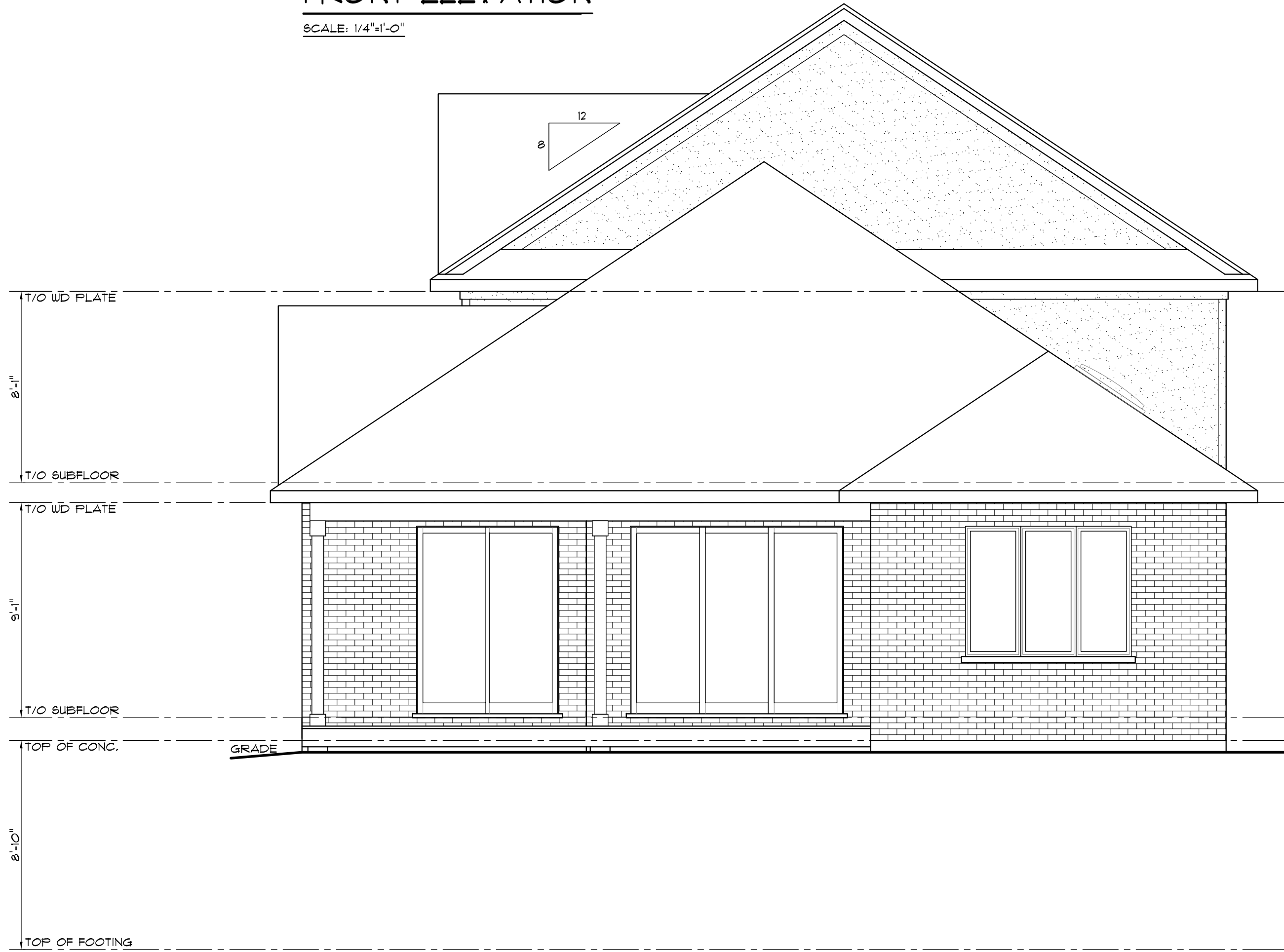




FRONT ELEVATION

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, 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 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 (39.1 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

REVISIONS

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PROPOSED RESIDENCE FOR
LION'S PARK ESTATES
MODEL 15

PROJECT-NUMBER
2081-07



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 DIV. C, 3.2.5.1. OF THE BUILDING CODE

