

Issued:
 50% Review Mar. 17/21
 DP / BP Apr. 9/21
 Tender May 19/21

Revisions:

Client:

Consultants:

Sealed:

Project No.: **2004**
 Scale: **1:48**
 Drawn: **CA**

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Project:
Anna Avenue Townhouses

Drawing Title:
Garage Plan/Sections

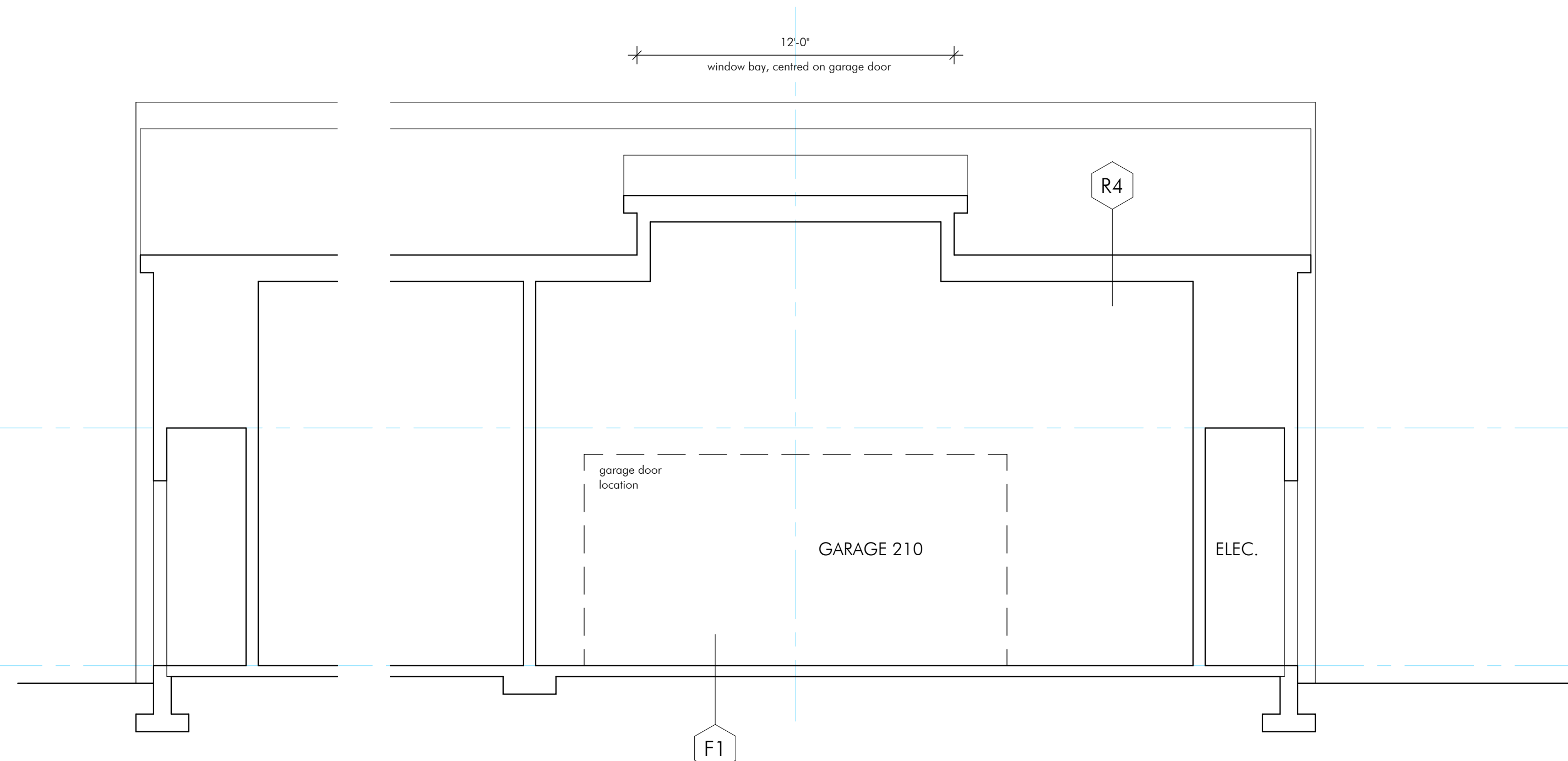
Drawing No.:

R4
Sloped Metal Roof
 26 ga standing seam, pre-painted self-adhered roof membrane
 2 x 10 rafters
 R-28 mineral wool insulation
 vapour barrier
 5/8" gypsum board, painted

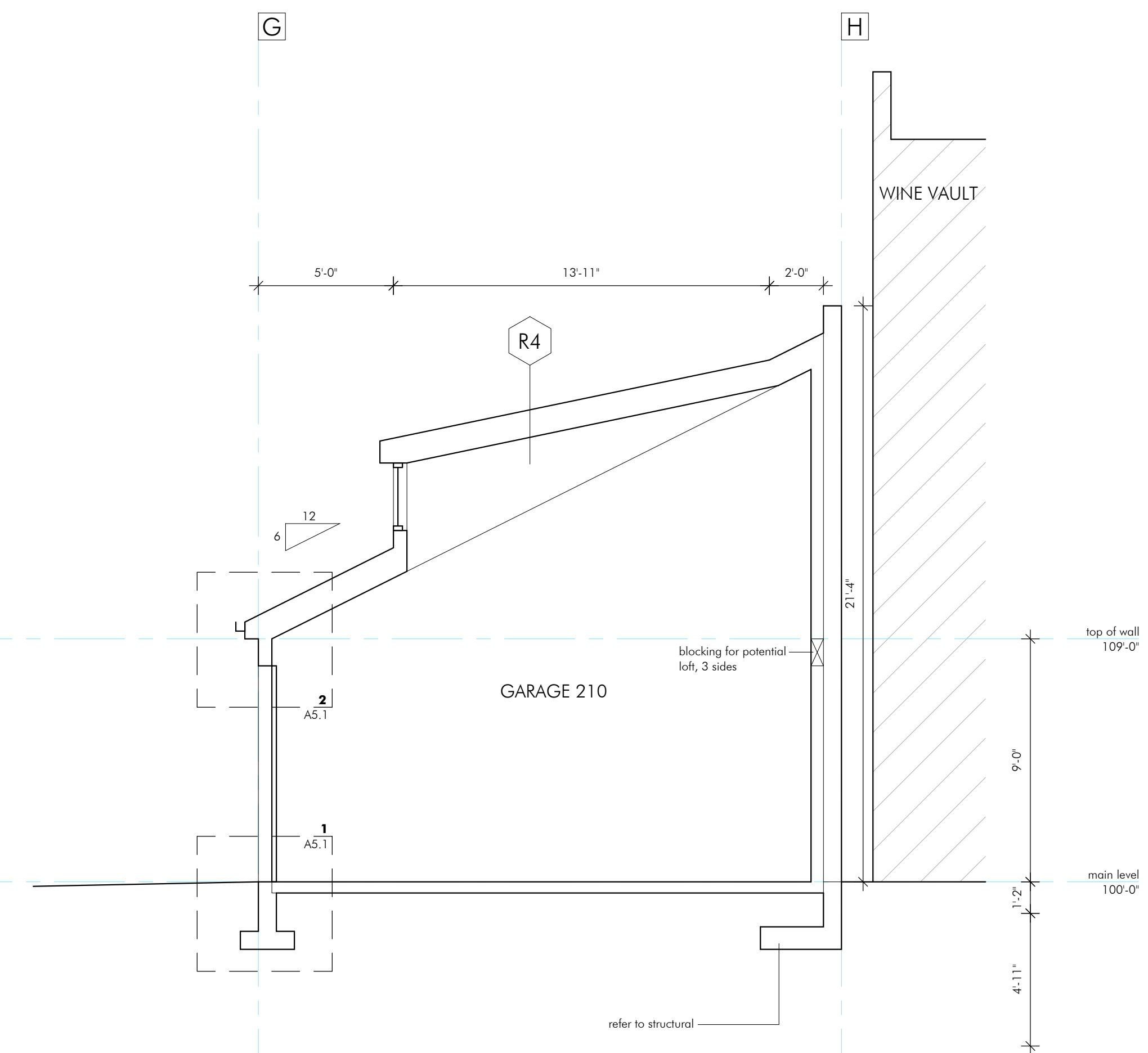
W1
Exterior Wall, Stone
 1.5" stone veneer
 1/2" mortar scratch coat
 galvanized metal lath
 rainscreen drainage mat
 vapour diffusing housewrap
 1/2" plywood
 2 x 6 studs @ 24" o.c.
 5 1/2" mineral wool insulation
 vapour barrier
 1/2" gypsum board, painted

