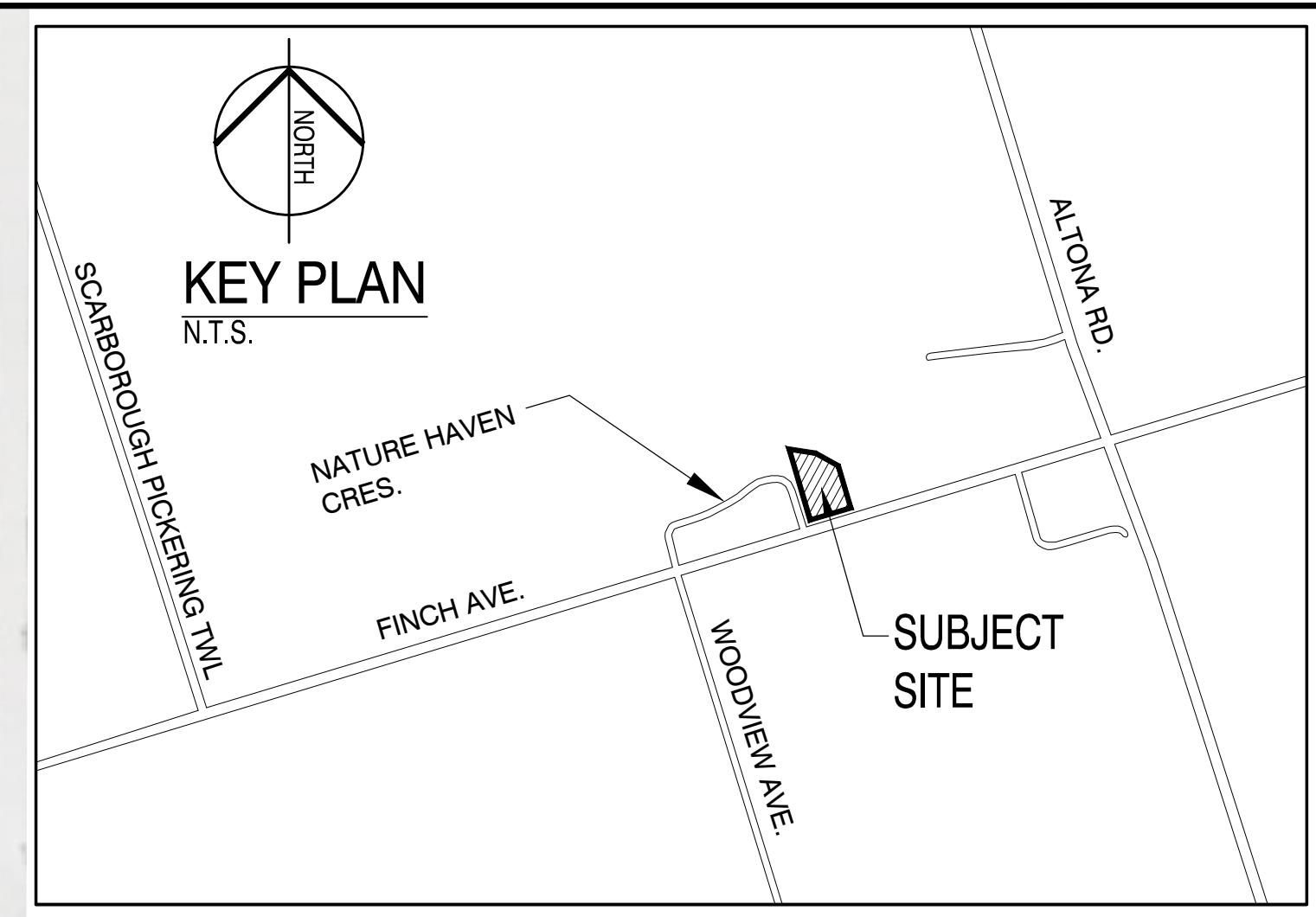




OVERALL SITE STATISTICS									
ROAD WIDENING						515.18			
BLOCK 1						24.97			
NET LOT AREA (MINUS ROAD WIDENING & BLOCK 1 AREA)						4581.16			
TOTAL AREA :						5121.31m2			
RESIDENTIAL ZONE:						BASED ON "S3-7 ZONE"			
TOTAL UNITS						8 SINGLE DETACHED			
(MAX U.P.H. 0.46379 ha / 8 = 17.25)									
LOT No.	MODEL TYPE	LOT AREA (m ²)	LOT FRONTAGE (m)	BUILDING HEIGHT (m) 9.0m MAX.	UNIT G.F.A. (m ²)	COVERAGE W/ PORCH (m ²) 38% MAX.	COVERAGE PERCENTAGE %	LANDSCAPE AREA (m ²)	LANDSCAPE PERCENTAGE %
1	MODEL-A	488.78	15.20	9.00	000.0	185.72	38.00	000.0	0.00
2	MODEL-A	488.78	15.20	9.00	000.0	185.72	38.00	000.0	0.00
3	MODEL-C	488.16	15.69	9.00	000.0	185.50	38.00	000.0	0.00
4	MODEL-A	456.32	15.20	9.00	000.0	173.40	38.00	000.0	0.00
5	MODEL-B	711.63	15.05	9.00	000.0	270.41	38.00	000.0	0.00
6	MODEL-D	570.96	15.05	9.00	000.0	216.96	38.00	000.0	0.00
7	MODEL-D	539.49	15.05	9.00	000.0	205.00	38.00	000.0	0.00
8	MODEL-B	837.28	15.09	9.00	000.0	318.16	38.00	000.0	0.00
TOTAL:		3204.63 m2	91.39 m	9.00 m	0.00 m2	1217.71 m2	38.0 m2	0.00 m2	0.0 m2
PARKING						PROVIDED		REQUIRED	
8 LOTS WITH 2 SPACES IN GARAGE AND 2 SPACES IN DRIVEWAY						32 SPACES		16 SPACES	
TOTAL						32 SPACES		16 SPACES	

