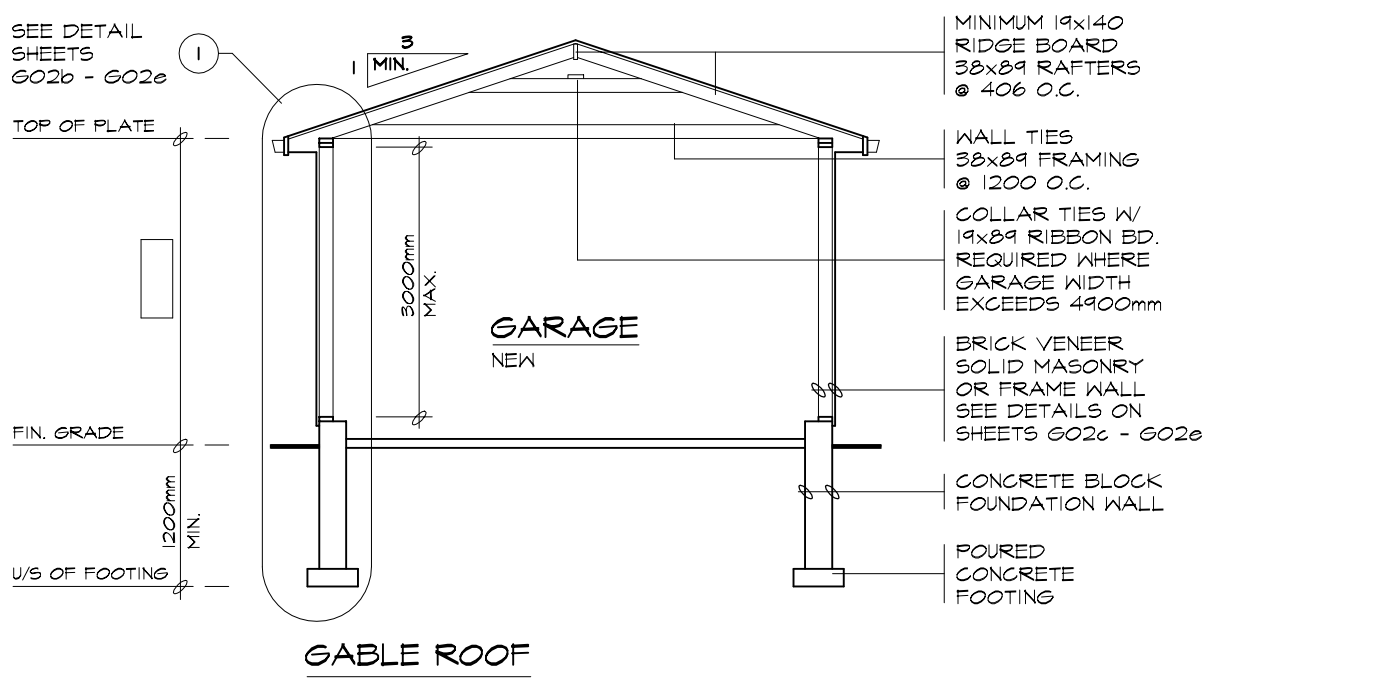
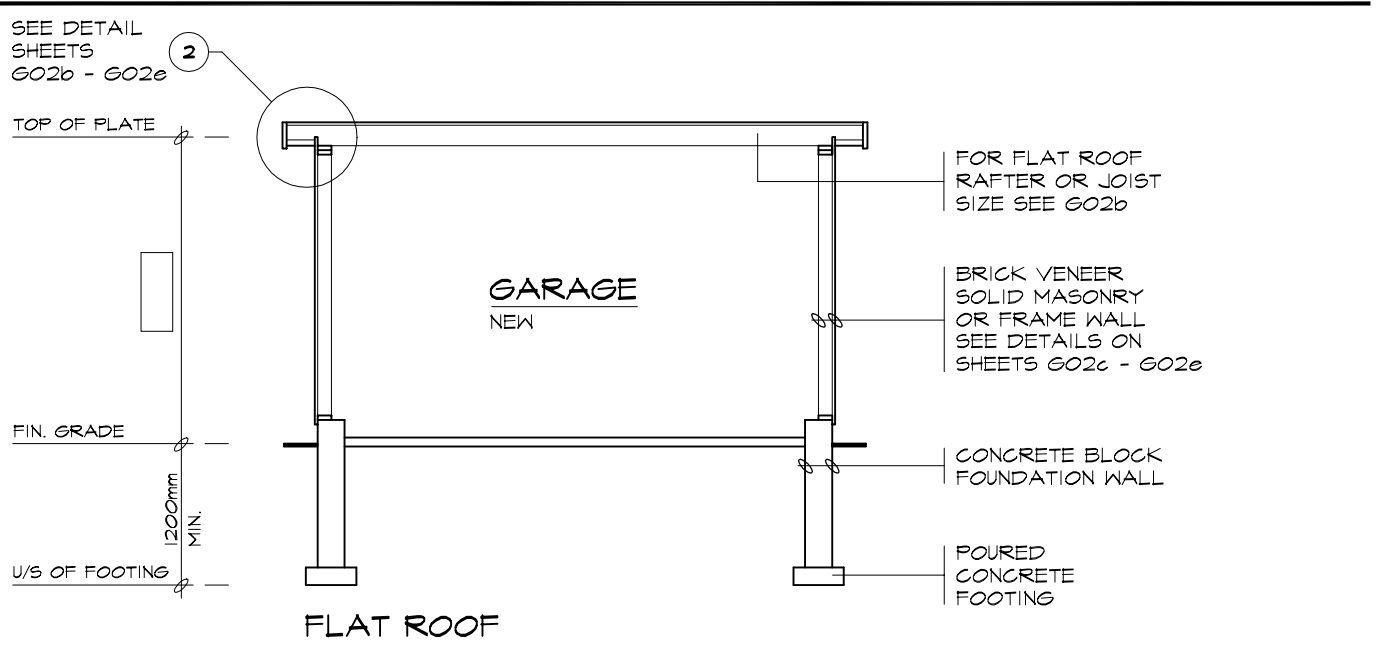


