



TWO-CAR LOFT GARAGE 28' X 26'



Free Standing Garage with Loft

28' W x 26' D x 8'-1" H

Standard Package Includes:

All framing materials, engineered roof trusses, asphalt shingles, sectional steel overhead doors, windows, insulated walk-in doors with locksets, and all hardware. Cutting and assembly required.

Concrete not included. Check with local building official prior to construction.

Shown with optional vinyl siding, rain goods and soffit and fascia packages.

Plans are in accordance to National Building Code Requirements

Special Drawings and approvals to suit local municipal by-law remain the responsibility of the owner

These plans could show components or product that may not be included in your material package.

Product may vary due to regional availability. See local dealer for details.



Home

building centre

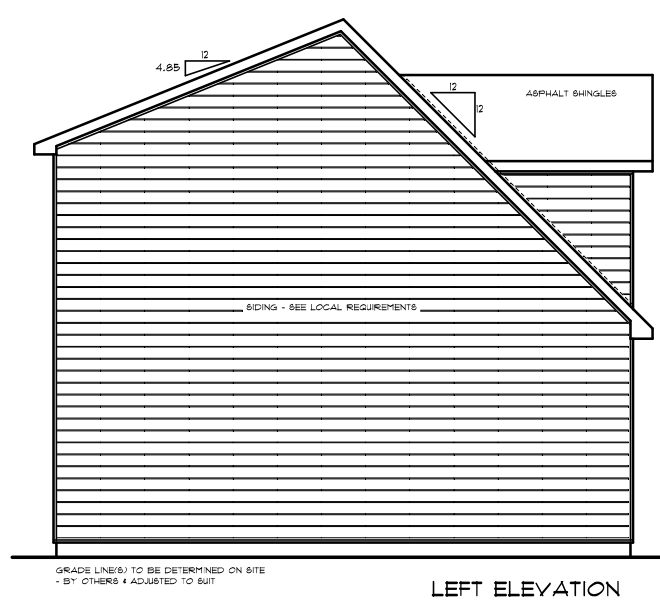
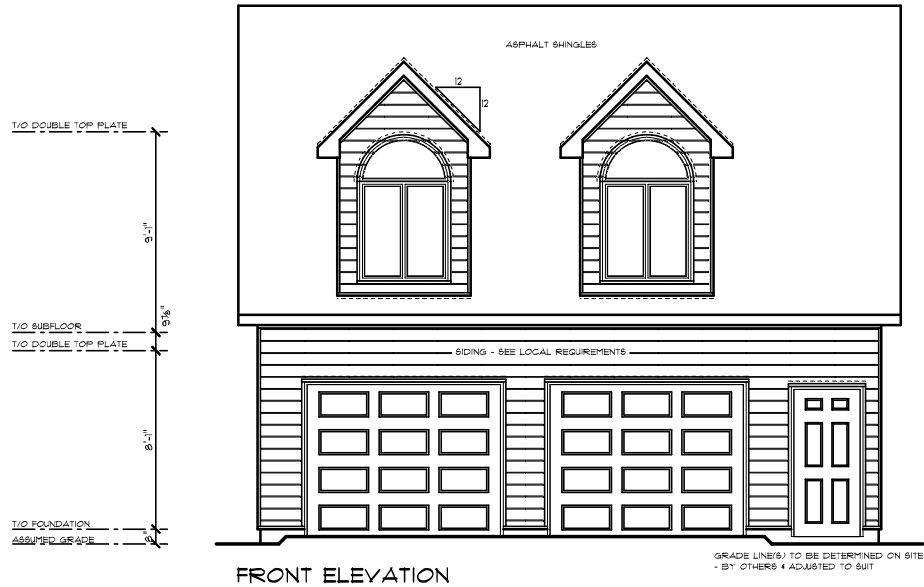
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Here's How.

DISCLAIMER

Disclaimer: All DIY projects involve risk. Your tools, materials, and skills will vary, as will the conditions at your project site. Home Hardware has made every effort to be complete and accurate in the working drawings and instructions provided. Home Hardware denies any responsibility or liability for damages or losses sustained or incurred in the course of your project or in the use of the item you create. Always follow the manufacturer's operating instructions in the use of tools, check and follow your local building codes, and observe all commonly accepted safety precautions. Check with your local building official and by-law office before purchase. Special drawings and approvals to suit local municipal by-laws remain the responsibility of the owner. Project pricing may vary due to local conditions, by-laws and building code requirements. Projects include basic materials, fasteners and plans and require some cutting and assembly. Concrete, light fixtures and accessories are not included. Products may not be exactly as shown. Sizes for all products are approximate. We install at participating stores. See Home Store Owner or store staff for details.



IMPORTANT NOTE

HOME HARDWARE STORES LIMITED DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS ON THIS PLAN, UNLESS SUBMITTED IN WRITING IN CONJUNCTION WITH THE "BLUEPRINT FREEDOM OF INFORMATION" FORM DESCRIBING SUCH ERRORS OR OMISSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

HOME HARDWARE STORES LIMITED SHALL NOT BE RESPONSIBLE FOR ANY DEPARTURE FROM THESE DRAWINGS ADVISED BY ANY BUILDING CONTRACTOR OR PROFESSIONAL CONSULTANT AT ANY TIME PRIOR TO OR DURING CONSTRUCTION. FURTHER, ANY SUCH DEVIATION OR CHANGES TO THESE PLANS NULLIFIES ANY RESPONSIBILITY THAT HOME HARDWARE STORES LIMITED MAY HAVE WITH RESPECT TO THIS PLAN OR CONSEQUENT CONSTRUCTION. RESALE OF THESE DRAWINGS ARE STRICTLY PROHIBITED.

BUILDING CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL CONSTRUCTION SHALL COMPLY WITH PART 9 OF THE NATIONAL BUILDING CODE OF CANADA.

DESIGN LOADS

FLOOR LOADS:
LIVE LOAD • 40 P.S.F.
DEAD LOAD • 12 P.S.F.
TOTAL FLOOR LOAD • 52 P.S.F.

ROOF LOADS:
LIVE LOAD • 45 P.S.F.
DEAD LOAD • 15 P.S.F.
TOTAL ROOF LOAD • 60 P.S.F.

SOIL BEARING CAPACITY:
MINIMUM ALLOWABLE SOIL BEARING CAPACITY TO BE 15 KPA (10.9 PSF)

BY OWNER

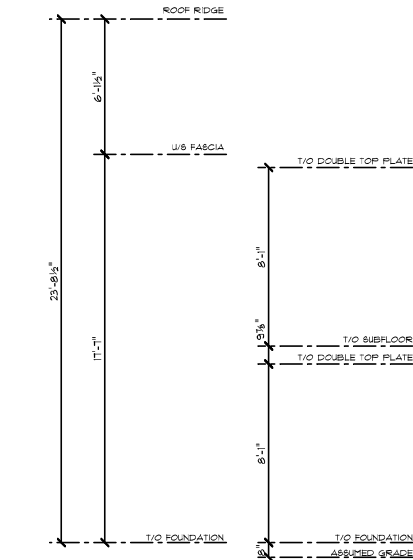
- ALL CONCRETE & IRON RAILINGS
- PARKING
- BRICK FACE & ACCESSORIES
- MECHANICAL SYSTEMS
- ELECTRICAL SYSTEMS
- FOUNDATION DRAINAGE LAYER (AS REQUIRED)

DRIP CAP FLASHING

DRIP CAP FLASHING ABOVE EXTERIOR WINDOW & DOOR OPENINGS IN SIDING APPLICATIONS.

