

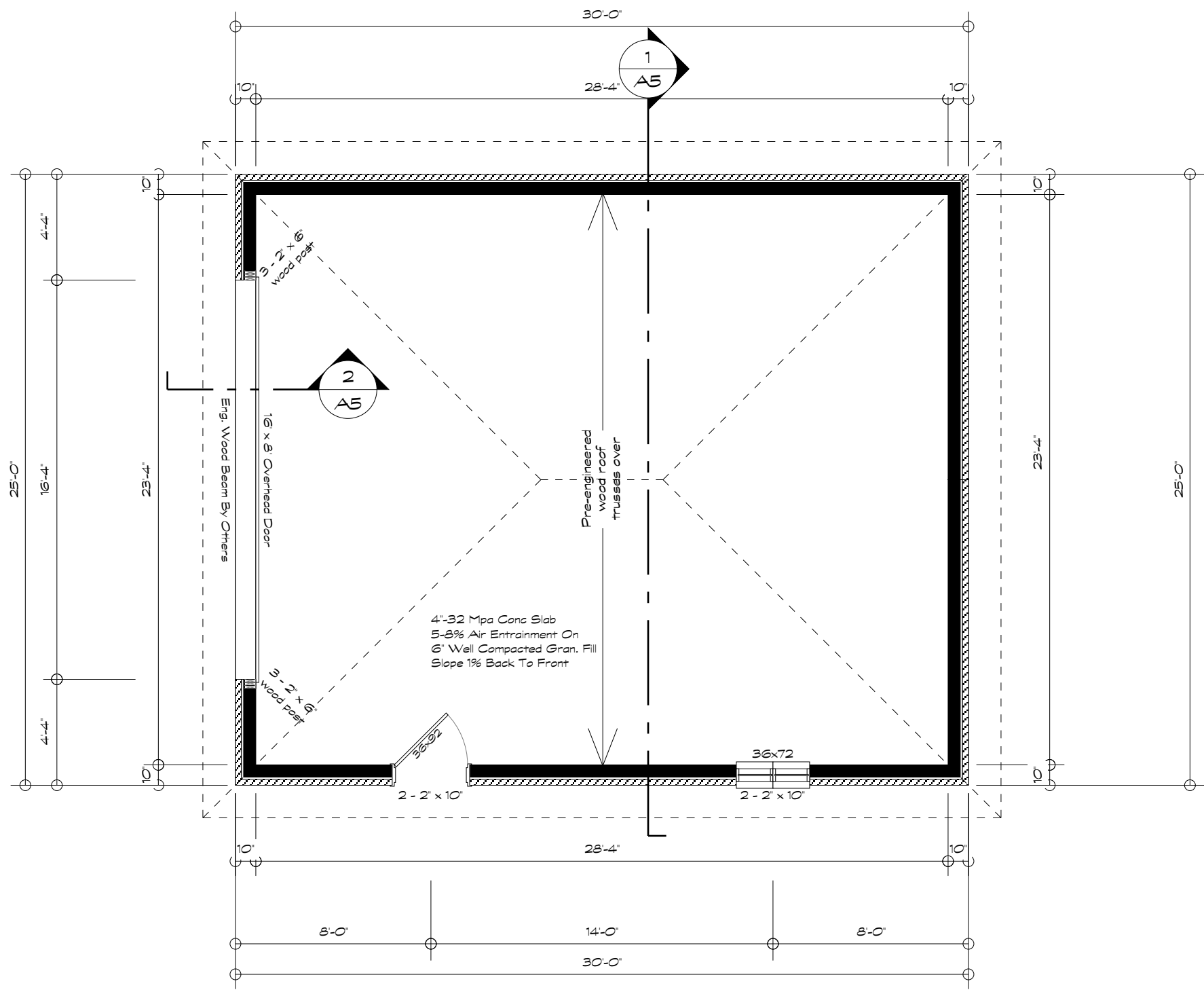
The undersigned has reviewed and takes responsibility for this design. I understand that I am responsible for ensuring that the design complies with the Ohio Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION
 Required unless design is exempt under Div. C 3.2.5.1 of the O.B.C.
Jim Lucas SIGNATURE *[Signature]* 23337 BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under Div. C 3.2.4.1 of the O.B.C.
Lucas Drafting 29419 BCIN
 FIRM

