



Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project contract.

Lockwood Brothers CONSTRUCTION

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.

Qualification Information

JOHN SPYK	<i>John Spyk</i>	41174
NAME	SIGNATURE	BCIN

LOCKWOOD BROTHERS CONSTRUCTION	38088
FIRM	BCIN

CUSTOMER:	DRAWING NO.:
BROWN GARAGE	

DRAWING NAME:

SCALE:	Sheet #
1/8" = 1'-0"	A1

DATE:	
DEC 19, 2025	

OWNER & BUILDER'S NOTE

THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL STAMPED AND SIGNED BY A QUALIFIED DESIGNER & THE LOCAL BUILDING DEPARTMENT. THE BUILDER IS EXPECTED TO FOLLOW THESE PLANS, APPLICABLE BUILDING CODES AND LOCAL ORDINANCES. HE SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING CONSTRUCTION. WHILE THESE PLANS ARE DRAWN TO SHOW THE PROPOSED WORK AS ACCURATELY AS POSSIBLE, SCHEMATIC DETAILS MAY BE USED IN SOME CASES FOR CLARITY. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.

THE DESIGNER ASSUMES NO RESPONSIBILITY FOR SCHEDULING, FABRICATION, CONSTRUCTION TECHNIQUES OR MATERIALS, OR QUANTITIES USED IN THE WORK. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR FIELD CHANGES, SITE VARIANCES OR DISCREPANCIES NOT BROUGHT TO HIS/HER ATTENTION FOR CLARIFICATION

THE INFORMATION SHOWN ON THIS

SITE PLAN WAS PROVIDED BY THE

OWNER. FIELD SURVEY OR

VERIFICATION WAS NOT MADE.

OWNER:

PROJECT ADDRESS:

JURISDICTION:

ZONING:

APN:

SITE AREA:

PERMIT #:

SOIL PARAMETERS:

BASED ON SOILS INDIGENOUS TO THE AREA:
BEARING PRESSURE - 1600 PSF
LATERAL ACTIVE PRESSURE 35 PSF
FLUID EQUIVALENT
SOIL-CONCRETE COEFFICIENT 0.35
SOIL PROFILE 5D

EXTERIOR FINISH NOTES

EXTERIOR FINISH TO BE SIDING AND TYPAR OVER 7/16 OSB. MATERIAL AND COLOR BY OWNER.

ROOFING TO BE LIGHT WEIGHT SHINGLES OVER 5/8" OSB w/ H CLIPS

CHIMNEY HEIGHT SHALL BE DETERMINED USING A 10' RADIUS PLANE AND SHALL BE 2' HIGHER THAN ANY ROOF SURFACE 10' FROM THE CHIMNEY.

DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE.

FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

WINDOWS AND GLAZING

WINDOWS SHALL BE DOUBLE PANE WITH VINYL FRAMES AND CONFORM TO CAN/CSA-A440 MANUFACTURER AND COLOR TO BE DETERMINED BY OWNER.

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 39" ABOVE THE FINISH FLOOR HEIGHT (EXCLUDING BASEMENTS) AND SHALL HAVE A MINIMUM OPENABLE AREA OF 3.8 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 15" WIDE OR 24" HIGH.

SAFETY GLAZING SHALL BE PROVIDED IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE FINISHED WITH WEATHER RESISTANT COATINGS AND WEATHER STRIPPED.

GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2024 ONTARIO BUILDING CODE AND LOCAL CODES.

FOUNDATION AND TRUSS DESIGN SHALL BE VERIFIED BY A QUALIFIED ENGINEER FOR COMPLIANCE WITH SITE REQUIREMENTS.

DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALING OF DRAWINGS.

WALL DIMENSIONS ARE TO THE EXTERIOR OF FRAMING UNLESS NOTED OTHERWISE.

LUMBER COMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED OR PROTECTED WITH AN APPROVED VAPOR BARRIER.

CONTINUOUS CONTACT WITH THE GROUND SHALL BE TREATED TO A MINIMUM OF .60 CCA.

ALL FRAMING LUMBER TO BE #2 OR BETTER DF OR EQUIVALENT, UNLESS NOTED OTHERWISE.

EXTERIOR AND INTERIOR MATERIALS AND FINISHES TO BE DETERMINED BY OWNER.

ALL REQUIRED SMOKE ALARMS NEED A VISUAL COMPONENT.

BLOCKING FOR NON-LOAD BEARING INTERIOR WALLS PARALLEL TO FLOOR JOISTS SHALL BE MIN. 2x4 @ 4'-0" O.C.

BUILDING PERFORMANCE

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS.

PORCHES AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH POLYURETHANE FOAM.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR.

FURNACE FIREBOX SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC ACCESS SHALL BE:

A MINIMUM OF 22" X 36". THERE SHALL BE 30" MIN. CLEARANCE AT OR ABOVE THE OPENING.

LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30" WILL NOT REQUIRE ACCESS OPENINGS

HATCHWAYS TO ATTIC OR ROOF SPACES SHALL BE FITTED WITH DOORS OR COVERS

VENTILATION:

WHERE INSULATION IS INSTALLED BETWEEN A CEILING AND THE UNDERSIDE OF THE ROOF SHEATHING, A SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE SHEATHING, AND VENTS SHALL BE INSTALLED TO PERMIT THE MOVEMENT OF AIR FROM THE SPACE TO THE EXTERIOR.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 35" MEASURED BETWEEN WALL FACES OR GUARDS.

TREADS SHALL HAVE A MIN. TREAD OF 11" AND MIN. RUN OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 1/4".

STAIRWAYS SHALL HAVE MIN. 6'-5" OF HEADROOM AT THE NOSE OF THE STAIR.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

36" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS MORE THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.

MIN. 77" HEADROOM HEIGHT OVER LANDINGS AS PER O.B.C. 9.8.6.4.(1)

DOORS

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 20 MINUTES. DOOR SHALL BE SELF CLOSING.

MAIN ENTRANCE DOORS TO DWELLING UNITS SHALL BE PROVIDED WITH, A DOOR VIEWER OR TRANSPARENT GLAZING IN THE DOOR, OR A SIDELIGHT


INTERIOR DOORS TO BE PRE-PRIMED MDF. STYLE AND FINISH BY OWNER.

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS, MATERIALS AND FINISH TO BE DETERMINED BY OWNER.

