

KEY PLAN
SCALE: NTS
PROJECT STATISTICS PARCEL A (APARTMENT BUILDING)

PROJECT ADDRESS: ELGIN STREET DEVELOPMENT, 357-361 ELGIN STREET WEST COBOURG, ONTARIO

ZONE R4-1	REQUIRED	PROVIDED
TOTAL LOT(SITE) AREA (m ²)		24281.42 SQM. (6.0 ACRE)
ROAD WIDENING DEDUCTION		261.68 SQM
NET LOT(SITE) AREA (m ²)		24019.73 SQM (5.93 ACRE)
NET DENSITY	87 UNITS PER NET HECTARE	86 UNITS
ACCESS EASEMENT AREA (m ²)		788.14 SQM
PARCEL A LOT(SITE) AREA (m ²)		17100.89 SQM. (4.23 ACRE) (1.71 HA)
LOT FRONTAGE	30M MIN.	41.45 M
GROUND COVERAGE	40% MAX.	9.06% (1550.55 SQM)
TOTAL GFA		40,04% (6910.93 SQM)
HEIGHT	5 STOREY MAX.	5 STOREY (15.25M)
LANDSCAPED AREA	35% MIN.	11265.02 SQM (65.87%)
PAVED AREA		385.90 SQM (2.25%)
SETBACK	REQUIRED	PROPOSED
FRONT YARD (NORTH)	15 M	6.08 M
REAR YARD (SOUTH)	7.0 M	2.05 M
INTERIOR SIDE YARD (WEST)	3.65 M	16.93 M
EXTERIOR SIDE YARD (EAST)	6.0 M	6.21 M

PROJECT STATISTICS PARCEL B (TOWNHOUSES)

PROJECT ADDRESS: ELGIN STREET DEVELOPMENT, 357-361 ELGIN STREET WEST COBOURG, ONTARIO

ZONE R-4	REQUIRED	PROPOSED
TOTAL LOT(SITE) AREA (m ²)		24281.42 SQM. (6.0 ACRE)
ROAD WIDENING DEDUCTION	N/A	261.68 SQM
NET LOT(SITE) AREA (m ²)	N/A	24019.73 SQM (5.93 ACRE)
NET DENSITY	50 UNITS PER NET HECTARE	16 UNITS PER NET HECTARE
ACCESS EASEMENT	N/A	788.14 SQM
PARCEL B LOT(SITE) AREA (m ²)		6917.41 SQM. (1.71 ACRE) (.69 HA)
LOT FRONTAGE	30M	39.4 M
GROUND COVERAGE	40% MAX.	29.69% (2054.09 SQM)
TOTAL GFA		24,94% (1725.5 SQM)
HEIGHT	3 STOREY MAX.	1 STOREY
LANDSCAPED AREA	35% MIN.	3849.28 SQM (55.64%)
PAVED AREA		84.98 SQM (1.22%)
SETBACK	REQUIRED	PROPOSED
FRONT YARD (EAST)	15 M	7.31 M
REAR YARD (WEST)	7.0 M	8.35 M
INTERIOR SIDE YARD (SOUTH)	1.5 M	2.37 M
EXTERIOR SIDE YARD (NORTH)	6.0 M	6.60 M

PARKING CALCULATION

	REQUIRED	PROVIDED
TOWNHOUSES (@1.5 PER UNIT)	1.5x16=24	24
APARTMENT (@1.3 PER UNIT)	1.3x86=112	112
TOTAL PARKING (INCLUDING ACCESSIBLE PARKING)	136	136
ACCESSIBLE PARKING SPACE	6	6HC
ELECTRIC VEHICLE CHARGING STATION	-	2

INDIVIDUAL TOWNHOUSES' POOL LOTS

LOT NO.	LOT AREA	LOT COVERAGE	LANDSCAPED OPEN SPACE
LOT 01=	286.66	45.91%	37.04%
LOT 02=	264.62	49.73%	31.77%
LOT 03=	265.18	49.63%	31.92%
LOT 04=	265.75	49.52%	32.07%
LOT 05=	312.83	42.07%	42.30%
LOT 06=	282.93	46.51%	36.20%
LOT 07=	270.47	40.89%	41.04%
LOT 08=	262.10	42.20%	39.18%
LOT 09=	290.17	38.13%	45.07%
LOT 10=	316.00	41.64%	42.88%
LOT 11=	325.82	40.39%	44.60%
LOT 12=	335.41	39.23%	46.19%
LOT 13=	339.57	38.75%	46.85%
LOT 14=	354.32	37.14%	49.06%
LOT 15=	382.95	34.36%	52.87%
LOT 16=	548.47	23.99%	62.23%

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PROJECT NORTH

02ND JUNE 2021
 ISSUED FOR SPA 1
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No.	Date	Version	Dwn.
1.	JUNE 02, 2021	ISSUED FOR SPA 1	MG

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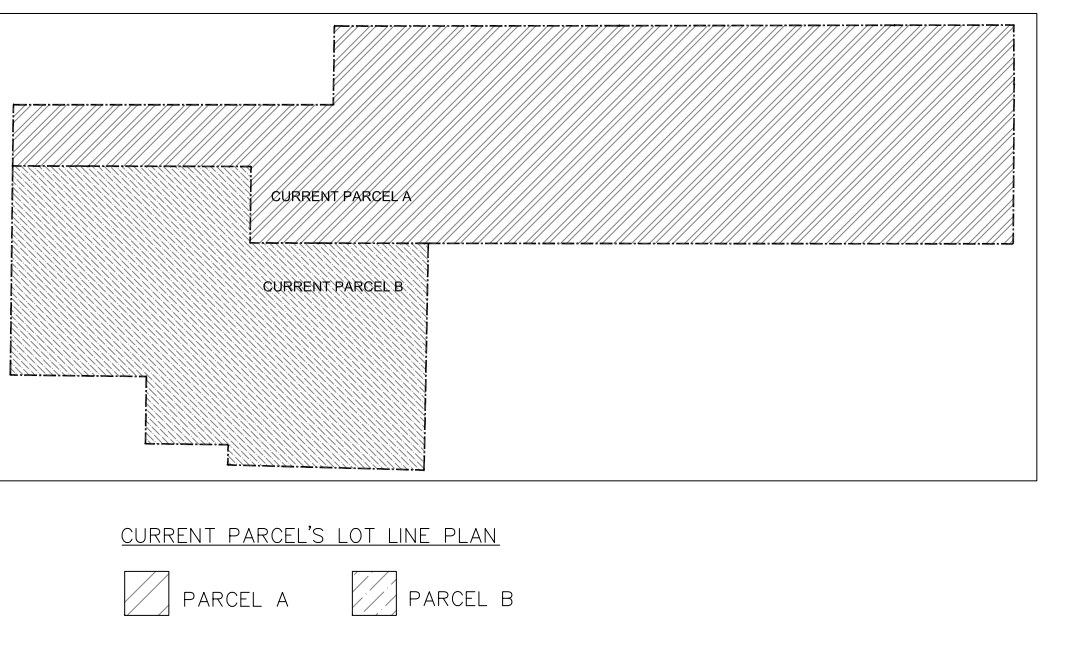
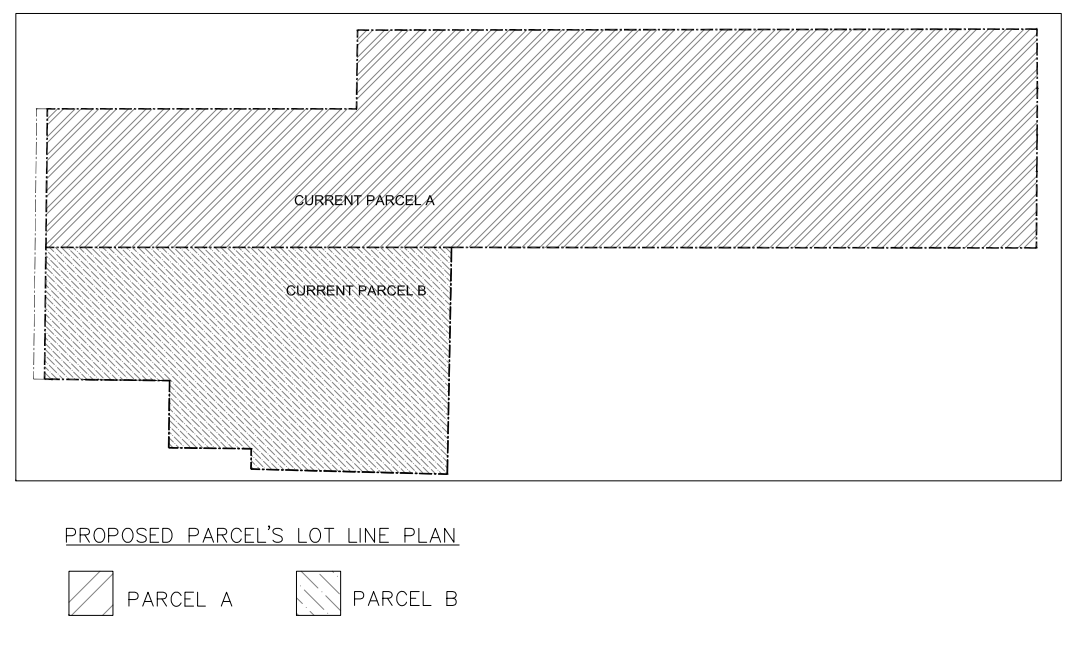
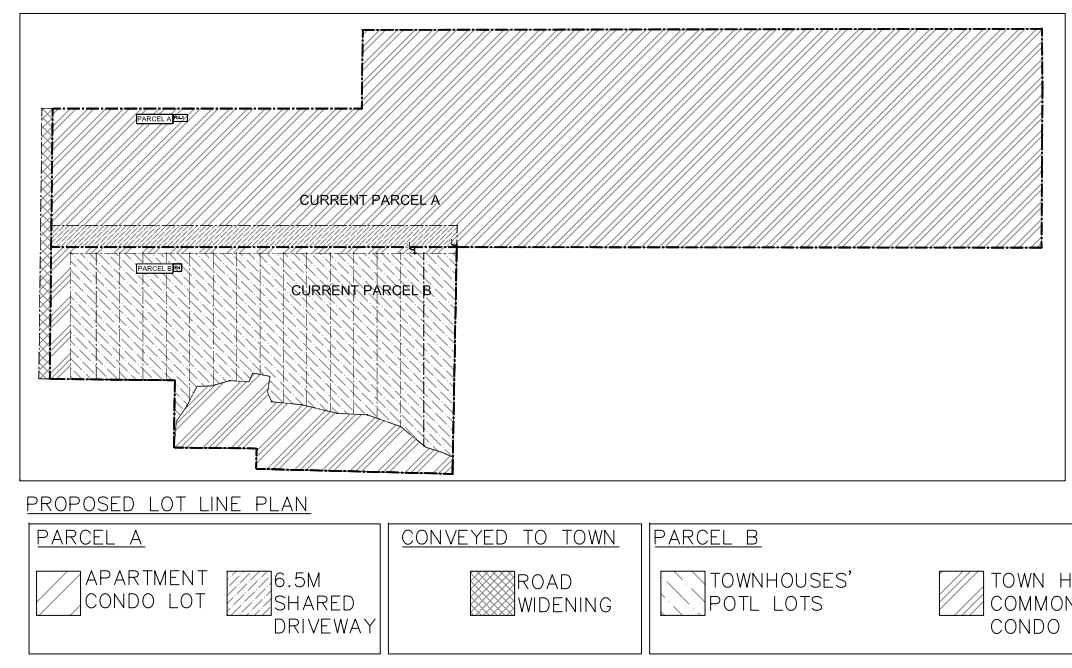
PROJECT:
**ELGIN STREET DEVELOPMENT
 357-361 ELGIN STREET WEST
 COBOURG, ONTARIO**

DRAWING TITLE:
SITE PLAN

DRAWN BY: MG DATE: MAY 1 2020
 CHECKED BY: NM SCALE: AS NOTED

PROJECT NO.: DRAWING NO.:
20-25 A-1.0

1 SITE PLAN
 A-1.0 SCALE: 1:300



LEGEND

- PROPERTY LINE
- NEW BUILDING
- EXISTING BUILDING
- PAINTED LINES
- LANDSCAPE
- ASPHALT
- CONC. PAVEMENT, 150MM RAISED
- ACCESSIBLE PARKING
- EXISTING CATCH BASIN
- EXISTING MAN HOLE
- EXISTING HYDRO POLE
- CURB RAMP
- OVERHEAD DOOR
- MAN DOOR
- ACCESSIBLE PARKING SIGN
- DEPRESSED CURB
- WOODEN FENCE
- FIRE HYDRANT
- ELECTRIC VEHICLE CHARGING STATION
- PROPOSED LIGHTING

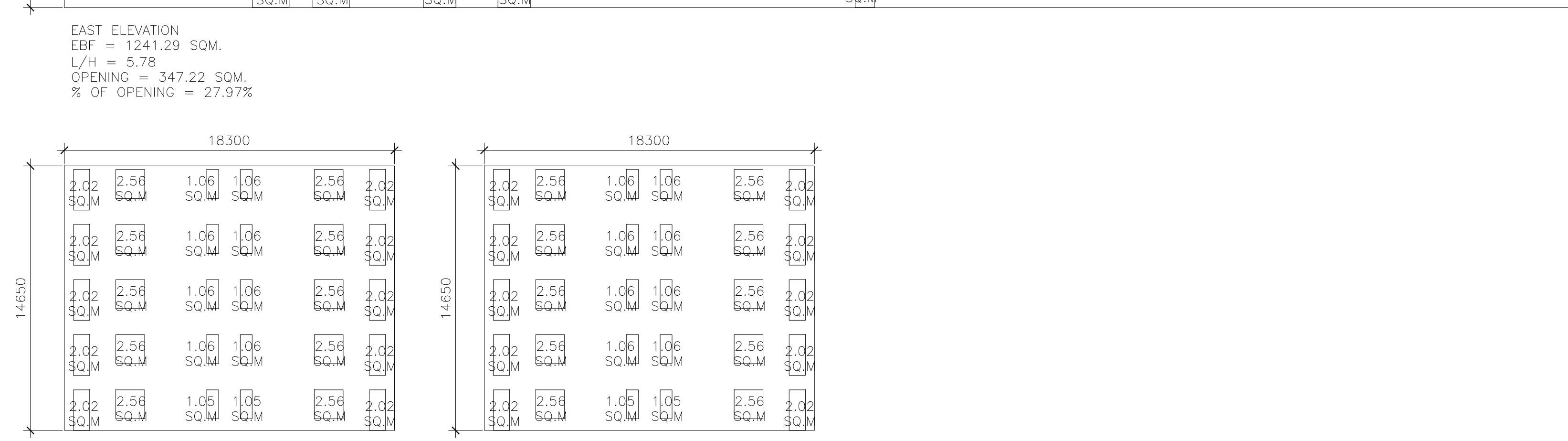
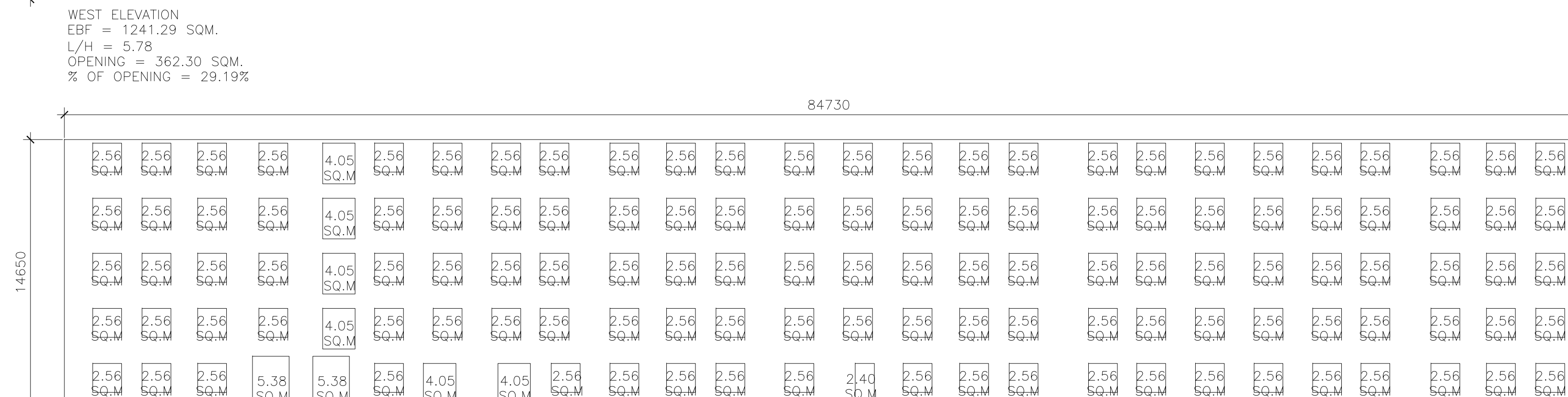
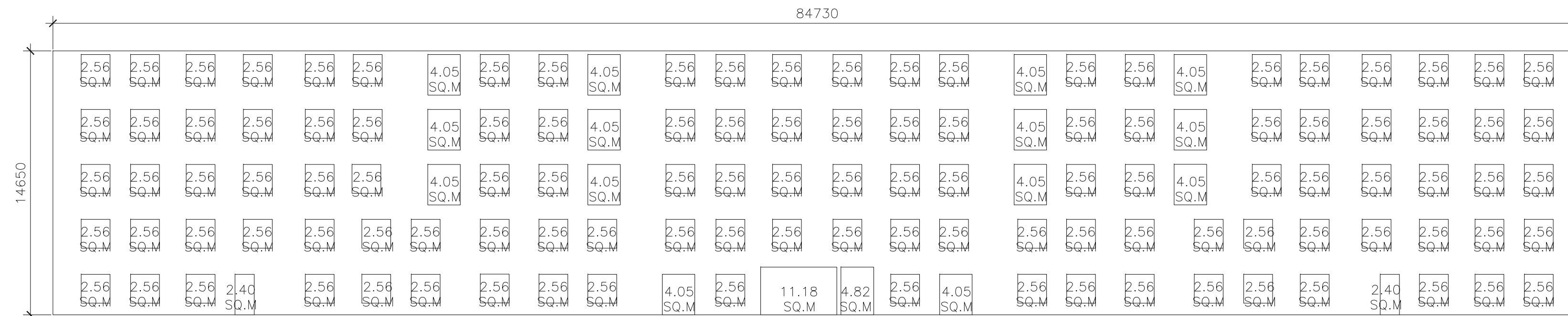
LEGAL DESCRIPTION AND MUNICIPAL ADDRESS:
 357-361 ELGIN STREET, COBOURG, ON.
 TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 19, CONCESSION A AND PART OF LOT 20, CONCESSION A (FORMERLY IN THE TOWNSHIP OF HAMILTON) TOWN OF COBOURG COUNTY OF NORTHUMBERLAND

