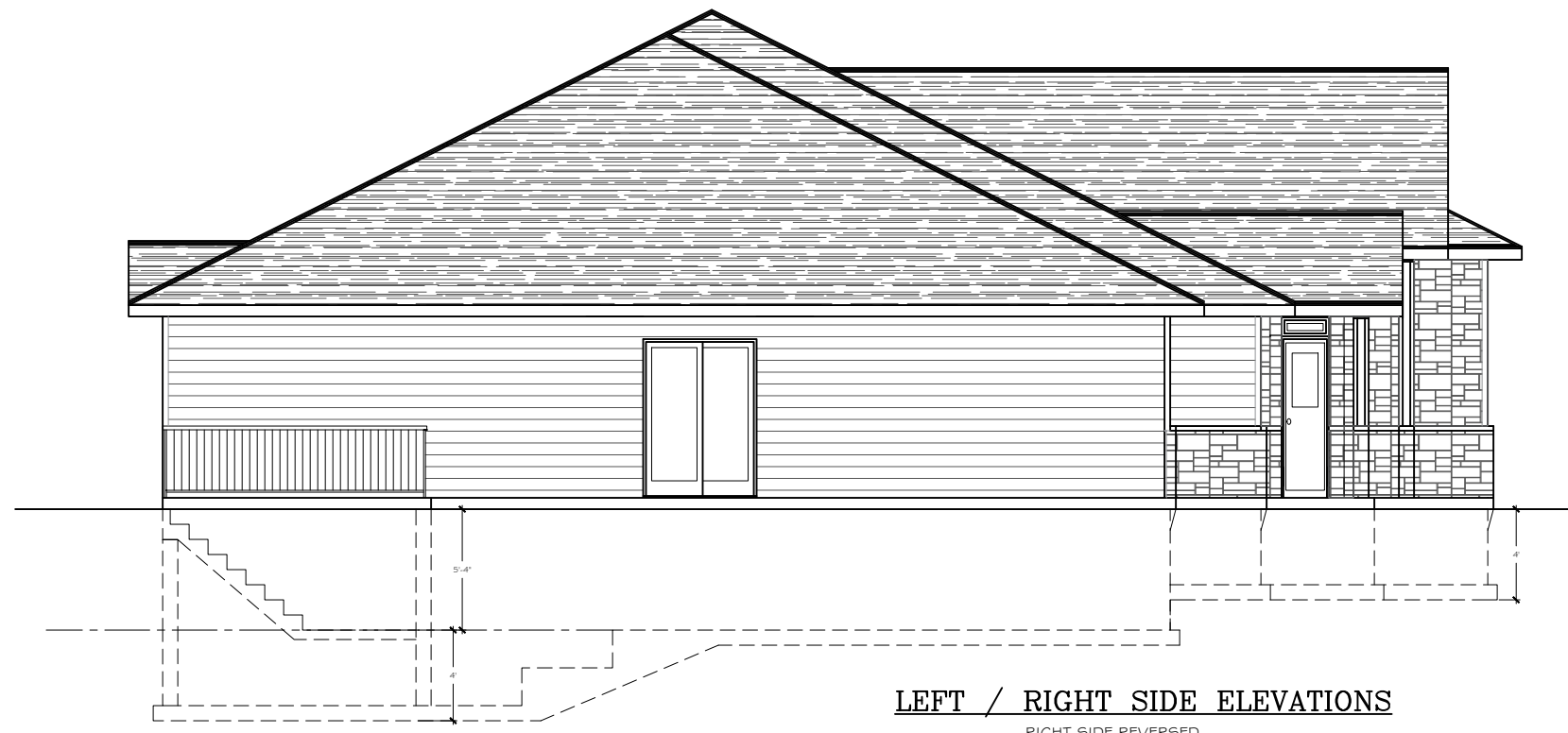


FRONT ELEVATION



LEFT / RIGHT SIDE ELEVATIONS
RIGHT SIDE REVERSED

BRICK LINTEL SCHEDULE:

LENGTH	SIZE
<3'.11"	1' 3 1/2" x 3 1/2" x 1 1/4"
4'.0" to <4'.11"	1' 3 1/2" x 3 1/2" x 5/16"
5'.0" to <6'.11"	1' 4" x 3 1/2" x 5/16"
7'.0" to <8'.10"	1' 5" x 3 1/2" x 3/8"
9'.0" to <9'.10"	1' 6" x 4" x 3/8"

C.M.MARQUES
BUILDING CONSULTING SERVICES
167 Sutherland Drive
Kingston, Ontario K7K 5W1
Phone (613) 549-8481
E-mail carlos.marques@sympatico.ca

Notes:

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown.

