

GENERAL NOTES

FINISHES
 INTERIOR AND EXTERIOR FINISHES SHALL BE DECIDED BY OWNER.
 ALL APPLIANCE AND COUNTERS ARE FOR SPACE EVALUATION ONLY NOT FOR CONSTRUCTION.

HEATING
 HEATING FOR UPPER UNITS TO REMAIN. NEW UNITS TO BE HEATED BY AIR TO AIR HEAT PUMP WITH ELECTRIC BASEBOARDS

FRAMING
 USE SPF NO. 1-2 FOR FRAMING.
 ALL NAILING AS PER OBC 2012.
 ALL JOIST HANGERS ARE TO BE FASTENED BY JOIST HANGER NAILS OR STRUCTURAL SCREWS AS PER MANUFACTURE REQUIREMENTS.
 FLOOR SHEETING SHALL BE 5/8" T.G PLYWOOD OR EQUIVALENT.
 ROOF SHEETING SHALL BE T.G PLYWOOD OR EQUIVALENT.
 ALL EXTERIOR FRAMING MATERIAL AND DECK SURFACING SHALL BE PRESSURE TREATED OR EQUAL.
 ALL BEAMS SHALL BE NAILED AS PER OBC REQUIREMENT.

WALL FIRE RATING
W1A
 5/8" TYPE X DRYWALL
 2" X 4" WOOD STUDS @ 16" OC
 4" ABSORPTION MATERIAL
 R24 FOAM INSULATION
 5/8" TYPE X DRYWALL
 (SB-3- PAGE 2)

CEILING FIRE RATING
F4G (1HR /54 STC)
 5/8 T.G PLYWOOD, OSB OR EQUAL
 WOOD JOISTS OR I WOOD JOISTS @ 16" OC
 6" ROXUL SAFE & SOUND INSULATION
 ABSORPTIVE MATERIAL IN CAVITY
 RESILIENT METAL CHANNELS @ 16" OC
 2 LAYERS 1/2" DRYWALL TYPE X
 (SB-3-PAGE 3B)

GRADE
 THE GRADE AROUND THE PERIMETER OF THE DWELLING SHALL SLOPE AWAY FROM THE HOUSE AT A 2% SLOPE. GRADE AND YARD DRAIN TO BE DROPPED AROUND FOUNDATION 7" TO ALLOW CLEARANCE TO BOTTOM PLATE

WINDOWS AND DOORS
 ALL WINDOWS AND DOOR OPENINGS ARE TO BE IN COMPLIANCE WITH ENERGY EFFICIENCY DESIGN AND NEEDS TO MEET SB12 REQUIREMENTS IN THE 2012 ONTARIO BUILDING CODE. ADJUST WINDOW WELL HEIGHT TO MATCH REQUIRED GRADE AND SLOPE AWAY FROM THE DWELLING. WINDOW AND DOOR SCHEDULE ON PLANS **PAGE D1**

SMOKE & CO
 THE SMOKE ALARM AND CARBON DETECTOR SHALL BE IN CONFORMANCE WITH 9.33.4 AND 9.10.19 OF THE 2012 ONTARIO BUILDING CODE.

EXTRA INFO
 SCHEDULE 1-----PAGE E1
 ENERGY EFFICIENCY DESIGN----- PAGE E1

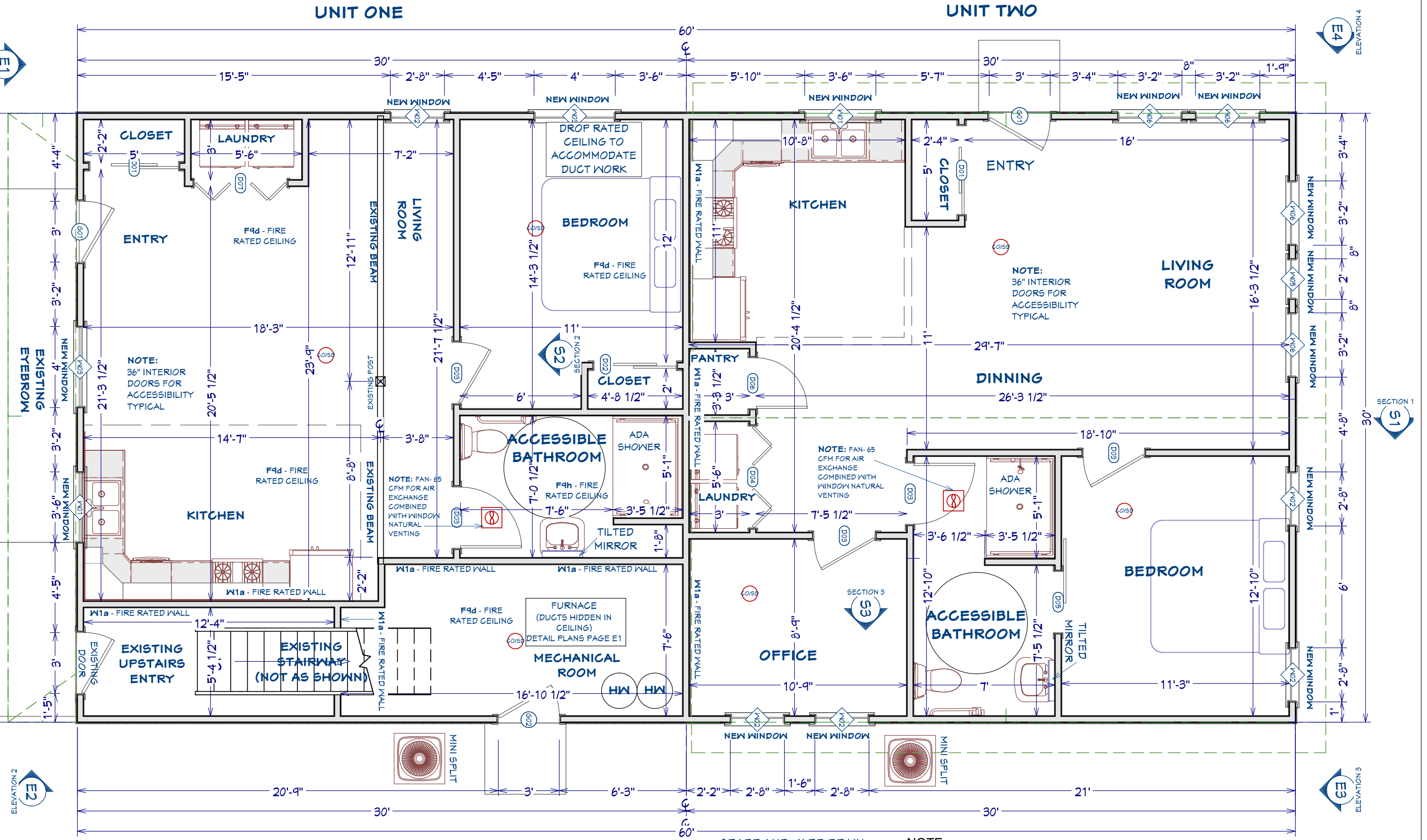
ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2012 ONTARIO BUILDING CODE AND CONSTRUCTION PRACTICE.

