

JORDAN
STATION
DESIGN CO.



info@jordanstationdesignco.ca

NAME	SIGNATURE	BCIN
------	-----------	------

NAME	SIGNATURE	BCIN
------	-----------	------

874 Line 1 Road,
Niagara-on-the-Lake, ON, L0S 1J0

Project number	23086
----------------	-------

Date	FEBRUARY 2025
------	---------------

Drawn by	GAC & NW
----------	----------

Designed by	LC
-------------	----

Scale	1 : 200
-------	---------

① SITE PLAN
Scale: 1 : 200

(c) IN THE CASE OF A GABLE, HIP, OR GAMBREL ROOF, THE MEAN HEIGHT BETWEEN THE EAVES AND RIDGE

LOT COVERAGE:
MEANS THE PERCENTAGE OF THE LOT AREA COVERED BY BUILDINGS, INCLUDING ACCESSORY BUILDINGS, BAY/CANTILEVERED WINDOWS, COVERED PORCHES AND VERANDAS, COVERED DECKS AND COVERED ENTRANCE WAYS BUT NOT INCLUDING AN IN-GROUND OR ABOVE GROUND SWIMMING POOL, A SATELLITE DISH, UNCOVERED PARKING AREAS OR DRIVEWAYS

PRELIMINARY
NOT FOR
CONSTRUCTION

#	Description	Date
1	ISSUED FOR COORDINATION	27MAY2024

Do not scale drawings. Report any discrepancies to Jordan Station Design Co. Inc. before proceeding. Drawings must be signed by the Licensed Architectural Technologist prior to the use for any building permit applications and / or government approval. Drawings must be signed by the Technologist before drawings are used for any construction. All construction to be in accordance with the current Ontario Building Code & all applicable ON. regulations. All drawings & related documents remain the property of Jordan Station Design Co. Inc., All drawings are protected under copyright and under contract.



info@jordanstationdesignco.ca

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 be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5.1. of the Ontario Building Code

NAME	SIGNATURE	BCIN
------	-----------	------

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1. of the Ontario Building Code

