

BASEMENT PLAN
SCALE 3/8" = 1'-0"

1	2	3	4	5	6	7	8	9	10
A	B	C	D	E	F	G	H	I	J

SAMPLE DRAWING FOR PERMIT APPLICATION
BASEMENT PLAN

DWG. NO. **A04**
07-98



SAMPLE DRAWINGS FOR
PERMIT APPLICATION
ELEVATION

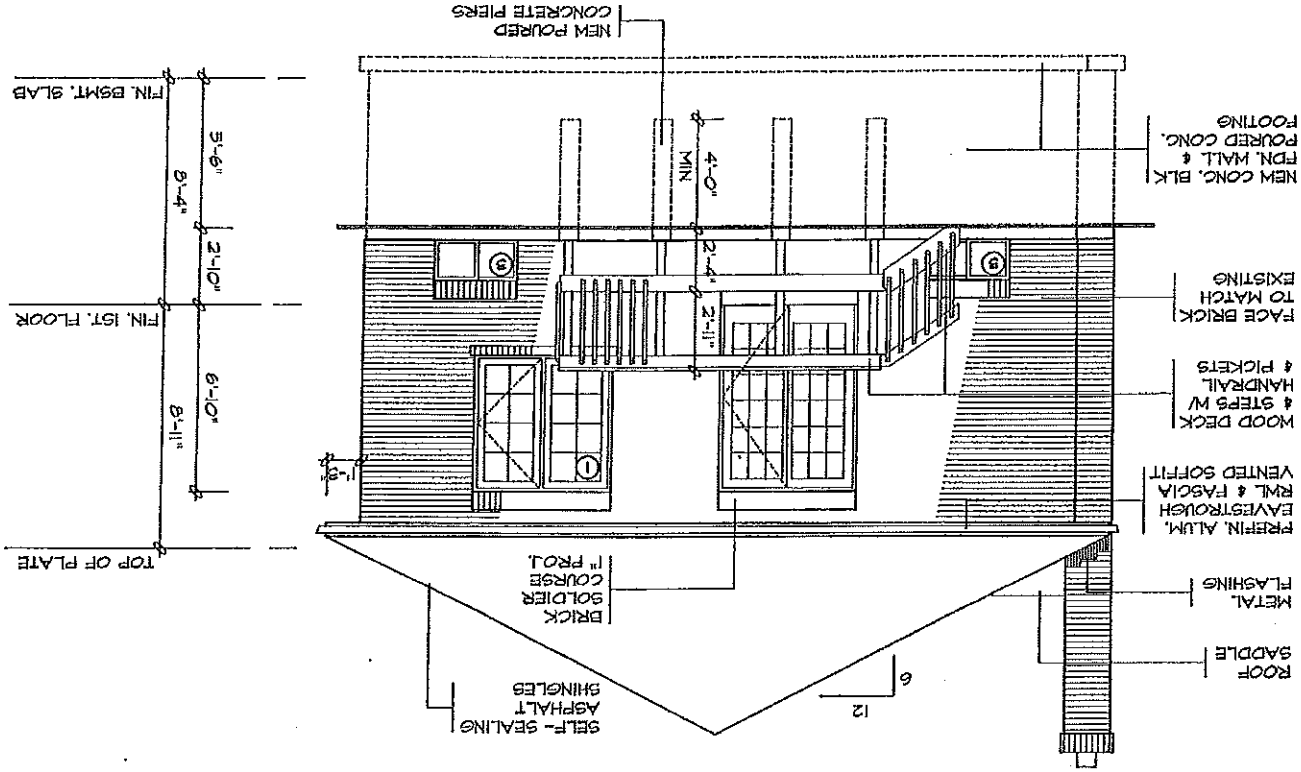
DWG. NO.