QUALIFICATION INFORMATION:

CARLOS MARQUES	20211
Name	BCIN#
CARLOS MANUEL MARQUES	32616
Name	BCIN REGISTRATION #

2	Rev. as per client	Apr., 2022
1	Rev. as per client	Jan., 2022
No.	Revision / Issue	Date

Contractor / Client

THE BIRCHES DEVELOPMENTS

References:

Drawn By: Carlos Marques

Checked By:

Project Name & Address

PROPOSED NEW 4 UNIT (1)
Second Street
Gananoque, Ontario

Contents

BUILDING ELEVATIONS

Project No.

21-TBD1

Date

OCT. 2021

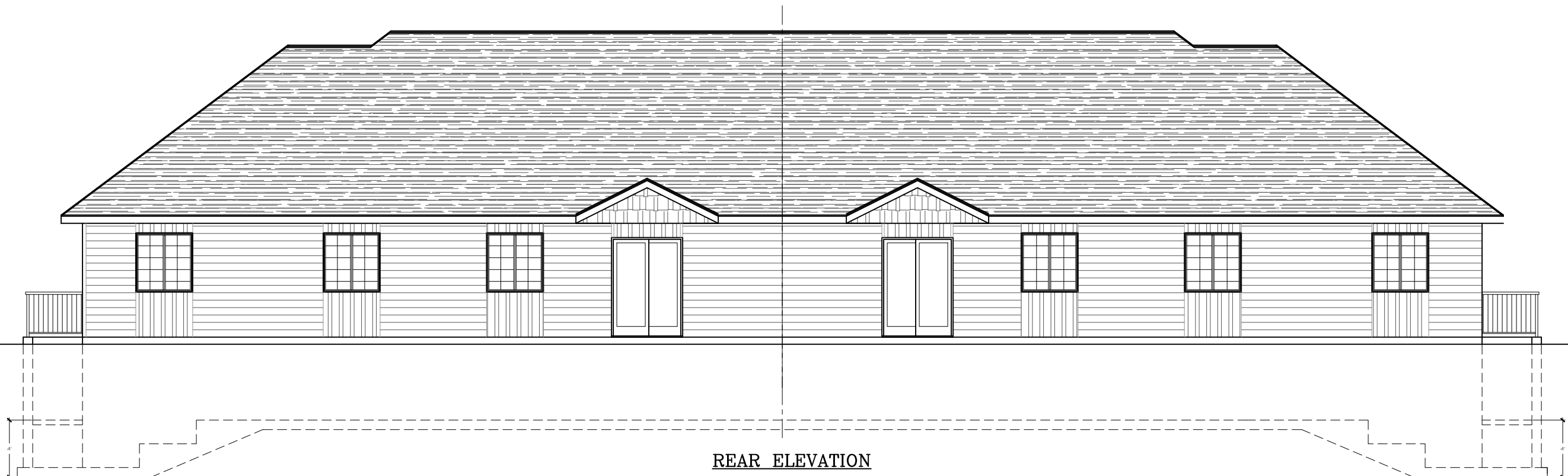
Scale

1/8" = 1'-0"

Sheet

A.5

2



REAR ELEVATION

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 167 Sutherland Drive
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PROPOSED NEW 4 UNIT (1)
 Second Street
 Gananoque, Ontario

Contents

BUILDING ELEVATIONS

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General Construction Notations:

These notes shall form an integral part of the attached construction drawings. These plans form a basis for permit issuance and any deviations from these plans and details including the ventilation system, heating system, woodstove, fireplaces, decks, balconies and finished basements, will require a revised drawing and clearance from the building department.

