

274 KING STREET EAST  
COUBOURG, ON

**KBK ARCHITECTS INC.**  
T: 1-800-203-7010  
INFO@KBKARCHITECTS.CA  
SUITE #300, 25 SHEPPARD AVE. W, TORONTO

## GENERAL NOTES

1. CONTRACTOR MUST VISIT SITE TO FAMILIARIZE WITH EXISTING CONDITIONS BEFORE QUOTING FOR THE JOB.
  2. PRIOR TO ANY EXISTING MEMBER SIZES, ELEVATIONS, AND DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORKS.
  3. REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY FOR ADVISE.
  4. CONTRACTOR TO SUBMIT DETAILED SHOP DRAWINGS PRIOR TO FABRICATION.
  5. REF TO NOTES AND SCHEDULES FOR SPECIFICATIONS & GENERAL NOTES.
  6. DIMENSIONS MARKED ON STRUCTURAL DRAWINGS ARE FOR DESIGN ONLY.  
CONTRACTOR IS REQUIRED TO FOLLOW MEASURE ALL DIMENSIONS, LEVELS & CONDITIONS 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.
8. 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 TRUSSES BEAR ON INTERIOR WALLS, METHOD AND DESIGN OF SUPPORT FOR THE CEILING AREA TO BE PROVIDED TO INSPECTOR ON SITE FOR APPROVAL.

METRIC:

ALL DRAWINGS ARE DESIGNED IN METRIC FORMAT. DIMENSIONS IN IMPERIAL SYSTEM ARE SHOWN FOR REFERENCE AND ARE ROUNDED UP TO THE NEAREST 1". FOR ACCURACY, UTILIZE THE METRIC DIMENSIONS

| Multiple Residential R4 |           | Allowed zoning |             | Provided   |             |
|-------------------------|-----------|----------------|-------------|------------|-------------|
| Area / Units            |           | Metric         | Imperial    | Metric     | Imperial    |
| Lot Area                |           | 942.22 sqm     | 10,142 sqft | 942.22 sqm | 10,142 sqft |
| Frontage                |           | 15.21 m        | 49.90 ft    | 15.21 m    | 49.90 ft    |
| Front yard              |           | 6 m            | 19.69 ft    | 10.43 m    | 34.22 ft    |
| Rear yard               |           | 7 m            | 22.97 ft    | 5.87 m     | 19.26 ft    |
| Side Yard               |           | 3.65 m         | 11.98 ft    | 1.9 m      | 6.23 ft     |
| Maximum Height          | 3 Storeys | 10.5 m         | 34.45 ft    | 8.71 m     | 28.58 ft    |
| Max No. Units           | 4 Units   | -              | -           | -          | -           |
| Coverage                | 40%       | 376.9 sqm      | 4,057 sqft  | 213.0 sqm  | 2,293 sqft  |

|                      |      |          |          |              |  |
|----------------------|------|----------|----------|--------------|--|
| Car Parking per unit | 1.25 | 19.0 sqm | 205 sqft | 5 Carparking |  |
|----------------------|------|----------|----------|--------------|--|

| Proposed          |        | Sqm    | Sqft    | %     |
|-------------------|--------|--------|---------|-------|
| First Floor Area  | Unit 1 | 94.97  | 1,022.2 |       |
|                   | Unit 2 | 94.97  | 1,022.2 |       |
|                   |        | 202.35 | 2,178.1 |       |
| Second Floor Area | Unit 3 | 102.96 | 1,108.3 |       |
|                   | Unit 4 | 102.96 | 1,108.3 |       |
|                   |        | 205.38 | 2,210.7 |       |
| FSI               |        | 407.73 | 4,388.8 | 43.3% |
| Coverage          |        | 212.99 | 2,292.6 | 22.6% |



