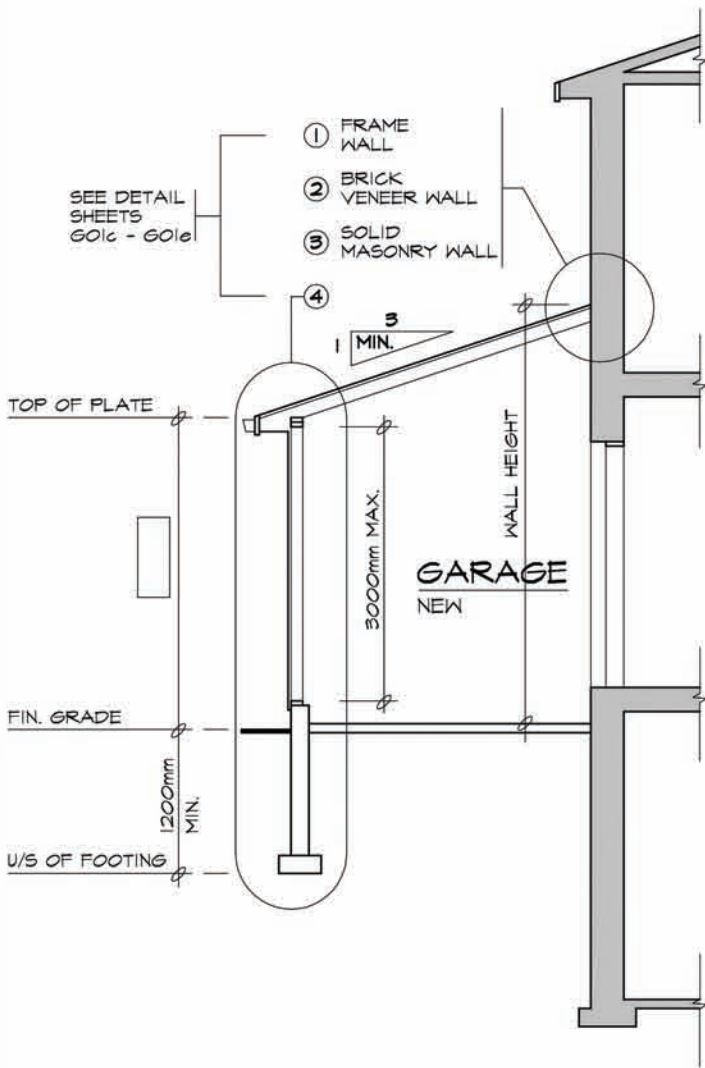
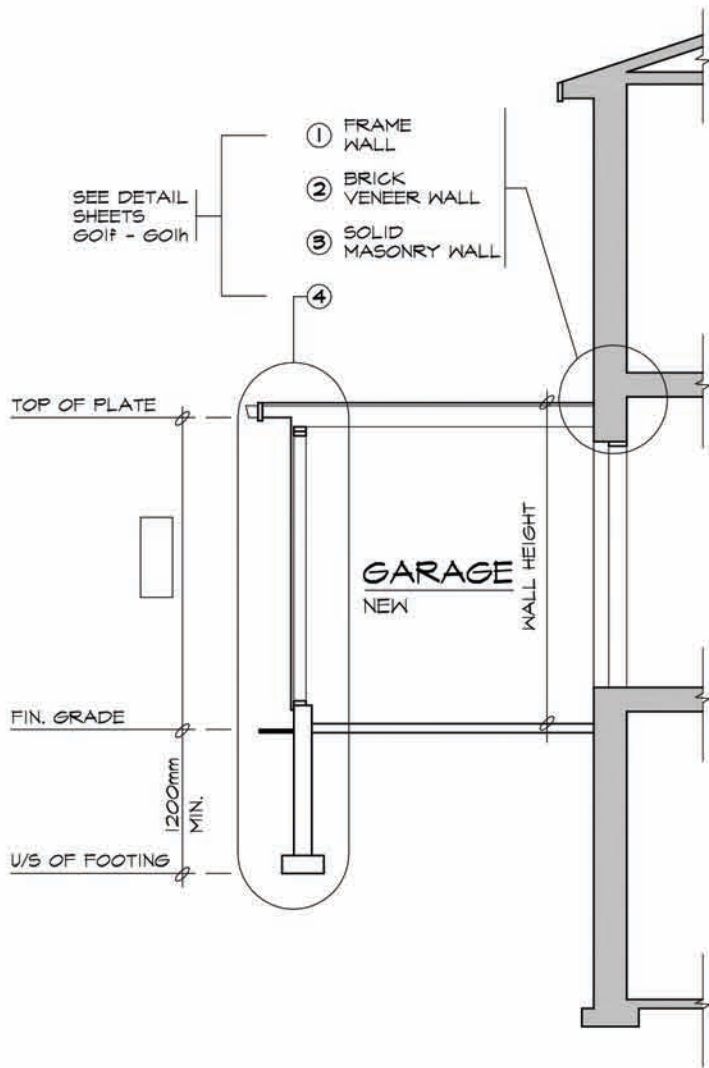


GARAGE PLAN (PROVIDE DIMENSIONS IN BOXES)



SLOPING ROOF



FLAT ROOF

GARAGE SECTIONS

ROOF RAFTERS

(WHERE NO CEILING IS INSTALLED)

MAXIMUM CLEAR SPAN (M)						
RAFTER SIZE	ROOF SNOW LOAD 1.0kPa			ROOF SNOW LOAD 1.5kPa		
	RAFTER SPACING (mm) O.C.			RAFTER SPACING (mm) O.C.		
	300	400	600	300	400	600
38x89	3.11	2.83	2.47	2.72	2.47	2.16
38x140	4.90	4.45	3.89	4.28	3.89	3.40
38x184	6.44	5.85	5.11	5.62	5.11	4.41
38x235	8.22	7.47	6.38	7.18	6.52	5.39

ROOF JOISTS

(WHERE CEILING IS INSTALLED)

MAXIMUM CLEAR SPAN (M)						
JOIST SIZE	ROOF SNOW LOAD 1.0kPa			ROOF SNOW LOAD 1.5kPa		
	JOIST SPACING (mm) O.C.			JOIST SPACING (mm) O.C.		
	300	400	600	300	400	600
38x140	3.89	3.53	3.08	3.40	3.08	2.69
38x184	5.11	4.64	4.05	4.46	4.05	3.54
38x235	6.52	5.93	5.18	5.70	5.18	4.52

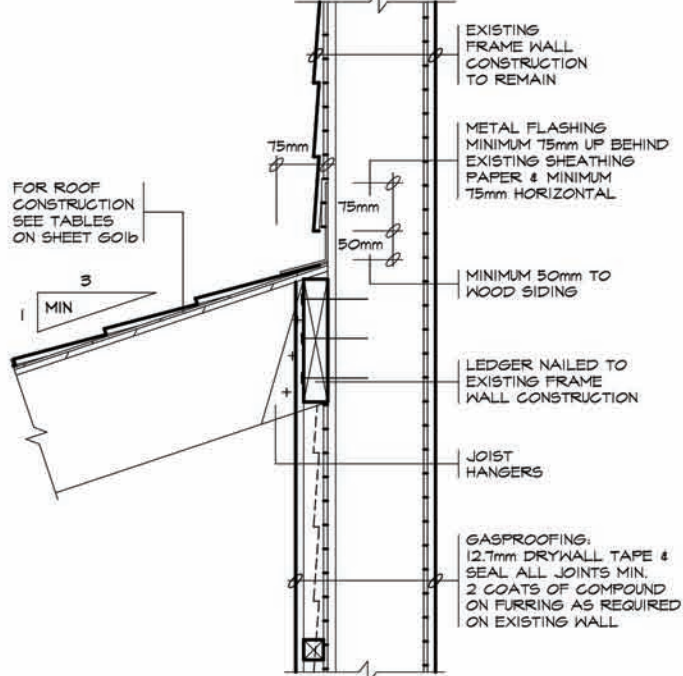
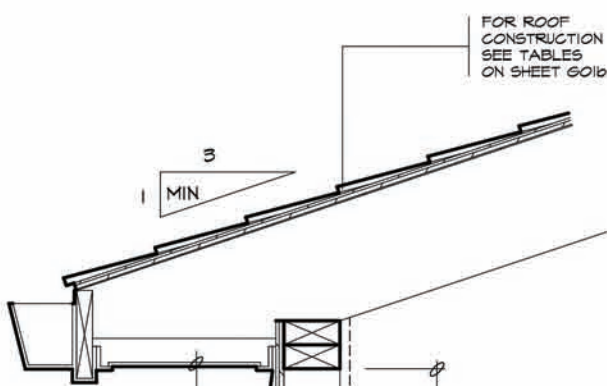
LINTELS

(MAXIMUM 1.5 kPa ROOF SNOW LOAD)

