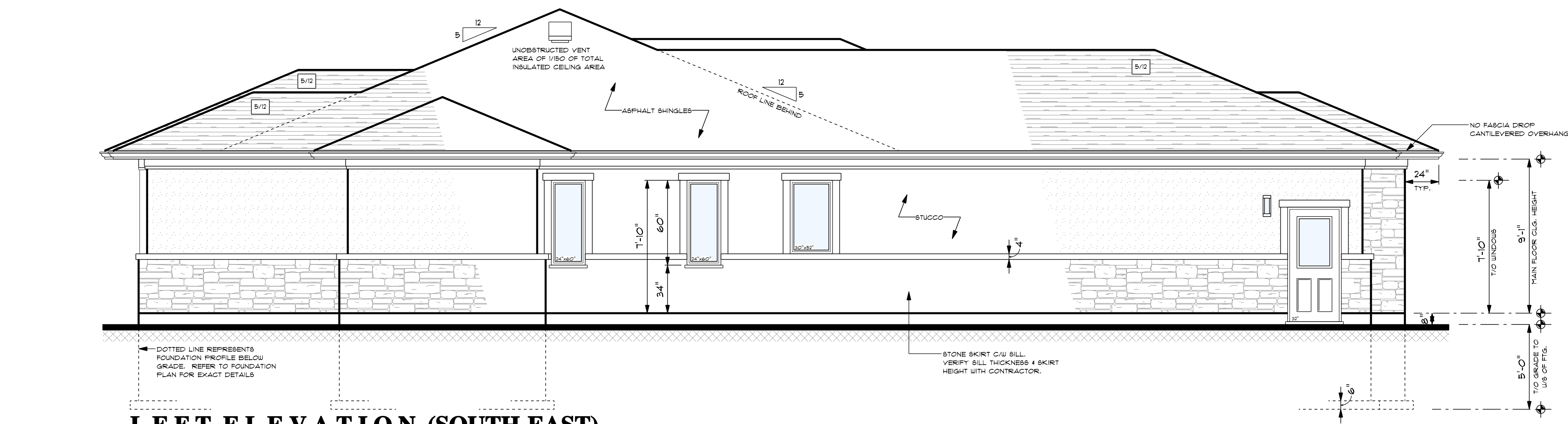




FRONT ELEVATION (NORTH-EAST)

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



LEFT ELEVATION (SOUTH-EAST)

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

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JASON SCHILSTRA 37758
NAME: BCIN:

REGISTRATION INFORMATION
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RIJUS HOME DESIGN INC. 100572
FIRM NAME: BCIN:

SIGNATURE



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ADDITIONS & GARAGES SINCE 1983
310 QUEEN ST. DUNNVILLE, ON.
PHONE: (905) 701-1110
EMAIL: JASON@RIJUS.COM
WWW.RIJUS.COM

PROJECT INFORMATION:

248
MICHAEL'S WAY

GENERAL INFO:
SIZE: 2563 SQ.FT BUNGALOW
LOCATION: CARRYING PLACE
FRONT DOOR FACES: NORTH-EAST
ENERGY PACKAGE: ZONE 1, PKG. A5
BUILDER: COUNTY HOMES

DATE: APR. 2024 SCALE: NOTED

PROJECT NUMBER: RJF - 2024 - 447

PAGE TITLE:
FRONT & LEFT ELEVATIONS

PAGE NUMBER:
1 OF 5



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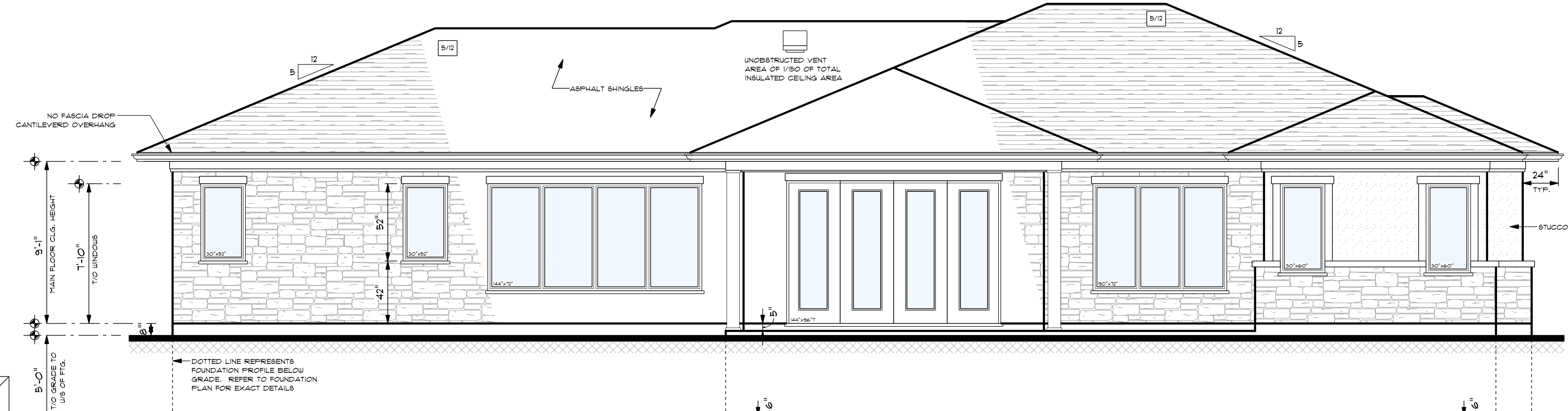
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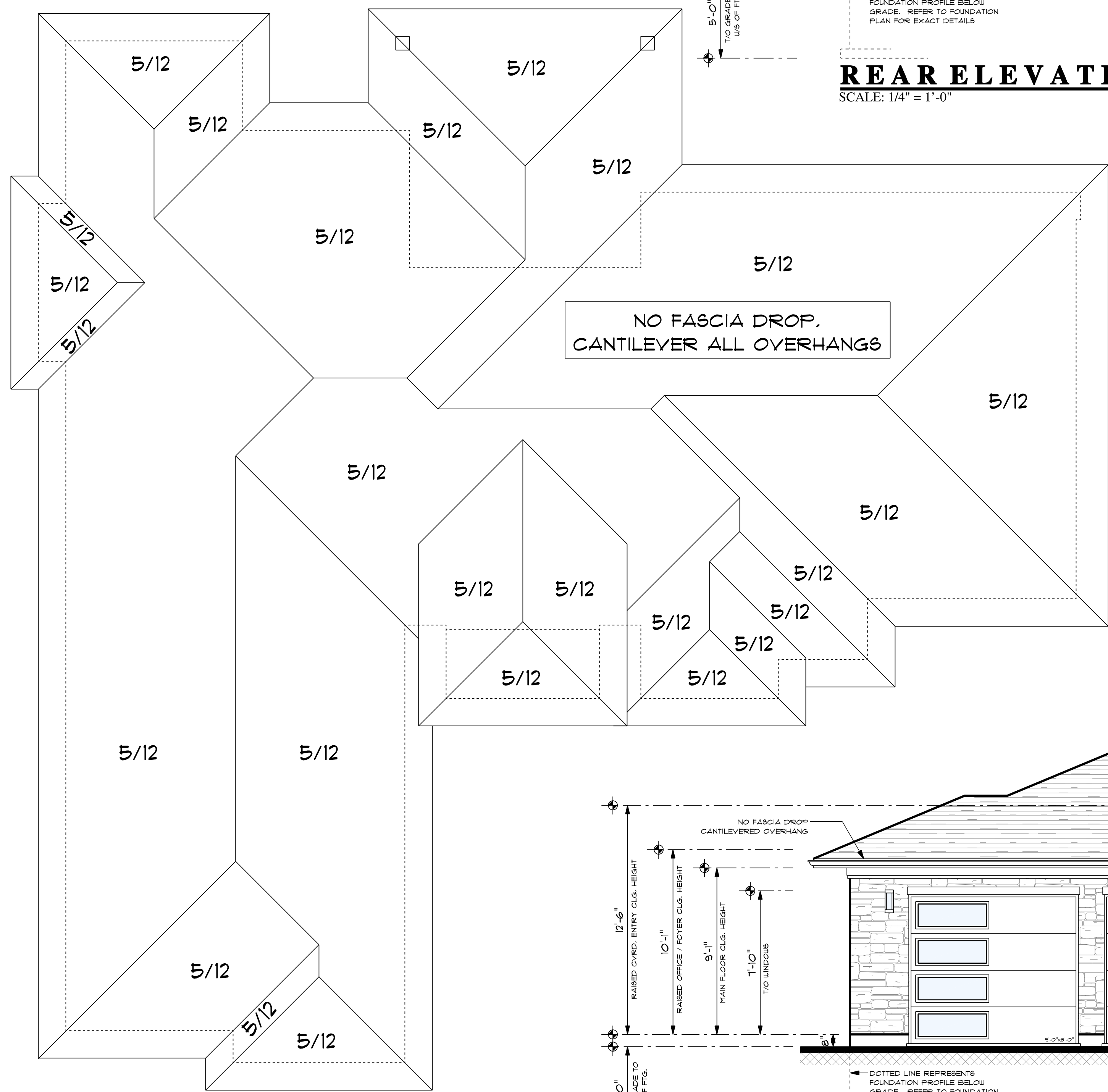
PAGE TITLE:

