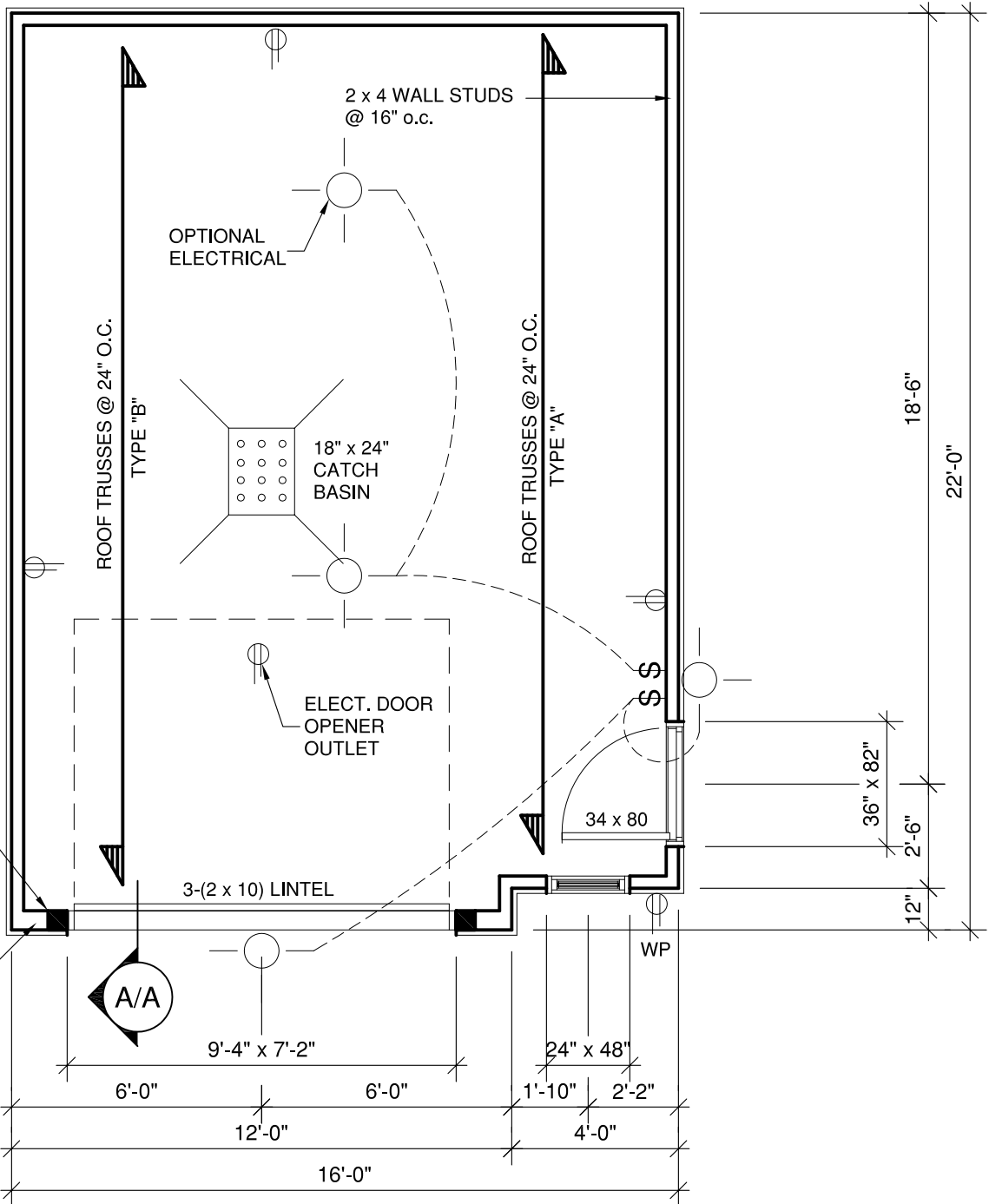


PLAN FOR A 16' X 22' GARAGE (AG-10A)





PLAN VIEW

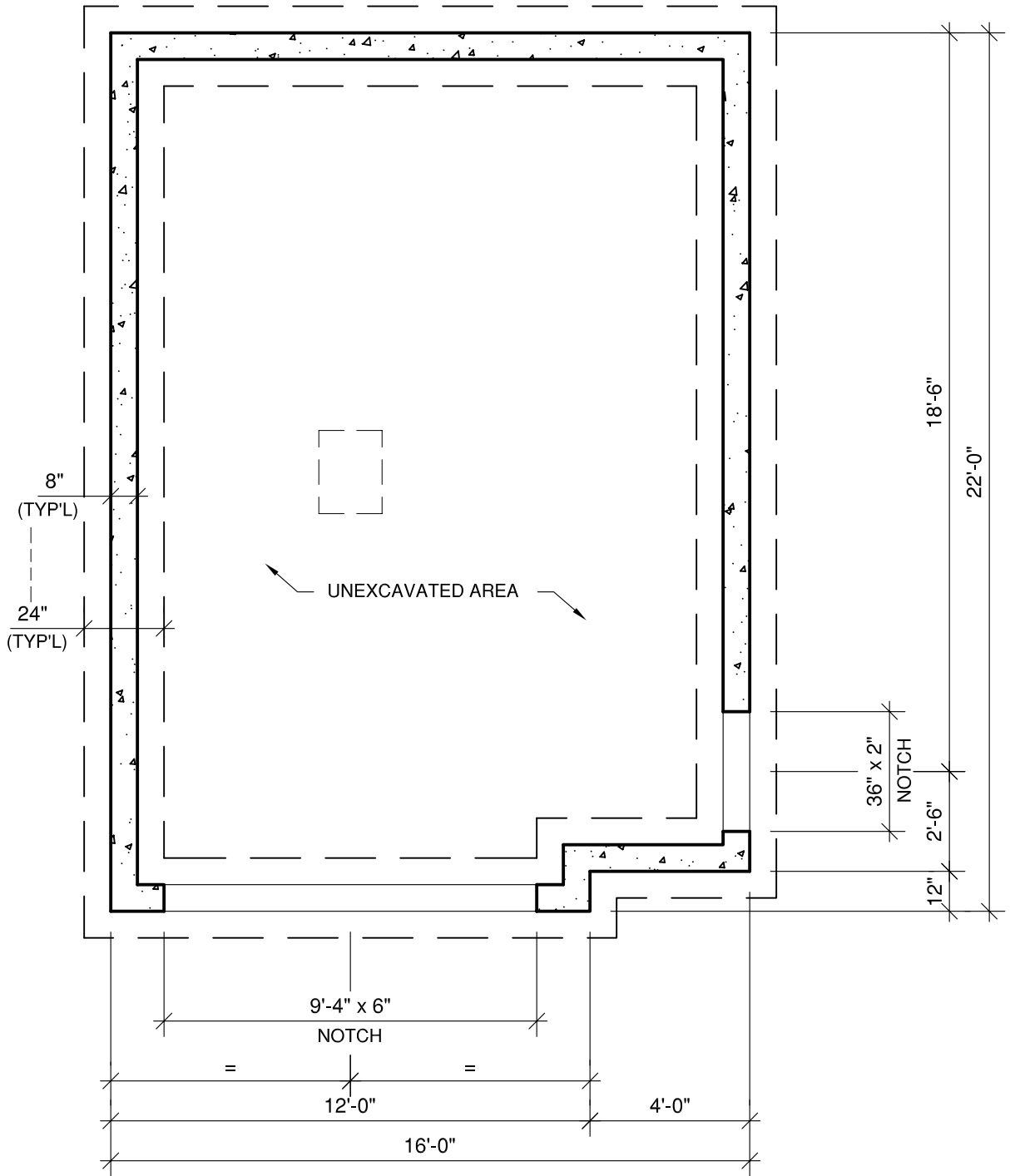
SCALE: 1/4"=1'-0"



