



		(	OVERA	ALL S	ITE ST	ATIST	ICS		
ROAD WIDENING						90.10			
TRCA B	SUFFER AR	REA		940.24					
NET LOT AREA (MINUS ROAD WIDENING & TRCA BUFFER AREA)						2153.66			
TOTAL	AREA :			3184.00m2					
RESIDEN	ITIAL ZONE:					BASED ON "F	R1D ZONE"		
TOTAL UNITS						3 SINGLE DETACHED			
LOT No.	MODEL TYPE	LOT AREA (m²)	LOT FRONTAGE (m)	BUILDING HEIGHT (m) 12.0m MAX.	UNIT G.F.A. (m²)	COVERAGE W/ PORCH (m²) 38% MAX.	COVERAGE PERCENTAGE %	LANDSCAPE AREA (m²)	LANDSCAPE PERCENTAGE %
1	MODEL-A EL-1	656.58	11.56	12.00	312.25	188.78	28.75	398.93	60.76
2	MODEL-A EL-2	743.93	11.56	12.00	312.25	188.78	25.38	491.15	66.02
3	MODEL-A EL-3	753.15	11.55	12.00	312.25	188.78	25.07	509.93	67.71

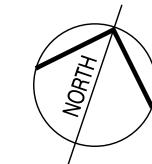
3 LOTS WITH 2 SPACES IN GARAGE AND 4 SPACES IN DRIVEWAY 16 SPACES 6 SPACES 6 SPACES

PLAN OF LOT 57 **REGISTRAR'S COMPILED PLAN 1051** GEOGRAPHIC TOWN OF PICKERING CITY OF PICKERING

REGIONAL MUNICIPALITY OF DURHAM

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF PICKERING BENCHMARK NO. 1-087 HAVING AN ORTHOMETRIC ELEVATION OF 292.813 METRES. ELEVATIONS ARE REFFERED TO THE CANADIAN VERTICAL DATUM OF 1928, PRE-1978 ADJUSTMENT

BENCHMARK SET VERTICALLY IN A CHANCE ANCHOR. LOCATED 7.5 METRES WEST OF THE CENTRELINE OF APPLEVIEW ROAD AND 350 METRES NORTH OF DUNBARTON ROAD. CAP IS LOCATED 0.20



NOTES:

LEGAL SURVEY INFORMATION AND LOT DIMENSIONS SHOWN ON THIS PLAN ARE TAKEN FROM A PLAN PREPARED BY: R-PE SURVEYING LTD. WWW.R-PE.CA 643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO, L4L 8A3 TEL. (416) 635-5000 FAX (416)635-5001

TEL. (905) 264-0881 FAX (905)264-2099 DATED: MAY 16 2024 WHICH MAY NOT BE FINAL AND ARE NOT GUARANTEED. THE FINAL REGISTERED PLAN OF SUBDIVISION SHALL BE REFERRED TO FOR CONFIRMATION



**LEGEND** 

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

PROPOSED SWALE GRADE ESTABLISHED GRADE DOWNSPOUT LOCATION

STORM MANHOLE AIR-CONDITIONING UNIT PROPOSED GRADE EXISTING GRADE

SUMP PUMP

GAS METER

T/WALL

PROPOSED BERM SWALE DIRECTION HYDRO METER

MUNICIPAL ADDRESS FINISHED FLOOR ELEVATION

PROPERTY BOUNDRY

× × CHAINLINK FENCE

TOP OF FOUNDATION WALL

FIN. BASEMENT FLOOR SLAB

UNDERSIDE FOOTING ELEVATION

PRECAST CONCRETE UNIT PAVERS PRECAST CONCRETE PATIO SLABS

WOOD PRIVACY FENCE / SCREEN SNOW STORAGE AREA

STORM CONNECTION SANITARY CONNECTION WATER CONNECTION HYDRO CONNECTION DOUBLE CATCH BASIN

18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5		
4		
3	SEPT. 17, 2025	ISSUED TO CLIENT FOR REVIEW.
2	AUG. 11, 2025	ISSUED TO CLIENT FOR REVIEW.
1	JULY 28, 2025	ISSUED TO CLIENT FOR REVIEW.
No:	DATE:	WORK DESCRIPTION:
	i	ardin

**DESIGN GROUP INC** 64 Jardin dr. Suite 3a VAUGHAN ONT, L4K 3P3

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CONTEXT SITE PLAN

1794 APPLEVIEW ROAD ( PICKERING )



1:250