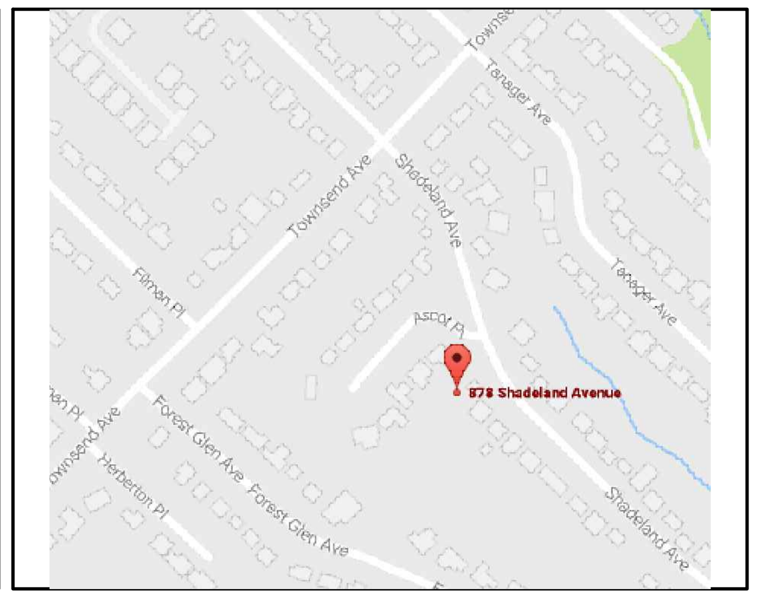
Project Information:

2017–002

878 Shadeland Ave, Burlington Ontario\



Terms and Conditions

License Agreement and Copyright Notice: When you purchase a reproducible set from Virtual Creations Inc, the designer as licensor grants you, a license, the right to use these documents to construct ONE home. All of the plans referenced in this publication are protected under copyright laws and other laws. The designers retains titles and ownership of the original documents and all intellectual property rights in the plans. The construction drawings licensed to you may not be resold or used by any other person. When you purchase a reproducible set, you reserve the right to modify and reproduce the plan, but you are still limited to the construction of one house. Reproducible sets or the modified version of any plan may not be resold or used by any other person to construct a home.

Compliance with Codes: Virtual Creations Inc authorizes the use of this document, expressly conditioned upon your obligation and agreement to strictly comply with all local building codes, ordinances, regulations and requirements - including permits, and inspections at the time of construction and your assurance you will retain the trades necessary to assist in your needs. Due to differences in time and place and continuing changes in Building codes, the plan you requested may need to be modified to comply with the codes in your area. Some minor changes may be made by most professional builders. However, any significant changes including dimensional and structural changes, will require the review of Virtual Creations Inc. Virtual Creations Inc and its designers are not responsible or liable for any changes or modifications made without their express permission, and you accept full responsibility for the accuracy and integrity of any changes or modifications to the plans, and all uses of the plans.

Certification: Virtual Creations Inc can certify these documents for permit in Ontario under Part 9 and Part 4 of the OBC 2012 and do not require an Architect or Structural Engineer as we are qualified by the Ontario Ministry of Housing and Municipal Affairs. However other provinces MAY require an architect or engineer to review and "seal" a blueprint prior to construction. There may be a fee for this service. Please contact your local lumberyard, municipal building department or builders association.

Disclaimer: Substantial care has gone into the creation of our home designs. However, because we cannot provide personal or on-site consultation, supervision or have control over the construction and because of the great variance in local building codes and requirements prior to construction and to limit our liability for any damages due to any deficiencies, omissions or errors to the cost of plans purchased by you; We make no warranty, expressed or implied, including but not limited to any warranty of merchantability or of fitness for a particular purpose with respect to the use or content of these plans.

Home Plans are Copyrighted

All documents created by Virtual Creations Inc are covered by copyright laws and other intellectual property laws of architects and home designers. These laws allow for significant damages or penalties per incident, plus legal fees, for copyright infringement involving any of the plans found in this publication or on our web site.

Construction documents WITH A SIGNATURE may not be duplicated. If additional sets are required, they may be purchased at a nominal cost. If structural modifications are needed or if the plan needs or be redrawn, you must return to Virtual Creations Inc to complete the work and issue a new set of drawings at a reasonable fee.

Construction documents WITHOUT A SIGNATURE may not be submitted for building permit or plans examination.

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

	Ontario Building Code Jan 1 2017 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 ☐	9.25.2.1.	Upgraded SB12 requirements	Yes ■ No ☐	N/A ☐

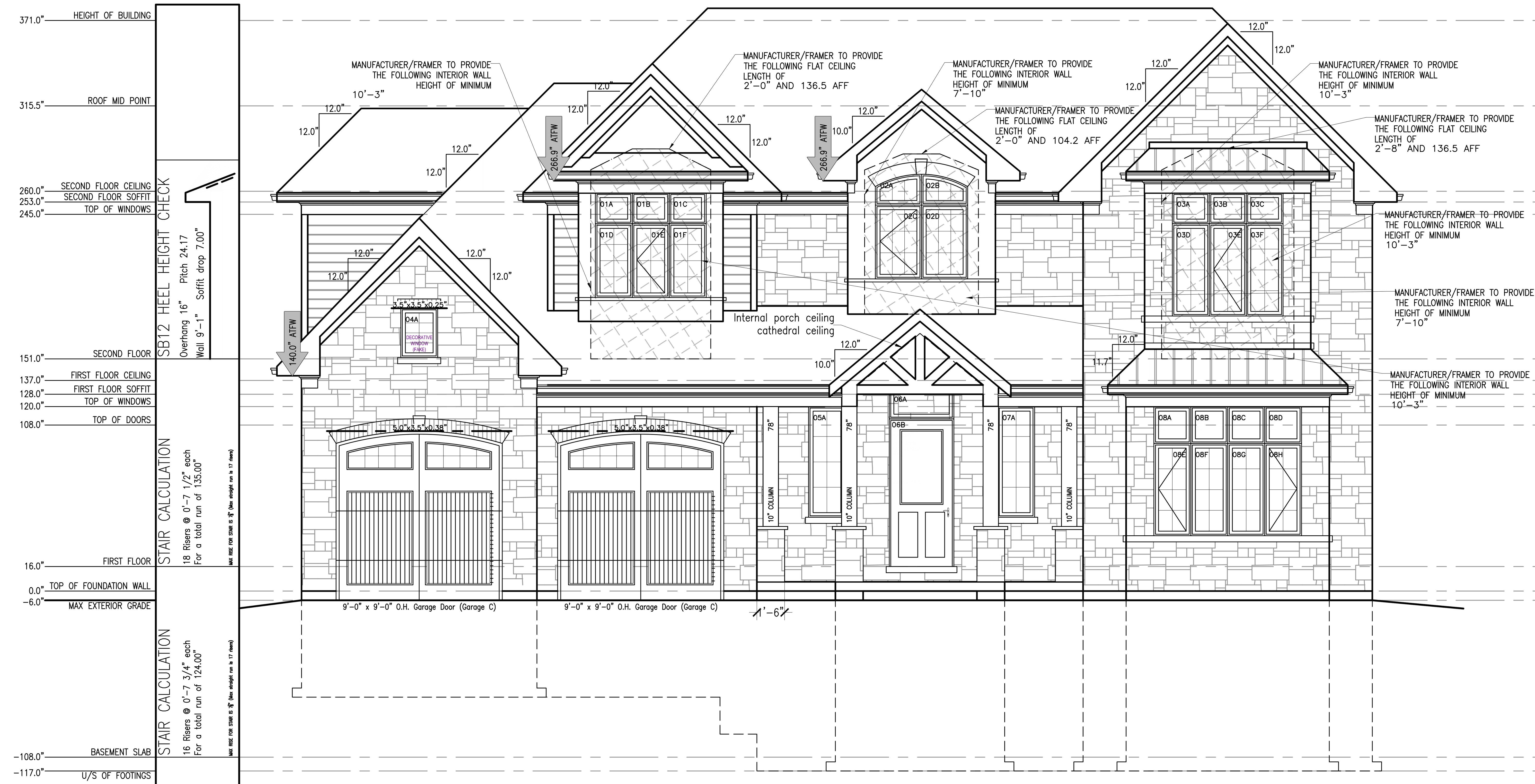
Virtual Creations Inc. – Energy Efficiency for Housing SB–12 (2017)

COMPONENTS								
COMPLIANCE PACKAGE Package A1 Table 3.1.1.2.A (IP) 3.1.1.2.A(IP)	Attic	Cathedral	Exposed Floor	Walls	Continuous Insulation	Basement	Slab Horizontal	Edge of Slab
	R60	R31	R31	R22	N/A	R20 ci	---	R10
	Heated Slab	Skylights	Windows	Glazing Upgrade	Space Heating	HRV	Hot Water	Gray water heat recovery
	R10	.49	25er		96%	75%	.8	42%

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

3.	Issued for Permit	2017.01.16	E.C.
2.	Issued to Consultants	2017.01.16	M.R.
1.	Issued for Client review	2017.01.16	M.R.