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Revision. 2009

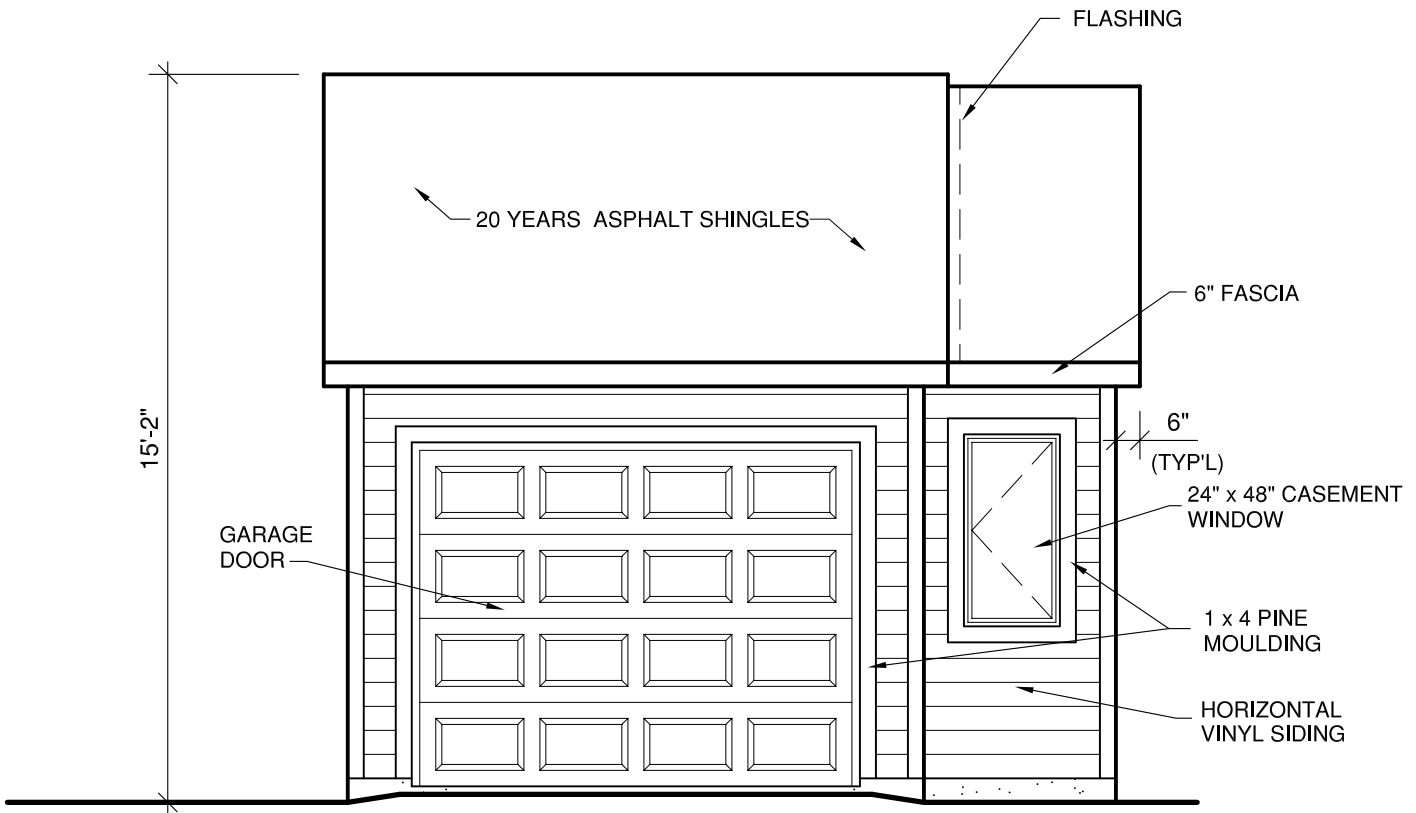
PLAN NO : AG-10a	SHEET : 1/9
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FOUNDATION PLAN

