

## PHASING NOTES:

PHASE 1 DEMOLITION AUGUST 2021 CONSTRUCTION SEPTEMBER 2021 TO SEPTEMBER 2022

PHASE 2 DEMOLITION SEPTEMBER 2022
CONSTRUCTION OCTOBER 2022 TO OCTOBER 2023

Site Area: 6675.1 s.m. (excludes municipal road widening areas)			Zoning: R4 (Multi-Residential) Re-zoning application in process.				
New Building Areas:  Building Building Building Building Building Total=			467.34 sq.m. 446.93 sq.m. 446.93 sq.m. 446.93 sq.m. 444.31 sq.m. 66.42 sq.m. 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: Require		ed Provided 2 storeys (m)					
Setbacks:	Front Yard ( Exterior Side Interior Side Rear Yard (S	Bldg : Bldg : Bldg :	Required Required Required Required Required Required Required Required	TBD TBD TBD	Actual: 3.000 Actual: 6.014 Actual: 4.613 Actual: 15.207 Actual: 15.536 Actual: 15.927 Actual: 16.243 Actual: 23.372		
Parking: (Inc	lude B/F stal	II) Require	ed TBA	Provided:	52		
Stall Size:		Required 2.7m x 5.5m	1		vided m x 5.5m		

## SITE ABBREVIATIONS

TYPE B =  $2.4M \times 5.5m$ 

AREA DRAIN ANCHOR BARRIER FREE PARKING SIGN. (AS PER ONTARIO TRAFFIC MANUAL) BOLLARD LIGHT. REFER TO ELECT. DWGS. BOLLARD (REFER TO DETAIL 8/A102) BELL POLE CATCH BASIN FIRE HYDRANT FIRE ROUTE SIGN. REFER TO DETAIL 3/A102 GAS METER

HYDRO POLE MAN HOLE

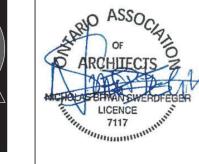
WATER VALVE

NOTES:

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

U.S DIA		BOARD FEI				
310	HP	SIB				
				NO.	REVISIONS	
ATIST	ICS					
(excludes areas)	Zoning: R4 (Multi-Resi Re-zoning application	dential) in process.				
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.			PROJECT:  ELGIN PARK			
Total=	1,871.93 sq.m.				DEVELOPMENT	
71.93 s.m.	Paving Percentage: 35.48%			PROJECT		
۱.						
7 s.m. Landscape Percentage: 36.48%				265-327 ELGIN STREET COBOURG, ON NORTHUMBERLAND COUNT		
Required Provided TBD 2 storeys (m)						
(N) le Yard (W) e Yard (E) (S) Bldg	Required 3.00m Required 6.00m Required 3.50m 1 Required TBD 2 Required TBD	Actual: 3.000m Actual: 6.014m Actual: 4.613m Actual: 15.207m Actual: 15.536m		DR	AWING:	
Bldg - Bldg -	3 Required TBD 4 Required TBD 5 Required TBD	Actual: 15.927m Actual: 16.243m Actual: 23.372m		OV	ERALL SITE PLAN	
all) Require	ed TBA Provided: 52					





% COMPLETE:

DATE BY

REISSUED FOR SITE PLAN APPROVAL

BARRY BRYAN **ASSOCIATES** Architects Engineers Project Managers 250 Water Street Suite 201 Whitby, Ontario

CM CHECKED BY: NS DATE: NOV. 2020 L1N 0G5 Tel: (905) 666-5252 1:300 Fax: (905) 666-5256 e-mail: bba@bba-archeng.com FILE:

DESIGN BY:

DRAWN BY:

BBA

PROJECT NO: 19284 DRAWING NO: A101