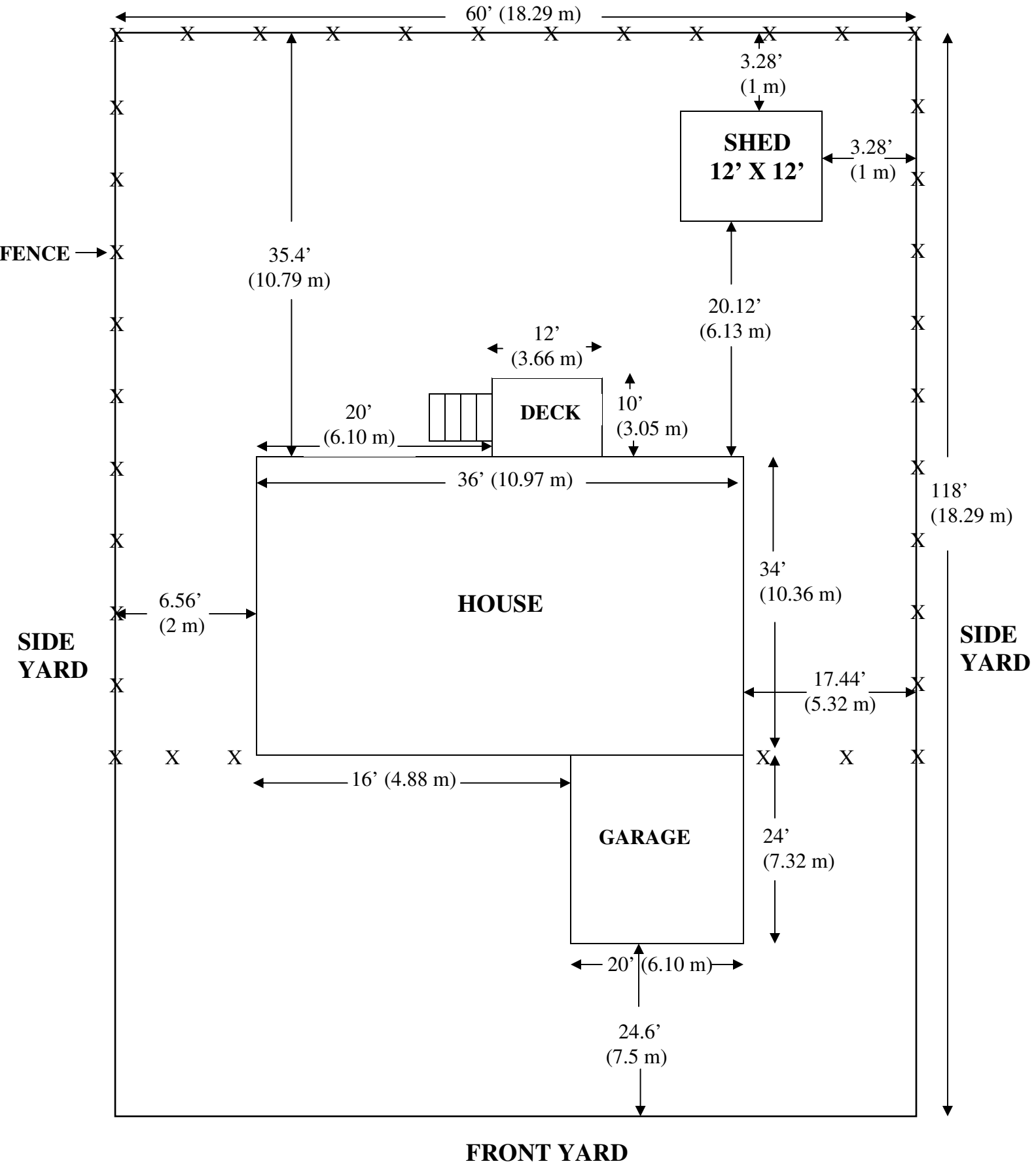