NAME	SIGNATURE	BCIN
------	-----------	------

NEW FARM BUILDING

874 Line 1 Road,
Niagara-on-the-Lake, ON,
L0S 1J0

FRONT & REAR ELEVATION

Project number	23086
----------------	-------

Date	April 30 2024
------	---------------

Drawn by	GAC
----------	-----

Designed by	LC
-------------	----

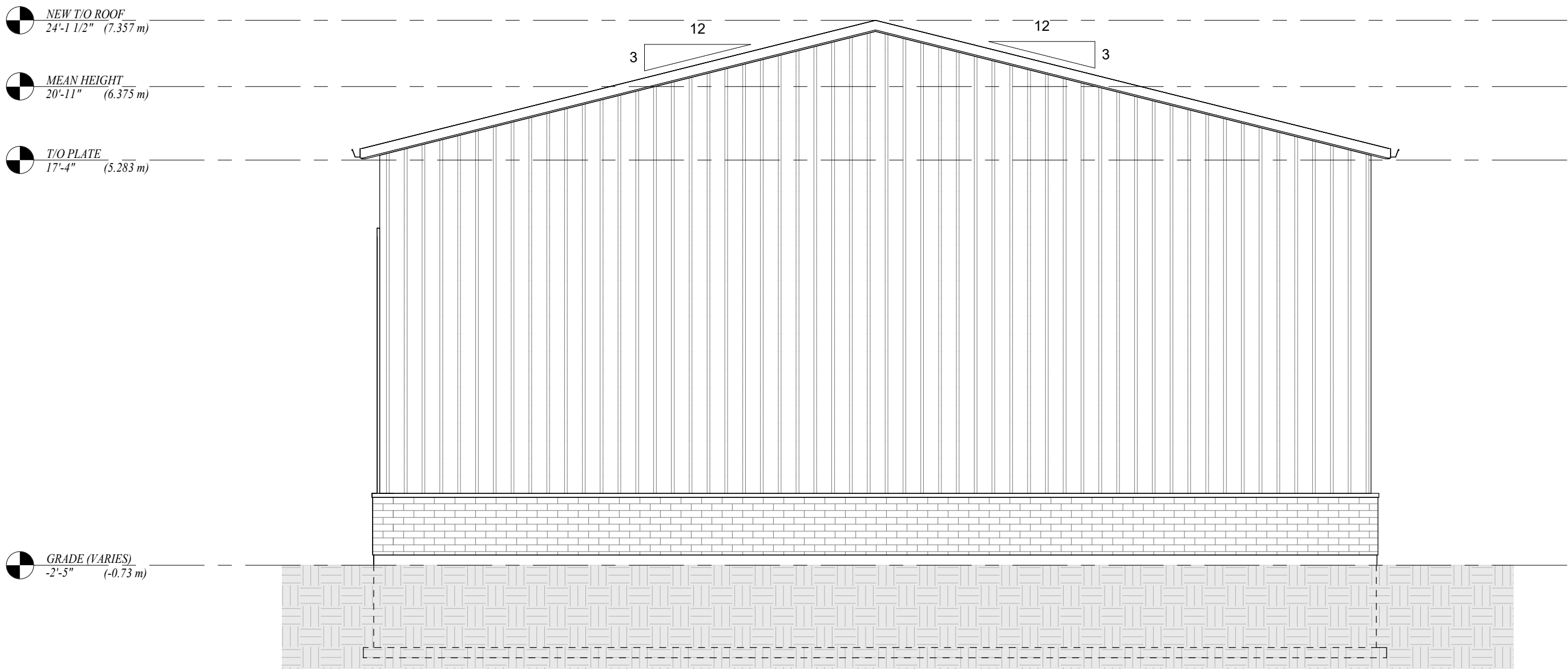
A2-1

Scale	3/16" = 1'-0"
-------	---------------



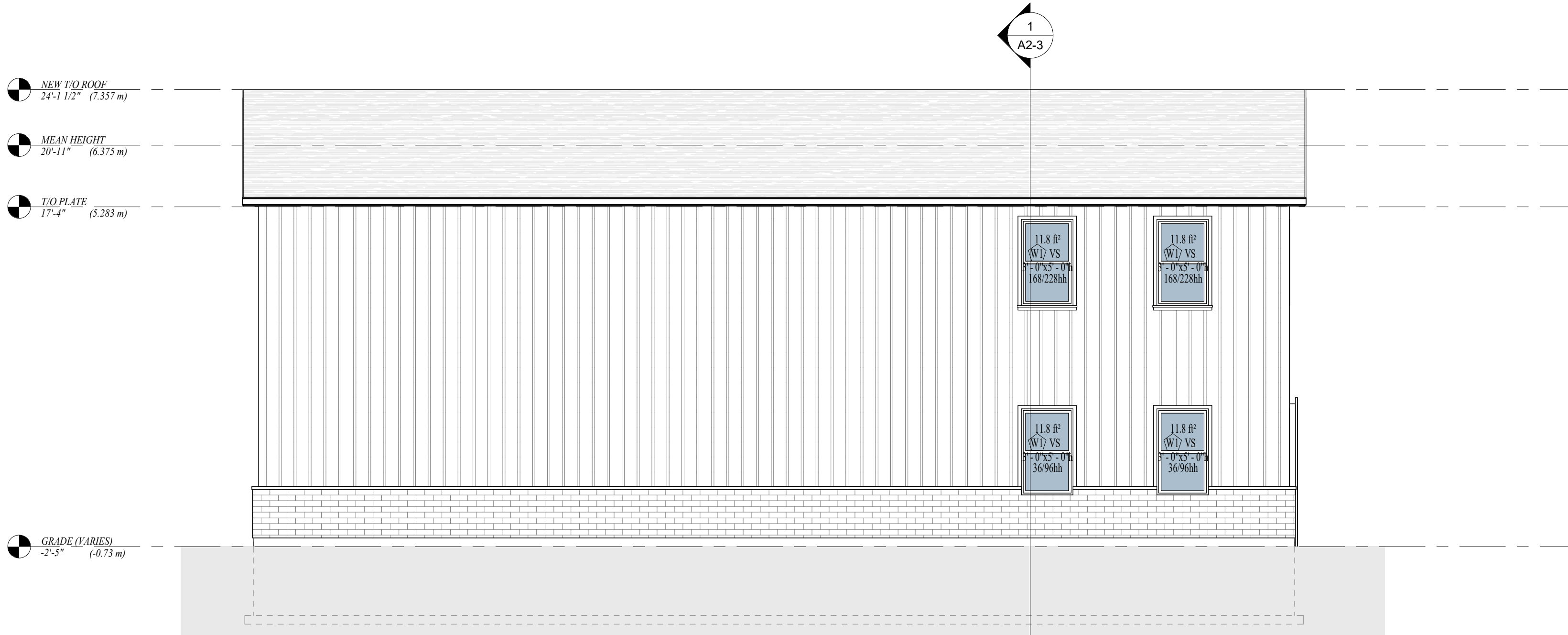
① FRONT ELEVATION
Scale: 3/16" = 1'-0"

EXPOSED BUILDING FACE (OBC TABLE 9.10.15.4.)		
Limiting Distance:	19.31m	
Area Exposed Face:	88 sq.m.	
Allowable Area:	100%	88 sq.m.
Proposed Area:	10 sq.m.	11.36%