DOOR SCHEDULE							AREA, ACTUAL (SQ FT)	COMMENTS
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION		
D01	2	1	120"	120"	123"X122"	GARAGE-GARAGE DOOR P03	100	R16
D02	1	1	36"	80"	39"X83 3/4"	EXT. HINGED-DOOR E02	20	
D03	1	1	46"	96"	49"X98"	GARAGE-GARAGE DOOR P03	64	
TOTALS:							284	

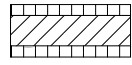
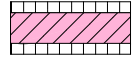
WINDOW SCHEDULE								AREA, ACTUAL (SQ FT)	COMMENTS
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION		
W01	3	1	21040	34"	48"	35"X49"	SINGLE CASEMENT-HL	11.33	
W02	2	2	3646	42"	54"	43"X55"	DOUBLE CASEMENT-LHL/RHR	15.75	
TOTALS:								65.41	

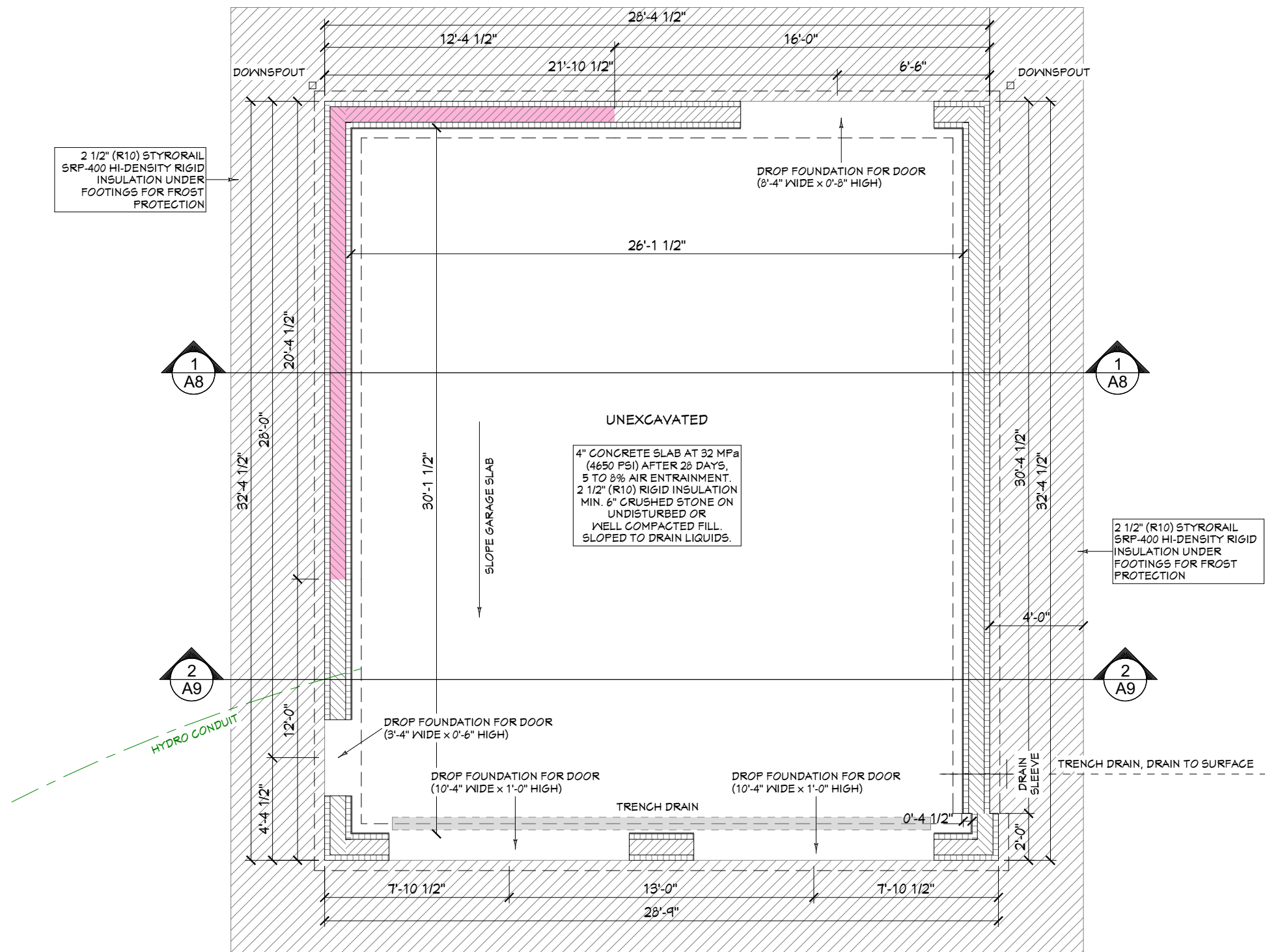
NOTES: DOUBLE PANE WINDOWS / DOORS GRIDS AS PER ELEVATIONS

REVISIONS	DATE	
1. JOB MEETING REVISIONS	JAN 09/26	 <p>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.</p> <p>Qualification Information</p> <p>JOHN SPYK 47119 NAME SIGNATURE BCIN</p> <p>LOCKWOOD BROTHERS CONSTRUCTION 38088 FIRM BCIN</p>
2. BUILDING REVISED: 11' WALL, 10/12 PITCH	JAN 27/26	
3. MB NOTES ADDED	JAN 27/26	
4. SEPTIC ADDED TO SITE PLAN	JAN 27/26	
5. ROOF THICKNESS REVISED	JAN 29/26	
6. INSULATION NOTES REVISED A4	FEB 02/26	
7.		
8.		
9.		
10.		

CUSTOMER: BROWN GARAGE	DRAWING NO.:
DRAWING NAME: GENERAL NOTES	
SCALE: 1/8" = 1'-0"	Sheet # A2
DATE: DEC 19, 2025	

ALL OUTSIDE DIMENSIONS ARE FROM OUTSIDE OF ICF

	8" ICF FOUN. WALL (48" TALL)
	8" ICF FOUN. WALL (64" TALL)

