

LEGEND

- STORM CONNECTION
- SANITARY CONNECTION
- W WATER CONNECTION
- H 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
- DOWNSPOUT LOCATION
- ⊞ TELECOM. JUNCTION BOX
- PROPOSED BERM
- SWALE DIRECTION
- ⊞ HYDRO METER
- ⊞ GAS METER
- F.F.L.R. FINISHED FLOOR ELEVATION
- T/WALL TOP OF FOUNDATION WALL
- F.SLAB FIN. BASEMENT FLOOR SLAB
- U/FTG. UNDERSIDE FOOTING ELEVATION

BLOCK 2 UNIT 1	BLOCK 2 UNIT 2
LOT FRONTAGE = 6.35m	LOT FRONTAGE = 7.85m
LOT AREA = 204.70m ²	LOT AREA = 241.92m ²
HOUSE AREA = 65.81m ² (32.15% LOT COVERAGE)	HOUSE AREA = 66.30m ² (27.41% LOT COVERAGE)
GARAGE AREA = 19.28m ² (9.42% LOT COVERAGE)	GARAGE AREA = 19.28m ² (7.97% LOT COVERAGE)
TOTAL COVERAGE (HOUSE + GARAGE) = 41.57%	TOTAL COVERAGE (HOUSE + GARAGE) = 35.38%

R2 ZONE PROVISIONS SETBACKS (SEMI DETACHED DWELLINGS)

MIN. FRONT YARD = 3.0m
 MIN. EXT. SIDE YARD = 2.4m
 MIN. INT. SIDE YARD = 1.2m/0.0m
 MIN REAR YARD = 14.8m

GENERAL PROVISIONS FOR DETACHED PRIVATE GARAGE

MIN. REAR YARD = 0.60m
 MIN. INT. SIDE YARD = 1.20m (0.50m IF NO DOOR/WINDOW FACE LOT LINE)
 MIN. SETBACK FROM MAIN BUILDING ON LOT = 6.0m
 MAX HEIGHT = 4.5m (FRONTAGE LESS THAN 9.75m)
 MAX COVERAGE = 18% (FRONTAGE LESS THAN 9.75m)

I.T. CONSULTING INC. 125 TORONTO STREET, 10TH FLOOR, TORONTO, ONTARIO M5C 1A5
 TEL: 416-593-8888 FAX: 416-593-8889
 www.itconsulting.com

I.T. CONSULTING INC. IS A REGISTERED PROFESSIONAL ENGINEERING FIRM IN THE PROVINCE OF ONTARIO.
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NO.	DATE	DESCRIPTION
1	OCT. 13, 2019	ISSUED FOR CLIENTS REVIEW
2	OCT. 13, 2019	REVISED PER CLIENTS COMMENTS & REISSUED TO CLIENT
3	OCT. 13, 2019	ISSUED FOR CLIENTS REVIEW

No: 10414 WORK: 3F-SC-01110N

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
 Required unless design is exempt under Division C, Subsection 3.2.5 of the building code.

Walter Botter 21031
 NAME SIGNATURE BOIN

Required unless design is exempt under Division C, Subsection 3.2.4 of the building code.

