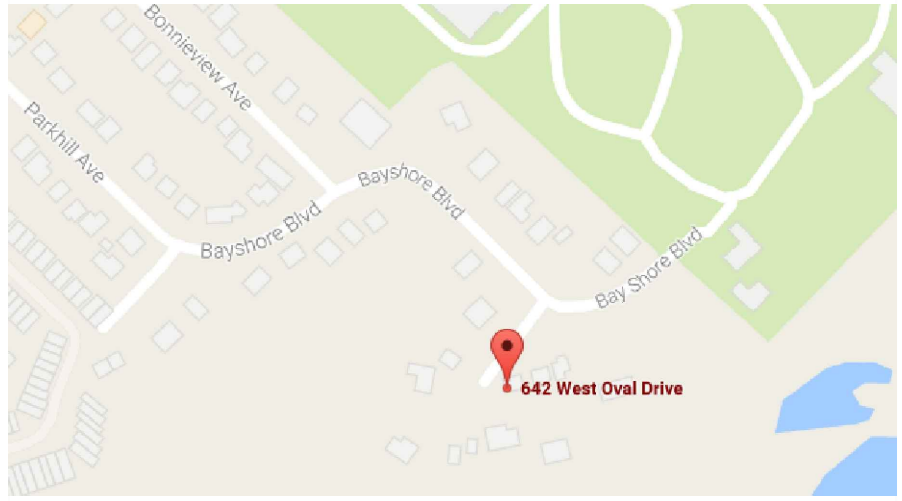


Project Information:

2016-045

642 West Oval, Burlington Ontario



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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 Run = 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 