W2
Exterior Wall, Cedar
 3/4" vertical cedar, shiplap, stained
 1 x 4 horizontal strapping
 1.5" rigid mineral wool
 (1.5" x 1.5" vertical battens @ 4'-1 1/2" o.c.)
 vapour diffusing housewrap
 1/2" plywood sheathing
 2 x 6 wood studs @ 24" o.c.
 5 1/2" mineral wool insulation
 vapour barrier
 1/2" gypsum board, painted

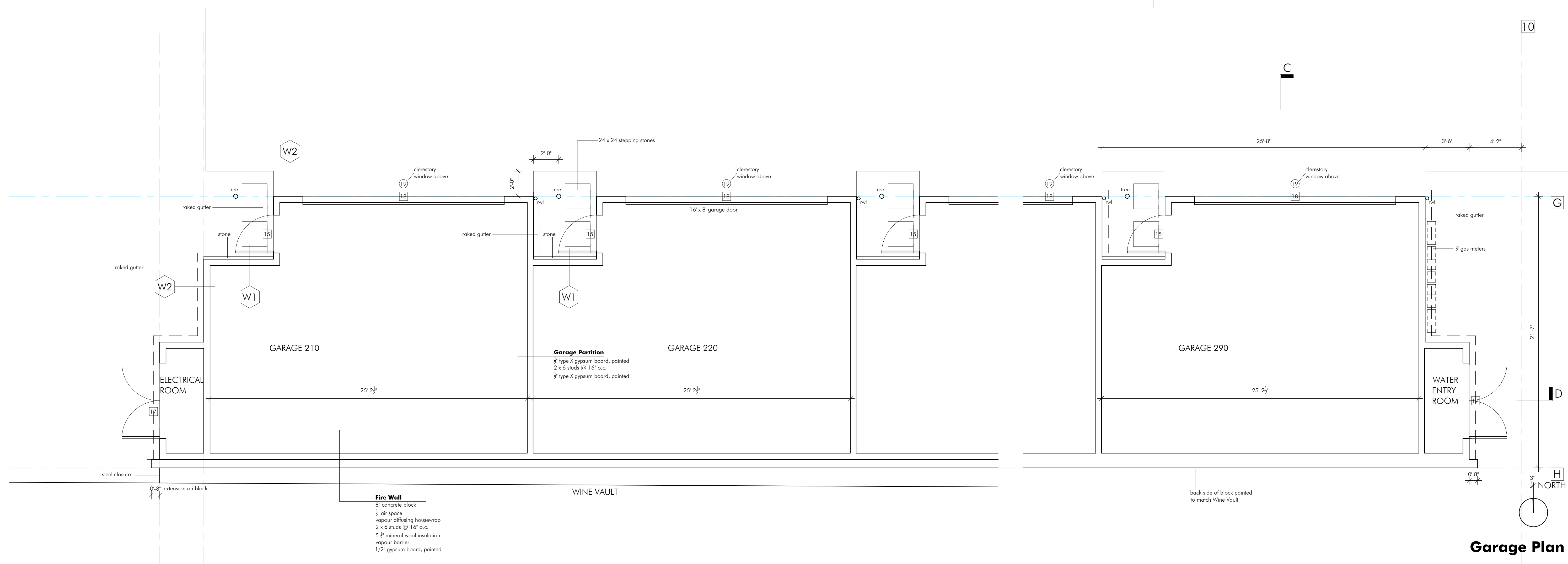
F1
Slab on Grade Assembly:
2,040 RSI
 4" concrete slab
 reinforced as per structural
 6 mil poly ground sheet
 2" XPS insulation, R10



