



**GENERAL PLAN & DESIGN NOTES:**

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**QUALIFICATION INFORMATION**  
Required unless design is exempt under Div. C, 3.2.4 of the building code

JASON SCHILSTRA 37758  
NAME: BCIN:

**REGISTRATION INFORMATION**  
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RIJUS HOME DESIGN INC. 100572  
FIRM NAME: BCIN:

SIGNATURE



**RIJUS**  
Home Design Inc.  
SERVING ALL ONTARIO WITH DESIGNS FOR CUSTOM HOMES, ADDITIONS & GARAGES SINCE 1983  
310 QUEEN ST. DUNNVILLE, ON.  
PHONE: (905) 701-1110  
EMAIL: JASON@RIJUS.COM  
WWW.RIJUS.COM

**PROJECT INFORMATION:**

**BO ACRES INC.**

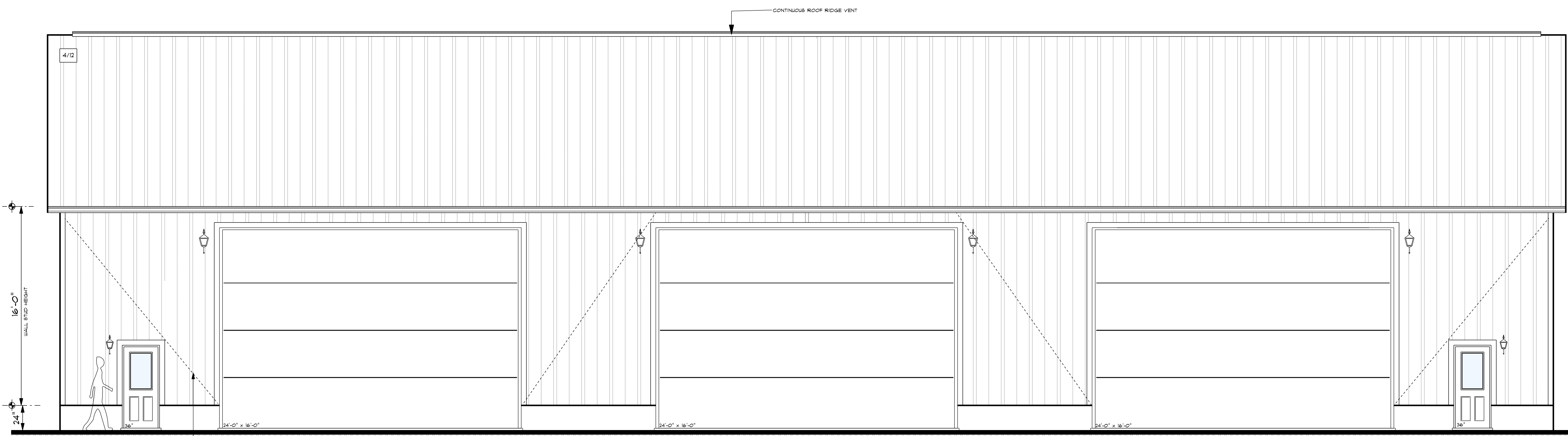
GENERAL INFO:  
SIZE: 80' x 120' AGRIL STORAGE  
LOCATION: 4203 ELCHO RD, WELLANDPORT  
FRONT DOOR FACES: EAST  
ENERGY PACKAGE: N/A  
BUILDER: N/A