jardin design group inc. 27763
 FIRM NAME RCIN

SITE PLAN

LINDVEST PROPERTIES
 BLOCK 2

TYPE	SITE PLAN
SCALE	1:250
PROJ. No.	19-29
No.	SP

BLOCK 2

**BASEMENT PLAN
UNIT 2**

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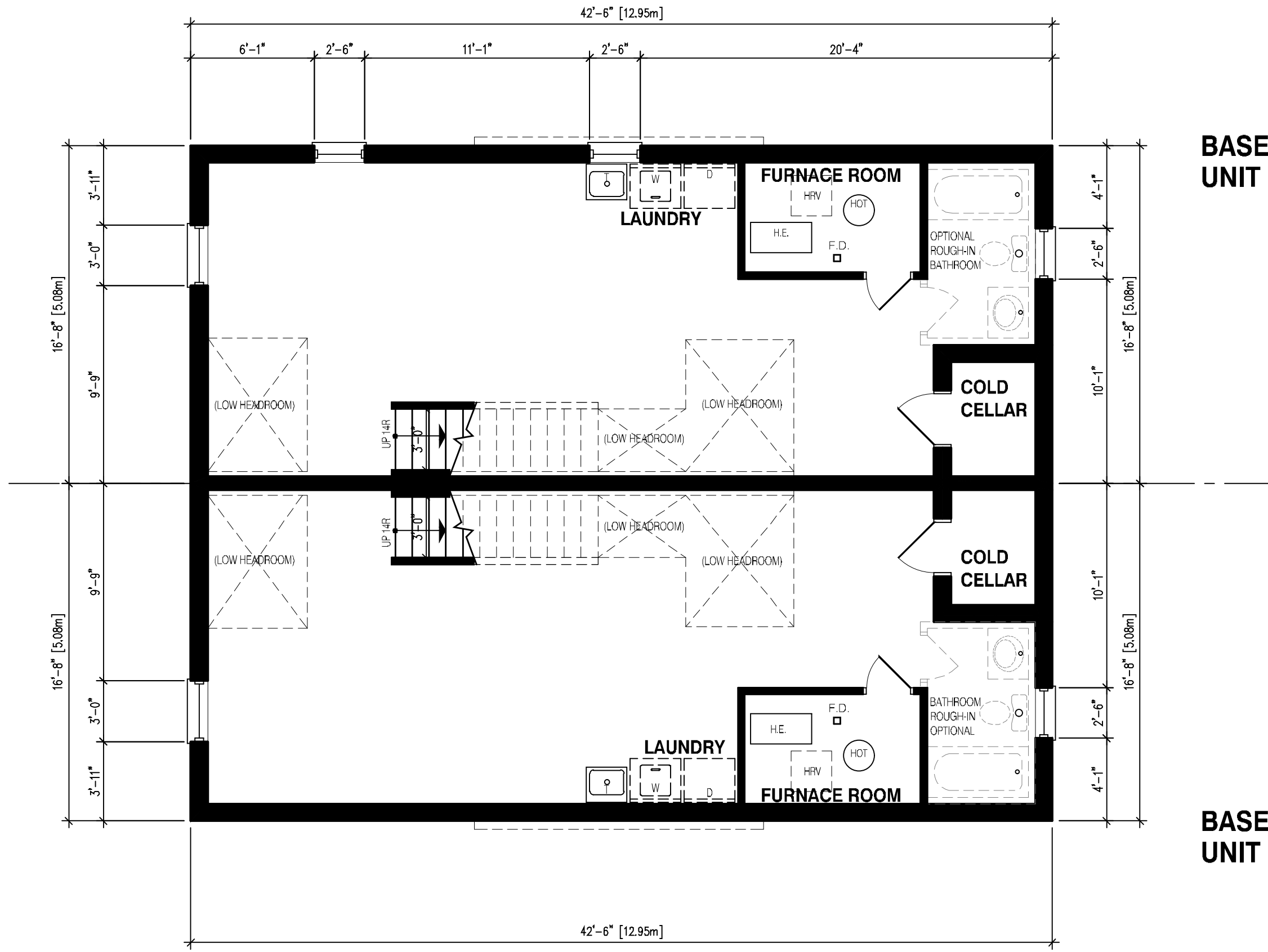
Walter Botter 21031
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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jardin design group inc. 27763
FIRM NAME BCIN

BASEMENT PLAN
LINDVEST PROPERTIES

BILD MODEL: ---
SCALE: 3/16" = 1'-0"
PROJ. No. DWG. No.
19-29 1



**BASEMENT PLAN
UNIT 1**

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

BLOCK 2

FIRST FLOOR PLAN UNIT 2

FIN. AREA UNIT 2

BASEMENT	=	0 SQ.FT.
FIRST FLOOR	=	683 SQ.FT.
SECOND FLOOR	=	685 SQ.FT.
TOTAL	=	1368 SQ.FT.
OPEN AREA	=	0 SQ.FT.
TOTAL	=	1368 SQ.FT.

