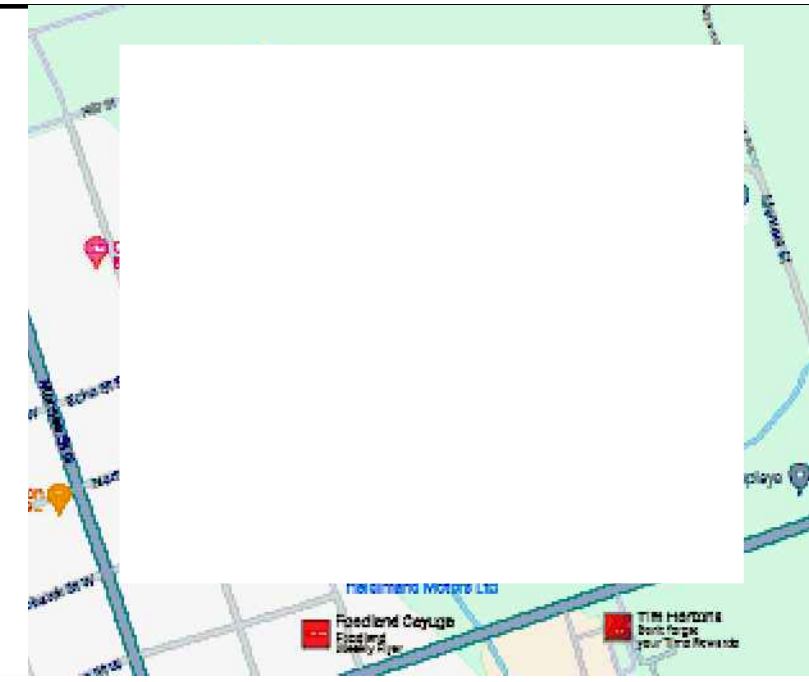


# PROJECT INFORMATION

## Project Information:

2024-017



ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE REGULATIONS

This drawing set has been prepared under the O. Reg 332/12 Ontario Building Code 1992 Amendment Jan 1 2020

CONSTRUCTION NOTES:  
ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE ONTARIO BUILDING CODE REGULATIONS.  
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.

2.	Issued to Consultants	2024.06.03	E.C.
1.	Issued for Client review	2024.05.24	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		1.4 W/m <sup>2</sup> ·K (0.25 Btu/h-ft <sup>2</sup> ·°F) OR 29 ER	96%	75%	.8	42%

### SB12 Schedule

**SB-12 2.1. METHODS FOR ACHIEVING ENERGY EFFICIENCY COMPLIANCE (CONCLUSION)**  
 TOTAL WALL AREA = 2313.22 Sq. Ft. TOTAL DOOR GLAZING AREA = 0.00 Sq. Ft.  
 TOTAL RSO AREA (NOT INCLUDING BASEMENT WINDOWS) = 498.90 Sq. Ft.  
 TOTAL PERCENTAGE = 21.57%  
 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 = 254.2'  
 WALL HEIGHT FROM GRADE TO CEILING = 9.1'  
 TOTAL WALL AREA = 2313.22 Sq. Ft.

# BUILDING INFORMATION

## Area Calculations

Total Building Area	4147.58 Sq. Ft. (385.31 Sq. m.)
Unfinished Basement Area	2276.29 Sq. Ft. (211.47 Sq. m.)
Proposed First Floor Area	2594.28 Sq. Ft. (241.01 Sq. m.)
Garage Area	889.69 Sq. Ft. (82.65 Sq. m.)
Porch Area	63.33 Sq. Ft. (5.88 Sq. m.)
Deck Area	465.33 Sq. Ft. (43.23 Sq. m.)
Patio Area	134.94 Sq. Ft. (12.54 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		0.00
4 Clothes washer	1/2	1.4		1.40
5 Dishwasher, domestic	3/8	1.4		1.40
6 Hose bibb (1/2")	1/2	2.5		0.00
7 Lavatory	3/8	0.7		4.20
8 Shower head	1/2	1.4		0.00
9 Shower, spray, multi-head, fixture unit per head	**	1.4		
10 Sink, bar	3/8	1		1.00
11 Sink, kitchen, domestic	3/8	1.4		1.40
12 Sink, laundry (1 or 2 compartments)	3/8	1.4		1.40
13 Water closet, 6 LPF or less with flush tank	3/8	2.2		8.80
14 Other:				19.60 1.00"

## Room Schedule

See plans for additional information

# BUILDING INFORMATION

## Metric to Imperial Steel Beam Converting

Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial
W150x22	W6x15	W200x27	W8x18	W250x22	W10x15	W310x39	W12x26	W360x57	W14x38
W150x30	W6x25	W200x36	W8x24	W250x33	W10x22	W310x60	W12x40	W360x67	W14x45
W150x37	W6x30	W200x42	W8x28	W250x38	W10x26	W310x67	W12x45		
		W200x46	W8x31						
		W200x59	W8x40						

## Beam Schedule

Floor	No	Size	Condition	Length	Support
B	100	W200x36	Dropped	16'-3"	3'-3"
B	101	W200x36	Dropped	14'-3"	3'-3"
B	102	W200x36	Dropped	19'-1 1/2"	3'-3"
B	103	W200x36	Dropped	19'-1 1/2"	3'-3"
B	104	W200x36	Dropped	15'-3"	3'-3"
B	105	W200x36	Dropped	17'-0 15/16"	3'-3"
F	100	LVL by Other	Dropped	15'-6"	3'-3"
F	101	LVL by Other	Dropped	11'-1"	3'-3"
F	102	LVL by Other	Dropped	12'-10"	3'-3"
F	103	LVL by Other	Dropped	11'-1"	3'-3"
F	104	LVL by Other	Dropped	8'-0"	3'-3"
F	105	LVL by Other	Dropped	8'-0"	3'-3"
F	106	LVL by Other	Dropped	12'-0"	3'-3"
F	107	LVL by Other	Dropped	6'-0"	3'-3"
F	108	3/2 x8"	Dropped	4'-6"	3'-3"
F	109	3/2 x8"	Dropped	4'-6"	3'-3"

## Pad Footing Schedule

PAD Design No.	PADSIZE	Concrete (poured on undisturbed soil)	Plate (top plate or equal to the width of beam)	Column (steel column)	Floor load (LB/Sq.)	Snow load (LB/Sq.)	Bearing (LB/Sq.)
Pad 1	42" x 41.9" x 16.9"	MIN 20mpa concrete	MIN 8"x8"x1/2"	MIN 3"x3/16"	72.5	0	1567.5
Pad 2	44" x 44.3" x 18.2"	MIN 20mpa concrete	MIN 8"x8"x1/2"	MIN 3"x3/16"	72.5	0	1567.5
Pad 3	44" x 43.5" x 17.8"	MIN 20mpa concrete	MIN 8"x8"x1/2"	MIN 3"x3/16"	72.5	0	1567.5

## Window and Door Schedule

TAG	SIZE	SB12	OPERATOR	LOCATION	HEIGHT	GRILL	GLAZING
01A	60"x24"	10.0	FIXED	NORTH ELEV	89" A1FW	NONE	Glazing 6.7
02A	24"x72"	12.0	FIXED	NORTH ELEV	89" A1FW	NONE	Glazing 8.2
03A	24"x72"	12.0	CASEMENT	NORTH ELEV	89" A1FW	NONE	Glazing 8.2
04A	42"x92"	16.7	FULL GLAZED	NORTH ELEV	89" A1FW	NONE	Glazing 13.9
05A	42"x20"	5.8	FIXED	NORTH ELEV	138" A1FW	NONE	Glazing 3.5
06A	24"x72"	12.0	FIXED	NORTH ELEV	89" A1FW	NONE	Glazing 8.2
07A	24"x72"	12.0	CASEMENT	NORTH ELEV	89" A1FW	NONE	Glazing 8.2
08A	24"x72"	12.0	CASEMENT	NORTH ELEV	89" A1FW	NONE	Glazing 8.2
08A	24"x72"	12.0	FIXED	NORTH ELEV	89" A1FW	NONE	Glazing 8.2
08A	24"x72"	12.0	FIXED	NORTH ELEV	89" A1FW	NONE	Glazing 8.2
08A	24"x72"	12.0	FIXED	NORTH ELEV	89" A1FW	NONE	Glazing 8.2
09A	24"x72"	12.0	CASEMENT	NORTH ELEV	89" A1FW	NONE	Glazing 8.2
10A	36"x92"	16.7	1/2 GLAZED	NORTH ELEV	70" A1FW	NONE	Glazing 10.7
11A	36"x72"	18.0	CASEMENT	NORTH ELEV	89" A1FW	NONE	Glazing 13.7
11A	36"x72"	18.0	FIXED	NORTH ELEV	89" A1FW	NONE	Glazing 13.7
12A	48"x24"	8.0	AWNING	NORTH ELEV	-22" A1FW	NONE	Glazing 5.2
13A	24"x60"	10.0	CASEMENT	NORTH ELEV	89" A1FW	NONE	Glazing 6.7
13A	24"x60"	10.0	FIXED	NORTH ELEV	89" A1FW	NONE	Glazing 6.7
14A	36"x72"	18.0	CASEMENT	NORTH ELEV	89" A1FW	NONE	Glazing 13.7
14A	36"x72"	18.0	FIXED	NORTH ELEV	89" A1FW	NONE	Glazing 13.7
15A	48"x24"	8.0	AWNING	NORTH ELEV	-22" A1FW	NONE	Glazing 5.2
16A	24"x48"	8.0	CASEMENT	NORTH ELEV	89" A1FW	NONE	Glazing 5.2
16A	24"x48"	8.0	FIXED	NORTH ELEV	89" A1FW	NONE	Glazing 5.2
17A	144"x92"	80.3	Patio Slider	NORTH ELEV	91" A1FW	NONE	Glazing 80.3
18A	96"x92"	52.3	Patio Slider	NORTH ELEV	91" A1FW	NONE	Glazing 52.3
19A	96"x92"	52.3	Patio Slider	NORTH ELEV	91" A1FW	NONE	Glazing 52.3
20A	72"x24"	12.0	AWNING	NORTH ELEV	89" A1FW	NONE	Glazing 8.2
21A	48"x24"	8.0	AWNING	NORTH ELEV	-22" A1FW	NONE	Glazing 5.2
22A	24"x56"	9.3	CASEMENT	NORTH ELEV	89" A1FW	NONE	Glazing 6.2
23A	24"x56"	9.3	CASEMENT	NORTH ELEV	89" A1FW	NONE	Glazing 6.2
24A	48"x24"	8.0	AWNING	NORTH ELEV	-22" A1FW	NONE	Glazing 5.2
25A	36"x24"	6.0	AWNING	NORTH ELEV	89" A1FW	NONE	Glazing 3.7
26A	36"x24"	6.0	AWNING	NORTH ELEV	89" A1FW	NONE	Glazing 3.7
27A	16"x56"	6.2	CASEMENT	NORTH ELEV	89" A1FW	NONE	Glazing 3.5
		498.9000					

Designed By:

**VIRTUAL CREATIONS INC.**  
 ARCHITECTURAL CONSULTING SERVICES (905) 481 1153

PROJECT: **SMALL BUILDINGS** Classification: **WWW.VCINC.CA**  
 Client: **28844** Client Sign Off: \_\_\_\_\_ Date: \_\_\_\_\_  
 PROJECT NO: 2024-017 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 CLIENT, THE DESIGNER WILL MAKE THE NECESSARY CHANGES TO THE DRAWINGS TO REFLECT THE ACTUAL CONDITIONS. THE DESIGNER 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: Jun 05 2024



# 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, Hot water tank and HRV (if required) to be installed as per Mechanical 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 than 2"
- Typical garage steps into dwelling are 10" run (projection) and 48" wide

# GENERAL NOTES

## Structural Notes:

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

- Hatch represents load bearing walls
- Symbol represents a decorative 10" column finish
- Symbol represents built-up wood studs to equal the width of beam (unless specifically noted on Floor plan)
- Symbol represents the location of column point load from above
- Symbol represents a steel post with Pad footing (3'0"x3/16" fixed steel post, 8"x8"1/4" top and bottom plate)

## Note to Truss Manufacturer:

Truss manufacture to provide LVL specification for ALL beams and headers noted on these drawings irregardless of weather or not the beam is oversized. Virtual Creations specifies products, materials and building components and expects Truss manufactures to follow the plans provided and NOT pick and choose what they will provide and what they will not provide.

## Structural Load Information:

- DEAD LOAD =
- LIVE LOAD =
- SNOW LOAD =
- DEFLECTION =

# GENERAL NOTES

## Construction Notes:

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

## Elevations Notes:

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

# WALL ASSEMBLIES

				Exterior grade and backfill material as per 9.12.3.3. No Air space is required or proposed No Exterior sheathing is proposed or required, no protection is needed 8" poured concrete foundation min. 20mpa (2900 p.s.i.) max. grade exterior height of 7'-6" No air barrier system is required No FRR is required or proposed No Insulation is not required or proposed No Vapour Barrier is required or proposed Exterior grade and backfill material as per 9.12.3.3.
				Exterior grade and backfill material as per 9.12.3.3. Back Fill shall be only 3/4" crushed clear stone full height of back fill (weeping tile to finish grade) Delta-MS & Delta Thene 40 waterproofing by Cosella-Derken 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 stud as per note (6) 3.1.12.2
				Exterior Brick or Stone Finish with 1" air space 1" Air Space # Sheathing - NAILED with 2.5" Spiral @ 12" o/c - 6" o/c along edge 2"x6" Wood studs @ 16" o/c (max. height 11'-10" as per 9.23.10.) With 2"x6" Mid girts @ 48" 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 # C.W.B. Finish (Interior side)
				Exterior Siding Finish with 1/2" air space 1" Air Space # Sheathing - NAILED with 2.5" Spiral @ 12" o/c - 6" o/c along edge 2"x6" Wood studs @ 16" o/c (max. height 11'-10" as per 9.23.10.) With 2"x6" Mid girts @ 48" 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 # C.W.B. Finish (Interior side)
				Exterior Brick or Stone Finish with 1" air space 1" Air Space # Sheathing - NAILED with 2.5" Spiral @ 12" o/c - 6" o/c along edge 2"x6" Wood studs @ 16" o/c (max. height 11'-10" as per 9.23.10.) With 2"x6" Mid girts @ 48" 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 # C.W.B. Finish (Interior side)
				Exterior Siding Finish with 1/2" air space 1" Air Space # Sheathing - NAILED with 2.5" Spiral @ 12" o/c - 6" o/c along edge 2"x6" Wood studs @ 16" o/c (max. height 11'-9" as per 9.23.10.) With 2"x6" Mid girts @ 48" 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 # C.W.B. Finish (Interior side)
				Exterior Brick or Stone Finish with 1" air space 1" Air Space # Sheathing - NAILED with 2.5" Spiral @ 12" o/c - 6" o/c along edge 2"x6" Wood studs @ 16" o/c (max. height 11'-10" as per 9.23.10.) With 2"x6" Mid girts @ 48" No air barrier system is required No FRR is required or proposed No Insulation is not required or proposed No Vapour Barrier is required or proposed # C.W.B. Finish (Interior side)
				Exterior Siding Finish with 1/2" air space 1" Air Space # Sheathing - NAILED with 2.5" Spiral @ 12" o/c - 6" o/c along edge 2"x6" Wood studs @ 16" o/c (max. height 11'-10" as per 9.23.10.) With 2"x6" Mid girts @ 48" No air barrier system is required No FRR is required or proposed No Insulation is not required or proposed No Vapour Barrier is required or proposed # C.W.B. Finish (Interior side)
				# C.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) with 2"x4" mid girts @ 48" o/c 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 # C.W.B. Finish (Interior side)
				# C.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) with 2"x4" mid girts @ 48" o/c No air barrier system is required No FRR is required or proposed No Insulation is not required or proposed No Vapour Barrier is required or proposed # C.W.B. Finish (Interior side)

# FLOOR ASSEMBLIES

			Finished surface to be troweled smooth & even No subfloor required or specified 3" Interior concrete slab min. 25 MPa Concrete 6" min. Clear Gravel Fill (Non Structural Span) No insulation required or specified / No sound attenuation 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
			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/Gued/Screwed and/or IBS as per plan No insulation required or specified / No sound attenuation required or specified. No vapor barrier/air barrier required or specified No sound barrier required or specified No fire resistance rating required or specified No ceiling finish required or specified
			Finished surface to be troweled smooth & even No subfloor required or specified Exterior Concrete Slab 32 MPa 6" min. Clear Gravel Fill (Non Structural Span) No insulation required or specified / No sound attenuation required or specified. No vapor barrier/air barrier required or specified No sound barrier required or specified No fire resistance rating required or specified No ceiling finish required or specified
			Finished surface to be troweled smooth & even No subfloor required or specified 4" min. Exterior Concrete Slab 32 MPa 6" min. Clear Gravel Fill (Non Structural Span) No insulation required or specified / No sound attenuation 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

# CEILING & ROOF ASSEMBLIES

			Typical Roof finish 20 year asphalt shingles as per OBC 9.26.0.0 1/2" sheathing with H-clips & Delta roof underlay Roof structure to plan (see plan for direction and size). No additional structure required or specified. Batt Insulation as per SB-12 requirements 6 mil. air and vapor barrier (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
			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. No insulation required or specified / No sound attenuation required or specified. No vapor barrier/air barrier required or specified No sound barrier required or specified No fire resistance rating required or specified 1/2" G.W.B. - 9.29.5.2. Typical ceiling finish material: 1/2" ASTM C1395 / C1395M
			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. No insulation required or specified / No sound attenuation 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, painted plywood, or T&G stained wood finish

# FINISH ASSEMBLIES

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

Client Sign Off: \_\_\_\_\_ Date: \_\_\_\_\_

PROJECT: SMALL BUILDINGS  
 PROJECT No: 2024-417  
 BCIN No. 28844  
 Classification: Original Signature: WWW.VCINC.CA

PROJECT: ERIC CANTON BCIN#25155  
 PROJECT No: 2024-417  
 BCIN No. 28844  
 Client: ERIC CANTON

PROJECT: VIRTUAL CREATIONS INC.  
 PROJECT No: 2024-417  
 BCIN No. 28844  
 Client: ERIC CANTON

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# PROJECT GENERAL NOTES

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

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All parties involved with a 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

THESE ARE GENERAL NOTES AND NOT ALL INFORMATION MENTIONED HERE MAY APPLY TO THIS SPECIFIC PROJECT. THESE NOTES ARE MEANT TO BE GENERAL, FOR EXAMPLE IF THIS IS A NEW PROJECT THEN OBVIOUSLY THE VERIFY EXISTING FINISHES WOULD NOT APPLY.

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 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 1/2" flex cell joint from basement slab work as it is not OBC requirement
- 2021.03.11 – City of Burlington – all deck and porches dimensioned vertically in elevations drawings
- 2021.11.16 – City of Hamilton – AFW shown on elevations and building sections means "Above Top Foundation Wall"
- 2021.11.16 – City of Hamilton – Note added explaining this page is a GENERAL NOTES and not all notes may apply

## CONTRACT AND OBLIGATIONS:

By using these plans to construct the structure you the, READER of these drawings, I.E. The HOMEOWNER, BUILDER, GENERAL CONTRACTOR, SUB-CONTRACTOR, SUB-TRADE do here by agree to Virtual Creations Inc's Contract and Obligations.



Which can be found at:

[https://docs.google.com/document/d/17UioWi5EJKE2AJL2Y2j4n-VsyR95HWg5qU\\_XxHFEQw/edit?usp=sharing](https://docs.google.com/document/d/17UioWi5EJKE2AJL2Y2j4n-VsyR95HWg5qU_XxHFEQw/edit?usp=sharing)

Client Sign Off: \_\_\_\_\_ Date: \_\_\_\_\_

PROJECT#:

PROJECT No:2024-017

VIRTUAL CREATIONS INC.

(905) 481 1153

BCIN No.

28844

Client:

ERIC CANTON BCIN#25135

SMALL BUILDINGS

Classification :

Original Signature: \_\_\_\_\_

WWW.VCINC.CA

ISSUED Jun 05 2024

AT VIRTUAL CREATIONS INC, THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER COORDINATION AND ACCESS TO THESE AREAS, 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.



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A0.03



**NOTE TO FRAMERS:**

Frames **MUST** call Virtual Creations Inc. before starting framing.

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**1.905.481.1153**

- Drawing Checklist:**
- Client sign off
  - Review Survey
  - Review Grading
  - Review Truss Layout
  - Review Floor Layout
  - Engineering review
  - Issued for Permit
  - Signed Contract

**Part 4 Loads used**

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

**Deflection limits**

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

**Commitment to General Review**

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

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

**Electrical Safety Authority**

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It's the law.

For more information go to [www.esaSAFE.com](http://www.esaSAFE.com) or call 1-877-372-7233



**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 1/4" accuracies nor to we assume that as built construction could hold those tolerances.

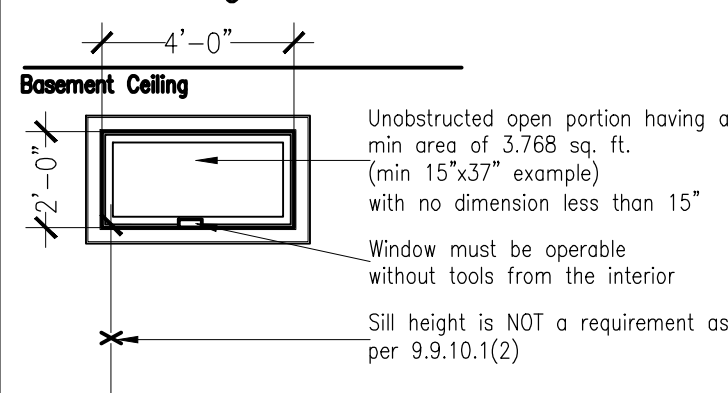
**OBC 9.10.19.3 - Smoke Alarms**  
(Renovations Only)

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

**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.

**9.9.10.1 Egress from Bedrooms**



**Basement Ceiling**

- Unobstructed open portion having a min area of 3,768 sq. ft. (min 15'x37' example) with no dimension less than 15"
- Window must be operable without tools from the interior
- Sill height is NOT a requirement as per 9.9.10.1(2)

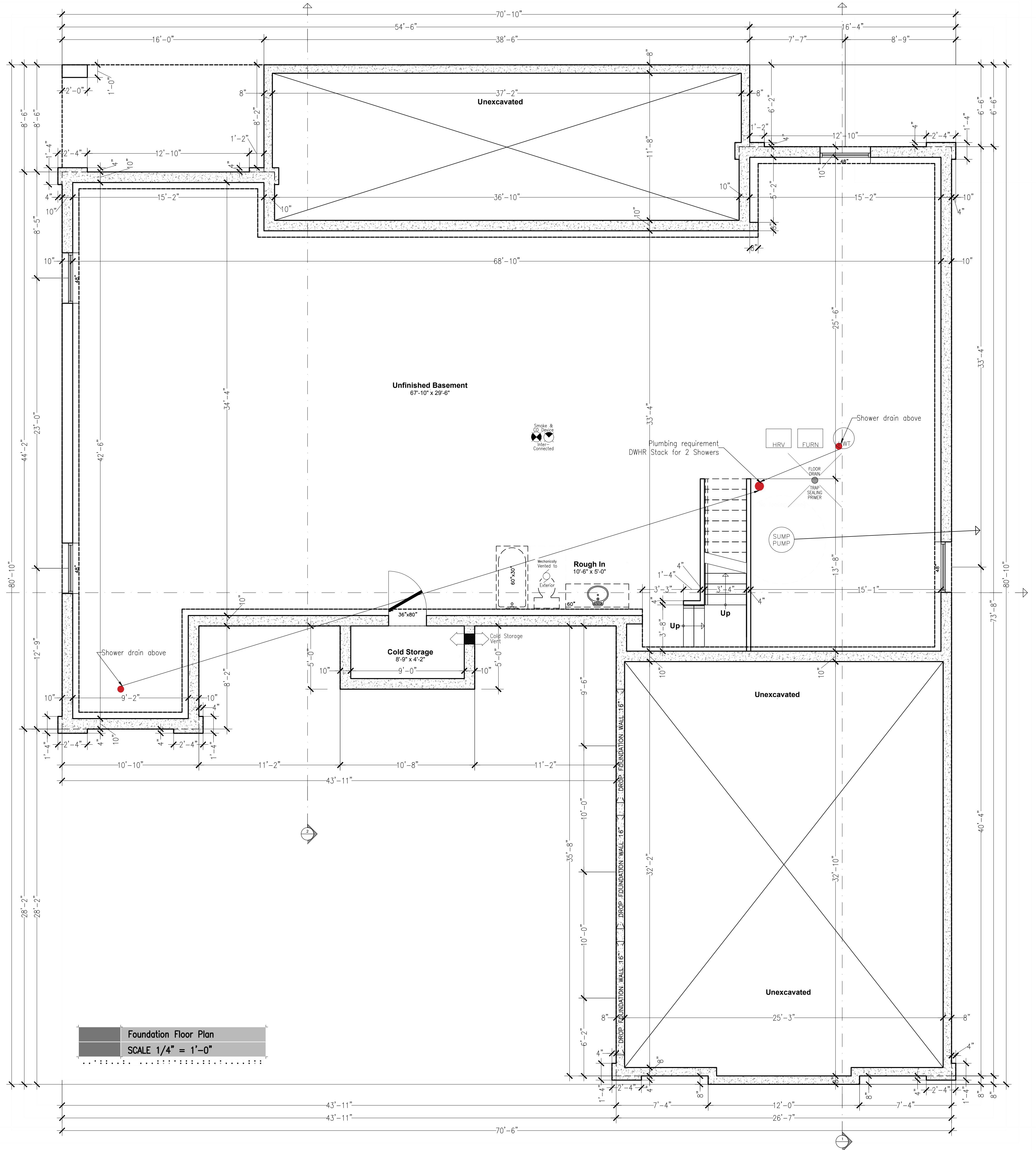
**Basement Floor**

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

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

**SEPTIC:**

Proposed work will increase sq. ft., increase daily design flow fixtures and/or increasing number of bedrooms which will require a septic designer to conduct a septic evaluation prior to permit.



