

**This information is intended as a guide only and may be used to assist in preparing plans for carports or sundecks.**

Applications for building permits must be accompanied by completed Schedules 2 and 3, Form H Soil Contamination Review, a deposit and two (2) sets of plans which include:

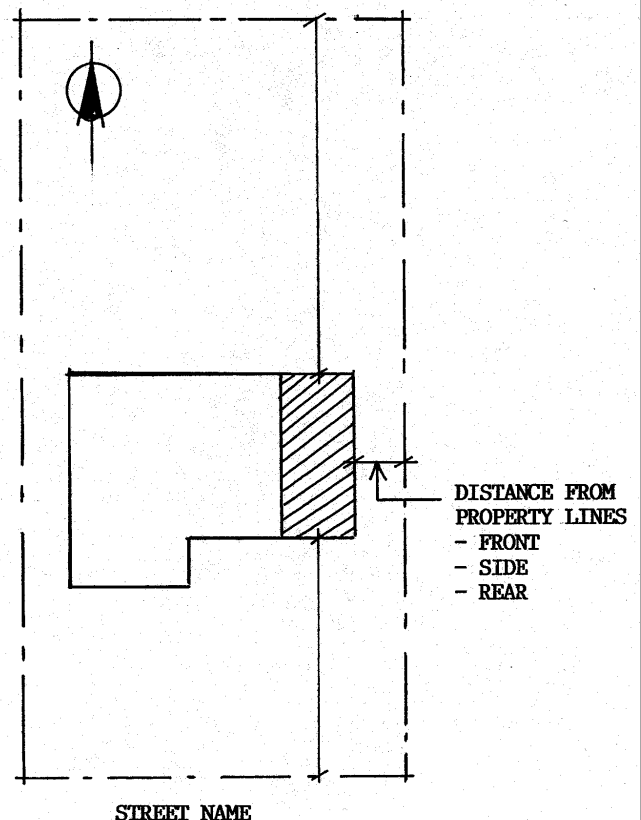
- Site Plan
- Floor Plan
- Front Elevation
- Cross Section

Drawings must be to scale – 1/4" = 1'0" (Site plan 1/8"). **(Please Note: Drawings on graph paper and pencil drawings cannot be accepted).** Drawings must include a statement regarding conformance to the BC Building Code.

## SITE PLAN

Must include:

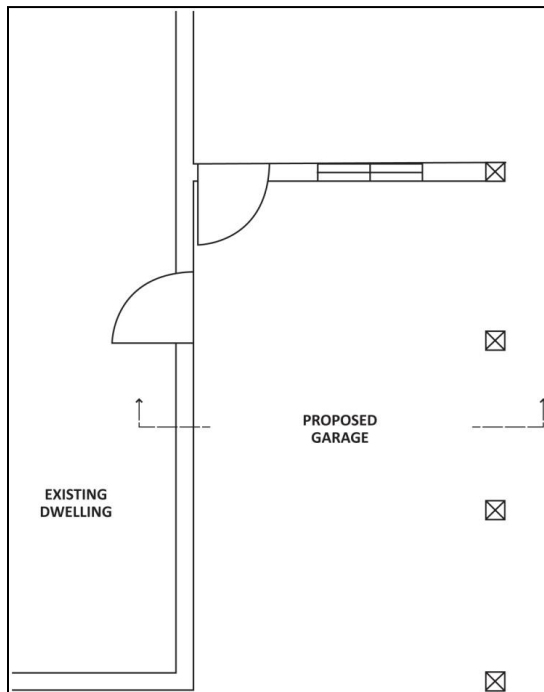
- Civic address, dimensions of site, NORTH, adjoining street(s);
- Dimensions and location of existing buildings and proposed addition;
- Calculation of site coverage;
- Calculation and details of front yard landscaping and impermeable surfaces;
- Setbacks from proposed addition to property lines; and
- Location and width of existing or proposed driveway.



