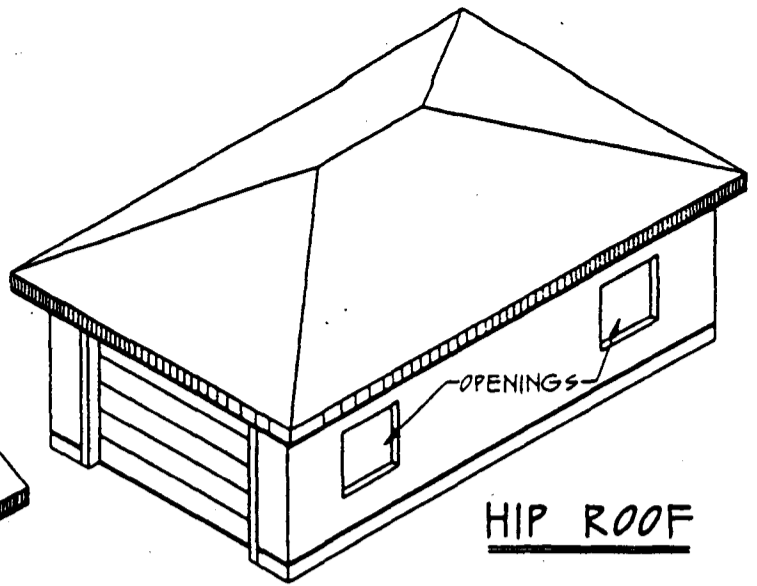
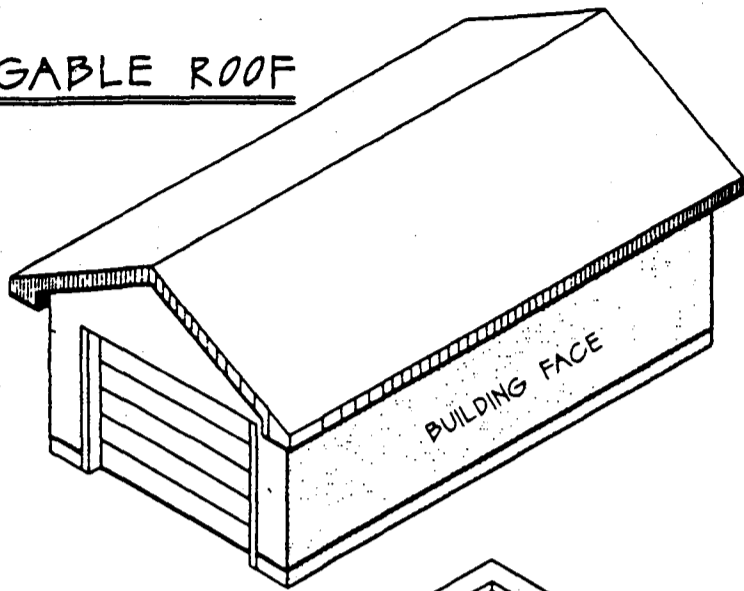




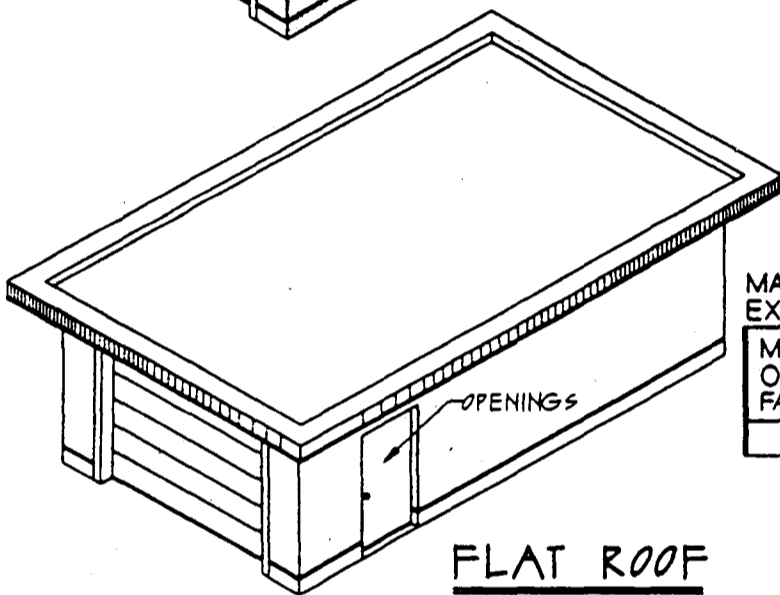
CITY OF STRATFORD
BUILDING AND PLANNING DEPARTMENT