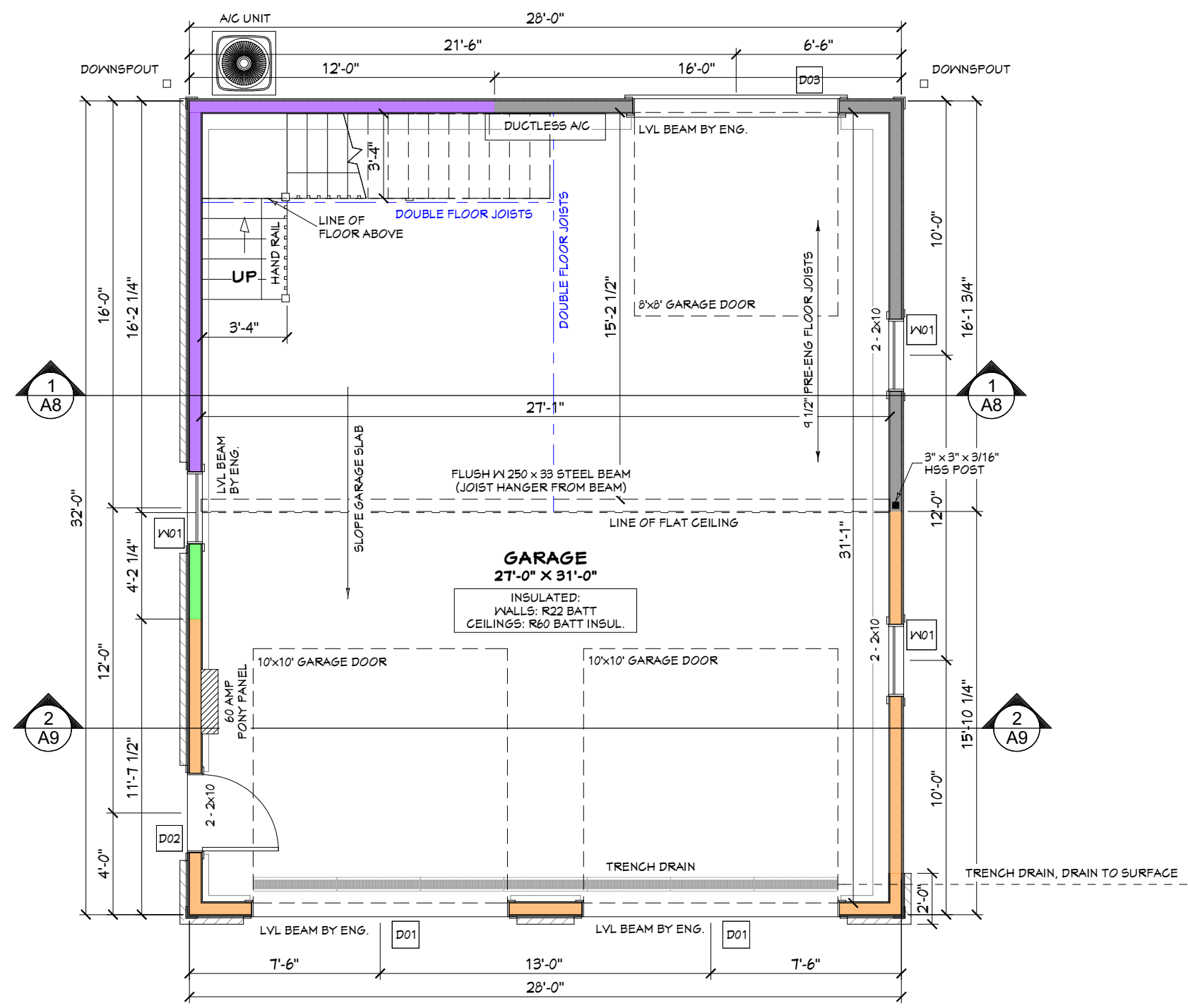


FOUNDATION PLAN

Lockwood Brothers CONSTRUCTION	
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Qualification Information	
JOHN SPYK NAME	41174 BCIN
<i>John Spyk</i> SIGNATURE	
LOCKWOOD BROTHERS CONSTRUCTION FIRM	38098 BCIN
CUSTOMER: BROWN GARAGE	DRAWING NO.:
DRAWING NAME: FOUNDATION PLAN	
SCALE: 3/16" = 1'-0"	Sheet # A3
DATE: DEC 19, 2025	

ALL OUTSIDE DIMENSIONS ARE FROM FRAMING

ALL INTERIOR DIMENSIONS ARE FROM FRAMING



DOOR SCHEDULE									
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
D01	2	1	120"	120"	123"X122"		GARAGE-GARAGE DOOR P03	100	R16
D02	1	1	36"	80"	34"X83 3/4"		EXT. HINGED-DOOR E02	20	
D03	1	1	46"	46"	44"X48"		GARAGE-GARAGE DOOR P03	64	
TOTALS:								284	

WINDOW SCHEDULE										
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
W01	3	1	21040	34"	48"	35"X44"		SINGLE CASEMENT-HL	11.33	
W02	2	2	3646	42"	54"	43"X55"		DOUBLE CASEMENT-LHL/RHR	15.75	
TOTALS:								65.44		

LEGEND	
	9'-8" WALL HEIGHT
	11'-0" WALL HEIGHT TALL WALLS (SOLID BLOCKING @ 48" O.C.)
	11'-11 3/4" WALL HEIGHT TALL WALLS (SOLID BLOCKING @ 48" O.C.)
	10'-7 3/4" WALL HEIGHT TALL WALLS (SOLID BLOCKING @ 48" O.C.)

GROUND FLOOR PLAN - 896 SQ.FT.

Lockwood Brothers CONSTRUCTION

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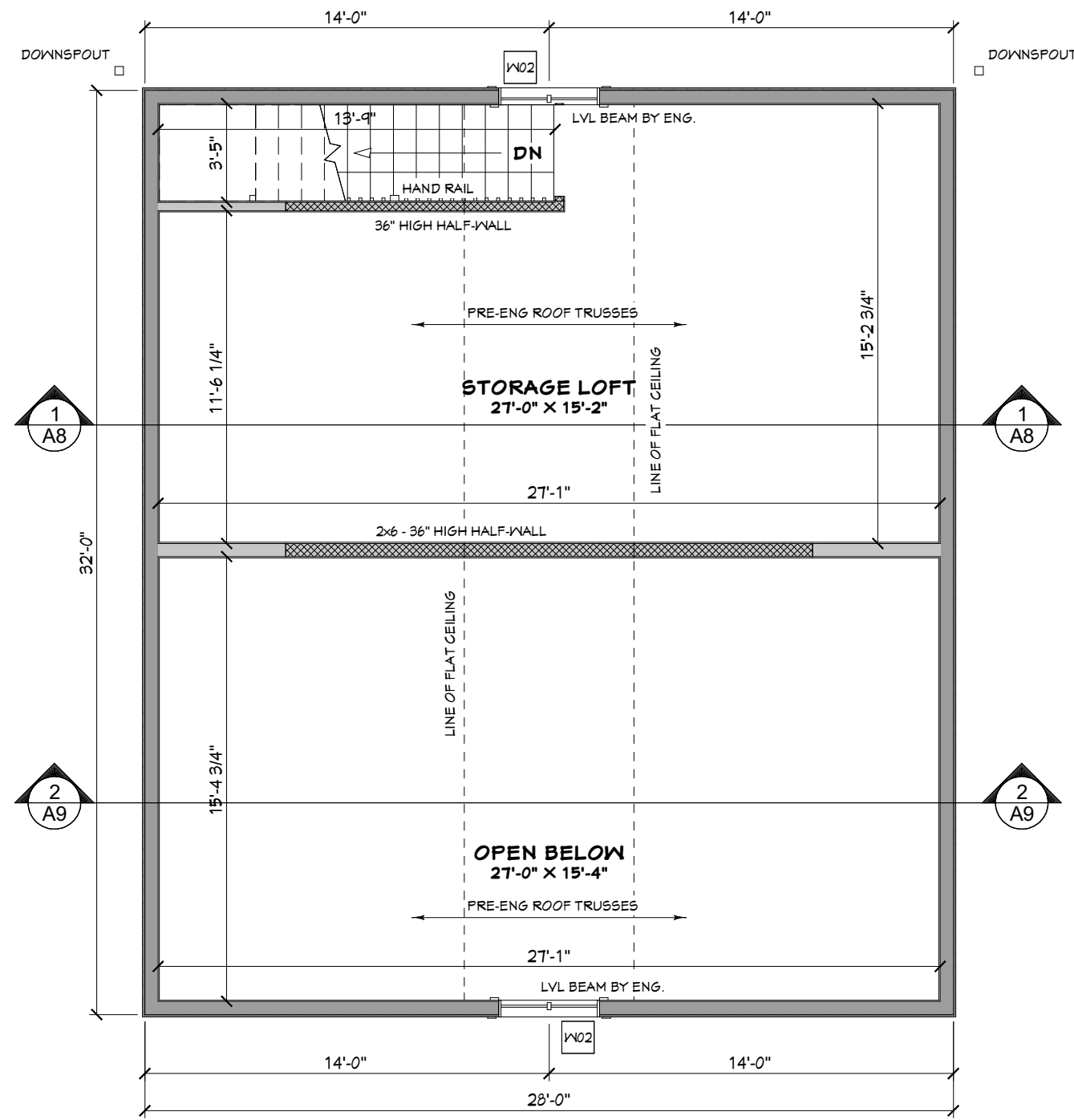
Qualification Information

JOHN SPYK NAME SIGNATURE	47119 BCIN
LOCKWOOD BROTHERS CONSTRUCTION FIRM	38098 BCIN

CUSTOMER: BROWN GARAGE	DRAWING NO.:
DRAWING NAME: GROUND FLOOR PLAN	
SCALE: 3/16" = 1'-0"	Sheet # A4
DATE: DEC 19, 2025	

ALL OUTSIDE DIMENSIONS ARE FROM FRAMING

ALL INTERIOR DIMENSIONS ARE FROM FRAMING



DOOR SCHEDULE									
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS	
D01	2	1	120"	120"	123"X122"	GARAGE-GARAGE DOOR P03	100		R16
D02	1	1	36"	80"	39"X83 3/4"	EXT. HINGED-DOOR E02	20		
D03	1	1	96"	96"	99"X98"	GARAGE-GARAGE DOOR P03	64		
TOTALS:							184		

WINDOW SCHEDULE									
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	AREA, ACTUAL (SQ FT)	COMMENTS
W01	3	1	21040	34"	48"	35"X49"	SINGLE CASEMENT-HL	11.33	
W02	2	2	3646	42"	54"	43"X55"	DOUBLE CASEMENT-LHL/RHR	15.75	
TOTALS:							27.08		

LOFT FLOOR PLAN - 452 SQ.FT.

