

DRAWINGS EXPECTED FOR A TYPICAL FINISHED BASEMENT PROJECT:

- FLOOR PLANS
- CROSS-SECTION
- ELEVATIONS

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 lines. One floor plan is required for every floor of the house which is affected by the new construction. Each plan shows the interior layout in question as well as providing the structural framing information for the floor above.

The following information should be shown on a floor plan:

- Title and scale
- All room names or uses
- Dimensions of the rooms, halls and stairs of each floor
- Size, direction and spacing of structural members (joists, beams and lintels)
- Interior and exterior dimensions, including door and window sizes
- Materials to be used
- Cross section symbols
- Location of plumbing fixtures

CROSS-SECTION

A cross-section presents a view of a house along an imaginary cut, showing the structural elements of the building and exposing what is hidden within the walls. Cross-sections through the proposed and existing structure(s) may be required to show building materials and how they relate to one another. The location of a cross-section is shown by the cross-section symbol on the floor plans.

The following information should be shown on a cross-section:

- Title and scale
- Room names
- Heights and dimensions of doors and windows
- Size and type of materials and finishes
- Finished floor level and grades
- Extent of existing house and proposed additions

More detailed drawings may be necessary to fully explain a particular aspect of your project which varies from on conventional construction practices.

ELEVATIONS

Elevations show all views of a building exterior. Elevation drawings shall be required for new construction and any project which would alter the exterior view of your existing building.


The following information must be shown on an elevation:

- Title and scale
- Heights and dimensions of existing and new window and door openings, exterior finishes and materials, finished floor levels and grade, extent of proposed additions or new buildings
- Overall height of building
- Slope/pitch of new roofs
- Steps of and locations of footings
- Other information as required

THE PROPOSED NEW FINISHED BASEMENT IS PART OF THE EXISTING DWELLING AND MAY CONTAIN ONLY ONE RESIDENTIAL UNIT, IN ACCORDANCE WITH BY-LAW 2018-043, AS AMENDED.

THIS FINISHED BASEMENT **WILL NOT BE USED AS EITHER A SEPARATE DWELLING OR AN INDEPENDENT RESIDENTIAL UNIT**

NOT FOR CONSTRUCTION

 <p>Town of East Gwillimbury</p> <p>19000 Leslie St, Sharon, ON, L0G 1V0 (905) 478-4282</p>	<p>JOHN SMITH</p> <p>SAMPLE BASEMENT FINISH</p>	SAMPLE CHECKLIST		
		Project number	2021_001	A0
		Date	01-01-2021	
		Drawn by	BS	
Checked by	AS	Scale	N/A	

MINIMUM WINDOW AREA

WHEN YOU HAVE A BEDROOM IN THE BASEMENT, YOU MUST PROVIDE A MINIMUM AMOUNT OF WINDOW AREA, BASED ON THE FOLLOWING:

BEDROOMS:

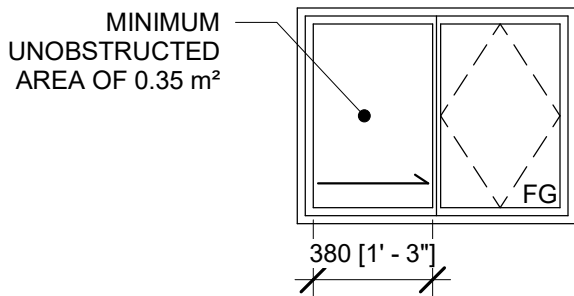
- HOUSE LESS THAN 5 YEARS OLD
 - MINIMUM 5% OF THE ROOM AREA
- HOUSE MORE THAN 5 YEARS OLD
 - MINIMUM 2.5% OF THE ROOM AREA

THE TOTAL WINDOW AREA CAN BE A COMBINATION OF MORE THAN ONE WINDOW. A WINDOW IS NOT REQUIRED IN A LAUNDRY ROOM AND RECREATION AREAS IN THE BASEMENT.

