

1 SITE PLAN  
A-1.0 SCALE 1:250



APPLICANT:  
n Architecture Inc  
9120 LESLIE STREET,  
SUITE-208, RICHMOND HILL, ONTARIO L4B 3J9  
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MUNICIPAL ADDRESS & LEGAL DESCRIPTION:  
428-432 KING STREET EAST, TOWN OF COBOURG  
PART OF LOT 12, CONCESSION A,  
GEOGRAPHIC TOWNSHIP OF HAMILTON,  
TOWN OF COBOURG,  
COUNTY OF NORTHUMBERLAND

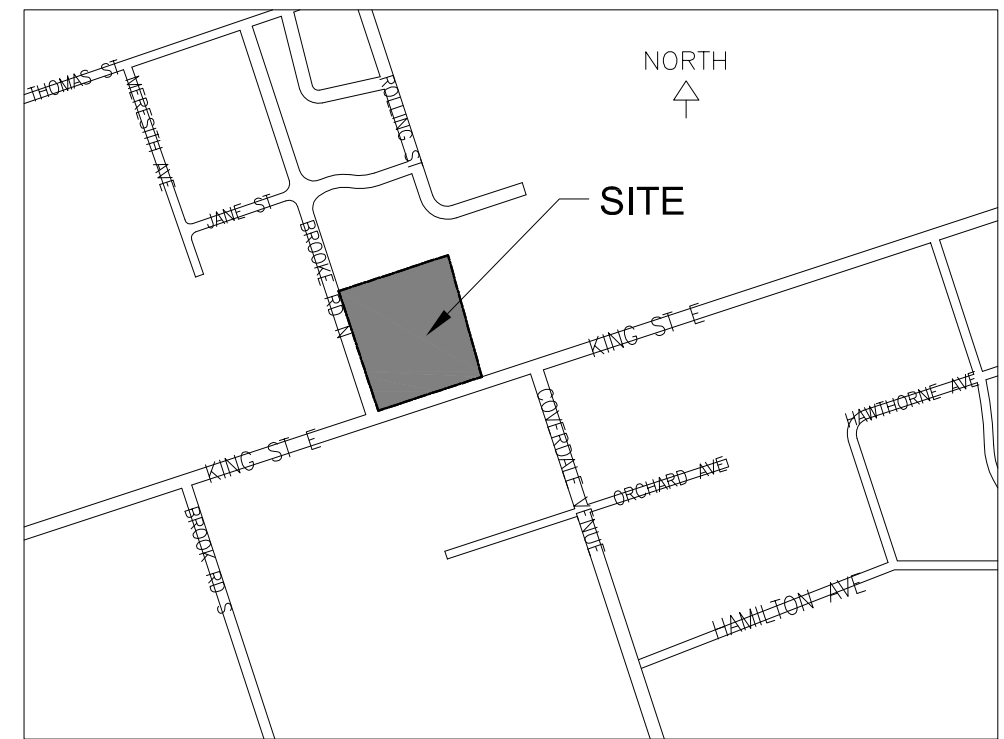
SURVEYOR INFO:  
IBW SURVEYORS  
IBWSURVEYORS.COM | 1.800.667.0696

INDEX	
[Symbol]	NEW BUILDING
[Symbol]	OVERHEAD DOOR
[Symbol]	MAN DOOR
[Symbol]	ASPHALT
[Symbol]	CONCRETE PAVEMENT
[Symbol]	LANDSCAPING
[Symbol]	SIDEWALK
[Symbol]	PROPERTY LINE
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[Symbol]	EXISTING CATCH BASIN
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	DC DEPRESSED CURB
[Symbol]	ACCESSIBLE PARKING SIGN
[Symbol]	SOLID FENCE

