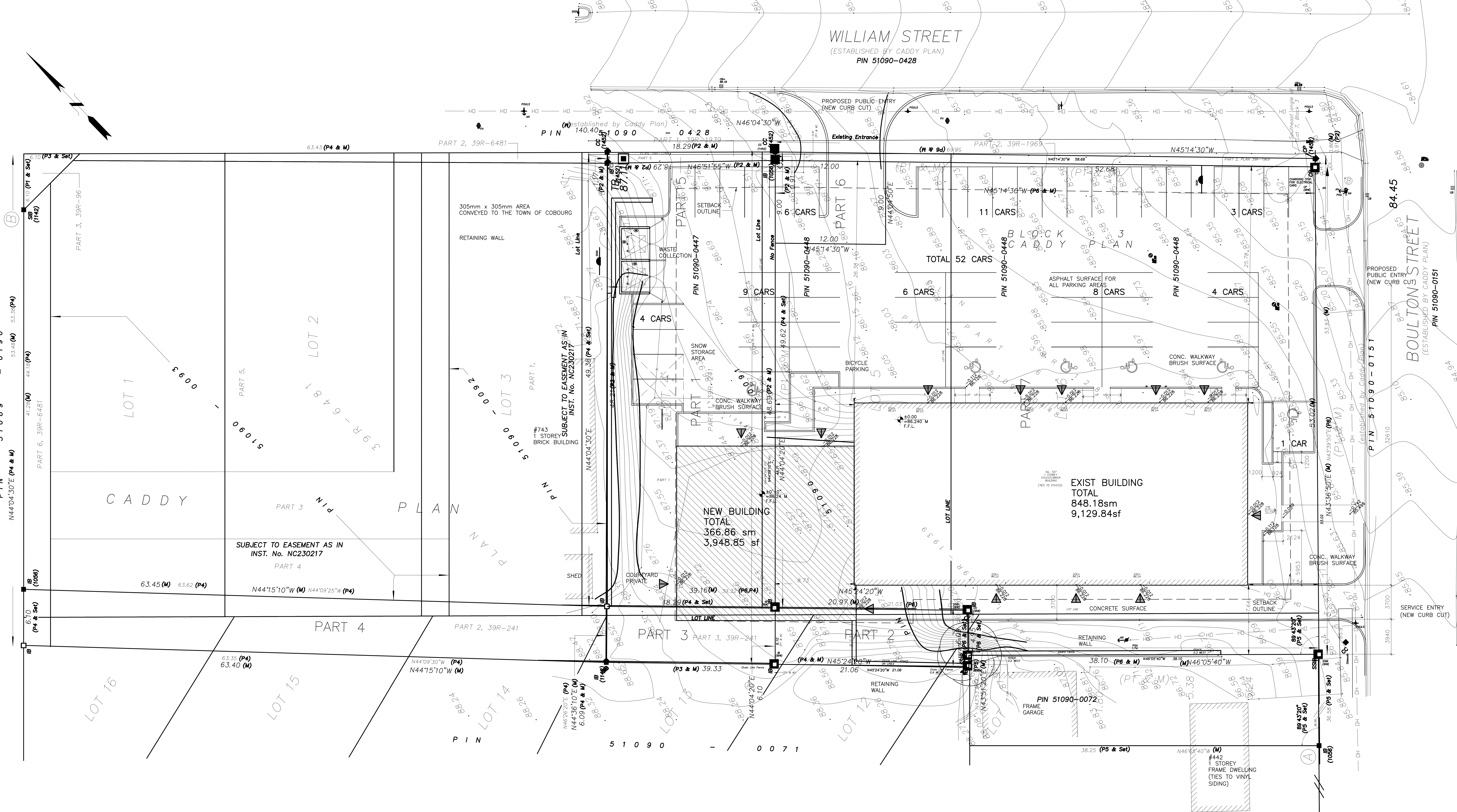


HEATH STREET
(established by Caddy Plan)
PIN 51089 - 0190
N44°04'30"E (P4 & M) 53.48 (M)



ZONING:	DC-8 (DISTRICT COMMERCIAL)		
LOT AREA	4,574.24sm	49,237.07sf	0.46ha
LOT FRONTAGE (BOULTON STREET)	53.02m		
LOT DEPTH	77.09m		
LOT REAR YARD	54.31m		
SETBACKS REQUIRED & PROVIDED:			
FRONT YARD ON BOULTON STREET	3m		
REAR YARD	7.5m		
SIDE YARD WEST	6m		
SIDE YARD EAST ON WILLIAM STREET	3m		
AREAS OF BUILDINGS:			
EXISTING BUILDING GFA	848.18sm	9,129.84sf	
PROPOSED ADDITION GFA	366.86sm	3,948.85sf	
PROPOSED TOTAL GFA	1,215.04sm	13,078.69sf	

FLOOR SPACE INDEX Max1.00	0.27	
FLOOR SPACE INDEX PROVIDED		
PARKING SPACES REQUIRED	31.00	
PARKING SPACES PROVIDED	52.00	
HC PARKING SPACES REQUIRED	4.00	
HC PARKING SPACES PROVIDED	6.00	
PARKING SPACE SIZE	2.7m x 5.5m	
HC PARKING SPACE SIZES	24 sm min; 4m min. width	
DRIVING AISLE WIDTH	6m	
FIRE ROUTE WIDTH	6m	
FIRE ROUTE RADIUS CENTER LINE	12m	
LOT COVERAGE - ALLOWED (30%)	1,372.27sm	14,771.12sf
LOT COVERAGE PROPOSED (26.66%)	1,215.04sm	13,078.69sf
LANDSCAPE AREA REQUIRED (15%)	686.14sm	7,385.56sf
LANDSCAPE AREA PROVIDED (28.62%)	1,313.75sm	14,141.19sf

