

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

COMPLIANCE PACKAGE Package A1 Table 3.1.1.2.A (IP) 3.1.1.2.A(IP)			
2.	Issued for Permit (Reduced porch by 13")	2020.07.30	E.C.
1.	Issued for Permit	2020.07.30	E.C.

Virtual Creations Inc. – Energy Efficiency for Housing SB-12 (2017)						ZONE 1 <92		
COMPONENTS								
COMPLIANCE PACKAGE Package A1: Table 3.1.1.2A (P) 3.1.1.2A(P)	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%

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 Area1541.80 Sq. Ft. (143.23 Sq. m.)

Unfinished Basement Area867.59 Sq. Ft. (80.60 Sq. m.)

Proposed First Floor Area1051.00 Sq. Ft. (97.64 Sq. m.)

Garage Area392.23 Sq. Ft. (36.44 Sq. m.)

Porch Area98.50 Sq. Ft. (9.15 Sq. m.)

Proposed Second Floor Area1447.48 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



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	W250x38	W10x29	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"
F	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" AFW	NONE	Glazing 0.8
01B	24"x44"	7.3	FIXED	NORTH ELEV	141" AFW	NONE	Glazing 4.8
02A	36"x80"	16.7	3/4 GLAZED	NORTH ELEV	141" AFW	NONE	Glazing 9.0
02B	12"x80"	6.7	FIXED	NORTH ELEV	141" AFW	NONE	Glazing 3.1
02C	48"x12"	4.0	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 1.8
03A	24"x12"	2.0	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 0.8
03B	24"x44"	7.3	FIXED	NORTH ELEV	141" AFW	NONE	Glazing 4.8
04A	20"x44"	6.1	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 3.7
04B	40"x44"	12.2	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 9.0
04C	20"x44"	6.1	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 3.7
04D	20"x12"	1.7	FIXED	NORTH ELEV	274" AFW	NONE	Glazing 0.6
04E	40"x28"	7.8	ARCHED	NORTH ELEV	290" AFW	NONE	Glazing 5.2
04F	20"x12"	1.7	FIXED	NORTH ELEV	274" AFW	NONE	Glazing 0.6
05A	24"x68"	11.3	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 7.8
05B	24"x68"	11.3	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 7.8
05C	24"x68"	11.3	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 7.8
06A	30"x12"	2.5	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 1.0
06B	30"x44"	9.2	CASEMENT	NORTH ELEV	141" AFW	NONE	Glazing 6.3
07A	30"x12"	2.5	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 1.0
07A	30"x12"	14.2	CASEMENT	NORTH ELEV	141" AFW	NONE	Glazing 10.3
07A	30"x12"	2.5	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 1.0
07B	30"x68"	14.2	FIXED	NORTH ELEV	141" AFW	NONE	Glazing 10.3
07C	30"x68"	14.2	CASEMENT	NORTH ELEV	141" AFW	NONE	Glazing 10.3
08A	24"x44"	7.3	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 4.8
08B	24"x44"	7.3	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 4.8
09A	30"x56"	11.7	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 8.3
09B	30"x56"	11.7	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 8.3
09C	30"x56"	11.7	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 8.3
10A	30"x56"	11.7	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 8.3
10B	30"x56"	11.7	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 8.3
11A	54"x28"	10.5	SLIDER	NORTH ELEV	47" AFW	NONE	Glazing 7.3
12A	70"x80"	32.0	Patio Slider	NORTH ELEV	143" AFW	NONE	Glazing 32.0
12B	72"x12"	6.0	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 2.8

Lot 02

VIRTUAL CREATIONS INC.

(905) 481-1153

PROJECT 16/2020/024

BOIN No. 288444

ISSUED Oct 02 2020

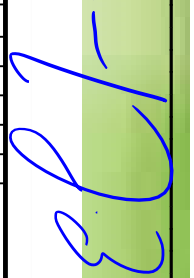
PROJECT: Stonehaven Lot 2, Burlington Ontario

Client: Dawn Victoria Homes

BOIN No. 288444

ERIC CANTON BCIN#25135

Classification : SMALL BUILDINGS

Original Signature: 

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 THE CLIENT, THE DESIGNER WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION TO COMPLETE THE DRAWINGS. THE DESIGNER WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION TO COMPLETE THE DRAWINGS. THE DESIGNER WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION TO COMPLETE THE DRAWINGS.



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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 resrepresents load bearing walls



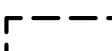
Symbol represents a decorative 10" column finish



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.
- Virtual 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

				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 protection 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.
				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 as per note (6) 3.1.1.2.4
				Exterior Brick or Stone Finish 1" Air Space # 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 # G.W.B. Finish (Interior side)
				Exterior Siding Finish 1" Air Space # 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 # G.W.B. Finish (Interior side)
				Exterior Siding Finish 1" Air Space # 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 # G.W.B. Finish (Interior side)
				Exterior Brick or Stone Finish 1" Air Space # 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 # G.W.B. Finish (Interior side)
				# G.W.B. Finish (Exterior side) No Air space is required or proposed No Exterior sheathing is proposed or required, no protection 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 # G.W.B. Finish (Interior side)
				# G.W.B. Finish (Exterior side) No Air space is required or proposed No Exterior sheathing is proposed or required, no protection is needed 2"x4" Wood studs @ 16" o/c (max. height 9'-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 # G.W.B. Finish (Interior side)
				Exterior Brick or Stone Finish 1" Air Space # 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 As per OBC 2006 SB-3 ew1b 45min FRR Batt Insulation as per SB-12 (including continuous insulation if required, see Sheet V01 for info) No Vapour Barrier is required or proposed Interior # Type 'X' G.W.B. Finish

FLOOR ASSEMBLIES

			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
			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
			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
			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
			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
			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

			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
			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

PROJECT:Stonehaven Lot 2, Burlington Ontario

PROJECT No:2020-024

VIRTUAL CREATIONS INC.

(905) 481 1153

BCIN No. 28844

INC.

BCIN No. 28844

CLIENT: Dawn Victoria Holmes

BCIN#25155

ERIC CANTON

BCIN#25155

ORIGINAL SIGNATURE:

Original Signature: _____

CLASSIFICATION: SMALL BUILDINGS

Classification: _____

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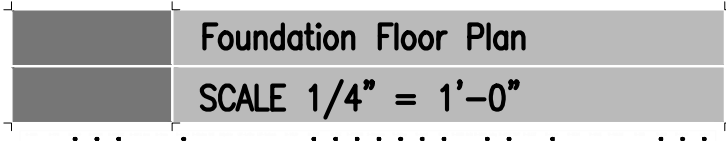
AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION WITH THE CLIENT, VIRTUAL CREATIONS INC. WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION TO COMPLETE THE DRAWINGS. VIRTUAL CREATIONS INC. WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION TO COMPLETE THE DRAWINGS. VIRTUAL CREATIONS INC. WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY INFORMATION TO COMPLETE THE DRAWINGS.

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ISSUED:04/02/2020

Lot 02

A0-0



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 $\frac{1}{8}$ " error which isn't typically an issue. Further we

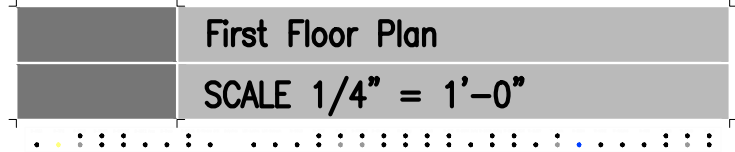



full appreciate that we can not ask trades in the field to measure to $\frac{1}{8}$ " accuracies nor to we assume that as built construction could hold those tolerances.

