

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**
- 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 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 THOUGHT 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.
- 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	Data / Units	Allowed zoning		Provided	
		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		376.9 sqm	4,057 sqft	213.0 sqm	2,293 sqft

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



ONTARIO BUILDING CODE DATA MATRIX
PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

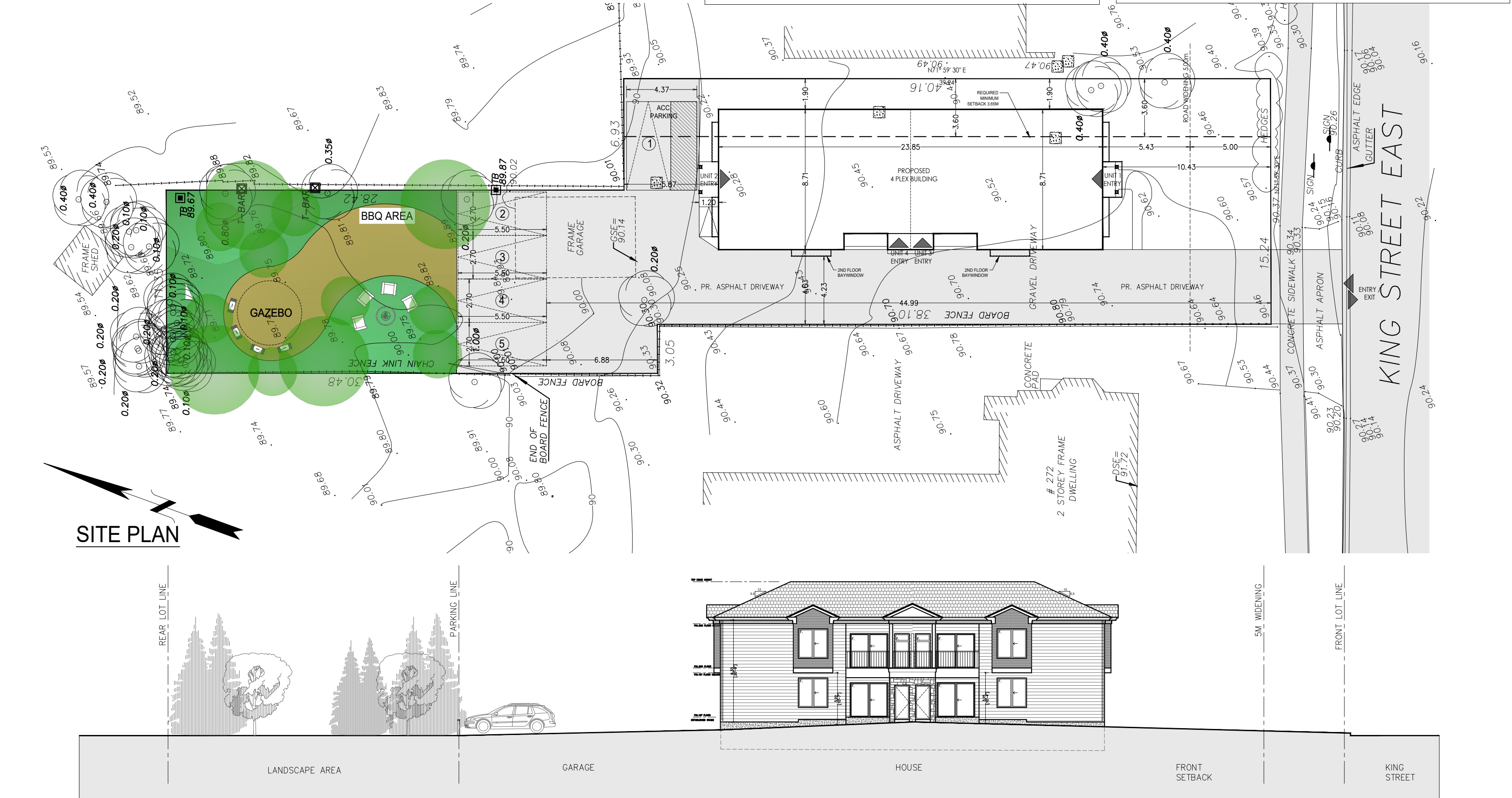
Revised 2018 10/24
OBC REFERENCE 11

3.00 BUILDING CODE VERSION	O Reg. 332/12	LAST AMENDMENT	O Reg. 191/14
3.01 PROJECT TYPE	New Construction		(A) 1.1.2
3.02 MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY	USE	3.1.2.1 (B) (4) (P) (X)
	C Residential	Apartment building	
3.03 SUPERIMPOSED MAJOR OCCUPANCIES	NO		3.2.2.7
3.04 BUILDING AREA (m²)	DESCRIPTION	EXISTING	NEW
	TOTAL	407.73	407.7
3.05 GROSS AREA (m²)	DESCRIPTION	EXISTING	NEW
	TOTAL	407.7	407.7
3.06 MEZZANINE AREA (m²)	DESCRIPTION	EXISTING	NEW
	TOTAL	407.7	407.8
3.07 BUILDING HEIGHT	2	STOREYS ABOVE GRADE	8.71 (m) ABOVE GRADE
	0	STOREYS BELOW GRADE	
3.08 HIGH BUILDING	No		3.2.1.1
3.09 NUMBER OF STREETS/FIRE FIGHTER ACCESS	1	STREET(S)	3.2.10 & 3.2.5
3.10 BUILDING CLASSIFICATION (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.4.7	Group C, up to 3 Storeys	3.2.20-83
3.11 SPRINKLER SYSTEM	Not Required	PROVIDED: None	3.2.1.8 & 3.2.2.17
