



**SITE PLAN LEGEND**

- PROPERTY LINE (EXISTING TO REMAIN)
- PROPERTY LINE (EXISTING TO BE REVISED)
- SETBACK (PROPOSED)
- SETBACK (EXISTING)
- PROPOSED DEMOLITION
- EXISTING DEMOLITION
- BUILDING FOOTPRINT (EXISTING)
- BUILDING FOOTPRINT (NEW)
- BUILDING ENTRANCE
- NOT LANSING (NEW) (EXISTING)
- CONCRETE (EXISTING) (NEW) (EXISTING)
- APPROXIMATE PARKING SPACES
- SHARED EASEMENT

**PROPOSED SITE STATISTICS (4 HAGEY AVE.)**

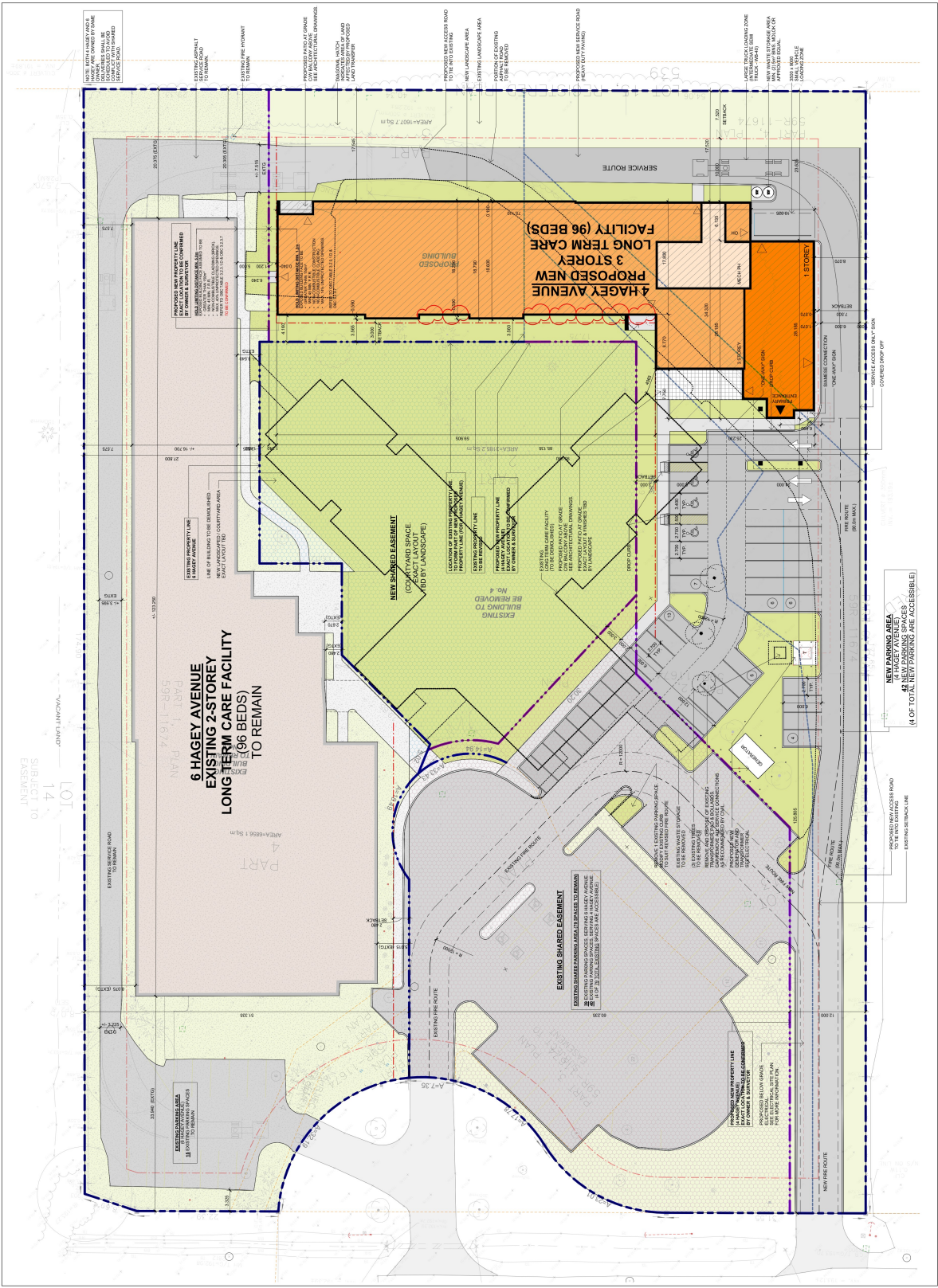
DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
EXISTING FOOTPRINT	1,000 SF	25.0%
NEW FOOTPRINT	2,500 SF	62.5%
DEMOLITION	100 SF	2.5%
TOTAL	3,600 SF	90.0%

**PROPOSED SITE STATISTICS (SHARED EASEMENT)**

DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
EXISTING FOOTPRINT	1,000 SF	4.7%
NEW FOOTPRINT	2,500 SF	11.3%
DEMOLITION	100 SF	0.5%
TOTAL	4,100 SF	16.5%

**PROPOSED SITE STATISTICS (EXIST BLDG @ HAGEY AVE.)**

DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
EXISTING FOOTPRINT	1,000 SF	40.0%
DEMOLITION	1,500 SF	60.0%
TOTAL	2,500 SF	100.0%



**SITE DEVELOP. & ZONING INFORMATION**

ZONING INFORMATION IS BASED ON TOWN OF FORT ERIE ZONING BY-LAW 2016-01-01.

