PROJECT INFORMATION

Project Information:

2020-024

Stonehaven Lot 2, Burlington Ontario\

ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE REGULATIONS

This drawing set has been prepared under the

O. Reg 332/12
Ontario Building Code 1992
Amendment Jan 1 2020

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 Client review (reduced depth 2", reduced width 3")	2020.07.09	E.C.
2.	Issued to Consultants	2020.01.15	E.C.
1.	Issued for Client Sign Off	2018.10.15	E.C.

Virtual Creations Inc. – Energy Efficiency for Housing SB-12 (2017) ZONE 1 <92

COMPONENTS

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

BUILDING INFORMATION

Area Calculations

Total Building Area	1541.80 Sq. Ft. (143.23 Sq. m.)
Unfinished Basement Area	867.59 Sq. Ft. (80.60 Sq. m.)
Proposed First Floor Area	1051.00 Sq. Ft. (97.64 Sq. m.)
Garage Area	392.23 Sq. Ft. (36.44 Sq. m.)
Porch Area	98.50 Sq. Ft. (9.15 Sq. m.)
Proposed Second Floor Area	1447.48 Sq. Ft. (134.47 Sq. m.)

1	Bathroom group* with 6 LPF flush tank	N/A	3.6		
2	Bathroom group* with greater than 6 LPF flush	N/A	6		
3	Bathtub with or without shower head	1/2	1.4		
4	Clothes washer	1/2	1.4		
5	Dishwasher, domestic	3/8	1.4		
6	Hose bibb (1/2")	1/2	2.5		
7	Lavatory	3/8	0.7		
8	Shower head	1/2	1.4		
9	Shower, spray, multi-head, fixture unit per head	**	1.4		
10	Sink, bar	3/8	1		
11	Sink, kitchen, domestic	3/8	1.4		
12	Sink, laundry (1 or 2 compartments)	3/8	1.4		
13	Water closet, 6 LPF or less with flush tank	3/8	2.2		
14	Other:				

Designed By:

Kimberley LALONDE HOME DESIGN

BUILDING INFORMATION

Metric to Imperial Steel Beam Converting

Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial
W150x22	W6x15	W200x27	W8x18	W250x22	W10x15	W310x39	W12x26	W360x57	W14x38
W150x30	W6x20	W200x31	W8x21	W250x33	W10x22	W310x60	W12x40		
W150x37	W6x25	W200x36	W8x24	W250x58	W10x39	W310x67	W12x45		
		W200x42	W8x28						
		W200x46	W8x31						
		W200x59	W8x40						

SMALL BUILDINGS

Classification : _____ Original Signature: _____

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PROJECT:Stonehaven Lot 2, Burlington Ontario\

PROJECT No:2020-024

Client: Dawn Victoria Homes

VIRTUAL CREATIONS INC.

ARCHITECTURAL CONSULTING SERVICES

(905) 481 1153 BCIN No. 28844

ERIC CANTON BCIN#25135

ISSUED: Jul 09 2020

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 SYSTEMS. VIRTUAL CREATIONS INC. DESIGNS WITH STANDARD LOCATIONS FOR STRUCTURAL ELEMENTS. DESIGN CHANGES, SUBSTITUTIONS 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.

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PROJECT GENERAL NOTES

Terms and Conditions

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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.

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

PROJECT GENERAL NOTES

ALL new and existing dimensions are approximate. Verify on site. Verify existing and all finished grades on site. Cold cellars to be vented to exterior. Cold cellar doors to be weather-stripped and exterior grade. Carbon Monoxide Detectors required for fuel appliances (OBC 9.33.4.2), as well as adjacent to each sleeping area.
Smoke alarms shall be located as per 9.10.19.2. of the OBC. Smoke alarms shall be wired so that when the alarm sounds, all alarms sound as per 9.10.19.4. of the OBC.
Fireplace to be installed as per manufacturer's specification and instructions. Verify fireplace and bump out dimensions from manufacturer

9.10.22.2. Vertical clearances above ranges. 9.10.22.3. Protection around ranges. See general notes

See Supplier Engineering Data for all Pre-Engineered steel beams, and wood headers, beams columns and wood I joists

9.5.2.3.(1) Stud wall reinforcement, If wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of a grab bar on a wall adjacent to, a water closet in the location required by Clause 3.8.3.8.(1)(d), and a shower or bathtub in the location required by Clause 3.8.3.13.(1)(f).
To be read in conjunction with pre-manufactured lumber specifications attached.

