

APPROVED FOR GRADING

Lot (Note) 30

Block (Note)

We certify the proposed elevations at the lot corners and the front and rear of the proposed dwelling are in compliance with the applicable regulations.

LICENSIED PROFESSIONAL ENGINEER  
411 OWIE  
16621013  
John Rowe Associates Ltd.  
Civil Engineering

Nov 21/19  
Date

CONCRETE OR FOUNDATION	
LOT NO.:	30
LOT AREA:	344.16 m2
BLDG. AREA:	147.07 m2
LOT COVERAGE (50% MAX.):	42.73 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.92 m
F.F. ELEVATION:	97.91 m
F.F. TO MEAN OF ROOF:	7.51 m
PROPOSED BLDG. HGT:	8.50 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.

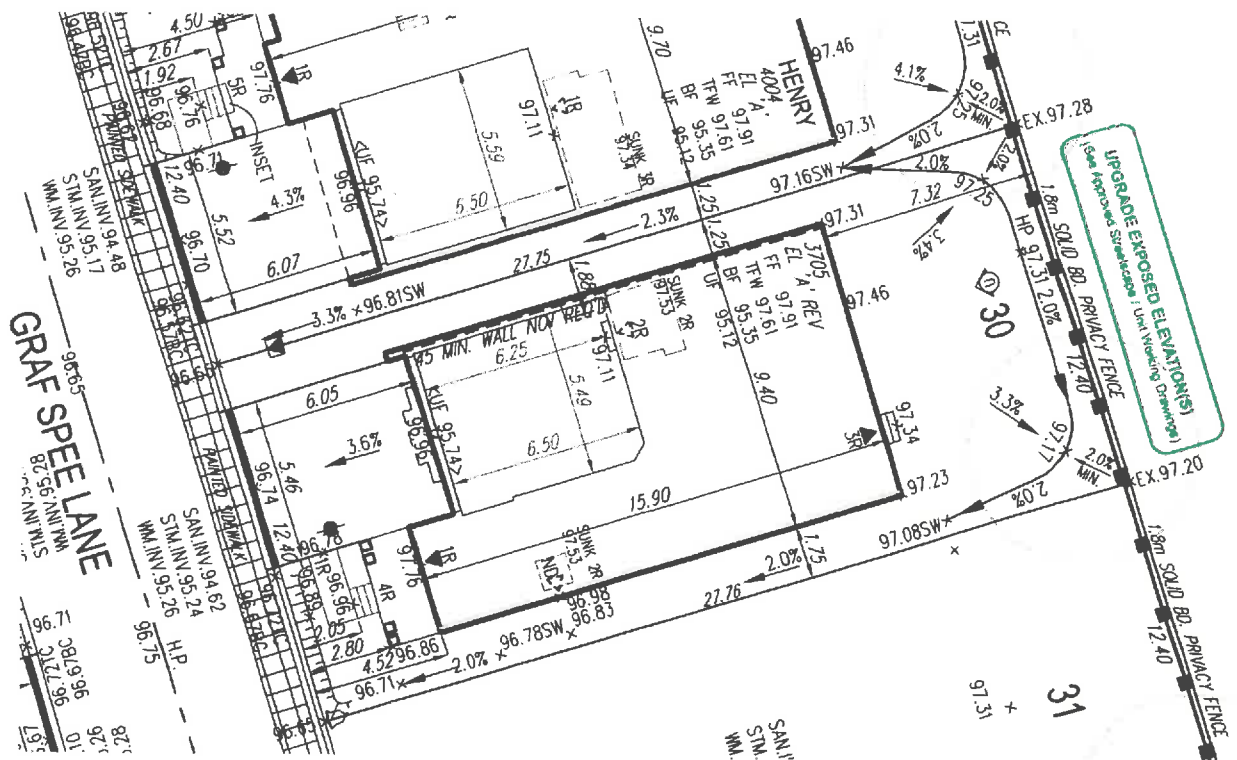
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of AJAX PLANNING COMMUNITY.

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

APPROVED BY:

DATE: NOV 04, 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 STA. AND SAN. LATERALS IN RELATION TO BASEMENT US 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 CONSISTENT WITH THE ELEVATION PROVIDED FOR ITW 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 HIS/HER OWN EXPENSE.
  - BUILDER TO VERIFY ELEVATION OF STA. AND SAN. LATERALS IN RELATION TO BASEMENT US OF FTG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

EMERGED ALL LOTS

STREET TREE

RETAINING WALL

CATCH BASIN

DOUBLE SINGLE CITY & SAN CONNECTION

SANITARY MANHOLE

STORM MANHOLE

VALVE & CHAMBER

VALVE & BOX

HYDRANT

WATER SERVICE

HYDRO SERVICE

SHEET DRAINAGE

STREET LIGHT PEDESTAL

TRAFFIC SIGNAL POWER PEDESTAL

BELL PEDESTAL

CABLE PEDESTAL

HYDRO POLE

STREET SIGN

COMMUNITY MAIL BOX

HYDRO TRANSFORMER

PADMOUNTED MOTOR

EXISTING GRADES

2.0% SMALL DIRECTION

GUTTERMARK / BERM

MAX 3% SLOPE

SANITARY LINE

STORM WATER LINE

WATER LINE

HYDRO LINE

GAS LINE

CABLE LINE

HYDRO GAS

BELL CABLE LINE

DOWNSPOUTS

WINDOWS REQUIRING 45 MINUTE FIRE RATED WALL

STAIRCASE IS LESS THAN 45 MINUTE FIRE RATED WALL

NO WINDOWS PERMITTED

EXTERIOR DOOR LOCATION

PRIVACY FENCE

ACOUSTIC FENCE

HIGHLIGHTED GRADE

FINISHED FLOOR

TOP OF FOUNDATION WALL

BASEMENT FLOOR

WALKOUT DECK

WORK WALKOUT BASEMENT

REV RELEASED

NO DOOR

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.

Village Shiremail

29444

19695

HUNT DESIGN ASSOCIATES INC.

ESQUIRE HOMES - 214090

KINGS LANDING, AJAX, ON.

8666 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Scale

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