A06

07-98

NORTH ELEVATION

SCALE 3/16" = 1'-0"



1	2	3	4	5	6	7	8	9
A	B	C	D	E	F	G	H	I

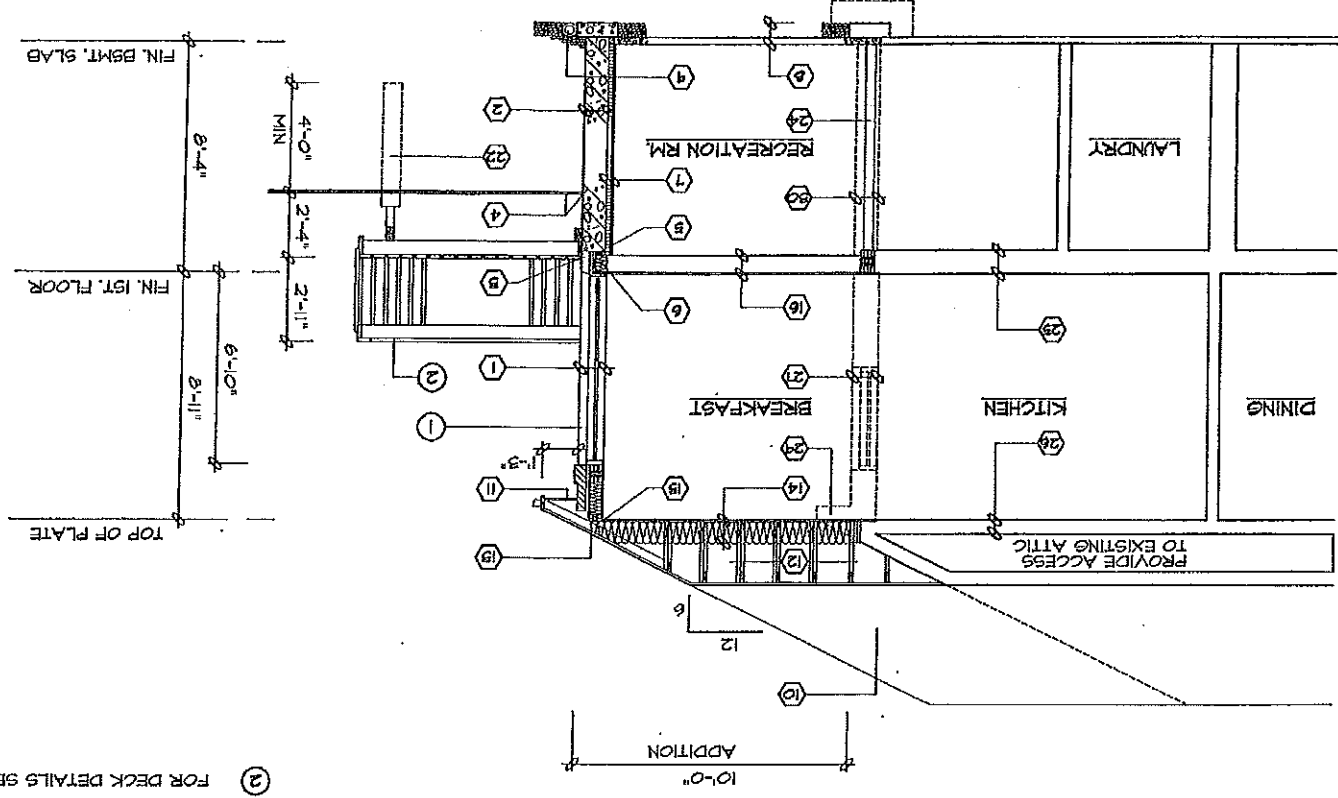
SAMPLE DRAWINGS FOR
PERMIT APPLICATION
CROSS SECTION

DWG. NO.

A09

07-98

SECTION 'A-A'
SCALE 3/16" = 1'-0"



