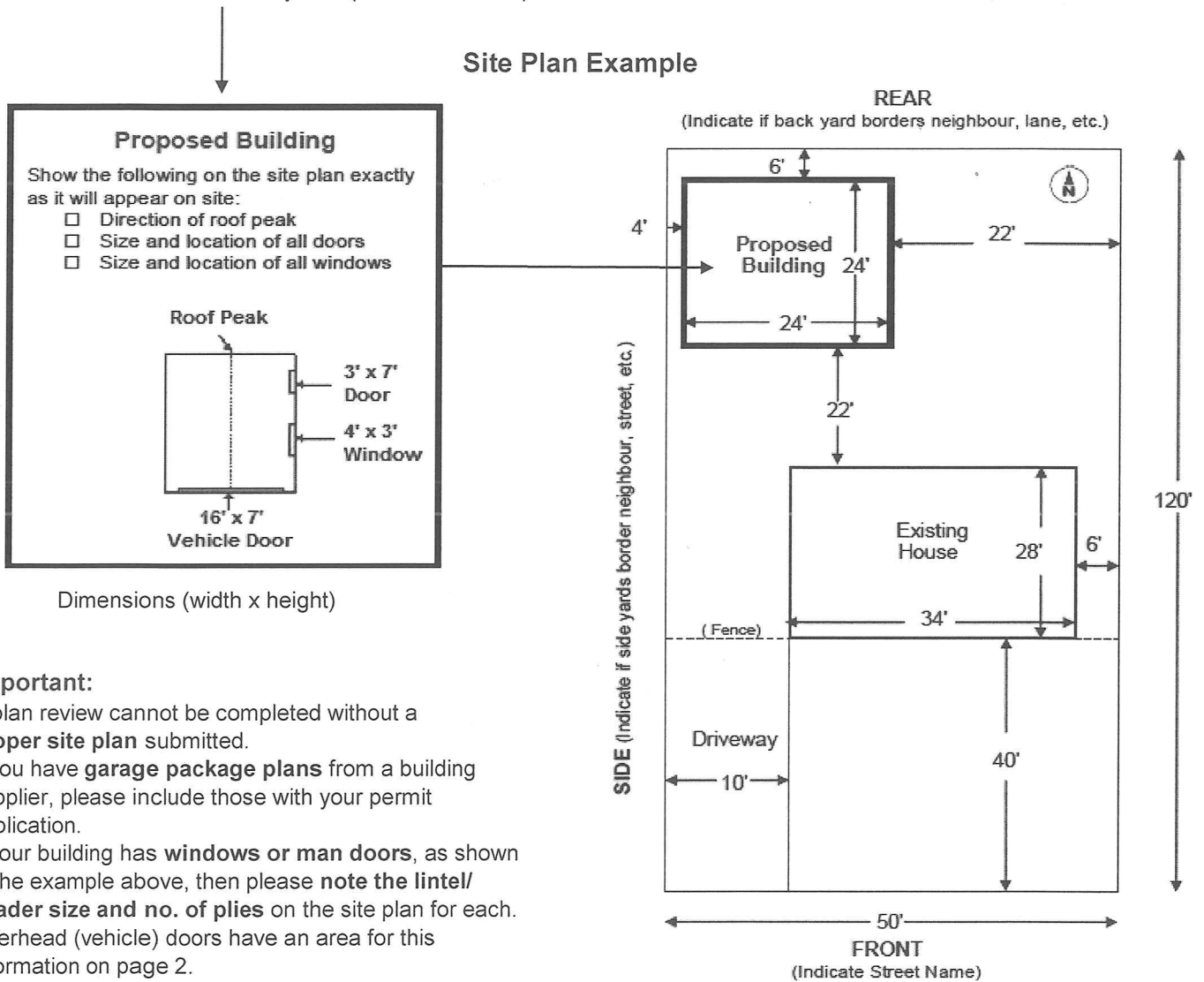


# Detached Garage / Accessory Building / Boat House - PBI Specifications

(1) Provide a SITE PLAN sketch on a separate sheet and note the following:

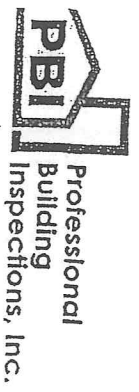
- Draw the **property (lot) shape** (rectangular, pie-shape, etc.)
- Indicate **North** direction.
- Note the **lot dimensions** (indicate ft or m): Front/Rear (width) / Side Yard (length)
- Label the **street/road name** in the front yard (primary access.)
- Note what **borders the property** on each side (lane, neighbour, street, park, lake, etc.)
- Draw the **existing house** on the lot (to scale.)
- Draw the **proposed building** on the lot (to scale), **including stairs**, if applicable.
- Note the building **dimensions** (indicate ft or m) - **Width** (rear facing) / **Length** (side facing)
- Note the **distance** of the proposed building **to the property lines on each side** (indicate ft or m)
- Draw any **other buildings** on the same property (e.g. shed, etc.) and note their dimensions.
- Note the closest **distance** of the proposed building **to the house and other buildings** on the same property.
- Show the **location** of easements (state the width), retaining walls, lanes, driveways, etc.
- Indicate the **size** (note ft<sup>2</sup> or m<sup>2</sup>) and **type of building** (e.g. detached garage, accessory building, boat house, etc.)
- Show the **direction of roof peak** (with dotted line) and **location of all doors and windows**, as shown below.



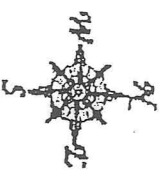
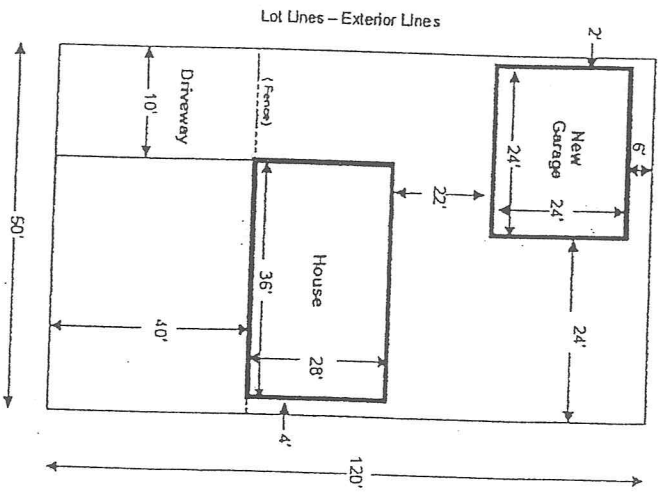
**\*\*\* Important:**

- A plan review cannot be completed without a **proper site plan** submitted.
- If you have **garage package plans** from a building supplier, please include those with your permit application.
- If your building has **windows or man doors**, as shown in the example above, then please **note the lintel/ header size and no. of plies** on the site plan for each. Overhead (vehicle) doors have an area for this information on page 2.
- Contact PBI at **(306) 536-1799** if you have any questions.

- Site Plan - Provide a sketch below (or on a separate sheet) to show the following:**
1. Lot shape: \_\_\_\_\_
  2. Lot dimensions: \_\_\_\_\_ wide x \_\_\_\_\_ deep
  3. Garage location and set backs from lot lines: North \_\_\_\_\_ East \_\_\_\_\_ South \_\_\_\_\_ West \_\_\_\_\_
  4. All existing buildings, their dimensions & distance to garage.
  5. Location of easements, retaining walls & driveways.



Site Plan Example



Lot Shape: Rectangular  
 Lot Dimensions: 50' x 120' deep  
 Garage Distance to Property Lines:  
 North: 6 ft / West: 2 ft / East: 24 ft

Builder Copy

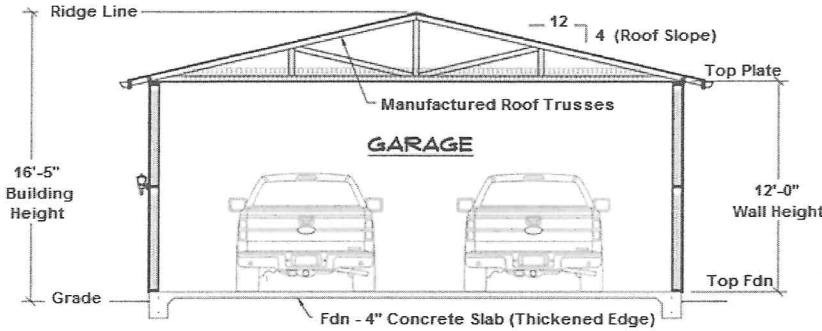
Owner Name: \_\_\_\_\_  
 Owner: (Cell) (306) \_\_\_\_\_ (H) (306) \_\_\_\_\_

