

# PROJECT GENERAL NOTES

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All parties involved with this renovation project should verify all dimension prior to commencing work. Virtual Creations Inc. makes a best effort to accurately measure the existing building, however, we can not determine wall thickness construction assembly, building square-ness, level and plumb-ness as well as general room to room accuracy at the time these drawings were prepared. Each trade, contractor and or builder should read these drawings as "intent based" documents and adjust accordingly.

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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

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

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## REVISION LIST:

BACKGROUND: These drawings are a direct result of your (plans examiners) deficiency lists. Each time a deficiency is given we add the comment to our standard drawing set. Continually adding new items to the drawing set. What follows is a record of "why" something might be in our drawing sets.

2019.10.10 – City of Burlington – All exterior dimension on all floor plans will be in both metric and imperial  
2019.11.15 – City of Burlington – R values noted on building sections  
2019.12.11 – Town of Oakville – Town required detail drawings of interior and exterior guards on drawings.  
2020.01.15 – City of Niagara Falls – Smoke alarms must be shown on the drawings along with mechanical fans.  
2021.01.14 – OBC – 6mil Poly Vapour Barrier required below basement slab added.  
2021.01.20 – OBC – Removed 1/2" flex cell joint from basement slab work as it is not OBC requirement  
2021.03.11 – City of Burlington – all deck and porches dimensioned vertically in elevations drawings

PROJECT: Stonehaven Plan 1b, Burlington Ontario

PROJECT No: 2020-568

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BCIN No.

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Client: Dawn Victoria Homes

Classification :

SMALL BUILDINGS

Original Signature: \_\_\_\_\_

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