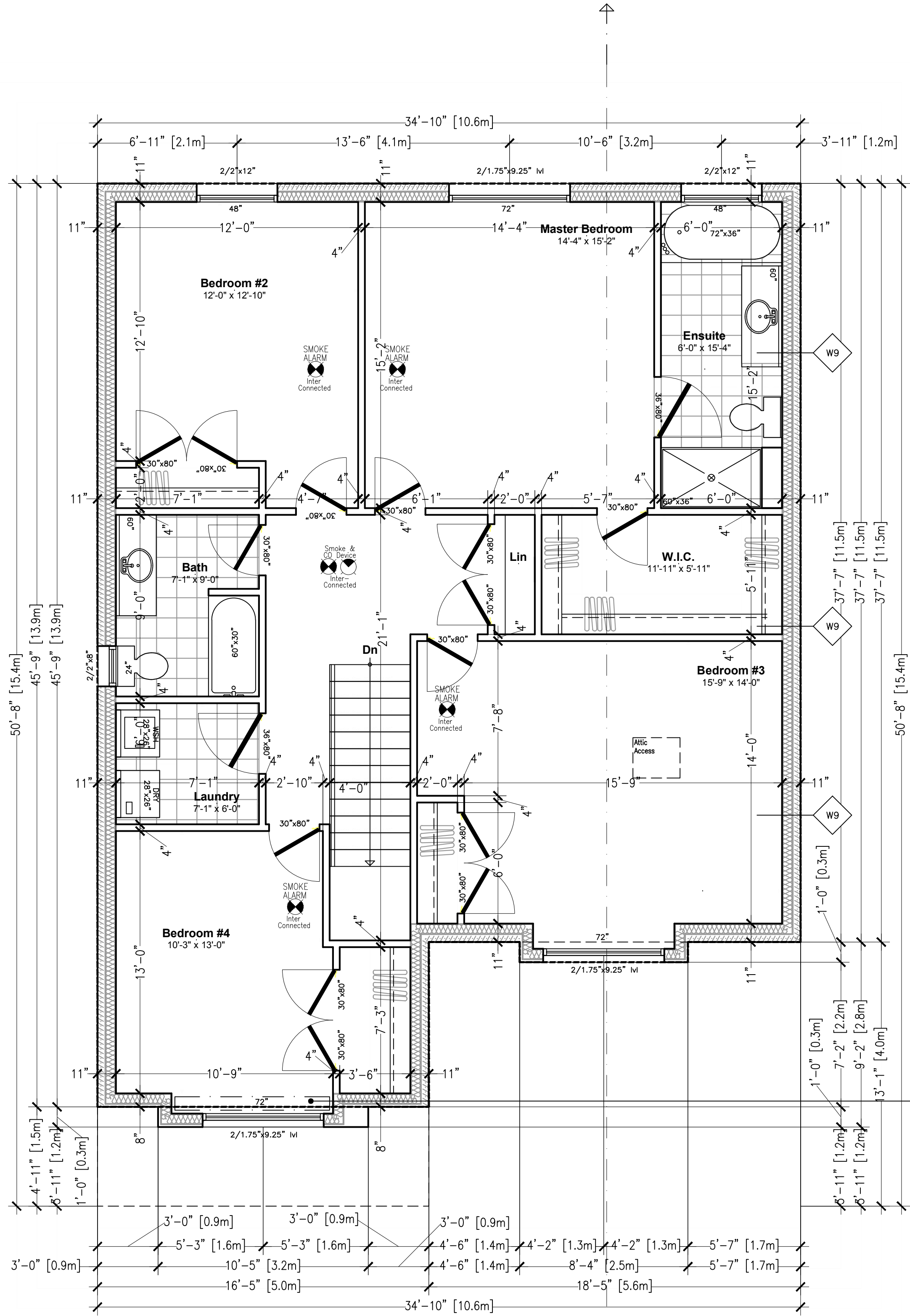
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A1-0

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



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 $\frac{1}{8}$ " error which isn't typically an issue. Further we  full appreciate that we can not ask trades in the field to measure to $\frac{1}{8}$ " accuracies nor to we assume that as built construction could hold those tolerances.



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

NOTE TO TRUSS MANUFACTURE:

2019.11.27 – Manufactured Items and Materials

All materials like a truss, floor joist, beams, etc. CAN NOT be designed, put into production or purchased for installation based upon these drawings alone.

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.

FAILURE to verify these dimensions will absolve Virtual Creations of any responsibility of errors or discrepancies in our plans. By paying this invoice you agree to this requirement and condition.

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 1/2" 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 1/4" error which isn't typically an issue. Further we full appreciate that we can not ask trades in the field to measure to 1/4" accuracies nor to we assume that as built construction could hold those tolerances.

PROJECT:Stonehaven Lot 2, Burlington Ontario

PROJECT Nc2020-1024

VIRTUAL CREATIONS INC. BCIN No. 28844

ARCHITECTURAL CONSULTING SERVICES

ISSUED:04/02/2020

SMALL BUILDINGS

Classification :

Client: Dawn Victoria Homes

Eric Canton

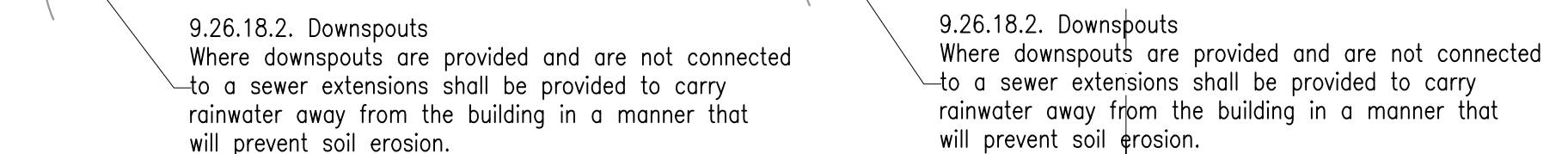
BCIN#25135

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 COORDINATION AND ACCESS TO THE EXISTING BUILDING STRUCTURES, THE DRAWINGS WOULD BE MORE ACCURATE. VIRTUAL CREATIONS INC. IS NOT RESPONSIBLE FOR ANY 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.





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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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.

9.19.1.2. 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

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

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

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

No

11

Any and all downspouts must direct 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.

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

2019.11.27 – Manufactured Items and Materials

All materials like a truss, floor joist, beams, etc. CAN NOT be designed, put into production or purchased for installation based upon these drawings alone.

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

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.


FAILURE to verify these dimensions will absolve Virtual Creations of any responsibility of errors or discrepancies in our plans. By paying this invoice you agree to this requirement and condition.

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 $\frac{1}{2}$ " 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 of fractional 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 $\frac{1}{4}$ " error which isn't typically an issue. Further we



full appreciate that we can not ask trades in the field to measure to $\frac{1}{4}$ " accuracies nor to we assume that as built construction could hold those tolerances.

PROJECT: Stonehaven Lot 2, Burlington Ontario\

PROJECT No:2020-024

ONS INC.
(905) 481 1153

ARCHITECTURAL CONSULTING SERVICES

ISSUED: Oct 02 2020

SMALL BUILDINGS

Classification : _____ Original Signature: _____

SMALL BUILDINGS

Dawn Victoria Homes

Client: _____

28844

BCIN No.

