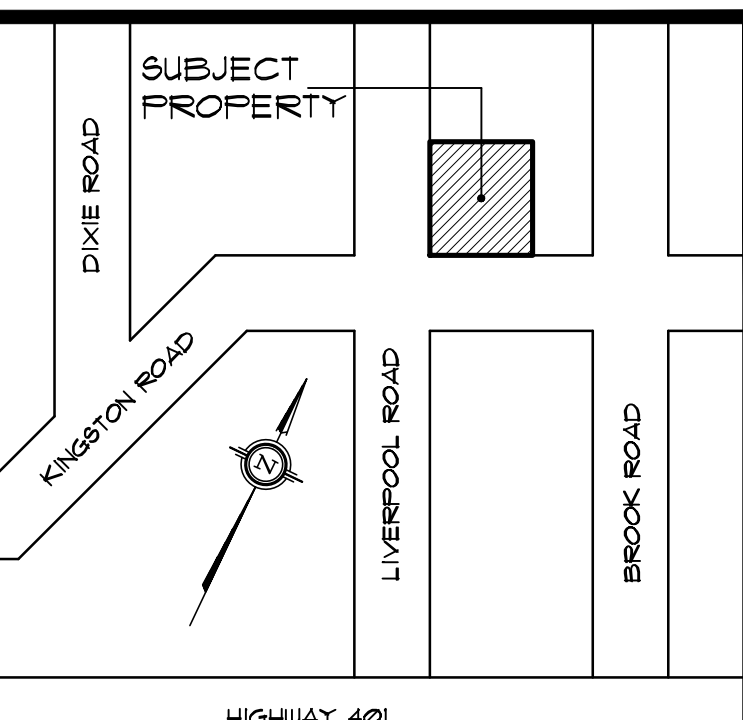


PAVEMENT LEGEND	
	WOONERF
	SOD
	BUILDINGS
	VEHICULAR CIRCULATION

SITE ANALYSIS (1450 KINGSTON) (SCHEME 12)		
LOT AREA (1450)	14,546.13 S.M.	(3.59 AC)
LOT AREA (1920)	2,714.33 S.M.	(0.67 AC)
TOTAL LOT AREA:	17,260.46 S.M.	(4.27 AC)
TOTAL GFA:	65,822.96 S.M.	(708,535.62 S.F.)
FSI:	3.81	
FSI (1450):	4.21	
UPH (1920):	29.63 UPH	(8 UNITS / 0.27HA)
COMMERCIAL / RETAIL	8,000.41 S.M.	(86,118.51 S.F.)
RESIDENTIAL	57,822.55 S.M.	(622,417.11 S.F.)
TOTAL PARKING:	2,916 CARS	
OPEN SPACE AREA	1,105.21 S.M.	(6.40 %)
PRIVATE OWNED PUBLIC SPACE	2,001.28 S.M.	(11.59 %)
WOONERF	3,233.51 S.M.	(18.73 %)

SURVEYOR'S REAL PROPERTY REPORT  
 SHOWING TOPOGRAPHY OF  
 PART OF PARK LOT AND  
 PART OF LOT 60  
 REGISTERED PLAN 509  
 CITY OF PICKERING  
 REGIONAL MUNICIPALITY OF DURHAM

J.D. BARNES LIMITED  
 DATE: JULY 3, 2019



HIGHWAY 401

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 Docs.	

