

A small housing addition will usually require the submission of the following drawings. All drawings must be accurately drawn to scale, in ink. If the drawings are prepared by someone other than the owner, the designer must have the qualifications specified in the building code.

## SITE PLAN

A SITE PLAN is a drawing showing the complete property and identifying all structures in relation to the property boundaries. A property survey is commonly used as a template for developing the site plan. The site plan should include:

- Scale
- North arrow
- Street location & name
- Lot lines & dimensions to all buildings
- Existing & proposed buildings
- Proposed changes to existing grade

## FLOOR PLANS

A FLOOR PLAN is a drawing of the structure as seen as if it is cut horizontally a few feet above the floor line. One floor plan is required for every floor of the house which is affected by the new construction. Each plan shows the interior layout of the level in question as well as providing the structural framing information for the floor or roof above. Floor plans should include:

- Scale
- Use of rooms & spaces (label)
- Dimensions
- Extent of new construction including new work within existing building
- Size, type and location of exterior and interior walls and partitions
- Widths, locations and lintel sizes of all openings
- Location, dimensions and direction of stairs
- References to detailed drawings
- Material specifications or notes
- Heating and ventilation details
- Location of smoke alarms and carbon monoxide detectors

## ELEVATIONS

ELEVATIONS show the exterior view of each side of the house. Each elevation is identified by the direction it is facing, and should include:

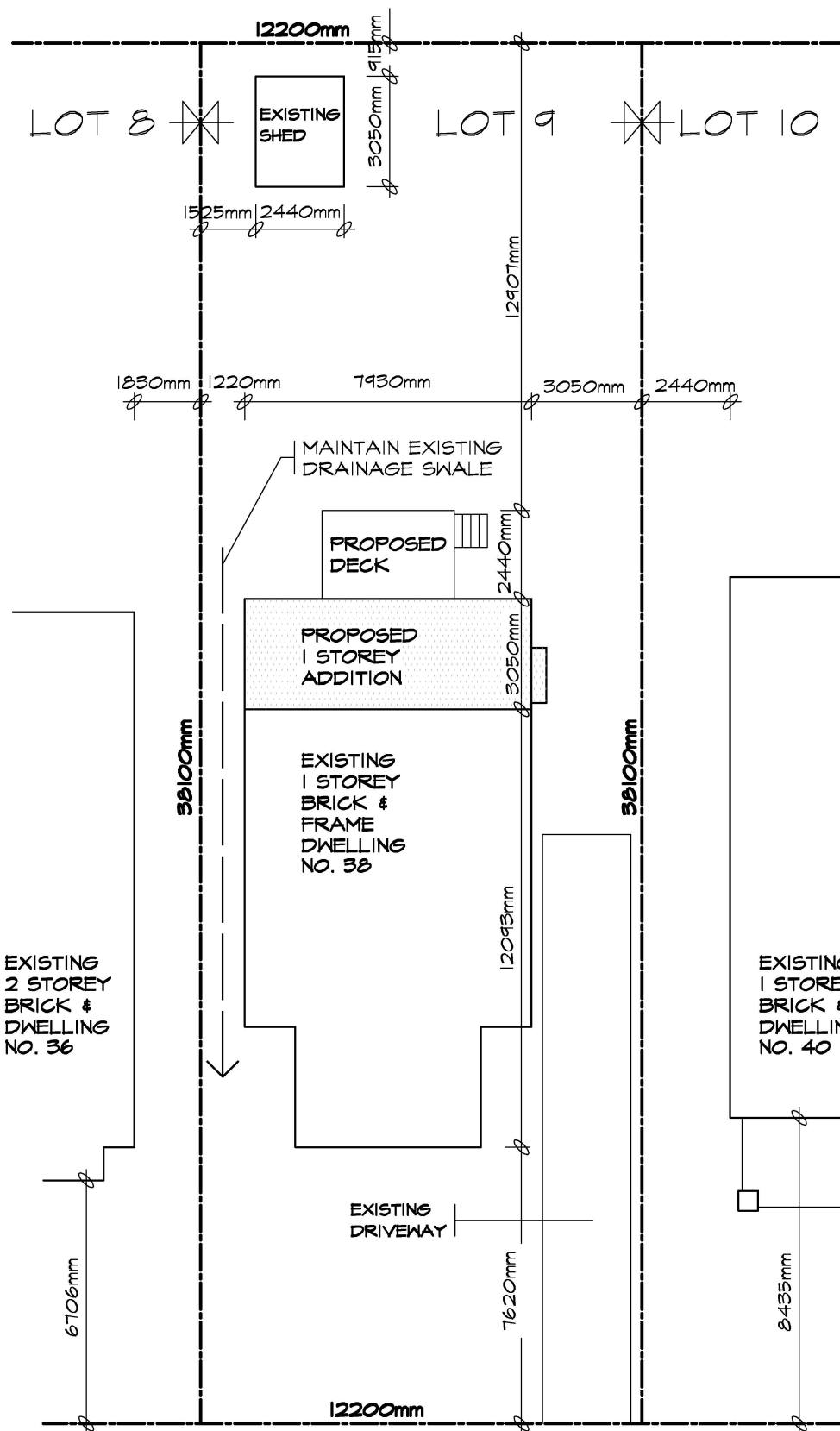
- Scale
- Extent of new & existing construction
- Dimensions of walls, windows & doors
- Grade level
- Exterior wall cladding, finishes & flashing
- Overhang dimensions
- Roof shape, slope & finish
- Rain water leader & eavestrough

## SECTIONS and DETAILS

A SECTION represents a view of the house along an imaginary line at a particular location, & illustrates construction details. The extent of the section should correspond with the sectional arrow shown on the plans. Sections should indicate the following:

- Scale
- Details of footings, foundations, walls, floors & the roof
- Distance from grade to floor & underside of footing
- Attic & crawl space ventilation

Some aspects of the project may require some specific details, such as engineered roof truss drawings. An inventory of standard construction details is available from your local municipal office, which can be used to augment your plans.