3.12 STANDPIPE SYSTEM	Not Required		3.2.8

TABLE 3.1.1.1 (B) (4) (P) (X)

3.13 FIRE ALARM SYSTEM	Not Required	TYPE PROVIDED	N/A	3.2.4
3.14 WATER SERVICE/SUPPLY IS ADEQUATE	Yes			3.2.2.20-83
3.15 CONSTRUCTION TYPE	RESTRICTIONS	Combustible Permitted		3.2.1.4
	ACTUAL	Combustible	HEAVY TIMBER CONSTRUCTION	NO
3.16 IMPORTANCE CATEGORY	Low	Low Human Occupancy		4.1.2.1 (3), 4.1.2.1 (8)
3.17 SEISMIC HAZARD INDEX (A, F, B, D)	0.00	Seismic Design Not Required for Table 4.1.1.18, Items 6 to 21		4.1.8.1 (1)
3.18 OCCUPANT LOAD	FLOOR LEVEL/AREA	OCCUPANCY TYPE	BASED ON	OCCUPANT LOAD (PERSONS)
	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			3.3.1.2.4, 3.3.1.19
3.21 REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY	RATING (R)	SUPPORTING ASSEMBLY (R)	NONCOMBUSTIBLE IN LEU OF RATING 3.2.1.4
	FLOORS OVER BSMT	NA	NA	NA
	FLOORS	458m	458m	YES
	MEZZANINE	NA	NA	NA
	ROOF	-	-	NA
3.22 SPATIAL SEPARATION	WALL	EBF AREA (m²)	L.D. (m²)	L.H. OR H.L.
	Between units	458m	Combustible Permitted	Combustible Permitted
3.23 PLUMBING FIXTURE REQUIREMENTS	RATIO:	MALE/FEMALE	60/50 EXCEPT AS NOTED OTHERWISE	3.7.4
	FLOOR LEVEL/AREA	OCCUPANT LOAD	OBC SENTENCE	FIXTURES REQUIRED
	Typical Unit 1,3,4	6		1
	Unit 2	6		1
3.24 ENERGY EFFICIENCY	COMPLIANCE PATH:			
3.25 NOTES	CLIMATIC ZONE:			

October 2014
801



DESIGNER'S STAMP

ONTARIO ASSOCIATION OF ARCHITECTS
KHALED KHADRA
LICENSE 9208

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	REVIEW	MAY 05, 2021

KBK ARCHITECTS INC.