Lockwood Brothers CONSTRUCTION

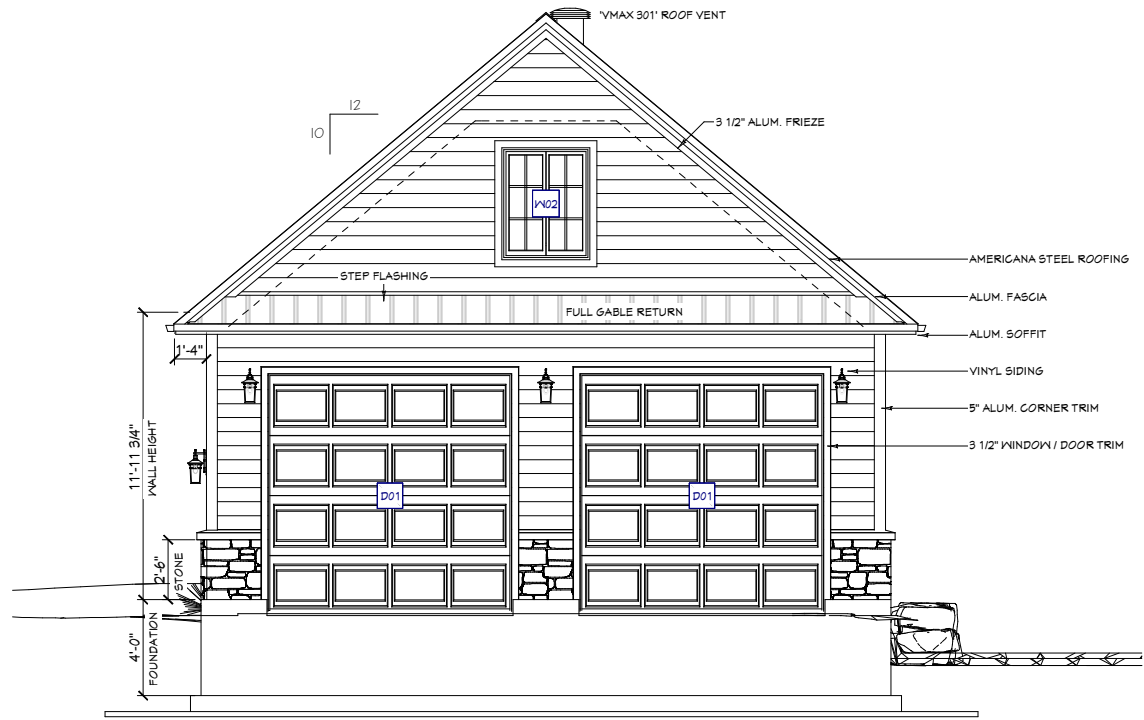
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Qualification Information

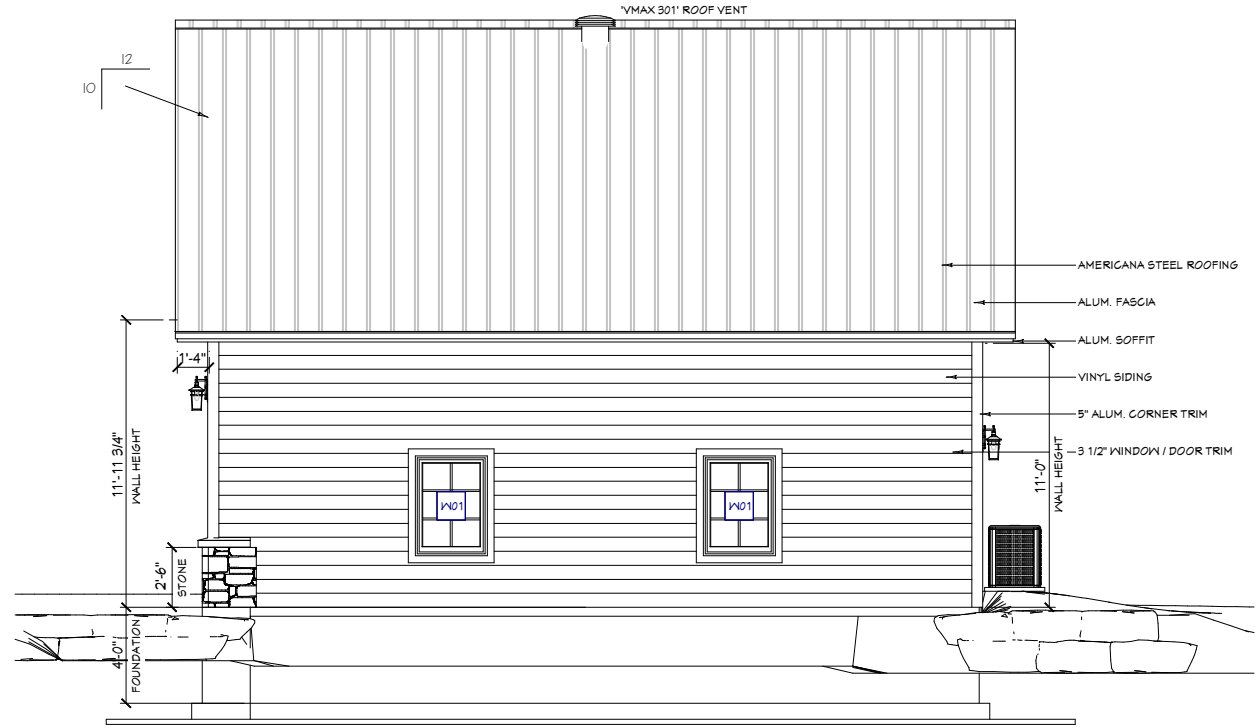
JOHN SPYK	<i>John Spyk</i>	47179
NAME	SIGNATURE	BCIN

