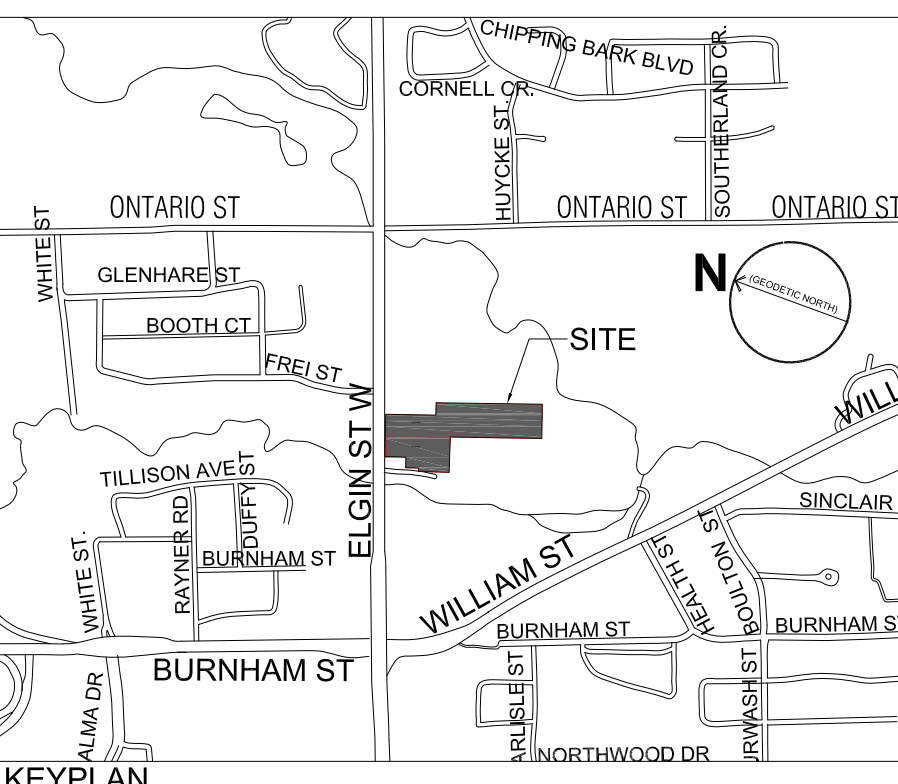
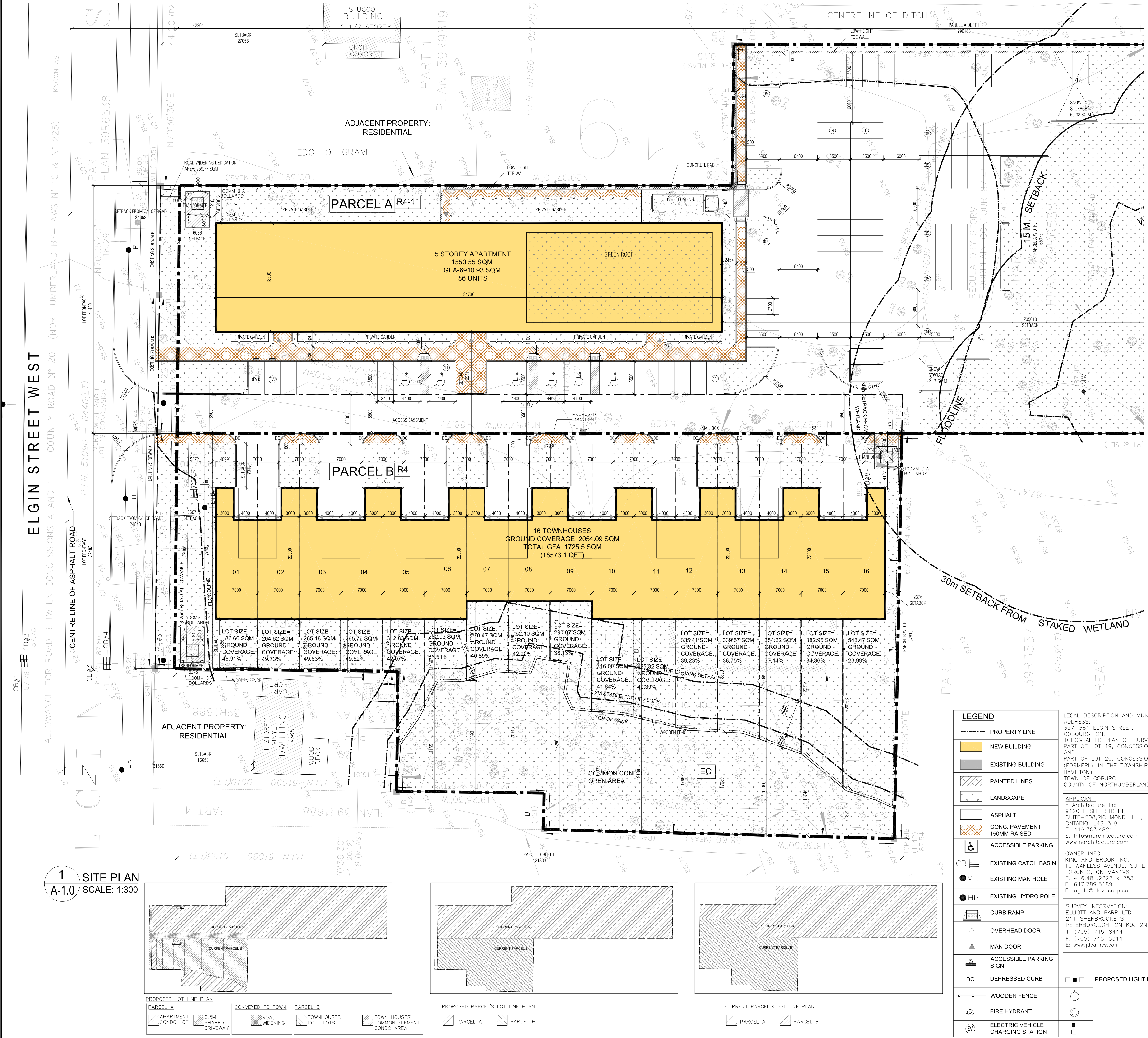




KEYPLAN
SCALE: NTS
PROJECT STATISTICS PARCEL A (APARTMENT BUILDING)

PROJECT ADDRESS: ELGIN STREET DEVELOPMENT, 357-361 ELGIN STREET WEST COBOURG, ONTARIO		
ZONE R4-1	REQUIRED	PROVIDED
TOTAL LOT(SITE) AREA (m²)		24281.42 SQM. (6.0 ACRE)
ROAD WIDENING DEDUCTION		261.68 SQM
NET LOT(SITE) AREA (m²)		24019.73 SQM (5.93 ACRE)
NET DENSITY	87 UNITS PER NET HECTARE	86 UNITS
ACCESS EASEMENT AREA (m²)		788.14 SQM
PARCEL A LOT(SITE) AREA (m²)		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	205 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 (m²)		24281.42 SQM. (6.0 ACRE)
ROAD WIDENING DEDUCTION	N/A	261.68 SQM
NET LOT(SITE) AREA (m²)		24019.73 SQM (5.93 ACRE)
NET DENSITY	50 UNITS PER NET HECTARE	16 UNITS IN .65 HC
ACCESS EASEMENT	N/A	788.14 SQM
PARCEL B LOT(SITE) AREA (m²)		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' PLOT LOTS			
	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%

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

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 COBORG
COUNTY OF NORTHUMBERLAND

APPLICANT:
n Architecture Inc
9120 LESLIE STREET,
SUITE-208, RICHMOND HILL,
ONTARIO, L4B 3J9
T: 416.303.4821
E: info@narchitecture.com
www.narchitecture.com

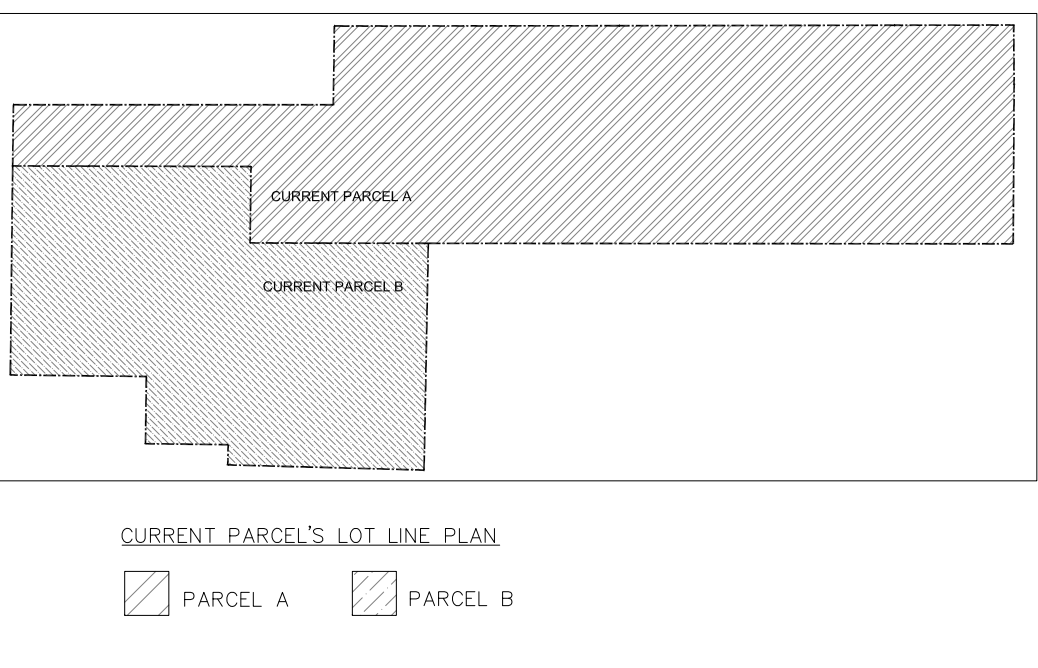
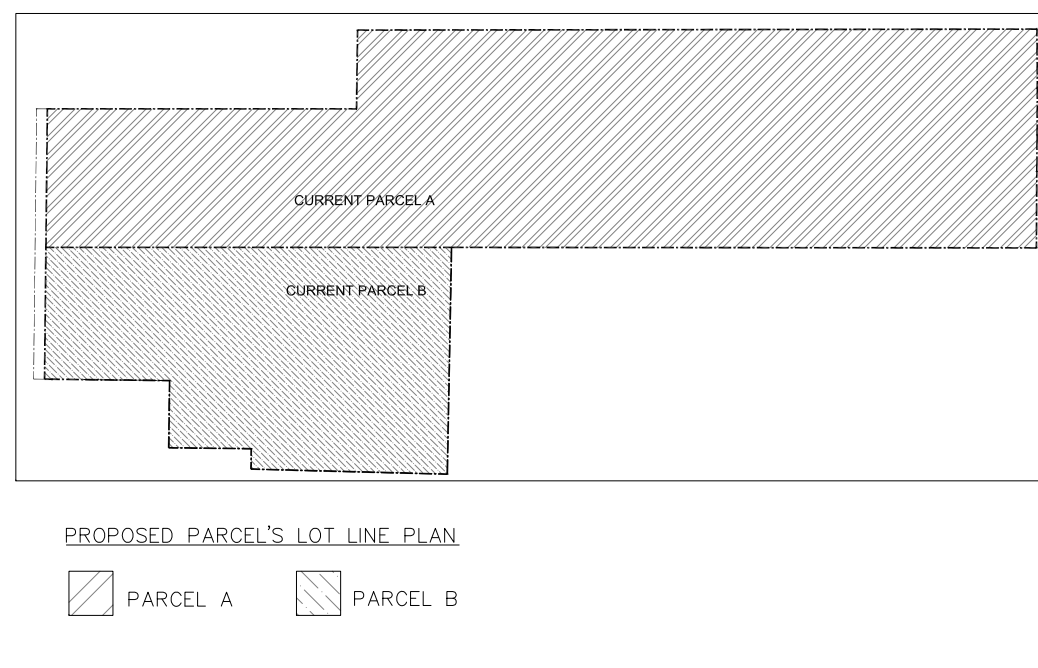
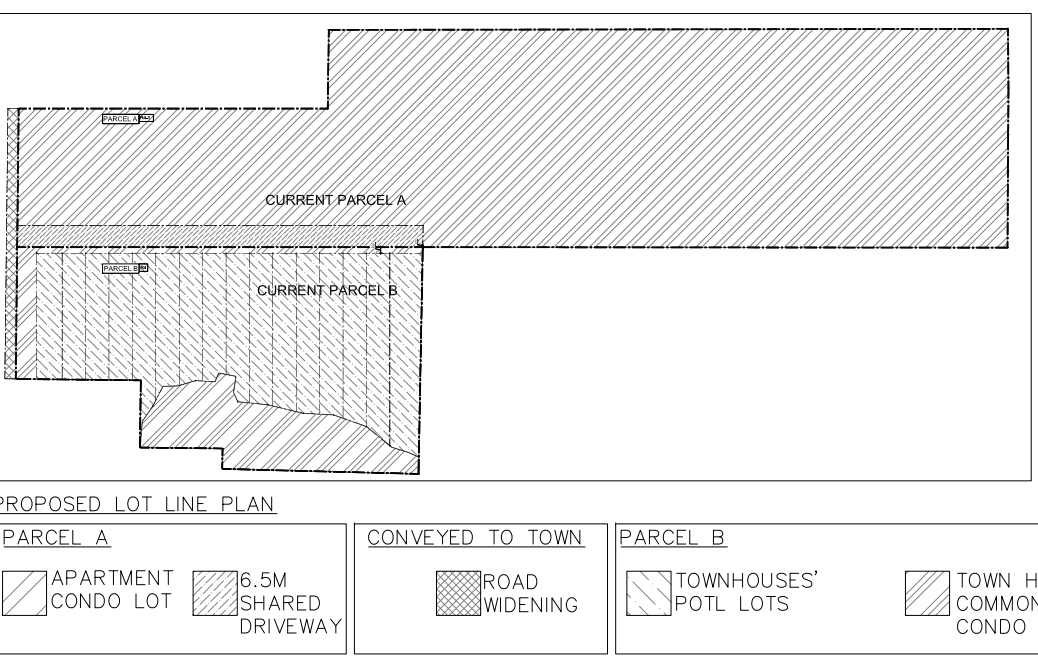
OWNER INFO:
KING AND BROOK INC.
10 WANLESS AVENUE, SUITE 201,
TORONTO, ON M4N1V6
T: 416.481.2222 x 253
F: 647.789.5189
E: agold@plazacorp.com