SIDING NOTE:

CHECK WITH LOCAL AUTHORITIES ON REQUIREMENTS FOR EXTERIOR CLADDING SUCH AS SIDING. SIDING AND AIR BARRIER IS NOT INCLUDED IN THE BASE PACKAGE PRICE.



REVISIONS	DATE	DETAIL NUMBER
A		SHEET NUMBER - WHERE DETAIL REQUIRED
B		SHEET NUMBER - WHERE DETAILED
C		

NOTES

- PLANS ARE IN ACCORDANCE TO NATIONAL BUILDING CODE REQUIREMENTS
- SPECIAL DRAWING AND APPROVALS TO SUIT LOCAL CONDITIONS AND TO CONFORM TO LOCAL MUNICIPAL BY-LAWS REMAINS THE RESPONSIBILITY OF THE OWNER
- DO NOT SCALE - DIMENSIONS GOVERN

MODEL	LOFT GARAGE 28' x 26'
CUSTOMER	
STORE	

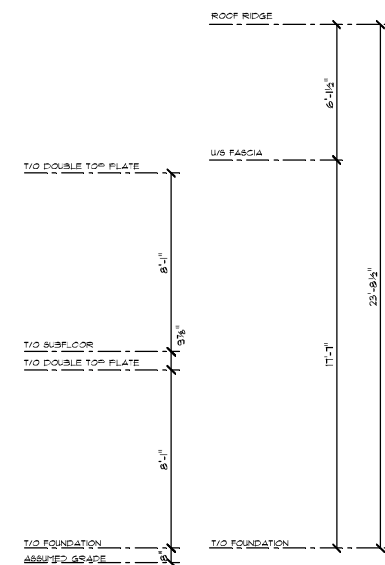
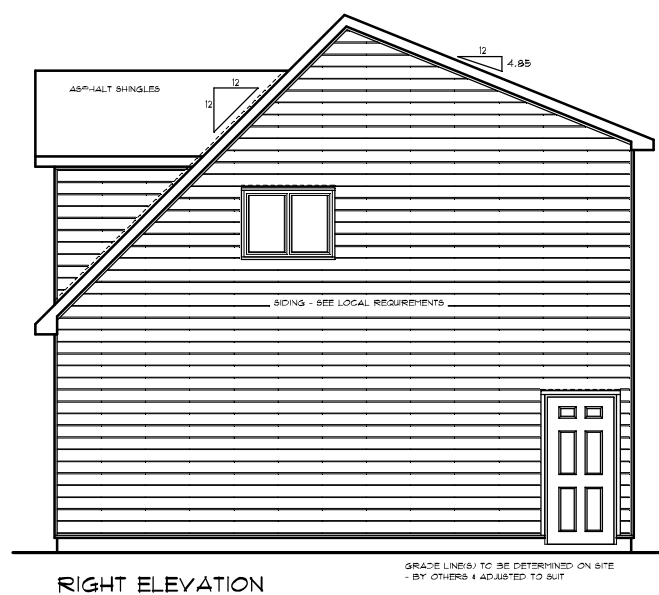
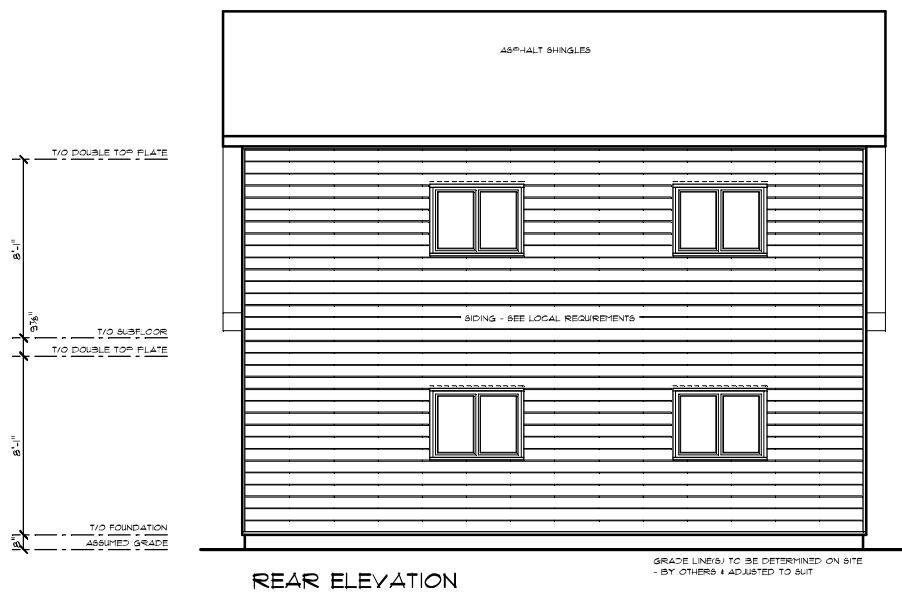
DRAWING	FRONT & LEFT ELEVATIONS
SCALE	1/4"=1'-0"
DATE	JANUARY, 2008
DRAWN BY	CJM


CHECKED BY	
DATE	

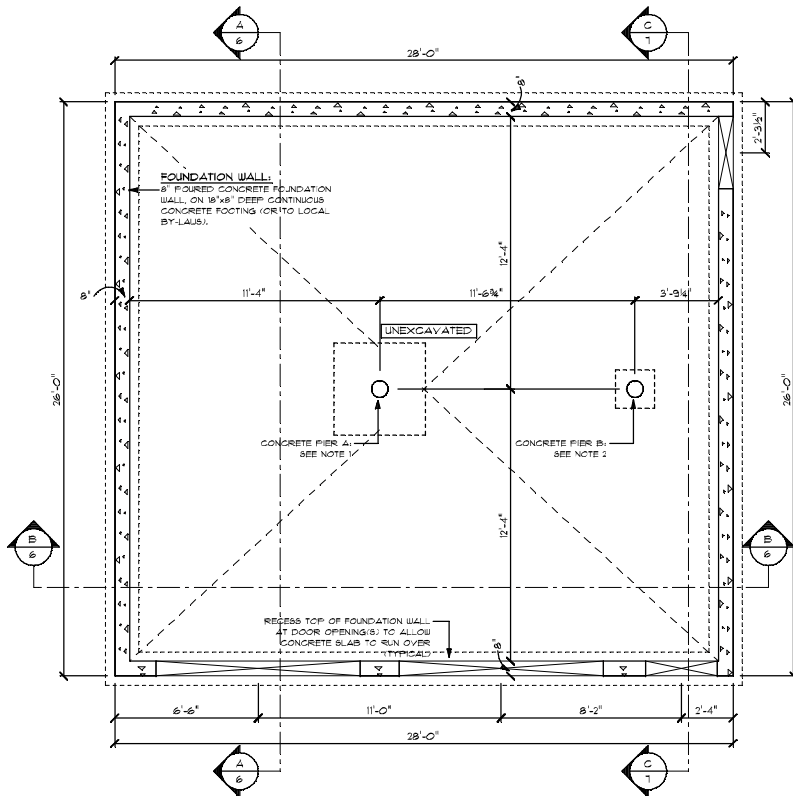
Home
building centre

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PROJECT NUMBER	
SHEET NUMBER	1 7

