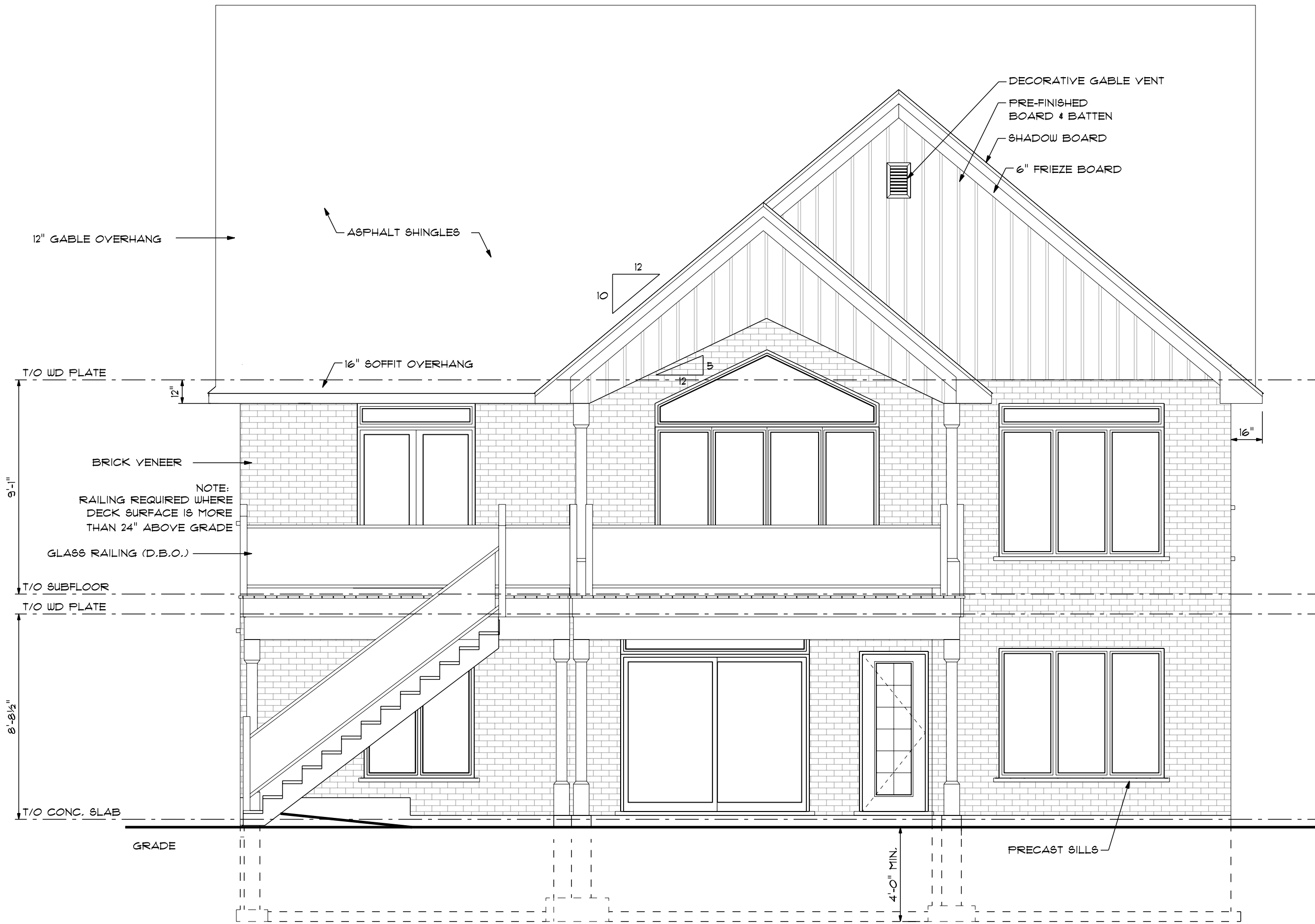


FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 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) - 20 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.
  - 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 (150): 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 7/16" T 11'-1"  
BL-4 6" V x 3 1/2" H x 1/2" T 12'-4"

STAIR INFO. LEGEND  
RISE: MAX. 7 7/8"  
RUN: MIN. 8 1/4"  
TREAD: MIN. 9 1/4"  
NOSE: MAX. 1"  
HEADROOM: MIN. 6'-5"  
UNIFORM RISE/RUN  
SOLID BEARING  
SB FOR GIRDER  
FOOT 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.