DATE: JULY 2024 SCALE: NOTED

PROJECT NUMBER: RJF - 2024 - 489

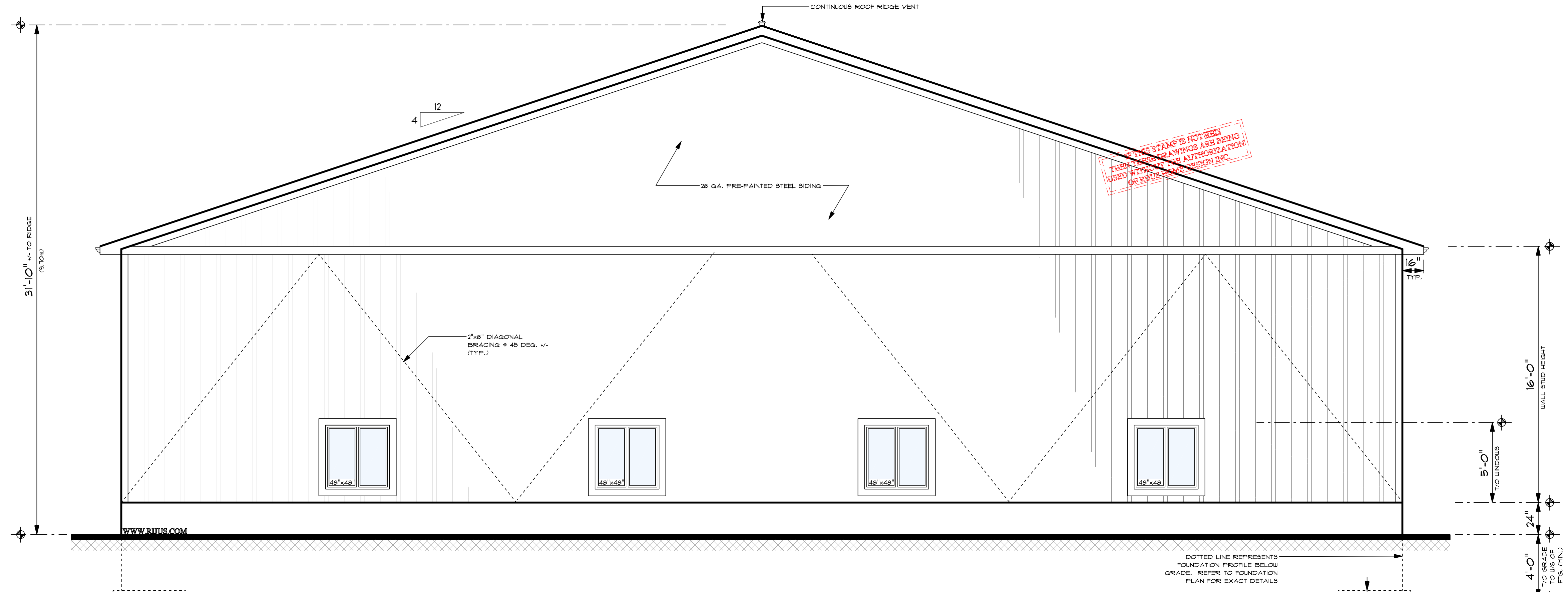
PAGE TITLE:  
FRONT & LEFT ELEVATION

PAGE NUMBER:  
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**FRONT ELEVATION (EAST)**  
SCALE: 1/4" = 1'-0"

- GENERAL ELEVATION SPECIFICATIONS:**
1. ALL EXTERIOR FINISHES DETAILS / COLOURS / STYLES & MANUFACTURERS TO BE CONFIRMED BY HOME-OWNER.
  2. BUILDER / OWNER / SUPPLIER TO CONFIRM ALL WINDOW & DOOR SIZES & ROUGH STUD OPENINGS PRIOR TO ORDERING.  
WINDOW GRILLS PATTERNS (MANTIN BARS) MAY VARY BASED ON WINDOW SUPPLIER. CONTRACTOR TO VERIFY.
  3. DECORATIVE FRIEZE & BANDING TO BE VERIFIED BY CONTRACTOR.
  4. ALL GUTTERS & DOWNSPOUTS PURPOSELY OMITTED FOR CLARITY.
  5. CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED FINISHED GRADES ON-SITE. IF AN APPROVED GRADING PLAN IS PRESENT, GRADES TO MATCH SAID PLAN. FINISHED GRADE MUST SLOPE AWAY FROM BLDG.
  6. ALL OVERHANGS TO BE AS STATED, UNLESS OTHERWISE NOTED.  
ROOF OVERHANG - 6"  
GABLE-END LOOK OUT FRAMING - 0"
  7. FLASHING AT INTERSECTION BETWEEN ROOFS WHERE THEY ABUT SHALL BE AS PER (CBC 9.36.4)
  8. ALL STEP FTGS. AS REQUIRED TO MAINTAIN MIN. 4'-0" GROUND COVERAGE FOR FROST PROTECTION  
-MIN. HORIZ. RUN - 23-5/8"  
-MAX. VERT. RISE - 23-5/8"  
CONTRACTOR TO VERIFY LOCATION OF ALL STEP FTGS. AND THEIR HEIGHTS ON-SITE (CBC 9.5.3.3)
  9. MAINTAIN MIN. 4'-0" GROUND COVERAGE FOR FROST PROTECTION FOR ALL FOOTINGS (VERIFY WITH GEOGRAPHICAL AREA)  
ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL OR NATIVE ROCK