### SITE PLAN

SCALE 1:200

SKETCH OF SURVEY OF  
 LOT 9  
 REG'D PLAN 4220  
 CITY OF TORONTO  
 B.C. TRANSIT. O.L.S.  
 DECEMBER 31ST, 1999

## KHALMUR CRESCENT

ZONING	LOT NO:		PLAN NO:		LOT AREA		LOT FRONTAGE		LOT DEPTH	
R2 Z0.6	LOT 9		4220		580.64m <sup>2</sup>		12200mm		38110mm	
DESCRIPTION	EXISTING	ADDITION	TOTAL	%	ALLOWED	%	SETBACKS	EXISTING	PROPOSED	
LOT COVERAGE	86.52m <sup>2</sup>	24.15m <sup>2</sup>	110.65m <sup>2</sup>	19.0	-----		FRONT YARD	7620mm	7620mm	
GROSS FLOOR AREA	86.52m <sup>2</sup>	24.15m <sup>2</sup>	110.65m <sup>2</sup>	19.0	348.39m <sup>2</sup>	60.0	REAR YARD	18390mm	12907mm	
LANDSCAPED AREA	-----	-----	-----		-----		INTERIOR SIDE (east)	3050mm	3050mm	
NO. OF STORIES HEIGHT	1 STOREY 4550mm	1 STOREY 4550mm	1 STOREY 4550mm		10000mm		INTERIOR SIDE (west)	1220mm	1220mm	
WIDTH	7930mm	7930mm	7930mm		-----		EXTERIOR	-----	-----	
DEPTH	12093mm	3050mm	15143mm		17000mm					
PARKING	-----	-----	-----		-----					

NOTE: ZONING RESTRICTIONS VARY IN EVERY MUNICIPALITY. CONTACT YOUR LOCAL MUNICIPAL OFFICE FOR SPECIFIC SETBACKS AND OTHER LIMITATIONS IN YOUR AREA.

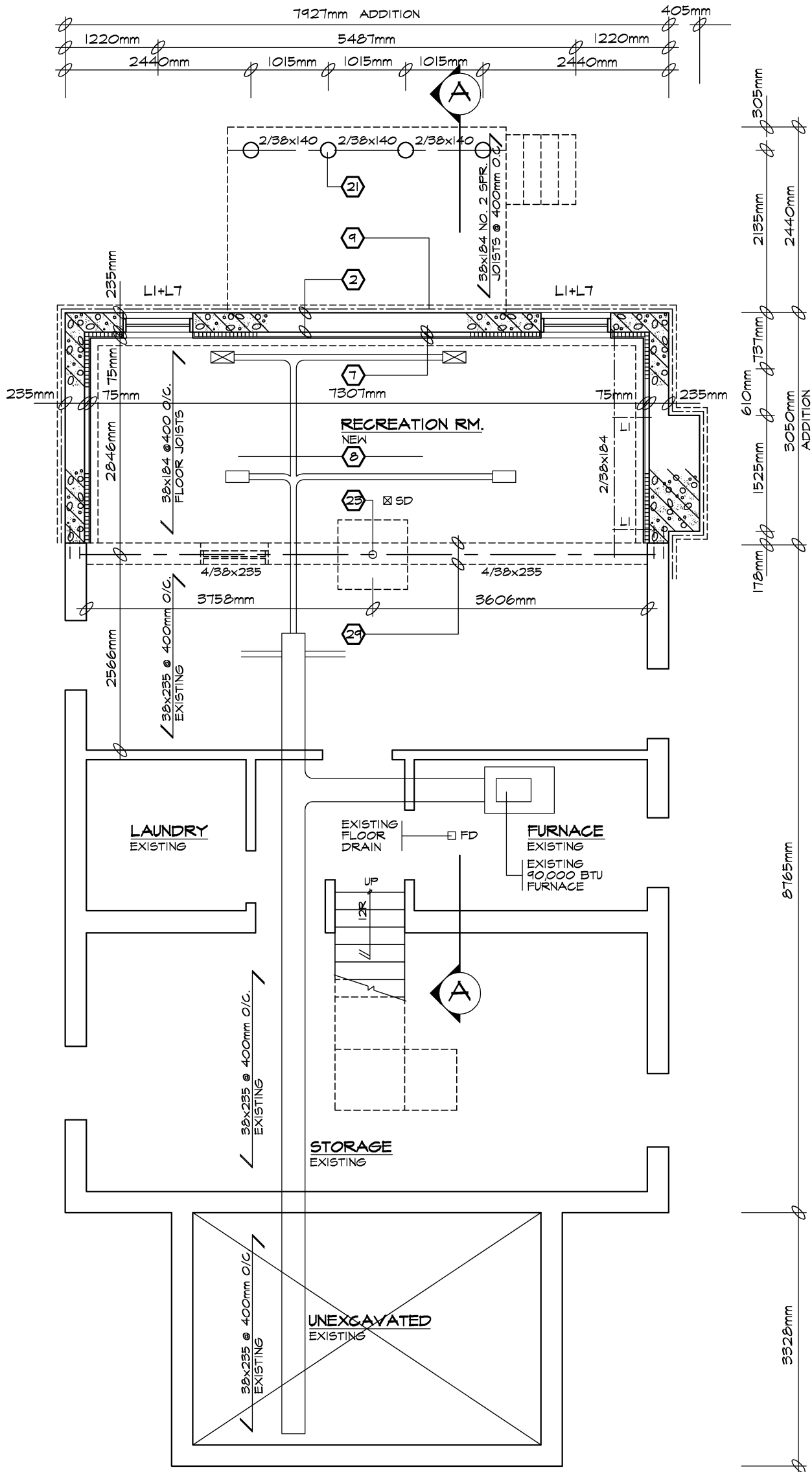
**TACBOC**  
 STANDARD DETAIL

TITLE  
 SAMPLE DRAWING  
 SITE PLAN

DWG. NO.