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

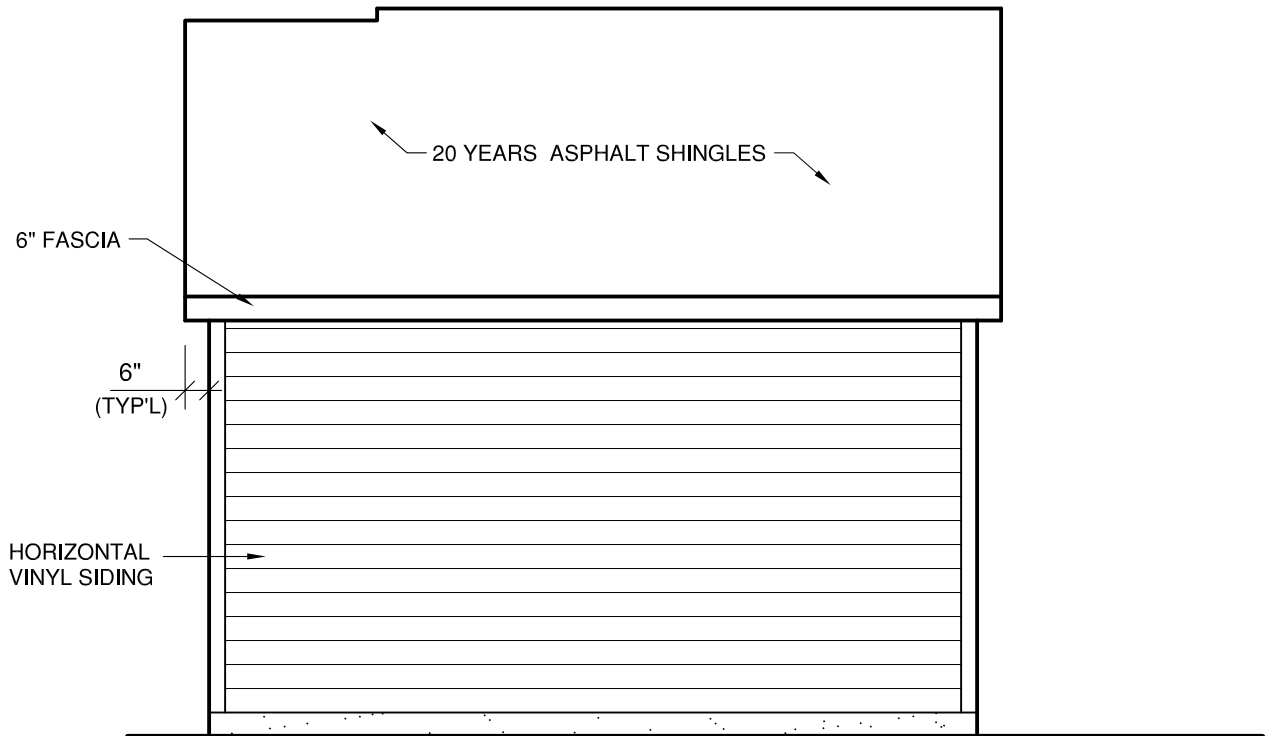
PLAN NO : AG-10a	SHEET : 2/9
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EL
1

FRONT ELEVATION

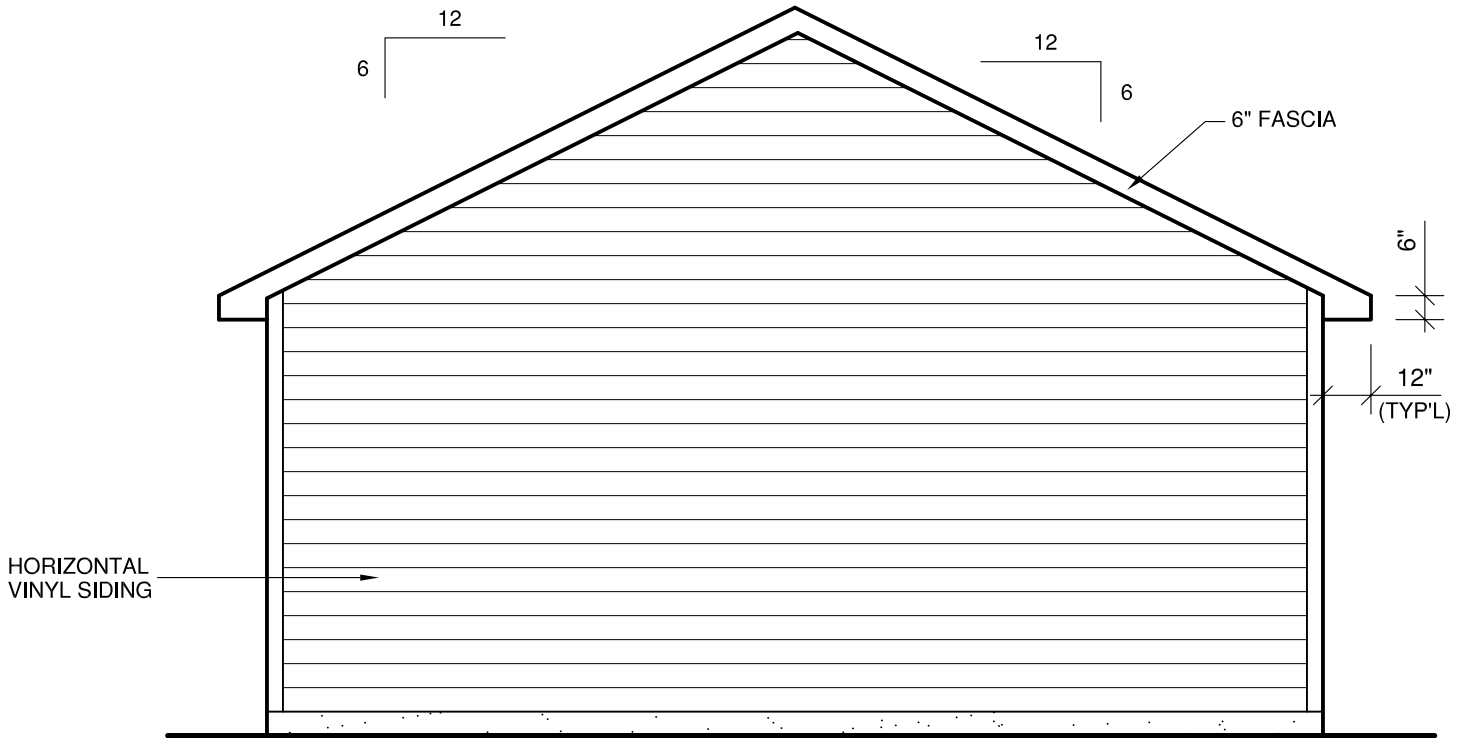
SCALE; 1/4"=1'-0"



