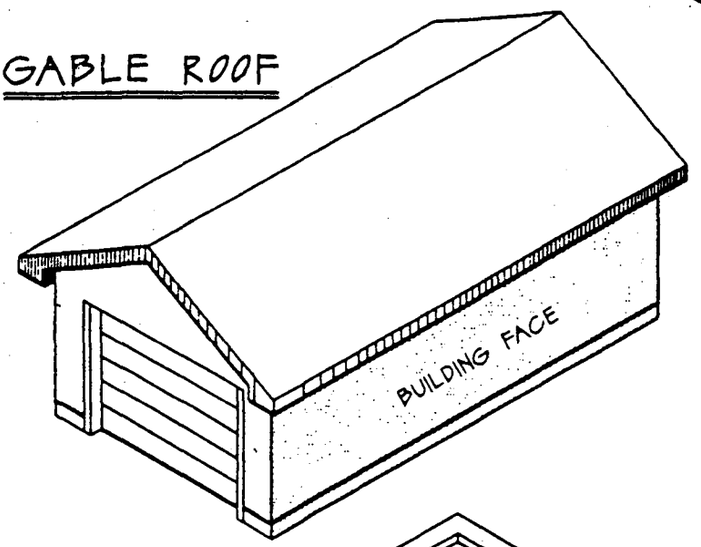
CITY OF STRATFORD

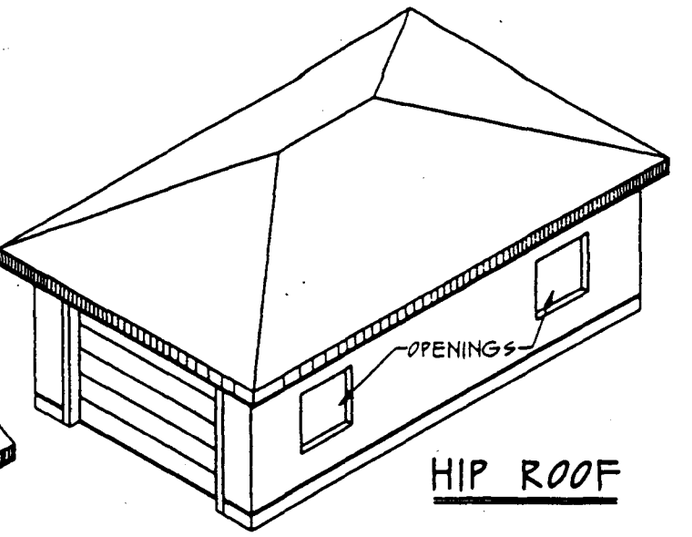
BUILDING AND PLANNNING DEPARTMENT

DETACHED GARAGE CONSTRUCTION

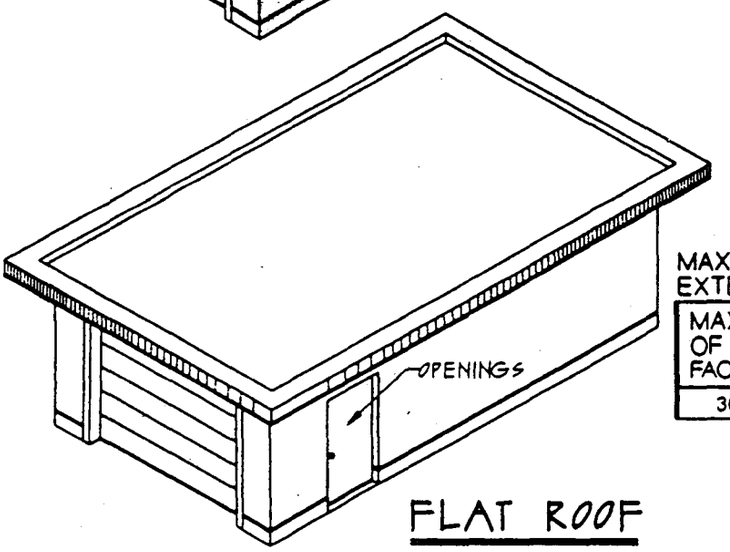
PACKAGE

GABLE ROOF





HIP ROOF



FLAT ROOF

Specify Elevation To Be Used:

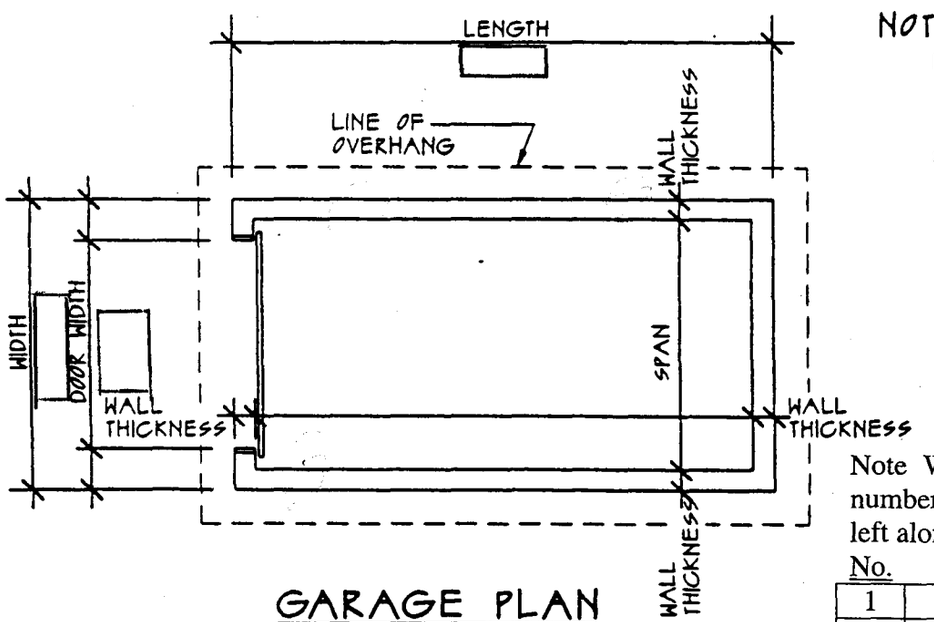
HIP ☐

GABLE ☐

FLAT ☐

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)						
	Less than 1.2m (3'-11")	1.2m (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	

