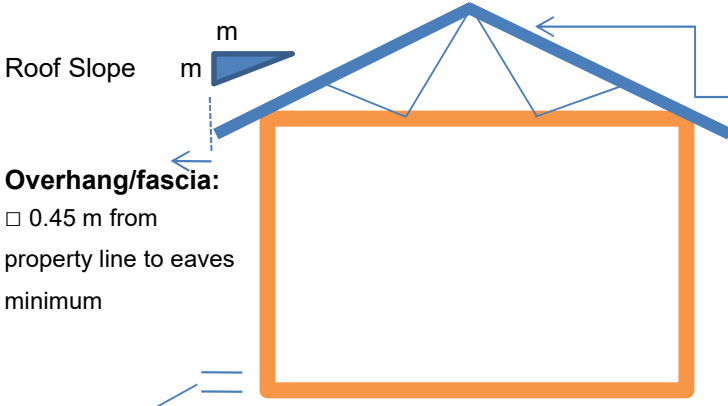
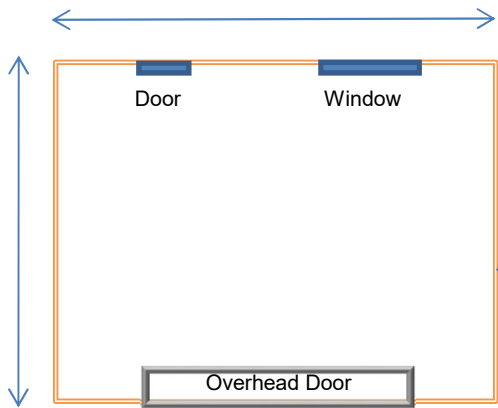


Construction within Overland Drainage and Utility Rights-of-Way is not permitted. Please check your Real Property Report for details of any Rights-of-Way that may be registered on your property.



Clearance:
 Ensure positive drainage is maintained away from building and other properties



Garage Width: _____ m
 Garage Length: _____ m
 Garage Height: _____ m

Roof Framing:
 Pre-manufactured Engineered Truss
 Pre-Provide manufacturer's specifications
 Stick Built Rafters (provide details)

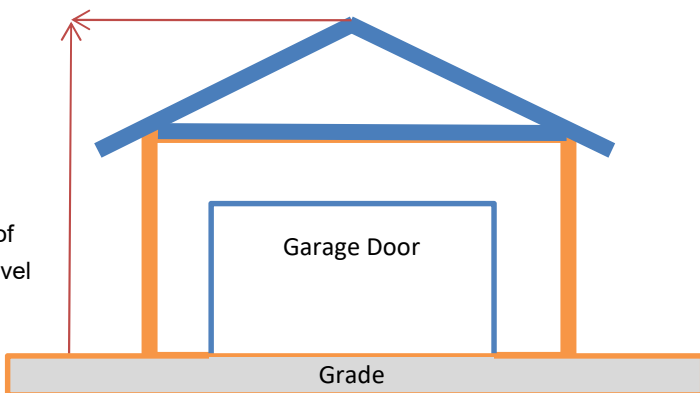
Roof Sheathing:
 Min 3/8" OSB or plywood
 1/2" OSB or plywood
 Other
Note: OSB or plywood less than 1/2" requires H clips and ridge blocking

Roofing Material:
 Asphalt Shingles
 Metal Roofing
 Other specify _____
 Roof slope rise & run _____
 Eaves - size _____

Indicate on diagram placement of:
 Truss direction
 Man door
 Window(s)
 Overhead garage door

Garage Door Size:
 Width _____ m
 Height _____ m
Garage Door Beam (header):
 Length _____ m
 Dimensional _____
 Engineered _____
 Size _____ # of Plys _____

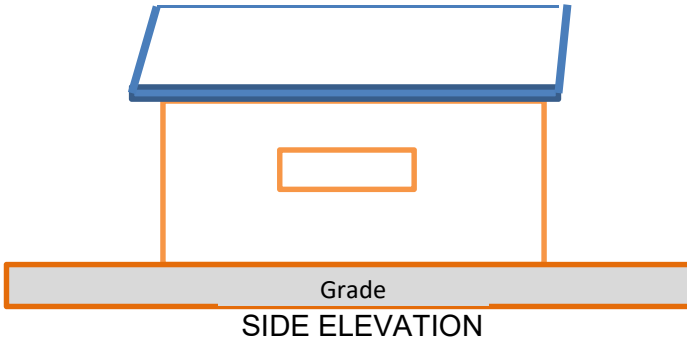
Height:
 Maximum
 5.00 m
 peak of roof
 to grade level



FRONT ELEVATION

Foundation Options:
 Edge of concrete pad shall be double thickness supporting exterior walls
 At least 5" gravel placed beneath garage pad
 Professional Engineer is required if garage structure exceeds 55 m² as determined in the Alberta Building Code 2019, Article 9.35.3.3 small garages

con't....