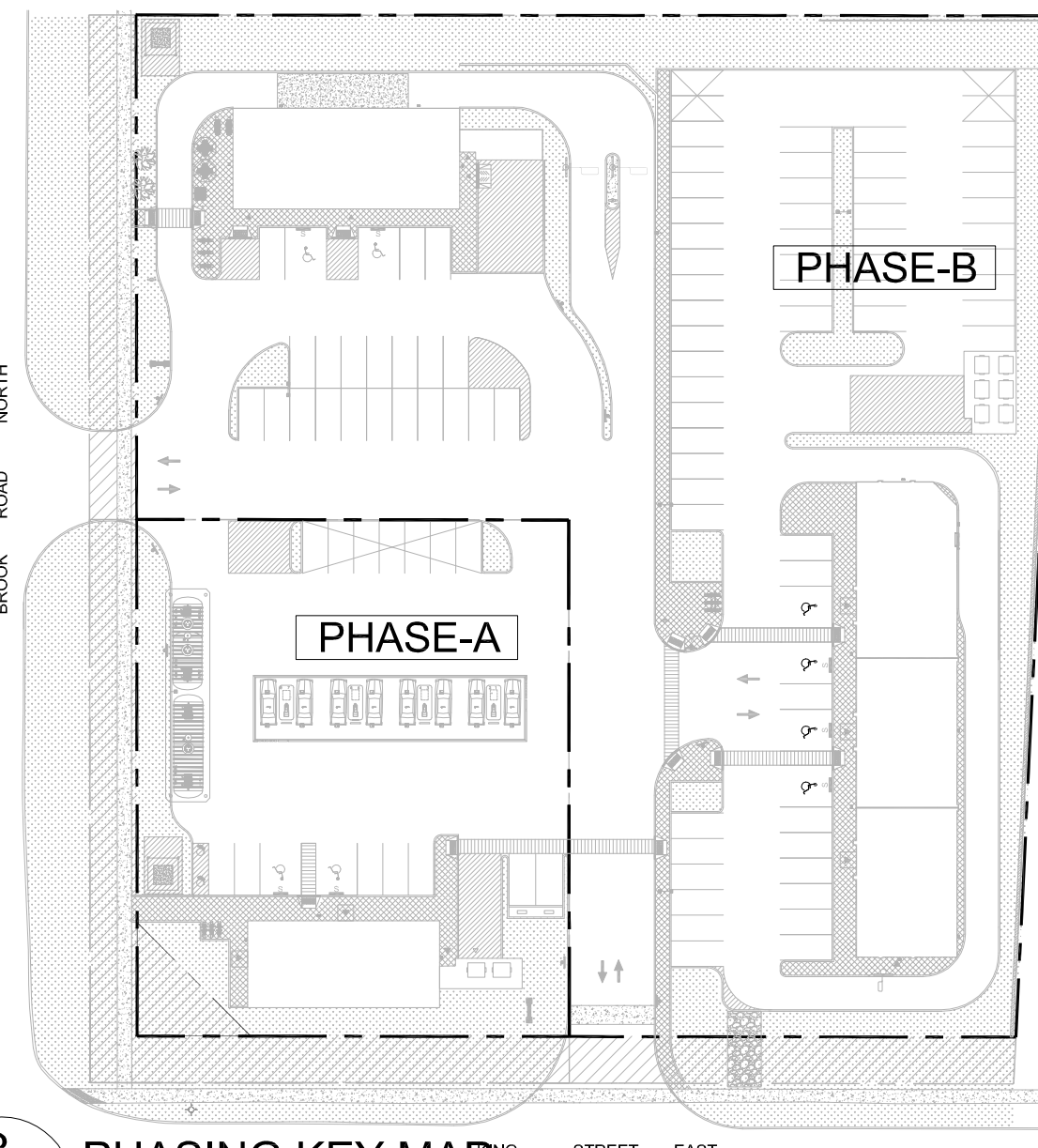
PROJECT STATISTICS FOR PARCEL A		
ADDRESS: 428-432 KING STREET EAST, COBOURG, ON		
ZONING: DC	DISTRICT COMMERCIAL	
	REQUIRED	PROPOSED
LOT(SITE) AREA (m²) BEFORE ROAD WIDENING	3012.97 SQ.M. (0.74 ACRES)	
LOT(SITE) AREA (m²) AFTER ROAD WIDENING	2491.49 SQ.M. (0.61 ACRES)	
BUILDING-A1, (C-STORE)- GFA	185.83 SQ.M.	
GARBAGE ENCLOSURE	26.66 SQ.M.	
COVERAGE	MAX. 30%	212.49 SQ.M.(8.52%)
LANDSCAPED AREA	MIN. 15%	441.45 SQ.M.(17.71%)
PAVED AREA + ASPHALT AREA		1837.55 SQ.M.(73.75%)
PARKING	18	14+2HC=16
LOT FRONTAGE	MIN. 25M	55.09 M
HEIGHT OF BUILDING	4 STOREY MAX.	5.8 M