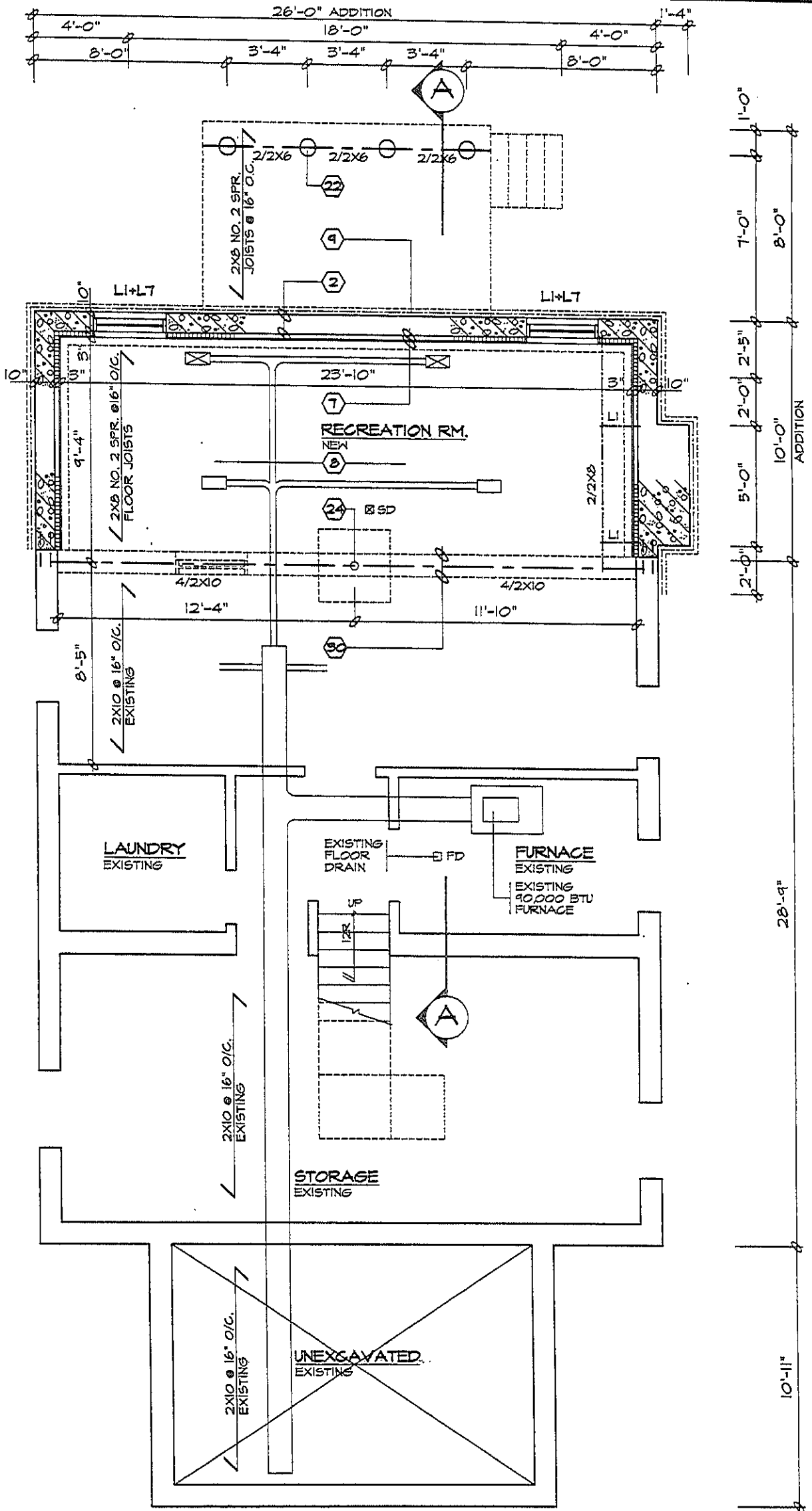