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FIN. AREA UNIT 1

BASEMENT	=	0 SQ.FT.
FIRST FLOOR	=	671 SQ.FT.
SECOND FLOOR	=	679 SQ.FT.
TOTAL	=	1350 SQ.FT.
OPEN AREA	=	0 SQ.FT.
TOTAL	=	1350 SQ.FT.

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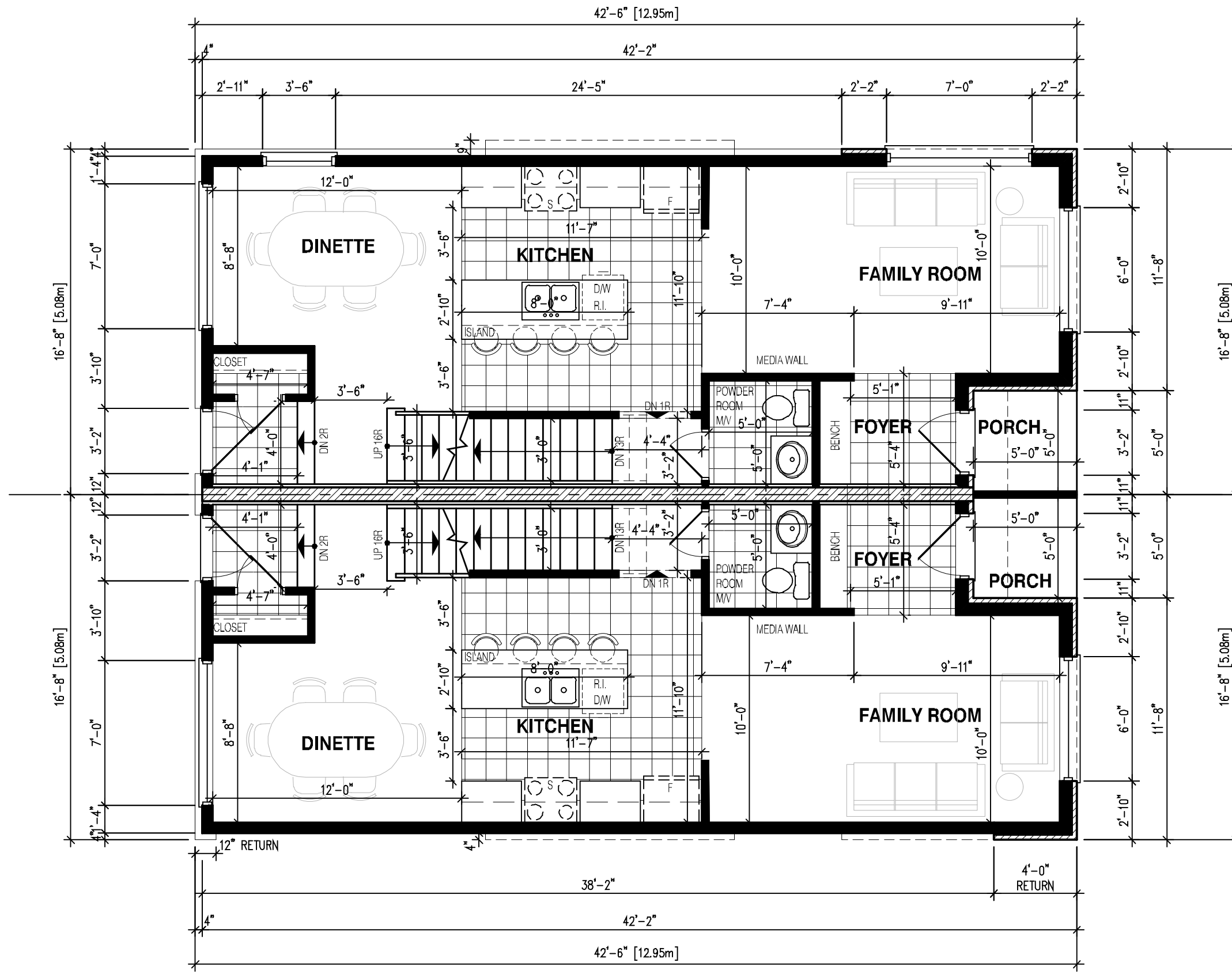
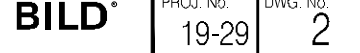
FIRST FLOOR PLAN