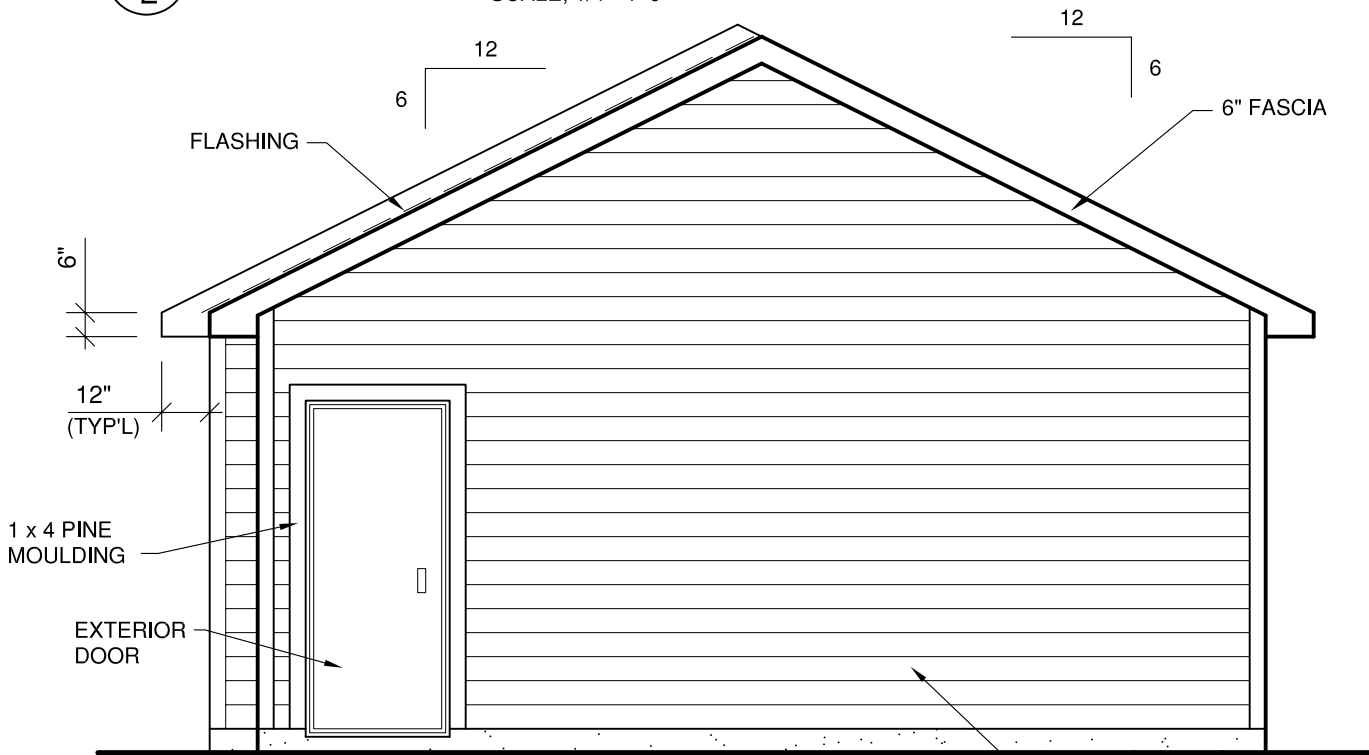
EL
3

REAR ELEVATION

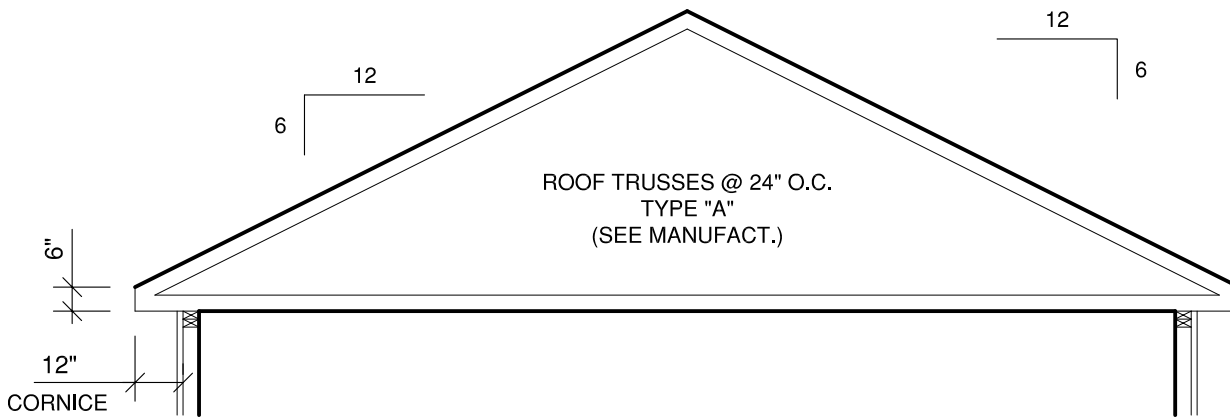
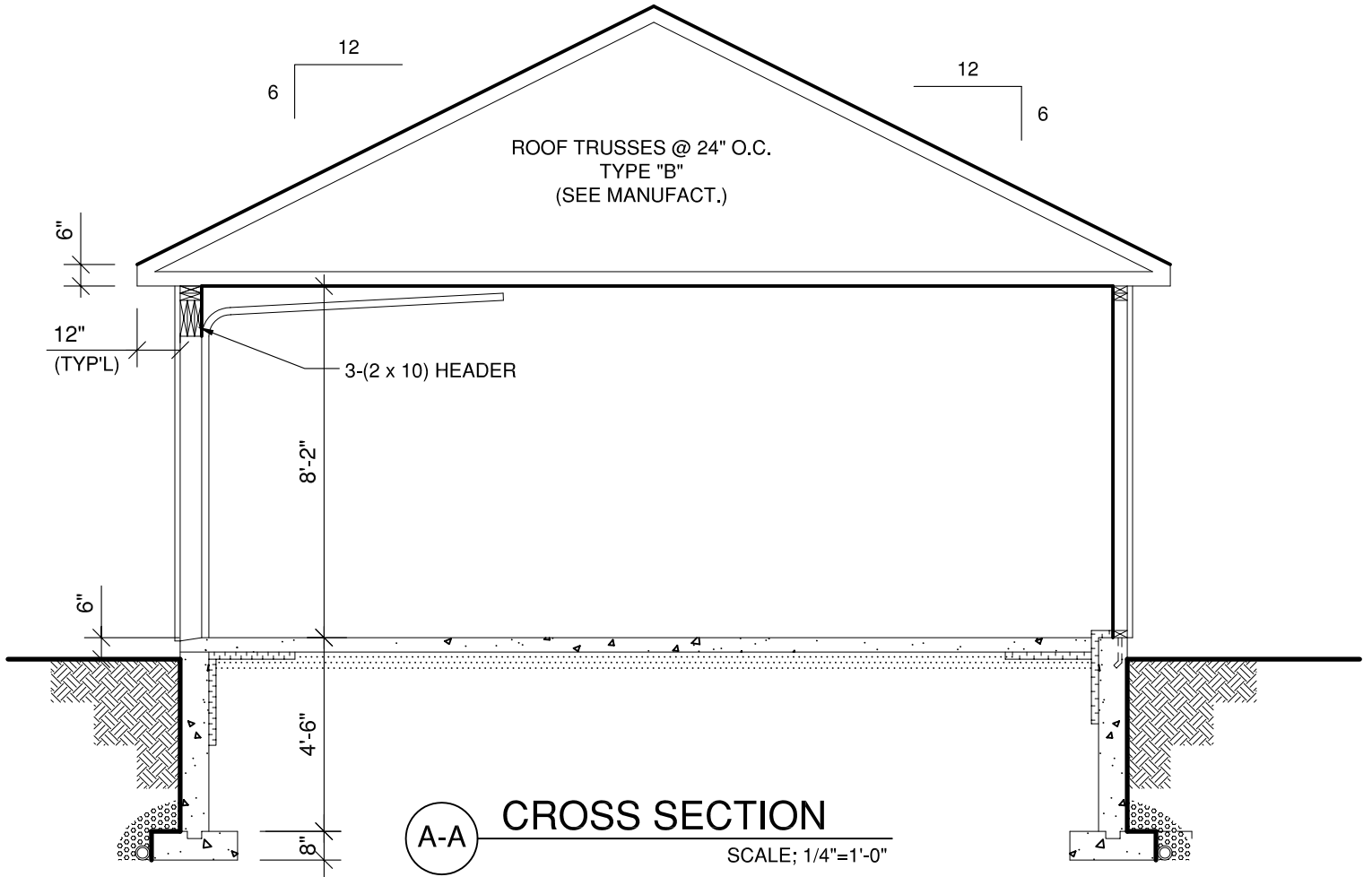
SCALE: 1/4"=1'-0"