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 as noted in elevation. Truss manufacturer to notify Virtual Creations Inc. when the minimum cannot be met.

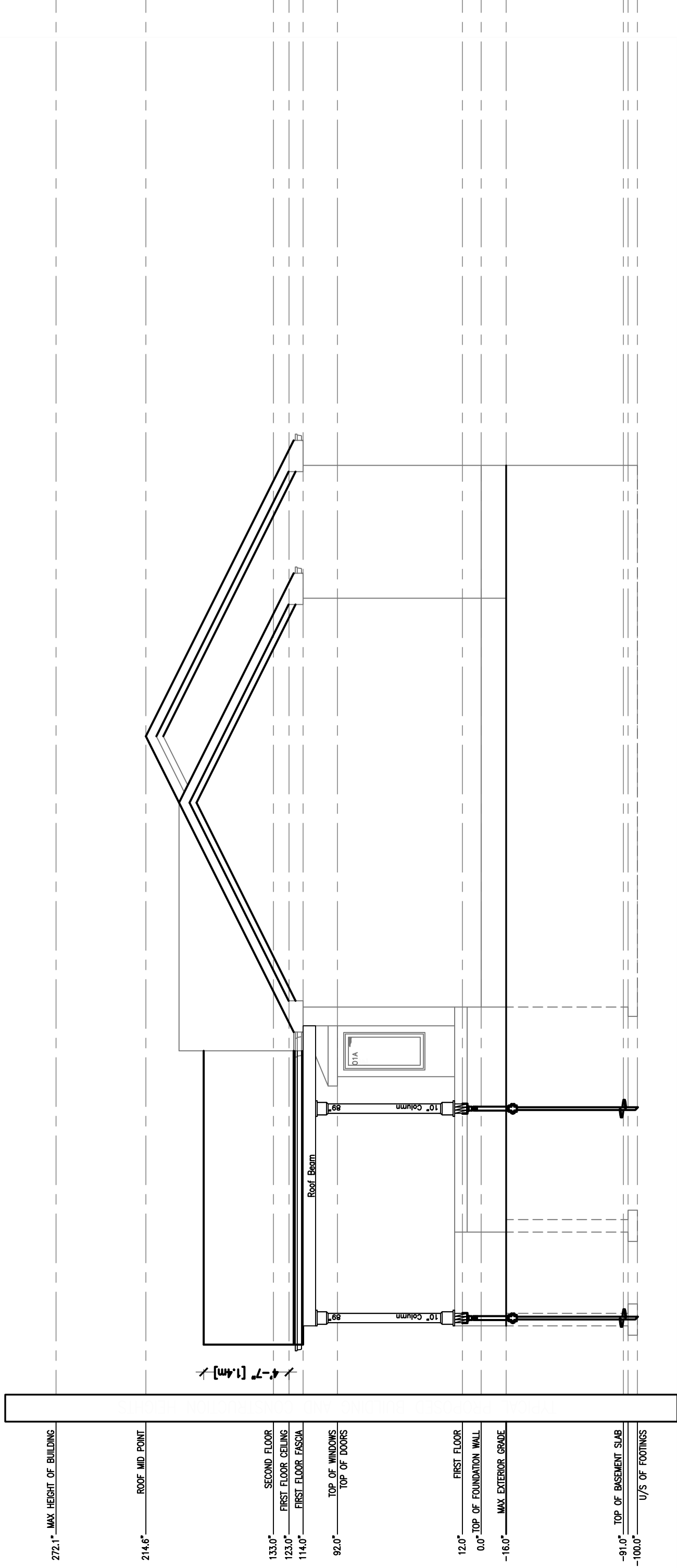
Ontario Building Code Jan 1 2014 Code Changes

