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.

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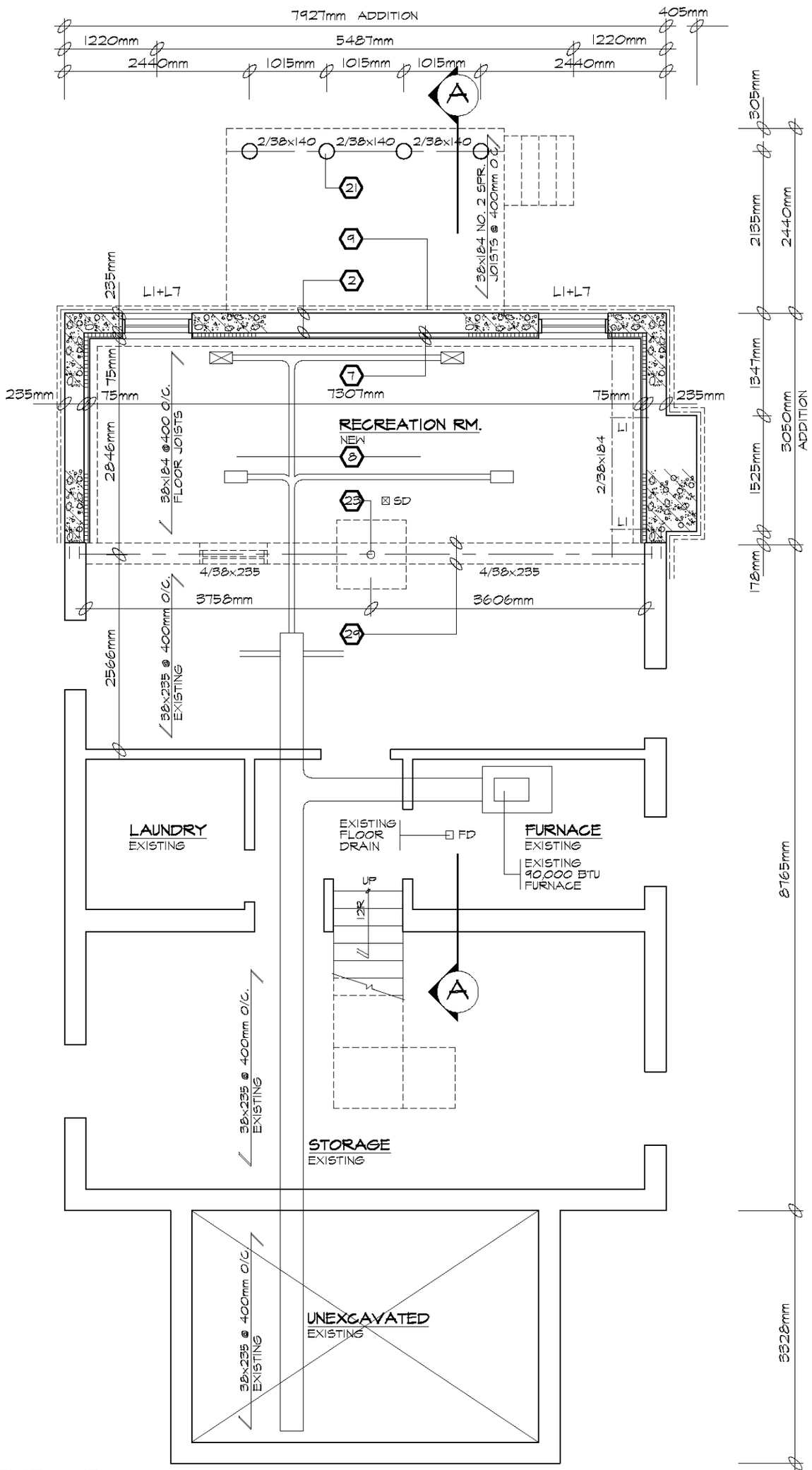

