

AREA SUMMARY (PER BY-LAW 569-2013)		
LOT AREA:	4,854.7 m ²	52,255 sf
TOTAL BUILDING GFA:	4,507.6 m ²	48,519 sf
RESIDENTIAL GFA:	4,046.2 m ²	43,553 sf
DENSITY	0.93	
LOT COVERAGE	26.6 %	
ZONING NOTES		
ZONING BY-LAW:	85-2003	
SUBSECTION	11.2.15	
MAX PERMITTED HEIGHT:	12.6 m	
PROPOSED HEIGHT:	12.4 m + Mech.	

UNIT SUMMARY						
LEVEL	Studio	JB	19+D	2B	2B-D	TOTAL
Ground Floor	2	7	1	4	2	16
Second Floor	2	4	6	3	2	17
Third Floor	2	4	7	4	2	19
Fourth Floor	5	9	5	0	0	19
TOTAL	11	24	19	11	6	71
%	16%	33%	27%	16%	8%	100%
avg unit	400sf	550sf	650sf	750sf	850sf	
B.F. UNITS (OBC)						
	3	3	4	1	0	13
AFFORDABLE (CMHC)						
						14
ADAPTABLE (CMHC)						
						2
UNIVERSALE (CMHC)						
						2

PROPOSED VEHICLE PARKING					
Total Number of Units	Affordable Housing Share	Units	Paring Supply Rate	Paring Supply	
71	20%	Affordable Housing Regular	14 0.63 Per Unit (As per TTS results)	9	
		Regular	57 1.25 Per Unit (by-law requirements)	71	
Total Recommended				80	
Total Provided				80	(include 3 EVSE)

Level	RESIDENTIAL COMMON		PARKING		RESIDENTIAL		INDOOR AMENITY		CONSTRUCTION AREA	
	m ²	sf	m ²	sf	m ²	sf	m ²	sf	m ²	sf
P1	12.9 m ²	138 ft ²	1130.7 m ²	12,170.8 ft ²	0.0 m ²	0 ft ²	0.0 m ²	0 ft ²	1392.1 m ²	14,984 ft ²
GROUND FLOOR	210.3 m ²	2,263 ft ²	0.0 m ²	0.0 ft ²	954.8 m ²	10,278 ft ²	8.3 m ²	89 ft ²	1221.1 m ²	13,144 ft ²
2ND FLOOR	79.5 m ²	856 ft ²	0.0 m ²	0.0 ft ²	1025.5 m ²	11,038 ft ²	131.9 m ²	1,420 ft ²	1290.6 m ²	13,892 ft ²
3RD FLOOR	79.2 m ²	852 ft ²	0.0 m ²	0.0 ft ²	1157.6 m ²	12,460 ft ²	0.0 m ²	0 ft ²	1290.6 m ²	13,892 ft ²
4TH FLOOR	79.3 m ²	854 ft ²	0.0 m ²	0.0 ft ²	908.3 m ²	9,777 ft ²	0.0 m ²	0 ft ²	1042.8 m ²	11,225 ft ²
MECH. PENTHOUSE	0.0 m ²	0 ft ²	0.0 m ²	0.0 ft ²	0.0 m ²	0 ft ²	0.0 m ²	0 ft ²	82.5 m ²	888 ft ²
TOTAL	461.2 m²	4,964 ft²	1130.7 m²	12,170.8 ft²	4046.2 m²	43,553 ft²	140.3 m²	1,510 ft²	6319.7 m²	68,024 ft²

NOTE: Imperial provided for reference only

NOTE : not including balcony area

- * GFA Reductions per BYLAW 438-86 (GFA exclusive of; Mechanical rooms and shafts, loading facilities, residential amenity space, below grade storage and bicycle parking)
- ** GFA per BYLAW 569-2013

* GFA EXEMPTIONS		** GFA	
m ²	sf	m ²	sf
1379.2 m ²	14,845 ft ²	12.9 m ²	139 ft ²
56.0 m ²	602 ft ²	1165.1 m ²	12,541 ft ²
185.6 m ²	1,998 ft ²	1105.1 m ²	11,895 ft ²
53.8 m ²	579 ft ²	1236.8 m ²	13,313 ft ²
55.2 m ²	594 ft ²	987.7 m ²	10,631 ft ²
82.4 m ²	887 ft ²	0.0 m ²	0 ft ²
TOTAL	1812.1 m²	19,505 ft²	45,076 m²