- ① FOR WALL SECTION SEE W03
- ② FOR DECK DETAILS SEE D01 & D02

TOP OF PLATE
8'-11"
FIN. 1ST. FLOOR
8'-10"
4'-0" MIN
2'-4 1/2"
2'-4 1/2"
FIN. BSMT. SLAB

10'-0"
ADDITION

PROVIDE ACCESS
TO EXISTING ATTIC

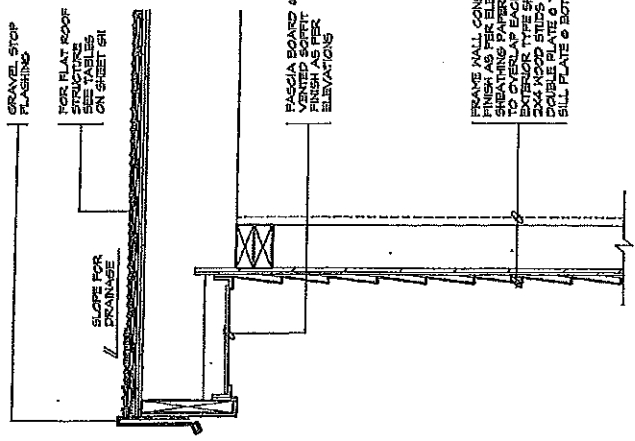
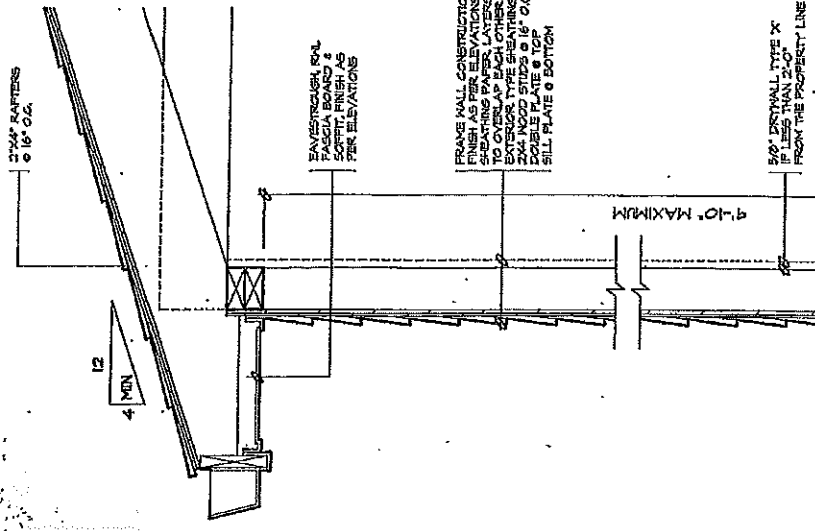
RECREATION RM.

BREAKFAST

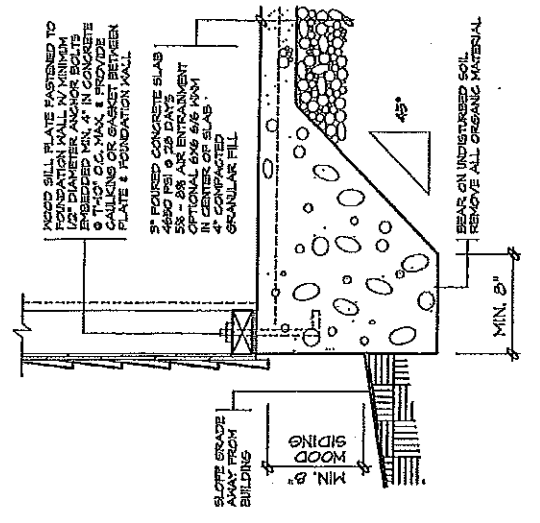
KITCHEN

DINING

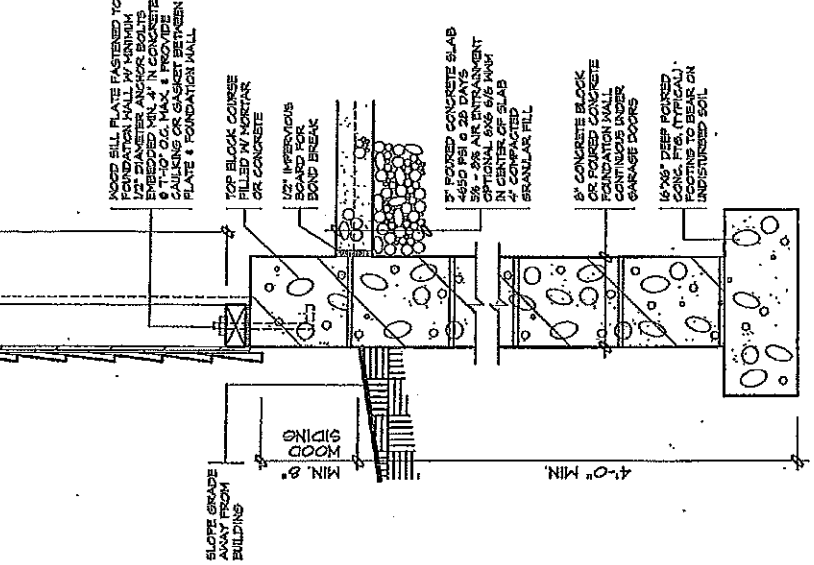
LAUNDRY



2 FLAT ROOF



3 ALTERNATE FOR FRAME GARAGE
MAXIMUM 555 SQ. FT., ONE STOREY



1 WALL SECTION

T	A	C			
		B	D		

DETACHED GARAGE
FRAME DETAILS

PERMIT APPLICATION NO. _____ REVIEWED BY: _____

DATE: _____

DRG. NO.

