

DRAWING DETAIL CHECKLIST

LEGAL SURVEY AND/OR SITE PLAN:

This is only applicable if you are not within our site plan control area, please contact our planning department to determine if you are within that area and what will be required for your approval.

- Size and location of all existing and proposed site structures, this drawing must be to scale (including any deck-porch-pool-shed areas)
- Provide all setbacks on existing and proposed structures, and sewage system clearances
- Calculate proposed lot coverage percent (%)
- All site service utilities/hook-ups to be located (septic or sewer/ well or waterline)

FOUNDATION (BASEMENT) PLAN:

- Any existing/new basement layout (finished/unfinished) must show all plumbing fixtures
- All structural footing details (width or diameter by depth) including deck footings
- All structural column and/or post details (means of attachment and spacing)
- All main floor framing details, as seen above basement
- Identify finished or unfinished basement, if finished or partially finished provide detail
- If there is just a crawlspace, is it heated or unheated? details

MAIN (GROUND) AND/OR SECOND (UPPER) FLOOR PLANS:

- Any existing floor layout details including all plumbing fixtures
- All structural beam, post and lintel sizes over all openings (specifications)
- All plumbing fixtures and all room names (ie. bedroom, bathroom, living room)
- All roof and ceiling framing details above main floor or second floor framing details
- Submit heat loss calculations and duct design drawings

ROOF PLAN:

- Any existing roof layout details
- All roof lines to be drawn over profile of building below (indicate roof pitch)
- Conventional roof or engineered truss' (truss layout/components require an approved engineered stamp)

BUILDING CROSS SECTION(S):

- Any existing construction details as it relates to the new construction
- Detail full-height building cross section(s) (dimensions floor-to-floor & building height)
- Detail foundation, exterior wall & roof construction (insulation values/ air and vapour barriers)

BUILDING DETAILS:

- Any engineered system (floor, lintels, beams, post and roof) requires approved layout/components & engineer seal

MECHANICAL DETAILS

- Heat loss calculations
- Ductwork drawings
- Furnace size and specification