

LEGEND

- STORM CONNECTION
- SANITARY CONNECTION
- HYDRO CONNECTION
- WATER 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 MAN-HOLE
- 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
- F.FLR. FINISHED FLOOR ELEVATION
- T/WALL FIN. BASEMENT FLOOR SLAB
- U/FTG. UNDERSIDE FOOTING ELEVATION
- TPZ FENCE
- PROPERTY LINE

OVERALL SITE STATISTICS

ROAD WIDENING	515.22
BLOCK 1	21.30
NET LOT AREA (MINUS ROAD WIDENING & BLOCK 1 AREA)	4584.79
TOTAL AREA :	5121.31m²
RESIDENTIAL ZONE:	BASED ON "S3-7 ZONE"
TOTAL UNITS	8 SINGLE DETACHED (2 STOREY UNITS)
<small>(MAX U.F.H. 0.46379 ha / 8 = 17.25)</small>	

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	495.32	15.20	9.00	000.0	188.22	38.00	000.0	0.00
2	MODEL-A	495.15	15.20	9.00	000.0	188.16	38.00	000.0	0.00
3	MODEL-C	467.26	14.39	9.00	000.0	177.55	38.00	000.0	0.00
4	MODEL-A	493.50	16.45	9.00	000.0	187.53	38.00	000.0	0.00
5	MODEL-B	707.69	15.29	9.00	000.0	268.92	38.00	000.0	0.00
6	MODEL-D	556.20	14.46	9.00	000.0	193.55	34.80	000.0	0.00
7	MODEL-D	556.75	13.92	9.00	000.0	211.56	38.00	000.0	0.00
8	MODEL-B	813.20	13.97	9.00	000.0	309.01	38.00	000.0	0.00
TOTAL:		3215.12 m²	90.99 m	9.00 m	0.00 m²	1203.93 m²	37.5 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

METRES

BENCHMARK

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

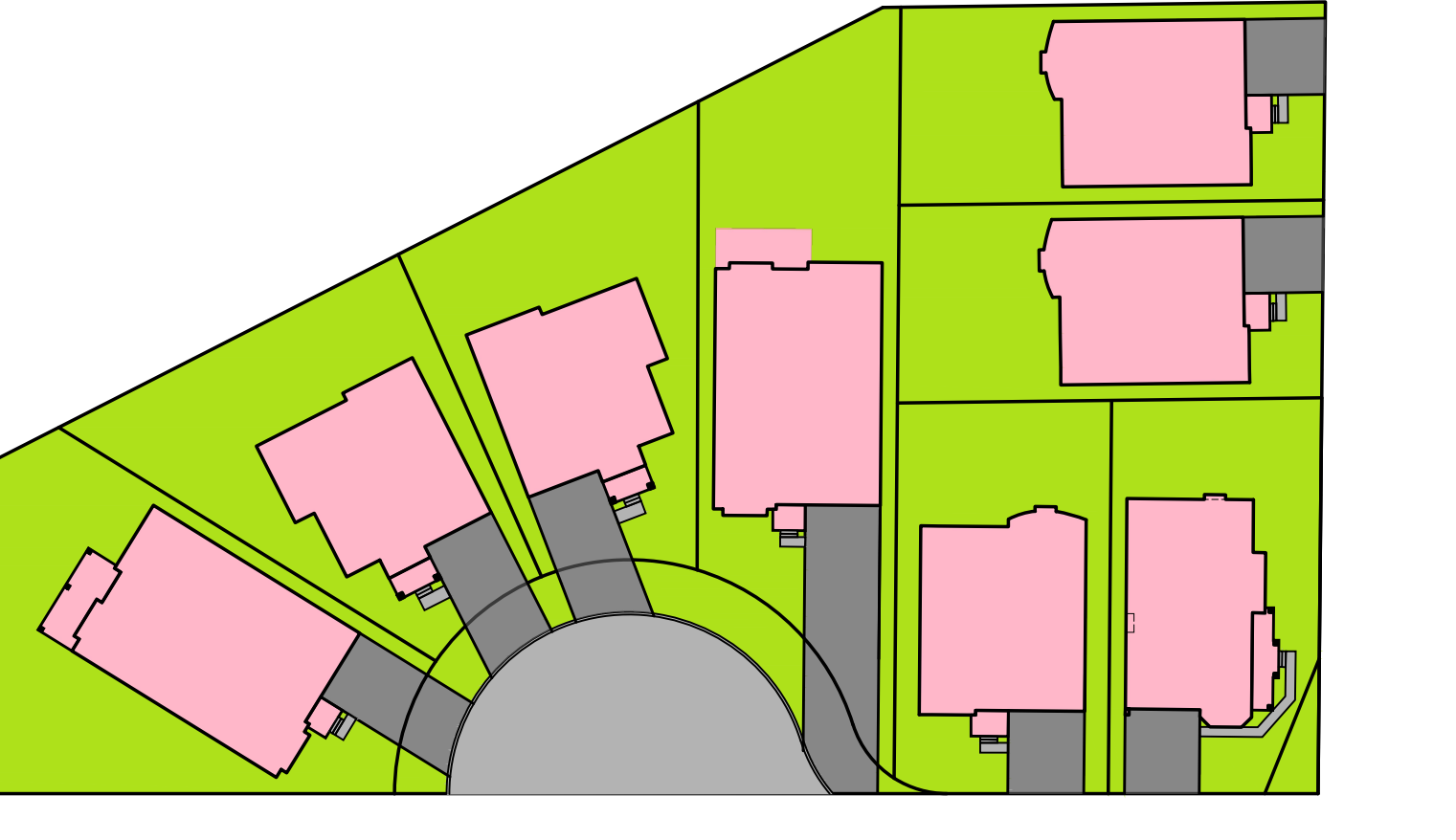
NOTES:

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, ONT. 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.

230 Finch Ave-Nature Haven Cres.

GROSS SITE AREA: 5121.31 m²/ 1.265 Ac/ 0.512 Ha

LANDSCAPED AREA / OPEN SPACE:	Approx. 2689.57 m ² ± = 52.5% (GROSS SITE AREA)
BUILDING AREA:	Approx. 1645.41 m ² ± = 32.1% (GROSS SITE AREA)
DRIVEWAY AREA:	Approx. 450.53 m ² ± = 8.8% (GROSS SITE AREA)
HARD SURFACE AREA: (Parking, Roadway & Walkways)	Approx. 335.80 m ² ± = 6.6% (GROSS SITE AREA)



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	REV. LOT CONFIGURATION & ISSUED TO CLIENT FOR REVIEW.
2	ADDED ADDITIONAL AREA STATS & ISSUED TO CLIENT FOR REVIEW.
1	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

CONTEXT SITE PLAN
(C O L O U R)
230 Finch Ave-Nature Haven Cres.
(PICKERING)

TYPE	SP
SCALE:	1:250
PROJ. No.	20-XX
No.	A-01

