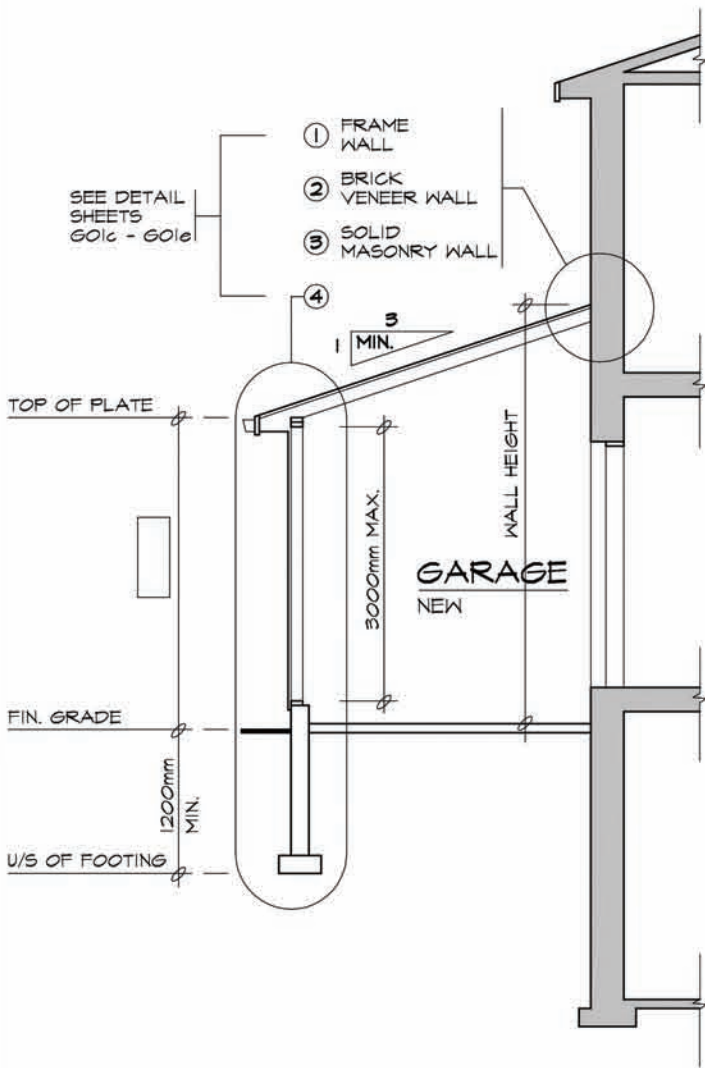
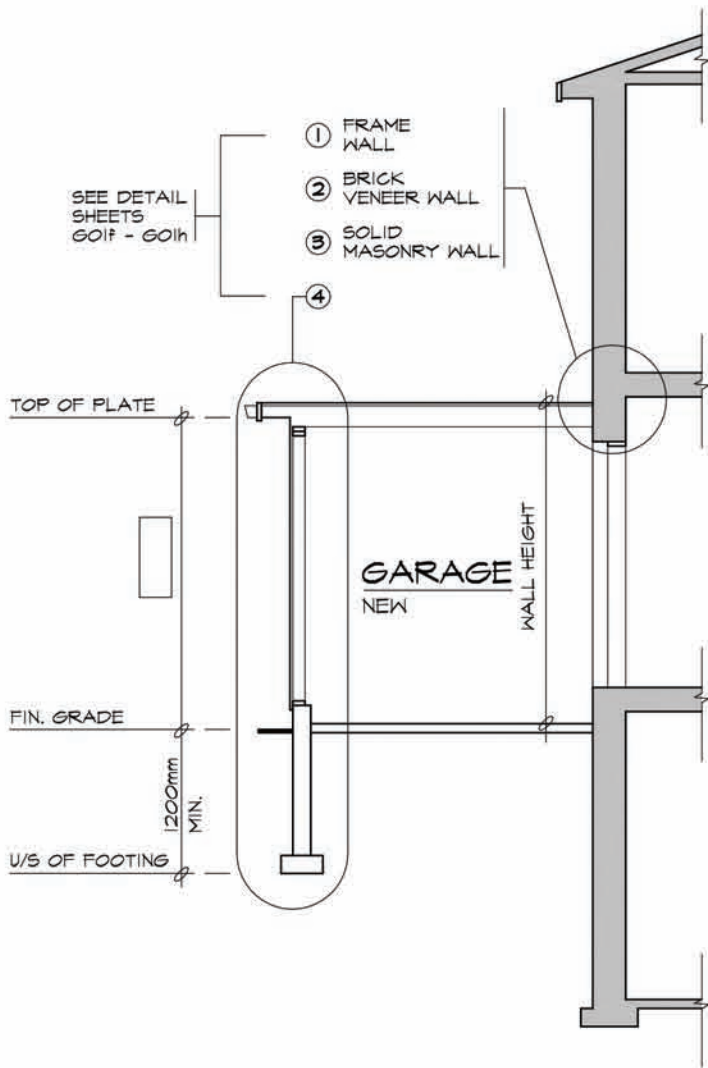


GARAGE PLAN (PROVIDE DIMENSIONS IN BOXES)



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)

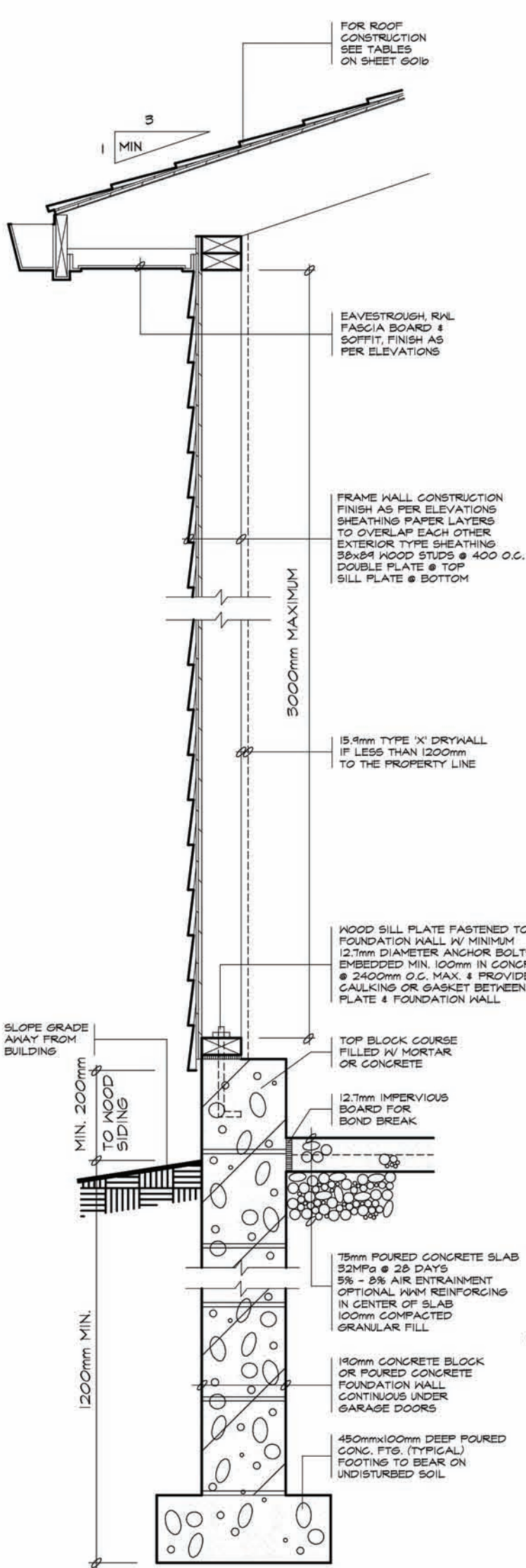
MAXIMUM CLEAR SPAN (M)						
JOIST SIZE	ROOF SNOW LOAD 1.0kPa			ROOF SNOW LOAD 1.5kPa		
	JOIST SPACING (mm) O.C.			JOIST SPACING (mm) O.C.		
	300	400	600	300	400	600
38x140	3.89	3.53	3.08	3.40	3.08	2.69
38x184	5.11	4.64	4.05	4.46	4.05	3.54
38x235	6.52	5.93	5.18	5.70	5.18	4.52