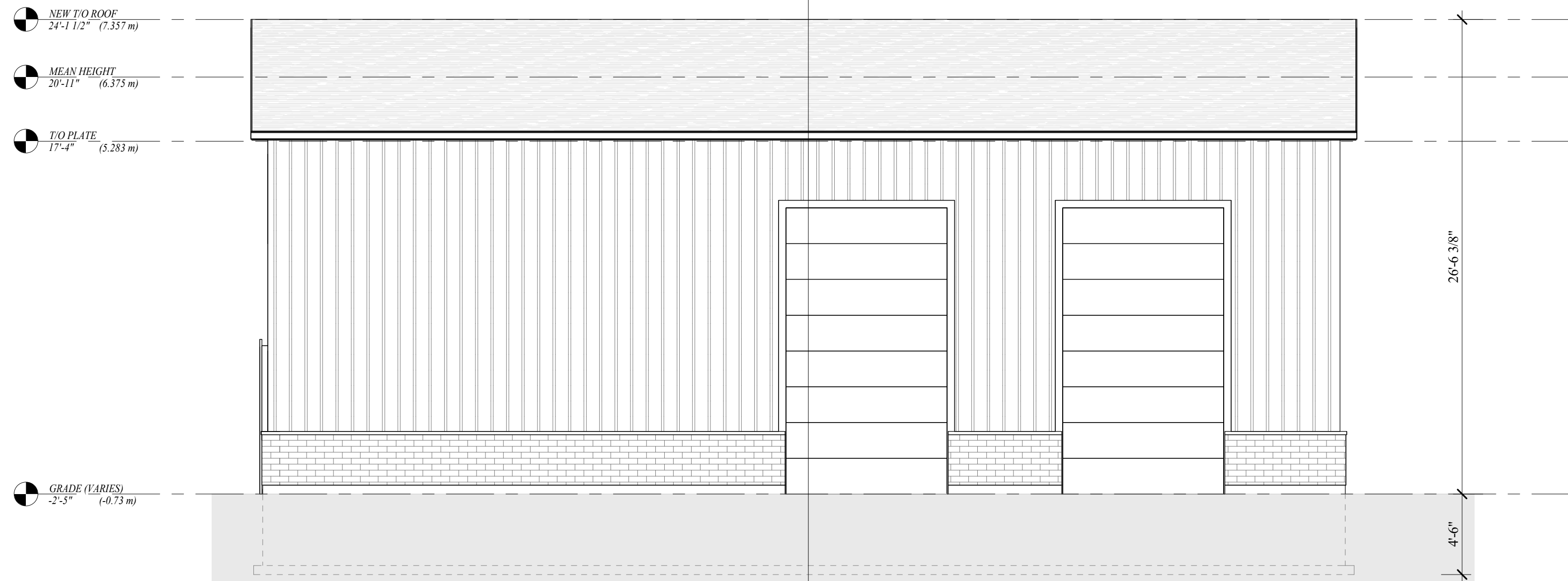
② REAR ELEVATION
Scale: 3/16" = 1'-0"

EXPOSED BUILDING FACE (OBC TABLE 9.10.15.4.)		
Limiting Distance:	10.48m	
Area Exposed Face:	88 sq.m.	
Allowable Area:	100%	88 sq.m.
Proposed Area:	0 sq.m.	0%



1 LEFT ELEVATION
Scale: 3/16" = 1'-0"

EXPOSED BUILDING FACE (OBC TABLE 9.10.15.4.)			
Limiting Distance:	22.1m		
Area Exposed Face:	106 sq.m.		
Allowable Area:	100%	106 sq.m.	
Proposed Area:	4.1 sq.m.	4.15%	



2 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

EXPOSED BUILDING FACE (OBC TABLE 9.10.15.4.)			
Limiting Distance:	14.1m		
Area Exposed Face:	106 sq.m.		
Allowable Area:	100%	106 sq.m.	
Proposed Area:	0 sq.m.	0%	

PRELIMINARY
NOT FOR
CONSTRUCTION

#	Description	Date
1	ISSUED FOR COORDINATION	27MAY2024

Do not scale drawings. Report any discrepancies to Jordan Station Design Co. Inc. before proceeding. Drawings must be signed by the Licensed Architectural Technologist prior to the use for any building permit applications and / or government approval. Drawings must be signed by the Technologist before drawings are used for any construction. All construction to be in accordance with the current Ontario Building Code & all applicable ON. regulations. All drawings & related documents remain the property of Jordan Station Design Co. Inc., All drawings are protected under copyright and under contract.

JORDAN
STATION
DESIGN CO

info@jordanstationdesignco.ca

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 be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5.1. of the Ontario Building Code

NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.1. of the Ontario Building Code		

NAME	SIGNATURE	BCIN
------	-----------	------

NEW FARM
BUILDING

874 Line 1 Road,
Niagara-on-the-Lake, ON,
L0S 1J0

LEFT AND RIGHT ELEVATION

Project number

23086

Date

April 30 2024

Drawn by

GAC

Designed by

LC

A2-2

Scale

3/16" = 1'-0"

GENERAL LEGEND:

-
- LIGHT FIXTURE (CEILING MOUNTED)
-
- LIGHT FIXTURE (WALL MOUNTED)

RAIN WATER LEADER
LOCATION OF RAIN WATER LEADER TO TERMINATE AT SPLASH PAD IN STC OR STORM WATER DRAIN. RULE OF THUMB: DOWNSPOUT SIZING 1SQIN=100SQFT R.O.T.