GARAGE PLAN (PROVIDE DIMENSIONS IN BOXES)



GABLE ROOF



FLAT ROOF

**LMCBO
STANDARD
DETAILS**

TITLE
DETACHED GARAGE SLOPING OR FLAT ROOF PLAN & SECTIONS

DWG. NO.

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G02a

2012

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.		
	305	406	610	305	406	610
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.		
	305	406	610	305	406	610
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 G02c
- 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

**LMCBO
STANDARD
DETAILS**

TITLE

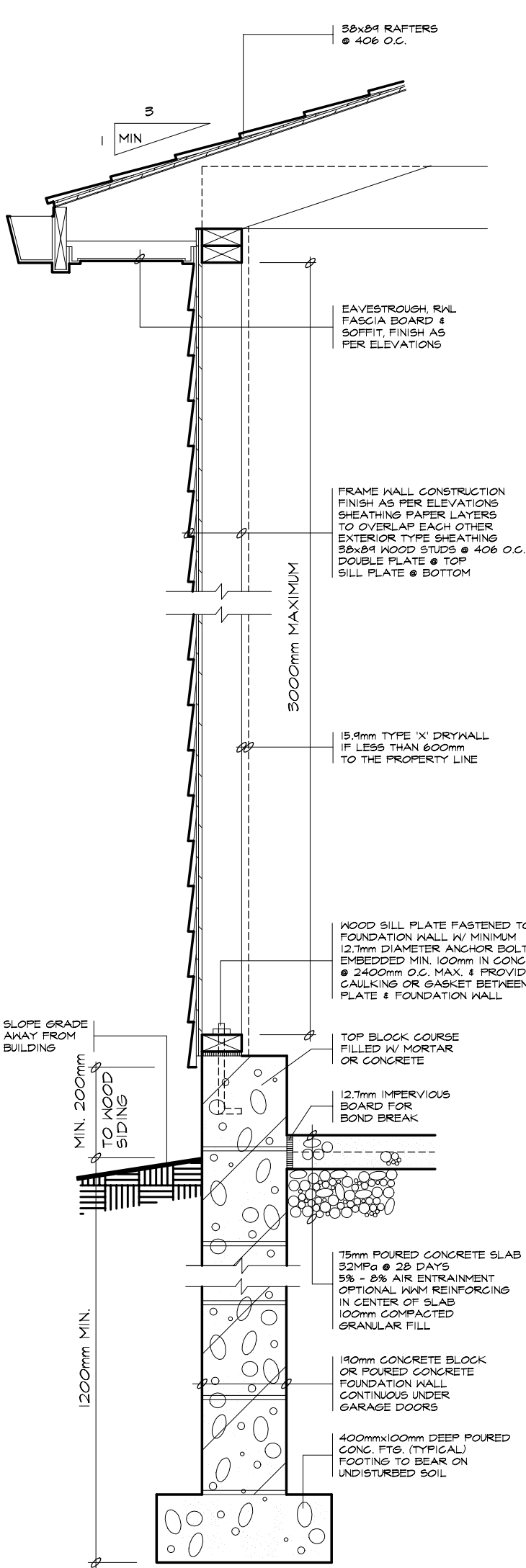
DETACHED GARAGE TABLES & NOTES

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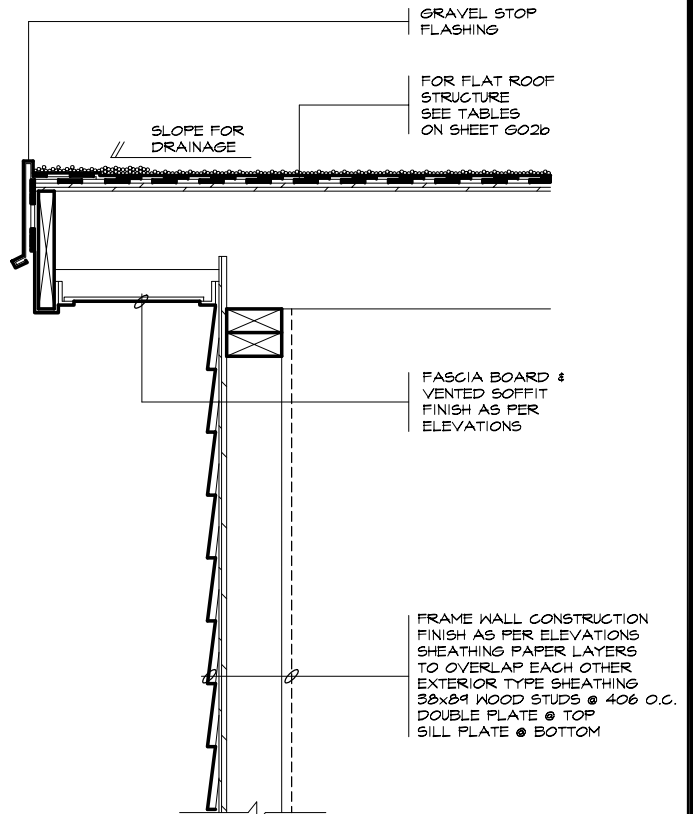
DWG. NO.