BASEMENT PLAN

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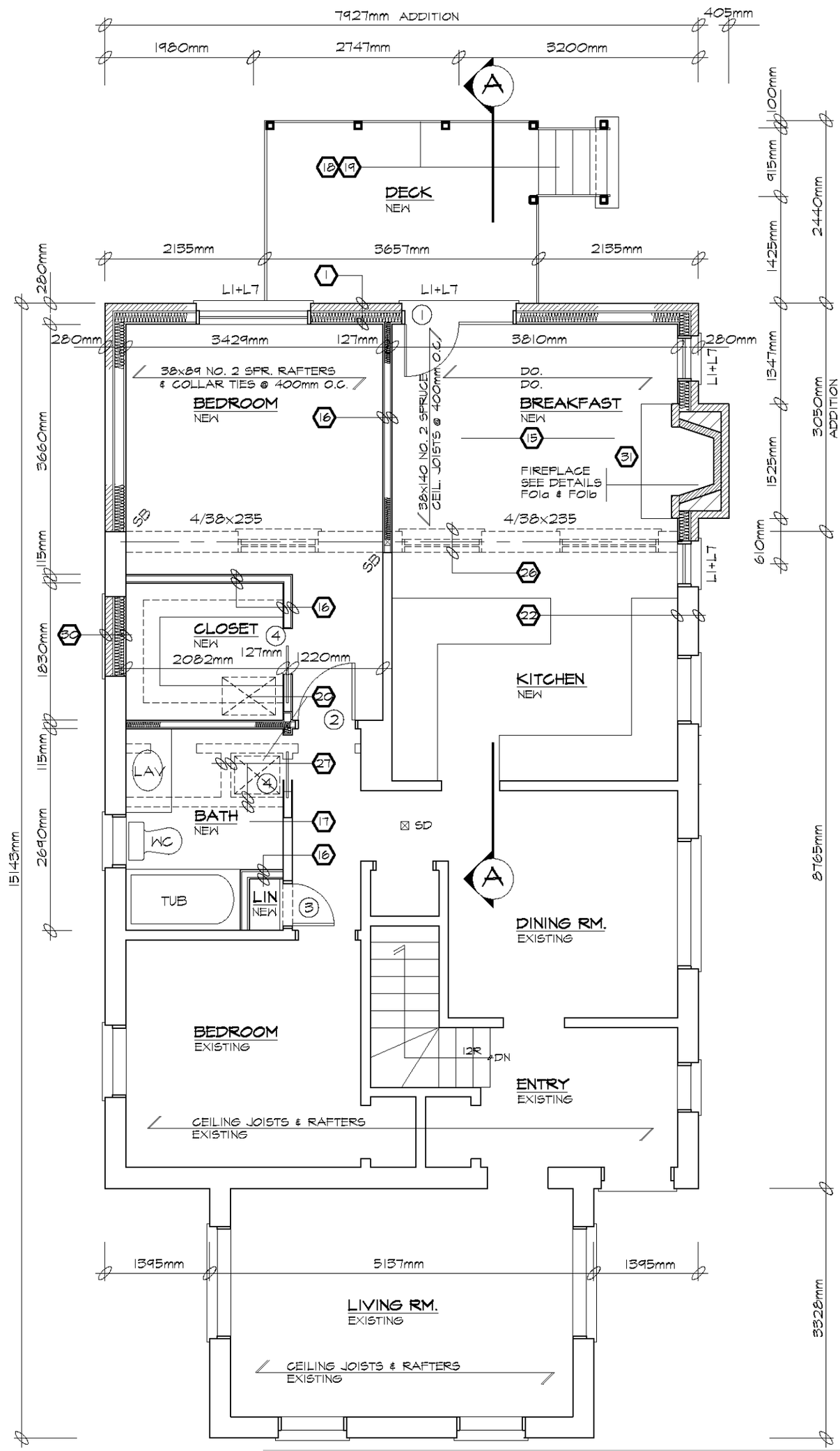
TACBOC
STANDARD DETAIL

