GENERAL NOTES

Electrical Notes: (2017)

- Smoke Detectors needs to be installed in all bedrooms and on each floor including basement. (O.B.C. 9.10.19)
- Visual Signaling component is to be integrated with the smoke alarms.
- Carbon Monoxide Detectors needs to be installed on each floor including basement (Max. 16' away from bedroom doors). (O.B.C. 9.33.4)
- Both Smoke and Carbon Monoxide Detectors will be permanently connected to a electrical circuit with a battery backup and will be interconnected.
- Electric Fan needs to be installed in the kitchen and in each bathroom.
- Laundry room without windows require an Electric Fan.
- Furnace, Hot water tank and HRV (if required) to be installed as per Mechanical drawings.
- Cold Storage Vent to be installed in the basement on a exterior foundation wall.

Site plan and COA notes:

- All overhangs are 16" unless specifically noted.
- All eave troughs project an additional 5" beyond the roof overhangs.
- All lighting must be directed on site and must not spill over to adjacent properties or streets. Must provide "House Shields" where needed, to completely eliminate glare to adjacent properties.
- All garage doors are a min 8'x7' opening & project into garage by no more then 2"
- Typical garage steps into dwelling are 10" run (projection) and 48" wide

GENERAL NOTES

Structural Notes:

- Truss manufacturer is responsible to size all beams on the floors which bear load from roof system

Hatch represents load bearing walls

Symbol represents a decorative 10" column finish

Symbol represents built-up wood studs to equal the width of beam (unless specifically noted on Floor plan)

Symbol represents the location of column point load from above

Symbol represents a steel post with Pad footing (3"Øx3/16" fixed steel post, 8"x8"1/4" top and bottom plate)

Note to Truss Manufacture:

Truss manufacture to provide LVL specification for ALL beams and headers noted on these drawings irregardless of weather or not the beam is oversized. Virtual Creations specifies products, materials and building components and expects Truss manufactures to follow the plans provided and NOT pick and choose what they will provide and what they will not provide.

Structural Load Information:

DEAD LOAD=	20 PSF
LIVE LOAD =	40 PSF
SNOW LOAD =	32 PSF
DEFLECTION =	L/360

GENERAL NOTES

Construction Notes:

Floor Plan Notes:
- These plans must be used in conjunction with other consultant drawings like Structural Engineer, Truss layout and Floor layouts.
- The drawings are NOT a "how to build" drawings. They are "intent" based and require skilled, knowledgeable individuals to execute the information contained within these drawings.
- Builders, Contractor or Managers are responsible to notify Virtual Creations Inc. of any changes deficiencies or errors BEFORE construction.
- Builder, Contractor or Managers are responsible to verify ALL DIMENSIONS prior to starting construction.
- All plans show nominal dimension. Meaning interior walls are typically shown at 4" not 3.5" for framing or 4.5" for finished thickness. Adjust accordingly.
- Lumber company to provide specifications on ALL THE LVL BEAMS NOTED IN THESE DRAWINGS. DO NOT change to conventional framing, if LVL Beams are specified.
- Virtual Creations is open to suggestions on a different Truss Structural layout. However please call the office to discuss you proposed layout prior to issuing the drawings to the client.

Elevations Notes:
- The height shown is NOT the building height as defined by zoning.
- Zoning building height is determined by the Grading Engineer.
- The Joist heights shown should NOT be used to determine the structure Joist sizing.
- The Joist height is an over estimation of the yet to be determined Joist size.

