



COVERAGE CALCULATION	
LOT NO.:	18
LOT AREA:	367.81 m ²
BLDG. AREA:	134.34 m ²
LOT COVERAGE (50% MAX.):	36.52 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.07 m
F.F. ELEVATION:	96.76 m
F.F. TO MEAN OF ROOF:	7.38 m
PROPOSED BLDG. HGT:	8.07 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 building drawings with respect to any zoning or building codes or regulations that may apply to the house can be properly built or located on its lot.

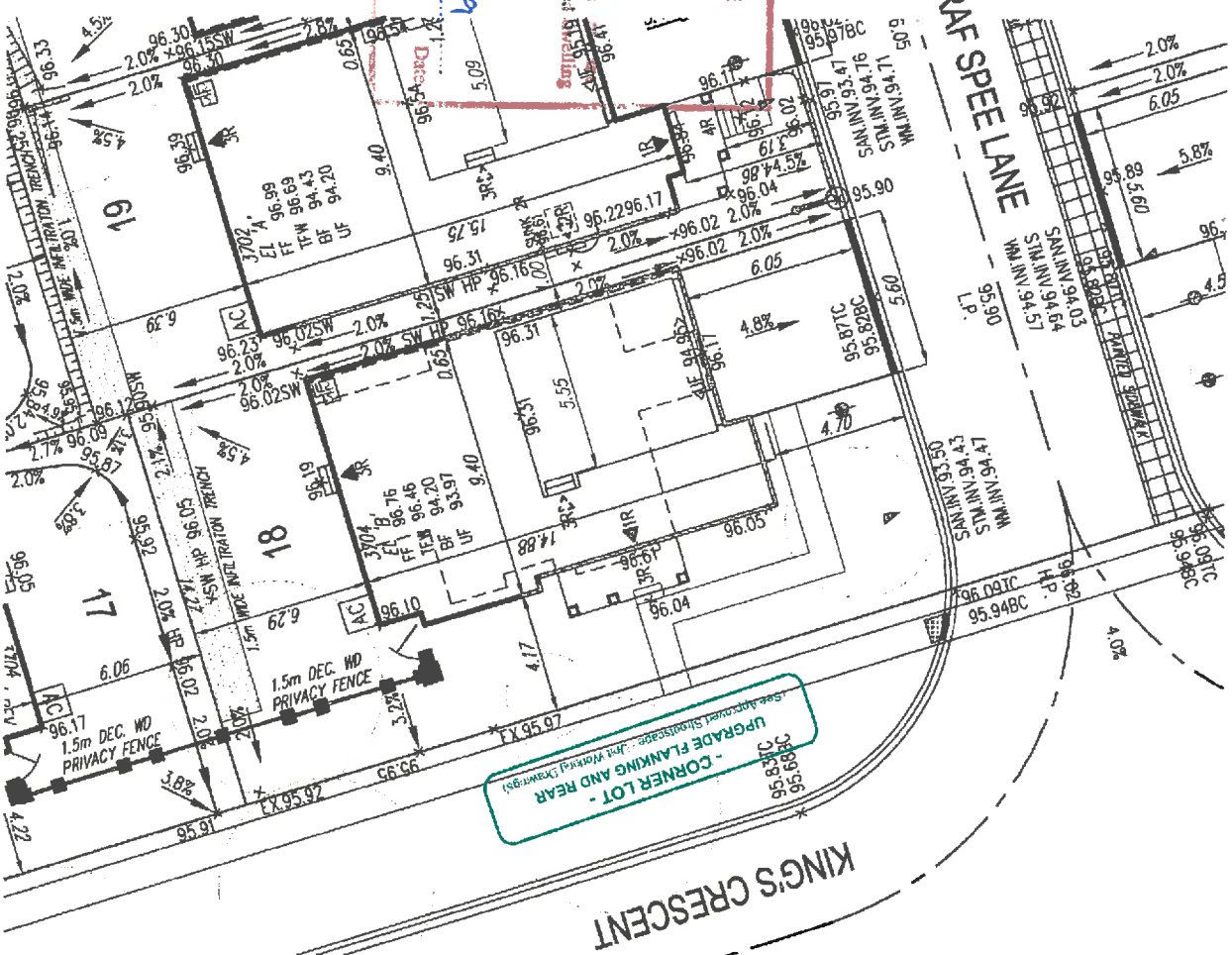
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of AJAX PLANNING COMMUNITY.

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

APPROVED BY:

DATE: **OCT 04, 2019**

This stamp certifies compliance with the applicable Design Guidelines only and does not constitute Professional Responsibility.



- GENERAL NOTES:**
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MAIN DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
 2. 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.
 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. 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.

- NOTES**
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MAIN DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIGHER OWN EXPENSE.
 2. BUILDER TO VERIFY ELEVATION OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT USE OF FIG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

REVISION	DATE	DESCRIPTION
VS	2018.08.13	REVISED ELEVATION AS PER CLIENT REQUEST
VS	2019.08.28	ISSUED FOR PRELIMINARY APPROVAL
VS	2019.08.12	ISSUED FOR PRELIMINARY APPROVAL

LEGEND

	ENGINEERED FILL/RETAIN		SANITARY MANHOLE
	STREET TREE		STORM MANHOLE
	RETAINING WALL		VALVE & CHAMBER
	CATCH BASIN		VALVE & BOX
	DOUBLE FENCE		HYDRANT
	FINAL SUMP CONNECTION		TRAFFIC SIGNAL
	POWER FICTIVE		COMMUNITY WALKWAY
	BELL FICTIVE		HYDRO TRANSFORMER
	CABLE FICTIVE		PAVED MOTOR
	HYDRO SERVICE		EXISTING GRADES
	SHEET DRAINAGE		2.0% PROPOSED GRADES
	STREET LIGHT FICTIVE		2.0% SWALE DIRECTION
	STREET POLE GUY		BARRENMENT BEAM
	STREET SIGN		MAX 3:1 SLOPE
	COMMUNITY WALKWAY		SANITARY LINE
	HYDRO TRANSFORMER		STORM WATER LINE
	PAVED MOTOR		WATER LINE
	EXISTING GRADES		HYDRO LINE
	2.0% PROPOSED GRADES		GAS LINE
	2.0% SWALE DIRECTION		BELL
	BARRENMENT BEAM		SEWER GAS
	MAX 3:1 SLOPE		BELL FICTIVE
	SANITARY LINE		STORM WATER LINE
	WATER LINE		HYDRO LINE
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