

GENERAL NOTES:

- EXCAVATION:

- SOIL BEARING CAPACITY:**

- BACKFILL:**

- FOOTINGS:**

- FOUNDATION WALLS:**

- ### ANCHORAGE OF BUILDING FRAMES:

- ## EXTERIOR GRADING

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WOOD FRAME CONSTRUCTION

- ALL LUMBER USED FOR LOADBEARING STUD WALLS, RAFTERS, JOISTS AND BUILT-UP COLUMNS AND BEAMS ARE TO BE SPRUCE-PINE-FIR No.1 or No.2 GRADE MIN. UNLESS NOTED OTHERWISE
- ALL LUMBER AND SHEATHING MUST BE IDENTIFIED BY A VISUAL GRADE STAMP
- LUMBER IS TO HAVE A MAXIMUM MOISTURE CONTENT 19% AT THE TIME OF INSTALLATION
- WOOD FRAMING MEMBERS WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL MUST BE SEPARATED FROM THE CONCRETE WITH 0.05mm POLYETHYLENE OR TYPE 'S' ROLL ROOFING
- ALL JOISTS AND RAFTERS ARE TO HAVE A MINIMUM OF 1 1/2" END BEARING UNLESS NOTED OTHERWISE
- ALL LOADBEARING WALLS ARE TO CONSIST OF
 - BOTTOM PLATE (MATCH STUD SIZE)
 - WALL STUDS (SIZE & SPACING PER DRAWINGS)
 - DOUBLE TOP PLATES (MATCH STUD SIZE, JOINTS STAGGERED BY AT LEAST ONE STUD SPACE, LAPPED OR SUITABLY TIED AT CORNERS AND INTERSECTING WALLS)
 - SUITABLE BRACING FOR THE FULL HEIGHT OF THE WALL BY USE OF EXTERIOR WALL SHEATHING OR DIAGONAL BRACING AT 45° FOR THE FULL STOREY HEIGHT

NOTCHING & DRILLING OF TRUSSES, JOISTS, RAFTERS

- HOLES IN FLOOR, ROOF AND CEILING MEMBERS ARE NOT TO EXCEED 1/4 OF THE ACTUAL DEPTH OF MEMBER AND MUST BE 2" MIN. FROM EDGES
- NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON THE TOP EDGE OF THE MEMBER WITHIN 1/2 OF THE ACTUAL MEMBER DEPTH FROM THE EDGE OF BEARING. PERMITTED NOTCHES MUST NOT EXCEED 1/3 THE ACTUAL MEMBER DEPTH
- DRILLED HOLES AND NOTCHES IN LOAD BEARING WALL STUDS MUST NOT EXCEED 1/3 THE ACTUAL MEMBER DEPTH. THE REMAINING 2/3 OF THE MEMBER MUST BE UNDAMAGED.
- DRILLED HOLES OR NOTCHES IN NON-LOAD BEARING WALL STUDS MUST NOT EXCEED 1 9/16"
- DRILLED HOLES AND NOTCHES TOP PLATES OF WALLS MUST NOT BE REDUCED TO LESS THAN 2" OF UNDAMAGED WIDTH UNLESS THE PLATES ARE SUITABLY REINFORCED
- ENGINEERED ROOF TRUSS MEMBERS AND ENGINEERED FLOOR JOISTS MUST NOT BE NOTCHED, DRILLED OR WEAKENED UNLESS SUCH NOTCHING OR DRILLING IS ALLOWED FOR IN THE DESIGN OF THE MEMBER. REFER TO MANUFACTURER SPECIFICATIONS

LEGEND & ABBREVIATIONS

CONT. = CONTINUOUS
EL. = ELEVATION
EXT. = EXTERIOR
EX. = EXISTING
FND. = FOUNDATION
INT. = INTERIOR
T/O = TOP OF
TYP. = TYPICAL
U.N.O. = UNLESS NOTED OTHERWISE
U/S = UNDER SIDE
O.C. = ON CENTER
OHD = OVERHEAD DOOR
P.T. = PRESSURE TREATED