1(800) 203-7010
INFO@KBKARCHITECTS.CA
SUITE #300, 25 SHEPPARD AVE. W, TORONTO

PROJECT ADDRESS
274 KING ST. E, COUBOURG

DRAWING
SITE PLAN

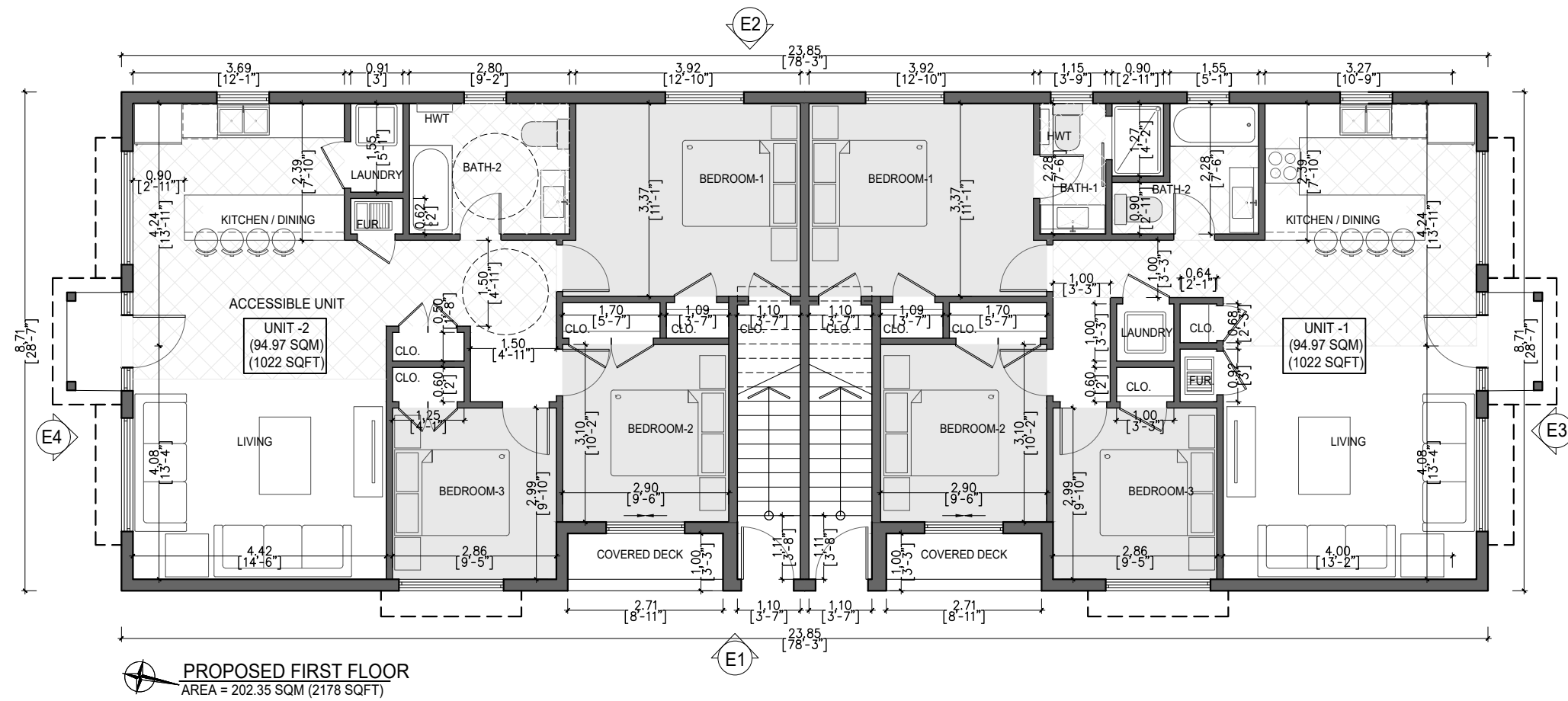
DRAWN	MNGR.	PROJECT NO.
TIN	AH	MID-01

PLOTTED DATE
MAY 05, 2021

SCALE
@17"x22"

CHECKED
KYLE KHADRA

DRAWING NO
A1.1



PROPOSED FIRST FLOOR
 AREA = 202.35 SQM (2178 SQFT)

