

For Office Use Only

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☒ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 3310541010295000000

A. Applicant Information

Name of Owner

Michael + Jaime Bilger

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address

675 Goshen Rd

Town and Postal Code

Tillsonburg N4G 4G7

Phone Number

226-970-2198

Cell Number

" "

Email

mikebilger14@gmail.com

Name of Applicant

Mike Bilger

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

☒ Owner

☐ Agent

☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

Royal Bank Tillsonburg

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

MID Con 2 NTR PT Lot 12 RP 37R4119
Part 2 Reg. 1.01 AC 200 FR 222 D

Municipal Civic Address: 675 Goshen Rd

Present Official Plan Designation(s): _____

Present Zoning: Agriculture

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify: _____

3. Present use of the subject lands:

House + Shop/ARU

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

See Current Permit for Shop build

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

Storage area

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Adding More Floor Space in Current build

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

N/A

9. Existing use of abutting properties:

N/A

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application.

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other		200sqm		270sq.m	70sqm

Useable floor Area

Norfolk
EXETER

Are you moving door?

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

Once the upper level Floor is added we are over the sq feet allowed

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: N/A

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

Description of land intended to be retained in metric units:

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: N/A

Depth:

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: N/A
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. All Applications: Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☐ Yes ☒ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

we are building within a building this
does not apply

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

N/A

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water ☐ Communal wells
☐ Individual wells ☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers ☐ Communal system
☐ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers ☐ Open ditches
☐ Other (describe below)

2. Existing or proposed access to subject lands:

- ☐ Municipal road ☐ Provincial highway
☐ Unopened road ☐ Other (describe below)

Name of road/street:

G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

I. Transfers, Easements and Postponement of Interest


The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.



Owner/Applicant/Agent Signature

March 11

Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

Owner

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

K. Declaration Jaime Bilger

I, Michael Bilger of Tillsonburg

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Simcoe Ont

[Signature]
Owner/Applicant/Agent Signature

In Norfolk County

This 8th day of April 2025

A.D., 20 25

[Signature]
A Commissioner, etc.

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 16, 2026.

DJ Design
Attn: Krystal Ziegenbalg

SBM-24-2045
October 1, 2024
¹Revision: November 27, 2024

675 Goshen Road,
Tillsonburg, 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.

Items

- 1. Tall Wall Framing at Rear Garage** **2x8 @ 12" o/c**
Approx. stud height (t/o foundation to u/s truss) = 18'-5"
Provide solid blocking at 48" o/c vertically, min ½" gypsum on interior face, min 3/8" sheathing or 1" rigid insulation on exterior face. Provide 3-2x8 full height king studs at each end of the 10'-0" wide garage door openings.
- 2. Floor Beam Supporting Rear Balcony (left to right)** **3-2x10 PT**
Factored reaction @ ends: 1.6 kips
Approx. span (centre-to-centre) = 15'-0"
Provide a 6x6 PT post for each support on a 12" diameter concrete pier belled to 18" diameter at the base. Ensure the piers are founded minimum 48" below finished grade on native undisturbed soil and extend max. 12" above grade.
- 3. Right Garage Overhead Door Header Under Balcony (left to right)** **3-2x12**
Factored reaction @ ends: 2.4 kips
Approx. span (centre-to-centre) = 10'-4"
Provide 1 jack stud, 2 king studs at each end.
- 4. Rear Workshop Door Headers (2) (front to back)** **3-1.75"x9.25" 2.0e LVL**
Factored reaction @ ends: 17.4 kips
Approx. span (centre-to-centre) = 3'-3"
Provide 3 jack studs, 1 king stud at the front support on a min. 36"x36"x16" concrete pad footing and provide 2 jack studs, 1 king stud at the rear support bearing on a min. 18"x6" concrete strip footing.
- 5. Header between Workshop and Garage (front to back)** **3-2x10**
Factored reaction @ ends: 3.2 kips **or 2-1.75"x9.25" 2.0e LVL**
Approx. span (centre-to-centre) = 10'-4"
Provide 2 jack studs, 1 king stud at each end on an 18"x6" strip footing.

16. 1st Floor Supports for Beams by Supplier

Beam ID	Left or Front Support	Centre Support	Right or Rear Support
Stairs Header Beam	4-2x4 down to 24"x24"x10" concrete pad footing	N/A	4-2x4 down to 24"x24"x10" concrete pad footing
Rear Storage Area Beam	5-2x6	N/A	5-2x6 on a 36"x36"x16" concrete pad footing

Note: All unspecified hangers by floor supplier.

7. 2nd Floor Supports for Beams by Supplier

Beam ID	Left or Front Support	Centre Support	Right or Rear Support
BM1	2 jack studs, 1 king stud	N/A	2 jack studs, 1 king stud
BM2	2 jack studs, 1 king stud	N/A	2 jack studs, 1 king stud
BM3	3 jack studs, 3-2x8 king studs	N/A	3 jack studs, 3-2x8 king studs

Note: All unspecified hangers by floor supplier.

8. Part 4 Truss Support

See SBM details S1 & S2 for part 4 truss support.

9. Lateral Unsupported Foundation Wall at Stairs

Provide (2) 20M top bars spaced 6" apart with 3" clear cover from top of wall and 1¼" clear cover from inside face. Extend bars min 32" past stair opening at each end. Just past the stair opening, provide (3) ½" diameter OBC anchor bolts @ 16" o/c at each end.

¹10. Entry Door Header (front to back)

3-1.75"x7.25" 2.0e LVL

Factored reaction @ ends: 19.1 kips

Approx. span (centre-to-centre) = 3'-4"

Provide 3 jack studs, 1 king stud at each end.

11. Joist Ledge

See SBM details S3 for joist ledge in foundation wall.

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



Regards,

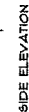
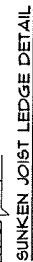
Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical

David Brown, P.Eng
Structural ENG I, Project Lead

	COLLAGE
SECTION 5 / DETAILS	
DRAWN BY AS SHOWN	A-5
DATE 7/20/84	
DESIGNED BY KRYSTAL WOODENICA	
CHECKED BY	

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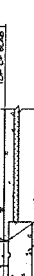
SCALE 1"=20'
 DRAWING TO O.D.C. SECTION 85-7 GULFPORT DETAIL 9

1. FASTEN PLYWOOD SUBFLOOR TO JOISTS WITH 2" NAILS AT 6" o.c. ALONG EDGES AND AT 12" o.c. ALONG INTERMEDIATE SUPPORTS.

4. MAXIMUM SPACING OF STUDS IS 16" O.C.
NOTCH AND 1/2" DEPTH BE MUST AT SOME POINT



SCALE: 1/2" = 1'-0"



6-5
SCALE 1/2" = 1'-0"

6-5
SCALE 1/2" = 1'-0"

4-9

GARAGE WALL SECTION

TYPICAL DECK SECTION



NOTE: FOR PROTECTION OF ALL ROADS, INSULATION RED ROCK BATT INSULATION OR 1" GYP BOARD IS REQUIRED

SCHEDULE

SNOW LOAD = 40.1psf

TRUSS CLEAR SPAN	49'-2"
MAIN FLOOR WALL HEIGHT	8'-1"
MAIN FLOOR WALL STUDS	2x6 @ 16" O.C.
MAIN FLOOR JOIST SPAN	25'-6"
STRIP FOOTING SIZE	26"x10"

MAXIMUM 1'-4" FINISHED OVERHANG



MAXIMUM WIND PRESSURE
 $q(z_o) = 0.44 \text{ kPa}$

MAINTAIN 6" EXTENSION ABOVE
GRADE LEVEL AT LOCATIONS
OUTSIDE OF ENTRY AREAS

PERIMETER RIM BOARD,
MINIMUM 2x LUMBER OR
OSB BY FLOOR SUPPLIER

BACKFILL HEIGHT AS PER
O.B.C. TABLE 9.15.4.2.A.

SEE SBM DETAIL S3 FOR
BRICK LEDGE

STRIP FOOTING C/W 2x4 KEY,
SEE SCHEDULE FOR SIZE
DRAINAGE TILE C/W FILTER FABRIC
& 6" CLEAR STONE COVER

PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. MAX.
DESIGNED TO PART 4 LOADING

TRUSS UPLIFT CONNECTOR AS SPECIFIED

DOUBLE TOP PLATE

MAIN FLOOR WALL CONSTRUCTION:

GYPSUM BOARD (SEE ARCH)
VAPOUR BARRIER (SEE ARCH)
WOOD STUDS (SEE SCHEDULE) C/W MID-HEIGHT BLOCKING
MIN. 3/8" SHEATHING OR 1" RIGID INSULATION (SEE ARCH)
AIR BARRIER (SEE ARCH)
EXTERIOR WALL FINISH

2x6 BOTTOM PLATE AND 2x4 SILL PLATE
W/ 1/2" DIA. OBC ANCHOR BOLTS @ MAX.
7'-10" O.C.

FLOOR JOISTS & SUBFLOOR AS PER PLAN,
SEE SCHEDULE FOR MAXIMUM SPAN

2-2x6 SILL PLATE + ANCHOR
BOLTS AS PER SBM REPORT

FOUNDATION WALL CONSTRUCTION:

GYPSUM BOARD @ FINISHED AREAS (SEE ARCH)
VAPOUR BARRIER
STRAPPING & INSULATION (SEE ARCH)
10" THICK POURED CONCRETE FOUNDATION (FOLLOW
O.B.C. TABLE 9.15.4.2.A.)
DAMP PROOFING (SEE ARCH)
DRAINAGE LAYER (SEE ARCH)

FLOOR SLAB AS PER O.B.C. PART 9

NOTES:

1. SEALED FOR STRUCTURAL INFORMATION ONLY. SEE SPECIFICATION SHEET SS1 ATTACHED.
2. REFER TO ARCHITECTURAL DRAWINGS FOR INSULATION, AIR BARRIER, VAPOUR BARRIER, ETC.
3. CONSTRUCTION SHALL CONFORM TO O.B.C. PART 9 UNLESS NOTED OTHERWISE.
4. AN ALLOWABLE SOIL BEARING CAPACITY OF 2000psf HAS BEEN ASSUMED FOR DESIGN OF FOOTING AND SHALL BE CONFIRMED PRIOR TO POURING FOOTINGS. 20" WIDE X 6" THICK STRIP FOOTINGS PERMITTED PROVIDED THE ALLOWABLE SOIL BEARING PRESSURE IS CONFIRMED BY A GEOTECHNICAL ENGINEER TO BE MINIMUM 3000psf.
5. NO HEAVY ROOFING MATERIAL PERMITTED UNLESS NOTED OTHERWISE.
5. WOOD WITHIN 6" OF EXTERIOR GRADE TO BE PROTECTED AGAINST DECAY AS PER OBC 9.3.2.9. WOOD WITHIN 18" OF GROUND LEVEL TO BE PROTECTED AGAINST TERMITE WHERE THEY ARE KNOWN TO OCCUR

51

DRAWN BY: MH	CHECKED BY: DB	DATE 01/11/24	NO. 01	REVISIONS ISSUED FOR REVIEW
DATE: NOV. 2024				
SCALE: AS NOTED	THESE DRAWINGS ARE PROPERTY OF STRIK BALDINELLI MONIZ AND ARE NOT TO BE DUPLICATED OR DISTRIBUTED WITHOUT CONSENT. DO NOT SCALE THESE DRAWINGS. CONTRACTOR IS TO VERIFY DIMENSIONS PRIOR TO COMMENCING THE WORK.			
PROJECT NO.: SBM-24-2045				

**STRIK
BALDINELLI
MONIZ**
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmtid.ca

DRAWING:
PART 4 TRUSS SUPPORT
PROJECT:
**DJ DESIGN,
675 GOSHEN ROAD,
TILLSONBURG, ON**

SCHEDULE

SNOW LOAD = 40.2 psf

TRUSS CLEAR SPAN	49'-2"
MAIN FLOOR WALL HEIGHT	18'-6"
MAIN FLOOR WALL STUDS	2x8 @ 12" O.C.
STRIP FOOTING SIZE	26"x10"

MAXIMUM 2'-0" FINISHED OVERHANG



PERIMETER RIM BOARD, MINIMUM 2x LUMBER OR OSB BY FLOOR SUPPLIER

MAXIMUM WIND PRESSURE
 $q(50) = 0.44 \text{ kPa}$

PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. MAX.
DESIGNED TO PART 4 LOADING

TRUSS UPLIFT CONNECTOR AS SPECIFIED

DOUBLE TOP PLATE

WALL CONSTRUCTION:

GYPSUM BOARD (SEE ARCH)
VAPOUR BARRIER (SEE ARCH)
WOOD STUDS (SEE SCHEDULE) C/W MID-HEIGHT BLOCKING
MIN. $\frac{3}{8}$ " SHEATHING OR 1" RIGID INSULATION (SEE ARCH)
AIR BARRIER (SEE ARCH)
SIDING (SEE ARCH)

SINGLE BOTTOM PLATE + $\frac{1}{2}$ " ϕ ANCHOR BOLTS @ 7'-10"
O.C. W/ 4" EMBEDMENT IN FOUNDATION WALL

FLOOR SLAB AS PER O.B.C. PART 9

RIGID INSULATION AS PER PLANS

FOUNDATION WALL CONSTRUCTION:

8" TO 10" THICK POURED CONCRETE FOUNDATION
(FOLLOW O.B.C. TABLE 9.15.4.2.A.)
DAMP PROOFING (SEE ARCH)
DRAINAGE LAYER (SEE ARCH)

STRIP FOOTING C/W 2x4 KEY,
SEE SCHEDULE FOR SIZE

DRAINAGE TILE C/W FILTER FABRIC
& 6" CLEAR STONE COVER

NOTES:

1. SEALED FOR STRUCTURAL INFORMATION ONLY. SEE SPECIFICATION SHEET SS1 ATTACHED.
2. REFER TO ARCHITECTURAL DRAWINGS FOR INSULATION, AIR BARRIER, VAPOUR BARRIER, ETC.
3. CONSTRUCTION SHALL CONFORM TO O.B.C. PART 9 UNLESS NOTED OTHERWISE.
4. AN ALLOWABLE SOIL BEARING CAPACITY OF 2000psf HAS BEEN ASSUMED FOR DESIGN OF FOOTING AND SHALL BE CONFIRMED PRIOR TO POURING FOOTINGS. 20" WIDE X 6" THICK STRIP FOOTINGS PERMITTED PROVIDED THE ALLOWABLE SOIL BEARING PRESSURE IS CONFIRMED BY A GEOTECHNICAL ENGINEER TO BE MINIMUM 3000psf.
5. NO HEAVY ROOFING MATERIAL PERMITTED UNLESS NOTED OTHERWISE.

SS2

DRAWN BY: EW	CHECKED BY: DB	DATE 23/09/24	NO. 01	REVISIONS ISSUED FOR REVIEW
DATE: SEPT. 2024				
SCALE: AS NOTED	THESE DRAWINGS ARE PROPERTY OF STRIK BALDINELLI MONIZ AND ARE NOT TO BE DUPLICATED OR DISTRIBUTED WITHOUT CONSENT. DO NOT SCALE THESE DRAWINGS. CONTRACTOR IS TO VERIFY DIMENSIONS PRIOR TO COMMENCING THE WORK.			
PROJECT NO.: SBM-24-2045				



STRIK
BALDINELLI
MONIZ

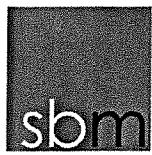
1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmtd.ca

DRAWING:

PART 4 TRUSS SUPPORT

PROJECT:

**DJ DESIGN,
675 GOSHEN ROAD,
TILLSONBURG, ON**



STRIK
BALDINELLI
MONIZ

PLANNING - CIVIL - ELECTRICAL - MECHANICAL - STRUCTURAL

DJ DESIGN

675 GOSHEN ROAD, TILLSONBURG, ON

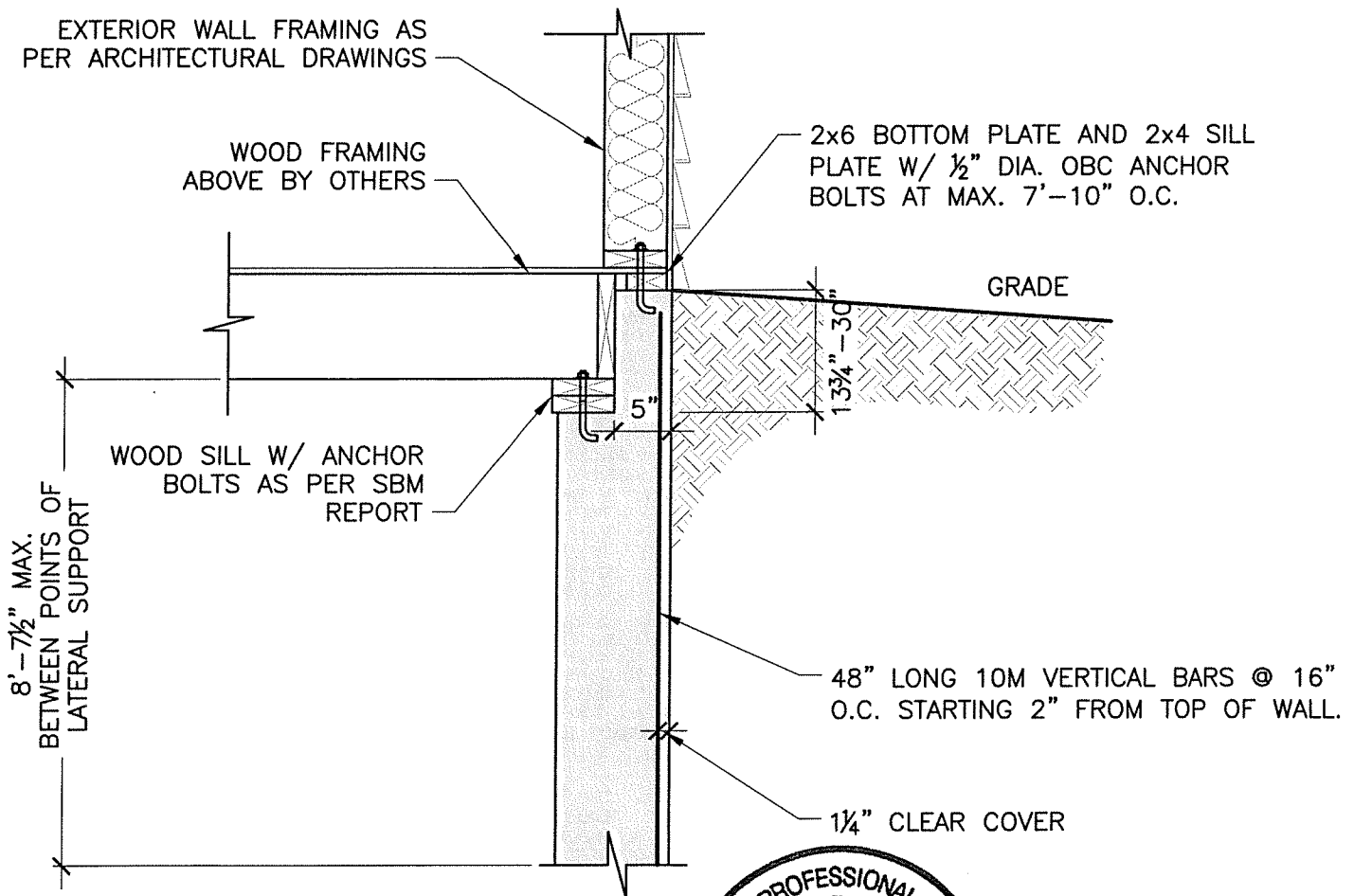
JOIST LEDGE DETAIL

FILE NO.: SBM-24-2045

DATE: NOV. 01, 2024

SHEET NO.: S3

DRAWN BY: MH



NOTES:

1. SEALED FOR STRUCTURAL INFORMATION ONLY. SEE SPECIFICATION SHEET SS1 ATTACHED.
2. WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOADS PROVIDED IN SENTENCE 9.4.4.6(1)(a) OF THE ONTARIO BUILDING CODE.
3. SOME TYPICAL O.B.C. DESIGN ITEMS HAVE BEEN OMITTED FOR CLARITY. ENSURE CONSTRUCTION CONFORMS TO THE LATEST EDITION.
4. SEE SBM DETAIL S1 FOR ADDITIONAL REQUIREMENTS.
5. WOOD WITHIN 6" OF EXTERIOR GRADE TO BE PROTECTED AGAINST DECAY AS PER OBC 9.3.2.9. WOOD WITHIN 18" OF GROUND LEVEL TO BE PROTECTED AGAINST TERMITE WHERE THEY ARE KNOWN TO OCCUR



STRIK
BALDINELLI
MONIZ

PLUMBING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL

STRUCTURAL SPECIFICATIONS FOR O.B.C. PART 9 BUILDINGS

ONTARIO, CANADA

FILE: SBM - SS1 - PART 9

DATE: JAN. 02, 2024

SHEET NO.: SS1

DRAWN BY: KF

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 UNTELS TO PREVENT LATERAL TORSIONAL BUCKLING.
 - 5.1. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2) $3\frac{1}{4}$ " 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 UNTELS 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. 9.23.13. 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 A-3 TO A-7.
3. WHERE REQUIRED, PROVIDE INTERMEDIATE SUPPORT FOR ROOF RAFTERS AS PER O.B.C. 9.23.13.7.
 - 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 9.23.13.8. 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. 9.23.13.11. 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/ $\frac{1}{2}$ " THRU-BOLTS C/W NUTS & WASHERS OR HILTI X-U FASTENERS @ 24" O.C. STAGGERED INTO THE TOP FLANGE & (2) $3\frac{1}{4}$ " NAILS FROM EACH JOIST INTO THE TOP PLATE.
 - 4.2. FLUSH STEEL BEAM - SOLID BLOCKING (2x LUMBER & PLYWOOD) BOLTED TO THE BEAM WEB WITH $\frac{1}{2}$ " 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 $\frac{1}{4}$ " 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) $\frac{3}{8}$ " BOLTS, OR 2" OF $\frac{1}{4}$ " 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

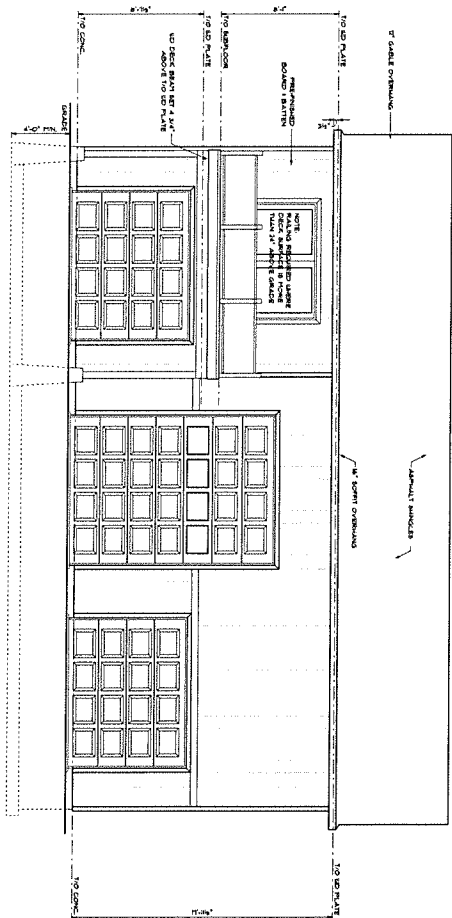
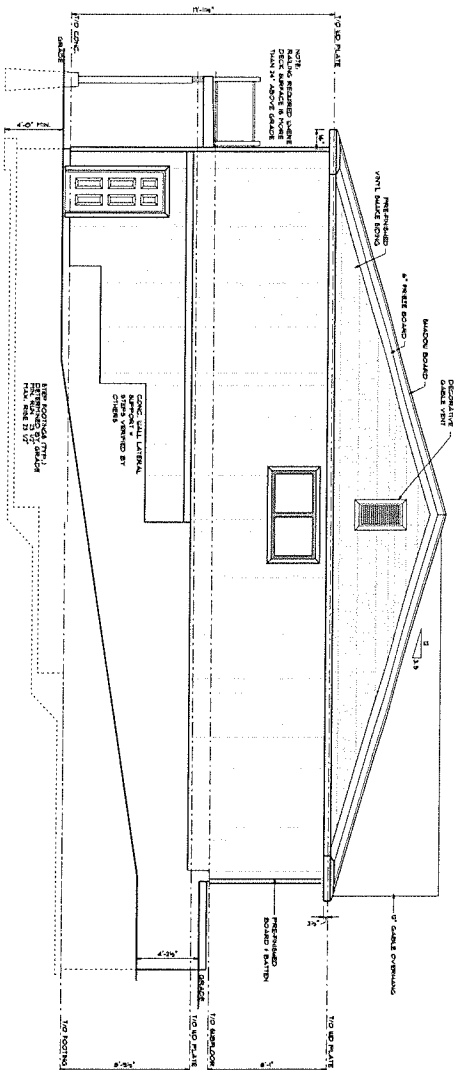
Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information					
Building number, street name 675 Goshen Rd., Tillsonburg				Unit no.	Lot/con.
Municipality Norfolk	Postal code		Plan number/ other description I238-24-01		
B. Individual who reviews and takes responsibility for design activities					
Name Derek Jukema		Firm djDESIGN Inc.			
Street address 378 Hunter St		Unit no.		Lot/con.	
Municipality Woodstock	Postal code N4S 4G2	Province Ontario		E-mail derek@djdesign.ca	
Telephone number (519) 539-9987		Fax number		Cell number	
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]					
<input checked="" type="checkbox"/> House <input type="checkbox"/> Small Buildings <input type="checkbox"/> Large Buildings <input type="checkbox"/> Complex Buildings		<input checked="" type="checkbox"/> HVAC – House <input type="checkbox"/> Building Services <input type="checkbox"/> Detection, Lighting and Power <input type="checkbox"/> Fire Protection		<input checked="" type="checkbox"/> Building Structural <input type="checkbox"/> Plumbing – House <input type="checkbox"/> Plumbing – All Buildings <input type="checkbox"/> On-site Sewage Systems	
Description of designer's work Provided architectural and structural drawings.					
D. Declaration of Designer					
I _____ Derek Jukema _____ declare that (choose one as appropriate): (print name)					
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4.of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: 21759 Firm BCIN: 106489					
I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5.of Division C, of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____ The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: _____					
I certify that: 1. The information contained in this schedule is true to the best of my knowledge. 2. I have submitted this application with the knowledge and consent of the firm.					
2024-11-27 Date		 Signature of Designer			

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c). of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

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

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

GENERAL NOTES

- [illegible]

DESIGN NOTES

[illegible][illegible]

STAIR INFO.		LEGEND	
RISE:	MAX. 1' 7 1/2"		SOLID BALUSTRADE
RUN:	MIN. 4' 0"		NO FLOOR CENTER
TREAD:	MIN. 11"		POINT LOAD
NOSE:	MAX. 1"		SKIRT JOIST
LANDING:	MIN. 6' 0"		DOUBLE JOIST
UNIFORM FLOOR RUN			

STRUCTURAL NOT

2. ALL NOTICING, DEMOLING OR REPAIRING PERMITS TO CONDUCT OR NATIONAL, LOCAL, BUILDING CROSS TO CONDUCT OR NATIONAL, LOCAL, BUILDING CROSS
3. PROVIDER APPROPRIATELY MOVED, BLOCKING, WITHIN

SIGNER DISCLAIMER

2. IF ANY ERRORS OR OMISSIONS ARE FOUND ON THE DRAWING, 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 ONE AND THE HVAC INSTALLER.

PLAN A KEYS

STORAGE LOFT	135 sq. ft.
GARAGE	244 sq. ft.
COVERED PORCH	60 sq. ft.
LOT COVERAGE	244 sq. ft.

**PROPOSED SHOP FOR
MIKE & JAIME BILGER**
675 GARDEN RD. TILLAMOOK, OR 97141

PROJECT NUMBER

1230-24-01

2014 10 25
Planned/Actual/Graded


<https://doi.org/10.1016/j.jmb.2019.04.005>

REPRODUCED FROM THE ORIGINAL SOURCE, THE SOURCE OF THE INFORMATION IS NOT KNOWN.

QUALIFICATION INFORMATION
 21759
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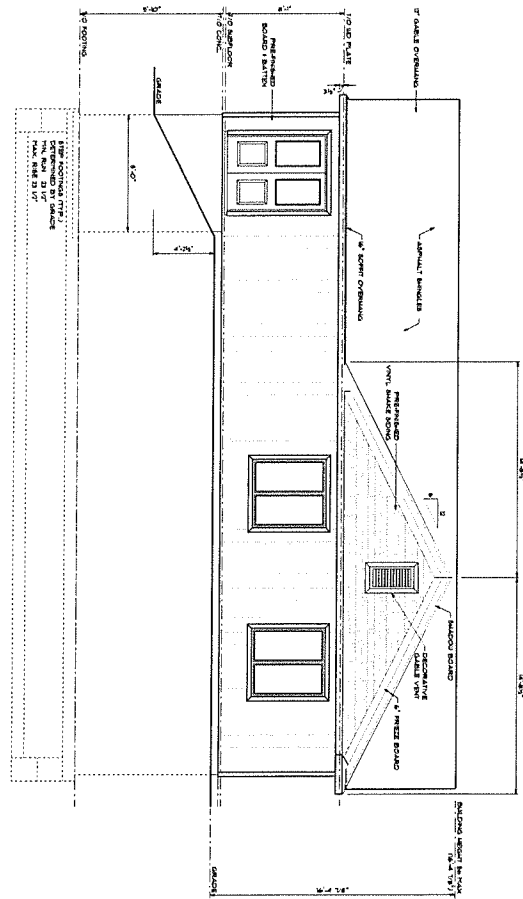
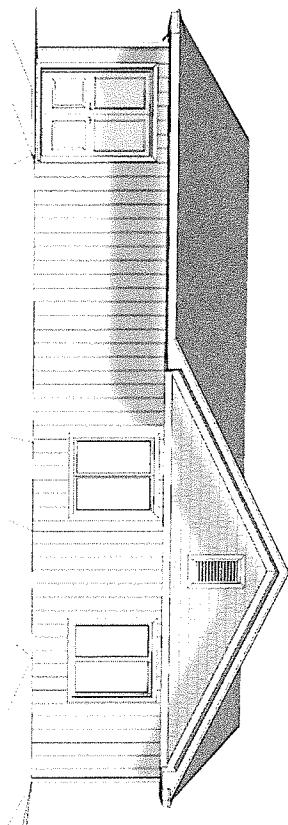
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Serial	2014-0271
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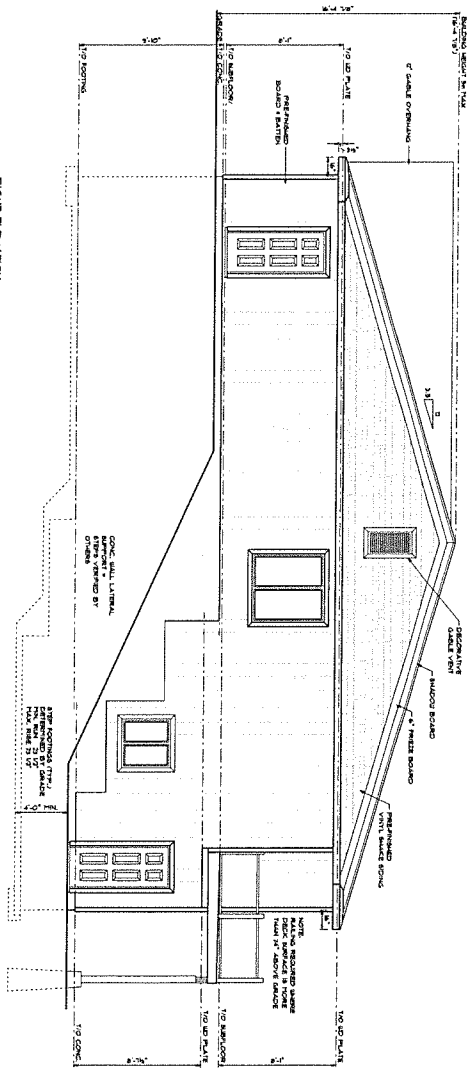
A-2

COMPANY

CHANDLER 1974



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



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

GENERAL NOTES

1. CONSULT THE ARCHITECT FOR ALL NOTES AND SPECIFICATIONS.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.
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DESIGN NOTES

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STRUCTURAL NOTES

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DESIGNER DISCLAIMER

THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

PLAN AREAS

STAIR FLOOR PLAN (ASU)	139 sq ft
GARAGE FLOOR PLAN (ASU)	244 sq ft
COVERED PORCH	60 sq ft
LOT COVERAGE	244 sq ft

PROPOSED SHOP FOR 675 GOSHEN RD, TILTONSBURG

PROJECT NUMBER: 128-24-01

Architectural - Energy - HVAC

675 GOSHEN RD, TILTONSBURG

128-24-01

ELEVATIONS & 3D VIEW

Architectural - Energy - HVAC

675 GOSHEN RD, TILTONSBURG

128-24-01

128-24-01

A-1

GENERAL NOTES

- 1. CONTRACTOR TO CHECK ALL NOTES AND SPECIFICATIONS FOR ANY CHANGES TO THE PROJECT PRIOR TO COMMENCEMENT OF WORK.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA MECHANICAL CODE (CMC).
- 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.
- 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- 7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING SURFACES AND FINISHES.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING PLUMBING AND ELECTRICAL SYSTEMS.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING LANDSCAPE AND Hardscape.

DESIGN NOTES

- 1. DESIGN DATA LOCATION: TILSONBURG, OHIO 44129
- 2. PROJECT NAME: PROPOSED SHOP FOR MIKE & JAMIE BILGER, 678 GOSSEN RD., TILSONBURG, OHIO 44129
- 3. PROJECT NUMBER: 1234-24-01
- 4. DESIGNER: djdesign ARCHITECTURAL ENGINEERING INC. 134 E. 10TH AVE. CLEVELAND, OHIO 44115
- 5. DATE: 01/15/2024
- 6. SCALE: 1/4" = 1'-0"
- 7. SHEET: 1 OF 1
- 8. DRAWN BY: DJ
- 9. CHECKED BY: DJ
- 10. APPROVED BY: DJ

STRUCTURAL NOTES

- 1. ALL EXTERIOR ANCHORS SHALL BE SET IN THE FOOTING OR FOUNDATION.
- 2. ALL EXTERIOR ANCHORS SHALL BE SET IN THE FOOTING OR FOUNDATION.
- 3. ALL EXTERIOR ANCHORS SHALL BE SET IN THE FOOTING OR FOUNDATION.
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- 9. ALL EXTERIOR ANCHORS SHALL BE SET IN THE FOOTING OR FOUNDATION.
- 10. ALL EXTERIOR ANCHORS SHALL BE SET IN THE FOOTING OR FOUNDATION.

DESIGNER'S DISCLAIMER

- 1. THE ARCHITECT ASSURES THAT THE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
- 2. THE ARCHITECT ASSURES THAT THE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
- 3. THE ARCHITECT ASSURES THAT THE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
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- 9. THE ARCHITECT ASSURES THAT THE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.
- 10. THE ARCHITECT ASSURES THAT THE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.

PLAN AREAS

MAIN FLOOR PLAN (AR)	342 SQ. FT.
STORAGE LOFT	139 SQ. FT.
GARAGE	244 SQ. FT.
LOFT COVERAGE	244 SQ. FT.

PROPOSED SHOP FOR MIKE & JAMIE BILGER

678 GOSSEN RD., TILSONBURG, OHIO 44129

PROJECT NUMBER: 1234-24-01

DATE: 01/15/2024

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

SHEET: 1 OF 1

DRAWN BY: DJ

CHECKED BY: DJ

APPROVED BY: DJ

DATE: 01/15/2024

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

SHEET: 1 OF 1

DRAWN BY: DJ

CHECKED BY: DJ

APPROVED BY: DJ

DATE: 01/15/2024

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

SHEET: 1 OF 1

DRAWN BY: DJ

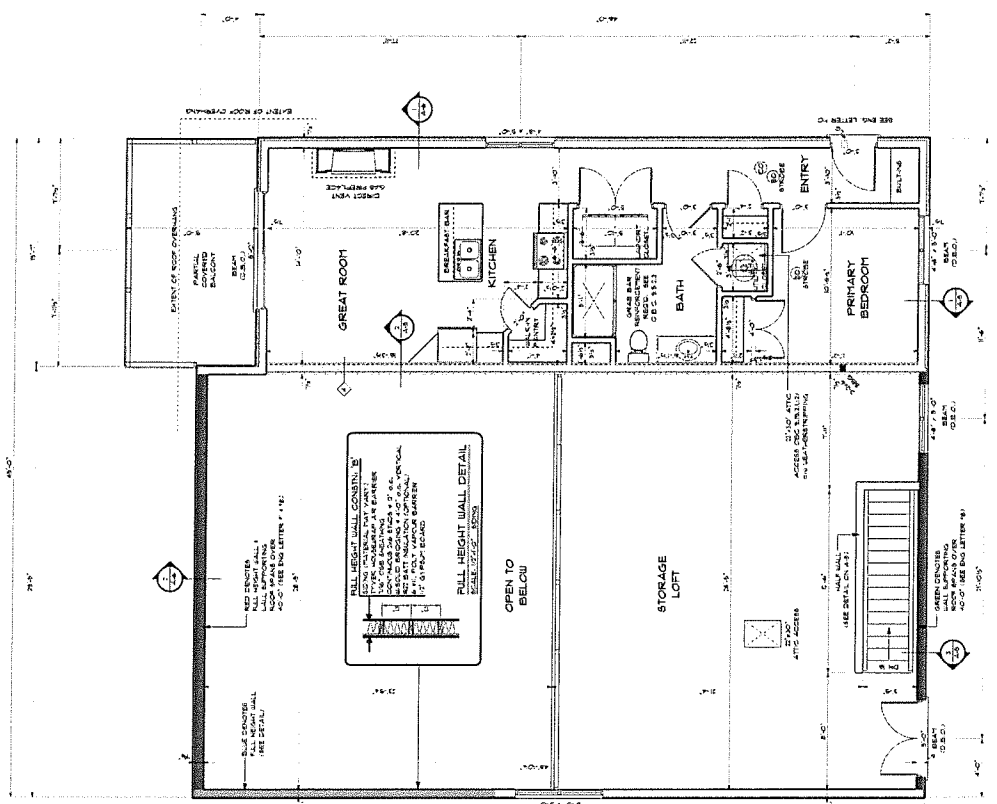
CHECKED BY: DJ

APPROVED BY: DJ

DATE: 01/15/2024

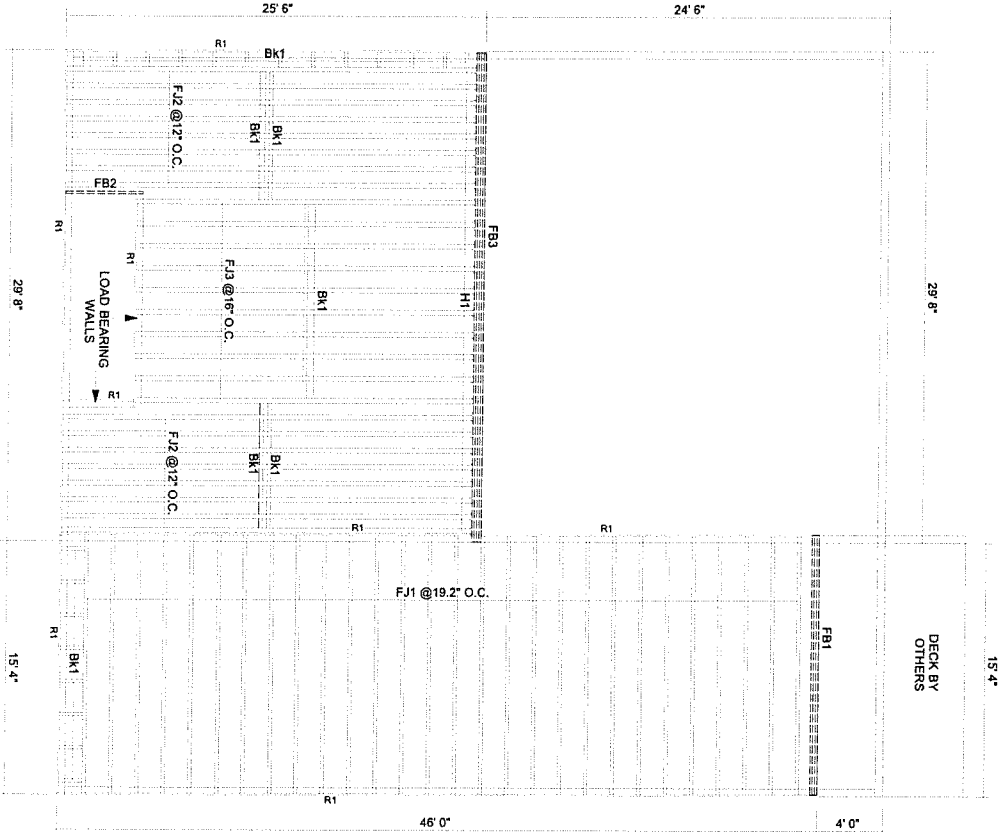
SCALE: 1/4" = 1'-0"

SHEET: 1 OF 1



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

NO.	DESCRIPTION
1	FOUNDATION: 12" MIN. THICK CONCRETE FOOTING ON GRADE. ALL EXTERIOR ANCHORS SHALL BE SET IN THE FOOTING OR FOUNDATION.
2	FLOORING: 1/2" MIN. THICK CONCRETE SLAB ON GRADE. ALL INTERIOR FLOORS SHALL BE FINISHED WITH 1/2" MIN. THICK CONCRETE.
3	WALLS: 8" MIN. THICK CONCRETE BLOCK. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" MIN. THICK CONCRETE.
4	CEILING: 1/2" MIN. THICK CONCRETE SLAB ON GRADE. ALL INTERIOR CEILINGS SHALL BE FINISHED WITH 1/2" MIN. THICK CONCRETE.
5	ROOFING: 12" MIN. THICK CONCRETE SLAB ON GRADE. ALL ROOFS SHALL BE FINISHED WITH 1/2" MIN. THICK CONCRETE.
6	MECHANICAL: ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED IN THE MECHANICAL ROOM. ALL MECHANICAL EQUIPMENT SHALL BE FINISHED WITH 1/2" MIN. THICK CONCRETE.
7	ELECTRICAL: ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN THE ELECTRICAL ROOM. ALL ELECTRICAL EQUIPMENT SHALL BE FINISHED WITH 1/2" MIN. THICK CONCRETE.
8	PLUMBING: ALL PLUMBING EQUIPMENT SHALL BE INSTALLED IN THE PLUMBING ROOM. ALL PLUMBING EQUIPMENT SHALL BE FINISHED WITH 1/2" MIN. THICK CONCRETE.
9	PAINT: ALL INTERIOR SURFACES SHALL BE PAINTED WITH 1/2" MIN. THICK CONCRETE.
10	LANDSCAPE: ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN THE LANDSCAPE AREA. ALL LANDSCAPE MATERIALS SHALL BE FINISHED WITH 1/2" MIN. THICK CONCRETE.



BBO = BEAM BY OTHERS
BEAMS / HEADERS NOT SHOWN ARE BY OTHERS

Products			
PileID	Length	Product	Piles
FJ1	16' 0"	14" PJI-40	28
FJ2	26' 0"	14" PJI-80	16
FJ3	22' 0"	14" PJI-80	10
FB1	16' 0"	2.0 Rigidlam DF LVL 1-3/4 x 14	3
FB2	6' 0"	2.0 Rigidlam DF LVL 1-3/4 x 14	1
FB3	30' 0"	2.0 Rigidlam DF LVL 1-3/4 x 24	4
R1	12' 0"	1 1/8" x 14" APA Rim Board	1
Bk1	56' 0"	14" PJI-40	1

Connector Summary			
PileID	Qty	Manuf	Product
H1	26	Mitek	IHFL3514

LEVEL AND FLOOR CONTAINER NOTES

Current Date:	8/28/2024
File Name:	2408052.mxd
Level Name:	1ST FLOOR
Building Code - Design Methodology:	NBCC 2015
Floor Container:	FC1
Floor Area Loading is:	40 Live Load & 15 Dead Load
Maximum Allowed Deflection	L/480 Live Load & L/240 Total Load

1. THE PROPER TRANSFER OF LOADS THROUGH SUPPORTING STRUCTURE TO THE SUPPORTING SOIL IS THE RESPONSIBILITY OF OTHERS.
2. DESIGN OF LATERAL SUPPORT SUCH AS BRACING IS TO BE BY OTHERS.
3. CONVENTIONALLY FRAMED AREAS AS PER O.B.C. AND WHERE MEMBERS SUPPORT OVERLAY LOADS, MUST BE UNIFORMLY DISTRIBUTED.
4. THIS LAYOUT IS BASED ON INFORMATION SUPPLIED BY OTHERS. TAMPA HALL LIMITED BY OTHERS, AND TAMPA HALL ASSUMES NO RESPONSIBILITY FOR INCORRECT INFORMATION SUPPLIED TO US.

PRICE IS AS PER TRUSS LAYOUT SUBJECT TO ALL DETAILS AND DIMENSIONS

FLOOR LAYOUT - option 1

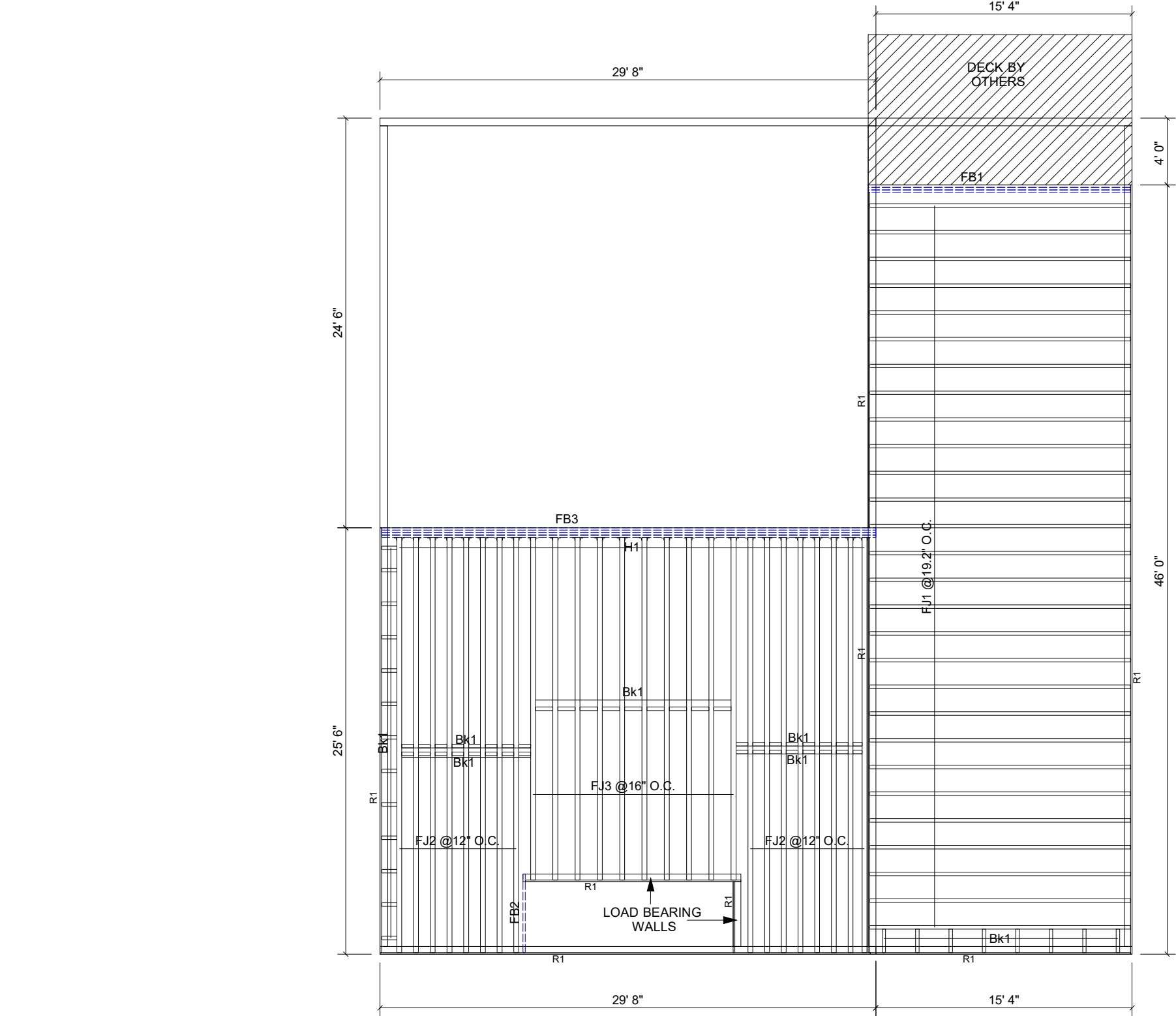
SCALE: NTS

TAMPA HALL LIMITED
100 Guthrie Street, Ayr, Ontario, N0B 1E0
1-800-265-8737 / 519-632-7437 / Fax 519-632-7408



CLIENT : NUVISTA CONTRACTING
JOB DESC. : BILGER RESIDENCE
JOB LOCATION : 675 GOSHEN ROAD, TILLSONBURG, ONTARIO
DATE : AUGUST 29, 2024

JOB # : 2408052
DRAWN BY : R.P.



BBO = BEAM BY OTHERS
BEAMS / HEADERS NOT SHOWN ARE BY OTHERS

Products				
PlotID	Length	Product	Plies	Net Qty
FJ1	16' 0"	14" PJI-40	1	28
FJ2	26' 0"	14" PJI-80	1	16
FJ3	22' 0"	14" PJI-80	1	10
FB1	16' 0"	2.0 RigidLam DF LVL 1-3/4 x 14	3	3
FB2	6' 0"	2.0 RigidLam DF LVL 1-3/4 x 14	1	1
FB3	30' 0"	2.0 RigidLam DF LVL 1-3/4 x 24	4	4
R1	12' 0"	1 1/8" x 14" APA Rim Board	1	15
Bk1	56' 0"	14" PJI-40	1	1

Connector Summary						
PlotID	Qty	Manuf	Product	Supported Mbr Fasteners	Top Nails	Supporting Mbr Fasteners
H1	26	MiTek	IHFL3514	-	-	12- 10d

LEVEL AND FLOOR CONTAINER NOTES	
Current Date:	8/28/2024
File Name:	2408052.mmdl
Level Name:	1ST FLOOR
Building Code - Design Methodology:	NBCC 2015
	BCBC 2018, NBC-2019AE, OBC 2012 (2019 Amendment)
Floor Container:	FC1
Floor Area Loading is:	40 Live Load & 15 Dead Load
Maximum Allowed Deflection	L/480 Live Load & L/240 Total Load

1. THE PROPER TRANSFER OF LOADS THROUGH THE SUPPORTING STRUCTURE TO THE SUPPORTING SOIL IS THE RESPONSIBILITY OF OTHERS.
2. DESIGN OF LATERAL SUPPORT SUCH AS BRACING IS TO BE BY OTHERS.
3. CONVENTIONALLY FRAMED AREAS AS PER O.B.C. AND WHERE MEMBERS SUPPORT OVERLAY LOADS, MUST BE UNIFORMLY DISTRIBUTED.
4. THIS LAYOUT IS BASED ON INFORMATION SUPPLIED TO TAMPA HALL LIMITED BY OTHERS, AND TAMPA HALL ASSUMES NO RESPONSIBILITY FOR INCORRECT INFORMATION SUPPLIED TO US.

- PRICE IS AS PER TRUSS LAYOUT SUBJECT TO ALL DETAILS AND DIMENSIONS

FLOOR LAYOUT - option 1
SCALE: NTS

TAMPA HALL
LIMITED

100 Guthrie Street, Ayr, Ontario, NOB 1E0
1-800-265-8737 / 519-632-7437 / Fax 519-632-7408



CLIENT : NUVISTA CONTRACTING

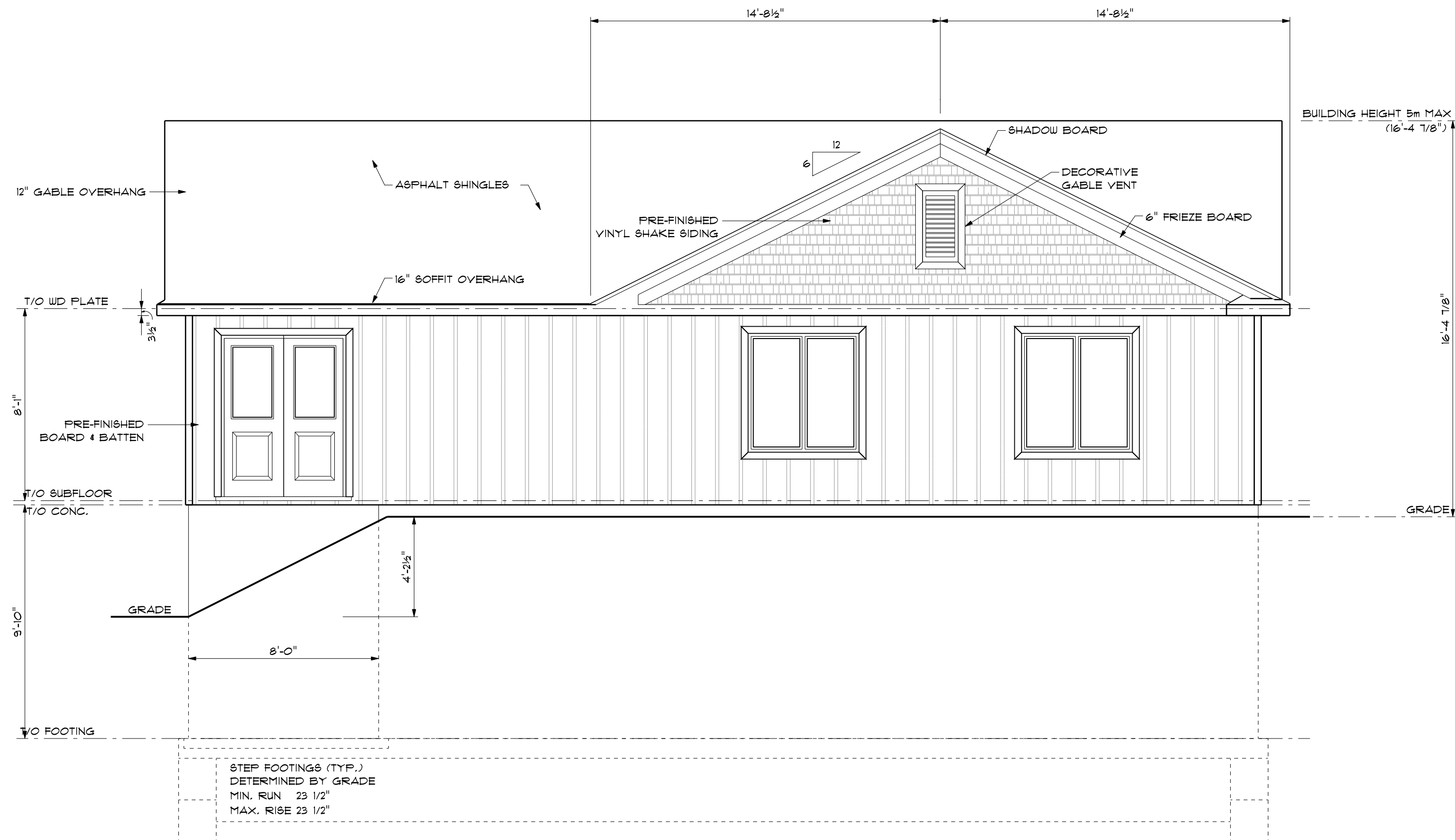
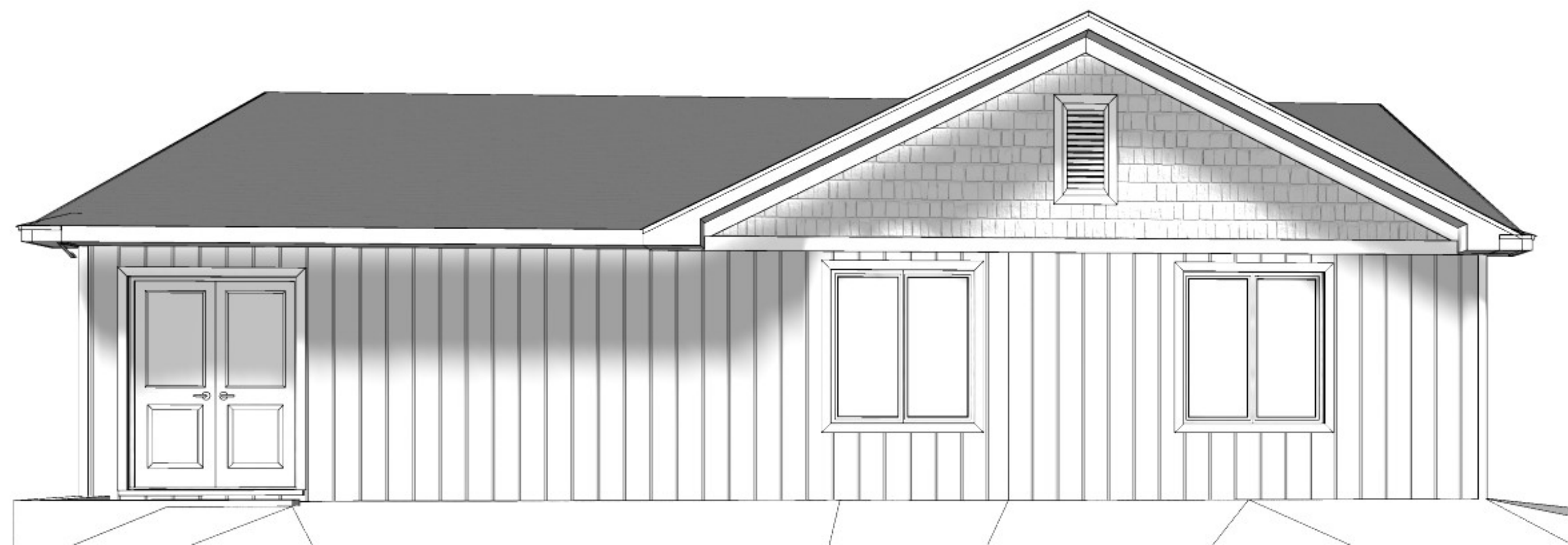
JOB DESC. : BILGER RESIDENCE

JOB LOCATION : 675 GOSHEN ROAD , TILLSONBURG, ONTARIO

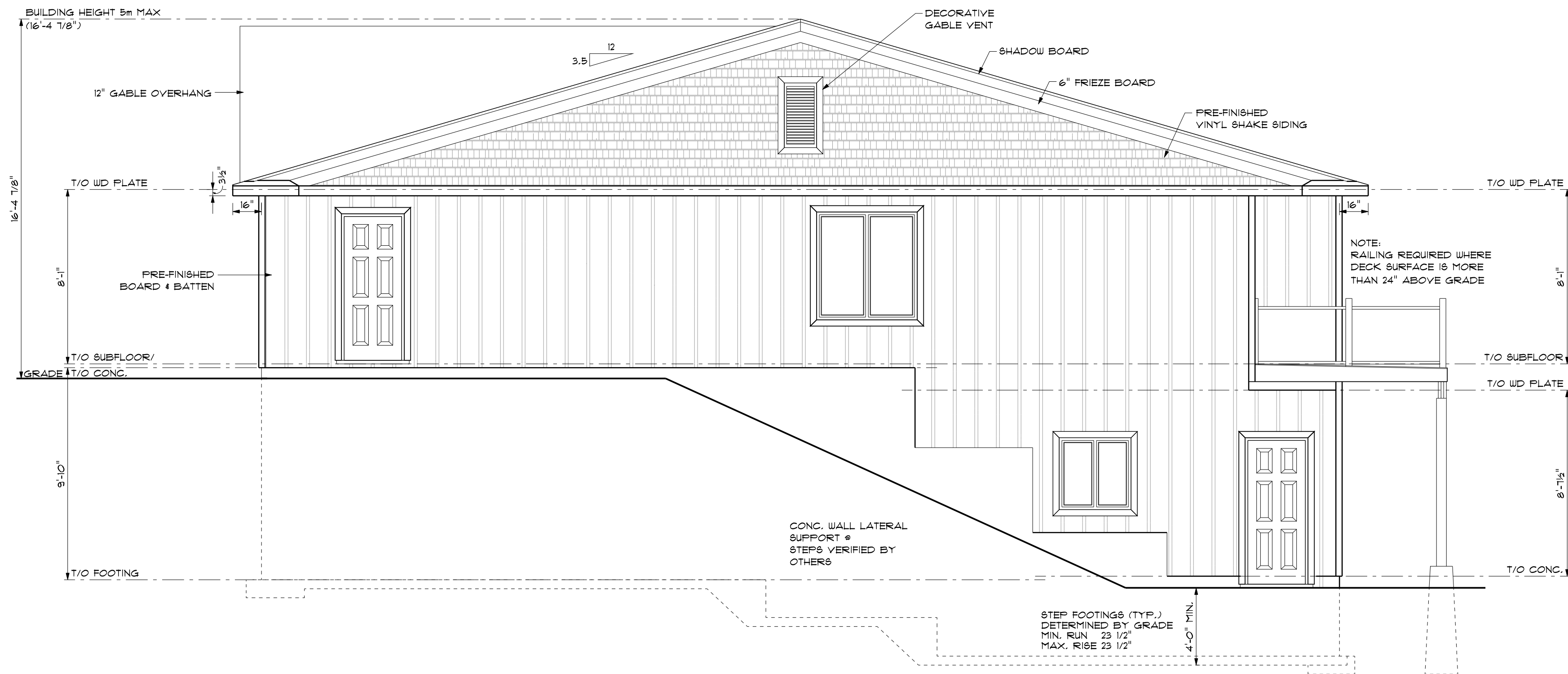
DATE : AUGUST 29, 2024

JOB # : 2408052

DRAWN BY : R.P.



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



RIGHT 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 - 15'0 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: TILLSONBURG

- GROUND SNOW LOAD: 1.3 KPa (27.3 psf)
SPECIFIED SNOW LOAD: 1.2 KPa (25.4 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.

- RISE: MAX. 7 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) PLY 2x10 C/W 2x4 DRYWALL NAILER & PLYWOOD 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.

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

MAIN FLOOR PLAN (ARU)	142 sq. ft.
STORAGE LOFT	139 sq. ft.
GARAGE	2244 sq. ft.
COVERED PORCH	60 sq. ft.
LOT COVERAGE	2244 sq. ft.

PROPOSED SHOP FOR

MIKE & JAIME BILGER
675 GOSHEN RD., TILLSONBURG

PROJECT NUMBER

1238-24-01

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 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

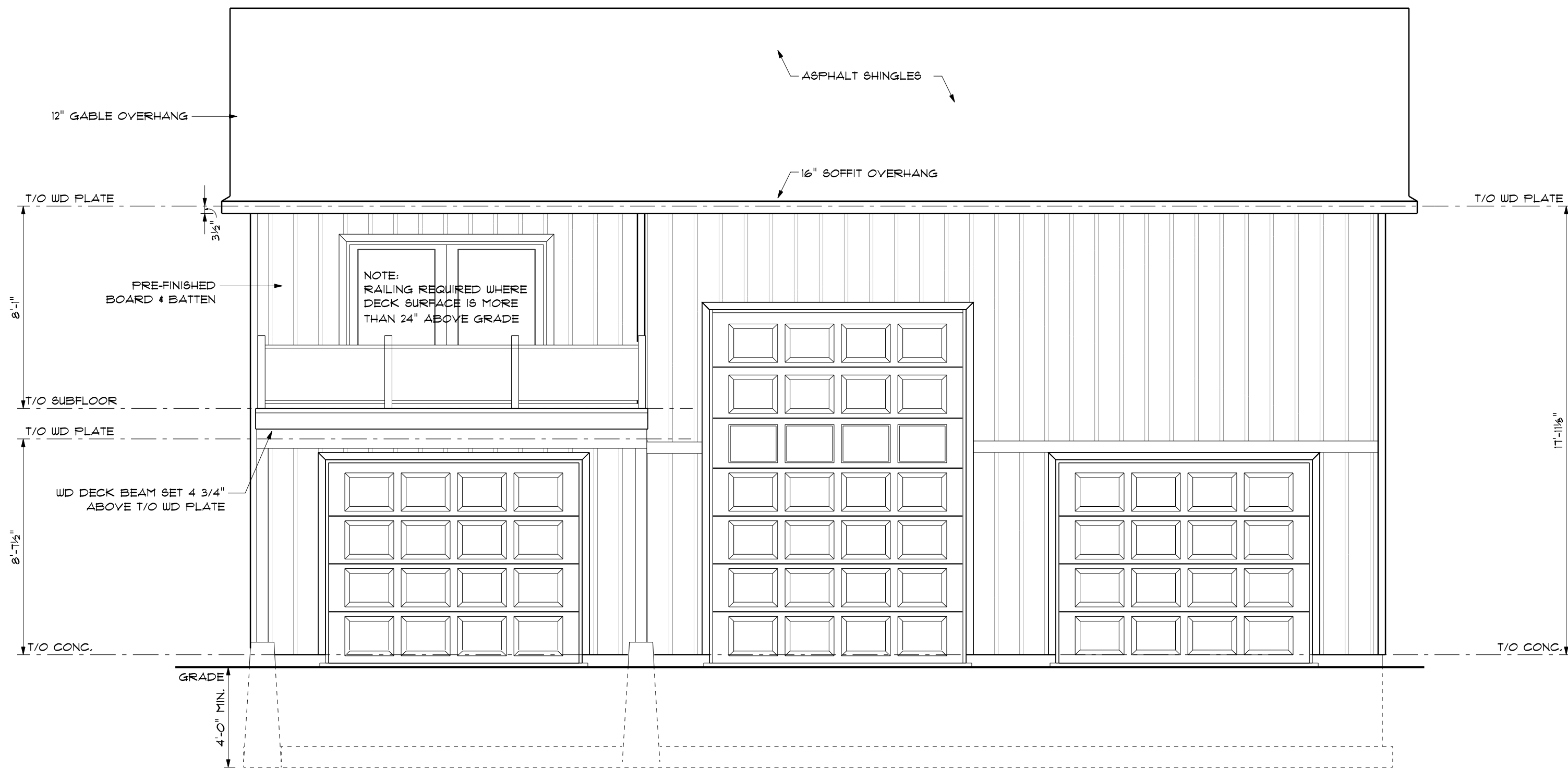
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 215.8.1. OF THE BUILDING CODE

DEREK JUKEMA	2158
NAME	SGN
SIGNATURE	

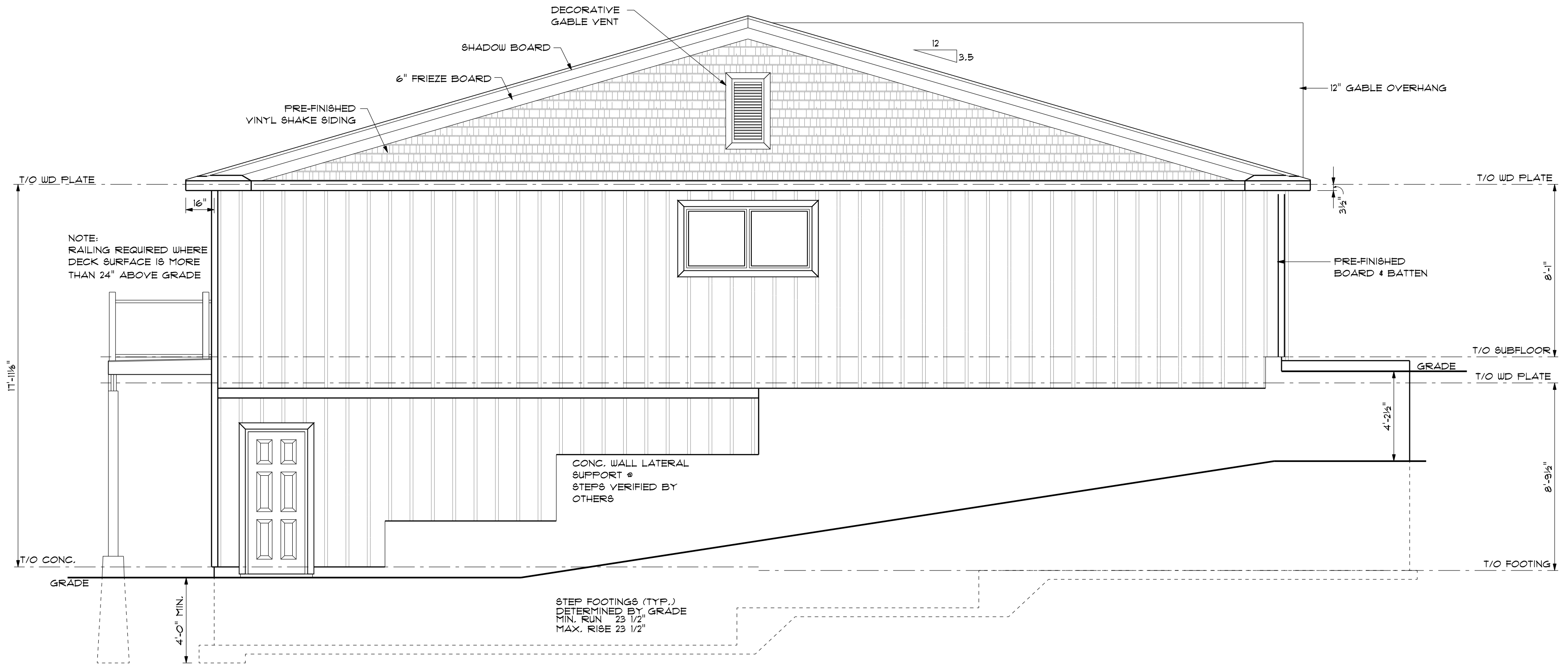
ELEVATIONS & 3D VIEW

scale: 1/4" = 1'-0"	A-1
date: 2024-11-21	
drawn by: KZ	
designed by: KRYSTAL DJDESIGN.CA	
checked by: ATW	





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



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

GENERAL NOTES

- CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
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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) - 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 1'x (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: TILLSONBURG
GROUND SNOW LOAD: 1.3 KPA (27.3 psf)
SPECIFIED SNOW LOAD: 1.2 KPA (25.4 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.

RISE:	MAX. 7 1/8"	8" SOLID BEARING
RUN:	MIN. 10 1/16"	8" FOR GIRDER
TREAD:	MIN. 11"	POINT LOAD
NOSING:	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) PLY 2x10 C/W 2x4 DRYWALL NAILER & PLYWOOD 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.

DESIGNER DISCLAIMER

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

PLAN AREAS

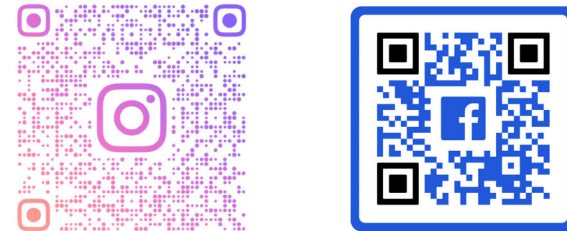
MAIN FLOOR PLAN (ARU)	142 sq. ft.
STORAGE LOFT	139 sq. ft.
GARAGE	2244 sq. ft.
COVERED PORCH	60 sq. ft.
LOT COVERAGE	2244 sq. ft.

PROPOSED SHOP FOR
MIKE & JAIME BILGER
675 GOSHEN RD., TILLSONBURG

PROJECT NUMBER

1238-24-01

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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

REGISTERED UNDER
217.8.1. OF THE BUILDING CODE

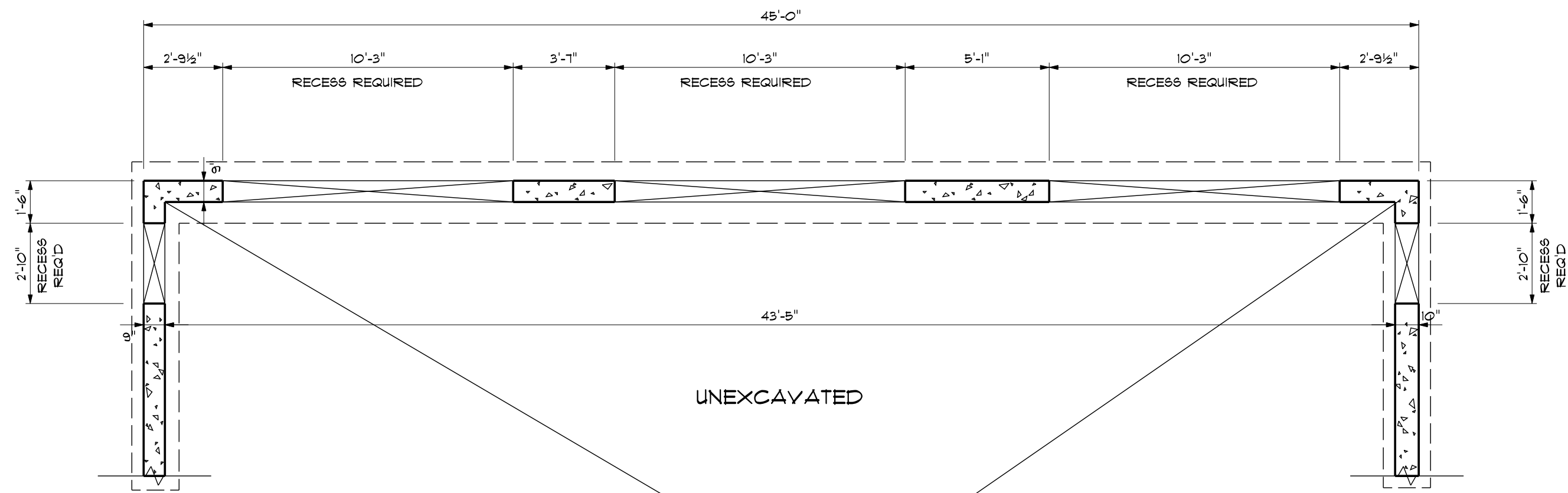
DEREK JUKEMA	21759
NAME	BCN
SIGNATURE	

REAR & LEFT ELEVATIONS

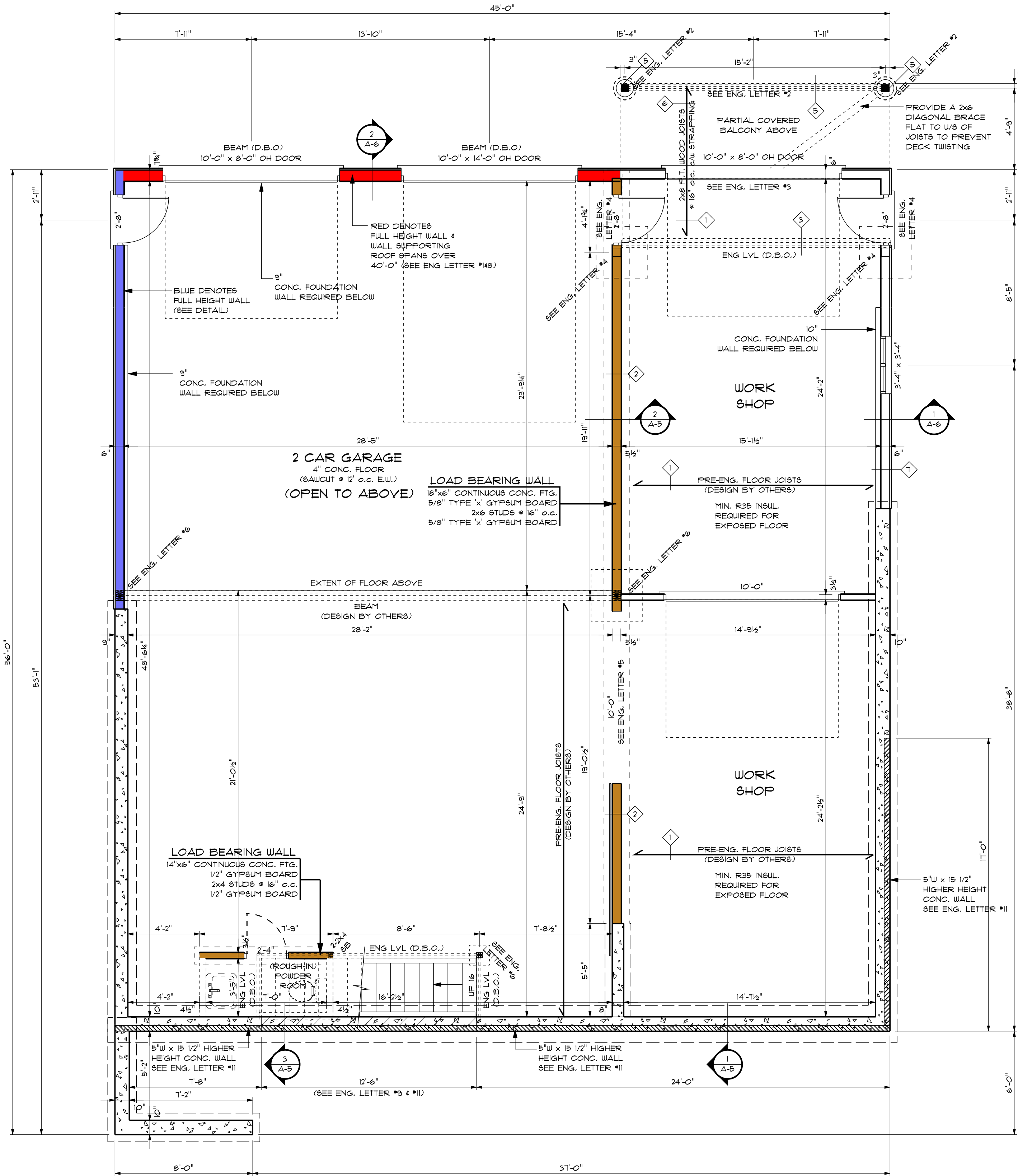
scale:
1/4" = 1'-0"
date:
2024-11-21
drawn by:
KZ
designed by:
KRYSTAL DJDESIGN.CA
checked by:
ATW

A-2





FOUNDATION PLAN - RECESS LOCATIONS
SCALE: 1/4" = 1'-0"



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

FRR LEGEND	
1	FLOOR F9c AS PER SUPPLEMENTARY STANDARD SB-3 SUBFLOOR OF 5/8" PLYWOOD, OSB OR WAFERBOARD, OR 3/4" TONGUE AND GROOVE LUMBER WOOD JOISTS OR WOOD I-JOISTS SPACED NOT MORE THAN 24" o.c. ABSORPTIVE MATERIAL IN CAVITY RESILIENT METAL CHANNELS SPACED 16" o.c. 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD 1 hr. (1.5hr.) FIRE RATING 52 (54) STC RATING
2	WALL W4c AS PER SUPPLEMENTARY STANDARD SB-3 5/8" TYPE 'X' GYPSUM BOARD 2x4 OR 2x6 WOOD STUDS @ 16" OR 24" o.c. 5/8" TYPE 'X' GYPSUM BOARD 1 hr. FIRE RATING, LOAD BEARING 1 hr. FIRE RATING, NON-LOAD BEARING 32 STC RATING
3	INTERIOR BEAMS AND POSTS SUPPORTING BEAMS BELOW THE CEILING/FLOOR MEMBRANE TO BE WRAPPED W/ 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD TO PROVIDE 45 MIN. FRR MIN.
4	WALL W4d AS PER SUPPLEMENTARY STANDARD SB-3 1/2" GYPSUM BOARD ON GARAGE SIDE (TAPERED & FLASHER) R15 c.i. RIGID INSULATION (AIR BARRIER) 1 LAYER 5/8" TYPE 'X' GYPSUM BOARD 2x6 WOOD STUDS @ 16" o.c. R22 BATT INSULATION 6 mil. POLY VAPOUR BARRIER RESILIENT METAL CHANNELS ON ONE SIDE SPACED 24" o.c. 2 LAYER 5/8" TYPE 'X' GYPSUM BOARD 1 hr. FIRE RATING, LOAD BEARING 1 hr. FIRE RATING, NON-LOAD BEARING 51 STC RATING
5	EXTERIOR BEAMS AND POSTS SUPPORTING BEAMS BELOW THE CEILING/FLOOR MEMBRANE TO BE WRAPPED W/ 2 LAYERS OF 5/8" DENSGLASS SHEATHING c/w ALUMINUM WRAP TO PROVIDE 45 MIN. FRR MIN.
6	CEILING MEMBRANE AS PER SUPPLEMENTARY STANDARD SB-2 T.2.3.12. HOT APPLIED RUBBERIZED ASPHALT ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH C688 31-GF-91M 1/2" PLYWOOD SHEATHING w. H-CLIPS 15 lb. FELT BUILDING PAPER OR ICE SHIELD @ EAVE TO MIN. 3' FAST EXTERIOR WALL GALVANIZED METAL START STRIP @ EAVES 2x2 FURLINS @ 16" o.c. ON FLOOR JOISTS AS PER PLAN 2 LAYERS OF 5/8" DENSGLASS SHEATHING ALUMINUM NON-PERFORATED SOFFIT 1 hr. FIRE RATING PROVIDED 45 MIN. FIRE RATING REQUIRED
7	WALL B12c AS PER SUPPLEMENTARY STANDARD SB-3 5/8" TYPE 'X' GYPSUM BOARD 2x6 WOOD STUDS @ SPACED NOT MORE THAN 24" o.c. 5 1/2" THICK GLASS FIBER INSULATION EXTERIOR SHEATHING AND CLADDING 45 MIN. FIRE RATING, LOAD BEARING 45 MIN. FIRE RATING, NON-LOAD BEARING N/A STC RATING

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 F80T 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 - 420 MPa (60 ksi)
- ASSUMED SOIL BEARING CAPACITY - 1510 psf
- CONSTRUCTION SEQUENCING:
 - BACKFILL INTERIOR OF BUILDING W/COMPACTED SAND BACKFILL TO BE PLACED IN 1ft (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: TILLSONBURG
GROUND SNOW LOAD: 1.3 KPA (27.2 psf)
SPECIFIED SNOW LOAD: 1.12 KPA (23.4 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

STAIR INFO.		LEGEND	
RISE:	MAX. 178"	1	SOLID BEARING
RUN:	MIN. 10 1/16"	2	SB FOR GIRDER
TREAD:	MIN. 11"	3	POINT LOAD
NOTING:	MAX. 1"	4	SINGLE JOIST
HEADROOM:	MIN. 6'-5"	5	DOUBLE JOIST
UNIFORM RISE/RUN		6	TRIPLE JOIST
		7	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.
- PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS ABOVE.

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

PLAN AREAS

MAIN FLOOR PLAN (ARU)	142 sq. ft.
STORAGE LOFT	739 sq. ft.
GARAGE	2244 sq. ft.
COVERED PORCH	60 sq. ft.
LOT COVERAGE	2244 sq. ft.

PROPOSED SHOP FOR
MIKE & JAIME BILGER
675 GOSHEN RD., TILLSONBURG

PROJECT NUMBER

1238-24-01

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Architectural • Energy • HVAC
Phone: (519) 539-9987 318 Hunter Street
E-mail: planed@design.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 3.1.1.1. OF THE BUILDING CODE
DEREK JUKEMA 21759
NAME BCIN

FOUNDATION PLANS

scale: 1/4" = 1'-0"	A-3
date: 2024-11-21	
drawn by: KZ	
designed by: KRYSTAL@DJDESIGN.CA	
checked by: ATW	



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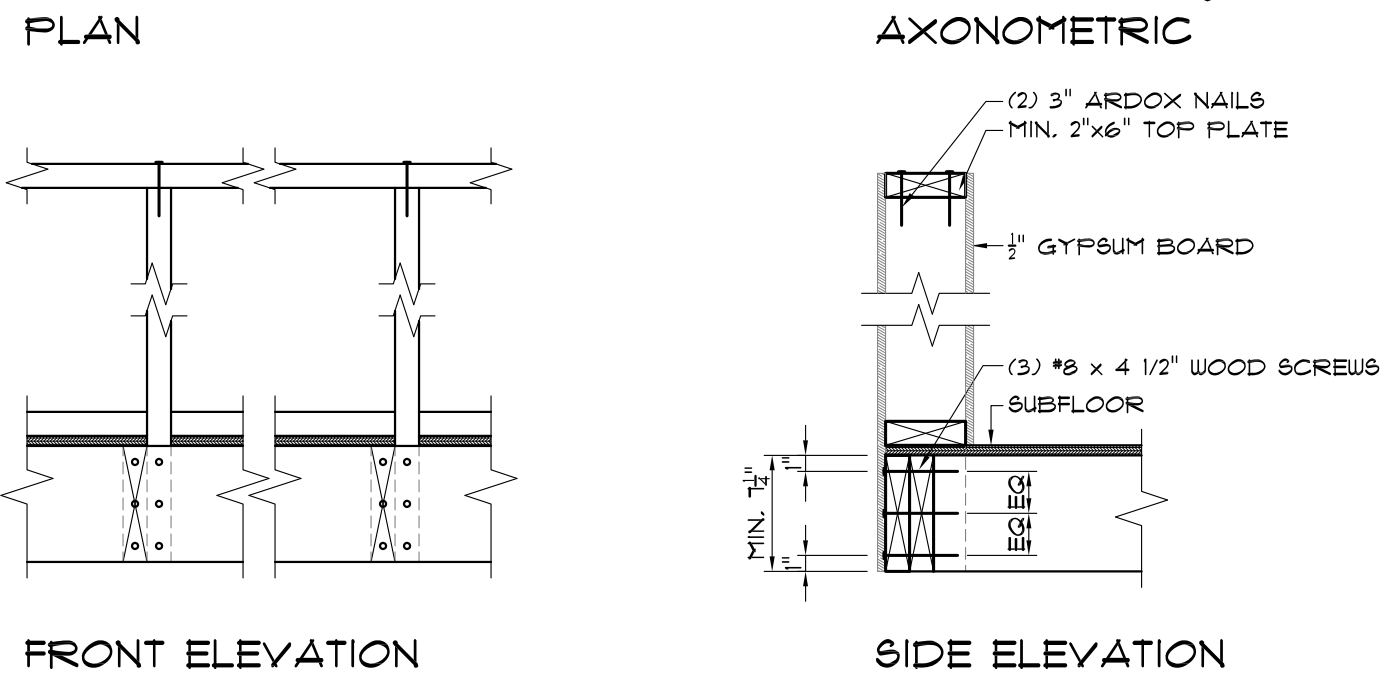
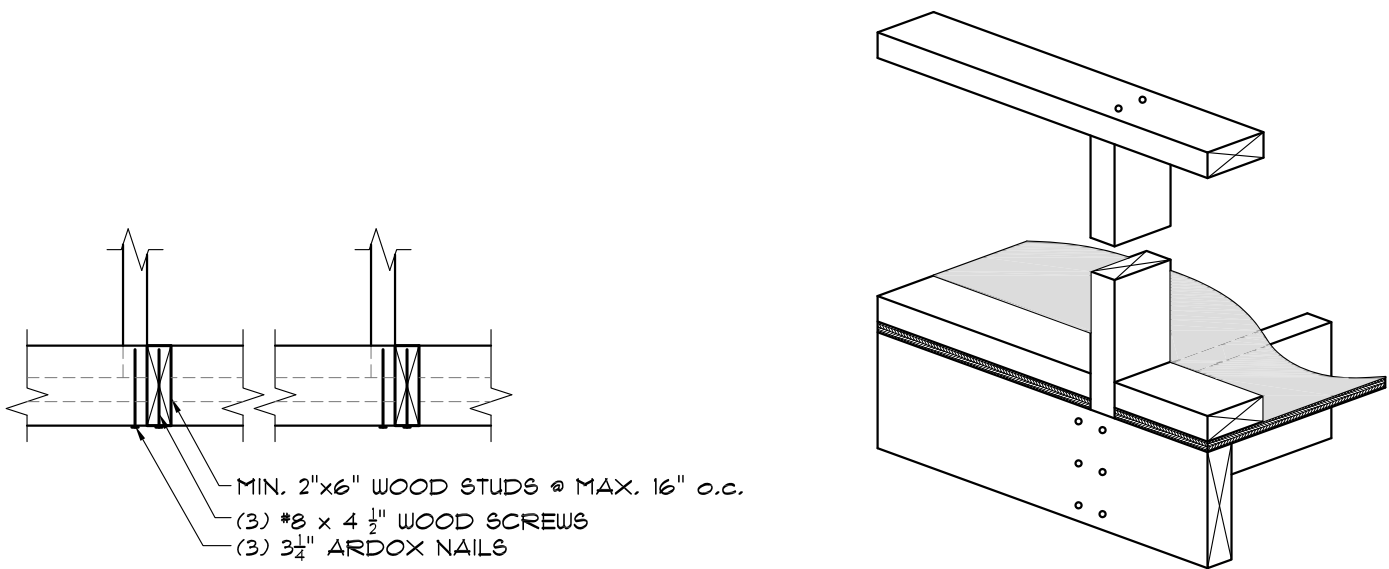
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SECTION THRU HALF WALL

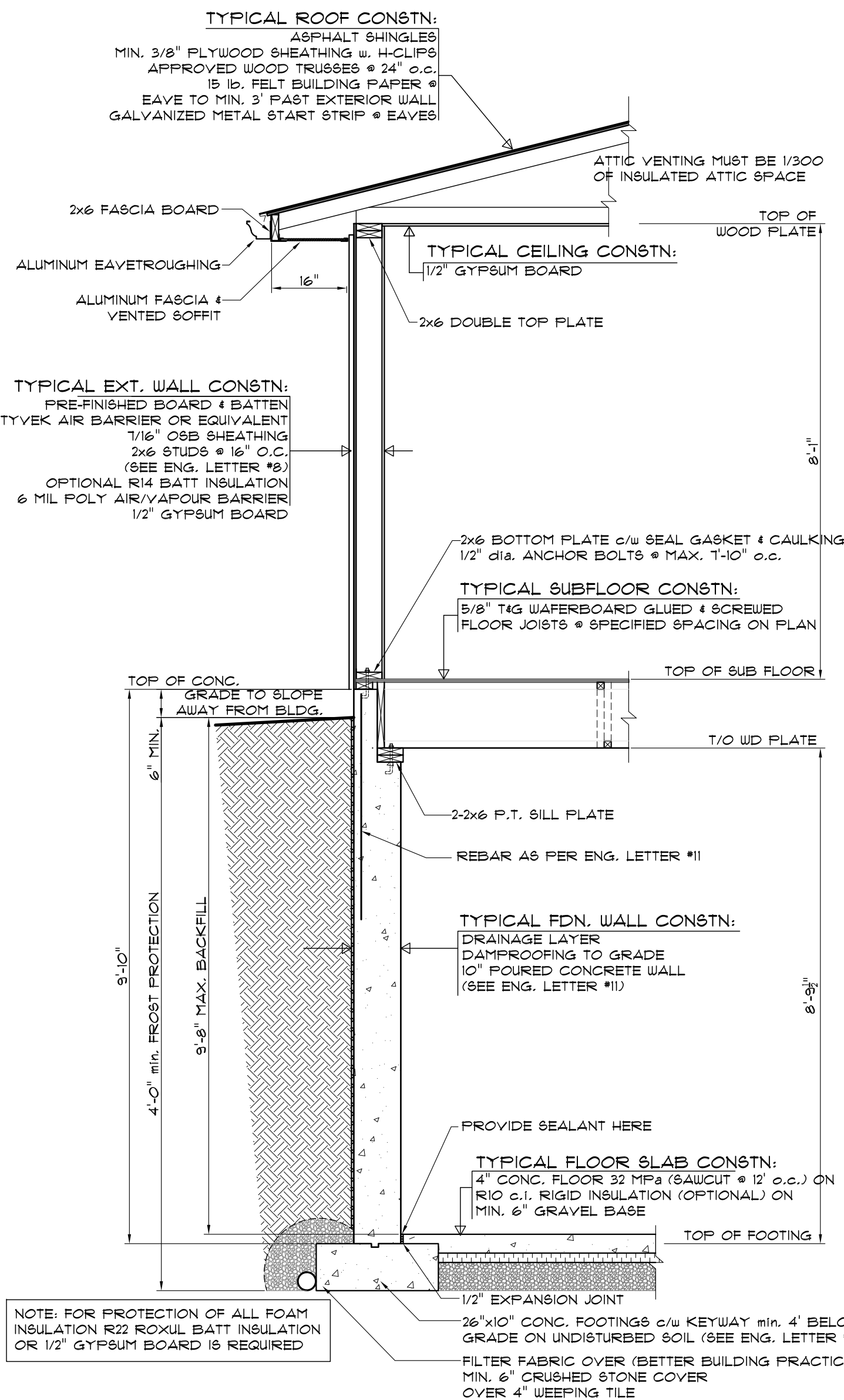
INTERIOR CONNECTION: WOOD STUD AND GYPSUM BOARD GUARD

SCALE: 1/2"=1'-0"

REFER TO O.B.C. SECTION 5B-1 GUARD DETAILS

NOTES:

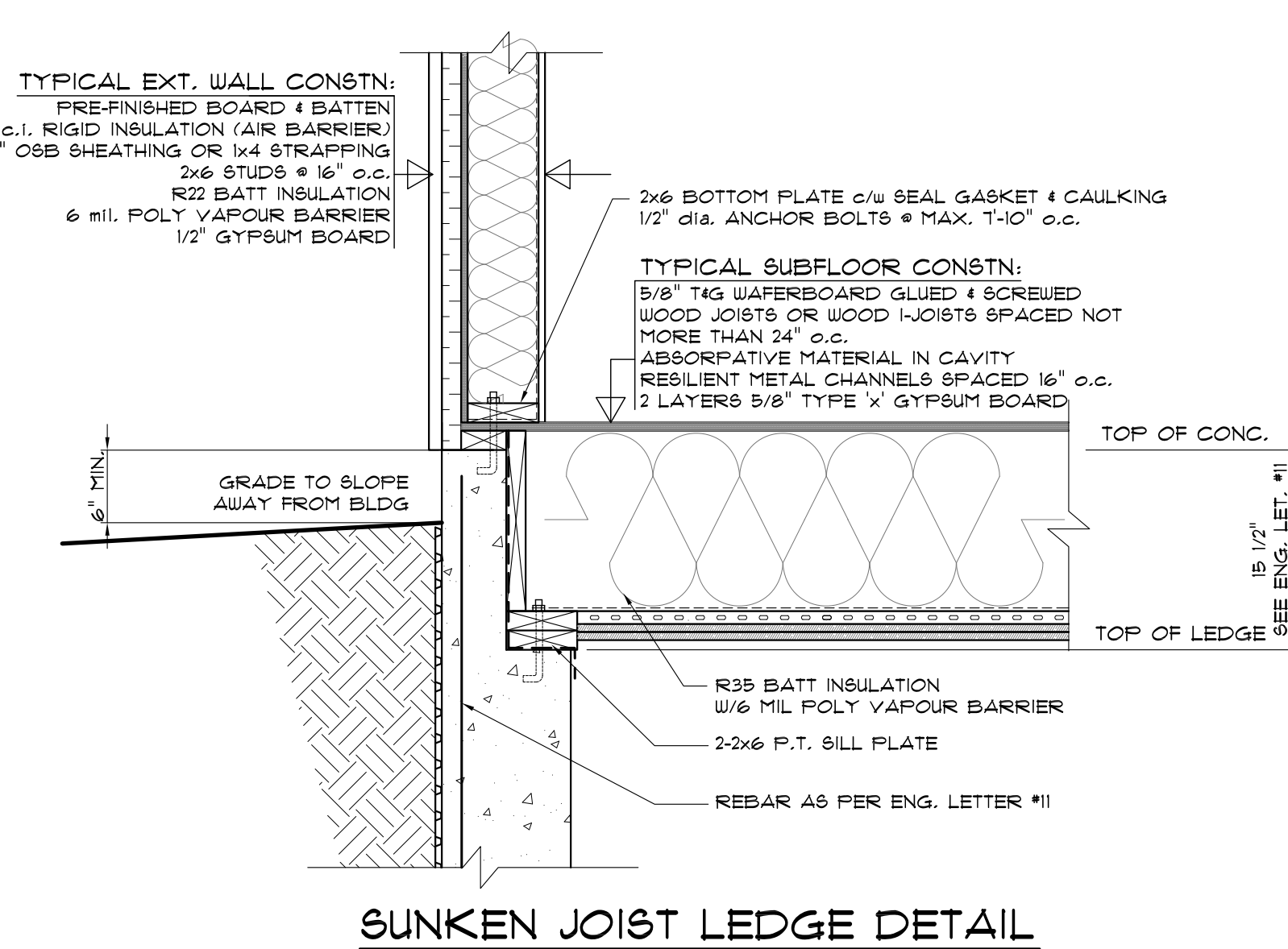
1. FASTEN PLYWOOD SUBFLOOR TO JOISTS WITH 2" NAILS AT 6" O.C. ALONG EDGES AND AT 12" O.C. ALONG INTERMEDIATE SUPPORTS.
2. GYPSUM BOARD OMITTED ON PLAN, FRONT ELEVATION, AND AXONOMETRIC FOR CLARITY.
3. PROVIDE A SUITABLE POST, RETURN OR SOLID SUPPORT AT EACH END OF THE GUARD.
4. MAXIMUM SPACING OF STUDS IS 16" O.C.
5. NOTCH STUD 1/2" DEPTH OF JOIST AT RIM JOIST



3
A-5

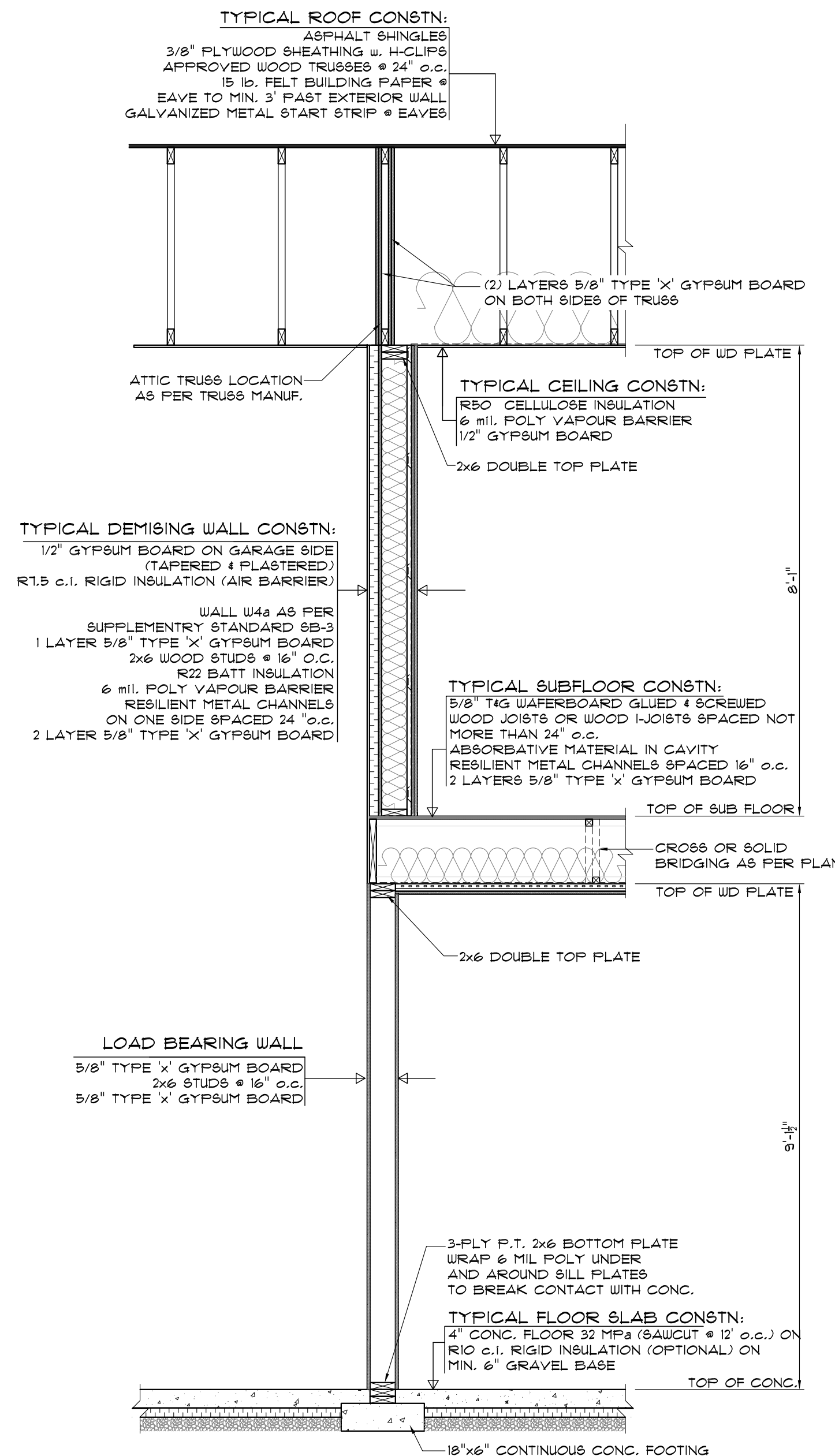
GARAGE WALL SECTION

SCALE: 1/2"=1'-0"



SUNKEN JOIST LEDGE DETAIL

SCALE: 1/2"=1'-0"



2
A-5

INTERIOR WALL SECTION

SCALE: 1/2"=1'-0"

COMPLIANCE PACKAGE - 04		
COMPONENT	THERMAL VALUES*	
CEILING WITH ATTIC SPACE	MIN. NOMINAL R ¹²	50
	MAX. U ¹²	0.020
CEILING WITHOUT ATTIC SPACE	MIN. EFFECTIVE R ¹²	49.23
	MAX. U ¹²	0.036
EXPOSED FLOOR	MIN. NOMINAL R ¹²	35
	MAX. U ¹²	0.031
WALLS ABOVE GRADE	MIN. EFFECTIVE R ¹²	32.07
	MAX. U ¹²	0.042
BASEMENT WALLS	MIN. NOMINAL R ¹²	20.01
	MAX. U ¹²	0.041
BELOW GRADE SLAB ENTIRE SURFACE GREATER THAN 600mm (23 5/8") BELOW GRADE	MIN. NOMINAL R ¹²	-
	MAX. U ¹²	-
HEATED SLAB OR SLAB EQUAL OR LESS THAN 600mm (23 5/8") BELOW GRADE	MIN. NOMINAL R ¹²	10
	MAX. U ¹²	0.090
EDGE OF BELOW GRADE SLAB EQUAL OR LESS THAN 600mm (23 5/8") BELOW GRADE	MIN. NOMINAL R ¹²	10
	MAX. U ¹²	0.090
WINDOWS AND SLIDING GLASS DOORS	MAX. U ¹²	0.28
	ENERGY RATING	28
SKYLIGHTS	MAX. U ¹²	0.49
	MIN. AREA	Δ6HP: 1.1 HSPF
SPACE HEATING EQUIPMENT	MIN. AREA	Δ6HP: 1.1 HSPF
	MIN. GRS	55%
DOMESTIC HOT WATER HEATER	MIN. EF	-
	MIN. EF	-

NOTES:

THE FOLLOWING DEFINITIONS APPLY:

(1) THE VALUES LISTED ARE MINIMUM NOMINAL R-VALUES FOR THE THERMAL INSULATION COMPONENT ONLY.

(2) U-VALUES AND EFFECTIVE R-VALUE SHALL INCLUDE ENTIRE CEILING ASSEMBLY COMPONENTS, FROM INTERIOR AIR FILM TO VENTED SPACE AIR FILM ABOVE INSULATION.

(3) U-VALUES AND EFFECTIVE R-VALUE SHALL INCLUDE ENTIRE EXPOSED FLOOR OR ABOVE GRADE WALL ASSEMBLY COMPONENTS, FROM INTERIOR AIR FILM TO EXTERIOR AIR FILM.

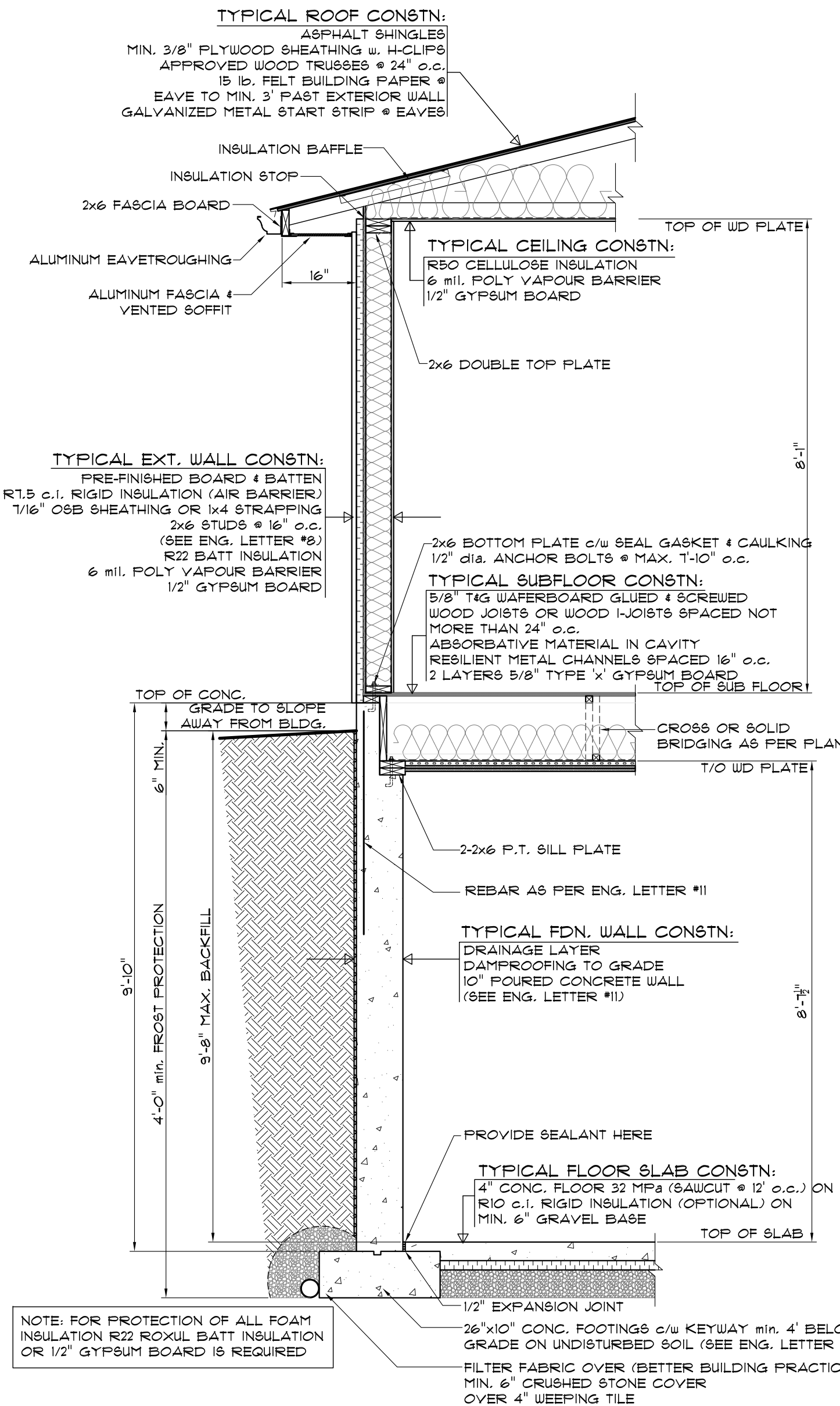
(4) U-VALUE AND EFFECTIVE R-VALUE SHALL INCLUDE ENTIRE BASEMENT WALL OR SLAB ASSEMBLY COMPONENTS AND INTERIOR AIR FILM.

(5) U-VALUE IS THE OVERALL COEFFICIENT OF HEAT TRANSFER FOR A WINDOW ASSEMBLY, SLIDING GLASS DOOR ASSEMBLY OR SKYLIGHT ASSEMBLY EXPRESSED IN Btu/(h·ft²·°F).

(6) IN THE CASE OF BASEMENT WALL ASSEMBLIES, WHERE R20 O.C. IS REQUIRED, R12 + 5 O.C. IS PERMITTED TO BE USED OR VICE VERSA; OR WHERE R12 + 5 O.C. IS REQUIRED, R15 O.C. IS PERMITTED TO BE USED OR VICE VERSA.

(7) IF AN EF OF A WATER TANK IS NOT INDICATED IN A COMPLIANCE PACKAGE, THERE IS NO EF REQUIREMENTS FOR WATER TANK FOR THAT SPECIFIC COMPLIANCE PACKAGE.

(8) NOMINAL AND EFFECTIVE R-VALUES ARE EXPRESSED IN (h·ft²·°F)/Btu. U-VALUES ARE EXPRESSED IN Btu/(h·ft²·°F).



1
A-5

GARAGE WALL SECTION

SCALE: 1/2"=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 - 1510 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: TILLSONBURG

GROUND SNOW LOAD: 1.3 KPA (27.2 PSF)

SPECIFIED SNOW LOAD: 1.2 KPA (25.4 PSF)

DEAD LOAD: 0.2 KPA (4.0 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. 1 7/8"

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

SINGLE JOIST

DOUBLE JOIST

TRIPLE JOIST

D.C.J. DOUBLE CEILING JOIST

STRUCTURAL NOTES

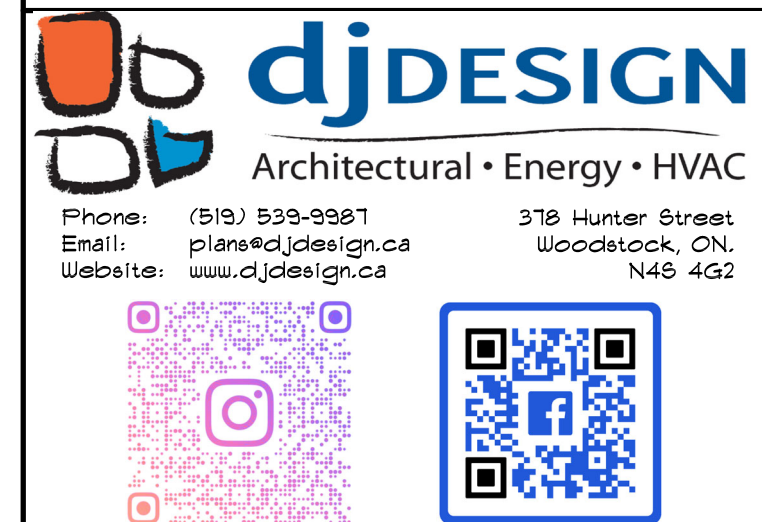
1. ALL EXTERIOR & INTERIOR LINTELS TO BE MIN. (2) PLY 2X10 C/W 2X4 DRYWALL NAILER & PLYWOOD FILLERS BETWEEN EACH PLY, UNLESS NOTED OTHERWISE.
2. ALL NOTCHING & DRILLING OF FRAMING MEMBERS TO CONFORM TO NATIONAL & LOCAL BUILDING CODES.
3. PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS 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 HVAC INSTALLER.

PROPOSED SHOP FOR MIKE & JAIME BILGER
675 GOSHEN RD., TILLSONBURG

PROJECT NUMBER
1238-24-01



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 DIV. C, 3.2.5.1. OF THE BUILDING CODE

DEREK JUKEMA 21759
NAME SIGNATURE

SECTIONS / DETAILS

SCALE: AS SHOWN

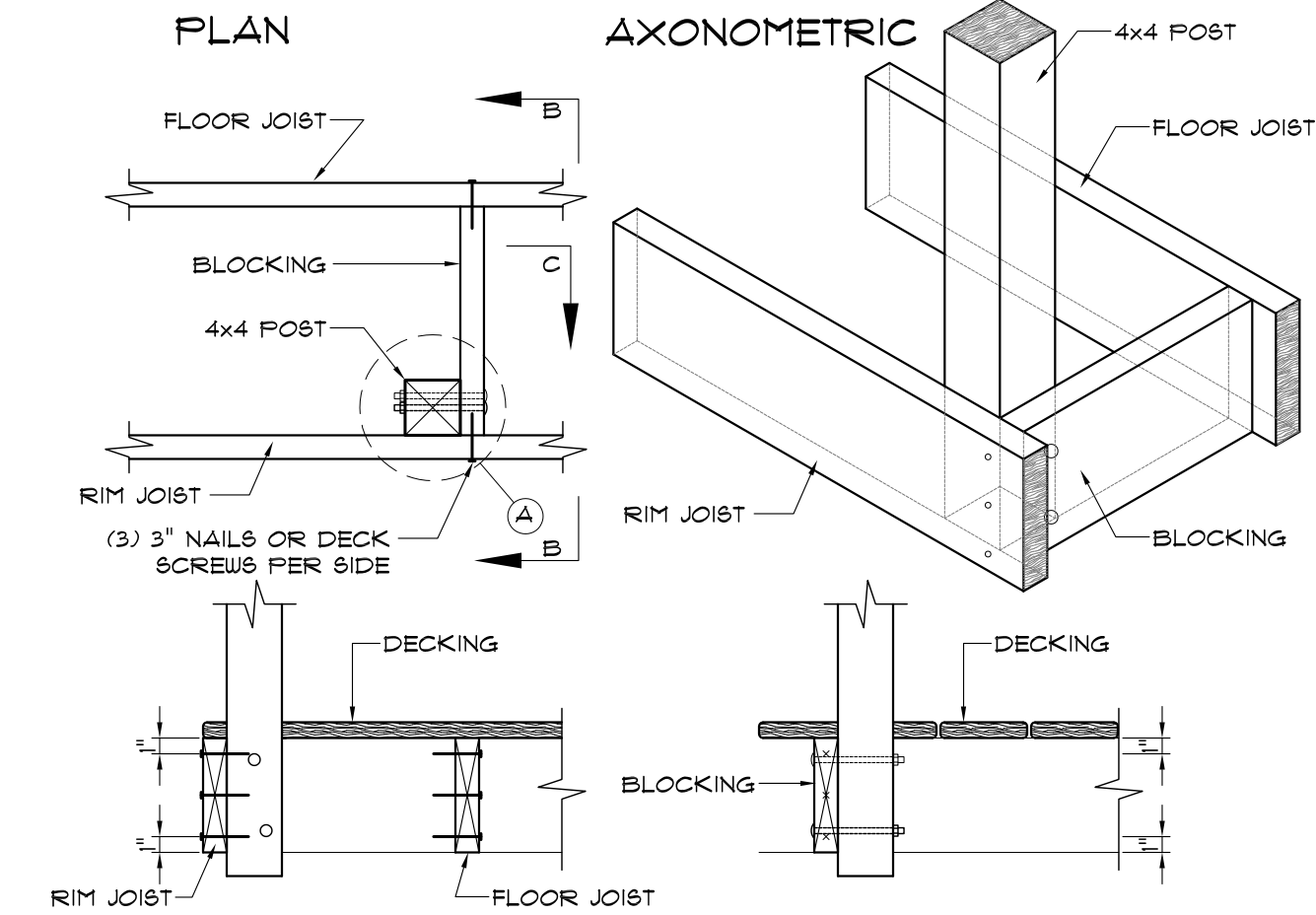
DATE: 2024-11-21

Drawn by: KZ

Designed by: KRYSTAL@DJDESIGN.CA

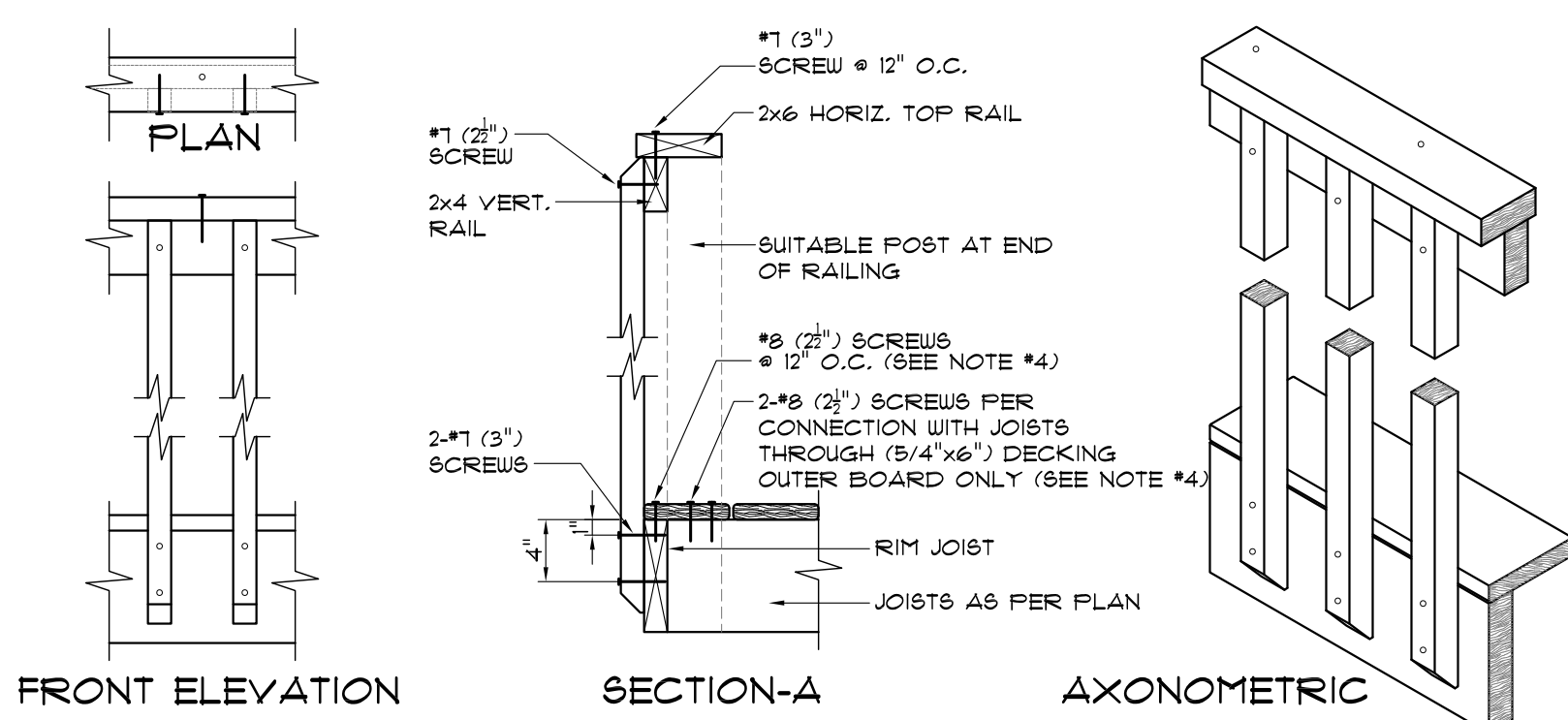
Checked by: ATW

A-5



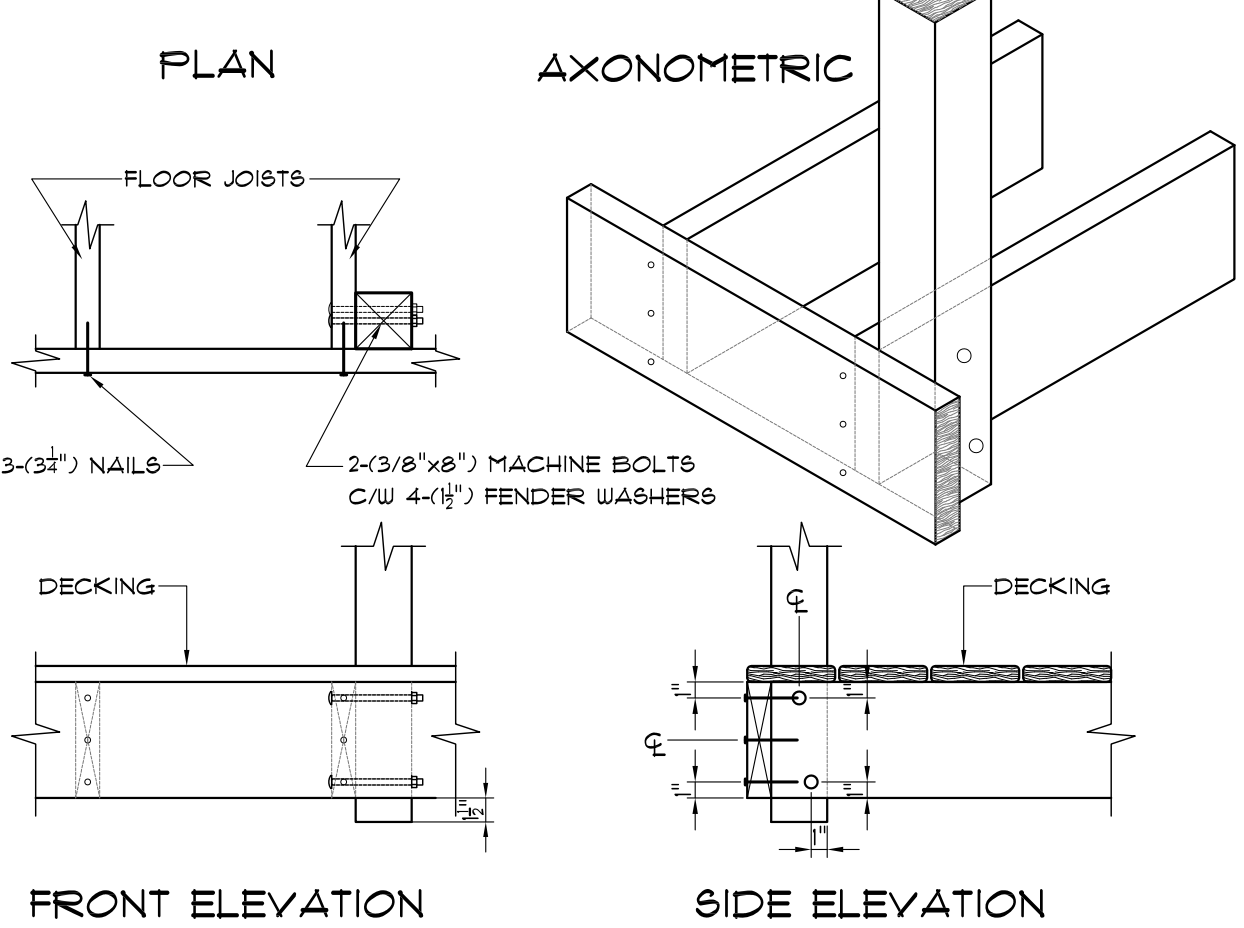
POST CONNECTION (DETAIL EB-6)
SCALE: 1\"/>

- EXTERIOR CONNECTION: POST FASTENED TO FLOOR, GUARD PARALLEL TO FLOOR JOISTS
- NOTES:
- 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.
 - MAXIMUM SPACING BETWEEN POSTS IS DETERMINED FROM CONNECTION DETAIL USED AT LOCATION 'A'.
 - DECKING IS OMITTED FROM THE PLAN VIEW AND THE AXONOMETRIC VIEW FOR CLARITY.
 - BLOCKING SHALL BE NOT LESS THAN A 2x8



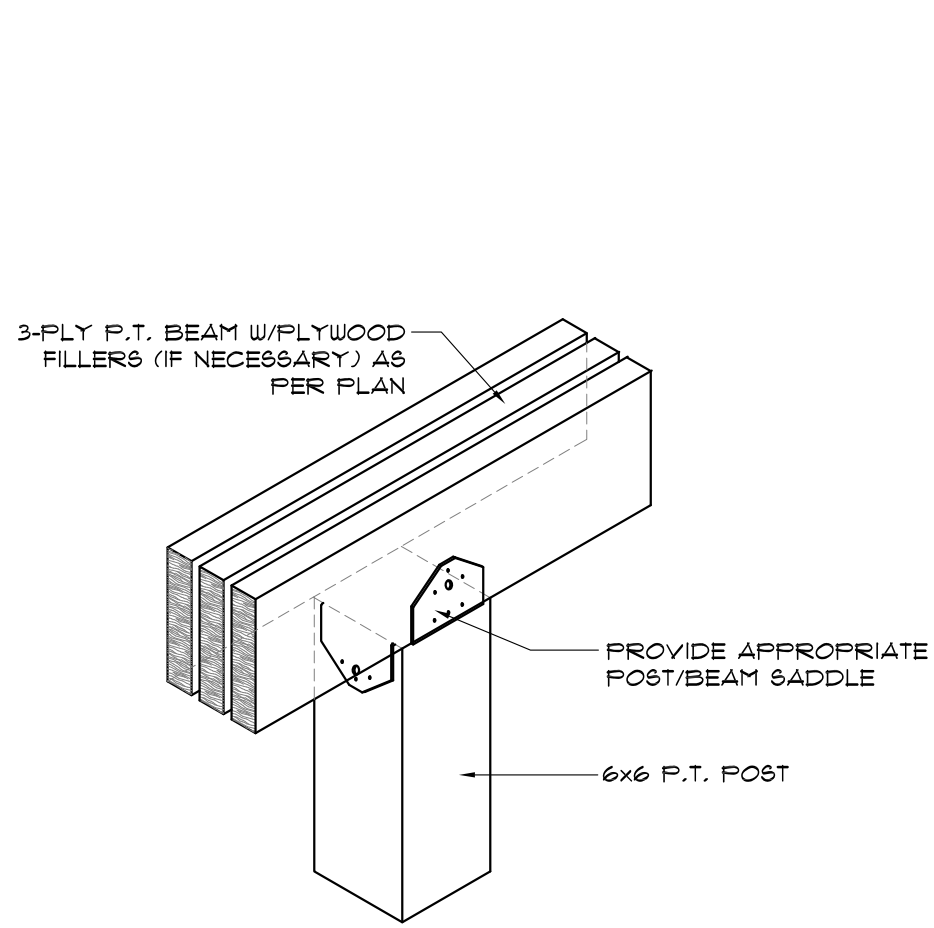
PICKET CONNECTION (DETAIL ED-1)
EXTERIOR CONNECTION: CANTILEVERED PICKET SCREWED TO RIM JOIST

- SCALE: 1\"/>
- NOTES:
- PROVIDE A SUITABLE POST, RETURN, OR SOLID SUPPORT AT EACH END OF THE GUARD.
 - WOOD FOR CANTILEVERED PICKETS SHALL BE DOUGLAS FIR-LARCH, SPRUCE-PINE-FIR, OR HEM-FIR SPECIES.
 - FASTEN RIM JOIST TO EACH FLOOR JOIST WITH 3 (3\"/>

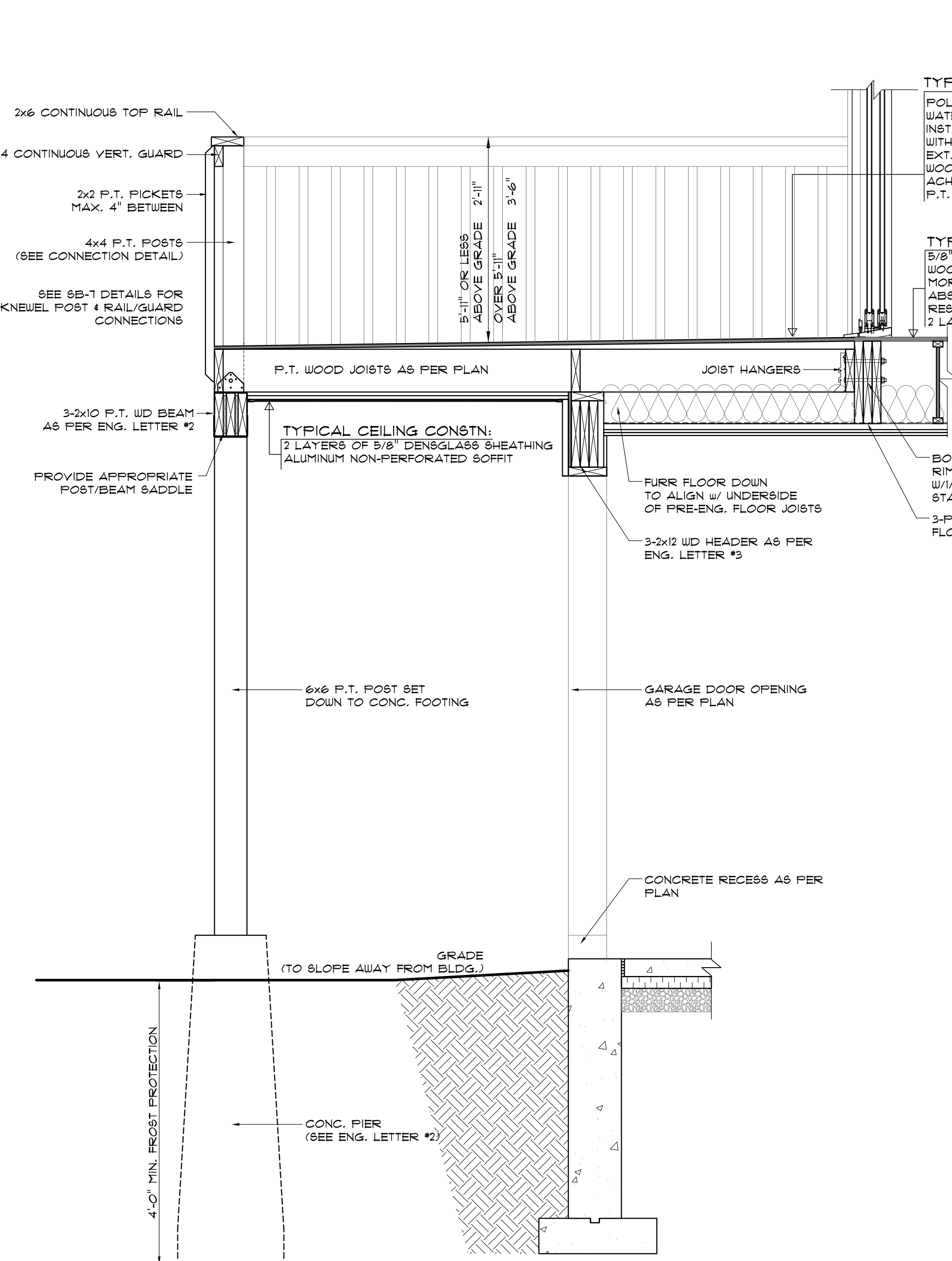


POST CONNECTION (DETAIL EB-4)
EXTERIOR CONNECTION: POST BOLTED TO 2 FLOOR JOISTS

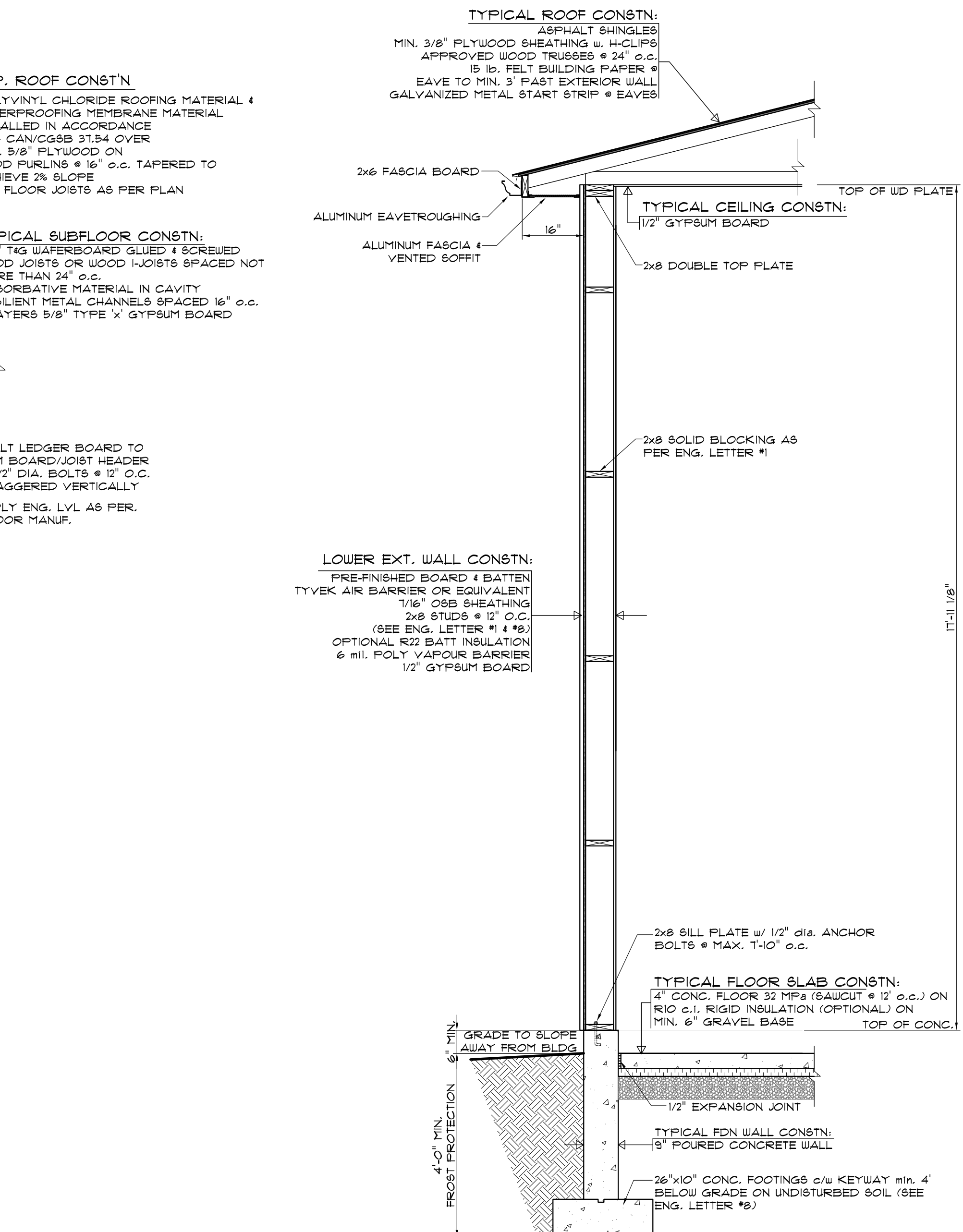
- SCALE: 1\"/>
- NOTES:
- DECKING IS OMITTED FROM THE PLAN VIEW AND THE AXONOMETRIC VIEW FOR CLARITY.
 - (1\"/>



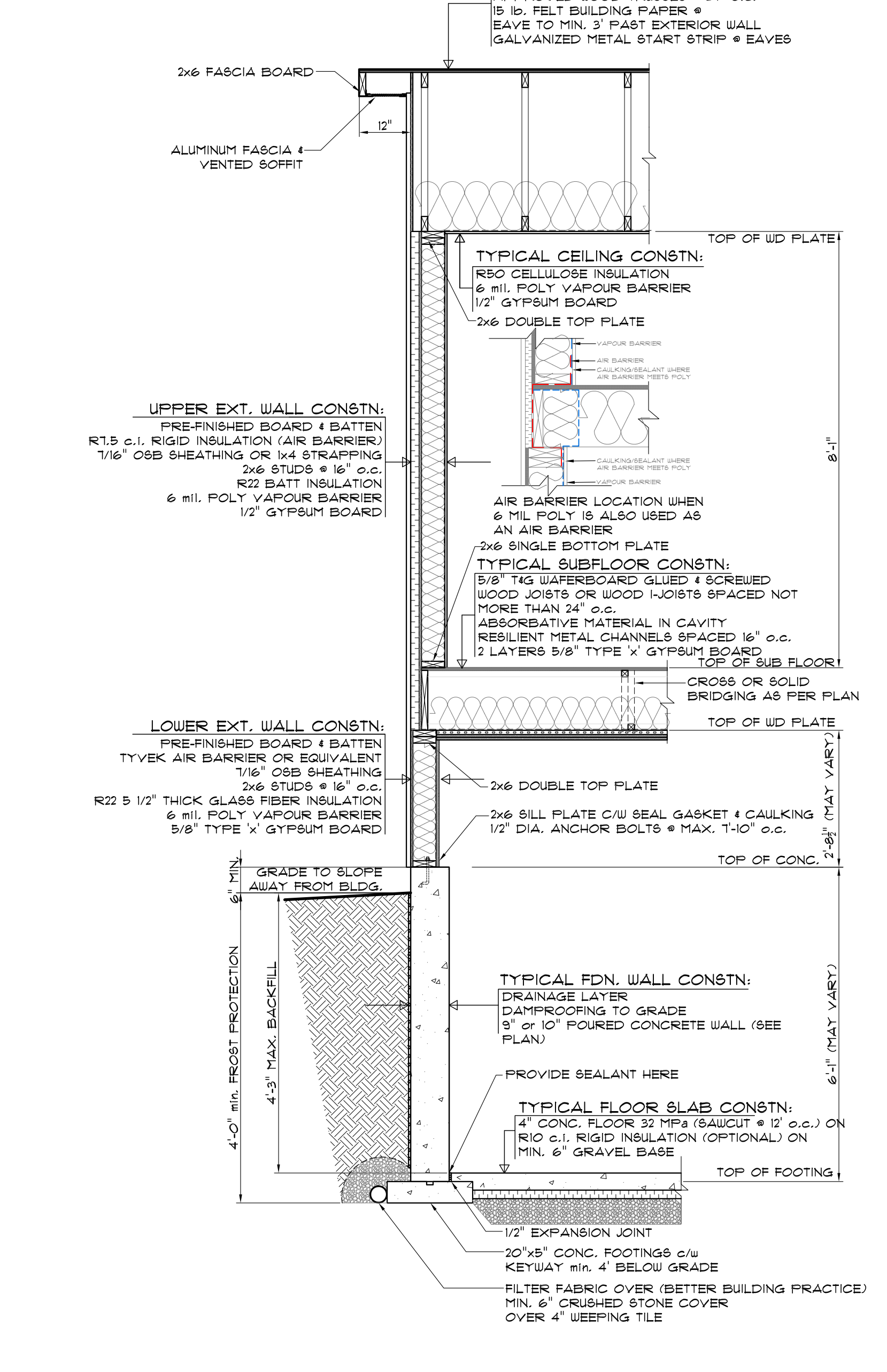
POST/BEAM CONNECTION
SCALE: 1\"/>



TYPICAL DECK SECTION
SCALE: 3/4\"/>



GARAGE WALL SECTION
SCALE: 1/2\"/>



GARAGE WALL SECTION
SCALE: 1/2\"/>

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\"/>

DESIGN NOTES

- DESIGN DATA LOCATION: TILLSONBURG
- GROUND SNOW LOAD: 1.3 KPA (27.2 PSF)
- SPECIFIED SNOW LOAD: 1.2 KPA (25.4 PSF)
- DEAD LOAD: 0.48 KPA (10 PSF)
- WIND LOAD (1/50): 0.44 KPA (9.2 PSF)
- 1/2\"/>
- MAX. BRICK LINTEL SPANS
4\"/>
- BL-1 4\"/>
- BL-2 5\"/>
- BL-3 6\"/>
- BL-4 6\"/>
- STAIR INFO. RISE: MAX. 178
- LEGEND. SOLID BEARING: 10 1/8
- SB FOR GIRDER: 11
- POINT LOAD: 1
- SINGLE JOIST: 6
- DOUBLE JOIST: 7
- TRIPLE JOIST: 8
- DOUBLE CEILING JOIST: 9

STRUCTURAL NOTES

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

DESIGNER DISCLAIMER

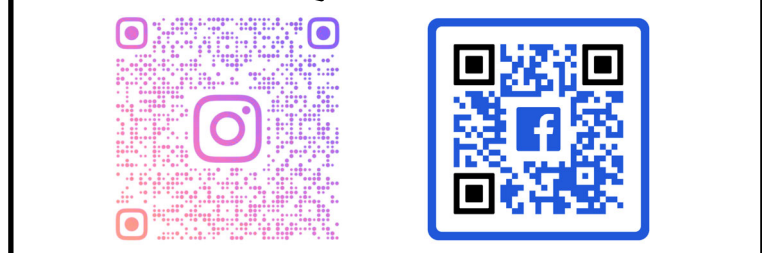
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- IF ANY ERRORS OR OMISSIONS ARE FOUND ON THE DRAWINGS, THE DESIGNER IS TO BE INFORMED IMMEDIATELY TO HELP RESOLVE ANY ISSUES PRIOR TO THE WORK PROCEEDING.
- HVAC STRUCTURAL REQUIREMENTS TO BE VERIFIED AND MET ON SITE WITH HVAC INSTALLER.

PROPOSED SHOP FOR
MIKE & JAIME BILGER
675 GOSHEN RD., TILLSONBURG

PROJECT NUMBER
1238-24-01

djDESIGN
Architectural • Energy • HVAC

Phone: (519) 539-9387 378 Hunter Street
Email: plans@djdesign.ca Woodstock, ON
Website: www.djdesign.ca N4S 4G2



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE 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. 3.2.3.1. OF THE BUILDING CODE

DEREK JUKEMA 21759
NAME BCIN


SECTIONS / DETAILS

Scale: AS SHOWN
Date: 2024-11-21
Drawn by: KZ
Designed by: KRYSTAL@DJDESIGN.CA
ATW

A-6

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information					
Building number, street name 675 Goshen Rd., Tillsonburg				Unit no.	Lot/con.
Municipality Norfolk	Postal code	Plan number/ other description I238-24-01			
B. Individual who reviews and takes responsibility for design activities					
Name Derek Jukema	Firm djDESIGN Inc.				
Street address 378 Hunter St			Unit no.	Lot/con.	
Municipality Woodstock	Postal code N4S 4G2	Province Ontario	E-mail derek@djdesign.ca		
Telephone number (519) 539-9987		Fax number	Cell number		
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]					
<input checked="" type="checkbox"/> House <input type="checkbox"/> Small Buildings <input type="checkbox"/> Large Buildings <input type="checkbox"/> Complex Buildings		<input checked="" type="checkbox"/> HVAC – House <input type="checkbox"/> Building Services <input type="checkbox"/> Detection, Lighting and Power <input type="checkbox"/> Fire Protection		<input checked="" type="checkbox"/> Building Structural <input type="checkbox"/> Plumbing – House <input type="checkbox"/> Plumbing – All Buildings <input type="checkbox"/> On-site Sewage Systems	
Description of designer's work Provided architectural and structural drawings.					
D. Declaration of Designer					
I _____ Derek Jukema _____ declare that (choose one as appropriate): (print name)					
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4.of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: 21759 Firm BCIN: 106489					
I review and take responsibility for the design and am qualified in the appropriate category as an “other designer” under subsection 3.2.5.of Division C, of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____ The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: _____					
I certify that: 1. The information contained in this schedule is true to the best of my knowledge. 2. I have submitted this application with the knowledge and consent of the firm.					
2024-11-27					
Date		Signature of Designer			

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

DJ Design

Attn: Krystal Ziegenbalg

SBM-24-2045

October 1, 2024

¹Revision: November 27, 2024

675 Goshen Road,
Tillsonburg, 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.

Items

- 1. Tall Wall Framing at Rear Garage** **2x8 @ 12" o/c**
Approx. stud height (t/o foundation to u/s truss) = 18'-5"
Provide solid blocking at 48" o/c vertically, min ½" gypsum on interior face, min 3/8" sheathing or 1" rigid insulation on exterior face. Provide 3-2x8 full height king studs at each end of the 10'-0" wide garage door openings.
- 2. Floor Beam Supporting Rear Balcony (left to right)** **3-2x10 PT**
Factored reaction @ ends: 1.6 kips
Approx. span (centre-to-centre) = 15'-0"
Provide a 6x6 PT post for each support on a 12" diameter concrete pier belled to 18" diameter at the base. Ensure the piers are founded minimum 48" below finished grade on native undisturbed soil and extend max. 12" above grade.
- 3. Right Garage Overhead Door Header Under Balcony (left to right)** **3-2x12**
Factored reaction @ ends: 2.4 kips
Approx. span (centre-to-centre) = 10'-4"
Provide 1 jack stud, 2 king studs at each end.
- 4. Rear Workshop Door Headers (2) (front to back)** **3-1.75"x9.25" 2.0e LVL**
Factored reaction @ ends: 17.4 kips
Approx. span (centre-to-centre) = 3'-3"
Provide 3 jack studs, 1 king stud at the front support on a min. 36"x36"x16" concrete pad footing and provide 2 jack studs, 1 king stud at the rear support bearing on a min. 18"x6" concrete strip footing.
- 5. Header between Workshop and Garage (front to back)** **3-2x10**
Factored reaction @ ends: 3.2 kips **or 2-1.75"x9.25" 2.0e LVL**
Approx. span (centre-to-centre) = 10'-4"
Provide 2 jack studs, 1 king stud at each end on an 18"x6" strip footing.

16. 1st Floor Supports for Beams by Supplier

Beam ID	Left or Front Support	Centre Support	Right or Rear Support
Stairs Header Beam	4-2x4 down to 24"x24"x10" concrete pad footing	N/A	4-2x4 down to 24"x24"x10" concrete pad footing
Rear Storage Area Beam	5-2x6	N/A	5-2x6 on a 36"x36"x16" concrete pad footing

Note: All unspecified hangers by floor supplier.

7. 2nd Floor Supports for Beams by Supplier

Beam ID	Left or Front Support	Centre Support	Right or Rear Support
BM1	2 jack studs, 1 king stud	N/A	2 jack studs, 1 king stud
BM2	2 jack studs, 1 king stud	N/A	2 jack studs, 1 king stud
BM3	3 jack studs, 3-2x8 king studs	N/A	3 jack studs, 3-2x8 king studs

Note: All unspecified hangers by floor supplier.

8. Part 4 Truss Support

See SBM details S1 & S2 for part 4 truss support.

9. Lateral Unsupported Foundation Wall at Stairs

Provide (2) 20M top bars spaced 6" apart with 3" clear cover from top of wall and 1¼" clear cover from inside face. Extend bars min 32" past stair opening at each end. Just past the stair opening, provide (3) ½" diameter OBC anchor bolts @ 16" o/c at each end.

10. Entry Door Header (front to back)**3-1.75"x7.25" 2.0e LVL**

Factored reaction @ ends: 19.1 kips

Approx. span (centre-to-centre) = 3'-4"

Provide 3 jack studs, 1 king stud at each end.

11. Joist Ledge

See SBM details S3 for joist ledge in foundation wall.

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

David Brown, P.Eng
Structural ENG I, Project Lead

SCHEDULE

SNOW LOAD = 40.1psf

TRUSS CLEAR SPAN	49'-2"
MAIN FLOOR WALL HEIGHT	8'-1"
MAIN FLOOR WALL STUDS	2x6 @ 16" O.C.
MAIN FLOOR JOIST SPAN	25'-6"
STRIP FOOTING SIZE	26"x10"

MAXIMUM 1'-4" FINISHED OVERHANG



MAXIMUM WIND PRESSURE
q(1/50) = 0.44kPa

MAINTAIN 6" EXTENSION ABOVE
GRADE LEVEL AT LOCATIONS
OUTSIDE OF ENTRY AREAS

PERIMETER RIM BOARD,
MINIMUM 2x LUMBER OR
OSB BY FLOOR SUPPLIER

BACKFILL HEIGHT AS PER
O.B.C. TABLE 9.15.4.2.A.

SEE SBM DETAIL S3 FOR
BRICK LEDGE

STRIP FOOTING C/W 2x4 KEY,
SEE SCHEDULE FOR SIZE

DRAINAGE TILE C/W FILTER FABRIC
& 6" CLEAR STONE COVER

PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. MAX.
DESIGNED TO PART 4 LOADING

TRUSS UPLIFT CONNECTOR AS SPECIFIED

DOUBLE TOP PLATE

MAIN FLOOR WALL CONSTRUCTION:
GYPSUM BOARD (SEE ARCH)
VAPOUR BARRIER (SEE ARCH)
WOOD STUDS (SEE SCHEDULE) C/W MID-HEIGHT BLOCKING
MIN. 3/8" SHEATHING OR 1" RIGID INSULATION (SEE ARCH)
AIR BARRIER (SEE ARCH)
EXTERIOR WALL FINISH

2x6 BOTTOM PLATE AND 2x4 SILL PLATE
W/ 1/2" DIA. OBC ANCHOR BOLTS @ MAX.
7'-10" O.C.

FLOOR JOISTS & SUBFLOOR AS PER PLAN,
SEE SCHEDULE FOR MAXIMUM SPAN

2-2x6 SILL PLATE + ANCHOR
BOLTS AS PER SBM REPORT

FOUNDATION WALL CONSTRUCTION:
GYPSUM BOARD @ FINISHED AREAS (SEE ARCH)
VAPOUR BARRIER
STRAPPING & INSULATION (SEE ARCH)
10" THICK POURED CONCRETE FOUNDATION (FOLLOW
O.B.C. TABLE 9.15.4.2.A.)
DAMP PROOFING (SEE ARCH)
DRAINAGE LAYER (SEE ARCH)

FLOOR SLAB AS PER O.B.C. PART 9

NOTES:

- SEALED FOR STRUCTURAL INFORMATION ONLY. SEE SPECIFICATION SHEET SS1 ATTACHED.
- REFER TO ARCHITECTURAL DRAWINGS FOR INSULATION, AIR BARRIER, VAPOUR BARRIER, ETC.
- CONSTRUCTION SHALL CONFORM TO O.B.C. PART 9 UNLESS NOTED OTHERWISE.
- AN ALLOWABLE SOIL BEARING CAPACITY OF 2000psf HAS BEEN ASSUMED FOR DESIGN OF FOOTING AND SHALL BE CONFIRMED PRIOR TO POURING FOOTINGS. 20" WIDE X 6" THICK STRIP FOOTINGS PERMITTED PROVIDED THE ALLOWABLE SOIL BEARING PRESSURE IS CONFIRMED BY A GEOTECHNICAL ENGINEER TO BE MINIMUM 3000psf.
- NO HEAVY ROOFING MATERIAL PERMITTED UNLESS NOTED OTHERWISE.
- WOOD WITHIN 6" OF EXTERIOR GRADE TO BE PROTECTED AGAINST DECAY AS PER OBC 9.3.2.9. WOOD WITHIN 18" OF GROUND LEVEL TO BE PROTECTED AGAINST TERMITE WHERE THEY ARE KNOWN TO OCCUR

S1

DRAWING NO.:	DRAWN BY: MH	CHECKED BY: DB	DATE 01/11/24	NO. 01	REVISIONS ISSUED FOR REVIEW
	DATE: NOV. 2024				
	SCALE: AS NOTED				
	PROJECT NO.:				
	SBM-24-2045				
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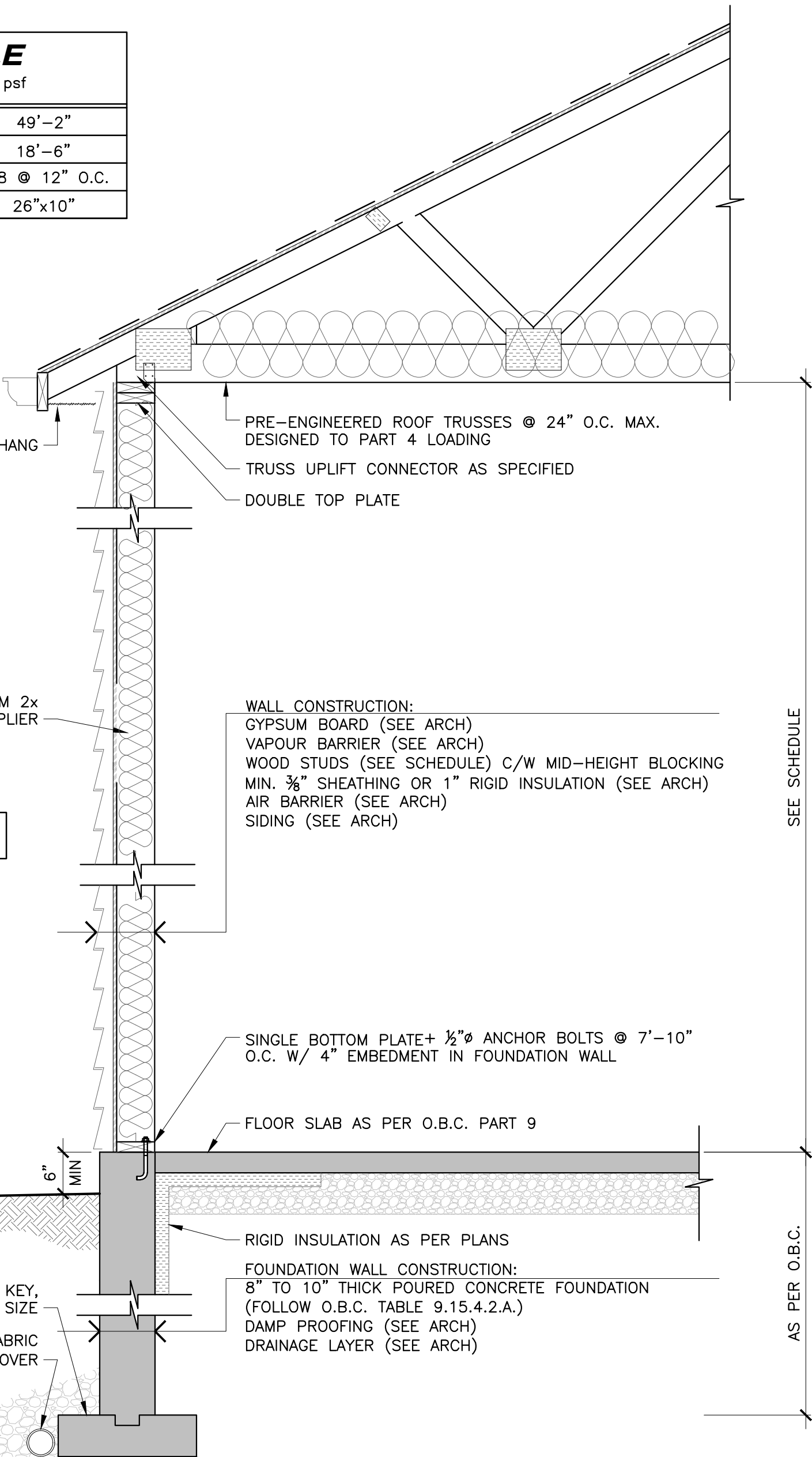
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1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
Tel: (519) 471-6667 Fax: (519) 471-0034
Email: sbm@sbmltd.ca

