

**FRONT ELEVATION (NORTH-EAST)**

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

**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 DWGS.
3. ALL DIMENSIONS ARE IMPERIAL
4. ALL LUMBER TO BE NO. 2 GRADE SPF / BETTER
5. ALL DIMENSIONS 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. MUST CHECK DRAWINGS.
8. THESE PLANS FORM THE BASIS OF THE PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS INCLUDING, BUT NOT LIMITED TO, VENTILATION & HEATING SYSTEM, WOOD STOVE, FIREPLACES, DECKS, BALCONIES & FINISHED BASEMENTS WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPT. & SIGNING BY LICENSED DESIGNER
9. ALL AUTHORIZED LEGAL COPIES OF DRAWINGS HAVE INDIVIDUAL ORIGINAL STAMPS IN RED.
10. ONLY DRAWINGS THAT HAVE THE SIGNED RED CIRCLE STAMP AND ARE ACCOMPANIED BY A MATCHING SIGNED SCHEDULE 1 BCIN FORM ARE TO BE USED FOR 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  
NAME: BCIN:

**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  
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WWW.RIJUS.COM

**PROJECT INFORMATION:**

**68 MICHAEL'S WAY**

GENERAL INFO:  
SIZE: 1604 SQ.FT BUNGALOW  
LOCATION: MICHAEL'S WAY, CARRYING PL.  
FRONT DOOR FACES: NORTH-EAST  
ENERGY PACKAGE: ZONE 1, PKG. A5  
BUILDER: COUNTY HOMES