NOTE: WINDOWS & DOORS SCHEDULE FOR OPENING SIZE ONLY WINDOWS BY OTHERS.
 DOOR AND WINDOW SCHEDULE TO BE EVALUATED AT OWNERS REQUEST AND BE IN COMPLIANCE WITH SB12 IN VOL 2 OF THE 2012 ONTARIO BUILDING CODE.

WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	DESCRIPTION	HEADER	HEIGHT	WIDTH	AREA, ACTUAL (SQ FT)
W01	2	1	DOUBLE CASEMENT-LHL/RHL	2"X6"X46" (2)	36 7/8"	42"	10.76
W02	5	1	SINGLE CASEMENT-HL	2"X6"X36" (2)	48"	32"	10.67
W03	2	1	DOUBLE CASEMENT-LHL/RHL	2"X8"X52" (2)	48"	48"	16
W05	1	1	SINGLE CASEMENT-HL	2"X6"X28" (2)	48"	24"	8
W06	4	1	DOUBLE CASEMENT-LHL/RHL	2"X6"X42" (2)	48"	38"	12.67
TOTALS:							165.51

EXTERIOR DOOR SCHEDULE							
NUMBER	QTY	FLOOR	DESCRIPTION	HEADER	WIDTH	HEIGHT	AREA, ACTUAL
G01	2	1	EXT. HINGED-DOOR E02	2"X6"X41" (2)	36"	80"	20
G02	1	1	EXT. HINGED-DOOR E30	2"X6"X41" (2)	36"	80"	20

INTERIOR DOOR SCHEDULE						
NUMBER	QTY	FLOOR	DESCRIPTION	HEADER	HEIGHT	WIDTH
D01	2	1	SLIDER-DOOR P04	2"X8"X57 1/4" (2)	80"	52 1/4"
D02	1	1	SLIDER-DOOR P04	2"X8"X53 1/2" (2)	80"	48 1/2"
D03	5	1	HINGED-DOOR P04	2"X6"X41" (2)	80"	36"
D04	1	1	4 DR. BIFOLD-LOUVERED	2"X6"X65" (2)	80"	60"
D05	1	1	BARN-DOOR P04	2"X6"X41" (2)	80"	36"
D06	1	1	HINGED-DOOR P04	2"X6"X34 7/8" (2)	80"	29 7/8"
D07	1	1	4 DR. BIFOLD-LOUVERED	2"X6"X59 1/2" (2)	80"	54 1/2"

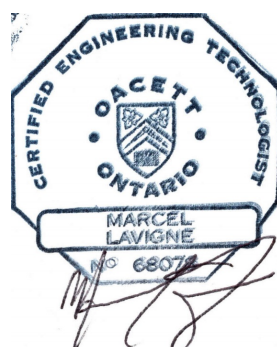
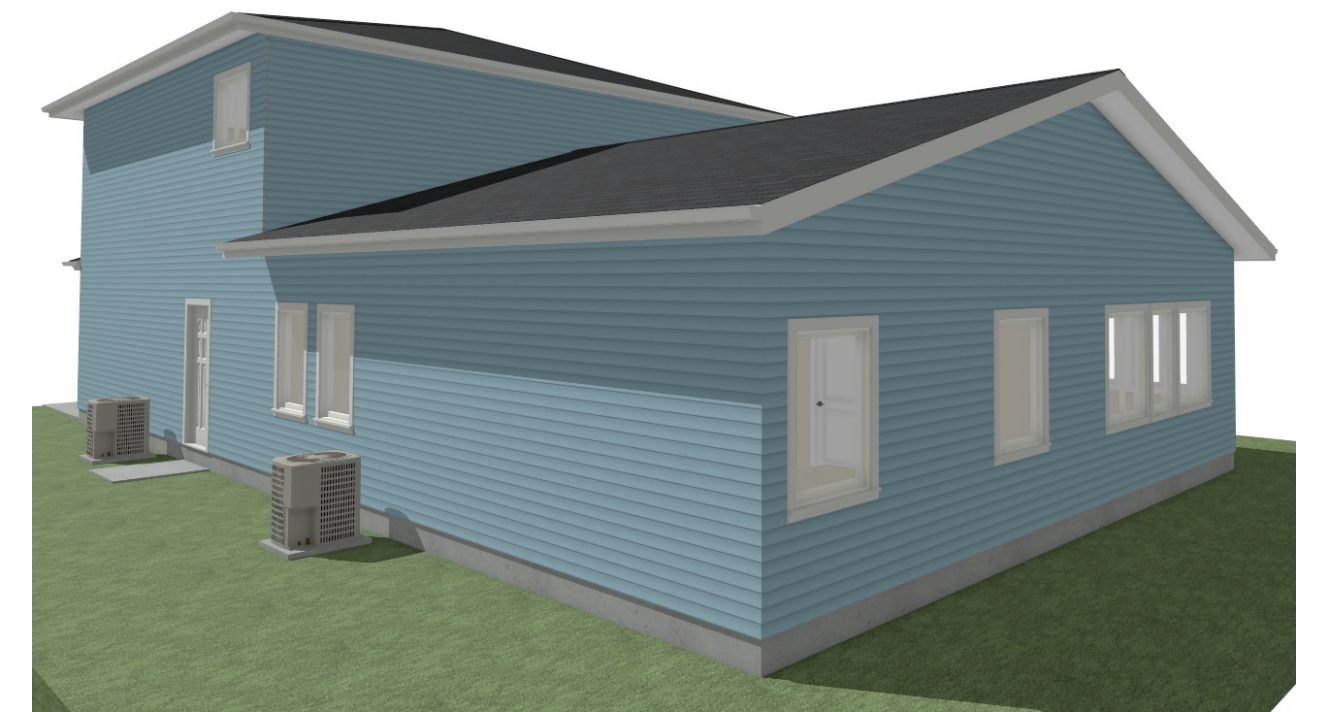
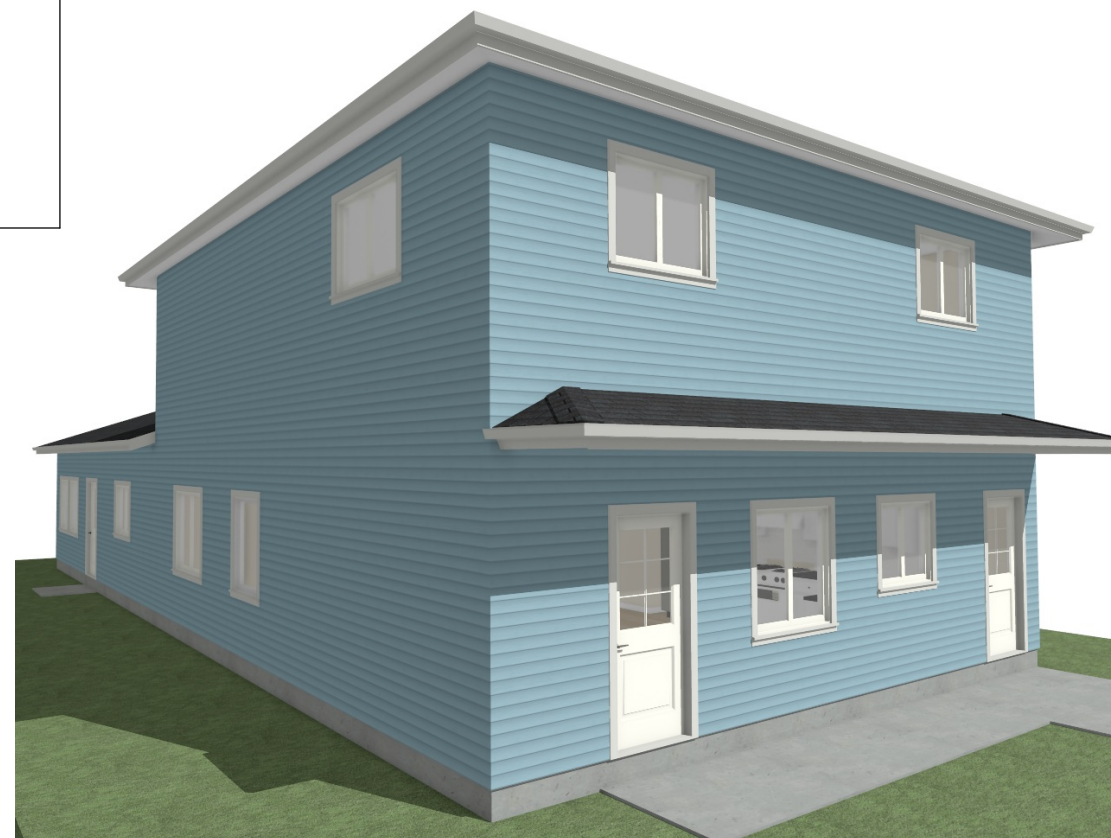


