

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 FOOTINGS TO BEAR ON UNDISTURBED SOIL TO LOCAL FROST LEVELS (4'-0" MIN. BELOW GRADE).
- REFER TO PLANS, X-SECTIONS & DETAILS FOR ALL TYP. CONSTRUCTION DETAILS AND NOTES.
- 1 1/2" MIN. CONC. REBAR COVERAGE
- MIN. CONC. STRENGTH (28 DAYS) - 30 MPa (3000 psi)
- STEEL STRENGTH - 400 MPa (60 ksi)
- ASSUMED SOIL BEARING CAPACITY - 1570 psf
- CONSTRUCTION SEQUENCING:
 - BACKFILL INTERIOR OF BUILDING W/COMPACTED SAND BACKFILL TO BE PLACED IN 1' (30cm) LIFTS EVENLY AROUND STRUCTURE.
 - 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 (39.7 psf)
SPECIFIED SNOW LOAD: 1.45 KPA (30.3 psf)
DEAD LOAD: 0.48 KPA (10 psf)
WIND LOAD (1/50): 0.44 KPA (9.2 psf)

1/2" PERIMETER EXPANSION JOINT FOR POURED CONC. SLABS
1/4" CONTROL JOINTS @ 20' O.C. E.W. IN POURED CONC. SLABS
ALL WOOD No. 2 SPRUCE OR BETTER
ALL BOLTS GALVANIZED STEEL

MAX. BRICK LINTEL SPANS

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

BL-1 4" V x 3 1/2" H x 1/4" T 8'-2"
BL-2 5" V x 3 1/2" H x 5/16" T 10'-1"
BL-3 6" V x 3 1/2" H x 1/16" T 11'-1"
BL-4 6" V x 3 1/2" H x 1/2" T 12'-4"

STAIR INFO.

RISE: MAX. 7 1/8"
RUN: MIN. 10 1/16"
TREAD: MIN. 11"
NOISING: MAX. 11"
HEADROOM: MIN. 6'-5"
UNIFORM RISE/RUN

LEGEND

SOLID BEARING
SB FOR GIRDER
FL FOR FLOOR
S.J. SINGLE JOIST
D.J. DOUBLE JOIST
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 DRYWALL, NAILER & FLYWOOD FILLERS BETWEEN EACH FLY, UNLESS NOTED OTHERWISE
ALL NOTCHING & DRILLING OF FRAMING MEMBERS TO CONFORM TO NATIONAL & LOCAL BUILDING CODES
PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS ABOVE

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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
E-mail: plans@djdesign.ca Woodstock, ON
Website: www.djdesign.ca N4S 4G2

