

1 ROOF PLAN
A-3 SCALE: 1/4" = 1'-0"

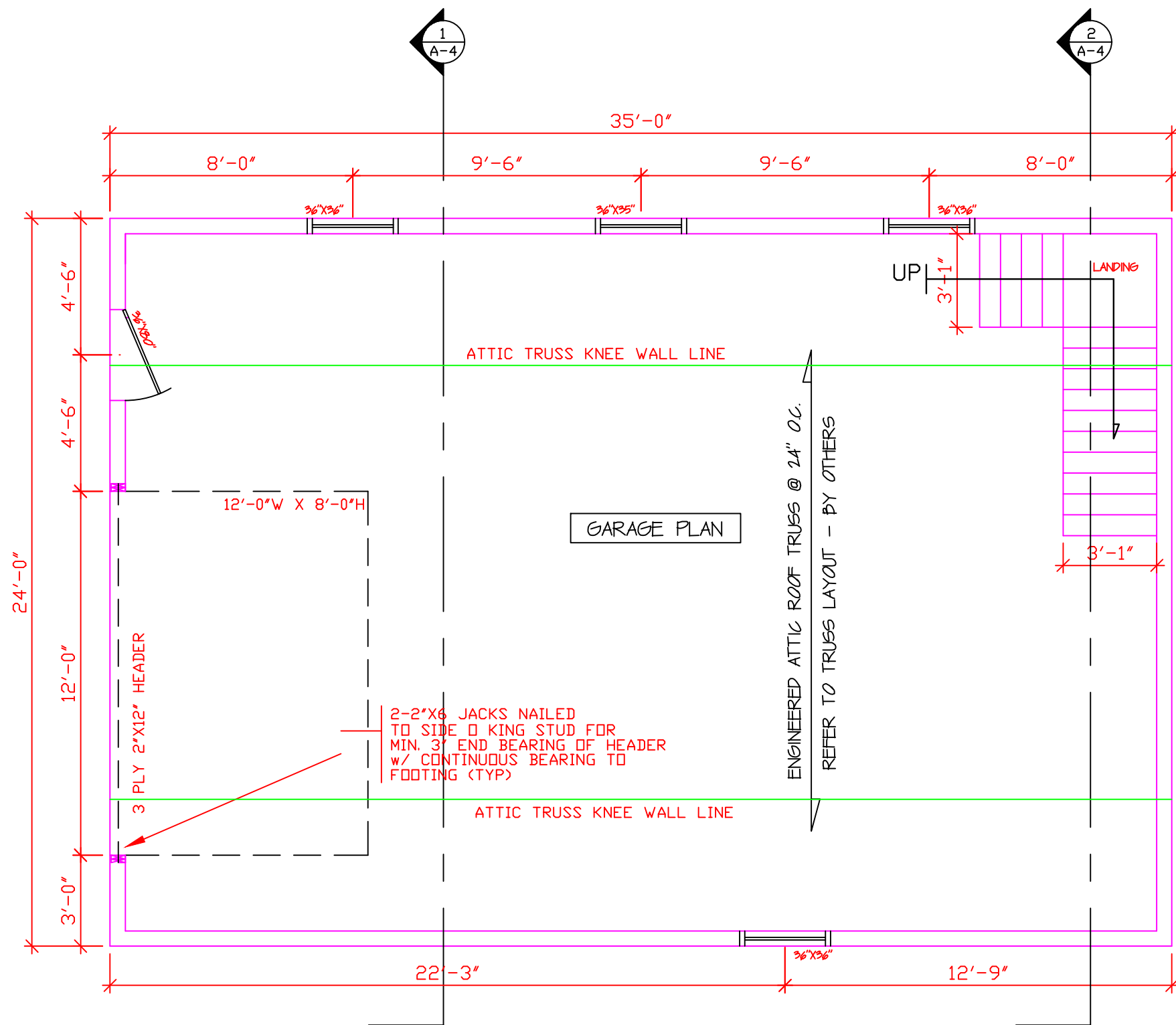
GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- ALL DRAWING UNITS ARE IMPERIAL UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE O.B.C. AND BE IN ACCORDENCE WITH PROPER CONSTRUCTION PRACTICES.
- WINDOW & DOOR SIZES ON PLANS ARE NOMINAL. FOR R.S.O., CONSULT WITH MANUFACTURER OF CHOICE.
- FOR ENGINEERED ROOF TRUSSES & FLOOR SYSTEMS CONSULT W/MANUFACTURER OF CHOICE. MANUFACTURER TO SUPPLY PROPER SIZE, SPACING & BRACING DETAIL AS PER DRAWING.
- SLOPE FINISHED GRADE TO DRAIN SURFACE WATER AWAY FROM BUILDING.
- PROVIDE 1 SQ./FT. OF VENTILATION FOR EVERY 300 SQ./FT. OF INSULATED ATTIC SPACE, WITH 50% AT EAVES AND 50% NEAR THE RIDGE.
- ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND OR OWNER.
- CONTRACTORS SHALL CHECK AND VERIFY ALL DRAWNGS. CONTRACTORS SHALL NOTIFY ARMSTRONG CONTRACTING OF ANY DISCREPANCIES AND OMISSIONS BEFORE PROCEEDING WITH WORK.
- ALL DIMENSIONAL LUMBER TO BE OF SPF.#1 OR #2
- EXTEND ALL WASHROOM & KITCHEN EXHAUSTS UP THROUGH NEW ATTIC SPACE.
- PROVIDE ATTIC ACCESS TO ALL ROOF SPACES - MIN. 19.75"x28"

FOOTINGS:

- ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL MIN. 4"-0" BELOW GRADE.
- WHEN STEP FOOTINGS ARE USED, THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 600mm (23 5/8"), FOR FIRM SOILS AND 400mm (15-3/4") FOR SAND OR GRAVEL, AND THE HORIZONTAL DISTANCE BETWEEN RISES SHALL BE NOT LESS THAN 600mm (23-5/8").