LINTELS (MAXIMUM 1.5 kPa ROOF SNOW LOAD)

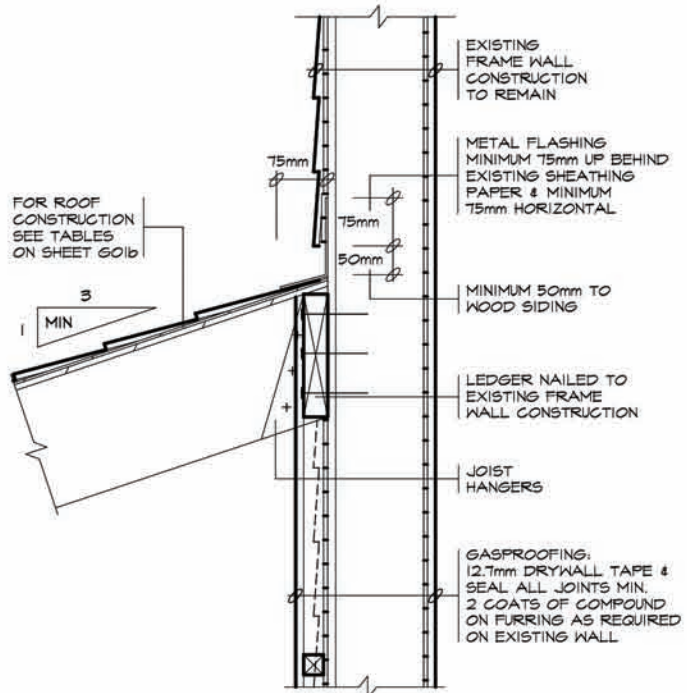
DOOR WIDTH	LINTELS FOR WOOD FRAMING		LINTELS FOR BRICK VENEER 90mm		LINTELS FOR SOLID MASONRY 200mm	
	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF	NOT SUPPORTING THE ROOF	SUPPORTING THE ROOF
UP TO 3000mm	2/38x184	2/38x286	2/38x184 + ANGLE 125x90x8	2/38x286 + 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

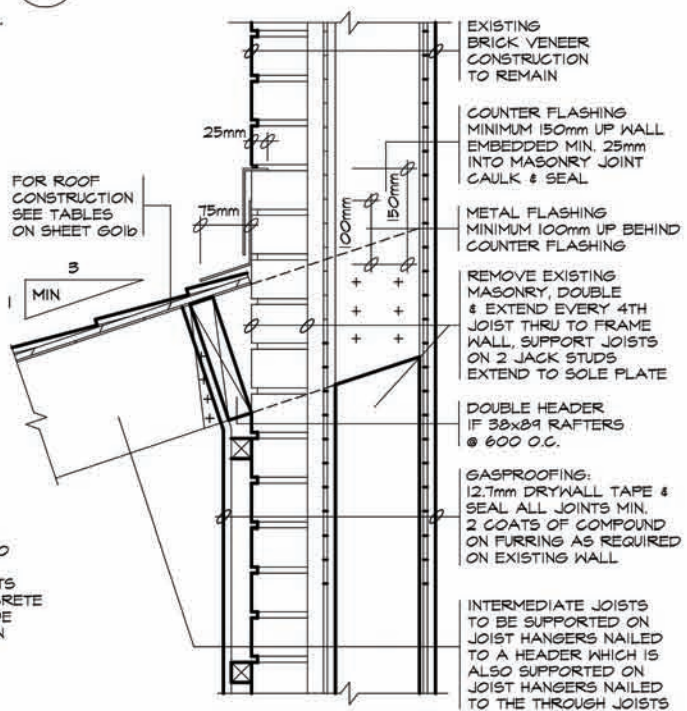
1. ALL LUMBER TO BE NO. 1&2 SPRUCE OR BETTER
2. ALL PLYWOOD SHALL BE STAMPED EXTERIOR GRADE
3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL.
4. IF GARAGE WALL IS LESS THAN 1200mm TO THE PROPERTY LINE PROVIDE 15.9mm TYPE 'X' DRYWALL INTERIOR SHEATHING. NO WINDOWS ARE PERMITTED.
5. IF GARAGE WALL IS LESS THAN 600mm TO THE PROPERTY LINE NON-COMBUSTIBLE CLADDING OR VINYL SIDING W/ GYPSUM SHEATHING IS REQUIRED.
6. GARAGE WALLS ADJOINING DWELLING MUST BE COMPLETELY SEALED TO PREVENT ANY INFILTRATION OF GASES INTO THE DWELLING.
7. CAULK ALL PENETRATIONS SUCH AS HOSE BIB & JOINTS BETWEEN GYPSUM BD. & OTHER SURFACES W/ ACOUSTICAL SEALANT.
8. WHERE ATTACHED GARAGE IS ADJACENT TO AN ATTIC SPACE, CARRY GYPSUM BOARD UP TO ROOF SHEATHING & SEAL W/ FLEXIBLE CAULKING.
9. 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.
10. GARAGE SLAB SHALL BE SLOPED TO DRAIN TO THE OUTSIDE. CONCRETE SHALL BE MIN. 32MPa W/ 5%-8% AIR ENTRAINMENT.
11. 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 @ 600mmO.C..
12. STEPPED FOOTINGS, IF REQUIRED, SHALL HAVE A MAXIMUM RISE OF 600mm & A MINIMUM RUN OF 600mm.
13. PROVIDE A LIGHT FIXTURE IN THE GARAGE.
14. STEEL BEAMS TO BE SUPPORTED BY SOLID MASONRY (190mm BEARING ON MASONRY OR 73mm DIA. STEEL COLUMN).
15. LINTELS AND BEAMS TO BE DESIGNED BY A QUALIFIED PERSON FOR SPANS GREATER THAN 4900mm



