

ARCHITECTURAL DRAWING INFORMATION

Site Plans

Should be drawn to scale (e.g. 1:200 or 1/16" = 1'0") and should include the following information

- All property lines, a symbol indicating the North direction, legal description, driveway location, names and locations of roads, and civic address
- Location and use of all proposed and existing structures including retaining walls
- Location and distance from any property lines, flood construction level, geodetic elevation, watercourses including ditches, wells, rock pit, septic field, road allowances, right-of-ways, and easements affecting the property
- Name and location of adjacent streets and roads
- Include setback measurements from exterior walls and projections such as eaves

Elevations

Should be drawn to 1:50 or 1/4" = 1'0" scale and should include the following information:

- Indicate building height and finished grade(indicate geodetic elevations if required)
- Label the directions accordingly; North, East, South, and West faces of the proposed structure
- Provide spatial separation calculations
- Window and door locations/sizing consistent with floor plans
- Location and heights of guards
- Location and size of building projections (i.e. overhangs, cantilevered floor sections, etc.)
- All exterior finishes
- Roof slope, chimney height, the height of finished floors and ceilings, etc.

Foundation Details

Should be drawn to 1:50 or 1/4" = 1'0" scale and should include the following information:

- Show foundations with the dimensions of the principal building
- Layout of walls, piers, size of footings including pad footings
- Footing width and depth
- Foundation wall thickness

Floor Plans

Should be drawn to 1:50 or 1/4" = 1'0" scale and should include the following information:

- Proposed use of all rooms and spaces
- All room and building dimensions clearly labelled
- Location of all walls, partitions projected soffit locations and alternate roof venting (where required)
- Location and sizes of all doors and windows (size / egress and safety glass)
- Location of hot water tanks, heat source locations, plumbing fixtures, cabinets, fireplaces, attic access, smoke alarms, carbon monoxide alarms, etc.
- Location and height of all handrails and guards
- Attic and crawl space accesses and size
- Fire separations (rating and assembly details referencing the BC Building Code)
- Size and direction of floor joists or roof trusses

Cross Sections

Should be drawn to 1:50 or 1/4" = 1'0" scale and should include the following information:

- All building components (i.e. siding, roofing, insulation, interior finish, flooring, framing, foundation, size and location of loadbearing walls and beams, etc.)
- Stair detail indicating height of handrails, rise, run, headroom and guards
- All dimensions (i.e. height of finished grade, ceiling height, material sizes, etc.)
- All lumber grades, projected soffit detail, crawlspace / attic venting, damp proofing and insulation values

Note: Depending on the complexity of the building, more than one cross-section may be required to adequately show the nature of the proposed construction.