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
ALL DIMENSIONS TO BE VERIFIED ON SITE
ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE 2012 ONTARIO BUILDING CODE REGULATIONS.
ALL DIMENSIONS GIVEN FIRST IN METTRIC (mm) FOLLOWED BY IMPERIAL

1.	Issued for Permit	2020.07.30	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%

SB12 Schedule

SB-12 2.1. Methods for Achieving Energy Efficiency Compliance (Conclusion)
Total wall area = 2803.10 Sq. Ft. Total door glazing area = 0.00 Sq. Ft.
Total RSO area (not including basement windows) = 439.50 Sq. Ft.
Total percentage = 15.68%
☑ Comply with 3.1.1.1.(7) <17%
☐ Comply with 3.1.1.1.(8) >17% <22% (Upgrades have been noted)
☐ Comply with 3.1.1.1.(9) >22% (Energy consultant must be consulted)

SB-12 2.1. Methods for Achieving Energy Efficiency Compliance - First Floor
Total Wall perimeter = 162.5'
wall height from grade to ceiling = 9.1
Total wall area = 1478.75 Sq. Ft.

SB-12 2.1. Methods for Achieving Energy Efficiency Compliance - Second Floor
Total Wall perimeter = 163.5'
wall height from grade to ceiling = 8.1
Total wall area = 1324.35 Sq. Ft.

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:				

Room Schedule

See plans for additional information

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						

Beam Schedule

Floor	No	Size	Condition	Support	Length
B	100	W200x27	Dropped	3'-3"	15'-5"
F	102	3/2"x8"	Dropped	3'-3"	5'-5"
F	104	3/2"x8"	Dropped	3'-3"	5'-5"
F	103	3/2"x8"	Dropped	3'-3"	14'-3"
F	100	W200x27	Dropped	3'-3"	15'-4"
F	101	W200x42	Dropped	3'-3"	18'-5"
R	104	Girder truss	Flush	3'-3"	14'-7"
R	100	Girder truss	Flush	3'-3"	36'-2"
R	102	Girder truss	Flush	3'-3"	35'-11"

Pad Footing Schedule

Information Not Required

Window and Door Schedule

Window and Door Schedule

TAG	SIZE	SB12	OPERATOR	LOCATION	HEIGHT	GRILL	GLAZING
01A	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.8
01B	24"x44"	7.3	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 4.8
02A	36"x80"	16.7	3/4 GLAZED	NORTH ELEV	141" ATFW	NONE	Glazing 9.0
02B	12"x80"	6.7	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 3.1
02C	48"x12"	4.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 1.8
03A	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.8
03B	24"x44"	7.3	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 4.8
04A	20"x44"	6.1	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 3.7
04B	40"x44"	12.2	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 9.0
04C	20"x44"	6.1	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 3.7
04D	20"x12"	1.7	FIXED	NORTH ELEV	274" ATFW	NONE	Glazing 0.6
04E	40"x28"	7.8	ARCHED	NORTH ELEV	290" ATFW	NONE	Glazing 5.2
04F	20"x12"	1.7	FIXED	NORTH ELEV	274" ATFW	NONE	Glazing 0.6
05A	24"x68"	11.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 7.8
05B	24"x68"	11.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 7.8
05C	24"x68"	11.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 7.8
06A	30"x12"	2.5	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 1.0
06B	30"x44"	9.2	CASEMENT	NORTH ELEV	141" ATFW	NONE	Glazing 6.3
07A	30"x12"	2.5	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 1.0
07A	30"x68"	14.2	CASEMENT	NORTH ELEV	141" ATFW	NONE	Glazing 10.3
07A	30"x12"	2.5	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 1.0
07A	30"x12"	2.5	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 1.0
07B	30"x68"	14.2	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 10.3
07C	30"x68"	14.2	CASEMENT	NORTH ELEV	141" ATFW	NONE	Glazing 10.3
08A	24"x44"	7.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 4.8
08B	24"x44"	7.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 4.8
09A	30"x56"	11.7	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 8.3
09B	30"x56"	11.7	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 8.3
09C	30"x56"	11.7	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 8.3
10A	30"x56"	11.7	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 8.3
10B	30"x56"	11.7	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 8.3
11A	54"x28"	10.5	SLIDER	NORTH ELEV	47" ATFW	NONE	Glazing 7.3
12A	70"x80"	32.0	Patio Slider	NORTH ELEV	143" ATFW	NONE	Glazing 32.0
12B	72"x12"	6.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 2.8

SMALL BUILDINGS Original Signature: _____
Classification : _____
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PROJECT:Stonehaven Lot 2, Burlington Ontario\
PROJECT No:2020-024
Client: Dawn Victoria Homes
BCIN No. 28844
ERIC CANTON BCIN#25135

VIRTUAL CREATIONS INC.
ARCHITECTURAL Consulting Services
(905) 481 1153
ISSUED: JUL 31 2020

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GENERAL NOTES

Electrical Notes: (2017)

- Smoke Detectors needs to be installed in all bedrooms and on each floor including basement. (O.B.C. 9.10.19)
- Visual Signaling component is to be integrated with the smoke alarms.
- Carbon Monoxide Detectors needs to be installed on each floor including basement (Max. 16' away from bedroom doors). (O.B.C. 9.33.4)
- Both Smoke and Carbon Monoxide Detectors will be permanently connected to a electrical circuit with a battery backup and will be interconnected.
- Electric Fan needs to be installed in the kitchen and in each bathroom.
- 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 lighting must be directed on site and must not spill over to adjacent properties or streets. Must provide "House Shields" where needed, to completely eliminate glare to adjacent properties.
- All garage doors are a min 8'x7' opening & project into garage by no more then 2"
- Typical garage steps into dwelling are 10" run (projection) and 48" wide

GENERAL NOTES

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 with Pad footing (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=
LIVE LOAD =
SNOW LOAD =
DEFLECTION =

GENERAL NOTES

Construction Notes:

Floor Plan Notes:
- These plans must be used in conjunction with other consultant drawings like Structural Engineer, Truss layout and Floor layouts.
- The drawings are NOT a "how to build" drawings. They are "intent" based and require skilled, knowledgeable individuals to execute the information contained within these drawings.
- Builders, Contractor or Managers are responsible to notify Virtual Creations Inc. of any changes deficiencies or errors BEFORE construction.
- Builder, Contractor or Managers are responsible to verify ALL DIMENSIONS prior to starting construction.
- All plans show nominal dimension. Meaning interior walls are typically shown at 4" not 3.5" for framing or 4.5" for finished thickness. Adjust accordingly.
- Lumber company to provide specifications on ALL THE LVL BEAMS NOTED IN THESE DRAWINGS. DO NOT change to conventional framing, if LVL Beams are specified.
- Virtural Creations is open to suggestions on a different Truss Structural layout. However please call the office to discuss you proposed layout prior to issuing the drawings to the client.

Elevations Notes:
- The height shown is NOT the building height as defined by zoning.
- Zoning building height is determined by the Grading Engineer.
- The Joist heights shown should NOT be used to determine the structure Joist sizing.
- The Joist height is an over estimation of the yet to be determined Joist size.

WALL ASSEMBLIES

W1	Wall Tag	Plan View	Section View	Elevation View	Exterior grade and backfill material as per 9.12.3.3. No Air space is required or proposed No Exterior sheathing is proposed or required, no prootection is needed 10" poured concrete foundation min. 20mpa (2900 p.s.i.) max. grade exterior height of 8'-6" No air barrier system is required No FRR is required or proposed Insulation is not required or proposed No Vapour Barrier is required or proposed Exterior grade and backfill material as per 9.12.3.3.
W2	Wall Tag	Plan View	Section View	Elevation View	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-MS & 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 in stud wall cavity + c.i. (if required) as per SB12 6 mil. Vapour Barrier No Interior finish is proposed or required — R10 Ridged c.i. and R12 Batt in stud as per note (6) 3.1.1.2.A
W3	Wall Tag	Plan View	Section View	Elevation View	Exterior Brick or Stone Finish 1" Air Space ¼" Sheathing + Delta Vent SA air barrier (Cosella-Dorken) 2"x6" Wood studs @ 16" o/c (max. height 11'-10" as per 9.23.10.) No air barrier system is required No FRR is required or proposed Batt Insulation as per SB-12 (including continuous insulation if required, see Sheet V01 for info) 6 mil. Vapour Barrier ½" G.W.B. Finish (Interior side)
W4	Wall Tag	Plan View	Section View	Elevation View	Exterior Siding Finish 1" Air Space ¼" Sheathing + Delta Vent SA air barrier (Cosella-Dorken) 2"x6" Wood studs @ 16" o/c (max. height 11'-10" as per 9.23.10.) Proposed approved air barrier system No FRR is required or proposed Batt Insulation as per SB-12 (including continuous insulation if required, see Sheet V01 for info) 6 mil. Vapour Barrier ½" G.W.B. Finish (Interior side)
W5	Wall Tag	Plan View	Section View	Elevation View	Exterior Siding Finish 1" Air Space ¼" Sheathing + Delta Vent SA air barrier (Cosella-Dorken) 2"x6" Wood studs @ 16" o/c (max. height 11'-10" as per 9.23.10.) Proposed approved air barrier system 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)
W6	Wall Tag	Plan View	Section View	Elevation View	Exterior Brick or Stone Finish 1" Air Space ¼" Sheathing + Delta Vent SA air barrier (Cosella-Dorken) 2"x6" Wood studs @ 16" o/c (max. height 11'-10" as per 9.23.10.) No air barrier system is required 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	Wall Tag	Plan View	Section View	Elevation View	½" G.W.B. Finish (Exterior side) No Air space is required or proposed No Exterior sheathing is proposed or required, no prootection is needed 2"x6" Wood studs @ 16" o/c (max. height 11'-10" as per 9.23.10.) No air barrier system is required No FRR is required or proposed Batt Insulation as per SB-12 (including continuous insulation if required, see Sheet V01 for info) 6 mil. Vapour Barrier ½" G.W.B. Finish (Interior side)
W8	Wall Tag	Plan View	Section View	Elevation View	½" G.W.B. Finish (Exterior side) No Air space is required or proposed No Exterior sheathing is proposed or required, no prootection is needed 2"x4" Wood studs @ 16" o/c (max. height 9'-10" as per 9.23) No air barrier system is required 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)

FLOOR ASSEMBLIES

F1	Wall Tag	Plan View	Section View	Finished surface to be troweled smooth & even No subfloor required or specified 3" Interior concrete slab min. 25 MPa Concrete 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
F2	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 No ceiling finish required or specified
F3	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
F4	Wall Tag	Plan View	Section View	Finished surface to be troweled smooth & even No subfloor required or specified 6" Exterior Concrete Slab 32 MPa 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
F5	Wall Tag	Plan View	Section View	Finished surface to be troweled smooth & even No subfloor required or specified 8" Exterior Concrete Slab 32 MPa Concrete (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
F6	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 Batt Insulation as per SB-12 requirements 2" ridged insulation below all joist as a thermal break and air/vapour 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

CEILING & ROOF ASSEMBLIES

R1	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
R2	Wall Tag	Plan View	Section View	Flat Roof Finish (2 Ply Torch Down or PVC or EPDM membrane) 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

FINISH ASSEMBLIES

Not Provided by Virtual Creations Inc, see Owner or Builder's Schedule

SMALL BUILDINGS
Original Signature: _____
Classification : _____

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PROJECT:Stonehaven Lot 2, Burlington Ontario\

PROJECT No:2020-024
Client: Dawn Victoria Homes
Class

VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153 BCIN No. 28844
ERIC CANTON BCIN#25135
ISSUED:Jul 31 2020

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A0-0

PROJECT GENERAL NOTES

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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.

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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
PROJECT No:2020-024
ERIC CANTON BCIN#25135
Client: Dawn Victoria Homes
Classification : SMALL BUILDINGS
Original Signature:
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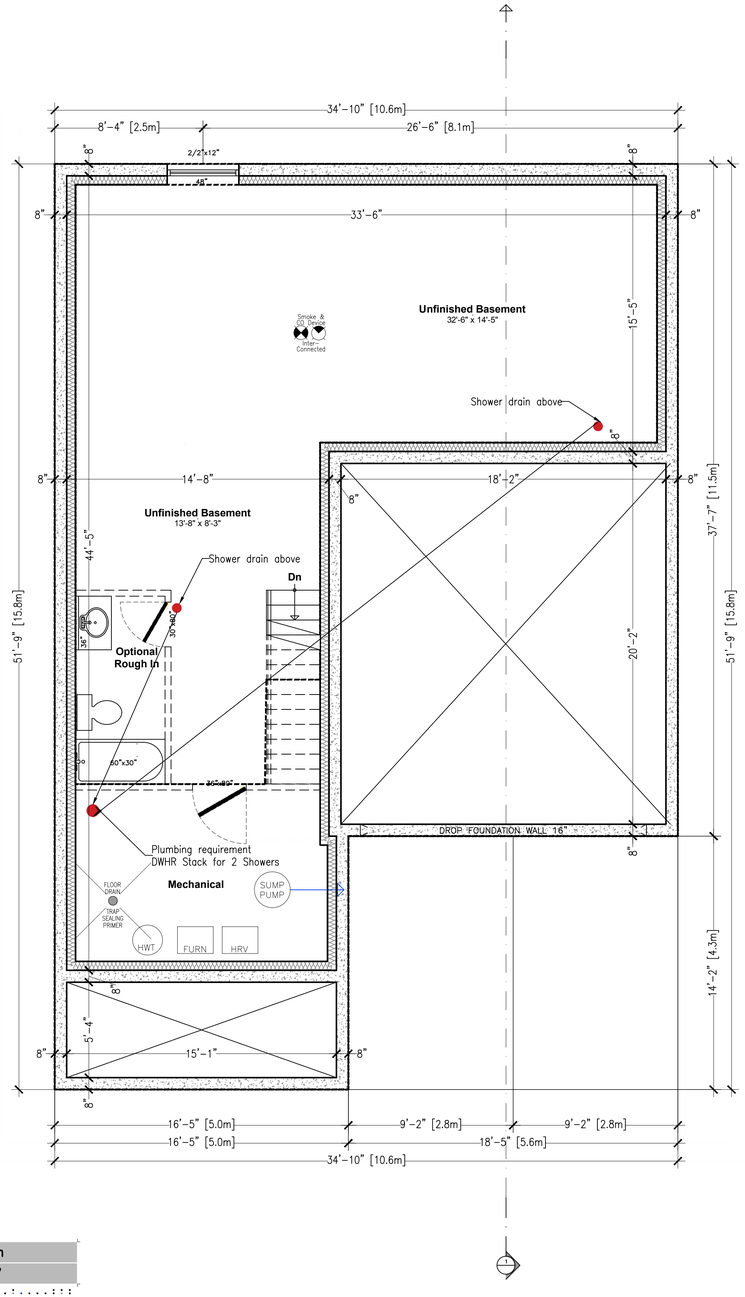
ISSUED:Jul 31 2020



Foundation Floor Plan

SCALE 1/4" = 1'-0"

Part 4 Loads used

20lb Dead Load

40lb Live Load (interior)

50lb Live Load (exterior)

32lb Snow Load

10lb Wind Load

Deflection limits

L/425 Floors (interior)

L/360 Floors (exterior)

Commitment to General Review

To plans examiner, please indicate here if a commitment to general review will be required for any item submitted here on this sheet

Yes ☐ No ☐

Notes: Engineering Drawings

These drawings shall be read in association with the engineering floor joist and specifications as well as the engineering truss layout and specification.