	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>			
9.8.1.2.(1) Stairs, Ramps, Landings, Handrails and Guards in Garages has been met	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	9.10.19	New requirements for smoke detectors has been added	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
9.8.7.4. New height of hand rails has been verified	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	9.20.5.2.	New steel angle block has been use in the elevations.	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
9.9.10.1. New bedroom window and window well requirement met	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	9.25.3.1.	Air Barrier added to basement	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

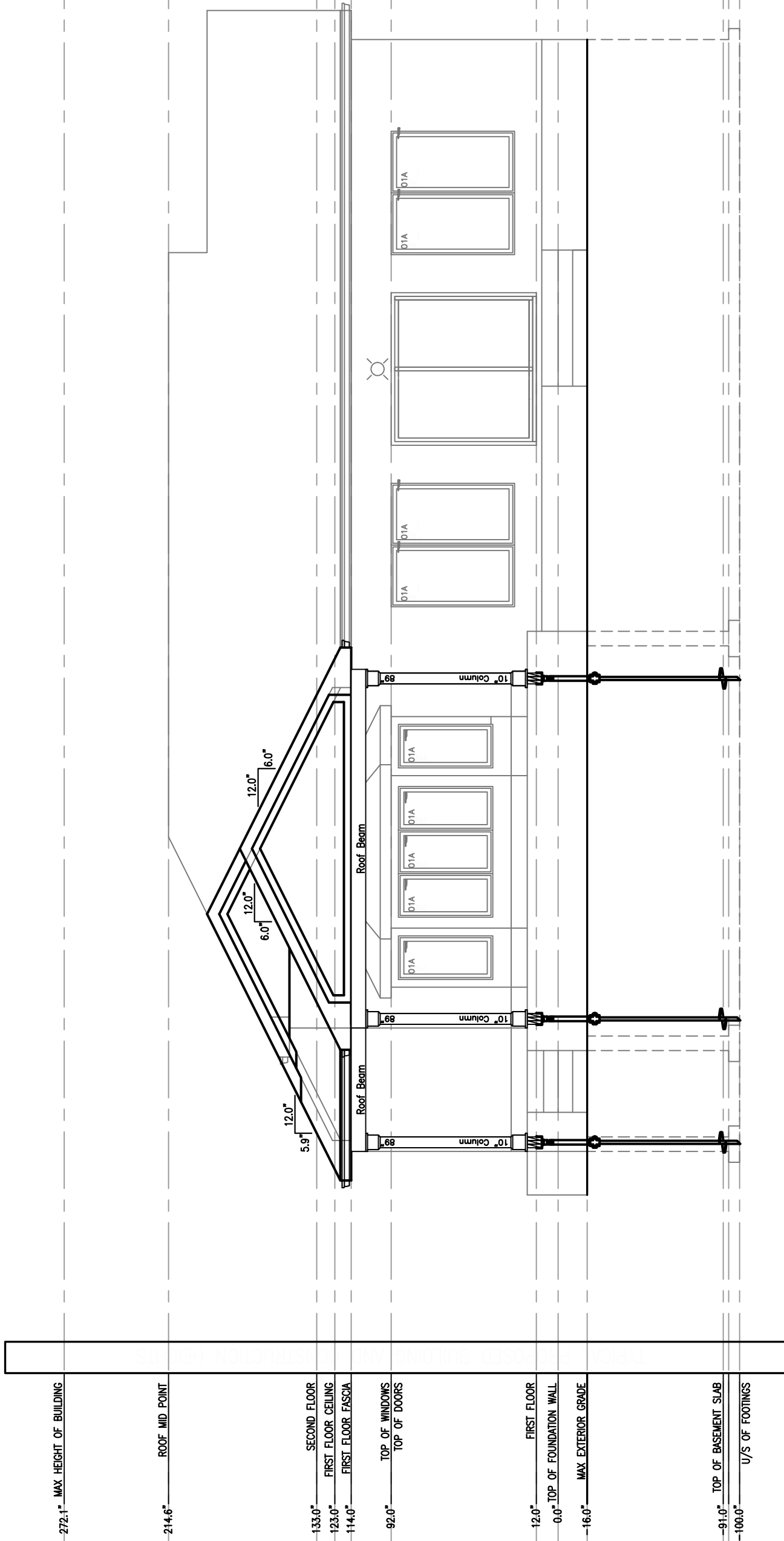
CONSTRUCTION NOTES

(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

1.	Issued for Permit	2016.06.10	E.C.



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



272.1' MAX HEIGHT OF BUILDING

214.6' ROOF MID POINT

133.0' SECOND FLOOR

123.0' FIRST FLOOR CEILING

114.0' FIRST FLOOR FASCIA

92.0' TOP OF WINDOWS
TOP OF DOORS

12.0' FIRST FLOOR

0.0' TOP OF FOUNDATION WALL

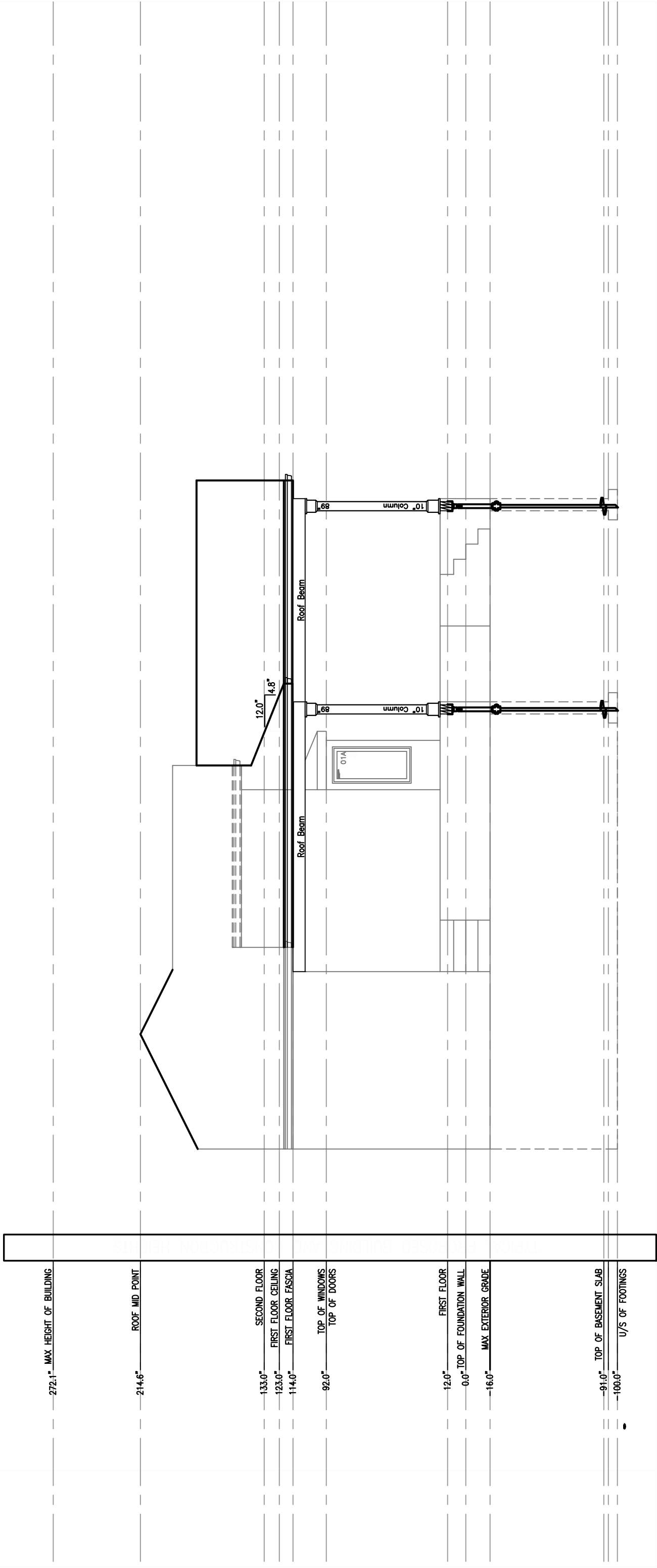
-16.0' MAX EXTERIOR GRADE

-91.0' TOP OF BASEMENT SLAB

-100.0' U/S OF FOOTINGS

A Rear Elevation

V01 SCALE 3/16" = 1'-0"