OBC DATA:	
THIS PROJECT IS DESIGNED AS PER OBC 2017, PART 3 & PART 11	
MAJOR OCCUPANCIES	GROUP D & GROUP E
BUILDING AREA	1,215.04 m2
GFA	1,215.04 m2
NUMBER OF STORIES	1
HEIGHT OF BUILDING	4.84m
NUMBER OF STREETS	FACING 2 STREETS
BUILDING CLASSIFICATION	GROUP 3.2.2.55
B.F. DESIGN	YES

THIS PROPOSED PROJECT IS PREPARED ON THE RECENTLY CONSOLIDATED 2 PARCELS WITH SAME OWNERSHIP.
NEW PIN IS 51090 - 0458.
NEW LEGAL PROPERTY DESCRIPTION OF THE LAND IS READING AS FOLLOWS:
FIRSTLY: PT LT 5 BLK 3, PT LT 6 BLK 3, PT LT 7 BLK 3, PT LT 10 BLK 3, PT LT 11 BLK 3, PT LT 12 BLK 3, PT LT 13 BLK 3, PL CADDY (FORMERLY LT 20 CON A HAMILTON) BEING PTS 2 & 6, 39R12862;
SECONDLY: PART LOT 1 BLK 3, PART LOT 2 BLK 3 PART LOT 3 BLK 3, PART LOT 4 BLK 3; EXCEPT PART 1, 39R14053, PART LOT 5 BLK 3, PART LOT 13 BLK 3, PART LOT 14 BLK 3, PART LOT 15 BLK 3, PART LOT 16 BLK 3, PL CADDY (FORMERLY LOT 20 CON A HAMILTON) BEING PARTS 1, 3 & 4, 39R12862; TOWN OF COBOURG.

KEY MAP

ISSUES

#	DESCRIPTION	REV	DATE
1	WORK IN PROGRESS/PRP FOR 2ND MEETING W/ CLIENT	ND	17 NOV 2018
2	WORK IN PROGRESS	ND	12 FEB 2019
3	WORK IN PROGRESS	ND	21 FEB 2019
4	WORK IN PROGRESS/PRP FOR MEETING W/ MTO	ND	04 MAR 2019
5	WORK IN PROGRESS/PRP FOR MEETING W/ MTO	ND	19 MAR 2019
6	WORK IN PROGRESS/PRP FOR MTO W/ ALL CLIENTS	ND	09 APR 2019
11	SUBMISSION FOR PRELIMINARY CONSULTATION FOR SITE PLAN APPLICATION	ND	11 APR 2019
12	ISSUED FOR RFPs	ND	08 MAY 2019
14	COORDINATION W/ ENGINEER & LANDSCAPE	ND	25 JUL 2019
15	ISSUED FOR RFPs FOR 30A & RETAINING WALLS	ND	01 AUG 2019
15	ISSUED FOR 3D RENDERINGS TO HAMILTON PROJECT	ND	26 OCT 2019
20	ISSUED FOR PRICING	ND	12 SEP 2020
21	ISSUED FOR SITE PLAN APPLICATION APPROVAL	ND	21 SEP 2020

MECHANICAL HVAC CONSULTANT:

Design HVAC Experts Inc.

820 Phoebe Rd. Ottawa, ON, K2B 6A9
(613) 828 4440
info@designexperts.ca
www.designexperts.ca

STRUCTURAL CONSULTANT:

Ksander & Associates

130 Hunter St. W.
Peterborough, ON, K9H 2K8
(705) 743 9221
ksander@bell.ca

LANDSCAPE CONSULTANT:

TR

Tragic Design
284 King St. W.
Ottawa, ON, K1A 3H1
(888) 251 4396
info@tragicdesign.ca
www.tragicdesign.ca

SITE SERVICES CONSULTANT:

ASTERISK

Asterisk Engineering Corporation
2283 Princess St. Kingston, ON, K7M 3G1
(613) 343-3040
info@asteriskengineering.com
www.asteriskengineering.com

ARCHITECT:

NDArchitects

17 PARLIAMENT STREET, COBOURG,
ONTARIO, CANADA, K9A 1B5
(647) 923 5783
info@ndarchitects.ca
www.ndarchitects.ca

Disclaimer:
This drawing is not for construction unless signed by NDArchitects. This drawing and all aspects of its content are the copyright property of NDArchitects. Reproduction or use of this drawing in any form, without the express written permission of NDArchitects, is prohibited. All drawing information shall be checked and verified and any discrepancies reported in writing to NDArchitects before commencing any affected work. This drawing shall be used only for the project named on this drawing and for reference purposes only. This drawing shall not be used for any other purpose.

CLIENT:

CORPORATION #
2452448 ONTARIO INC
727/737 WILLIAM STREET, COBOURG
ONTARIO, CANADA, K9A 3A7
(905) 377 9719

PROJECT:

EXTENSION TO EXISTING
AT
727/737 WILLIAM STREET, COBOURG

SHEET
TITLE

ARCHITECTURAL SITE PLAN

SCALE 1:150

NDIA JOB
NUMBER 46A18

DRAWING No.

A1.3