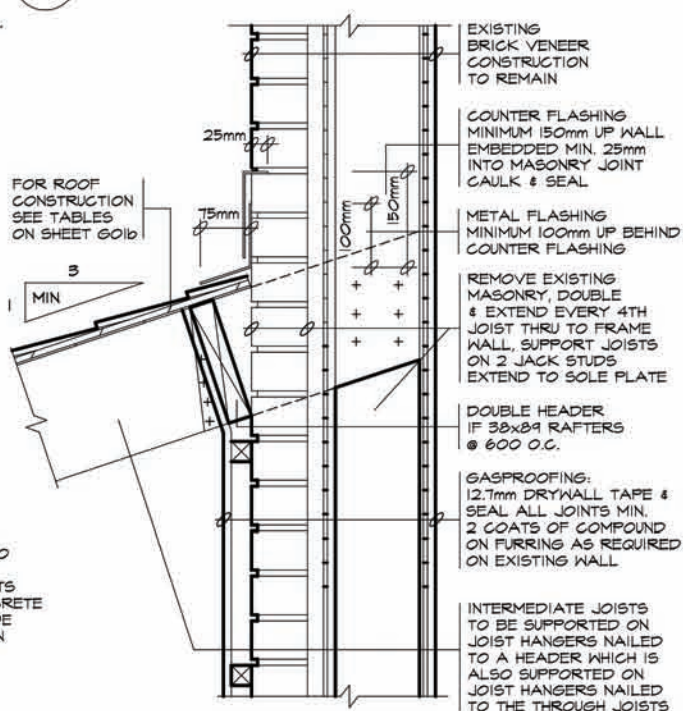
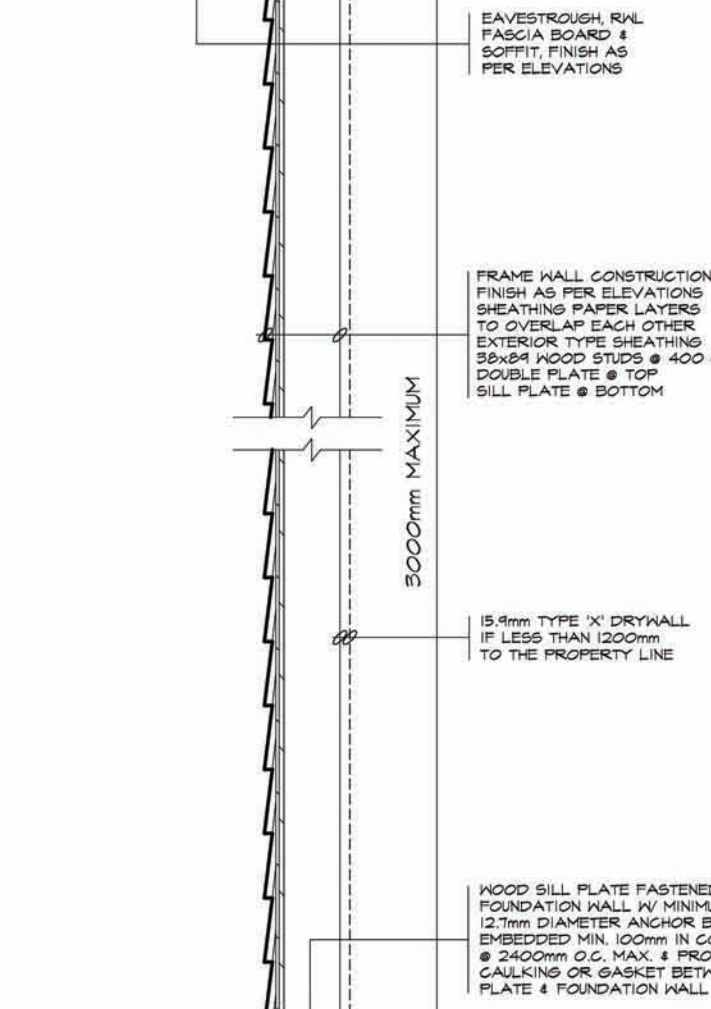
DOOR WIDTH	LINTELS FOR WOOD FRAMING		LINTELS FOR BRICK VENEER 90mm		LINTELS FOR SOLID MASONRY 200mm	
	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF
UP TO 3000mm	2/38x184	2/38x286	2/38x184 + ANGLE 125x90x8	2/38x286 + ANGLE 125x90x8	2 ANGLES 150x100x10	W150x22 + PLATE 200x10
UP TO 4900mm	2/38x286	4/38x286 OR 2-45x300 1.9E LVL	W200x27 + PLATE 200x10	W200x27 + PLATE 200x10	MUST BE DESIGNED	MUST BE DESIGNED

GENERAL NOTES

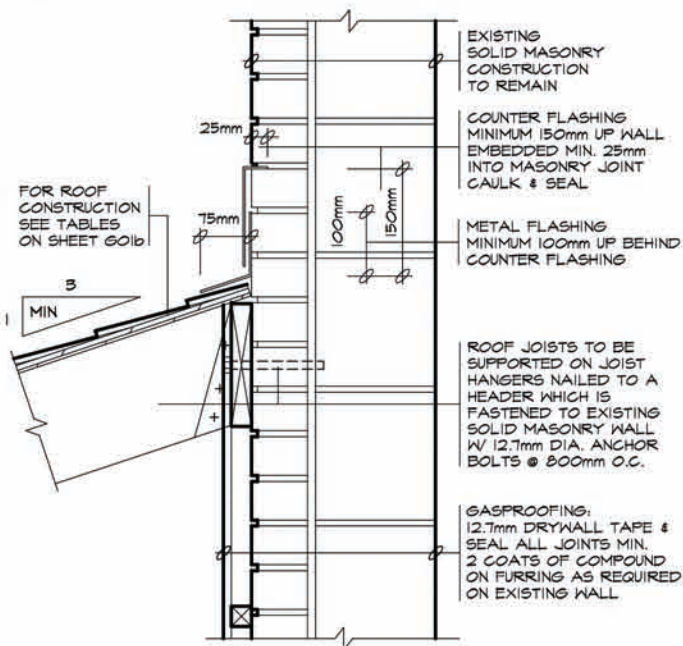
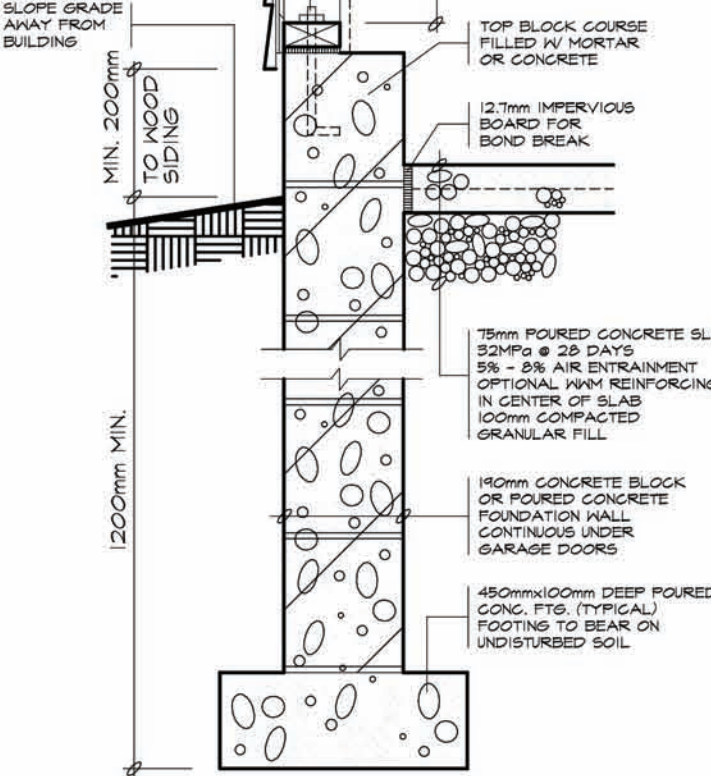
- ALL LUMBER TO BE NO. 1&2 SPRUCE OR BETTER
- ALL PLYWOOD SHALL BE STAMPED EXTERIOR GRADE
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL.
- IF GARAGE WALL IS LESS THAN 1200mm TO THE PROPERTY LINE PROVIDE 15.9mm TYPE 'X' DRYWALL INTERIOR SHEATHING. NO WINDOWS ARE PERMITTED.
- IF GARAGE WALL IS LESS THAN 600mm TO THE PROPERTY LINE NON-COMBUSTIBLE CLADDING OR VINYL SIDING W/ GYPSUM SHEATHING IS REQUIRED.
- GARAGE WALLS ADJOINING DWELLING MUST BE COMPLETELY SEALED TO PREVENT ANY INFILTRATION OF GASES INTO THE DWELLING.
- CAULK ALL PENETRATIONS SUCH AS HOSE BIB & JOINTS BETWEEN GYPSUM BD. & OTHER SURFACES W/ ACOUSTICAL SEALANT.
- WHERE ATTACHED GARAGE IS ADJACENT TO AN ATTIC SPACE, CARRY GYPSUM BOARD UP TO ROOF SHEATHING & SEAL W/ FLEXIBLE CAULKING.
- DOORS BETWEEN THE GARAGE & DWELLING MUST BE EXTERIOR TYPE, TIGHT FITTING, WEATHERSTRIPPED & PROVIDED W/ A SELF CLOSING DEVICE & A DEADBOLT LOCK. DOOR MUST NOT OPEN DIRECTLY INTO A BEDROOM.
- GARAGE SLAB SHALL BE SLOPED TO DRAIN TO THE OUTSIDE. CONCRETE SHALL BE MIN. 32MPa W/ 5%-8% AIR ENTRAINMENT.
- ALL ROOF SHEATHING TO BE 9.5mm PLYWOOD OR 11mm OSB, FOR ROOF RAFTERS @ 300mm OR 400mm O.C. USE "H" CLIPS FOR ROOF RAFTERS @ 600mm O.C..
- STEPPED FOOTINGS, IF REQUIRED, SHALL HAVE A MAXIMUM RISE OF 600mm & A MINIMUM RUN OF 600mm.
- PROVIDE A LIGHT FIXTURE IN THE GARAGE.
- STEEL BEAMS TO BE SUPPORTED BY SOLID MASONRY (190mm BEARING ON MASONRY OR 73mm DIA. STEEL COLUMN).
- LINTELS AND BEAMS TO BE DESIGNED BY A QUALIFIED PERSON FOR SPANS GREATER THAN 4900mm