272.1" MAX HEIGHT OF BUILDING

214.6" ROOF MID POINT

133.0" SECOND FLOOR

123.0" FIRST FLOOR CEILING

114.0" FIRST FLOOR FASCIA

92.0" TOP OF WINDOWS
TOP OF DOORS

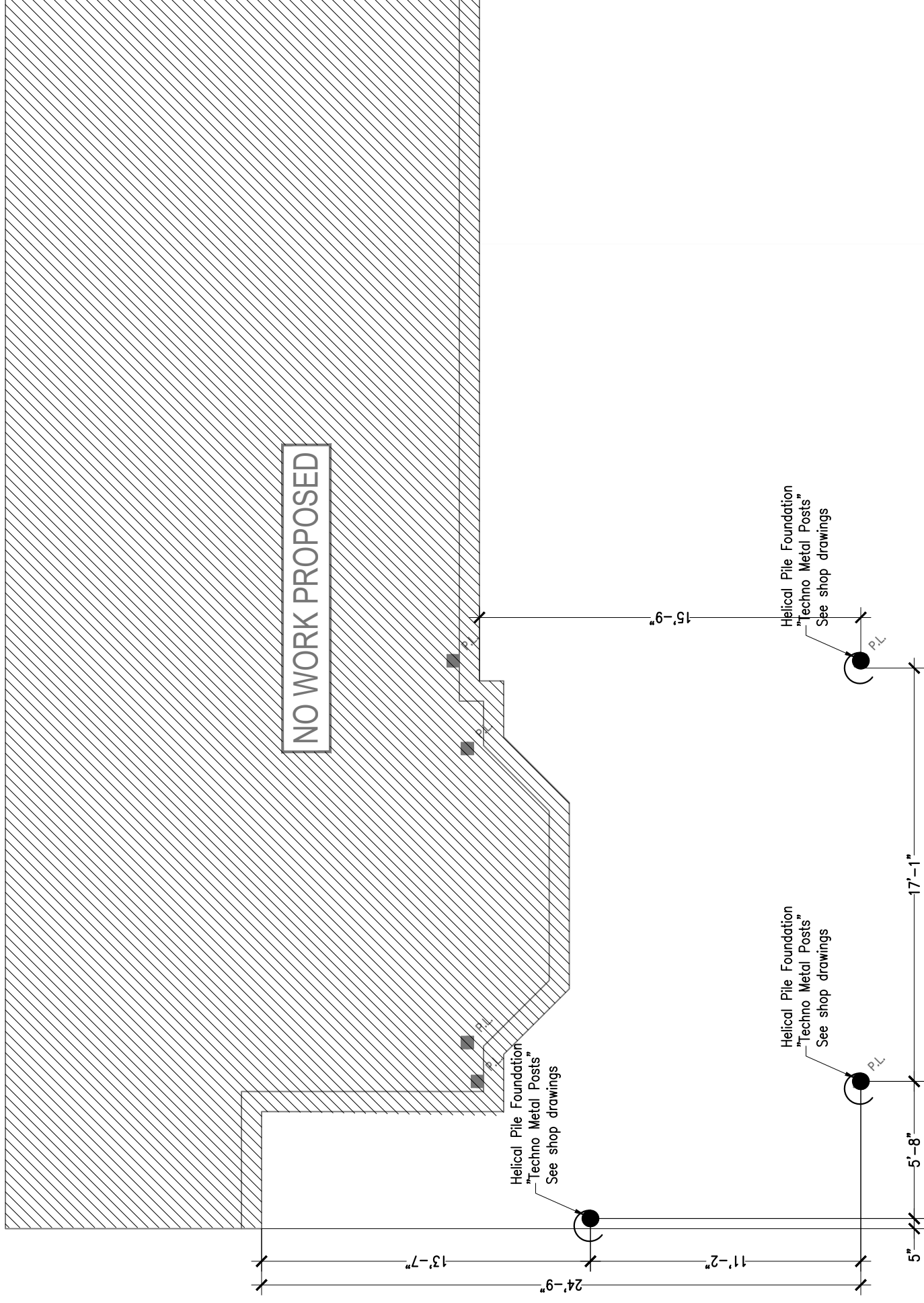