CONCRETE FOUNDATION WALL (20MPA)
-8" POURED CONCRETE FOUNDATION WALL
-24" WIDE BY 8" DEEP
FOOTING 4'-0" BELOW GRADE & RESTING ON UNDISTURBED SOIL.

SIDING WALL WITH BRICK BASE
-BRICK VENEER AT BASE AND BOARD AND BATTEN ON THE UPPER PORTION
-1" AIR SPACE FOR BASE VENEER
-AIR BARRIER
-1" (R5) RIGID BOARD
-7/16" OSB WALL SHEATHING
-2-2X6 SPF NO.1 OR 2 WOOD STUD @ 16" o/c
W/ R19 BATT INSULATION
-6 mil. VAPOUR BARRIER
-1/2" GYPSUM BOARD

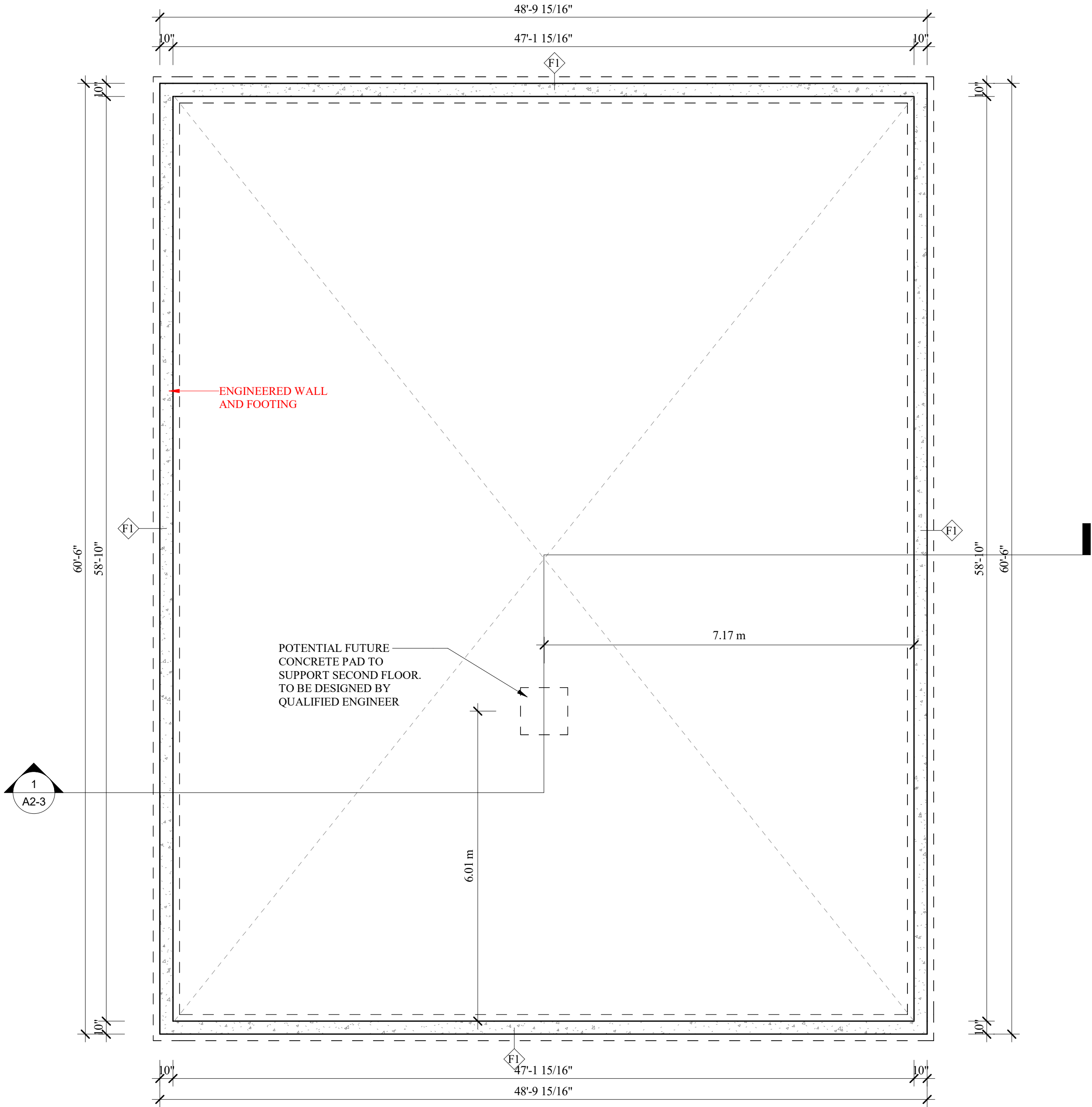
SLAB ON GRADE
-5" THICK CONCR. SLAB (32 MPa) W/ 5-8% AIR ENTRAINMENT
-2" (R10) RIGID INSULATION
-6" GRAVEL BASE OF 3/4" CLEAR CRUSHED STONE
-OPTIONAL 6"x6" x6/6" WMM REINFORCING WITHIN SLAB