## REVISIONS

No.	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

## 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 THE HVAC INSTALLER.

## PLAN AREAS

FINISHED BASEMENT	• 1333 sq.ft.
MAIN FLOOR PLAN	• 1699 sq.ft.
OPEN TO BELOW	• --- sq.ft.
TOTAL FINISHED AREA (NOT INCLUDING O.T.B.)	• 3032 sq.ft.
GARAGE	• 530 sq.ft.
COVERED PORCH	• 271 sq.ft.
LOT COVERAGE	• 2486 sq.ft. (228.17m <sup>2</sup> )
MAX. LOT COVERAGE	• 2480 sq.ft.

## PROPOSED RESIDENCE FOR

DEREK & JACKIE SCHOLTEN  
LOT 26 WINDYWOOD LANE

## PROJECT NUMBER

2152-01



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 2.1.1.1. OF THE BUILDING CODE

DEREK JUKEMA 21159  
NAME B.C.N.

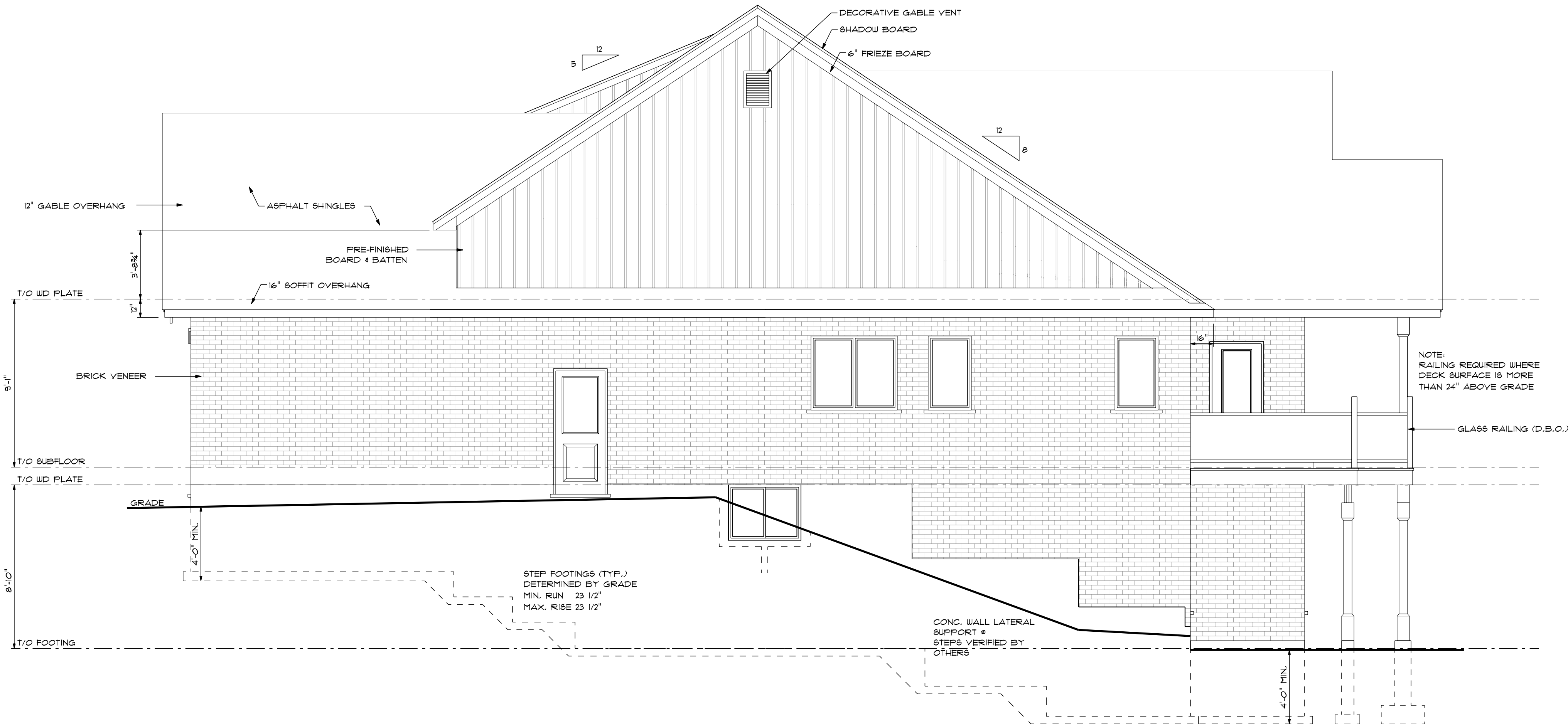
SIGNATURE

## FRONT & REAR ELEVATION

scale:	1/4" = 1'-0"
date:	2021-03-18
drawn by:	MR
designed by:	MR
checked by:	ATW

