

**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.
- 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

**NOTE:**  
It is the Contractor'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.

# Detached Garage

## FLOOR LAYOUT

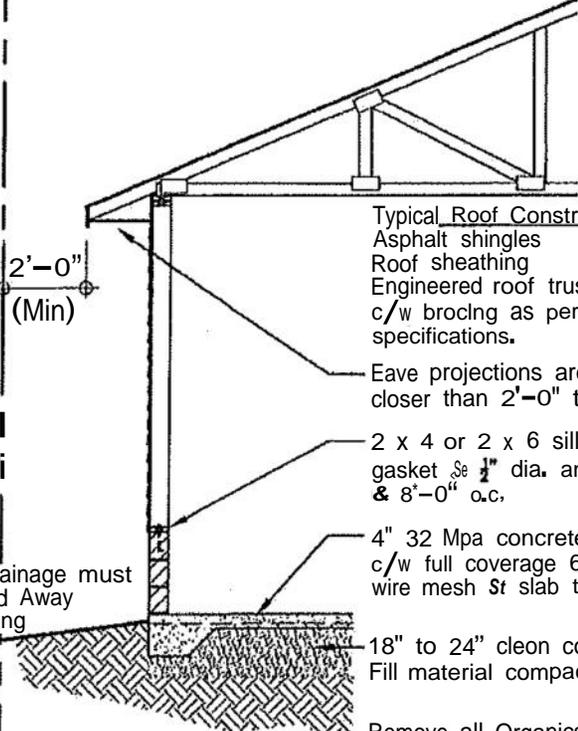
SCALE: NTS

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DATE: 01/:
<b>A-1</b> 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.

Property Line



Typical Roof Construction:  
Asphalt shingles  
Roof sheathing  
Engineered roof trusses  
c/w brocing as per manufacturers specifications.

Eave projections are not permitted closer than 2'-0" to any lot line.

2 x 4 or 2 x 6 sill plate c/w foam gasket & 1/2" dia. anchor bolts & 8'-0" o.c.

4" 32 Mpa concrete slab on grade c/w full coverage 6" x 6" welded wire mesh & slab thickening at perimeter

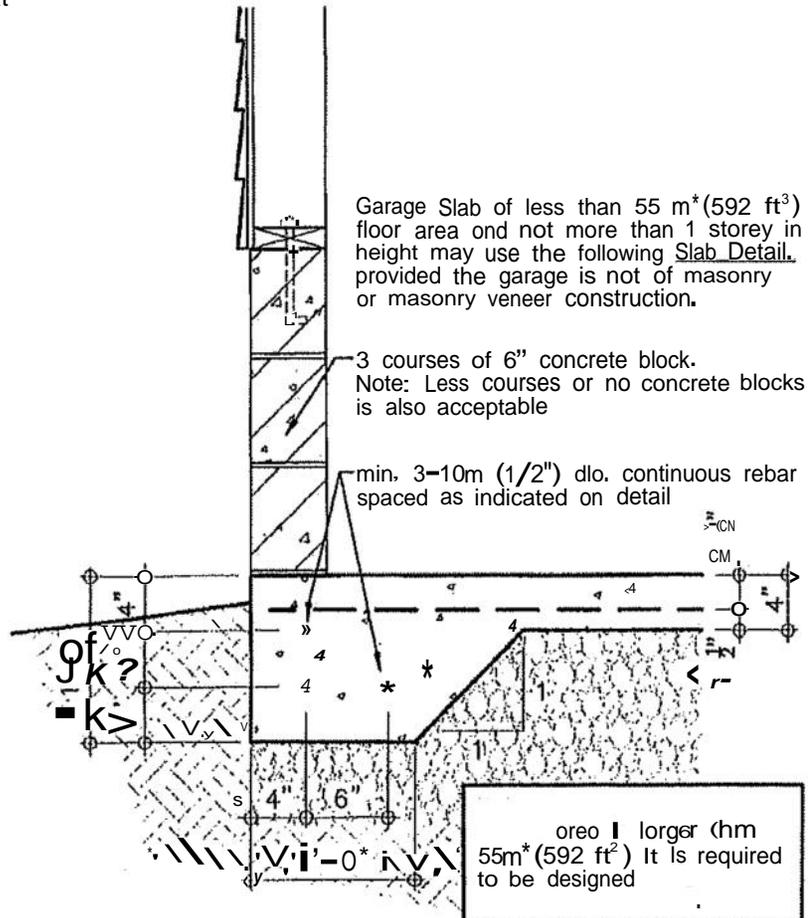
18" to 24" clean compacted Granular Fill material compacted at 12" lifts

Remove all Organics & Topsoil material prior to placement of Granular Fill

Surface Drainage must be Directed Away from Building

**WALL SECTION** SCALE: NTS

Garage Slab of less than 55 m<sup>2</sup> (592 ft<sup>2</sup>) floor area and not more than 1 storey in height may use the following Slab Detail, provided the garage is not of masonry or masonry veneer construction.



