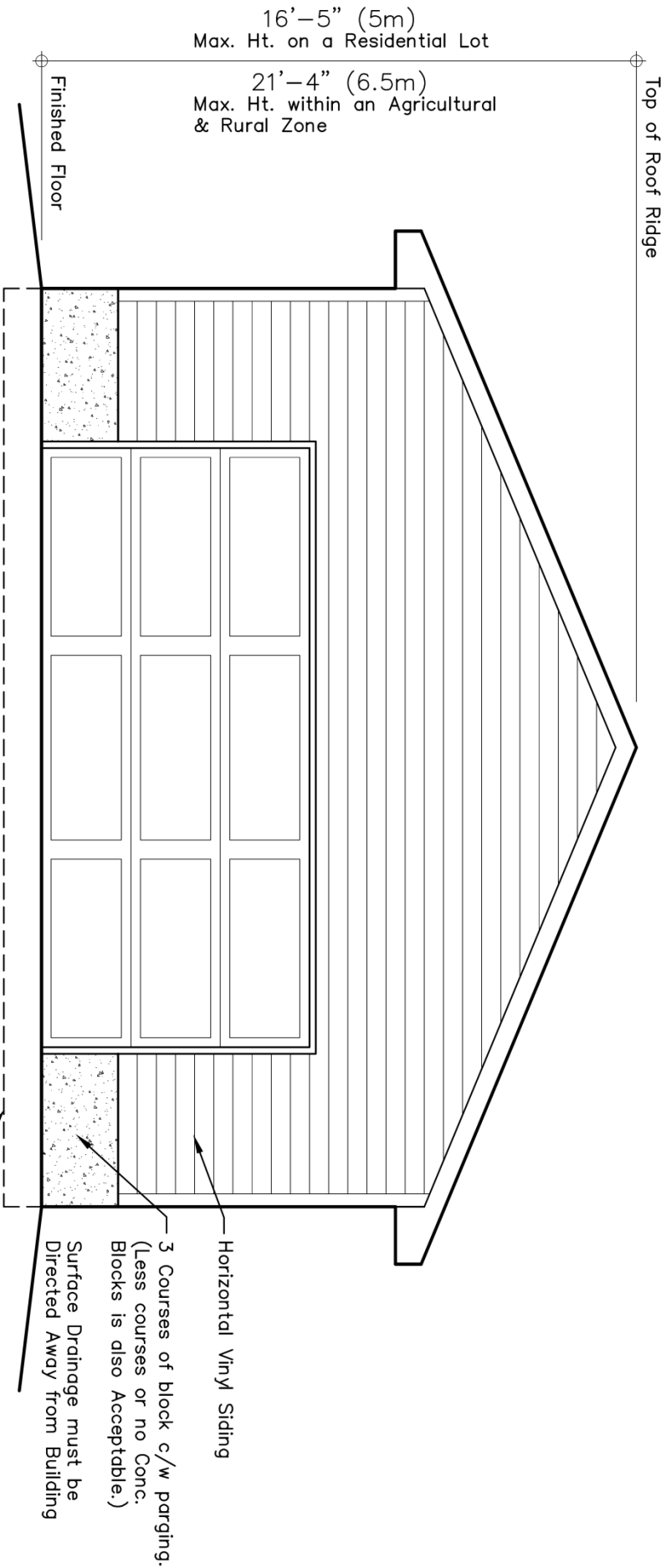



  
 West Nipissing Ouest
   
 Joie de vivre
   
 Municipalité de Nipissing Ouest
   
 Municipality of West Nipissing
   
 BUILDING SERVICES
   
 SERVICES DE CONSTRUCTION

**SITE PLAN**

**SAMPLE SITE PLAN FOR A  
 PRIVATE ONE STOREY GARAGE PLAN**
  
 This sample is intended to assist the Applicant  
 in preparing their plan of Proposed Construction

**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

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.

