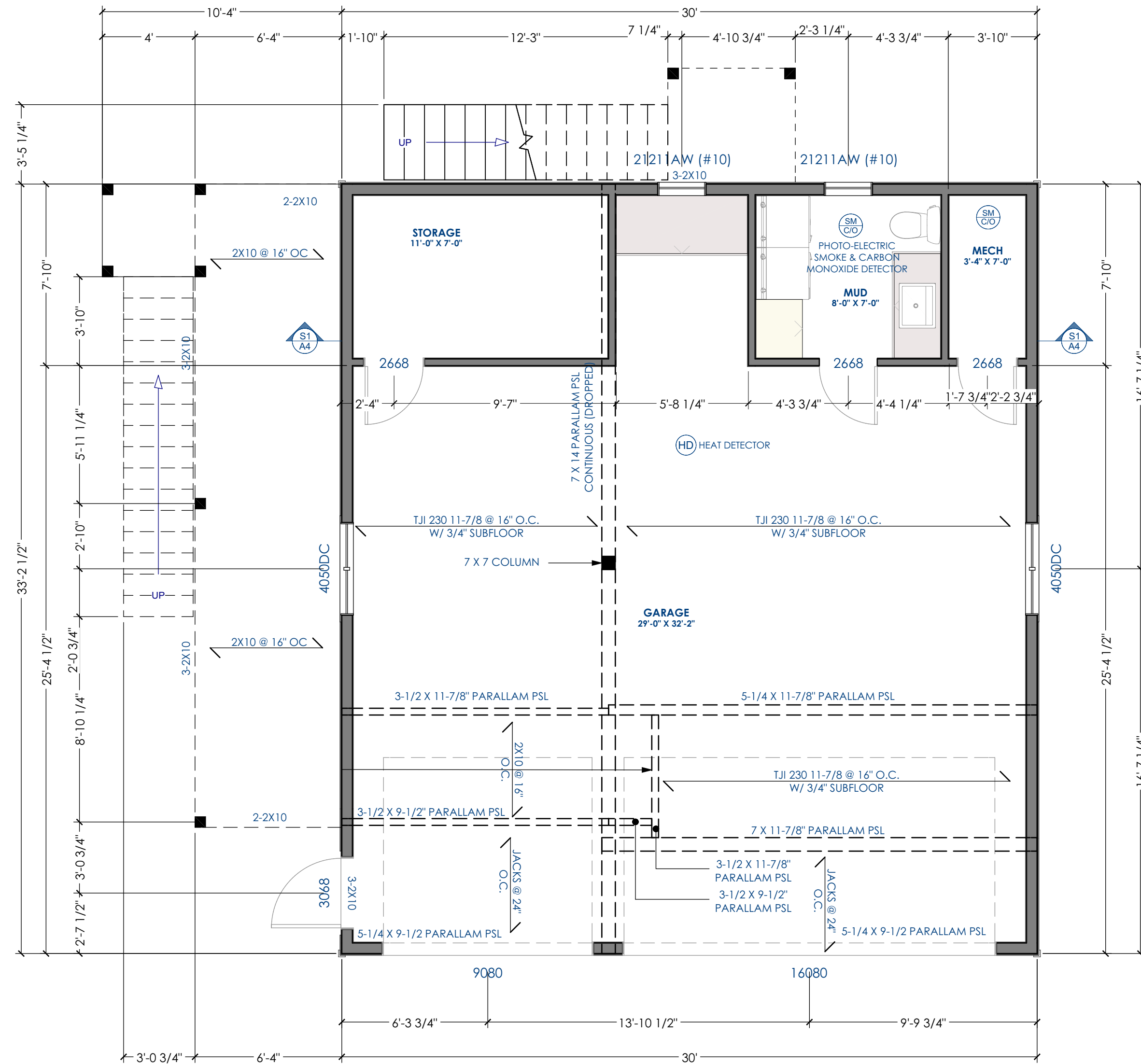


FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA: 996 SQ FT

NOTE:
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DESIGN LOADS (DOOR AND WINDOW HEADERS):
LIVE LOAD: 40 PSF
DEAD LOAD: 15 PSF
TOTAL LOAD: 65 PSF

ROOF LOADS:
LIVE LOAD: 28 PSF
DEAD LOAD: 15 PSF
TOTAL LOAD: 43 PSF

ALL WINDOW AND DOOR HEADER SIZES ARE TO BE REVIEWED TO ENSURE THEY MEET LOCAL DESIGN LOADS AND ADHERE TO LOCAL BUILDING CODES

