

Electrical Notes:

- 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. Also Laundry room without windows require an Electric Fan.
- Furnace, Hotwater tank and HRV (if required) to be installed as per Mechncal 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 garage doors are a min 8'x7' opening
- All garage doors project into the garage interior space by no more then 2"
- Typical garage steps into dwelling are 10" run (projection) and 48" wide

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
 Symbol represents the location of column point load from above
 Symbol represents a steel post (3"x3/16" 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 regardless 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

Metric to Imperial Steel Beam Conversion							
Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial
W150x22	W6x15	W200x27	W8x19	W250x33	W10x25	W310x39	W12x28
W150x30	W6x20	W200x31	W8x21	W250x35	W10x27	W310x40	W12x30
W150x37	W6x25	W200x38	W8x28	W250x42	W10x32	W310x47	W12x35
		W200x42	W8x32	W250x46	W10x36	W310x52	W12x39
		W200x46	W8x34	W250x50	W10x38	W310x56	W12x41
		W200x52	W8x39	W250x56	W10x42	W310x62	W12x45

Area Calculations	
Total Building Area	754.86 SQ. FT. (70.13 SQ. M.)
Proposed First Floor Area	494.75 SQ. FT. (45.96 SQ. M.)
Garage Area	225.06 SQ. FT. (20.91 SQ. M.)
Porch Area	40.80 SQ. FT. (3.79 SQ. M.)
Patio Area	112.36 SQ. FT. (10.44 SQ. M.)
Proposed Second Floor Area	727.81 SQ. FT. (67.62 SQ. M.)
Balcony Area	112.36 SQ. FT. (10.44 SQ. M.)
Proposed Third Floor Area (bumpout)	719.81 SQ. FT. (66.87 SQ. M.)

SB-12 Exterior Unit A

SB-12 2.1. METHODS FOR ACHIEVING ENERGY EFFICIENCY COMPLIANCE (CONCLUSION)

TOTAL WALL AREA = 3065.23 Sq. Ft.
 TOTAL DOOR GLAZING AREA = 42.00 Sq. Ft.
 TOTAL RSO AREA (NOT INCLUDING BASEMENT WINDOWS) = 160.90 Sq. Ft.
 TOTAL PERCENTAGE = 6.62%

