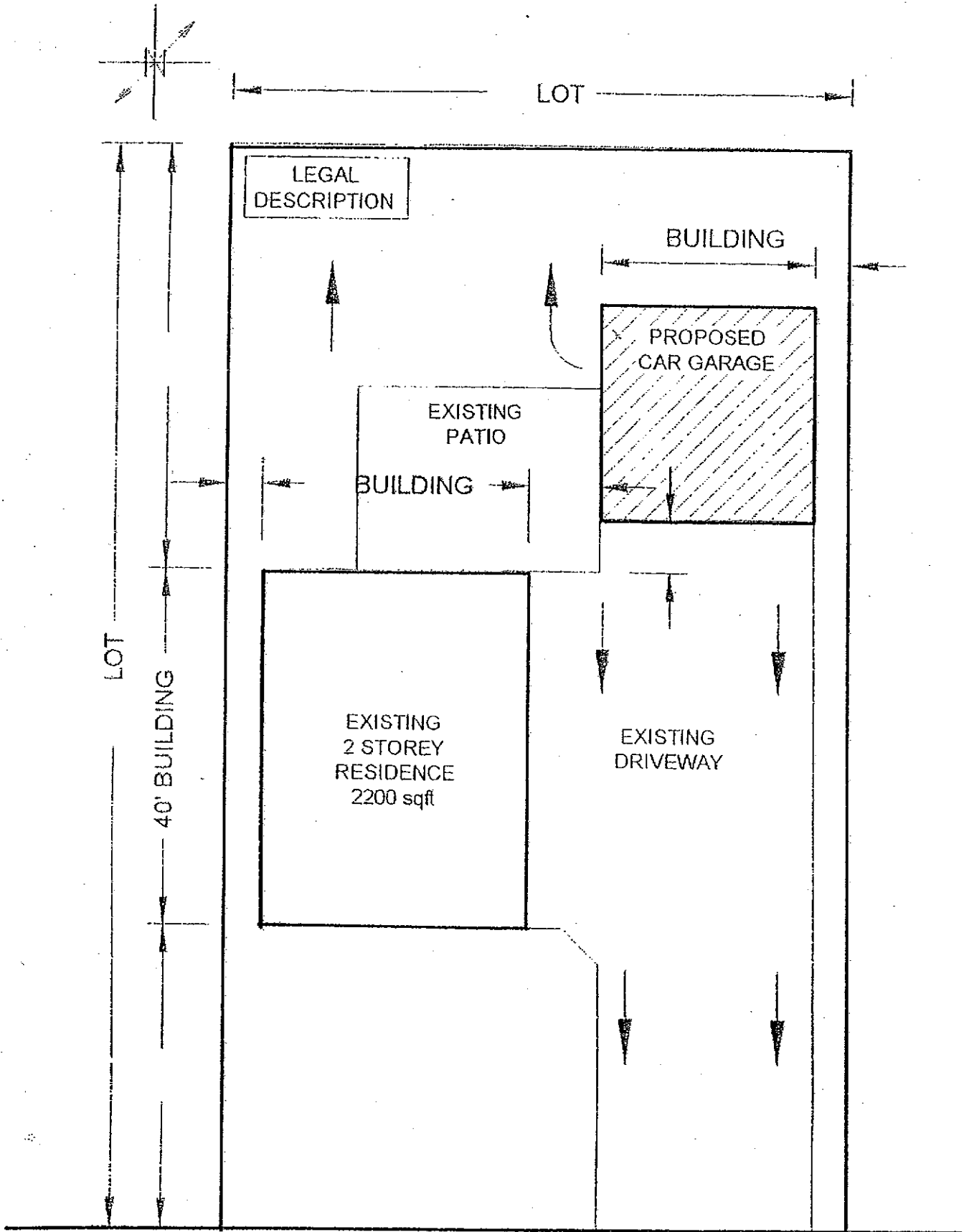
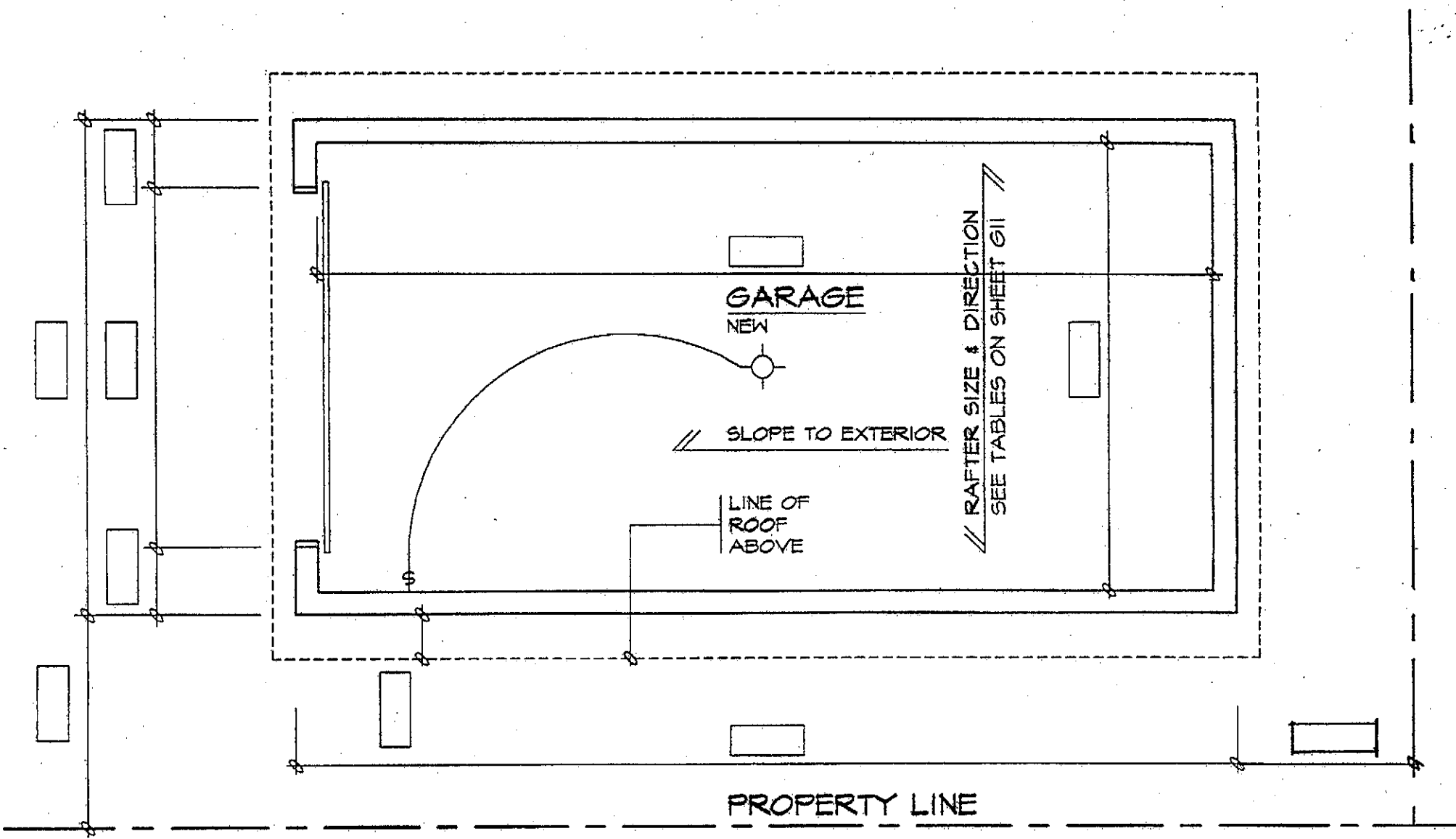


# PROPOSED DETACHED GARAGE



SITE PLAN



GARAGE PLAN (PROVIDE DIMENSIONS IN BOXES)

SEE DETAIL  
SHEETS  
G12 - G14

1

TOP OF PLATE

FIN. GRADE

U/S OF FOOTING

4'-0"  
MIN.

4 MIN. 12

9'-10"  
MAX.