12.0" FIRST FLOOR

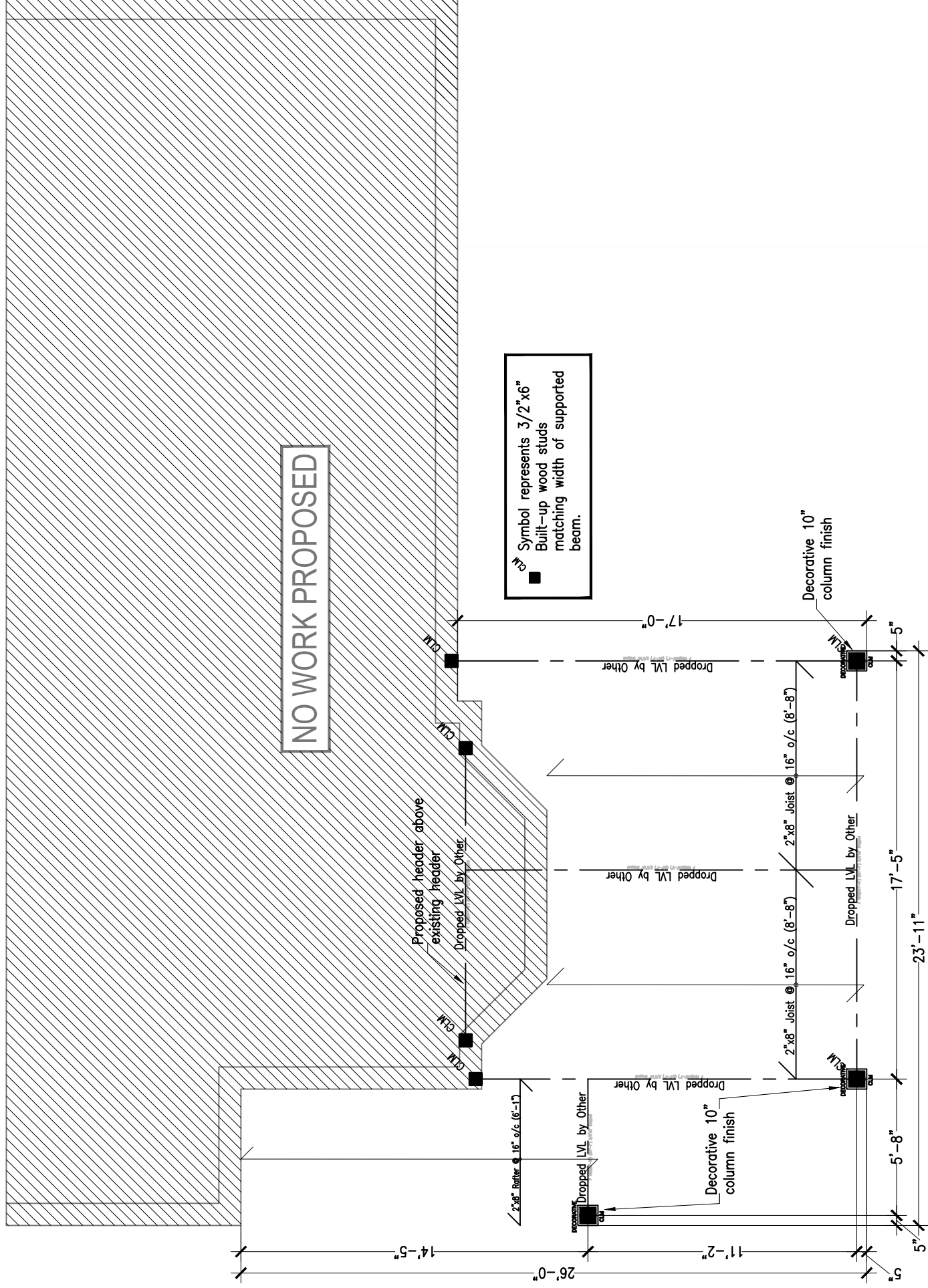
0.0" TOP OF FOUNDATION WALL

-16.0" MAX EXTERIOR GRADE

-91.0" TOP OF BASEMENT SLAB
-100.0" U/S OF FOOTINGS

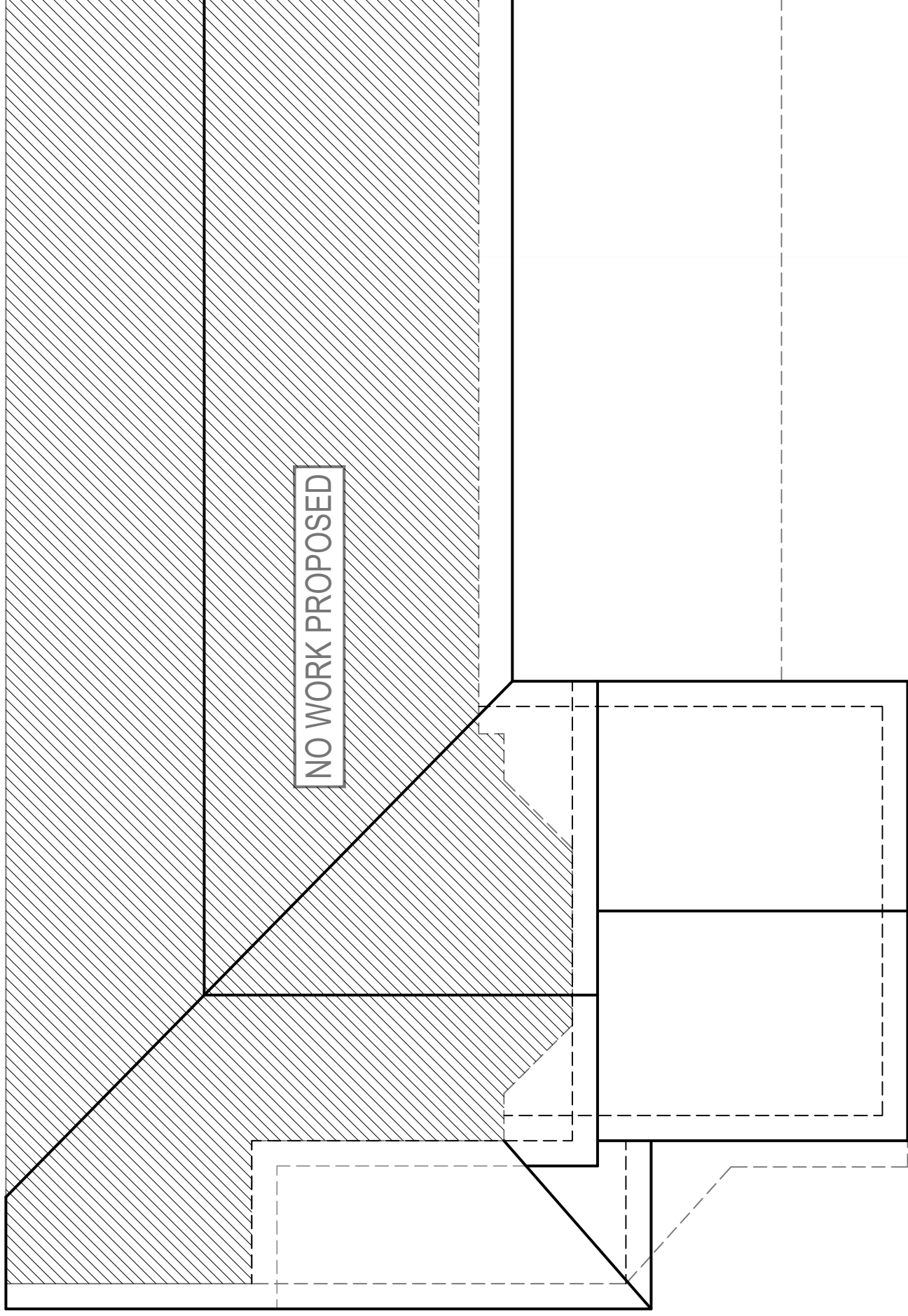
A Left Side Elevation
V01 SCALE 3/16" = 1'-0"





NO WORK PROPOSED

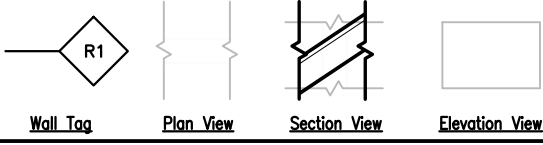
Symbol represents 3/2"x6"
Built-up wood studs
matching width of supported
beam.



