Project Information:

2016-035

8 Cameron Ave, Dundas Ontario\

INSERT MAP HERE

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Construction documents WITHOUT A SIGNATURE may not be submitted for building permit or plans examination.

Thank you in advance for your compliance with these laws

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 cellars to be vented to exterior. Cold cellar doors to be weather-stripped and exterior grade. Carbon Monoxide Detectors required for fuel appliances (OBC 9.33.4.2), as well as 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 alarms sound as per 9.10.19.4. of the OBC.
Fireplace to be installed as per manufacturer's specification and instructions. Verify fireplace and bump out dimensions from manufacturer

9.10.22.2. Vertical clearances above ranges. 9.10.22.3. Protection around ranges. See general notes

All Interior and Exterior Stairs
Max Rise = 7 7/8"
Min Run = 8 1/4"
Min Tread = 9 1/4"
Max Nosing = 1"
Min Headroom = 6'-5"
Min Width = 2'-10"

Curved Stairs
Min Run = 5 7/8"
Min Average Fun = 7 7/8"

Guardrail / Handrail
Rail @ interior and exterior landing = 3'-0"
Rail @ interior stair = 2'-7"
Rail @ exterior landing (greater than 6'-0" above finished grade) = 3'-6"
Rail @ exterior stair = 3'-0"
Wood pickets max. 4" between

See Supplier Engineering Data for all Pre-Engineered steel beams, and wood headers, beams columns and wood I joists

9.5.2.3.(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 3.8.3.8.(1)(d), and a shower or bathtub in the location required by Clause 3.8.3.13.(1)(f).
To be read in conjunction with pre-manufactured lumber specifications attached.

Roof Framing Information
ALL laminated veneer lumber (LVL) beams, built-up beams, girder 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 extensions shall be provided to carry rainwater away from the building in a manner that will prevent soil erosion.

9.19.2.1. 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 900 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 545mm. Hatchways to attic or roof spaces shall be fitted with doors or covers.

9.19.1.2. 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 Firestop 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.(d) 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 (flat) width area II noted in elevation. Truss manufacturer to notify Virtual Creations Inc. when the minimum cannot be met.

