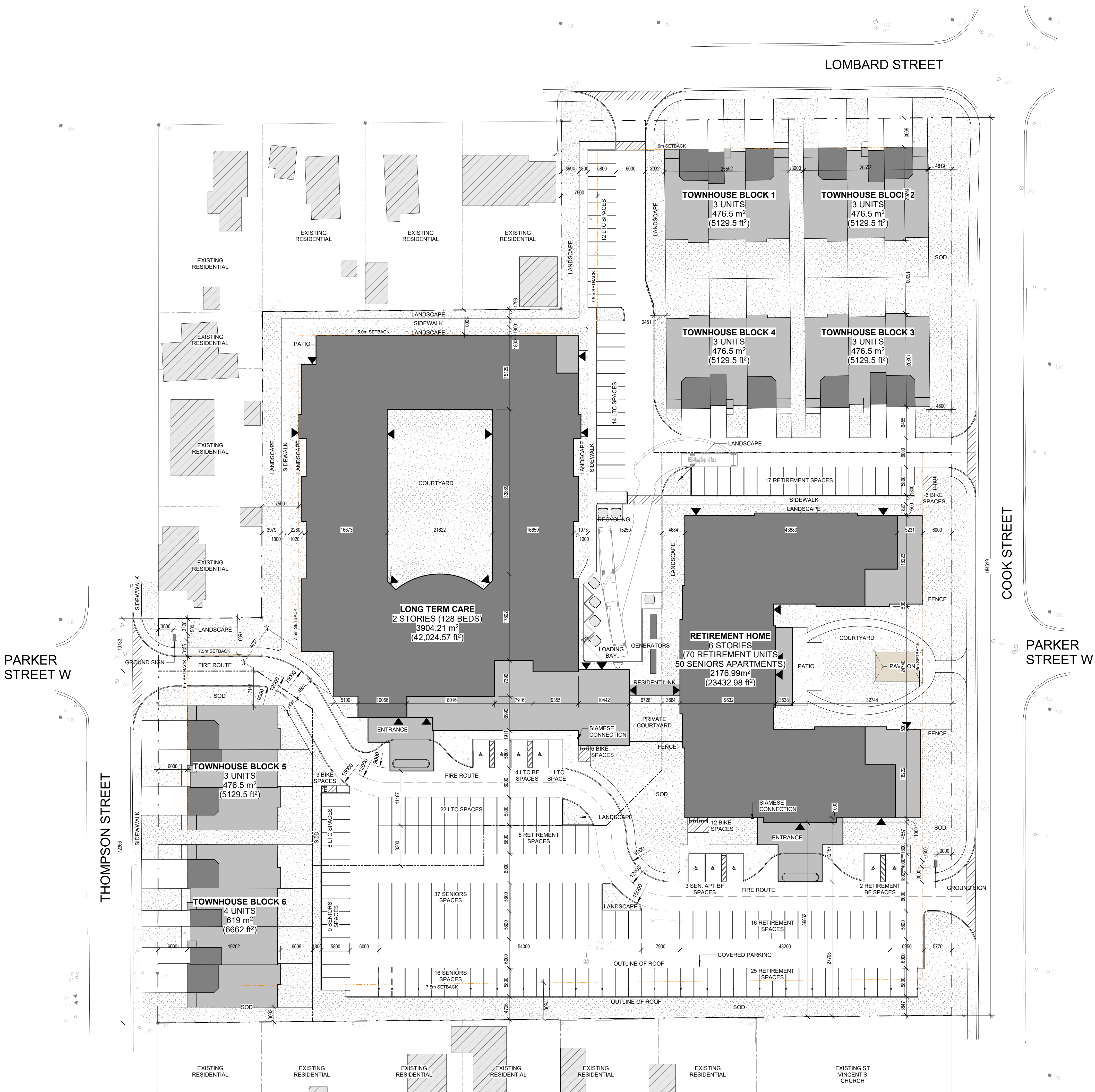
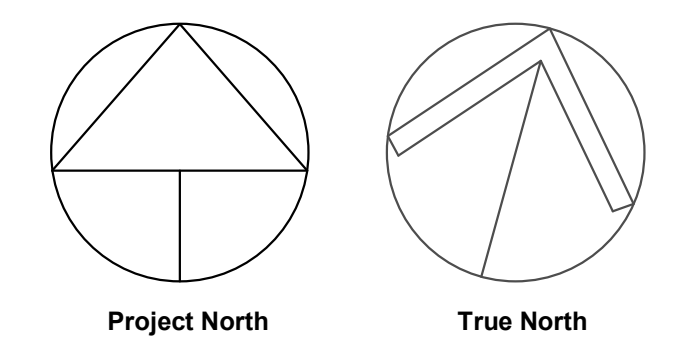


Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, or reproduction of these documents is prohibited without the written permission of the Architect. The material contained herein reflects the Consultant's best judgment in light of the information available to him at the time of preparation and is not intended to constitute a contract. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Consultant's documents. C:\Users\lawfi\Documents\20010 - 186 Cook St Meaford_Site_Lawfi@srmarchitects.ca.rvt



SITE DATA	
186 Cook St, Meaford, Ontario	
DATA	PROVIDED
ZONING	ZONING - TBC
LOT AREA (m²)	25,990.742 m²
FRONT YARD (m)	4.5m, 6m
INTERIOR SIDE YARD (m)	7.5m
EXTERIOR SIDE YARD (m)	7.5m
REAR YARD (m)	5.0m, 7.5m



BUILDING DATA - LONG TERM CARE	
DATA	PROVIDED
TOTAL DENSITY (# of units)	128 BEDS
BUILDING AREA (m²)	3904.21 m²
GROSS FLOOR AREA (m²)	7164.38 m²
NUMBER OF STOREYS	2
BUILDING HEIGHT (m)	8.17m

BUILDING DATA - RETI. HOME & SENIORS APARTMENTS	
DATA	PROVIDED
TOTAL DENSITY (# of units)	70 RET. / 50 IND.
BUILDING AREA (m²)	2176.99 m²
GROSS FLOOR AREA (m²)	12,492.25 m²
NUMBER OF STOREYS	6
BUILDING HEIGHT (m)	22.68m

LANDSCAPING DATA		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	XX (%)	34.98 (%)
LANDSCAPE AREA (m²)	XX (m²)	8,951.48 m²

VEHICLE PARKING DATA			
DATA	REQUIRED (ZBL)	PROPOSED	PROVIDED
RETIREMENT (70 UNITS)	3 SPACES / 4 BEDS = 53 SPACES	0.66 SPACES/UNIT = 46 SPACES	68 SPACES (2 BF SPACES INC.)
SENIOR INDEPENDENT APARTMENTS (50 UNITS)	1.5 SPACES / UNIT = 75 SPACES	1.15 SPACES / UNIT = 58 SPACES	65 SPACES (3 BF SPACES INC.)
LONG TERM CARE (128 BEDS)	3 SPACES / 4 BEDS = 96 SPACES	1.5 SPACES / 4 BEDS = 48 SPACES	68 SPACES (4 BF SPACES INC.)
SUBTOTAL	224 SPACES	152 SPACES	191 SPACES
TOWNHOUSE (19 UNITS)	1.5 SPACES / UNIT = 29 SPACES	1.5 SPACES / UNIT = 29 SPACES	62 SPACES (INCLUDES 31 GARAGE SPACES)
TOTAL	253 SPACES	181 SPACES	253 SPACES

BICYCLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RETIREMENT HOME	5	6
SENIORS APARTMENTS	6	6
LONG TERM CARE	5-10	6
TOWNHOUSE BLOCK 1-4/5-6	XX	6/3
TOTAL	17	27

SNOW STORAGE DATA		
DATA	REQUIRED	PROVIDED
RETIREMENT HOME	5	6
SENIORS APARTMENTS	6	6
LONG TERM CARE	5-10	6
TOWNHOUSE BLOCK 1-4/5-6	XX	6/3
TOTAL	17	27

NOTES		
SNOW STORAGE TO BE LOCATED ON EXCESS PARKING BAYS AS REQUIRED. OWNER TO NOMINATE EXACT LOCATION.		

- GENERAL NOTES**
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 - ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
 - CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
 - ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
 - THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE OR/OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
 - THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

No.	Date	Revision
9	2020-03-16	ISSUED TO CLIENT FOR REVIEW
8	2020-03-06	ISSUED TO CLIENT FOR REVIEW
7	2020-02-12	ISSUED FOR OPA & ZBA
6	2020-01-14	ISSUED FOR OPA & ZBA
5	2019-12-17	ISSUED FOR OPA & ZBA
4	2019-12-05	ISSUED FOR PLANNING REVIEW
3	2019-11-28	ISSUED TO CLIENT FOR REVIEW
2	2019-11-26	ISSUED TO CLIENT FOR REVIEW
1	2019-11-08	ISSUED TO CLIENT FOR REVIEW

Project No. 20010
Project Date 2019-07-15
Drawn by TNH
Checked by TLS
Plot Date / Time 2020-03-17 4:50:52 PM

peopleCare
186 COOK ST. MEAFORD

SITE PLAN

Drawing Scale As indicated
Status

Drawing No. Revision No.