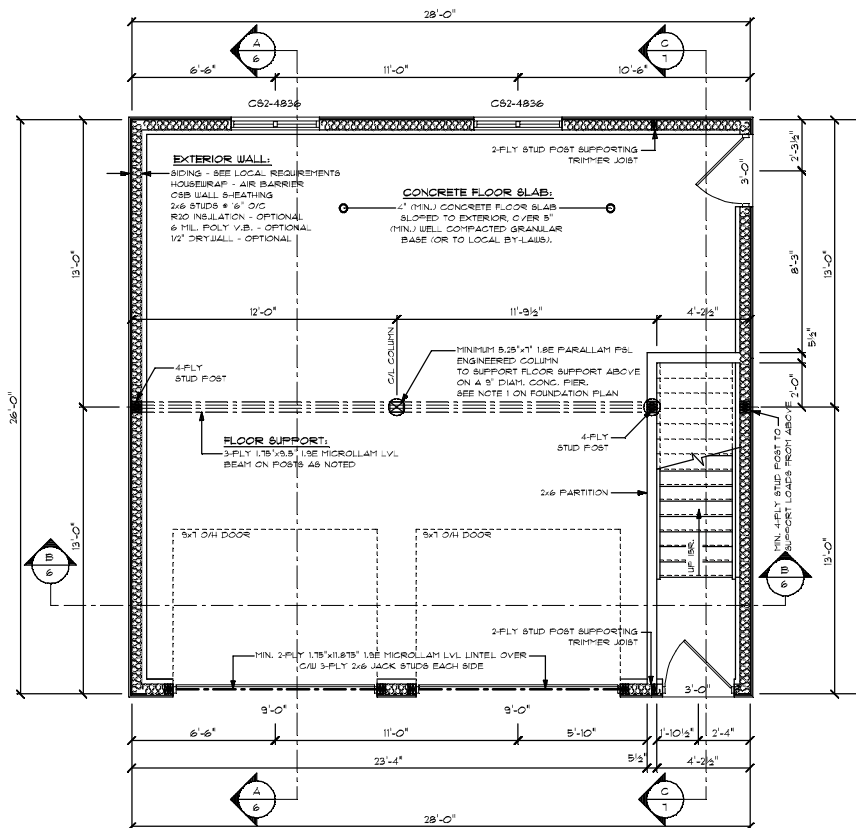


REVISIONS DATE	 <p> A DETAIL NUMBER B SHEET NUMBER - WHERE DETAIL REQUIRED C SHEET NUMBER WHERE DETAILED </p> <p> NOTES ■ PLANS ARE IN ACCORDANCE TO NATIONAL BUILDING CODE REQUIREMENTS ■ SPECIAL DRAWINGS ARE APPROVED TO SET LOCAL CONDITIONS AND TO CONFORM TO LOCAL MUNICIPAL BY-LAWS. REMAIN THE RESPONSIBILITY OF THE OWNER ■ DO NOT SCALE - DIMENSIONS GOVERN </p>	MODEL LOFT GARAGE 28' x 26'	DRAWING REAR & RIGHT ELEVATIONS	PROJECT NUMBER 2849503
		CUSTOMER	SCALE N.T.S. DATE JANUARY, 2009 DRAWN BY CJM	SHEET NUMBER 2 7
		STORE	CHECKED BY DATE	THIS DESIGN AND CONSTRUCTION DRAWING IS THE PROPERTY OF HOME HARDWARE STORES LIMITED AND IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION



- NOTES:**
1. CONCRETE PIER A:
9" DIAMETER SOLID CONCRETE PIER CAI SADDLE, SUPPORTING
MINIMUM 5.25"x11" L&E PARALLEL P&L ENGINEERED COLUMN
ABOVE ON A 5"x6"x12" DEEP CONC. FOOTING PAD, FOOTING
TO BE BELOW FROST LINE (OR TO LOCAL BY-LAW), SUPPLIED BY OWNER
 2. CONCRETE PIER B:
9" DIAMETER SOLID CONCRETE PIER CAI SADDLE, SUPPORTING
MINIMUM 4-PLY 2x6 SPF NO. 2 P.T. BUILT UP COLUMN ABOVE ON A
2"x6"x12" DEEP CONC. FOOTING PAD, FOOTING TO BE BELOW
FROST LINE (OR TO LOCAL BY-LAW), SUPPLIED BY OWNER

FOUNDATION PLAN



MAIN FLOOR PLAN

FOUNDATION NOTE

ALL CONCRETE FOUNDATION WORKS & REIN-
FORCING TO BE RESPONSIBILITY OF OWNER
& MUST COMPLY TO LOCAL BUILDING CODES
AND/OR BY-LAWS.

FOUNDATION DRAINAGE LAYER (AS REQUIRED)
SHALL BE BY OWNER.

CONCRETE DESIGN

CONCRETE SHALL BE DESIGNED, MIXED,
PLACED, CURED & TESTED IN ACCORDANCE
WITH CAN3-A-438-M, "CONCRETE CONSTRUCTION
FOR HOUSING AND SMALL BUILDINGS".

AFTER 28 DAYS NON-REINFORCED CONCRETE
SHALL HAVE A COMPRESSIVE STRENGTH OF
NOT LESS THAN:

- (1) 30 MPa (4380 psi) WITH 8 TO 8X AIR
ENTRANCENT FOR GARAGE AND GARPORT
FLOORS AND ALL EXTERIOR PLATWORK.
- (2) 25 MPa (3600 psi) FOR FLOOR-ON-GRADE
WHERE DAMP-PROOFING WILL NOT BE
PROVIDED.
- (3) 20 MPa (2900 psi) FOR ALL OTHER
APPLICATIONS UNLESS NOTED OTHERWISE

CONCRETE BLOCK SHALL CONFORM TO
CAN3-A-438-M, "CONCRETE MASONRY UNITS"
AND SHALL HAVE A COMPRESSIVE STRENGTH
OVER THE NET AREA OF THE BLOCK OF NOT
LESS THAN 15 MPa (2200psi).

OR AS SPECIFIED BY LOCAL BUILDING CODE
AND/OR BY-LAWS.