REAR & RIGHT
ELEVATIONS & ROOF PLAN

PAGE NUMBER:



REAR ELEVATION (SOUTH-WEST)
SCALE: 1/4" = 1'-0"

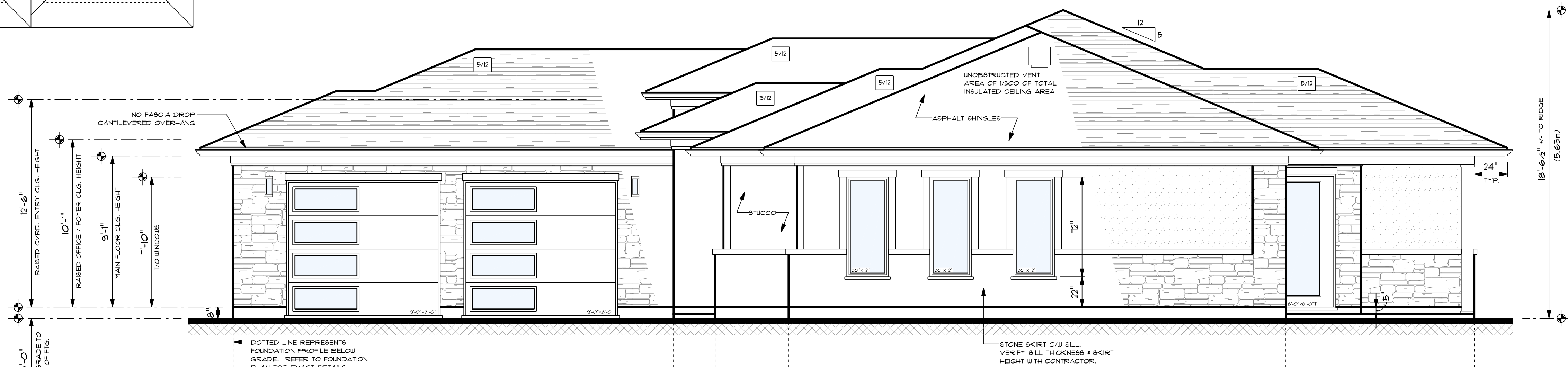


ROOF PLAN
SCALE: 3/16" = 1'-0"