NOTE:

PART OF LOT 33
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF PICKERING
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 250

10 5 0 10

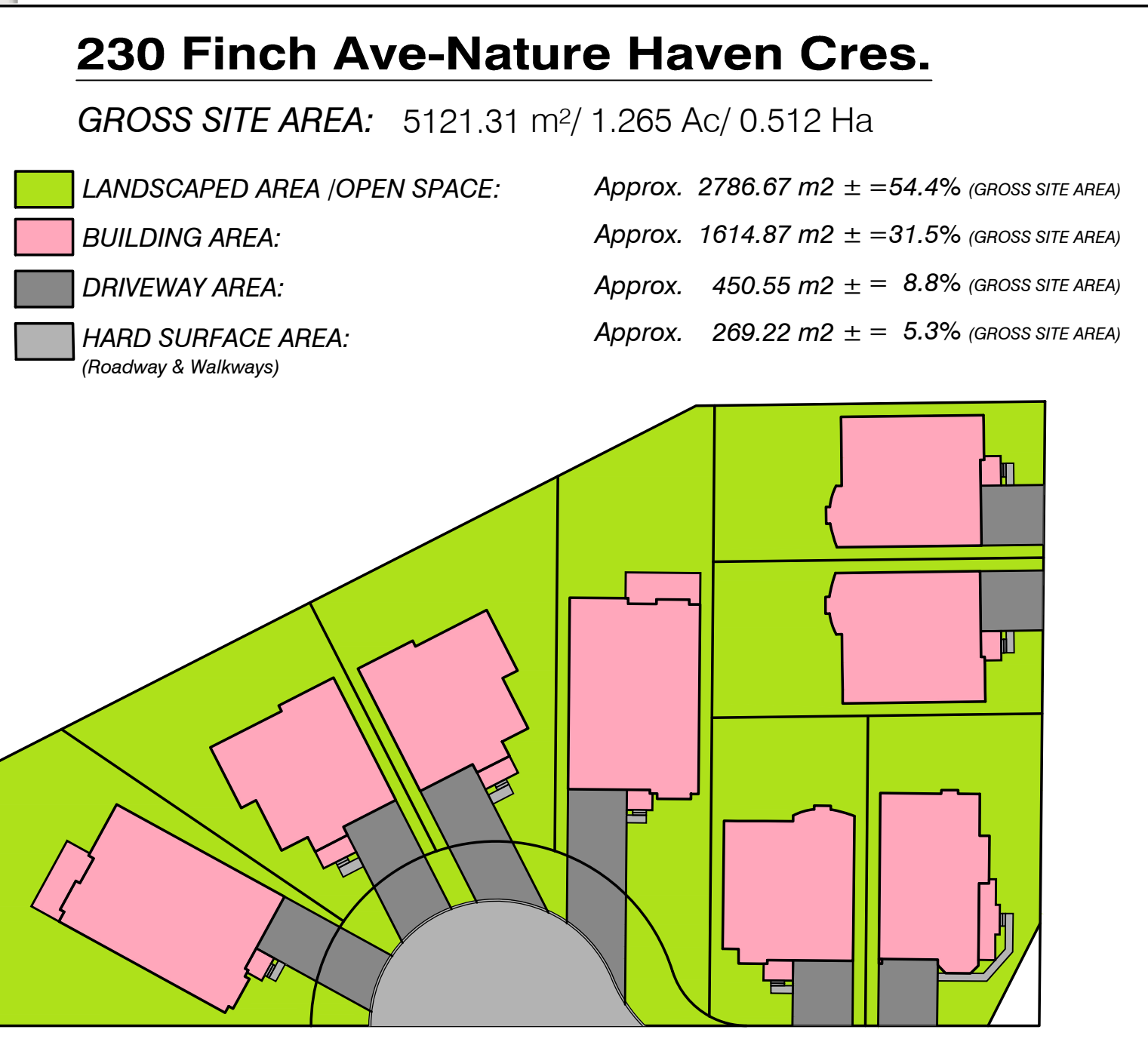
METRES

BENCHMARK

ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF PICKERING B.M. NO. 1-090, ELEVATION = 140.989 M

NOTES:

LEGAL SURVEY INFORMATION AND LOT DIMENSIONS SHOWN ON THIS PLAN ARE TAKEN FROM A PLAN PREPARED BY: ERTL SURVEYORS ONTARIO LAND SURVEYORS WWW.ES-OLS.COM 1234 REID STREET, UNIT 10, RICHMOND HILL, L4B 1C1 TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL INFO@ES-OLS.COM DATED: FEB. 23 2018 WHICH MAY NOT BE FINAL AND ARE NOT GUARANTEED. THE FINAL REGISTERED PLAN OF SUBDIVISION SHALL BE REFERRED TO FOR CONFIRMATION OF THE DATA.