Date	2021-04-19	Sheet No	A1
Scale	3/16" = 1'-0"	Project No	21-024
Drawn By	J. LUCAS	Let Cover	750 SQ. FT.
Sheet Name		FOUNDATION PLAN	
Project		NEW DETACHED GARAGE FOR RUE	

LUCAS DRAFTING
 91 Monique Cres.
 Barrie, ON, L4M 6Y5
 Tel/Fax: 705-726-0409



The undersigned has reviewed and takes responsibility for this design and construction as an engineer or architect in accordance with the Ontario Building Code to design the work shown on the attached documents.

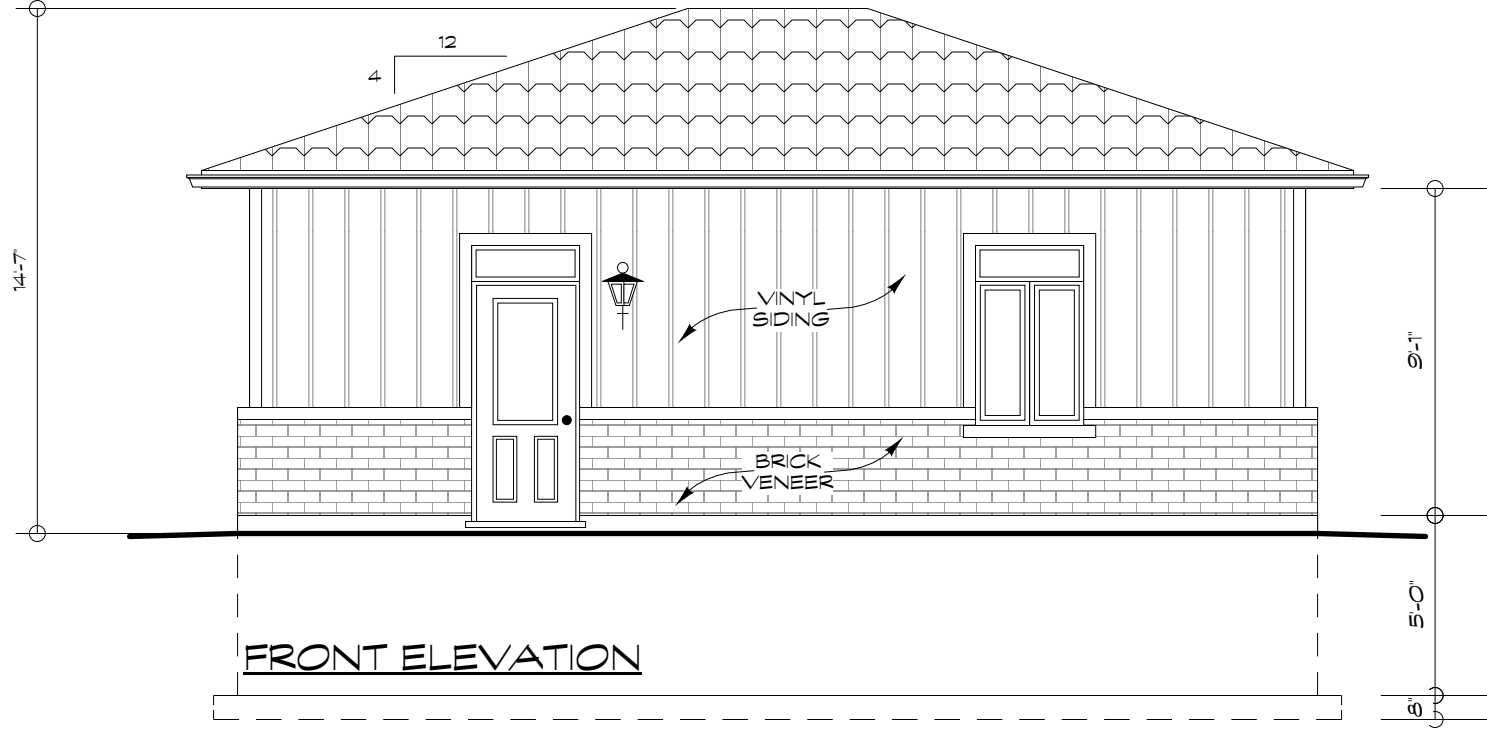
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Jim Lucas SIGNATURE BCIN 23337
Lucas Drafting FIRM BCIN 29419