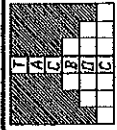
612

07-98

CONSTRUCTION SPECIFICATIONS

- ① **BRICK VENEER WALL**
4" FACE BRICK, 1" AIR SPACE
0.05" THICK X 7/8" WIDE
GALVANIZED METAL TIES
INSTALLED W/ GALVANIZED
SPIRAL NAILS OR SCREWS
32" O.C. HORIZ. 16" O.C. VERT.
SHEATHING PAPER, LAYERS
TO OVERLAP EACH OTHER
EXTERIOR TYPE SHEATHING
2"x6" WOOD STUDS @ 16" O.C.
R 17 BATT INSUL. IN CONTINUOUS
CONTINUOUS AIR / VAPOUR BARRIER
1/2" INTERIOR DRYMALL FINISH
SOLE PLATE @ BOTTOM
- ② **FOUNDATION WALL**
BITUMINOUS DAMPROOFING ON
MINIMUM 1/4" PARINGS ON
CONCRETE BLOCK FDN. WALL
TOP BLOCK COURSE FILLED
W/ MORTAR OR CONCRETE
PROVIDE PARINGS COVERED OVER
18"x6" POURED CONG. FOOTING
TO BEAR ON UNDISTURBED SOIL
- MIN. 3/4" MINERAL FIBRE
INSULATION IN A DENSITY OF
NOT LESS THAN 35 LB/FT³ OR
- MIN. 4" OF FEEB DRAINING
GRAVEL AS MATERIAL OR
- A MECH. APPROVED
DRAINAGE LAYER MATERIAL
- ③ **BRICK VENEER @ FDN. WALL**
20 MIL POLY FLASHING MINIMUM
6" UP BEHIND SHEATHING PAPER
KEEP HOLES @ MIN. 3" APART
- ④ **GRADE**
SLOPE GRADE AWAY FROM
BUILDING FACE & PROVIDE
SEMI-SOLID BLOCK COURSE
AT OR BELOW GRADE LEVEL.
- ⑤ **SILL PLATE**
2"x6" SILL PLATE FASTENED
TO FOUNDATION WALL WITH
MIN. 1/2" DIA. ANCHOR BOLTS
EMBEDDED MIN. 4" IN CONCRETE
& 7-10" O.C. MAX. & PROVIDE
CAULKING OR GASKET BETWEEN
PLATE & FOUNDATION WALL
- ⑥ **FLOOR INSULATION**
CONTINUOUS HEADER JOIST WITH
R 17 BATT INSULATION, EXTEND
VAPOUR / AIR BARRIER & SEAL
TO JOIST AND SUBFLOOR
- ⑦ **FOUNDATION INSULATION**
1/2" INTERIOR DRYMALL FINISH
2"x6" WOOD STRAPPING @ 16" O.C.
MIN. R5 INSULATION W/ 6 MIL POLY
AIR / VAPOUR BARRIER FULL HEIGHT.
MOISTURE BARRIER TO HEIGHT OF
EXTERIOR GRADE BETWEEN
FOUNDATION WALL & WOOD FRAMING
- ⑧ **BASEMENT SLAB**
3" POURED CONCRETE SLAB
1500 PSI CONC. (STRENGTH)
4" CRUSHED STONE BELOW
- ⑨ **DRAINAGE**
4" DIA. KEEPING TILE W/
6" CRUSHED STONE COVER
- ⑩ **ROOF CONSTRUCTION**
20 YEAR ASPHALT SHINGLES ON MIN.
3/8" EXTERIOR PLYWOOD SHEATHING
ON APPROVED ROOF TRUSSES OR
CONVENTIONAL FRAMING (SEE PLANS)
USE 1" CLIPS 11-24" 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**
1500 OF THE INSULATED CEILING
AREA UNIFORMLY DISTRIBUTED.
- ⑬ **EAVES PROTECTION**
EAVES PROTECTION MEMBRANE TO
EXTEND FROM THE EDGE OF THE
ROOF 36" UP THE SLOPE BUT NOT
LESS THAN 12" BEYOND THE INTERIOR
FACE OF THE EXTERIOR WALL
- ⑭ **CEILING CONSTRUCTION**
3/8" INTERIOR DRYMALL FINISH
CONTINUOUS AIR / VAPOUR BARRIER
W/ MINIMUM R 51 BATT INSULATION
- ⑮ **WALL/CEILING INSULATION**
CARRY MIN. R12 INSULATION
TO COVER THE INTERIOR FACE
OF THE EXTERIOR WALL
- ⑯ **FLOOR CONSTRUCTION**
3/8" 1x6 PLYWOOD SUBFLOOR
2"x6" FLOOR JOISTS @ 16" O.C.
FLOOR JOISTS BRIDGED W/
CONTINUOUS 1"x6" STRAPPING OR
2 ROWS OF 2"x2" CROSS BRIDGES
OR SOLID BLOCKING
- ⑰ **INTERIOR STUD PARTITION**
1/2" DRYMALL FINISH BOTH SIDES OF
2"x4" WOOD STUDS @ 16" O/C
2 TOP PLATES & 1 BOTTOM PLATE
PROVIDE SOUND ATTENUATION
INSULATION IN BATHROOM WALLS
& WHERE INDICATED ON PLAN
- ⑱ **MECHANICAL VENTILATION**
PROVIDE MIN. 1 AIR CHANGE
PER HOUR IN ROOMS SPECIFIED
TO BE MECHANICALLY VENTED
80 CFM FOR BATH PRIMARY VENTS
- ⑲ **STAIRS INTERIOR/EXTERIOR**
MAXIMUM RISE = 7 7/8"
MINIMUM RISE = 4 7/8"
MAXIMUM RUN = 6 1/4"
MINIMUM RUN = 14"
MINIMUM TREAD = 9 1/4"
MAXIMUM TREAD = 14"
MINIMUM NOBING = 14"
MINIMUM WIDTH = 2'-10"
MINIMUM HEADROOM = 6'-3"
- ⑳ **GUARDS**
INTERIOR LANDINGS = 2'-11"
EXTERIOR BALCONY = 3'-6"
INTERIOR STAIRS = 2'-11"
EXTERIOR STAIRS = 2'-11"
MAX. BETWEEN PICKETS = 4"
GUARD HEIGHT IF
DECK TO GRADE IS:
GREATER THAN 5'-11" = 3'-6"
OR LESS = 2'-11"
NO VENTS OR ATTACHMENT
BETWEEN 4" & 2'-11" HIGH
SHALL FACILITATE CLIMBING
- ㉑ **ATTIC ACCESS**
PROVIDE ATTIC ACCESS
MIN. 20"x28" W/ INSULATION
& WEATHER STRIPPING
- ㉒ **PIERS**
PROVIDE 8" DIA. SOND TUBE
FOR POURED CONCRETE PIERS
MINIMUM 4'-0" BELOW GRADE

