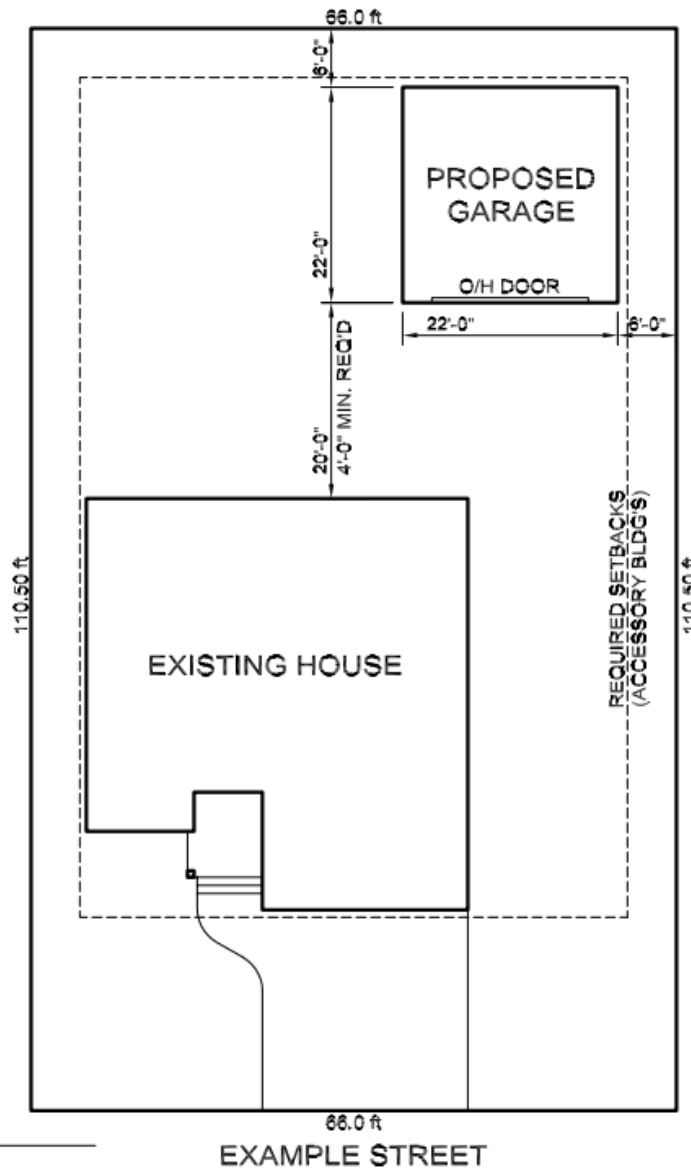


## SAMPLE PLANS

The attached sample plans are included as an example of the expected level of detail & information required for a building permit application and should not be reproduced for inclusion with your application.