DATE: AUGUST 2024 SCALE: NOTED

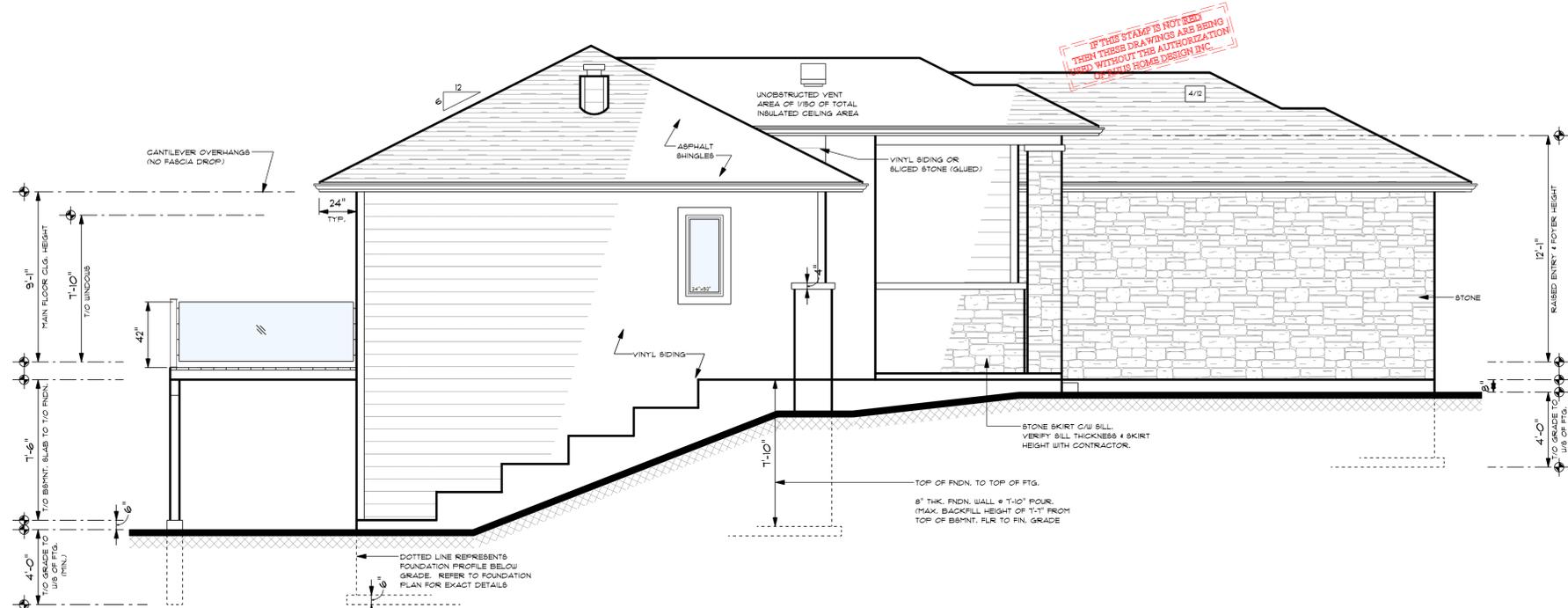
PROJECT NUMBER: RJF - 2024 - 497

PAGE TITLE:  
**FRONT & LEFT ELEVATIONS**

PAGE NUMBER:  
**1 OF 5**

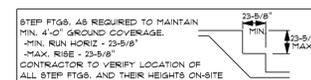
**GENERAL ELEVATION SPECIFICATIONS:**

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 (MUNTIN 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 THEN 4/12 TO HAVE "LOW SLOPE" APPLICATION SHINGLES (CBC 9.26.8)
7. ALL OVERHANGS TO BE AS STATED, UNLESS OTHERWISE NOTED.  
ROOF OVERHANGS = 12"  
GABLE-END LOOK OUT FRAMING = 12"
8. FLASHING AT INTERSECTION BETWEEN ROOFS WHERE THEY ABUT WALLS AS PER (CBC 9.26.4)
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 9.19.3.9)
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 WEERS IN WINDOW WELLS TO BE CONNECTED TO FTG. WEEPER AND FILLED WITH 3/4" CLEAR STONE. WINDOW WELL TO BE GALVANIZED CORRUGATED METAL & BOLTED TO FND. WALL.
12. ALL DECKS, PORCHES, LANDINGS, DOOR THRESHOLDS THAT HAVE A WALKING SURFACE MORE THEN 23-5/8" BUT LESS THEN 5'-11" ABOVE FINISHED GRADE REQUIRE 36" HIGH GUARD. WALKING SURFACES MORE THEN 5'-11" ABOVE FINISHED GRADE REQUIRE 42" HIGH GUARD. ALL GUARDS TO CONFORM TO SB-1



**LEFT ELEVATION (SOUTH-EAST)**

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





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**PROJECT INFORMATION:**

**68 MICHAEL'S WAY**

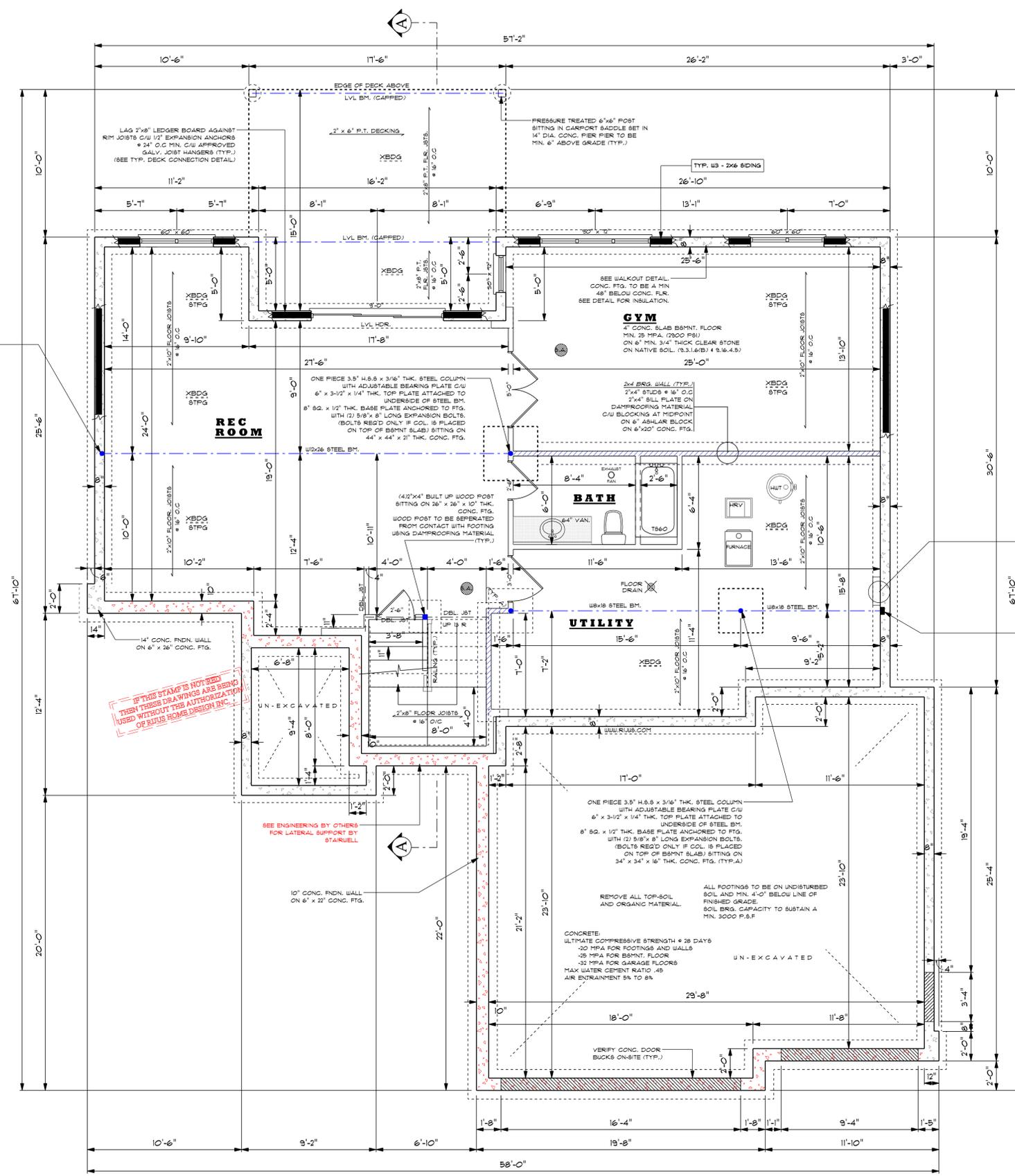
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PROJECT NUMBER: RJF - 2024 - 497

