



**Architectural Drawings**

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

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- Full civic address
- Show lot dimensions and North arrow
- 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 and dimensions of any existing or proposed buildings and their setbacks to property lines
- Show building dimensions and eave projections or overhangs
- Show Zoning Analysis: - Identify current zoning for the property
- Lot area & Lot coverage %
- Gross floor area (GFA) – permitted and proposed
- Driveway, parking location
- 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.

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

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- Dimensions, struct. elements, foundation & footings and design loads
- Complete dimensions to all construction
- Windows and doors including door swings and sizes
- Type & location of fixtures, heating & venting equipment must be clearly shown (if applicable)
- Direction and sizes of all roof structural components, including beams and hangers (sealed and signed by a Registered Professional Structural Engineer if engineered beams are used)

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

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- 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, roof slope, and truss height
- Footing and foundation wall details

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

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- 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
- All door and window sizes
- Show extent of all exterior finishes including flashings over all doors and windows

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

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- Design path must be clearly stated & design loads must be noted
- Floor, roof plans, and construction details
- Provide roof truss layout with design loads

[GEOTECHNICAL - If scope involves excavation - See handout for details](#)

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

Office Use Only:  
BLD#: \_\_\_\_\_