DETACHED GARAGE CONSTRUCTION
PACKAGE

GABLE ROOF

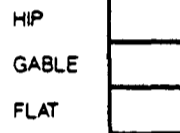


HIP ROOF



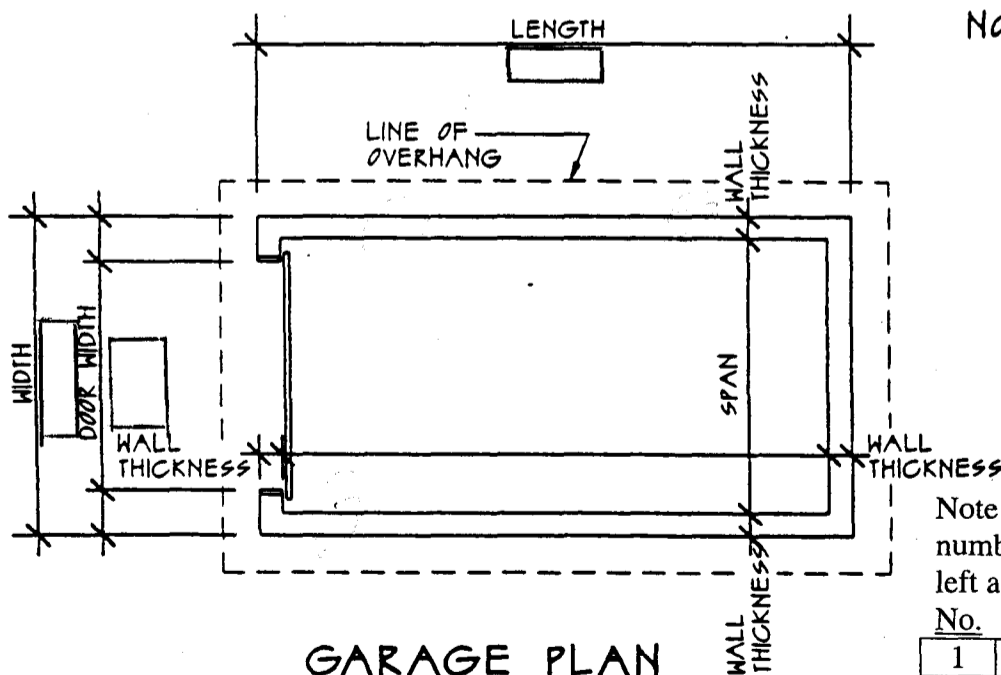
FLAT ROOF

Specify Elevation To Be Used:



MAXIMUM PERCENTAGE OF OPENINGS IN EXTERIOR WALLS

MAXIMUM AREA OF BUILDING FACE m ² (ft ²)	DISTANCE FROM SIDE/REAR LOT LINE m (ft - in)						
	12m (3'-11")	12m (3'-11")	1.5m (4'-11")	2.0m (6'-7")	4.0m (13'-1")	6.0m (19'-8")	8.0m (26'-3")
30 (323)	0	7	9	12	39	88	100



GARAGE PLAN

NOTE:

- 1) PROVIDE 5/8" DRYWALL IF WALL IS LESS THAN 2' FROM PROPERTY LINE
- 2) SEE MIN. ZONING SETBACK ALLOWABLE

Note Windows and man doors with a number on the drawing located to the left along with the size.