LINVEST PROPERTIES

MODEL: ---

SCALE: 3/16"=1'-0"

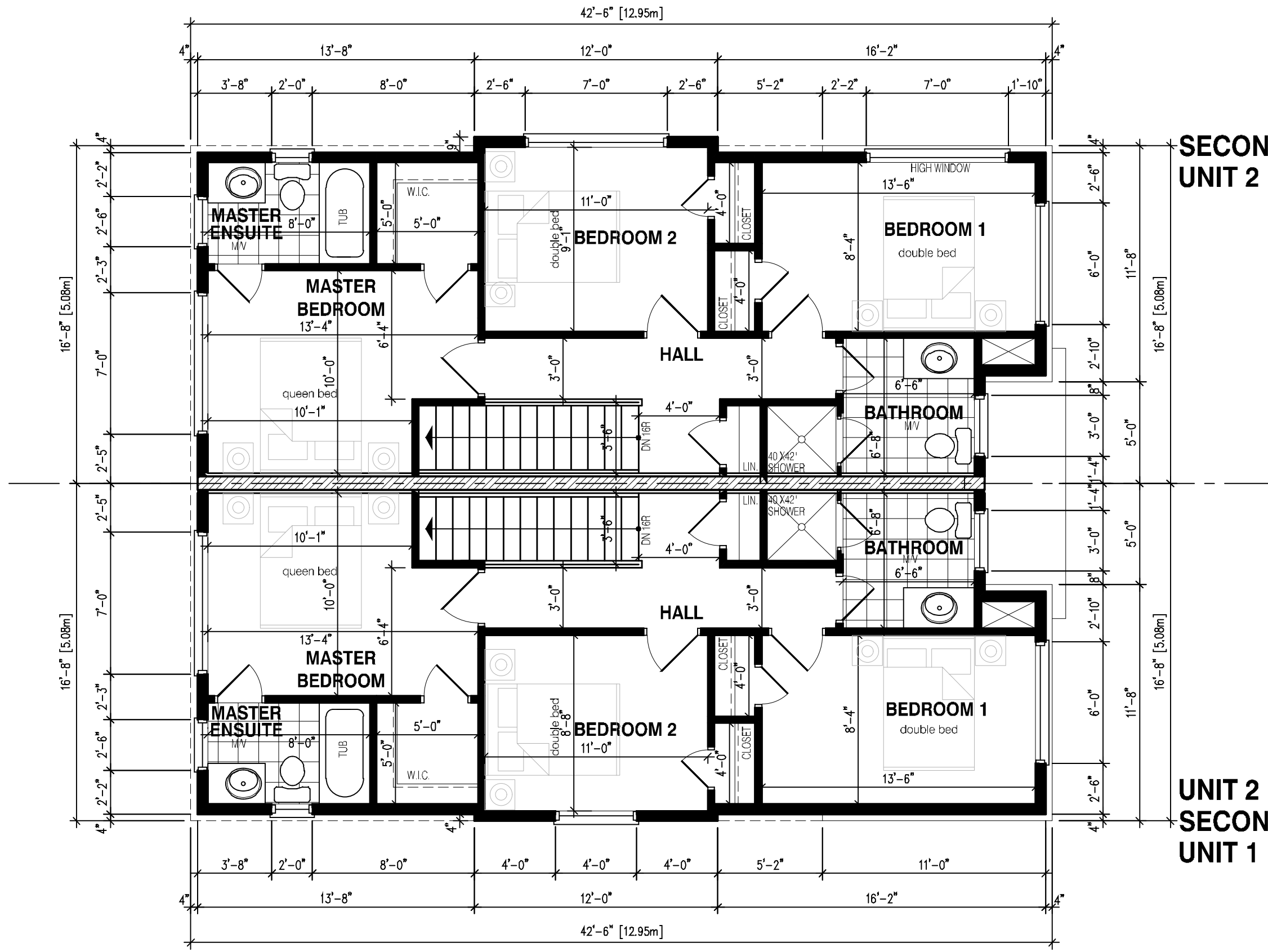
PROJ. No. 19-29 DWG. No. 2



PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

**SECOND FLOOR PLAN
UNIT 2**

**UNIT 2
SECOND FLOOR PLAN
UNIT 1**



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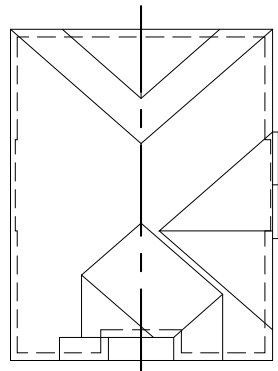
jardin design group inc. 27763
FIRM NAME BCIN

**SECOND FLOOR PLAN
LINDVEST PROPERTIES**

BILD MODEL: ---
SCALE: 3/16" = 1'-0"
PROJ. No. 19-29 DWG. No. 3

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

BLOCK 2



ROOF PLAN



**FRONT ELEVATION
UNIT 1**

**FRONT ELEVATION
UNIT 2**

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

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FIRM NAME BCIN

FRONT ELEVATION
LINDVEST PROPERTIES

MODEL: ---