▽	Date:	Revisions:
1	Sept 21/25	Garage door size, add gable window
Do not scale drawings. All dimensions to be verified on site. Any discrepancies to be reported to the draftsman. Drawings are not to be used for construction, unless approved by building officials. Drawings are the property of Armstrong Contracting and should not be reproduced without written permission from the draftsman.		
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 of Division C, of the building code.		
Christopher Armstrong		24856
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION Design is exempt under 3.2.4 of Division C, of the building code.		
Armstrong Contracting		32826
FIRM NAME		BCIN
ARMSTRONG CONTRACTING DESIGN BUILD RENOVATE		
Christopher Armstrong 936447 Mulmur, Ont. L9V 0L5 H - (705)435-4256 C - (705)434-8282		
Project Title: New Garage Plans For Kyle Griffiths		
Reviewed & Accepted By Owner.		
Drawing Title: Footing/Slab Plan		
Drawn by:		CA
Checked by:		CA
Date: Aug 16/25	Drawing No.:	
Scale: 1/4" = 1'-0"	A-1	



1
A-2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
ALL HEIGHTS TO BE CONFIRMED
ON SITE BY CONTRACTOR BEFORE
BUILDING STARTS. ON-SITE
ADJUSTMENTS MAY HAVE TO BE MADE.

NOTE:
UNLESS NOTED, ALL EXTERIOR
DOOR & WINDOW HEADERS TO BE
3 PLY 2"x10"

▽	Date:	Revisions:
1	Sept 21/25	Garage door size, add gable window

Do not scale drawings.
All dimensions to be verified on site. Any
discrepancies to be reported to the
draftsperson.
Drawings are not to be used for
construction, unless approved by building
officials.
Drawings are the property of
Armstrong Contracting and should not be
reproduced without written permission from
the draftsperson.

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 of Division
C, of the building code.

Christopher Armstrong 24856
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Design is exempt under 3.2.4 of Division C, of the building
code.

Armstrong Contracting 32826
FIRM NAME BCIN

**ARMSTRONG
CONTRACTING**
DESIGN BUILD RENOVATE

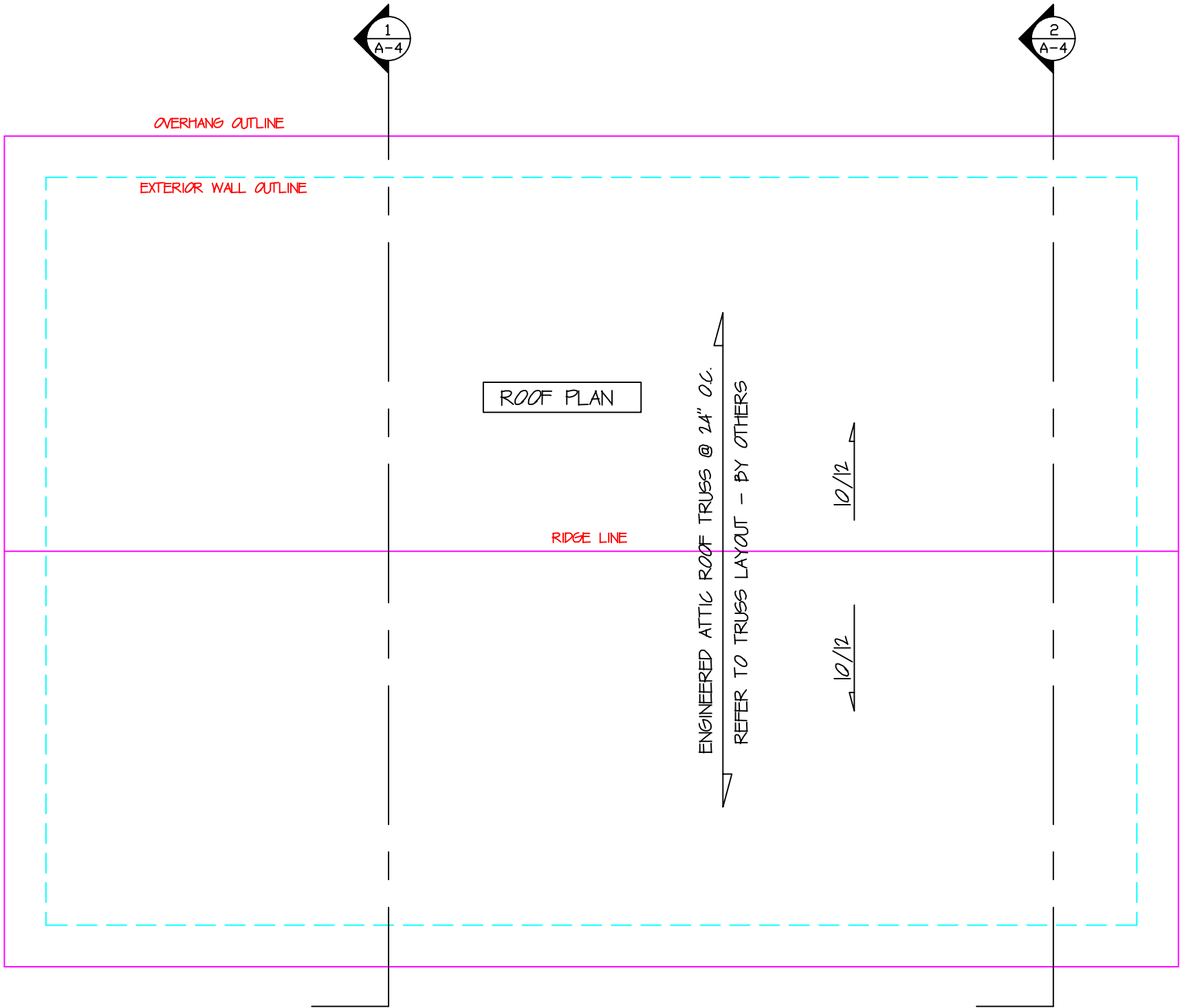
Christopher Armstrong
936447 Mulmur, Ont. L9V 0L5
H - (705)435-4256 C - (705)434-8282

Project Title:
New Garage Plans
For
Kyle Griffiths

Reviewed & Accepted By Owner.