**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.

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# Detached Garage

## FRONT ELEVATION

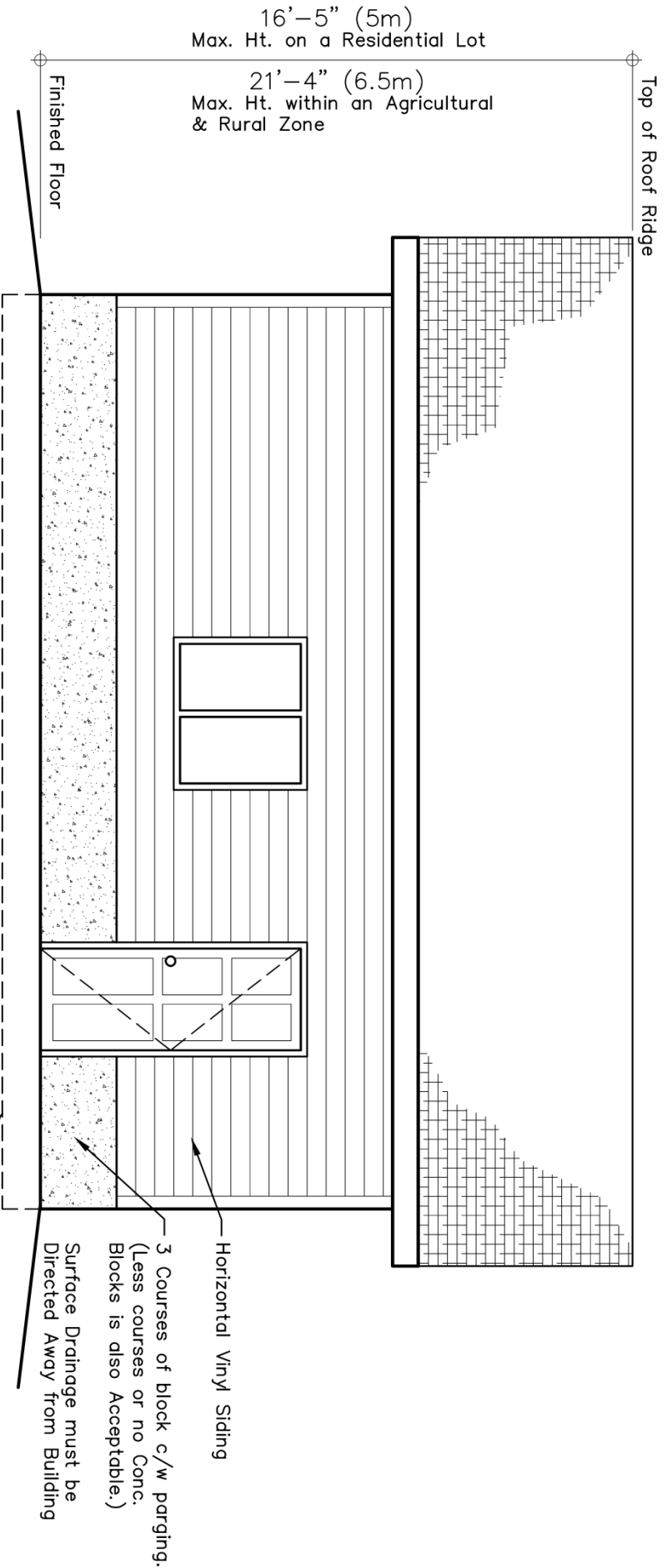
SCALE: NTS

DRAWN BY: E.P.