STRUCTURAL FRAMING NOTES

ALL STRUCTURAL LOAD BEARING FRAMING
LUMBER USED FOR STUDS, PLATES, JOISTS,
RAFTERS, LINTELS & BUILT-UP BEAMS SHALL
BE GRADE STAMPED S-P-F #1 OR BETTER,
S-DRY OR LUMBER OF EQUAL OR BETTER
QUALITIES

LINTELS:

- (1) ALL EXTERIOR LINTELS TO BE H.N.
- (2) 2" PLY 2x10 C&U 2x4 DRYWALL NAILER
& 4-PLY WOOD FILLERS BETWEEN EACH
PLY, UNLESS NOTED OTHERWISE

POSTS:

- (1) ALL BUILT-UP STUD POSTS SHOWN
TO BE MIN. (2) 2" PLY 2x6 OR 2x4
RESPECTIVE TO WALL SIZE UNLESS
OTHERWISE NOTED

JACK STUDS FOR OPENINGS TO BE
MIN. SINGLE PLY UNLESS SHOWN
& NOTED OTHERWISE

FLOOR SYSTEM:

- (1) ALL FLOOR JOISTS ARE 2x10, NO. 2 S-P-F
(OR BETTER), CONTINUED @ 16" O/C,
UNLESS OTHERWISE NOTED.

**5/8" T&G SUB-FLOOR TO BE GLUED (WHERE
POSSIBLE) AND NAILED TO JOISTS.**

FLOOR OPENINGS:

- (1) ALL HEADER & TRIMMER JOISTS TO
BE DOUBLED FOR ALL FLOOR
OPENINGS UNLESS NOTED OTHERWISE

NOTCHING & DRILLING:

- (1) ALL NOTCHING & DRILLING OF FRAMING
MEMBERS TO CONFORM TO NATIONAL &
LOCAL BUILDING CODES

BLOCKING:

- (1) PROVIDE SOLID BLOCKING BTWN
FLOORS FOR LOADS ABOVE

INTERIOR WALLS:

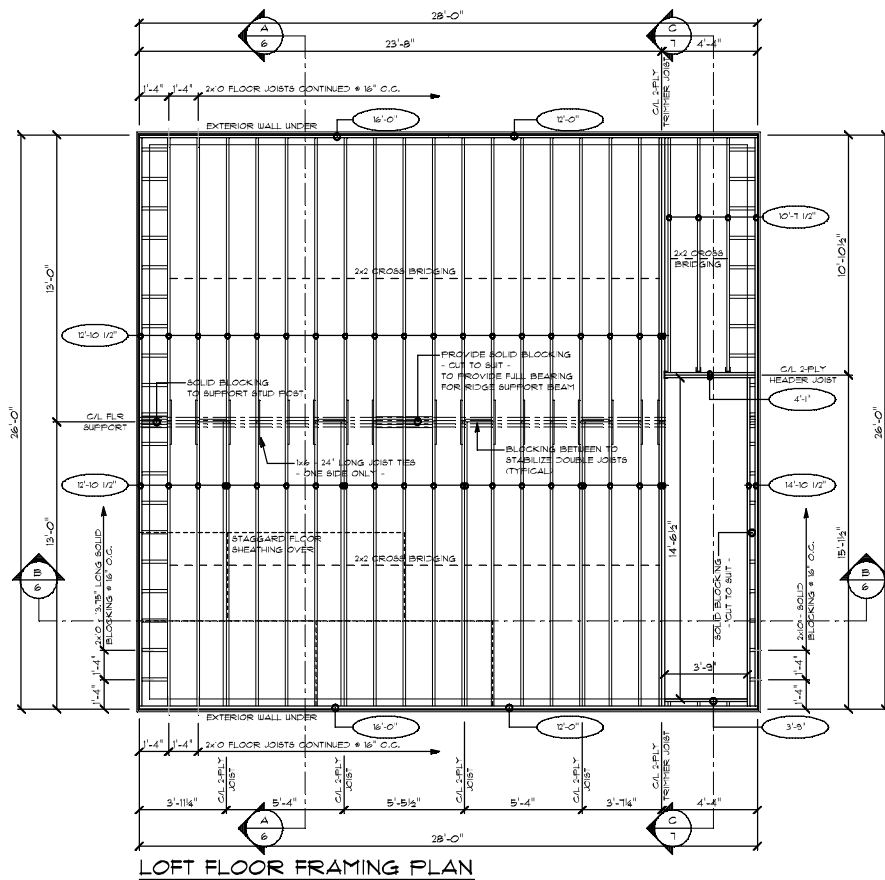
- (1) ALL INTERIOR WALLS ARE 2x4 WOOD
STUDS EXCEPT WHERE NOTED OTHERWISE

REVISIONS	DATE	DETAIL NUMBER	MODEL	DRAWING	PROJECT NUMBER
		A B C	LOFT GARAGE 28' x 26'	FOUNDATION & LOFT FLOOR FRAMING PLANS	
		NOTES: ● PLANS ARE IN ACCORDANCE TO NATIONAL BUILDING CODE REQUIREMENTS ● SPECIAL DRAWING AND APPROVALS TO MEET LOCAL CONDITIONS ARE TO CONFORM TO LOCAL MUNICIPAL BY-LAWS, WITHIN THE RESPONSIBILITY OF THE OWNER ● DO NOT SCALE - DIMENSIONS GOVERN	CUSTOMER	SCALE N.T.S. DATE JANUARY, 2003 DRAWN BY C.J.M.	CHECKED BY DATE
			STORE		
					Home building centre THIS DESIGN AND CONSTRUCTION DRAWING IS THE PROPERTY OF HOME BUILDING CENTRE LIMITED AND IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION
					SHEET NUMBER 3 7



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SHEET NUMBER
3 7



LOFT PLAN

PRODUCT CODE	SIZE	MANUFACTURER'S R.S.O.	COUNT
CS2-4854	4'-0" x 4'-6"		2
482-4836	4'-0" x 3'-0"		5
1/2 ROUND	4'-0" x 2'-0"		2
CONFIRM ALL EXTERIOR WINDOW AND DOOR ROUGH STUD OPENING SIZES TO ENSURE ACCURACY PRIOR TO CONSTRUCTION.			

STRUCTURAL LUMBER

ALL STRUCTURAL (LOAD BEARING) FRAMING LUMBER USED FOR STUDS, PLATES, JOISTS, RAFTERS, LINTELS & BUILT-UP BEAMS SHALL BE GRADE STAMPED: SPRUCE-PINE-FIR (S-P-F) NO. 2 S.P.F. (OR BETTER), D-DRY OR LUMBER OF EQUAL OR BETTER QUALITIES.