TITLE
SAMPLE DRAWING
BASEMENT PLAN

DWG. NO.
A03b
2007



GROUND FLOOR PLAN

SCALE 1:50

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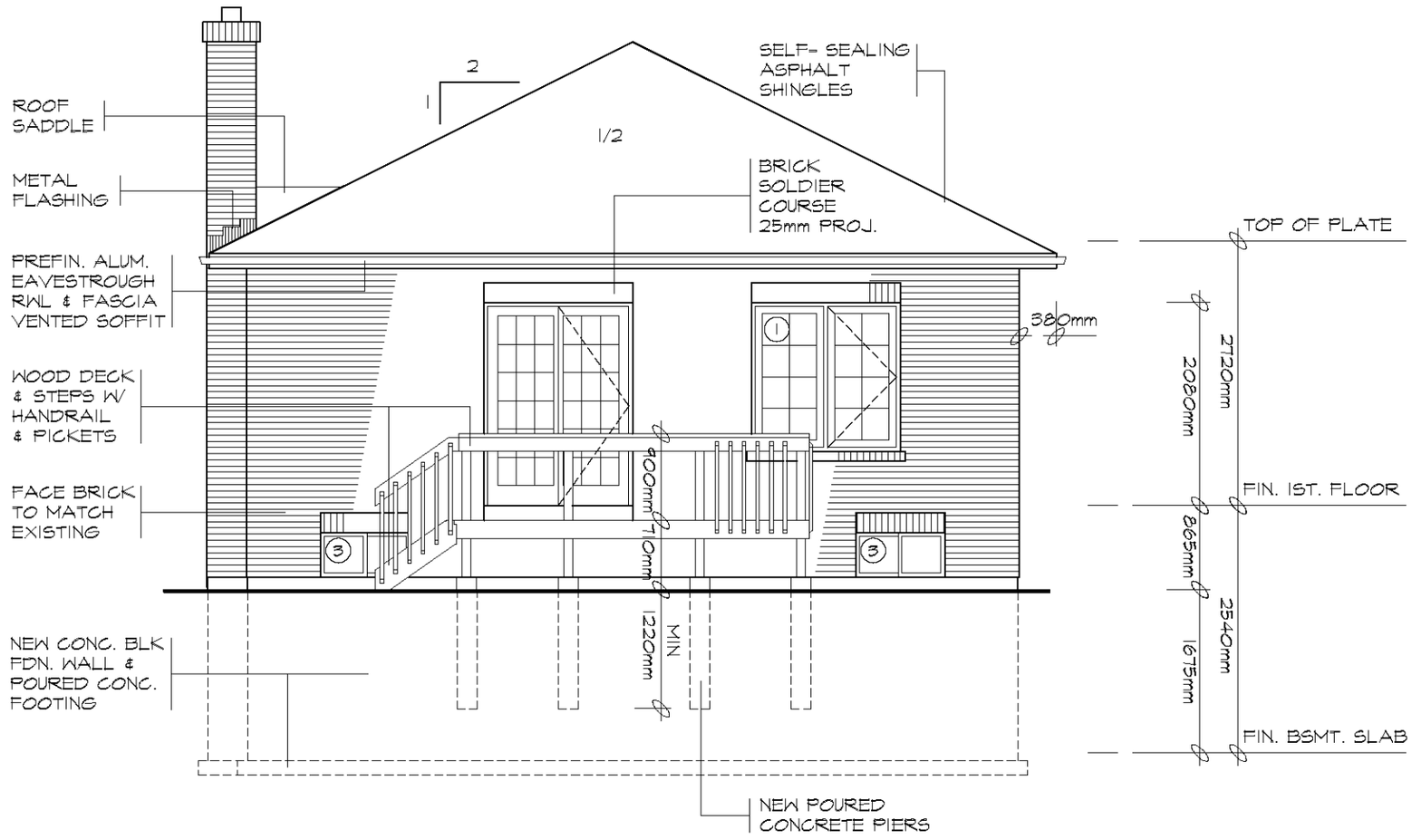
TACBOC
STANDARD DETAIL

