

Architectural Plans detail the proposed design for a development. They include context plans, clearly dimensioned floor plans, roof plans, typical unit layouts, elevations as well as building materials and colour schemes for all buildings and amenity facilities. All dimensions should be in metric, and may include the imperial scale as an additional reference.

Architectural Plans for buildings requiring the services of an architect must be prepared, signed and sealed by an architect registered with the Architectural Institute of British Columbia. Please refer to the Architect Act 3.2 (attached).

## Have you included the minimum requirements below on your Architectural Plans?

- Civic address of the site and a location map

Context Plans including:

- Existing/proposed buildings, trees, vegetation, road and other major features within the site, on abutting properties and in the public realm;
- Spot elevations to illustrate grading related to the surrounding context, including sections for sites and abutting lands with significant topographical changes;
- Contextual streetscape elevations which include: (a) the street fronting elevation of the proposed building(s), (b) the street fronting elevations of the buildings on the 3 lots to the left and 3 lots to the right, and (c) a greater urban context plan where warranted; and
- Context photos including: (a) an aerial photo of the subject site and the surrounding area, with the proposed development/building footprints superimposed on the site, and (b) photos of the surrounding developments/buildings, laid out around and pointed to on the aerial photo.

Architectural Plans including:

- Floor plans and roof plans for all buildings and unit plans for residential buildings;
- Full façade elevations of buildings and structures on all sides with exterior finishes and colours indicated, and dimensions and/or geodetic elevations showing building heights to the roof ridge and mid-roof or top of a flat roof;
- Internal streetscape elevations if applicable;
- Typical cross sections of the proposed building(s) at a scale not smaller than 1:200;
- Enlarged details of special design features;
- Proposed locations, dimensions and finishing materials of all building and site signage;
- Amenity facilities; and
- Project data table.
- Following the first round of review, perspective drawings are required, including character sketches which include proposed landscaping and show adjacent buildings. For major projects, the applicant may be requested to provide a 3-D model.

For a **Liquor Licence** application, please also include a clearly dimensioned layout of the premises, patio space and/or lounge area(s), and show seating capacity and occupancy load analysis.

**Note:** Refer to *Form I* for site plan requirements.



- 3.2 Under the Architect Act, an architect must be retained any time architectural services are provided on a building requiring an architect. As soon as planning and design begins on such buildings, an architect is required, including at the (re)zoning and development permit application stage.
- In addition please note the below as to where the bulletin pulls the legal language:

## ARCHITECTS ACT

[RSBC 1996] CHAPTER 17

### Exceptions

#### 60 Section 27 (2)

(h) a person from advising on, planning, designing or supervising the erection, alteration or repair of a building other than

(i) an apartment or residential building containing 5 or more dwelling units,

(ii) a hotel or similar occupancy containing 11 or more guest rooms for transient or permanent occupancy,

(iii) a commercial or industrial building, or combination of both with other occupancies, in excess of 470 m<sup>2</sup> gross area, being the aggregate area of all floors,

(iv) a one story building, other than a school building, to be used for public assembly, if the gross area exceeds 275 m<sup>2</sup> or the unsupported span exceeds 9 m,

(v) a building of more than one story, other than a school building, to be used for public assembly, if the gross area exceeds 235 m<sup>2</sup>,

(vi) a building, other than a veterinary hospital, to be used as a hospital, sanatorium or as a home for the aged and with a capacity of over 12 beds,

(vii) any other building in excess of 470 m<sup>2</sup> gross area, being the aggregate area of all floors, or

(viii) any alteration to an existing building placing it within any of subparagraphs (i) to (vii);

