

SCOPE
 NEW 2 STOREY APLEX BUILDING

GENERAL NOTES

- CONTRACTOR MUST VISIT SITE TO FAMILIARIZE WITH EXISTING CONDITIONS BEFORE QUOTING FOR THE JOB.
- VERIFY ALL EXISTING MEMBER SIZES, ELEVATIONS, AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS.
- REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY FOR ADVISE.
- CONTRACTOR TO SUBMIT DETAIL SHOP DRAWINGS PRIOR TO FABRICATION.
- REFER TO NOTES AND SCHEDULES FOR SPECIFICATIONS & GENERAL NOTES.
- DIMENSIONS MARKED ON STRUCTURAL DRAWINGS ARE FOR DESIGN ONLY. CONTRACTOR IS REQUIRED TO FOLLOW MEASUREMENTS ON SITE.
- DISCREPANCY BETWEEN STRUCTURAL & ON SITE CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF ENGINEER & OWNER PRIOR TO COMMENCING ANY CONSTRUCTION AND FABRICATION.
- THESE NOTES AND ALL NOTES ARE PART OF THE WHOLE APPLICATION.
- CONTRACTOR(S) MUST GO THROUGH NOTES AND TREAT ALL DRAWINGS AS PART OF ONE APPLICATION.
- PRIOR TO THE REMOVAL OF ANY INTERIOR WALLS, VERIFY THE CONSTRUCTION AND SUPPORT REQUIREMENTS OF THE CEILING JOISTS OR BOTTOM CHORDS OF ROOF TRUSSES (ABOVE).
- IF CEILING JOISTS BEAR ON INTERIOR WALLS, METHOD AND DESIGN OF SUPPORT FOR THE CEILING AREA TO BE PROVIDED TO INSPECTOR ON SITE FOR APPROVAL.
- CONTRACTORS AND OWNERS REQUIRING ADDITIONAL INFORMATION OR CLARIFICATIONS ON THE DRAWINGS DURING CONSTRUCTION MUST CONTACT KBK ARCHITECTS INC BY EMAIL TO [INFO@KBKARCHITECTS.CA]
- CONTRACTOR(S) AND CLIENT(S) ARE REQUESTED TO SEND A REQUEST FOR INFORMATION IN SUCH CASES, AND UNDERSTAND THAT THE RESPONDING TYPICALLY TAKES 48 HOURS. CLIENT(S) AND CONTRACTOR(S) ARE ASKED NOT TO MAKE PHONE CALLS WITH SUCH INQUIRES TO AVOID MISCOMMUNICATION, AND TO HAVE ALL COMMUNICATIONS AS RFIS IN WRITING.