All notes on the drawings shall take precedence over these notes.

Although all due care and diligence was exercised in the preparation of these drawings, the Contractor shall check and verify all dimensions prior to construction and notify the owner of any errors or omissions.

A building inspector may require a professional engineer to provide certification for some components of this structure. The cost of any professional certification is not included in this design.

All work shall be performed in accordance with the latest version of the Ontario Building Code [O.B.C.] sections 6, 7, 8 and 9, and any local codes or bylaws having jurisdiction. Workmanship shall be equal to good building practice. All materials shall be new and of best quality.

Consult with the owner for final electrical fixture and outlet location. Pay particular attention to the placement of ceiling fixtures over table spaces.

The subcontractor is responsible for all permits, inspections and approvals pertaining to their work. Associated fees are to be included in tender price.

The subcontractor is responsible to provide adequate liability insurance, worker's compensation coverage and comply with all rules and regulations of the occupational health and safety act.

The subcontractor is responsible for on site cleanup of his work and legal disposal of waste material and debris.

Do not scale this drawing. Work to written dimensions only.

1. All footings must rest on undisturbed native soil and must be a minimum of 48" below final grade unless supported on rock. Size to be as noted on plans or as per Ontario Building Code.

2. Where existing site conditions, such as high water table or moisture susceptible soils may limit the bearing capacity for the footings, the contractor must take measures to minimize the effect as per the O.B.C.

3. 4" drain tile shall be placed around the perimeter of the foundation at footing level with a leader to a sump hole, drainage ditch or where grade permits, to the ground surface. The drain tile shall be covered on top and sides with clean granular fill to a depth of 6". Where a sump pump is used, it shall be placed in a sump pit fitted with a childproof cover and be plugged into a GFI receptacle. The sump shall be connected to the perimeter drainage tile.

4. Foundation walls shall be placed to extend 12" (Min 6") above final grade.

5. Poured foundation walls shall be keyed to footings.

6. Parge the exterior of foundation walls and apply 1 coat of bituminous coating.

7. Concrete strength shall be minimum 20Mpa after 28 days. Strength for exterior & Garage Floor concrete shall be minimum 32Mpa after 28 days with air entrainment of 5 to 8%.

8. Basement floor slab shall be a minimum 4" thick over a minimum of 2" [R10] rigid insulation (optional) over min 6" clean, leveled compacted stone fill. Compact stone in max 6" lifts. Provide isolation joints where the slab meets the wall.

9. Damp proofing shall be installed where ground water is known to exist.

10. Foundations shall be back filled with clean new material. Final grades shall suit site conditions.

11. The site is to be graded so that surface water will not accumulate at or near the building.

12. Bottom plate shall be placed on foam sill gasket with plate bolted to the foundation wall with 1/2" diameter anchor bolts @ 6' o.c. maximum.

13. All door and window openings shown on the plan are suggested nominal sizes. The owner shall supply the Framing contractor with all Rough Opening Sizes of windows and doors as selected prior to the start of construction.

14. All lintels over exterior openings shall be continuous over the opening and shall be as designed and recommended by the ICF System Manufacturer.

15. Pre-engineered roof trusses shall be installed in accordance with the manufacturer's installation detail drawings. The engineered design will include the size and placement of all beams, braces and lintels that are required for the truss support. An engineer, licensed by the Province of Ontario shall stamp said drawing. Said drawing shall be considered to be an integral part of this drawing. Special consideration must be given to lintels that support trusses spanning more than 32'.

16. All clothes closets shall have a minimum of one rod and shelf.

17. The contractor shall install solid blocking for all shelving, built-in cabinets, towel bars, bathroom accessories etc, as required. Confirm all locations with the owners prior to framing.

18. Facia board shall be minimum 2x6.

19. Attic access shall be a minimum 20"x28". The hatch shall be insulated and weather stripped. Location to be confirmed by owner to suit site conditions and provide access to all enclosed roof spaces.

20. Each bedroom shall have at least one window as a means of egress. The window shall provide an unobstructed opening of not less than 15" in height and width with a minimum area of 3.76 sq. ft.

