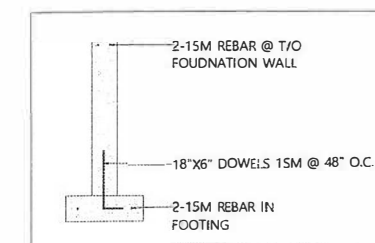


**FOUNDATION PLAN**

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



**D1 DETAIL**  
SCALE: NTS

F1 18" POURED CONCRETE  
24"x8" CONCRETE FOOTING

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**S**  
**SOLSTICE**  
HOME DESIGN  
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Qualification Information  
Brian Rintjema  
Name Signature 106999 BCIN

Registration Information  
Brian's Drafting Service 113224  
Firm BCIN

**FEDDEMA**  
**RESIDENCE**  
7125 Yonge St.  
Smithville, ON L0R 2A0

PAGE TITLE:

**FOUNDATION PLAN**

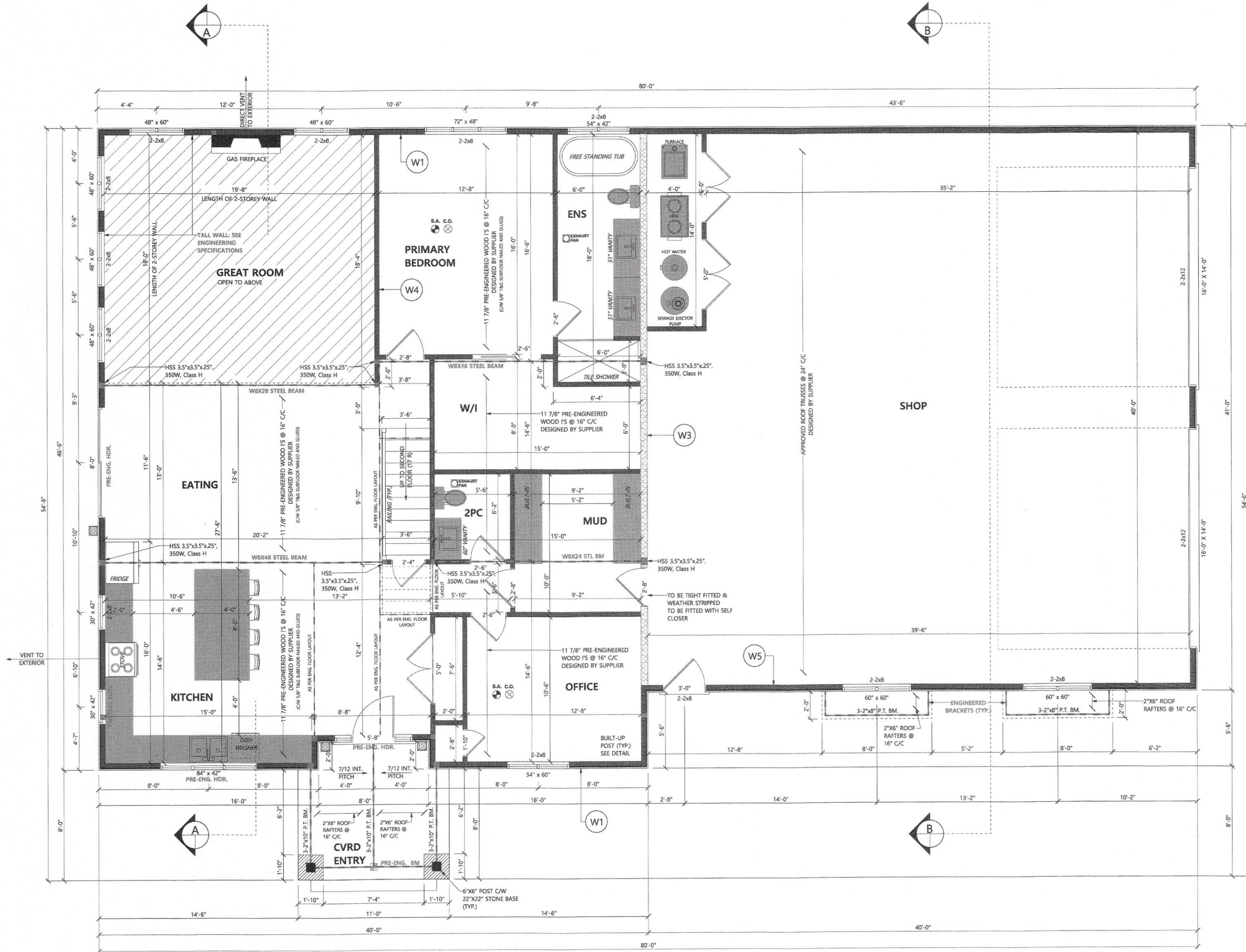
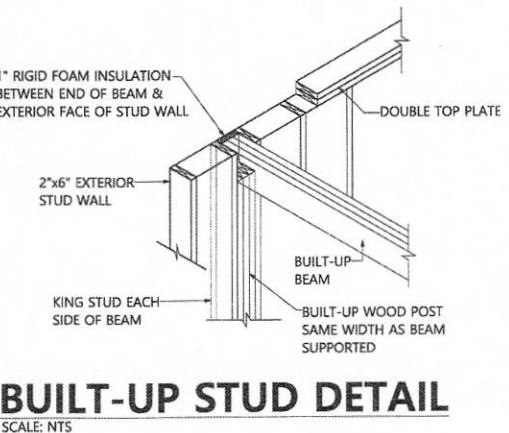
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DATE: APRIL 30, 2024  
DRAWN BY: Brian Rintjema  
SCALE: As Noted

SHEET NO.

**1**

**LEGEND**

- SMOKE ALARMS:**  
TO CONFORM TO ARTICLE 9.10.19 OF THE O.B.C.  
LOCATION: (9.10.19.3)  
TO BE LOCATED IN EACH SLEEPING ROOM  
TO BE LOCATED IN THE HALLWAY ATTACHED TO SLEEPING ROOMS  
TO BE ON EACH STOREY INCLUDING BASEMENT
- POWER SUPPLY: (9.10.19.4)**  
TO BE INSTALLED WITH PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT  
TO BE PROVIDED WITH A BATTERY AS AN ALTERNATIVE POWER SOURCE
- INTERCONNECTION: (9.10.19.5)**  
ALL SMOKE ALARMS SHALL BE WIRED SO THAT ONE ALARM WILL CAUSE ALL ALARMS TO SOUND
- EXHAUST FANS:**  
TO CONFORM TO ARTICLE 9.32.3.5 OF THE O.B.C.  
LOCATION: (9.32.3.5.(2))  
AN EXHAUST AIR INTAKE SHALL BE INSTALLED IN EACH KITCHEN, BATHROOM AND WATER CLOSET ROOM  
ALTERNATIVE: (9.32.3.5.(3))  
SUPPLEMENTAL EXHAUST REQUIRED IN THIS ARTICLE MAY BE PROVIDED BY MEANS OF A HRV INSTALLED IN ACCORDANCE WITH ARTICLE 9.32.3.11.
- CARBON MONOXIDE ALARMS:**  
TO CONFORM TO ARTICLE 6.2.12.2 OF THE O.B.C.  
LOCATION: (6.2.12.2.(3))  
SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO A STORAGE GARAGE
- GIRDER TRUSS:**  
TO CONFORM TO TRUSS DESIGN ATTACHED  
ALL TRUSS DESIGNS TO BE SUPPLIED BY OTHERS
- EXTERIOR LIGHT:**  
TO CONFORM TO ARTICLE 9.34.2.1 OF THE O.B.C.  
ELECTRICAL PLAN TO BE COMPLETED BY A CERTIFIED PROFESSIONAL  
LOCATION: (9.34.2.1.(1))  
AN EXTERIOR LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILDINGS OF RESIDENTIAL OCCUPANCY.
- STAIRS:**  
TO CONFORM TO ARTICLE 9.8 OF THE O.B.C.  
SEE STAIR NOTES ON SPECIFICATION PAGE FOR DETAILS.
- PRE-ENGINEERED LVL:**  
ALL PRE-ENG. LVLS TO BE DESIGNED AND SIZED ACCORDING TO APPROVED THIRD PARTY CALCULATIONS
- GARAGE MAN DOOR:**  
TO CONFORM TO ARTICLE 9.10.13.15 OF THE O.B.C.  
SPECIFICATIONS:  
TO BE TIGHT FITTED & WEATHER STRIPPED TO BE FITTED WITH SELF CLOSER
- COOKTOP CLEARANCES:**  
TO CONFORM TO ARTICLE 9.10.22.2 OF THE O.B.C.  
SPECIFICATIONS:  
30" MIN. CLEARANCE BETWEEN COMBUSTIBLE FRAMING FINISHES AND CABINETS INSTALLED DIRECTLY ABOVE THE COOKTOP (9.10.22.2.(1))  
24" MIN. CLEARANCE BETWEEN NON-COMBUSTIBLE FRAMING FINISHES AND CABINETS INSTALLED DIRECTLY ABOVE THE COOKTOP
- VENTILATION:**  
TO BE VENTED WITH NON-COMBUSTIBLE DUCT TO EXTERIOR



**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
HEATED FLOOR AREA: 1844 SQFT (171.31 SQM)  
SHOP AREA: 1640 SQFT (152.36 SQM)  
COVERED AREA: 104 SQFT (9.66 SQM)  
TOTAL UNDER ROOF: 3484 SQFT (323.67 SQM)

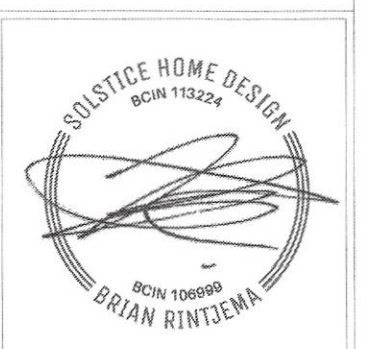
- W1** TYPICAL 2x6 SIDING EXTERIOR WALL:  
VINYL SIDING (HORIZONTAL)  
AIR BARRIER MEMBRANE  
7/16" SHEATHING  
2x6 STUDS @ 16" O.C.  
R22 BATT INSULATION  
VAPOUR BARRIER  
1/2" DRYWALL  
TAPED & SANDED
- W3** TYPICAL 2x6 INTERIOR GARAGE WALL:  
5/8" TYPE 'X' FRERATED DRYWALL  
TAPED & SANDED  
6 mil POLY V.B.  
2x6 STUDS @ 16" O.C.  
R22 BATT INSULATION  
1/2" DRYWALL  
TAPED & SANDED
- W4** TYPICAL INTERIOR WALL:  
1/2" DRYWALL  
TAPED & SANDED  
2x4 STUDS @ 16" O.C.  
1/2" DRYWALL  
TAPED & SANDED
- W5** TYPICAL 2x6 SIDING GARAGE WALL:  
BOARD & BATTEN  
AIR BARRIER MEMBRANE  
7/16" SHEATHING  
2x6 STUDS @ 16" O.C.  
SOLID BRIDGING @ 48" C/C

CONDITION/LOAD		SPAN	
		WALL 2(X2X8)	2(X2X10)
ROOF	HIP END	EXT. 6'-7"	8'-1"
	GABLE END	INT. 5'-4"	6'-7"
ROOF + CEILING	+1 STOREY	EXT. 5'-5"	6'-8"
	+2 STOREY	INT. 3'-11"	4'-9"
+3 STOREY	EXT. 5'-0"	6'-1"	
	INT. 3'-5"	4'-2"	
+3 STOREY	EXT. 4'-8"	5'-8"	
	INT. 3'-2"	3'-10"	

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**FEDDEMA RESIDENCE**  
7125 Yonge St.  
Smithville, ON L0R 2A0

PAGE TITLE:  
**MAIN FLOOR PLAN**

PLOT FORMAT SIZE: 24 X 36  
DRAWN BY: Brian Rintjema

DATE: APRIL 30, 2024  
SCALE: As Noted

SHEET NO.



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PAGE TITLE:

**SECOND FLOOR PLAN**

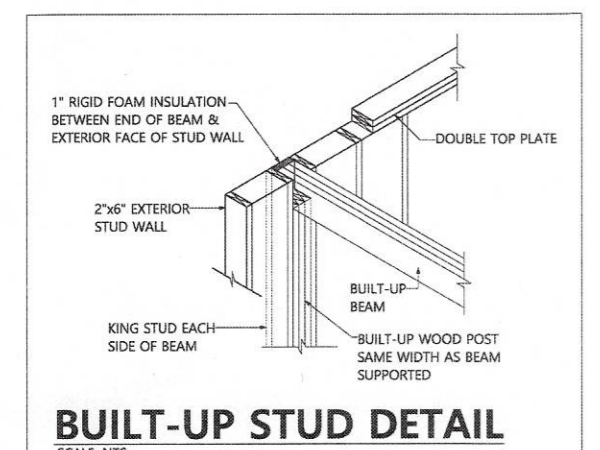
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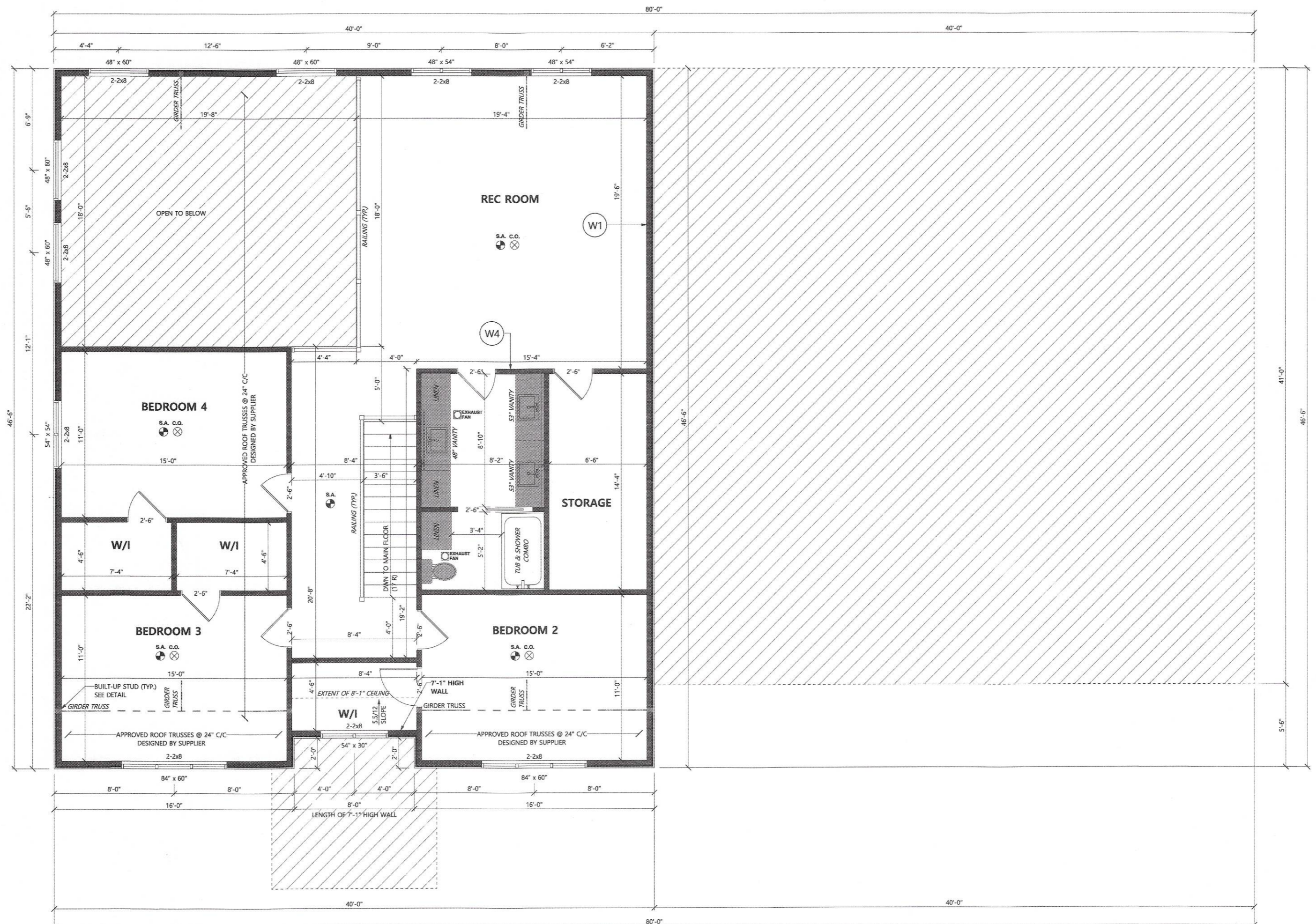
**3**

**LEGEND**

- S.M.A.**  
**SMOKE ALARMS:**  
 TO CONFORM TO ARTICLE 9.10.19 OF THE O.B.C.  
**LOCATION: (9.10.19.3)**  
 TO BE LOCATED IN EACH SLEEPING ROOM  
 TO BE LOCATED IN THE HALLWAY ATTACHED TO SLEEPING ROOMS  
 TO BE ON EACH STOREY INCLUDING BASEMENT
- P.S.**  
**POWER SUPPLY: (9.10.19.4)**  
 TO BE INSTALLED WITH PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT  
 TO BE PROVIDED WITH A BATTERY AS AN ALTERNATIVE POWER SOURCE
- I.C.**  
**INTERCONNECTION: (9.10.19.5)**  
 ALL SMOKE ALARMS SHALL BE WIRED SO THAT ONE ALARM WILL CAUSE ALL ALARMS TO SOUND
- E.F.**  
**EXHAUST FANS:**  
 TO CONFORM TO ARTICLE 9.32.3.5 OF THE O.B.C.  
**LOCATION: (9.32.3.5.2)**  
 AN EXHAUST AIR INTAKE SHALL BE INSTALLED IN EACH KITCHEN, BATHROOM AND WATER CLOSET ROOM
- A.F.**  
**ALTERNATIVE: (9.32.3.5.3)**  
 SUPPLEMENTAL EXHAUST REQUIRED IN THIS ARTICLE MAY BE PROVIDED BY MEANS OF A HRV INSTALLED IN ACCORDANCE WITH ARTICLE 9.32.3.11.
- C.M.A.**  
**CARBON MONOXIDE ALARMS:**  
 TO CONFORM TO ARTICLE 6.2.12.2 OF THE O.B.C.  
**LOCATION: (6.2.12.2.3)**  
 SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO A STORAGE GARAGE
- G.T.**  
**GIRDER TRUSS:**  
 TO CONFORM TO TRUSS DESIGN ATTACHED ALL TRUSS DESIGNS TO BE SUPPLIED BY OTHERS
- S.**  
**STAIRS:**  
 TO CONFORM TO ARTICLE 9.8 OF THE O.B.C.  
 SEE STAIR NOTES ON SPECIFICATION PAGE FOR DETAILS.



WOOD LINTEL SCHEDULE (SPF)		
CONDITION/LOAD	WALL	SPAN
ROOF	EXT.	6'-7" 8'-1"
	INT.	5'-4" 6'-7"
	EXT.	15'-1" 18'-10"
	INT.	12'-8" 16'-3"
ROOF + CEILING	EXT.	5'-5" 6'-8"
	INT.	3'-11" 4'-9"
	INT.	5'-0" 6'-1"
+1 STOREY	EXT.	4'-8" 5'-8"
	INT.	3'-2" 3'-10"



**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 HEATED FLOOR AREA: 1430 SQFT (132.85 SQM)

- W1** TYPICAL 2x6 SIDING EXTERIOR WALL:  
 VINYL SIDING (HORIZONTAL)  
 AIR BARRIER MEMBRANE  
 7/16" SHIMATHING  
 2"x6" STUDS @ 16" O.C.  
 R22 BATT INSULATION  
 VAPOUR BARRIER  
 1/2" DRYWALL  
 TAPED & SANDED
- W4** TYPICAL INTERIOR WALL:  
 1/2" DRYWALL  
 TAPED & SANDED  
 2x4 STUDS @ 16" O.C.  
 1/2" DRYWALL  
 TAPED & SANDED

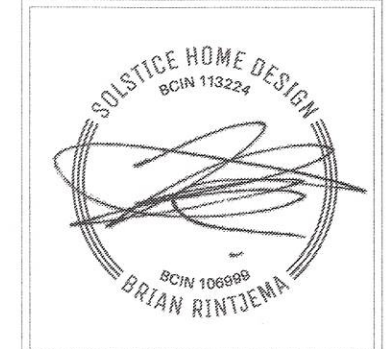
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PAGE TITLE:  
**ROOF PLAN**

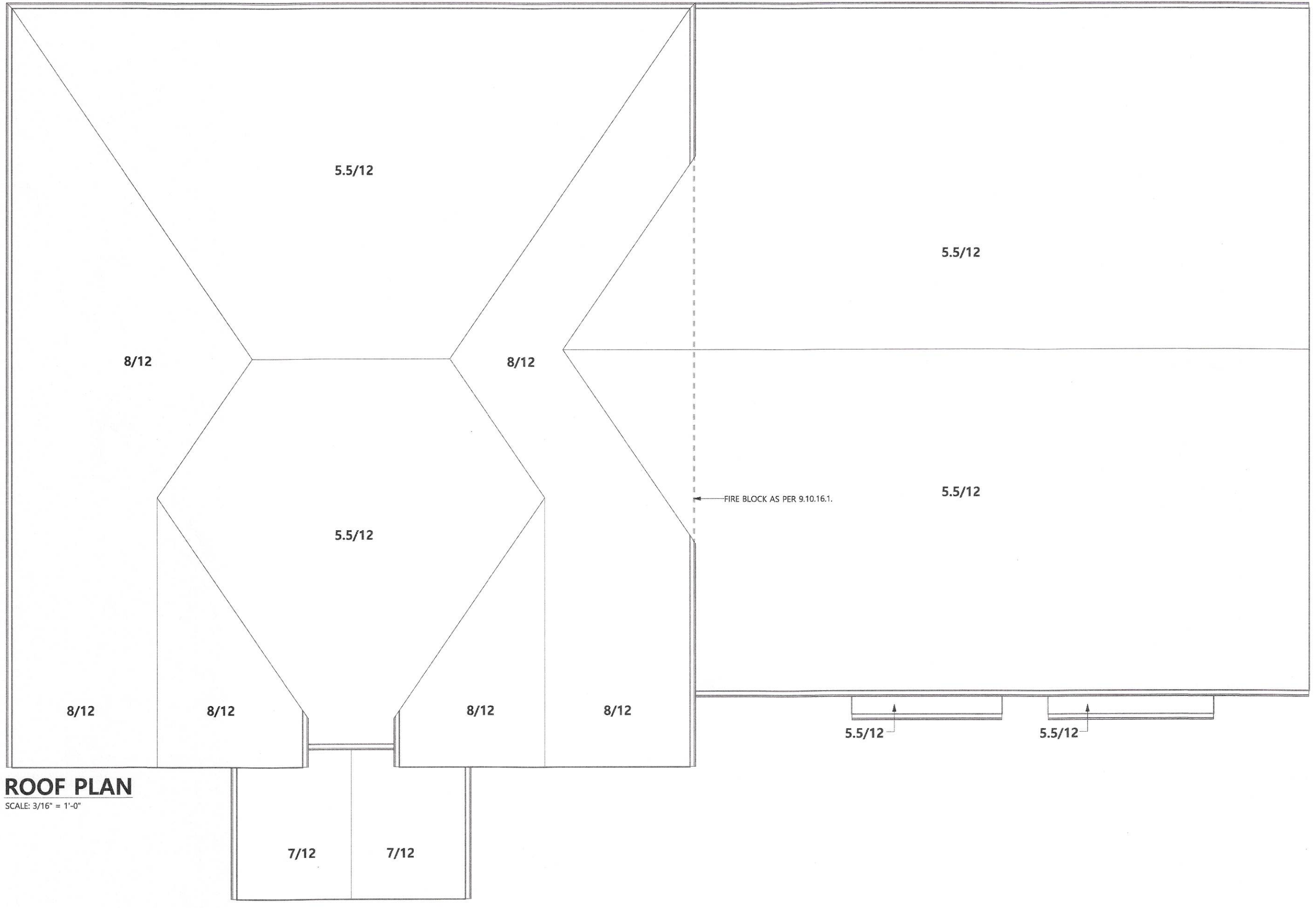
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 DATE: APRIL 30, 2024 SCALE: As Noted

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**4**

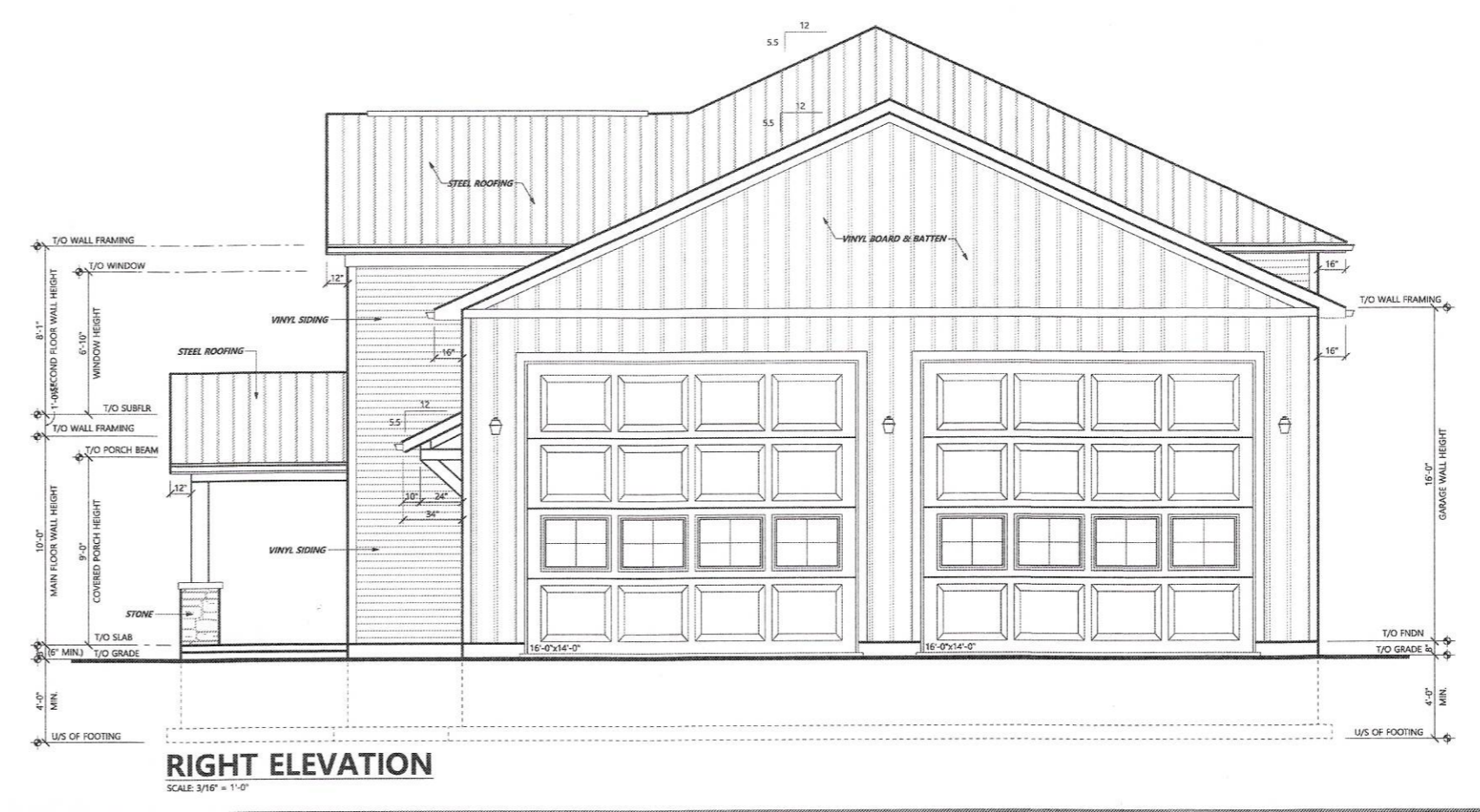
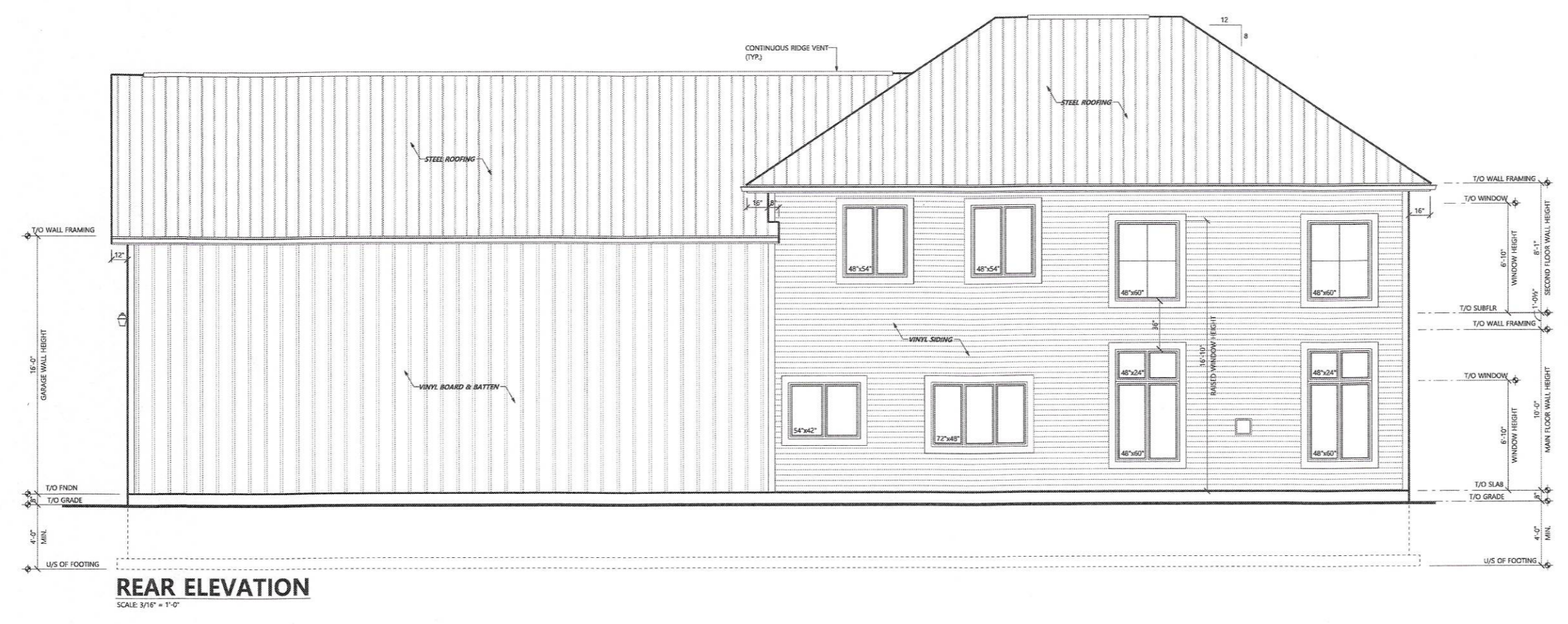
**TRUSS NOTE:**

TRUSS MANUFACTURER TO PROVIDE TRUSS LAYOUT AND COMPONENT DETAILS TO THE DESIGNER PRIOR TO FABRICATION. CONTRACTOR MUST VERIFY WITH THE DESIGNER THAT THE STRUCTURE AND TRUSS LAYOUT HAS BEEN COORDINATED AND REVIEWED BY THE DESIGNER PRIOR TO COMMENCEMENT OF THE WOOD FRAMING WORK.

THE DESIGNER HAS ENGINEERED THE DESIGN OF THE SUPERSTRUCTURE SUPPORTING ALL ENGINEERED TRUSSES. GRAVITY LOADING TRANSFERRED BY THE ROOF TRUSS SYSTEM HAS BEEN CONSIDERED BY THE DESIGNER AS REQUIRED IN OBC SECTION 9.4. IT IS THE RESPONSIBILITY OF THE ROOF TRUSS DESIGNER/SUPPLIER TO PROVIDE THE ENGINEERING FOR ALL PROPRIETARY TRUSS COMPONENTS - I.E. CHORDS, LATERAL WEB & CHORD BRACING FOR BUCKLING AND ANY RELATED LATERAL RESTRAINTS NEEDED THAT COULD BE TRANSFERRED BY THE RESULTANT FORCES WITHIN THE TRUSS MEMBERS. ENGINEERING AND SPECIFICATIONS FOR TRUSSES TO BE ON SITE AT TIME OF FRAMING INSPECTION.



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



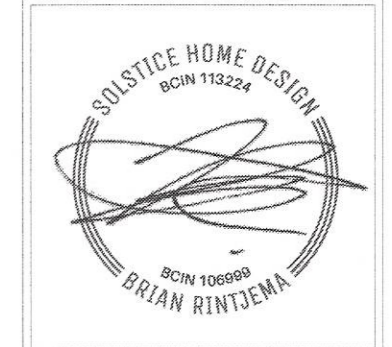
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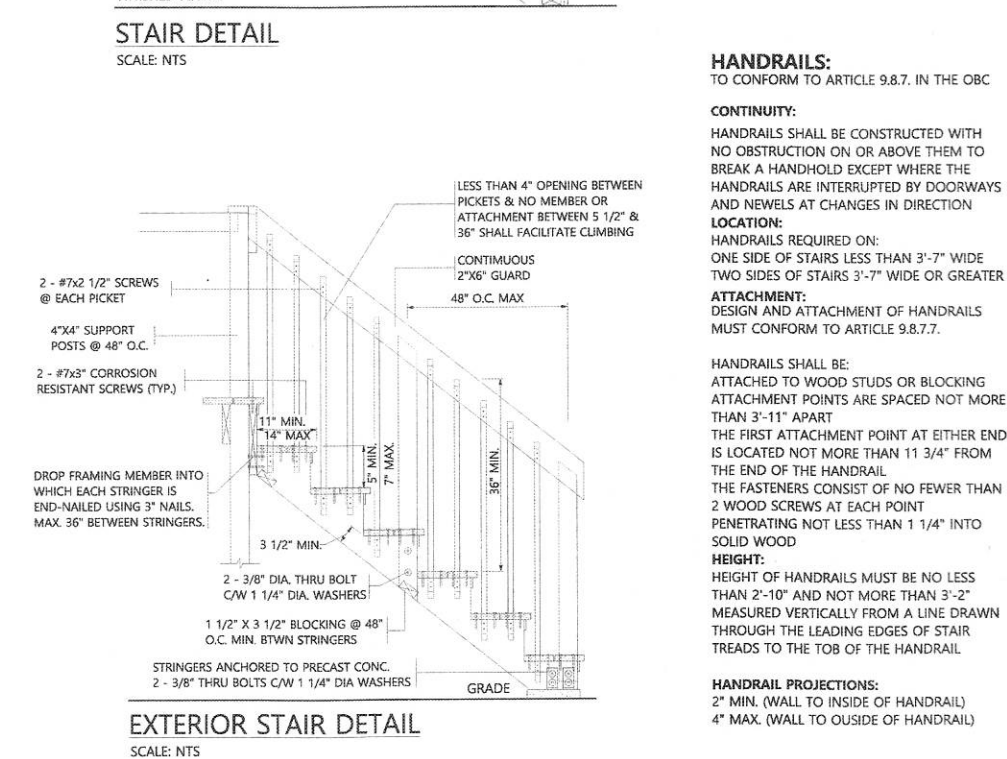
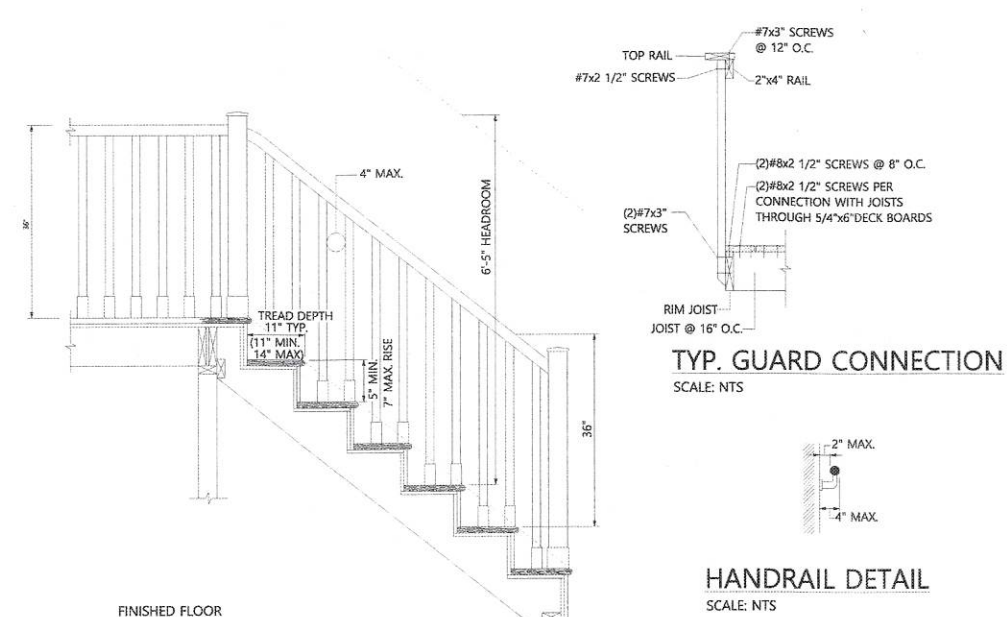
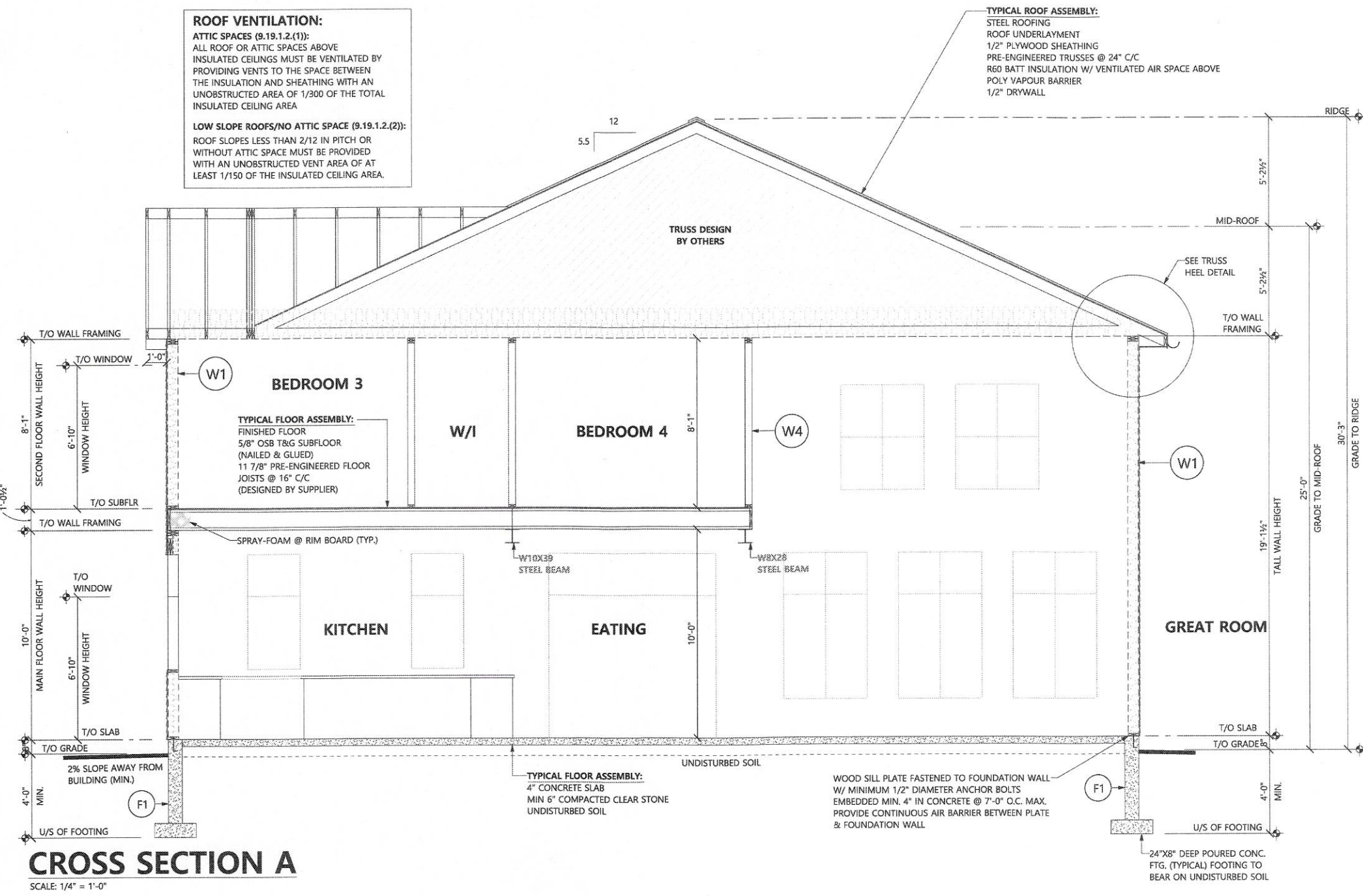
**FEDDEMA RESIDENCE**  
 7125 Yonge St.  
 Smithville, ON L0R 2A0

PAGE TITLE:

**ELEVATIONS**

PLOT FORMAT SIZE: 24 X 36  
 DRAWN BY: Brian Rintjema  
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SHEET NO.  
**5**



**GUARDS:**  
 TO CONFORM TO ARTICLE 9.8.8. IN THE O.B.C.

WHEN AN INTERIOR STAIR HAS MORE THAN 2 RISERS, THE SIDES OF THE STAIR AND THE LANDING OR FLOOR LEVEL AROUND THE STAIR WELL SHALL BE ENCLOSED BY WALL OR PROTECTED BY GUARDS.

INTERIOR STAIRS AND LANDINGS: 36" MINIMUM HEIGHT  
 EXTERIOR STAIRS AND LANDINGS: 42" MINIMUM HEIGHT

OPENINGS THROUGH A GUARD MUST PREVENT THE PASSAGE OF A 4" DIAMETER SPHERE.

GUARDS MUST BE DESIGNED SO THAT NO MEMBER ATTACHMENT OR OPENING 6" - 24" ABOVE FLOOR LEVEL WILL FACILITATE CLIMBING.

**STAIRS:**  
 TO CONFORM TO ARTICLE 9.8. OF THE O.B.C.

**CLEAR HEIGHT**  
 CLEAR HEIGHT OVER STAIRS IS MEASURED VERTICALLY FROM A LINE DRAWN THROUGH THE OUTER EDGES OF THE NOSINGS

CLEAR HEIGHT MUST NOT BE LESS THAN 6'-5"

**STAIR TOLERANCES**  
 DIFFERENCE BETWEEN GREATEST AND SMALLEST TREAD DEPTH WITHIN A FLIGHT OF STAIRS IS LIMITED TO 3/8"

DIFFERENCE BETWEEN HIGHEST AND LOWEST RISERS WITHIN A FLIGHT OF STAIRS IS LIMITED TO 3/8"

DIFFERENCE FOR TREAD DEPTH OR RISER HEIGHT FOR ADJACENT STAIRS CANNOT EXCEED 3/16"

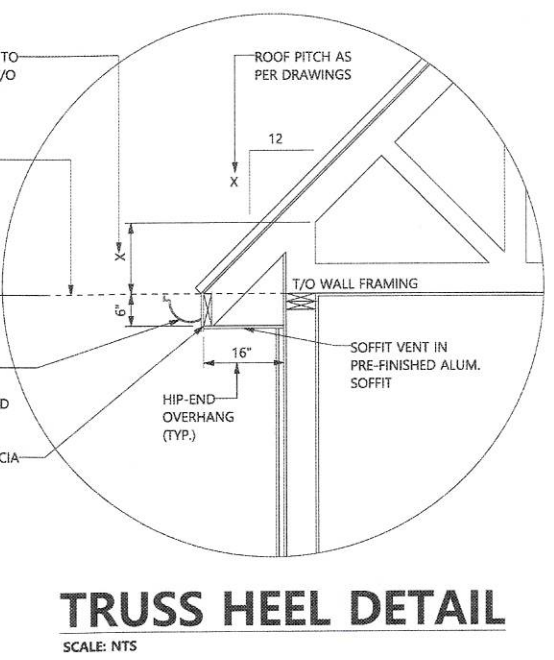
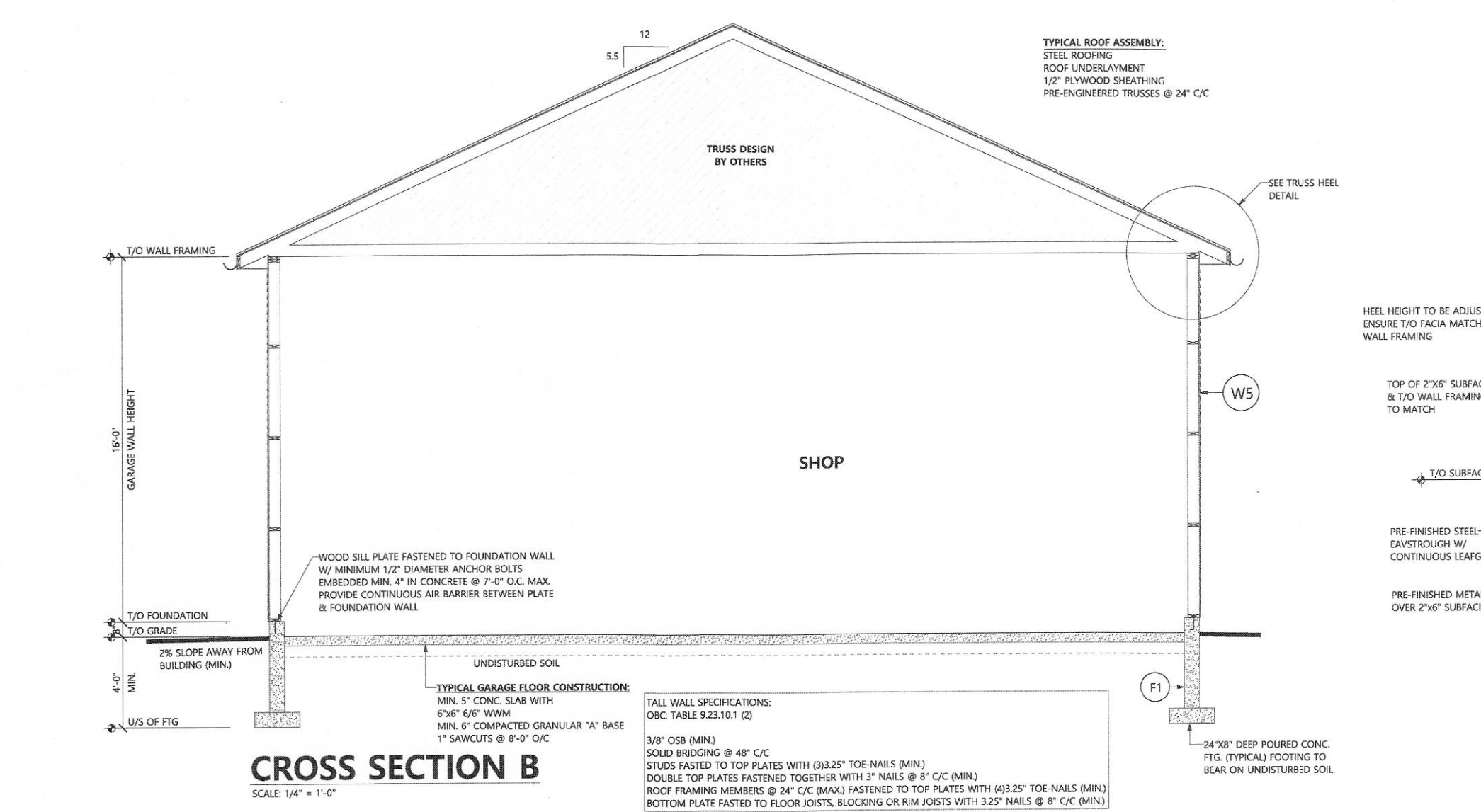
MAXIMUM DEPTH OF BEVELLED OR ROUNDED EDGE IS 1"

ROUNDED OR BEVELLED LEADING EDGES OF TREADS CAN NOT REDUCE THE REQUIRED TREAD DEPTH BY MORE THAN 5/8"

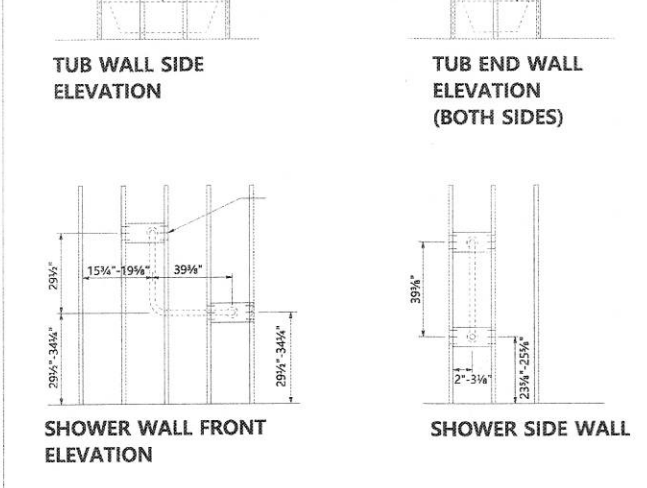
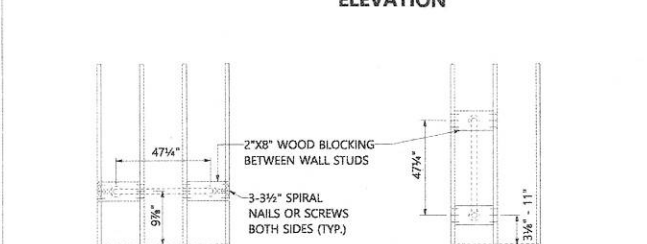
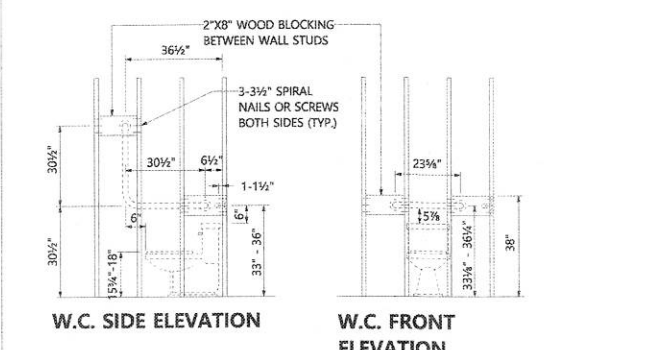
**STRINGERS**  
 9.8.9.4.  
 TO HAVE A MINIMUM EFFECTIVE (CUT) DEPTH OF 3 1/2" MEASURED PERPENDICULARLY TO THE BOTTOM OF THE STRINGER AT THE POINT OF MIN. CROSS SECTION  
 TO HAVE AN OVERALL DEPTH OF NOT LESS THAN 9 1/4"  
 TO BE SUPPORTED AND SECURED TOP AND BOTTOM TO BE NOT LESS THAN 1 1/2" THICK  
 TO BE SPACED NOT MORE THAN 2'-11" O.C.

**TREAD**  
 9.8.9.5.  
 TO BE NOT LESS THAN 1" THICK  
 FINISHES SHALL BE SLIP RESISTANT  
 FINISHES TO COMPLY WITH SENTENCE 9.8.9.6.(2)

**EXTERIOR STEPS**  
 9.8.9.3  
 EXTERIOR WOOD STEPS MUST NOT BE IN DIRECT CONTACT WITH THE GROUND UNLESS SUITABLY TREATED WITH A WOOD PRESERVATIVE.



**GRAB BAR REINFORCEMENT:**  
 ONTARIO BUILDING CODE REFERENCE - 9.5.2.3 STUD WALL REINFORCEMENT  
 (1) 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 GRAB BARS AS FOLLOWS:  
 (a) FOR A WATER CLOSET AS DESCRIBED BY CLAUSE 3.8.3.8(3)(a) & 3.8.3.8(3)(c).  
 (b) FOR A SHOWER AS DESCRIBED BY CLAUSE 3.8.3.13 (2)(b), and  
 (c) FOR A BATH/TUB AS DESCRIBED BY CLAUSE 3.8.3.13(4)(a).



**GRAB BAR INSTALLATION SPECIFICATION:**

- BESIDE WATER CLOSET**  
 L-SHAPED GRAB BAR WITH 750MM LONG HORIZ. AND VERT. COMPONENTS MOUNTED W/ HORIZ. COMPONENT 750MM A.F.F. AND THE VERTICAL COMPONENT 150MM IN FRONT OF TOILET BOWL.
- BEHIND WATER CLOSET**  
 MIN. 600MM LONG GRAB BAR MOUNTED HORIZONTALLY ON WALL 840MM TO 900MM ABOVE THE FLOOR AND 150MM ABOVE THE WATER TANK IF APPLICABLE.
- BEHIND BATH/TUB**  
 THE FULL LENGTH OF THE TUB (MIN 1200MM LONG) GRAB BAR MOUNTED HORIZONTALLY ON THE WALL, APPROX. 250MM ABOVE TUB RIM.
- BOTH END WALLS OF TUB**  
 A MIN. 1200MM LONG GRAB BAR MOUNTED VERTICALLY ON WALL WITH BOTTOM 80MM TO 280MM ABOVE TUB RIM.
- BEHIND SHOWER**  
 AN L-SHAPED GRAB BAR WITH 1000MM LONG HORIZONTAL COMPONENT AND 750MM LONG VERTICAL COMPONENT, MOUNTED 750MM TO 870MM ABOVE THE FINISHED FLOOR AND 400MM TO 500MM OFF OF WALL THAT SHOWER SIDE WALL GRAB BAR IS LOCATED.
- SHOWER SIDE WALL**  
 A MIN. 1000MM LONG GRAB BAR MOUNTED VERTICALLY ON THE WALL 400MM TO 600MM ABOVE THE FINISHED FLOOR AND 50MM TO 80MM FROM EDGE OF WALL ADJACENT TO CLEAR FLOOR AREA.

**GRAB BAR ATTACHMENT NOTES:**

- \*2"x8" WOOD BLOCKING BETWEEN WALL STUDS AND 3-3 1/2" SPIRAL NAILS OR SCREWS BOTH SIDES (TYP).
- \*GRAB BARS SHALL NOT OBSTRUCT THE USE OF SHOWER CONTROLS.

- (W1) TYPICAL 2x6 SIDING EXTERIOR WALL:  
 VINYL SIDING (HORIZONTAL)  
 AIR BARRIER MEMBRANE  
 7/16" SHEATHING  
 2"x6" STUDS @ 16" O.C.  
 R22 BATT INSULATION  
 VAPOUR BARRIER  
 1/2" DRYWALL  
 TAPED & SANDED
- (W4) TYPICAL INTERIOR WALL:  
 1/2" DRYWALL  
 TAPED & SANDED  
 2x4 STUDS @ 16" O.C.  
 1/2" DRYWALL  
 TAPED & SANDED
- (W5) TYPICAL 2x6 SIDING GARAGE WALL:  
 3/8" OSB & BATTEN  
 AIR BARRIER MEMBRANE  
 7/16" SHEATHING  
 2"x6" STUDS @ 16" O.C.  
 SOLID BRIDGING @ 48" C/C
- (F1) 8" POURED CONCRETE
- (F2) 10" POURED CONCRETE

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER. ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.

**SOLSTICE HOME DESIGN**

2 Holcomb Ter,  
 Waterdown, ON L8B 1Z8  
 (289) 680-7480  
 brian.rintjema@gmail.com



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 design the work shown on the attached documents.

Qualification Information  
 Brian Rintjema 106999  
 Name Signature BCIN

Registration Information  
 Brian's Drafting Service 113224  
 Firm BCIN

**FEDDEMA RESIDENCE**  
 7125 Yonge St.  
 Smithville, ON L0R 2A0

PAGE TITLE:  
**CROSS SECTIONS & SPECS**

PLOT FORMAT SIZE: 24 X 36  
 DRAWN BY: Brian Rintjema

DATE: APRIL 30, 2024  
 SCALE: As Noted

SHEET NO.