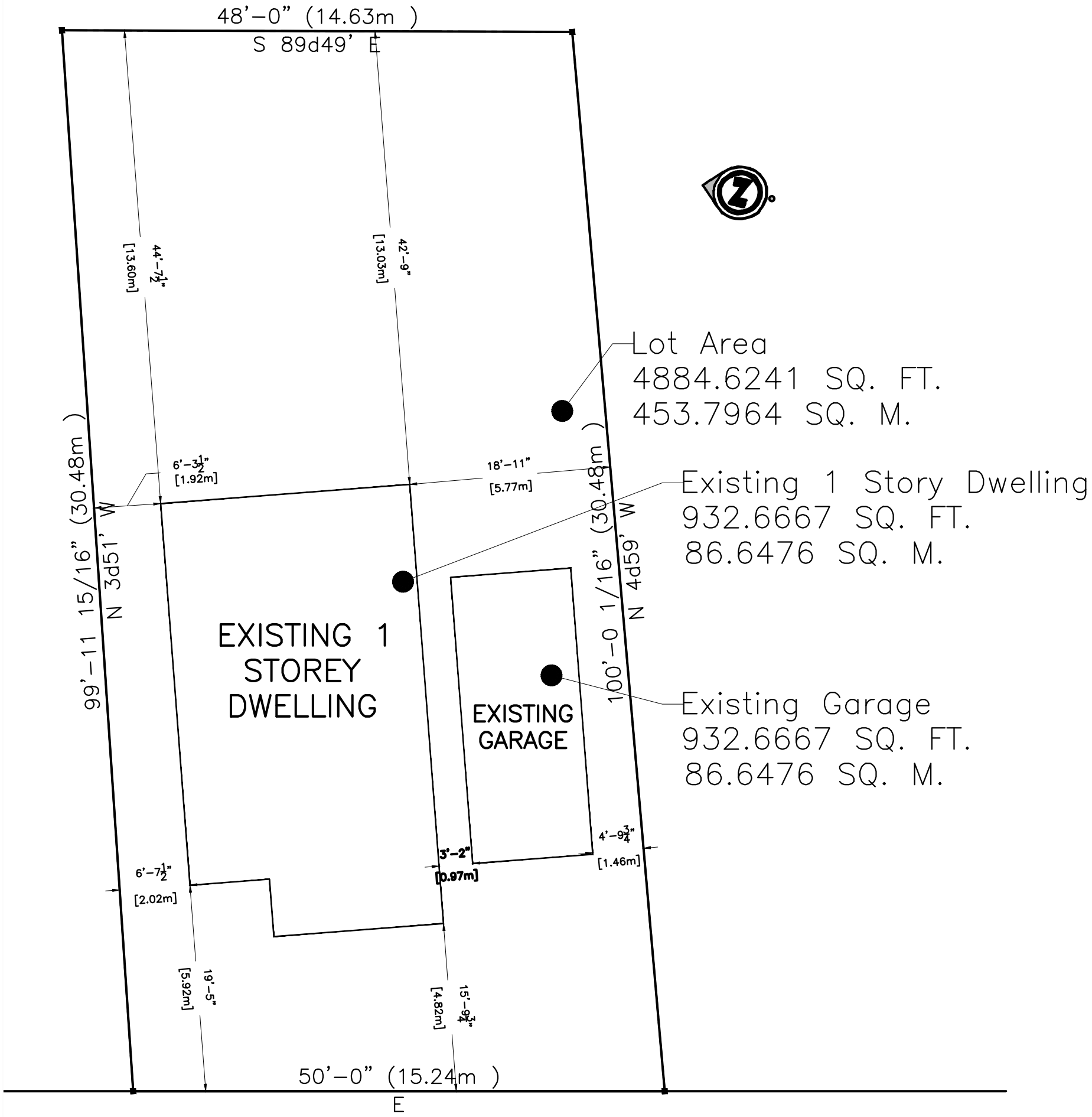
	Ontario Building Code Jan 1 2014 Code Changes							
9.8.1.2.(1)	Stairs, Ramps, Landings, Handrails and Guards in Garages has been met	Yes ■ No ☐	N/A ☐	9.10.19	New requirements for smoke detectors has been added	Yes ■ No ☐	N/A ☐
9.8.7.4.	New height of hand rails has been verified	Yes ■ No ☐	N/A ☐	9.20.5.2.	New steel angle block has been use in the elevations.	Yes ■ No ☐	N/A ☐
9.9.10.1.	New bedroom window and window well requirement met	Yes ■ No ☐	N/A ☐	9.25.3.1.	Air Barrier added to basement	Yes ■ No ☐	N/A ☐

INSERT SB-12 HERE

CONSTRUCTION NOTES
(Unless otherwise noted)
ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE 2012 ONTARIO BUILDING CODE REGULATIONS.
ALL DIMENSIONS GIVEN FIRST IN METRIC (mm) FOLLOWED BY IMPERIAL

2.	Issued for Permit	2016.06.09	M.R.
1.	Issued for Client review	2016.06.09	M.R.

ISSUED:Jul 14 2016
PROJECT No:2016-035
Original Signature: _____
28844 PROJECT:8 Cameron Ave, Dundas Ontario\
Client: CLIENT _____
VIRTUAL CREATIONS INC. BCIN No. 11153
ARCHITECTURAL CONSULTING SERVICES
(905) 481-1153



NOTE TO DRAWING:

This is not a survey. Virtual Creations Inc is not an Ontario Land Surveyor. The accuracy of this document has not been obtained for the below mentioned source and date. The drawing is intended to be used as a diagram only meant to complement the Architectural drawings, specifically for the purposes of orientation, zoning, limited distances and spatial relationships between other buildings.