No.	Size
1	
2	
3	
4	
5	



CITY of STRATFORD

Building & Planning Department

CITY HALL ANNEX
82 ERIE STREET, SECOND FLOOR
STRATFORD, ONTARIO. N5A 2M4
519 271 0250
FAX.: 519 271 5966

DWG No.:

G01

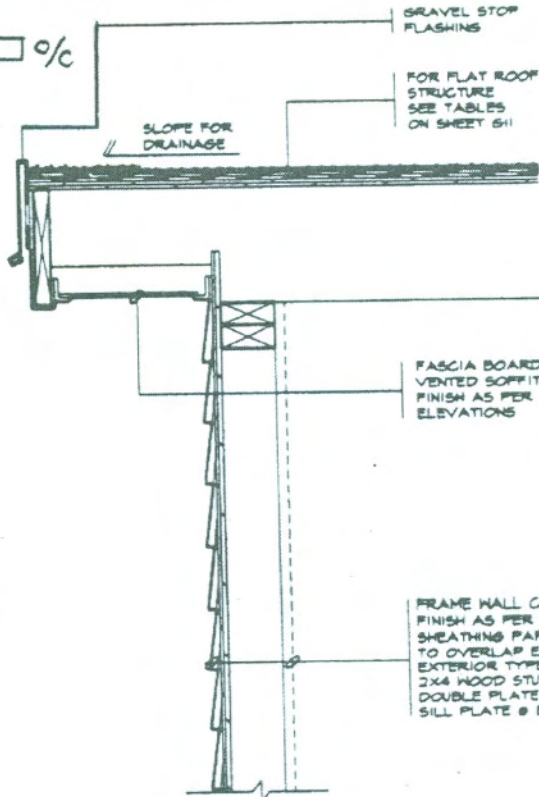
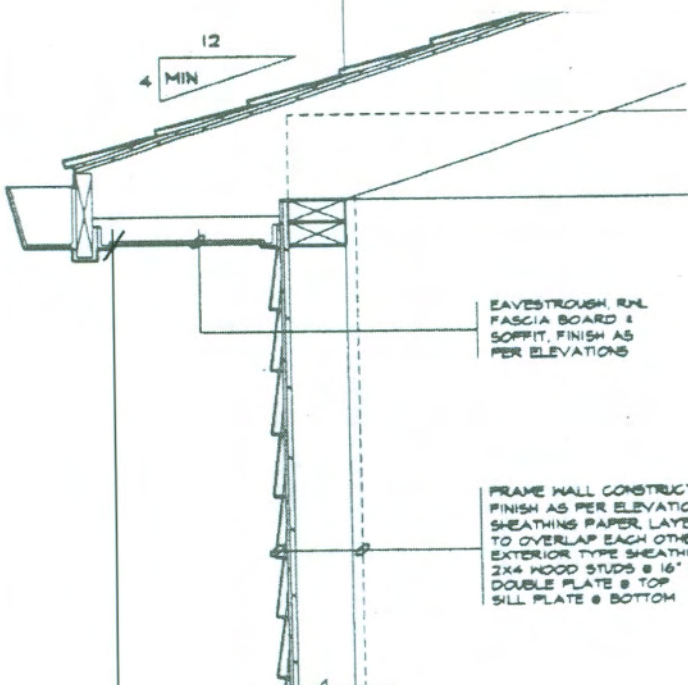
06 - 03

DRAWN:

DATE:

RAFTERS @ $\frac{12}{4}$ MIN

TRUSS ROOF SYSTEM @ $\frac{12}{4}$ MIN



EAVESTROUGH, RIN, FASCIA BOARD & SOFFIT, FINISH AS PER ELEVATIONS

GRAVEL STOP FLASHING
FOR FLAT ROOF STRUCTURE SEE TABLES ON SHEET 611

FASCIA BOARD & VENTED SOFFIT FINISH AS PER ELEVATIONS

FRAME WALL CONSTRUCTION: FINISH AS PER ELEVATIONS SHEATHING PAPER, LAYERS TO OVERLAP EACH OTHER EXTERIOR TYPE SHEATHING 2X4 WOOD STUDS @ 16" O.C. DOUBLE PLATE @ TOP SILL PLATE @ BOTTOM