1 FRAME WALL



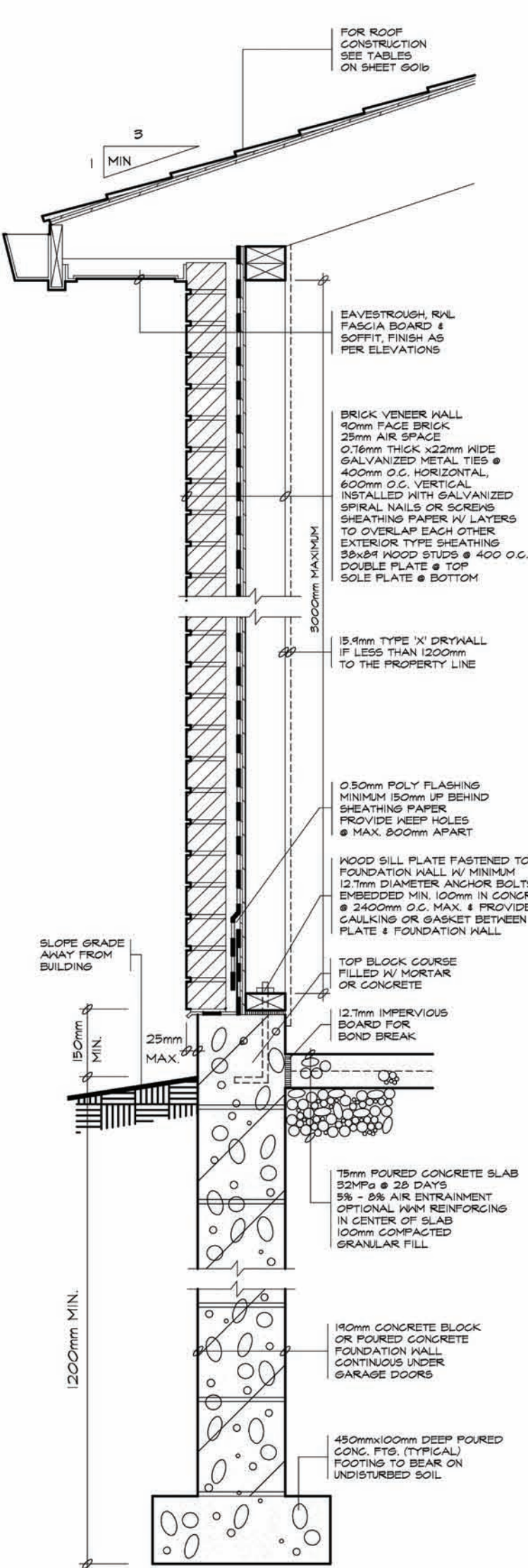
2 BRICK VENEER WALL



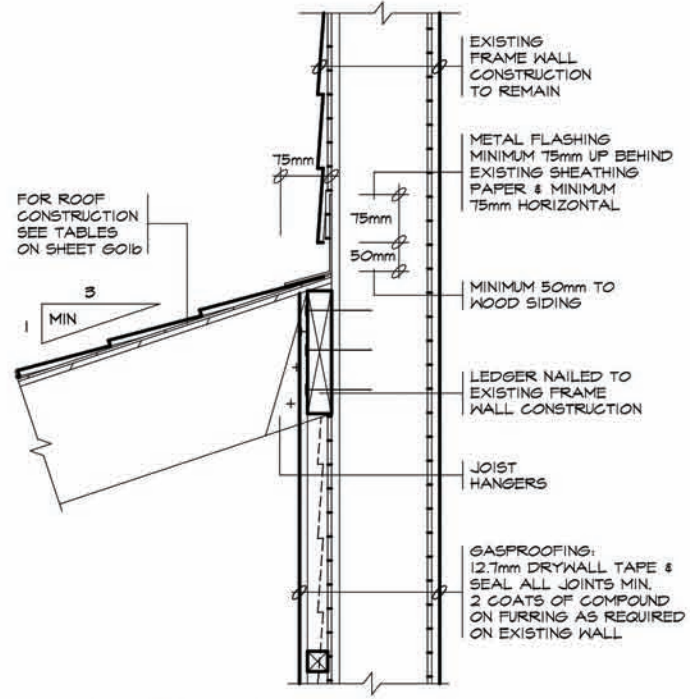
3 SOLID MASONRY WALL

4 FRAME WALL SECTION

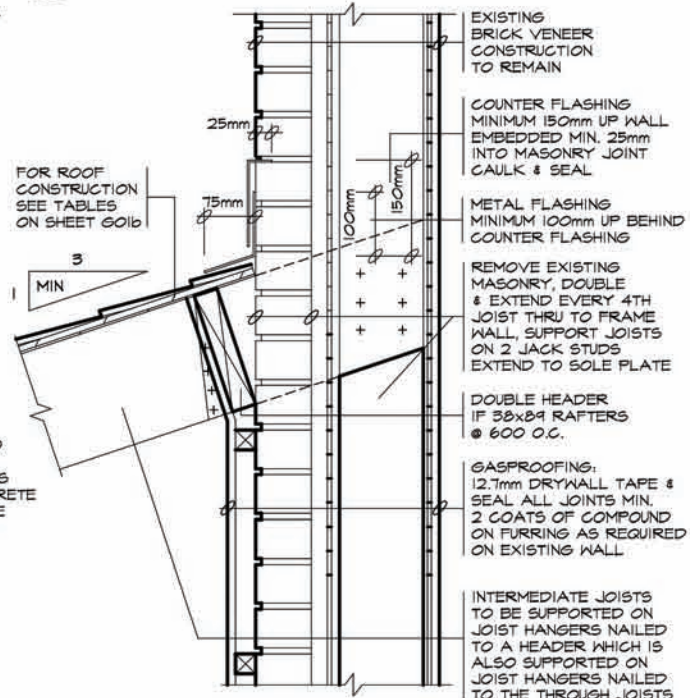
NOTE: THESE DETAILS ARE NOT TO BE USED FOR ADDITION OF LIVING SPACES



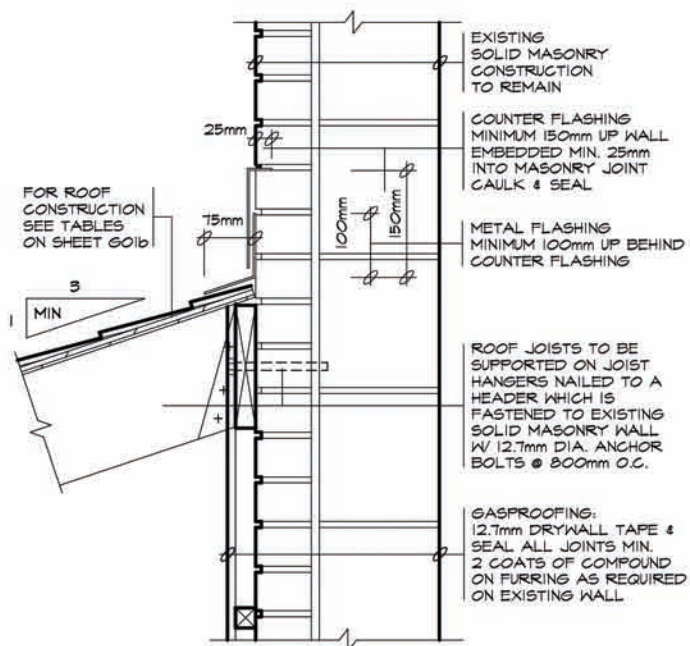
4 BRICK VENEER SECTION



1 FRAME WALL

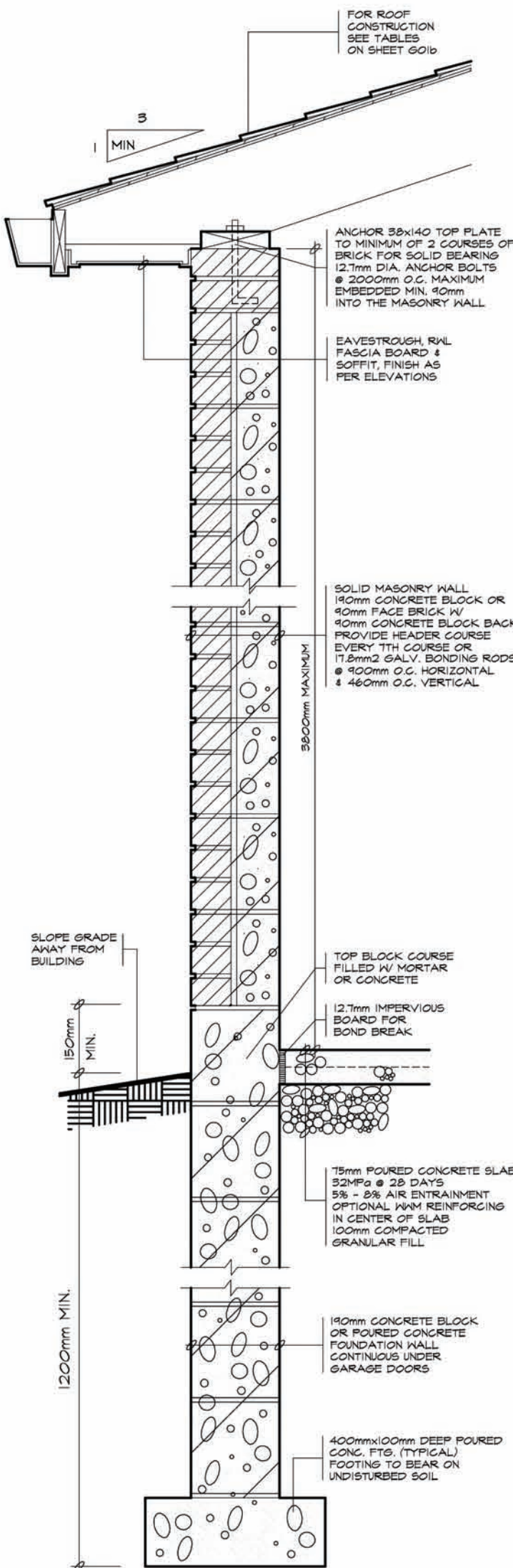


2 BRICK VENEER WALL

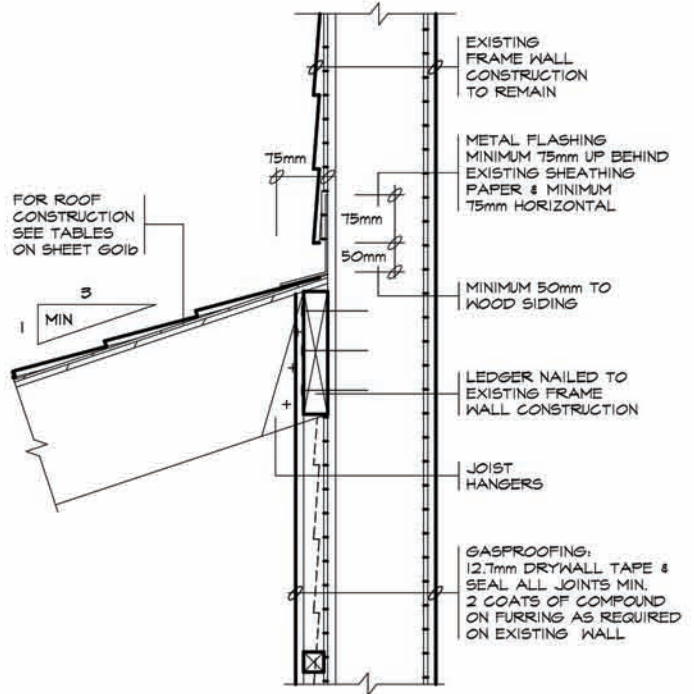


3 SOLID MASONRY WALL

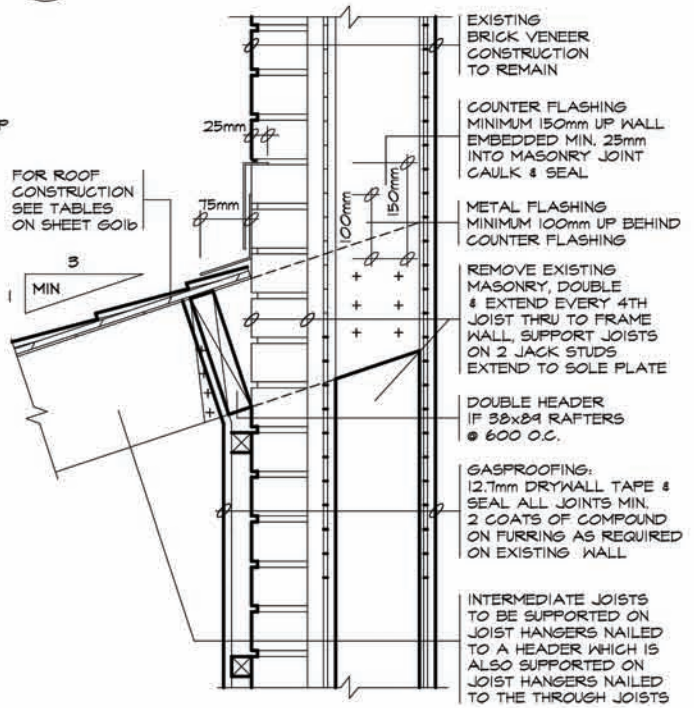
NOTE: THESE DETAILS ARE NOT TO BE USED FOR ADDITION OF LIVING SPACES