SAMPLE SITE PLAN

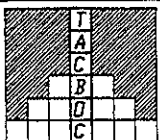
REAR YARD





BASEMENT PLAN

SCALE 3/16" = 1'-0"



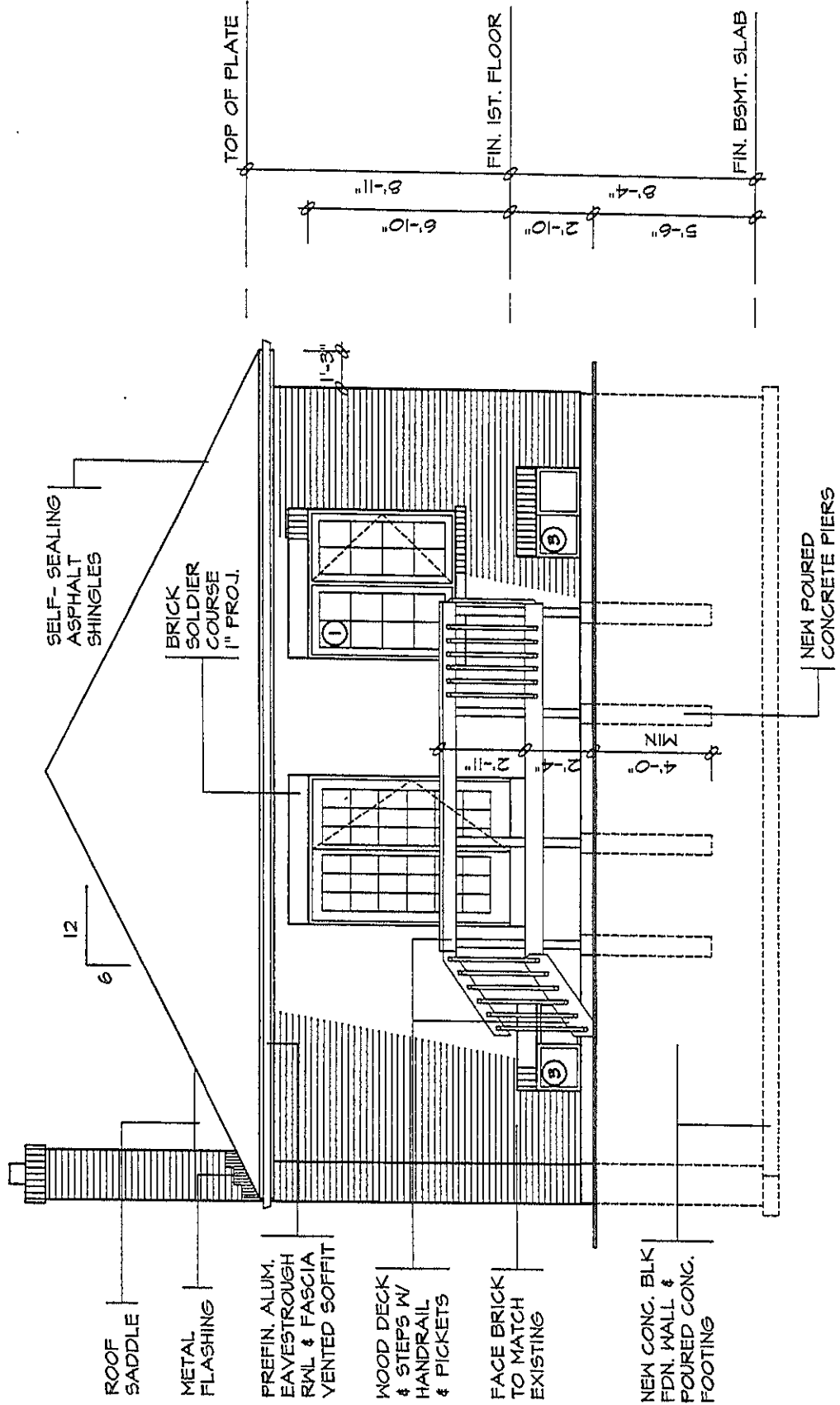
SAMPLE DRAWING FOR
PERMIT APPLICATION

BASEMENT PLAN

DWG. NO.