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CONSULTANT

PROJECT

PROPOSED GARAGE
ADDRESS: TBA

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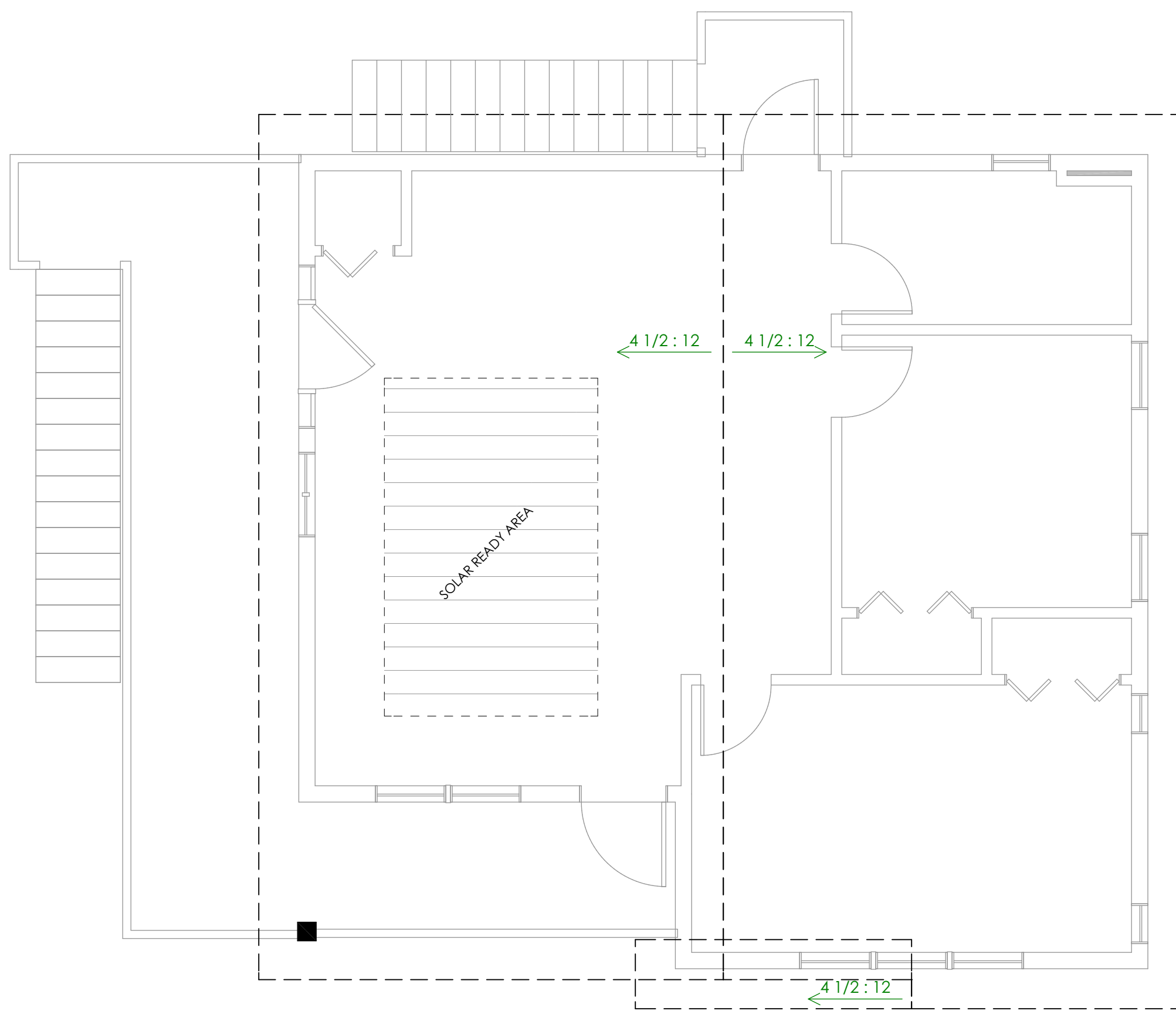
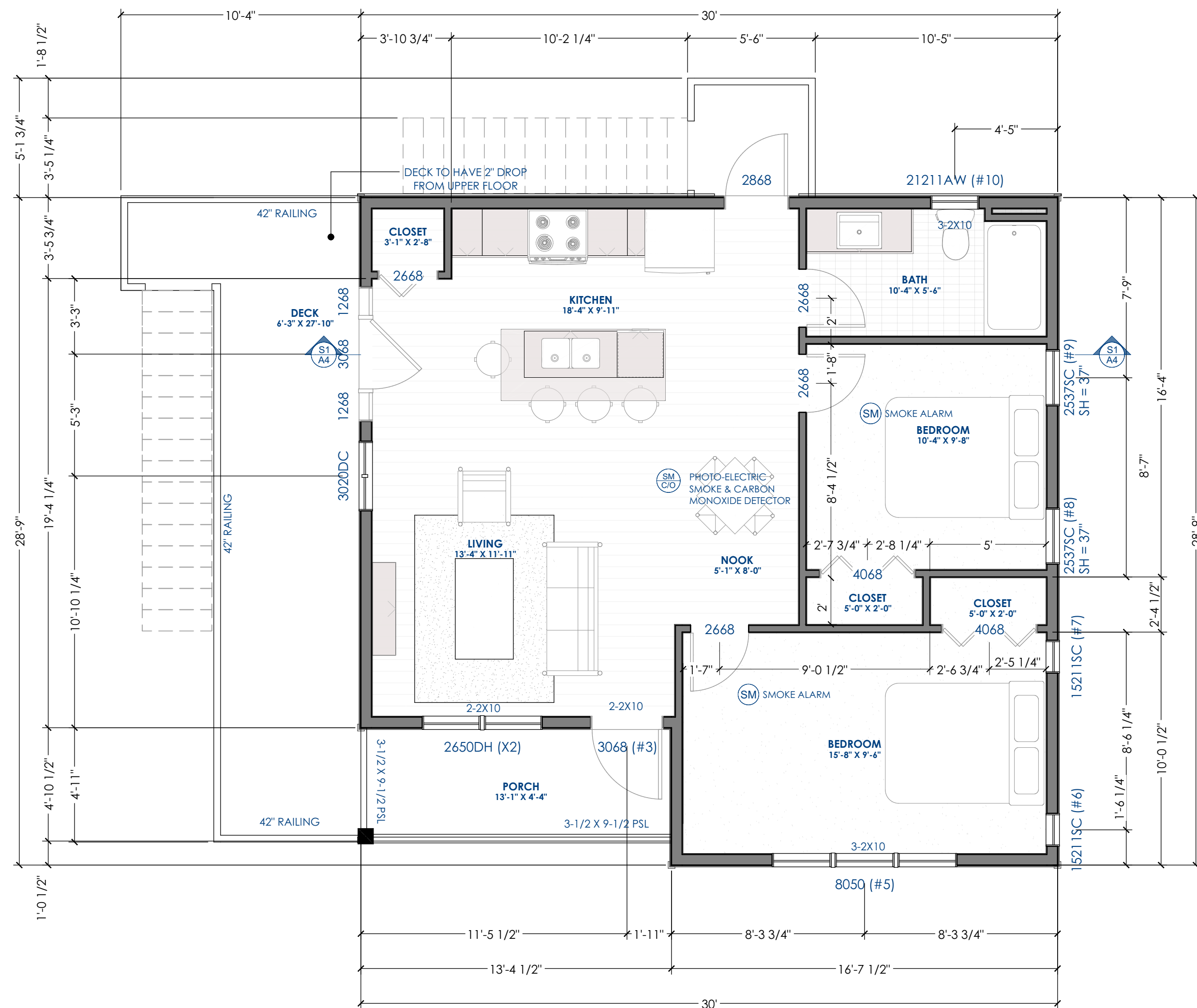
VANCOUVER DRAFTING

