Project Information:

2016–048

68 Hillcrest Ave, A

*** REVIEWED ***
Complete revisions noted

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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 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.

Ontario Building Code Jan 1 2014 Code Changes	Yes ■ No ☐	N/A ☐				
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 ☐

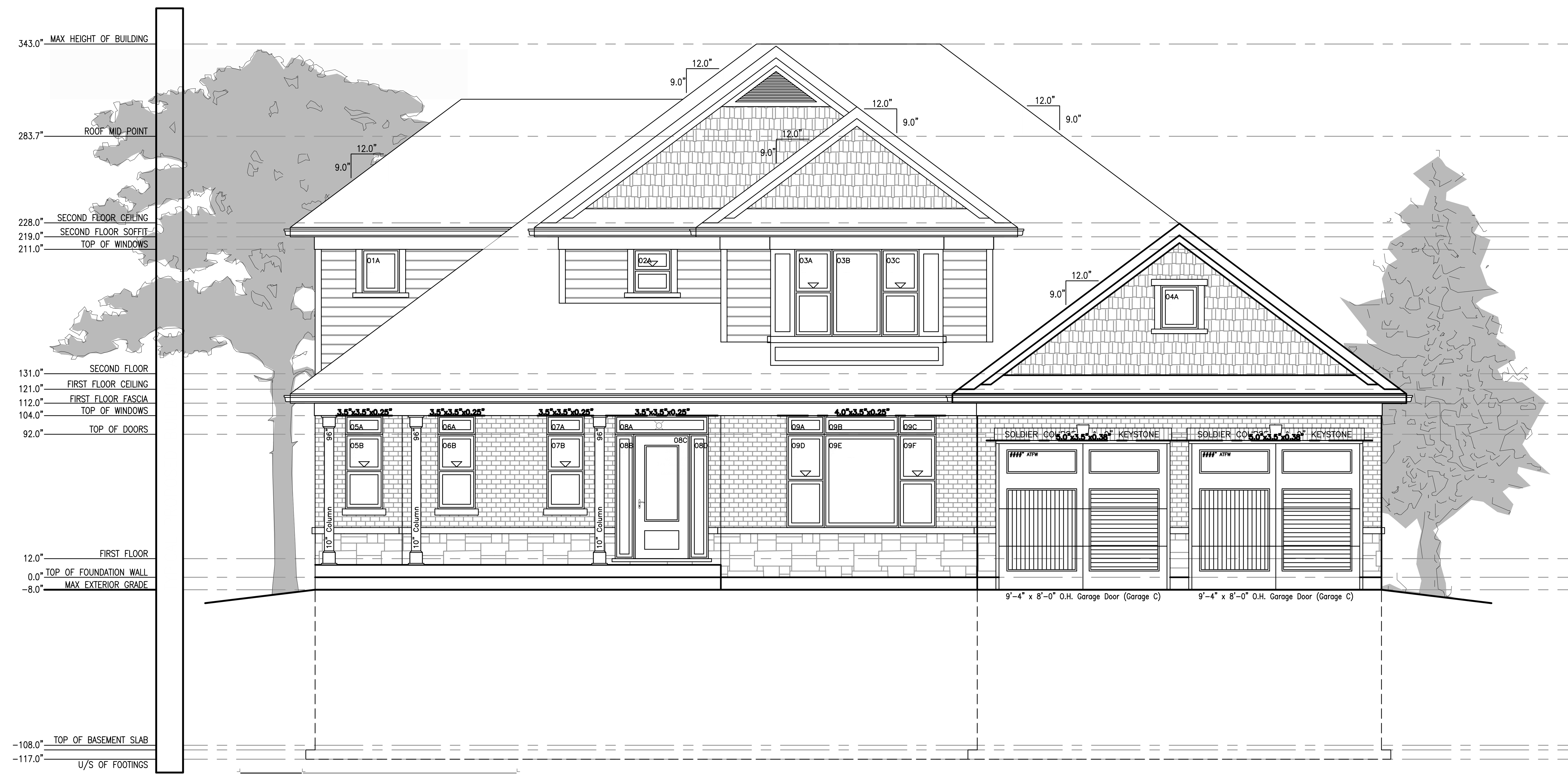
COMPONENTS

	Ceiling with Attic Space Minimum RSI (R)-Value	Ceiling without Attic Space Minimum RSI (R)-Value	Exposed Floor Minimum RSI (R)-Value	Walls Above Grade Minimum RSI (R)-Value	Basement Walls Minimum RSI (R)-Value	Below Grade Slab Entire surface > 600mm below grade Minimum RSI (R)-Value	Edge of Below Grade Slab ≤ 600mm below grade Minimum RSI (R)-Value	Heated Slab or Slab ≤ 600mm below grade Minimum RSI (R)-Value
COMPLIANCE PACKAGE Package D1 Table 2.1.1.2.A.	8.81 (R50)	5.46 (R31)	5.46 (R31)	3.52 (R20) NOTE: Package D requires R22. However, can be reduced to R20 as per 2.1.1.2.(7)	3.52 (R20)	N/A	1.76 (R10)	1.76 (R10)
	Skylights Maximum U-Value	Space Heating Equipment Minimum AFUE	HRV Minimum Efficiency	Domestic Hot Water Heater Minimum EF	Powerpipe Gray water heat recovery system (NOT REQUIRED)	Windows and Sliding Glass Doors Maximum U-Value	Glazing Upgrade	
	2.8 W/m²·K (0.5 Btu/h·ft²·°F)	94%	N/A	0.67 NOTE: Package D requires 0.67. However, can be upgraded to 0.75 as per 2.1.1.2.(7)		1.6 W/m²·K (0.28 Btu/h·ft²·°F) OR 25 ER	1.4 W/m²·K (0.25 Btu/h·ft²·°F) OR 29 ER	

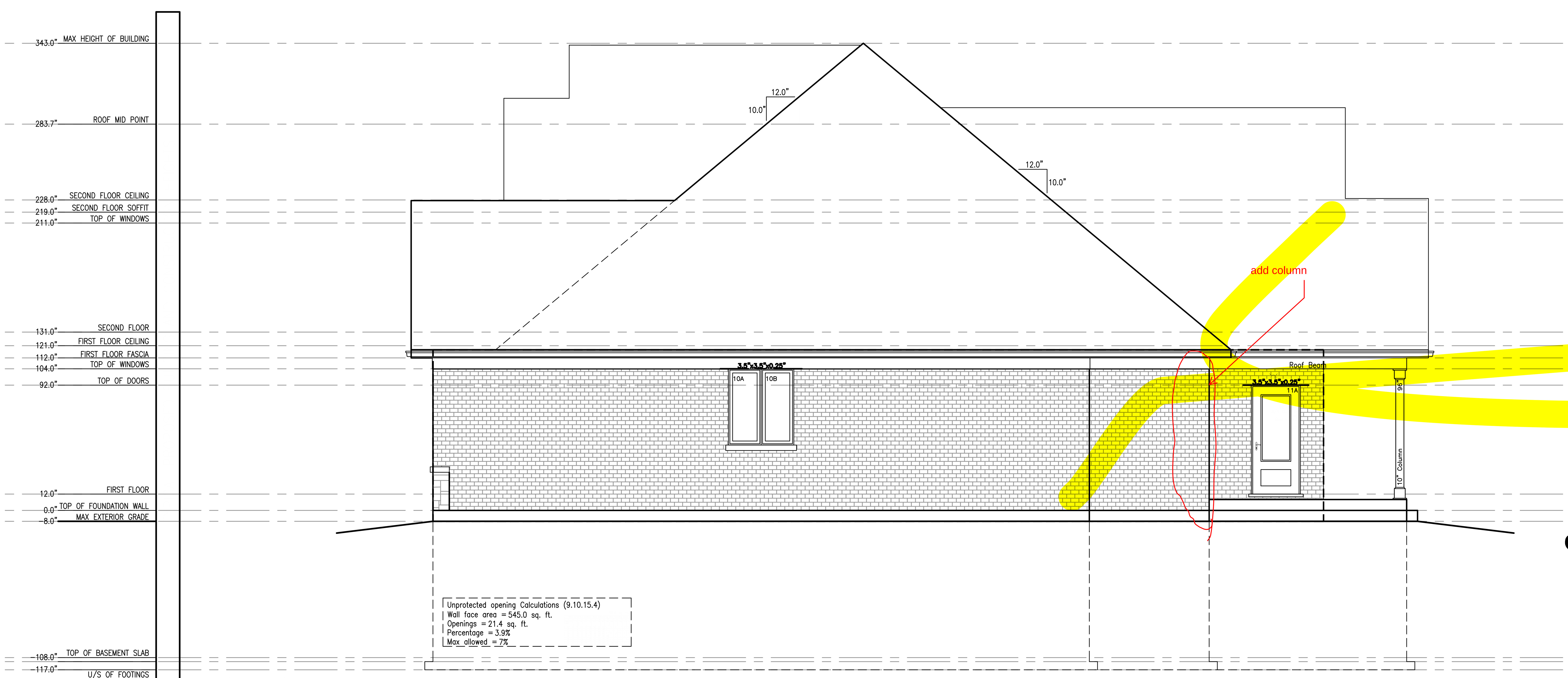
CONSTRUCTION NOTES
(Unless otherwise noted)
ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE 2012 ONTARIO BUILDING CODE REGULATIONS.
ALL DIMENSIONS GIVEN FIRST IN METRIC (mm) FOLLOWED BY IMPERIAL

2.	Issued to Consultants	2016.08.08	M.R.
1.	Issued for Client review	2016.07.28	M.R.

Kimberley LALONDE HOME DESIGN



A	Front Elevation
V01	SCALE 1/4" = 1'–0"



Unprotected opening Calculations (9.10.15.4)
Wall face area = 545.0 sq. ft.
Openings = 21.4 sq. ft.
Percentage = 3.9%
Max allowed = 7%

A	Right Side Elevation
V01	SCALE 1/4" = 1'–0"

ISSUED:Dec 13 2016

PROJECT No:2016-048 SHEET:V01 TOTAL No.30. PROJECT:68 Hillcrest Ave, Ancaster Ontario\

Client: CLIENT

Classification : Rl`kk Athkchmfr

Original Signature:

BCIN No. 17733

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ARCHITECTURAL CONSULTING SERVICES

