

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 1' (30cm) LIFTS EVENLY AROUND STRUCTURE.
COMPACT BACKFILL TO 95% STANDARD PROCTOR.
- ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
- PROVIDE TEMPORARY BRACING FOR ALL COLUMNS UNTIL FINAL BRACING INSTALLATION COMPLETE.

DESIGN NOTES

DESIGN DATA LOCATION: WOODSTOCK
 GROUND SNOW LOAD: 1.5 KPA (32.1 psf)
 SPECIFIED SNOW LOAD: 1.45 KPA (30.3 psf)
 DEAD LOAD: 0.48 KPA (10 psf)
 WIND LOAD (150): 0.44 KPA (9.2 psf)
 1/2" PERIMETER EXPANSION JOINT FOR POURED CONC. SLABS
 1/4" CONTROL JOINTS @ 20' O.C. E.W. IN POURED CONC. SLABS
 ALL WOOD NO. 2 BRUCE OR BETTER
 ALL BOLTS GALVANIZED STEEL

MAX. BRICK LINTEL SPANS
4" BRICK/STONE O.B.C. 9.20.5.2

BL-1 4" x 3 1/2" H x 1/4" T 8'-2"
 BL-2 5" x 3 1/2" H x 5/8" T 10'-1"
 BL-3 6" x 3 1/2" H x 7/8" T 11'-1"
 BL-4 6" x 3 1/2" H x 1 1/2" T 12'-4"

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

STRUCTURAL NOTES

1. ALL EXTERIOR & INTERIOR 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

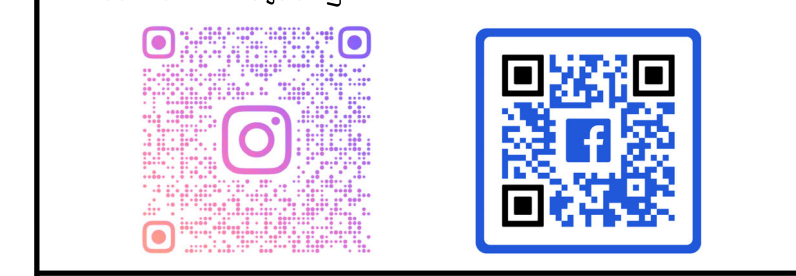
1. THESE PLANS WERE PRODUCED WITH INFORMATION PROVIDED ON OR BEFORE THE PRINTED DATE.
2. IF ANY ERRORS OR OMISSIONS ARE FOUND ON THE DRAWINGS, THE DESIGNER IS TO BE INFORMED IMMEDIATELY TO HELP RESOLVE ANY ISSUES PRIOR TO THE WORK PROCEEDING.
3. HVAC STRUCTURAL REQUIREMENTS TO BE VERIFIED AND MET ON SITE WITH THE HVAC INSTALLER.

PLAN AREAS

PROPOSED RENOVATION FOR THOMPSON GOOSSENS ACCOUNTANTS
 54 BROADWAY ST., TILLSONBURG

PROJECT NUMBER
 1211-24-01

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 2.1.8.1. OF THE BUILDING CODE