| ONTARIO BUILDING CODE DATA MATRIX   |                  |  |                          |                      | Revised: 2018 10 10    |
|---|------------------|--|--------------------------|----------------------|------------------------|
| PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY               |                  |  |                          |                      | OBC REFERENCE 1        |
| Name of Project   |                  | K&K ARCHITECTS INC.                        |                          |                      |                        |
| Address 1   |                  | 25 Sheppard Ave W                          |                          |                      |                        |
| Address 2   |                  | Suite # 300 Toronto                        |                          |                      |                        |
| Contact   |                  | 1(800)203-7010 / info@kkarchitects.ca      |                          |                      |                        |
| Name of Project   |                  | 274 KING STREET, COBOURG                   |                          |                      |                        |
| Location/Address  |                  | 274 KING STREET, COBOURG                   |                          |                      |                        |
| Date  |                  | 05/05/2021                                 |                          |                      | Seal & Signature       |
| 3.00 BUILDING CODE VERSION  | O.Reg. 332/12    | LAST AMENDMENT                             |                          | O.Reg. 19/114        |                        |
| 3.01 PROJECT TYPE   | New Construction |  |                          |                      | A) 1.1.2.              |
| 3.02 MAJOR OCCUPANCY CLASSIFICATION                                       | OCCUPANCY        |  | USE                      |                      | 3.1.2.1 (FOURFLOOR)    |
|   | C                | Residential                                | Apartment building       |                      |                        |
|   | -                | -  |                          |                      |                        |
|   | -                | -  |                          |                      |                        |
| 3.03 SUPERIMPOSED MAJOR OCCUPANCIES                                       | NO               |  |                          |                      | 3.2.2.7.               |
| 3.04 BUILDING AREA (m²)   | DESCRIPTION      |  | EXISTING                 | NEW                  | TOTAL A) 1.4.1.2.      |
|   | TOTAL            |  | 407.73                   | 407.7                |                        |
|   |                  |  | -                        | -                    |                        |
|   |                  |  | -                        | -                    |                        |
|   | TOTAL            |  | -                        | 407.7                | 407.7                  |
| 3.05 GROSS AREA (m²)  | DESCRIPTION      |  | EXISTING                 | NEW                  | TOTAL A) 1.4.1.2.      |
|   | 1st Storey       |  | 202.35                   | 202.4                |                        |
|   | 2nd Storey       |  | 205.38                   | 205.4                |                        |
|   |                  |  | -                        | -                    |                        |
|   | TOTAL            |  | -                        | 407.7                | 407.8                  |
| 3.06 MEZZANINE AREA (m²)  | DESCRIPTION      |  | EXISTING                 | NEW                  | TOTAL 3.2.1.1.         |
|   | NA               |  | NA                       | NA                   | -                      |
|   |                  |  | -                        | -                    | -                      |
|   |                  |  | -                        | -                    | -                      |
|   | TOTAL            |  | -                        | -                    | -                      |
| 3.07 BUILDING HEIGHT  | 2<br>0           | STOREYS ABOVE GRADE<br>STOREYS BELOW GRADE |                          | 8.71 (m) ABOVE GRADE | A) 1.4.1.2. & 3.2.1.1. |
| 3.08 BUILDING HEIGHT  | No               |  |                          |                      | 3.2.6                  |
| 3.09 NUMBER OF STREETS/FIREFIGHTER ACCESS                                 | 1 STREET(S)      |  |                          |                      | 3.2.2.10. & 3.2.5.     |
| 3.10 BUILDING CLASSIFICATION (USE AND CONSTRUCTION RELATIVE TO OCCUPANCY) | 3.2.2.47.        |  | Group C, up to 3 Storeys |                      | 3.2.2.20-43.           |
|   | -                |  | -                        |                      |                        |
|   | -                |  | -                        |                      |                        |
|   | -                |  | -                        |                      |                        |
| 3.11 SPRINKLER SYSTEM   | Not Required     |  | PROVIDED: None           |                      | 3.2.1.5. & 3.2.2.17.   |
| 3.12 STANDPIPE SYSTEM   | Not Required     |  |                          |                      | 3.2.8.                 |