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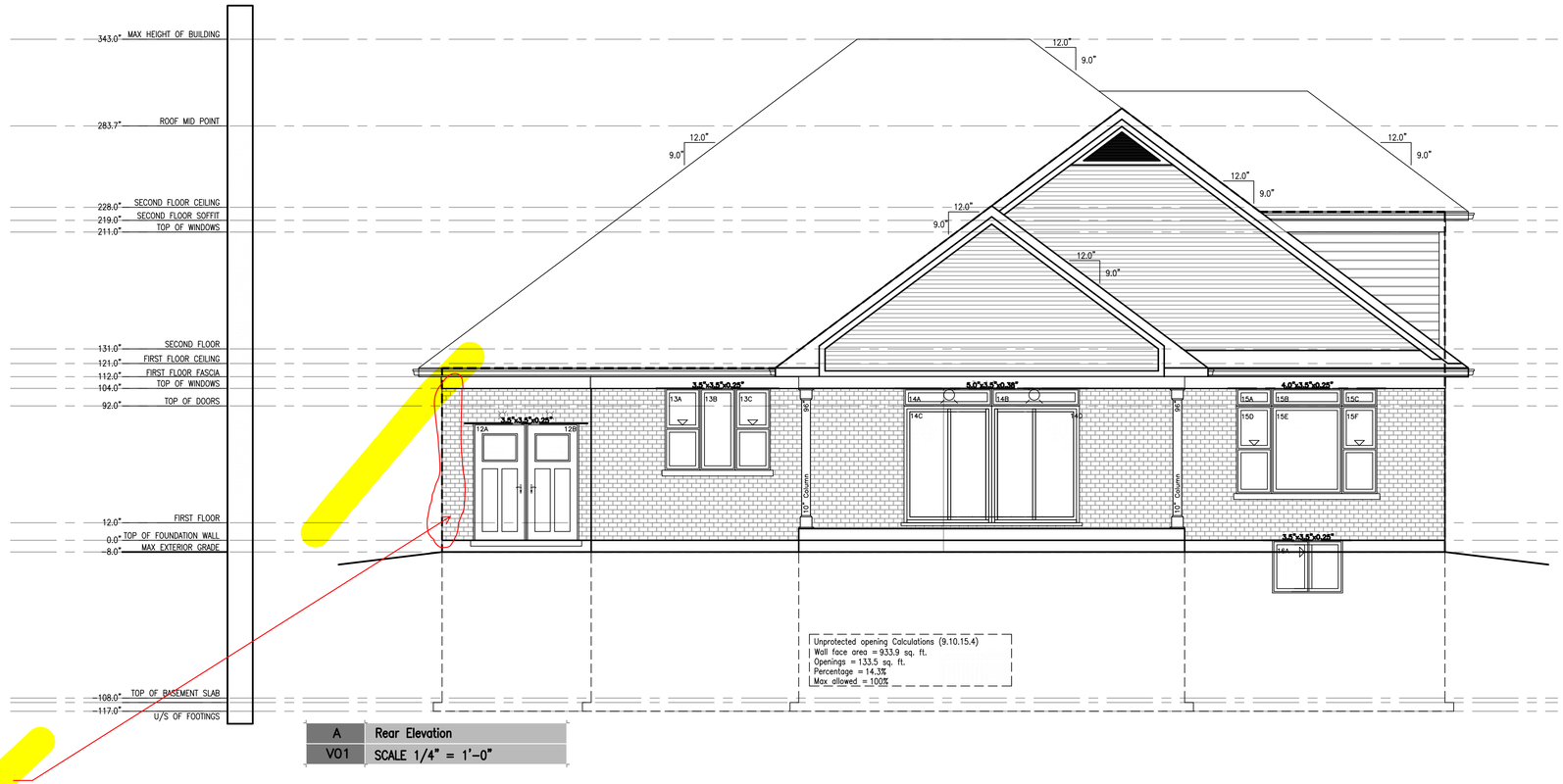
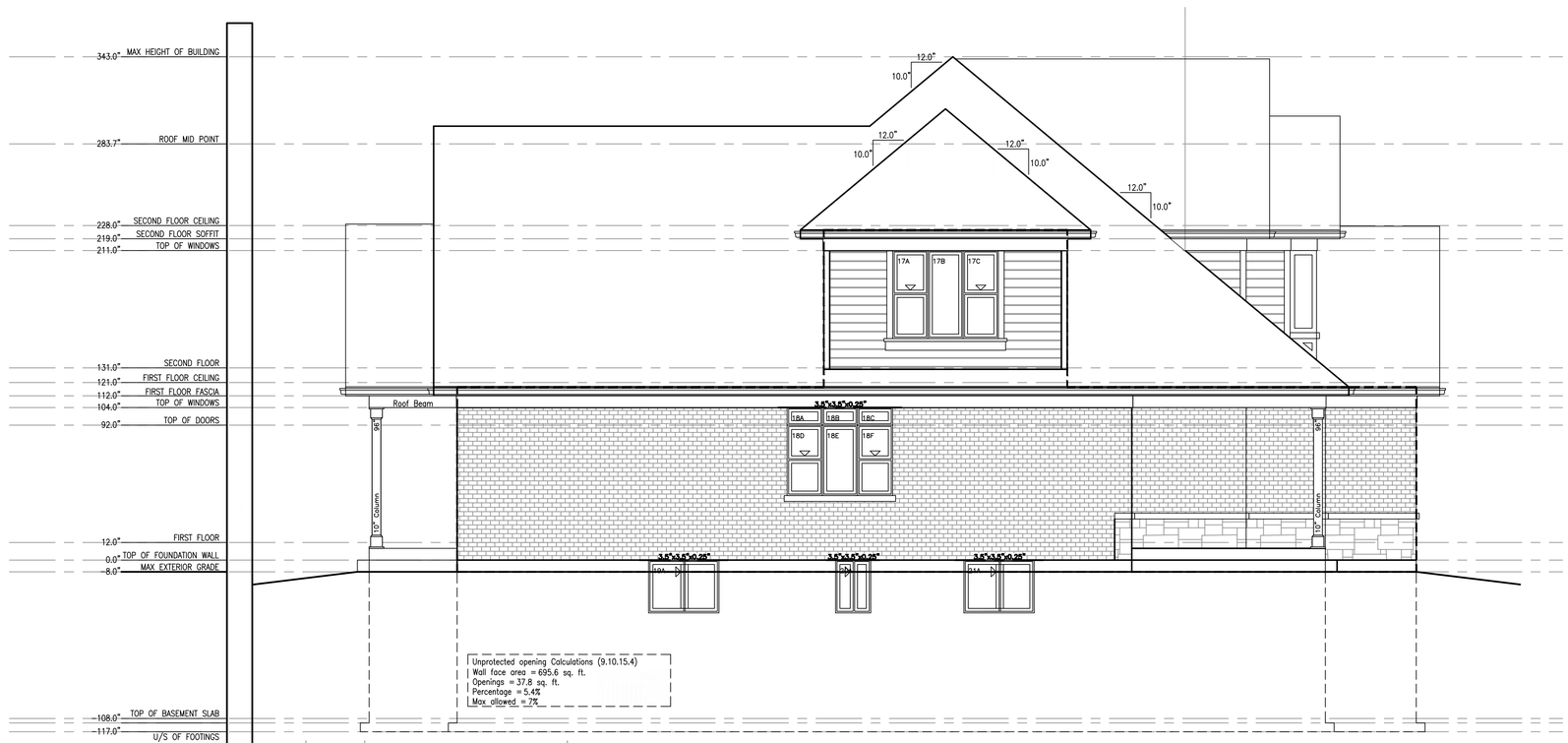
Window Schedule							
TAG	SIZE	OPERATOR	LOCATION	HEIGHT	GRILL	SB12	GLAZING
01A	24"x28"	FIXED	NORTH ELEV	211" ATFW	NONE	4.7	Glazing 2.7
02A	24"x28"	HUNG	NORTH ELEV	211" ATFW	NONE	4.7	Glazing 2.7
03A	24"x56"	HUNG	NORTH ELEV	211" ATFW	NONE	9.3	Glazing 6.2
03B	32"x56"	FIXED	NORTH ELEV	211" ATFW	NONE	12.4	Glazing 9.0
03C	24"x56"	HUNG	NORTH ELEV	211" ATFW	NONE	9.3	Glazing 6.2
04A	24"x28"	FIXED	NORTH ELEV	188" ATFW	NONE	4.7	Glazing 2.7
05A	24"x12"	FIXED	NORTH ELEV	104" ATFW	NONE	2.0	Glazing 0.7
05B	24"x48"	HUNG	NORTH ELEV	92" ATFW	NONE	8.0	Glazing 5.2
06A	24"x12"	FIXED	NORTH ELEV	104" ATFW	NONE	2.0	Glazing 0.7
06B	24"x48"	HUNG	NORTH ELEV	92" ATFW	NONE	8.0	Glazing 5.2
07A	24"x12"	FIXED	NORTH ELEV	104" ATFW	NONE	2.0	Glazing 0.7
07B	24"x48"	HUNG	NORTH ELEV	92" ATFW	NONE	8.0	Glazing 5.2
08A	60"x12"	FIXED	NORTH ELEV	104" ATFW	NONE	5.0	Glazing 2.2
08B	12"x80"	FIXED	NORTH ELEV	92" ATFW	NONE	6.7	Glazing 3.1
08C	36"x80"	3/4 GLAZED	NORTH ELEV	92" ATFW	NONE	16.7	Glazing 9.0
08D	12"x80"	FIXED	NORTH ELEV	92" ATFW	NONE	6.7	Glazing 3.1
09A	24"x12"	FIXED	NORTH ELEV	104" ATFW	NONE	2.0	Glazing 0.7
09B	48"x12"	FIXED	NORTH ELEV	104" ATFW	NONE	4.0	Glazing 1.7
09C	24"x12"	FIXED	NORTH ELEV	104" ATFW	NONE	2.0	Glazing 0.7
09D	24"x60"	HUNG	NORTH ELEV	92" ATFW	NONE	10.0	Glazing 6.7
09E	48"x60"	FIXED	NORTH ELEV	92" ATFW	NONE	20.0	Glazing 15.7
09F	24"x60"	HUNG	NORTH ELEV	92" ATFW	NONE	10.0	Glazing 6.7
10A	24"x56"	FIXED	EAST ELEV	104" ATFW	NONE	9.3	Glazing 6.2
10B	24"x56"	FIXED	EAST ELEV	104" ATFW	NONE	9.3	Glazing 6.2
11A	36"x80"	3/4 GLAZED	EAST ELEV	92" ATFW	NONE	16.7	Glazing 9.0
12A	36"x80"	1/4 GLAZED	SOUTH ELEV	80" ATFW	NONE	16.7	Glazing 9.0
12B	36"x80"	1/4 GLAZED	SOUTH ELEV	80" ATFW	NONE	16.7	Glazing 9.0
13A	24"x56"	HUNG	SOUTH ELEV	104" ATFW	NONE	9.3	Glazing 6.2
13B	24"x56"	FIXED	SOUTH ELEV	104" ATFW	NONE	9.3	Glazing 6.2
13C	24"x56"	HUNG	SOUTH ELEV	104" ATFW	NONE	9.3	Glazing 6.2
14A	60"x12"	FIXED	SOUTH ELEV	104" ATFW	NONE	5.0	Glazing 2.2
14B	60"x12"	FIXED	SOUTH ELEV	104" ATFW	NONE	5.0	Glazing 2.2
14C	60"x80"	Patio Slider	SOUTH ELEV	94" ATFW	NONE	26.0	Glazing 26.0
14D	60"x80"	Patio Slider	SOUTH ELEV	94" ATFW	NONE	26.0	Glazing 26.0
15A	24"x12"	FIXED	SOUTH ELEV	104" ATFW	NONE	2.0	Glazing 0.7
15B	48"x12"	FIXED	SOUTH ELEV	104" ATFW	NONE	4.0	Glazing 1.7
15C	24"x12"	FIXED	SOUTH ELEV	104" ATFW	NONE	2.0	Glazing 0.7
15D	24"x60"	HUNG	SOUTH ELEV	92" ATFW	NONE	10.0	Glazing 6.7
15E	48"x60"	FIXED	SOUTH ELEV	92" ATFW	NONE	20.0	Glazing 15.7
15F	24"x60"	HUNG	SOUTH ELEV	92" ATFW	NONE	10.0	Glazing 6.7
16A	48"x36"	SLIDER	SOUTH ELEV	0" ATFW	NONE	12.0	Glazing 8.7
17A	24"x60"	HUNG	WEST ELEV	211" ATFW	NONE	10.0	Glazing 6.7
17B	24"x60"	FIXED	WEST ELEV	211" ATFW	NONE	10.0	Glazing 6.7
17C	24"x60"	HUNG	WEST ELEV	211" ATFW	NONE	10.0	Glazing 6.7
18A	24"x12"	FIXED	WEST ELEV	104" ATFW	NONE	2.0	Glazing 0.7
18B	24"x12"	FIXED	WEST ELEV	104" ATFW	NONE	2.0	Glazing 0.7
18C	24"x12"	FIXED	WEST ELEV	104" ATFW	NONE	2.0	Glazing 0.7
18D	24"x48"	HUNG	WEST ELEV	92" ATFW	NONE	8.0	Glazing 5.2
18E	24"x48"	FIXED	WEST ELEV	92" ATFW	NONE	8.0	Glazing 5.2
18F	24"x48"	HUNG	WEST ELEV	92" ATFW	NONE	8.0	Glazing 5.2
19A	48"x36"	SLIDER	WEST ELEV	0" ATFW	NONE	12.0	Glazing 8.7
20A	24"x36"	SLIDER	WEST ELEV	0" ATFW	NONE	6.0	Glazing 3.7
21A	48"x36"	SLIDER	WEST ELEV	0" ATFW	NONE	12.0	Glazing 8.7



A	Rear Elevation
V01	SCALE 1/4" = 1'-0"

add column



A	Left Side Elevation
V01	SCALE 1/4" = 1'-0"

ISSUED Dec 13 2016

PROJECT 68 Hillcrest Ave, Arcadia Ontario

Original Signature:

Classification :

Rl`kk Athkchmfr

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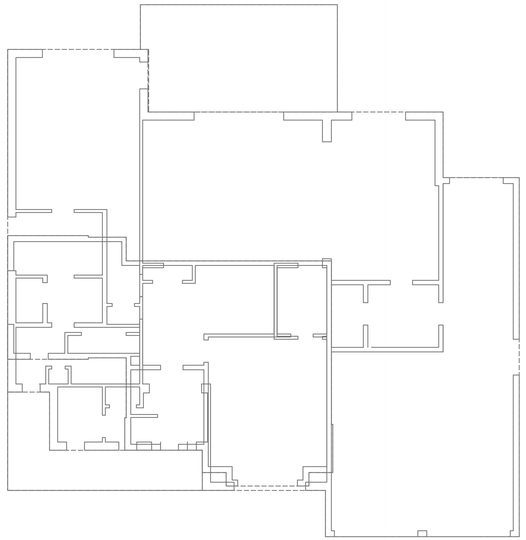
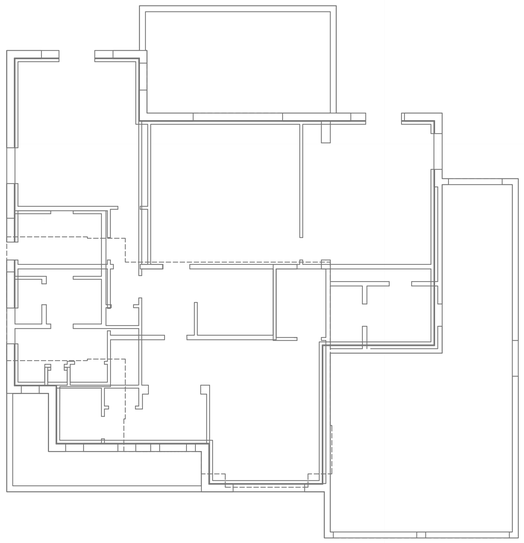
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153 BCIN No.

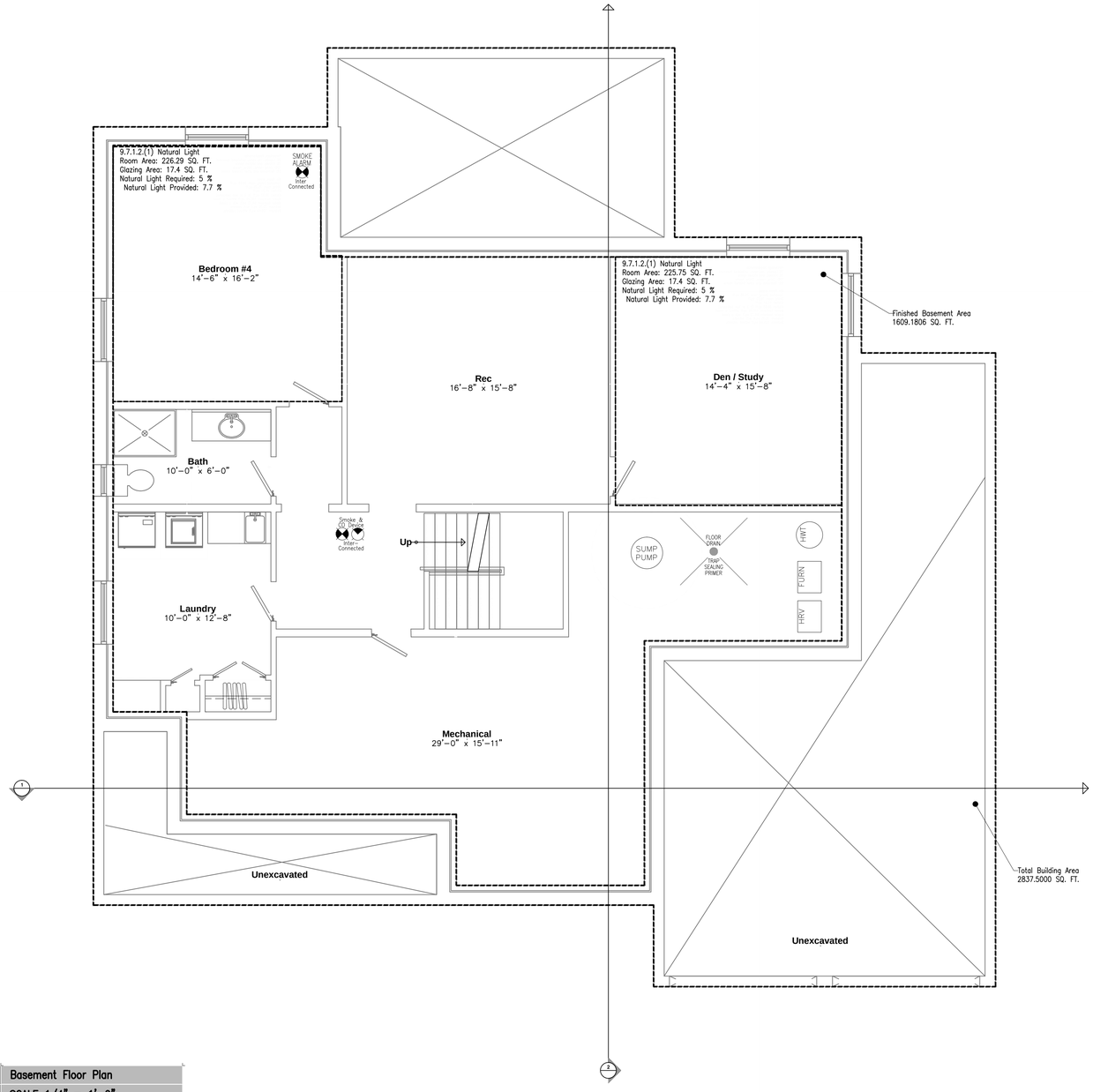
PROJECT No:2016-048 SHEET NO:3 TOTAL No:30. PROJECT 68