SURVEY INFORMATION:
ELLIOTT AND PARR LTD.
211 SHERBOOKE ST
PETERBOROUGH, ON K9J 2N2
T: (705) 745-8444
F: (705) 745-5314
E: www.jdbornes.com

PROPOSED LIGHTING

- PROPOSED LIGHTING

1 SITE PLAN
A-1.0 SCALE: 1:300



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PROJECT NORTH

02ND JUNE 2021
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NOT FOR CONSTRUCTION

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

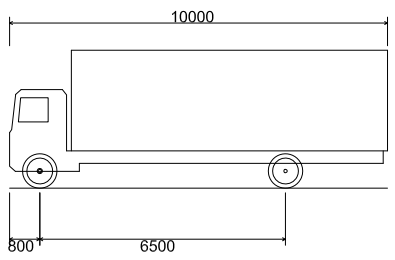
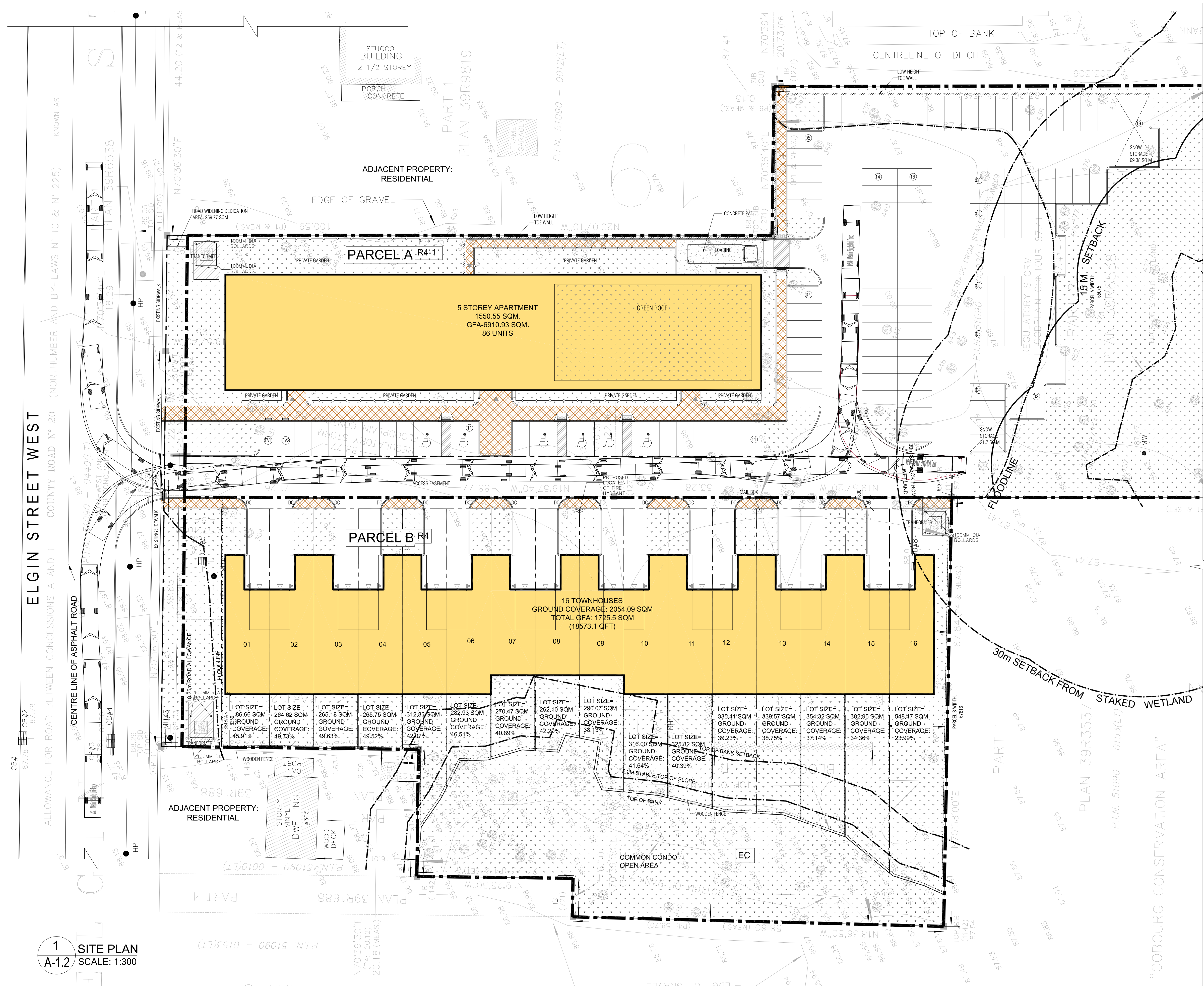
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PROJECT:
**ELGIN STREET DEVELOPMENT
357-361 ELGIN STREET WEST
COBOURG, ONTARIO**

DRAWING TITLE:

SITE PLAN

DRAWN BY: MG	DATE: MAY 1 2020
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.: 20-25	DRAWING NO.: A-1.0



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

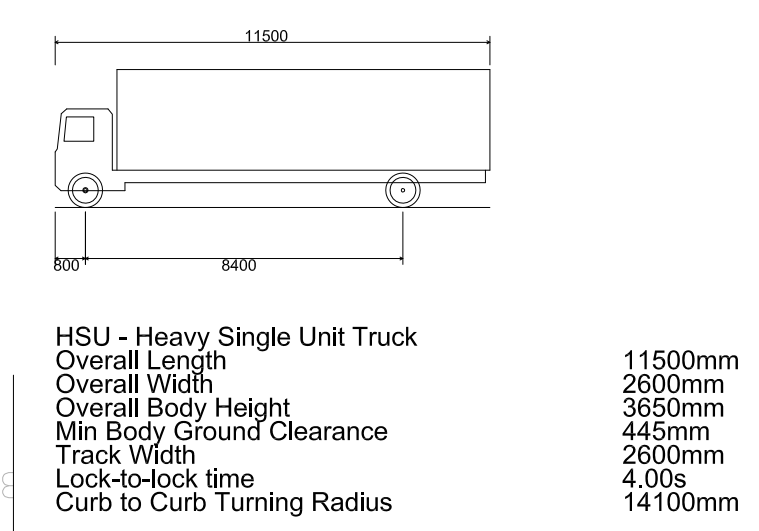
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PROJECT:
**ELGIN STREET DEVELOPMENT
357-361 ELGIN STREET WEST
COBOURG, ONTARIO**

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



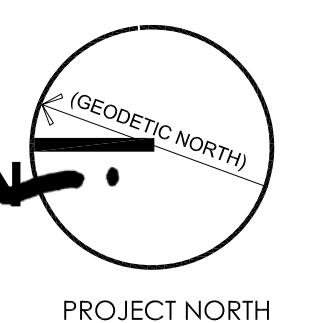
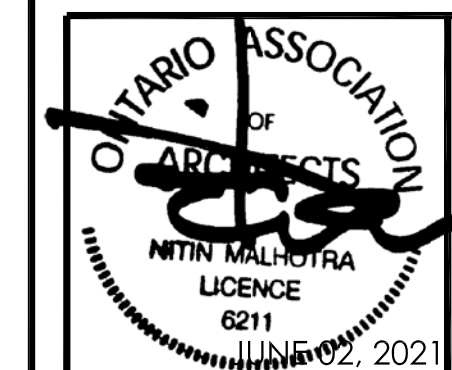
TRUCK TYPE- HSU



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PROJECT:

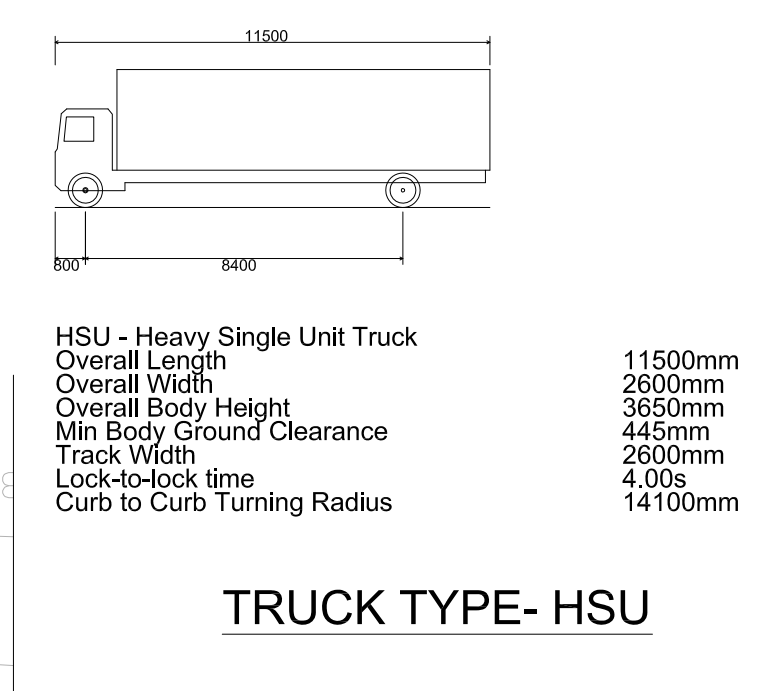
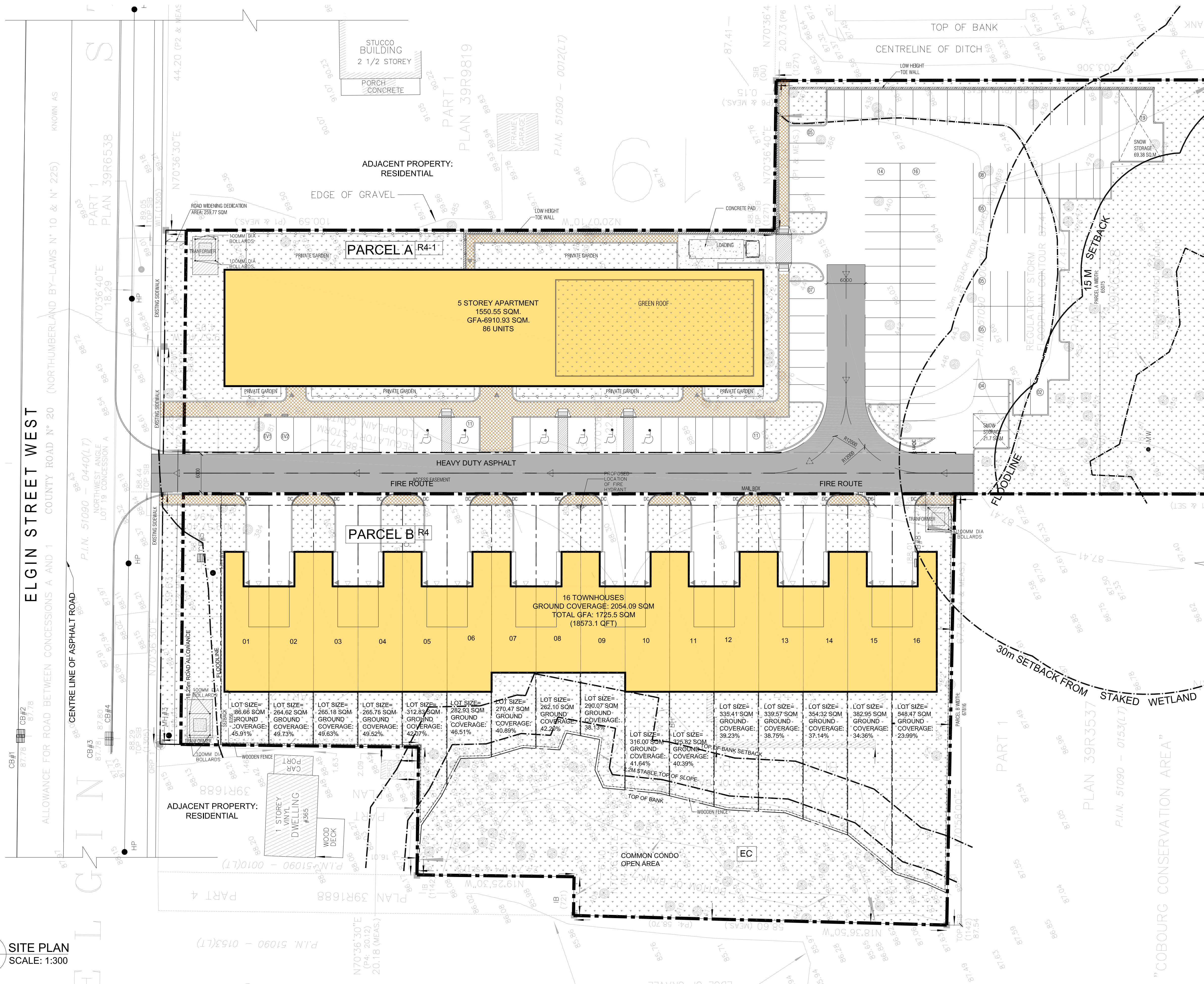
**ELGIN STREET
DEVELOPMENT
357-361 ELGIN
STREET WEST
COBOURG, ONTARIO**

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
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ONTARIO ASSOCIATION OF ARCHITECTS
NITIN MALHOTRA
LICENSE 6211
JUNE 02, 2021
PROJECT NORTH