- ㉓ EXISTING SOLID MASONRY
EXTERIOR WALLS TO REMAIN.
- ㉔ 3 1/2" DIA. PIPE COLUMN W/
6"x6"x18" TOP & BOTTOM PLATE
38"x38"x16" CONCRETE FOOTING
TO REMAIN.
- ㉕ EXISTING FLOOR STRUCTURE
TO REMAIN.
- ㉖ EXISTING CEILING STRUCTURE
TO REMAIN.
- ㉗ REMOVE EXISTING EXTERIOR WALL
AS SHOWN DOTTED
- ㉘ REMOVE EXISTING INTERIOR STUD
PARTITIONS AS SHOWN DOTTED
- ㉙ REMOVE EXISTING ROOF OVERHANG
AS SHOWN DOTTED
- ㉚ REMOVE EXISTING FOUNDATION WALL
AS SHOWN DOTTED
- ㉛ REMOVE EXISTING WINDOW & FRAME
MAKE GOOD OPENING W/ BRICK TO
MATCH EXISTING ON THE EXTERIOR
- ㉜ INSTALL A CARBON MONOXIDE
DETECTOR CONFORMING TO
CAN/CSA-6.18 OR UL 2004



A GUIDE TO BUILDING PERMITS
SAMPLE DRAWING: CONSTRUCTION SPECIFICATIONS