INTERIOR RAILINGS

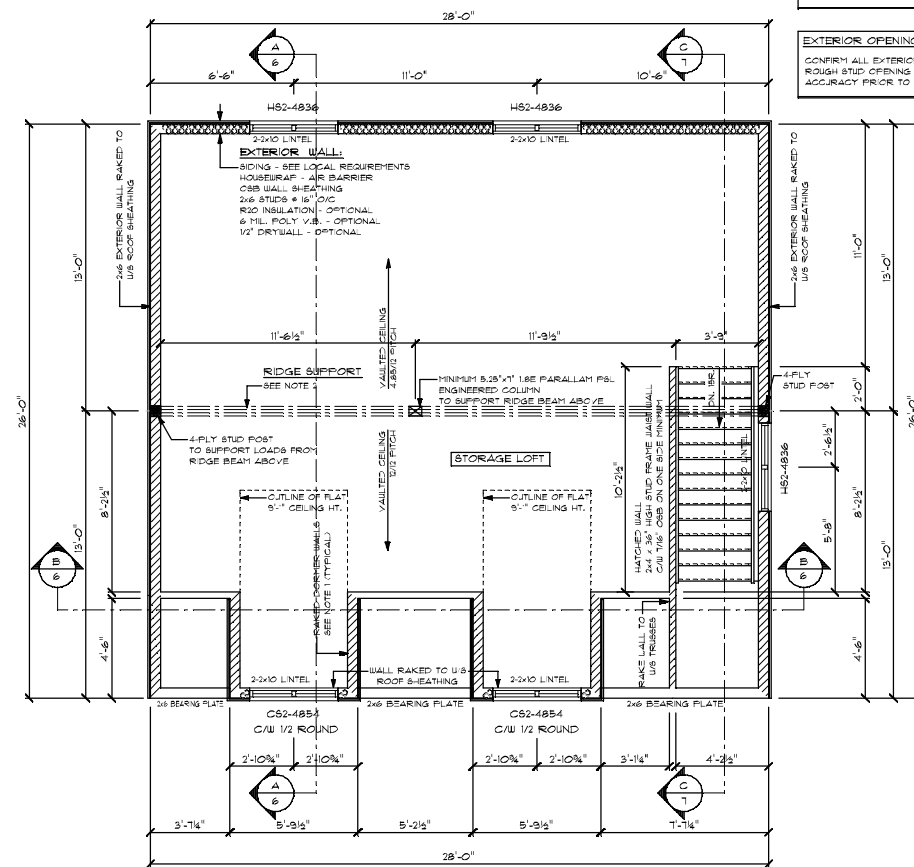
STAIR RAILING NOT SHOWN FOR CLARITY,
ALL INTERIOR RAILINGS SHALL BE BY OWNER.

EXTERIOR LINELS

ALL EXTERIOR LINELS SHALL BE 2 PLY - 2x10
C/W 2x4 DRYWALL NAILER 4 1/2" PLYWOOD
FILLER BETWEEN PLYS, TYPICAL UNLESS
OTHERWISE NOTED.

EXTERIOR OPENINGS

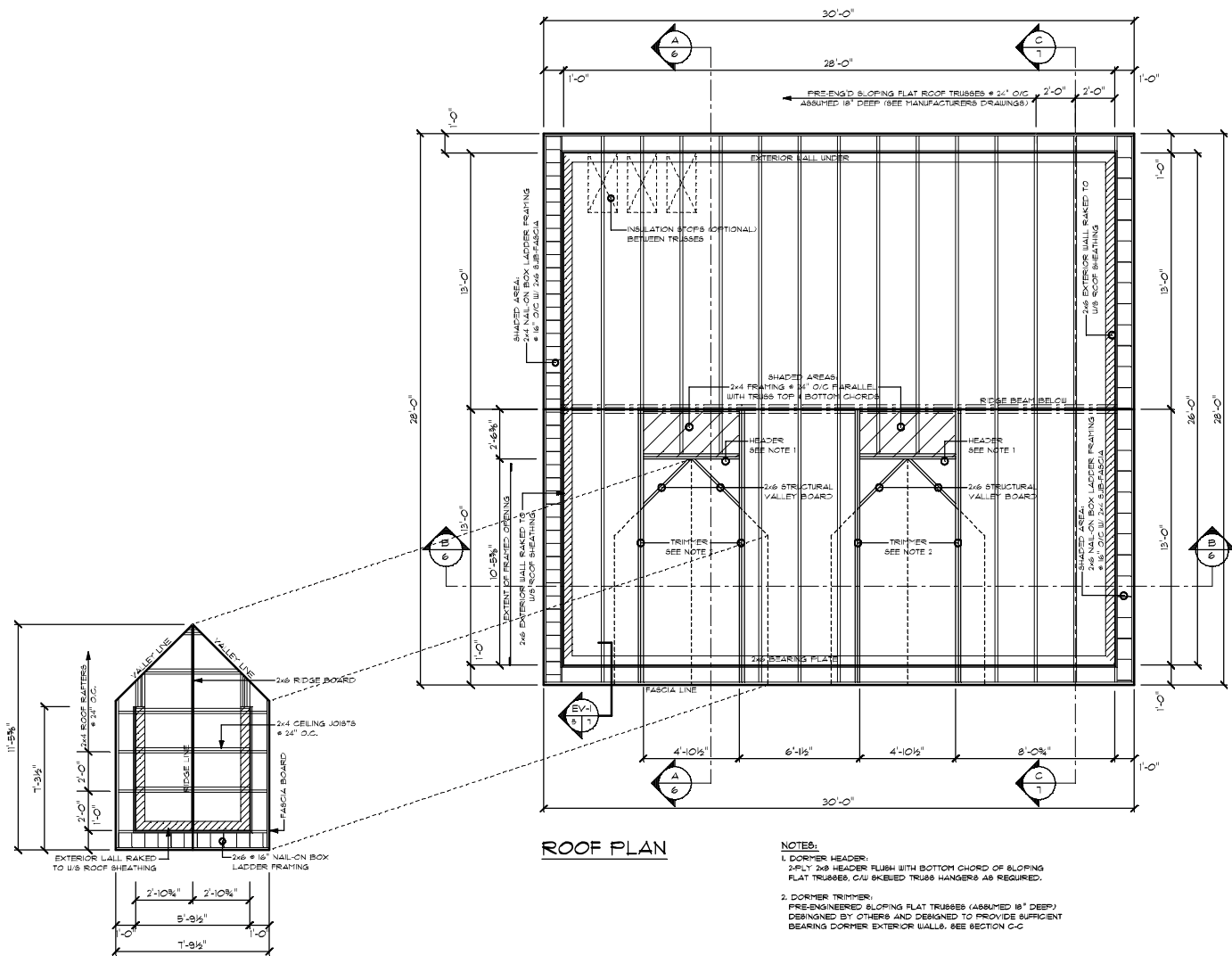
CONFIRM ALL EXTERIOR WINDOW AND DOOR
ROUGH STUD OPENING SIZES TO ENSURE
ACCURACY PRIOR TO CONSTRUCTION



NOTES:

1. SAKED EXTERIOR DORMER WALLS;
DORMER WALLS TO BE FRAMED OVER 4 UNDER DOUBLE TRUSS
7/16" O.S.B. WALL SHEATHING, 2x6 STUDS @ 16" C.C., VINYL SIDING (OPTIONAL), AIR BARRIER (OPTIONAL), R-10 BATT INSULATION (OPTIONAL), 6 MIL POLY V.B. (OPTIONAL), 1/2" DRYWALL (OPTIONAL).
2. RIDGE SUPPORT:
MINIMUM 3-PLY 175"x1875" 108 MICRONALLOY LVL BEAM,
BEARING ON MINIMUM 4-PLY 2x6 STUD POSTS OR AS SPECIFIED ON PLAN.

