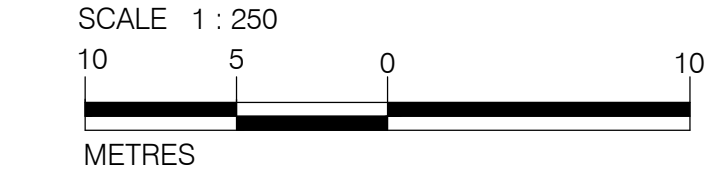


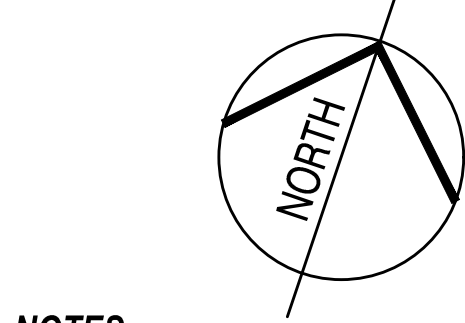
| OVERALL SITE STATISTICS | | | | | | | | | |
|---|--------------|----------------------------|------------------|-----------------------------------|-------------------------------|---|-----------------------|----------------------------------|------------------------|
| ROAD WIDENING | | | | | | 90.10 | | | |
| 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 (m ²) | LOT FRONTAGE (m) | BUILDING HEIGHT (m) 12.0m MAX. | UNIT G.F.A. (m ²) | COVERAGE W/ PORCH (m ²) 38% MAX. | COVERAGE PERCENTAGE % | LANDSCAPE AREA (m ²) | 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



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 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
645 CHARLEA 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 |
| ⊠ | FIN. BASEMENT FLOOR SLAB |
| ⊠ | UNDERGRADE FOOTING ELEVATION |
| ⊠ | 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

1794 APPLEVIEW ROAD
(PICKERING)

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