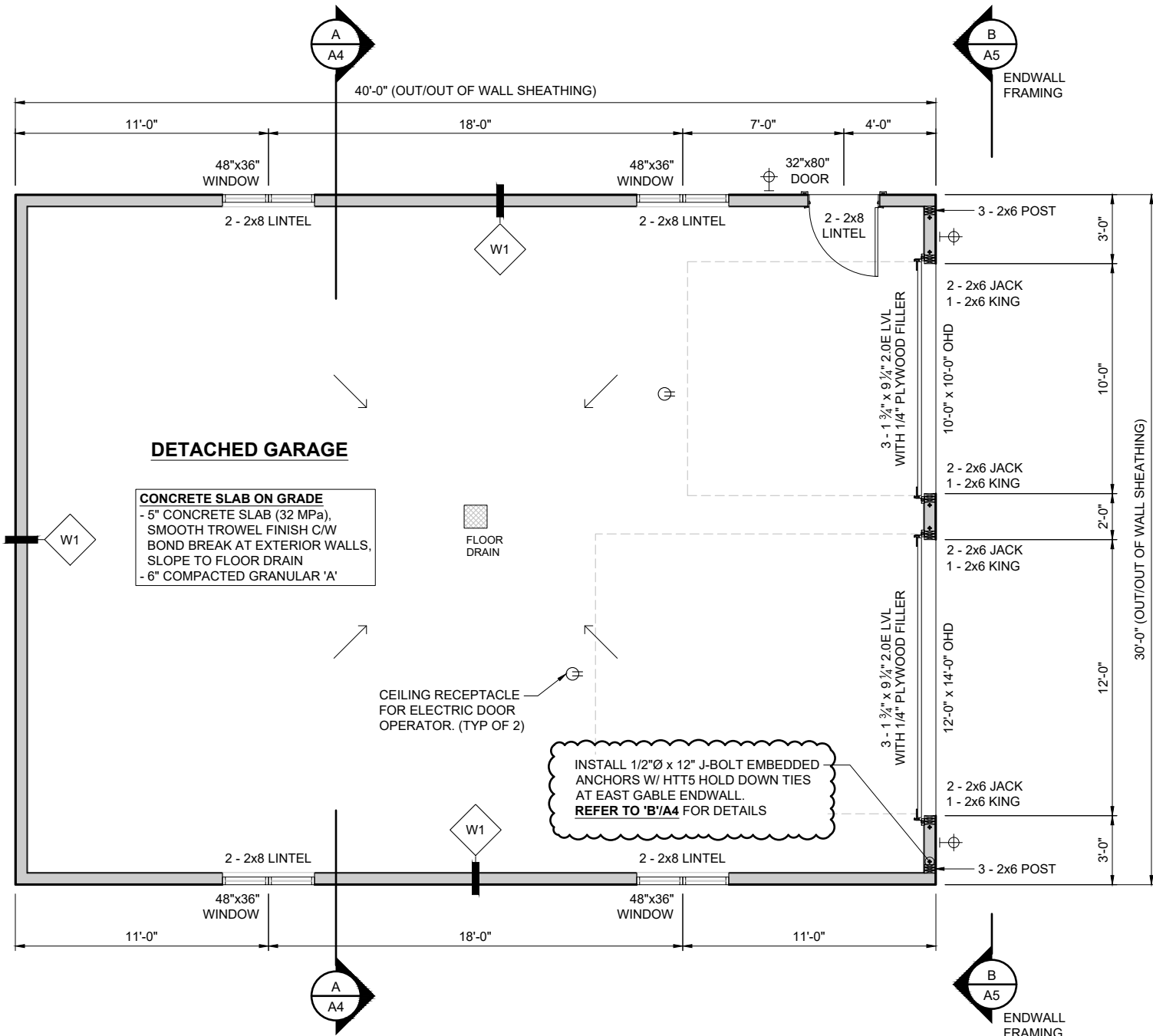
DRAWING SYMBOLS

W1 DENOTES WALL ASSEMBLY LABEL
(REFER TO NOTES ON PLANS)

X DENOTES GRID LABEL

⊕ DENOTES EXTERIOR
LIGHT FIXTURE

VIEW DIRECTION
SECTION LABEL
SHEET REFERENCE



FLOOR PLAN

SCALE: 5/32" = 1'-0"

WALL SCHEDULE

LABEL	DESCRIPTION	PLAN VIEW	CONSTRUCTION
W1	WOOD FRAMED EXTERIOR LOAD BEARING WALL		- EXTERIOR SIDING (TYPE TBD) - AIR BARRIER - 7/16" OSB EXTERIOR WALL SHEATHING - 2x6 SPF No.2 STUDS AT 16" O.C. C/W SINGLE SOLE PLATE, DOUBLE TOP PLATE LAPPED AT CORNERS & SOLID BRIDGING AT 48" O.C. - R19 BATT INSULATION AND 6 MIL POLY VAPOUR BARRIER (OPTIONAL) - 1/2" PLYWOOD SHEATHING (GOOD ONE SIDE)

FASTENING OF PLYWOOD WALL SHEATHING

ALL EXTERIOR AND INTERIOR PLYWOOD WALL SHEATHING MUST BE FASTENED TO WALL STUDS AND SOLID BRIDGING AS NOTED BELOW;

FASTENER TYPE = 2 1/2" COMMON SPIRAL OR RING THREAD NAILS
EDGE FASTENERS = NAILS AT 6" O.C. ALONG OUTER PANEL EDGES
INTERMEDIATE FASTENERS = NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS

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QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code

MATTHEW CARTER 39412
NAME BCIN

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.4.1 of Division "C" of the Ontario Building Code