DEREK JUKEMA 21759
NAME BCIN

SIGNATURE

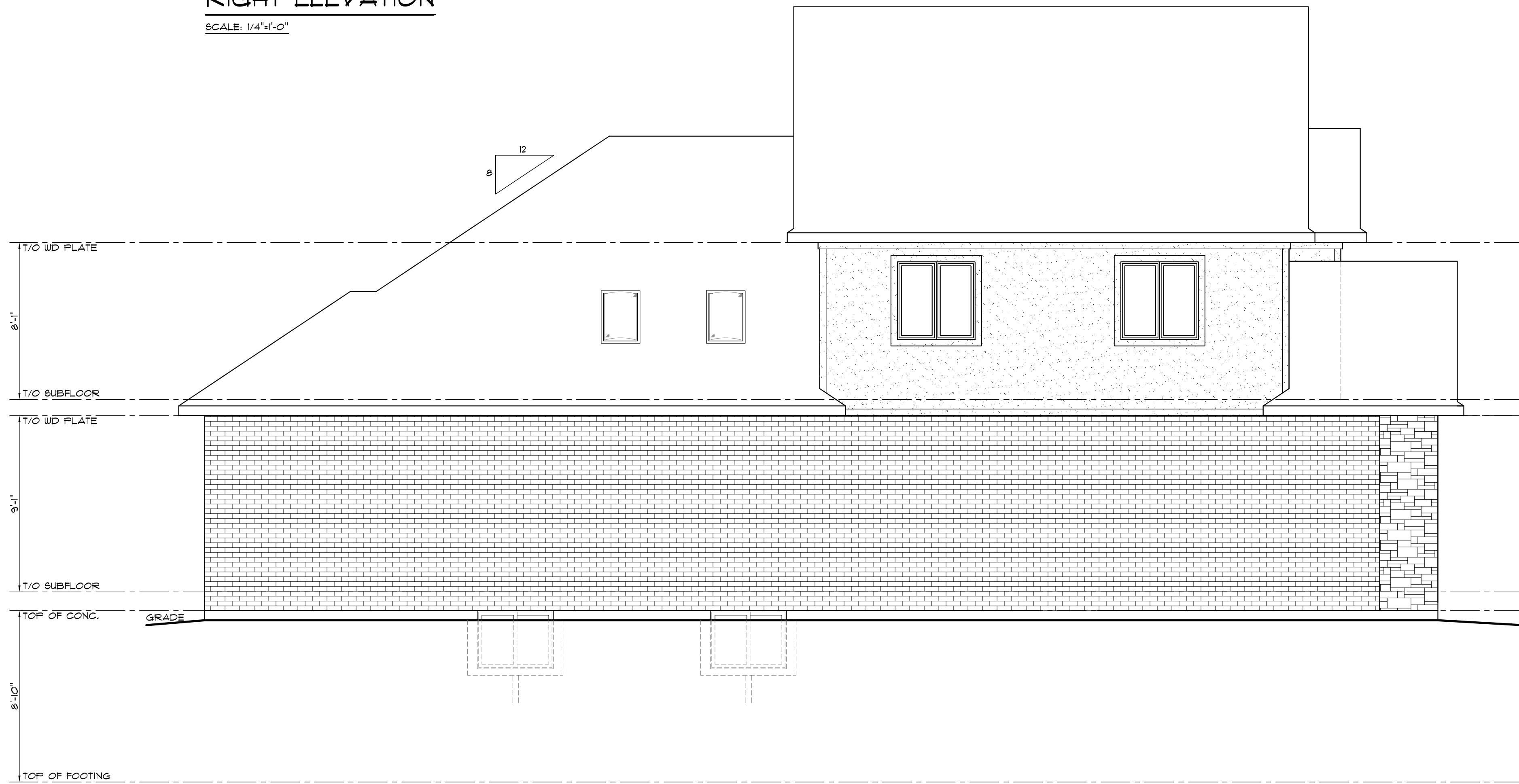
ELEVATIONS

scale:	A-1
AS SHOWN	
date:	
2021-09-28	
drawn by:	
JVB	
designed by:	
JVB	
checked by:	
ATW	





