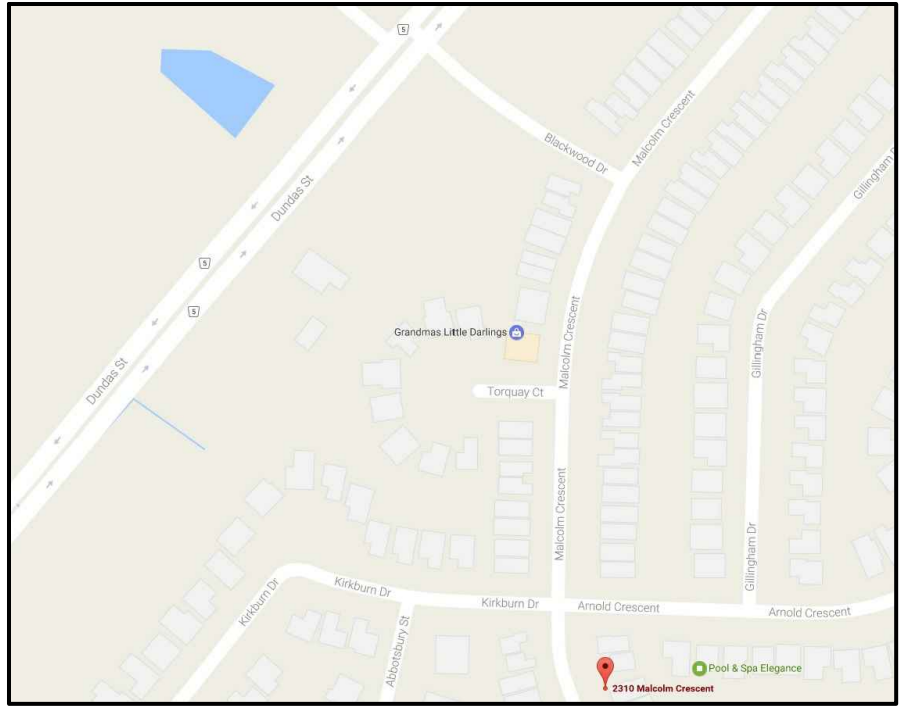


Project Information:

2017-020

2310 Malcolm Crescent, Burlington Ontario



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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 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 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 as 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 <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>			
9.8.1.2.(1) Stairs, Ramps, Landings, Handrails and Guards in Garages has been met	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	9.10.19	New requirements for smoke detectors has been added	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
9.8.7.4. New height of hand rails has been verified	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	9.20.5.2.	New steel angle block has been use in the elevations.	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
9.9.10.1. New bedroom window and window well requirement met	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	9.25.3.1.	Air Barrier added to basement	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

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

COMPONENTS

	Attic	Cathedral	Exposed Floor	Walls	Continuous Insulation	Basement	Slab Horizontal	Edge of Slab
COMPLIANCE PACKAGE	R60	R31	R31	R19	R5	R20 ci	R10	R10
Package B1								
Table 3.1.1.2.A (IP)	Heated Slab	Skylights	Windows	Glazing Upgrade	Space Heating	HRV	Hot Water	Gray water heat recovery
3.1.1.11(IP)	R10	.49	25er		N/A	N/A	N/A	N/A

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	2017.04.06	E.C.
2.	Issued for Client review	2017.03.09	E.C.
1.	Issued for Client review	2017.03.03	E.C.

ISSUED: Apr 06 2017

PROJECT No: 2017-020

Original Signature:

PROJECT: 2310 Malcolm Crescent, Burlington Ontario

Client: BRAD

28844

INC.

VIRTUAL CREATIONS

ARCHITECTURAL CONSULTING SERVICES

BCIN No.

(905) 481 1153

This is not a survey, site plan or plot plan. Virtual Creations Inc does not guarantee the accuracy of this document nor does Virtual Creations Inc claim to have qualification to produce a drawing intended to be used as a survey. The drawing is intended to be used as a diagram only meant to complement the architectural drawings, specifically for the purposes of orientation, zoning, limiting distances and special relationships between other buildings.