PAGE TITLE: FOUNDATION PLAN

PAGE NUMBER: 3 OF 5



- FOUNDATION PLAN SPECIFICATIONS:**
- END BEARINGS:**  
ALL WOOD & STEEL BEAMS SHALL HAVE EVEN LEVEL BEARING AND SHALL HAVE NOT LESS THAN 3/12" OF BEARING AT END OF SUPPORTS AS PER 9.23.8.1.
- LVL MEMBERS & TRUSS JOIST:**  
SUPPLIERS OF ALL LVL MEMBERS AND TRUSS JOIST SYSTEMS TO PROVIDE ENGINEERED SHOP DRAWINGS. RIJUS HOME DESIGN IS NOT RESPONSIBLE FOR PRE-ENGINEERED PRODUCTS.
- CONCRETE PORCH SLAB NOTE:**  
MIN 4" CONC. SLAB C/W 10# REBAR @ 17/8" 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" x 6" x 6" W/ 1" ON 6" MIN. 3/4" THICK CLEAR STONE WITH COMPACTED BASE  
1" BALGUTS @ 8" O.C EA. WAY WITHIN 24 HOURS OF POUR (9.3.1.6(4) & 9.16.4.3)
- TRADITIONAL FLOOR JOIST INFORMATION:**  
ALL FLOOR JOISTS SPANS & BRACING NOTED IS DESIGNED ACCORDING TO CANADIAN WOOD COGNAL 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" FROM EACH SUPPORT OR OTHER ROUB OF STRAPPING.  
WHERE BRIDGING IS SPECIFIED, IT SHALL BE NO LESS THAN 1x3" OR 2x2" LOCATED NOT MORE THAN 6" FROM EACH SUPPORT OR OTHER ROUB OR CROSS BRIDGING  
WHERE STRAPPING AND BRIDGING ARE SPECIFIED, THEY SHALL CONFORM TO THE PARAGRAPHS ABOVE OR: 1 1/2" SOLID BLOCKING LOCATED NOT MORE THAN 6" FROM EACH SUPPORT OR OTHER ROUB OF BRIDGING AND BE SECURELY FASTENED BETWEEN THE JOISTS, TOGETHER WITH STRAPPING
- BASEMENT WINDOW NOTES:**  
1. CONFIRM WITH BUILDER THE LOCATION AND SIZE OF ALL BASEMENT WINDOWS  
2. ANY BASEMENT WINDOWS IN CONCRETE ARE TO BE POUR-IN-PLACE VINYL UNITS UNLESS OTHERWISE NOTED.  
3. WINDOW WELLS MAY BE REQUIRED DUE TO FINAL GRADE. CONFIRM WITH BUILDER AND GRADING PLAN IF APPLICABLE. WINDOW WELLS MUST CONFORM WITH (O.B.C. 9.16.3.1)  
4. PROVIDE WEERING TILE IN ALL WINDOW WELLS & FILL WITH A MIN. OF 6" CRUSHED CLEAR STONE.  
5. WHEN A FOUNDATION WALL CONTAINS AN OPENING MORE THEN 3'-11" IN LENGTH OR CONTAINS OPENINGS IN MORE THEN 25% OF ITS LENGTH, THE PORTION BELOW THE OPENING SHALL BE CONSIDERED LATERALLY UNSUPPORTED, UNLESS THE WALL AROUND THE OPENING IS ENGINEERED TO BE REINFORCED. (O.B.C. 9.16.4.3 (3))
- 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

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

FURNACE LOCATION TO BE VERIFIED BY CONTRACTOR. HVAC DESIGNS TO BE COMPLETED BY CERTIFIED DESIGNER. IF REQ'D, SEE ATTACHED DWGS.