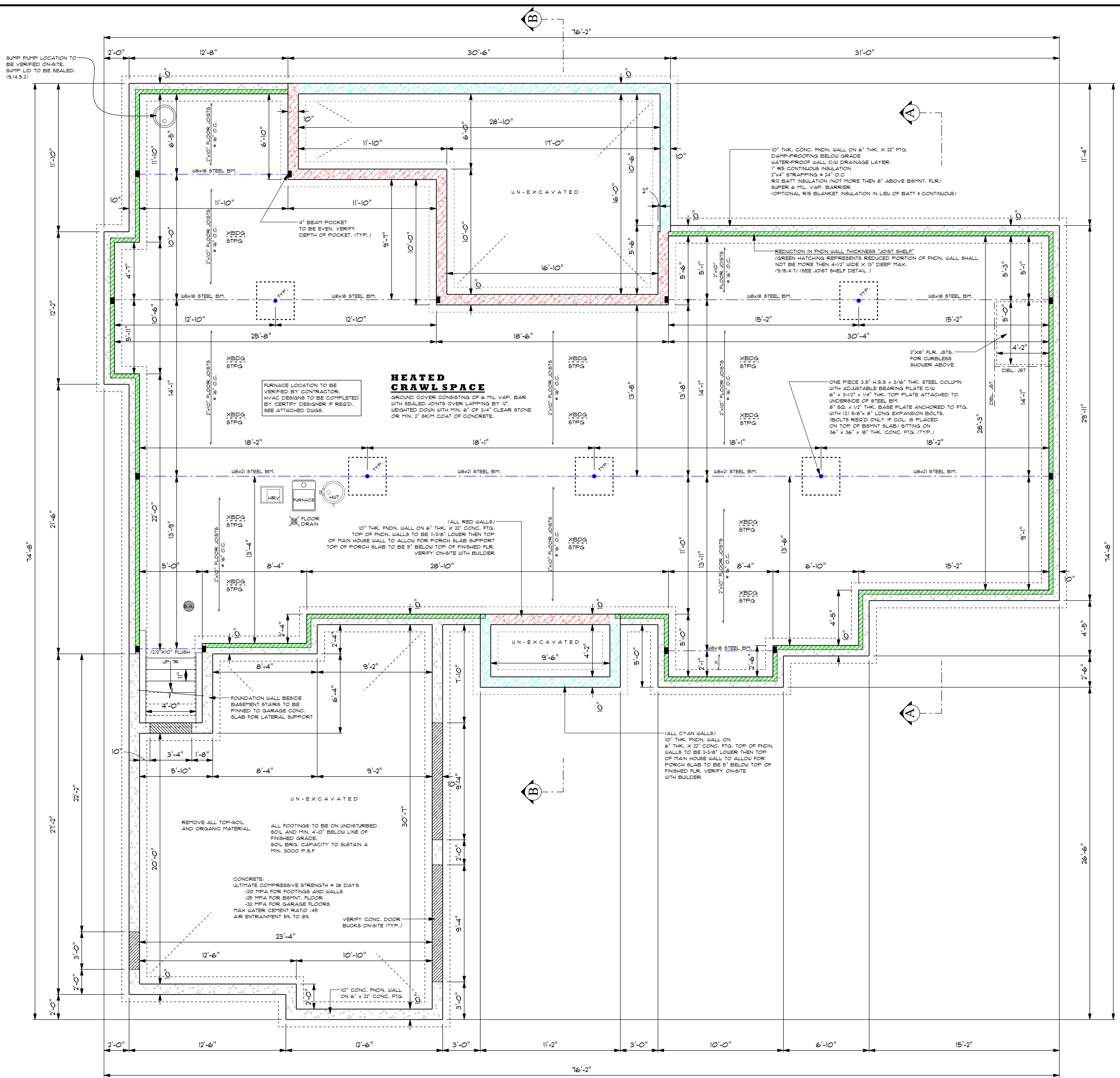
- ALL OVERHANGS TO BE 24"
- ROOF RETURNS/ROOF SKIRTS ARE OMITTED ON ROOF PLAN. PLEASE REFER TO ELEVATIONS FOR LOCATIONS.
- ALL CHIMNEYS, FLUE'S, VENTS, ETC ARE OMITTED ON THIS DRAWING
- UNOBSTRUCTED VENT AREA OF 1/300 FOR ALL ROOF OR ATTICS ABOVE INSULATED AREAS, UNOBSTRUCTED VENT AREA OF 1/150 FOR ALL ROOF PITCHES LESS THAN 2/12 OR ROOF WITHOUT ATTIC SPACE
- TRUSS MANUFACTURER AND CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND ON THESE DRAWINGS TO THE DESIGNER PRIOR TO FABRICATION. TRUSSES INSTALLATION TO COMPLY WITH MANUFACTURER SPECS.
- SOLID BEARING SUPPORTING GIRDER TRUSSES TO EXTEND DOWN TO FNDN. WALL
- TRUSSES TO BE DESIGNED/ENGINEERED BY TRUSS MANUFACTURER. MANUFACTURER TO SUBMIT SEALED STAMPED ENGINEERED SHOP DRAWINGS TO CONTRACTOR FOR APPROVAL BY BUILDING DEPARTMENT PRIOR TO CONSTRUCTION. TRUSS DIRECTIONS & GIRDER TRUSS LOCATIONS TO BE VERIFIED BY TRUSS MANUFACT.

GENERAL ELEVATION SPECIFICATIONS:

1. ALL EXTERIOR FINISHES DETAILS / COLOURS / STYLES & MANUFACTURERS TO BE CONFIRMED BY HOME-OWNER.
2. BUILDER / OWNER / SUPPLIER TO CONFIRM ALL WINDOW & DOOR SIZES & ROUGH STUD OPENINGS PRIOR TO ORDERING.
WINDOW GRILLS PATTERNS (MANTIN BARS) MAY VARY BASED ON WINDOW SUPPLIER. CONTRACTOR TO VERIFY.
ALL TRANSOM HEIGHTS TO BE CONFIRMED BY WINDOW SUPPLIER & VERIFY WITH SOFFIT HEIGHTS. TRANSOM SIZES ARE IN ADDITION TO WINDOW SIZES NOTED ON PLANS.
3. DECORATIVE FRIEZE & BANDING TO BE VERIFIED BY CONTRACTOR.
4. ALL GUTTERS & DOWNSPOUTS PURPOSELY OMITTED FOR CLARITY.
5. CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED FINISHED GRADES ON-SITE. IF AN APPROVED GRADING PLAN IS PRESENT, GRADES TO MATCH SAID PLAN. FINISHED GRADE MUST SLOPE AWAY FROM HOUSE.
6. PROVIDE ICE & WATER SHIELD LAYER OVER ROOFS SLOPED 3/12 AND LESS. ALL ROOF PITCHES LESS THAN 4/12 TO HAVE "LOW SLOPE" APPLICATION SHINGLES (CBC 9.16.8)
7. ALL OVERHANGS TO BE AS STATED, UNLESS OTHERWISE NOTED. ROOF OVERHANGS - 24"
8. FLASHING AT INTERSECTION BETWEEN ROOFS WHERE THEY ABUT WALLS AS PER (CBC 9.16.4)
9. ALL STEP FTGS. AS REQUIRED TO MAINTAIN MIN. 4'-0" GROUND COVERAGE FOR FROST PROTECTION
-MIN. HORIZ. RUN - 23-5/8"
-MAX. VERT. RISE - 23-5/8"
CONTRACTOR TO VERIFY LOCATION OF ALL STEP FTGS. AND THEIR HEIGHTS ON-SITE (CBC 9.15.3.3)
10. MAINTAIN MIN. 4'-0" GROUND COVERAGE FOR FROST PROTECTION FOR ALL FOOTINGS (VERIFY WITH GEOGRAPHICAL AREA)
ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR NATIVE ROCK
11. WINDOW WELLS MAY BE REQUIRED DUE TO FINAL GRADE. ALL WELLS IN WINDOWS WELLS TO BE CONNECTED TO FTG. BEEPIER AND FILLED WITH 3/4" CLEAR STONE. WINDOW WELL TO BE GALVANIZED CORRUGATED METAL & BOLTED TO FNDN. WALL
12. ALL DECKS, PORCHES, LANDINGS & DOOR THRESHOLDS THAT HAVE A WALKING SURFACE MORE THAN 23-5/8" BUT LESS THAN 9'-11" ABOVE FINISHED GRADE REQUIRE 36" HIGH GUARD. WALKING SURFACES MORE THAN 9'-11" ABOVE FINISHED GRADE REQUIRE 42" HIGH GUARD. ALL GUARDS TO CONFIRM TO 68-1



RIGHT ELEVATION (NORTH-WEST)
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

INTERCONNECTED SMOKE ALARM & CO (CARBON MONOXIDE) DETECTOR:
SMOKE ALARMS TO BE PROVIDED WITH 1 DAYS OF BATTERY BACK-UP & SHALL HAVE A VISUAL SIGNALING COMPONENT THAT CONFORMS WITH CODE. (9.10.18) (9.33.4)

ALL POINT LOADS & LOAD BRG. WALLS TO BE SOLID BLOCKED (SQUASH BLOCKS) TO BEARING BELOW BLOCKING TO MAINTAIN WIDTH OF FOOT AS A MIN.