**LEFT ELEVATION (SOUTH)**  
SCALE: 1/4" = 1'-0"





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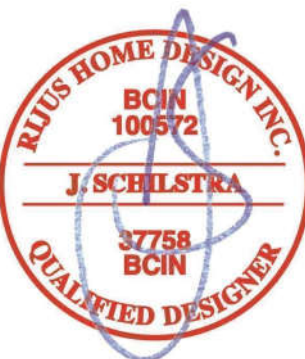
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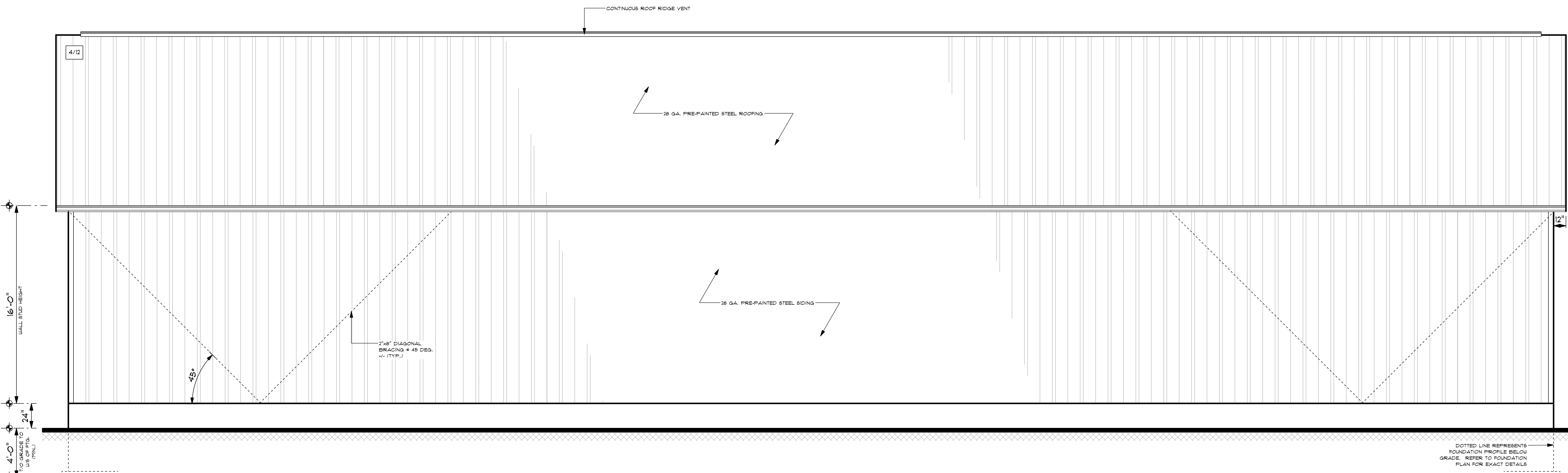
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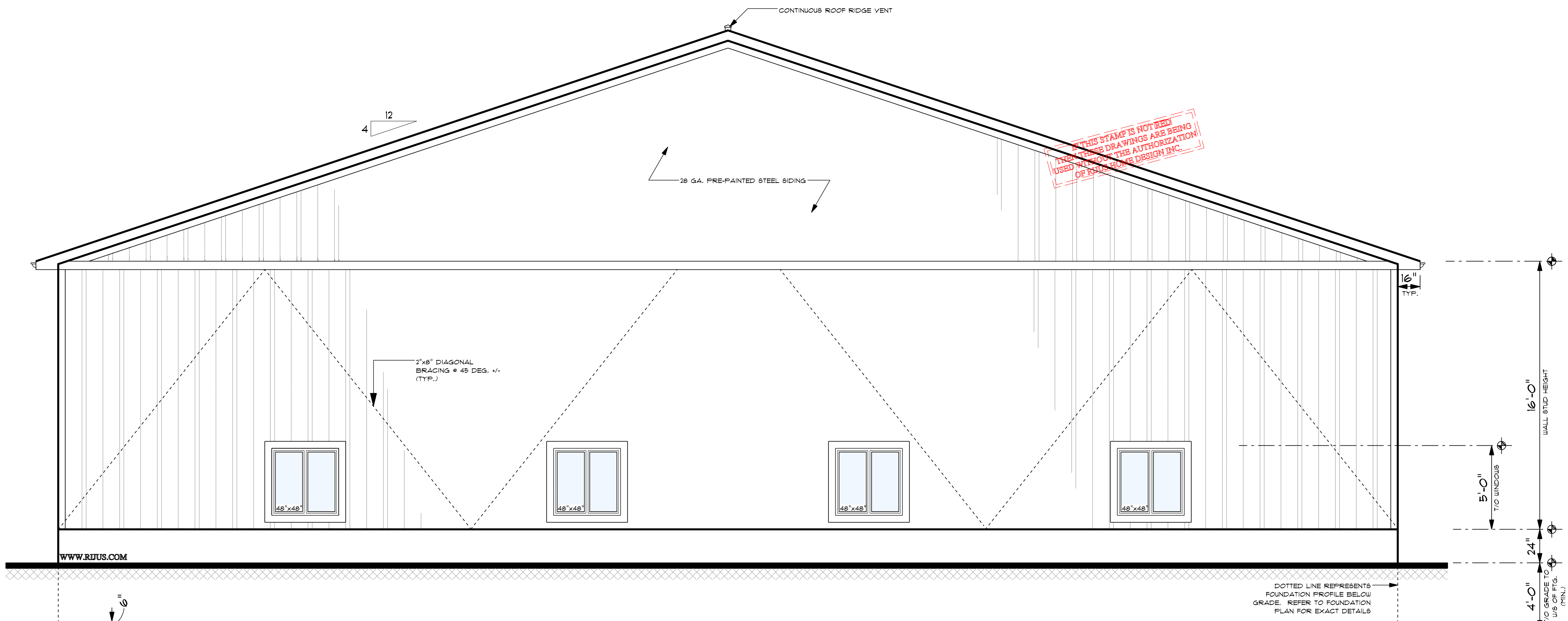
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REAR & RIGHT ELEVATION