EL 2 LEFT ELEVATION
SCALE: 1/4"=1'-0"



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



ROOF & CEILING

20 YEARS ASPHALT SHINGLES
 50# ASPHALT PAPER FOR EAVE PROTEC.
 1/2" PLYWOOD + "H" CLIPS
 PRE FAB. ROOF TRUSSES @ 24" O.C.
 OPTION:
 R-35 FIBERGLASS INSULATION
 6 mil. POLYETH. VAP. BARRIER
 1 x 4 @ 16" O.C. FURRING
 1/2" GYPSUM BOARD

EXTERIOR WALL

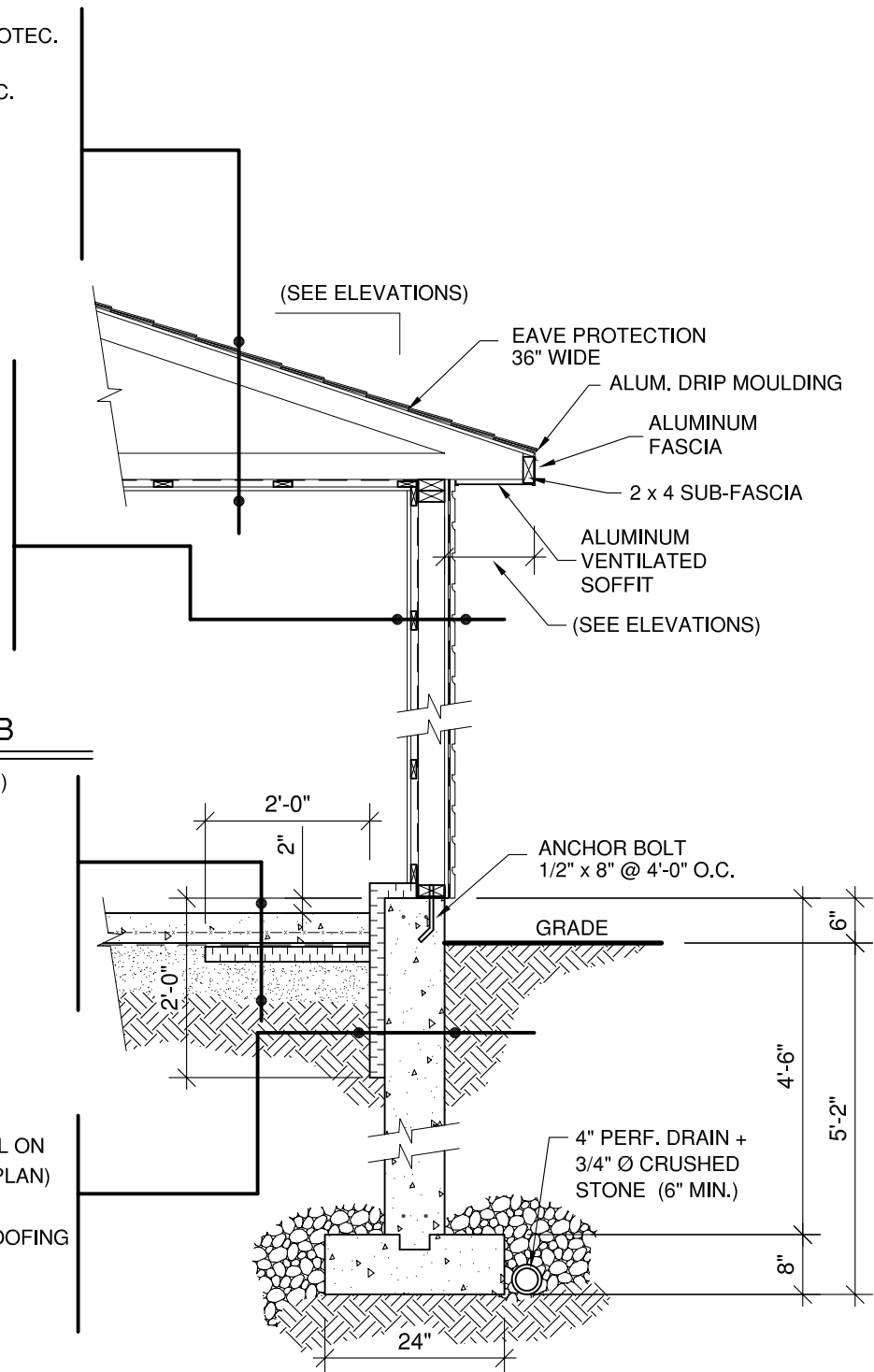
HORIZONTAL VINYL SIDING
 AIR BARRIER
 7/16" OSB
 2" x 4" @ 16" O.C. STUDS
 2" x 6" @ 16" O.C. STUDS
 (SEE PLAN)
 OPTION:
 R-12 FIBERGLASS INSULATION
 6 mil. POLYETH. VAP. BARRIER
 1 x 3 @ 16" O.C. FURRINGS
 1/2" GYPSUM BOARD

