

Loi Net(s) 17

Block Net(s).....

We certainly **press** the proposed election concerns and all the front and rear of the press are completely with the approved nations.

John Towle
Consulting Engineer
46821013
TOWLE
NEED

Not

~~COVERAGE CATION~~

COVERAGE CALCULATION	
LOT NO.:	17
LOT AREA:	364.77 m2
BULD. AREA:	133.04 m2
LOT COVERAGE (50% MAX.):	36.47 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	95.75 m
F.F. ELEVATION:	96.71 m
F.F. TO MEAN OF ROOF:	7.38 m
PROPOSED BULD. HGT:	8.34 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 (lottery) 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 does not further
professional responsibility.

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 STUL AND SAN. LATERALS IN RELATION TO BASEMENT FLS OF FTG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

	ENGINEERED FLAT DOTS		SAWTOOTH DRAINAGE
	STREET TREE		WATER SERVICE
	RETAINING WALL		HYDRO SERVICE
	CATCH BASIN		SHEET DRAINAGE
	DOUBLE/SINGLE STORM/SAN CONNECTION		STREET LIGHT FIXTURE
	VALVE/COUPLER		TRAFFIC SIGNAL POLE PEDESTAL
	MANHOLE BOX		
	DROPOUT		

STING 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 _____ SIGNATURE _____

HUNT DESIGN ASSOCIATES INC.

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HUNTING
DESIGN ASSOCIATES INC.
www.hunttdesign.ca

ESQUIRE HOMES - 2140900		
KING'S LANDING, AJAX, ON.		
Drawn By	Checked By	Scale
VS	VS	1:250
		214
8966 Woodbine Ave. Markham, ON L3R 0J7 T.905.737.5151		

File Number
200SP01.DWG
E 905 737 7326

17

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 STYL. AND SAN. LATERALS IN RELATION TO BASEMENT USE OF FOOTING ELEVATIONS FOR COMPL. WORK WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE STYLING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON STYLING MATCHLINES 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.

REVISED AND ISSUED FOR APPROVAL	VS	2019.06.19
REVISED AS PER CITY'S COMMENTS	VS	2019.11.01
ISSUED FOR FINAL APPROVAL	VS	2019.08.28
ISSUED FOR PRELIMINARY APPROVAL	VS	2019.03.12

[illegible]

KING'S CRESCENT

UPGRADE FLANKING AND REAR
- CORNER LOT -
(See Approved Streetscape / Unit Waking Draw)

GRAFSPEE LANE

35 GRAF SPEED LANE

**ESQUIRE HOMES - 214090
KING'S LANDING, AJAX, ON.**

Drawn By VS Checked By VS Scale 1:250 File Number 214090SP01.DWG

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