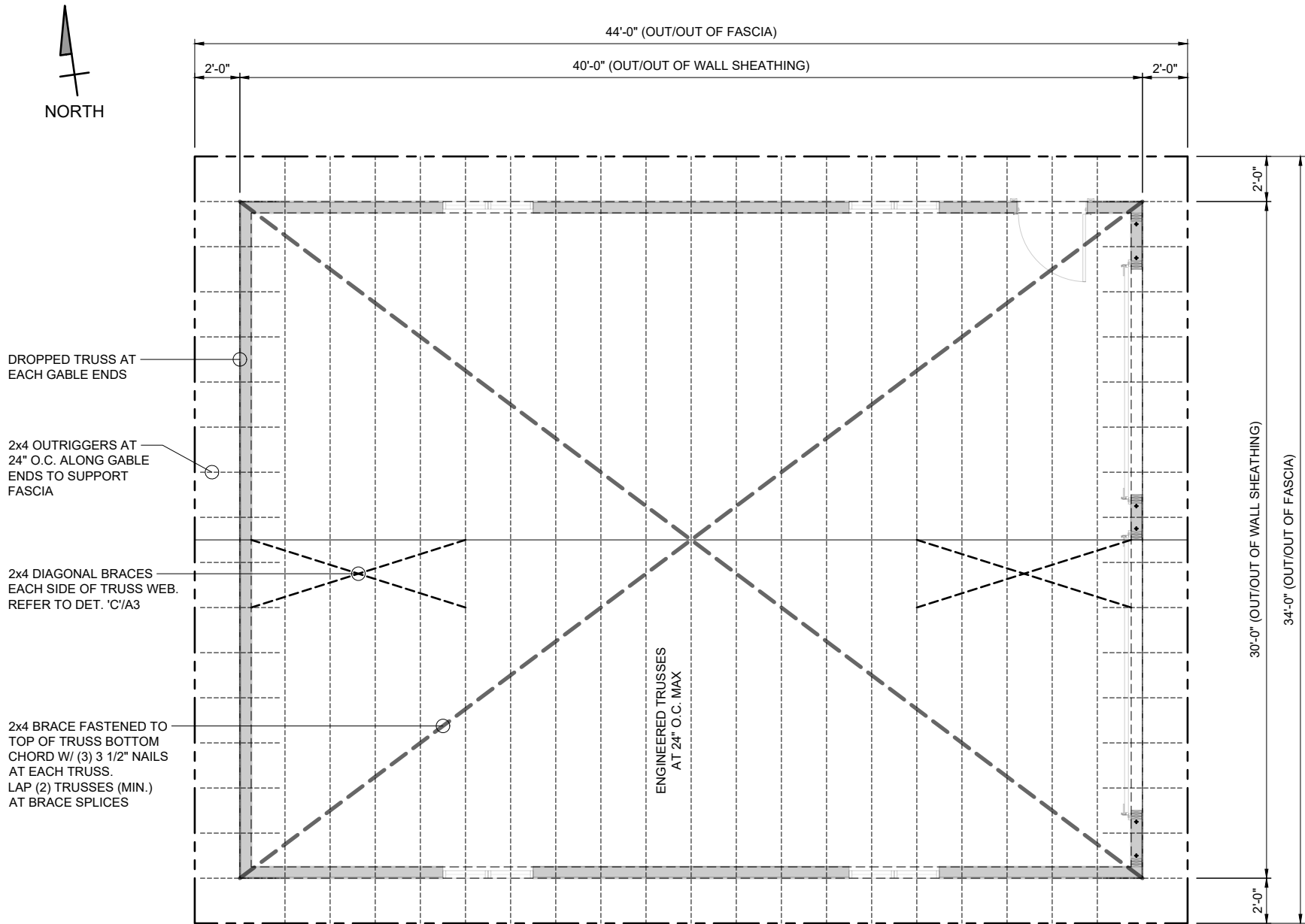
NORMIR DRAFTING SERVICES 101930
FIRM NAME BCIN

CLIENT:
RUSSEL HILTZ
156 GLEN FIDDISH ROAD
MARKDALE, ON

PROJECT:
PROPOSED GARAGE
156 GLEN FIDDISH ROAD
MARKDALE, ON

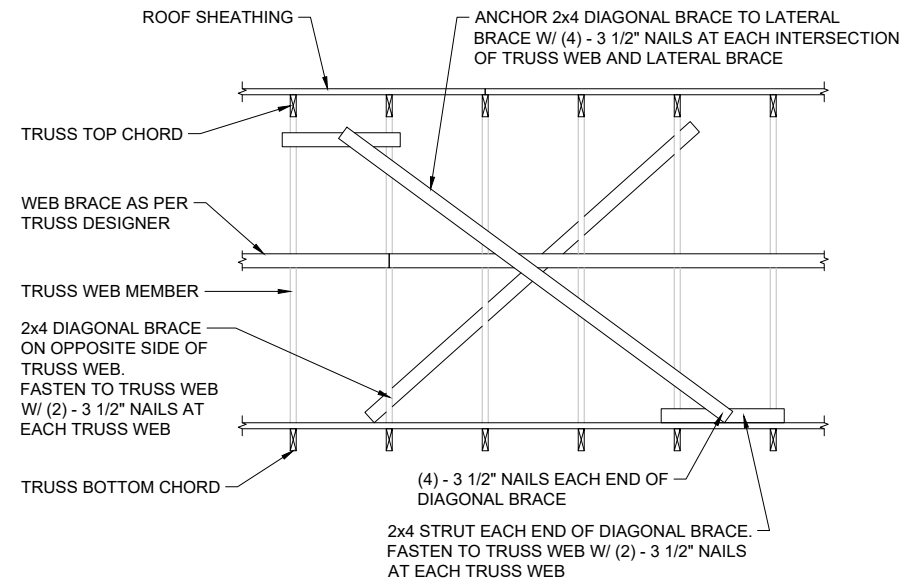
DRAWING:	FLOOR PLAN
SCALE: 5/32" = 1'-0"	DWG.# A2
DATE: AUGUST 23, 2026	REV. -