Section C



Section D



Garage Plan

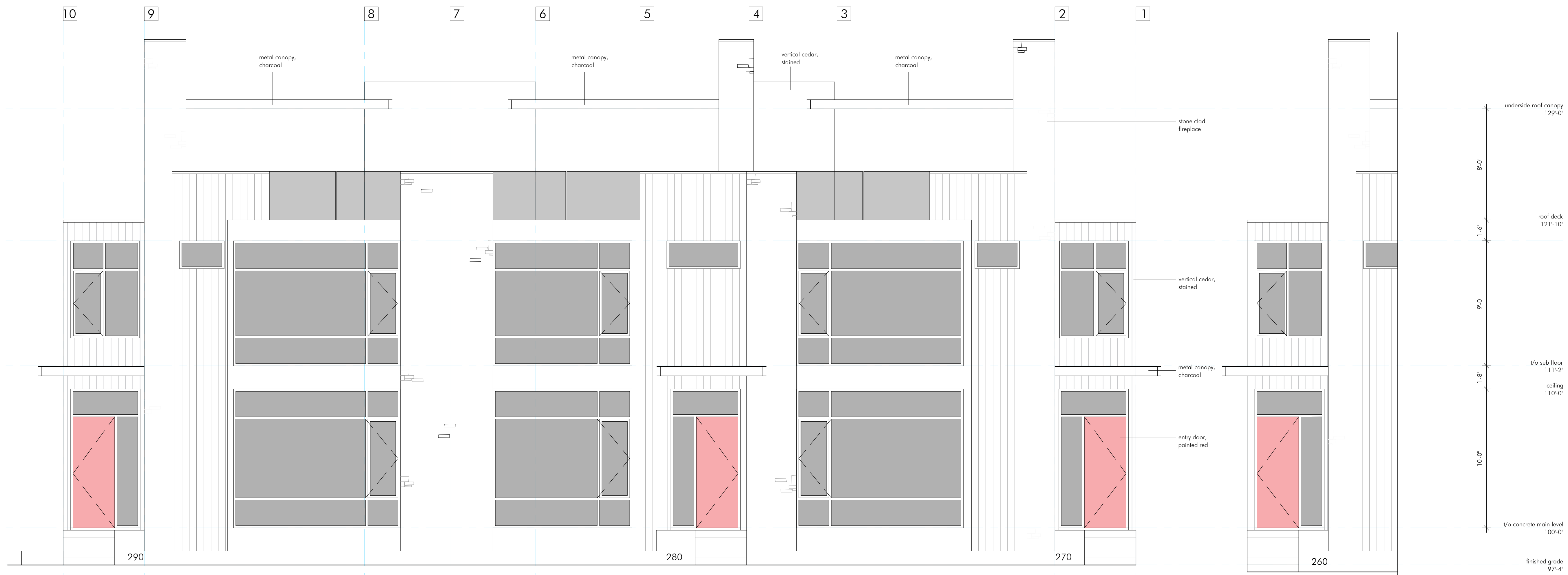
A2.6

North Spatial Separation

Plane 1
 limiting distance (centre of street): 11.3m
 area of exposed building face: 94.7m²
 area of unprotected openings: 52.0m²
 percentage of openings: 54.9%
 percentage allowed: 92% (interpolated)

Plane 2
 limiting distance (centre of street): 11.91m
 area of exposed building face: 32.9m²
 area of unprotected openings: 5.96m²
 percentage of openings: 18.1%
 percentage allowed: 100%

Plane 3
 limiting distance (centre of street): 11.91m
 area of exposed building face: 46.38m²
 area of unprotected openings: 8.57m²
 percentage of openings: 18.5%
 percentage allowed: 100%