GROSS FLOOR AREA (AS PER MUNICIPAL BYLAW)

NAME OF PRACTICE: Studio JCI Inc. 20 De Boers Drive, suite 525 Toronto, ON M3J 0H1 Contact: Jaegap Chung		
NAME OF PROJECT: COBOURG AH		
LOCATION: 315-325 UNIVERSITY AVE W., COBOURG ONTARIO		
ONTARIO BUILDING CODE DATA MATRIX PART 3 OR 9		BUILDING CODE REFERENCE References are to Division B unless noted [A] for Division A or [C] for Division C.
3.00	Building Code Version: O.Reg. 332/12 Last Amendment: O.Reg. 191/14	
3.01	Project Type: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Use Description: _____	<input type="checkbox"/> Part 3 1.1.2. [A] <input type="checkbox"/> Part 9 1.1.2. [A]&9.10.1.3.
3.02	Major Occupancy Classification: <u>C</u> Use: <u>F3</u> Residential Occupancies Low Hazard Industrial Occupancies	3.1.2.1.(1) 9.10.2.
3.03	Superimposed Major Occupancies: <input type="checkbox"/> No <input type="checkbox"/> Yes Description: <u>Group C above Group F3 Occupancies</u>	3.2.2.7.
3.04	Building Area(m ²): <u>Description:</u> Existing: _____ New: _____ Total: <u>0 1290.6m² 1290.6m²</u>	1.4.1.2. [A] 1.4.1.2. [A]
3.05	Gross Area(m ²): <u>Description:</u> Existing: _____ New: _____ Total: <u>0 4,507.6 m² 4,507.6 m²</u>	1.4.1.2. [A]
3.06	Mezzanine Area (m ²): <u>Description:</u> Existing: _____ New: _____ Total: <u>0 0 0</u>	3.2.1.1.
3.07	Building Height: <u>4</u> Storeys above grade <u>12</u> (m) Above grade <u>1</u> Storeys below grade	1.4.1.2.[A]&3.2.1.1. 1.4.1.2.[A]&9.10.4.
3.08	High Building: <input type="checkbox"/> No <input type="checkbox"/> Yes	3.2.6. N/A
3.09	Number of Streets/ Firefighter access: <u>1</u> street(s)	3.2.2.10.&3.2.5. 9.10.20.
3.10	Building Classification: <u>3.2.2.45</u> Group C, up to 4 Storeys, Sprinklered <u>3.2.2.77</u> Group F, Division 3, up to 4 Storeys, Sprinklered	3.2.2.20. - 83 9.10.2.
3.11	Sprinkler System: <input type="checkbox"/> Required <input type="checkbox"/> Not required Proposed: <input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> none	3.2.2.20. - 83 3.2.1.5. 3.2.2.17. 9.10.8.2.
3.12	Standpipe System: <input type="checkbox"/> Required <input type="checkbox"/> Not required	3.2.9. N/A
3.13	Fire Alarm Systems: <input type="checkbox"/> Required <input type="checkbox"/> Not required Proposed: <input type="checkbox"/> Single stage <input type="checkbox"/> Two stage <input type="checkbox"/> None	3.2.4. 9.10.18.
3.14	Water Service/ Supply is Adequate: <input type="checkbox"/> No <input type="checkbox"/> Yes	3.2.5.7. N/A
3.15	Construction Type: <u>Restriction:</u> <input type="checkbox"/> Combustible permitted <input type="checkbox"/> non-combustible required <u>Actual:</u> <input type="checkbox"/> combustible <input type="checkbox"/> non-combustible <input type="checkbox"/> Combination <u>Heavy Timber Construction:</u> <input type="checkbox"/> No <input type="checkbox"/> Yes	3.2.2.20. - 83 9.10.6.
3.16	Importance Category: <input type="checkbox"/> Low <input type="checkbox"/> Low human occupancy <input type="checkbox"/> Post-disaster shelter <input type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Minor storage building <input type="checkbox"/> Explosive or hazardous substances <input type="checkbox"/> Post-disaster	4.1.2.1.(3) & T4.1.2.1.8
3.17	Seismic Hazard Index: (I _e Fa Sa (0.2)) = <u>C</u> Seismic design required for Table 4.1.8.18. items 6 to 21: (I _e Fa Sa (0.2)) ≥ 0.35 or Post-disaster <input type="checkbox"/> No <input type="checkbox"/> Yes	4.1.2.1. (3) 4.1.8.18.(2)

