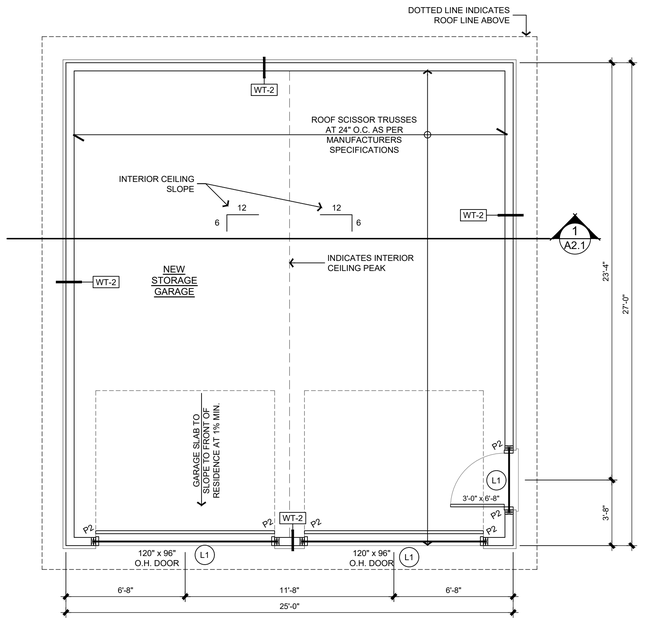


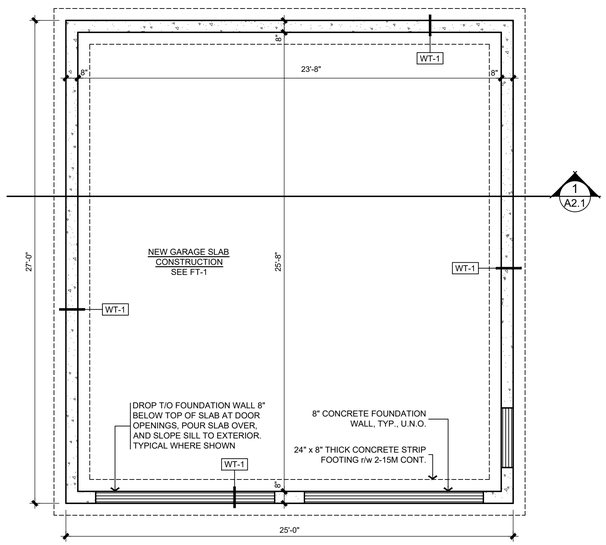
DETACHED GARAGE / ROOF FRAMING PLAN

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

SEE ENGINEERED LAYOUT OF ROOF FRAMING AS DESIGNED BY MANUFACTURER

ALL DIMENSIONS SHOWN TO FACE OF WOOD STUD AND FOUNDATION U.N.O.

ALL DIMENSIONAL INFORMATION IS TO BE VERIFIED BY CONTRACTOR.



FOUNDATION PLAN

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

ARCHITECTURAL FLOOR SCHEDULE

MARK	FLOOR CONSTRUCTION	DETAIL
FT-1	6", 32 MPa POURED CONCRETE FLOOR	
	SLAB r/w 6 x 6 x 6/6 WWM, CENTERED IN SLAB	
	6" COMPACTED GRANULAR 'A' BASE	

ARCHITECTURAL ROOF SCHEDULE

MARK	WALL CONSTRUCTION	DETAIL
RT-1	ASPHALT SHINGLES	
	ROOFING UNDERLAY	
	1/2" ROOF SHEATHING	
	ROOF TRUSSES AT 24" O.C. AS PER	
	MANUFACTURERS SPECIFICATIONS	

ARCHITECTURAL WALL SCHEDULE

MARK	WALL CONSTRUCTION	DETAIL
WT-1	8" POURED CONCRETE FOUNDATION	FOUNDATION WALL
WT-2	HORIZONTAL SIDING INSTALLED AS PER	EXTERIOR WALL
	MANUFACTURERS SPECIFICATIONS	
	1x3 VERTICAL STRAPPING AT 16" O.C.	
	AIR BARRIER	
	1/2" PLYWOOD	
	2x6 WOOD STUDS AT 16" O.C.	

