

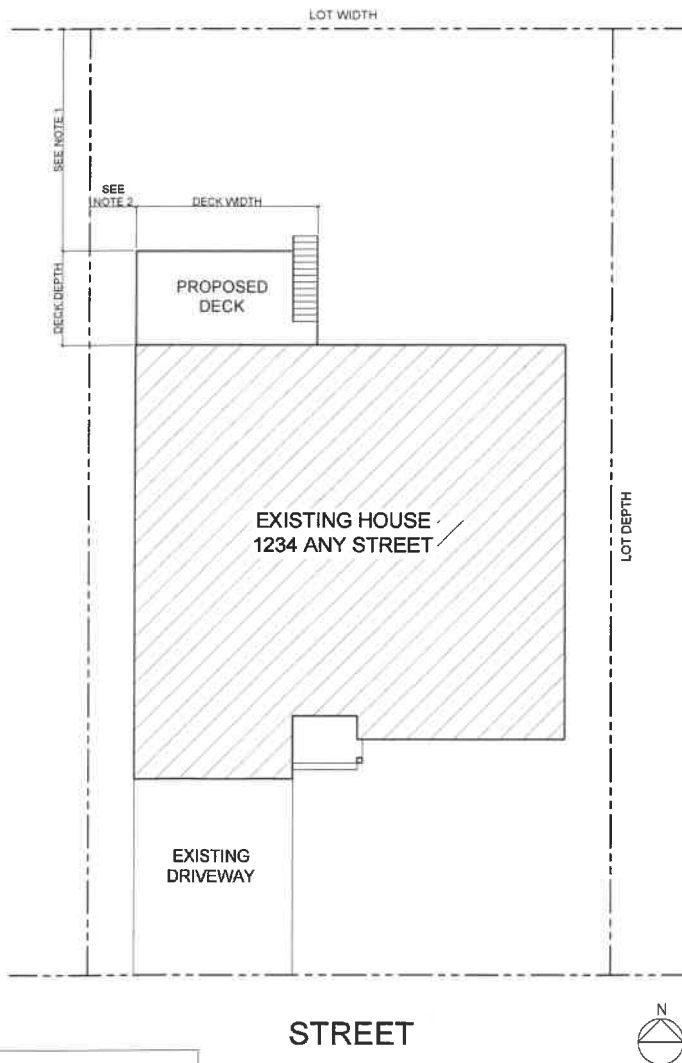
Decks for Residential Dwellings

This bulletin is intended to assist the applicant with their drawing requirements for a building permit application. This is only a sample of the information required, and the applicant is required to consult the British Columbia Building Code, applicable bylaws and regulations and engage a professional when preparing drawings for a permit application.

Your application should contain:

- site plan
- foundation plan
- floor plan
- elevation plan(s)
- construction details/cross-section

Site Plan



Required:

Civic address

Legal description

Streets & lanes

Easements and/or rights of way (if applicable)

North arrow and scale

Lot dimensions

Zoning information including: lot area, allowable and existing site coverage, setbacks

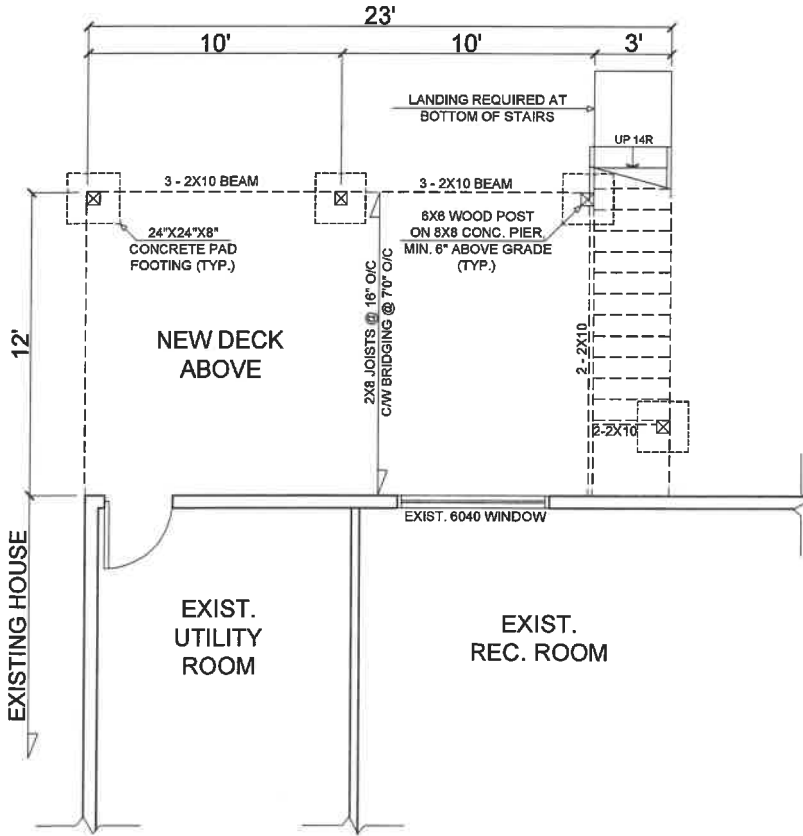
Footprint of existing buildings

Proposed new construction

NOTE:
 1. INDICATE SETBACK TO REAR LOT LINE
 2. INDICATE SETBACK TO INTERIOR SIDE LOT LINE
 (SETBACKS MAY BE INCREASED OR DECREASED.
 SEE PART 5 OF THE COQUITLAM ZONING BYLAW)

