

BUILDING SERVICES SECTION

These drawings / plans / sketches have been reviewed for the purpose of obtaining a Building Permit

No.

DATE:

SIGNED:

GENERAL NOTES:

- 1) ALL LUMBER TO BE NO 2 OR BETTER SPRUCE LUMBER. ALL LUMBER EXPOSED TO WEATHER CONDITIONS MUST BE PRESURE TREATED, PAINTED OR STAINED.
- 2) TECHNICAL DESIGN DATA FOR ALL PRE-ENGINEERED FRAMING COMPONENTS MUST BE SUBMITTED AT THE FRAMING INSPECTION.
- 3) INSULATION, AIR AND VAPOUR BARRIER COMPONENTS SHALL CONFORM TO SECTION 9.25. OF THE ONTARIO BUILDING CODE. R-VALUES FOR DETACHED GARAGE NEED NOT CONFORM TO TABLE 9.25.2.1. OF O.B.C.
- 4) MINIMUM BEARING OF ALL JOISTS AND DOUBLE LINTELS TO BE MIN. 1-1/2". MINIMUM BEARING OF ALL BEAMS AND LINTELS WITH MORE THAN 2 FLY TO BE MIN. 3-1/2".
- 5) MOISTURE BARRIER IS REQUIRED BETWEEN ALL LUMBER IN DIRECT CONTACT WITH OR WITHIN 6" OF CONCRETE WHICH IS IN DIRECT CONTACT WITH THE GROUND.
- 6) FLOOR DRAINS WITHIN DETACHED GARAGES SHALL NOT BE CONNECTED TO MUNICIPAL SEWER SERVICES. THEY MUST DISCHARGE TO A PROPER DRAINAGE SWALE OR DITCH.
- 7) ALL CONCRETE FOR GARAGE FLOOR SLAB TO BE 32 MPa AND SHALL HAVE AIR ENTRAINMENT OF 5% TO 8%.

THESE DRAWINGS HAVE BEEN PREPARED BY THE BUILDING SERVICES SECTION OF THE ~~MUNICIPALITY~~ MUNICIPALITY OF ~~THE~~ FOR INFORMATION PURPOSES ONLY AND TO ASSIST APPLICANTS IN OBTAINING A BUILDING PERMIT. IT IS THE CONSTRUCTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION. THE UNDERSIGNED ACKNOWLEDGES THAT HE OR SHE HAS FAMILIARISED HIM OR HERSELF WITH THE CONTENTS OF THESE DRAWINGS AND FULLY UNDERSTANDS THEIR REQUIREMENTS.

PER: _____

DOUBLE DETACHED GARAGE

FLOOR PLAN

DRAWING NO.: DDG-1

DRAWING: 1 OF 6

SCALE: 3/16"=1'

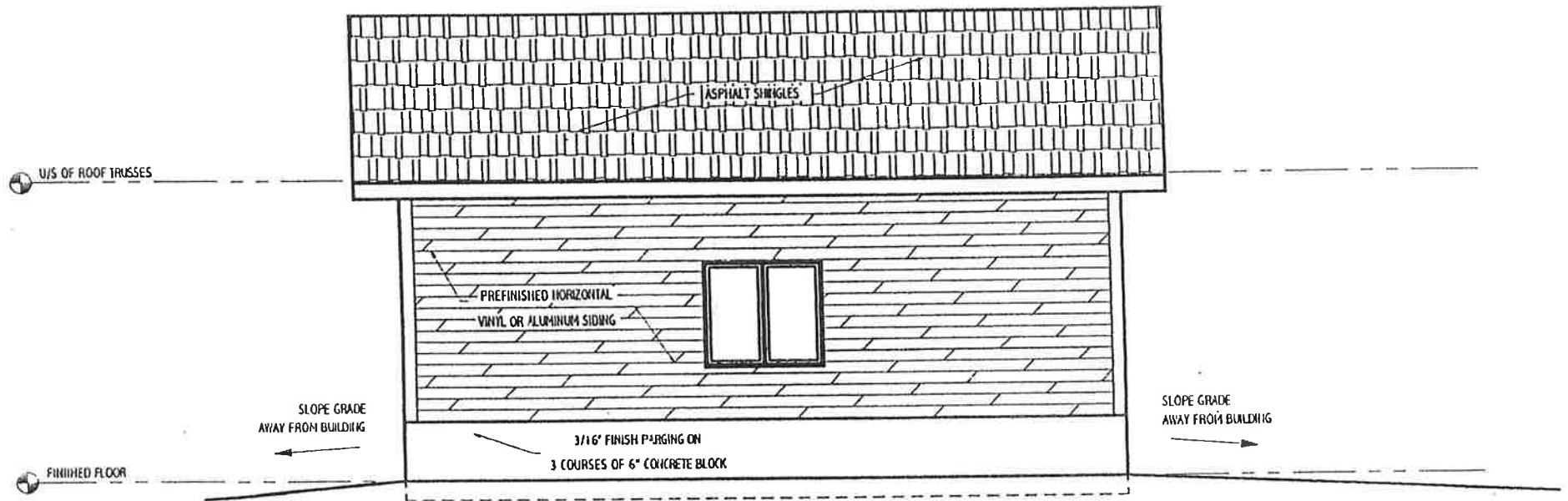
DRAWN BY: A.M.

