

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 m² (592 ft²) 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

with Full Foundation & Footing

FLOOR LAYOUT

SCALE: NTS

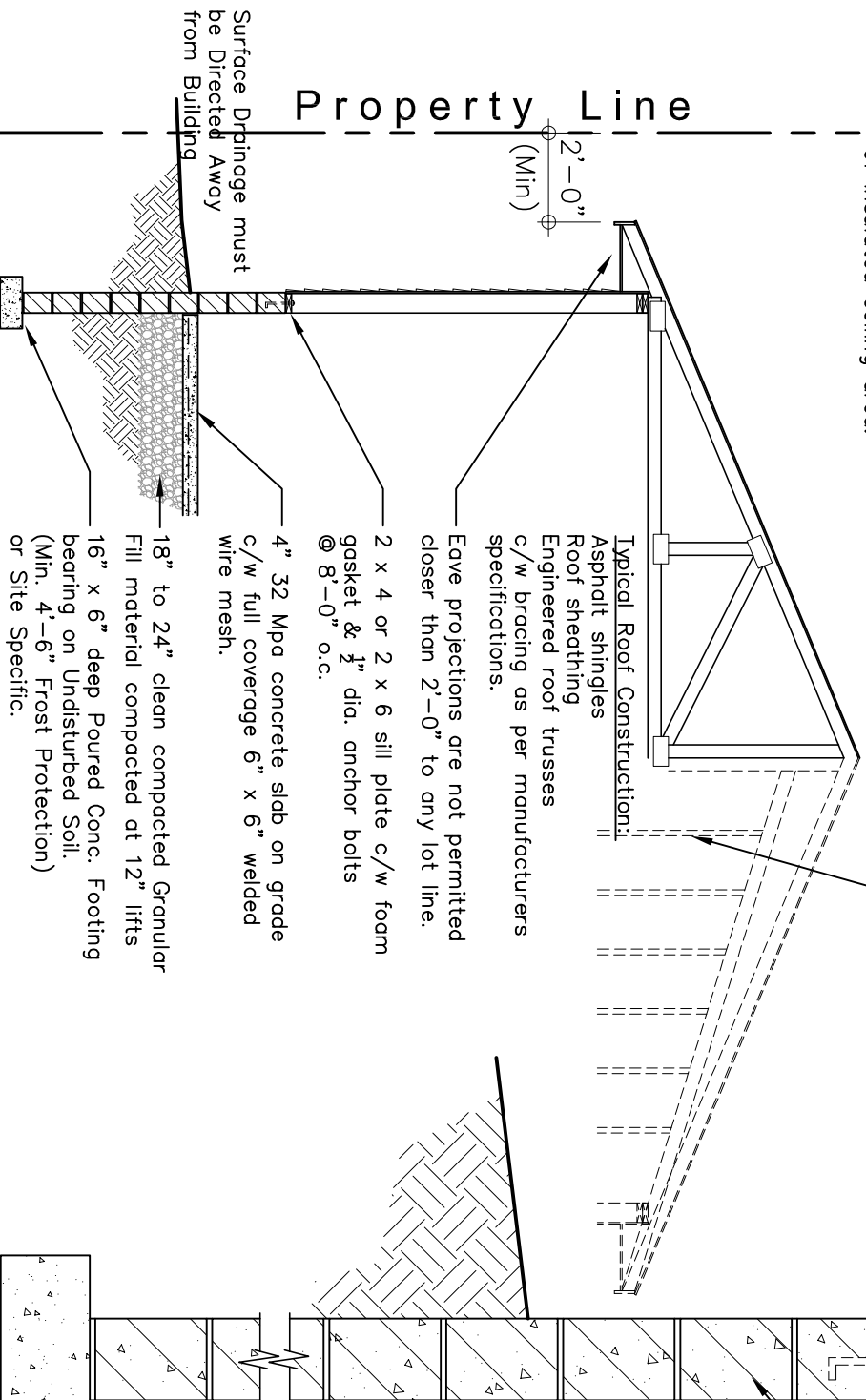
DRAWN BY: E.P.

DATE: 03/2020 (REV.)