SITE PLAN NOTES

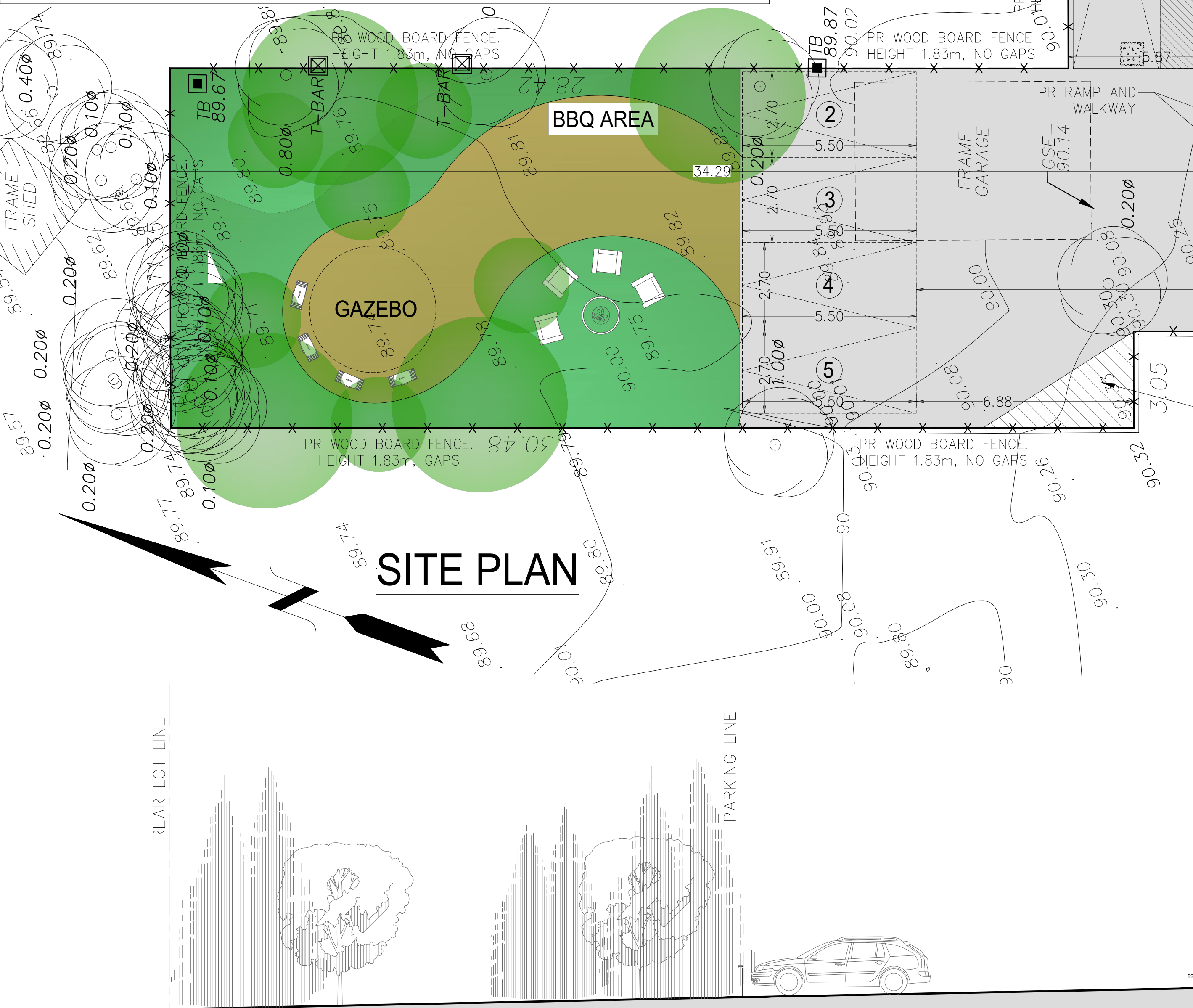
REFUSE AND RECYCLING ENCLOSURE NOT PROVIDED. CURB SIDE PICKUP PROPOSED THROUGH MUNICIPAL REFUSE COLLECTION WILL BE APPLIED FOR

AS PER OBC 3.2.5.4. NO FIREFIGHTING ACCESS ROUTE IS REQUIRED OR PROVIDED

AS PER OBC 3.2.5.7. EXISTING HYDRANT AT CORNER OF KING ST E AND RANKIN BLVD IS WITHIN 90m TO ANY PORTION OF THE BUILDING PERIMETER FACING KING STREET

NO WORKS ON KING STREET SHALL COMMENCE UNTIL SCHOOL IS OVER FOR SUMMER

TOWN STAFF TO BE NOTIFIED 48 HOURS PRIOR TO CONNECTING TO EXISTING INFRASTRUCTURE. IF TOWN STAFF IS UNABLE TO ATTEND THE LOCATION FOR ANY REASON THE SITE INSPECTOR/CONTRACTOR WILL ENSURE THAT ADEQUATE VISUAL AND TESTING EVIDENCE IS PROVIDED TO THE TOWN TO ENSURE PROPER INSTALLATION



