

Project Information:

2016-054
97,105,111 Wilson Street East, Ancaster Ont



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GENERAL FLOOR PLAN NOTES
ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE REGULATIONS
 ALL new and existing dimensions are approximate. Verify on site. Verify existing and all finished grades on site. Cold colors to be oriented to exterior. Cold color doors to be weather-stripped and exterior grade. Carbon Monoxide Detectors required for fuel appliances (OBC 9.3.3.4.2), on wall or adjacent to each sleeping area.
 Smoke alarms shall be located as per 9.10.19.2. of the OBC. Smoke alarms shall be wired so that when the alarm sounds, all alarm sound as per 9.10.19.4. of the OBC.
 Footings to be installed as per manufacturer's specification and instructions. Verify footing and bump out dimensions from manufacturer.
 9.10.22.2. Vertical clearance above ranges, 9.10.22.3. Protection around ranges. See general notes.
Attic Interior and Exterior Stairs
 Max Rise = 7 7/8" Min Run = 8 1/4" Min Headroom = 6'-5 1/2" Rail @ interior stair = 2'-7" Rail @ exterior stair = 3'-0" Wood pickets max. 4" between
 Max Noosing = 1" Min Run = 5 1/2" Curved Stairs Rail @ interior and exterior landing = 3'-0" Rail @ interior stair = 2'-7" Min Average Run = 7 7/8" Rail @ exterior landing (greater than 6'-0" above finished grade) = 3'-4" Wood pickets max. 4" between
 See Supplier Engineering Data for all Pre-Engineered steel beams, and wood headers, beams columns and wood joists
 9.2.3.2(1) Stud wall reinforcement, if wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of a grab bar on a wall adjacent to, a water closet in the location required by Clause 3.8.3.3.3(1)(a), and a shower or bathtub in the location required by Clause 3.8.3.3.3(1)(b). To be used in conjunction with pre-manufactured lumber specifications attached.
Roof Framing Information
 ALL unbraced member (RA) beams, built-up beams, glider trusses and metal hanger connections supporting roof framing to be designed and certified by roof truss manufacturer. Refer to roof truss shop drawings for all roof framing information unless otherwise noted on Architectural drawings.
 9.26.18.2. Downspouts
 Where downspouts are provided and are not connected to a sewer extension shall be provided to carry rainwater away from the building in a manner that will prevent soil erosion.
 9.19.3.1. Attic Access
 Every attic or roof space shall be provided with an access hatch where the attic or roof space measures not less than 100 sq. ft. in area, 1 000 mm in length or width. The hatch required shall be not less than 550 mm by 800 mm except that, where the hatch serves a single dwelling unit, the hatch may be reduced to 0.32 m² in area with no dimensions less than 540mm. Halfways to attic or roof spaces shall be fitted with doors or covers.
 9.19.3.2. Roof Vent Requirements
 The unobstructed vent area shall be not less than 1/300 of the insulated ceiling area. 9.26.5.1. Type "S" smooth surface roll roofing eaves protection for first 3'-0" of roof above an interior living area.
 9.10.16.1. Attic Prestap is required at this location of the attic as the attic is greater than 65'-0" in length and or greater than 3230 sq. ft. in area. 9.10.16.3.(4) 1/2" sheet of OSB from underside of truss to underside of roof sheathing spanning from edge of roof to edge of roof at this specific location.
Cathedral Ceiling Note
 MINIMUM requirement for rooms with cathedral ceilings, slopes, ceiling heights, knee wall heights, cathedral ceiling (Ra) with area it noted in elevation. Truss manufacturer to notify Virtual Creations Inc. when the minimum cannot be met.

