

**Detached Garage Specifications for:**

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

Address: \_\_\_\_\_

Legal Land Location: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_

Permit # \_\_\_\_\_

Town/Village/RM of \_\_\_\_\_

Date: \_\_\_\_\_

**Wagner Inspection Services**  
 Contact Dale  
 ©  
 225-2265 / 241-4741  
 wagnerdp@sasktel.net

**Specifications**

**Foundation (grade beam & piles) or Slab (Page 3)**

Slab dimensions: \_\_\_\_\_ wide x \_\_\_\_\_ long

Slab thickness overall \_\_\_\_\_ perimeter \_\_\_\_\_ (See page 3 for detail)

Type of base \_\_\_\_\_

**Walls**

Size & spacing of studs: \_\_\_\_\_

Size, type & spacing of anchor bolts: \_\_\_\_\_

Wall/building height to eave: \_\_\_\_\_ Type of siding: \_\_\_\_\_

Thickness & type of wall sheeting: \_\_\_\_\_

Insulation & barrier: Yes \_\_\_\_\_ No \_\_\_\_\_

Inside finish: \_\_\_\_\_ None \_\_\_\_\_

**\*Size of each vehicle door:** Door #1 - Opening width \_\_\_\_\_ & Header size \_\_\_\_\_ ply of 2" x \_\_\_\_\_

Door #2 - Opening width \_\_\_\_\_ & Header size \_\_\_\_\_ ply of 2" x \_\_\_\_\_ Door #3 - Opening width \_\_\_\_\_ & Header size \_\_\_\_\_ ply of 2" x \_\_\_\_\_

**\*Size of windows/man doors & header:** 1. - Opening width \_\_\_\_\_ & Header size \_\_\_\_\_ ply of 2" x \_\_\_\_\_

2. - Opening width \_\_\_\_\_ & Header size \_\_\_\_\_ ply of 2" x \_\_\_\_\_ 3. - Opening width \_\_\_\_\_ & Header size \_\_\_\_\_ ply of 2" x \_\_\_\_\_

