

Plan Review Checklist – Detached Garages

Home Owner/Builders: The following information is required when submitting an application for a residential building permit and before a building permit is issued. The plan review will not begin until all required information is provided.

Required Information:

- 2 sets of **Site Plans** with the following information
 - Show size and location of proposed garage
 - Show size and location of existing buildings on property
 - Show lot dimensions and shape
 - Show distance between buildings and property lines
 - Show North direction arrow
- 2 sets of **Garage Layout Drawings** with the following information
 - Interior wall location
 - Window sizes and locations
 - Door sizes, location and swing direction
 - Heating unit/system location (if applicable)
- 2 copies of the **Detached Garage Checklist** properly filled out
- 2 copies of the **Building Permit Application** properly filled out

Required On-Site Inspections: (inspection requirements may change depending on the project type and size)

- Plan Review (Prior to the commencement of any construction)
- Framing (Prior to insulating and applying vapour barrier the exterior walls)
- Final (Prior to moving in or occupying the building)

Detached Garge Checklist

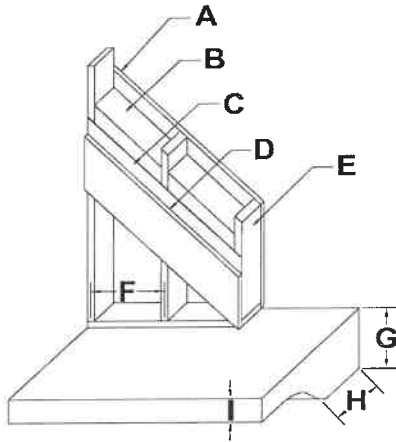
Site Plan



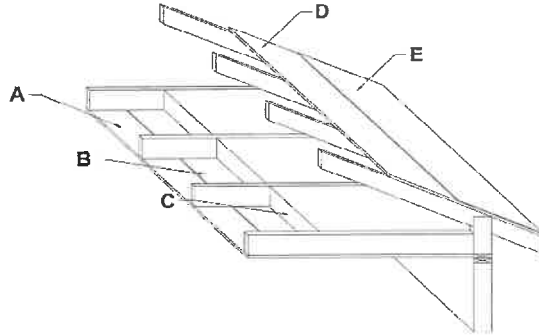
On Site Plan:

- Show size and location of proposed garage
- Show distance to side property line
- Show distance to rear property line
- Show distance to house
- Show lot dimensions and shape of lot
- Show all existing buildings
- Show direction of North
- Show all windows and doors on existing structures

Wall System



Roof System



Wall System	Roof System
A - Outside Sheathing:	A - Interior Finish:
B - Insulation Value:	B - Type of Vapour Barrier:
C - Type of Vapour Barrier:	C - Insulation Value:
D - Interior Finish:	D - Exterior Sheathing:
E - Stud Size	E - Type of Roofing:
F - Stud Spacing	Roof Overhang
G - Size of Thickend Edge:	Garage Door
H - Width of Thickend Edge:	Door Span _____
I - Thickness of Pad:	Lintel Size _____
Wall Height	Ply _____

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all Municipal By-Laws and/or Provincial Laws regulating building. It being expressly understood that the issuing of a permit does not relieve the applicant from complying with all By-Laws, though not called for in the specifications, or shown on plans and/or application submitted.

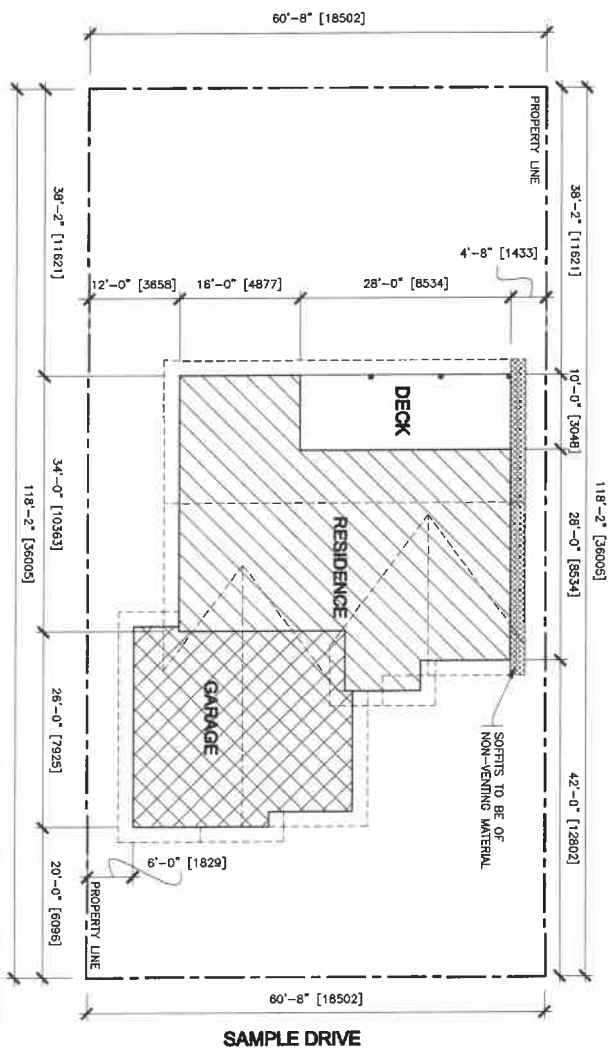
Applicant (Print Please) _____ Date _____

Applicant Signature _____ Date _____

Application Received By _____

SAMPLE SET ONLY

This is not intended to prescribe a specific design requirement. There are several construction systems and techniques that can achieve compliance and appropriate performance levels. The information shown here is meant to be a sample of the type and level of detail and information required to be submitted for review as part of the building permit approval process. In some cases, an engineer or architect may be required to provide design / design review with stamped designs in order to approve.



SITE PLAN

SCALE: 1/8" = 1'-0"

LOT AREA:
2171 sq ft [666.2 m²]
SITE COVERAGE = 32.8%

NOTE:
CONSULT WITH AUTHORITIES HAVING JURISDICTION
CORRECT SETBACKS FROM PROPERTY LINES.
CONTRACTOR TO ENSURE THE CONSTRUCTION OF
THE RESIDENCE CONFORM TO THESE SETBACKS

LEGAL DESCRIPTION:
LOT 1, BLOCK 2 PLAN #: 123456789
OWNER ADDRESS:
123 SAMPLE DRIVE, SAMPLE, SK



SAMPLE DRAWINGS

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DRAWING NAME:	SITE PLAN
DATE:	JUNE 11, 2019
PROJECT #:	2019-38
DRAWN BY:	A-2-1