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Lucas Drafting FIRM BCIN 29419

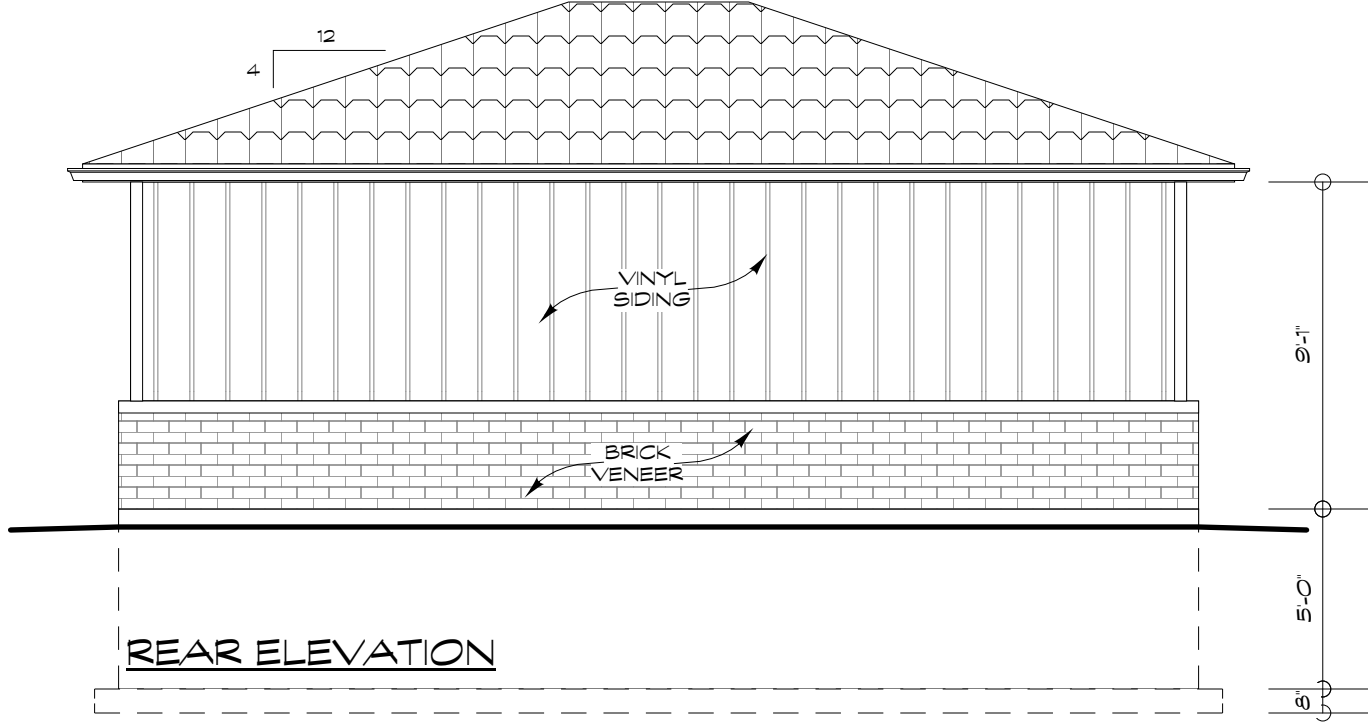
Date	2021-04-19	Sheet No	A2	Sheet Name	FLOOR PLAN
Scale	3/16" = 1'-0"	Project No	21-024	Project	NEW DETACHED GARAGE FOR RUS!
Drawn By	J. LUCAS	Lot Cover	750 SQ. FT.		