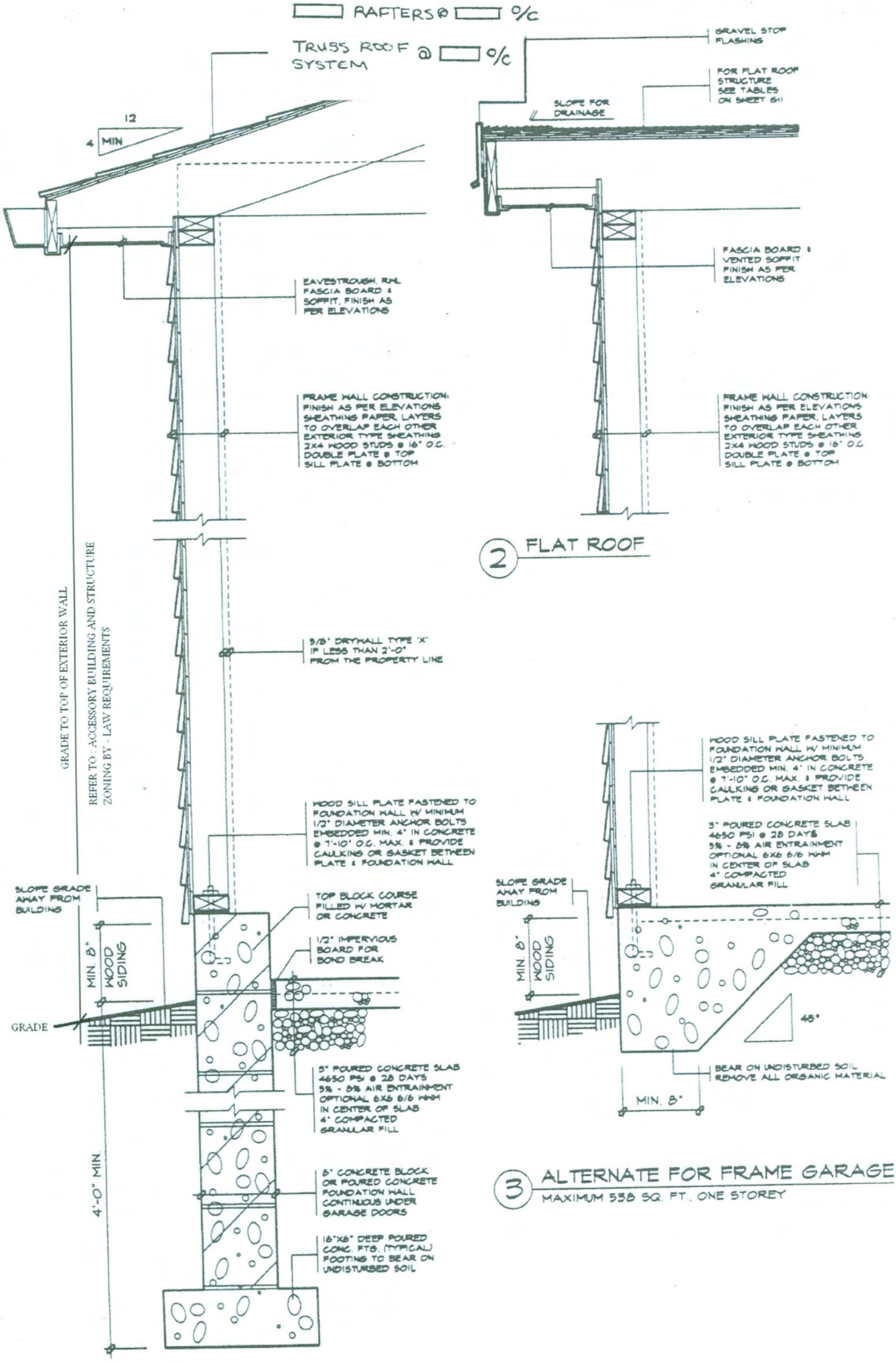
CITY of STRATFORD
Building & Planning Department
CITY HALL ANNEX
82 ERIE STREET, SECOND FLOOR
STRATFORD, ONTARIO. N5A 2M4
519 271 0250
FAX.: 519 271 5966

DWG No.: G01

06 - 03

DRAWN:

DATE:

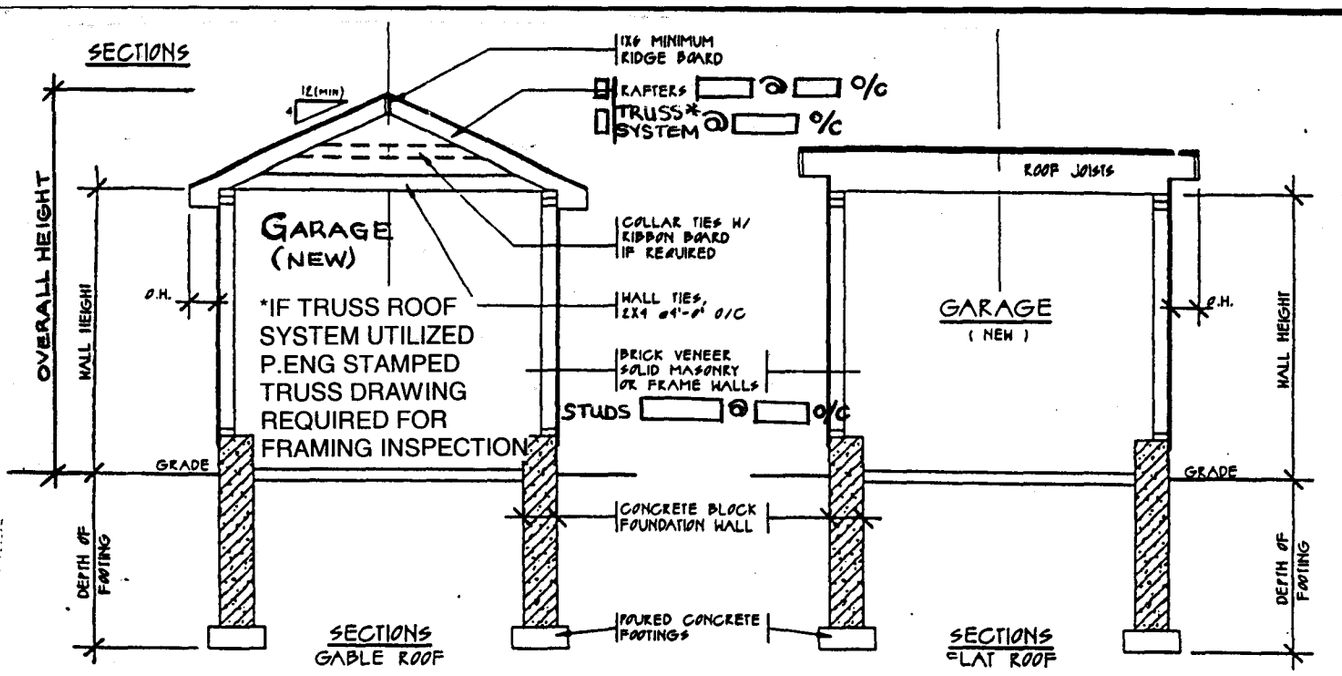


CITY of STRATFORD
Building & Planning Department
CITY HALL ANNEX
82 ERIE STREET, SECOND FLOOR
STRATFORD, ONTARIO. N5A 2M4
519 271 0250
FAX.: 519 271 5966

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
(Aspenite)			CSA0153
Waferboard and Strandboard Grade 0-2	6.0 (1/4")	7.5 (5/16")	CAN3-0437.0
Wafer board and Strandboard Grade R-1 and 0-2	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% or 100 m^2	10% or 100 m^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

_____LENGTH x _____ WIDTH= _____SF

TOTAL ACCESSORY BUILDING COVERAGE

_____LENGTH x _____ WIDTH= _____SF / _____SF (LOT AREA) x 100 = _____ %

_____LENGTH x _____ WIDTH= _____SF / _____SF (LOT AREA) x 100 = _____ %

_____LENGTH x _____ WIDTH= _____SF / _____SF (LOT AREA) x 100 = _____ %

A. TOTAL ACCESSORY BUILDING COVERAGE = _____ %

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

**** TOTAL HOUSE COVERAGE**

B. _____LENGTH x _____ WIDTH= _____SF / _____SF (LOT AREA) x 100 = _____ %

TOTAL COMBINED LOT COVERAGE (INCLUDING ALL BUILDINGS ON PROPERTY)

TOTAL = A. + B.

