

OVERALL SITE STATISTICS

ROAD WIDENING	515.18								
BLOCK 1	26.77								
NET LOT AREA (MINUS ROAD WIDENING & BLOCK 1 AREA)	4579.36								
TOTAL AREA :	5121.31m²								
RESIDENTIAL ZONE:	BASED ON "S3-7 ZONE"								
TOTAL UNITS	8 SINGLE DETACHED								
<small>(MAX U.P.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	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	486.36	15.80	9.00	000.0	184.81	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:		3202.83 m²	91.50 m	9.00 m	0.00 m²	1217.02 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

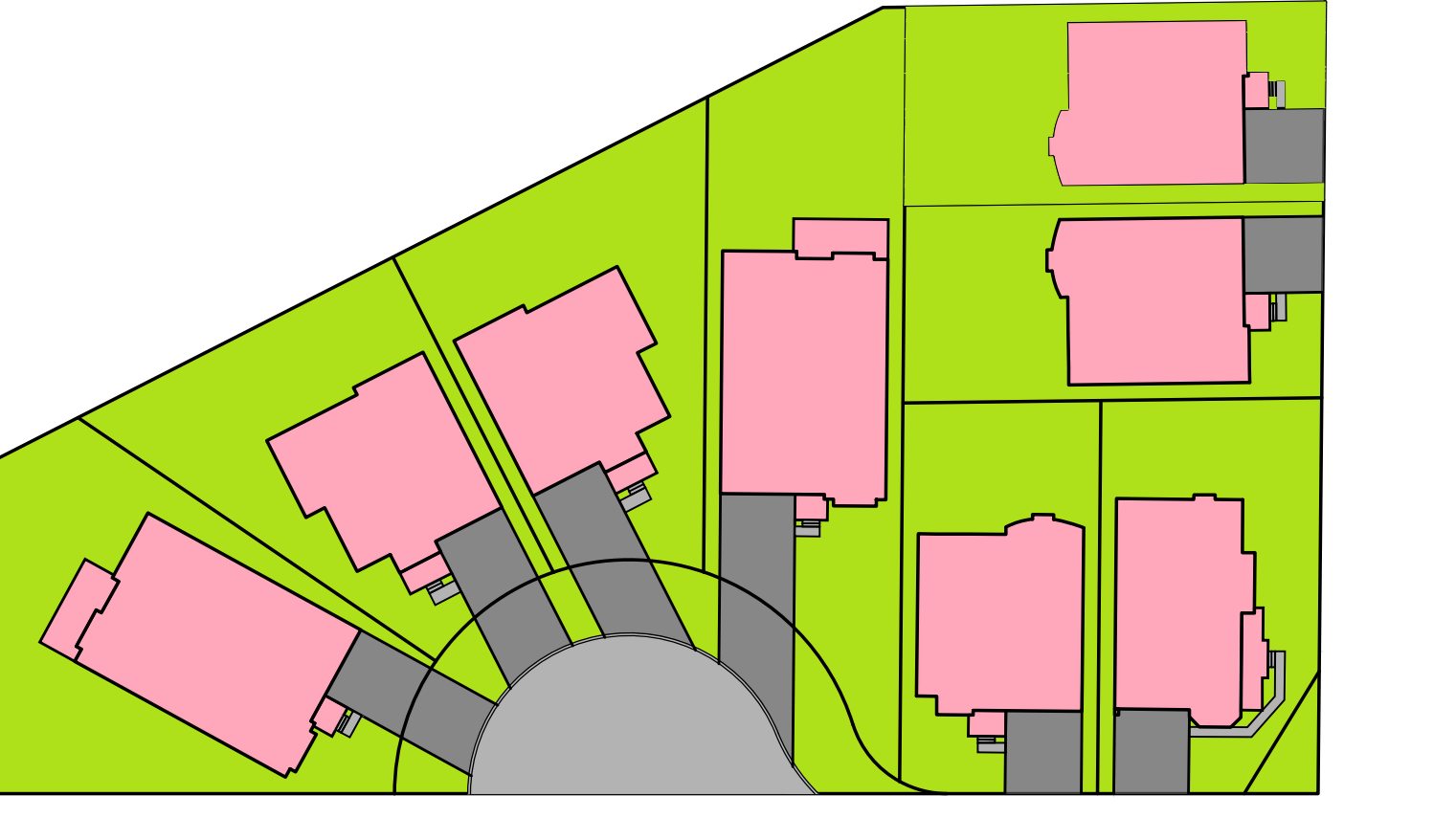
SCALE 1:250
10 5 0 5 10 METRES

BENCHMARK
ELEVATIONS ARE GEOODETIC AND REFERRED TO CITY OF PICKERING B.M. NO. 1-090, ELEVATION = 140.969 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. 2786.67 m ² ± = 54.4% (GROSS SITE AREA)
■ BUILDING AREA:	Approx. 1614.87 m ² ± = 31.5% (GROSS SITE AREA)
■ DRIVEWAY AREA:	Approx. 450.55 m ² ± = 8.8% (GROSS SITE AREA)
■ HARD SURFACE AREA: (Roadway & Walkways)	Approx. 289.22 m ² ± = 5.3% (GROSS SITE AREA)



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
- TOP OF FOUNDATION WALL
- FIN. BASEMENT FLOOR SLAB
- UNDERSIDE FOOTING ELEVATION
- TPZ FENCE
- PROPERTY BOUNDARY
- PRECAST CONCRETE UNIT PAVERS
- PRECAST CONCRETE PATIO SLABS
- CHAINLINK FENCE
- WOOD PRIVACY FENCE / SCREEN
- SNOW STORAGE AREA

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7	MAR. 26, 2024	REVISED GARAGE WIDTH TO 5.8m AS PER COMMENTS & ISSUED TO CLIENT FOR REVIEW.
6	AUG. 23, 2023	REVISED FLIPPED LOT 1 DRIVEWAY AS PER COMMENTS & ISSUED TO CLIENT FOR REVIEW.
5	JULY 20, 2023	REVISED AS PER CLIENT COMMENTS & ISSUED TO CLIENT FOR REVIEW.
4	MAR. 30, 2023	REVISED AS PER CITY COMMENTS & ISSUED TO CLIENT FOR REVIEW.
3	SEPT. 21, 2021	REV. LOT CONFIGURATION & ISSUED TO CLIENT FOR REVIEW.
2	MAY 04, 2021	ADDED ADDITIONAL AREA STATS & ISSUED TO CLIENT FOR REVIEW.
1	DEC. 18, 2020	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	21031
NAME	SIGNATURE
REGISTRATION INFORMATION	
jardin design group inc.	27763
FIRM NAME	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