

PROJECT INFORMATION

Project Information:

2020-050

Stonehaven Lot 3, 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

COMPLY WITH THE ONTARIO BUILDING CODE REGULATIONS. ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE 2012 ONTARIO BUILDING CODE REGULATIONS. ALL DIMENSIONS UNLESS OTHERWISE NOTED. ALL DIMENSIONS GIVEN IN METRIC UNLESS OTHERWISE NOTED.

6.	Issued for Permit (Modified to Elev C)	2020.11.23	E.C.
5.	Issued for Permit (Reduced porch depth 13")	2020.09.09	E.C.
4.	Issued for Permit	2020.09.09	E.C.
3.	Issued to Consultants (Reduced width and depth)	2020.07.09	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
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 Area 1541.73 Sq. Ft. (143.23 Sq. m.)

Unfinished Basement Area 617.52 Sq. Ft. (57.37 Sq. m.)

Proposed First Floor Area 1057.95 Sq. Ft. (98.28 Sq. m.)

Garage Area 385.23 Sq. Ft. (35.79 Sq. m.)

Porch Area 80.70 Sq. Ft. (7.50 Sq. m.)

Deck Area 47.06 Sq. Ft. (4.37 Sq. m.)

Proposed Second Floor Area 1447.46 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

Information Not Required

BUILDING INFORMATION

Metric to Imperial Steel Beam Converting

Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial
W150x22	W6x15	W200x27	W8x18	W250x33	W10x15	W310x39	W12x26	W360x57	W14x38
W150x30	W6x20	W200x31	W8x21	W250x36	W10x18	W310x42	W12x30		
W150x37	W6x25	W200x36	W8x24	W250x42	W10x22	W310x47	W12x35		
		W200x42	W8x28						
		W200x48	W8x31						
		W200x59	W8x40						

Beam Schedule

Floor	No	Size	Condition	Length	Support
B	100	W200x27	Dropped	15'-7"	3'-3"
F	102	3/2"x8"	Dropped	5'-5"	3'-3"
F	104	3/2"x8"	Dropped	5'-5"	3'-3"
F	103	3/2"x8"	Dropped	14'-3"	3'-3"
F	100	W200x27	Dropped	15'-6"	3'-3"
F	101	W200x42	Dropped	18'-5"	3'-3"
R	101	Girder truss	Flush	35'-11"	3'-3"
R	103	Girder truss	Flush	18'-5"	3'-3"
R	104	Girder truss	Flush	14'-7"	3'-3"
R	102	Girder truss	Flush	28'-11"	3'-3"
R	100	Girder truss	Flush	36'-2"	3'-3"

Pad Footing Schedule

Information Not Required

Window and Door Schedule

TAG	SIZE	SB12	OPERATOR	LOCATION	HEIGHT	GRILL	GLAZING
01A	24"x12"	2.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 0.7
01B	24"x44"	7.3	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 4.7
02A	60"x12"	5.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 2.2
02B	30"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" ATFW	NONE	Glazing 6.3
02C	30"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" ATFW	NONE	Glazing 6.3
03A	24"x12"	2.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 0.7
03B	24"x44"	7.3	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 4.7
04A	20"x12"	1.7	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 0.6
04B	40"x28"	7.8	ARCHED	NORTH ELEV	278" ATFW	NONE	Glazing 5.2
04C	20"x12"	1.7	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 0.6
04D	20"x44"	6.1	CASEMENT	NORTH ELEV	250" ATFW	NONE	Glazing 3.7
04E	40"x44"	12.2	FIXED	NORTH ELEV	250" ATFW	NONE	Glazing 9.0
04F	20"x44"	6.1	FIXED	NORTH ELEV	250" ATFW	NONE	Glazing 3.7
05A	24"x68"	11.3	CASEMENT	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
05B	24"x68"	11.3	FIXED	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
05C	24"x68"	11.3	CASEMENT	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
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
07B	72"x12"	6.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 2.7
08A	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.7
08B	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.7
08C	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.7
08D	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.7
08E	24"x68"	11.3	CASEMENT	NORTH ELEV	141" ATFW	NONE	Glazing 7.7
08F	24"x68"	11.3	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 7.7
08G	24"x68"	11.3	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 7.7
08H	24"x68"	11.3	CASEMENT	NORTH ELEV	141" ATFW	NONE	Glazing 7.7
09A	24"x36"	6.0	CASEMENT	NORTH ELEV	42" ATFW	NONE	Glazing 3.7
09B	24"x36"	6.0	FIXED	NORTH ELEV	42" ATFW	NONE	Glazing 3.7
09C	24"x36"	6.0	FIXED	NORTH ELEV	42" ATFW	NONE	Glazing 3.7
10A	24"x56"	9.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
10B	24"x56"	9.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
10C	24"x56"	9.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
11A	24"x56"	9.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
11B	24"x56"	9.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
11C	24"x56"	9.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
12A	24"x12"	2.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 0.7
12B	24"x44"	7.3	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 4.7
13A	60"x12"	5.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 2.2
13B	30"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" ATFW	NONE	Glazing 6.3
13C	30"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" ATFW	NONE	Glazing 6.3
14A	24"x12"	2.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 0.7
14B	24"x44"	7.3	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 4.7
15A	24"x68"	11.3	CASEMENT	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
15B	24"x68"	11.3	FIXED	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
15C	24"x68"	11.3	CASEMENT	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
16A	24"x44"	7.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 4.7
17A	24"x68"	11.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 7.7
17B	24"x68"	11.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 7.7
18A	24"x12"	2.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 0.7
18B	24"x44"	7.3	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 4.7
19A	60"x12"	5.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 2.2
19B	12"x80"	6.7	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 3.1
19C	36"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" ATFW	NONE	Glazing 9.0
19D	12"x80"	6.7	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 3.1
20A	24"x12"	2.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 0.7
20B	24"x44"	7.3	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 4.7
22A	24"x68"	11.3	CASEMENT	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
22B	24"x68"	11.3	FIXED	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
22C	24"x68"	11.3	CASEMENT	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
23A	24"x56"	9.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
23B	24"x56"	9.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
23C	24"x56"	9.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
7A	70"x80"	32.0	Patio Slider	NORTH ELEV	143" ATFW	NONE	Glazing 32.0
		539.5000					

Designed By:
Kimberley
LALONDE HOME DESIGN

THE COURTLAND (Lot 03) (#2445)

SMALL BUILDINGS Original Signature: *ELF*

WWW.VCINC.CA

Classification: Dawn Victoria Homes

Client: 28844

PROJECT: Stonehaven Lot 3, Burlington Ontario

PROJECT NO: 2020-050
BOIN NO: 28844
ERIC CANTON BCIN#25135

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 THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION ELEMENTS SUCH AS ROOF TRUSSES AND ENGINEERED FLOOR JOIST TO VIRTUAL CREATIONS INC TO REVIEW PRIOR TO FABRICATION. DETERMINE LOCATIONS OF EXISTING SERVICES. INFORM VIRTUAL CREATIONS INC OF ANY CHANGES, 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.



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

WALL ASSEMBLIES

				<p>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.</p>
				<p>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 Thera 40 waterproofing by Cosella-Dorcken 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) 3.1.1.2A</p>
				<p>F G.W.B. Finish (Exterior side) 2"x4" Wood studs @ 16" o/c (max. height 9'-10" as per 9.23) 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 FRR is required or proposed 2"x4" Wood studs @ 16" o/c (max. height 9'-10" as per 9.23) Insulation is not required or proposed Interior F Type 'X' G.W.B. Finish</p>
				<p>Exterior Brick or Stone Finish 1" Air Space Sheathing + Delta Vent SA air barrier (Cosella-Dorcken) 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 F G.W.B. Finish (Interior side)</p>
				<p>Exterior Brick or Stone Finish 1" Air Space Sheathing + Delta Vent SA air barrier (Cosella-Dorcken) 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 6 mil. Vapour Barrier F G.W.B. Finish (Interior side)</p>
				<p>F 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) No Vapour Barrier is required or proposed F G.W.B. Finish (Interior side)</p>
				<p>F 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) 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 F G.W.B. Finish (Interior side)</p>
				<p>Exterior Siding Finish 1" Air Space Sheathing + Delta Vent SA air barrier (Cosella-Dorcken) 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 F G.W.B. Finish (Interior side)</p>
				<p>Exterior Brick or Stone Finish 1" Air Space Sheathing + Delta Vent SA air barrier (Cosella-Dorcken) 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 F Type 'X' G.W.B. Finish</p>

GENERAL NOTES

Structural Notes:

- Truss manufacturer is responsible to size all beams on the floors which bear load from roof system

- Hatch represents load bearing walls
- Symbol represents a decorative 10" column finish
- Symbol represents built-up wood studs to equal the width of beam
- Symbol represents the location of column point load from above
- Symbol represents a steel post 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 =

FLOOR ASSEMBLIES

			<p>Finished surface to be trowled 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 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 No ceiling finish required or specified</p>
			<p>Finished surface to be trowled smooth & even No subfloor required or specified 8" Exterior Concrete Slab 32 MPa Concrete (Structural span) Core Slab Structure (see Shop drawings for size, direction and specifics) Spray foam insulation as per SB-12 requirements 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 1/2" G.W.B. - 9.29.5.2. Typical ceiling finish material: 1/2" ASTM C1395 / C1395M</p>
			<p>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</p>
			<p>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</p>
			<p>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</p>
			<p>Finished surface to be trowled smooth & even No subfloor required or specified 8" Exterior Concrete Slab 32 MPa Concrete (Structural span) Core Slab Structure (see Shop drawings for size, direction and specifics) Spray foam insulation as per SB-12 requirements 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 1/2" G.W.B. - 9.29.5.2. Typical ceiling finish material: 1/2" ASTM C1395 / C1395M</p>

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.

CEILING & ROOF ASSEMBLIES

			<p>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 (12" Lap joints) Terminate at top of slab with caulking. 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</p>
			<p>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</p>

FINISH ASSEMBLIES

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

PROJECT: Stonehaven Lot 3, Burlington Ontario
 PROJECT No: 2020-1950
 BCIN No. 28844
 Client: Dawn Victoria Homes
 Classification: Original Signature:

VIRTUAL CREATIONS INC.
 (905) 481 1153
 BCIN No. 28844
 Client: Dawn Victoria Homes
 Classification: Original Signature:

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 ATTEMPT TO OBTAIN THE NECESSARY INFORMATION TO COMPLETE THE DRAWINGS. VIRTUAL CREATIONS INC. IS NOT RESPONSIBLE FOR ANY CHANGES, 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.

ISSUED: 08/04/2021

PROJECT GENERAL NOTES

Terms and Conditions

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

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

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

PROJECT GENERAL NOTES

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

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

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

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

Roof Framing Information

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

9.26.18.2. Downspouts

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

9.19.2.1. Attic Access

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

9.19.1.2. Roof Vent Requirements

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

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

Cathedral Ceiling Note:

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

PROJECT GENERAL NOTES

REVISION LIST:

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

- 2019.10.10 – City of Burlington – All exterior dimension on all floor plans will be in both metric and imperial
- 2019.11.15 – City of Burlington – R values noted on building sections
- 2019.12.11 – Town of Oakville – Town required detail drawings of interior and exterior guards on drawings.
- 2020.01.15 – City of Niagara Falls – Smoke alarms must be shown on the drawings along with mechanical fans.
- 2021.01.14 – OBC – 6mil Poly Vapour Barrier required below basement slab added.
- 2021.01.20 – OBC – Removed ½" flex cell joint from basement slab work as it is not OBC requirement

PROJECT: Stonehaven Lot 3, Burlington Ontario

PROJECT No: 2020-560

INC.

(905) 481 1153

BCIN No.

28844

Client:

Dawn Victoria Homes

Classification :

Original Signature: 

SMALL BUILDINGS

WWW.VCINC.CA

ISSUED: Mar 04 2021

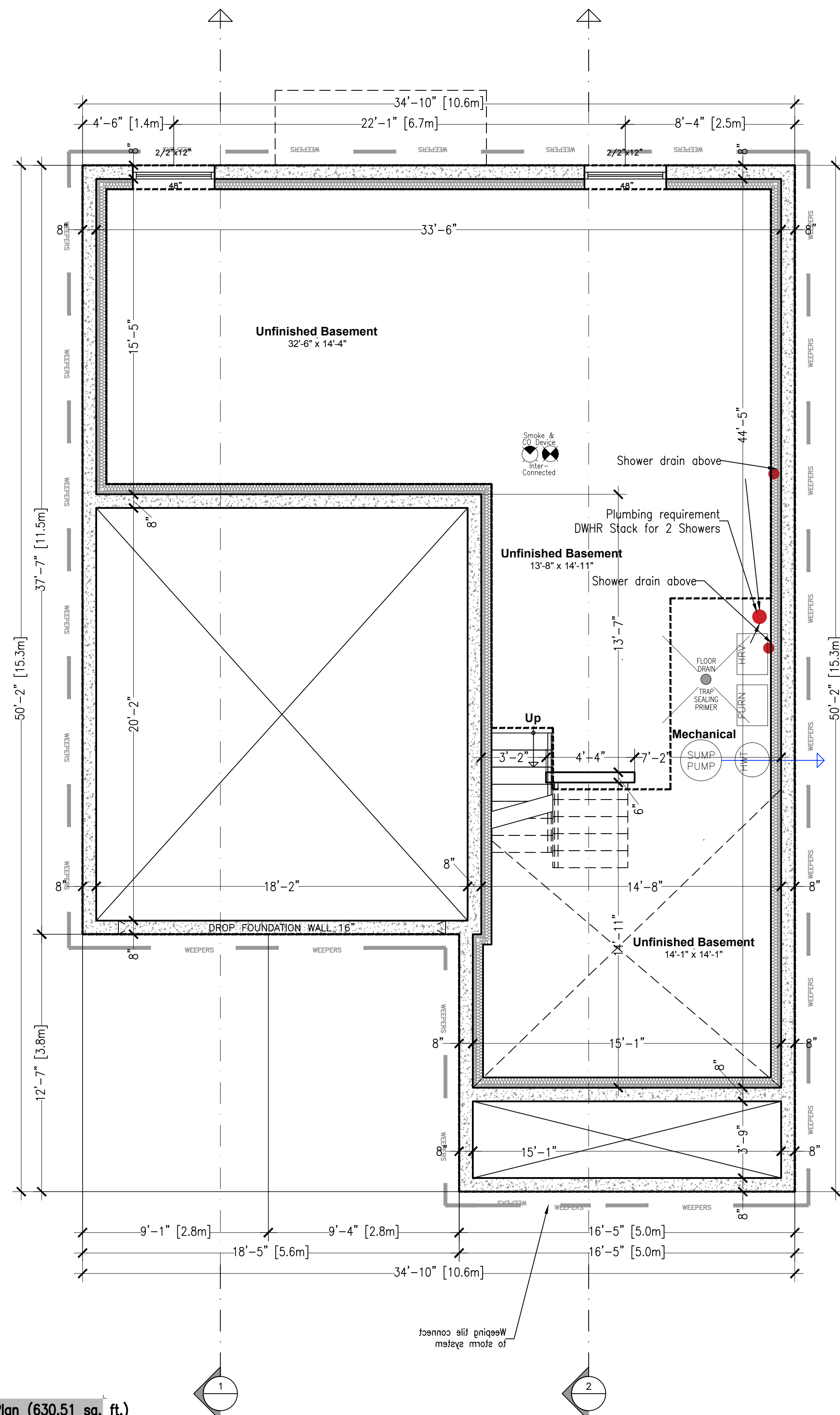
ERIC CANTON BCIN#25135

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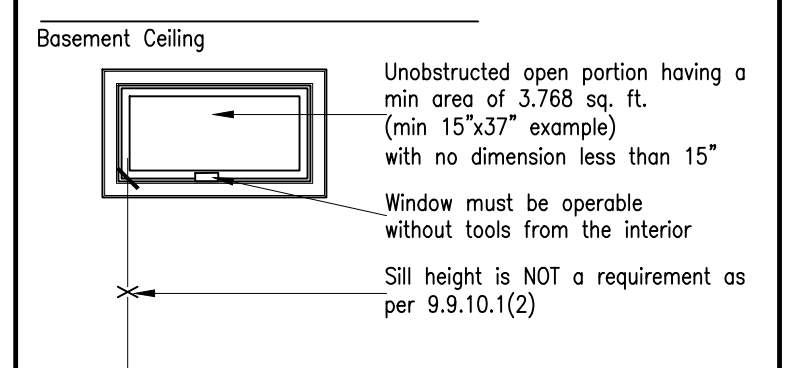
THE COURTLAND (Lot 03) (#2445)

A0-03



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

9.9.10.1 Egress from Bedrooms



Basement Ceiling
Unobstructed open portion having a min area of 3.768 sq. ft. (min 15' x 3.17' 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.

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
<input type="checkbox"/>	<input type="checkbox"/>

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)

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 specifications.

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.

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

NOTE TO TRUSS MANUFACTURE:

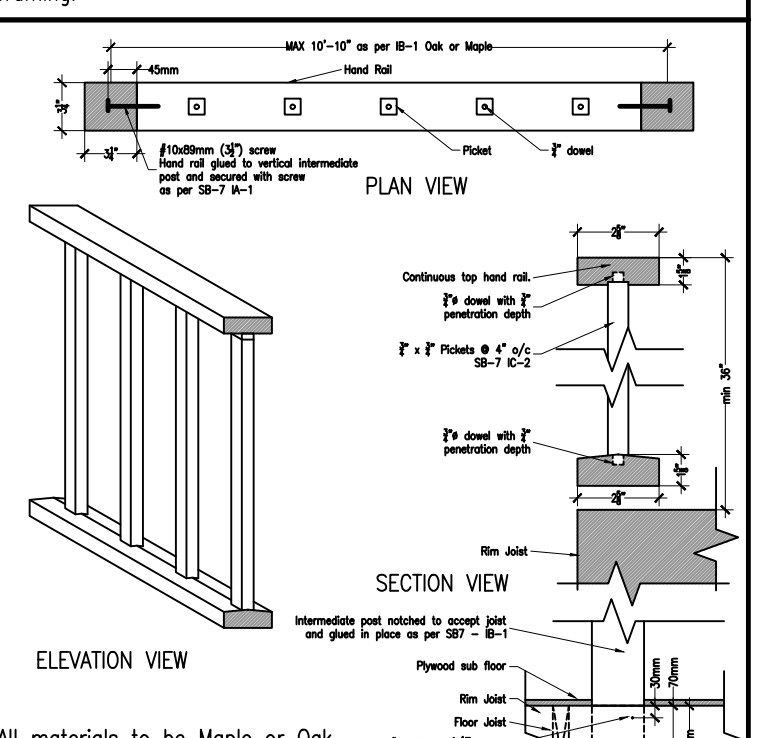
2019.11.27 - Manufactured Items and Materials
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ALL dimensions need to be verified during construction and before the material is purchased, ordered or put into production. The manufacture, like the truss manufacturer, builder, contractor or framer
MUST
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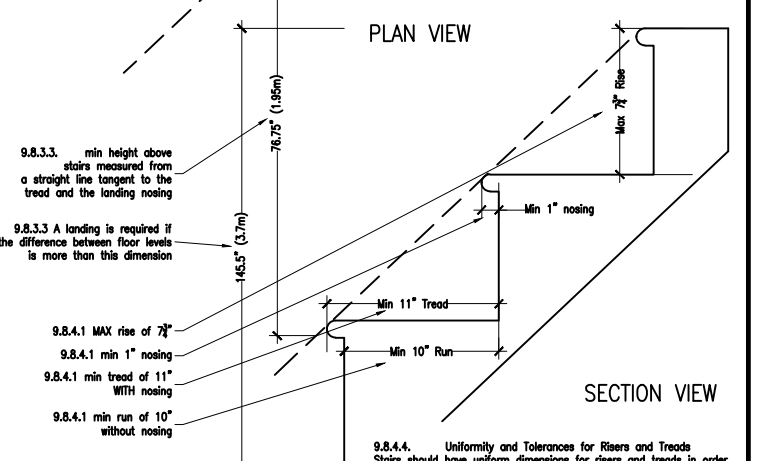
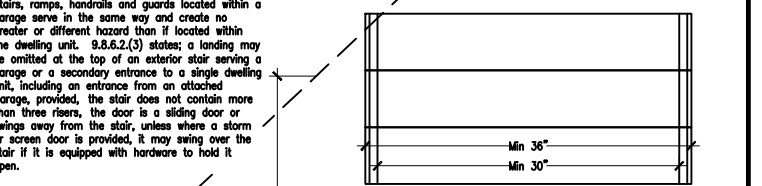
FAILURE to verify these dimensions will absolve Virtual Creations of any responsibility of errors or discrepancies in our plans. By paying this invoice you agree to this requirement and condition.

Basement Note:

This unit has a finished basement, see other drawings sheet
"Foundation Plan (Basement)" for more information like interior wall framing.

