

APPROVED FOR GRADING

Lot No(s) 27

Block No(s)

We certify that the proposed elevations at the corners and at the front and rear of the improved dwelling are compatible with the approved plan.

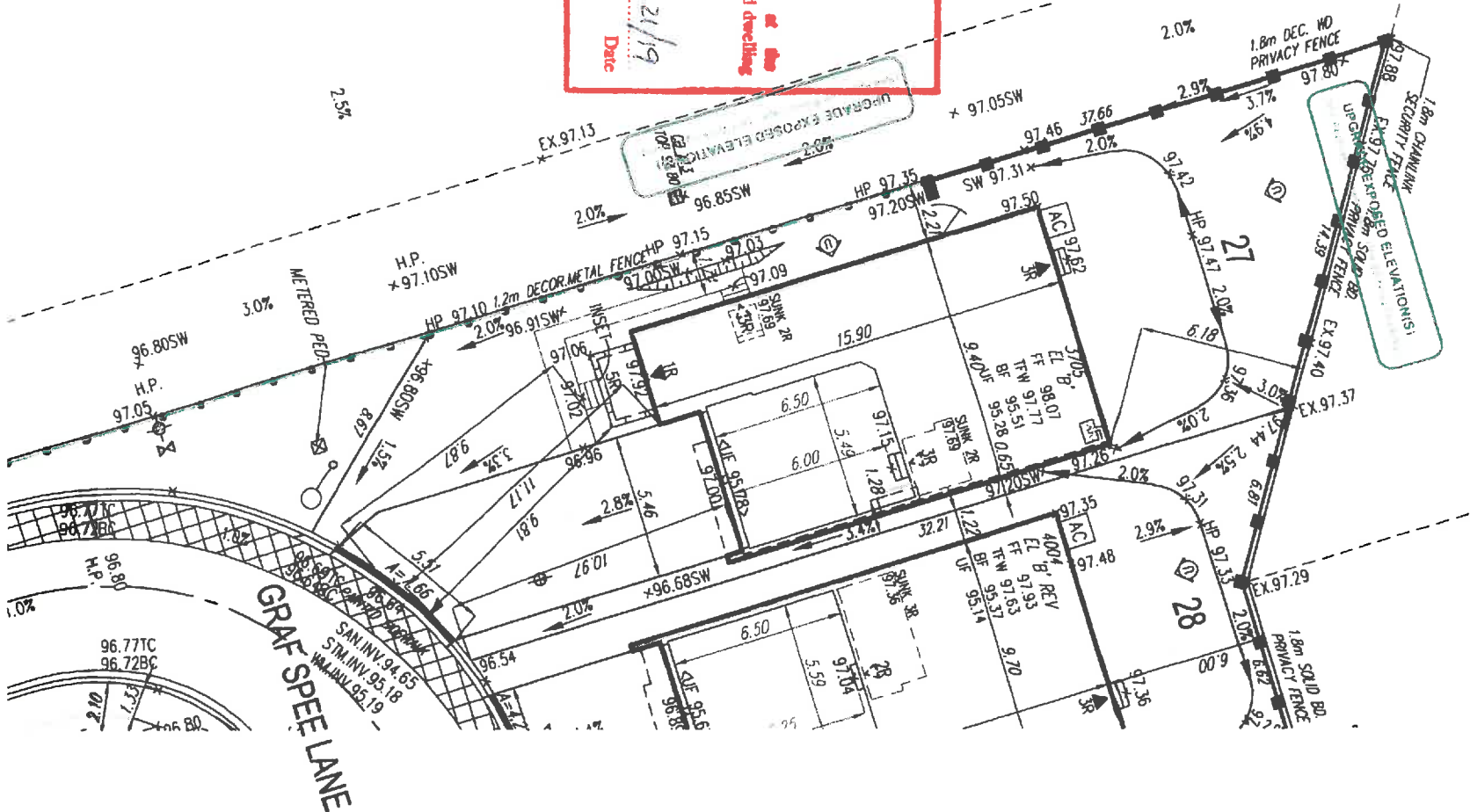
Kohn Towle Associates Ltd.
Consulting Engineer

Nov 21/19
Date

COVERAGE CALCULATION	
LOT NO.:	27
LOT AREA:	458.72 m ²
BLDG. AREA:	146.32 m ²
LOT COVERAGE (50% MAX.):	31.90 %
BUILDING HEIGHT	
MAX BUILDING HEIGHT:	11.00 m
ESTABLISHED GRADE:	97.01 m
F.F. ELEVATION:	98.18 m
F.F. TO MEAN OF ROOF:	7.38 m
PROPOSED BLDG. HGT:	8.55 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.