DAVID DOMOSLAI
WWW.VANCOUVERDRAFTING.CA
604-722-2769
VANCOUVERDRAFTING@HOTMAIL.COM

SHEET TITLE

FOUDNATION & GARAGE PLAN

JOB NO:	
SCALE	
DRAWN BY	
DATE	2020-11-10



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CONSULTANT

PROJECT

PROPOSED GARAGE
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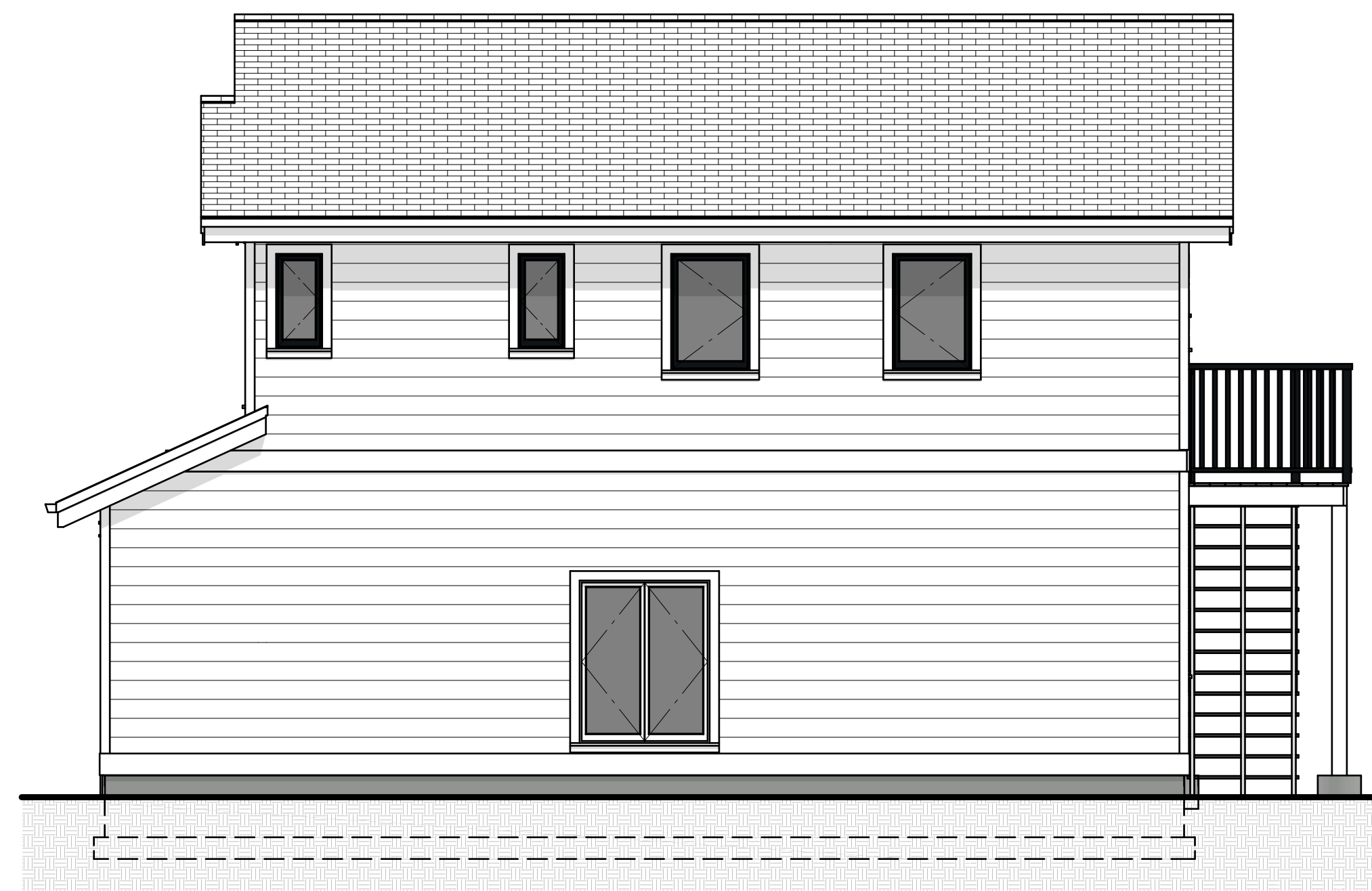
SHEET TITLE

LOFT FLOOR PLAN

JOB NO:
SCALE
DRAWN BY
DATE 2020-11-10



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
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LEFT ELEVATION
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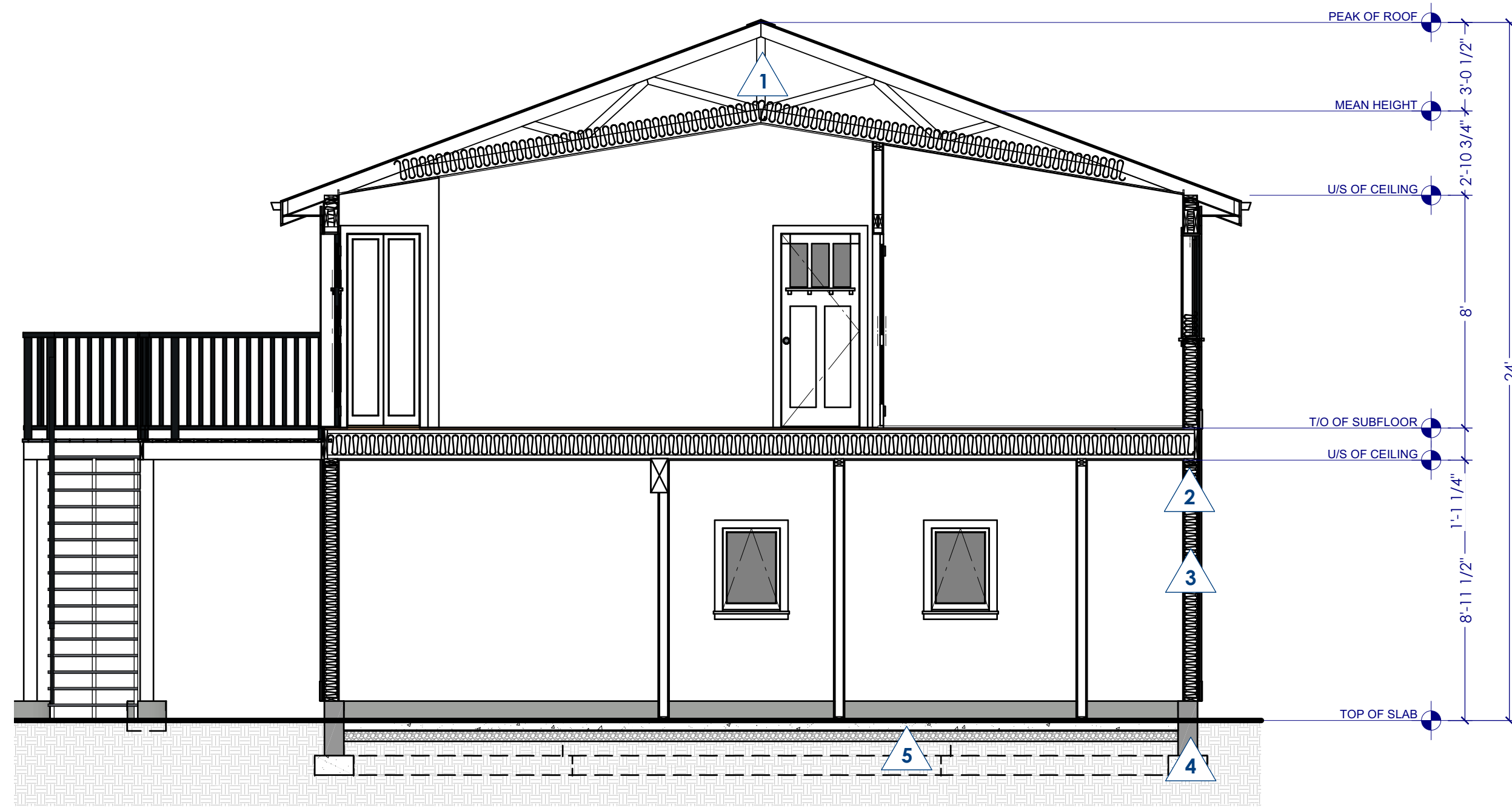
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SHEET TITLE