ALL STEEL BEAMS TO BE BOLTED OR WELDED TO STEEL TELEPOST.

ALL SUB-FLOORS TO BE MIN. 5/8" THK. T&G GFR. PLYWOOD NAILED & GULIED.

FOUNDATION PLAN SPECIFICATIONS:

END BEARINGS:
ALL WOOD & STEEL BEAMS SHALL HAVE EVEN & LEVEL BEARING AND SHALL HAVE NOT LESS THAN 3/2" OF BEARING AT END OF SUPPORTS AS PER 9.23.8.1.

ALL FLOOR JOISTS SHALL HAVE NO LESS THAN 1-1/2" IN LENGTH FOR END BEARING EXCEPT WHERE SUPPORTED ON RIBBON BOARD.

LVL MEMBERS & TRUSS JOIST:
SUPPLIERS OF ALL LVL MEMBERS AND TRUSS JOIST SYSTEMS TO PROVIDE ENGINEERED SHOP DRAWINGS. RIJUS HOME DESIGN INC IS NOT RESPONSIBLE FOR PRE-ENGINEERED PRODUCTS.

CONCRETE PORCH SLAB NOTE:
MIN 4" CONC. SLAB C/W 10# REBAR # 1-7/8" O.C. MAX. EA. WAY CONC. SLAB TO BEAR MIN. 3" ON SUPPORTING FNDN. WALLS. SLAB TO SLOPE AWAY FROM HOUSE.

GARAGE CONCRETE FLOOR CONSTRUCTION:
4" CONC. SLAB GARAGE FLOOR
MIN. 32 MPA (4650 PSI) MAX. 4" SLUMP
5-8% AIR ENTRAINMENT
6"x6"x6" W/1" ON 6" MIN. 3/4" THICK CLEAR STONE WITH COMPACTED BASE
1" BAULTS # 8-0" O.C. EA. WAY WITHIN 24 HOURS OF POUR (9.3.16/9) & 9.16.4.5)

TRADITIONAL FLOOR JOIST INFORMATION:
ALL FLOOR JOISTS SPANS & SPACING NOTED IS DESIGNED ACCORDING TO CANADIAN WOOD COUNCIL SPAN BOOK.
WHERE STRAPPING IS SPECIFIED, IT SHALL BE NO LESS THAN 1x3" NAILED TO THE UNDERSIDE OF THE JOISTS AND FASTENED AT EACH END TO EITHER THE BILL OR HEADER. LOCATED NOT MORE THAN 6-11" FROM EACH SUPPORT OR OTHER ROUS OF STRAPPING.

WHERE BRIDGING IS SPECIFIED, IT SHALL BE NO LESS THAN 1x3" OR 2x2" LOCATED NOT MORE THAN 6-11" FROM EACH SUPPORT OR OTHER ROUS OR CROSS BRIDGING
WHERE BRIDGING AND BRIDGING ARE SPECIFIED, THEY SHALL CONFORM TO THE PARAGRAPHS ABOVE OR 1-1/2" SOLID BLOCKS LOCATED NOT MORE THAN 6-11" FROM EACH SUPPORT OR OTHER ROUS OF BRIDGING AND BE SECURELY FASTENED BETWEEN THE JOISTS, TOGETHER WITH STRAPPING

GENERAL PLUMBING NOTES:
ALL PLUMBING TO BE COMPLETED AS PER (9.3) & PART 1) PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES SHALL BE PROVIDED FOR ALL SHOWER UNITS.
(PART 1.6.5.2)
PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED MIXING VALVES SHALL BE PROVIDED FOR ALL FAUCETS OR WATER HEATER SOURCE

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JASON SCHILSTRA 37758 BCIN:

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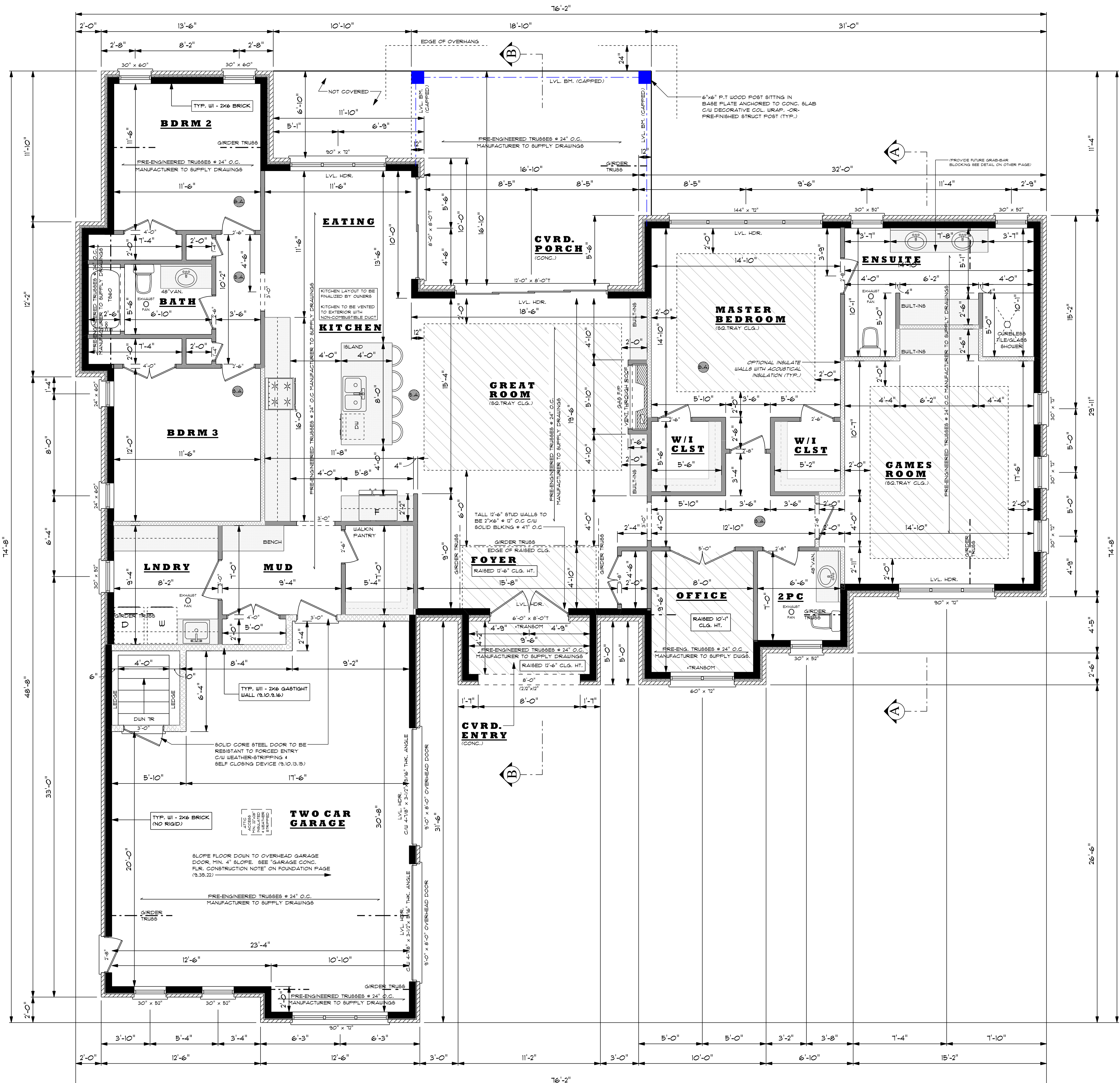
248
MICHAEL'S WAY

