



| OVERALL SITE STATISTICS | | | | | | | | | |
|---|--------------|---------------|------------------|-----------------------------------|------------------|------------------------------------|-----------------------|---------------------|------------------------|
| ROAD WIDENING | | | | | | 90.10 | | | |
| TRCA BUFFER AREA | | | | | | 940.24 | | | |
| NET LOT AREA (MINUS ROAD WIDENING & TRCA BUFFER AREA) | | | | | | 2153.66 | | | |
| TOTAL AREA : | | | | | | 3184.00m2 | | | |
| RESIDENTIAL ZONE: | | | | | | BASED ON "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 |
| TOTAL: | | 2153.66 m2 | 34.67 m | 6.00 m | 936.75 m2 | 566.34 m2 | 13.2 m2 | 1400.01 m2 | 32.4 m2 |
| | | | | | | | | | |
| PARKING | | | | | | PROVIDED | | REQUIRED | |
| 3 LOTS WITH 2 SPACES IN GARAGE AND 4 SPACES IN DRIVEWAY | | | | | | 16 SPACES | | 6 SPACES | |
| TOTAL | | | | | | 16 SPACES | | 6 SPACES | |
| | | | | | | | | | |
| NOTE: | | | | | | | | | |

PART 1
PLAN OF LOT 57
REGISTRAR'S COMPILED PLAN 1051
GEOGRAPHIC TOWN OF PICKERING
CITY OF PICKERING
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 250

METRES

BENCHMARK NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF PICKERING BENCHMARK NO. 1-087 HAVING AN ORTHOMETRIC ELEVATION OF 292.913 METRES. ELEVATIONS ARE REFERRED TO THE CANADIAN VERTICAL DATUM OF 1928, PRE-1978 ADJUSTMENT (CGVD-1928-1978ADJ).

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 METRES BELOW GRADE.

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 OF THE DATA.

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
- F.F.LR. T/WALL
- F.SLAB
- U/FTG.
- 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 | | |
| 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: |

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

CONTEXT SITE PLAN

(COLOUR)

1794 APPLEVIEW ROAD
(PICKERING)

| | |
|-----------|-------|
| TYPE | SP |
| SCALE: | 1:250 |
| PROJ. No. | 25- |
| No. | A-01 |