INTERCONNECTED SMOKE ALARM & CO (CARBON MONOXIDE) DETECTOR. SMOKE ALARMS TO BE PROVIDED WITH 1 DAY'S OF BATTERY BACK-UP & SHALL HAVE A VISUAL SIGNALING COMPONENT THAT CONFORMS WITH CODE. (9.10.15) (9.33.4)

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FIRM NAME: 100572 BCIN

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**PROJECT INFORMATION:**

**68 MICHAEL'S WAY**

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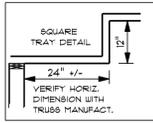
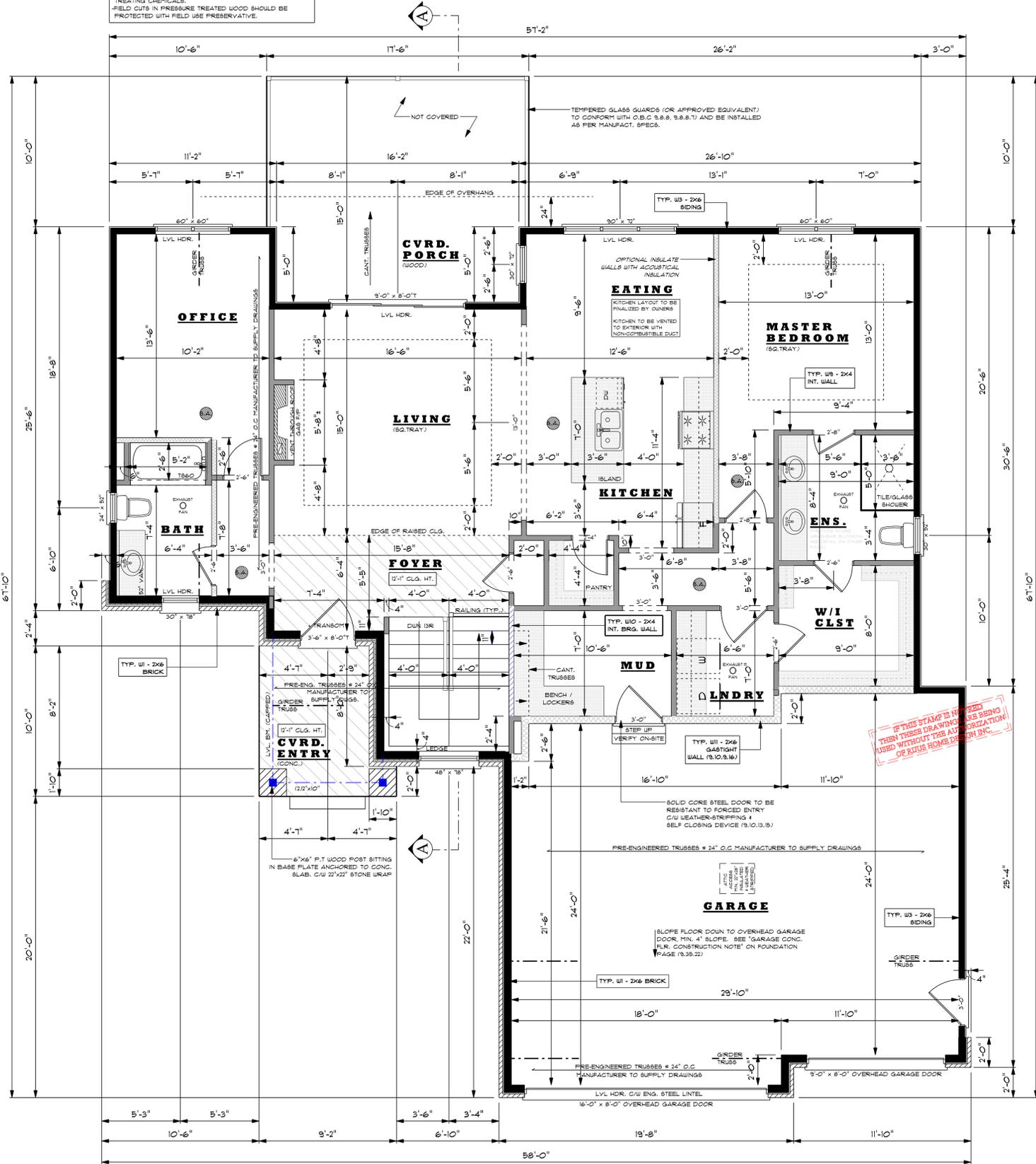
DATE: AUGUST 2024 SCALE: NOTED