Client: CLIENT





FLOOR PLAN DESIGN & CODE REQUIREMENTS



A	Basement Floor Plan
V01	SCALE 1/4" = 1'-0"

VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153
BCIN No. 17733
PROJECT No:2016-048
SHEET:V04
TOTAL No:30.
PROJECT:68 Hillcrest Ave, Ancaster Ontario
Client: CLIENT
Classification : Rl`kk Athkchmfr
Original Signature:
ISSUED:Dec 13 2016
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RAÅ01 1-0- Ldsgncr enq @bgbdubmf Dmdqfx Deebbdmbx Bnlokb`mbd 'bnmbktrbnm(
Sns`k v`kk `qd` < 0776-26 Rp- Es-
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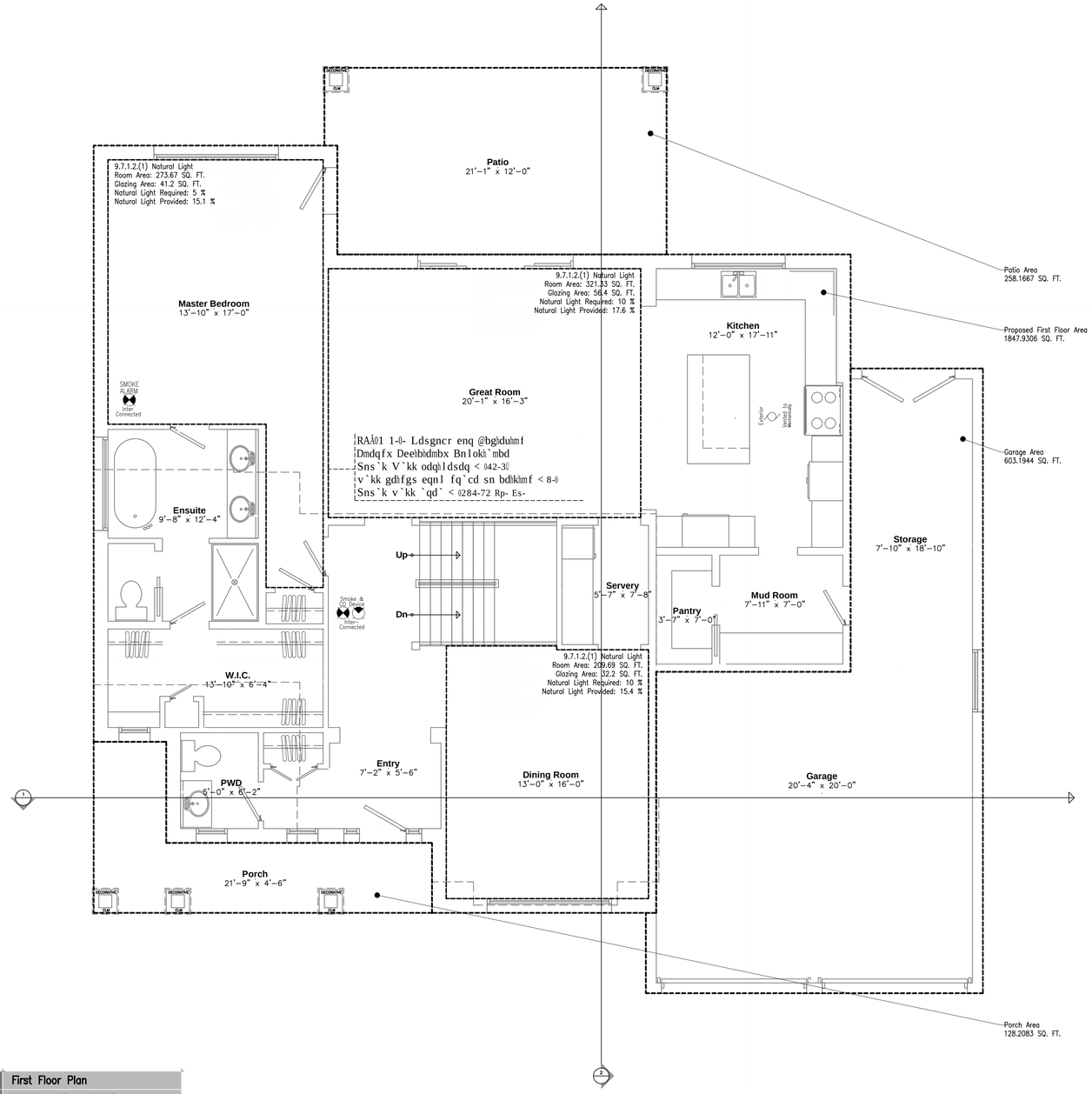
- ■ Bnlokx vbsg 1-0-0-0-'7(=06% ;11% 'Tofq`cdr g`ud addm mnsdc(
- ☐ Bnlokx vbsg 1-0-0-0-'0/(=11% 'Dmdqfx bnmrtks`ms ltrs ad bnmrtksdc(

Virtual Creations Inc. – Energy Efficiency for Housing SB-12								
COMPONENTS								
	Ceiling with Attic Space Minimum RSI (R)-Value	Ceiling without Attic Space Minimum RSI (R)-Value	Exposed Floor Minimum RSI (R)-Value	Walls Above Grade Minimum RSI (R)-Value	Basement Walls Minimum RSI (R)-Value	Below Grade Slab Entire surface > 600mm below grade Minimum RSI (R)-Value	Edge of Below Grade Slab ≤ 600mm below grade Minimum RSI (R)-Value	Heated Slab or Slab ≤ 600mm below grade Minimum RSI (R)-Value
COMPLIANCE PACKAGE Package D1 Table 2.1.1.2.A.	8.81 (R50)	5.46 (R31)	5.46 (R31)	3.52 (R20) NOTE: Package D requires R22. However, can be reduced to R20 as per 3.1.1.2.(7)	3.52 (R20)	N/A	1.76 (R10)	1.76 (R10)
	Skylights Maximum U-Value	Space Heating Equipment Minimum AFUE	HRV Minimum Efficiency	Domestic Hot Water Heater Minimum EF	Powerpipe Gray water heat recovery system (NOT REQUIRED)	Windows and Sliding Glass Doors Maximum U-Value	Glazing Upgrade	
	2.8 W/m²•K (0.5 Btu/hr•ft²•F)	94%	N/A	0.67 NOTE: Package D requires 0.67. However, can be reduced to 0.75 as per 3.1.1.2.(7)		1.6 W/m²•K (0.28 Btu/hr•ft²•F) OR 25 ER	▷ 1.4 W/m²•K (0.25 Btu/hr•ft²•F) OR 29 ER	

FLOOR PLAN DESIGN & CODE REQUIREMENTS



A	First Floor Plan
V01	SCALE 1/4" = 1'-0"

VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153 BCIN No. 17733

PROJECT No:2016-048 SHEET:V05 TOTAL No.30. PROJECT:68 Hillcrest Ave, Ancaster Ontario

Client: CLIENT

Original Signature:

Classification :

Rl`kk Athkchmfr

ISSUED:Dec 13 2016

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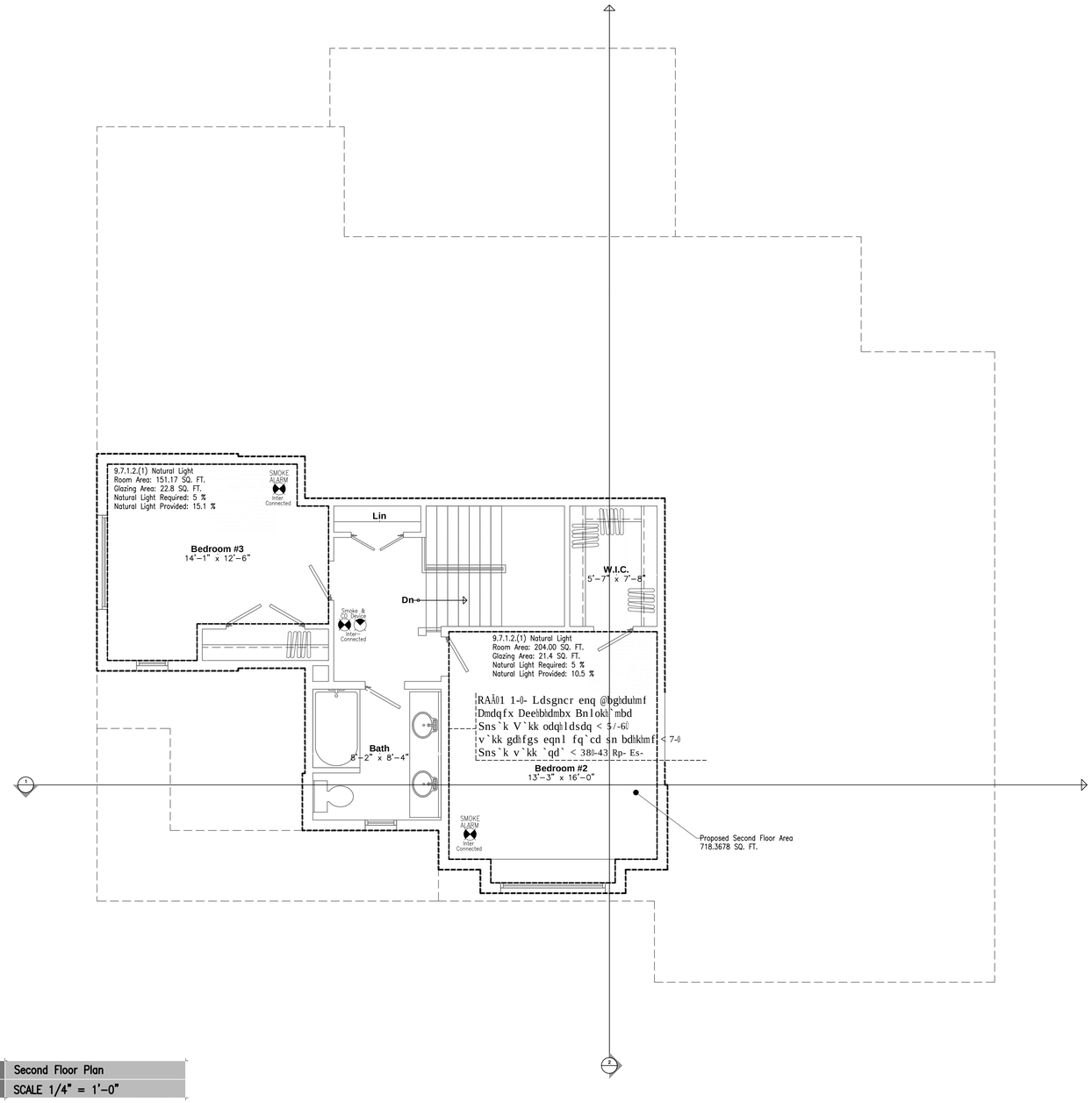
AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, EASILY RESOLVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. SUBMIT SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL ELEMENTS SUCH AS ROOF TRUSSES AND ENGINEERED FLOOR JOIST TO VIRTUAL CREATIONS INC TO REVIEW PRIOR TO FABRICATION. ITEMS MARKED LATER SHALL BE VERIFIED BY THE CONTRACTOR AND ALL DISCREPANCIES SHALL BE REPORTED TO VIRTUAL CREATIONS INC BEFORE COMMENCING CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC OR PURCHASED THROUGH VIRTUAL CREATIONS INC DIRECTLY.