SETBACK		
	REQUIRED	PROPOSED
MINIMUM SETBACK (NORTH) -REAR YARD	7.5M (INCLUDING 3M STRIP LANDSCAPE)	42.38M
MINIMUM SETBACK (SOUTH) -FRONT YARD	3M(MIN.)-15M(MAX.) (INCLUDING 3M STRIP LANDSCAPE)	3.00M
MINIMUM SETBACK (EAST) -INTERIOR SIDE YARD	---	4.96M
MINIMUM SETBACK (WEST) -EXTERIOR SIDE YARD	3M(MIN.)-15M(MAX.)	11.68M

PARKING CALCULATIONS		
FUELING STATION (2 per PUMP )	8	8
BUILDING #A1- C-Store (1 per 185SQM )	10	14
TOTAL PARKING	18	22
ACCESSIBLE PARKING SPACES ( 1 per 20 PARKING )	1	2 (4400W X 5500)
EV PARKING SPACE	-	2
BICYCLE PARKING	-	6
LOADING STATISTICS UPTO 25,300 SQF GFA SPACE	1 SPACE	1



2 KEY PLAN  
A-1.0 NTS



3 PHASING KEY MAP  
A-1.0 NTS

PROJECT STATISTICS FOR PARCEL B		
ADDRESS: 428-432 KING STREET EAST, COBOURG, ON		
ZONING: DC	DISTRICT COMMERCIAL	
	REQUIRED	PROPOSED
LOT(SITE) AREA (m²) BEFORE ROAD WIDENING	MIN. 740 SQM	8307.78 SQ.M. (2.05 ACRES)
LOT(SITE) AREA (m²) AFTER ROAD WIDENING		7809.72 SQ.M. (1.92 ACRES)
BUILDING-B1 (TIM HORTONS)		254.14 SQ.M.
BUILDING-B2 OSR		532.72 SQ.M.
GARBAGE ENCLOSURE		73.40 SQ.M.
TOTAL GFA		786.86 SQ.M.
COVERAGE	MAX. 30%	860.26 SQ.M.(11.01%)
LANDSCAPED AREA	MIN. 15%	1377.71 SQ.M.(17.64%)
PAVED AREA+ASPHALT AREA		5573.31 SQ.M.(71.36%)
PARKING		82 CARS + 5 HC
LOT FRONTAGE	MIN. 25M	42.48 M
HEIGHT OF BUILDING	4 STOREY MAX.	5.8 M
FLOOR SPACE INDEX	1.0 TIMES	

SETBACK		
	REQUIRED	PROPOSED
MINIMUM SETBACK (NORTH) -REAR YARD	7.5M (INCLUDING 3M STRIP LANDSCAPE)	9.83M
MINIMUM SETBACK (SOUTH) -FRONT YARD	3M(MIN.)-15M(MAX.) (INCLUDING 3M STRIP LANDSCAPE)	8.47M
MINIMUM SETBACK (EAST) -INTERIOR SIDE YARD	6M	6.62M
MINIMUM SETBACK (WEST) -EXTERIOR SIDE YARD	3M(MIN.)-15M(MAX.)	10.23M

PARKING CALCULATIONS		
	REQUIRED	PROVIDED
BUILDING #B1 (1 per 95SQM )	28	28
BUILDING #B2 (1 per 95SQM )	59	59
TOTAL PARKING	87	87
ACCESSIBLE PARKING SPACES ( 1 per 20 PARKING )	5	5 (4400W X 5500)
BICYCLE PARKING	-	06
LOADING STATISTICS UPTO 25,300 SQF GFA SPACE	1 SPACE	2

**n Architecture Inc**  
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25 JAN. 2021

03rd FEB. 2021

NOT FOR TENDER

MASTER PLAN

3.	11 NOV. 2020	ISSUED FOR SPA III	MG
2.	08 JULY 2020	ISSUED FOR SPA II	MG
1.	25 FEB. 2020	ISSUED FOR SPA I	MG
No.	Date	Version	Dwn.

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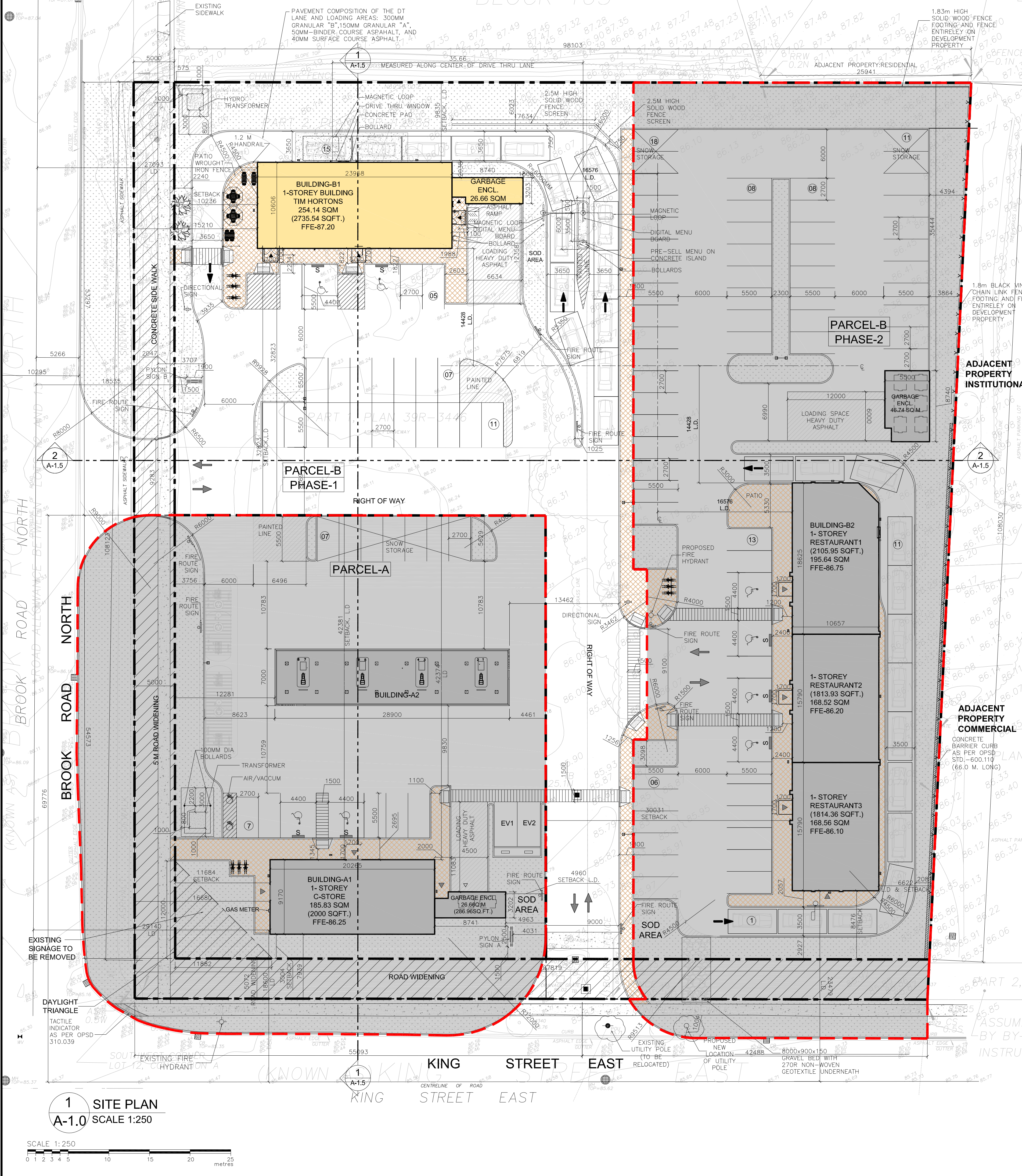
## COMMERCIAL DEVELOPMENT 428-432 KING STREET EAST, COBOURG, ON

DRAWING TITLE:

## OVERALL SITE PLAN

DRAWN BY: MG	DATE: 25TH FEB. 2020
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
19-43	A-1.0





1 SITE PLAN  
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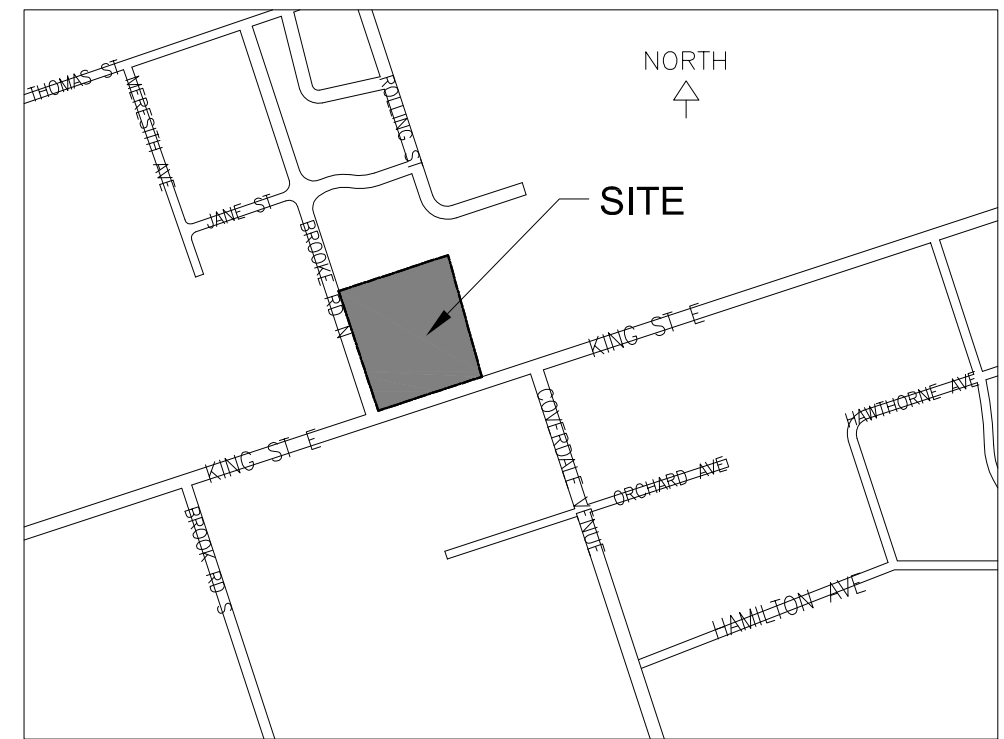
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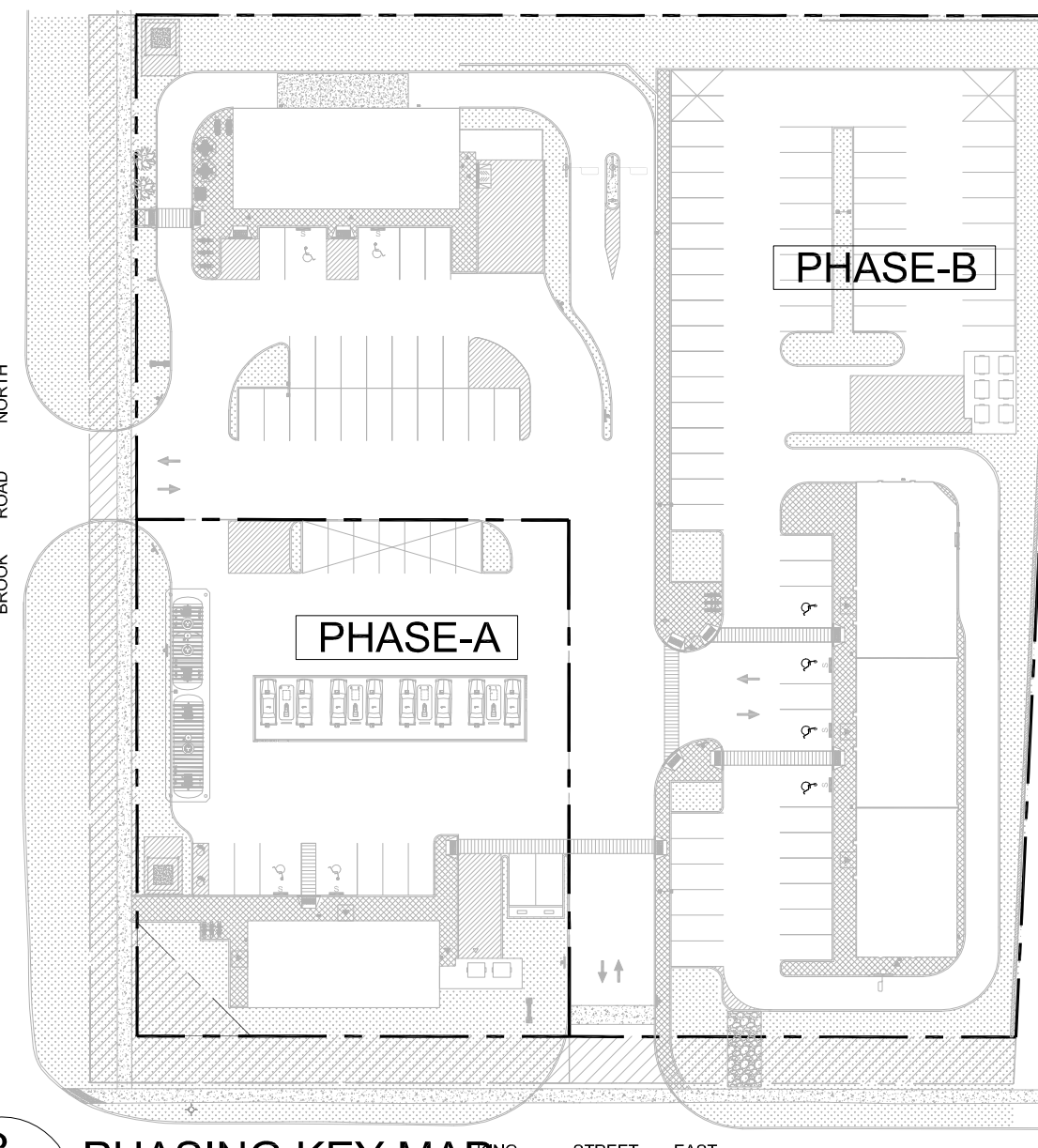
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LOADING STATISTICS UPTO 25,300 SQF GFA SPACE	1 SPACE	1