DESIGNER'S STAMP



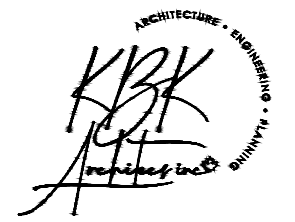
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1	PRE-CONSULT	MAR 11, 2021
2	PRE-CONSULT	MAY 05, 2021



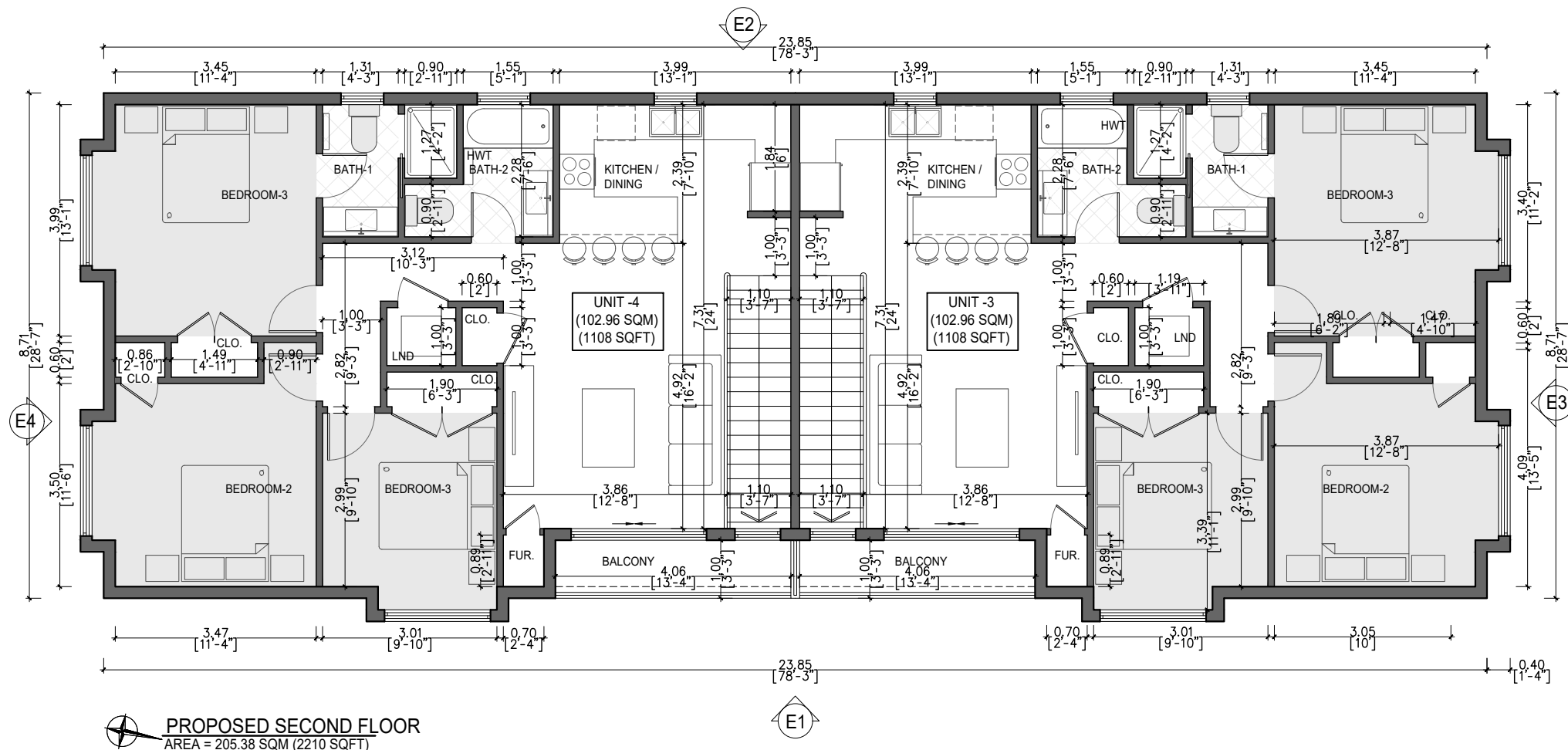
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 TORONTO