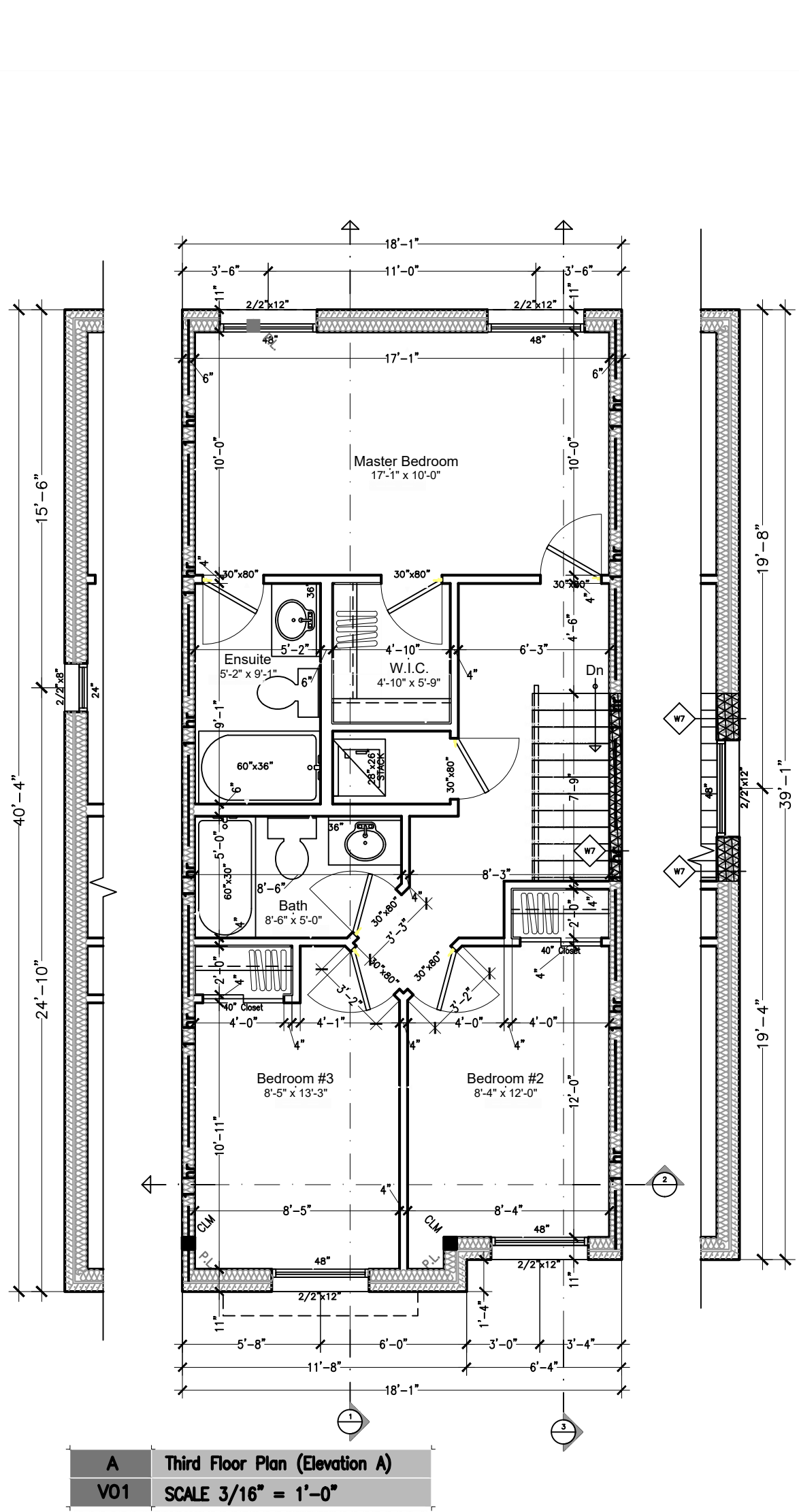
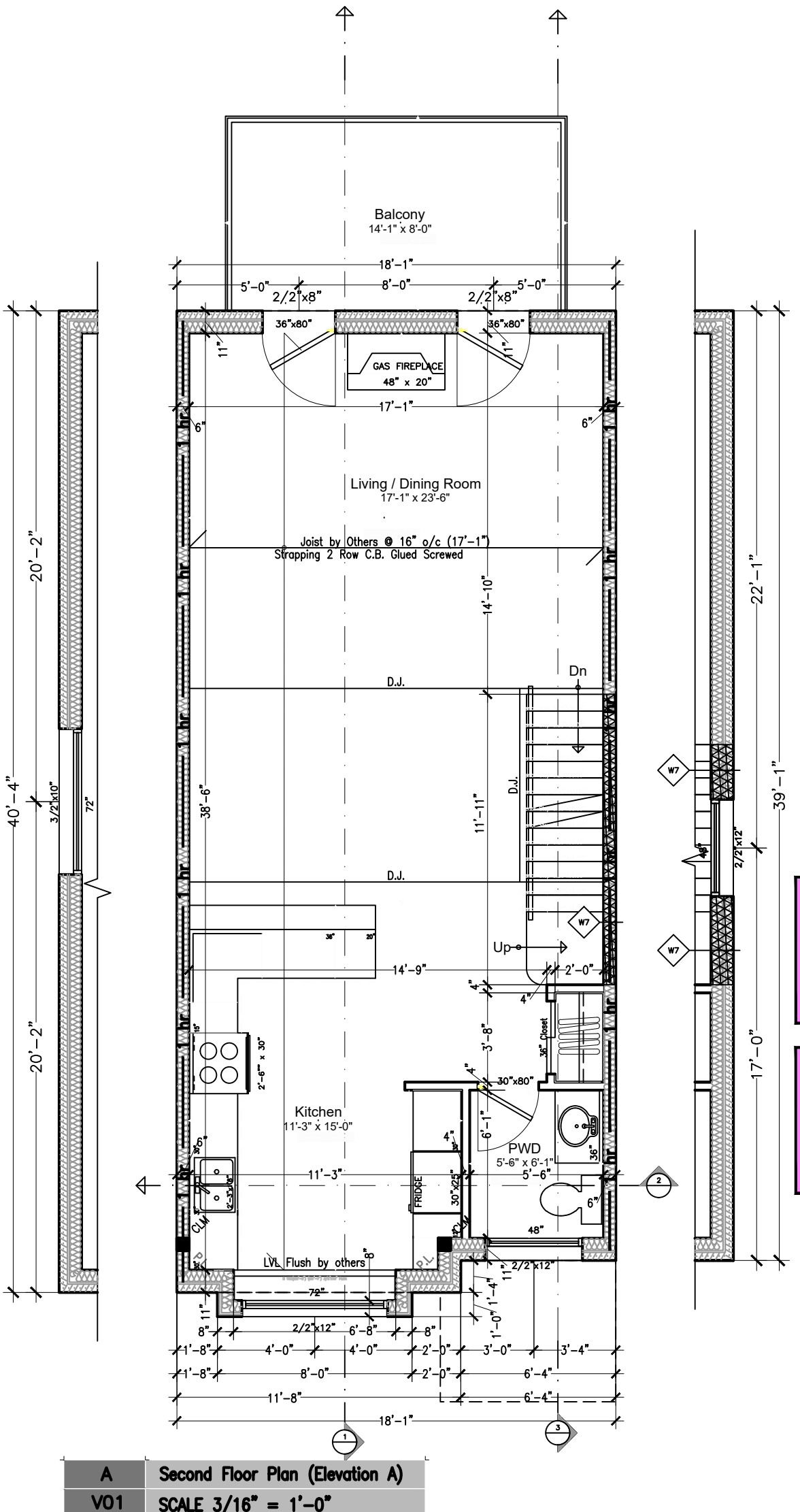
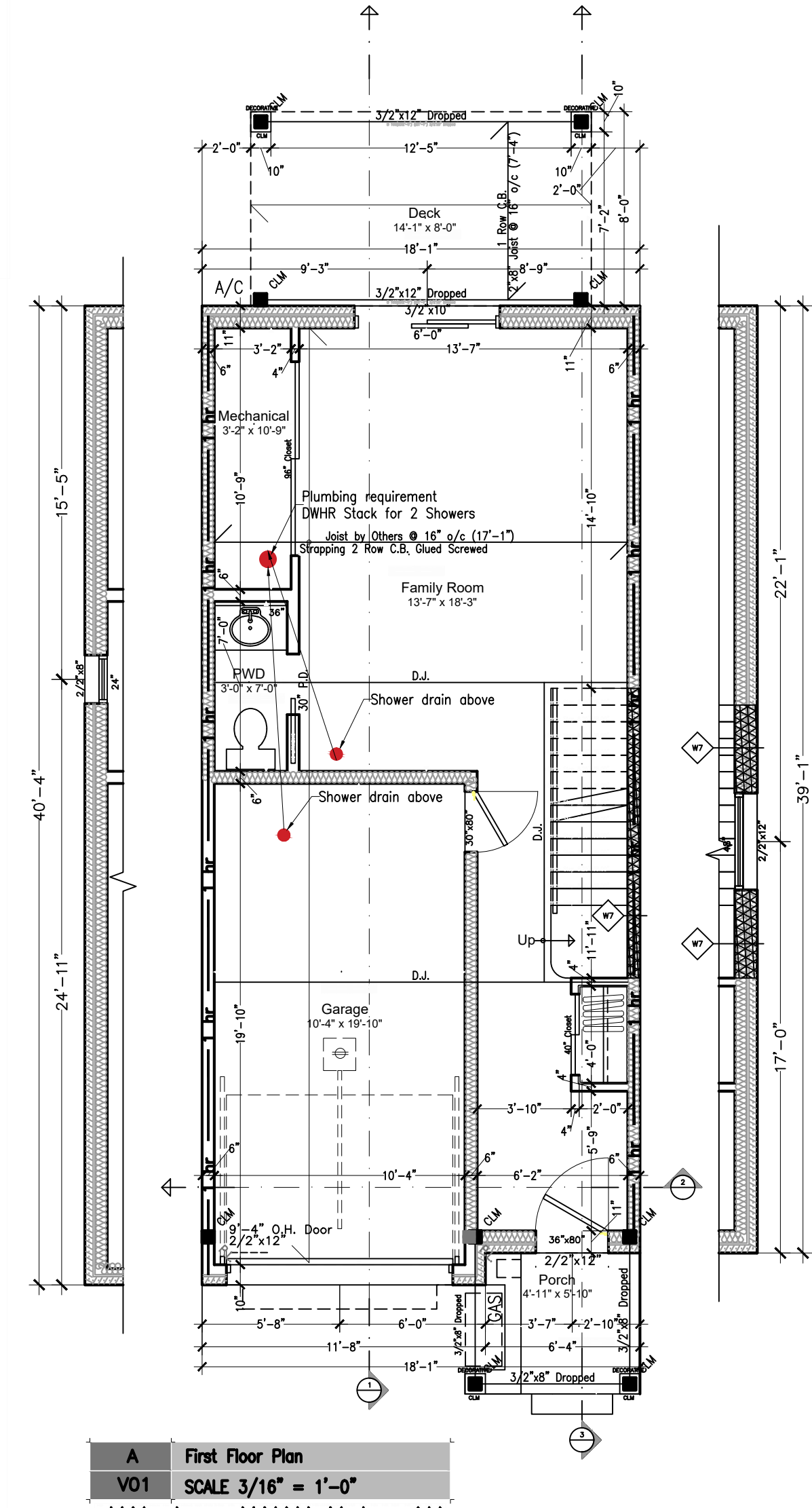
