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

ONSTRUCTION NOTES Indies office with price of the price								
2.	Issued for Permit (Reduced porch by 13")	2020.07.30	E.(
1.	Issued for Permit	2020.07.30	E.					

	Virtual Creations Inc. — Energy Efficiency for Housing SB—12 (2017) ZONE 1 <9 COMPONENTS									
	Attic	u ainearai	Exposed Floor	Walls	Continuous Insulation	Basement	Slab Horizontal	Edge of Slab		
COMPLIANCE PACKAGE Package \(\Delta \) 1.	R60	R31	R31	R22 -	N/A	R20 ci		R10		
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		
υ. τ. τ. Ζ. Λ(II)	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.(7) <17%
- COMPLY WITH 3.1.1.(7) \1770
- 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	1515.73 Sq. Ft. (140.81 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	72.50 Sq. Ft. (6.74 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

BUILDING INFORMATION

Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Impe
W150x22	W6x15	W200x27	W8x18	W250x22	W10x15	W310x39	W12x26	W360x57	W14:
W150x30	W6x20	W200x31	W8x21	W250x33	W10x22	W310x60	W12x40		
W150x37	W6x25	W200x36	W8x24	W250x58	W10x39	W310x67	W12x45		
		W200x42	W8x28						
		W200x46	W8x31						
		W200x59	W8x40						

		Bear	m Schedule		
Floor	No	Size	Condition	Support	Length
В	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

Designed By:

Kimberley HOME DESIG

STUAL CREATIONS INC.

Lot 02 (#2447)

A0-0

GENERAL

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

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. kterior 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 R10 Ridged c.i. and R12 Batt in stu No Interior finish is proposed or required 78" 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) mil. Vapour Barrier <u>Wall Taa</u> <u>Plan View</u> 1" CWR Finish (Interior side '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 Batt Insulation as per SB—12 (including continuous insulation if required, see Sheet V01 for info) 6 mil. Vapour Barrier <u>Plan View</u> Section View 1" G.W.B. Finish (Interior side) 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 Section View Wall Taa <u>Plan View</u> Elevation View 3" G.W.B. Finish (Interior side) " 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 1" 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 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 <u>Wall Taa</u> <u>Plan View</u> 3" 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 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) 🖁 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 VO1 for info) No Vapour Barrier is required or proposed <u>Wall Taa</u> Interior §" Type 'X' G.W.B. Finish

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 =

<u>Wall Taa</u>

<u>Plan V</u>

Finished surface to be troweled smooth & ever 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 6 mil. air and vapor barrier (12" Lap joints) Terminate at top of slab with caulking. No sound barrier required or specified No fire resistance rating required or specified <u>Plan View</u> 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 lo 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 <u>Plan View</u> No ceiling finish required or specified 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 o sound barrier required or specified No fire resistance rating required or specified <u>Wall Taa</u> <u>Plan View</u> Section View 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

No insulation required or specified

6" Clear Gravel Fill (Non Structural Span)

No vapor barrier/air barrier required or specified

/iew	Section View	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 (Structu 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

Tag	Plan View	Section View	No sound barrier required or specified No fire resistance rating required or specified No ceiling finish required or specified
\wedge	+		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 "ridged insulation below all joist as a thermal break and air/vapour barrier o 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 <u>Wall Taa</u> <u>Plan View</u>

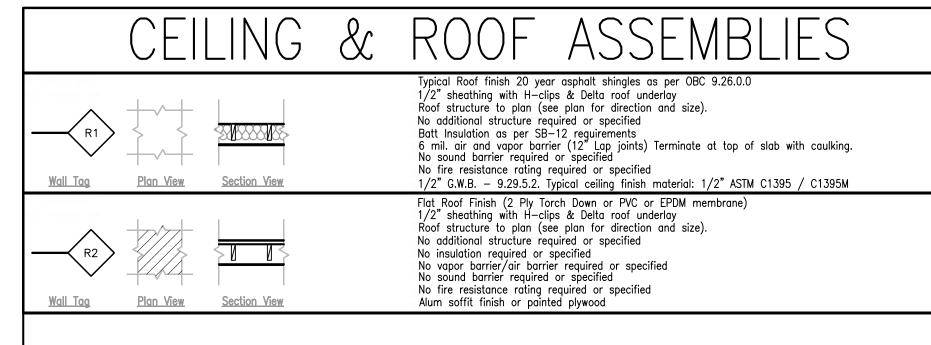
Construction Notes:

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.



FINISH ASSEMBLIES

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

Lot

UILDING

 \mathbf{m}

S

288 BCIN#2

NO

Y

PROJECT GENERAL NOTES

Terms and Conditions

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

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

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

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

Home Plans are Copyrighted

All documents created by Virtual Creations Inc are covered by copyright laws and other intellectual property laws of architects and home designers. These laws allow for significant damages or penalties per incident, plus legal fees, for copyright infringement involving any of the plans found in this publication or on our web site. Construction documents WITH A SIGNATURE may not be duplicated. If additional sets are required, they may be purchased at a nominal cost. If structural modifications are needed or if the plan needs or be redrawn, you must return to Virtual Creations Inc to complete the work and issue a new set of drawings at a reasonable fee. Construction documents WITHOUT A SIGNATURE may not be submitted for building permit or plans examination. Thank you in advance for your compliance with these laws

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

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 lipists

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

from manufacturer

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 downspout's 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.

<u>Cathedral Ceiling Note:</u>

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

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.

2021.01.14 — OBC — 6mil Poly Vapour Barrier required below basement slab added.

 $2021.01.20 - OBC - Removed \frac{1}{2}$ " flex cell joint from basement slab work as it is not OBC requirement

t:Stonehaven Lot 2, Burlington Ontario\

ERIC CANTON BCIN

ONS INC. PROJE (905) 481 1153 BCIN NO

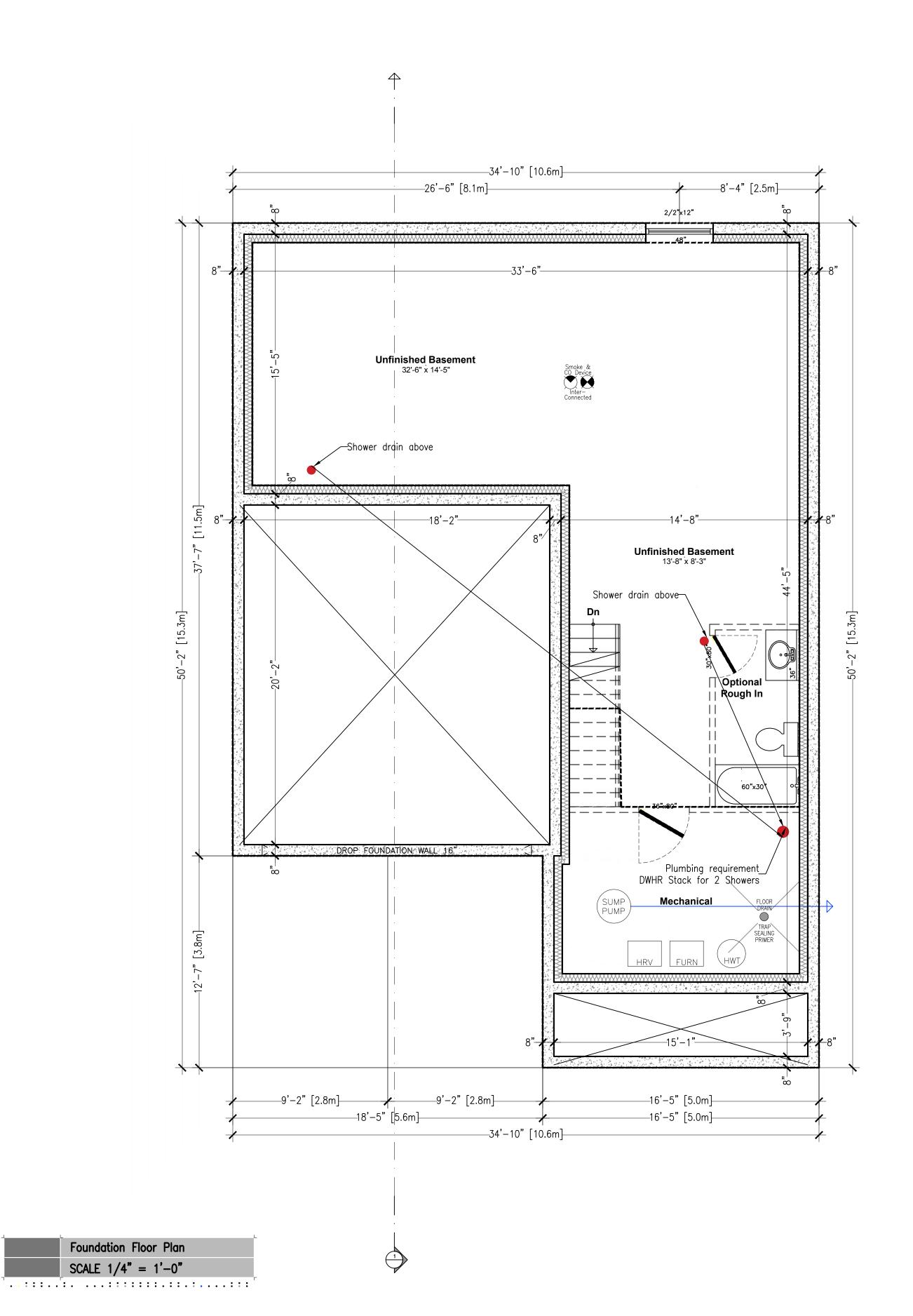
CREATIONS

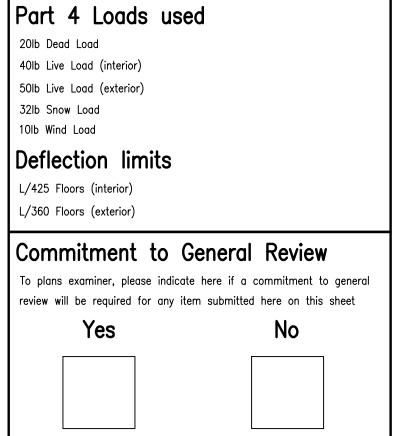
ARCHITECTURAL CONSULTING SERVICES
ISSUED:Mar 04 2021