FRAME WALL CONSTRUCTION: FINISH AS PER ELEVATIONS SHEATHING PAPER, LAYERS TO OVERLAP EACH OTHER EXTERIOR TYPE SHEATHING 2X4 WOOD STUDS @ 16" O.C. DOUBLE PLATE @ TOP SILL PLATE @ BOTTOM

2 FLAT ROOF

GRADE TO TOP OF EXTERIOR WALL
REFER TO ACCESSORY BUILDING AND STRUCTURE ZONING BY-LAW REQUIREMENTS

5/8" DRYWALL TYPE 'X' IF LESS THAN 2'-0" FROM THE PROPERTY LINE

WOOD SILL PLATE FASTENED TO FOUNDATION WALL W/ MINIMUM 1/2" DIAMETER ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE @ 7'-10" O.C. MAX. & PROVIDE CALKING OR GASKET BETWEEN PLATE & FOUNDATION WALL

WOOD SILL PLATE FASTENED TO FOUNDATION WALL W/ MINIMUM 1/2" DIAMETER ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE @ 7'-10" O.C. MAX. & PROVIDE CALKING OR GASKET BETWEEN PLATE & FOUNDATION WALL

SLOPE GRADE AWAY FROM BUILDING

SLOPE GRADE AWAY FROM BUILDING



MIN. 8" WOOD SIDING

MIN. 8" WOOD SIDING

GRADE

TOP BLOCK COURSE FILLED W/ MORTAR OR CONCRETE

1/2" IMPERVIOUS BOARD FOR BOND BREAK

5" POURED CONCRETE SLAB 4650 PSI @ 28 DAYS 5% - 8% AIR ENTRAINMENT OPTIONAL 6X6 6/8 W/M IN CENTER OF SLAB 4" COMPACTED GRANULAR FILL

5" POURED CONCRETE SLAB 4650 PSI @ 28 DAYS 5% - 8% AIR ENTRAINMENT OPTIONAL 6X6 6/8 W/M IN CENTER OF SLAB 4" COMPACTED GRANULAR FILL

8" CONCRETE BLOCK OR POURED CONCRETE FOUNDATION WALL CONTINUOUS UNDER GARAGE DOORS

16"X8" DEEP POURED CONC. FTG. (TYPICAL) FOOTING TO BEAR ON UNDISTURBED SOIL

BEAR ON UNDISTURBED SOIL REMOVE ALL ORGANIC MATERIAL

4'-0" MIN

MIN. 8"