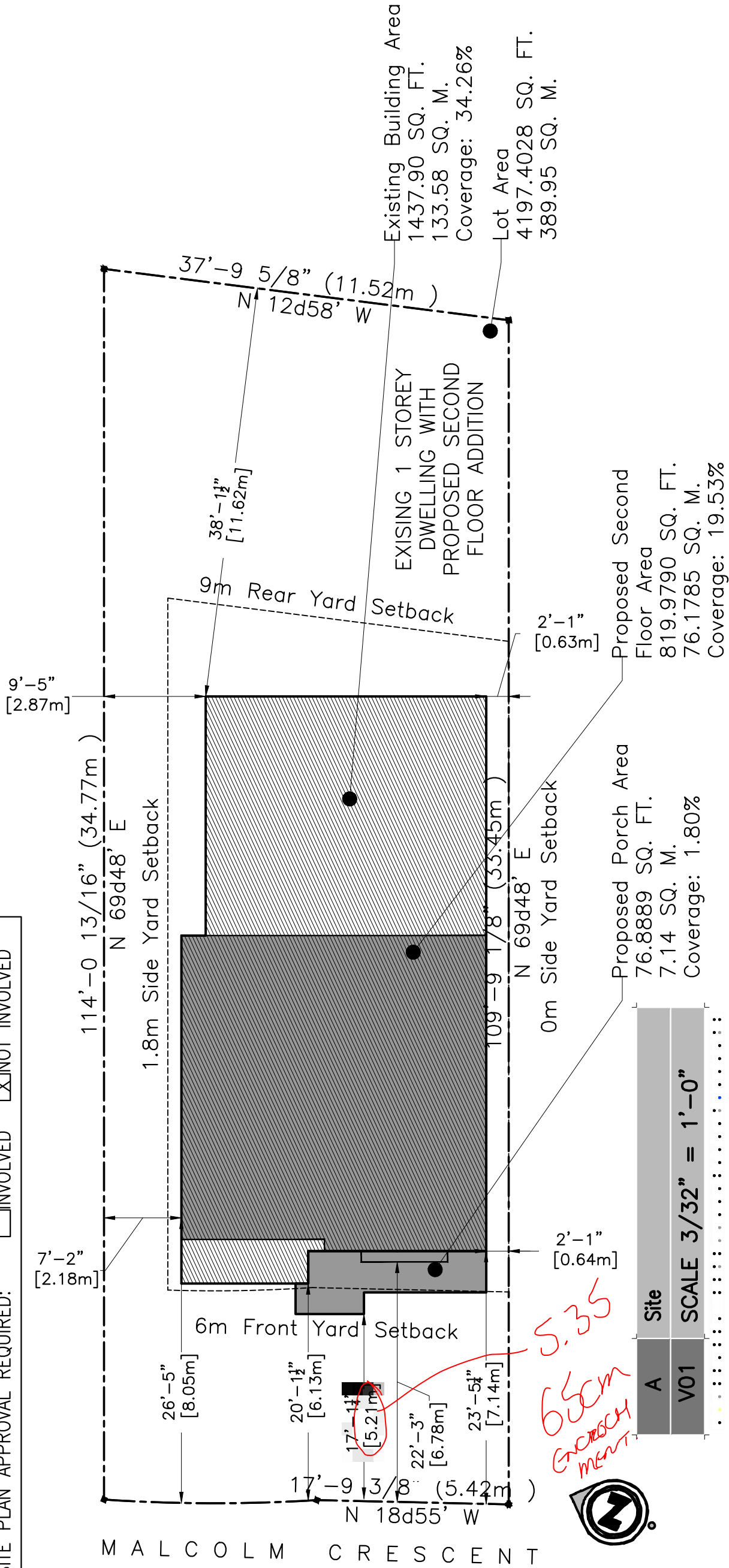
MUNICIPALITY: Burlington

ZONED: R4

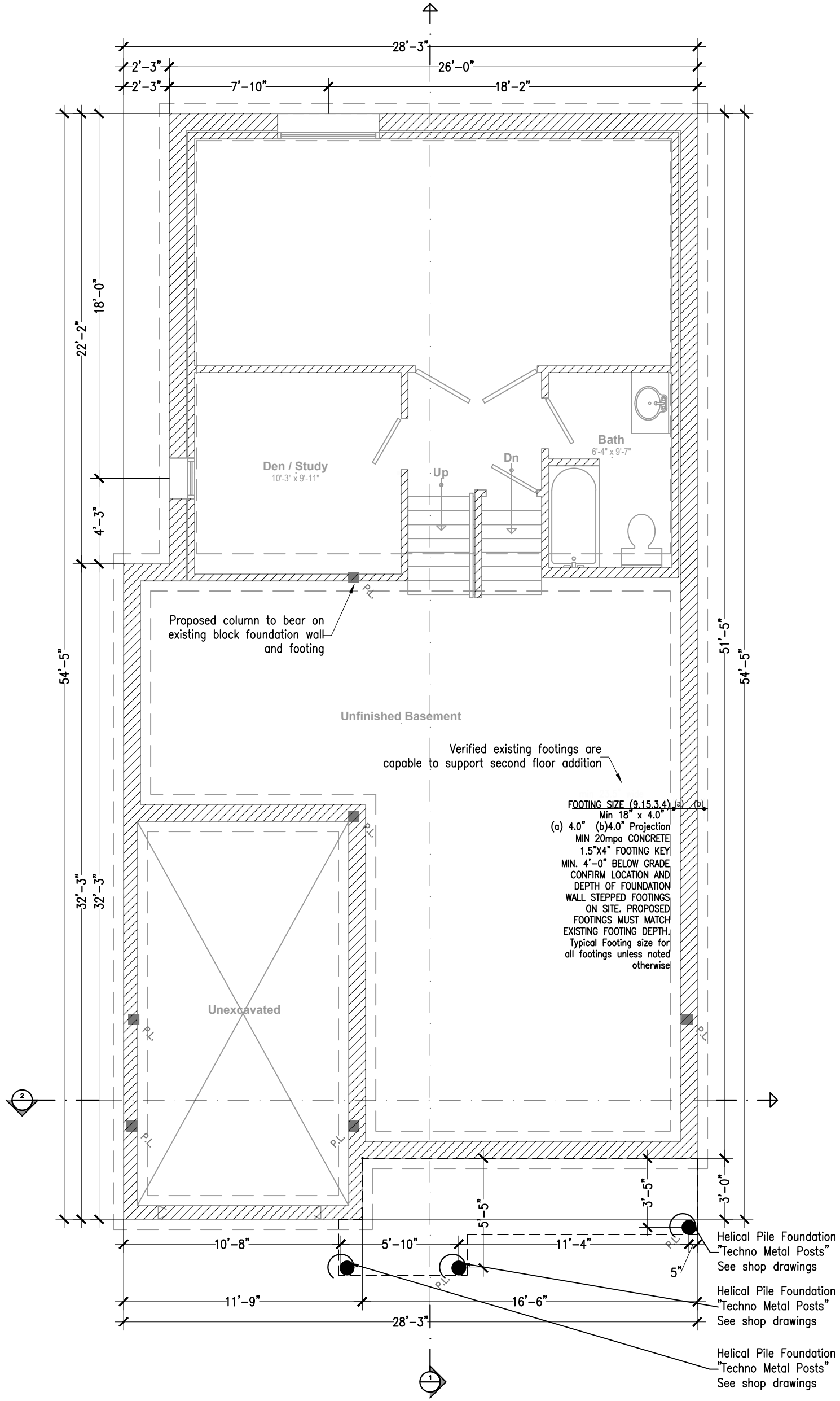
CONSERVATION AUTHORITY: INVOLVED NOT INVOLVED