CONCRETE FLOOR SLAB

SLAB FINISH (CONCRETE HARDNER)
 4", 25 MPA (3500 #) CONC. SLAB
 6" x 6", #6 WIRE MESH
 6 mil. POLYETH. VAP. BARRIER
 6" MIN. COMPACTED SAND
 UNDISTURBED SOIL
 OPTION:
 2" RIGID INSULATION 2'-0"
 AROUND INTERIOR PERIMETER

FOUNDATION

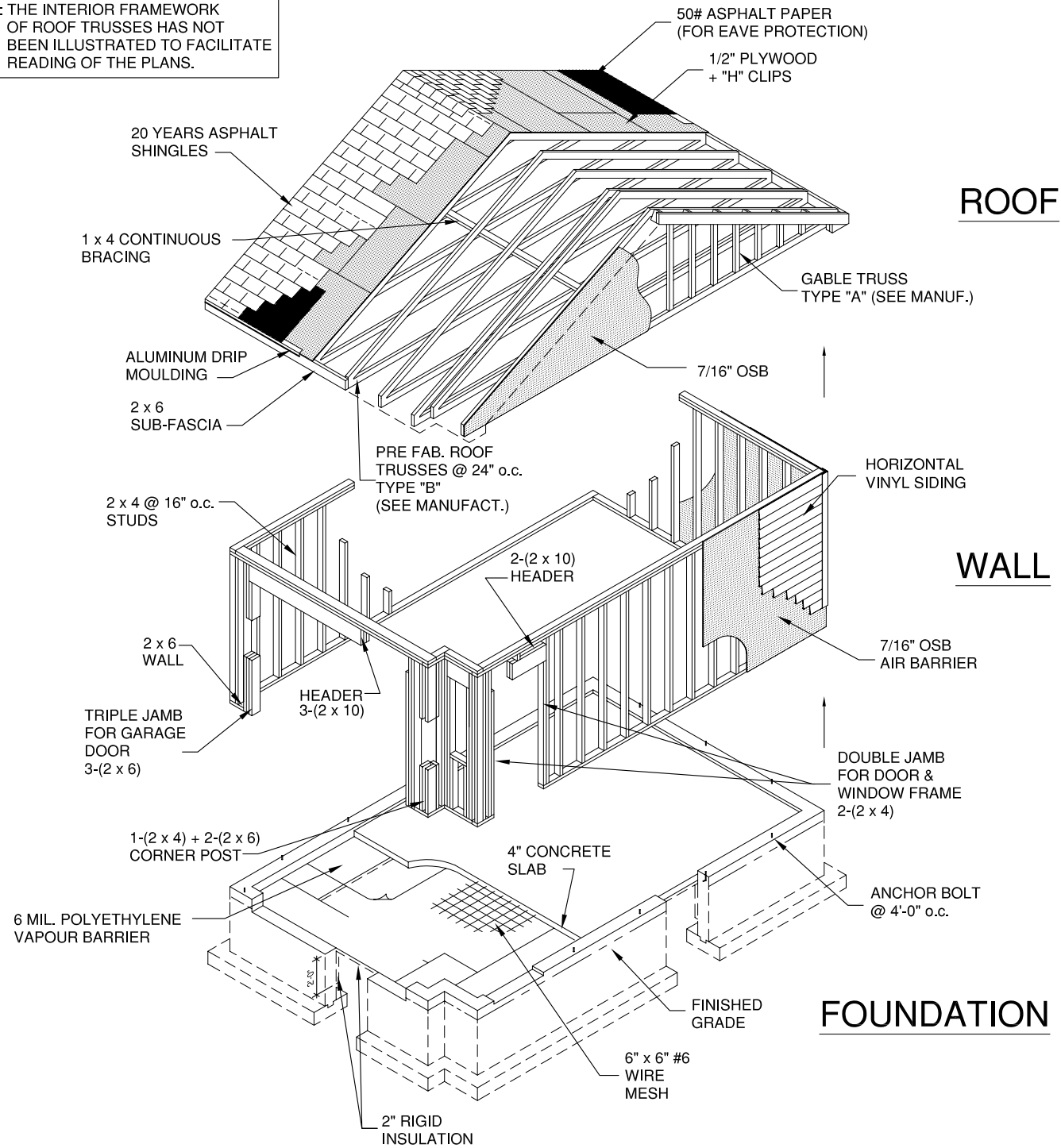
8", 20 MPA (3000 #) CONCRETE WALL ON
 24" x 8" CONCRETE FOOTING (SEE PLAN)
 EXT. ABOVE FIN. GRADE : PARGING
 EXT. BELOW FIN. GRADE: DAMPPROOFING
 OPTION:
 2" RIGID INSULATION 2'-0"
 AROUND INTERIOR PERIMETER



TYPICAL SECTION

SCALE: 1/2"=1'-0"

NOTE : THE INTERIOR FRAMEWORK OF ROOF TRUSSES HAS NOT BEEN ILLUSTRATED TO FACILITATE READING OF THE PLANS.



ISOMETRIC VIEW
NOT TO SCALE

#1 -PREPARATION :

CHECK WITH LOCAL AUTHORITIES FOR ANY BYLAWS OR ORDONANCES THAT REGULATE THE CONSTRUCTION OF OF THIS TYPE OF PROJECT, AS WELL AS VERIFYING IF A BUILDING PERMIT IS MANDATORY. THE REQUIRED DOCUMENTS NEEDED FOR A PERMIT ARE USUALLY THE CONSTRUCTION PLANS AND A SITE PLAN SHOWING THE PROPOSED LOCATION OF THE BUILDING PROJECT. OBTAIN ALL THE BUILDING MATERIALS AND HARDWARE NEEDED FOR THE CONSTRUCTION OF THE BUILDING PROJECT, AS OUTLINED IN THE MATERIALS LIST SUPPLIED WITH THE CONSTRUCTION PLANS, AND STORE THEM IN A CLEAN DRY AREA.