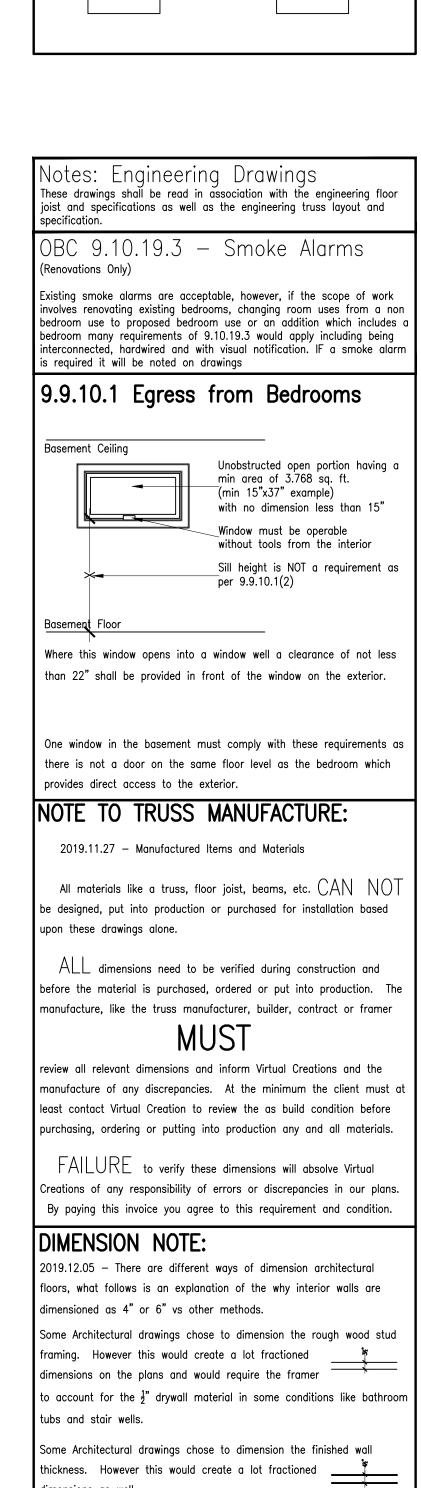
AT VIRTUAL CR
WITH A BUILDE

Lot 02 (#2447)

> 1 **A**0-03







dimensions as well.

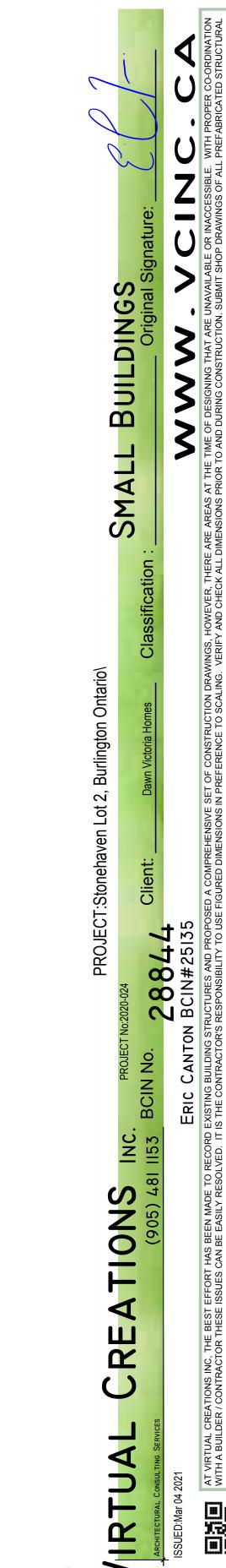
those tolerances.

These Architectural set of drawings chose to dimension interior walls to a round 4" or 6" dimension. We feel this is the cleanest dimension

full appreciate that we can not ask trades in the field to measure to

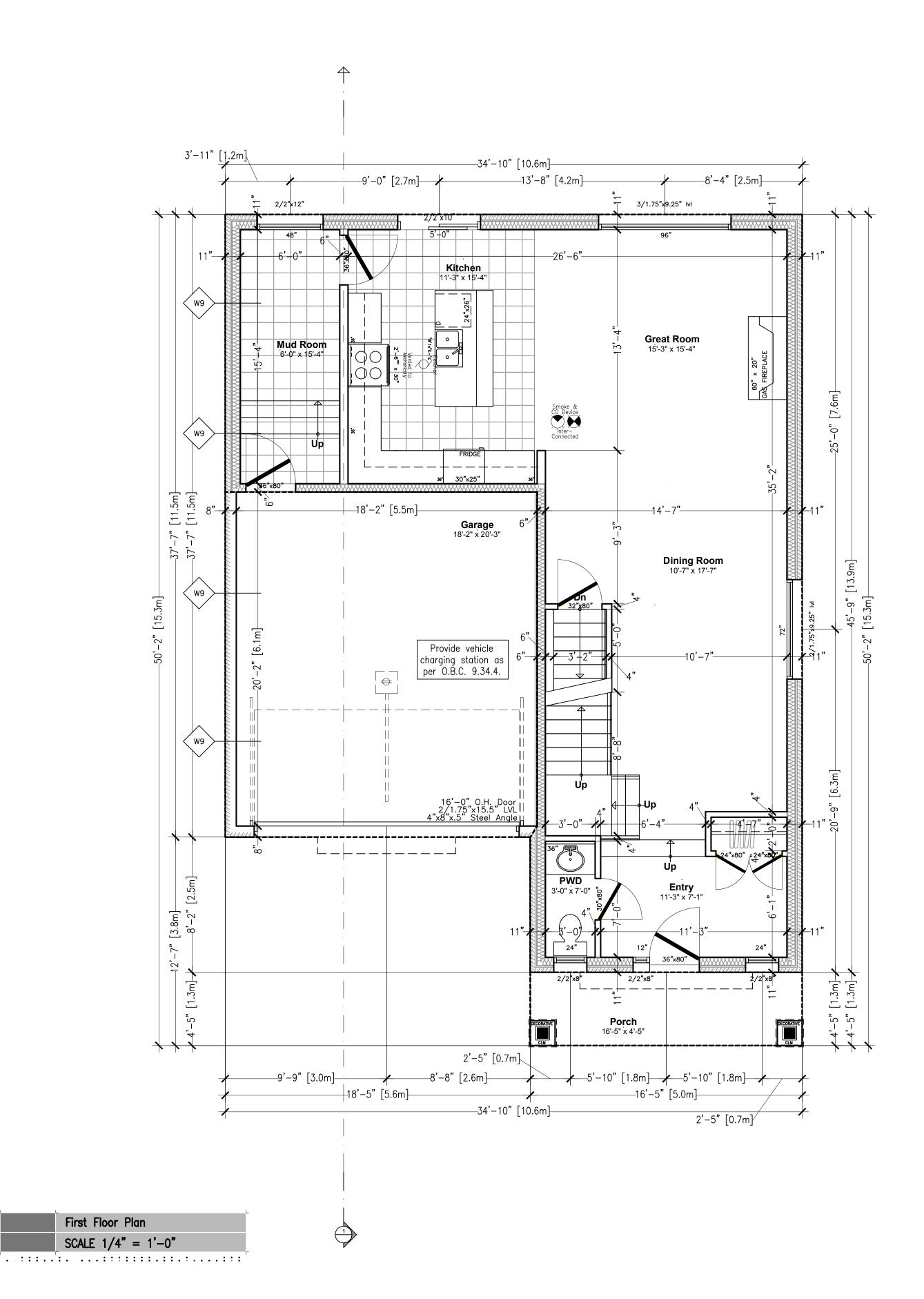
¼" accuracies nor to we assume that as built construction could hold

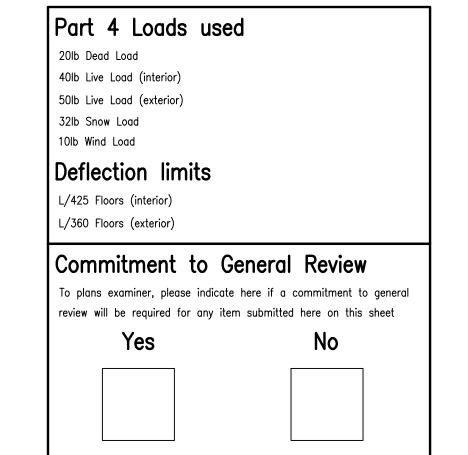
as they do not have fractions, and at most produce a $\frac{1}{4}$ " error which isn't typically an issue. Further we



Lot 02 (#2447)