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 F: 647-789-5189
 E: agold@pliozcorp.com

SURVEY INFORMATION:
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NAME OF PROJECT		PROPOSED 5-STORY APARTMENT BUILDING										
LOCATION		357-361 ELGIN STREET, COBOURG, ON.										
ITEM												
1	PROJECT DESCRIPTION: RETAIL AND RETIREMENT HOME	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> CHANGE OF USE	<input checked="" type="checkbox"/> PART 3 1.1.2.[A]								<input type="checkbox"/> PART 9	
2	MAJOR OCCUPANCY(S)	GROUP C OBC REF. 3.2.2.43a	3.1.2.1.(1)									
3	BUILDING AREA (m ²)	EXISTING 0.0 NEW 1550 TOTAL 1550	1.4.1.2.[A]									
4	GROSS AREA (m ²)	EXISTING 0.0 NEW 6910 TOTAL 6910	1.4.1.2.[A]									
5	NUMBER OF STOREYS ABOVE GRADE:	5 BELOW GRADE: 0	1.4.1.2.[A]&3.2.1.1.									
6	NUMBER OF STREETS/FIRE FIGHTER ACCESS:	1	3.2.2.10. & 3.2.5.									
7	BUILDING CLASSIFICATION	GROUP C, UP TO 6 STOREYS OBC. REF. 3.2.2.43a	3.2.2.45									
8	SPRINKLER SYSTEM PROPOSED	<input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED	3.2.1.5. 3.2.2.17. INDEX 3.2.2.43									
9	STANDPIPE REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.9.									
10	FIRE ALARM REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.4.									
11	WATER SERVICE/SUPPLY IS ADEQUATE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.7.									
12	HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6.									
13	PERMITTED CONSTRUCTION	<input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH	3.2.2.20.-.61									
14	ACTUAL CONSTRUCTION	<input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH										
15	MEZZANINE(S) AREA (M ²)	N/A										
15	OCCUPANT LOAD BASED ON	<input type="checkbox"/> m ² /PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING	3.1.17.									
	SUITE AREA:	86 UNITS OCCUPANCY GROUP C LOAD 312 PERSON 70 (2br unit)+16(1br unit)										
	SUITE AREA:	OCCUPANCY _____ LOAD _____ PERSON										
16	BARRIER-FREE DESIGN	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN) _____	3.8.									
17	HAZARDOUS SUBSTANCES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.3.1.2. & 3.3.1.19.									
18	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FRR (HOURS) FLOORS 1 HOURS ROOF 1 HOURS OR FRR OF SUPPORTING MEMBERS FLOORS 1 HOURS ROOF 1 HOURS	LISTED DESIGN No. OR DESCRIPTION (SG-2)	3.2.2.43a								
19	SPATIAL SEPARATION-CONSTRUCTION OF EXTERIOR WALLS	WALL AREA OF EBF (m ²)	L.D. (m)	L/H	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	NON-COMB. CONST.	COMB. CLADDING	NON-COMB. CLADDING
	NORTH	268.09	24.36	1.24	100%	21%	-		X		X	
	SOUTH	268.09	205.01	1.24	100%	21%	-		X		X	
	EAST	1241.29	6.21	5.78	52%	27%	3/4		X		X	
	WEST	1241.29	16.9	5.78	100%	29%	-		X		X	
20	PLUMBING FIXTURE REQUIREMENTS	OBC REFERENCE <input checked="" type="checkbox"/> PART 3 <input type="checkbox"/> PART 9										
	MALE/FEMALE COUNT @ _50%/_50%_ EXCEPT AS NOTED OTHERWISE	OCCUPANT LOAD	OBC REF	WC REQ'D	WC PROVIDED							
	BASEMENT: OCCUPANCY_____											
	OCCUPANCY_____											
	1ST FLOOR: OCCUPANCY_____											
	OCCUPANCY_RESIDENTIAL											
	2ND FLOOR: OCCUPANCY_____											
	OCCUPANCY_____											
	3RD FLOOR: OCCUPANCY_____											
	OCCUPANCY_____											
	(ADJUST AS REQUIRED FOR ADDITIONAL FLOORS OR OCCUPANCIES)											
21	OTHER (DESCRIBE) _____											



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NITIN MALHOTRA
LICENCE 6211
MAY 03, 2021

03RD MAY 2021
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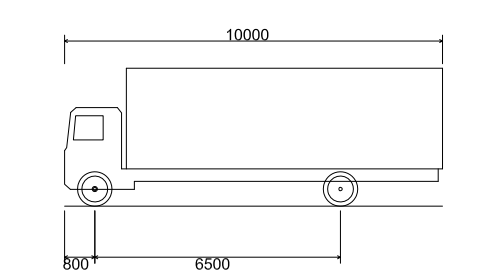
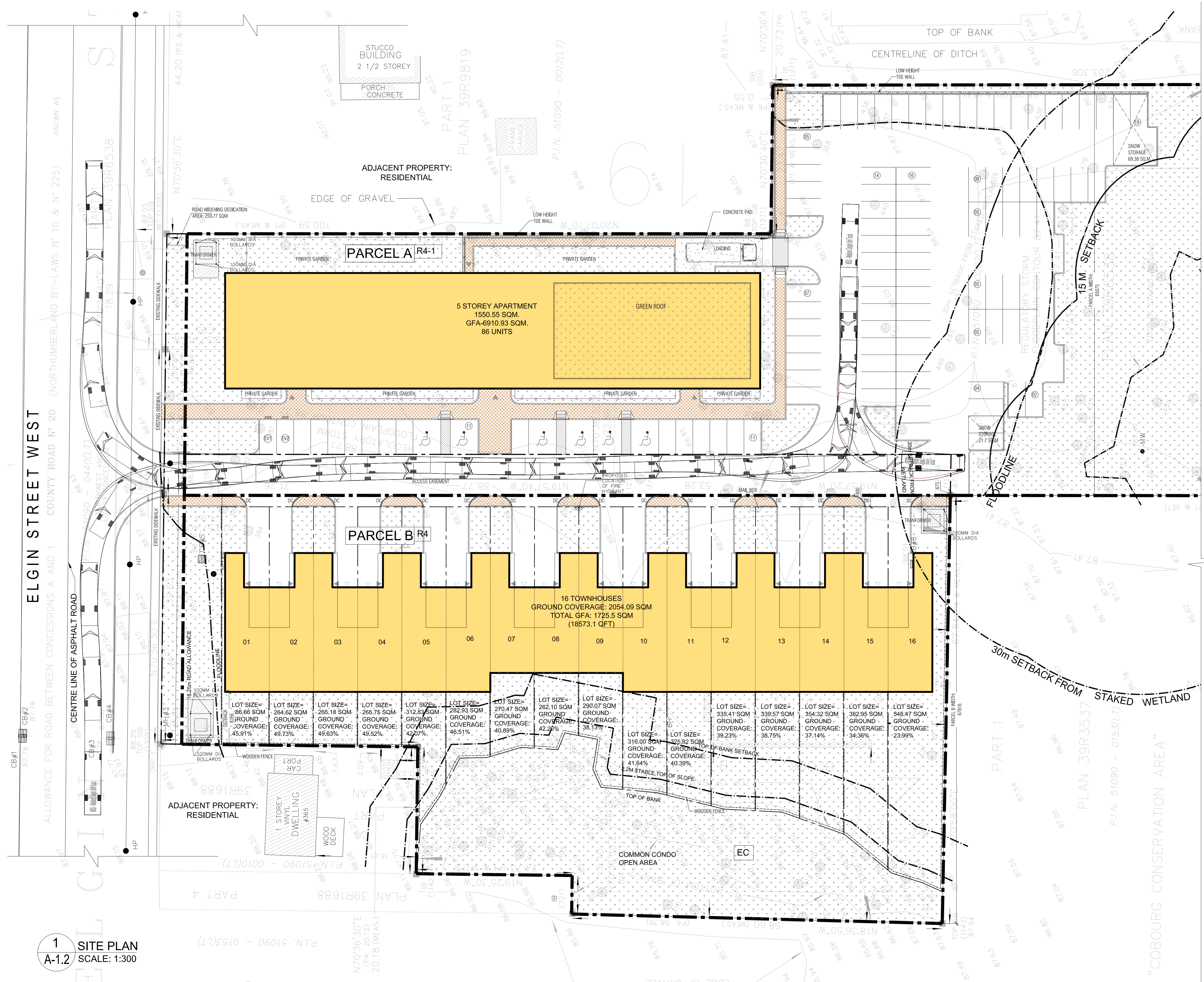
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PROJECT:
**ELGIN STREET DEVELOPMENT
357-361 ELGIN STREET WEST
COBOURG, ONTARIO**

DRAWING TITLE:
OBC MATRIX +EBF

DRAWN BY: MG	DATE: MAY 1 2020
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
20-25	A-1.1

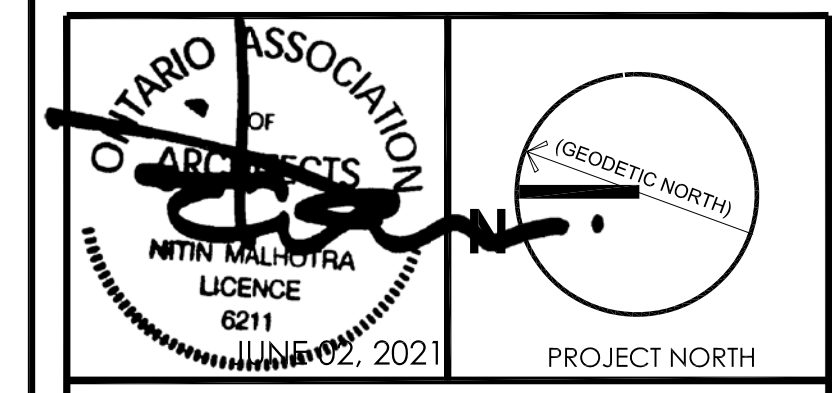


MSU - Medium Single Unit Truck
 Overall Length 10000mm
 Overall Width 2600mm
 Overall Body Height 3650mm
 Min Body Ground Clearance 445mm
 Track Width 2600mm
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 11100mm

TRUCK TYPE- MSU



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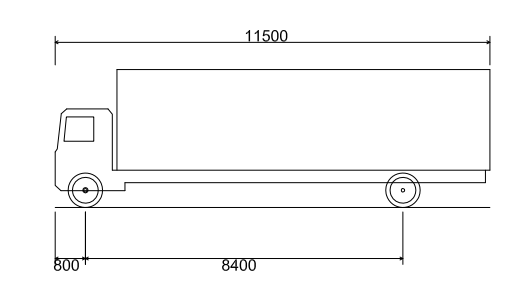
PROJECT:
ELGIN STREET DEVELOPMENT
357-361 ELGIN STREET WEST
COBOURG, ONTARIO

DRAWING TITLE:
SITE PLAN SHOWING GARBAGE TRUCK MOVEMENT (Opt-2)

DRAWN BY: MG	DATE: MAY 1 2020
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

20-25 **A-1.2**

1 SITE PLAN
 A-1.2 SCALE: 1:300

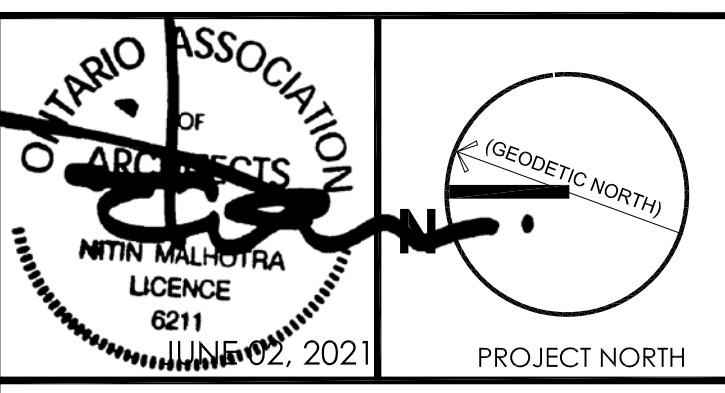


HSU - Heavy Single Unit Truck
 Overall Length 11500mm
 Overall Width 2600mm
 Overall Body Height 3650mm
 Min Body Ground Clearance 445mm
 Track Width 2600mm
 Lock-to-lock time 4.00s
 Curb to Curb Turning Radius 14100mm

TRUCK TYPE- HSU



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02ND JUNE 2021
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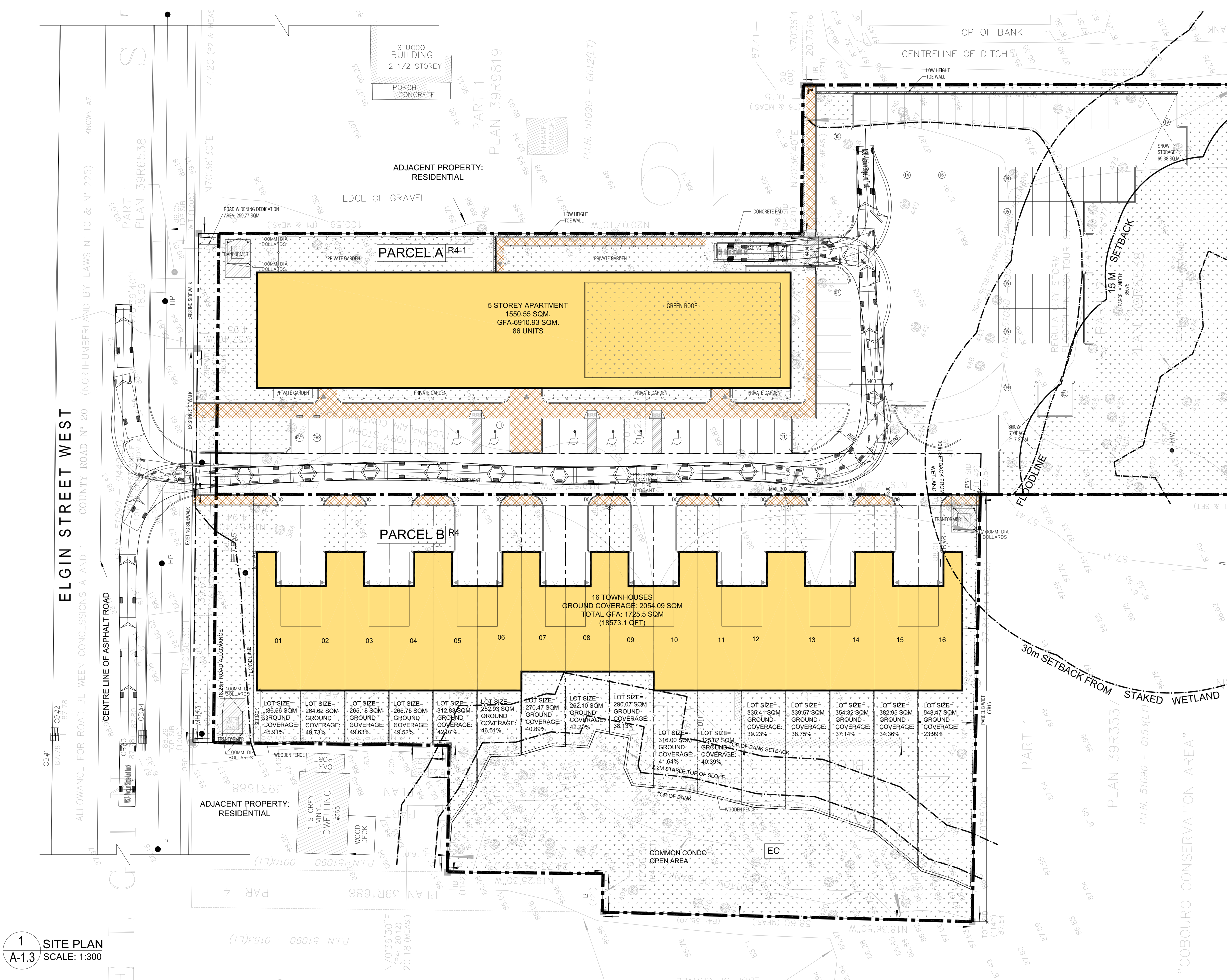
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PROJECT:
ELGIN STREET DEVELOPMENT
357-361 ELGIN STREET WEST
COBOURG, ONTARIO