A03a

2007



**BASEMENT PLAN**

SCALE 1:50

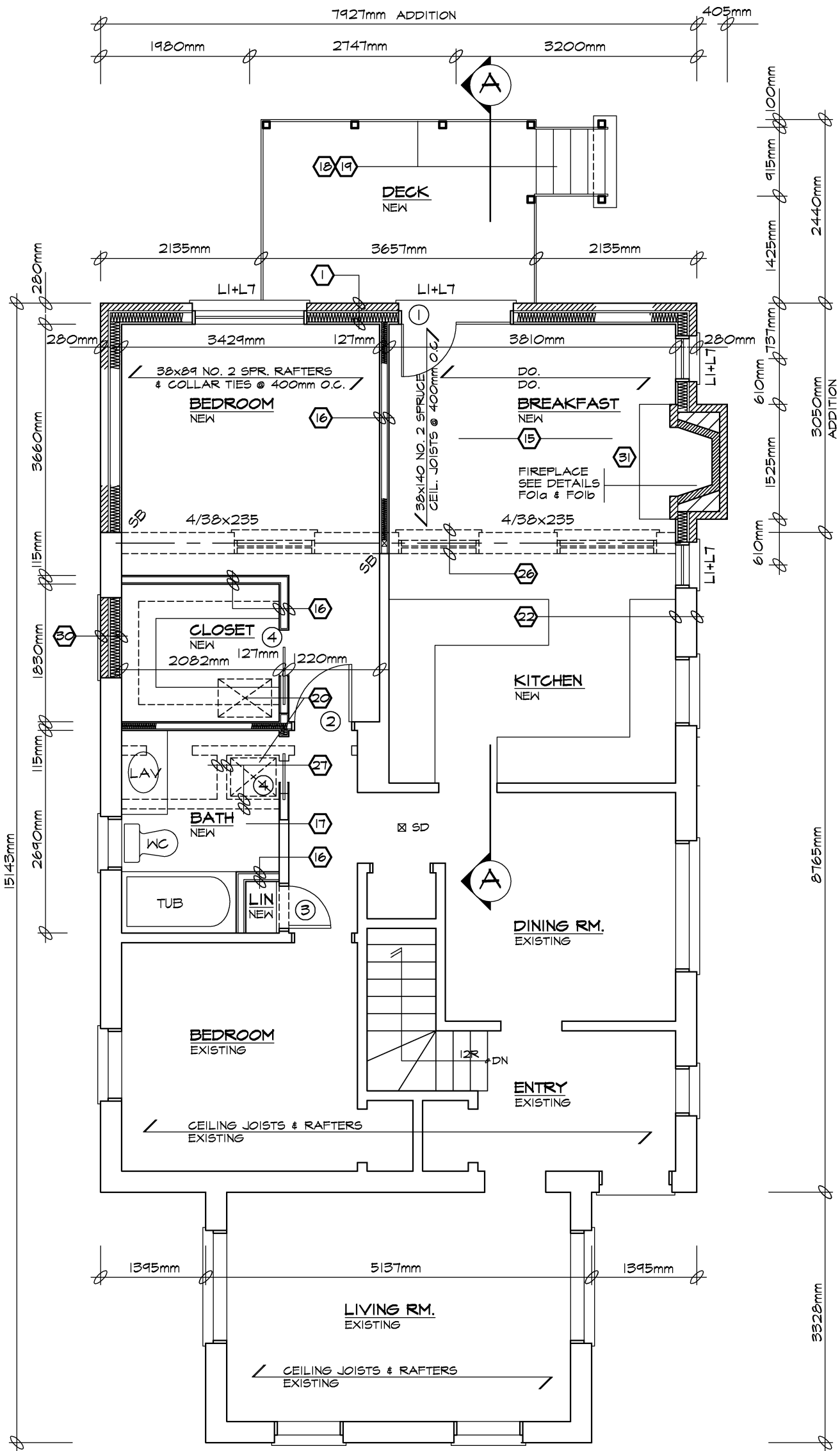
**TACBOC**  
STANDARD DETAIL

TITLE  
**SAMPLE DRAWING**  
BASEMENT PLAN

DWG. NO.

