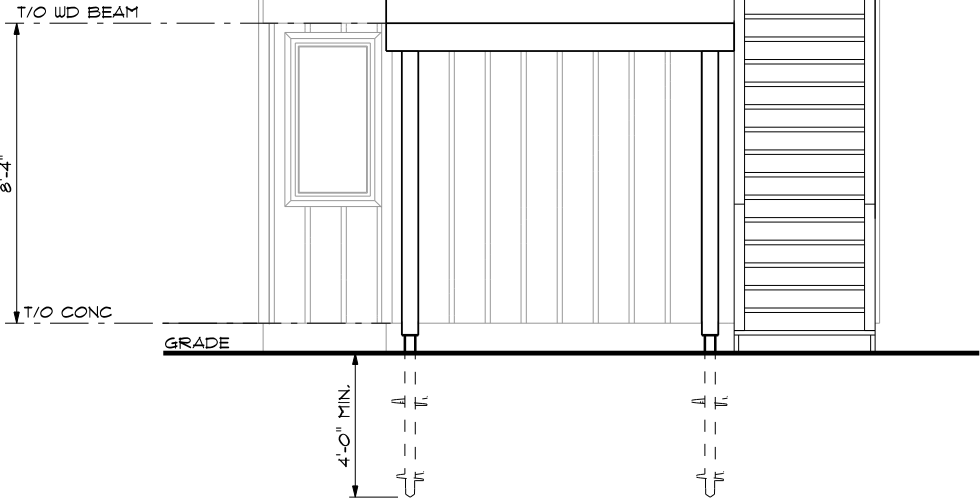




NOTE:
RAILING REQUIRED WHERE
DECK SURFACE IS MORE
THAN 24" ABOVE GRADE



REAR ELEVATION
SCALE: 3/16" = 1'-0"

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 - 1500 psf
- CONSTRUCTION SEQUENCING:
 - BACKFILL INTERIOR OF BUILDING W/COMPACTED SAND BACKFILL TO BE PLACED IN 1ft (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: PORT STANLEY

GROUND SNOW LOAD: 12 KPA (25.1 PSF)

SPECIFIED SNOW LOAD: 1.06 KPA (22.1 PSF)

DEAD LOAD: 0.48 KPA (10 PSF)

WIND LOAD (150): 0.41 KPA (8.8 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.		LEGEND	
RISE:	MAX. 7 1/8"		SOLID BEARING
RUN:	MIN. 10 1/16"		SB FOR GIRDER
TREAD:	MIN. 11"		POINT LOAD
NOBING:	MAX. 1"		SINGLE JOIST
HEADROOM:	MIN. 6'-5"		DOUBLE JOIST
UNIFORM RISE/RUN:			TRIPLE JOIST
			DOUBLE CEILING JOIST

STRUCTURAL NOTES

ALL EXTERIOR & INTERIOR BEARING LINTELS TO BE MIN. (2) FLY 2X10 C/J 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

DESIGNER DISCLAIMER

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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

Architectural • Energy • HVAC

Phone: (519) 839-9981 378 Hunter Street

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

Website: www.djdesign.ca

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

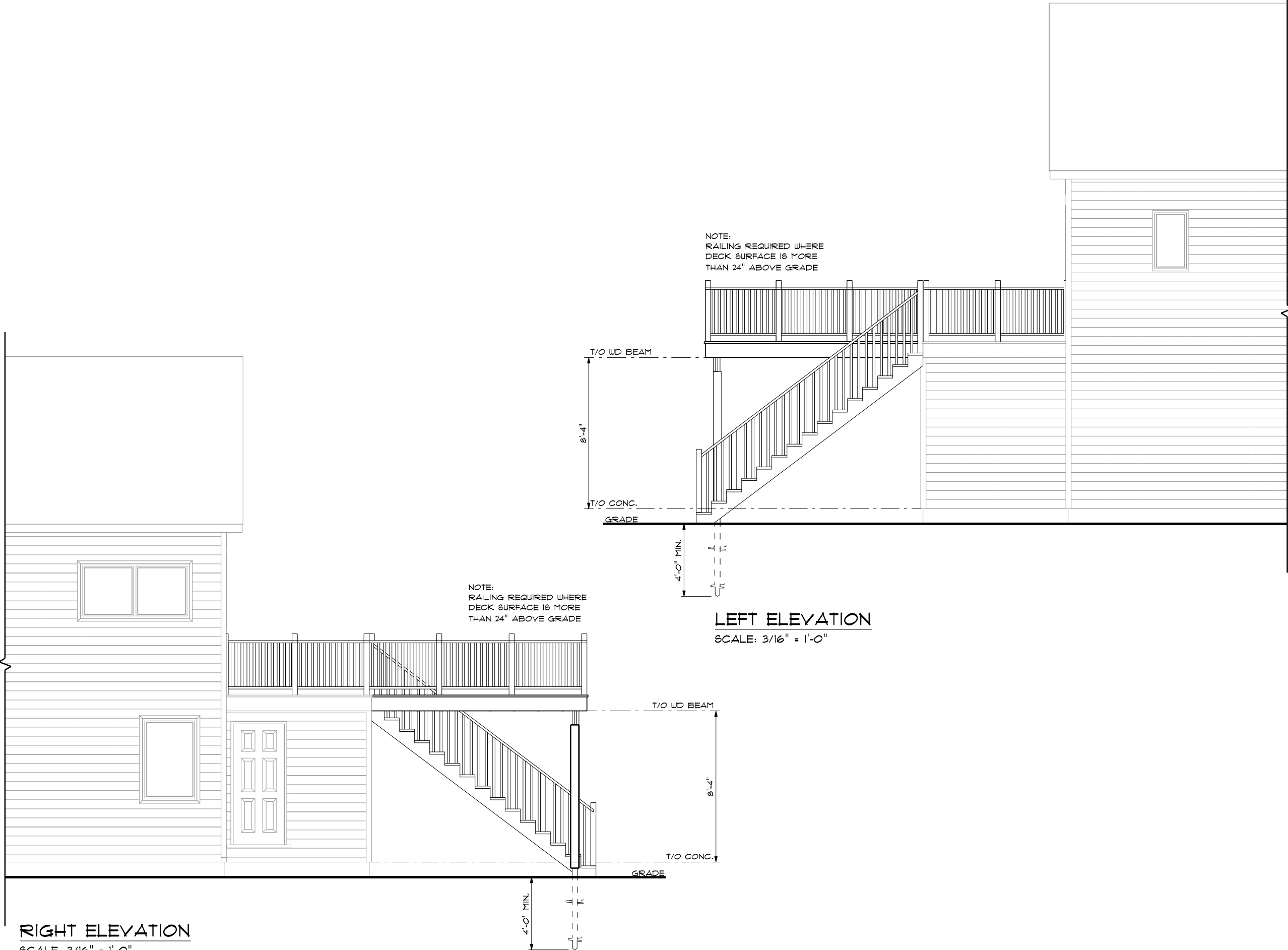
DEREK JUKEMA 21759

NAME SIGNATURE BCN

3D VIEW & ELEVATION

scale:	3/16" = 1'-0"
date:	2025-10-03
drawn by:	KZ
designed by:	KRYSTAL@DJDESIGN.CA
checked by:	AB

A-1



RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

LEFT ELEVATION

SCALE: 3/16" = 1'-0"

GENERAL NOTES

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- 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 - 1500 psf
- CONSTRUCTION SEQUENCING:
 - BACKFILL INTERIOR OF BUILDING W/COMPACTED SAND
 - BACKFILL TO BE PLACED IN 15' (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: PORT STANLEY
GROUND SNOW LOAD: 1.2 KPA (25.1 PSF)
SPECIFIED SNOW LOAD: 1.06 KPA (22.1 PSF)
DEAD LOAD: 0.48 KPA (10 PSF)
WIND LOAD (1/50): 0.41 KPA (8.8 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" | SOLID BEARING |
| RUN: | MIN. 10 1/16" | SB FOR GIRDER |
| TREAD: | MIN. 11" | POINT LOAD |
| NOBING: | MAX. 1" | S.J. SINGLE JOIST |
| HEADROOM: | MIN. 6'-5" | D.J. DOUBLE JOIST |
| UNIFORM RISE/RUN: | | T.J. TRIPLE JOIST |
| | | D.C.J. DOUBLE CEILING JOIST |

LEGEND

STRUCTURAL NOTES

- ALL EXTERIOR & INTERIOR BEARING LINTELS TO BE MIN. (2) FLY 2X10 C/J 2X4 DRYWALL, NAILER & FLYWOOD FILLERS BETWEEN EACH FLY, UNLESS NOTED OTHERWISE.
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PLAN AREAS

NEW UNCOVERED PORCH 116 sq ft.