Drawing Title:
Main Floor Plan

Drawn by:	CA
Checked by:	CA
Date: Aug 16/25	Drawing No.: A-2
Scale: 1/4" = 1'-0"	



1 ROOF PLAN
A-3 SCALE: 1/4" = 1'-0"

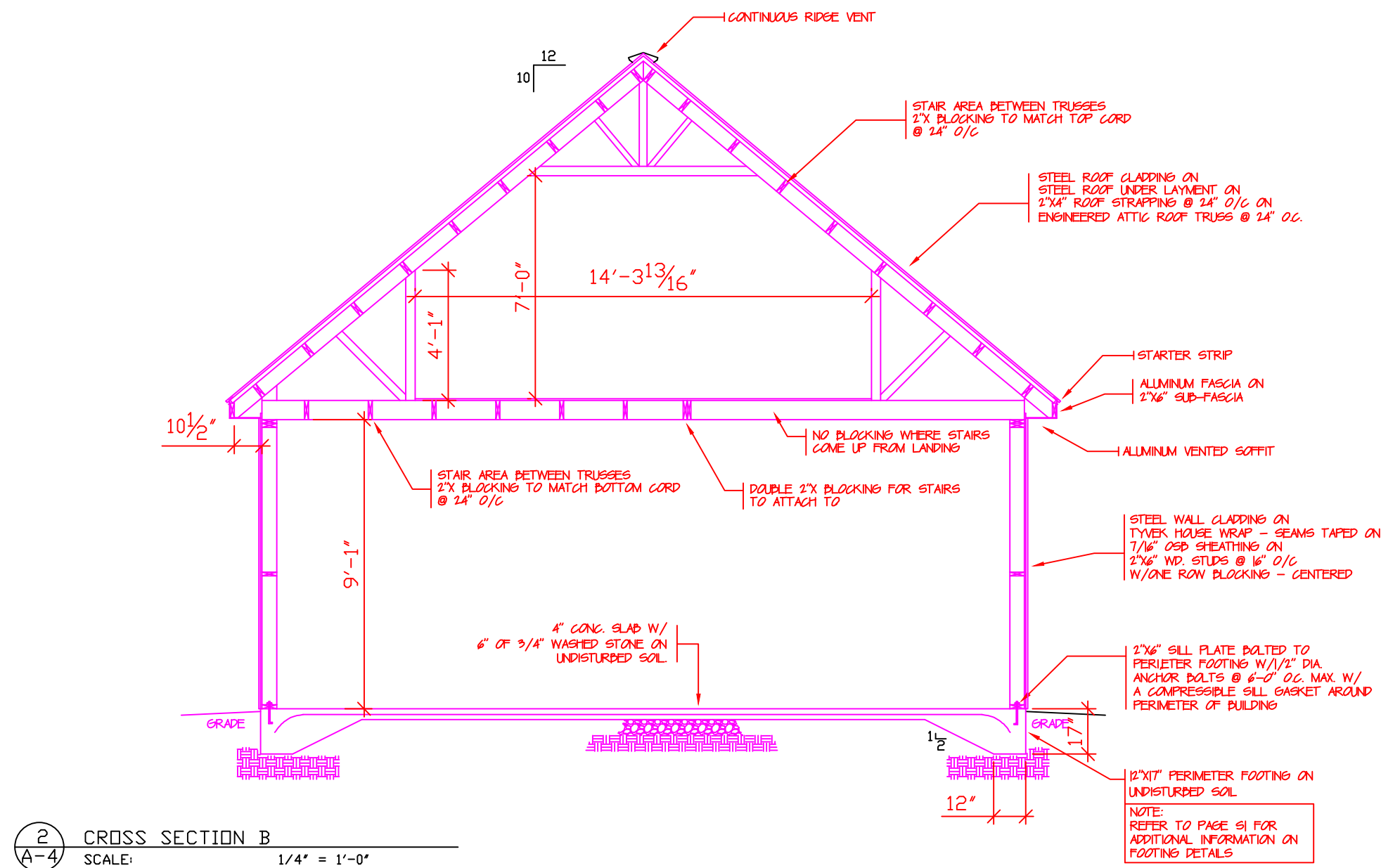
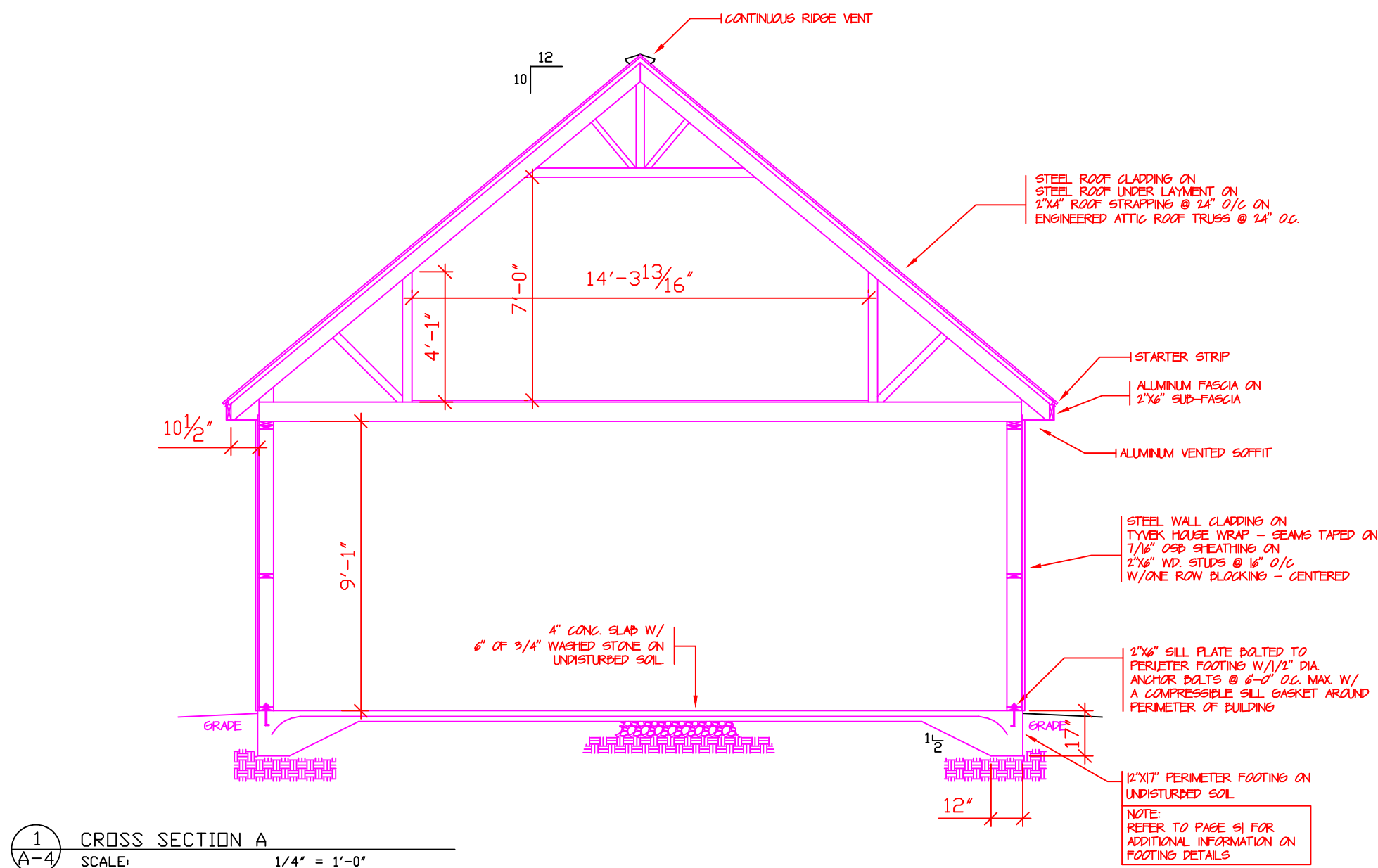
GENERAL NOTES:

1. DO NOT SCALE DRAWINGS.
2. ALL DRAWING UNITS ARE IMPERIAL UNLESS OTHERWISE NOTED.
3. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE O.B.C. AND BE IN ACCORDENCE WITH PROPER CONSTRUCTION PRACTICES.
4. WINDOW & DOOR SIZES ON PLANS ARE NOMINAL. FOR R.S.O., CONSULT WITH MANUFACTURER OF CHOICE.
5. FOR ENGINEERED ROOF TRUSSES & FLOOR SYSTEMS CONSULT W/MANUFACTURER OF CHOICE. MANUFACTURER TO SUPPLY PROPER SIZE, SPACING & BRACING DETAIL AS PER DRAWING.
6. SLOPE FINISHED GRADE TO DRAIN SURFACE WATER AWAY FROM BUILDING.
7. PROVIDE 1 SQ./FT. OF VENTILATION FOR EVERY 300 SQ./FT. OF INSULATED ATTIC SPACE, WITH 50% AT EAVES AND 50% NEAR THE RIDGE.
8. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND OR OWNER.
9. CONTRACTORS SHALL CHECK AND VERIFY ALL DRAWINGS. CONTRACTORS SHALL NOTIFY ARMSTRONG CONTRACTING OF ANY DISCREPANCIES AND OMISSIONS BEFORE PROCEEDING WITH WORK.
10. ALL DIMENSIONAL LUMBER TO BE OF SPF.#1 OR #2
11. EXTEND ALL WASHROOM & KITCHEN EXHAUSTS UP THROUGH NEW ATTIC SPACE.
12. PROVIDE ATTIC ACCESS TO ALL ROOF SPACES - MIN. 19.75"X28"

FOOTINGS:

1. ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL MIN. 4'-0" BELOW GRADE.
2. WHEN STEP FOOTINGS ARE USED, THE VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 600mm (23 5/8"), FOR FIRM SOILS AND 400mm (15-3/4") FOR SAND OR GRAVEL, AND THE HORIZONTAL DISTANCE BETWEEN RISES SHALL BE NOT LESS THAN 600mm (23-5/8").

▽	Date:	Revisions:
1	Sept 21/25	Garage door size, add gable window
Do not scale drawings. All dimensions to be verified on site. Any discrepancies to be reported to the draftsman. Drawings are not to be used for construction, unless approved by building officials. Drawings are the property of Armstrong Contracting and should not be reproduced without written permission from the draftsman.		
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 of Division C, of the building code.		
Christopher Armstrong		24856
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION Design is exempt under 3.2.4 of Division C, of the building code.		
Armstrong Contracting		32826
FIRM NAME		BCIN
ARMSTRONG CONTRACTING DESIGN BUILD RENOVATE Christopher Armstrong 936447 Mulmur, Ont. L9V 0L5 H - (705)435-4256 C - (705)434-8282		
Project Title: New Garage Plans For Kyle Griffiths		
Reviewed & Accepted By Owner.		
Drawing Title: Roof Plan		
Drawn by:		CA
Checked by:		CA
Date: Aug 16/25	Drawing No.:	
Scale: 1/4" = 1'-0"	A-3	



▽	Date:	Revisions:
1	Sept 21/25	Garage door size, add gable window

Do not scale drawings.
All dimensions to be verified on site. Any discrepancies to be reported to the draftsman.
Drawings are not to be used for construction, unless approved by building officials.
Drawings are the property of Armstrong Contracting and should not be reproduced without written permission from the draftsman.

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 of Division C, of the building code.

Christopher Armstrong 24856
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Design is exempt under 3.2.4 of Division C, of the building code.

Armstrong Contracting 32826
FIRM NAME BCIN

ARMSTRONG CONTRACTING

DESIGN BUILD RENOVATE

Christopher Armstrong
936447 Mulmur, Ont. L9V 0L5
H - (705)435-4256 C - (705)434-8282

Project Title:
New Garage Plans
For
Kyle Griffiths

Reviewed & Accepted By Owner.

