

ZONING & SITE DATA			
EXISTING		PROPOSED	
BUILDING TYPES:	HOTEL & RESTAURANT	CONDOMINIUM REQUIRING CONSENT TO BUILD PART OF LOT	
CURRENT ZONING DESIGNATION:	COM3 DOWNTOWN COMMERCIAL	AMENDMENT REQUIRED	
LOT TOTAL AREA:	2,913.00 m ²	1,451.45 m ²	
LOT FRONTAGE:	36.332 m	28.422 m	
LOT DEPTH:	95.542 m ²	58.48 m ²	
CONDOMINIUM SETBACKS:			
REAR YARD, NORTH:	1,941 m	6,789 m	
REAR YARD, WEST:	6,000 m	0.000 m	
INTERIOR SIDE YARD, EAST:	0.75 PER DWELLING UNIT	0.000 m	
INTERIOR SIDE YARD, SOUTH:	1,341 m	0.000 m	
INTERIOR SIDE YARD, NORTH:	11,900 m	NO CHANGE	
CONDOMINIUM HEADROOM DATUMS:			
AVERAGE LOT DATUM:	88.77 m	106.51 m	
CONDOMINIUM HEIGHT:	177.73 m	177.73 m	
CONDOMINIUM APARTMENTS:			
GROUND FLOOR:	2,395	1,422	
SECOND FLOOR:	2,395	2,395	
THIRD FLOOR:	6,442	6,442	
FOURTH FLOOR:	5,513	5,513	
MECHANICAL PENHOUSE:	482	482	
TOTAL GROSS FLOOR AREA:	21,949 SQ.FT.	21,949 SQ.FT.	

EXISTING		PROPOSED	
PARKING SPACE REQUIREMENTS FOR COMBINED LOTS BY AGREEMENT:			
HOTEL & RESTAURANT:	18 SPACES	18 SPACES	
CONDOMINIUM APARTMENTS:	9 SPACES	9 SPACES	
TOTAL SPACES REQUIRED:	27 SPACES	27 SPACES	
TOTAL SPACES PROVIDED:	32 SPACES	32 SPACES	
BARRED-FREE PARKING SPACES PROVIDED:	0 SPACES	3 SPACES	
2 TYPE A & 1 TYPE B		INCLUDED IN TOTAL OF 32	