DRAWING TITLE:
SITE PLAN SHOWING GARBAGE TRUCK MOVEMENT

DRAWN BY: MG DATE: MAY 1 2020
 CHECKED BY: NM SCALE: AS NOTED
 PROJECT NO.: DRAWING NO.:

20-25 A-1.3

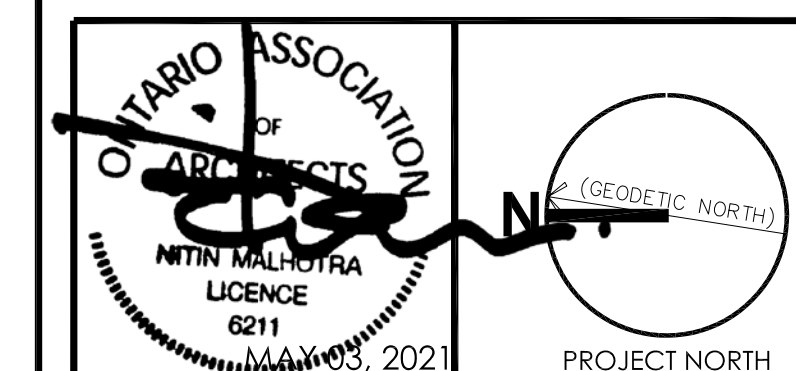


1 SITE PLAN
 A-1.3 SCALE: 1:300

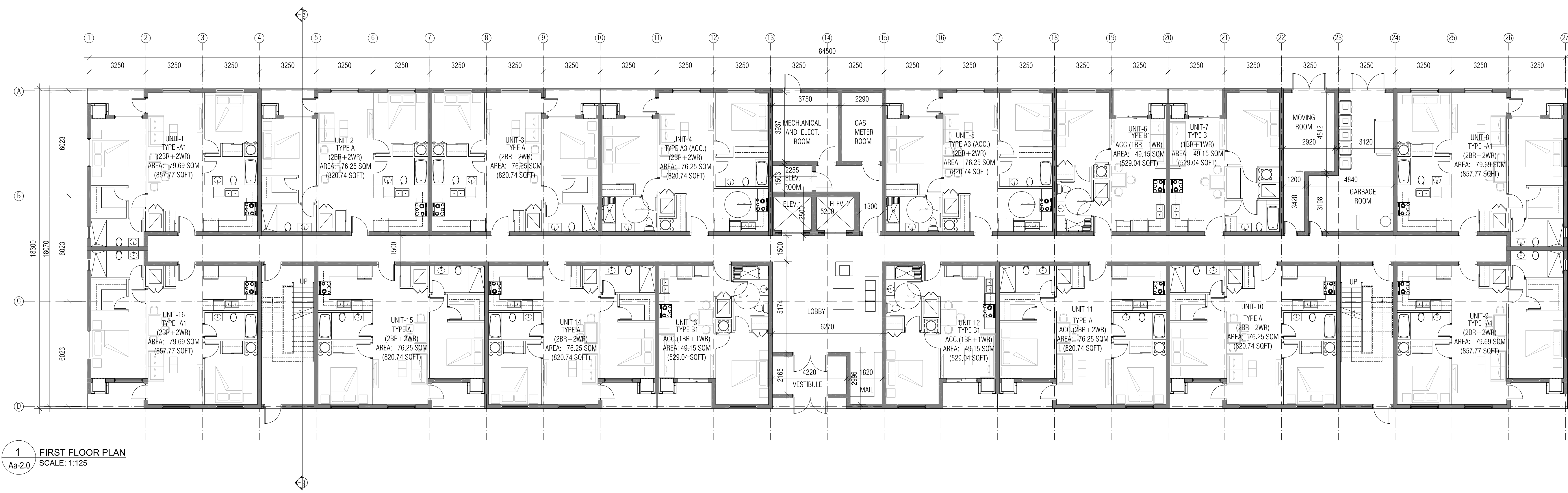


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03RD MAY 2021
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1 FIRST FLOOR PLAN
 Aa-2.0 SCALE: 1:125

TOTAL NUMBER OF UNITS									
UNIT TYPES	# BR	ACCESSIBLE	AREA (SQFT)	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FORTH FLOOR	FIFTH FLOOR	TOTAL
TYPE A	2BR+2WR		820.74	6	9	5	5	5	30
TYPE A1	2BR+2WR		857.77	4	2	4	4	4	18
TYPE A2	2BR+2WR		762.62	0	1	1	1	1	4
TYPE A3	2BR+2WR	✓	820.74	2	2	2	2	2	10 (ACCESSIBLE UNIT)
TYPE A4	2BR+2WR		925.15	0	2	0	0	0	2
TYPE A5	2BR+1WR		529.04	0	0	2	2	2	6
TOTAL NUMBER OF 2BR UNITS				12	16	14	14	14	70
TYPE B	1BR+1WR		529.04	1	0	4	4	4	13
TYPE B1	1BR+1WR	✓	529.04	3	0	0	0	0	3 (ACCESSIBLE UNIT)
TOTAL NUMBER OF 1BR UNITS AND 1BR+DEN UNITS				4	0	4	4	4	16
TOTAL NUMBER OF UNITS				16	16	18	18	18	86
TOTAL NUMBER OF ACCESSIBLE UNITS				5	2	2	2	2	13
RENTABLE SPACE AREA (SQFT)				12113.16	13221.84	13324.74	13324.74	13324.74	65309.22
COMMON SPACE AREA (SQFT)				3789.32	2688.60	2477.21	2477.21	2477.21	13909.55

No.	Date	Version	Dwn.
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PROJECT:
ELGIN STREET DEVELOPMENT
357-361 ELGIN STREET WEST
COBOURG, ONTARIO

DRAWING TITLE:
APARTMENT FIRST FLOOR PLAN

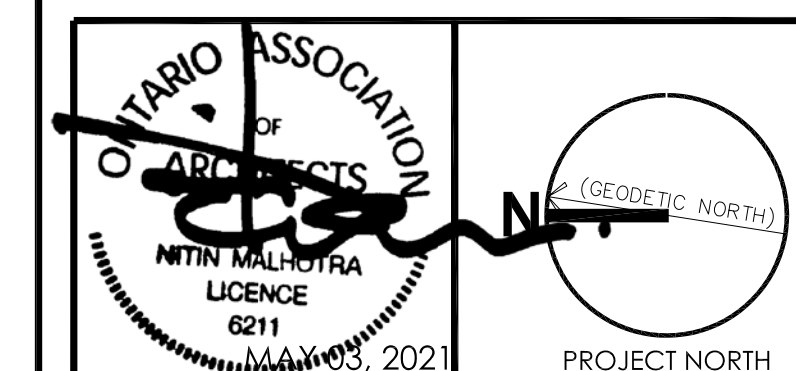
DRAWN BY: MS DATE: MARCH 17 2020
 CHECKED BY: NM SCALE: AS NOTED

PROJECT NO.: DRAWING NO.:
20-25 Aa-2.0

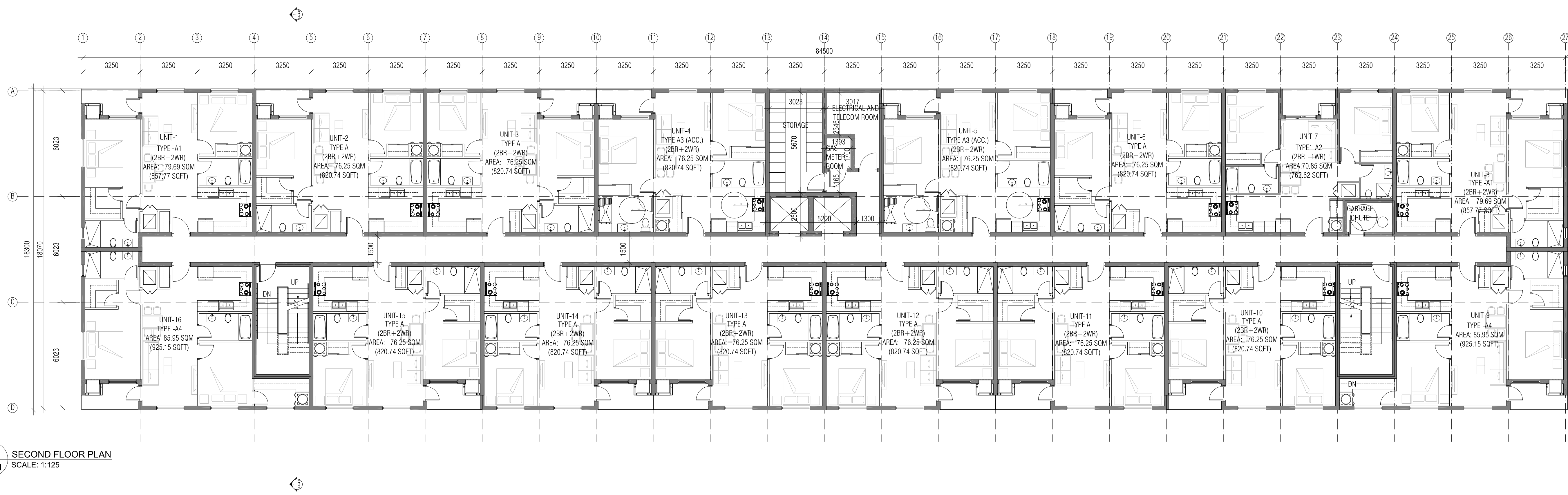


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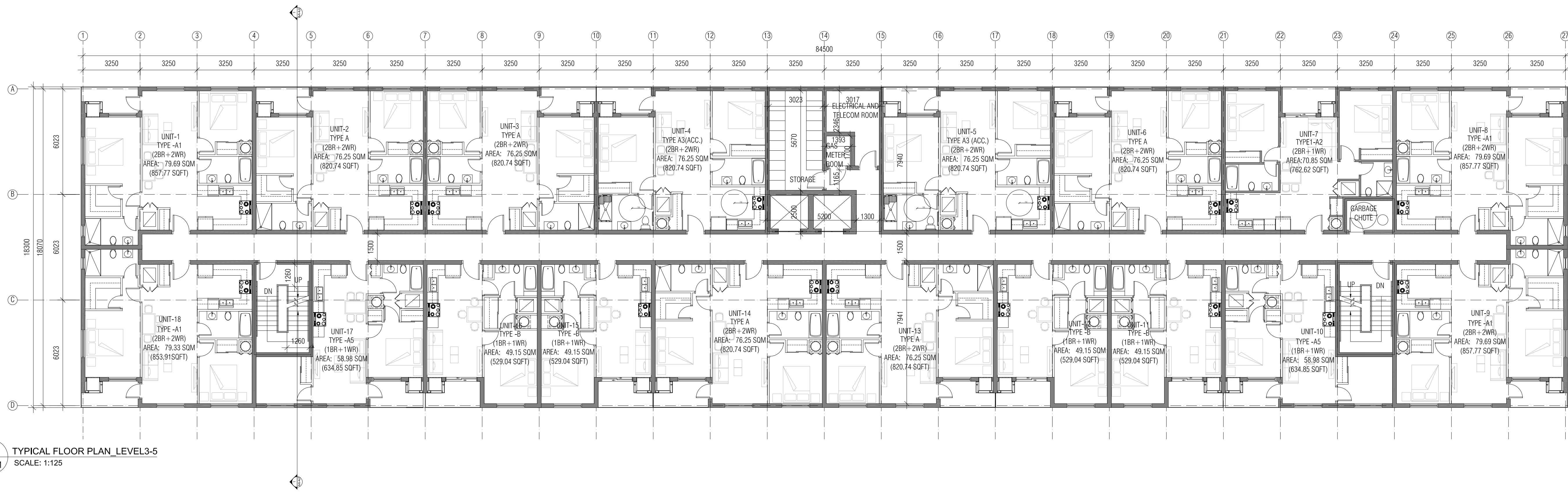
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03RD MAY 2021
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1 SECOND FLOOR PLAN
Aa-2.1 SCALE: 1:125



2 TYPICAL FLOOR PLAN LEVEL 3-5
Aa-2.1 SCALE: 1:125

1.	MAY 03, 2021	ISSUED FOR SPA 1	MG
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ELGIN STREET DEVELOPMENT
357-361 ELGIN STREET WEST
COBOURG, ONTARIO

DRAWING TITLE:
APARTMENT FLOOR PLANS

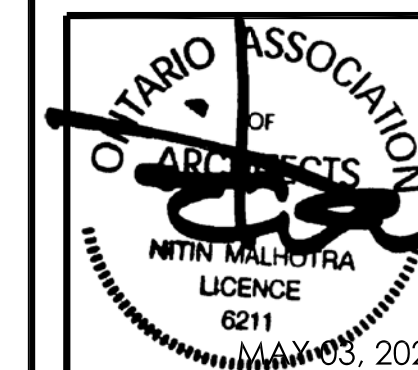
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CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

20-25 Aa-2.1



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03RD MAY 2021
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No.	Date	Version	Dwn.

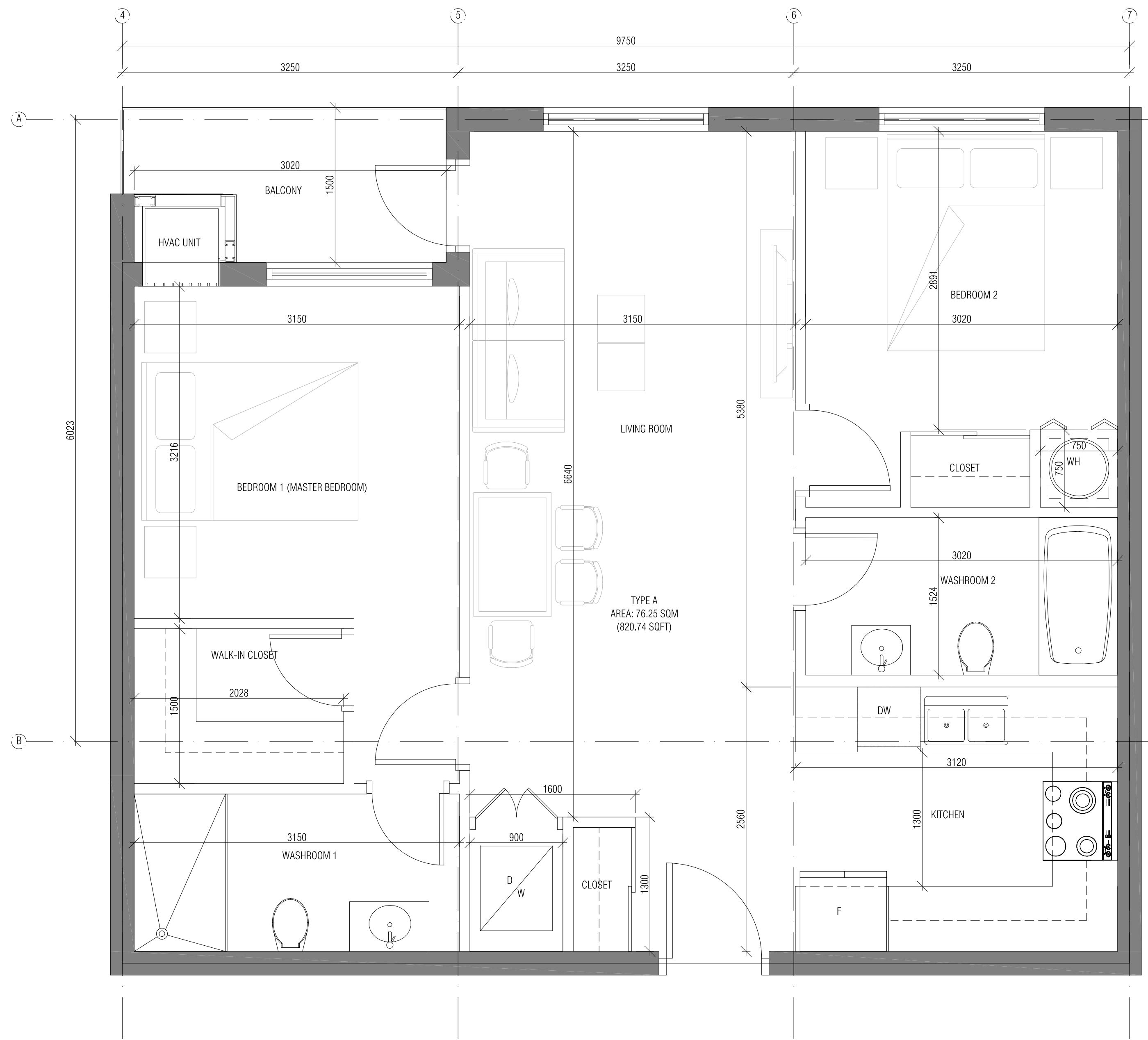
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PROJECT:
ELGIN STREET DEVELOPMENT
357-361 ELGIN STREET WEST
COBOURG, ONTARIO