DRAWING:
PART 4 TRUSS SUPPORT
PROJECT:
**DJ DESIGN,
675 GOSHEN ROAD,
TILLSONBURG, ON**

SCHEDULE

SNOW LOAD = 40.2 psf

TRUSS CLEAR SPAN	49'-2"
MAIN FLOOR WALL HEIGHT	18'-6"
MAIN FLOOR WALL STUDS	2x8 @ 12" O.C.
STRIP FOOTING SIZE	26"x10"



PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. MAX.
DESIGNED TO PART 4 LOADING

TRUSS UPLIFT CONNECTOR AS SPECIFIED

DOUBLE TOP PLATE

WALL CONSTRUCTION:
GYPSUM BOARD (SEE ARCH)
VAPOUR BARRIER (SEE ARCH)
WOOD STUDS (SEE SCHEDULE) C/W MID-HEIGHT BLOCKING
MIN. 3/8" SHEATHING OR 1" RIGID INSULATION (SEE ARCH)
AIR BARRIER (SEE ARCH)
SIDING (SEE ARCH)

SINGLE BOTTOM PLATE+ 1/2"Ø ANCHOR BOLTS @ 7'-10"
O.C. W/ 4" EMBEDMENT IN FOUNDATION WALL

FLOOR SLAB AS PER O.B.C. PART 9

RIGID INSULATION AS PER PLANS

FOUNDATION WALL CONSTRUCTION:
8" TO 10" THICK POURED CONCRETE FOUNDATION
(FOLLOW O.B.C. TABLE 9.15.4.2.A.)
DAMP PROOFING (SEE ARCH)
DRAINAGE LAYER (SEE ARCH)

STRIP FOOTING C/W 2x4 KEY,
SEE SCHEDULE FOR SIZE

DRAINAGE TILE C/W FILTER FABRIC
& 6" CLEAR STONE COVER

NOTES:

- SEALED FOR STRUCTURAL INFORMATION ONLY. SEE SPECIFICATION SHEET SS1 ATTACHED.
- REFER TO ARCHITECTURAL DRAWINGS FOR INSULATION, AIR BARRIER, VAPOUR BARRIER, ETC.
- CONSTRUCTION SHALL CONFORM TO O.B.C. PART 9 UNLESS NOTED OTHERWISE.
- AN ALLOWABLE SOIL BEARING CAPACITY OF 2000psf HAS BEEN ASSUMED FOR DESIGN OF FOOTING AND SHALL BE CONFIRMED PRIOR TO POURING FOOTINGS. 20" WIDE X 6" THICK STRIP FOOTINGS PERMITTED PROVIDED THE ALLOWABLE SOIL BEARING PRESSURE IS CONFIRMED BY A GEOTECHNICAL ENGINEER TO BE MINIMUM 3000psf.
- NO HEAVY ROOFING MATERIAL PERMITTED UNLESS NOTED OTHERWISE.

DRAWING NO.: S2	DRAWN BY: EW	CHECKED BY: DB	DATE 23/09/24	NO. 01	REVISIONS ISSUED FOR REVIEW
	DATE: SEPT. 2024				
	SCALE: AS NOTED				
	PROJECT NO.: SBM-24-2045				
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Email: sbm@sbmltd.ca

DRAWING:
PART 4 TRUSS SUPPORT

PROJECT:
**DJ DESIGN,
675 GOSHEN ROAD,
TILLSONBURG, ON**



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DJ DESIGN

675 GOSHEN ROAD, TILLSONBURG, ON

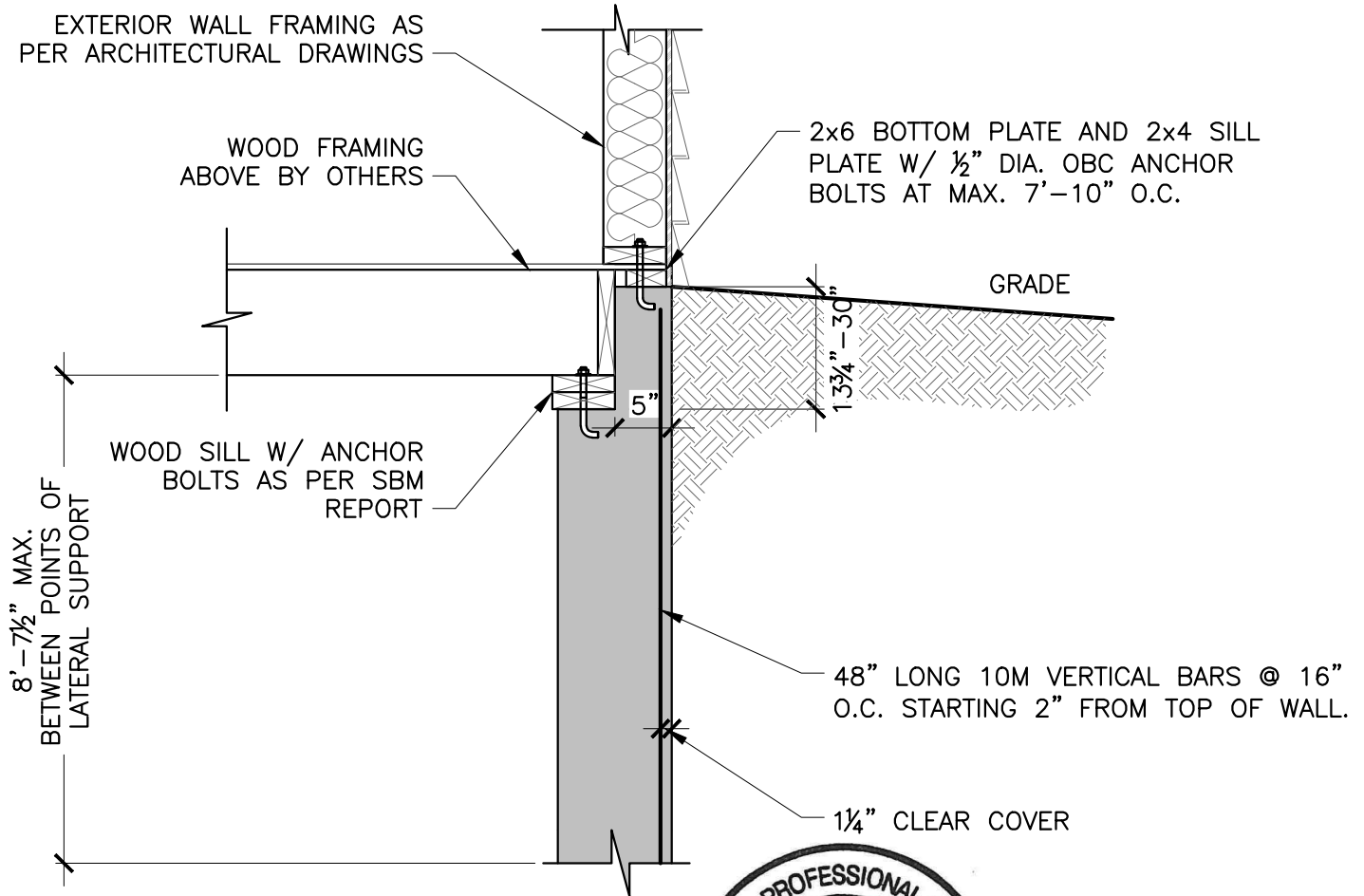
JOIST LEDGE DETAIL

FILE NO.: SBM-24-2045

DATE: NOV. 01, 2024

SHEET NO.: S3

DRAWN BY: MH



NOTES:

1. SEALED FOR STRUCTURAL INFORMATION ONLY. SEE SPECIFICATION SHEET SS1 ATTACHED.
2. WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOADS PROVIDED IN SENTENCE 9.4.4.6(1)(a) OF THE ONTARIO BUILDING CODE.
3. SOME TYPICAL O.B.C. DESIGN ITEMS HAVE BEEN OMITTED FOR CLARITY. ENSURE CONSTRUCTION CONFORMS TO THE LATEST EDITION.
4. SEE SBM DETAIL S1 FOR ADDITIONAL REQUIREMENTS.
5. WOOD WITHIN 6" OF EXTERIOR GRADE TO BE PROTECTED AGAINST DECAY AS PER OBC 9.3.2.9. WOOD WITHIN 18" OF GROUND LEVEL TO BE PROTECTED AGAINST TERMITE WHERE THEY ARE KNOWN TO OCCUR

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) $3\frac{1}{4}$ " 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. 9.23.13. 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 A-3 TO A-7.
3. WHERE REQUIRED, PROVIDE INTERMEDIATE SUPPORT FOR ROOF RAFTERS AS PER O.B.C. 9.23.13.7.
 - 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 9.23.13.8. 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. 9.23.13.11. 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.

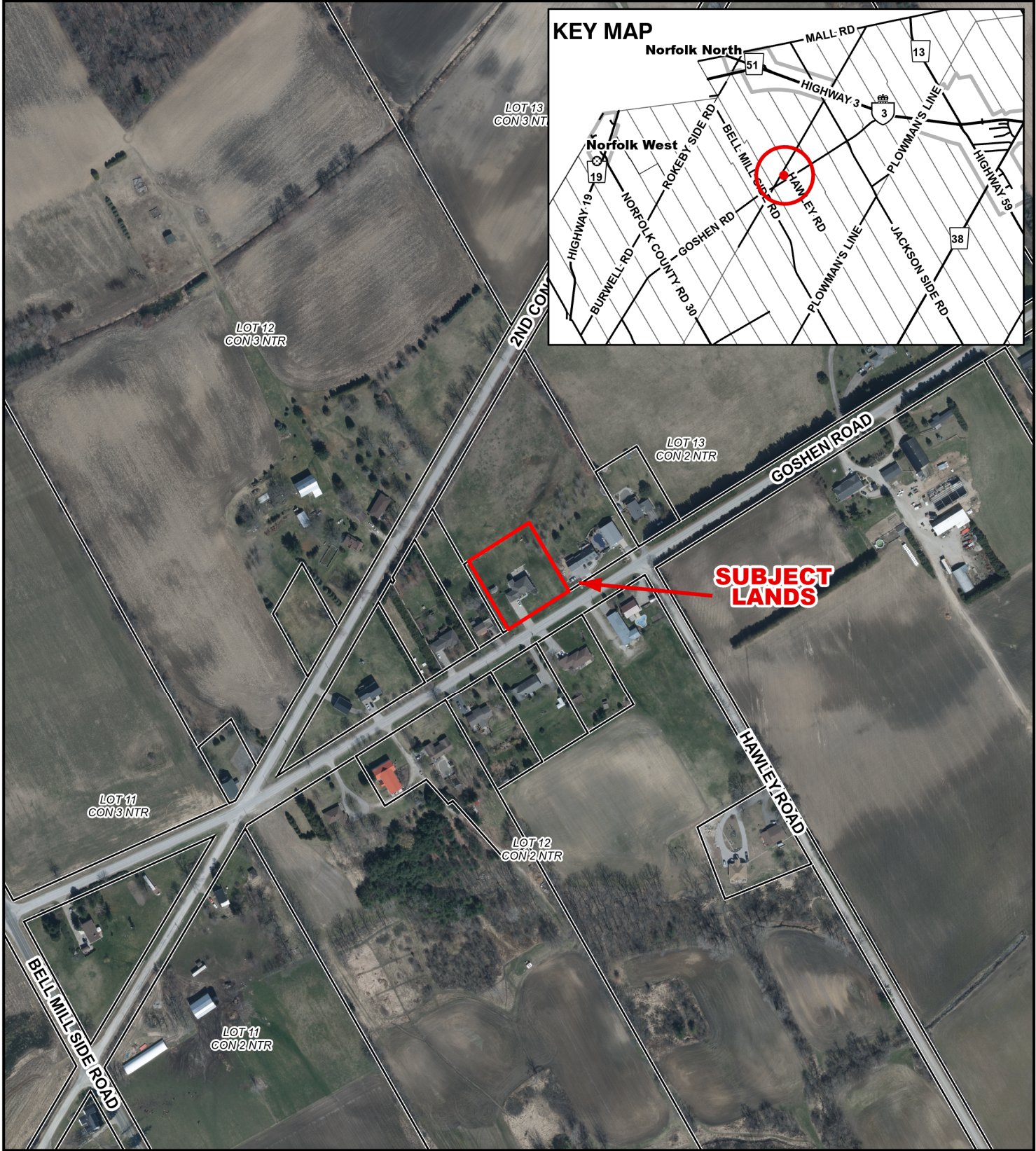


STRUCTURAL STEEL


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/ $\frac{3}{8}$ " THRU-BOLTS C/W NUTS & WASHERS OR HILTI X-U FASTENERS @ 24" O.C. STAGGERED INTO THE TOP FLANGE & (2) $3\frac{1}{4}$ " NAILS FROM EACH JOIST INTO THE TOP PLATE.
 - 4.2. FLUSH STEEL BEAM - SOLID BLOCKING (2x LUMBER & PLYWOOD) BOLTED TO THE BEAM WEB WITH $\frac{1}{2}$ " 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 $\frac{1}{4}$ " 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) $\frac{3}{8}$ " BOLTS, OR 2" OF $\frac{1}{4}$ " 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

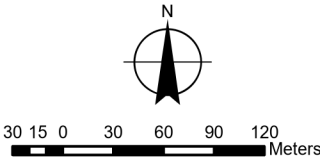


Legend

 Subject Lands

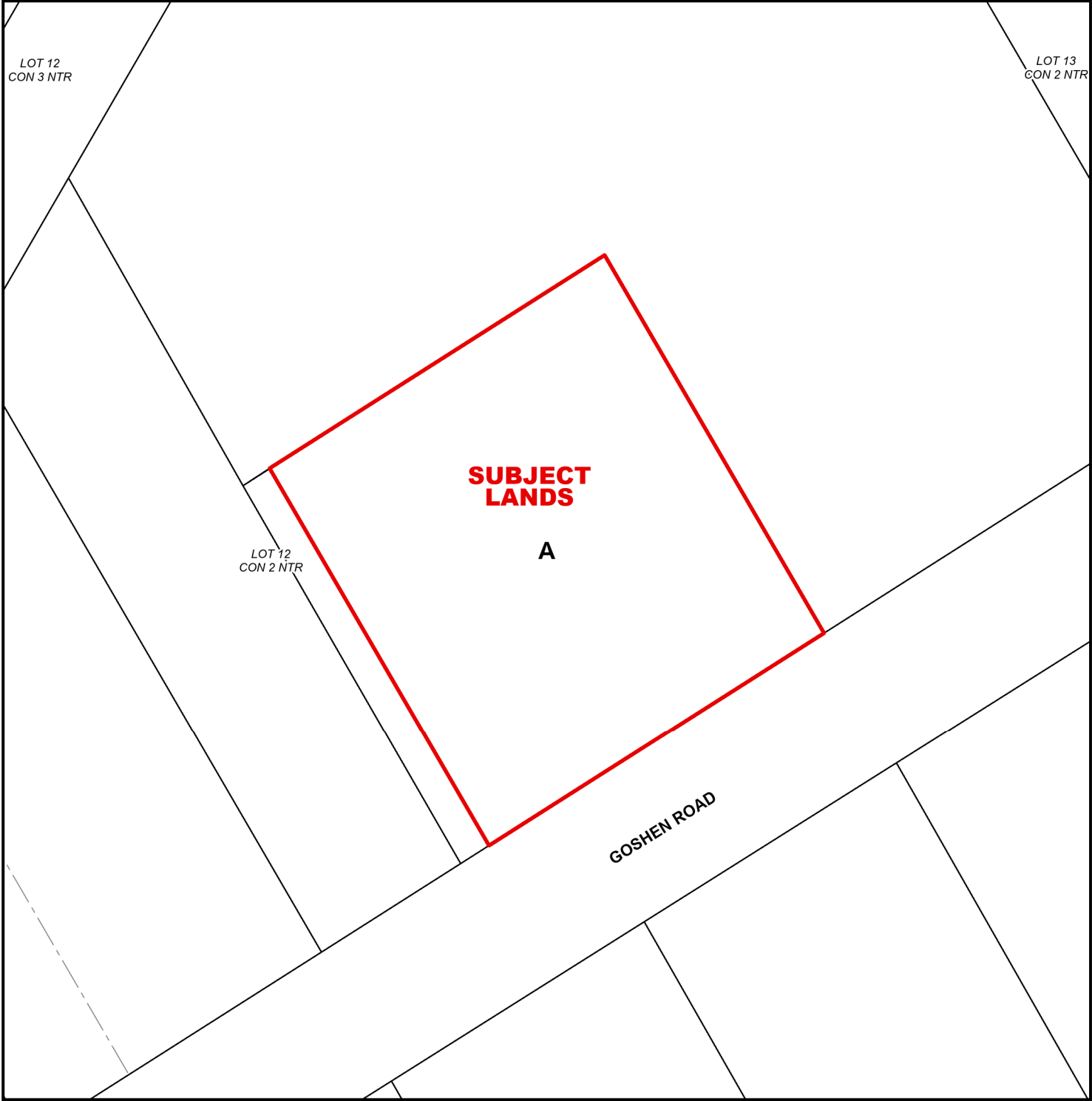
2020 Air Photo

5/22/2025



MAP B
ZONING BY-LAW MAP
Geographic Township of MIDDLETON

ANPL2024422



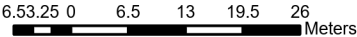
LEGEND

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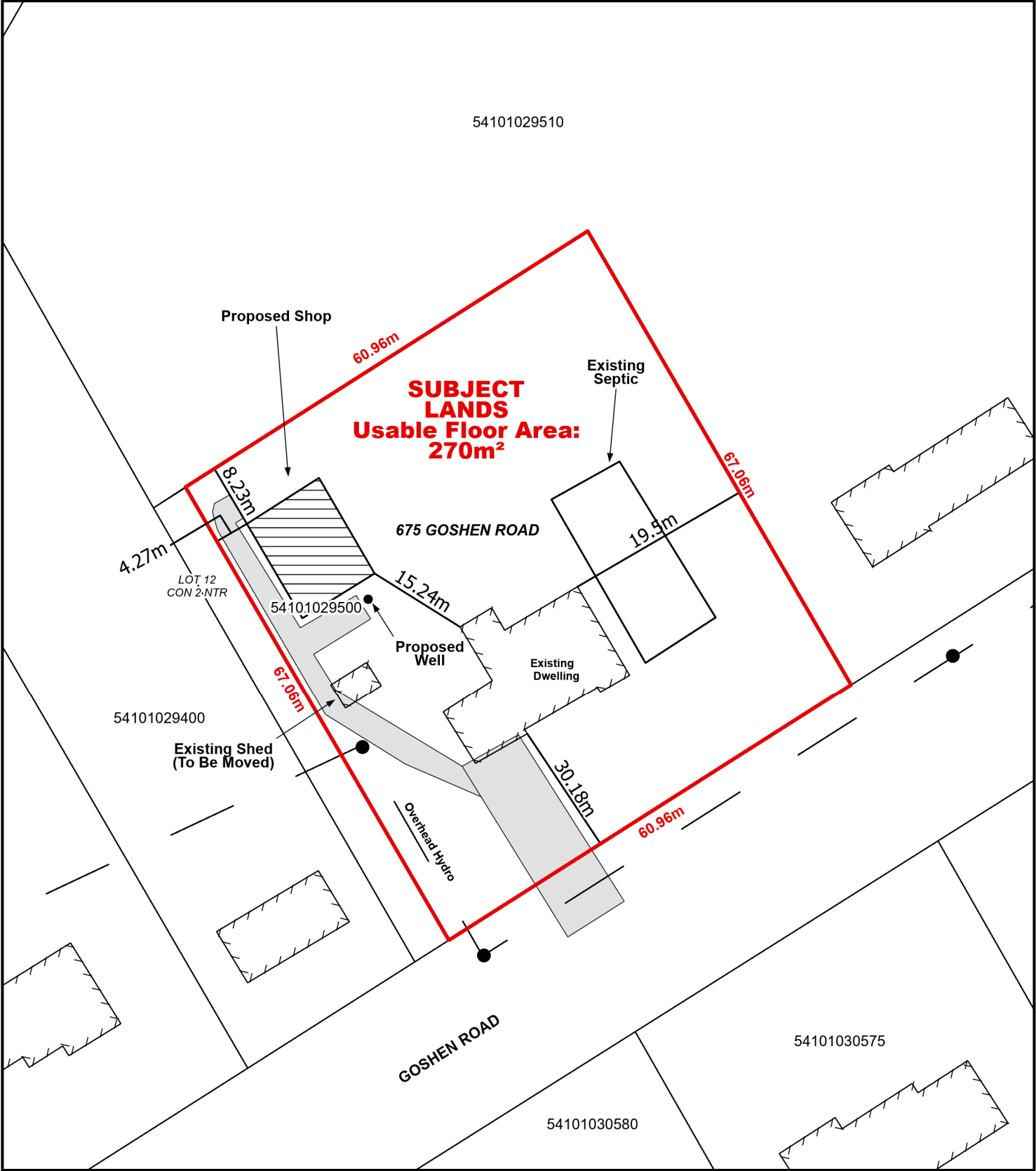
ZONING BY-LAW 1-Z-2014

5/22/2025


(H) - Holding
A - Agricultural Zone



CONCEPTUAL PLAN
Geographic Township of MIDDLETON



Legend

 Subject Lands

5/22/2025

