

REQUIRED PLAN DETAILS FOR A BUILDING PERMIT

Site Plan

A site plan is a top view, bird's eye view of a property that is drawn to scale and will include: (To be shown in metric and imperial measurements):

- The bearing and dimensions of the parcel taken from the registered subdivision plan;
- The legal description and civic address of the parcel;
- The location and dimensions of existing and proposed statutory rights of way, easements and setback requirements, adjacent street and lane names;
- The location and dimensions of existing and proposed buildings or structures on the parcel;
- Setbacks to the natural boundary and top of bank of any lake, swamp, pond or watercourse;
- North arrow;
- If applicable, location of an approved existing or proposed alternative private or other sewage disposal system, water supply system or storm water drainage system;
- The location, dimensions and gradient of parking and parking access;
- Proposed and existing setbacks to property lines;
- Natural and finished grades in geodetic elevations at building corners and datum determination points;
- On-site storm water management;
- First storey floor elevation in geodetic elevations;
- Location, setbacks and elevations of all retaining walls, steps, stairs and decks;
- Line of upper floors and maximum building height in geodetic elevations;
- Location and geodetic elevation of curbs, driveways, sidewalks, manholes and service poles;
- Location and depth of existing and proposed service connections;
- Access routes for firefighting;
- Accessible paths of travel from the street to the building;
- Zoning compliance summary;
- The geodetic elevation of the underside of a wood floor system or the top of a finished concrete slab of a building or structure where the District's land use regulations or provincial flooding mapping regulations establish siting requirements related to minimum floor elevation, and where the parcel of land contains slopes in excess of 15%, and upon the request of the Building Official, be accompanied by:
 - 0.5 meter contours of the existing ground surface of the parcel;
 - 0.5 meter contours of the proposed final grading;
- The elevation of all floor areas of the building, the location of all retaining, driveways, parking areas and other structures on the parcel;
- The drainage provisions as outlined in the approved subdivision grading plans, if any, or the approved sedimentation control and storm water management plans.

Exterior Elevation

Showing all sides of the building finish details, roof slopes, windows, doors, the grade, the maximum building height line, ridge height, spatial separations and natural and finished grade to comply with the *Building Code* and to illustrate that the building or structure conforms to the District of Summerland Zoning Bylaw and Official Community Plan.

Floor Plans

These drawings will show the layout of each level of the house. Showing the dimensions and uses and occupancy classification of all areas, including: the dimensions and height of crawl and roof spaces; the location, size and swing of doors; the location, size and opening of windows; floor, wall and ceiling finishes; fire separations; plumbing fixtures; structural elements; and stair handrail and guard dimensions

Foundation Plan

This drawing shows all the details and notes required to lay out and pour a concrete foundation.

Cross Section

These drawings show the view of your house through the building illustrating foundations, drainage, ceiling heights and construction systems, including thermal and building envelope assemblies;

Roof Plan

This layout will help you understand the roof framing and shows the location of each the main trusses.

Truss Diagram

General layout and specifications that you can bring to a local truss manufacturer or use to help the builder frame the structure on site.

Construction details, wall sections and stair sections

In these pages you will list general construction details and a staircase section if applicable and how they meet or exceed BC Building Code.