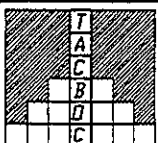
A04

07-98



NORTH ELEVATION

SCALE 3/16" = 1'-0"



SAMPLE DRAWINGS FOR PERMIT APPLICATION
ELEVATION

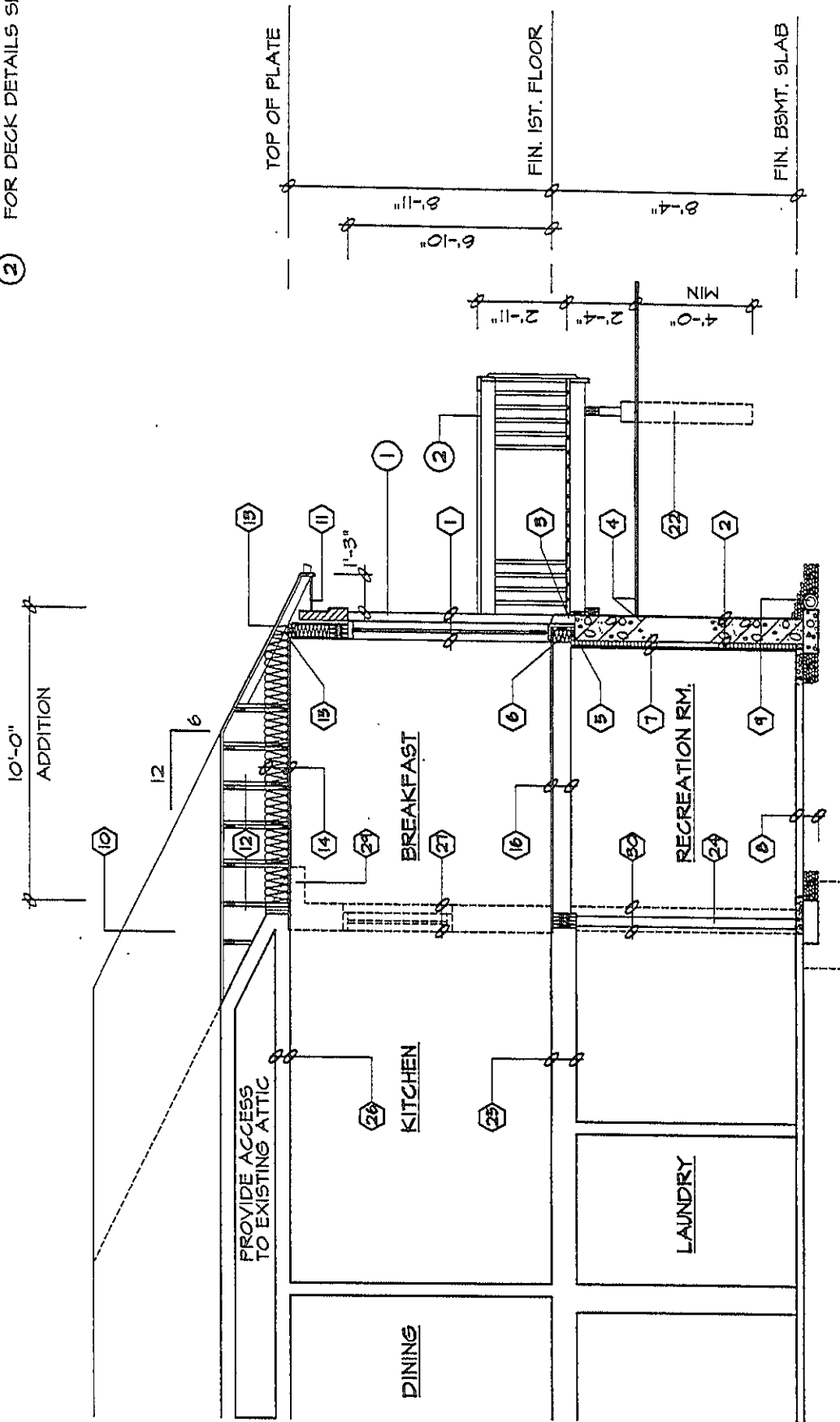
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07-98