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 274 KING ST E, COBOURG

DRAWING
 FIRST FLOOR PLAN

DRAWN DD	MNGR. KK	PROJECT NO. MIDD-01
PLOTTED DATE MAY 05, 2021		DRAWING NO A2.1
SCALE @11"x17" 1 : 200		
CHECKED KYLE KHADRA		



DESIGNER'S STAMP

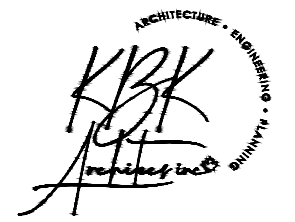


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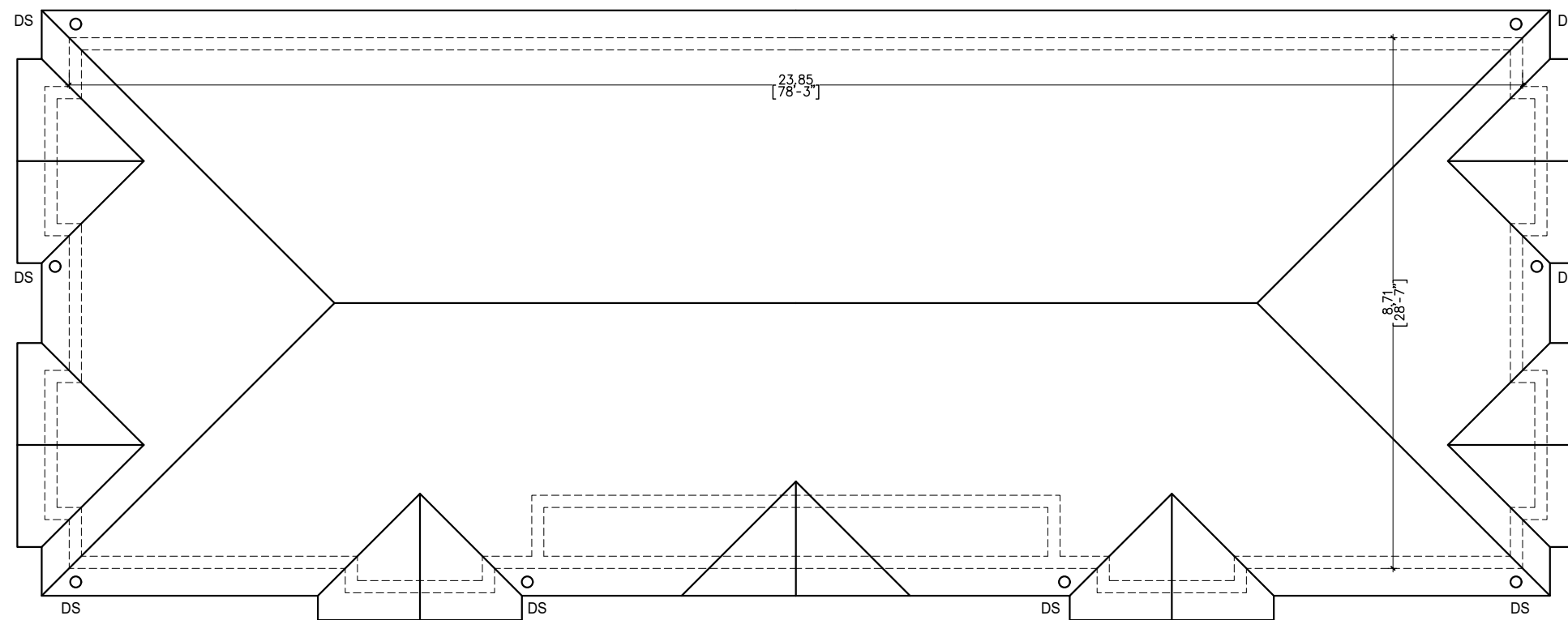
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PROJECT ADDRESS
 274 KING ST E, COBOURG