SCALE: 3/16" = 1'-0"
PROJ. No. 19-29 DWG. No. 4

BLOCK 2



**RIGHT SIDE ELEVATION
UNIT 2**

PRELIMINARY

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FIRM NAME BCIN

RIGHT SIDE ELEVATION
LINDVEST PROPERTIES

BILD MODEL: T ---
SCALE: 3/16" = 1'-0"
PROJ. No. 19-29 DWG. No. 5

BLOCK 2



**REAR ELEVATION
UNIT 2**

**REAR ELEVATION
UNIT 1**

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jardin design group inc. 27763
FIRM NAME BCIN

REAR ELEVATION
LINDVEST PROPERTIES

MODEL: ---
SCALE: 3/16" = 1'-0"
PROJ. No. 19-29 DWG. No. 6

BLOCK 2

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FIRM NAME BCIN

LEFT SIDE ELEVATION
LINDVEST PROPERTIES

BILD

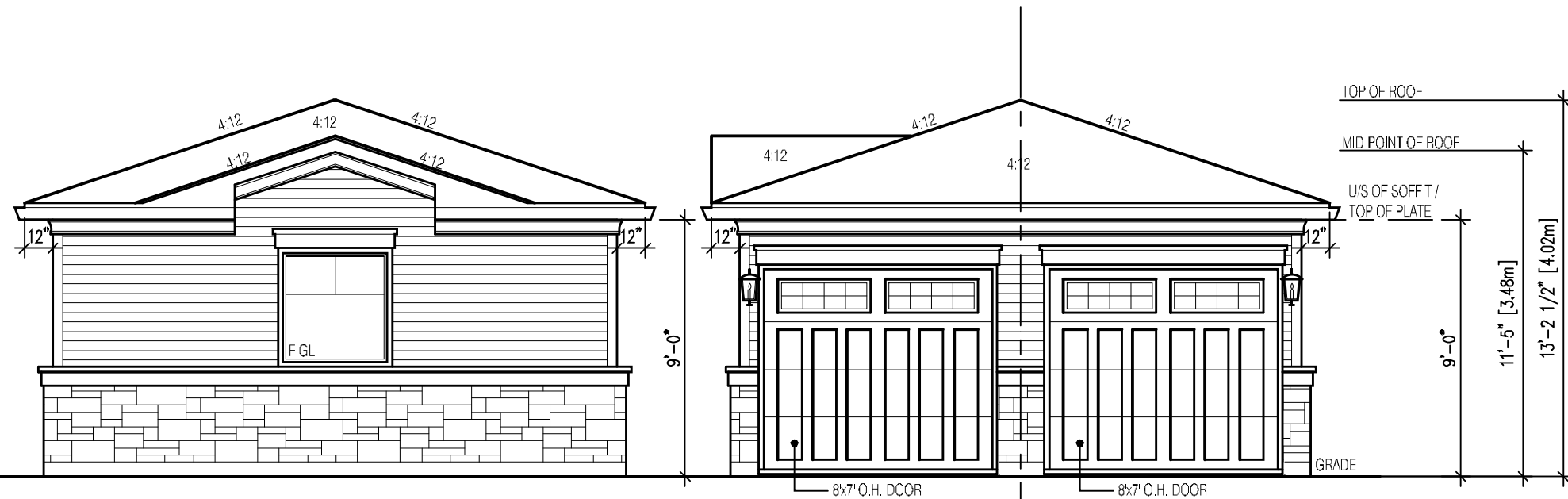
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SCALE: 3/16" = 1'-0"
PROJ. No. 19-29 DWG. No. 7