ADDITIONAL COUNCILING SERVICES
(905) 481-0100

77007
ERIC CANTON BCIN#25135

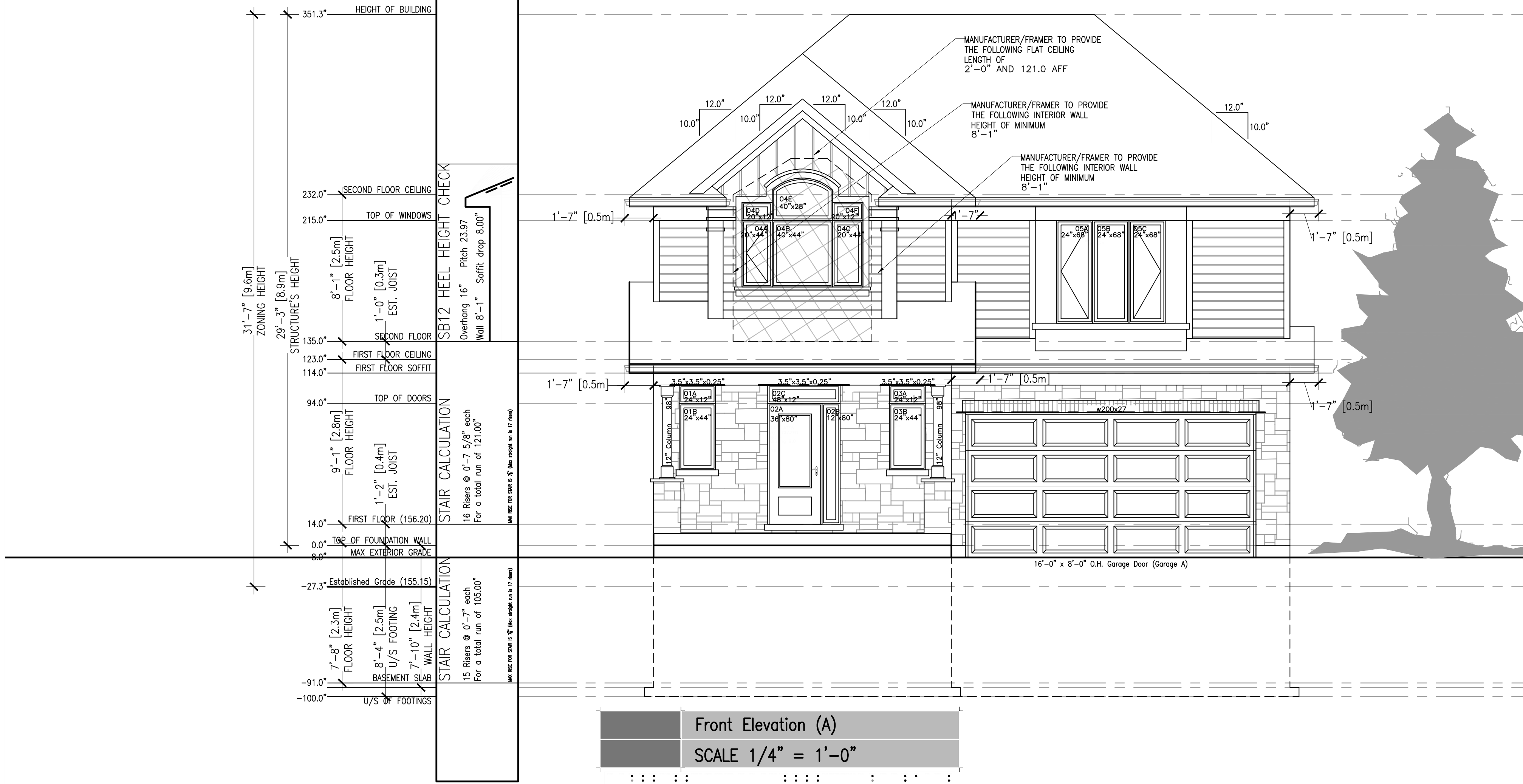
ISSUED: 04 02 2020

TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION BEFORE AND DURING CONSTRUCTION, SUBMIT SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL MEMBERS TO THE ARCHITECT FOR REVIEW. IN THE EVENT OF ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BEFORE COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE ARCHITECT AND THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE ARCHITECT AND THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE ARCHITECT AND THE CLIENT.

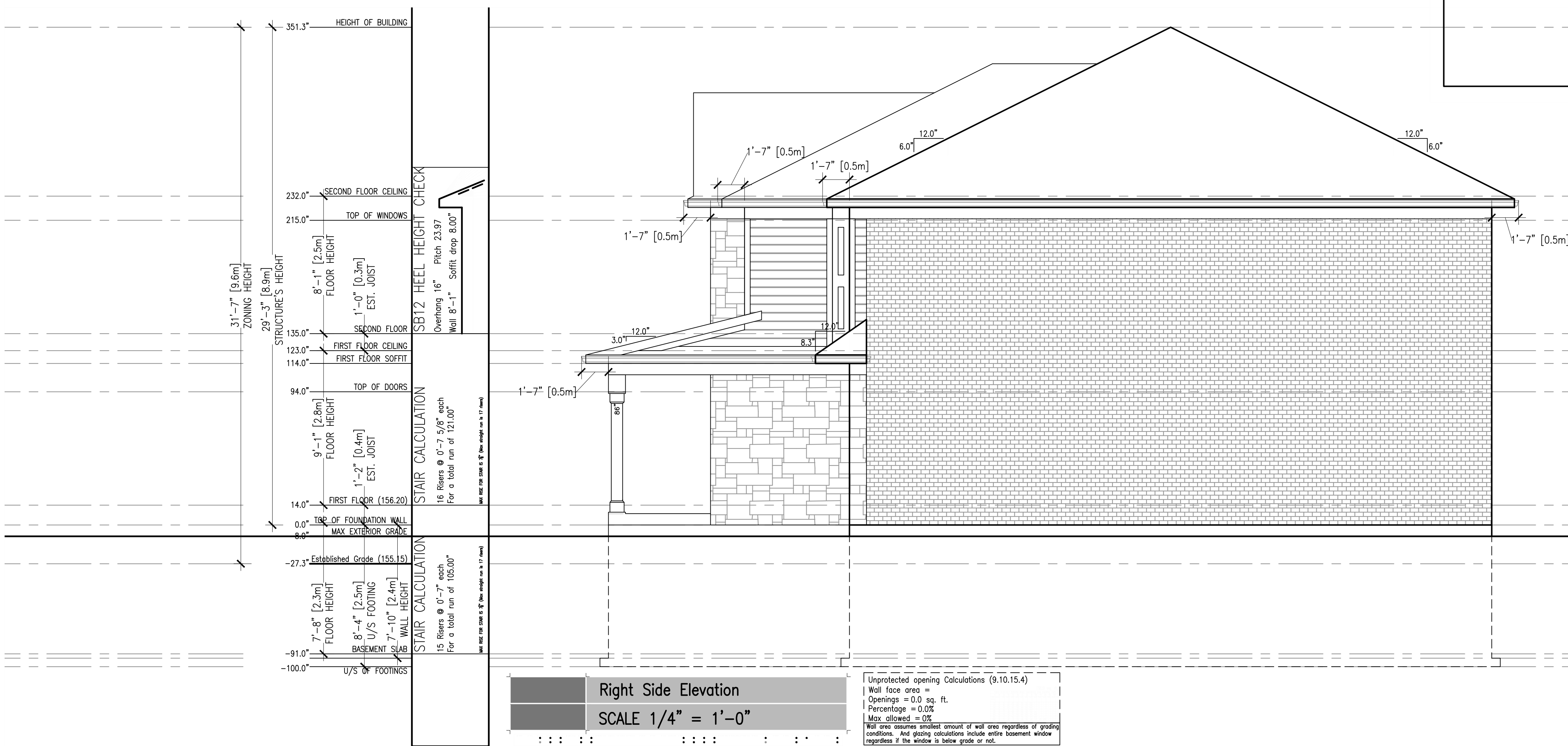
THESE VIRTUAL CREATIONS, NOT THE BEST COPY AVAILABLE