EGRESS WINDOW REQUIREMENTS

EXCEPT WHERE A DOOR ON THE SAME FLOOR LEVEL AS THE BEDROOM IS PROVIDED, A DIRECT ACCESS WINDOW TO THE EXTERIOR SHALL BE:

- A. OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS
- B. PROVIDE AN UNBOSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35 m² [3.77 ft²] AND WIDTH OF 380 mm [1' - 3"]
- C. MAINTAIN THE OPENING WITHOUT THE NEED FOR ADDITIONAL SUPPORT
- D. MAXIMUM WINDOW SILL HEIGHT OF 1524 mm [5' - 0"] FROM BASEMENT FLOOR



CONSTRUCTION DETAILS

THE INTERIOR PORTION OF FOUNDATION WALLS MUST BE FRAMED ACCORDINGLY TO ALLOW THE INSULATION OF THE WALLS AND THE SUPPORT OF THE DRYWALL OR WALL FINISHES.

TYPICAL CONSTRUCTION DETAILS MAY INCLUDE:

- DAMPPROOFING PAPER (TO SEPARATE WOOD STUDS IN CONTACT WITH CONCRETE)
- FRAMING (WOOD OR METAL STUDS SIZE AND SPACING)
- INSULATION (FOR REQUIREMENTS, SPEAK TO THE BUILDING DEPARTMENT)
- INTERIOR WALLS MAY CONSIST OF WOOD OR METAL STUDS WITH DRYWALL ON BOTH SIDES
- CEILINGS MAY CONSIST OF DRYWALL OR A T-BAR CEILING
- THE WIDTH AND HEIGHT OF ALL DOORS MUST BE INDICATED

STAIR AND RAILING

GUARDS AND HANDRAILS ARE REQUIRED ON AT LEAST ONE SIDE OR ON THE OPEN SIDE OF THE STAIRS

DUCT REQUIREMENTS

EXISTING DUCT WORK LOCATED IN THE CEILING SHOULD BE RELOCATED SO THAT THE AIR FLOW FROM THE FURNACE IS DIRECTED TO THE FLOOR LEVEL

MECHANICAL VENTILATION

WHEN PROVIDING A BATHROOM IN THE BASEMENT, AN EXHAUST FAN IS REQUIRED TO VENT MOISTURE DIRECTLY TO THE EXTERIOR.