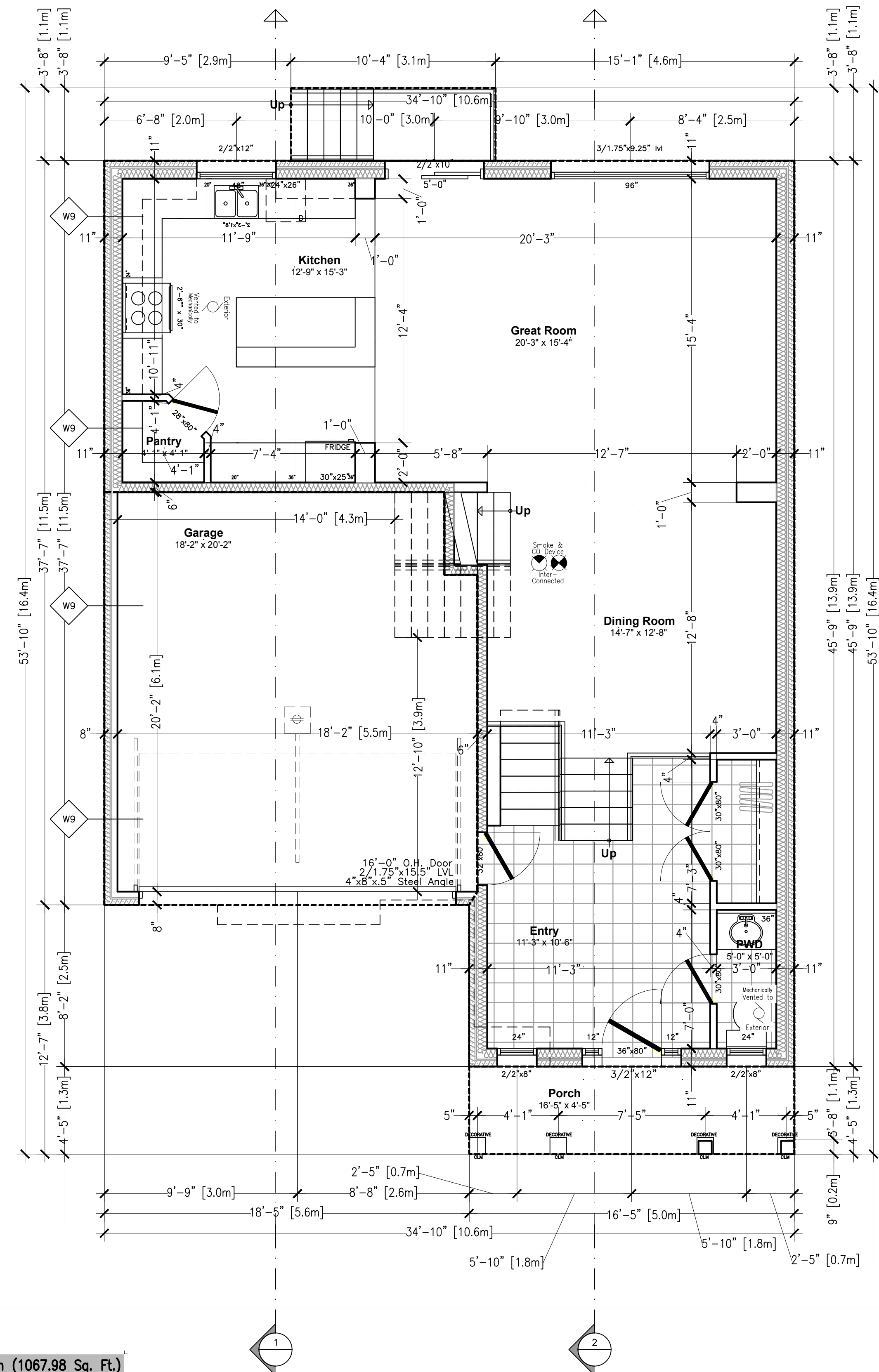


Window Well Detail



All materials to be Maple or Oak
SCALE 1/4" = 1'-0"

First Floor Plan (1067.98 Sq. Ft.)
SCALE 1/4" = 1'-0"



Commitment to General Review

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Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

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)

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

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NOTE TO TRUSS MANUFACTURE:

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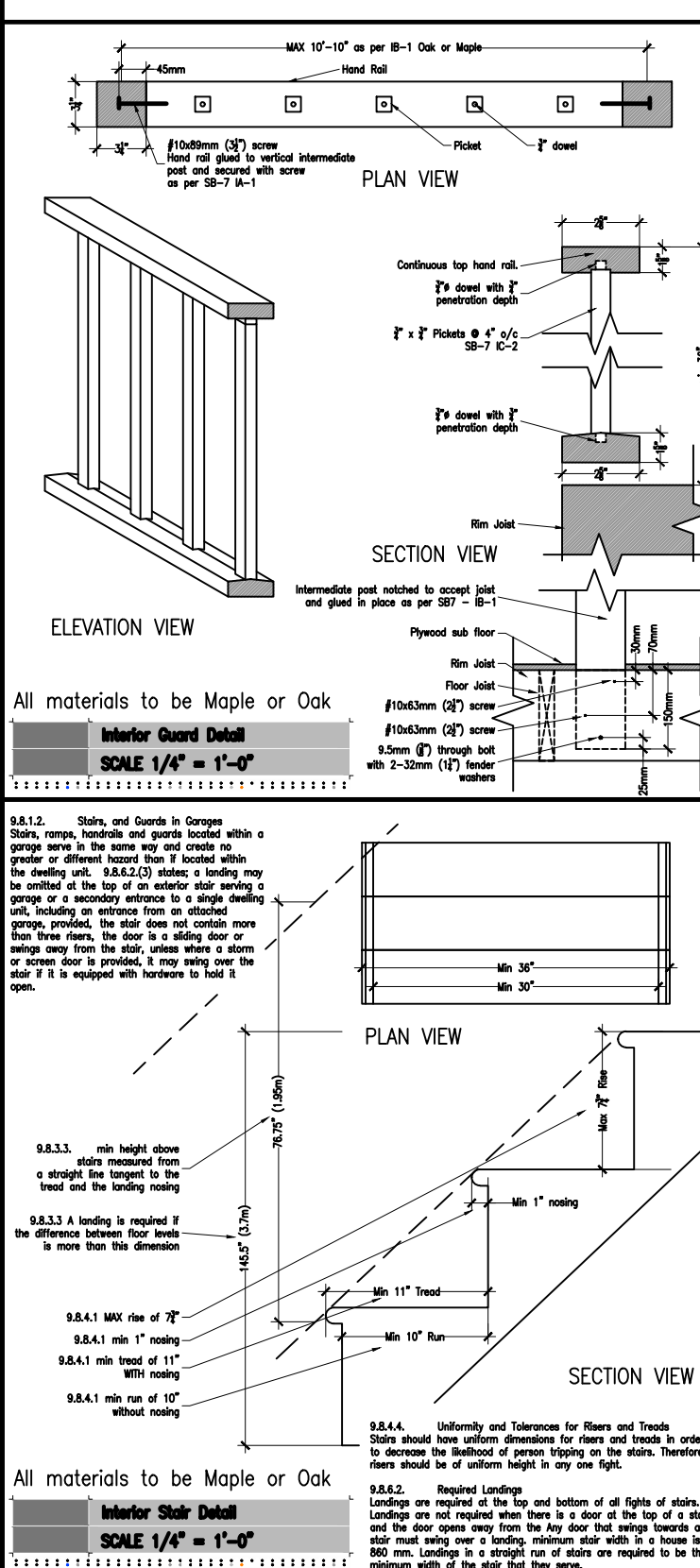
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MUST

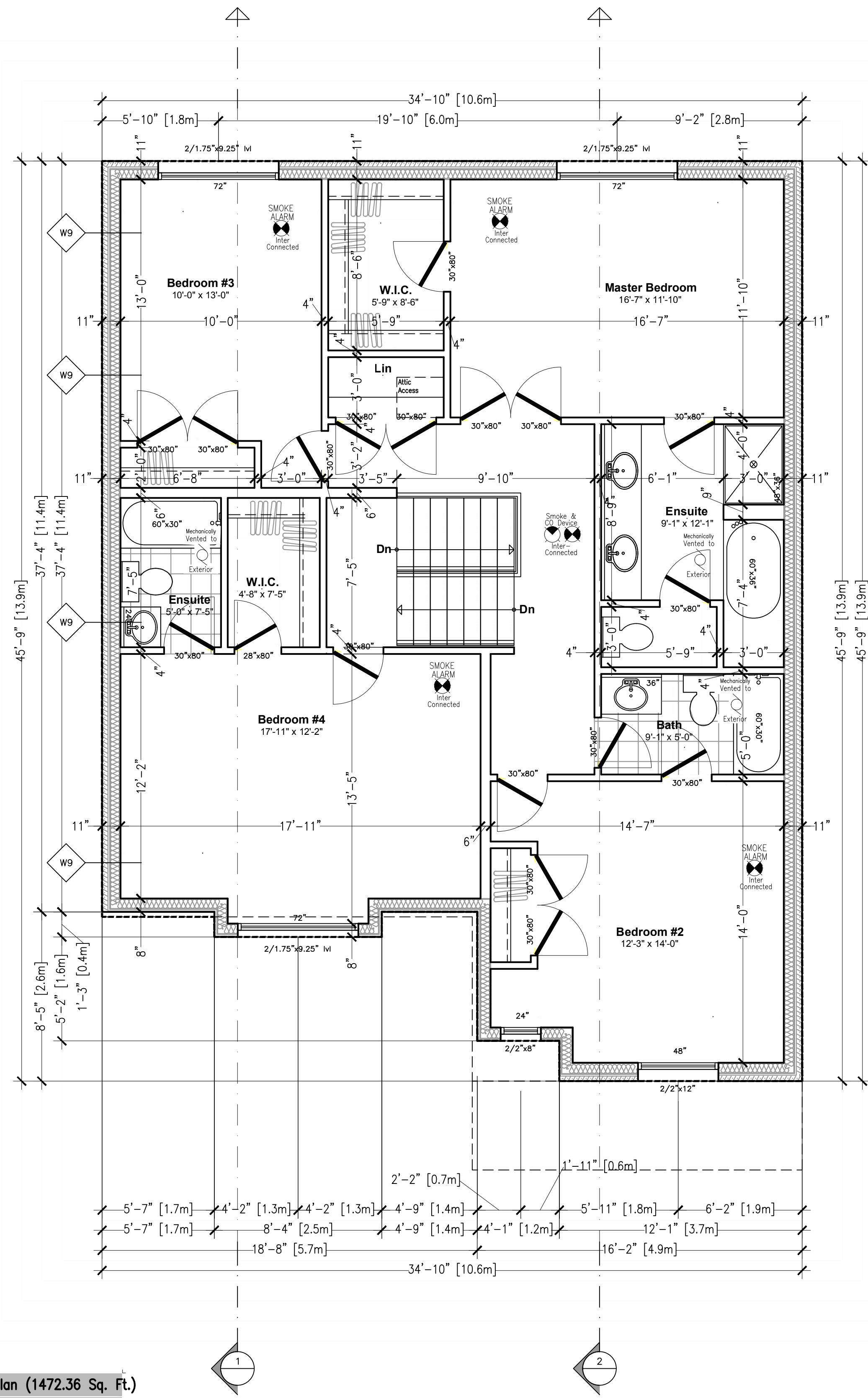
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THE COURTLAND (Lot 03) (#2445)

Second Floor Plan (1472.36 Sq. Ft.)
SCALE 1/4" = 1'-0"



Interior Stair Detail
SCALE 1/4" = 1'-0"

PLAN VIEW

SECTION VIEW

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
<input type="checkbox"/>	<input type="checkbox"/>

Notes: Engineering Drawings
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Interior Guard Detail
SCALE 1/4" = 1'-0"

PLAN VIEW

SECTION VIEW

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)

OBC 9.10.19.3 - Smoke Alarms
(Renovations Only)

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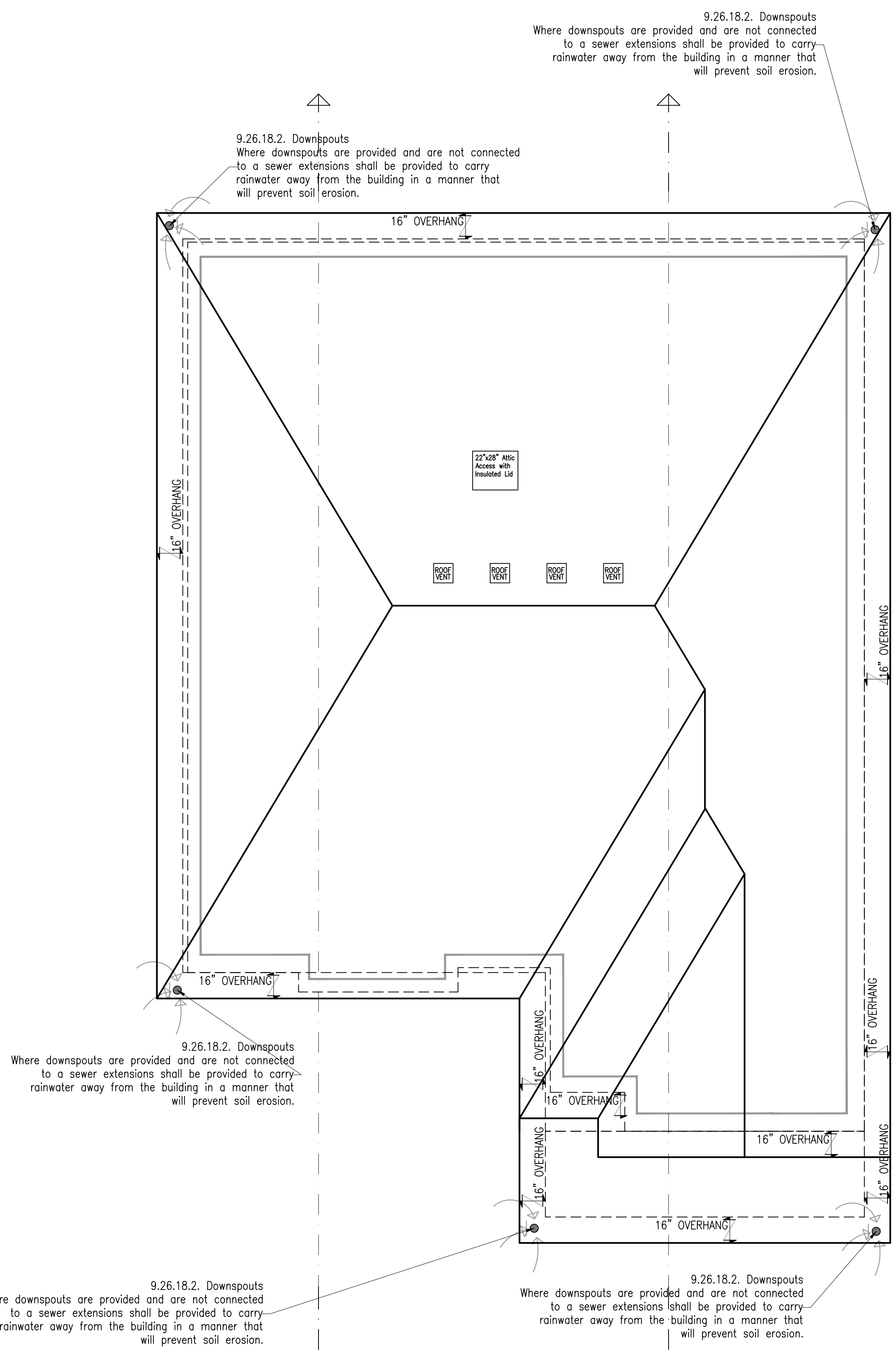
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9.19.1.2. Roof Venting requirements:
 Total roof area = 1330.8 OBC ratio = 300.0
 Total OBC venting area requirements = 4 sq. ft.
 50% of vent req. to be in soffit = 2 sq. ft.
 Number of vents in roof space = 2
 VCINC recommends = 4

Second Floor Plan (1472.36 Sq. Ft.)
 SCALE 1/4" = 1'-0"

OBC 9.26.18 – Downspouts
 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.

Commitment to General Review
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Yes	No
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Deflection limits
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THE COURTLAND (Lot 03) (#2445)