Exterior Finish:

- Vinyl Siding
- Stucco
- Metal Siding
- Other Specify: _____

Wall Sheathing:

- 3/8" OSB
- 3/8" plywood
- 1/2" plywood
- 1/2" OSB
- Other Specify: _____

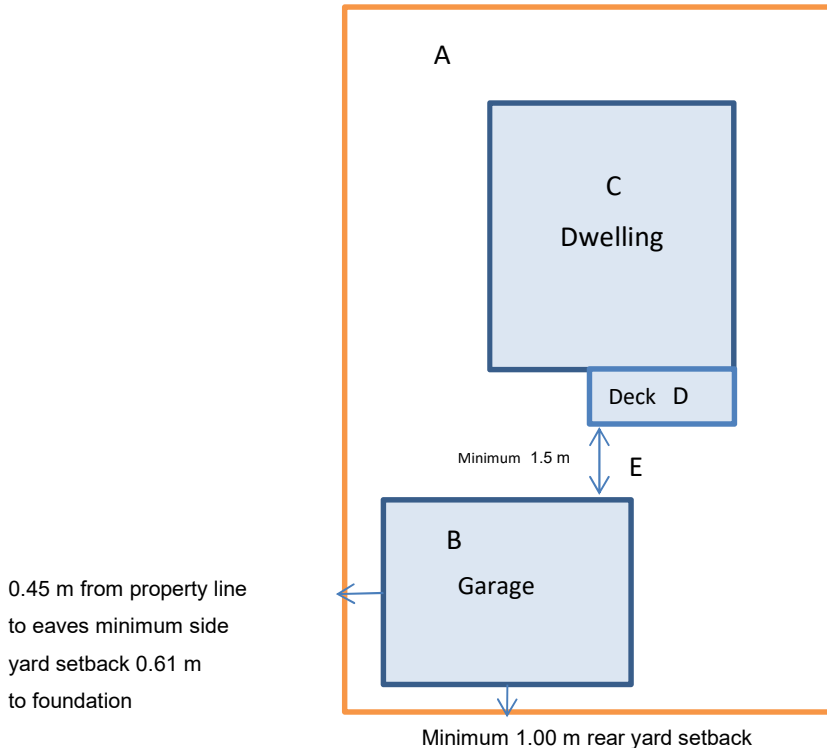
Interior Development:

- Electrical
- Gas
- Plumbing
- Drywall
- Insulated walls & ceiling

Wall Framing:

- 2 x 4 @ 16" O.C.
- 2 x 4 @ 24" O.C.
- *Max wall height 3.00 m
- 2 x 6 @ 16" O.C.
- 2 x 6 @ 24" O.C.
- *Garage exterior walls greater than 3.00 m in height must be 2 x 6 construction*

**CALL BEFORE YOU DIG: 1-800-242-3447 or
www.albertaonecall.com**



The following information must be completed:

- A) Lot Size: _____ m²
- B) Garage: _____ m²
- C) Dwelling: _____ m²
- D) Deck: _____ m²
- E) Distance from dwelling _____ m

Garage Coverage: _____ % (B/A)

Total Lot Coverage (B + C + D) x 100% = _____ % of coverage
Lot Size (A)

Check the Land Use Bylaw for total coverage allocated.

Note:

- **Maximum site coverage for private garages and other accessory buildings depends on the zoning for the area**
- **A minimum 3.00 m side yard setback if on the street side of a corner lot**

Note the following:

- Windows or doors cannot be placed in a wall that is closer than 1.22 m to neighbor's property
- If the roof framing members transfer roof loading to the overhead garage door beam please specify the size of the garage door beam
- Large opening size doors over 3.00 m - garage door beams without roof loading must be minimum size 3 - 2 x 12 c/w a minimum of 3" bearing
- Maximum size of detached garage on a slab thickening foundation is 67.63 m with truss span not exceeding 8.50 m. A Professional Engineer is required if garage structure exceeds 55.00 m² as determined in the National Building Code 2019 – Alberta Edition , Article 9.35.3.3 small garages
- Garage walls to be secured to slab with anchor bolts at 2.40 m on center maximum
- HIRF (High Intensity Residential Fire) - The garage eave must be at least 0.45 m from property line and non vented
- Garage walls located closer than 0.61 m from side yard must be constructed with a 45 minute fire-resistant rating
- If variance(s) from any of the regulations is desired, a Development Permit granting the variance(s) must first be obtained from Planning Services before the Building Permit may be issued

This guideline may be updated periodically. It has no legal status and cannot be used as an official interpretation of the various bylaws, codes and regulations currently in effect.