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ROOF FRAMING PLAN

SCALE: 5/32" = 1'-0"



C A3

DIAGONAL ROOF BRACING

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

GENERAL NOTES:

- CONTRACTOR OR OWNER TO NOTIFY TRUSS SUPPLIER OF ANY TRUSS DEFICIENCIES SUCH AS DAMAGED OR BROKEN TRUSSES OR WARPING OF TRUSS MEMBERS.
- DIAGONAL BRACING SHALL BE INSTALLED AT EACH GABLE END AS NOTED ON FRAMING PLANS AS "X".
- PERMANENT LATERAL BRACING TO BE INSTALLED ON BOTTOM CHORD AND/OR WEB MEMBERS AS INDICATED BY TRUSS DESIGNER.

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NORMIR DRAFTING SERVICES	101930
FIRM NAME	BCIN

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156 GLEN FIDDISH ROAD
MARKDALE, ON

PROJECT:

PROPOSED GARAGE
156 GLEN FIDDISH ROAD
MARKDALE, ON

DRAWING:	ROOF FRAMING PLAN		
SCALE:	5/32" = 1'-0"	DWG.#	REV.
DATE:	AUGUST 23, 2026	A3	-

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NAILING TO FRAMING FOR WALL CONSTRUCTION CONFORMING TO OBC 9.23.10.1.(2)		
CONSTRUCTION DETAIL	Min. Length of Nails	Min. Number or Max. Spacing of Nails
Stud to wall plate (each end)	3 1/4" (82mm)	3
Doubled studs at openings, or studs at walls or wall intersections and corners	3" (76mm)	30" (750mm) O.C.
Doubled top wall plates	3" (76mm)	8" (200mm) O.C.
Lintels to studs	3 1/4" (82mm)	2 at Each End
Roof framing members to top plate - Toe Nailed	3 1/4" (82mm)	4