Unit for 11x17 @ 3/16" scale

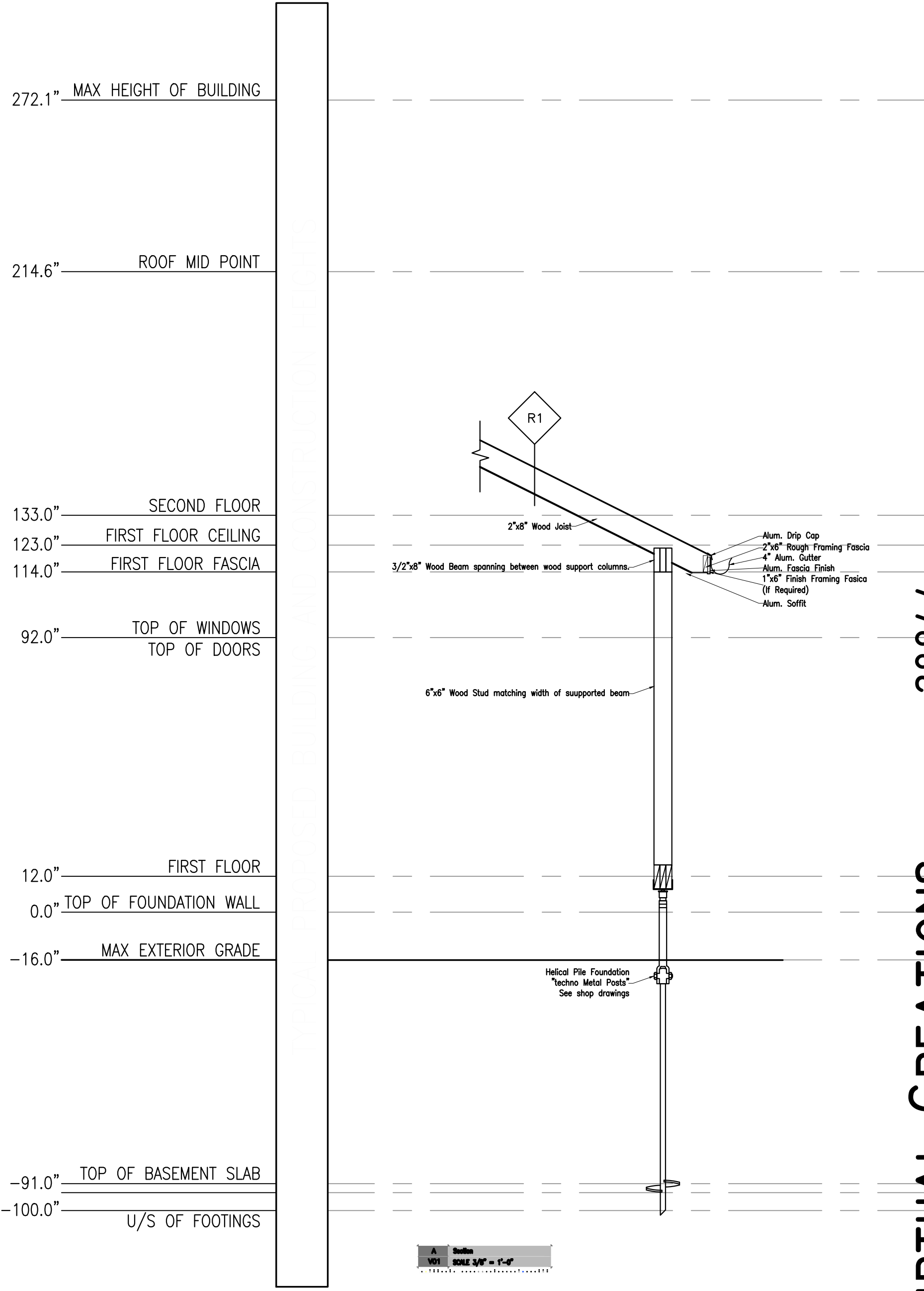
Unit for 11x17 @ 3/16" scale

CEILING & ROOF ASSEMBLIES



Proposed hand framed roof and ceiling assembly
 9.26.0.0. Roof finish typical min. 20 year asphalt shingles, 3/8" plywood sheathing & 'h' clips.
 9.26.5.1. Rolled roofing eaves protection min. 3'-0" from soffit roof structure w/ 2" min. vent space

(Insulation, vapour and air barriers are specified on detail page)



A Section
 V01 SCALE 3/8" = 1'-0"

ISSUED: Dec 02 2016

PROJECT No: 2016-045

Original Signature: _____

PROJECT: 642 West Oval, Burlington Ontario

Client: CLIENT

28844

INC.

BCIN No. (905) 481 1153

VIRTUAL CREATIONS

ARCHITECTURAL CONSULTING SERVICES