**A03b**

2007



**GROUND FLOOR PLAN**  
SCALE 1:50

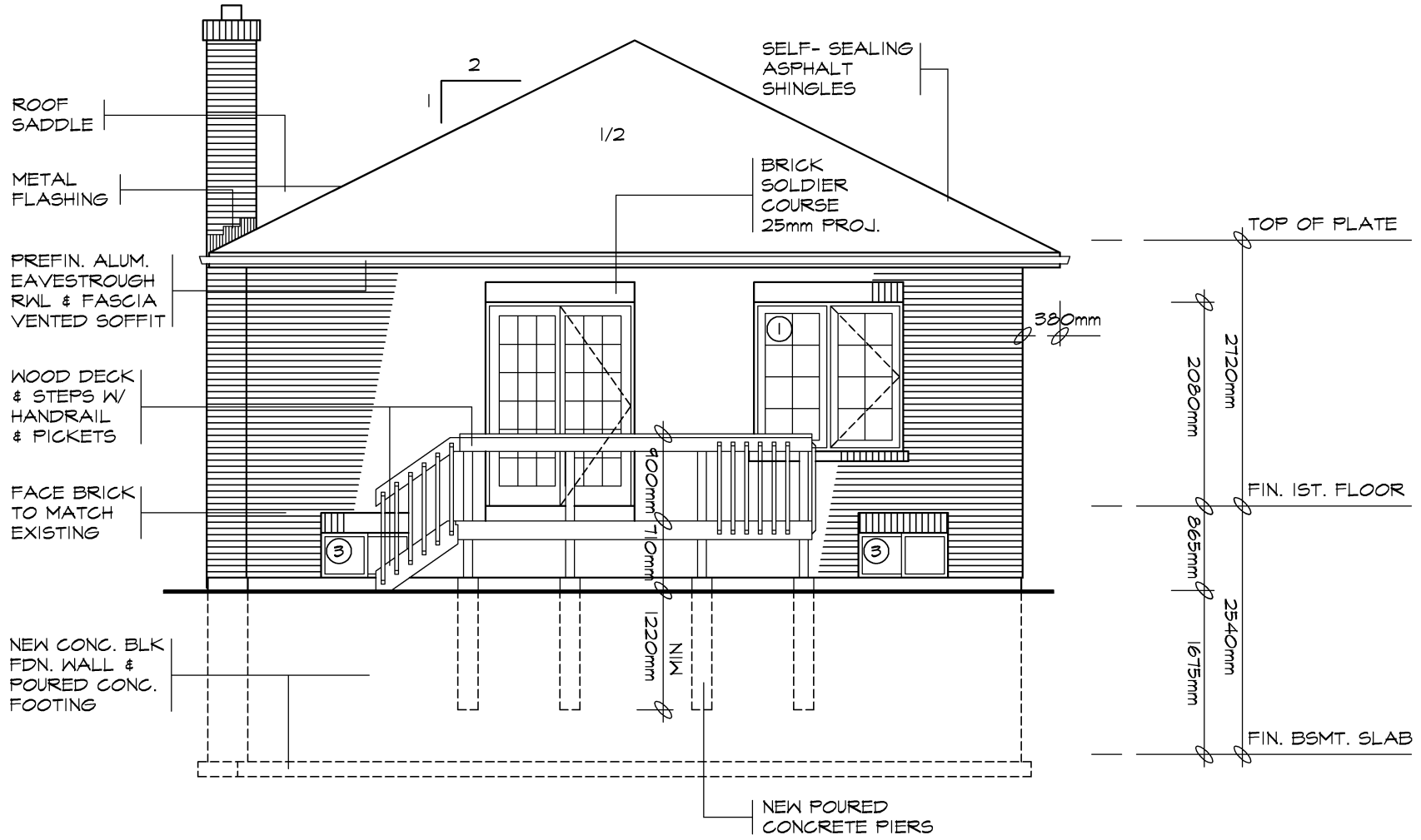
**TACBOC**  
STANDARD DETAIL

TITLE  
SAMPLE DRAWING  
GROUND FLOOR PLAN

DWG. NO.