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

Client Sign Off: \_\_\_\_\_ Date: \_\_\_\_\_

**VIRTUAL CREATIONS INC.** PROJECT #2024-017  
 (905) 481 1153 BCIN No. **28844** Client: **ERIC CANTON BCIN#25135**

**SMALL BUILDINGS** Classification: \_\_\_\_\_ Original Signature: \_\_\_\_\_

**WWW.VCINC.CA**

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**1.905.481.1153**

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

**Deflection limits**

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

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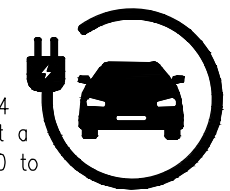
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Electric Vehicle Charging requirements:  
Virtual Creations still specifies a NEMA 6-50



OPA now permits a "low overnight rate" of \$0.024 per kWh, which means 500 km of range will cost a homeowner on the "low overnight rate" only \$1.80 to "fill up" their vehicle.

**OBC 9.10.19.3 - Smoke Alarms**

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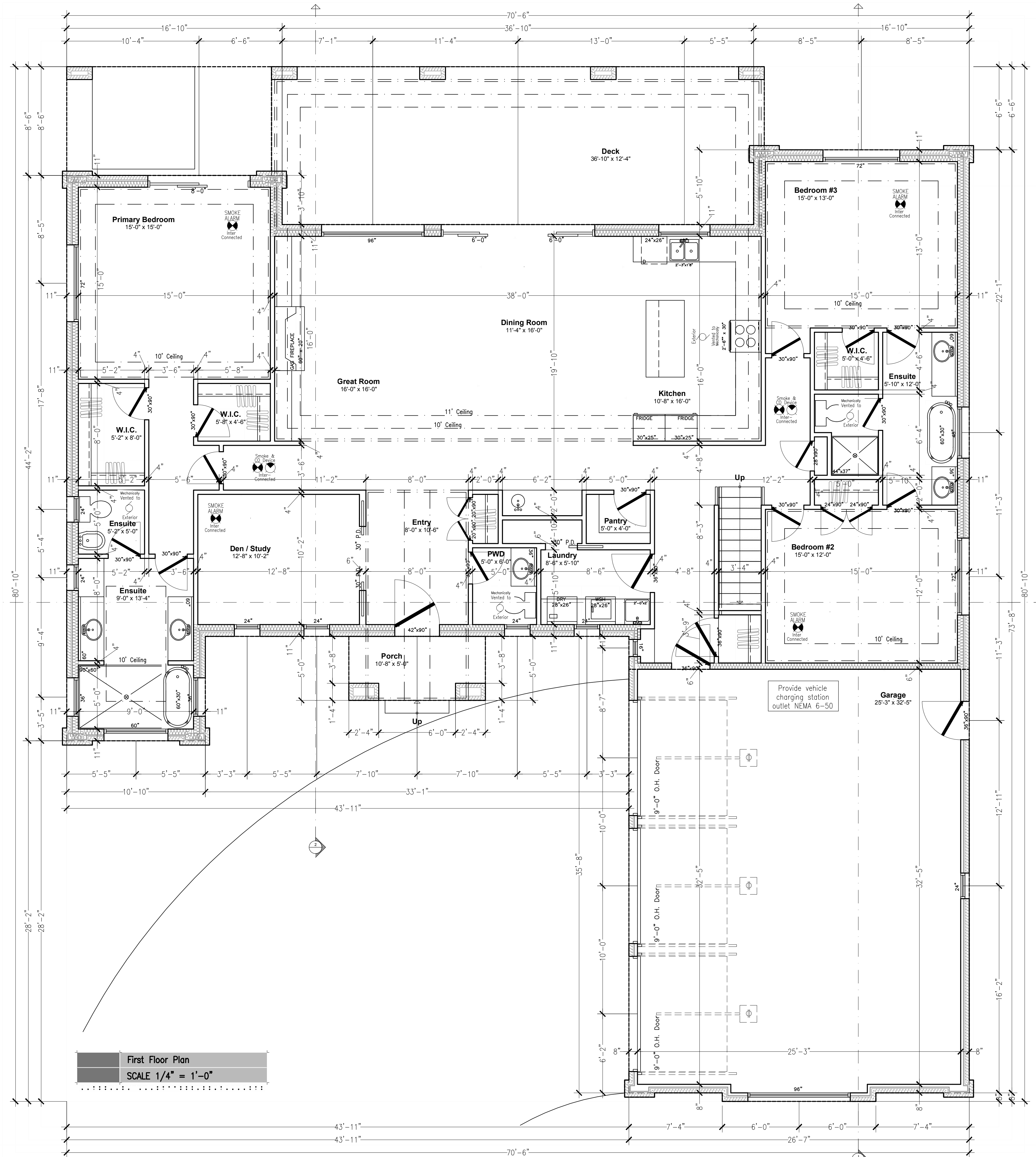
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Client Sign Off: \_\_\_\_\_ Date: \_\_\_\_\_

PROJECT: **SMALL BUILDINGS**

Classification: \_\_\_\_\_ Original Signature: \_\_\_\_\_

Client: **WWW.VCINC.CA**

PROJECT: **28844**

Client: **ERIC CANTON BCIN#25155**

**VIRTUAL CREATIONS INC.** PROJECT No: 2024-017  
(905) 481 1153 BCIN No. **28844**

ERIC CANTON BCIN#25155

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### OBC 9.26.18 - Downspouts

Any and all downspouts must direct water away 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.

### 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.

### NOTE TO TRUSS MANUFACTURE:

2019.11.27 - Manufactured Items and Materials

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

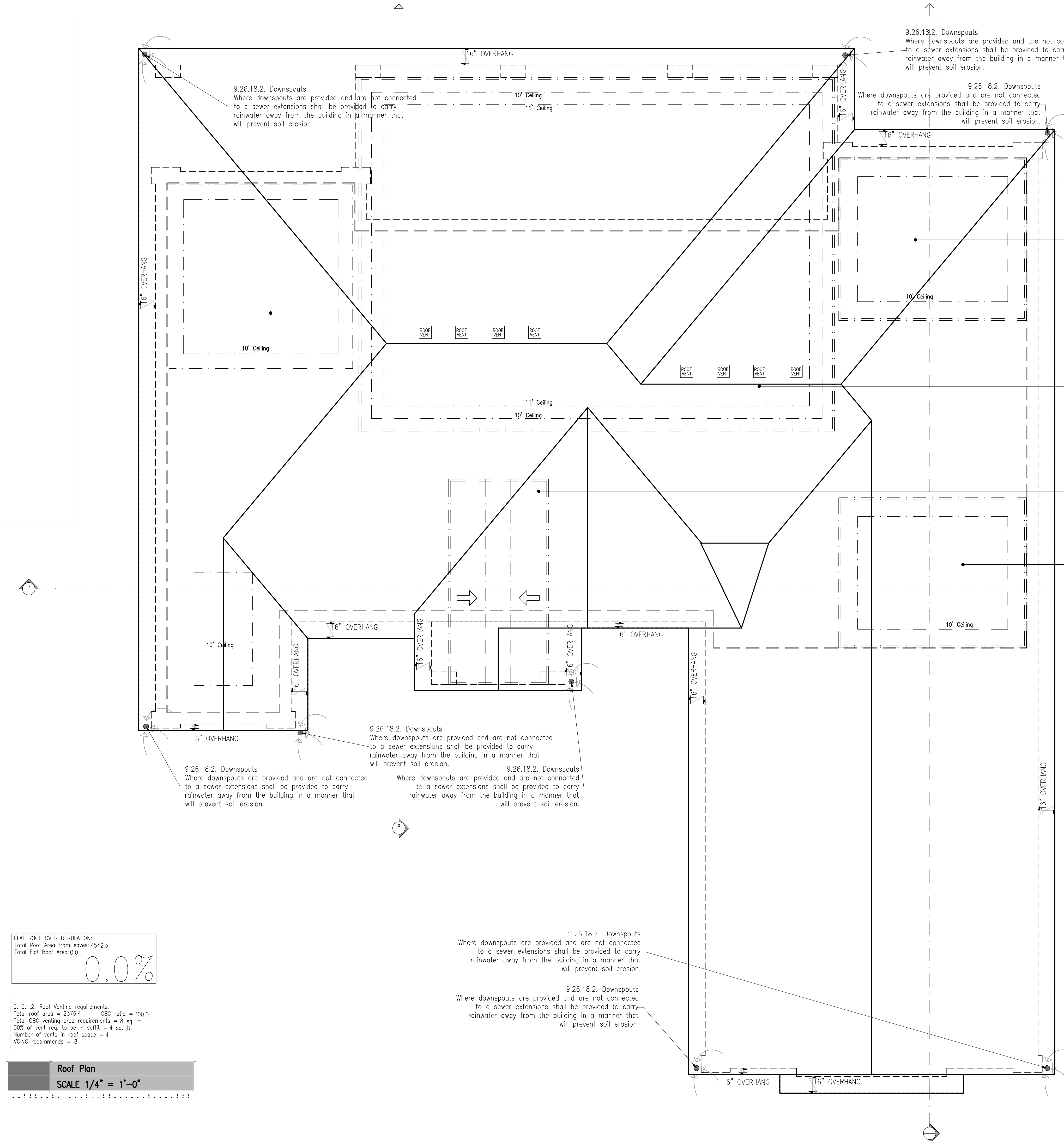
**ALL** dimensions need to be verified during construction and before the material is purchased, ordered or put into production. The manufacturer, like the truss manufacturer, builder, contractor or framer

**MUST**

review all relevant dimensions and inform Virtual Creations and the manufacturer 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.

- Drawing Checklist:
- Client sign off
  - Review Survey
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FLAT ROOF OVER REGULATION:  
Total Roof Area from eaves: 4542.5  
Total Flat Roof Area: 0.0

0.0%

9.19.1.2. Roof Venting requirements:  
Total roof area = 2376.4    OBC ratio = 300.0  
Total OBC venting area requirements = 8 sq. ft.  
50% of vent req. to be in soffit = 4 sq. ft.  
Number of vents in roof space = 4  
VCINC recommends = 8

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

- Ceiling Finish Detail  
Use specific brand of ceiling finish  
10' Ceiling
- Inset Coffier Design  
Truss Manufacturer to provide proper ceiling design as possible with minimum 12" inset as noted.
- Ceiling Finish Detail  
Use specific brand of ceiling finish  
11' Ceiling
- Inset Coffier Design  
Truss Manufacturer to provide proper ceiling design as possible with minimum 12" inset as noted.
- Ceiling Finish Detail  
Use specific brand of ceiling finish  
10' Ceiling
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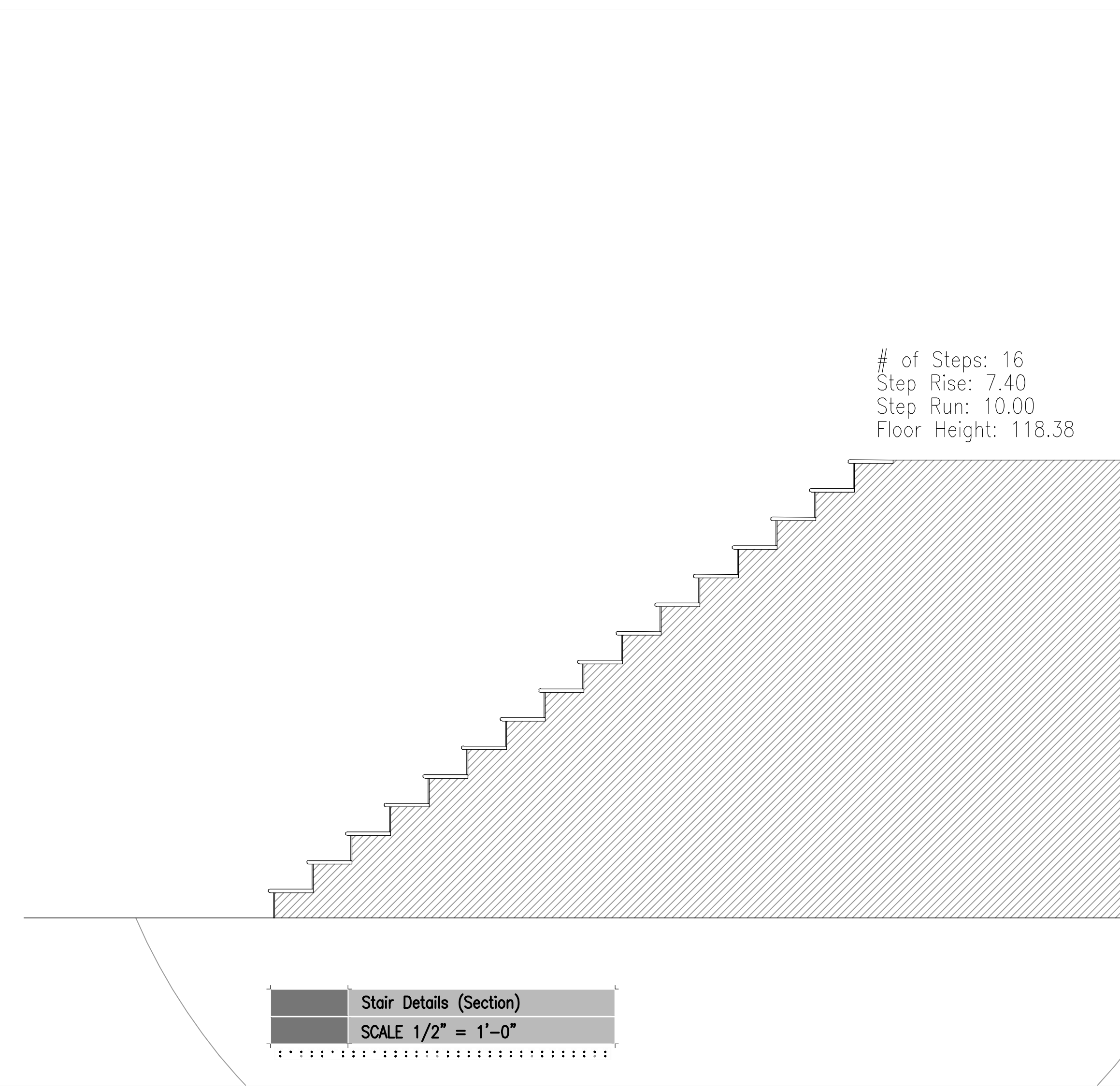
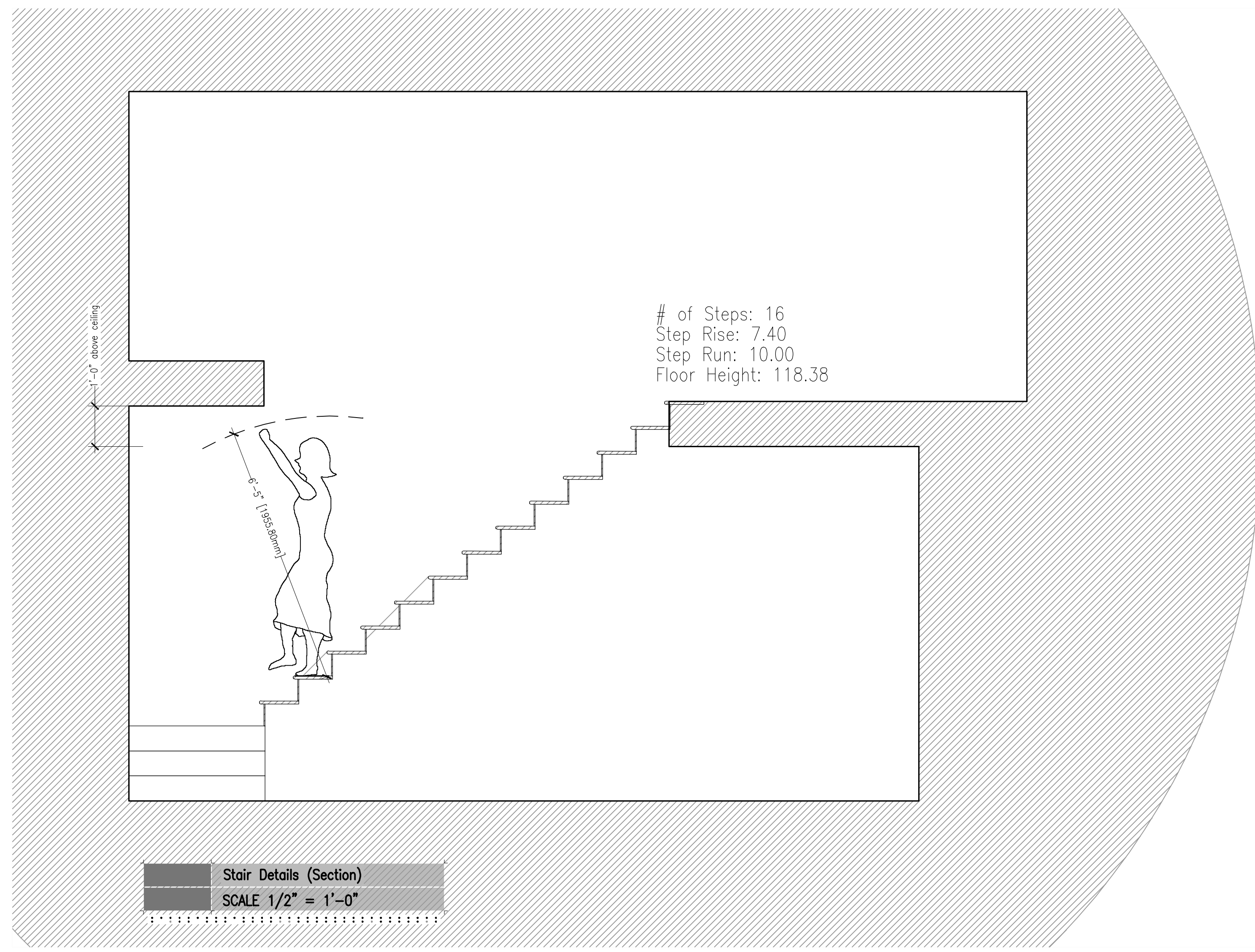
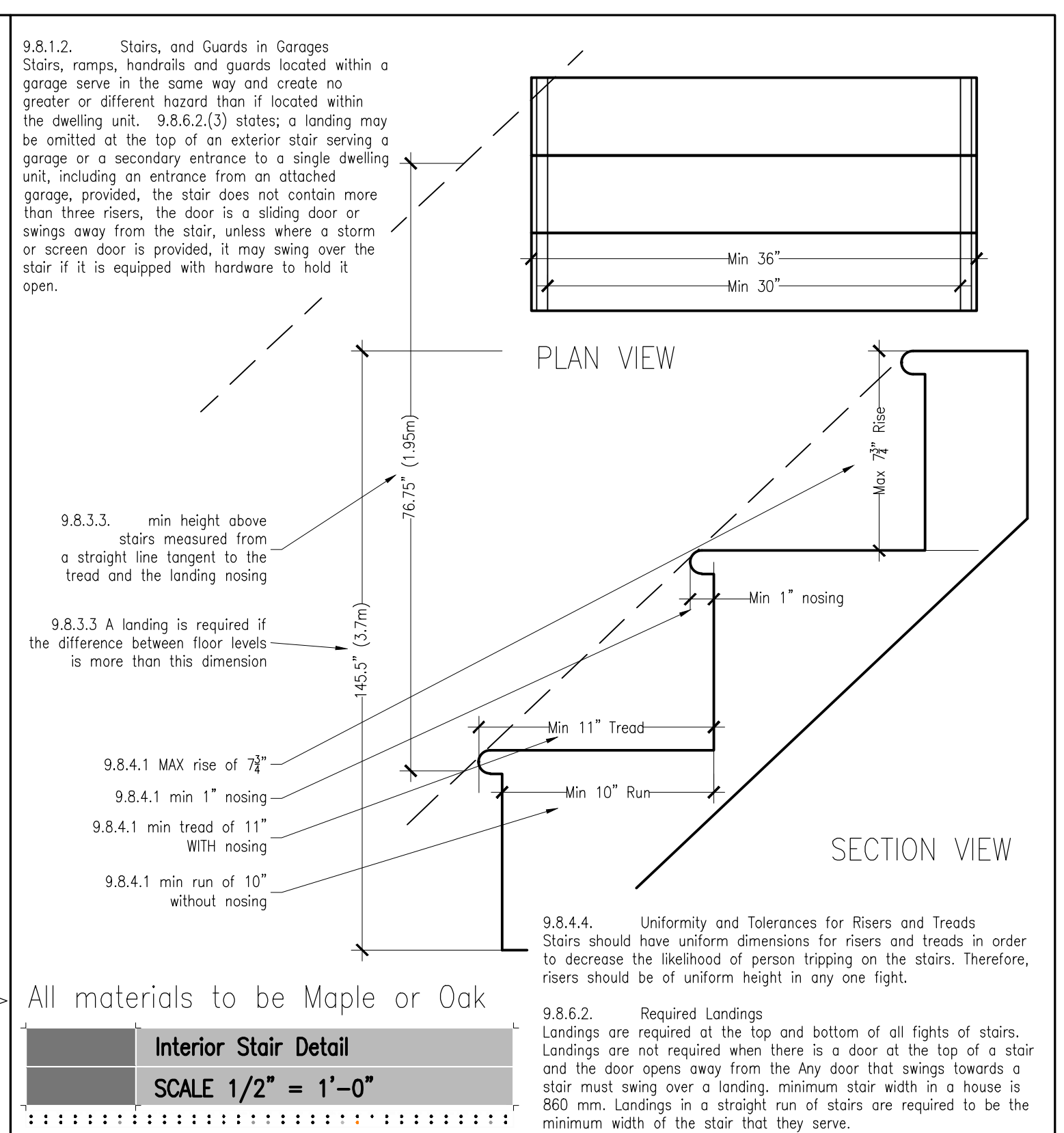
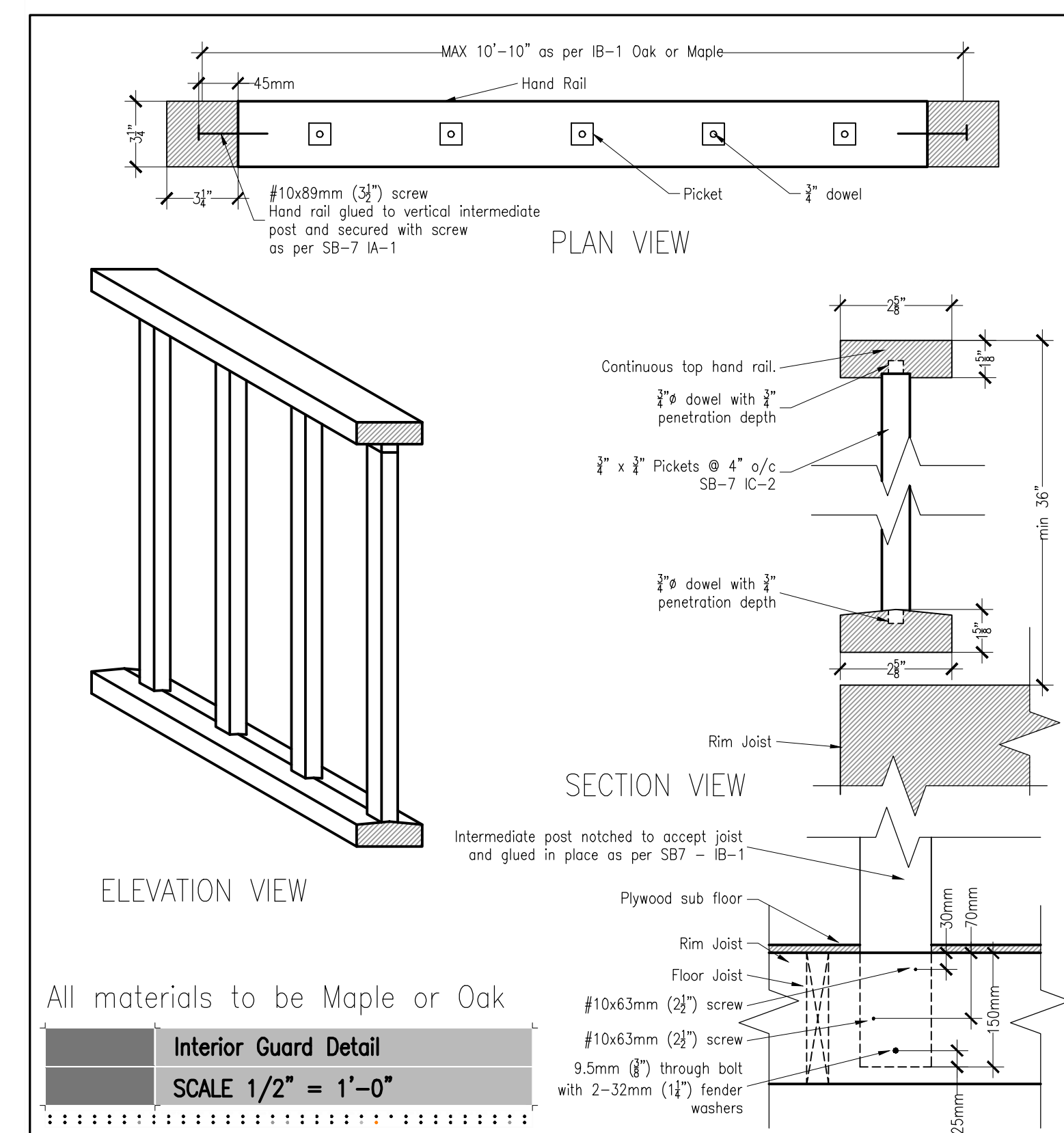
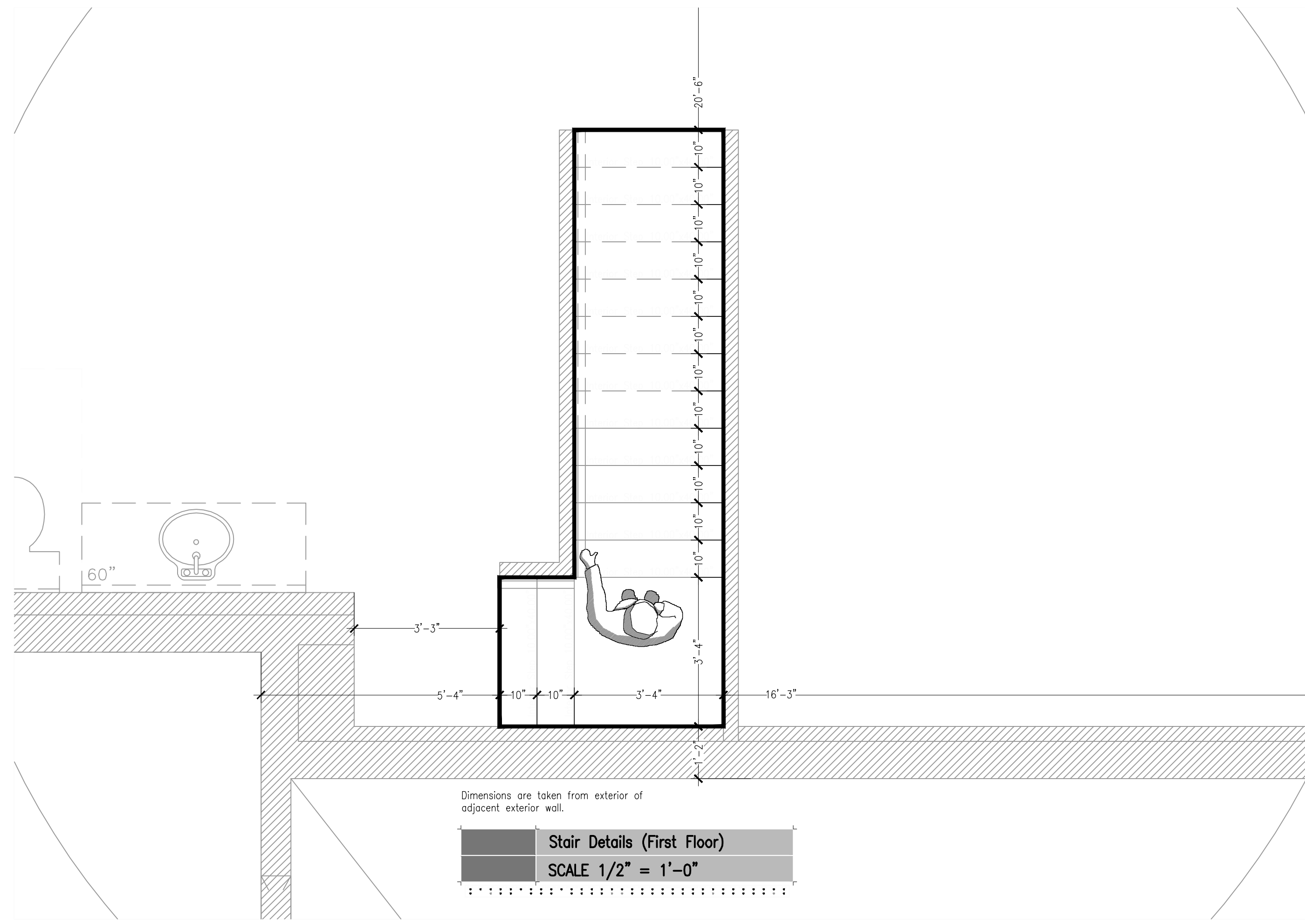
Client Sign Off: \_\_\_\_\_ Date: \_\_\_\_\_