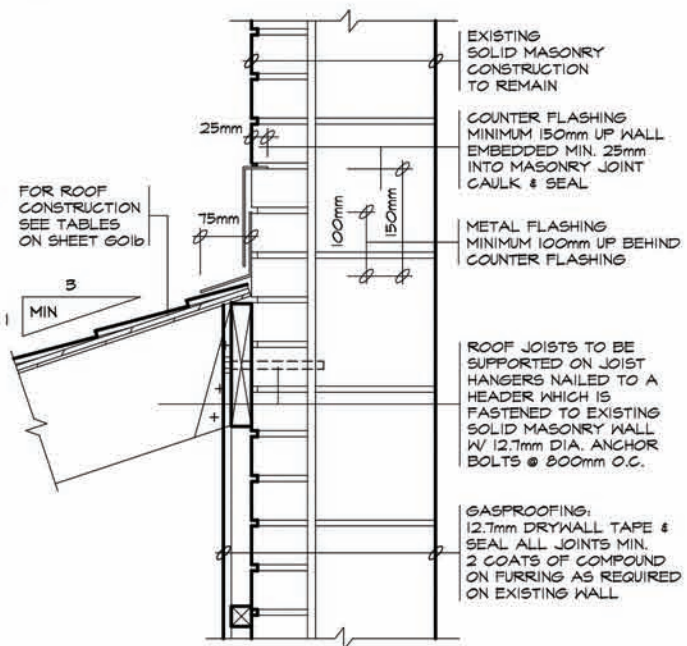
4 FRAME WALL SECTION



1 FRAME WALL

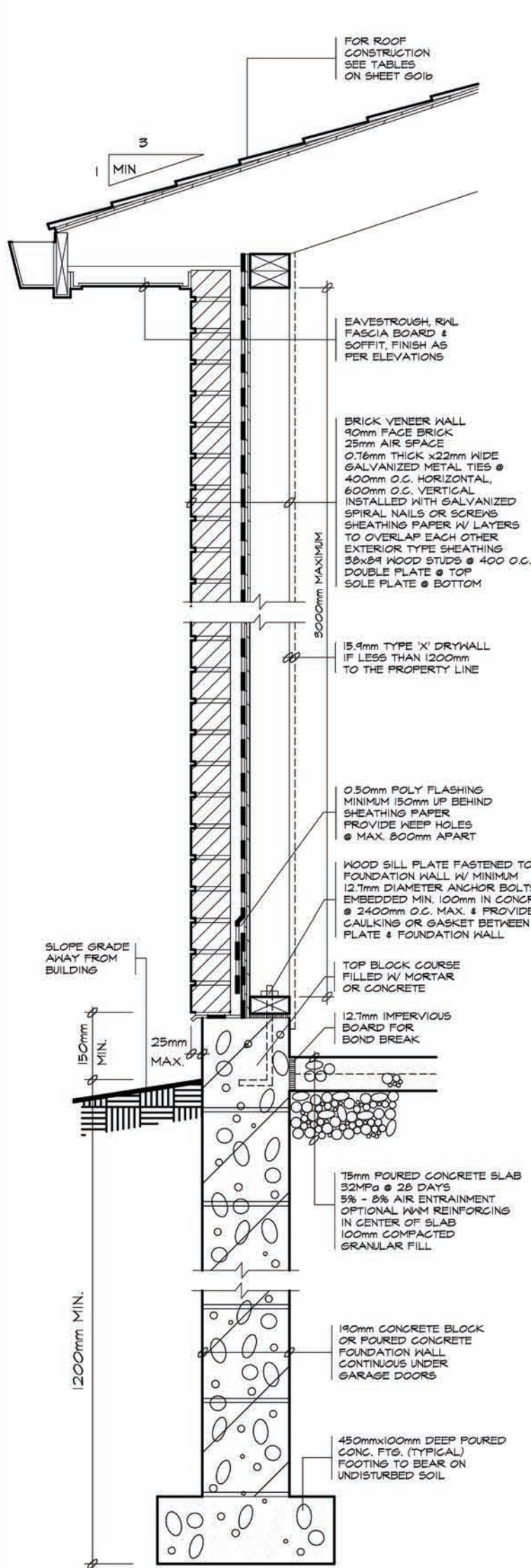


2 BRICK VENEER WALL

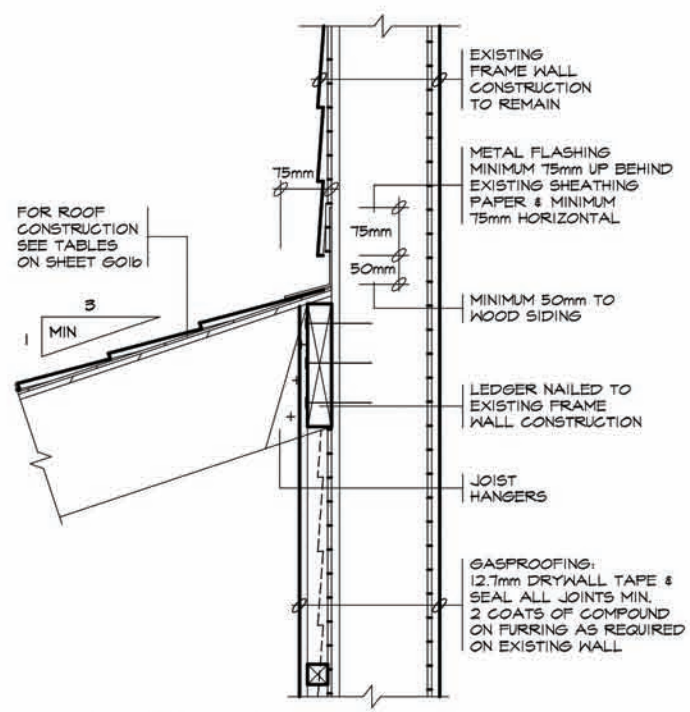


3 SOLID MASONRY WALL

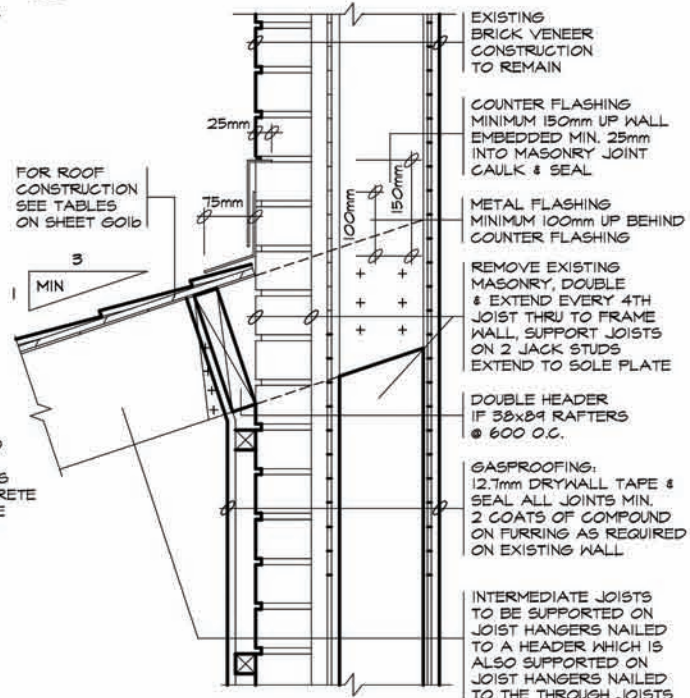
NOTE: THESE DETAILS ARE NOT TO BE USED FOR ADDITION OF LIVING SPACES



