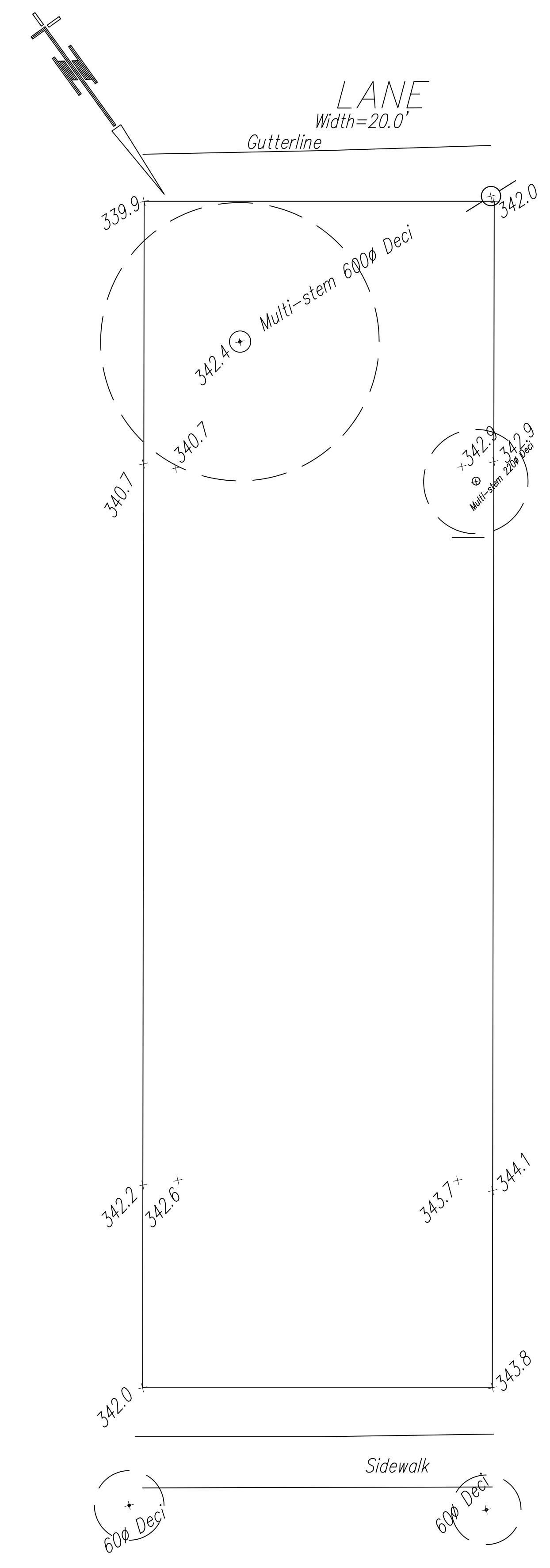


SITE PLAN KINGS AVENUE
SCALE: 1/8" = 1' - 0"



BUILDING GRADES PLAN
SCALE: 1/8" = 1' - 0"

PROJECT DATA:				
LEGAL DESCRIPTION LOT 12, EXCEPT THE SOUTH 20 FEET NOW LANE, OF LOT C, BLOCKS 29 AND 36, DISTRICT LOTS 36 AND 51 GROUP 1 NEW WESTMINSTER DIST PLAN 2197 PID: 013-978-942	FLOOR SPACE RATIO CALCULATION:		IMPERMEABILITY CALCULATION	
	F.S.R.:	PERMITTED		PROPOSED
CIVIC ADDRESS: 3128 KINGS AVENUE, VANCOUVER, B.C.	8% ENCL. BALCONIES	2767.28 SF	2715.30 SF	PERMITTED (60%): 2213.82 SF
	FRONT YARD:	221.38 SF	134.75 SF	
ZONING: CD-1 LOT AREA: 3689.70 SF	REAR YARD:	20.00'	20.00'	GARAGE: 400.00 SF
	REAR YARD:	25.00'	35.22'	SUNKEN PATIO 128.00 SF
	SIDE YARDS RIGHT	3'	4.43'	DECK & STAIRS: 27.50 SF
	SIDE YARDS LEFT	3'	4.03'	SIDEWALKS: 245.00 SF
	HEIGHT	30.00'	29.00'	DRIVEWAY: 30.00 SF
				TOTAL COVERAGE: 2203.83 SF