**LEFT SIDE ELEVATION
UNIT 1**

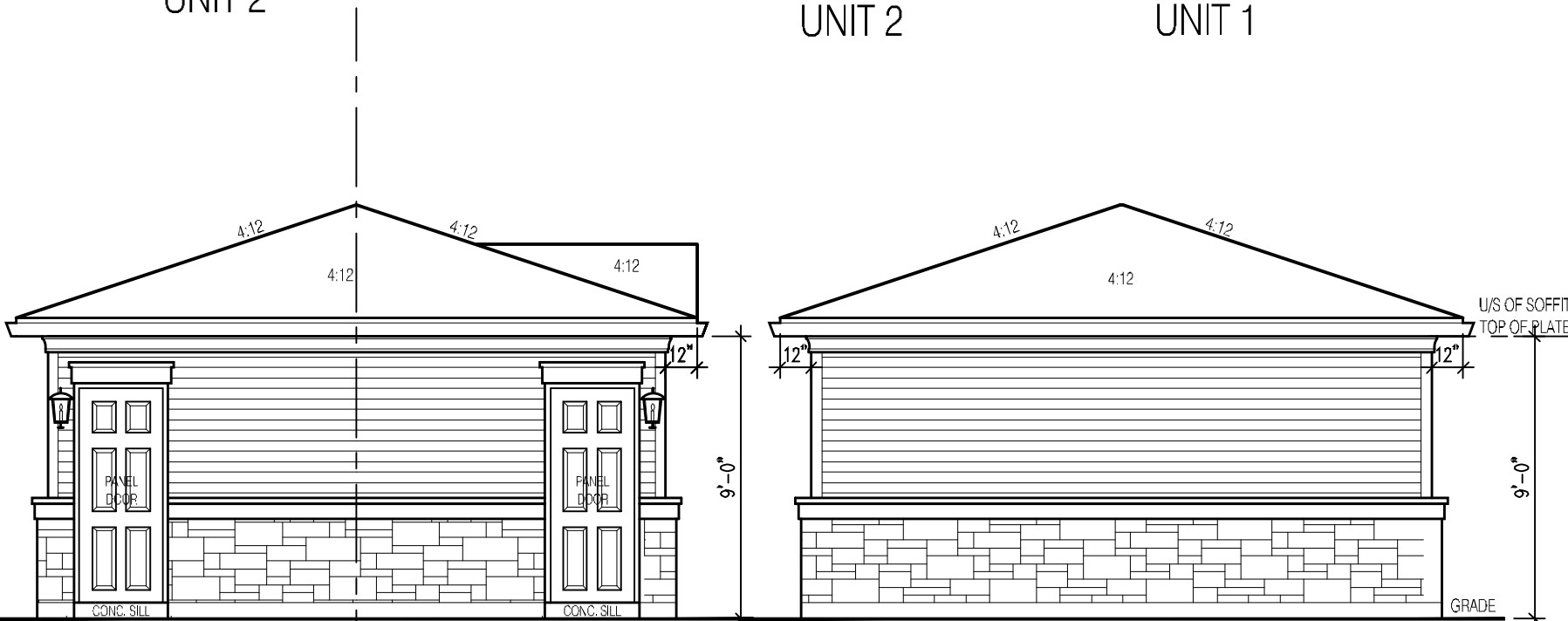
PRELIMINARY
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BLOCK 2



