SYMBOL LEGEND

▷	MAN DOOR LOCATIONS
▷	LOADING DOCK LOCATIONS
▶	DRIVE-IN LOCATIONS
▶	ENTRANCE & EXIT VESTIBULES
	DIRECTION OF TRAFFIC FLOW
	LANDSCAPE ISLANDS ; 150 CONC. CURB CONT. AS SHOWN C/U LANDSCAPE - SEE LANDSCAPE DWG.
	PAINTED ISLANDS ; PAINTED TRAFFIC ISLAND COLOUR AS PER PAINT SPEC.
	CURB-CUTS FOR ACCESSIBLE ACCESS
	LIGHT DUTY ASPHALT PAVING; CAR PARKING AND DRIVEWAYS SEE SITE SERVICE & GRADING DWGS FOR DETAILS
	HEAVY DUTY ASPHALT PAVING; TRUCKING ROUTE SEE SITE SERVICE & GRADING DWGS FOR DETAILS
	SNOW STORAGE
	EASEMENT
	PROPERTY LINE
FIRE ROUTE	DESIGNATED FIRE-ROUTE
APS	ACCESSIBLE PARKING SIGN
	ACCESSIBLE PARKING STALL
F.H.	FIRE HYDRANT AND VALVE (REFER TO TYPICAL SITE PLAN DETAILS)
FDC	FIRE DEPT. CONNECTION
APS	ALTERNATIVE FUELING STATION
G	GARBAGE ROOM
E	ELECTRICAL ROOM
M	MECHANICAL ROOM
	CART CORAL
	BICYCLE RACK "LAYOUT CONFORMS TO "GUIDELINES FOR DESIGN & MANAGEMENT OF BICYCLE PARKING FACILITIES".
RD	ROOF DRAIN
A/P	FIRE ANNUNCIATOR PANEL
F.A.	FIRE ALARM
CPF	CANADA POST FACILITY
	LIGHTING REFERENCE (REFER TO ELECTRICAL DRAWINGS)
FRS	FIRE-ROUTE SIGN
	IMPRESSED ASPHALT

PLAN OF SURVEY OF
PART OF LOT 22, CONCESSION 1
AND PART OF BLOCKS A AND B
REGISTERED PLAN M-998
(GEOGRAPHIC TOWNSHIP OF PICKERING)
NOW IN THE
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

J. D. BARNES LIMITED - 2005
DATE: APRIL 18th, 2001 .

SURVEYOR'S REAL PROPERTY REPORT
SHOWING TOPOGRAPHY
PART 1 - PLAN SHOWING
PART OF BLOCKS B
AND XB (0.3m RESERVE)
REGISTERED PLAN M-998
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

