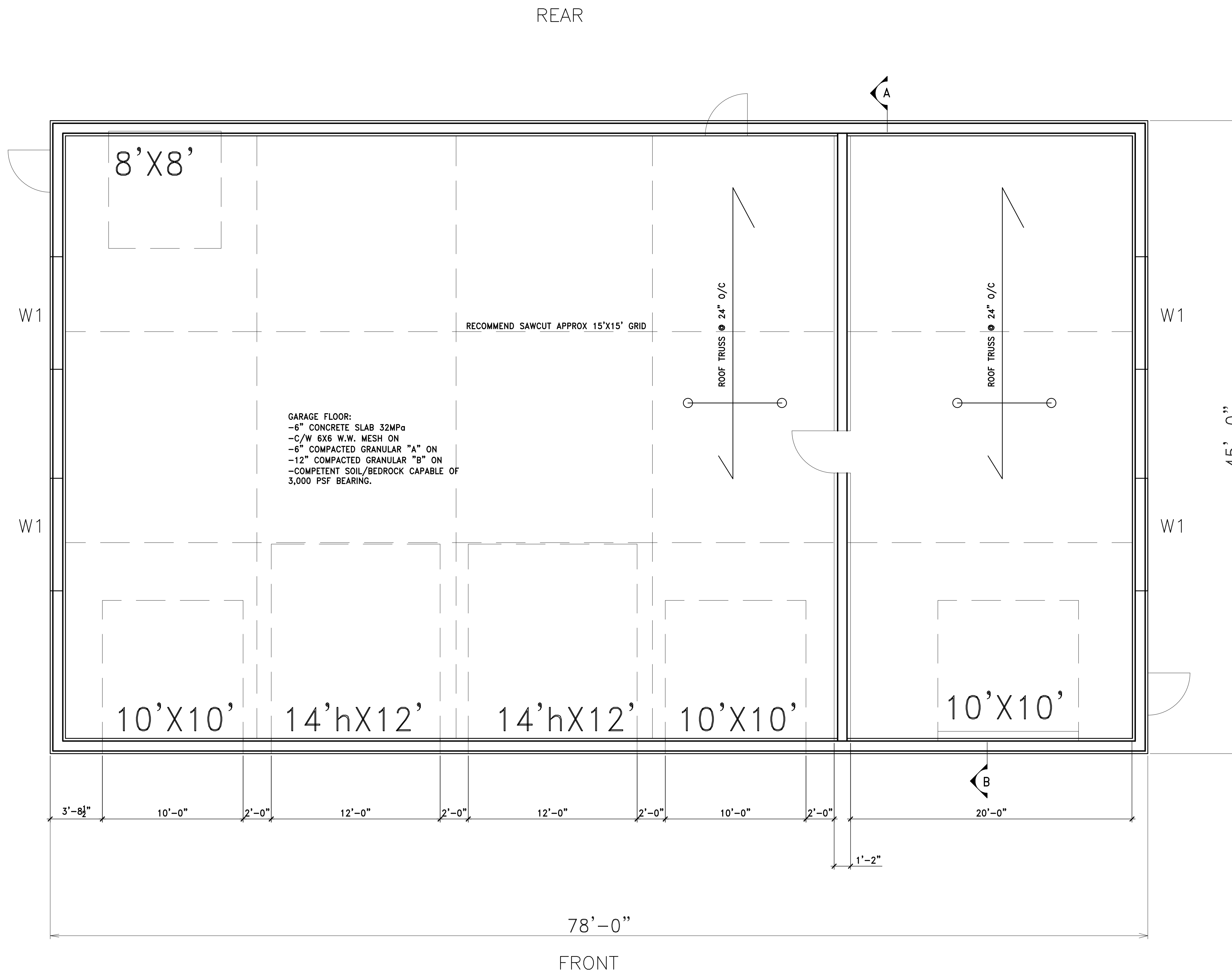




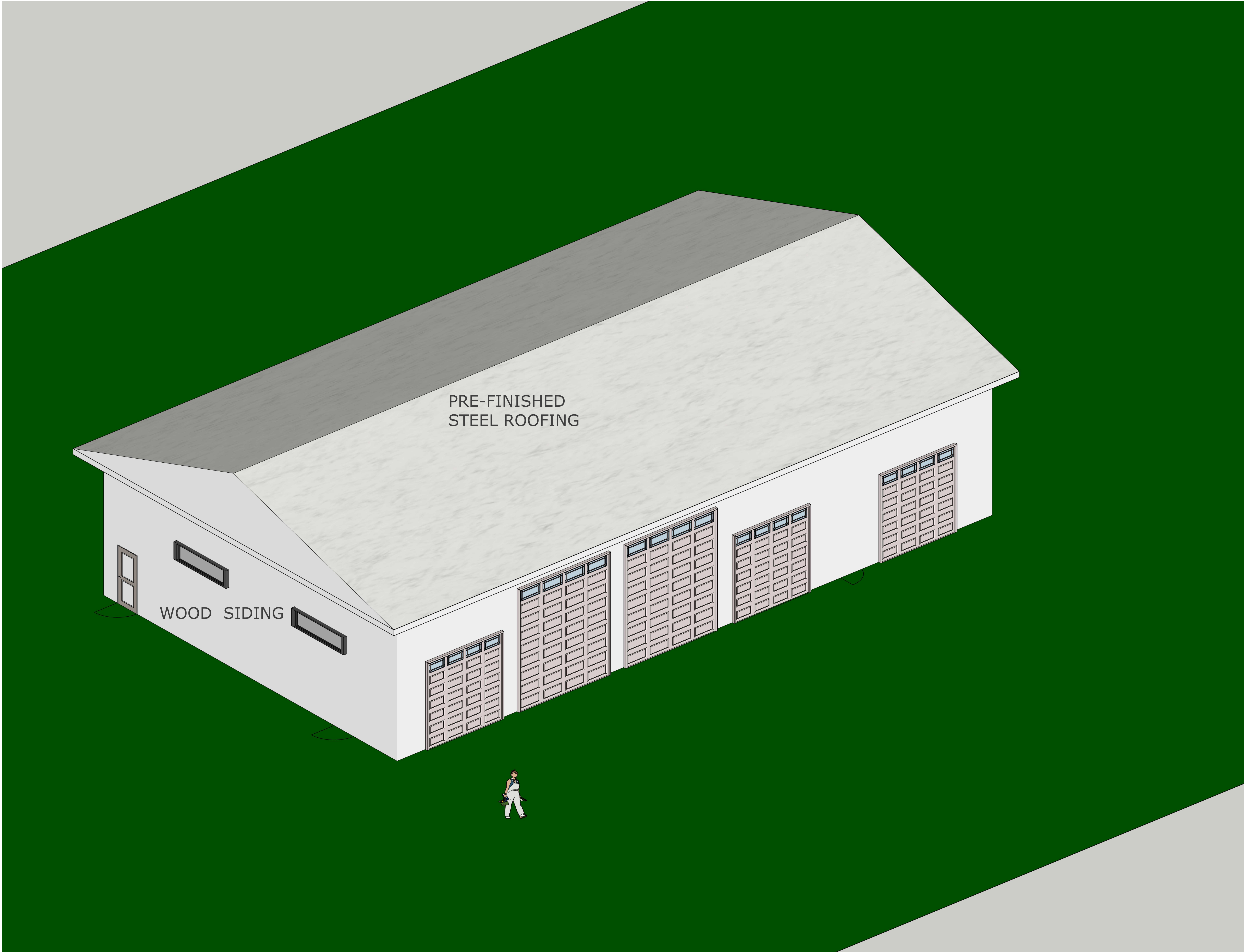
FLOOR PLAN OF GARAGE
2211 North Baptists Rd
HASTINGS HIGHLANDS ONTARIO