2 KEY PLAN  
A-1.0 NTS



3 PHASING KEY MAP  
A-1.0 NTS

PROJECT STATISTICS FOR PARCEL B		
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25 JAN. 2021

03rd FEB. 2021

ISSUED FOR TENDER

4.	03 FEB. 2021	ISSUED FOR TENDER	MG
3.	11 NOV. 2020	ISSUED FOR SPA III	MG
2.	08 JULY 2020	ISSUED FOR SPA II	MG
1.	25 FEB. 2020	ISSUED FOR SPA I	MG
No.	Date	Version	Dwn.

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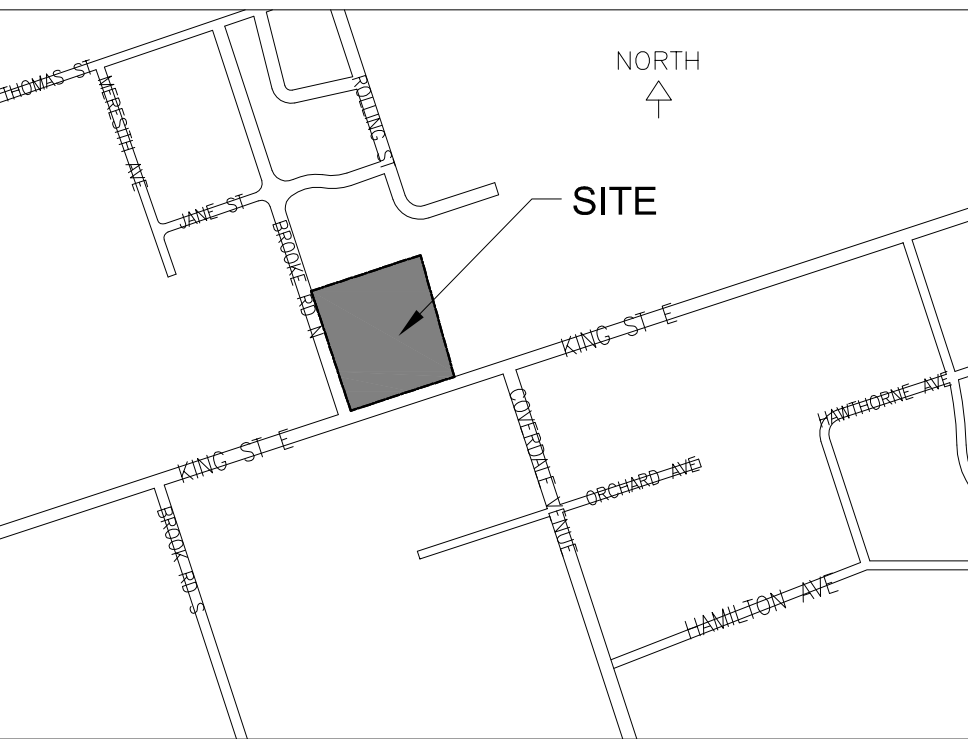
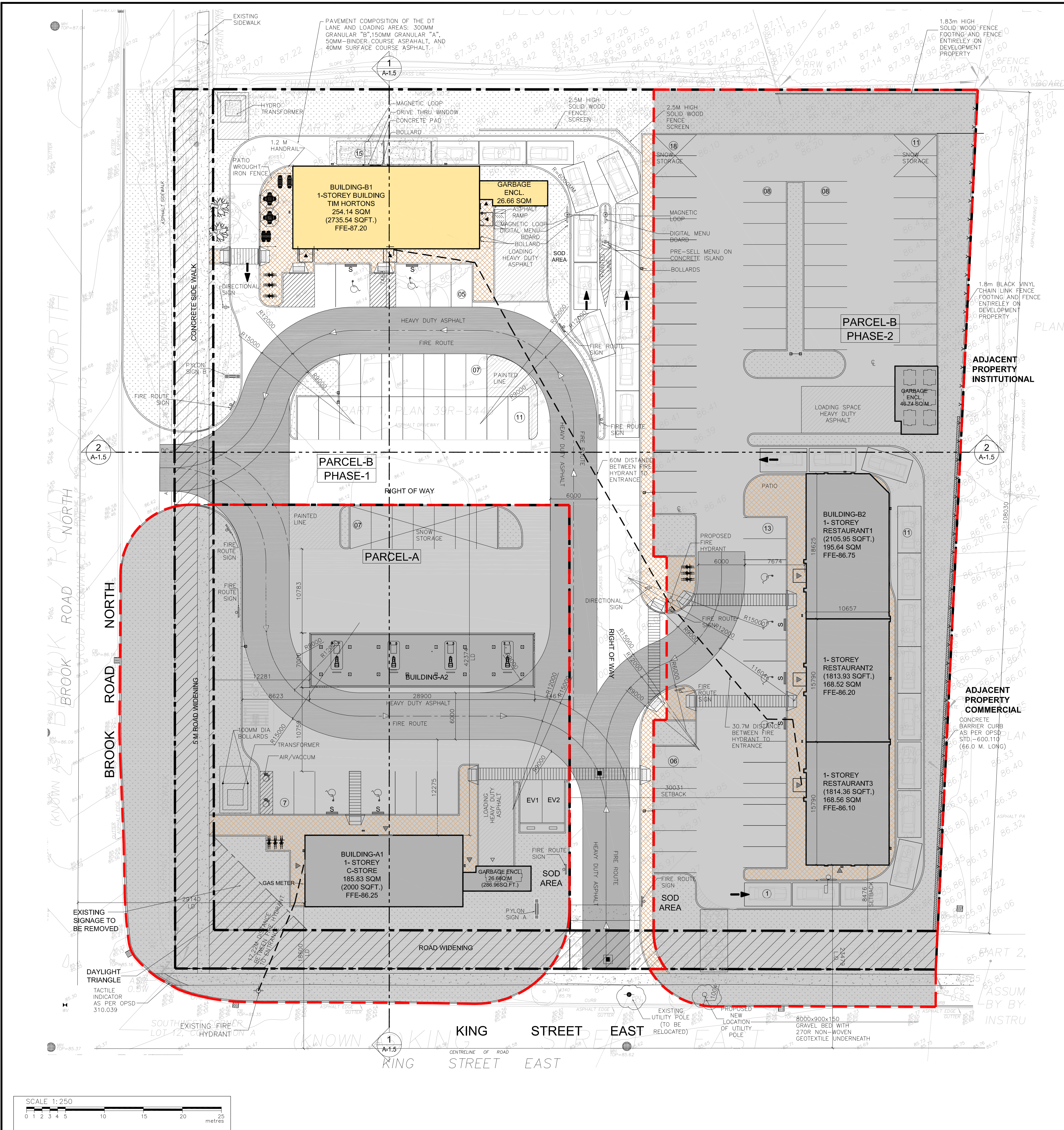
## COMMERCIAL DEVELOPMENT 428-432 KING STREET EAST, COBOURG, ON

DRAWING TITLE:

## OVERALL SITE PLAN

DRAWN BY: MG	DATE: 25TH FEB. 2020
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:
19-43	A-1.0





KEY PLAN

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No.	Date	Version	Dwn.