REVISIONS DATE <div style="display: flex; align-items: center;"> <div> <p>A DETAIL NUMBER</p> <p>B SHEET NUMBER - WHERE DETAIL REQUIRED</p> <p>C SHEET NUMBER - WHERE DETAILED</p> <p><u>NOTES</u></p> <ul style="list-style-type: none"> PLANS ARE IN ACCORDANCE TO NATIONAL BUILDING CODE REQUIREMENTS SPECIAL DRAWING AND ATTENDANCE TO NOT LOCAL. CHANGES AND TO CONFORM TO LOCAL. THEREOF, BY THE, REMAIN THE RESPONSIBILITY OF THE OWNER DO NOT SCALE - DIMENSIONS ONLY </div> </div>	MODEL LOFT GARAGE 28' x 26' CUSTOMER STORE	DRAWING LOFT FLOOR FRAMING & LOFT PLANS <div style="display: flex; justify-content: space-between;"> <div> <p>SCALE N.T.S.</p> <p>DATE JANUARY, 2003</p> <p>DRAWN BY C.J.M.</p> </div> <div> <p>CHECKED BY</p> <p>DATE</p> </div> </div>	<div style="display: flex; align-items: center;"> <div> <p>Home building centre</p> <p>THIS DESIGN AND CONSTRUCTION DRAWING IS THE PROPERTY OF HOME HARDWARE STORES LIMITED AND IS NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION</p> </div> </div>	PROJECT NUMBER SHEET NUMBER <div style="display: flex; justify-content: space-around; font-size: 2em;"> 4 7 </div>
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TRUSS NOTE

THIS DRAWING IS FOR REFERENCE ONLY. TRUSS MANUFACTURER TO SUPPLY DRAWINGS & LAYOUT WHICH WILL SUPERSEDE ALL ROOF FRAMING S-HOWN.

FOLLOW TRUSS SPACING APPLICABLE TO YOUR HOME.

ATTIC ACCESS (MIN. 21.5"x24") PLACED IN HALLWAY & BEDROOM PORTION OF HOME OR TO S-HOWN MEASURE.

2x4 BLOCKING IN TRUSSES & RAFTERS OR FLY CLIPS ARE REQUIRED FOR ROOF SHEATHING SUPPORTS ON ALL 24" O/C SPACING OF SAME.

FOR TRUSS SPACING AT CHIMNEY & ATTIC ACCESS SEE TRUSS LAYOUT. NEVER CUT A TRUSS TO OBTAIN SPACE.

6-ROOF FLYS MAY VARY FROM THOSE SHOWN DEPENDING UPON GROUND SNOW LOAD.

TRUSS HEEL HEIGHTS

HEEL HEIGHTS INDICATED ON DRAWINGS ARE FOR REFERENCE ONLY. HEEL HEIGHTS ARE TO THE DISCRETION OF THE TRUSS MANUFACTURER AS INDICATED ON TRUSS MANUFACTURER'S DRAWINGS.

ROOF OVERHANGS

ALL OVERHANGS SHALL BE 1'-0" FROM OUTSIDE FACE OF FRAMING MEMBERS UNLESS OTHERWISE NOTED ON DRAWINGS. (TYPICAL)

VENTILATION REQUIREMENTS

ALL ROOFS TO BE EQUALLY VENTILATED BETWEEN SOFFIT AND TOP OF ROOF SPACE WITH VENTED SOFFITS, ROOF OR GABLE VENTS.

ATTICS OR ROOF SPACES TO BE VENTED A MIN. 1:300 OF INSULATED ROOF AREA.

REVISIONS

DATE



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- DO NOT SCALE - DIMENSIONS GOVERN.

MODEL

LOFT GARAGE 28' x 26'

CUSTOMER

STORE

DRAWING

ROOF PLAN

SCALE N.T.S.

DATE JANUARY, 2009

DRAWN BY C.J.M.