A1-00





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)

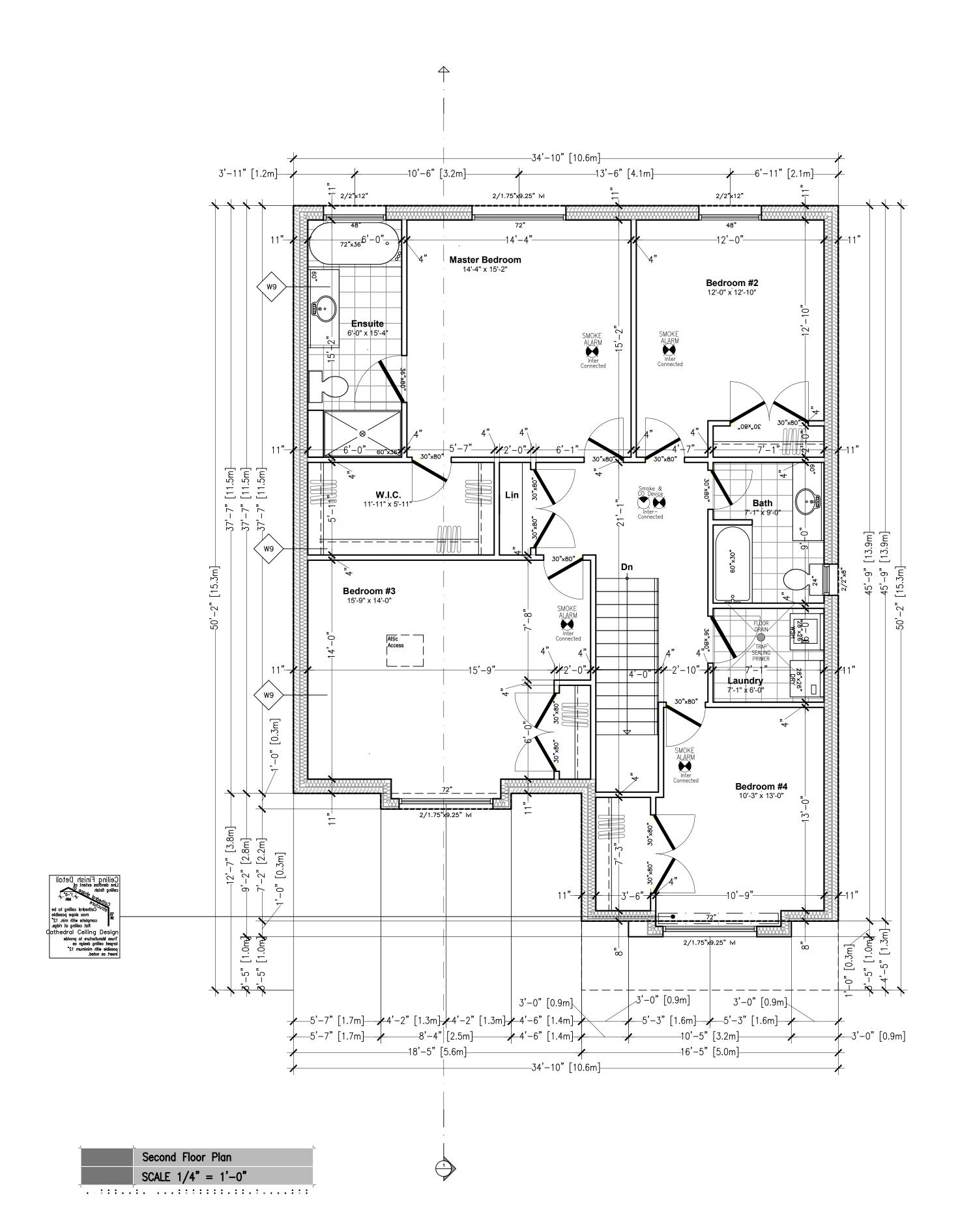
Existing smoke alarms are acceptable, however, if the scope of work involves renovating existing bedrooms, changing room uses from a non bedroom use to proposed bedroom use or an addition which includes a bedroom many requirements of 9.10.19.3 would apply including being interconnected, hardwired and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

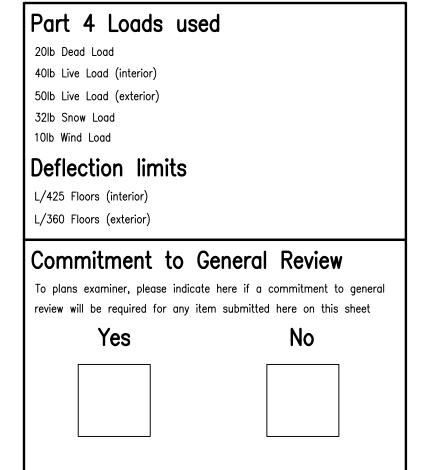
2019.11.27 - Manufactured Items and Materials All materials like a truss, floor joist, beams, etc. CANbe designed, put into production or purchased for installation based upon these drawings alone. ALL dimensions need to be verified during construction and before the material is purchased, ordered or 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 a 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 raming. 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 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 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 1" accuracies nor to we assume that as built construction could hold

those tolerances.

NOTE TO TRUSS MANUFACTURE:

CREATIONS





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 of 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:
201	9.11.27 — Manufactured Items and Materials
be desig	materials like a truss, floor joist, beams, etc. $CAN NOT$ gned, put into production or purchased for installation based ese drawings alone.
	dimensions need to be verified during construction and he material is purchased, ordered or put into production. The sture, like the truss manufacturer, builder, contract or framer
manufac least co	Ill relevant dimensions and inform Virtual Creations and the sture of any discrepancies. At the minimum the client must at intact Virtual Creation to review the as build condition before ing, ordering or putting into production any and all materials.
Creation	ILURE to verify these dimensions will absolve Virtual s of any responsibility of errors or discrepancies in our plans. Ving this invoice you agree to this requirement and condition.
DIME	INSION NOTE:
2019.12	.05 — There are different ways of dimension architectural
floors, v	what follows is an explanation of the why interior walls are
dimension	oned as 4" or 6" vs other methods.
framing. dimension to acco	rchitectural drawings chose to dimension the rough wood stud. However this would create a lot fractioned ons on the plans and would require the framer unt for the $\frac{1}{2}$ " drywall material in some conditions like bathroom d stair wells.
thicknes	rchitectural drawings chose to dimension the finished wall s. However this would create a lot fractioned ons as well.
a round	rchitectural set of drawings chose to dimension interior walls to 4" or 6" dimension. We feel this is the cleanest dimension do not have fractions, and at most produce
	or which isn't typically an issue. Further we
•	reciate that we can not ask trades in the field to measure to
• •	racies nor to we assume that as built construction could hold