OBC 9.10.19.3 – Smoke Alarms

(Renovations Only)

Existing smoke alarms are acceptable, however, if the scope of work involves renovating existing bedrooms, changing room uses from a non bedroom use to proposed bedroom use or an addition which includes a bedroom many requirements of 9.10.19.3 would apply including being interconnected, hardwired and with visual notification. IF a smoke alarm is required it will be noted on drawings

9.9.10.1 Egress from Bedrooms

Basement Ceiling

Unobstructed open portion having a min area of 3.768 sq. ft. (min 15"x37" example) with no dimension less than 15"

Window must be operable without tools from the interior

Sill height is NOT a requirement as per 9.9.10.1(2)

Basement Floor

Where this window opens into a window well a clearance of not less than 22" shall be provided in front of the window on the exterior.

One window in the basement must comply with these requirements as there is not a door on the same floor level as the bedroom which provides direct access to the exterior.

NOTE TO TRUSS MANUFACTURE:

2019.11.27 – Manufactured Items and Materials

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ALL dimensions need to be verified during construction and before the material is purchased, ordered or put into production. The manufacture, like the truss manufacturer, builder, contract or framer

MUST

review all relevant dimensions and inform Virtual Creations and the manufacture of any discrepancies. At the minimum the client must at least contact Virtual Creation to review the as build condition before purchasing, ordering or putting into production any and all materials.

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DIMENSION NOTE:

2019.12.05 – There are different ways of dimension architectural floors, what follows is an explanation of the why interior walls are dimensioned as 4" or 6" vs other methods.

Some Architectural drawings chose to dimension the rough wood stud framing. However this would create a lot fractioned dimensions on the plans and would require the framer to account for the ½" drywall material in some conditions like bathroom tubs and stair wells.

Some Architectural drawings chose to dimension the finished wall thickness. However this would create a lot fractioned dimensions as well.

These Architectural set of drawings chose to dimension interior walls to a round 4" or 6" dimension. We feel this is the cleanest dimension as they do not have fractions, and at most produce a ½" error which isn't typically an issue. Further we full appreciate that we can not ask trades in the field to measure to ½" accuracies nor to we assume that as built construction could hold those tolerances.

SMALL BUILDINGS

Original Signature: _____

Classification : _____

Client: Dawn Victoria Homes

PROJECT:Stonehaven Lot 2, Burlington Ontario\

PROJECT No:2020-024

BCIN No. 28844

ERIC CANTON BCIN# 25135

VIRTUAL CREATIONS INC.

ARCHITECTURAL CONSULTING SERVICES

(905) 481 1153

ISSUED:Jul 31 2020

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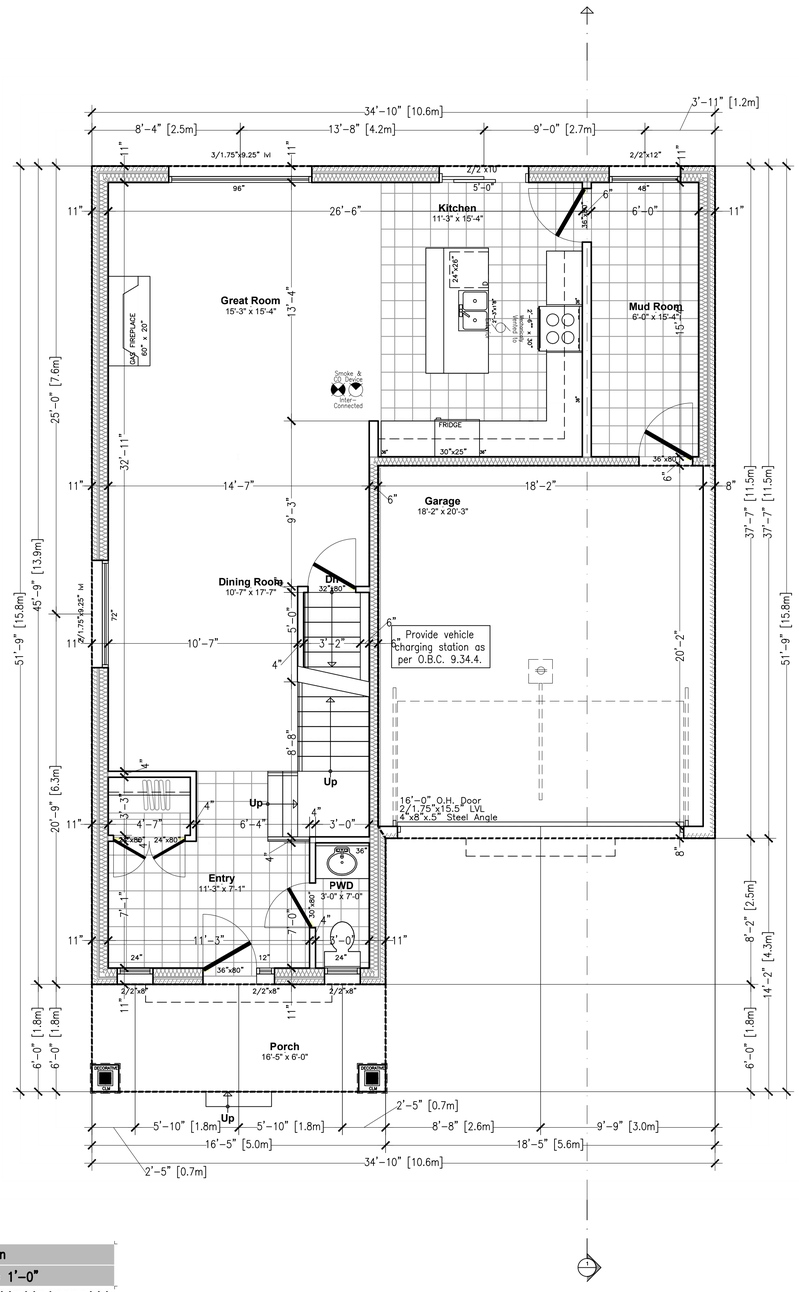

First Floor Plan

SCALE 1/4" = 1'-0"

Part 4 Loads used

20lb Dead Load

40lb Live Load (interior)

50lb Live Load (exterior)

32lb Snow Load

10lb Wind Load

Deflection limits

L/425 Floors (interior)

L/360 Floors (exterior)

Commitment to General Review

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Yes ☐ No ☐

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PROJECT:Stonehaven Lot 2, Burlington Ontario\

Classification : SMALL BUILDINGS Original Signature: _____

Client: Dawn Victoria Homes

PROJECT No:2020-024

BCIN No. 28844

Eric Canton BCIN#25135

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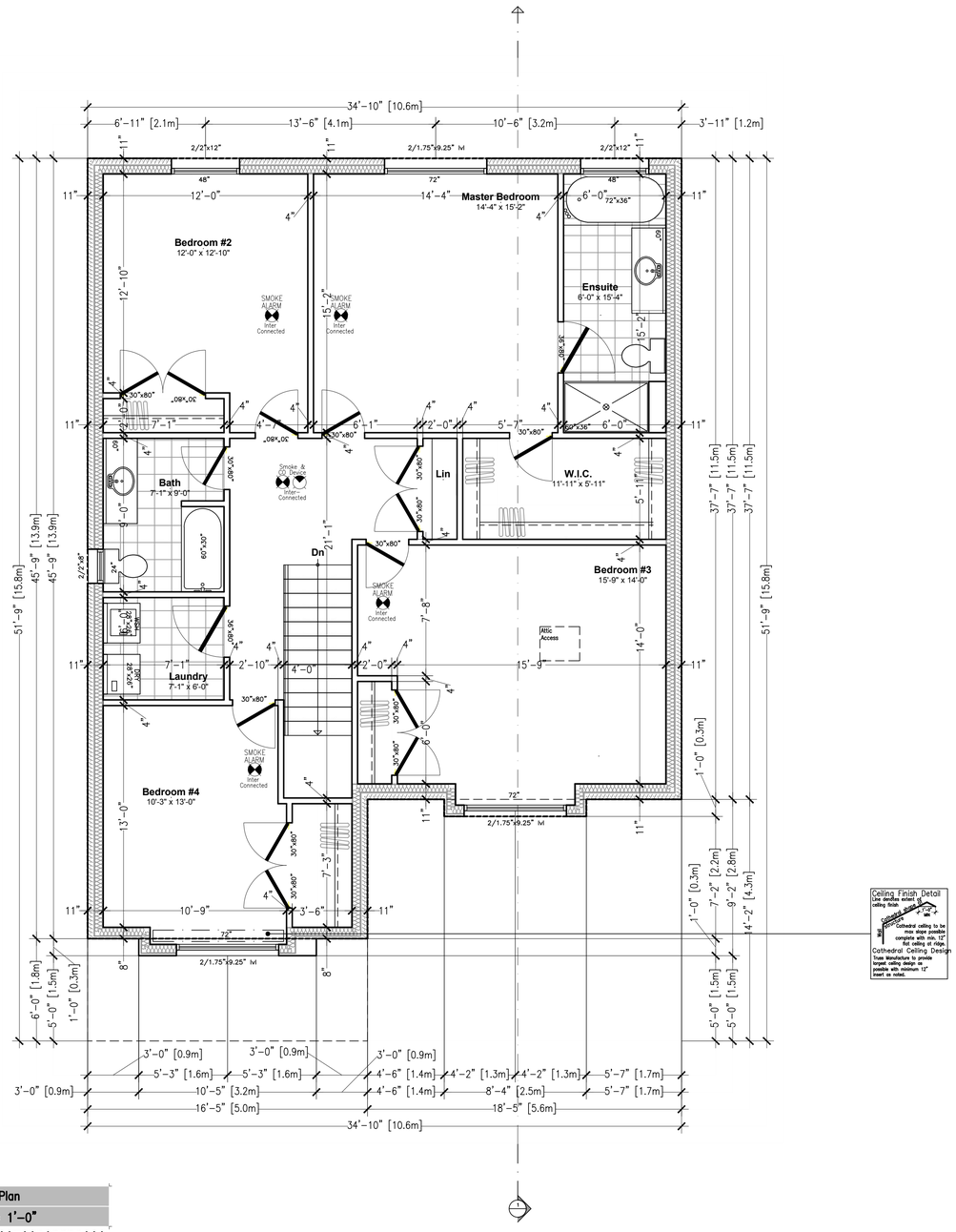

Second Floor Plan

SCALE 1/4" = 1'-0"

Part 4 Loads used

20lb Dead Load

40lb Live Load (interior)

50lb Live Load (exterior)

32lb Snow Load

10lb Wind Load

Deflection limits

L/425 Floors (interior)

L/360 Floors (exterior)

Commitment to General Review

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Yes ☐ No ☐

Notes: Engineering Drawings

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SMALL BUILDINGS

Original Signature: _____

Classification : _____

Client: _____ Dawn Victoria Homes

PROJECT No:2020-024

BCIN No. 28844

ERIC CANTON BCIN#25135

PROJECT:Stonehaven Lot 2, Burlington Ontario\

VIRTUAL CREATIONS INC.

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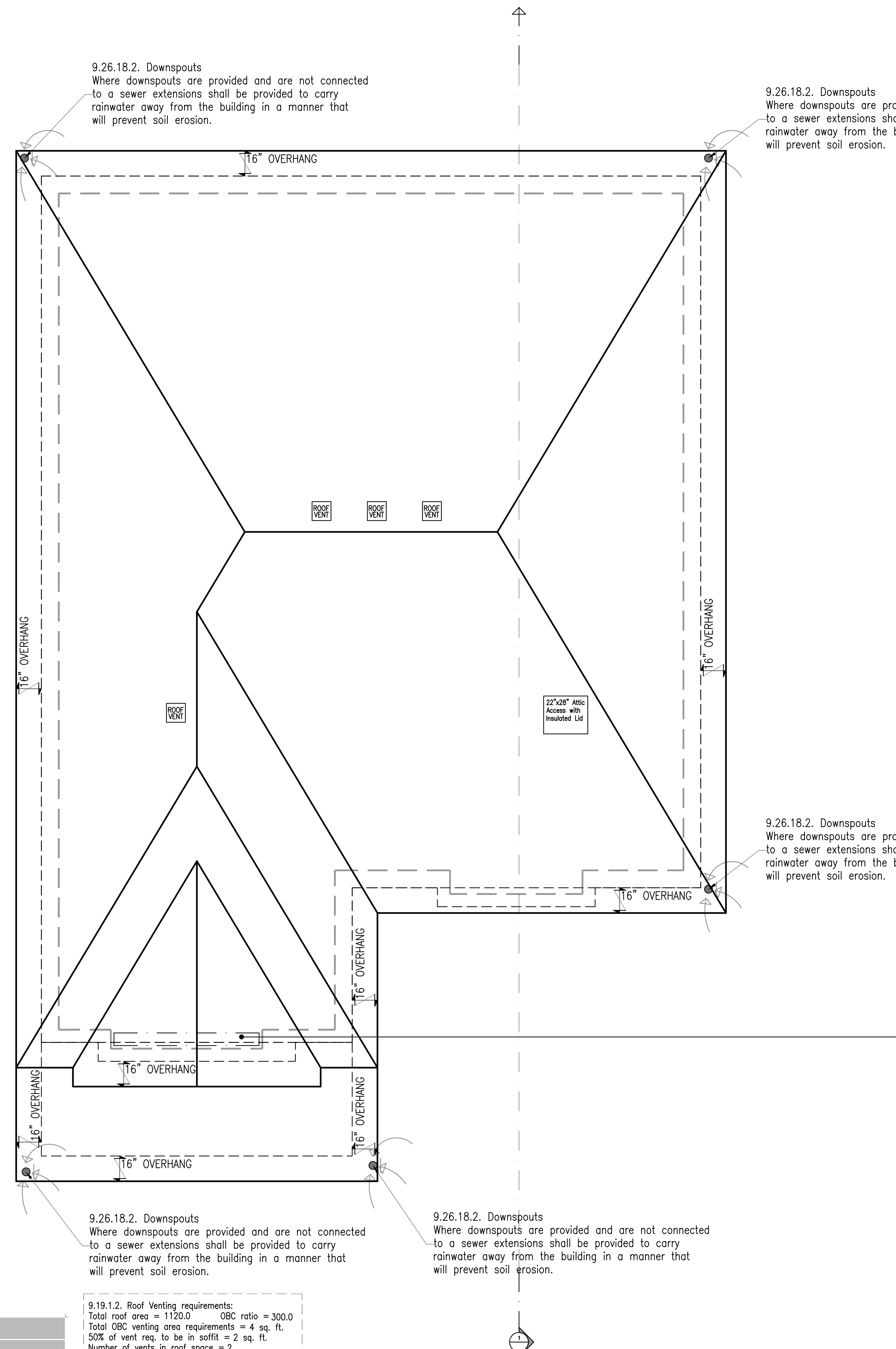
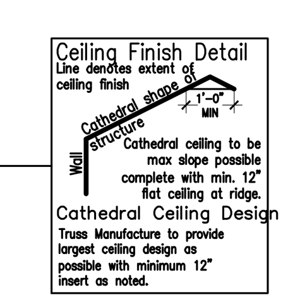


Roof Plan
SCALE 1/4" = 1'-0"

9.19.1.2. Roof Venting requirements:
Total roof area = 1120.0 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



Part 4 Loads used

20lb Dead Load
40lb Live Load (interior)
50lb Live Load (exterior)
32lb Snow Load
10lb Wind Load

Deflection limits

L/425 Floors (interior)
L/360 Floors (exterior)

Commitment to General Review

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Yes ☐ No ☐

OBC 9.26.18 – Downspouts

Any and all downspouts must direction water way from the building without causing soil erosion. But also not permit any water to leave the property or to flow onto public property which may cause flooding or freezing and present a condition which could cause a slip, fall or property damage.