Kimberley LALONDE HOME DESIGN



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

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

ISSUED:May 31 2017

SMALL BUILDINGS

Original Signature:

Classification :

WWW.VCINC.CA

PROJECT:878 Shadeland Ave, Burlington Ontario\ TOTAL No.30. SHEET:V01

PROJECT No:2017-002

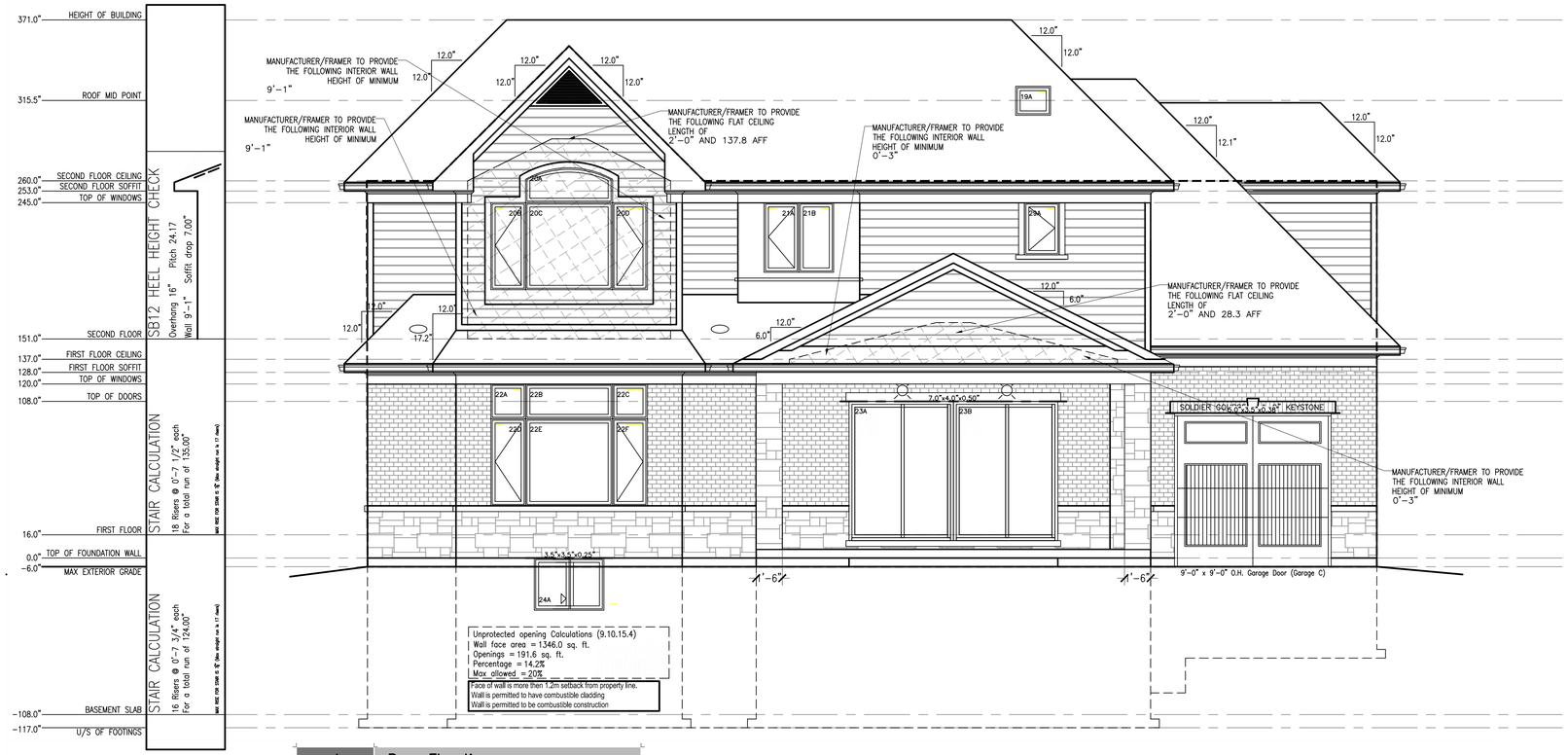
Client: CLIENT

BCIN No. 28844

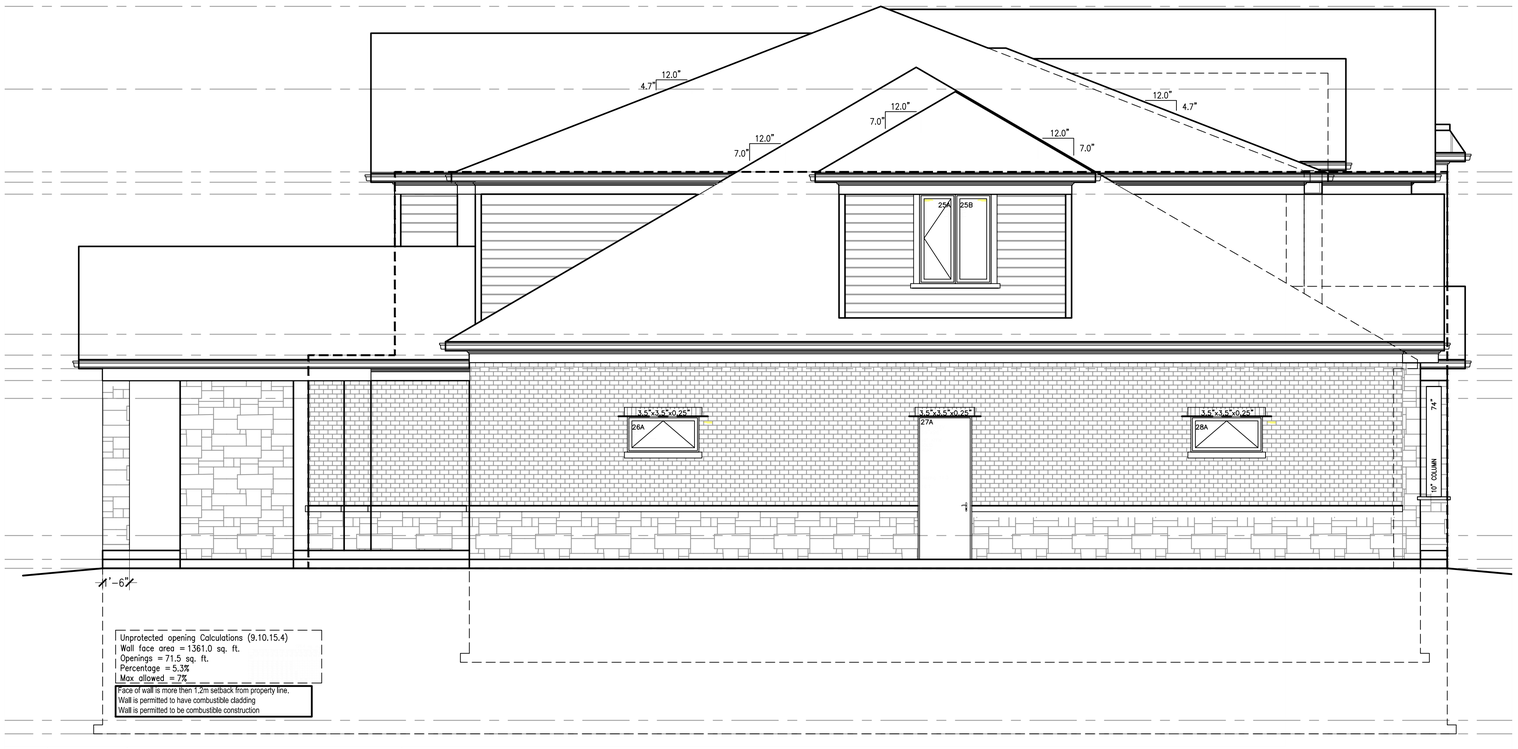
VIRTUAL CREATIONS INC.
(905) 481 1153
ARCHITECTURAL CONSULTING SERVICES

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.