DATE: 01/2013

**A-3**  
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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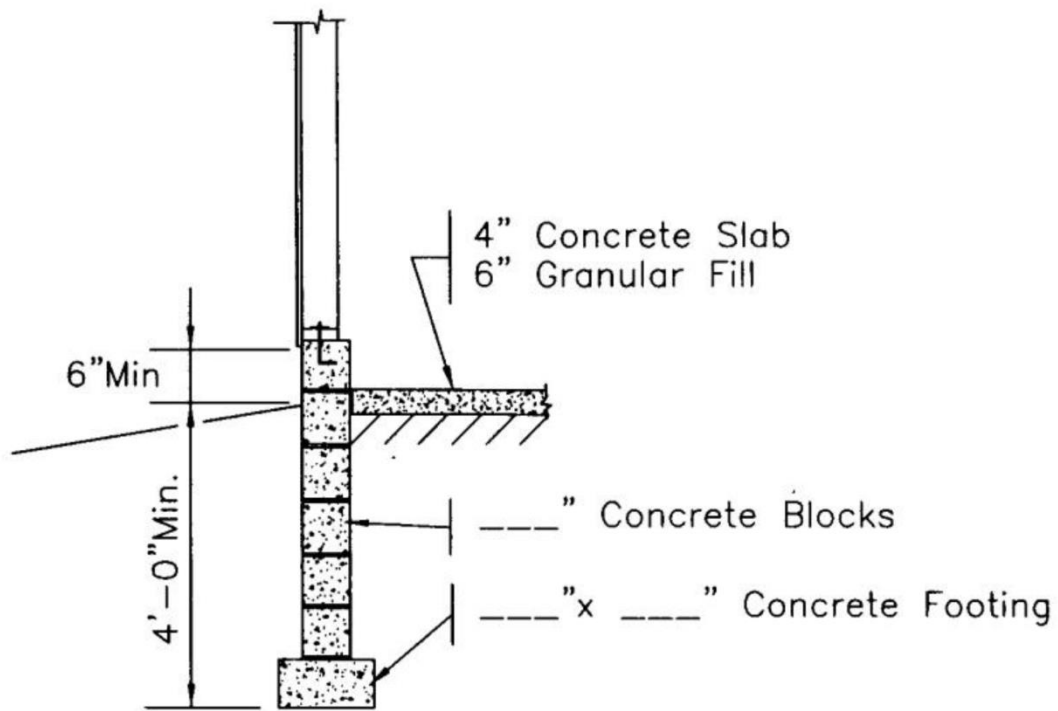
# Detached Garage