TRUSS ROOF
-ASPHALT SHINGLES
-ICE & WATER SHIELD @ EAVES & VALLEY
-FELT PAPER UNDERLAYMENT
-5/8" T&G OSB SHEATHING
-PRE-ENG TRUSSES
-R60 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

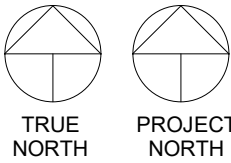
STRUCTURAL LEGEND:
NAILING AS PER OBC REQUIREMENTS
UNLESS NOTED OTHERWISE BY ENGINEER

CLIMATIC DESIGN:
DESIGN SNOW LOAD 1.5kpa
Hourly Wind Pressure 1/10: 0.33kpa
Hourly Wind Pressure 1/50: 0.43kpa

LINTELS
L1 2 - 2"x 8" SPF #2
L2 2 - 2"x10" SPF #2
L3 2 - 2"x12" SPF #2



1 FOUNDATION
Scale: 3/16" = 1'-0"



#	Description	Date
1	ISSUED FOR COORDINATION	27MAY2024
3	ISSUED FOR SEPTIC INSPECTION	08AUG2024
4	ISSUED FOR MINOR VARIANCE	17JAN2024

Do not scale drawings. Report any discrepancies to Jordan Station Design Co. Inc. before proceeding. Drawings must be signed by the Licensed Architectural Technologist prior to the use for any building permit applications and / or government approval. Drawings must be signed by the Technologist before drawings are used for any construction. All construction to be in accordance with the current Ontario Building Code & all applicable ON. regulations. All drawings & related documents remain the property of Jordan Station Design Co. Inc., All drawings are protected under copyright and under contract.



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 be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5.1. of the Ontario Building Code

NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.1. of the Ontario Building Code		

NAME	SIGNATURE	BCIN
------	-----------	------

NEW ACCESSORY BUILDING

874 Line 1 Road,
Niagara-on-the-Lake, ON, L0S 1J0

FOUNDATION PLAN

Project number

23086

Date

FEBRUARY 2025

Drawn by

GAC

Designed by

LC

A1-2

Scale

As indicated

GENERAL LEGEND:

- LIGHT FIXTURE (CEILING MOUNTED)
- LIGHT FIXTURE (WALL MOUNTED)
- RAIN WATER LEADER
LOCATION OF RAIN WATER LEADER TO TERMINATE AT SPLASH PAD IN STC OR STORM WATER DRAIN. RULE OF THUMB: DOWNSPOUT SIZING 1SQIN=100SQFT R.O.T.

- F1 CONCRETE FOUNDATION WALL (20MPA)
-8" POURED CONCRETE FOUNDATION WALL
-24" WIDE BY 8" DEEP
FOOTING 4'-0" BELOW GRADE & RESTING ON UNDISTURBED SOIL.

- W1 SIDING WALL WITH BRICK BASE
-BRICK VENEER AT BASE AND BOARD AND BATTEN ON THE UPPER PORTION
-1" AIR SPACE FOR BASE VENEER
-AIR BARRIER
-1" (R5) RIGID BOARD
-7/16" OSB WALL SHEATHING
-2-2X6 SPF NO.1 OR 2 WOOD STUD @ 16" o/c
W/ R19 BATT INSULATION
-6 mil. VAPOUR BARRIER
-1/2" GYPSUM BOARD

