

APPROVED FOR GRADING

Lot No(s) **P9**

Block No(s)

PROFESSIONAL ENGINEER
Proposed elevations as shown on this plan are to be used as the basis for the proposed dwelling and its foundation and as the basis for the proposed elevations.
11 HOWLE
46621073
11 Howle Associates Ltd.
Professional Engineer
Province of Ontario

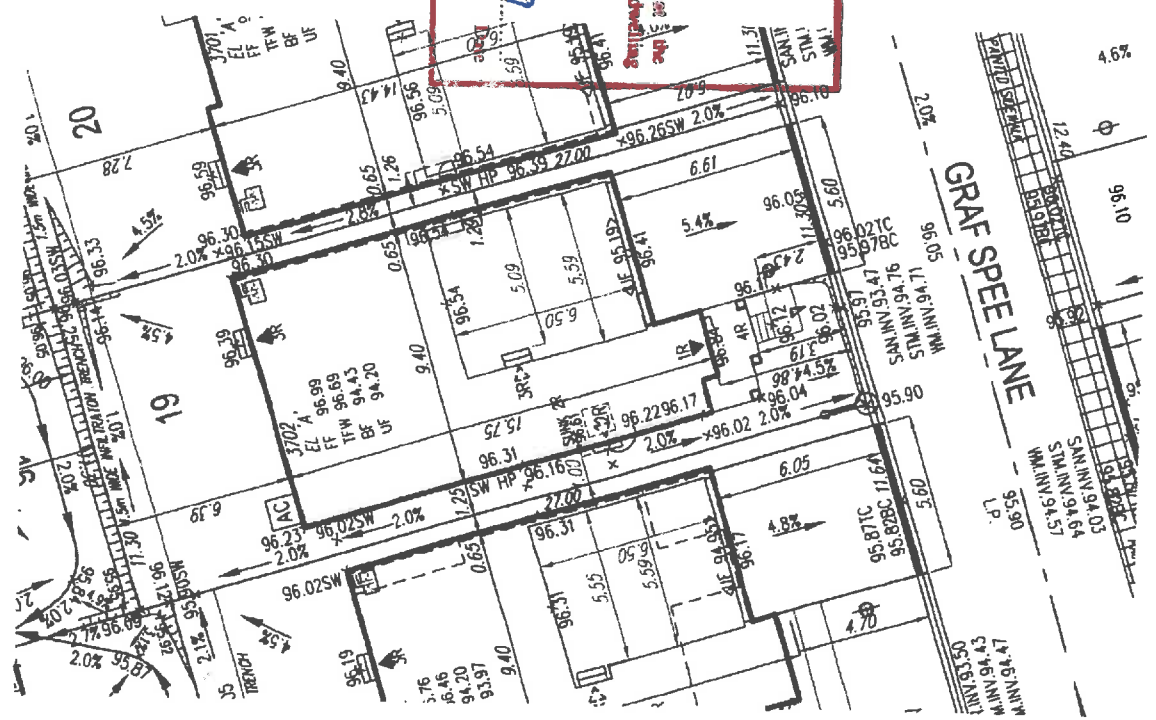
COVERAGE CALCULATION	
LOT NO.:	19
LOT AREA:	305.10 m ²
BLDG. AREA:	143.54 m ²
LOT COVERAGE (50% MAX.):	47.05 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.17 m
F.F. ELEVATION:	96.99 m
F.F. TO MEAN OF ROOF:	7.19 m
PROPOSED BLDG. HGT:	8.01 m

It is the builder's complete responsibility to ensure that the submitted for approval fully comply with the applicable zoning and all applicable regulations and any provisions in the subdivision agreement. The Council 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 CONSULTING INC.
ARCHITECTS

Approved By:
DATE: NOV 16, 2018
The Ontario Association of Architects
Professional Engineer



- NOTES**
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. LATERALS IN RELATION TO BASEMENT US OF FTG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

GENERAL NOTES:	
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 ELEV. OF STM. AND SAN. LATERALS 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. LINESS 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.	
REVISED AS PER CITY COMMENTS	
ISSUED FOR FINAL APPROVAL	VS 12018.11.01
ISSUED FOR PRELIMINARY APPROVAL	VS 12019.06.28
VS 12019.02.12	

