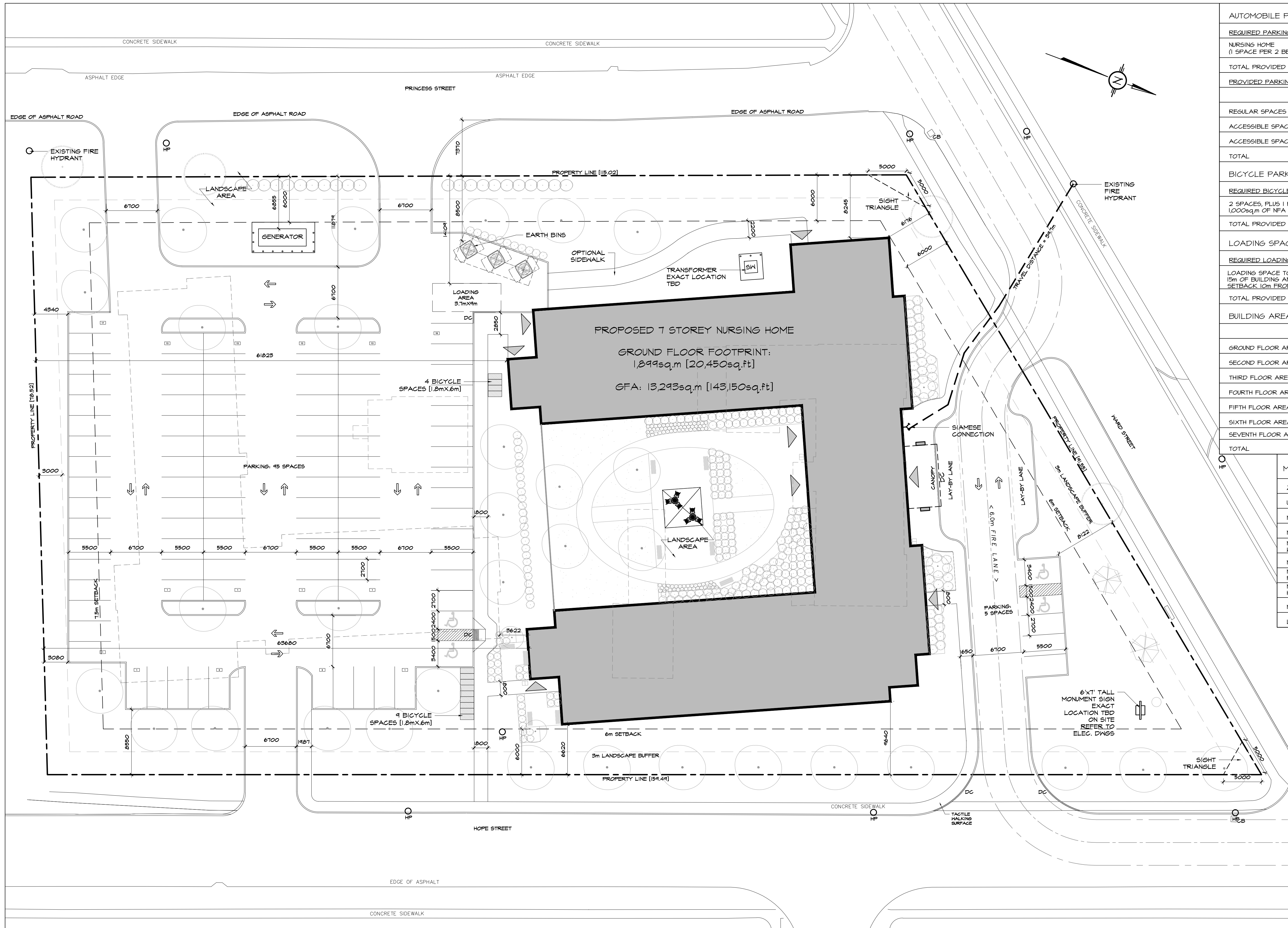




AUTOMOBILE PARKING SUMMARY			
REQUIRED PARKING			
NURSING HOME (1 SPACE PER 2 BEDS)	192 BEDS / 2 = 96 PARKING SPACES REQUIRED		
TOTAL PROVIDED	100 PARKING SPACES		
PROVIDED PARKING			
		UNDERGROUND	ABOVE GROUND
REGULAR SPACES	MIN. 2.7m x 5.5m	-	96
ACCESSIBLE SPACES	TYPE A [3.4mX5.5m]	-	2
ACCESSIBLE SPACES	TYPE B [2.4mX5.5m]	-	2
TOTAL	= 100 PROVIDED PARKING SPACES		
BICYCLE PARKING SUMMARY			
REQUIRED BICYCLE PARKING			
2 SPACES, PLUS 1 PER 1,000sq.m OF NFA	NET FLOOR AREA = 10634sq.m 10634 / 1000 = 10.6 + 2 = 13 spaces		
TOTAL PROVIDED	13 BICYCLE SPACES		
LOADING SPACE SUMMARY			
REQUIRED LOADING			
LOADING SPACE TO BE WITHIN 15m OF BUILDING AND SETBACK 10m FROM STREET.	LOADING SPACE SHALL BE A MIN. OF 3.7m x 9m AND HAVE A VERTICAL CLEARANCE OF 4.3m		
TOTAL PROVIDED	1 LOADING SPACE		
BUILDING AREAS			
	CONSTRUCTION AREA [SQ.M]	CONSTRUCTION AREA [SQ.FT]	
GROUND FLOOR AREA	1,849sq.m	20,450sq.ft	
SECOND FLOOR AREA	1,849sq.m	20,450sq.ft	
THIRD FLOOR AREA	1,849sq.m	20,450sq.ft	
FOURTH FLOOR AREA	1,849sq.m	20,450sq.ft	
FIFTH FLOOR AREA	1,849sq.m	20,450sq.ft	
SIXTH FLOOR AREA	1,849sq.m	20,450sq.ft	
SEVENTH FLOOR AREA	1,849sq.m	20,450sq.ft	
TOTAL	13,293sq.m	143,150sq.ft	

MUNICIPALITY OF PORT HOPE ZONING BY-LAW - IU		
ZONING PROVISIONS	REQUIRED	PROPOSED
URBAN INSTITUTIONAL		
MIN. LOT AREA	N/A	10,799.7sq.m
MIN. LOT FRONTAGE	N/A	41.55m
MIN. FRONT YARD SETBACK WARD STREET	6m	6.17m