Source Mackay & Mackay **Date** 2016.06.02

A	Site Plan
V01	SCALE 3/32" = 1'–0"

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

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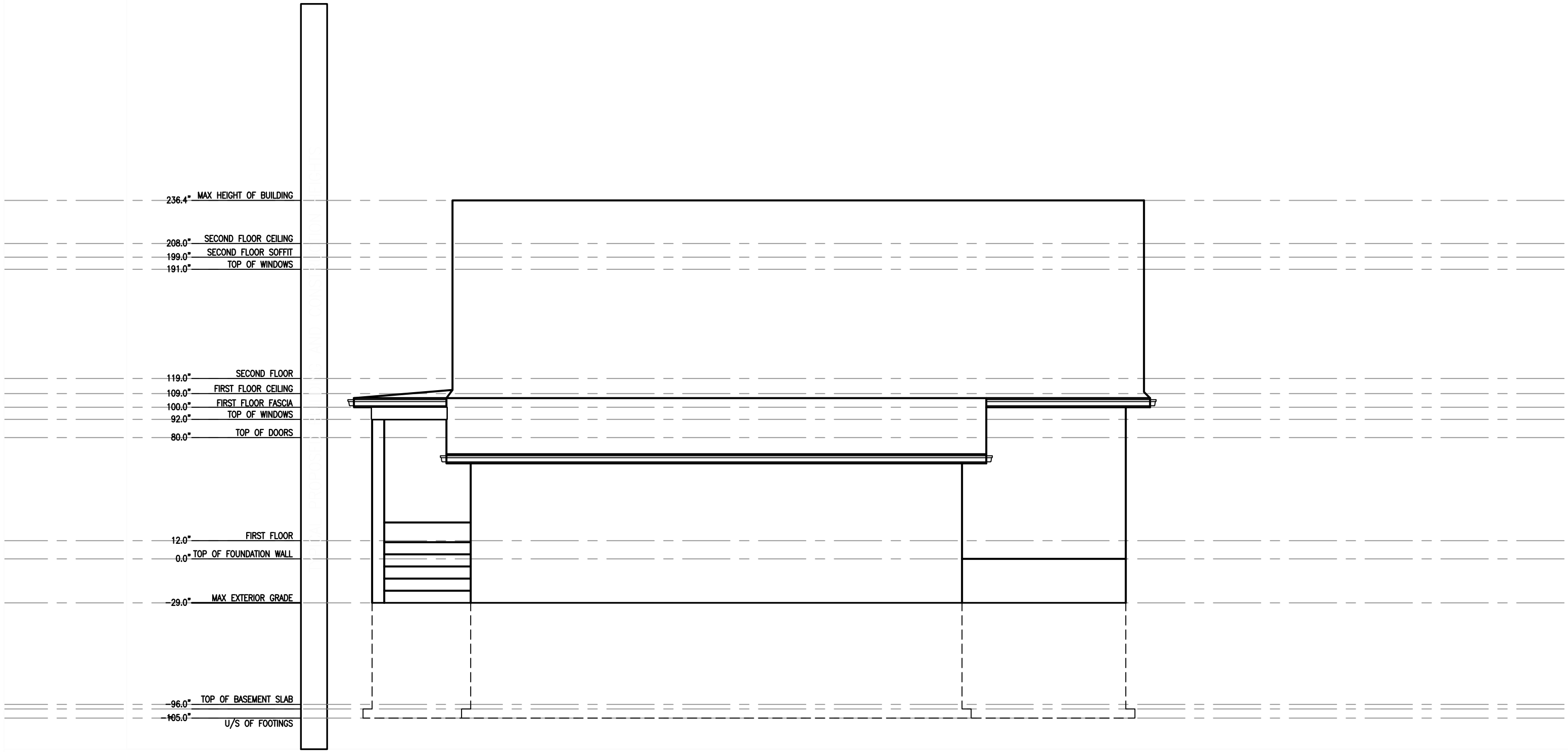

A	Right Side Elevation
V01	SCALE 3/16" = 1'-0"

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Limit for 24x36 @ 1/4" scale