C.P. ENGINEERING & ASSOCIATES

55 GALE CRESCENT
BELLEVILLE ONT K8N 0M4

PETER YEE P. ENG. Cell 613-920-0365
peter@peteryee.ca

DATE AUG 18, 2025	DWG # 25-63
SCALE 1/4"=1'-0"	A-0
DRAWN BY PC/CPY	24X36



PRE-FINISHED
STEEL ROOFING

WOOD SIDING



CLIENT
Janet McGhee
2211 North Baptist Rd
Highland Grove ,Ontario

PROJECT
25-63 Garage/Workshop
2211 North Baptist Rd
Highland Grove . Ont

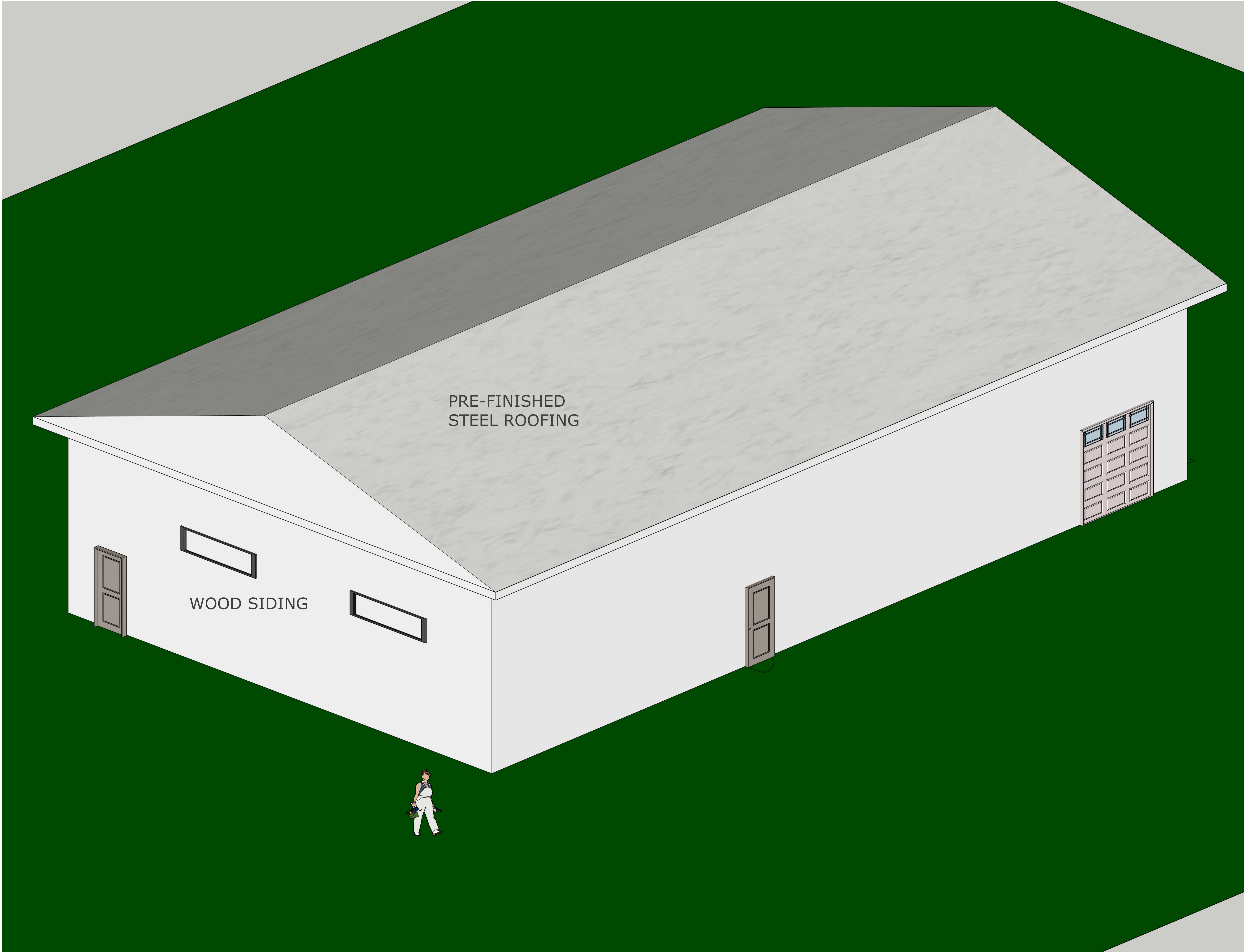
DRAWN BY
CPY
SCALE :NOT TO SCALE (NTS)