TYPICAL ROOF CONSTRUCTION

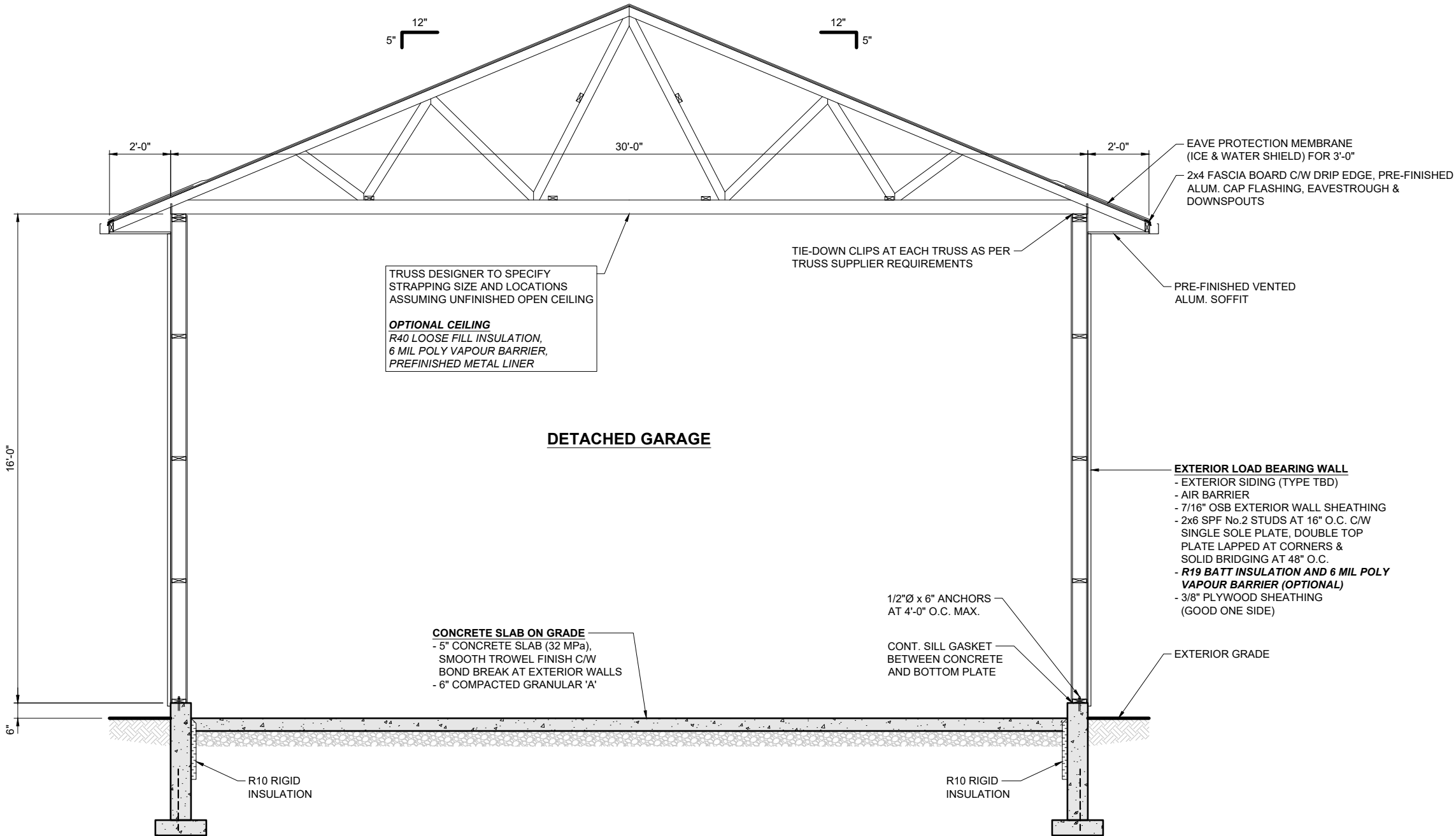
- ASPHALT SHINGLES OR PREFINISHED METAL ROOFING
- ROOFING UNDERLAY
- 7/16" OSB ROOF SHEATHING
- ENGINEERED ROOF TRUSSES AT 24" O.C. MAX.
- OPEN VALLEYS MUST BE FLASHED WITH 2 LAYERS OF ROLL ROOFING OR 1 LAYER OF SHEET METAL 24" WIDE (MIN.)
- FLASHING MUST BE PROVIDED AT THE INTERSECTION OF SHINGLE ROOFS WITH EXTERIOR WALLS AND CHIMNEYS
- CHIMNEY SADDLES ARE REQUIRED WHERE THE CHIMNEY WIDTH ON THE UPPER SIDE EXCEEDS 2'-5". SADDLES ARE TO BE COVERED WITH SHEET METAL OR ROOFING MATERIAL OF WEIGHT AND QUALITY EQUIVALENT TO THE ROOFING

EAVES PROTECTION

- EAVES PROTECTION MEMBRANE TO EXTEND FROM THE EDGE OF THE ROOF, 3'-0" (MIN.) UP THE SLOPE
- EAVES PROTECTION MEMBRANE MUST EXTEND 1'-0" (MIN.) BEYOND THE INTERIOR FACE OF THE EXTERIOR WALLS

NATURAL VENTILATION

- EVERY ROOF SPACE ABOVE AN INSULATED CEILING MUST BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO 1/300 (MIN.) OF THE INSULATED CEILING AREA
- INSULATED ROOF SPACES NOT INCORPORATING AN ATTIC MUST BE VENTED WITH UNOBSTRUCTED OPENINGS EQUAL (1/150 (MIN.) OF THE INSULATED CEILING AREA
- ROOF VENTS MUST BE UNIFORMLY DISTRIBUTED WITH 25% (MIN.) AT THE TOP OF THE SPACE AND 25% (MIN.) AT THE BOTTOM OF THE SPACE, DESIGNED TO PREVENT ENTRY OF RAIN, SNOW OR INSECTS



A-A TYPICAL BUILDING SECTION
A4 SCALE: 1/4" = 1'-0"