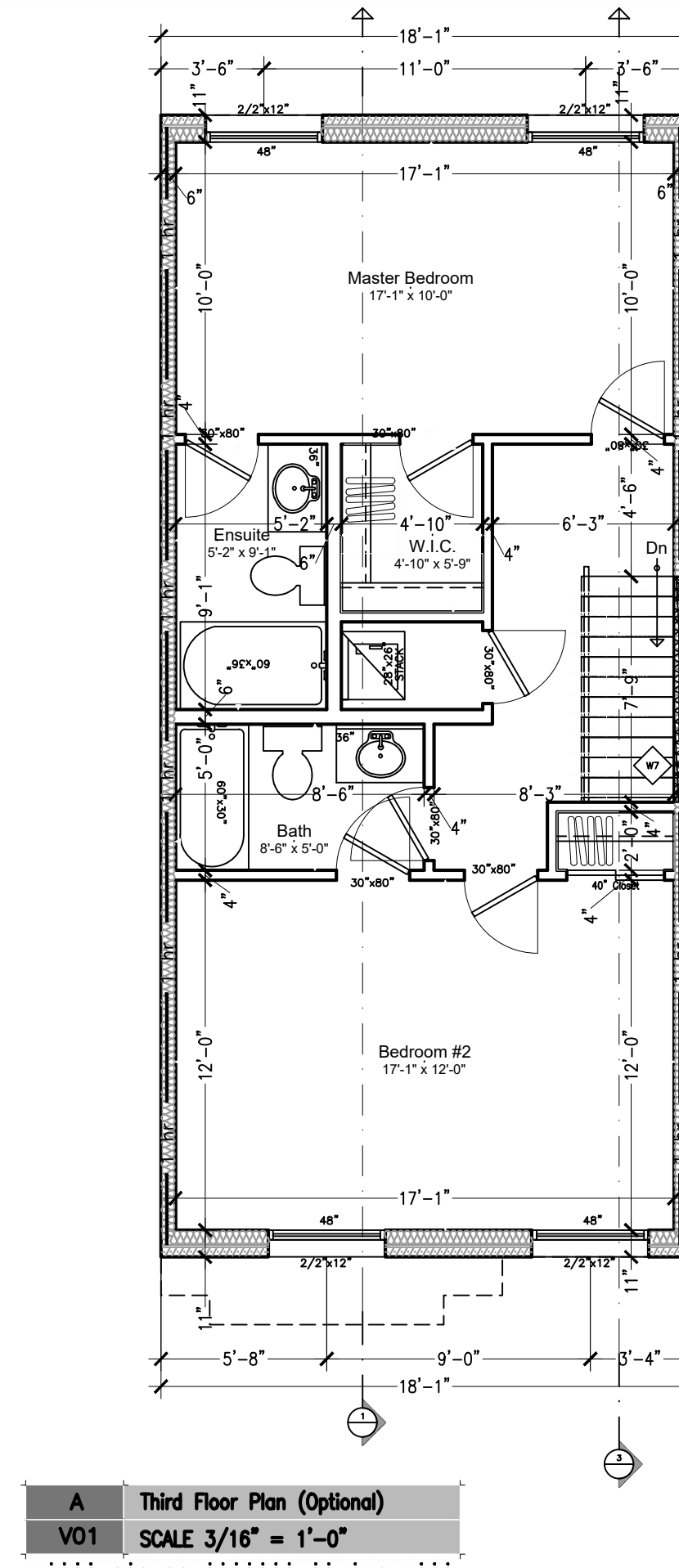
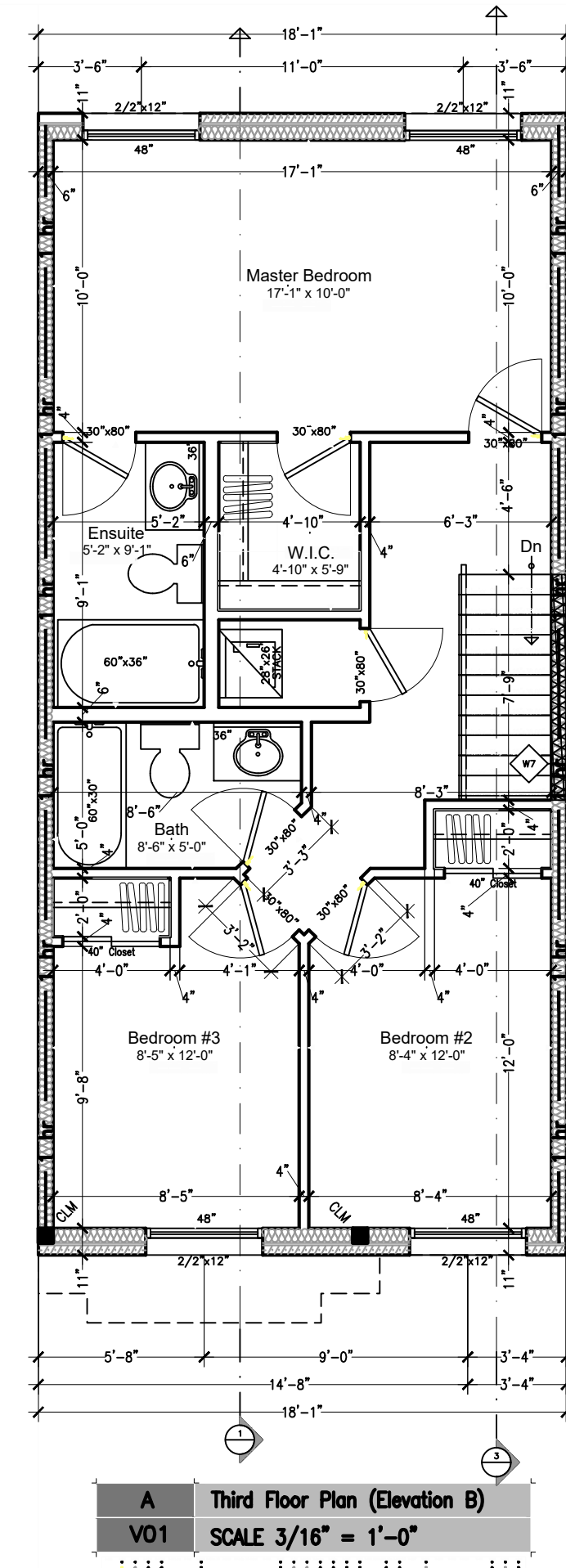
COMPLY WITH 2.1.1.1.(7) <17%
 COMPLY WITH 2.1.1.1.(8) >17% <22% (UPGRADES HAVE BEEN NOTED)
 COMPLY WITH 2.1.1.1.(10) >22% (ENERGY CONSULTANT MUST BE CONSULTED)