3 ALTERNATE FOR FRAME GARAGE
MAXIMUM 538 SQ. FT., ONE STOREY

1 WALL SECTION

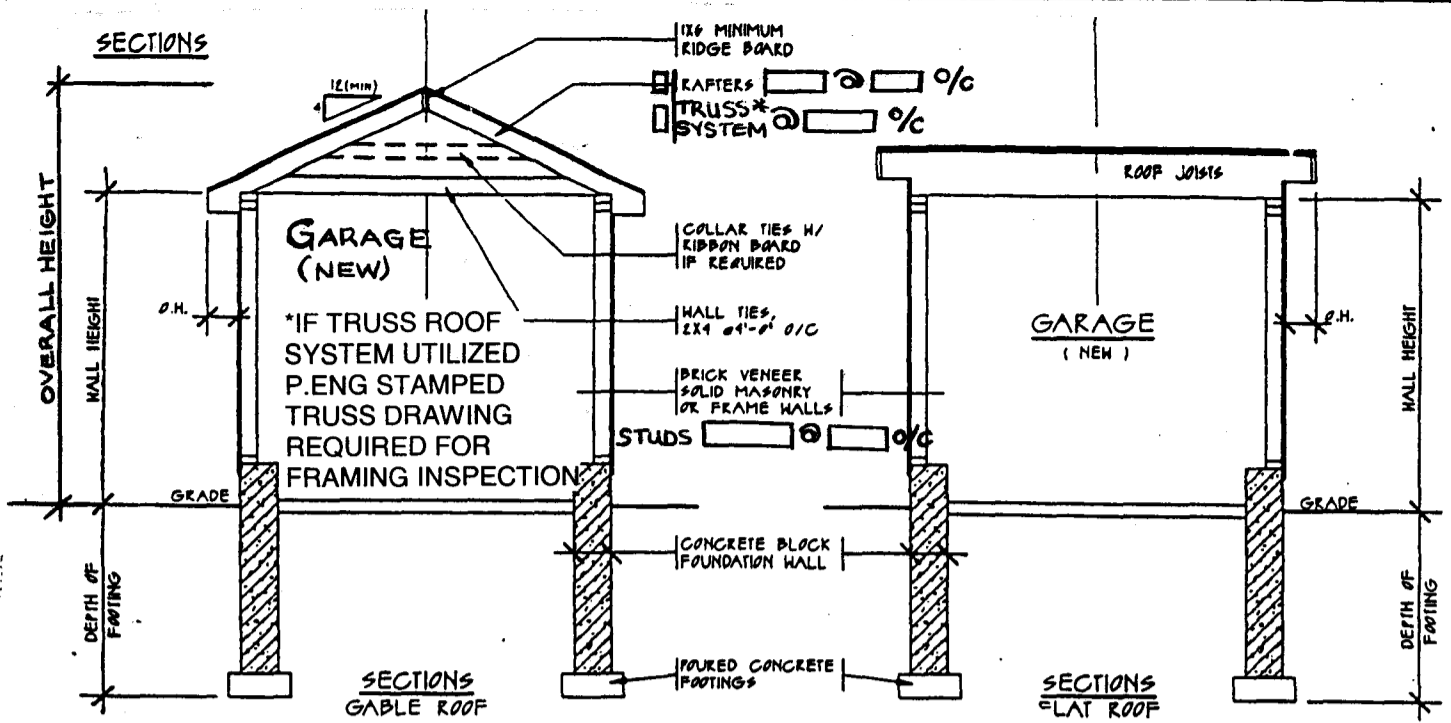


CITY of STRATFORD
Building & Planning Department

CITY HALL ANNEX
82 ERIE STREET, SECOND FLOOR
STRATFORD, ONTARIO. N5A 2M4
519 271 0250
FAX.: 519 271 5966

DWG No.:
G02
06 - 03

DRAWN: _____ DATE: _____



ROOF JOISTS SPAN TABLE

(Supporting Ceiling)
Also
Ridge Beam May Be Required With Roof Joist Construction

Roof Joists - Design Roof Snow Load 2.0 Kpa					
Commercial Designation	Grade	Member Size	Joist Spacing		
			12"	16"	24"
			FT-IN	FT-IN	FT-IN
SPRUCE	No. 1 & No. 2	2" x 4"	6' - 5"	5' - 10"	5' - 1"
		2" x 6"	10' - 1"	9' - 2"	8' - 0"
		2" x 8"	13' - 3"	12' - 1"	10' - 7"
		2" x 10"	17' - 0"	15' - 5"	13' - 6"
		2" x 12"	20' - 8"	18' - 9"	16' - 5"

ROOF RAFTERS SPAN TABLE

(Supporting Roof Only)

Roof Rafters - Design Roof Snow Load 2.0 Kpa					
Commercial Designation	Grade	Member Size	Rafter Spacing		
			12"	16"	24"
			FT-IN	FT-IN	FT-IN
SPRUCE	No. 1 & No. 2	2" x 4"	8' - 1"	7' - 4"	6' - 5"
		2" x 6"	12' - 9"	11' - 7"	10' - 1"
		2" x 8"	16' - 9"	15' - 3"	12' - 9"
		2" x 10"	21' - 5"	19' - 1"	15' - 7"
		2" x 12"	25' - 7"	22' - 2"	18' - 1"