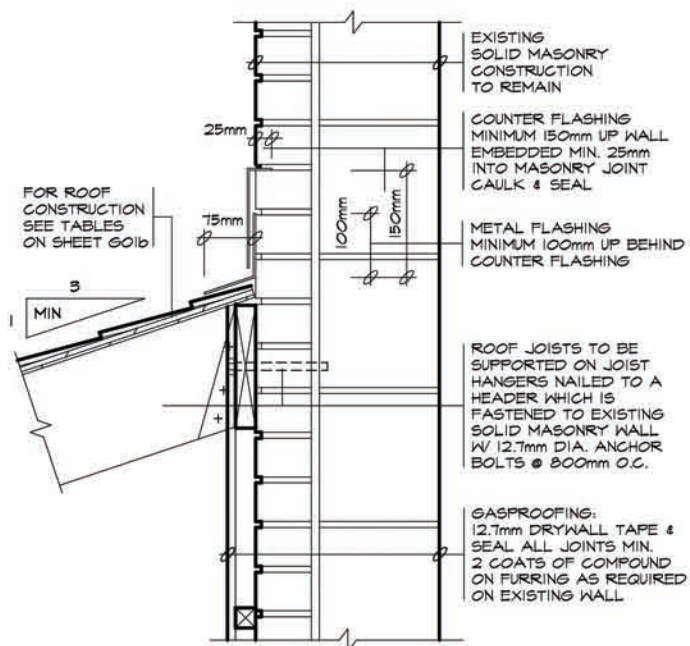
4 BRICK VENEER SECTION



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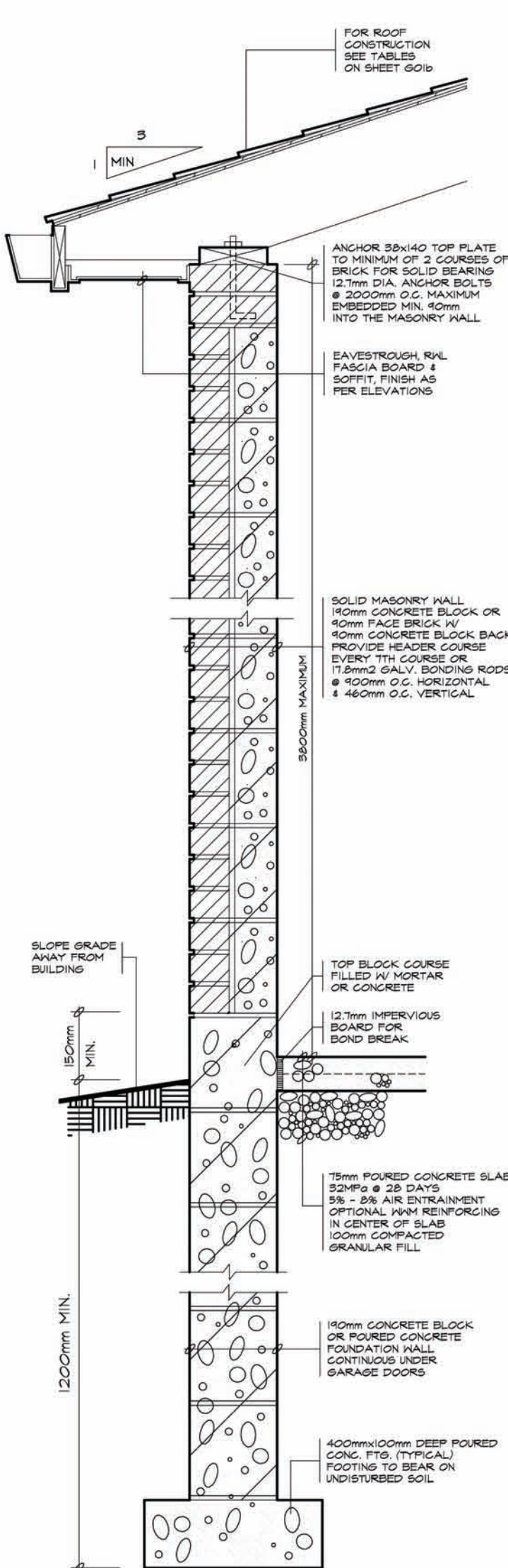


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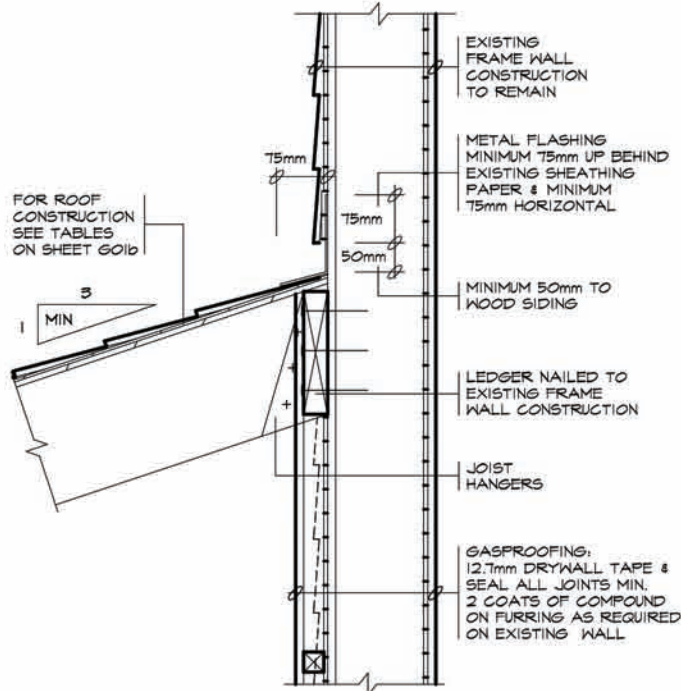