First Floor
 Scale: 1/4-1/2
UNPROTECTED OPENINGS ALLOWED: 16% TABLE 3.2.3.1.8
PROPOSED UNPROTECTED OPENING SOUTH WALL: 9.6%

FLOOR AREAS	
MECHANICAL ROOM:	122.5 ft ²
EXISTING STAIRWAY:	66 ft ²
UNIT ONE:	711.5 ft ²
UNIT TWO:	900 ft ²

GRADE AND YARD DRAIN TO BE DROPPED AROUND FOUNDATION 7" TO ALLOW CLEARANCE

NOTE:
 Since the building is greater than 5 years old then compliance with Part 11 is required. Through part 11 the only upgrades that are required on a building are those that have a reduction in performance level as determined by 11.4.2. (Div B, 11.4.1.1.(2)). When reviewing these reductions in performance level there are no evaluations for sound transmission and thus no required compensating construction to provide sound transmittal.



All measurements to be verified before construction and omissions to be reported to designer. No reproductions of this design are permitted unless authorized by the undersigned.
 The undersigned take's responsibility of the design.
 Qualifications
 Marcel A Lavigne Personal BCIN # 15236
 Signature: *Marcel Lavigne*
 AMCT Ltd. Firm BCIN # 38061

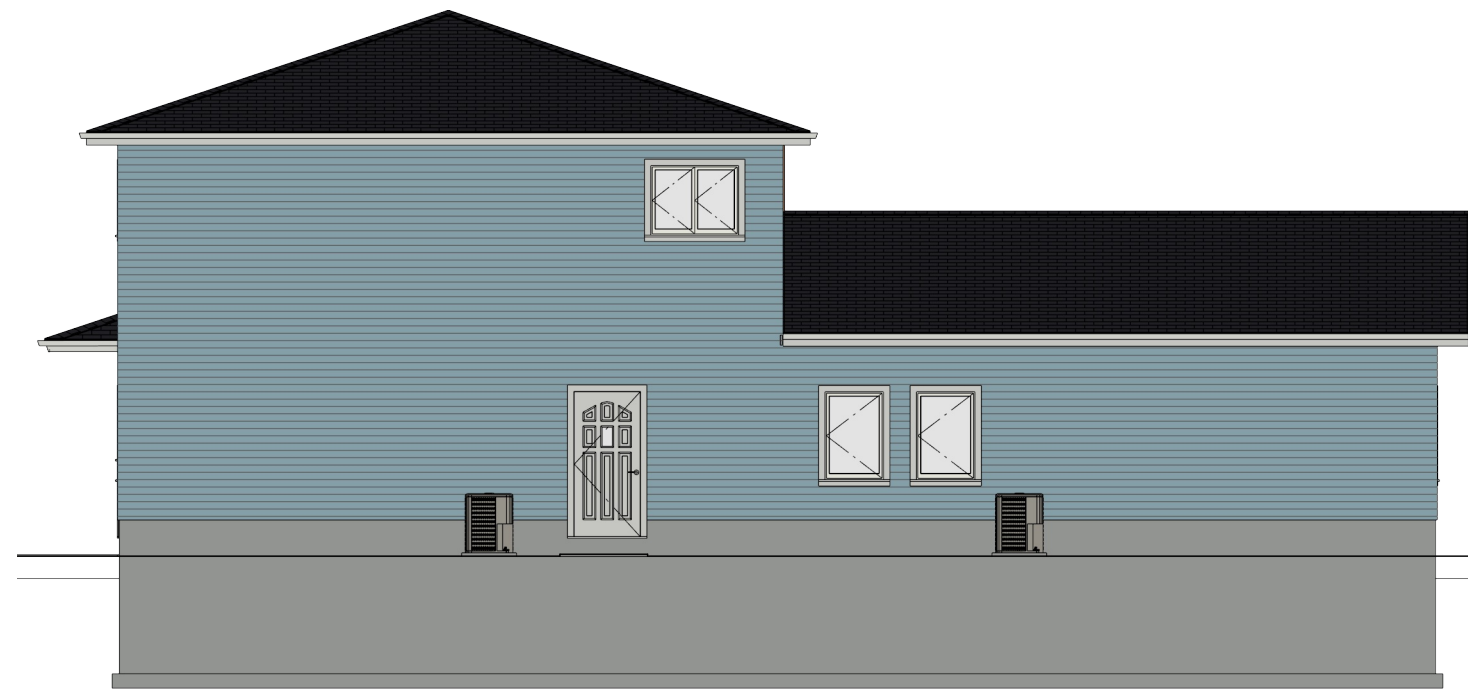
PLAN TITLE:
 Garages To Multiple Dwelling Convert
CUSTOMER DETAILS:
 6610 Fourth Line Road
 Pat Lambert