ELEVATIONS

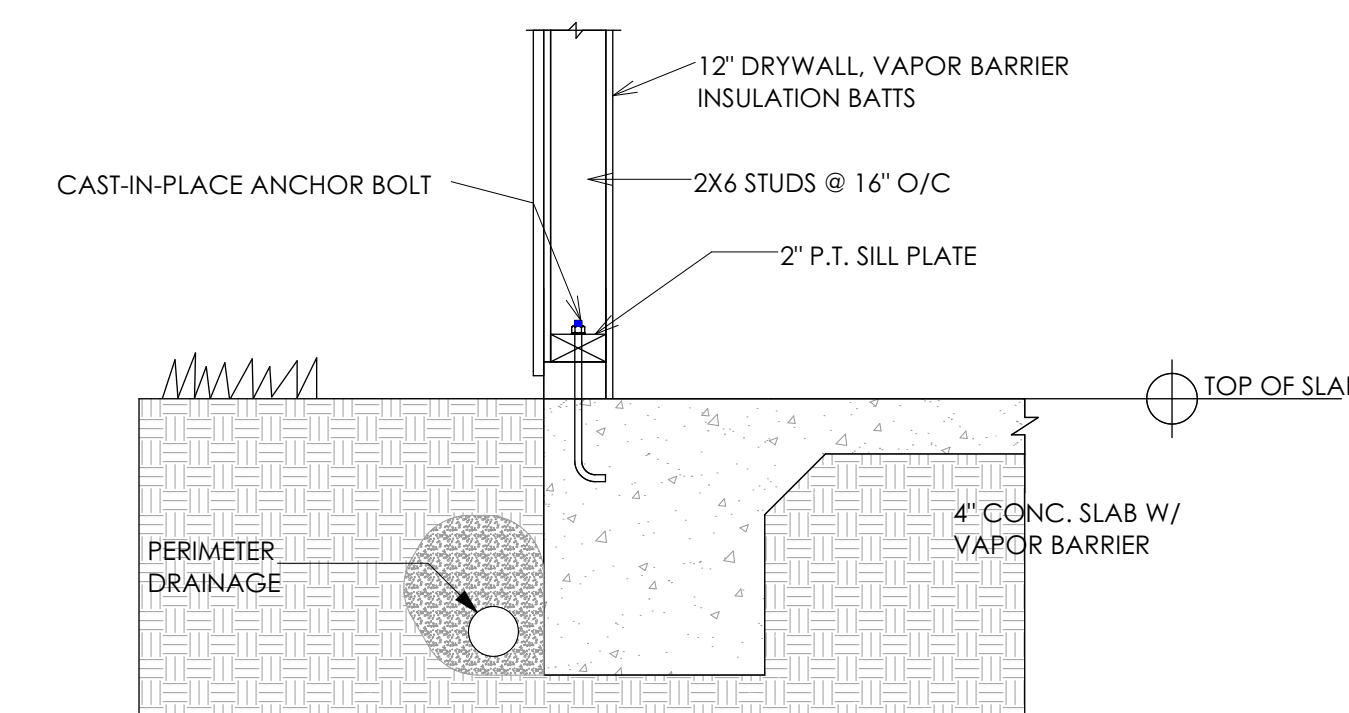
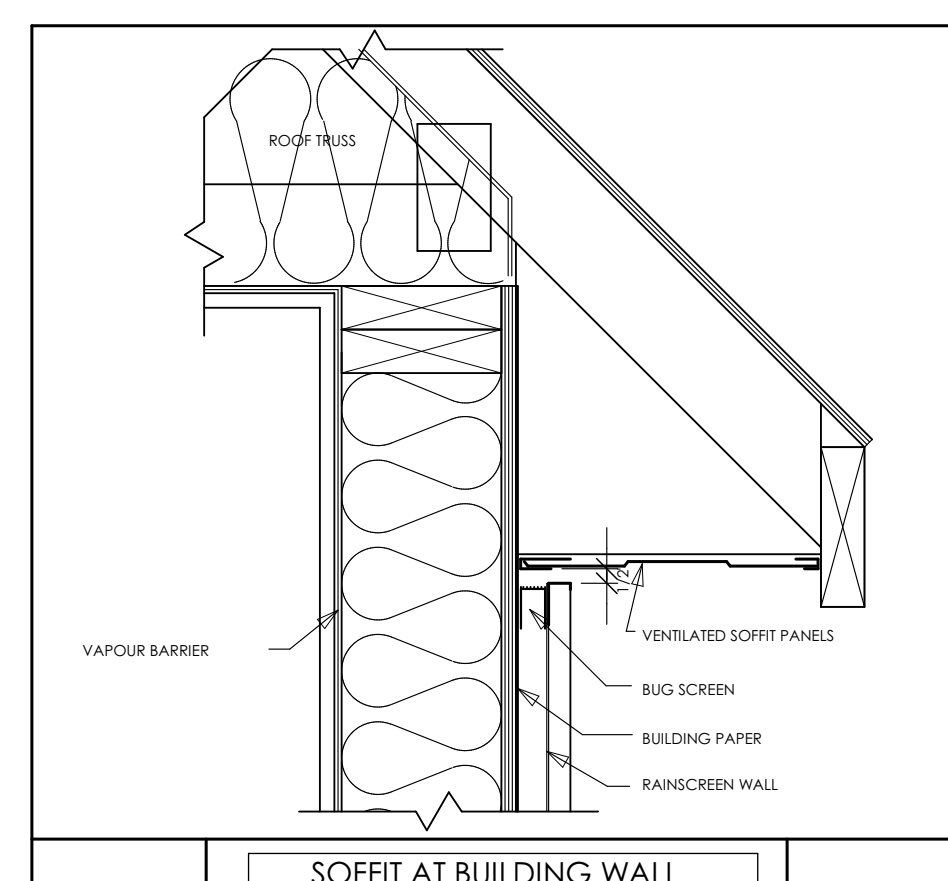
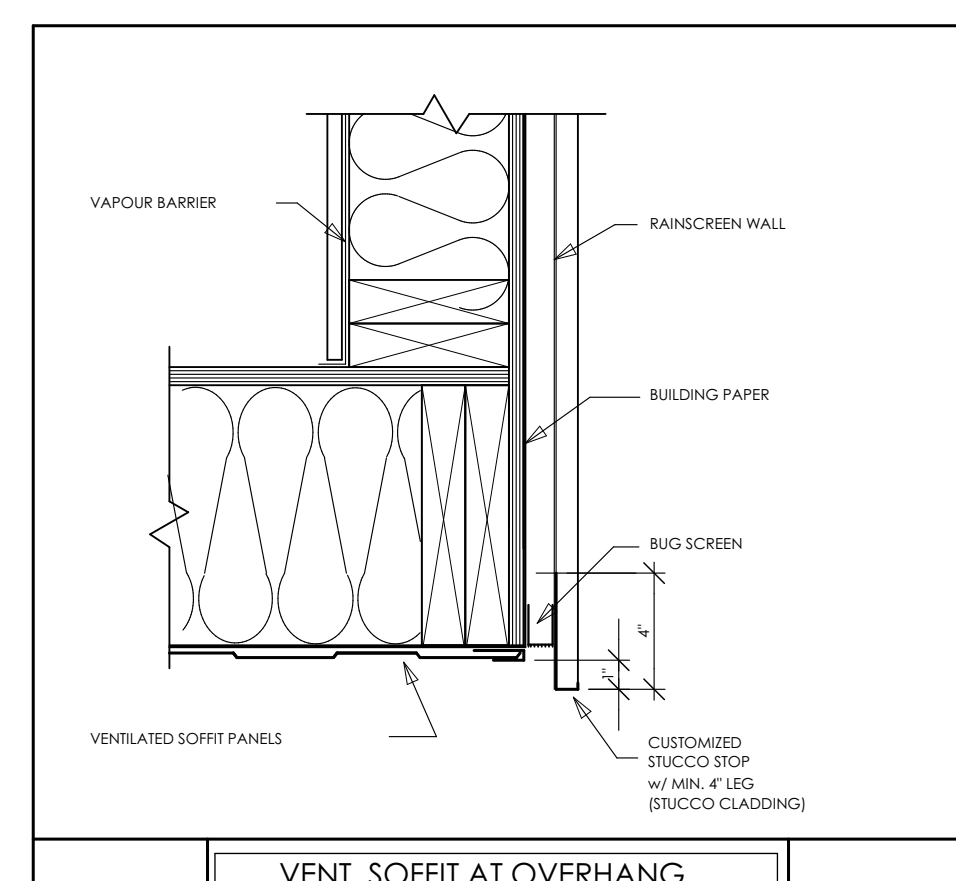
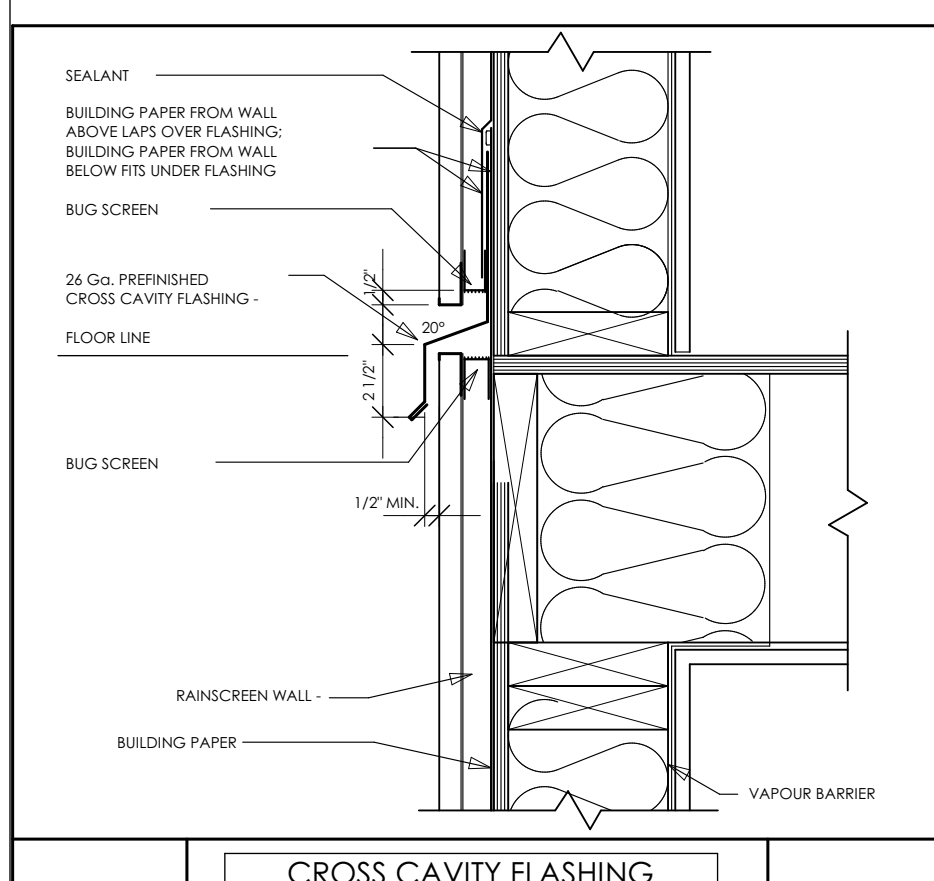