**VIRTUAL CREATIONS INC.** PROJECT: 481 1153  
**SMALL BUILDINGS** ORIGINAL SIGNATURE: \_\_\_\_\_  
**WWW.VCINC.CA** CLASSIFICATION: \_\_\_\_\_

PROJECT: 481 1153  
CLIENT: 28844  
ERIC CANTON BCIN#25135  
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ISSUED: Jun 05 2024

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Date: \_\_\_\_\_  
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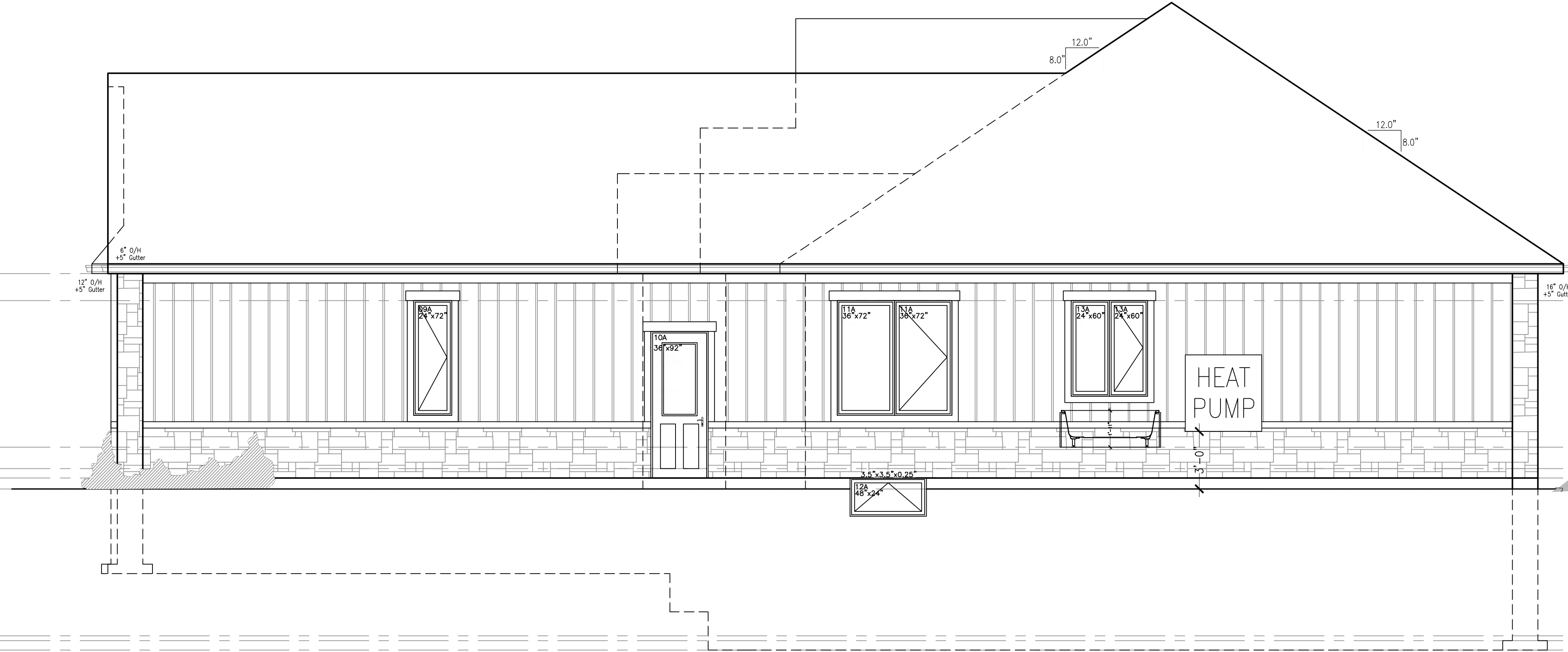
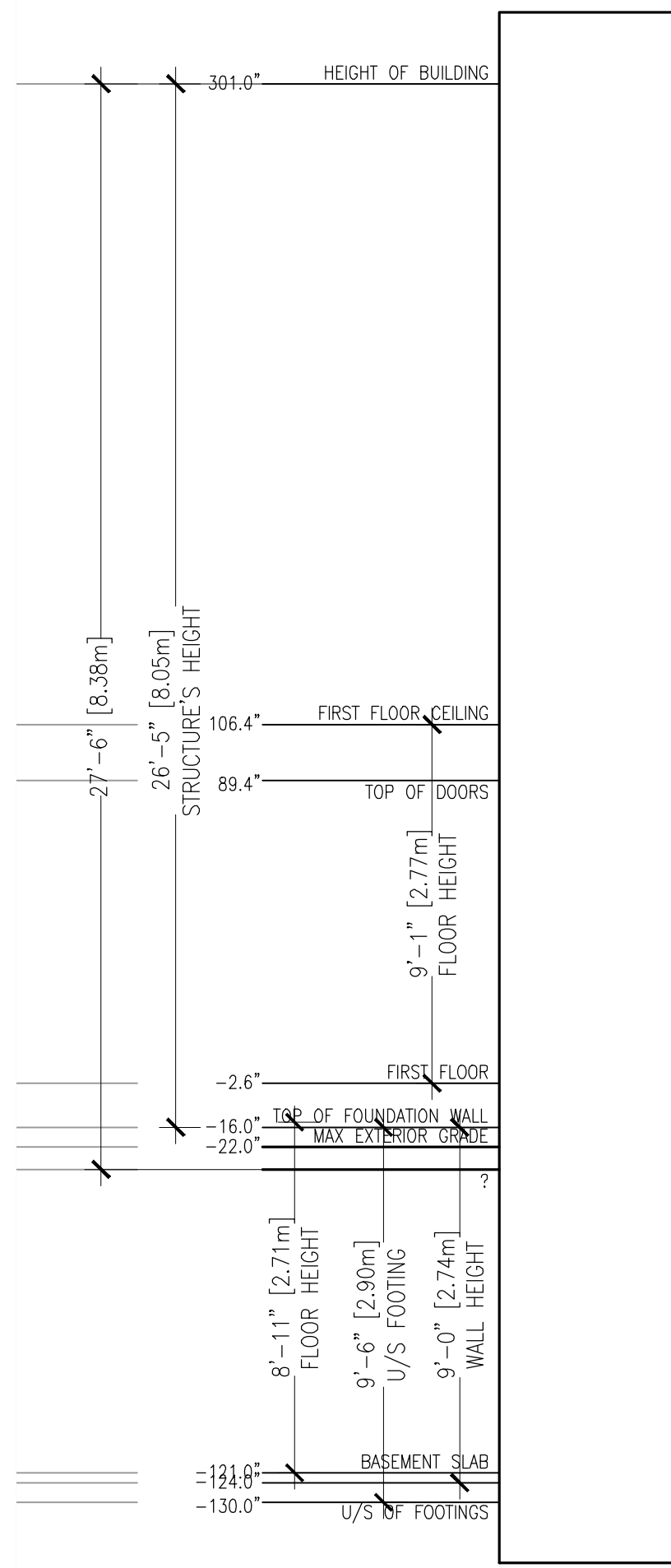
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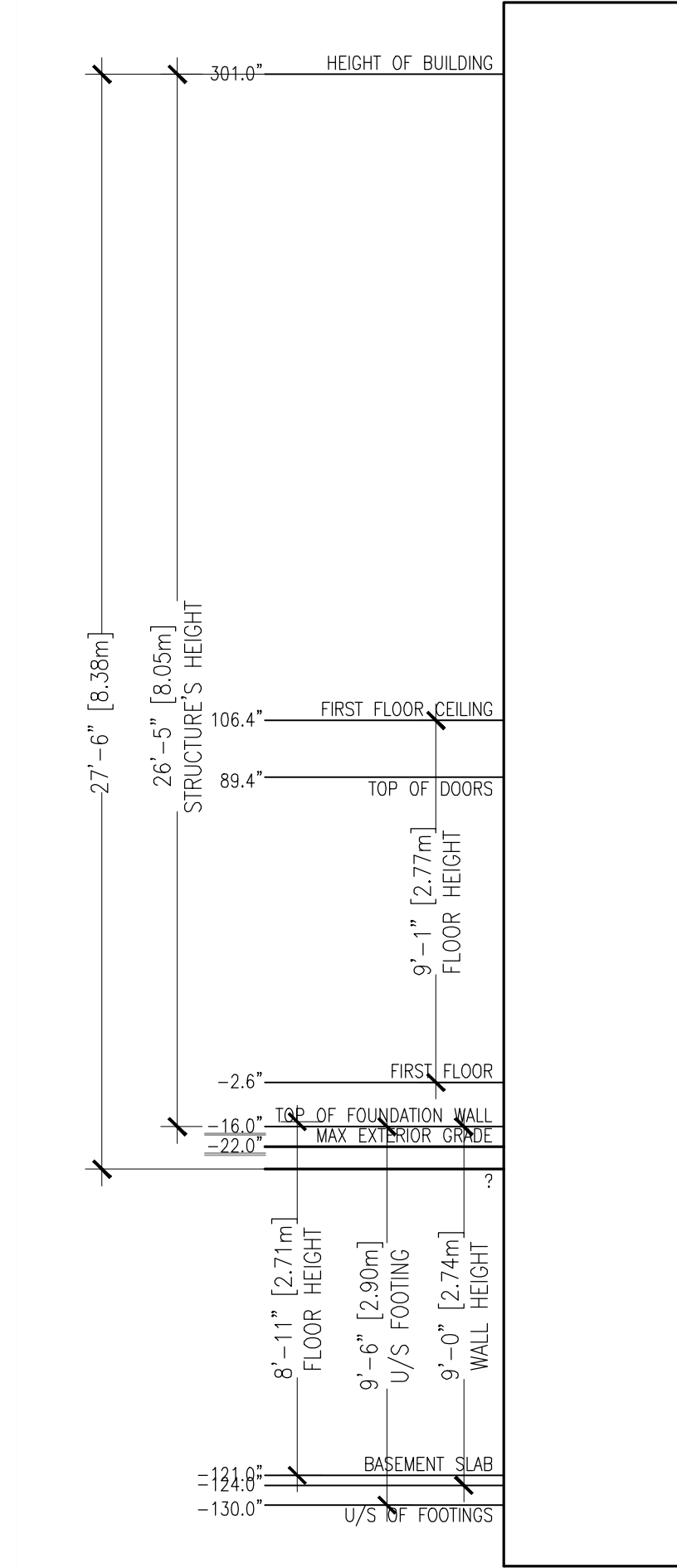


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**Left Side Elevation**  
SCALE 1/4" = 1'-0"

Unprotected opening Calculations (9.10.15.4)  
 Wall face area = 637.3 sq. ft.  
 Openings = 56.5 sq. ft.  
 Percentage = 8.7%  
 Max allowed = 7%  
 Wall area assumes smallest amount of wall area regardless of grading conditions. And gicing calculations include entire basement window regardless if the window is below grade or not.

Date: \_\_\_\_\_  
 Client Sign Off: \_\_\_\_\_



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A2.00

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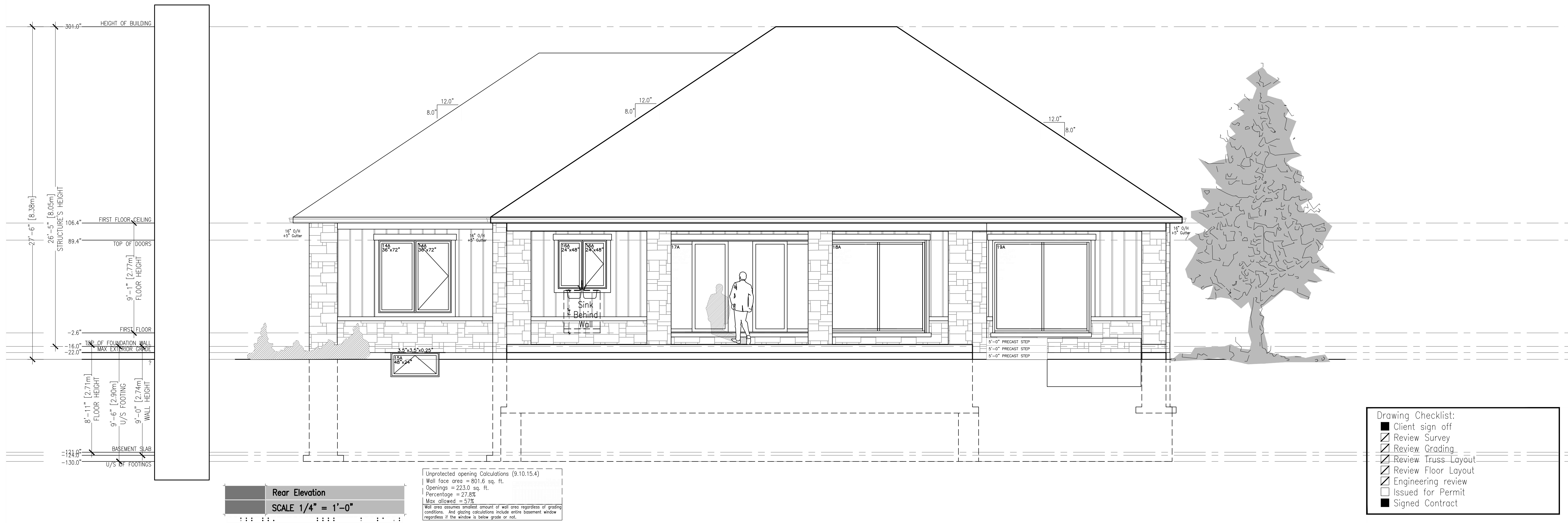
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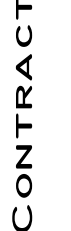


Date: \_\_\_\_\_  
Client Sign Off: \_\_\_\_\_

**VIRTUAL CREATIONS INC.** PROJECT No: 28844  
 (905) 481-1153 BCIN No: 28844 Client: 28844  
 ERIC CANTON BCIN#25135

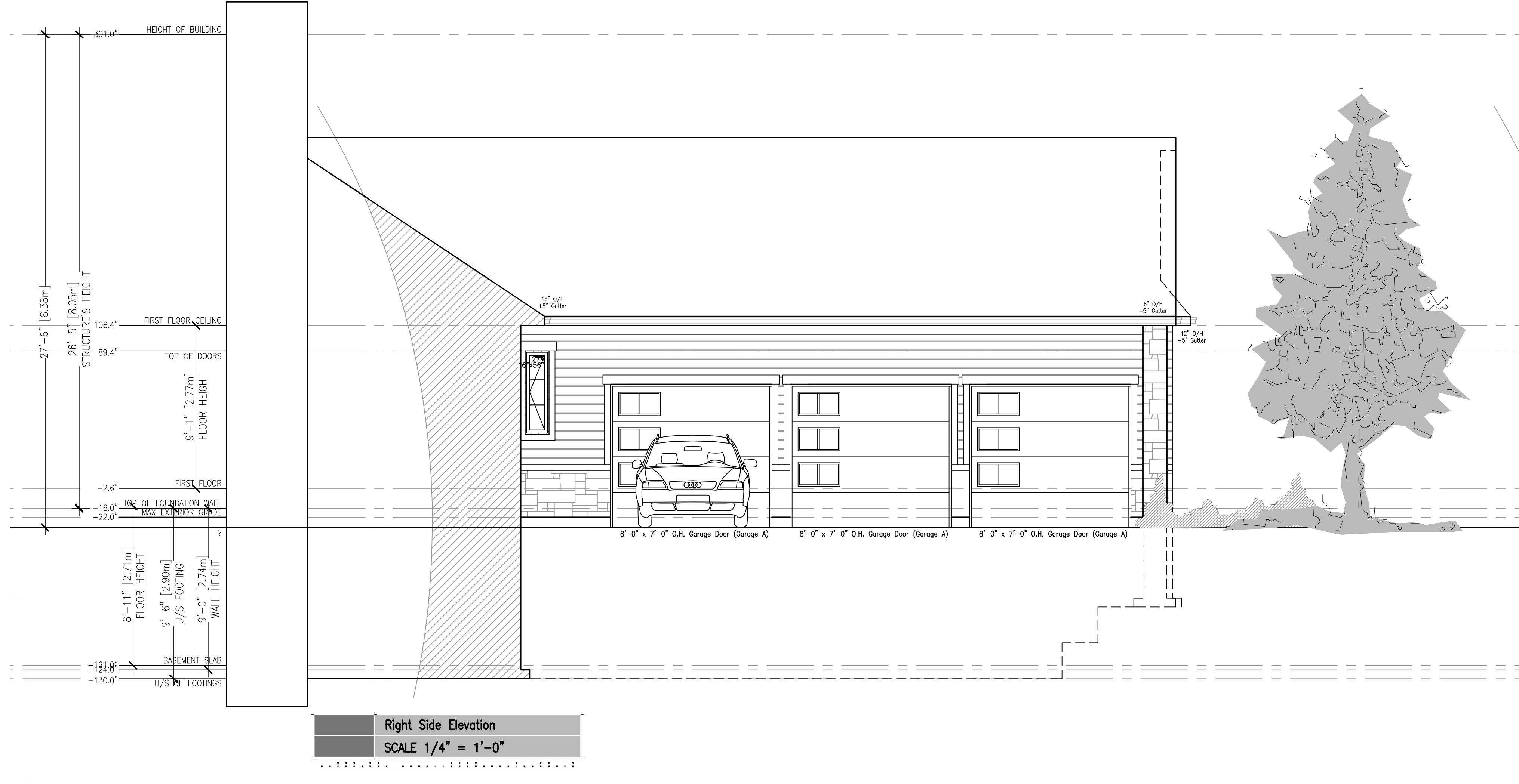
**SMALL BUILDINGS** Original Signature: \_\_\_\_\_  
**WWW.VCINC.CA**