## SIDE ELEVATION

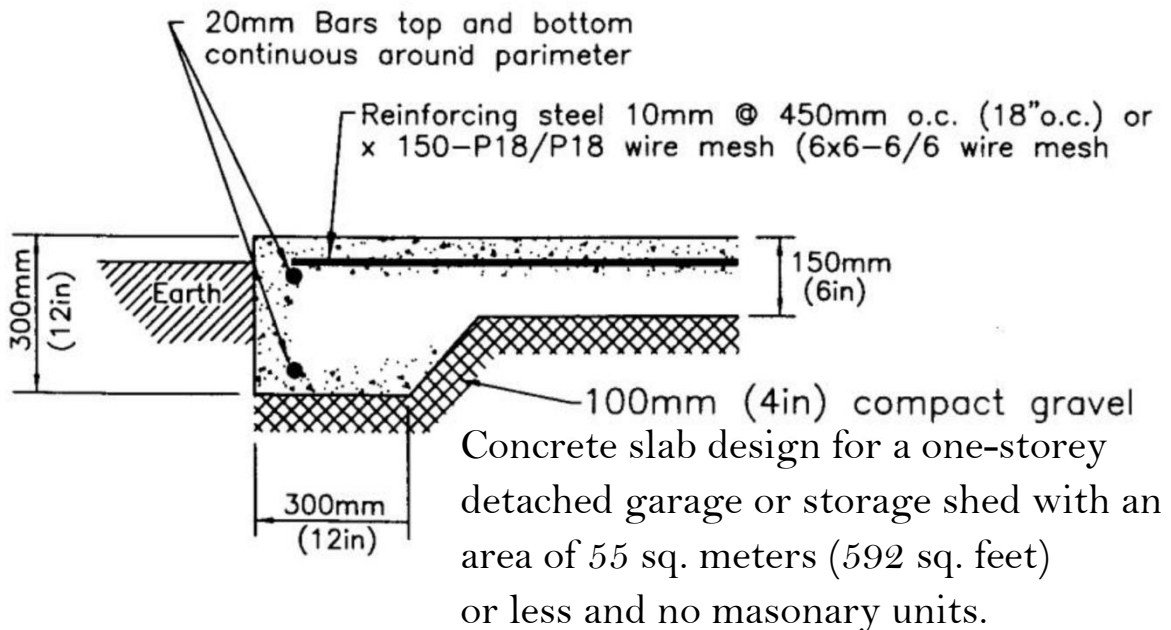
SCALE: NTS

DRAWN BY: E.P.  
DATE: 01/2013

**A-4**  
SHEET



### ALTERNATE FOUNDATION SYSTEM

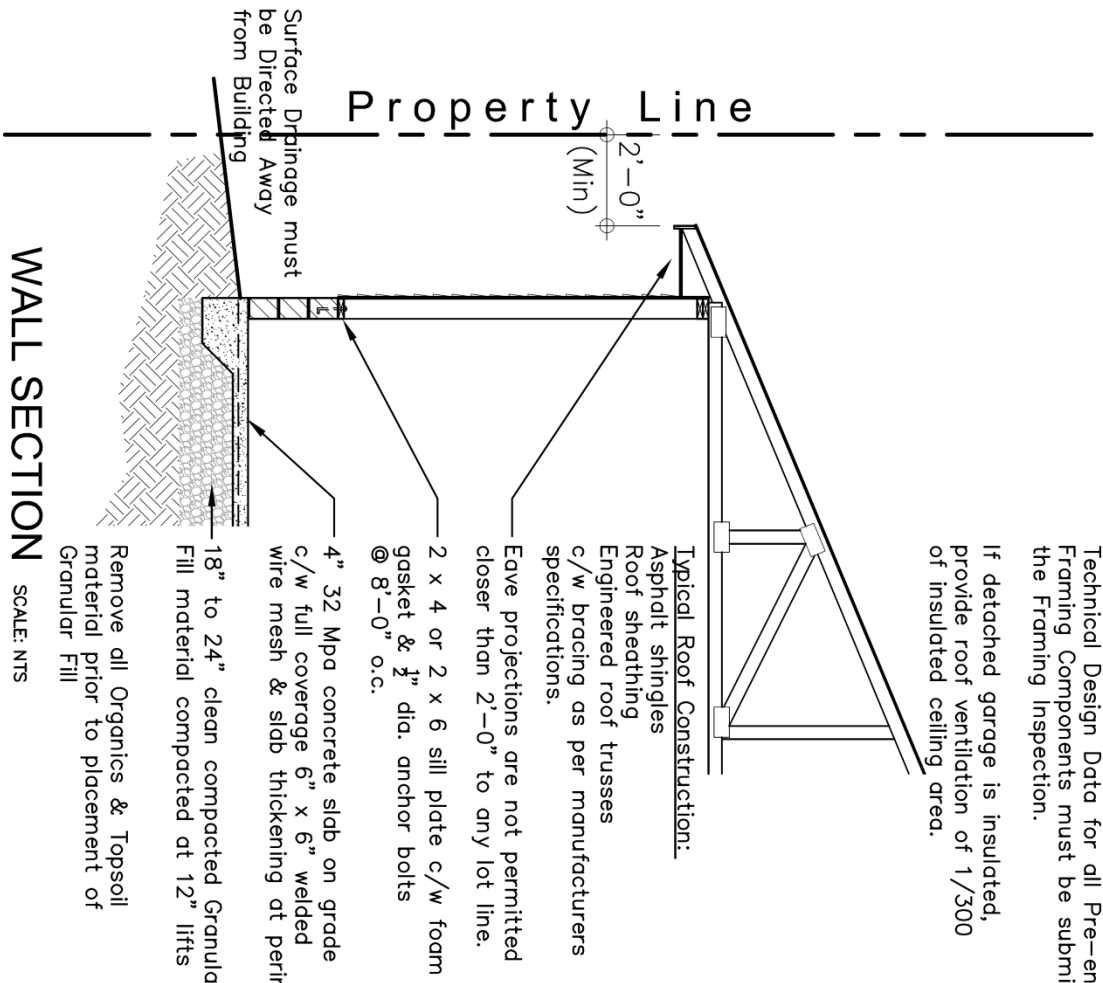


This slab design may be used depending on the soil condition information.



