

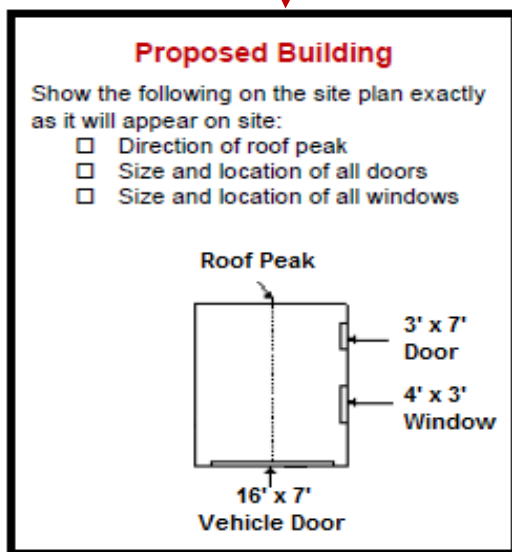
## Detached Garage / Accessory Building / Boat House - PBI Specifications

\* **NOTE: Pole Building** requires engineer-stamped designs for the building and its structural members (NBC A-9.23.1.1.)

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

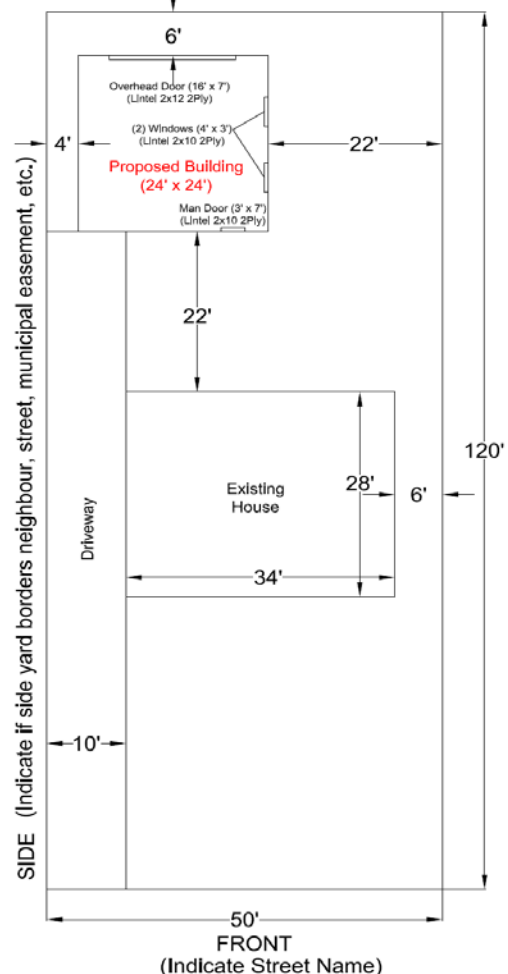
- Draw the **property (lot) shape** (rectangular, pie-shape, etc.)
- Indicate **North** direction.
- Note the **lot dimensions** (indicate ft or m): Front/Rear (width) / Side Yard (length)
- Indicate the **type of building** (e.g. detached garage, accessory building, boat house, etc.)
- Label the **street or 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). Show **stair detail**, if applicable.
- Note the building **dimensions** (indicate ft or m) - **Width** (rear facing) / **Length** (side facing)
- Note the **distance to the property lines** on all sides of the proposed building (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.
- Show **direction of the roof peak** (using dotted line) for the proposed building **ON THE SITE PLAN**.
- Show **location and sizes of all doors and windows** for the proposed building **ON THE SITE PLAN**.

### Site Plan Example



Dimensions (width x height)

REAR  
(Indicate if back yard borders lane, park, neighbour, etc.)



### \*\*\* Important:

- A plan review cannot be completed without a proper **Site Plan** submitted.
- If you have **Garage Package plans** from a supplier, please include a copy with your application.
- Note the header/lintel size and no. of plies** for each door and window in the proposed building. This information can be recorded on the site plan.
- Contact PBI at **(306) 536-1799** if you have any questions.