GARAGE  
NEW

MINIMUM 1'X6"  
RIDGE BOARD  
2"X4" RAFTERS  
@ 16" O.C.

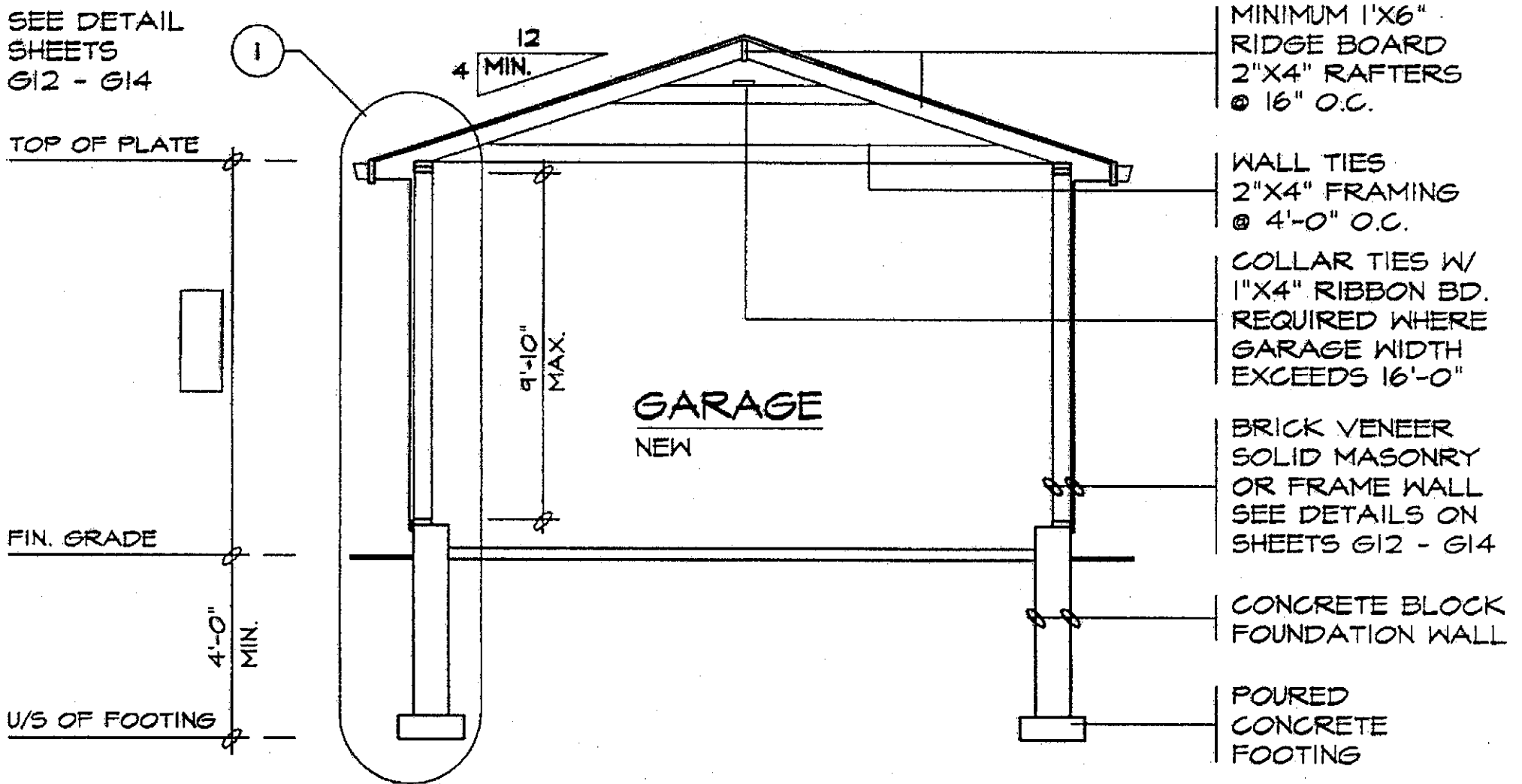
WALL TIES  
2"X4" FRAMING  
@ 4'-0" O.C.

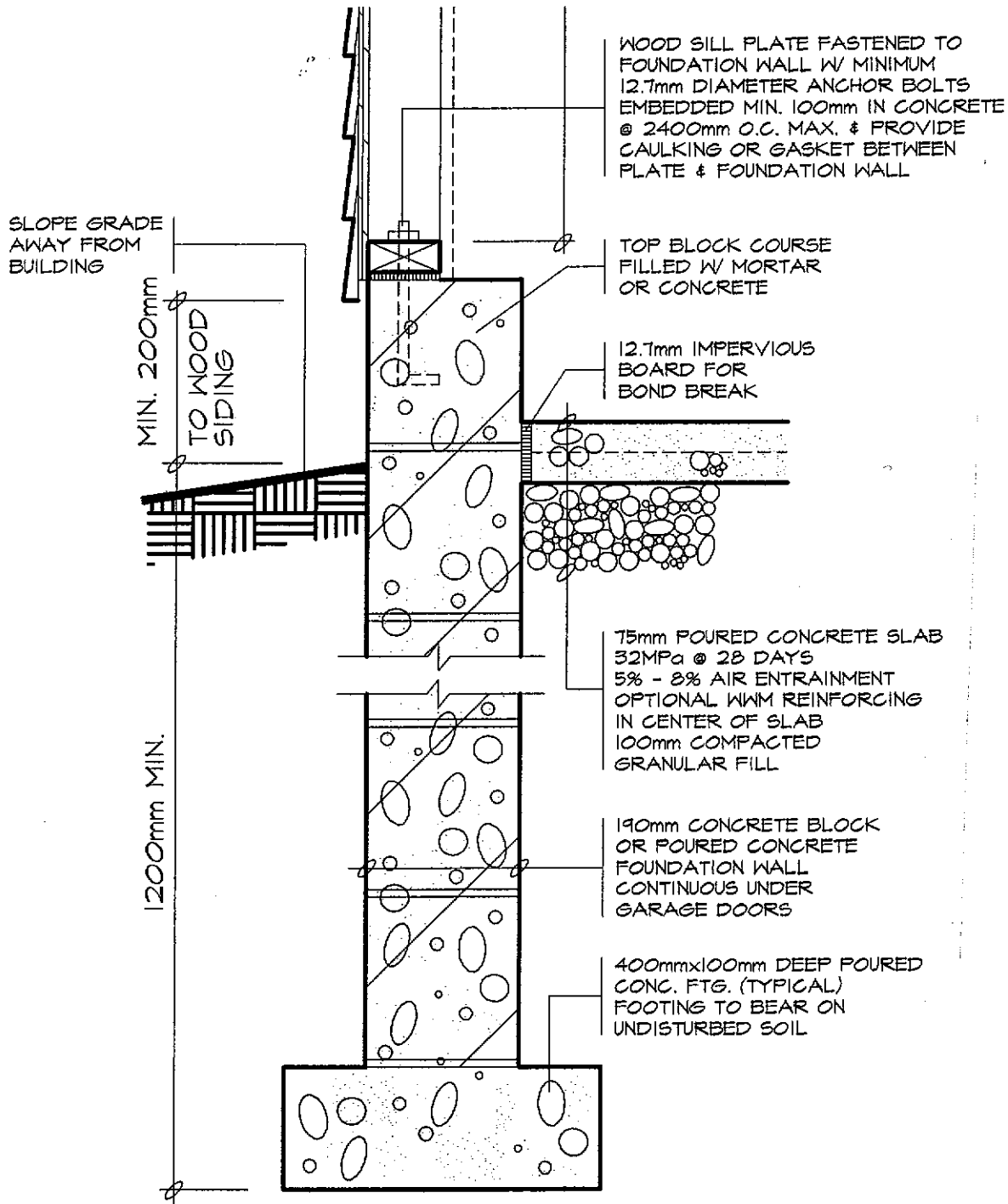
COLLAR TIES W/  
1"X4" RIBBON BD.  
REQUIRED WHERE  
GARAGE WIDTH  
EXCEEDS 16'-0"