Roof Framing Information
ALL laminated veneer lumber (LVL) beams, built-up beams, girder trusses and metal hanger connections supporting roof framing to be designed and certified by roof truss manufacturer. Refer to roof truss shop drawings for all roof framing information unless otherwise noted on Architectural drawings.

9.26.18.2. Downspouts
Where downspouts are provided and are not connected to a sewer extensions shall be provided to carry rainwater away from the building in a manner that will prevent soil erosion.

9.19.2.1. Attic Access
Every attic or roof space shall be provided with an access hatch where the attic or roof space measures not less than, 100 sq.ft. in area, 1 000 mm in length or width. The hatch required shall be not less than 550 mm by 900 mm except that, where the hatch serves a single dwelling unit, the hatch may be reduced to 0.32 m2 in area with no dimensions less than 545mm. Hatchways to attic or roof spaces shall be fitted with doors or covers.

9.19.1.2. Roof Vent Requirements
The unobstructed vent area shall be not less than 1/300 of the insulated ceiling area. 9.26.5.1. Type "s" smooth surface roll roofing eaves protection for first 3'-0" of roof above an interior living area.

9.10.16.1. Attic Firestop is required at this location of the attic as the attic is greater than 65'-0" in length and or greater than 3230 sq. ft. in area. 9.10.16.3.(d) 1/2" sheet of OSB from underside of truss to underside of roof sheathing spanning from edge of roof to edge of roof at this specific location.

Cathedral Ceiling Note:
MINIMUM requirement for rooms with cathedral ceilings, slopes, ceiling heights, knee wall heights, cathedral ceiling (flat) width area ll noted in elevation. Truss manufacturer to notify Virtual Creations Inc. when the minimum cannot be met.

PROJECT GENERAL NOTES

REVISION LIST:

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

2019.10.10 – City of Burlington – All exterior dimension on all floor plans will be in both metric and imperial
2019.11.15 – City of Burlington – R values noted on building sections
2019.12.11 – Town of Oakville – Town required detail drawings of interior and exterior guards on drawings.
2020.01.15 – City of Niagara Falls – Smoke alarms must be shown on the drawings along with mechanical fans.

PROJECT:Stonehaven Lot 2, Burlington Ontario\

VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153 BCIN No. 28844
ERIC CANTON BCIN#25135

PROJECT No:2020-024

ISSUED:Jul 09 2020

SMALL BUILDINGS

Client: Dawn Victoria Homes Classification : _____ Original Signature: _____

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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 TRUSSES AND SHEARWALLS FOR REVIEW PRIOR TO FABRICATION. ESTIMATE LENGTHS OF PILES AND SERVICES. WORK WITH OTHERS TO ESTABLISH SUITABLE LOCATIONS FOR PLUMBING, ELECTRICAL, HVAC AND OTHER SERVICES. CONFIRM ALL DIMENSIONS AND CONDITIONS ON SITE AND CONSULT DESIGNERS OR SUBMIT 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.

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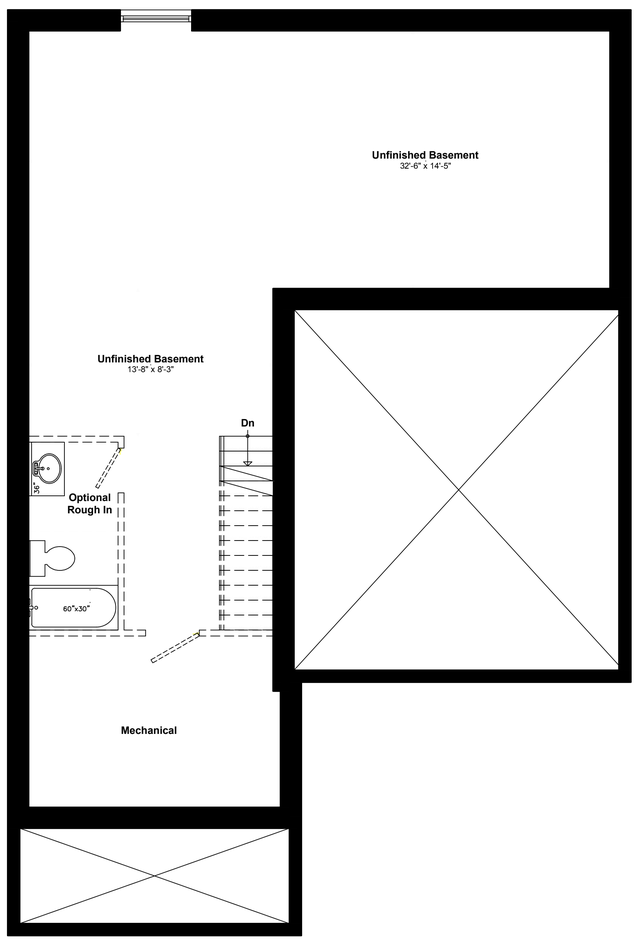