Window Schedule							
TAG	SIZE	OPERATOR	LOCATION	HEIGHT	GRILL	GLAZING	SB12
01A	24"x20"	FIXED	NORTH ELEV	259" ATFW	NONE	Glazing 1.7	3.3
01B	24"x20"	FIXED	NORTH ELEV	259" ATFW	NONE	Glazing 1.7	3.3
01C	24"x20"	FIXED	NORTH ELEV	259" ATFW	NONE	Glazing 1.7	3.3
01D	24"x48"	FIXED	NORTH ELEV	239" ATFW	NONE	Glazing 5.2	8.0
01E	24"x48"	CASEMENT	NORTH ELEV	239" ATFW	NONE	Glazing 5.2	8.0
01F	24"x48"	FIXED	NORTH ELEV	239" ATFW	NONE	Glazing 5.2	8.0
02A	30"x20"	TEXT ONLY	NORTH ELEV	271" ATFW	NONE		4.2
02B	30"x20"	TEXT ONLY	NORTH ELEV	271" ATFW	NONE		4.2
02C	30"x48"	CASEMENT	NORTH ELEV	251" ATFW	NONE	Glazing 7.0	10.0
02D	30"x48"	FIXED	NORTH ELEV	251" ATFW	NONE	Glazing 7.0	10.0
03A	24"x20"	FIXED	NORTH ELEV	259" ATFW	NONE	Glazing 1.7	3.3
03B	24"x20"	FIXED	NORTH ELEV	259" ATFW	NONE	Glazing 1.7	3.3
03C	24"x20"	FIXED	NORTH ELEV	259" ATFW	NONE	Glazing 1.7	3.3
03D	24"x60"	FIXED	NORTH ELEV	239" ATFW	NONE	Glazing 6.7	10.0
03E	24"x60"	CASEMENT	NORTH ELEV	239" ATFW	NONE	Glazing 6.7	10.0
03F	24"x60"	FIXED	NORTH ELEV	239" ATFW	NONE	Glazing 6.7	10.0
04A	24"x32"	FIXED	NORTH ELEV	184" ATFW	NONE	Glazing 3.2	5.3
05A	24"x72"	FIXED	NORTH ELEV	120" ATFW	NONE	Glazing 8.2	12.0
06A	42"x20"	FIXED	NORTH ELEV	132" ATFW	NONE	Glazing 3.5	5.8
06B	42"x96"	1/2 GLAZED	NORTH ELEV	112" ATFW	NONE	Glazing 14.6	16.7
07A	24"x72"	FIXED	NORTH ELEV	120" ATFW	NONE	Glazing 8.2	12.0
08A	24"x24"	FIXED	NORTH ELEV	120" ATFW	NONE	Glazing 2.2	4.0
08B	24"x24"	FIXED	NORTH ELEV	120" ATFW	NONE	Glazing 2.2	4.0
08C	24"x24"	FIXED	NORTH ELEV	120" ATFW	NONE	Glazing 2.2	4.0
08D	24"x24"	FIXED	NORTH ELEV	120" ATFW	NONE	Glazing 2.2	4.0
08E	24"x60"	CASEMENT	NORTH ELEV	96" ATFW	NONE	Glazing 6.7	10.0
08F	24"x60"	FIXED	NORTH ELEV	96" ATFW	NONE	Glazing 6.7	10.0
08G	24"x60"	FIXED	NORTH ELEV	96" ATFW	NONE	Glazing 6.7	10.0
08H	24"x60"	CASEMENT	NORTH ELEV	96" ATFW	NONE	Glazing 6.7	10.0
09A	24"x24"	FIXED	EAST ELEV	245" ATFW	NONE	Glazing 2.2	4.0
09B	24"x24"	FIXED	EAST ELEV	245" ATFW	NONE	Glazing 2.2	4.0
09C	24"x78"	FIXED	EAST ELEV	221" ATFW	NONE	Glazing 8.7	12.7
09D	24"x78"	FIXED	EAST ELEV	221" ATFW	NONE	Glazing 8.7	12.7
10A	24"x48"	CASEMENT	EAST ELEV	245" ATFW	NONE	Glazing 5.2	8.0
10B	24"x48"	FIXED	EAST ELEV	245" ATFW	NONE	Glazing 5.2	8.0
11A	48"x24"	AWNING	EAST ELEV	120" ATFW	NONE	Glazing 5.2	8.0
12A	24"x24"	FIXED	EAST ELEV	120" ATFW	NONE	Glazing 2.2	4.0
12B	24"x60"	CASEMENT	EAST ELEV	96" ATFW	NONE	Glazing 6.7	10.0
13A	24"x24"	FIXED	EAST ELEV	120" ATFW	NONE	Glazing 2.2	4.0
13B	24"x60"	CASEMENT	EAST ELEV	96" ATFW	NONE	Glazing 6.7	10.0
14A	36"x36"	FIXED	EAST ELEV	120" ATFW	NONE	Glazing 6.2	9.0
15A	36"x36"	FIXED	EAST ELEV	120" ATFW	NONE	Glazing 6.2	9.0
16A	48"x36"	SLIDER	EAST ELEV	-36" ATFW	NONE	Glazing 8.7	12.0
17A	48"x36"	SLIDER	EAST ELEV	-36" ATFW	NONE	Glazing 8.7	12.0
18A	48"x36"	SLIDER	EAST ELEV	-36" ATFW	NONE	Glazing 8.7	12.0
19A	24"x48"	FIXED	SOUTH ELEV	325" ATFW	NONE	Glazing 5.2	8.0
20A	60"x24"	ARCHED	SOUTH ELEV	269" ATFW	NONE	Glazing 6.8	10.0
20B	24"x60"	CASEMENT	SOUTH ELEV	245" ATFW	NONE	Glazing 6.7	10.0
20C	60"x60"	FIXED	SOUTH ELEV	245" ATFW	NONE	Glazing 20.3	25.0
20D	24"x60"	CASEMENT	SOUTH ELEV	245" ATFW	NONE	Glazing 6.7	10.0
21A	24"x48"	CASEMENT	SOUTH ELEV	245" ATFW	NONE	Glazing 5.2	8.0
21B	24"x48"	FIXED	SOUTH ELEV	245" ATFW	NONE	Glazing 5.2	8.0
22A	24"x24"	FIXED	SOUTH ELEV	120" ATFW	NONE	Glazing 2.2	4.0
22B	60"x24"	FIXED	SOUTH ELEV	120" ATFW	NONE	Glazing 6.8	10.0
22C	24"x24"	FIXED	SOUTH ELEV	120" ATFW	NONE	Glazing 2.2	4.0
22D	24"x60"	CASEMENT	SOUTH ELEV	96" ATFW	NONE	Glazing 6.7	10.0
22E	60"x60"	FIXED	SOUTH ELEV	96" ATFW	NONE	Glazing 20.3	25.0
22F	24"x60"	CASEMENT	SOUTH ELEV	96" ATFW	NONE	Glazing 6.7	10.0
23A	72"x96"	Patio Slider	SOUTH ELEV	110" ATFW	NONE	Glazing 39.1	39.1
23B	72"x96"	Patio Slider	SOUTH ELEV	110" ATFW	NONE	Glazing 39.1	39.1
24A	48"x36"	SLIDER	SOUTH ELEV	-36" ATFW	NONE	Glazing 8.7	12.0
25A	24"x60"	CASEMENT	WEST ELEV	245" ATFW	NONE	Glazing 6.7	10.0
25B	24"x60"	FIXED	WEST ELEV	245" ATFW	NONE	Glazing 6.7	10.0
26A	48"x24"	AWNING	WEST ELEV	96" ATFW	NONE	Glazing 5.2	8.0
27A	36"x96"	SOLID	WEST ELEV	96" ATFW	NONE	Glazing 11.3	16.7
28A	48"x24"	AWNING	WEST ELEV	96" ATFW	NONE	Glazing 5.2	8.0
29A	24"x36"	CASEMENT	SOUTH ELEV	245" ATFW	NONE	Glazing 3.7	6.0



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



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

VIRTUAL CREATIONS INC. (905) 481 1153
ARCHITECTURAL CONSULTING SERVICES
BCIN No. 28844

SMALL BUILDINGS

Original Signature:

ISSUED May 31 2017

PROJECT No:2017-002 SHEET:V02 TOTAL No:30.

Client: CLIENT

Classification :

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 FACILITATED. AS A RESULT, VIRTUAL CREATIONS INC. CANNOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES THAT MAY ARISE DURING 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.

Area Calculations	
Total Building Area	3727.46 SQ. FT. (346.29 SQ. M.)
Unfinished Basement Area	2016.33 SQ. FT. (187.32 SQ. M.)
Proposed First Floor Area	2213.35 SQ. FT. (205.63 SQ. M.)
Garage Area	1042.36 SQ. FT. (96.84 SQ. M.)
Porch Area	133.50 SQ. FT. (12.40 SQ. M.)
Patio Area	339.88 SQ. FT. (31.58 SQ. M.)
Proposed Second Floor Area	2395.72 SQ. FT. (222.57 SQ. M.)

Structural Notes:

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

- **Hatch respresents 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"Øx3/16" fixed steel post, 8"x8"1/4" top and bottom plate)**

Note to Truss Manufacture:

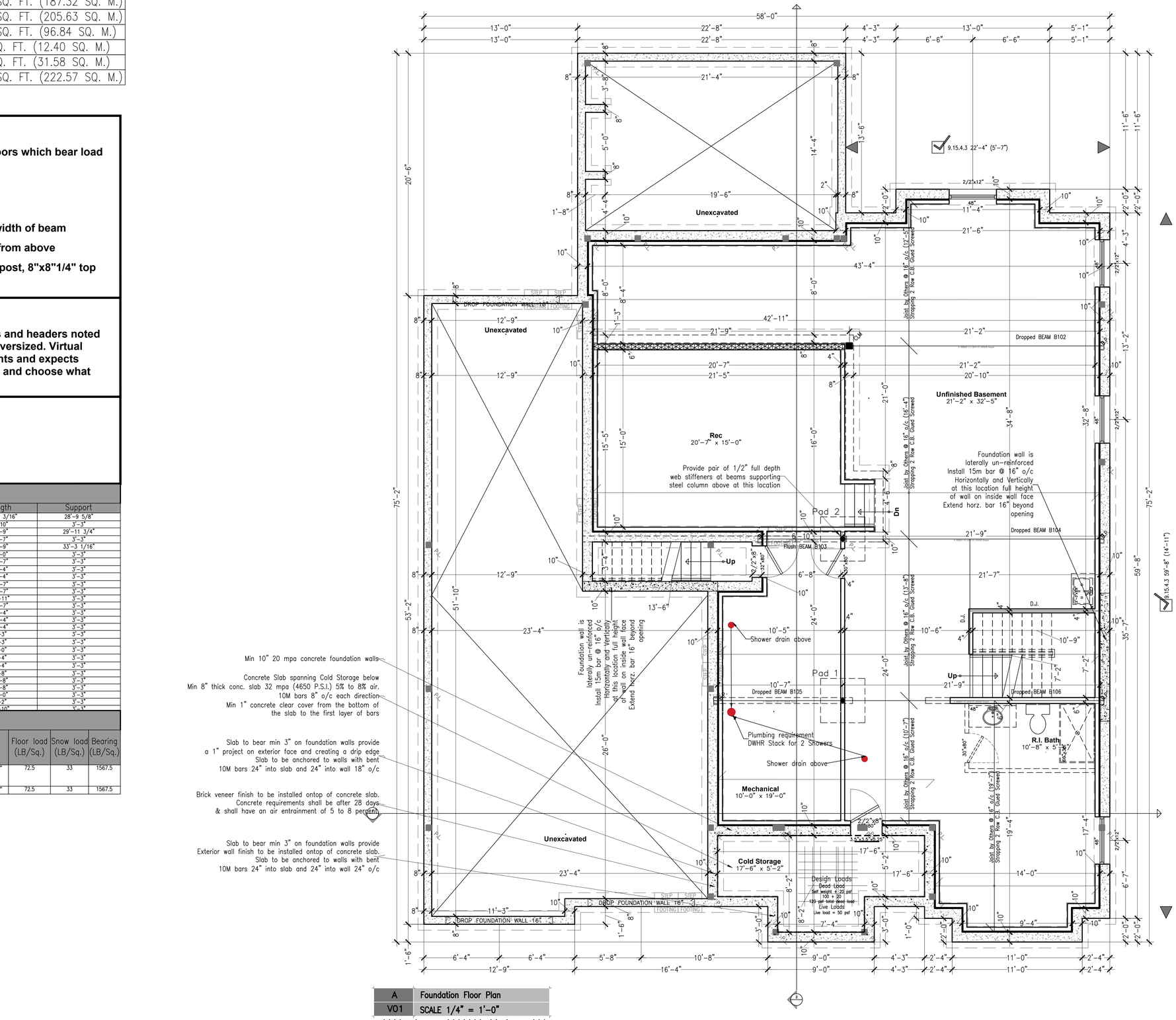
Truss manufacture to provide LVL specification for ALL beams and headers noted on these drawings irregardless of weather or not the beam is oversized. Virtual Creations specifies products, materials and building components and expects Truss manufactures to follow the plans provided and NOT pick and choose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

Structural Load Information:

DEAD LOAD=	20 PSF
LIVE LOAD =	40 PSF
SNOW LOAD =	52 PSF
DEFLECTION =	L/360

Beam Schedule					
Floor	No	Size	Condition	Length	Support
B	102	W310x60	Dropped	20'-11 3/16"	28'-9 5/8"
B	103	W250x33	Flush	6'-10"	3'-3"
B	104	W310x60	Dropped	21'-9"	29'-11 3/4"
B	105	W310x60	Dropped	10'-7"	3'-3"
B	106	W310x60	Dropped	21'-9"	33'-3 1/16"
F	100	LVL by Other	Dropped	12'-0"	3'-3"
F	100	3/2"x8"	Dropped	20'-7"	3'-3"
F	101	LVL by Other	Dropped	14'-4"	3'-3"
F	102	LVL by Other	Dropped	14'-4"	3'-3"
F	103	W250x45	Dropped	21'-7"	3'-3"
F	104	W250x45	Dropped	21'-7"	3'-3"
F	105	W310x74	Dropped	24'-11"	3'-3"
F	106	LVL by Other	Dropped	21'-7"	3'-3"
F	107	LVL by Other	Dropped	23'-4"	3'-3"
F	108	LVL by Other	Dropped	23'-4"	3'-3"
F	109	LVL by Other	Dropped	23'-4"	3'-3"
F	110	2/2"x8"	Dropped	5'-3"	3'-3"
F	110	2/2"x8"	Dropped	5'-3"	3'-3"
F	111	4/2"x8"	Dropped	7'-0"	3'-3"
F	111	4/2"x8"	Dropped	8'-4"	3'-3"
F	112	4/2"x8"	Dropped	8'-4"	3'-3"
R	100	LVL by Other	Dropped	5'-8"	3'-3"
R	101	LVL by Other	Flush	11'-8"	3'-3"
R	102	Girder truss	Flush	11'-8"	3'-3"
R	103	LVL by Other	Flush	10'-0"	3'-3"
R	104	LVL by Other	Flush	6'-2"	3'-3"
R	105	LVL by Other	Flush	13'-10"	3'-3"

Pad Footing Schedule							
PAD Design No.	PADSIZE	Concrete (poured on undisturbed soil)	Plate (top plate or equal to the width of beam)	Column (steel column)	Floor load (LB/Sq.)	Snow load (LB/Sq.)	Bearing (LB/Sq.)
Pad 1	74"" x 73.6" x 32.8"	MIN 20mpa concrete	MIN 8"x8"X1/2"	MIN 3"ø x3/16"	72.5	33	1567.5
Pad 2	76"" x 76.4" x 34.2"	MIN 20mpa concrete	MIN 12"x12"X1/2"	MIN 4"ø x3/16"	72.5	33	1567.5



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

SMALL BUILDINGS
Original Signature: _____
ISSUED May 31 2017
Classification : _____
PROJECT 879 Shadeland Ave, Burlington Ontario
TOTAL No.30.
SHEET V03
PROJECT No.2017-002
Client: CLIENT

VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153
BCIN No. 28844

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 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.

Area Calculations	
Total Building Area	3727.46 SQ. FT. (346.29 SQ. M.)
Unfinished Basement Area	2016.33 SQ. FT. (187.32 SQ. M.)
Proposed First Floor Area	2213.35 SQ. FT. (205.63 SQ. M.)
Garage Area	1042.36 SQ. FT. (96.84 SQ. M.)
Porch Area	133.50 SQ. FT. (12.40 SQ. M.)
Patio Area	339.88 SQ. FT. (31.58 SQ. M.)
Proposed Second Floor Area	2395.72 SQ. FT. (222.57 SQ. M.)