BRICK VENEER  
SOLID MASONRY  
OR FRAME WALL  
SEE DETAILS ON  
SHEETS G12 - G14

CONCRETE BLOCK  
FOUNDATION WALL

POURED  
CONCRETE  
FOOTING





WOOD SILL PLATE FASTENED TO FOUNDATION WALL W/ MINIMUM 12.7mm DIAMETER ANCHOR BOLTS EMBEDDED MIN. 100mm IN CONCRETE @ 2400mm O.C. MAX. & PROVIDE CAULKING OR GASKET BETWEEN PLATE & FOUNDATION WALL

SLOPE GRADE AWAY FROM BUILDING

MIN. 200mm TO WOOD SIDING

TOP BLOCK COURSE FILLED W/ MORTAR OR CONCRETE

12.7mm IMPERVIOUS BOARD FOR BOND BREAK

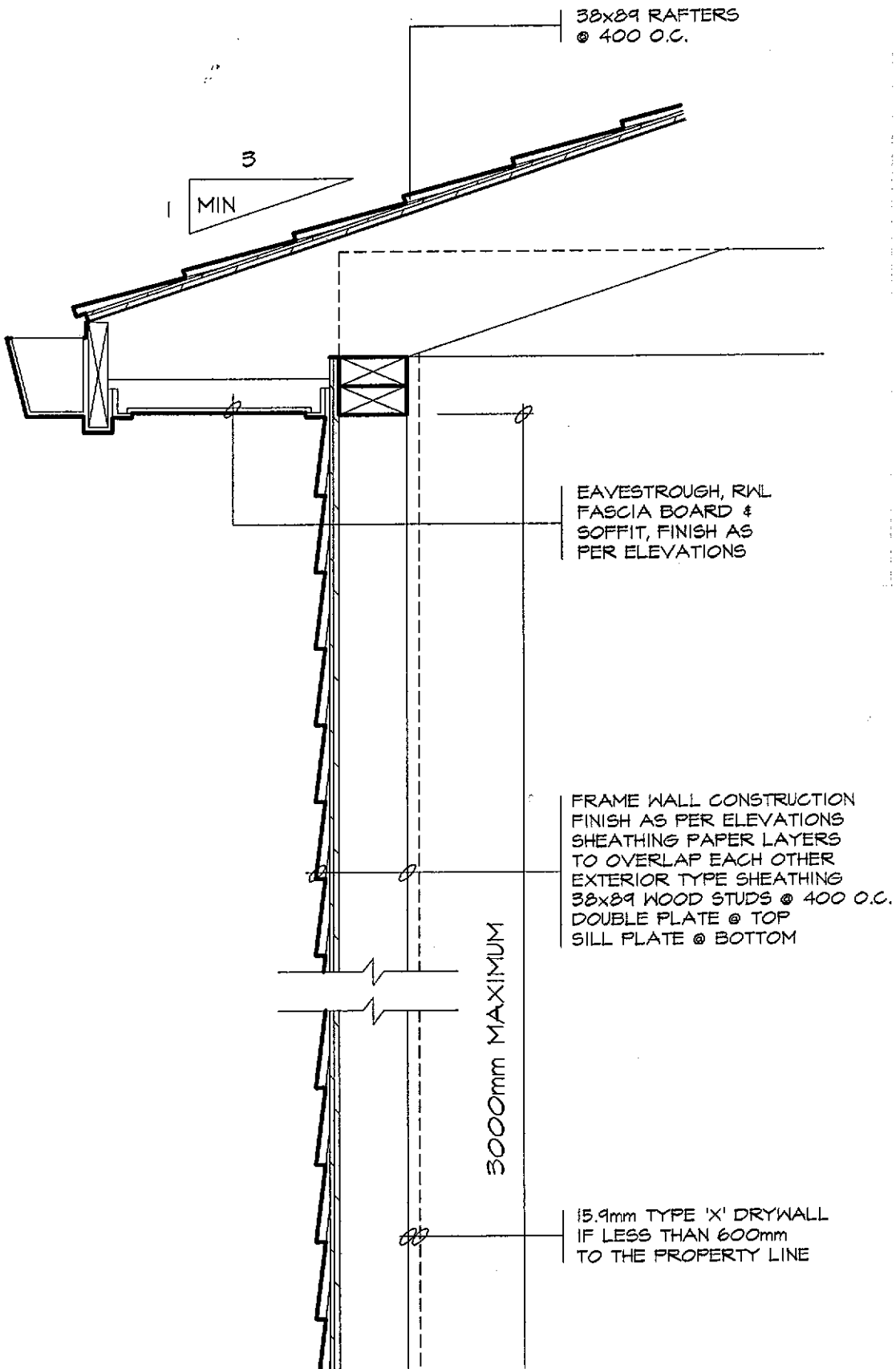
75mm Poured CONCRETE SLAB 32MPa @ 28 DAYS 5% - 8% AIR ENTRAINMENT OPTIONAL W/M REINFORCING IN CENTER OF SLAB 100mm COMPACTED GRANULAR FILL

190mm CONCRETE BLOCK OR Poured CONCRETE FOUNDATION WALL CONTINUOUS UNDER GARAGE DOORS

400mmx100mm DEEP Poured CONC. FTG. (TYPICAL) FOOTING TO BEAR ON UNDISTURBED SOIL

1200mm MIN.

WALL SECTION



38x89 RAFTERS  
@ 400 O.C.