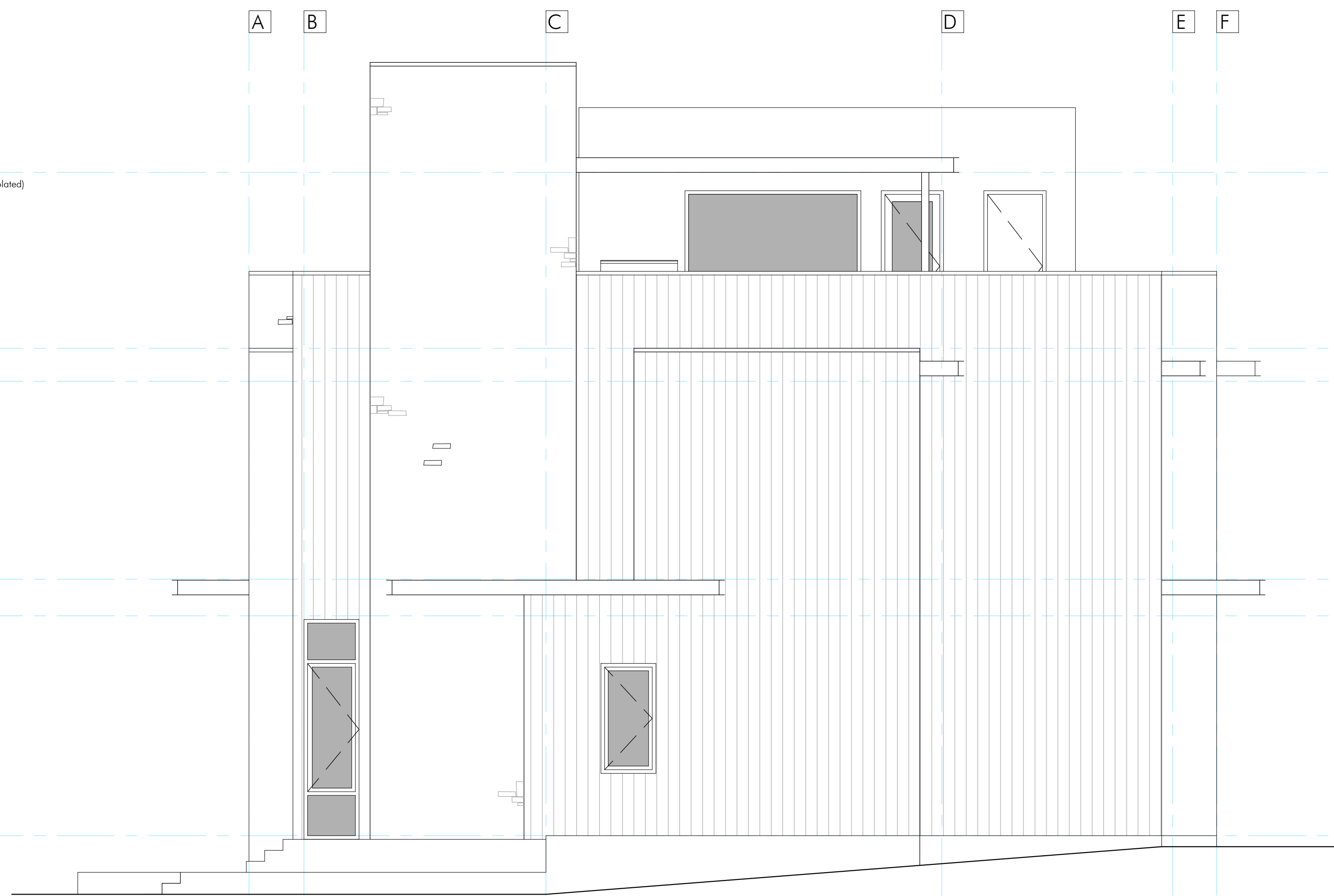
North Elevation

West Spatial Separation

Plane 1
 limiting distance (centre of street): 1.22m
 area of exposed building face: 31.92m²
 area of unprotected openings: 1.75m²
 percentage of openings: 5.5%
 percentage allowed: 7%

Plane 2
 limiting distance (centre of drive): 3.0m
 area of exposed building face: 48.9m²
 area of unprotected openings: 1.75m²
 percentage of openings: 3.6%
 percentage allowed: 19% (interpolated)

