

- General Notes:**
- 1) All lumber to be No. 2 Spruce or better. All lumber exposed to weather conditions must be pressure treated, painted or stained.
  - 2) Technical Design Data for all Pre-engineered Framing Components must be submitted at the Framing Inspection for gable end roofs. Provide Technical Design Data for all other Pre-engineered framing component types (ie. Cottage Style) at Building Permit Application
  - 3) Minimum Bearing of all joists & double lintels to be min. 1 1/2". Minimum Bearing of all Beams & Lintels with more than 2 ply to be min. 3 1/2".
  - 4) Moisture Barrier is required between all lumber in direct contact with or within 6" of concrete which is in direct contact with the ground.
  - 5) Floor drains within Detached Garages shall not be connected to Municipal Sewer Services. Discharge to a proper drainage swale or ditch.
  - 6) All Concrete for Floor Slab to be 32 Mpa and shall have air entrainment of 5% to 8%.
  - 7) Detached Garages of less than 55 m<sup>2</sup> (592 ft<sup>2</sup>) floor area and not more than 1 storey in height may be supported on wood mud sills provided the garage is not of masonry or masonry veneer construction.
- | Garage Door Width | Lintel Size        |
|-------------------|--------------------|
| 10'               | 3 - 2 x 8's        |
| 12'               | 3 - 2 x 10's       |
| 14'               | 3 - 2 x 12's       |
| 16'               | W6 x 15 steel beam |
- Max. 16'-1" supported length

**NOTE:**  
It is the Contractor's responsibility to ensure that all construction conforms to the requirements of the Ontario Building Code latest addition. Notations made on these drawings are for your information and assistance only and do not necessarily comment on all areas of construction