ARCHITECTURAL CONSULTING SERVICES

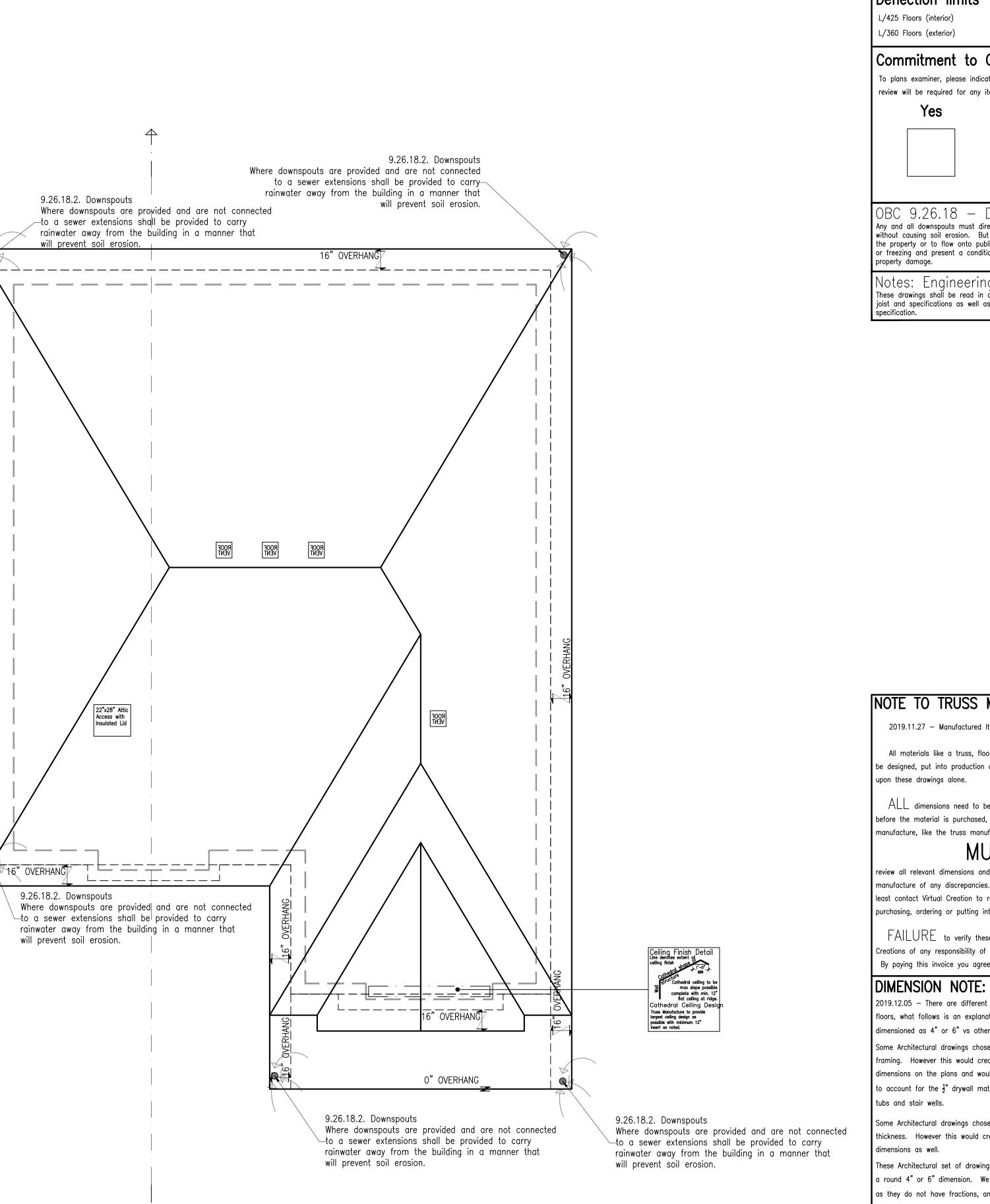
ARCHITECTURAL CONSULTING SERVICES

SSUED:Mar 04 2021

ISSUED:Mar 04 2021

AT VIRTUAL CREATIONS INC, THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING WITH A BUILDER / CONTRACTOR THESE ISSUES CAN BE EASILY RESOLVED. IT IS THE CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYR

Lot 02 (#2447)



9.19.1.2. Roof Venting requirements:
Total roof area = 1120.0 OBC ratio = 300.0
Total OBC venting area requirements = 4 sq. ft.

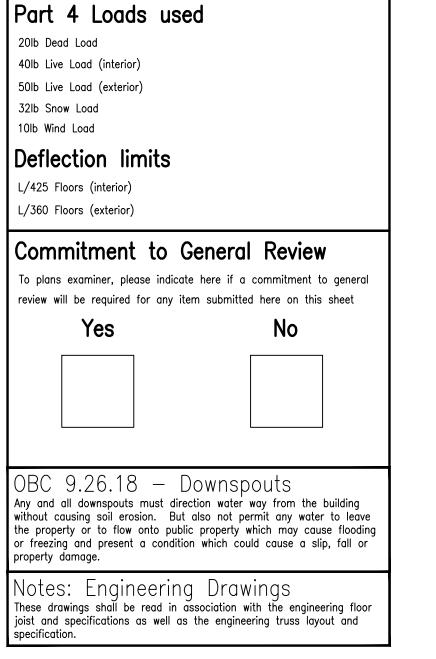
50% of vent req. to be in soffit = 2 sq. ft.

Number of vents in roof space = 2

VCINC recommends = 4

Roof Plan

SCALE 1/4" = 1'-0"



NOTE TO TRUSS MANUFACTURE:

2019.11.27 — Manufactured Items and Materials

All materials like a truss, floor joist, beams, etc. CAN NOTbe designed, put into production or purchased for installation based

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.

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.

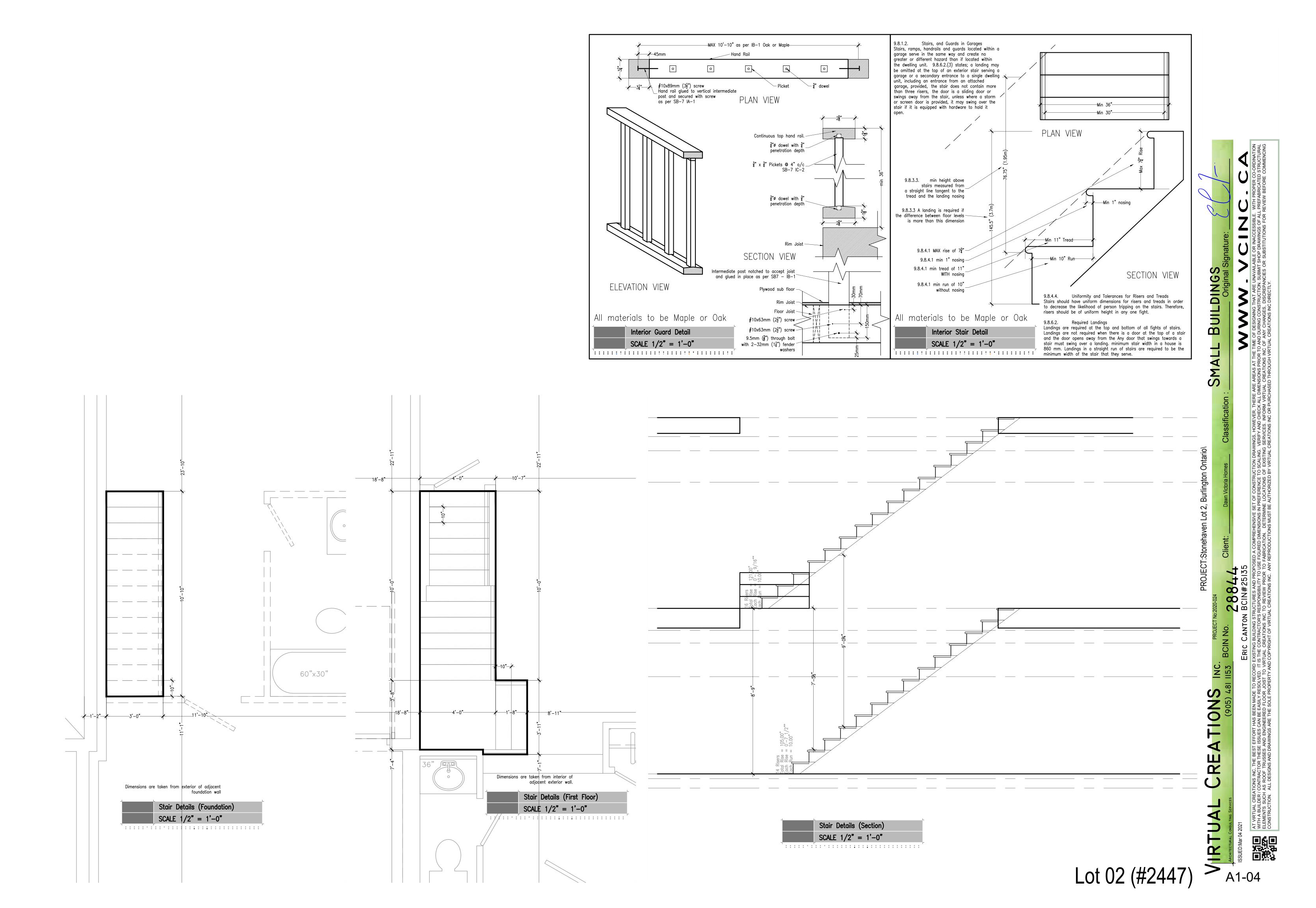
Some Architectural drawings chose to dimension the rough wood stud framing. However this would create a lot fractioned dimensions on the plans and would require the framer to account for the $\frac{1}{2}$ drywall material in some conditions like bathroom

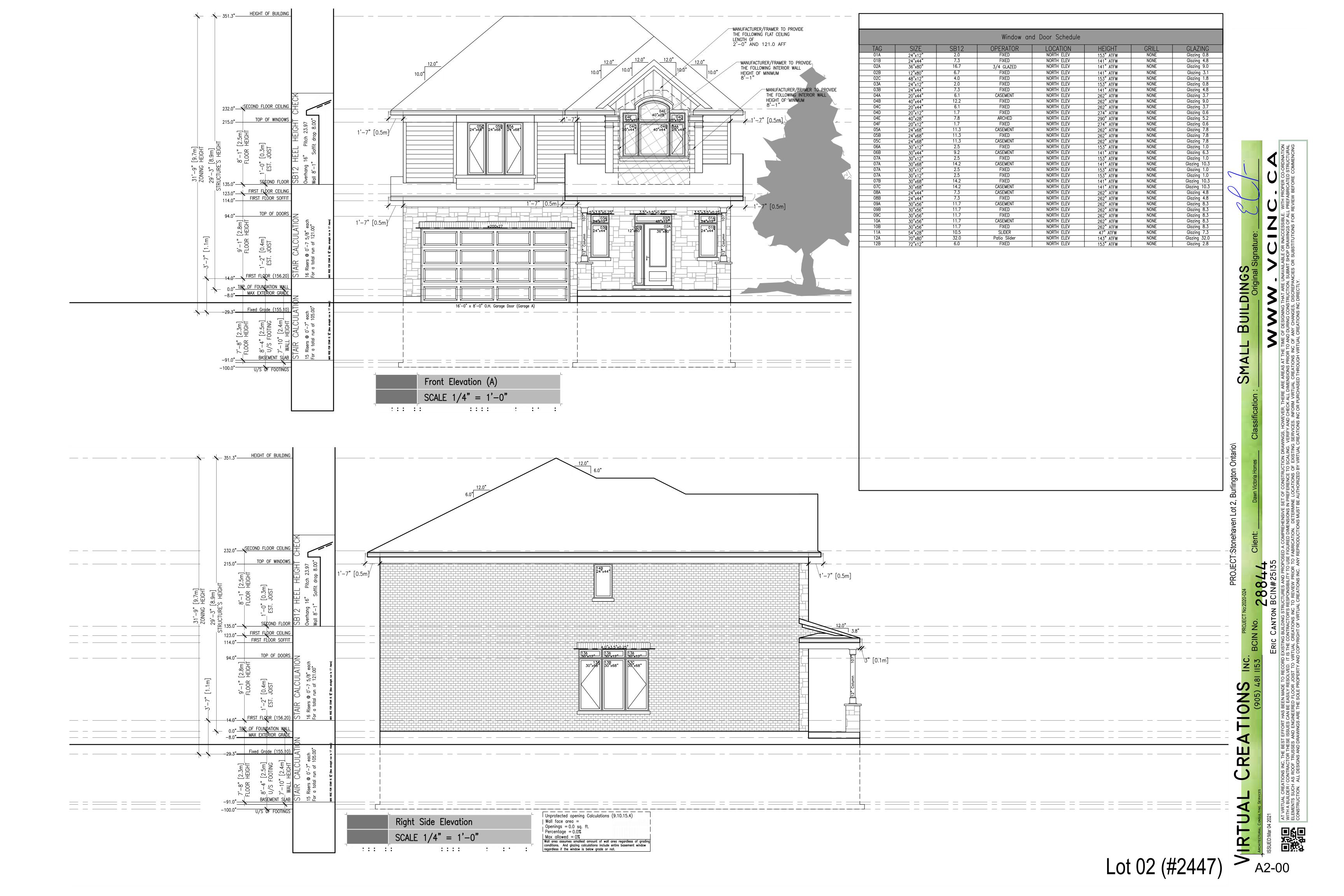
Some Architectural drawings chose to dimension the finished wall thickness. However this would create a lot fractioned