Revision Dates: Addendum 1: November 17 2023 Addendum 2: January 10 2024 Addendum 3: April 4 2024	Date Drawn: JAN-18-2023	Old Project #: 03-2023
	Drawn By: MAL/SMK	Project #: 03-2023
	Drawing Scale: 1/4" = 1' Unless Noted	Page #: A1

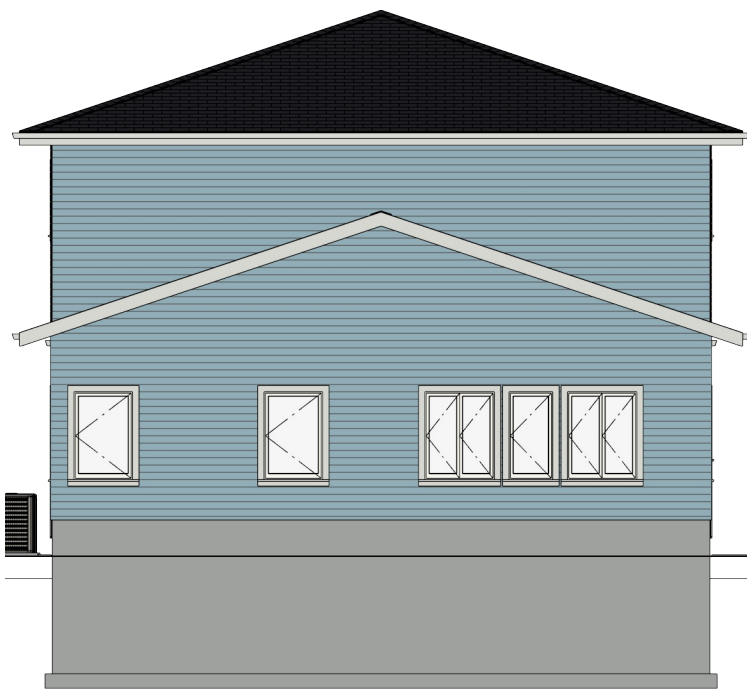




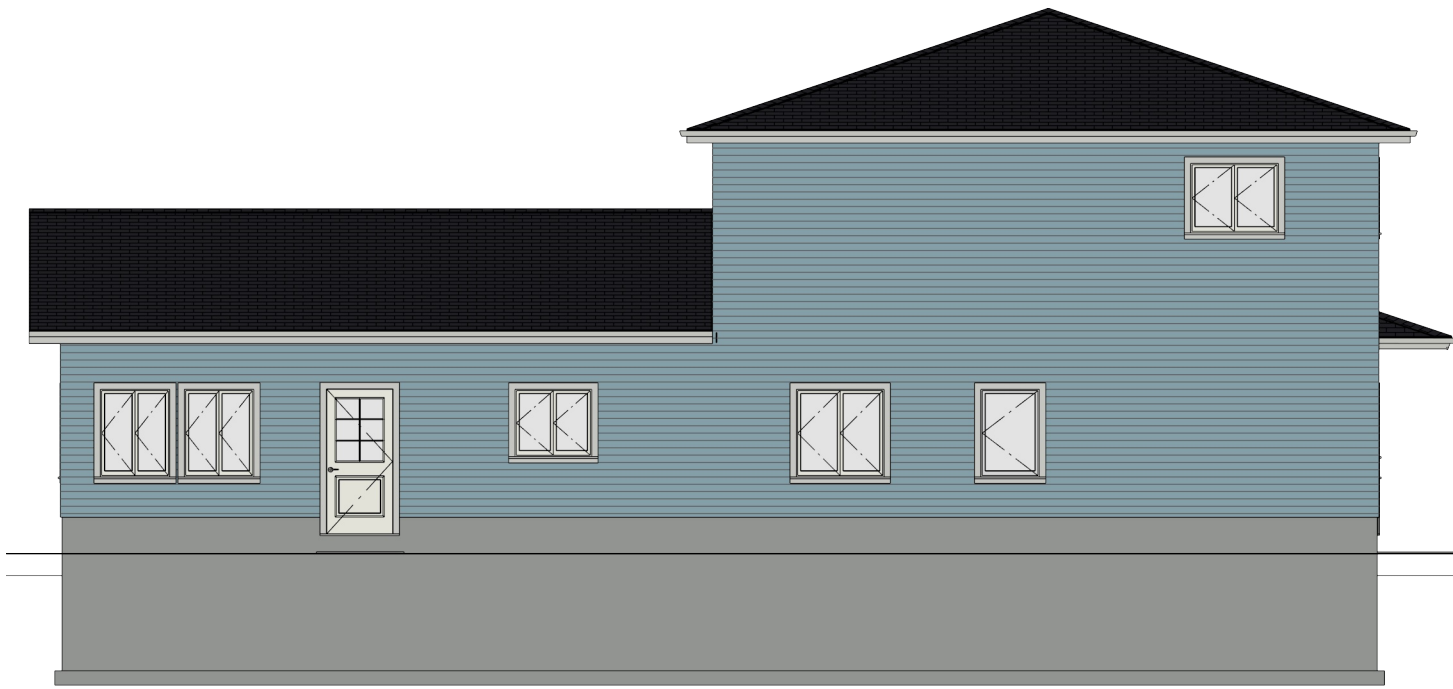
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Scale: 1/8-12