# Detached Garage

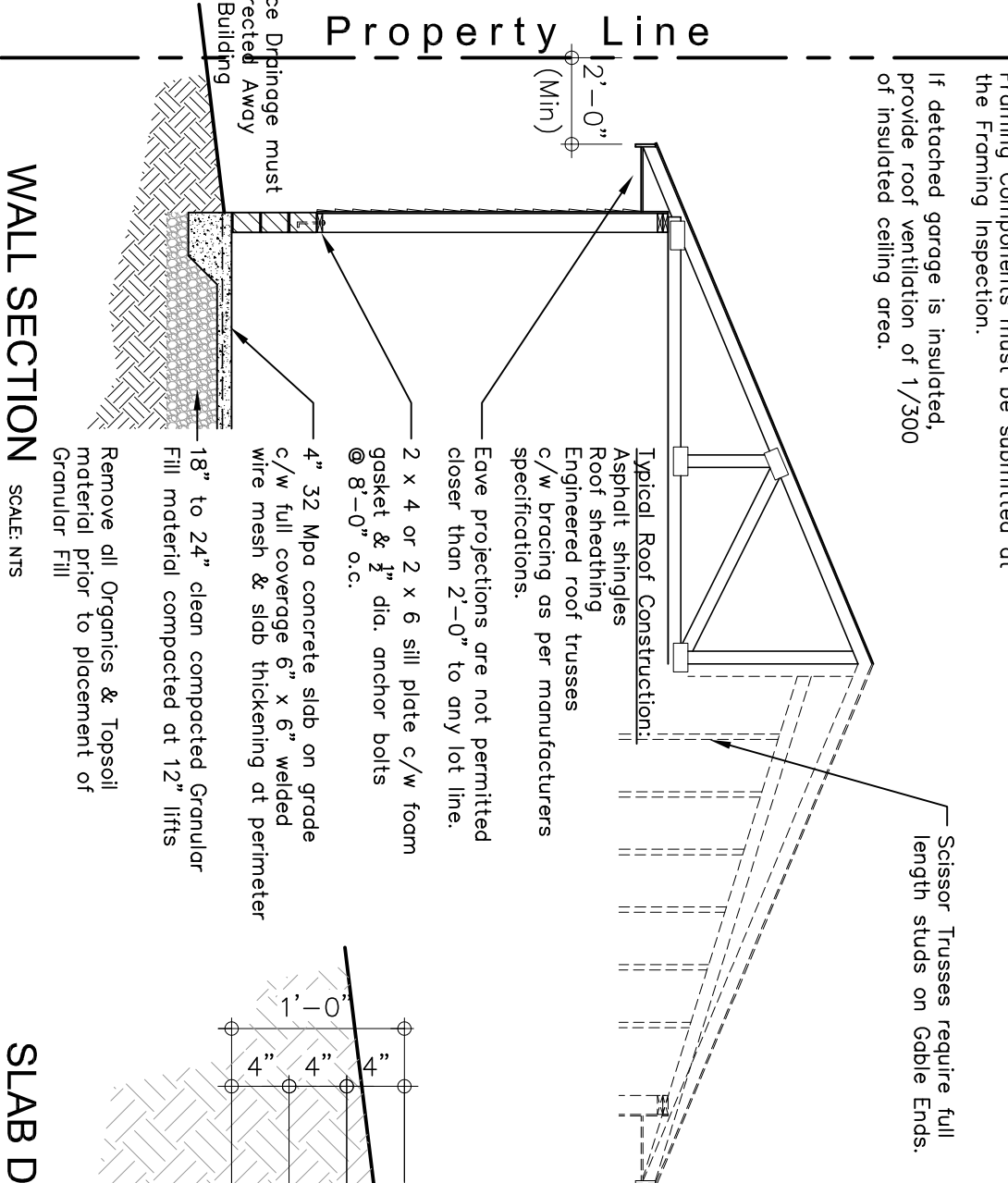
Slab on Grade with Perimeter Footing

## FLOOR LAYOUT

DRAWN BY: E.P.  
DATE: 03/2020 (REV.)  
SCALE: NTS  
A-1 (50g) SHEET

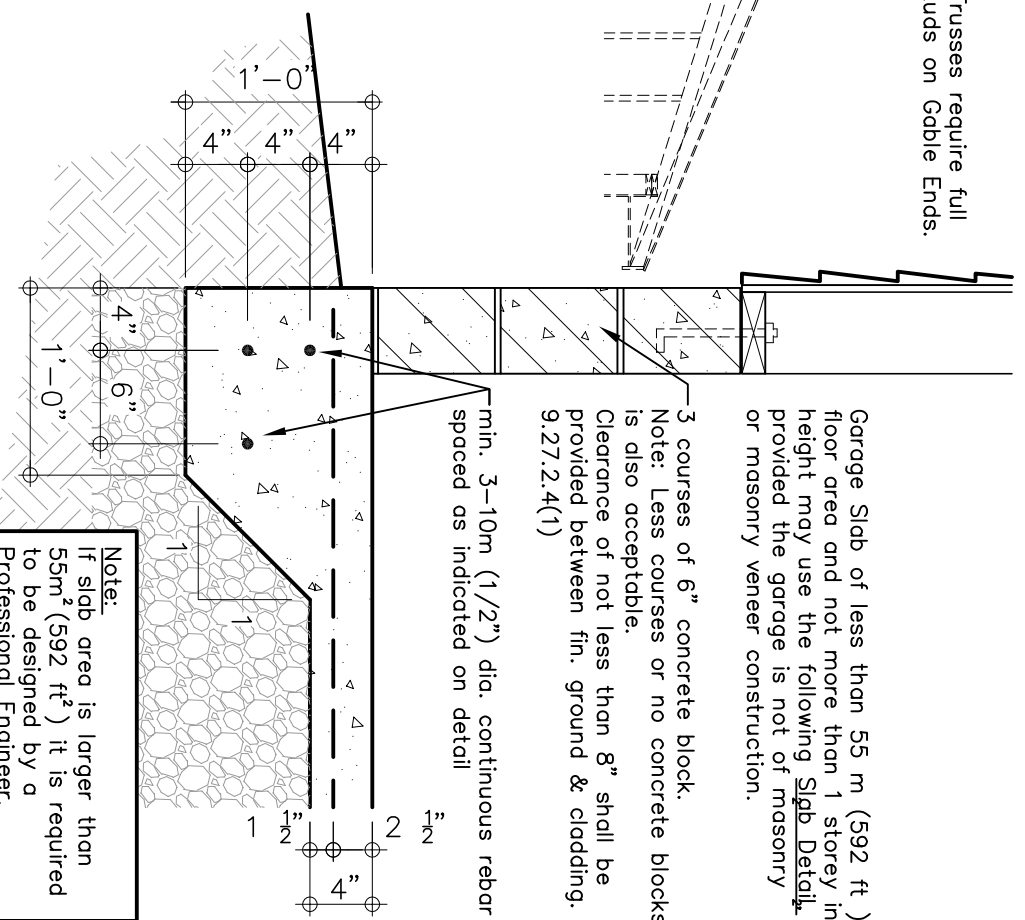
Technical Design Data for all Pre-engineered Framing Components must be submitted at the Framing Inspection.

If detached garage is insulated, provide roof ventilation of 1/300 of insulated ceiling area.