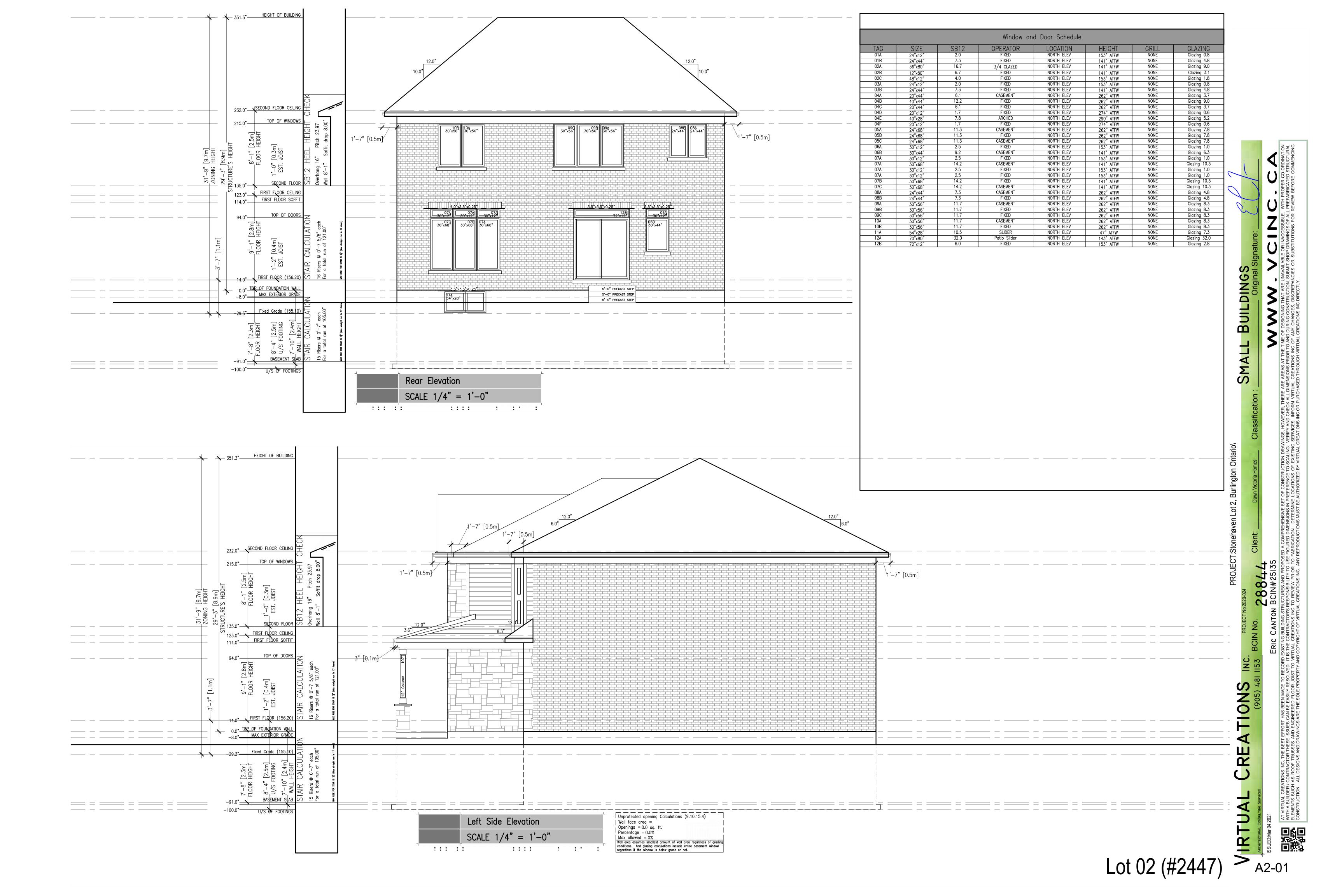
These Architectural set of drawings chose to dimension interior walls to a round 4" or 6" dimension. We feel this is the cleanest dimension as they do not have fractions, and at most produce

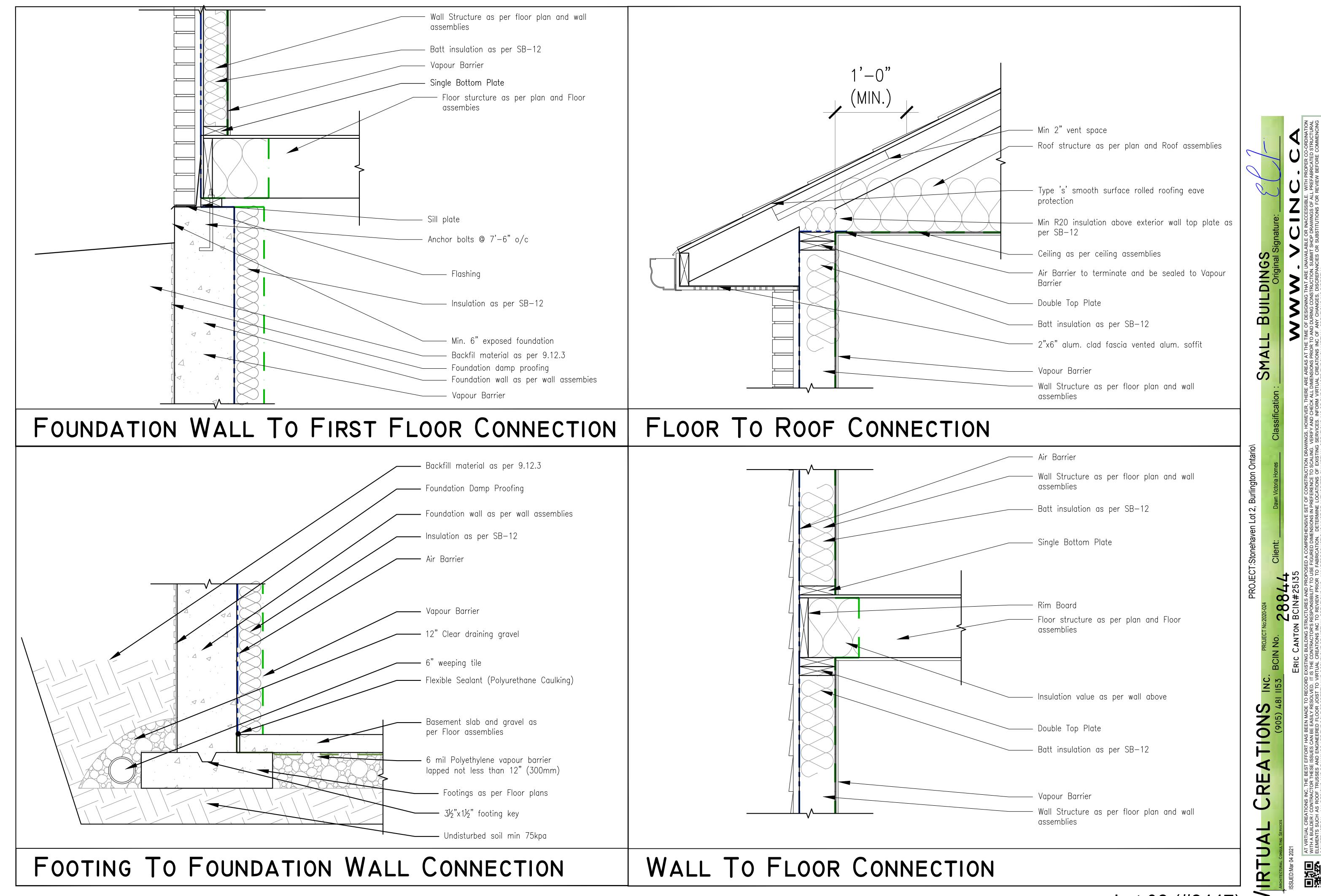
a $\frac{1}{4}$ " error which isn't typically an issue. Further we full appreciate that we can not ask trades in the field to measure to ‡" accuracies nor to we assume that as built construction could hold