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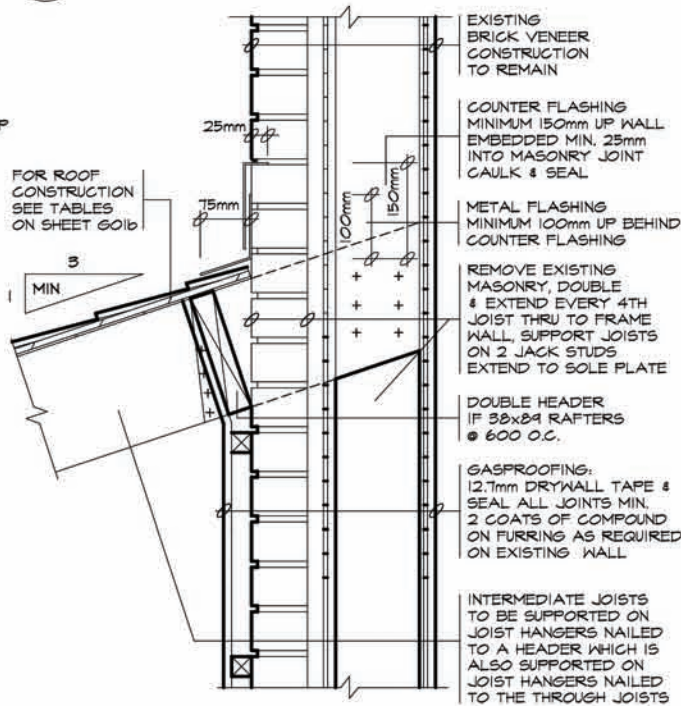
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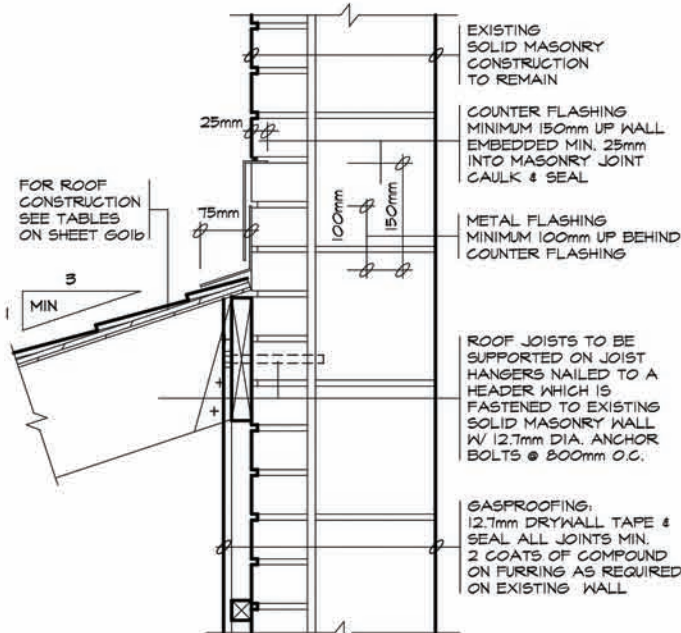
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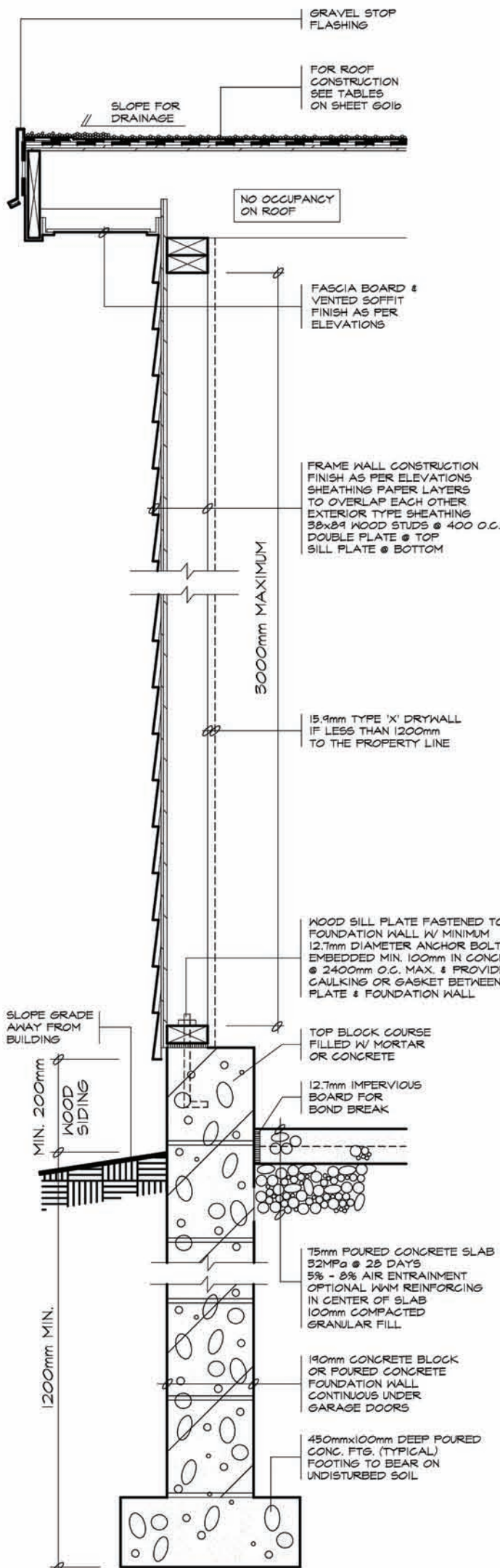


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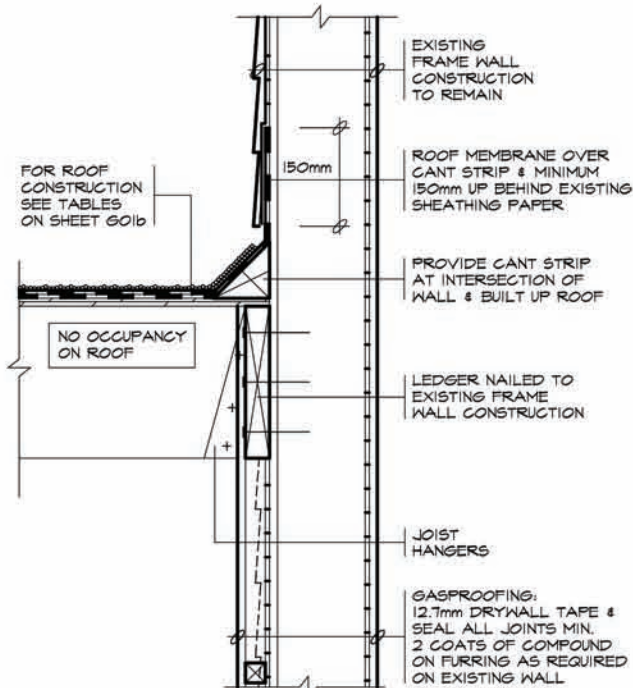