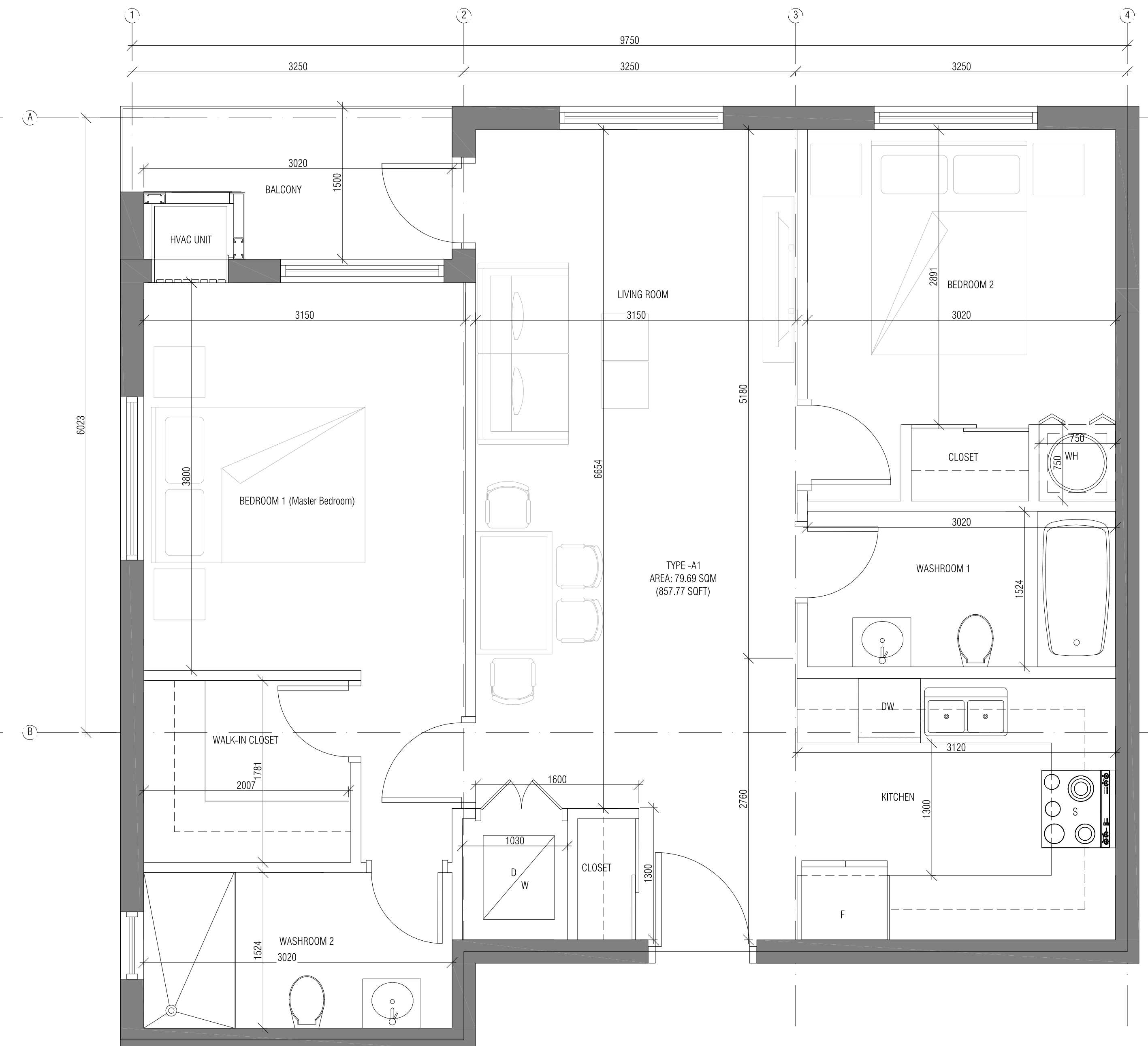
DRAWING TITLE:
APARTMENT UNIT PLANS

DRAWN BY: MS	DATE: MARCH 17 2020
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

20-25 **Aa-2.2**



1 TYPE-A UNIT PLAN
Aa-2.2 SCALE: 1:25

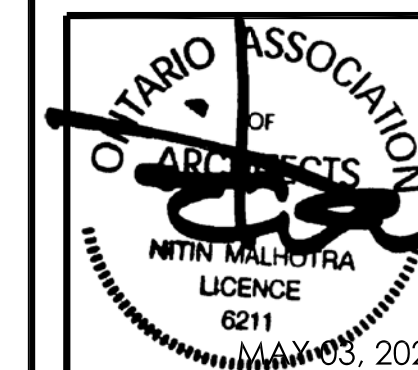


2 TYPE-A1 UNIT PLAN
Aa-2.2 SCALE: 1:25



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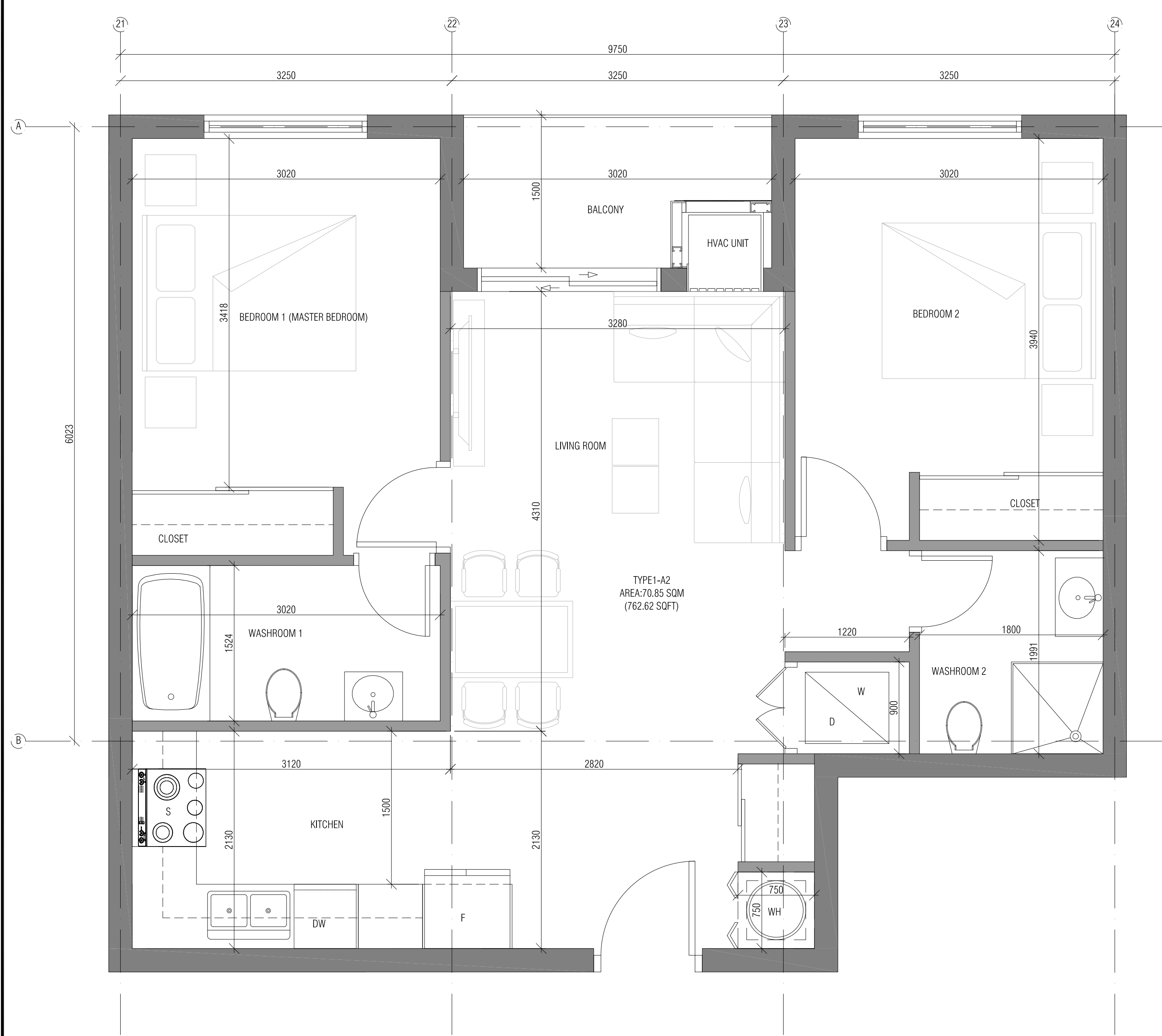
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PROJECT:
ELGIN STREET DEVELOPMENT
357-361 ELGIN STREET WEST
COBOURG, ONTARIO

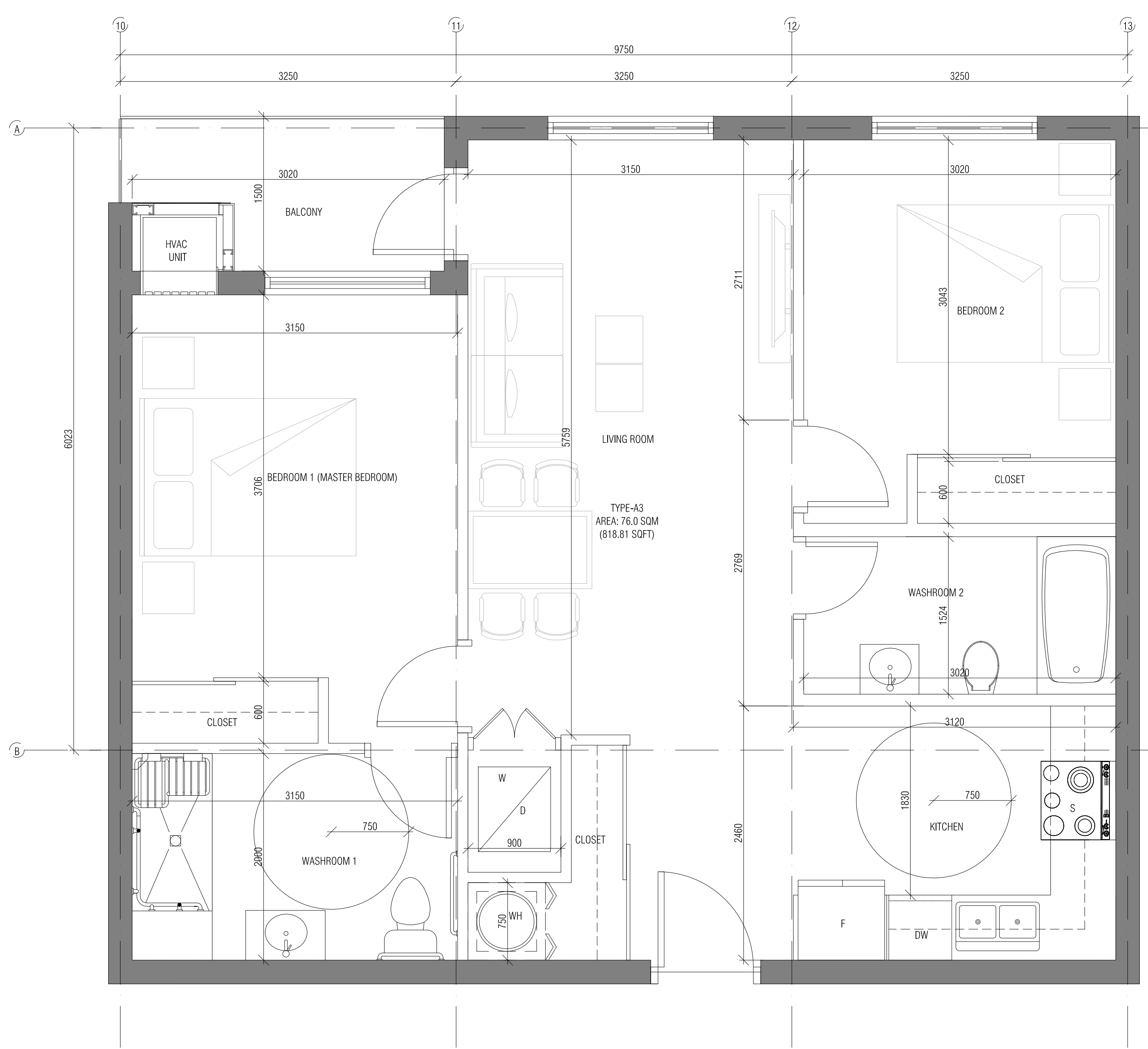
DRAWING TITLE:
APARTMENT UNIT PLANS

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CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

20-25 Aa-2.3



1 TYPE-A2 UNIT PLAN
SCALE: 1:25

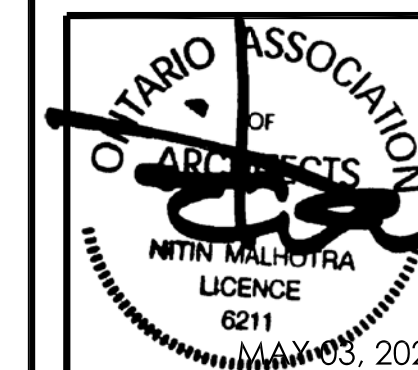


2 TYPE-A3 UNIT PLAN
SCALE: 1:25



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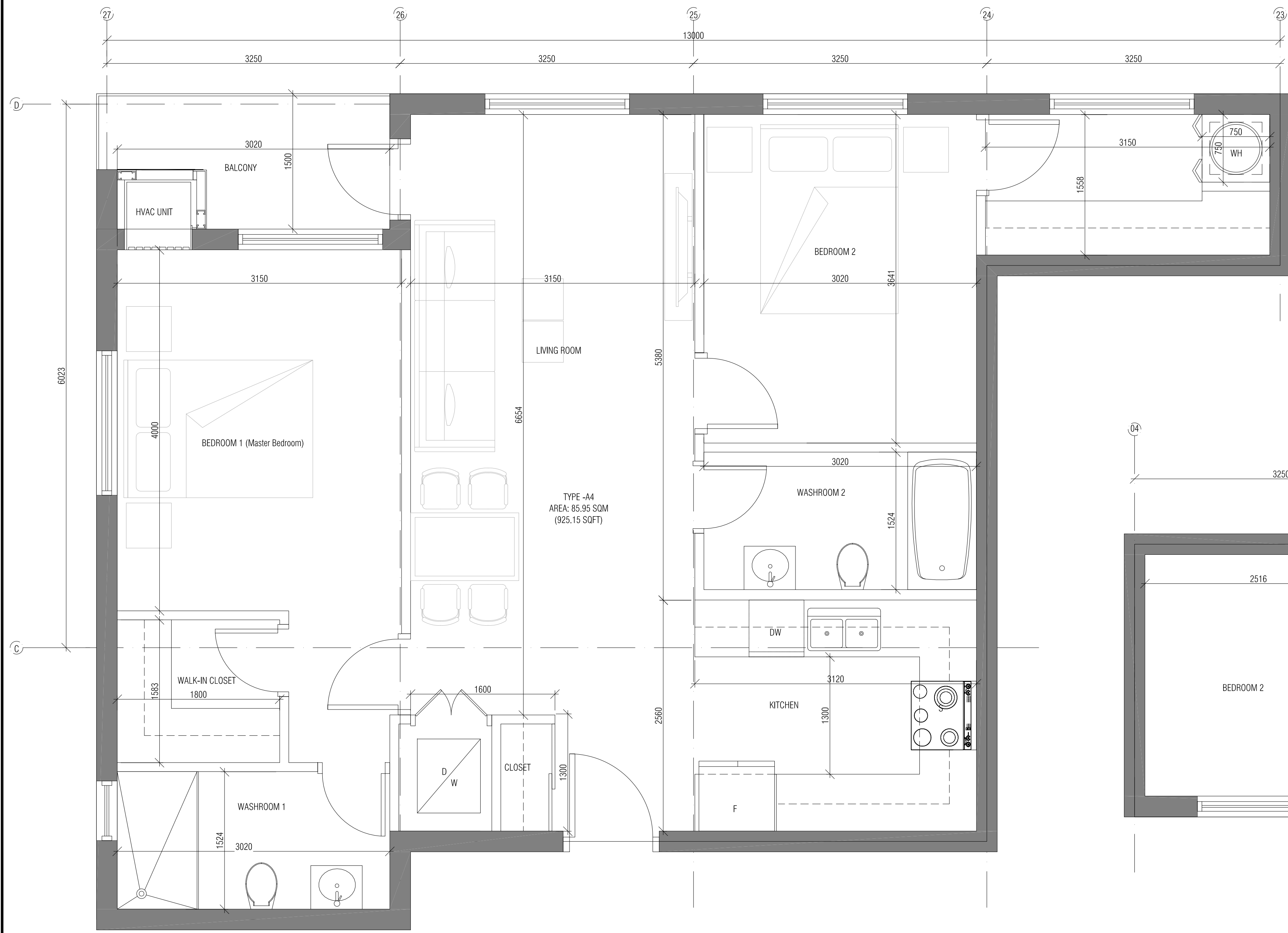
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PROJECT:
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357-361 ELGIN STREET WEST
COBOURG, ONTARIO