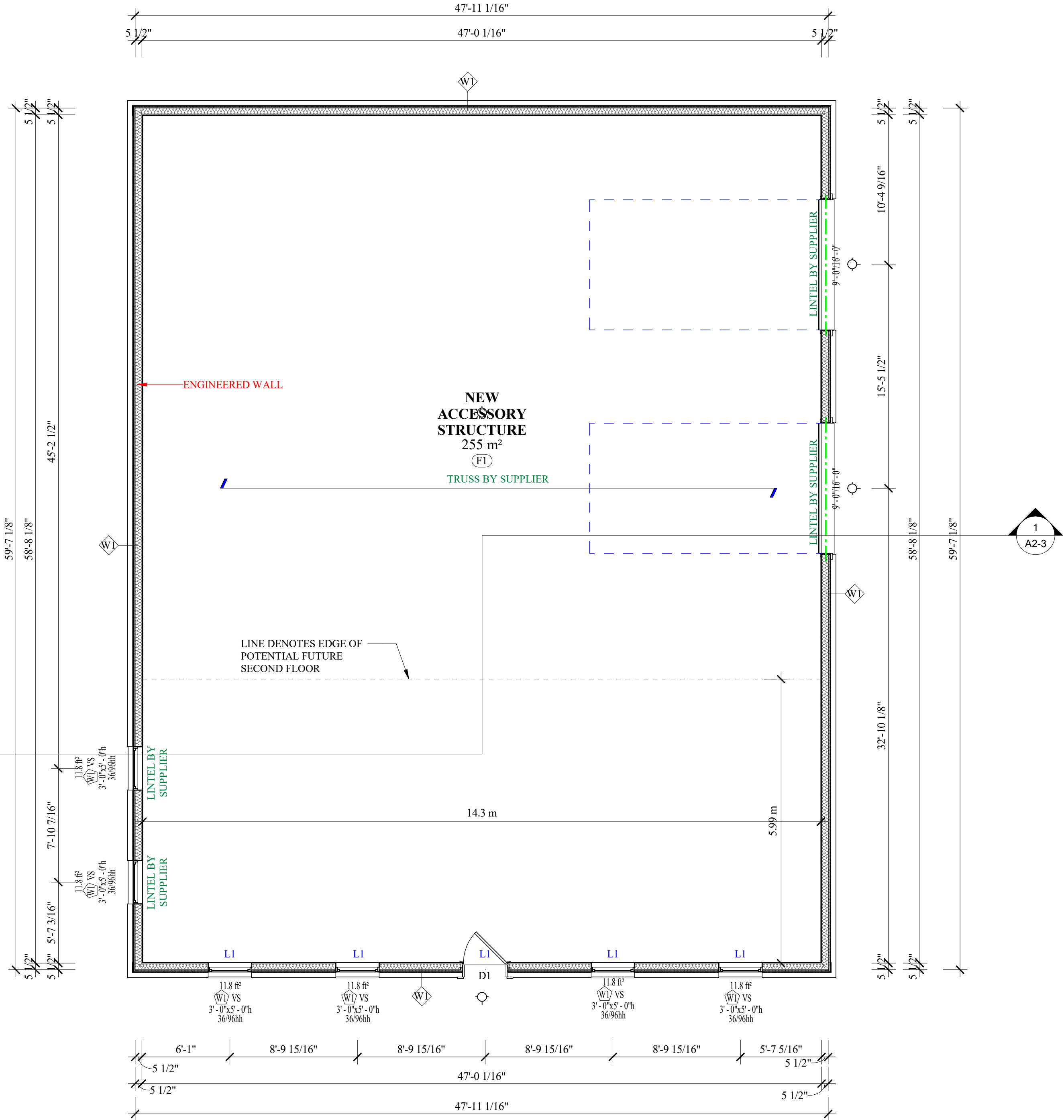
- F1 SLAB ON GRADE
-5" THICK CONCR. SLAB (32 MPa) W/ 5-8% AIR ENTRAINMENT
-2" (R10) RIGID INSULATION
-6" GRAVEL BASE OF 3/4" CLEAR CRUSHED STONE
-OPTIONAL 6"x6" x6/6" WMM REINFORCING WITHIN SLAB

- R1 TRUSS ROOF
-ASPHALT SHINGLES
-ICE & WATER SHIELD @ EAVES & VALLEY
-FELT PAPER UNDERLAYMENT
-5/8" T&G OSB SHEATHING
-PRE-ENG TRUSSES
-R60 BATT INSULATION
-6 mil POLY VAPOUR BARRIER
-1/2" GYPSUM BOARD

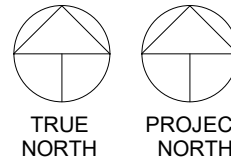
- STRUCTURAL LEGEND:
NAILING AS PER OBC REQUIREMENTS
UNLESS NOTED OTHERWISE BY ENGINEER

- CLIMATIC DESIGN:
DESIGN SNOW LOAD 1.5kpa
Hourly Wind Pressure 1/10: 0.33kpa
Hourly Wind Pressure 1/50: 0.43kpa

- LINTELS
L1 2 - 2"x8" SPF #2
L2 2 - 2"x10" SPF #2
L3 2 - 2"x12" SPF #2



1 GROUND FLOOR
Scale: 3/16" = 1'-0"



#	Description	Date
1	ISSUED FOR COORDINATION	27MAY2024
3	ISSUED FOR SEPTIC INSPECTION	08AUG2024
4	ISSUED FOR MINOR VARIANCE	17JAN2024

Do not scale drawings. Report any discrepancies to Jordan Station Design Co. Inc. before proceeding. Drawings must be signed by the Licensed Architectural Technologist prior to the use for any building permit applications and / or government approval. Drawings must be signed by the Technologist before drawings are used for any construction. All construction to be in accordance with the current Ontario Building Code & all applicable ON. regulations. All drawings & related documents remain the property of Jordan Station Design Co. Inc., All drawings are protected under copyright and under contract.



info@jordanstationdesignco.ca

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 be a designer.
QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.5.1. of the Ontario Building Code

NAME	SIGNATURE	BCIN
------	-----------	------

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1. of the Ontario Building Code