PROPOSED DECK ADDITION FOR

MD CONSTRUCTION
381 FRONT ST., PORT STANLEY

PROJECT NUMBER

C171-25-05



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 2.17.3.1. OF THE BUILDING CODE

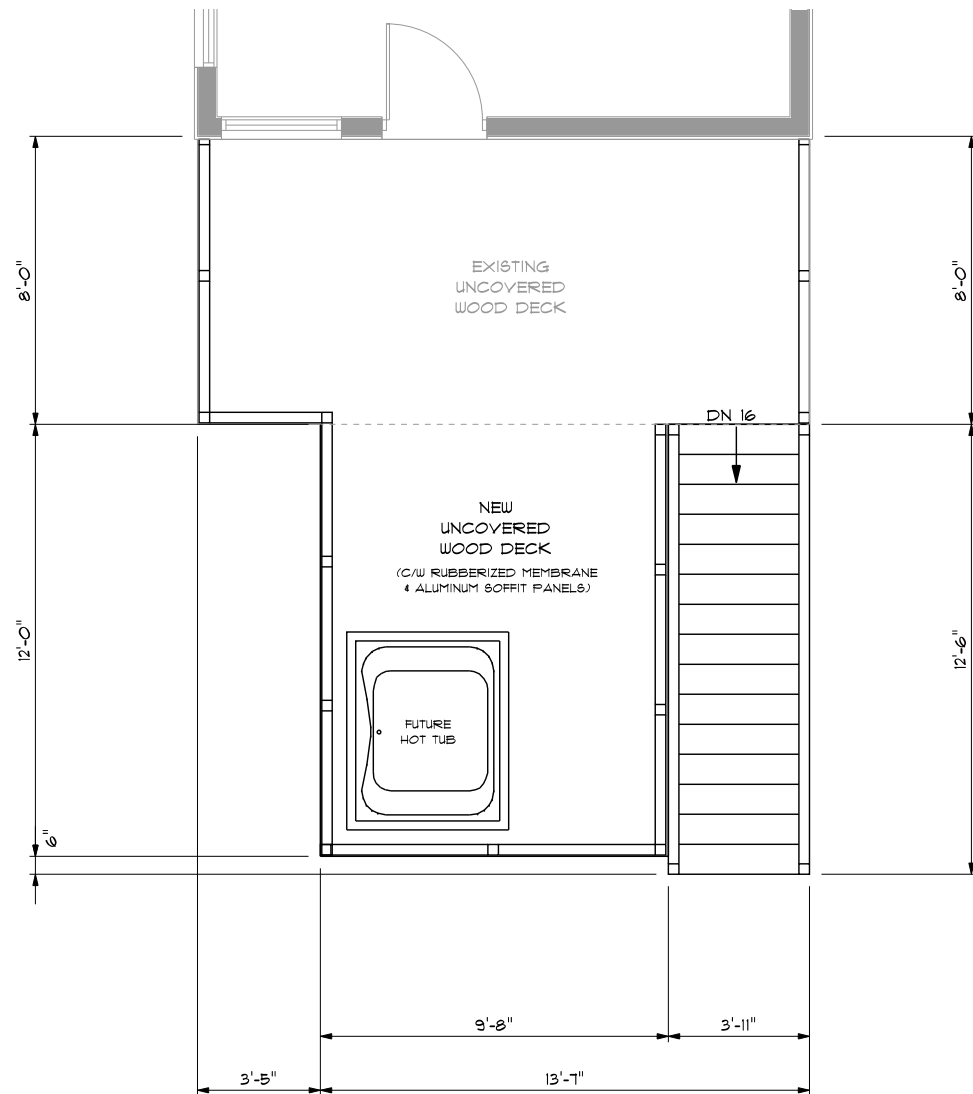
DEREK JUKEMA 21759
NAME SIGNATURE BCN

RIGHT & LEFT ELEVATIONS

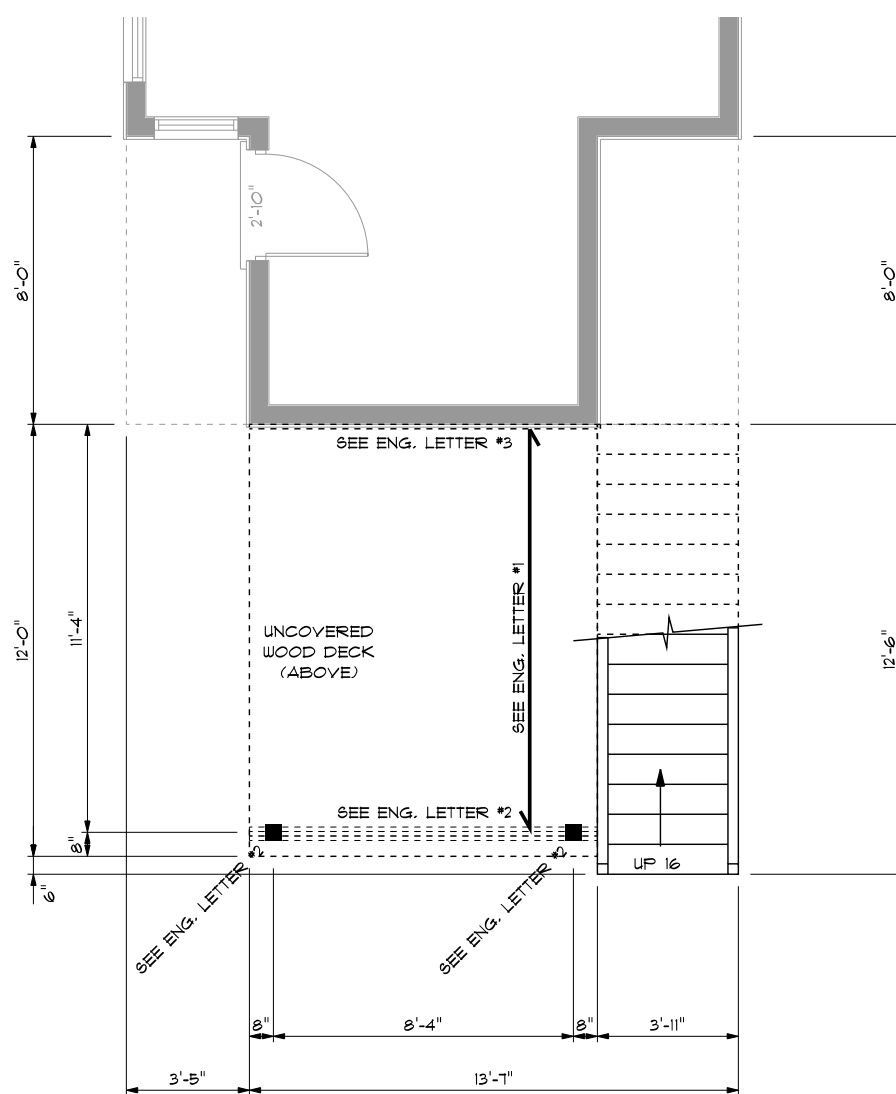
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date:	2025-10-03
drawn by:	KZ
designed by:	KRYSTAL@DJDESIGN.CA
checked by:	AB