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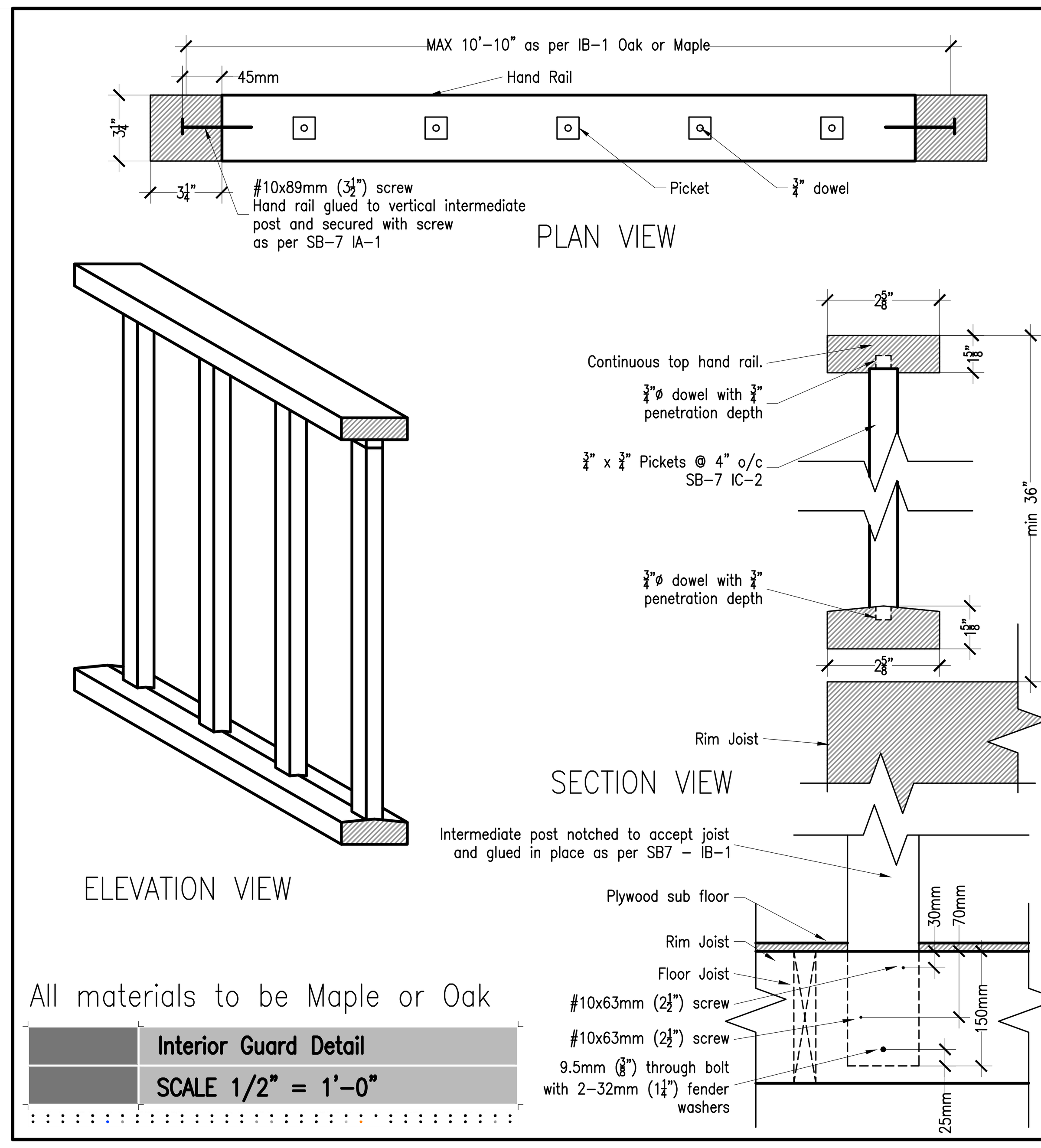
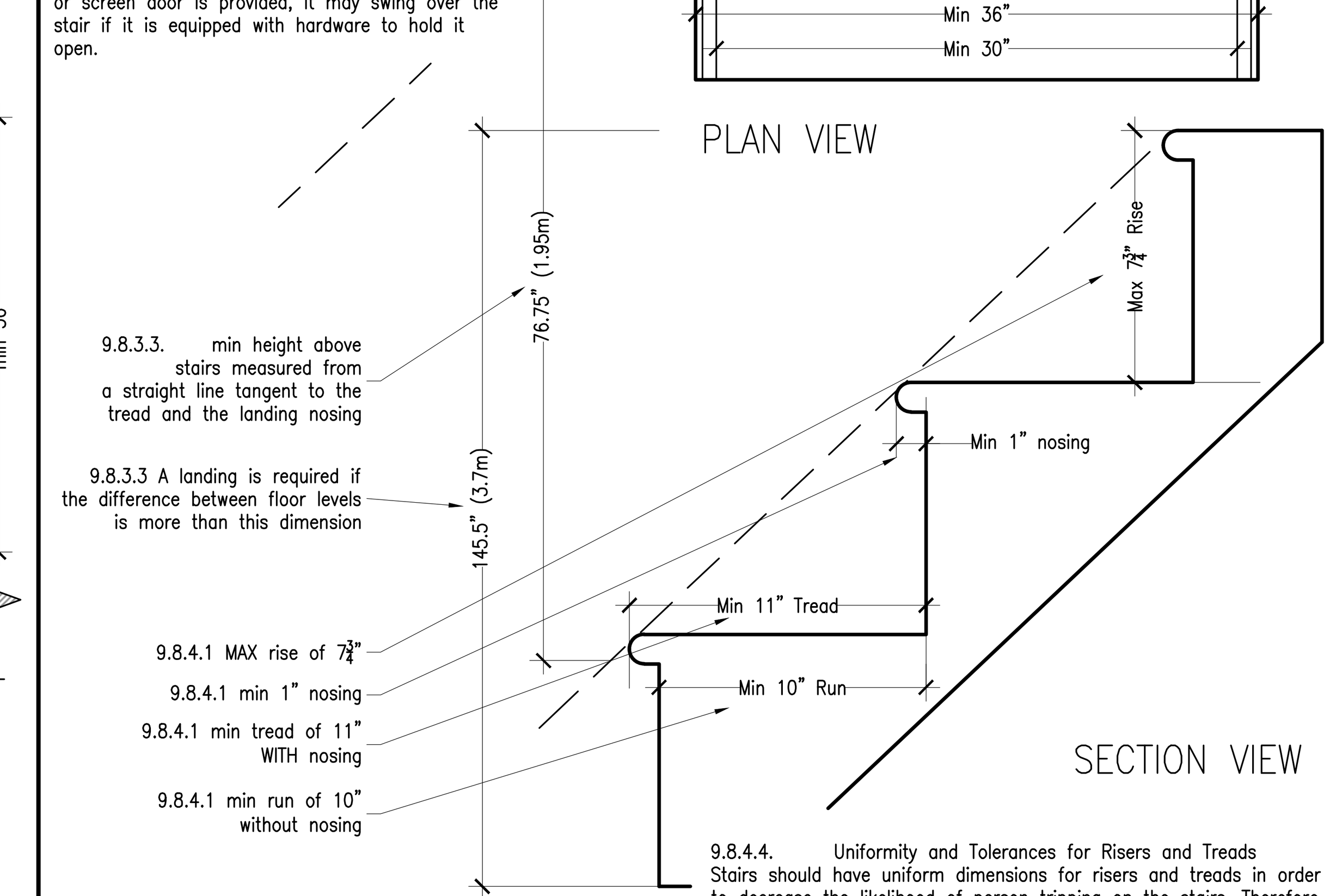


All materials to be Maple or Oak

	Interior Guard Detail
	SCALE 1/2" = 1'-0"

9.8.1.2. Stairs, and Guards in Garages
Stairs, ramps, handrails and guards located within a garage serve in the same way and create no greater or different hazard than if located within the dwelling unit. 9.8.6.2.(3) states; a landing may be omitted at the top of an exterior stair serving a garage or a secondary entrance to a single dwelling unit, including an entrance from an attached garage, provided, the stair does not contain more than three risers, the door is a sliding door or swings away from the stair, unless where a storm or screen door is provided, it may swing over the stair if it is equipped with hardware to hold it open.

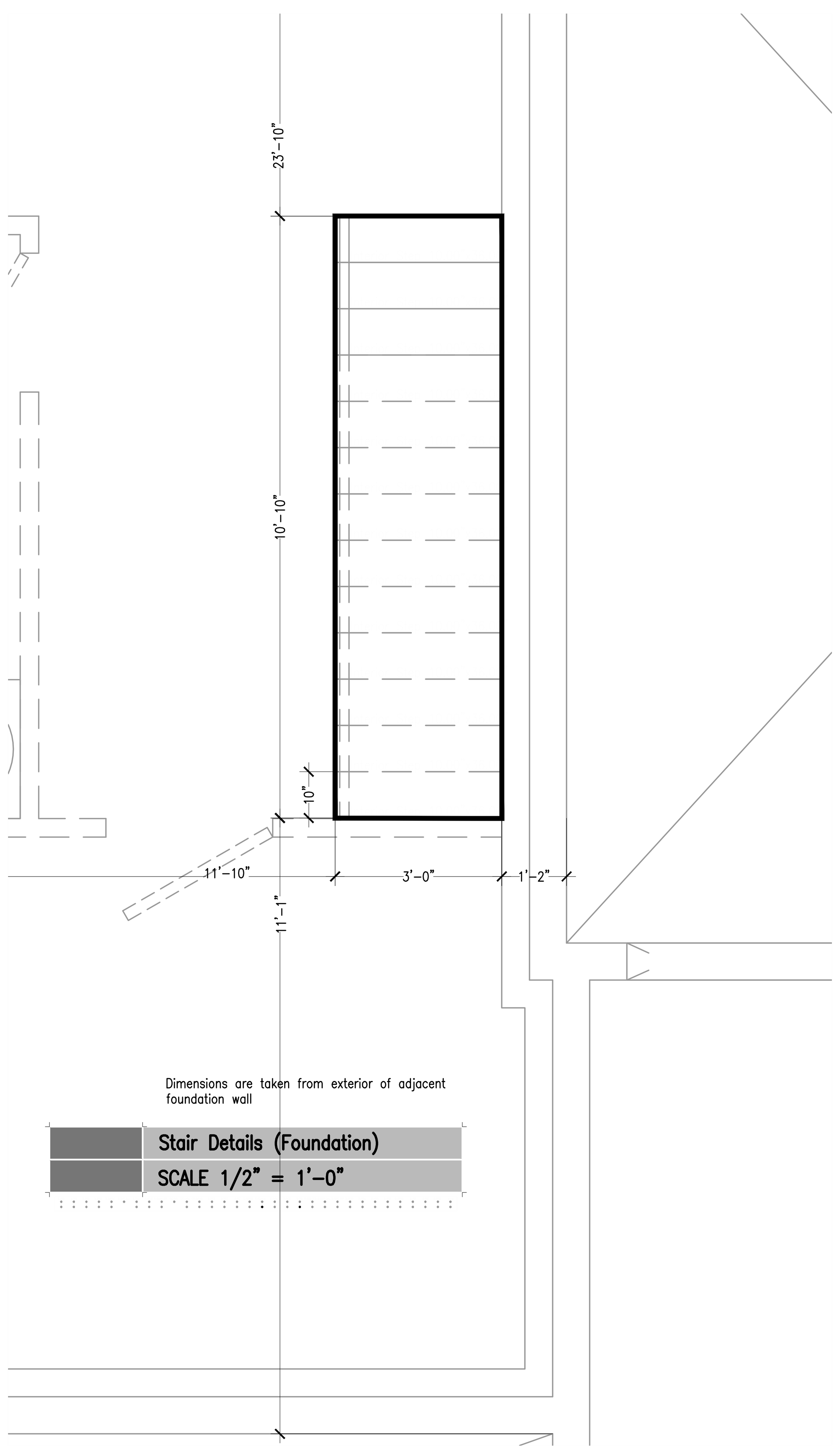


9.8.4.4. Uniformity and Tolerances for Risers and Treads
Stairs should have uniform dimensions for risers and treads in order to decrease the likelihood of person tripping on the stairs. Therefore, risers should be of uniform height in any one fight.

9.8.6.2. Required Landings
Landings are required at the top and bottom of all fights of stairs. Landings are not required when there is a door at the top of a stair and the door opens away from the Any door that swings towards a stair must swing over a landing. minimum stair width in a house is 860 mm. Landings in a straight run of stairs are required to be the minimum width of the stair that they serve.