NIAGARA ESCARPMENT COMMISSION: INVOLVED NOT INVOLVED

SITE PLAN APPROVAL REQUIRED: INVOLVED NOT INVOLVED

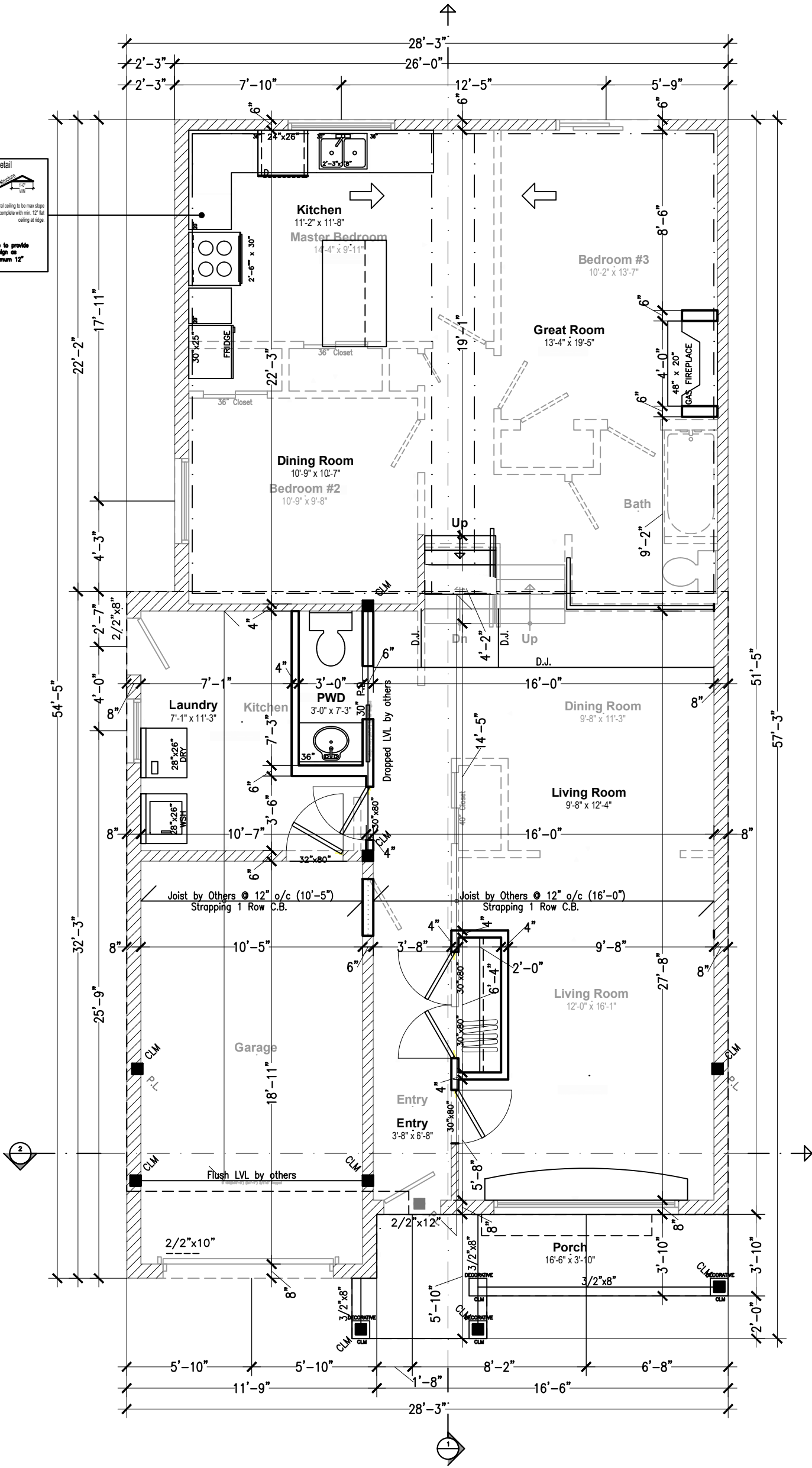


Limit for 1/16" @ 3/16" scale

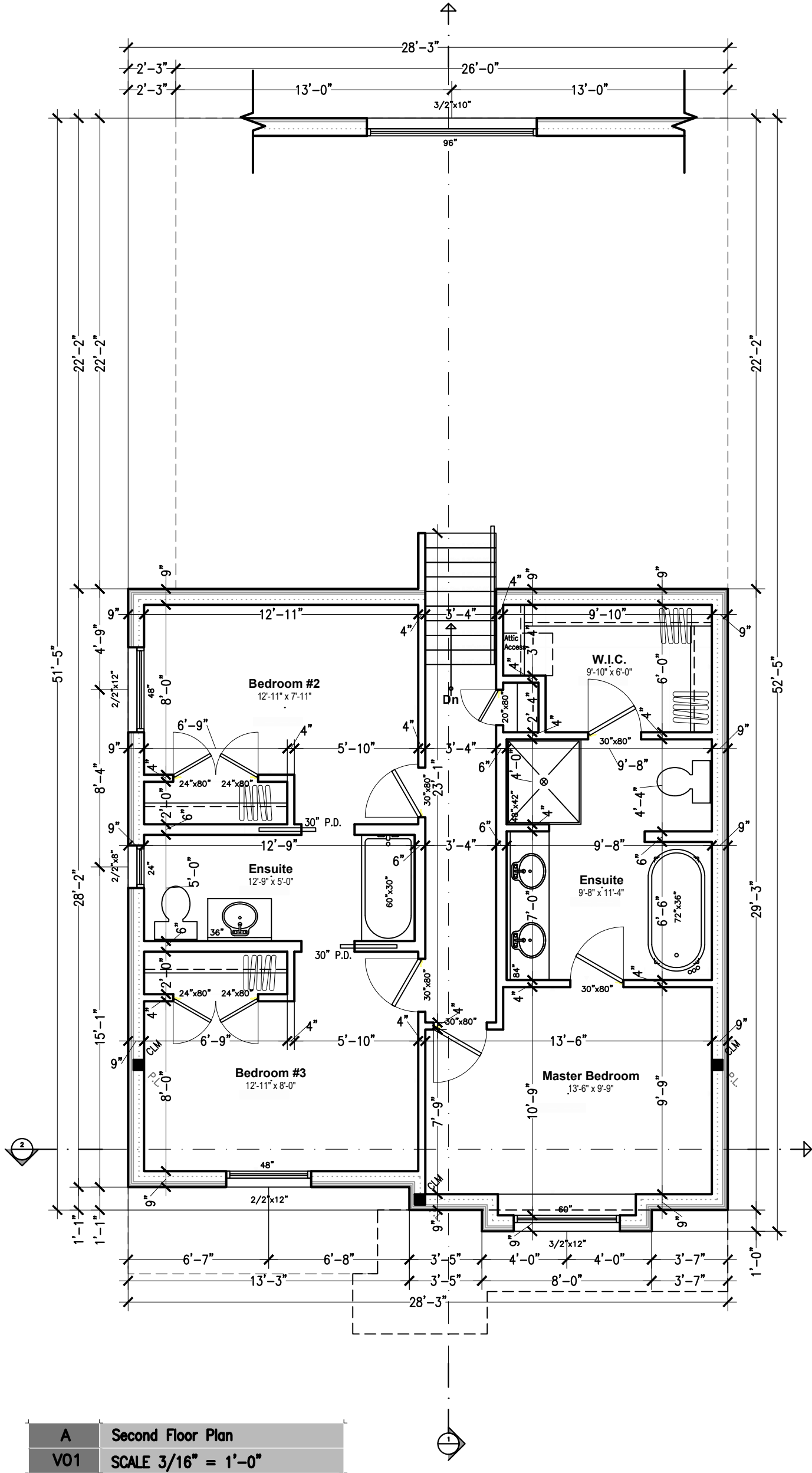


A	Foundation Floor Plan
VO1	SCALE 3/16" = 1'-0"

Ceiling Finish Detail
 Line denotes extent of ceiling finish
 Cathedral ceiling to be max slope possible complete with min. 12" flat ceiling at ridge
 Truss Manufacture to provide largest ceiling design as possible with minimum 12" flat ceiling at ridge.



