

This sample is intended as a guide only and may be used to assist in preparing plans for enclosing a carport to a garage.

Applications for building permits must be accompanied by completed Schedules 2 and 3, a deposit and two (2) sets of plans which include the following:

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

Drawings are not required to be to scale, however, they must be legible and on paper of not less than 8 1/2" x 11". **(Please Note: Drawings on graph paper and pencil drawings cannot be accepted.)** Drawings must include a statement regarding conformance to the BC Building Code.

"Delta Zoning Bylaw 7600, 2017" requires each single family dwelling to have parking for at least one (1) vehicle within a garage. Please refer to the following:

### 8.5.3 STANDARD PARKING SPACES

A *parking space* required by this Bylaw shall have a minimum clear height of 2.2 m and minimum rectangular dimensions of 2.75 m by 5.5 m, except that

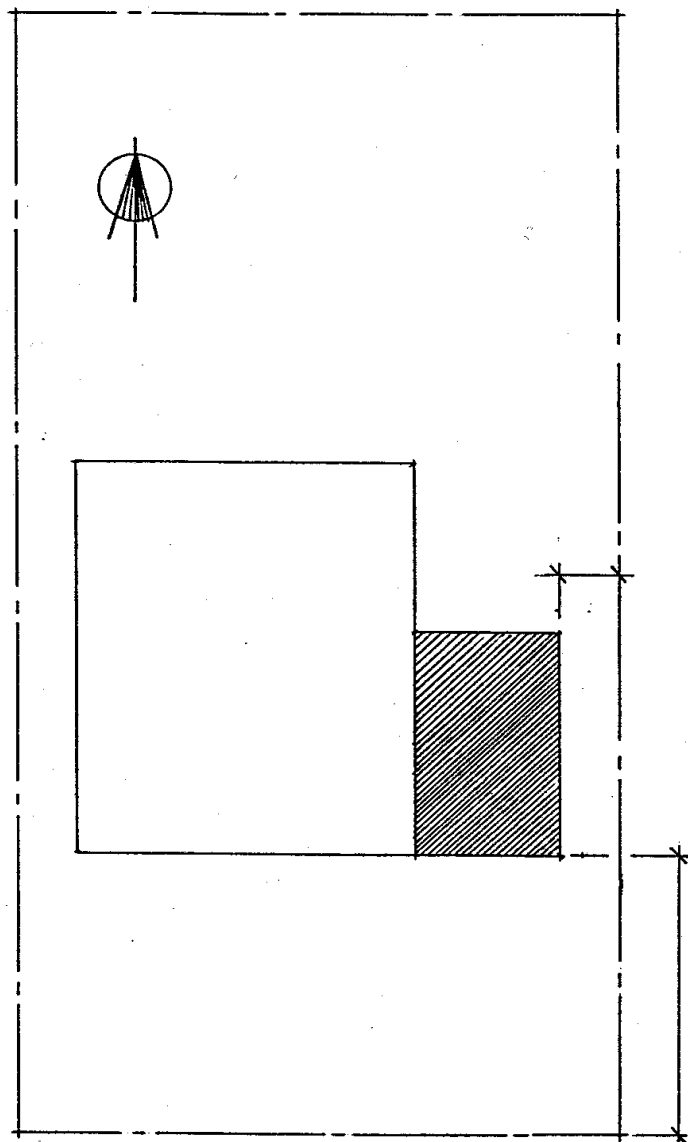
- (a) minimum dimensions for a parallel *parking space* shall be 2.4 m by 6.7 m,
- (b) where a side of a *parking space* abuts a wall, a column, a pillar, a tree, a *fence*, a pole or other obstruction or part thereof extending in excess of 0.3 m in vertical height above the level of the *parking space*, the minimum width of such *parking space* shall be 3 m, and
- (c) where a *parking space* abuts a pedestrian walkway, an area of ground cover or a *landscaped* open space greater than 1 m in width that contains no plants, vegetation, *structures* or other features taller than 0.3 m, the minimum width of such *parking space* shall be 2.4 m.