DRAWING
 SECOND FLOOR PLAN

DRAWN DD	MNGR. KK	PROJECT NO. MIDD-01
PLOTTED DATE MAY 05, 2021		DRAWING NO A2.2
SCALE @11"X17" 1 : 200		
CHECKED KYLE KHADRA		



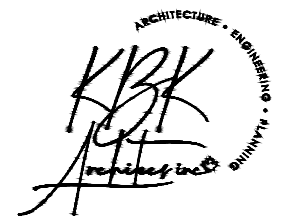
PROPOSED ROOF PLAN

DESIGNER'S STAMP



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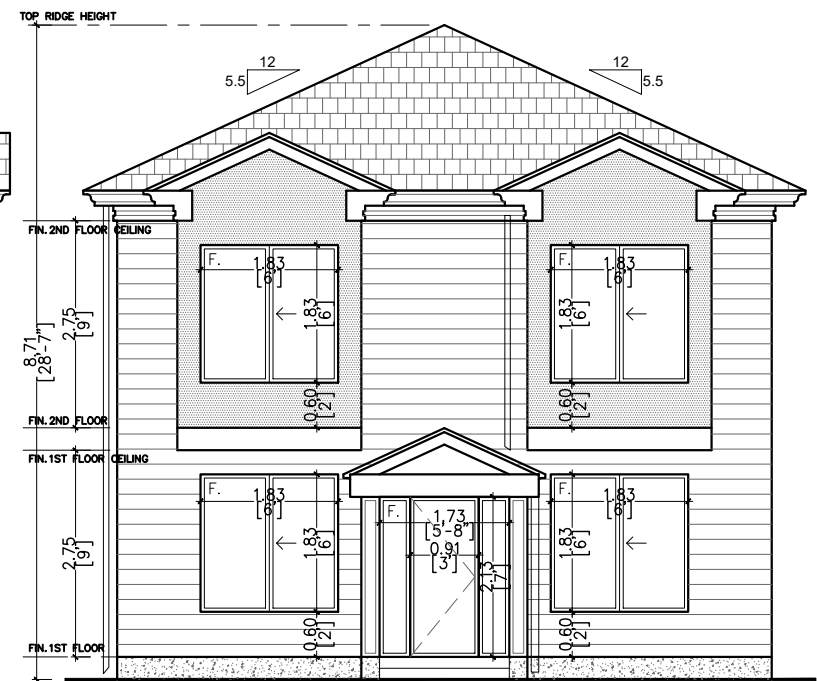
PROJECT ADDRESS
 274 KING ST E, COBOURG