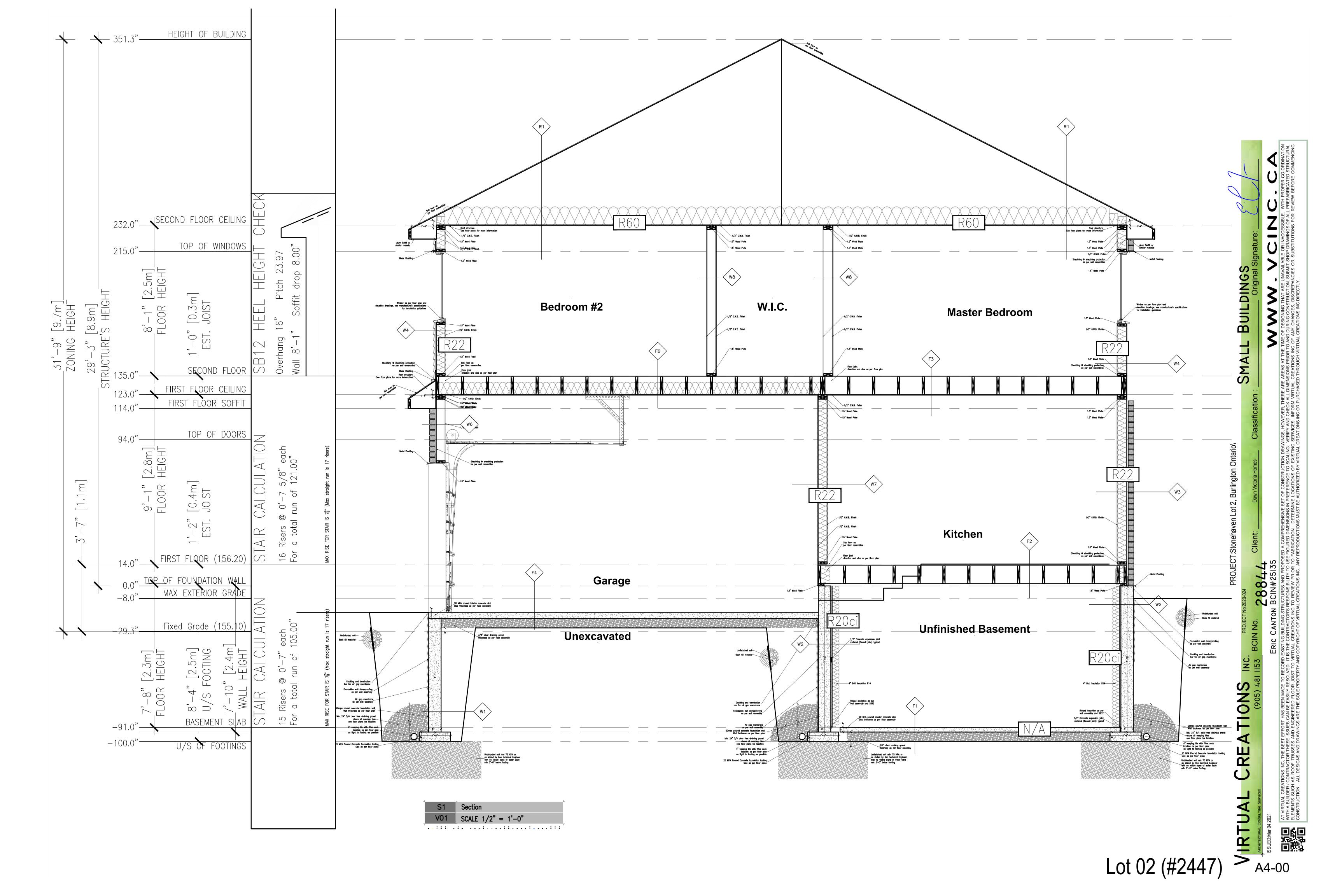
REATIONS

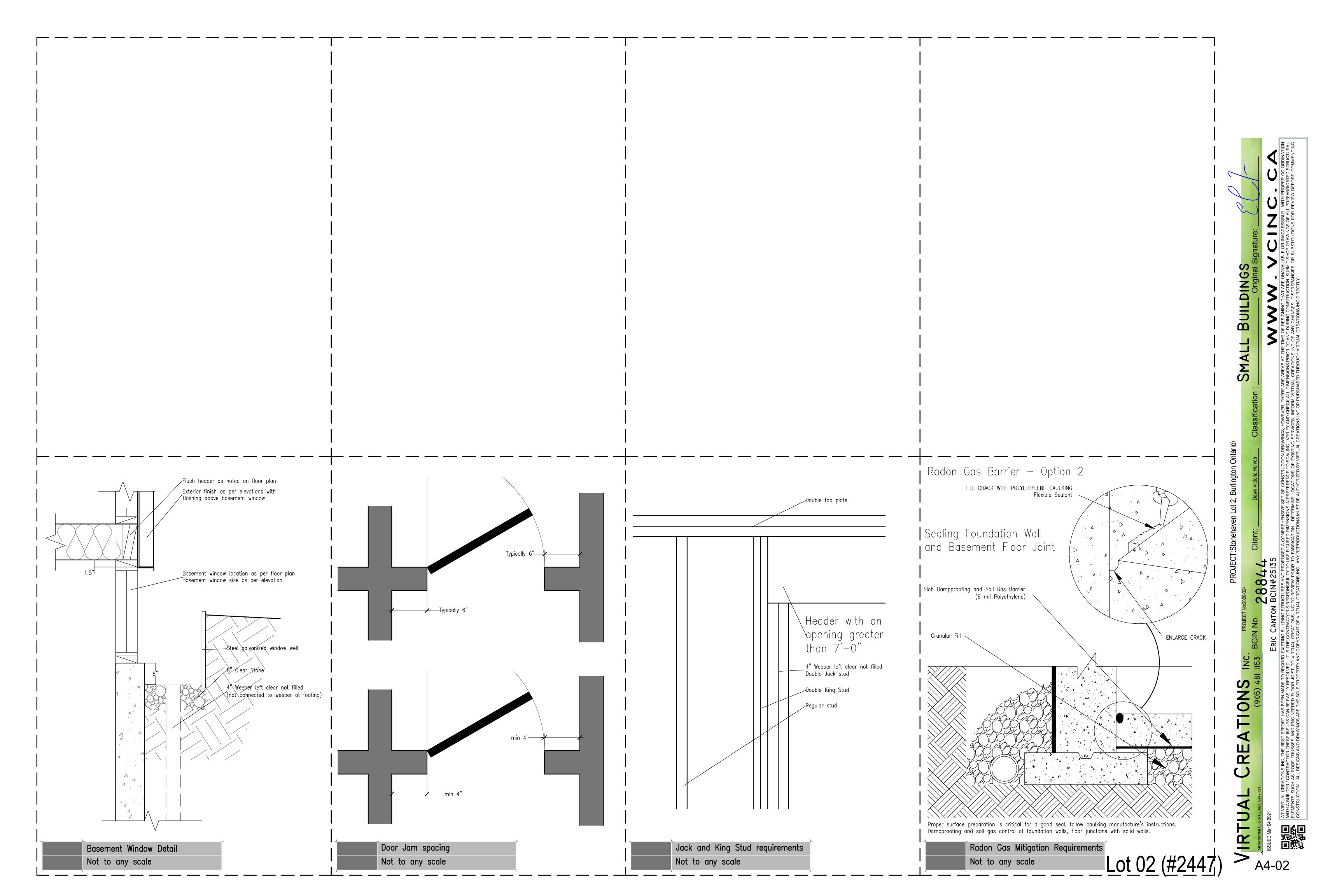






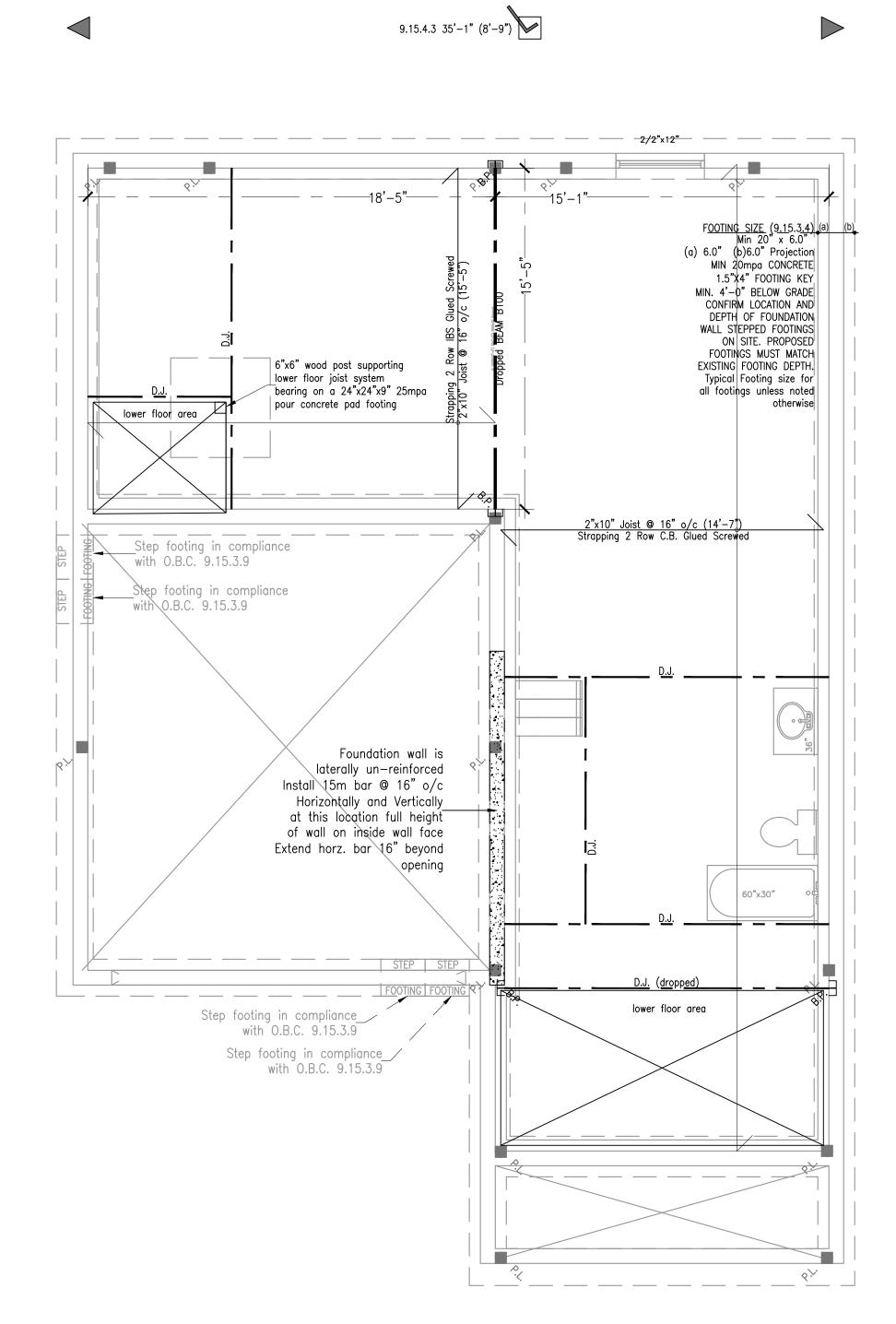






	Metric to Imperial Steel Beam Converting									
Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	
W150x22	W6x15	W200x27	W8x18	W250x22	W10x15	W310x39	W12x26	W360x57	W14x38	
W150x30	W6x20	W200x31	W8x21	W250x33	W10x22	W310x60	W12x40			
W150x37	W6x25	W200x36	W8x24	W250x58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