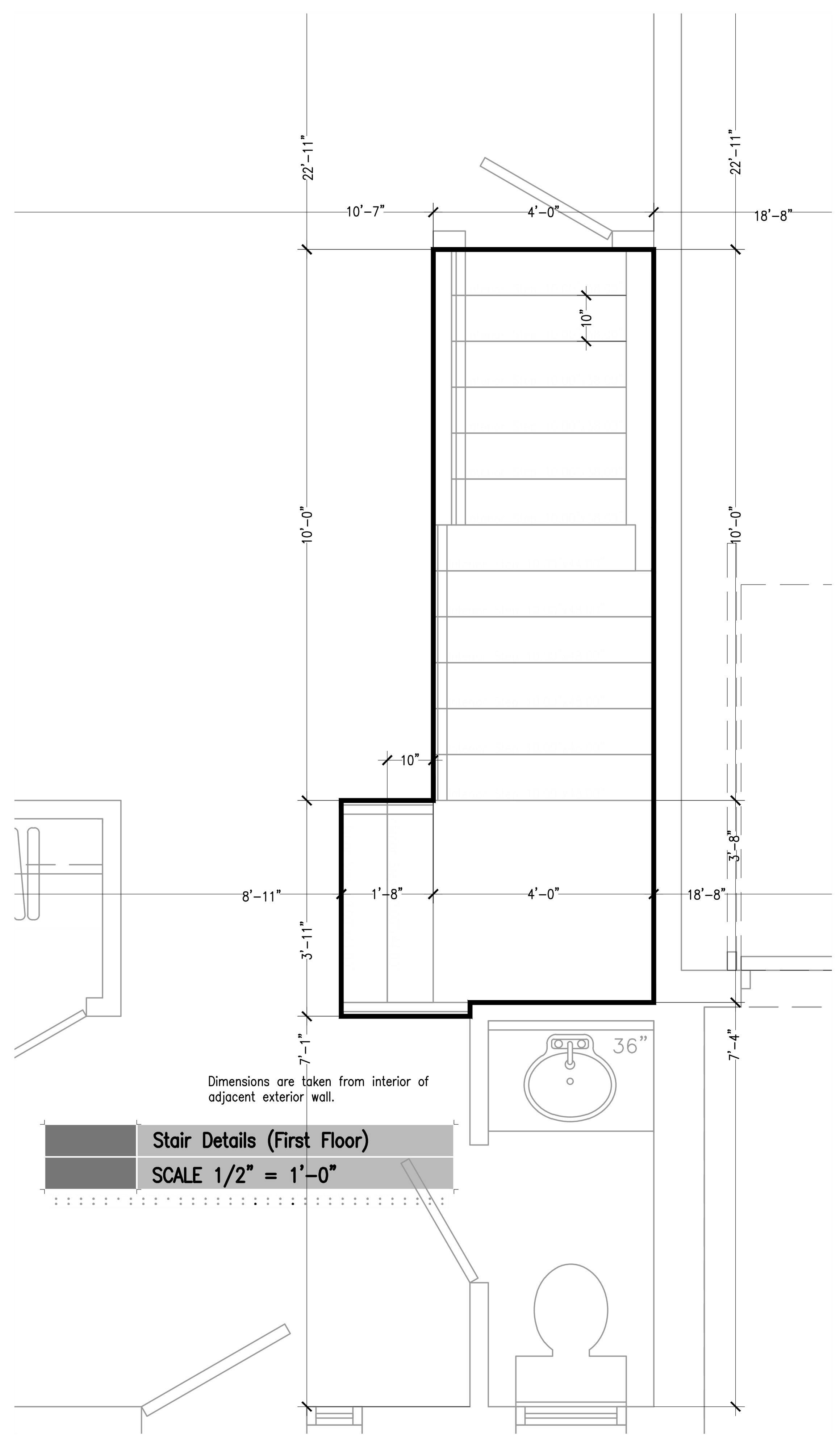
All materials to be Maple or Oak

	Interior Stair Detail
	SCALE 1/2" = 1'-0"



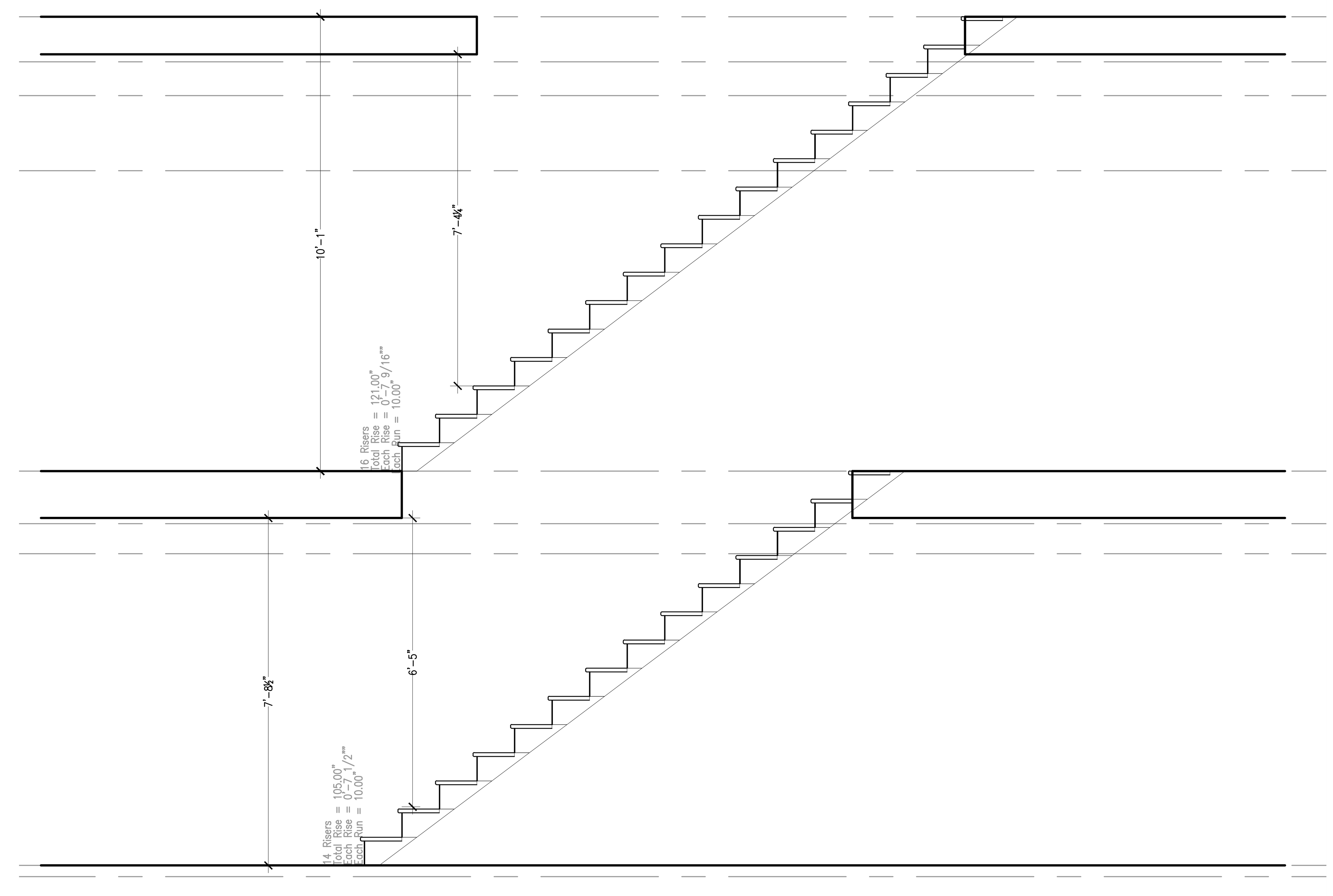
Dimensions are taken from exterior of adjacent foundation wall

	Stair Details (Foundation)
	SCALE 1/2" = 1'-0"



Dimensions are taken from interior of adjacent exterior wall.

	Stair Details (First Floor)
	SCALE 1/2" = 1'-0"



	Stair Details (Section)
	SCALE 1/2" = 1'-0"

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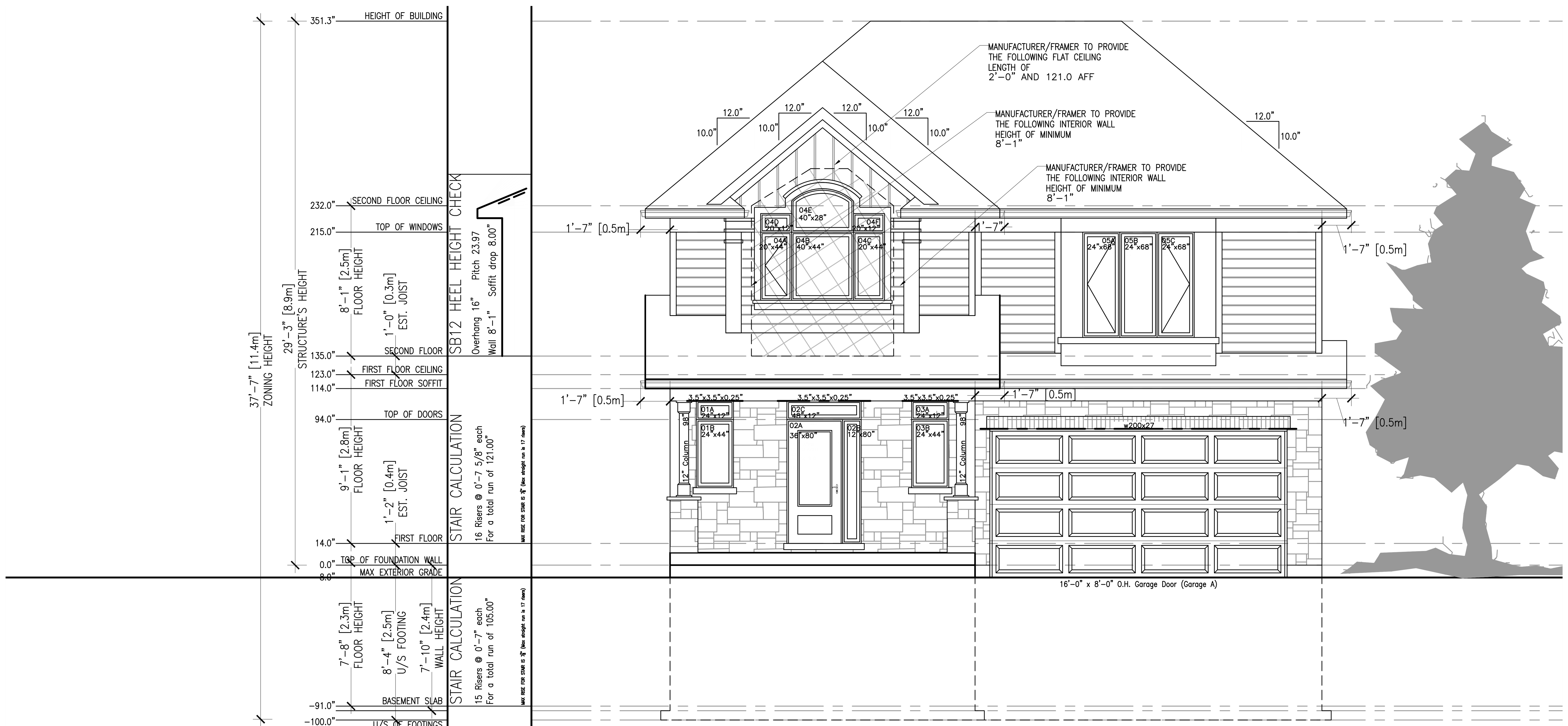
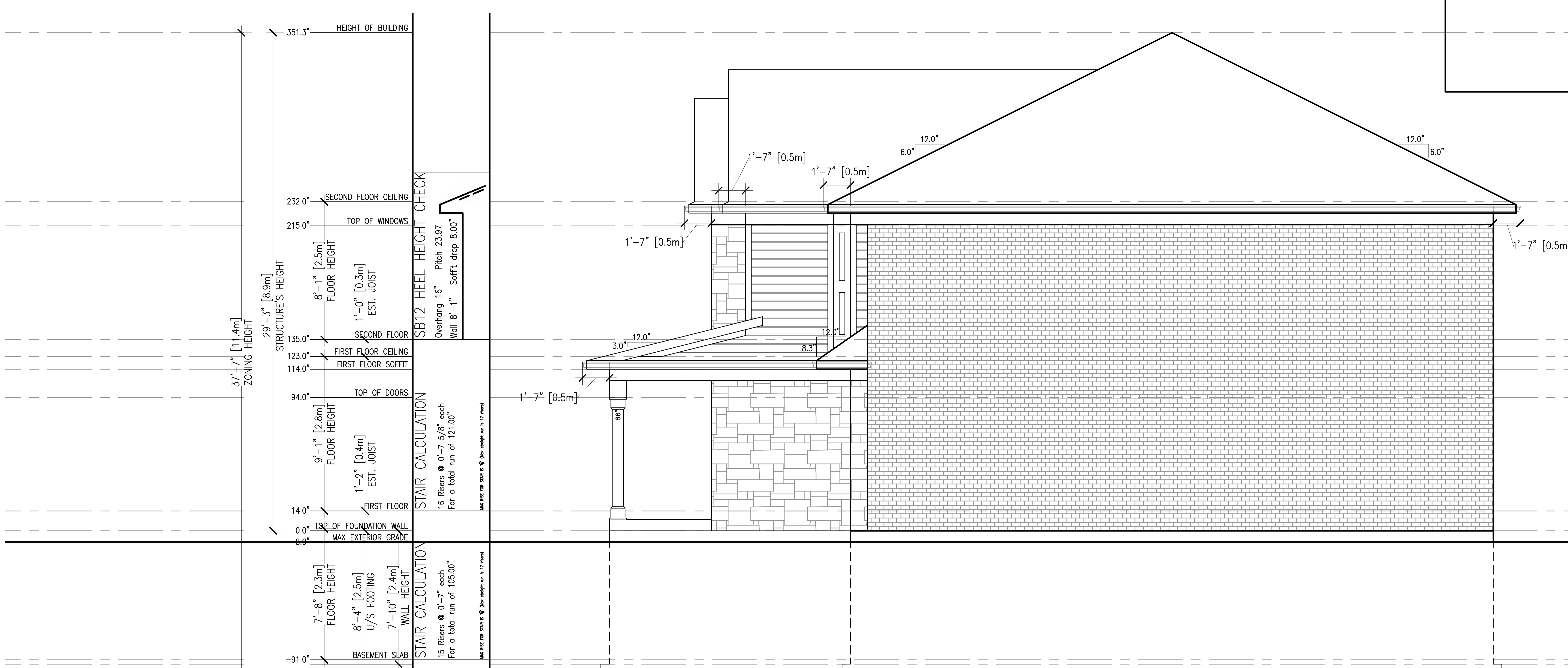


Front Elevation (A)

SCALE 1/4" = 1'-0"

Window and Door Schedule							
TAG	SIZE	SB12	OPERATOR	LOCATION	HEIGHT	GRILL	GLAZING
01A	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.8
01B	24"x44"	7.3	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 4.8
02A	36"x80"	16.7	3/4 GLAZED	NORTH ELEV	141" ATFW	NONE	Glazing 9.0
02B	12"x80"	6.7	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 3.1
02C	48"x12"	4.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 1.8
03A	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.8
03B	24"x44"	7.3	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 4.8
04A	20"x44"	6.1	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 3.7
04B	40"x44"	12.2	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 9.0
04C	20"x44"	6.1	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 3.7
04D	20"x12"	1.7	FIXED	NORTH ELEV	274" ATFW	NONE	Glazing 0.6
04E	40"x28"	7.8	ARCHED	NORTH ELEV	290" ATFW	NONE	Glazing 5.2
04F	20"x12"	1.7	FIXED	NORTH ELEV	274" ATFW	NONE	Glazing 0.6
05A	24"x68"	11.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 7.8
05B	24"x68"	11.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 7.8
05C	24"x68"	11.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 7.8
06A	30"x12"	2.5	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 1.0
06B	30"x44"	9.2	CASEMENT	NORTH ELEV	141" ATFW	NONE	Glazing 6.3
07A	30"x12"	2.5	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 1.0
07A	30"x68"	14.2	CASEMENT	NORTH ELEV	141" ATFW	NONE	Glazing 10.3
07A	30"x12"	2.5	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 1.0
07A	30"x12"	2.5	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 1.0
07B	30"x68"	14.2	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 10.3
07C	30"x68"	14.2	CASEMENT	NORTH ELEV	141" ATFW	NONE	Glazing 10.3
08A	24"x44"	7.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 4.8
08B	24"x44"	7.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 4.8
09A	30"x56"	11.7	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 8.3
09B	30"x56"	11.7	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 8.3
09C	30"x56"	11.7	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 8.3
10A	30"x56"	11.7	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 8.3
10B	30"x56"	11.7	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 8.3
11A	54"x28"	10.5	SLIDER	NORTH ELEV	47" ATFW	NONE	Glazing 7.3
12A	70"x80"	32.0	Patio Slider	NORTH ELEV	143" ATFW	NONE	Glazing 32.0
12B	72"x12"	6.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 2.8