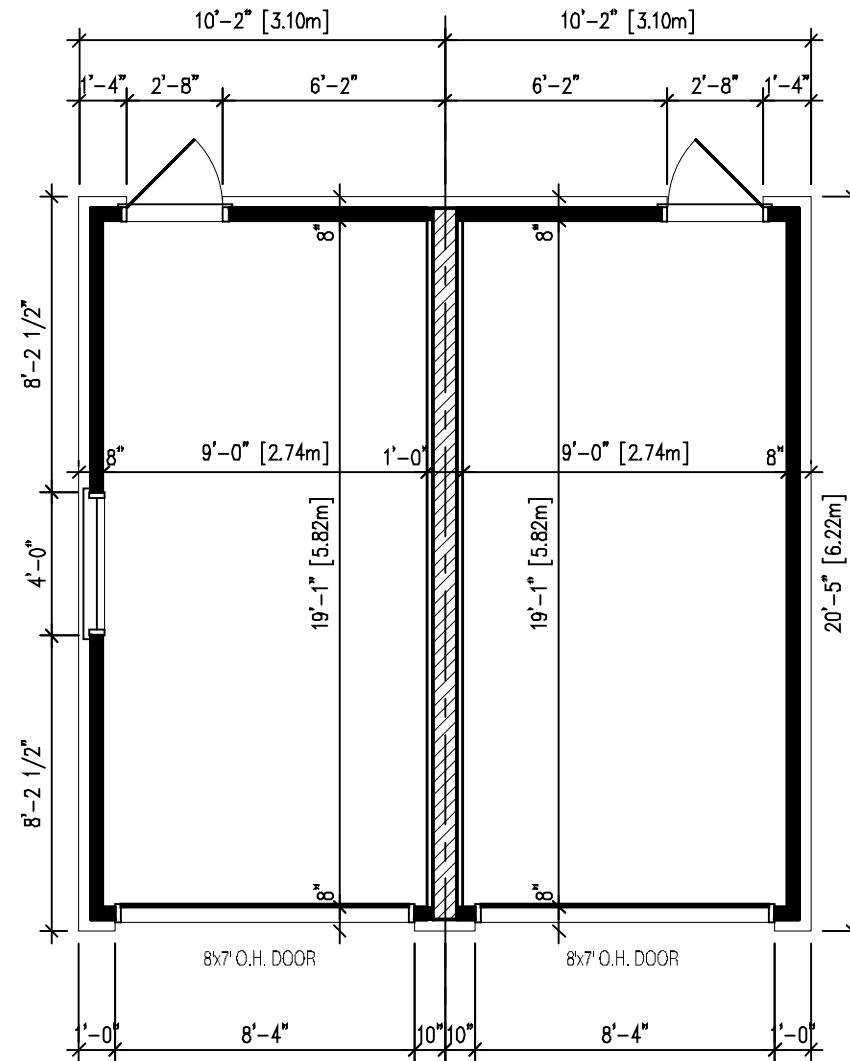
LEFT ELEVATION
UNIT 2

FRONT ELEVATION
UNIT 2 FRONT ELEVATION
UNIT 1



REAR ELEVATION
UNIT 1 REAR ELEVATION
UNIT 2

RIGHT ELEVATION
UNIT 1



GARAGE PLAN

PRELIMINARY
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FIRM NAME BCIN

GARAGE PLAN & ELEV.
LINDVEST PROPERTIES

BILD MODEL: ---
SCALE: 3/16" = 1'-0"
PROJ. No. 19-29 DWG. No. 8