Foundation Floor Plan (630.51 sq. ft.)
SCALE 1/4" = 1'-0"

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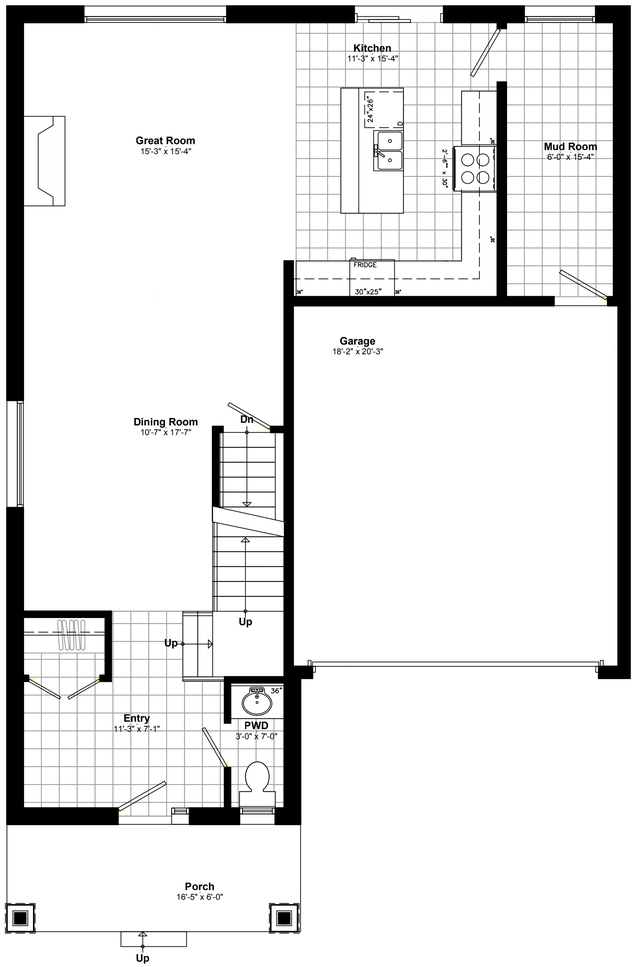

First Floor Plan (1067.98 Sq. Ft.)

SCALE 1/4" = 1'-0"

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Architectural Consulting Services

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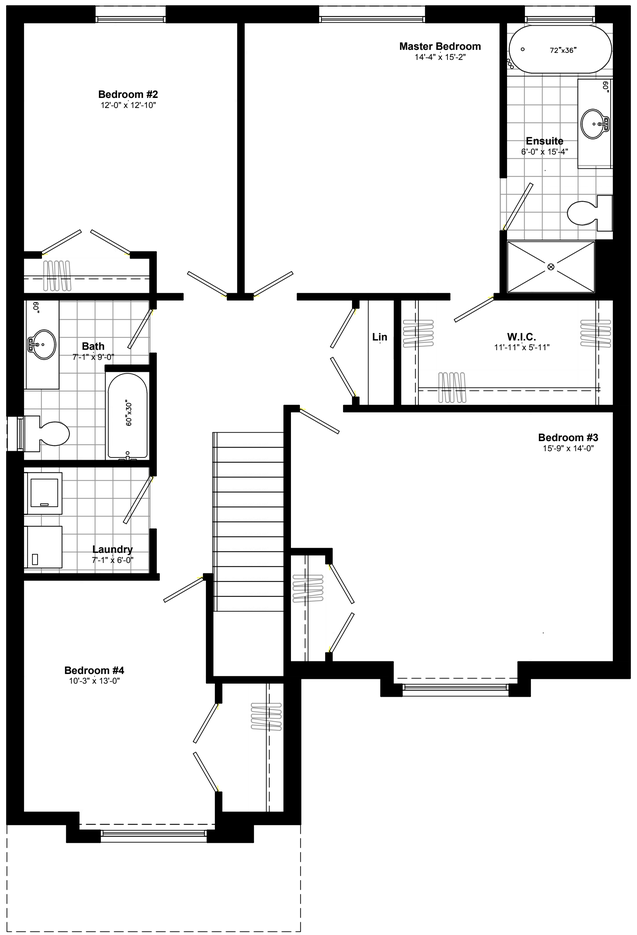

Second Floor Plan (1472.36 Sq. Ft.)