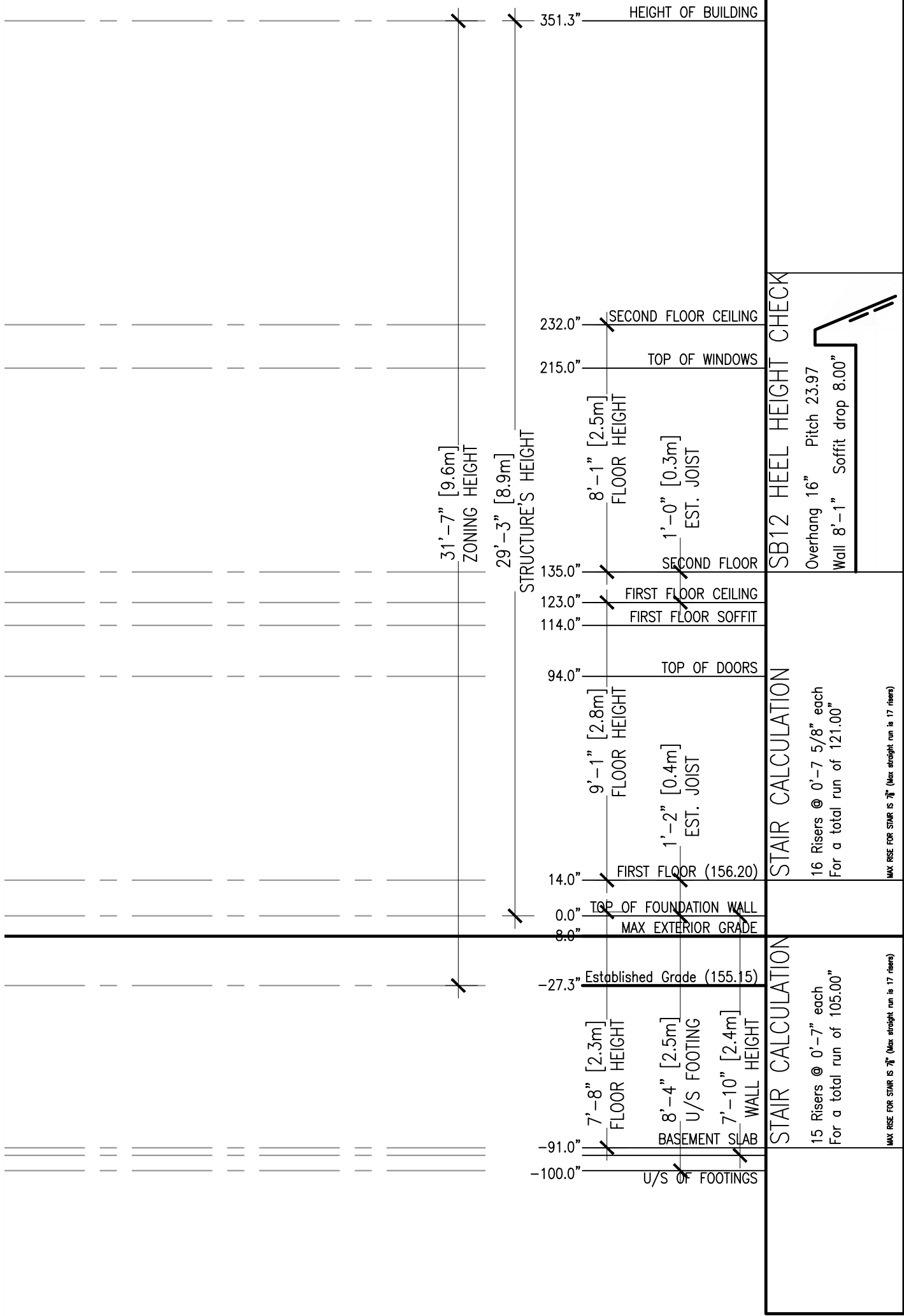


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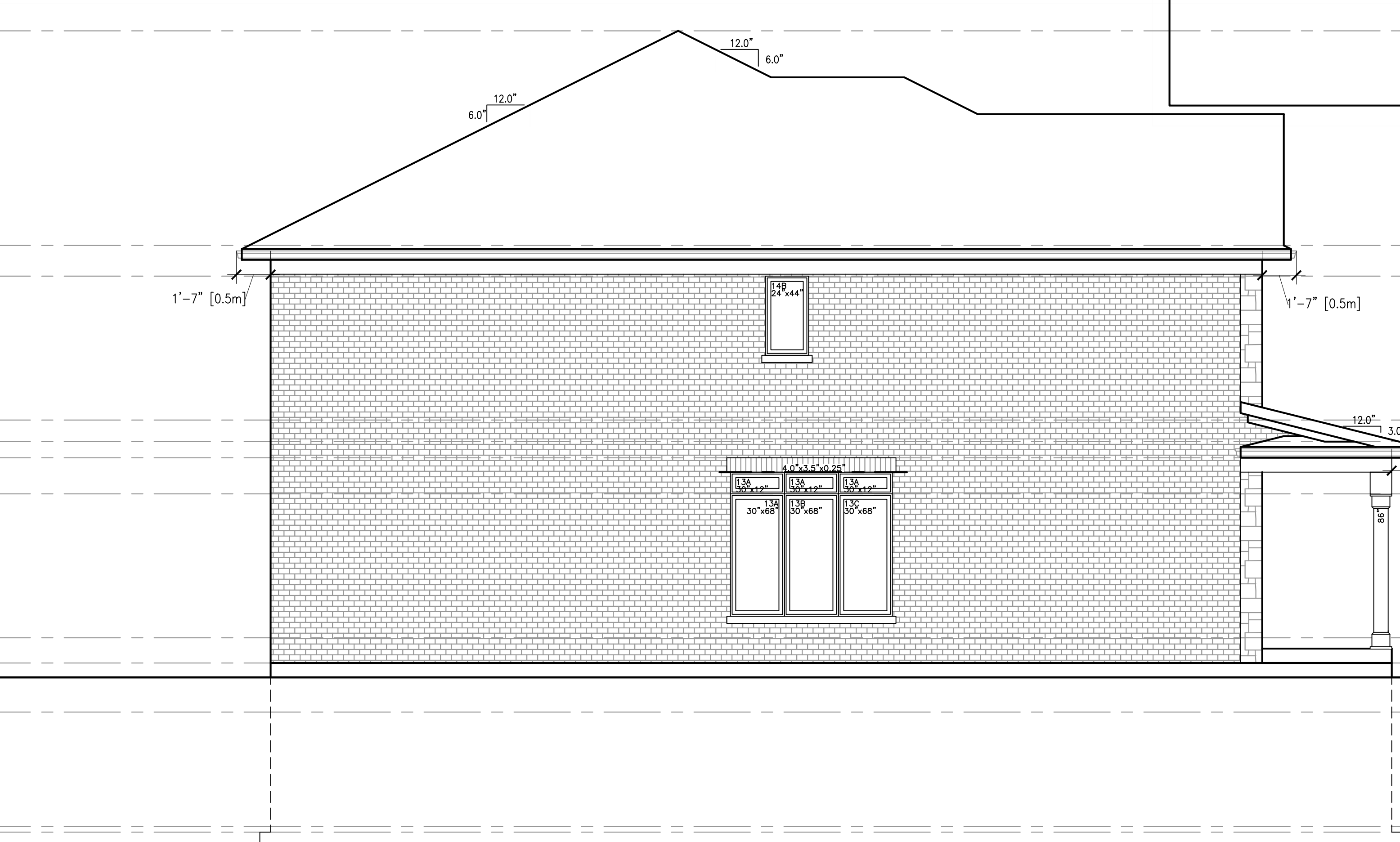
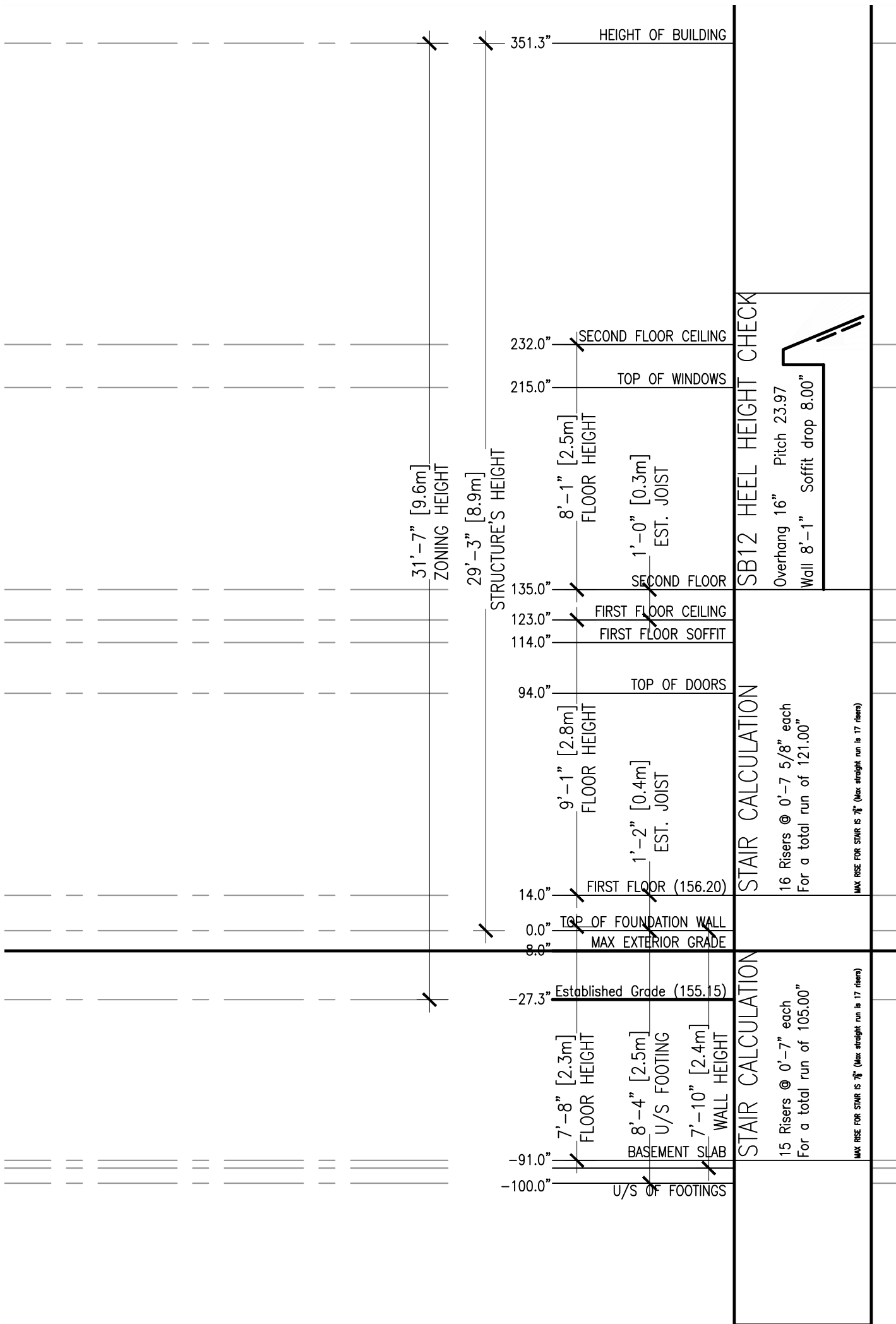