_____ % + _____ % = _____ %

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

CITY OF STRATFORD

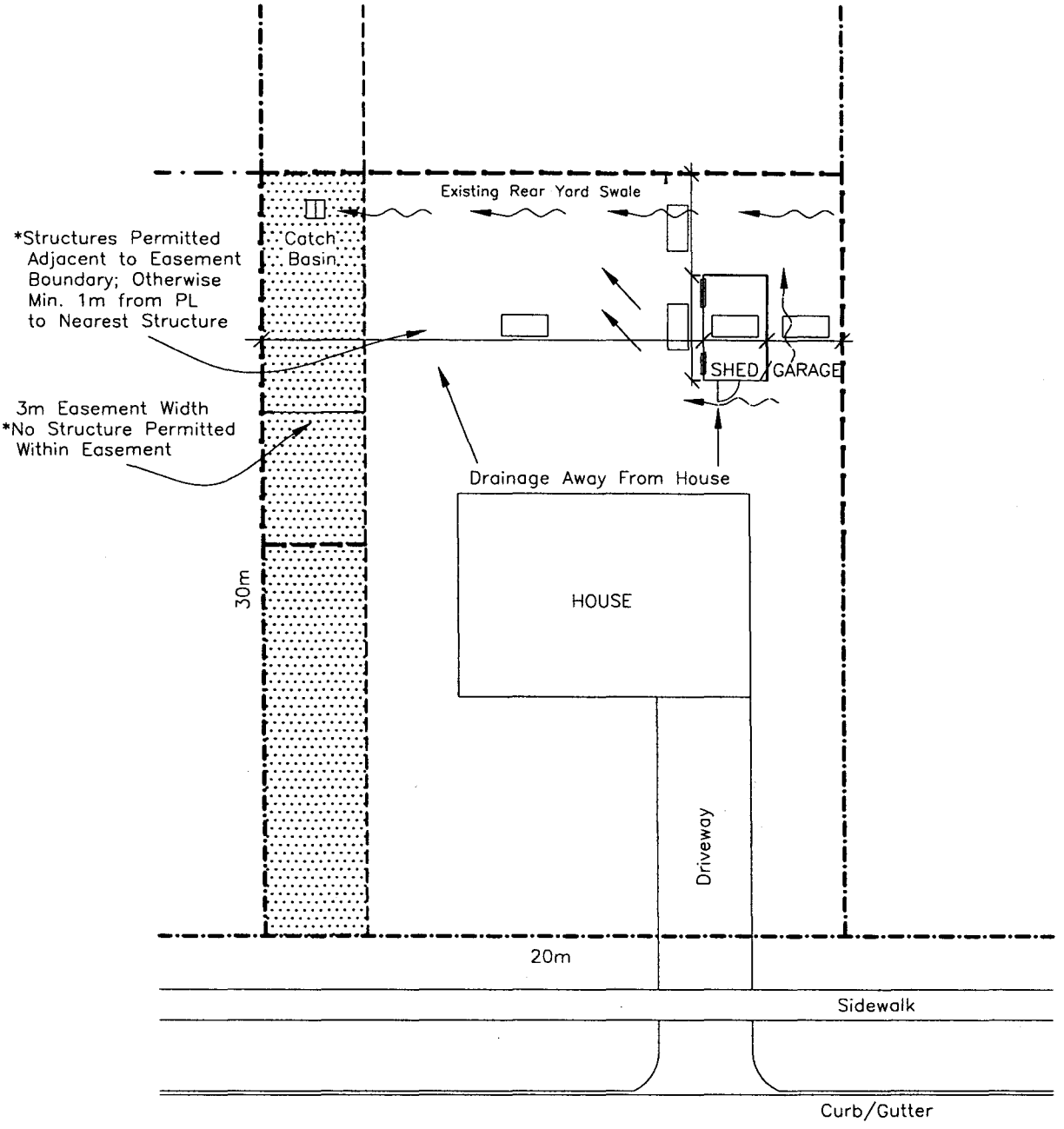
BUILDING AND PLANNING DEPARTMENT
DETACHED GARAGE/SHED
PERMIT APPLICATION CHECKLIST

PROJECT:	
DATE:	STAFF:

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

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



2m
0.15m
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 LIABILTY FOR DAMAGE TO THEM.

CONSTRUCTION INFORMATION REQUIREMENTS SAMPLE

LOT GRADING PLOT PLAN DRAWING

Drawn By: S.Mc.	Scale: N.T.S.
Date: JUNE 2005	
Revision: 1	
Approved By:	Standard Drawing No. 1