CHECKED BY

DATE

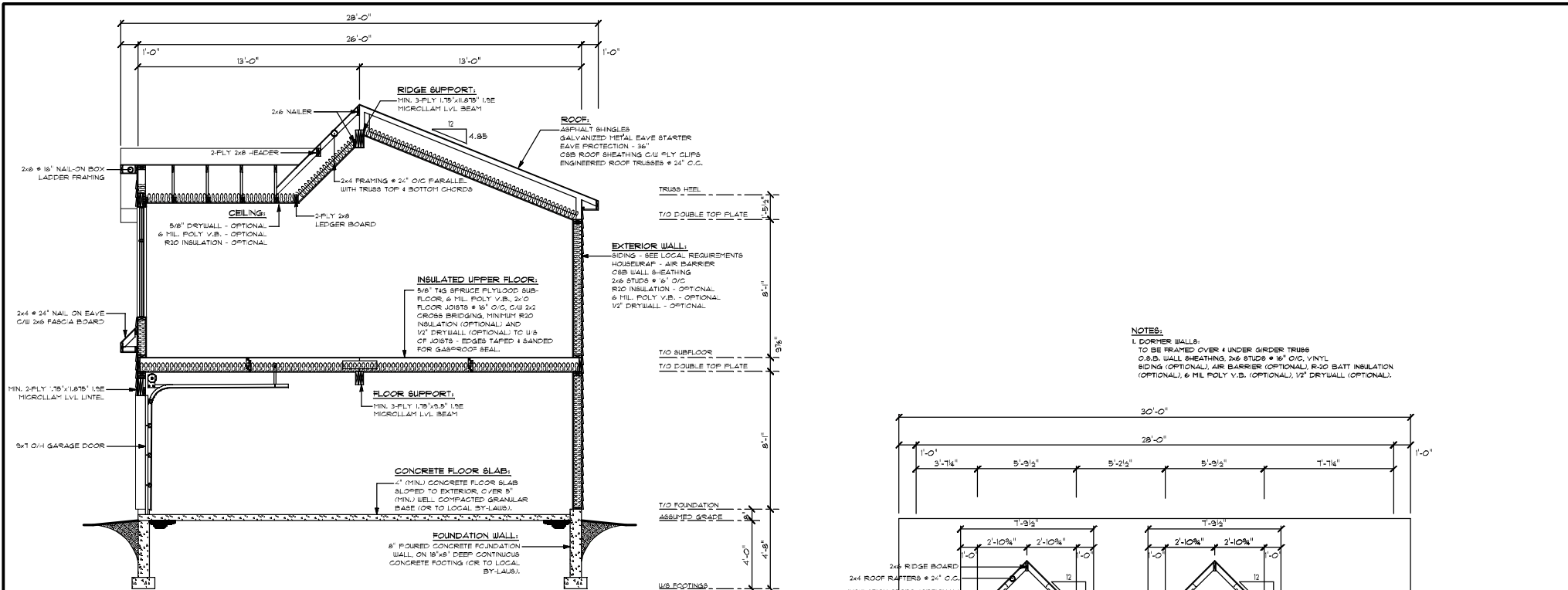


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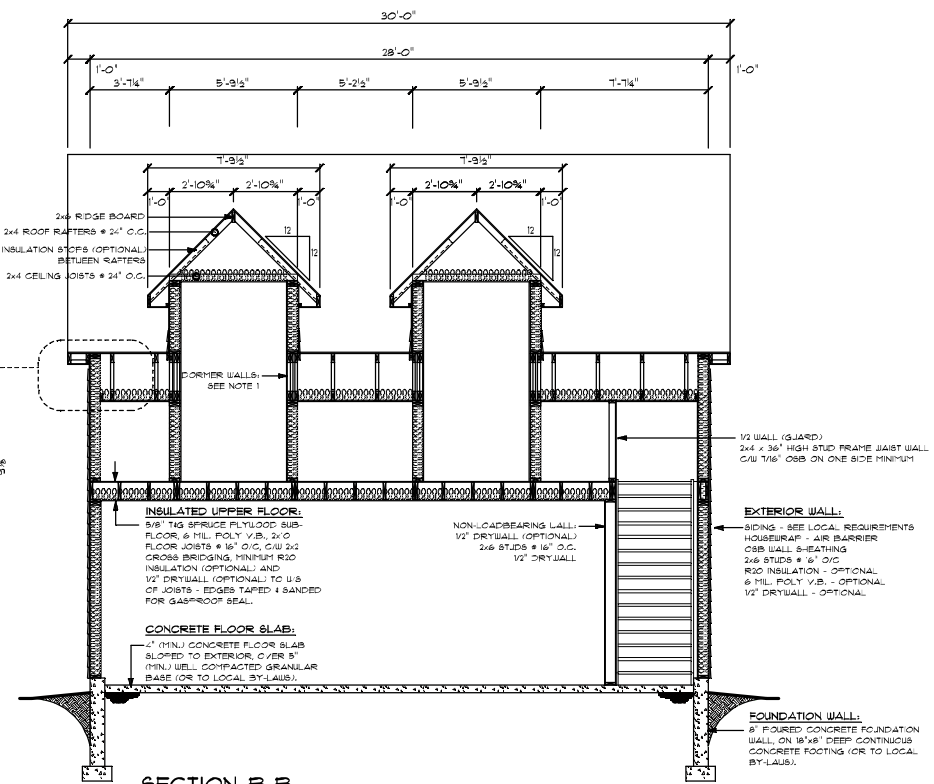
PROJECT NUMBER

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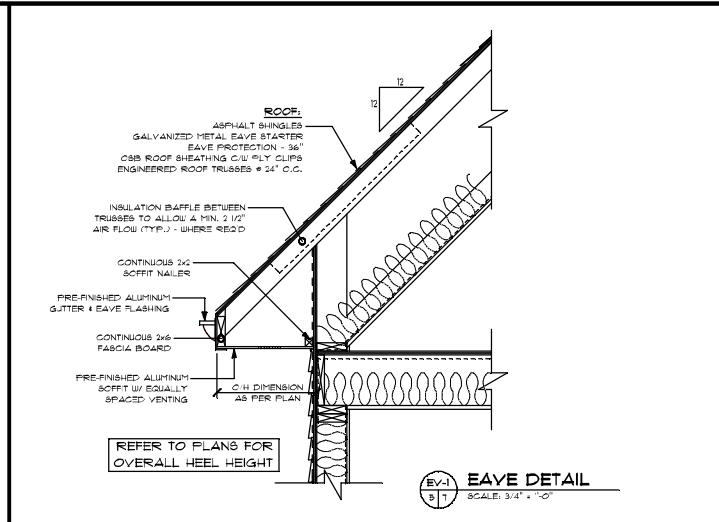
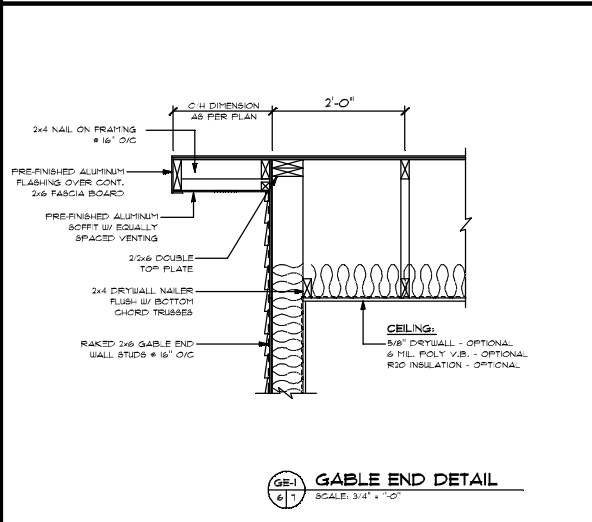
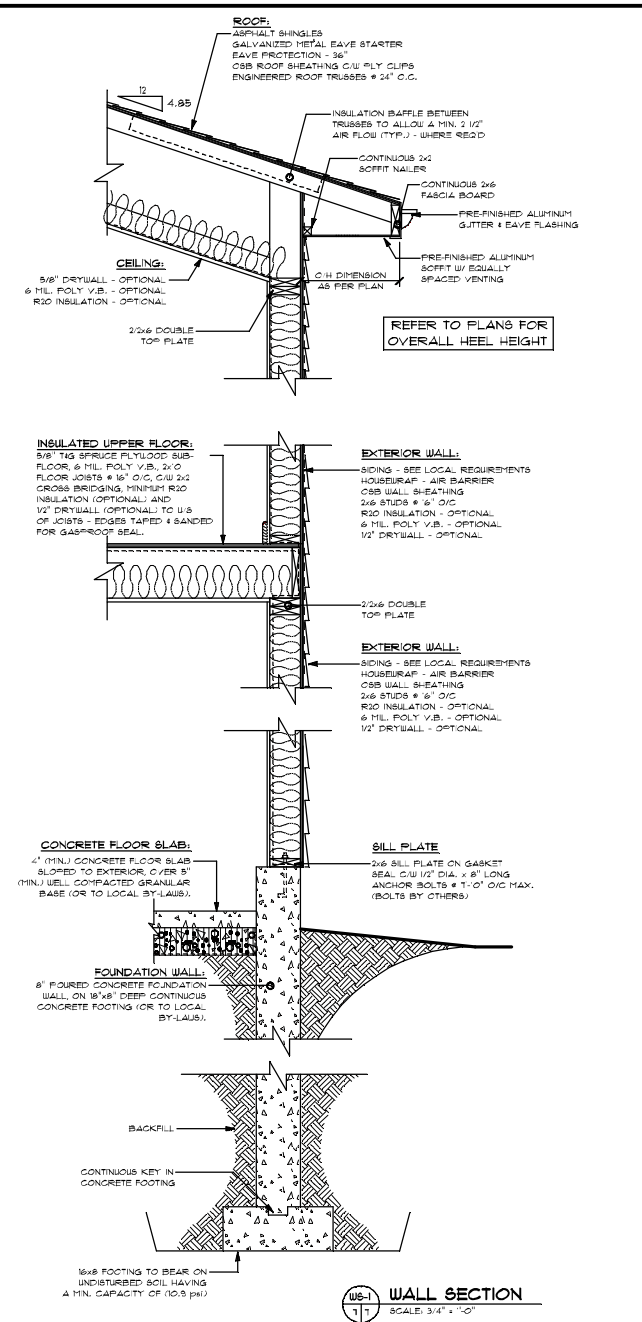
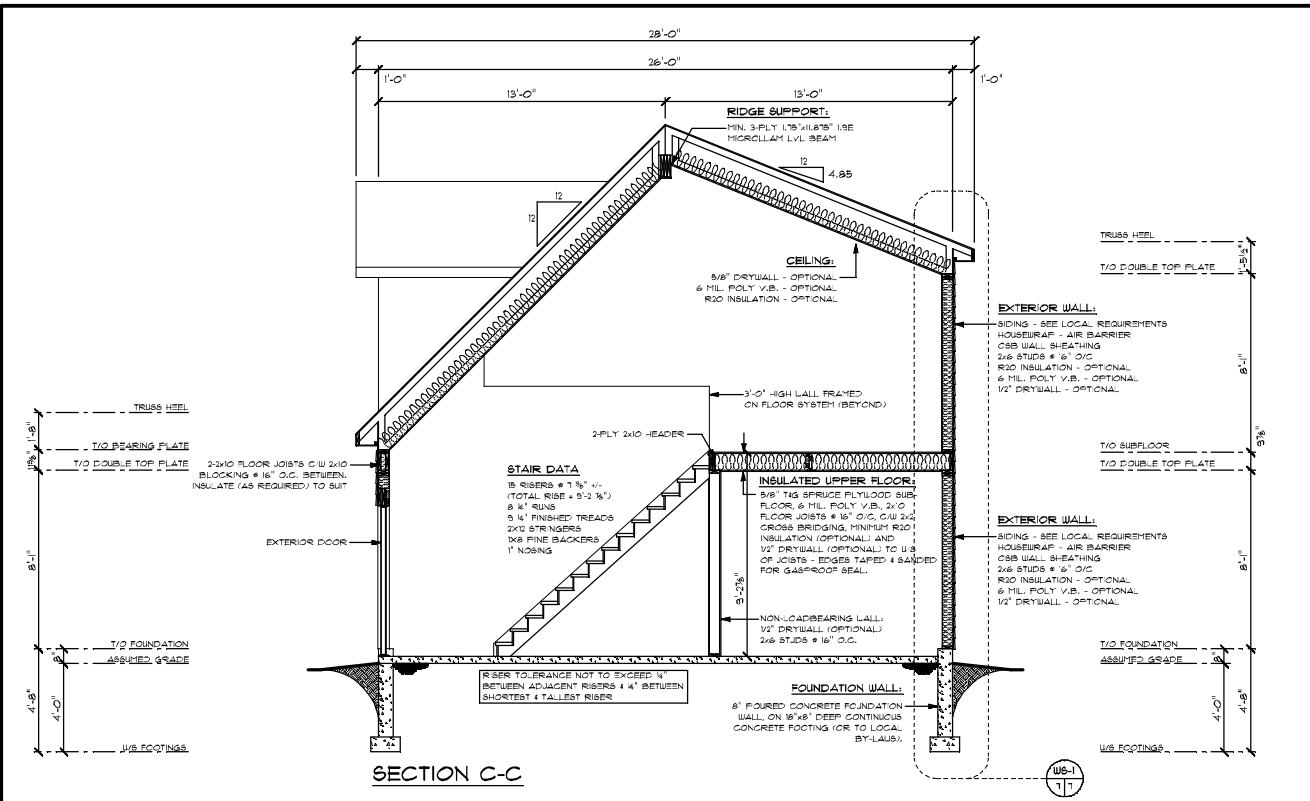