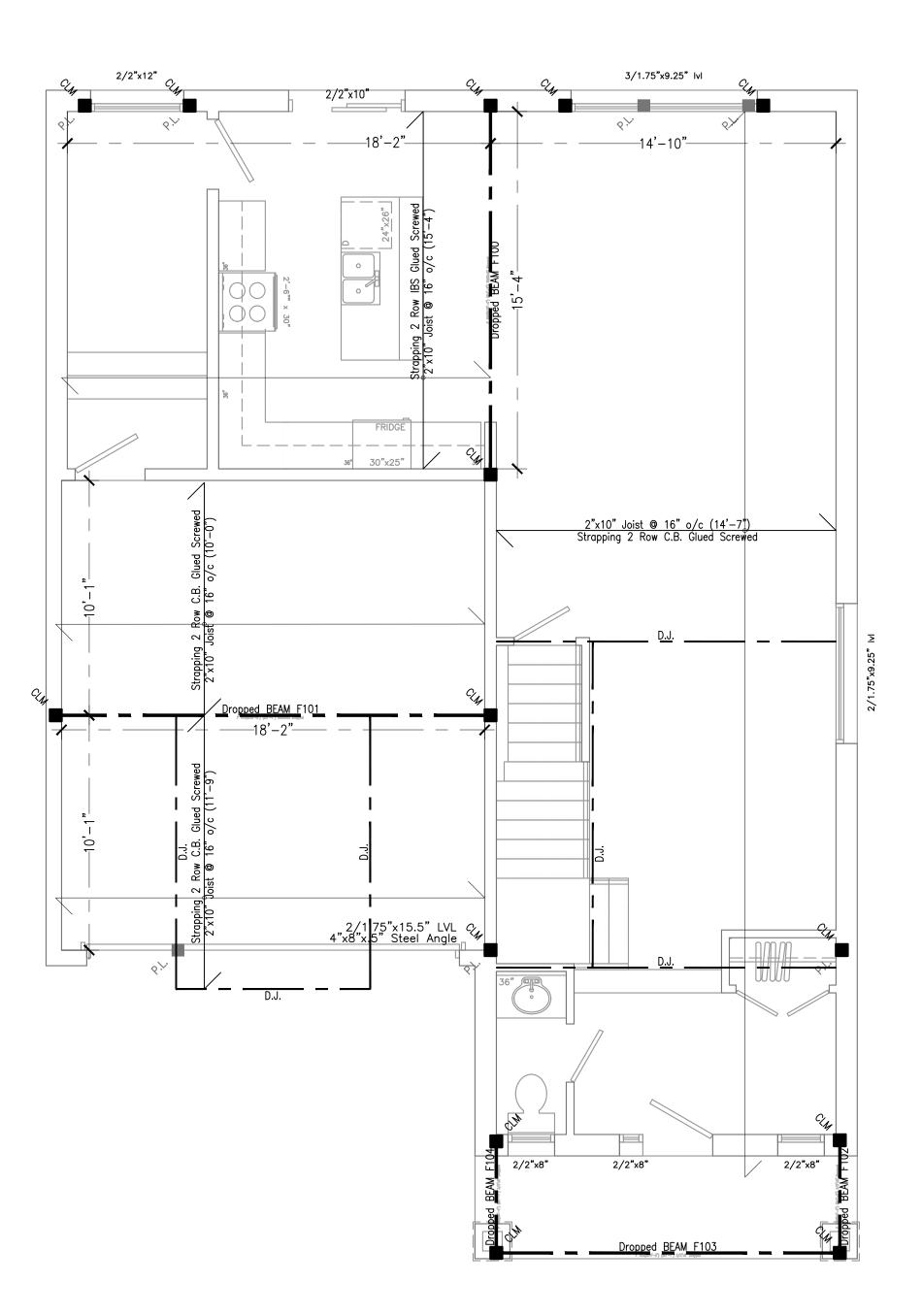
Beam Schedule								
Floor	No	Size	Condition	Support	Length			
В	100	W200x27	Dropped	3'-3"	15'-5"			
F	102	3/2"x8"	Dropped	3'-3"	5'-5"			
F	104	3/2"x8"	Dropped	3'-3"	5'-5"			
F	103	3/2"x8"	Dropped	3'-3"	14'-3"			
F	100	W200x27	Dropped	3'-3"	15'-4"			
F	101	W200x42	Dropped	3'-3"	18'-5"			
R	104	Girder 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 fileer Plan 50ALE 1/4" = 1"-0"