*\*Note door/window openings on attached sketch, page 2.*

**Roof**

Engineered trusses by: \_\_\_\_\_

Spacing of trusses: \_\_\_\_\_ & overhang: \_\_\_\_\_

Type of shingles: \_\_\_\_\_

Ceiling finish: \_\_\_\_\_

Insulation: \_\_\_\_\_

Other \_\_\_\_\_

Heating: \_\_\_\_\_

Electrical: \_\_\_\_\_

Pit or Hoist: \_\_\_\_\_

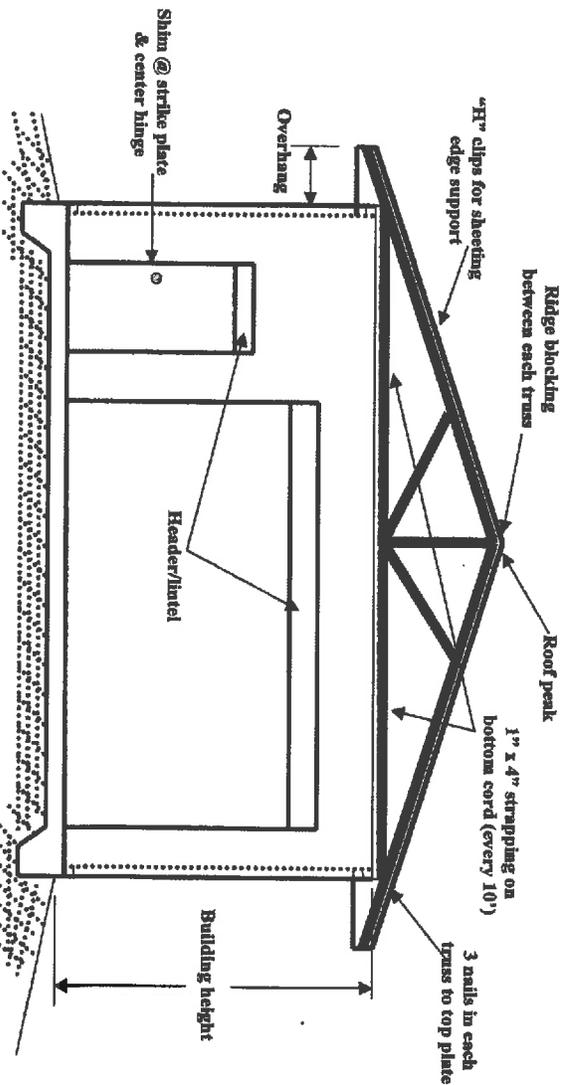
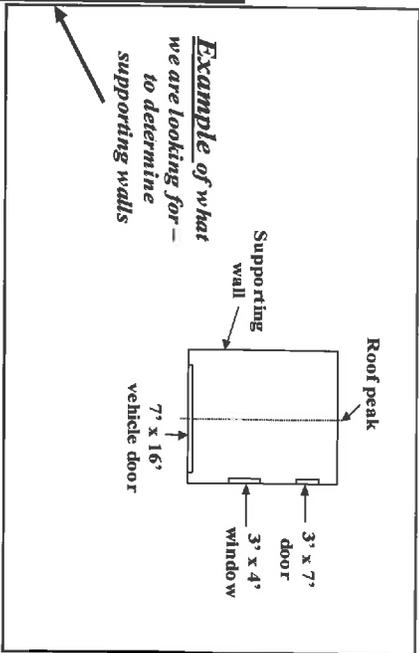
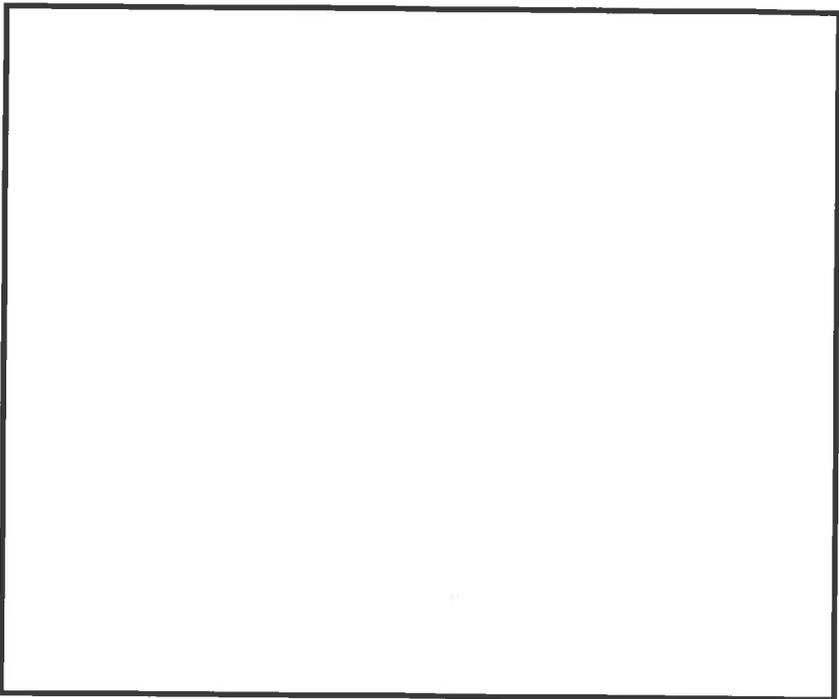
Recommend eavetroughs and downspouts

**Site Plan (on the reverse side show the following):**

1. Lot dimensions & lot shape
2. Garage location and set backs from lot lines
3. All existing buildings, their dimensions & distance to garage.
4. Location of easements, retaining walls & driveways

