

APPROVED FOR GRADING

Lot (Ncks) 35  
Block (Ncks) .....

We certify that the proposed elevations at the lot corners and at the front and rear of the proposed dwelling are compatible with the applicable zoning regulations.

LICENSING PROFESSIONAL ENGINEER

JOHN C. WILLIAMS  
16821043  
Consolidated Engineering  
PROVINCE OF ONTARIO

Nov 21/19

COVERAGE CALCULATION	
LOT NO.:	35
LOT AREA:	451.62 m <sup>2</sup>
BLDG. AREA:	175.31 m <sup>2</sup>
LOT COVERAGE (50% MAX.):	38.82 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.66 m
F.F. ELEVATION:	96.32 m
F.F. TO MEAN OF ROOF:	7.47 m
PROPOSED BLDG. HGT:	8.13 m

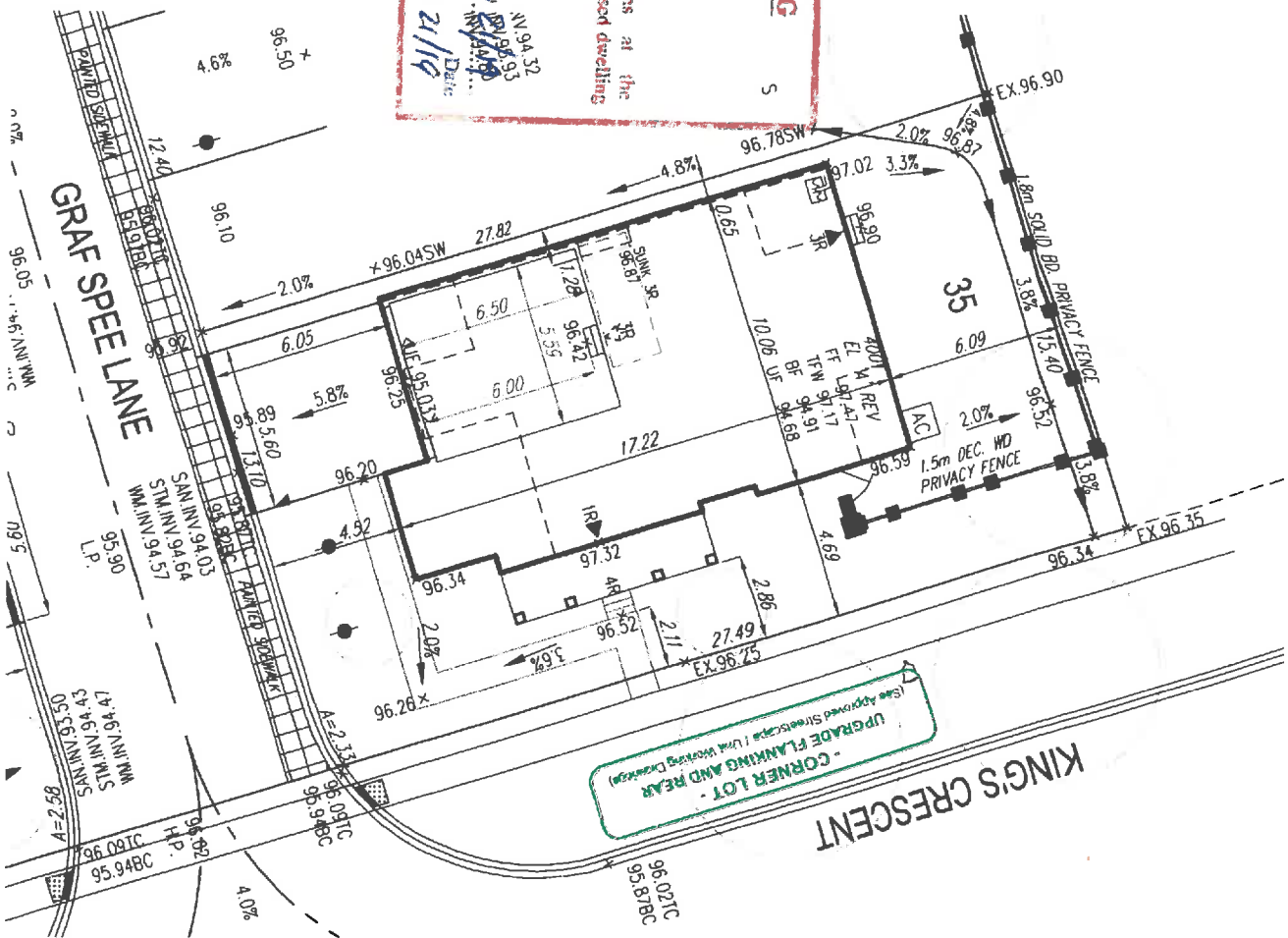
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable Architectural Guidelines and all applicable regulations and requirements including zoning provisions and requirements in the subdivision agreement. The Consulting Architect is 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 C. WILLIAMS LTD., ARCHITECT  
ARCHITECTURAL CONTROL REVIEW  
AND APPROVAL















































APPROVED BY:   
DATE: NOV 04, 2019

This stamp certifies compliance with the applicable Design Guidelines only and bears 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. LATERALS 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.
  - 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 TRW 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
- 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. LATERALS IN RELATION TO BASEMENT US OF FTG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

 SANITARY MANHOLE	 WATER SERVICE	 BELL PESTIL	 HYDRO TRANSFORMER	 SANITARY LINE	 DOWNSPOUT	 FINISHED FLOOR
 STREET TREE	 STORM MANHOLE	 HYDRO SERVICE	 CABLE PESTIL	 WATER LINE	 WINDOWS PERMITTED	 TOP OF FOUNDATION WALL
 RETAINING WALL	 VALVE CHAMBER	 SHEET PILE	 HYDRO POLE	 GAS LINE	 UPGRADE ELEVATION	 BASEMENT FLOOR
 CATCH BASIN	 VALVE & BOX	 STREET LIGHT	 HYDRO POLE GUY	 CABLE LINE	 CHAIN LINK FENCE	 WOOD WALKOUT DECK
 DOUBLE FENCE	 STORM CONNECTION	 STREET SIGN	 SMALL CONNECTION	 BELL	 EXTERIOR DOOR LOCATION	 WOOD WALKOUT BASEMENT
 STORM PEDESTAL	 COMMUNITY MAILBOX	 MAX 3% SLOPE	 EMBANKMENT/BERM	 HYDRO GAS	 PRIVACY FENCE	 MOD REVERSED
				 F GRADE PERMIT	 ACOUSTIC FENCE	 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.

Vijay Shrivastava

NAME: HUNT DESIGN ASSOCIATES INC.  
SIGNATURE: 19695  
REGISTRATION INFORMATION: BCN

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

File Number: 214090SP01.DWG  
Lot/Page Number: 35