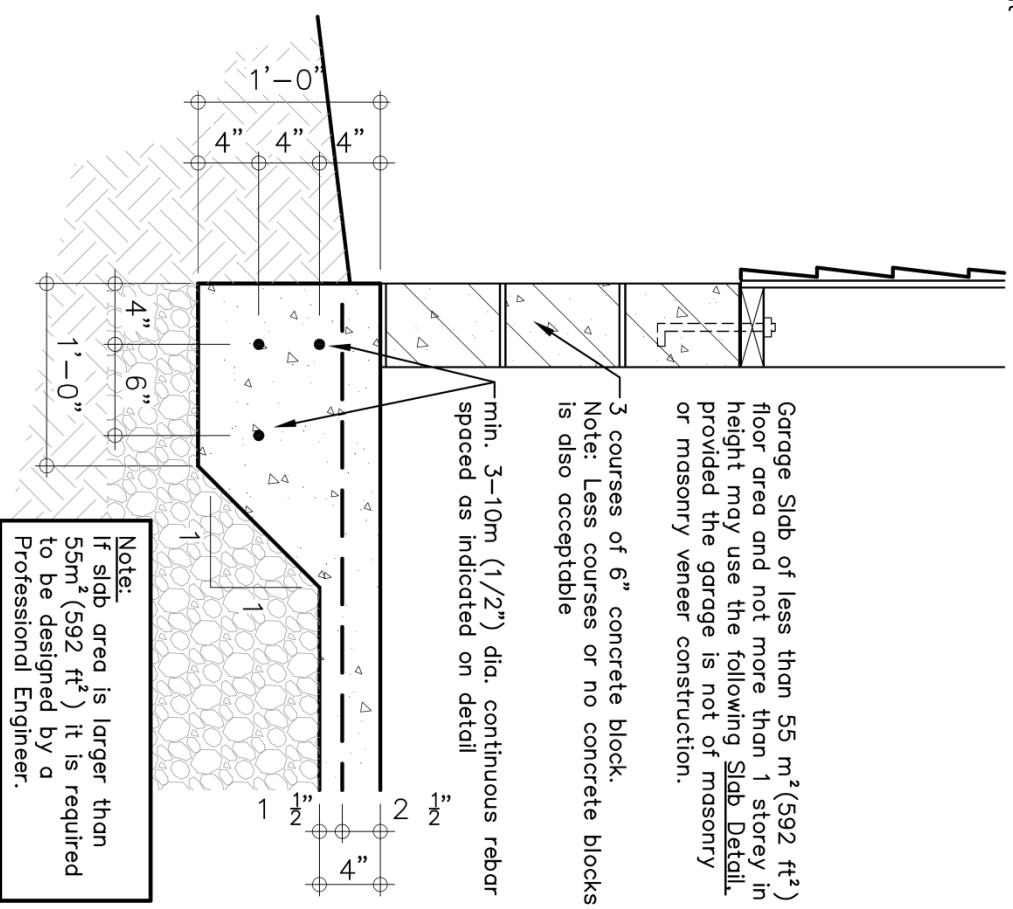
Technical Design Data for all Pre-engineered Framing Components must be submitted at the Framing Inspection.

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



**WALL SECTION** SCALE: NTS

**SLAB DETAIL** SCALE: NTS



**Note:**  
If slab area is larger than 55m<sup>2</sup> (592 ft<sup>2</sup>) it is required to be designed by a Professional Engineer.