# Roof Layout

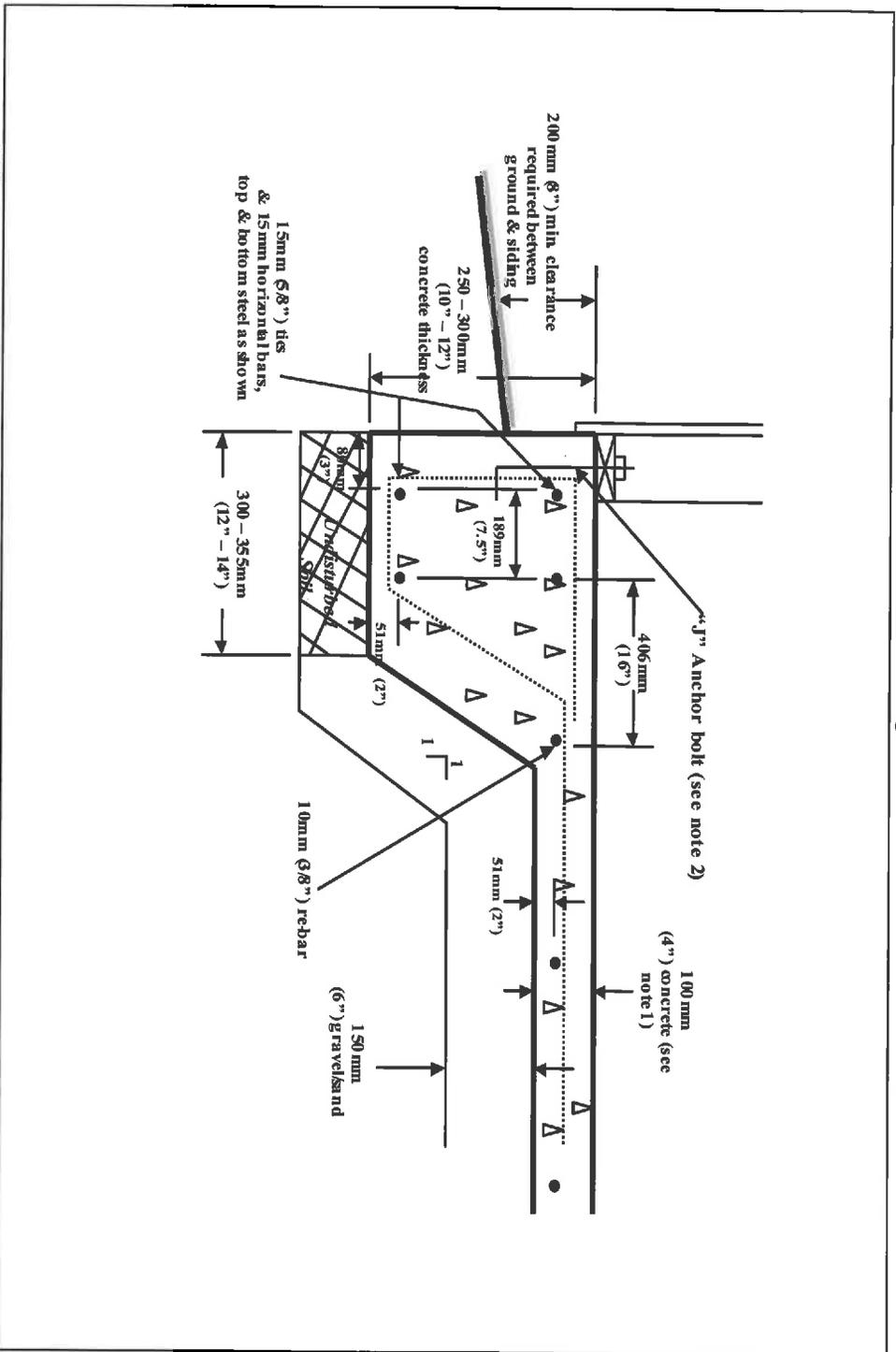
Indicate the location & \* size of all doors and windows\* and the direction of the roof peak in the drawing below:



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

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## Recommended Reinforced Thickened Edge Concrete Slab