#2 -FOUNDATIONS & FLOOR :

DETERMINE THE LOCATION OF THE BUILDING PROJECT ON THE LOT. THE HELP OF A LAND SURVEYOR WILL BE VERY USEFUL AT THIS POINT. HE WILL BE ABLE TO MARK OFF THE EXACT LOCATION OF THE BUILDING PROJECT, IDENTIFY THE EXCAVATION SURFACE AND DETERMINE THE DEPTH OF THE FOOTINGS. THE EXCAVATION CONTRACTOR WILL THEN BEGIN WITH THE DIGGING OF THE SOIL, AS PER THE DETERMINED AREA AND DEPTH. HE WILL REMOVE OR STORE THE EXCAVATED MATERIAL, TO A PREDETERMINED LOCATION. THE FOUNDATION CONTRACTOR WILL NOW PROCEED WITH THE CONSTRUCTION OF THE CONCRETE FOUNDATIONS, STARTING WITH THE FOOTINGS, THE CONCRETE WALLS AND THE BACKFILLING AND FINISHING WITH THE FLOOR SLAB, ALL DONE ACCORDING TO THE CONSTRUCTION PLANS.

#3 -WALLS :

BUILD WALLS ONE AFTER THE OTHER, USING AS A REFERENCE THE EXTERIOR DIMENSION OF THE CONCRETE FLOOR SLAB AND THE CONSTRUCTION PLANS. START BY DETERMINING THE LOCATIONS OF THE OPENINGS. ASSEMBLE THE WALL STUDS, STRUCTURAL COMPONENTS AND PLATES. NAIL THE 7/16" OSB PANELS, AND INSTALL THE AIR BARRIER. FINISH BY INSTALLING THE HORIZONTAL VINYL SIDING, AS PER MANUFACTURER'S INSTRUCTIONS.

TO MAINTAIN WALLS PLUMB AND LEVEL DURING THE CONSTRUCTION AND INSTALLATION OF THE OTHER WALLS, ATTACH FURRING STRIPS DIAGONALLY BETWEEN TOP AND BOTTOM OF WALL IN ORDER TO BE USED AS WIND BRACING BEFORE FINAL ASSEMBLY OF ALL WALL PANELS. ONCE ALL WALL PANELS ARE IN PLACE, CHECK THAT THEY ARE ALL SQUARE FROM ONE PÁNEL TO THE OTHER BY MEASURING THE DIAGONAL DISTANCE FROM ONE CORNER TO THE OTHER. REPEAT FOR OTHER SIDE. THE TWO DISTANCES MUST BE IDENTICAL. ALSO, CHECK THAT WALLS ARE LEVEL. ONCE ALL THE WALLS ARE PLUMB, LEVEL AND SQUARE, NAIL ALL WALLS TOGETHER AT THE CORNERS AND JOIN THE TOP PLATE FROM ONE WALL TO THE OTHER BY STAGGERING THE JOINTS.

#4 -ROOFING :

HAVE THE PROPER NUMBER OF ROOF TRUSSES BUILT BY A TRUSS MANUFACTURER, KNOWING THAT THE TRUSSES ARE INSTALLED AT 24" ON CENTER. PROVIDE A COPY OF THE CONSTRUCTION PLAN TO THE TRUSS MANUFACTURER FOR THE FABRICATION OF THE TRUSSES. UPON DELIVERY, HAVE THE TRUSSES LIFTED ON TOP OF THE WALLS BY QUALIFIED AND PROPERLY EQUIPPED PERSONNEL. NAIL TRUSSES TO THE WALL'S TOP PLATES. FINISH THE INSTALLATION OF THE TRUSSES BY NAILING A FURRING STRIP AT MID SPAN OF THE TRUSSES, AT ONE TOP CORNER TO THE OTHER BOTTOM CORNER. THIS WILL SERVE AS WIND BRACING.

BUILD THE ROOF CORNICES, AS WELL AS ADDITIONAL RAFTERS AS INDICATED ON THE CONSTRUCTION PLANS, THEREFORE FINALISING THE CONSTRUCTION OF THE ROOF STRUCTURE.

COVER THE ROOF SURFACE WITH PLYWOOD SHEETS, TAKING CARE TO STAGGER THE JOINTS AND ALIGN THEM WITH THE ROOF TRUSSES'S CENTER LINE. INSTALL "H" CLIPS IN THE JOINTS BETWEEN THE PLYWOOD SHEETS MIDWAY BETWEEN THE TRUSSES. NAIL THE ALUMINUM DRIP MOULDINGS ALONG THE PERIMETER OF THE ROOF. ATTACH ONE STRIP OF ROOFING FELT PAPER ALONG THE ROOF'S EDGES. IF VALLEYS ARE PRESENT, INSTALL ONE STRIP OF FELT PAPER IN THE VALLEY, ALONG WITH A METAL FLASHING OVER THE FELT PAPER. TO COMPLETE THE ROOF, INSTALL THE ROOFING SHINGLES BY APPLYING THE FIRST ROW UPSIDE DOWN. THE NEXT ROW IS INSTALLED DIRECTLY OVER THE FIRST, BUT RIGHT SIDE UP. THE FOLLOWING ROWS ARE INSTALLED IN THE USUAL MANNER UP TO THE ROOF'S RIDGE. THE RIDGE CAP IS CONSTRUCTED USING A STANDARD SHINGLE SHEET THAT HAS BEEN CUT INTO THREE SMALLER PIECES, ALONG THE NOTCHES. INSTALL THESE PIECES BY OVERLAPPING THEM, MAKING SURE TO COVER THE ROOFING NAIL HEADS.

#5 -EXTERIOR FINISH :

INSTALL ALL DOORS AND WINDOWS AT PRESCRIBED LOCATIONS. BUILD AND INSTALL, IF REQUIRED, ALL THE EXTERIOR DECORATIVE MOULDINGS. INSTALL, IF SPECIFIED, THE ROOF VENTS. THEN INSTALL ALL DECORATIVE TRIM NEEDED FOR THE INSTALLATION OF EXTERIOR SIDING, FOLLOWED BY THE SIDING ITSELF. FINALLY, INSTALL THE ALUMINIUM FASCIA, THE MOULDINGS FOR THE SOFFIT AND THEN THE SOFFIT ITSELF. ONCE ALL THE EXTERIOR FINISH ELEMENTS ARE IN PLACE, APPLY A BEAD OF CAULKING AROUND ALL DOORS AND WINDOWS, AS WELL AS ANY SPOT WHERE WATER COULD SEEP IN.