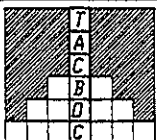
① FOR WALL SECTION SEE W03

② FOR DECK DETAILS SEE D01 & D02



SECTION 'A-A'

SCALE 3/16" = 1'-0"

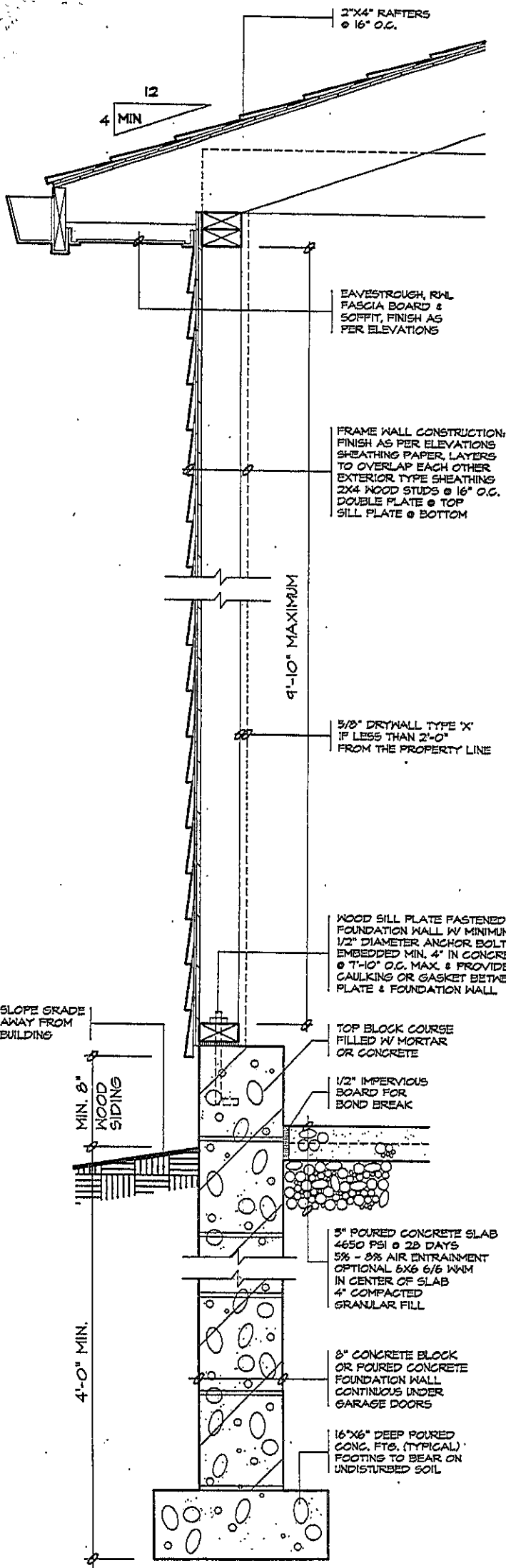


SAMPLE DRAWINGS FOR PERMIT APPLICATION
CROSS SECTION

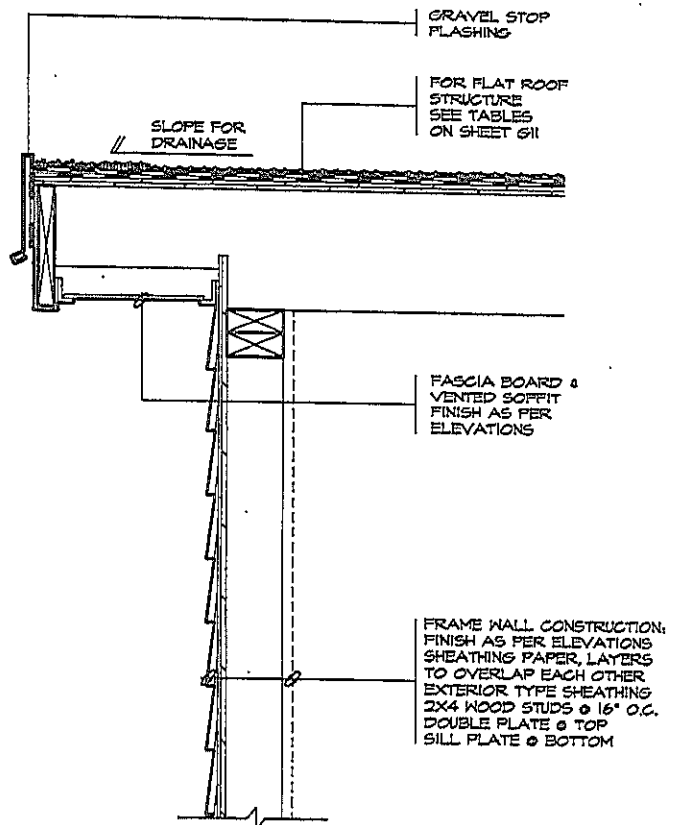