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PAGE TITLE: MAIN FLOOR PLAN

PAGE NUMBER: 4 OF 5

ALL DECK CONSTRUCTION CONFORM WITH 9.8.1 (SECTION I)  
-ALL EXPOSED EXTERIOR STRUCTURAL WOOD ELEMENTS SHALL BE TREATED WITH PRESERVATIVE TO RESIST DECAY, UNLESS OTHERWISE NOTED.  
-ALL FASTENERS USED IN CONTACT WITH PRESERVE TREATED MATERIALS ARE TO BE COMPATIBLE WITH PRESERVE TREATING CHEMICALS.  
-FIELD CUTS IN PRESERVE TREATED WOOD SHOULD BE PROTECTED WITH FIELD USE PRESERVATIVE.



INTERCONNECTED SMOKE ALARM  
1 CO (CARBON MONOXIDE) DETECTOR.  
SMOKE ALARMS TO BE PROVIDED WITH 7 DAYS OF BATTERY BACK-UP & SHALL HAVE A VISUAL SIGNALING COMPONENT THAT CONFORMS WITH CODE. (9.10.19) (9.33.4)

**WOOD LINTEL/SHEADERS:**  
ALL LINTELS SUPPORTING TRUSS SPANS THAT EXCEED THE ALLOWED 32'4" SUPPORTED TRUSS LENGTH ARE TO BE PRE-ENGINEERED LVL HEADERS. (9.23.12)  
ALL LINTELS TO BE GRADE # 2 SPF (2'2"x12") UNLESS OTHERWISE NOTED. IF WINDOW SIZES ARE CHANGED, PLEASE REFER TO THE LAST PAGE FOR WOOD LINTEL CHARTS. ALL LINTELS UNDER OPENINGS CARRYING FRONT LOADS ARE TO BE PRE-ENGINEERED.

**GENERAL FLOOR PLAN SPECIFICATIONS:**

**WINDOWS & EXT. DOORS NOTE:**  
BUILDER RESPONSIBLE TO VERIFY ALL WINDOW & EXTERIOR DOOR SIZES/SIZES PRIOR TO ORDERING. FRAMING CONTRACTOR TO BE SUPPLIED WINDOW SUPPLIER RSD (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 12" MIN. MAX. WITH TRANSOM LOCATED ABOVE. PLEASE CONFIRM THIS HEIGHT WITH TRUSS DUGS. (FASCIA DROP/HEEL 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 SPOILER TRUSS LOCATIONS ARE SHOWN ON THESE DRAWINGS, THEY ARE BASE 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 / I) 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 123, OR 4 AS PER VENTILATION SYSTEM) 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 3/2" OF AT END OF SUPPORTS AS PER (9.23.9.1).  
ALL WOOD LINTELS WITH SPANS LESS THAN 9'-8" REQUIRE MIN. 1/2" BEARINGS AT EACH END EXCEPT WHERE SPANS ARE GREATER THAN 9'-10" MIN. BEARING SHALL BE 3" (9.23.12.3)

**POINT LOADS:**  
POINT LOADS CREATED IN WALLS DUE TO GINDER TRUSSES OR BEAMS ENDS ARE TO HAVE (4) STUDS WHICH ARE TO BE CARRIED DOWN TO THE FND.

**FORCED ENTRY WINDOWS:**  
WINDOWS WITHIN 6'-7" OF THE ADJACENT GROUND LEVEL THAT SERVE THE INTERIOR OF THE DWELLING UNIT SHALL BE RESISTANT TO FORCED TO FORCED ENTRY (9.16.1)

**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 (ECSA). LOCATION AND TYPE OF ELECTRICAL OUTLETS, SWITCHES AND LIGHT FIXTURES ARE TO BE CONFIRMED BY HOME-OWNER & OR CONTRACTOR.

**STRUCTURAL DESIGN CRITERIA:**

AS PER CBC 5.4.2.2 & 8.8.1  
8s + 1 IN 50 YR. GROUND SNOW LOAD IN KPA PER 88-1  
8r + 1 IN 50 YR. RAIN LOAD IN KPA PER 88-1  
8c + 8 BASIC SNOW LOAD FACTOR OF 0.85 FOR ROOF SPANS IN EXCESS OF 4.3M (14'-1")  
BASED ON NEAREST LOCATION: COLBORNE (9) SPECIFIED SNOW LOADS FOR AREA: 0.85(c/b) x 1.6(8s) + 0.4(8r) + 1.2(8c) KPA. IN NO CIRCUMSTANCE SHOULD THE SPECIFIED SNOW LOAD BE LESS THAN 1 KPA.