A-2

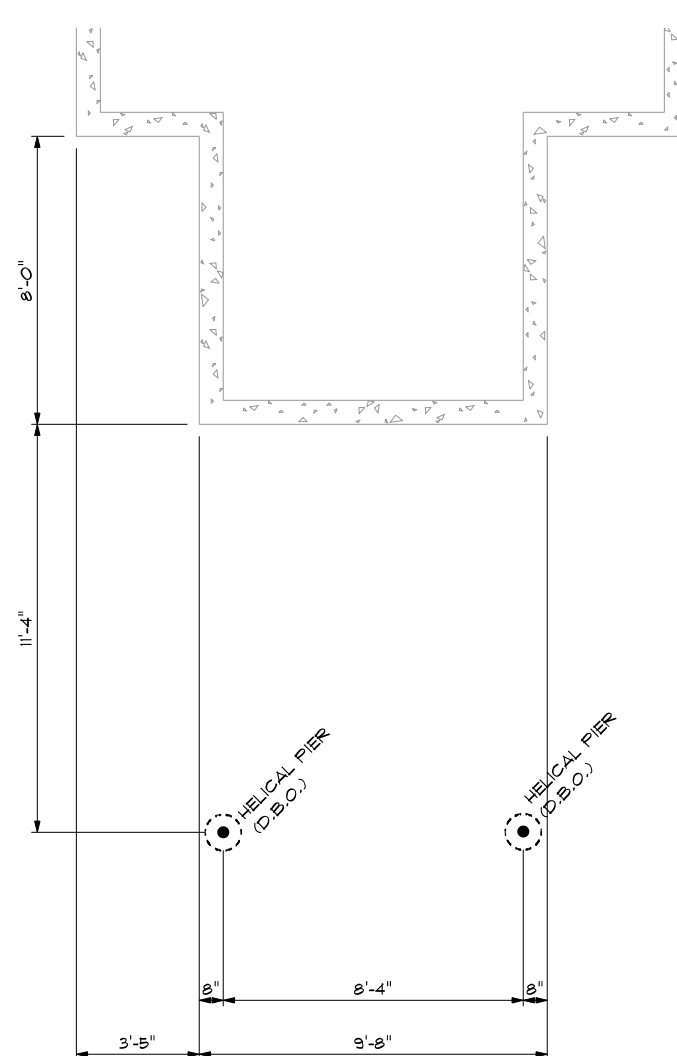




UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"



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



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

GENERAL NOTES

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- 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 15' (30cm) LIFTS EVENLY AROUND STRUCTURE.
 - COMPACT BACKFILL TO 95% STANDARD PROCTOR.
- ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
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DESIGN NOTES

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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.	LEGEND
RISE: MAX. 7 1/8"	SOLID BEARING
RUN: MIN. 10 1/16"	SB FOR GIRDER
TREAD: MIN. 11"	POINT LOAD
NOBING: MAX. 1"	S.J. SINGLE JOIST
HEADROOM: MIN. 6'-5"	D.J. DOUBLE JOIST
UNIFORM RISE/RUN	T.J. TRIPLE JOIST
	D.C.J. DOUBLE CEILING JOIST

STRUCTURAL NOTES

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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
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Website: www.djdesign.ca

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QUALIFICATION INFORMATION

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

DEREK JUKEMA 21759
NAME SIGNATURE BCN

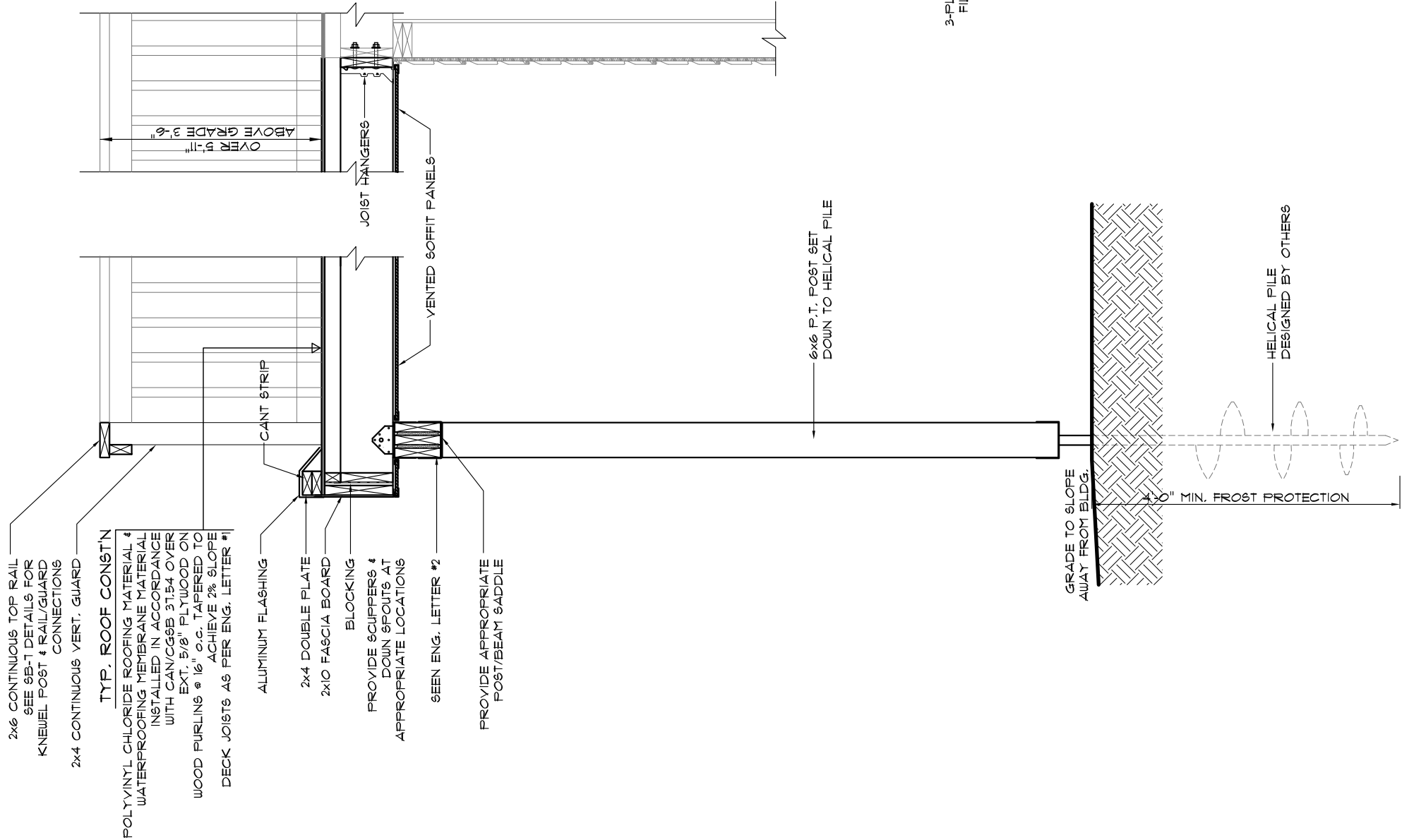
FLOOR PLANS

scale: 3/16" = 1'-0"
date: 2025-10-03
drawn by: KZ
designed by: KRYSTAL@DJDESIGN.CA
checked by: AB