02ND JUNE 2021
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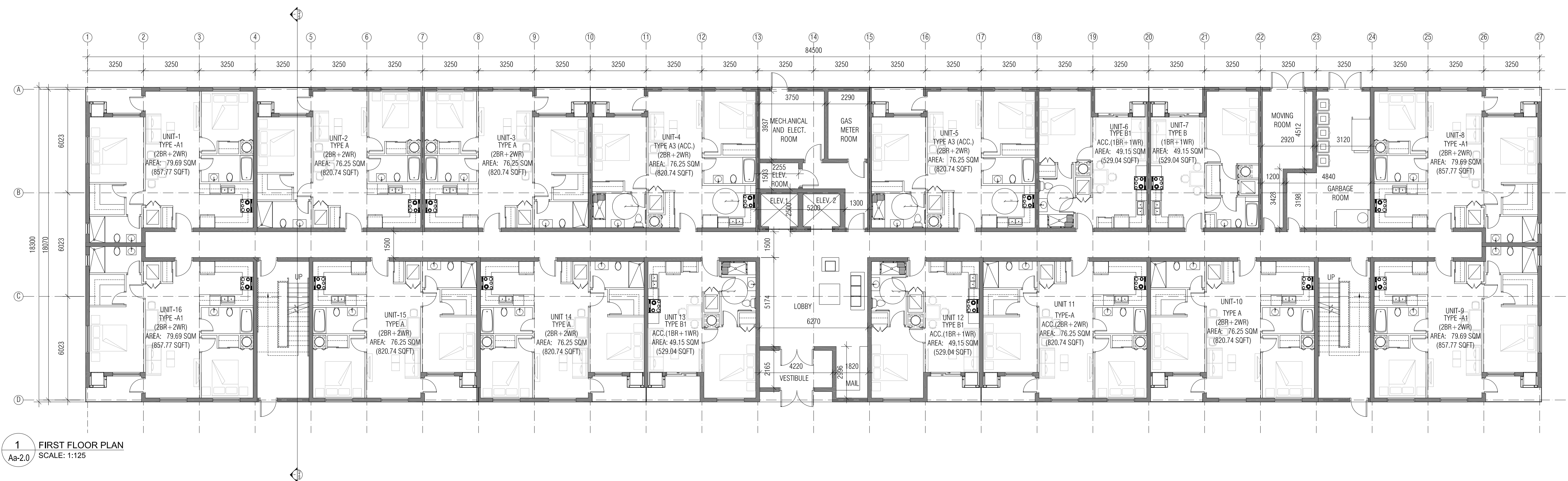
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No.	Date	Version	Dwn.

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

DRAWING TITLE:
SITE PLAN SHOWING FIRE ROUTE

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

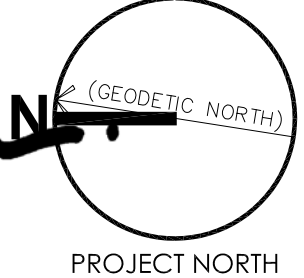


1 FIRST FLOOR PLAN
SCALE: 1:125

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



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PROJECT NORTH

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

DRAWING TITLE:
**APARTMENT FIRST
FLOOR PLAN**

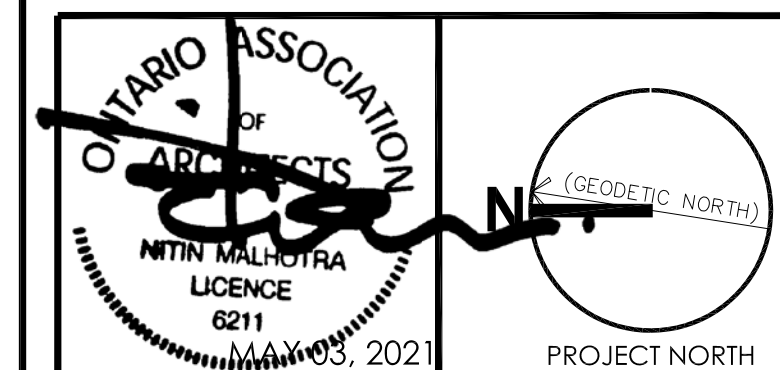
DRAWN BY: MS	DATE: MARCH 17 2020
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

20-25 Aa-2.0



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1.	MAY 03, 2021	ISSUED FOR SPA 1	MG
No.	Date	Version	Dwn.

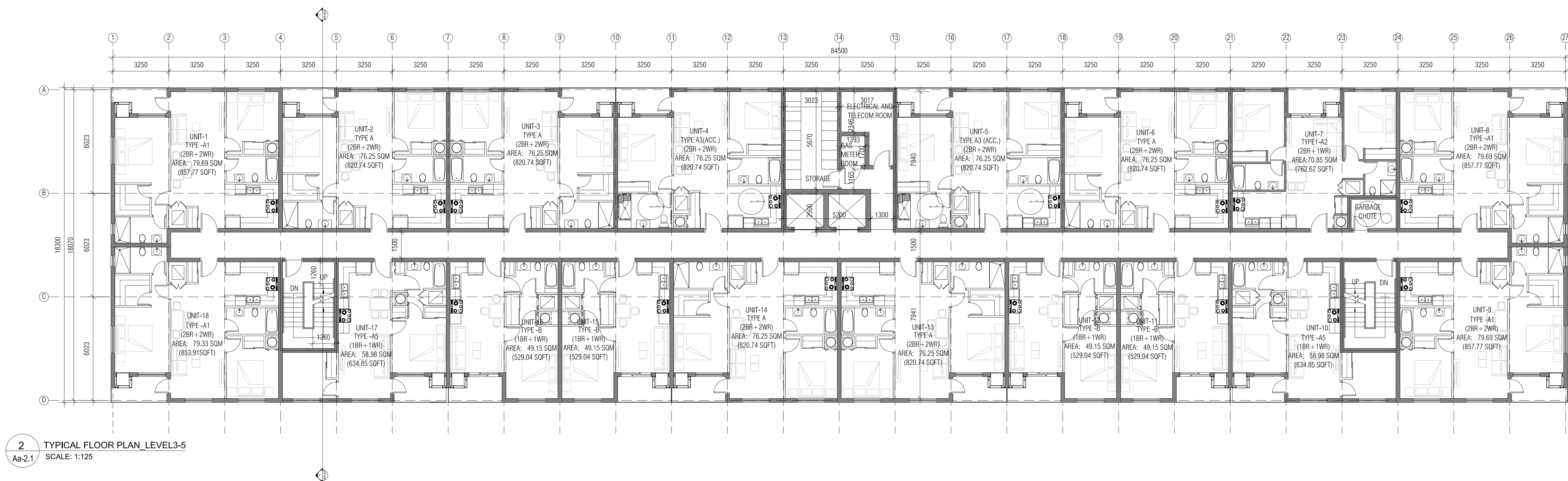
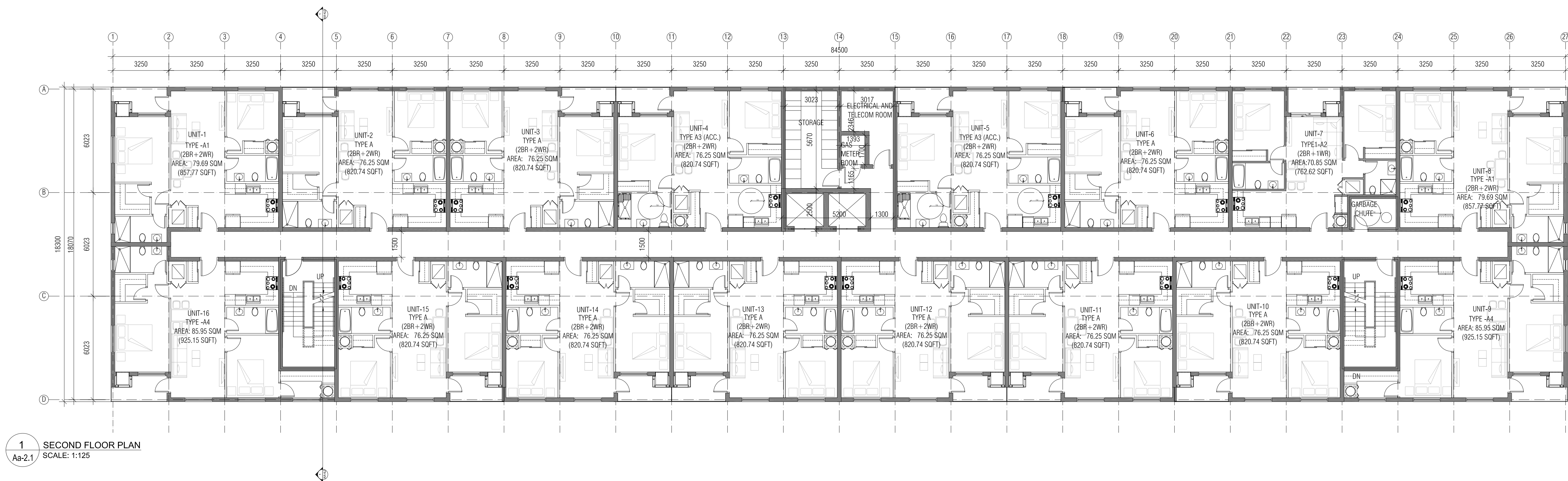
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PROJECT:
**ELGIN STREET
DEVELOPMENT
357-361 ELGIN
STREET WEST
COBOURG, ONTARIO**

DRAWING TITLE:
**APARTMENT
FLOOR PLANS**

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

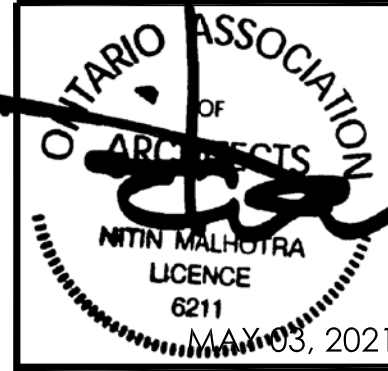
20-25 Aa-2.1





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1.	MAY 03, 2021	ISSUED FOR SPA 1	MG
No.	Date	Version	Dwn.

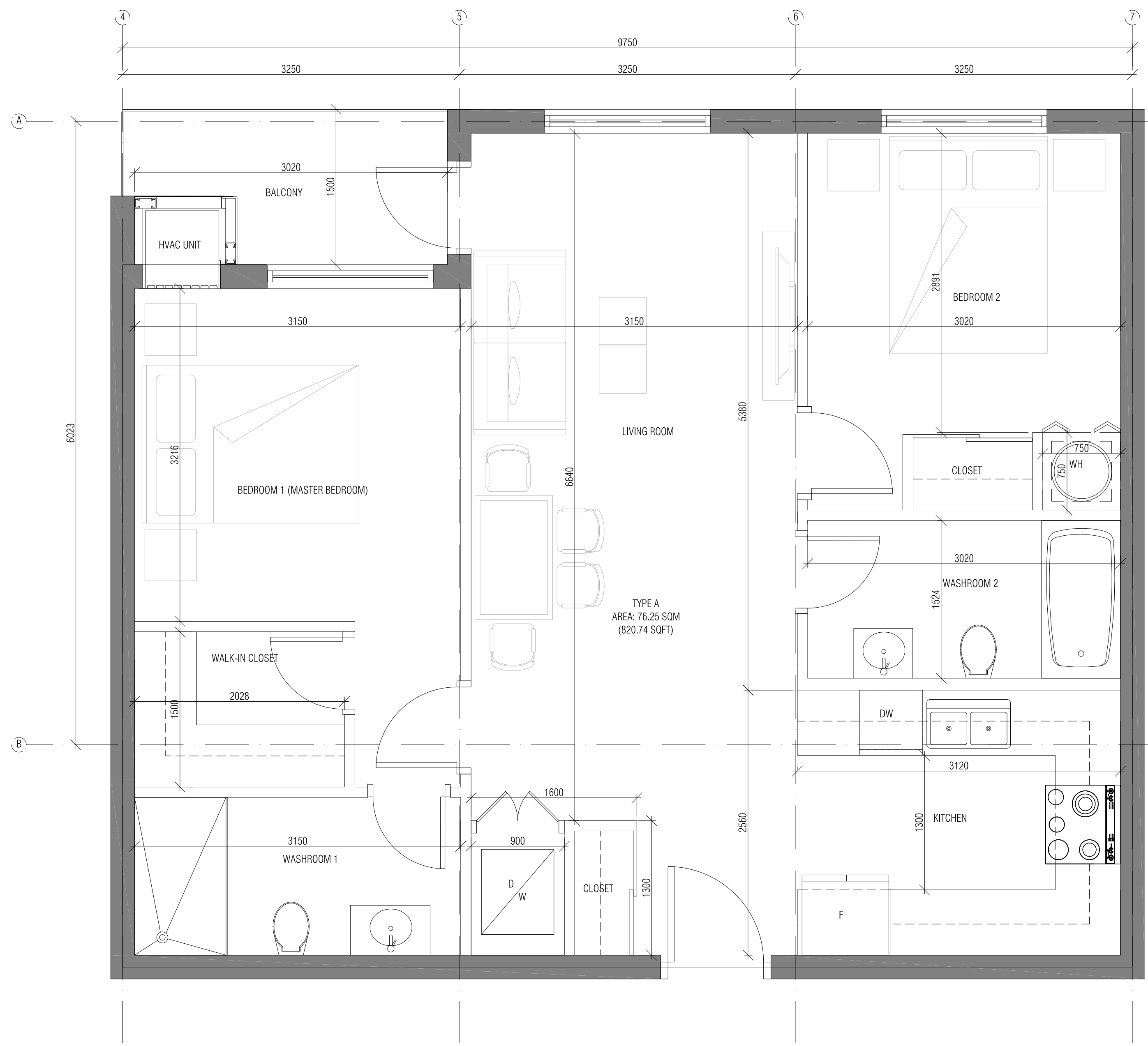
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PROJECT:
**ELGIN STREET
DEVELOPMENT
357-361 ELGIN
STREET WEST
COBOURG, ONTARIO**