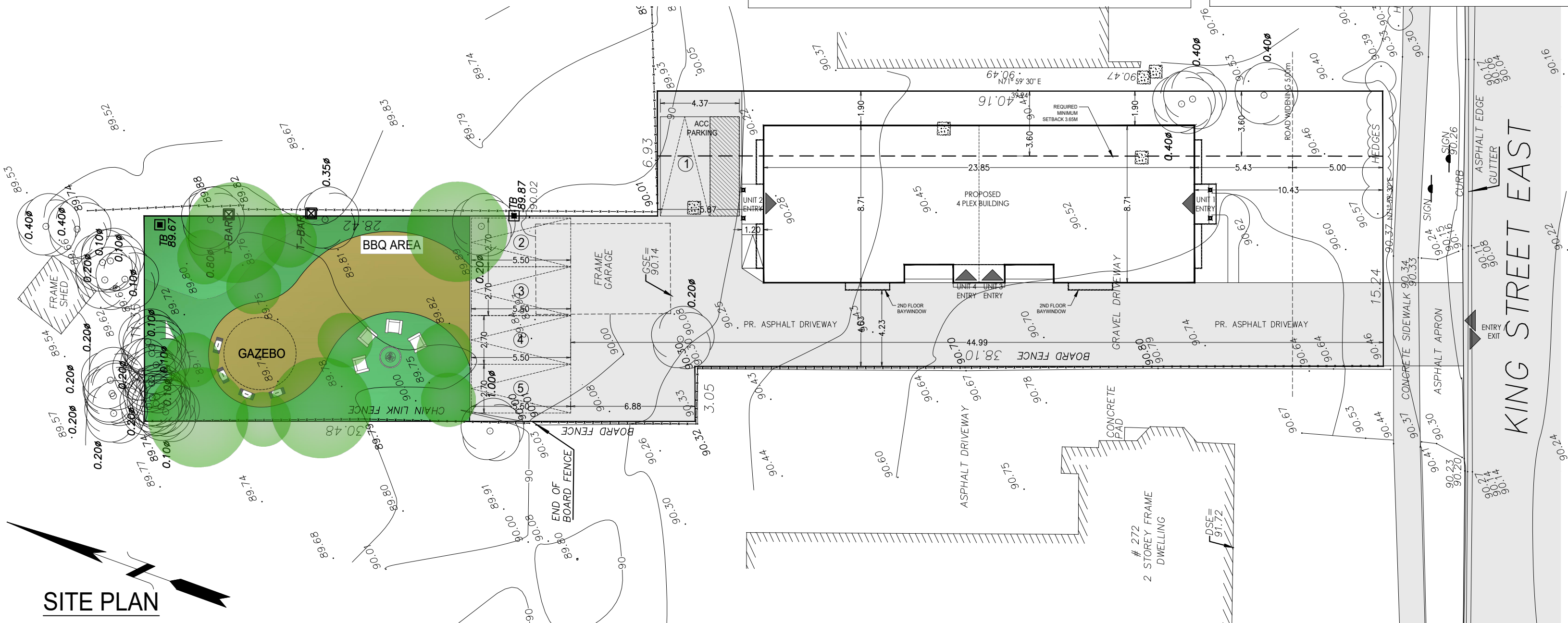
(3/24/20)