ISSUE
Aug 18, 2025
PRELIMINARY

RE-ISSUE

DESCRIPTION
3 D VIEW-LEFT FRONT
OF NEW GARAGE

A₀₁ D SIZE PAPER



PRE-FINISHED
STEEL ROOFING

WOOD SIDING



CLIENT
Janet McGhee
2211 North Baptist Rd
Highland Grove ,Ontario

PROJECT
25-63 Garage/Workshop
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Highland Grove . Ont

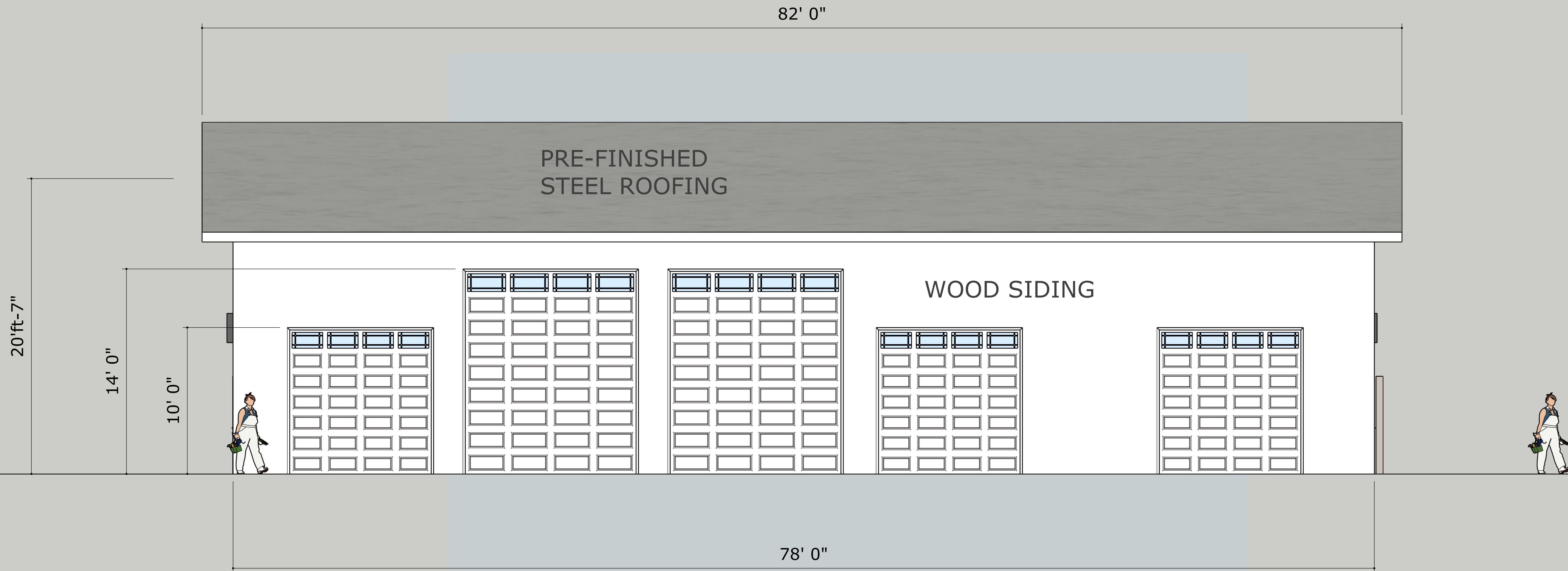
DRAWN BY
CPY
SCALE :NOT TO SCALE (NTS)