**NOTE:**  
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BUILDING SERVICES  
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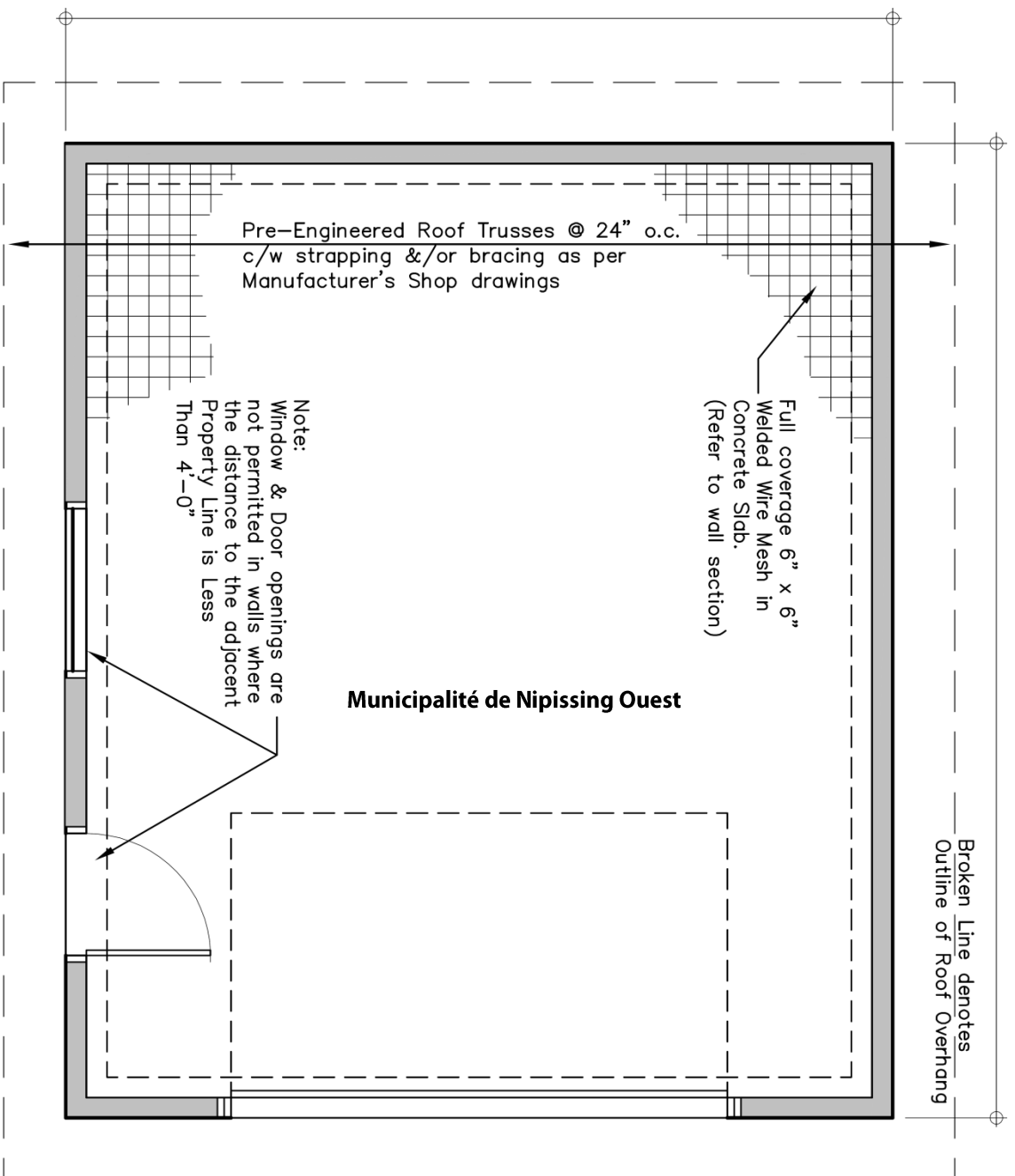
# Detached Garage

## SECTION and DETAIL

SCALE: NTS

DRAWN BY: E.P.  
DATE: 01/2013

**A-2**  
SHEET



Municipalité de Nipissing Ouest

**NOTE:**  
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Municipality of West Nipissing

BUILDING SERVICES  
SERVICES DE CONSTRUCTION

**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

# Detached Garage

## FLOOR LAYOUT

SCALE: NTS

DRAWN BY: E.P.

DATE: 01/2013

A-1  
SHEET