MIN. REAR YARD SETBACK	7.5m	61.8m
MIN. EXTERIOR SIDE YARD SETBACK PRINCESS STREET	6m	8.2m
MIN. EXTERIOR SIDE YARD SETBACK HOPE STREET	6m	6.6m
MAX. BUILDING HEIGHT	19m	25.4m
LOT COVERAGE	N/A	17.5%

NOTES:

1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.

2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS.

4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.

5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

SEAL:

NORTH ARROW:

03.	2021.06.14	ISSUED FOR ZONING & SPC
04.	2021.06.02	ISSUED FOR REVIEW
05.	2021.09.26	ISSUED FOR REVIEW
02.	2021.01.26	ISSUED FOR REVIEW
01.	2020.12.10	ISSUED FOR REVIEW
No.	DATE	REVISION

S.J. LAWRENCE
ARCHITECT
INCORPORATED

18 DEAKIN STREET
SUITE 209
OTTAWA, ONTARIO
K2E 8B1

T: (613) 734.7710
F: (613) 734.7709
s.j.law@architect.com

LAWRENCE
ARCHITECT
INCORPORATED

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REPRODUCTION IS NOT PERMITTED

PROJECT:
PORT HOPE NURSING
HOME

20 HOPE ST. SOUTH, ON LIA 2M6

SHEET TITLE:
SITE PLAN

DRAWN BY:
A.L.

CHECKED BY:
S.J.L.

PLOT DATE:
2021.06.14

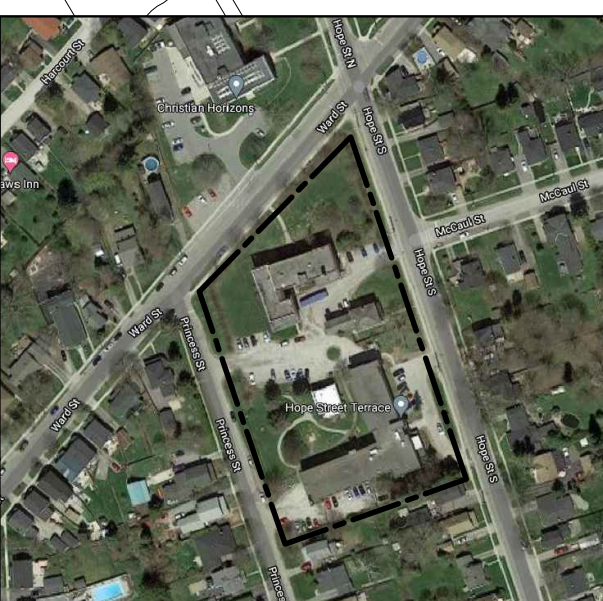
PROJECT DATE:
2020.10.31

JOB NUMBER:
SL-1084-20

SCALE:
AS SHOWN

SHEET NUMBER:

PART I: PLAN OF SURVEY SHOWING TOPOGRAPHY OF
LOTS 21,22,23,24,25,26,27,28,29,30 AND 31 SMITH ESTATE PLAN
TOWN OF PORT HOPE NOW IN THE MUNICIPALITY OF PORT HOPE
COUNTY OF NORTHUMBERLAND
BY ELLIOTT AND PARR [PETERBOROUGH] LTD.
DATED 08/23/2019



01 SITE PLAN
SCALE: 1:250