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ISSUED: Jun 05 2024





Client Sign Off: \_\_\_\_\_ Date: \_\_\_\_\_

PROJECT: **SMALL BUILDINGS**

Classification: \_\_\_\_\_

Client: **28844**

PROJECT: **BCIN No. 28844**

PROJECT: **ERIC CANTON BCIN#25135**

**VIRTUAL CREATIONS INC.**  
 (905) 481-1153

ISSUED: Jun 05 2024

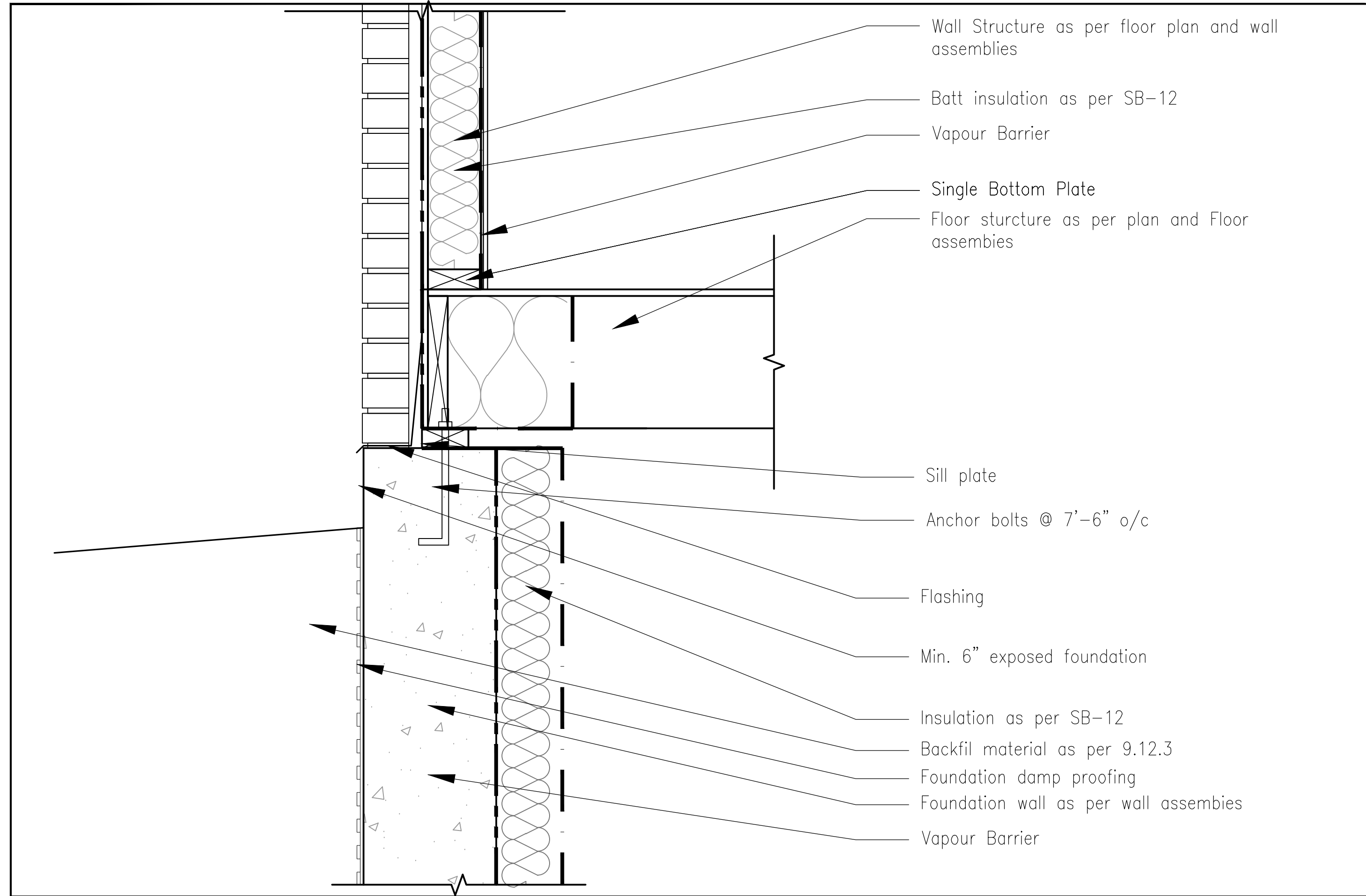


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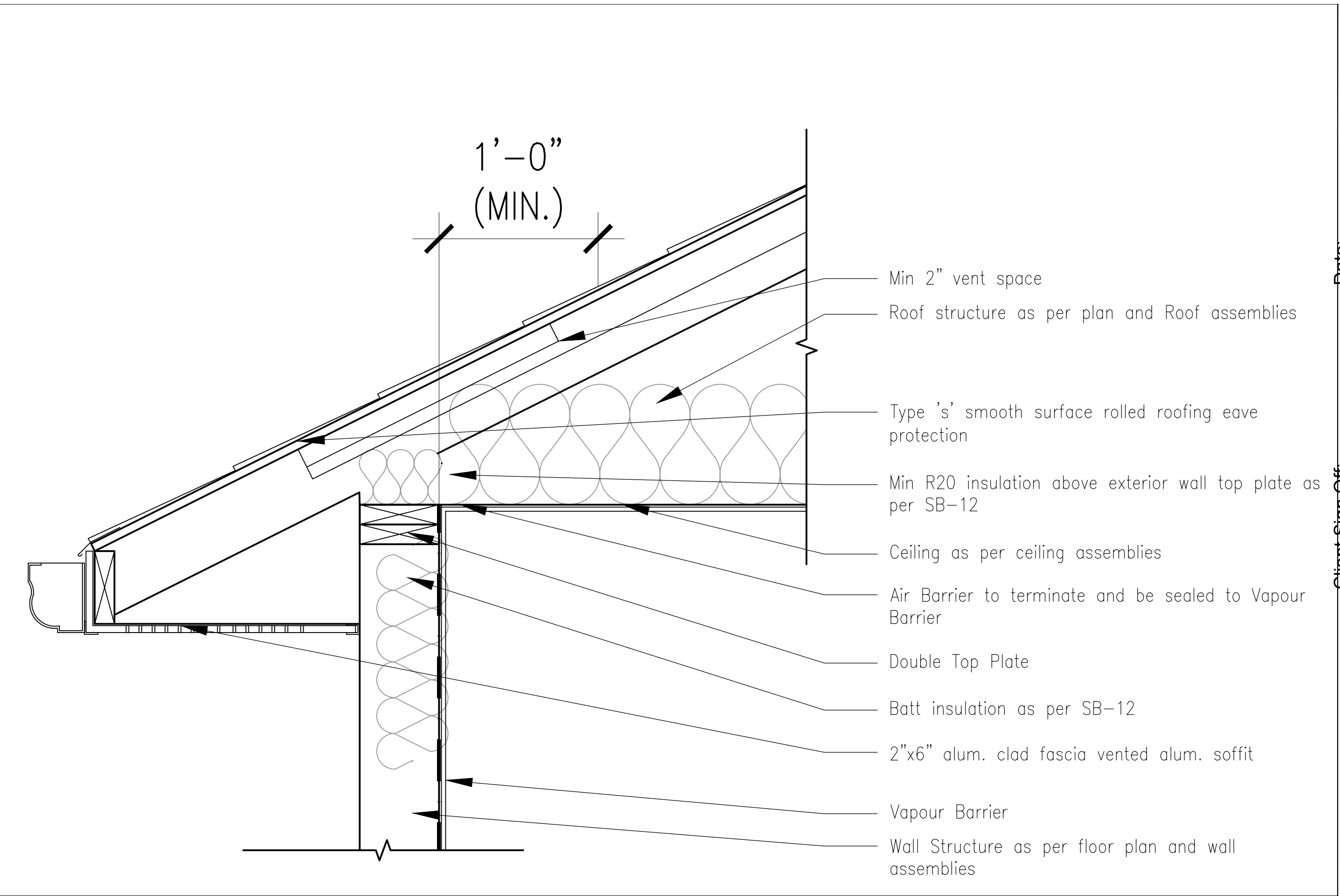
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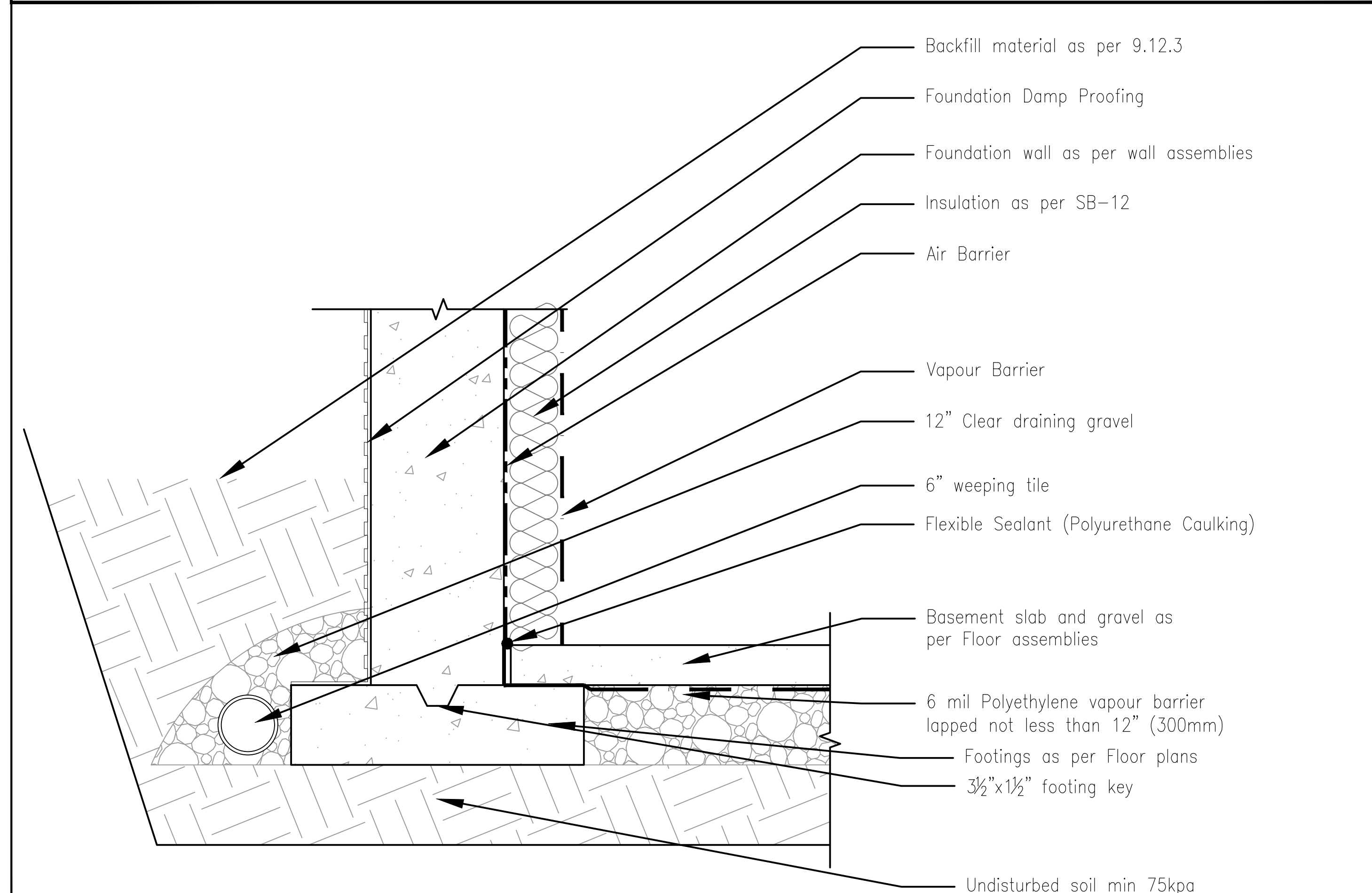




**FOUNDATION WALL TO FIRST FLOOR CONNECTION**



**FLOOR TO ROOF CONNECTION**



**FOOTING TO FOUNDATION WALL CONNECTION**



**WALL TO FLOOR CONNECTION**

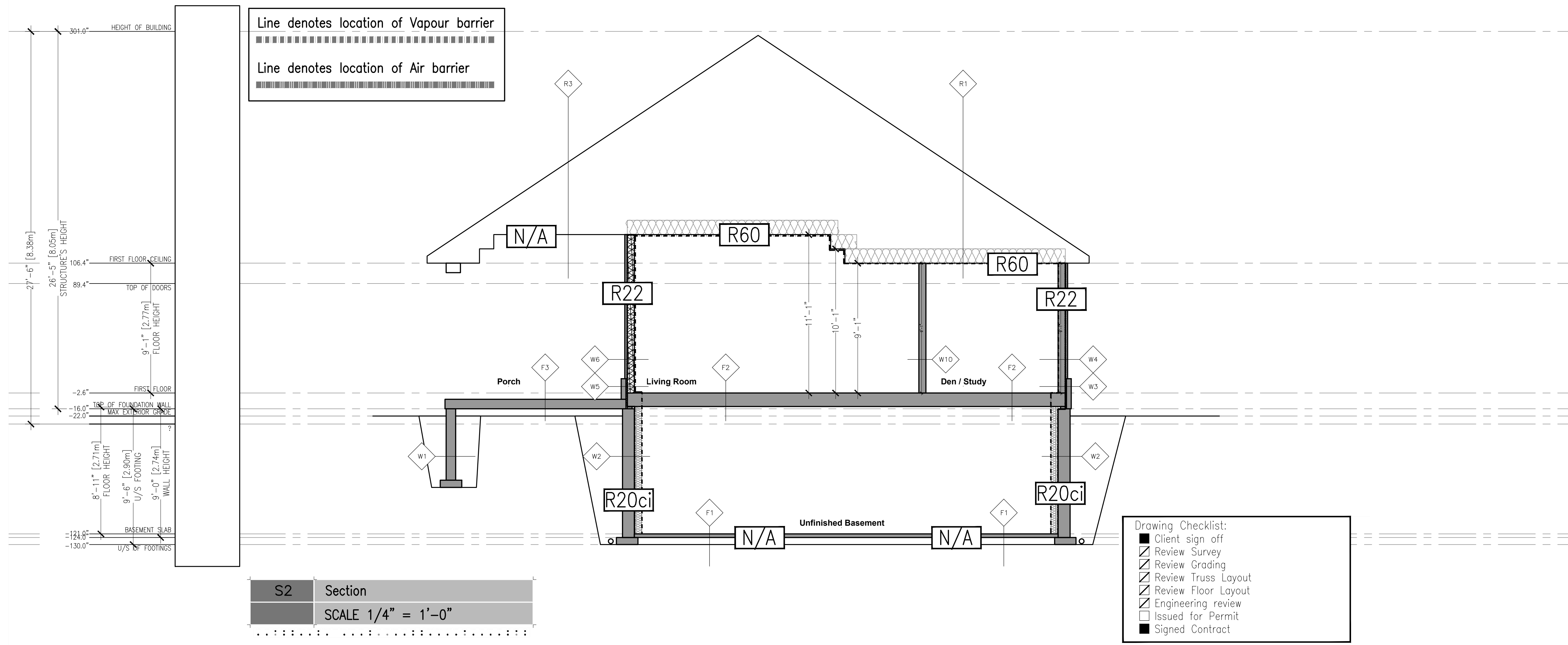
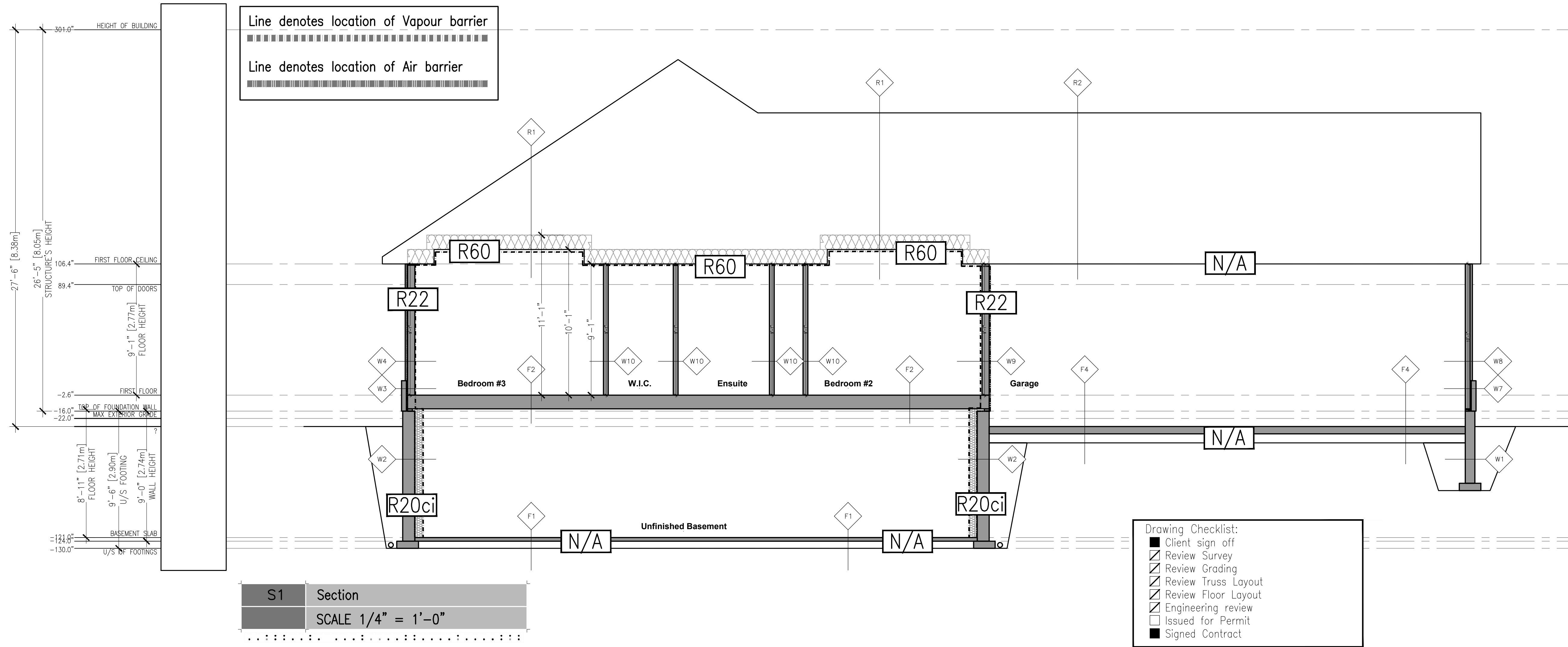
Client Sign Off: \_\_\_\_\_ Date: \_\_\_\_\_

PROJECT: **SMALL BUILDINGS** Original Signature: **WWW.VCINC.CA**  
 Classification: \_\_\_\_\_ Client: **28844** BCIN No. **28844** ERIC CANTON BCIN#25135  
 PROJECT: **VIRTUAL CREATIONS INC.** PROJECT No.2024-017  
 (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 AND ACCESS TO ALL NECESSARY INFORMATION, THE DESIGNER HAS MADE A GOOD FAITH EFFORT TO ACCURATELY REPRESENT THE EXISTING CONDITIONS. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED OR THE COMPLETENESS OF THE INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR ANY OMISSIONS, 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.