Municipality: \_\_\_\_\_  
 Jobsite Address: \_\_\_\_\_

**(2) Complete ALL information below regarding the proposed building:**

**Building Dimensions** (indicate feet or metres)

- Width (front/rear facing): \_\_\_\_\_
- Length (side lot facing): \_\_\_\_\_
- Height (grade to ridge/roof peak): \_\_\_\_\_



**Roof Truss or Rafter Spacing:**

- 16" o.c.       24" o.c.      \_\_\_\_\_

**Roof Slope (Pitch):** (e.g. 4/12) \_\_\_\_\_

**Roof Sheathing Type & Thickness:**

- OSB       Plywood
- 3/8"       7/16"      \_\_\_\_\_

**Roofing Material / Shingles:**

- Asphalt       Metal      \_\_\_\_\_

**Roof Overhang Width:**

- 12 inches       24 inches      \_\_\_\_\_

**Wall Height:**

Foundation to Top Plate (note ft or m): \_\_\_\_\_

**Roof Trusses:** (Note name of manufacturer)

- Engineered Roof Trusses by \_\_\_\_\_
- Rafters (not using roof trusses)

**Foundation:**

- Grade Beam & Piles (Engineer-stamped designs required)
- Concrete Slab Floor (Dimensions): \_\_\_\_\_ (W x L)
- Concrete Slab Thickness (Edge): \_\_\_\_\_ (inches)
- Concrete Slab Thickness (Interior): \_\_\_\_\_ (inches)

(NOTE: Engineer-stamped foundation designs may be required due to size and/or soil conditions. Thickened edge concrete slab will be required if floor is  $\geq 55 \text{ m}^2$ .)

- Other Fdn Type: \_\_\_\_\_

**Wall Stud Size & Spacing:**

- 2" x 4"       @ 12" o.c.
- 2" x 6"       @ 16" o.c.
- 2" x 8"       @ 24" o.c.
- 2" x 10"

**Wall Sheathing Thickness:**

- 3/8"       7/16"      \_\_\_\_\_

**Wall Anchor Size & Spacing:**

- 1/2" bolts @       8' o.c. (minimum allowed)
- \_\_\_\_\_ (if differs from above)

**Exterior Cladding (Wall Finish) Type:**

- Vinyl Siding       Stucco      \_\_\_\_\_

**Overhead Doors:** (note door size for each) (W x H)

- 1 \_\_\_\_\_ 2 \_\_\_\_\_ 3 \_\_\_\_\_

**Header Size:**

**No. of Plies:** (re: Overhead Door(s))

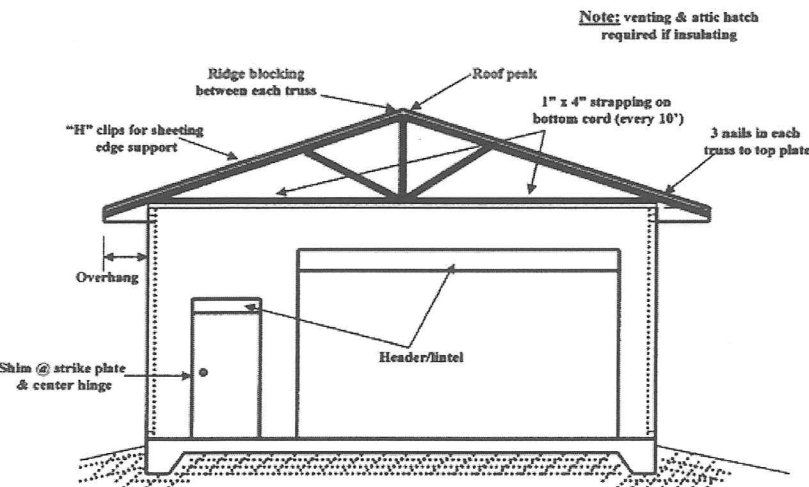
- 2" x 8"       2 ply
- 2" x 10"       3 ply
- 2" x 12"       4 ply
- Steel Beam       \_\_\_\_\_

**Will the building be insulated?**

- No       Yes (must use 6 mil CGSB vapour barrier)

**Insulation Type:**

- None       Batt      \_\_\_\_\_



**Number of Storeys:**

- One       Loft       Two

**Will there be a bathroom in the building?**

- No       Yes (2 piece)       Yes (3 piece)

**Will there be sleeping rooms in the building?**

- No       Yes (note number of occupants) \_\_\_\_\_