GENERAL CONSTRUCTION NOTES:

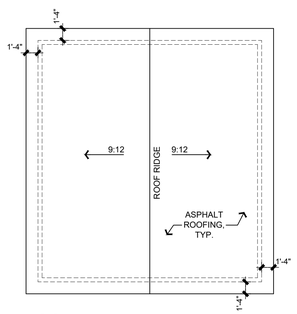
1. ALL CONSTRUCTION IS TO CONFORM TO THE LATEST STANDARD OF THE O.B.C., N.B.C. AND LOCAL REGULATIONS
2. DRAWINGS ARE NOT TO BE SCALED
3. ALL ELECTRICAL TO CONFORM TO O.B.C. 9.34.
4. ALL GUARDS, HANDRAILS, STAIRS AND RAMPS TO BE CONSTRUCTED AS PER O.B.C. 9.8. AND S.B.7
5. PROVIDE 6 MIL. POLY BETWEEN WOOD MEMBERS IN CONTACT WITH CONCRETE
6. ALL MAIN EXTERIOR ENTRANCE DOORS ARE TO CONFORM TO OBC 2024 9.7.5.2.

LINTEL SCHEDULE

MARK	SIZE
L1	2-2x10 WOOD LINTEL

POST SCHEDULE

MARK	SIZE
P1	2-2x6 WOOD POST (1J + 1K)



ROOF PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FOLLOWING NOTES SHALL GOVERN.
2. ALL WORK ON THIS PROJECT SHALL CONFORM TO THE 2024 ONTARIO BUILDING CODE (OBC 2024), ANY LOCAL REGULATIONS AND BYLAWS, AND THE 2024 OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA) FOR CONSTRUCTION PROJECTS. ALL CODES AND STANDARDS SHALL BE THOSE REFERENCED IN OBC 2024.
3. THIS SET OF DRAWINGS SUPERCEDES AND REPLACES ALL PREVIOUS DRAWINGS.
4. READ THESE DRAWINGS IN CONJUNCTION WITH ALL RELATED CONTRACT DOCUMENTS AND MECHANICAL AND ELECTRICAL DRAWINGS.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE SITE AND REPORT TO THE DESIGNER ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE PROJECT BEFORE PROCEEDING WITH THE WORK.
6. DRAWINGS ARE NOT TO BE SCALED.
7. THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR CONSTRUCTION LOADS AND TEMPORARY BRACING TO KEEP STRUCTURE PLUMB AND IN TRUE ALIGNMENT AT ALL PHASES OF CONSTRUCTION. ANY BRACING MEMBERS SHOWN ON THE DRAWINGS ARE REQUIRED FOR THE FINISHED STRUCTURE AND MAY NOT BE SUFFICIENT FOR ERECTION PURPOSES.
8. ALL DISCREPANCIES SHALL BE BROUGHT TO THE DESIGNERS ATTENTION IMMEDIATELY. NO CHANGES SHALL BE MADE WITHOUT THE DESIGNERS APPROVAL.
9. CONTACT THE DESIGNER FOR CONSTRUCTION REVIEWS AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.

DESIGN PARAMETERS:

1. DESIGN LOADS ARE UNFACTORED UNLESS NOTED OTHERWISE.
   A. CLIMATIC DESIGN DATA (PENETANGUISHENE, ONTARIO; USED MIDLAND LOADING):
      Ss = 2.7 kPa
      Sr = 0.4 kPa
      S = 0.55 x 2.7 + 0.4 = 1.89 kPa (39.4 psf)
      q(1/50) = 0.39 kPa
      ROOF (DEAD) = 0.75 kPa (15 psf)
   C. OCCUPANCY (LIVE) = 1.9 kPa (40 psf)
   D. FLOOR (DEAD) = 0.5 kPa (12 psf)
2. FOUNDATIONS TO BEAR DIRECTLY ON MATERIAL SUITABLE FOR 75 kPa (1500 psf) BEARING PRESSURE, UNLESS NOTED OTHERWISE.