PROPERTY LEGAL DESCRIPTION: 4 HAGEY AVENUE, FORT ERIE, ONTARIO L2R 1K1.

BASED ON SURVEY 2007-06 BY DATE ON LAND SURVEY LTD., DATED 03/08/07.

REQUIREMENT	EXISTING	REQUIRED	REMARKS
ZONING CLASSIFICATION	RESIDENTIAL	RESIDENTIAL	AS IS
MAX. LOT COVERAGE	100%	100%	AS IS
MAX. LOT FRONTAGE	100 FT	100 FT	AS IS
MAX. LOT DEPTH	100 FT	100 FT	AS IS
MAX. LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	AS IS
MAX. LOT FRONTAGE	100 FT	100 FT	AS IS
MAX. LOT DEPTH	100 FT	100 FT	AS IS
MAX. LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	AS IS
MAX. SETBACK (FRONT)	5 FT	5 FT	AS IS
MAX. SETBACK (SIDE)	5 FT	5 FT	AS IS
MAX. SETBACK (REAR)	5 FT	5 FT	AS IS
MAX. BUILDING HEIGHT	10 FT	10 FT	AS IS
MAX. BUILDING VOLUME	10,000 CU. FT.	10,000 CU. FT.	AS IS
MAX. BUILDING AREA	10,000 SQ. FT.	10,000 SQ. FT.	AS IS
MAX. BUILDING FOOTPRINT	10,000 SQ. FT.	10,000 SQ. FT.	AS IS
MAX. BUILDING SETBACK	5 FT	5 FT	AS IS
MAX. BUILDING SETBACK (FRONT)	5 FT	5 FT	AS IS
MAX. BUILDING SETBACK (SIDE)	5 FT	5 FT	AS IS
MAX. BUILDING SETBACK (REAR)	5 FT	5 FT	AS IS
MAX. BUILDING SETBACK (CORNER)	5 FT	5 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER)	5 FT	5 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 10 FT MIN.)	10 FT	10 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 15 FT MIN.)	15 FT	15 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 20 FT MIN.)	20 FT	20 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 25 FT MIN.)	25 FT	25 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 30 FT MIN.)	30 FT	30 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 35 FT MIN.)	35 FT	35 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 40 FT MIN.)	40 FT	40 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 45 FT MIN.)	45 FT	45 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 50 FT MIN.)	50 FT	50 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 55 FT MIN.)	55 FT	55 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 60 FT MIN.)	60 FT	60 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 65 FT MIN.)	65 FT	65 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 70 FT MIN.)	70 FT	70 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 75 FT MIN.)	75 FT	75 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 80 FT MIN.)	80 FT	80 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 85 FT MIN.)	85 FT	85 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 90 FT MIN.)	90 FT	90 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 95 FT MIN.)	95 FT	95 FT	AS IS
MAX. BUILDING SETBACK (STREET CORNER - 100 FT MIN.)	100 FT	100 FT	AS IS

**PARKING REQUIREMENTS**

SIZE	REQUIREMENT
STANDARD PARKING SPACE	270 SQ. FT.
ACCESSIBLE PARKING SPACE	300 SQ. FT.
2-RAY DRIVE AHEAD	300 SQ. FT.
ACCESSIBLE WITH	300 SQ. FT.
ACCESSIBLE WITHOUT	300 SQ. FT.
STANDARD PARKING SPACE	270 SQ. FT.
ACCESSIBLE PARKING SPACE	300 SQ. FT.
2-RAY DRIVE AHEAD	300 SQ. FT.
ACCESSIBLE WITH	300 SQ. FT.
ACCESSIBLE WITHOUT	300 SQ. FT.

**PROPOSED BUILDING AREA SUMMARY (4 HAGEY)**

LEVEL	AREA (SQ. FT.)	PERCENTAGE
FIRST FLOOR	10,000	100%
SECOND FLOOR	10,000	100%
THIRD FLOOR	10,000	100%
TOTAL	30,000	100%

**CONTRACTOR INFORMATION**

DATE: MARCH 2022

PROJECT NO: 122024

SCALE: As Indicated

PROJECT: FORT ERIE LONG TERM CARE FACILITY

CLIENT: CHAMBERLAIN ARCHITECTS

DESIGNER: CHAMBERLAIN ARCHITECTS

DATE: MARCH 2022

PROJECT NO: 122024

SCALE: As Indicated

PROJECT: FORT ERIE LONG TERM CARE FACILITY

CLIENT: CHAMBERLAIN ARCHITECTS

DESIGNER: CHAMBERLAIN ARCHITECTS