A	Rear Elevation
V01	SCALE 3/16" = 1'-0"

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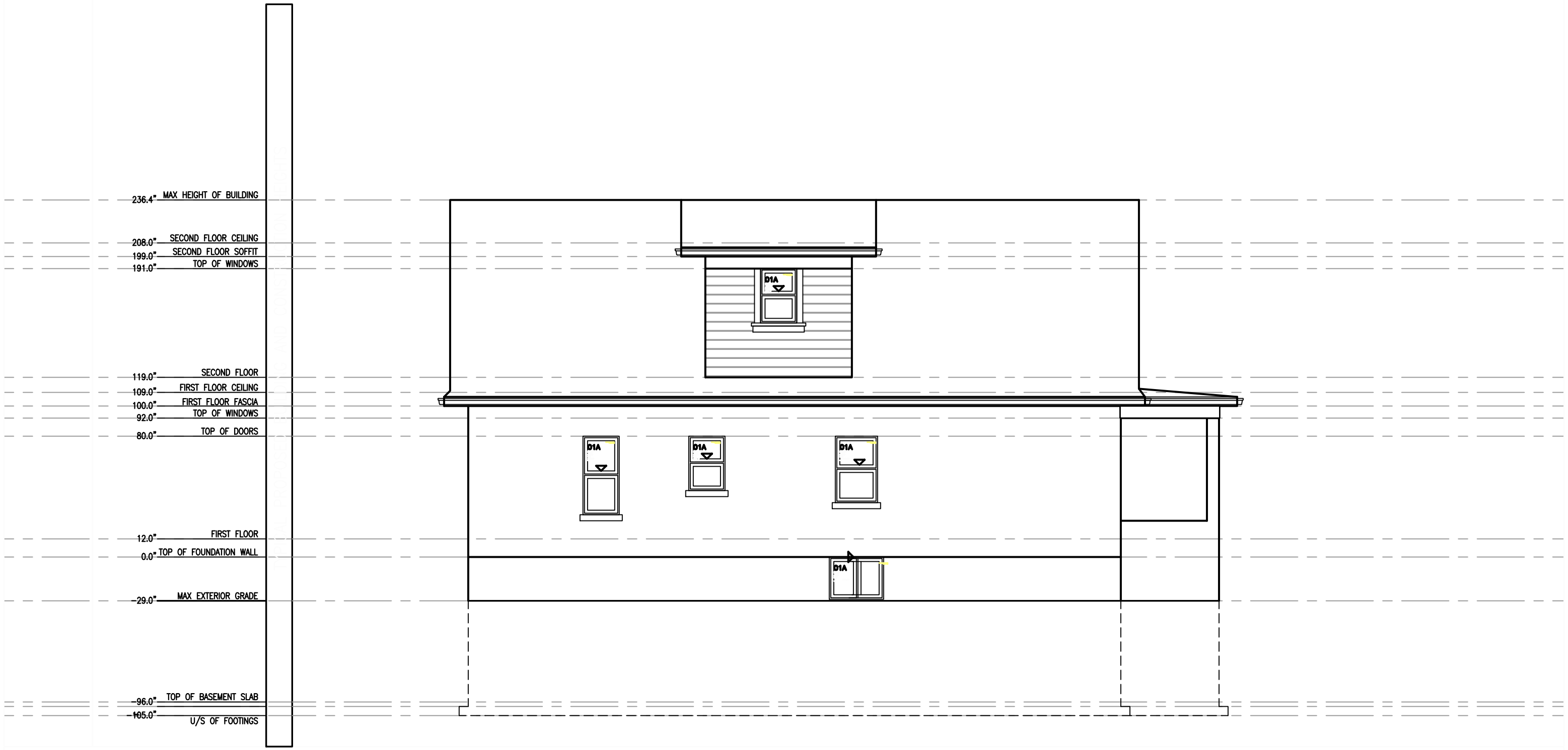

A	Left Side Elevation
V01	SCALE 3/16" = 1'-0"