A-3

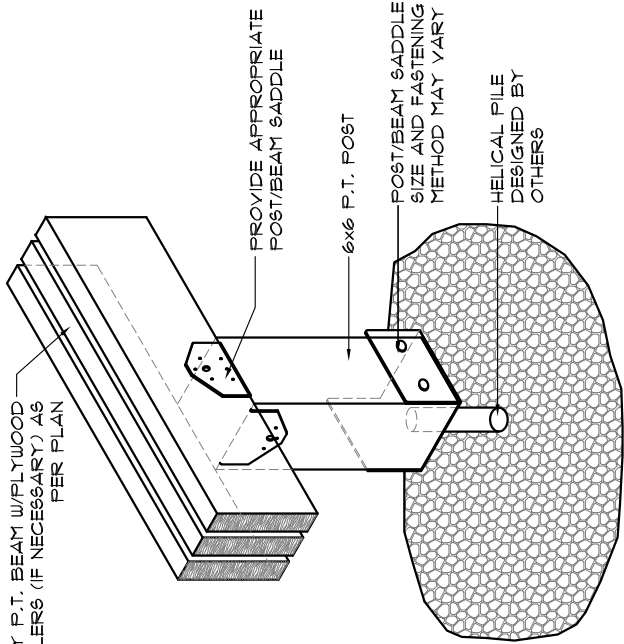
WE SHARE IN YOUR EXCITEMENT!! PLEASE LIKE US ON FACEBOOK AND TAG US ON INSTAGRAM SO WE CAN YOUR PROJECT





TYPICAL DECK SECTION

SCALE: 3/4"=1'-0"



BEAM/PILE CONNECTION

SCALE: 1"=1'-0"

GENERAL NOTES

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- 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 - 15'0 psf
- CONSTRUCTION SEQUENCING
- BACKFILL INTERIOR OF BUILDING W/COMPACTED SAND BACKFILL TO BE PLACED IN 1ft (30cm) LIFTS
- EVENLY AROUND STRUCTURE.
- COMPACT BACKFILL TO 85% STANDARD PROCTOR.
- ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
- PROVIDE TEMPORARY BRACING FOR ALL COLUMNS UNTIL FINAL BRACING INSTALLATION COMPLETE.

DESIGN NOTES

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GROUND SNOW LOAD: 1.2 KPA (25.1 PSF)
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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 8PANS

4" BRICK/STONE O.B.C. 5,20,5,2.

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 7/16" T 11'-1"
BL-4 6" V x 3 1/2" H x 1/2" T 12'-4"

STAIR INFO.

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

LEGEND.

SOLID BEARING
SB FOR GIRDER
POINT LOAD
S.J. SINGLE JOIST
D.J. DOUBLE JOIST
T.J. TRIPLE JOIST
D.C.J. DOUBLE CEILING JOIST

STRUCTURAL NOTES

- ALL EXTERIOR & INTERIOR LINTELS TO BE MIN. (2) FLY 2x10 C/W 2x4 DRYWALL NAILER & PLYWOOD FILLERS BETWEEN EACH FLY, UNLESS NOTED OTHERWISE
- ALL NOTCHING & DRILLING OF FRAMING MEMBERS TO CONFORM TO NATIONAL & LOCAL BUILDING CODES.
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 - HVAC STRUCTURAL REQUIREMENTS TO BE VERIFIED AND MET ON SITE WITH HVAC INSTALLER.

PROPOSED DECK ADDITION FOR

MD CONSTRUCTION

381 FRONT ST., PORT STANLEY

PROJECT NUMBER

CITI-25-05



Phone: (519) 535-9387 378 Hunter Street
Email: 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 THIS WORK SHOWN

QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C, 3.2.5.1. OF THE BUILDING CODE

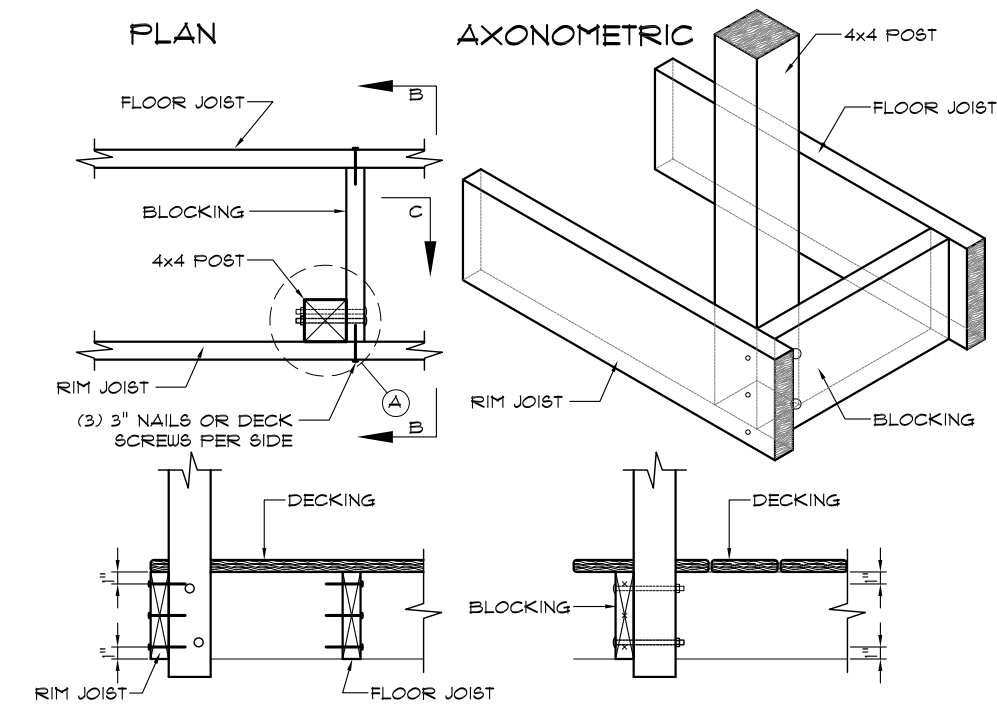
DEREK JUKEMA 21759
NAME BCIN

SIGNATURE

SECTIONS/DETAILS

Scale:	AS SHOWN
Date:	2025-10-08
Drawn by:	KZ
Designed by:	KRYSTAL@DJDESIGN.CA
Checked by:	AB

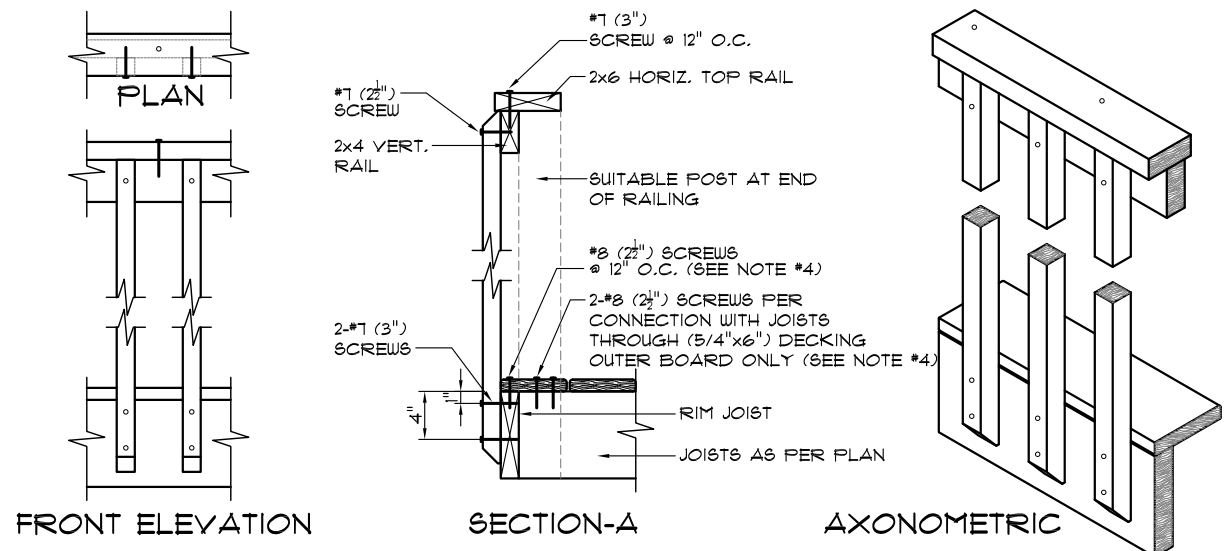
A-4



ELEVATION B-B ELEVATION C-C
POST CONNECTION (DETAIL EB-6)