ROOF SHEATHING

Minimum Thickness of Roof Sheathing, mm (in)					
Maximum Spacing of Supports	Plywood and O-2 Grade Waferboard and Strandboard		Waferboard (Aspenite) and Strandboard R-1 and O-1 Grades		Lumber
	Edges Supported	Edges Unsupported	Edges Supported	Edges Unsupported	
300(12")	7.5(5/16")	7.5(5/16")	9.5(3/8")	9.5(3/8")	17.0(11/16")
400(16")	7.5(5/16")	9.5(3/8")	9.5(3/8")	11.1(7/16")	17.0(11/16")
600(24")	9.5(3/8")	12.5(1/2")	11.1(7/16")	12.7(1/2")	19.0(3/4")

WALL SHEATHING

Type of Sheathing	Minimum Thickness mm (in) (1)		Material Standards
	With Supports 400mm(16") o/c	With Supports 600mm(24") o/c	
Plywood (exterior type)	6.0 (1/4")	7.5 (5/16")	CSA0121 CSA0151 CSA0153
(Aspenite) Waferboard and Strandboard Grade O-2	6.0 (1/4")	7.5 (5/16")	CAN3-0437.0
Wafer board and Strandboard Grade R-1 and O-2	6.35 (1/4")	7.9 (5/16")	CAN3-0437.0

LINTELS OVER GARAGE DOORS

Door Width (Lintel Span)	LINTELS FOR WOOD FRAMING		LINTELS FOR BRICK VENEER	
	Not Supporting the Roof	Supporting the Roof	Not Supporting the Roof	Supporting the Roof
Up To 9'-3"	2/2x6	2/2x10	2/2x6 + 6 x 4 x 3/8	2/2x10 + 6 x 4 x 3/8
Up To 16'-3"	2/2x6	4/2x12	W 6 x 15.5 + 8 x 3/8 plate	W 6 x 15.5 + 8 x 3/8 plate

Lintel Supporting	Lintel Size	Exterior Walls
Roof & Ceiling Only	2 - 2"x 4"	6' - 8"
Trib. Width of 0.6m max	2 - 2"x 6"	10' - 5"
	2 - 2"x 8"	13' - 9"
	2 - 2"x 10"	17' - 7"
	2 - 2"x 12"	20' - 4"

GENERAL NOTES

1. All lumber to be No. 2 Spruce or better
2. All plywood to be stamped "Approved Exterior Grade"
3. Assume undisturbed soil bearing capacity as 400 psf
4. If garage wall is closer that 2'-0" to property line, provide 5/8" drywall interior finish
5. If garage wall is closer that 4'-0" to property line, no openings are permitted
6. For wood frame garages less than 538 sq. ft. slab on grade can used
7. All spans measured horizontally

**ACCESSORY BUILDING AND STRUCTURE
BY-LAW REQUIREMENTS**

	R1(1)	R1(2)	R1(3)	R1(4)	R1(5)	R2(1)	R2(2)	R3	R4(1)	R4(2)	R5(1)	R5(2)
MAXIMUM ACCESSORY LOT COVERAGE: ** (Includes all sheds, garages and similar buildings)	10%	10%	10%	10%	10%	* 10%/ 75 m ²	* 10%/ 75 m ²	* 10%/ 75 m ²	10%	10%	10% ² or 100m ²	10% ² or 100m ²
MAXIMUM COMBINED LOT COVERAGE: (Includes all buildings on the property- house, garage, etc.)	30%	35%	35%	40%	40%	35%	40%	40%	35%	40%	35%	30%
MAXIMUM FLOOR AREA:	100 m ²	100 m ²	100 m ²	100 m ²	100 m ²			100 m ²	100 m ²	100 m ²	100 m ²	100 m ²
MAXIMUM HEIGHT:	* 2 STRS. OR 7.0 m	* 1 STOREY OR 5.0 m				* 1 STOREY OR 4.0 m		* 1 STRY. OR 5 m	* 1 STRY. OR 5 m		* 1 STRY. OR 5 m	
MAXIMUM HEIGHT OF AN EXTERIOR WALL:	6.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m

NOTES:

(*) USE THE LESSER OF THE TWO

(**) IN DETERMINING LOT COVERAGE, THE FOLLOWING ARE TO BE EXCLUDED- DECKS, PORCHES, TERRACES ETC.- WITHOUT ENCLOSING WALLS