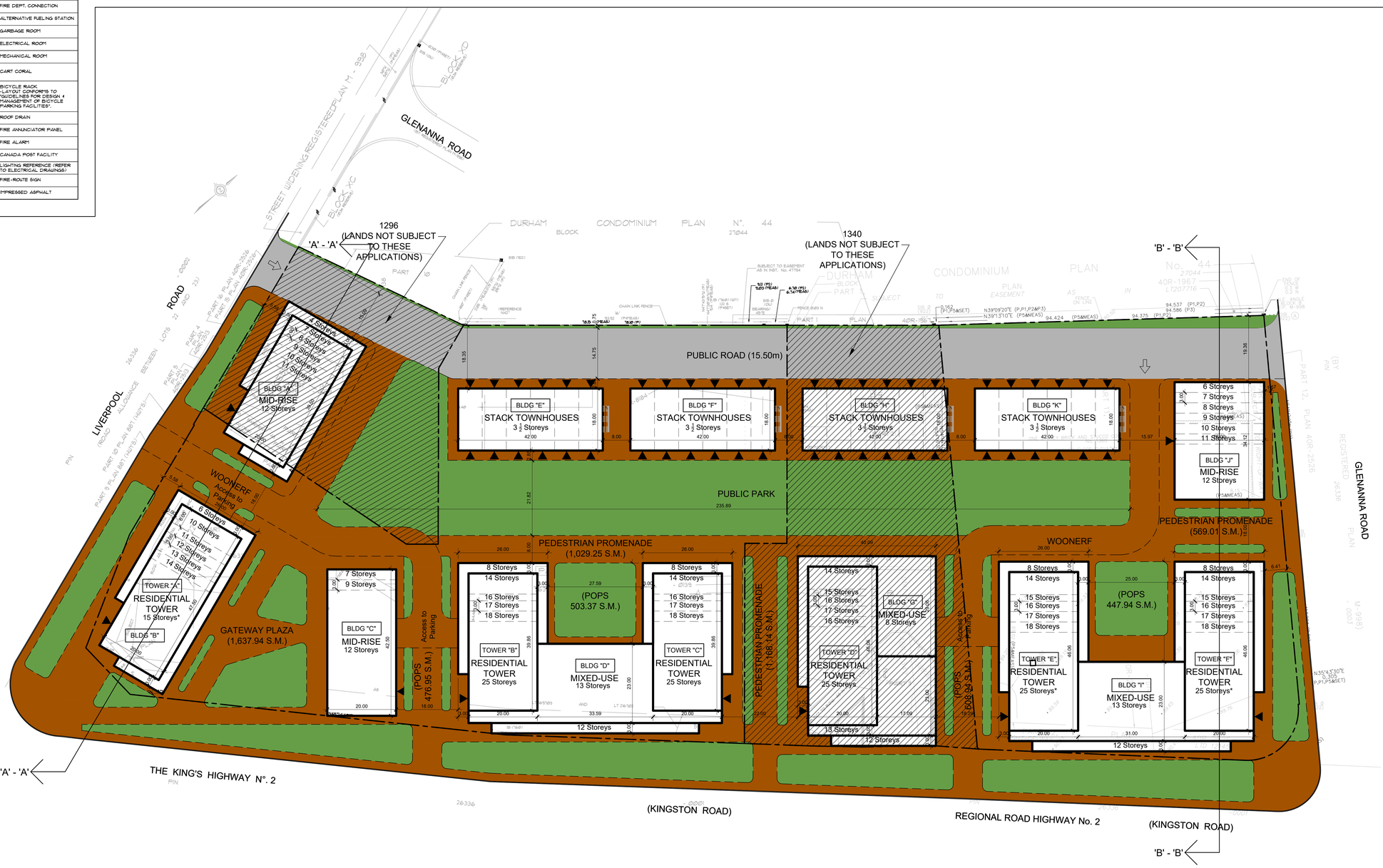
J.D. BARNES LIMITED
APRIL 15, 2019.

PAVEMENT LEGEND

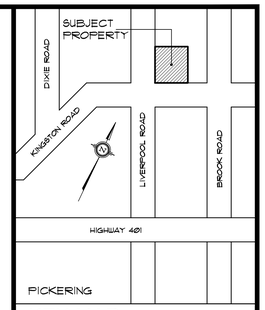
- WOONERF
- SOD
- PUBLIC ROAD
- BUILDINGS
- VEHICULAR CIRCULATION

SITE ANALYSIS (1296 - 1360 KINGSTON) (SCHEME 9)

LOT AREA:	40,046.88 S.M.	(9.90 AC)
TOTAL GFA:	189,492.50 S.M.	(2,039,746.80 S.F.)
GROSS FSI:	4.73	
NET FSI (1300):	4.74	
NET FSI (1360):	5.17	
COMMERCIAL / RETAIL	9,969.97 S.M.	(107,319.37 S.F.)
RESIDENTIAL	179,522.53 S.M.	(1,932,427.60 S.F.)
TOTAL PARKING:	4,881 CARS	
PUBLIC PARK AREA	5,468.25 S.M.	(13.66 %)
PUBLIC ROAD AREA (15.50m)	4,296.63 S.M.	(10.73 %)
PRIVATE OWNED PUBLIC SPACE	2,037.20 S.M.	(5.09 %)
WOONERF	11,198.59 S.M.	(27.96 %)



1 A-100 — SITE PLAN
SCALE: 1:500



KEY MAP
N.T.S.

NO.	DATE	REVISIONS	BY

DRAWING ISSUE

DATE	PARTICULARS	BY
	Issued for Design Approval	
	Issued for Site Plan Approval	
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Dwgs.	

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CONSTRUCTION NORTH

VGA Venchiarutti Gagliardi Architect Inc.
2651 John Street, Unit 18, Markham, ON L3R 2W5
T 905-477-1065 F 905-477-1067
www.vgarch.net

PROJECT

PROPOSED BLOCK DEVELOPMENT

1296 - 1360 KINGSTON ROAD
PICKERING, ONTARIO

DRAWING NAME
SITE PLAN

SCALE	DATE OF DWG.	PROJECT NO.
1:500	MAR. 16, 2020	19012

DRAWN BY	SHEET NO.
RA/DWL	A-100 SCHEME 9
CHKD BY	
RDG	

W:\19012 - 1300 Kingston (Pickering)\1. Drawings\2.5.1. Architectural \Concept\set\1300 - 1360 Kingston Rd\2019\Scheme 9\20200316.dwg

LAST PLOTTING DATE: MAR. 16, 2020