3 courses of 6" concrete block.  
Note: Less courses or no concrete blocks is also acceptable

min. 3-10m (1/2") dia. continuous rebar spaced as indicated on detail

oreo | larger than 55m<sup>2</sup> (592 ft<sup>2</sup>) It is required to be designed

**SLAB DETAIL** SCALE: NTS

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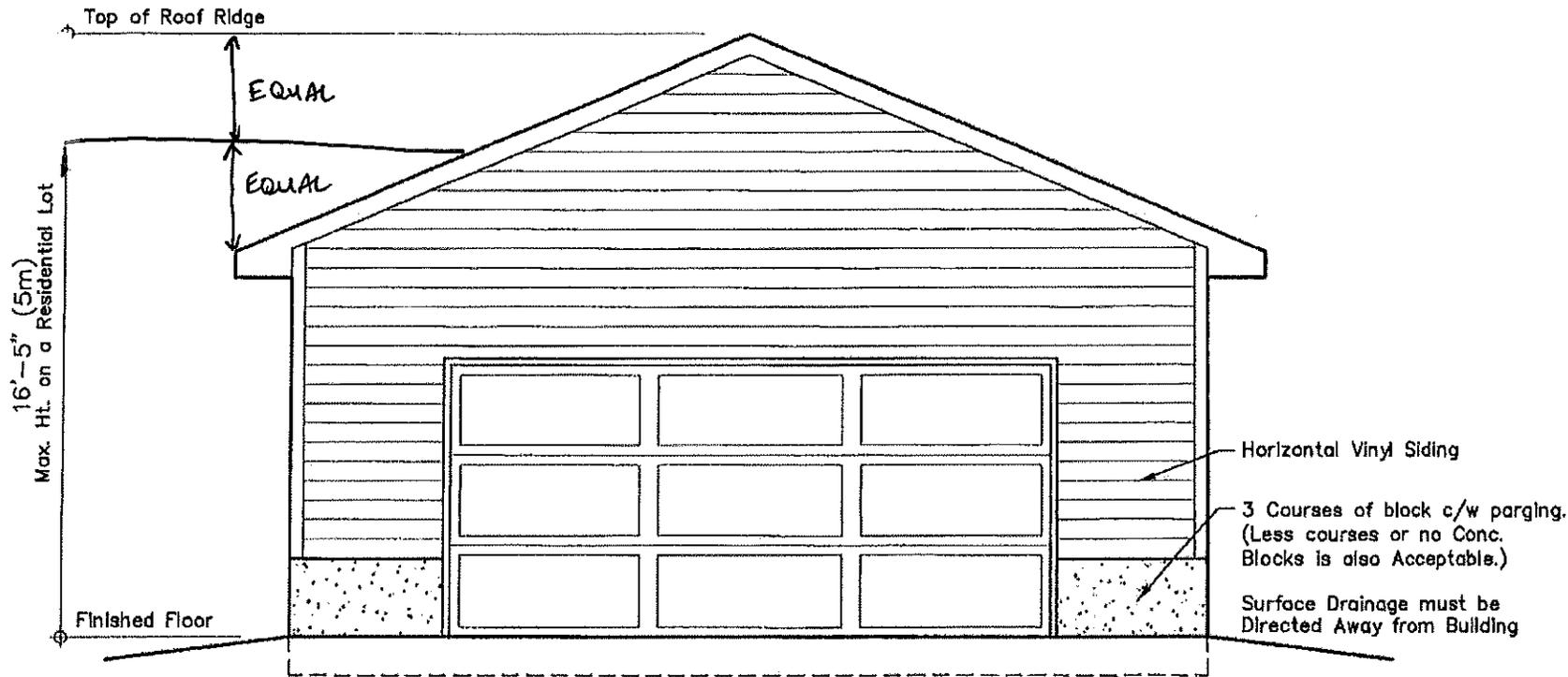
# Detached Garage