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FIRM NAME	BCIN

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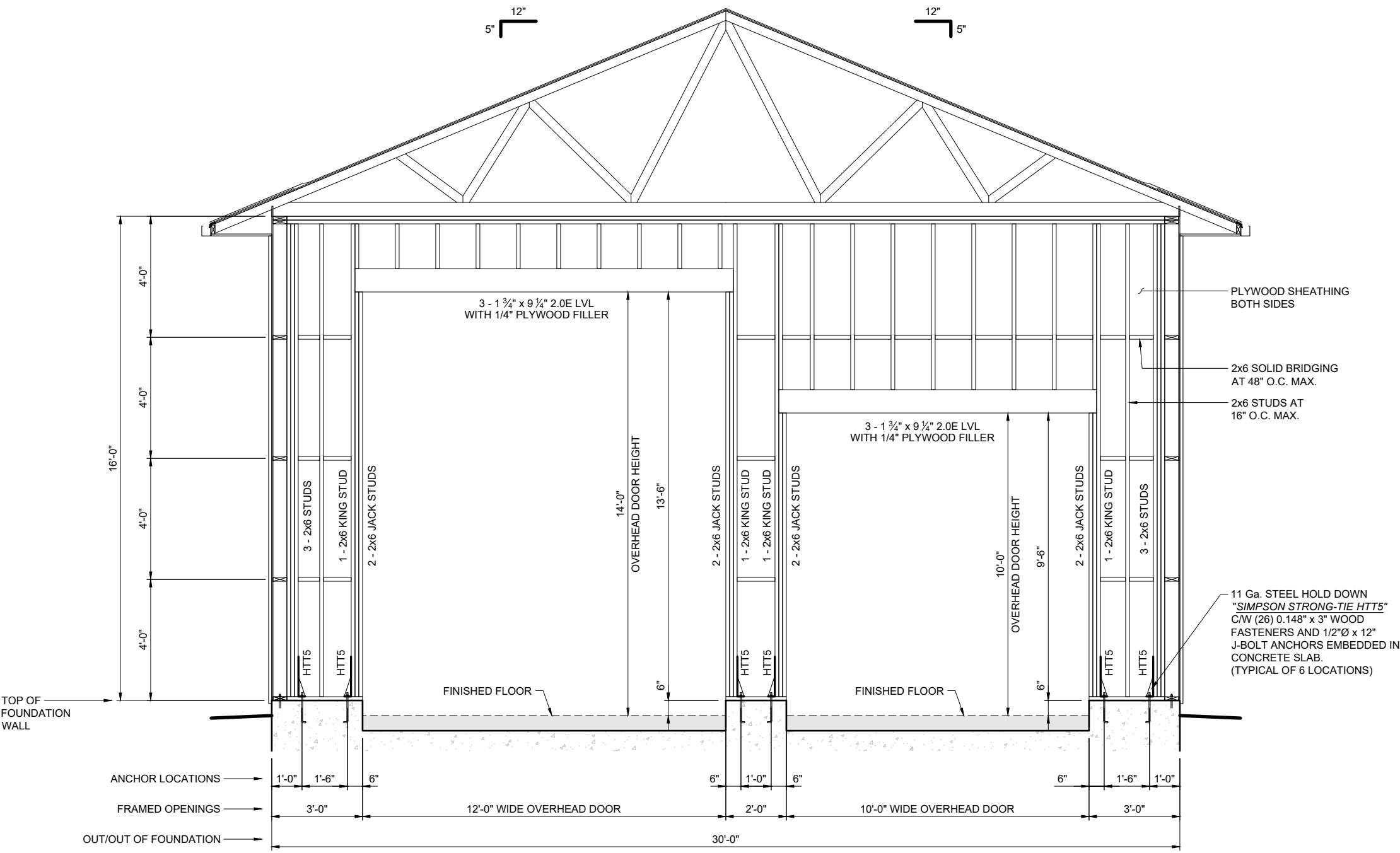
RUSSEL HILTZ
156 GLEN FIDDISH ROAD
MARKDALE, ON

PROJECT:

PROPOSED GARAGE
156 GLEN FIDDISH ROAD
MARKDALE, ON

DRAWING:		BUILDING SECTION	
SCALE:	1/4" = 1'-0"	DWG.#	REV.
DATE:	AUGUST 23, 2026	A4	-

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B-B EAST GABLE ENDWALL FRAMING (AS VIEWED FROM OUTSIDE)
A5 SCALE: 1/4" = 1'-0"