**WALL SECTION**

SCALE: NTS



**SLAB DETAIL**

SCALE: NTS

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# Detached Garage

Slab on Grade with Perimeter Footing

## SECTION and DETAIL

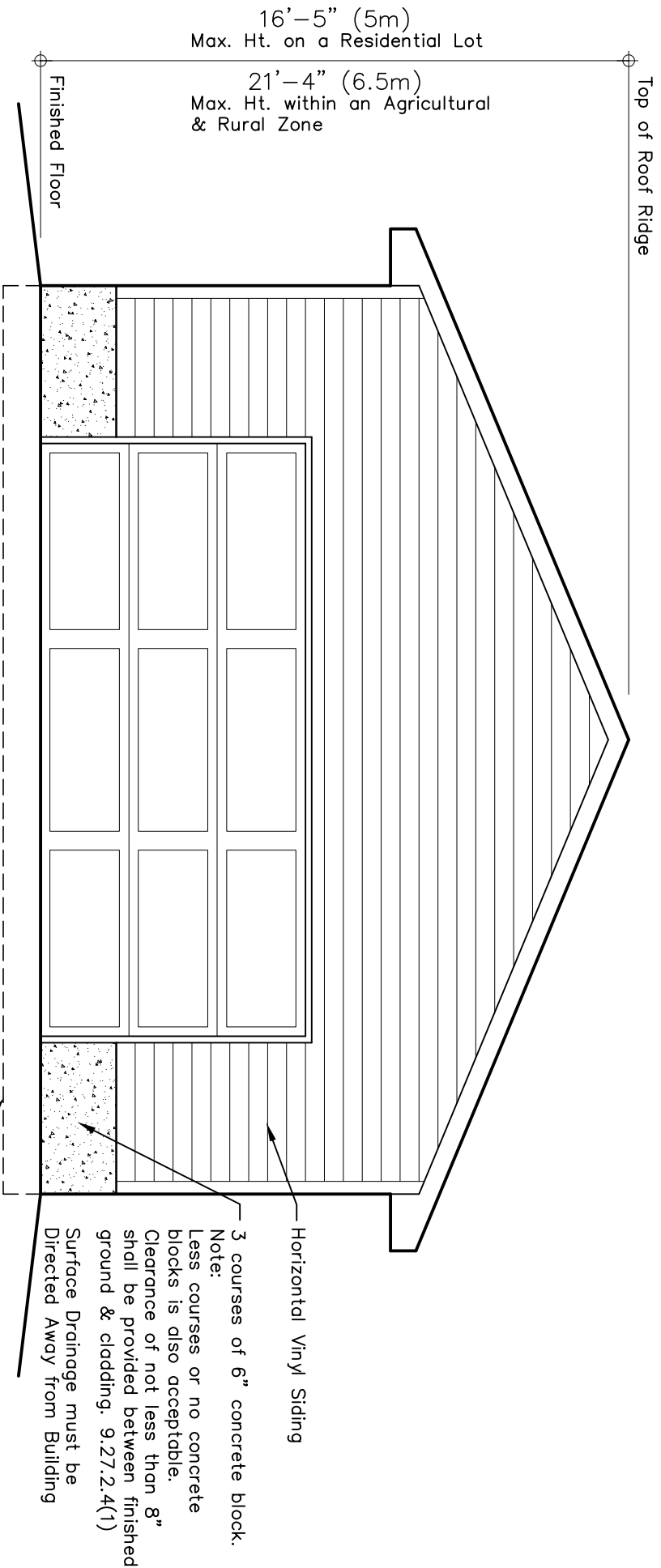
SCALE: NTS

DRAWN BY: E.P.

DATE: 03/2020 (REV.)

**A-2**  
SHEET (506)

**BUILDING ELEVATION MAY NOT APPEAR AS BUILT**



16'-5" (5m)  
Max. Ht. on a Residential Lot

21'-4" (6.5m)  
Max. Ht. within an Agricultural  
& Rural Zone

Height shall be measured between the Finished Grade of the wall of a Building or Structure facing the Front Lot Line and the highest point of the Building or Structure.