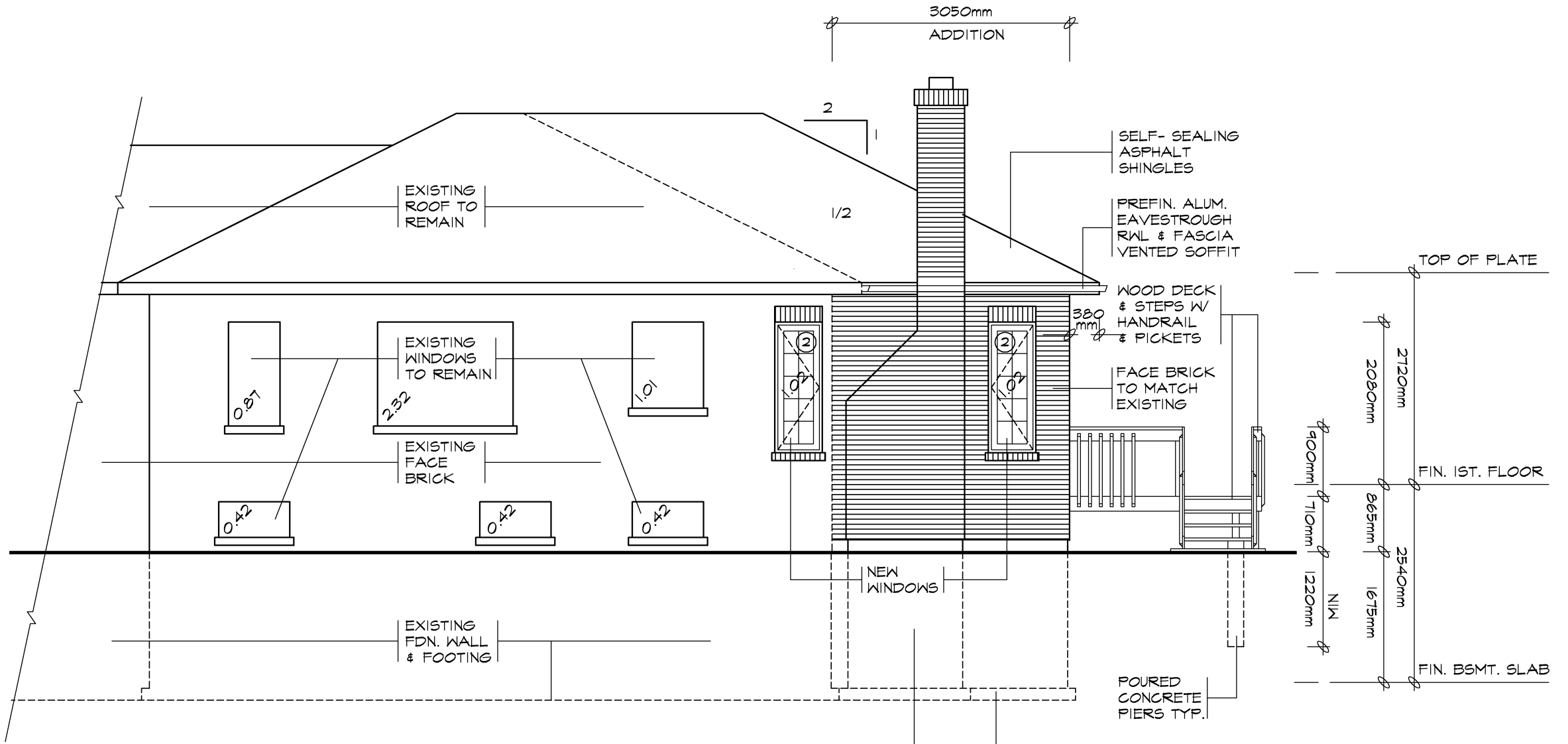
A03c

2007



NORTH ELEVATION

SCALE 1:50



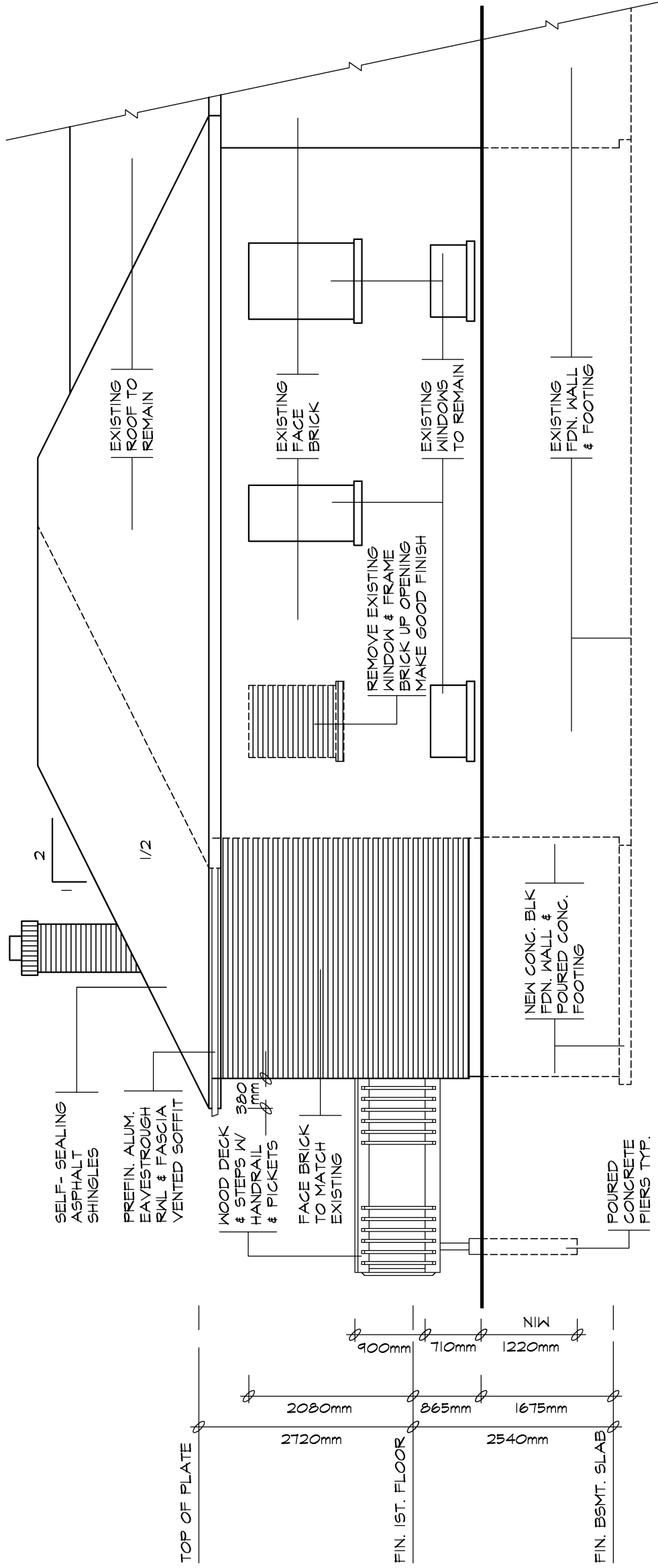
**EAST ELEVATION**

SCALE 1:50

**UNPROTECTED OPENINGS**

WALL AREA	38.99m <sup>2</sup>
LIMITING DISTANCE	3050mm @ 19.43%
MAX. ALLOWABLE OPENINGS	7.58m <sup>2</sup>
TOTAL OPENINGS PROVIDED	7.50m <sup>2</sup>