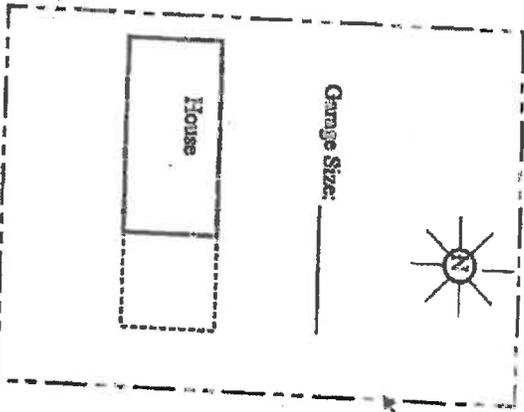


**Notes:**

1. 102mm (4") thick reinforced concrete slab with 10mm (3/8") dia re-bar at 406mm (16") on center each placed on:
  - 1a. 6 mil poly cover and (as per CGS B51.34M)
  - 1b. 152mm (6") deep compacted gravel base.
2. Around the perimeter place 12.7, (1/2") x 203mm (5") anchor bolts or equivalent at 900mm to 1200mm (36" to 48") spacing

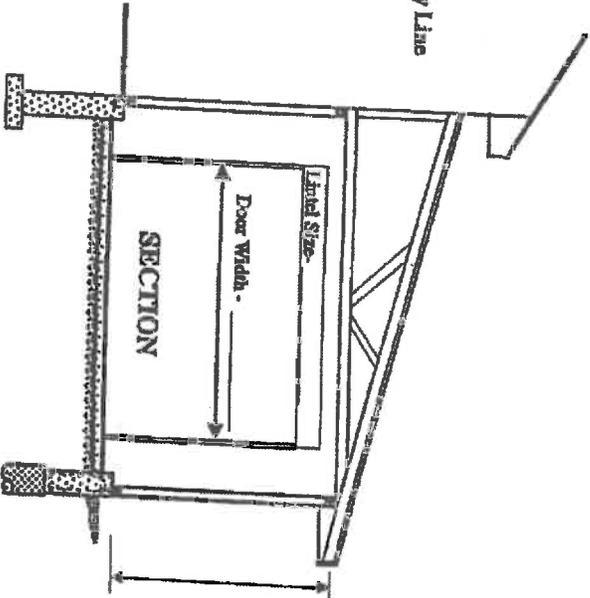
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# ATTACHED GARAGE



## SITE PLAN

Show size and location of proposed garage  
 Show distance to side property line  
 Show distance to rear property line  
 Show lot dimensions and shape of lot  
 Show all existing buildings



Foundation Wall

Grade Beam & Piles

Foundation Wall Height \_\_\_\_\_  
 Wall Thickness \_\_\_\_\_  
 Footing Size: Width \_\_\_\_\_ Thickness \_\_\_\_\_

Pile Dia. \_\_\_\_\_  
 Pile Depth \_\_\_\_\_  
 Beam Size: W \_\_\_\_\_ x H \_\_\_\_\_  
 Rebar: In Pile \_\_\_\_\_  
 In Beam \_\_\_\_\_  
 Pile-to-Beam \_\_\_\_\_

Note: The foundation must extend to the same depth or greater than the house foundation.

Indicate the following:

### ROOF:

Type of roof shingles \_\_\_\_\_  
 Type and thickness of roof sheathing \_\_\_\_\_  
 Spacing of roof trusses \_\_\_\_\_  
 Slope of roof \_\_\_\_\_  
 Width of overhang \_\_\_\_\_

### EXTERIOR WALL:

Type of siding \_\_\_\_\_  
 Type of Blde. Paper/House Wrap \_\_\_\_\_  
 Type and thickness of wall sheathing \_\_\_\_\_  
 Size and spacing of studs \_\_\_\_\_  
 Height of wall \_\_\_\_\_  
 Type, size and spacing of anchor bolts \_\_\_\_\_

### WALL BETWEEN HOUSE AND GARAGE:

Wall to be constructed as a vapour tight separation. No operable windows permitted. Construction must resist the passage of gas and exhaust fumes from entering the dwelling.

### SLAB:

Thickness of slab \_\_\_\_\_  
 Type of sub base \_\_\_\_\_  
 Sloped to outdoors   
 Construction joint between house and slab

### DOOR (INTO HOUSE):

Weather stripped   
 Self-closer   
 Deadbolt Lock   
 Blocked at lock-height to frame   
 Hinges secured to solid wood frame

NOTE: Air duct systems cannot be interconnected with other parts of the dwelling unit.

Owner's Name: \_\_\_\_\_  
 Street Address: \_\_\_\_\_