FLOOR PLAN DESIGN & CODE REQUIREMENTS

RAÅ01 1-0- Ldsgncr enq @bgḧduhmf Dmdqfx Deehbḧdmbx Bnlokh`mbd 'bnmbktrhnm(
Sns`k v`kk `qd` < 0776-26 Rp- Es-
Sns`k cnnq fk`yhmf `qd` < 68-/, Rp- Es-
Sns`k qrn `qd` 'mns hmbktchmf a`rdldms vhmcnvr(< 2/5-/, Rp- Es-
Sns`k odqbdms`fd < 1/-3/%

- ☐ Bnlokx vhsg 1-0-0-0-'6(;06%
- ■ Bnlokx vhsg 1-0-0-0-'7(=06% ;11% 'Tofq`cdr g`ud addm mnsdc(
- ☐ Bnlokx vhsg 1-0-0-0-'0/(=11% 'Dmdqfx bnmrtks`ms ltrs ad bnmrtksdc(

Virtual Creations Inc. – Energy Efficiency for Housing SB-12								
COMPONENTS								
	Ceiling with Attic Space Minimum RSI (R)-Value	Ceiling without Attic Space Minimum RSI (R)-Value	Exposed Floor Minimum RSI (R)-Value	Walls Above Grade Minimum RSI (R)-Value	Basement Walls Minimum RSI (R)-Value	Below Grade Slab Entire surface > 600mm below grade Minimum RSI (R)-Value	Edge of Below Grade Slab ≤ 600mm below grade Minimum RSI (R)-Value	Heated Slab or Slab ≤ 600mm below grade Minimum RSI (R)-Value
COMPLIANCE PACKAGE	8.81 (R50)	5.46 (R31)	5.46 (R31)	3.52 (R20) NOTE: Package D requires R20. However, can be upgraded to R20 as per 3.1.1.2.(7)	3.52 (R20)	N/A	1.76 (R10)	1.76 (R10)
Package D1	Skylights Maximum U-Value	Space Heating Equipment Minimum AFUE	HRV Minimum Efficiency	Domestic Hot Water Heater Minimum EF	Powerpipe Gray water heat recovery system (NOT REQUIRED)	Windows and Sliding Glass Doors Maximum U-Value	Glazing Upgrade	
Table 2.1.1.2.A.	2.8 W/m²K (0.5 Btu/hrft²F)	94%	N/A	0.67 NOTE: Package D requires 0.67. However, can be upgraded to 0.75 as per 3.1.1.2.(7)		1.6 W/m²K (0.28 Btu/hrft²F) OR 25 ER	▷ (0.25 Btu/hrft²F) OR 29 ER	1.4 W/m²K



A	Second Floor Plan
V01	SCALE 1/4" = 1'-0"

VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153 BCIN No. 17733

PROJECT No:2016-048 SHEET:V06 TOTAL No:30. PROJECT:68 Hillcrest Ave, Ancaster Ontario\

Client: _____ Classification : _____ Original Signature: _____

R1`kk Athkchmfr

ISSUED:Dec 13 2016

WWW.VCINC.CA

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION WITH A BUILDER / CONTRACTOR THESE ISSUES CAN BE EASILY RESOLVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. SUBMIT SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL ELEMENTS SUCH AS ROOF TRUSSES AND ENGINEERED FLOOR JOIST TO VIRTUAL CREATIONS INC TO REVIEW PRIOR TO FABRICATION. DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BEFORE COMMENCING CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC OR PURCHASED THROUGH VIRTUAL CREATIONS INC DIRECTLY.

RAĂ01 1-0- Ldsgncr enq @bghduhmf Dmdqfx Deehbhdmbx Bnlokh`mbd 'bnmbktrhnm(
Sns`k v`kk `qd` < 0776-26 Rp- Es-
Sns`k cnnq fk`yhmf `qd` < 68-/ / Rp- Es-
Sns`k qrn `qd` 'mns hmbktchmf a`rdldms vhmcnvr(< 2/5-/ / Rp- Es-
Sns`k odqbdms`fd < 1/-3/%

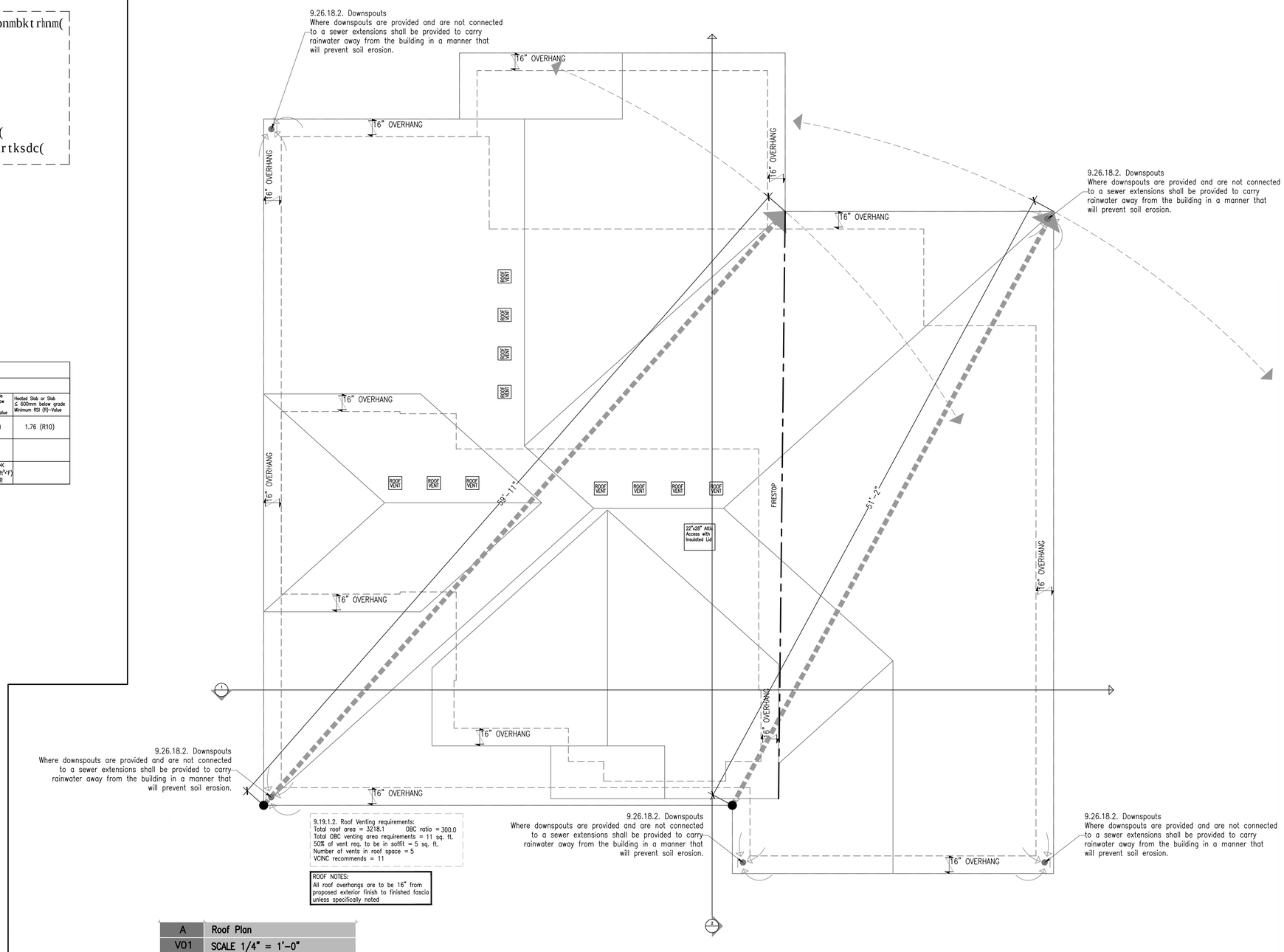
- [ ] Bnlokx vhsg 1-0-0-0-'6(;06%
- [x] Bnlokx vhsg 1-0-0-0-'7(=06% ;11% 'Tofq`cdr g`ud addm mnsdc(
- [ ] Bnlokx vhsg 1-0-0-0-'0/(=11% 'Dmdqfx bnmrtks`ms ltrs ad bnmrtksdc(

Virtual Creations Inc. – Energy Efficiency for Housing SB-12

COMPONENTS

	Ceiling with Attic Space Minimum RSI (R)-Value	Ceiling without Attic Space Minimum RSI (R)-Value	Exposed Floor Minimum RSI (R)-Value	Walls Above Grade Minimum RSI (R)-Value	Basement Walls Minimum RSI (R)-Value	Below Grade Slab Entire surface > 600mm below grade Minimum RSI (R)-Value	Edge of Below Grade Slab ≤ 600mm below grade Minimum RSI (R)-Value	Heated Slab or Slab ≤ 600mm below grade Minimum RSI (R)-Value
COMPLIANCE PACKAGE Package D1 Table 2.1.1.2.A.	8.81 (R50)	5.46 (R31)	5.46 (R31)	3.52 (R20) NOTE: Package D requires R20. However, can be upgraded to R20 as per 2.1.1.2.(7)	3.52 (R20)	N/A	1.76 (R10)	1.76 (R10)
	Skylights Maximum U-Value	Space Heating Equipment Minimum AFUE	HRV Minimum Efficiency	Domestic Hot Water Heater Minimum EF	Powerpipe Gray water heat recovery system (NOT REQUIRED)	Windows and Sliding Glass Doors Maximum U-Value	Glazing Upgrade	
	2.8 W/m²·K (0.5 Btu/h·ft²·F)	94%	N/A	0.67 NOTE: Package D requires 0.67. However, can be upgraded to 0.75 as per 2.1.1.2.(7)		1.6 W/m²·K (0.28 Btu/h·ft²·F) OR 25 ER	1.4 W/m²·K (0.25 Btu/h·ft²·F) OR 29 ER	

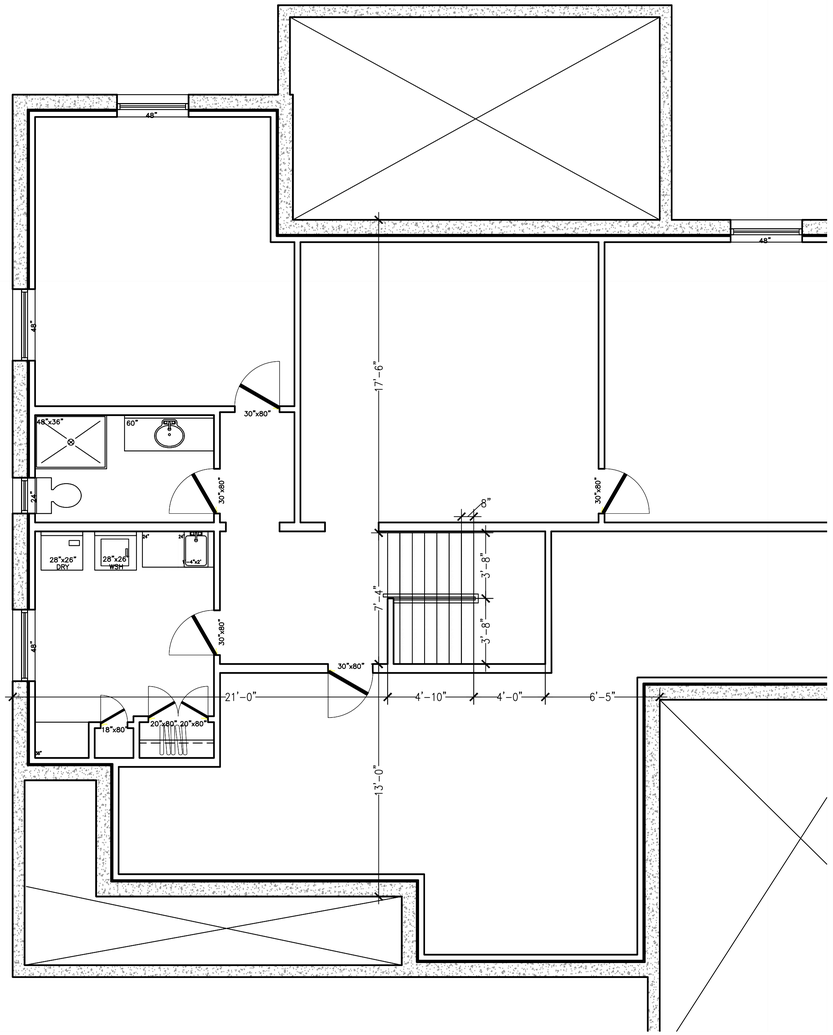
FLOOR PLAN DESIGN & CODE REQUIREMENTS



A	Roof Plan
V01	SCALE 1/4" = 1'-0"

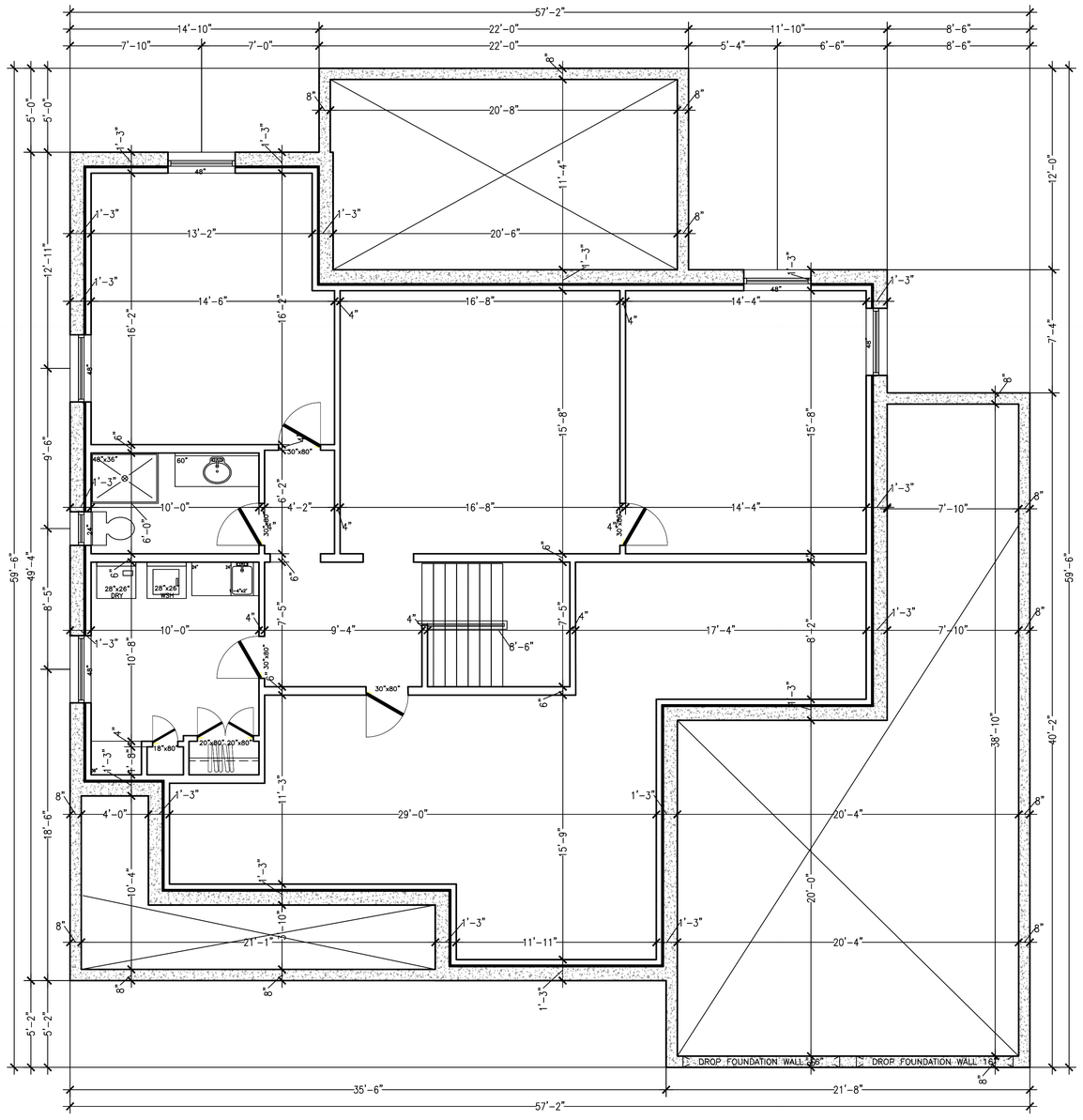
VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153 BCIN No. 17733
PROJECT No:2016-048 SHEET:V07 TOTAL No:30. PROJECT:68 Hillcrest Ave, Ancaster Ontario
Client: CLIENT
Classification : Rl`kk Athkchmfr
Original Signature:
ISSUED:Dec 13 2016
WWW.VCINC.CA

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION WITH A BUILDER / CONTRACTOR THESE ISSUES CAN BE EASILY RESOLVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. SUBMIT SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL ELEMENTS SUCH AS ROOF TRUSSES AND ENGINEERED FLOOR JOIST TO VIRTUAL CREATIONS INC TO REVIEW PRIOR TO FABRICATION. DETERMINE LOCATIONS OF EXISTING SERVICES. INFORM VIRTUAL CREATIONS INC OF ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BEFORE COMMENCING CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC OR PURCHASED THROUGH VIRTUAL CREATIONS INC DIRECTLY.



