



**(4 Copies of Architectural Drawings)**

**SITE PLAN at 1/8" = 1'-0" scale - 4 Copies**

- Full legal description and civic address
- Show lot dimensions and North arrow
- Show geodetic datum's at corner of all buildings, grades, top and bottom of all retaining walls
- Location of site services (from Engineering Department)
- Show easements and/or R.O.W.'s (if applicable), top & bottom of retaining walls
- Show any adjacent street and/or lane locations and widths
- Location of any existing or proposed buildings and their setbacks to property lines
- Show building dimensions and eave projections or overhangs
- Indicate the proposed path of compliance for Part 9 Section 9.36 and 9.32
- Show Zoning Analysis: - Identify current zoning for the property
- Lot area & Lot coverage %
- Gross floor area (GFA) – permitted and proposed
- Boulevard Treatment (sidewalks, grass)
- For the garage slab: At both the property line and centre of the lane provide the geodetic elevations at the corners of the garage and the centre of the garage. Max 10% slope. Interpolate grades if required.

**IF COMPLYING WITH 9.36 ENERGY EFFICIENCY & 9.32 VENTILATION - 4 Copies**

- In chart form Indicate the RSI value of the exterior assemblies and their required and proposed RSI value
- Indicate the U value for all doors, windows and skylights
- Provide the percentage of glazing for the exposed wall area for all sides (FDWR calculation)
- Provide details demonstrating all new requirements for penetrations and insulation requirements

**ROOF / FLOOR PLANS at 1/4" = 1'-0" scale - 4 Copies**

- Dimensions, struct. elements, foundation & footings and design loads
- Room use, doors, and windows and all their dimensions & location of smoke and/or CO alarms
- Location & detailed dimensions of stairs, handrail or guardrail heights & headroom clearances
- Type & location of fixtures, heating & venting equipment must be clearly shown (ie. HRV, Heat pump)
- Roof plan to include an overlay of the upper floor and ALL property lines (1/8"=1'-0" scale ok)
- Show location and size of solar conduits/pipes and collector

**CROSS SECTIONS at 1/4" = 1'-0" scale - 4 Copies**

- Construction notes for roof, wall, floor, foundation (minimum 18" to u/s footing)
- Construction notes to include concrete strength & lumber grade
- Height from floor to ceiling, height over stairs, roof slope, truss height and room labels
- Indicate the required and proposed U-value of all windows and exterior doors
- Indicate the insulation requirements for all pipes in unconditioned spaces
- Rain screen details - roof to wall, typical window head and sill detail, wall to foundation,
- Section thru a doorway to guardrail /grade if applicable & a typical penetration

**ELEVATIONS at 1/4" = 1'-0" scale - 4 Copies**

- Building height c/w eave height ( ie. geodetic datum) and floor to ceiling heights
- Existing and finished grades at corners of the structure – calculate average finished grade
- Show spatial separation calculations as well as all door and window sizes
- Show extent of all exterior finishes including flashings over all doors and windows

**STRUCTURAL 1/4" = 1'-0" scale - 2 Copies**

- Design path must be clearly stated & design loads must be noted
- Floor, roof plans, and construction details
- Provide roof truss layout with design loads (0.24 kPa load required for solar collector)

[GEOTECHNICAL \(2 Copies\) - See handout for details](#)

- Site plan and elevations showing existing structures, retaining walls and trees within 5' of the property
- Cross sections demonstrating the shear line for the bearing will be maintained