|   |                     |                            |   |                         |                  |  |                               |                       |
|---|---------------------|----------------------------|---|-------------------------|------------------|--|-------------------------------|-----------------------|
| (FOURPLEX)  |                     |                            |   | TYPE PROVIDED N/A       |                  |  | 3.2.4.                        |                       |
| 3.13 FIRE ALARM SYSTEM  | Not Required        |                            |   |                         |                  |  |                               |                       |
| 3.14 WATER SERVICE/ SUPPLY IS ADEQUATE  | Yes                 |                            |   |                         |                  |  |                               |                       |
| 3.15 CONSTRUCTION TYPE  | RESTRICTIONS        | Combustible Permitted      |   |                         |                  |  |                               | 3.2.2.20-83.          |
|   | ACTUAL              | Combustible                | HEAVY TIMBER CONSTRUCTION                                     |                         |                  |  |                               | 3.2.1.4.              |
| 3.16 IMPORTANCE CATEGORY  | Low                 | Low Human Occupancy        |   |                         |                  |  | 4.1.2.1.(2),<br>7.4.1.2.1.(8) |                       |
| 3.17 SEISMIC HAZARD INDEX (I <sub>F</sub> , I <sub>M</sub> , I <sub>2</sub> ) | 0.00                |                            | Seismic Design Not Required for Table 4.1.1.18, Items 6 to 21 |                         |                  |  |                               | 4.1.8.18.(1)          |
| 3.18 OCCUPANT LOAD  | FLOOR LEVEL/AREA    | OCCUPANCY TYPE             | BASED ON  |                         |                  | OCCUPANT LOAD (PERSONS)                    | 3.1.17.                       |                       |
|   | 1st floor           | Residential                | No. of sleeping rooms   |                         |                  | 12   |                               |                       |
|   | 2nd Storey          | Residential                | No. of sleeping rooms   |                         |                  | 12   |                               |                       |
|   |                     |                            |   |                         |                  | -  |                               |                       |
|   | TOTAL               |                            |   |                         |                  | 24   |                               |                       |
| 3.19 BARRIER-FREE DESIGN  | Yes                 |                            | One unit to be barrier free design                            |                         |                  |  |                               | 3.8.                  |
| 3.20 HAZARDOUS SUBSTANCES   | No                  |                            |   |                         |                  |  |                               | 3.3.1.2 &<br>3.3.1.18 |
| 3.21 REQUIRED FIRE RESISTANCE RATINGS   | HORIZONTAL ASSEMBLY |                            | RATING (h)  | SUPPORTING ASSEMBLY (h) |                  | NONCOMBUSTIBLE IN LIEU OF RATING? 3.2.1.4. |                               |                       |
|   | FLOORS OVER BSMT    |                            | NA  | NA                      |                  | NA   |                               |                       |
|   | FLOORS              |                            | 45Mn  | 45Mn                    |                  | YES  |                               |                       |
|   | MEZZANINE           |                            | NA  | NA                      |                  | YES  |                               |                       |
|   | ROOF                |                            | -   | -                       |                  | NA   |                               |                       |
| 3.22 SPATIAL SEPARATION   | WALL                | EBF AREA (m <sup>2</sup> ) | L.D. (m <sup>2</sup> )  | L/H OR H/L              | REQUIRED FRU (U) | CONSTRUCTION TYPE                          | CLADDING TYPE                 | 3.2.3.                |
|   | Between units       |                            |   |                         | 45Mn             | Combustible Permitted                      | Combustible Permitted         |                       |
|   |                     |                            |   |                         | -                | -  | -                             |                       |
|   |                     |                            |   |                         | -                | -  | -                             |                       |
|   |                     |                            |   |                         | -                | -  | -                             |                       |
| 3.23 PLUMBING/FIXTURE REQUIREMENTS  | RATIO:              |                            | MALE:FEMALE = 50:50 AS NOTED OTHERWISE                        |                         |                  |  |                               | 3.7.4.                |
|   | FLOOR LEVEL/AREA    | OCCUPANT LOAD              | OSBC SENTENCE   | FIXTURES REQUIRED       |                  | FIXTURES PROVIDED                          |                               |                       |
|   | Typical Unit 1,3,4  |                            | 6   | 1                       |                  | 2  |                               |                       |
|   | Unit 2              |                            | 6   | 1                       |                  | 1  |                               |                       |
| 3.24 ENERGY EFFICIENCY  | COMPLIANCE PATH:    |                            |   |                         |                  |  |                               |                       |
|   | CLIMATIC ZONE:      |                            |   |                         |                  |  |                               |                       |
| 3.25 NOTES  |                     |                            |   |                         |                  |  |                               |                       |