3.18	Occupant Load:	Floor Level/Area	Occupancy Type	Based On	Occupant Load (Persons)	3.1.17.	9.9.1.3				
		Basement	Parking, Storage	1356m ²	29						
		1st Floor	Residential, Storage	22 beds	48						
		2nd Floor	Residential, Amenity	22 beds m ² /person	106						
		3rd Floor	Residential, Laundry Room	25 beds	52						
		4th Floor	Residential, Laundry Room	19 beds	40						
		Total Occupant Load			275						
3.19	Barrier-free Design: <input type="checkbox"/> No <input type="checkbox"/> Yes Explanation: _____					3.8.	9.5.2.				
3.20	Hazardous Substances: <input type="checkbox"/> No <input type="checkbox"/> Yes Explanation: _____					3.3.1.2.&3.3.1.19.	9.10.1.3.(4)				
3.21	Required Fire Resistance Ratings:	Horizontal Assembly	Rating	Supporting Assembly (h)	Noncombustible in lieu of rating?	3.2.2.20 - 83 3.2.1.4.	9.10.8. 9.10.9.				
		Floors over basement	1.5h	1.5h	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A						
		Floors	1h	1h	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A						
		Mezzanine	N/A	N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A						
		Roof	N/A	N/A	<input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> N/A						
3.22	Spatial Separation	Wall	EBF Area (m ²)	L/D (m) or H/L	L/H Required FRB (h)	Permitted Max % of Openings	Proposed Max % of Openings	Construction Type Required	Cladding Type Required	3.2.3.	9.10.14.
		North	522	15.02	-	N/A	100%	32%	<input type="checkbox"/> C. or N.C. <input type="checkbox"/> C. or N.C.		
		North (4th Floor)	183	16.45	-	N/A	100%	29%	<input type="checkbox"/> C. or N.C. <input type="checkbox"/> C. or N.C.		
		East	112	1	-	1	0%	15%	<input type="checkbox"/> N.C. <input type="checkbox"/> N.C.		
		East (4th Floor)	30.5	2.5	-	45 min	34%	6%	<input type="checkbox"/> C. or N.C. <input type="checkbox"/> N.C.		
		EAST	213	>6	-	N/A	100%	12%	<input type="checkbox"/> C. or N.C. <input type="checkbox"/> C. or N.C.		
		South	523	13.7	-	N/A	100%	24%	<input type="checkbox"/> C. or N.C. <input type="checkbox"/> C. or N.C.		
		South (4th Floor)	182.7	15.2	-	N/A	100%	28%	<input type="checkbox"/> C. or N.C. <input type="checkbox"/> C. or N.C.		
		West	281.5	7.5	-	N/A	100%	28%	<input type="checkbox"/> C. or N.C. <input type="checkbox"/> C. or N.C.		
		West (Suite 503)	88	9	-	N/A	100%	28%	<input type="checkbox"/> C. or N.C. <input type="checkbox"/> C. or N.C.		
3.23	Plumbing Fixture Requirements	Ratio:	Male: Female = 50:50 Except as noted otherwise				3.7.4.				
		Floor Level/Area	Occupant Load	OBC Reference	Fixtures Required	Fixtures Provided					
		Refer to Plumbing Data Sheet									
3.24	Energy Efficiency	Compliance Path:	Refer to Energy modeling report								
		Climatic Zone:									
3.25	Notes:										

Issued:

SPA SUBMISSION 4 NOV. 14, 2019
SPA SUBMISSION 3 SEPT. 23, 2019
SPA SUBMISSION 2 AUG. 12, 2019
ZBA / SPA MAY 07, 2019

Issued For _____ Date _____

General Notes:

- These Contract Documents are the property of the Architect. The Architect bears no responsibility for the Interpretations of these documents by the Contractor. Upon written application the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.
- Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing work.
- Positions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on the Architectural drawings. The locations shown on the Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.