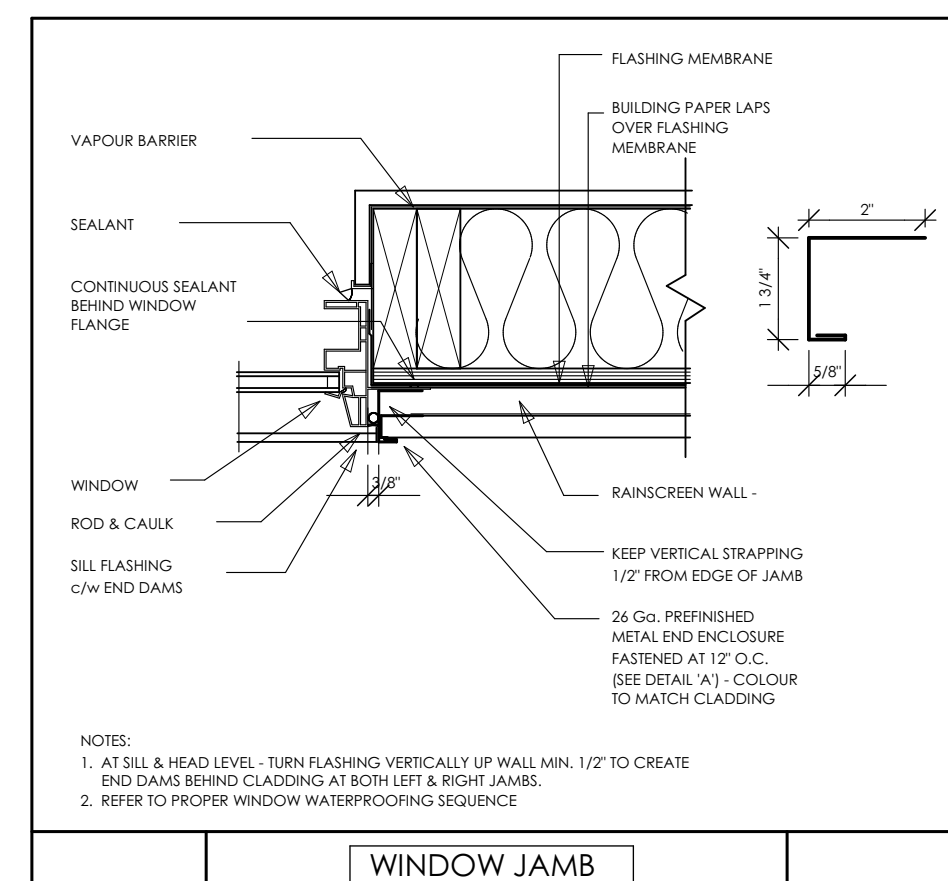
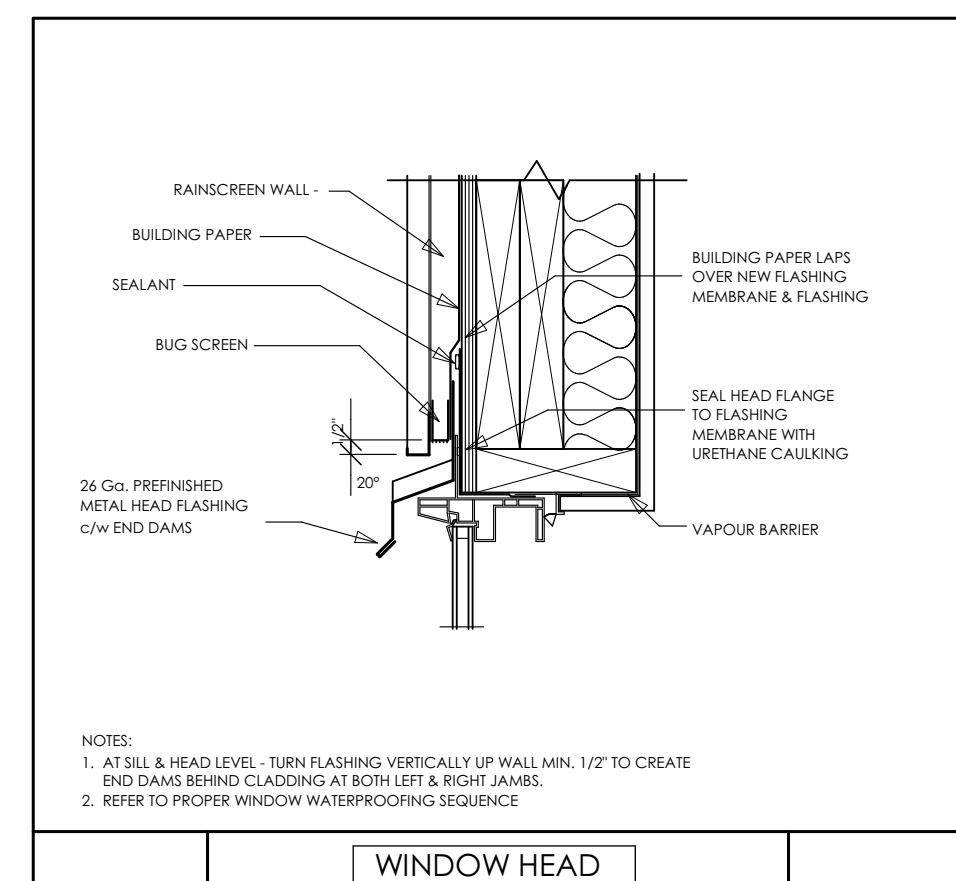
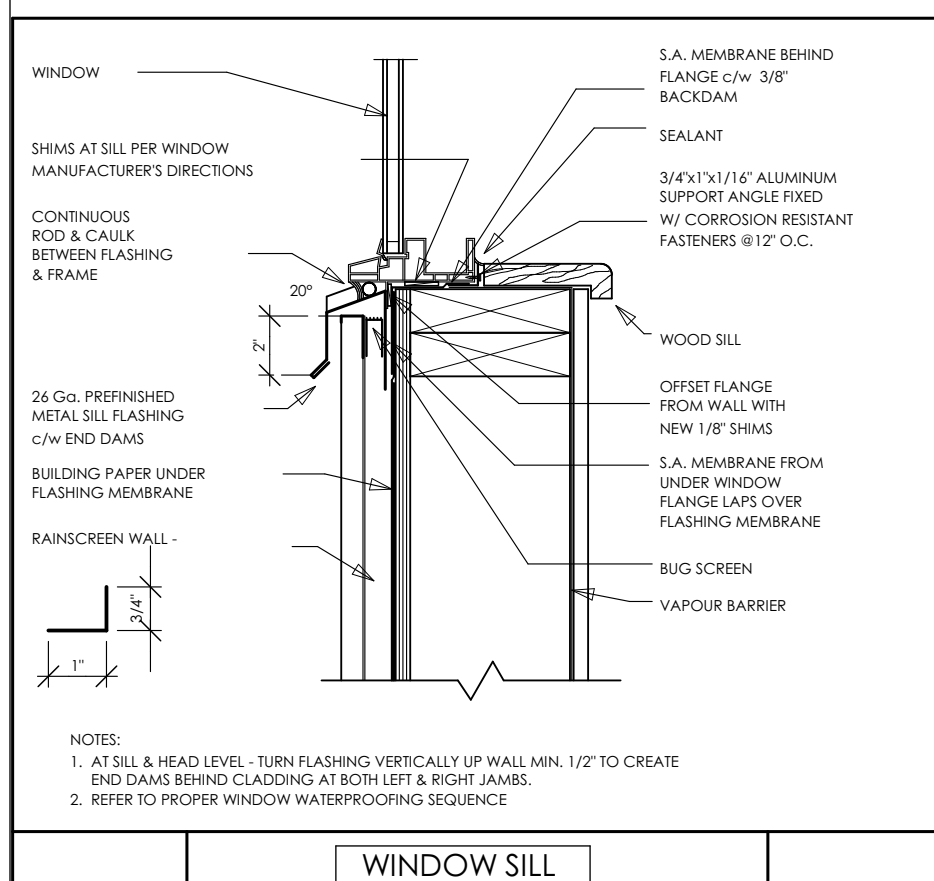
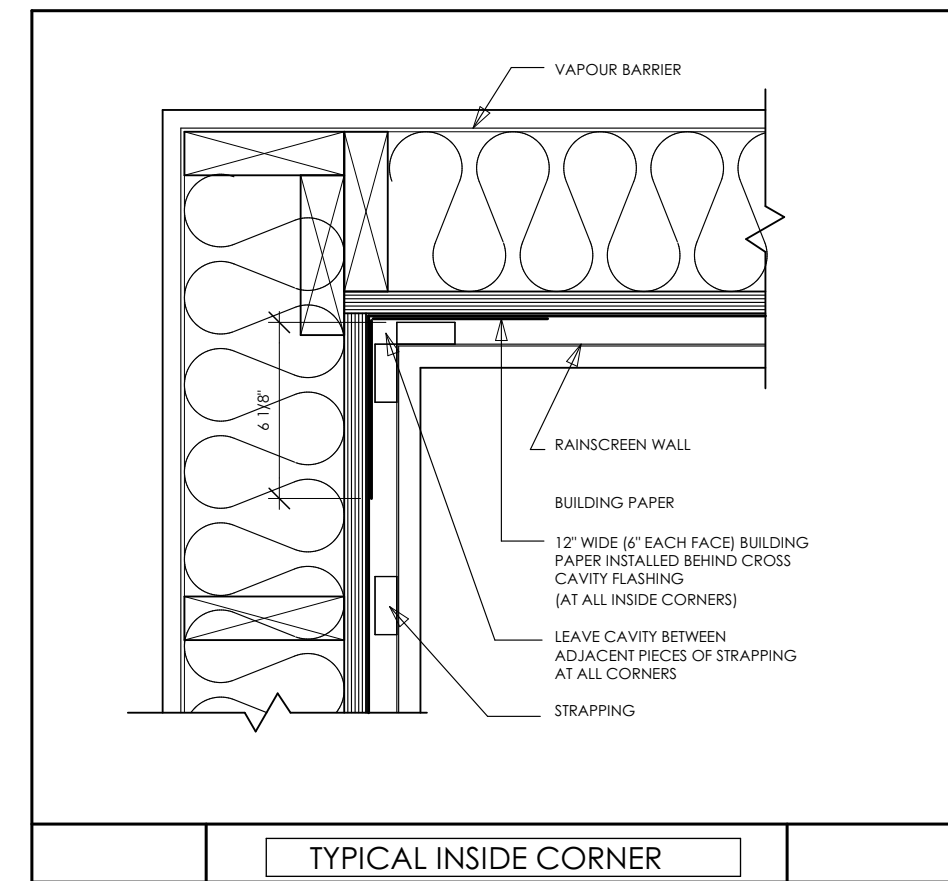
