



**1 SITE PLAN**  
 Scale 1/8"-1'-0"

NOTE:  
 ALL DISTANCES & ELEVATIONS ARE IN FEET  
 UNLESS OTHERWISE NOTED



**SURVEY LEGEND**

	POWER POLE
	IRON PIN
	DECIDUOUS
	WATER VALVE

**CONSULTANTS LIST**

Discipline	Company	Address	Contact	Phone Number	Email
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Structural	TIDES Consulting Ltd.	201-5757 Baresford St, Burnaby, BC V5J 1J9	Tarek El-Amoury	604-336-5080	tamoury@tidesconsulting.com

**PROJECT DATA**

**CIVIC ADDRESS:** 3517 WEST 3RD AVENUE, VANCOUVER, BC, V6R 1L8

**LEGAL DESCRIPTION:** LOT 15 BLOCK 16, DISTRICT LOT 540, GROUP 1, NWD PLAN 229

**ZONING:** RT-8

**USE:** MULTIPLE CONVERSION DWELLING

**SCOPE OF WORK:** INTERIOR RENOVATION, NEW WINDOWS AND DOORS, HIGHER THERMAL PERFORMANCE AND ENERGY EFFICIENCY, EXTERIOR WALLS REMAIN (EXCLUDING WALL MOVED FOR HYDRO METERS)

**TOTAL SITE AREA:** 3959 SQ.FT. (367.80 SQ.M.)

**SITE COVERAGE:**  
**BUILDINGS PARKING**  
 MAXIMUM ALLOWED: 45%, 1781.55 SQ.FT. (165.51 SQ.M.)  
 APPROVED IN 1977: 39%, 1542.26 SQ.FT. (143.28 SQ.M.)  
 PROPOSED: NO CHANGE

**FLOOR AREA:**  
**TOTAL FLOOR AREA:**  
 MAXIMUM ALLOWED: 0.75 FSR, 2969.25 SQ.FT. (275.85 SQ.M.)  
 APPROVED IN 1977: 0.84, 3455.84 SQ.FT. (321.05 SQ.M.)  
 PROPOSED: 0.83, 3278.46 SQ.FT. (304.57 SQ.M.)

**BASEMENT** 1250.17 SQ.FT. (116.14 SQ.M.)  
**MAIN FLOOR** 1262.92 SQ.FT. (117.33 SQ.M.)  
**UPPER FLOOR** 942.75 SQ.FT. (87.58 SQ.M.)

**THERMAL ENERGY EXEMPTION**  
 Perimeter wall length x 13" (ref. ENG. report)  
 BASEMENT: 129.5 x 1.08 = **(139.86 SQ.FT.)**

**Garage Area:** 216.00 SQ.FT. (18.82 SQ.M.)  
**Proposed:** 208.50 SQ.FT. (Existing)

**Amenity / Bike Room Area:** N/A  
**Proposed:** 146.88 SQ.FT. (13.65 SQ.M.)

**Accessories Building:** 452.0 SQ.FT. (42.0 SQ.M.)  
**Proposed:** 355.38 SQ.FT. (Garage + Amenity Room)

**Bay Window:** 1%, 29.69 SQ.FT. (2.76 SQ.M.)  
**Proposed:** 0.4%, 12.0 SQ.FT. (1.11 SQ.M.)  
**Proposed:** 7.70 SQ.FT. (Existing)

**HEIGHT:**  
**PERMITTED:** 35.10 FT (10.70 M)  
**EXISTING:** 34.97 FT (10.66 M)  
**PROPOSED:** NO CHANGE

**SETBACKS:**  
**REQUIRED:**  
 NORTH (REAR) N/A  
 WEST (SIDE) 3.3 FT (1.01 M)  
 EAST (SIDE) 3.3 FT (1.01 M)  
 SOUTH (FRONT) 26 FT (7.90 M)  
**EXISTING:**  
 NORTH (REAR) 21.37 FT (6.51 M)  
 WEST (SIDE) 3.5 FT (1.07 M)  
 EAST (SIDE) 4.3 FT (1.31 M)  
 SOUTH (FRONT) 24.45 FT (7.45 M)  
**PROPOSED:**  
 NO CHANGE  
 NO CHANGE  
 NO CHANGE

**BUILDING DEPTH:**  
**PERMITTED:** 119.98 FT X 35% = 41.99 FT (12.80 M)  
**EXISTING:** 74.24 FT (22.63 M)  
**AMOUNT OVER LIMIT:** 32.25 FT (9.83 M)  
**PROPOSED:** NO CHANGE  
 32.25 FT (9.83 M)

**PARKING SPACES:**  
**REQUIRED:** 1X3 = 3  
**EXISTING:** 3 (1 IN GARAGE)  
**PROPOSED:** 3 (1 IN GARAGE)

**TOTAL DECK/PORCH ALLOWABLE**

**Total FSR from 1977:**  
 3455.84 SQ.FT.

13% of total FSR:  
 (3455.84 x 0.13) = 449.26 SQ.FT.

**Porch/Sleeper Deck Allowable:**  
 5% of total FSR:  
 (3455.84 x 0.05) = 172.80 SQ.FT.

**Open Deck Allowable:**  
 8% of total FSR:  
 (3455.84 x 0.08) = 276.50 SQ.FT.

**TOTAL PORCH/SLEEPER DECK AREA**

Porch: 110.42 SQ.FT.  
 Sleeper Deck: 62.20 SQ.FT.  
 Total: 172.62 SQ.FT.