PROJECT: Stonehaven Lot 3, Burlington Ontario

VIRTUAL CREATIONS INC. PROJECT No: 2020-560
 (905) 481 1153 BCIN No. 288444

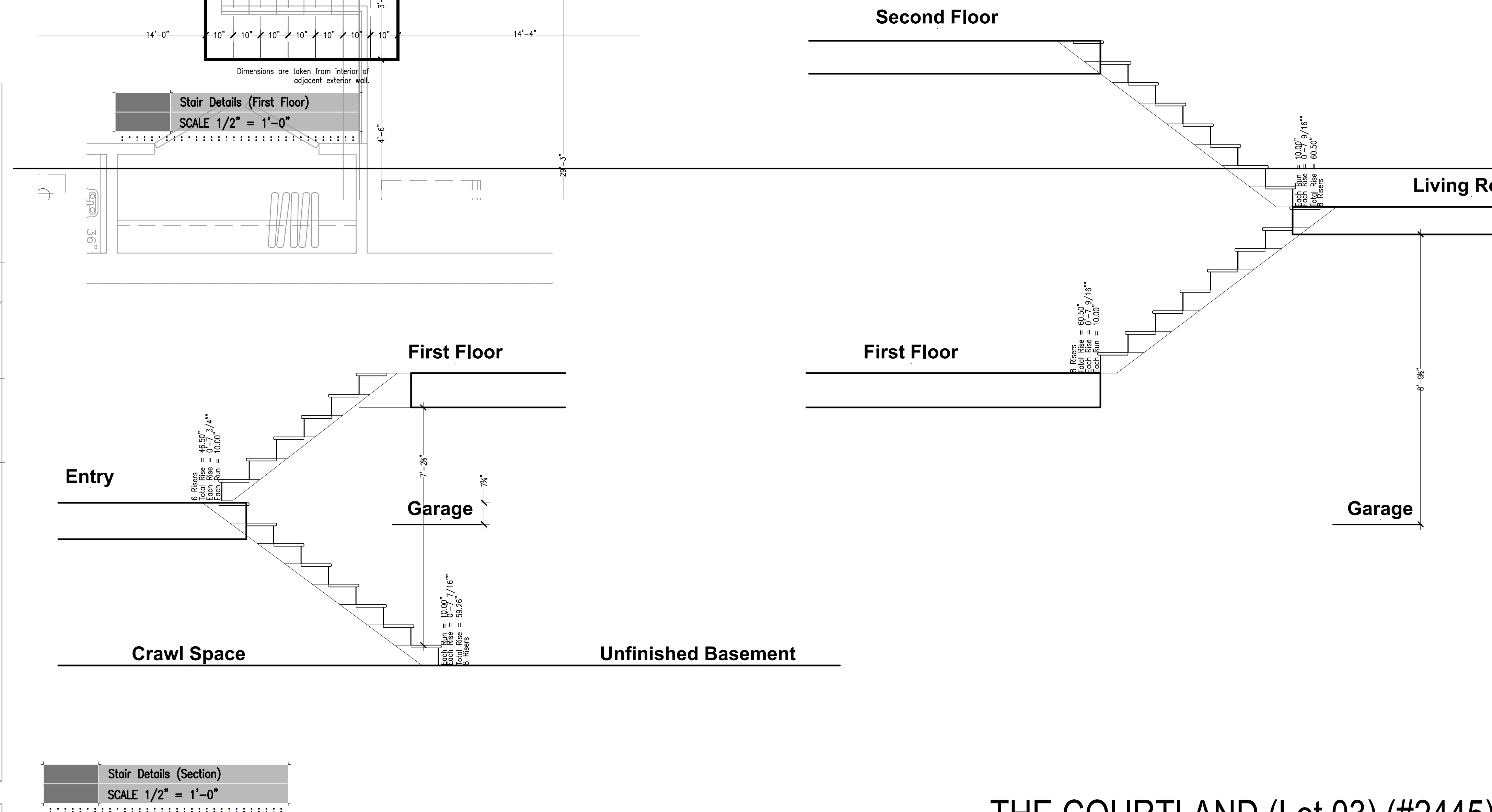
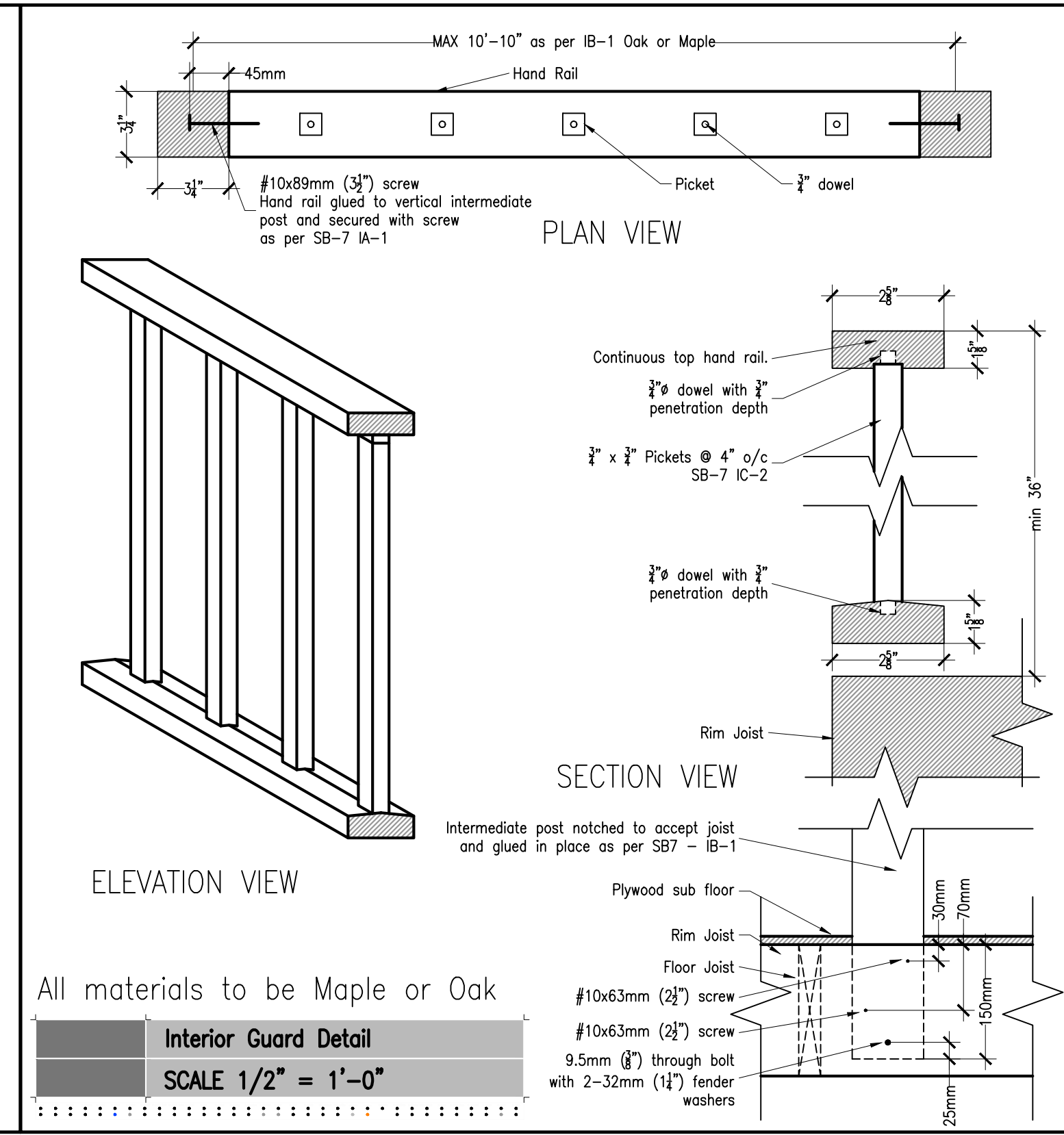
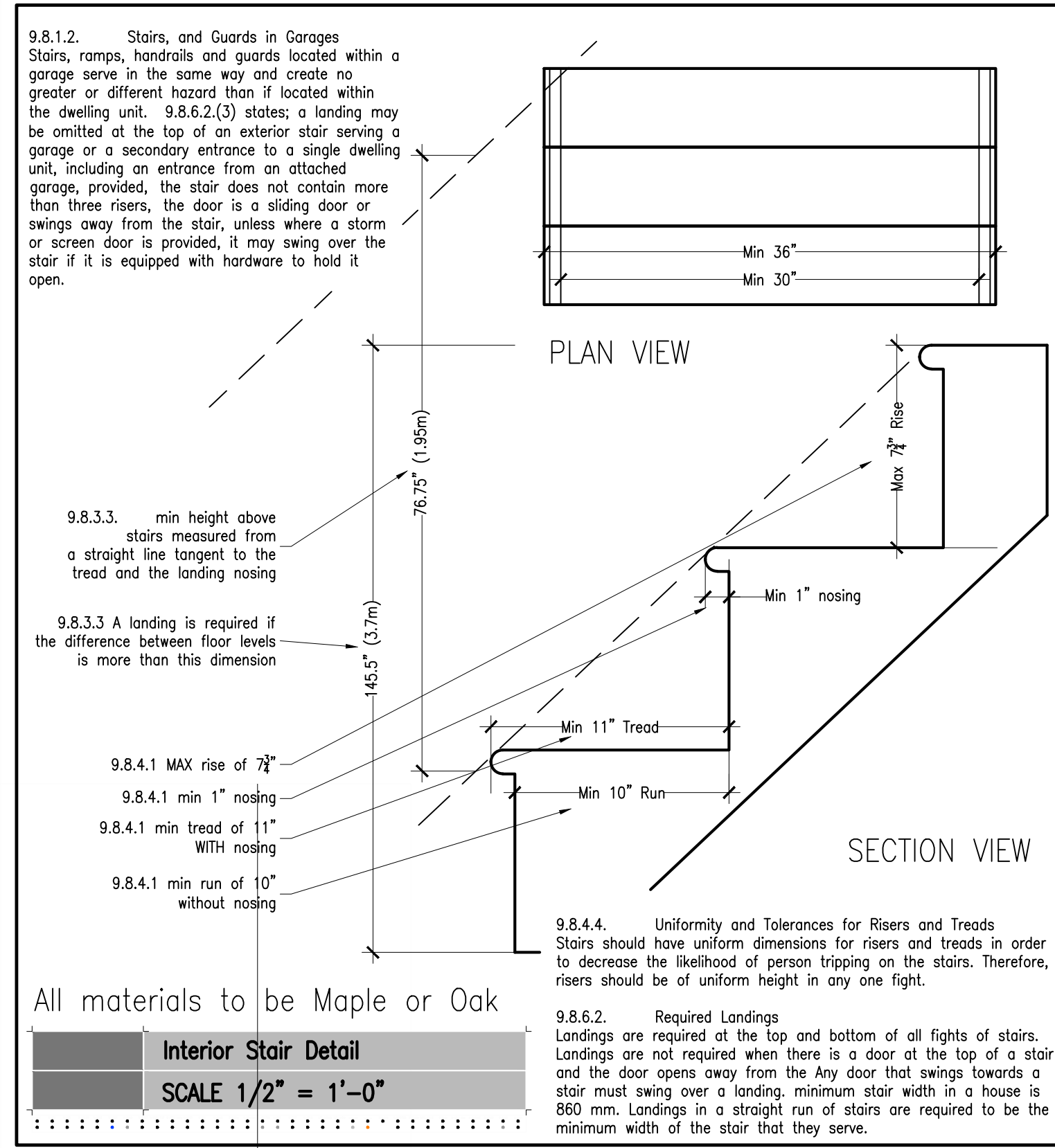
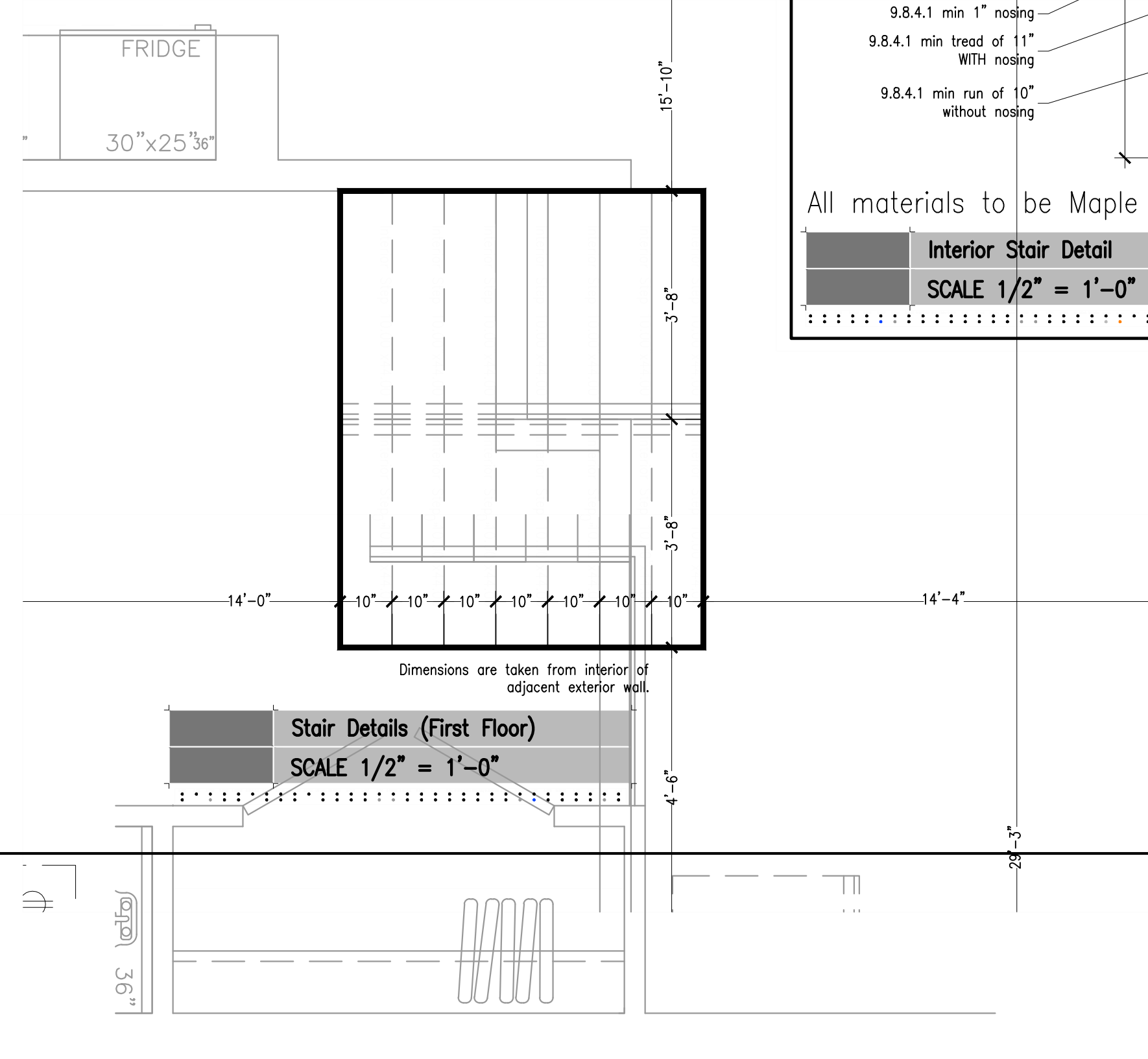
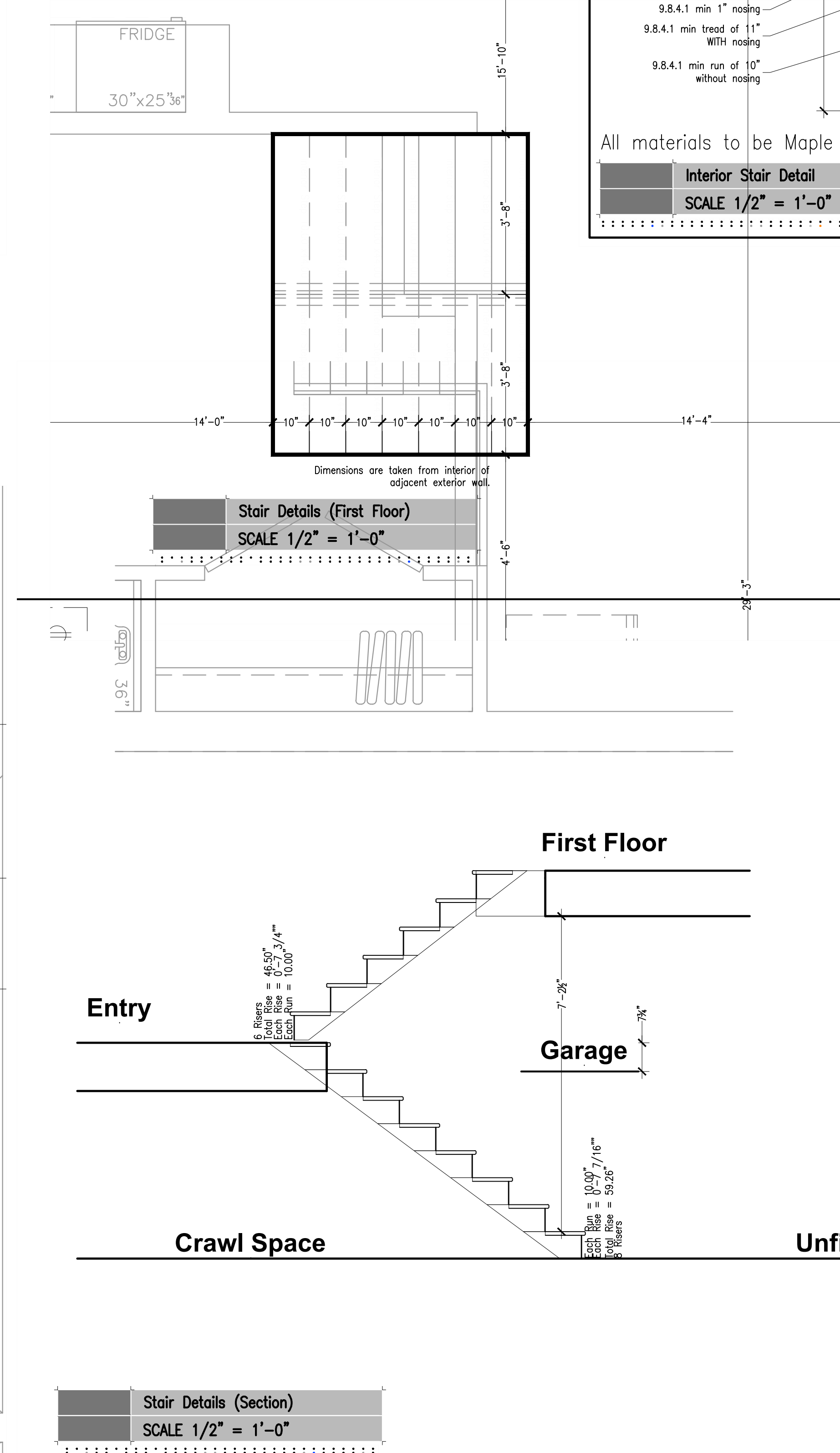
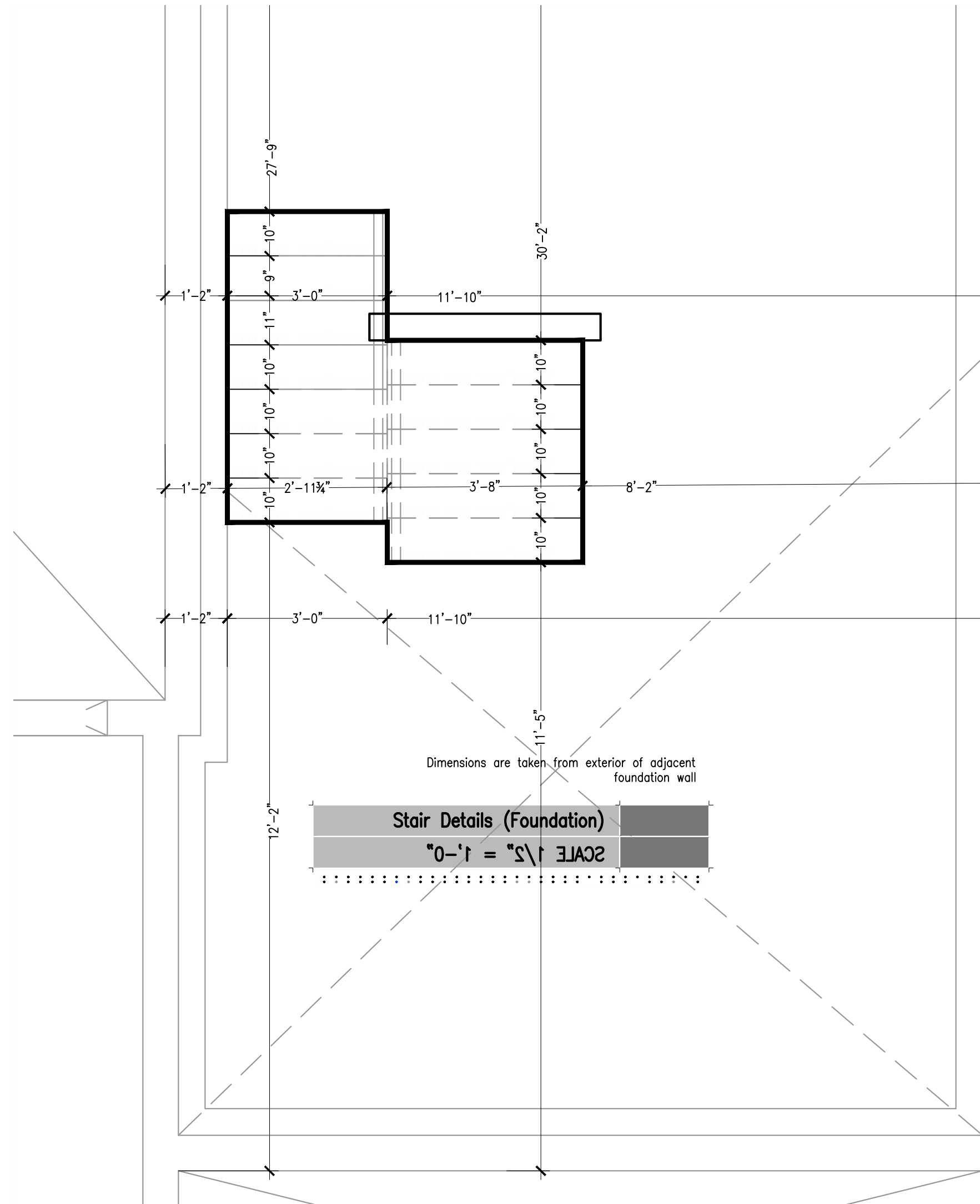
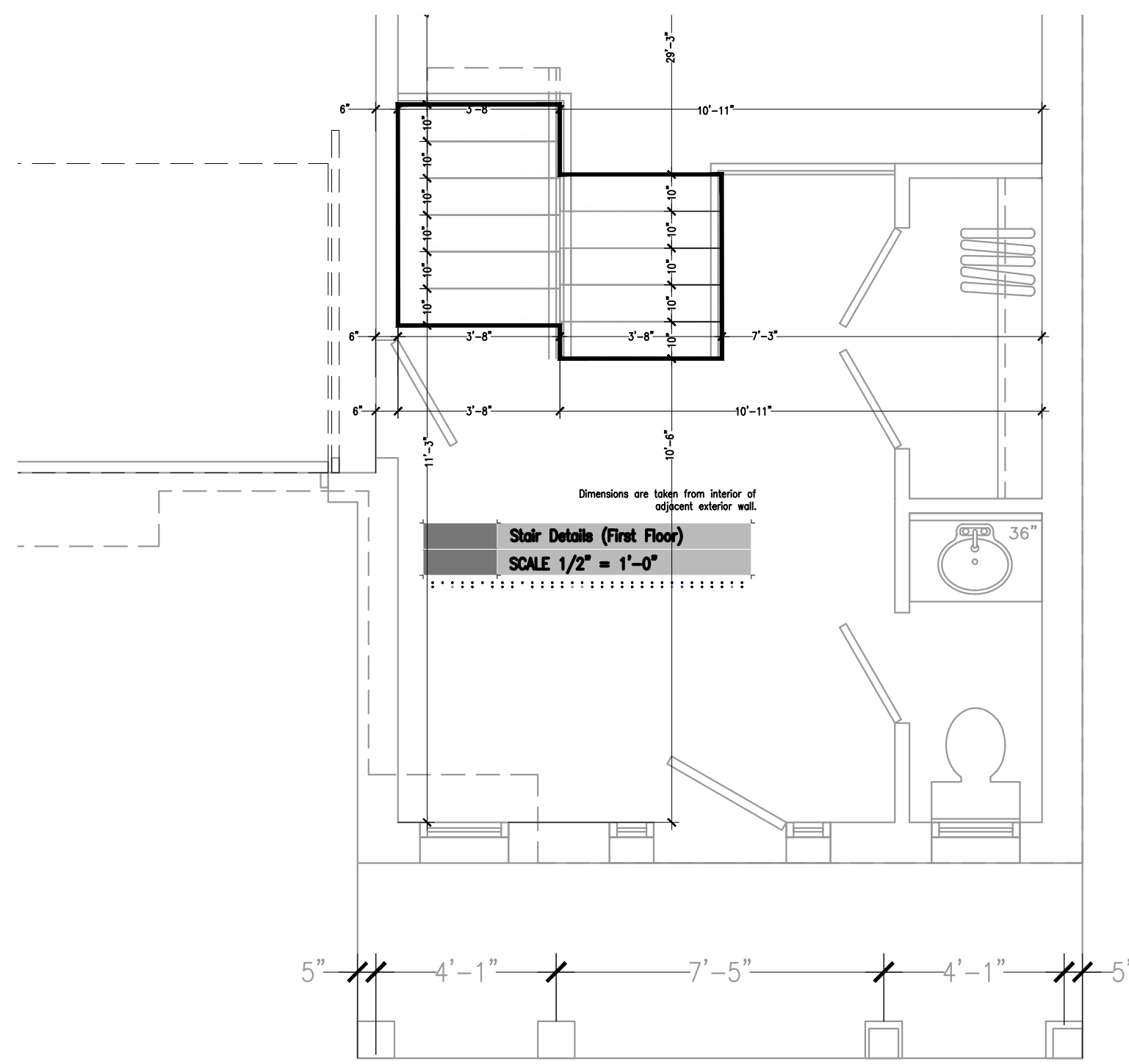
Client: Dawn Victoria Homes Classification: **WWW.VCINC.CA**

Original Signature: *[Signature]*

ERIC CANTON BCIN#25135

ISSUED: Mar 04 2021

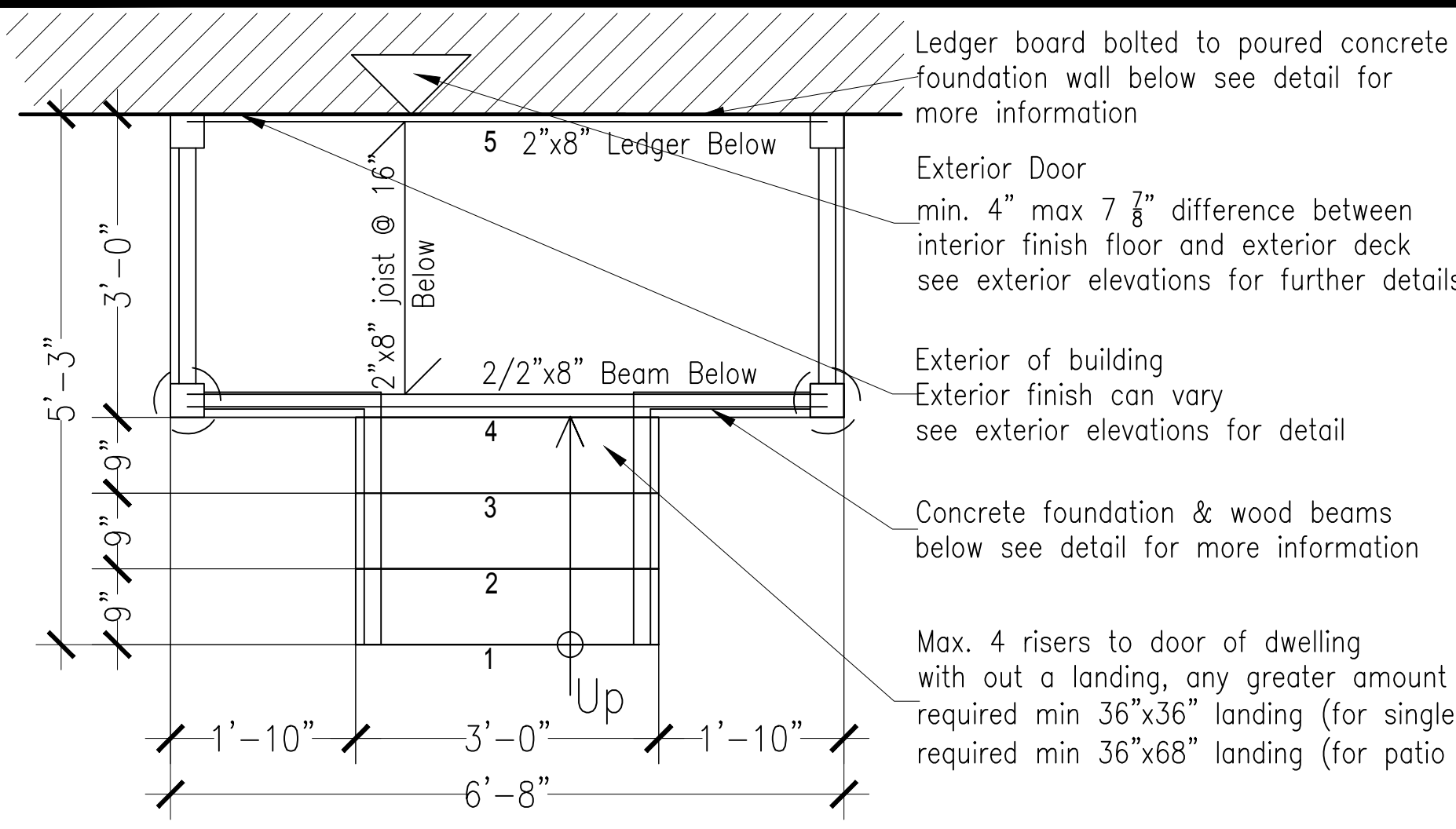
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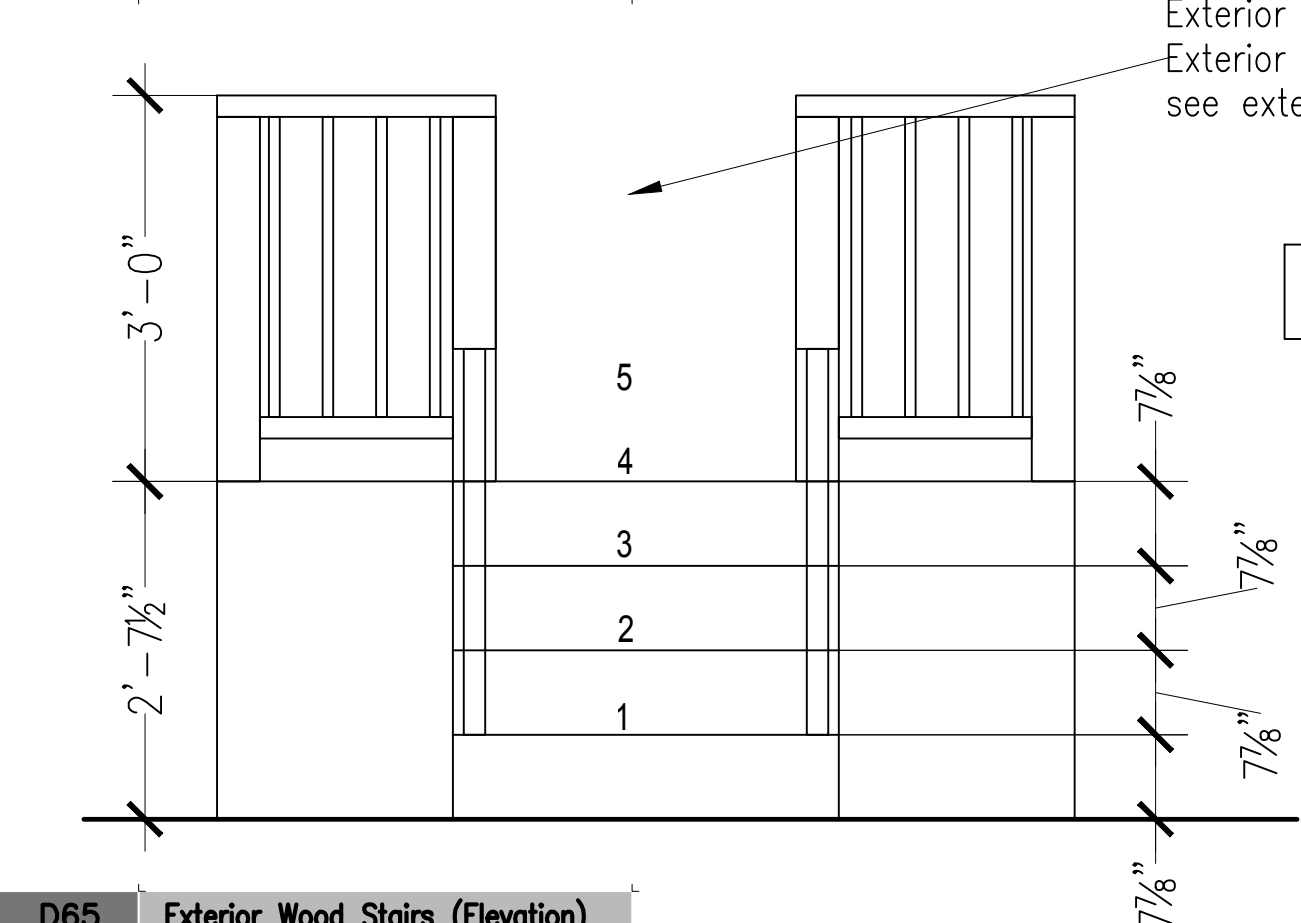
THE COURTLAND (Lot 03) (#2445)

VIRTUAL CREATIONS INC. PROJECT: Stonehaven Lot 3, Burlington Ontario
 (905) 481-1153 BCIN No. 288444 Client: Dawn Victoria Homes
 CLASSIFICATION: **SMALL BUILDINGS**
 Original Signature: *[Signature]*
WWW.VCINC.CA
 ERIC CANTON BCIN#25135
 PROJECT No: 2020-050
 ISSUED: Mar 04 2021