TITLE
SAMPLE DRAWING
GROUND FLOOR PLAN

DWG. NO.
A03c
2007

TACBOC
STANDARD DETAIL

TITLE
SAMPLE DRAWING
ELEVATION



NORTH ELEVATION

SCALE 1:50

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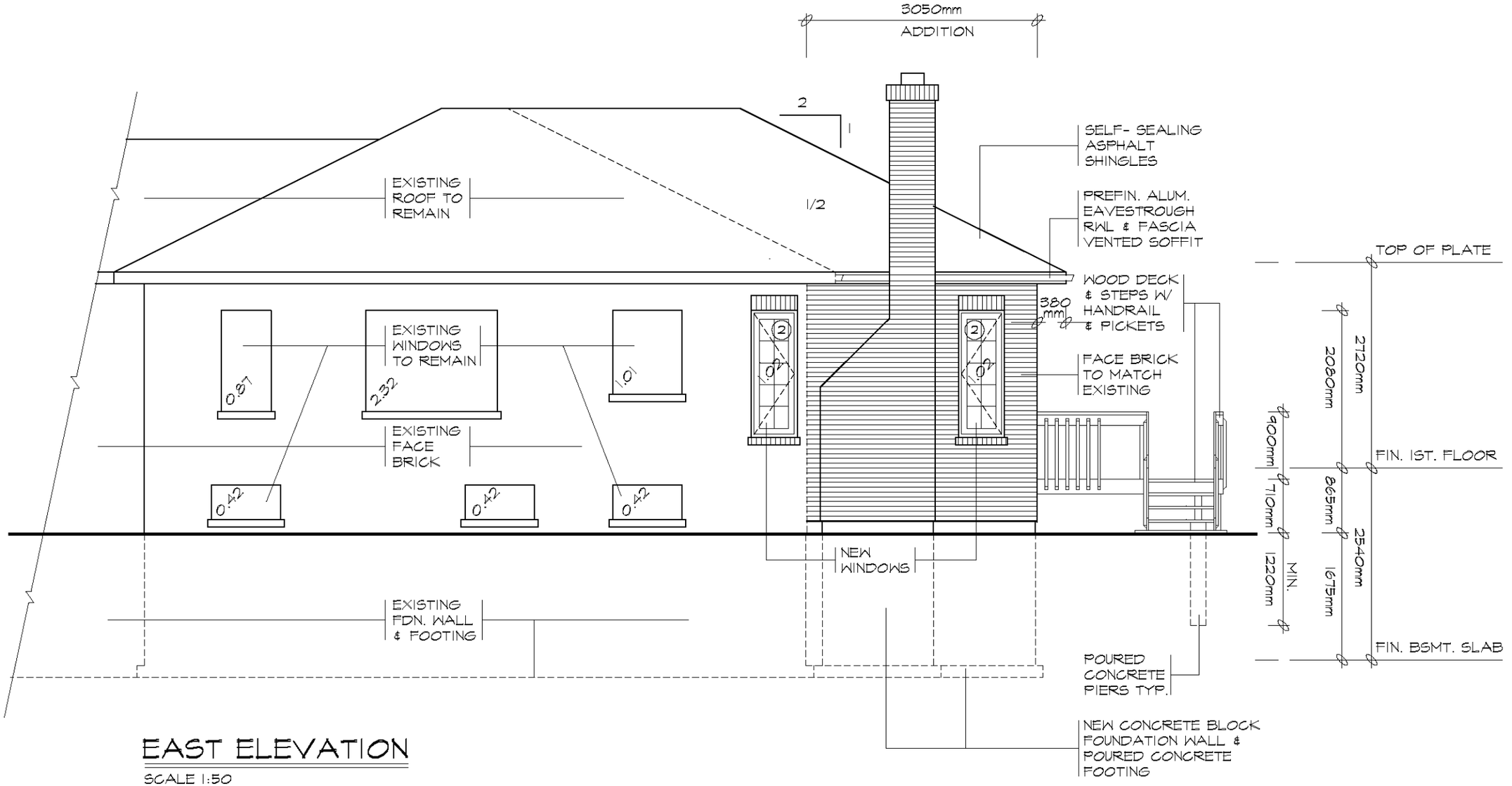
DWG. NO.
A03d

