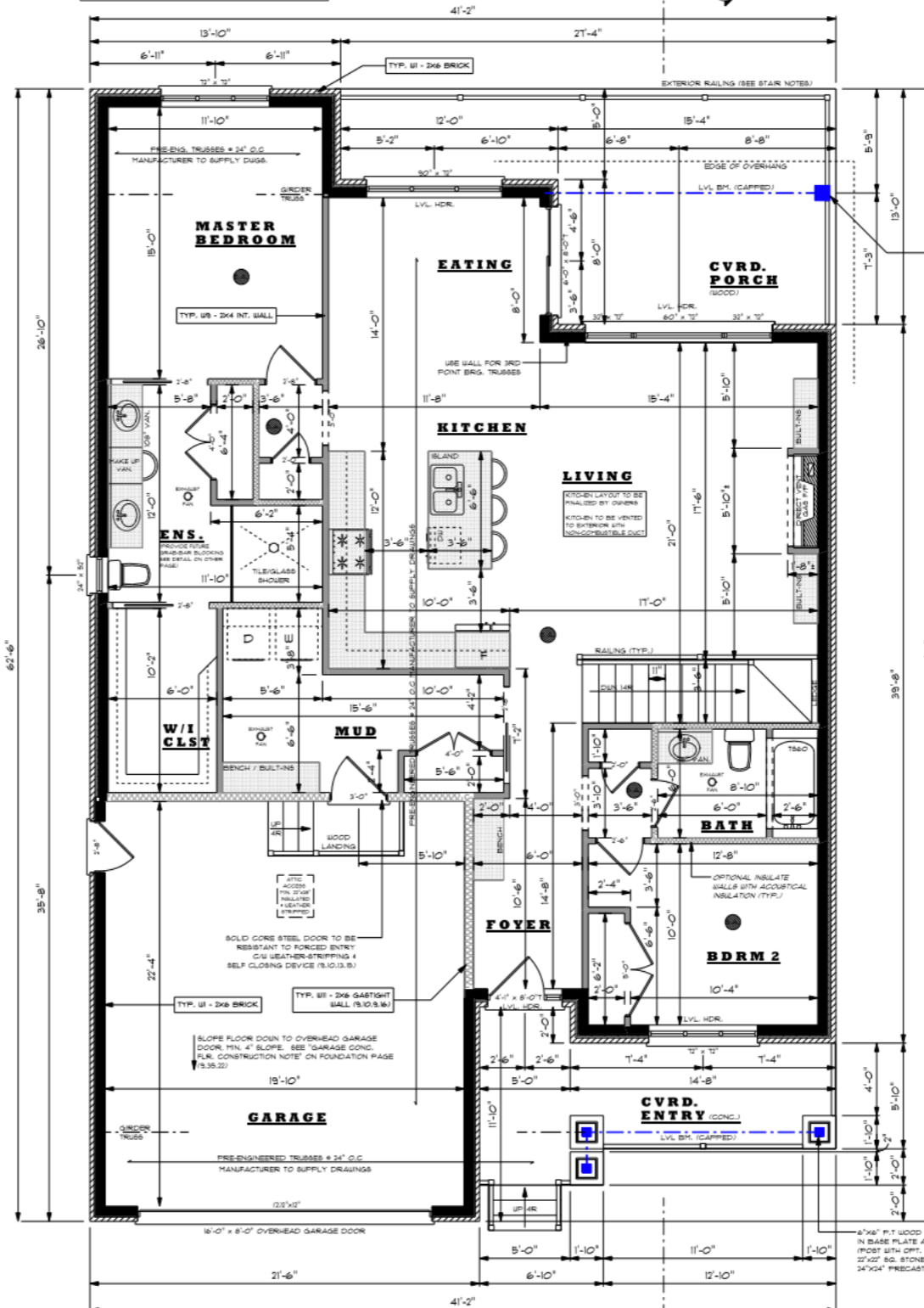


ROOF PLAN

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

- ALL OVERHANGS TO BE 16" - ALL GABLE-END OVERHANGS TO BE 12" UNLESS OTHERWISE NOTED.
- ROOF RETURNS/ROOF SKIRTS ARE OMITTED ON ROOF PLAN. PLEASE REFER TO ELEVATIONS FOR LOCATIONS.
- ALL CHIMNEYS, FLUES, 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 MANUFACTURER.

ALL DECK CONSTRUCTION CONFORM WITH 8871 (SECTION 1)
 ALL EXPOSED EXTERIOR STRUCTURAL WOOD ELEMENTS SHALL BE TREATED WITH PRESERVATIVE TO RESIST DECAY, UNLESS OTHERWISE NOTED.
 ALL FASTENERS USED IN CONTACT WITH PRESERVATIVE TREATED MATERIALS ARE TO BE COMPATIBLE WITH PRESERVATIVE TREATING CHEMICALS.
 FIELD CUTS IN PRESERVATIVE TREATED WOOD SHOULD BE PROTECTED WITH FIELD USE PRESERVATIVE.



MAIN FLOOR PLAN

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

GROSS FLOOR AREA = 1622 SQ.FT.
 GARAGE AREA = 489 SQ.FT.
 CVRD. DECKS / ENTRY = 261 SQ.FT.
 TOTAL UNDER ROOF = 2372 SQ.FT.