COMPLIANCE PACKAGE								
Package	Attic	Cathedral	Exposed Floor	Walls	Continuous Insulation	Basement	Slab Horizontal	Edge of Slab
A1	R60	R31	R31	R22	N/A	R20 ci	---	R10
Table 3.1.1.2.A (P) 3.1.1.2.A (P)	Heated Slab	Skylights	Windows	Glazing Upgrade	Space Heating	HRV	Hot Water	Gray water heat recovery
	R10	.49	25er	96%	75%	.8	42%	

2. Issued to Consultants 2017.09.13 E.C.
 1. Issued for Client review 2017.08.23 M.R.

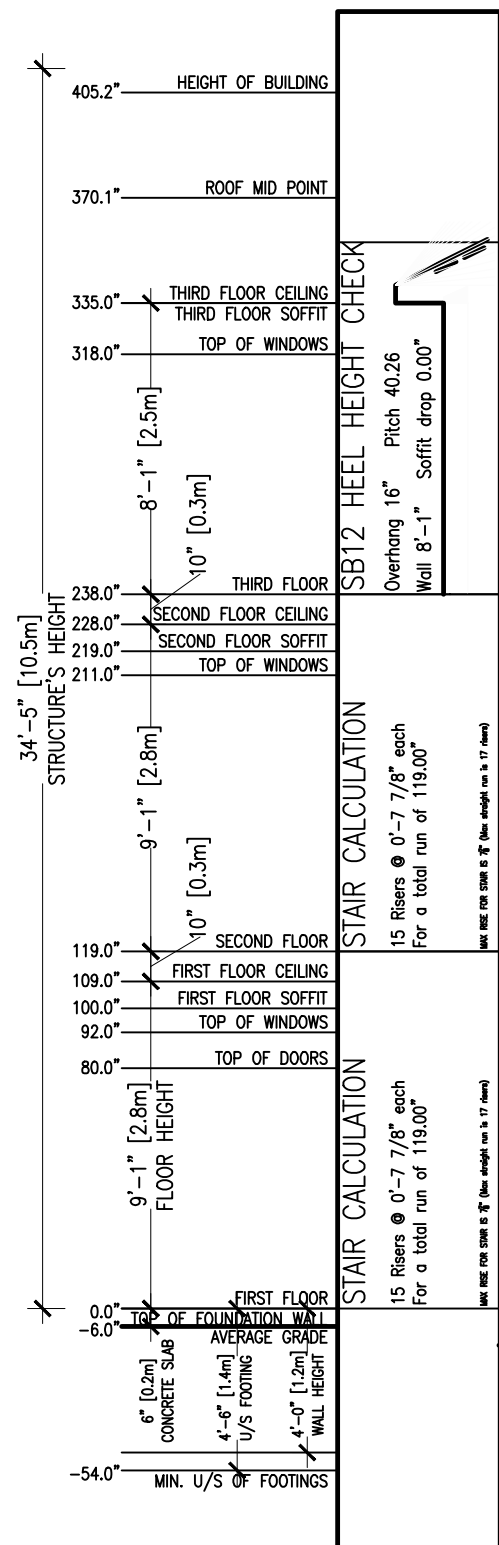
ANCASTER, ONTARIO
 Elevation: A
 Unit No.: 01 Unit type :

ANCASTER, ONTARIO
 Elevation: B
 Unit No.: 02 Unit type :

ANCASTER, ONTARIO
 Elevation: A
 Unit No.: 03 Unit type :

