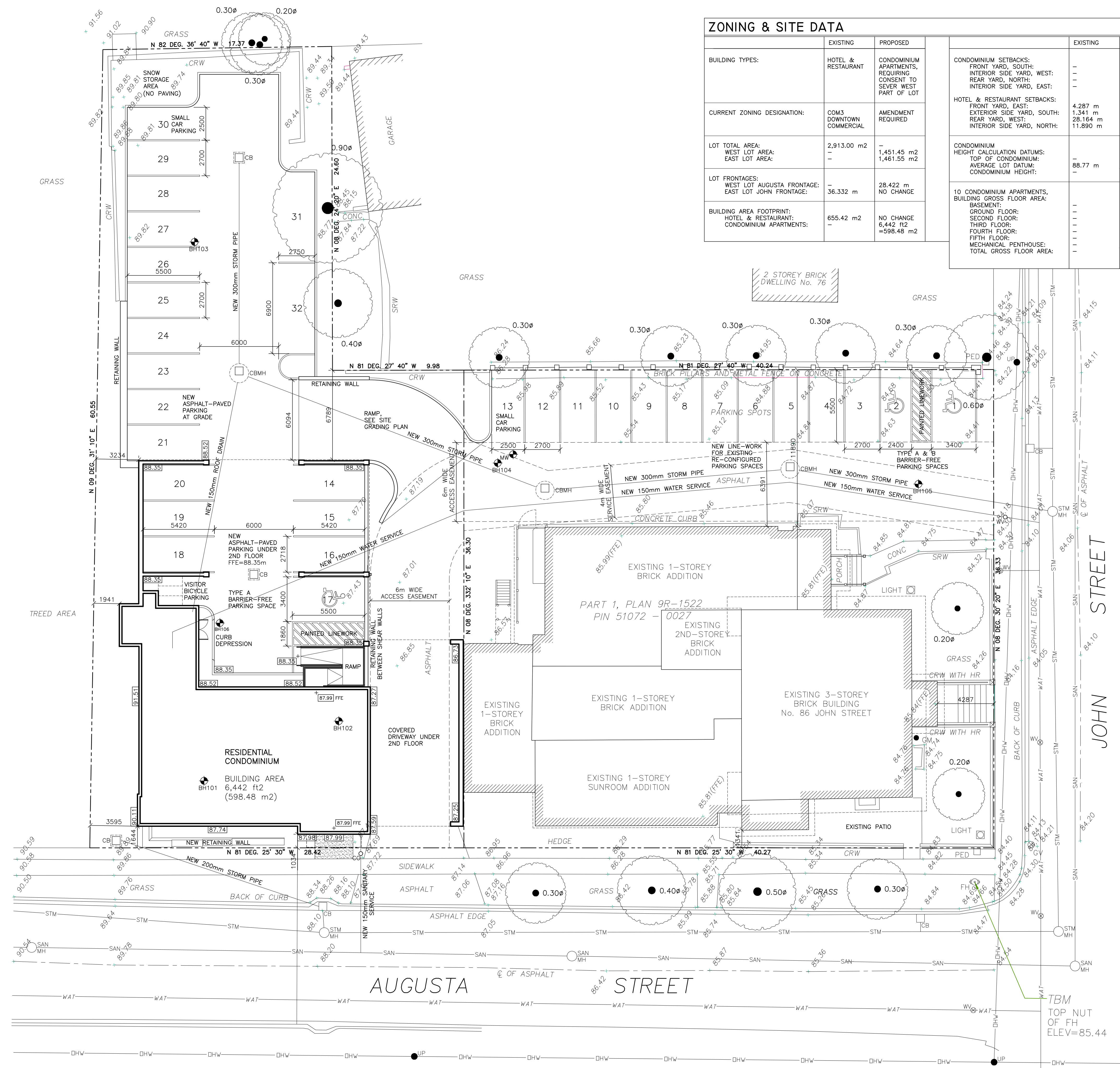




ZONING & SITE DATA

	EXISTING	PROPOSED		EXISTING	PROPOSED		EXISTING	PROPOSED
BUILDING TYPES:	HOTEL & RESTAURANT	CONDOMINIUM APARTMENTS, REQUIRING CONSENT TO SEVER WEST PART OF LOT	CONDOMINIUM SETBACKS: FRONT YARD, SOUTH: INTERIOR SIDE YARD, WEST: REAR YARD, NORTH: INTERIOR SIDE YARD, EAST:	- - - -	1,034 m 1,941 m 6,789 m 0,000 m	PARKING SPACE REQUIREMENTS FOR COMBINED LOTS BY AGREEMENT: HOTEL & RESTAURANT: 10 ROOMS+236m2 NFA/9.3m2 =36 SPACES REQUIRED: CONDOMINIUM APARTMENTS 0.75 PER DWELLING UNIT =8 SPACES REQUIRED: TOTAL SPACES REQUIRED: TOTAL SPACES PROPOSED: BARRIER-FREE PARKING SPACES PROVIDED: 2 TYPE A & 1 TYPE B	18 SPACES - -	21 SPACES 11 SPACES 44 SPACES 32 SPACES 3 SPACES INCLUDED IN TOTAL OF 32
CURRENT ZONING DESIGNATION:	COM3 DOWNTOWN COMMERCIAL	AMENDMENT REQUIRED	HOTEL & RESTAURANT SETBACKS: FRONT YARD, EAST: EXTERIOR SIDE YARD, SOUTH: REAR YARD, WEST: INTERIOR SIDE YARD, NORTH:	4,287 m 1,341 m 28,164 m 11,890 m	NO CHANGE NO CHANGE 0,000 m NO CHANGE			
LOT TOTAL AREA: WEST LOT AREA: EAST LOT AREA:	2,913.00 m2 - -	- 1,451.45 m2 1,461.55 m2	CONDOMINIUM HEIGHT CALCULATION DATUMS: TOP OF CONDOMINIUM: AVERAGE LOT DATUM: CONDOMINIUM HEIGHT:	- 88.77 m -	- 106.51 m -88.78 m =17.73 m			
LOT FRONTAGES: WEST LOT AUGUSTA FRONTAGE: EAST LOT JOHN FRONTAGE:	- 36.332 m -	28.422 m NO CHANGE -	10 CONDOMINIUM APARTMENTS, BUILDING GROSS FLOOR AREA: BASEMENT: GROUND FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: FIFTH FLOOR: MECHANICAL PENTHOUSE: TOTAL GROSS FLOOR AREA:	- - - - - - - -	- 2,405 ft2 6,159 6,159 5,127 4,490 315 24,655 ft2 =2,290.52 m2			
BUILDING AREA FOOTPRINT: HOTEL & RESTAURANT: CONDOMINIUM APARTMENTS:	- 655.42 m2 -	NO CHANGE 6,442 ft2 =598.48 m2						

SITE INFORMATION SOURCE

SITE INFORMATION ON THIS DRAWING WAS TAKEN FROM:
PLAN OF TOPOGRAPHIC DETAIL OF 86 JOHN STREET
PORT HOPE, ONTARIO
COUNTY OF NORTHUMBERLAND
SCALE = 1 : 250
FIELDWORK COMPLETION: APRIL 27, 2021
ISSUED TO CLIENT: MAY 11, 2021

AND:
PLAN OF SURVEY OF LOT 316 SMITH ESTATE PLAN AND 58 STEWART PLAN
TOWN OF PORT HOPE
NOW COUNTY OF NORTHUMBERLAND
FORMERLY COUNTY OF DURHAM
SCALE: 1" = 20 FT.
SURVEY COMPLETED ON 1 & 7, 1984
RECEIVED & DEPOSITED UNDER REGISTRY ACT 27 FEB. 1984, PLAN 9R-1522

BOTH PREPARED BY:
SYLVESTER & BROWN LAND SURVEYING
191 TORONTO ROAD
PORT HOPE, ONTARIO L1A 3V5
905-885-2260 OR 1-888-743-2222
JOB NO. P2021-033

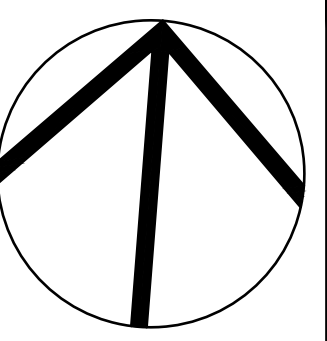
SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- BORE HOLE, SEE GEOTECHNICAL REPORT
- NEW CONCRETE PAVING
- NEW POURED CONCRETE CURB
- NEW PRECAST CONCRETE PAVERS
- NEW GRASS
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- UTILITY POLE
- UTILITY SERVICE & RELATED STRUCTURES
CO=CLEAN OUT
GM=GAS METER
GV=GAS VALVE
HE=HYDRO ELECTRIC
MH=MANHOLE
OHW=OVERHEAD WIRE
SAN=SANITARY
STM=STORM
WAT=WATER
WV=WATER VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CATCH BASIN MANHOLE, SEE SITE SERVICING PLAN
- CATCH BASIN, SEE SITE SERVICING PLAN
- EXISTING TREE TO REMAIN
- EXISTING SHRUBS TO REMAIN
- MISCELLANEOUS ABBREVIATIONS:
CRW=CONCRETE RETAINING WALL
HR=HANDRAIL
SRW=STONE RETAINING WALL

PICCINI ARCHITECT

148 WALTON STREET, UNIT 1, PORT HOPE, ONTARIO L1A 1N6, CANADA
TEL: (905) 885-8729
www.picciniarchitect.com

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NO.	DATE:	ISSUE/REVISION FOR:	BY:
	D.M.Y.	DESCRIPTION	INIT.
1	23.11.23	CLIENT REVIEW	RP
2	11.03.24	MUNICIPAL PLANNING REVIEW	RP
3	25.09.24	BEARING SHIFT TO UTM GRID	RP
4	03.03.25	HERITAGE PERMIT APPLICATION	RP
5	17.07.25	ZONING BY-LAW AMENDMENT	RP
6	11.12.25	RE-ISSUED FOR ZBA	RP

CONDOMINIUM APARTMENT BUILDING

AUGUSTA STREET
PORT HOPE, ONTARIO

ASUNDER TRADE & CAPITAL INC.
86 JOHN ST., PORT HOPE
ON L1V 2Z2

SHEET TITLE:

SITE PLAN

DRAWN BY: RP	CHK'D BY: RP
PROJECT NO: 21.333	DATE: MAY 2021