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FRONT ELEVATION

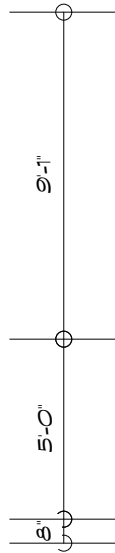
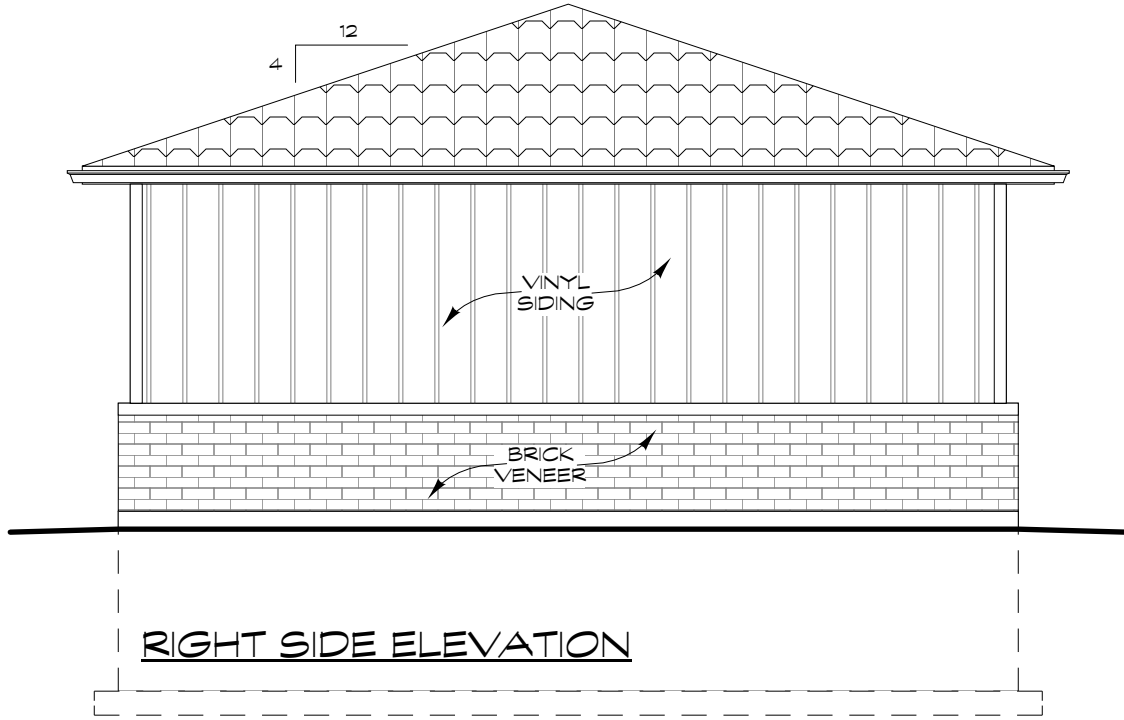
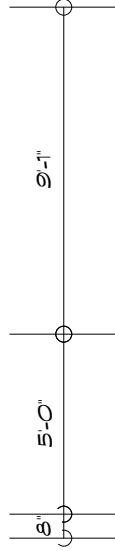


