

This sample is intended as a guide only and may be used to assist in preparing plans for renovations to single detached dwellings.

Applications for building permits must be accompanied by completed Schedules 2 and 3, a deposit and two (2) sets of plans, drawn to scale – 1/4" = 1'0" (Site plan 1/8") which include:

- Site plan, including calculation of site coverage, floor space ratio, and special calculations
- Foundation and lower floor plan
- Roof and upper floor plan
- Cross section

Drawings must include a statement regarding conformance to the B.C. Building Code.

(Please Note: Drawings on graph paper and pencil drawings cannot be accepted)

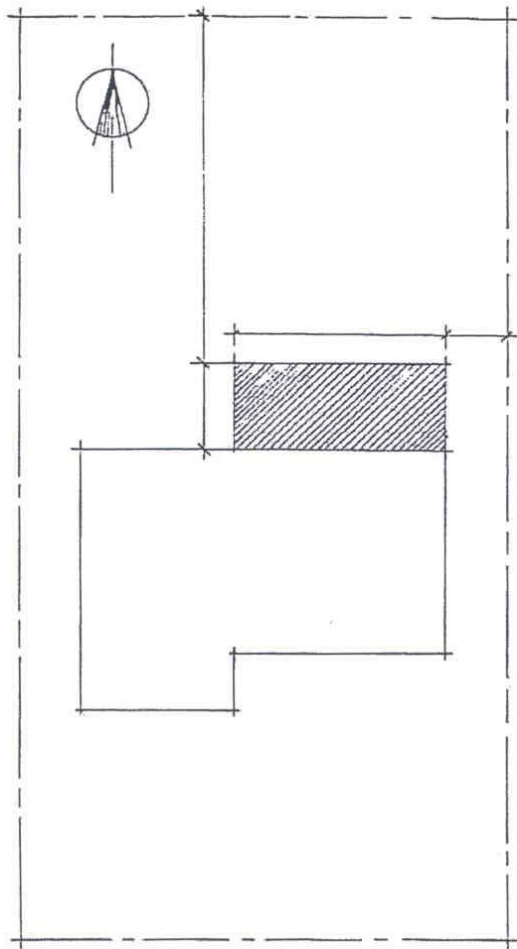


SITE PLAN

Must include:

- civic address
- dimensions of site and adjoining street(s)
- location and width of existing or proposed driveway
- dimensions and location of existing buildings and proposed addition
- setbacks from proposed addition to property lines
- calculation of site coverage & floor space ratio
- calculation & details of front yard landscaping & impermeable surfaces
- north arrow
- proposed paving/landscaping/location of existing trees if any
- statement that plans conform to the B.C. Building Code

Information on minimum setbacks from property lines, density and site coverage is available in a separate handout entitled “Single Detached Zones Fact Sheet”

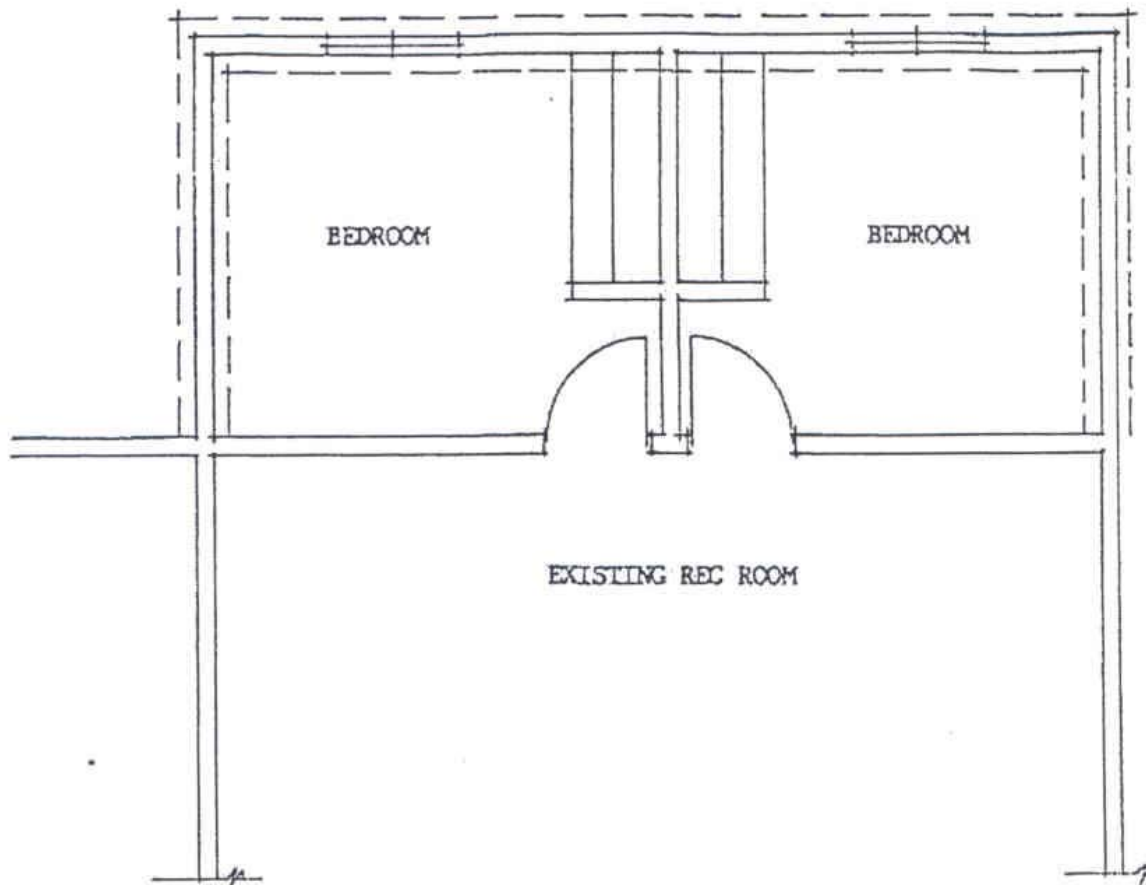


FOUNDATION AND LOWER FLOOR PLAN

Must include:

- outline of foundation wall and footing
- size and location of pad footings
- interior and exterior dimensions
- size and location of beams and floor joists (for floor above)
- all rooms and use of each, including those immediately adjacent to the proposed addition
- size and location of windows and doors
- rise and run of stairs
- all new or altered plumbing fixtures

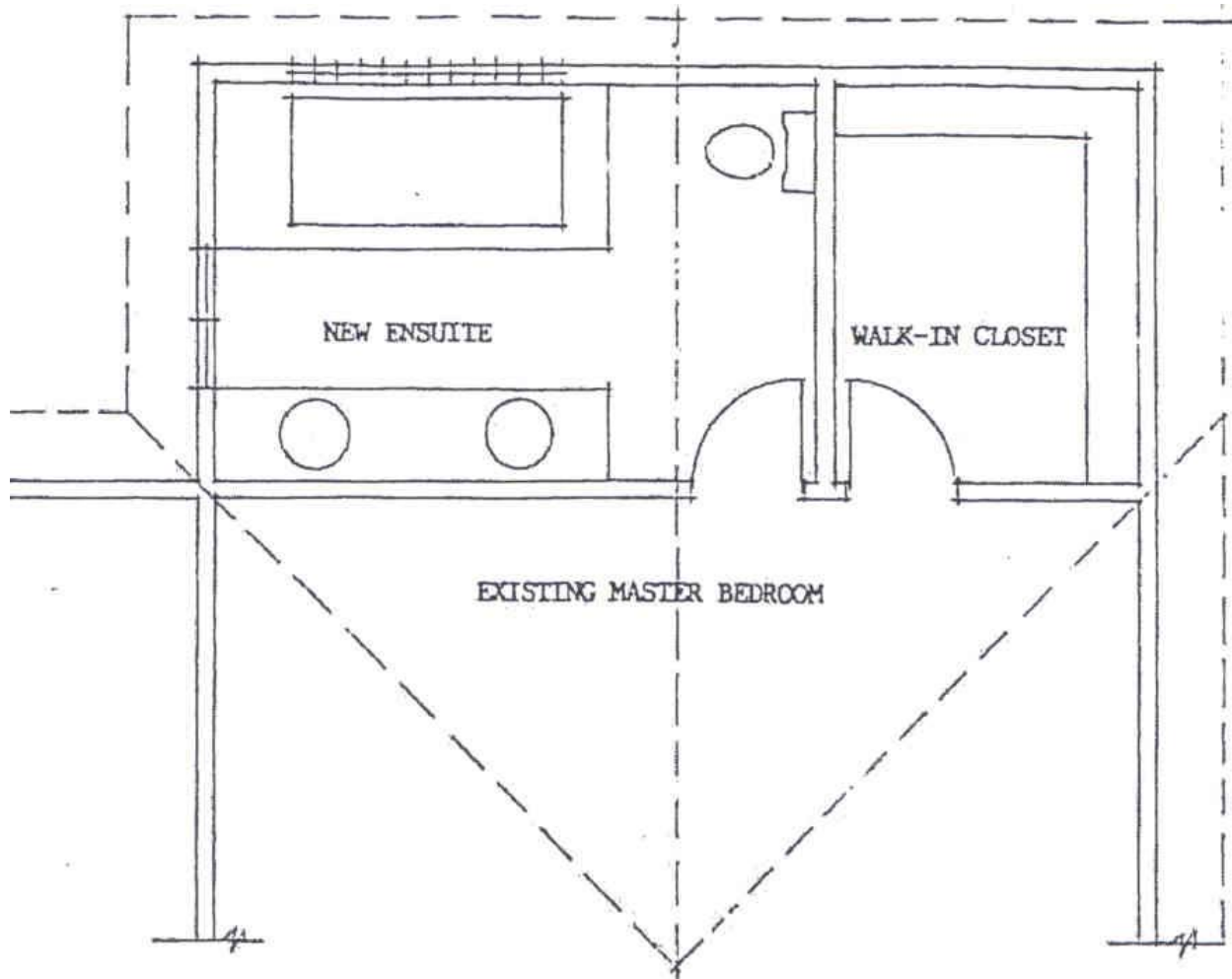
NOTE: This sample is for a slab on grade dwelling. Crawl space construction would require a separate foundation and floor plan.



ROOF AND UPPER FLOOR PLAN

Must include:

- ridge and valley lines of roof
- direction and spacing of trusses or framing members
- size and location of beams
- interior and exterior dimensions
- all rooms and use of each including those immediately adjacent to the proposed addition
- size and location of windows and doors
- all new or altered plumbing fixtures



CROSS SECTION

Must include:

- size, thickness and spacing of materials
- roof, wall and floor framing
- sheathing thickness
- drywall thickness
- vapour barrier and insulation values
- exterior finishes for wall and roof
- foundation wall and footing sizes and depth
- slab thickness
- floor to ceiling height

