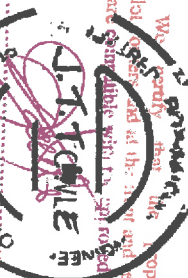


APPROVED FOR GRADING

Lot (Not) 24

Block (Not)

Why specify that the proposed elevations at the lot corners and at the street and curb of the proposed dwelling are comparable with the adjacent elevations.



Oct 9/19

COVERAGE CALCULATION	
LOT NO.:	24
LOT AREA:	305.10 m ²
BLDG. AREA:	137.12 m ²
LOT COVERAGE (50% MAX.):	44.94 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.85 m
F.F. ELEVATION:	97.56 m
F.F. TO MEAN OF ROOF:	7.19 m
PROPOSED BLDG. HGT:	7.90 m

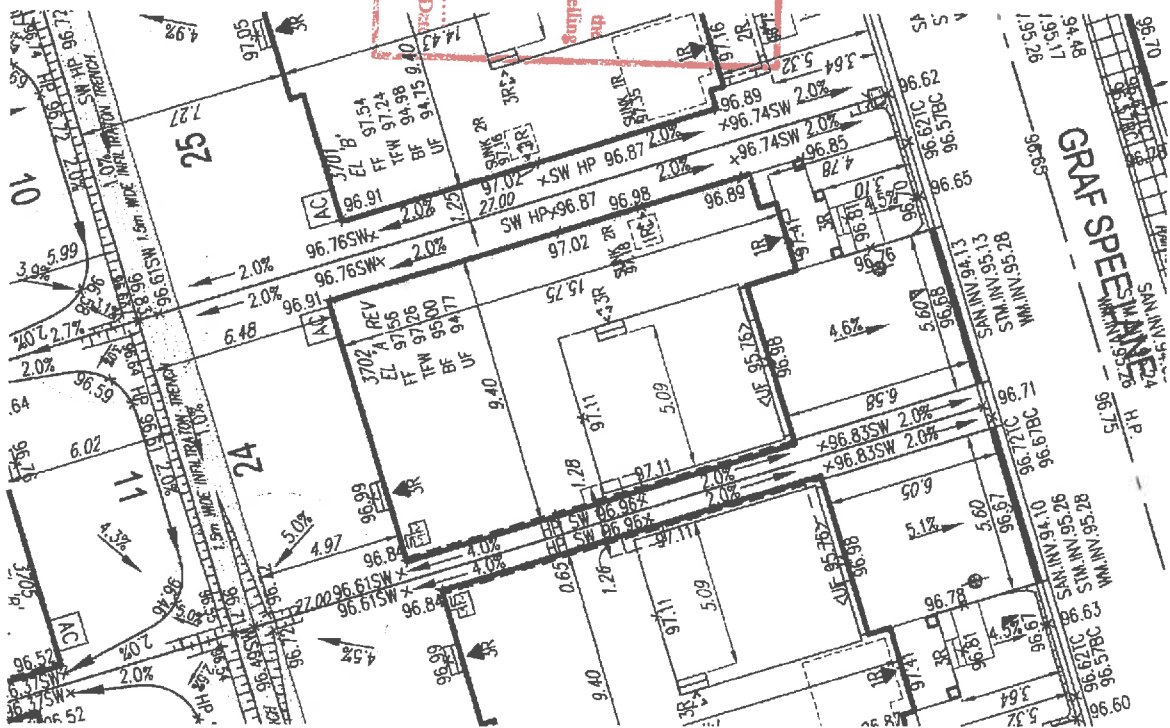
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Authority shall not be responsible for the examining or approving site layout 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 CONSULT REVIEW
AND APPROVAL

APPROVED BY: [Signature]
DATE: OCT 04 2019

This stamp certifies compliance with the applicable Design Guidelines and bears no burden of 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 STM. AND SAN. LATERALS 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 ELEVATIONS 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 TYP. 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
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIGHER OWN EXPENSE.
 2. BUILDER TO VERIFY ELEVATION OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT USE OF FTG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

	SANITARY MANHOLE		WATER SERVICE		BELL FEDERAL		HYDRO TRANSFORMER		SANITARY LINE		DOWNSPOUTS		SHARP RAMP AND SURFACE		TOP OF FOUNDATION WALL
	STREET TREE		STORM MANHOLE		HYDRO SERVICE		CABLE FEDERAL		PUMPOUT STATION		WINDOWS PERMITTED		DISCHARGE LOCATION		UNDERPINNING OF FOOTING
	RETAINING WALL		VALVE CHAMBER		HYDRO POLE		EXISTING GRADES		GAS LINE		CURB LINE		FENCE AND GATE		WALKOUT DECK
	CATCH BASIN		VALVE & BOX		STREET LIGHT FIXTURE		1:90 TO PROPOSED GRADES		CABLE LINE		EXTERIOR DOOR LOCATION		PRIVACY FENCE		WOOD DECK
	DOUBLE LANE		HYDRANT		TRAFFIC SIGNAL		2:0% SLOPE INDICATION		BELL CABLE LINE		HYDRO GAS		REV. REVERSED		NO DOOR
	DOUBLE LANE CONNECTION				COMMUNITY MAIL BOX		DISPLACEMENT/BEAM		F GRADE PREVIEWS		ACOUSTIC FENCE		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.

QUALIFICATION INFORMATION

Vicary Shihabul

REGISTRATION INFORMATION

HUNT DESIGN ASSOCIATES INC.

Sheet Name

24

13 GRAF SPEE LANE

ESQUIRE HOMES - 214090
KINGS LANDING, AJAX, ON.

Drawn By VS Created By VS Scale 1:250 Plot Number 214090SP01.DWG

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24