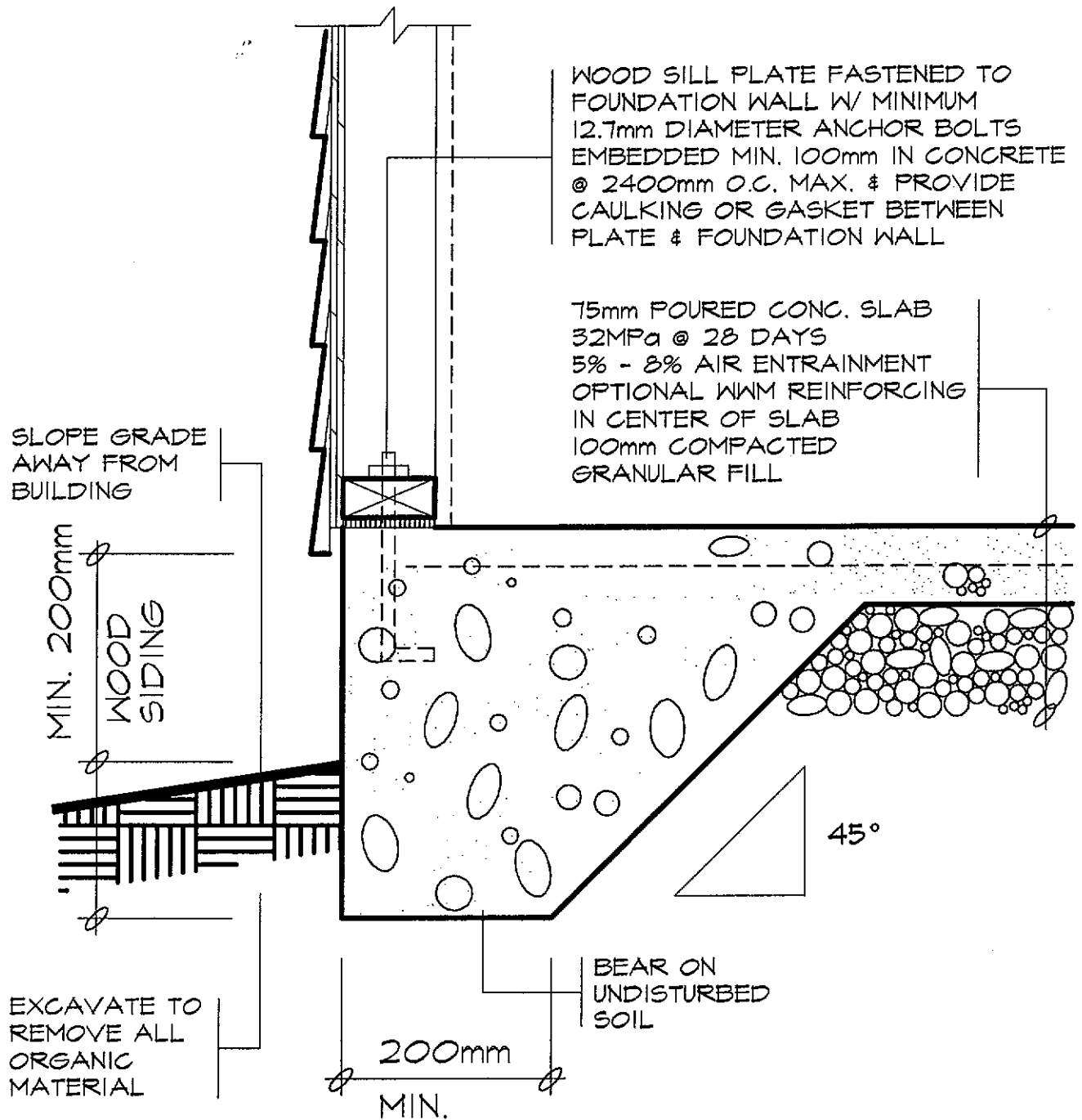
3  
MIN

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

FRAME WALL CONSTRUCTION  
FINISH AS PER ELEVATIONS  
SHEATHING PAPER LAYERS  
TO OVERLAP EACH OTHER  
EXTERIOR TYPE SHEATHING  
38x89 WOOD STUDS @ 400 O.C.  
DOUBLE PLATE @ TOP  
SILL PLATE @ BOTTOM

3000mm MAXIMUM

15.9mm TYPE 'X' DRYWALL  
IF LESS THAN 600mm  
TO THE PROPERTY LINE



## ALTERNATE FOR FRAME GARAGE

MAXIMUM 55M<sup>2</sup>, ONE STOREY WOOD FRAME ONLY

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

MAXIMUM CLEAR SPAN						
RAFTER SIZE	ROOF SNOW LOAD 21 PSF			ROOF SNOW LOAD 31 PSF		
	RAFTER SPACING			RAFTER SPACING		
	12" O.C.	16" O.C.	24" O.C.	12" O.C.	16" O.C.	24" O.C.
2X4	10'-2"	9'-3"	8'-1"	8'-11"	8'-1"	7'-1"
2X6	16'-0"	14'-7"	12'-9"	14'-0"	12'-9"	11'-1"
2X8	21'-1"	19'-2"	16'-9"	18'-5"	16'-9"	14'-5"
2X10	27'-0"	24'-6"	20'-11"	23'-6"	21'-4"	17'-8"

# ROOF JOISTS (FLAT ROOF - WHERE CEILING IS INSTALLED)

MAXIMUM CLEAR SPAN						
JOIST SIZE	ROOF SNOW LOAD 21 PSF			ROOF SNOW LOAD 31 PSF		
	JOIST SPACING			JOIST SPACING		
	12" O.C.	16" O.C.	24" O.C.	12" O.C.	16" O.C.	24" O.C.
2X6	12'-9"	11'-6"	10'-1"	11'-1"	10'-1"	8'-9"
2X8	16'-9"	15'-2"	13'-3"	14'-7"	13'-3"	11'-7"
2X10	21'-4"	19'-5"	17'-0"	18'-8"	17'-0"	14'-9"
2X12	26'-0"	23'-7"	20'-8"	22'-9"	20'-8"	18'-0"

# LINTELS

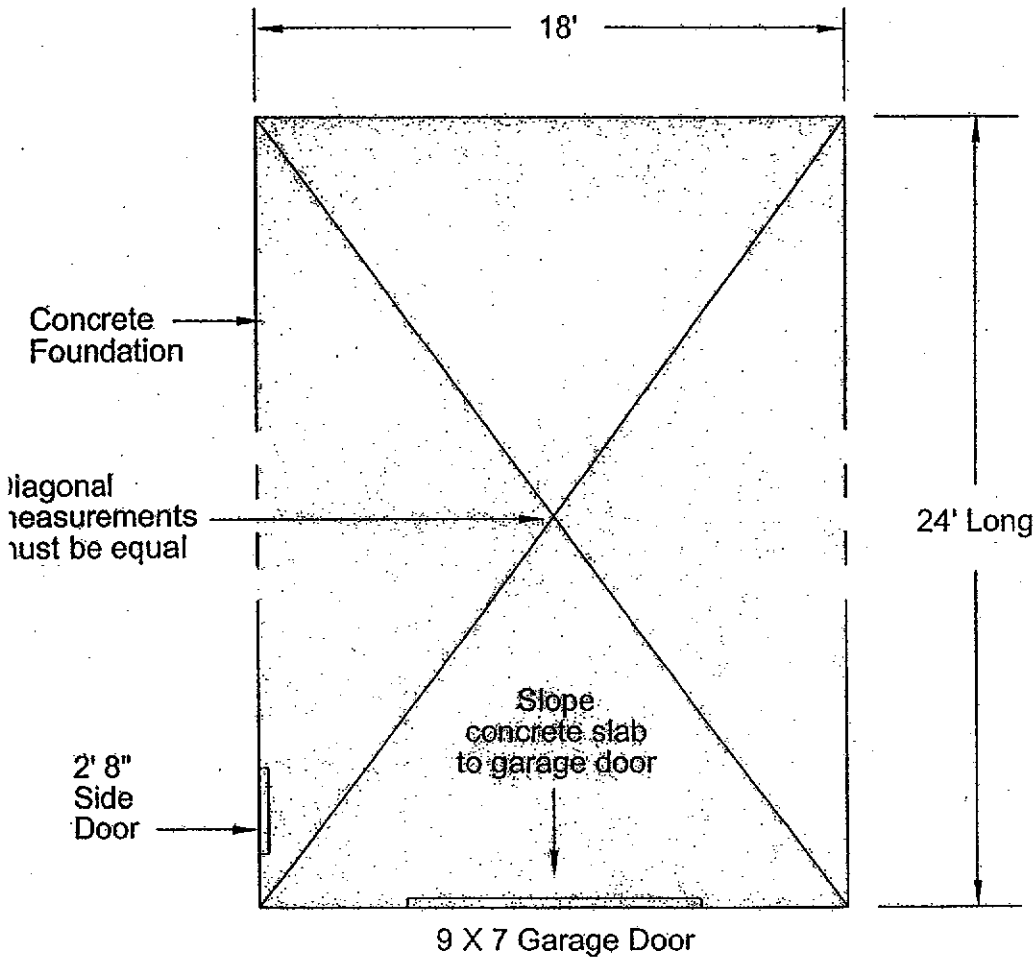
DOOR WIDTH	LINTELS FOR WOOD FRAMING		LINTELS FOR BRICK VENEER		LINTELS FOR SOLID MASONRY	
	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF
UP TO 9'-2"	2/2X6	2/2X10	2/2X6 + ANGLE 5"X 3 1/2"X 5/16"	2/2X10 + ANGLE 5"X 3 1/2"X 5/16"	2 ANGLES 6"X 4"X 3/8"	W6X15.5 + PLATE 8"X 3/8"
UP TO 16'-0"	2/2X10	4/2X12 OR 2-1 3/4"X11 7/8" 1.9E LVL	W6X15.5 + PLATE 8"X 3/8"	W6X15.5 + PLATE 8"X 3/8"	W6X15.5 + PLATE 8"X 3/8"	MUST BE DESIGNED

## GENERAL NOTES

1. ALL LUMBER TO BE NO. 1&2 SPRUCE OR BETTER
2. ALL PLYWOOD SHALL BE STAMPED EXTERIOR GRADE
3. ROOF LOAD DESIGN 21 LB./SQ. FT. OR 31 LB./SQ. FT.
4. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL.
5. IF GARAGE WALL IS LESS THAN 2'-0" TO THE PROPERTY LINE PROVIDE 5/8" TYPE 'X' DRYWALL INTERIOR SHEATHING. NO WINDOWS ARE PERMITTED IN GARAGE WALLS LESS THAN 3'-11" FROM PROPERTY LINE.
6. FOR ONE STOREY WOOD FRAME DETACHED GARAGES LESS THAN 538 SQ. FT. AN ALTERNATE FOOTING MAY BE USED, SEE DETAIL SHEET G12
7. GARAGE SLAB SHALL BE 4650 PSI CONCRETE W 5% - 8% AIR ENTRAINMENT SLOPED TO DRAIN TO THE OUTSIDE.
8. ROOF SHEATHING SHALL BE MIN. 3/8" PLYWOOD PROVIDE 'H' CLIPS IF RAFTERS OR JOISTS ARE SPACED GREATER THAN 16" O.C.
9. PROVIDE A LIGHT FIXTURE IN THE GARAGE.