Window and Door Schedule							
TAG	SIZE	SB12	OPERATOR	LOCATION	HEIGHT	GRILL	GLAZING
01A	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.8
01B	24"x44"	7.3	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 4.8
02A	36"x80"	16.7	3/4 GLAZED	NORTH ELEV	141" ATFW	NONE	Glazing 9.0
02B	12"x80"	6.7	FIXED	NORTH ELEV	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"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



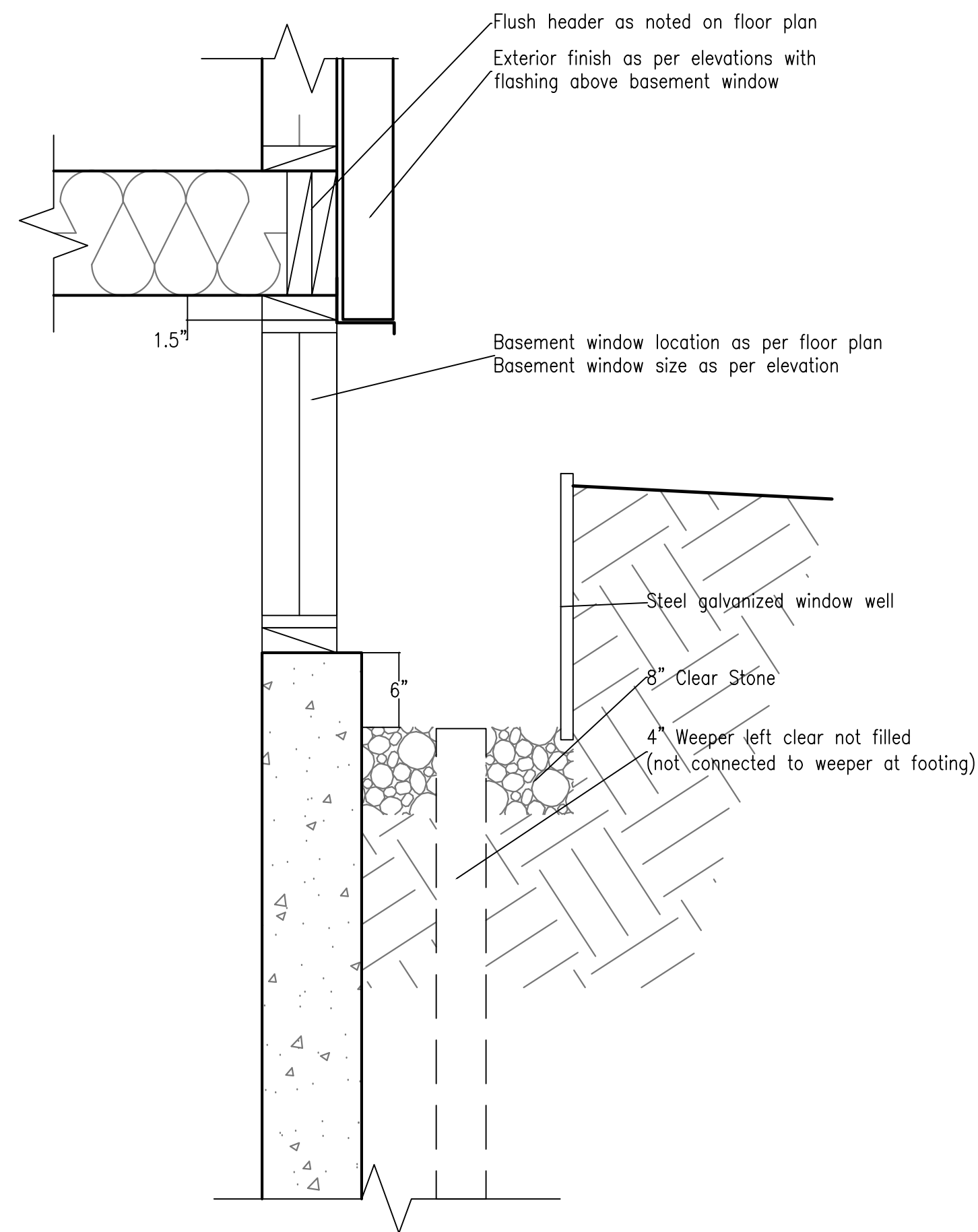


Window and Door Schedule							
TAG	SIZE	SB12	OPERATOR	LOCATION	HEIGHT	GRILL	GLAZING
01A	24"x12"	2.0	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 0.8
01B	24"x44"	7.3	FIXED	NORTH ELEV	141" AFW	NONE	Glazing 4.8
02A	36"x80"	16.7	3/4 GLAZED	NORTH ELEV	141" AFW	NONE	Glazing 9.0
02B	12"x80"	6.7	FIXED	NORTH ELEV	141" AFW	NONE	Glazing 3.1
02C	48"x12"	4.0	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 1.8
03A	24"x12"	2.0	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 0.8
03B	24"x44"	7.3	FIXED	NORTH ELEV	141" AFW	NONE	Glazing 4.8
04A	20"x44"	6.1	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 3.7
04B	40"x44"	12.2	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 9.0
04C	20"x44"	6.1	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 3.7
04D	20"x12"	1.7	FIXED	NORTH ELEV	274" AFW	NONE	Glazing 0.6
04E	40"x28"	7.8	ARCHED	NORTH ELEV	290" AFW	NONE	Glazing 5.2
04F	20"x12"	1.7	FIXED	NORTH ELEV	274" AFW	NONE	Glazing 0.6
05A	24"x68"	11.3	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 7.8
05B	24"x68"	11.3	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 7.8
05C	24"x68"	11.3	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 7.8