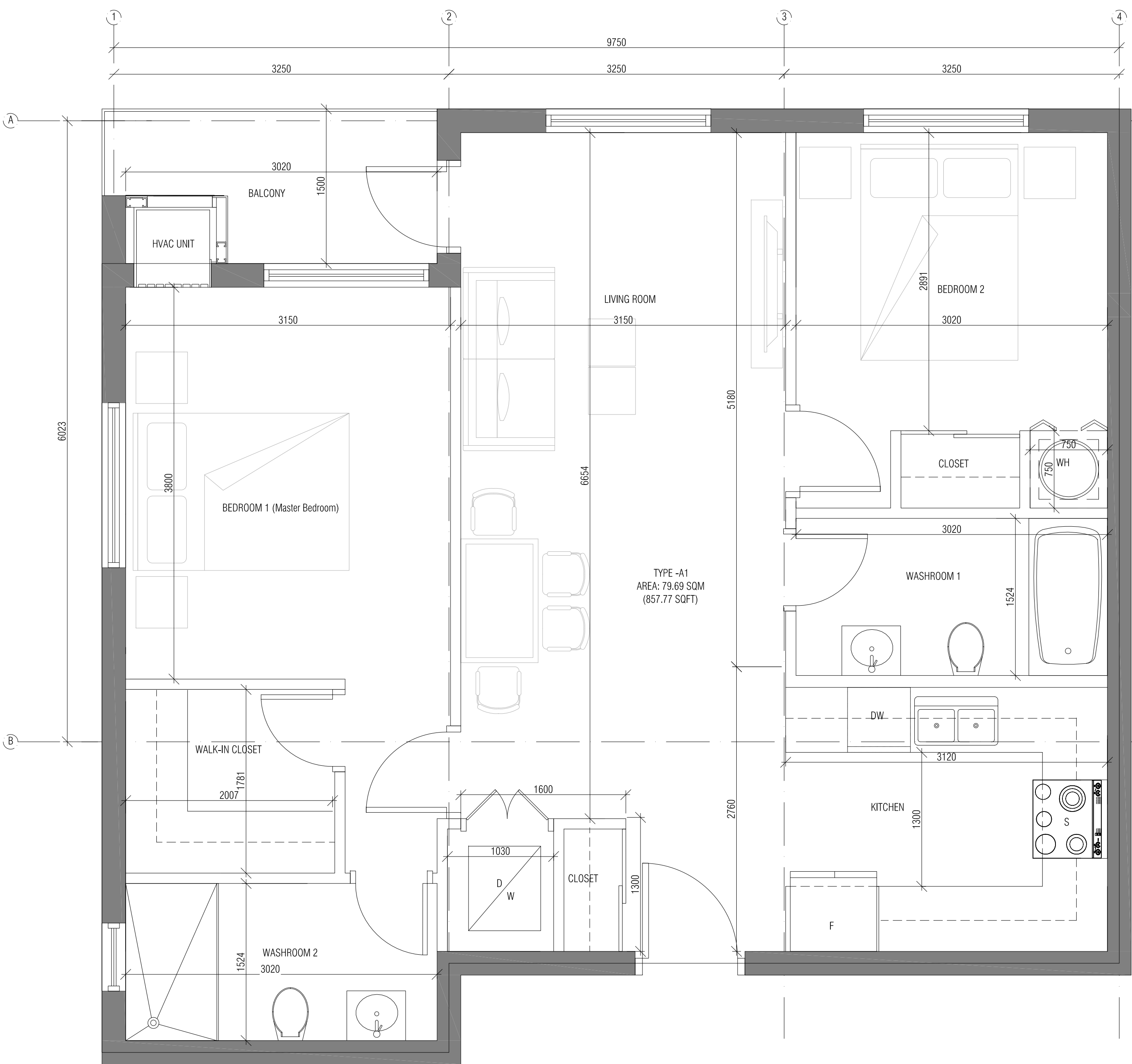
DRAWING TITLE:
**APARTMENT
UNIT PLANS**

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

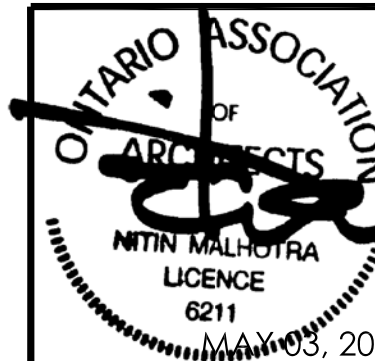


2 TYPE-A1 UNIT PLAN
Aa-2.2 SCALE: 1:25



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No.	Date	Version	Dwn.

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

DRAWING TITLE:

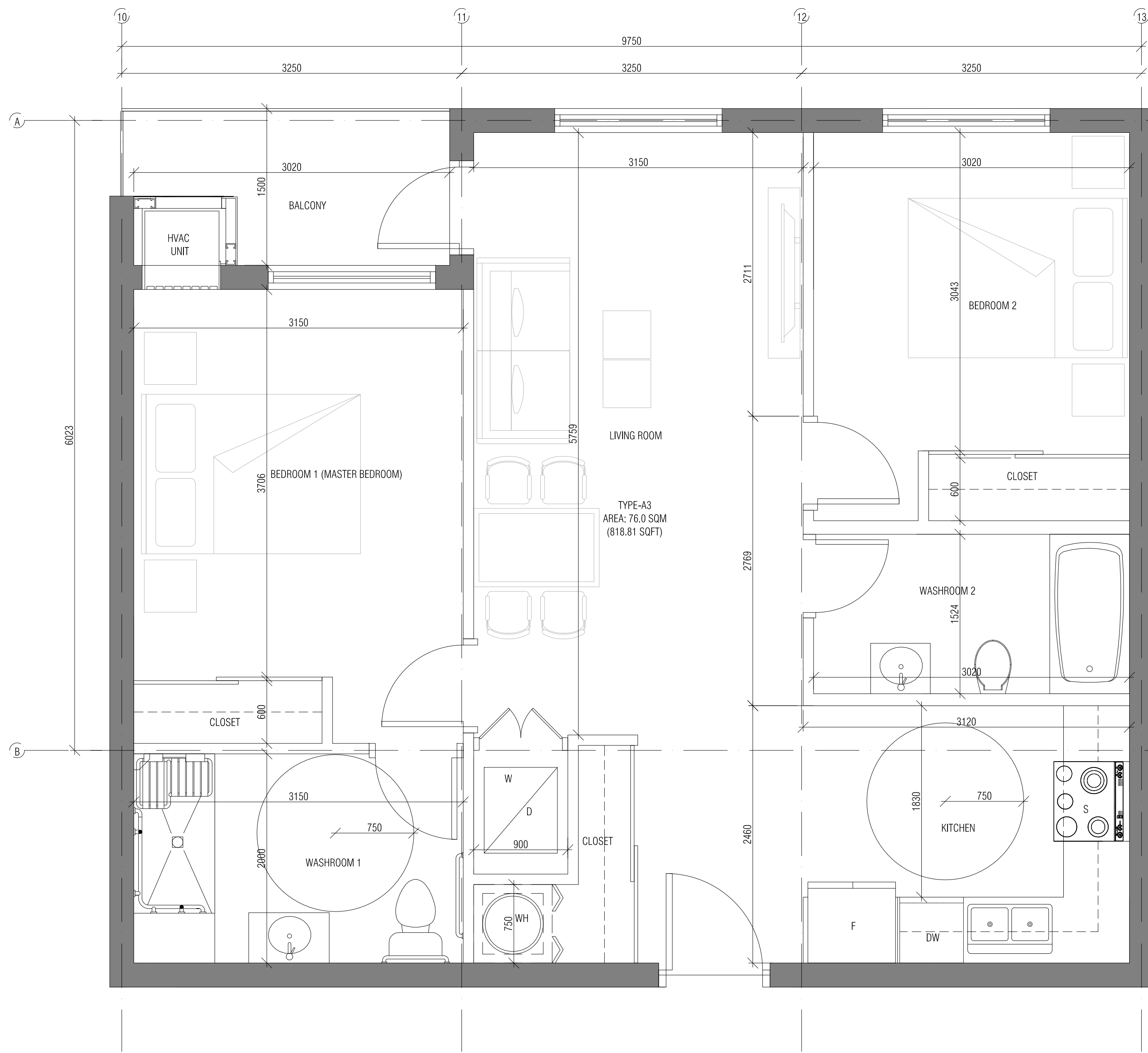
**APARTMENT
UNIT PLANS**

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

20-25 Aa-2.3



1 TYPE-A2 UNIT PLAN
Aa-2.3 SCALE: 1:25



2 TYPE-A3 UNIT PLAN
Aa-2.3 SCALE: 1:25



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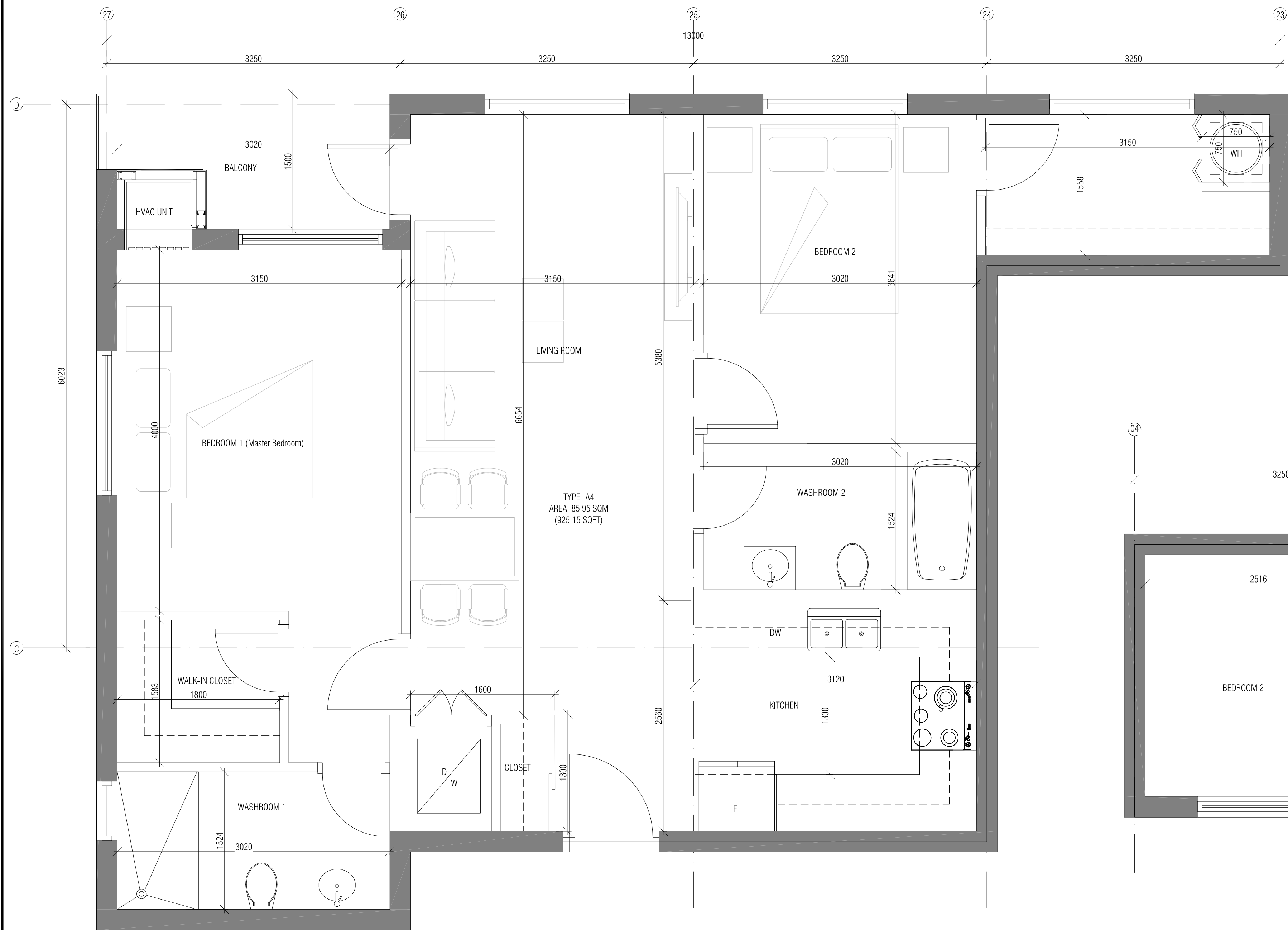
PROJECT:
ELGIN STREET DEVELOPMENT
357-361 ELGIN STREET WEST
COBOURG, ONTARIO

DRAWING TITLE:

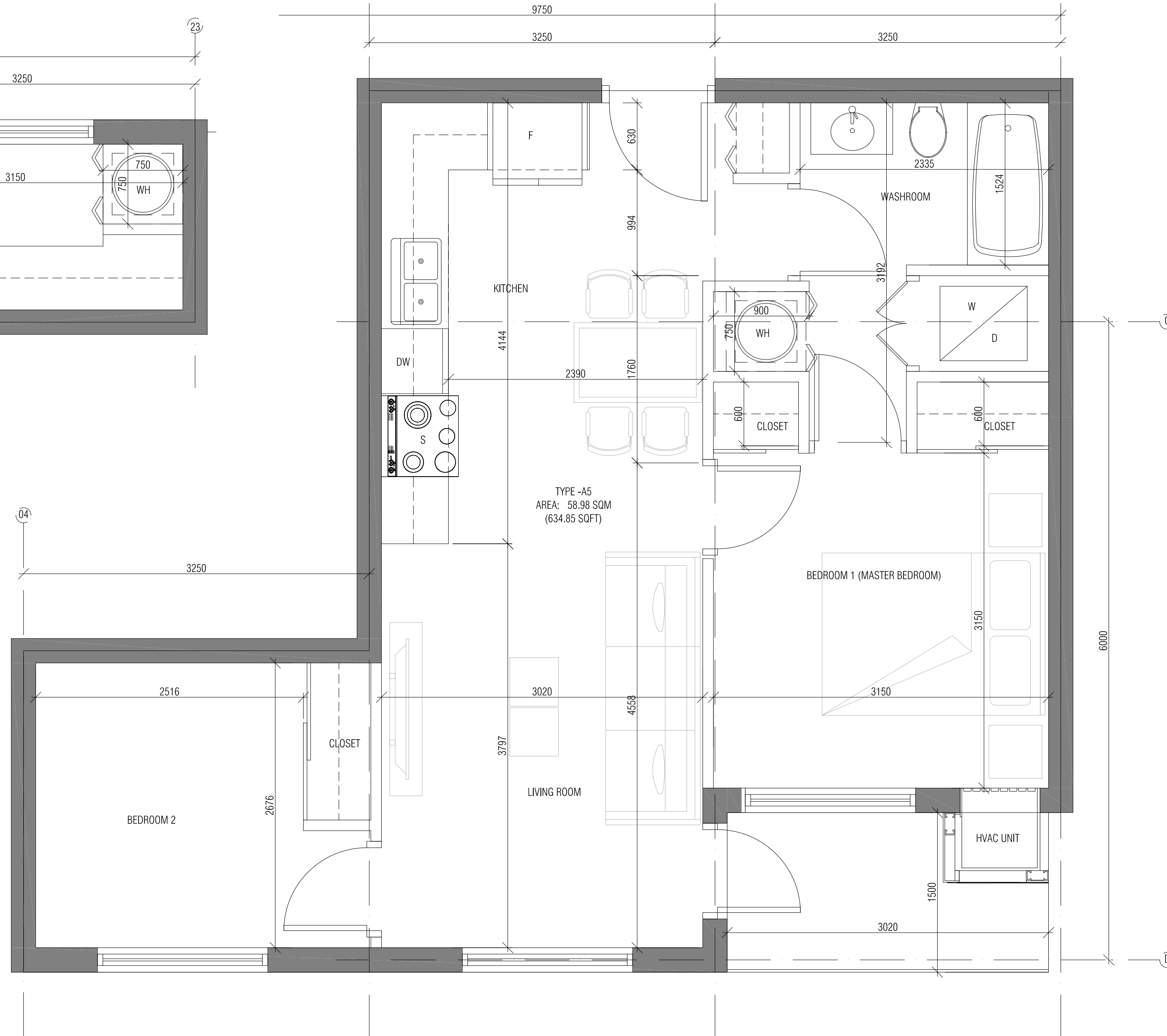
APARTMENT UNIT PLANS

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

20-25 Aa-2.4



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

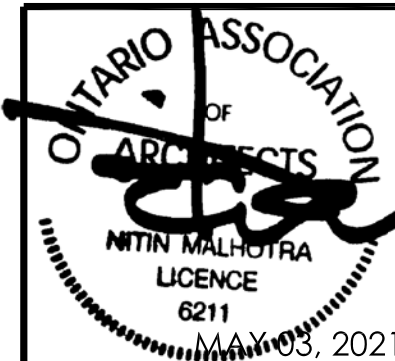


1 TYPE-A5 UNIT PLAN
Aa-2.5 SCALE: 1:25



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03RD MAY 2021
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1.	MAY 03, 2021	ISSUED FOR SPA 1	MG
No.	Date	Version	Dwn.

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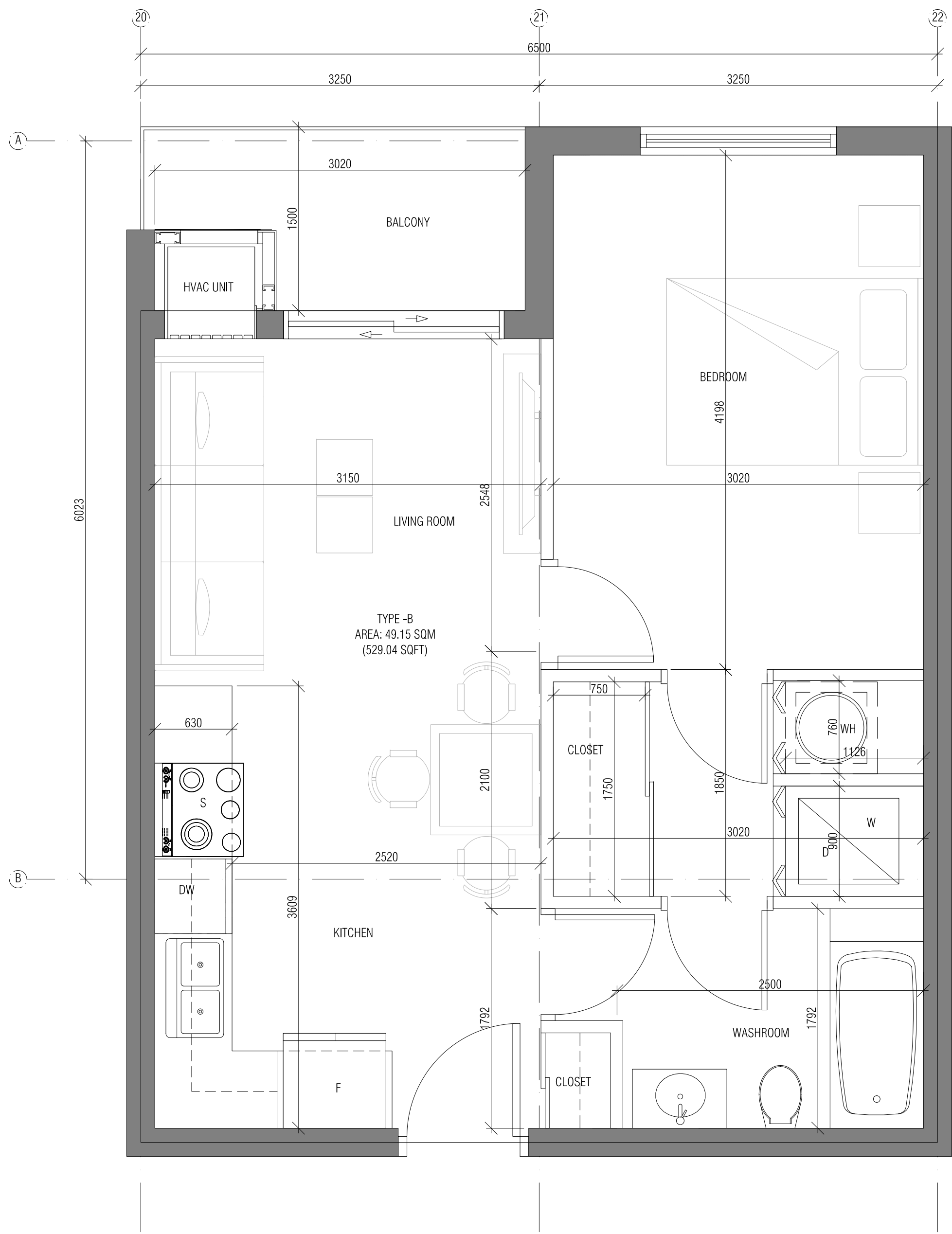
PROJECT:
**ELGIN STREET
DEVELOPMENT
357-361 ELGIN
STREET WEST
COBOURG, ONTARIO**

DRAWING TITLE:

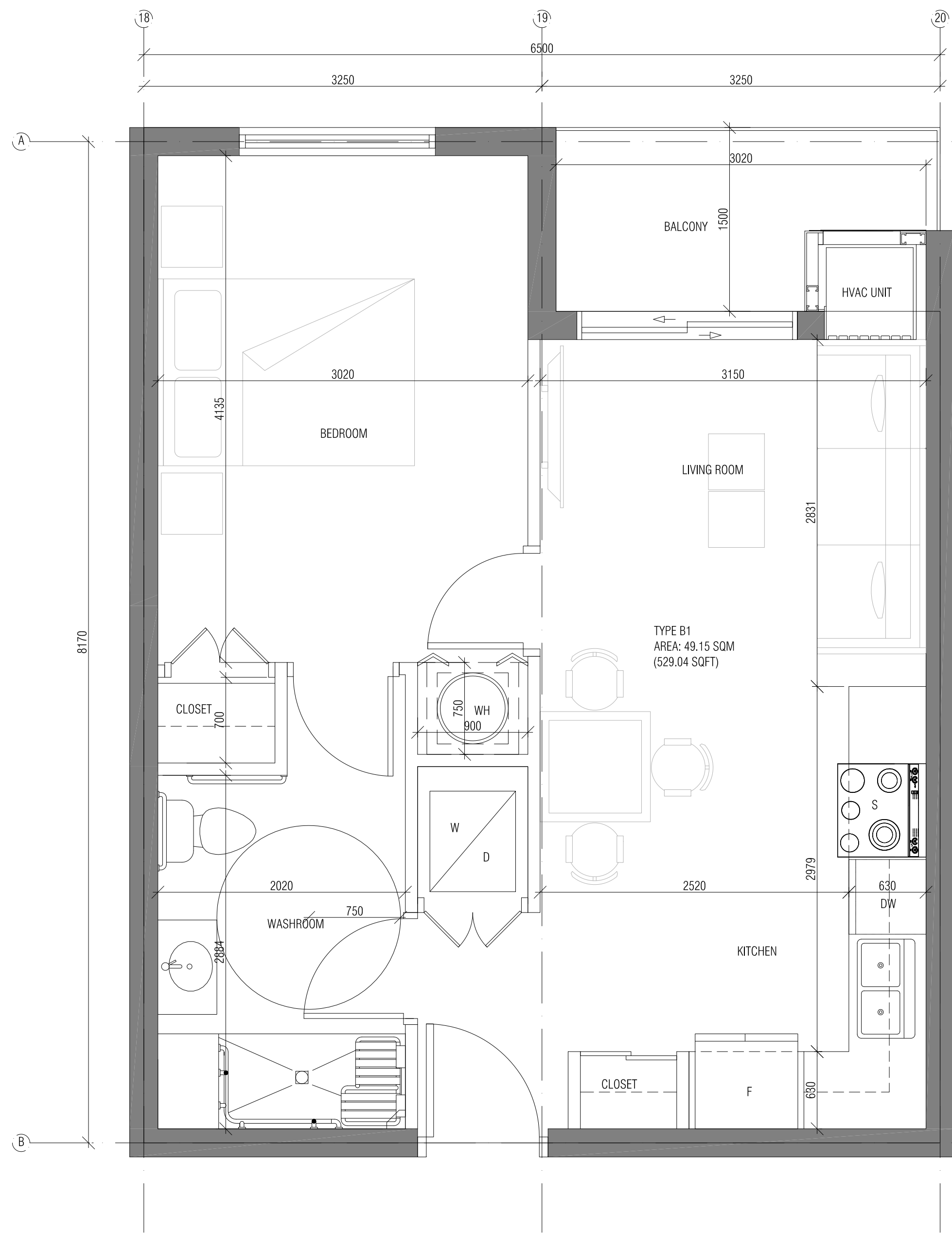
**APARTMENT
UNIT PLANS**

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

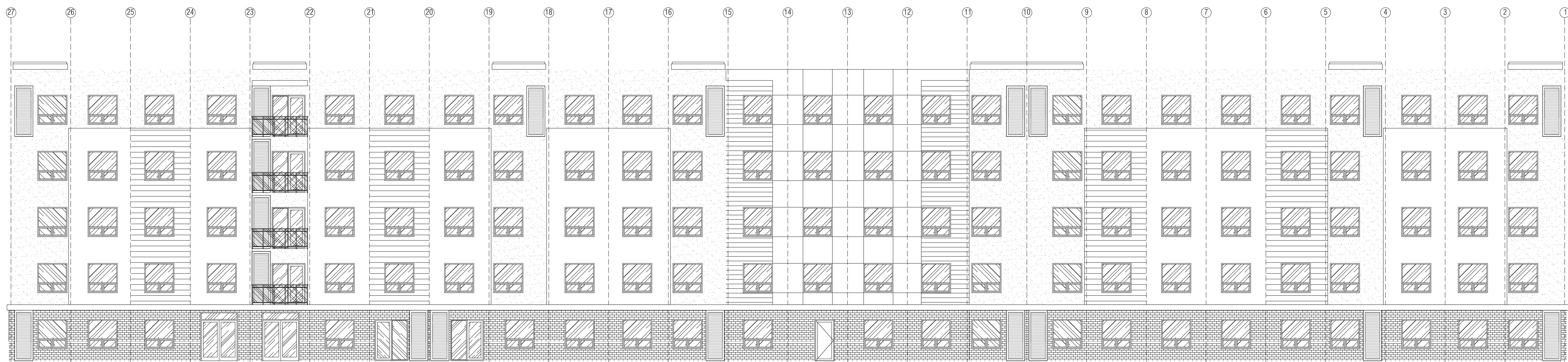
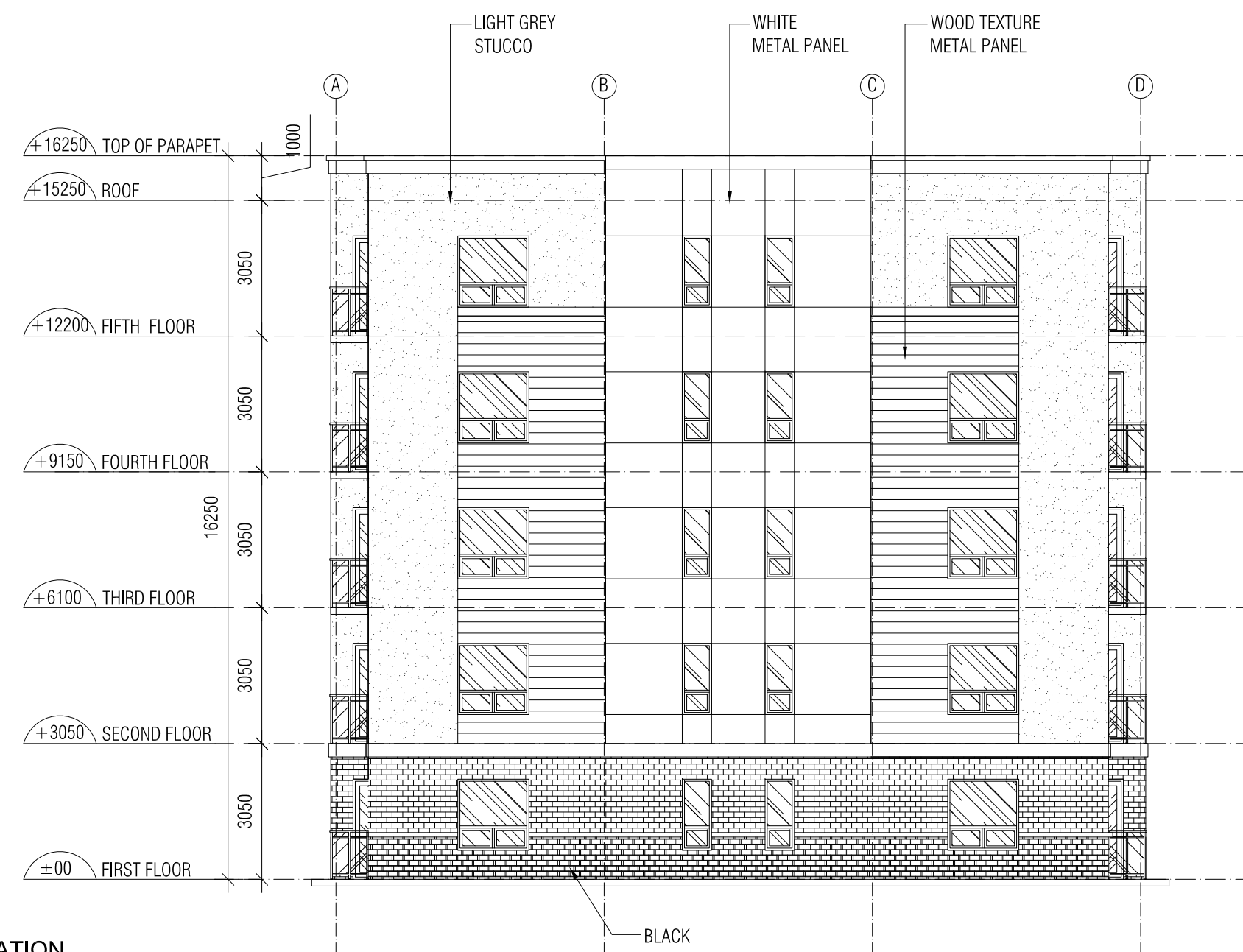
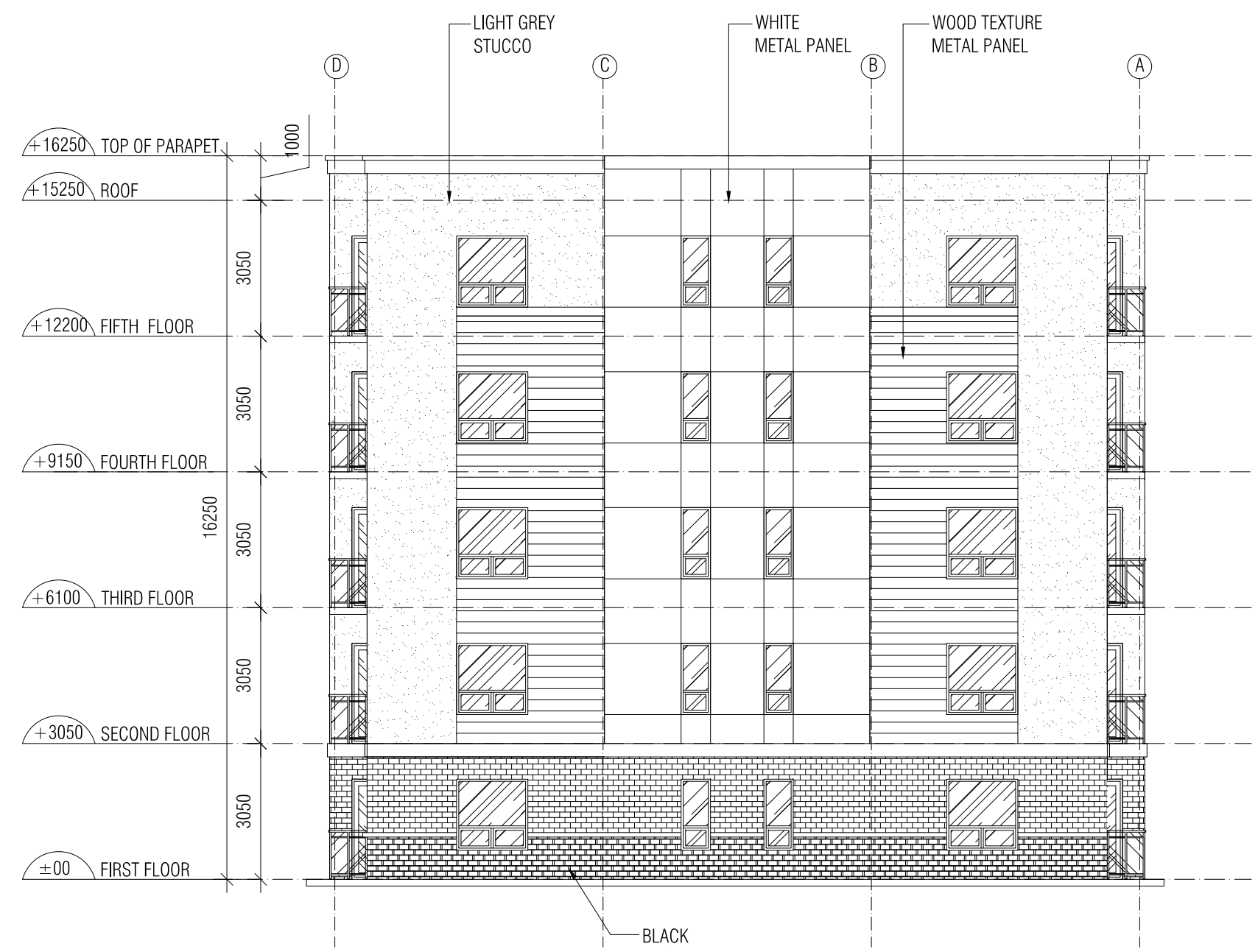
20-25 Aa-2.5



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

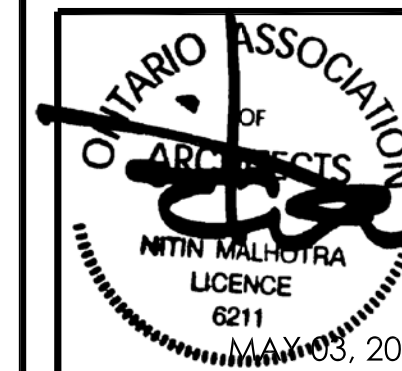


2 TYPE B1 UNIT PLAN
Aa-2.5 SCALE: 1:25



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1.	MAY 03, 2021	ISSUED FOR SPA 1	MG
No.	Date	Version	Dwn.

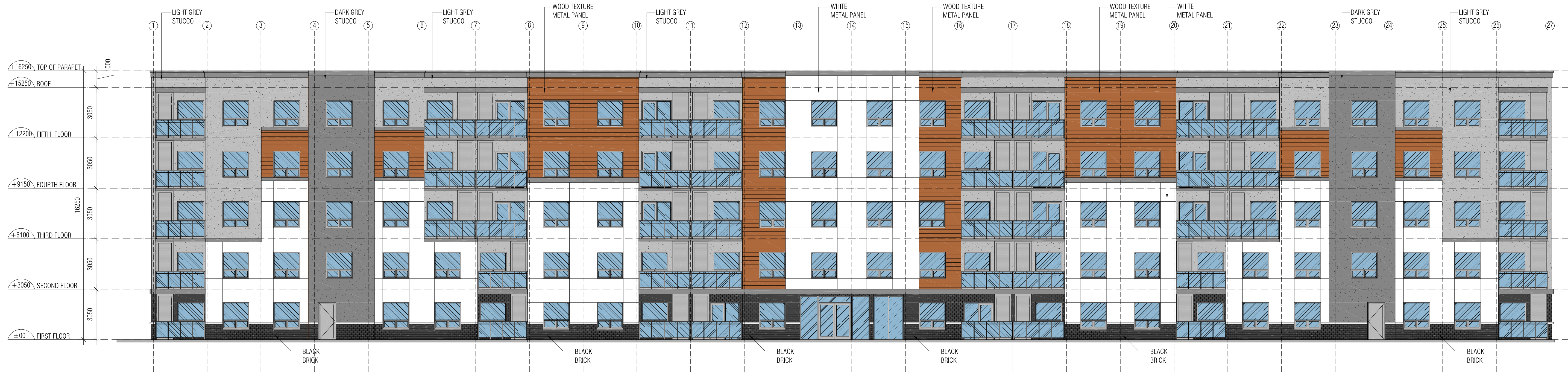
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PROJECT:
**ELGIN STREET
DEVELOPMENT
357-361 ELGIN
STREET WEST
COBOURG, ONTARIO**

DRAWING TITLE:
ELEVATIONS

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

20-25 Aa-3.0



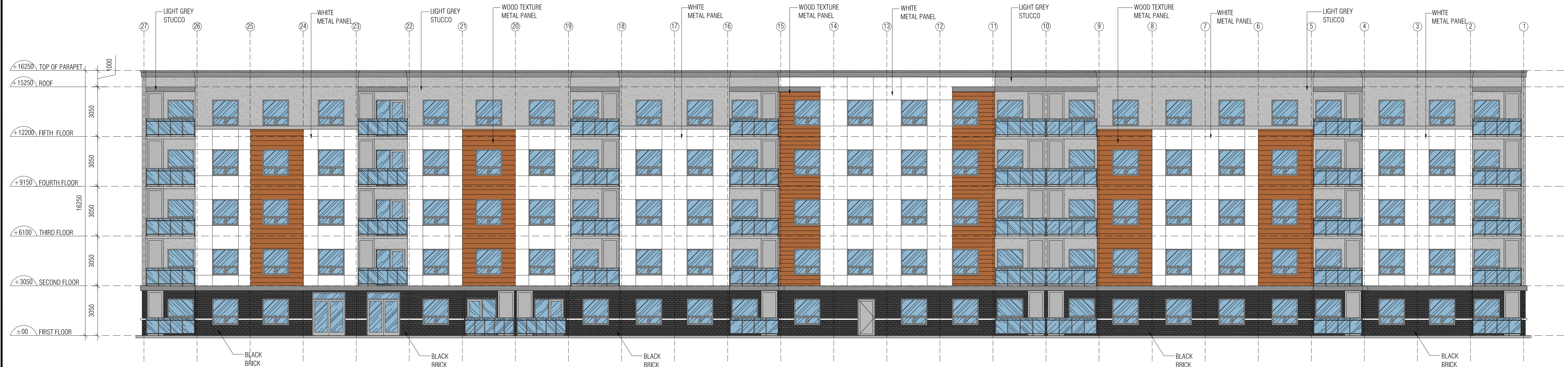
1 WEST ELEVATION
Aa-3.1 SCALE: 1:125



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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No.	Date	Version	Dwn.

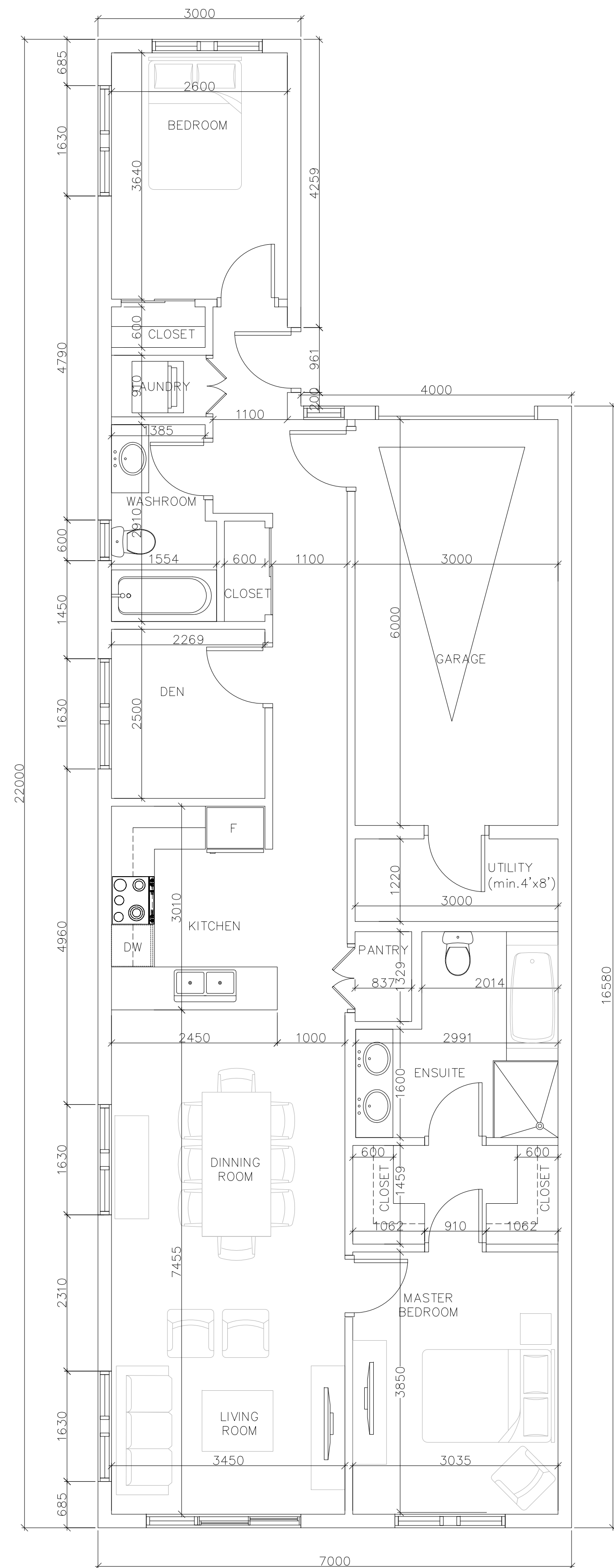
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PROJECT:
**ELGIN STREET
DEVELOPMENT
357-361 ELGIN
STREET WEST
COBOURG, ONTARIO**