ISSUE
Aug 18, 2025
PRELIMINARY

RE-ISSUE

DESCRIPTION
3 D VIEW-RIGHT REAR
OF NEW GARAGE

A₀₂ D SIZE PAPER



CLIENT
Janet McGhee
2211 North Baptist Rd
Highland Grove ,Ontario

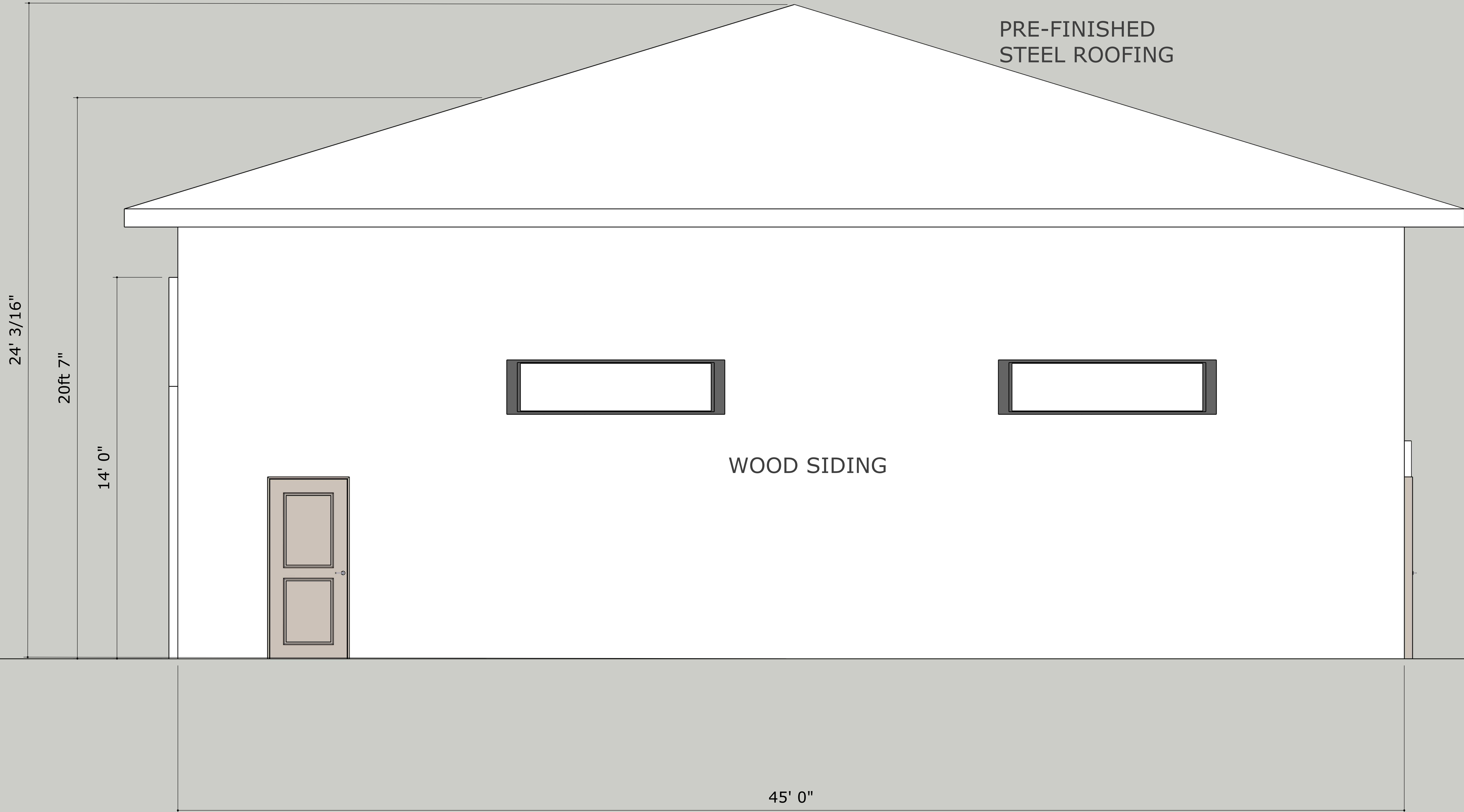
PROJECT
25-63 Garage/Workshop
2211 North Baptist Rd
Highland Grove . Ont