OPTIONAL INSULATION AND INTERIOR FINISH

INSERT INSULATION BATTS BETWEEN WALL STUDS, THEN CLOSE UP THE WALLS WITH NATURAL FIBERBOARD PANELS. AFTERWARDS, COVER THESE WITH AN ALUMINIUM VAPOUR BARRIER AND ATTACH ONTO STUDS THE FURRINGS STRIPS FOLLOWED BY THE DRYWALL.

Quotation report		
AG10A (garage)		
Items description	Location	Quantity
		16X22
Foundation		
3000 (20 Mpa) X 3/4" concrete	Footings	4.00 cuyd
3000 (20 Mpa) X 3/4" concrete	Foundation wall	9.00 cuyd
1/2" X 8 1/2" anchor bolts	Foundation wall	17.00 pieces
20L Damproofing	Damproofing	1.00 20L
4" "T"	Drainage	1.00 piece
4" Perforated drain	Drainage	84.00 Inft
3/4" Clean crushed stone	Drainage	4.00 cuyd
Catch basin	Drainage	1.00 piece
Floor system		
Sand	Floor	6.00 cuyd
Polyethylene .006 X 100" X 500'	Vapor barrier	1.00 roll
2" X 2 X 8 Styrofoam S.M.	Floor	18.00 sheets
6" X 6" X 9/9 Wire mesh	Floor	313.00 sqft
3500 (25 mpa) X 1/2" concrete	Floor	6.00 cuyd
3 1/2" X 75' Ethafoam	Anchor Sill	1.00 roll
Wall system		
2 X 4 X 14' Spruce (sill plate)	Exterior wall	15.00 pieces
2 X 6 X 14' Spruce (sill plate)	Exterior wall	3.00 pieces
2 X 4 X 93 1/4" Spruce	Exterior wall	66.00 pieces
2 X 6 X 93 1/4" Spruce	Exterior wall	13.00 pieces
2 X 10 X 14' Spruce	Lintel	3.00 pieces
7/16" x 4 x 8 OSB	Exterior wall	22.00 sheets
R-12 X 15 X 90' insulation	Vapor barrier	6.00 packs
Polyethylene .006 X 100" X 500'	Wall	2.00 rolls
1/2" x 4 x 8 Regular gypsum board	Interior finish	18.00 sheets
8' Corner bead	Interior finish	1.00 piece
1 X 3 X 12' Spruce (furring)	Interior wall	42.00 pieces
Roofing		
Prefab. wood trusses (see manufacturer)	Roof	1.00 kit
1 X 4 X 8' Spruce	Strapping	4.00 pieces
2 X 6 X 10' Spruce	Fascia	1.00 piece
2 X 6 X 12' Spruce	Fascia	1.00 piece
2 X 6 X 14' Spruce	Fascia	6.00 pieces
1/2" Standard spruce plywood	Roof sheating	15.00 sheets
50 lbs Asphalt paper	Eaves protection	1.00 roll
210 lbs Asphalt shingles	Roof finish	17.00 packs
10" Galvanized flashing	Roof flashing	15.00 Inft
Aluminium drip moulding 10' (face)	Roof	4.00 pieces
Aluminium drip moulding 10' (side)	Roof	8.00 pieces
Aluminium fascia 6" X 10'	Fascia	11.00 pieces
Aluminium ventilated soffit 16" X 12'	Soffit	4.00 pieces
Aluminium "J" trim 1/2" X 12'	Soffit	8.00 pieces
R-35 x 24 x 56 insulation	Roof insulation	7.00 packs
Styrovent 22" X 48"	Attic	16.00 pieces
Polyethylene .006 X 100" X 500'	Vapor barrier	1.00 roll
1 X 4 X 12' Spruce (furring)	Ceiling	24.00 pieces
1/2" x 4 x 8 Regular gypsum board	Ceiling	12.00 sheets

Quotation report		
AG10A (garage)		
Items description	Location	Quantity
		16X22
Exterior finish		
Typar 108" X 111' (1000 sqft)	Exterior finish	1.00 roll
Horizontal vinyl D-4 siding 12'	Exterior siding	90.00 pieces
Vinyl starter strip 12'	Exterior finish	6.00 pieces
Vinyl exterior corner 10'	Exterior finish	5.00 pieces
Vinyl interior corner 10'	Exterior finish	1.00 piece
Vinyl "J" trim 1/2" X 12'	Exterior finish	6.00 pieces
Black Polyet. 006 X 12" X 300'	Walls & window	1.00 roll
Pine 1 X 4 - Inft	Exterior moulding	66.00 Inft
Windows		
Casement 24 X 48	1 Shutter	1.00 window
Exterior doors		
Exterior door model #...		1.00 door
Garage door 9 X 7		1.00 door
Interior finish		
Frame moulding 7/16 X 2 1/8 X 14'	Pine moulding	5.00 pieces
2 X 6 Spruce (garage door frame)	Finish	24.00 Inft
Lockset door handle	Hardware	1.00 handle
Single pole switch	Electricity	2.00 pieces
Regular electrical outlet	Electricity	3.00 pieces
Exterior electrical outlet (w.p.)	Electricity	1.00 piece
Interior light fixture	Electricity	2.00 pieces
Exterior light fixture	Electricity	2.00 pieces
22" x 28" Attic access panel	Hardware	1.00 piece
Latex interior sealer	Paint	3.00 4L
Latex interior semi-gloss paint	Paint	4.00 4L
Screws & nails		
3 1/2" Common bright nails	Structure	21.00 lbs
2 1/2" Spiral bright nails	Furring	7.00 lbs
1 1/4" Drywall screws	Interior finish	5.00 lbs
Drywall compound - 27 kg/box	Interior finish	1.00 box
Drywall tape 500'	Interior finish	1.00 roll
3/8" Staples 1000 / box	Vapor barrier	2.00 boxes
2 1/2" Box coated nails	Roof sheating	5.00 lbs
1/2" H Clips	Roof sheating	57.00 pieces
1 1/2" Roofing nails	Roof Finish	5.00 lbs
1" Aluminium nails	Exterior siding	1.00 lbs
1" Aluminium nails	Soffit /fascia	1.00 lbs
1 1/2" Bright finishing nails	Frame mould	1.00 lbs