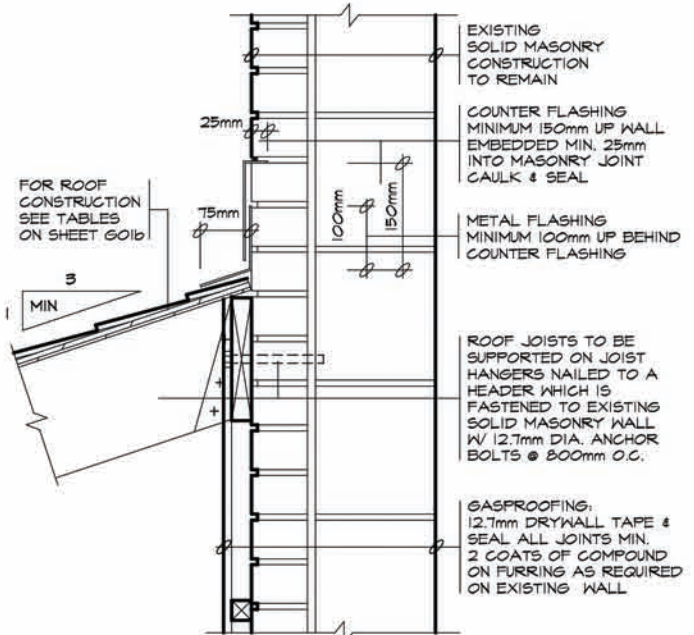
4 SOLID MASONRY SECTION



1 FRAME WALL

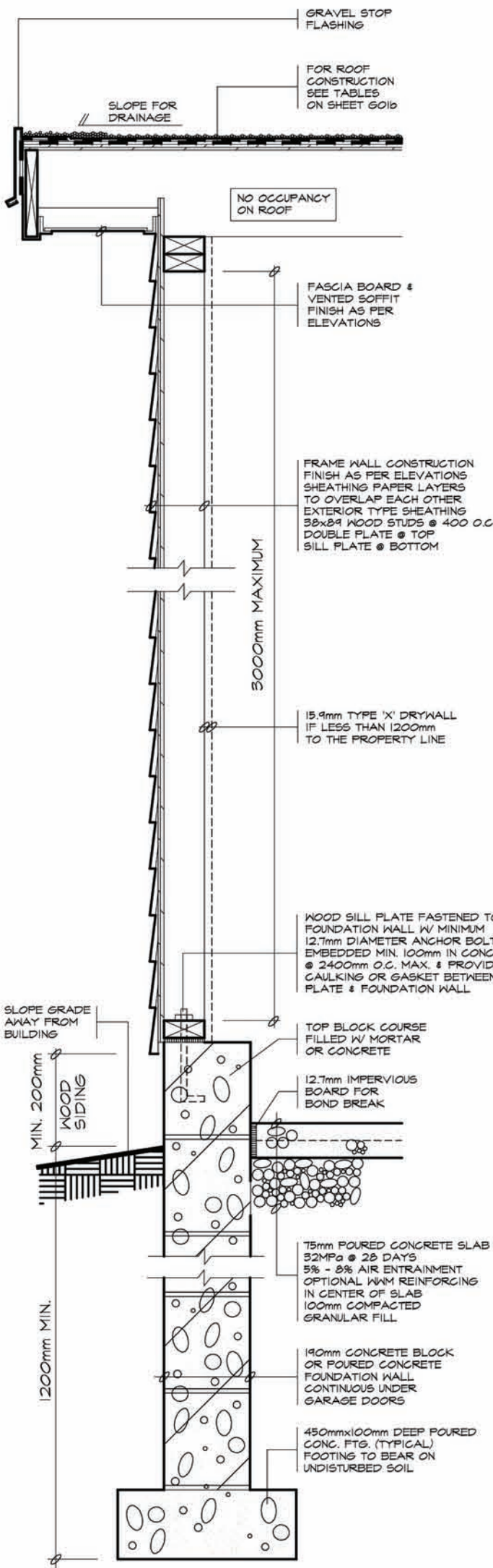


2 BRICK VENEER WALL

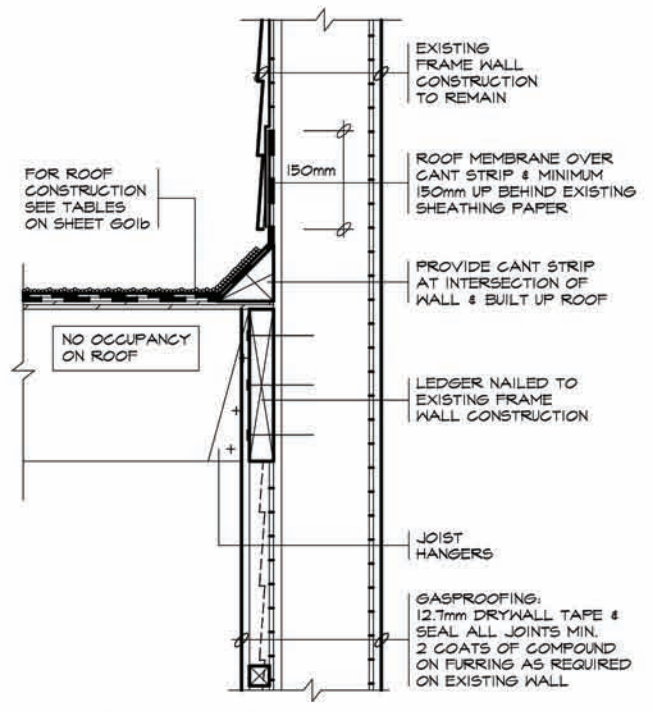


3 SOLID MASONRY WALL

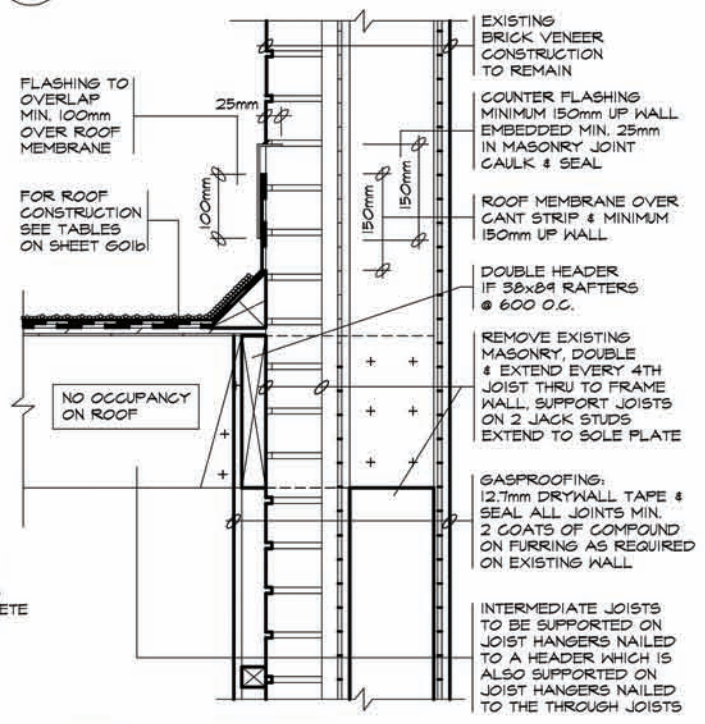
NOTE: THESE DETAILS ARE NOT TO BE USED FOR ADDITION OF LIVING SPACES



