

## **REQUIREMENTS FOR THE SUBMISSION OF THE BUILDING APPLICATIONS**

### **TO THE LOCAL AUTHORITY FOR APPROVAL**

- 1.** *A building application shall consist of architectural and structural drawings and specifications of the proposed building along with the prescribed forms, all of which must be submitted in duplicate.*
  
- 2.** *All building applications shall have the prior approval of the Town and Country Planning Division and of any other agency as may be required by the Local Authority.*
  
- 3.** *Architectural and Structural drawings and specifications, referred to in paragraph (2) Shall consists of the following:-*

#### **A: LOCATION PLAN:**

*A location plan must be attached to all applications.*

*A location plan must be drawn so as to show:-*

- i) The land to which the application relates*
- ii) The names of the adjoining land owners*
- iii) Sufficient details such as distance of the site from mile-marks, road junctions, bridges, stand -pipes, light poles, culverts etc.; so as to be able to positively identify the site.*

#### **B: SITE PLAN:**

*Such a plan shall show:*

- i) The area, shape and dimension of the proposed site.*
- ii) The building line.*
- iii) The position of the proposed building and of any existing building indicating whether the existing building is to be demolished or not.*
- iv) The name, position and width of existing and proposed means of access.*
- v) Facilities for off–street parking as well as loading.*
- vi) The position and direction of flow of any existing or proposed drain or watercourses.*
- vii) The position of any existing and proposed sanitary sewer system*
- viii) The compass bearing*
- ix) Where requested, the site plan must be accompanied by a survey plan prepared by a Licensed Land Surveyor.*

### **C: FLOOR PLANS**

*Such plans shall be provided for each floor of the proposed building and shall show:-*

- i) The dimensions, arrangement and position of the various rooms, walls, partitions, windows, doors, stairs and all other parts of the building.*
- ii) The type and position of all plumbing fixtures.*
- iii) The size of each room.*
- iv) The compass bearing.*

### **D: ELEVATIONS**

*Elevations shall be provided for each face of the proposed building and shall show:-*

- i) The design, dimensions, materials and final appearance of the entire exterior of the building.*
- ii) Their relation to the floor plan (North elevation, West elevation etc).*

### **E: A SECTION OR SECTIONS.**

*Such sections through the building shall show:-*

- i) Adequate dimensions and definitions of the materials to be used and the method of construction to be employed.*

*Where it may not be possible for specific parts of the proposed building to be fully detailed on these sections separate details should be provided (e.g. beam details, footing details, stair details etc.)*

### **NOTE**

*Such separate details shall be adequately dimensioned and clearly define the materials to be used and method of construction to be employed.*

### **F: A FOUNDATION PLAN**

*Such a plan shall show:-*

- i) The dimensional, arrangements and position of the various footings, piles, columns, beams or whatever means are to be used to support the superstructure of the proposed building.*

### **G: FLOOR FRAMING PLANS**

*Such plans shall be provided for each floor of the proposed building, in the case of floors to be constructed above grade and shall show:-*

- i) The type, size and position of the various members to be used to support the floors.*
- ii) Details of the materials to be used and the method of construction to be employed in the Construction of the various floors.*

#### **H: A ROOF FRAMING PLAN**

*Such a plan should show:-*

- i) *The dimensions , position and type of the various materials and method of construction to be employed in the erection of the roof of the proposed building.*

#### **I: PLUMBING PLANS**

*Such plans shall show:-*

- i) *The type, size and positions of all water supply and waste lines.*
- ii) *The dimensions of the details of the materials to be employed in the construction to be employed in the proposed buildings sanitary sewer system (e.g. septic tank, details etc.)*

#### **J: SPECIFICATIONS**

*Such specification shall describe the sizes, type, and quality of all building materials to be employed in the construction of the proposed building. The methods of construction, fabrication and installation to be spelled out explicitly.*

#### **REQUIREMENTS FOR THE SUBMISSION OF LAND PROPOSALS FOR THE APPROVAL OF THE LOCAL HEALTH AUTHORITY**

- i) *Such applications shall consist of a location plan; the required survey drawings  
And prescribed forms all of which are to be submitted in duplicate.*
- ii) *Such applications shall have the prior approval of the Town and Country Planning  
Division and any other agency as may be required.*
- iii) *The survey drawings referred to in paragraph (2) shall be prepared by a licensed  
land surveyor and shall show:-*
  - i) *The contours of the land at such intervals as may be required*
  - ii) *The design or layout of the land and dimensions of the streets, the building plots  
and open spaces.*
  - iii) *The building line*
  - iv) *The course of the proposed drainage.*
  - v) *The position of any existing buildings.*