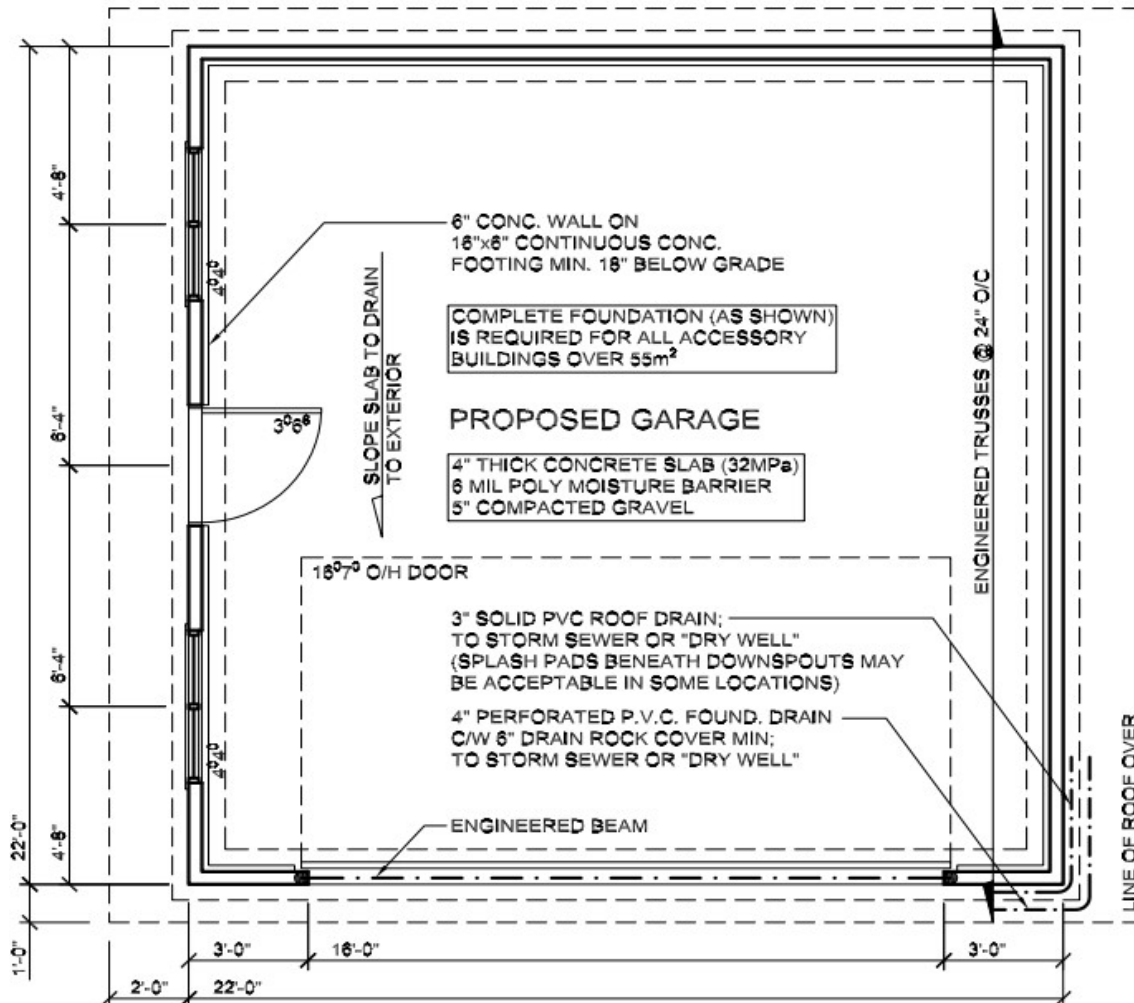
Confirm required setbacks and maximum lot coverage for all buildings with the appropriate zoning bylaw for your property.



### Site Plan should include the following:

- Scale not less than 1/8" (1:100)
- Legal description, north arrow and civic address
- Property dimensions
- Size of all setbacks from property lines and other structures on site
- Dimensions of all buildings to eaves
- Existing & finished grade levels
- Clearly indicate the location of proposed work if adding to the building
- Indicate right of ways, easements, or covenants
- Location of septic disposal systems
- Location of driveway and parking spaces
- Location of steep banks & setbacks to natural boundary of any lake, pond, swamp or watercourse
- Please note that buildings located within 1.2m of the property line may require additional soffit and wall protection as per section 9.10.15.5 of the BC Building Code.

\* A survey by a British Columbia Land Surveyor (BCLS) may be required.