GENERAL INFO:
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LOCATION: CARRYING PLACE
FRONT DOOR FACES: NORTH-EAST
ENERGY PACKAGE: ZONE 1, PKG. A5
BUILDER: COUNTY HOMES

DATE: APR 2024 SCALE: NOTED

PROJECT NUMBER: RJF - 2024 - 447

PAGE TITLE:
FOUNDATION PLAN



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
 GROSS FLOOR AREA = 2563 SQ.FT.
 GARAGE AREA = 736 SQ.FT.
 CVRD. DECKS/ENTRY = 357 SQ.FT.
 TOTAL UNDER ROOF = 3656 SQ.FT.

EXTERIOR STUCCO FINISH:
 ALL STUCCO MATERIALS, MIXES, FASTENERS & APPLICATION TO CONFORM TO O.B.C. OR TO STUCCO MANUFACTURER (EIFS) CMCA EVALUATION.

- SQUARE TRAY DETAIL:** 24" x 4" DIMENSION WITH TRUSS MANUFACT.
- INTERCONNECTED SMOKE ALARM:** 4 CO (CARBON MONOXIDE) DETECTOR. SMOKE ALARMS TO BE PROVIDED WITH 7 DAYS OF BATTERY BACK-UP & SHALL HAVE A VISUAL SIGNALING COMPONENT THAT CONFIRMS WITH CODE. (9.10.19) (9.33.4)
- WOOD LINTEL SHEADERS:** ALL LINTELS SUPPORTING TRUSS SPANS THAT EXCEED THE ALLOWED 32'-1" SUPPORTED TRUSS LENGTH ARE TO BE PRE-ENGINEERED LVL HEADERS. (9.23.12)
 ALL LINTELS TO BE GRADE * 2 BFF (2) 2"x12" UNLESS OTHERWISE NOTED. IF WINDOW SIZES ARE CHANGED, PLEASE REFER TO THE LAST PAGE FOR WINDOW SCHEDULE CHARTS. ALL LINTELS UNDER OPENINGS CARRYING POINT LOADS ARE TO BE PRE-ENGINEERED.
- GENERAL FLOOR PLAN SPECIFICATIONS:**
WINDOWS & EXT. DOORS NOTE: BUILDER/HOMEOWNER TO VERIFY ALL WINDOW & EXTERIOR DOOR STYLES/SIZES PRIOR TO ORDERING. FRAMING CONTRACTOR TO BE SUPPLIER WINDOW SUPPLIER R&O (ROUGH STUD OPENINGS) PRIOR TO FRAMING.
 WHERE TRANSOMS ARE NOTED ON PLAN - THE SIZE IS IN ADDITION TO THE WINDOW SIZE ALREADY NOTED.
 UNLESS OTHERWISE NOTED, TOP OF ALL WINDOWS TO BE FRAMED AT 1'-0" MAX. WITH TRANSOM LOCATED ABOVE. PLEASE CONFIRM THIS HEIGHT WITH TRUSS DUGS. (FASCIA PROFILES HEIGHT)
PRE-ENGINEERED TRUSSES: TRUSS LAYOUT TO BE DESIGNED/ENGINEERED BY TRUSS MANUFACTURER. MANUFACTURER TO SUBMIT SEALED STAMPED/ENGINEERED SHOP DRAWINGS TO CONTRACTOR FOR APPROVAL BY BUILDING DEPARTMENT PRIOR TO CONSTRUCTION. IF GIRDER TRUSS LOCATIONS ARE SHOWN ON THESE DRAWINGS, THEY ARE BASED ON ANTICIPATED PLACEMENT DESIGNED BY TRUSS MANUFACTURER.
ABBREVIATIONS: REFER TO THE LAST PAGE "SPECIFICATIONS" FOR A LIST OF ABBREVIATIONS.
LVL MEMBERS & TRUSS JOIST: SUPPLIERS OF ALL LVL MEMBERS AND TRUSS JOIST (WOOD IS) SYSTEMS TO PROVIDE ENGINEERED SHOP DRAWINGS. RIJUS HOME DESIGN INC. IS NOT RESPONSIBLE FOR PRE-ENGINEERED PRODUCTS.
MECHANICAL VENTILATION: PROVIDE MECHANICAL VENTILATION SYSTEM TO EXCHANGE AIR (SEE OPTIONS 1,2,3, OR 4 AS PER VENTILATION SYSTEMS) SEE O.B.C. 9.32. DRYER EXHAUST FANS TO CONFORM WITH PART 6.
END BEARINGS: ALL WOOD & STEEL BEAMS SHALL HAVE EVEN & LEVEL BEARING OF NOT LESS THAN 3/12" OF END OF SUPPORTS AS PER (9.23.8.1).
 ALL WOOD LINTELS WITH SPANS LESS THAN 9'-6" REQUIRE MIN. 1/2" BEARINGS AT EACH END, EXCEPT WHERE SPANS ARE GREATER THAN 9'-0" MIN. BEARING SHALL BE 3" (9.23.12.3).
POINT LOADS: POINT LOADS CREATED IN WALLS DUE TO GIRDER TRUSSES OR BEAMS ENDS ARE TO HAVE 14" STUDS WHICH ARE TO BE CARRIED DOWN TO THE FLOOR.
FORCED ENTRY WINDOWS: WINDOWS WITHIN 6'-1" OF THE ADJACENT GROUND LEVEL THAT SERVE THE INTERIOR OF THE DWELLING UNIT SHALL BE RESISTANT TO FORCED TO FORCED ENTRY. (9.34.1.1)
LIGHTING OUTLETS: PROVIDE EXTERIOR LIGHTS AT ALL EXITS. (9.34.2.1) EVERY STAIRWAY SHALL BE LIGHTED AND CONTROLLED WITH A 3-WAY SWITCH FOR STAIRWAYS WITH MORE THAN 4 RISERS IN DWELLING UNITS. (9.34.2.3)
GENERAL ELECTRICAL NOTES: ALL ELECTRICAL TO CONFORM WITH (9.34) AND BE COMPLETED & INSPECTED AS PER THE ONTARIO ELECTRICAL SAFETY CODE (E.S.A.). LOCATION AND TYPE OF ELECTRICAL OUTLETS, SWITCHES AND LIGHT FIXTURES ARE TO BE CONFIRMED BY HOMEOWNER & OR CONTRACTOR.