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**2 OF 5**



**REAR ELEVATION (WEST)**

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



**RIGHT ELEVATION (NORTH)**

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

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**GENERAL STRUCTURAL NOTES**

**DIVISION 1: GENERAL**

DESIGN, FABRICATION, CONSTRUCTION, AND INSTALLATION OF ALL COMPONENTS SHALL BE IN CONFORMANCE WITH THE ONTARIO BUILDING CODE LATEST REVISIONS AND THE NATIONAL FARM BUILDING CODE OF CANADA  
 IMPORTANCE CATEGORY: LOW HUMAN OCCUPANCY  
 GROUND SNOW LOAD  $S_s = 1.5 \text{ kPa}$   
 GROUND RAIN LOAD  $R_r = 0.4 \text{ kPa}$   
 WIND LOAD  $q_{s0} = 0.42 \text{ kPa}$   
 SEISMIC DATA:  $S_a (0.2) = 0.34$ ,  $S_a (0.5) = 0.18$ ,  $S_a (1.0) = 0.068$ ,  $S_a (2.0) = 0.022$  PGA = 0.200  
 GROUND FLOOR LIVE LOAD = 12 kPa  
 DEAD AND LIVE LOADS FROM EQUIPMENT AS SPECIFIED BY MANUFACTURER

**DIVISION 2: SITEWORK, EXCAVATION, AND BACKFILLING**

THE AREA BELOW NEW FOOTINGS SHALL BE EXCAVATED TO UNDISTURBED SOIL AT LEAST 1.2 M BELOW FINAL GRADE WHERE REQUIRED FOR FROST PROTECTION. INSULATION MAY BE USED FOR FROST PROTECTION.