A	Basement Stair Plan – Interior
V01	SCALE 1:1

FLOOR PLAN DIMENSIONS



A	Basement Floor Plan
V01	SCALE 1/4" = 1'-0"

VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153

BCIN No. 17733

PROJECT No.2016-048 SHEET:V08 TOTAL No.30. PROJECT:68 Hillcrest Ave, Ancaster Ontario\

Client: CLIENT

Classification : Rl`kk Athkchmfr

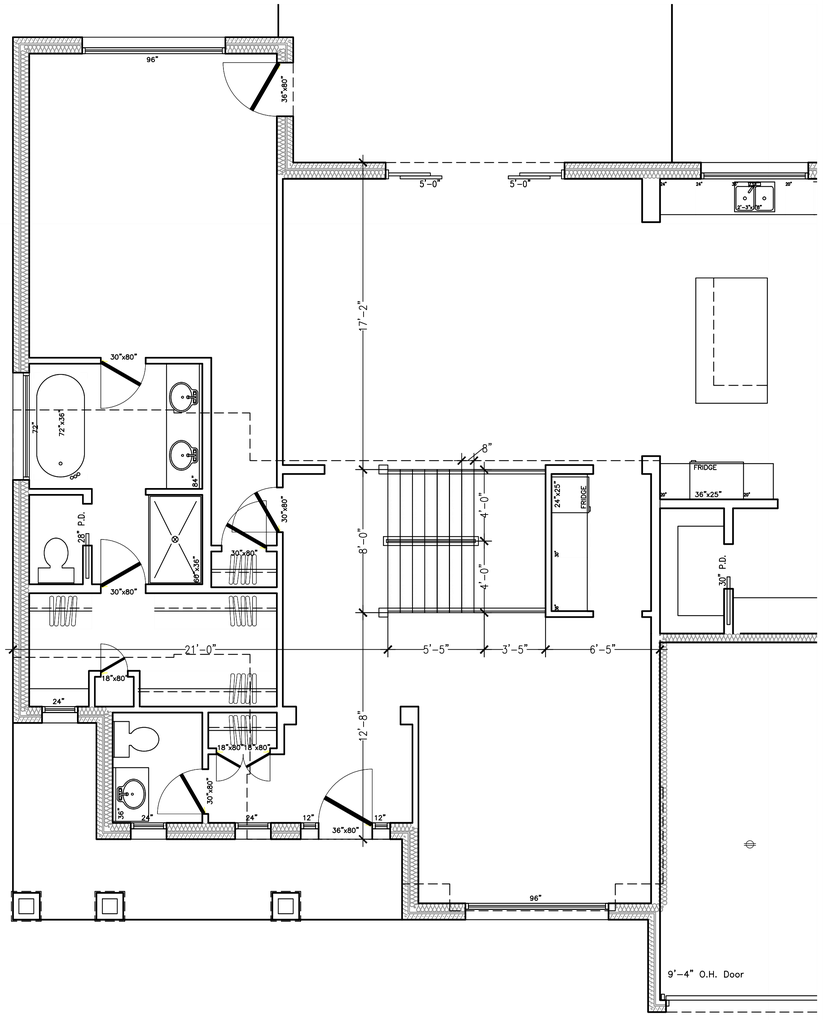
Original Signature:

ISSUED:Dec 13 2016

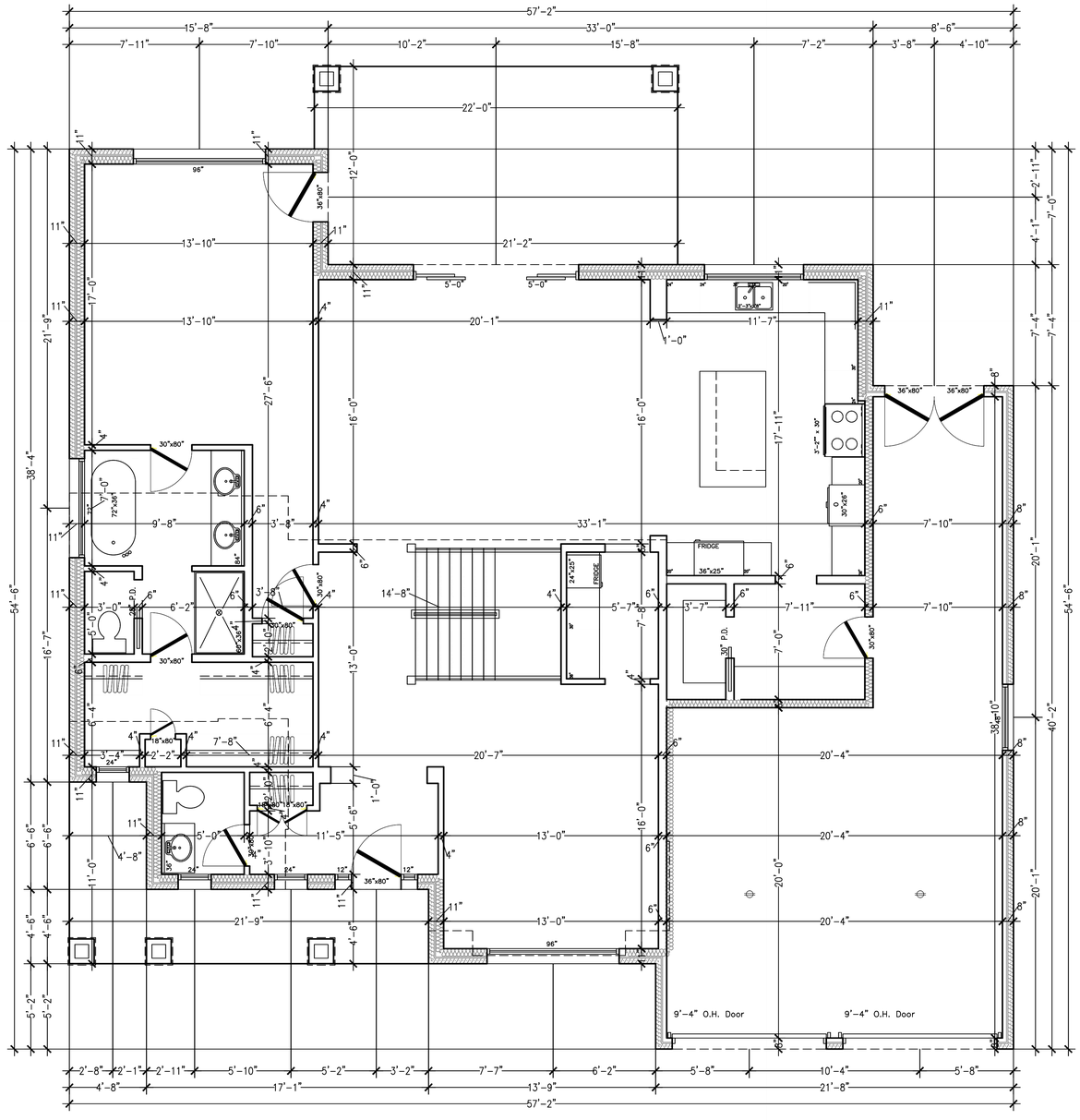
WWW.VCINC.CA

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION WITH A BUILDER / CONTRACTOR THESE ISSUES CAN BE EASILY RESOLVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. SUBMIT SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL ELEMENTS SUCH AS ROOF TRUSSES AND ENGINEERED FLOOR JOIST TO VIRTUAL CREATIONS INC TO REVIEW PRIOR TO FABRICATION. DETERMINE LOCATIONS OF EXISTING SERVICES. INFORM VIRTUAL CREATIONS INC OF ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BEFORE COMMENCING CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC OR PURCHASED THROUGH VIRTUAL CREATIONS INC DIRECTLY.

FLOOR PLAN DIMENSIONS



A	First Floor Stair Plan – Interior
V01	SCALE 1:1



A	First Floor Plan
V01	SCALE 1/4" = 1'-0"

VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
17733
(905) 481 1153 BCIN No.

PROJECT No:2016-048 SHEET:V09 TOTAL No.30. PROJECT:68 Hillcrest Ave, Ancaster Ontario\

Client: _CLIENT

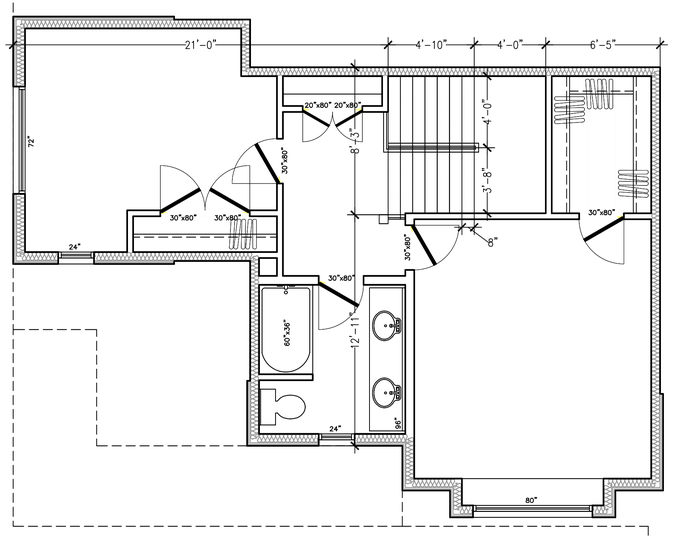
Classification : _____ Original Signature: _____

ISSUED:Dec.13.2016

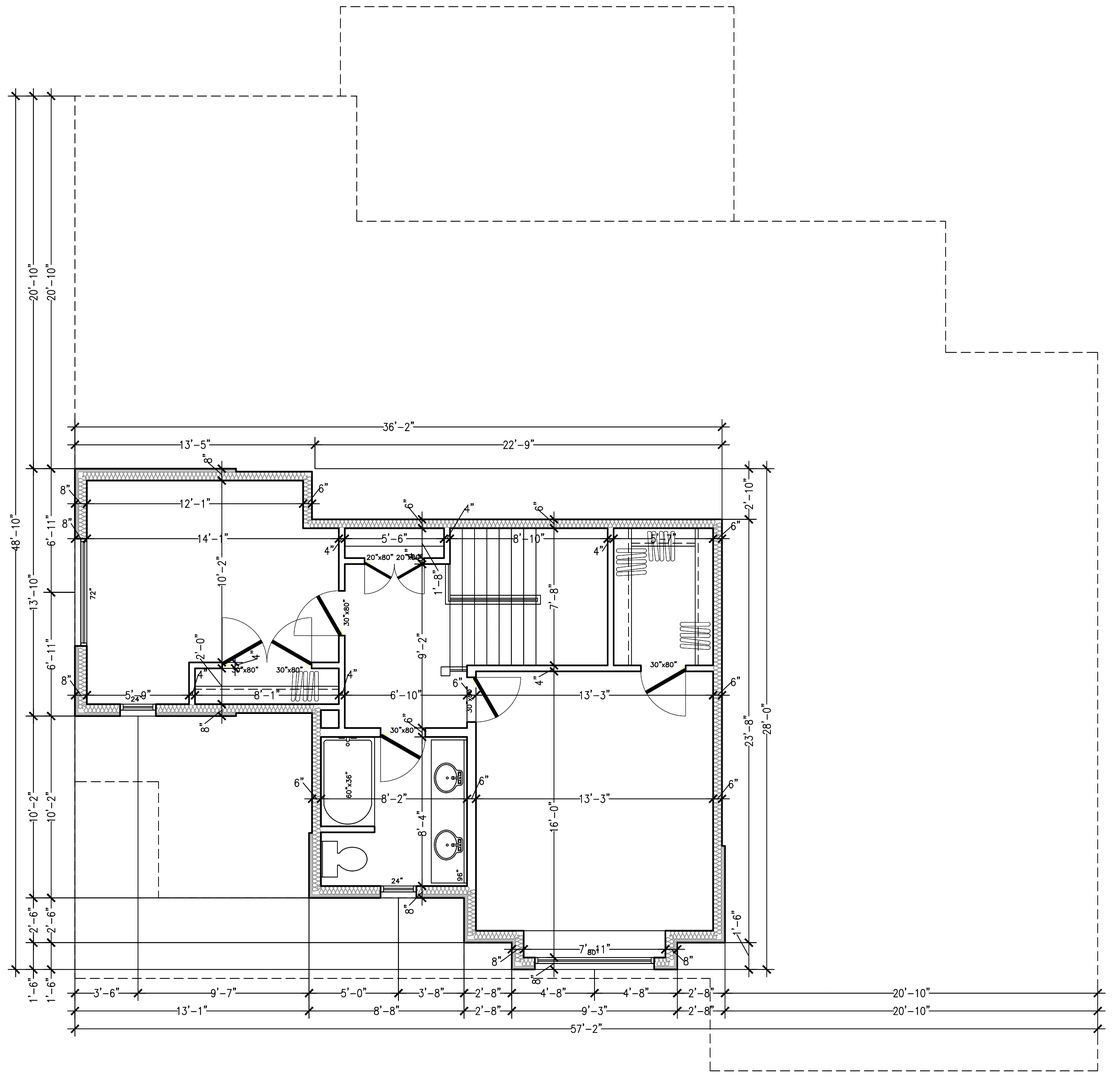
WWW.VCINC.CA

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION WITH A BUILDER / CONTRACTOR THESE ISSUES CAN BE EASILY RESOLVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. SUBMIT SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL ELEMENTS SUCH AS ROOF TRUSSES AND ENGINEERED FLOOR JOIST TO VIRTUAL CREATIONS INC TO REVIEW PRIOR TO ELEVATION. ITEMS NOTED AS "TYP." OR "SIM." ON DRAWINGS SHALL BE CONSIDERED AS IDENTICAL FOR ALL SIMILAR CONDITIONS. DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BEFORE COMMENCING CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC OR PURCHASED THROUGH VIRTUAL CREATIONS INC DIRECTLY.