2007

TACBOC
STANDARD DETAIL

TITLE
SAMPLE DRAWING
ELEVATION



EAST ELEVATION

SCALE 1:50

UNPROTECTED OPENINGS

WALL AREA	42.36m2
LIMITING DISTANCE	3050mm @ 18.00%
MAX. ALLOWABLE OPENINGS	7.62m2
TOTAL OPENINGS PROVIDED	7.50m2

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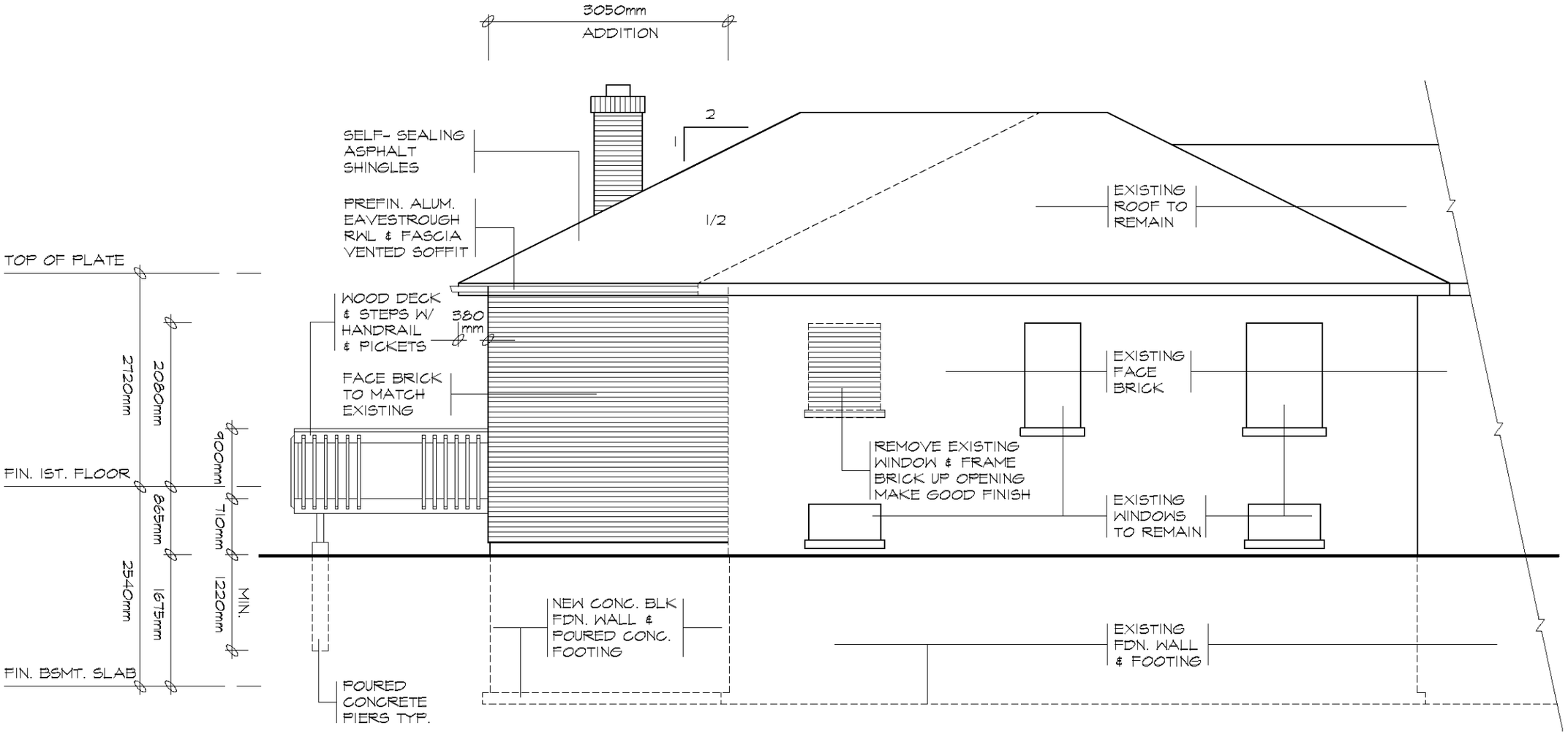
DWG. NO.
A03e