DRAWING
 ROOF PLAN

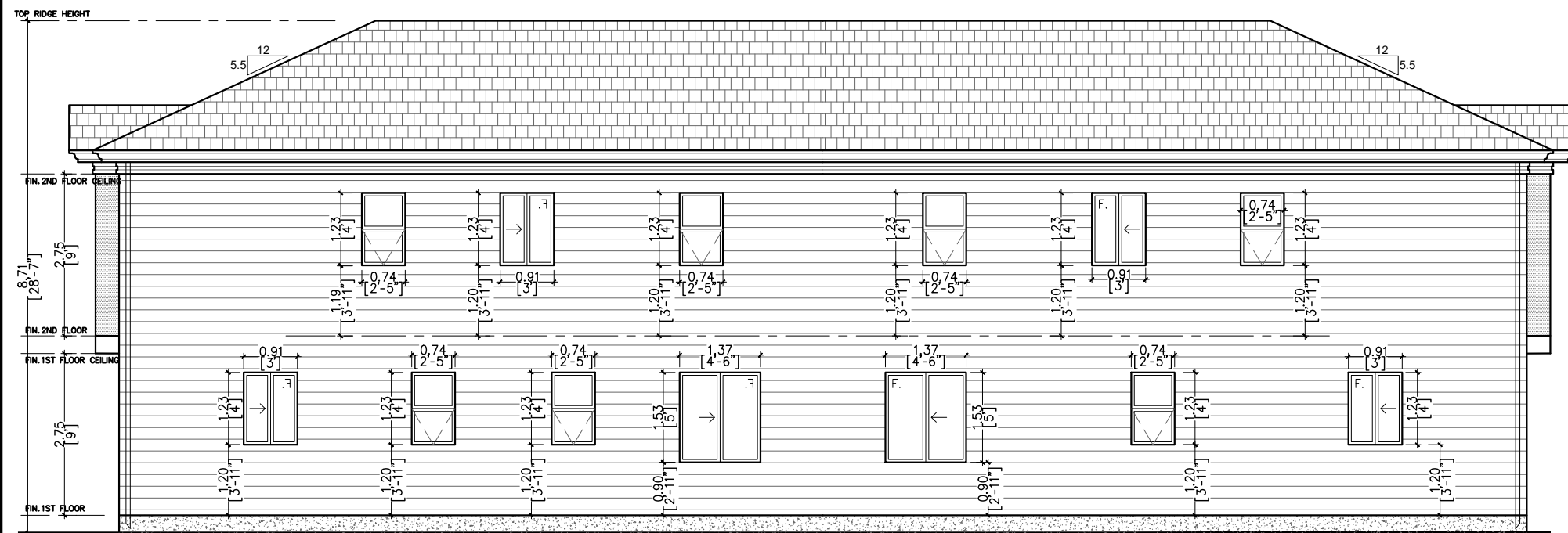
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PLOTTED DATE MAY 05, 2021		DRAWING NO A2.3
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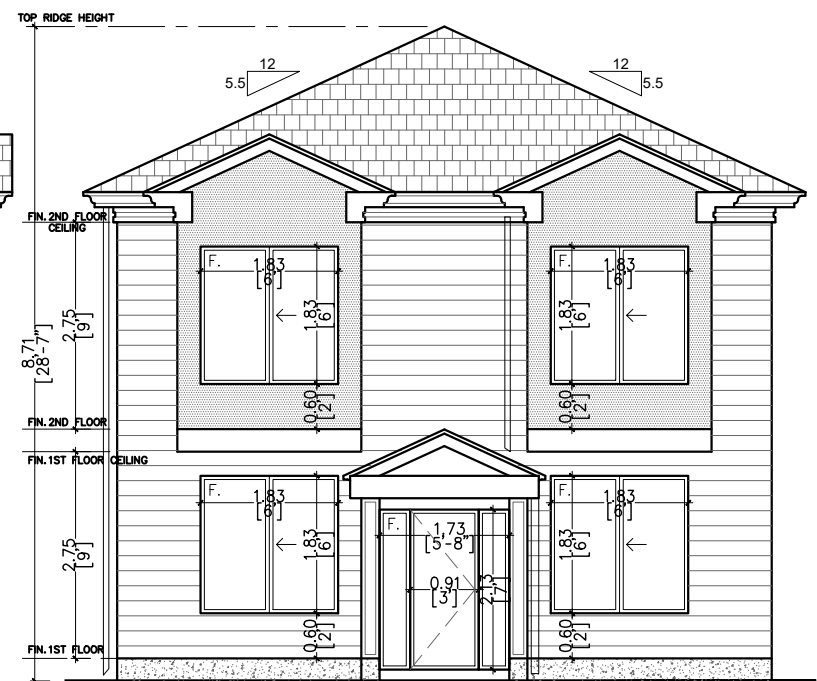
ELEVATION 1



ELEVATION 3



ELEVATION 2



ELEVATION 4

DESIGNER'S STAMP



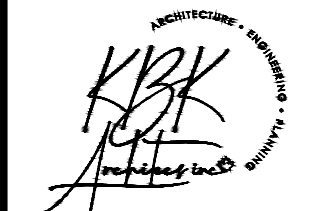
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DRAWING
 ELEVATIONS
 E1

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 274 KING ST E, COBOURG

DRAWING
 3D SCHEMATICS

DRAWN DD	MNGR. KK	PROJECT NO. MIDD-01
PLOTTED DATE MAY 05, 2021		DRAWING NO A4.1
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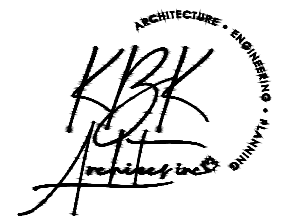
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