**WOOD LINTEL SCHEDULE: (1.5 KPA)**

LINTEL SUPPORTING	MAXIMUM ALLOWABLE SPANS (FT-IN)	
	LINTEL SIZES (6-8" F NO. 4, 2)	EXTERIOR INTERIOR WALLS
ROOF & CEILING ONLY (GABLE END)	2 - 2" x 4"	7'-4" 6'-2"
	2 - 2" x 6"	11'-8" 9'-8"
	2 - 2" x 8"	15'-2" 12'-8"
	2 - 2" x 10"	18'-11" 16'-3"
MAX TRIBUTARY WIDTH OF 0.6M (SEE NOTE *1)	2 - 2" x 10"	21'-11" 19'-3"
	2 - 2" x 12"	21'-11" 19'-3"
	2 - 2" x 4"	3'-1" 3'-0"
	2 - 2" x 6"	5'-6" 4'-5"
ROOF & CEILING ONLY (MAX TRIBUTARY WIDTH OF 4.9M)	2 - 2" x 8"	6'-1" 5'-4"
	2 - 2" x 10"	8'-1" 6'-8"
	2 - 2" x 12"	9'-5" 7'-8"
	2 - 2" x 4"	3'-1" 2'-5"
ROOF, CEILING, & 1 STORY	2 - 2" x 6"	4'-6" 3'-5"
	2 - 2" x 8"	5'-6" 4'-0"
	2 - 2" x 10"	6'-8" 4'-9"
	2 - 2" x 12"	7'-9" 5'-6"
ROOF, CEILING, & 2 STORY	2 - 2" x 4"	2'-10" 2'-1"
	2 - 2" x 6"	4'-11" 2'-10"
	2 - 2" x 8"	5'-0" 3'-5"
	2 - 2" x 10"	6'-1" 4'-2"
2 - 2" x 12"	7'-0" 4'-9"	

NOTE \*1 GABLE END LINTEL NOTE:  
SPAN ARE CALCULATED FOR GABLE END WALLS THAT SUPPORT ONLY 0.6M (2'-0") OF ROOF & CEILING, BUT DO NOT SUPPORT CEILING JOISTS, ROOF RAFTERS & ROOF TRUSSES

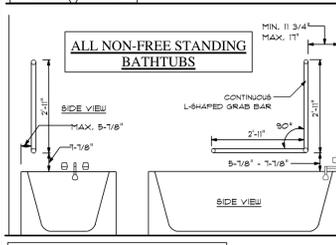
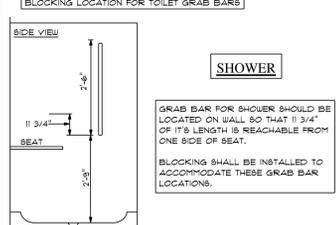
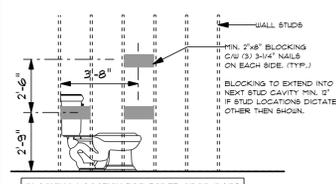
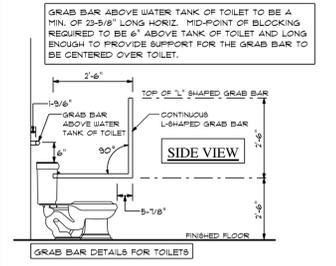
GENERAL NOTE FOR ALL LINTELS:  
SPAN ARE CALCULATED BASED ON MAX. SUPPORTED JOIST OR RAFTER LENGTH OF 4.9M (16'-0") AND A MAX. SUPPORTED TRUSS LENGTH OF 9.8M (32'-7")  
ALL HEADERS SUPPORTING SPANS THAT EXCEED THE ALLOWED SPANS ARE TO BE PRE-ENGINEERED LVL HEADERS.

**MAIN FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
GROSS FLOOR AREA = 1604 S.Q.F.T.  
GARAGE AREA = 773 S.Q.F.T.  
CVRD. DECKS/ENTRY = 81 S.Q.F.T.  
TOTAL UNDER ROOF = 2458 S.Q.F.T.



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STUDS IN ONLY "MAIN BATHROOM" TO BE REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS PER O.B.C. 3.8.3.8 (1) & 3.8.3.15 (3)

MIN. 2"x8" BLOCKING REQUIRED WITH MIN. (3/32-1/4)" NAILS ON EACH SIDE.

ALL GRAB BARS TO BE SLIP-RESISTANT, MIN. 1-3/8" IN DIA. & MAX. 18/16" DIA. AND ABLE TO RESIST A LOAD OF 300 LBS.