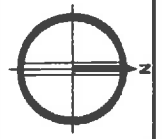
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of AJAX PLANNING COMMUNITY.



- 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 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 FTM 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 HIGHER OWN EXPENSE.
 2. BUILDER TO VERIFY ELEVATION OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT USE OF FTG. ELEV. FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.

REVIEWED AS PER QTR'S COMMENTS	VS	2019.11.04
ISSUED FOR FINAL APPROVAL	VS	2019.09.29
ISSUED FOR PRELIMINARY APPROVAL	VS	2019.03.12



<input checked="" type="checkbox"/> ENGINEERED FILL LOTS	<input checked="" type="checkbox"/> SANITARY MANHOLE	<input checked="" type="checkbox"/> WATER SERVICE	<input checked="" type="checkbox"/> BELT PESTICIDE	<input checked="" type="checkbox"/> HYDRO TRANSFORMER	<input checked="" type="checkbox"/> SANITARY LINE	<input checked="" type="checkbox"/> DOMESTIC LOTS	<input checked="" type="checkbox"/> STORM WATER LINE	<input checked="" type="checkbox"/> STORM MAIN	<input checked="" type="checkbox"/> SOUP PIPE AND SURFACE DISCHARGE LOCATION	<input checked="" type="checkbox"/> FINISHED FLOOR
<input checked="" type="checkbox"/> STREET TREE	<input checked="" type="checkbox"/> STORM MANHOLE	<input checked="" type="checkbox"/> HYDRO SERVICE	<input checked="" type="checkbox"/> CABLE PESTICIDE	<input checked="" type="checkbox"/> HYDRO MOTOR	<input checked="" type="checkbox"/> WATERLINE	<input checked="" type="checkbox"/> WINDOWS REPAIRED	<input checked="" type="checkbox"/> 45 MINUTE FIRE RATED WALL	<input checked="" type="checkbox"/> UPGRADE ELEVATION	<input checked="" type="checkbox"/> CHAIN LINK FENCE	<input checked="" type="checkbox"/> TYPE OF FOUNDATION WALL
<input checked="" type="checkbox"/> RETAINING WALL	<input checked="" type="checkbox"/> VALVE & CHAMBER	<input checked="" type="checkbox"/> SHEET PILE	<input checked="" type="checkbox"/> HYDRO POLE	<input checked="" type="checkbox"/> EXISTING GRADES	<input checked="" type="checkbox"/> GAS LINE	<input checked="" type="checkbox"/> TRAIL 1.2M TO LOT LINE	<input checked="" type="checkbox"/> CABLE LINE	<input checked="" type="checkbox"/> WINDOW REPAIRED	<input checked="" type="checkbox"/> CHAIN LINK FENCE	<input checked="" type="checkbox"/> UNDERSTORY OF FOOTING
<input checked="" type="checkbox"/> CATCH BASIN	<input checked="" type="checkbox"/> VALVE & BOX	<input checked="" type="checkbox"/> STREET LIGHT	<input checked="" type="checkbox"/> HYDRO POLE CUT	<input checked="" type="checkbox"/> 2.0% SWALE DIRECTION	<input checked="" type="checkbox"/> SWALE DIRECTION	<input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION	<input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION	<input checked="" type="checkbox"/> CHAIN LINK FENCE	<input checked="" type="checkbox"/> WINDOW REPAIRED	<input checked="" type="checkbox"/> WOOD WITHOUT DECAY
<input checked="" type="checkbox"/> DOUBLE SINK	<input checked="" type="checkbox"/> SINK CONNECTION	<input checked="" type="checkbox"/> STREET SIGN	<input checked="" type="checkbox"/> STREET SIGN	<input checked="" type="checkbox"/> STREET SIGN	<input checked="" type="checkbox"/> STREET SIGN	<input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION	<input checked="" type="checkbox"/> EXTERIOR DOOR LOCATION	<input checked="" type="checkbox"/> CHAIN LINK FENCE	<input checked="" type="checkbox"/> WINDOW REPAIRED	<input checked="" type="checkbox"/> WOOD WITHOUT DECAY
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