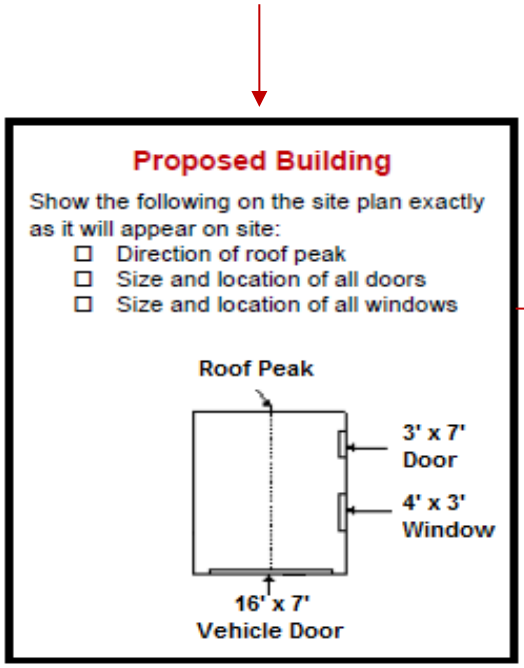
Detached Garage / Accessory Building / Boat House - PBI Specifications

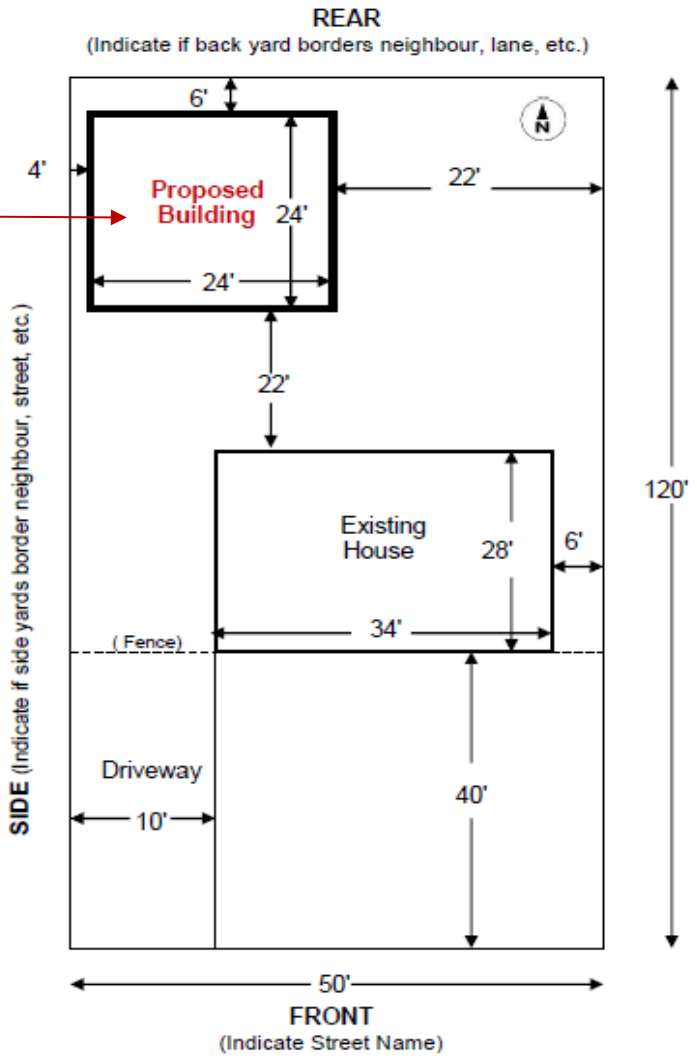
(1) Provide a SITE PLAN sketch on a separate sheet and note the following:

- ☐ 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 <u>each</u> 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 <u>each</u> 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 ft² or m²) 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.



Dimensions (width x height)

Site Plan Example



*** 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.

Professional Building Inspections, Inc.

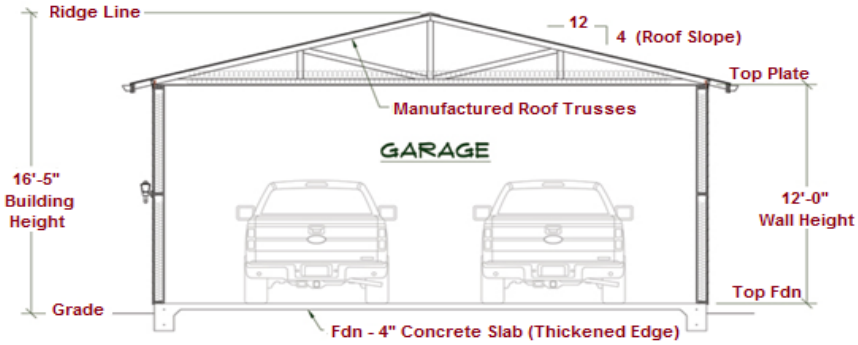
Owner Name: _____ Municipality: Town of Fort Qu'Appelle

Owner: (Cell) (306) _____ (H) (306) _____ 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 Trusses: (Note name of manufacturer)

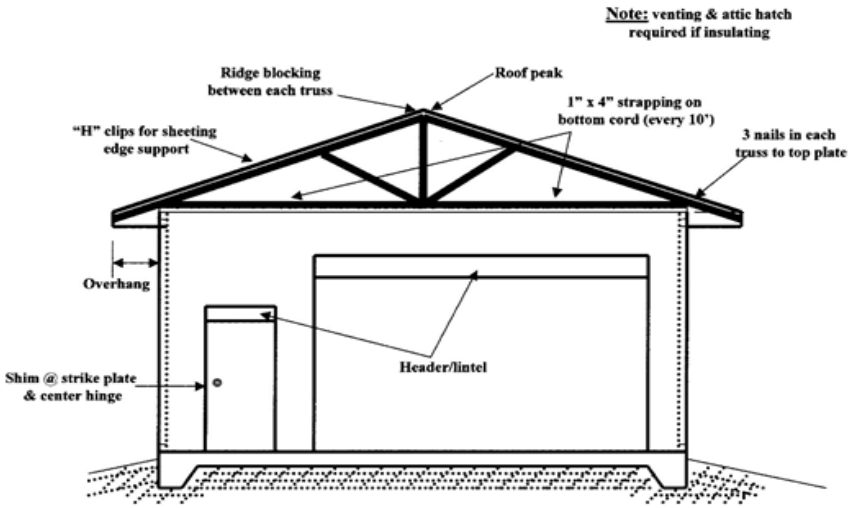
- ☐ Engineered Roof Trusses by _____
- ☐ Rafters (not using roof trusses)

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 ≥ 55 m².)

- ☐ Other Fdn Type: _____



Number of Storeys:

☐ One ☐ Loft ☐ Two

Will there be a bathroom in the building?

☐ No ☐ Yes (2 piece) ☐ Yes (3 piece)

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): _____

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 _____

Will there be sleeping rooms in the building?

☐ No ☐ Yes (note number of occupants) _____