A-1
SHEET (FTG./FND)

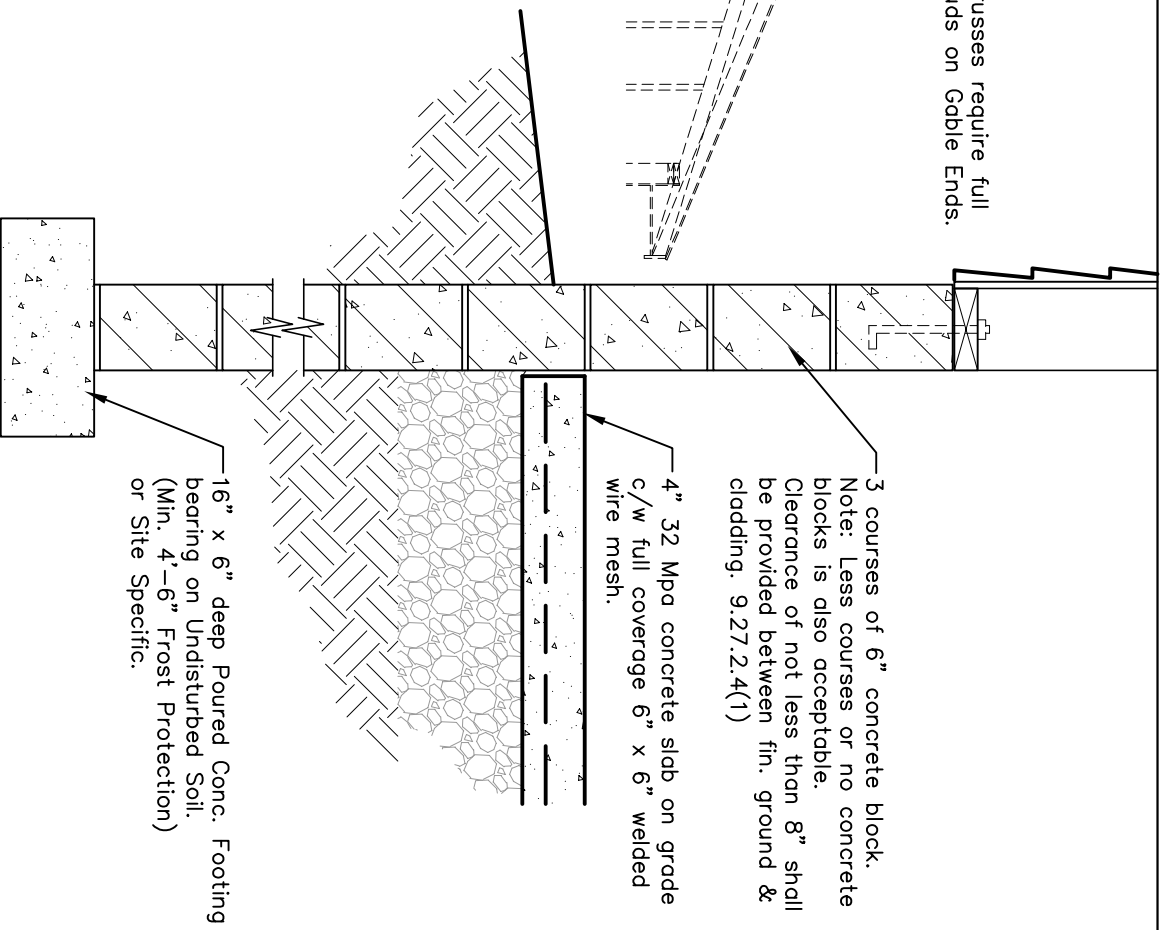
Technical Design Data for all Pre-engineered Framing Components must be submitted at the Framing Inspection.