Owner Name: \_\_\_\_\_

Municipality: \_\_\_\_\_

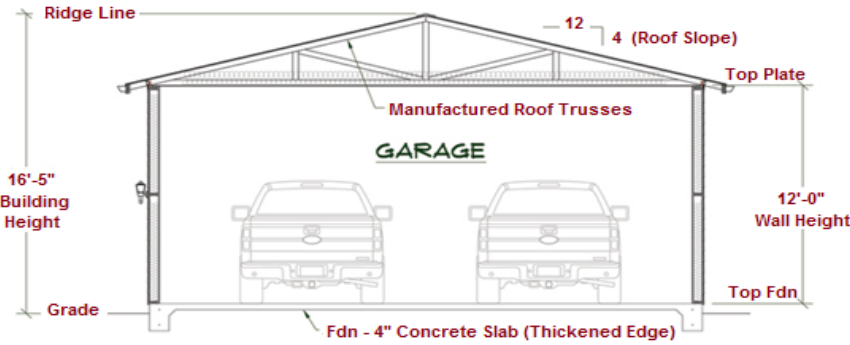
Owner: (Cell) \_\_\_\_\_ (H) \_\_\_\_\_

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): \_\_\_\_\_
- Size** (in ft<sup>2</sup>): \_\_\_\_\_



**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"  24"  \_\_\_\_\_

**Wall Height:** (Tall wall Eng design if exceeds NBC Table 9.23.10.1)

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

**Engineered Roof Trusses by:** (name of truss company)

- \_\_\_\_\_
- Rafters (supply design if not using roof trusses)

**Foundation:**

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

(NOTE: Thickened edge concrete slab is required if floor area is  $\geq 55 \text{ m}^2$  (592 ft<sup>2</sup>). Engineer-stamped foundation designs are required for bldgs > 1,200 ft<sup>2</sup> or 1 storey.

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

**Wall Stud Size & Spacing:**

- 2" x 4"  @ 16" o.c.
- 2" x 6"  @ 24" o.c.
- \_\_\_\_\_  \_\_\_\_\_

**Wall Sheathing Thickness & Cladding Type:**

- 3/8"  7/16"  \_\_\_\_\_
- Vinyl Siding  Stucco  \_\_\_\_\_

**Wall Anchor Size & Spacing:**

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

**Overhead Doors:** (Note size for each) (W" x H")

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

**Header Size:** **No. of Plies:** (for Overhead Door(s))

- 2" x 10"  2 ply  LVL (eng-stamped)
- 2" x 12"  3 ply  \_\_\_\_\_

**Windows:** (Note size for each) (W" x H")

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

Note window header size and # of plies: \_\_\_\_\_

**Will the building be insulated?** (If yes, note type)

- No  Yes  \_\_\_\_\_
- Batt  Foam Board  Spray Foam

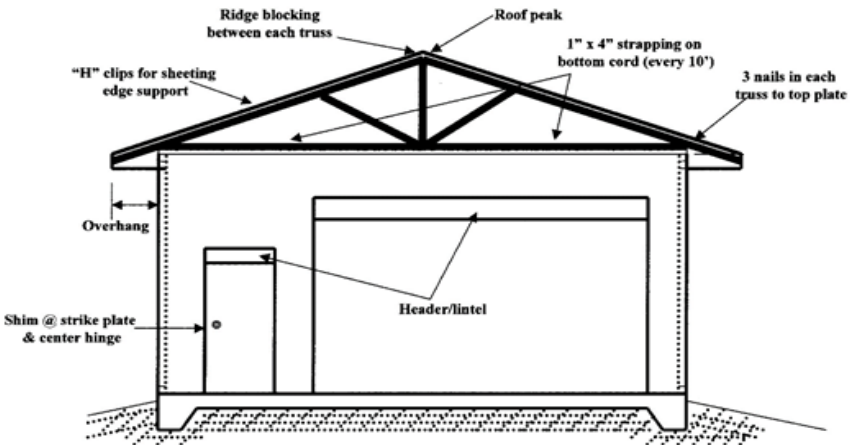
**Heating Source?** (If yes, note type)  None

- Gas Furnace  In-Floor Heat  \_\_\_\_\_

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

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

**Note:** venting & attic hatch required if insulating



**Number of Storeys:**

- One  Loft  Two
- Access to 2nd level:  Ladder  Staircase

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

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