REAR ELEVATION

The undersigned has reviewed and takes responsibility for this design. I understand that I am responsible for obtaining all necessary permits and for complying with the applicable Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION
 Required unless design is exempt under Div. C 3.2.5.1 of the O.B.C.
Jim Lucas 23337
 NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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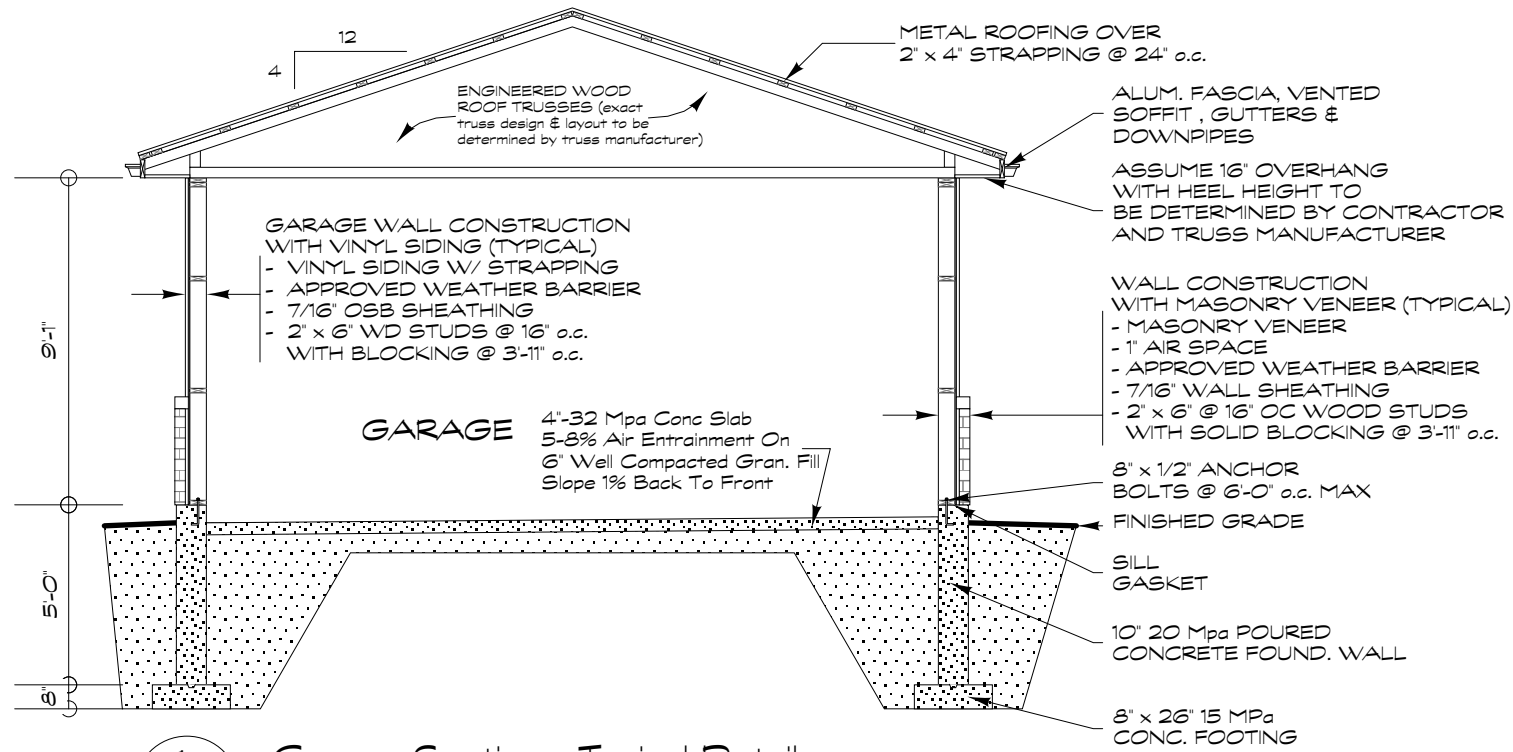


The undersigned has reviewed and takes responsibility for this design and construction documents and certifies that the design complies with the Ontario Building Code or design the work shown on the attached documents.

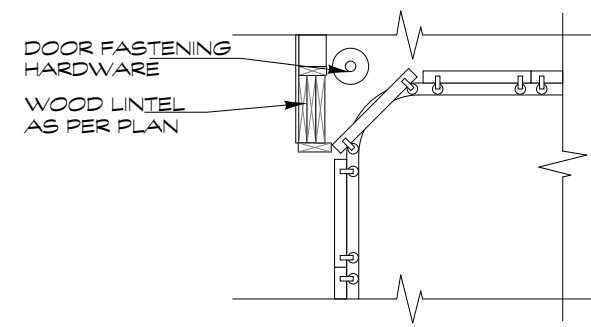
QUALIFICATION INFORMATION
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Jim Lucas SIGNATURE *[Signature]* 23337 BCIN

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Lucas Drafting 29419 BCIN

FIRM



1 Garage Section - Typical Details
A5 Scale : 3/16 in. = 1 ft.



2 Garage Door w/ Wood Lintel - Typical Details
A5 Scale : 3/8 in. = 1 ft.

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 on the attached documents.

