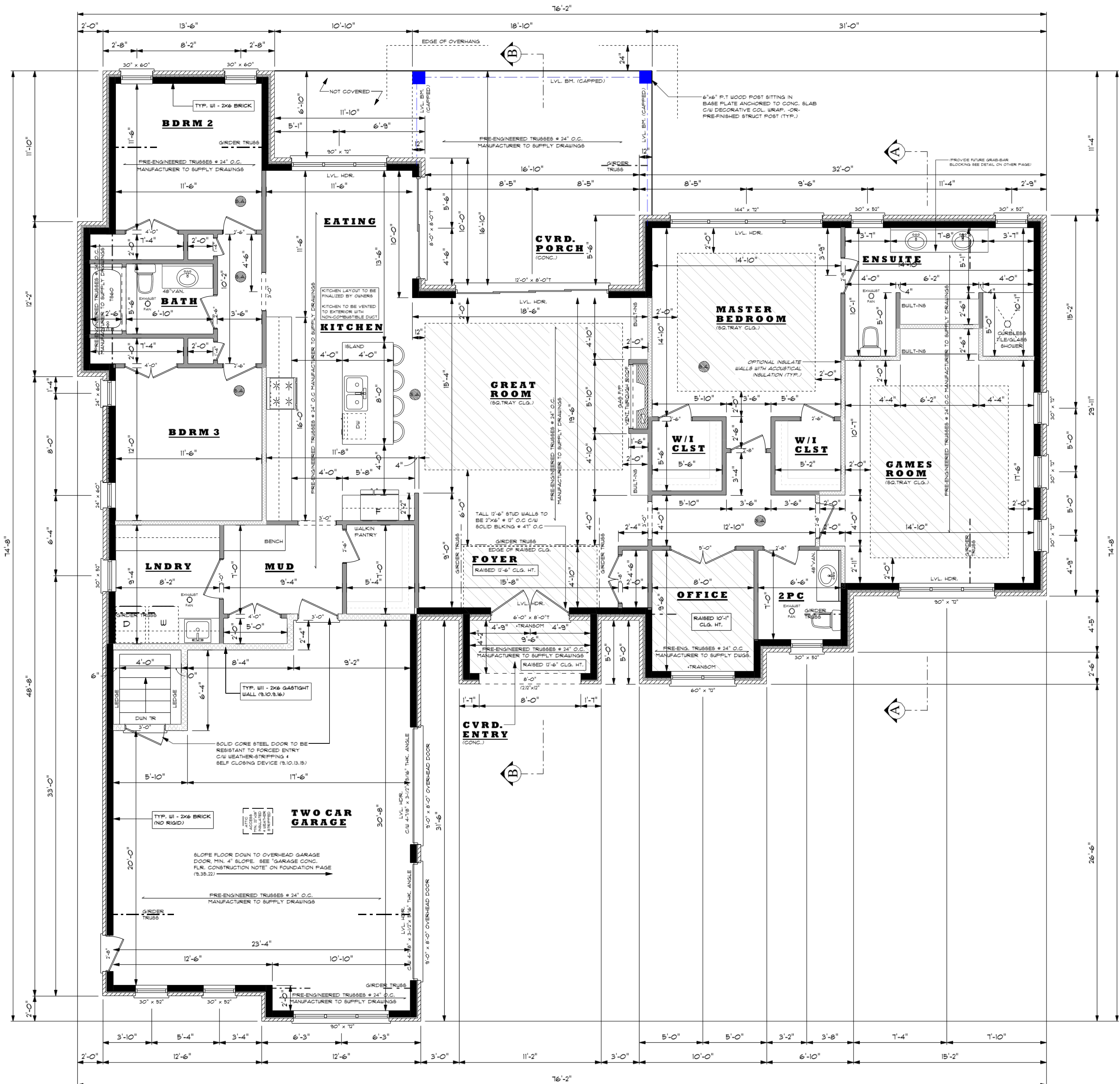




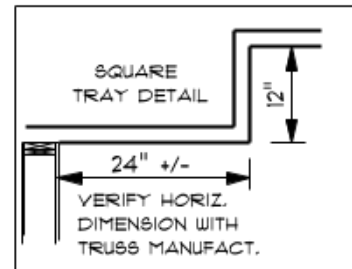
## MAIN FLOOR PLAN

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 9.28, O.B.C.  
OR TO STUCCO MANUFACTURER (EIFS) CCMC  
EVALUATION.



**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 CONFIRMS WITH CODE. (9.10.19) (9.33.4)

**WOOD LINTEL SHEDDERS:**  
ALL LINTELS SUPPORTING TRUSS SPANS THAT EXCEED  
THE ALLOWED 3'-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. TOP OF ALL WINDOWS TO BE  
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:

SEE ADDITIONAL SPECIFICATIONS ON END SHEET.

**WINDOWS & EXT. DOORS NOTE:**  
BUILDER/HOMEOWNER TO VERIFY ALL WINDOW & EXTERIOR  
DOOR SIZES PRIOR TO ORDERING. FRAMING  
CONTRACTOR TO BE SUPPLIED WINDOW SUPPLIER RED  
(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 DROPHILL 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 123, OR 4  
AS PER VENTILATION SYSTEMS) SEE O.B.C. 9.32.  
CRITER EXHAUST FANS TO CONFORM WITH PART 6

**END BEARINGS:**  
ALL WOOD & STEEL BEAMS SHALL HAVE EVEN 4 LEVEL  
BEARING OF NOT LESS THAN 3'-1/2" OF AT END OF  
SUPPORTS AS PER (9.23.8.1.)  
ALL WOOD LINTELS WITH SPANS LESS THAN 9'-8"  
REQUIRE MIN. 1'-0" BEARING 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 (4) 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  
DUELLING UNIT SHALL BE RESISTANT TO FORCED  
TO FORCED ENTRY (9.14.1.1)

**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 DUELLING UNITS. (9.34.2.3)

**GENERAL ELECTRICAL NOTES:**  
ALL ELECTRICAL TO CONFORM WITH (9.34) AND BE  
COMPLETED & INSPECTED AS PER THE CANADIAN  
ELECTRICAL SAFETY CODE (CEC). LOCATION AND TYPE  
OF ELECTRICAL OUTLETS, SWITCHES AND LIGHT FIXTURES  
ARE TO BE CONFIRMED BY HOMEOWNER & OR  
CONTRACTOR.

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PLEASE READ ALL PAGES PRIOR  
TO STARTING CONSTRUCTION

THESE DRAWINGS ARE PROTECTED BY COPYRIGHT LAWS.  
THEY SHALL NOT BE USED, ALTERED, TRANSFERRED OR  
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THE DRAWING, SPECIFICATIONS, & LICENSE & TRADE DRESS  
ARE THE PROPERTY OF THE DESIGNER, AND IS ISSUED FOR A  
SINGLE ONE-TIME BUILDING USE FOR THE  
PROJECT / CLIENT / ADDRESS WHICH THEY WERE ISSUED FOR.

### GENERAL PLAN & DESIGN NOTES:

- ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE O.B.C. (ONTARIO BUILDING CODE)
- DO NOT SCALE THESE DRAWINGS
- 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
- IF ANY ERRORS OR OMISSIONS ARE FOUND ON THESE DRAWINGS, THEY SHALL BE REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION
- 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
- ANY INVOLVED PARTIES THAT PROCEED WITH PRIOR KNOWLEDGE OF DEVIATIONS, WITHOUT NOTIFYING DESIGNER, ASSUME FULL RESPONSIBILITY FOR ALL LIABILITIES, COSTS.
- 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 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  
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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### 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: RJP - 2024 - 447

PAGE TITLE:

MAIN FLOOR PLAN

PAGE NUMBER:

**4** OF **5**