2014 VBBL	
BLDG. ENVELOPE REQTS.	
WINDOWS AND SLIDING GLASS	USI-VALUE OF 1.4 W/(K.m2) (R4.06)
DOORS	
SKYLIGHTS	USI-VALUE OF 2.4 W/(K.m2) (R2.4)
WALL INSULATION	RSI 3.85 (R22) EFFECTIVE SEE SECTION
UNDER SLAB INSULATION	RSI 2.1 (R12)
ATTIC INSULATION (TRADITIONAL)	RSI 8.8 (R50)
AIR TIGHTNESS	ACH 3.5 CHANGES/HOUR
SOLAR READY	TWO 50mm DIA. PIPES
PIPE RUN	CHASE FOR CONNECTION
AIR BARRIER	AIR BARRIER TO BE CONTINUOUS THROUGHOUT EXTERIOR BLDG. ENVELOPE
LIVABILITY REQUIREMENTS	
* NOTE: MIN. REQUIREMENTS BELOW, SEE PLAN TO CONFIRM	
SPATIAL SEPARATION	GLAZED OPENINGS HAVE BEEN REPLACED WITH UNPROTECTED OPENINGS W/C INCLUDE DOORS, VENTS AND UNRATED WALLS
NOISE CONTROL	HVAC EQUIPMENT TO CONFORM TO NOISE CONTROL BY-LAW
LOCATION OF EXHAUST VENTS FOR HVAC / SIMILAR EQUIPMENT	VERTICALLY THROUGH ROOF 1.5m AWAY FROM PROPERTY LINE OR HORIZONTALLY THROUGH EXTERIOR WALL FACING STREET AND 3m FROM PROPERTY LINE
ADAPTABLE HOUSING REQUIREMENTS	
ENTRANCE DOOR WIDTH	865mm
ENTRANCE DOOR	1 076mm
PEEPHOLE HEIGHTS	1 524mm
INTERIOR DOOR WIDTH	800mm
INTERIOR CORRIDOR WIDTH	900mm
INTERIOR STAIR WIDTH	AT LEAST ONE @ 915mm LEVER TYPE
KITCHEN & BATHROOM FAUCETS	
KITCHEN SINK DRAINS	1" TRAP TO DRAIN STAC < 800mm
BATHROOM SPACE	CLEAR SPACE 750mm x 1 200mm
BATHROOM CONVERSION FROM TUB TO SHOWER	STRUCTURAL REINF. BARRIER FREE SHOWER
OUTLET, SWITCH & CONTROL HEIGHTS	450mm TO 1 200mm ABOVE FLOOR
LIVING RM. WINDOW HEIGHT ABOVE FLOOR	ONE < 800mm
DOOR OPENING DEVICES	LEVER ACTION W/O GRASPING OR TWISTING OF WRIST
DOOR THRESHOLDS	3mm MAX
EQUIPMENT REQUIREMENTS	
DOMESTIC HOT WATER (DHW)	MAX. 78% EFFICIENT
DOMESTIC HOT WATER (ELECT.)	RSI 1.75 (R10) TANK WRAP
HOT WATER PIPE WRAP	PIPE INSUL. 3m OUTPUT 1m INPUT OR ALL RECIRCULATIONS
ELECTRIC VEHICLE CHARGING	DEDICATED 240V OUTLET IN GARAGE OR CARPORT
HEATING FURNACE OR BOILER	MIN. 92% EFFICIENT, NO SIDEYARD VENTING
GAS FIREPLACES	INTERMITTENT PILOT IGNITION (IPI) ELECTRONIC IGNITION SYSTEMS MUST BE DIRECT VENT
WOOD BURNING AFFLIANCES (LABELS SHOWING)	MAX. 2.5grams/HR. - CATALYTIC MAX. 4.5 grams/HR. - NON-CATALYTIC
HRV	CEA TO INFORM THAT HRV WITH 65% OR BETTER SENSIBLE HEAT RECOVERY / IN CONDITIONED SPACE / ACCEPTABLE FOR FILTER MAINTENANCE INDICATED ON PLANS

PROPOSED MFD ON 3128 KINGS AVE, VANCOUVER, BC



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DESIGNER	B SINGH
PHONE NO.	604 441 1910
ISSUE DATE	05/10/17
SCALE	AS NOTED
APPROVED BY	B SINGH
CHECKED BY	B SINGH
DRAWN BY	RAJ
REV. NUMBER	
DRAWING NAME SITE PLAN / SITE GRADES PLAN	

DRAWING NO.
A1