

DRAFT PLAN
NOT FOR
CONSTRUCTION

GENERAL NOTES

- CONTRACTOR TO CHECK, VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
 - DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.
 - ALL CONSTRUCTION MATERIALS & EQUIP. TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
 - ALL FOOTING TO BEAR ON UNDISTURBED SOIL TO LOCAL FROST LEVEL (4'-0" MIN. BELOW GRADE)
 - REFER TO PLANS, X-SECTIONS & DETAILS FOR ALL TYP. CONSTRUCTION METHODS AND NOTES.
 - 1 1/2" MIN. CONC. REBAR COVERAGE
 - MIN. CONC. STRENGTH (28 DAYS) - 20 MPa (3000 psi)
 - STEEL STRENGTH - 400 MPa (60 ksi)
 - ASSUMED SOIL BEARING CAPACITY - 1510 psf
 - CONSTRUCTION SEQUENCING
 - EARTH FILL TO BE PLACED IN 12" (30cm) LIFTS
 - COMPACT BACKFILL TO 95% STANDARD PROCTOR.
 - ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
 - PROVIDE TEMPORARY BRACING FOR ALL COLUMNS UNTIL FINAL BRACING INSTALLATION COMPLETE

DESIGN NOTES

DESIGN DATA LOCATION: WOODSTOCK

GROUND SNOW LOAD: 1.9 kPa (30.1 psf)

SPECIFIED SNOW LOAD: 1.48 kPa (20.3 psf)

DEAD LOAD: 0.48 kPa (10 psf)

WIND LOAD (1/50): 0.44 kPa (9.3 psf)

1/2" PERIMETER EXPANSION JOINT FOR POURED CONC. SLABS

1/4" EXPANSION JOINT FOR 2000°C. E.W. IN POURED CONC. SLABS

ALL WOOD NO. 2 SPRUCE OR BETTER

ALL BOLTS GALVANIZED STEEL

MAX. BRICK LINTEL SPAN

4" BRICK/STONE O.B.C. 9.20.5.2

BL-1: 4" V x 3 1/2" H x 1 1/4" T 8'-2"

BL-2: 5" V x 3 1/2" H x 5 1/8" T 10'-1"

BL-3: 6" V x 3 1/2" H x 7 1/8" T 11'-1"

BL-4: 6" V x 3 1/2" H x 1 1/2" T 12'-4"

STAIR INFO.

RISE: MAX. 7 7/8" SOLID BEARING

RUN: MIN. 10 1/16" GB FOR GIRDER

TREAD: MIN. 11" POINT LOAD

NOSE: MAX. 1" SJ. SINGLE JOIST

HEADROOM: MIN. 6'-5" DJ. DOUBLE JOIST

UNIFORM RISER: T.J. TRIPLE JOIST

D.C.J. DOUBLE CEILING JOIST

STRUCTURAL NOTES

ALL EXTERIOR & INTERIOR BEARING LINTELS TO BE MIN.

(2) FLY 2X10 C/W 2X4 PLYWOOD FILLERS

BETWEEN EACH PLY, UNLESS NOTED OTHERWISE

ANCHOR CHASING & LINTEL SPANS ADAPTED TO

CONFORM TO NATIONAL & LOCAL BUILDING CODES

PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR

SYSTEM FOR LOADS ABOVE

DESIGNER DISCLAIMER

1. THESE PLANS WERE PRODUCED WITH INFORMATION PROVIDED ON OR BEFORE THE PRINTED DATE.

2. IF ANY ERRORS OR OMISSIONS ARE FOUND ON THE

DRAWINGS, THE DESIGNER IS TO BE INFORMED IMMEDIATELY TO HELP RESOLVE ANY ISSUES PRIOR

TO THE WORK PROCEEDING.

3. HVAC STRUCTURAL REQUIREMENTS TO BE

VERIFIED AND MET ON SITE WITH THE HVAC INSTALLER.

PLAN AREAS

NEW UNCOVERED PORCH 116 sq ft.

PROPOSED DECK ADDITION FOR
MD CONSTRUCTION
381 FRONT ST., PORT STANLEY

PROJECT NUMBER
C171-25-05

djDESIGN
Architectural • Energy • HVAC

Phone: (519) 539-9981 378 Hunter Street
Email: plans@djdesign.ca Woodstock, ON
Website: www.djdesign.ca N4S 4G2

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

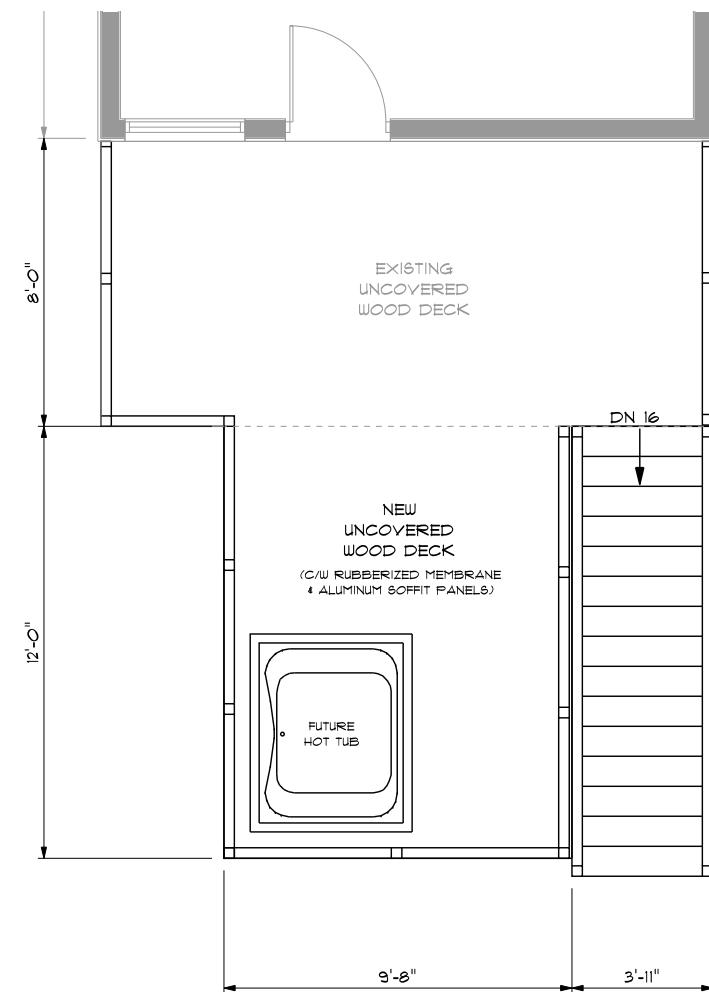
QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER
21.1.1.1. OF THE BUILDING CODE