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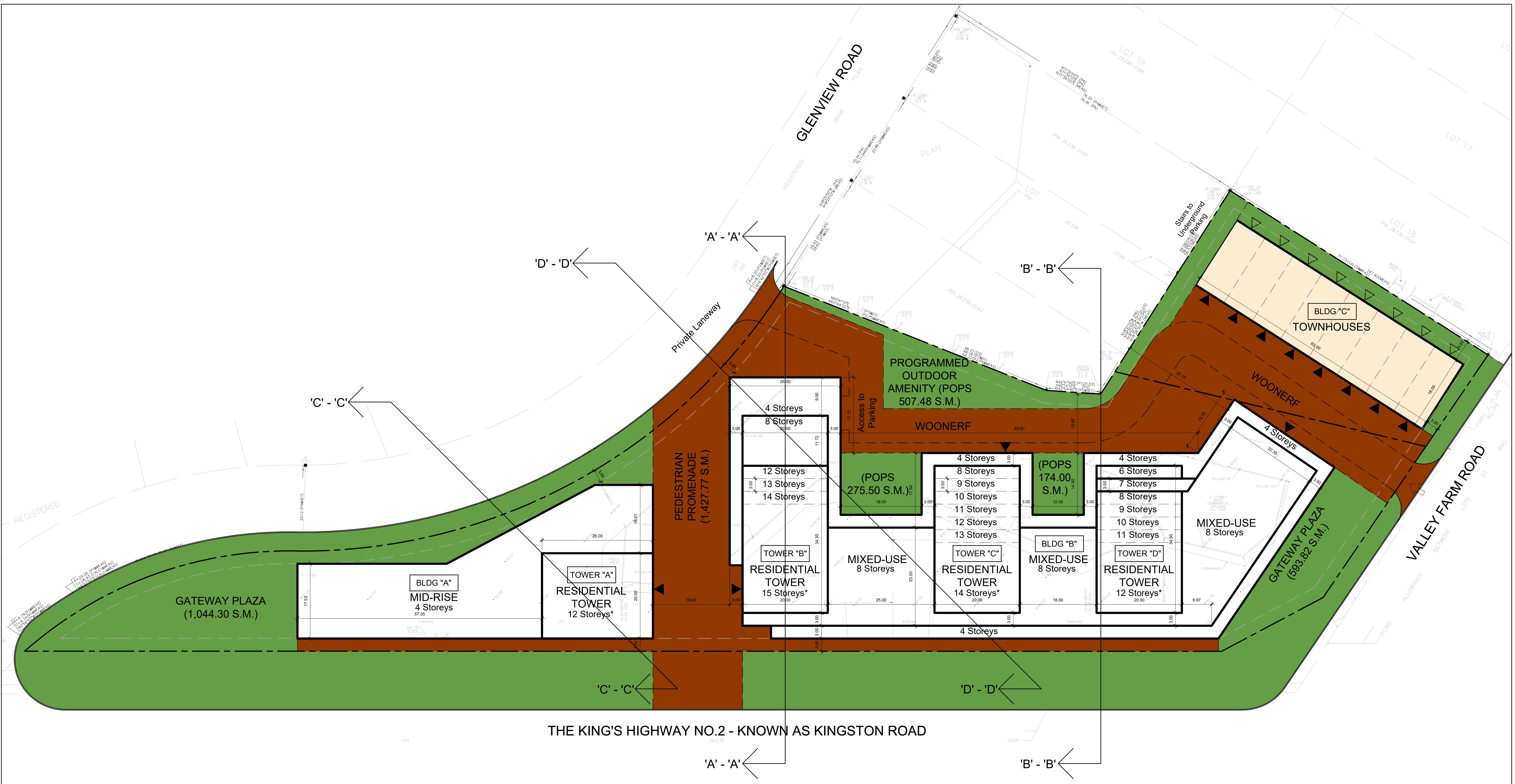
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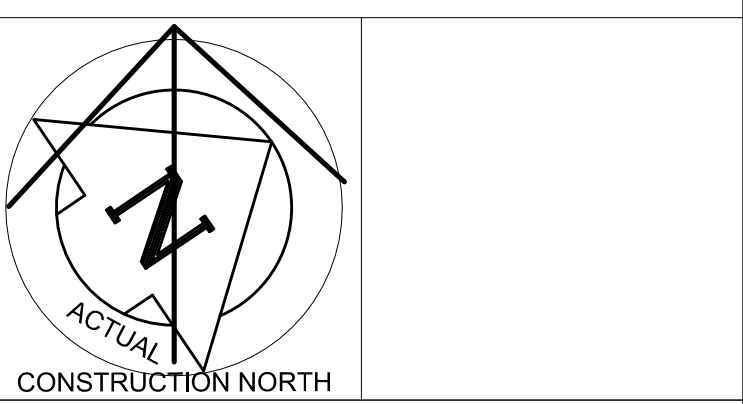
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1 SITE PLAN  
 A-100 SCALE: 1:400



**VGA** Venchiarutti Gagliardi Architect Inc.  
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 T 905-477-1065 F 905-477-1067  
 www.vgarch.net

PROJECT  
**PROPOSED CONCEPT PLAN**

1450 KINGSTON RD.  
 PICKERING, ONTARIO

DRAWING NAME  
 SITE PLAN

SCALE	DATE OF DWG	PROJECT NO.
AS NOTED	MAR. 16, 2020	19012
DRAWN BY	SHEET NO.	
RTA	<b>A-100</b>	
CHKD BY	1450 - SCHEME 12	
RDG		