DRAWN BY
CPY
SCALE : 1/4" = 1'-0"

ISSUE
Aug 18, 2025
PRELIMINARY

RE-ISSUE

DESCRIPTION
FRONT ELEVATION
OF NEW GARAGE



CLIENT
Janet McGhee
2211 North Baptist Rd
Highland Grove ,Ontario

PROJECT
25-63 Garage/Workshop
2211 North Baptist Rd
Highland Grove . Ont

DRAWN BY
CPY
SCALE :1/2" =1'-0"

ISSUE
Aug 18, 2025
PRELIMINARY

RE-ISSUE

DESCRIPTION
RIGHT ELEVATION
OF NEW GARAGE

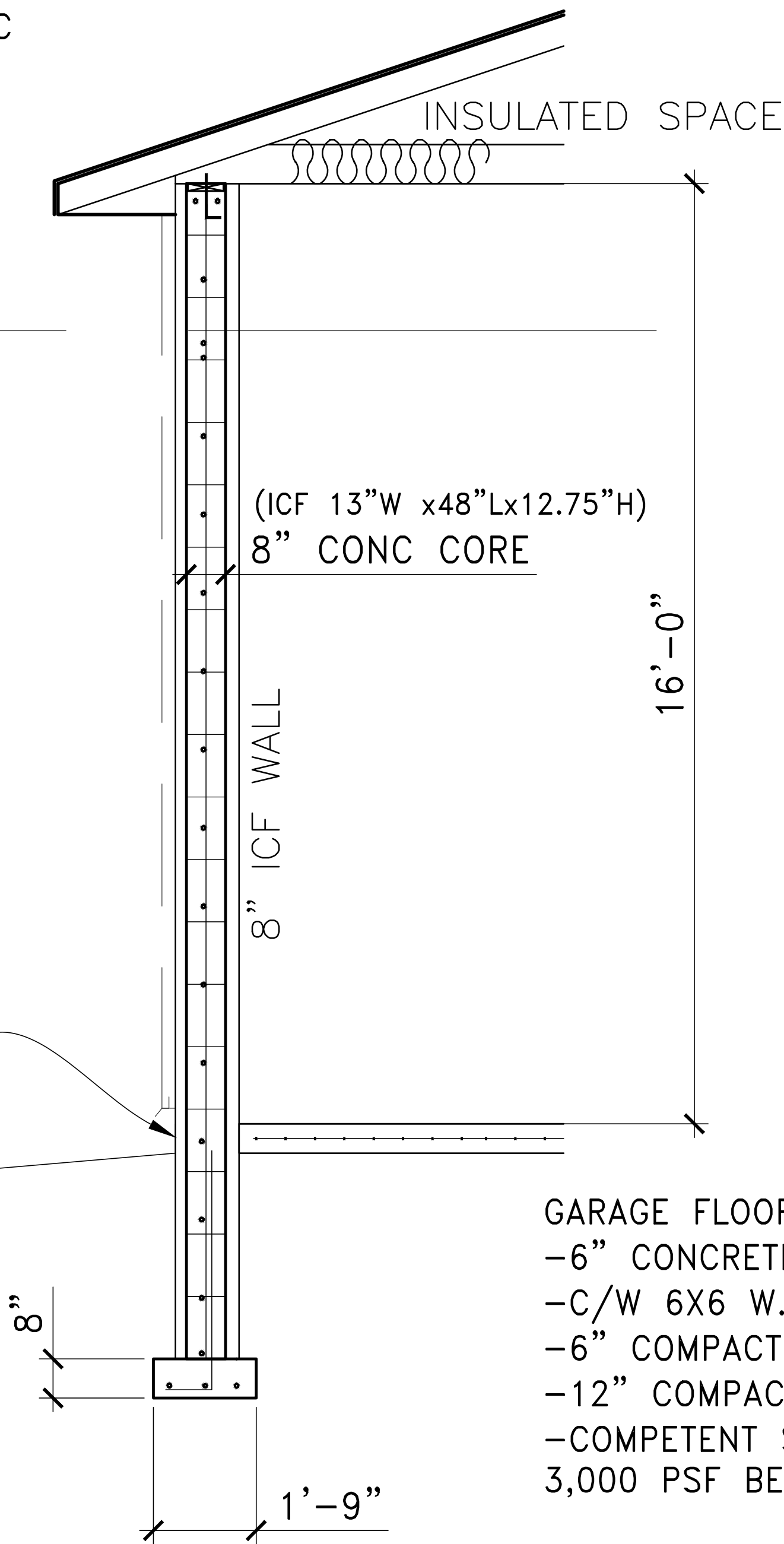
PRELIMINARY
REQUIRED MINOR VARIANCE
FOR HEIGHT