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



WALL SECTION

SCALE: NTS



SECTION DETAIL

SCALE: NTS

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BUILDING SERVICES

Detached Garage

with Full Foundation & Footing

SECTION and DETAIL

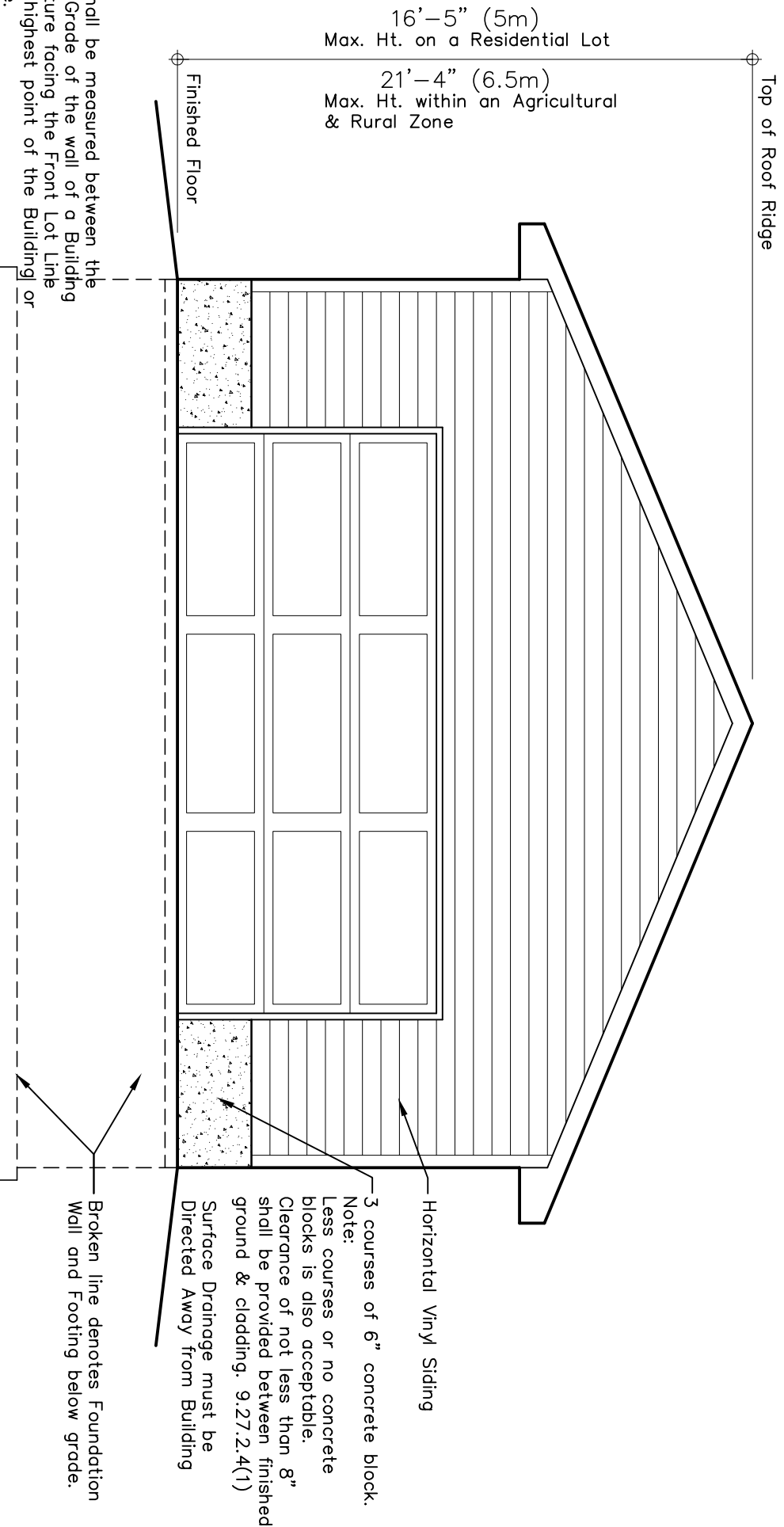
SCALE: NTS

DRAWN BY: E.P.

DATE: 03/2020 (REV.)

A-2 (FTG./FND)
SHEET

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.

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 Foundation Wall and Footing below grade.