LEGEND

STORM CONNECTION

SANITARY CONNECTION

WATER CONNECTION

HYDRO CONNECTION

DOUBLE CATCH BASIN

CATCH BASIN

STREET LIGHT

HYDRANT

TRANSFORMER

CABLE TV PEDESTAL

BELL PEDESTAL

ENTRANCE DOOR LOCATION

GARAGE DOOR LOCATION

COMMUNITY MAILBOX

ENGINEERED FILL LOT

VALVE AND CHAMBER

SANITARY MANHOLE

STORM MANHOLE

AIR-CONDITIONING UNIT

PROPOSED GRADE

EXISTING GRADE

PROPOSED SWALE GRADE

ESTABLISHED GRADE

DOWNSPOUT LOCATION

SUMP PUMP

PROPOSED BERM

SWALE DIRECTION

HYDRO METER

GAS METER

MUNICIPAL ADDRESS

FINISHED FLOOR ELEVATION

T/WALL TOP OF FOUNDATION WALL

FIN. BASEMENT FLOOR SLAB

UNDERGRADE FOOTING ELEVATION

TPZ FENCE

PROPERTY BOUNDARY

PRECAST CONCRETE UNIT PAVERS

PRECAST CONCRETE PATIO SLABS

CHAINLINK FENCE

WOOD PRIVACY FENCE / SCREEN

SNOW STORAGE AREA

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO LAND DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

LAND DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR MECHANICAL INFORMATION SHOWN ON THESE DRAWINGS OR FOR CONSTRUCTION ERRORS PRIOR TO THE RELEASE OF A BUILDING PERMIT. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS FOR MORE DETAILED INFORMATION.

ALL CONSTRUCTED WORKS MUST BE VIEWED PRIOR TO POURING FOOTINGS.

LAND DESIGN GROUP INC. HAS NOT BEEN RETAINED TO CARRY OUT GENERAL REVIEW OF THE WORK, AND WE ASSUME NO RESPONSIBILITY FOR THE FAILURE OF THE CONTRACTOR OR SUBSIDIARY CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS PROVIDED BY AND IS THE PROPERTY OF LAND DESIGN GROUP INC. THE DRAWING IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF LAND DESIGN GROUP INC.

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

10 JAN. 07, 2025

10 OCT. 09, 2024

10 OCT. 09, 2024

10 MAR. 26, 2024

10 AUG. 23, 2023

10 JULY 20, 2023

10 APR. 30, 2023

10 SEPT. 21, 2021

10 MAY 04, 2021

10 DEC. 16, 2020

REVISED SIGHT TRIANGLE SIZE TO 5m x 10m & ISSUED TO CLIENT FOR REVIEW/RE-SUBMISSION.

REVISED AS PER SPA 2nd SUBMISSION COMMENTS & ISSUED TO CLIENT FOR REVIEW/RE-SUBMISSION.

REVISED AS PER SPA 2nd SUBMISSION COMMENTS & ISSUED TO CLIENT FOR REVIEW.

REVISED GARAGE WIDTH TO 5.8m AS PER COMMENTS & ISSUED TO CLIENT FOR REVIEW.

REVISED PAVED LOT 1 DRIVEWAY AS PER COMMENTS & ISSUED TO CLIENT FOR REVIEW.

REVISED AS PER CITY COMMENTS & ISSUED TO CLIENT FOR REVIEW.

REV. LOT CONFIGURATION & ISSUED TO CLIENT FOR REVIEW.

REV. LOT CONFIGURATION & ISSUED TO CLIENT FOR REVIEW.

ADDED ADDITIONAL AREA STATS & ISSUED TO CLIENT FOR REVIEW.

ISSUED TO CLIENT FOR REVIEW.

No. DATE: WORK DESCRIPTION:

jardin

DESIGN GROUP INC

64 JARDIN DR. SUITE 3A

VAUGHAN ONT. L4K 3P3

TEL: 905 660-3377 FAX: 905 660-3713

EMAIL: info@jardindesign.ca

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

Walter Botter

NAME

SIGNATURE

21031

BCIN

jardin design group inc.

FIRM NAME

27763

BCIN

CONTEXT SITE PLAN

(C O L O U R)

230 Finch Ave-Nature Haven Cres.

(PICKERING)

TYPE

SP

SCALE:

1:250

PROJ. No.

20-34

No.

A-01