ALL ACCESSORY BUILDINGS SHALL BE A MIN. OF 1.0 m (3.3 ft) FROM ANY LOT LINE

EXCEPT FOR R1(1) ZONES WHICH ARE 3.0 m (9.8 ft) FROM ANY LOT LINE

LOT COVERAGE CALCULATIONS

TOTAL LOT AREA	** TOTAL HOUSE COVERAGE
_____ LENGTH x _____ WIDTH = _____ SF	B. _____ LENGTH x _____ WIDTH = _____ SF / _____ SF (LOT AREA) x 100 = _____ %
TOTAL ACCESSORY BUILDING COVERAGE	TOTAL COMBINED LOT COVERAGE (INCLUDING ALL BUILDINGS ON PROPERTY)
_____ LENGTH x _____ WIDTH = _____ SF / _____ SF (LOT AREA) x 100 = _____ %	TOTAL = A. + B.
_____ LENGTH x _____ WIDTH = _____ SF / _____ SF (LOT AREA) x 100 = _____ %	_____ % + _____ % = _____ %
_____ LENGTH x _____ WIDTH = _____ SF / _____ SF (LOT AREA) x 100 = _____ %	(NOTE : TOTAL MUST BE LESS THAN THE VALUE IN THE CHART)
A. TOTAL ACCESSORY BUILDING COVERAGE = _____ %	

(NOTE : TOTAL (A.) MUST BE LESS THAN THE VALUE IN THE CHART)



**BUILDING AND PLANNING DEPARTMENT
DETACHED GARAGE/SHED
PERMIT APPLICATION CHECKLIST**

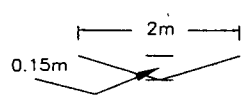
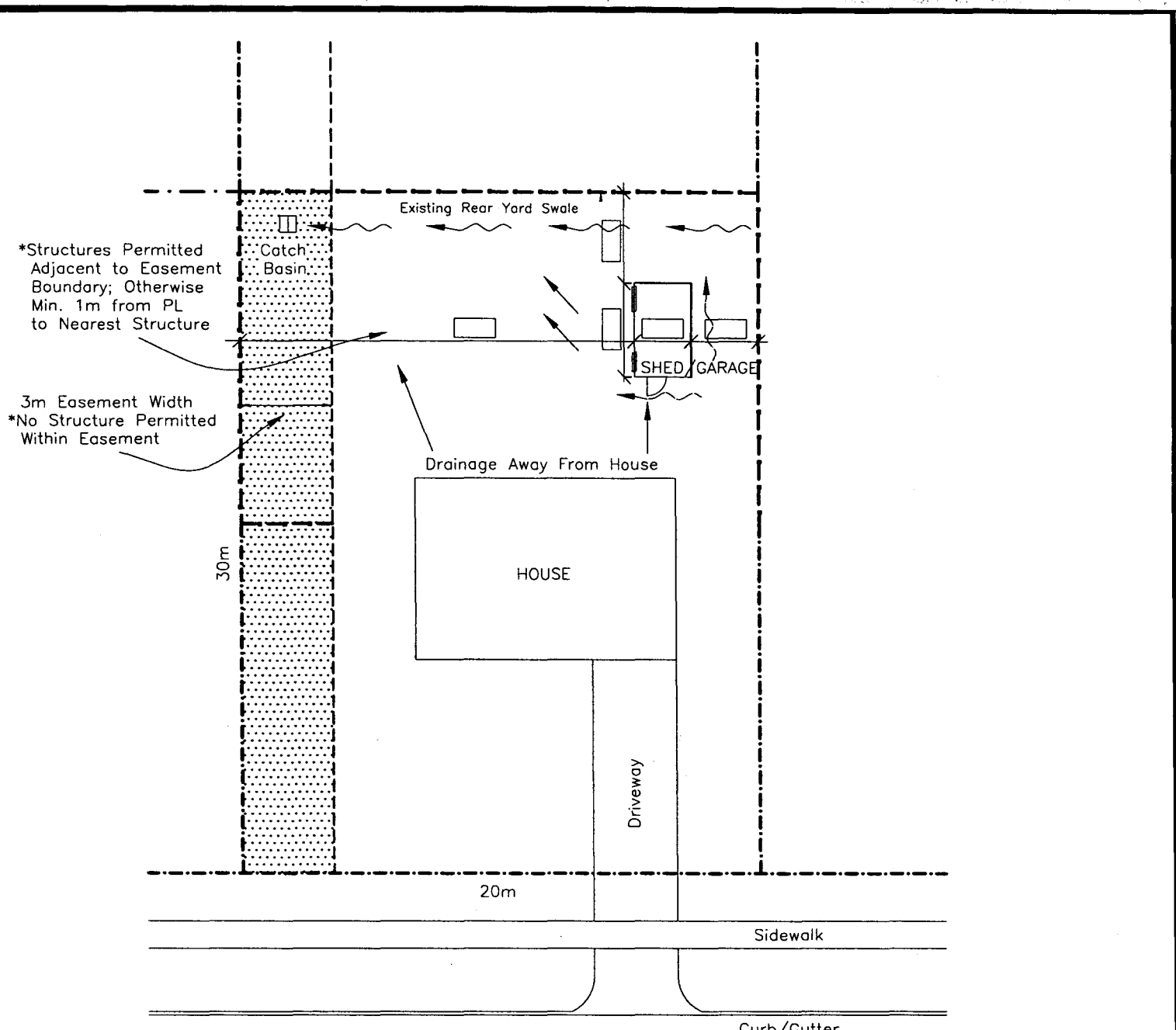
PROJECT: _____

