

GROSS FLOOR AREA (GFA) OVERLAYS (at 1/8" or 1/4" scale)

Perimeter dimensions of all area included in GFA for each floor of coach house and main house

Include table of calculations (length, width, total area)

Note any proposed GFA exclusions, referencing Zoning Bylaw

CROSS SECTIONS (at 1/4" scale)

Construction notes for roof, wall, floor and foundation (minimum 18' to u/s footing)

Construction notes to include concrete strength and lumber grade

Show height from floor to ceiling, height over stairs, roof slope, and truss height

Indicate the insulation requirements for all piped in unconditioned spaces

Show rain screen details (roof to wall, typical window head and sill detail, and wall to foundation)

Section thru a doorway to guardrail/grade if application and a typical penetration

ELEVATIONS (at 1/4" scale)

Show building height c/w eave height (i.e. geodetic data) and floor to ceiling heights

Show existing and finished grades at corners of buildings (calculate average finished grade)

Show spatial separation calculations and all door and window sizes for all four sides of house

Show spatial separation calculations for the rear of the existing dwelling unit

Show all exterior materials, colours, and finishes, including flashing over all doors and windows

Show rear lot Grade Average, grade of main level, Top of Ridge, and Top of Plate height

Show decks, porches, balconies, with dimensions and Open Appendage calculation if needed

Show location and type of exterior lighting