Room Schedule

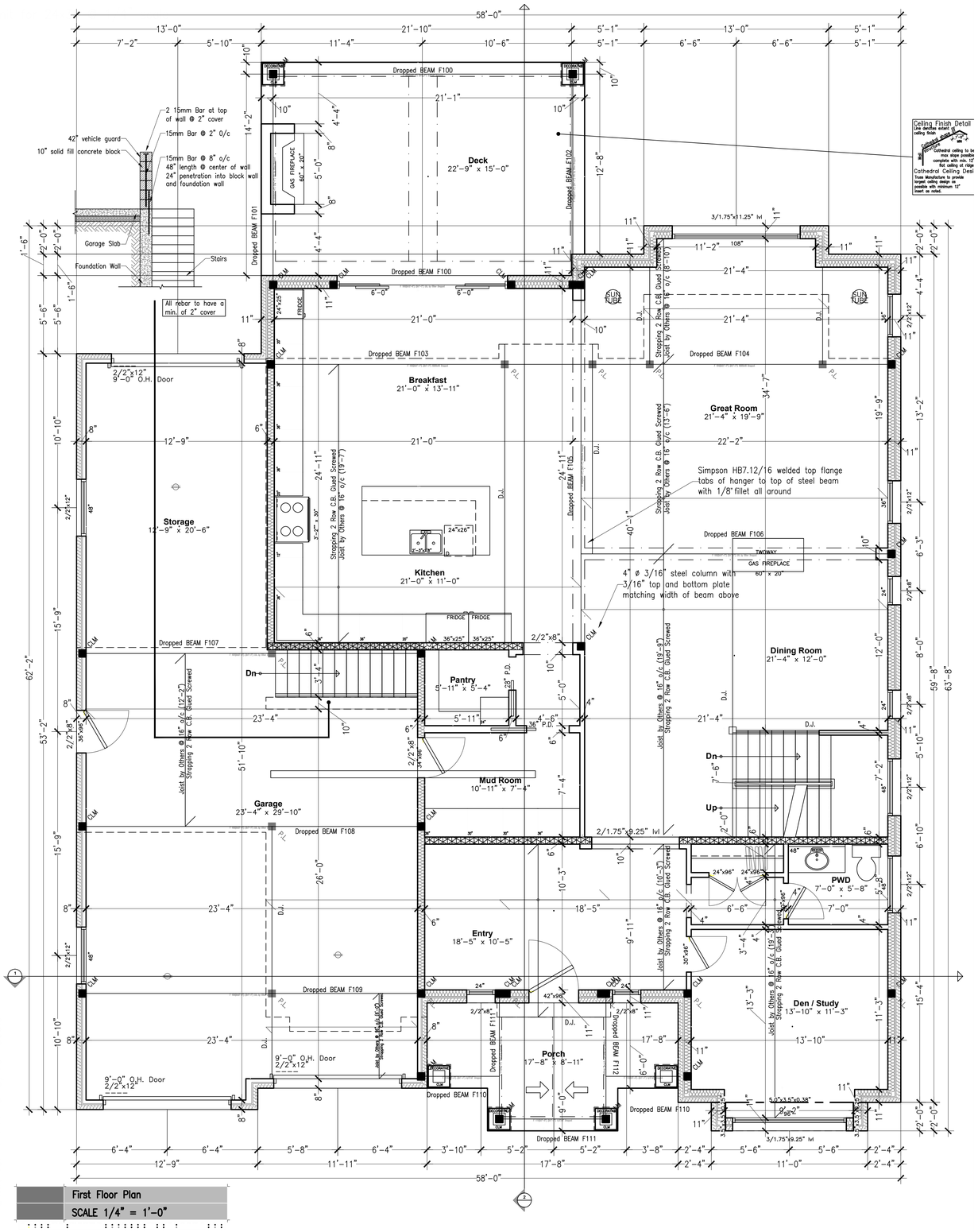
0.ROOMNAME	1.ROOMSIZE	3.ROOM_AREA	4.GLAZING_AREA	5.GLAZING_REQUIRED	6.HABITABLE_ROOM
Bedroom #2	13'-10" x 17'-3"	278.8 SQ. FT.	40.0 SQ. FT.	13.9	0
Bedroom #3	12'-0" x 16'-4"	193.5 SQ. FT.	34.0 SQ. FT.	9.7	0
Bedroom #4	13'-0" x 11'-8"	182.8 SQ. FT.	20.0 SQ. FT.	9.1	0
Breakfast	21'-0" x 13'-11"	292.3 SQ. FT.	0.0 SQ. FT.	0.0	0
Cold Storage	17'-8" x 5'-2"	112.4 SQ. FT.	0.0 SQ. FT.	0.0	0
Deck	22'-9" x 15'-0"	339.9 SQ. FT.	0.0 SQ. FT.	0.0	0
Den / Study	13'-10" x 11'-3"	174.0 SQ. FT.	56.0 SQ. FT.	8.7	0
Dining Room	21'-4" x 12'-0"	256.0 SQ. FT.	28.0 SQ. FT.	25.6	0
Ensuite	16'-3" x 6'-1"	105.0 SQ. FT.	0.0 SQ. FT.	0.0	0
Ensuite	8'-8" x 5'-4"	45.3 SQ. FT.	0.0 SQ. FT.	0.0	0
Ensuite	13'-7" x 14'-10"	207.2 SQ. FT.	0.0 SQ. FT.	0.0	0
Entry	18'-5" x 10'-5"	191.8 SQ. FT.	0.0 SQ. FT.	0.0	0
Garage	23'-4" x 29'-10"	720.8 SQ. FT.	0.0 SQ. FT.	0.0	0
Great Room	21'-4" x 19'-11"	447.2 SQ. FT.	108.0 SQ. FT.	44.7	0
Kitchen	21'-0" x 11'-0"	231.0 SQ. FT.	0.0 SQ. FT.	0.0	0
Laundry	6'-7" x 9'-0"	65.1 SQ. FT.	0.0 SQ. FT.	0.0	0
Lin					
Loft	19'-0" x 10'-10"	205.8 SQ. FT.	20.0 SQ. FT.	10.3	0
Master Bedroom	19'-9" x 18'-9"	323.2 SQ. FT.	40.0 SQ. FT.	32.3	0
Mechanical	10'-0" x 19'-0"	223.9 SQ. FT.	0.0 SQ. FT.	0.0	0
Mud Room	10'-11" x 7'-6"	81.9 SQ. FT.	0.0 SQ. FT.	0.0	0
Pantry	5'-11" x 5'-4"	31.6 SQ. FT.	0.0 SQ. FT.	0.0	0
Porch	17'-8" x 8'-11"	133.5 SQ. FT.	0.0 SQ. FT.	0.0	0
PWD	7'-0" x 5'-8"	39.7 SQ. FT.	0.0 SQ. FT.	0.0	0
R.I. Bath	11'-8" x 5'-6"	64.2 SQ. FT.	0.0 SQ. FT.	0.0	0
Rec	20'-7" x 15'-2"	312.2 SQ. FT.	0.0 SQ. FT.	0.0	0
Storage	12'-9" x 20'-6"	257.1 SQ. FT.	0.0 SQ. FT.	0.0	0
Unexcavated					
Unexcavated					
Unexcavated					
Unfinished Basement	21'-2" x 32'-5"	707.2 SQ. FT.	0.0 SQ. FT.	0.0	0
W.I.C.	6'-6" x 4'-6"	29.3 SQ. FT.	0.0 SQ. FT.	0.0	0
W.I.C.	5'-5" x 6'-8"	36.4 SQ. FT.	0.0 SQ. FT.	0.0	0
W.I.C.	9'-6" x 18'-6"	175.8 SQ. FT.	0.0 SQ. FT.	0.0	0

SB-12 2.1. METHODS FOR ACHIEVING ENERGY EFFICIENCY COMPLIANCE - FIRST FLOOR
TOTAL WALL PERIMETER = 217.3'
WALL HEIGHT FROM GRADE TO CEILING = 10.1
TOTAL WALL AREA = 2195.07 SQ. FT.

SB-12 2.1. METHODS FOR ACHIEVING ENERGY EFFICIENCY COMPLIANCE - SECOND FLOOR
TOTAL WALL PERIMETER = 241.7'
WALL HEIGHT FROM GRADE TO CEILING = 9.1
TOTAL WALL AREA = 2199.17 SQ. FT.

SB-12 2.1. METHODS FOR ACHIEVING ENERGY EFFICIENCY COMPLIANCE (CONCLUSION)
TOTAL WALL AREA = 4394.24 SQ. FT.
TOTAL DOOR GLAZING AREA = 78.20 SQ. FT.
TOTAL RSO AREA (NOT INCLUDING BASEMENT WINDOWS) = 558.90 SQ. FT.
TOTAL PERCENTAGE = 14.50%

- 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)



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

ON 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 AND REVISE 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.

ISSUED May 31 2017

SMALL BUILDINGS

Original Signature: _____

Classification : _____

TOTAL No.30. PROJECT 878 Shadeland Ave, Burlington Ontario PROJECT No.2017-002 SHEET V04 Client: _____

VIRTUAL CREATIONS INC. 28844 BCIN No. _____

ARCHITECTURAL CONSULTING SERVICES (905) 481 1153

WWW.VCINC.CA

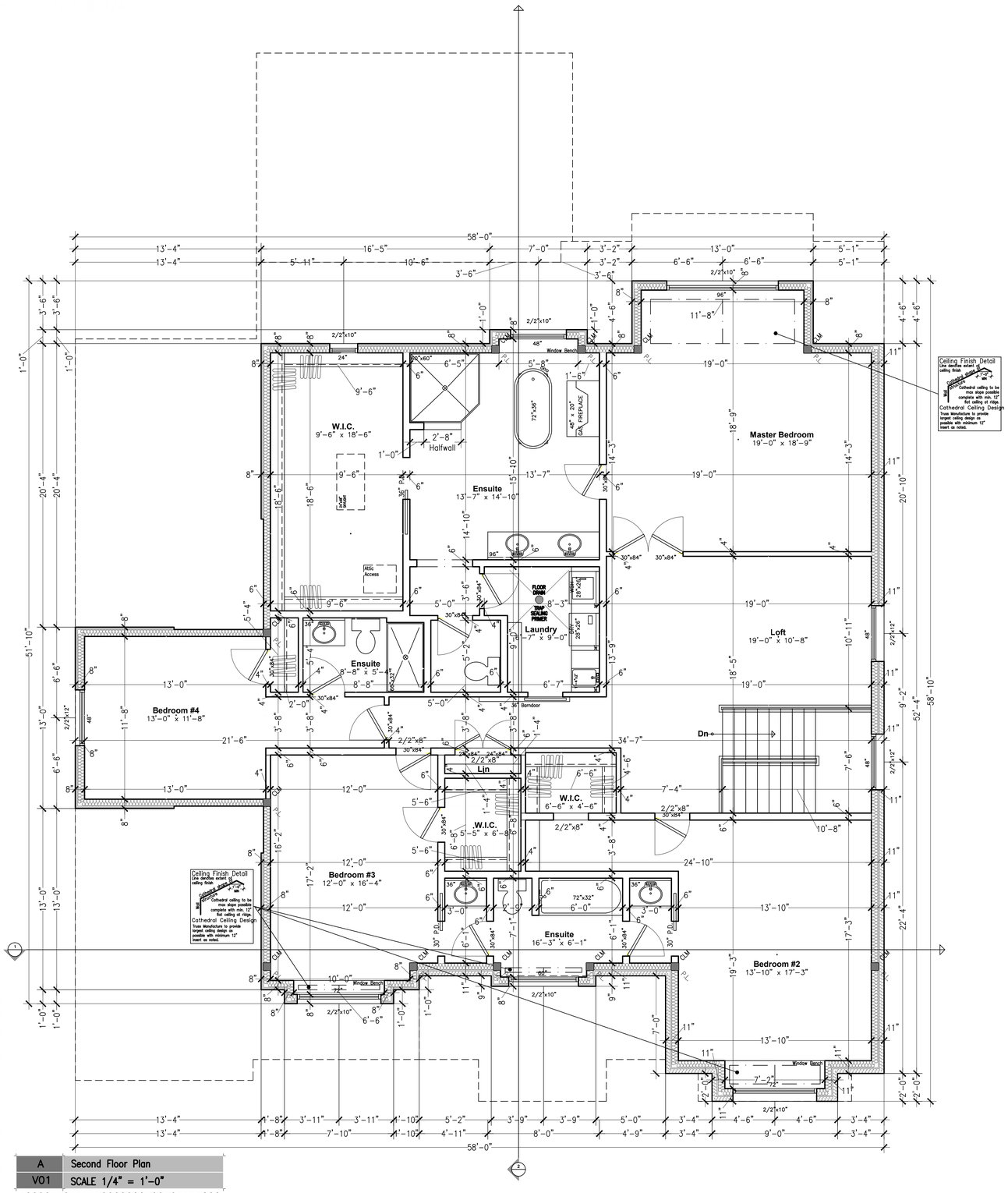
Area Calculations	
Total Building Area	3727.46 SQ. FT. (346.29 SQ. M.)
Unfinished Basement Area	2016.33 SQ. FT. (187.32 SQ. M.)
Proposed First Floor Area	2213.35 SQ. FT. (205.63 SQ. M.)
Garage Area	1042.36 SQ. FT. (96.84 SQ. M.)
Porch Area	133.50 SQ. FT. (12.40 SQ. M.)
Patio Area	339.88 SQ. FT. (31.58 SQ. M.)
Proposed Second Floor Area	2395.72 SQ. FT. (222.57 SQ. M.)