DRAWING TITLE:
**COLORED
ELEVATIONS**

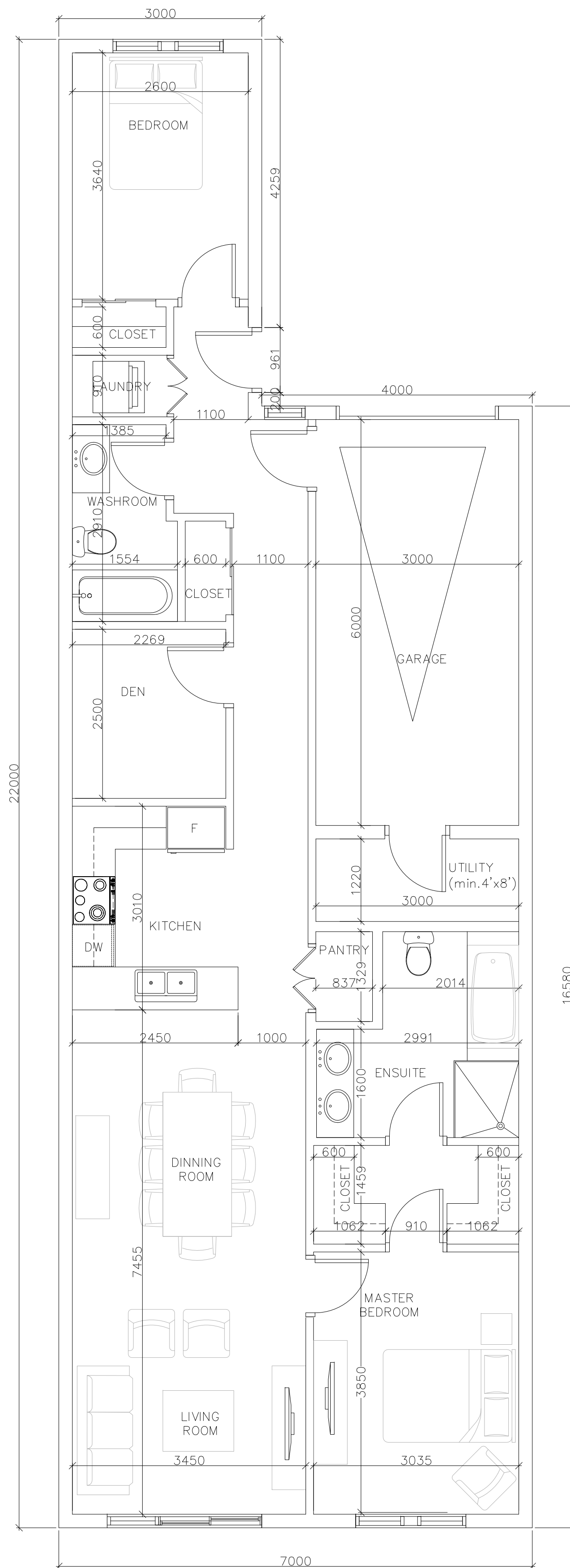
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PROJECT NO.:	DRAWING NO.:

20-25 Aa-3.1



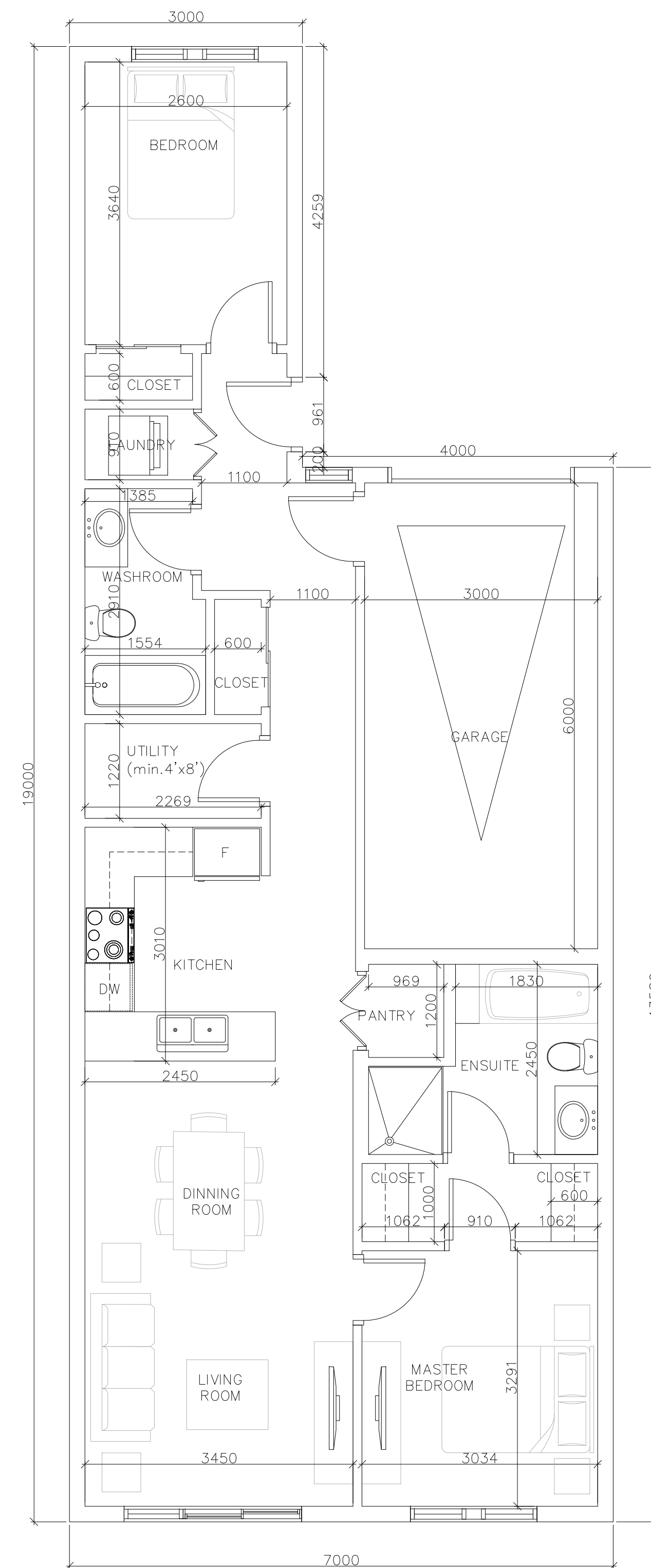
TYPE A2 TOWNHOUSE PLAN
GROUND COVERAGE: 132.32 SQ.M
GFA: 111.79 SQ.M
END UNIT

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

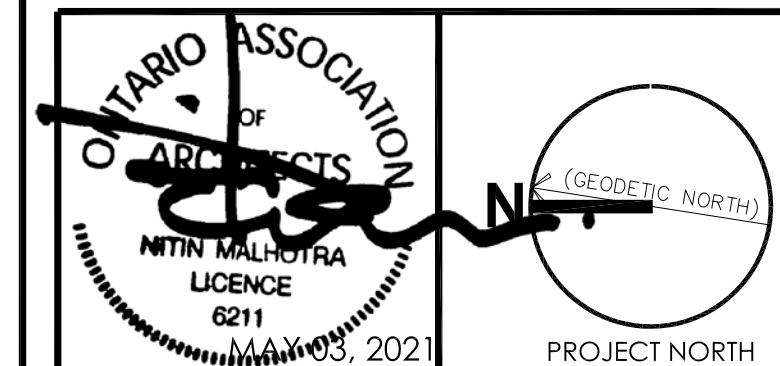


TYPE A1 TOWNHOUSE PLAN
GROUND COVERAGE: 111.31 SQ.M
GFA: 90.79 SQ.M

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



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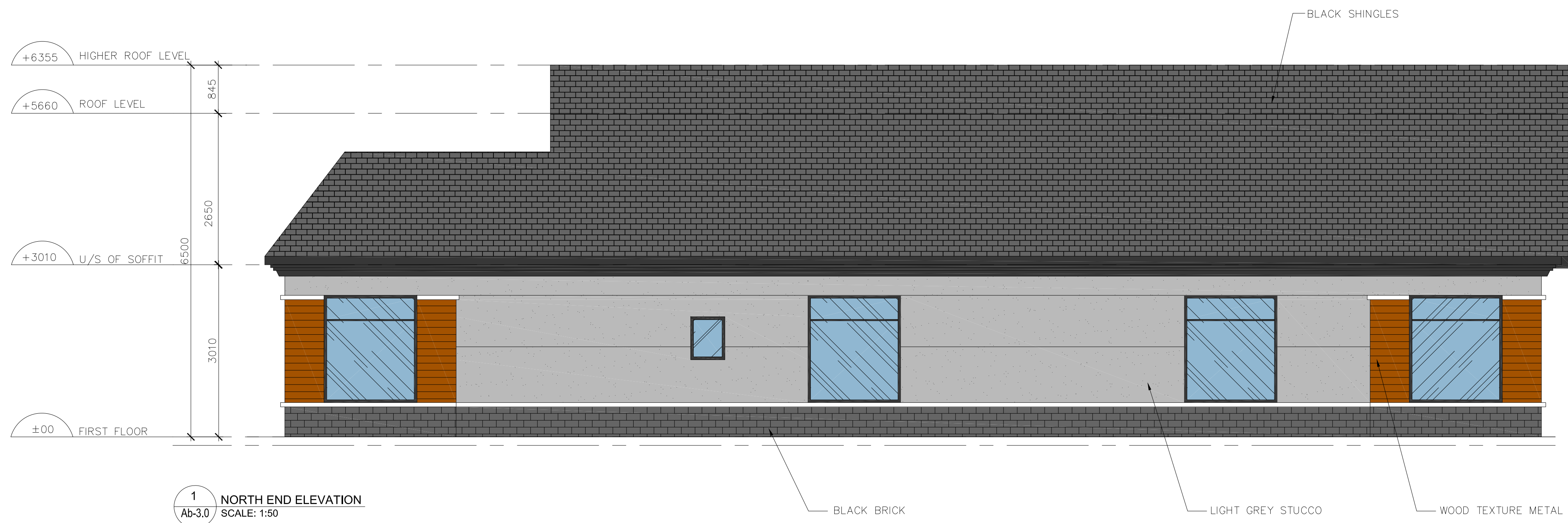
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PROJECT:
**ELGIN STREET
DEVELOPMENT
357-361 ELGIN
STREET WEST
COBOURG, ONTARIO**