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DOUBLE DETACHED GARAGE

SIDE ELEVATION

DRAWING NO.: DDG-2
DRAWING: 2 OF 6
SCALE: 3/16"=1'
DRAWN BY: A.M.

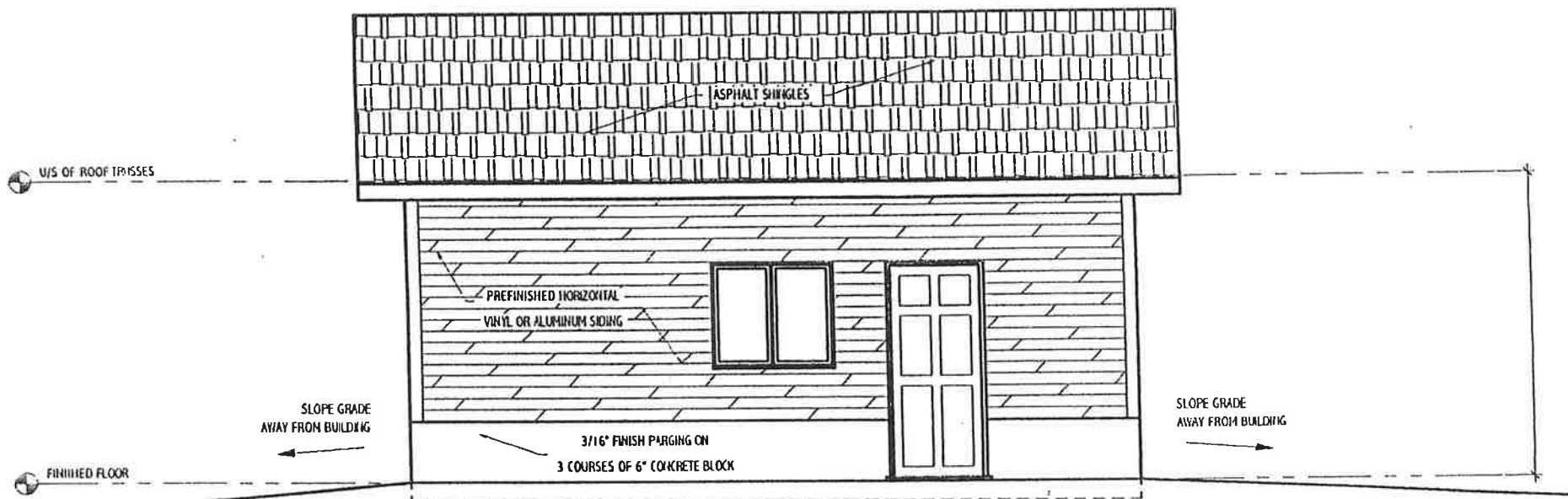
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DOUBLE DETACHED GARAGE

SIDE ELEVATION

DRAWING NO.: DDG-3

DRAWING: 3 OF 6

SCALE: 3/16"=1'

DRAWN BY: A.M.