**TOTAL OPEN DECK AREA**

Main Floor: 49.11 SQ.FT.  
 Upper Floor: 134.52 SQ.FT.  
 Total: 183.63 SQ.FT.

**GENERAL NOTES**

- ALL WORK TO COMPLY TO VANCOUVER BUILDING BY-LAW 2014 (HEREAFTER REFERRED AS V.B.L. 2014).
  - DO NOT SCALE DRAWINGS. NOTES ON PLAN SUPERSEDE NOTES ON DETAIL SHEET.
  - ALL DIMENSIONS, ELEVATIONS AND SLOPES SHALL BE CHECKED AND VERIFIED WITH ARCHITECTURAL DRAWINGS AND EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND MATERIAL FABRICATION. CONFIRM LOCATION OF ALL SUBGRADE SERVICES PRIOR TO COMMENCING SITE WORK.
  - CONTRACTOR OR BUILDER TO VERIFY ROUGH OPENINGS OF ALL DOORS, WINDOWS, FITTINGS, APPLIANCES AND BUILT-IN EQUIPMENT PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO BEGINNING OF CONSTRUCTION.
  - FLASH OVER ALL EXTERIOR OPENINGS. CAULK OVER AND AROUND ALL EXTERIOR OPENINGS. FLASH ALL CHANGES IN MATERIALS ON EXTERIOR WALLS.
  - U.L.C. APPROVED SMOKE DETECTORS TO BE INSTALLED AS REQUIRED.
  - EVERY ATTIC SPACE MORE THAN 600MM AT THE HIGHEST POINT SHALL BE PROVIDED WITH AN ACCESS HATCH OF NOT LESS THAN 500MMX700MM. HATCHES SHALL BE FITTED WITH DOORS OR COVERS.
  - EAVES, GUTTERS, SILLS, OR OTHER SIMILAR PROJECTIONS SHALL NOT PROJECT MORE THAN 915MM / 36" MEASURED HORIZONTALLY, UNLESS NOTED OTHERWISE.
  - 9.6.4.6 DOOR FRAMES FOR OPENINGS TO DOORS DESCRIBED IN ARTICLE 9.6.4.5 SHALL BE SOLIDLY BLOCKED BETWEEN DOOR FRAME AND FRAMING AT THE LOCK HEIGHT SO THAT THE FRAME WILL RESIST A SPREADING FORCE.
  - 9.6.5.8 GLASS IN SIDELIGHTS FOR DOORS DESCRIBED IN ARTICLE 9.6.4.5 AND GLASS IN WINDOWS LOCATED WITHIN 915MM OF DOOR LOCKS DESCRIBED IN ARTICLES 9.6.6.1 OR 9.6.6.6 SHALL BE SAFETY GLASS OR WIRED GLASS OF THE TYPE DESCRIBED IN ARTICLE 9.6.5.3 OR EQUIVALENT.
  - ALL EXTERIOR AND OVERALL DIMENSIONS INDICATED ARE TO OUTSIDE FACE OF CLADDING UNLESS NOTED OTHERWISE. ADJUST FOUNDATION DIMENSIONS ACCORDINGLY AS REQUIRED.
  - ALL INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUDS OF INTERIOR PARTITIONS UNLESS NOTED OTHERWISE.
  - ENSURE THAT SITE GRADING AROUND THE PERIMETER OF THE BUILDING PROVIDES DRAINAGE AWAY FROM THE BUILDING FACE.
- BUILDING ENVELOPE PERFORMANCE & ENERGY EFFICIENCY**
- ALL WINDOWS AND SKYLIGHTS SHALL HAVE A MAXIMUM USI-VALUE OF 1.4 W/(K.m2).
  - ALL DOORS SHALL HAVE A MAXIMUM USI-VALUE OF 1.8 W/(K.m2) UNLESS OTHERWISE NOTED.
  - HEAT RECOVERY VENTILATOR SHALL HAVE A MINIMUM SENSIBLE HEAT RECOVERY OF 65%.
  - AIR TIGHTNESS TESTING SHALL BE DONE AND RESULT IN A MAXIMUM RATE OF 5 AIR CHANGES PER HOUR AT 50PA.
  - HEAT PUMP SHALL BE DUCTLESS MINI-SPLIT WITH MINIMUM 7.1 HSPF 14.5 SEER.
  - HEATING WILL BE PROVIDED USING ELECTRIC BASEBOARD HEATERS.



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**Disclaimer:**  
 It is the responsibility of the contractor to check and compare all dimensions and information prior to the commencement of work and to report any omissions or discrepancies to the designer. COPYRIGHT RESERVED. This drawing and designs is at all times the property of the Designer's and can not be used without their knowledge and written consent.

Rev.	Date	Notes

Project Title:  
**3517 WEST 3RD AVE.  
 VANCOUVER, B.C.  
 V6R 1L8**  
 LOT 15 BLOCK 16, DISTRICT LOT  
 540, GROUP 1 NWD PLAN 229

Drawing Title:  
**SITE PLAN,  
 PROJECT  
 DATA, & NOTES**

Date: Oct. 16, 2017	Sheet No.:
Scale: AS SHOWN	<b>A1</b>
Drawn: JT	
Reviewed: DL	