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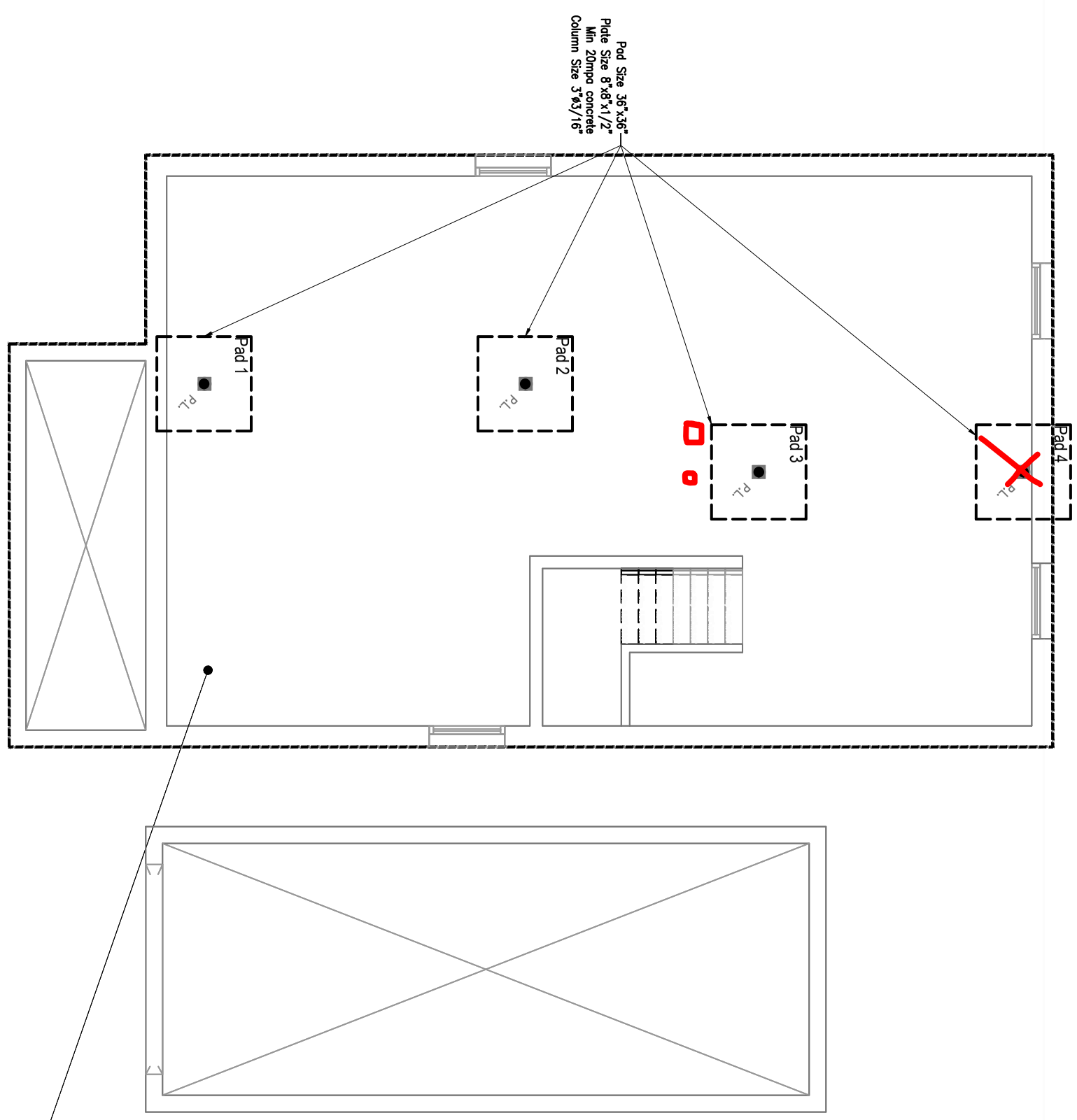
A
V01

Basement Floor PLan

SCALE 3/16" = 1'-0"



