

## COBOURG AH

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315-325 UNIVERSITY AVE W., COBOURG, ON

APRIL 30, 2019

STUDIO  
**JCI**

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**COBOURG AH**

AREA SUMMARY

Lot Area: **4,854.7 m2 52,255 sf** Density: **0.94** Lot Coverage: **26.8 %** Building Height: **12.4 m + Mech.**  
 Total Building GFA: **4,570.4 m2 49,195 sf**

Level	COMMON AREA/		PARKING		RESIDENTIAL		RESIDENTIAL AMENITY		CONSTRUCTION AREA (GCA)		GFA EXCLUSIONS		EFFICIENCY	TOTAL # OF UNITS
	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf		
<b>P-1</b>	244.2	2,629	1,053.5	11,340	0	0	0	0	<b>1,297.7</b>	<b>13,968</b>	1297.7	13,968		
<b>Ground Floor</b>	232.5	2,503	0	0	962.9	10,365	0.0	0	<b>1,202.9</b>	<b>12,948</b>	52.5	565	80%	16 residential units
<b>2</b>	116.3	1,252	0	0	1,058.9	11,398	124.8	1,343	<b>1,300.0</b>	<b>13,993</b>	164.5	1,771	81%	17 residential units
<b>3</b>	116.3	1,252	0	0	1,183.7	12,741	0	0	<b>1,300.0</b>	<b>13,993</b>	39.8	428	91%	19 residential units
<b>4</b>	116.3	1,252	0	0	947.8	10,202	0	0	<b>1,064.1</b>	<b>11,454</b>	39.8	428	89%	19 residential units
<b>Total</b>	<b>825.6</b>	<b>8,887</b>	<b>1,053.5</b>	<b>11,340</b>	<b>4,153.3</b>	<b>44,706</b>	<b>124.8</b>	<b>1,343</b>	<b>6,164.7</b>	<b>66,356</b>	<b>1,594.3</b>	<b>17,161</b>	<b>85%</b>	<b>71 residential units</b>

Note: not including balcony area

UNITS SUMMARY

Level	RESIDENTIAL UNITS					
	Bach	1B	1B+D	2B	2B+D	Total
<b>Ground Floor</b>	3	5	3	4	1	16
<b>Second Floor</b>	3	3	3	5	3	17
<b>Third Floor</b>	3	3	4	6	3	19
<b>Fourth Floor</b>	5	7	7	0	0	19
<b>Total</b>	<b>14</b>	<b>18</b>	<b>17</b>	<b>15</b>	<b>7</b>	<b>71</b>
	<b>20%</b>	<b>25%</b>	<b>24%</b>	<b>21%</b>	<b>10%</b>	<b>100%</b>
avg unit	400 sf	550 sf	650	750sf	850sf	



Proposed Vehicle Parking

Use	Units	Parking Rate	Required	Proposed Supply
Residential	71	1.00	71	65
Visitor	71	0.15	11	17
<b>Total Parking</b>			<b>82</b>	<b>82</b>