CONTRACT





Client Sign Off: \_\_\_\_\_ Date: \_\_\_\_\_

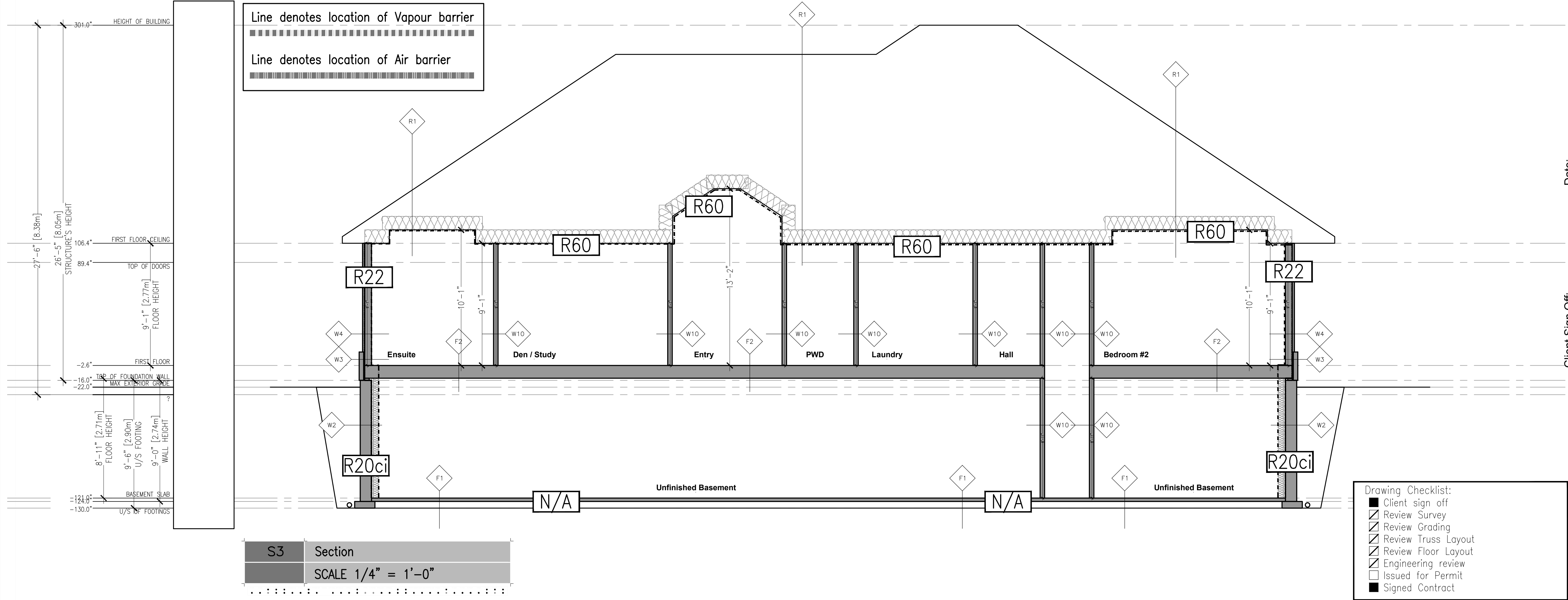
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ISSUED: Jun 06 2024

CONTRACT





Date: \_\_\_\_\_

Client Sign Off: \_\_\_\_\_

PROJECT:

PROJECT NO: 2024-017

**VIRTUAL CREATIONS INC.**  
 (905) 481-1153

BCIN No. **28844**

Client: **ERIC CANTON BCIN#25135**

**SMALL BUILDINGS**

Original Signature: \_\_\_\_\_

**WWW.VCINC.CA**

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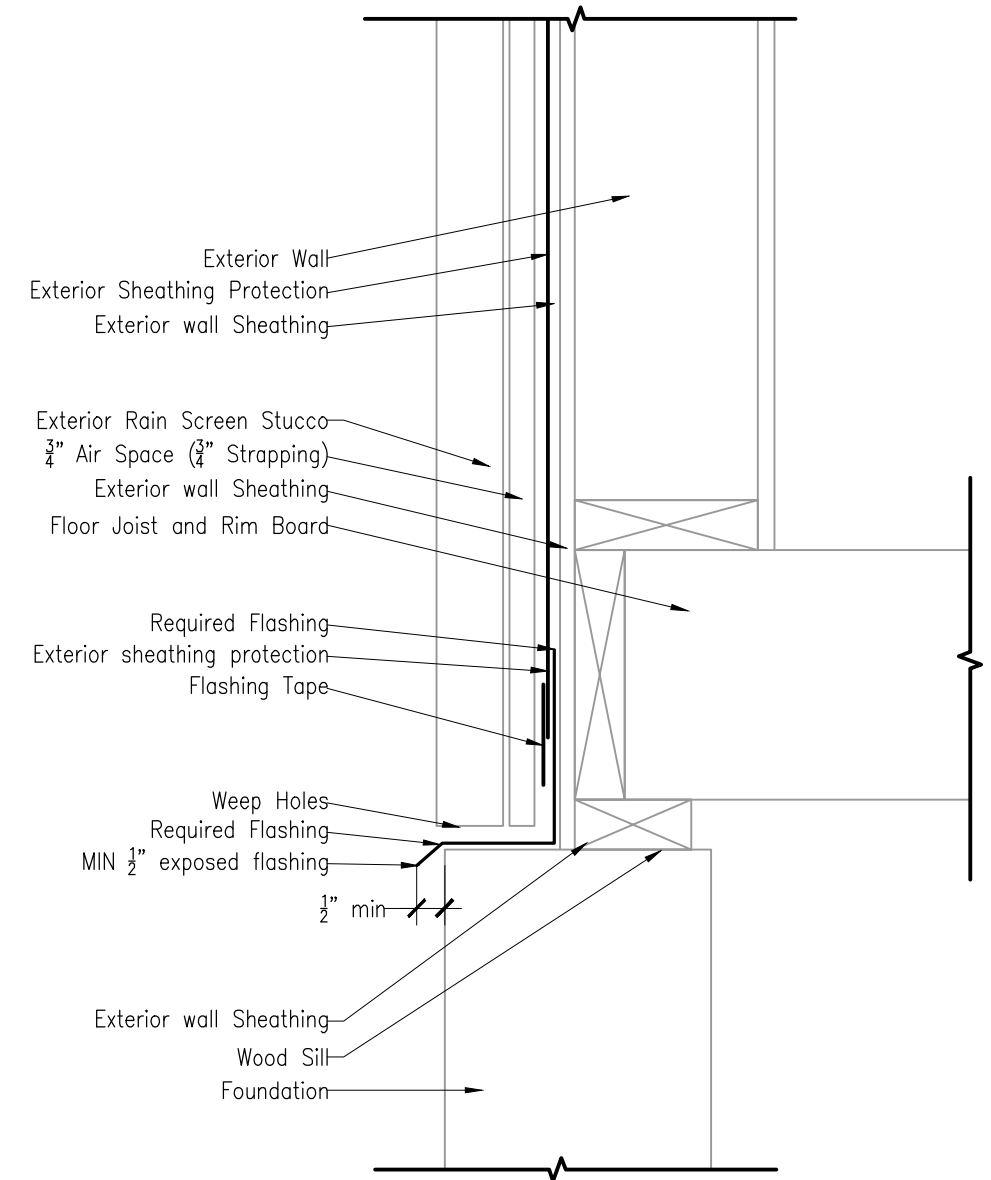
ISSUED: Jun 06 2024



CONTRACT



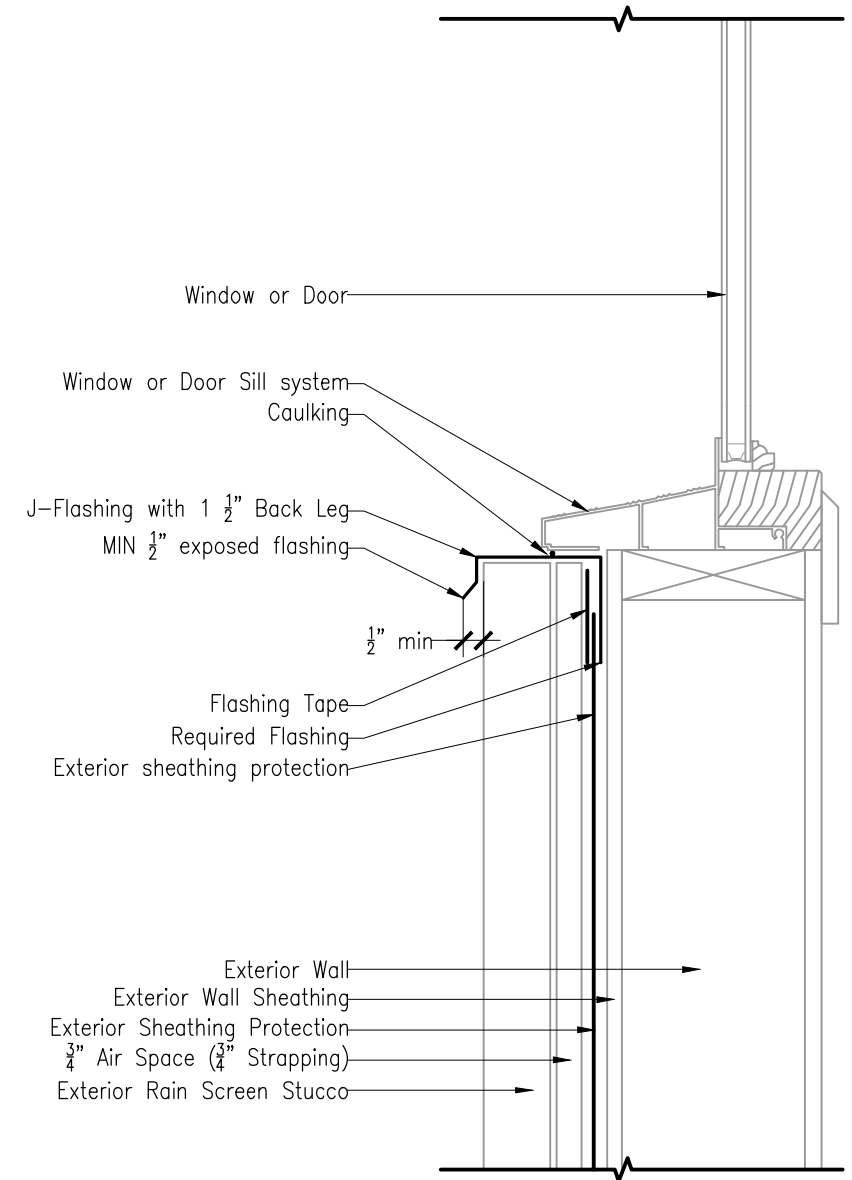
\* FLASHING INFORMATION ONLY  
See other drawings for all other information.



STUCCO  
VO1 SCALE 1/2" = 1'-0"

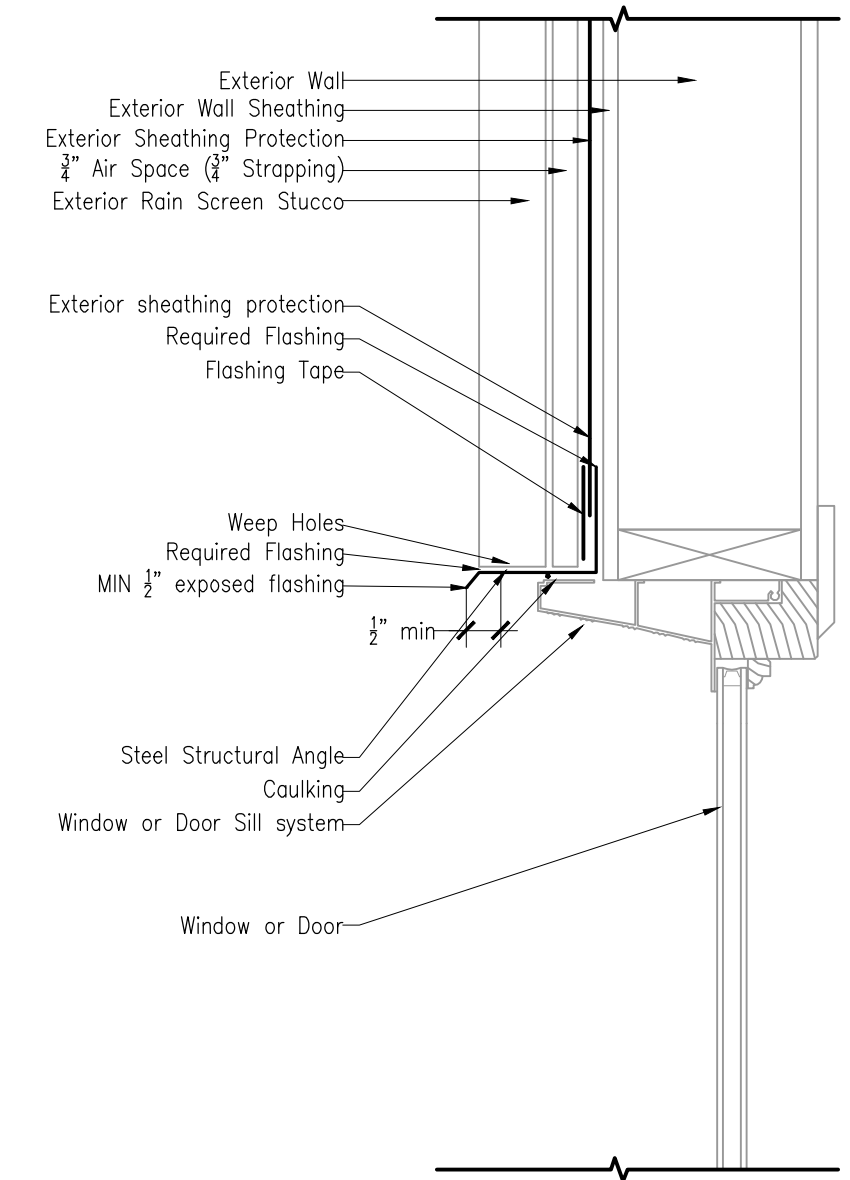
Flashing - Base  
VO1 SCALE 1/2" = 1'-0"

\* FLASHING INFORMATION ONLY  
See other drawings for all other information.



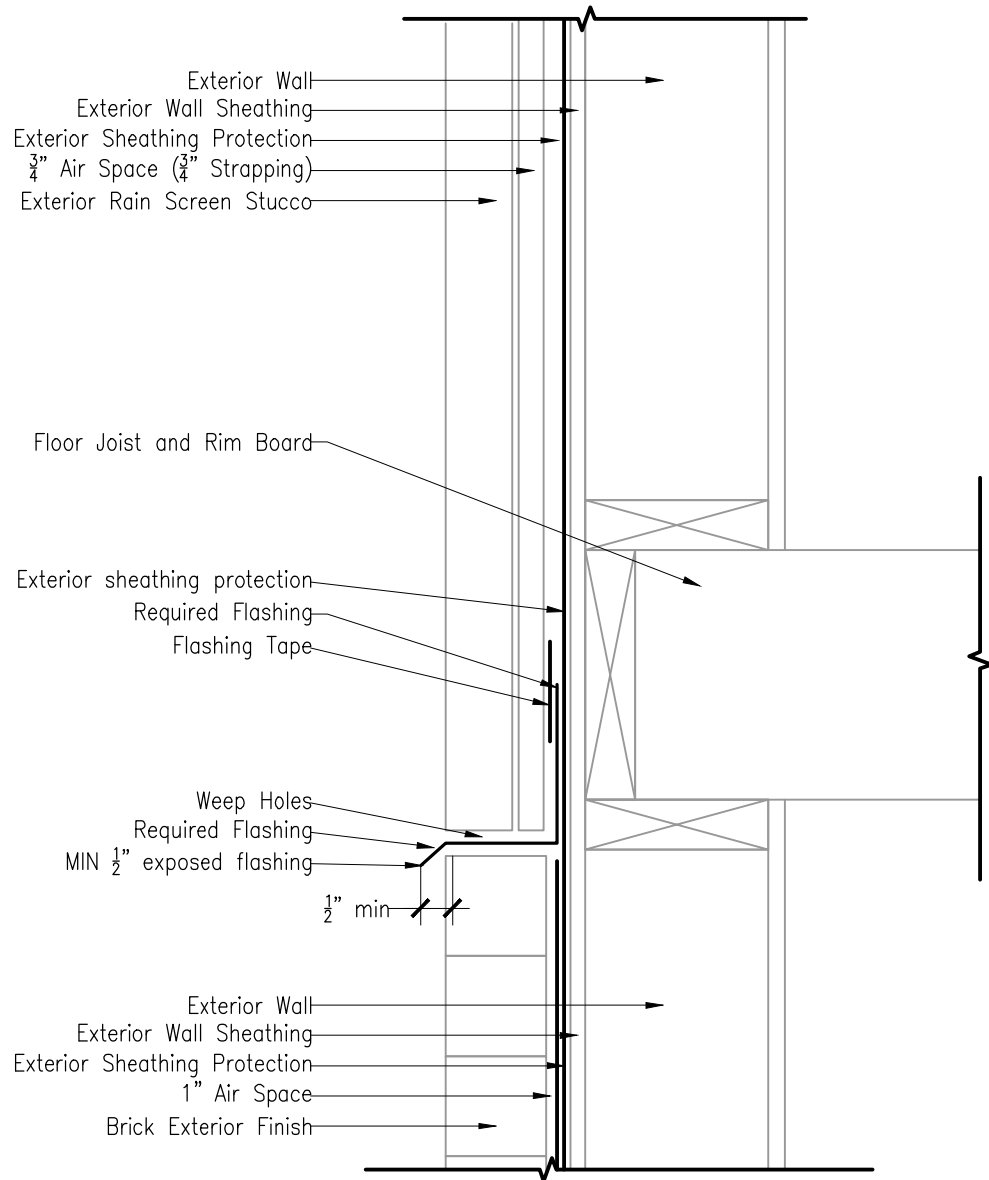
Flashing - Sill  
VO1 SCALE 1/2" = 1'-0"

\* FLASHING INFORMATION ONLY  
See other drawings for all other information.



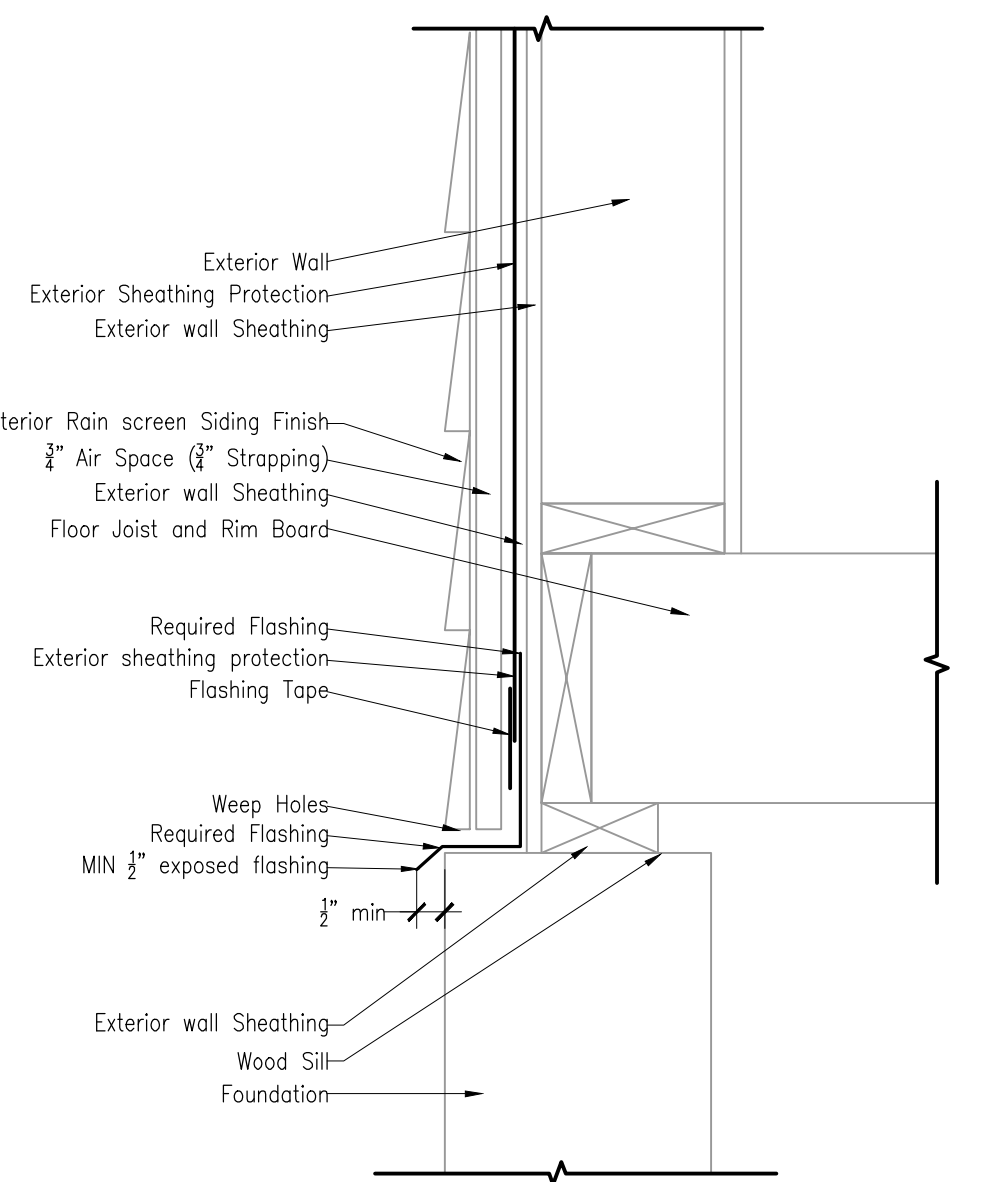
Flashing - Header  
VO1 SCALE 1/2" = 1'-0"

\* FLASHING INFORMATION ONLY  
See other drawings for all other information.



Flashing - Material Transition  
VO1 SCALE 1/2" = 1'-0"

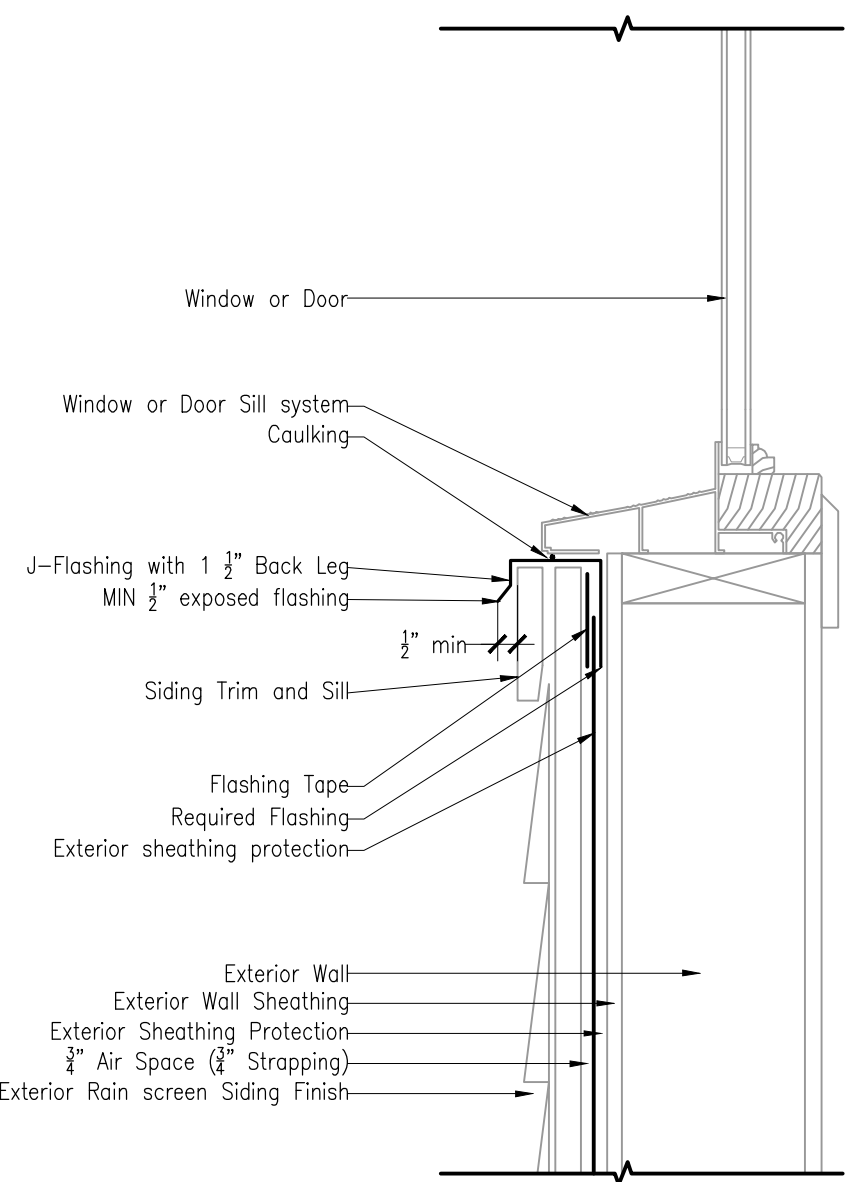
\* FLASHING INFORMATION ONLY  
See other drawings for all other information.