LOCKWOOD BROTHERS CONSTRUCTION	38098
FIRM	BCIN

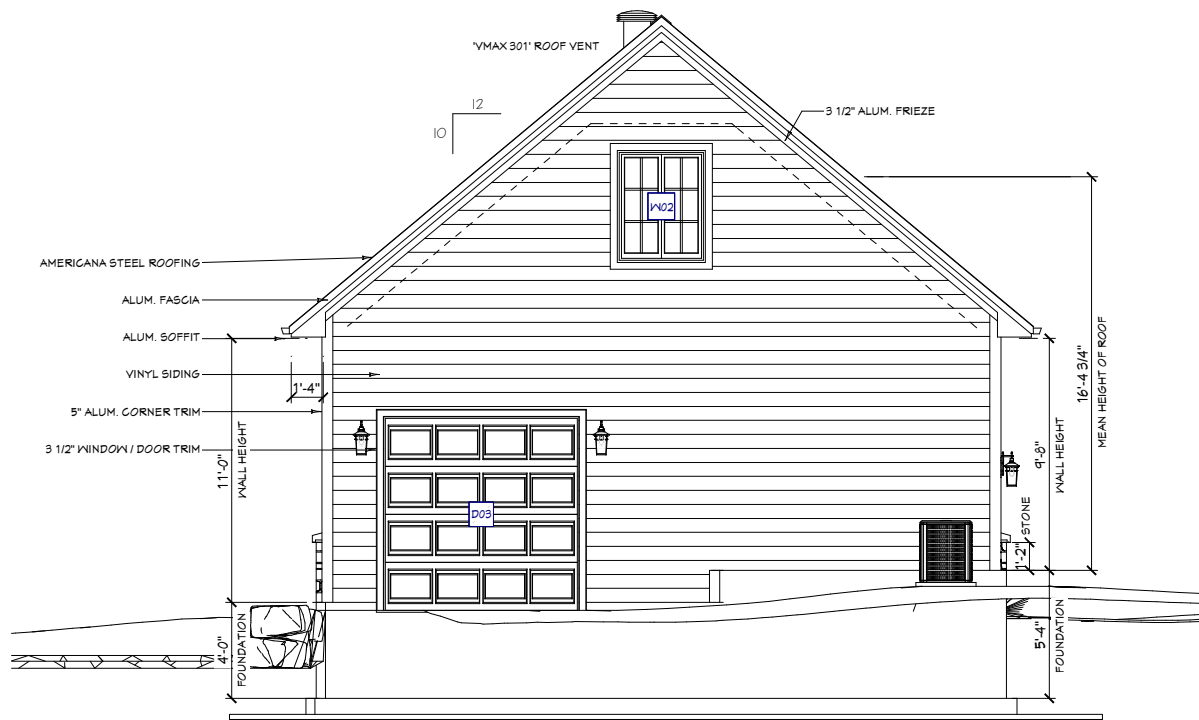
CUSTOMER: BROWN GARAGE	DRAWING NO.:
DRAWING NAME: LOFT FLOOR PLAN	
SCALE: 3/16" = 1'-0"	Sheet # A5
DATE: DEC 19, 2025	



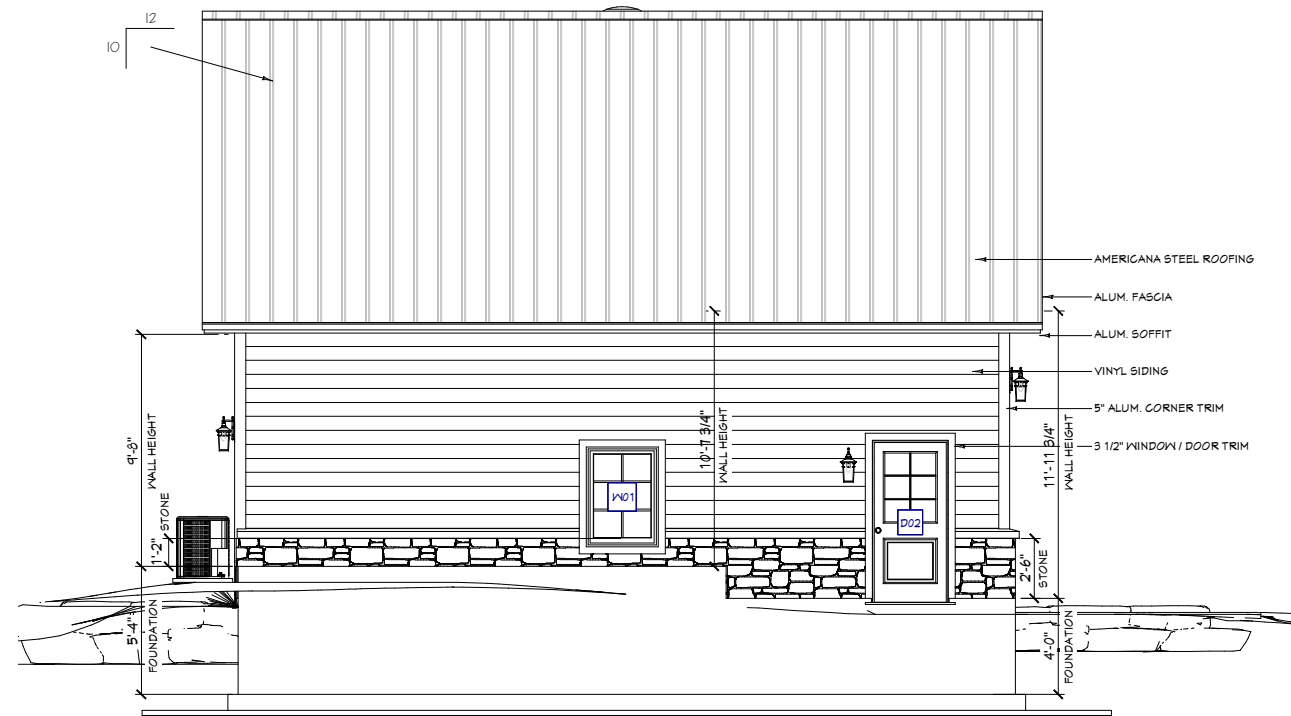
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

**Lockwood Brothers
CONSTRUCTION**

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Qualification Information

JOHN SPYK *John Spyk* 471174
NAME SIGNATURE BCIN

LOCKWOOD BROTHERS CONSTRUCTION 38098
FIRM BCIN

CUSTOMER: BROWN GARAGE DRAWING NO.

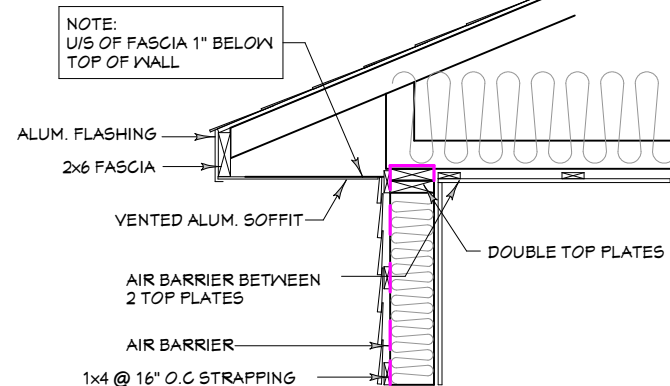
DRAWING NAME: ELEVATIONS

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

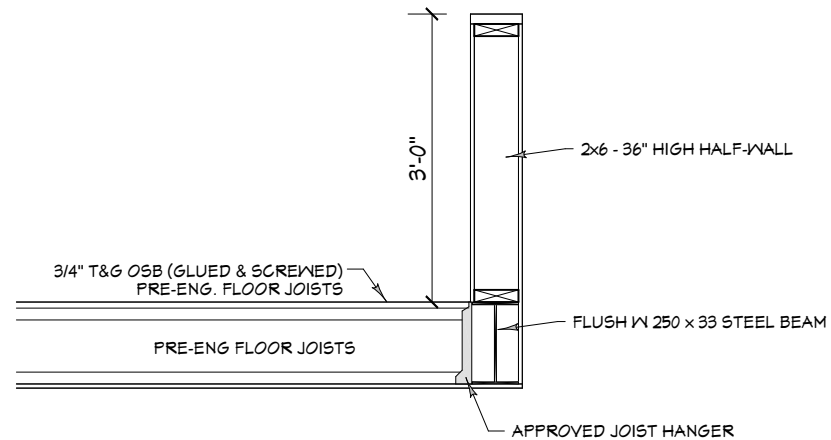
DATE: DEC 19, 2025 **A6**

EAVE PROTECTION AS PER O.B.C. 9.26.5.1.(1)
900mm MUST BE INSTALLED STARTING FROM ROOF
EDGE WITH NOT LESS THAN 300mm FROM THE INSIDE
OF THE INNER FACE OF THE EXTERIOR WALL.