SITE INFORMATION SOURCE

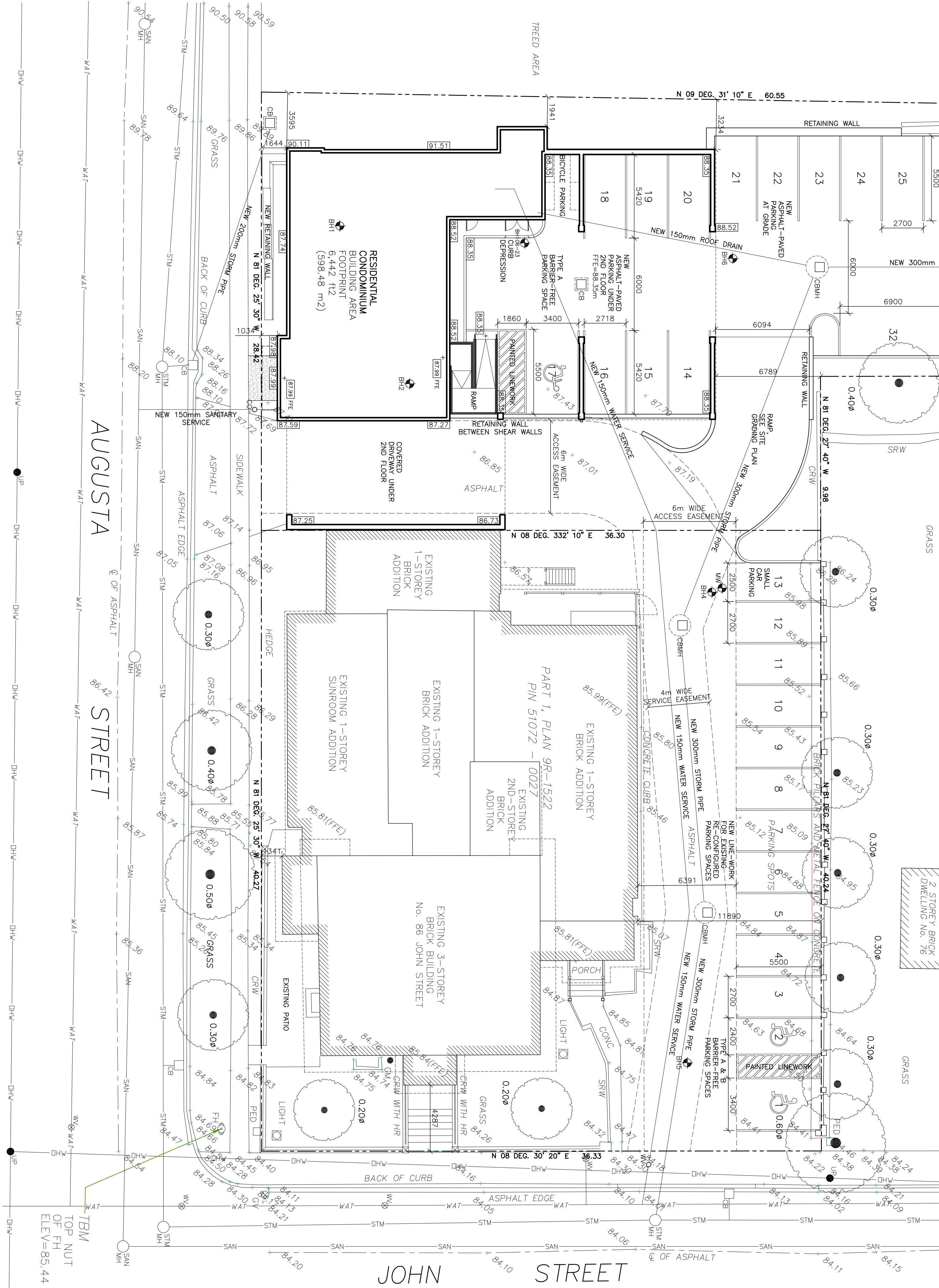
SITE INFORMATION ON THIS DRAWING WAS TAKEN FROM:
PLAN OF TOPOGRAPHIC DETAIL OF 86 JOHN STREET
PORT HOPE, ONTARIO
COUNTY OF NORTHUMBERLAND
SCALE = 1 : 250
FIELDWORK COMPLETION: APRIL 27, 2021
ISSUED TO CLIENT: MAY 11, 2021

AND:
PLAN OF SURVEY OF LOT 316 SMITH ESTATE PLAN AND 516 MARRAS ESTATE 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. F2021-033

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
- OW-GAS METER
- OW-GAS VALVE
- HEAVY-DUTY ELECTRIC METER
- OW-HANDLING WIRE
- OW-SANITARY
- OW-SANITARY
- OW-WATER
- OW-WATER VALVE
- FIRE HYDRANT
- SEWAGE CONNECTION
- CATCH BASIN MANHOLE, SEE SITE SERVICING PLAN
- CATCH BASIN, SEE SITE SERVICING PLAN
- EXISTING TREE TO REMAIN
- EXISTING SHRUBS TO REMAIN
- MISCELLANEOUS ABBREVIATIONS:
- OW-HANDLING
- OW-CONCRETE RETAINING WALL
- OW-STONE RETAINING WALL

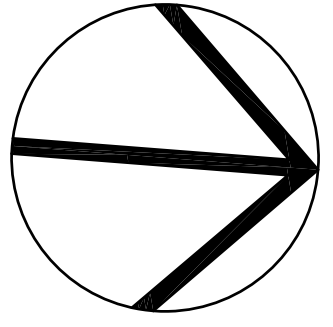


1 SITE PLAN

A101 SCALE 1:150



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NO.	DATE	ISSUANCE/REVISION FOR:	BY:
1	D.M.Y.	DESCRIPTION	INIT.
1	23.11.23	CLIENT REVIEW	RP
2	11.03.24	MUNICIPAL PLANNING REVIEW	RP
3	26.09.24	BEARING SHIFT TO UTIL GRID	RP
4	03.03.25	HERITAGE PERMIT APPLICATION	RP

CONDOMINIUM
APARTMENT
BUILDING
AUGUSTA STREET
PORT HOPE, ONTARIO
ASUNDER TRADE
& CAPITAL INC.
86 JOHN ST., PORT HOPE
ON L1V 2Z2

SITE PLAN

DRAWN BY: RP	CHKD BY: RP
PROJECT NO: 21.333	DATE: MAY 2021

A101