SECTION A-A



SECTION B-B

<p>REVISIONS</p> <p>DATE</p> <p> </p> <p> NOTES ■ PLANS ARE IN ACCORDANCE TO NATIONAL BUILDING CODE REQUIREMENTS ■ SPECIAL DRAWING AND APPROVALS TO BE LEFT LOCAL CONDITIONS AND TO CONFORM TO LOCAL REGULATIONS BY LAW. BEYOND THE RESPONSIBILITY OF THE OWNER ■ SEE NOT SCALE - DIMENSIONS GOVERN </p>	<p> A DETAIL NUMBER B SHEET NUMBER - WHERE DETAIL REQUIRED C SHEET NUMBER - WHERE DETAILED </p>	<p>MODEL</p> <p>LOFT GARAGE 28' x 26'</p> <p>CUSTOMER</p> <p>STORE</p>	<p>DRAWING</p> <p>SECTIONS A-A & B-B</p> <p>SCALE</p> <p>N.T.S.</p> <p>CHECKED BY</p> <p>DATE</p> <p>JANUARY, 2009</p> <p>DRAWN BY</p> <p>CJM</p>	<p> </p> <p>THIS DESIGN AND CONSTRUCTION DRAWING IS THE PROPERTY OF HOME BUILDING CENTRE. IT IS TO BE KEPT IN THE OFFICE OF THE ARCHITECT OR ENGINEER. IT IS NOT TO BE COPIED OR REPRODUCED WITHOUT PERMISSION.</p>	<p>PROJECT NUMBER</p> <p>SHEET NUMBER</p> <p>6 7</p>
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REVISIONS	DATE	DETAIL NUMBER	MODEL	DRAWING	PROJECT NUMBER
A		DETAIL NUMBER	LOFT GARAGE 28' x 26'	SECTION C-C & DETAILS	
B		SHEET NUMBER - WHERE DETAIL REQUIRED	CUSTOMER	SCALE N.T.S.	CHECKED BY
C		SHEET NUMBER - WHERE DETAILED	STORE	DATE JANUARY, 2003	DATE
NOTES			DRAWN BY C.J.M.		
<ul style="list-style-type: none"> PLANS ARE IN ACCORDANCE TO N.A.S.C. BUILDING CODE REQUIREMENTS SPECIAL DRAWING AND APPROVALS TO MEET LOCAL CONDITIONS ARE TO CONFORM TO LOCAL MUNICIPALITY AND REFLECT THE RESPONSIBILITY OF THE OWNER DO NOT SCALE - EXPRESSION TO PER 			<p>THIS DESIGN AND CONSTRUCTION DRAWING IS THE PROPERTY OF HOME HARDWARE STORES LIMITED AND IS NOT TO BE REPRODUCED OR REPRODUCED WITHOUT WRITTEN PERMISSION</p>		
			SHEET NUMBER 7 7		