

APPROVED FOR GRADING

Lot No(s) 28

Block No(s)

We certify that the proposed elevations at the lot covered by this plan comply with the applicable provisions of the proposed dwelling.

PROFESSIONAL ENGINEER

214090

46821013

John G. Williams Ltd.

Professional Engineer

Nov 4/19

Date

COVERAGE CALCULATION	
LOT NO.:	28
LOT AREA:	356.69 m ²
BLDG. AREA:	162.12 m ²
LOT COVERAGE (50% MAX.):	45.58 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.77 m
F.F. ELEVATION:	97.88 m
F.F. TO MEAN OF ROOF:	7.45 m
PROPOSED BLDG. HGT:	8.56 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

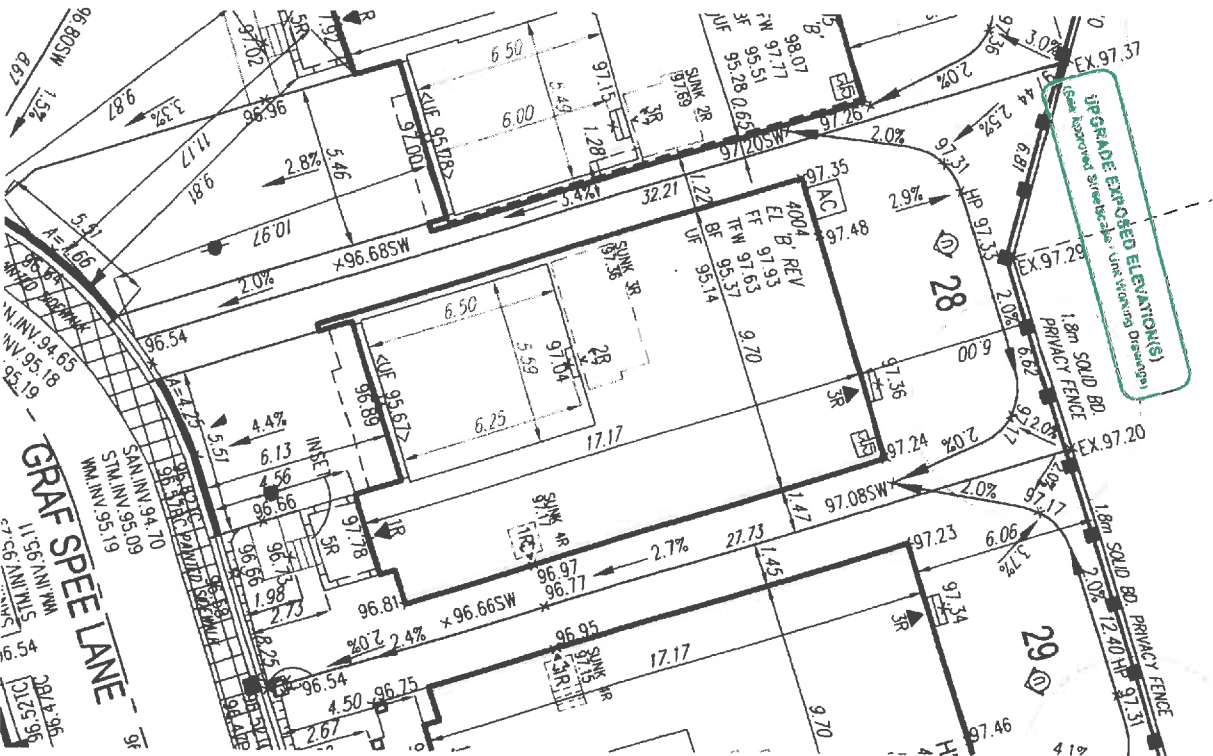
ARCHITECTURAL CONTROL REVIEW

AND APPROVAL

APPROVED BY

DATE NOV/04/2019

The stamp certifies compliance with the applicable Design Guidelines only and bears no further Professional responsibility.



- 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 STYL. AND SAN. LATRALS IN RELATION TO BASEMENT US OF FTG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

ENGINEERED F.LOTS

STREET TREE

RETAINING WALL

CATCH BASIN

STYL. SIGN CONNECTION

SANITARY MANHOLE

STORM MANHOLE

WATER CHAMBER

WALVE & BOX

HYDRAUNT

WATER SERVICE

SHEET DRAINAGE

STREET LIGHT RECESSED

TRANSFORMER

POWER PERS. SIGN

BELL PEDESTAL

CABLE PEDESTAL

HYDRO POLE

HYDRO POLE GUY

STREET SIGN

COMMUNITY MAILBOX

HYDRO TRANSFORMER

PHOTO MOUNTED MOTOR

EXISTING GRAPES

2.0% SLOPE DIRECTION

HYDRO GAS

HYDRO GAS

BELL CBL. LINE

SANITARY LINE

WATER LINE

HYDRO LIVE

CABLE LINE

HYDRO GAS

BELL CBL. LINE

DOWNSPOUTS

45 MINUTE FIRE RATED WALL

NO WINDOWS PERMITTED

CHUNK LINE FENCE

EXTERIOR DOOR LOCATION

IF GRADE PERMITS

ACQUISITION FENCE

FINISHED FLOOR

TOP OF FOUNDATION WALL

UNDERGROUND FLOOR

WOOD WITHOUT DECK

MOD. MODIFIED

REV. RECESSED

NO. NO DOOR

SLURP PUMP AND SURFACE DISCHARGE LOCATION

UPGRADE ELEVATION

CHAIN LINK FENCE

FENCE AND GATE

PRIVACY FENCE

ACQUISITION FENCE

GENERAL NOTES:

1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS/HERS EXPENSE.

2. BUILDER TO VERIFY ELEV. OF STYL. AND SAN. LATRALS 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 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 FTW ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

REVISED AS PER CITY COMMENTS

ISSUED FOR FINAL APPROVAL

ISSUED FOR PRELIMINARY APPROVAL

VS 2018.11.04

VS 2018.02.29

VS 2019.02.12

28

16 GRAF SPEED LANE

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

Vibey Shmida

NAME

SIGNATURE

28444

BCN

19695

HUNT DESIGN ASSOCIATES INC.

DESIGN ASSOCIATES INC.

www.huntdesign.ca

ESQUIRE HOMES - 214090

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28