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A09

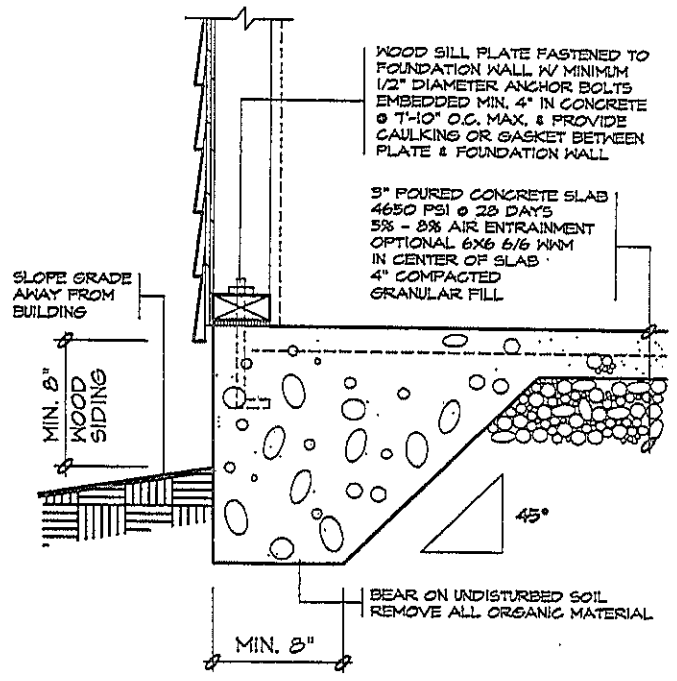
07-98



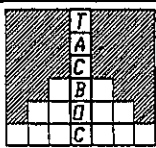
1 WALL SECTION



2 FLAT ROOF



3 ALTERNATE FOR FRAME GARAGE
MAXIMUM 538 SQ. FT., ONE STOREY



DETACHED GARAGE
FRAME DETAILS

PERMIT APPLICATION NO.

REVIEWED BY:

DWG. NO.