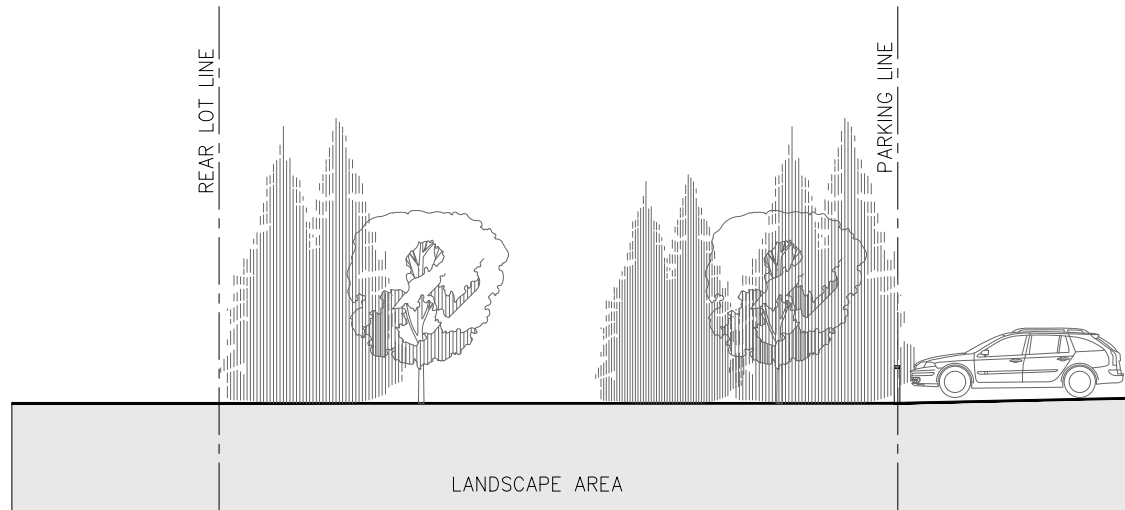
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ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY [N] FOR DIVISION A AND [C] FOR DIVISION C.

Ontario Building Code Data Matrix, Part 3  
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October 2016  
R01

# SITE PLAN



HOUSE

FRONT

KING

## DESIGNER'S STAMP



### GENERAL NOTES

ALL DRAWINGS ARE THE PROPERTY OF  
CBK ARCHITECTS AND THEY ARE NOT  
TO BE REPRODUCED IN WHOLE OR IN  
PART WITHOUT WRITTEN CONSENT FROM  
CBK ARCHITECTS INC.

CONTRACTOR TO CHECK AND VERIFY  
ALL DIMENSIONS BEFORE COMMENCING  
WORK AND TO REPORT ANY  
DISCREPANCIES TO THE ENGINEER OR  
CBK ARCHITECTS

ALL CONSTRUCTION TO BE ACCORDING  
TO BEST COMMON PRACTICE AND  
CONFORM TO THE ONTARIO BUILDING  
CODE.

| NO. | ISSUED FOR | DATE        |
|-----|------------|-------------|
| 1   | REVIEW     | MAY 05, 202 |

**KBK ARCHITECTS INC.**

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INFO@KBKARCHITECTS.CA  
SUITE #300, 25 SHEPPARD AVE. W.  
TORONTO

PROJECT ADDRESS  
274 KING ST E, COBOURG

## DRAWING

## SITE PLAN

|             |             |                        |
|-------------|-------------|------------------------|
| DRAWN<br>IN | MNGR.<br>AH | PROJECT NO.<br>MIDD-01 |
|-------------|-------------|------------------------|

PLOTTED DATE  
MAY 05, 2021

SCALE 1"=10'-0" 17"X22" A1

200  
CHECKED  
KYLE KHADRA