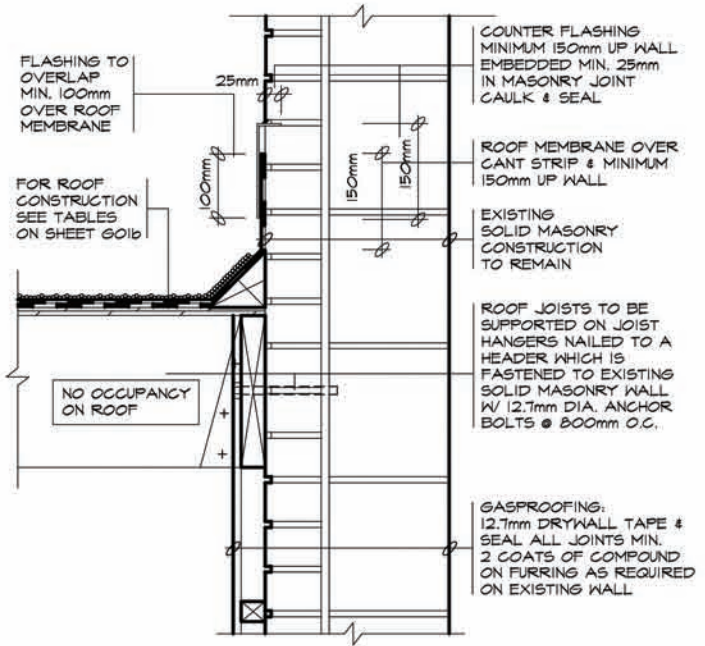
4 WALL SECTION



1 FRAME WALL

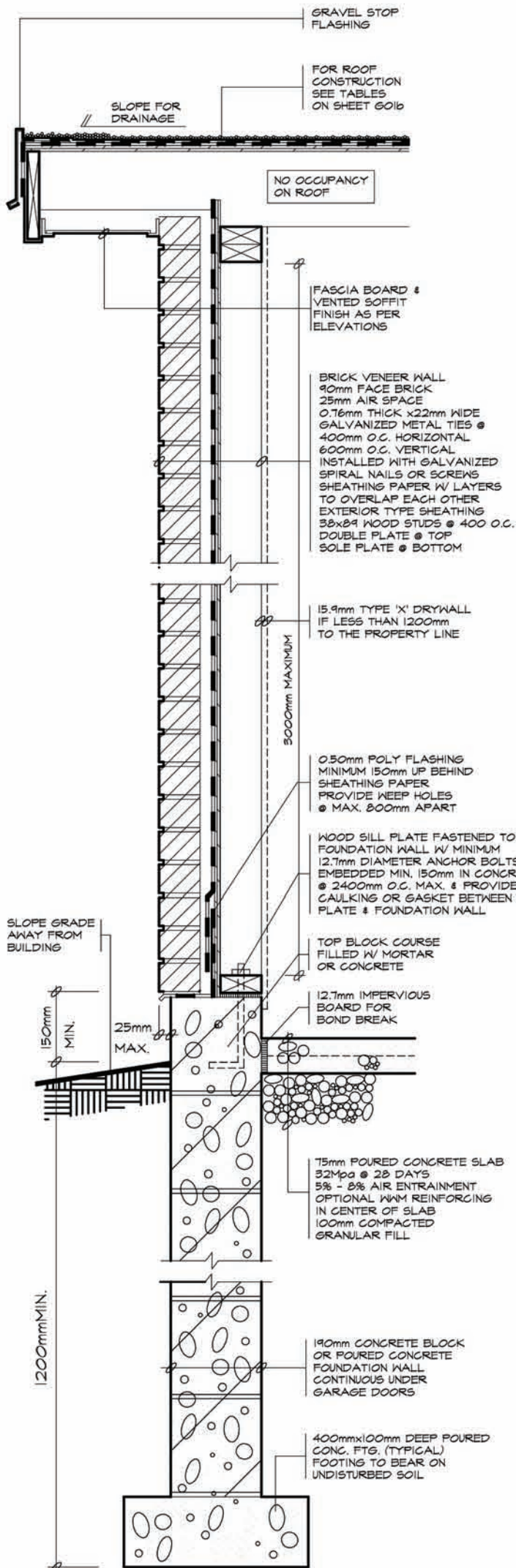


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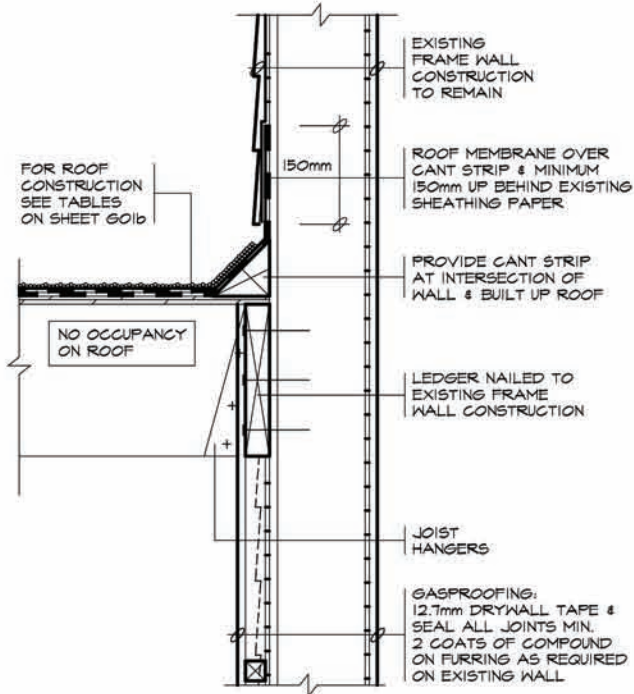


3 SOLID MASONRY WALL

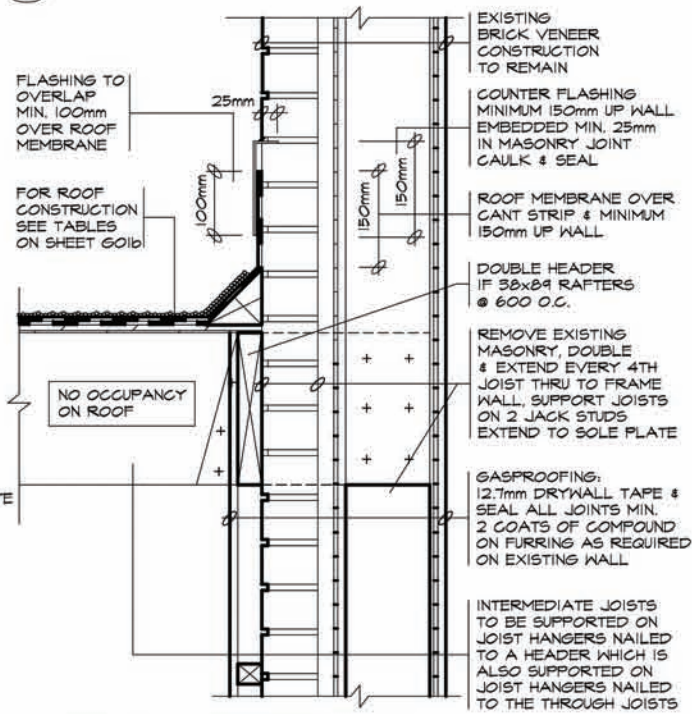
NOTE: THESE DETAILS ARE NOT TO BE USED FOR ADDITION OF LIVING SPACES



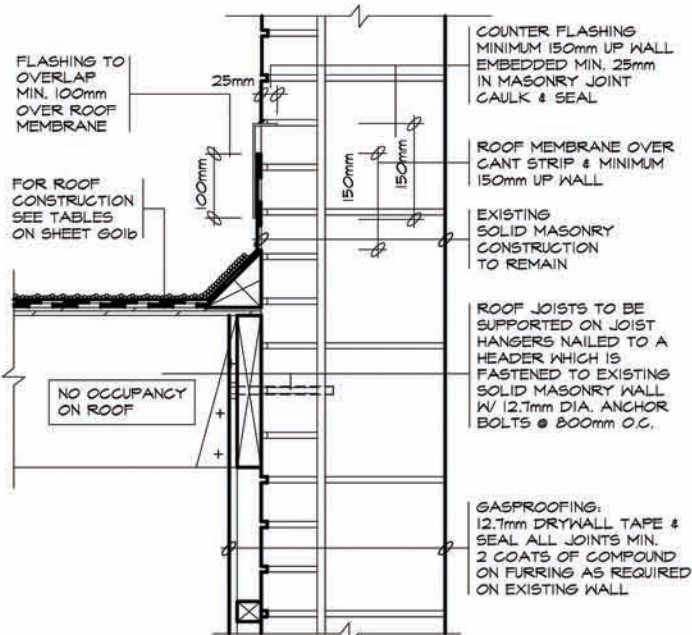
4 WALL SECTION



1 FRAME WALL

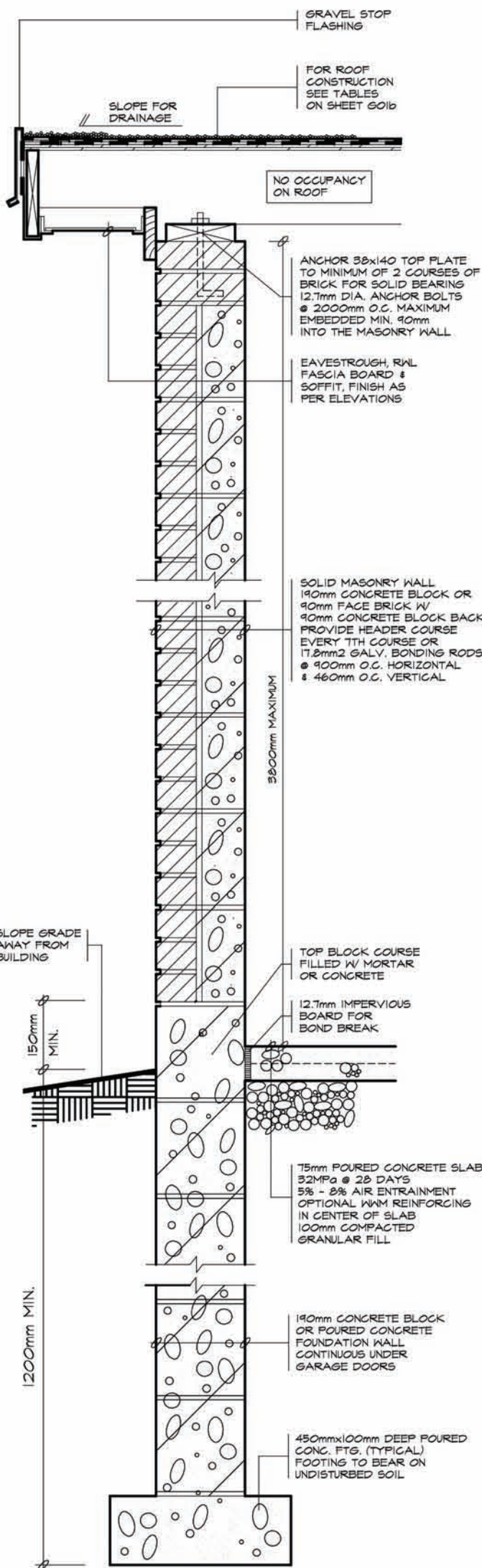


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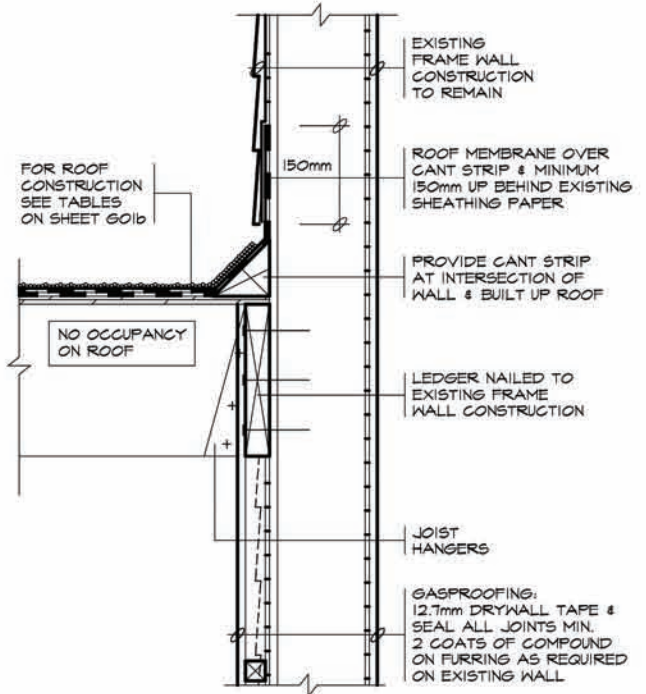


3 SOLID MASONRY WALL

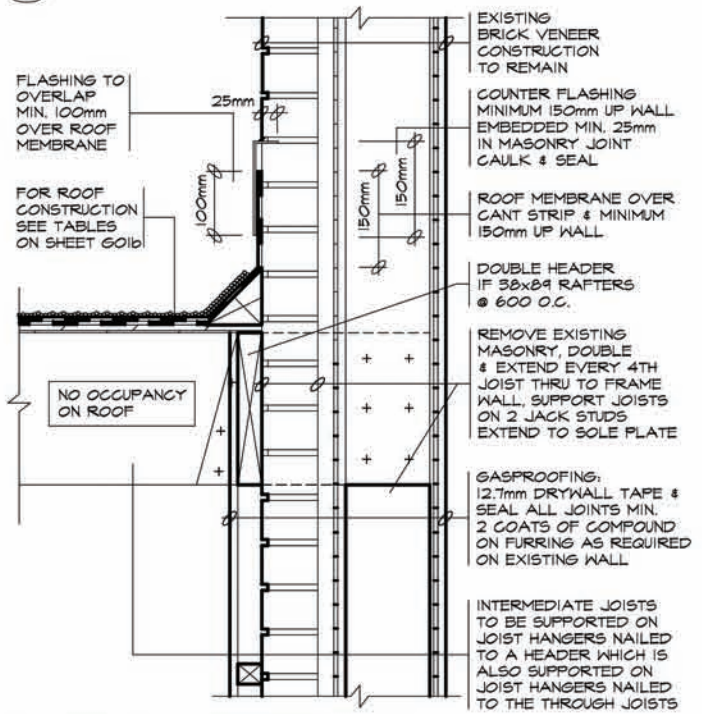
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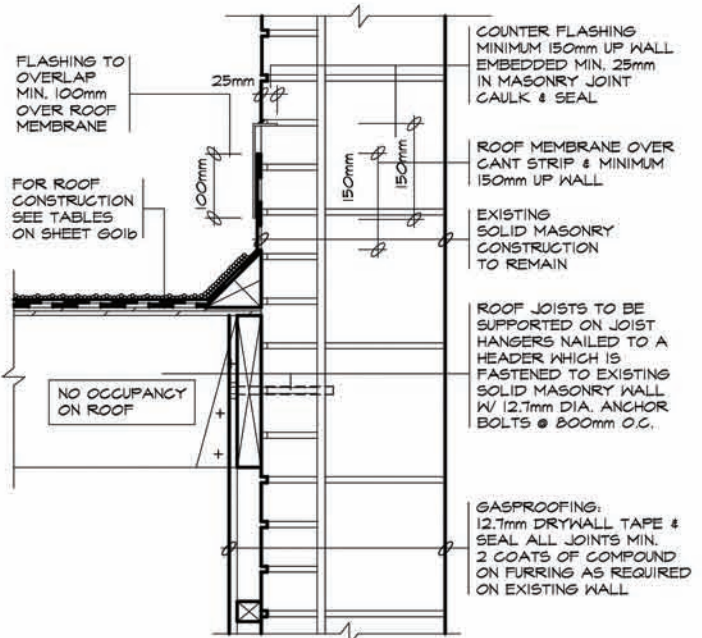
4 WALL SECTION



