

APPROVED FOR GRADING

Lot (Nos) 19

Block (No.)

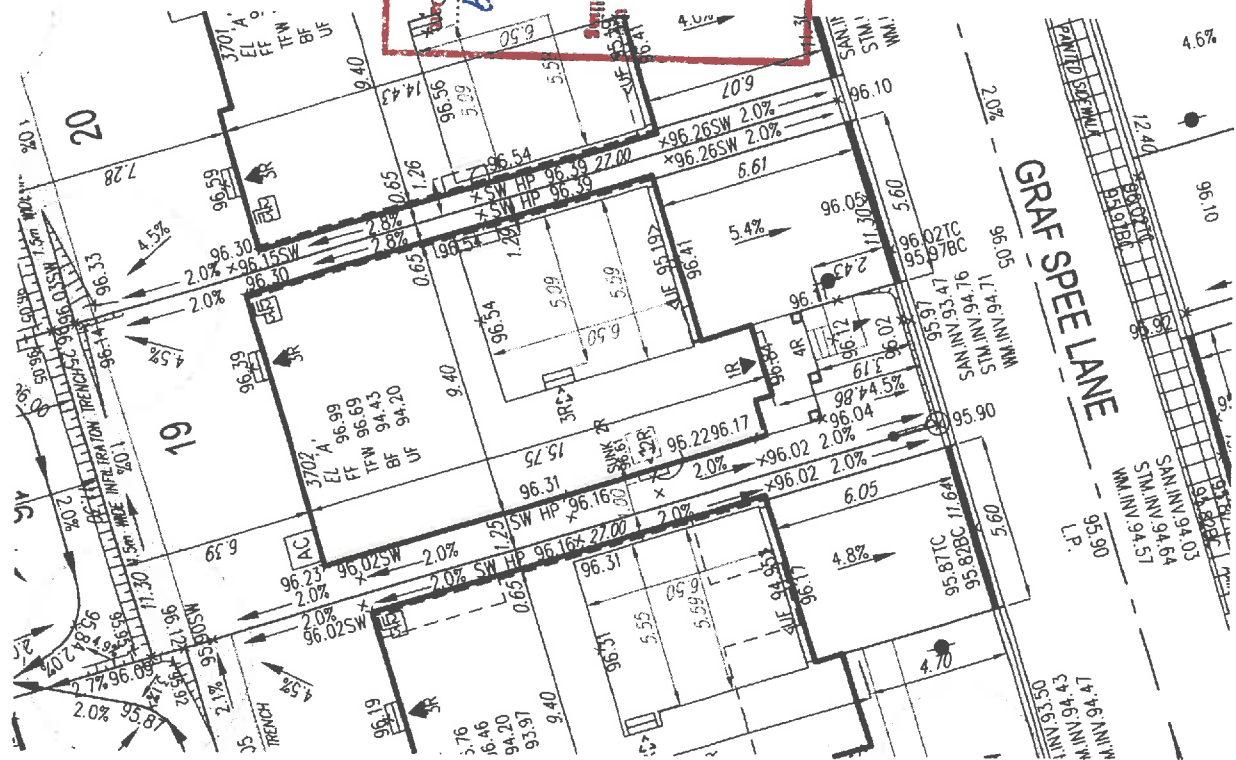
Professional Engineer
J. PROWSE
46821013
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We certify that the proposed elevations at the corners of the lot comply with the proposed grading plan.
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COVERAGE CALCULATION	
LOT NO.:	19
LOT AREA:	305.10 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 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 building 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: NOV 04, 2019
The stamp certifies compliance with the applicable Design Guidelines only and bears no liability for 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 STA. AND SAN. LATRALS 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. LINES 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 BUILDER'S OWN EXPENSE.
 2. BUILDER TO VERIFY ELEVATION OF STA. AND SAN. LATRALS IN RELATION TO BASEMENT US OF FTG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

ENGINEERED HILLS

STREET TREE

RETAINING WALL

CATCH BASIN

DOUBLE SINK

STYLISH CONNECTION

SANITARY MANHOLE

STORM MANHOLE

VALVE & CHAMBER

VALVE & BOX

HYDRANT

WATER SERVICE

HYDRO SERVICE

SHEET PILE

STREET LIGHT

TRAFFIC SIGNAL

POWER PESTAL

BELL PESTAL

CABLE PESTAL

HYDRO PILE

HYDRO POLE GUY

STREET SIGN

COMMUNITY MANHOLE

HYDRO TRANSFORMER

PANORAMIC MOTOR

EXISTING GRADES

2.0% PROPOSED GRADES

2.0% SNAKE DIRECTION

EDGEMENT BERM

WAY IN SLOPE

SANITARY LINE

STORM WATER LINE

WATER LINE

HYDRO LINE

GAS LINE

CABLE LINE

EXTERIOR GAS

HYDRO GAS

IF GRADE PERMITS

DOWNPOUTS

WINDOWS PERMITTED

45° MAX FINE RAISED WALL

30° MAX FINE RAISED WALL

NO WINDOWS REPERMITTED

EXTERIOR DOOR LOCATION

IF GRADE PERMITS

PRIVACY FENCE

ACOUSTIC FENCE

FINISHED FLOOR

TOP OF FOUNDATION WALL

BASEMENT FLOOR

UNDERGROUND FOOTING

WOOD WALKOUT DECK

WOOD WALKOUT BASEMENT

MOD. REVERSED

REV. REVERSED

NO DOOR

HIGH-RISE 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.

NAME	REGISTRATION INFORMATION	SIGNATURE	BCN	29444	19995
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