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 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 (39.1 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' c.c. E.W. IN POURED CONC. SLABS
ALL WOOD No. 2 SPRUCE OR BETTER
ALL BOLTS GALVANIZED STEEL

REVISIONS

No.	DATE	DESCRIPTION
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PROPOSED RESIDENCE FOR
LION'S PARK ESTATES
MODEL 15

PROJECT-NUMBER
2081-07



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 DIV. C, 3.2.5.1. OF THE BUILDING CODE

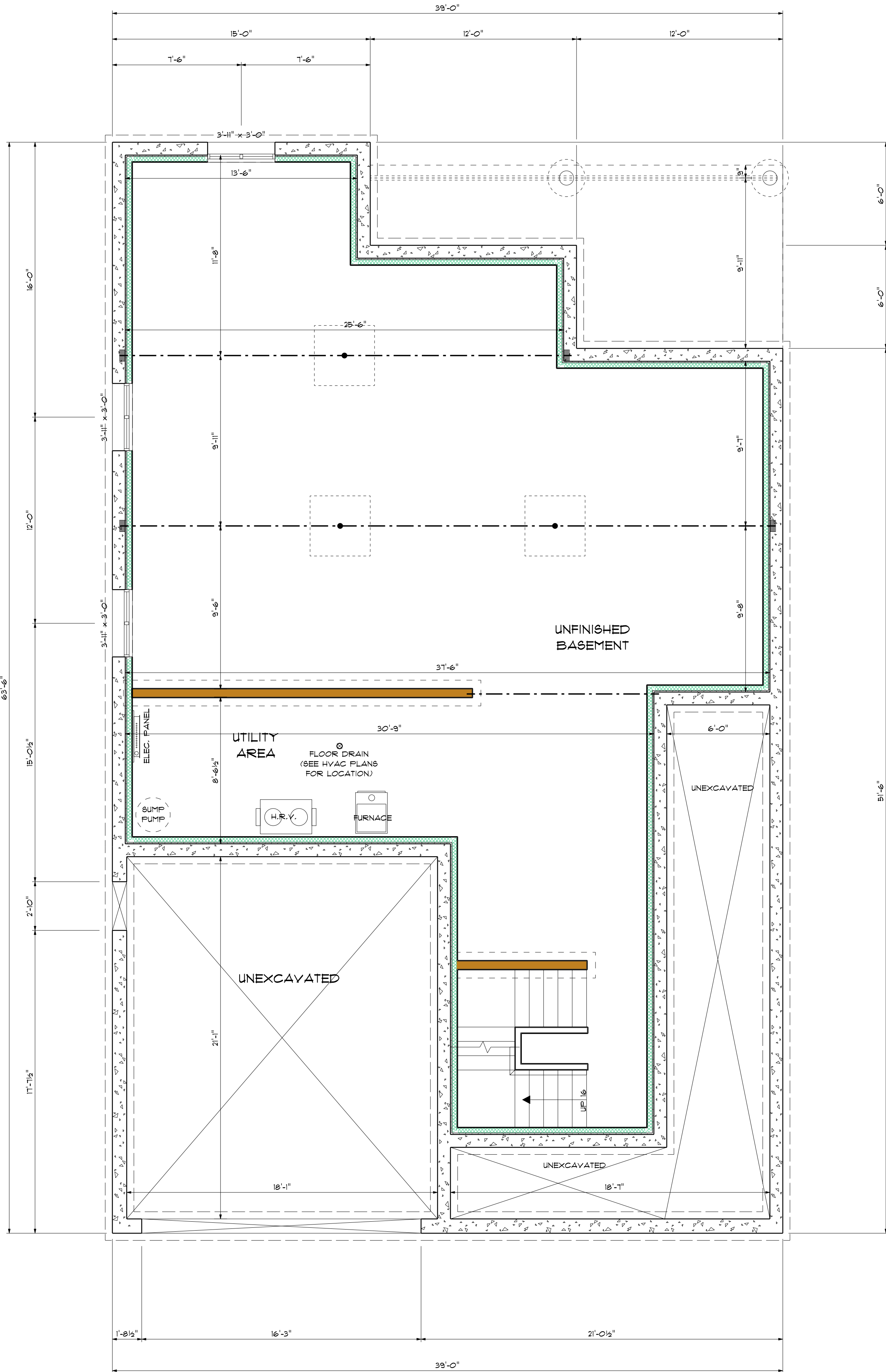
DEREK JUKEMA 21759
NAME BCIN

SIGNATURE

ELEVATIONS

scale:
AS SHOWN
date:
2021-09-28
drawn by:
JVB
designed by:
JVB
checked by:
ATW

A-2



FOUNDATION 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 & 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 & NOTES.
- 1 1/2" MIN. CONC. REBAR COVERAGE
- MIN. CONC. STRENGTH (28 DAYS) = 25 MPa (3000 psi)
- STEEL STRENGTH = 400 MPa (60 ksi)
- ASSUMED SOIL BEARING CAPACITY = 150 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: BRANTFORD

GROUND SNOW LOAD: 1.3 KPA (27.2 psf)
SPECIFIED SNOW LOAD: 1.2 KPA (23.4 psf)
DEAD LOAD: 0.48 KPA (10 psf)
WIND LOAD (1/50): 0.42 KPA (8.9 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. 3,20,5,2.

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. 7 1/8"

RUN: MIN. 8 1/4"

TREAD: MIN. 8 1/4"

NOISNG: 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 BEARING LINTELS TO BE MIN. (2) PLY 2X10 C/W 2X4 DRYWALL NAILER & FLYWOOD FILLERS BETWEEN EACH PLY, 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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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	• --- sq.ft.
MAIN FLOOR PLAN	• 1572 sq.ft.
UPPER FLOOR PLAN	• 811 sq.ft.
OPEN TO BELOW	• 43 sq.ft.
TOTAL FINISHED AREA (NOT INCLUDING O.T.B.)	• 2340 sq.ft.
GARAGE	• 418 sq.ft.
COVERED PORCH	• 463 sq.ft.
LOT COVERAGE	• 2459 sq.ft. (228.45x2)