<input checked="" type="checkbox"/> ENGINEER/PLLOTS	<input checked="" type="checkbox"/> SANITARY MANHOLE	<input checked="" type="checkbox"/> WATER SERVICE	<input checked="" type="checkbox"/> BEL. PRESTYL	<input checked="" type="checkbox"/> HYDRO TRANSFORMER	<input checked="" type="checkbox"/> SANITARY LINE	<input checked="" type="checkbox"/> DOWNSPOUTS	<input checked="" type="checkbox"/> STUMP REMOVAL AND SURFACE DISTURBANCE LOCATION	<input checked="" type="checkbox"/> FINISHED FLOOR
<input checked="" type="checkbox"/> STREET TREE	<input checked="" type="checkbox"/> STORMWATER	<input checked="" type="checkbox"/> HYDRO SERVICE	<input checked="" type="checkbox"/> CABLE PRESTYL	<input checked="" type="checkbox"/> PHASED/UNPHASED MOTOR	<input checked="" type="checkbox"/> WATERLINE	<input checked="" type="checkbox"/> 45 MINUTE FIRE RATED WALL	<input checked="" type="checkbox"/> UPGRADE ELEVATION	<input checked="" type="checkbox"/> TYP. TOP OF FOUNDATION WALL
<input checked="" type="checkbox"/> RETAINING WALL	<input checked="" type="checkbox"/> VALVE & CHAMBER	<input checked="" type="checkbox"/> SHEET PILE DRAINAGE	<input checked="" type="checkbox"/> HYDRO POLE	<input checked="" type="checkbox"/> EXISTING GRADIES	<input checked="" type="checkbox"/> FIBRO LINE	<input checked="" type="checkbox"/> 60 MINUTE FIRE RATED WALL	<input checked="" type="checkbox"/> CHAIN LINK FENCE	<input checked="" type="checkbox"/> MESSAGE OF FOOTING
<input checked="" type="checkbox"/> CATCH BASIN	<input checked="" type="checkbox"/> VALVE & BOX	<input checked="" type="checkbox"/> STREET LIGHT PESTILE	<input checked="" type="checkbox"/> HYDRO POLE CAP	<input checked="" type="checkbox"/> 2.0% SHALE DIRECTION	<input checked="" type="checkbox"/> GAS LINE	<input checked="" type="checkbox"/> 120 MINUTE FIRE RATED WALL	<input checked="" type="checkbox"/> FENCE AND GATE	<input checked="" type="checkbox"/> WIND UPLIFT DECK
<input checked="" type="checkbox"/> VARY SHIPMENT	<input checked="" type="checkbox"/> HYDRO	<input checked="" type="checkbox"/> STREET LIGHT	<input checked="" type="checkbox"/> STREET SIGN	<input checked="" type="checkbox"/> ENLIGHTENMENT SIGN	<input checked="" type="checkbox"/> BEL. GAS	<input checked="" type="checkbox"/> 180 MINUTE FIRE RATED WALL	<input checked="" type="checkbox"/> REMOVAL FENCE	<input checked="" type="checkbox"/> WIND UPLIFT DECK
		<input checked="" type="checkbox"/> TRAFFIC SIGNAL	<input checked="" type="checkbox"/> COMMUNITY NAMEBOX	<input checked="" type="checkbox"/> MAX. 1.1 M	<input checked="" type="checkbox"/> HYDRO GAS	<input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION	<input checked="" type="checkbox"/> FENCE AND GATE	<input checked="" type="checkbox"/> WIND UPLIFT DECK
		<input checked="" type="checkbox"/> POWER PRESTYL			<input checked="" type="checkbox"/> F. GRADE PERMITS	<input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION	<input checked="" type="checkbox"/> FENCE AND GATE	<input checked="" type="checkbox"/> WIND UPLIFT DECK
					<input checked="" type="checkbox"/> F. GRADE PERMITS	<input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION	<input checked="" type="checkbox"/> FENCE AND GATE	<input checked="" type="checkbox"/> WIND UPLIFT DECK

SITING AND GRADING PLAN

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND ADOPTED STANDARDS SET OUT IN THE ONTARIO BUILDING CODE TO BE A PROFESSIONAL ENGINEER QUALIFICATION REQUIREMENT

NAME: HUNT DESIGN ASSOCIATES INC. SIGNATURE: [Signature] BORN: 29444

REGISTRATION INFORMATION: 19895

DESIGN ASSOCIATES INC. 19895

www.huntdesign.ca

ESQUIRE HOMES - 214090

KINGS LANDING, AJAX, ON.

VS VS 1:250 214090SP01.DWG

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