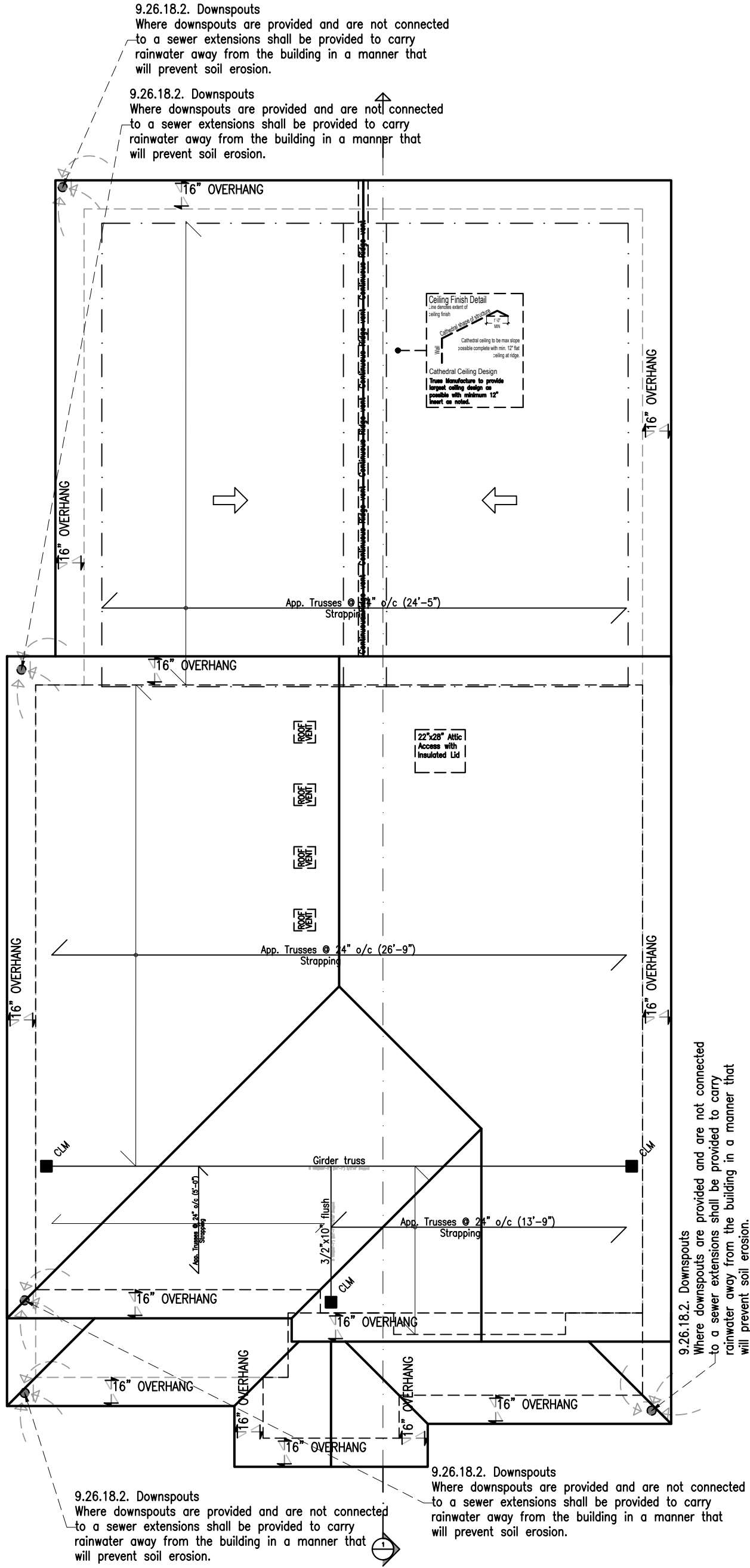
A	First Floor Plan
V01	SCALE 3/16" = 1'-0"



A	Second Floor Plan
V01	SCALE 3/16" = 1'-0"

Limit for 1/16" @ 3/16" scale

Limit for 1/16" @ 3/16" scale



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.

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9.19.1.2. Roof Venting requirements:
Total roof area = 1273.0 OBC ratio = 300.0
Total OBC venting area requirements = 4 sq. ft.
50% of vent req. to be in soffit = 2 sq. ft.
Number of vents in roof space = 2
VCINC recommends = 4

A	Roof Plan
V01	SCALE 3/16" = 1'-0"

Area Calculations

Total Building Area	1514.78 SQ. FT. (140.73 SQ. M.)
Unfinished Basement Area	632.69 SQ. FT. (58.78 SQ. M.)
Existing Foundation Area	1437.90 SQ. FT. (133.58 SQ. M.)
Porch Area	76.89 SQ. FT. (7.14 SQ. M.)
Existing First Floor Area	1218.85 SQ. FT. (113.23 SQ. M.)
Existing Garage Area	219.05 SQ. FT. (20.35 SQ. M.)
Proposed Second Floor Area	811.98 SQ. FT. (75.44 SQ. M.)

Room Schedule

0.ROOMNAME	1.ROOMSIZE	2.ROOM_AREA	3.GLAZING_AREA	4.GLAZING_REQUIRED	6.HABITABLE_ROOM
Bedroom #2	12'-11" x 7'-11"	117.0 SQ. FT.	16.0 SQ. FT.	13.7	Habitable Room # 0
Bedroom #3	12'-11" x 8'-0"	117.0 SQ. FT.	16.0 SQ. FT.	13.7	Habitable Room # 0
Dining Room	10'-9" x 10'-7"	113.8 SQ. FT.	9.3 SQ. FT.	8.2	Habitable Room # 0
Ensuite	12'-9" x 5'-0"	63.7 SQ. FT.	0.0 SQ. FT.	0.0	Habitable Room # 0
Ensuite	9'-8" x 11'-4"	109.6 SQ. FT.	0.0 SQ. FT.	0.0	Habitable Room # 0
Entry	3'-8" x 6'-8"				
Great Room	13'-4" x 19'-5"	263.1 SQ. FT.	53.3 SQ. FT.	20.3	Habitable Room # 0
Kitchen	11'-2" x 11'-8"	134.2 SQ. FT.	0.0 SQ. FT.	0.0	Habitable Room # 0
Laundry	7'-1" x 11'-3"	91.9 SQ. FT.	0.0 SQ. FT.	0.0	Habitable Room # 0
Living Room	9'-8" x 12'-4"	315.7 SQ. FT.	49.1 SQ. FT.	15.6	Habitable Room # 0
Master Bedroom	13'-6" x 9'-9"	124.3 SQ. FT.	20.0 SQ. FT.	16.1	Habitable Room # 0
Porch	16'-6" x 3'-10"				
PWD	3'-0" x 7'-3"	21.7 SQ. FT.	0.0 SQ. FT.	0.0	Habitable Room # 0
W.I.C.	9'-10" x 6'-0"	53.7 SQ. FT.	0.0 SQ. FT.	0.0	Habitable Room # 0

SB-12 2.1. METHODS FOR ACHIEVING ENERGY EFFICIENCY COMPLIANCE - FIRST FLOOR

TOTAL WALL PERIMETER = 159.3'

WALL HEIGHT FROM GRADE TO CEILING = 8.1

TOTAL WALL AREA = 1290.60 Sq. Ft.

SB-12 2.1. METHODS FOR ACHIEVING ENERGY EFFICIENCY COMPLIANCE - SECOND FLOOR

TOTAL WALL PERIMETER = 117.0'

WALL HEIGHT FROM GRADE TO CEILING = 8.1

TOTAL WALL AREA = 947.70 Sq. Ft.

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

TOTAL WALL AREA = 2238.30 Sq. Ft.

TOTAL DOOR GLAZING AREA = 7.20 Sq. Ft.

TOTAL RSO AREA (NOT INCLUDING BASEMENT WINDOWS) = 108.50 Sq. Ft.