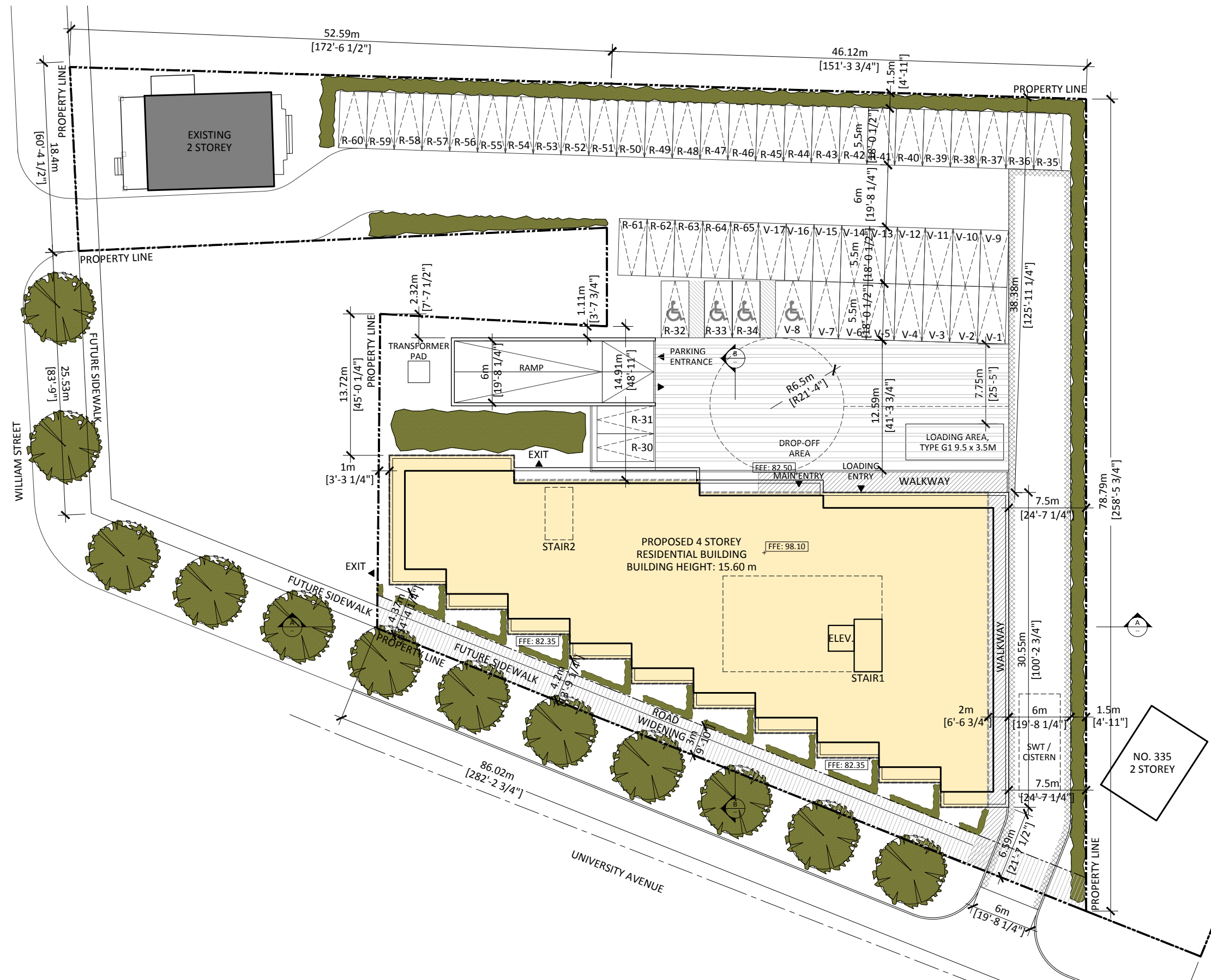
DEVELOPMENT STATISTICS

Address: 315-325 UNIVERSITY AVE W., COBOURG, ON

Scale:  
Date: APR.30, 2019







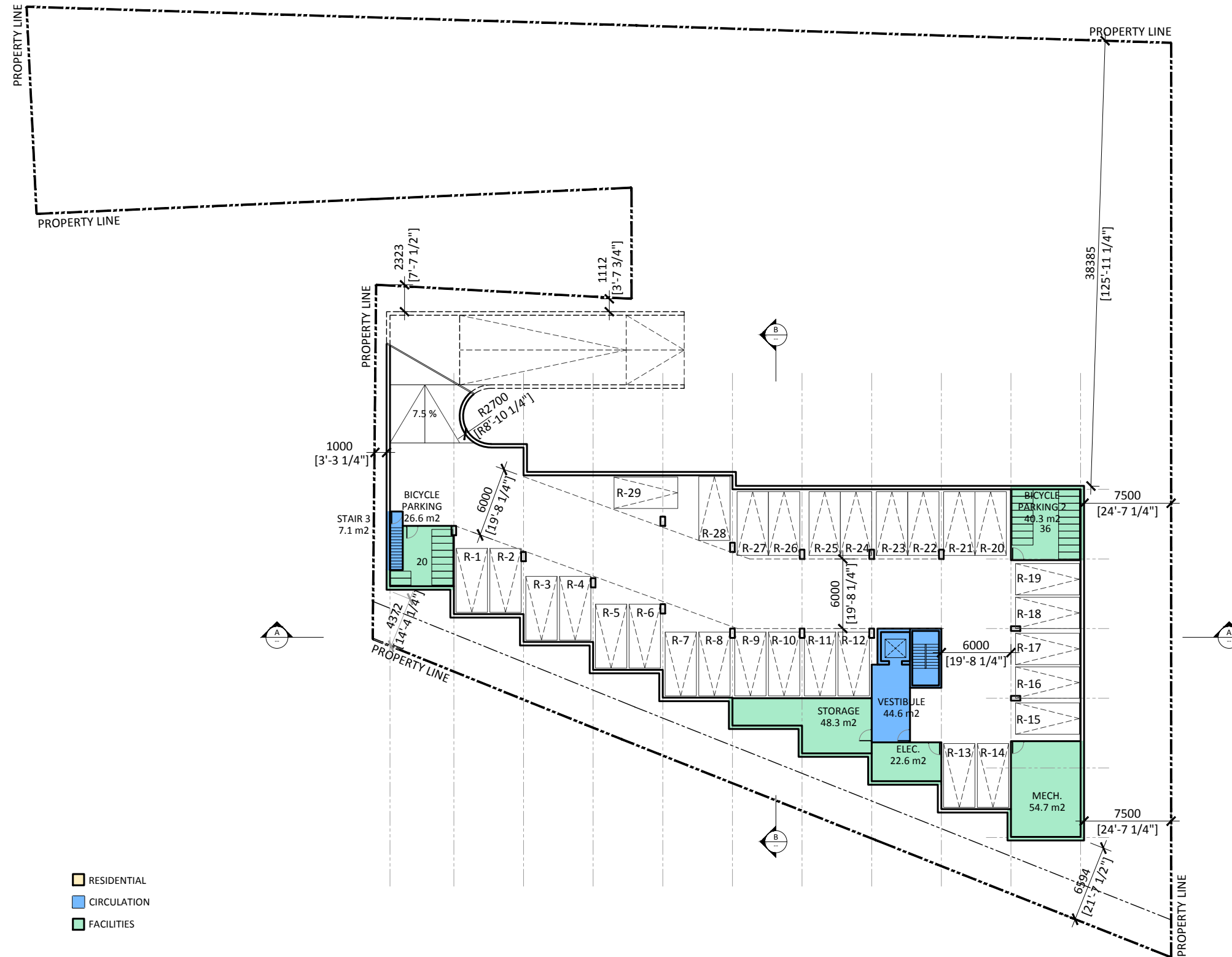
- LEGEND:**
- PROPOSED BUILDING FOOTPRINT
  - PROPOSED SOD
  - PROPOSED SOFT LANDSCAPING (PLANTING)
  - PROPOSED NEW SIDEWALK
  - PROPOSED LOW HEDGE
  - PROPOSED MEDIUM GROWING NATIVE SHADE TREE
  - PROPOSED LARGE GROWING NATIVE SHADE TREE
  - BOUNDARY OF HEAVY DUTY ASPHALT
  - PROPOSED ELEVATION
  - EXISTING ELEVATION
  - PROPOSED PEDESTRIAN ENTRY
  - PROPOSED VEHICULAR ENTRY
  - STOP SIGN
  - MANHOLE (SANITARY)
  - MANHOLE (STORM)
  - CATCH BASIN
  - EXISTING LIGHT STANDARD - EXISTING
  - PROPOSED EXTERIOR LIGHT STANDARD - BOLLARD
  - PROPOSED EXTERIOR DOWN LIGHT STANDARD - SOFFIT
  - PROPOSED EXTERIOR LIGHT STANDARD - SCENCE
  - PROPOSED EXTERIOR LANDSCAPE DIRECTIONAL LIGHTING
  - EMERGENCY VEHICLE SIGNAGE
  - FIRE HYDRANT
  - WATER VALVE
  - HYDRO SERVICE
  - SEWER CLEANOUT
  - BELL PEDESTAL BOX
  - TELE COMM PEDESTAL
  - U/G GAS MAIN
  - U/G TELEPHONE LINE
  - TELE COMM BOX
  - ELECTRICAL BOX
  - SIAMSESE CONNECTION
  - HOSEBIB