NAME	SIGNATURE	BCIN
------	-----------	------

NEW ACCESSORY BUILDING

874 Line 1 Road,
Niagara-on-the-Lake, ON, L0S 1J0

GROUND FLOOR PLAN

Project number	23086
----------------	-------

Date	FEBRUARY 2025
------	---------------

Drawn by	GAC
----------	-----

Designed by	LC
-------------	----

A1-3

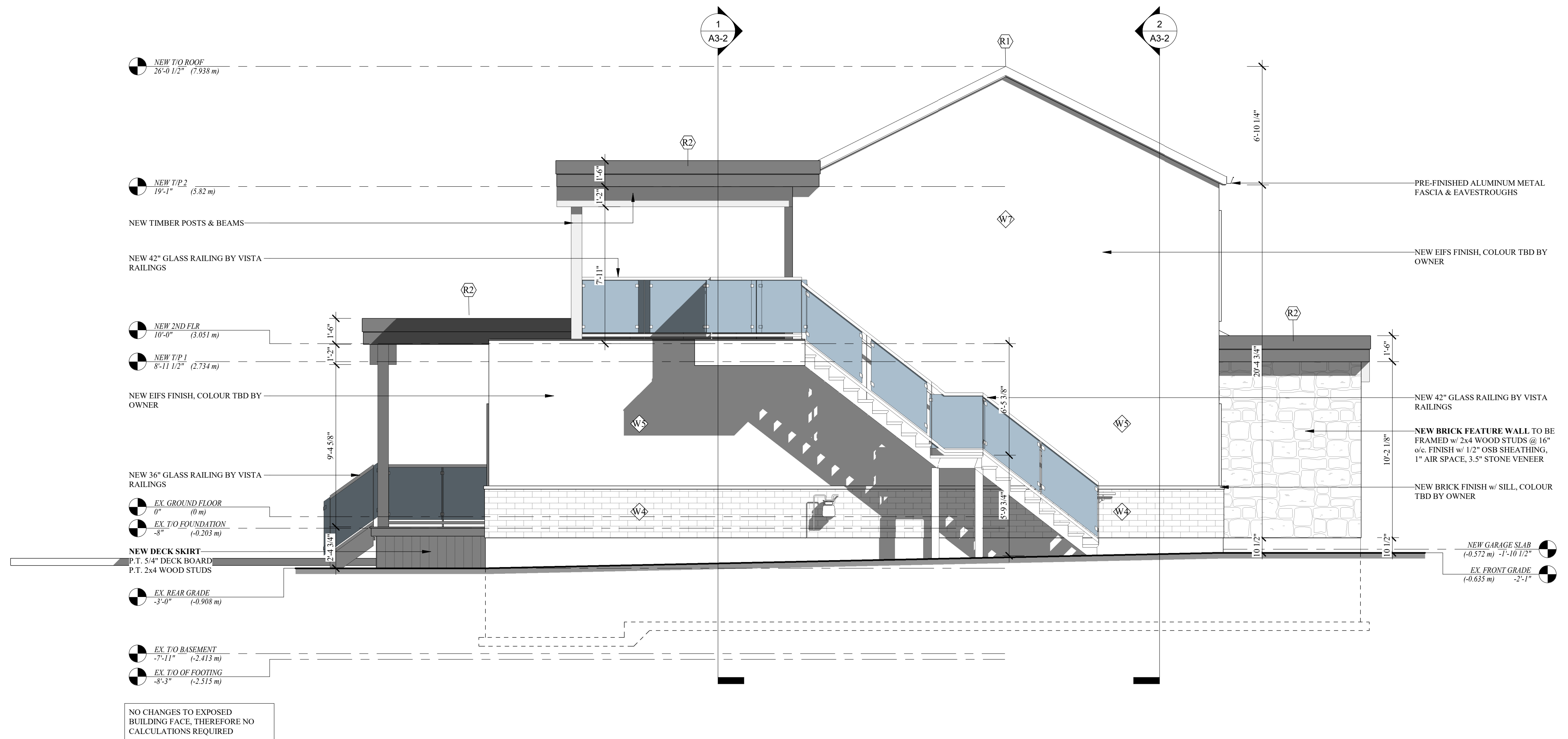
Scale	As indicated
-------	--------------