TOTAL PERCENTAGE = 5.17%

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)

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

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

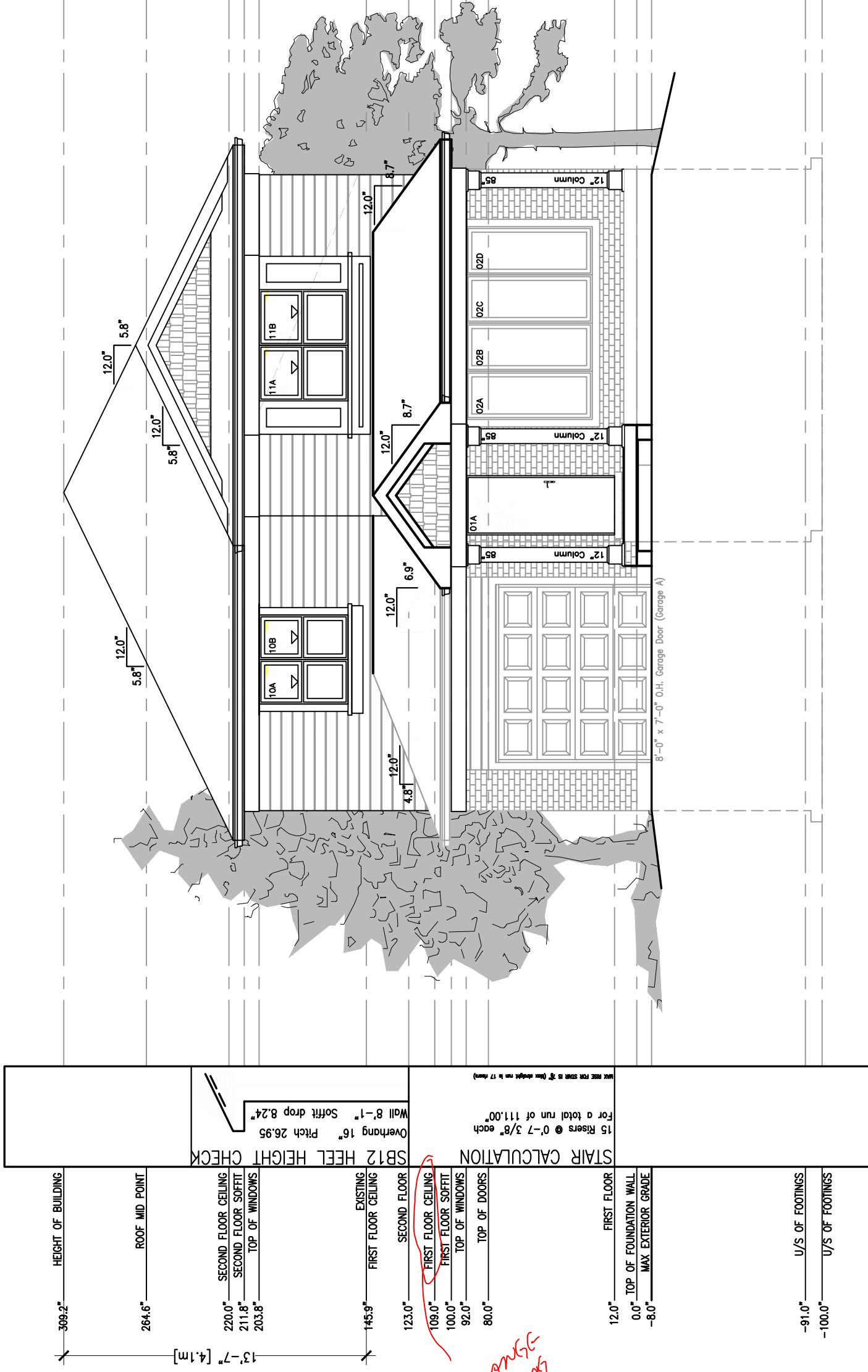
Note to Truss Manufacture:

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

Structural Load Information:

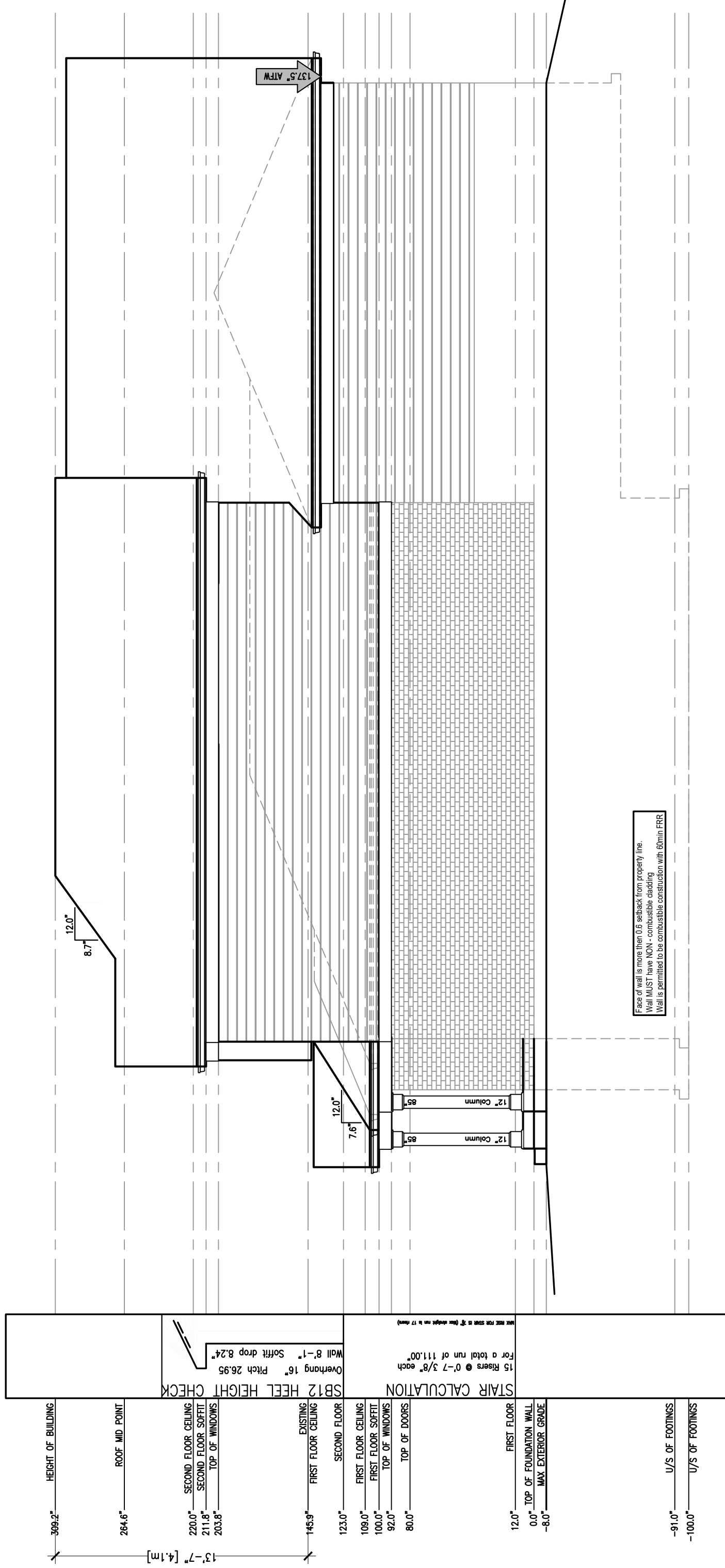
DEAD LOAD= 20 PSF
LIVE LOAD = 40 PSF
SNOW LOAD = 32 PSF
DEFLECTION = L/360