SIDING  
VO1 SCALE 1/2" = 1'-0"

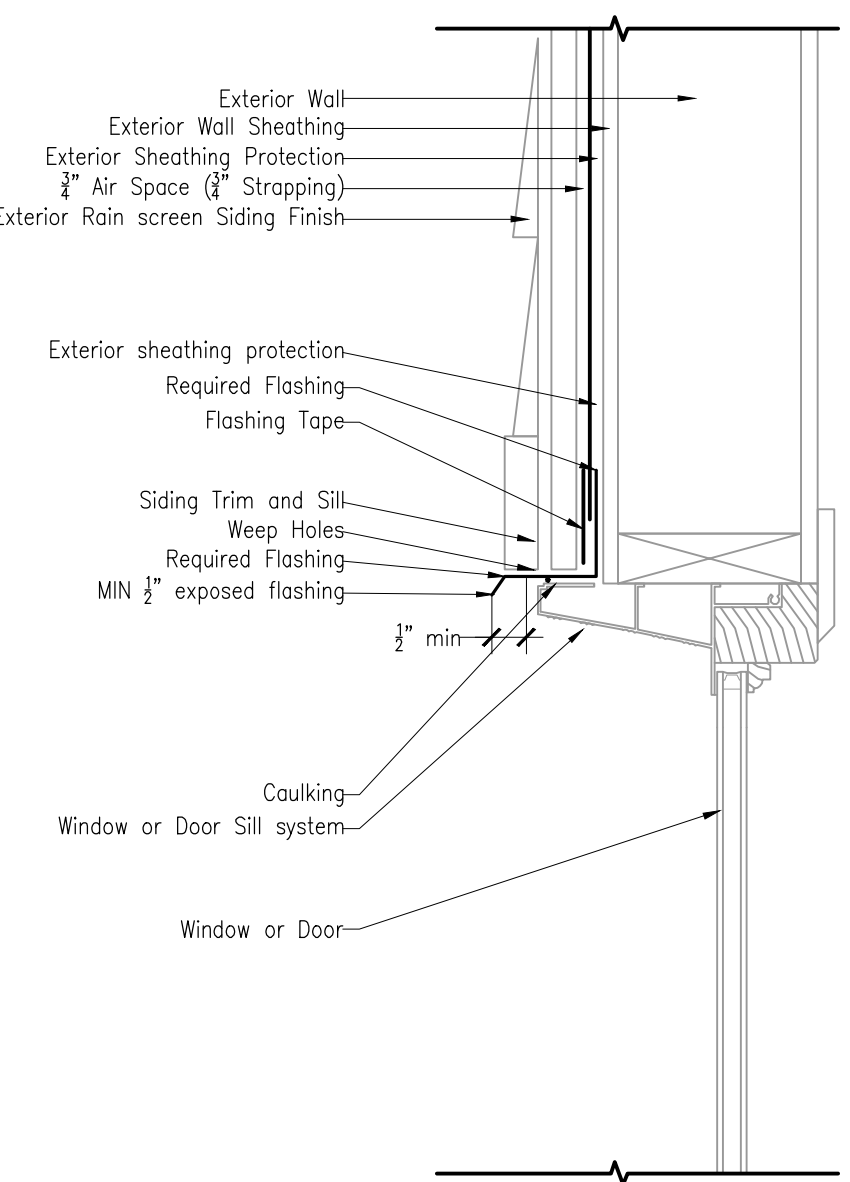
Flashing - Base  
VO1 SCALE 1/2" = 1'-0"

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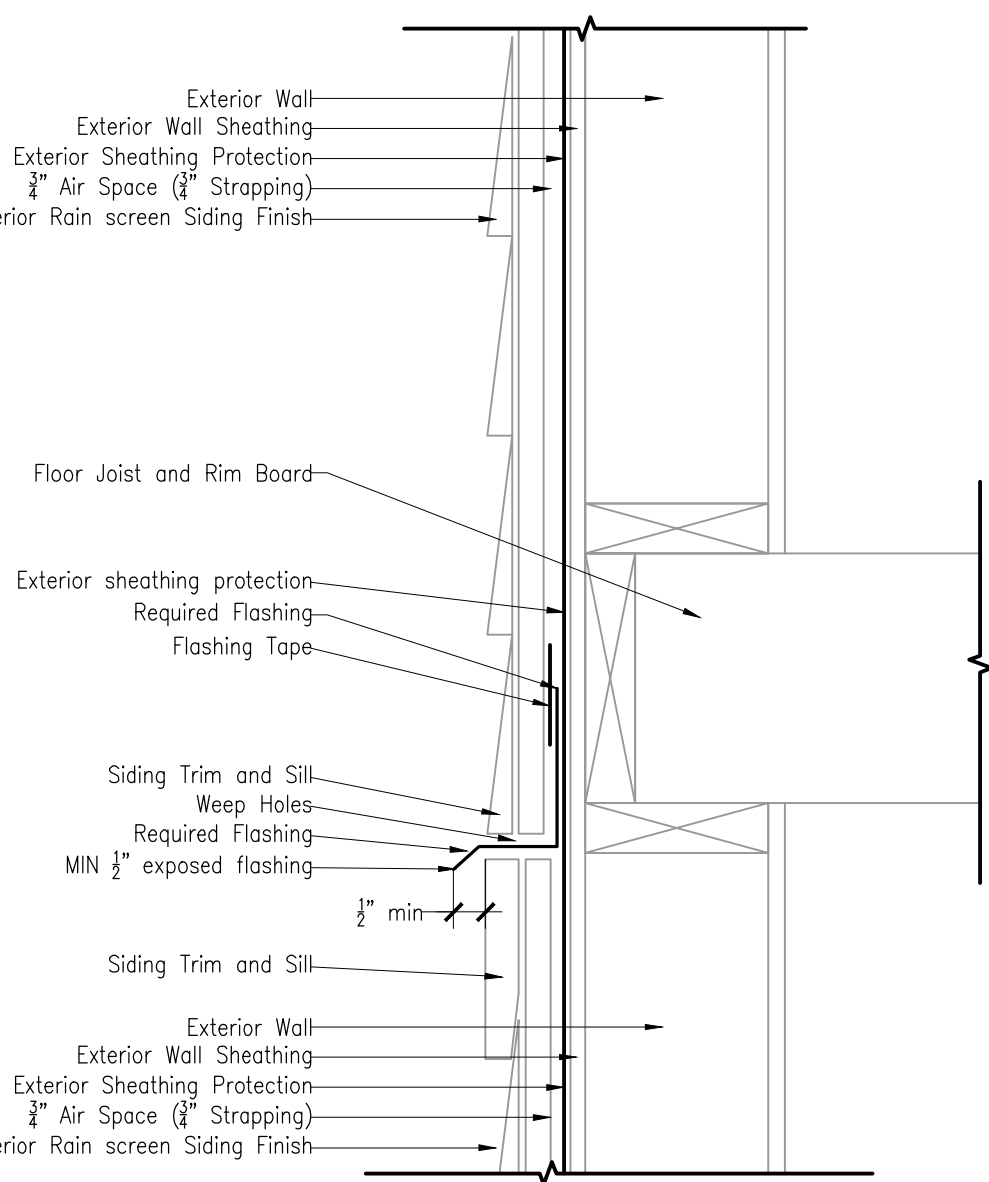
Flashing - Sill  
VO1 SCALE 1/2" = 1'-0"

\* FLASHING INFORMATION ONLY  
See other drawings for all other information.



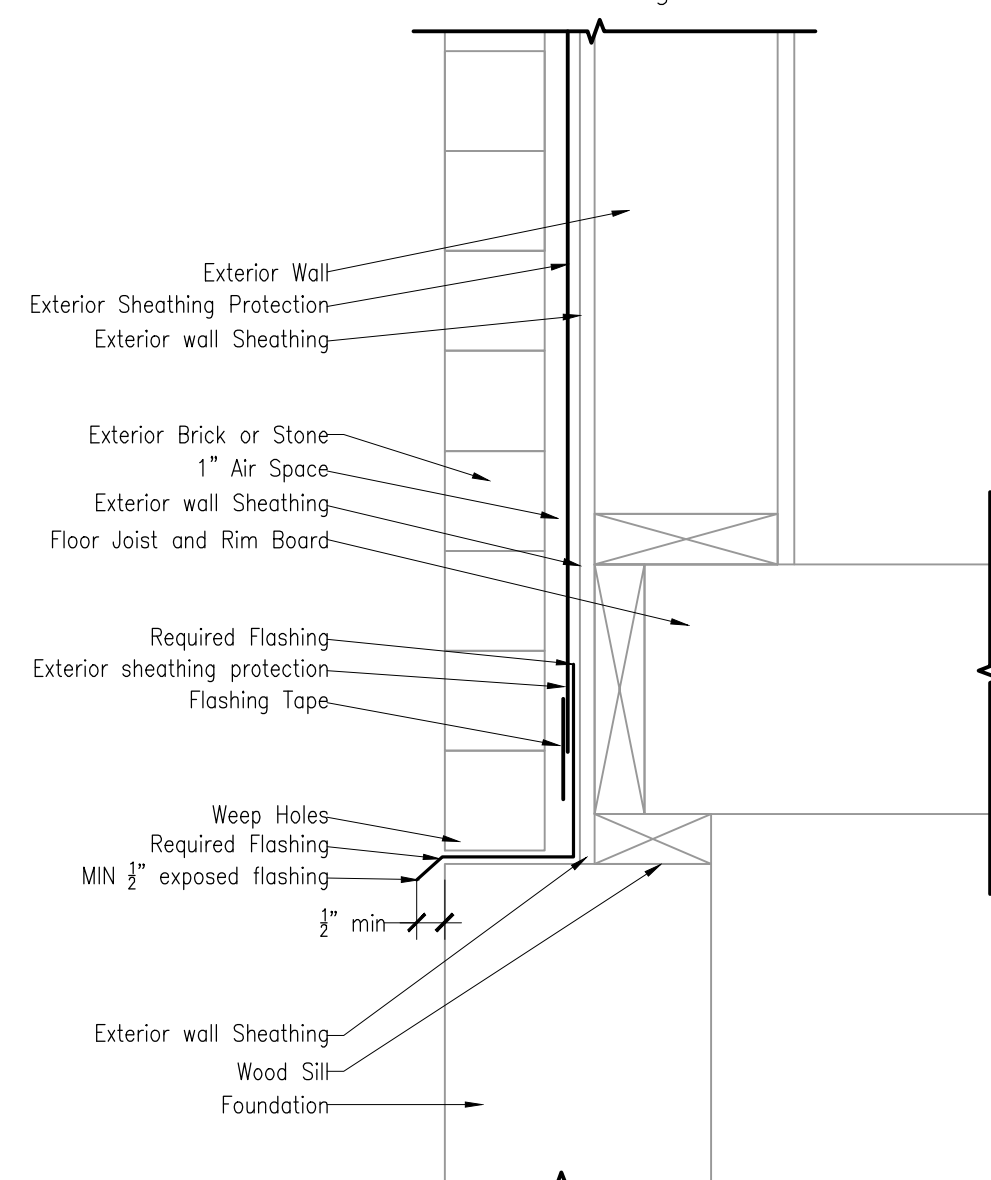
Flashing - Header  
VO1 SCALE 1/2" = 1'-0"

\* FLASHING INFORMATION ONLY  
See other drawings for all other information.



Flashing - Material Transition  
VO1 SCALE 1/2" = 1'-0"

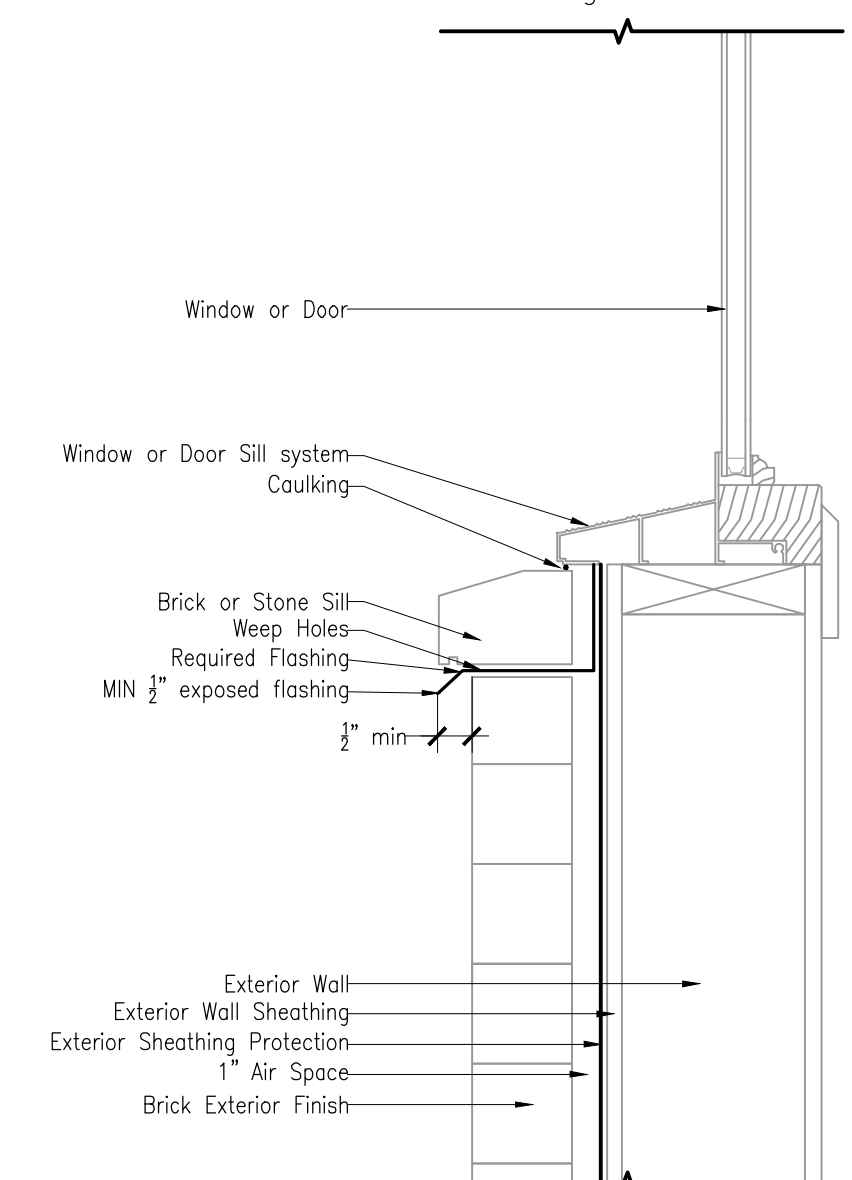
\* FLASHING INFORMATION ONLY  
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BRICK  
VO1 SCALE 1/2" = 1'-0"

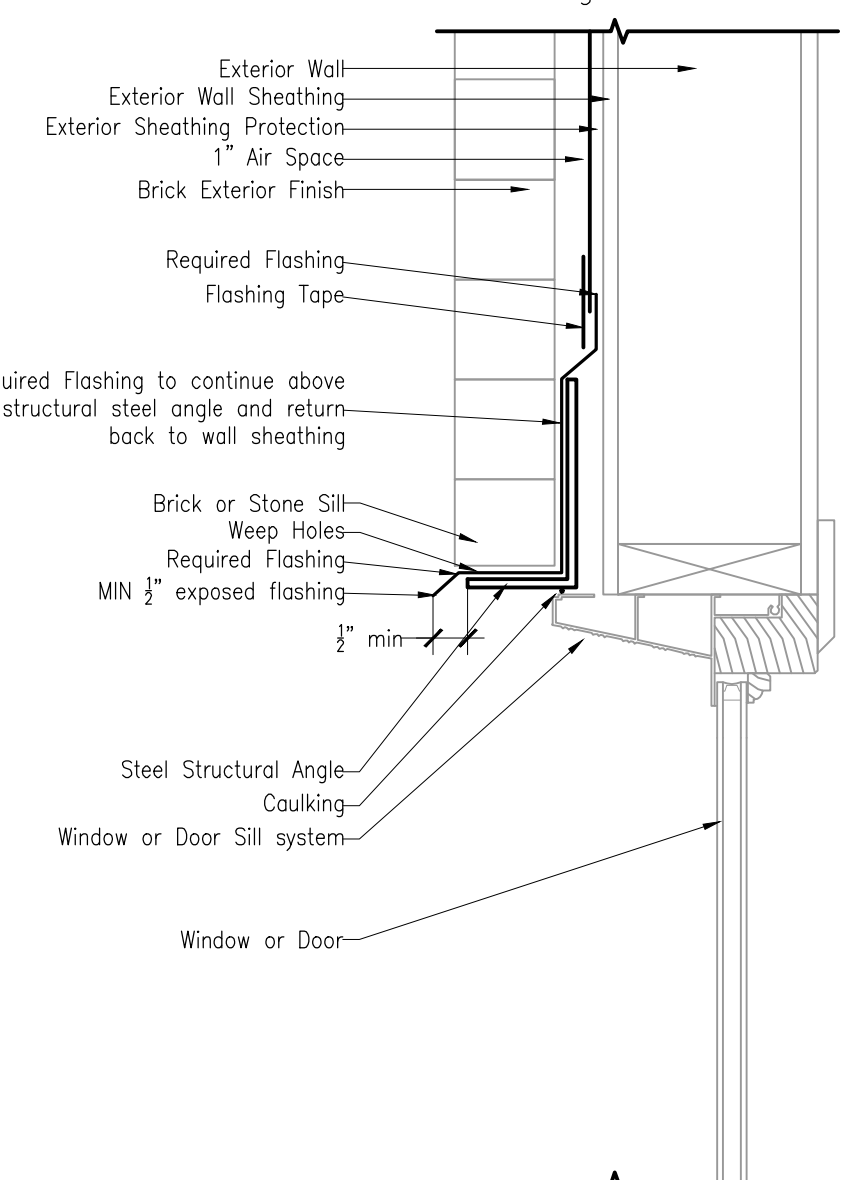
Flashing - Base  
VO1 SCALE 1/2" = 1'-0"

\* FLASHING INFORMATION ONLY  
See other drawings for all other information.



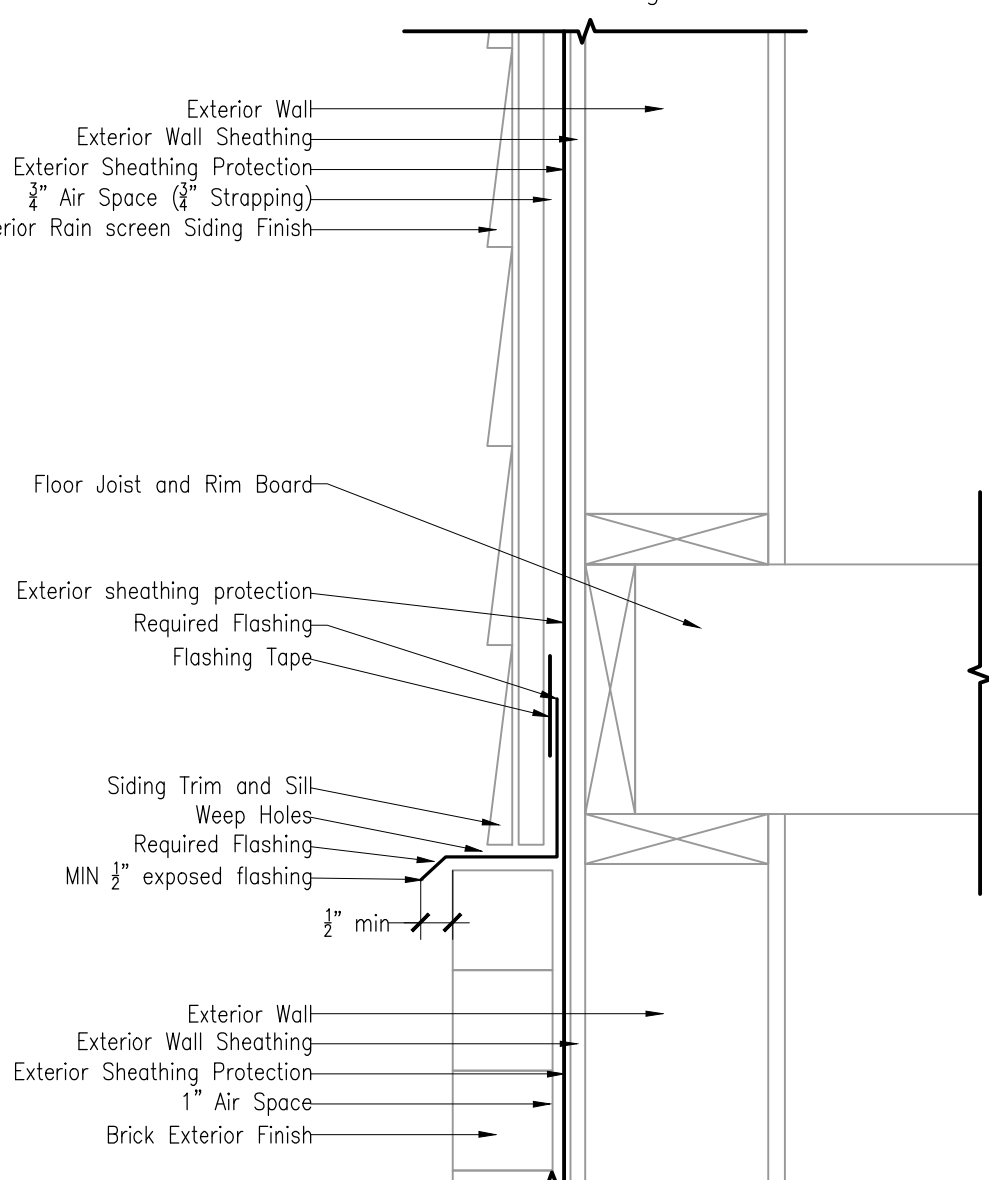
Flashing - Sill  
VO1 SCALE 1/2" = 1'-0"

\* FLASHING INFORMATION ONLY  
See other drawings for all other information.



Flashing - Header  
VO1 SCALE 1/2" = 1'-0"

\* FLASHING INFORMATION ONLY  
See other drawings for all other information.



Flashing - Material Transition  
VO1 SCALE 1/2" = 1'-0"