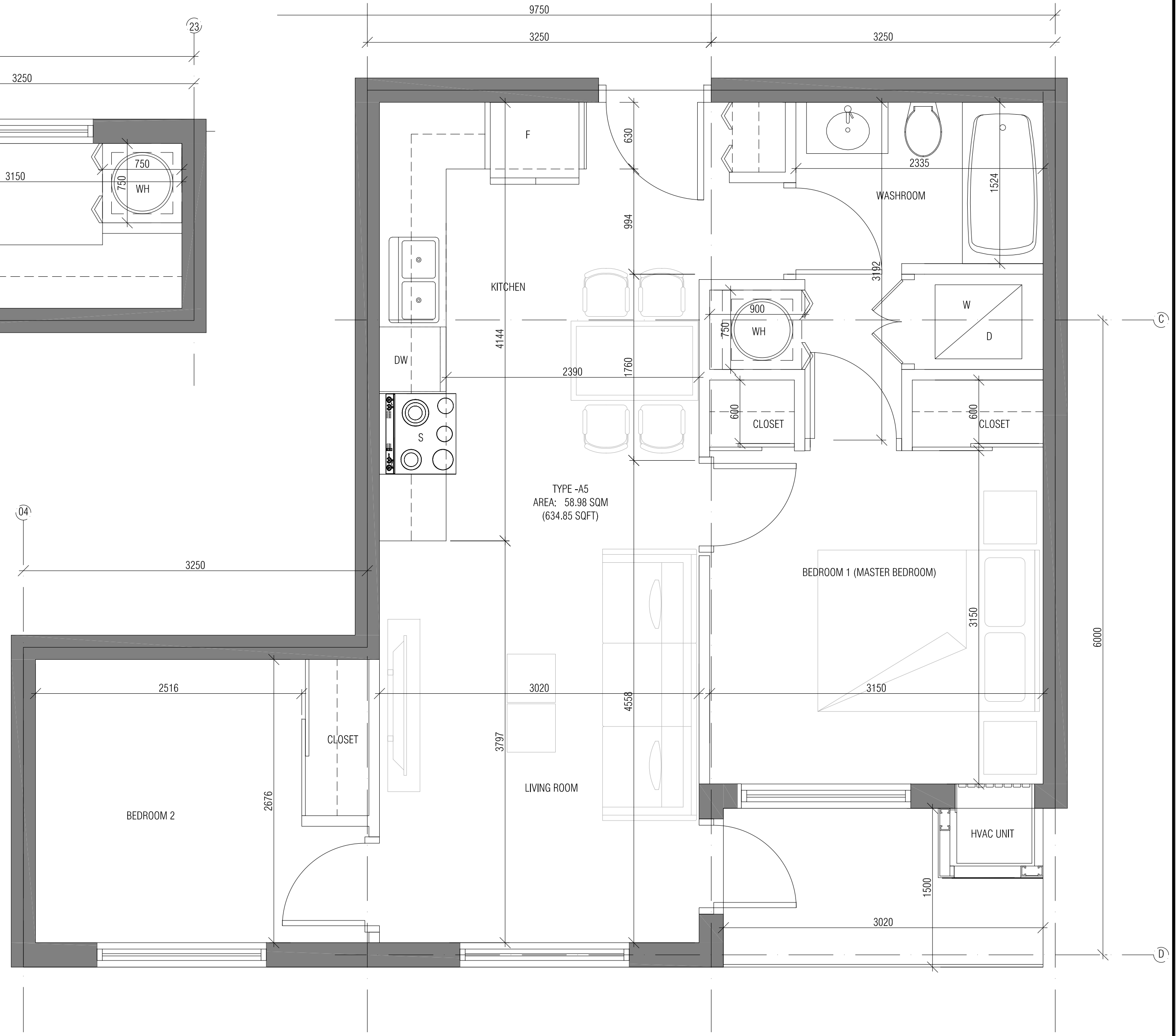
DRAWING TITLE:
APARTMENT UNIT PLANS

DRAWN BY: MS	DATE: MARCH 17 2020
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

20-25 Aa-2.4



1 TYPE-A4 UNIT PLAN
Aa-2.4 SCALE: 1:25

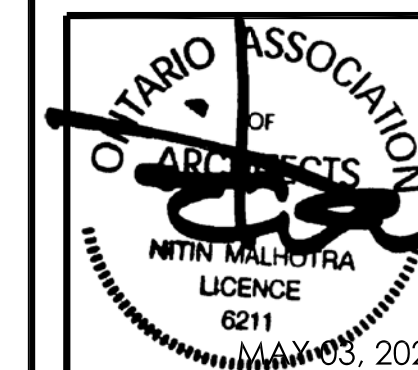


1 TYPE-A5 UNIT PLAN
Aa-2.5 SCALE: 1:25



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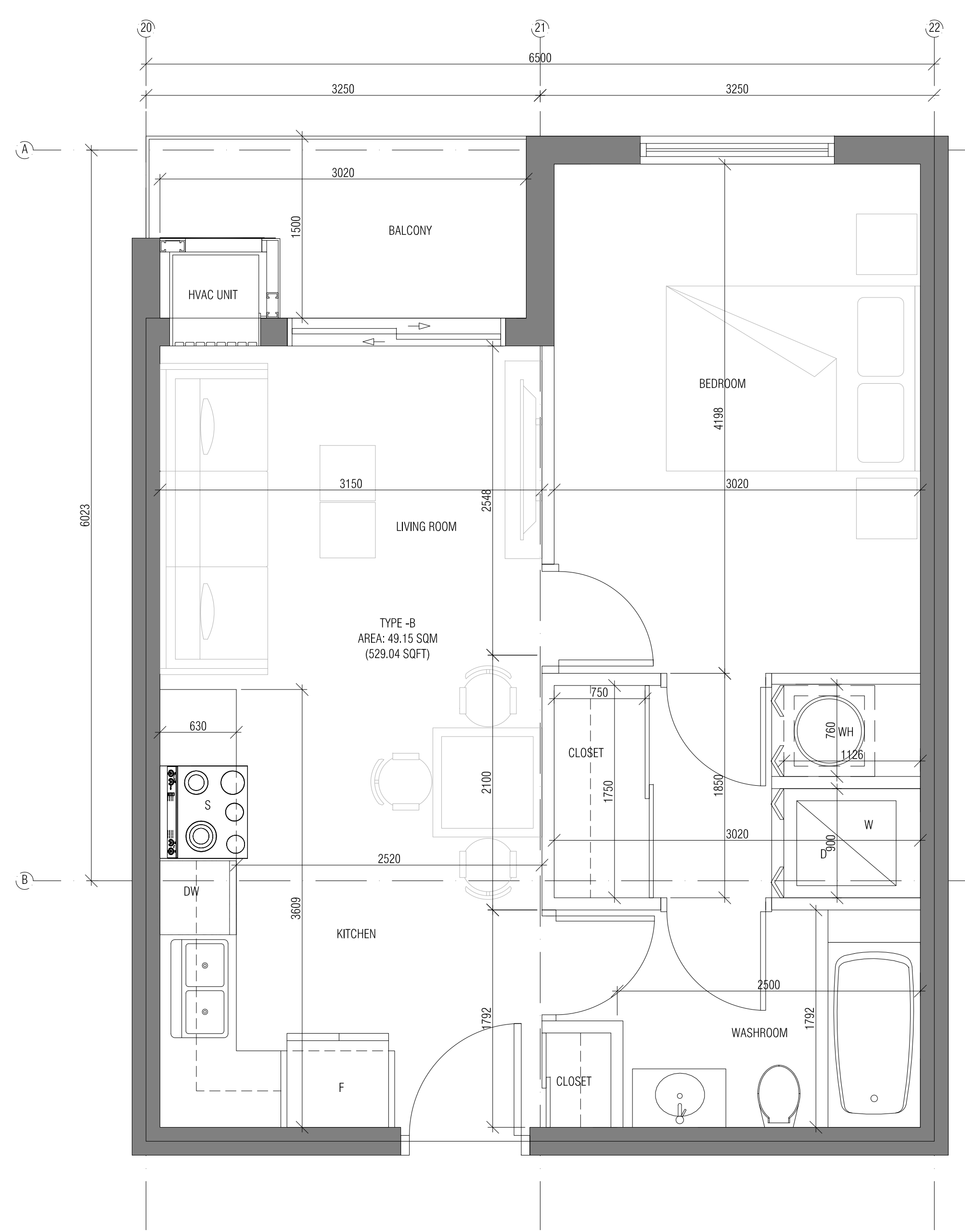
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PROJECT:
**ELGIN STREET DEVELOPMENT
357-361 ELGIN STREET WEST
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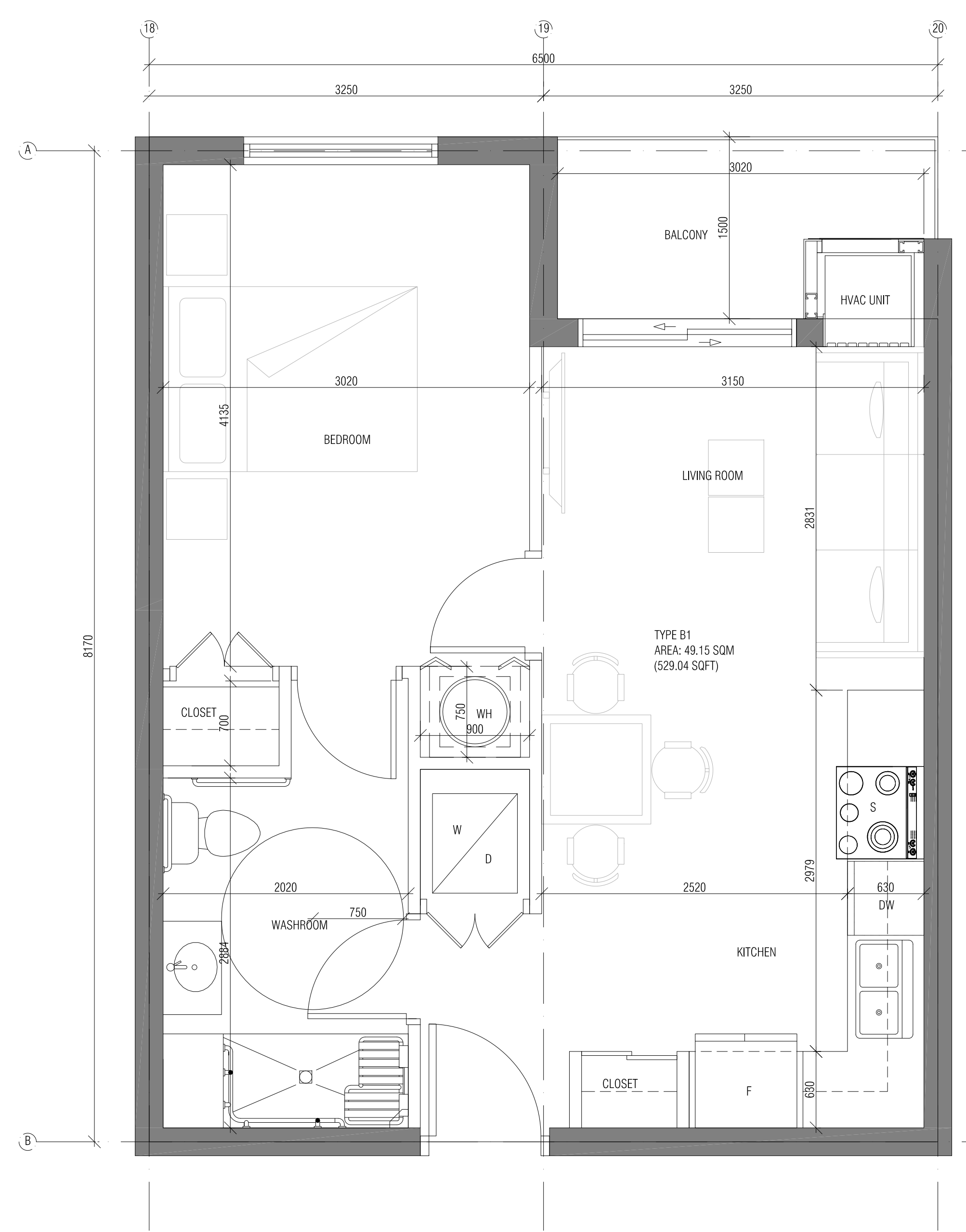
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APARTMENT UNIT PLANS

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PROJECT NO.:	DRAWING NO.:

20-25 Aa-2.5



2 TYPE-B UNIT PLAN
Aa-2.4 SCALE: 1:25

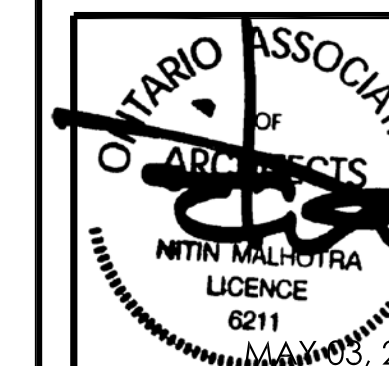


2 TYPE B1 UNIT PLAN
Aa-2.5 SCALE: 1:25

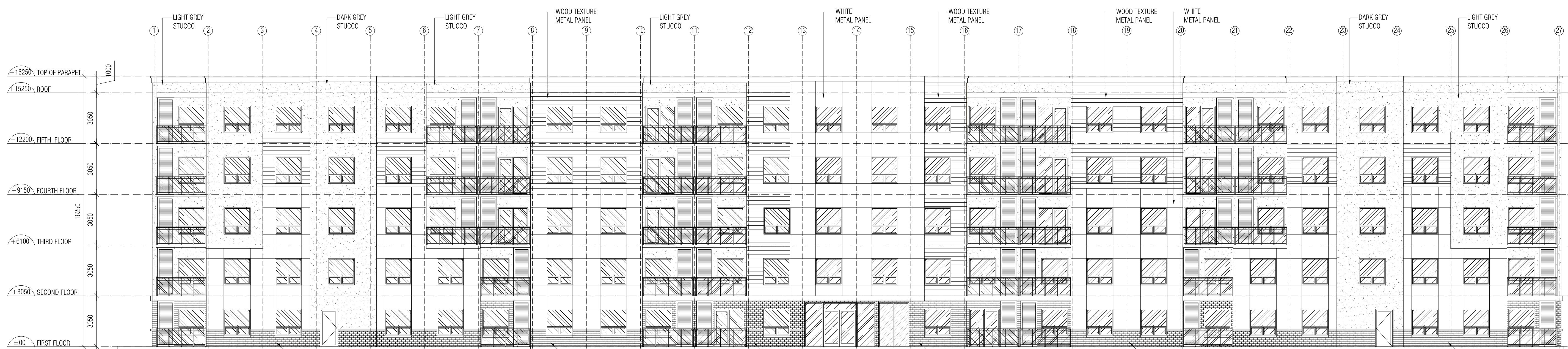


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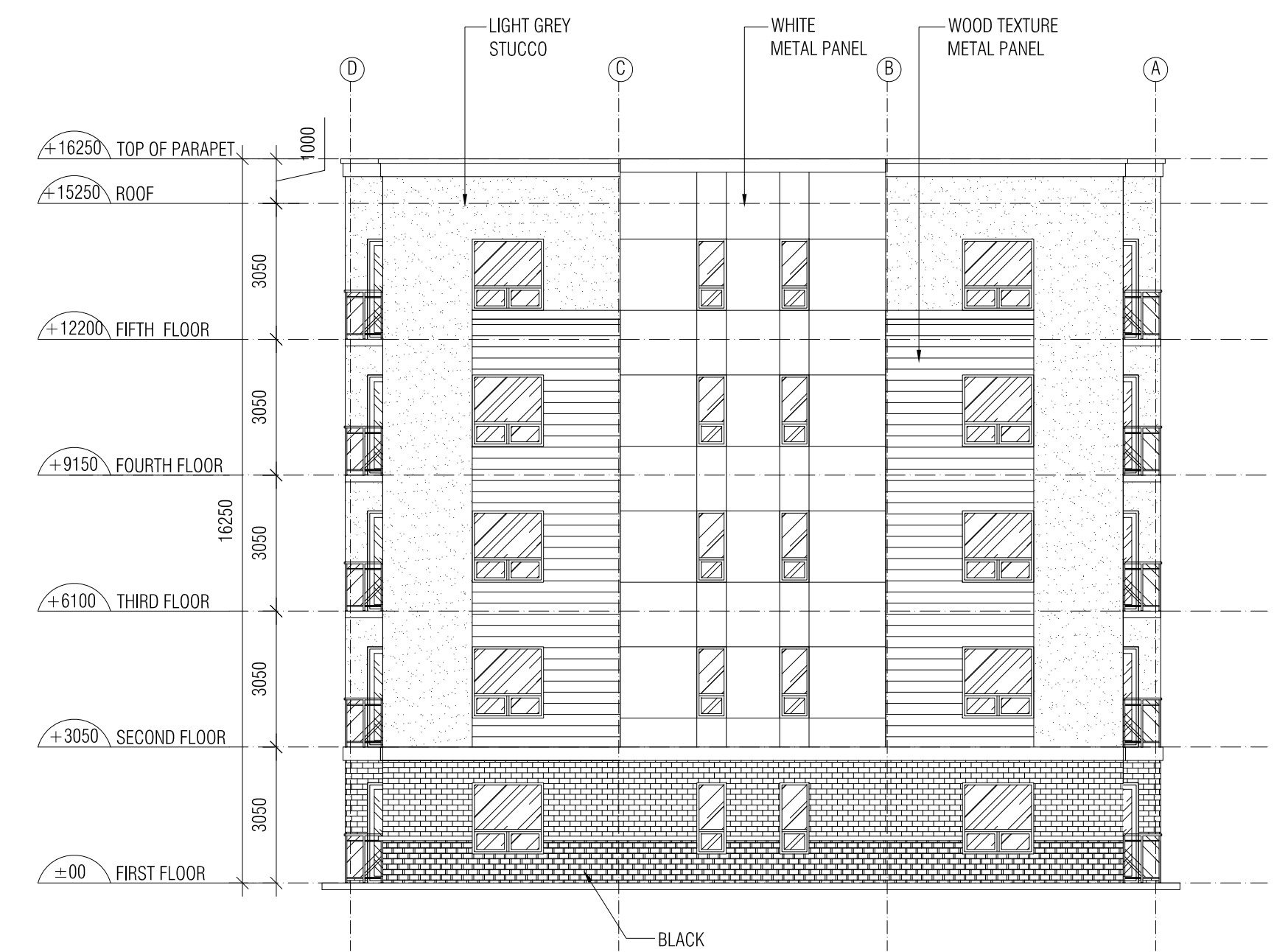
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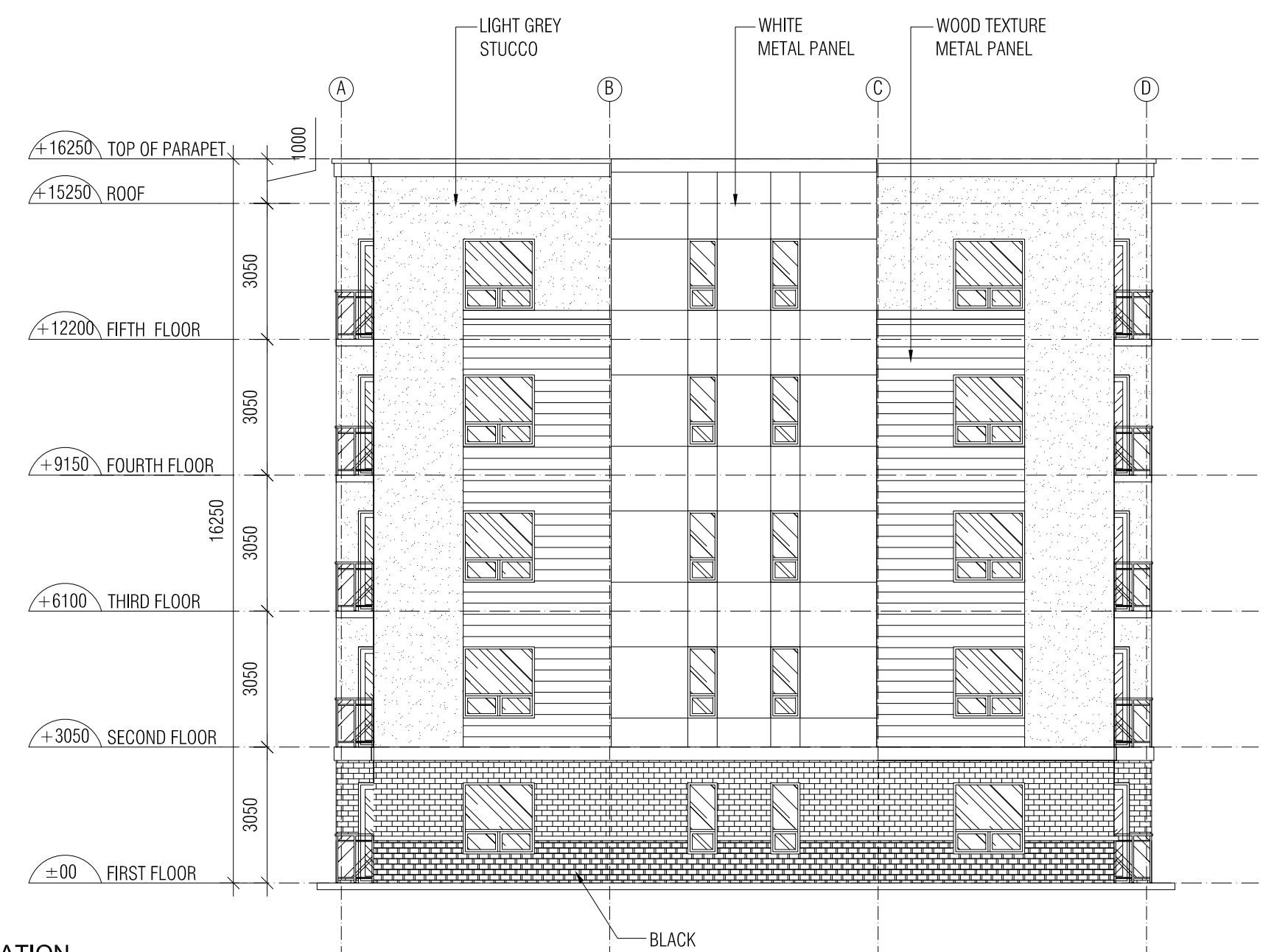
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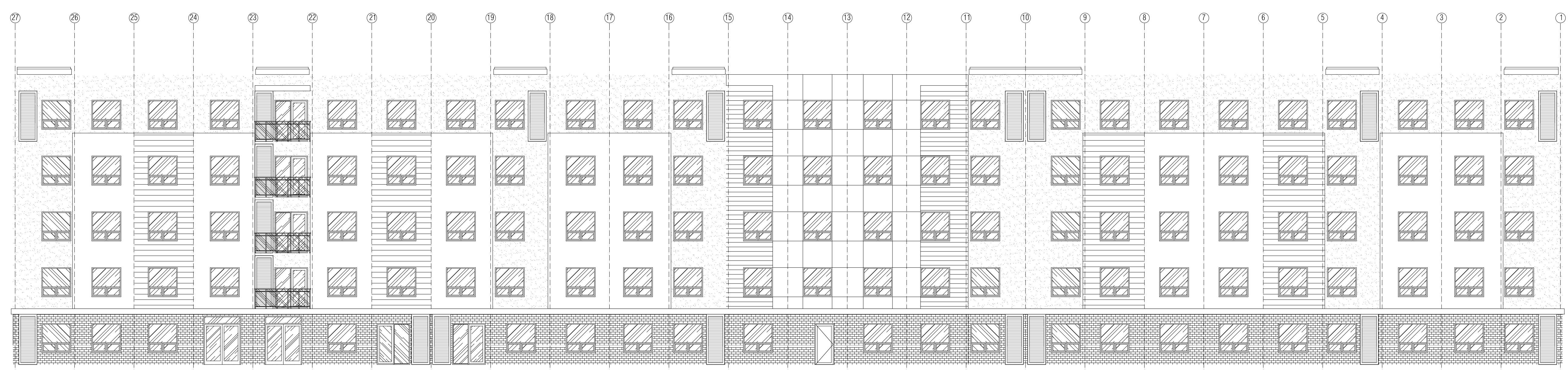
1 WEST ELEVATION
Aa-3.0 / SCALE: 1:125



2 SOUTH ELEVATION
Aa-3.0 / SCALE: 1:125



3 NORTH ELEVATION
Aa-3.0 / SCALE: 1:125



4 EAST ELEVATION
Aa-3.0 / SCALE: 1:125

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ELGIN STREET DEVELOPMENT
357-361 ELGIN STREET WEST
COBOURG, ONTARIO

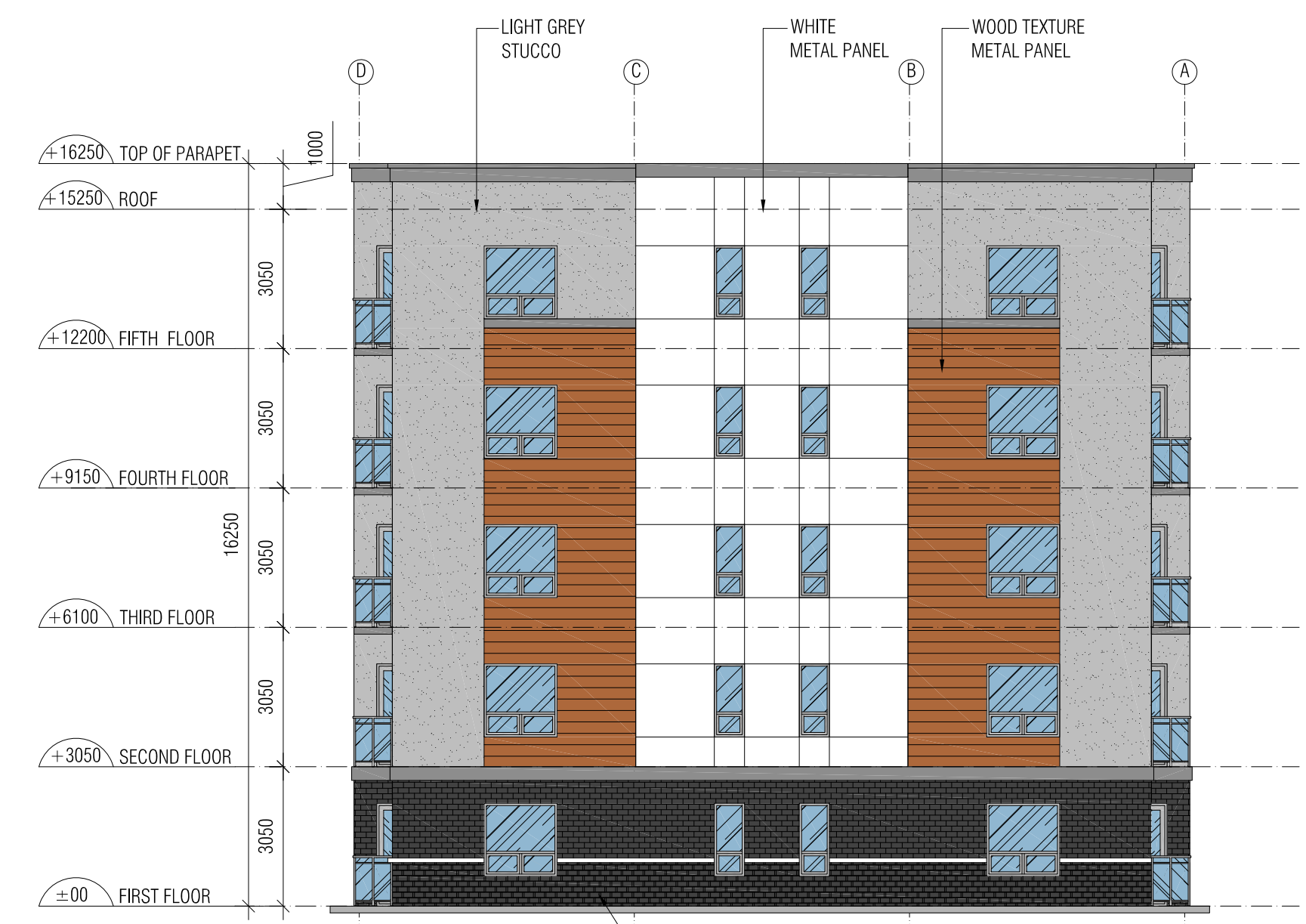
DRAWING TITLE:
ELEVATIONS

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CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