Unit for 24x36 = 6x144 = 864



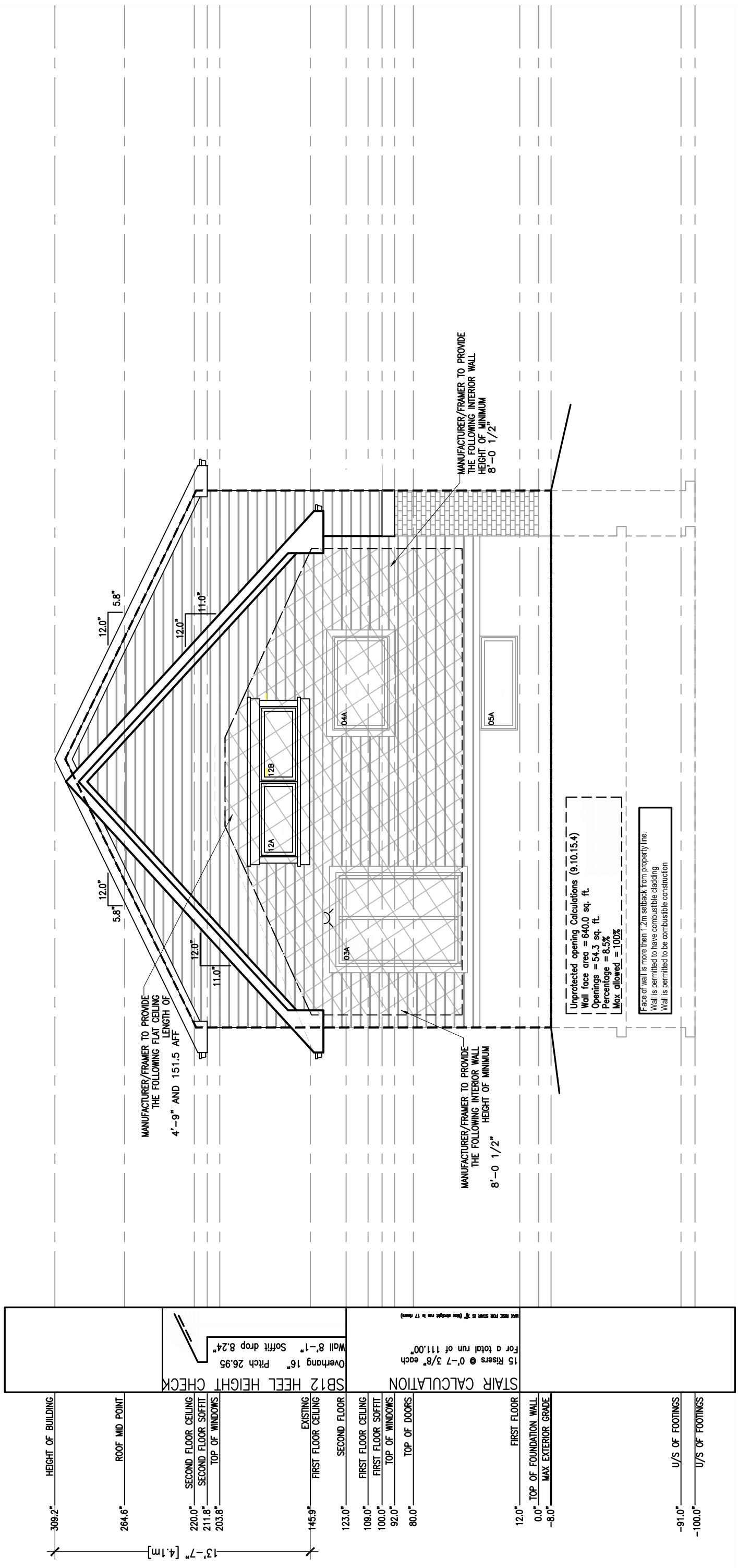
A	Front Elevations
V01	SCALE 3/16" = 1'-0"

Limit for 24x30 @ 17.5" spac.

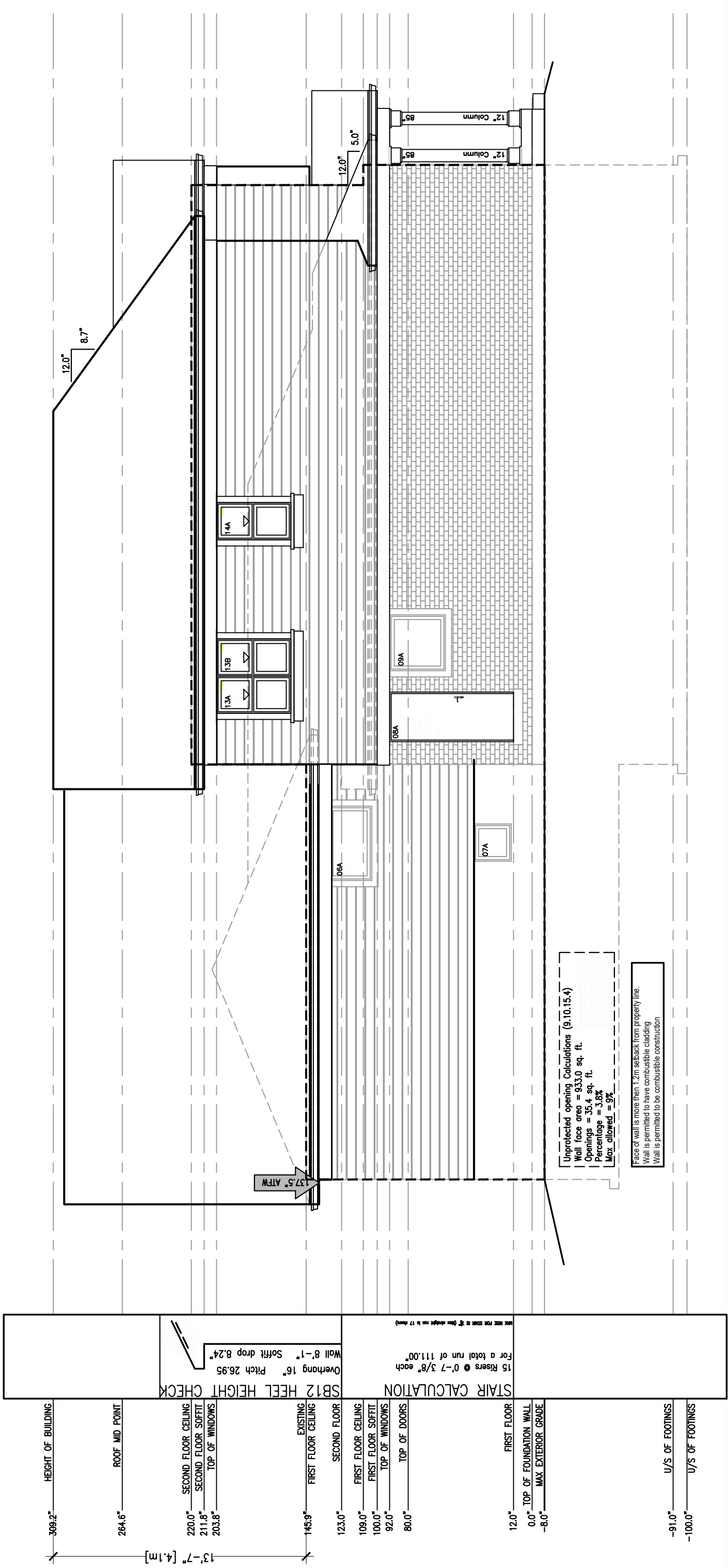


A	Right Side Elevation
V01	SCALE 3/16" = 1'-0"