Data / Units	Allowed zoning		Provided		
	Metric	Imperial	Metric	Imperial	
Lot Area	942.22sqm	10,142sqft	942.22sqm	10,142sqft	
Frontage	15.21m	49.89ft	15.21m	49.89ft	
Established Frontage	6m	19.69ft	10.43m	34.22ft	
Rear yard	7m	22.97ft	34.29m	112.50ft	
Side Yard	3.65m	11.98ft	3.9m	12.79ft	
Maximum Height	3 Storeys	30.5m	34.45ft	112.85ft	
Max No. Units	4 Units	-	-	-	
Coverage	40%	376.91sqm	4,057sqft	213.01sqm	2,293sqft

Car Parking per unit	1.25	39.01sqm	2051sqft	5 Carparking
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Proposed	9m	Soft	%
First Floor Area	Unit 1	94.97	1,022.2
	Unit 2	94.97	1,022.2
	Unit 3	202.35	2,178.1
	Unit 4	102.96	1,108.3
Second Floor Area	Unit 1	102.96	1,108.3
	Unit 2	205.38	2,210.7
	Unit 3	407.73	4,388.8
	Unit 4	212.99	2,292.6
FSI			43.3%
Coverage			22.6%

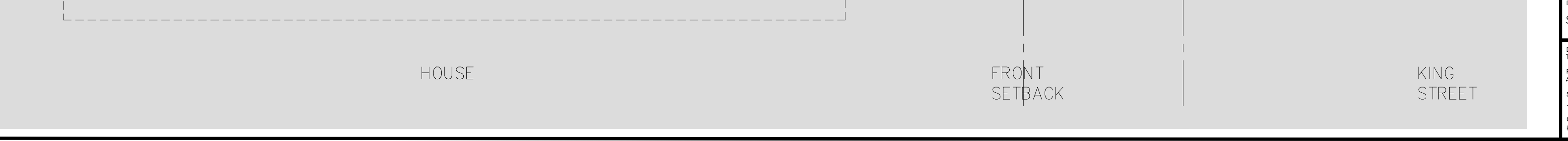
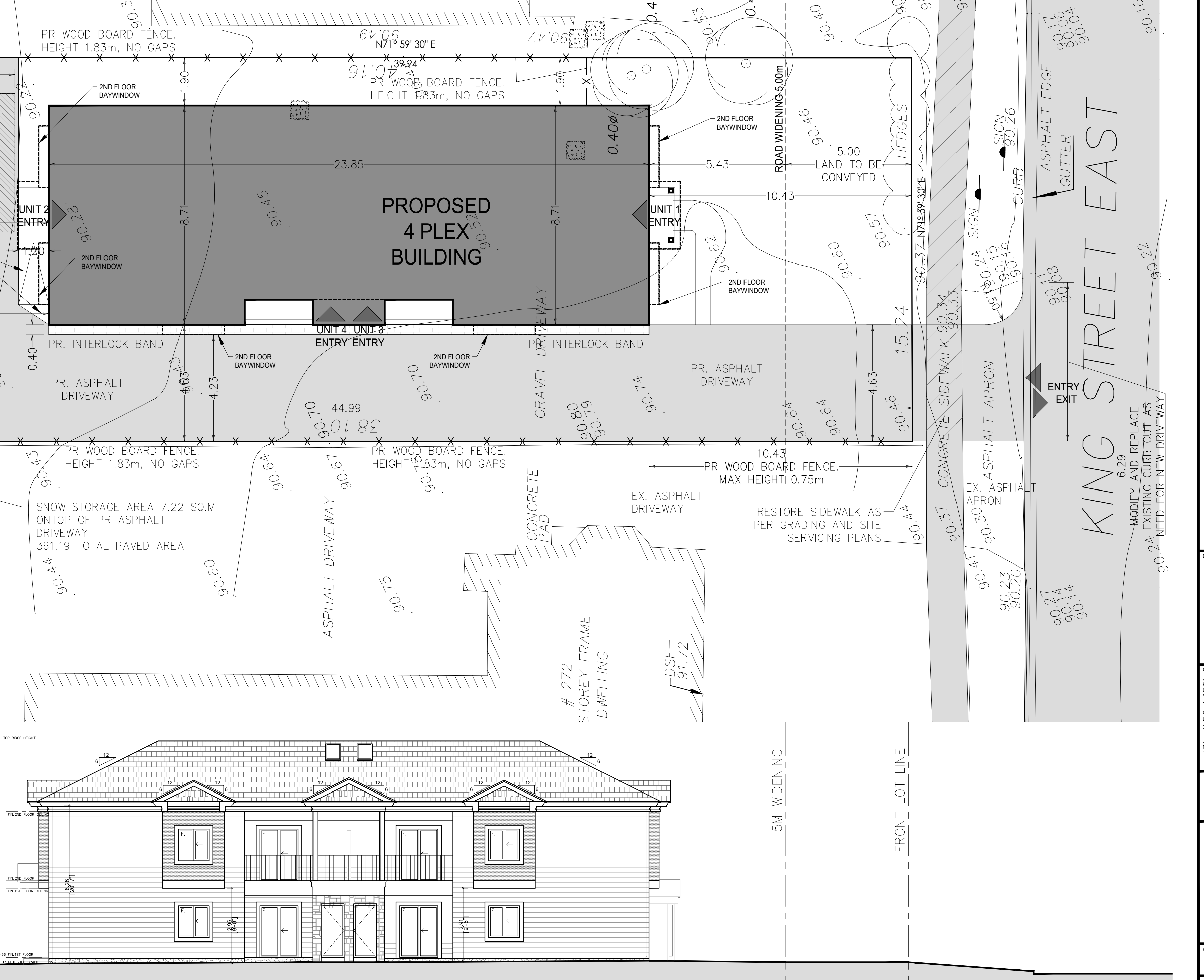
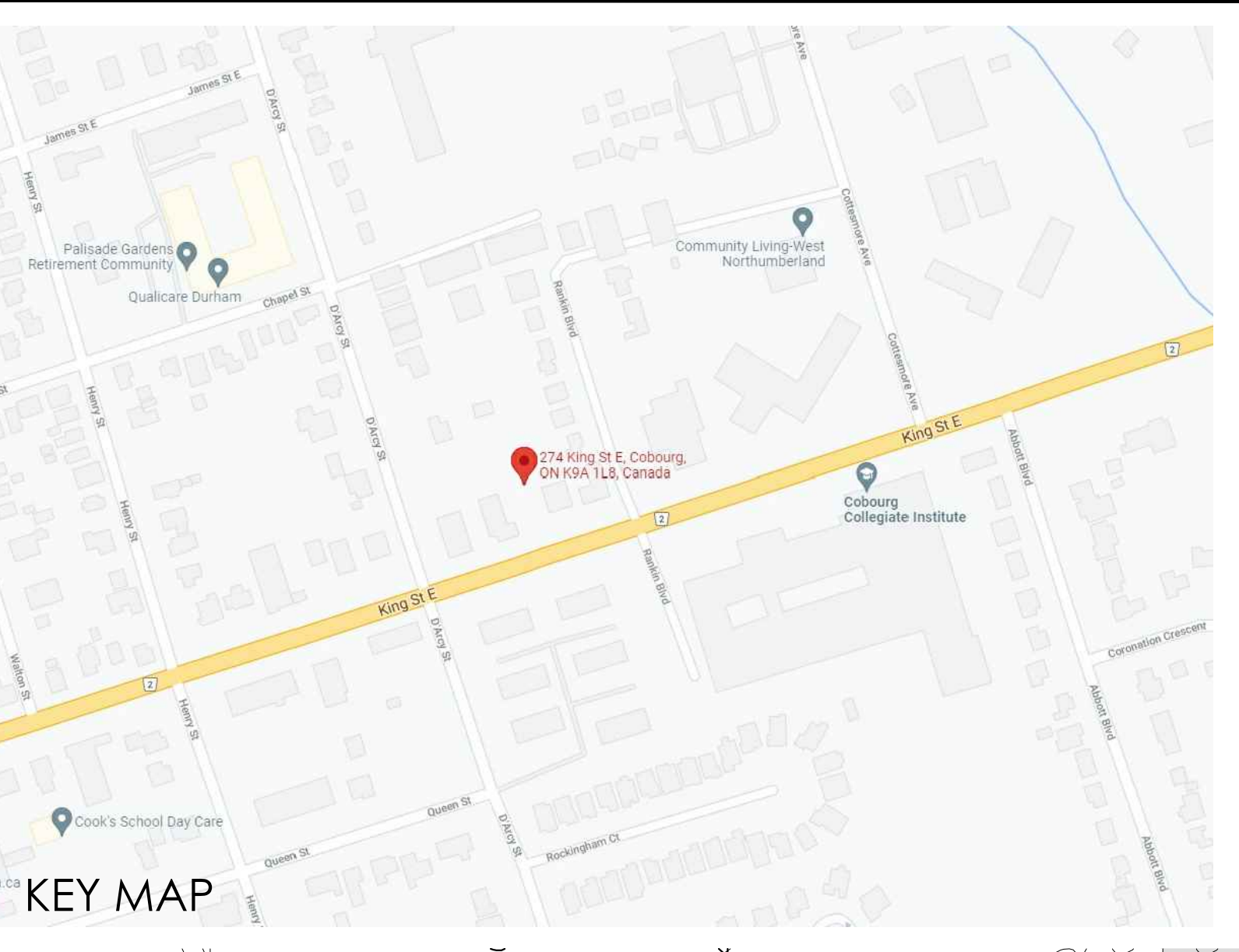
ONTARIO BUILDING CODE DATA MATRIX


PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

Notes of Parties: KBK ARCHITECTS INC.

Code	Requirement	Proposed	Code	Requirement	Proposed
3.08	BUILDING CODE VERSION	OS Reg 2012	3.10	REQUIREMENT FOR EXISTING BUILDING	NEW
3.11	PROTECTION	NEW	3.11	CLASSIFICATION	NEW
3.12	BUILDING OCCUPANCY	NEW	3.12	CLASSIFICATION	NEW
3.13	BUILDING HEIGHT	NEW	3.13	CLASSIFICATION	NEW


Code	Requirement	Proposed	Code	Requirement	Proposed
3.14	MECHANICAL	NEW	3.14	MECHANICAL	NEW
3.15	MECHANICAL	NEW	3.15	MECHANICAL	NEW
3.16	MECHANICAL	NEW	3.16	MECHANICAL	NEW



DESIGNER'S STAMP

ONTARIO ASSOCIATION OF ARCHITECTS
 KHALED KHADRA
 LICENCE #008

GENERAL NOTES
 ALL DRAWINGS ARE THE PROPERTY OF KBK ARCHITECTS AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM KBK ARCHITECTS INC.
 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER OR KBK ARCHITECTS.
 ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

NO. ISSUED FOR: DATE:
 1 SITE PLAN CONTROL MAY 05, 2021
 2 SITE PLAN CONTROL MAY 05, 2021
 3 COFA SUBMISSION MAY 31, 2021
 4 SPC SUBMISSION OCT 15, 2021
 5 SPC RESUBMISSION FEB 17, 2022
 6 SPC SUBMISSION AUG 09, 2022


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 Toronto M2N 6S6 Ontario

PROJECT ADDRESS:
 274 KING STREET EAST,
 COBOURG, ON

DRAWING:
SITE PLAN

DRAWN: JH
 INCH: A
 PLOTTED DATE: AUG 09, 2022
 SCALE: 1:100 @ 24"x36"
 CHECKED: KYLE KHADRA

DRAWING NO:
A.11