

DESIGN DRAWINGS

Must meet the BC Building Code in effect at the time of application

TYPICAL REQUIREMENTS

Floor Plans:

- Suggested scale is $\frac{1}{4}'' = 1'-0''$
- Dimensions, structural elements, foundation & footings, design loads, soil bearing capacity
- Room use and dimension
- Size and location of windows and doors
- Width of hallways
- Rise and run of stairs
- Location of plumbing fixtures and equipment
- Location of smoke alarm and CO alarm
- Location of solid fuel burning appliances
- Access to crawl and attic space

Cross-section:

- Suggested scale is $\frac{1}{4}'' = 1'-0''$
- Construction notes for roof, wall, floors and foundation/assemblies
- Heights for floor to ceiling to Minimum frost protection
- Dimension roof overhangs to gutter
- General construction notes to include concrete strength and species and grade of lumber
- Finished grade
- Geodetic elevations of all floors and highest ridge
- Window and door schedule

Elevations:

- Suggested scale is $\frac{1}{4}'' = 1'-0''$
- Full view of front, rear and both sides of the building above grade
- Roof slope
- Proposed finished grade with geodetic elevation
- Natural grade shown with geodetic elevation
- Exterior finishes (Roof materials and wall materials)
- Window and door location
- Deck railing heights (if applicable)
- Spatial separation calculation (wall area and unprotected opening area)

Zoning Analysis:

- Identify current Zone for the property
- Identify lot area
- Maximum and proposed parcel coverage

- Maximum and proposed Floor Space Ratio (if applicable)
- Maximum and proposed Height of building
- Maximum and proposed setbacks (measured to outer walls or roof overhangs depending on zoning bylaw)