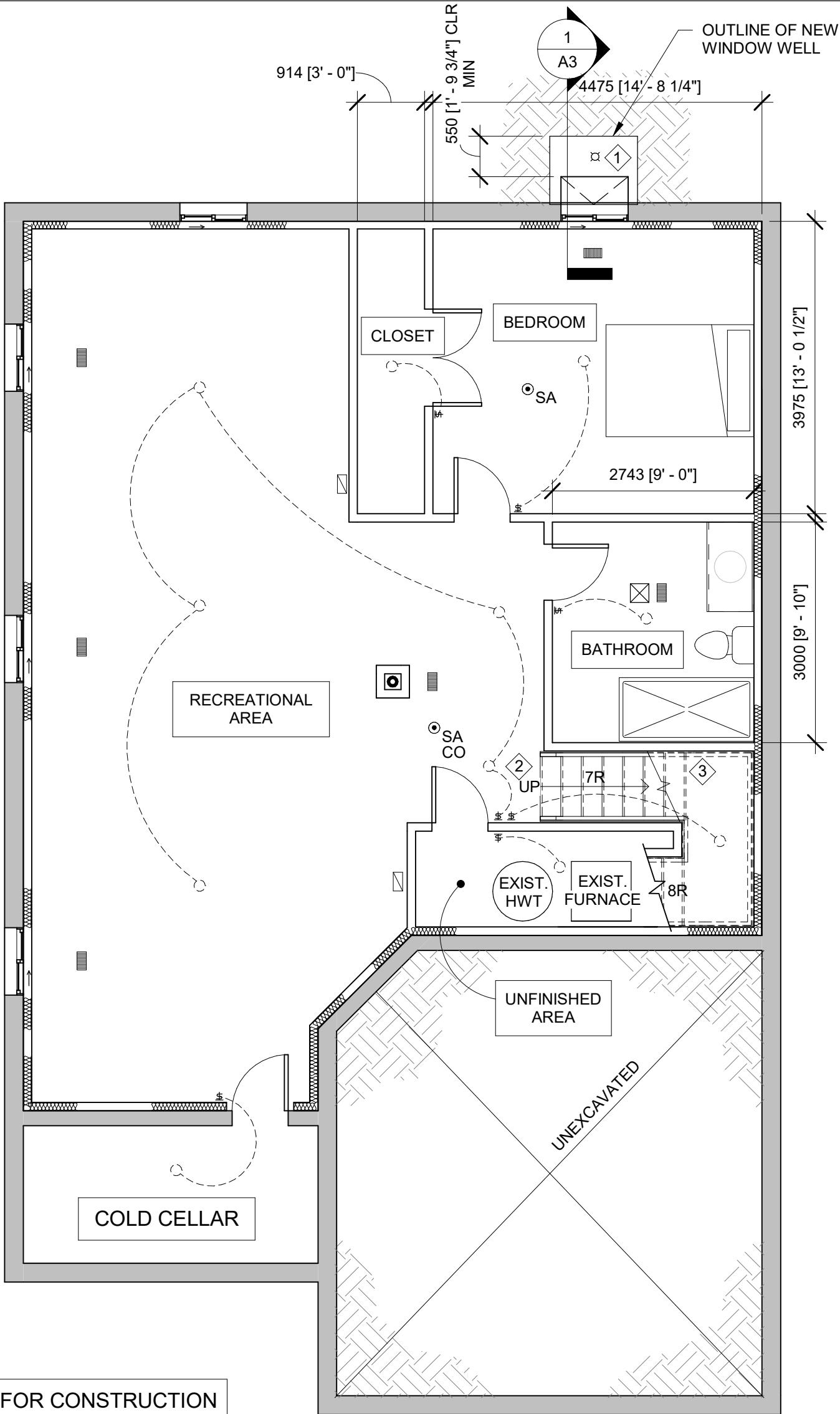
LEGEND			
	VENTILATION FAN		ELECTRICAL LIGHT SWITCH
	WARM AIR SUPPLY DUCT		VERTICAL DRAIN
	RETURN DUCT		SMOKE ALARM
	LIGHTING FIXTURE	CO	CARBON MONOXIDE ALARM

KEYNOTES	
	PROVIDE DRAINAGE TO WEEPING TILE AT WINDOW WELL
	3-WAY SWITCH AT TOP AND BOTTOM OF STAIRS
	GUARDS AND HANDRAILS ARE REQUIRED ON BOTH SIDES OF THE STAIRS
	WHERE A PROTECTIVE ENCLOSURE IS INSTALLED, IT MUST BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE OF THE OPENING MECHANISM

DRAWING LIST	
SHEET NUMBER	SHEET NAME
A0	SAMPLE CHECKLIST
A1	SAMPLE GENERAL NOTES
A2	SAMPLE BASEMENT PLAN
A3	SAMPLE SECTION