# STEP # 1 - Concrete Slab Foundation - (Supplied by owner)

**TOP VIEW**

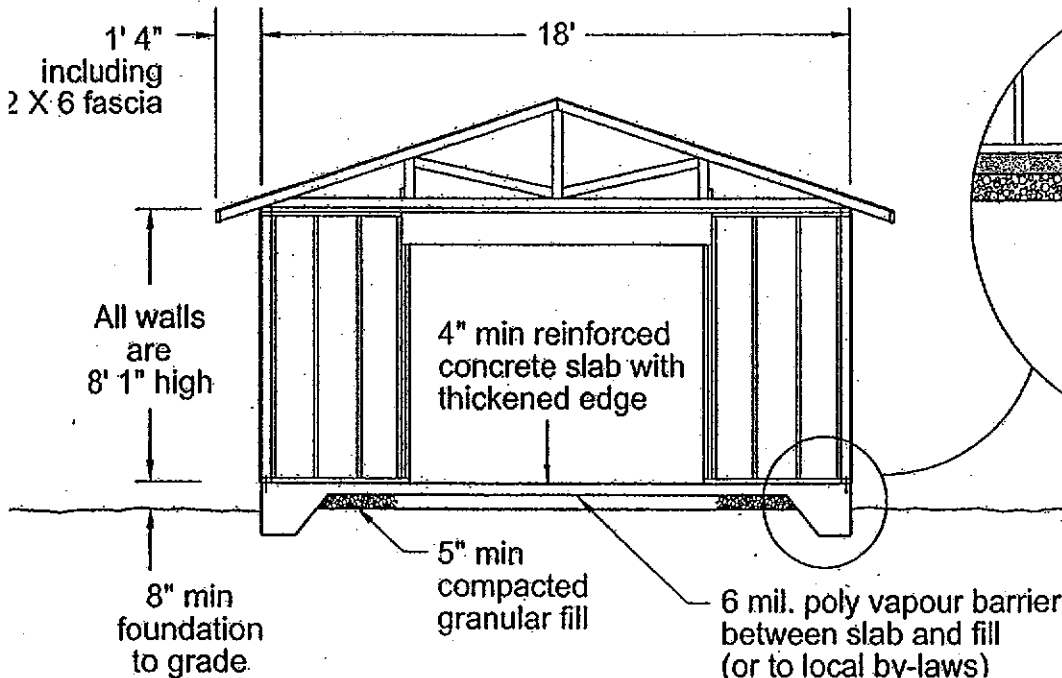


All construction should comply with National Building codes and local by-laws.

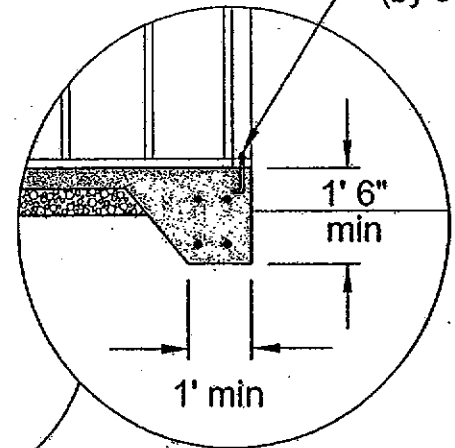
The engineered concrete foundation and reinforcing is the responsibility of the owner.

Do not install anchor bolts in door openings - See pages 2 and 3 for suggested door locations.

**GARAGE - FRONT VIEW**



Connecting bottom plates to foundation:  
1/2" Dia Anchor Bolts  
max 7' 10" apart  
(by owner)