Limit for 24x36 @ 1/4" scale



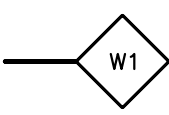
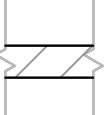
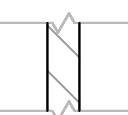

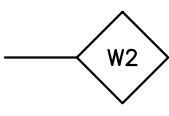
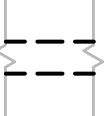
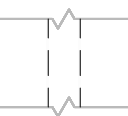

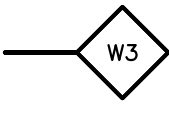
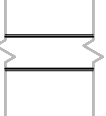
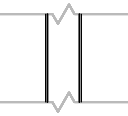

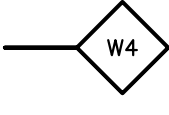
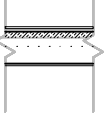
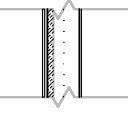
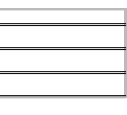
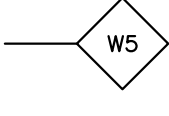
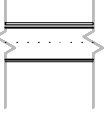
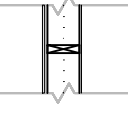
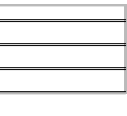

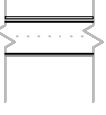
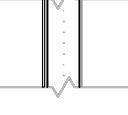
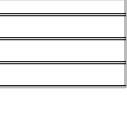
A	Rear Elevation
V01	SCALE 3/16" = 1'-0"



A Left Side Elevation
 V01 SCALE 3/16" = 1'-0"

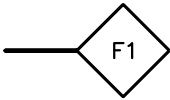
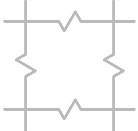

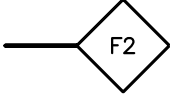
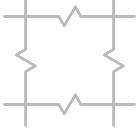
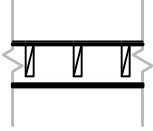
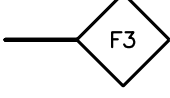
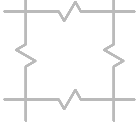
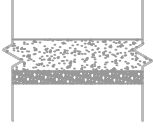
Window and Door Schedule

TAG	SIZE	SB12	OPERATOR	LOCATION	HEIGHT	GRILL	GLAZING
01A	32"x80"	16.7	EXISTING	NORTH ELEV	92" ATFW	NONE	Glazing 7.2
02A	26"x68"	12.3	EXISTING	NORTH ELEV	92" ATFW	NONE	Glazing 8.6
02B	26"x68"	12.3	EXISTING	NORTH ELEV	92" ATFW	NONE	Glazing 8.6
02C	26"x68"	12.3	EXISTING	NORTH ELEV	92" ATFW	NONE	Glazing 8.6
02D	26"x68"	12.3	EXISTING	NORTH ELEV	92" ATFW	NONE	Glazing 8.6
03A	60"x80"	26.0	Patio Slider	SOUTH ELEV	132" ATFW	NONE	Glazing 26.0
04A	60"x36"	15.0	EXISTING	SOUTH ELEV	132" ATFW	NONE	Glazing 11.2
05A	60"x24"	10.0	EXISTING	SOUTH ELEV	38" ATFW	NONE	Glazing 6.7
06A	48"x28"	9.3	EXISTING	WEST ELEV	132" ATFW	NONE	Glazing 6.4
07A	24"x24"	4.0	EXISTING	WEST ELEV	38" ATFW	NONE	Glazing 2.2
08A	32"x80"	16.7	EXISTING	WEST ELEV	92" ATFW	NONE	Glazing 7.2
09A	36"x36"	9.0	EXISTING	WEST ELEV	92" ATFW	NONE	Glazing 6.2
10A	24"x48"	8.0	HUNG	NORTH ELEV	204" ATFW	NONE	Glazing 5.2
10B	24"x48"	8.0	HUNG	NORTH ELEV	204" ATFW	NONE	Glazing 5.2
11A	30"x48"	10.0	HUNG	NORTH ELEV	204" ATFW	NONE	Glazing 7.0
11B	30"x48"	10.0	HUNG	NORTH ELEV	204" ATFW	NONE	Glazing 7.0
12A	48"x24"	8.0	FIXED	SOUTH ELEV	178" ATFW	NONE	Glazing 5.2
12B	48"x24"	8.0	FIXED	SOUTH ELEV	178" ATFW	NONE	Glazing 5.2
13A	24"x48"	8.0	HUNG	WEST ELEV	204" ATFW	NONE	Glazing 5.2
13B	24"x48"	8.0	HUNG	WEST ELEV	204" ATFW	NONE	Glazing 5.2
14A	24"x48"	8.0	HUNG	WEST ELEV	204" ATFW	NONE	Glazing 5.2

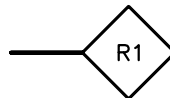
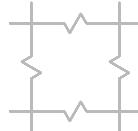
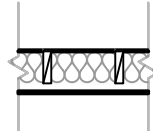
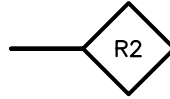
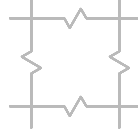
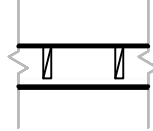
WALL ASSEMBLIES				
				Existing Exterior Finish Existing Air Space Existing Sheathing Existing Structure Existing Insulation Existing Vapour Barrier Existing Interior Finish
				Wall to be removed
				1/2" G.W.B. Finish (Exterior side) 2"x4" Wood studs @ 16" o/c 1/2" G.W.B. Finish (Interior side)
				Exterior Siding Finish 5/8" Sheathing with Delta Vent SA air barrier by Cosella-Dorken Products Inc. and 1 1/2" continuous rigid insulation. 2"x6" Wood studs @ 16" o/c Batt Insulation as per SB-12 6 mil. Vapour Barrier 1/2" G.W.B. Finish (Interior side)
				Exterior Siding Finish (TALL WALL) 5/8" Sheathing with Delta Vent SA air barrier by Cosella-Dorken Products Inc. 2"x6" Wood studs @ 12" o/c - 2"x6" Mid Girts @ 48" o/c Batt Insulation as per SB-12 6 mil. Vapour Barrier 1/2" G.W.B. Finish (Interior side)
				Exterior Siding Finish 1/2" Strapping 1/2" DENS-GLASS sheathing ** Fire Rated ** 1 1/2" Horizontal Strapping 1 1/2" Continous Ridged Insulation 2"x6" Wood suds @ 16" o/c Batt Insulation as per SB-12 6 mil. Vapour Barrier Interior 1/2" Type 'X' G.W.B Finish