ALL EXCAVATIONS INSIDE THE BUILDING OR UNDER CONCRETE SLABS SHALL BE BACKFILLED WITH GRANULAR "A" PLACED AND COMPACTED IN MAXIMUM 200 mm LIFTS TO ELEVATION ACHIEVING AT LEAST 98% STANDARD PROCTOR DENSITY OR WITH 20 mm CLEAR STONE LEVELLED AND HAND RAKED.

FOOTINGS ARE DESIGNED TO BEAR ON SOIL HAVING A MINIMUM BEARING CAPACITY OF 120 kPa.

**DIVISION 3: CAST-IN-PLACE AND PRECAST CONCRETE**

ALL CONCRETE AND FORMWORK SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF CAN/C8A A-23.1 AND A23.3. PRECAST CONCRETE SHOP DRAWINGS SHALL BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO MANUFACTURING.

CONCRETE FOR FOUNDATIONS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa AT 28 DAYS.

CONCRETE FOR INTERIOR SLABS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 25 MPa AT 28 DAYS.

CONCRETE EXPOSED TO FREEZE-THAW ACTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 32 MPa AT 28 DAYS AND SHALL HAVE AIR ENTRAINMENT OF 4-6%.

SLUMP SHALL BE A MINIMUM OF 75 mm AND A MAXIMUM OF 100 mm UNLESS PLASTICIZERS ARE USED.

REINFORCING STEEL SHALL HAVE A MINIMUM STRENGTH OF 400 MPa UNLESS OTHERWISE NOTED AND SHALL BE PROPERLY SUPPORTED IN FORMS OR ON CHAIRS.

MINIMUM COVER ON REINFORCING STEEL TO BE 65 mm IN FOOTINGS AND SLABS ON GRADE AND 40 mm IN WALLS AND PIERS.

**DIVISION 4: STRUCTURAL STEEL**

STRUCTURAL STEEL DESIGN AND FABRICATION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF CAN/C8A-916.1-1.

ALL WELDERS SHALL BE CERTIFIED IN ACCORDANCE WITH C8A W-47.1.