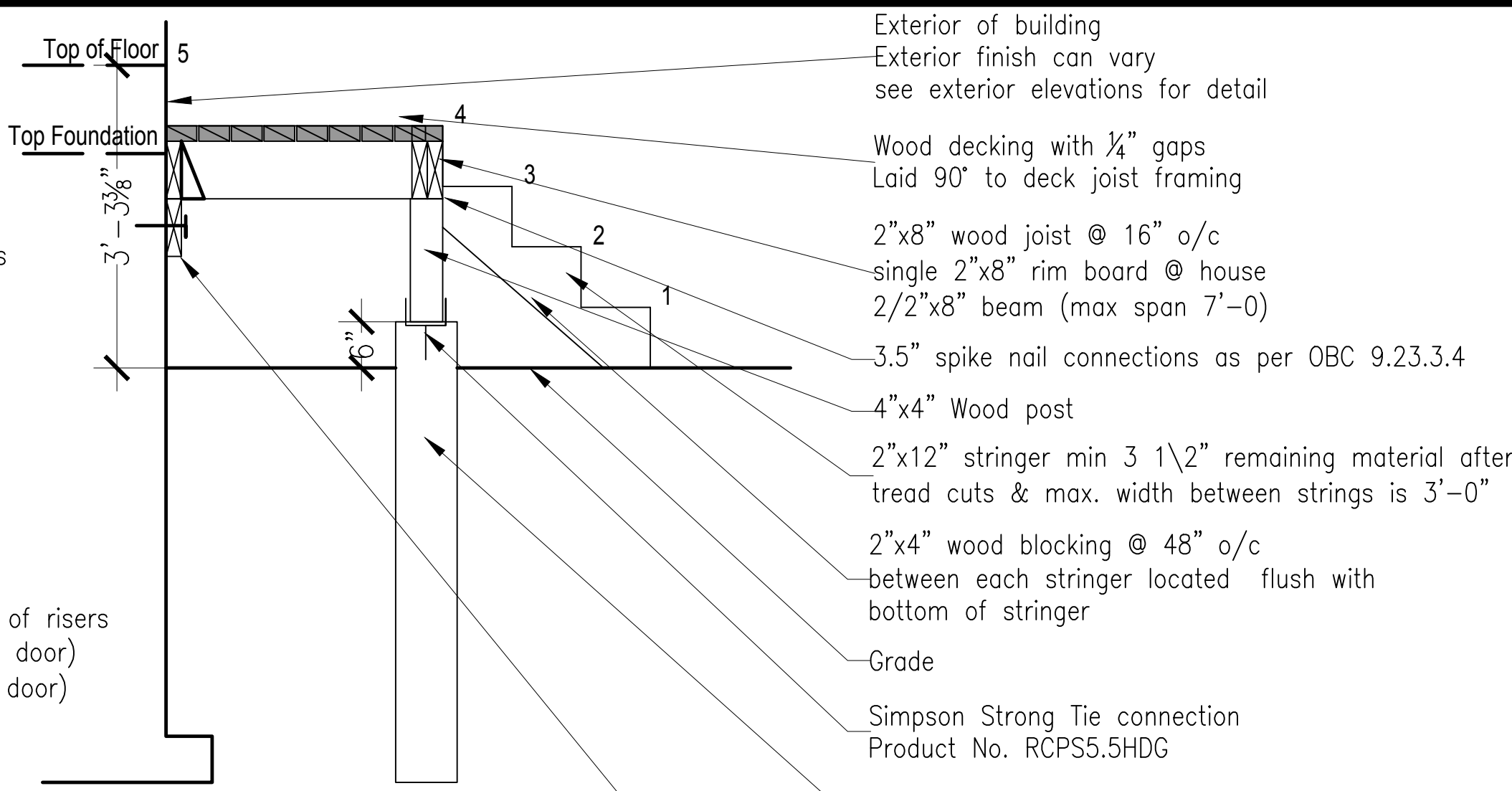
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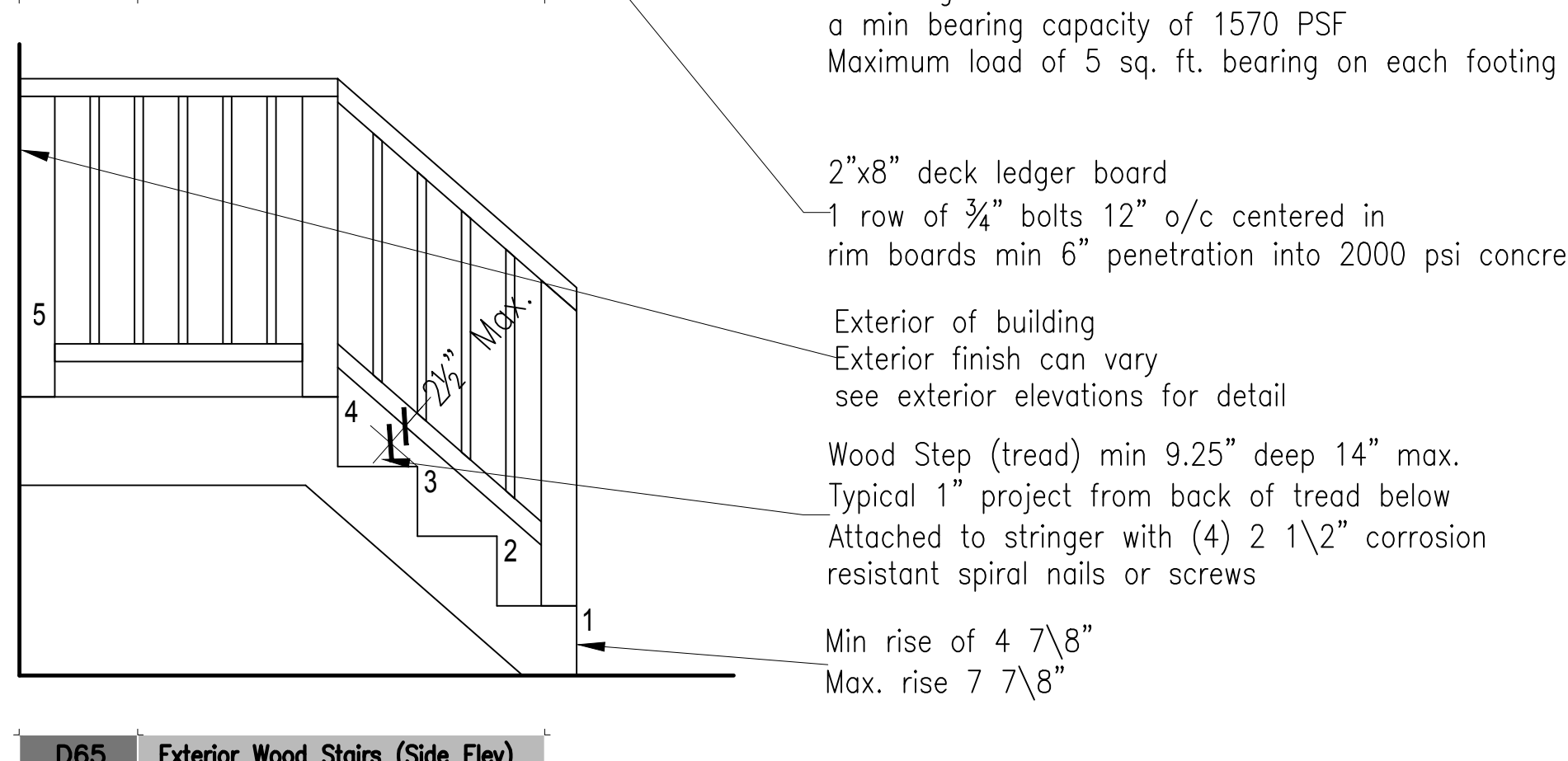
D65 Exterior Wood Stairs (Plan)
SCALE 3/4" = 1'-0"



D65 Exterior Wood Stairs (Elevation)
SCALE 3/4" = 1'-0"

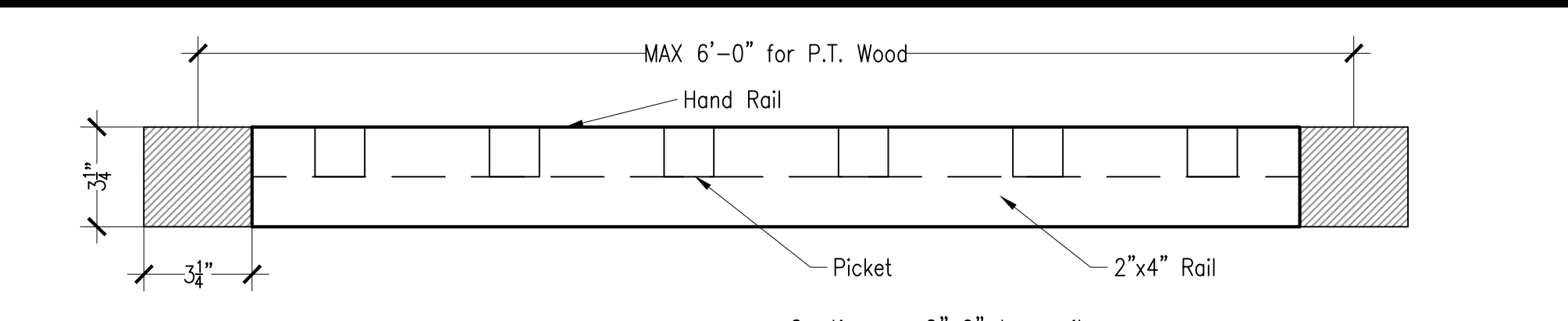


D65 Exterior Wood Stairs (Section)
SCALE 3/4" = 1'-0"

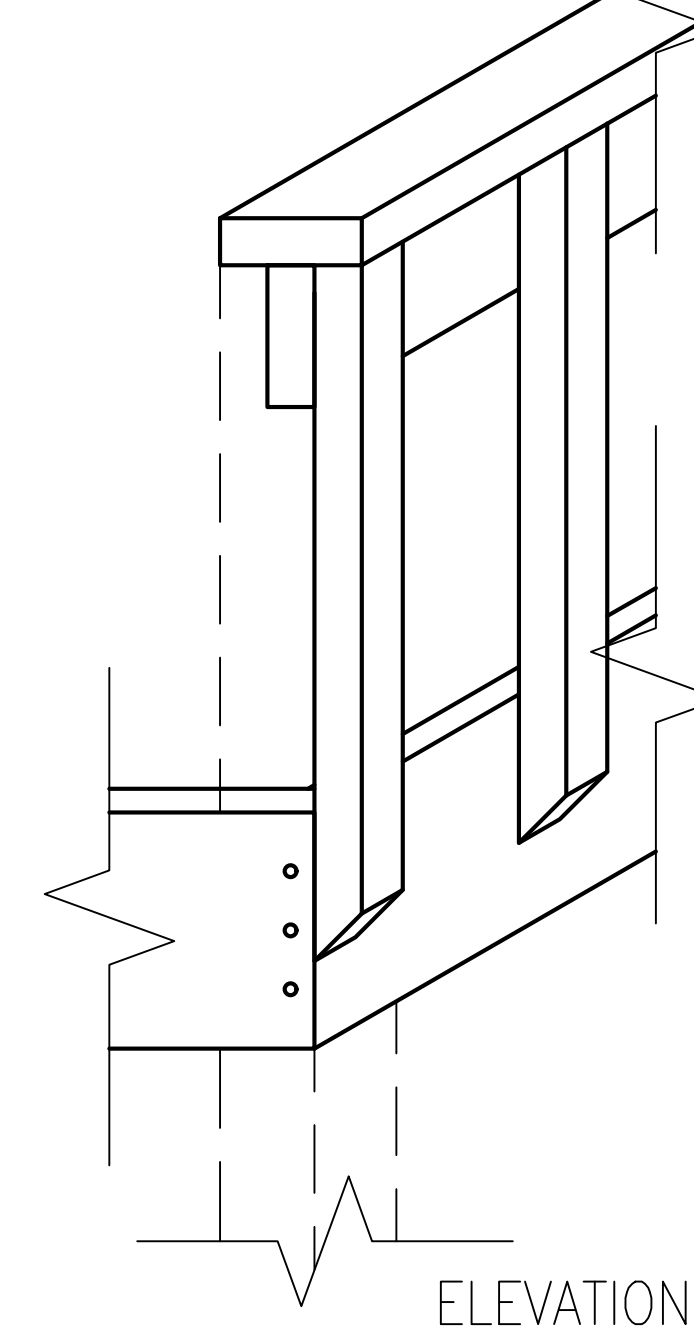


D65 Exterior Wood Stairs (Side Elev)
SCALE 3/4" = 1'-0"

ALL WOOD TO BE P.T.



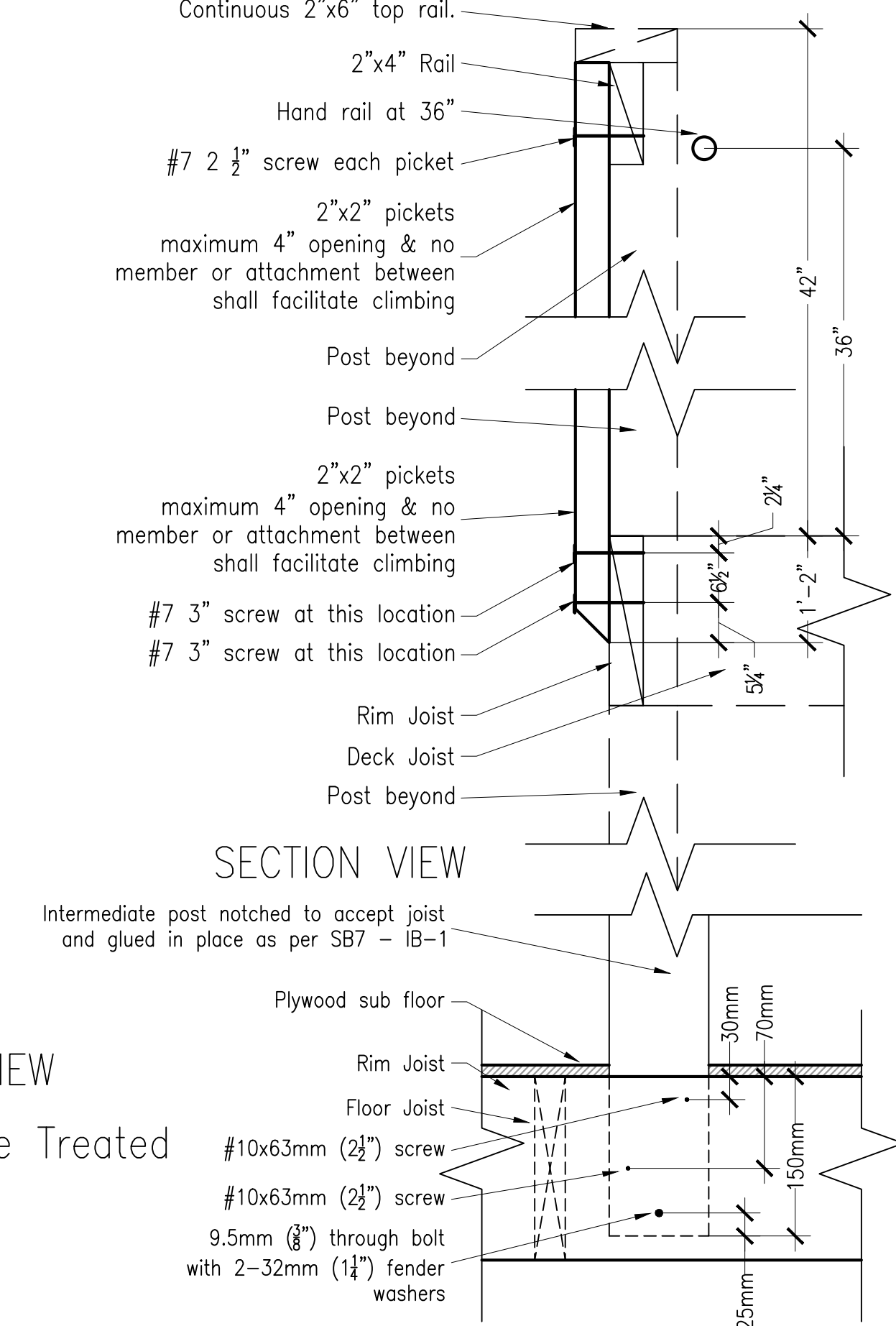
PLAN VIEW



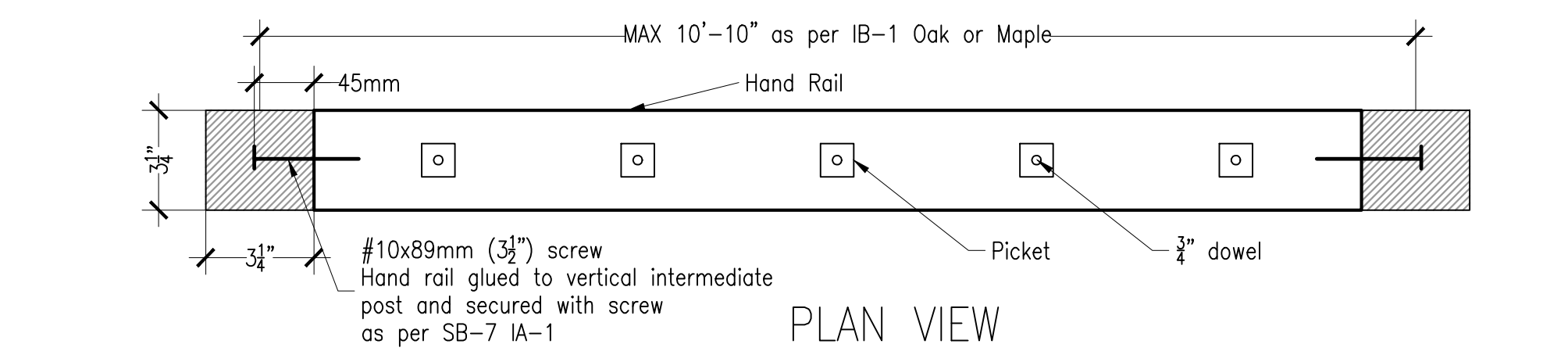
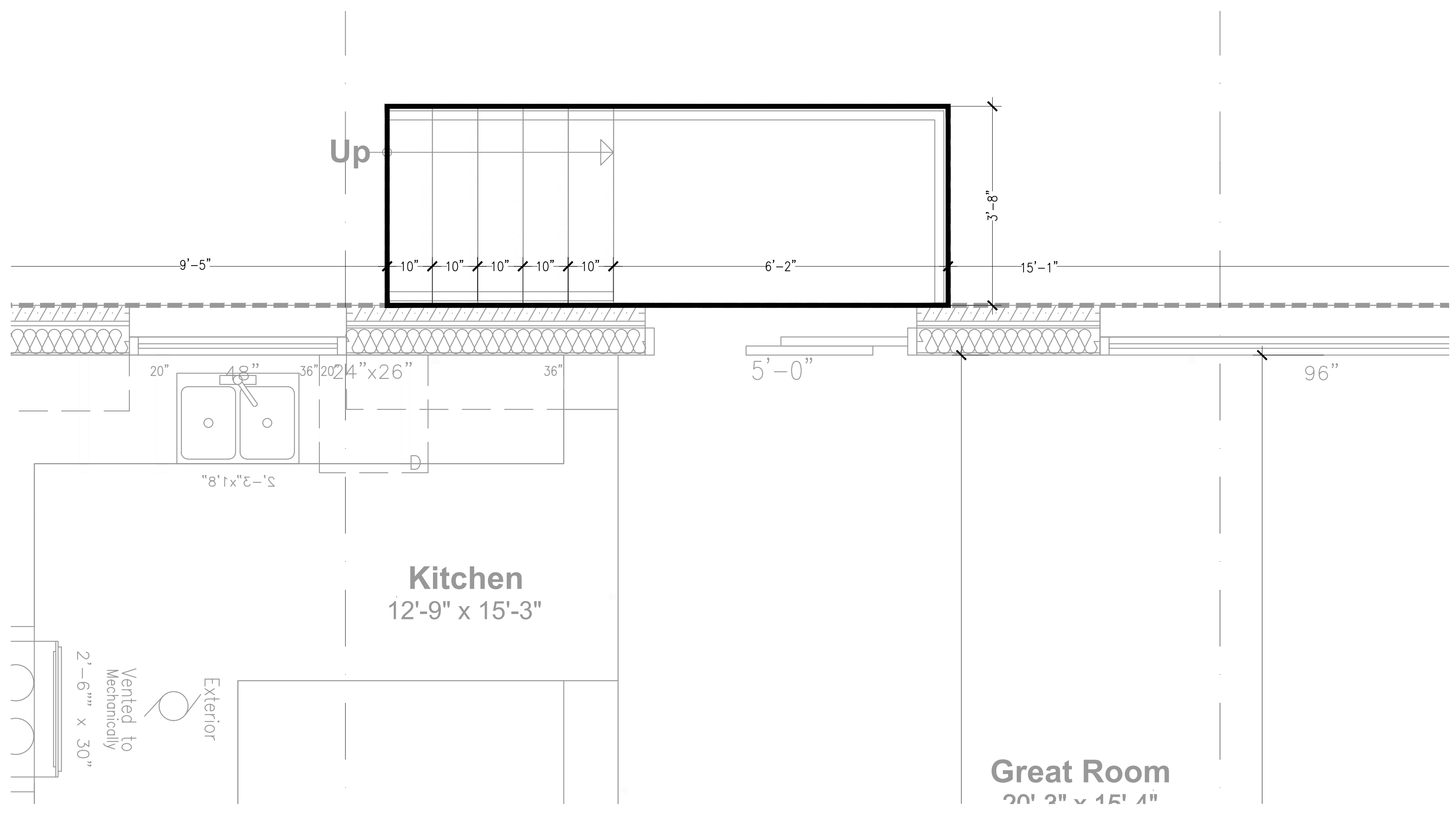
ELEVATION VIEW

All materials to be Pressure Treated

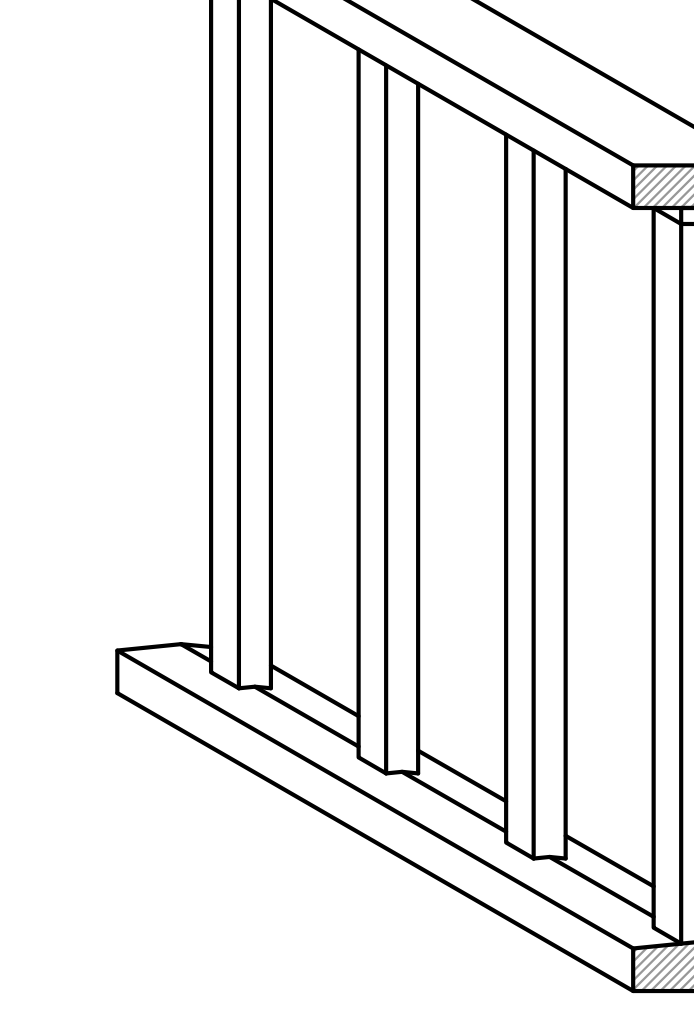
Exterior Guard Detail
SCALE 3/4" = 1'-0"