INTERCONNECTED SMOKE ALARM & 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. (B.10.18) (B.10.3.4)

WOOD & STEEL LINTEL HEADERS: ALL LINTELS SUPPORTING TRUSS SPANS THAT EXCEED THE ALLOWED 24" SUPPORTED TRUSS LENGTH ARE TO BE PRE-ENGINEERED LVL HEADERS. (B.3.2.2)

ALL LINTELS TO BE GRADE # 2 SPF (2" x 4") UNLESS OTHERWISE NOTED. IF WINDOW SIZES ARE CHANGED, PLEASE REFER TO THE LAST PAGE FOR WOOD LINTEL CHARTS. ALL LINTELS UNDER OPENINGS CARRYING POINT LOADS ARE TO BE PRE-ENGINEERED.

GENERAL FLOOR PLAN SPECIFICATIONS:

WINDOWS & EXT. DOORS NOTE:
 BUILDER/CONTRACTOR TO VERIFY ALL WINDOW & EXTERIOR DOOR SIZES PRIOR TO ORDERING. FRAMING CONTRACTOR TO BE SUPPLIED WINDOW SUPPLIER ALSO (ROUGH STUD OPENINGS) PRIOR TO FRAMING.

UNLESS OTHERWISE NOTED, TOP OF ALL WINDOWS TO BE FRAMED AT 1.5" TYP. TAG, WITH TRANSOM LOCATED ABOVE. PLEASE CONFIRM THIS HEIGHT WITH TRUSS MANUFACTURER.

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, 3, OR 4 AS PER VENTILATION SYSTEM) SEE O.B.C. 9.3.3. DRYER EXHAUST FANS TO CONFORM WITH PART 6.

END BEARINGS:
 ALL WOOD & STEEL BEAMS SHALL HAVE EVEN # LEVEL BEARINGS OF NOT LESS THAN 3-1/2" OF END OF SUPPORTS AS PER (B.3.2.2.1)

ALL WOOD LINTELS WITH SPANS LESS THAN 5'-6" REQUIRE MIN. 1/2" BEARINGS AT EACH END, EXCEPT WHERE SPANS ARE GREATER THAN 5'-10" MIN. BEARINGS SHALL BE 3" (B.3.2.2.3)

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

FORCED ENTRY WINDOWS:
 WINDOWS WITHIN 8'-7" OF THE ADJACENT GROUND LEVEL THAT SERVE THE INTERIOR OF THE DWELLING UNIT SHALL BE RESISTANT TO FORCED ENTRY. (B.1.6.1)

LIGHTING OUTLETS:
 PROVIDE EXTERIOR LIGHTS AT ALL EXITS. (B.3.4.2) EVERY STAIRWAY SHALL BE LIGHTED AND CONTROLLED WITH A 3-WAY SWITCH FOR STAIRWAYS WITH MORE THAN 4 RISERS IN DWELLING UNITS. (B.3.4.2.2)

GENERAL ELECTRICAL NOTES:
 ALL ELECTRICAL TO CONFORM WITH (B.3.4) AND BE COMPLETED & INSPECTED AS PER THE ONTARIO ELECTRICAL SAFETY CODE (ESA). LOCATION AND TYPE OF ELECTRICAL OUTLETS, SWITCHES AND LIGHT FIXTURES ARE TO BE CONFIRMED BY HOME-OWNER & CK CONTRACTOR.

THESE DRAWINGS ARE PROTECTED BY COPYRIGHT LAWS. THEY SHALL NOT BE USED, REPRODUCED, COPIED, REPRODUCED IN WHOLE OR PART, WITHOUT WRITTEN AUTHORIZATION BY THE AUTHOR. RIJUS HOME DESIGN INC. IS THE PROPERTY OF THE DESIGNER, AND IS ISSUED FOR SINGLE USE ON THE BUILDING FOR THE PROJECT. CLIENT ADDRESS WHICH THEY WERE ISSUED FOR.

- 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 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
 8. THESE PLANS FORM THE BASIS OF THE PERMITS AND ANY DEVIATIONS FROM THE PLANS AND DETAILS INCLUDING, BUT NOT LIMITED TO: STRUCTURE, GRADING, HVAC, OPENINGS, EXTERIOR FINISHES, OVERALL FINISHED BASEMENTS WILL REQUIRE REVISIONS 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 & DAMAGES.
 10. ALL AUTHORIZED LEGAL COPIES OF THESE DRAWINGS HAVE INDIVIDUAL ORIGINAL STAMPS IN RED.
 11. 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 BUILDING PERMITS 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, 3.2.2. of the building code

NAME: JASON SCHILSTRA 37758 BCIN

REGISTRATION INFORMATION: Required unless design is exempt under Div. C, 3.2.2. of the building code

RIJUS HOME DESIGN INC. 10057 BCIN

FIRM NAME: BCIN

SIGNATURE: J. SCHILSTRA



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

8 DEERVIEV DR. WOODLAND HEIGHTS

GENERAL INFO:
 SIZE: 1622 SQ.FT BUNGALOW
 LOCATION: DEERVIEV DR. QUINTE WEST
 FRONT DOOR FACES: SOUTH-WEST
 ENERGY PACKAGE: ZONE 1, PKG. A5
 BUILDER: COUNTY HOMES

DATE: JULY 2024 SCALE: NOTED

PROJECT NUMBER: RJF - 2024 - 493

PAGE TITLE: MAIN FLOOR PLAN & ROOF PLAN

PAGE NUMBER: 4 OF 5