SCALE 1/4" = 1'-0"

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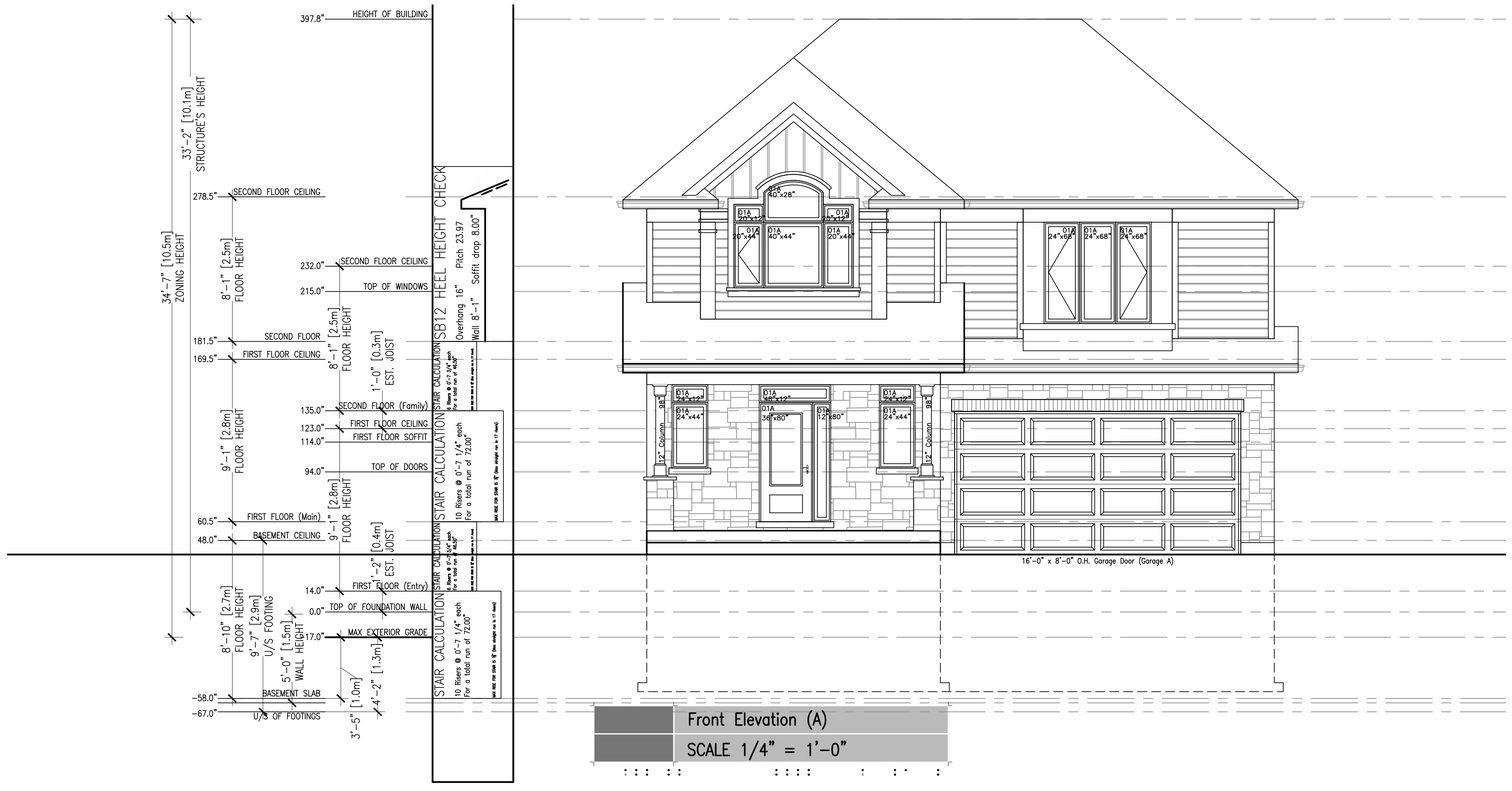

Front Elevation (A)

SCALE 1/4" = 1'-0"

Right Side Elevation

SCALE 1/4" = 1'-0"

Unprotected opening Calculations (9.10.15.4)
Wall face area =
Openings = 0.0 sq. ft.
Percentage = 0.0%
Max allowed = 0%
Wall area assumes smallest amount of wall area regardless of grading conditions. And glazing calculations include entire basement window regardless if the window is below grade or not.

