

APPROVED FOR GRADING

Lot Nos) 12

Block Nos)

We certify that the proposed elevations, in conjunction with the proposed dwelling, are compatible with the approved elevations.

John Toole Associates Ltd.
Consulting Engineer
26821013

LICENCE
ENGINEER
NOV 21/19

COVERAGE CALCULATION	
LOT NO.:	12
LOT AREA:	305.10 m ²
BLDG. AREA:	128.86 m ²
LOT COVERAGE (50% MAX.):	42.24 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.17 m
F.F. ELEVATION:	97.07 m
F.F. TO MEAN OF ROOF:	7.26 m
PROPOSED BLDG. HGT:	8.16 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

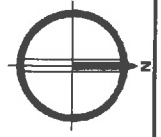
APPROVED BY: [Signature]
DATE: NOV 04, 2019

This stamp certifies compliance with the applicable Design Guidelines only and bears no further professional responsibility.



- GENERAL NOTES:**
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
 2. BUILDER TO VERIFY ELEV. OF STA. AND SAN. LATRALS IN RELATION TO BASEMENT USE 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 TRV ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

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REVISED AS PER CITY COMMENTS	VS	2019.11.01
ISSUED FOR FINAL APPROVAL	VS	2019.09.19
ISSUED FOR PRELIMINARY APPROVAL	VS	2019.08.13



- ENGINEERED ELEMENTS**
- SWART WALKWAY
 - STREET TREE
 - RETAINING WALL
 - CATCH BASIN
 - DOUBLE SINGLE
 - STAIR CONNECTION

- UTILITIES**
- WATER SERVICE
 - HYDRO SERVICE
 - SHEET DRAINAGE
 - STREET LIGHT FEEDSTU
 - TRUNK SIGNAL
 - POLE FEEDSTU
 - BELL FEEDSTU
 - CHOLE FEEDSTU
 - HYDRO POLE
 - HYDRO POLE GUY
 - STREET SIGN
 - COMMUNITY WAREBOX
 - HYDRO TRANSFORMER
 - PAVING/PAVED MOTOR
 - EXISTING GRADES
 - 2.0% SLOPE DIRECTION
 - SHAWMOUNT BERM
 - MAX 3:1 SLOPE
 - SANITARY LINE
 - STORM WATER LINE
 - WATER LINE
 - HYDRO LINE
 - GAS LINE
 - CABLE LINE
 - HYDRO GAS
 - BELL CABLE LINE

- FINISHED FLOOR**
- TOP OF FOUNDATION WALL
 - UNDERGROUND OF FOOTING
 - WOOD WALKOUT DECK
 - WOOD WALKOUT BASEMENT
 - REV REVERSED
 - NO NO DOOR
 - NO HIGH-INTENSITY GRADE

SITING AND GRADING PLAN

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

NAME: VILAY SHINDHAL
SIGNATURE: [Signature]
REGISTRATION INFORMATION: BCIW 19695

HUNT DESIGN ASSOCIATES INC.
DESIGN ASSOCIATES INC.
www.huntdesign.ca

ESQUIRE HOMES - 214090
KINGS LANDING, AJAX, ON.

Drawn By: VS
Checked By: VS
Scale: 1:250
File Number: 214090SP01.DWG
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Lot 12