

APPROVED FOR GRADING

Lot No(s) 35

Block No(s)

We certify that the proposed operations at the lot corners and at the point nearest to the proposed dwelling are compatible with the approved elevations.

John Towle Associates Inc.
Consulting Engineer

REGISTERED PROFESSIONAL ENGINEER
CITY OF ONTARIO
DATE 09/19
IN 94.32
IN 95.93
IN 94.80.

COVERAGE CALCULATION	
LOT NO.:	35
LOT AREA:	451.62 m ²
BLDG. AREA:	175.31 m ²
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 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.

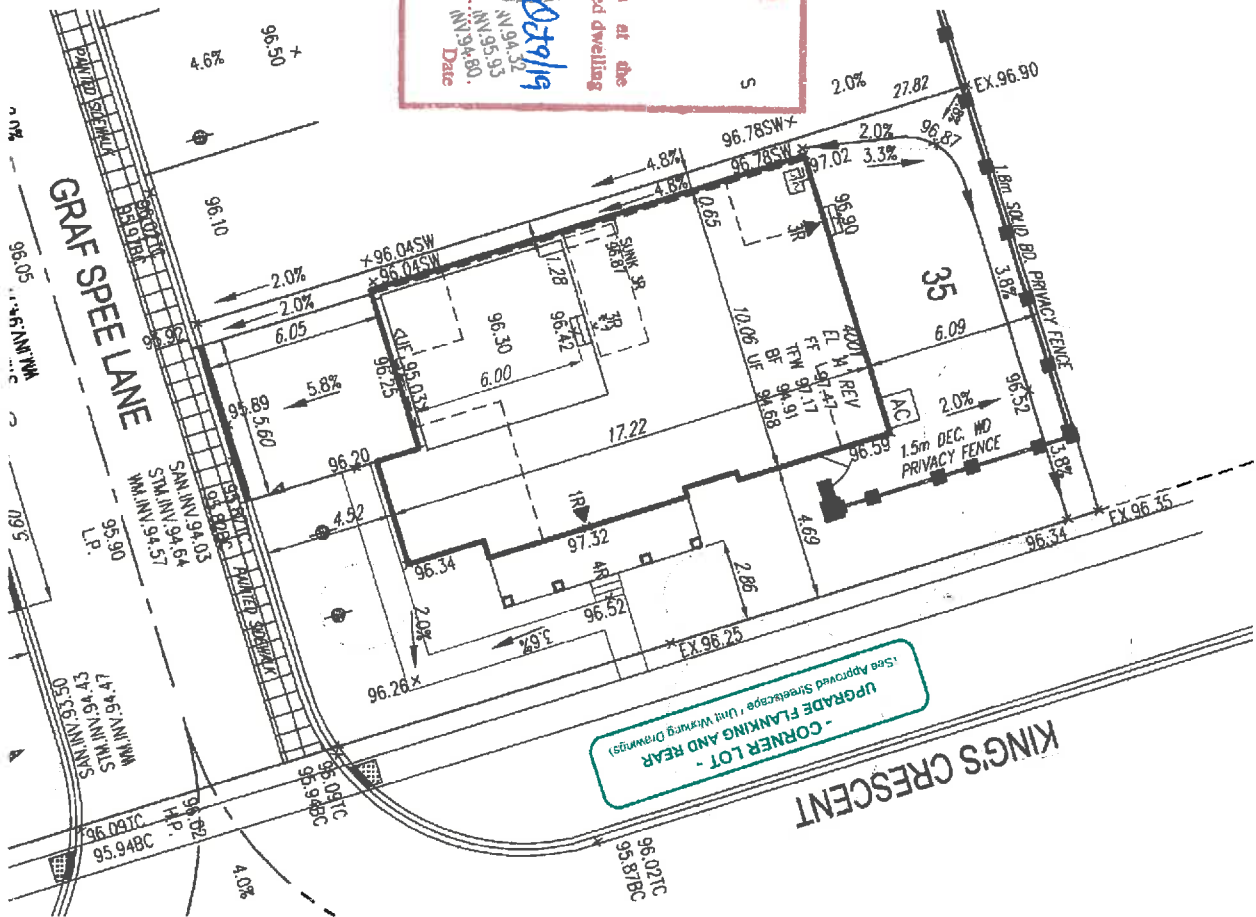
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of AJAX PLANNING COMMUNITY.

JOHN G. WILLIAMS LTD. ARCHITECT
ARCHITECTURAL CONTROL REVIEW
AND APPROVAL

APPROVED BY

DATE OCT 05 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 USE 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 CONSIDERED 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.

- NOTES
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S OWN EXPENSE.
 - 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.

ENGINEERED PILLARS	SANITARY MANHOLE	WATER SERVICE	BELL PESTHOLE	HYDRO TRANSFORMER	SAFETY LINE	DOWNPOUTS	SLUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PESTHOLE	PANORAMIC MOTION	WATERLINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	WALKER CHAMBER	SHEET PILE	HYDRO POLE	EXISTING GRADINGS	GAS LINE	AS SHOWN PERMITTED	CHAIN LINK FENCE	IF BASEMENT FLOOR
CATCH BASIN	WALKER BOX	STREET LIGHT PESTHOLE	HYDRO POLE CLAY	PROPOSED GRADINGS	CABLE LINE	NO WINDOWS PERMITTED	FENCE AND GATE	UNDERMINES OF FOOTINGS
DOUBLE FENCE	HYDRO PUMP	STREET LIGHT	STREET SIGN	SWALE DIRECTION	BELL	EXT. GAR. DOOR LOCATION	PRIVACY FENCE	NO WINDOW DESIGN
DRIVE/PAVEMENT	HYDRO PUMP	TRUCK SIGNAL	COMMUNITY MAILBOX	EMPALEMENT/BEAM	HAND GAS	IF GRADE REMAINS	ACoustic FENCE	NO WINDOW DESIGN
		POWER PESTHOLE		MAX 21 SLIPS	BELL CHAIN LINE			NO WINDOW DESIGN

SITING AND GRADING PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEANS TO PREPARE THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE AND THE ACT THEREUNDER.

QUALIFICATION INFORMATION
Viktor Shupaliuk
REGISTERED PROFESSIONAL ENGINEER
19895

HUNT DESIGN ASSOCIATES INC.

DESIGN ASSOCIATES INC.

ESQUIRE HOMES - 214090
KINGS LANDING, AJAX, ON.

VS VS 1:250 214090SF01.DWG

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