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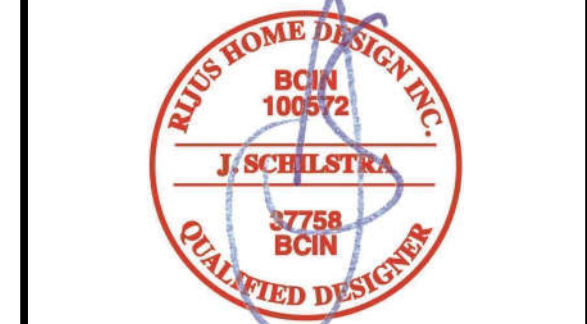
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 PHONE: 905.170.1111
 EMAIL: JASON@RIJUS.COM
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248
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MAIN FLOOR PLAN

PAGE NUMBER:

4 OF 5



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GENERAL PLAN & DESIGN NOTES:

1. ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE O.B.C. (ONTARIO BUILDING CODE)
2. DO NOT SCALE THESE DRAWINGS
3. ALL DIMENSIONS ARE IMPERIAL
4. ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING ALL CONSTRUCTION
5. ALL CONSTRUCTION TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING ALL CONSTRUCTION
6. CONTRACTOR OR CLIENT TO SITE VERIFY & CHECK DIMENSIONS OF ALL ROOF TRUSSES AT THE JOB SITE PRIOR TO ORDERING
7. IF ANY ERRORS OR OMISSIONS ARE FOUND ON THESE DRAWINGS, THEY SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION
8. THESE PLANS FORM THE BASIS OF THE PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS INCLUDING, BUT NOT LIMITED TO, STRUCTURE, GRADING, HVAC, OPENINGS, EXTERIOR FINISHES, OVERALL SIZE, FINISHED BASEMENTS WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BLDG. DEPT. & DESIGNER
9. ANY INVOLVED PARTIES THAT PROCEED WITH PRIOR KNOWLEDGE OF DEVIATIONS, WITHOUT NOTIFYING DESIGNER, ASSUME FULL RESPONSIBILITY FOR ALL LIABILITIES, COSTS, DEFECTS & DESIGNER
10. ONLY DRAWINGS THAT HAVE THE SIGNED RED CIRCLED STAMP AND ARE ACCOMPANIED BY A MATCHING SIGNED SCHEDULE 1 BCIN FORM ARE TO BE USED FOR BUILDING PERMIT APPLICATION

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

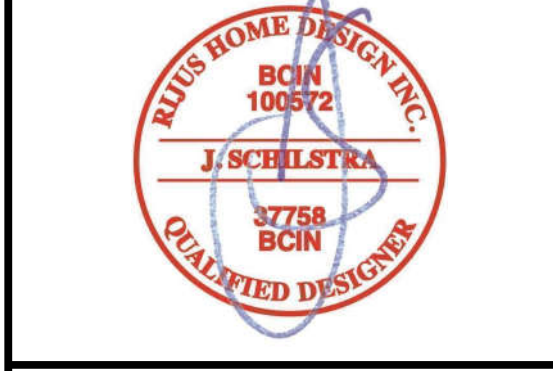
QUALIFICATION INFORMATION
Required unless design is exempt under Div. C, 3.2.4 of the building code

JASON SCHILSTRA 37758 BCIN NAME: FIRM NAME:

REGISTRATION INFORMATION
Required unless design is exempt under Div. C, 3.2.5 of the building code

RIJUS HOME DESIGN INC. 100572 FIRM NAME: BCIN:

SIGNATURE



RIJUS Home Design Inc
SERVING ALL ONTARIO WITH DESIGNS FOR CUSTOM HOMES, ADDITIONS & GARAGES SINCE 1983

310 QUEEN ST. DUNNVILLE, ON.
PHONE: (905) 701-1110
EMAIL: JASON@RIJUS.COM
WWW.RIJUS.COM

PROJECT INFORMATION:

248 MICHAEL'S WAY

GENERAL INFO:
SIZE: 2563 SQ. FT. BUNGALOW
LOCATION: CARRYING PLACE
FRONT DOOR FACES: NORTH-EAST
ENERGY PACKAGE: ZONE 1, PKG. A5
BUILDER: COUNTY HOMES

DATE: APR. 2024 SCALE: NOTED

PROJECT NUMBER: RJF - 2024 - 447

PAGE TITLE: SPECIFICATIONS & SECTIONS

PAGE NUMBER: 5 OF 5

A5 SB-12 COMPLIANCE PACKAGE FOR HEATING EQUIPMENT - ZONE 1

AS PER TABLE 3.11.2.A (P).
SUBSTITUTE METHODS ARE ALLOWED AS LONG AS THEY MEET MIN. EFFECTIVE R-VALUE

THERMAL INSULATION:

- CEILING WITH ATTIC SPACE - MIN. R30
- CEILING WITHOUT ATTIC SPACE - MIN. R31
- EXPOSED FLOOR JOISTS - MIN. R31
- WALLS ABOVE GRADE - MIN. R15 + R5@1
- BASEMENT WALLS - MIN. R21 + R5@1 (CONTINUOUS) EITHER R15 BLANKET INSULATION OR 1" RB CONTINUOUS WITH 2"x4" STRAPPING C/W R12 WINDOW & DOORS
- WINDOWS & SLIDING GLASS DR. - MAX. 0.28U25 ENERGY RATING
- DOORS - MAX. 0.48U25 MECHANICALS
- SPACE HEATING EQUIP. - MIN. 86% AFUE
- HVAC EFFICIENCY MIN. 10% SEE
- DOMESTIC HOT WATER HEATER - MIN. 0.80 EF

WALL TYPES FOR ENERGY PACKAGE "A5":

W1 - 2x6 BRICK EXT. WALL
1" BRICK/STONE VENER
1" AIR SPACE
1" CONTINUOUS RB INSULATION C/W TAPED JOINTS
MIN. 1/2" SHEATHING
2"x4" WALL STUDS @ 16" O.C.
R15 INSULATION
6 MIL SUPER POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

W2 - 2x6 STUCCO EXT. WALL
STUCCO FINISH
1" CONTINUOUS RB INSULATION C/W TAPED JOINTS
MIN. 1/2" SHEATHING
2"x4" WALL STUDS @ 16" O.C.
R15 INSULATION
6 MIL SUPER POLY VAPOUR BARRIER
1/2" GYPSUM BOARD