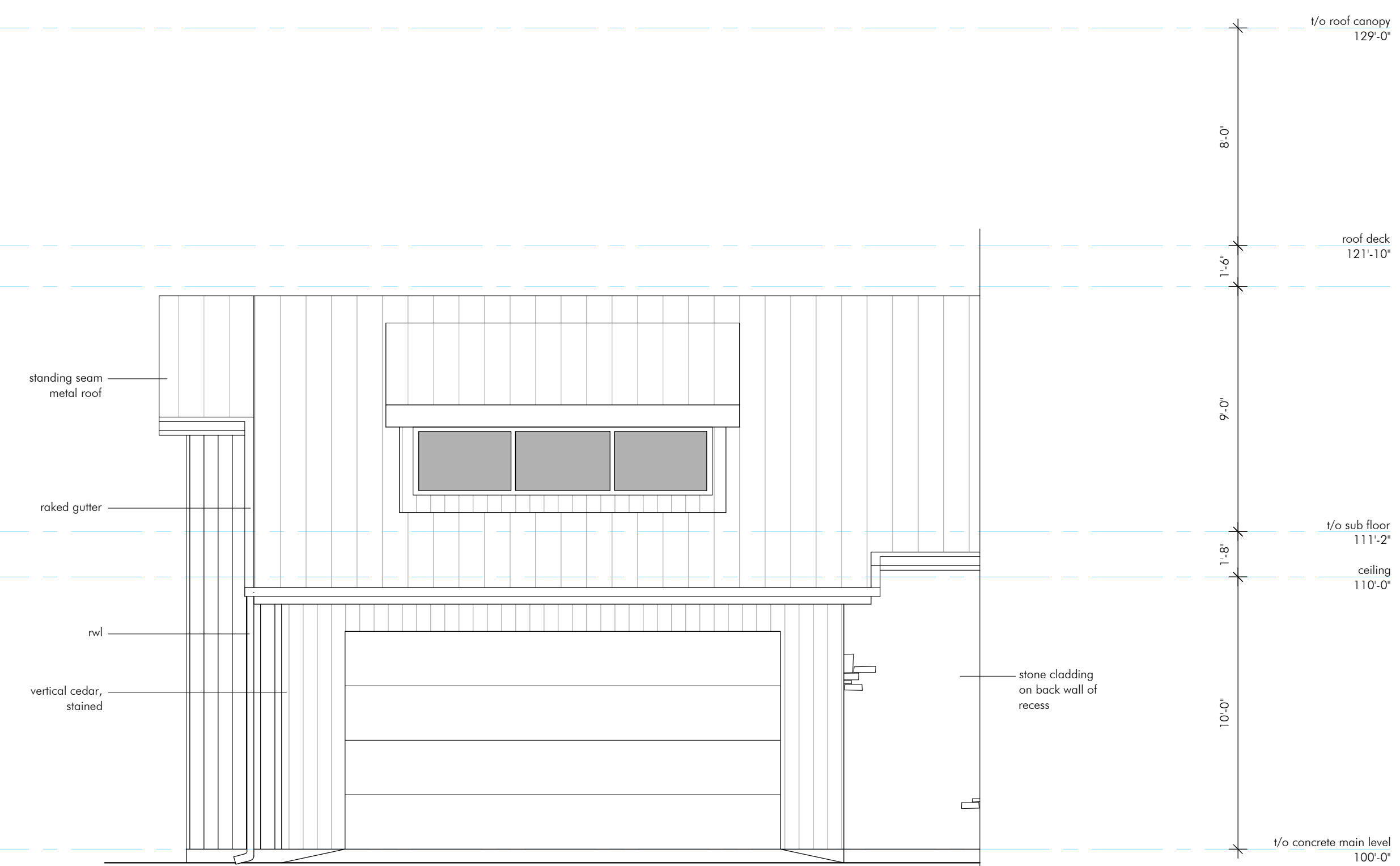
Plane 3
 limiting distance (centre of street): 7.82m
 area of exposed building face: 23.2m²
 area of unprotected openings: 5.87m²
 percentage of openings: 25.3%
 percentage allowed: 94%



West Elevation

Garage North Spatial Separation

Plane 1
 limiting distance (centre of drive): 5.5m
 area of exposed building face: 46.1m²
 area of unprotected openings: 13.94m²
 percentage of openings: 30.2%
 percentage allowed: 49.7% (interpolated)



North Elevation Garage

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Project:
Anna Avenue Townhouses

Drawing Title:
Elevations

Drawing No.:

A4.1

South Spatial Separation

Plane 1
 limiting distance (centre of drive): 5.5m
 area of exposed building face: 46.7m²
 area of unprotected openings: 7.77m²
 percentage of openings: 16.6%
 percentage allowed: 42.5% (interpolated)