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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PROJECT No:2020-024

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ERIC CANTON BCIN#25135

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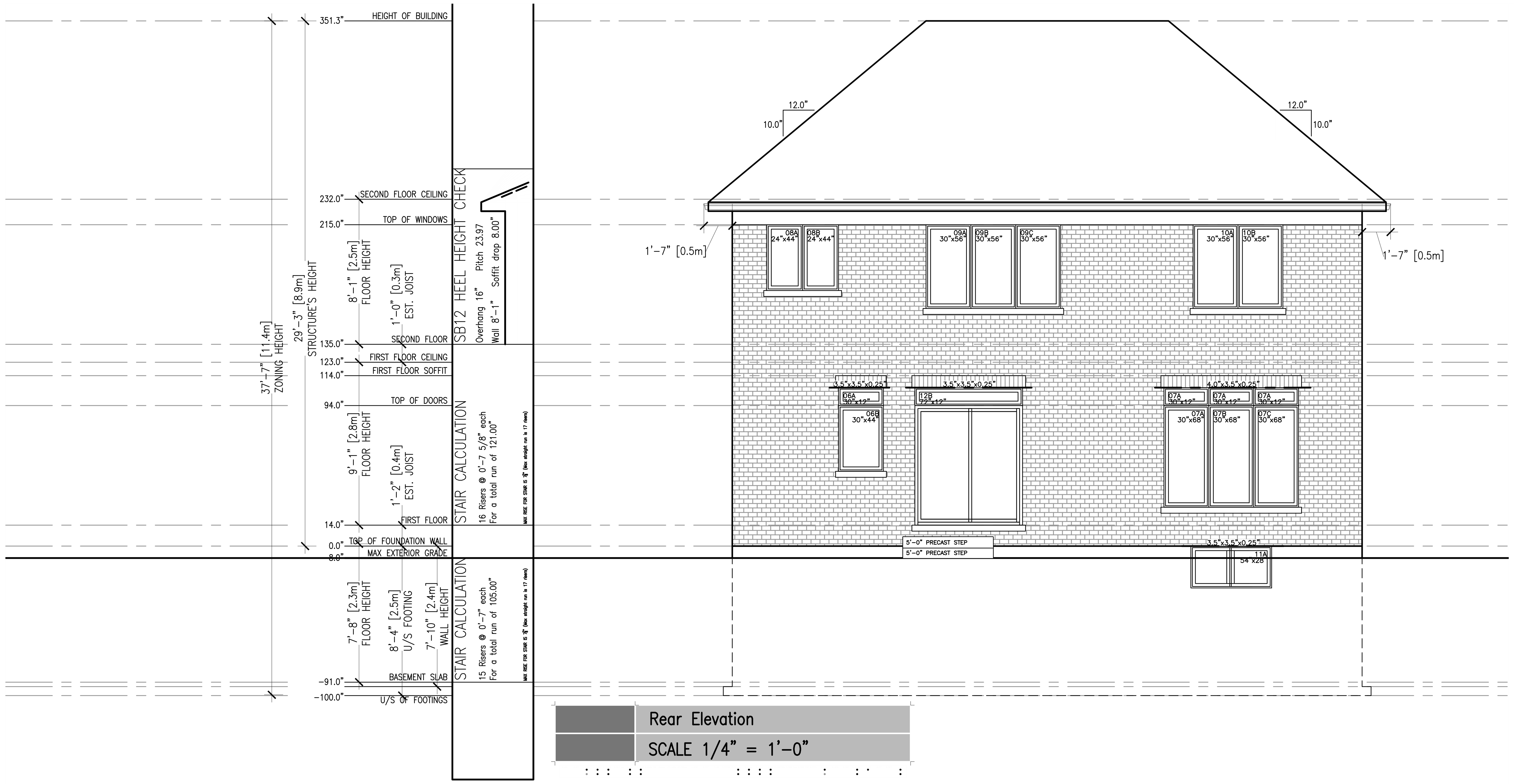

Rear Elevation

SCALE 1/4" = 1'-0"

Window and Door Schedule							
TAG	SIZE	SB12	OPERATOR	LOCATION	HEIGHT	GRILL	GLAZING
01A	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.8
01B	24"x44"	7.3	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 4.8
02A	36"x80"	16.7	3/4 GLAZED	NORTH ELEV	141" ATFW	NONE	Glazing 9.0
02B	12"x80"	6.7	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 3.1
02C	48"x12"	4.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 1.8
03A	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.8
03B	24"x44"	7.3	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 4.8
04A	20"x44"	6.1	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 3.7
04B	40"x44"	12.2	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 9.0
04C	20"x44"	6.1	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 3.7
04D	20"x12"	1.7	FIXED	NORTH ELEV	274" ATFW	NONE	Glazing 0.6
04E	40"x28"	7.8	ARCHED	NORTH ELEV	290" ATFW	NONE	Glazing 5.2
04F	20"x12"	1.7	FIXED	NORTH ELEV	274" ATFW	NONE	Glazing 0.6
05A	24"x68"	11.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 7.8
05B	24"x68"	11.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 7.8
05C	24"x68"	11.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 7.8
06A	30"x12"	2.5	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 1.0
06B	30"x44"	9.2	CASEMENT	NORTH ELEV	141" ATFW	NONE	Glazing 6.3
07A	30"x12"	2.5	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 1.0
07A	30"x68"	14.2	CASEMENT	NORTH ELEV	141" ATFW	NONE	Glazing 10.3
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07A	30"x12"	2.5	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 1.0
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07C	30"x68"	14.2	CASEMENT	NORTH ELEV	141" ATFW	NONE	Glazing 10.3
08A	24"x44"	7.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 4.8
08B	24"x44"	7.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 4.8
09A	30"x56"	11.7	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 8.3
09B	30"x56"	11.7	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 8.3
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10A	30"x56"	11.7	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 8.3
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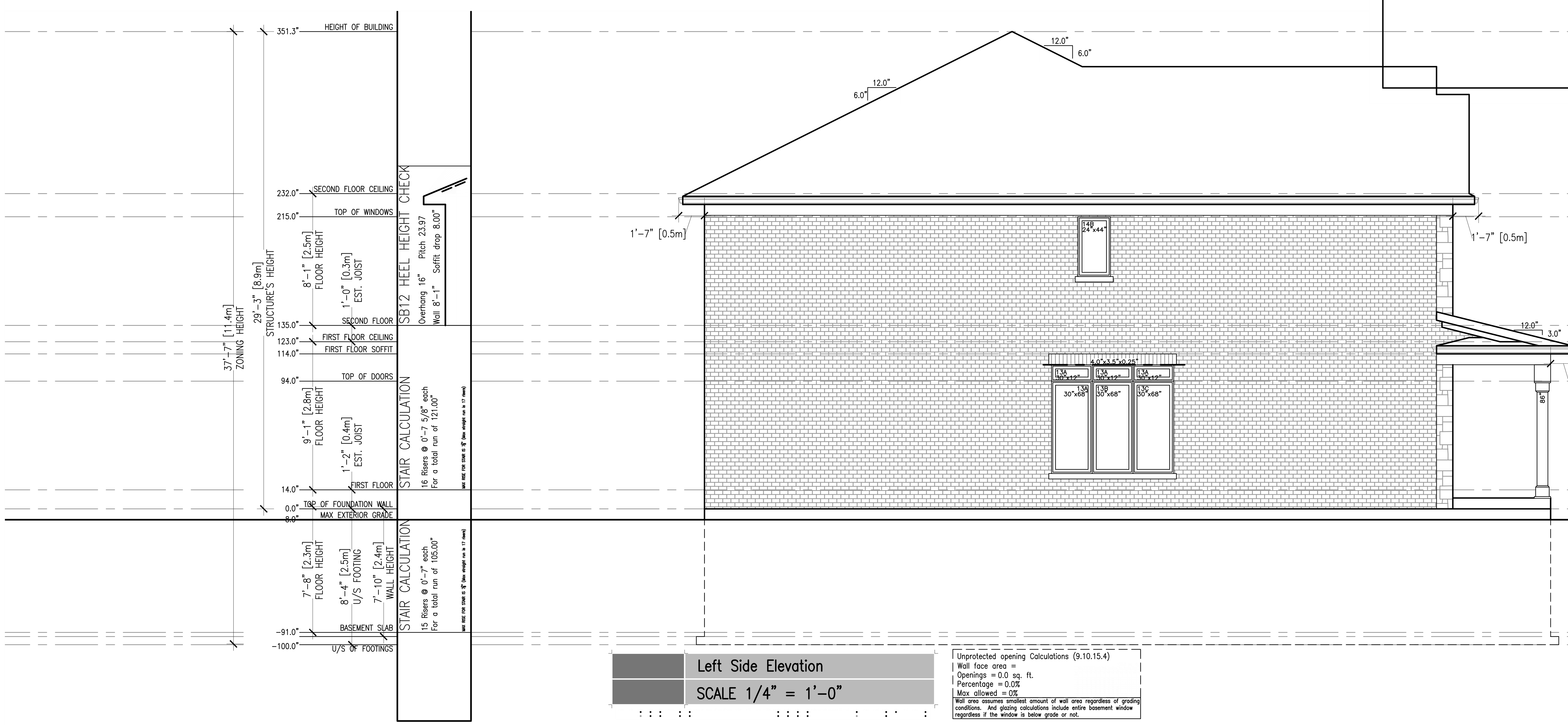
12A	70"x80"	32.0	Patio Slider	NORTH ELEV	143" ATFW	NONE	Glazing 32.0
12B	72"x12"	6.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 2.8



Left Side Elevation

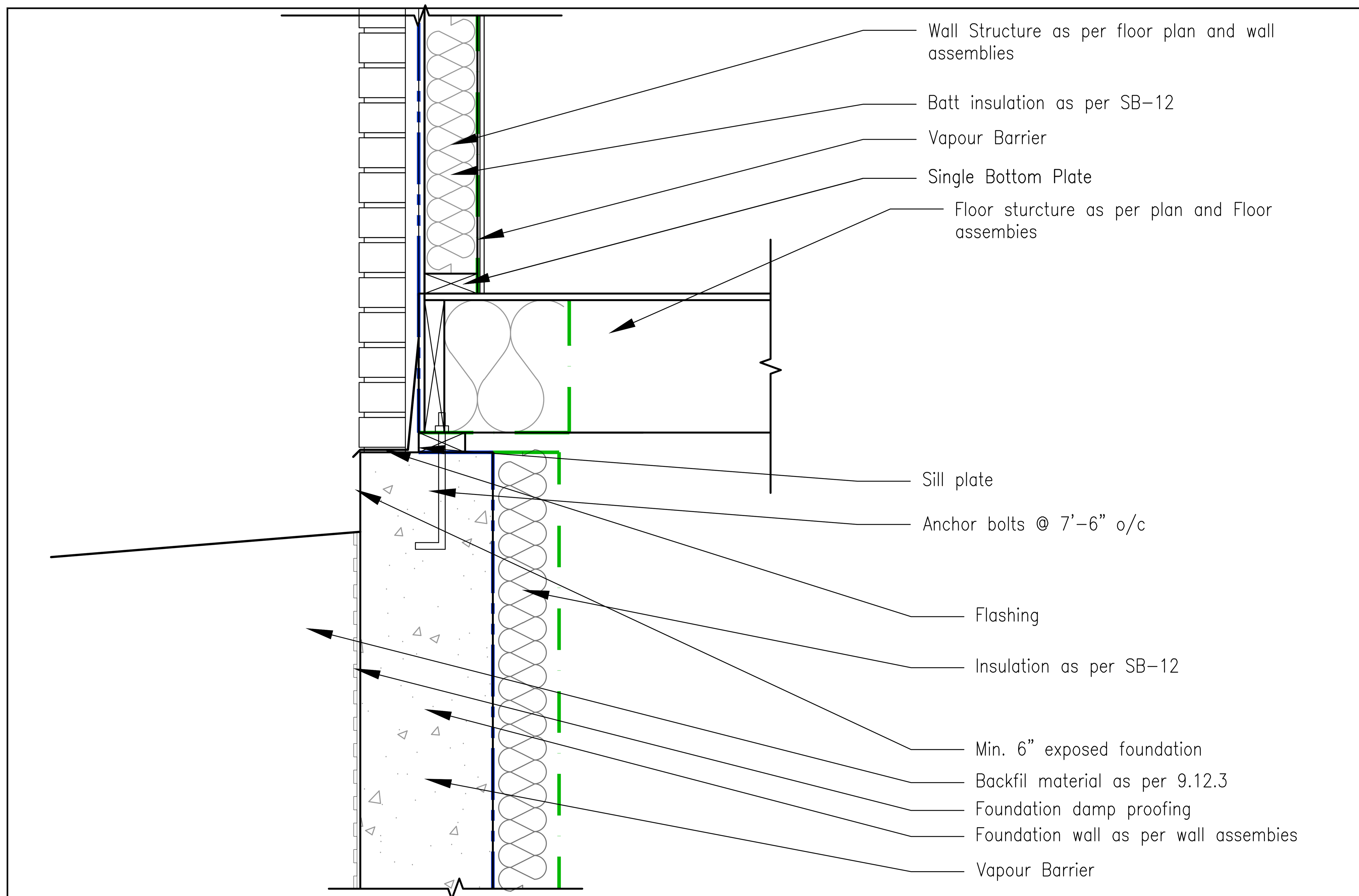
SCALE 1/4" = 1'-0"

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.