FUTURE GRAB BAR - REINFORCEMENT LOCATIONS

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

ADJ. - ADJUSTABLE	GYP. - GYPSUM
ARCH. - ARCHITECT	HDR. - HEADER
BRM. - BEDROOM	HLS - HOLLOW STRUCT. STEEL
BM. - BEAM	MAX. - MAXIMUM
BRG. - BEARING	HORIZ. - HORIZONTAL
BUN. - BETWEEN	ICF. - INSULATED CONC. FORMS
BRD. - BOARD	INT. - INTERIOR
BLDG. - BUILDING	JST. - JOISTS
CANT. - CANTILEVER	LVL. - LAMINATED VENEER LUMBER
CATH. - CATHEDRAL	MAX. - MAXIMUM
CL. - CLOSET	ML. - MILLIMETER
CLG. - CEILING	MIN. - MINIMUM
COL. - COLUMN	N.T.S. - NOT TO SCALE
CONC. - CONCRETE	O.B.C. - ONTARIO BUILDING CODE
CONT. - CONTINUOUS	OPT. - OPTIONAL
C/W - COMPLETED WITH	P.F.R. - POUNDS PER SQ. FOOT
COV. - COVERED	R4S - ROUND HOLLOW STEEL COLUMN
DBL. - DOUBLE	SHTG. - SHEATHING
DEC. - DECORATIVE	S/P. - STRUCT. INSULATED PANELS
DEG. - DEGREE	SQ. - SQUARE
DIA. - DIAMETER	STRUCT. - STRUCTURAL
DOWN - DOWN	SUSP. - SUSPENDED
EACH - EACH	T&G. - TONGUE & GROOVE
ENG. - ENGINEERED	TYP. - TYPICAL
EXT. - EXTERIOR	U/S - UNDERSIDE
FTG. - FOOTING	VAP. - VAPOUR
FIN. - FINISHED	VERT. - VERTICAL
FLOOR - FLOOR	XBRG. - CROSS BRIDGING
FNDN. - FOUNDATION	
F/P. - FIREPLACE	

**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"	1-3/4"
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 BTH OF MEMBER OR DEPTH OF MEMBER MUST BE INCREASED BY SIZE OF HOLE.
2"x6"	1-3/4"	
2"x8"	2-1/4"	
2"x10"	3-1/4"	

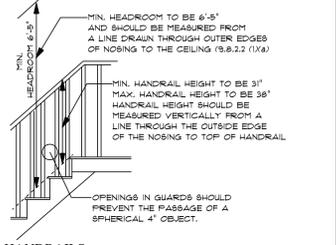
**WALL NOTCHING & DRILLING: (9.23.5.3)**  
LARGER HOLES THAN STATED BELOW ARE PERMITTED IF STUD IS SUITABLY REINFORCED.

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

**STAIR DETAILS**

ALL INTERIOR & EXTERIOR STAIRS TO CONFORM WITH 9.8.2

- MIN. STAIR WIDTH TO BE 2'-0" (9.8.2.1/2)
- ALL STAIRS TO BE UNIFORM IN RISE & RUN
- MIN. RISE 4-5/8" / MAX. RISE 7'-10"
- MIN. RUN 10" / MAX. RUN 14"
- CURVED STAIRS MIN. RUN 5'-1/8" / AVG. RUN 1'-1/8"
- NOISING TO BE 1" MAX.
- INDIVIDUAL UNDER TREADS MAY TURN THRU AN ANGLE OF NOT LESS THAN 30 AND NOT MORE THAN 45 ADJACENT UNDER MUST TURN THROUGH SAME ANGLE (9.8.4.5)
- RAILINGS MUST HAVE A CLEARANCE OF 2" FOR ERGONOMIC DESIGN (9.8.1.3)
- FIRST ATTACHMENT FOR HANDRAILS MUST BE MAX. 12" FROM EITHER END



**HANDRAILS:**

- INTERIOR HANDRAILS ON ANY STAIR SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 42" IN HEIGHT MEASURED FROM A LINE DRAIN THROUGH THE OUTSIDE EDGES OF THE STAIR NOSING.
- IF STAIRS ARE OPEN ON BOTH SIDES, GUARDS ARE REQUIRED BOTH SIDES OF THE STAIRS AND RAILING ON ONE SIDE. IF STAIRS WITH IS MORE THAN 3'-11" 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 WITH IS MORE THAN 3'-11" 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 BILL OF DOOR TO FINISHED GRADE.