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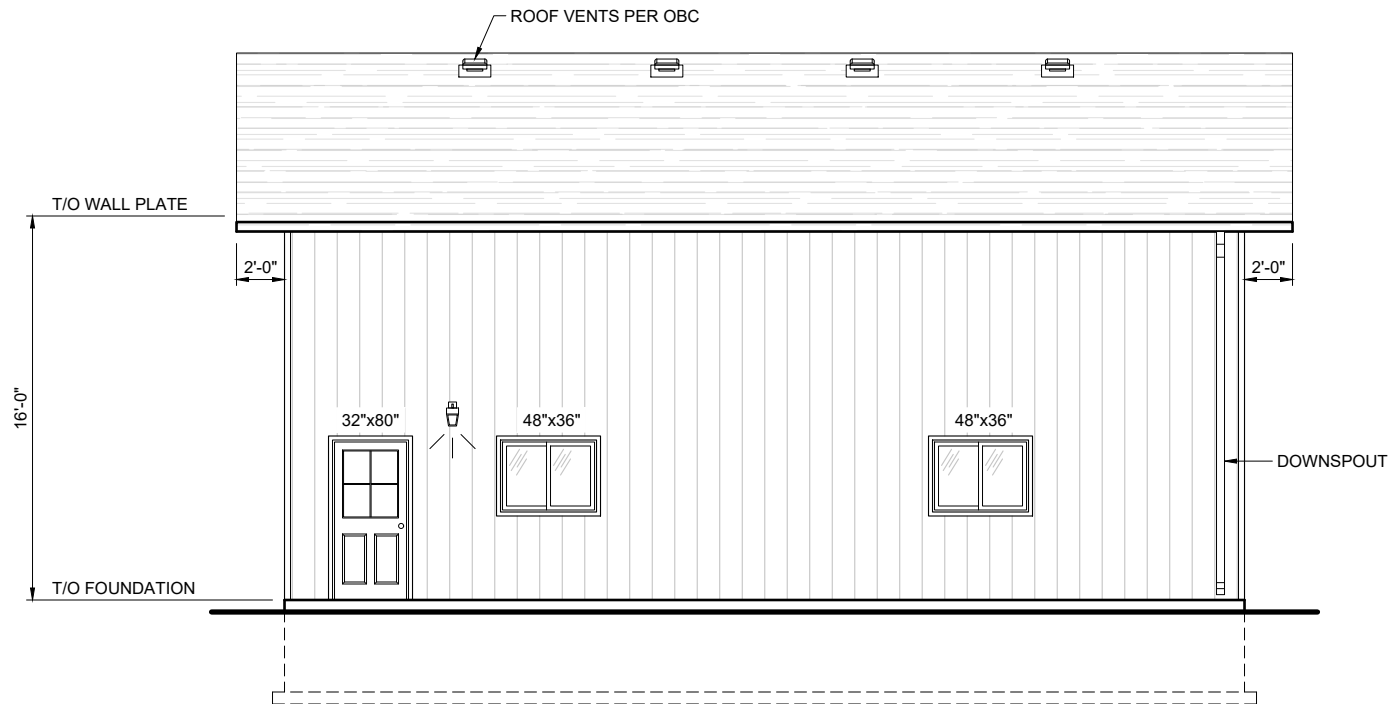
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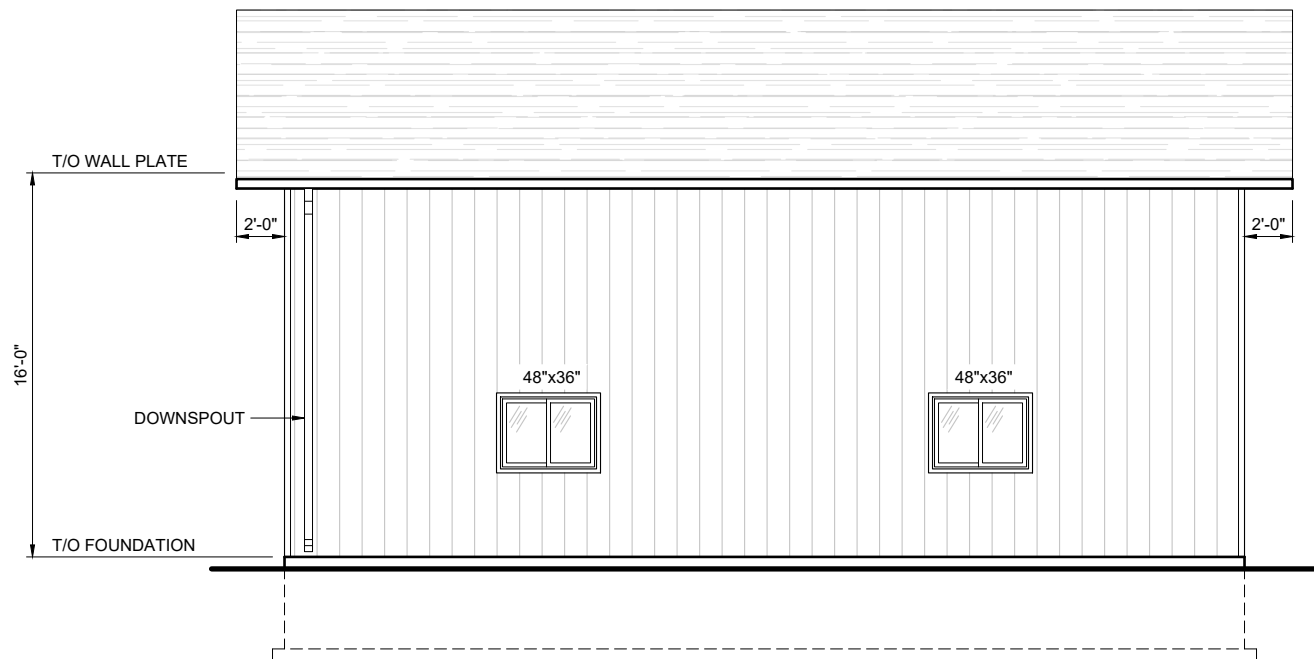
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RUSSEL HILTZ 156 GLEN FIDDISH ROAD MARKDALE, ON	
PROJECT:	
PROPOSED GARAGE 156 GLEN FIDDISH ROAD MARKDALE, ON	
DRAWING: EAST GABLE ENDWALL FRAMING	
SCALE: 1/4" = 1'-0"	DWG.# A5
DATE: AUGUST 23, 2026	REV. -