SECTION VIEW



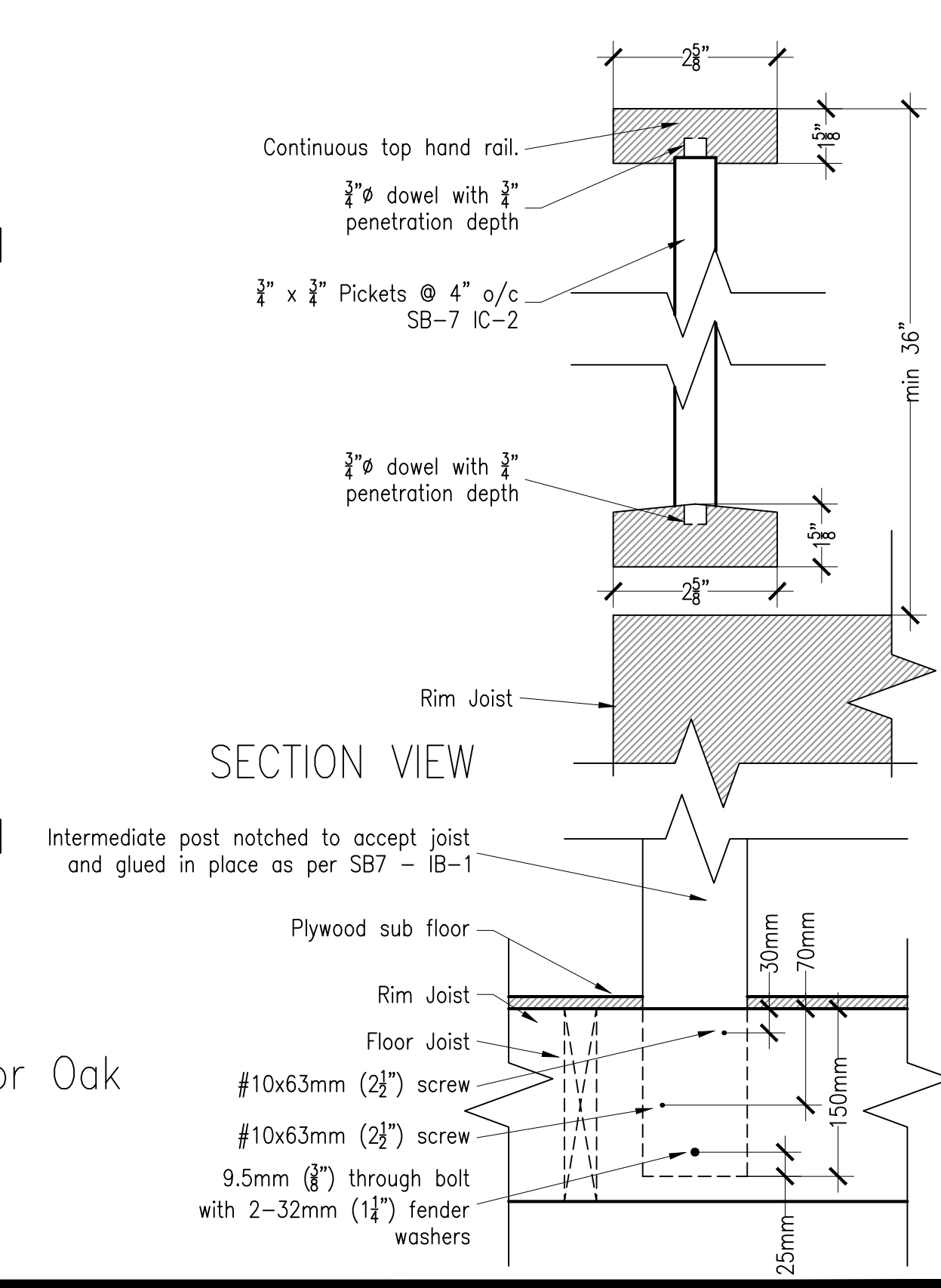
PLAN VIEW



ELEVATION VIEW

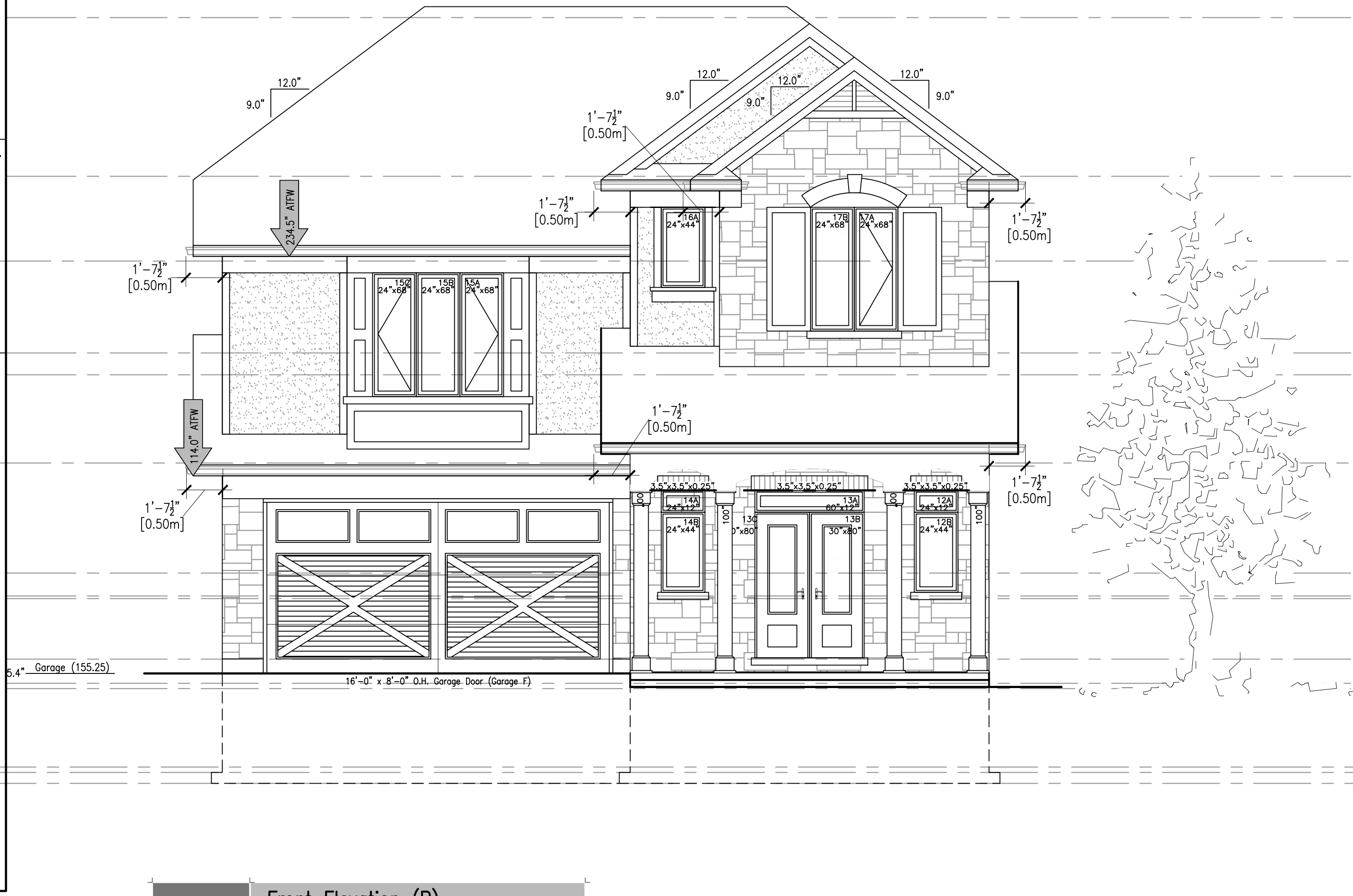
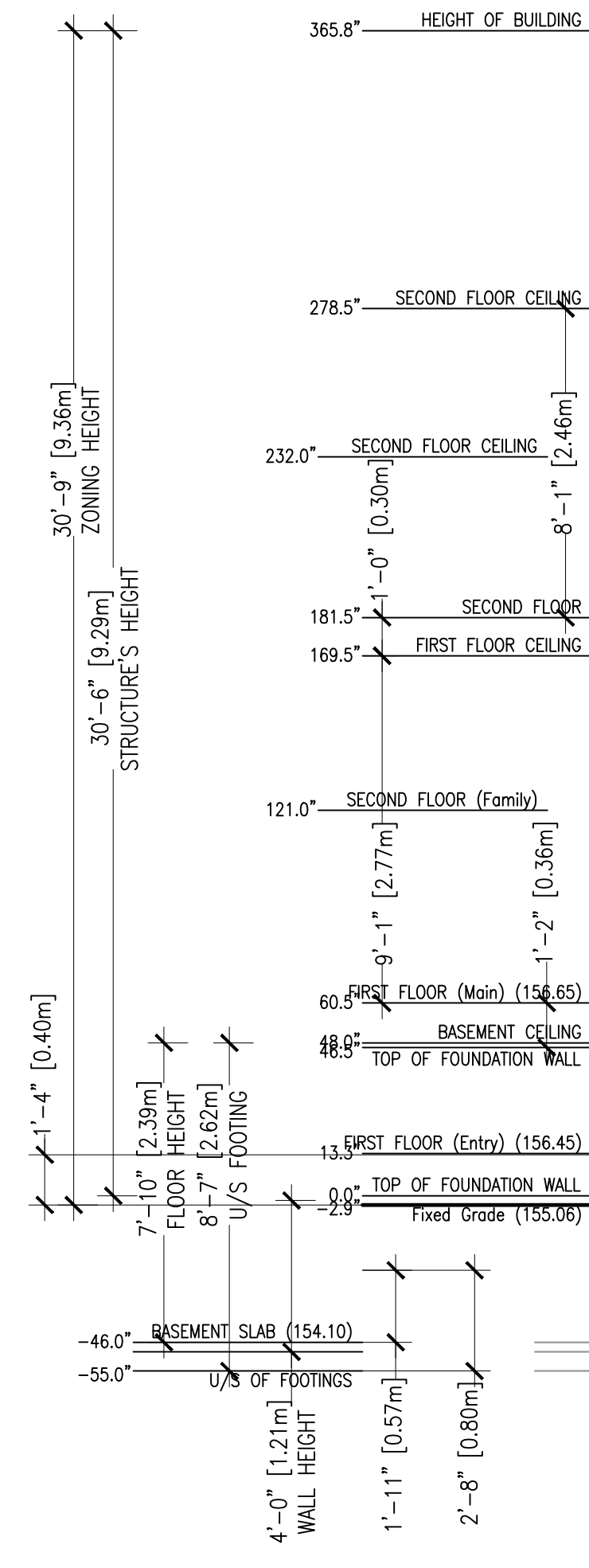
All materials to be Maple or Oak

Interior Guard Detail
SCALE 3/4" = 1'-0"



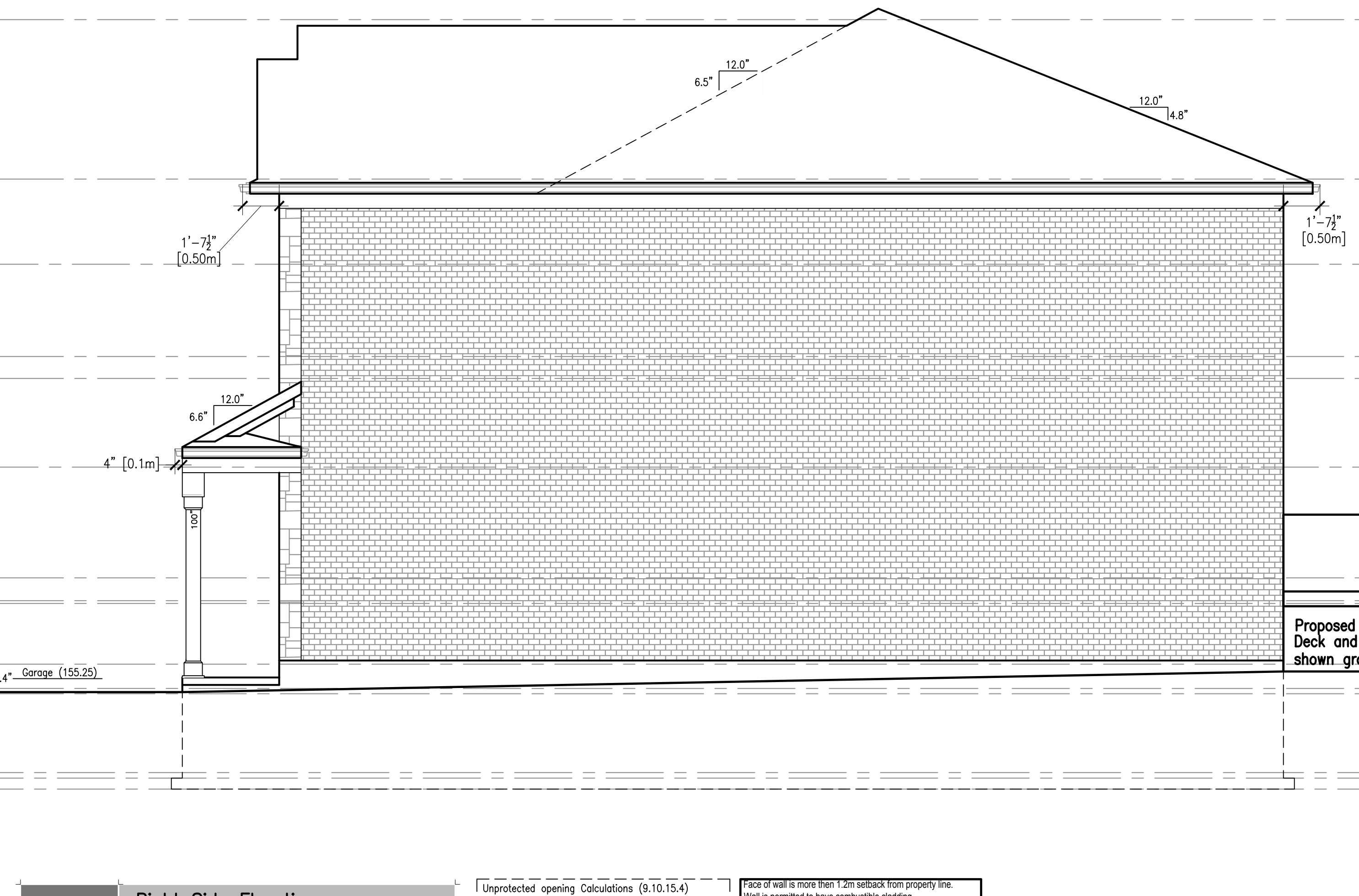
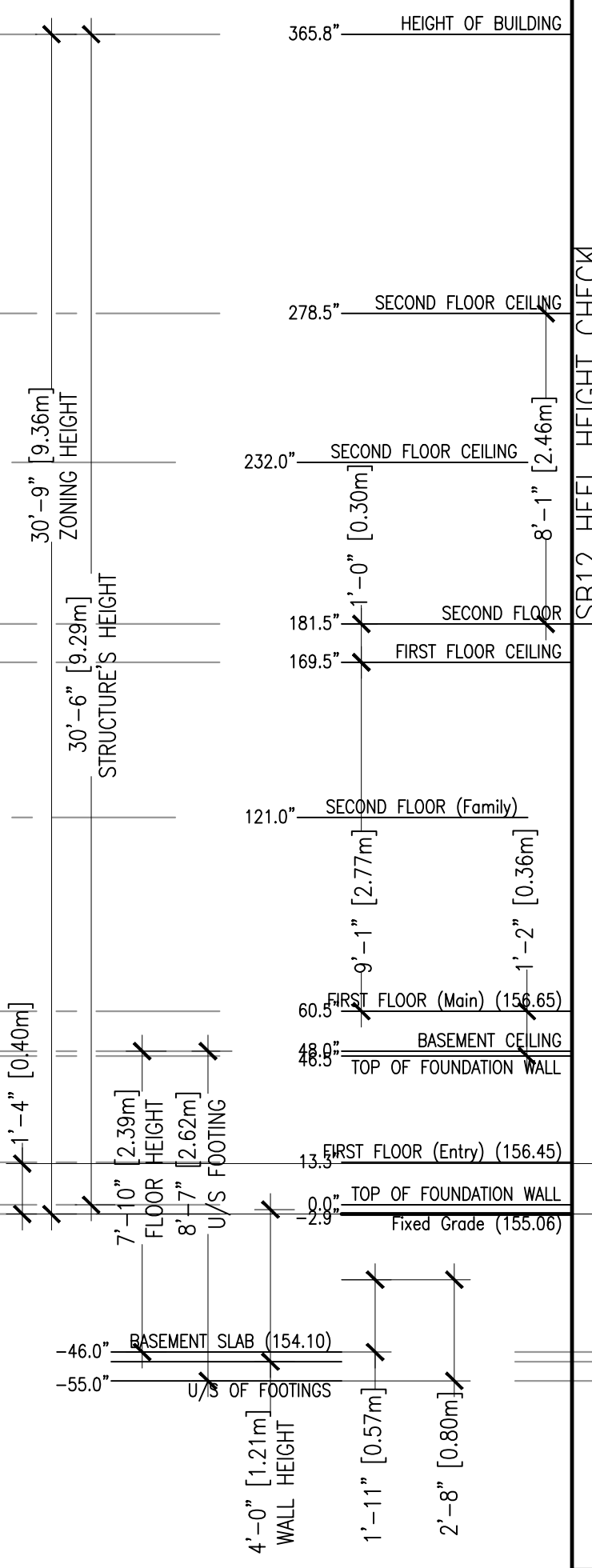
SECTION VIEW

PROJECT: Stonehaven Lot 3, Burlington Ontario
 Client: Dawn Victoria Homes
 Classification: SMALL BUILDINGS
 Original Signature: *[Signature]*
 WWW.VCINC.CA
 PROJECT No: 2020-050
 BCIN No. 28844
 ERIC CANTON BCIN# 25135
 VIRTUAL CREATIONS INC. (905) 481 1153
 ARCHITECTURAL CONSULTING SERVICES
 ISSUED: Mar 04 2021
 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 WITH A BUILDER / CONTRACTOR THESE ISSUES CAN BE EASILY RESOLVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION. SUBMIT SHOP DRAWINGS OF ALL PREFABRICATED STRUCTURAL MEMBERS AND CONNECTIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO 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.



Front Elevation (B)
SCALE 1/4" = 1'-0"

Window Schedule							
TAG	SIZE	SB12	OPERATOR	LOCATION	HEIGHT	GRILL	GLAZING
01A	24"x12"	2.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 0.7
01B	24"x44"	7.3	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 4.7
02A	60"x12"	5.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 2.2
02B	30"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" ATFW	NONE	Glazing 6.3
02C	30"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" ATFW	NONE	Glazing 6.3
03A	24"x12"	2.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 0.7
03B	24"x44"	7.3	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 4.7
04A	20"x12"	1.7	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 0.6
04B	40"x28"	7.8	ARCHED	NORTH ELEV	278" ATFW	NONE	Glazing 5.2
04C	20"x12"	1.7	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 0.6
04D	20"x44"	6.1	CASEMENT	NORTH ELEV	250" ATFW	NONE	Glazing 3.7
04E	40"x44"	12.2	FIXED	NORTH ELEV	250" ATFW	NONE	Glazing 9.0
04F	20"x44"	6.1	CASEMENT	NORTH ELEV	250" ATFW	NONE	Glazing 3.7
05A	24"x68"	11.3	CASEMENT	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
05B	24"x68"	11.3	FIXED	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
05C	24"x68"	11.3	CASEMENT	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
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
07B	72"x12"	6.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 2.7
08A	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.7
08B	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.7
08C	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.7
08D	24"x12"	2.0	FIXED	NORTH ELEV	153" ATFW	NONE	Glazing 0.7
08E	24"x68"	11.3	CASEMENT	NORTH ELEV	141" ATFW	NONE	Glazing 7.7
08F	24"x68"	11.3	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 7.7
08G	24"x68"	11.3	FIXED	NORTH ELEV	141" ATFW	NONE	Glazing 7.7
08H	24"x68"	11.3	CASEMENT	NORTH ELEV	141" ATFW	NONE	Glazing 7.7
09A	24"x36"	6.0	CASEMENT	NORTH ELEV	42" ATFW	NONE	Glazing 3.7
09B	24"x36"	6.0	FIXED	NORTH ELEV	42" ATFW	NONE	Glazing 3.7
09C	24"x36"	6.0	FIXED	NORTH ELEV	42" ATFW	NONE	Glazing 3.7
10A	24"x56"	9.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
10B	24"x56"	9.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
10C	24"x56"	9.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
11A	24"x56"	9.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
11B	24"x56"	9.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
11C	24"x56"	9.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
12A	24"x12"	2.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 0.7
12B	24"x44"	7.3	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 4.7
13A	60"x12"	5.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 2.2
13B	30"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" ATFW	NONE	Glazing 6.3
13C	30"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" ATFW	NONE	Glazing 6.3
14A	24"x12"	2.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 0.7
14B	24"x44"	7.3	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 4.7
15A	24"x68"	11.3	CASEMENT	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
15B	24"x68"	11.3	FIXED	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
15C	24"x68"	11.3	CASEMENT	NORTH ELEV	226" ATFW	NONE	Glazing 7.7
16A	24"x44"	7.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 4.7
17A	24"x68"	11.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 7.7
17B	24"x68"	11.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 7.7
18A	24"x12"	2.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 0.7
18B	24"x44"	7.3	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 4.7
19A	60"x12"	5.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 2.2
19B	12"x80"	6.7	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 3.1
19C	36"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" ATFW	NONE	Glazing 9.0
19D	12"x80"	6.7	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 3.1
20A	24"x12"	2.0	FIXED	NORTH ELEV	106" ATFW	NONE	Glazing 0.7
20B	24"x44"	7.3	FIXED	NORTH ELEV	94" ATFW	NONE	Glazing 4.7
22A	24"x68"	11.3	CASEMENT	NORTH ELEV	225" ATFW	NONE	Glazing 7.7
22B	24"x68"	11.3	FIXED	NORTH ELEV	225" ATFW	NONE	Glazing 7.7
22C	24"x68"	11.3	CASEMENT	NORTH ELEV	225" ATFW	NONE	Glazing 7.7
23A	24"x56"	9.3	CASEMENT	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
23B	24"x56"	9.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
23C	24"x56"	9.3	FIXED	NORTH ELEV	262" ATFW	NONE	Glazing 6.2
7A	70"x80"	32.0	Patio Slider	NORTH ELEV	143" ATFW	NONE	Glazing 32.0
		539.5000					

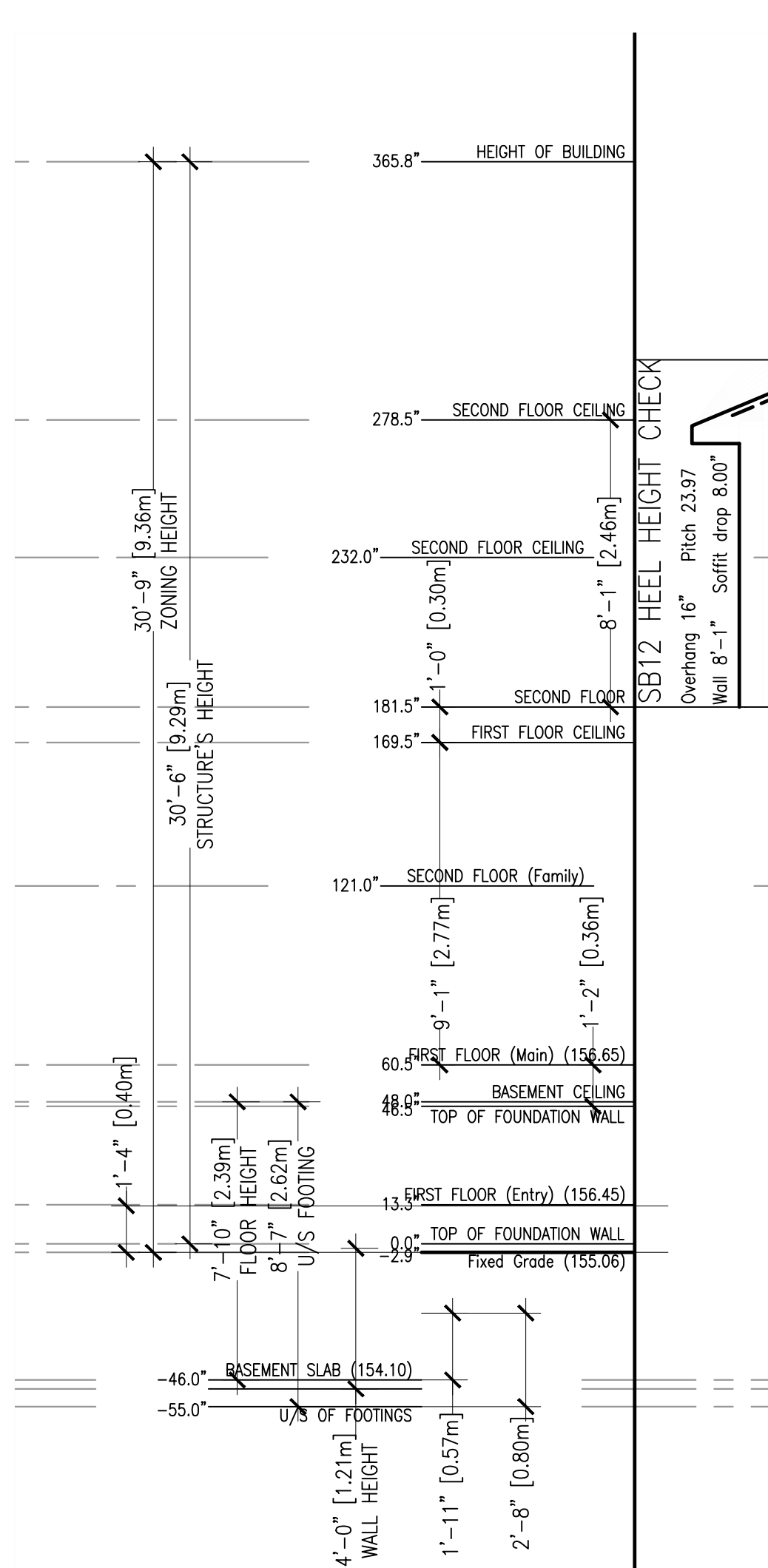


Right Side Elevation
SCALE 1/4" = 1'-0"