FLOOR PLAN DIMENSIONS



A	Second Floor Stair Plan – Interior
V01	SCALE 1:1



A	Second Floor Plan
V01	SCALE 1/4" = 1'-0"

VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153 BCIN No. 17733

PROJECT No.2016-048 SHEET V10 TOTAL No.30.

Client: CLIENT

Classification : _____ Original Signature: _____

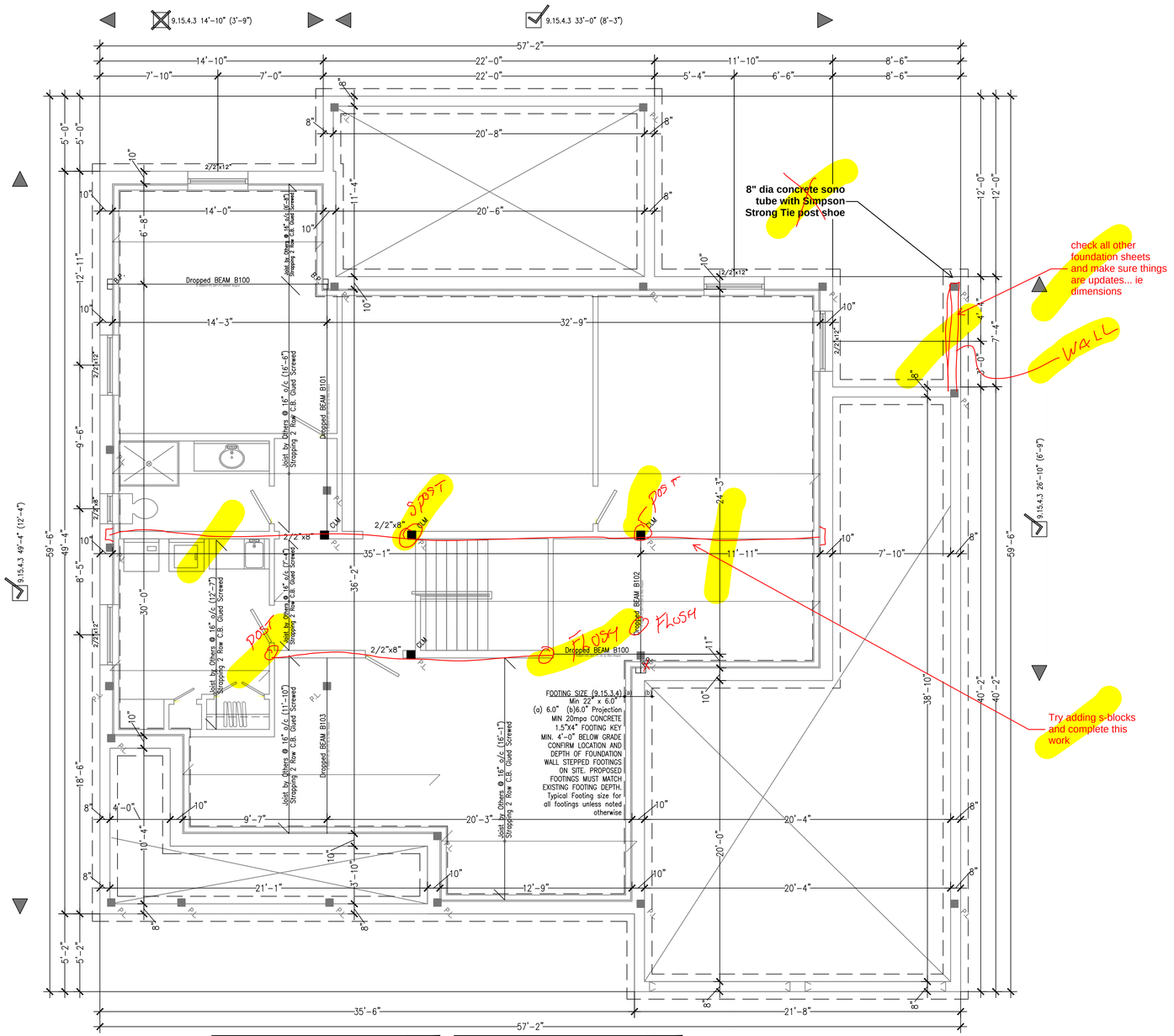
ISSUED Dec 13 2016

WWW.VCINC.CA

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION WITH A BUILDER / CONTRACTOR THESE ISSUES CAN BE EASILY RESOLVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. SUBMIT SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL ELEMENTS SUCH AS ROOF TRUSSES AND ENGINEERED FLOOR JOIST TO VIRTUAL CREATIONS INC TO REVIEW PRIOR TO FABRICATION. DETAILS OF CONSTRUCTION SHOWN ON THESE DRAWINGS ARE SCHEMATIC. USE ONLY WHAT IS REQUIRED FOR YOUR CONSTRUCTION. ALL DRAWINGS MUST BE REVIEWED BY VIRTUAL CREATIONS INC BEFORE COMMENCING CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC OR PURCHASED THROUGH VIRTUAL CREATIONS INC DIRECTLY.

Beam Schedule					
Floor	No	Size	Condition	Length	Support
B	100	LVL by Other	Dropped	5'-9 5/8"	3"-3"
B	100	W200x27	Dropped	14'-0"	3"-3"
B	101	LVL by Other	Dropped	16'-5"	3"-3"
B	102	LVL by Other	Dropped	8'-7"	3"-3"
B	103	LVL by Other	Dropped	11'-8"	3"-3"
F	100	LVL by Other	Dropped	11'-5"	3"-3"
F	101	LVL by Other	Dropped	11'-5"	3"-3"
F	103	LVL by Other	Dropped	8'-3"	3"-3"
F	104	LVL by Other	Dropped	6'-7"	3"-3"
F	105	LVL by Other	Dropped	13'-11"	3"-3"
F	106	LVL by Other	Dropped	6'-0"	3"-3"
F	107	LVL by Other	Dropped	5'-3 1/2"	3"-3"
F	108	LVL by Other	Dropped	14'-8 1/2"	3"-3"
F	109	LVL by Other	Dropped	14'-8 1/2"	3"-3"
F	110	LVL by Other	Dropped	13'-11"	3"-3"
F	111	LVL by Other	Dropped	11'-9"	3"-3"
F	112	LVL by Other	Dropped	4'-2"	3"-3"
F	113	LVL by Other	Dropped	9'-4"	3"-3"
F	114	LVL by Other	Dropped	6'-8"	3"-3"
R	100	Girder truss	Dropped	25'-5"	3"-3"
R	101	Girder truss	Dropped	21'-11"	3"-3"
R	101	LVL by Other	Dropped	20'-4"	3"-3"

FLOOR PLAN STRUCTURAL INFORMATION



A	Basement Floor Plan
V01	SCALE 1/4" = 1'-0"

TRUSS MANUFACTURER IS RESPONSIBLE TO SIZE ALL BEAMS ON ALL FLOORS WHICH BEAR LOAD FROM ROOF SYSTEM

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

ISSUED Dec.13 2016

Rl`kk Athkchmfr Original Signature: _____

Classification : _____

PROJECT 088 Hillcrest Ave, Ancaster Ontario\ PROJECT No.2016-048 SHEET V11 TOTAL No.30. PROJECT No.30.

Client: CLIENT

BCIN No. _____

VIRTUAL CREATIONS INC. 17733

(905) 481 1153

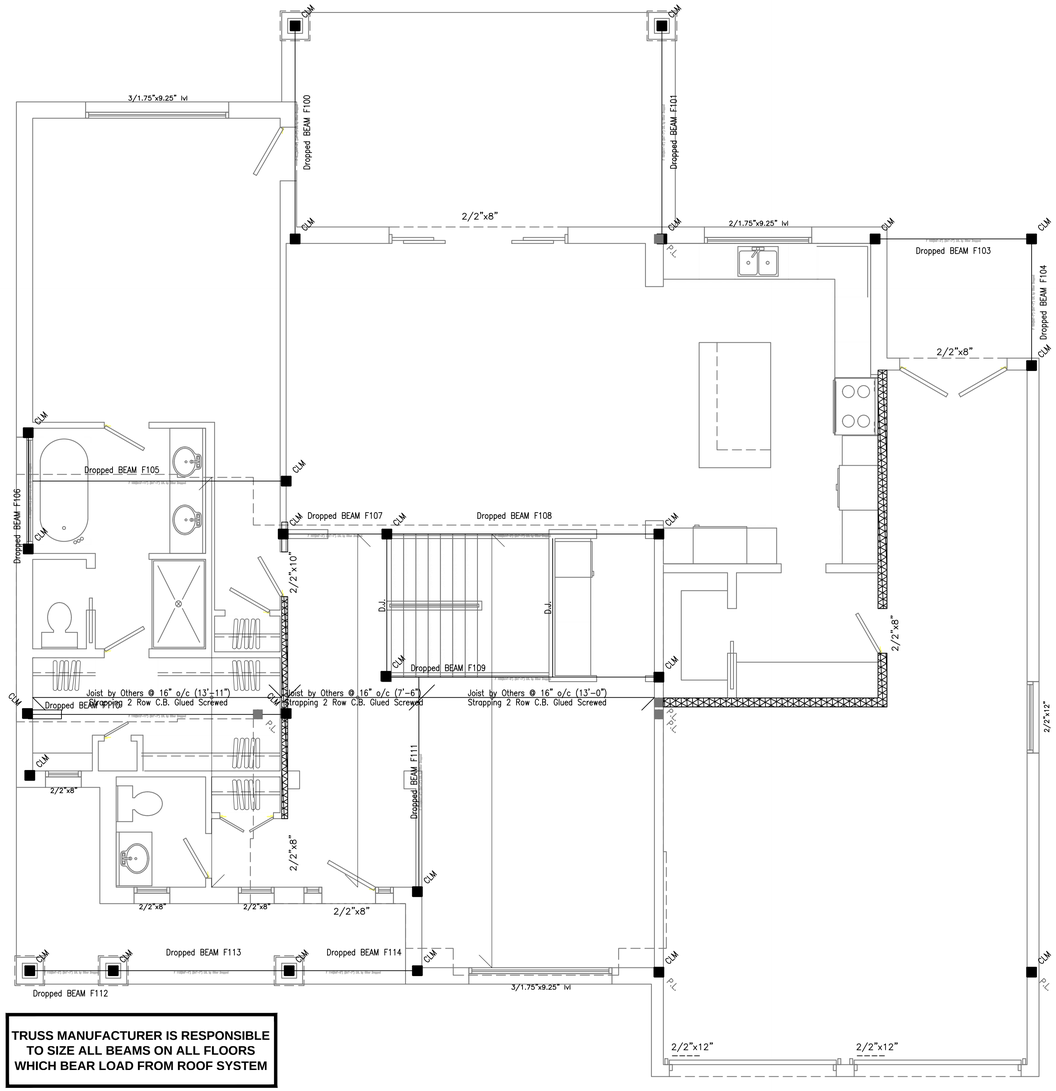
ARCHITECTURAL CONSULTING SERVICES

WWW.VCINC.CA

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION WITH A BUILDER / CONTRACTOR THESE ISSUES CAN BE EASILY RESOLVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. SUBMIT SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL ELEMENTS SUCH AS ROOF TRUSSES AND ENGINEERED FLOOR JOIST TO VIRTUAL CREATIONS INC TO REVIEW PRIOR TO FABRICATION. ALL STRUCTURAL CONDITIONS EXISTING OR NEW SHOWN ON THESE DRAWINGS ARE TO BE REVIEWED BY A QUALIFIED STRUCTURAL ENGINEER BEFORE COMMENCING CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC OR PURCHASED THROUGH VIRTUAL CREATIONS INC DIRECTLY.

Beam Schedule					
Floor	No	Size	Condition	Length	Support
B	100	LVL by Other	Dropped	5'-9 5/8"	3'-3"
B	100	W200x27	Dropped	14'-6"	3'-3"
B	101	LVL by Other	Dropped	16'-5"	3'-3"
B	102	LVL by Other	Dropped	8'-7"	3'-3"
B	103	LVL by Other	Dropped	11'-8"	3'-3"
F	100	LVL by Other	Dropped	11'-5"	3'-3"
F	101	LVL by Other	Dropped	11'-5"	3'-3"
F	103	LVL by Other	Dropped	8'-3"	3'-3"
F	104	LVL by Other	Dropped	6'-7"	3'-3"
F	105	LVL by Other	Dropped	13'-11"	3'-3"
F	106	LVL by Other	Dropped	6'-0"	3'-3"
F	107	LVL by Other	Dropped	5'-3 1/2"	3'-3"
F	108	LVL by Other	Dropped	14'-8 1/2"	3'-3"
F	109	LVL by Other	Dropped	14'-8 1/2"	3'-3"
F	110	LVL by Other	Dropped	13'-11"	3'-3"
F	111	LVL by Other	Dropped	11'-9"	3'-3"
F	112	LVL by Other	Dropped	4'-2"	3'-3"
F	113	LVL by Other	Dropped	9'-4"	3'-3"
F	114	LVL by Other	Dropped	6'-8"	3'-3"
R	100	Girder truss	Dropped	25'-5"	3'-3"
R	101	Girder truss	Dropped	21'-11"	3'-3"
R	101	LVL by Other	Dropped	20'-4"	3'-3"

FLOOR PLAN STRUCTURAL INFORMATION



TRUSS MANUFACTURER IS RESPONSIBLE TO SIZE ALL BEAMS ON ALL FLOORS WHICH BEAR LOAD FROM ROOF SYSTEM

A	First Floor Plan
V01	SCALE 1/4" = 1'-0"

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

ISSUED:Dec.13.2016

Rl`kk Athkchmfr Original Signature: _____

Classification : _____

PROJECT:68 Hillcrest Ave, Ancaster Ontario\

WWW.VCINC.CA

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION WITH A BUILDER / CONTRACTOR THESE ISSUES CAN BE EASILY RESOLVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. SUBMIT SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL ELEMENTS SUCH AS ROOF TRUSSES AND ENGINEERED FLOOR JOIST TO VIRTUAL CREATIONS INC TO REVIEW BEFORE COMMENCING CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC OR PURCHASED THROUGH VIRTUAL CREATIONS INC DIRECTLY.