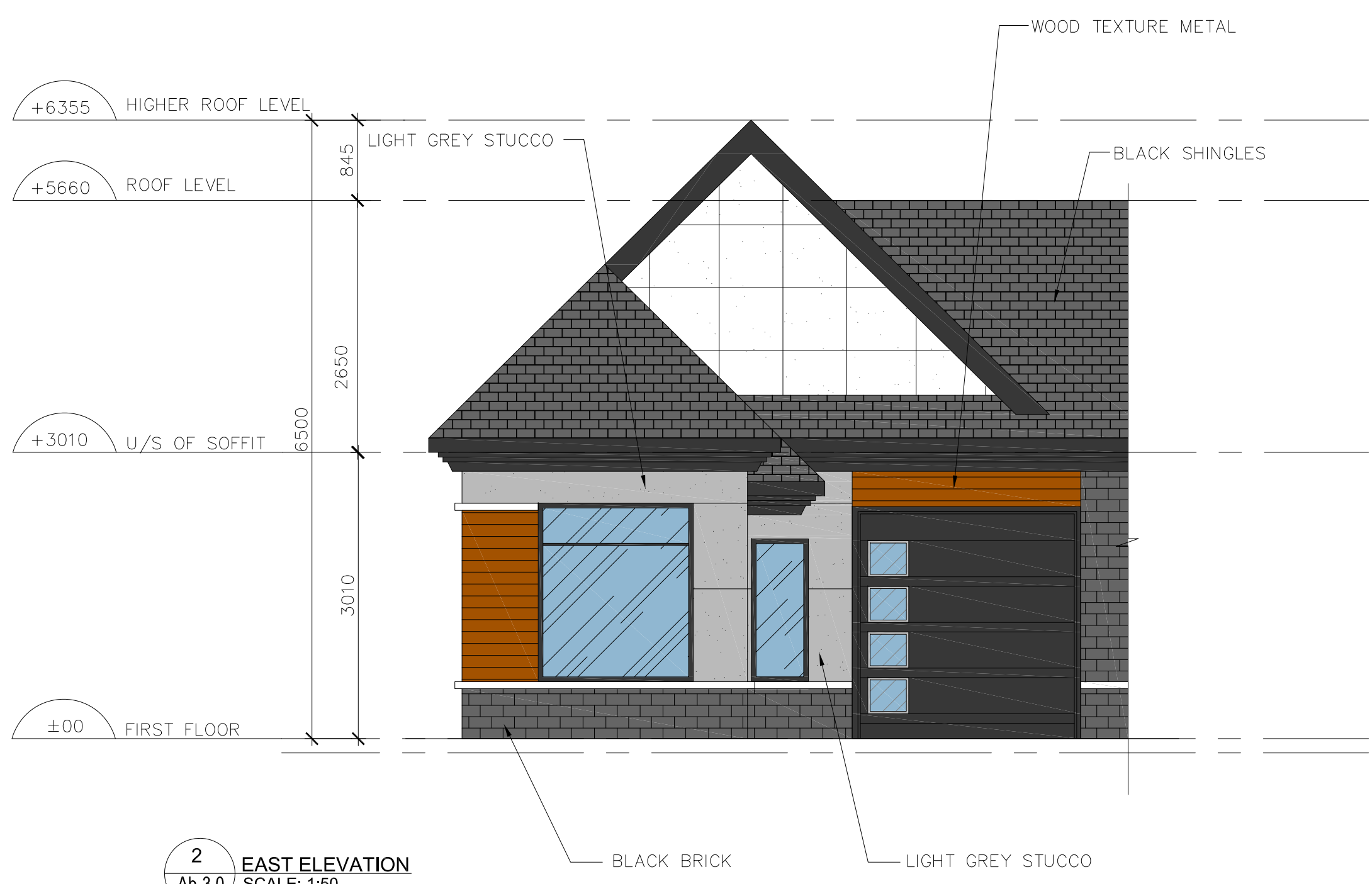
DRAWING TITLE:
**TOWNHOUSE
FLOOR PLAN**

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

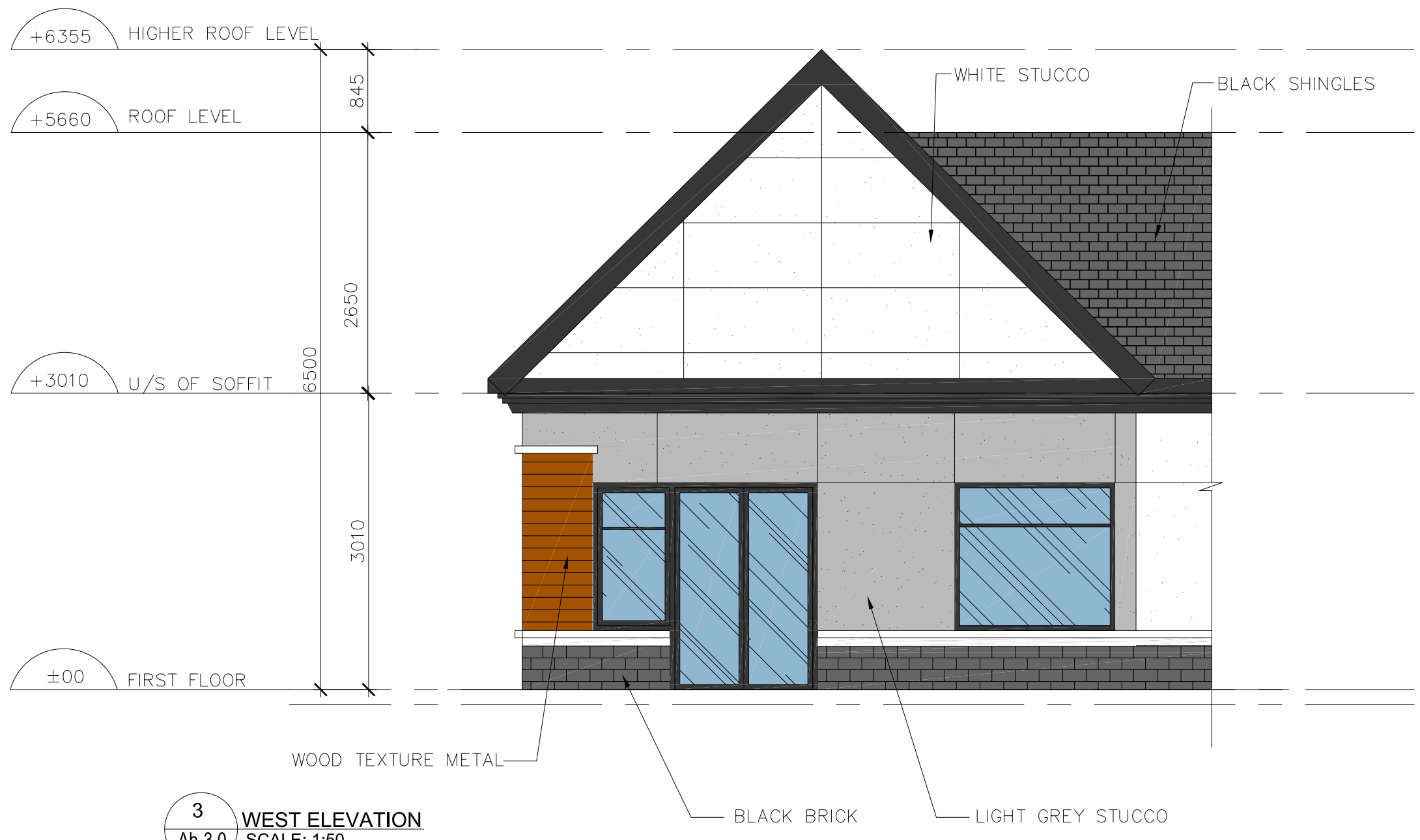
20-25 Ab-2.0



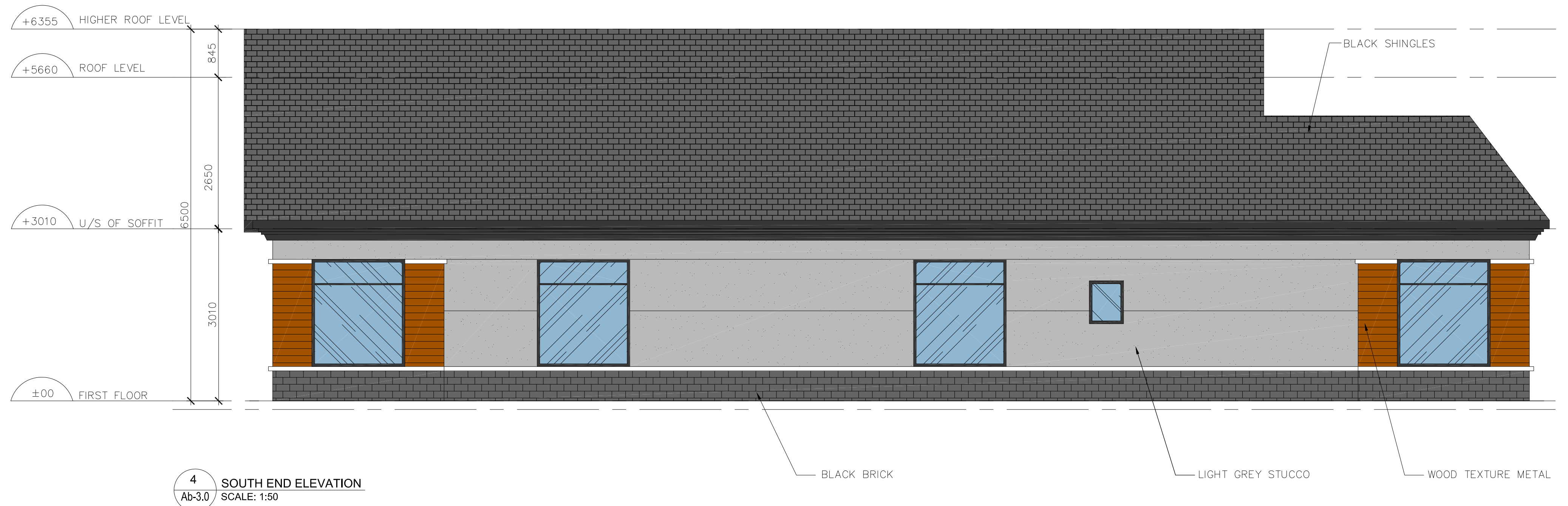
1 NORTH END ELEVATION
Ab-3.0 / SCALE: 1:50



2 EAST ELEVATION
Ab-3.0 / SCALE: 1:50



3 WEST ELEVATION
Ab-3.0 / SCALE: 1:50



4 SOUTH END ELEVATION
Ab-3.0 / SCALE: 1:50



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

DRAWING TITLE:
**TOWNHOUSES
TYPICAL ELEVATIONS**

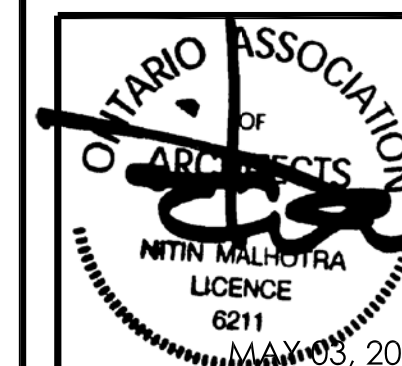
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PROJECT NO.:	DRAWING NO.:

20-25 **Ab-3.0**



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No.	Date	Version	Dwn.

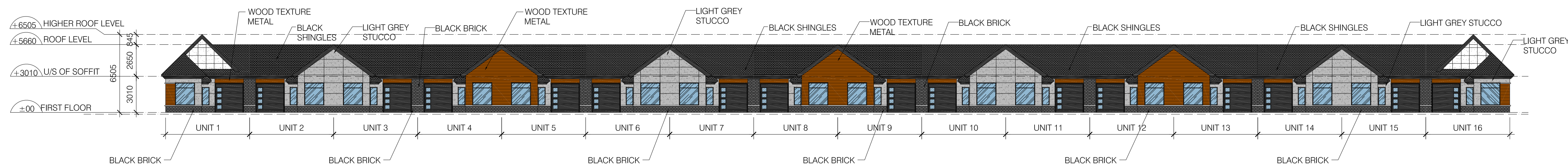
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PROJECT:
**ELGIN STREET
DEVELOPMENT
357-361 ELGIN
STREET WEST
COBOURG, ONTARIO**

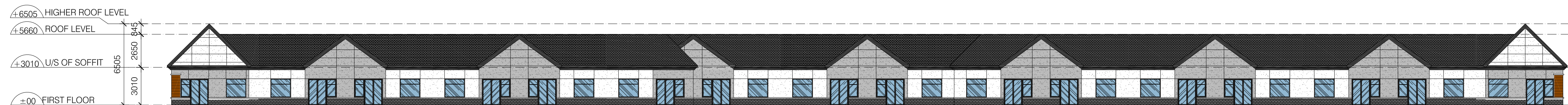
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**TOWNHOUSES
ELEVATIONS**

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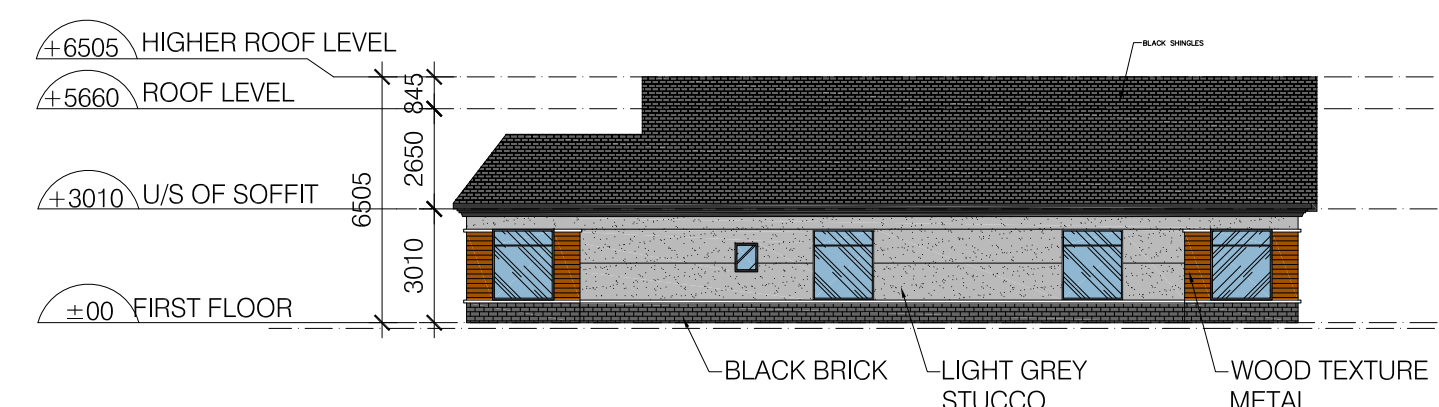
20-25 **Ab-3.1**



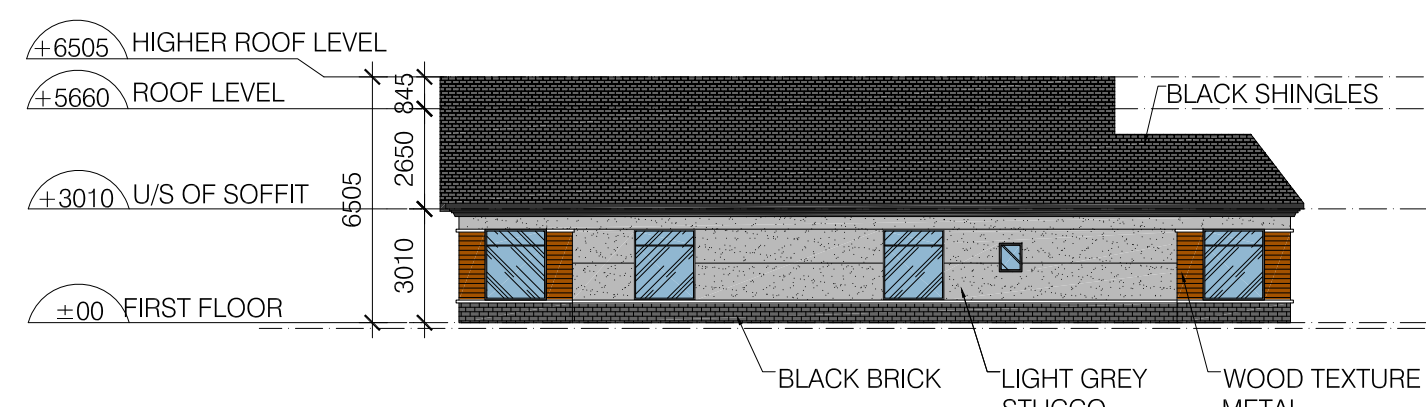
1 EAST ELEVATION
SCALE: 1:200



2 WEST ELEVATION
SCALE: 1:75



3 NORTH ELEVATION
SCALE: 1:75



4 SOUTH ELEVATION
SCALE: 1:75