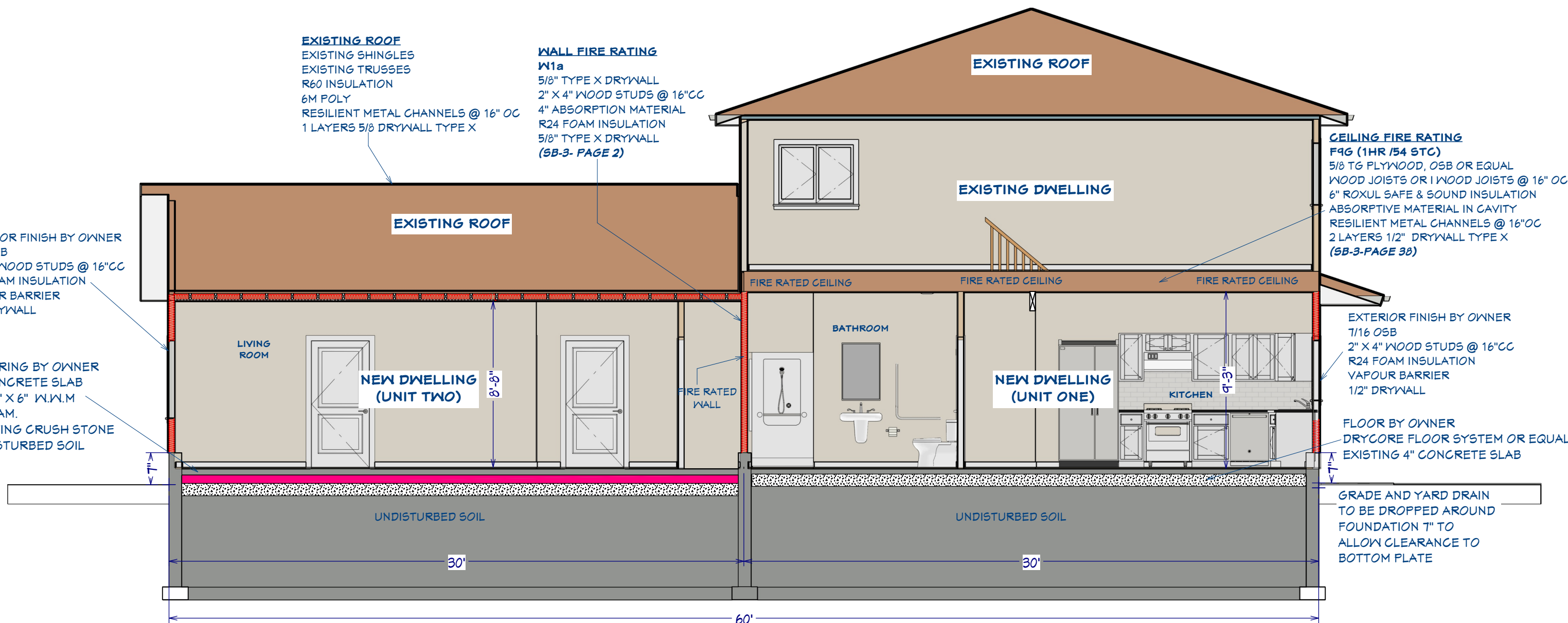
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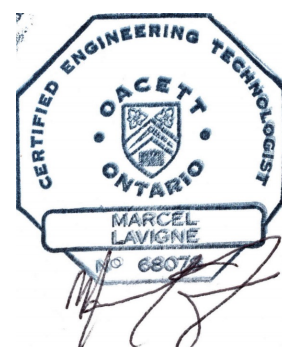
Elevation 3
Scale: 1/8-12



Elevation 4
Scale: 1/8-12



Section 1
Scale: 1/4-12



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Qualifications
Marcel A Lavigne Personal BCIN # 15236

Signature: *Marcel Lavigne*
AMCT Ltd. Firm BCIN # 38061

PLAN TITLE:
Garages To Multiple Dwelling Convert

CUSTOMER DETAILS:
**6610 Fourth Line Road
Pat Lambert**

Revision Dates: Addendum 1: November 17 2023 Addendum 2: January 10 2024 Addendum 3: April 4 2024	Date Drawn: JAN-18-2023	Old Project #: 03-2023
Drawn By: MAL/SMK	Project #: 03-2023	Page #: E1
AMCT Ltd. CONSTRUCTION TECHNOLOGY AMACCAL COST. TECH. Ltd PO box 212 North Augusta Ontario H0G 1R0 613-803-0270	Drawing Scale: 1/4 = 1 Unless Noted	

Schedule One: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information

Building Number, Street Name: 6610 fourth Line road Unit Number: Lot/Con:
Municipality: North Gower Postal Code: K0A2T0 Reg. Plan Number / Other Description:
Name: Marcel A. Lavigne Firm: AMCT Ltd. Construction Technology
Street Address: 9195 Branch Road, P.O Box 212 Unit Number: Lot/Con:
Municipality: North Augusta Postal Code: K0G 1R0 Province: Ontario E-Mail: amaccald@gmail.com
Telephone Number: 1(613)-803-0270 Fax Number: Cell Number: 1(613)-803-0270

B. Individual who reviews and takes responsibility for design activities

C. Design activities undertaken by individual identified in Section B.
(Building Code Table 3.5.2.1 of Division C)
 House HVAC - House Building Structural
 Small Buildings Building Services Plumbing - Houses
 Large Buildings Detection, Lighting and Power Plumbing - All Buildings
 Complex Buildings Fire Protection On-Site Sewage Systems

Description of designer's work:
Converting garages to Multiple Dwellings

D. Declaration Of Designer

I, Marcel A. Lavigne. declare that (choose one as appropriate):
(Print Name)

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code, I am qualified, and the firm is registered, in the appropriate classes/ categories.
Individual BCIN Number: 15236
Firm BCIN Number: 38061

I review and take responsibility for the design and am qualified in the appropriate category as an "Other Designer" Under subsection 3.2.5. of Division C, of the 2012 Building Code.
Individual BCIN Number: _____

Basis for exemption from registration: _____
The design work is exempt from the registration and qualification requirements of the building code.
Basis for exemption from registration and qualification: _____

I Certify That:
1. The information contained in this schedule is true to the best of my knowledge.
2. I have submitted this application with the knowledge and consent of the firm.

Date: JAN 23 2023 Signature of Designer: *Marcel Lavigne*

NOTE:
1. For the purposes of this form, "individual" means the "person" referred to in clause 3.2.4.7(1) (c), of Division C, Article 3.2.5.1 of Division C, and all other persons who are exempt from qualification under Subsection 3.2.1 and 3.2.5 of Division C.
2. Schedule One is not required to be completed by a holder of a licence, temporary licence, or a certificate of practice, issued by the Ontario Association of Architects. Schedule One is also not required to be completed by a holder of a licence to practice, a limited licence to practice, or a certificate of authorization, issued by the Association of Professional Engineers or Ontario.