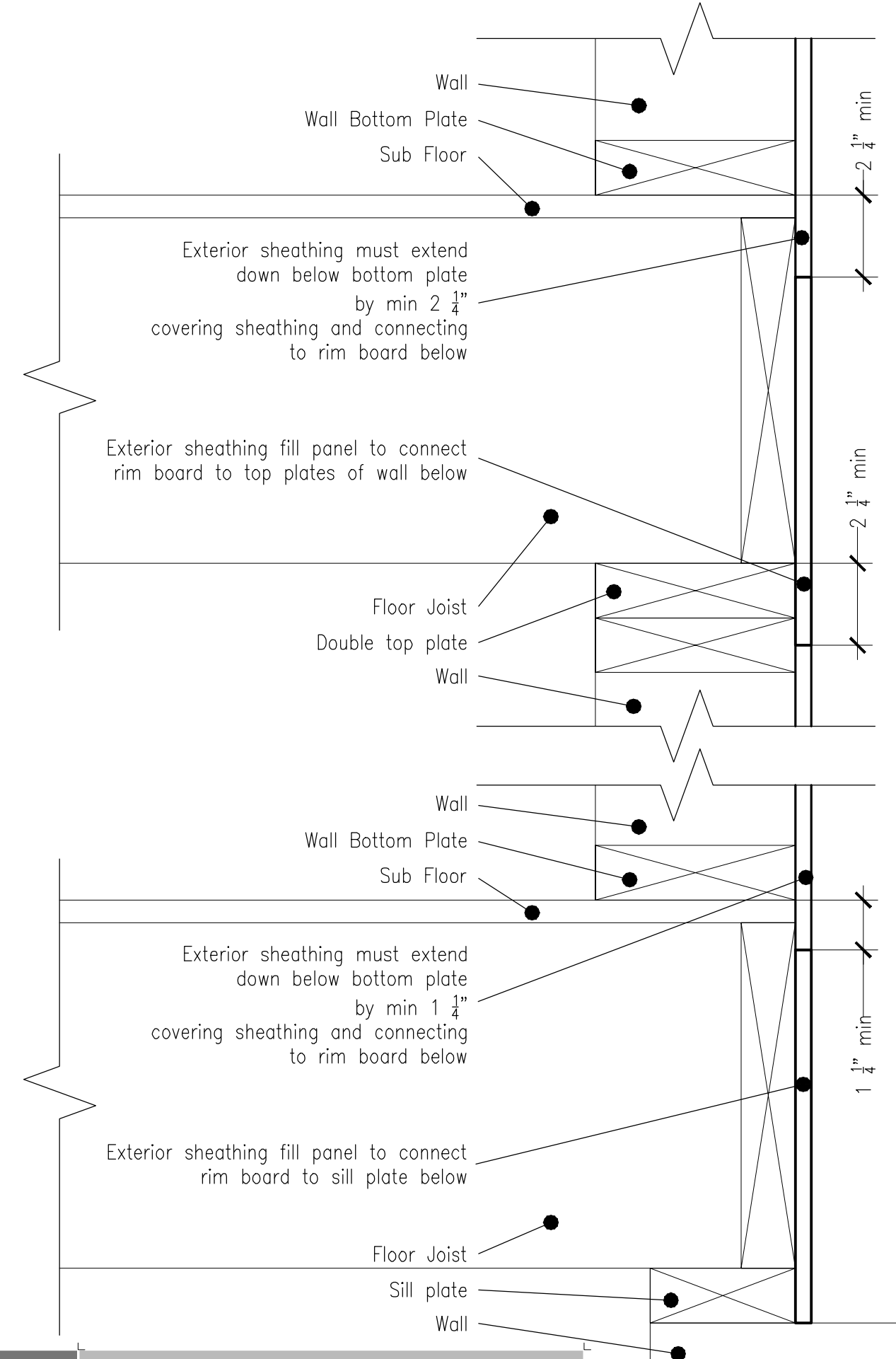
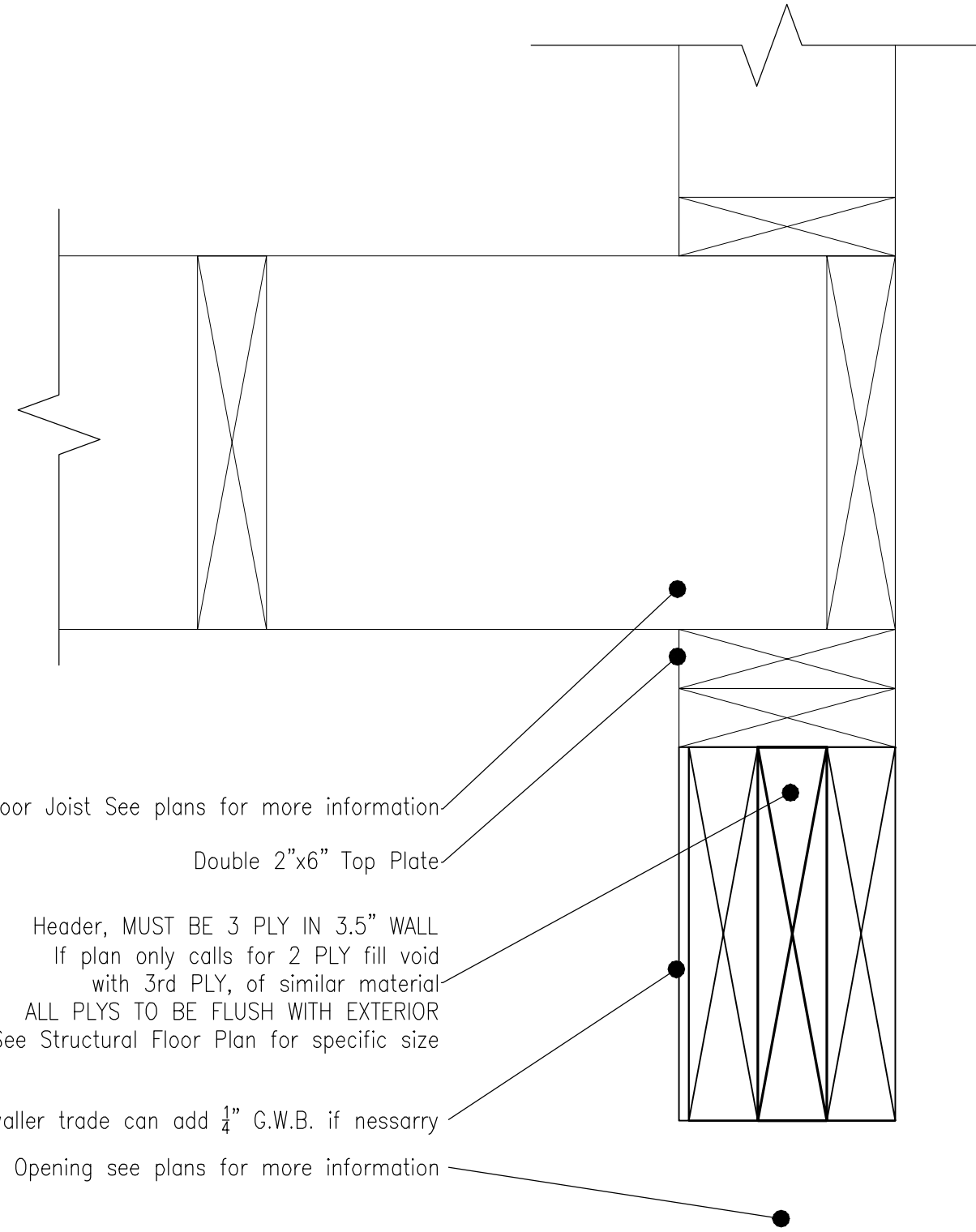
Date: \_\_\_\_\_  
Client Sign Off: \_\_\_\_\_

PROJECT: **VIRTUAL CREATIONS INC.** PROJECT NO: 2025-017  
CLASSIFICATION: **SMALL BUILDINGS**  
CLIENT: **28844** ORIGINAL SIGNATURE: \_\_\_\_\_  
BCIN NO: **1153** BCIN NO: **28844**  
ERIC CANTON BCIN#25135

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ISSUED: Jun 05 2024

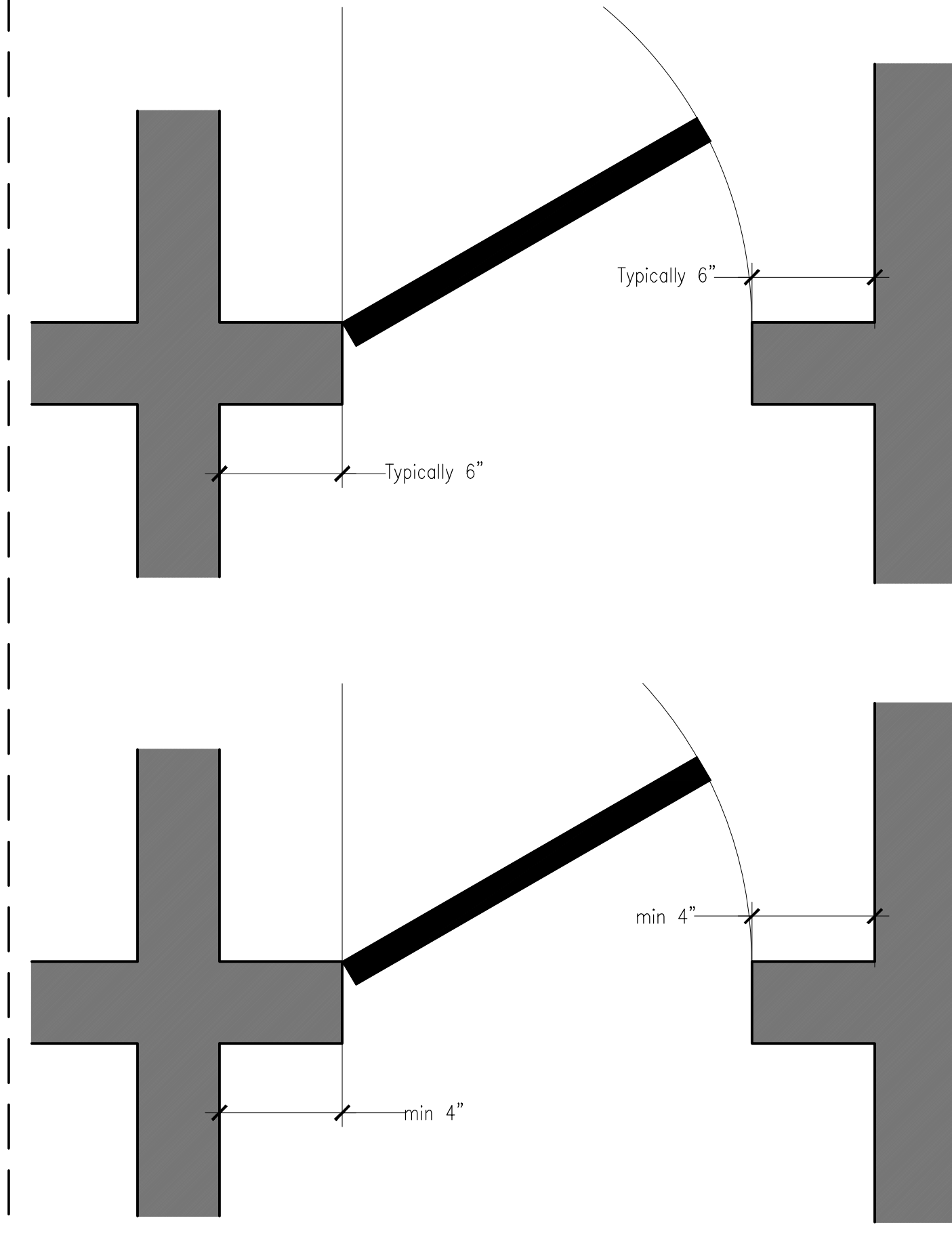
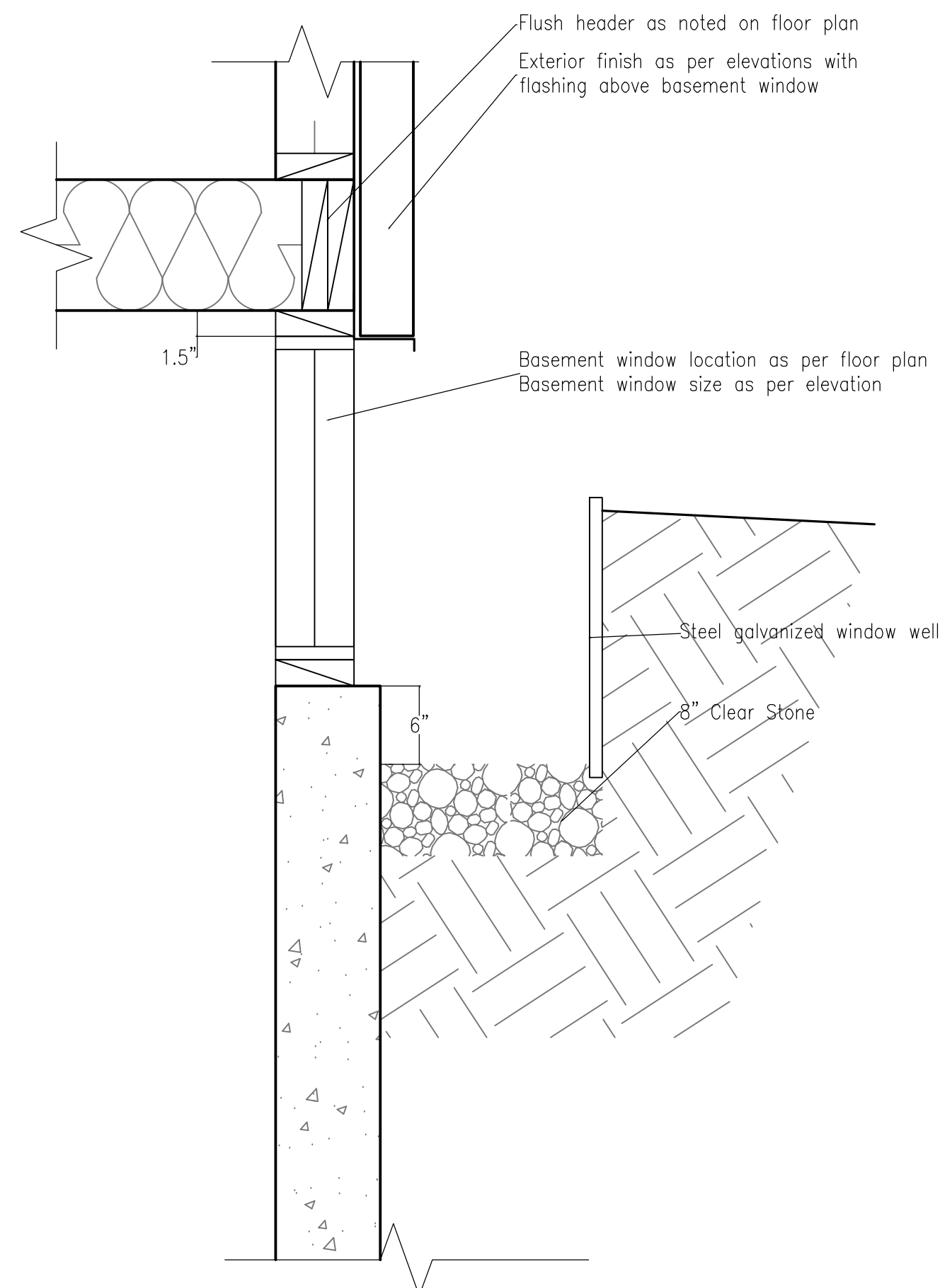
CONTRACT





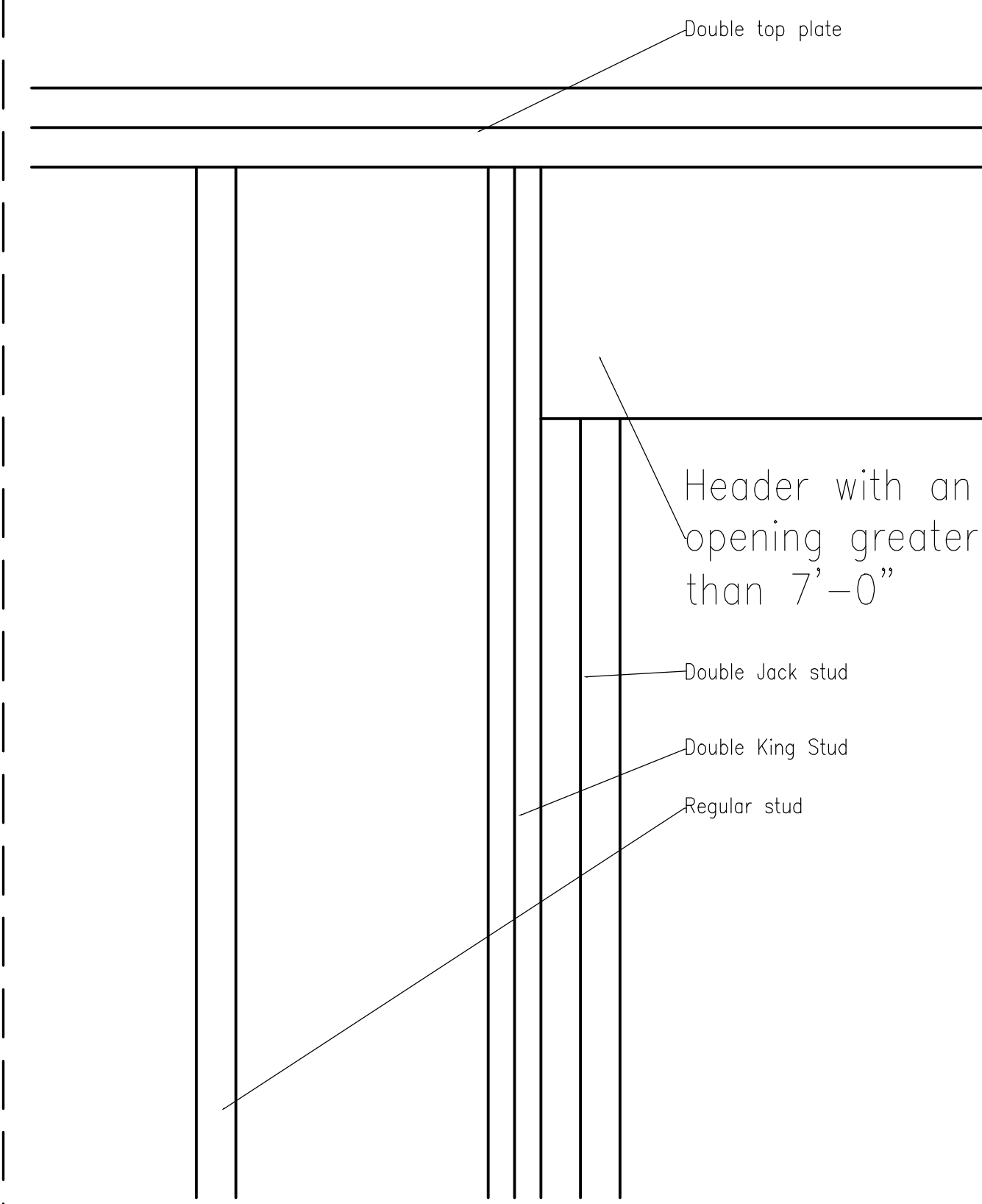
**MIN FRAMING STANDARDS**  
Not to any scale

**MIN FRAMING STANDARDS**  
Not to any scale



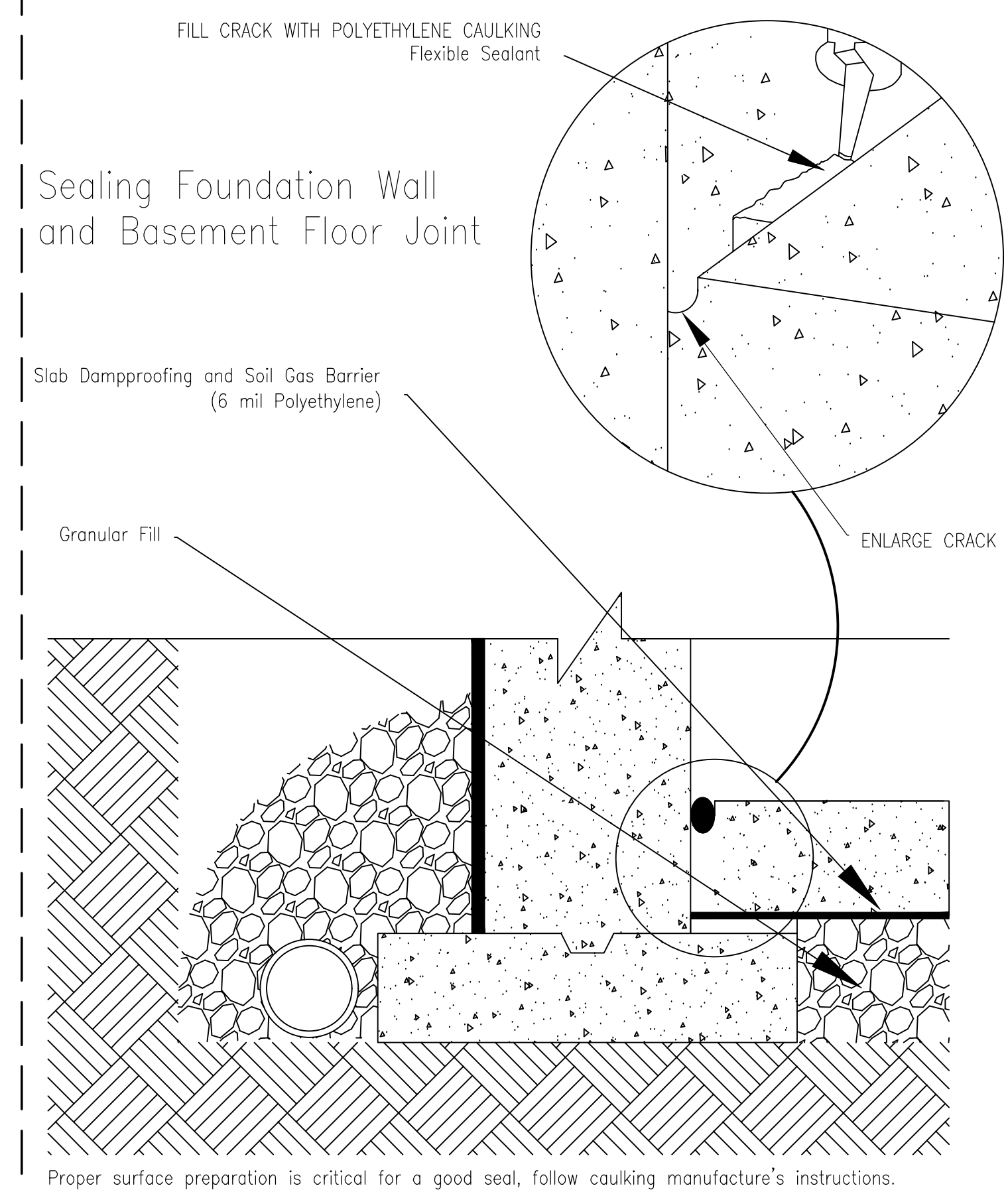
**Basement Window Detail**  
Not to any scale

**Door Jam spacing**  
Not to any scale



**Jack and King Stud requirements**  
Not to any scale

**Radon Gas Barrier – Option 2**



**Radon Gas Mitigation Requirements**  
Not to any scale

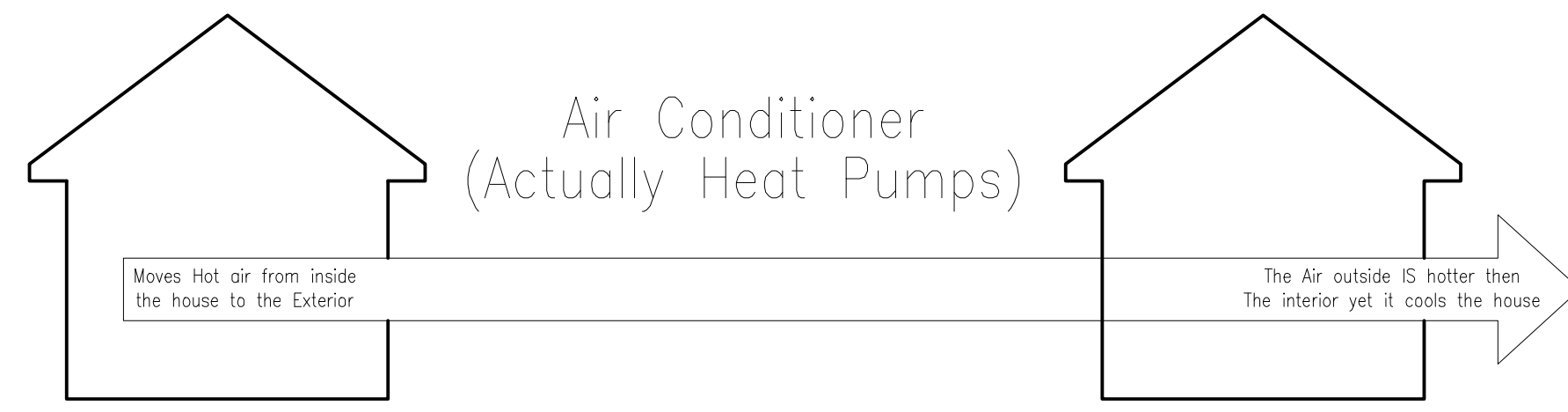
Client Sign Off: \_\_\_\_\_ Date: \_\_\_\_\_

**VIRTUAL CREATIONS INC.** PROJECT NO: 2024-017  
 (905) 481-1153 BCIN No. 288444 Client: 288444  
 ERIC CANTON BCIN#25135  
**SMALL BUILDINGS** Original Signature: \_\_\_\_\_  
**WWW.VCINC.CA**