**SITE PLAN**

Address: 315-325 UNIVERSITY AVE W., COBOURG, ON

Scale: 1 : 400

Date: APR.30, 2019



- RESIDENTIAL
- CIRCULATION
- FACILITIES



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**GROUND FLOOR PLAN**

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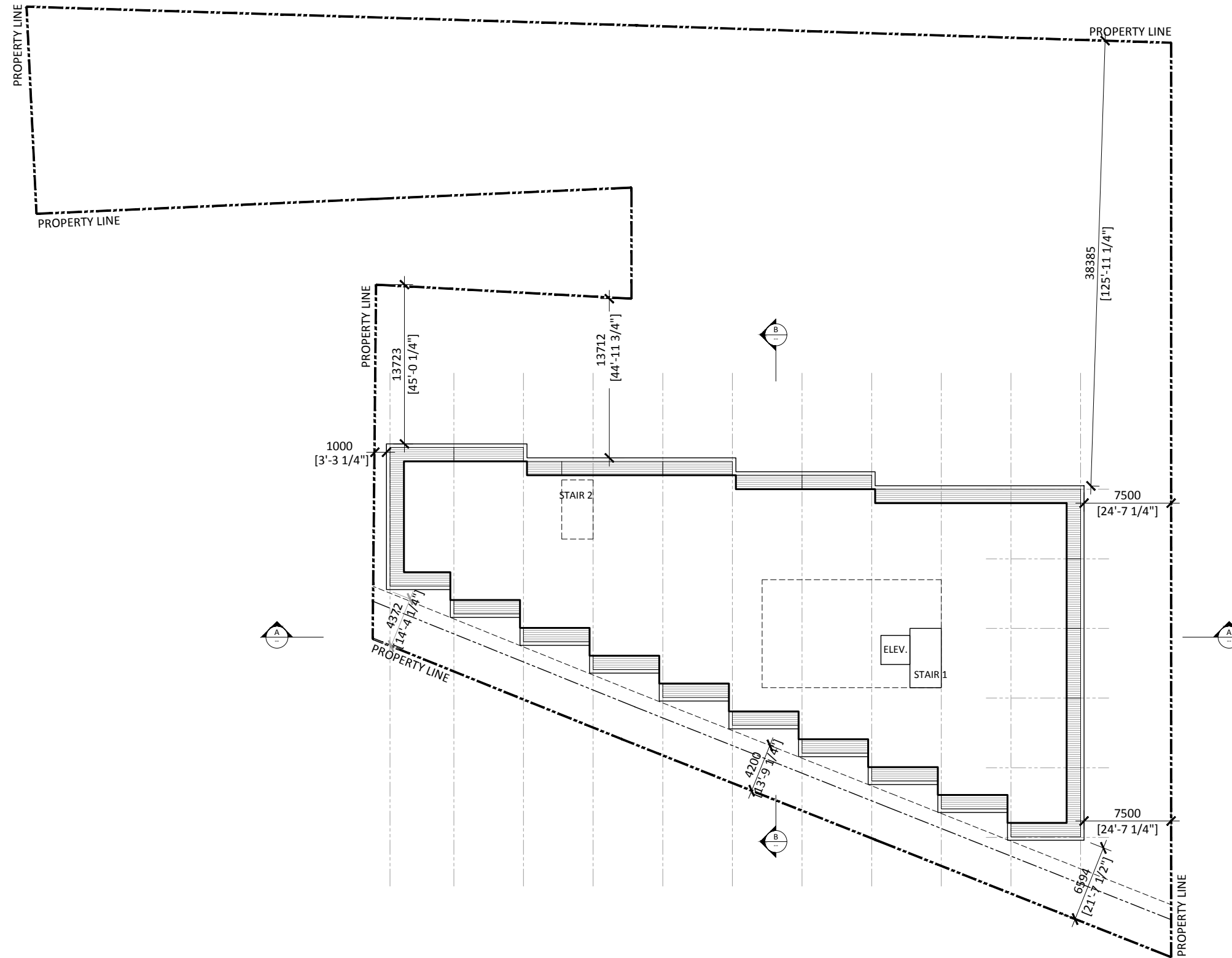


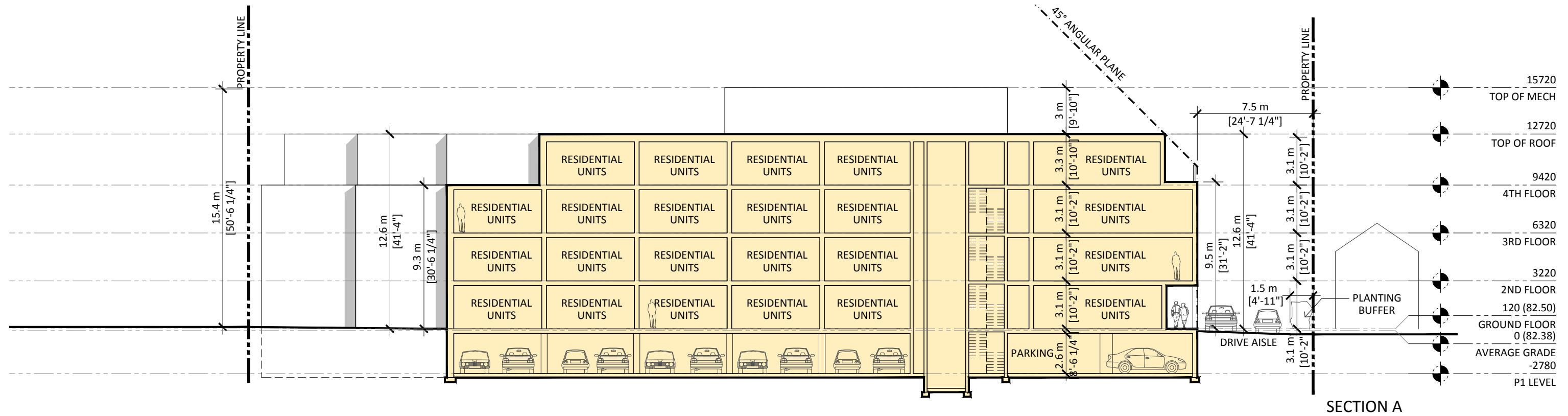




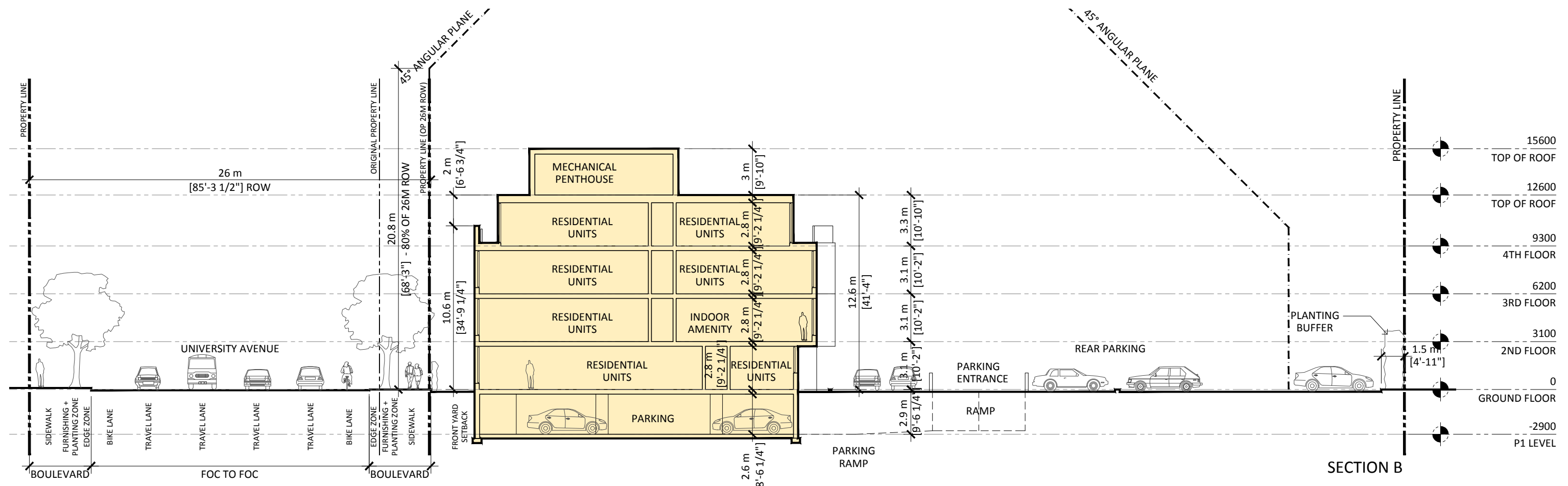


- RESIDENTIAL
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SECTION A



SECTION B