06A	30"x12"	2.5	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 1.0
06B	30"x44"	9.2	CASEMENT	NORTH ELEV	141" AFW	NONE	Glazing 6.3
07A	30"x12"	2.5	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 1.0
07A	30"x68"	14.2	CASEMENT	NORTH ELEV	141" AFW	NONE	Glazing 10.3
07B	30"x12"	2.5	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 1.0
07B	30"x68"	14.2	FIXED	NORTH ELEV	141" AFW	NONE	Glazing 10.3
07C	30"x68"	14.2	CASEMENT	NORTH ELEV	141" AFW	NONE	Glazing 10.3
08A	24"x44"	7.3	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 4.8
08B	24"x44"	7.3	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 4.8
08A	30"x56"	11.7	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 8.3
09B	30"x56"	11.7	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 8.3
09C	30"x56"	11.7	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 8.3
10A	30"x56"	11.7	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 8.3
10B	30"x56"	11.7	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 8.3
11A	54"x28"	10.5	SLIDER	NORTH ELEV	47" AFW	NONE	Glazing 7.3
12A	70"x60"	32.0	Patio Slider	NORTH ELEV	143" AFW	NONE	Glazing 32.0
12B	72"x12"	6.0	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 2.8

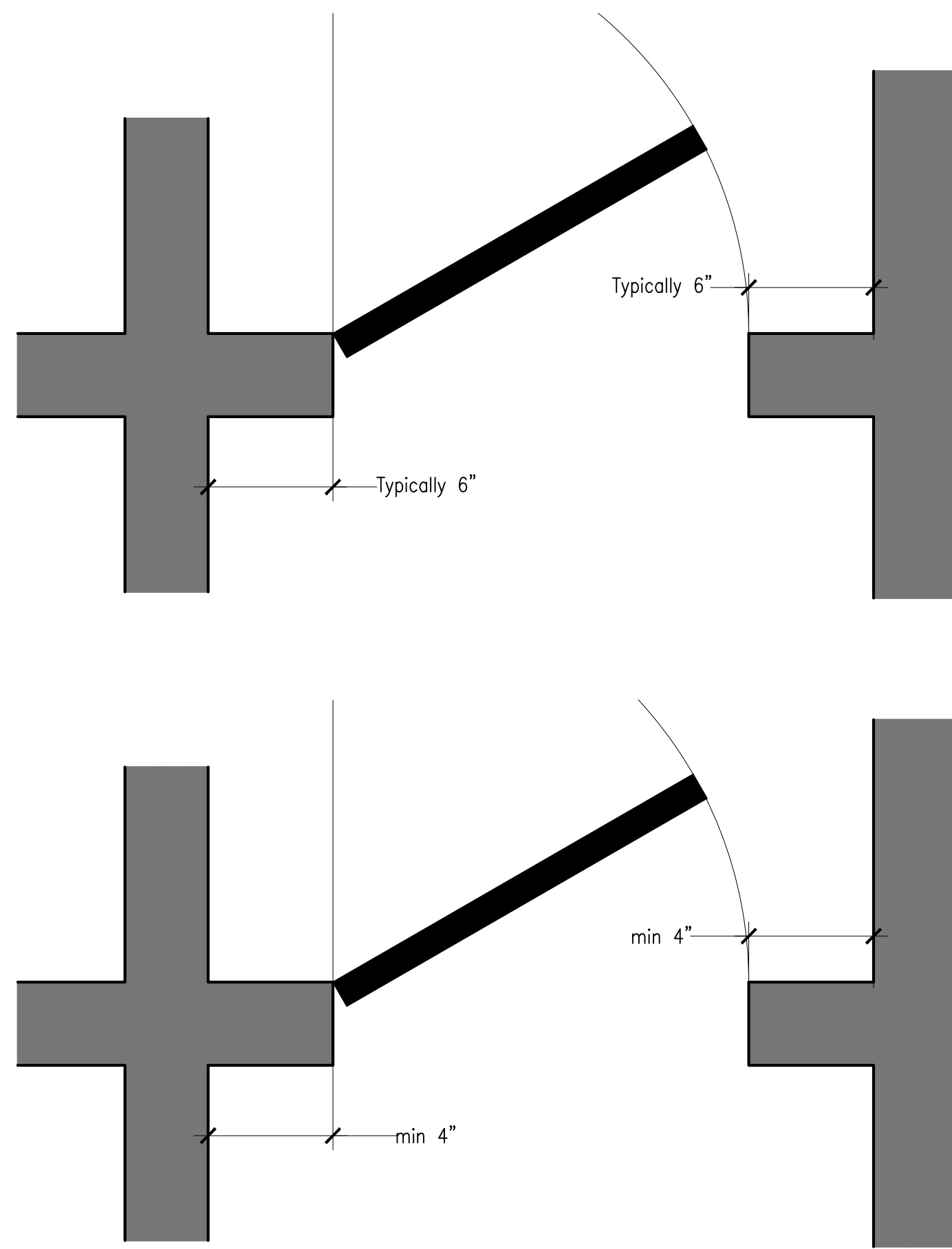


Left Side Elevation
SCALE 1/4" = 1'-0"

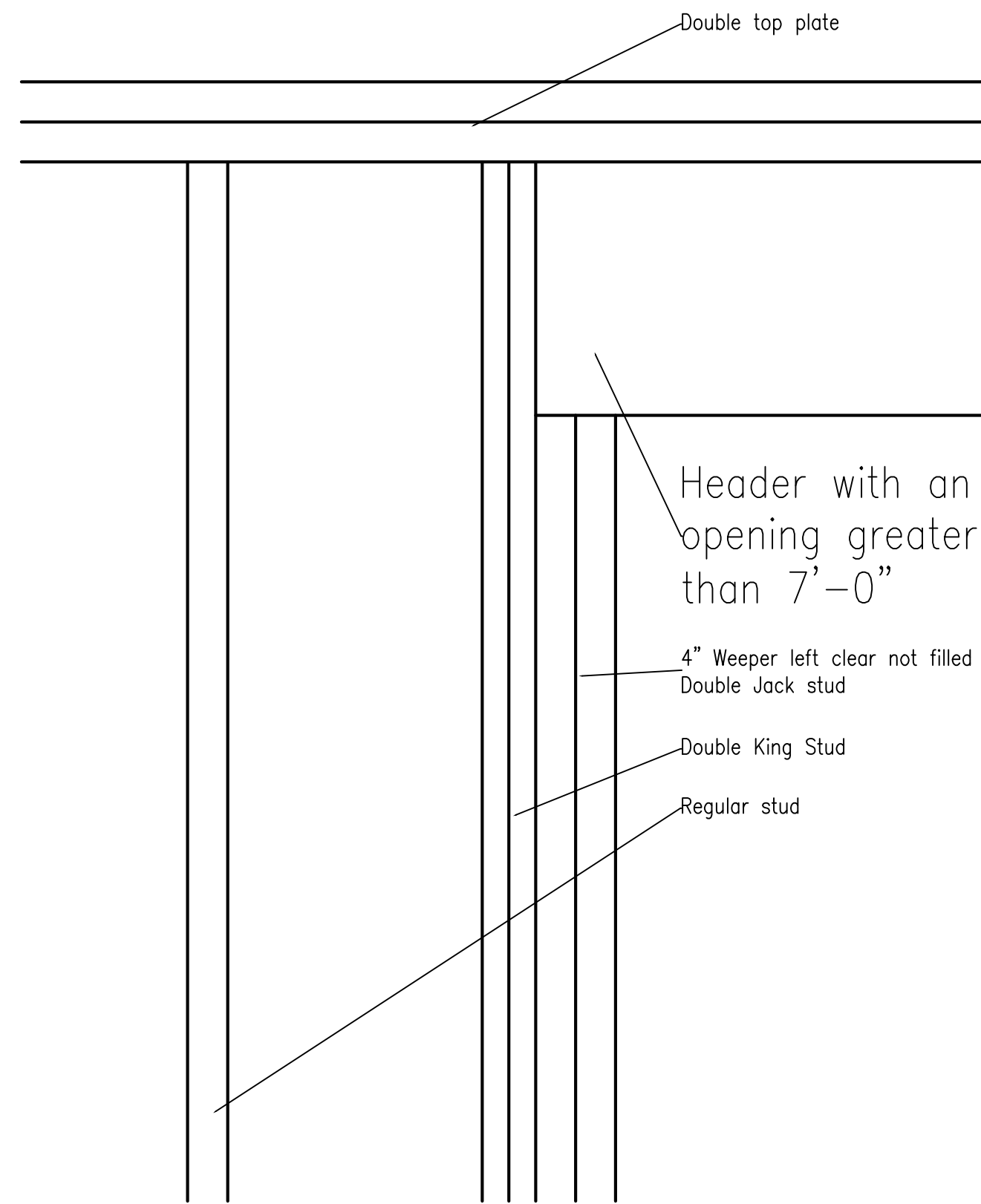
Unprotected opening Calculations (9.10.15.4)
Wall face area =
Openings = 0.0 sq. ft.
Percentage = 0.0%
Max allowed = 0%
Wall area assumes smallest amount of wall area regardless of grading conditions. And glazing calculations include entire basement window regardless if the window is below grade or not.