EXTERIOR CONNECTION: POST FASTENED TO FLOOR, GUARD
PARALLEL TO FLOOR JOISTS

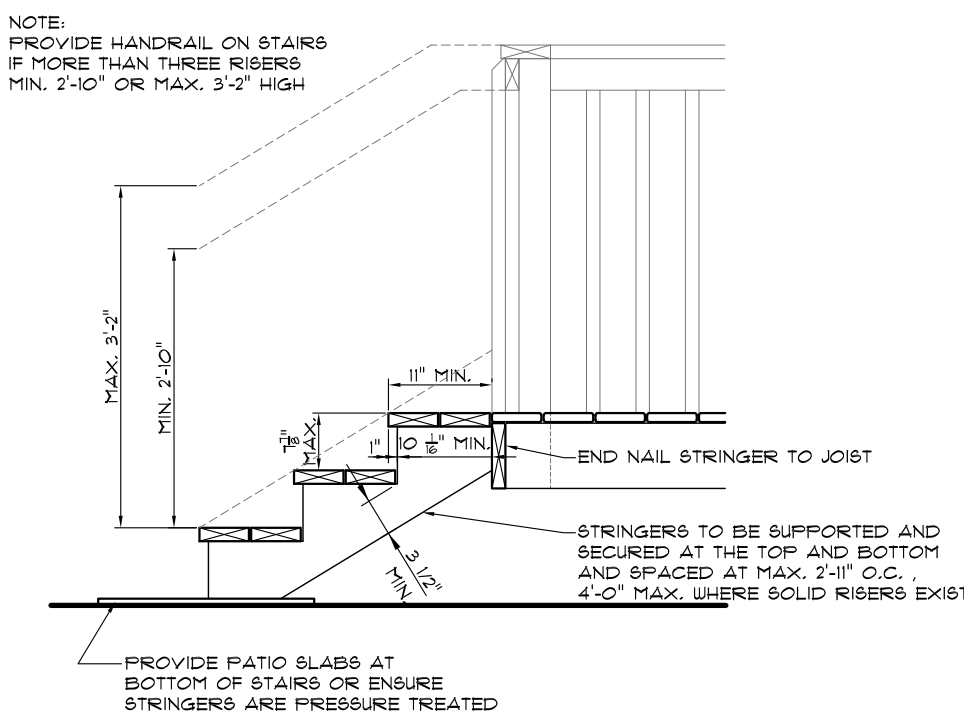
- SCALE: 1"=1'-0"
REFER TO O.B.C. SECTION SB-1 GUARD DETAILS
- NOTES:
1. USE ANY OF THE CONNECTION DETAILS SHOWN ON DETAILS EB-1 TO EB-5 AT LOCATION 'A'. CONNECTION DETAIL EB-4 IS SHOWN IN THIS DETAIL AS AN EXAMPLE.
 2. MAXIMUM SPACING BETWEEN POSTS IS DETERMINED FROM CONNECTION DETAIL USED AT LOCATION 'A'
 3. DECKING IS OMITTED FROM THE PLAN VIEW AND THE AXONOMETRIC VIEW FOR CLARITY.
 4. BLOCKING SHALL BE NOT LESS THAN A 2x8



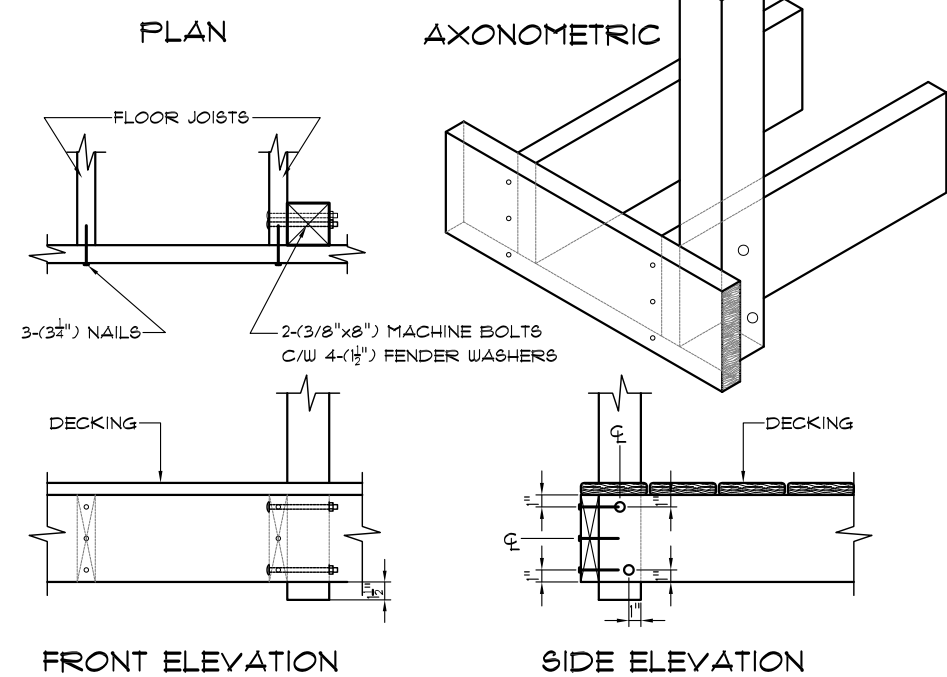
FRONT ELEVATION SECTION-A AXONOMETRIC
PICKET CONNECTION (DETAIL ED-1)

EXTERIOR CONNECTION: CANTILEVERED PICKET SCREWED TO RIM JOIST

- SCALE: 1"=1'-0"
REFER TO O.B.C. SECTION SB-1 GUARD DETAILS
- NOTES:
1. PROVIDE A SUITABLE POST, RETURN, OR SOLID SUPPORT AT EACH END OF THE GUARD.
 2. WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
 3. FASTEN RIM JOIST TO EACH FLOOR JOIST WITH 3 (3/4") NAILS.
 4. THE OUTER DECK BOARD SHALL NOT BE LESS THAN (6" NOMINAL) WIDE. WHERE (2" NOMINAL) THICK BOARDS ARE USED, THE LENGTH OF THE WOOD SCREWS SHALL BE NOT LESS THAN (3')



DECK STAIR DETAIL
SCALE: 3/4"=1'-0"



FRONT ELEVATION SIDE ELEVATION
POST CONNECTION (DETAIL EB-4)