## FOUNDATION / FLOOR PLAN

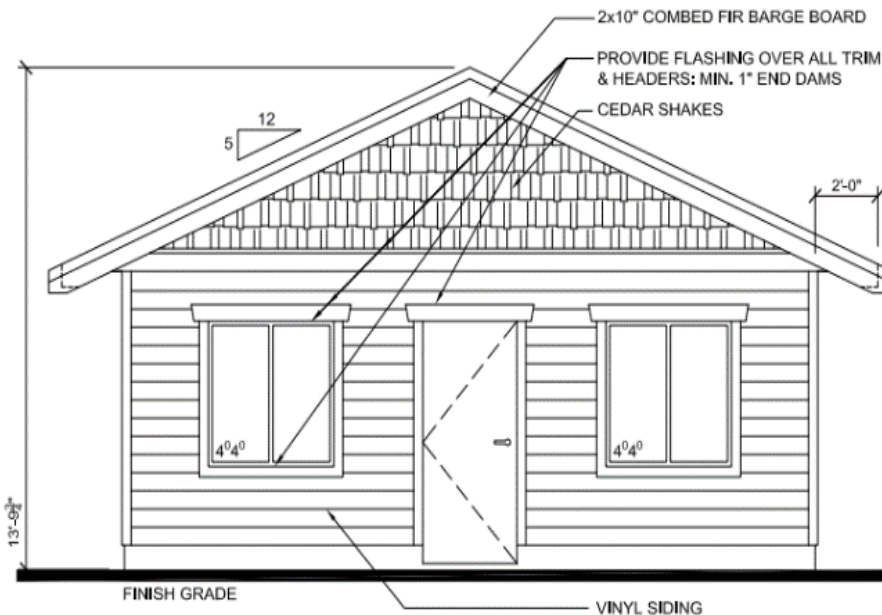
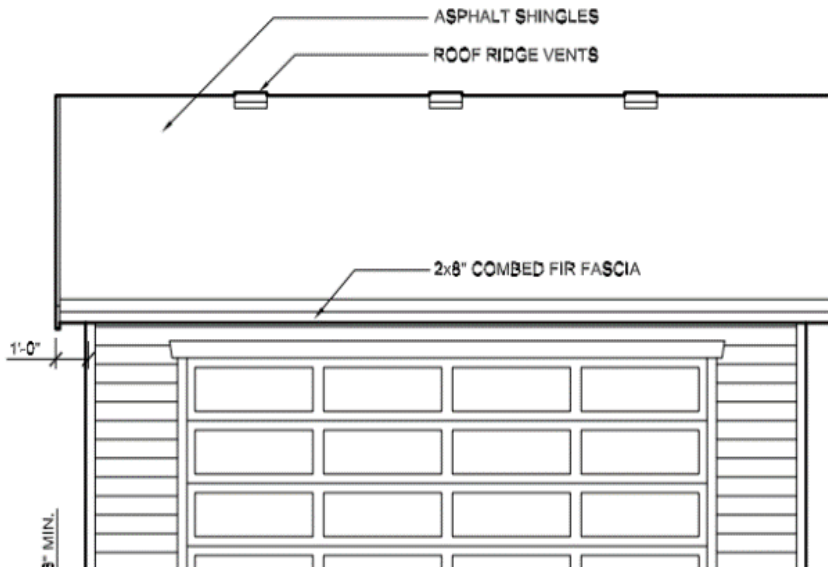
SCALE:  $\frac{1}{4}" = 1'-0"$

### Floor plans should include the following:

- Scale not less than  $\frac{1}{4}"$  (1:50)
- Indicate all outside building dimensions
- Indicate all inside floor dimensions
- Indicate all door and window sizes
- Indicate any or all plumbing fixtures
- Indicate direction, location and size of all joists, beams, lintels, girders, girder supports and trusses
- Clearly indicate proposed work if adding to an existing building
- Label the use of all rooms

## FRONT ELEVATION

SCALE:  $\frac{1}{2}$ " = 1'-0"