G02b

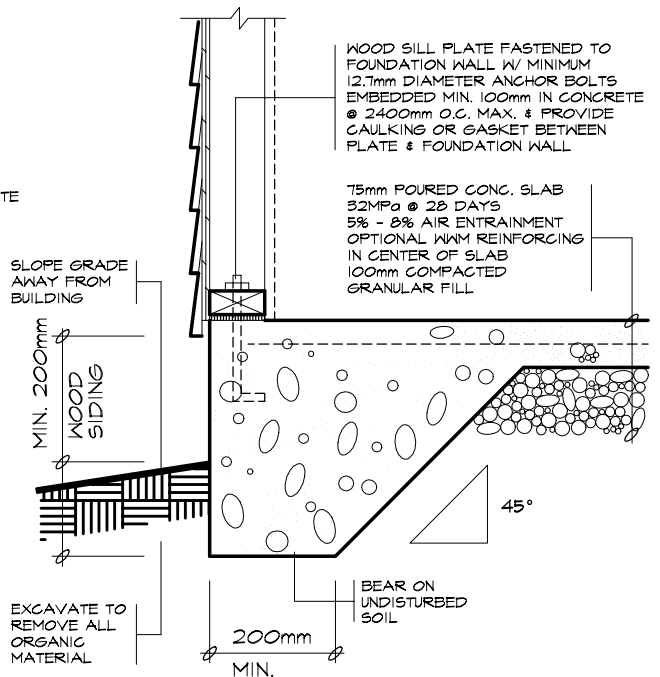
2012



1 WALL SECTION



2 FLAT ROOF



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