CONCRETE AND REINFORCING STEEL:

1. ALL CONCRETE SHALL CONFORM TO OBC 9.3.1.
2. THE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE SHALL BE:
   20 MPA FOR FOOTINGS, WALLS AND BEAMS
   25 MPA FOR FLOOR SLABS.
3. USE HIGH FREQUENCY VIBRATION TO PLACE ALL CONCRETE.
4. ALL CONCRETE SHALL BE KEPT MOIST DURING THE FIRST TWO DAYS OF CURING.
5. TAKE ADEQUATE MEASURES TO PROTECT CONCRETE FROM EXPOSURE TO FREEZING TEMPERATURES AT LEAST SEVEN DAYS AFTER CONCRETE PLACEMENT.
6. REBAR TO BE DEFORMED BARS WITH A YIELD STRENGTH OF 400 MPA.
7. LAP LENGTH FOR 15M BARS IS 24".

FOUNDATIONS:

1. ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO OBC 9.15 U.N.O. ON THE DRAWINGS.
2. FOUNDATIONS TO BEAR DIRECTLY ON MATERIAL SUITABLE FOR 75 kPa (1500 psf) BEARING PRESSURE, UNLESS NOTED OTHERWISE.
3. FOOTINGS TO BEAR DIRECTLY ON UNDISTURBED NATIVE SOILS OR APPROVED ENGINEERED FILL SUITABLE FOR MINIMUM DESIGN BEARING PRESSURES. (REFER TO SOIL ENGINEERS REPORT FOR RECOMMENDATIONS).
4. PLACE FOOTINGS WHICH ARE EXPOSED TO FREEZING WEATHER A MINIMUM OF 48" BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE.
5. SOFT AREAS UNCOVERED DURING EXCAVATION SHALL BE SUB-EXCAVATED TO SOUND MATERIAL AND FILLED WITH CLEAN, FREE DRAINING GRANULAR SOIL COMPACTED TO 100% STANDARD PROCTOR DRY DENSITY (SPDD).
6. DO NOT EXCEED A RISE OF 7 IN A RUN OF 10 IN THE LINE OF SLOPE BETWEEN ADJACENT FOOTING EXCAVATIONS OR ALONG STEPPED FOOTINGS. USE STEPS NOT EXCEEDING 24" IN HEIGHT AND NOT LESS THAN 24" IN LENGTH.
7. SHOULD UNDERGROUND WATER BE ENCOUNTERED, PROVIDE DEWATERING FACILITIES TO KEEP WATER LEVEL BELOW FOOTINGS AND POUR AN ADDITIONAL 3" LAYER OF LEAN CONCRETE UNDER ALL FOOTINGS.
8. FOUNDATION WALLS TO BE CONNECTED TO STRIP FOOTINGS WITH 15M DOWELS X 16" LONG AT 4'-0" O.C. WITH 4" EMBEDMENT INTO FOOTING.
9. MAINTAIN UNSUPPORTED SIDES OF EXCAVATION ONLY IF SAFE INCLINATION OF THE SIDES OF THE EXCAVATION IS PROVIDED IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATIONS.
10. ERECT, MAINTAIN, AND IF REQUIRED, REMOVE A SUPPORTING SHORING SYSTEM ALONG THE SIDES OF THE EXCAVATION, DESIGNED BY A PROFESSIONAL ENGINEER, IN ACCORDANCE WITH THE SOILS REPORT AND OHSA.
11. PROTECT SOIL FROM FREEZING ADJACENT TO AND BELOW ALL FOOTINGS.
12. ENSURE FOUNDATION WALLS ARE LATERALLY SUPPORTED BEFORE BACKFILLING.
13. BACKFILL AGAINST FOUNDATION WALL IN SUCH A MANNER THAT THE LEVEL OF BACKFILLING ON ONE SIDE OF THE WALL IS NEVER MORE THAN 18" DIFFERENT FROM THE LEVEL ON THE LOWER SIDE OF THE WALL, EXCEPT WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED OR WALLS ARE DESIGNED FOR SUCH UNEVEN PRESSURES.
14. LOCATE ALL FOOTINGS AND PIERS CENTRALLY UNDER COLUMNS AND WALLS UNLESS NOTED OTHERWISE.
15. FOUNDATION WALLS HAVE BEEN DESIGNED TO SUPPORT DRAINED EARTH. ENSURE GROUNDWATER DRAINAGE CAN OCCUR.
16. WHERE FOUNDATION WALL THICKNESS IS REDUCED AT TOP OF WALL TO ALLOW FOR STONE LEDGE, THE REDUCTION IN THICKNESS SHALL COMPLY WITH OBC 2012 9.15.4.7.
17. CONCRETE FOUNDATION WALLS WHICH DO NOT EXTEND TO THE UNDERSIDE OF THE MAIN FLOOR JOISTS MAY BE BACKFILLED UP TO THE FOLLOWING HEIGHTS ABOVE THE BASEMENT FLOOR BASED ON OBC 2012 9.15.4.2.A:
    8" THICK FOUNDATION = 3'-11"
    10" THICK FOUNDATION = 4'-7"
18. FOR FOUNDATION OPENINGS GREATER THAN 3'-11" WIDE, REINFORCE FOUNDATION WALL AROUND OPENING WITH 2-15M FULL HEIGHT VERTICAL BARS EACH SIDE OF WINDOW AND 2-15M HORIZONTAL BARS BELOW WINDOW SILL. EXTEND HORIZONTAL BARS 24" PAST WINDOW OPENING ON BOTH SIDES. TYPICAL FOR WINDOWS 48" TO 72" WIDE.