3050mm  
ADDITION



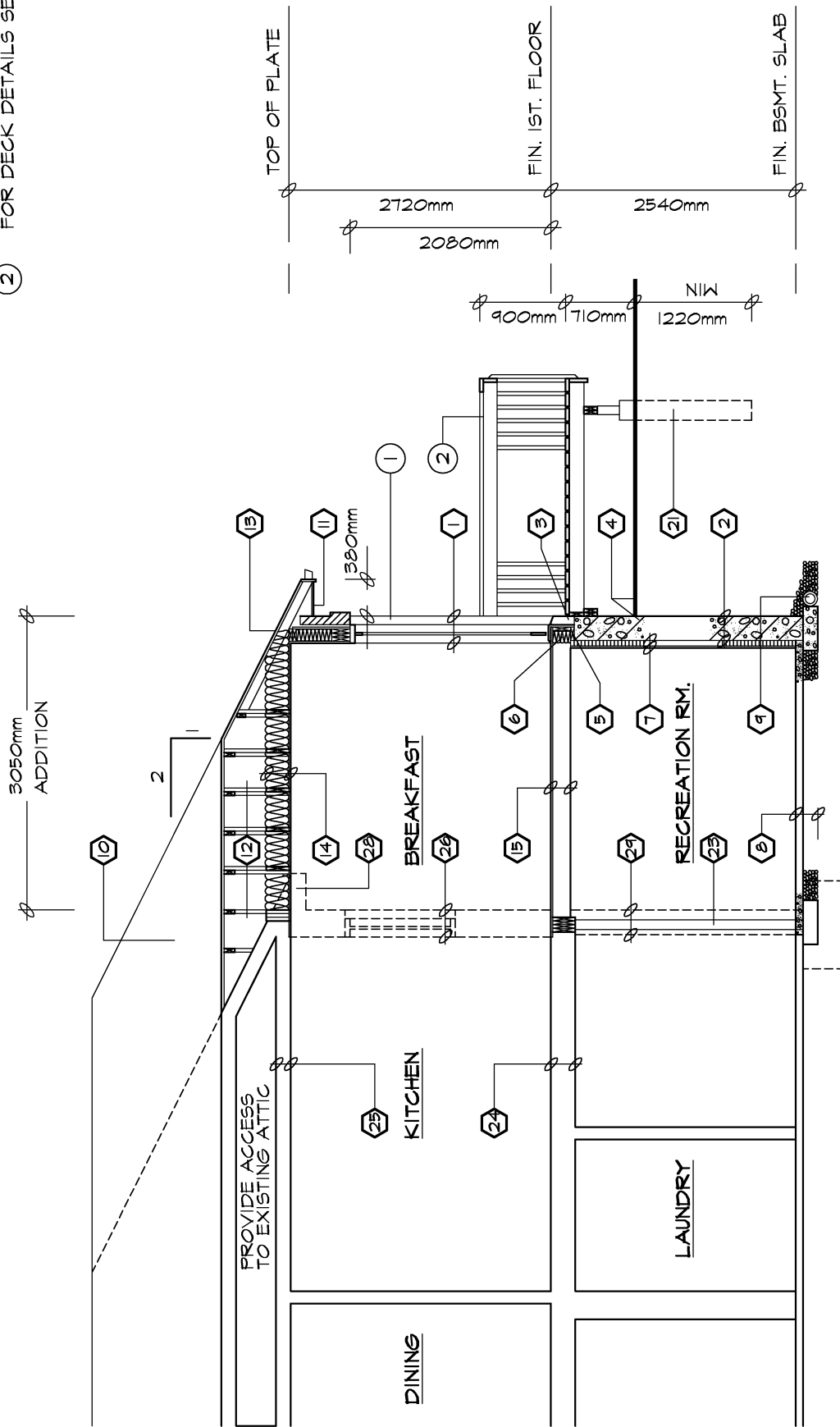
**WEST ELEVATION**

SCALE 1:50

**UNPROTECTED OPENINGS**

NO NEW OPENINGS  
EXISTING TO REMAIN

- ① FOR WALL SECTION SEE W02
- ② FOR DECK DETAILS SEE D01a - D01d



**SECTION A-A**

SCALE 1:50



# CONSTRUCTION SPECIFICATIONS

- 1 BRICK VENEER WALL**  
 90mm FACE BRICK, 25mm AIR SPACE  
 0.76mm THICK x 22mm WIDE  
 GALVANIZED METAL TIES  
 INSTALLED W/ GALVANIZED  
 SPIRAL NAILS OR SCREWS  
 400mm O.C. HORIZ., 600mm O.C. VERT.  
 AIR BARRIER, LAYERS  
 TO OVERLAP EACH OTHER  
 EXTERIOR TYPE SHEATHING  
 38x140 WOOD STUDS @ 400mm O.C.  
 RSI 3.34 BATT INSUL. IN CONTINUOUS  
 CONTACT W/ EXTERIOR SHEATHING  
 CONTINUOUS AIR / VAPOUR BARRIER  
 12.7mm INTERIOR DRYWALL FINISH  
 DOUBLE PLATE @ TOP  
 SOLE PLATE @ BOTTOM
- 2 FOUNDATION WALL**  
 BITUMINOUS DAMPPROOFING ON  
 MINIMUM 6mm PARGING ON  
 CONCRETE BLOCK FDN. WALL  
 TOP BLOCK COURSE FILLED  
 W/ MORTAR OR CONCRETE  
 PROVIDE PARGING COVERED OVER  
 450mmx150mm POURED CONC. FOOTING  
 TO BEAR ON UNDISTURBED SOIL  
 PROVIDE DRAINAGE LAYER  
 - MIN. 19mm MINERAL FIBRE  
 INSULATION W/ A DENSITY OF  
 NOT LESS THAN 57kg/m<sup>3</sup>. OR  
 - MIN. 100mm OF FREE DRAINING  
 GRANULAR MATERIAL OR  
 - A B.M.E.C. APPROVED  
 DRAINAGE LAYER MATERIAL
- 3 BRICK VENEER @ FDN. WALL**  
 0.5mm POLY FLASHING MINIMUM  
 150mm UP BEHIND SHEATHING PAPER  
 WEEP HOLES @ MIN. 300mm APART
- 4 GRADE**  
 SLOPE GRADE AWAY FROM  
 BUILDING FACE & PROVIDE  
 SEMI-SOLID BLOCK COURSE  
 AT OR BELOW GRADE LEVEL
- 5 SILL PLATE**  
 38x140 SILL PLATE FASTENED  
 TO FOUNDATION WALL WITH  
 MIN. 12.7mm DIA. ANCHOR BOLTS  
 EMBEDDED MIN. 100mm IN CONCRETE  
 @ 2400mm O/C. MAX. & PROVIDE A  
 CONTINUOUS AIR BARRIER BETWEEN  
 THE FOUNDATION WALL & WOOD  
 FRAME CONSTRUCTION
- 6 FLOOR INSULATION**  
 CONTINUOUS HEADER JOIST WITH  
 RSI 4.40 BATT INSULATION, EXTEND  
 VAPOUR / AIR BARRIER & SEAL  
 TO JOIST AND SUBFLOOR
- 7 FOUNDATION INSULATION**  
 12.7mm INTERIOR DRYWALL FINISH  
 38x89 WOOD STRAPPING @ 400mm O/C.  
 MIN. RSI 2.11 INSULATION W/ 0.15mm POLY  
 VAPOUR BARRIER FULL HEIGHT.  
 MOISTURE BARRIER TO HEIGHT OF  
 EXTERIOR GRADE BETWEEN  
 FOUNDATION WALL & WOOD FRAMING
- 8 BASEMENT SLAB**  
 75mm POURED CONCRETE SLAB  
 (25 MPa CONC. STRENGTH)  
 100mm CRUSHED STONE BELOW
- 9 DRAINAGE**  
 100mm DIA. WEEPING TILE W/  
 150mm CRUSHED STONE COVER
- 10 ROOF CONSTRUCTION**  
 20 YEAR ASPHALT SHINGLES W/  
 EAVES PROTECTION ON MIN. 9.5mm  
 EXTERIOR PLYWOOD SHEATHING  
 ON APPROVED ROOF TRUSSES OR  
 CONVENTIONAL FRAMING (SEE PLANS)  
 USE 'H' CLIPS IF 600mm O.C. SPACING
- 11 OVERHANG CONSTRUCTION**  