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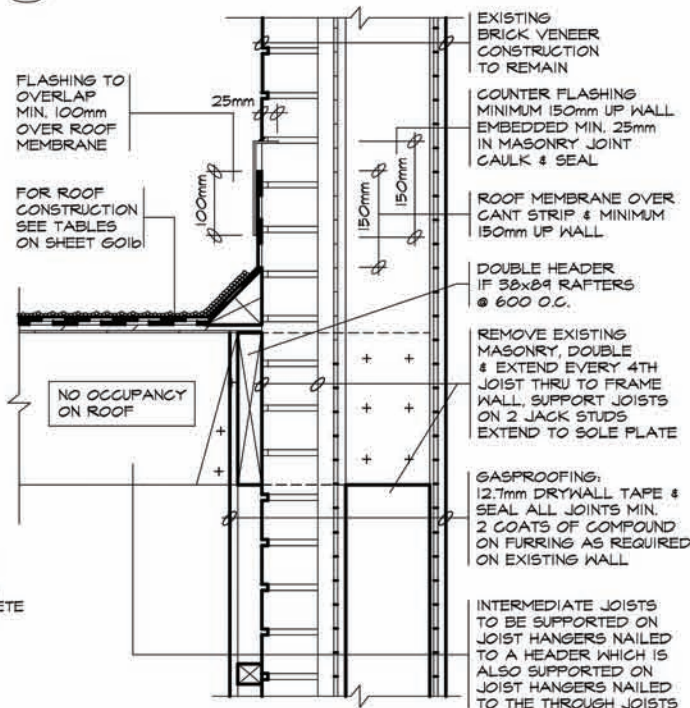
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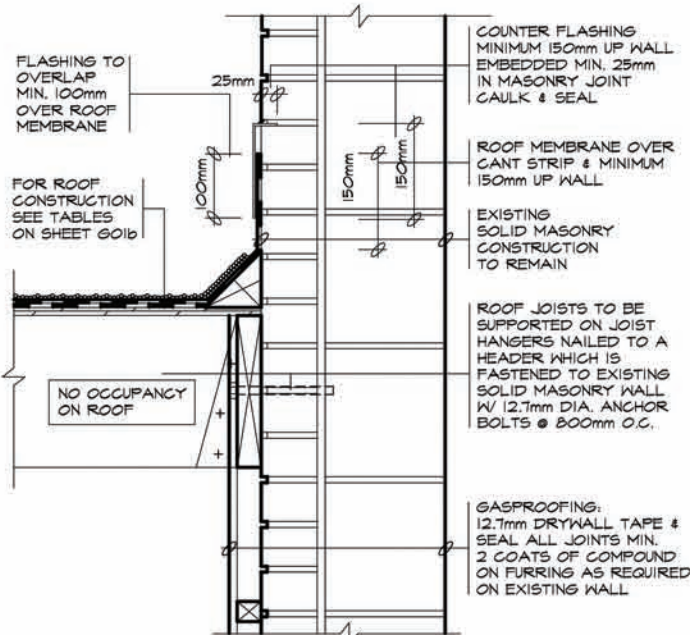
4 WALL SECTION



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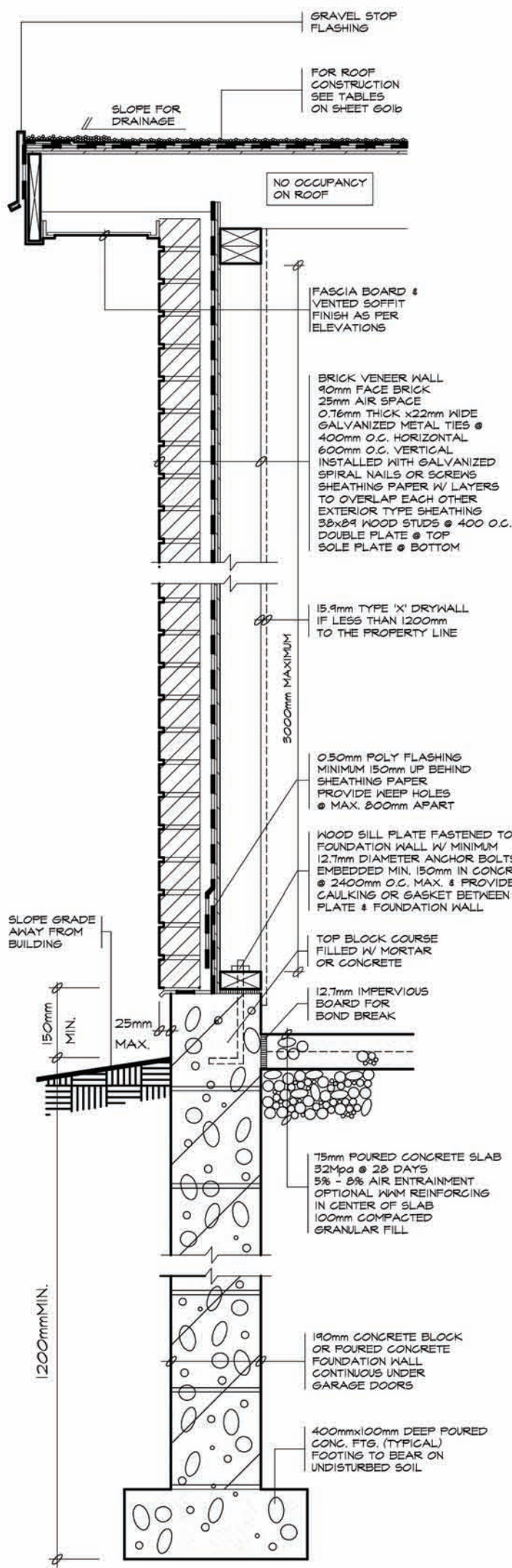


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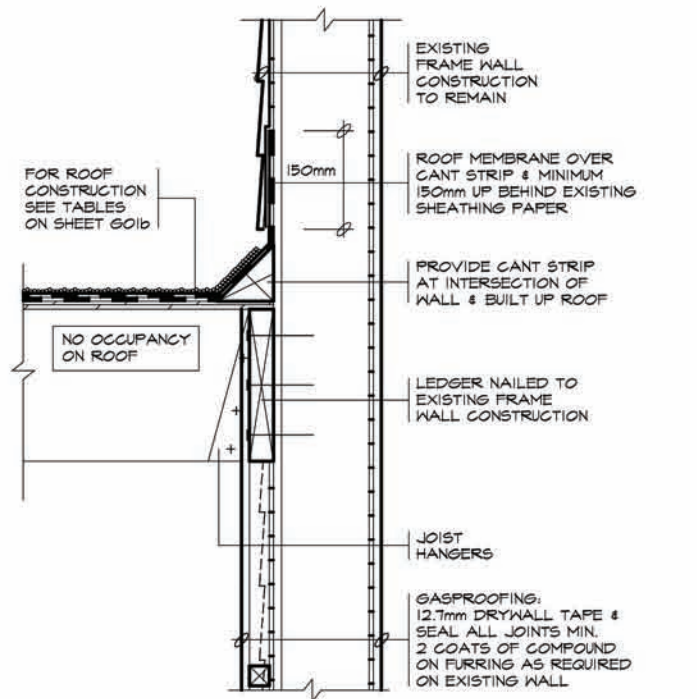


