

EXCELLENTIA HOMES

3509 TRIUMPH STREET VANCOUVER, BC

PROJECT / ZONING DATA :

LEGAL DESCRIPTION :			
LOT 31 OF LOT 26 TOWN OF HASTINGS SUBURBAN LANDS, PLAN 1414 PID: 012-317-705			
CIVIC ADDRESS: 3509 TRIUMPH STREET, VANCOUVER			
ZONING: RS-1			
SITE AREA: 4,025.00 SQ./FT.			
ZONING CALCULATION	BY LAW	PROPOSED	
LOT AREA:			
ALLOWED SITE COVERAGE (45%):	4,025.00 SQ./FT.	1,861.00 SQ./FT.	
ALLOWED F.S.R. (85%):	1,811.25 SQ./FT.	3,421.25 SQ./FT.	
ALLOWED DECK (8% OF 85%):	3,421.25 SQ./FT.	273.70 SQ./FT.	
ACTUAL SITE COVERAGE:			
HOUSE:		497.50 SQ./FT.	
INFILL:		434.50 SQ./FT.	
GARAGE:		424.00 SQ./FT.	
TOTAL		1,361.00 SQ./FT.	
ACTUAL F.S.R.:			
FIRST FLOOR		497.50 SQ./FT.	
SECOND FLOOR		743.50 SQ./FT.	
BASEMENT FLOOR		609.50 SQ./FT.	
SUB-TOTAL:		2,400.50 SQ./FT.	
INFILL MAIN		434.50 SQ./FT.	
INFILL UPPER		581.25 SQ./FT.	
SUB TOTAL:		1,020.75 SQ./FT.	
TOTAL:		3,421.25 SQ./FT.	

BCBC / MUNICIPAL BY LAWS	
ALL CONSTRUCTION SHALL CONFORM WITH PART 4 OF THE VBCL 2014 AS AMENDED, AND WITH ALL APPLICABLE MUNICIPAL BY LAWS.	
BUILDING AREA:	
# STOREYS:	2 + BASEMENT PLUS INFILL

IMPERVIOUS SITE COVERAGE	
LOT AREA	4,025.00 SQ./FT.
ALLOW 60%	2,415.00 SQ./FT.
PROPOSED	2,405.00 SQ./FT.
HOUSE	
PORCH/STAIRS	126.75 SQ./FT.
INFILL & GARAGE	863.50 SQ./FT.
WALKWAYS	360.90 SQ./FT.
DRIVEWAY	56.35 SQ./FT.
PATIO/DECK	--
TOTAL	2,405.00 SQ./FT.

FIXTURE RESTRICTION PUMPING REQUIREMENTS

3509 TRIUMPH STREET, Vancouver, BC V5K 1V2

Datum In:	Fixture Type	Rim Elevation ¹	Fixture Restriction Elevation (see Sewer Information)	Pumping Requirements ³
Geodetic	(e.g. shower, toilet, sink, patio drain, stairwell drain, etc.)	(B)	(C)	(if B is less than C circle Yes otherwise circle NO)
City	(A)			(D)
Feet				
Meters				
Floor Drain with the lowest rim elevation in the building	Floor Drain ²		60.7	Yes No
Sanitary Fixture (excluding floor drains) with the lowest rim elevation in the building			As above	Yes No
Storm Fixture with the lowest rim elevation outside the building			As above	Yes No