DEREK JUKEMA 21759
NAME BCN

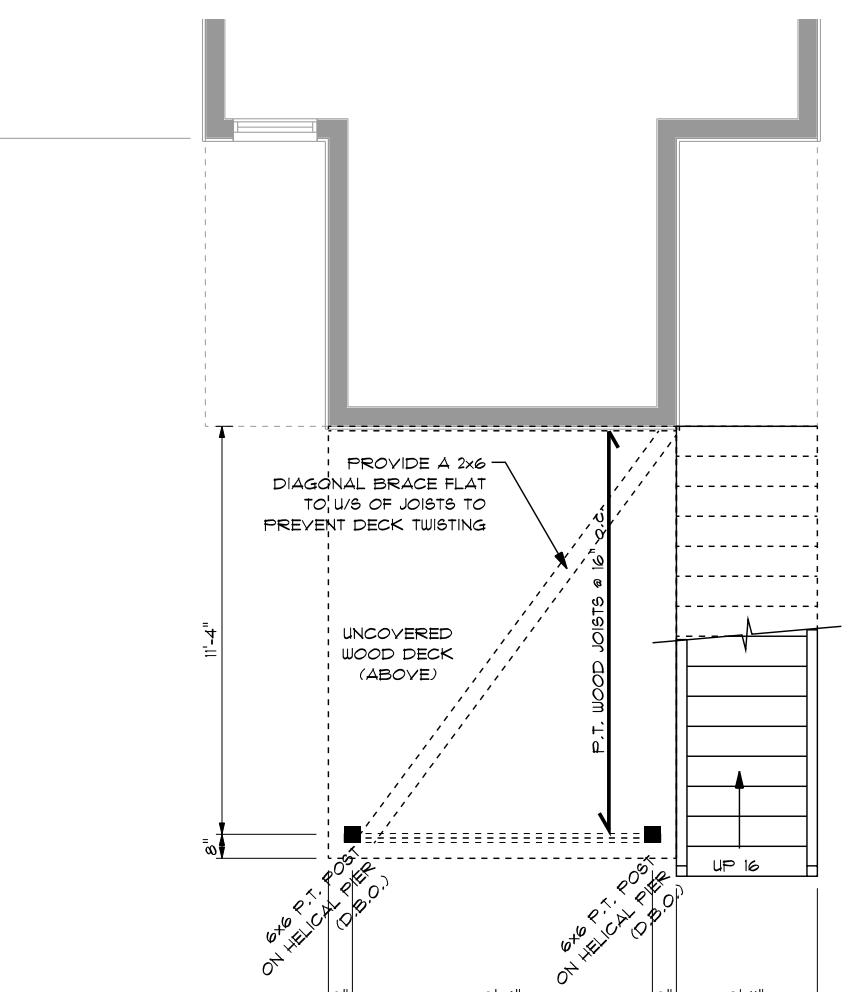
SIGNATURE

3D VIEWS

scale: AS NOTED	date: 2025-03-18
drawn by: KZ	checked by: KRYSTAL@DJDESIGN.CA
designed by: KRYSTAL@DJDESIGN.CA	checked by: AB
	A-1



UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"



MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

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1/4" X 1/4" X 1/4" & 20x20, E.W. IN POURED CONC. SLABS
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4" BRICK/STONE O.B.C. 9.20.5.2

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RUN:	MIN. 10 1/16"	SB FOR GIRDERS
TREAD:	MIN. 10"	POINT LOAD
NOSE:	MAX. 1"	S.J. SINGLE JOIST
HEADROOM:	MIN. 6'-5"	D.J. DOUBLE JOIST
UNIFORM RISER:		T.J. TRIPLE JOIST
		D.C.J. DOUBLE CEILING JOIST

STRUCTURAL NOTES

ALL EXTERIOR & INTERIOR BEARING LINTELS TO BE MIN. (2) 2X10 C/W 2X4 DRYWALL NAILER & PLYWOOD FILLERS BETWEEN EACH PLY, UNLESS NOTED OTHERWISE. ALL CONCRETE LINTELS TO BE DESIGNED TO CONFORM TO NATIONAL & LOCAL BUILDING CODES. PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS ABOVE.

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QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER
211.5.1 OF THE BUILDING CODE

DEREK JUKEMA 21759
NAME BCN

FLOOR PLANS

scale: 3/16" = 1'-0"	
date: 2025-03-18	
drawn by: KZ	
checked by: KRYSTAL@DJDESIGN.CA	
checked by: AB	

A-2