LMCBO
STANDARD
DETAILS

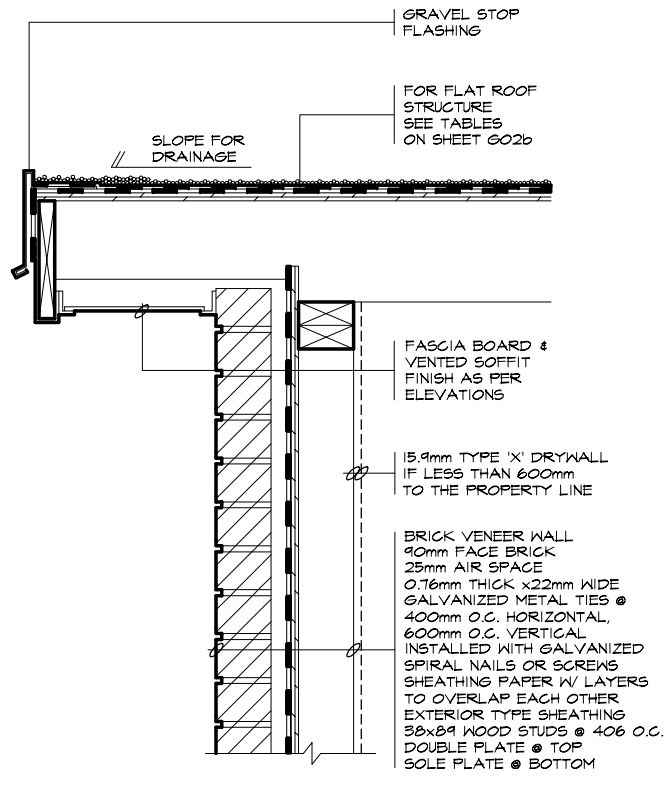
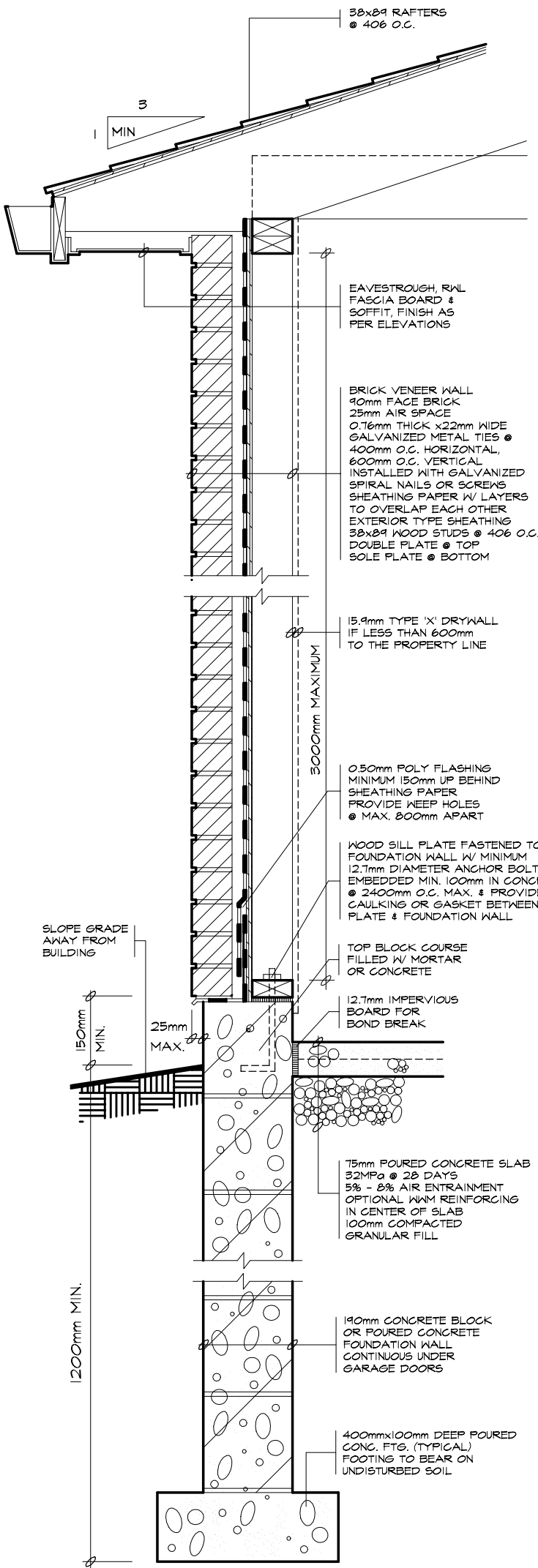
TITLE
DETACHED GARAGE FRAME DETAILS

