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
- Reference 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.
NORTH ELEVATION

SCALE 1:80
WEST ELEVATION

SCALE 1:50

UNPROTECTED OPENINGS

NO NEW OPENINGS
EXISTING TO REMAIN
CONSTRUCTION SPECIFICATIONS

1. BRICK VENEER WALL
40mm inside brick, 25mm air space, 0.75mm thick, 50mm wide, galvanized metal ties installed.

2. FLOOR CONSTRUCTION
58x140 wood studs @ 400mm o.c., RSI 2.84 batt insulation in continuous gap. Continuous air barrier between exterior type sheathing. Continuous air / vapour barrier.

3. CEILING CONSTRUCTION
15mm interior drywall finish, continuous air / vapour barrier @ minimum RSI 2.0 batt insulation.

4. WALLS
Bituminous dampproofing minimum 6mm parapet on concrete block. Masonry walls.

5. FOUNDATION WALL
Sill plate @ 80mm x 80mm @ 100mm minimum. Continuous air barrier between the foundation wall and wood frame construction.

6. INTERIOR STUD PARTITION
12.7mm drywall finish both sides of 58x140 wood studs @ 400mm o.c. 2 top plates @ 1 bottom plate. Provide reinforcement for future grab bar installation in bathroom.

7. ROOF VENTILATION
1.500 CFM for overhang. 200mm or less.

8. STAIRS INTERIOR/EXTERIOR
Maximum rise = 200mm. Minimum tread = 210mm. Maximum run = 255mm. Minimum width = 860mm. Minimum head room = 1900mm.

9. GUARDS
Minimum height from finished grade to 1800mm.

10. ATTIC ACCESS
Provide attic access. Min. 1400mm x 1000mm x 60mm insulation & ketter stripping.

11. BASEMENT SLAB
75mm poured concrete slab @ 250mm concrete strength. 100mm crushed stone below.

12. DRAINAGE
100mm dia. keeping tile @ 150mm crushed stone below.

13. ROOF CONSTRUCTION
20 year asphalt shingles @ 1000mm minimum. Eaves protection on exterior type sheathing on approved roof trusses or conventional framing (see plans). Use nailing clips if 600mm o.c. spacing.

14. OVERHANG CONSTRUCTION
Prefinished aluminum fascia. Eaves trough & rain water leaders to match existing finishes. Provide crown edge at fascia & vented soffit. Extend downspouts to grade level.

15. EXISTING FLOOR STRUCTURE
To remain.

16. EXISTING CEILING STRUCTURE
To remain.

17. EXISTING SOLID MASONRY EXTERIOR WALL TO REMAIN.

18. EXISTING EXTERIOR WALL AS SHOWN DOTTED.

19. EXISTING FOUNDATION WALL AS SHOWN DOTTED.

20. INSTALL A CARBON MONOXIDE DETECTOR CONFORMING TO CAN/CGA-B149 OR UL 2034.

TACBOC
SAMPLE DRAWING
CONSTRUCTION SPECIFICATIONS

2007
### ROOM FINISH SCHEDULE

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<tr>
<th>RM NO.</th>
<th>NAME</th>
<th>FLOOR</th>
<th>BASE</th>
<th>WALLS</th>
<th>CEILING</th>
<th>HEIGHT</th>
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|        |       | BASEMENT                     |           |           |           |        |                        |
|        |       | REG. ROOM CONC. CERAMIC      | HOOD PAINT | DRYWALL PAINT | DRYWALL PAINT | 2340mm |                        |

### DOOR SCHEDULE

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### LEGEND

- **DP**: DUPLEX OUTLET (HEATHERPROOF)
- **FD**: DUPLEX OUTLET (HOT, ABOVE FLOOR)
- **EX**: EXHAUST FAN
- **SW**: SWITCH
- **HD**: HOSE Bib
- **SM**: SMOKE DETECTOR
- **HE**: HEAVY DUTY OUTLET
- **LF**: LIGHT FIXTURE (WALL MOUNTED)
- **LC**: LIGHT FIXTURE (CEILING MOUNTED)
- **LF**: LIGHT FIXTURE (WATER RESISTANT)
- **FL**: LIGHT FIXTURE (CAPPED)
- **FL**: FLUORESCENT LIGHT FIXTURE
- **SN**: SOLID WOOD BEARING
- **FD**: FLOOR DRAIN
- **TV**: TV CABLE OUTLET
- **TE**: TELEPHONE OUTLET
- **CO**: COMPUTER OUTLET
- **DE**: DRYER EXHAUST

### WINDOW SCHEDULE

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