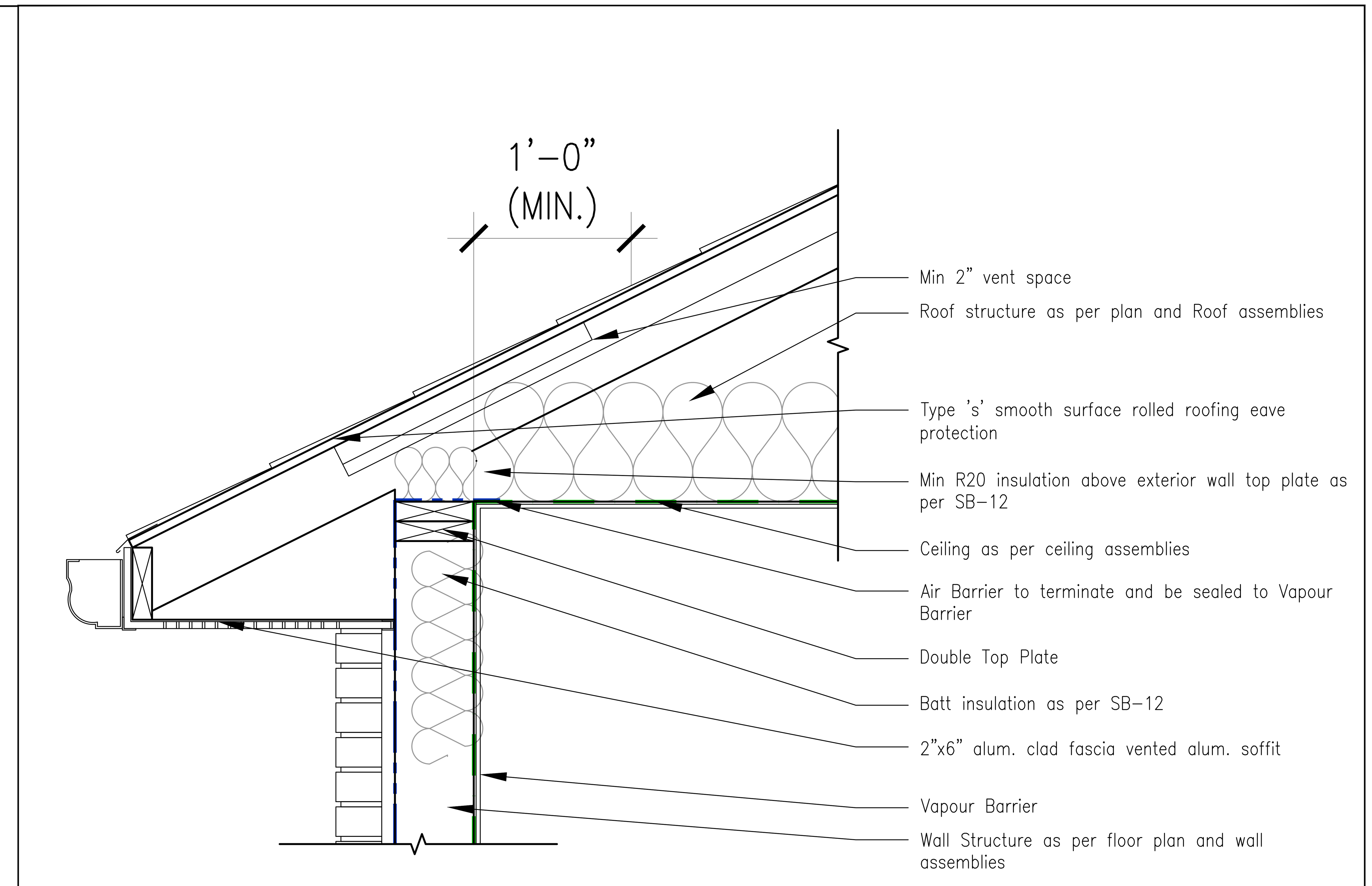
PROJECT:Stonehaven Lot 2, Burlington Ontario\

VIRTUAL CREATIONS INC.
ARCHITECTURAL CONSULTING SERVICES
(905) 481 1153
PROJECT No:2020-024
BCIN No. 28844
ERIC CANTON BCIN#25135
Client: Dawn Victoria Homes
Classification : SMALL BUILDINGS
Original Signature:
WWW.VCINC.CA
ISSUED:Jul 31 2020

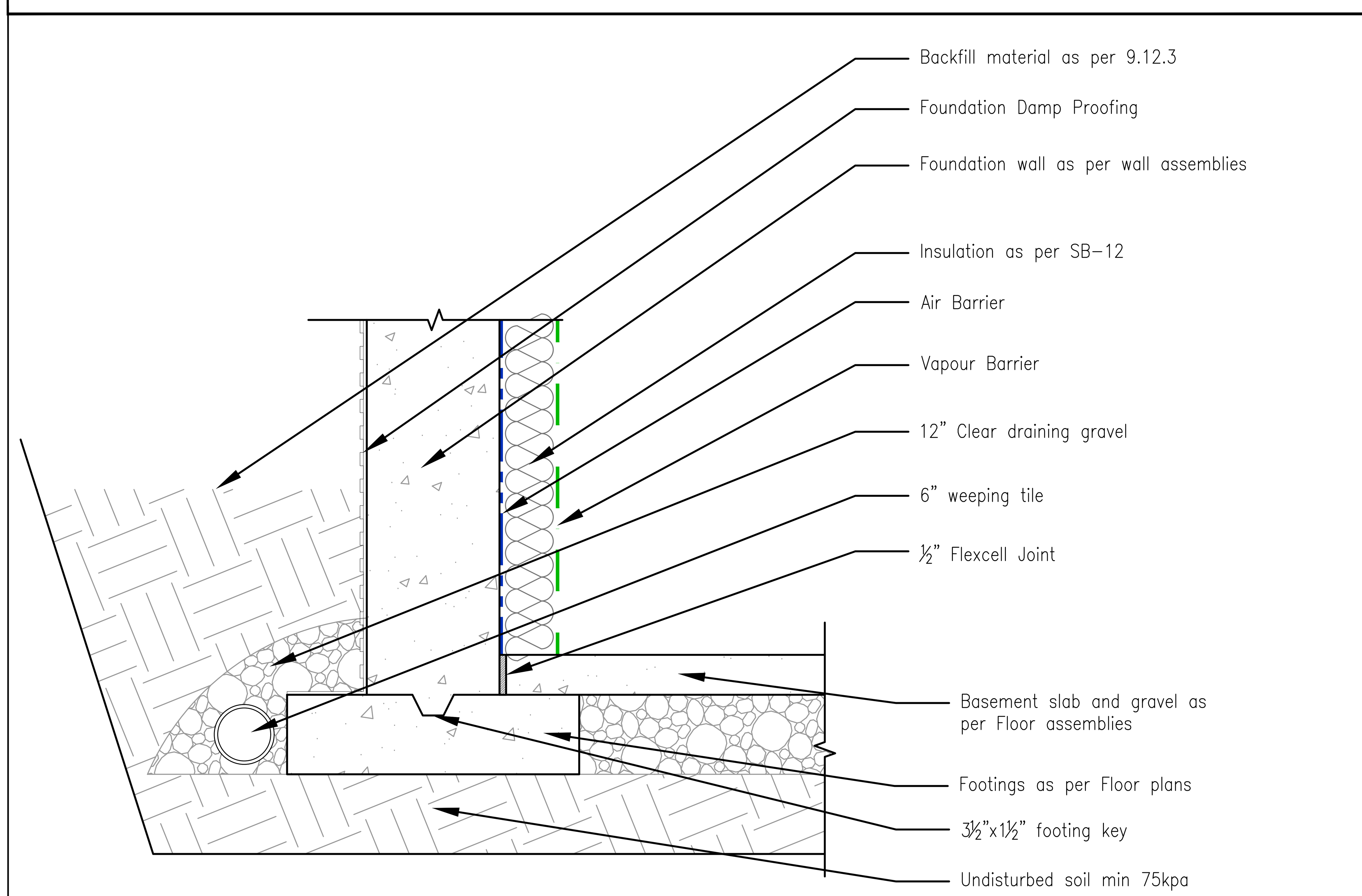
A2-0



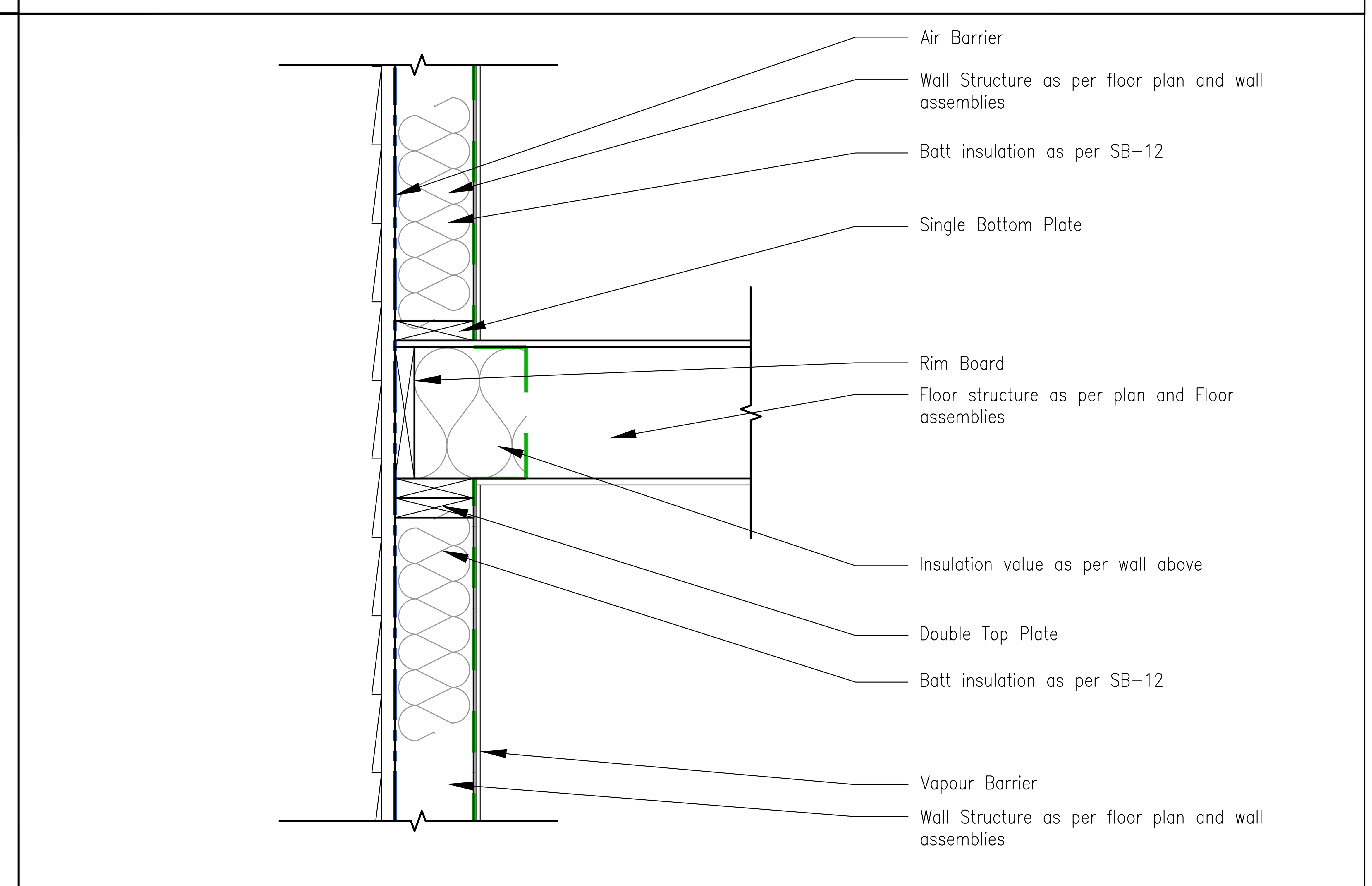
Foundation Wall To First Floor Connection



Floor To Roof Connection



Footing To Foundation Wall Connection



Wall To Floor Connection

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Architectural Consulting Services
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WWW.VCINC.CA

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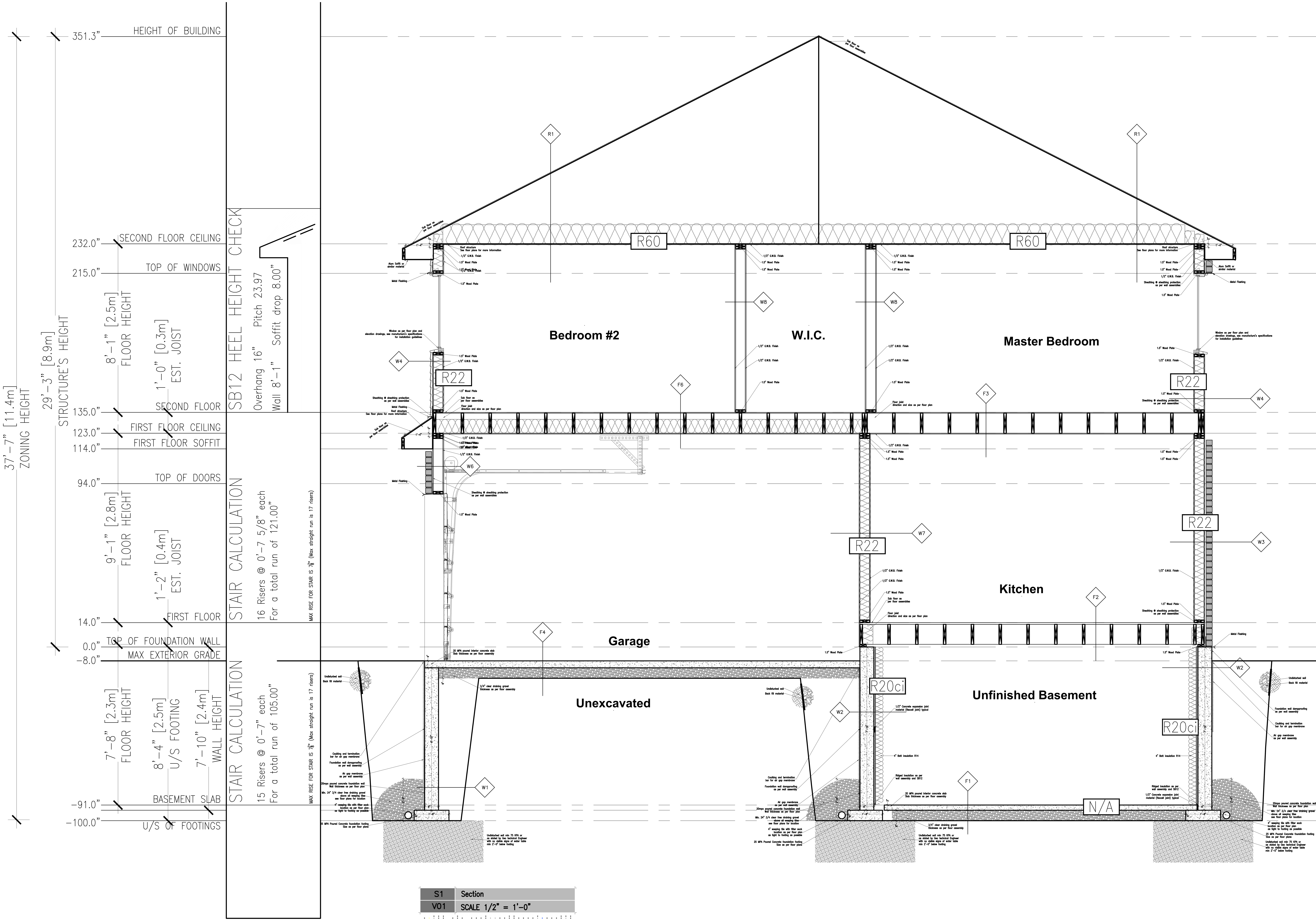