## SITE PLAN

Must include:

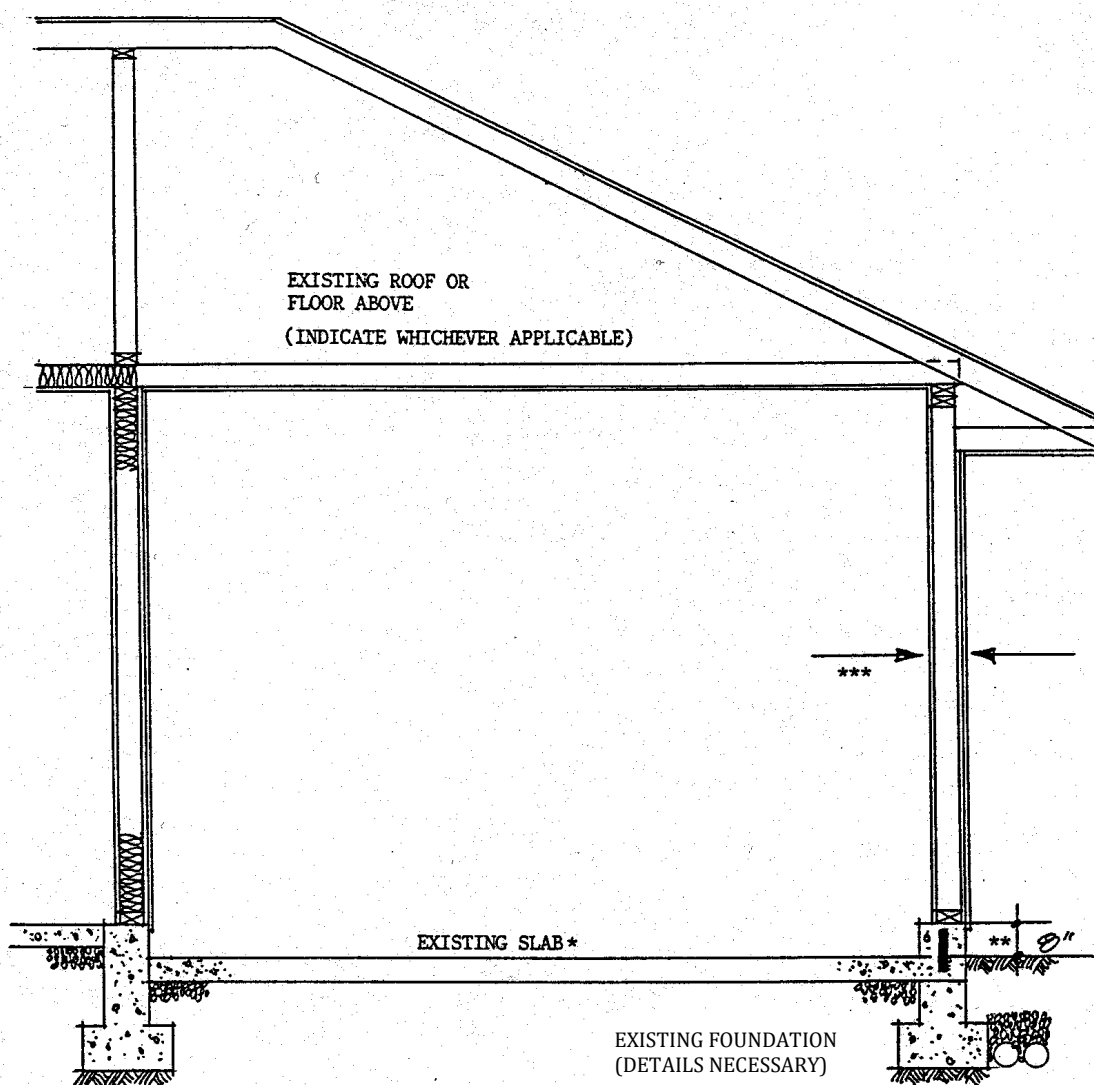
- Civic address
- Indication of North arrow
- Distance from the front and side property lines to the existing carport
- Location and width of existing or proposed driveway
- Lot dimensions
- Proposed paving/landscaping



## CROSS SECTION

Must include:

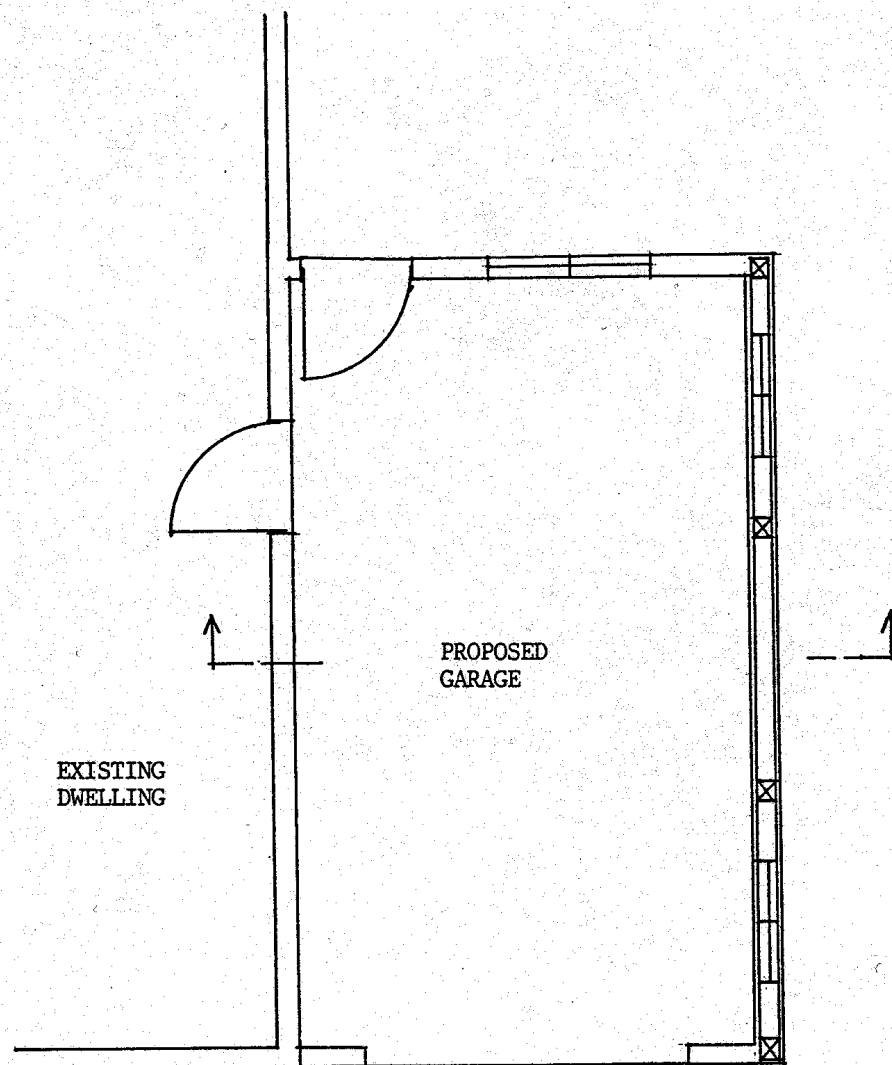
- Thickness of existing slab. Check slab for signs of settling or cracking.
- An 8" curb wall is required around the perimeter of the garage, including either side of the overhead door opening. Bond the curb wall of the existing slab with re-bar.
- Size, spacing and thickness of wall framing, sheathing and siding.
- Perimeter footing required at 18" depth minimum for frost protection.



## FLOOR PLAN

Must include:

- Dimensions of garage.
- 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.
- The B.C. Building Code does not permit windows in walls that are less than 1.2 m. (4'0") from the property line.



## FRONT ELEVATION

Must include:

- View of the front of the house after the carport enclosure has been completed.

### **Front Yard Landscaping and Impermeable Surfaces**

"Delta Bylaw No. 5635, 2000", is designed to implement better management of storm runoff through the use of permeable yard surfaces. It also addresses environmental and aesthetic issues by restricting the amount of impermeable surfaces, and requiring at least 50% of a front yard to be landscaped and not used for parking.

### **Calculate Area Covered by Impermeable Material**

- (a) 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.
- (b) That portion of an eave which is deeper than 0.6 m shall be considered to be impermeable material.

### **Floor Space Ratio Calculations**

Calculate the maximum permitted 'floor space ratio' or determine the maximum 'floor area' permitted on the lot; then calculate the existing and proposed 'floor areas' of all buildings on the lot and subtract 'floor areas' that may be excluded. Refer to Section 6.2.17 'Floor Space Ratio and Floor Area Calculation'.