EXTERIOR CONNECTION: POST BOLTED TO 2 FLOOR JOISTS

- SCALE: 1"=1'-0"
REFER TO O.B.C. SECTION SB-1 GUARD DETAILS
- NOTES:
1. DECKING IS OMITTED FROM THE PLAN VIEW AND THE AXONOMETRIC VIEW FOR CLARITY.
 2. (1/2") POST PROJECTION IS NOT REQUIRED WHERE THE MAX. SPACING BETWEEN POSTS DOES NOT EXCEED (3'-11")
 3. JOISTS MAY BE SPACED AT (24") O.C. OR (16") O.C. WHERE FLOOR JOISTS ARE SPACED AT (24") O.C., DECKING SHALL HAVE A MIN. THICKNESS OF (1/2") AND SHALL BE FASTENED TO THE FLOOR WITH 2-(3") NAILS.
 4. MAX SPACING BETWEEN POSTS 4'-11" USING DOUGLAS FIR-LARCH, HEM-FIR, SPRUCE-PINE-FIR
MAX SPACING BETWEEN POSTS 3'-11" USING NORTHERN SPECIES

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) - 20 MPa (3000 psi)

STEEL STRENGTH - 400 MPa (60 ksi)

ASSUMED SOIL BEARING CAPACITY - 15'0 psf

CONSTRUCTION SEQUENCING

BACKFILL INTERIOR OF BUILDING W/COMPACTED SAND

BACKFILL TO BE PLACED IN 1ft (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: PORT STANLEY

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SPECIFIED SNOW LOAD: 1.06 KPA (22.1 PSF)

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WIND LOAD (1/50): 0.41 KPA (8.8 PSF)

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

1/4" CONTROL JOINTS @ 20' O.C. E.W. IN POURED CONC. SLABS

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4" BRICK/STONE O.B.C. 5,20,5,2.

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BL-3 6" V x 3 1/2" H x 7/16" T 11'-1"

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

STAIR INFO.

RISE: MAX. 1 1/8"

RUN: MIN. 10 1/16"

TREAD: MIN. 11"

NOSING: MAX. 1"

HEADROOM: MIN. 6'-5"

UNIFORM RISE/RUN

SOLID BEARING

SB FOR GIRDER

POINT LOAD

S.J. SINGLE JOIST

D.J. DOUBLE JOIST

T.J. TRIPLE JOIST

D.C.J. DOUBLE CEILING JOIST

STRUCTURAL NOTES

ALL EXTERIOR & INTERIOR 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.

DESIGNER DISCLAIMER

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

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.

HVAC STRUCTURAL REQUIREMENTS TO BE VERIFIED AND MET ON SITE WITH HVAC INSTALLER.

PROPOSED DECK ADDITION FOR

MD CONSTRUCTION

381 FRONT ST., PORT STANLEY

PROJECT NUMBER

CITI-25-05

Architectural • Energy • HVAC

Phone: (519) 535-9387 378 Hunter Street

Email: 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 THIS WORK SHOWN

QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C, 3.2.5.1. OF THE BUILDING CODE

DEREK JUKEMA 21759

NAME SIGNATURE

DETAILS

Scale: AS SHOWN

Date: 2025-10-08

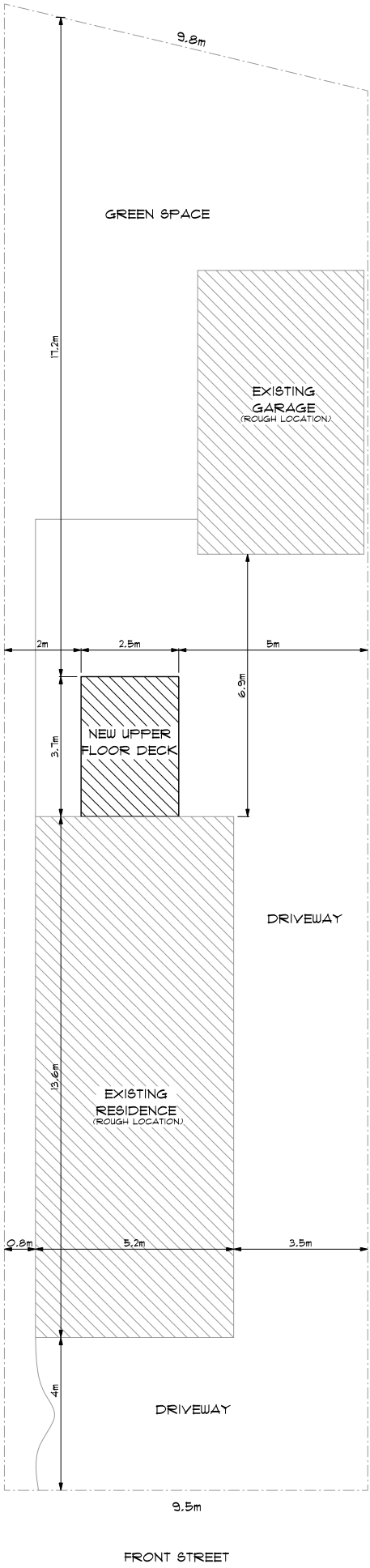
Drawn by: KZ

Designed by: KRYSTAL@DJDESIGN.CA

Checked by: AB

A-5

WE SHARE IN YOUR EXPERIENCE! PLEASE LIKE US ON FACEBOOK AND TAG US ON INSTAGRAM SO WE CAN SEE YOUR PROJECT



ZONING CHART		MUNICIPALITY: CENTRAL ELGIN			
		PROPERTY ZONING: R1			
DESCRIPTION		EXISTING	NEW	PROVIDED	REQUIRED
LOT INFO	LOT AREA	---		348m2+/-	371.6m2
	LOT DEPTH (MIN.)	---		36.6m+/-	30.5m
	LOT FRONTAGE (MIN.)	---		9.5m+/-	12.2m
BLDG INFO	LOT COVERAGE	65.1m2	10.7m2	75.8m2(21.8%)	87m2(25%)
	FRONT YARD	4m+/-	N/A	4m+/-	7.6m
	REAR YARD	22m+/-	17.2m+/-	22m+/-	----
	INT. SIDE (LEFT)	0.8m+/-	2m+/-	0.8m+/-	1.8m
SETBACKS	INT. SIDE (RIGHT)	3.5m+/-	5m+/-	3.5m+/-	3.0m
	EXTERIOR SIDE	----	----	----	----
BLDG INFO	BUILDING HEIGHT (MAX.)	----	----	----	----
	MAX. BUILDING WIDTH	----	----	----	----
	MAX. BUILDING DEPTH	----	----	----	----
	PARKING	2	----	2	2

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 1ft (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: PORT STANLEY

GROUND SNOW LOAD: 12 KPA (25.1 PSF)

SPECIFIED SNOW LOAD: 1.06 KPA (22.1 PSF)

DEAD LOAD: 0.48 KPA (10 PSF)

WIND LOAD (1/50): 0.41 KPA (8.8 PSF)

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

1/4" CONTROL JOINTS @ 20' O.C. E.W. IN FOURED 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. 1 1/8"

RUN: MIN. 10 1/16"

TREAD: MIN. 11"

NOBING: MAX. 1"

HEADROOM: MIN. 6'-5"

UNIFORM RISE/RUN

LEGEND

SOLID BEARING

SB FOR GIRDER

POINT LOAD

S.J. SINGLE JOIST

D.J. DOUBLE JOIST

T.J. TRIPLE JOIST

D.C.J. DOUBLE CEILING JOIST

STRUCTURAL NOTES

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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

Architectural • Energy • HVAC

Phone: (519) 539-9981 378 Hunter Street Woodstock, ON N4S 4G2

E-mail: plans@djdesign.ca

Website: www.djdesign.ca

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 SIGNATURE BCN

SCALE: AS NOTED

DATE: 2025-10-03

DRAWN BY: KZ

DESIGNED BY: KRYSTAL@DJDESIGN.CA

CHECKED BY: AB

S-1

WE SHARE IN YOUR EXCITEMENT!! PLEASE LIKE US ON FACEBOOK AND TAG US ON INSTAGRAM SO WE CAN YOUR PROJECT

DJ Design

Attn: Krystal Ziegenbalg

S251825

October 8, 2025

387 Front St.,
Port Stanley, Ontario

Krystal;

As requested, we have completed our review of the structural items listed in this report. An allowable soil bearing pressure of 2000psf was assumed. All structural steel to have a $F_y=345\text{MPa}$ or greater. All lumber to be S-P-F No.1/No.2 or better. All structural composite lumber (SCL) to be 2.0E with $F_b=2950$ (USA ASD) or $F_b=5450$ (Canadian LSD) or greater. Inspections of the items in this report are by others. Please contact us if additional engineering or inspections are required. See structural specification sheet SS1 attached for structural requirements, material specifications, loading, and assumptions. This report is for the above referenced project only and cannot be used for similar applications on other projects without written consent from Strik Baldinelli Moniz.