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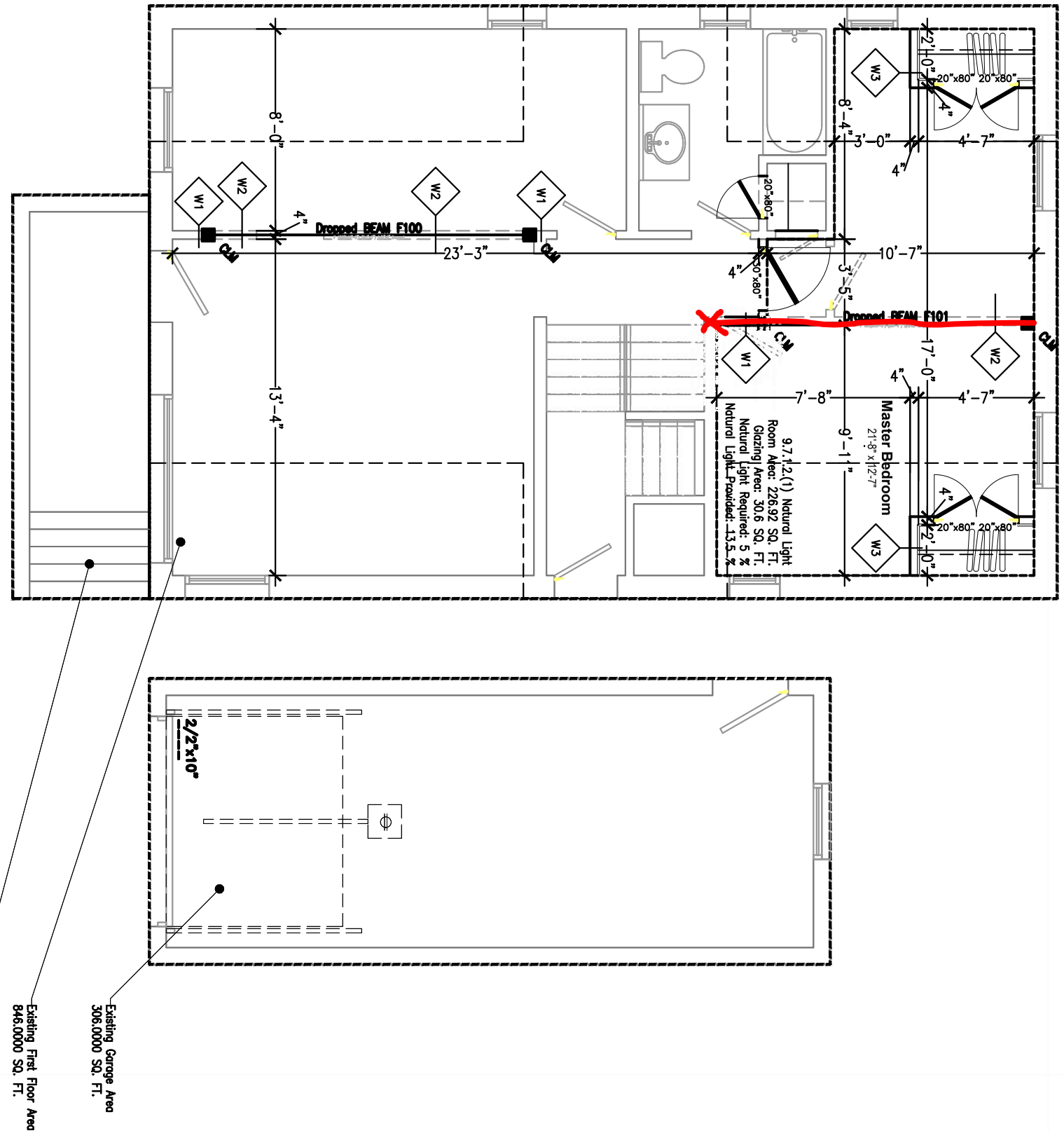
A
V01

First Floor Plan

SCALE 3/16" = 1'-0"