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PROPOSED RESIDENTIAL
DEVELOPMENT

ADDRESS: 315-325 UNIVERSITY W.,
COBOURG, ON

OBC MATRIX &
PROJECT STATISTICS

Project No.: 1901
Scale: As Indicated
Date: Nov. 14, 2019
Drawn by: STUDIO JCI

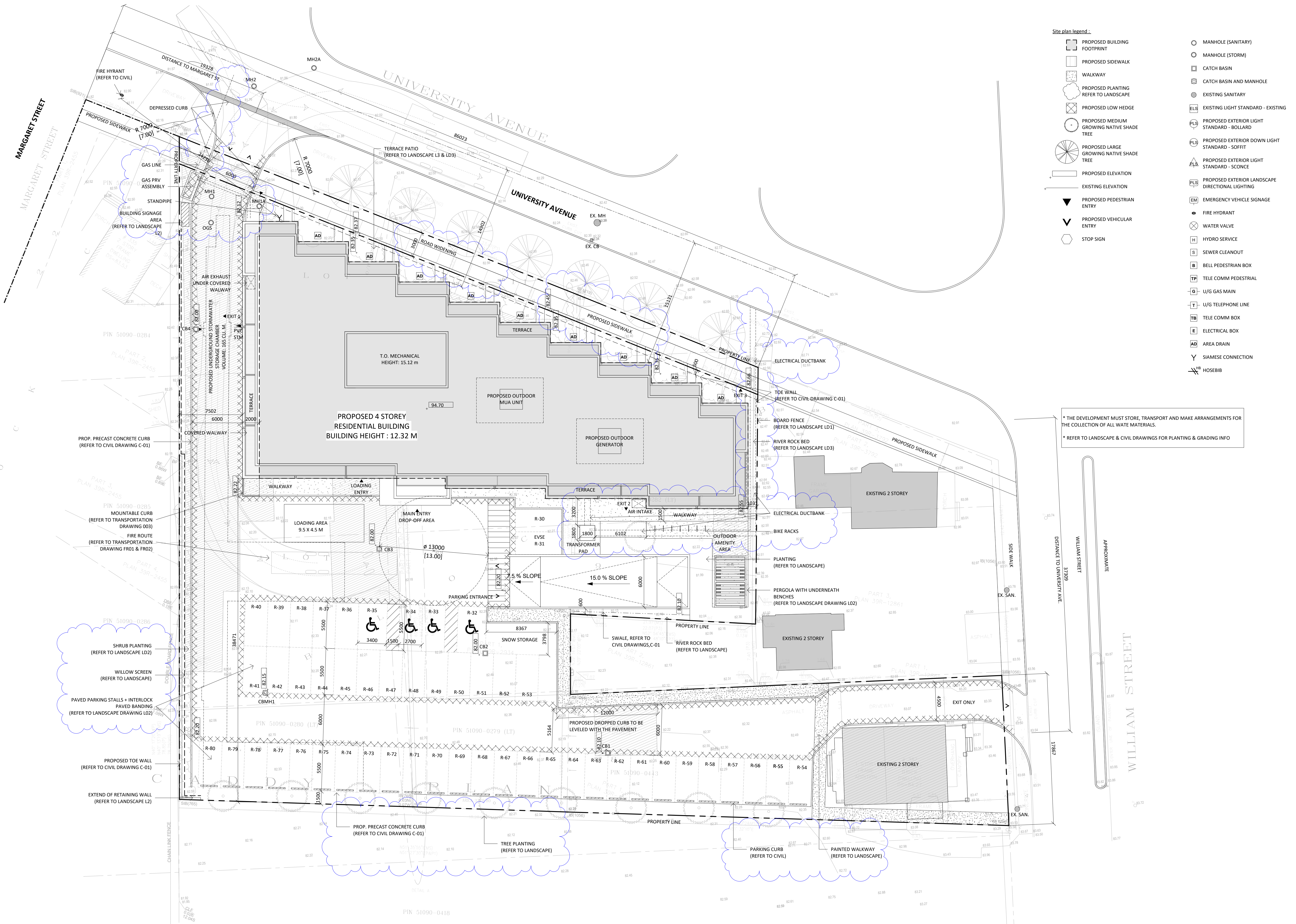
Drawing No.:

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* THE DEVELOPMENT MUST STORE, TRANSPORT AND MAKE ARRANGEMENTS FOR THE COLLECTION OF ALL WASTE MATERIALS.
 * REFER TO LANDSCAPE & CIVIL DRAWINGS FOR PLANTING & GRADING INFO

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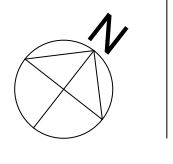
PROPOSED RESIDENTIAL DEVELOPMENT