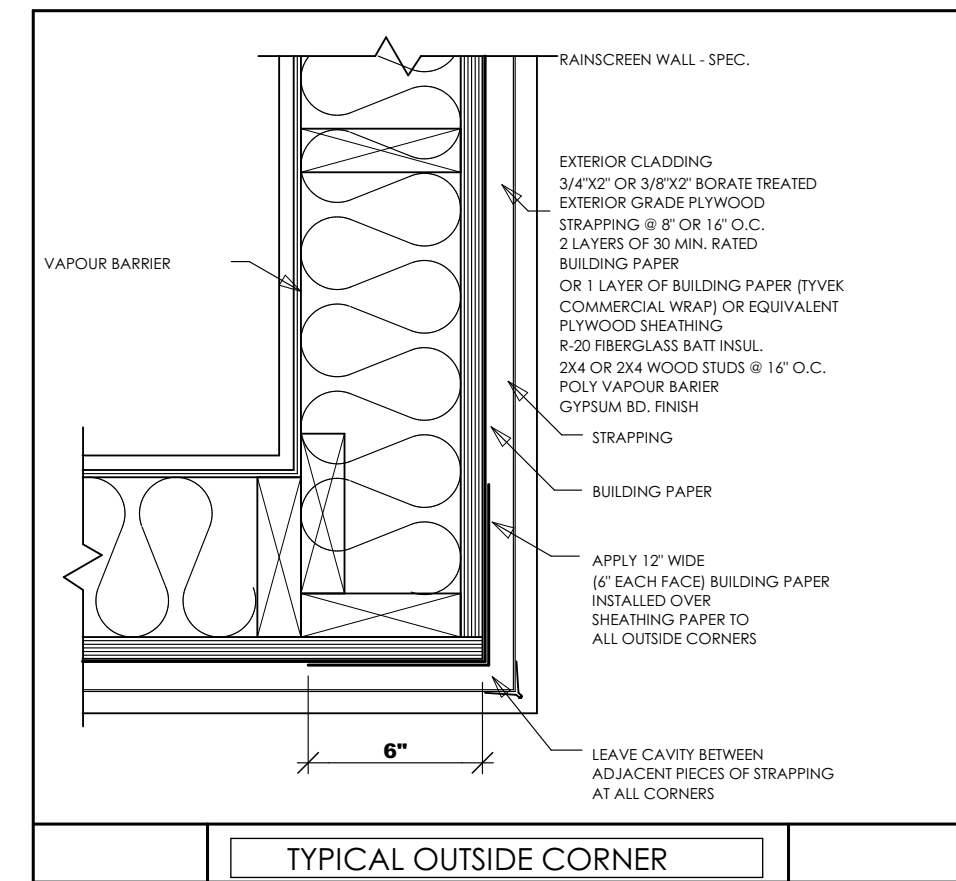
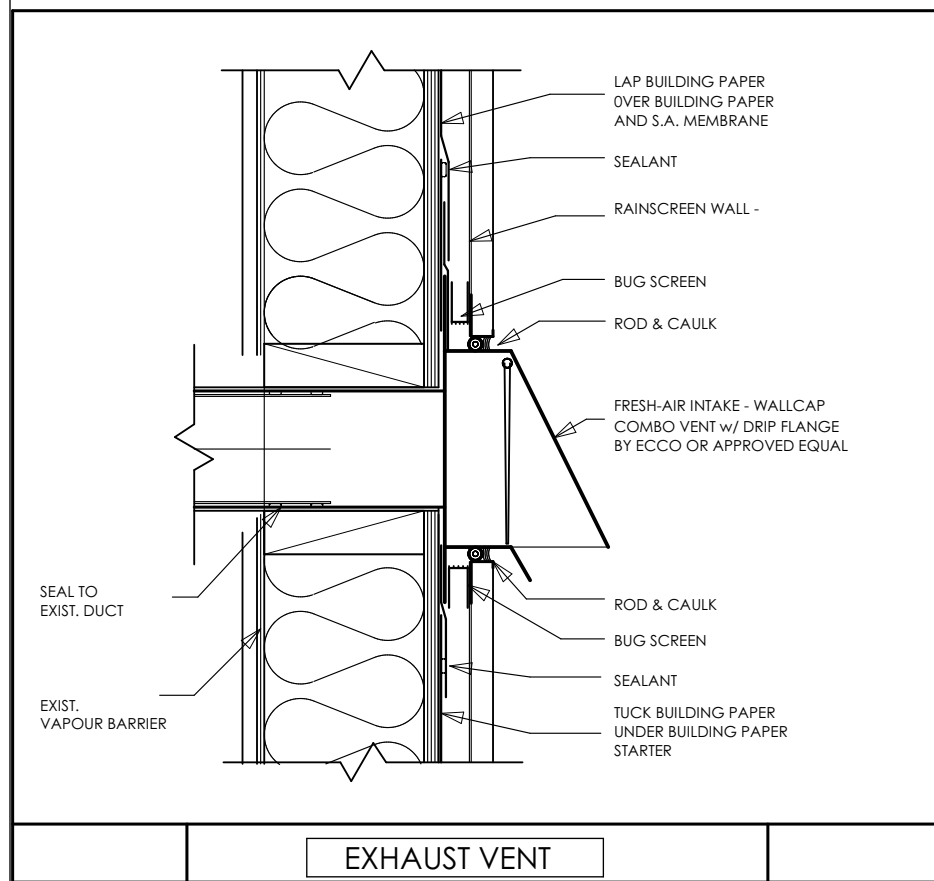
JOB NO:
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DATE 2020-11-10