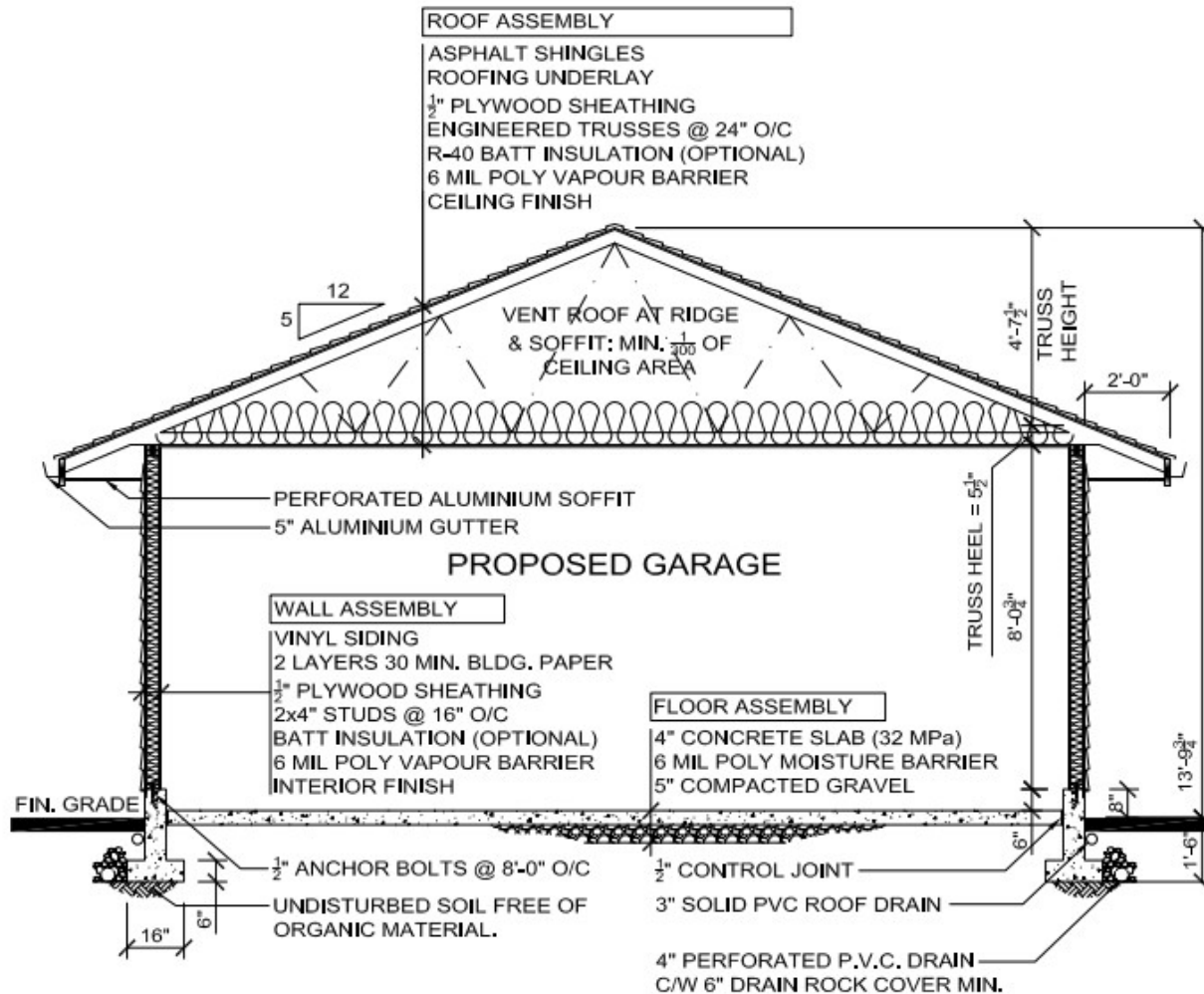


## LEFT ELEVATION

SCALE:  $\frac{1}{2}$ " = 1'-0"

Elevations should include the following:

- Scale not less than  $\frac{1}{4}$ " (1:50)
- New buildings – all four elevations (front, rear and two sides)
- Additions and exterior alterations – sufficient number of elevations to adequately represent the proposal
- Exterior cladding – finish details and material of exterior
- Existing and proposed grade elevation numbers including building height at the peak
- Eave overhang dimensions (including gutters)
- Indicate location of all windows, doors and skylights, including sizes
- Indicate the elevation of proposed top of concrete around the perimeter of the building
- Indicate roof pitch and roofing material



## CROSS SECTION

SCALE: ¼" = 1'-0"

- Height of all storeys
- Floor, wall, roof and/or ceiling assemblies
- Lintel, beam, joist and stud sizes including spacing and lumber grade
- Footing and foundation wall details
- Drain-tile specification
- Prefabricated roof trusses / laminated wood or steel beams
- Please note that buildings located within 1.2m of the property line may require additional soffit and wall protection as per section 9.10.15.5 of the BC Building Code.