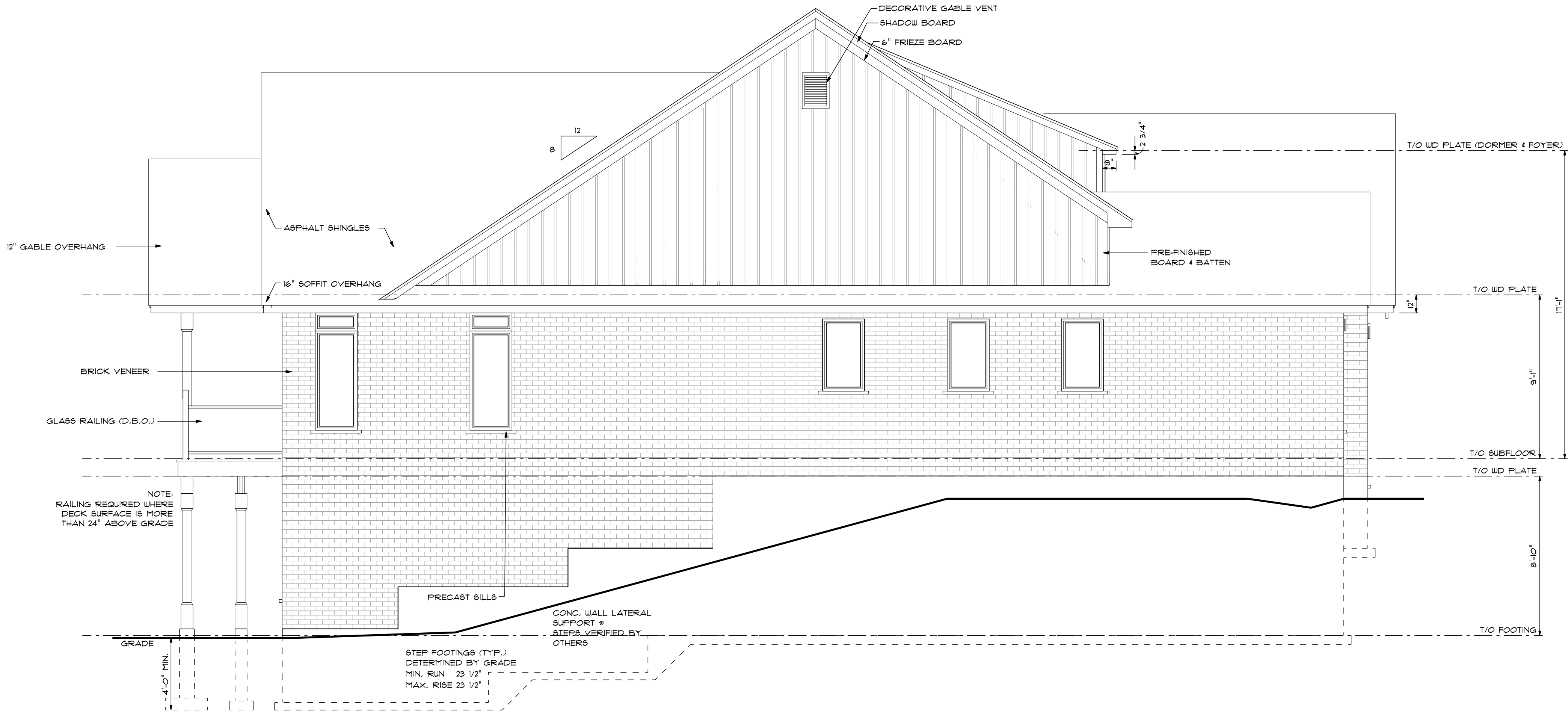
A-1





RIGHT ELEVATION

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



LEFT ELEVATION

SCALE: 1/4" = 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) - 20 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.
  - 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 (150): 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 B.2.

BL-1 4" V x 3 1/2" H x 1/4" T 8'-3"  
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. LEGEND  
RISE: MAX. 7 7/8" SOLID BEARING  
RUN: MIN. 8 1/4" SB FOR GIRDER  
TREAD: MIN. 9 1/4" POINT LOAD  
NOSE: 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

- ALL EXTERIOR & INTERIOR LINTELS TO BE MIN. (2) FLY 2x10 C/W 2x4 DRYWALL NAILERS & PLYWOOD 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.

## REVISIONS

No.	DATE	DESCRIPTION
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-	-	-
-	-	-
-	-	-
-	-	-
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## DESIGNER DISCLAIMER

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

## PLAN AREAS

FINISHED BASEMENT • 1535 sq.ft.  
MAIN FLOOR PLAN • 1695 sq.ft.  
OPEN TO BELOW • --- sq.ft.  
TOTAL FINISHED AREA • 3022 sq.ft.  
(NOT INCLUDING O.T.B.)  
GARAGE • 530 sq.ft.  
COVERED PORCH • 271 sq.ft.  
LOT COVERAGE • 2486 sq.ft. (228.17m<sup>2</sup>)  
MAX. LOT COVERAGE • 2480 sq.ft.

## PROPOSED RESIDENCE FOR

DEREK & JACKIE SCHOLTEN  
LOT 26 WINDYWOOD LANE

## PROJECT NUMBER

2152-01



Architectural • Energy • HVAC  
Phone: (513) 538-9381 318 Hunter Street  
E-mail: plans@djdesign.ca Woodstock, ON  
Website: www.djdesign.ca N49 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 2.1.1.1. OF THE BUILDING CODE