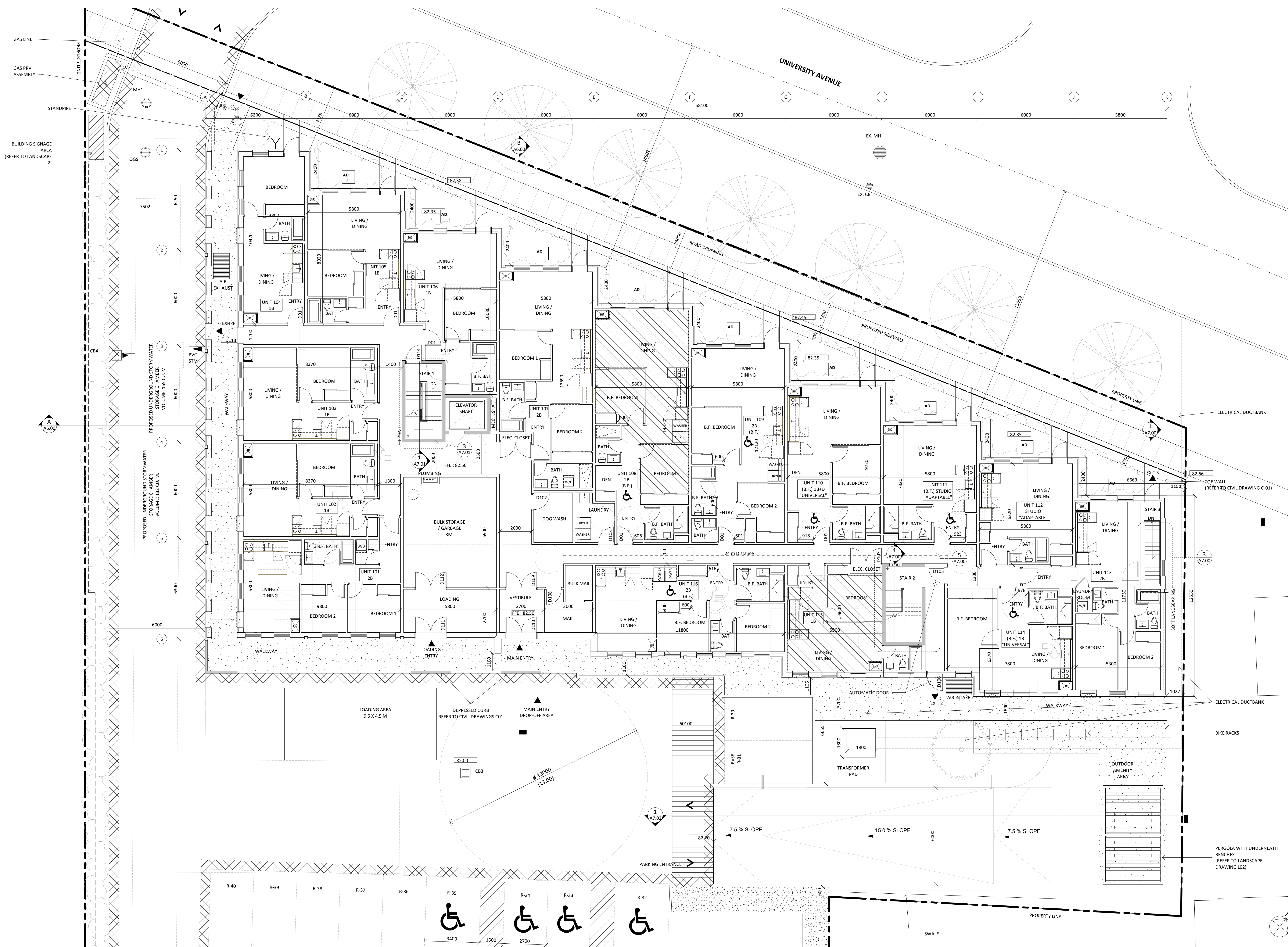
ADDRESS: 315-325 UNIVERSITY W., COBOURG, ON

SITE PLAN

Project No.: 1901
 Scale: 1:200
 Date: Nov. 14, 2019
 Drawn by: STUDIO JCI

Drawing No.: **A1.01**





Issued:

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PROPOSED RESIDENTIAL DEVELOPMENT
 ADDRESS: 315-325 UNIVERSITY W., COBOURG, ON
GROUND FLOOR PLAN

Project No.: 1901
 Scale: As Indicated
 Date: Nov. 14, 2019
 Drawn by: Author
 Drawing No.:

A3.01