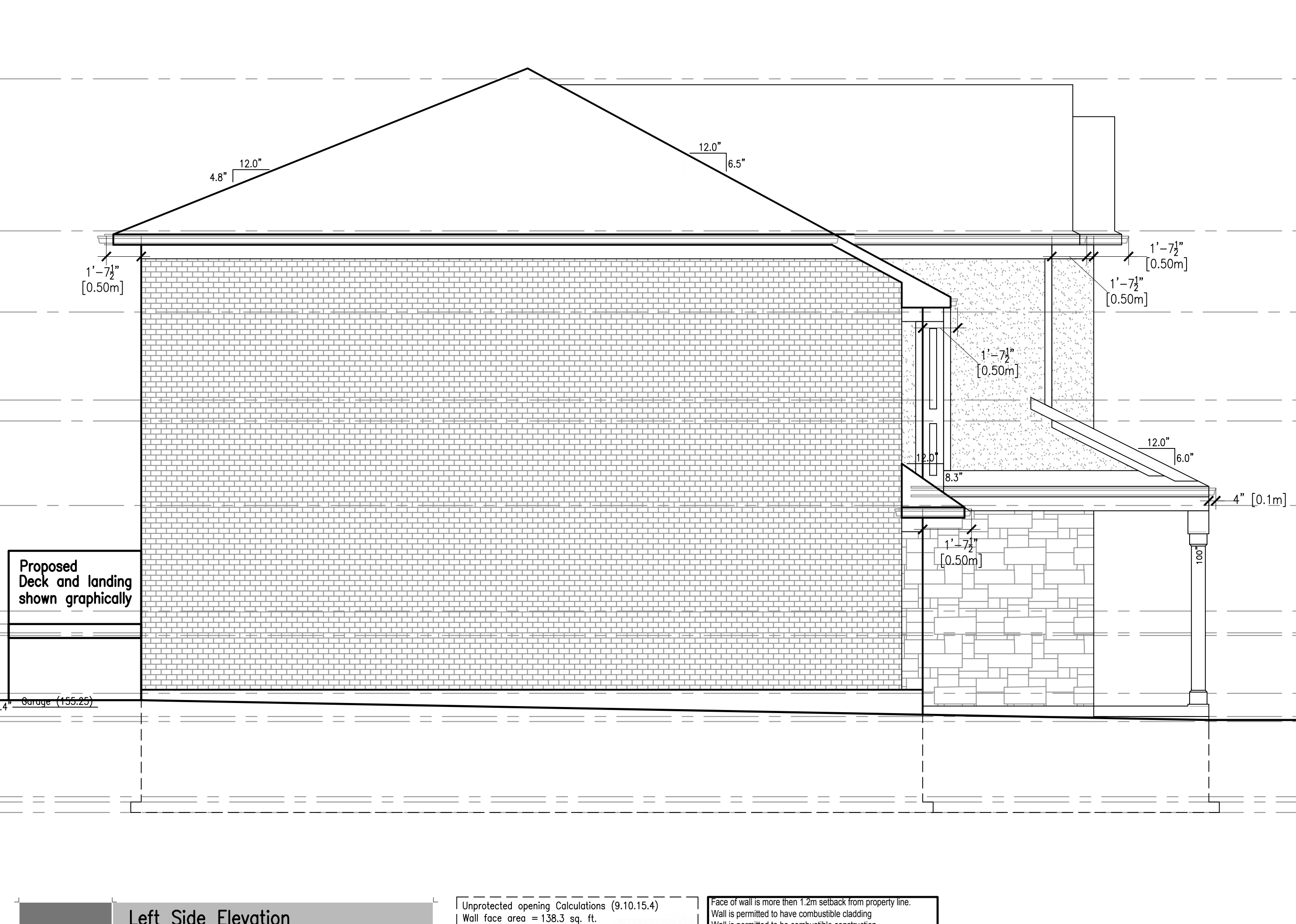
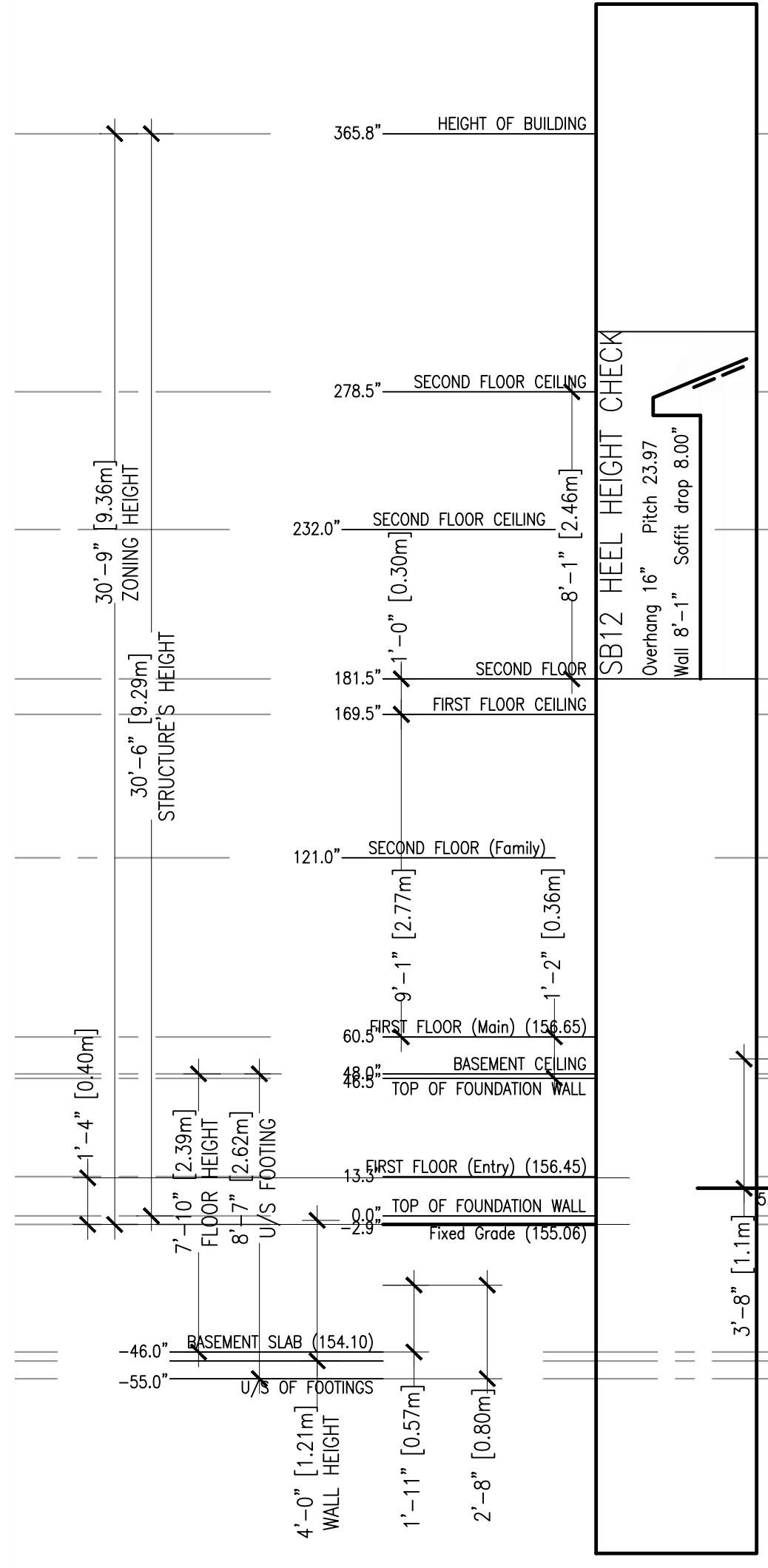
Unprotected opening Calculations (9.10.15.4)
 Wall face area = 138.3 sq. ft.
 Openings = 0.0 sq. ft.
 Percentage = 0.0%
 Max. allowed = 0%
 Wall area assumes smallest amount of wall area regardless of grading conditions. And glazing calculations include entire basement window.

Face of wall is more than 1.2m setback from property line.
 Wall is permitted to have combustible cladding.
 Wall is permitted to be combustible construction.

PROJECT: Stonehaven Lot 3, Burlington Ontario
 PROJECT No: 2020-190
 BCIN No. 28844
 Client: Dawn Victoria Homes
 Classification:
 Original Signature:
 WWW.VCINC.CA
 VIRTUAL CREATIONS INC. (905) 481 1153
 ERIC CANTON BCIN#25135
 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 ELEMENTS SUCH AS ROOF TRUSSES AND ENGINEERED FLOOR JOIST TO VIRTUAL CREATIONS INC. TO REVIEW PRIOR TO FABRICATION. DETERMINE LOCATIONS OF EXISTING SERVICES. INFORM VIRTUAL CREATIONS INC. OF ANY CHANGES, 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.
 ISSUED: 04/04/2021



Rear Elevation
SCALE 1/4" = 1'-0"



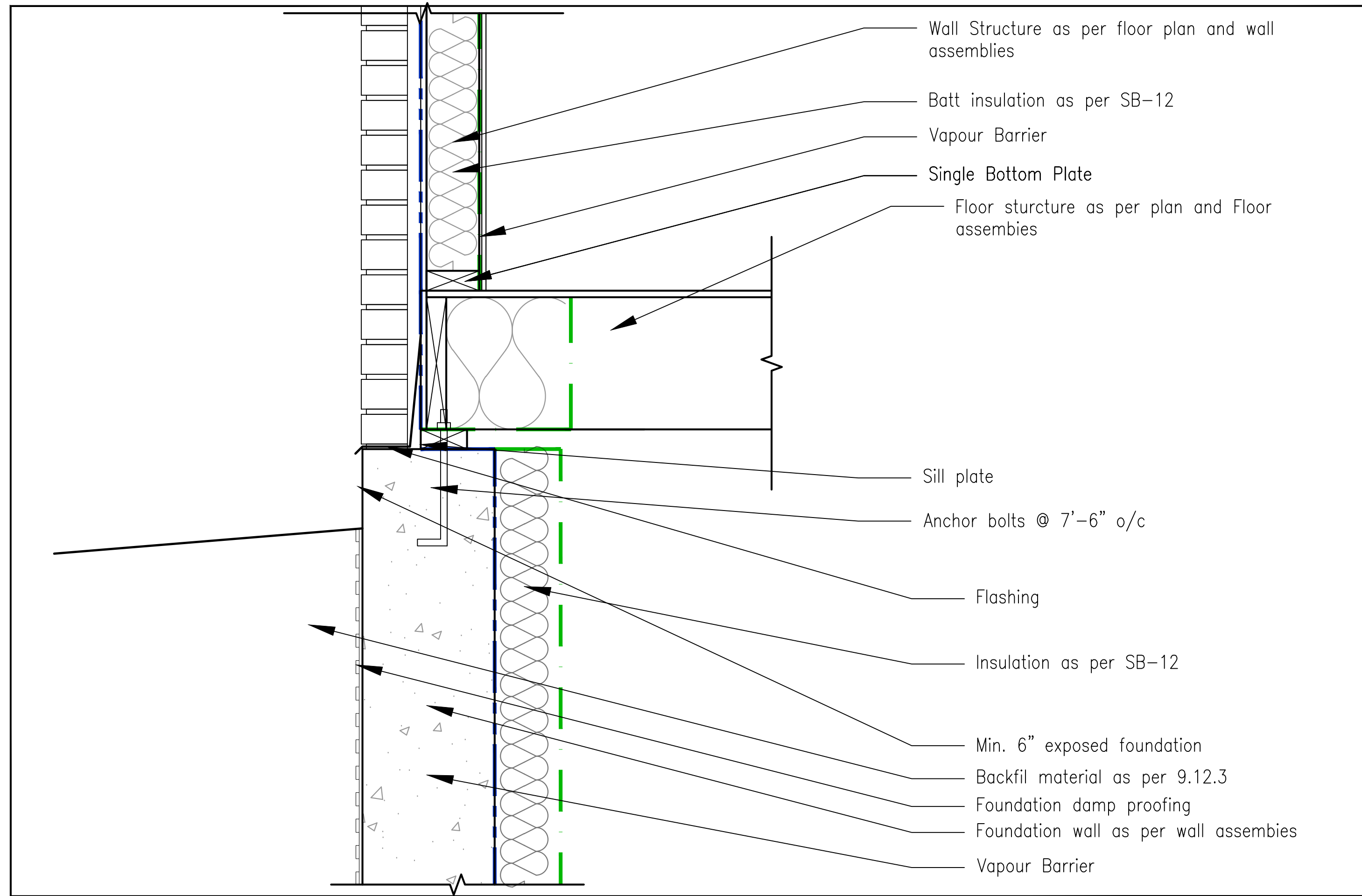
Left Side Elevation
SCALE 1/4" = 1'-0"

Unprotected opening Calculations (9.10.15.4)
Wall face area = 138.3 sq. ft.
Openings = 0.0 sq. ft.
Percentage = 0.0%
Max allowed = 0%
Wall area assumes smallest amount of wall area regardless of grading conditions. Add glazing calculations include entire basement window regardless of the window to below grade or not.

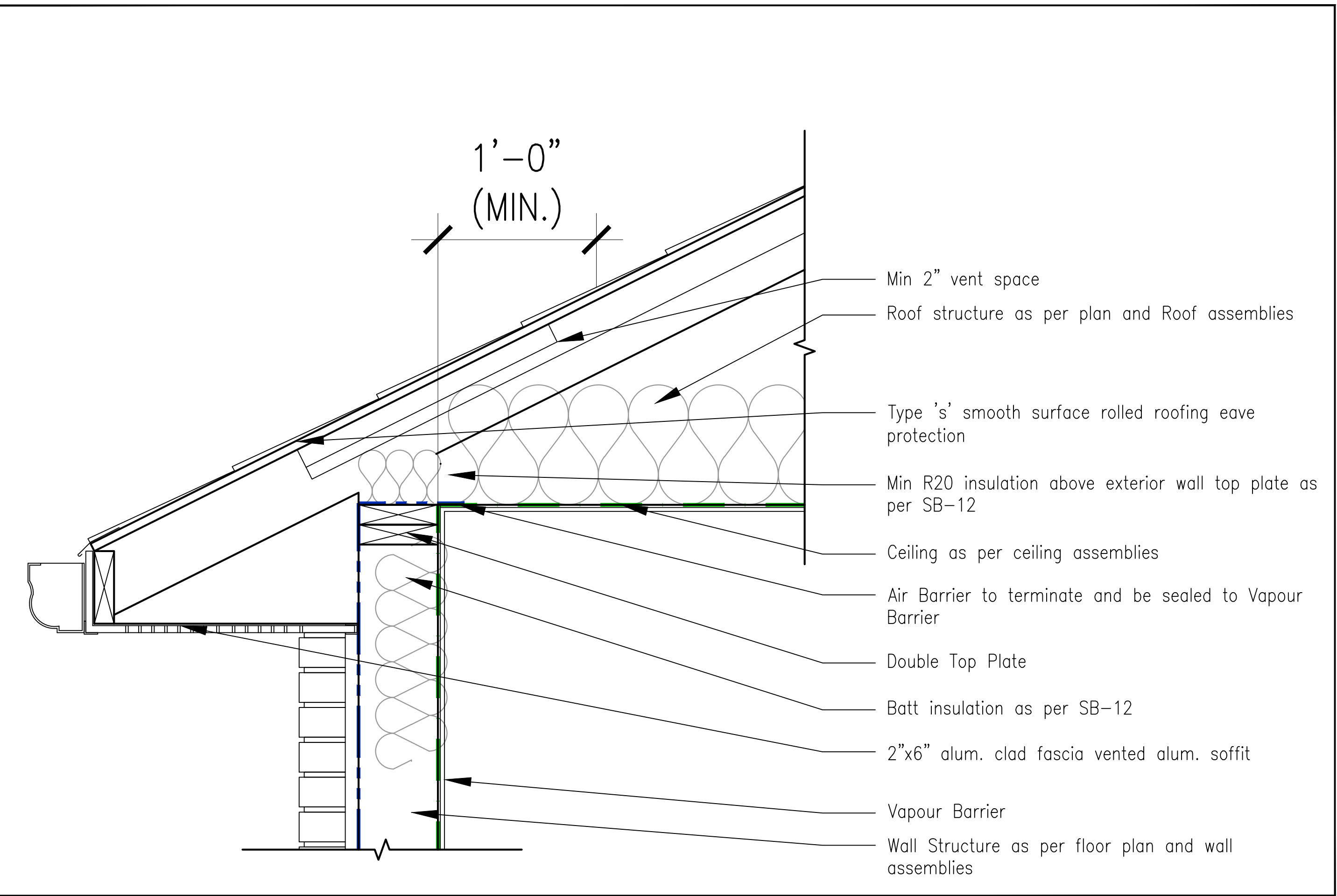
Face of wall is more than 1.2m setback from property line.
Wall is permitted to have combustible cladding.
Wall is permitted to be combustible construction.

Window Schedule							
TAG	SIZE	SB12	OPERATOR	LOCATION	HEIGHT	CRILL	GLAZING
01A	24"x12"	2.0	FIXED	NORTH ELEV	106" AFW	NONE	Glazing 0.7
01B	24"x44"	7.3	FIXED	NORTH ELEV	94" AFW	NONE	Glazing 4.7
02A	60"x12"	5.0	FIXED	NORTH ELEV	106" AFW	NONE	Glazing 2.2
02B	30"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" AFW	NONE	Glazing 6.3
02C	30"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" AFW	NONE	Glazing 6.3
03A	24"x12"	2.0	FIXED	NORTH ELEV	105" AFW	NONE	Glazing 0.7
03B	24"x44"	7.3	FIXED	NORTH ELEV	94" AFW	NONE	Glazing 4.7
04A	20"x12"	1.7	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 0.8
04B	40"x28"	7.8	ARCHED	NORTH ELEV	278" AFW	NONE	Glazing 5.2
04C	20"x12"	1.7	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 0.6
04D	20"x44"	6.1	CASEMENT	NORTH ELEV	250" AFW	NONE	Glazing 3.7
04E	40"x44"	12.2	FIXED	NORTH ELEV	250" AFW	NONE	Glazing 9.0
04F	20"x44"	6.1	CASEMENT	NORTH ELEV	250" AFW	NONE	Glazing 3.7
05A	24"x68"	11.3	CASEMENT	NORTH ELEV	226" AFW	NONE	Glazing 7.7
05B	24"x68"	11.3	FIXED	NORTH ELEV	226" AFW	NONE	Glazing 7.7
05C	24"x68"	11.3	CASEMENT	NORTH ELEV	226" AFW	NONE	Glazing 7.7
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
07B	72"x12"	6.0	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 2.7
08A	24"x12"	2.0	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 0.7
08B	24"x12"	2.0	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 0.7
08C	24"x12"	2.0	FIXED	NORTH ELEV	153" AFW	NONE	Glazing 0.7
08E	24"x68"	11.3	CASEMENT	NORTH ELEV	141" AFW	NONE	Glazing 7.7
08F	24"x68"	11.3	FIXED	NORTH ELEV	141" AFW	NONE	Glazing 7.7
08G	24"x68"	11.3	FIXED	NORTH ELEV	141" AFW	NONE	Glazing 7.7
08H	24"x68"	11.3	CASEMENT	NORTH ELEV	141" AFW	NONE	Glazing 7.7
09A	24"x36"	6.0	CASEMENT	NORTH ELEV	42" AFW	NONE	Glazing 3.7
09B	24"x36"	6.0	FIXED	NORTH ELEV	42" AFW	NONE	Glazing 3.7
09C	24"x36"	6.0	FIXED	NORTH ELEV	42" AFW	NONE	Glazing 3.7
10A	24"x56"	9.3	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 6.2
10B	24"x56"	9.3	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 6.2
10C	24"x56"	9.3	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 6.2
11A	24"x56"	9.3	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 6.2
11B	24"x56"	9.3	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 6.2
11C	24"x56"	9.3	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 6.2
12A	24"x12"	2.0	FIXED	NORTH ELEV	106" AFW	NONE	Glazing 0.7
12B	24"x44"	7.3	FIXED	NORTH ELEV	94" AFW	NONE	Glazing 4.7
13A	60"x12"	5.0	FIXED	NORTH ELEV	105" AFW	NONE	Glazing 2.2
13B	30"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" AFW	NONE	Glazing 6.3
13C	30"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" AFW	NONE	Glazing 6.3
14A	24"x12"	2.0	FIXED	NORTH ELEV	106" AFW	NONE	Glazing 0.7
14B	24"x44"	7.3	FIXED	NORTH ELEV	94" AFW	NONE	Glazing 4.7
15A	24"x68"	11.3	CASEMENT	NORTH ELEV	226" AFW	NONE	Glazing 7.7
15B	24"x68"	11.3	FIXED	NORTH ELEV	226" AFW	NONE	Glazing 7.7
15C	24"x68"	11.3	CASEMENT	NORTH ELEV	226" AFW	NONE	Glazing 7.7
16A	24"x44"	7.3	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 4.7
17A	24"x68"	11.3	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 7.7
17B	24"x68"	11.3	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 7.7
18A	24"x12"	2.0	FIXED	NORTH ELEV	105" AFW	NONE	Glazing 0.7
18B	24"x44"	7.3	FIXED	NORTH ELEV	94" AFW	NONE	Glazing 4.7
19A	60"x12"	5.0	FIXED	NORTH ELEV	106" AFW	NONE	Glazing 2.2
19B	12"x80"	6.7	FIXED	NORTH ELEV	94" AFW	NONE	Glazing 3.1
19C	36"x80"	16.7	3/4 GLAZED	NORTH ELEV	94" AFW	NONE	Glazing 9.0
19D	12"x80"	6.7	FIXED	NORTH ELEV	94" AFW	NONE	Glazing 3.1
20A	24"x12"	2.0	FIXED	NORTH ELEV	105" AFW	NONE	Glazing 0.7
20B	24"x44"	7.3	FIXED	NORTH ELEV	94" AFW	NONE	Glazing 4.7
22A	24"x68"	11.3	CASEMENT	NORTH ELEV	225" AFW	NONE	Glazing 7.7
22B	24"x68"	11.3	FIXED	NORTH ELEV	225" AFW	NONE	Glazing 7.7
22C	24"x68"	11.3	CASEMENT	NORTH ELEV	225" AFW	NONE	Glazing 7.7
23A	24"x56"	9.3	CASEMENT	NORTH ELEV	262" AFW	NONE	Glazing 6.2
23B	24"x56"	9.3	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 6.2
23C	24"x56"	9.3	FIXED	NORTH ELEV	262" AFW	NONE	Glazing 6.2
7A	70"x80"	32.0	Patio Slider	NORTH ELEV	143" AFW	NONE	Glazing 32.0
		539.5000					