Plane 2
 limiting distance (centre of drive): 6.25m
 area of exposed building face: 92.9m²
 area of unprotected openings: 38.14m²
 percentage of openings: 41.1%
 percentage allowed: 46.9% (interpolated)

Plane 3
 limiting distance (centre of drive): 9.6m
 area of exposed building face: 24.1m²
 area of unprotected openings: 6.49m²
 percentage of openings: 26.9%
 percentage allowed: 100%



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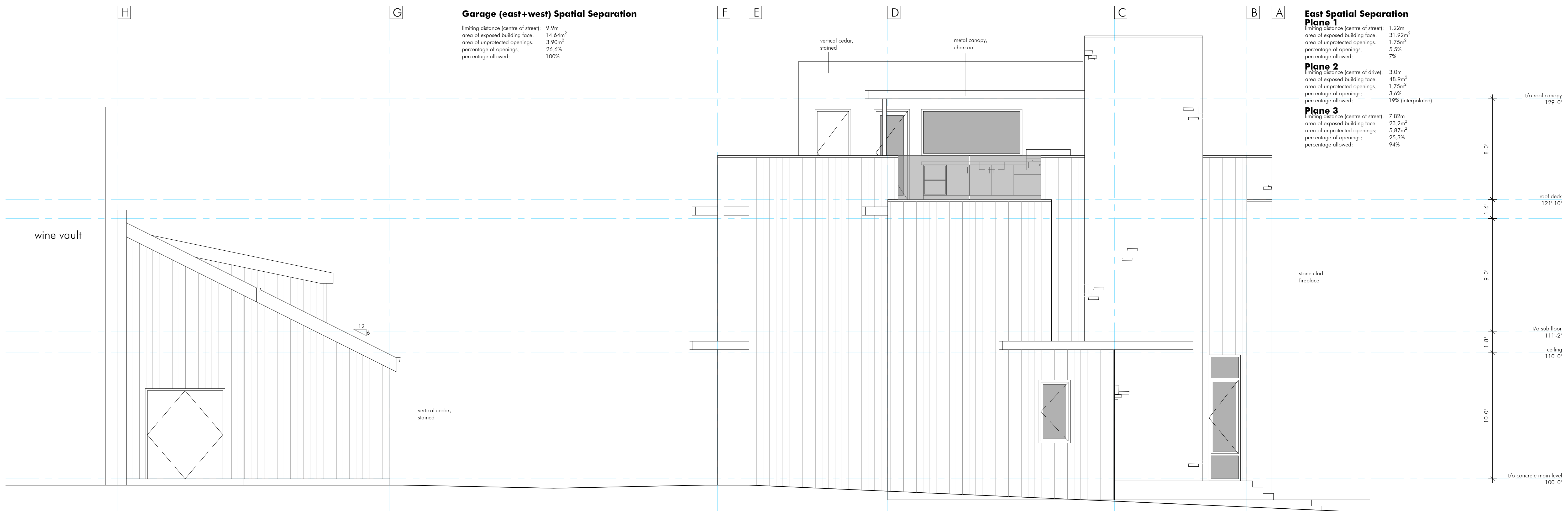
Client:

Consultants:

South Elevation

Garage (east+west) Spatial Separation

limiting distance (centre of street): 9.9m
 area of exposed building face: 14.64m²
 area of unprotected openings: 3.90m²
 percentage of openings: 26.6%
 percentage allowed: 100%



East Spatial Separation

Plane 1
 limiting distance (centre of street): 1.22m
 area of exposed building face: 31.92m²
 area of unprotected openings: 1.75m²
 percentage of openings: 5.5%
 percentage allowed: 7%

Plane 2
 limiting distance (centre of drive): 3.0m
 area of exposed building face: 48.9m²
 area of unprotected openings: 1.75m²
 percentage of openings: 3.6%
 percentage allowed: 19% (interpolated)

Plane 3
 limiting distance (centre of street): 7.82m
 area of exposed building face: 23.2m²
 area of unprotected openings: 5.87m²
 percentage of openings: 25.3%
 percentage allowed: 94%

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Project:
Anna Avenue Townhouses

Drawing Title:
Elevations

Drawing No.:

East Elevation

East Elevation

A4.2