## FLOOR PLAN

Must include:

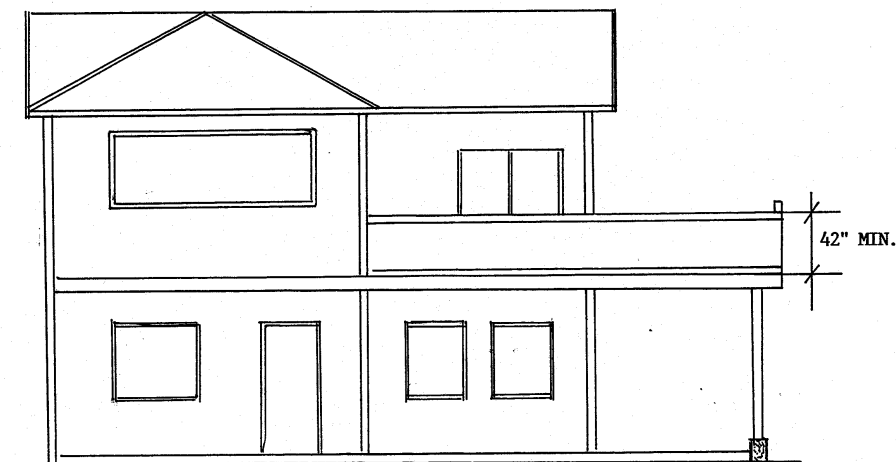
- Dimensions of carport;
- Size and locations of new windows and doors;
- Location of existing windows and/or door in the wall common to the dwelling. The B.C. Building Code requires a gas seal between a garage and dwelling unit. Windows would have to be sealed up and doors would have to be weather stripped and equipped with a self-closing devise;
- The B.C. Building Code does not permit a garage door to open into a bedroom; and
- The B.C. Building Code does not permit windows in walls that are less than 1.2 m (4'0") from the property line.



## ELEVATION

Must include:

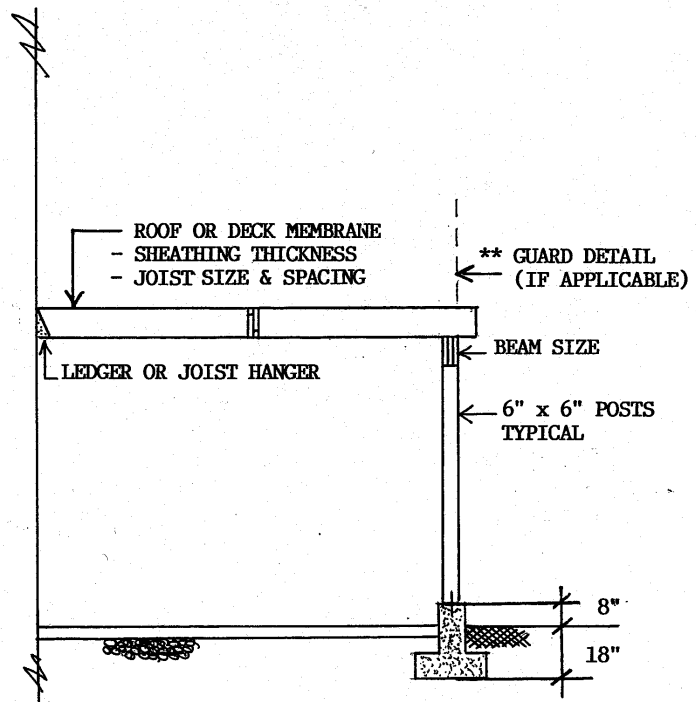
- At least one (1) full view of front, rear or side of dwelling -- choose that most affected by the addition;
- Exterior finishes;
- Railing construction and height for sundeck additions; and
- Rise, run and location of stairs.



## CROSS SECTION

Must include:

- Size, thickness and spacing of materials;
- Roof or floor framing;
- Sheathing thickness;
- Exterior finishes for wall or roof;
- Foundation footing sizes and depth; and
- Slab thickness.



### Permeable/Front Yard Surfaces

Site plans submitted with building permit applications must now include the following information. Please label all material and show calculations.

- **Maximum Impermeable Area**
  - In the RS1 to 7, RSC and RD zones, not more than 60% of the total area of the *lot* shall be covered by *impermeable material*.
  - That portion of an eave which is deeper than 0.6 m shall be considered to be *impermeable material*.
- **Calculate Front Yard Landscaping**
  - In the RS and RD zones other than RSF, not less than 50% of the front yard shall be occupied by *landscaping*. Porches and verandas are not considered front *yard* area for the purpose of determining front *yard landscaping*.
  - On a lot where the minimum front yard landscaping requirement specified in Subsection (a) cannot be met without reducing the width of the only driveway providing a required access to and from the *street*, the minimum requirement may be reduced but only to the extent required to permit a driveway not exceeding 6 m in width.
  - Subsections (a) and (b) do not apply to lots with a front lot line abutting Georgia Strait or Boundary Bay.