STRUCTURAL FRAMING:

1. ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23, U.N.O. ON THE DRAWINGS.
2. LUMBER SHALL BE SPF NO. 1/2 OR BETTER UNLESS NOTED OTHERWISE. MOISTURE CONTENT SHALL BE 19% OR LESS.
3. WOOD TRUSSES AND MANUFACTURED FRAMING MEMBERS ARE TO BE DESIGNED & STAMPED BY A PROFESSIONAL ENGINEER FOR THE LOADS AND CONDITIONS INDICATED ON THE DRAWINGS. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR UPLIFT CLIPS. PROVIDE ADEQUATE BEARING SURFACE FOR THE TRUSS BEARING LOADS.
4. LVL REFERS TO LAMINATED VENEER LUMBER BY TRUS JOIST LTD.
5. ENGINEERED LUMBER (TJI, LVL) MAY BE DRILLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND DETAILS.
6. WOOD IS NOT PERMITTED TO BEAR DIRECTLY ON MASONRY OR CONCRETE WITHOUT PROTECTION. PROVIDE EITHER PRESSURE TREATED LUMBER, SUITABLE WOOD PRESERVATIVE OR 6 MIL (0.152mm) POLYETHYLENE SHEET.
7. USE PRESSURE TREATED LUMBER (CWPB APPROVED) OR APPLY SUITABLE WOOD PRESERVATIVE TO ALL WOOD IN CONTACT WITH SOIL.
8. SOLID HORIZONTAL BRIDGING SHALL BE PROVIDED AT 4'-0" O.C. IN THE FIRST TWO JOIST SPACES ADJACENT TO THE EXTERIOR WALLS. BRIDGING SHALL BE ATTACHED TO THE EXTERIOR WALL TO PROVIDE LATERAL STABILITY.
9. PROVIDE 2x2 DIAGONAL CROSS BRIDGING OR SOLID BLOCKING AT MAXIMUM 6'-10" O.C. FOR ALL SAWN JOIST LOCATIONS.
10. PROVIDE SOLID WOOD HORIZONTAL BLOCKING AT MAXIMUM 4'-0" O.C. FOR ALL FRAMED WALLS. INSTALL MORE FREQUENTLY WHEN SO NOTED ON THE ARCHITECTURAL OR STRUCTURAL WALL DRAWINGS (EG. FOR BLOCKING OF SHEAR WALLS, OR FOR LATERAL STUD SUPPORT).
11. PROVIDE SOLID BLOCKING OR MECHANICAL CONNECTIONS AT THE TOP AND BOTTOMS OF BEAMS AT BEARING POINTS TO PREVENT MOVEMENT OR ROTATION.
12. ALL NAILS USED SHALL CONFORM TO STEEL WIRE NAILS AND SPIKES AS DEFINED IN CSA STANDARD B111 WIRE NAILS, SPIKES AND STAPLES UNLESS NOTED OTHERWISE.