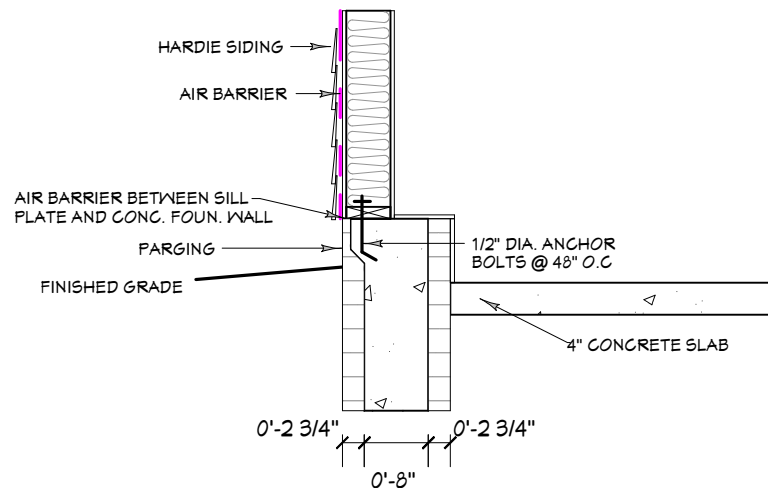
ROOF VENT:
MIN. UNOBSTRUCTED
AREA 1/300 OF INSULATED
CEILING AREA.



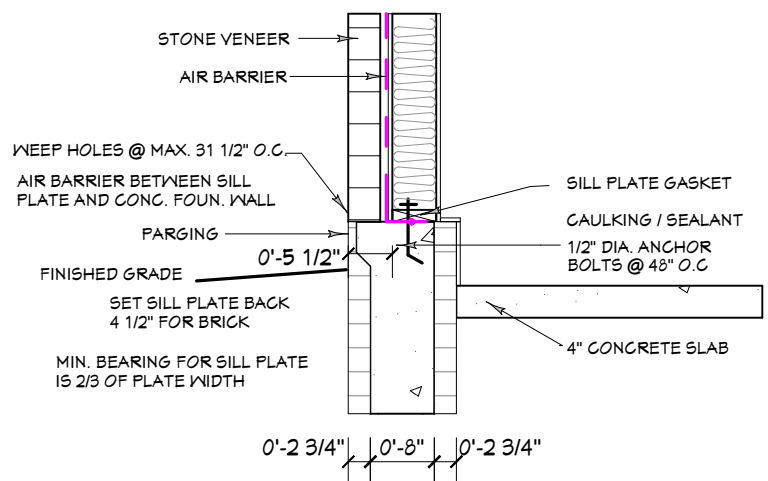
ROOF OVERHANG DETAIL



FLUSH STEEL BEAM DETAIL



GARAGE WALL DETAIL



GARAGE WALL w/ STONE VENEER DETAIL

**Lockwood Brothers
CONSTRUCTION**

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Qualification Information

JOHN SPYK
NAME SIGNATURE 47179
BCIN

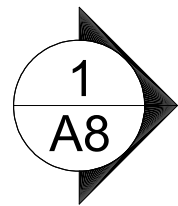
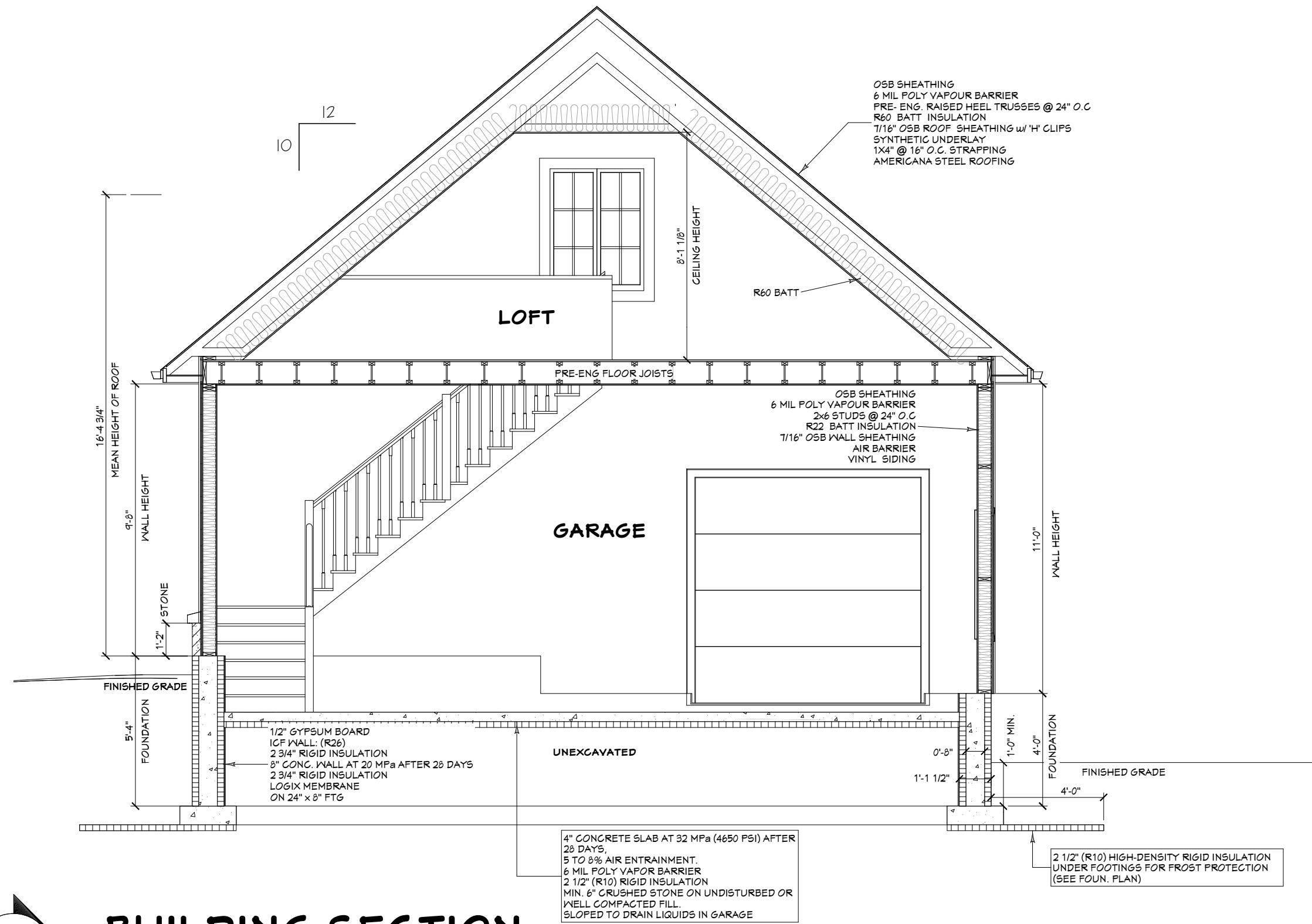
LOCKWOOD BROTHERS CONSTRUCTION 38088
FIRM BCIN

CUSTOMER: BROWN GARAGE
DRAWING NO.