Drawing Title:
Cross Sections

Drawn by: CA

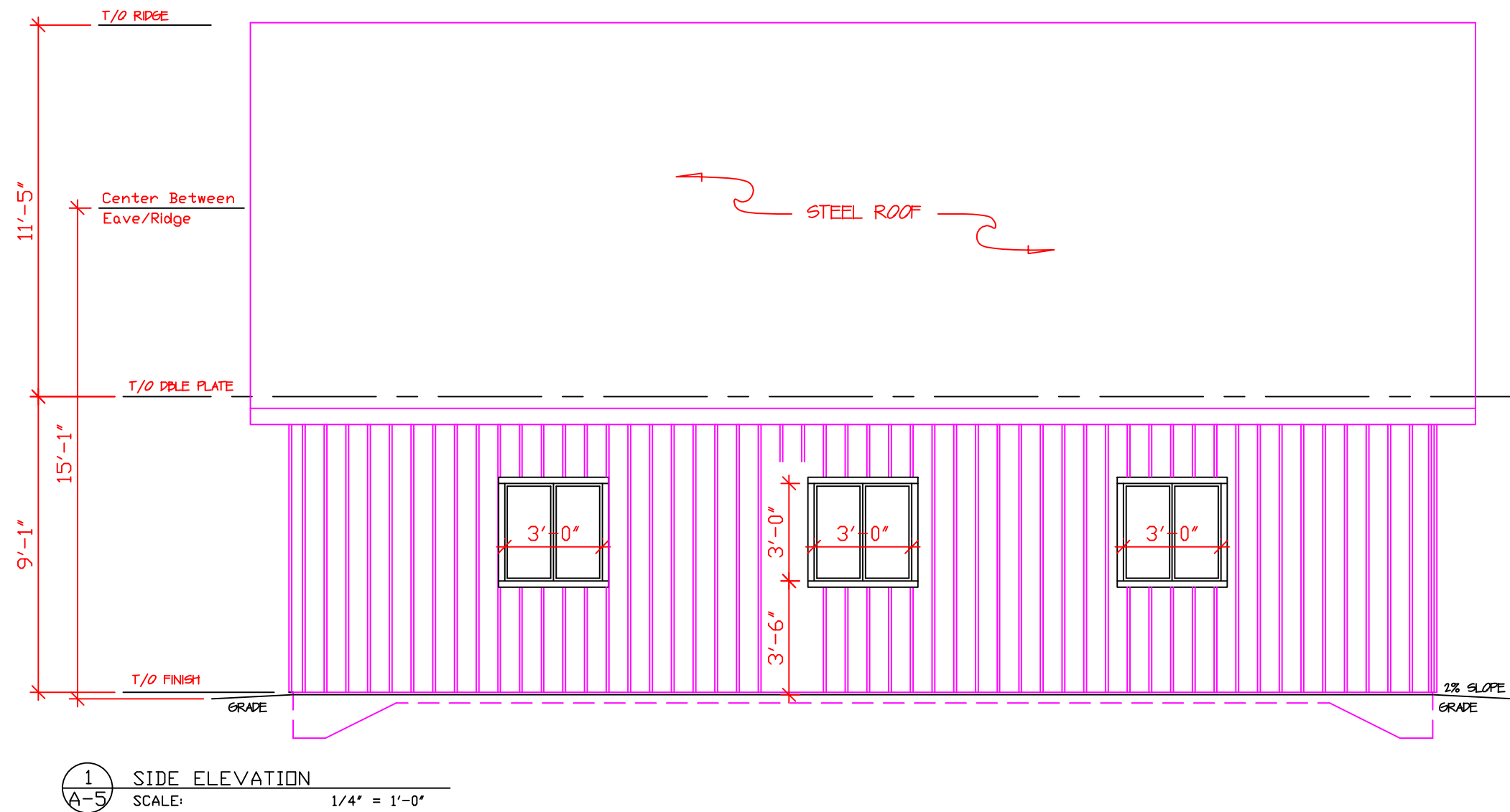
Checked by: CA

Date:
Aug 16/25

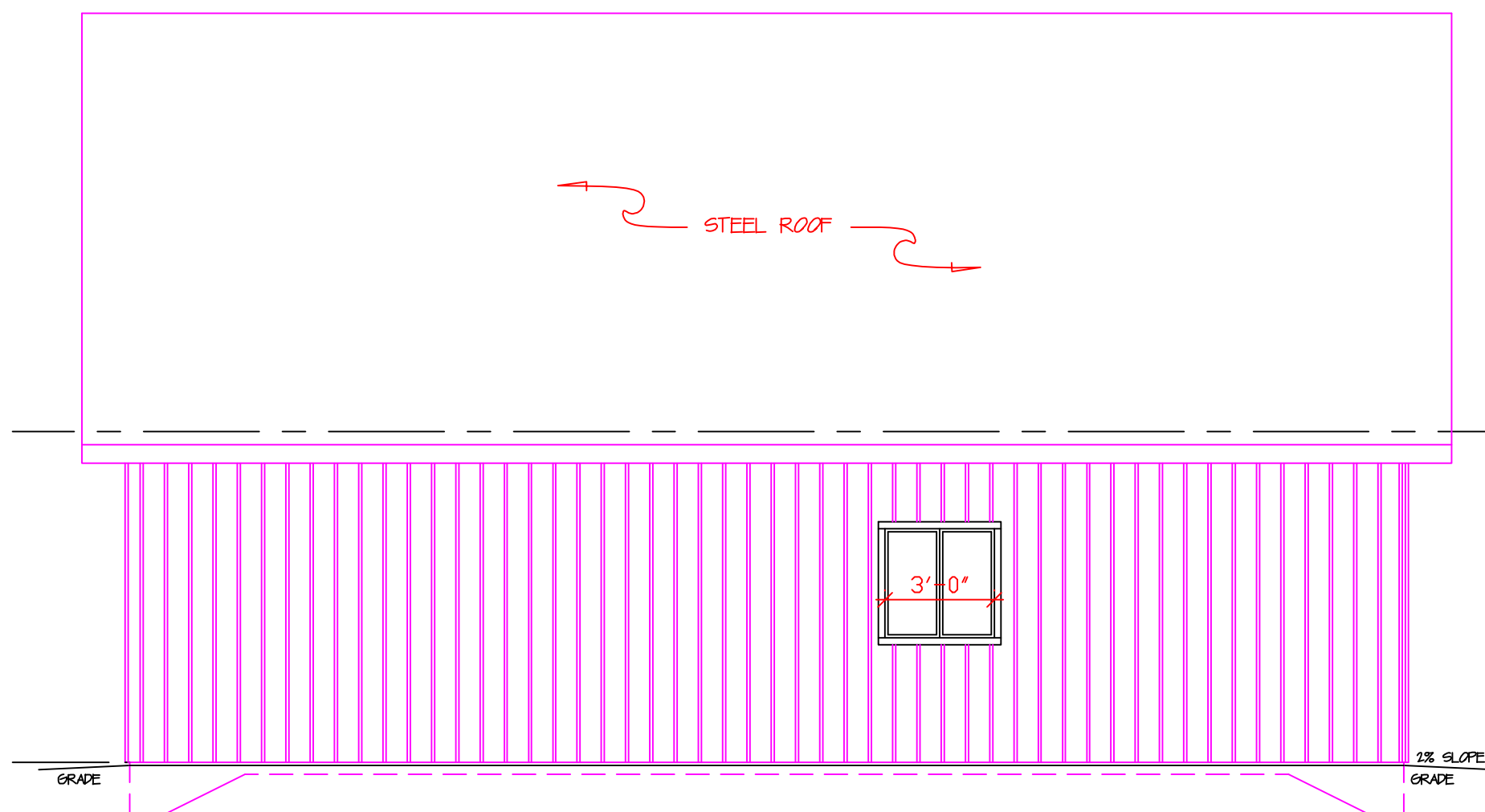
Scale:
1/4" = 1'-0"