13. BOLTED CONNECTIONS SHALL BE MADE USING GRADE A307 BOLTS, UNLESS NOTED OTHERWISE.
14. EACH PLY OF BUILT-UP WOOD BEAMS TO BE CONNECTED WITH 3-3½" COMMON NAILS AT 8" O.C. AND EACH BUILT-UP WOOD POSTS TO BE CONNECTED WITH 3" COMMON NAILS AT 12" O.C.. MULTI-PLY ENGINEERED LUMBER BEAMS TO BE FASTENED AS PER THE MANUFACTURER'S SPECIFICATIONS.
15. ALL REQUIRED NAILING SHALL BE EXECUTED AS PER OBC 9.23.3.4. AND MANUFACTURERS RECOMMENDED INSTALLATION REQUIREMENTS.
16. USE JOIST HANGERS WHERE FRAMING MEMBERS CONNECT INTO THE SIDES OF SUPPORTING MEMBERS.
17. ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ARE TO BE HOT DIP GALVANIZED (TO CSA-G164) OR STAINLESS STEEL.
18. ALL STEEL CONNECTORS (UPLIFT CLIPS, BRACKETS, JOIST HANGERS ETC.) SHALL BE SIMPSON STRONG TIE CONNECTORS UNLESS NOTED OTHERWISE.
19. ALL PRE-ENGINEERED STEEL CONNECTORS (EG. SIMPSON STRONG TIE) ARE TO HAVE THE CORRECT NUMBER AND SIZE OF FASTENERS, AS PER THE MANUFACTURER'S PRODUCT CATALOGUE.
20. FOR SOLID AND BUILT UP MEMBERS (TRUSSES, BEAMS, LINTELS) PROVIDE A BUILT UP POST WITH AN EQUAL OR GREATER THICKNESS UNLESS NOTED OTHERWISE. ALL BUILT UP POSTS TO BE CONTINUOUS (INCLUDING TRANSFER BLOCKING AT FLOORS) DOWN TO THE FOUNDATIONS.
21. LATERALLY SUPPORT ALL STEEL BEAMS BY PRE-DRILLING FLANGES FOR ½" BOLTED ATTACHMENTS OF WOOD NAILERS WITH ⅞" HOLES STAGGERED AT 24" O.C.
22. STEEL BEAMS AND COLUMNS SHALL BE GRADE 350W.
23. ALL WELDING SHALL BE COMPLETE BY CWB CERTIFIED WELDERS.
24. EXTERIOR STRUCTURAL STEEL SHALL BE PROTECTED FROM CORROSION BY HOT DIP GALVANIZING.
25. THICKNESS AND TYPE OF SUBFLOOR, ROOF SHEATHING AND WALL SHEATHING SHALL CONFORM TO 9.23.14., 9.23.15., AND 9.23.16 RESPECTIVELY.
26. FRAMED WALLS ARE TO BE WIND BRACED AT ALL CORNERS IN BOTH DIRECTIONS.
27. ALL GUARDS SHALL CONFORM TO OBC 9.8.8. AND SUPPLEMENTARY STANDARD SB-7.