DRAWING NAME: DETAILS

SCALE: Sheet #

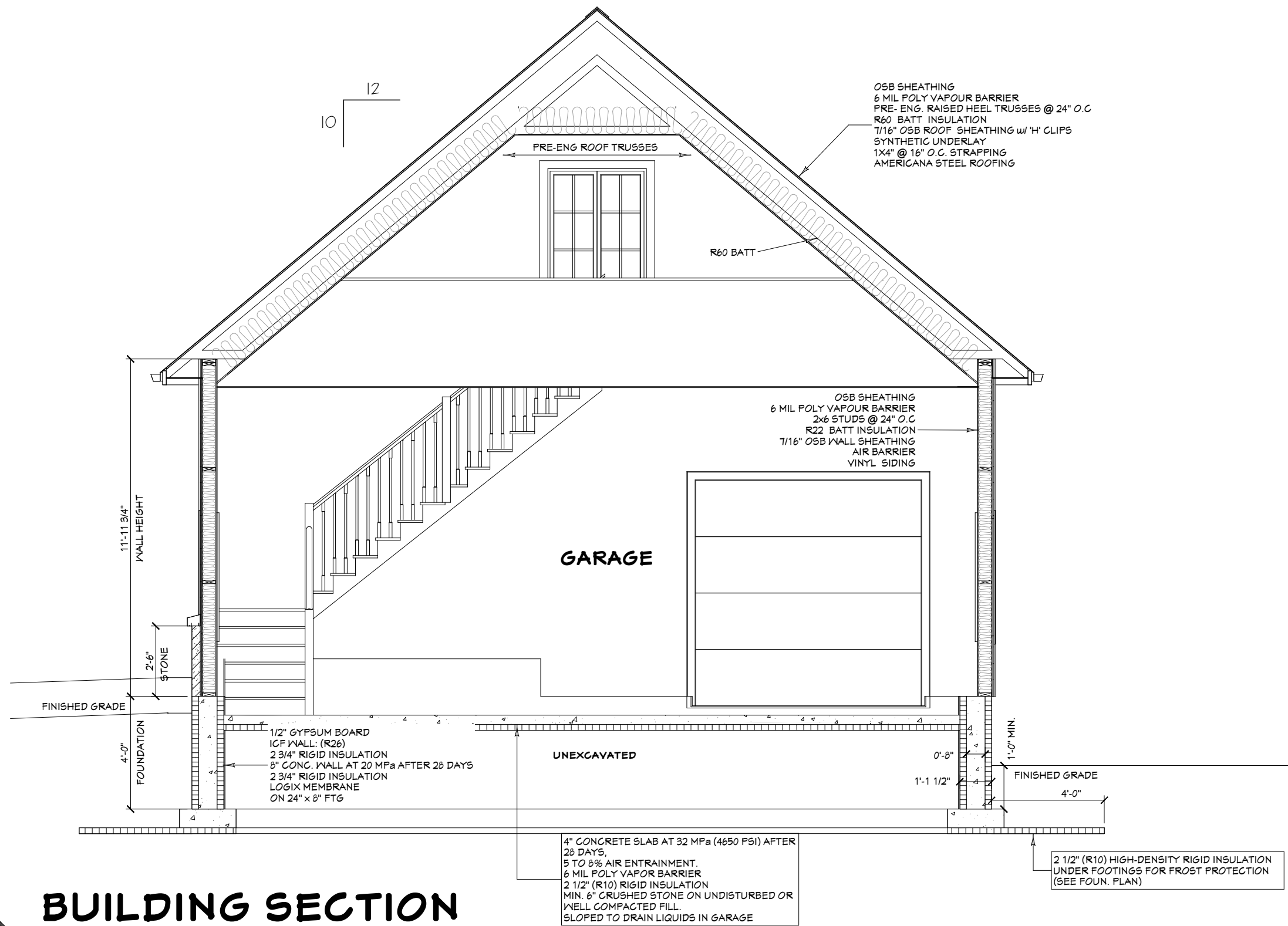
DATE: DEC 19, 2025
A7



BUILDING SECTION

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

Lockwood Brothers CONSTRUCTION	
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Qualification Information	
JOHN SPYK NAME	47119 BCIN
<i>John Spyk</i> SIGNATURE	
LOCKWOOD BROTHERS CONSTRUCTION FIRM	38088 BCIN
CUSTOMER: BROWN GARAGE	DRAWING NO.:
DRAWING NAME: BUILDING SECTION	
SCALE:	Sheet #
DATE: DEC 19, 2025	A8