# STEP # 2 - Side Walls

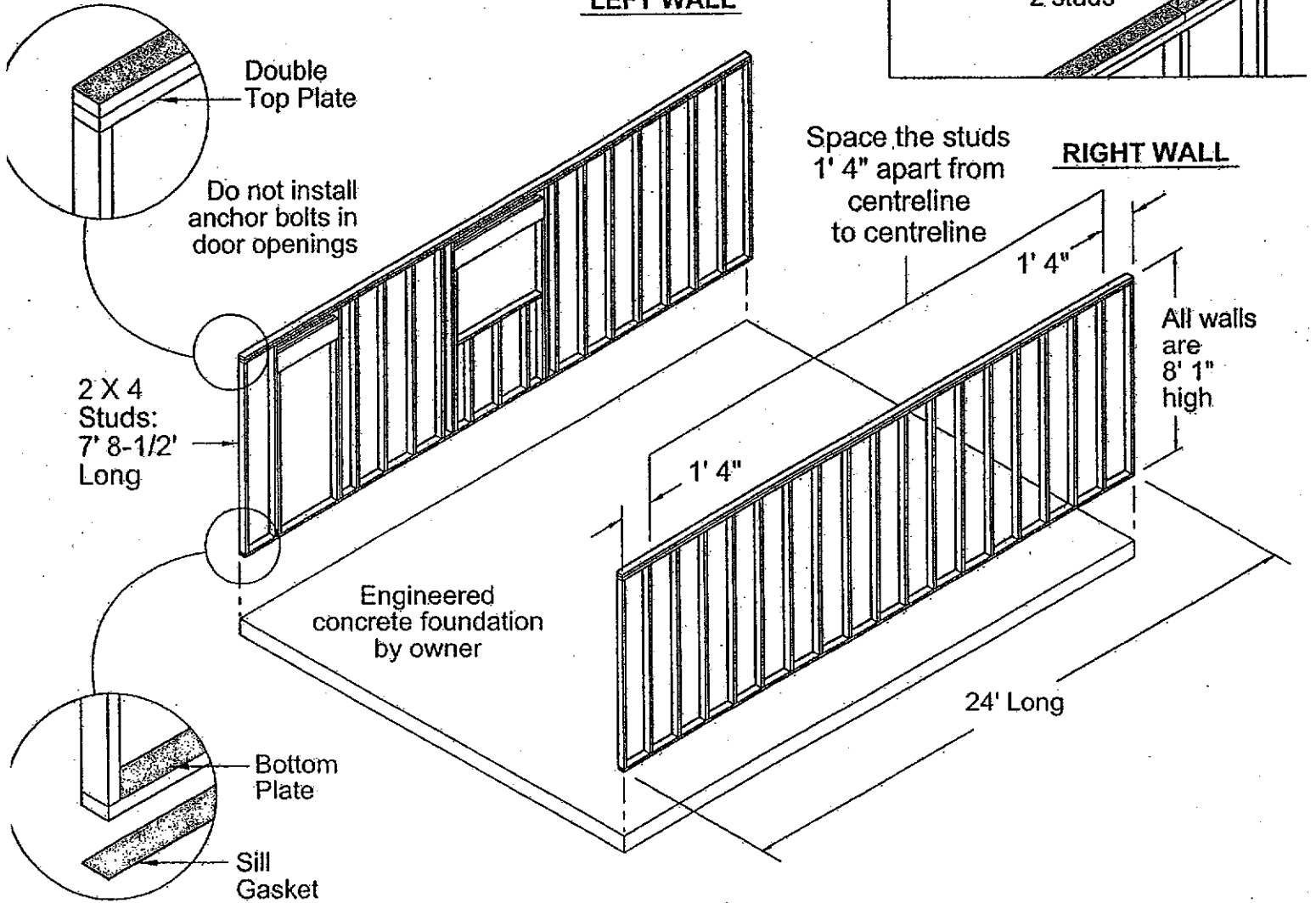
All walls are 8' 1" high

## TOP PLATES

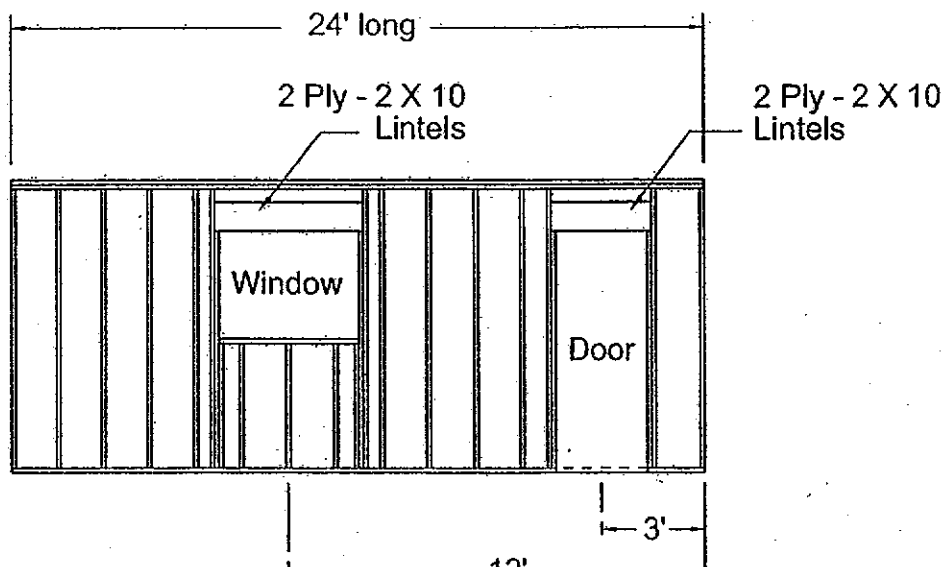
On all walls:  
stagger top plate  
joints over  
2 studs

## LEFT WALL

## RIGHT WALL



## LEFT WALL - SIDE VIEW

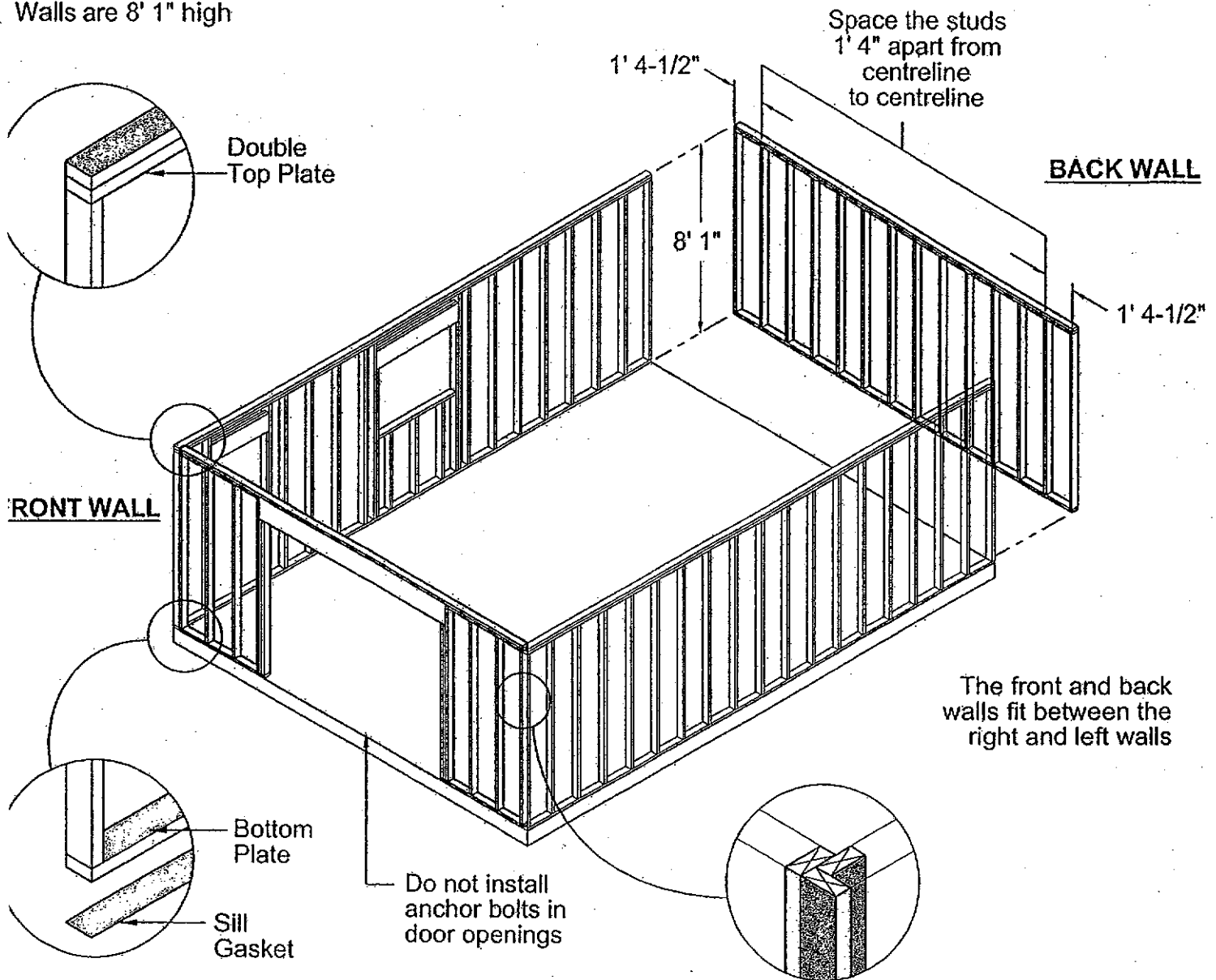


Window and door locations are only SUGGESTED locations.

Refer to door and window manufacturer's instructions for the required roughing opening sizes - prior to construction.

