

COVERAGE CALCULATION	
LOT NO.:	13
LOT AREA:	305.10 m2
BLDG. AREA:	137.12 m2
LOT COVERAGE (50% MAX.):	44.94 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.28 m
F.F. ELEVATION:	96.96 m
F.F. TO MEAN OF ROOF:	7.19 m
PROPOSED BLDG. HGT:	7.87 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 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 building code can properly built or located on the lot.

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

[illegible]

JOHN G. MULLINS LTD., INC.
648 SOUTH CHASE DRIVE, SUITE 100
CHESAPEAKE, VIRGINIA 22024
404/531-1100

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NOTES

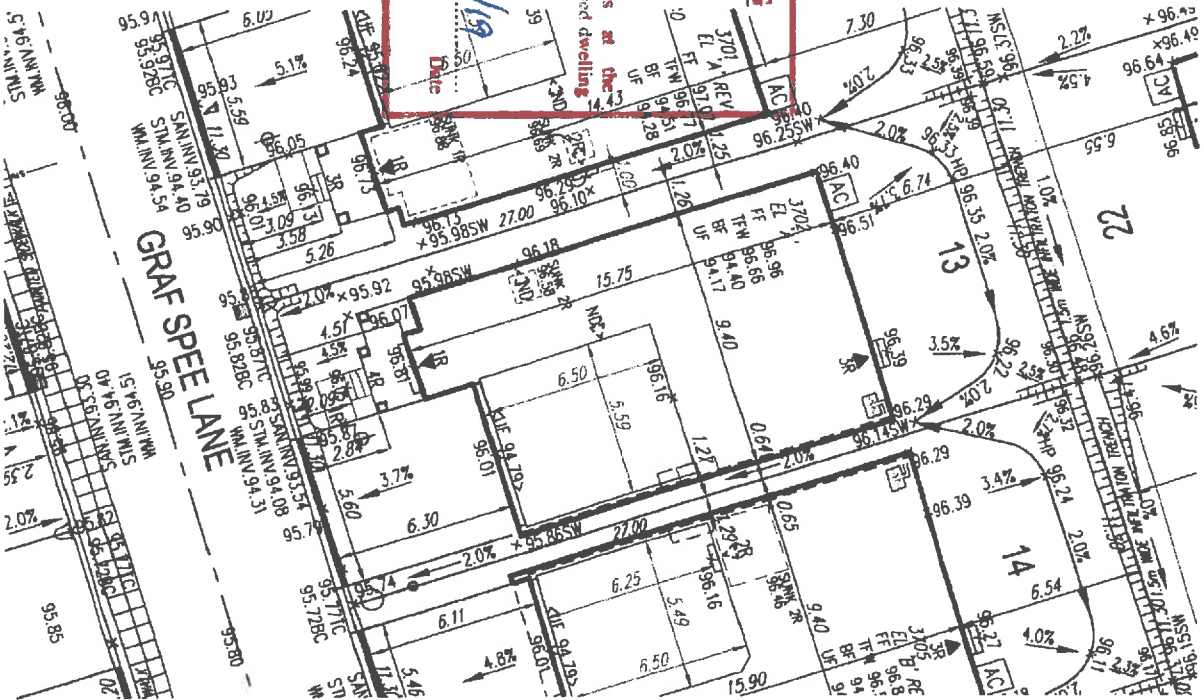
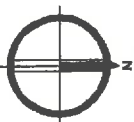
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS/HER OWN EXPENSE.

2. BUILDER TO VERIFY ELEVATION OF STYL. AND SAN. LATERALS IN RELATION TO BASEMENT US OF FTG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

GENERAL NOTES:

1. BUILDING TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES, IF ANY. DIMENSIONS ARE NOT MAINTAINED. BUILDERS IS TO RELOCATE AT BUILDERS EXPENSE.
2. BUILDING TO VERIFY ELEV. OF STIM. AND SAIN. LATHEALS IN RELATION TO BASEMENT FLS OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIORS TO EXCAVATION.
3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE ASSIGNED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDERS TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIORS TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HART 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 FTY ON SITING AND GRADING PLAN. THE EXTENSION OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

REVISIONS AS PER CITY'S COMMENTS	VS	2018.11.01
ISSUED FOR FINAL APPROVAL	VS	2019.02.28
ISSUED FOR PRELIMINARY APPROVAL	VS	2019.02.25



THE UNDERSIGNED HAS AGREED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND NECESSARY EXPERIENCE TO DESIGN, SET OUT IN THE OFFERED BUILDING CODE, THE FOLLOWING DOCUMENT:	
QUALIFICATION INFORMATION	29444
NAME	Walter E.
REGISTRATION INFORMATION	BCN
HUNT DESIGN ASSOCIATES, INC.	
	19695

Par No	Lot	Street Name
-	13	27 GRAF SPEE LANE

HUNT
DESIGN ASSOCIATES INC.
www.huntdesign.ca

ESQUIRE HOMES - 214090			
KINGS LANDING, AJAX, ON.			
Drawn by	Checked by	Scale	File Number
VS	VS	1:250	214090SP01.DWG
8565 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326			Lot / Page Number 13