

COVERAGE CALCULATION	
LOT NO.:	21
LOT AREA:	305.10 m ²
BLDG. AREA:	133.87 m ²
LOT COVERAGE (50% MAX.):	43.88 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	96.62 m
F.F. ELEVATION:	97.32 m
F.F. TO MEAN OF ROOF:	7.51 m
PROPOSED BLDG. HGT:	8.21 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.

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- GENERAL NOTES:
1. BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF N/A, DIMENSIONS ARE NOT MAINTAINED. BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
 2. BUILDER TO VERIFY ELEV. OF FIN. AND SLAB, LATERALS IN RELATION TO PLACEMENT (US OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO ELEVATION).
 3. APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONCLUSION 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 LAND DESIGN ASSOCIATES INC.
 4. UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALL INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR FIN. ON Siting AND GRADING PLAN. THE EXTENSOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

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

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| | DIMPLED FILL | | SANITARY MANHOLE | | WATER SERVICE | | BELL PEDESTAL | | HYDRO TRANSFORMER | | SANITARY LINE | | DOWNSPOUT | | SHADE OF GRAY | | FINISHED FLOOR |
| | STREET TREE | | STORM MANHOLE | | HYDRO SERVICE | | CABLE PEDESTAL | | PNEUMOTRIC MOTOR | | STORM WATER LINE | | WINDOWS FINISHED WALL | | SHADE OF GRAY | | TYPE OF FOUNDATION WALL |
| | RETAINING WALL | | VALVE CHAMBER | | SHEET PILING | | HYDRO POLE | | EXISTING GRADES | | WATER LINE | | UPWARD ELEVATION | | TYPE OF FOUNDATION WALL | | BASEMENT FLOOR |
| | CATCH BASIN | | VALVE BOX | | STREET LIGHT | | HYDRO POLE GUY | | PROPOSED GRADES | | GAS LINE | | CHAIN LINK FENCE | | TYPE OF FOUNDATION WALL | | UNDERGRADE OF FOOTING |
| | DOUBLE INLINE CONNECTION | | TRAFFIC SIGNAL | | POWER PEDESTAL | | 20% SLOPE DIRECTION | | CABLE LINE | | BELL | | FENCE AND GATE | | TYPE OF FOUNDATION WALL | | WOOD WALL/DOCK |
| | HYDRANT | | COMMENT BLOCK | | HYDRO TRANSFORMER | | SANITARY LINE | | DOWNSPOUT | | SHADE OF GRAY | | SHADE OF GRAY | | TYPE OF FOUNDATION WALL | | WOOD WALL/DOCK |
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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.

QUALIFICATION INFORMATION

Vigay Shimpouli

HUNT DESIGN ASSOCIATES INC.

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HUNT
DESIGN ASSOCIATES INC.
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