

APPROVED FOR GRADING

Lot No(s) **23**
Block No(s)

WE CONFIRM PROFESSIONAL PROPOSED ELEVATIONS AT THE LOT CORNERS AND PLANNED GRADE SPACE OF THE PROPOSED DWELLING ARE COMPATIBLE WITH THE APPROVED REGULATIONS.

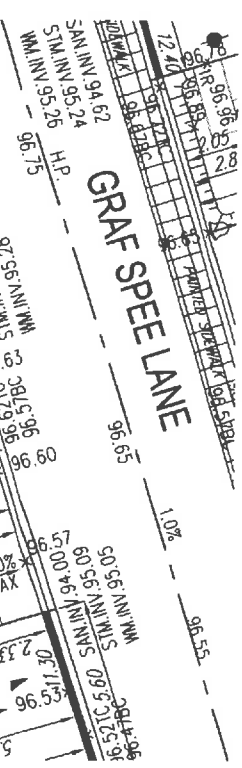
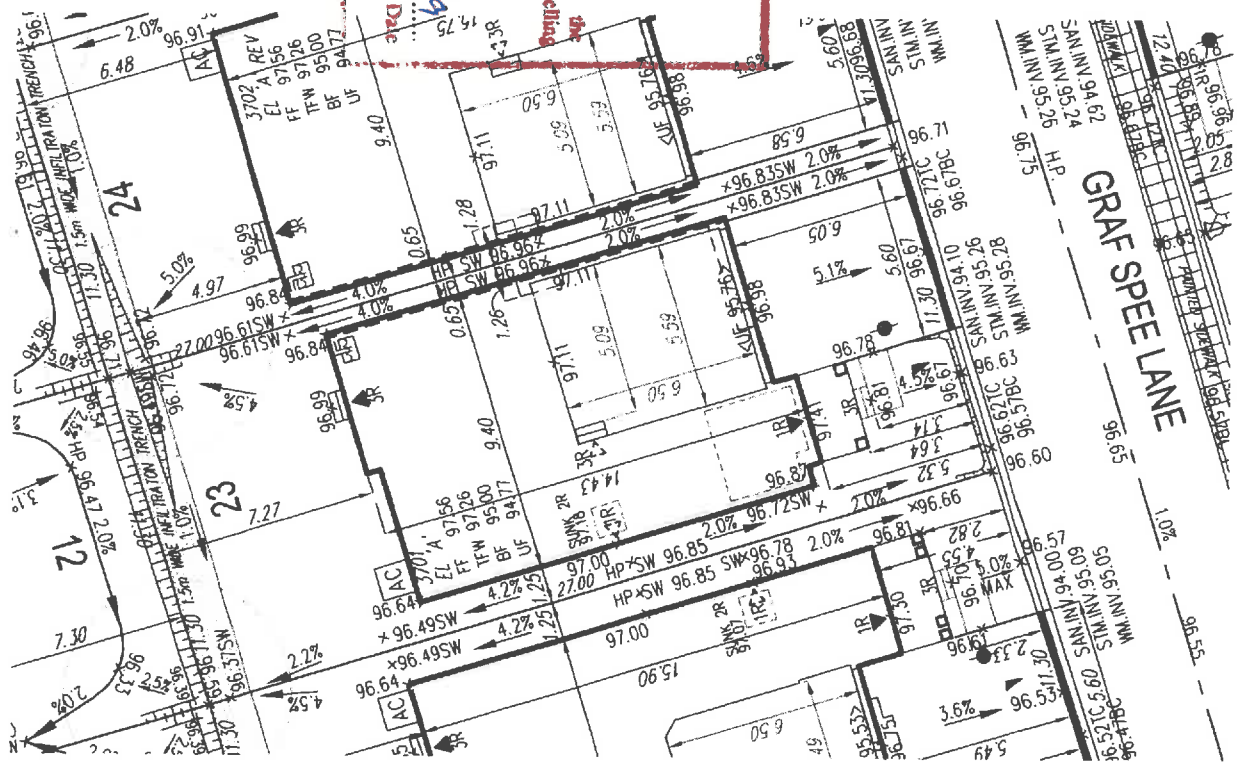
LICENCED PROFESSIONAL ENGINEER
J. J. HOWLE
46821013
John Towle Associates Ltd.
Consulting Engineer
Nov 21/19
Date

CONVERSION CALCULATION	
LOT NO.:	23
LOT AREA:	305.10 m ²
BLDG. AREA:	128.86 m ²
LOT COVERAGE (60% MAX.):	42.24 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.86 m
F.F. ELEVATION:	97.56 m
F.F. TO MEAN OF ROOF:	7.26 m
PROPOSED BLDG. HGT:	7.96 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 Authority is not responsible in any way for working drawings with respect to any zoning or building setbacks or permit, meter 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 C. WILLIAMS LTD., ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL
APPROVED BY: _____
DATE: **NOV 04, 2019**
This drawing certifies compliance with the applicable Design Guidelines only and makes no further professional responsibility.



- GENERAL NOTES:**
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
 - BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATRALS IN RELATION TO BASEMENT US OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
 - 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.
 - LINESS 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 TYP ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENER AS REQUIRED.

- NOTES**
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS/HER OWN EXPENSE.
 - BUILDER TO VERIFY ELEVATION OF STM. AND SAN. LATRALS IN RELATION TO BASEMENT US OF FTG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

ENGINEERED FILL LOTS

SANITARY MANHOLE

STREET TREE

RETAINING WALL

CATCH BASIN

DOUBLE SINGLE STREET LIGHT

WATER SERVICE

HYDRO SERVICE

BELL PEDESTAL

CABLE PEDESTAL

HYDRO POLE

HYDRO POLE GUY

STREET SIGN

COMMUNITY MAILBOX

TRANSFORMER

SANITARY LINE

STORM WATER LINE

WATER LINE

HYDRO LINE

GAS LINE

CABLE LINE

EXTERIOR DOOR LOCATION

SANITARY LINE

STORM WATER LINE

WATER LINE

HYDRO LINE

GAS LINE

CABLE LINE

EXTERIOR DOOR LOCATION

SLOPE RAMP AND SURFACE DISCHARGE LOCATION

FINISHED FLOOR

TOP OF FOUNDATION WALL

BASEMENT FLOOR

UNDERNEATH OF FOOTING

WALKOUT DECK

WOOD WALKOUT BASEMENT

REV

REV REVERSED

NO DOOR

HIGHLIGHTED 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.

Village Shirepaal

NAME

REGISTRATION INFORMATION

SCHEME

BCN

19695

23444

23

214090

ESQUIRE HOMES - 214090

KINGS LANDING, AJAX, ON.

Drawn By

VS

Checked By

VS

Scale

1:250

File Number

214090SP01.DWG

Let/Prep Number

23

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