Electrical Notes:

- Smoke Detectors needs to be installed in all bedrooms and on each floor including basement.
- CO2 Detectors needs to be installed on each floor including basement (Max. 16' away from bedroom doors).
- 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 Mechincal 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

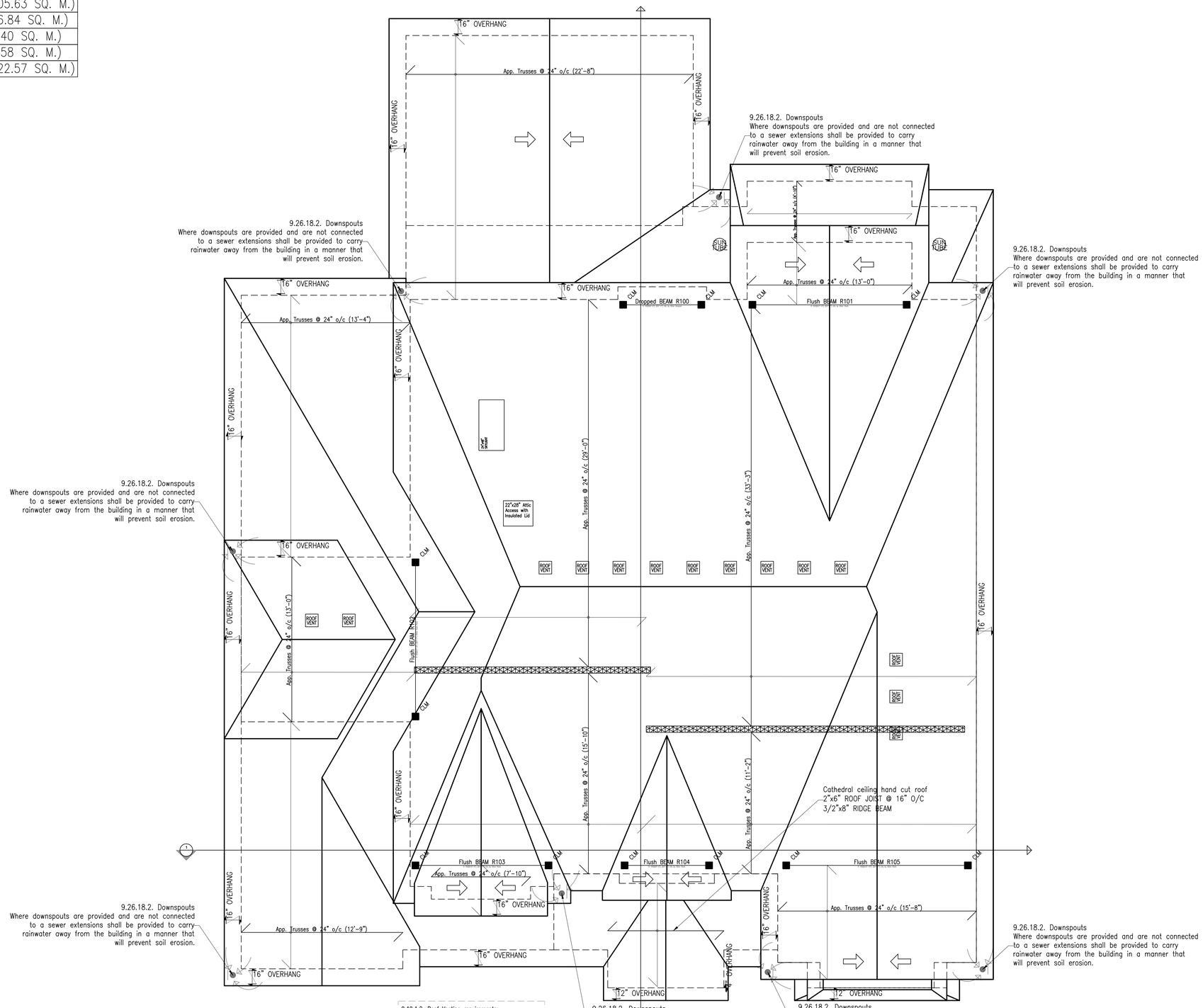


A	Second Floor Plan
V01	SCALE 1/4" = 1'-0"

VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153
BCIN No. 28844
PROJECT No:2017-002 SHEET:V05 TOTAL No.30. PROJECT:878 Shadeland Ave, Burlington Ontario
Client: CLIENT
Classification :
SMALL BUILDINGS
Original Signature:
ISSUED:May 31 2017
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.

Area Calculations	
Total Building Area	3727.46 SQ. FT. (346.29 SQ. M.)
Unfinished Basement Area	2016.33 SQ. FT. (187.32 SQ. M.)
Proposed First Floor Area	2213.35 SQ. FT. (205.63 SQ. M.)
Garage Area	1042.36 SQ. FT. (96.84 SQ. M.)
Porch Area	133.50 SQ. FT. (12.40 SQ. M.)
Patio Area	339.88 SQ. FT. (31.58 SQ. M.)
Proposed Second Floor Area	2395.72 SQ. FT. (222.57 SQ. M.)



9.19.1.2. Roof Venting requirements:
Total roof area = 4101.5 OBC ratio = 300.0
Total OBC venting area requirements = 14 sq. ft.
50% of vent req. to be in soffit = 7 sq. ft.
Number of vents in roof space = 7
VCINC recommends = 14

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

VIRTUAL CREATIONS INC. (905) 481 1153
ARCHITECTURAL CONSULTING SERVICES
BCIN No. 28844
PROJECT No:2017-002 SHEET:V06 TOTAL No.30. PROJECT:878 Shadeland Ave, Burlington Ontario
Client: CLIENT
Classification : SMALL BUILDINGS
Original Signature:
ISSUED:May 31 2017
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.