DWG. NO.

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G02c

2012



2 FLAT ROOF

SLOPE GRADE AWAY FROM BUILDING

150mm MIN.
25mm MAX.

1200mm MIN.

3000mm MAXIMUM

38x89 RAFTERS @ 406 O.C.

3
1 MIN

GRAVEL STOP FLASHING

SLOPE FOR DRAINAGE

FOR FLAT ROOF STRUCTURE SEE TABLES ON SHEET GO2d

EAVESTROUGH, R/WL FASCIA BOARD & SOFFIT, FINISH AS PER ELEVATIONS

FASCIA BOARD & VENTED SOFFIT FINISH AS PER ELEVATIONS

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

BRICK VENEER WALL
90mm FACE BRICK
25mm AIR SPACE
0.76mm THICK x22mm WIDE GALVANIZED METAL TIES @ 400mm O.C. HORIZONTAL, 600mm O.C. VERTICAL
INSTALLED WITH GALVANIZED SPIRAL NAILS OR SCREWS
SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER
EXTERIOR TYPE SHEATHING
38x89 WOOD STUDS @ 406 O.C.
DOUBLE PLATE @ TOP
SOLE PLATE @ BOTTOM

BRICK VENEER WALL
90mm FACE BRICK
25mm AIR SPACE
0.76mm THICK x22mm WIDE GALVANIZED METAL TIES @ 400mm O.C. HORIZONTAL, 600mm O.C. VERTICAL
INSTALLED WITH GALVANIZED SPIRAL NAILS OR SCREWS
SHEATHING PAPER W/ LAYERS TO OVERLAP EACH OTHER
EXTERIOR TYPE SHEATHING
38x89 WOOD STUDS @ 406 O.C.
DOUBLE PLATE @ TOP
SOLE PLATE @ BOTTOM