WINDOW SCHEDULE				
Type Mark	Count	Width	Height	Window Type

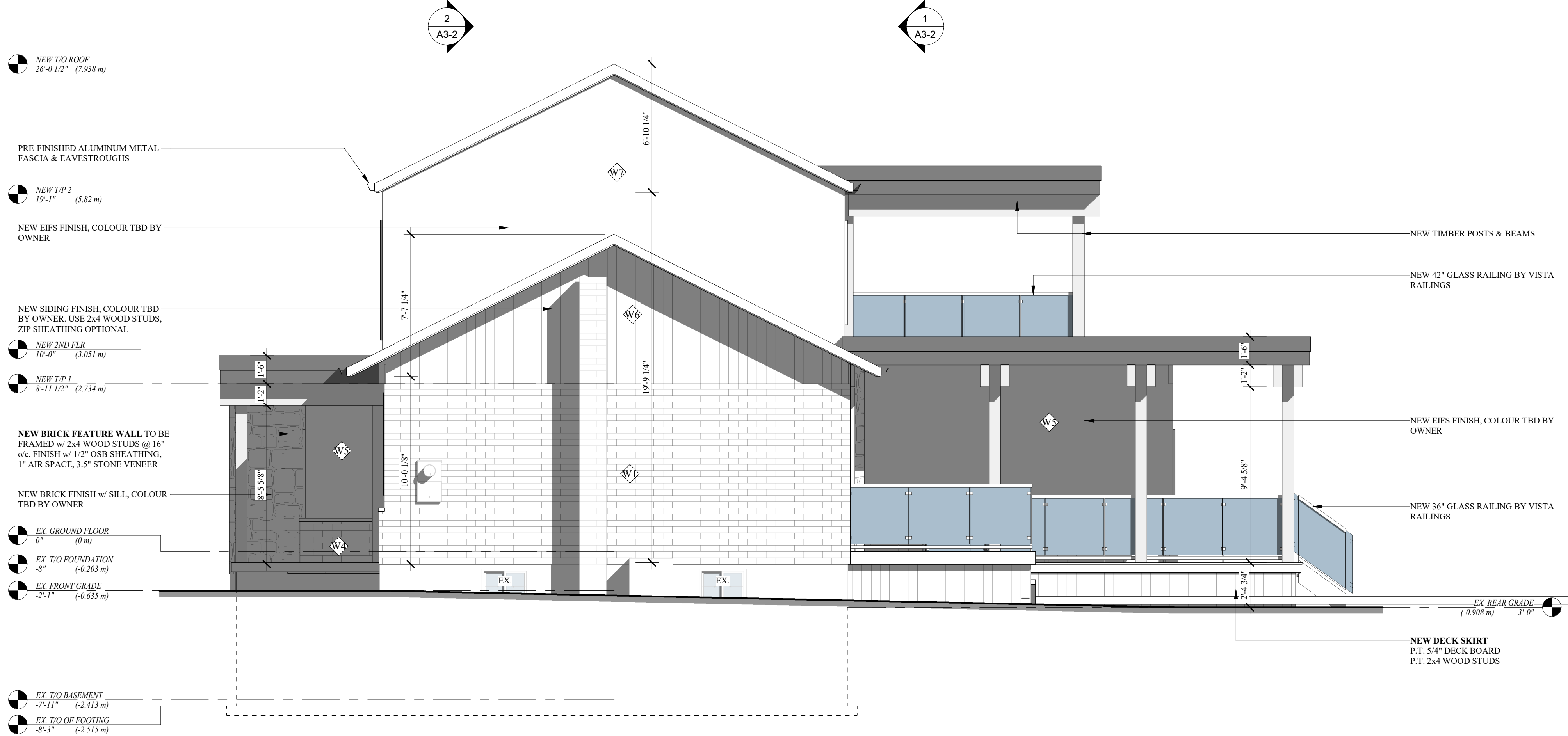
W1	1	7'-4"	5'-11"	GP
W2	2	5'-0"	5'-0"	GP
W3	1	5'-5"	6'-9"	GP
W4	3	5'-0"	4'-0"	GP
W5	1	2'-3"	5'-3"	FX
W6	2	2'-1"	5'-11"	GP
W7	1	4'-8"	5'-11"	GP
W8	1	5'-5"	5'-11"	GP
W9	2	5'-5"	5'-1"	GP

DOOR SCHEDULE			
Type Mark	Count	Width	Height

D1	1	2'-10"	7'-9"
D2	5	2'-10"	8'-3"
D3	1	9'-0"	7'-0"



① LEFT ELEVATION
Scale: 1/4" = 1'-0"



② RIGHT ELEVATION
Scale: 1/4" = 1'-0"

[illegible]

Contractor

Engineer

Do not scale drawings. Report any discrepancies to Jordan Station Design Co. Inc. before proceeding. Drawings must be signed by the Licensed Architectural Technologist prior to the use for any building permit applications and / or government approval. Drawings must be signed by the Technologist before drawings are used for any construction. All construction to be in accordance with the current Ontario Building Code & all applicable ON. regulations. All drawings & related documents remain the property of Jordan Station Design Co. Inc.. All drawings are protected under copyright and under contract.



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 be a designer.

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.5.1. of the Ontario Building Code

NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION Required unless design is exempt under 3.2.4.1. of the Ontario Building Code		

NAME	SIGNATURE	BCIN
------	-----------	------

Residential Addition & Renovation

874 Line 1 Road, Niagara-on-the-Lake,
ON, L0S 1J0

LEFT AND RIGHT ELEVATION

Project number	23086 S
Date	TBD
Drawn by	NW
Designed by	LC

A2-2

Scale	1/4" = 1'-0"
-------	--------------