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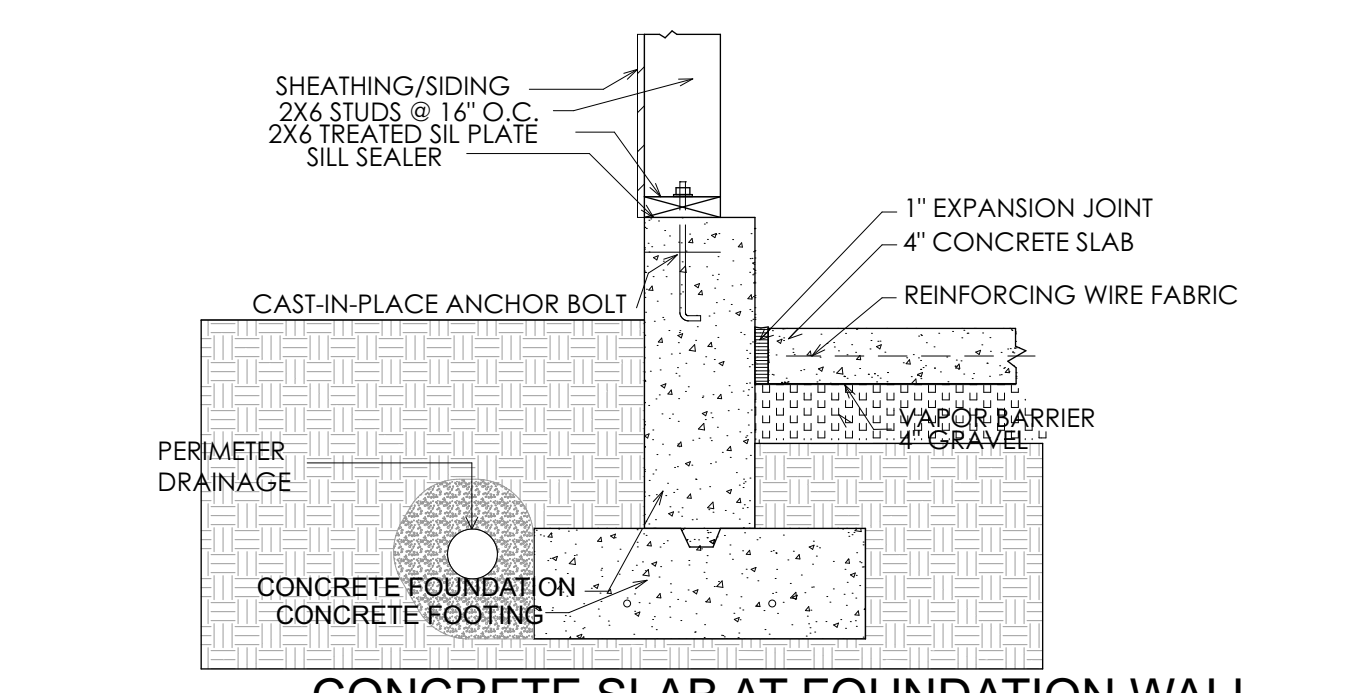