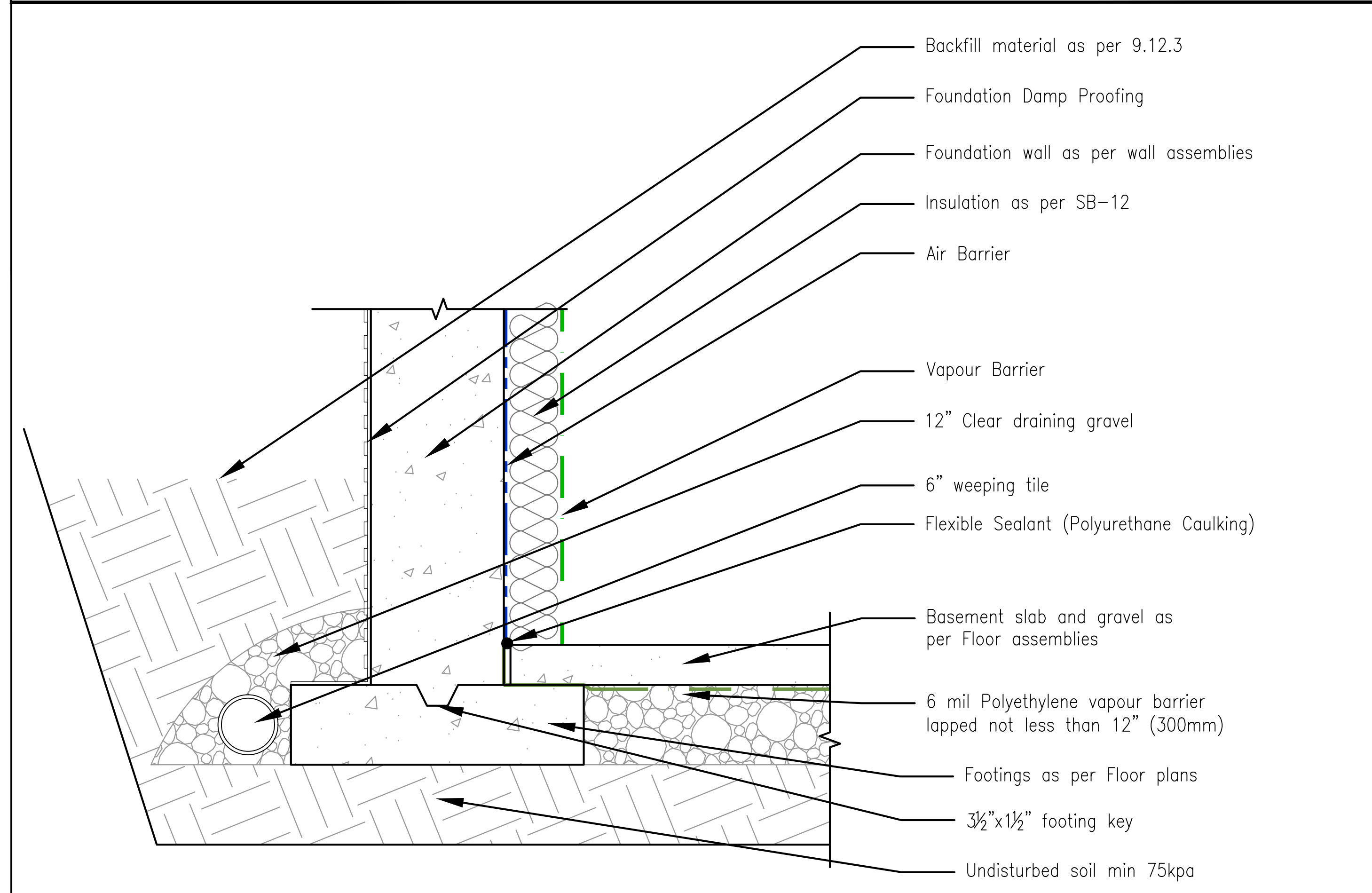
PROJECT: Stonehaven Lot 3, Burlington Ontario
 PROJECT No: 2020-150
 BCIN No. 28844
 Client: Dawn Victoria Homes
 Classification:
 Original Signature: *[Signature]*
 WWW.VCINC.CA
 VIRTUAL CREATIONS INC. (905) 481 1153
 ERIC CANTON BCIN#25155
 ISSUED: 04/04/2021



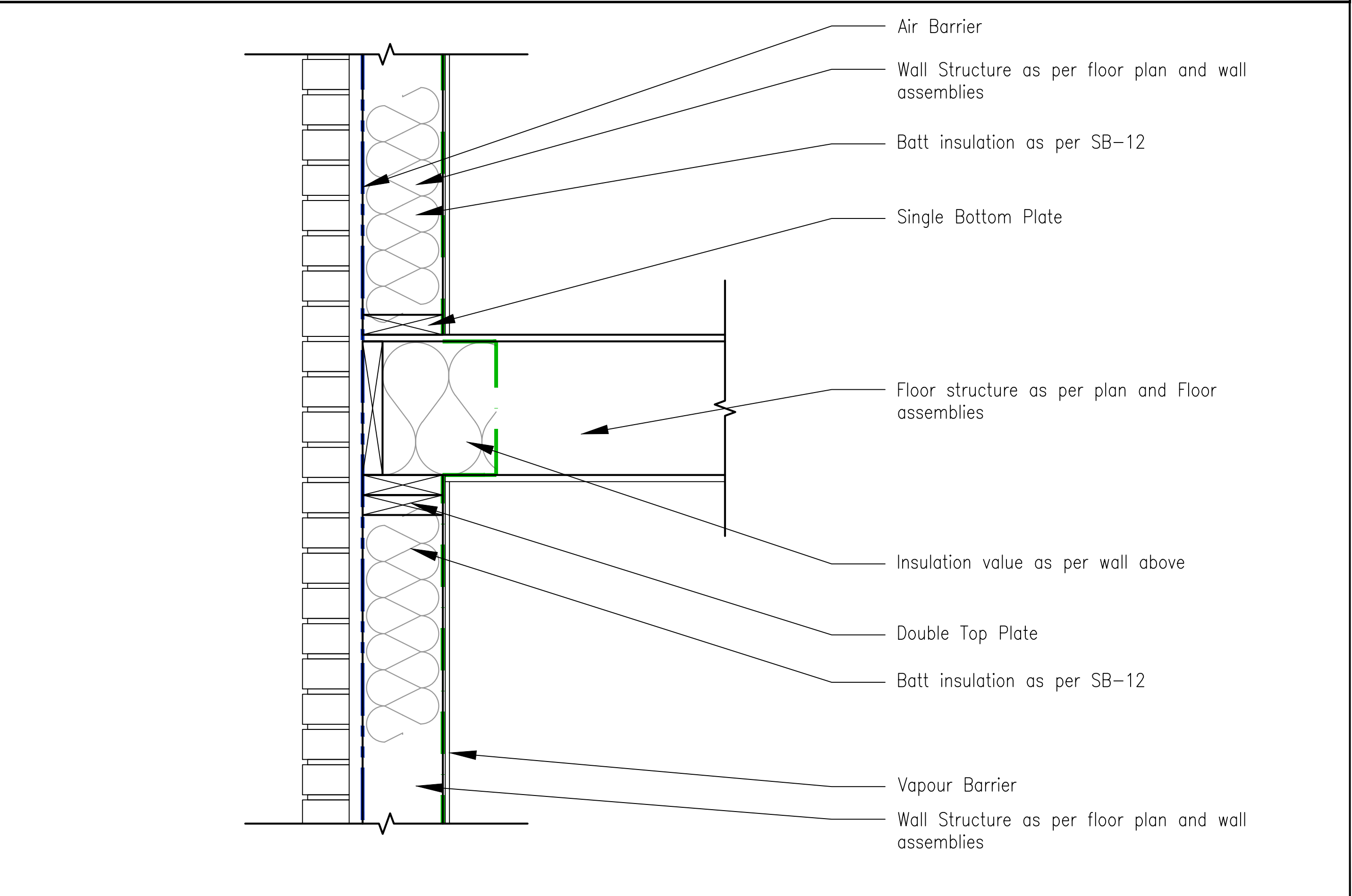
FOUNDATION WALL TO FIRST FLOOR CONNECTION



FLOOR TO ROOF CONNECTION

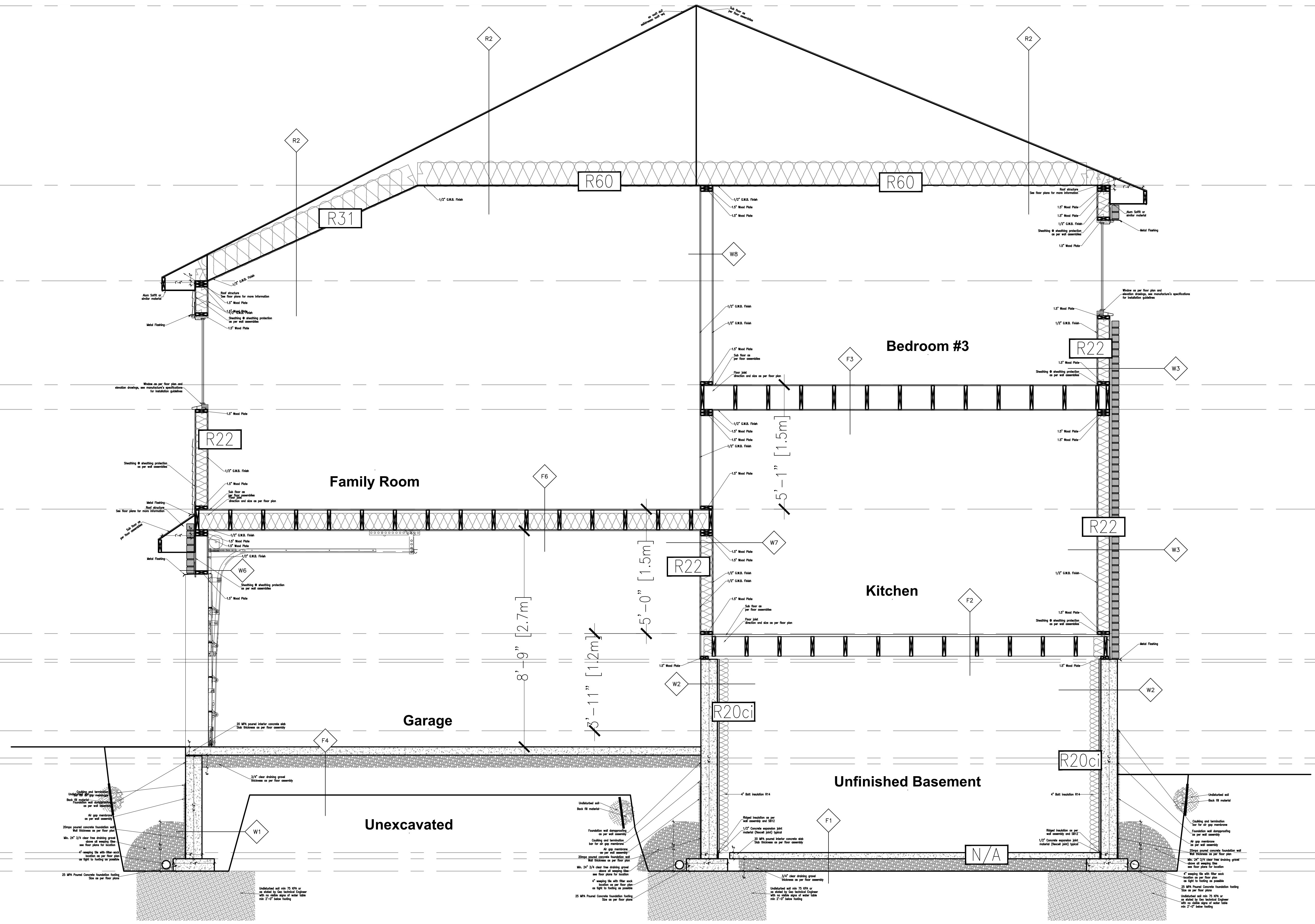


FOOTING TO FOUNDATION WALL CONNECTION



WALL TO FLOOR CONNECTION

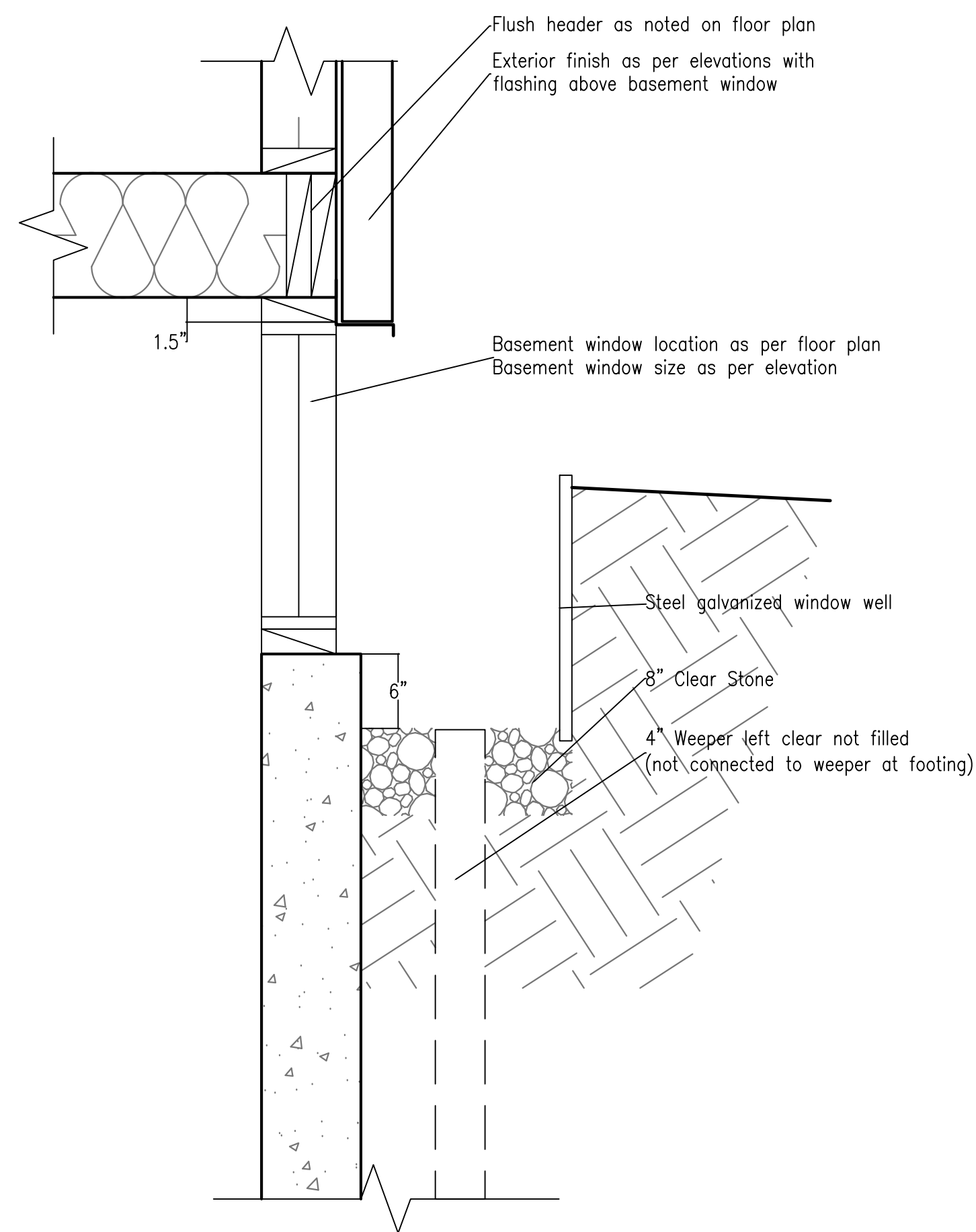
VIRTUAL CREATIONS INC. PROJECT No: 2020-560
 (905) 481-1153 BCIN No. **28844**
 Client: Dawn Victoria Homes
 Classification:
 Original Signature: *ELF*
WWW.VCINC.CA
 PROJECT: Stonehaven Lot 3, Burlington Ontario
 ISSUED: 04/04/2021
 AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING 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 MAKE THE NECESSARY ADJUSTMENTS TO THE DRAWINGS TO REFLECT THE ACTUAL CONDITIONS. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. 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.



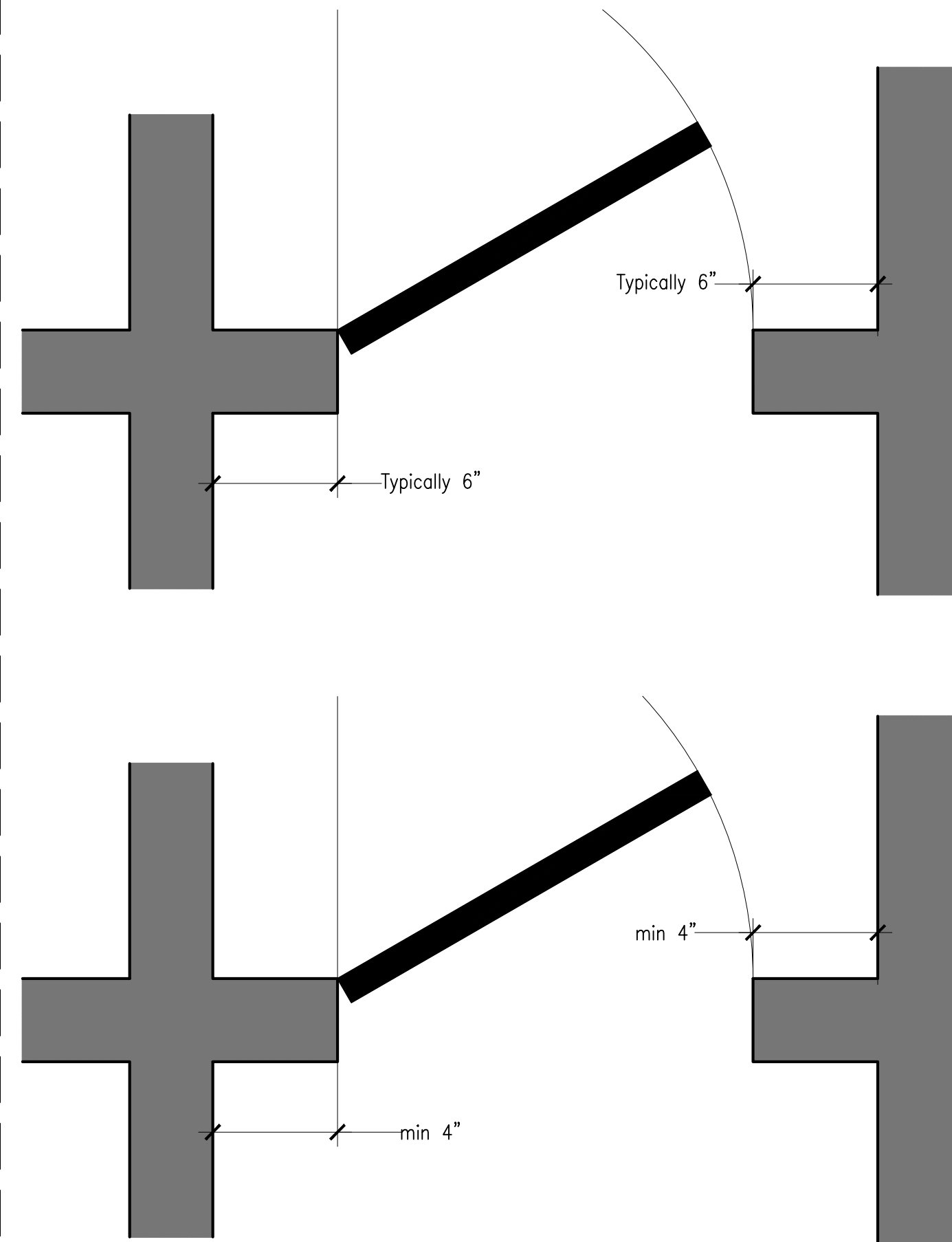
S1 Section
 V01 SCALE 1/2" = 1'-0"

THE COURTLAND (Lot 03) (#2445)

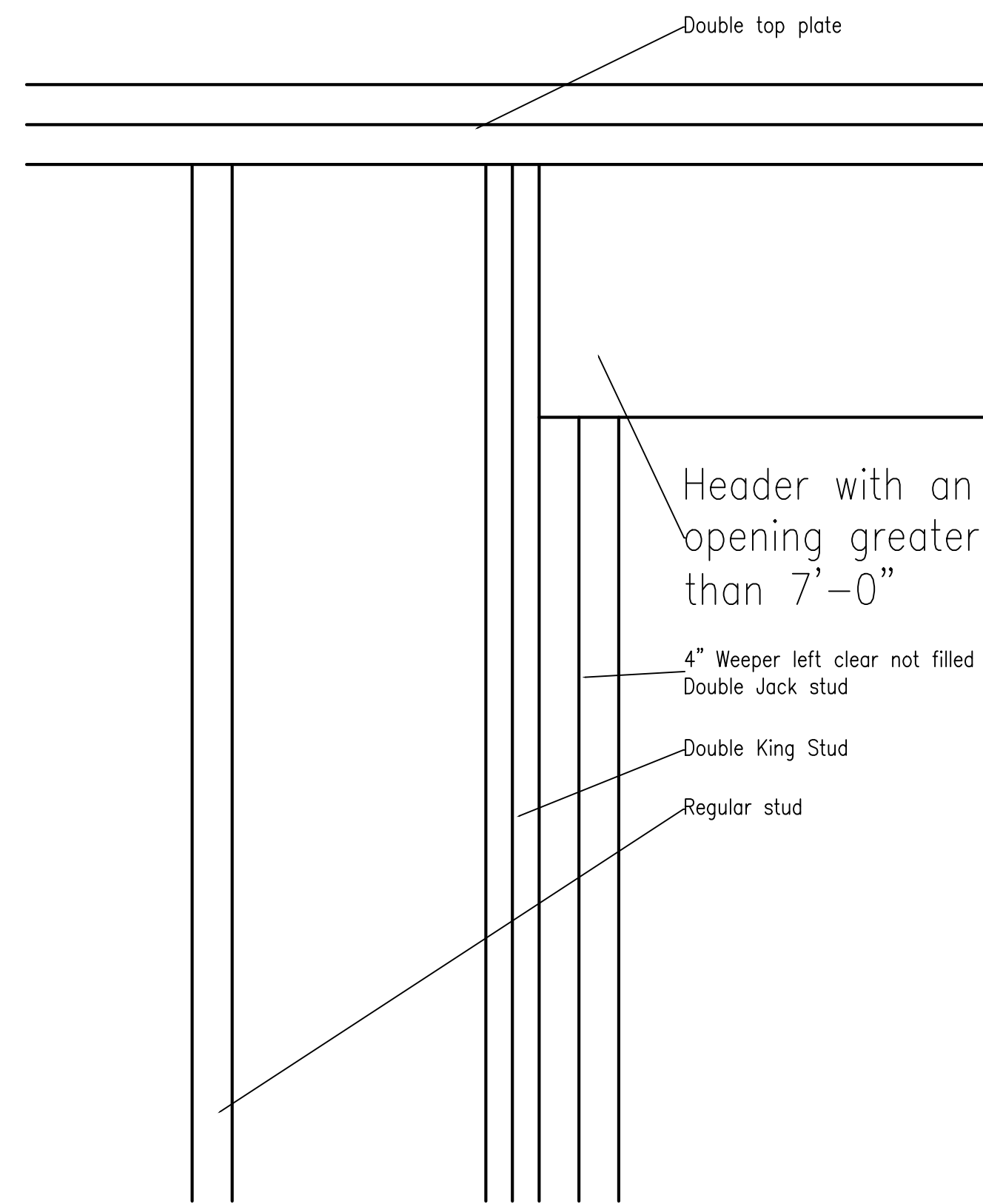
PROJECT: Stonehaven Lot 3, Burlington Ontario
 CLIENT: Dawn Victoria Homes
 CLASSIFICATION: Residential
 ORIGINAL SIGNATURE: *[Signature]*
 WWW.VCINC.CA
 VIRTUAL CREATIONS INC. PROJECT No: 2020-150
 BCIN No. 28844
 ERIC CANTON BCIN#25135
 (905) 481-1153
 AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS 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 WITH THE ARCHITECT, THE CLIENT, AND THE CONTRACTOR, IT IS THE INTENTION OF VIRTUAL CREATIONS INC. TO REVIEW PROJECTIONS OF EXISTING BUILDINGS AND TO DETERMINE LOCATIONS OF EXISTING SERVICES. VIRTUAL CREATIONS INC. IS NOT RESPONSIBLE FOR ANY CHANGES, 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.
 ISSUED: 04/04/2021