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PROJECT:

**COMMERCIAL DEVELOPMENT**  
**428-432 KING STREET EAST, COBOURG, ON**

DRAWING TITLE:

**SITE PLAN**  
**FIRE ROUTE**

DRAWN BY: MG	DATE: 25TH FEB. 2020
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

19-43

A-1.2



## A-1.3





n Architecture Inc

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25 JAN. 2021

2nd FEB. 2021  
ISSUED FOR TENDER

4.	25 JAN. 2021	ISSUED FOR TENDER	MG
3.	11 NOV. 2020	ISSUED FOR SPA III	MG
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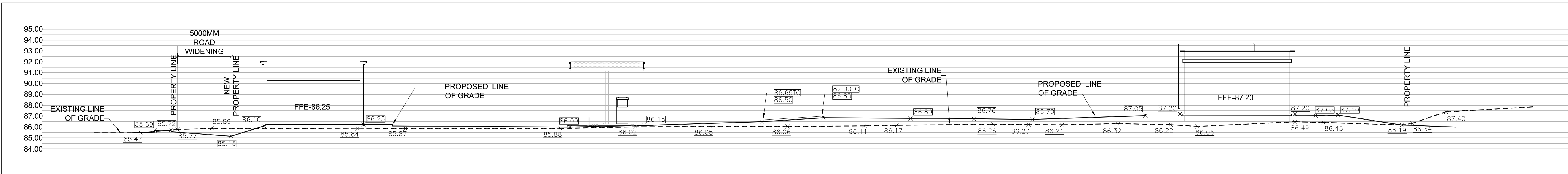
**COMMERCIAL  
DEVELOPMENT  
428-432 KING STREET  
EAST, COBOURG, ON**

DRAWING TITLE:

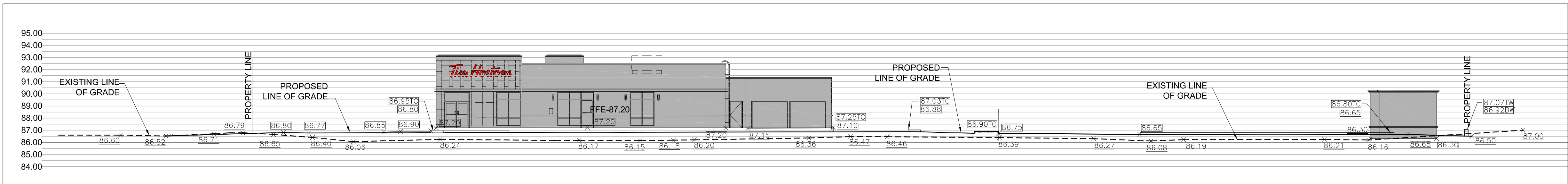
**SITE  
SECTIONS**

DRAWN BY: MG	DATE: 25TH FEB. 2020
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

**19-43 A-1.5**



**1** SITE PLAN  
A-1.5 SCALE 1:200



**2** SITE SECTION  
A-1.5 SCALE 1:200





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25 JAN. 2021

2nd FEB. 2021  
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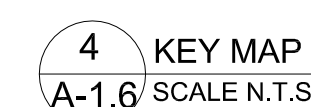
**COMMERCIAL  
DEVELOPMENT  
428-432 KING STREET  
EAST, COBOURG, ON**

DRAWING TITLE:

**PYLON SIGN-B  
(1900 SERIES)  
FOR PARCEL B**

DRAWN BY: MG	DATE: 25TH FEB. 2020
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

19-43	A-1.6
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SCALE: 1:20

A horizontal scale bar with alternating black and white segments. Below the bar, the numbers 1, 0, 1, and 2 are placed at regular intervals, with the word 'metres' at the far right end.