 PREFINISHED ALUMINUM FASCIA,  
 EAVESTROUGH & RAIN WATER LEADERS  
 TO MATCH EXISTING FINISHES. PROVIDE  
 DRIP EDGE AT FASCIA & VENTED SOFFIT  
 EXTEND DOWNSPOUTS TO GRADE LEVEL
- 12 ROOF VENTILATION**  
 1:300 OF THE INSULATED CEILING  
 AREA UNIFORMLY DISTRIBUTED.
- 13 EAVES PROTECTION**  
 EAVES PROTECTION MEMBRANE TO  
 EXTEND FROM THE EDGE OF THE  
 ROOF, 900mm UP THE SLOPE BUT NOT  
 LESS THAN 300mm BEYOND THE  
 INTERIOR FACE OF THE EXTERIOR WALL
- 14 CEILING CONSTRUCTION**  
 15.9mm INTERIOR DRYWALL FINISH  
 CONTINUOUS AIR / VAPOUR BARRIER  
 W/ MINIMUM RSI 7.00 BATT INSULATION
- 15 FLOOR CONSTRUCTION**  
 15.5mm T&G PLYWOOD SUBFLOOR  
 38x184 FLOOR JOISTS @ 400mm O/C.  
 FLOOR JOISTS BRIDGED W/  
 CONTINUOUS 19mmx64mm STRAPPING  
 OR 2 ROWS OF 38mmx38mm CROSS  
 BRIDGING OR SOLID BLOCKING
- 16 INTERIOR STUD PARTITION**  
 12.7mm DRYWALL FINISH BOTH SIDES OF  
 38x89 WOOD STUDS @ 400mm O/C  
 2 TOP PLATES & 1 BOTTOM PLATE  
 PROVIDE REINFORCEMENT FOR FUTURE  
 GRAB BAR INSTALLATION IN BATHROOM
- 17 MECHANICAL VENTILATION**  
 PROVIDE MIN. 10.6 CFM IN KITCHENS  
 AND BATHROOMS, 80 CFM FOR  
 PRINCIPAL EXHAUST FAN
- 18 STAIRS INTERIOR/EXTERIOR**  
 MAXIMUM RISE = 200mm  
 MINIMUM RISE = 125mm  
 MINIMUM RUN = 210mm  
 MAXIMUM RUN = 355mm  
 MINIMUM TREAD = 235mm  
 MAXIMUM TREAD = 355mm  
 MAXIMUM NOSING = 25mm  
 MINIMUM WIDTH = 860mm  
 MINIMUM HEADROOM = 1950mm
- 19 GUARDS**  
 INTERIOR LANDINGS = 900mm  
 EXTERIOR BALCONY = 1070mm  
 INTERIOR STAIRS = 900mm  
 EXTERIOR STAIRS = 900mm  
 MAX. BETWEEN PICKETS = <100mm  
 GUARD HEIGHT IF  
 DECK TO GRADE IS:  
 GREATER THAN 1800mm = 1070mm  
 1800mm OR LESS = 900mm  
 NO MEMBER OR ATTACHMENT  
 BETWEEN 140mm & 900mm HIGH  
 SHALL FACILITATE CLIMBING
- 20 ATTIC ACCESS**  
 PROVIDE ATTIC ACCESS  
 MIN. 545mmx598mm W/ INSULATION  
 & WEATHER STRIPPING
- 21 PIERS**  
 PROVIDE 184mm DIA. SONO TUBE  
 FOR POURED CONCRETE PIERS  
 MINIMUM 1200mm BELOW GRADE
- 22 EXISTING SOLID MASONRY  
 EXTERIOR WALL TO REMAIN.**
- 23 73mm DIA. PIPE COLUMN W/  
 100mmx100mmx6.35mm  
 TOP & BOTTOM PLATE  
 1m x 1m x 450mm CONCRETE FOOTING**
- 24 EXISTING FLOOR STRUCTURE  
 TO REMAIN.**
- 25 EXISTING CEILING STRUCTURE  
 TO REMAIN.**
- 26 REMOVE EXISTING EXTERIOR WALL  
 AS SHOWN DOTTED**
- 27 REMOVE EXISTING INTERIOR STUD  
 PARTITIONS AS SHOWN DOTTED**
- 28 REMOVE EXISTING ROOF OVERHANG  
 AS SHOWN DOTTED**
- 29 REMOVE EXISTING FOUNDATION WALL  
 AS SHOWN DOTTED**
- 30 REMOVE EXISTING WINDOW & FRAME  
 MAKE GOOD OPENING W/ BRICK TO  
 MATCH EXISTING ON THE EXTERIOR**
- 31 INSTALL A CARBON MONOXIDE  
 DETECTOR CONFORMING TO  
 CAN/CGA-6.19 OR UL 2034**