1 FRAME WALL

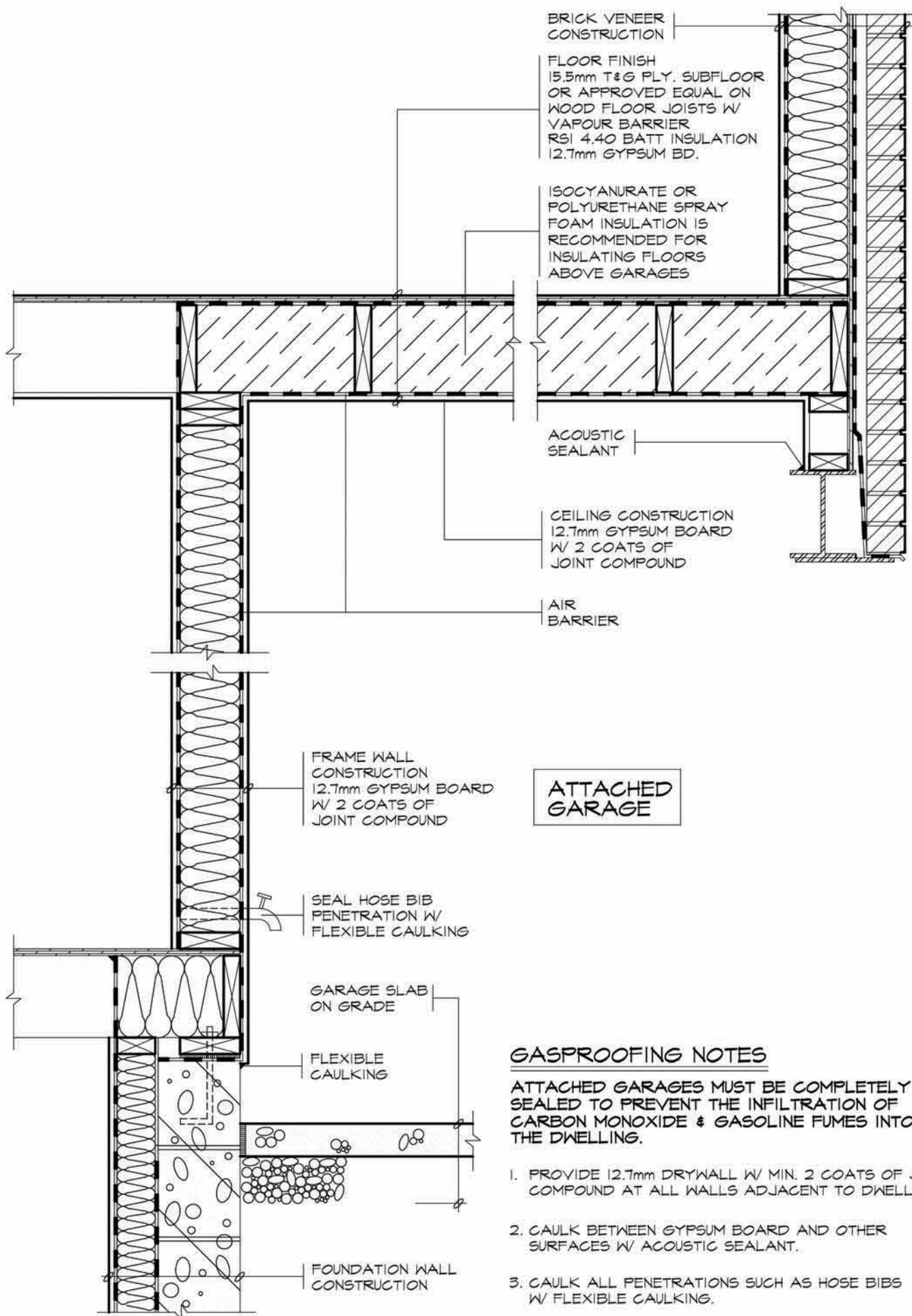


2 BRICK VENEER WALL



3 SOLID MASONRY WALL

NOTE: THESE DETAILS ARE NOT TO BE USED FOR ADDITION OF LIVING SPACES



BRICK VENEER
CONSTRUCTION

FLOOR FINISH
15.5mm T&G PLY, SUBFLOOR
OR APPROVED EQUAL ON
WOOD FLOOR JOISTS W/
VAPOUR BARRIER
RSI 4.40 BATT INSULATION
12.7mm GYPSUM BD.

ISOYANURATE OR
POLYURETHANE SPRAY
FOAM INSULATION IS
RECOMMENDED FOR
INSULATING FLOORS
ABOVE GARAGES

ACOUSTIC
SEALANT

CEILING CONSTRUCTION
12.7mm GYPSUM BOARD
W/ 2 COATS OF
JOINT COMPOUND

AIR
BARRIER

FRAME WALL
CONSTRUCTION
12.7mm GYPSUM BOARD
W/ 2 COATS OF
JOINT COMPOUND

**ATTACHED
GARAGE**

SEAL HOSE BIB
PENETRATION W/
FLEXIBLE CAULKING

GARAGE SLAB
ON GRADE

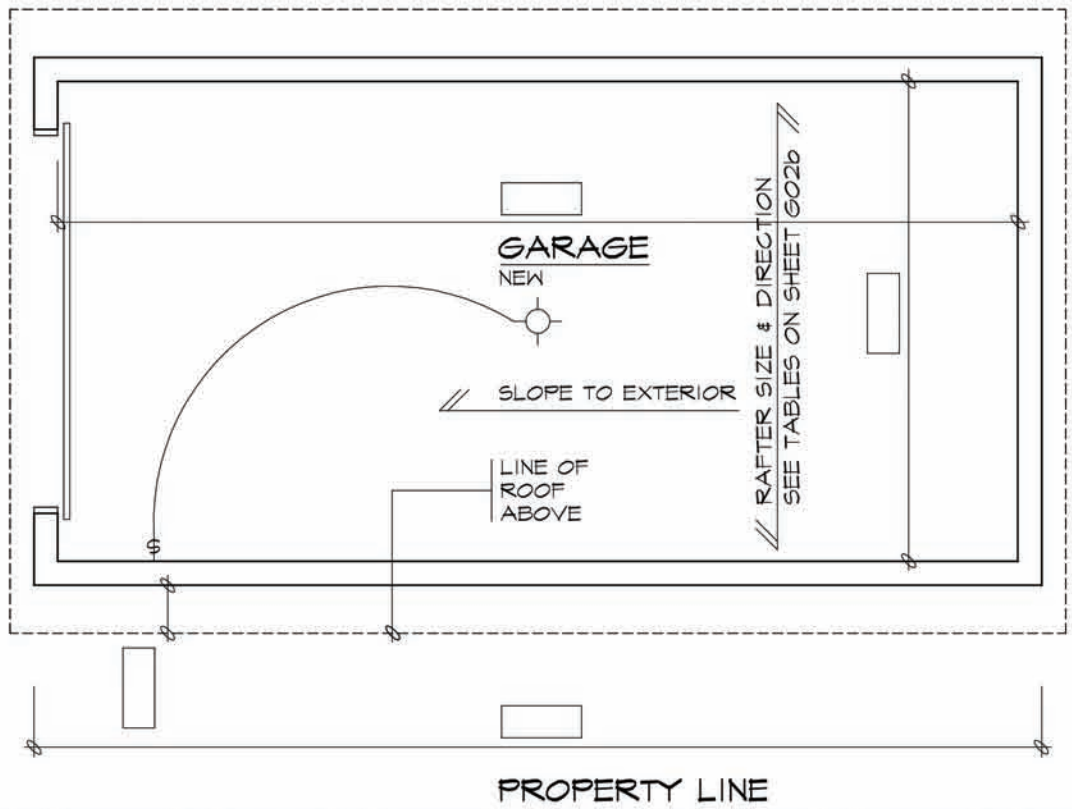
FLEXIBLE
CAULKING

FOUNDATION WALL
CONSTRUCTION

GASPROOFING NOTES

ATTACHED GARAGES MUST BE COMPLETELY SEALED TO PREVENT THE INFILTRATION OF CARBON MONOXIDE & GASOLINE FUMES INTO THE DWELLING.

1. PROVIDE 12.7mm DRYWALL W/ MIN. 2 COATS OF JOINT COMPOUND AT ALL WALLS ADJACENT TO DWELLING.
2. CAULK BETWEEN GYPSUM BOARD AND OTHER SURFACES W/ ACOUSTIC SEALANT.
3. CAULK ALL PENETRATIONS SUCH AS HOSE BIBS W/ FLEXIBLE CAULKING.
4. DOORS BETWEEN GARAGE & DWELLING SHALL BE TIGHT FITTING & WEATHERSTRIPPED & PROVIDED W/ A SELF CLOSING DEVICE. DOOR MUST NOT OPEN DIRECTLY INTO A ROOM INTENDED FOR SLEEPING.
5. GARAGE SLAB SHALL BE SLOPED TO DRAIN OUTDOORS
6. WHERE AN ATTACHED GARAGE IS ADJACENT TO AN ATTIC SPACE CARRY DRYWALL UP TO ROOF SHEATHING & CAULK W/ FLEXIBLE CAULKING.
7. UNIT MASONRY WALLS FORMING THE SEPARATION BETWEEN THE DWELLING & ATTACHED GARAGE SHALL BE PROVIDED W/ 2 COATS OF A SEALER OR COVERED W/ PLASTER OR GYPSUM BOARD ON THE GARAGE SIDE.