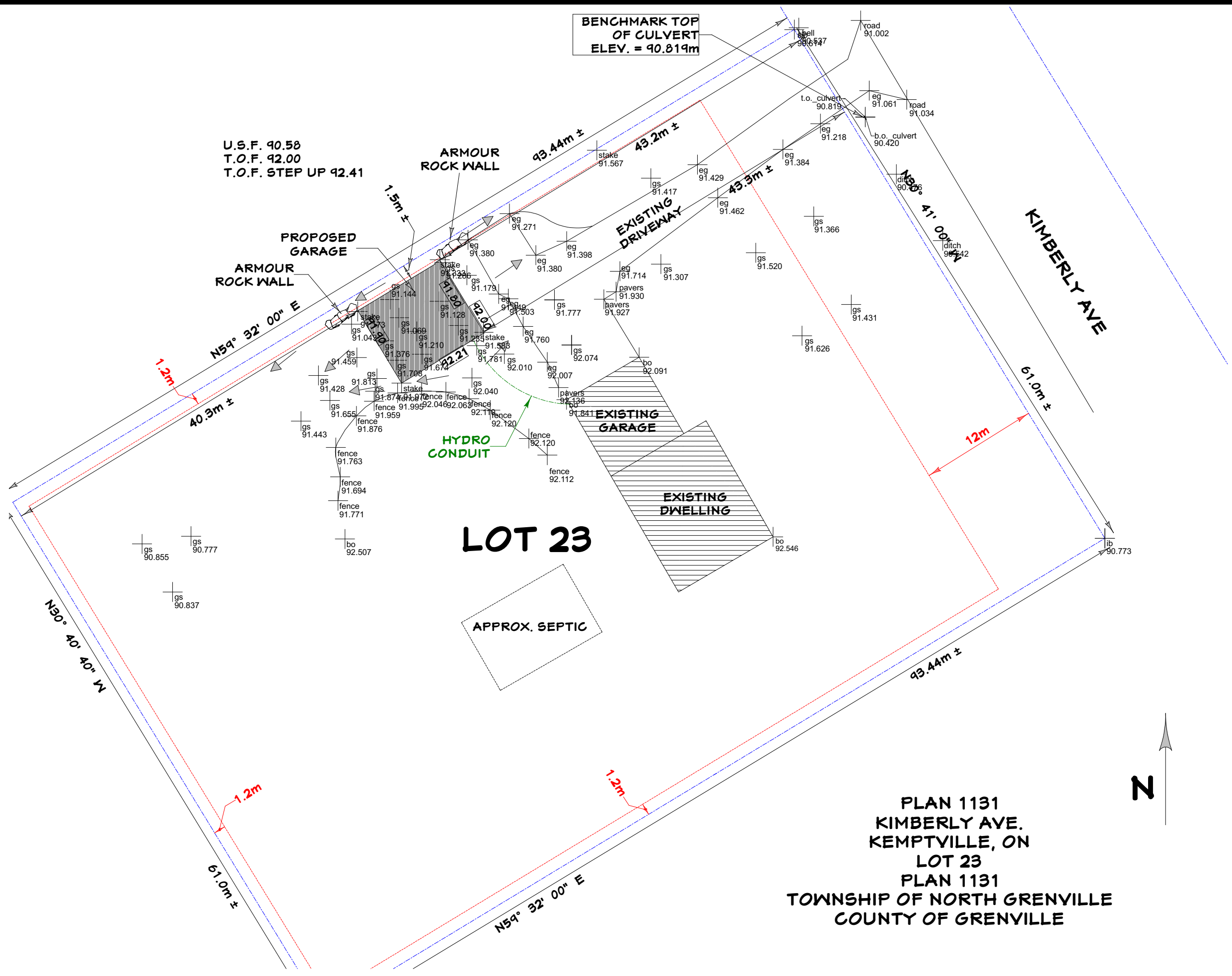
2
A9

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

Lockwood Brothers CONSTRUCTION	
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Qualification Information	
JOHN SPYK NAME	47119 BCIN
<i>John Spyk</i>	
LOCKWOOD BROTHERS CONSTRUCTION FIRM	38098 BCIN
CUSTOMER: BROWN GARAGE	DRAWING NO.:
DRAWING NAME: BUILDING SECTION	
SCALE:	Sheet # A9
DATE: DEC 19, 2025	

BENCHMARK TOP
OF CULVERT
ELEV. = 90.819m

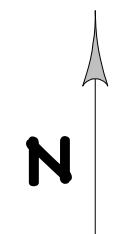
U.S.F. 90.58
T.O.F. 92.00
T.O.F. STEP UP 92.41



LOT 23

APPROX. SEPTIC

PLAN 1131
KIMBERLY AVE.
KEMPTVILLE, ON
LOT 23
PLAN 1131
TOWNSHIP OF NORTH GRENVILLE
COUNTY OF GRENVILLE



**Lockwood Brothers
CONSTRUCTION**

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Qualification Information

JOHN SPYK 47119
NAME SIGNATURE BCIN

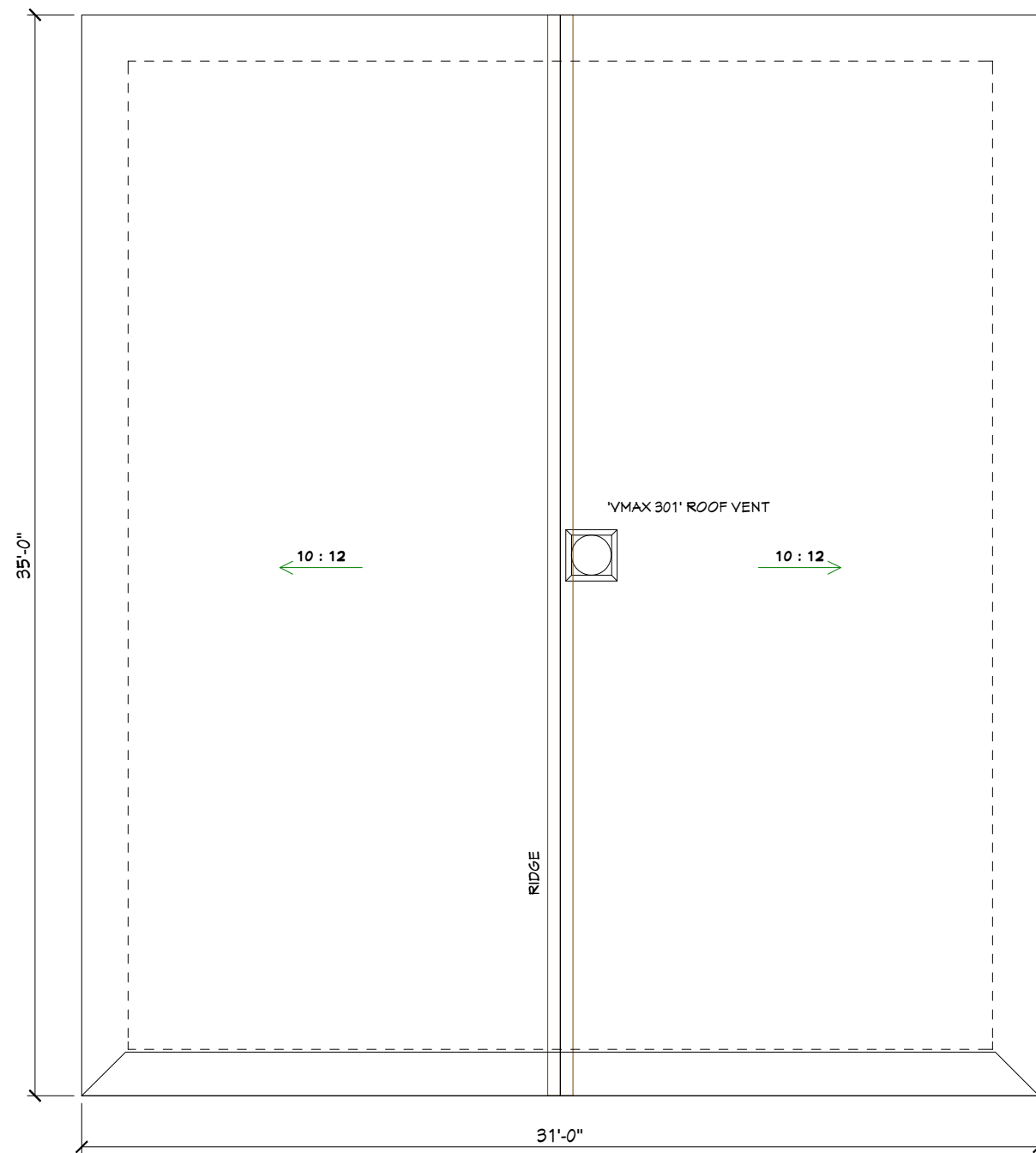
LOCKWOOD BROTHERS CONSTRUCTION 38098
FIRM BCIN

CUSTOMER: BROWN GARAGE
DRAWING NO.


DRAWING NAME:
SITE PLAN

SCALE:
Sheet #

DATE:
DEC 19, 2025
A10



LOFT FLOOR PLAN - 1412 SQ.FT.

Lockwood Brothers CONSTRUCTION	
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Qualification Information	
JOHN SPYK NAME	47179 BCIN
	
LOCKWOOD BROTHERS CONSTRUCTION FIRM	38098 BCIN
CUSTOMER: BROWN GARAGE	DRAWING NO.:
DRAWING NAME: ROOF PLAN	
SCALE: 3/16" = 1'-0"	Sheet #
DATE: DEC 19, 2025	A11