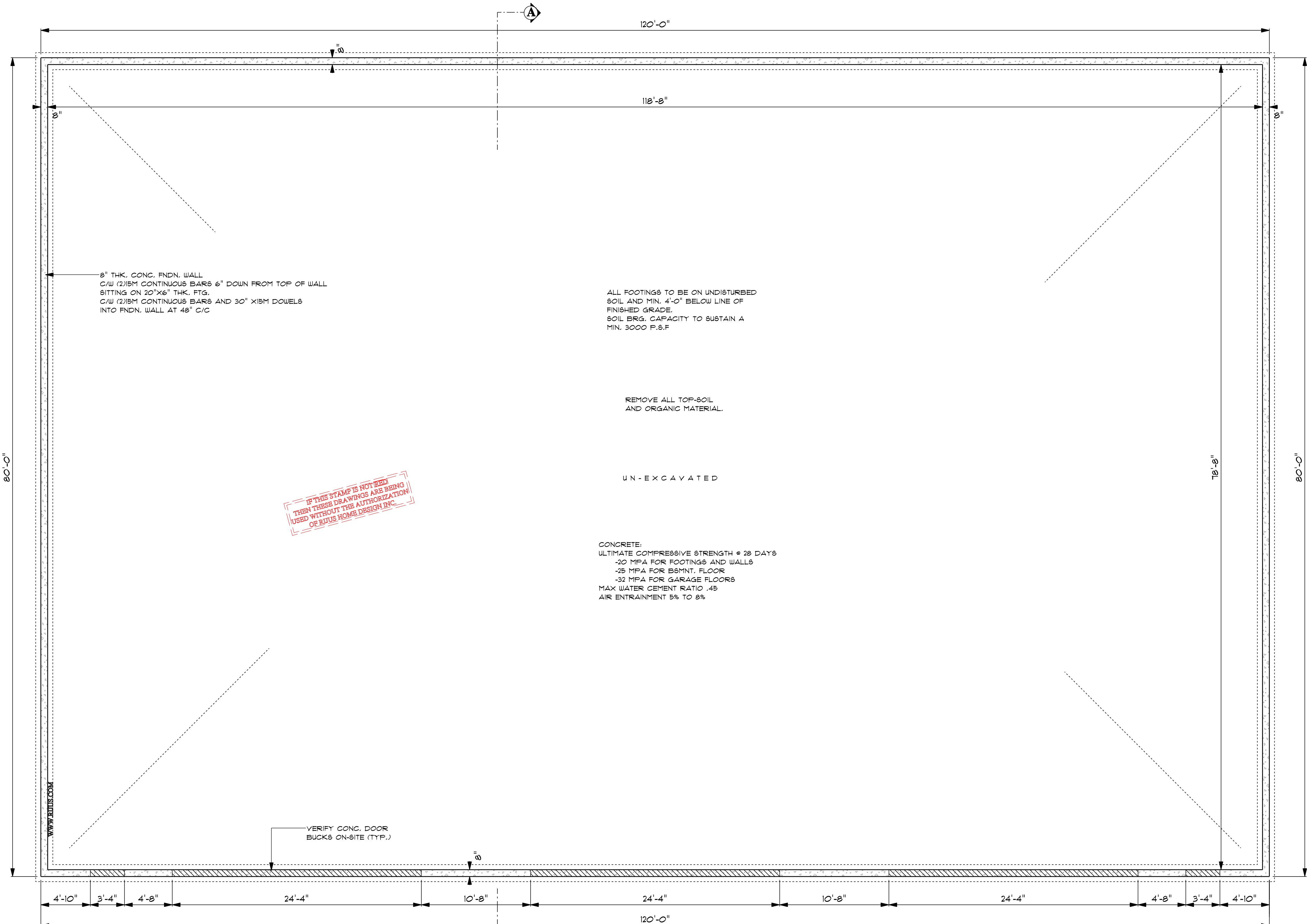
**DIVISION 5: WOOD**

WOOD FRAMING DESIGN AND FABRICATION SHALL BE IN CONFORMANCE WITH THE ONTARIO BUILDING CODE 9811, THE NATIONAL FARM BUILDING CODE, OR THE LATEST EDITION OF C8A-086 AS APPROPRIATE.

PLYWOOD, OSB, AND ENGINEERED WOOD PRODUCTS SHALL BE CERTIFIED IN ACCORDANCE WITH C8A 012, 012, 0151, 0323, OR 0431 AS APPLICABLE.

PRE-ENGINEERED WOOD TRUSSES TO BE DESIGNED AND FABRICATED TO TPIC STANDARDS AND MANUFACTURER TO BE A MEMBER IN GOOD STANDING.

TRUSS AND ENGINEERED WOOD PRODUCT SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION.