DEREK JUKEMA 21159

NAME SIGNATURE BCN

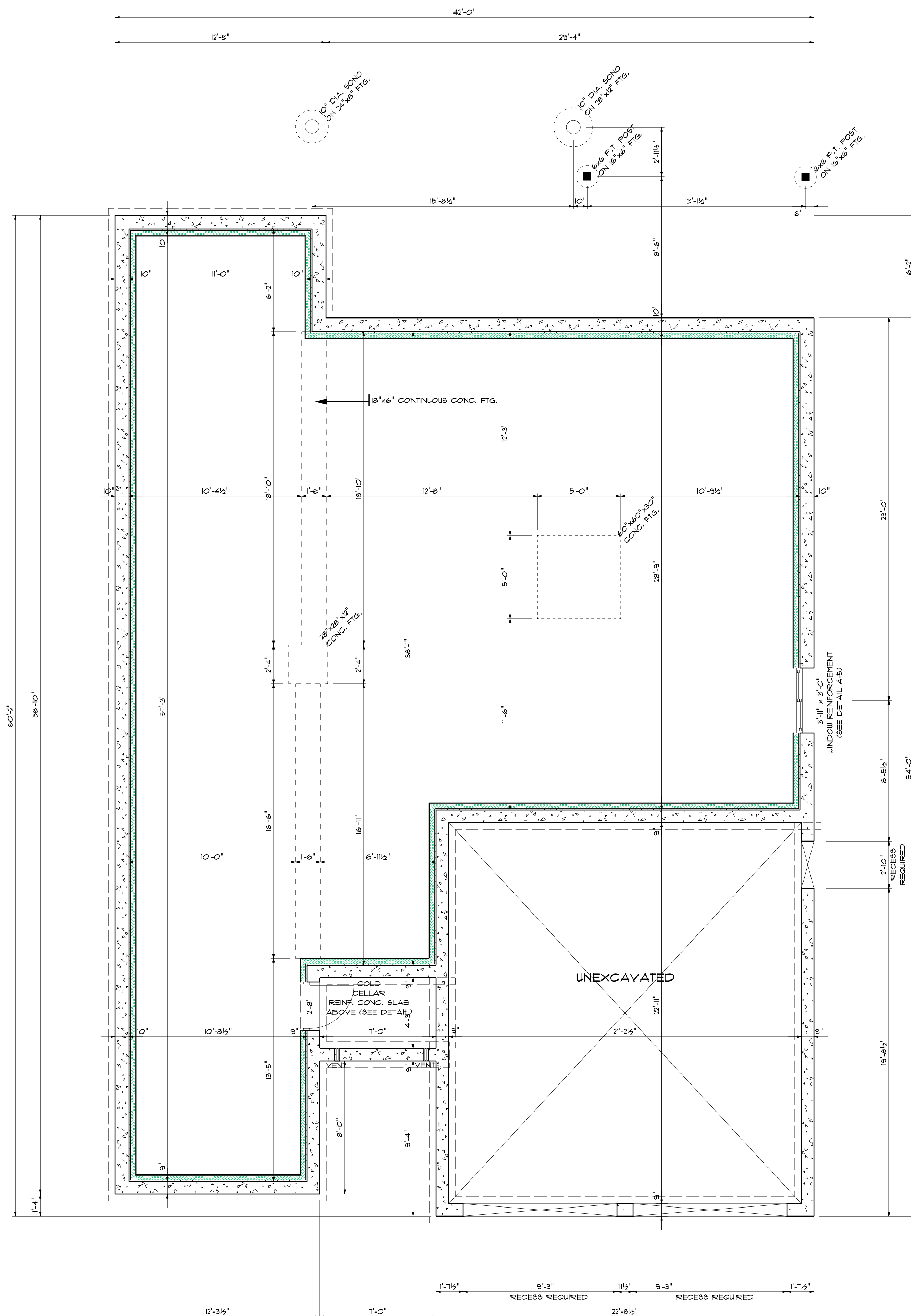
## RIGHT & LEFT ELEVATION

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date:	2021-03-18
drawn by:	MR
designed by:	MR
checked by:	ATW