2007

TACBOC
STANDARD DETAIL

TITLE
SAMPLE DRAWING
ELEVATION



WEST ELEVATION

SCALE 1:50

UNPROTECTED OPENINGS

NO NEW OPENINGS
EXISTING TO REMAIN

DWG. NO.
A03

2007

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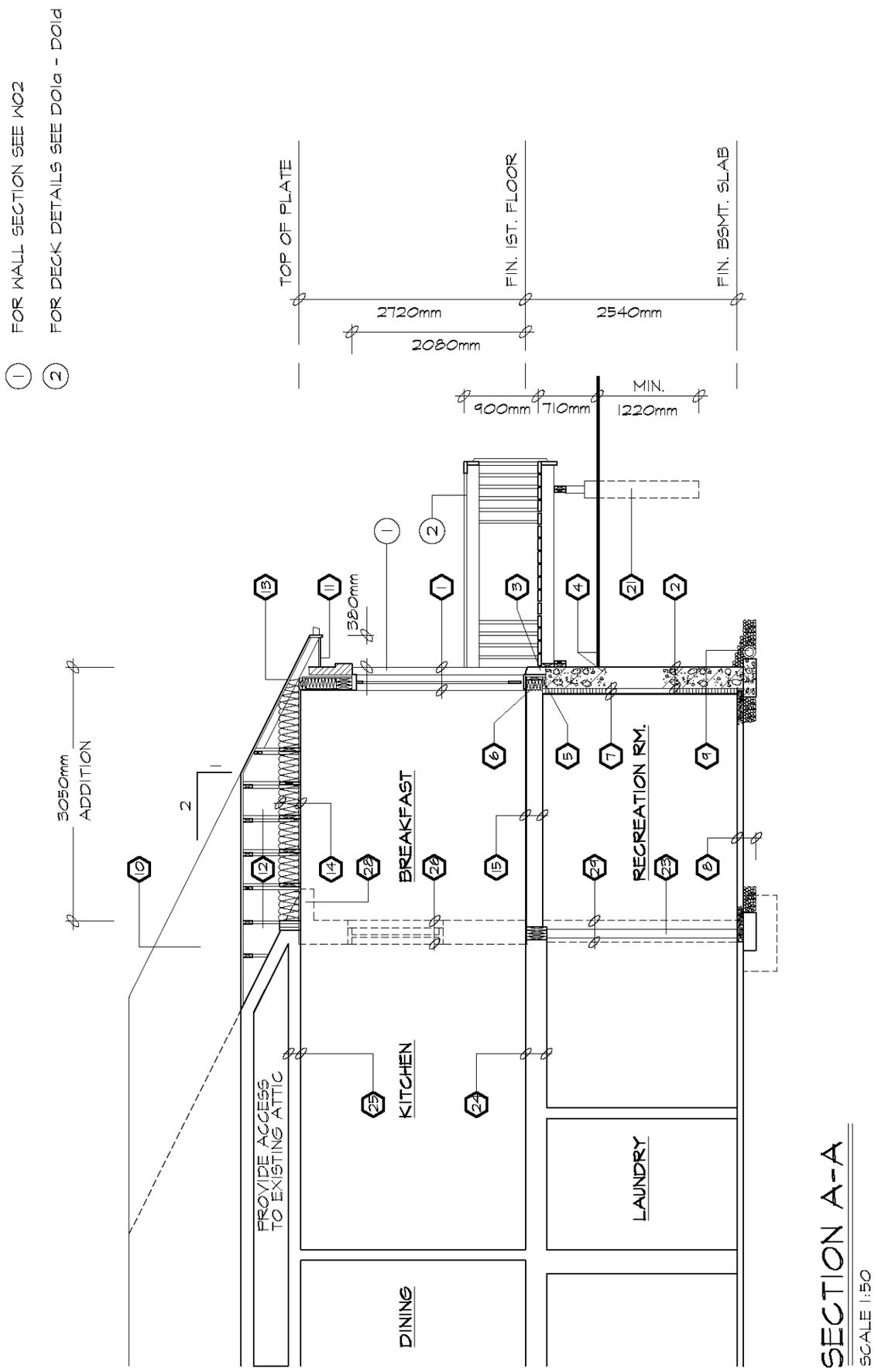