PROPOSED RESIDENCE FOR
LION'S PARK ESTATES
MODEL 15

PROJECT NUMBER
2081-06

djDESIGN
Architectural • Energy • HVAC

Phone: (519) 533-9387 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

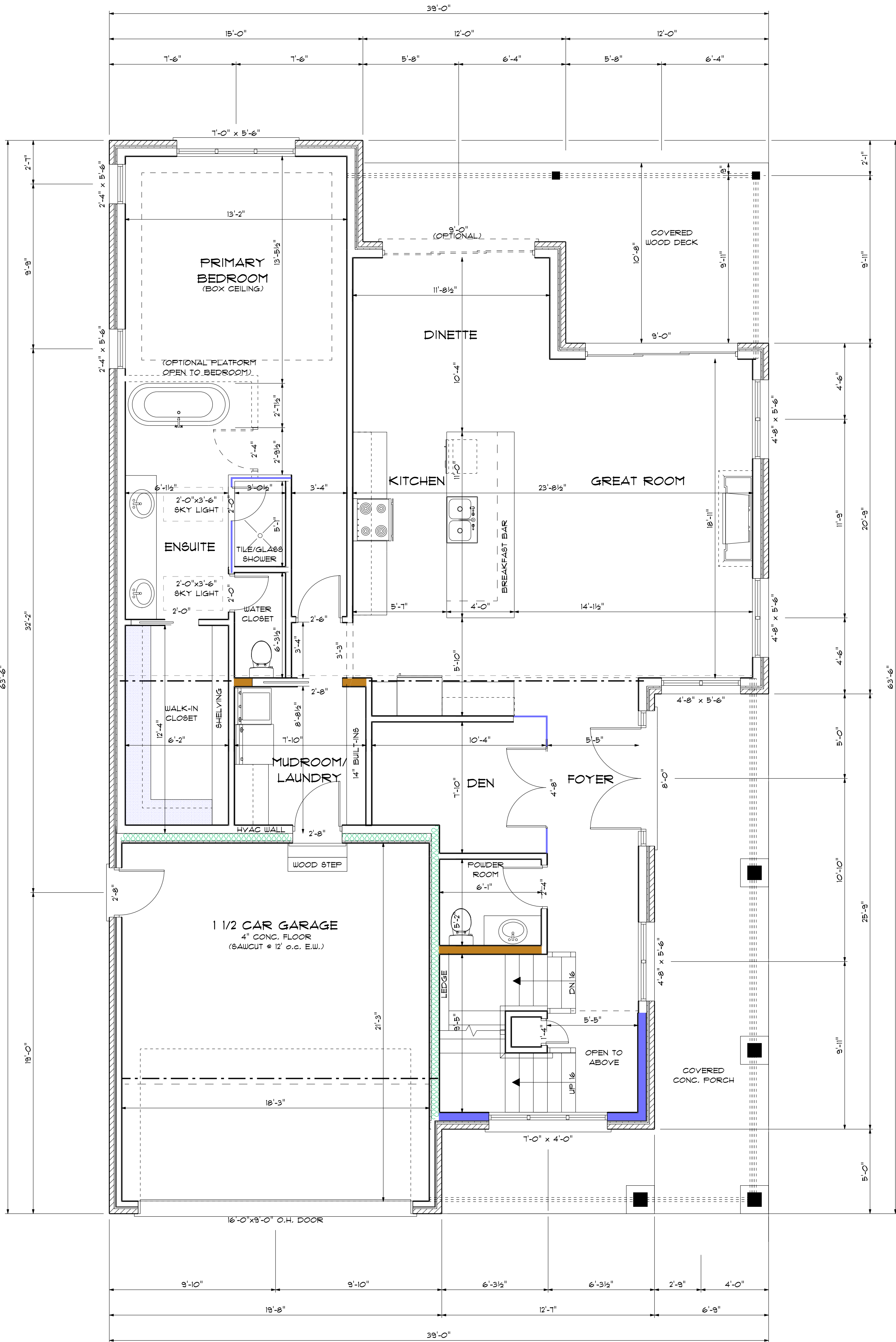
QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER
2.1.5.1. OF THE BUILDING CODE