Drawing No.:

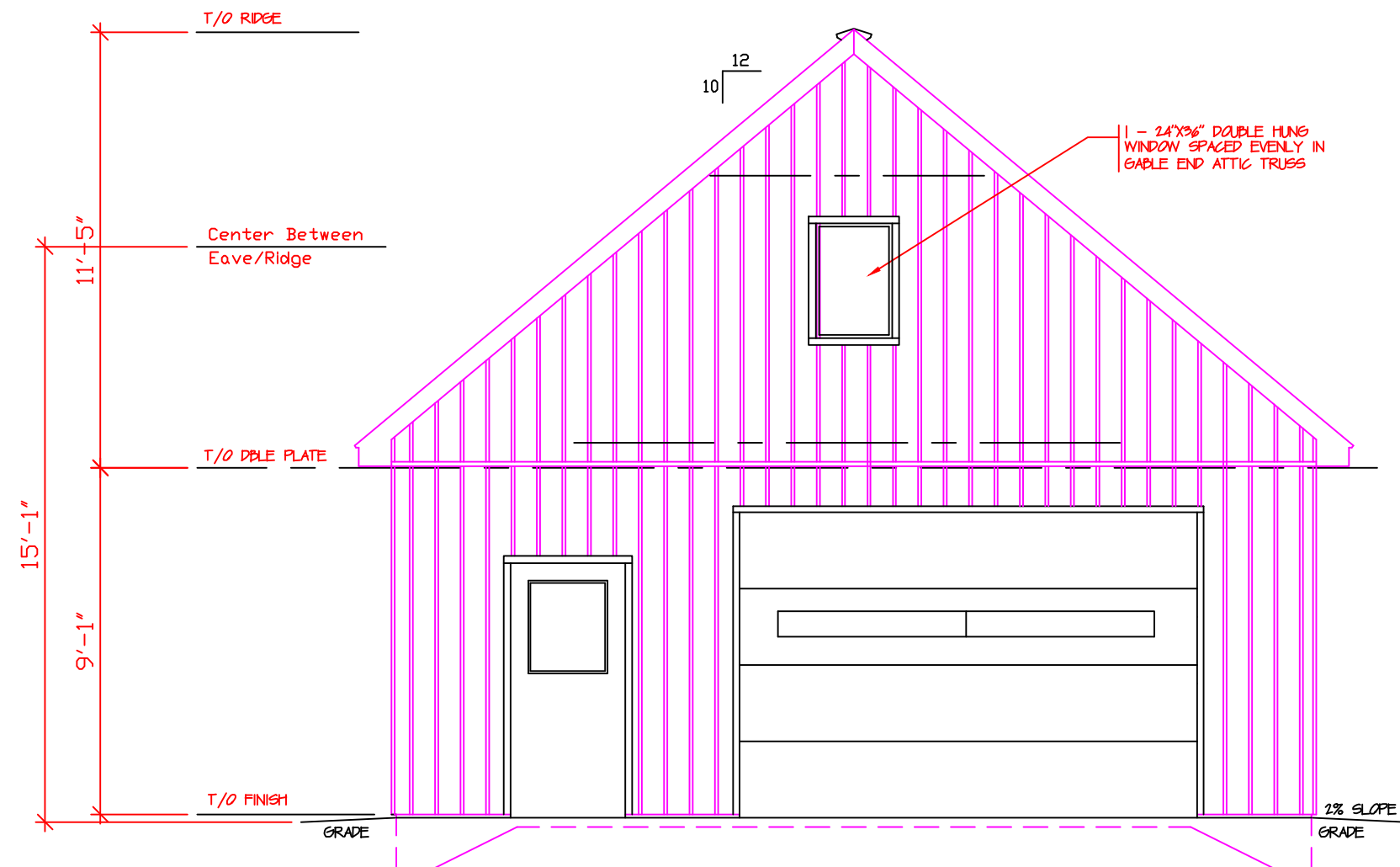
A-4



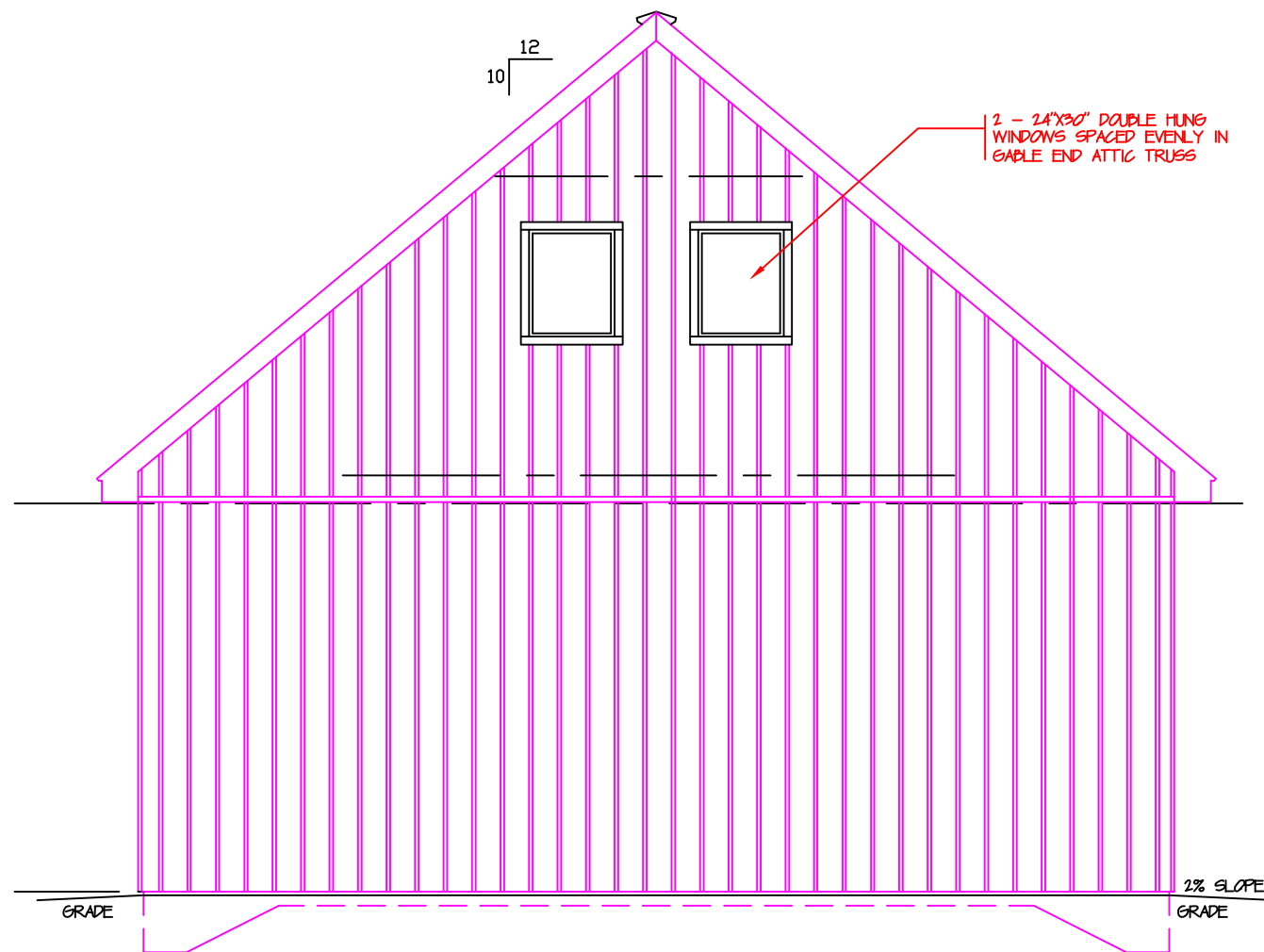
2 SIDE ELEVATION
A-5 SCALE: 1/4" = 1'-0"