WALL ASSEMBLIES

W1	Wall Tag	Plan View	Section View	Elevation View	Exterior grade and backfill material as per 9.12.3.3. No Air space is required or proposed No Exterior sheathing is proposed or required, no prootection is needed 10" poured concrete foundation min. 20mpa (2900 p.s.i.) max. grade exterior height of 8'-6" No air barrier system is required No FRR is required or proposed Insulation is not required or proposed No Vapour Barrier is required or proposed Exterior grade and backfill material as per 9.12.3.3. AND O.B.C. 9.15.4.2.
W2	Wall Tag	Plan View	Section View	Elevation View	Exterior grade and backfill material as per 9.12.3.3.AND O.B.C. 9.15.4.2. Back Fill shall be only 3\4" crushed clear stone full height of back fill (weeping tile to finish grade) Delta-MS & Delta Thene 40 waterproofing by Cosella-Dorken Products Inc. 10" poured concrete foundation min. 20mpa (2900 p.s.i.) max. grade exterior height of 8'-6" Proposed approved air barrier system No FRR is required or proposed Batt Insulation in stud wall cavity + c.i. (if required) as per SB12 6 mil. Vapour Barrier — R10 Ridged c.i. and R12 Batt in stud as per note (6) 3.1.1.2.A No Interior finish is proposed or required
W3	Wall Tag	Plan View	Section View	Elevation View	Existing Exterior Finish No Air space is required or proposed No Exterior sheathing is proposed or required, no prootection is needed 10" poured concrete foundation min. 20mpa (2900 p.s.i.) max. grade exterior height of 8'-6" No air barrier system is required No FRR is required or proposed Insulation is not required or proposed Insulation is not required or proposed No Interior finish is proposed or required
W4	Wall Tag	Plan View	Section View	Elevation View	Exterior Siding Finish ~~1" Air Space~~ ¼" Sheathing + Delta Vent SA air barrier (Cosella-Dorken) 2"x6" Wood studs @ 16" o/c (max. height 11'-10" as per 9.23.10.) Proposed approved air barrier system No FRR is required or proposed Batt Insulation as per SB-12 (including continuous insulation if required, see Sheet V01 for info) 6 mil. Vapour Barrier ½" G.W.B. Finish (Interior side)
W5 GAS PROOF @ GARAGE	Wall Tag	Plan View	Section View	Elevation View	½" G.W.B. Finish (Exterior side) No Air space is required or proposed No Exterior sheathing is proposed or required, no prootection is needed 2"x6" Wood studs @ 16" o/c (max. height 11'-10" as per 9.23.10.) No air barrier system is required No FRR is required or proposed Batt Insulation as per SB-12 (including continuous insulation if required, see Sheet V01 for info) No Vapour Barrier is required or proposed MIN. R19+R5ci AS PER EEDS ½" G.W.B. Finish (Interior side)
W6	Wall Tag	Plan View	Section View	Elevation View	½" G.W.B. Finish (Exterior side) No Air space is required or proposed No Exterior sheathing is proposed or required, no prootection is needed 2"x4" Wood studs @ 16" o/c (max. height 9'-10" as per 9.23) No air barrier system is required No FRR is required or proposed Insulation is not required or proposed No Vapour Barrier is required or proposed ½" G.W.B. Finish (Interior side)
W7	Wall Tag	Plan View	Section View	Elevation View	Exterior Siding Finish ~~1" Air Space~~ ¼" Sheathing + Delta Vent SA air barrier (Cosella-Dorken) 2"x6" Wood studs @ 16" o/c (max. height 11'-10" as per 9.23.10.) Proposed approved air barrier system No FRR is required or proposed ~~Insulation is not required or proposed~~ MIN. R19+R5ci REQ'D AS PER EEDS No Vapour Barrier is required or proposed ½" G.W.B. Finish (Interior side)

FLOOR ASSEMBLIES

F1	Wall Tag	Plan View	Section View	Finished surface to be troweled smooth & even No subfloor required or specified 3" Interior concrete slab min. 25 MPa Concrete 6" Clear Gravel Fill (Non Structural Span) No insulation required or specified 6 mil. air and vapor barrier (12" Lap joints) Terminate at top of slab with caulking. No sound barrier required or specified No fire resistance rating required or specified No ceiling finish required or specified
F2	Wall Tag	Plan View	Section View	Finished surface to be troweled smooth & even No subfloor required or specified 6" Exterior Concrete Slab 32 MPa 6" Clear Gravel Fill (Non Structural Span) No insulation required or specified No vapor barrier/air barrier required or specified No sound barrier required or specified No fire resistance rating required or specified No ceiling finish required or specified
~~F3~~	Wall Tag	Plan View	Section View	Floor finish as per plan (see finish spec or owners notes). 5/8" tongue & groove sub floor. Floor joists to plan (see plan for direction and size). Bridging/Strapping/Glued/Screwed and/or IBS as per plan No insulation required or specified No vapor barrier/air barrier required or specified No sound barrier required or specified No fire resistance rating required or specified 1/2" G.W.B. – 9.29.5.2. Typical ceiling finish material: 1/2" ASTM C1395 / C1395M

CEILING & ROOF ASSEMBLIES

R1	Wall Tag	Plan View	Section View	Typical Roof finish 20 year asphalt shingles as per OBC 9.26.0.0 1/2" sheathing with H-clips & Delta roof underlay Roof structure to plan (see plan for direction and size). No additional structure required or specified Batt Insulation as per SB-12 requirements No fire resistance rating required or specified 6 mil. air and vapor barrier (12" Lap joints) Terminate at top of slab with caulking. No sound barrier required or specified No fire resistance rating required or specified 1/2" G.W.B. – 9.29.5.2. Typical ceiling finish material: 1/2" ASTM C1395 / C1395M
R2	Wall Tag	Plan View	Section View	Typical Roof finish 20 year asphalt shingles as per OBC 9.26.0.0 1/2" sheathing with H-clips & Delta roof underlay Roof structure to plan (see plan for direction and size). No additional structure required or specified No insulation required or specified No vapor barrier/air barrier required or specified No sound barrier required or specified No fire resistance rating required or specified 1/2" G.W.B. – 9.29.5.2. Typical ceiling finish material: 1/2" ASTM C1395 / C1395M

FINISH ASSEMBLIES

Hamilton Building Division

Reviewed for Ontario Building Code Compliance.
Subject to Corrections Noted on Plans and Field Inspections.

Permit: 21 104272 000 00 R9
Date: 05/19/21
Name: Laurie Smith
Approved by:

PROJECT:690 Crooks Hollow Road, Dundas Ontario\

SMALL BUILDINGS Original Signature:

Classification : Client: Mr. & Mrs. Sköen

WWW.VCINC.CA

PROJECT No:2020-092

VIRTUAL CREATIONS INC. (905) 481 1153 BCIN No. 28844
ERIC CANTON BCIN#25135
ARCHITECTURAL Consulting Services

ISSUED Apr 13 2021

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