



1 OVERALL SITE PLAN
1:300

PHASING NOTES:

PHASE 1	DEMOLITION	AUGUST 2021
PHASE 2	DEMOLITION	SEPTEMBER 2021 TO SEPTEMBER 2022
PHASE 3	DEMOLITION	SEPTEMBER 2022
PHASE 4	DEMOLITION	OCTOBER 2022 TO OCTOBER 2023

SITE STATISTICS

Site Area: 6675.1 s.m. (excludes municipal road widening areas)	Zoning: R4 (Multi-Residential) Re-zoning application in process.
New Building Areas:	Building 1= 467.34 sq.m. Building 2= 446.93 sq.m. Building 3= 446.93 sq.m. Building 4= 444.31 sq.m. Building 5= 66.42 sq.m. Total= 1,871.93 sq.m.
Total Building Area: 1,871.93 s.m.	Building Coverage: 28.04%
Paved Area: 2,368.5 s.m.	Paving Percentage: 35.48%
Landscape Area: 2434.67 s.m.	Landscape Percentage: 36.48%
Building Height:	Required TBD Provided 2 storeys (---m)
Setbacks:	Front Yard (N) Required 3.00m Actual: 3.000m Exterior Side Yard (W) Required 6.00m Actual: 6.014m Interior Side Yard (E) Required 3.50m Actual: 4.615m Rear Yard (S) Bldg 1 Required TBD Actual: 15.207m Bldg 2 Required TBD Actual: 15.536m Bldg 3 Required TBD Actual: 15.927m Bldg 4 Required TBD Actual: 16.243m Bldg 5 Required TBD Actual: 23.372m
Parking: (Include B/F stall)	Required TBA Provided: 52
Stall Size:	Required 2.7m x 5.5m Provided 2.7m x 5.5m
B/F Stall Size:	Required: 6 TYPE A = 3.4m x 5.5m TYPE B = 2.4M x 5.5m Provided: 6

SITE ABBREVIATIONS

AD	AREA DRAIN
ANC	ANCHOR
BF	BARRIER FREE PARKING SIGN.
BL	(AS PER ONTARIO TRAFFIC MANUAL)
BOL	BOLLARD LIGHT, REFER TO ELECT. DWGS.
BP	BOLLARD (REFER TO DETAIL 8/A102)
CB	BELL POLE
CH	CATCH BASIN
FR	FIRE HYDRANT
FR	FIRE ROUTE SIGN.
GM	REFER TO DETAIL 3/A102
HP	GAS METER
MH	HYDRO POLE
WV	MAN HOLE
WV	WATER VALVE

NOTES:

1. ALL EXISTING SITE INFORMATION DERIVED FROM SURVEY.
DRAWING 20-25-815-00 BY J.D. BARNES DATED MAY 14, 2020.

DO NOT SCALE THE DRAWINGS.
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NO.	ISSUES	DATE	BY
1	ISSUED FOR SITE PLAN APPROVAL	DEC. 07, 2020	BBA
2	REISSUED FOR SITE PLAN APPROVAL	APR. 7, 2021	BBA

NO.	REVISIONS	DATE	BY
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PROJECT:

ELGIN PARK REDEVELOPMENT PROJECT

265-327 ELGIN STREET
COBOURG, ON
NORTHUMBERLAND COUNTY

DRAWING:

OVERALL SITE PLAN



BARRY BRYAN ASSOCIATES

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DESIGN BY: BBA	DOC. CONTROL: DATE:
DRAWN BY: CM	% COMPLETE:
CHECKED BY: NS	INITIAL:

DATE:
NOV. 2020

SCALE:
1:300

FILE:

PROJECT NO:

19284

DRAWING NO:

A101