TECHNICAL BULLETIN

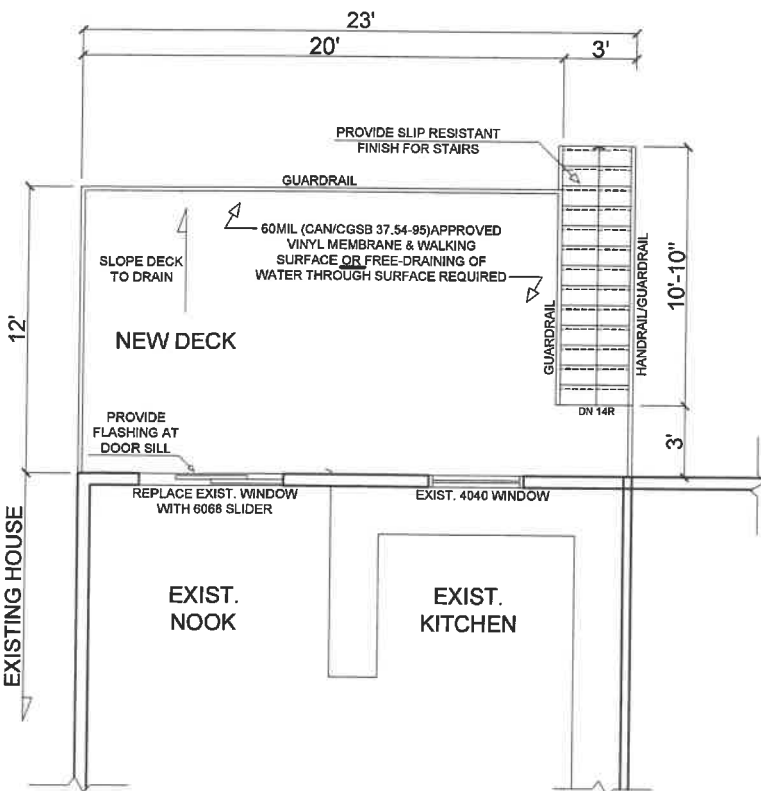
DATE: July 29, 2019



Foundation Plan

Required:

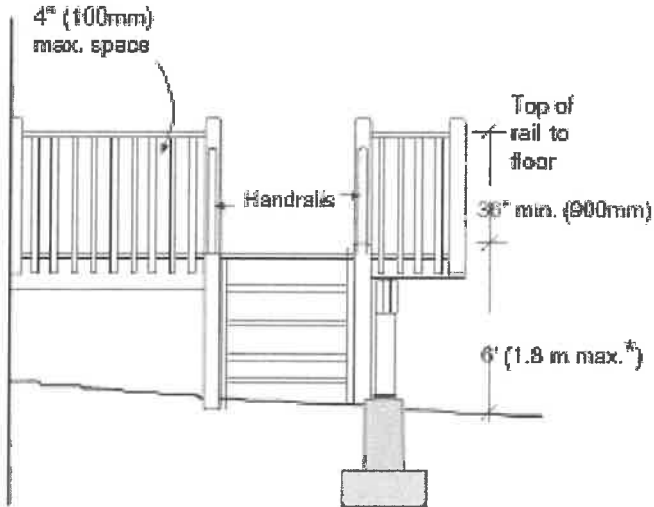
- Location and size of footings and foundation
- Geotechnical report on bearing capacity if soil conditions warrant
- Framing details
- Size and spacing of all columns, beams and joists
- Deck location referenced to existing dwelling



Floor Plan

Required:

- Deck area & dimensions
- Adjacent room use
- Framing layout
- Location of posts
- Size of windows & doors
- Rise and run of stairs
- Species and grade of lumber
- Stair handrail details



Elevation Plan(s)

Required:

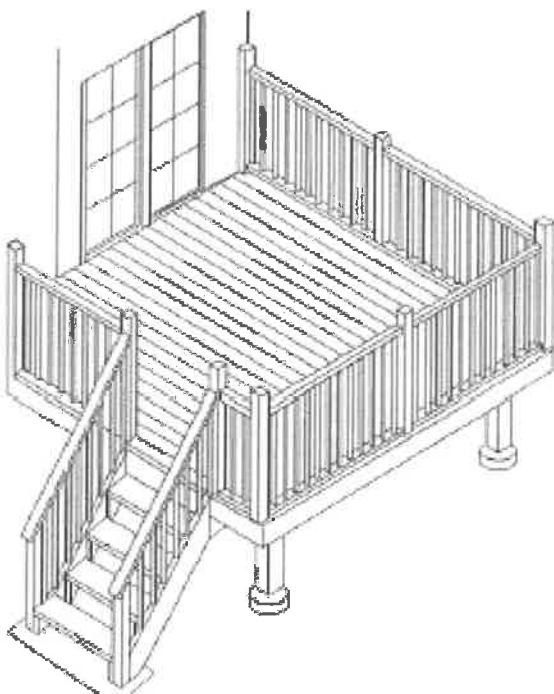
Full view of all sides affected by proposed work

Height of proposed work

Deck and railing heights and dimensions

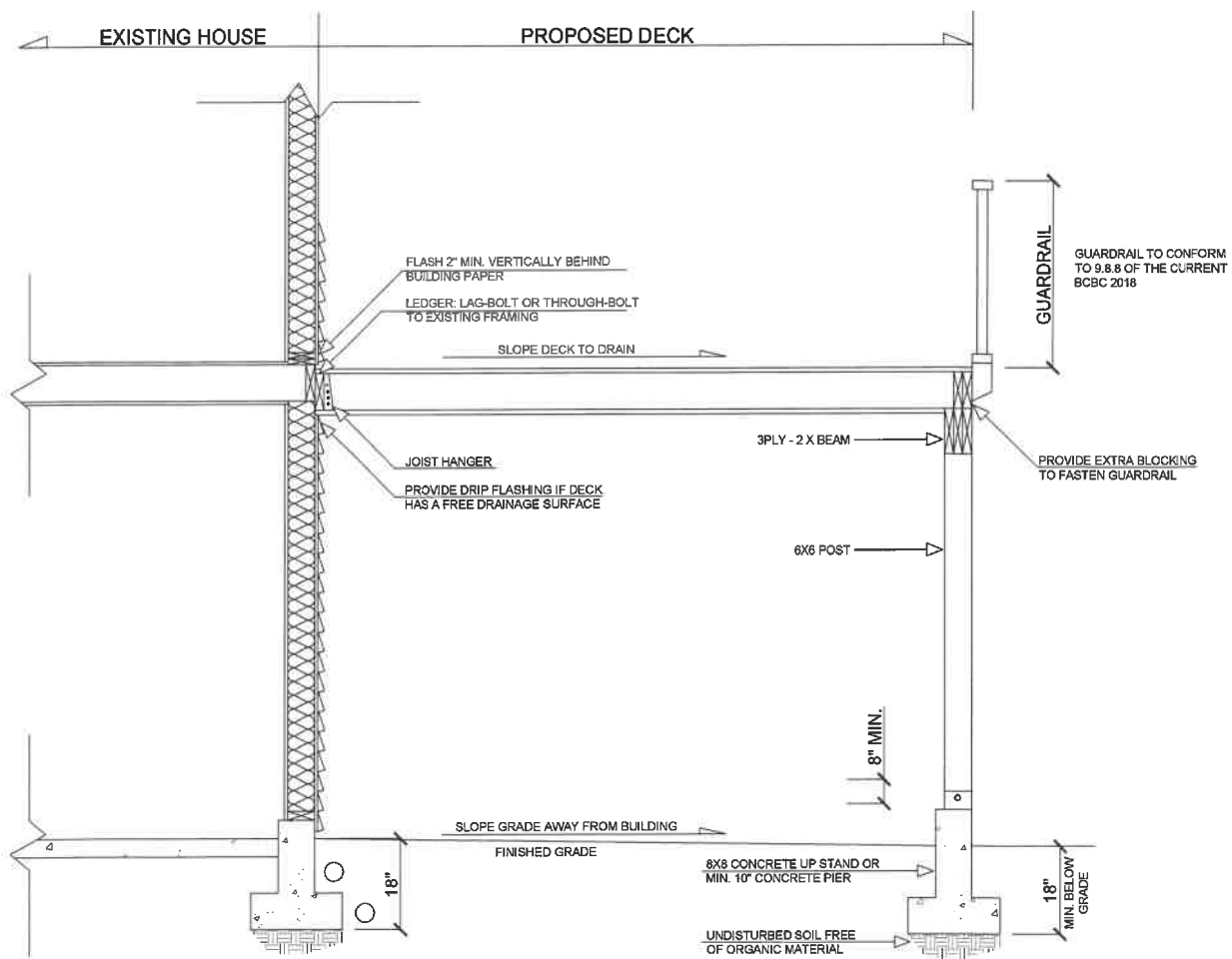
Stair details

Slope of deck and direction



Isometric drawing is optional

Cross Section and Construction Details



Required:

- Concrete strength and soil conditions
- Construction notes for floor, wall, foundation
- Size, spacing and thickness of all building materials
- Elevation above grade of each floor
- Guardrail details