PROJECT NORTH

Date	Issue
OCT. 16 2023	ISSUED FOR PERMIT AND CONSTRUCTION
MAY 19 2026	RE-ISSUED FOR PERMIT AND CONSTRUCTION

Georgian Bay
Drafting and Design

The undersigned has reviewed and taken responsibility for this design for categories checked. As required by OBC Div.C 3.2.4., the designer is qualified and the firm is registered in the categories checked below.

☒ Small Building

Signature:

Designer: Todd Rogers

Designer BCIN: 34696

Firm BCIN: 115160

Date: May 19, 2026

No.	Date	Revision

Georgian Bay
Drafting and Design

Client

LOVRO GOTOVAC

Project Title

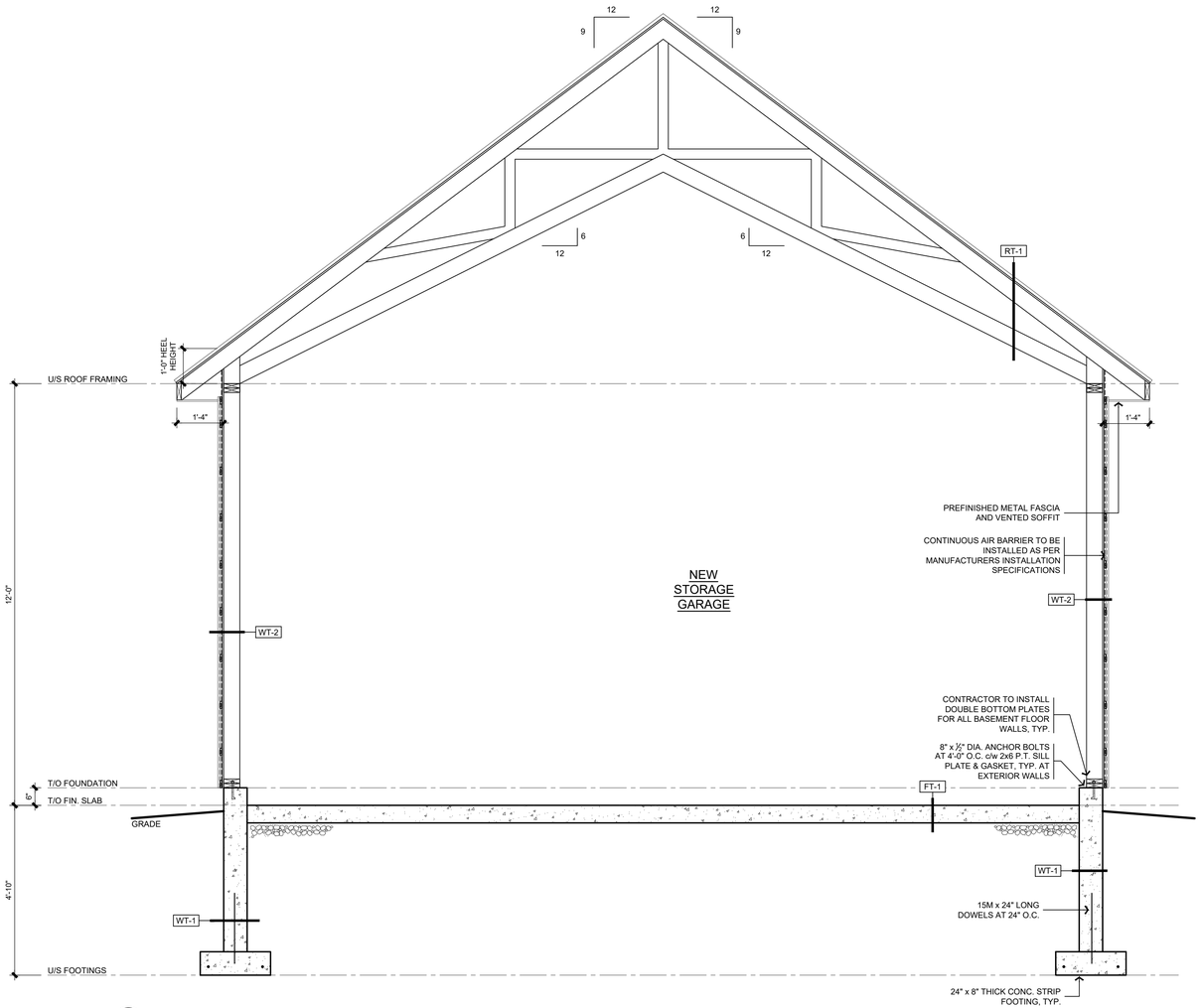
85 MCARTHUR DRIVE NEW DETACHED GARAGE

85 McArthur Drive, Penetanguishene, Ontario

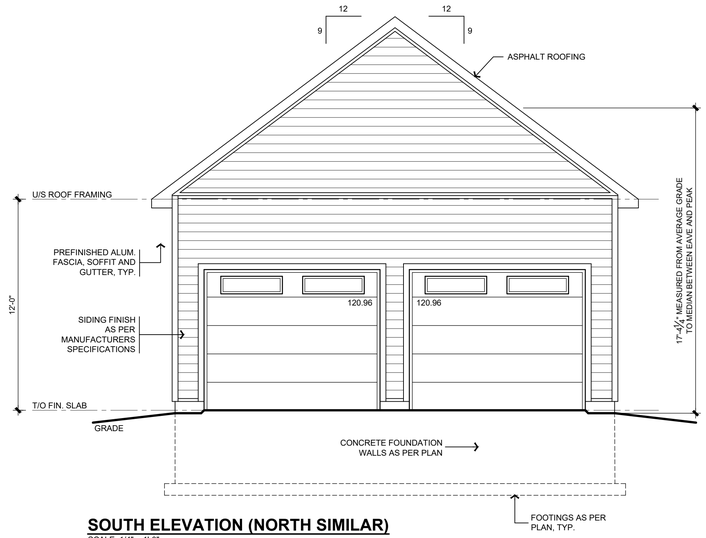
Drawing

DETACHED GARAGE PLANS, SCHEDULES & STRUCTURAL NOTES

Scale	Dwg. #
AS NOTED	A1.1
Drawn By: TR	
Project No.: 424-23	



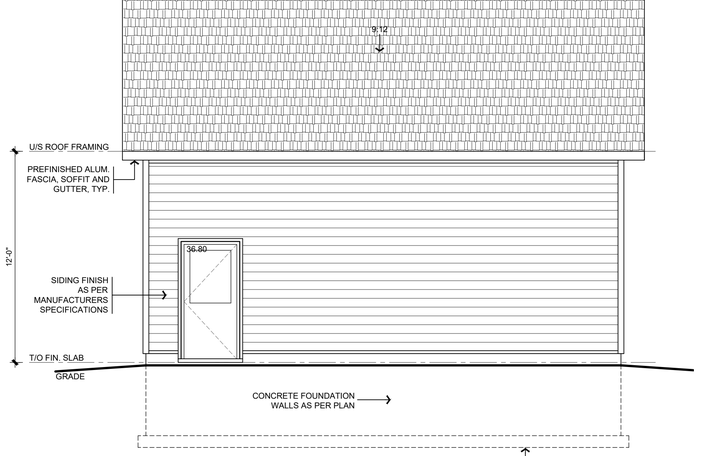
1 A2.1 **SECTION** - THROUGH BUILDING
SCALE: 1/2" = 1'-0"



SOUTH ELEVATION (NORTH SIMILAR)
SCALE: 1/4" = 1'-0"

ALLOWABLE UNPROTECTED OPENINGS (SOUTH ELEVATION)		
TOTAL WALL AREA	434.63	SF
LIMITING DISTANCE	162.52	FT
ALLOWABLE OPENINGS	434.63	SF
