



NORTH

LIST OF DRAWINGS

ARCHITECTURAL

- A1.01 SITE PLAN
- A1.02 COVERAGE + IMPERMEABILITY
- A2.01 LOWER FLOOR PLAN
- A2.02 MAIN FLOOR PLAN
- A2.03 UPPER PLAN
- A2.04 ROOF PLAN
- A3.01 ELEVATION - SOUTH
- A3.02 ELEVATION - WEST
- A3.03 ELEVATION - NORTH
- A3.04 ELEVATION - EAST
- A4.01 SECTION AA
- A6.01 GARAGE PLAN
- A6.02 GARAGE ELEVATIONS

CIVIC ADDRESS:

3691 West 18th Ave
VANCOUVER, B.C.

LEGAL DESCRIPTION:

LOT amended LOT 31(see 29761K) OF LOT
BLOCK 29, DISTRICT LOT 139
NWD, PLAN 4335

PID. 011-633-972

ZONING:

RS-5 - CONDITIONAL

PROJECT DATA				
	ALLOWED OUTRIGHT	GROSS NET TOTAL	THERMAL EXCL.	PROPOSED NET TOTAL
SITE AREA	5,855.0 sf			
SITE COVERAGE	2342.0 sf (40%)			2342.0 sf
MAX. FSR	4098.5 sf (70%)		81.97 sf	
MAIN FLOOR	-	1555.0 sf	40.0 sf	1515.0 sf
SECOND FLOOR	-	1292.0 sf	40.0 sf	1252.0 sf
ABOVE GRADE	(5855x.24)+1400=2805.2 sf			2767.0 sf
BASEMENT FLOOR				1313.5 sf
ROOF HATCH AREA OVER 12ft				12.0 sf
TOTAL AREA				4092.5 sf
AREA under 7'6"				53 sf
COVERED PORCH .05x4098.5	205.0 sf			191 sf
HEIGHT		35.1 f		30.6 f
BUILDING WIDTH				36.84 f
BUILDING DEPTH@40%		47.26 f		47.02 f
FRONT YARD				30.05 f
REAR YARD		40.93 f		41.07 f
SIDE YARD (EAST)	7.42 f(15%)			5.02 f
SIDE YARD (WEST)	7.42 f(15%)			7.49 f
IMPERMEABILITY	3513.0 sf (60%)			3464.0 sf



ENGINEERING SERVICES
Sewer Design Branch
Class II

PUBLIC SEWER AND WATER CONNECTION INFORMATION

SEWER INFORMATION
This site plan shows the locations, sizes and invert elevations of the public storm and sanitary sewer connections. Plumbing fixtures are restricted as follows:
Class II
A) Pump All Sanitary Fixtures (Including Floor Drains) With Rim Elevations 71.215 m (geodetic) or 233.645 ft (geodetic)
B) If the lowest floor slab or the lowest outside storm drain is below the sanitary fixture restriction elevation noted in "A" above, then:
a. Pump all storm fixtures below the restricted elevation, OR
b. Connect all roof drains and storm fixtures with rim elevations above the restricted elevation through one sump and connect the subsoil drainage system (drain tiles) and all storm water fixtures with rim elevations below the restricted elevations to a second sump. (See schematic drawing for Class 2 Fixture Restrictions).

Water Information
This site plan shows the location and size of the public water connection.
The Estimated Water Pressures@36 U.S. Gpm for this site are:
90 (Psi)

NOTES
The City of Vancouver does not guarantee the accuracy of the information provided on this Plan. Circumstances may prevent the City from installing the public sewer and/or water connections at the locations and depths shown on this Plan.
The Owner is responsible for locating and connecting to the public sewer and water connections installed by the City regardless of their actual installed locations and depths.
The Owner is responsible for ensuring that the sizing of the private plumbing system is adequate for the storm & sanitary sewer discharges and the domestic & fire water flows.
No person shall connect a building sewer or water system to a public connection without first obtaining a "Public Sewer & Water Connection Permit".
All revisions related to the sewer and water information on this site plan must have Engineering review and acceptance prior to making the change(s). Any requests for changes after a City crew has arrived at the site may cause installation delays and additional costs.

FIXTURE RESTRICTION PUMPING REQUIREMENTS

3691 W 18TH AVENUE, Vancouver, BC V6S 1B3

Datum In:	Fixture Type	Rim Elevation ¹	Fixture Restriction	Pumping Requirements ³
Geodetic	(e.g. shower, toilet, sink, patio drain, stairwell drain, etc.)	(B)	(see "Sewer Information")	(if B is less than C circle "Yes" otherwise circle "NO")
City	(A)	(B)	(C)	(D)
Feet	Y	Y	Y	Y
Meters	N	N	N	N
Floor Drain with the lowest rim elevation in the building	Floor Drain ²		71.215	Yes
Sanitary Fixture (excluding floor drains) with the lowest rim elevation in the building			As above	No
Storm Fixture with the lowest rim elevation outside the building			As above	Yes

Notes:
1) 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.).
2) Building floor drains must connect to the sanitary system.
3) 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.

1 SITE PLAN
A1.01 Scale: 1/8" = 1'-0"

DP #:

BP #:

1. SUBMITTED TO HAIZEA AGUIRRE 2019/01/31

1. WATER AND SEWER RECEIVED 2018/05/22

NO. DESCRIPTION

REVISIONS

DESCRIPTION

DATE ISSUED

PRAI

PETER ROSE
ARCHITECTURE
+ INTERIORS INC.

300-1622 W. 7TH AVE.
VANCOUVER, B.C. V6J 1S5
TEL: 604.736.7939 FAX: 736.7969
WEB: PRAI.CA

PROJECT

DONG RESIDENCE
3691 West 18th ave.,
VANCOUVER, B.C.

TITLE

SITE PLAN

DATE November 14, 2018 SHEET

JOB NO. # 2018-002

DRAWN JMcD CHECKED PR

SCALE 1/8"=1'-0"

A1.01