Basement Window Detail
Not to any scale

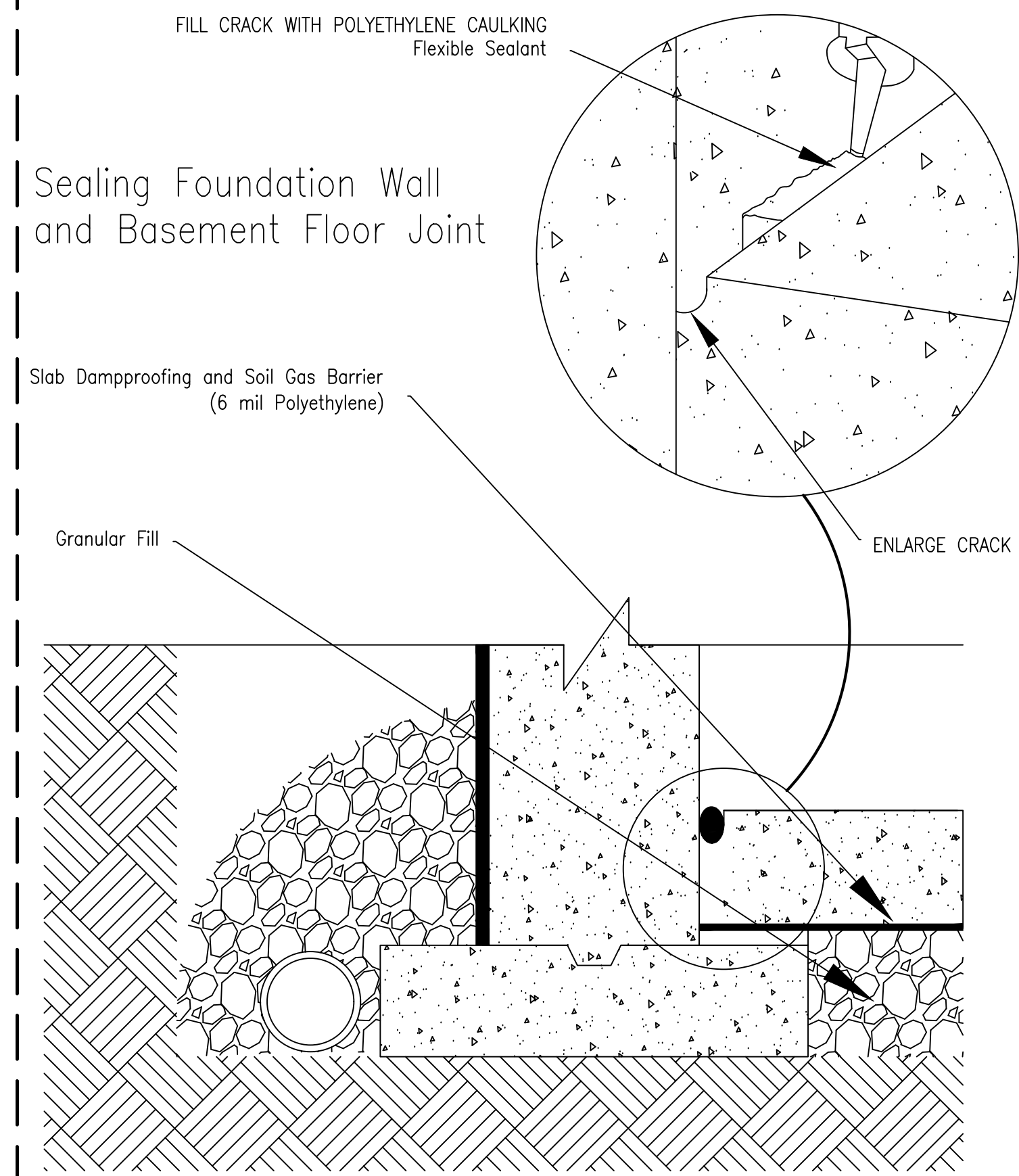


Door Jam spacing
Not to any scale



Jack and King Stud requirements
Not to any scale

Radon Gas Barrier – Option 2



Proper surface preparation is critical for a good seal, follow caulking manufacture's instructions.
Dampproofing and soil gas control at foundation walls, floor junctions with solid walls.

Radon Gas Mitigation Requirements
Not to any scale

THE COURTLAND (Lot 03) (#2445)

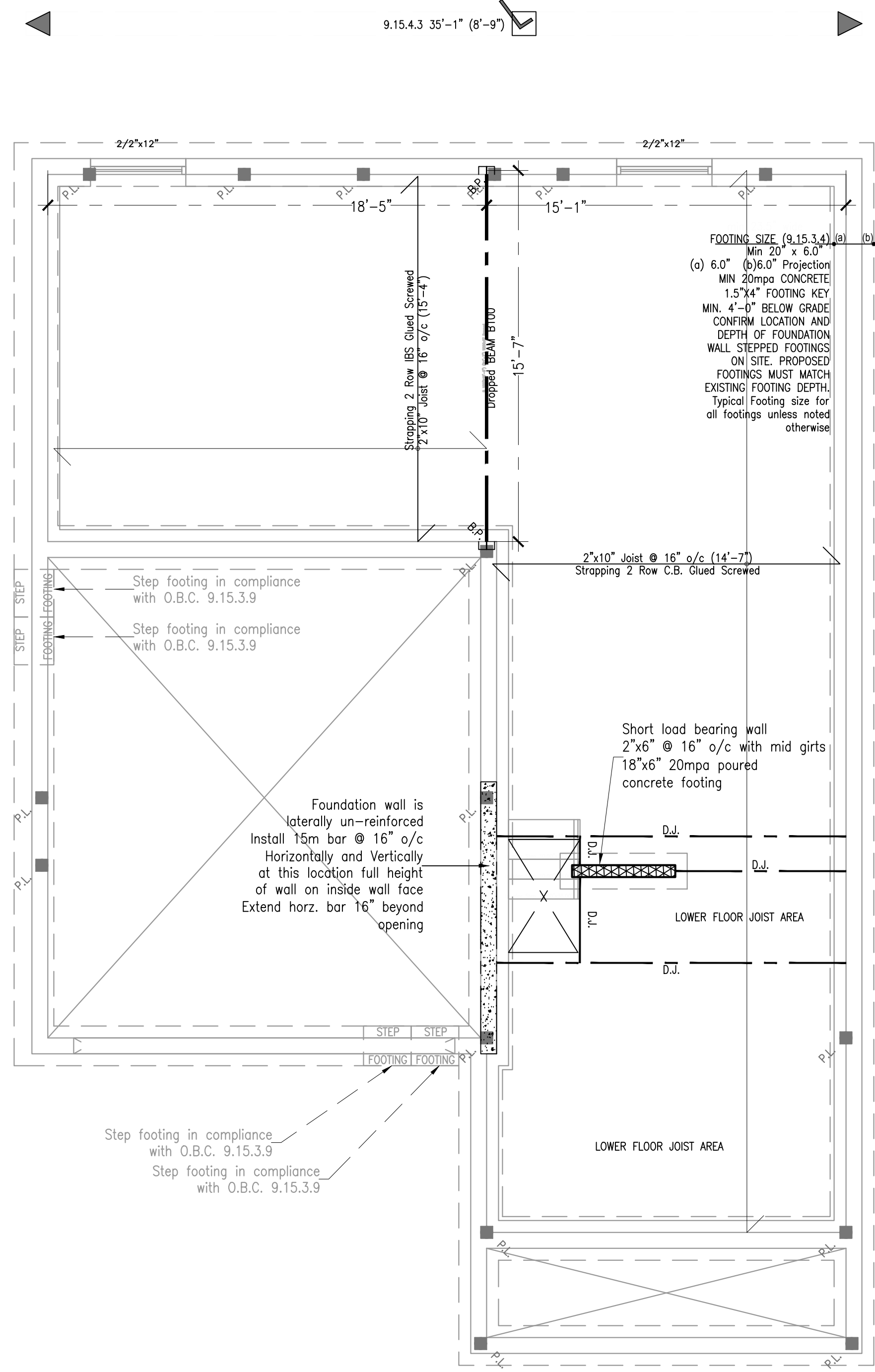
BUILDING INFORMATION

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			
		W200x42	W8x28						
		W200x46	W8x31						
		W200x59	W8x40						

Beam Schedule

Floor	No	Size	Condition	Length	Support
B	100	W200x27	Dropped	15'-7"	3'-3"
F	102	3/2"x8"	Dropped	5'-5"	3'-3"
F	104	3/2"x8"	Dropped	5'-5"	3'-3"
F	103	3/2"x8"	Dropped	14'-3"	3'-3"
F	100	W200x27	Dropped	15'-6"	3'-3"
F	101	W200x42	Dropped	18'-5"	3'-3"
R	101	Girder truss	Flush	35'-11"	3'-3"
R	103	Girder truss	Flush	18'-5"	3'-3"
R	104	Girder truss	Flush	14'-7"	3'-3"
R	102	Girder truss	Flush	28'-11"	3'-3"
R	100	Girder truss	Flush	36'-2"	3'-3"



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

PROJECT: Stonehaven Lot 3, Burlington Ontario

VIRTUAL CREATIONS INC. PROJECT No: 288444
 (905) 481-1153 BCIN No. 288444 Client: Dawn Victoria Homes Classification: **SMALL BUILDINGS**
 ERIC CANTON BCIN# 25135 Original Signature: *[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 THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION AND ACCESS TO ALL AREAS OF THE PROPERTY, THE DRAWINGS WILL BE REVISED TO REFLECT THE ACTUAL CONDITIONS. VIRTUAL CREATIONS INC. IS NOT RESPONSIBLE FOR ANY CHANGES, 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.

ISSUED: Mar 04 2021

THE COURTLAND (Lot 03) (#2445)

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						

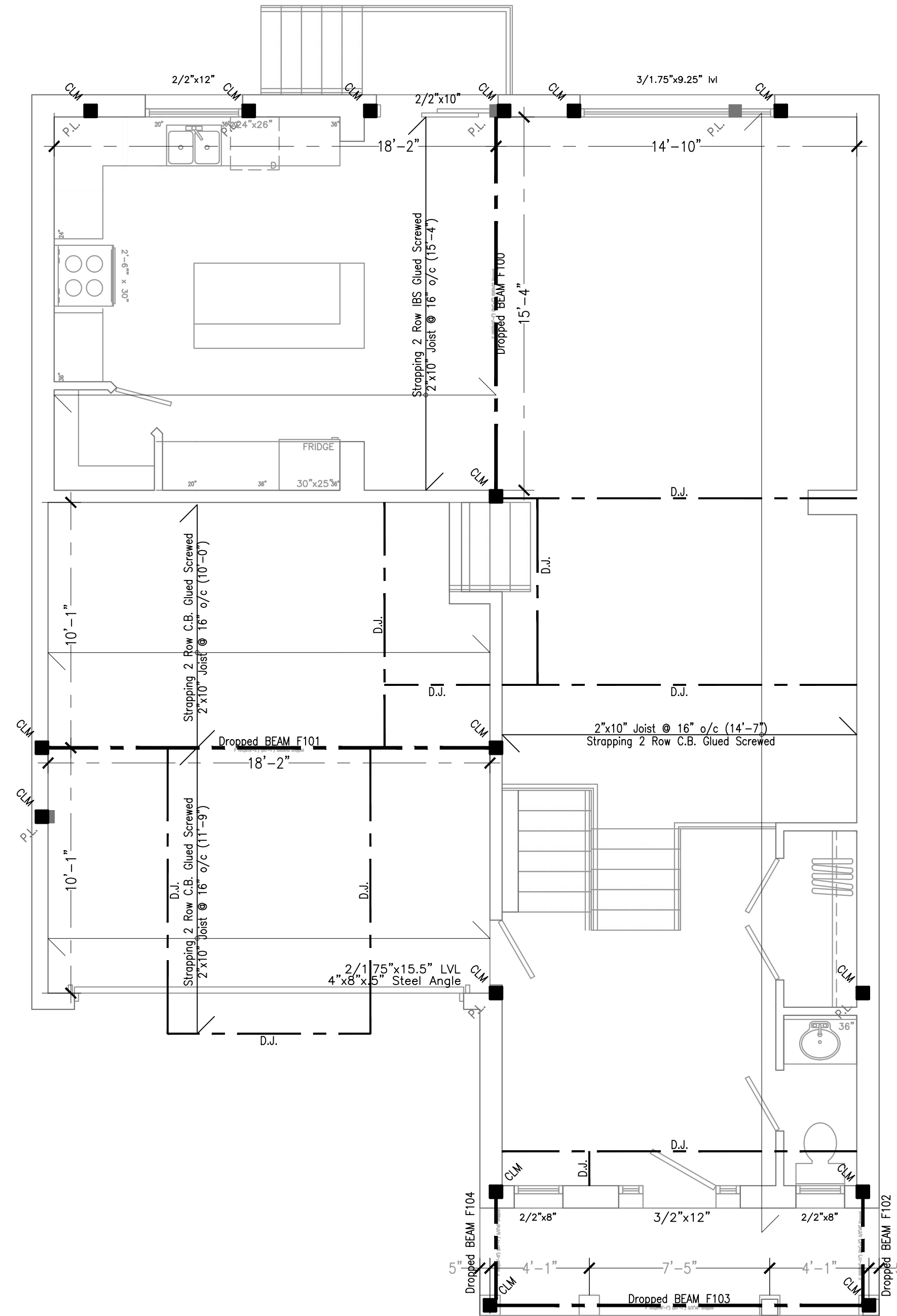
Beam Schedule

Beam Schedule

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R	104	Girder truss	Flush	14'-7"	3'-3"
R	102	Girder truss	Flush	28'-11"	3'-3"
K	100	Girder truss	Flush	36'-2"	3'-3"

Pad Footing Schedule

Information Not Required



First Floor Plan (1067.98 Sq. Ft.)
SCALE 1/4" = 1'-0"

PROJECT: Stonehaven Lot 3, Burlington Ontario

PROJECT No: 2020-050

INC. BCIN No. 28844

(905) 481-1153

ERIC CANTON BCIN# 25135

Client: Dawn Victoria Homes

Classification:

Original Signature: *ELJ*

SMALL BUILDINGS

WWW.VCINC.CA

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ISSUED: Mar 04 2021

BUILDING INFORMATION

Metric to Imperial Steel Beam Converting

Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial
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W150x30	W6x20	W200x31	W8x21	W250x33	W10x22	W310x60	W12x40		
W150x37	W6x25	W200x36	W8x24	W250x38	W10x29	W310x67	W12x45		
		W200x42	W8x28						
		W200x46	W8x31						
		W200x59	W8x40						

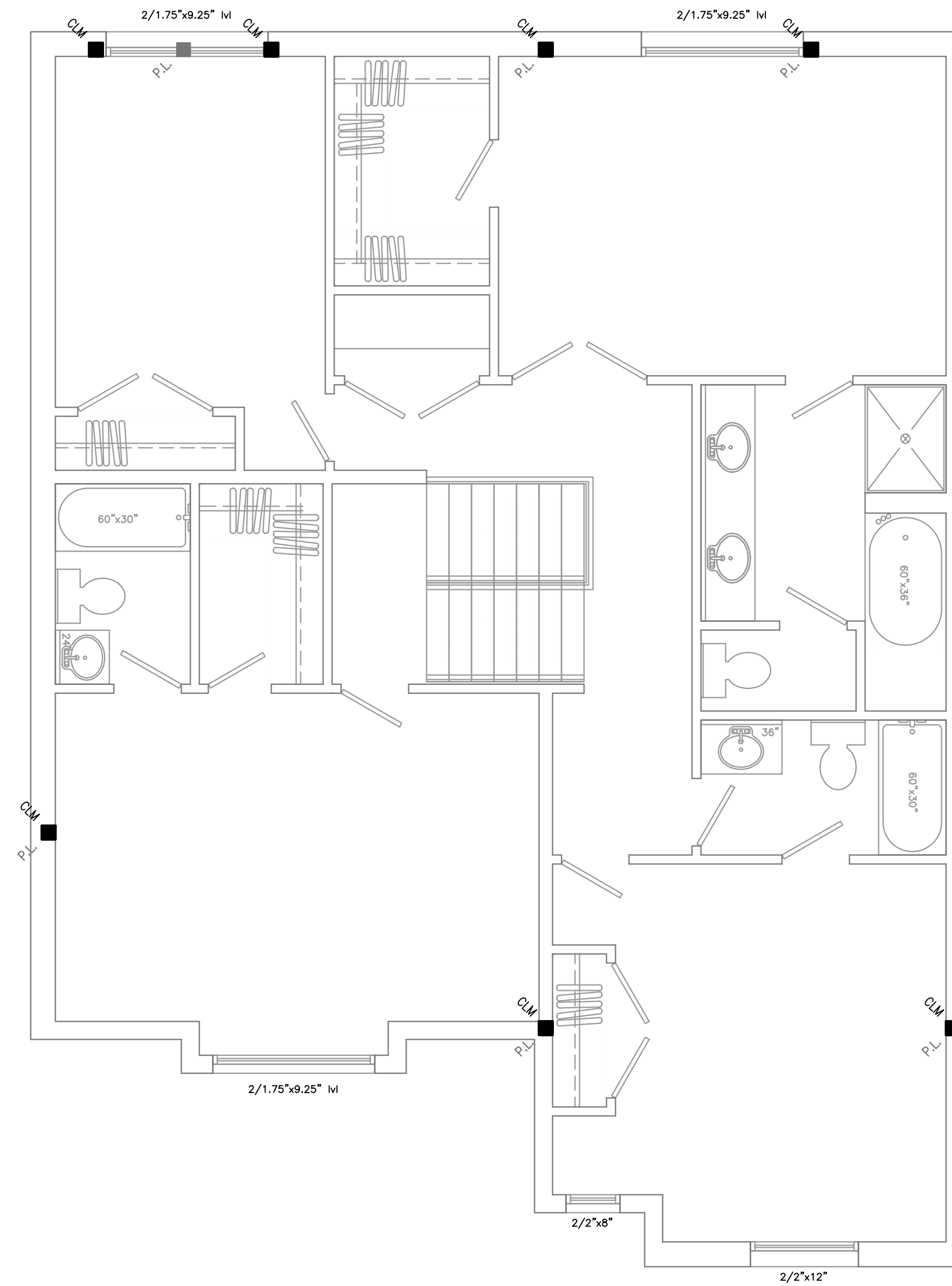
Beam Schedule

Beam Schedule

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Pad Footing Schedule

Information Not Required



Second Floor Plan (1472.36 Sq. Ft.)
SCALE 1/4" = 1'-0"

PROJECT: Stonehaven Lot 3, Burlington Ontario

PROJECT No: 2020-050

INC. (905) 481-1153

BCIN No. 28844

ERIC CANTON BCIN# 25135

SMALL BUILDINGS

Client: Dawn Victoria Homes

Classification:

Original Signature: *[Signature]*

WWW.VCINC.CA

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ISSUED: Mar 04 2021

BUILDING INFORMATION

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W150x37	W6x25	W200x36	W8x24	W250x38	W10x29	W310x67	W12x45		
		W200x42	W8x28						
		W200x46	W8x31						
		W200x59	W8x40						

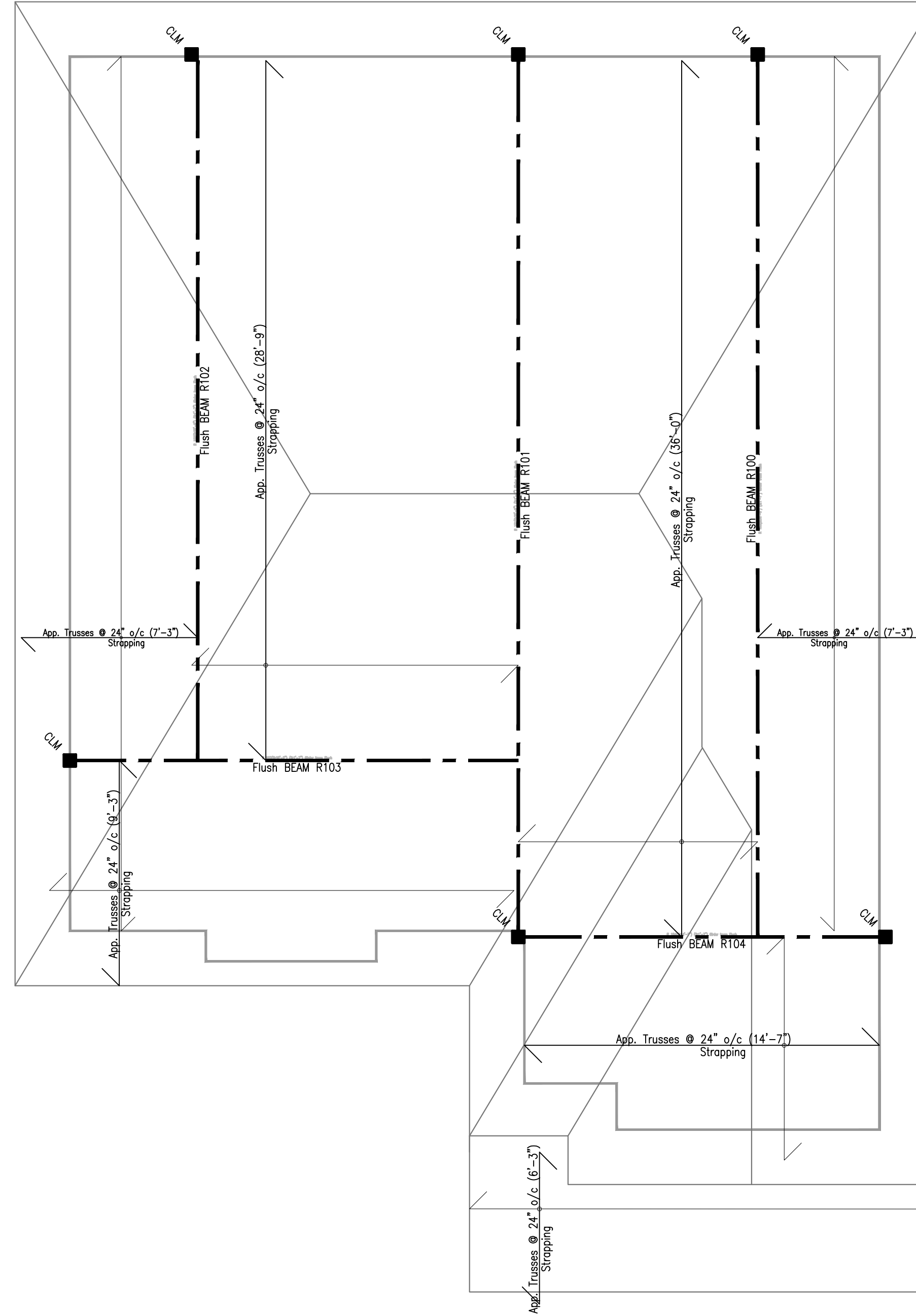
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Pad Footing Schedule

Information Not Required



Second Floor Plan (1472.36 Sq. Ft.)

SCALE 1/4" = 1'-0"

PROJECT: Stonehaven Lot 3, Burlington Ontario

VIRTUAL CREATIONS INC. BCIN No. 28844

ERIC CANTON BCIN#25135

SMALL BUILDINGS Classification: *ELT*

Original Signature: *ELT*

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ISSUED: Mar 04 2021

THE COURTLAND (Lot 03) (#2445)