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

0.50mm POLY FLASHING
MINIMUM 150mm UP BEHIND SHEATHING PAPER
PROVIDE WEEP HOLES @ MAX. 800mm APART

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

TOP BLOCK COURSE FILLED W/ MORTAR OR CONCRETE

12.7mm IMPERVIOUS BOARD FOR BOND BREAK

15mm 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

1 WALL SECTION

LMCBO
STANDARD
DETAILS

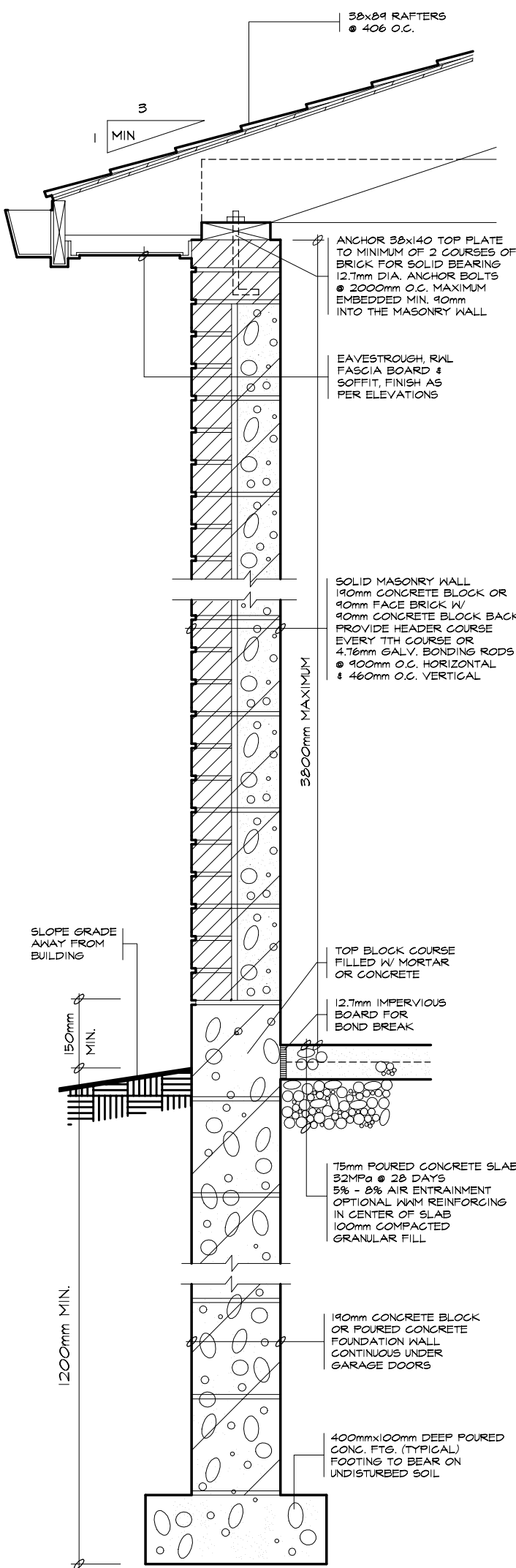
TITLE
DETACHED GARAGE BRICK VENEER DETAILS

DWG. NO.

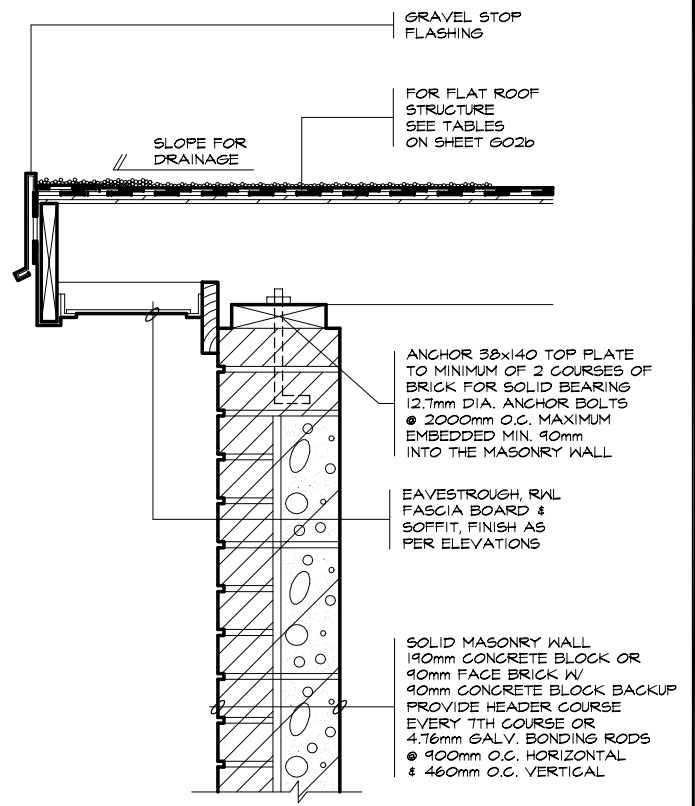
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GO2d

2012



1 WALL SECTION



2 FLAT ROOF

**LMCBO
STANDARD
DETAILS**

TITLE
DETACHED GARAGE SOLID MASONRY DETAILS

DWG. NO.

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G02e

2012