▽	Date:	Revisions:
1	Sept 21/25	Garage door size, add gable window
Do not scale drawings. All dimensions to be verified on site. Any discrepancies to be reported to the draftsman. Drawings are not to be used for construction, unless approved by building officials. Drawings are the property of Armstrong Contracting and should not be reproduced without written permission from the draftsman.		
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 of Division C, of the building code.		
Christopher Armstrong		24856
NAME	SIGNATURE	BCIN
REGISTRATION INFORMATION Design is exempt under 3.2.4 of Division C, of the building code.		
Armstrong Contracting		32826
FIRM NAME		BCIN
ARMSTRONG CONTRACTING DESIGN BUILD RENOVATE Christopher Armstrong 936447 Mulmur, Ont. L9V 0L5 H - (705)435-4256 C - (705)434-8282		
Project Title: New Garage Plans For Kyle Griffiths		
Reviewed & Accepted By Owner.		
Drawing Title: Elevations		
Drawn by: CA		
Checked by: CA		
Date: Aug 16/25	Drawing No.: A-5	
Scale: 1/4" = 1'-0"		



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



2 BACK ELEVATION
SCALE: 1/4" = 1'-0"

▽	Date:	Revisions:
1	Sept 21/25	Garage door size, add gable window

Do not scale drawings.
All dimensions to be verified on site. Any discrepancies to be reported to the draftsman.
Drawings are not to be used for construction, unless approved by building officials.
Drawings are the property of Armstrong Contracting and should not be reproduced without written permission from the draftsman.

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 of Division C, of the building code.

Christopher Armstrong 24856
NAME SIGNATURE BCIN

REGISTRATION INFORMATION
Design is exempt under 3.2.4 of Division C, of the building code.

Armstrong Contracting 32826
FIRM NAME BCIN

ARMSTRONG CONTRACTING

DESIGN BUILD RENOVATE

Christopher Armstrong
936447 Mulmur, Ont. L9V 0L5
H - (705)435-4256 C - (705)434-8282

Project Title:
New Garage Plans
For
Kyle Griffiths

Reviewed & Accepted By Owner.

Drawing Title:

Elevations

Drawn by: CA

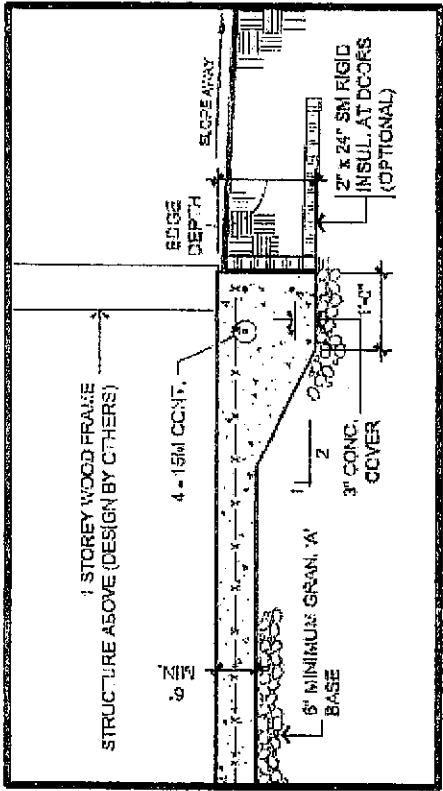
Checked by: CA

Date:
Aug 16/25

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

Drawing No.:

A-6



1
EDGE DETAIL AT DOOR OPENING

SCALE: 1/2" = 1'-0"

TABLE 1

LARGEST DIMENSION	EDGE THICKNESS
MAX. 20'-0"	13"
MAX. 24'-0"	14"
MAX. 28'-0"	15"
MAX. 32'-0"	16"
MAX. 36'-0"	17"
MAX. 40'-0"	18"

NOTE:
FOR FOUNDATIONS WITH GREATER THAN 40'-0" DIMENSIONS, FOUNDATION DESIGN MUST BE COMPLETED BY A PROFESSIONAL ENGINEER

GENERAL NOTES:

- THIS DESIGN HAS BEEN COMPLETED TO THE 2012 ONTARIO BUILDING CODE.
- CONTACT TACOMA ENGINEERS FOR CONSTRUCTION REVIEWS AS REQUIRED BY THE LOCAL MUNICIPALITY.
- THIS FOUNDATION DESIGN SHALL NOT BE USED IN GEOGRAPHIC AREAS SUSCEPT TO TERMITES INFESTATION.

SITE & SOILS:

- PREPARE THE AREA FOR PROPOSED STRUCTURE BY REMOVING ALL TOP SOIL AND ORGANIC MATERIAL FROM THE AREA OF THE BUILDING.
- SLOPE FINAL GRADE AWAY FROM THE BUILDING.
- BEAR SLAB ON GRANULAR FILL (8" MINIMUM) TO 98% STANDARD PROCTOR DENSITY OR 3/4" CRUSHED STONE ON SOUND ORIGINAL (NATIVE) SUBGRADE.
- SUBGRADE SHALL BE SUITABLE FOR 75 kPa (1500 psf) SAFE BEARING.