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Detached Garage

with Full Foundation & Footing

FRONT ELEVATION

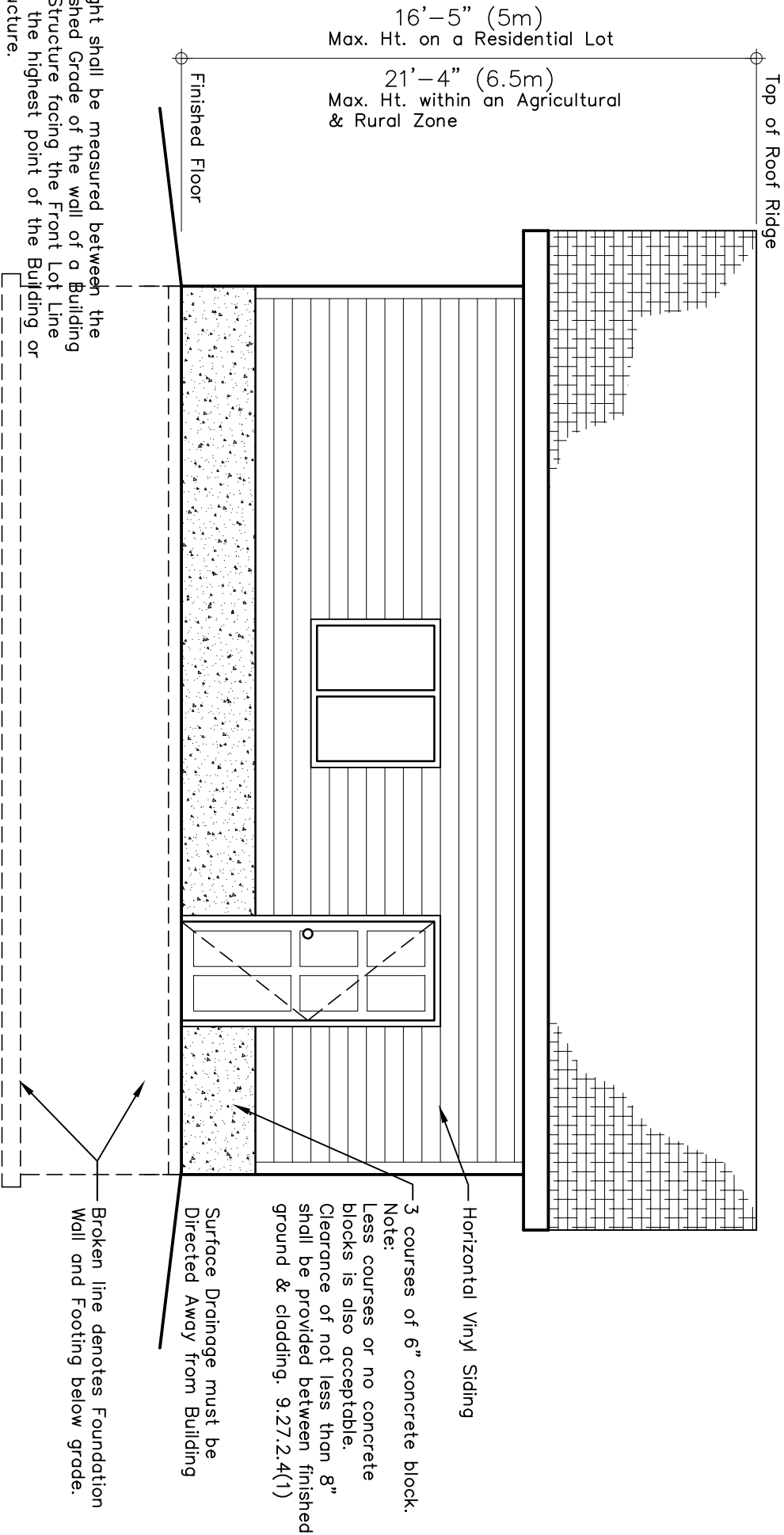
SCALE: NTS

DRAWN BY: E.P.

DATE: 03/2020 (REV.)

A-3 (FTG./FND)
SHEET

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

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Detached Garage

with Full Foundation & Footing
SIDE ELEVATION

DRAWN BY: E.P.
DATE: 03/2020 (REV.)
A-4 (FTG./FND)
SHEET

SCALE: NTS