GARAGE PLAN (PROVIDE DIMENSIONS IN BOXES)

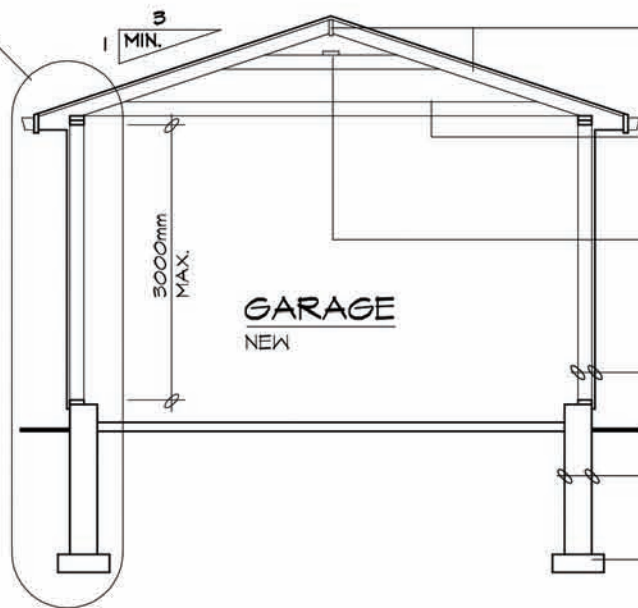
SEE DETAIL SHEETS G02b - G02e

TOP OF PLATE

FIN. GRADE

U/S OF FOOTING

1



MINIMUM 19x140 RIDGE BOARD
38x89 RAFTERS @ 400 O.C.

WALL TIES 38x89 FRAMING @ 1200 O.C.

COLLAR TIES W/ 19x89 RIBBON BD. REQUIRED WHERE GARAGE WIDTH EXCEEDS 4900mm

BRICK VENEER SOLID MASONRY OR FRAME WALL SEE DETAILS ON SHEETS G02c - G02e

CONCRETE BLOCK FOUNDATION WALL

POURED CONCRETE FOOTING

GABLE ROOF

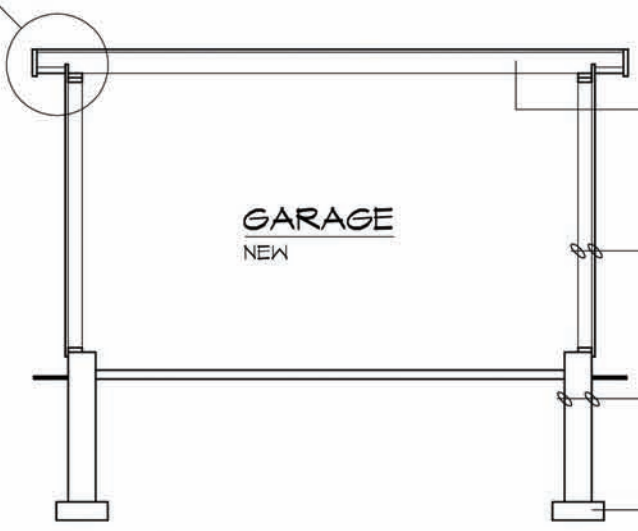
SEE DETAIL SHEETS G02b - G02e

TOP OF PLATE

FIN. GRADE

U/S OF FOOTING

2



FOR FLAT ROOF RAFTER OR JOIST SIZE SEE G02b

BRICK VENEER SOLID MASONRY OR FRAME WALL SEE DETAILS ON SHEETS G02c - G02e

CONCRETE BLOCK FOUNDATION WALL

POURED CONCRETE FOOTING

FLAT ROOF

ROOF RAFTERS (FLAT ROOF - WHERE NO CEILING IS INSTALLED)

MAXIMUM CLEAR SPAN (M)						
RAFTER SIZE	ROOF SNOW LOAD 1.0kPa			ROOF SNOW LOAD 1.5kPa		
	RAFTER SPACING (mm) O.C.			RAFTER SPACING (mm) O.C.		
	300	400	600	300	400	600
38x89	3.11	2.83	2.47	2.72	2.47	2.16
38x140	4.90	4.45	3.89	4.28	3.89	3.40
38x184	6.44	5.85	5.11	5.62	5.11	4.41
38x235	8.22	7.47	6.38	7.18	6.52	5.39

ROOF JOISTS (FLAT ROOF - WHERE CEILING IS INSTALLED)

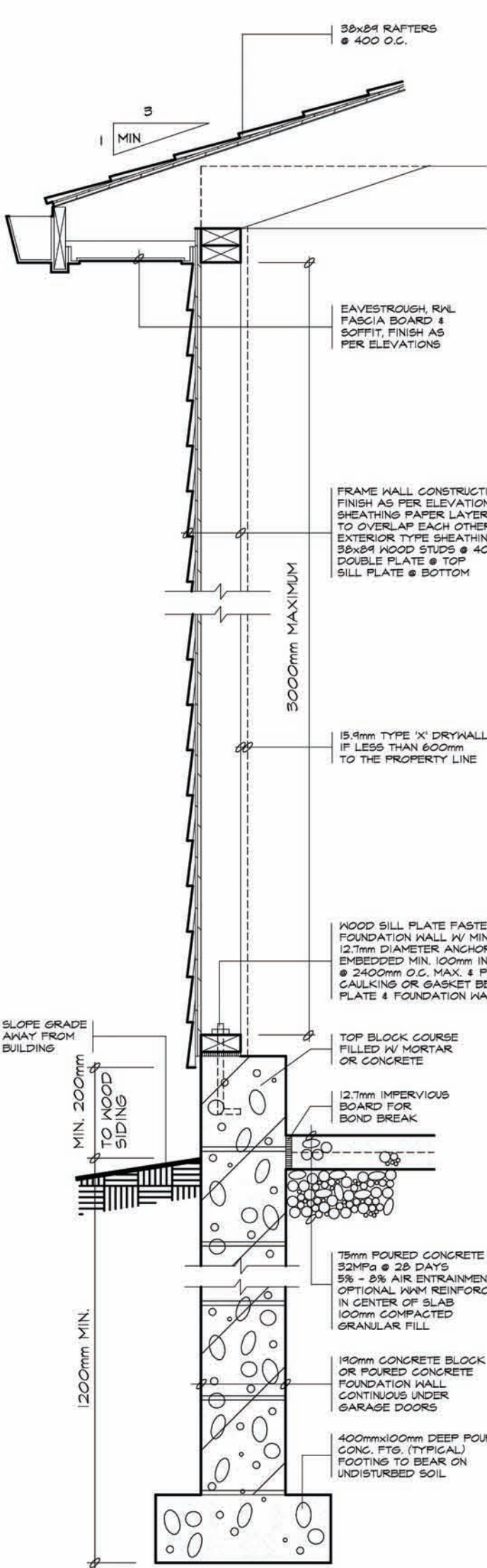
MAXIMUM CLEAR SPAN (M)						
JOIST SIZE	ROOF SNOW LOAD 1.0kPa			ROOF SNOW LOAD 1.5kPa		
	JOIST SPACING (mm) O.C.			JOIST SPACING (mm) O.C.		
	300	400	600	300	400	600
38x140	3.89	3.53	3.08	3.40	3.08	2.69
38x184	5.11	4.64	4.05	4.46	4.05	3.54
38x235	6.52	5.93	5.18	5.70	5.18	4.52
38x286	7.94	7.21	6.30	6.94	6.30	5.50

LINTELS

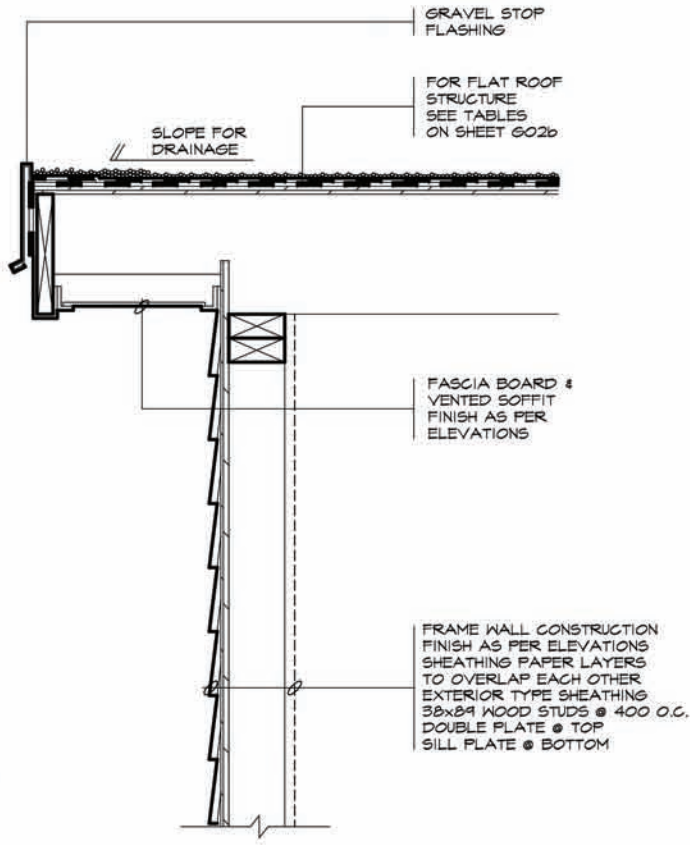
DOOR WIDTH	LINTELS FOR WOOD FRAMING		LINTELS FOR BRICK VENEER 90mm		LINTELS FOR SOLID MASONRY 200mm	
	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF
UP TO 3000mm	2/38x184	2/38x286	2/38x184 + ANGLE 125x90x8	2/38x286 + ANGLE 125x90x8	2 ANGLES 150x100x10	W150x22 + PLATE 200x10
UP TO 4900mm	2/38x286	4/38x286 OR 2- 45x300 1.9E LVL	W200x27 + PLATE 200x10	W200x27 + PLATE 200x10	MUST BE DESIGNED	MUST BE DESIGNED