VIRTUAL CREATIONS INC. 17733

ARCHITECTURAL CONSULTING SERVICES

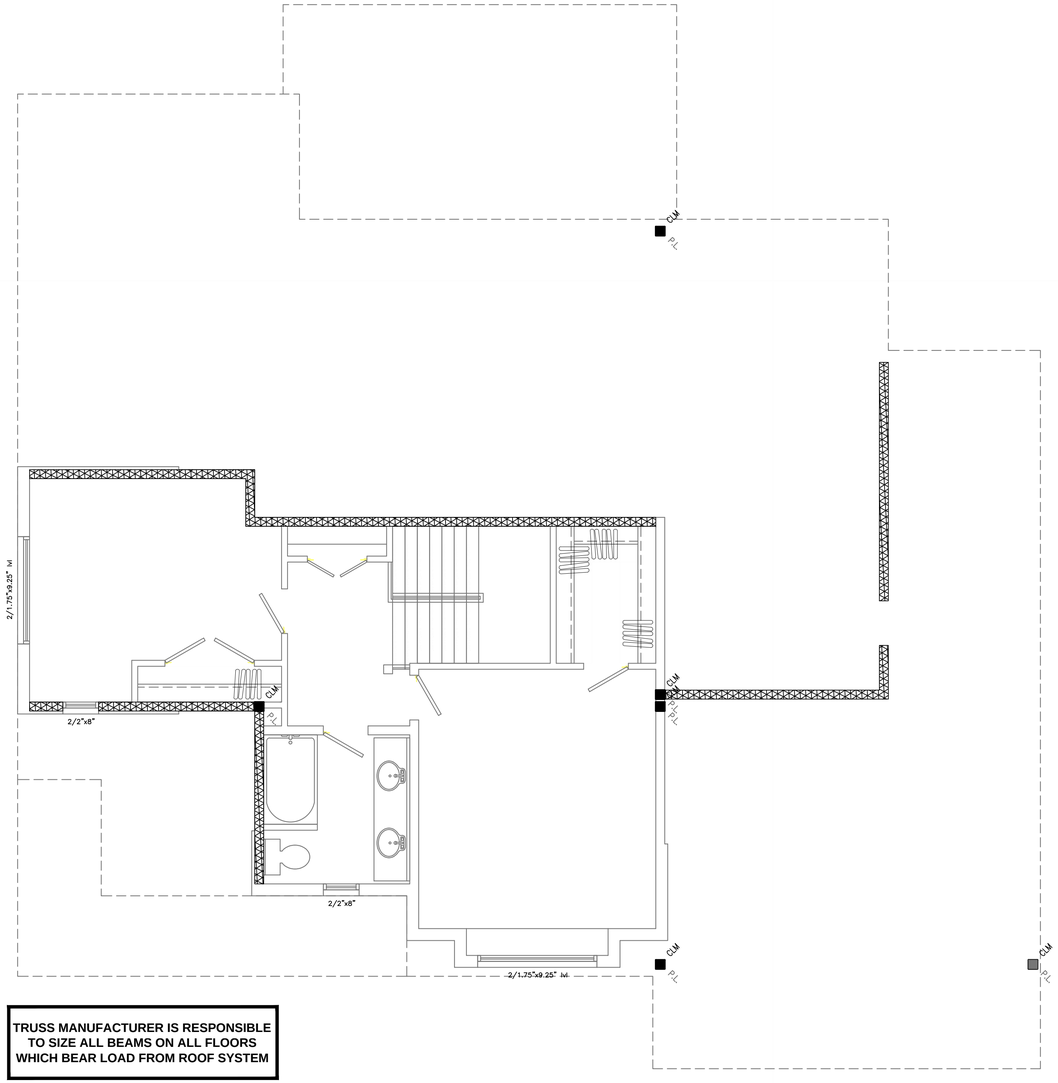
(905) 481 1153 BCIN No. _____

PROJECT No:2016-048 SHEET:V12 TOTAL No:30.

Client: CLIENT

Beam Schedule					
Floor	No	Size	Condition	Length	Support
B	100	LVL by Other	Dropped	5'-9 5/8"	3'-3"
B	100	W200x27	Dropped	14'-0"	3'-3"
B	101	LVL by Other	Dropped	16'-5"	3'-3"
B	102	LVL by Other	Dropped	8'-7"	3'-3"
B	103	LVL by Other	Dropped	11'-8"	3'-3"
F	100	LVL by Other	Dropped	11'-5"	3'-3"
F	101	LVL by Other	Dropped	11'-5"	3'-3"
F	103	LVL by Other	Dropped	8'-3"	3'-3"
F	104	LVL by Other	Dropped	6'-7"	3'-3"
F	105	LVL by Other	Dropped	13'-11"	3'-3"
F	106	LVL by Other	Dropped	6'-0"	3'-3"
F	107	LVL by Other	Dropped	5'-3 1/2"	3'-3"
F	108	LVL by Other	Dropped	14'-8 1/2"	3'-3"
F	109	LVL by Other	Dropped	14'-8 1/2"	3'-3"
F	110	LVL by Other	Dropped	13'-11"	3'-3"
F	111	LVL by Other	Dropped	11'-9"	3'-3"
F	112	LVL by Other	Dropped	4'-2"	3'-3"
F	113	LVL by Other	Dropped	9'-4"	3'-3"
F	114	LVL by Other	Dropped	6'-8"	3'-3"
R	100	Girder truss	Dropped	25'-5"	3'-3"
R	101	Girder truss	Dropped	21'-11"	3'-3"
R	101	LVL by Other	Dropped	20'-4"	3'-3"

FLOOR PLAN STRUCTURAL INFORMATION



TRUSS MANUFACTURER IS RESPONSIBLE TO SIZE ALL BEAMS ON ALL FLOORS WHICH BEAR LOAD FROM ROOF SYSTEM

A	Roof Plan
V01	SCALE 1/4" = 1'-0"

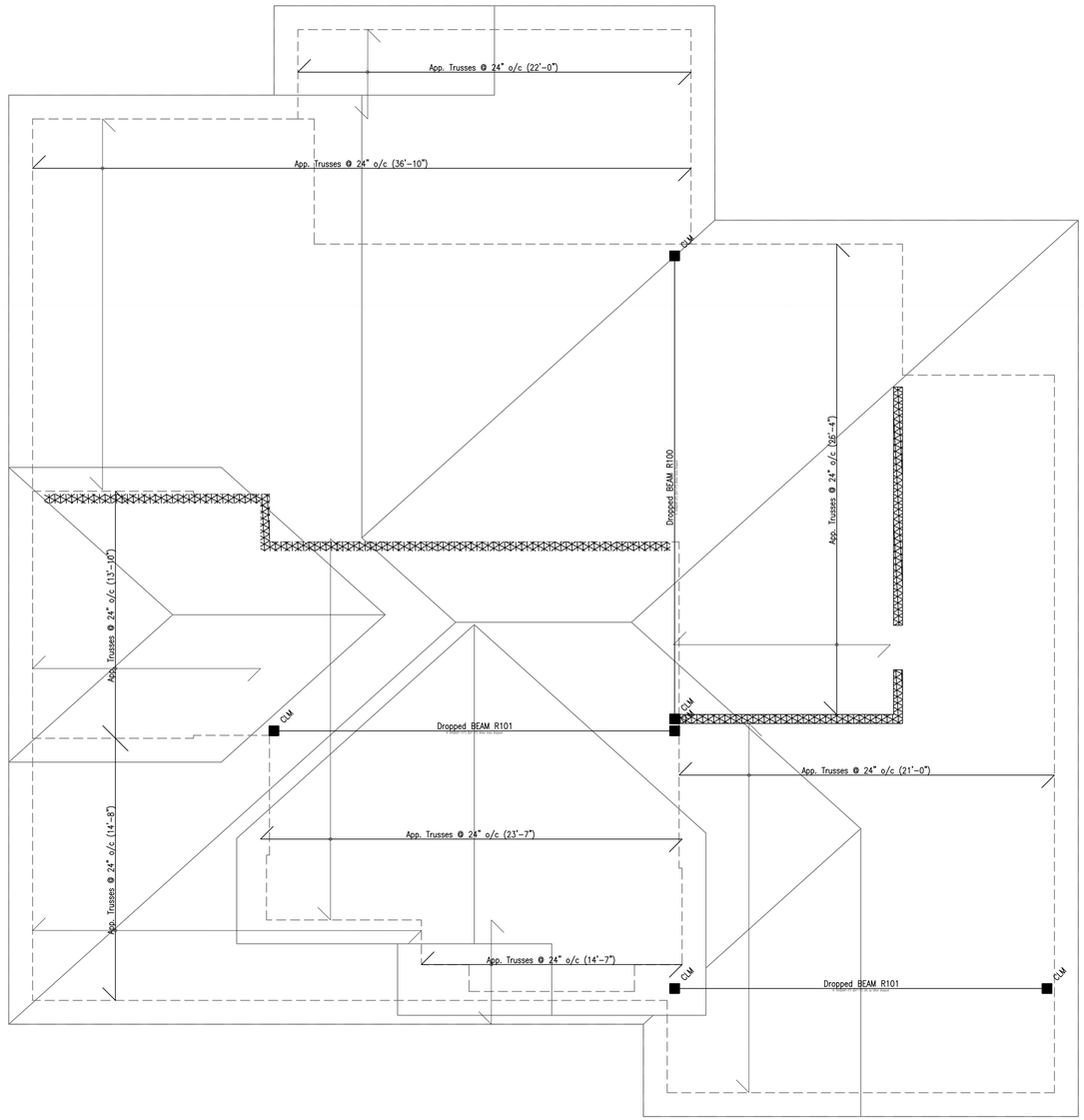
DEAD LOAD = 20 PSF
LIVE LOAD = 40 PSF
SNOW LOAD = 32 PSF
DEFLECTION = L/360

VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153
BCIN No. 17733
PROJECT No:2016-048 SHEET:V13 TOTAL No.30. PROJECT:68 Hillcrest Ave, Ancaster Ontario\
Client: CLIENT
Classification : Rl`kk Athkchmfr
Original Signature:
ISSUED:Dec 13 2016
WWW.VCINC.CA

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION WITH A BUILDER / CONTRACTOR THESE ISSUES CAN BE EASILY RESOLVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. SUBMIT SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL ELEMENTS SUCH AS ROOF TRUSSES AND ENGINEERED FLOOR JOIST TO VIRTUAL CREATIONS INC TO REVIEW PRIOR TO FABRICATION. DETERMINE LOCATIONS OF EXISTING SERVICES. INFORM VIRTUAL CREATIONS INC OF ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BEFORE COMMENCING CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC OR PURCHASED THROUGH VIRTUAL CREATIONS INC DIRECTLY.

Beam Schedule					
Floor	No	Size	Condition	Length	Support
B	100	LVL by Other	Dropped	5'-9 5/8"	3'-3"
B	100	W200x27	Dropped	14'-0"	3'-3"
B	101	LVL by Other	Dropped	16'-5"	3'-3"
B	102	LVL by Other	Dropped	8'-7"	3'-3"
B	103	LVL by Other	Dropped	11'-8"	3'-3"
F	100	LVL by Other	Dropped	11'-5"	3'-3"
F	101	LVL by Other	Dropped	11'-5"	3'-3"
F	103	LVL by Other	Dropped	8'-3"	3'-3"
F	104	LVL by Other	Dropped	6'-7"	3'-3"
F	105	LVL by Other	Dropped	13'-11"	3'-3"
F	106	LVL by Other	Dropped	6'-0"	3'-3"
F	107	LVL by Other	Dropped	5'-3 1/2"	3'-3"
F	108	LVL by Other	Dropped	14'-8 1/2"	3'-3"
F	109	LVL by Other	Dropped	14'-8 1/2"	3'-3"
F	110	LVL by Other	Dropped	13'-11"	3'-3"
F	111	LVL by Other	Dropped	11'-9"	3'-3"
F	112	LVL by Other	Dropped	4'-2"	3'-3"
F	113	LVL by Other	Dropped	9'-4"	3'-3"
F	114	LVL by Other	Dropped	6'-8"	3'-3"
R	100	Girder truss	Dropped	25'-5"	3'-3"
R	101	Girder truss	Dropped	21'-11"	3'-3"
R	101	LVL by Other	Dropped	20'-4"	3'-3"

FLOOR PLAN STRUCTURAL INFORMATION



A	Roof Plan
V01	SCALE 1/4" = 1'-0"

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

TRUSS MANUFACTURER IS RESPONSIBLE TO SIZE ALL BEAMS ON ALL FLOORS WHICH BEAR LOAD FROM ROOF SYSTEM

VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153

BCIN No. 17733

PROJECT No:2016-048 SHEET:V14 TOTAL No.30. PROJECT:68 Hillcrest Ave, Ancaster Ontario

Client: CLIENT

Classification : Rl`kk Athkchmfr

Original Signature:

ISSUED:Dec 13 2016

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AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION WITH A BUILDER / CONTRACTOR THESE ISSUES CAN BE EASILY RESOLVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. SUBMIT SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL ELEMENTS SUCH AS ROOF TRUSSES AND ENGINEERED FLOOR JOIST TO VIRTUAL CREATIONS INC TO REVIEW PRIOR TO FABRICATION. DETERMINE LOCATIONS OF EXISTING SERVICES. INFORM VIRTUAL CREATIONS INC OF ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BEFORE COMMENCING CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT OF VIRTUAL CREATIONS INC. ANY REPRODUCTIONS MUST BE AUTHORIZED BY VIRTUAL CREATIONS INC OR PURCHASED THROUGH VIRTUAL CREATIONS INC DIRECTLY.

