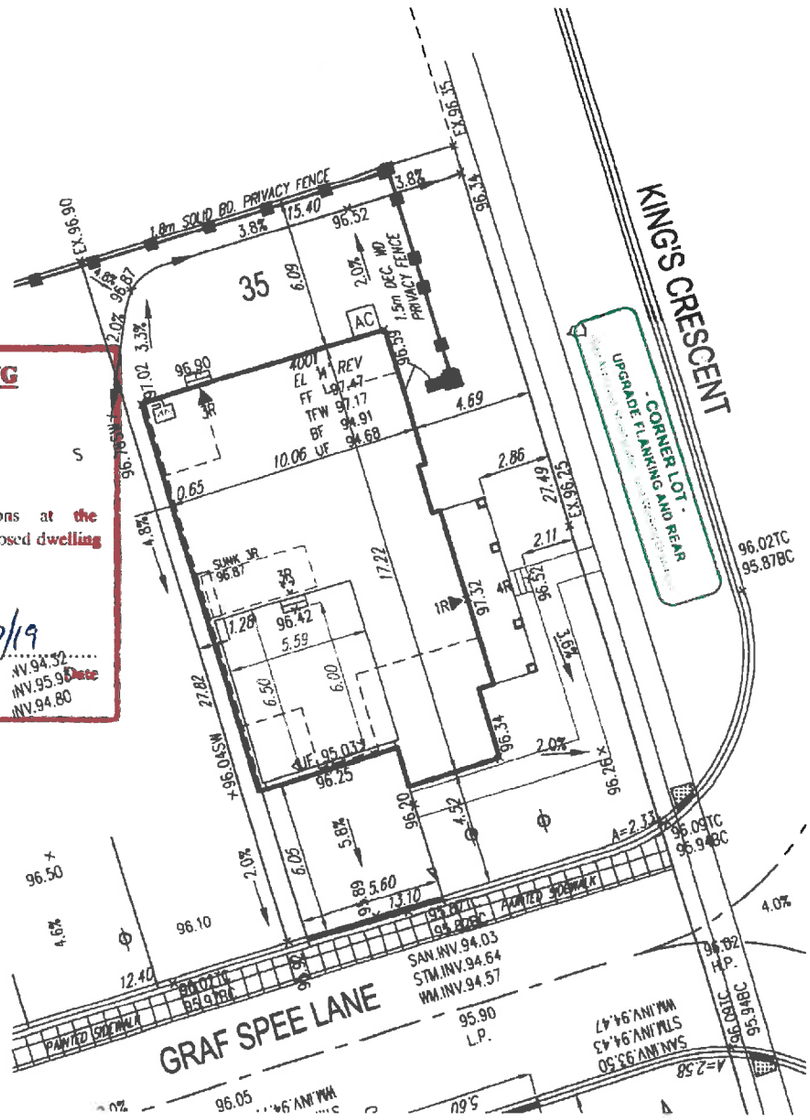
VSHIVPAUL | MON NOV 4/19 11:32 AM | W:\2014\214090.ESQ\SITE\214090SP01.DWG



APPROVED FOR GRADING

Lot No(s) 35

Block No(s).

We certify that the proposed elevations at the lot corners and at the front corner of the proposed dwelling are compatible with the approved elevations.

J. T. TOWLE
46821093

Nov 7/19

John Towle Associates Ltd.
Consulting Engineers

Date

INV.94.32
INV.95.9
INV.94.80

LICENCED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

COVERAGE CALCULATION	
LOT NO. :	35
LOT AREA :	451.62 m2
BLDG. AREA :	175.31 m2
LOT COVERAGE (50% MAX.):	38.82 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	95.66 m
F.F. ELEVATION:	96.32 m
F.F. TO MEAN OF ROOF:	7.47 m
PROPOSED BLDG. HGT:	8.13 m

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of AJAX PLANNING COMMUNITY.

JOHN G. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW AND APPROVAL
APPROVED BY
DATE NOVEMBER 2019

GENERAL NOTES:
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS/HER OWN EXPENSE.
2. BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

NOTES
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS/HER OWN EXPENSE.
2. BUILDER TO VERIFY ELEVATION OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT U/S OF FTG. ELEVS. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

-	-	-
-	-	-
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-	-	-
REVISED AS PER CITY'S COMMENTS	VS	2019.11.04
ISSUED FOR FINAL APPROVAL	VS	2019.08.29
ISSUED FOR PRELIMINARY APPROVAL	VS	2019.03.12

N

ENGINEERED FILL LOTS
STREET TREE
RETAINING WALL
CATCH BASIN
DOUBLE / SINGLE STM & SAN CONNECTION
SANITARY MANHOLE
STORM MANHOLE
VALVE & CHAMBER
VALVE & BOX
HYDRANT
WATER SERVICE
HYDRO SERVICE
SHEET DRAINAGE
STREET LIGHT PEDESTAL
STREET LIGHT
TRAFFIC SIGNAL POWER PEDESTAL
BELL PEDESTAL
CABLE PEDESTAL
HYDRO POLE
HYDRO POLE GUY
STREET SIGN
COMMUNITY MAILBOX
HYDRO TRANSFORMER
PADMOUNTED MOTOR
189.65 EXISTING GRADES
190.10 PROPOSED GRADES
2.0% SWALE DIRECTION
EMBANKMENT / BERM MAX 3:1 SLOPE
SAN SANITARY LINE
STM STORM WATER LINE
W WATERLINE
H HYDRO LINE
G GAS LINE
C CABLE LINE
B BELL
HGBC HYDRO, GAS, BELL, CABLE LINE
DOWNSPOUTS
WINDOWS PERMITTED
45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE (NO WINDOWS PERMITTED)
EXTERIOR DOOR LOCATION
EXTERIOR DOOR LOCATION IF GRADE PERMITS
SUMP PUMP AND SURFACE DISCHARGE LOCATION
UPGRADE ELEVATION
CHAIN LINK FENCE
FENCE AND GATE
PRIVACY FENCE
ACOUSTIC FENCE
FF FINISHED FLOOR
TFW TOP OF FOUNDATION WALL
BF BASEMENT FLOOR
UF UNDERSIDE OF FOOTING
WOD WALKOUT DECK
WOB WALKOUT BASEMENT
MOD MODIFIED
REV REVERSED
ND NO DOOR
200.00 HIGHLIGHTED GRADE

Title
SITING AND GRADING PLAN

Plan No.
-

Lot
35

Street Name
2 GRAF SPEE LANE

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION
Vijay Shivpaul — 29444 — BCIN

REGISTRATION INFORMATION
HUNT DESIGN ASSOCIATES INC. — 19685

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca

ESQUIRE HOMES - 214090
KING'S LANDING, AJAX, ON.

Drawn By	Checked By	Scale	File Number	Lot / Page Number
VS	VS	1:250	214090SP01.DWG	35

8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326