DEREK JUKEMA 21759
NAME BCIN

SIGNATURE

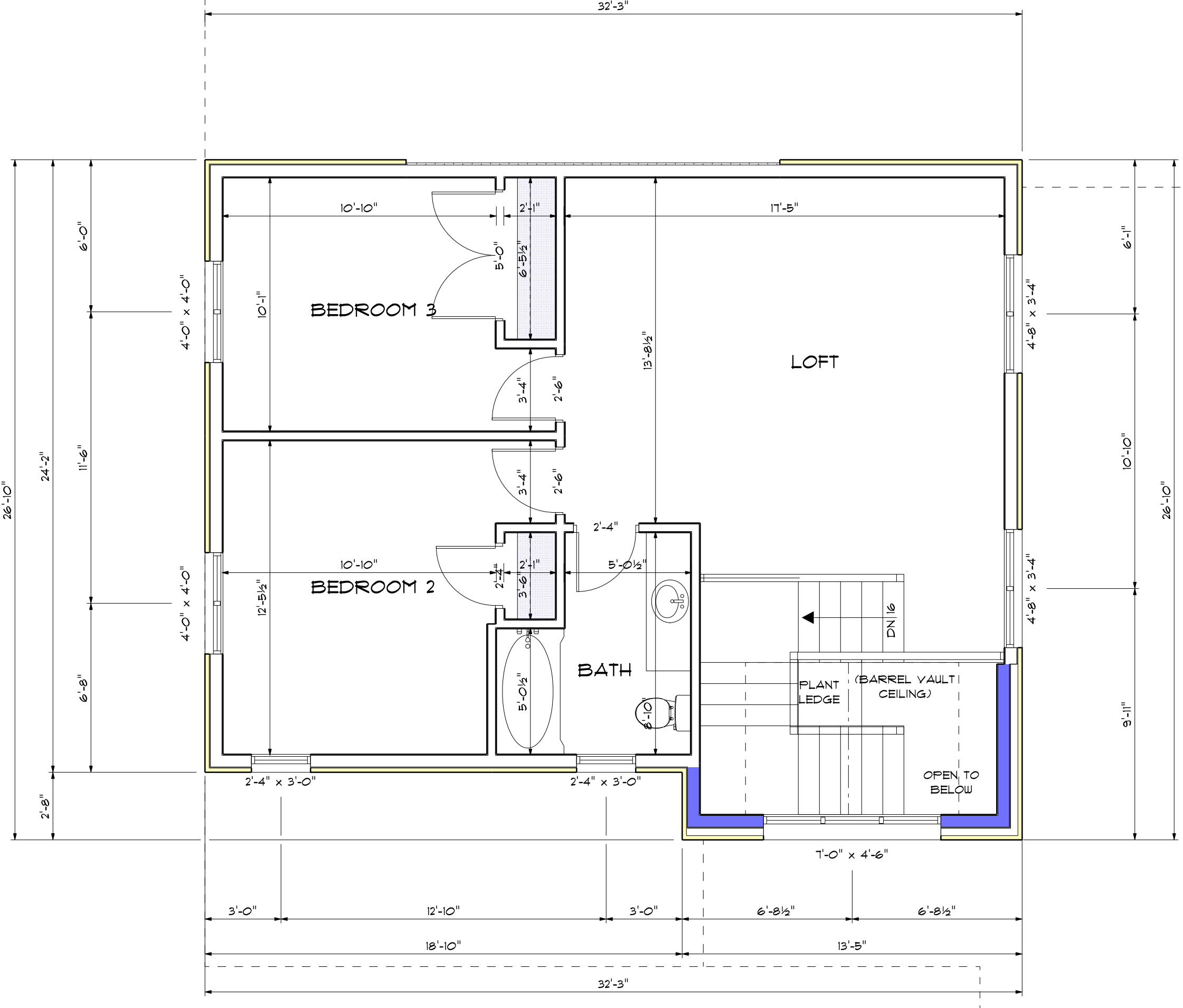
FOUNDATION PLAN

scale:	
1/4" = 1'-0"	
date:	
2021-11-08	
drawn by:	
JVB	
designed by:	
JVB	
checked by:	
ATW	



MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"

STANDARD CEILING
BOX CEILING
CREATES BULKHEAD ALL AROUND THE ROOM
CENTER OF CEILING IS RAISED TO SPECIFIED HEIGHT
TYPICALLY 12" WIDE BULKHEAD



UPPER FLOOR PLAN
SCALE 1/4" = 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 - 1510 psf
- CONSTRUCTION SEQUENCING
- BACKFILL INTERIOR OF BUILDING W/COMPACTED SAND BACKFILL TO BE PLACED IN 1' (30cm) LIFTS
- EVENLY AROUND STRUCTURE
- COMPACT BACKFILL TO 98% 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: BRANTFORD
GROUND SNOW LOAD: 1.3 KPA (27.2 psf)
SPECIFIED SNOW LOAD: 1/2 KPA (23.4 psf)
DEAD LOAD: 0.48 KPA (10 psf)
WIND LOAD (1/50): 0.42 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. 3.20.5.2.

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 1/8"	SOLID BEARING
RUN: MIN. 8 1/4"	SB FOR GIRDER
TREAD: MIN. 9 1/4"	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

- ALL EXTERIOR & INTERIOR BEARING LINTELS TO BE MIN. (2) FLY 2X10 C/W 2X4 DRYWALL VALER & 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
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PLAN AREAS

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COVERED PORCH	• 469 sq.ft.
LOT COVERAGE	• 2459 sq.ft. (228.45m ²)

PROPOSED RESIDENCE FOR
LION'S PARK ESTATES
MODEL 15

PROJECT NUMBER
2081-06

djDESIGN
Architectural • Energy • HVAC

Phone: (519) 538-9387 378 Hunter Street
E-mail: plans@djdesign.ca Woodstock, ON
Website: www.djdesign.ca N4S 4G2

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QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 217.8.1. OF THE BUILDING CODE
DEREK JUKEMA 21759
NAME BCIN

SIGNATURE

MAIN & UPPER FLOOR PLAN

scale:	1/4" = 1'-0"
date:	2021-11-15
drawn by:	JVB
designed by:	JVB
checked by:	ATW

A-4