WALL ASSEMBLIES

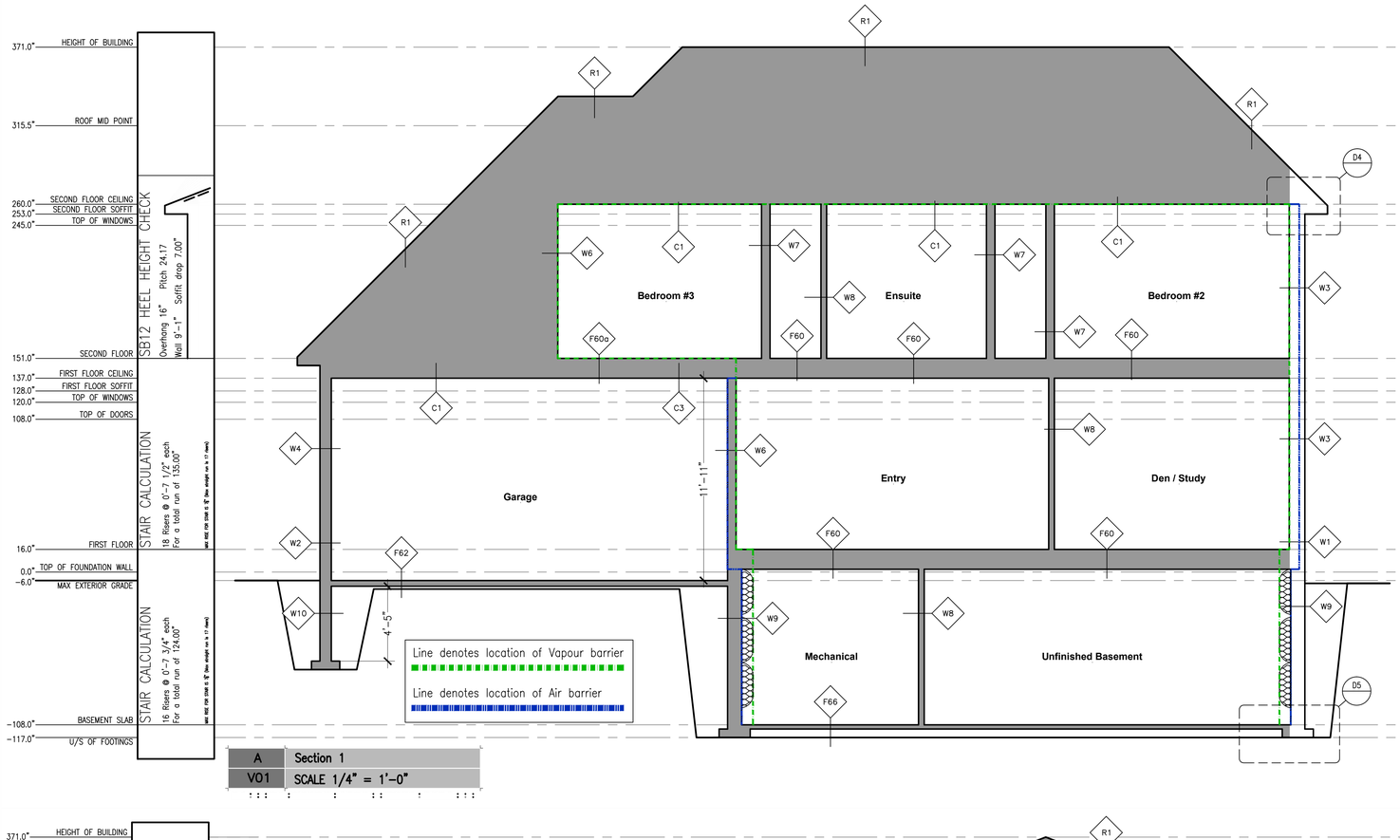
	Wall_Top	Plan_View	Section_View	Elevation_View	
W1					Exterior Stone Veneer Finish 1" Air Space ¾" Sheathing with Delta Vent SA air barrier by Cosella-Dorken Products Inc. 2"x6" Wood studs @ 16" o/c Batt Insulation as per SB-12 6 mil. Vapour Barrier ½" G.W.B. Finish (interior side)
W2					Exterior Brick or Stone Finish 1" Air Space ¾" Sheathing with Delta Vent SA air barrier by Cosella-Dorken Products Inc. 2"x6" Wood studs @ 16" o/c 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					Exterior Brick or Stone Finish 1" Air Space ¾" 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 ½" G.W.B. Finish (interior side)
W3					Exterior Brick or Stone Finish 1" Air Space ¾" Sheathing with Delta Vent SA air barrier by Cosella-Dorken Products Inc. 2"x6" Wood studs @ 16" o/c 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)
W5					Exterior Siding Finish ¾" 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 ½" G.W.B. Finish (interior side) ½" G.W.B. Finish (exterior side)
W6					2"x6" Wood studs @ 16" o/c Batt Insulation as per SB-12 ½" G.W.B. Finish (interior side) ½" G.W.B. Finish (exterior side)
W7					2"x6" Wood studs @ 16" o/c ½" G.W.B. Finish (interior side) ½" G.W.B. Finish (exterior side)
W8					2"x6" Wood studs @ 16" o/c ½" G.W.B. Finish (interior side)
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 (keeping tile to finish grade) Delta-MD & Delta Thene ND waterproofing by Cosella-Dorken Products Inc. 10" poured concrete foundation min. 20mpa (2900 p.s.i.) max. grade exterior height of 8'-6" No FRR is required or proposed Batt Insulation as per SB-12 6 mil. Vapour Barrier No interior finish is proposed or required
W10					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 (keeping tile to finish grade) Delta-MD & Delta Thene ND 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
W11					½" G.W.B. Finish (interior side) (TALL WALL) 2"x6" Wood studs @ 12" o/c – 2"x6" Mid Girts @ 48" o/c ½" G.W.B. Finish (interior side)

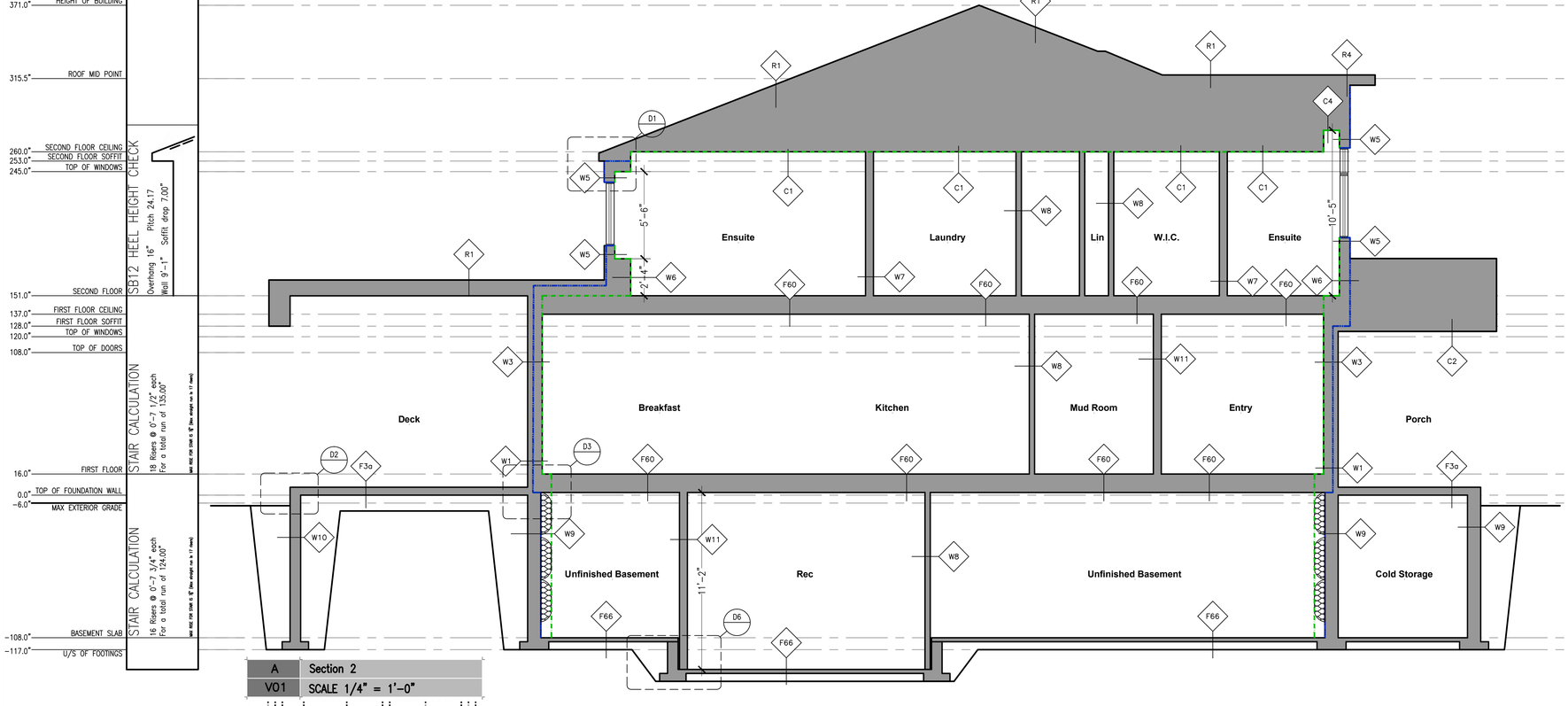
FLOOR ASSEMBLIES

	Wall_Top	Plan_View	Section_View	Elevation_View	
F3σ					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). ⅝" tongue and groove sub floor. Floor joists (see plan for direction and size). 9.30.6.4. Ceramic Tile: Ceramic Tile 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)
F60σ					Proposed wood floor joist assembly Floor finish (see finish spec or owners notes). ⅝" tongue and groove sub floor, (acting as the Vapour Barrier) Floor joists (see plan for direction and size). Insulation as per SB-12 requirements All joist bearing to exterior shall be on a thermal break All joist bearing to exterior of garage shall be or use additional air barrier material ½" Pressure treated Plywood sub ceiling. 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_Top	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 C1305 / C13954, "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
C3					Proposed garage ceiling with living space above Cabinet floor and floor joists/attic trusses (see plan for direction and size) 2" Air space for cross ventilation Ceiling joists with insulation Gypsum board (Insulation values, vapour and air barriers are specified on detail page)
C4					Proposed Cathedral ceiling finish and insulation Roof finish as spec with other roof assemblies notes Insulation as per SB12, see SB12 chart for required R value and type of insulation 6 mil Poly Vapour Barrier ½" G.W.B. Typical ceiling finish (Insulation values, vapour and air barriers are specified on detail page)
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)
R4					Proposed Cathedral Ceiling -9.26.0.0. Roof finish typical min. 20 year asphalt shingles -Delta Roof Single Underlay (optional) -1/2" Sheathing & 'h' clips -Spray foam insulation type cosfy -Thermal spray 1997 SCC 94.10.3N, 08.24.1198 -Interior finish -9.29.5.2. Typical ceiling finish material: 1/2" ASTM C1305 / C13954, "Gypsum Ceiling Board" (Insulation values, vapour and air barriers are specified on detail page)