CROSS SECTION S1
SCALE: 1/4" = 1'-0"

- 1 TYPICAL SLOPED ROOF SYSTEM:**
 - 35 YEAR ASPHALT SHINGLES C/W RIDGE CAP. INSTALL PER MANUF.'S RECOMMENDATIONS. COLOR AND STYLE TO BE SELECTED BY OWNERS
 - MIN 2 LAYERS LAPPED ROOFING PAPER C/W ICE-DAM PROTECTION.
 - MIN. 1/2" PLY SHEATHING W/ H-CLIPS AS REQUIRED
 - ENGINEERED WOOD TRUSSES BY MANUFACTURER
 - MIN. R-44 INSULATION (BATT OR BLOWN) CONFIRM W/ OWNERS
 - 6 MIL POLY V.B. C/W LAP & TAPED JOINTS.
 - 5/8" DRYWALL OR PER OWNERS SPECIFICATIONS
 - SPRAYED PAINT FINISH OR PER OWNERS SPECIFICATIONS
- 2 TYPICAL LOAD BEARING WALL**
 - 1/2" DRYWALL
 - 2X4 OR 2X6 STUD WALL - STUDS @ 16" O.C.
 - (UNLESS OTHERWISE NOTED)
 - 1/2" DRYWALL
 - PAINT FINISHED E.S. OR PER OWNERS SPECIFICATIONS
- 3 TYPICAL EXTERIOR WALL:**
 - 2X6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE
 - MIN. 2 LAYERS OF 30 LAPPED BUILDING PAPER
 - 1/2" PLY SHEATHING
 - FILL CAVITY W/ BATT OR BLOWN INSULATION MIN. R20
 - 6 MIL POLY V.B.
 - 1/2" DRYWALL
 - PAINT FINISH OR PER OWNERS SPECIFICATIONS
- 4 CONCRETE FOUNDATION WALL:**
 - BITUMINOUS DAMPROOFING - MIN. 2 COATS
 - 8" CONCRETE FOUNDATION WALL C/W 15M @ 16" O.C. VERT & HORIZ
 - KEEP REINFORCED 1-1/2" CLEAR FROM INSIDE WALL FACE
 - 2'-0" X 8" CONCRETE STRIP FOOTING C/W 3-15M BOT. CONT.
 - UNDISTURBED SOIL BEARING
 - 4" PERIMETER DRAIN W/ MIN. 12" GRAVEL COVER OR TO SUIT SITE COND.
- 5 GARAGE FLOOR - SLAB ON GRADE**
 - FINISH BY OWNER
 - 4" CONCRETE SLAB
 - COMPACTED GRANULAR FILL
 - MIN. 1% SLOPE TO ENTRY
- 6 UPPER FLOOR SYSTEM:**
 - FINISH BY OWNER
 - 3/4" SUBFLOOR T&G
 - 11-7/8" TJI ENGINEERED FLOOR JOISTS
 - 1/2" DRYWALL



OPTIONAL MONO SLAB FOUNDATION
SCALE: NTS



CONCRETE SLAB AT FOUNDATION WALL
SCALE: NTS

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ADDRESS: TBA

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ENGINEER'S SEAL

VANCOUVER DRAFTING

DAVID DOMOSLAI
WWW.VANCOUVERDRAFTING.CA
604-722-2769
VANCOUVERDRAFTING@HOTMAIL.COM

SHEET TITLE

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