### ROOM FINISH SCHEDULE

RM. NO.	ROOM NAME	FLOOR		BASE		WALLS		CEILING			REMARKS
		MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	
	FIRST FLOOR										
①	KITCHEN	CERAMIC TILE	-----	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	
②	BREAKFAST	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	MAPLE TO MATCH EXISTING
③	BEDROOM	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	MAPLE TO MATCH EXISTING
④	CLOSET	WOOD	STAIN	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	MAPLE TO MATCH EXISTING
⑤	BATH	CERAMIC TILE	-----	WOOD	PAINT	DRYWALL	PAINT	DRYWALL	PAINT	2720mm	
	BASEMENT										
⑥	REC. ROOM	CONC.	CERAMIC TILE	WOOD	PAINT	DRYWALL	PAINT			2340mm	

### DOOR SCHEDULE

NO.	TYPE	SIZE	QTY.	REMARKS
①	EXTERIOR	1525mmx 2030mm	1.	FRENCH DOOR
②	SLAB	760mmx 2030mm	1.	800 SERIES
③	SLAB	610mmx 2030mm	1.	800 SERIES
④	POCKET DOOR	610mmx 2030mm	2.	

### LINTEL SCHEDULE

NO.	DESCRIPTION
①	2-38x184 SPRUCE
②	3-38x184 SPRUCE
③	2-38x235 SPRUCE
④	3-38x235 SPRUCE
⑤	2-38x286 SPRUCE
⑥	3-38x286 SPRUCE
⑦	90mmx 90mmx 6mm L
⑧	90mmx 90mmx 8mm L
⑨	100mmx 90mmx 6mm L

### LEGEND

- ⊕<sup>WP</sup> DUPLEX OUTLET ( WEATHERPROOF )
- ⊕<sup>HT</sup> DUPLEX OUTLET ( HGT. ABOVE FLR. )
- ⊕<sup>300</sup> DUPLEX OUTLET ( 300mm ABOVE FLR. )
- ⊙ EXHAUST FAN
- ⊕ SWITCH
- ⊕<sup>HB</sup> HOSE BIB
- ⊕<sup>SD</sup> SMOKE DETECTOR
- ⊙ HEAVY DUTY OUTLET
- ⊙ LIGHT FIXTURE ( WALL MOUNTED )
- ⊙ LIGHT FIXTURE ( CEILING MOUNTED )
- ⊙ POT LIGHT FIXTURE
- ⊙ LIGHT FIXTURE ( WATER RESISTANT )
- ⊙ LIGHT FIXTURE ( CAPPED )
- ⊕<sup>FL</sup> FLUORESCENT LIGHT FIXTURE
- ⊕<sup>SW</sup> SOLID WOOD BEARING
- <sup>FD</sup> FLOOR DRAIN
- ◀ TV CABLE OUTLET
- ◁ TELEPHONE OUTLET
- ⊙ COMPUTER OUTLET
- ⊕<sup>DE</sup> DRYER EXHAUST

### WINDOW SCHEDULE

ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION W/ A MIN. AREA OF 0.35m<sup>2</sup> W/ NO DIMENSION LESS THAN 380mm & MAXIMUM SILL HEIGHT OF 1M ABOVE FLOOR

NO.	TYPE	SIZE	QTY.	REMARKS
①	CASEMENT	1525mmx 1525mm	1.	
②	CASEMENT	610mmx 1525mm	2.	
③	SLIDER	915mmx 450mm	2.	