SB-12 Interior Unit A

SB-12 2.1. METHODS FOR ACHIEVING ENERGY EFFICIENCY COMPLIANCE (CONCLUSION)

TOTAL WALL AREA = 3065.23 Sq. Ft.
 TOTAL DOOR GLAZING AREA = 42.00 Sq. Ft.
 TOTAL RSO AREA (NOT INCLUDING BASEMENT WINDOWS) = 112.60 Sq. Ft.
 TOTAL PERCENTAGE = 5.04%

COMPLY WITH 2.1.1.1.(7) <17%
 COMPLY WITH 2.1.1.1.(8) >17% <22% (UPGRADES HAVE BEEN NOTED)
 COMPLY WITH 2.1.1.1.(10) >22% (ENERGY CONSULTANT MUST BE CONSULTED)



These drawings are NOT a "how to build" drawings. The drawings are "intent" based and require skilled, knowledgeable individuals to execute the information contained within these drawings.

Builder, Contractor or manager is responsible notify Virtual Creations Inc of any changes deficiencies or errors BEFORE construction.

These 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.

Builder, Contractor or manager is responsible to verify ALL DIMENSIONS prior to starting construction.

Virtual Creations is open to suggestions on a different truss structural layout. However please call the office to discuss your proposed layout prior to issuing the drawings to the client.

Lumber company to provide specifications on ALL THE LVL BEAMS NOTED IN THESE DRAWINGS. I am not interested if the header could be conventional framing, I have specified LVL therefore I require LVL.

These plans must be used in conjunction with other consultant drawings like Structural engineer, truss layout & floor layouts

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 CLIENT:
 ARCHITECTURAL CONSULTING SERVICES

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