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**Detached Garage**

Slab on Grade with Perimeter Footing  
**FRONT ELEVATION**

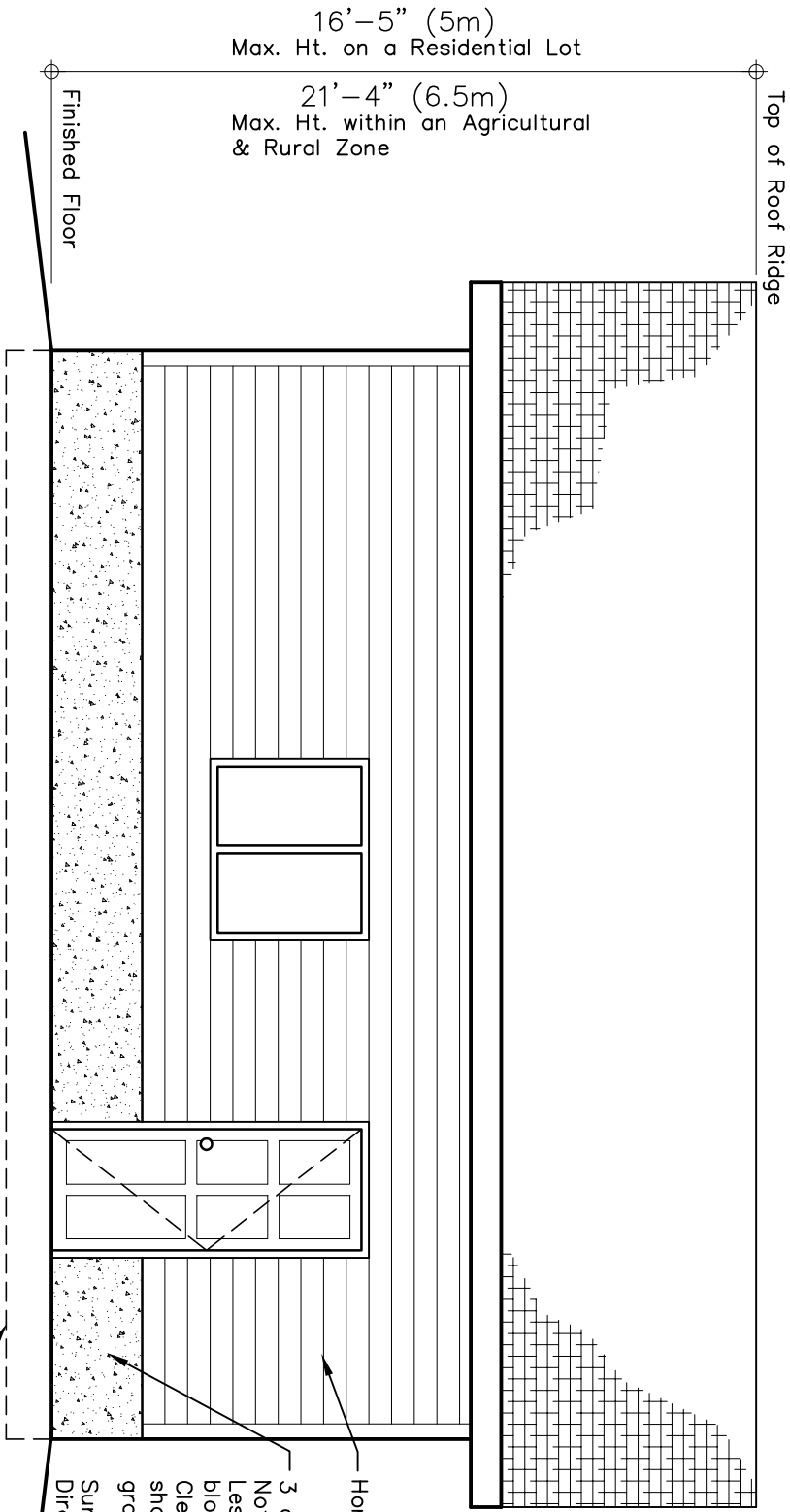
SCALE: NTS

DRAWN BY: E.P.

DATE: 03/2020 (REV.)

**A-3**  
SHEET (S06)

**BUILDING ELEVATION MAY NOT APPEAR AS BUILT**



16'-5" (5m)  
Max. Ht. on a Residential Lot

21'-4" (6.5m)  
Max. Ht. within an Agricultural & Rural Zone

Top of Roof Ridge

Finished Floor

Height shall be measured between the Finished Grade of the wall of a Building or Structure facing the Front Lot Line and the highest point of the Building or Structure.

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**BUILDING ELEVATION MAY NOT APPEAR AS BUILT**

Horizontal Vinyl Siding

3 courses of 6" concrete block.  
Note:  
Less courses or no concrete blocks is also acceptable.  
Clearance of not less than 8" shall be provided between finished ground & cladding. 9.27.2.4(1)

Surface Drainage must be Directed Away from Building

Broken line denotes slab on grade foundation

**Detached Garage**

Slab on Grade with Perimeter Footing  
**SIDE ELEVATION**

SCALE: NTS

DRAWN BY: E.P.

DATE: 03/2020 (REV.)

**A-4**  
SHEET (SOG)