Note: items have been designed to serve a single family dwelling only with a future max 5'x6' hot tub located at the rear corner of the deck.

Items

- 1. Deck Joists (front to back)** **2x10 PT @ 16" o/c**
Factored reaction @ ends: 1.6 kips
Approx. span (centre-to-centre) = 11'-8"
Bear on item 2 at rear support and hang off of ledger at front support using Simpson's LU210L face mount hanger as per manufacturers specifications. Provide mid-span blocking + minimum 5/4" PT decking or min 5/8" sheathing.
- 2. Rear Deck Beam (left to right)** **3-2x10 PT**
Factored reaction @ ends: 4.2 kips
Approx. span (centre-to-centre) = 8'-2"
Bear on 6x6 PT posts at both supports down to helical piers rated for a min 5 kips. Helical piers to be installed min 4' below finished grade. Helical piers & connections to be designed by supplier.
- 3. Ledger Board Connection** **2x10 PT**
Fasten a 2x10 ledger board to the existing rim board using (3) 5/16" x 4" long GRK RSS screws at 16" o/c. Ensure screws have 0.9" min edge distance from the top and bottom edges of the ledger & rim board, minimum 3" spacing vertically, and min 2.7" edge distance from each end of the ledger. Screws to have full penetration through the existing rim board. Ensure existing rim board is minimum 2x10 size. Contact SBM for redesign if assumptions are incorrect.

We trust this report meets your satisfaction; if you need further clarification please do not hesitate to contact us.



Regards,

Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical



Kevin Flanagan, P.Eng
Structural ENG III, Associate I

GENERAL

1. THE ENGINEERING REVIEW BY STRIK BALDINELLI MONIZ LIMITED (SBM) IS FOR THE STRUCTURAL ITEMS NOTED ON THE SEALED DESIGN DOCUMENTS (PLANS, DETAILS, REPORT, ETC.) FOR WHICH THERE ARE NO PROVISIONS IN PART 9 OF THE ONTARIO BUILDING CODE (O.B.C.).
2. THE ENGINEERING REVIEW BY SBM IS LIMITED TO THE SITE/ADDRESS SHOWN ON THE DRAWINGS/REPORT AND CANNOT BE USED FOR ANY OTHER PROJECT WITHOUT EXPRESSED WRITTEN CONSENT BY SBM.
3. THE SEALED DESIGN DOCUMENTS ARE PREPARED BY SBM SOLELY FOR THE USE BY THE PARTY WITH WHOM SBM HAS ENTERED INTO A CONTRACT (HEREBY REFERRED TO AS THE CLIENT).
4. SBM'S REVIEW IS BASED ON THE INFORMATION (PLANS, ELEVATIONS, SECTIONS, DETAILS, GEOTECHNICAL REPORTS, SHOP DRAWINGS FOR PRE-ENG ELEMENTS, ETC.) PROVIDED TO US BY THE CLIENT AT THE TIME OF OUR REVIEW. SBM IS NOT RESPONSIBLE FOR ANY ERRORS TO, OR OMISSIONS FROM, THIS INFORMATION. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE US WITH ALL RELEVANT INFORMATION, TOGETHER WITH ANY ADDITIONS OR CHANGES THERETO.
5. THE CLIENT AND ALL OTHERS INVOLVED IN THE CONSTRUCTION OF THIS HOUSE OR SMALL BUILDING SHALL CONFORM TO THE REQUIREMENTS OF O.B.C. PART 9 INCLUDING ALL STANDARDS REFERENCED THEREIN, AND ANY APPLICABLE ACTS OF AUTHORITY HAVING JURISDICTION.
6. THIS SPECIFICATION SHEET IS INTENDED TO SUPPLEMENT THE SEALED DESIGN DOCUMENTS PROVIDED AND O.B.C. PART 9 AS IT DOES NOT INCLUDE ALL REQUIREMENTS PROVIDED THEREIN. IF THE CLIENT REQUIRES FURTHER CLARIFICATION PLEASE CONTACT SBM OR THE LOCAL BUILDING DIVISION.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS - O.REG. 213/91.
8. SBM HAS ASSUMED THAT ANY REQUIRED INSPECTIONS WILL BE PERFORMED BY THE LOCAL BUILDING DIVISION. IT IS THE RESPONSIBILITY OF THE CLIENT TO PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR ANY INSPECTIONS REQUIRED TO BE PERFORMED BY SBM.
9. THE DESIGN AND CONSTRUCTION OF ANY TEMPORARY SHORING REQUIRED TO CONSTRUCT THE WORKS HEREIN IS THE RESPONSIBILITY OF OTHERS.
10. WHERE MULTIPLE DESIGN OPTIONS ARE PRESENTED, IT IS THE RESPONSIBILITY OF THE CLIENT, IN CONSULTATION WITH THE OWNER, TO SELECT THE APPROPRIATE ALTERNATIVE.

FOOTINGS AND FOUNDATIONS

1. ALL CONCRETE SHALL CONFORM TO O.B.C. 9.3.1. AND ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO O.B.C. 9.15. UNLESS NOTED OTHERWISE (U.N.O.) ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. FOUNDATIONS HAVE BEEN DESIGNED ASSUMING AN ALLOWABLE SOIL BEARING PRESSURE OF 100kPa (2090psf). IT IS THE RESPONSIBILITY OF THE CLIENT TO INFORM SBM IF THIS BEARING PRESSURE CANNOT BE ACHIEVED.
3. FOUNDATION WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOAD PROVIDED IN 9.4.4.6.(1)(a). ENSURE PROVISIONS ARE MADE FOR APPROPRIATE DRAINAGE OF GROUNDWATER.
4. ENSURE ALL FOUNDATION WALLS ARE Laterally SUPPORTED PRIOR TO BACKFILLING.
5. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA G30. REINFORCING BARS SHALL BE DEFORMED HI-BOND HARD GRADE WITH A MINIMUM YIELD STRENGTH OF 400MPa.