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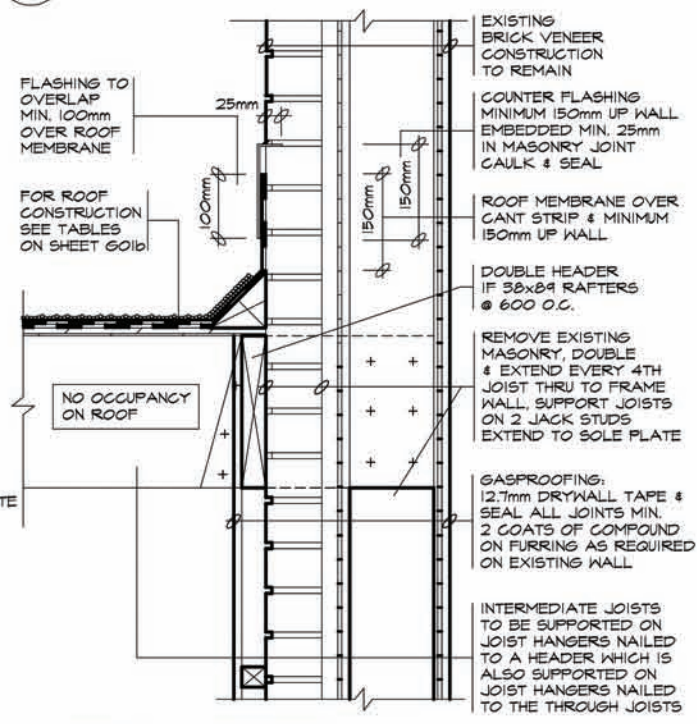
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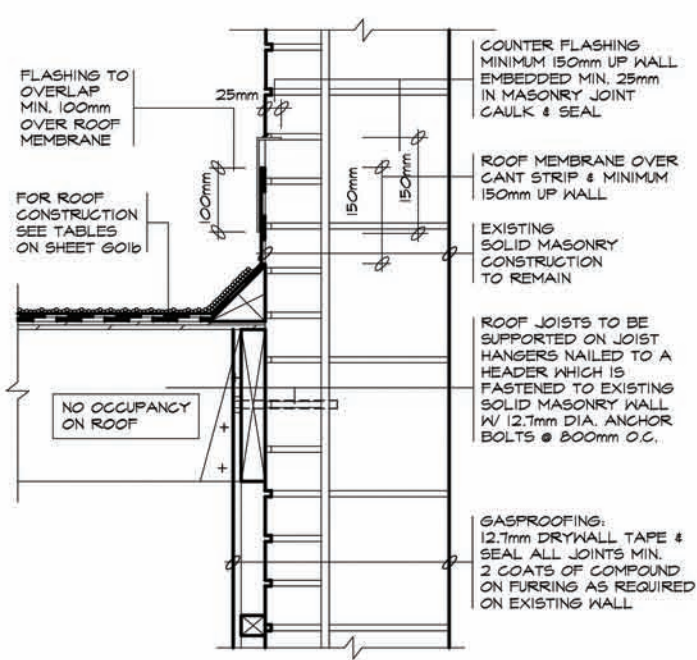
4 WALL SECTION



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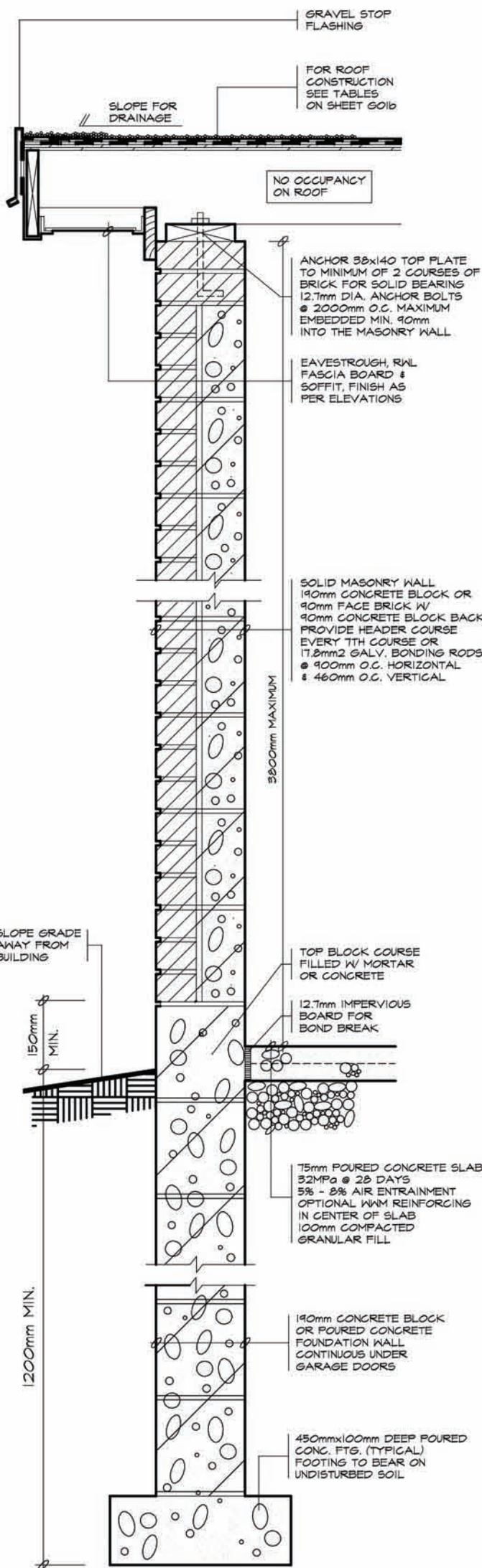


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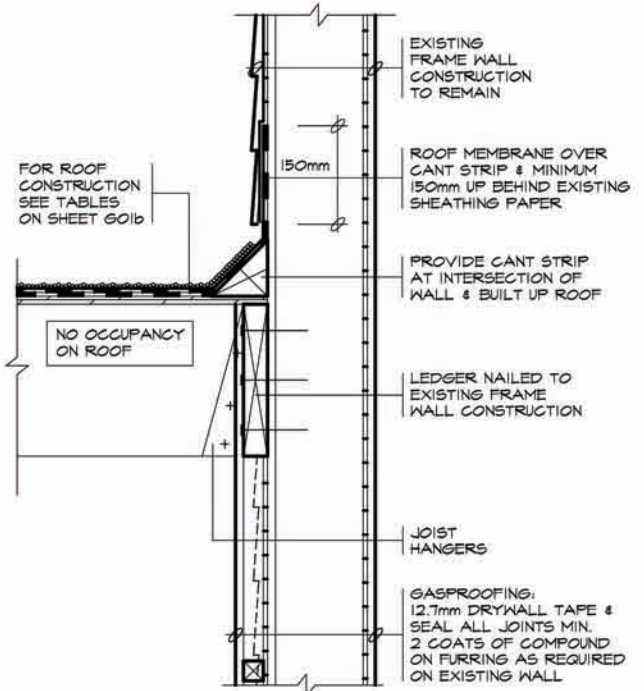