GENERAL NOTES

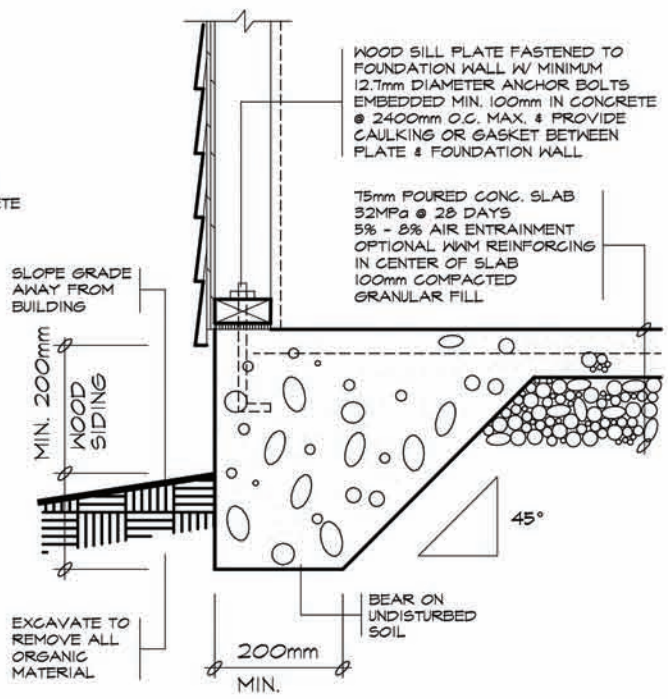
- ALL LUMBER TO BE NO. 1&2 SPRUCE OR BETTER
- ALL PLYWOOD SHALL BE STAMPED EXTERIOR GRADE
- ROOF LOAD DESIGN 1.0 kPa OR 1.5 kPa
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL.
- IF GARAGE WALL IS LESS THAN 600mm TO THE PROPERTY LINE PROVIDE 15.9mm TYPE 'X' DRYWALL INTERIOR SHEATHING. NO WINDOWS ARE PERMITTED IN GARAGE WALLS LESS THAN 1200mm FROM PROPERTY LINE.
- FOR ONE STOREY WOOD FRAME DETACHED GARAGES LESS THAN 55M². AN ALTERNATE FOOTING MAY BE USED, SEE DETAIL SHEET 602c
- GARAGE SLAB SHALL BE 32 Mpa CONCRETE W/ 5% - 8% AIR ENTRAINMENT SLOPED TO DRAIN TO THE OUTSIDE.
- ROOF SHEATHING SHALL BE MIN. 9.5mm PLYWOOD PROVIDE 'H' CLIPS IF RAFTERS OR JOISTS ARE SPACED GREATER THAN 400mm O.C.
- PROVIDE A LIGHT FIXTURE IN THE GARAGE.
- STEEL BEAMS TO BE SUPPORTED BY SOLID MASONRY (190mm BEARING ON MASONRY OR 73mm DIA. STEEL COLUMN).
- LINTELS AND BEAMS TO BE DESIGNED BY A QUALIFIED PERSON FOR SPANS GREATER THAN 4900mm



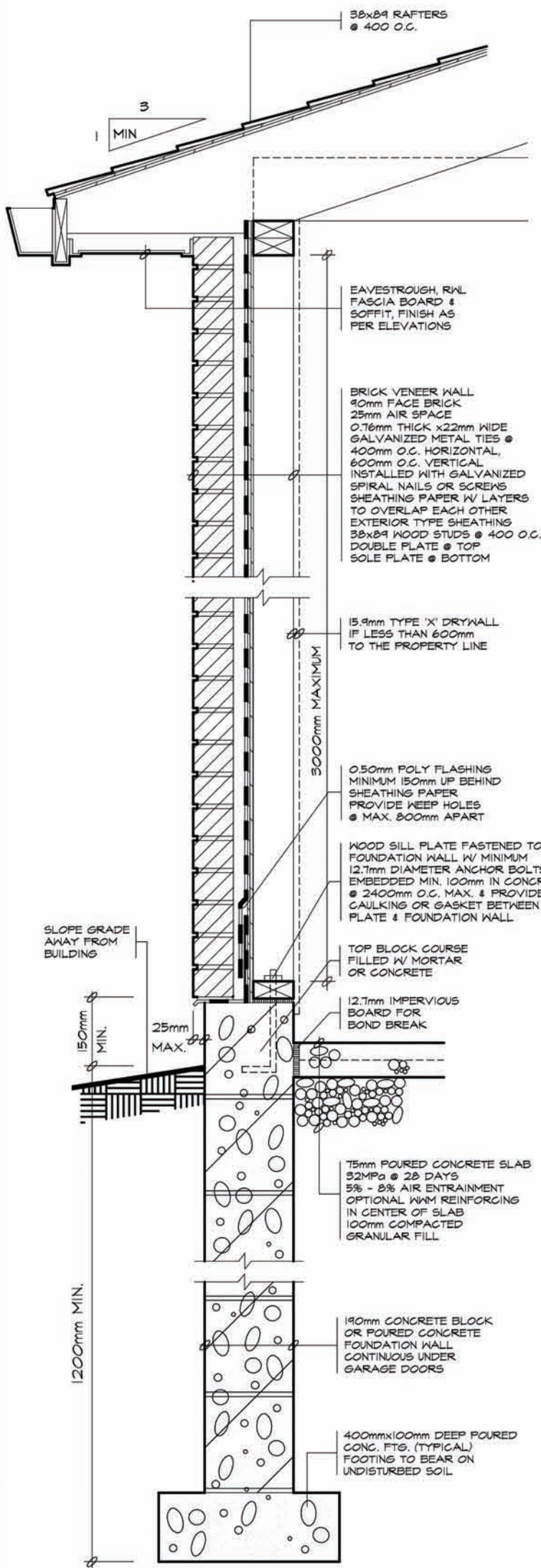
1 WALL SECTION



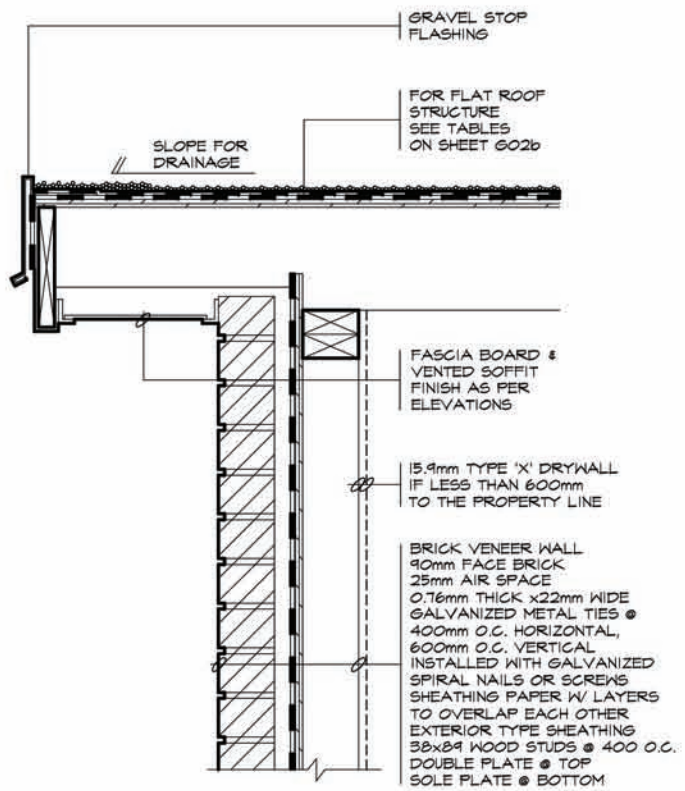
2 FLAT ROOF



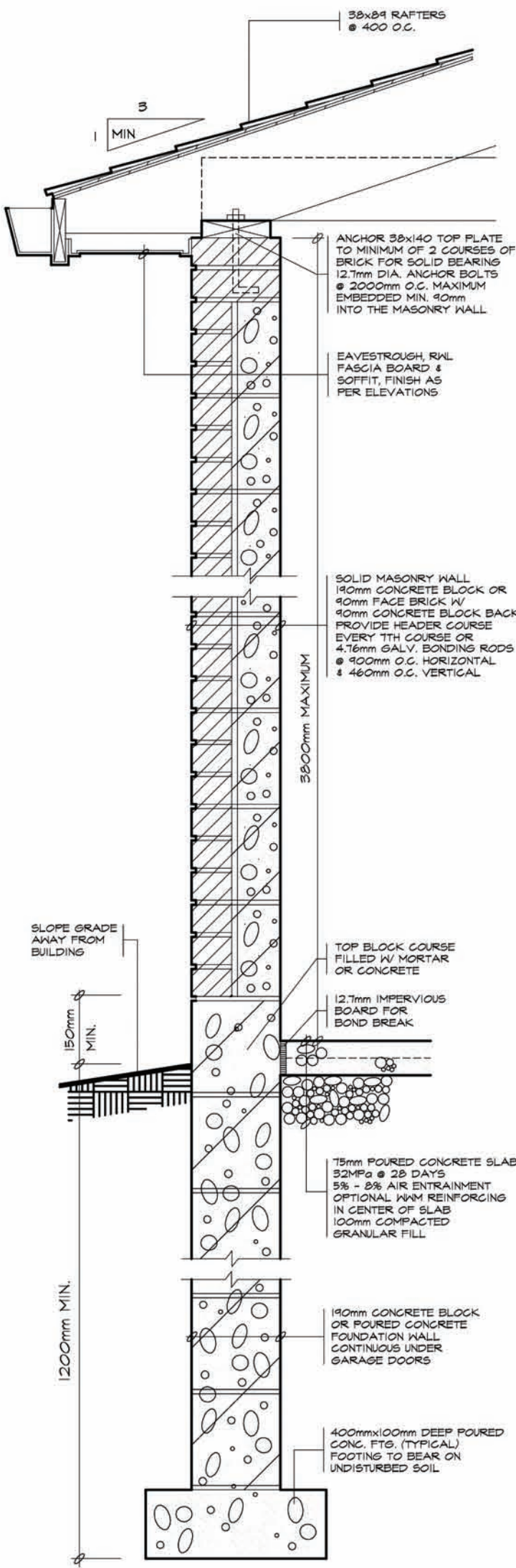
3 ALTERNATE FOR FRAME GARAGE
MAXIMUM 55M², ONE STOREY WOOD FRAME ONLY



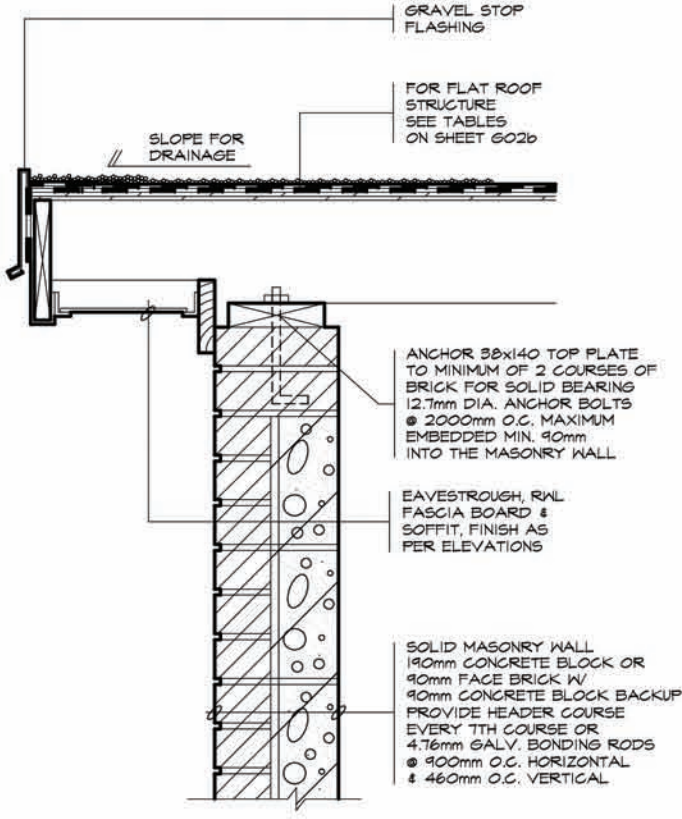
1 WALL SECTION



2 FLAT ROOF



1 WALL SECTION



2 FLAT ROOF