CONCRETE:

- CONCRETE WORK SHALL CONFORM TO CANCSA-M23.12.3 FOR MATERIALS AND WORKMANSHIP.
CLASS OF CONCRETE C2
STRENGTH 32 MPa
W/C RATIO 0.45
AIR ENTRAINMENT 5-8%
- ALL CONCRETE SHALL BE KEPT MOIST DURING THE FIRST THREE DAYS OF CURING. DO NOT ADD WATER TO CONCRETE ON SITE.
- ALL REBAR SHALL BE DEFORMED BARS WITH A MINIMUM YIELD STRENGTH OF 400 MPa. ALL LAP LENGTHS AS FOLLOWS:
A: 10M BARS 450mm (18")
B: 15M BARS 300mm (24")
- PROVIDE A MINIMUM 9" LAP FOR WELDED WIRE MESH.
- PROVIDE CONTINUOUS REINFORCING AROUND CORNERS WITH (500x24"x24" BENT CORNERS) FOUR DOWELS PER CORNER.
- DO NOT SAWCUT SLAB.

INSULATION:

- ALL INSULATION SHALL BE EXTRUDED POLYSTYRENE FOAM (XPS) TYPE IV, VI OR VII WITH A MINIMUM NOMINAL R-VALUE OF R57/INCH.

DIRECTIONS FOR USE:

- THIS FLOATING SLAB FOUNDATION DESIGN IS FOR A 1 STOREY WOOD STUD FRAMED STRUCTURE WITH NO MASONRY OR OTHER CRACK SUSCEPTIBLE FINISHES.
- DETERMINE THE LARGER BUILDING DIMENSION, LENGTH OR WIDTH AND SELECT EDGE DEPTH FROM TABLE 1. NOTE: SLAB DESIGN IS NOT AFFECTED BY SPAN OF ROOF FRAMING ABOVE.
- TO INCLUDE ATTIC TRUSSES ADD THE WIDTH OF THE ROOM TO BOTH THE LENGTH AND WIDTH.
- TO ADD UP TO 48" OF MASONRY VENEER AROUND THE PERIMETER, INCREASE EDGE DEPTH BY 2". INS ALL VERTICAL CONTROL JOINTS IN VENEER AT MAX. 8'-0" O.C.
- BUILDINGS THAT DO NOT MEET THE ABOVE CRITERIA SHALL NOT USE THIS DETAIL.

EXAMPLE 1:

18'-0" x 36'-0" WITH 4'-0" BRICK VENEER,

FROM TABLE 1, FOR 36'-0" → SELECT 17" EDGE THICKNESS
FOR BRICK VENEER ADD 2" TO EDGE THICKNESS

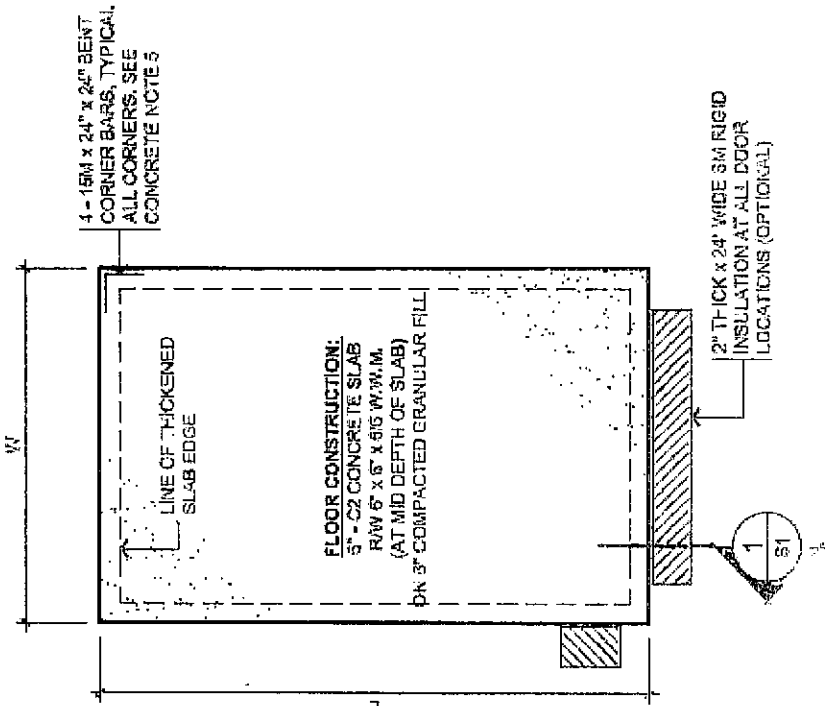
- INSTALL SLAB WITH A 19" EDGE THICKNESS

EXAMPLE 2:

24'-0" x 30'-0" WITH ATTIC TRUSS (12'-0" WIDE ROCK IN TRUSS SPACE)

EFFECTIVE SLAB DIMENSIONS (24'-0" + 12'-0") = 36'-0"
AND (30'-0" + 12'-0") = 42'-0"

EFFECTIVE SLAB DIMENSION IS OFF THE CHART. •• USE OF THIS PLAN IS NOT PERMITTED.

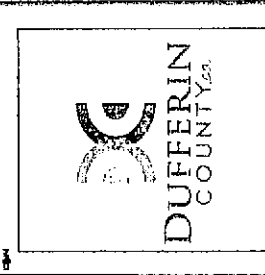
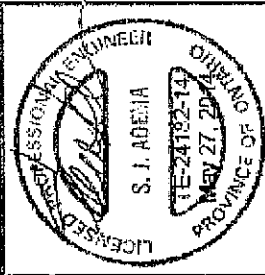


FOUNDATION PLAN

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

This drawing is intended for use by the client only. It is not to be used for any other purpose without the written consent of Tacoma Engineers.	
DATE	2024
ISSUED FOR CONSTRUCTION	
DATE	
DATE	

TACOMA
ENGINEERS
118 St. Lawrence Avenue, Suite 200
St. Catharines, Ontario L2R 6K5
Tel: 905.682.2020 Fax: 905.682.2022
www.tacomae.ca



TYPICAL
FLOATING SLAB
C17-310

FOUNDATION PLAN	
& NOTES	
DATE	11-27-2024
BY	JCA
CHECKED BY	11-27-2024

81