NOT FOR CONSTRUCTION

<p>19000 Leslie St, Sharon, ON, L0G 1V0 (905) 478-4282</p>	<p>JOHN SMITH</p> <p>SAMPLE BASEMENT FINISH</p>	SAMPLE GENERAL NOTES										
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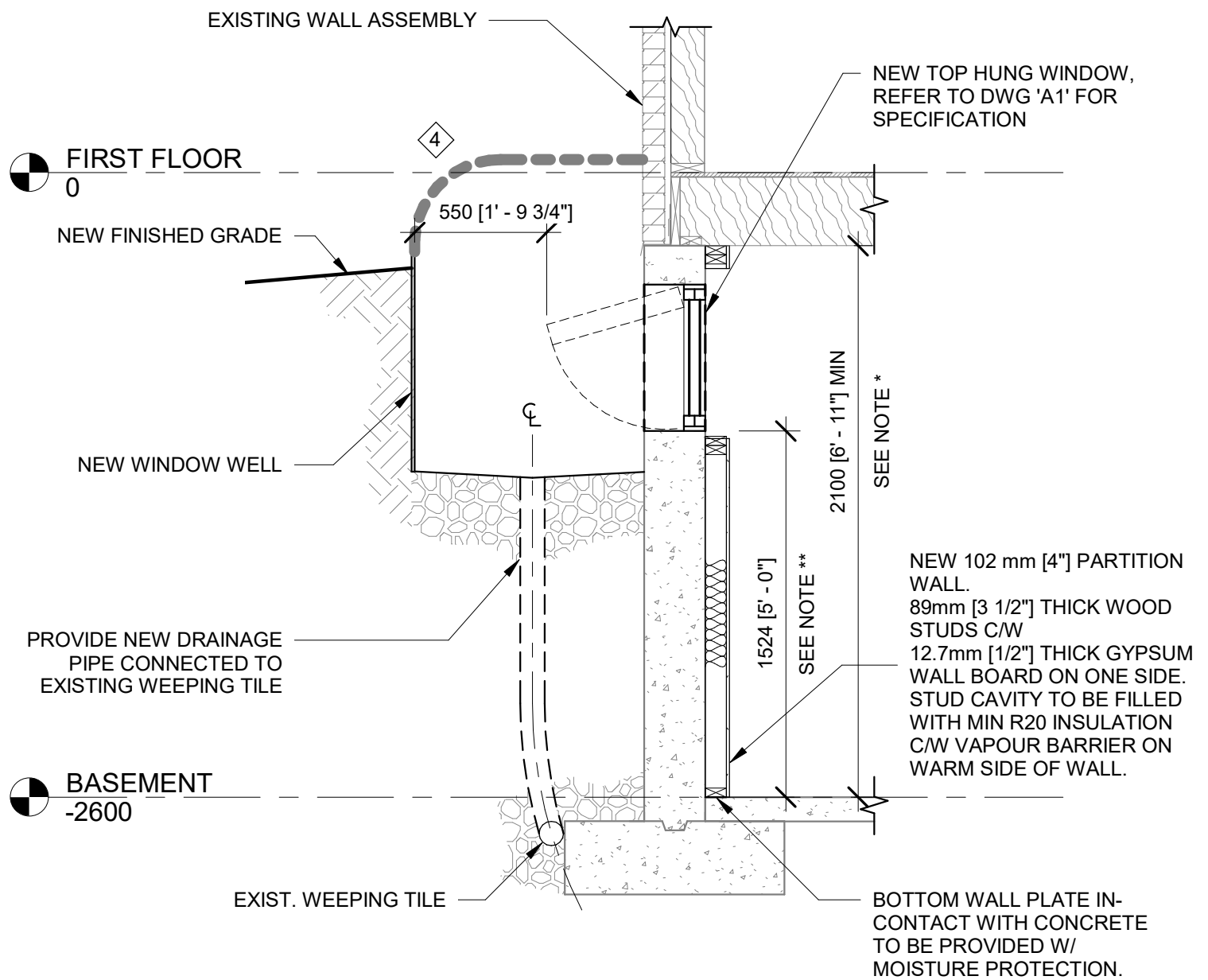
Town of
East Gwillimbury

19000 Leslie St, Sharon, ON, L0G 1V0
(905) 478-4282

JOHN SMITH

**SAMPLE BASEMENT
FINISH**

SAMPLE BASEMENT PLAN		A2
Project number	2021_001	
Date	01-01-2021	
Drawn by	BS	
Checked by	AS	Scale N.T.S.




NOTES:

- * = DENOTES 2100 mm [6' - 11"] OVER AT LEAST 75% OF THE BASEMENT AREA EXCEPT THAT UNDER BEAMS AND DUCTS THE CLEARANCE IS PERMITTED TO BE REDUCED TO 1950 mm [6' - 5"]
- ** = DENOTES 1524 mm [5' - 0"] FROM FLOOR OR BUILT-IN FURNITURE TO REDUCE THE HEIGHT

1 SECTION THROUGH NEW WINDOW WELL
N.T.S.

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