WOOD-FRAME CONSTRUCTION

1. ALL LUMBER AND WOOD PRODUCTS SHALL CONFORM TO O.B.C. 9.3.2. AND ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO O.B.C. 9.23. U.N.O. ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE 2.0E WITH $F_b=2950$ (USA ASD) OR $F_b=5450$ (CANADIAN LSD) OR BETTER. FASTEN MULTI-PLY SCL BEAMS AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 3" BEARING LENGTH AT ENDS U.N.O.
3. ALL PRE-ENGINEERED SYSTEMS (ROOF TRUSSES, FLOOR JOISTS, ETC.) SHALL BE DESIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER OF ONTARIO. PROVIDE LAYOUTS AND SEALED DESIGN SHEETS TO SBM AND THE LOCAL BUILDING DIVISION.
4. ENSURE THE EXTERIOR WALLS ARE BRACED AS PER O.B.C. 9.23.10.2. TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTELS TO PREVENT LATERAL TORSIONAL BUCKLING.
 - 5.1. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2) 3/4" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAM CONNECTION (AS PER O.B.C. TABLE 9.23.3.4.)
6. ALL WOOD COLUMNS SHALL CONFORM TO O.B.C. 9.17. U.N.O. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF THE BEAM/GIRDER TRUSS UNDER ALL BEAMS/GIRDER TRUSSES, MINIMUM. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACES, TYPICAL (TYP.).
7. ALL LINTELS SHALL HAVE 1 JACK STUD + 1 KING STUD AT ENDS U.N.O.
8. ALL GUARDS SHALL CONFORM TO O.B.C. 9.8.8. AND SUPPLEMENTARY STANDARD SB-7 U.N.O.
9. ALL POST LOADS SHOWN ON DRAWINGS ARE UNFACTORED. ALL ADJUSTABLE STEEL POSTS (E.G. SUPER POST, JR POST, ETC.) SHALL BE DESIGNED AND APPROVED BY CCMC WITH APPROPRIATE FACTORS OF SAFETY.

ROOF AND CEILING FRAMING

1. ALL ROOF AND CEILING FRAMING SHALL CONFORM TO O.B.C. 9.23.14. U.N.O. ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. ALL ROOF RAFTERS/JOISTS AND CEILING JOISTS SHALL CONFORM TO THE SPANS SHOWN IN O.B.C. PART 9 TABLES 9.23.4.2.-C TO 9.23.4.2.-G.
3. WHERE REQUIRED, PROVIDE INTERMEDIATE SUPPORT FOR ROOF RAFTERS AS PER O.B.C. 9.23.14.7.
 - 3.1. SBM ASSUMES THAT COLLAR TIES WILL BE USED TO PROVIDE INTERMEDIATE SUPPORT INSTEAD OF STRUTS OR DWARF WALLS U.N.O. (I.E. ALL ROOF RAFTERS BEAR ON EXTERIOR WALLS ONLY AND INTERIOR WALLS SUPPORT CEILING JOISTS ONLY U.N.O.)
4. WHERE THE RIDGE IS UNSUPPORTED, ROOF RAFTERS SHALL BE TIED TO THE CEILING JOISTS (OR SOLID BLOCKING @ 3'-11" O.C. MAX.) AT THEIR BASES AND NAILED AS PER O.B.C. TABLE 9.23.14.8. TO PREVENT OUTWARD MOVEMENT.
5. OVER-FRAMED AREAS SHALL BE SUPPORTED ON LOWER ROOF RAFTERS/JOISTS BY 2x4 STRUTS @ 24" O.C. EACH WAY MIN., U.N.O.
6. WOOD ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH O.B.C. 9.23.14.11. OR PART 4 IF THEIR SPAN EXCEEDS 40'-0" (AS PER O.B.C. 9.23.1.1.).
 - 6.1. IF THE TRUSSES ARE DESIGNED IN ACCORDANCE WITH O.B.C. PART 4, THE DESIGN OF UPLIFT ANCHORS SHALL BE PROVIDED BY THE TRUSS SUPPLIER ALONG WITH LAYOUTS AND SEALED DESIGN SHEETS.
 - 6.2. TRUSSES SHALL BE INSTALLED AS PER TRUSS PLATE INSTITUTE OF CANADA "HANDLING, ERECTION, AND BRACING OF WOOD TRUSSES" GUIDELINE.



STRUCTURAL STEEL

1. ALL STEEL BEAMS SHALL CONFORM TO O.B.C. 9.23.4.3. AND ALL STEEL COLUMNS SHALL CONFORM TO O.B.C. 9.17. U.N.O. ON THE SEALED DESIGN DOCUMENTS PROVIDED.
2. ALL STRUCTURAL STEEL SHALL MEET OR EXCEED THE REQUIREMENTS FOR GRADE 350W IN CAN/CSA-G40.21 U.N.O. BELOW.
 - 2.1. ANCHOR BOLTS ARE PERMITTED TO BE GRADE 300W IN CAN/CSA G40.21 (300MPa) OR ASTM A36 (248MPa).
 - 2.2. TOP/BASE PLATES ARE PERMITTED TO BE GRADE 300W IN CAN/CSA G40.21 (300MPa).
3. ALL WELDING SHALL BE PERFORMED BY A CANADIAN WELDING BUREAU CERTIFIED WELDER AND CONFORM TO ALL APPLICABLE STANDARDS.
4. PROVIDE SUFFICIENT LATERAL SUPPORT FOR STEEL BEAMS TO PREVENT LATERAL TORSIONAL BUCKLING. SUFFICIENT LATERAL SUPPORT EXAMPLES:
 - 4.1. DROPPED STEEL BEAM - AS PROVIDED IN O.B.C. 9.23.4.3.(3) OR A 2x6 TOP PLATE W/ 3/8" THRU-BOLTS C/W NUTS & WASHERS OR HILTI X-U FASTENERS @ 24" O.C. STAGGERED INTO THE TOP FLANGE & (2) 3/4" NAILS FROM EACH JOIST INTO THE TOP PLATE.
 - 4.2. FLUSH STEEL BEAM - SOLID BLOCKING (2x LUMBER & PLYWOOD) BOLTED TO THE BEAM WEB WITH 1/2" THRU-BOLTS @ 16" O.C. STAGGERED TOP & BOTTOM AND APPROVED FACE-MOUNT HANGERS FOR THE JOIST TO BLOCKING CONNECTION.
5. WHERE A STEEL PLATE SUPPORTING MASONRY VENEER IS SPECIFIED, WELD TO THE TOP OR BOTTOM FLANGE OF THE BEAM WITH (2) ROWS OF 2" LONG 1/4" FILLET WELDS @ 8" O.C. MIN., STAGGERED.
6. ALL STEEL COLUMNS SHALL BE Laterally SUPPORTED TOP & BOTTOM (E.G. BY CONCRETE SLAB ON GRADE, (2) 3/8" BOLTS, OR 2" OF 1/4" FILLET WELD MIN.). CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS. BLOCK SOLID IN JOIST SPACES, TYP.

LOADING

1. ROOF LOADING:
 - 1.1. SNOW LOAD = AS PER O.B.C. 9.4.2.2. (NOT LESS THAN 20.9psf)
 - 1.2. DEAD LOAD = 6psf (ROOF RAFTERS/JOISTS OR TRUSS TOP CHORDS)
2. CEILING LOADING:
 - 2.1. ATTIC OR ROOF SPACE WITH LIMITED ACCESSIBILITY PRECLUDING THE STORAGE OR EQUIPMENT OR MATERIAL [AS PER O.B.C. 9.4.2.4.(1)]
 - 2.1.1. TOTAL LOAD = 7psf
 - 2.2. ACCESSIBLE ATTIC IN RESIDENTIAL OCCUPANCIES
 - 2.2.1. LIVE LOAD = 30psf
 - 2.2.2. DEAD LOAD = 12psf
 - 2.3. ACCESSIBLE ATTIC IN NON-RESIDENTIAL OCCUPANCIES
 - 2.3.1. LIVE LOAD = AS PER O.B.C. 4.1.5.
 - 2.3.2. DEAD LOAD = 12psf
3. FLOOR LOADING:
 - 3.1. LIVE LOAD = 40psf
 - 3.2. DEAD LOAD = 12psf
4. ACCESSIBLE EXTERIOR PLATFORMS (AS PER O.B.C. 9.4.2.3.3.)
 - 4.1. LIVE LOAD = GREATER OF 40psf OR SNOW LOAD
 - 4.2. DEAD LOAD = 12psf