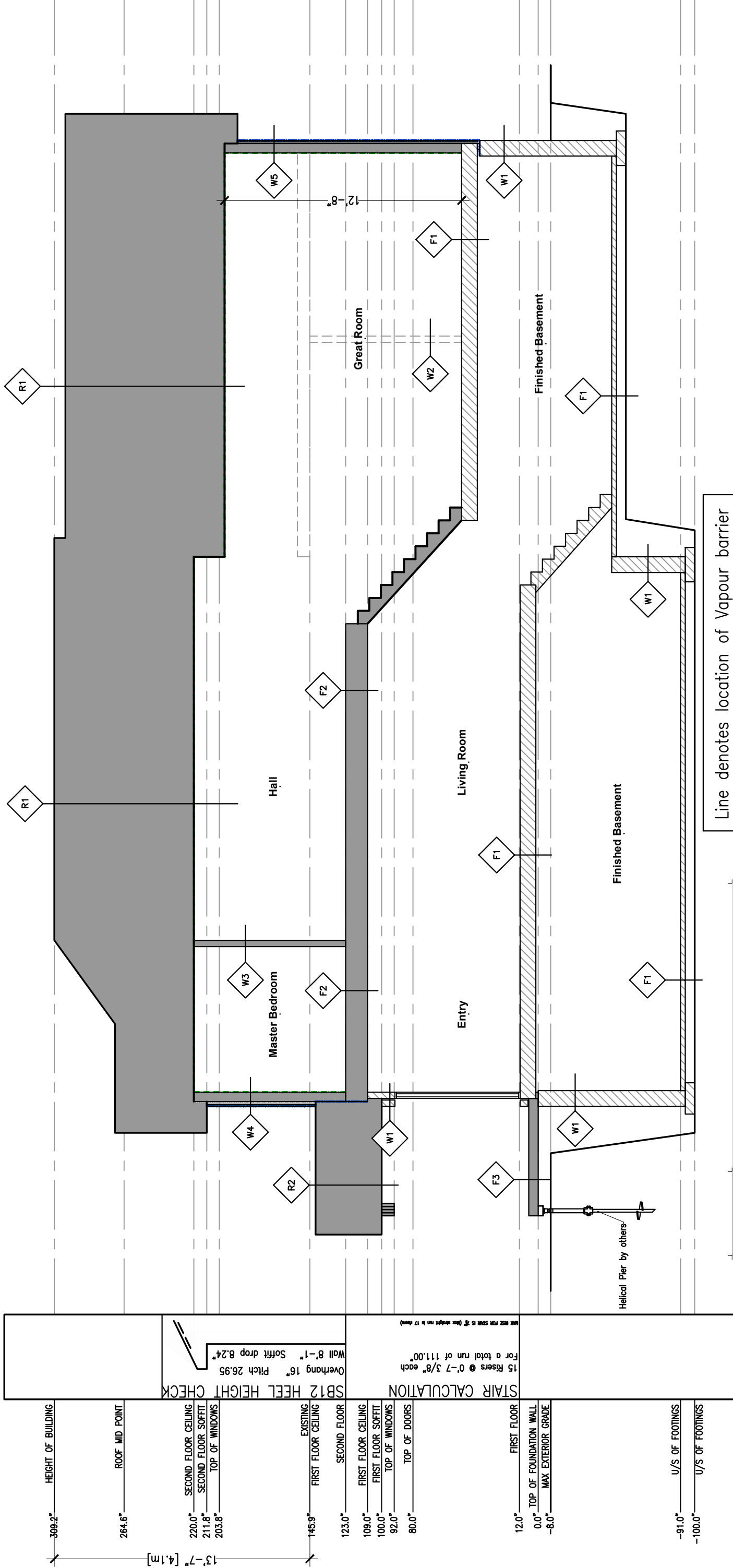
VIRTUAL CREATIONS INC.
 ARCHITECTURAL CONSULTING SERVICES
 PROJECT: 2310 Malcolm Crescent, Burlington Ontario
 28844
 BCIN No. (905) 481 1153
 Client: BRAD
 Original Signature:
 PROJECT No: 2017-020
 ISSUED: Apr 06 2017
 V13 / 30.

FLOOR ASSEMBLIES

 Wall Tag	 Plan View	 Section View	Existing Finish (Not specified) Existing Subfloor Existing Structure Existing Structure Existing Insulation Existing Vapor Barrier/Air Barrier Existing Sound Barrier Existing Fire Resistance Rating Existing Ceiling Finish
 Wall Tag	 Plan View	 Section View	Floor finish as per plan (see finish spec or owners notes). 5/8" tongue & groove sub floor. Floor joists to plan (see plan for direction and size). Bridging/Strapping/Glued/Screwed and/or IBS as per plan No insulation required or specified No vapor barrier/air barrier required or specified No sound barrier required or specified No fire resistance rating required or specified 1/2" G.W.B. - 9.29.5.2. Typical ceiling finish material: 1/2" ASTM C1395 / C1395M
 Wall Tag	 Plan View	 Section View	Finished surface to be troweled smooth & even No subfloor required or specified 6" Exterior Concrete Slab 32 MPa (Structural span) 6" Clear Gravel Fill (Non Structural Span) No insulation required or specified No vapor barrier/air barrier required or specified No sound barrier required or specified No fire resistance rating required or specified No ceiling finish required or specified

CEILING & ROOF ASSEMBLIES

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



Line denotes location of Vapour barrier
 Line denotes location of Air barrier

A Section 1
 V01 SCALE 3/16" = 1'-0"

HEIGHT OF BUILDING	309.2"
ROOF MID POINT	264.6"
SECOND FLOOR CEILING	220.0"
SECOND FLOOR SOFFIT	211.8"
TOP OF WINDOWS	203.8"
EXISTING FIRST FLOOR CEILING	145.9"
SECOND FLOOR	123.0"
FIRST FLOOR CEILING	109.0"
FIRST FLOOR SOFFIT	100.0"
TOP OF WINDOWS	92.0"
TOP OF DOORS	80.0"
FIRST FLOOR	12.0"
TOP OF FOUNDATION WALL	0.0"
MAX EXTERIOR GRADE	-8.0"
U/S OF FOOTINGS	-91.0"
U/S OF FOOTINGS	-100.0"

SB12 HEEL HEIGHT CHECK
 Overhang 16" Pitch 26.95
 Wall 8'-1" Soffit drop 8.24"

STAIR CALCULATION
 15 Risers @ 0'-7 3/8" each
 For a total run of 111.00"
 (SEE NOTE FOR STAIR IS 7" from height run to 17" away)