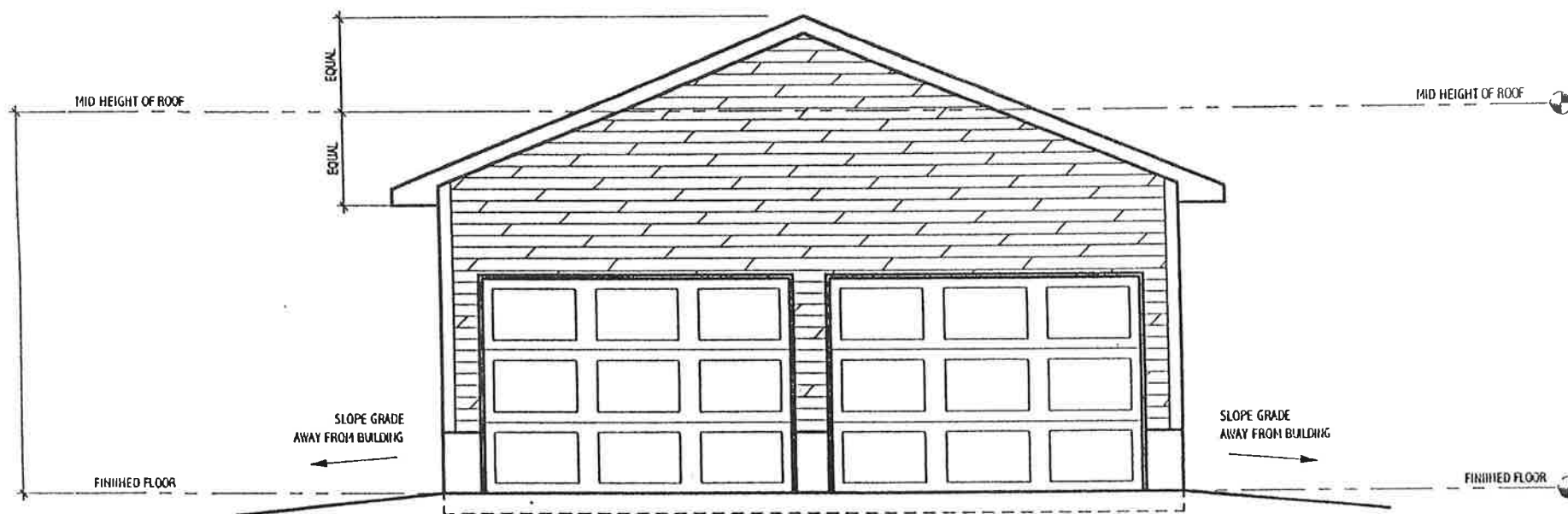
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DOUBLE DETACHED GARAGE

FRONT ELEVATION

DRAWING NO.: DDG-4

DRAWING: 4 OF 6

SCALE: 3/16"=1'

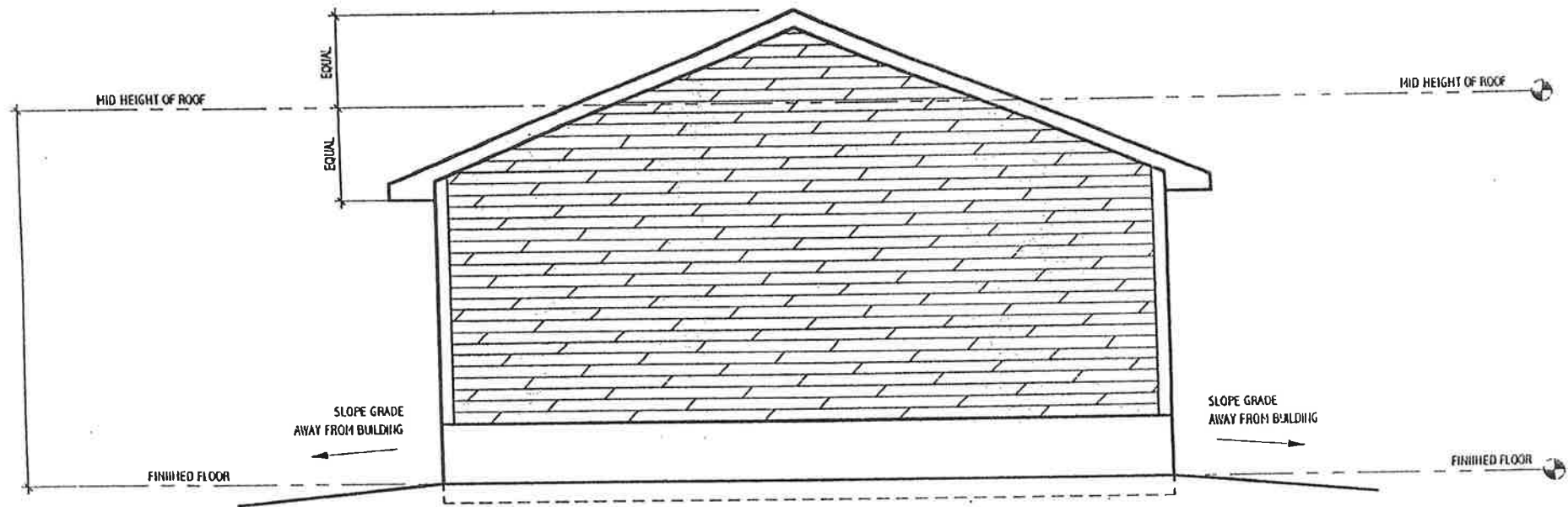
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DOUBLE DETACHED GARAGE

BACK ELEVATION

DRAWING NO.: DDG-5
DRAWING: 5 OF 6
SCALE: 3/16"=1'
DRAWN BY: A.M.