SECTION A-A

SCALE 1:50

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TACBOC
STANDARD DETAIL

TITLE
SAMPLE DRAWING
CROSS SECTION

DWG. NO.
A03g
2007

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 4.23 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 COVED 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/m3. 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. 800mm 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 5.46 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 3.52 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 8.81 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. 5.0 L/S IN KITCHENS
AND BATHROOMS, 37.5 L/S 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. 545mmx588mm W/ INSULATION
& WEATHER STRIPPING

21 PIERS

PROVIDE 200mm 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 1mx1mx450mm 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

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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
L1	2-38x184 SPRUCE
L2	3-38x184 SPRUCE
L3	2-38x235 SPRUCE
L4	3-38x235 SPRUCE
L5	2-38x286 SPRUCE
L6	3-38x286 SPRUCE
L7	90mmx 90mmx 6mm L
L8	90mmx 90mmx 8mm L
L9	100mmx 90mmx 6mm L

LEGEND

- WP — DUPLEX OUTLET (WEATHERPROOF)
- GFI — DUPLEX OUTLET (HGT. ABOVE FLR.)
- DUPLEX OUTLET (300mm ABOVE FLR.)
- EXHAUST FAN
- SWITCH
- HB — HOSE BIB
- SD — SMOKE DETECTOR
- HEAVY DUTY OUTLET
- LIGHT FIXTURE (WALL MOUNTED)
- LIGHT FIXTURE (CEILING MOUNTED)
- P — POT LIGHT FIXTURE
- R — LIGHT FIXTURE (WATER RESISTANT)
- LIGHT FIXTURE (CAPPED)
- FL — FLUORESCENT LIGHT FIXTURE
- SOLID WOOD BEARING
- FD — FLOOR DRAIN
- TV CABLE OUTLET
- TELEPHONE OUTLET
- C — COMPUTER OUTLET
- DE — DRYER EXHAUST

WINDOW SCHEDULE

ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION W/ A MIN. AREA OF 0.35m2 W/ NO DIMENSION LESS THAN 380mm & MAXIMUM SILL HEIGHT OF 1M ABOVE FLOOR

NO.	TYPE	SIZE	QTY.	REMARKS
1.	CASEMENT	1525mmx 1525mm	1.	MAXIMUM U-VALUE 1.8
2.	CASEMENT	610mmx 1525mm	2.	MAXIMUM U-VALUE 1.8
3.	SLIDER	915mmx 450mm	2.	MAXIMUM U-VALUE 1.8

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TACBOC
STANDARD DETAIL

TITLE
SAMPLE DRAWING
SCHEDULES

DWG. NO.
A03i
03-2012