DEREK JUKEMA 21159
 NAME BCIN

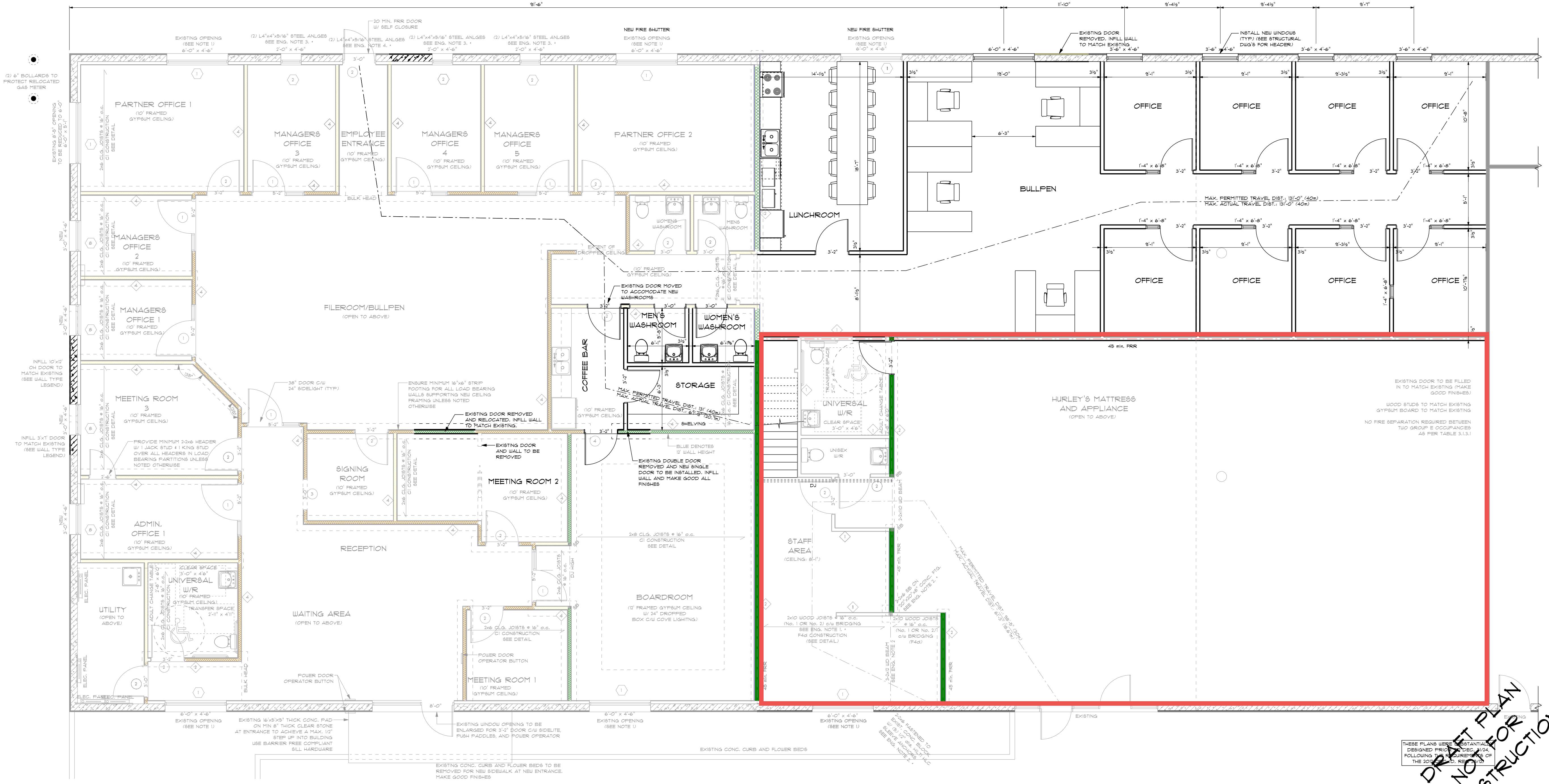
 SIGNATURE

MAIN FLOOR PLAN

scale: 3/16" = 1'-0"
 date: 2025-03-05
 drawn by: ATU
 designed by: ANDREA@DJDESIGN.CA
 checked by: JVB

A-4

LEGEND	
EXTERIOR INFILL WALL STUCCO FINISH TO MATCH EXISTING CONCRETE BLOCK TO MATCH EXISTING NEW 2x4 WOOD STUDS @ 16" O.C. 1/2" R14 BATT INSULATION 6MIL POLY VAPOUR BARRIER NEW 1/2" GYPSUM BOARD FINISHES EQUAL PER TO EXISTING WALL	INTERIOR PARTITION (UNLESS NOTED OTHERWISE) 1/2" GYPSUM BOARD 3/4" x 2x4 WOOD STUDS @ 16" O.C. 3 1/2" THICK ABSORPTIVE MATERIAL IN CAVITY RESILIENT METAL CHANNEL @ 24" O.C. 1/2" GYPSUM BOARD
WALL 5/8" AS PER SUPPLEMENTARY STANDARD SB-3	SUBFLOOR OF 5/8" PLYWOOD, OSB OR WAFFERBOARD, OR 3/4" TONGUE AND GROOVE LAMBER WOOD JOISTS OR WOOD I-BEAMS SPACED NOT MORE THAN 24" O.C. ABSORPTIVE MATERIAL IN CAVITY 2 LAYERS 5/8" TYPE X GYPSUM BOARD
1/2" GYPSUM BOARD 3/4" WOOD STUDS @ 16" O.C. 3 1/2" THICK ABSORPTIVE MATERIAL 1/2" GYPSUM BOARD	45 MIN. FIRE RATING 58 STC RATING
30 MIN. FIRE RATING LOAD BEARING 30 MIN. 45 MIN. FIRE RATING, NON-LOAD BEARING 52 STC RATING	CEILING CONSTRUCTION CEILING JOISTS AS PER PLAN OPTIONAL ABSORPTIVE MATERIAL IN CAVITY OPTIONAL RESILIENT METAL CHANNEL @ 24" O.C. 1/2" GYPSUM BOARD
COMPONENT ADDITIVE METHOD AS PER SUPPLEMENTARY STANDARD SB-3	WALL 5/8" AS PER SUPPLEMENTARY STANDARD SB-3
5/8" TYPE X GYPSUM BOARD - 40 MIN. (TABLE 2.3.4.B.) WOOD STUDS @ 16" O.C. MAX. - 22 MIN. (TABLE 2.3.4.B.) 3 1/2" THICK ABSORPTIVE MATERIAL - 15 MIN. (TABLE 2.3.4.G.) RESILIENT CHANNEL	5/8" TYPE X GYPSUM BOARD 3/4" WOOD STUDS @ 16" O.C. 3 1/2" THICK ABSORPTIVE MATERIAL RESILIENT METAL CHANNEL 2 LAYERS 5/8" TYPE X GYPSUM BOARD
75 MIN. FIRE RATING PROVIDED FROM BOTH SIDES SEE ENGINEER NOTE 5	1 M. FIRE RATING LOAD BEARING 1 M. 0.5 M. FIRE RATING, NON-LOAD BEARING 52 STC RATING
VERTICAL STOREFRONT WALL DESIGNED BY OTHERS	
STORE FRONT WALL SYSTEM	



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

DRAFT PLAN NOT FOR CONSTRUCTION

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