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PROVIDE ROOF VENTILATION OF 1/300 OF INSULATED CEILING AREA

TYPICAL ROOF CONSTRUCTION
ASPHALT SHINGLES
EAVE PROTECTION TO 11-3/4" PAST INNER FACE OF EXTERIOR WALL
7/16" ASPENITE ROOF SHEATHING
c/w H-CLIPS BETWEEN TRUSSES
ENGINEERED ROOF TRUSSES AT 24" o/c
c/w BRACING PER MANUFACTURERS SPECS

EAVE PROJECTIONS ARE NOT PERMITTED CLOSER THEN 2'-0" TO ANY LOT LINE

TYPICAL WALL CONSTRUCTION
EXTERIOR SIDING OR OTHER FINISH
AIR BARRIER OR BUILDING PAPER
7/16" ASPENITE SHEATHING
2" X 4" OR 2" X 6" STUD WALL AT 16" o/c

2" X 4" OR 2" X 6" SILL PLATE c/w FOAM GASKET AND 1/2" DIAMETER ANCHOR BOLTS AT 8'-0" o/c

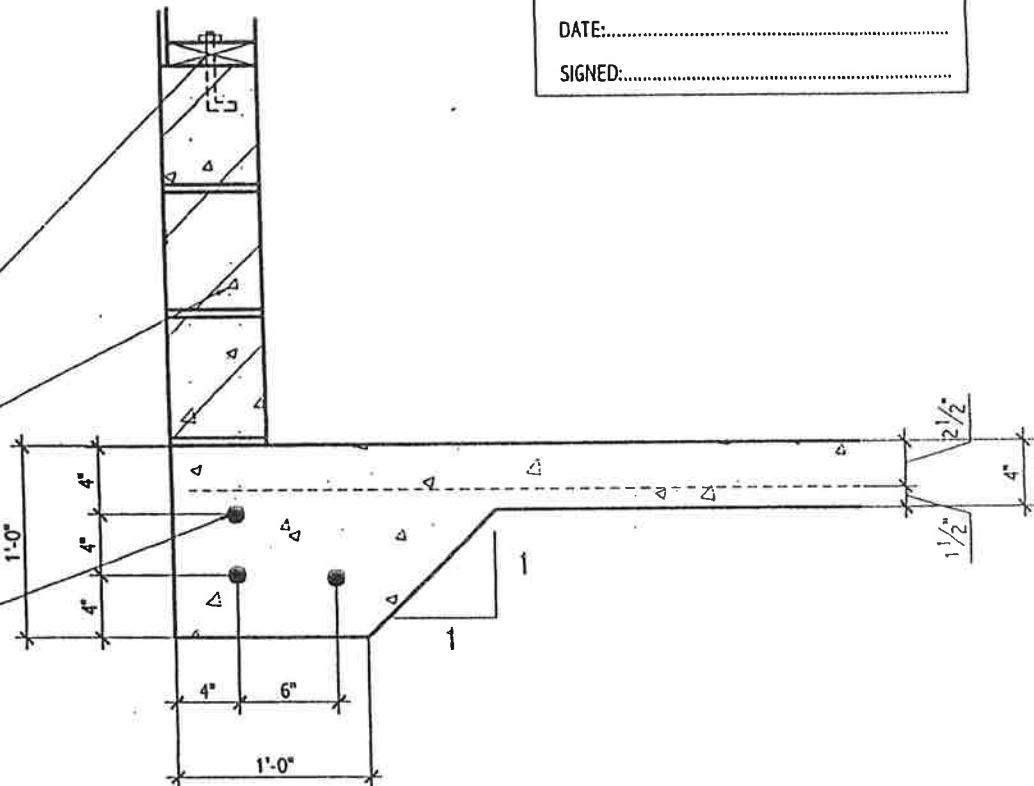
3 COURSES OF 6" CONCRETE BLOCK (LESS COURSES OR NO BLOCKS IS ALSO ACCEPTABLE)

4" - 32 MPA CONCRETE SLAB ON GRADE
c/w FULL COVERAGE 6" X 6" WELDED WIRE MESH AND SLAB THICKNING AT PERIMETER

THREE CONTINUOUS 1/2" PE-BAR AT SLAB THICKNING POSITIONED AS SHOWN

18" TO 24" OF CLEAN COMPACTED GRANULAR FILL MATERIAL COMPACTED AT EVERY 12" THICKNESS

REMOVE ALL ORGANIC AND TOPSOIL MATERIAL PRIOR TO PLACEMENT OF GRANULAR FILL



SLAB DETAIL

1" = 1'

LOT LINE

2'-0"
MINIMUM

SLOPE GRADE AWAY FROM BUILDING

WALL SECTION

1/4" = 1'

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DOUBLE DETACHED GARAGE

CROSS SECTION

DRAWING NO.: DDG-6

DRAWING: 6 OF 6

SCALE: AS SHOWN

DRAWN BY: A.M.