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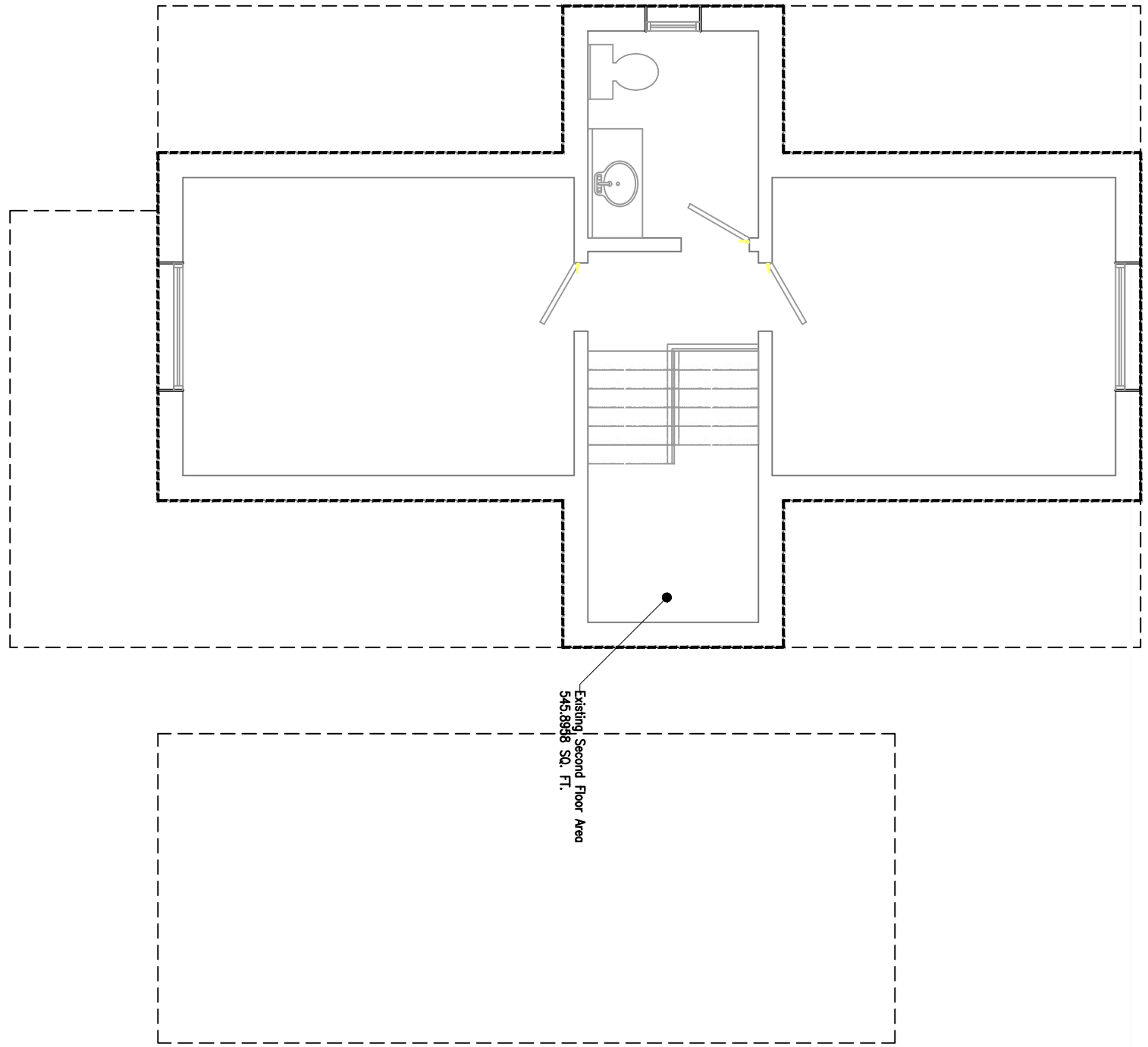
A
V01

Second Floor Plan

SCALE 3/16" = 1'-0"



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