QUALIFICATION INFORMATION
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23337 BCIN

Jim Lucas
NAME SIGNATURE

REGISTRATION INFORMATION
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29419 BCIN

Lucas Drafting
FIRM

MASONRY NOTES

1. All footings shall rest on solid undisturbed soil, min. 4'-0" below fin. grade unless shown otherwise on sections. Soil bearing min. 75 kPa
2. Basement and other concrete floors to be machine trowel finished.
3. Masonry veneer 2 3/4" or more in thickness and resting on a bearing support shall be tied to masonry back-up or to wood framing members with straps that are corrosion-resistant, not less than 76 mm thick, not less than 22 mm wide, shaped to provide a key with the mortar and spaced 15 3/4" Vert. 31 1/2" Hor., or 19 3/4" Vert. 23 5/8" Hor. or 23 5/8" Vert. 15 3/4" Hor. The straps that are fastened to the wood framing members shall be bent at right angles within 1/4" from the fastener and fastened with corrosion resistant 3.18mm diam screws or spiral nails having a wood penetration of not less than 1 1/4". Weep holes spaced not more than 2'-7" apart shall be provided at the bottom of cavities or air spaces in masonry veneer walls.

ELECTRICAL NOTES

1. Co-operate and co-ordinate with all trades regarding provisions for all built-ins.
2. Conduits to be concealed in walls, floor or ceiling wherever possible. Any surface installation to be verified with owner.
3. Make and type of all electrical fixtures to owner's choice.
4. An exterior lighting outlet with fixture controlled by a wall switch located within the building shall be provided at every entrance to the residence.
5. Every stairway of 4 or more risers shall be lighted. Lighting fixtures and accompanying control switches including three-way wall switches to be located at the head and foot of every stairway of 4 or more risers.
6. Smoke/CO alarms to be interconnected on all levels and located as per 9.10.19 and 9.33.4 of the OBC.
7. Smoke alarms within sleeping rooms to be interconnected with all smoke alarms and to comply with 9.10.19 of the OBC

Date	2021-04-19	Sheet No	A5	Sheer Name	SECTION & NOTES
Scale	3/16" = 1'-0"	Project No	21-024	Project	NEW DETACHED GARAGE FOR RUS
Drawn By	J. LUCAS	Lot Cover	750 SQ. FT.		

LUCAS DRAFTING
511 Monique Cres.
Barrie, ON L4M 6Y5
Tel/Fax: 705-726-0409

GENERAL NOTES


1. Contractor to comply with ALL provisions of the Ontario Building Code, latest edition, in ALL areas of construction. Comply also with ALL local municipal authority and any other authority having jurisdiction. LUCAS DRAFTING will not be responsible for failure to comply.
2. Dimensions indicated are for pricing and purchasing purposes. The contractor shall be responsible for all site measurements, verification and careful examination of the drawings before commencing the work. All discrepancies, errors and omissions must be reported to the designer to obtain clarification, additional instructions and revisions to the drawings before proceeding.
3. All work to be performed in a workmanlike manner, according to accepted building practices. It shall be the contractor's responsibility to ascertain all existing conditions affecting his/her work. These drawings have been prepared for project design and as a guide for construction only and do not represent every aspect of the work involved.
4. No modifications to the design are to be made without the owner's consent. All changes to plans shall be submitted to the respective Building Department prior to construction of said change. Drawing revisions required for permits, inspections and construction are to be reported to and made by the designer.
5. All dimensions shown in brackets are in millimeters.
6. Preliminary drawings are not to be used for permits.
7. Do not scale drawings.
8. All finish materials, type and colour shall be to owner's selection.
9. Exact window type and size to owner's/contractor's choice and agreement.
10. Kitchen cabinet and vanity layout & type to owner's/contractor's agreement.
11. Shelving in closets to owner's/contractor's agreement.
12. Fireplace & Hearth Materials to owner's choice.
13. All grading to be positive and away from building.
14. All exterior and interior finishes as chosen by owner.