Basement Window Detail
Not to any scale



Door Jam spacing
Not to any scale



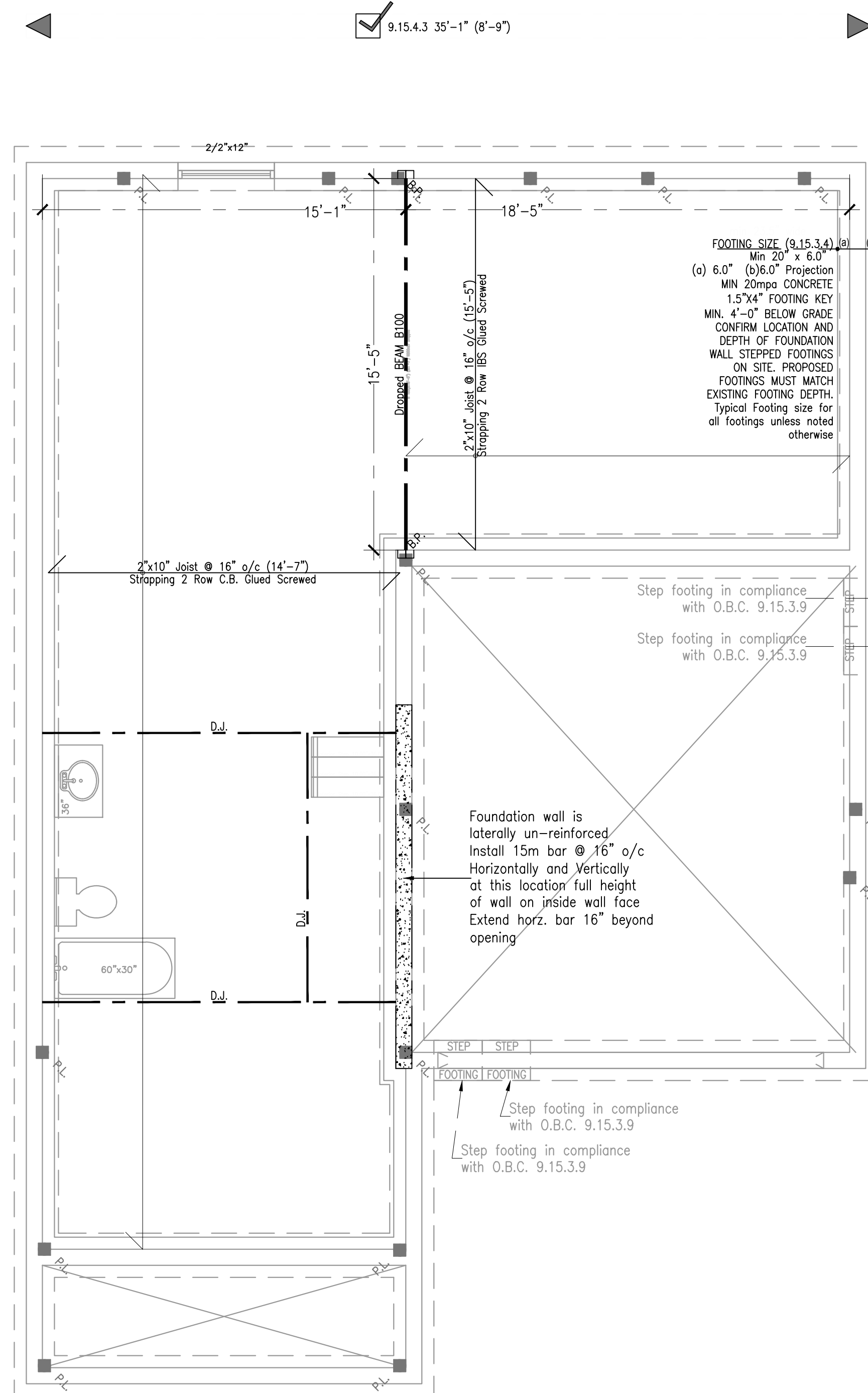
Jack and King Stud requirements
Not to any scale



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	W250x38	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'-2"	
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"

PROJECT: Stonehaven Lot 2, Burlington Ontario\

SMALL BUILDINGS

Classification :

Dawn Victoria Homes

Client:

28847

1153 BCIN No.

87 (506)

ARCHITECTURAL CONSULTING SERVICES

ARCHITECTURAL CONSULTANTS
ISSUED: 04.02.2020

ISSUED: 04 02 2020

ERIC CANTON BCIN#25135

1-0

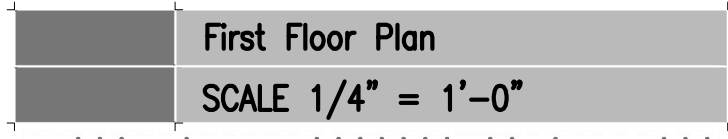
THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE WITH PROPER CO-ORDINATION TO AND DURING CONSTRUCTION. SUBMIT SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL ELEMENTS AND MATERIALS TO THE ARCHITECT FOR REVIEW BEFORE COMMENCING CONSTRUCTION. DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BEFORE COMMENCING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. RTUAL CREATIONS INC DIRECTLY.

AT VIRTUAL CREATIONS INC., THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDINGS 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 OF THE EXISTING BUILDINGS. THEREFORE, THE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE CONSULTATION OF THE ARCHITECT. ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BECOME COMMENCEMENT OF THE PROJECT. THE ARCHITECT HAS REVIEWED THE DRAWINGS AND HAS NOTED ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BECOME COMMENCEMENT OF THE PROJECT. THE ARCHITECT HAS REVIEWED THE DRAWINGS AND HAS NOTED ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS FOR REVIEW BECOME COMMENCEMENT OF THE PROJECT.