A-2

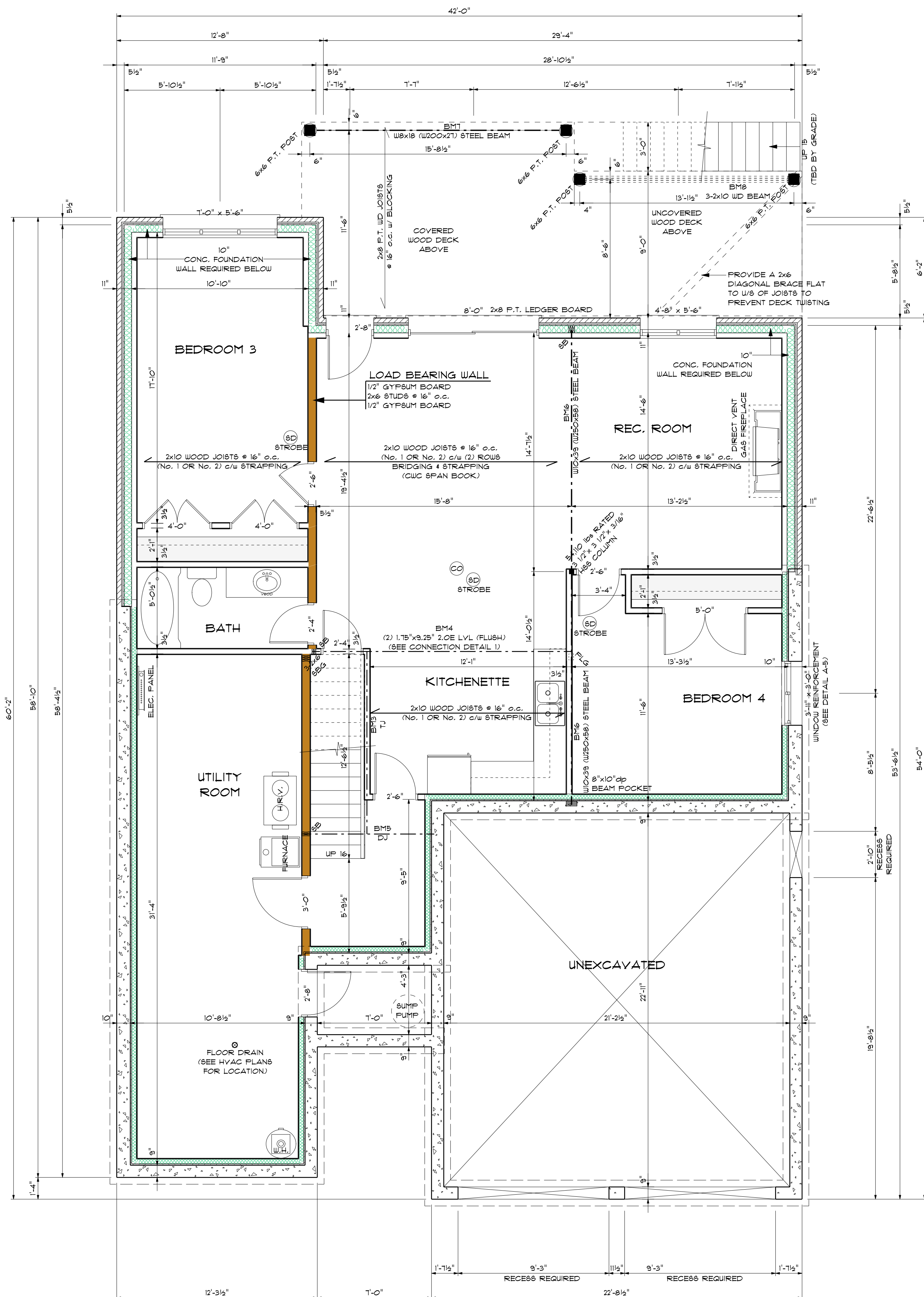






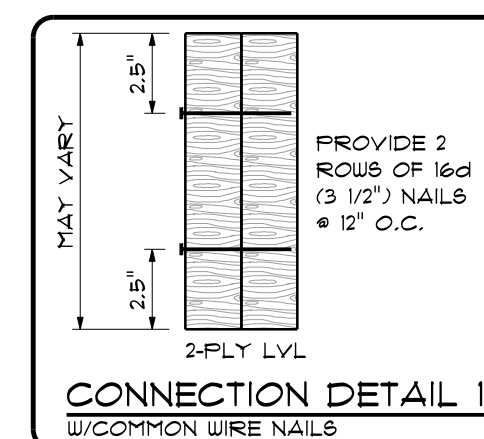
## FOUNDATION PLAN

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



### BASEMENT PLAN

SCALE: 1/4" = 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 ARE TO BE 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).
- CONTRACTOR TO PLAN, ACCESS, AND PROTECT ALL UTILITIES FOR ALL TYP. CONSTRUCTION DETAILS AND NOTES.
- 1 1/2" MIN. CONC. REBAR COVERAGE.
- MIN. CONC. STRENGTH (28 DAYS) 4000 PSI (3000 PSI).
- STEEL STRENGTH 4200.
- ASSUMED SOIL BEARING CAPACITY - 150' PSF.
- CONSTRUCTION SEQUENCING.
- EXPOSED INTERIOR OF CONCRETE, UNCOATED SAND BACKFILL TO BE PLACED IN 8" (30CM) LIFTS.
- EVENLY ACROSS STRUCTURE.
- CONTRACTOR BACKFILL TO 88% STANDARD PROCTOR.
- FOR ALL BRACES & GIRDERS TO BE BRACED BY TRUSS MAN.
- PROVIDE TEMPORARY BRACING FOR ALL COLLUMS FILL.
- FINAL BRACING INSTALLATION COMPLETE.