FRAMING NOTES (to comply with 9.23 of OBC)

1. All construction framing lumber to be #2 construction grade SPF to minimum sizes as governed by O.B.C.
2. All 2"x 8", 10", 12" joists to have min. 1 1/2" (38 mm) bearing. All built up wood beams to have min. 3 1/2" (89mm) bearing. All pre-engineered floor joists to be installed as per manufacturer's specifications. All pre-engineered wood beams and supports to be installed as per manufacturer's specifications.
3. Double joists under all parallel partitions. Double all headers over 4'-0" (1220) long. Double all trimmers over 2'-8" (813) long.
4. Where tile flooring is used, either provide approved blocking or install floor joists at 12" o.c. under tiled areas.
5. Provide blocking for grab bars at toilet and tub/shower of main bathroom as per 9.5.2.3 of O.B.C.
6. All floor and roof joists over unfinished space to have bridging- Max. space 6'-11" (2100) o.c.
7. Any roof trusses used to be designed by a Structural Engineer and bear his seal.
8. All bracing and supports for pre-engineered wood roof trusses and pre-engineered wood beams as per truss/beam manufacturer's specifications.
9. Where support for girder trusses bears over opening in wall, truss manufacturer to provide engineered wood beam and specify supports for said beam.
10. Provide 1 sq. ft. of closable, unobstructed ventilating area per every 500 sq. ft. of unheated crawlspace area.
11. Provide 1 sq. ft. of unobstructed ventilating area per every 300 sq. ft. of insulated attic area.
12. Conduits, pipes and ductwork to be concealed in walls, floor or ceiling wherever possible. Any surface installation to be verified with owner.
13. Install 6 ml Polyethylene vapour barrier between any wood and concrete surfaces and between 2 top wall plates.
14. Caulk around all exterior doors and windows.
15. Access to attic and crawlspace to be min. of 22"x28" and to be insulated
16. Valleys and intersections of roofs, walls and chimneys to have metal flashing or approved equal.
17. Openings in exterior wall to have flashing and drip deflector if more than 25% overhang distance below eaves.
18. Guards at porches and balconies to have pickets subdivided into spaces not more than 3 7/8" (100), to be min. 3'-6" (1070) high, with no horizontal members between 3 7/8" (100) and 36" (914) above floor.
19. Where exterior porch or deck floor is greater than 24" above finished grade, provide approved railing/guard.
20. Interior stairs to be min. 3'-0" (914) wide with 7 7/8" (200) max rise, 8 1/4" (210) min. run, 9 1/4" (235) min. tread, 6'-5" headroom, 2'-10" (665) high handrails. All other guards to be 3'-0" (914).
21. Exterior stairs to have a rise-run product of 70 - 75. Min. run 9 1/2" (241). Min. tread 10" (254). Min. headroom 6'-9" (2060).
22. Wood columns to be min. 6"x6" (152x152), or 8" and not less than supporting member. Columns to be anchored to concrete slab or footings with steel anchor shoes, min. 6" above grade.
23. Provide gas-proof walls between garage and adjacent habitable space. Any door between to have a self-closing device and weatherstripping.

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Jim Lucas 23337 BCIN
 NAME SIGNATURE
 REGISTRATION INFORMATION
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Lucas Drafting 29419 BCIN
 FIRM

 <p>LUCAS DRAFTING 91 Monique Cres. Barrie, ON, L4M 6Y5 Tel/Fax: 705-726-0409</p>	<p>NOTES</p>	<p>Sheet Name</p>	<p>Project</p>
<p>NEW DETAC RUSS</p>		<p>AG</p>	<p>21-024</p>
<p>Date 2021-04-19</p>	<p>Scale 3/16" = 1'-0"</p>	<p>Project No</p>	<p>Let Cover</p>
<p>Drawn By J. LUCAS</p>		<p>750 SQ. FT.</p>	