## SECTION and DETAIL

SCALE: NTS

DRAWN BY:
DATE 01/
<b>A-2</b> SHEET

BUILDING ELEVATION MAY NOT APPEAR AS BUILT



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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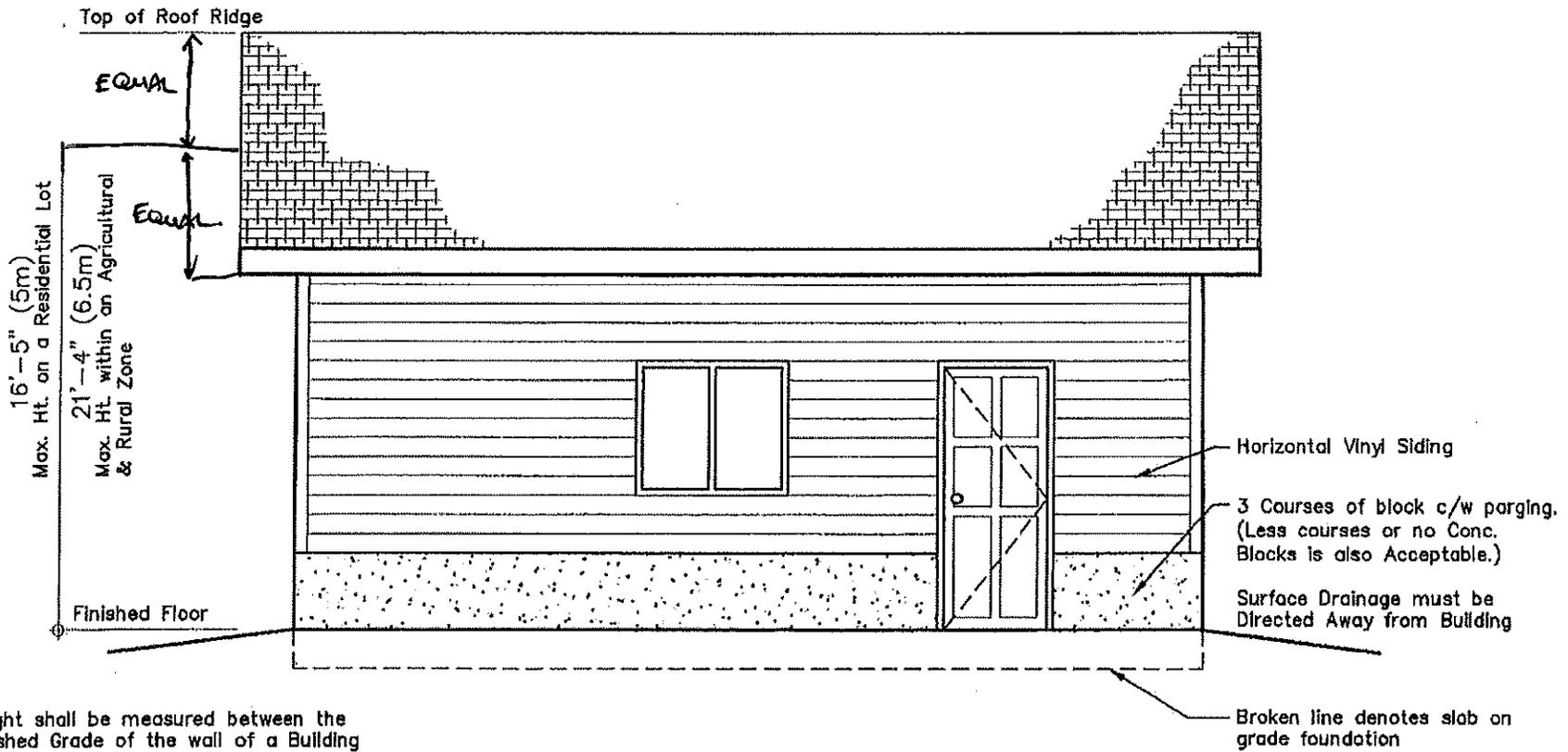
# Detached Garage

## FRONT ELEVATION

SCALE: NTS

DRAWN BY:
DATE: 01/
<b>A-3</b> SHEET

BUILDING ELEVATION MAY NOT APPEAR AS BUILT



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**  
**SIDE ELEVATION**  
SCALE: NTS

DRAWN BY: E.P.  
DATE: 01/2013  
**A-4**  
SHEET