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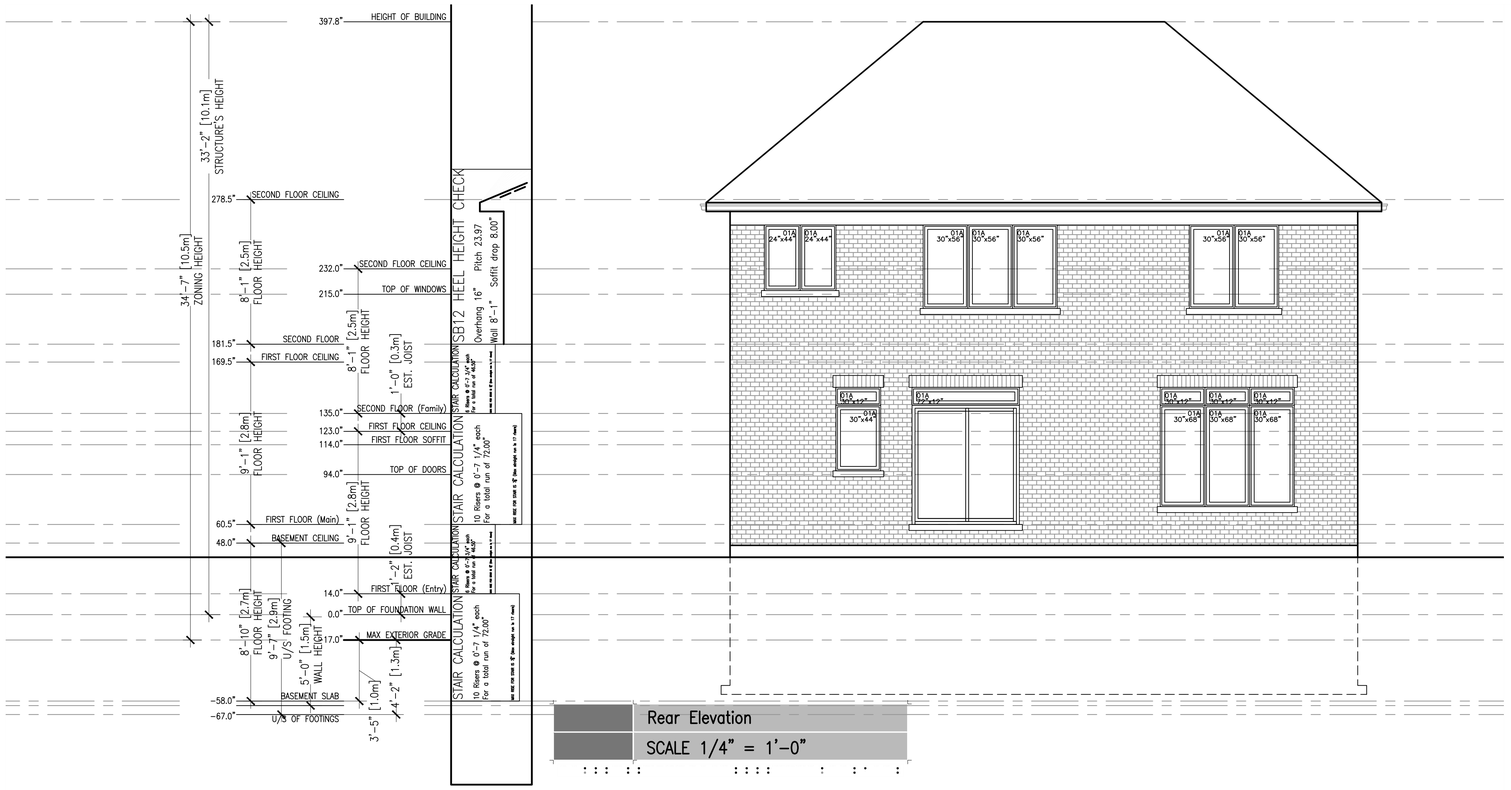
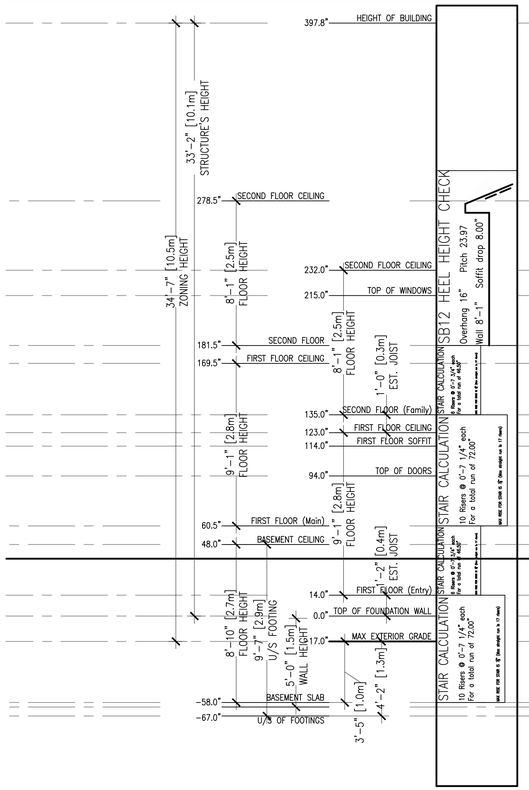
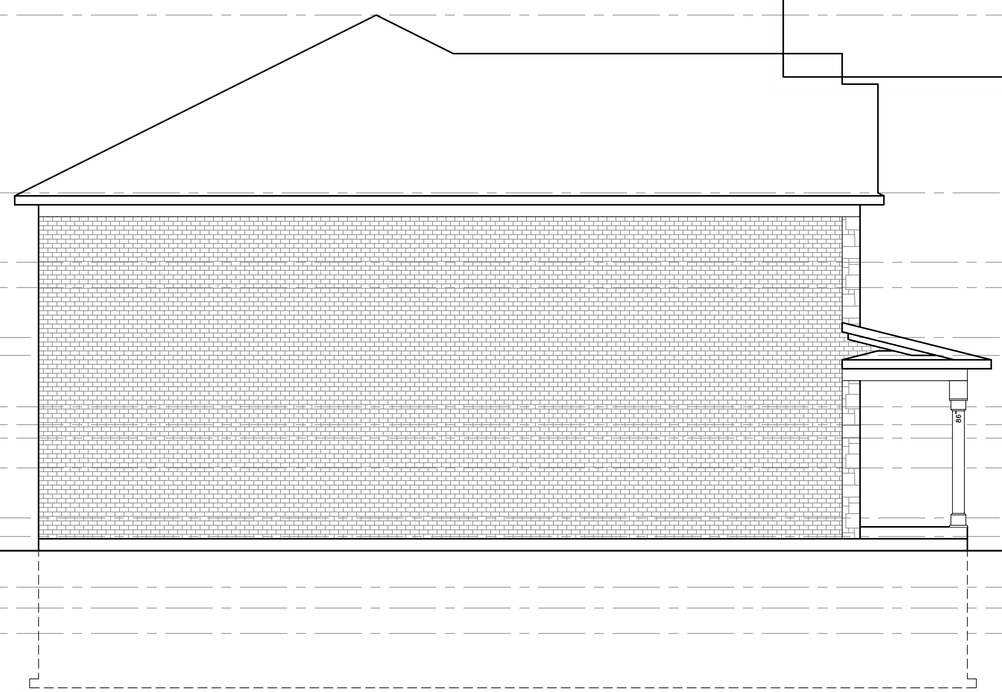


Rear Elevation

SCALE 1/4" = 1'-0"





Left Side Elevation

SCALE 1/4" = 1'-0"

Unprotected opening Calculations (9.10.15.4)
Wall face area =
Openings = 0.0 sq. ft.
Percentage = 0.0%
Max allowed = 0%
Wall area assumes smallest amount of wall area regardless of grading conditions. And glazing calculations include entire basement window regardless if the window is below grade or not.

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Original Signature:

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Eric Canton BCIN#25135

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