CONCEPT PLAN

N

Design Documents Only - Not Intended for Construction

Site Plan Legend

Property Line	
Required Setback Line	
Existing Building	
Proposed Building	
Second Floor Outline	
Roof Outline	

Survey information taken from Plan of Survey of Part of Lots 8 & 9, Block K, Caddy Plan, May 4, 2020, by IBW Surveyors.

Landscaped open space

Required setback 7.0 m

Proposed 1 1/2 storey frame dwelling

Proposed porch

Ex. 1 1/2 storey brick dwelling
No. 171

Ex. 1 1/2 storey brick dwelling
No. 181

Ex. porch

Ex. porch

Req'd setback 1.6 m

Req'd setback 1.6 m

Established building line

1.4 m Average

Interlocking pavers

Existing tree to be removed (dead)

Proposed open grid paved driveway

Existing curb cut

Bagot Street

26.17 m
23.98 m
9.87 m
17.2 m
16.8 m
37.92m
38.00m
2.5 m
1.8 m
5.5 m
12.8 m
+/- 3.2 m
+/- 4.7 m
1.7 m
1.6 m
2.0 m
6.1 m
+/- 3.85°
+/- 1.56°
+/- 6.8 m
+/- 4.8 m
+/- 7.0 m
6.2 m
5.5 m
5.4 m
+/-13.5 m
1.0 m
21.95m
17.38m
27.26m
9.86m
1.8 m
1.6 m
2.0 m
+/- 4.1 m

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Henderson Residence
Single Family Dwelling
Bagot Street, Cobourg, ON

No.	Description	Date
	Client Review	2020-08-13
	Client Review	2020-09-01
	Planning Review	2020-09-02
	Committee of Adjustment	2020-09-15

Site Plan - Option A

Project number	2020-118
Date	August 2020
Drawn by	DJ
Checked by	AKS

A100.A

Scale 1 : 125

2020-09-09 8:39:24 AM