Your thorough planning is commendable! It's great that you've consulted with an engineer and architect to ensure the structural integrity of the garage. Considering the potential challenges with moisture, especially from snow and rain, your approach of closing off the top and using impermeable membranes or foam insulation appears sound.

It's wise to be cautious about introducing air gaps that could lead to condensation. The suggestion of using a dimple mat for water drainage and purposefully allowing gaps for controlled seepage is a practical consideration, especially when prioritizing the prevention of wood rot.

Your builder's recommendation of using zip for most of the structure, with pressure-treated plywood for the bottom two feet, aligns with common best practices. Incorporating these moisture-resistant materials and a thoughtful drainage system, along with your plans for Race Deck floor tiles, should contribute to a durable and resilient garage space.

Overall, your attention to detail and openness to various moisture management strategies demonstrate a well-thought-out approach to your project. Good luck with your garage construction!

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