Application for a Permit to Construct or Demolish - Effective January 1, 2014

Energy Efficiency Design Summary: Prescriptive Method
(Building Code Part 9, Residential)

This form is used by a designer to demonstrate the energy efficiency design of a house complies with the building code using the prescriptive method described in subsection 3.1.1 of SB-12. This form is applicable where the ratio of gross area of windows/sideights/ skylights/ glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

Application Number: For use by Principal Authority Model Certification Number:

A. Project Information

Building Number, Street Name: 6610 fourth Line road Unit Number: Lot/Con:
Municipality: North Gower Postal Code: K0A2T0 Reg. Plan Number / Other Description:

B. Prescriptive Compliance (Indicate the building Code Compliance package being employed in this house design)
SB-12 Prescriptive (input design package): Package: 3.1.1.1(P) Table: Zone 1

C. Project Design Conditions

Climatic Zone (SB-1): Zone 1 (<5000 Degree Days) Zone 2 (≥5000 Degree Days)
Heating Equipment Efficiency: ≥ 92% AFUE Gas Propane Solid Fuel
 ≥ 84% < 92% AFUE Oil Electric Earth Energy
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area: Log/ Post & Beam ICF Above Grade ICF Basement
Area of Walls = _____ m² Or 1504.5 ft² W, S & G % = 11.5%
Area of W, S & G = _____ m² Or 172.5 ft² Utilize window averaging: YES NO
Other Building Characteristics: Slab-on-Ground Walkout Basement Air Conditioning Combination Unit Air Sourced Heating Pump (ASHP) Ground Sourced Heating Pump (GSHP)

D. Building Specifications (Provide values and ratings of the energy efficiency components proposed)

Energy Efficiency Substitutions

ICF (3.1.1.2(5) & (6) / 3.1.1.3(5) & (6))
 Combined space heating and domestic water heating systems (3.1.1.2(7) / 3.1.1.3(7))
 Airtightness Substitution(s)
Airtightness Test Required (Refer to Design Guide Attached): Table 3.1.1.4.B Required: _____ Permitted substitution: _____
 Table 3.1.1.4.C Required: _____ Permitted substitution: _____

Building Component	Minimum RSI / R values or Maximum U-Value (U)	Building Component	Efficiency Ratings
Thermal Insulation	Nominal	Effective	Windows & Doors Provide U-Value(1) or ER rating
Ceiling with Attic Space	R60	R60	Windows/ Sliding Glass Doors 25 ER
Ceiling without Attic Space	R31	R31	Skylights/ Glazed Roofs
Exposed Floor	R31	R31	Mechanicals
Walls above Grade	R19 +5ci	R24	Heating Equip. (AFUE)
Basement Walls	NA	NA	HRV Efficiency (SRE% at 0°C)
Slab (all >600mm below grade)	R10	R10	DHW Heater (EF)
Slab (Edge only ≥600mm below grade)	R10	R10	DWHR (CSA B55.1 (min. 42% efficiency))
Slab (all <600mm below grade, or heated)			Combined Heating System

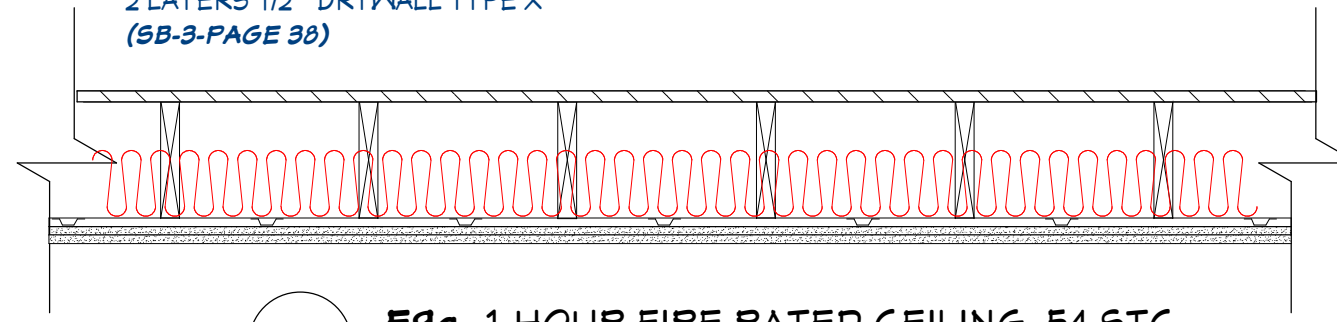
(1) U-Value to be provided in either W(m² K) or Btu(h·ft²·°F) but not both.

E. Designer(s) (Name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets The 2012 Ontario Building Code)

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work
Name: Marcel A. Lavigne. BCIN Number(s): 15236 38061 Signature(s): *Marcel Lavigne*

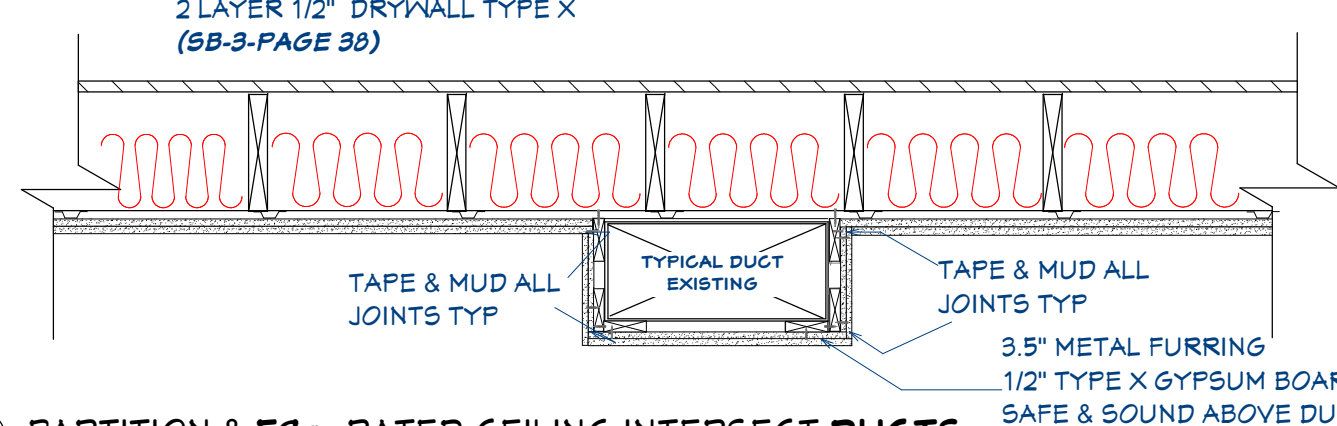
This Form is authorized by OHTA, OSBA, LMCSB, Revised December 1, 2016.