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

QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1. OF THE BUILDING CODE

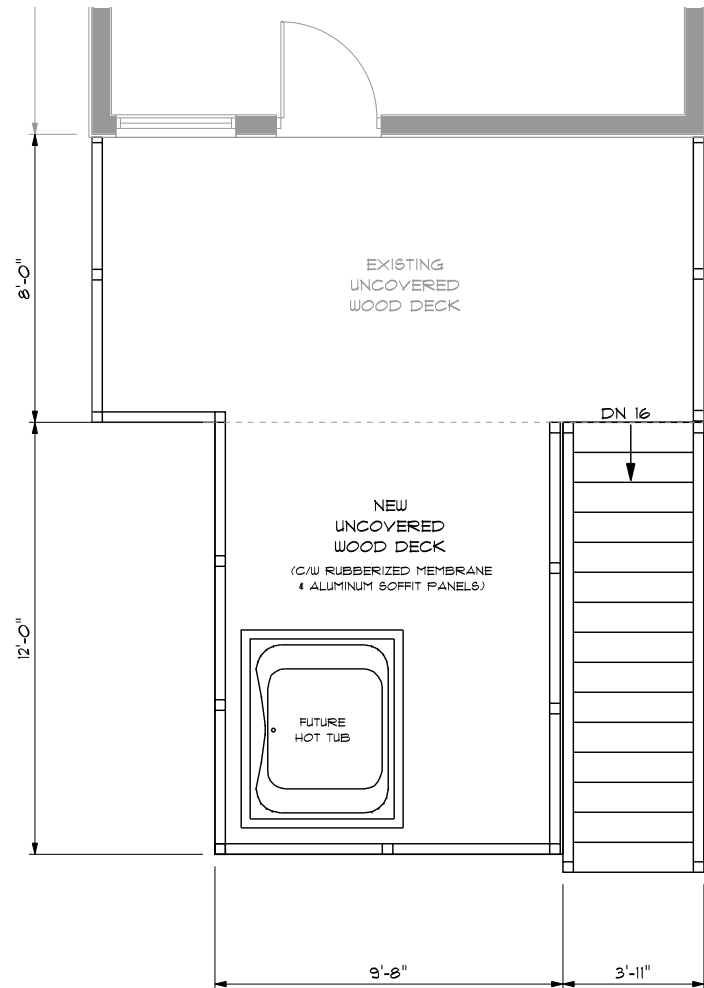
DEREK JUKEMA 21759
NAME BCN

SIGNATURE

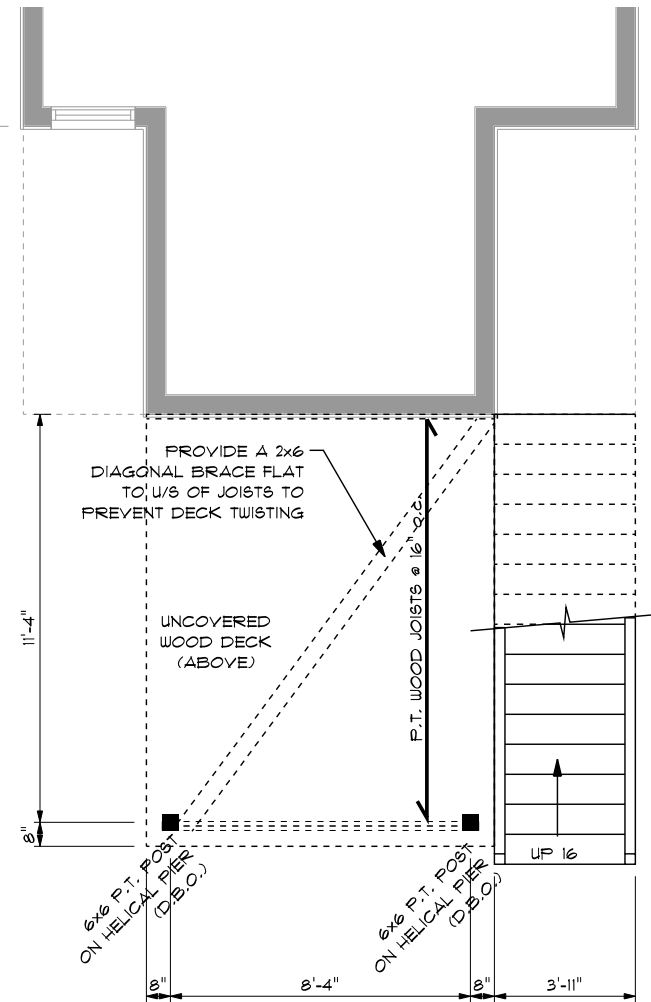
3D VIEWS

scale:
AS NOTED
date:
2025-09-18
drawn by:
KZ
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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NOBING: MAX. 1"	S.J. SINGLE JOIST
HEADROOM: MIN. 6'-5"	D.J. DOUBLE JOIST
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DEREK JUKEMA 21759
NAME BCN

SIGNATURE

FLOOR PLANS

scale: 3/16" = 1'-0"	A-2
date: 2025-09-18	
drawn by: KZ	
designed by: KRYSTAL@DJDESIGN.CA	
checked by: AB	