

APPROVED FOR GRADING

Lat No(s) 25

Black No(s)

We certify that the proposed elevations at the lot covered are at the front and rear of the proposed dwelling are appropriate with the approved elevations.

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J 110WLE
45821043
Korn Trowe & Associates Ltd.
Consulting Engineer

Nov 21/19

COVERED CALCULATION	
LOT NO.:	25
LOT AREA:	305.10 m2
BLDG. AREA:	133.87 m2
LOT COVERAGE (50% MAX.):	43.98 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.80 m
F.F. ELEVATION:	97.54 m
F.F. TO MEAN OF ROOF:	7.51 m
PROPOSED BLDG. HGT:	8.25 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 NOV 04 2018 _____

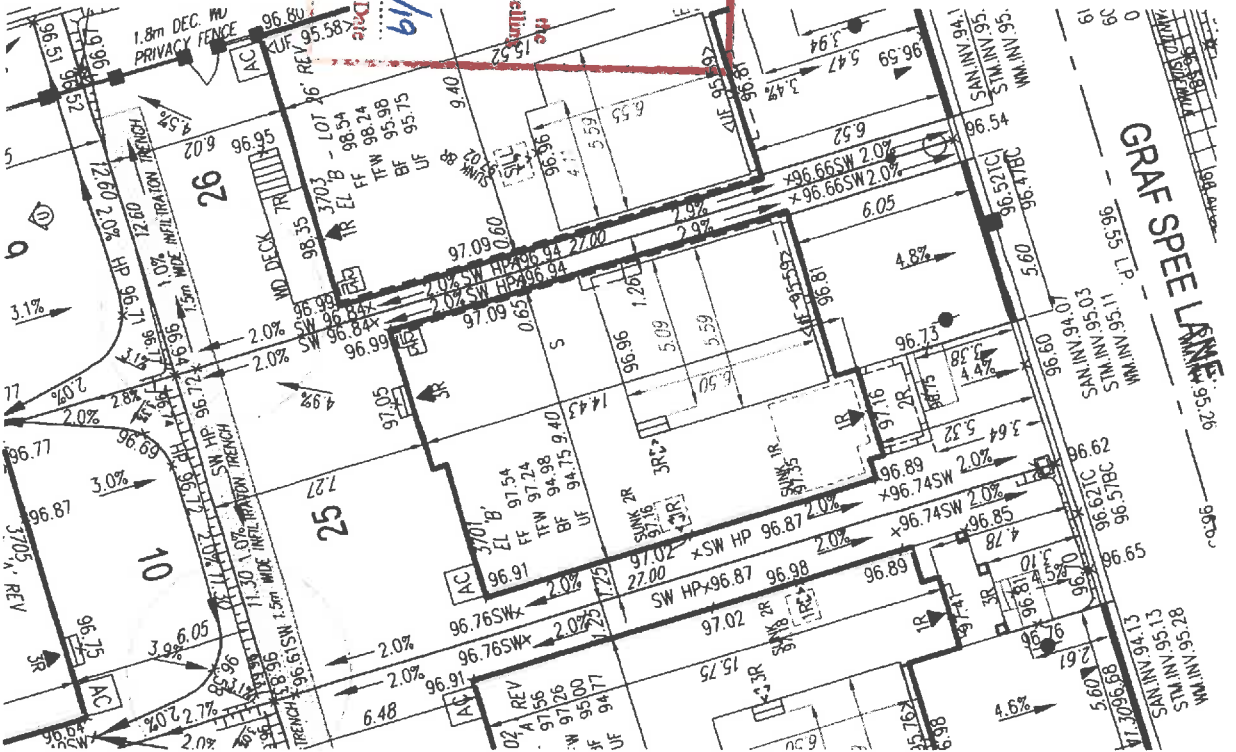
This stamp certifies compliance with the applicable
Design Guidelines only and bears no further
professional responsibility.

	ENGINEERED ALLOTS		SANITARY MANHOLE
	STREET TREE		STORM MANHOLE
	RETAINING WALL		VALVE CHAMBER
	CATCH BASIN		VALVE & BOX
	DOUBLE/SINGLE STREET/MAN CONNECTION		HYDRANT
			WATER SERVICE
			HYDRO SERVICE
			STREET DRAINAGE
			STREET LIGHT PED
			TRAFFIC SIGNAL
			TURN OF PIPE

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. LATERS IN RELATION TO BASEMENT US OF FTG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

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 STYL AND SAIL, LATERSALS IN RELATION TO BASEMENT US 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 FRY ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.**

SANITARY LINE	● DOWNSPOUTS	 FINISHED FLOOR
STORM WATER LINE	WINDOWS FREELY RATED	TF TOP OF FOUNDATION WALL
WATER LINE	45 MINUTE FIRE RATED WALL	IF DISBURSED FLOOR
HYDRO LINE	STANDARD SPACING IS LESS THAN 1.2m TO LOT LINE	IF DISBURSED FLOORING
FAST LINE	NO WINDINGS (EMMENTED)	WOD WOODWORKING
CABLE LINE	EXTERIOR DOOR LOCATION	WOB WOODWORKING
TEL. CABLE LINE	▲ EXTERIOR DOOR LOCATION	MOD MODIFIED
TEL. CABLE LINE	▼ EXTERIOR DOOR LOCATION	REV REVERSED
TEL. CABLE LINE	IF GRADE RESULTS	ND NO DOOR
TEL. CABLE LINE	 SLOPE	 LIGHTED GRADE
TEL. CABLE LINE	 SLIP PUMP AND SURFACE DISCHARGE ELEVATION	
TEL. CABLE LINE	 CHAIN LINK FENCE	
TEL. CABLE LINE	 FENCE AND GATE	
TEL. CABLE LINE	 PRIVACY FENCE	
TEL. CABLE LINE	 ACOUSTIC FENCE	



SITTING AND GRADING PLAN

THE UNDERIGNED 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.

NAME	SIGNATURE	BON
REGISTRATION INFORMATION		
HUNT DESIGN ASSOCIATES INC.		
		19695

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

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15 GRAF SPEE LANE
SHEET NAME
ESQUIRE HOMES - 214090
KING'S LANDING, AJAX, ON.
Drawn By: Checked By: Scale: File Number: Lot / Page Number:
VS VS 1:250 214090SP01.DWG 25
3266 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.3266