**AS12 COMPLIANCE PACKAGE FOR HEATING EQUIPMENT - ZONE 1**

AS PER TABLE 3.11.2.2 (1P)

- SUBSTITUTE METHODS ARE ALLOWED AS LONG AS THEY MEET MIN. EFFECTIVE R-VALUE

**THERMAL INSULATION:**

- CEILING WITH ATTIC SPACE - MIN. R50
- CEILING WITHOUT ATTIC SPACE - MIN. R31
- EXPOSED FLOOR JOISTS - MIN. R31
- WALLS ABOVE GRADE - MIN. R19 + R501
- BASEMENT WALLS - MIN. R12 + R501 (CONTINUOUS)
- EITHER R19 BLANKET INSULATION OR R19 CONTINUOUS WITH 2"x4" STRAPPING C/W R12 WINDOWS & DOORS.
- WINDOWS & SLIDING GLASS DR. - MAX. 0.28U25 ENERGY RATING
- SKYLIGHTS - MAX. 0.49U
- MECHANICALS:
- SPACE HEATING EQUIP. - MIN. 96% AFUE
- HVAC EFFICIENCY MIN. 10% BRE
- DOMESTIC HOT WATER HEATER - MIN. 0.80 EF

**WALL TYPES FOR ENERGY PACKAGE "AS12"**

W1 - 2X6 BRICK EXT. WALL  
4" BRICKSTONE VENEER  
1" AIR SPACE  
1" CONTINUOUS R5 INSULATION C/W TAPED JOINTS  
MIN. 7/16" SHEATHING  
2"x6" WALL STUDS @ 16" O.C  
R19 INSULATION  
6MIL SUPER POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD

W2 - 2X4 SIDING EXT. WALL  
VINYL EXT. SIDING  
1" CONTINUOUS R5 INSULATION C/W TAPED JOINTS  
MIN. 7/16" SHEATHING  
2"x6" WALL STUDS @ 16" O.C  
R19 INSULATION  
6MIL 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  
R19 INSULATION  
6MIL SUPER POLY VAPOUR BARRIER  
1/2" GYPSUM BOARD

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 - 2X4 GAB SEPARATION GARAGE WALL  
GARAGE SIDE FIRE RATED GYPSUM BOARD  
(45 MIN) GULFED AND SEAL ALL JOINTS  
1" CONTINUOUS R5 RIGID INSULATION  
2"x6" WALL STUDS @ 16" O.C  
R19 INSULATION  
6MIL SUPER POLY VAPOUR BARRIER (HOUSE SIDE)  
1/2" GYPSUM BOARD

**GENERAL PLAN & DESIGN NOTES:**

- ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE O.B.C (ONTARIO BUILDING CODE)
- DO NOT SCALE DWGS.
- ALL DIMENSIONS ARE IMPERIAL
- ALL LUMBER TO BE NO. 2 GRADE SPF / BETTER
- ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING ALL CONSTRUCTION
- CONTRACTOR OR CLIENT TO SITE VERIFY & CHECK DIMENSIONS OF ALL ROOF TRUSSES AT THE JOB SITE PRIOR TO ORDERING
- GYPSUM BOARD ON BOTH SIDES (MOISTURE RESISTANT DRYWALL IN ALL BATHROOMS)
- THESE PLANS FORM THE BASIS OF THE PERMIT ISSUANCE AND ANY DEVIATIONS FROM THESE PLANS AND DETAILS INCLUDING, BUT NOT LIMITED TO, VENTILATION & HEATING SYSTEM, WOOD STOVE, FIREPLACES, DECKS, BALCONIES & FINISHED BASEMENTS WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPT. & SIGNING BY LICENSED DESIGNER
- ALL AUTHORIZED LEGAL COPIES OF DRAWINGS HAVE INDIVIDUAL ORIGINAL STAMPS IN RED
- ONLY DRAWINGS THAT HAVE THE SIGNED RED CIRCLE STAMP AND ARE ACCOMPANIED BY A MATCHING SIGNED SCHEDULE 'B' CN FORM ARE TO BE USED FOR 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  
NAME: BCIN:

**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

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WWW.RIJUS.COM

**PROJECT INFORMATION:**

**68 MICHAEL'S WAY**

GENERAL INFO:  
SIZE: 1604 SQ.FT BUNGALOW  
LOCATION: MICHAEL'S WAY, CARRYING PL.  
FRONT DOOR FACES: NORTH-EAST  
ENERGY PACKAGE: ZONE 1, PKG. A5  
BUILDER: COUNTY HOMES

DATE: AUGUST 2024 SCALE: NOTED

PROJECT NUMBER: RJF - 2024 - 497

PAGE TITLE: SPECIFICATIONS

PAGE NUMBER: 5 OF 5