SMALL

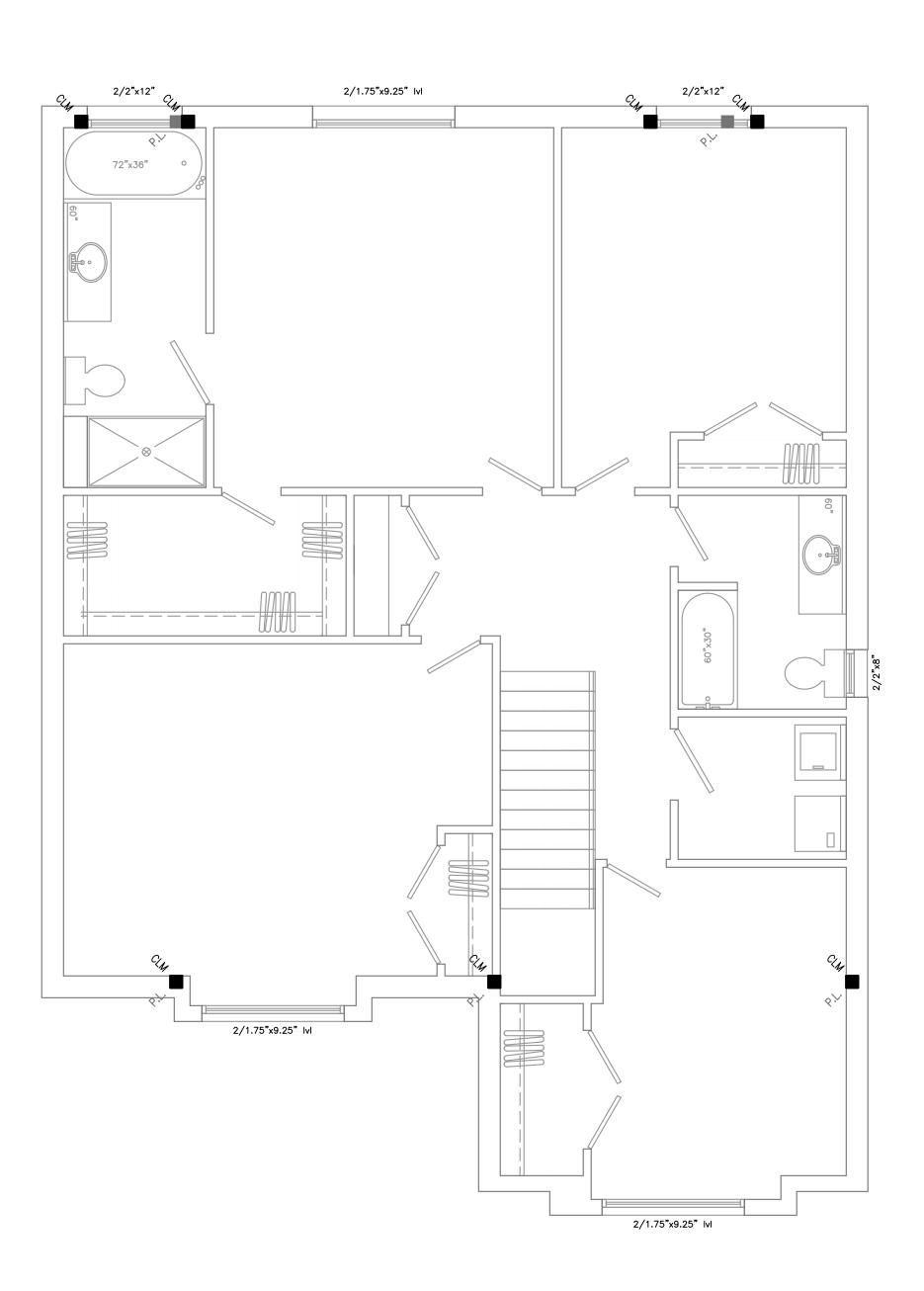
Metric to Imperial Steel Beam Converting									
Metric W150x22 W150x30 W150x37	Imperial W6x15 W6x20 W6x25	Metric W200x27 W200x31 W200x36 W200x42 W200x46 W200x59	Imperial	Metric W250x22 W250x33 W250x58	Imperial	Metric W310x39 W310x60 W310x67	Imperial	Metric W360x57	Imperial W14x38
					Schedule Schedule				
Floor B F F F R R		No 100 102 104 103 100 101 104 100 102	Size W200x27 3/2"x8" 3/2"x8" 3/2"x8" W200x27 W200x42 Girder tru Girder tru Girder tru	7 2 SS SS	Condition Dropped Dropped Dropped Dropped Dropped Dropped Flush Flush Flush		Support 3'-3" 3'-3" 3'-3" 3'-3" 3'-3" 3'-3" 3'-3" 3'-3" 3'-3" 3'-3"		ength 15'-5" 5'-5" 14'-3" 15'-4" 18'-5" 14'-7" 36'-2" 35'-11"
K	l	102	Girder (fu	55	riusn		<u>5-5</u>		JO - I I



First Floor Plan

SCALE 1/4" = 1'-0"

Metric to Imperial Steel Beam Converting										
	l loon avial	1 11 1					l lasa saist		l lasa saisal	
Metric W150x22	Imperial W6x15	Metric W200x27	Imperial W8x18	Metric W250x22	Imperial W10x15	Metric W310x39	Imperial W12x26	Metric W360x57	Imperial W14x38	
W150x22 W150x30	W6x13	W200x27 W200x31	W8x21	W250x22 W250x33	W10x13 W10x22	W310x59 W310x60	W12x20 W12x40	WJOUXJ/	WI4XJO	
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	W200x2	7	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	W200x2		Dropped		3'-3"		15'-4"	
F R		101 104	W200x42 Girder truss		Dropped Flush		3'-3" 3'-3"		18'-5" 14'-7"	
R		100	Girder truss		Flush		3'-3"		36'-2"	
R		102	Girder truss		Flush		3'-3"		35'-11"	
Bec	ms									



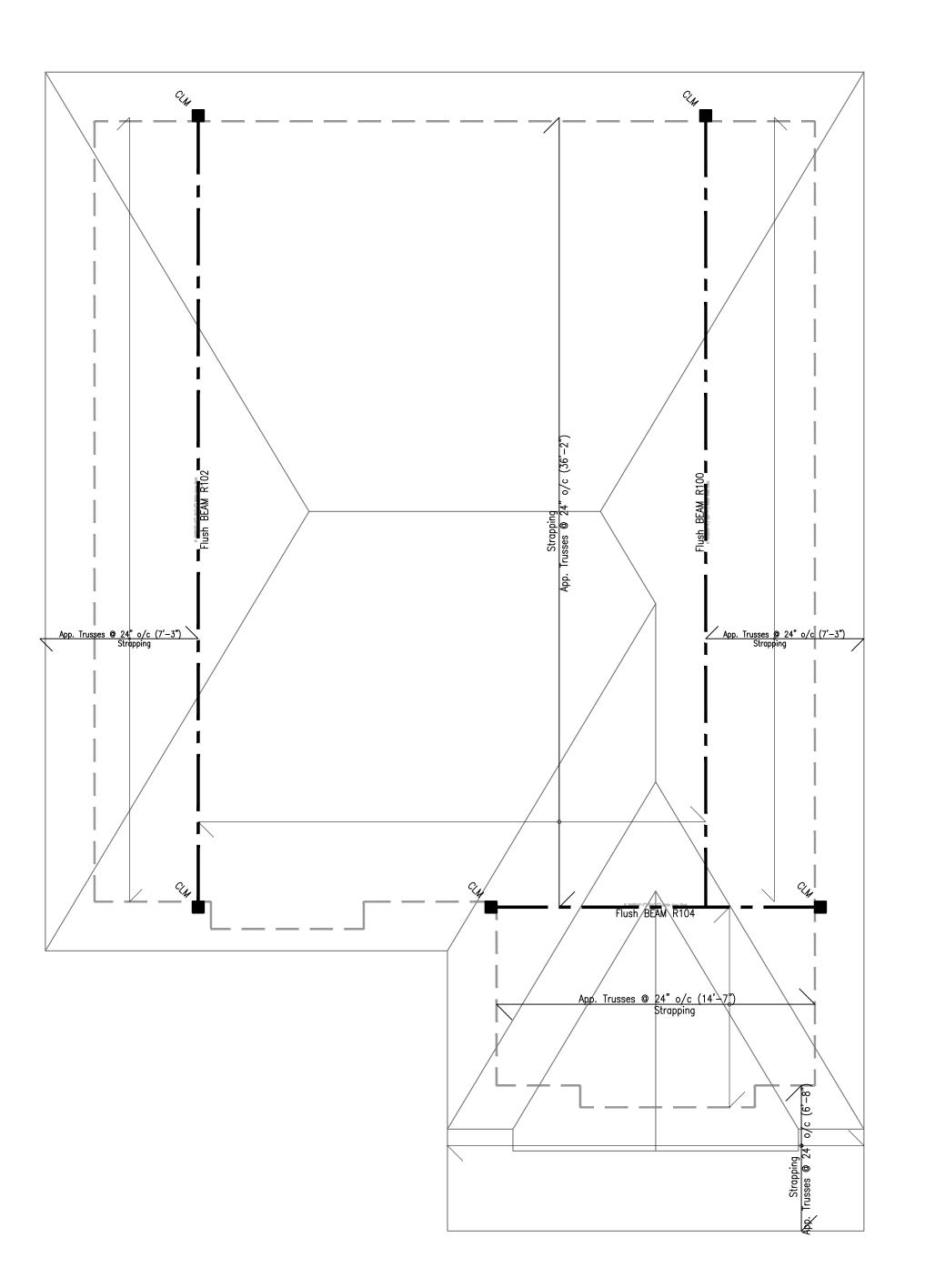
/en Lot 2, Bur SUED:Mar 04 2021

SSUED:Mar 04 2021

SSUED:Mar 04 2021

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXIST WITH A BUILDER / CONTRACTOR THESE ISSUES CAN BE EASILY RESOLVED. IT IS THE ELEMENTS SUCH AS ROOF TRUSSES AND ENGINEERED FLOOR JOIST TO VIRTUAL CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPY

Metric to Imperial Steel Beam Converting									
Metric W150x22 W150x30 W150x37	Imperial W6x15 W6x20 W6x25	Metric W200x27 W200x31 W200x36 W200x42 W200x46 W200x59	Imperial	Metric W250x22 W250x33 W250x58	Imperial W10x15 W10x22 W10x39 Schedule	Metric W310x39 W310x60 W310x67	Imperial W12x26 W12x40 W12x45	Metric W360x57	Imperial W14x38
					Schedule				
Floor B F F F R R R		No 100 102 104 103 100 101 104 100 101 104 100 102	Size W200x27 3/2"x8" 3/2"x8" W200x27 W200x42 Girder tru Girder tru Girder tru	7 2 SS SS	Condition Dropped Dropped Dropped Dropped Dropped Dropped Flush Flush		Support 3'-3" 3'-3" 3'-3" 3'-3" 3'-3" 3'-3" 3'-3" 3'-3" 3'-3"		Length 15'-5" 5'-5" 14'-3" 15'-4" 18'-5" 14'-7" 36'-2" 35'-11"
		٥							



SCALE 1/4" = 1'-0"

en Lot 2, Burlingto VIRTUAL CREATIONS INC, THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILT WITH A BUILDER / CONTRACTOR THESE ISSUES CAN BE EASILY RESOLVED. IT IS THE CONTRACTOR TRUSSES AND ENGINEERED FLOOR JOIST TO VIRTUAL CREATIC CONSTRUCTION. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY AND COPYRIGHT O

Lot 02 (#2447)