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	W250x38	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'-2"	
R	100	Girder truss	Flush	3"-3"	36'-2"	
R	102	Girder truss	Flush	3"-3"	35'-11"	

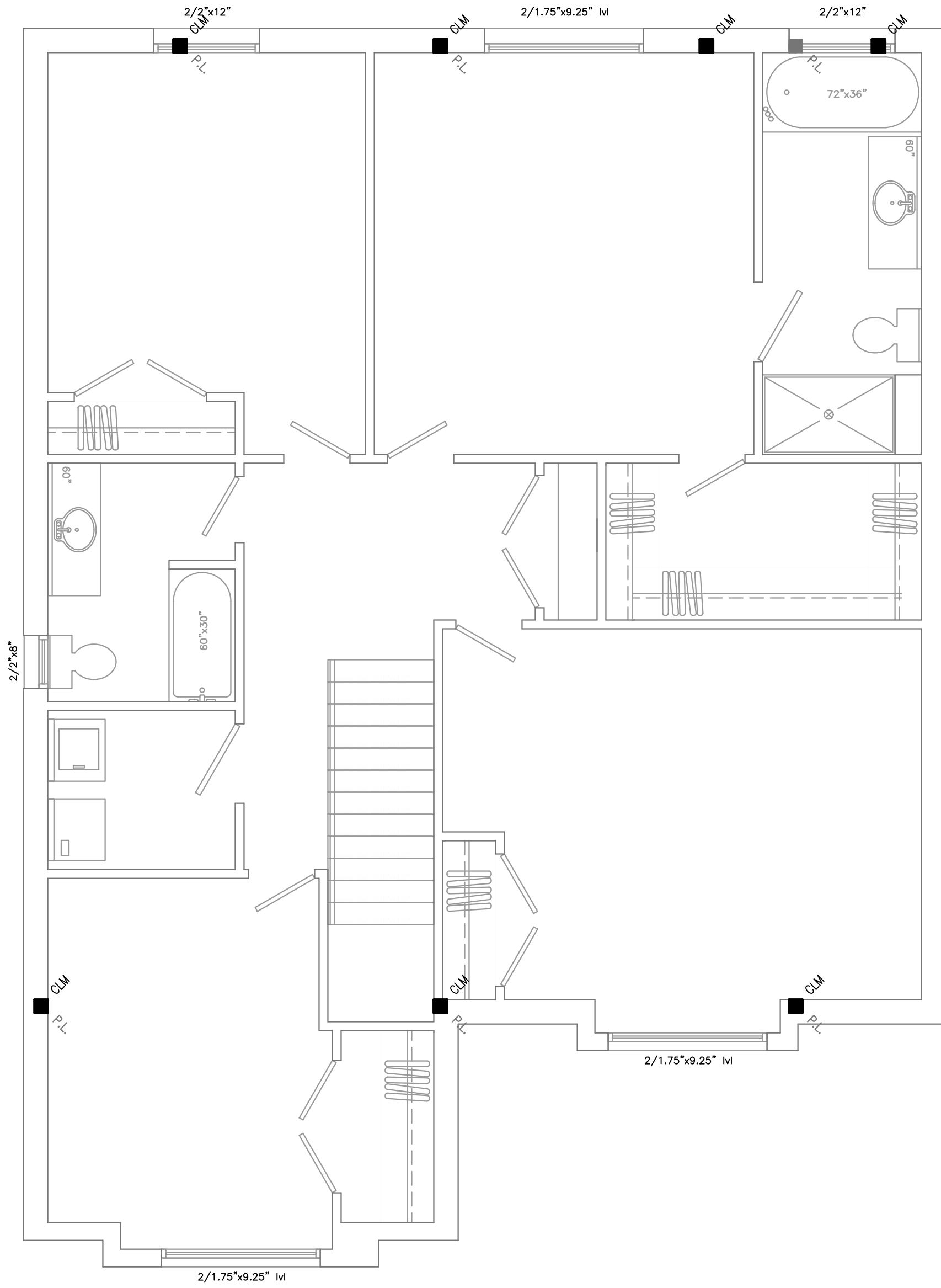


BUILDING INFORMATION

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	W250x38	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"	6'-8"	
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'-2"	
R	100	Girder truss	Flush	3'-3"	36'-2"	
R	102	Girder truss	Flush	3'-3"	35'-11"	



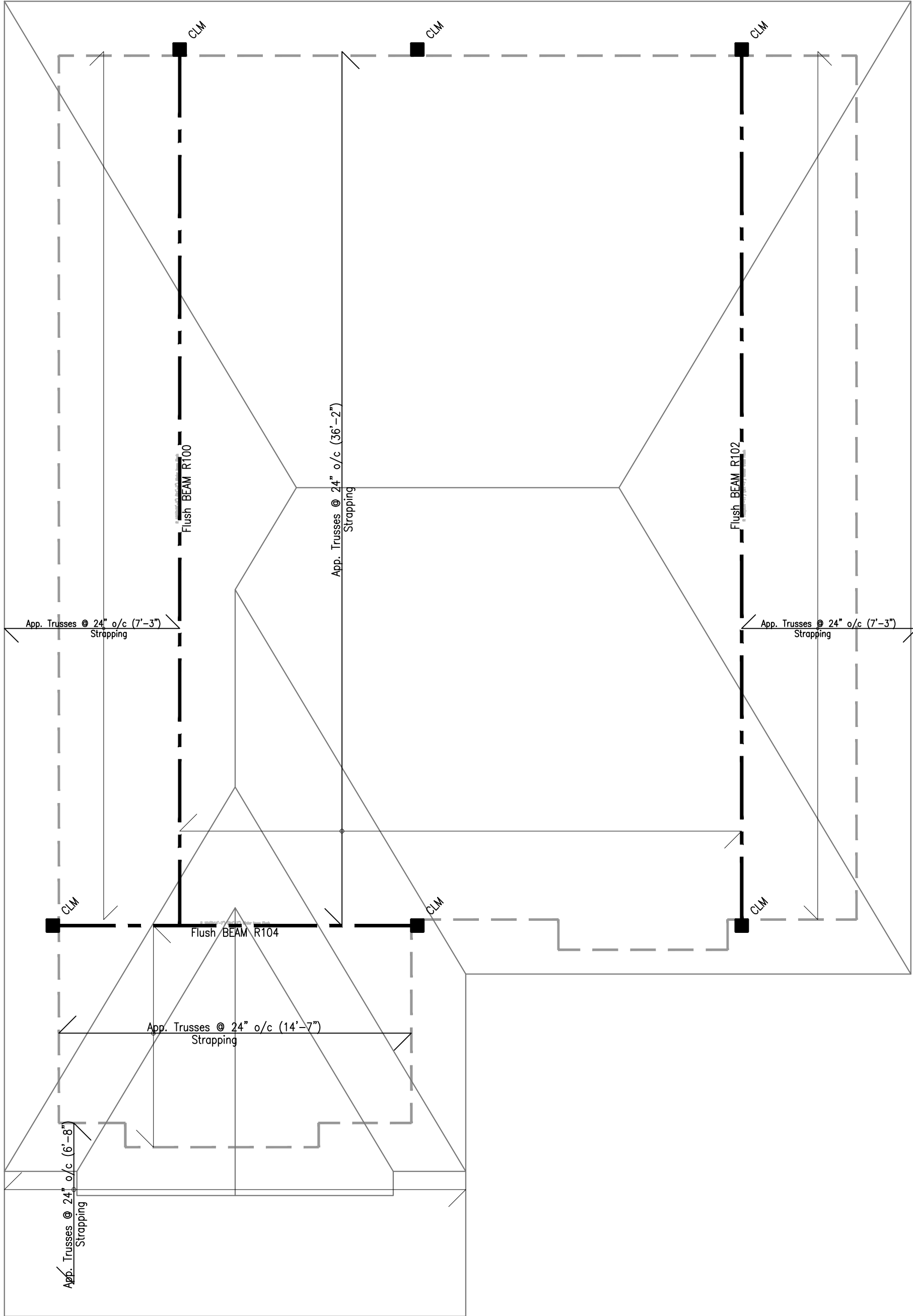
	Second Floor Plan
	SCALE 1/4" = 1'-0"

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	W250x38	W10x39	W310x67	W12x45		
		W200x42	W8x28						
		W200x46	W8x31						
		W200x59	W8x40						

Beam Scheduling

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"	9'-8"	
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'-2"	
R	100	Girder truss	Flush	3"-3"	36'-2"	
R	102	Girder truss	Flush	3"-3"	35'-11"	



Roof Pla

SCALE $1/4" = 1'-0"$

PROJECT: Stonehaven Lot 2, Burlington Ontario\

ONS INC.
(905) 481 1153
PROJECT BCIN No.

Dawn Victoria Homes

Classification :

SMALL BUILDINGS

Original Signature:

www.vcinc.ca

[illegible]