CEILING FIRE RATING
F9g (1HR/ 54 STC)
 5/8 TG PLYWOOD, OSB OR EQUAL
 WOOD JOISTS OR I WOOD JOISTS @ 16" OC
 6" ROXUL SAFE & SOUND INSULATION
 ABSORPTIVE MATERIAL IN CAVITY
 RESILIENT METAL CHANNELS @ 16"OC
 2 LAYERS 1/2" DRYWALL TYPE X
 (SB-3-PAGE 38)



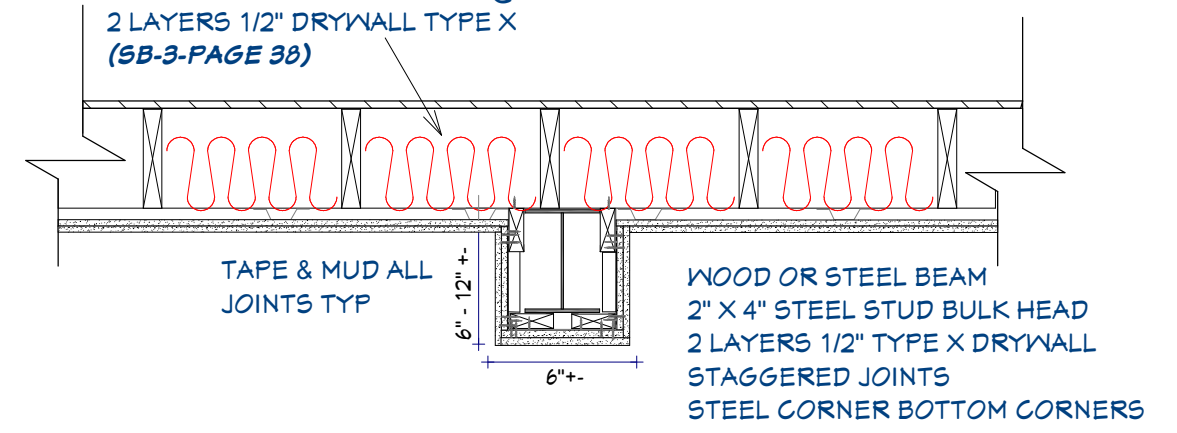
F9g- 1 HOUR FIRE RATED CEILING 54 STC
 Scale: 1-12

CEILING FIRE RATING
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 2 LAYER 1/2" DRYWALL TYPE X
 (SB-3-PAGE 38)



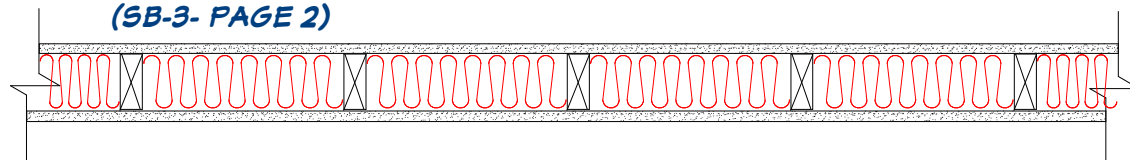
PARTITION & F9g -RATED CEILING INTERSECT DUCTS.
 Scale: 1-12

CEILING FIRE RATING
F9g (1HR / 54 STC)
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 WOOD JOISTS OR I WOOD JOISTS @ 16" OC
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 ABSORPTIVE MATERIAL IN CAVITY
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 2 LAYERS 1/2" DRYWALL TYPE X
 (SB-3-PAGE 38)



PARTITION & F9g -RATED CEILING INTERSECT BEAM.
 Scale: 1-12

WALL FIRE RATING
W1a
 5/8" TYPE X DRYWALL
 2" X 4" WOOD STUDS @ 16"OC
 4" ABSORPTION MATERIAL
 R24 FOAM INSULATION
 5/8" TYPE X DRYWALL
 (SB-3- PAGE 2)



W1a- 1 HOUR FIRE RATED WALL
 Scale: 1-12

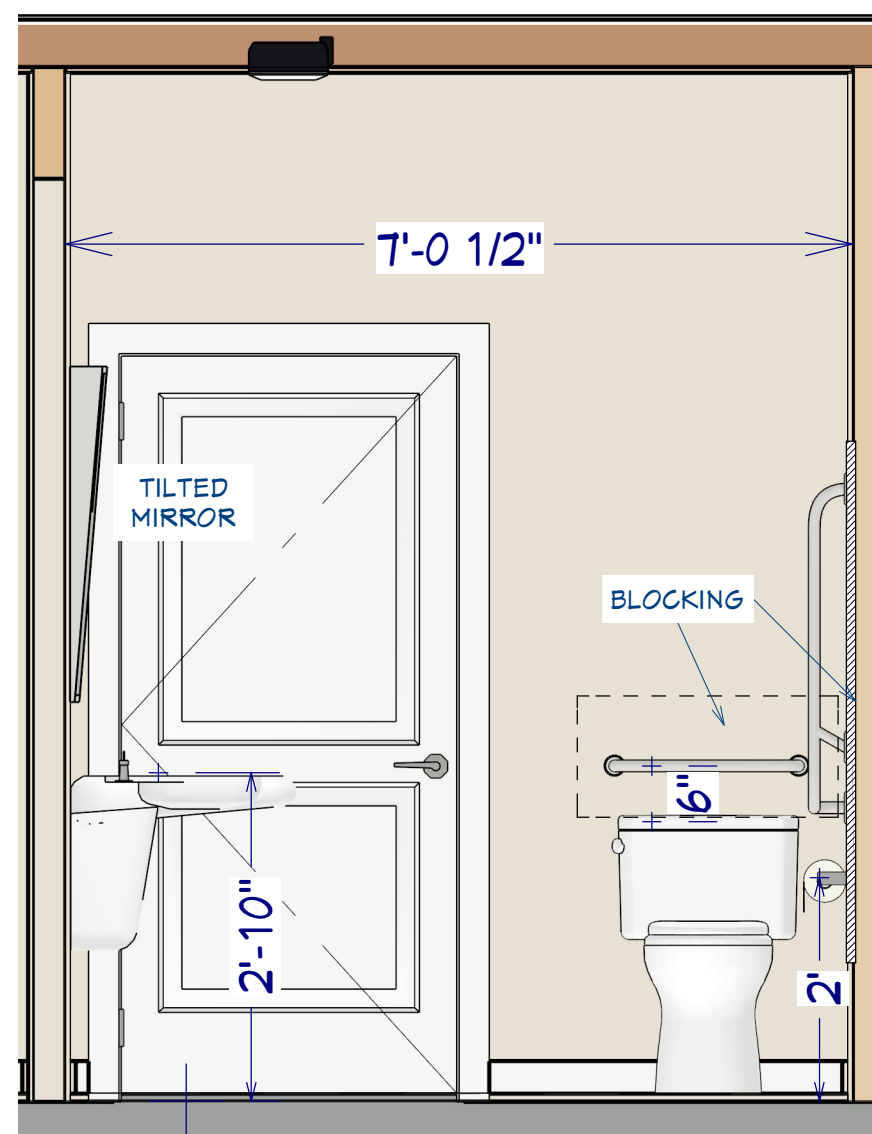
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 DOOR AND WINDOW SCHEDULE TO BE EVALUATED AT OWNERS REQUEST AND BE IN COMPLIANCE WITH SB12 IN
 VOL 2 OF THE 2012 ONTARIO BUILDING CODE.

WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	DESCRIPTION	HEADER	HEIGHT	WIDTH	AREA, ACTUAL (SQ FT)
W01	2	1	DOUBLE CASEMENT-LHL/RHL	2"X6"X46" (2)	36 7/8"	42"	10.76
W02	5	1	SINGLE CASEMENT-HL	2"X6"X36" (2)	48"	32"	10.67
W03	2	1	DOUBLE CASEMENT-LHL/RHL	2"X8"X52" (2)	48"	48"	16
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W06	4	1	DOUBLE CASEMENT-LHL/RHL	2"X6"X42" (2)	48"	38"	12.67
TOTALS:							165.51

EXTERIOR DOOR SCHEDULE							
NUMBER	QTY	FLOOR	DESCRIPTION	HEADER	WIDTH	HEIGHT	AREA, ACTUAL
G01	2	1	EXT. HINGED-DOOR E02	2"X6"X41" (2)	36"	80"	20
G02	1	1	EXT. HINGED-DOOR E30	2"X6"X41" (2)	36"	80"	20

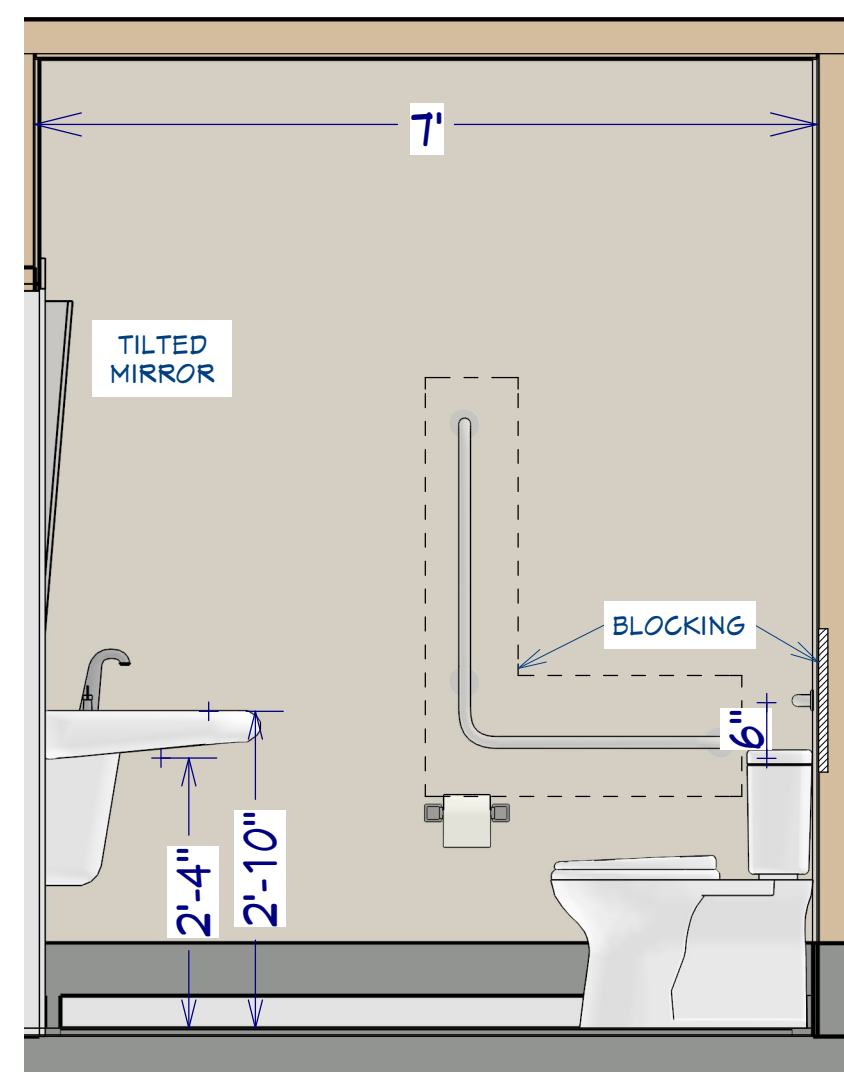
INTERIOR DOOR SCHEDULE							
NUMBER	QTY	FLOOR	DESCRIPTION	HEADER	HEIGHT	WIDTH	
D01	2	1	SLIDER-DOOR P04	2"X8"X57 1/4" (2)	80"	52 1/4"	
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D04	1	1	4 DR. BIFOLD-LOUVERED	2"X6"X65" (2)	80"	60"	
D05	1	1	BARN-DOOR P04	2"X6"X41" (2)	80"	36"	
D06	1	1	HINGED-DOOR P04	2"X6"X34 7/8" (2)	80"	29 7/8"	
D07	1	1	4 DR. BIFOLD-LOUVERED	2"X6"X59 1/2" (2)	80"	54 1/2"	

**ACCESSIBLE WASHROOM:
UNIT 1**

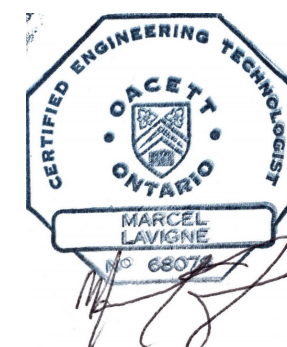


Section 2
 Scale: 1/2-12

**ACCESSIBLE WASHROOM:
UNIT 2**



Section 3
 Scale: 1/2-12



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Signature: *Marcel Lavigne*
 AMCT Ltd. Firm BCIN # 38061

PLAN TITLE:
 Garages To Multiple Dwelling Convert

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 Pat Lambert

Revision Dates:
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 Addendum 2: January 10 2024
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Date Drawn:
 JAN-18-2023

Drawn By:
 MAL/SMK

Drawing Scale:
 1/4 = 1
 Unless Noted

Project #:
 03-2023

Page #:
D1

AMCT Ltd.
 CONSTRUCTION TECHNOLOGY
 AMACAL COST. TECH. Ltd
 PO box 212 North Augusta
 Ontario H0G 1R0 613-803-0270