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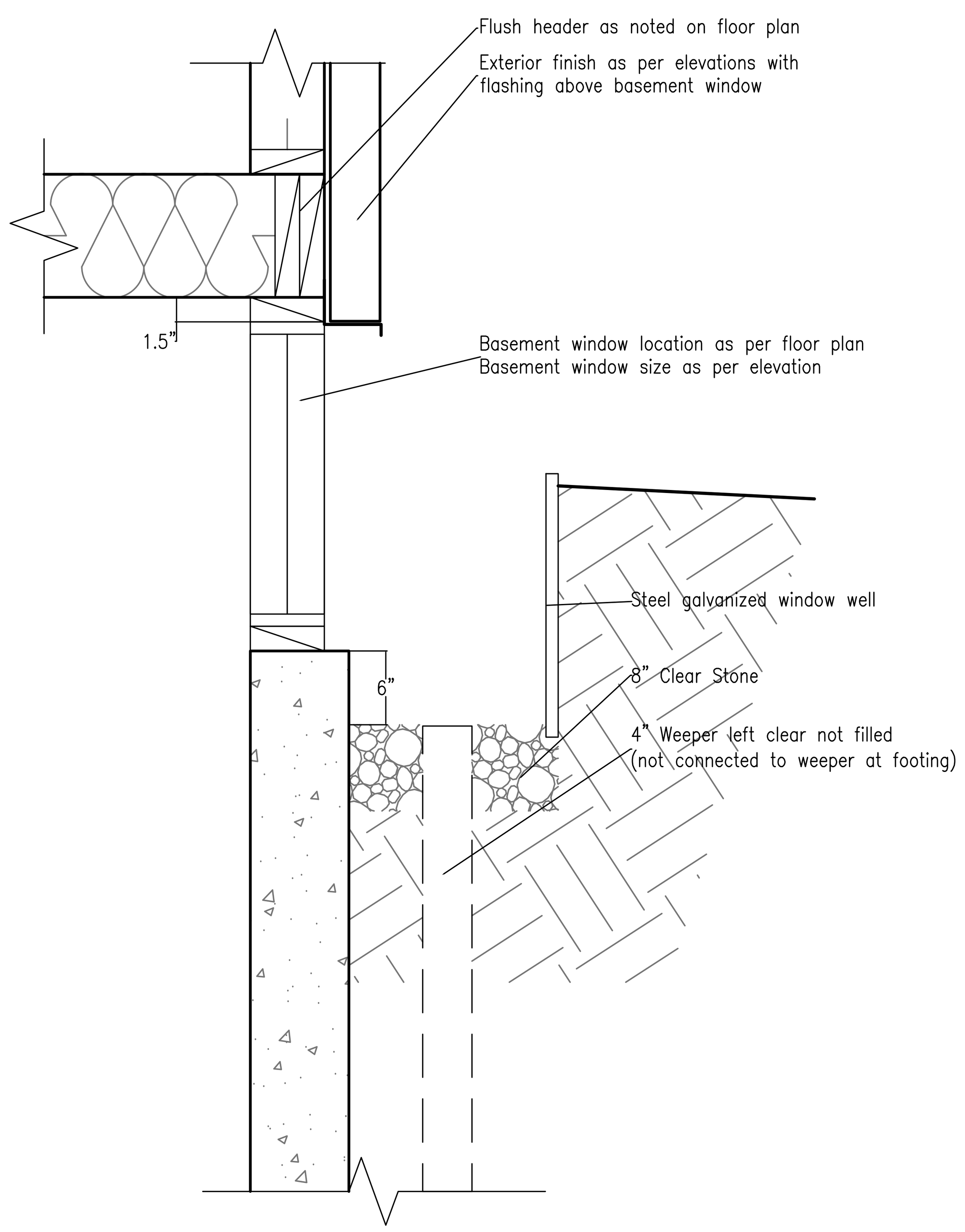
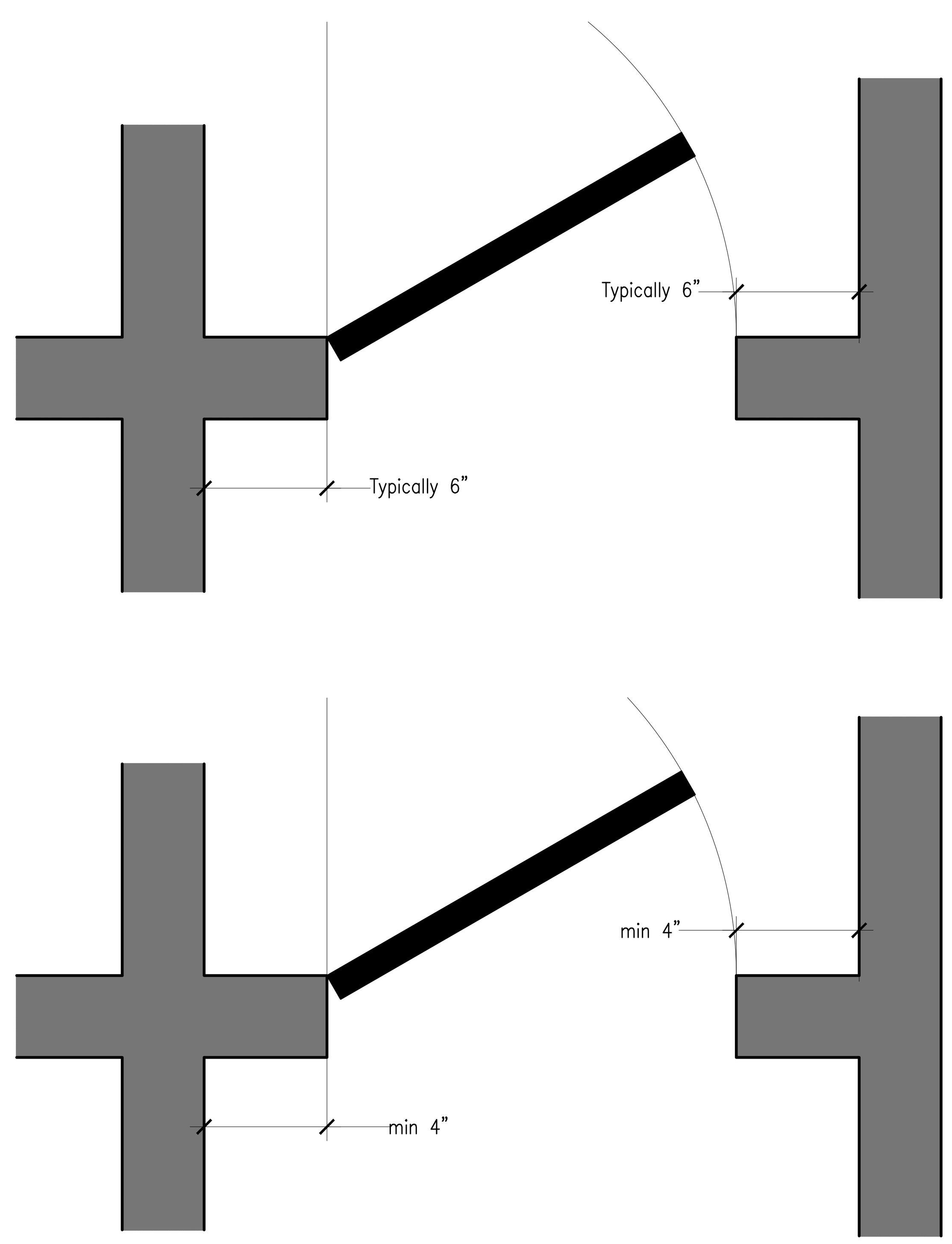


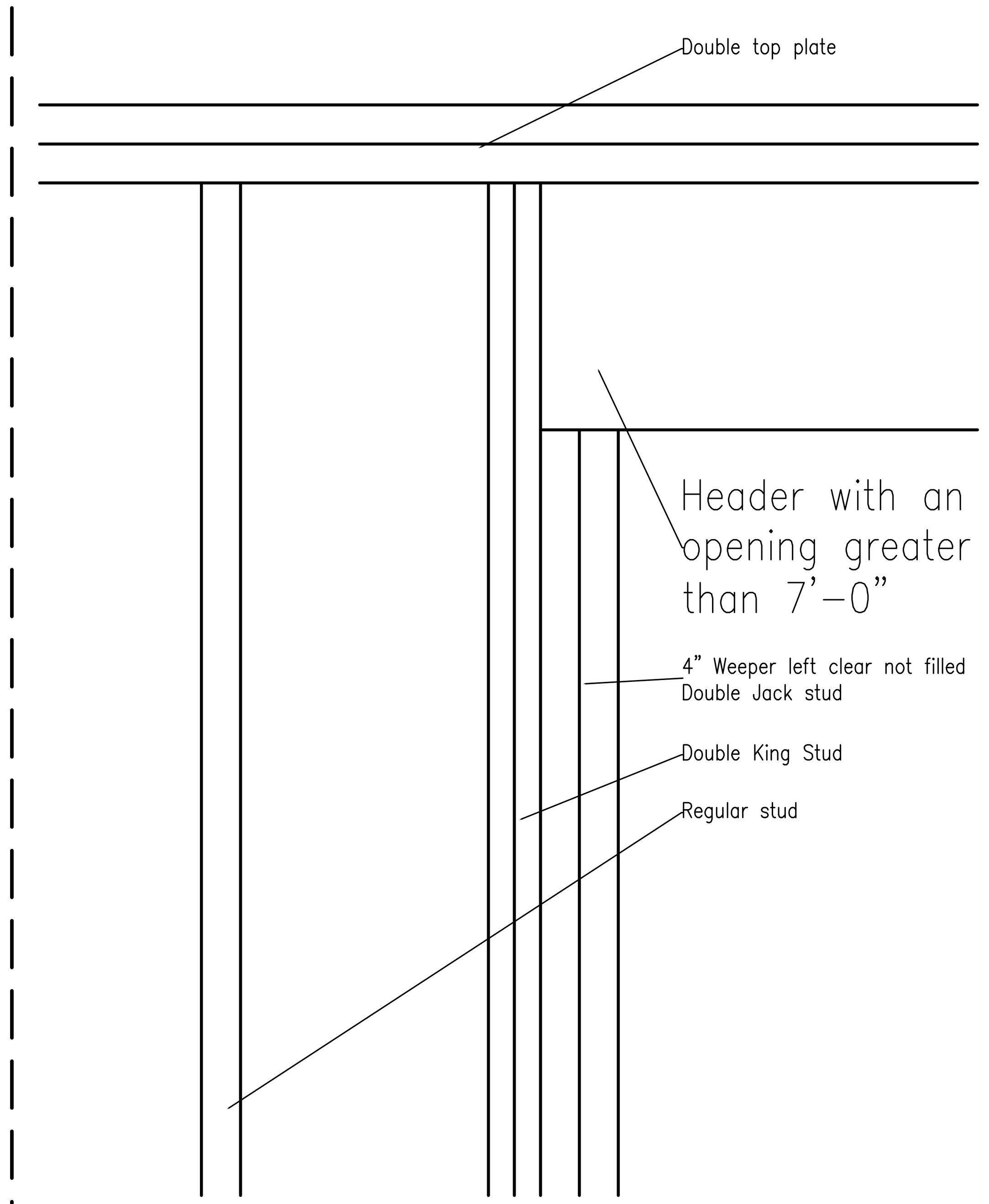
Basement Window Detail

Not to any scale



Door Jam spacing

Not to any scale



Jack and King Stud requirements

Not to any scale

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BUILDING INFORMATION

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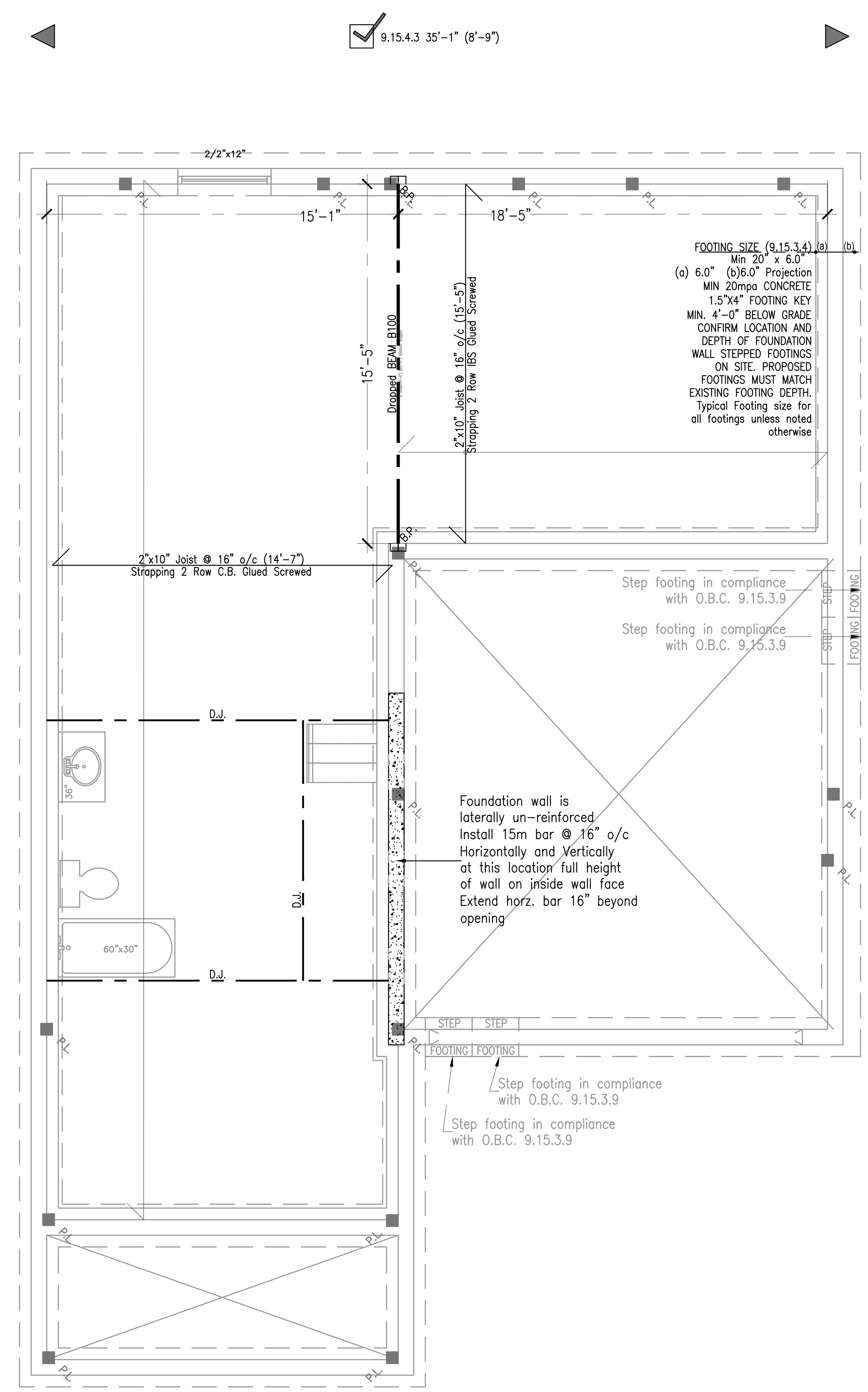
W150x22	W6x15	W200x27	W8x18	W250x22	W10x15	W310x39	W12x26	W360x57	W14x38
W150x30	W6x20	W200x31	W8x21	W250x33	W10x22	W310x60	W12x40		
W150x37	W6x25	W200x36	W8x24	W250x58	W10x39	W310x67	W12x45		
		W200x42	W8x28						
		W200x46	W8x31						
		W200x59	W8x40						