DATE:

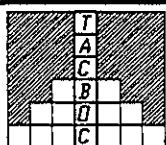
612

07-98

CONSTRUCTION SPECIFICATIONS

- 1 BRICK VENEER WALL**
 4" FACE BRICK, 1" AIR SPACE
 0.03 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
 CONTACT W/ EXTERIOR SHEATHING
 CONTINUOUS AIR / VAPOUR BARRIER
 1/2" INTERIOR DRYWALL FINISH
 DOUBLE PLATE @ TOP
 SOLE PLATE @ BOTTOM
- 2 FOUNDATION WALL**
 BITUMINOUS DAMPPROOFING ON
 MINIMUM 1/4" PARING ON
 CONCRETE BLOCK FDN. WALL
 TOP BLOCK COURSE FILLED
 W/ MORTAR OR CONCRETE
 PROVIDE PARING COVERED OVER
 18"x 6" POURED CONC. FOOTING
 TO BEAR ON UNDISTURBED SOIL
 PROVIDE DRAINAGE LAYER
 - MIN. 3/4" MINERAL FIBRE
 INSULATION W/ A DENSITY OF
 NOT LESS THAN 3.6 LB./FT. OR
 - MIN. 4" OF FREE DRAINING
 GRANULAR MATERIAL OR
 - A B.M.E.C. APPROVED
 DRAINAGE LAYER MATERIAL
- 3 BRICK VENEER @ FDN. WALL**
 20 MIL POLY FLASHING MINIMUM
 6" UP BEHIND SHEATHING PAPER
 WEEP HOLES @ MIN. 2'-7" 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 DRYWALL FINISH
 2"x3" WOOD STRAPPING @ 16" O.C.
 MIN. R3 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
 (3600 PSI CONC. STRENGTH)
 4" CRUSHED STONE BELOW
- 9 DRAINAGE**
 4" DIA. WEEPING 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 'H' CLIPS IF 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**
 1:300 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**
 5/8" INTERIOR DRYWALL FINISH
 CONTINUOUS AIR / VAPOUR BARRIER
 W/ MINIMUM R 31 BATT INSULATION
- 15 WALL/CEILING INSULATION**
 CARRY MIN. R12 INSULATION
 TO COVER THE INTERIOR FACE
 OF THE EXTERIOR WALL
- 16 FLOOR CONSTRUCTION**
 5/8" T&G PLYWOOD SUBFLOOR
 2X8 FLOOR JOISTS @ 16" O.C.
 FLOOR JOISTS BRIDGED W/
 CONTINUOUS 1"x3" STRAPPING OR
 2 ROWS OF 2"x2" CROSS BRIDGING
 OR SOLID BLOCKING
- 17 INTERIOR STUD PARTITION**
 1/2" DRYWALL 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"
 MINIMUM RUN = 8 1/4"
 MAXIMUM RUN = 14"
 MINIMUM TREAD = 9 1/4"
 MAXIMUM TREAD = 14"
 MAXIMUM NOSING = 1"
 MINIMUM WIDTH = 2'-10"
 MINIMUM HEADROOM = 6'-5"
- 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"
 5'-11" OR LESS = 2'-11"
 NO MEMBER OR ATTACHMENT
 BETWEEN 4" & 2'-11" HIGH
 SHALL FACILITATE CLIMBING
- 21 ATTIC ACCESS**
 PROVIDE ATTIC ACCESS
 MIN. 20"x 28" W/ INSULATION
 & WEATHER STRIPPING
- 22 PIERS**
 PROVIDE 8" DIA. SONO TUBE
 FOR POURED CONCRETE PIERS
 MINIMUM 4'-0" BELOW GRADE
- 23 EXISTING SOLID MASONRY
 EXTERIOR WALL TO REMAIN.**
- 24 3 1/2" DIA. PIPE COLUMN W/
 6X6X3/8" TOP & BOTTOM PLATE
 38"x38"x16" CONCRETE FOOTING**
- 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/CGA-6.19 OR UL 2034**



A GUIDE TO BUILDING PERMITS
 SAMPLE DRAWING: CONSTRUCTION SPECIFICATIONS

DWG. NO.

A10

07-98