SMALL BUILDINGS — Original Signature: _____ ISSUED May 31 2017

Classification : _____

VIRTUAL CREATIONS INC. (905) 481 1153 BCIN No. 28844

ARCHITECTURAL CONSULTING Services

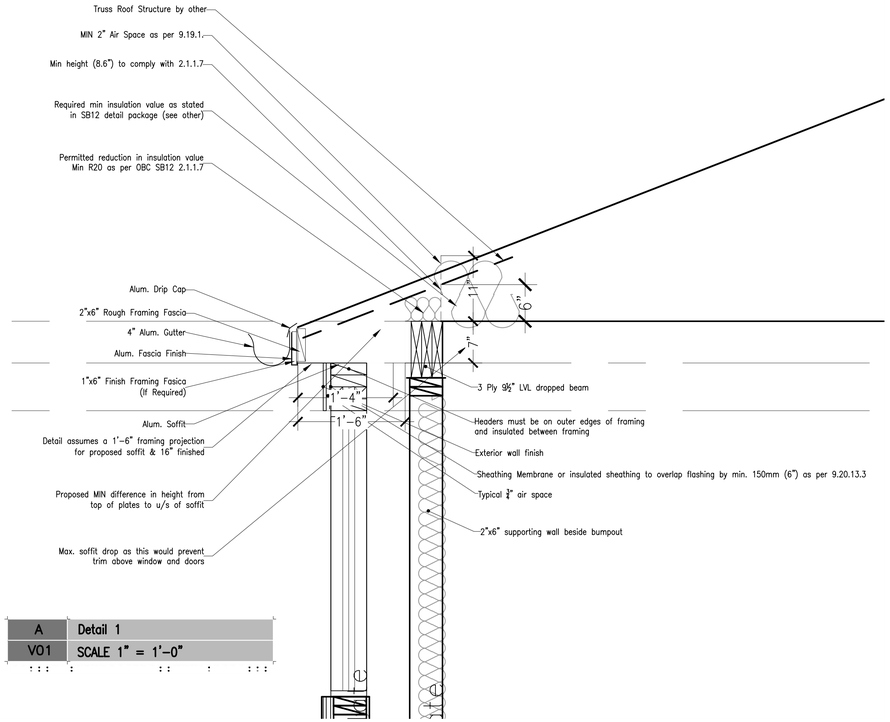
WWW.VCINC.CA

PROJECT:870 Shadeland Ave, Burlington Ontario PROJECT No:2017-002 SHEET:V07

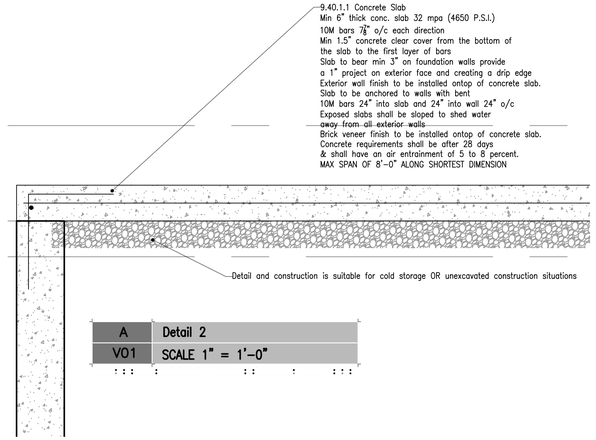
TOTAL No:30. CLIENT Client: _____

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 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.

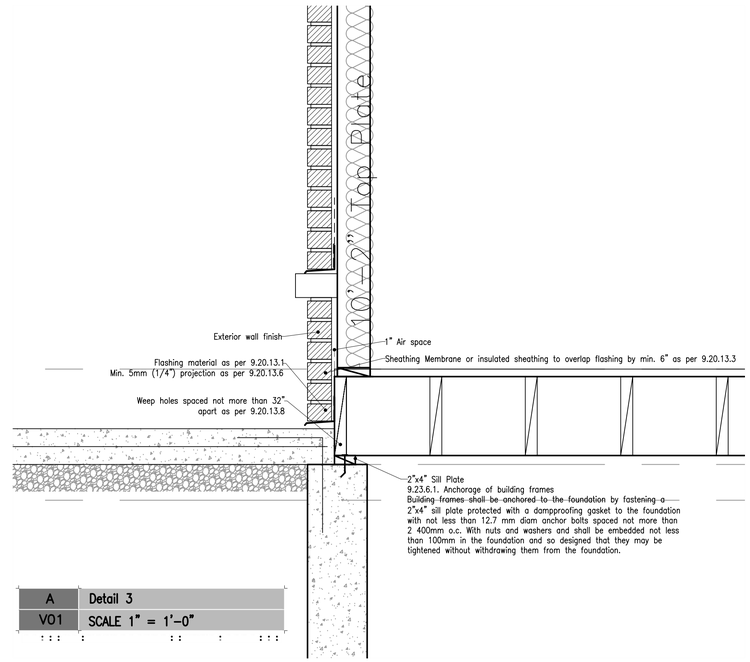
AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION WITH A BUILDER / CONTRACTOR THESE 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 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.



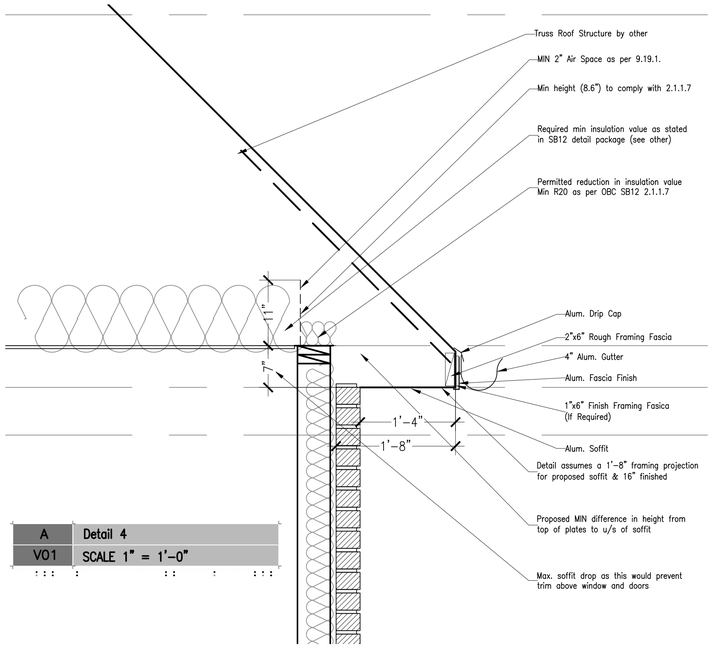
A	Detail 1
V01	SCALE 1" = 1'-0"



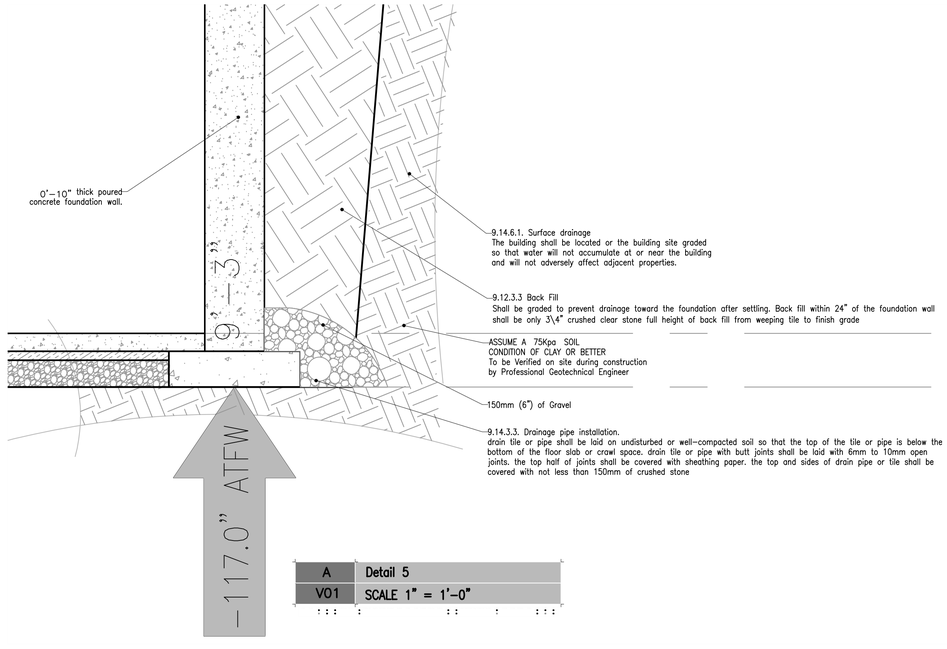
A	Detail 2
V01	SCALE 1" = 1'-0"



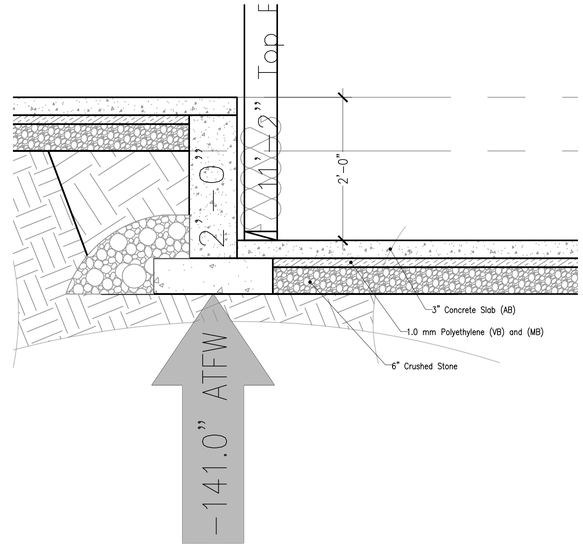
A	Detail 3
V01	SCALE 1" = 1'-0"



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



A	Detail 5
V01	SCALE 1" = 1'-0"



A	Detail 6
V01	SCALE 1" = 1'-0"

VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153 BCIN No. 28844
SMALL BUILDINGS
Classification : Original Signature:
PROJECT 1878 Shadeland Ave, Burlington Ontario
PROJECT No.2017-302 SHEET.V08 TOTAL No.30.
Client: CLIENT
ISSUED May 31 2017
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 AND DURING 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.