Beam Schedule					
Floor	No	Size	Condition	Support	Length
B	100	W200x27	Dropped	3'-3"	15'-5"
F	102	3/2"x8"	Dropped	3'-3"	5'-5"
F	104	3/2"x8"	Dropped	3'-3"	5'-5"
F	103	3/2"x8"	Dropped	3'-3"	14'-3"
F	100	W200x27	Dropped	3'-3"	15'-4"
F	101	W200x42	Dropped	3'-3"	18'-5"
R	104	Girder truss	Flush	3'-3"	14'-7"
R	100	Girder truss	Flush	3'-3"	36'-2"
R	102	Girder truss	Flush	3'-3"	35'-11"



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

Part 4 Loads used

20lb Dead Load
40lb Live Load (interior)
50lb Live Load (exterior)
32lb Snow Load
10lb Wind Load

Deflection limits

L/425 Floors (interior)
L/360 Floors (exterior)

Commitment to General Review

Yes ☐ No ☐

Notes: Engineering Drawings

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OBC 9.10.19.3 – Smoke Alarms

(Renovations Only)

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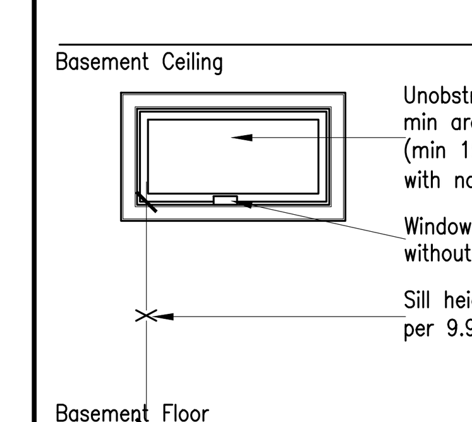
9.9.10.1 Egress from Bedrooms



Where this window opens into a window well a clearance of not less than 22" shall be provided in front of the window on the exterior.

One window in the basement must comply with these requirements as there is not a door on the same floor level as the bedroom which provides direct access to the exterior.

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DIMENSION NOTE:

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Some Architectural drawings chose to dimension the rough wood stud framing. However this would create a lot fractioned dimensions on the plans and would require the framer to account for the ½" drywall material in some conditions like bathroom tubs and stair wells.

Some Architectural drawings chose to dimension the finished wall thickness. However this would create a lot fractioned dimensions as well.

These Architectural set of drawings chose to dimension interior walls to a round 4" or 6" dimension. We feel this is the cleanest dimension as they do not have fractions, and at most produce a ¼" error which isn't typically an issue. Further we full appreciate that we can not ask trades in the field to measure to ¼" accuracies nor to we assume that as built construction could hold those tolerances.

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Client: Dawn Victoria Homes

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PROJECT No:2020-024
(905) 481 1153 BCIN No. 28844
ERIC CANTON BCIN#25135

ISSUED:Jul 31 2020

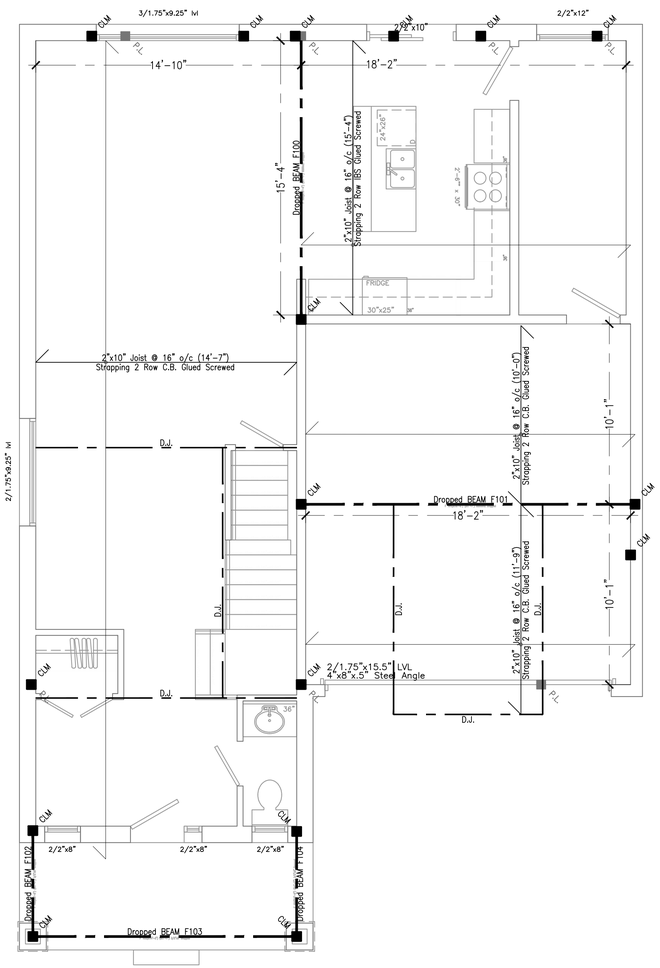
S1-0

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						

Beam Schedule

Beam Schedule					
Floor	No	Size	Condition	Support	Length
B	100	W200x27	Dropped	3'-3"	15'-5"
F	102	3/2"x8"	Dropped	3'-3"	5'-5"
F	104	3/2"x8"	Dropped	3'-3"	5'-5"
F	103	3/2"x8"	Dropped	3'-3"	14'-3"
F	100	W200x27	Dropped	3'-3"	15'-4"
F	101	W200x42	Dropped	3'-3"	18'-5"
R	104	Girder truss	Flush	3'-3"	14'-7"
R	100	Girder truss	Flush	3'-3"	36'-2"
R	102	Girder truss	Flush	3'-3"	35'-11"



First Floor Plan

SCALE 1/4" = 1'-0"

Part 4 Loads used

20lb Dead Load

40lb Live Load (interior)

50lb Live Load (exterior)

32lb Snow Load

10lb Wind Load

Deflection limits

L/425 Floors (interior)

L/360 Floors (exterior)

Commitment to General Review

Yes ☐ No ☐

Notes: Engineering Drawings

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OBC 9.10.19.3 – Smoke Alarms

(Renovations Only)

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(905) 481 1153 BCIN No. 28844
ERIC CANTON BCIN# 25135

PROJECT No:2020.024
Client: Dawn Victoria Homes
ISSUED:Jul 31 2020

SMALL BUILDINGS
Classification : _____ Original Signature: _____

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BUILDING INFORMATION

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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						

Beam Schedule

Beam Schedule					
Floor	No	Size	Condition	Support	Length
B	100	W200x27	Dropped	3"–3"	15'–5"
F	102	3/2"x8"	Dropped	3"–3"	5'–5"
F	104	3/2"x8"	Dropped	3"–3"	5'–5"
F	103	3/2"x8"	Dropped	3"–3"	14'–3"
F	100	W200x27	Dropped	3"–3"	15'–4"
F	101	W200x42	Dropped	3"–3"	18'–5"
R	104	Girder truss	Flush	3"–3"	14'–7"
R	100	Girder truss	Flush	3"–3"	36'–2"
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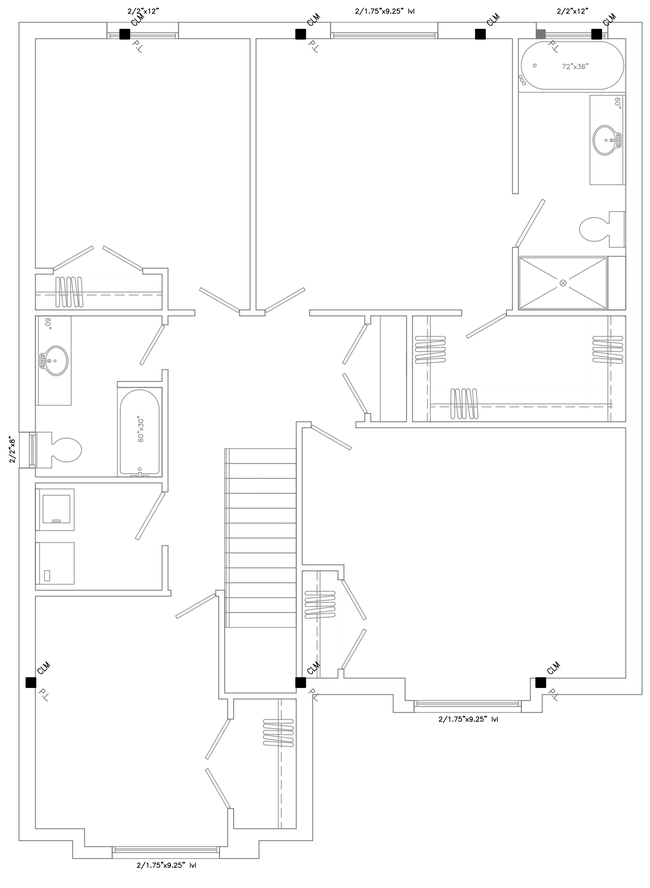

Second Floor Plan
SCALE 1/4" = 1'-0"

Part 4 Loads used

20lb Dead Load

40lb Live Load (interior)

50lb Live Load (exterior)

32lb Snow Load

10lb Wind Load

Deflection limits

L/425 Floors (interior)

L/360 Floors (exterior)

Commitment to General Review

Yes ☐ No ☐

Notes: Engineering Drawings

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OBC 9.10.19.3 – Smoke Alarms

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SMALL BUILDINGS

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PROJECT:Stonehaven Lot 2, Burlington Ontario\

PROJECT No:2020-024

Client: Dawn Victoria Homes

28844

ERIC CANTON BCIN#25135

VIRTUAL CREATIONS INC.

ARCHITECTURAL CONSULTING SERVICES

(905) 481 1153 BCIN No.

ISSUED Jul 31 2020

S1-0

BUILDING INFORMATION

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W150x30	W6x20	W200x31	W8x21	W250x33	W10x22	W310x60	W12x40		
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		W200x46	W8x31						
		W200x59	W8x40						

Beam Schedule

Beam Schedule					
Floor	No	Size	Condition	Support	Length
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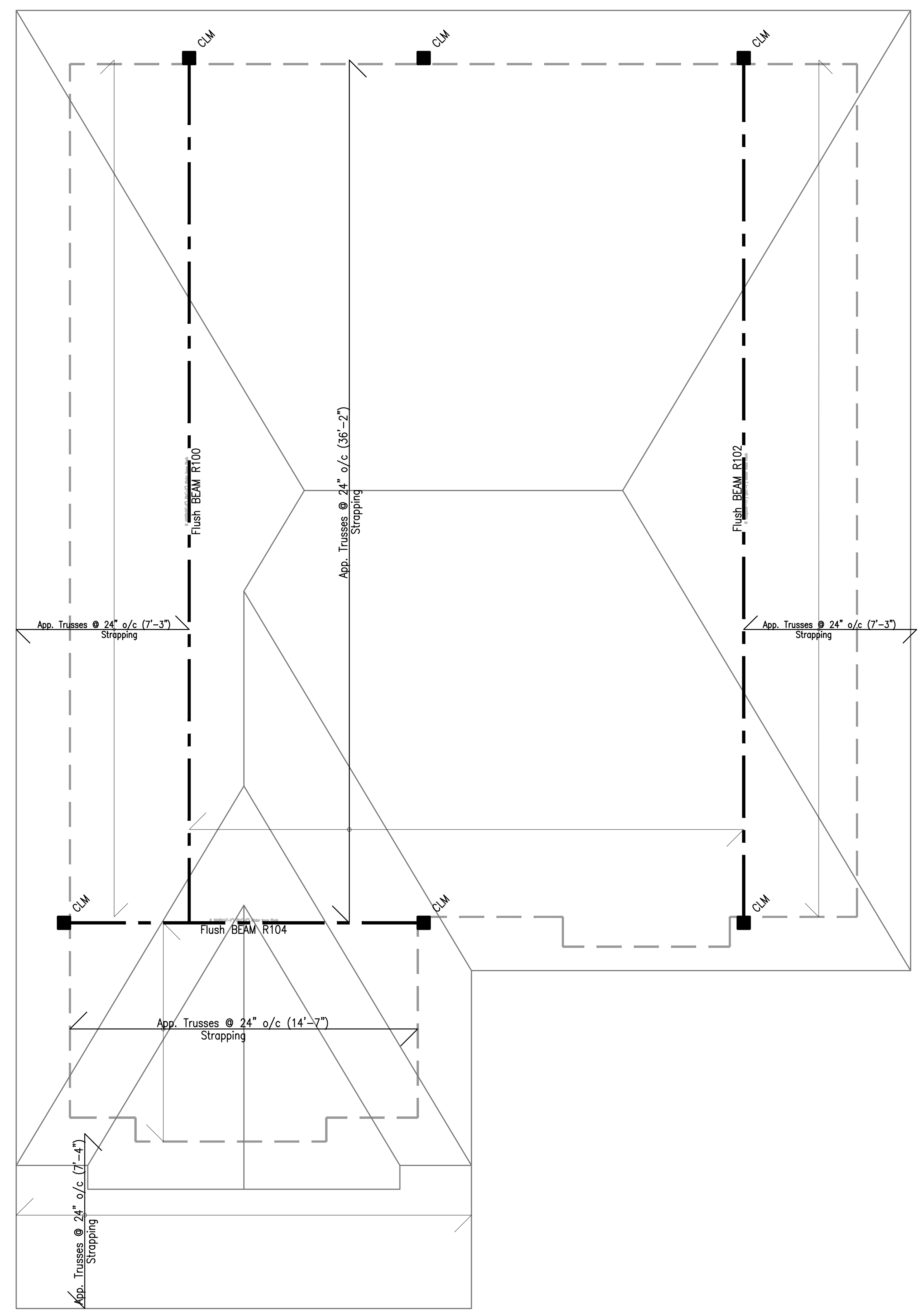

Roof Plan
SCALE 1/4" = 1'-0"

Part 4 Loads used

20lb Dead Load
40lb Live Load (interior)
50lb Live Load (exterior)
32lb Snow Load
10lb Wind Load

Deflection limits

L/425 Floors (interior)
L/360 Floors (exterior)

Commitment to General Review

Yes ☐ No ☐

OBC 9.26.18 – Downspouts

Any and all downspouts must direction water way from the building without causing soil erosion. But also not permit any water to leave the property or to flow onto public property which may cause flooding or freezing and present a condition which could cause a slip, fall or property damage.

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