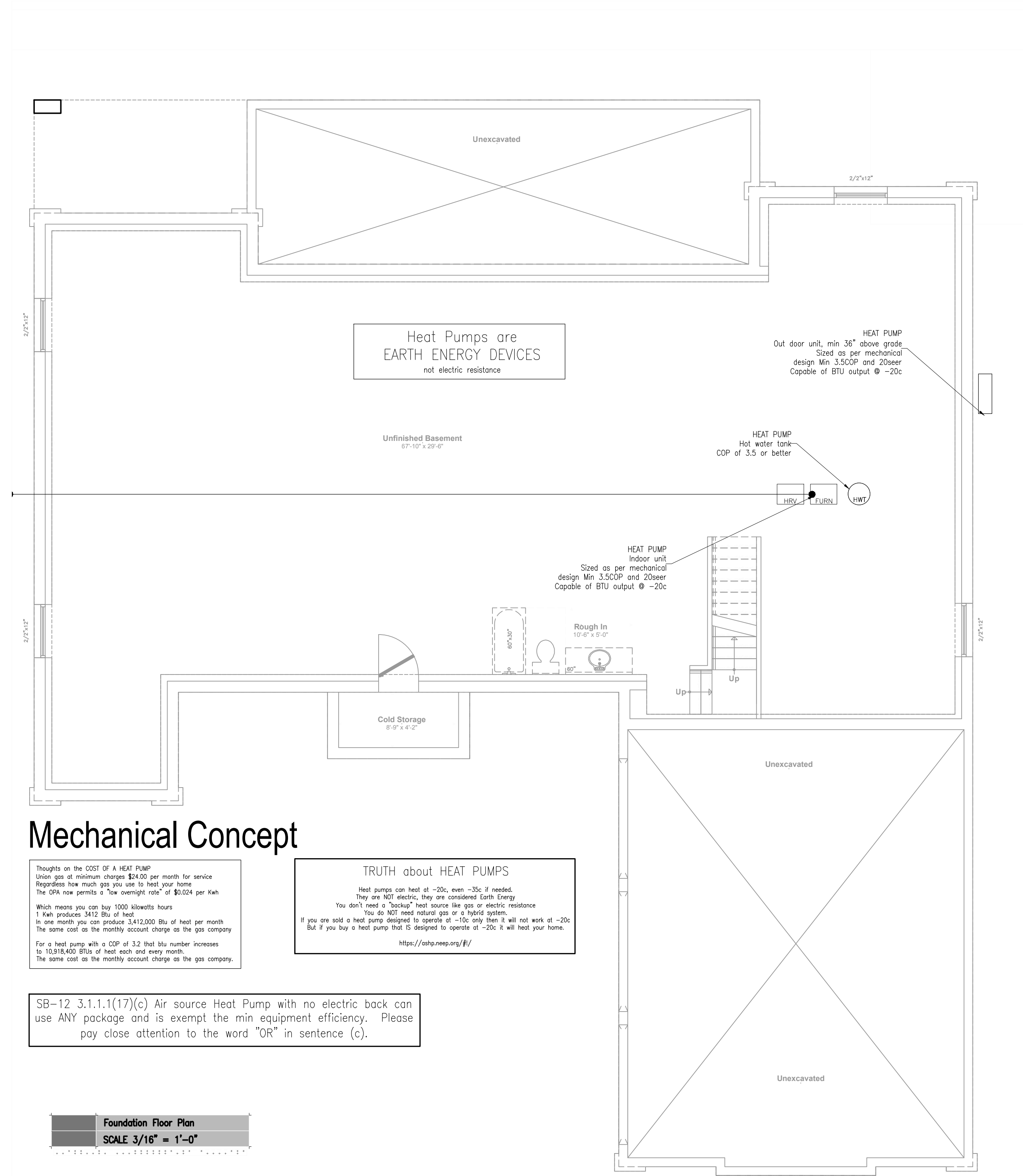
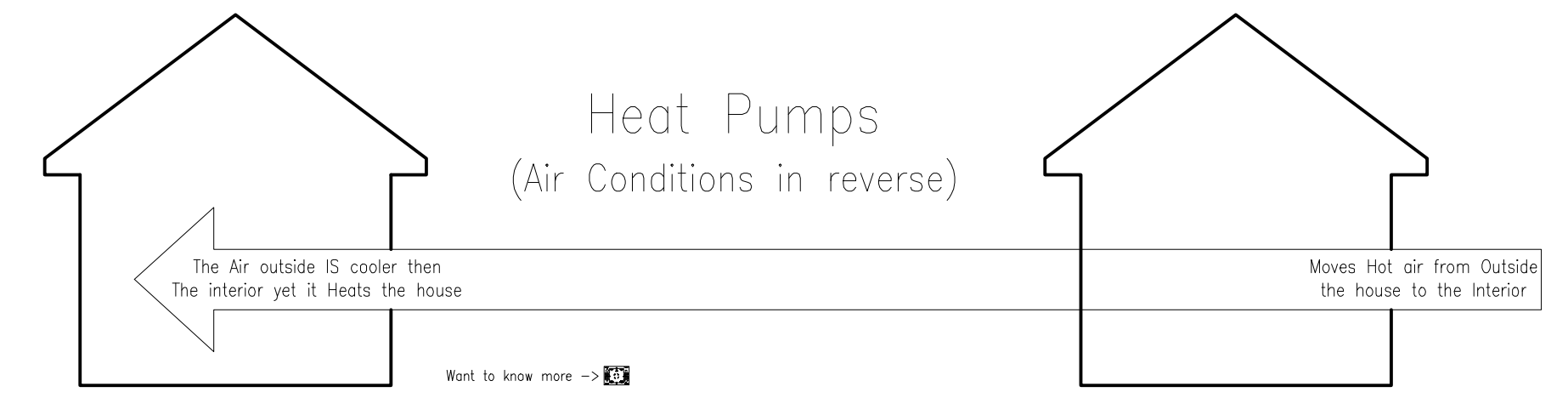
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 ISSUED: Jun 05 2024

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Air Source Heat Pumps  
Do they work?  
OBC SB-12 3.1.1.1(17)(c)



### Mechanical Concept

**Thoughts on the COST OF A HEAT PUMP**  
 Union gas at minimum charges \$24.00 per month for service  
 Regardless how much gas you use to heat your home  
 The OPA now permits a "low overnight rate" of \$0.024 per kWh  
 Which means you can buy 1000 kilowatts hours  
 1 kWh produces 3412 Btu of heat  
 In one month you can produce 3,412,000 Btu of heat per month  
 The same cost as the monthly account charge as the gas company  
 For a heat pump with a COP of 3.2 heat Btu number increases  
 to 10,918,400 Btu of heat each and every month.  
 The same cost as the monthly account charge as the gas company.

**TRUTH about HEAT PUMPS**  
 Heat pumps can heat at -20c, even -30c if needed.  
 They are NOT electric, they are considered Earth Energy  
 You don't need a "backup" heat source like gas or electric resistance  
 You do NOT need natural gas or a hybrid system.  
 If you are sold a heat pump designed to operate at -10c only then it will not work at -20c  
 But if you buy a heat pump that is designed to operate at -20c it will heat your home.  
<https://ashp.neep.org/#/>

SB-12 3.1.1.1(17)(c) Air source Heat Pump with no electric back can use ANY package and is exempt the min equipment efficiency. Please pay close attention to the word "OR" in sentence (c).

Foundation Floor Plan  
SCALE 3/16" = 1'-0"

Client Sign Off: \_\_\_\_\_ Date: \_\_\_\_\_

**VIRTUAL CREATIONS INC.** PROJECT NO. 2024-017  
 (905) 481 1153 BCIN No. 28844  
 Client: ERIC CANTON BCIN#25135  
 Classification: SMALL BUILDINGS  
 Original Signature: WWW.VCINC.CA  
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 ISSUED: Jun 05 2024  
 ARCHITECTURAL CONSULTING SERVICES

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**NOTE TO FRAMERS:**

Framers **MUST** call Virtual Creations Inc. before starting framing.

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Failing to **CALL** Virtual Creations Inc before starting a project will absolve Virtual Creations Inc of liability of issues with the drawings

**1.905.481.1153**

**Part 4 Loads used**

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

**Deflection limits**

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

**Commitment to General Review**

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

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

**Electrical Safety Authority**

Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical contractor.

It's the law.

For more information go to [www.esaSAFE.com](http://www.esaSAFE.com) or call 1-877-372-7233

**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.

**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

**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.

**9.9.10.1 Egress from Bedrooms**

**Basement Ceiling**

Unobstructed open portion having a min area of 3,768 sq. ft. (min 15'x37' example) with no dimension less than 15"

Window must be operable without tools from the interior

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

**Basement Floor**

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

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

**Drawing Checklist:**

- Client sign off
- Review Survey
- Review Grading
- Review Truss Layout
- Review Floor Layout
- Engineering review
- Issued for Permit
- Signed Contract

**WOOD COLUMNS:**

All Wood columns noted on these plans as CLM to be SPF 1 or 2

2"x4" or 2"x6" depending wall which column is within

Number of built up wood studs varies Built up wood studs will match the width of the beam which they support and provide a min 3.5" of length bearing.

Individual column plys is NOT typically Noted.

P.L. noted on these plans is a Point Load from a column above.

**WOOD STRUCTURE:**

All structural wood elements to be min No.1 & No.2 structural spruce material or better.

**Joist Strapping Note:**

"Strapping" as noted on the joist span can be either 1/2" C.W.B finish or 1"x4" strapping if NO DRYWALL is applied.

**WOOD COLUMNS:**

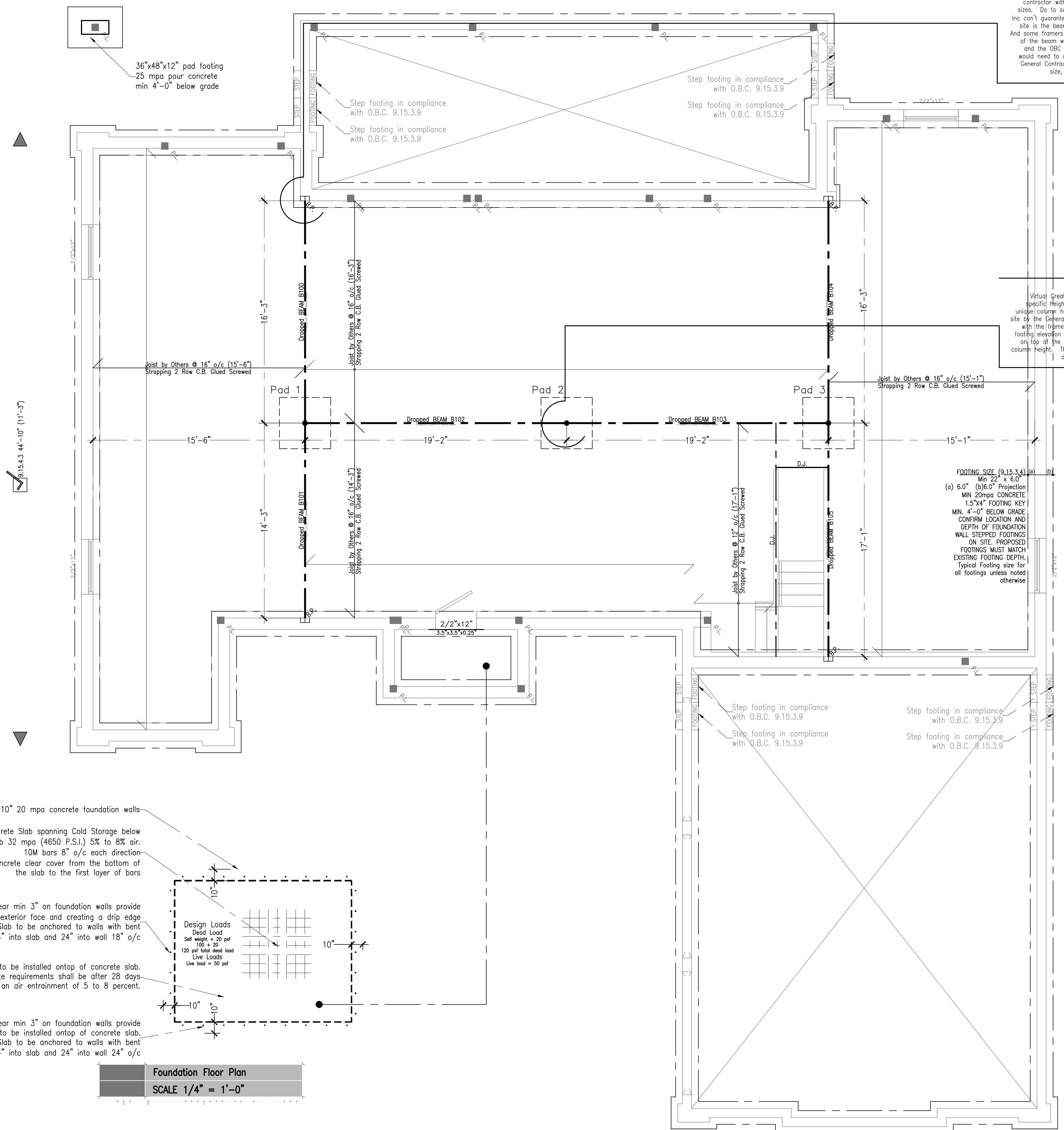
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**Part 4 Loads used**

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 50lb Live Load (exterior)  
 32lb Snow Load  
 10lb Wind Load

**Deflection limits**

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

**Commitment to General Review**

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


Yes  No

**Electrical Safety Authority**

Doing electrical work? A notification must be filed with the Electrical Safety Authority. Hiring someone to do electrical contractor.

It's the law.

For more information go to [www.esaSAFE.com](http://www.esaSAFE.com) or call 1-877-372-7233



- Drawing Checklist:**
- Client sign off
  - Review Survey
  - Review Grading
  - Review Truss Layout
  - Review Floor Layout
  - Engineering review
  - Issued for Permit
  - Signed Contract

**NOTE TO LUMBER SUPPLIER:**

LVL's in outdoor spaces must be an EWP manufacture and product list below approved for outdoor and unconditioned space. These manufacturers have provided us the necessary documentation

Manufacturer	Product(s)
Boise Cascade	Vera-Lam LVL BCI / AIS Joists
EAOM Timber Corp.	P3 I-joists - #Pul-40, Pul-60, Pul-80
Nordic Structures	Nordic I-joists (series as per CCMC report)
Roseburg Forest Products Co.	RigidLam RigidRm LVL RFPI Joists
Weyerhaeuser (Truss Joist)	MicroLam LVL Timberstrand LSL Parallam PSL TJI joists

**WOOD COLUMNS:**  
 All Wood columns noted on these plans as CLM to be SPF 1 or 2

2"x4" or 2"x6" depending wall which column is within

Number of built up wood studs varies  
 Built up wood studs will match the width of the beam which they support and provide a min 3.5" of length bearing.

Individual column plys is NOT typically Noted.

P.L. noted on these plans is a Point Load from a column above.

**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

**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.

**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 as they do not have fractions, and at most produce a 1/4" error which isn't typically an issue. Further we full appreciate that we can not ask trades in the field to measure to 1/4" accuracies nor to we assume that as built construction could hold those tolerances.

**WOOD STRUCTURE:**  
 All structural wood elements to be min No.1 & No.2 structural spruce material or better.

**Joist Strapping Note:**  
 "Strapping" as noted on the joist span can be either 2" G.W.B finish or 1"x4" strapping if NO DRYWALL is applied.

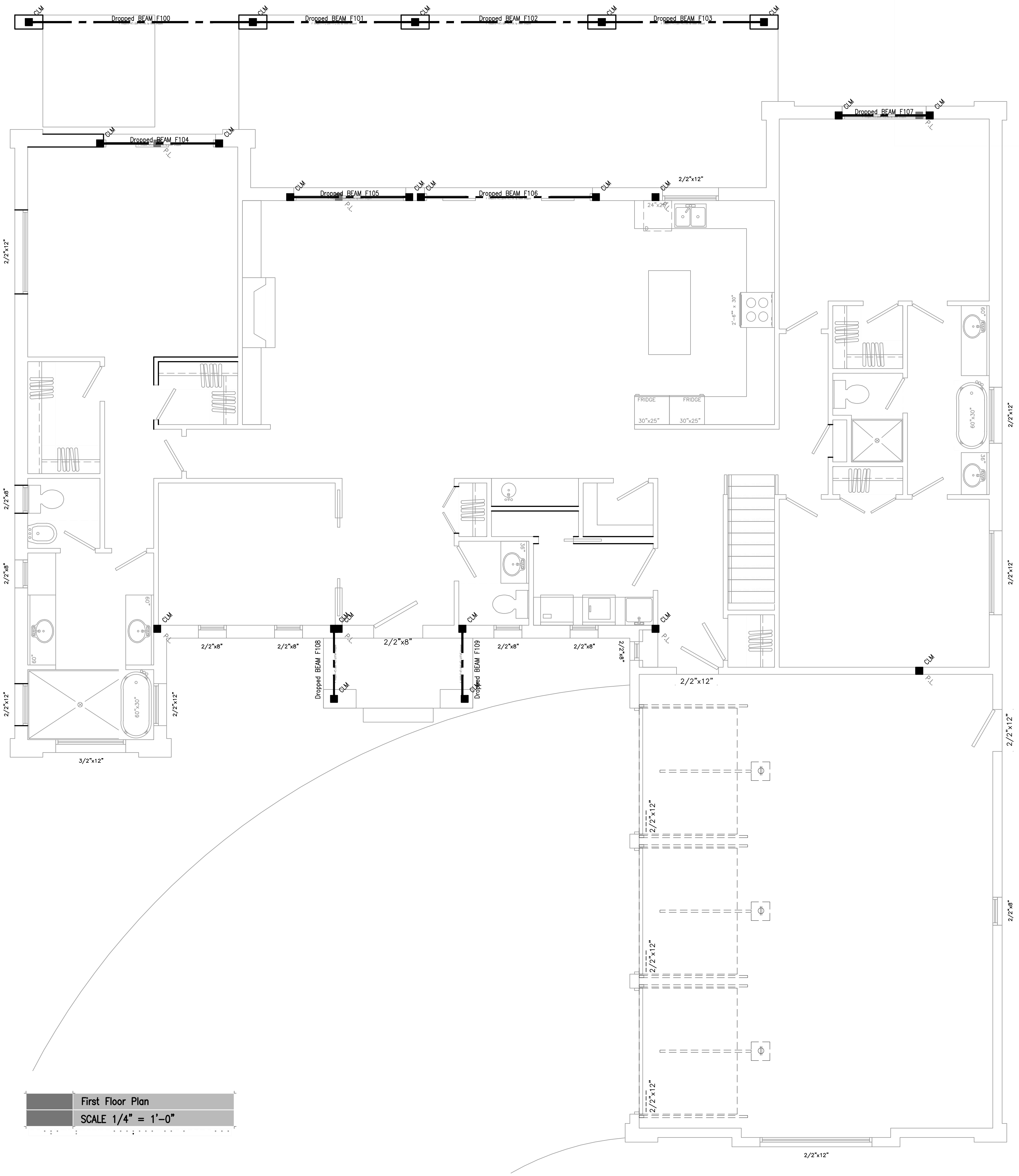
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Client Sign Off: \_\_\_\_\_ Date: \_\_\_\_\_

PROJECT: **SMALL BUILDINGS**

PROJECT NO: 2024-017

BCIN No. **28844**

Client: **ERIC CANTON BCIN#25155**

Classification: \_\_\_\_\_

Original Signature: \_\_\_\_\_

**WWW.VCINC.CA**

AT VIRTUAL CREATIONS INC. THE BEST EFFORT HAS BEEN MADE TO RECORD EXISTING BUILDING STRUCTURES AND PROPOSED A COMPREHENSIVE SET OF CONSTRUCTION DRAWINGS. HOWEVER, THERE ARE AREAS AT THE TIME OF DESIGNING THAT ARE UNAVAILABLE OR INACCESSIBLE. WITH PROPER CO-ORDINATION OF THE CLIENT, THE DESIGNER WILL MAKE THE NECESSARY VISUAL CHECKS TO DETERMINE THE LOCATION OF EXISTING STRUCTURES AND ELEMENTS SUCH AS ROOF TRUSSES AND ENGINEERED FLOOR JOISTS 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: Jan 05 2024

**VIRTUAL CREATIONS INC.**  
 (905) 481 1153

**CONTRACT**



**NOTE TO FRAMERS:**

Frameers **MUST** call Virtual Creations Inc. before starting framing.

Any questions, discrepancies, or errors must be discussed before starting the project.

Virtual Creations Inc. will always make themselves available to answer and address any questions Framers might have with our drawings in a very timely manner.

Failing to **CALL** Virtual Creations Inc before starting a project will absolve Virtual Creations Inc of liability of issues with the drawings

**1.905.481.1153**

- Drawing Checklist:**
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**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)

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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.

**OBC 9.26.18 - Downspouts**

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

**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.

**NOTE TO TRUSS MANUFACTURE:**

2019.11.27 - Manufactured Items and Materials

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

**ALL** dimensions need to be verified during construction and before the material is purchased, ordered or put into production. The manufacture, like the truss manufacturer, builder, contract or framer **MUST** review all relevant dimensions and inform Virtual Creations and the manufacture of any discrepancies. At the minimum the client must at least contact Virtual Creation to review the as build condition before purchasing, ordering or putting into production any and all materials.

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

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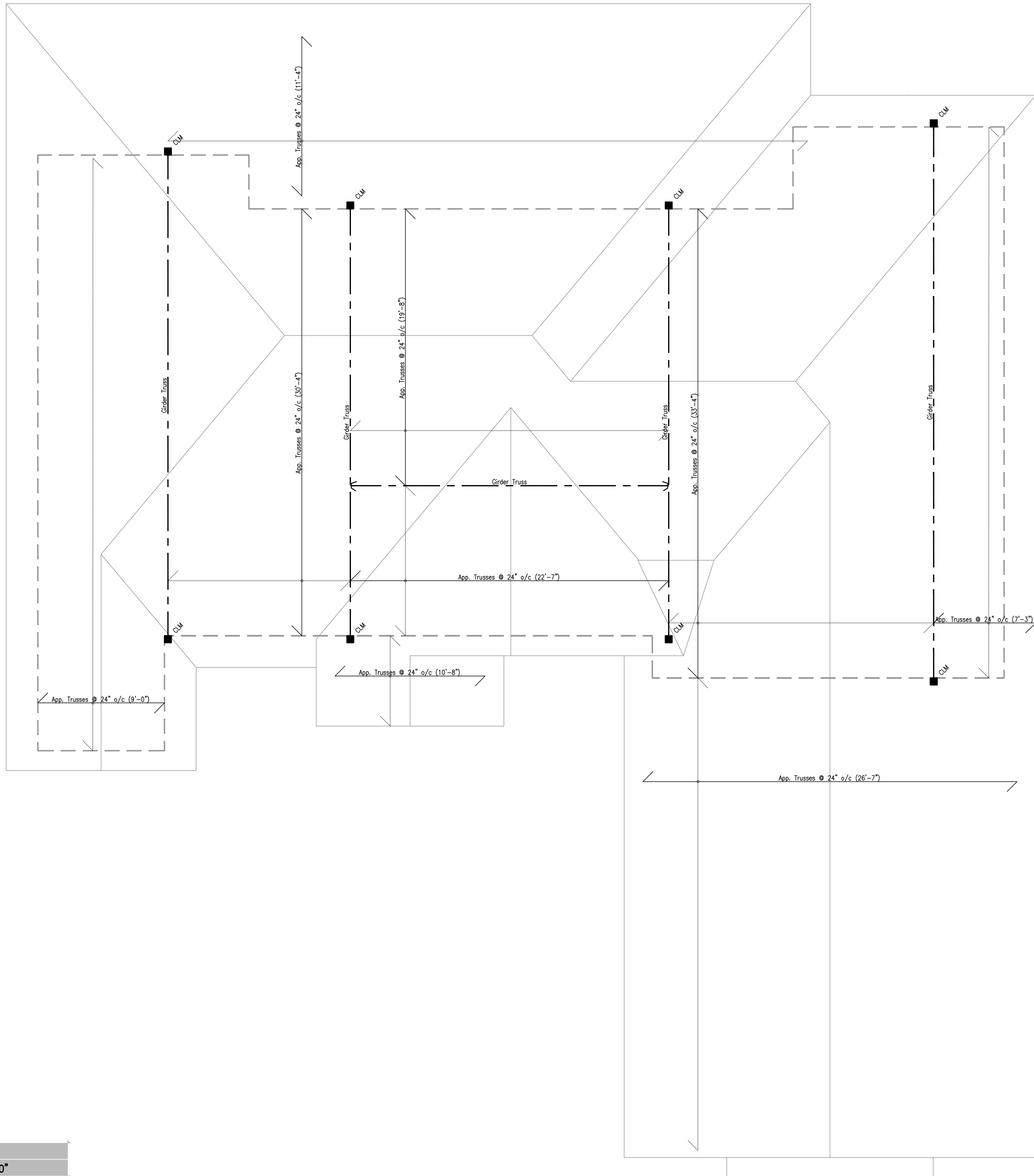
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**Roof Plan**  
**SCALE 1/4" = 1'-0"**



Client Sign Off: \_\_\_\_\_ Date: \_\_\_\_\_

**VIRTUAL CREATIONS INC.** PROJECT NO. 28844  
 (905) 481 1153 BCIN No. 28844 Client: ERIC CANTON BCIN#25135

**SMALL BUILDINGS** Classification: \_\_\_\_\_

**WWW.VCINC.CA** Original Signature: \_\_\_\_\_

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ISSUED Jan 02 2024

**CONTRACT**