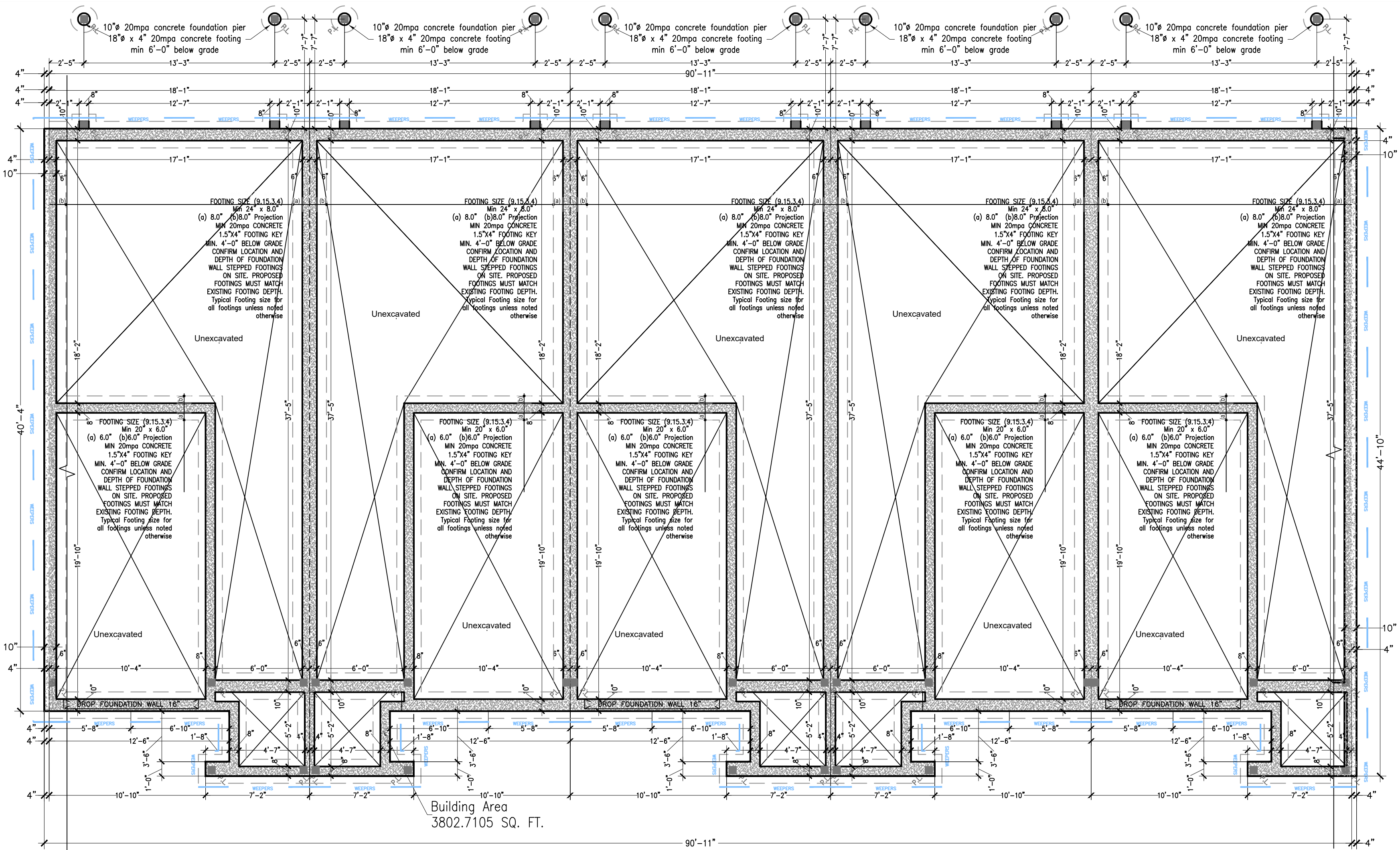
ANCASTER, ONTARIO
 Elevation: A
 Unit No.: 04 Unit type :

ANCASTER, ONTARIO
 Elevation: B
 Unit No.: 05 Unit type :



A Overall Front Elevations
 V01 SCALE 3/16" = 1'-0"

Units 01-05 (Block A)



A Foundation Floor Plan
 V01 SCALE 3/16" = 1'-0"

FILE NO. DA-16-175 111 WILSON STREET EAST, ANCASTER ONTARIO

VIRTUAL CREATIONS INC. 28844 BCIN No. (905) 481 1153

SHEET V01 TOTAL No.04 PROJECT 97,105,111 Wilson Street East, Ancaster Ontario
 Client: CLIENT

Classification: SMALL BUILDINGS

Original Signature: