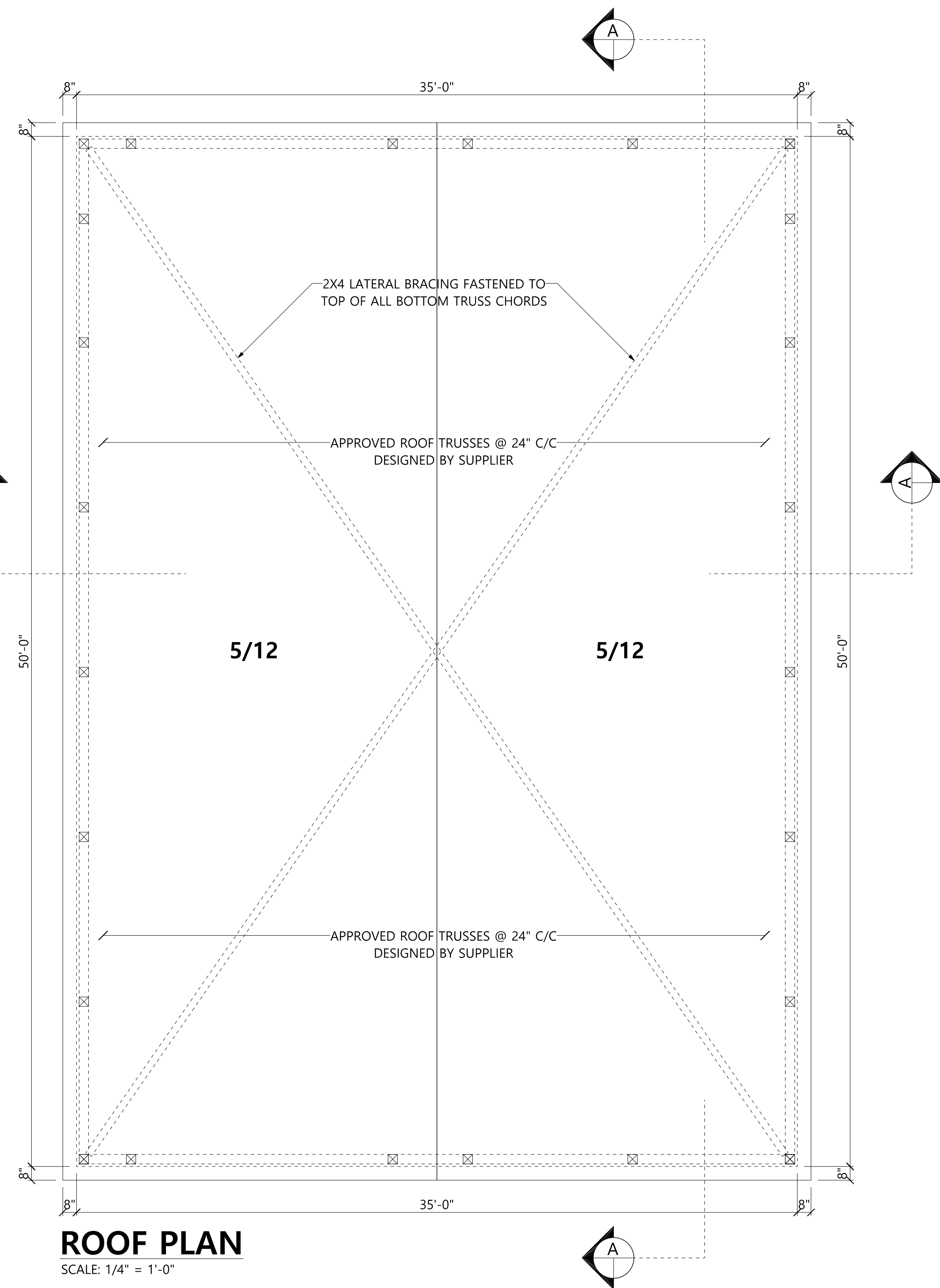
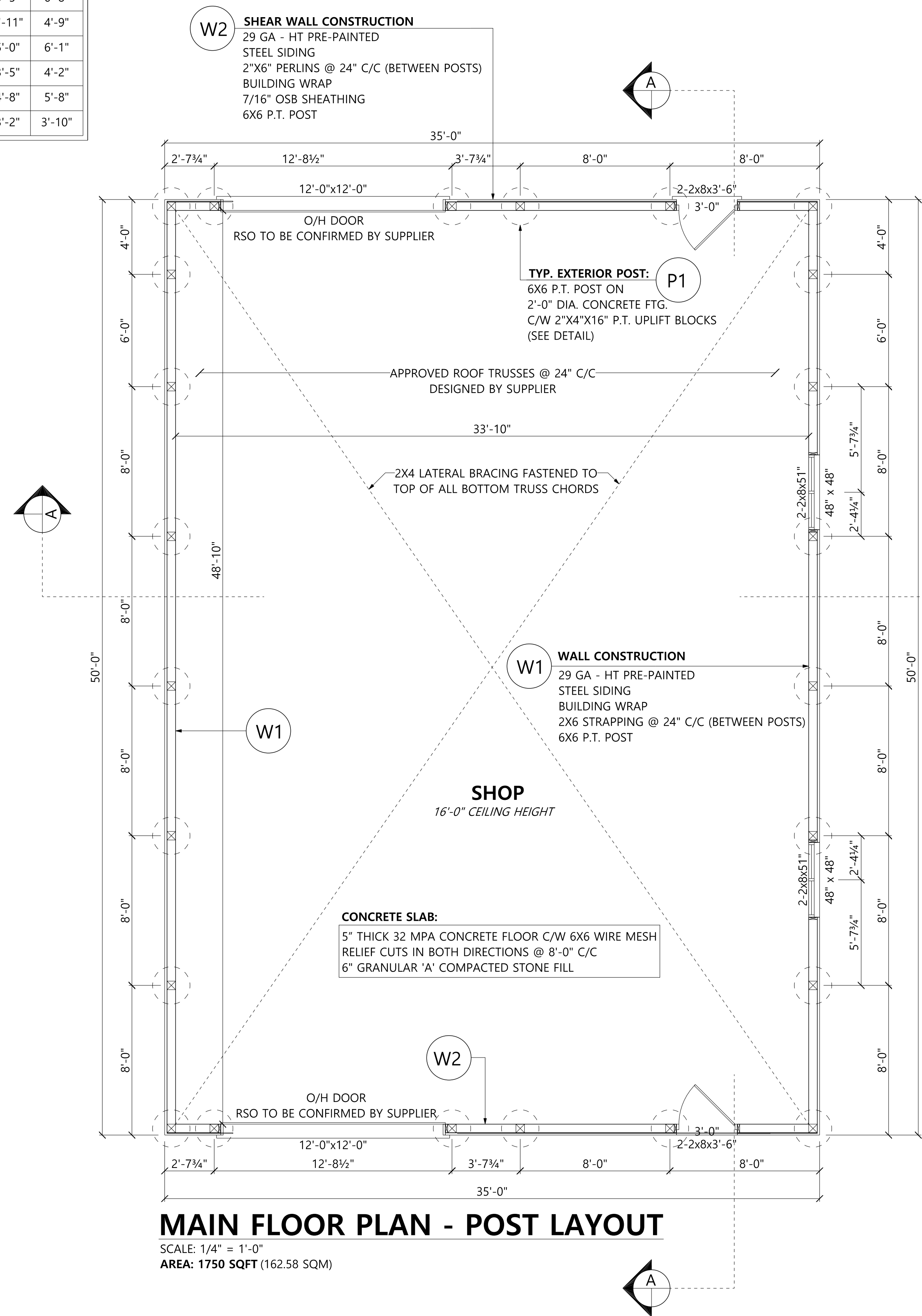


WOOD LINTEL SCHEDULE (SPF)				
CONDITION/LOAD		SPAN		
		WALL	2(2X8)	2(2X10)
ROOF	HIP END	EXT.	6'-7"	8'-1"
		INT.	5'-4"	6'-7"
	GABLE END	EXT.	15'-5"	18'-10"
		INT.	12'-8"	16'-3"
ROOF + CEILING	+1 STOREY	EXT.	5'-5"	6'-8"
		INT.	3'-11"	4'-9"
	+2 STOREY	EXT.	5'-0"	6'-1"
		INT.	3'-5"	4'-2"
	+3 STOREY	EXT.	4'-8"	5'-8"
		INT.	3'-2"	3'-10"

Attachment 3 to COA-08-2025



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

<b>Brian Rintjema</b>		<b>106999</b>
Name	Signature	BCIN

Registration Information	
<b>Brian's Drafting Service</b>	<b>113224</b>
Firm	BCIN

**LOWDEN  
SHOP**

8457 Silver St. Caiston  
Centre, ON L0R 1E0

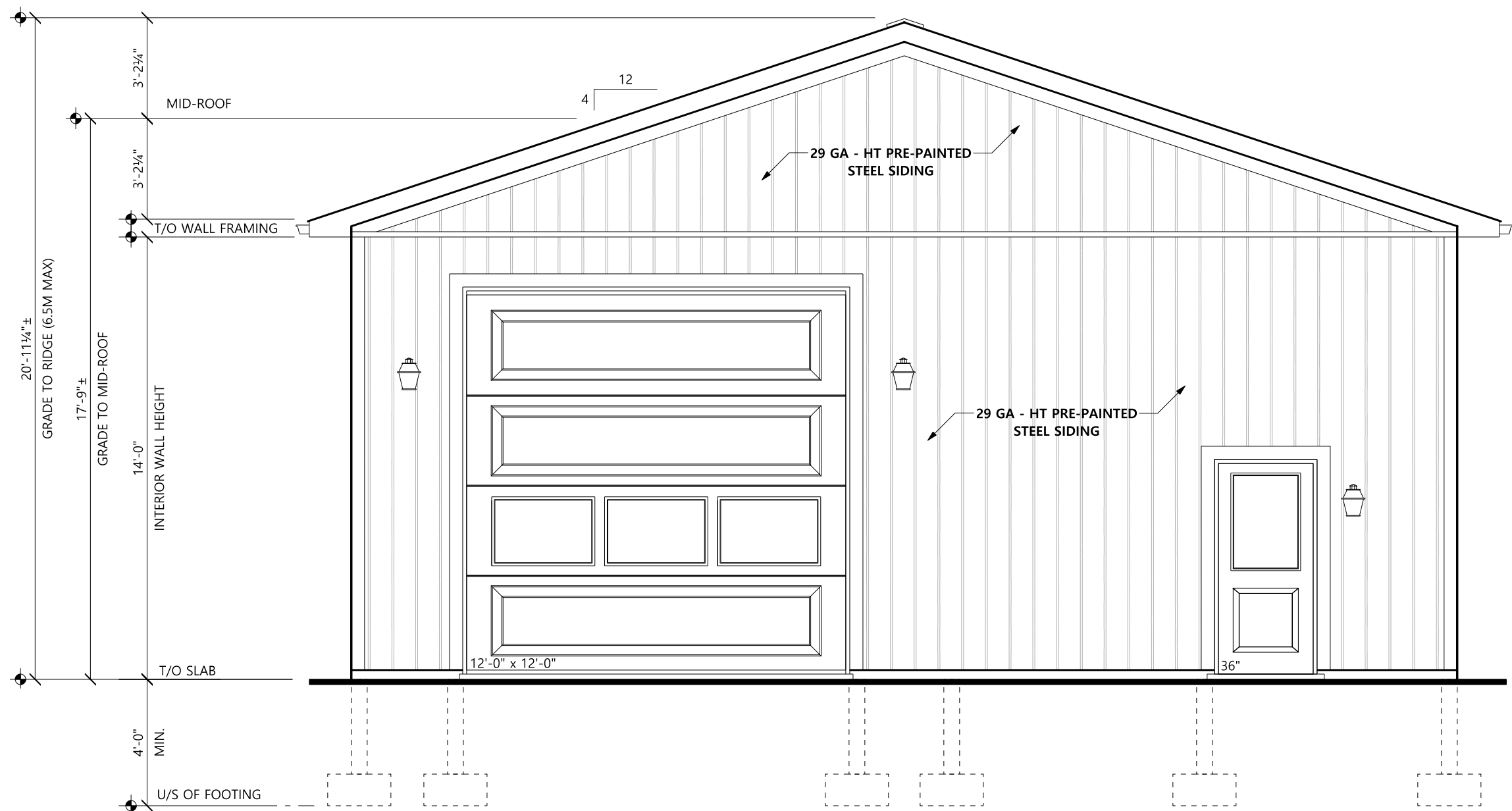
PAGE TITLE

## MAIN FLOOR & ROOF PLAN

PLOT FORMAT SIZE: <b>24 X 36</b>	DRAWN BY: <b>Brian Rintjema</b>
DATE: <b>JANUARY 26, 2025</b>	SCALE: <b>As Noted</b>

SHEET NO.

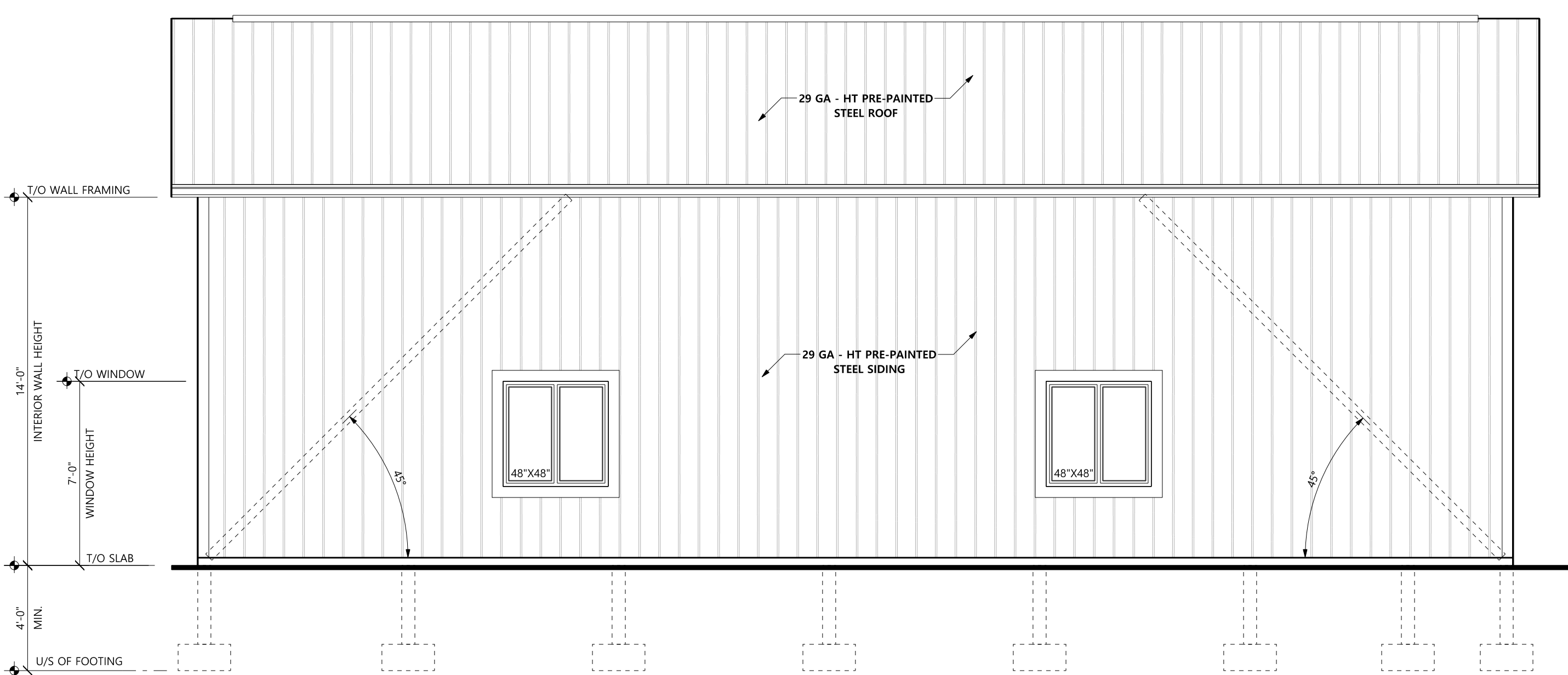
# 1



**FRONT ELEVATION**

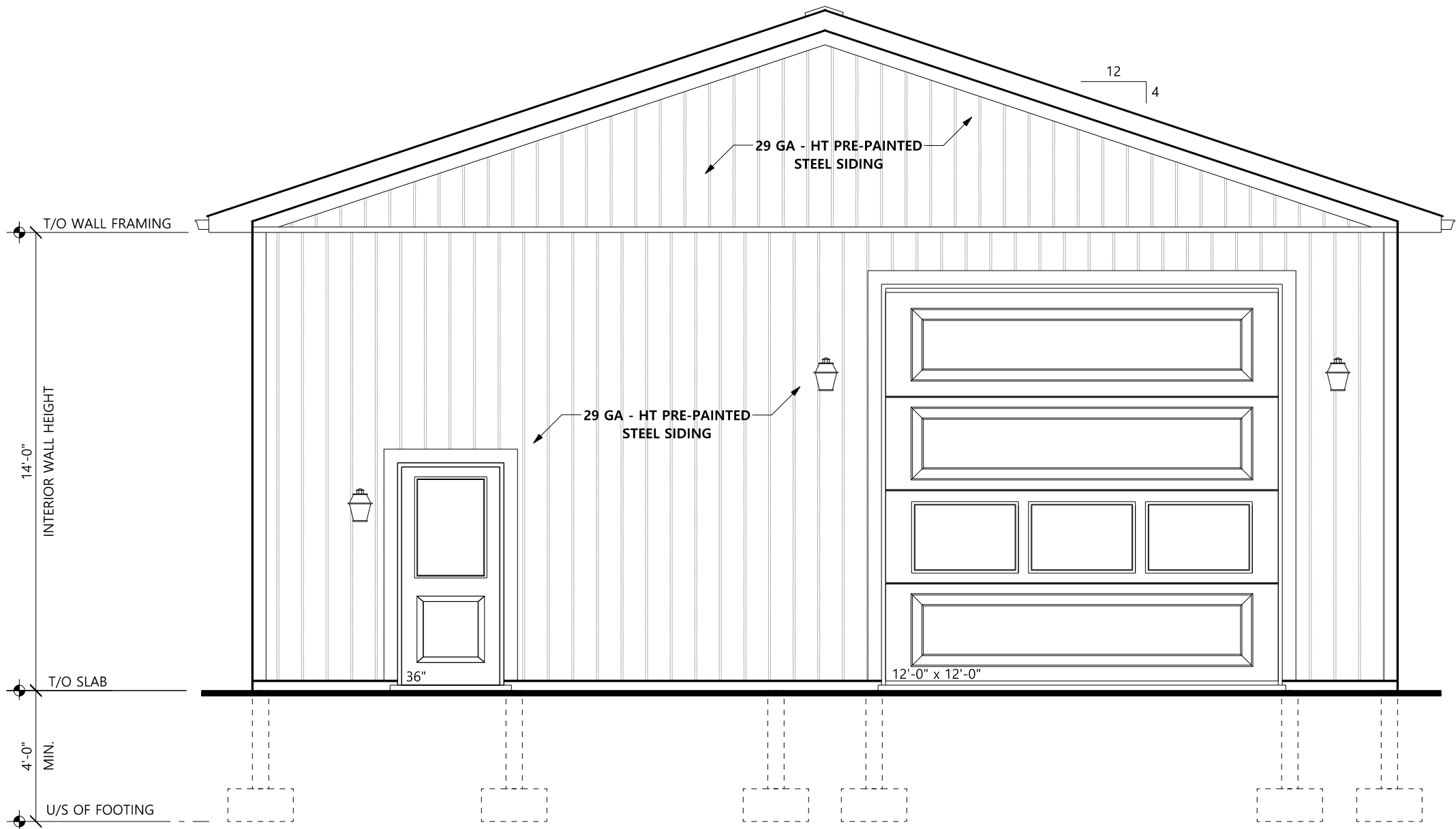
SCALE: 1/4" = 1'-0"

SIDING MATERIALS SHALL CONFORM TO SECTION 9.27 OF DIVISION 8 OR HAVE A CCMC OR BMCC APPROVAL OR A MINISTERS RULING



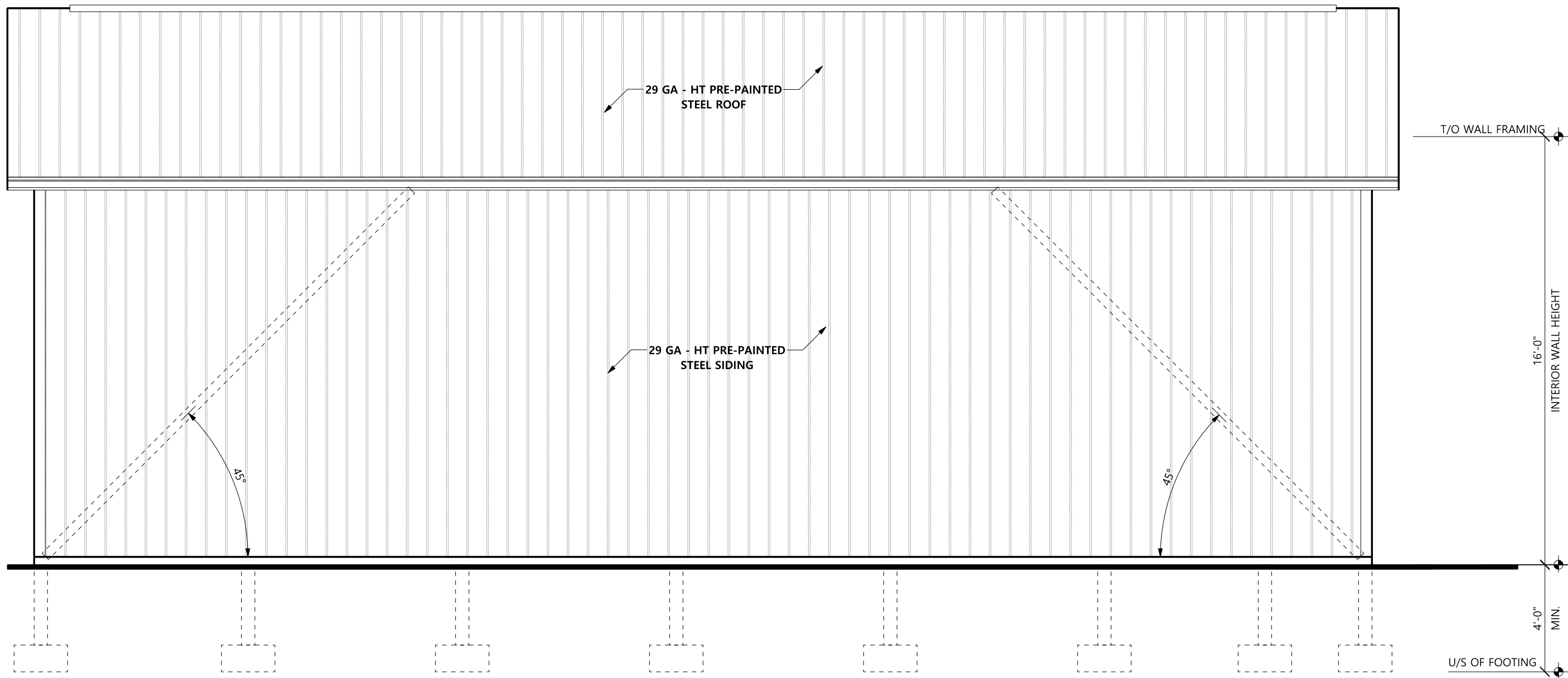
**RIGHT ELEVATION**

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



**REAR ELEVATION**

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



**LEFT ELEVATION**

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

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



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Qualification Information  
Brian Rintjema  
Name Signature BCIN 106999

Registration Information  
Brian's Drafting Service  
Firm 113224 BCIN

**LOWDEN**  
**SHOP**

8457 Silver St. Caistor  
Centre, ON L0R 1E0

PAGE TITLE:

**ELEVATIONS**

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

DATE: JANUARY 26, 2025  
SCALE: As Noted

SHEET NO.

2

ALL DIMENSIONS AND CONDITIONS TO BE  
VERIFIED ON SITE. FIGURED  
DIMENSIONS TAKE PRECEDENCE OVER SCALE.  
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Registration Information	
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Firm	BCIN

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Centre, ON L0B 1E0

## CROSS SECTIONS & DETAILS

DATE:	SCALE:
<b>JANURARY 26, 2025</b>	<b>As Noted</b>

3



NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL BUILDING OF CANADA AND THE CURRENT EDITION OF THE ONTARIO BUILDING CODE - 2015 AND/OR NBRC 1995.
- ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- THESE DRAWINGS ARE TO BE USED SOLELY FOR THE PROJECT IDENTIFIED IN THE TITLE AND AT THE ADDRESS LISTED.
- REMOVE ALL TOPSOIL AND ORGANIC MATTER FROM THE BUILDING SITE.
- ALL FOOTINGS TO BE BUILT ON UNDISTURBED SOIL AND BE A MINIMUM OF 4" BELOW FINISH GRADE.
- SOIL CONDITIONS TO BE FREE DRAINING AND SHALL HAVE A BEARING CAPACITY TO SUSTAIN A MINIMUM OF 1566 PSF (75 KPA) AND BE VERIFIED BY A LOCAL PROFESSIONAL.
- BACKFILL TO BE COMPACTED IN 6" LAYERS.
- ALL BUILDINGS SHALL BE ADJACENT TO OR IN PROXIMITY TO THE STRUCTURE SO AS TO ADVERSELY AFFECT WIND OR SNOW LOADING CONDITIONS.
- DRAWINGS ARE NOT TO BE SCALED.
- THESE DRAWINGS ARE PROTECTED BY COPYRIGHT LAWS AND SHALL NOT BE USED, ALTERED, TRANSFERRED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN AUTHORISATION OF ONTARIO CONSTRUCTION RESOURCE GROUP.

CONCRETE:

- ALL CONCRETE WORK TO CONFORM TO CSA A23.1 / A23.2.
- FULL COMPRESSIVE STATE AT 28 DAYS.

3000 PSI (20 MPA) FOR FOOTINGS AND PIERS

4600 PSI (32 MPA) FOR FLOORS AND FOUNDATION WALLS

- AIR ENTRAINMENT 5-8%.
- SLUMP 3" + 1".
- RELIEF CUTS IN CONCRETE SLAB TO BE DONE WITHIN 24 HOURS OF POURING.

LUMBER:

- ALL FRAMING LUMBER TO BE GRADE 2 OR BETTER.
- ALL LUMBER EXPOSED TO MOISTURE TO BE PRESSURE TREATED UNLESS NOTED OTHERWISE.
- ENGINEERED DESIGN DRAWING REQUIRED FOR ALL EWP COMPONENTS.
- ENGINEERED AND SEALED DRAWINGS REQUIRED FOR TRUSS COMPONENTS AND TRUSS LAYOUT.
- TRUSS BRACING, STRAPPING AND ANY REQUIRED CONNECTORS TO BE SPECIFIED BY TRUSS MANUFACTURER.
- TRUSS TIE DOWN TO SUSTAIN UPLIFT AND/OR LATERAL MOVEMENT SHOWN ON TRUSS DESIGN AND COLUMN PIER.

STEEL:

- DEFORMED CONCRETE REINFORCING BAR TO COMPLY WITH CSA G30.18-09.
- REINFORCING BAR TO BE GRADE 400R OR BETTER.
- STRUCTURAL STEEL SHALL BE IN ACCORDANCE TO CSA G40.21 - GRADE 350W. ALL THICKNESSES SHOWN ARE BASE METAL THICKNESS.
- BOLTS SHALL BE GRADE #5 OR EQUIVALENT.