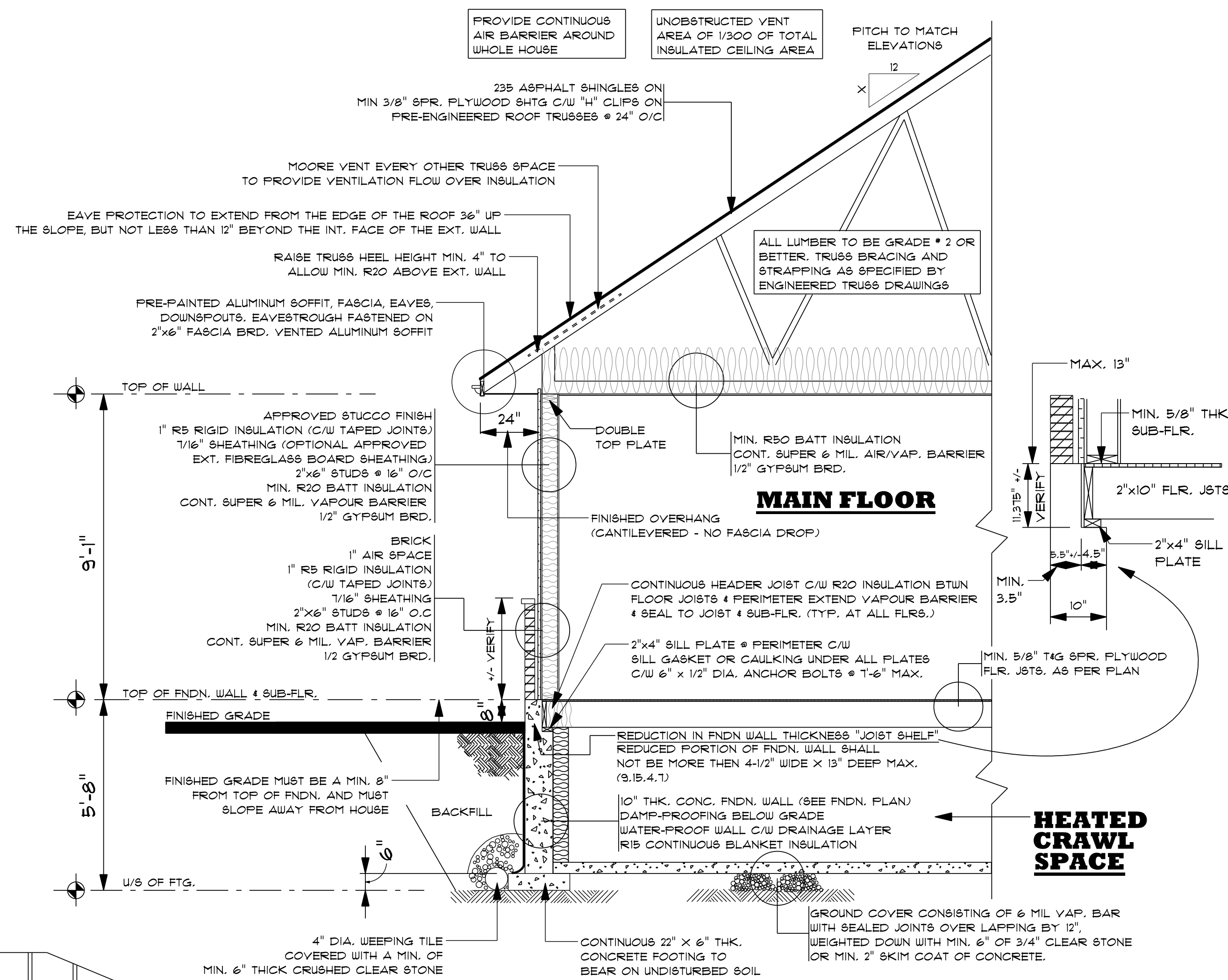
W3 - 2x4 INTERIOR PARTITION - (NON LOAD BEARING)
1/2" GYPSUM BOARD ON BOTH SIDES
(MOISTURE RESISTANT DRYWALL IN ALL BATHROOMS)
2"x4" WALL STUDS @ 16" O.C.
CONTINUOUS ACoustICAL INSULATION FOR SOUND PURPOSES

W4 - 2x4 INTERIOR PARTITION - (LOAD BEARING)
1/2" GYPSUM BOARD ON BOTH SIDES
(MOISTURE RESISTANT DRYWALL IN ALL BATHROOMS)
2"x4" WALL STUDS @ 16" O.C. C/W BLOCKING AT MID-HEIGHT BETWEEN ALL STUDS
OPTIONAL ACoustICAL INSULATION FOR SOUND PURPOSES

W5 - 2x6 GAB SEPARATION GARAGE WALL
GARAGE SIDE FIRE RATED GYPSUM BOARD (45 MIN) CALKED AND SEAL ALL JOINTS
1" CONTINUOUS RB INSULATION
2"x4" WALL STUDS @ 16" O.C.
R15 INSULATION
6 MIL SUPER POLY VAPOUR BARRIER (HOUSE SIDE)
1/2" GYPSUM BOARD

W6 - 2x6 INTERIOR PARTITION (NON LOAD BEARING)
1/2" GYPSUM BOARD ON BOTH SIDES
(MOISTURE RESISTANT DRYWALL IN ALL BATHROOMS)
2"x4" WALL STUDS @ 16" O.C. C/W BLOCKING AT MID-HEIGHT BETWEEN ALL STUDS
OPTIONAL ACoustICAL INSULATION FOR SOUND PURPOSES

W7 - 2x6 INTERIOR PARTITION (LOAD BEARING)
1/2" GYPSUM BOARD ON BOTH SIDES
(MOISTURE RESISTANT DRYWALL IN ALL BATHROOMS)
2"x4" WALL STUDS @ 16" O.C. C/W BLOCKING AT MID-HEIGHT BETWEEN ALL STUDS
OPTIONAL ACoustICAL INSULATION FOR SOUND PURPOSES



LIST OF ABBREVIATIONS:
THESE ABBREVIATIONS MAY BE FOUND ON OUR PLANS:

ADJ. - ADJUSTABLE
ARCH. - ARCHITECT
BLDG. - BUILDING
BDRM. - BEDROOM
BM. - BEAM
BRG. - BRACKET
BTWN. - BETWEEN
BRD. - BOARD
BLDG. - BUILDING
CANT. - CANTILEVER
CATH. - CATHEDRAL
CL. - CLOSET
CONC. - CONCRETE
CONT. - CONTINUOUS
C/W - COMPLETED WITH
CVRD. - COVERED
DBL. - DOUBLE
DEC. - DECORATIVE
DEG. - DEGREE
DIA. - DIAMETER
DWN. - DOWN
EA. - EACH
ENG. - ENGINEERED
EXT. - EXTERIOR
FTG. - FOOTING
FIN. - FINISHER
FLR. - FLOOR
FNDN. - FOUNDATION
FR. - FRAMING
GYP. - GYPSUM
HDR. - HEADER
HSS - HOLLOW STRUCT. STEEL
HORIZ. - HORIZONTAL
INS. - INSULATED
INT. - INTERIOR
J&TS. - JOISTS
L.V. - LAMINATED VENEER LUMBER
MAX. - MAXIMUM
ML. - MILLIMETER
MIN. - MINIMUM
N.T.S. - NOT TO SCALE
O.B.C. - ONTARIO BUILDING CODE
O.C. - ON-CENTER
OPT. - OPTIONAL
P.F. - POUNDS PER SQ. FOOT
REN. - REINFORCED
RHS - ROUND HOLLOW STEEL COLUMN
SHTG. - SHEATHING
SRS. - STRUCT. INSULATED PANELS
SQ. - SQUARE
STRUC. - STRUCTURAL
STRAP. - STRAPPING
SUSP. - SUSPENDED
TAG. - TONGUE & GROOVE
THK. - THICK
TYP. - TYPICAL
U/S - UNDERSIDE
VAP. - VAPOUR
VERT. - VERTICAL
XBRD. - CROSS BRIDGING