ACTUAL OPENINGS	14.0	SF

ALLOWABLE UNPROTECTED OPENINGS (NORTH ELEVATION)		
TOTAL WALL AREA	434.63	SF
LIMITING DISTANCE	10.37	FT
ALLOWABLE OPENINGS	86.93	SF
ACTUAL OPENINGS	0.0	SF



EAST ELEVATION (WEST SIMILAR)
SCALE: 1/4" = 1'-0"

ALLOWABLE UNPROTECTED OPENINGS (EAST ELEVATION)		
TOTAL WALL AREA	318.67	SF
LIMITING DISTANCE	142.71	FT
ALLOWABLE OPENINGS	318.67	SF
ACTUAL OPENINGS	7.0	SF

ALLOWABLE UNPROTECTED OPENINGS (WEST ELEVATION)		
TOTAL WALL AREA	318.67	SF
LIMITING DISTANCE	18.12	FT
ALLOWABLE OPENINGS	274.06	SF
ACTUAL OPENINGS	0.0	SF

Date	Issue
OCT. 16 2023	ISSUED FOR PERMIT AND CONSTRUCTION
MAY 19 2026	RE-ISSUED FOR PERMIT AND CONSTRUCTION

No.	Date	Revision

Georgian Bay
Drafting and Design

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☒ Small Building

Signature:

Designer: Todd Rogers

Designer BCIN: 34696

Firm BCIN: 115160

Date: May 19, 2026

Georgian Bay
Drafting and Design

Client

LOVRO GOTOVAC

Project Title

85 MCARTHUR DRIVE NEW DETACHED GARAGE

85 McArthur Drive, Penetanguishene, Ontario

Drawing

DETACHED GARAGE ELEVATIONS & SECTIONS

Scale: AS NOTED

Drawn By: TR

Project No.: 424-23

Dwg. #: A2.1