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

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PAGE TITLE: FOUNDATION PLAN

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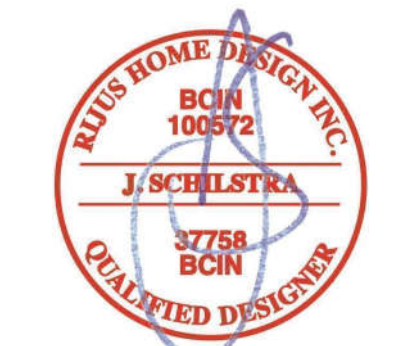
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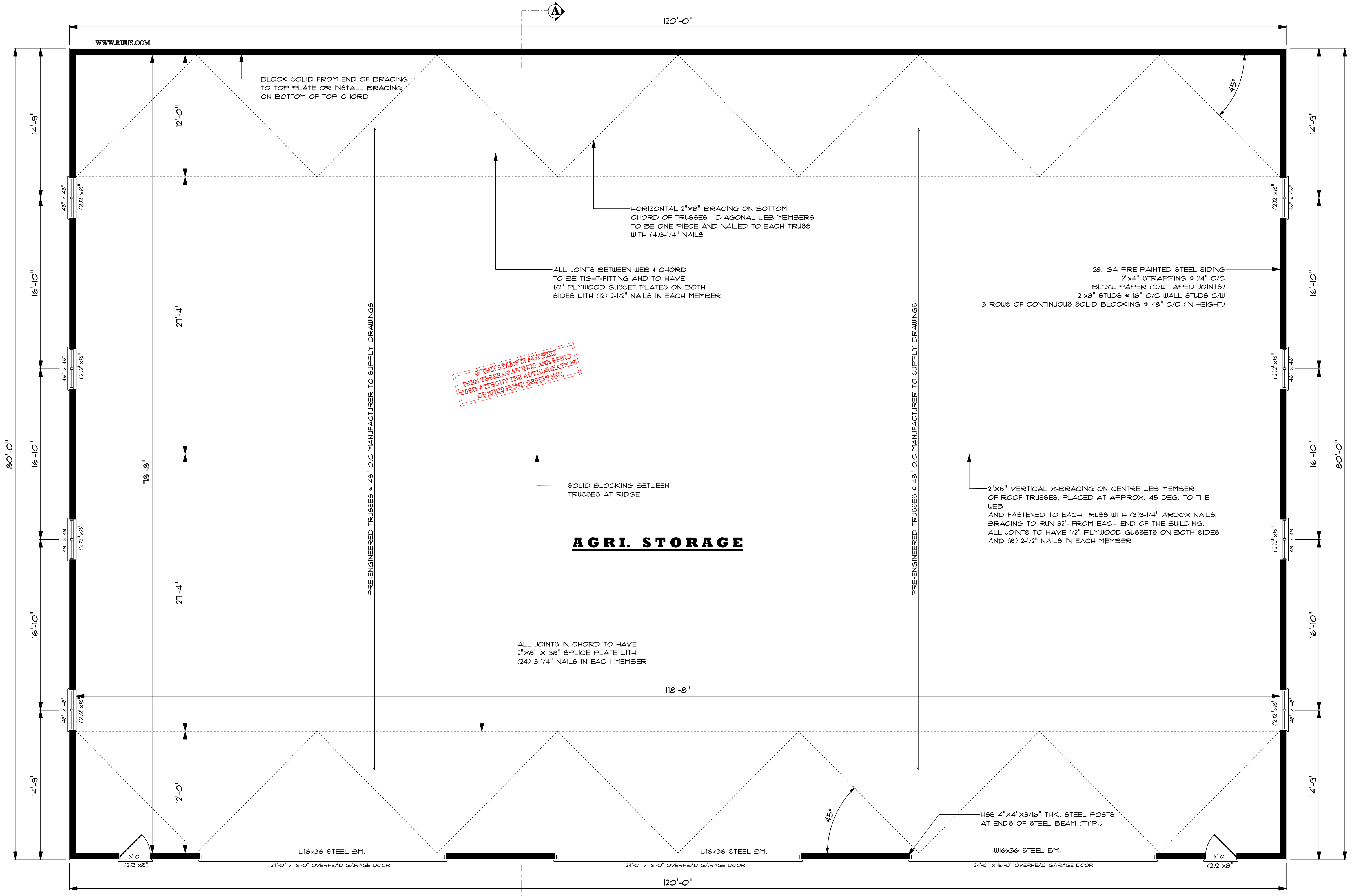
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**MAIN FLOOR PLAN**

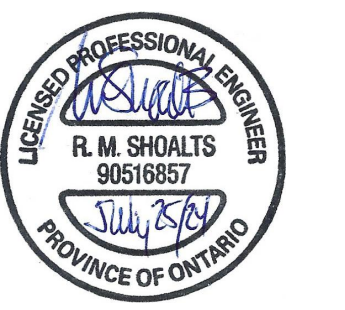
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**MAIN FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

IF THIS STAMP IS NOT SEEN THEN THESE DRAWINGS ARE BEING USED WITHOUT THE AUTHORIZATION OF RIJUS HOME DESIGN INC.





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