MEMBER NOTCHING: (9.23.5.2)
APPLIES TO FLOOR JOISTS, ROOF & CEILING JOISTS/RAPTERS DOES NOT APPLY TO PRE-ENGINEERED TRUSSES.
NOTCHING IS ONLY ALLOWED WHEN AT THE TOP OF THE MEMBER.

MEMBER	MAX. DISTANCE FROM BEARING EDGE	MAX. DEPTH OF NOTCH
2"x4"	1-3/4"	1-1/8"
2"x6"	2-3/4"	2-3/8"
2"x8"	3-5/8"	2-3/8"
2"x10"	4-5/8"	3"
2"x12"	5-5/8"	3-3/4"

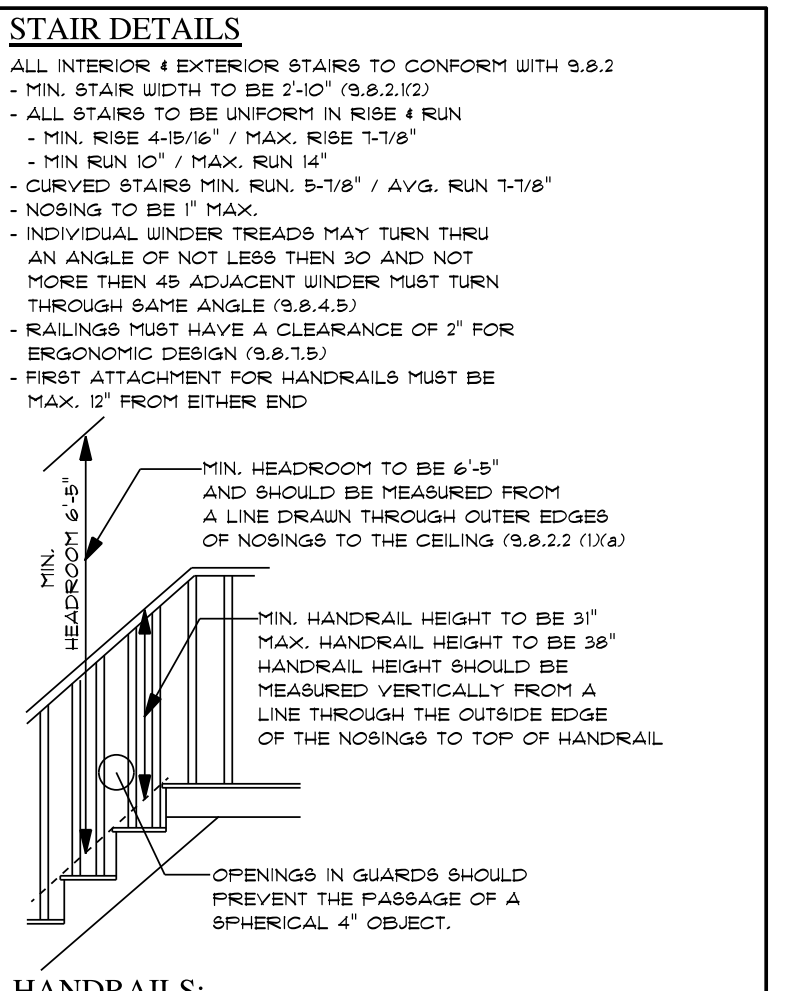
MEMBER DRILLING: (9.23.5.1)

MEMBER	MAX. SIZE OF DRILLED HOLE	DRILLED HOLES MUST BE
2"x4"	NOT PERMITTED	MIN. 2" FROM TOP OR BTM. OF MEMBER OR DEPTH OF MEMBER MUST BE INCREASED BY SIZE OF HOLE.
2"x6"	1-3/8"	
2"x8"	1-3/4"	
2"x10"	2-1/4"	
2"x12"	2-3/4"	

WALL NOTCHING & DRILLING: (9.23.5.3)
LARGER HOLES THEN STATED BELOW ARE PERMITTED IF STUD IS SUITABLY REINFORCED.

WALL STUD SIZE	LOAD BEARING	NON-LOAD BEARING
2"x4"	1-1/8"	1-7/8"
2"x6"	1-3/4"	3-7/8"

TOP PLATE CAN BE NOTCHED & DRILLED PROVIDED THE UNDIMISHED DEPTH OF THE TOP PLATE IS NOT LESS THAN 2" REINFORCING THE TOP PLATE WILL ALLOW LARGER NOTCHES & DRILLING.



HANDRAILS:

- INTERIOR HANDRAILS ON ANY STAIR SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 42" IN HEIGHT MEASURED FROM A LINE THROUGH THE OUTSIDE EDGE OF THE STAIR NOSING.
- IF STAIRS ARE OPEN ON BOTH SIDES, GUARDS ARE REQUIRED BOTH SIDES OF THE STAIRS AND RAILINGS ON ONE SIDE. IF STAIRS WIDTH IS MORE THAN 3'-1", RAILINGS ARE THEN REQUIRED ON BOTH SIDES OF STAIRS IN ADDITION TO GUARDS.
- CLOSED STAIRS CLOSED IN WITH WALLS ON BOTH SIDES REQUIRE RAILING ON ONE SIDE. IF STAIRS WIDTH IS MORE THAN 3'-1", RAILINGS ARE THEN REQUIRED ON BOTH SIDES OF THE STAIRS

EXTERIOR GUARDS (O.B.C. 9.8.8.1)

- IF DECK HEIGHT IS LESS THAN 5'-11" ABOVE GRADE, RAILING HEIGHT TO BE MIN. 36"
- IF DECK HEIGHT IS MORE THAN 5'-11" ABOVE GRADE, RAILING HEIGHT TO BE MIN. 42"
- IF DECK IS NOT BUILT DURING CONSTRUCTION, THE ACCESS DOOR IS TO BE BLOCKED FOR USE WITH A GUARD USING THE HEIGHTS ABOVE MEASURED FROM SILL OF DOOR TO FINISHED GRADE