## DESIGN NOTES

## DESIGN DATA LOCATION: WOODSTOCK

GROUND SNOW LOAD:	1.9 KPA (39.1 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 7/16" T 11'-7"  
BL-4 6" V x 3 1/2" H x 1/2" T 12'-4"

STAIR INFO.

RISE:	MAX. 7' 1/8"	SB	SOLID BEARING
RUN:	MIN. 8' 1/4"	SB	SB FOR GIRDER
TREAD:	MIN. 9' 1/4"	PV	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

1. ALL EXTERIOR & INTERIOR LINTEL\$ TO BE MIN. (2) PLY 2X10 C/W 2x4 DRYWALL NAILER & PLYWOOD FILLERS BETWEEN EACH PLY, UNLESS\$ NOTED OTHERWISE.
2. ALL NOTCHING & DRILLING OF FRAMING MEMBER\$ TO CONFORM TO NATIONAL & LOCAL BUILDING CODE\$.
3. PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOAD\$ ABOVE.

## REVISIONS

[illegible]

## 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

FINISHED BASEMENT	= 1323 sq.ft.
MAIN FLOOR PLAN	= 1699 sq.ft.
OPEN TO BELOW	= ---- sq.ft.
TOTAL FINISHED AREA (NOT INCLUDING O.T.B.)	= 3022 sq.ft.
GARAGE	= 530 sq.ft.
COVERED PORCH	= 221 sq.ft.
LOT COVERAGE	= 2456 sq.ft. (228,17m <sup>2</sup> )
MAX. LOT COVERAGE	= 2460 sq.ft.

PROPOSED RESIDENCE FOR

DEREK & JACKIE SCHOLTEN  
LOT 26 WINDYWOOD LANE

## PROJECT NUMBER

2152-01



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	BCIN
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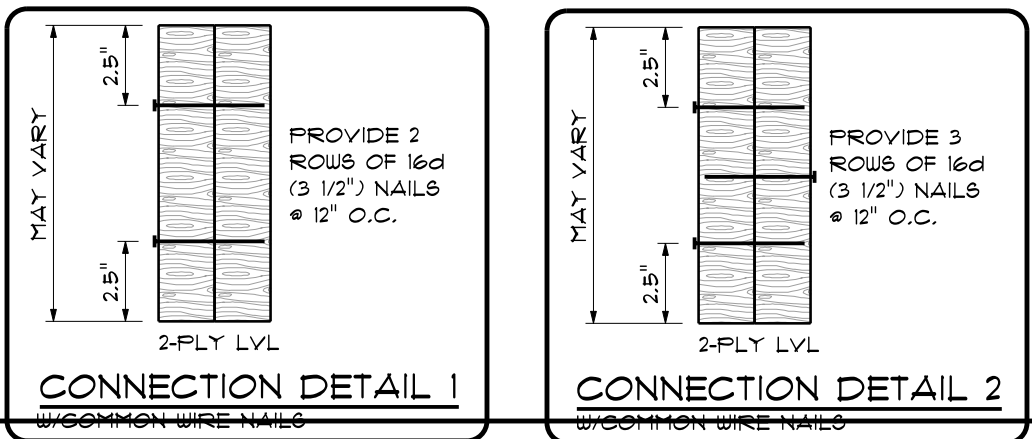
52

FOUNDATION & BASEMENT PLAN


scale: 1/4" = 1'-0"	
date: 2021-03-18	
drawn by: MR	
designed by: MR	
checked by: ATW	

4-3





UPPER WINDOW PLAN  
SCALE: 1/4" = 1'-0"

FLOOR PLANS	
scale:	
1/4" = 1'-0"	
date:	
2021-03-18	
drawn by:	
MR	
designed by:	
MR	
checked by:	
ATW	