# STEP # 3 - Front & Back Walls

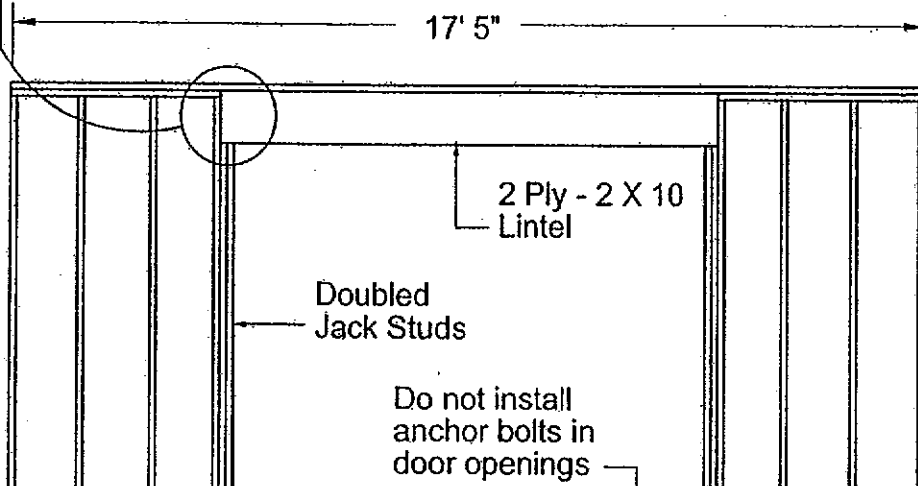
Walls are 8' 1" high



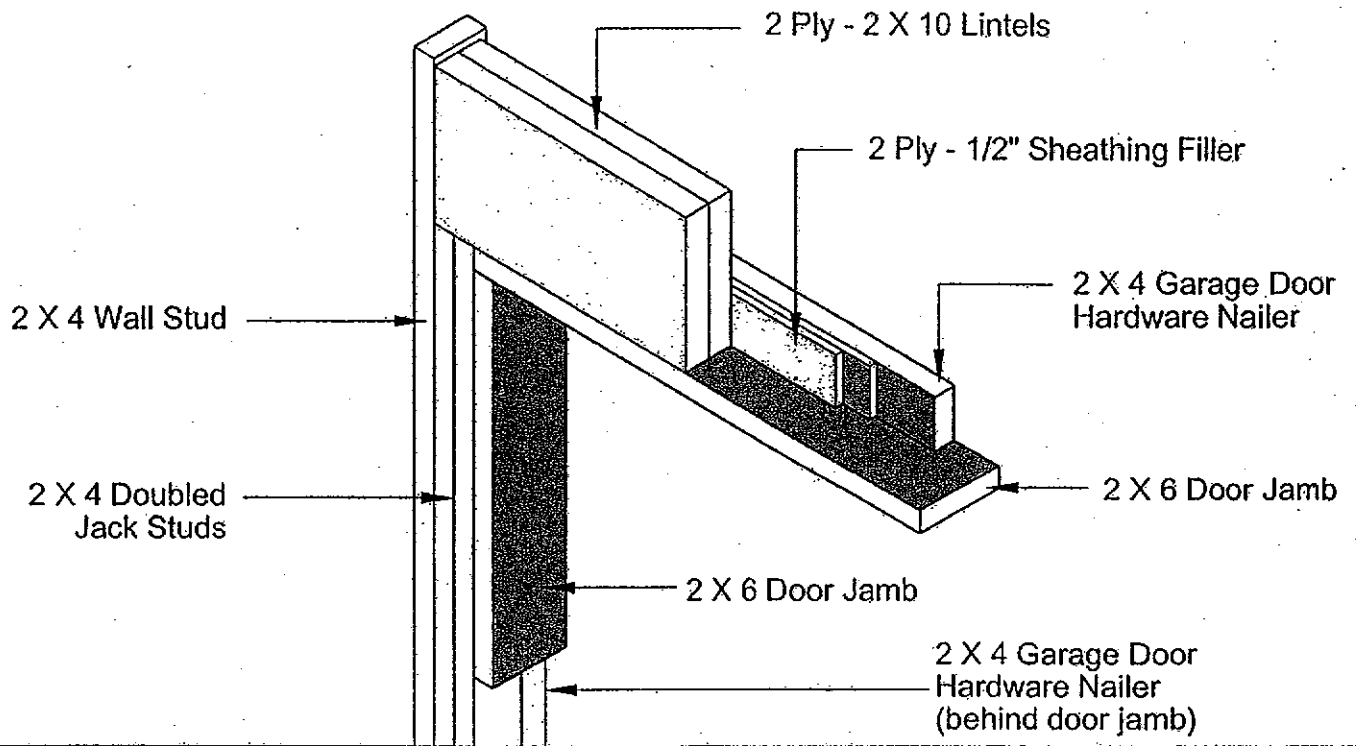
## FRONT WALL

Refer to door manufacturer's instructions for the required roughing opening sizes - prior to construction.