DATE: _____ STAFF: _____

	YES	NO
1. COMPLETED PERMIT APPLICATION FORM	<input type="checkbox"/>	<input type="checkbox"/>
2. SETS SCALE CONSTRUCTION DRAWINGS	<input type="checkbox"/>	<input type="checkbox"/>
• 4 ELEVATIONS	<input type="checkbox"/>	<input type="checkbox"/>
• FLOOR PLAN/FRAMING PLAN	<input type="checkbox"/>	<input type="checkbox"/>
• SLAB ON GRADE (P. ENG. DESIGNED & STAMPED IF >538 SQ. FT.)	<input type="checkbox"/>	<input type="checkbox"/>
• FROST WALL WITH FOOTINGS	<input type="checkbox"/>	<input type="checkbox"/>
• WALL SECTIONS	<input type="checkbox"/>	<input type="checkbox"/>
OR		
• COMPLETED DETACHED GARAGE/SHED PACKAGE	<input type="checkbox"/>	<input type="checkbox"/>
3. 2 LOT GRADING/PLOT PLAN SCALE DRAWINGS	<input type="checkbox"/>	<input type="checkbox"/>
4. QUALIFICATION FORMS (NOT REQUIRED OF DESIGNED BY OWNER)	<input type="checkbox"/>	<input type="checkbox"/>
5. PERMIT FEE	<input type="checkbox"/>	<input type="checkbox"/>

NOTE: ANY "NO" COLUMN CHECKED OFF WILL RESULT IN THE CITY BEING UNABLE TO ACCEPT APPLICATION

NOTE: MORE INFORMATION MAY BE REQUIRED TO BE SUBMITTED DURING THE EXAMINATION PROCESS



Typical Swale Cross Section

Property Line

- Existing Drainage Patterns
- Proposed Drainage Patterns
- Existing Swales
- Proposed Swales
- Fence Line
- Required Dimensions

****INFORMATION PURPOSES ONLY****

BEFORE STARTING WORK, THE CONTRACTOR(S) WILL PROVE THE POSITION OF ALL SUCH UTILITIES AND STRUCTURES AND WILL ASSUME LIABILITY FOR DAMAGE TO THEM.

**CONSTRUCTION
INFORMATION REQUIREMENTS
SAMPLE**

**LOT GRADING PLOT PLAN
DRAWING**

Drawn By: S.Mc.
Date: JUNE 2005
Revision: 1
Approved By:

Scale:
N.T.S.

Standard
Drawing No.
1