WALL ASSEMBLIES

Wall Tag	Plan View	Section View	Elevation View	
W1				Exterior Stone Veneer Finish ½" Sheathing with Delta Vent SA air barrier by Cosella-Dorken Products Inc. 2"x6" Wood studs @ 16" o/c Batt Insulation as per SB-12 6 mil. Vapour Barrier 1" G.W.B. Finish (Interior side)
W2				Exterior Brick Finish 1" Air Space ½" Sheathing with Delta Vent SA air barrier by Cosella-Dorken Products Inc. 2"x6" Wood studs @ 16" o/c Batt Insulation as per SB-12 6 mil. Vapour Barrier 1" G.W.B. Finish (Interior side)
W3				Exterior Brick Finish 1" Air Space ½" Sheathing with Delta Vent SA air barrier by Cosella-Dorken Products Inc. 2"x4" Wood studs @ 16" o/c 1" G.W.B. Finish (Interior side)
W4				Exterior Siding Finish ½" Sheathing with Delta Vent SA air barrier by Cosella-Dorken Products Inc. 2"x6" Wood studs @ 16" o/c Batt Insulation as per SB-12 6 mil. Vapour Barrier 1" G.W.B. Finish (Interior side)
W5				1" G.W.B. Finish (Exterior side) 2"x4" Wood studs @ 16" o/c 1" G.W.B. Finish (Interior side)
W6				1" G.W.B. Finish (Exterior side) 2"x6" Wood studs @ 16" o/c 1" G.W.B. Finish (Interior side)
W7				1" G.W.B. Finish (Exterior side) ½" Sheathing with Delta Vent SA air barrier by Cosella-Dorken Products Inc. 2"x6" Wood studs @ 16" o/c Batt Insulation as per SB-12 6 mil. Vapour Barrier
W8				Exterior grade and backfill material as per 9.12.3.3. Back Fill shall be only 3\4" crushed clear stone full height of back fill (weeping tile to finish grade) Delta-MD & 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 as per SB-12 6 mil. Vapour Barrier No Interior finish is proposed or required
W9				Exterior grade and backfill material as per 9.12.3.3. Back Fill shall be only 3\4" crushed clear stone full height of back fill (weeping tile to finish grade) Delta-MD & Delta Thene 40 waterproofing by Cosella-Dorken Products Inc. 8" poured concrete foundation min. 20mpa (2900 p.s.i.) max. grade exterior height of 7'-6" No FRR is required or proposed Insulation is not required or proposed No Vapour Barrier is required or proposed No Interior finish is proposed or required

FLOOR ASSEMBLIES

Wall Tag	Plan View	Section View	Elevation View	
F3a				Proposed exterior porch concrete slab assembly (Structural Span) 6" Exterior Concrete Slab on grade Compressive Strength after 28 days shall be not less than 32 MPa for porches and stairs and shall have air entrainment of 5 to 8% slab to slope down to door(min 4") Finished surface to be troweled smooth & even. REBAR MAYBE REQUIRE SEE DETAILS FOR SPECIFIC SIZE AND PATTERN
F60				Proposed wood floor joist assembly Floor finish (see finish spec or owners notes). 5/8" tongue and groove sub floor. Floor joists (see plan for direction and size). 9.30.6.4. Ceramic tile: Tile shall be applied to a mortar bed with adhesive, the bed shall be not less than 12.5mm thick. At least only layer of galvanized diamond mesh wire shall be embedded into mortar bed. Wire lath to be fastened to subfloor, staples not less than 38mm in length spaced not more than 150mm o/c. Use of asphalt sheathing paper, have no few than two rows of 38mm x 38mm cross bridging. Tile joints must be grouted with cement grout. (Insulation, vapour and air barriers are specified on detail page)
F62				Proposed garage concrete slab assembly on grade based on 9.3.1.6. 4" Exterior Concrete Slab on grade Compressive Strength after 28 days shall be not less than 32 MPa for garage floors, carport floors and all exterior flatwork and stairs and shall have air entrainment of 5 to 8% slab to slope down to door(min 4") Finished surface to be troweled smooth & even 4" min granular fill & Undisturbed / compacted soil.
F66				Proposed interior concrete slab assembly on grade based on 9.16.4.5. 3" interior concrete slab on grade compressive strength after 28 days shall be not less than 25 MPa for interior floors other than those for garage and carports. Finished surface to be troweled smooth & even. Horizontal insulation 4" min. Granular fill (Insulation values, vapour and air barriers are specified on detail page)

CEILING & ROOF ASSEMBLIES

Wall Tag	Plan View	Section View	Elevation View	
C1				Proposed wood ceiling joist assembly Ceiling joists (see plan for direction and size). 9.29.5.2. Typical ceiling finish material: 1/2" ASTM C1395 / C1395M, "Gypsum Ceiling Board" (Insulation values, vapour and air barriers are specified on detail page)
C2				Proposed wood ceiling joist assembly for Porches Ceiling joists (see plan for direction and size). Alum soffit finish or painted plywood
R1				Proposed wood roof trusses 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 Proposed structure as per plans (Insulation values, vapour and air barriers are specified on detail page)

A	Building Section 1
V01	SCALE 1/4" = 1'-0"

A	Building Section 2
V01	SCALE 1/4" = 1'-0"

ISSUED:Dec.13.2016

Rl`kk Athkchmfr Original Signature: _____

Classification : _____

PROJECT No.2016-048 SHEET:V15 TOTAL No.30.

Client: _____ CLIENT

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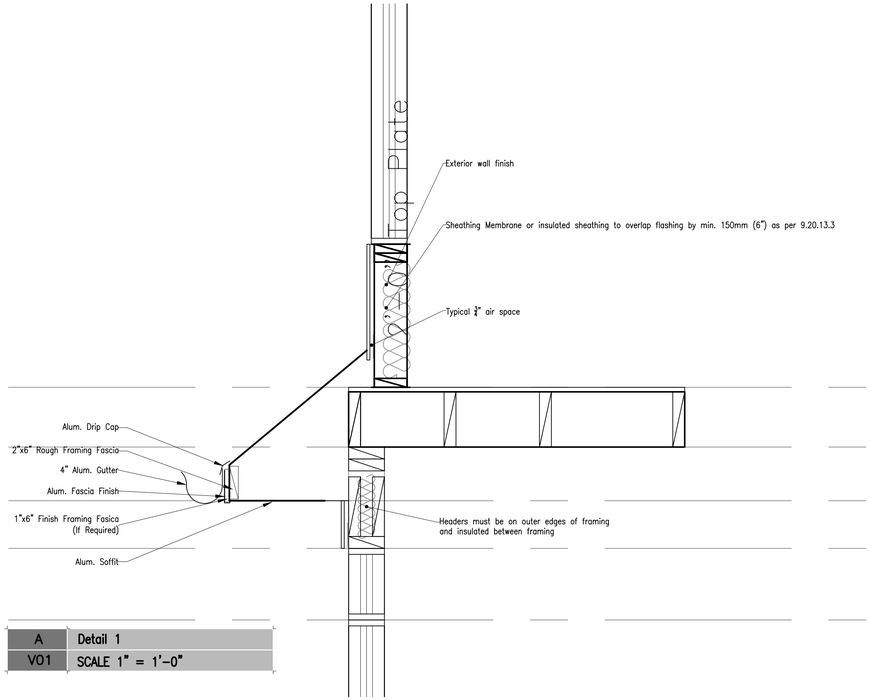
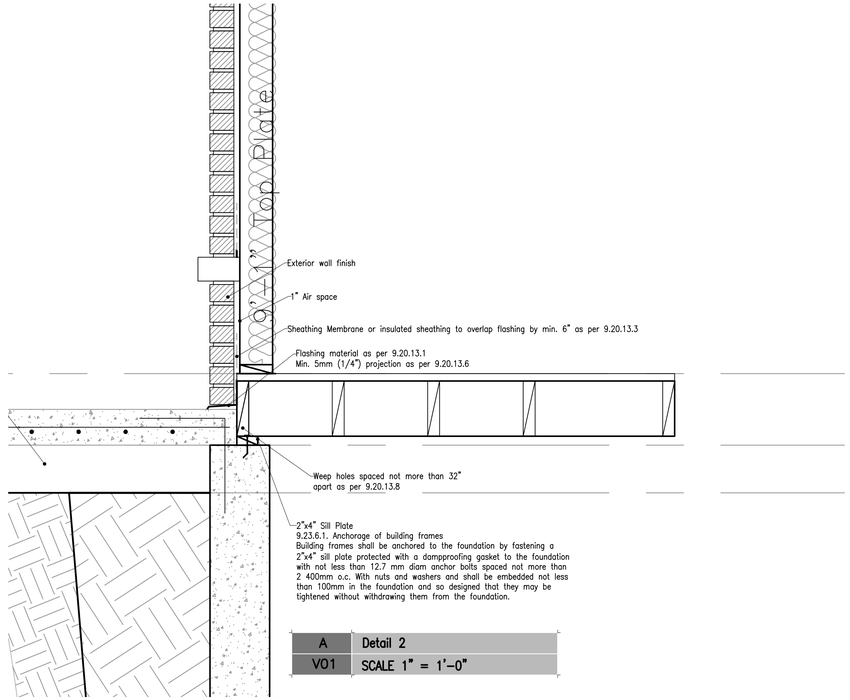
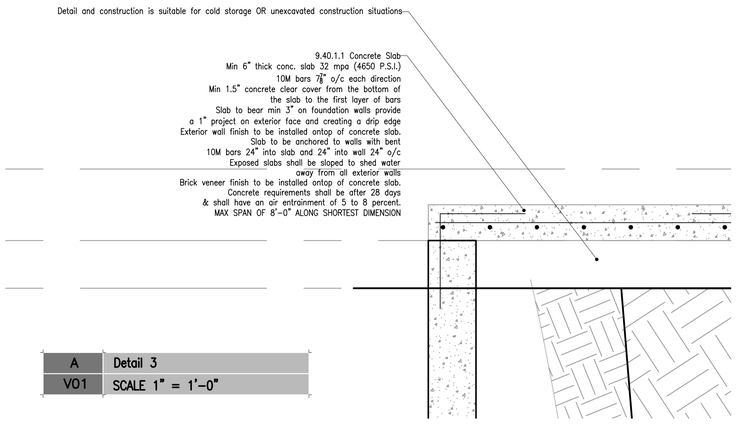
VIRTUAL CREATIONS INC. 17733
ARCHITECTURAL CONSULTING SERVICES (905) 481 1153 BCIN No. _____



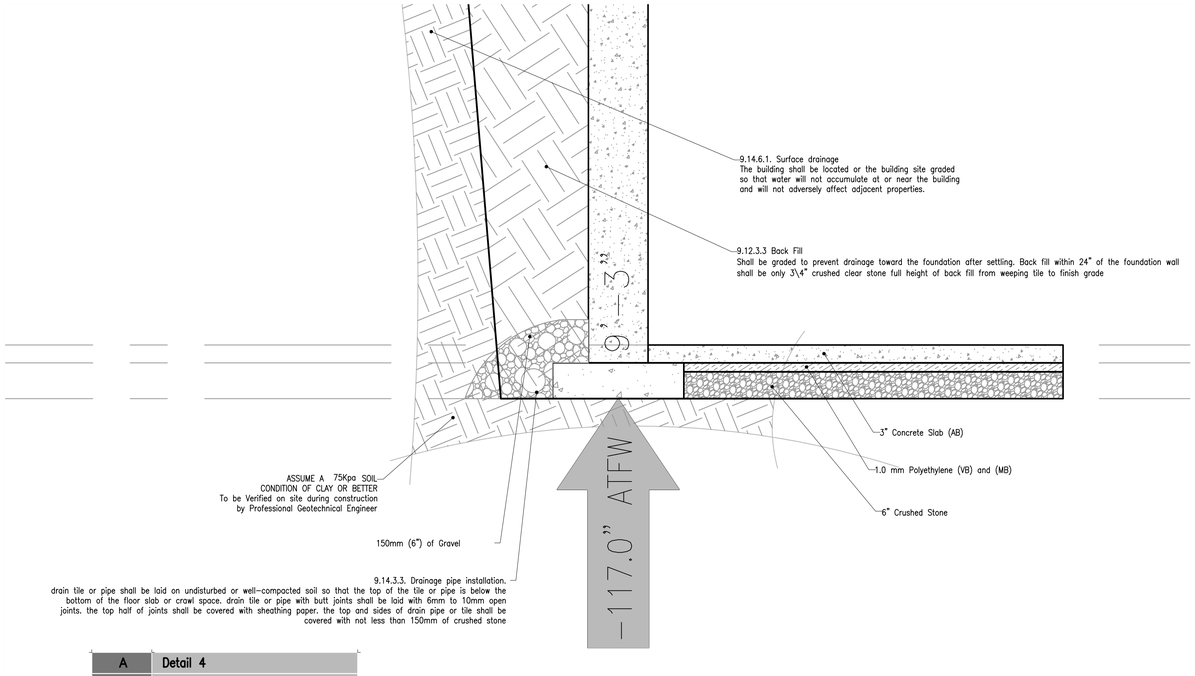
A	Detail 1
V01	SCALE 1" = 1'-0"



A	Detail 2
V01	SCALE 1" = 1'-0"



A	Detail 3
V01	SCALE 1" = 1'-0"



A	Detail 4
V01	SCALE 1" = 1'-0"

ISSUED:Dec.13.2016

R1`kk Athkchmfr

Original Signature: _____

Classification : _____

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PROJECT No:2016-048 SHEET:V16 TOTAL No.30. PROJECT 68 Hillcrest Ave, Ancaster Ontario\

Client: CLIENT

17733

VIRTUAL CREATIONS INC.

ARCHITECTURAL Consulting Services

(905) 481 1153 BCIN No. _____

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