See garage door detail "A" on page 4

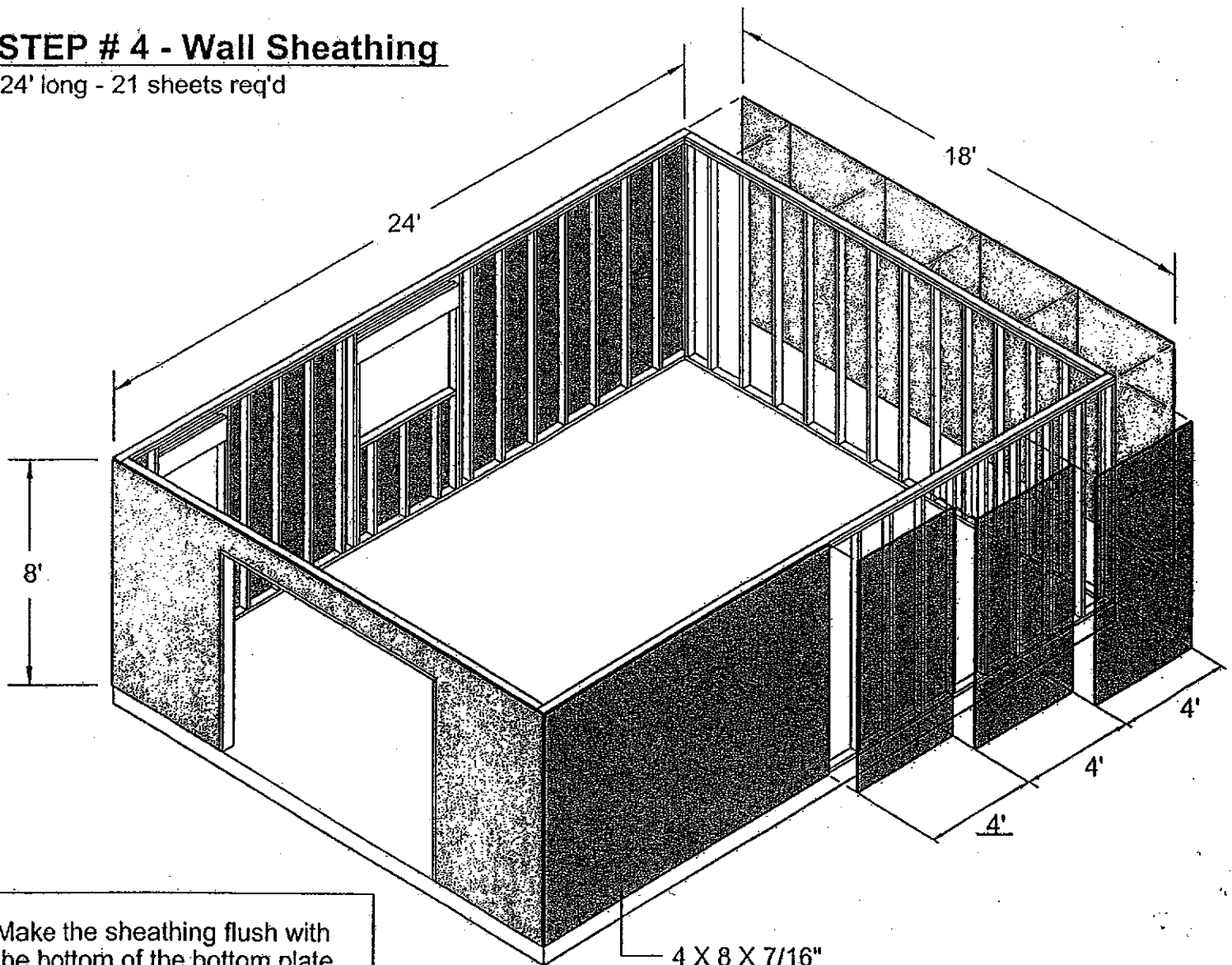


### STEP # 3 (Garage Door Detail "A")



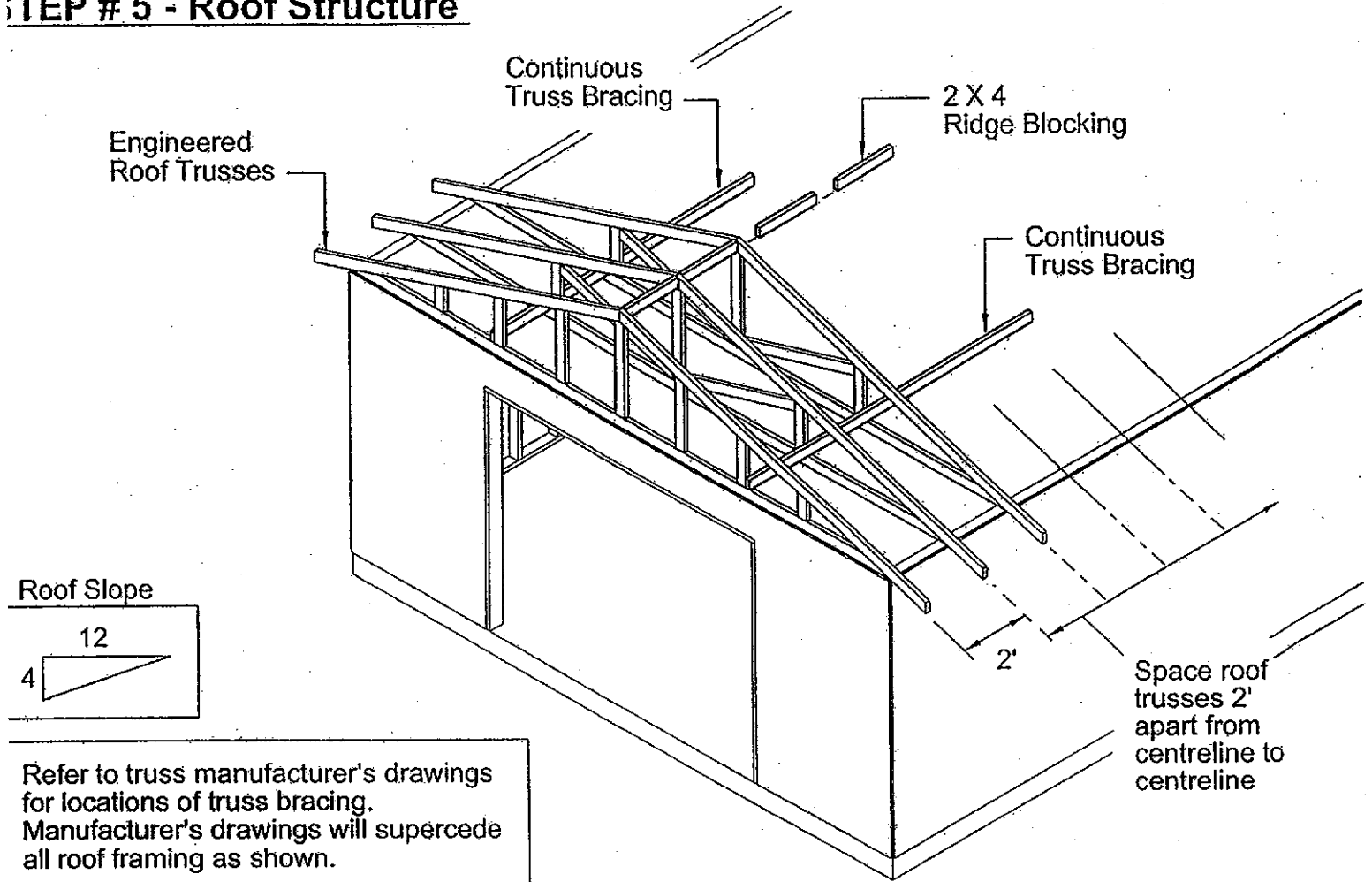
### STEP # 4 - Wall Sheathing

24' long - 21 sheets req'd



Make the sheathing flush with the bottom of the bottom plate

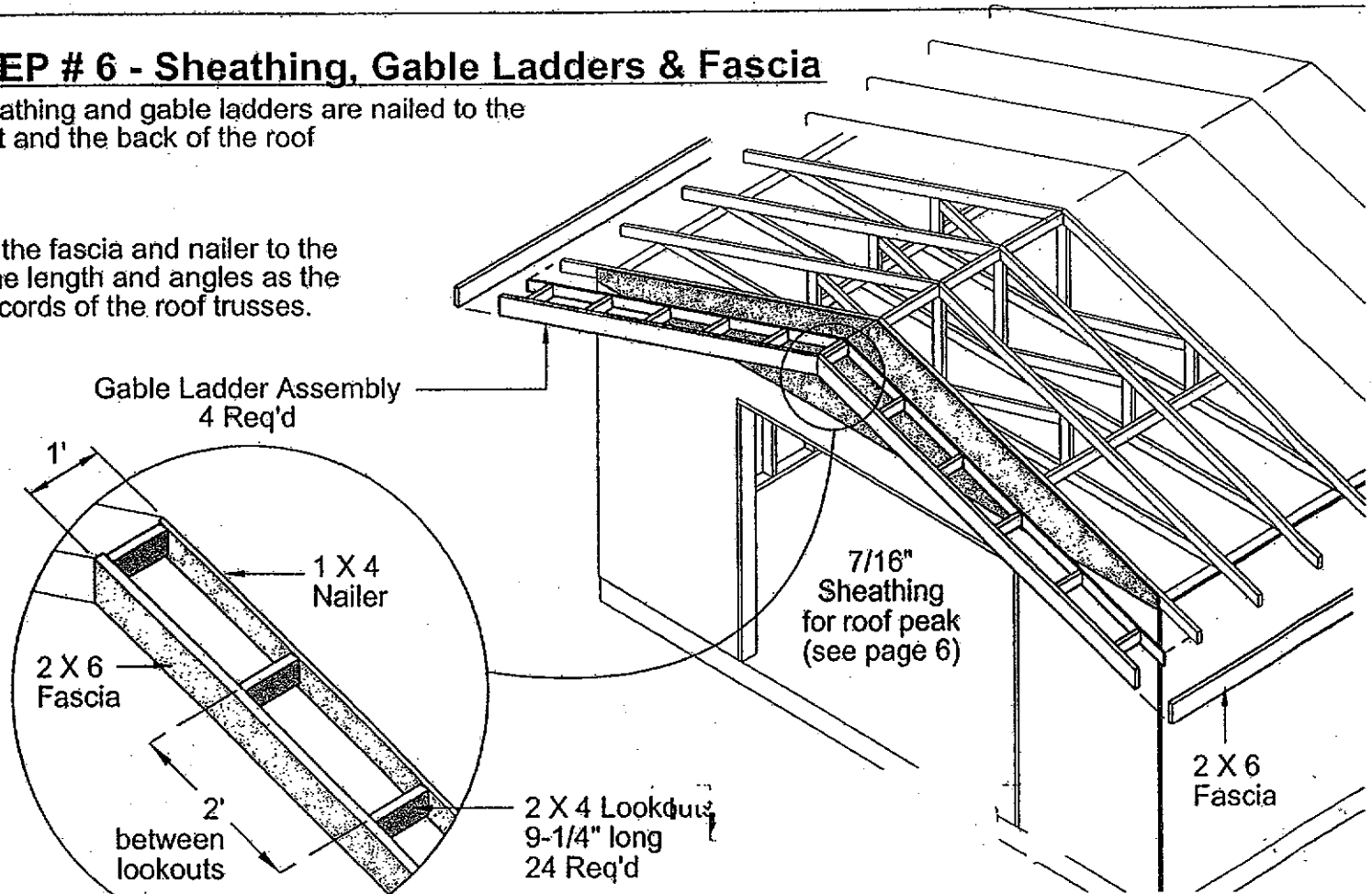
## STEP # 5 - Roof Structure



## STEP # 6 - Sheathing, Gable Ladders & Fascia

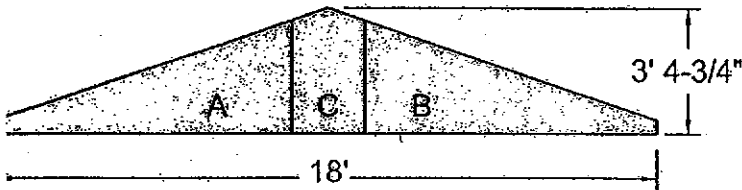
Sheathing and gable ladders are nailed to the front and the back of the roof

Cut the fascia and nailer to the same length and angles as the top cords of the roof trusses.

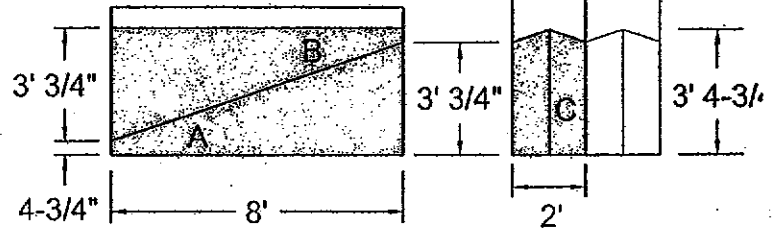


Because of slight variations between roof manufacturers - the peak sheathing dimensions are approximate. For exact dimensions - please measure the roof trusses.

7/16" Roof Peak Sheathing - 2 Peaks Req'd (front and back of garage)



Cutting pattern from 4 X 8 sheets - 3 sheets req'd



### STEP # 7 - Roof Sheathing (top view layouts)

4 X 8 X 7/16" Sheathing

3 Sheets of 4 X 8 for 2 Roof Peaks

Layout is for 1 side of roof.  
Repeat pattern for both sides of roof.

### 18' X 24' Garage