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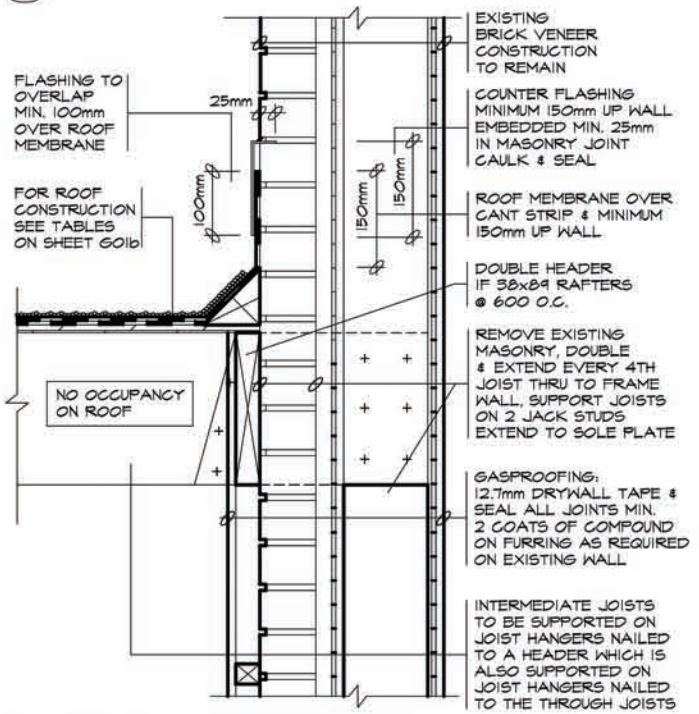
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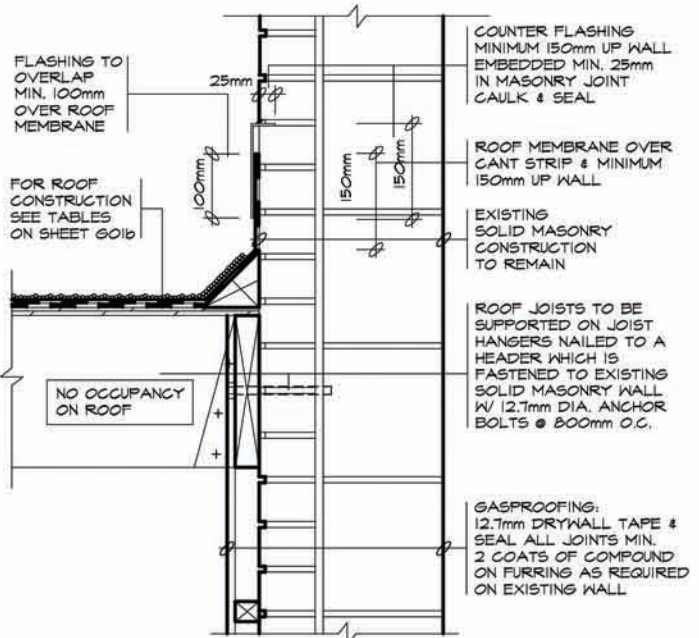
4 WALL SECTION



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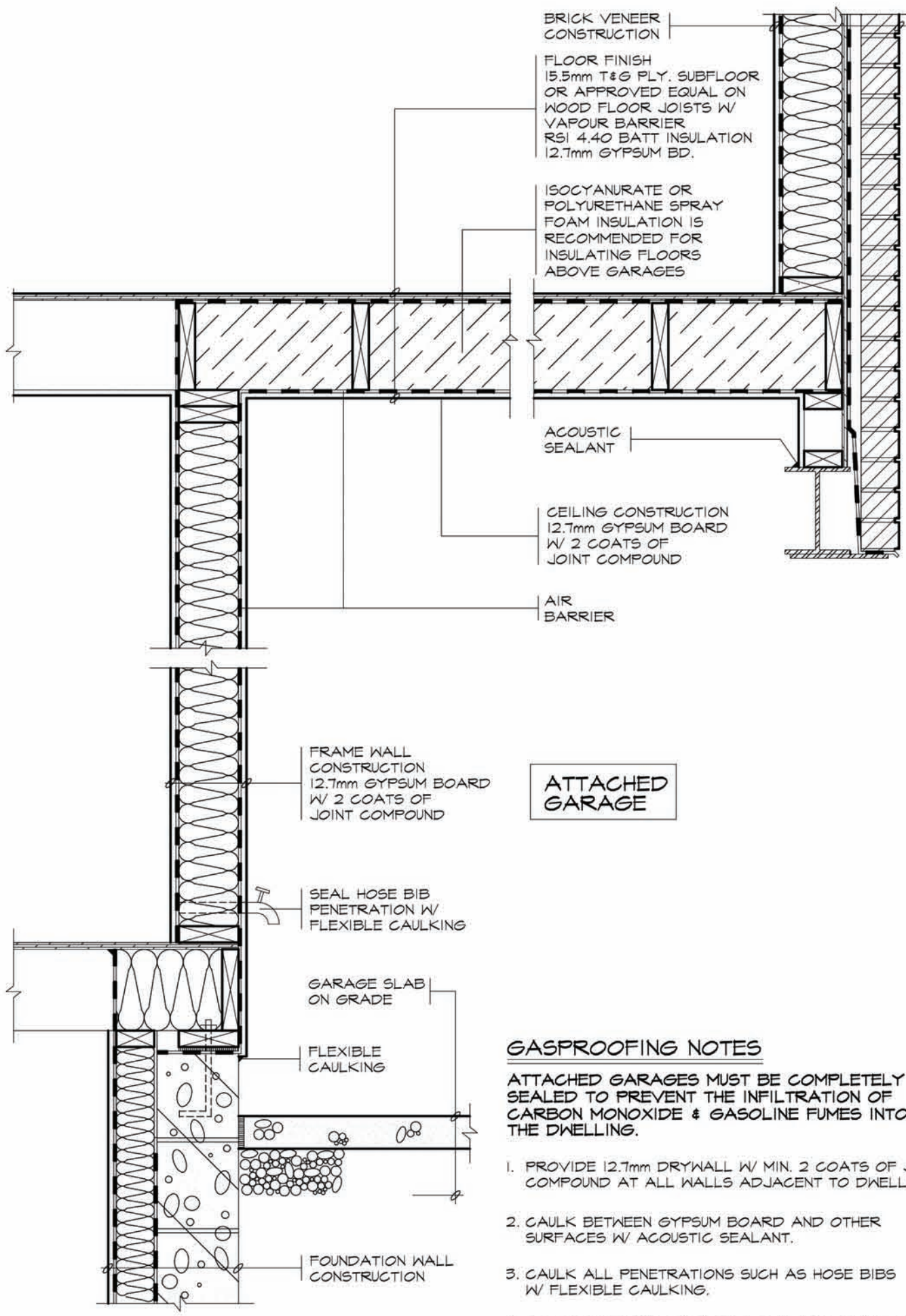


2 BRICK VENEER WALL



3 SOLID MASONRY WALL

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



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.