21. Insulation shall be provided in assemblies between heated and unheated spaces. Provide a 6 mil. continuous poly vapour barrier on the warm side.

22. Energy Efficiency Compliance:
The building shall comply with compliance package 'A-5' from table 3.1.1.2.A of the Supplementary Standard SB-12

Minimum R values for assemblies adjacent to exterior are as follows:
Roof/Ceiling (s) R50
Exterior Wall above Grade R19+5ci (R20 for ICF Equivalent Walls)
Under SLAB floor R10 Exposed Floors R31
Basement Walls: R12+5ci (to Floor)

23. All foam plastic insulation, if installed shall be covered with drywall.

24. A disconnect switch for the Propane Gas Furnace shall be located inside the utility room door.

25. Smoke and C.O. alarms are to be located between all sleeping areas and the remainder of the building as well as at all sleeping areas. Required alarms shall be hard wired on an individual circuit with no disconnect switch. Alarms shall be interconnected so that they all will sound together. All alarms must include a visual signaling component.

26. Flashing shall be provided at the intersection of roofs and walls, over all exterior openings, and at the top of the foundation wall.

27. Clothes dryer and range hood vents shall be ducted to the outside and be fitted with vent hoods and back-draft dampers

28. Mechanical ventilation shall be provided to the dwelling unit by the installation of a heat recovery ventilator [HRV]. The HRV shall be balanced by the installer as per the manufacturer's installation instructions.

29. Combustion air for the combustion of the fuel-fired appliances shall be provided to the space containing the appliance, and shall be independent of any mechanical ventilation for the structure. The combustion air inlet shall be sized to meet the firing rates of the appliance.

30. The attic spaces shall be ventilated at a rate of 1 sq.ft. vent for each 300 sq.ft. attic with 1/2" at the ridge.

31. All shower faucets shall be pressure balanced. Blocking must be provided for Future Grab bar installation as per OBC

32. All toilets shall use a minimum 6 ltr. per flush.

33. The water delivery temperature to all hot water faucets shall be limited to a maximum of 120 F by the use of approved tempering devices.

34. The plumbing contractor shall consult with the owner for location and number of outside non-freeze hose faucets. Licensed Plumbing Contractor Verification to be completed.

35. Provide a light fixture at all exterior doors.

36. Provide blocking between floor Joists where walls above run Parallel to the floor Joists as per OBC Div B 9.23.9.8

37. Wood columns at the front and rear porches shall be a minimum 8" for round and 6"x6" for rectangular and the width shall be not less than the supported member.

38. Rainwater down spouts shall direct water away from the building. Provide splashguards at base of down spout to limit erosion.

39. All entry doors and windows shall have resistance to forced entry conforming to the O.B.C. 9.6.8. and 9.7.6.

40. The main heat source will be provided by a Natural Gas Furnace and in-floor radiant floor heat (optional). If Radiant floor heat is used shop drawings/design signed by P. Eng. must be provided.

41. Insulate all cold water lines placed below concrete in floors due to the presence of floor heat.

42 - Kitchen cabinets must be designed to ensure min clearance of 17 3/4" to any combustible material in either side of stove range, as well as 30" above the range unless otherwise protected.

43- All Doors and Windows to be used for this dwelling are to conform to OBC Div B 12.3.3.6 and 12.3.2.7 (windows and doors respectively).

44- A Drain Water Heat Recovery Unit is required for each suite (OBC SB12 3.1.1.12). Special consideration to be taken when installation of the same is impractical due to space constraints (ie. Slab on Grade or low crawl space areas).

C.M. MARQUES BUILDING CONSULTING SERVICES 167 Sutherland Drive Kingston, Ontario K7K 5W1 Phone (613) 549-8481 E-mail carlos.marques@sympatico.ca		
Notes:		
The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown: QUALIFICATION INFORMATION: CARLOS MARQUES 2021 Name BCNQ CARLOS MANUEL MARQUES 2016 Name BCNQ REGISTRATION #		
2	Rev. as per client	Apr., 2022
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PROPOSED NEW 4 UNIT (1) Second Street Gananoque, Ontario		
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