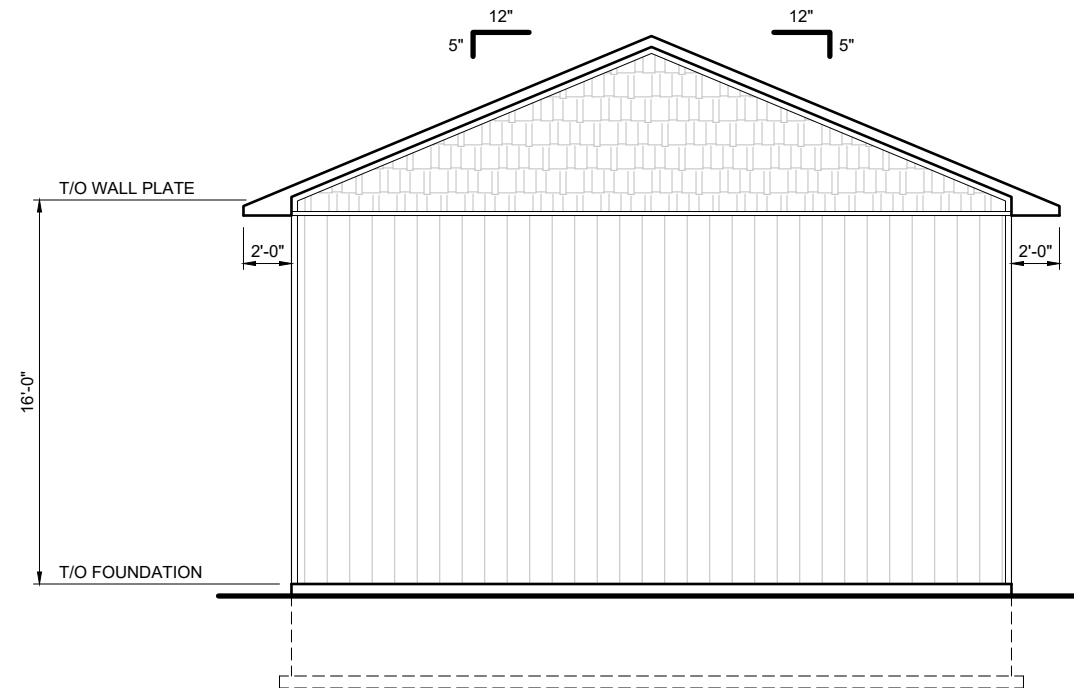
NORTH ELEVATION

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



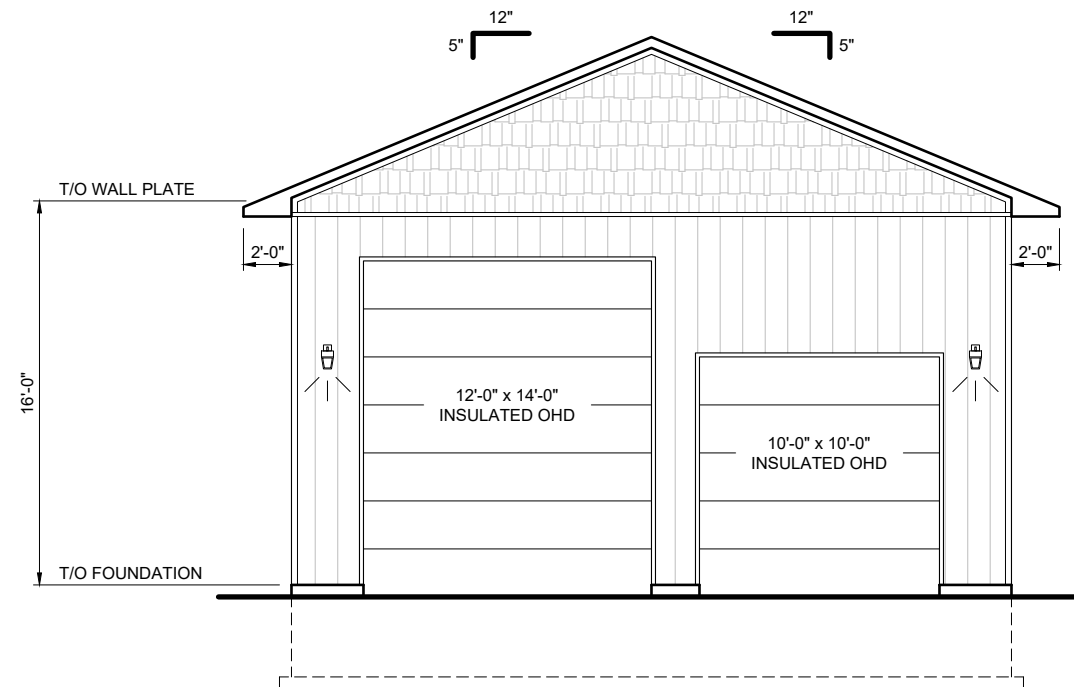
SOUTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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

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