

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.

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.