ROOF SYSTEM :
-PRE-FINISHED STEEL ROOFING WITH
CONTINUOUS RIDGE VENT
-1X3 STRAPPING @24" O/C
-WEATHER GUARD MEMBRANE
-1/2" SHEATHING WITH CLIPS
-PRE-ENG ROOF TRUSSES @ 24" O/C
-INSULATION DAMS
-R-50 INSULATION
-6 MIL POLY VAPOUR BARRIER
-STRAPPING @ 16" O/C
-PRE-FINISHED STEEL LINER

ICF WALL SYSTEM ABOVE GRADE:
-PRE-FINISHED WOOD SIDING
-1X3 STRAPPING @24" O/C
-13" INTRASPEC ICF WALL (8"
CONCRETE CORE)
-VERT REINF 10M @ 16" O/C @
CENTER
-HORIZ REINF 10M @16" O/C @
CENTER
-PRE-FINISHED STEEL LINER

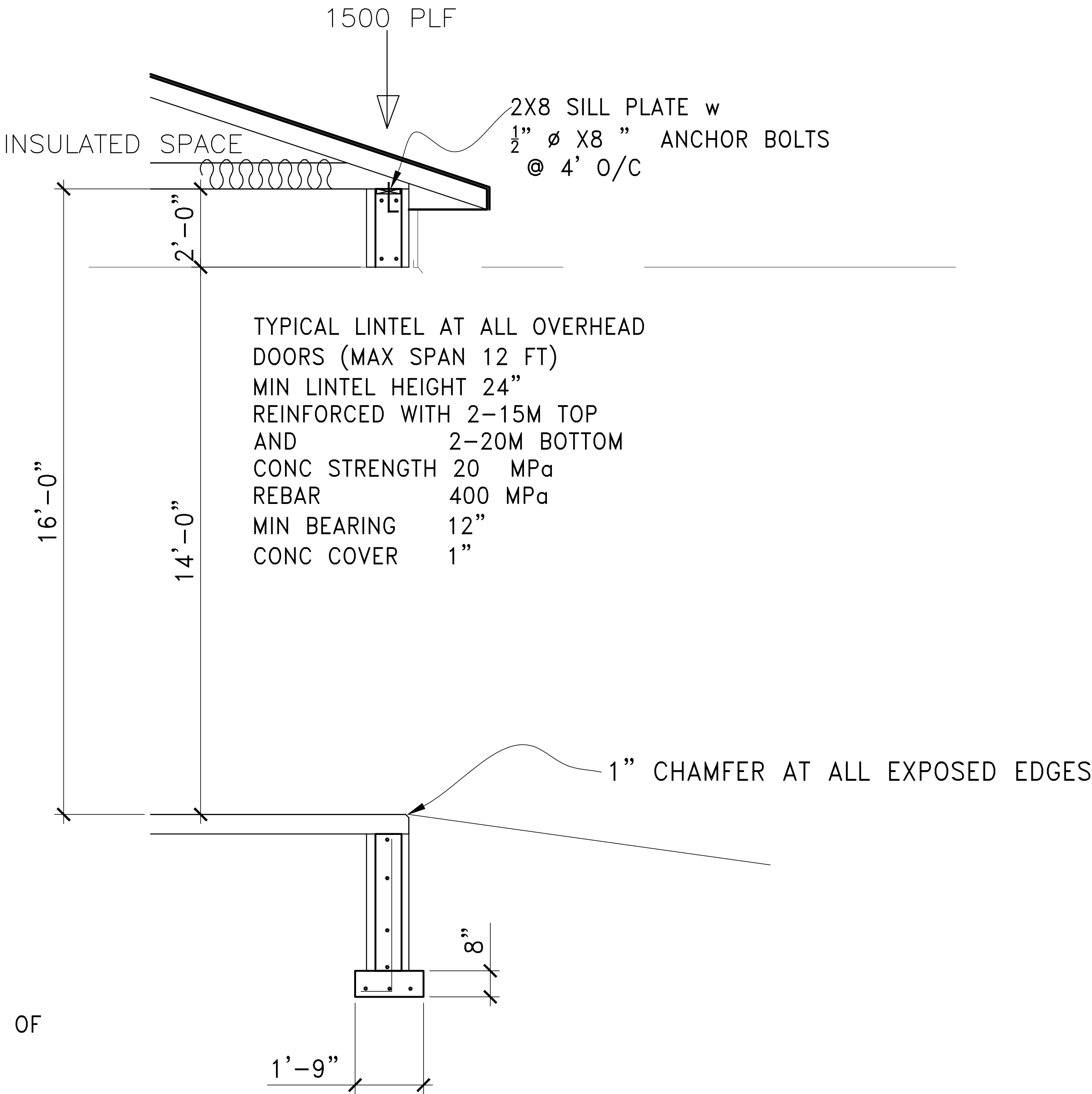
CONC PARGE OVER EXPOSED ICF

ICF WALL SYSTEM BELOW GRADE:
-13" INTRASPEC ICF WALL (8"
CONCRETE CORE)
-VERT REINF 10M @ 16" O/C @
CENTER
-HORIZ REINF 10M @16" O/C @
CENTER
FOOTING
-21" X8" FOOTING REINF WITH
3-10M CONTINUOUS REBAR
-SHALL BEAR ON UNDISTURDED
SOIL MINIMUM 48" BELOW FINAL
GRADE OR ON COMPETENT BEDROCK.



WALL SECTION "A"

GARAGE FLOOR:
-6" CONCRETE SLAB 32MPa
-C/W 6X6 W.W. MESH ON
-6" COMPACTED GRANULAR "A" ON
-12" COMPACTED GRANULAR "B" ON
-COMPETENT SOIL/BEDROCK CAPABLE OF
3,000 PSF BEARING.



WALL SECTION "B"

WALL SECTION OF GARAGE
2211 North Baptists Rd
HASTINGS HIGHLANDS ONTARIO

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& ASSOCIATES
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DATE
AUG 19, 2025
SCALE
1/2"=1'-0"
DRAWN BY
PC/CPY

DWG # 25-63

A5

24X36