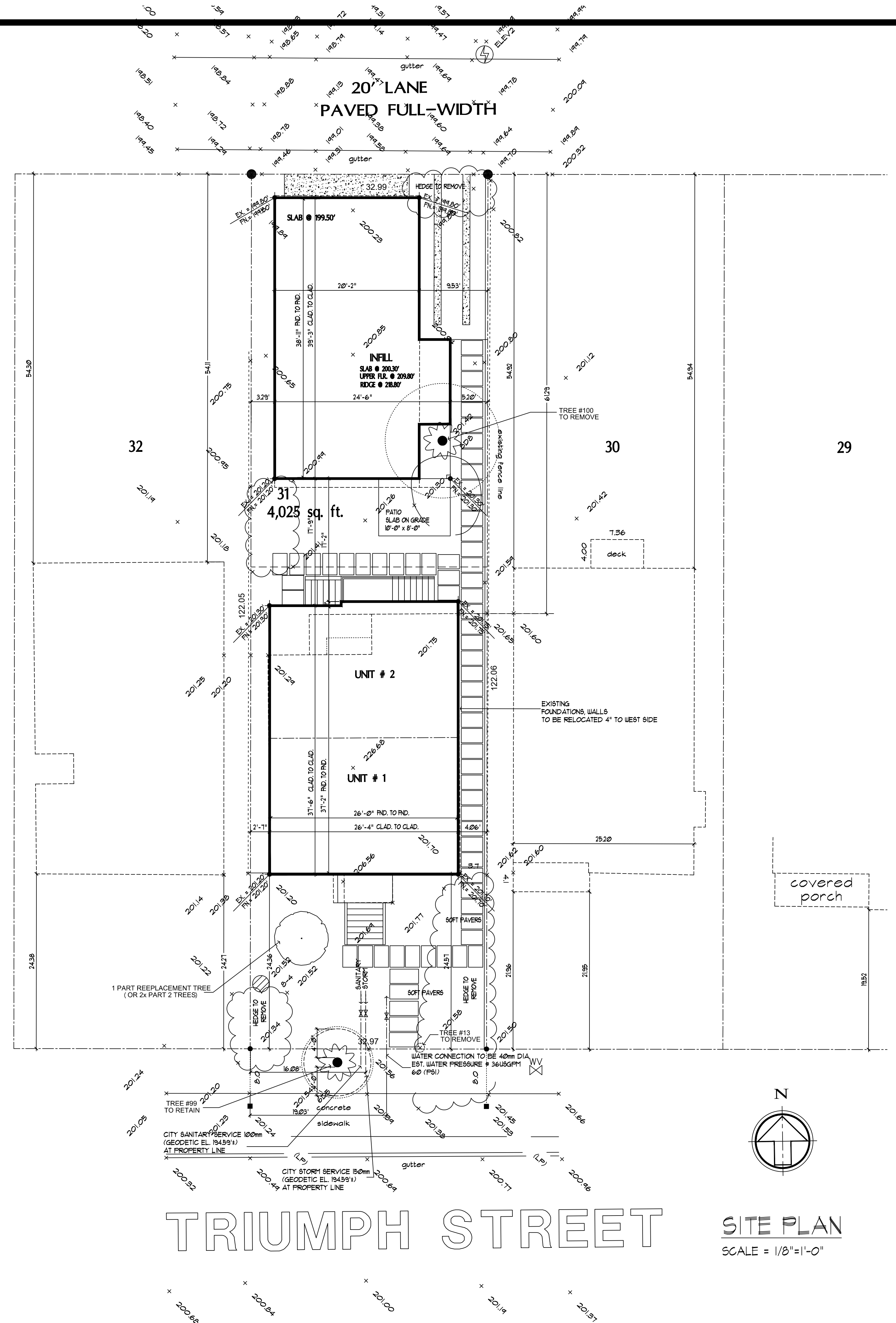
Notes:

- The rim elevation is the elevation which a fixture will start to overflow onto the floor / ground (e.g. rim of shower stall, top of bathtub, rim of toilet bowl, top of sink, top edge of floor drain, etc.).
- Building floor drains must connect to the sanitary system.
- Pump all fixtures with rim elevations below the restricted elevation. All other fixtures that can flow by gravity to the public sewer connection must flow by gravity and not be pumped.

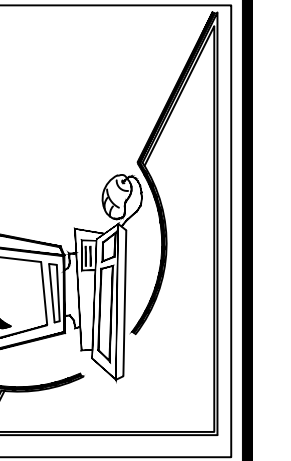
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SKEENA STREET



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PROJECT: PROPOSED INFILL
RESIDENT PROJECT
OWNER: MORTENZA WEHBOOD
3509 TRIUMPH STREET
DISTRICT OF VANCOUVER, B.C.

SHEET CONTENTS:
SITE PLAN
AREA CALCULATIONS
GENERAL NOTES

DATE: JUNE 2018
SCALE: 1/8" = 1'-0"
DRAW: L.RIVAS
JOB:

SHEET: **A1**
OF **12**