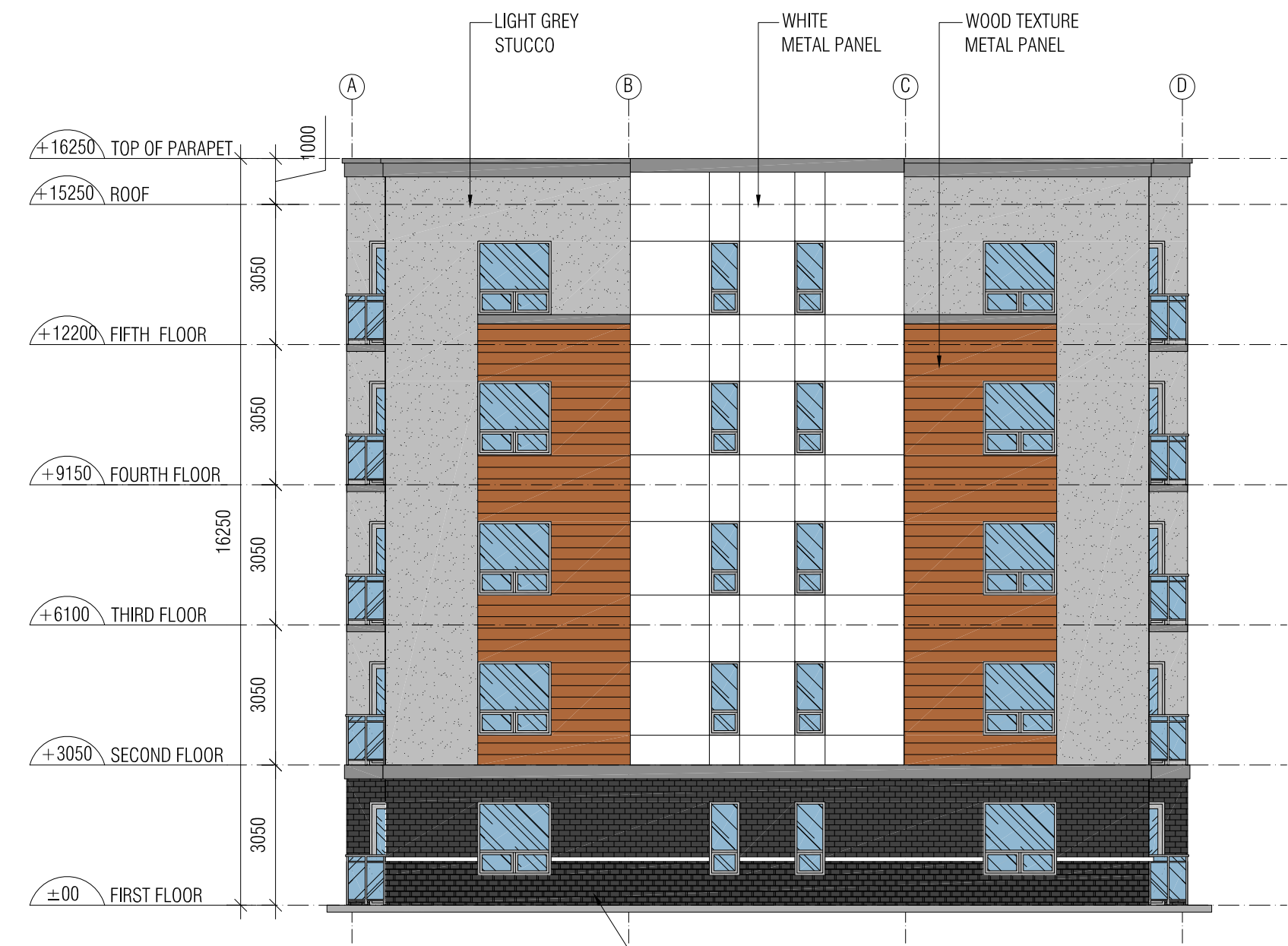
20-25 **Aa-3.0**



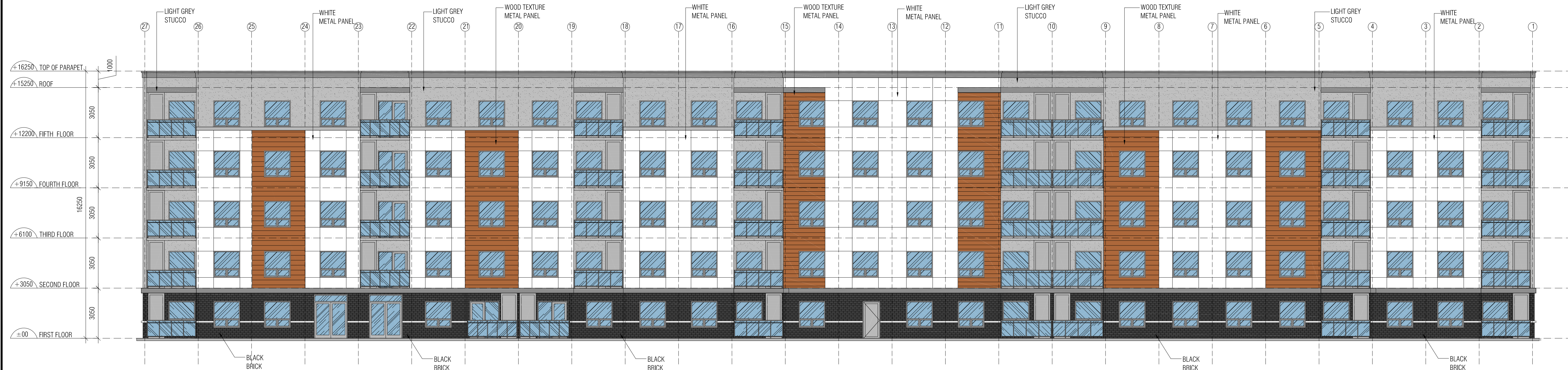
1 WEST ELEVATION
Aa-3.1 SCALE: 1:125



2 SOUTH ELEVATION
Aa-3.1 SCALE: 1:125



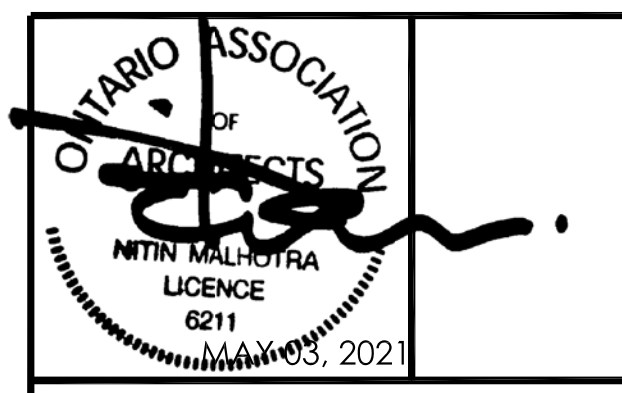
3 NORTH ELEVATION
Aa-3.1 SCALE: 1:125



4 EAST ELEVATION
Aa-3.1 SCALE: 1:125



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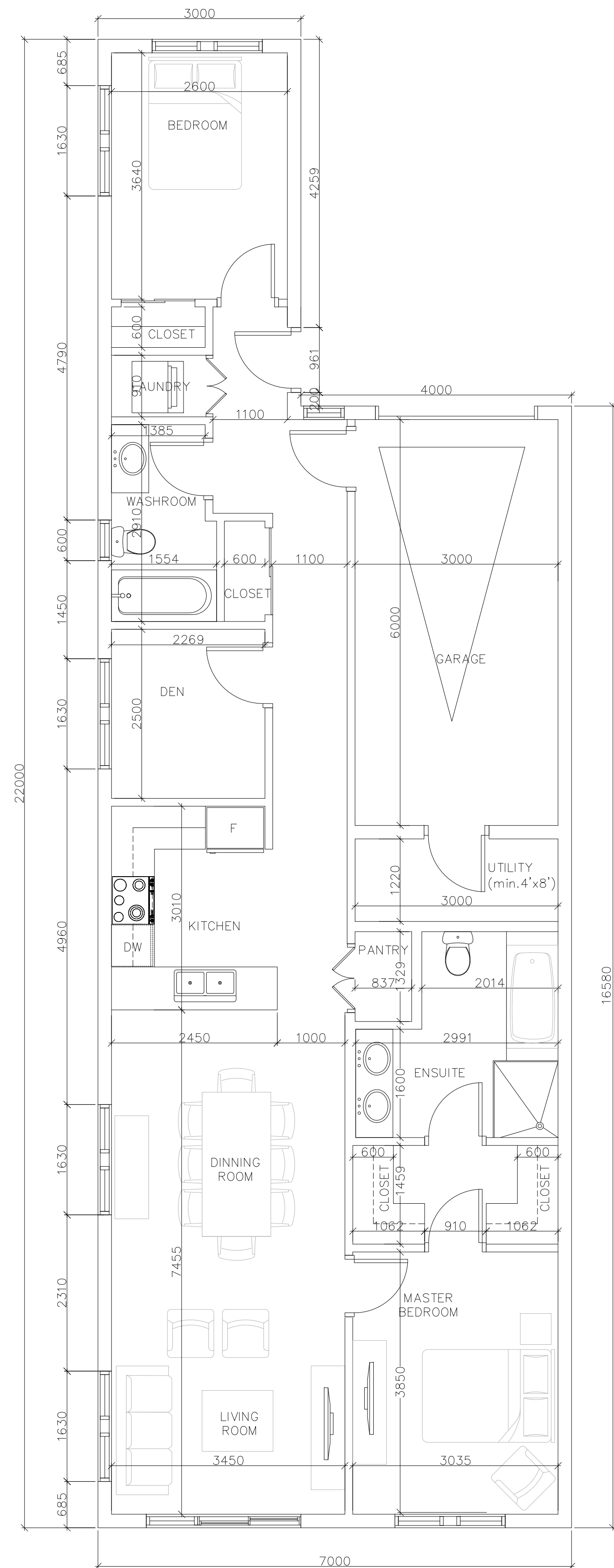
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ELGIN STREET DEVELOPMENT
357-361 ELGIN STREET WEST
COBOURG, ONTARIO

DRAWING TITLE:
COLORED ELEVATIONS

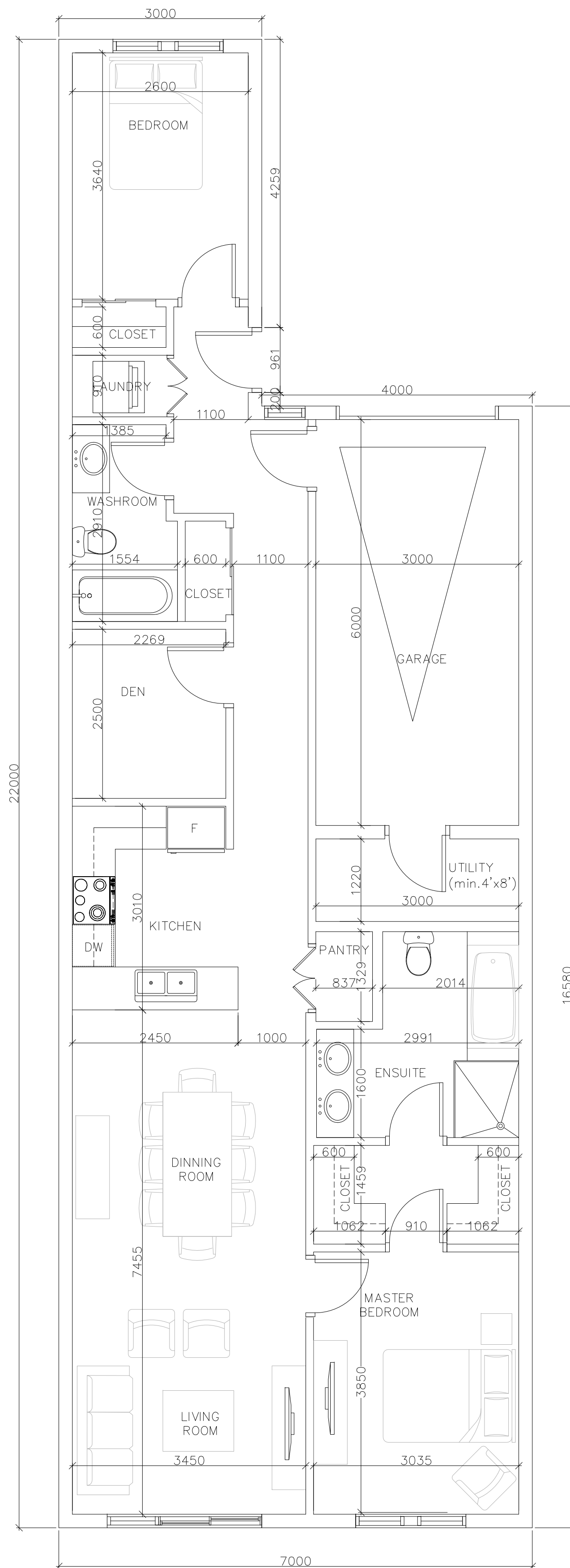
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CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

20-25 Aa-3.1



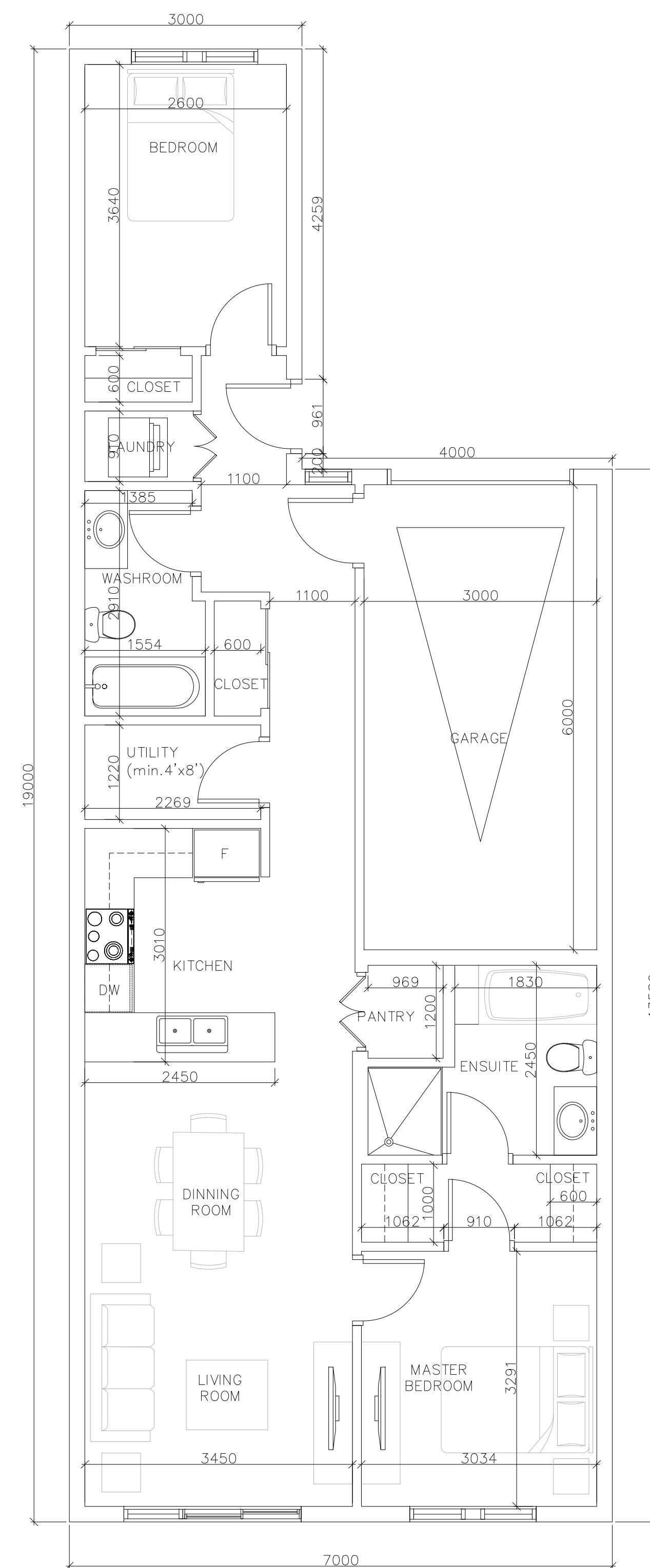
TYPE A2 TOWNHOUSE PLAN
GROUND COVERAGE: 132.32 SQ.M
GFA: 111.79 SQ.M
END UNIT

1 TYPE A2 FIRST FLOOR PLAN (END UNIT)
Ab-2.0 SCALE: 1:50



TYPE A2 TOWNHOUSE PLAN
GROUND COVERAGE: 132.32 SQ.M
GFA: 111.79 SQ.M

2 TYPE A2 FIRST FLOOR PLAN
Ab-2.0 SCALE: 1:50



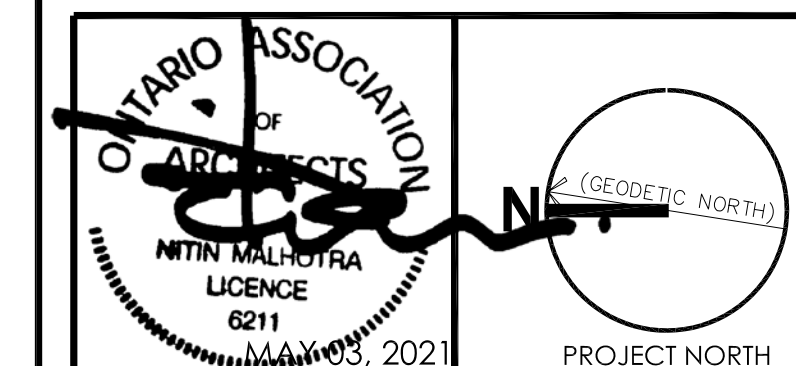
TYPE A1 TOWNHOUSE PLAN
GROUND COVERAGE: 111.31 SQ.M
GFA: 90.79 SQ.M

3 TYPE A1 FIRST FLOOR PLAN
Ab-2.0 SCALE: 1:50



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PROJECT:
ELGIN STREET DEVELOPMENT
357-361 ELGIN STREET WEST
COBOURG, ONTARIO

DRAWING TITLE:
TOWNHOUSE FLOOR PLAN

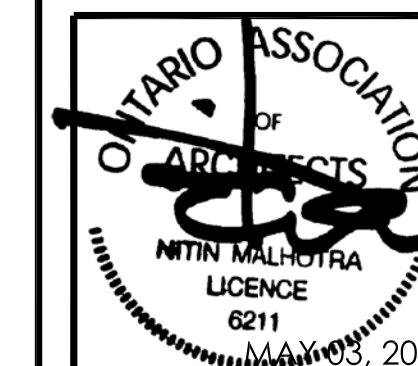
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PROJECT NO.:	DRAWING NO.:

20-25 Ab-2.0



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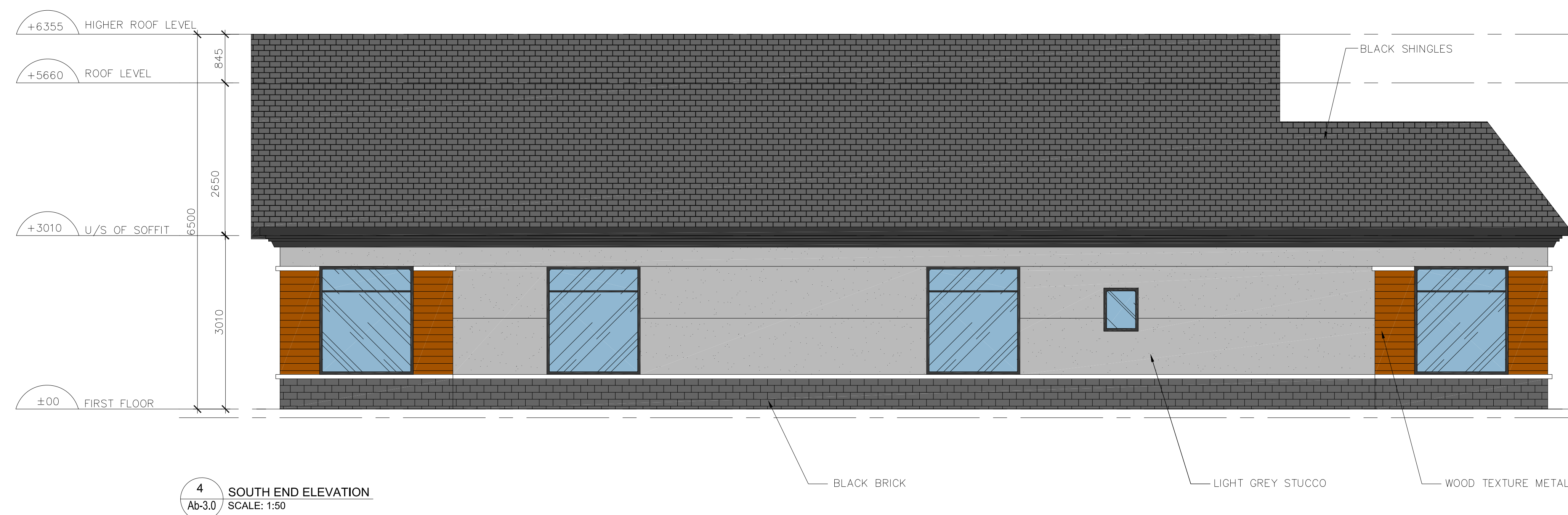
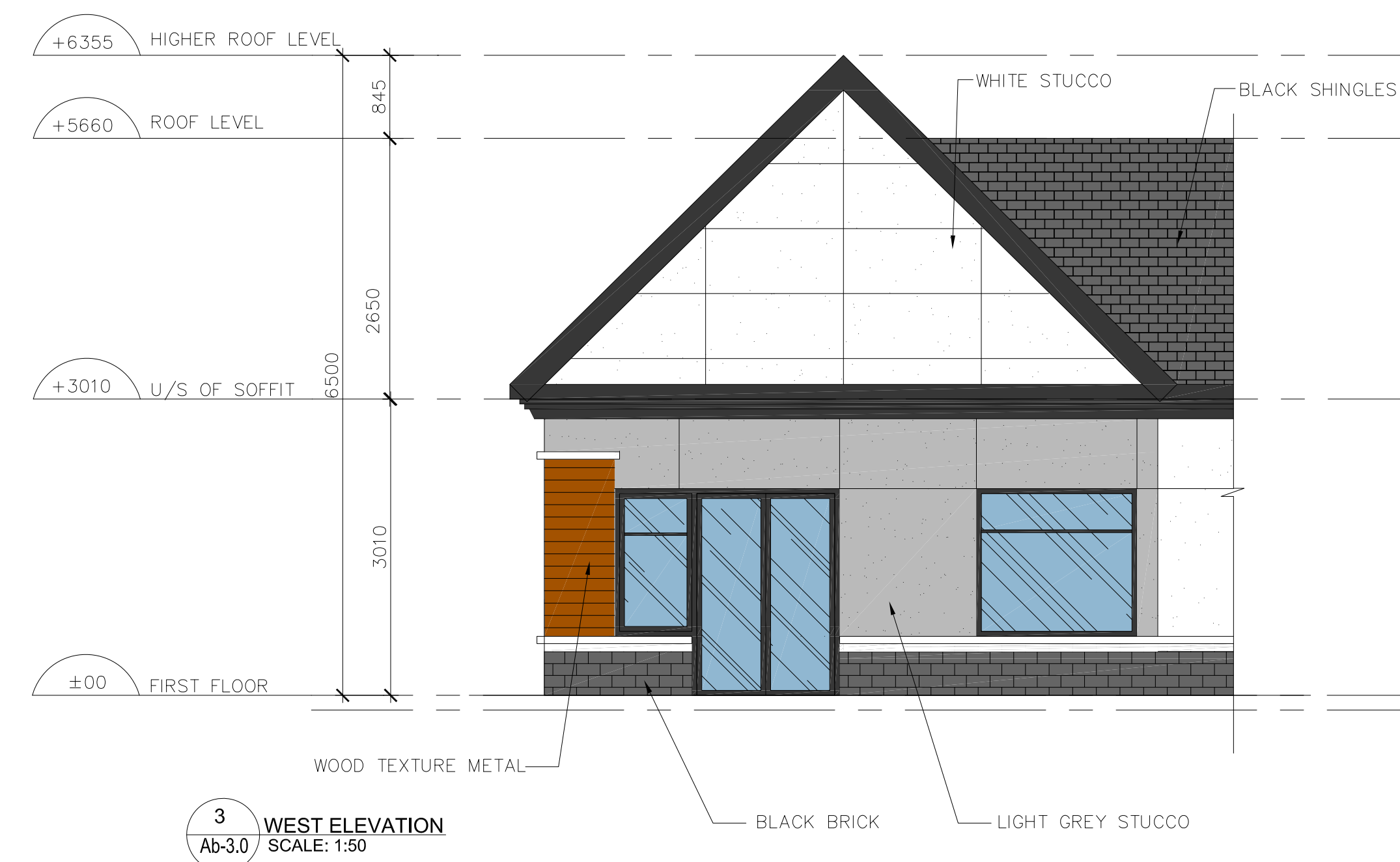
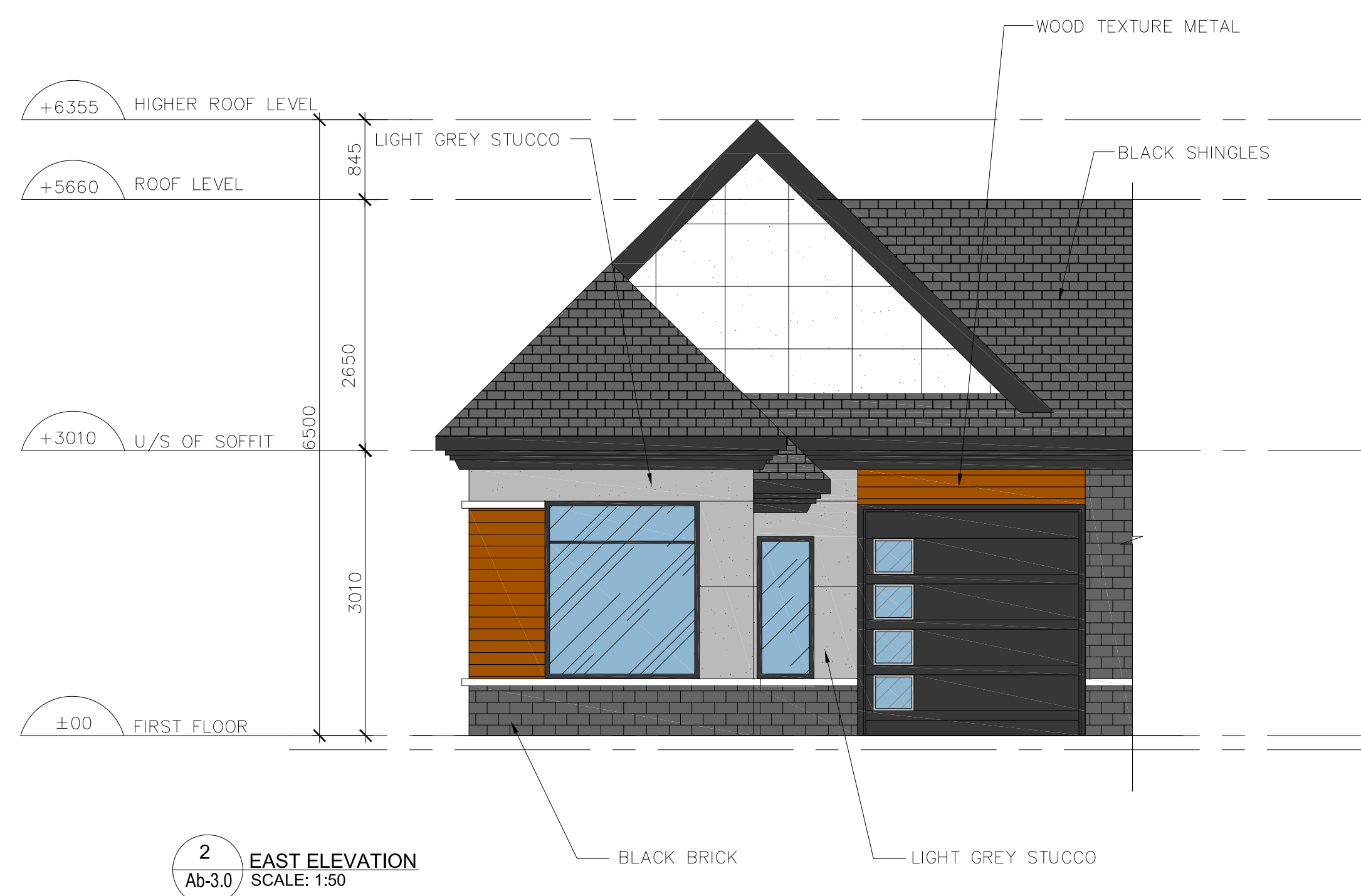
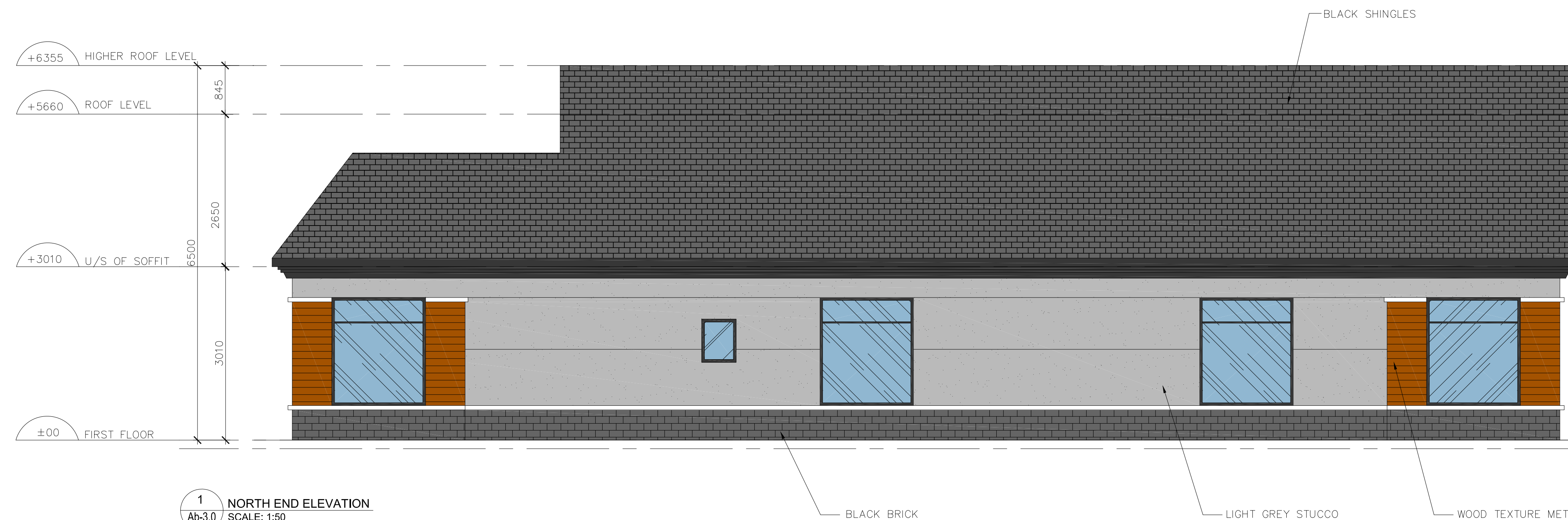
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PROJECT:
**ELGIN STREET
DEVELOPMENT
357-361 ELGIN
STREET WEST
COBOURG, ONTARIO**

DRAWING TITLE:
**TOWNHOUSES
TYPICAL ELEVATIONS**

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PROJECT NO.:	DRAWING NO.:

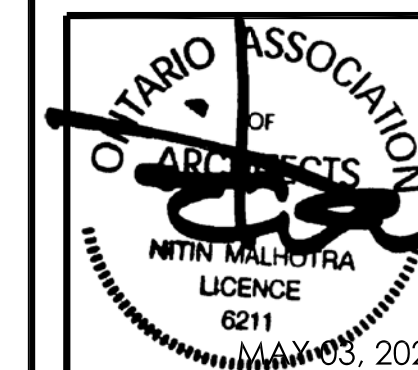
20-25 Ab-3.0



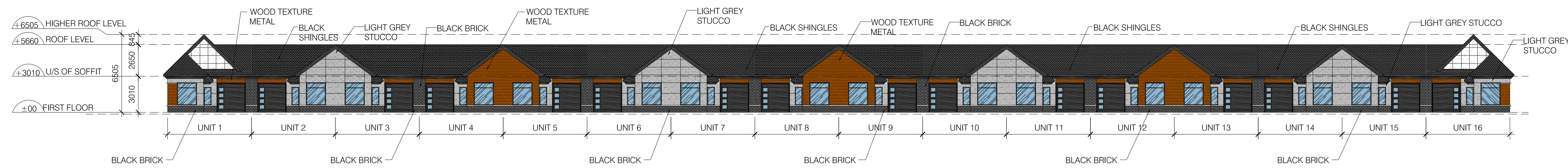


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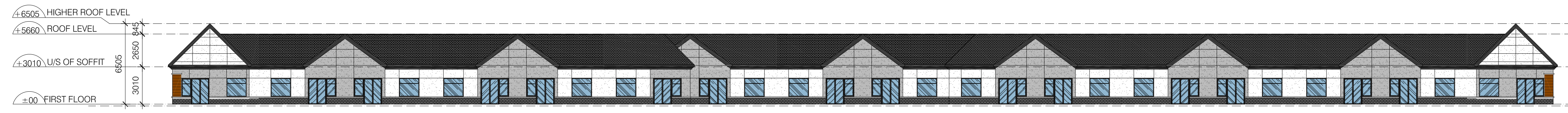
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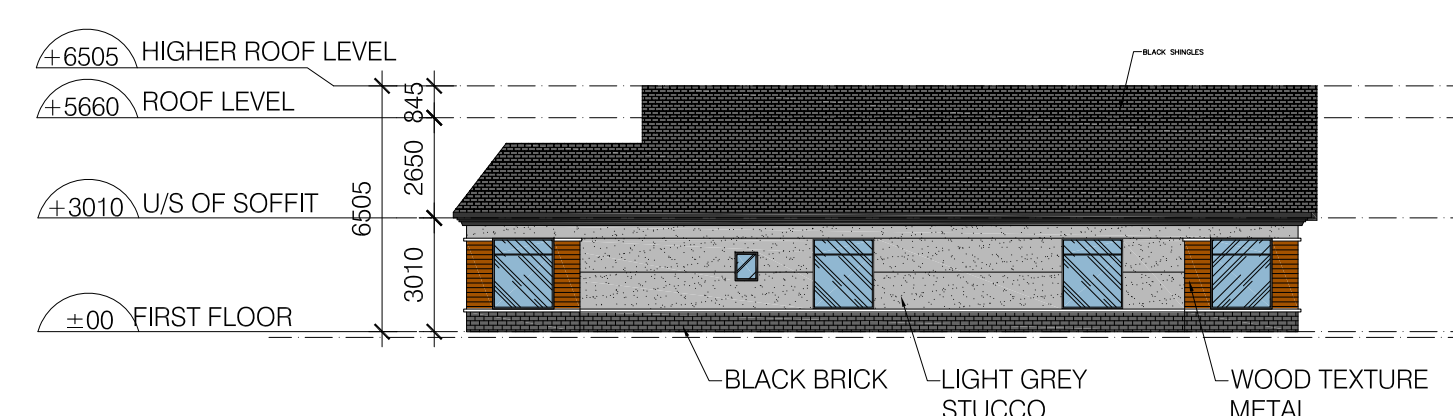
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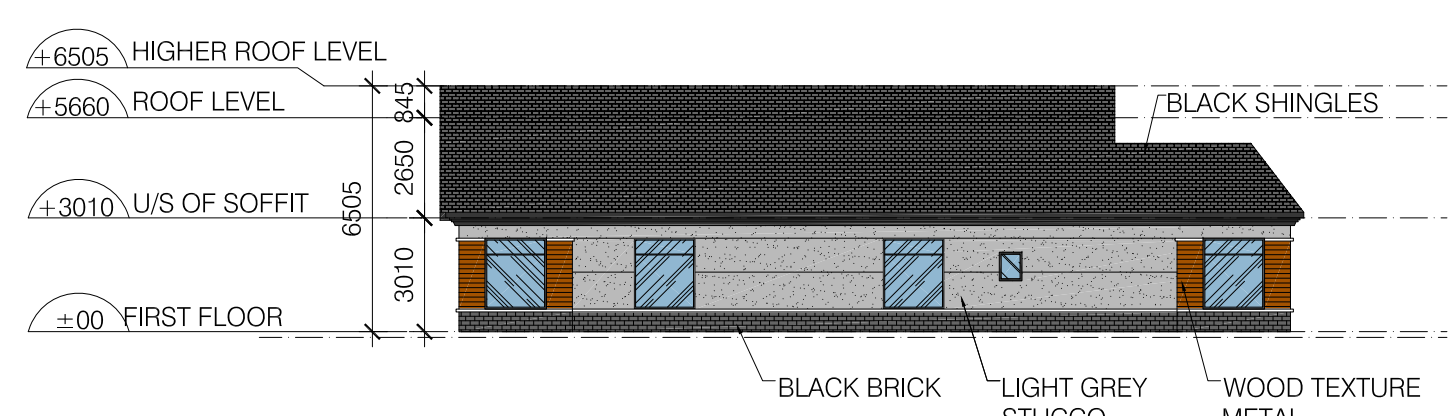
1 EAST ELEVATION
 Ab-3.1 SCALE: 1:200



2 WEST ELEVATION
 Ab-3.1 SCALE: 1:75



3 NORTH ELEVATION
 Ab-3.1 SCALE: 1:75



4 SOUTH ELEVATION
 Ab-3.1 SCALE: 1:75

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COBOURG, ONTARIO

DRAWING TITLE:
TOWNHOUSES ELEVATIONS

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CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

20-25 Ab-3.1