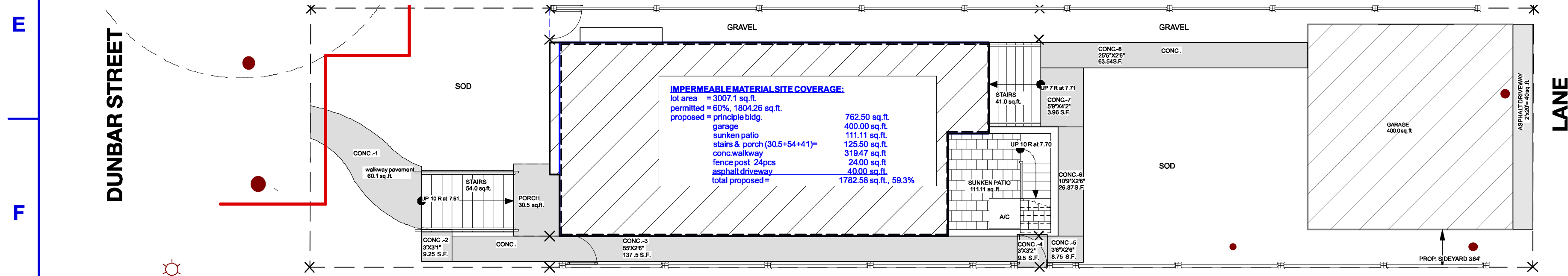
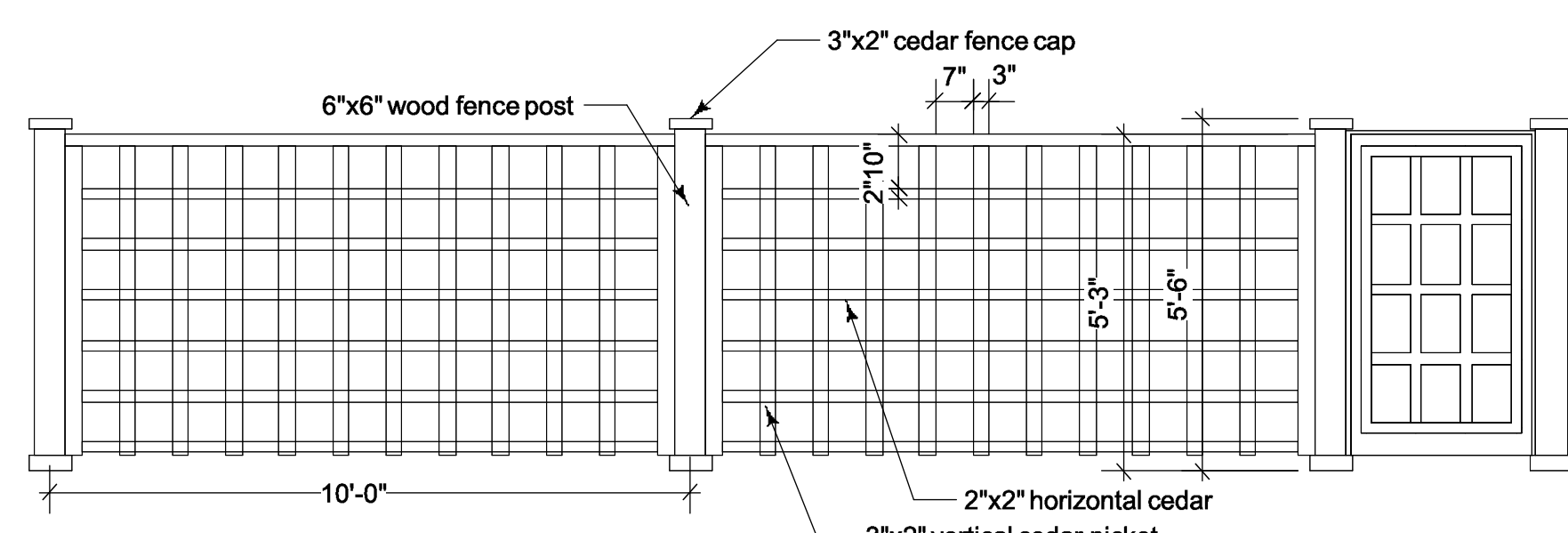
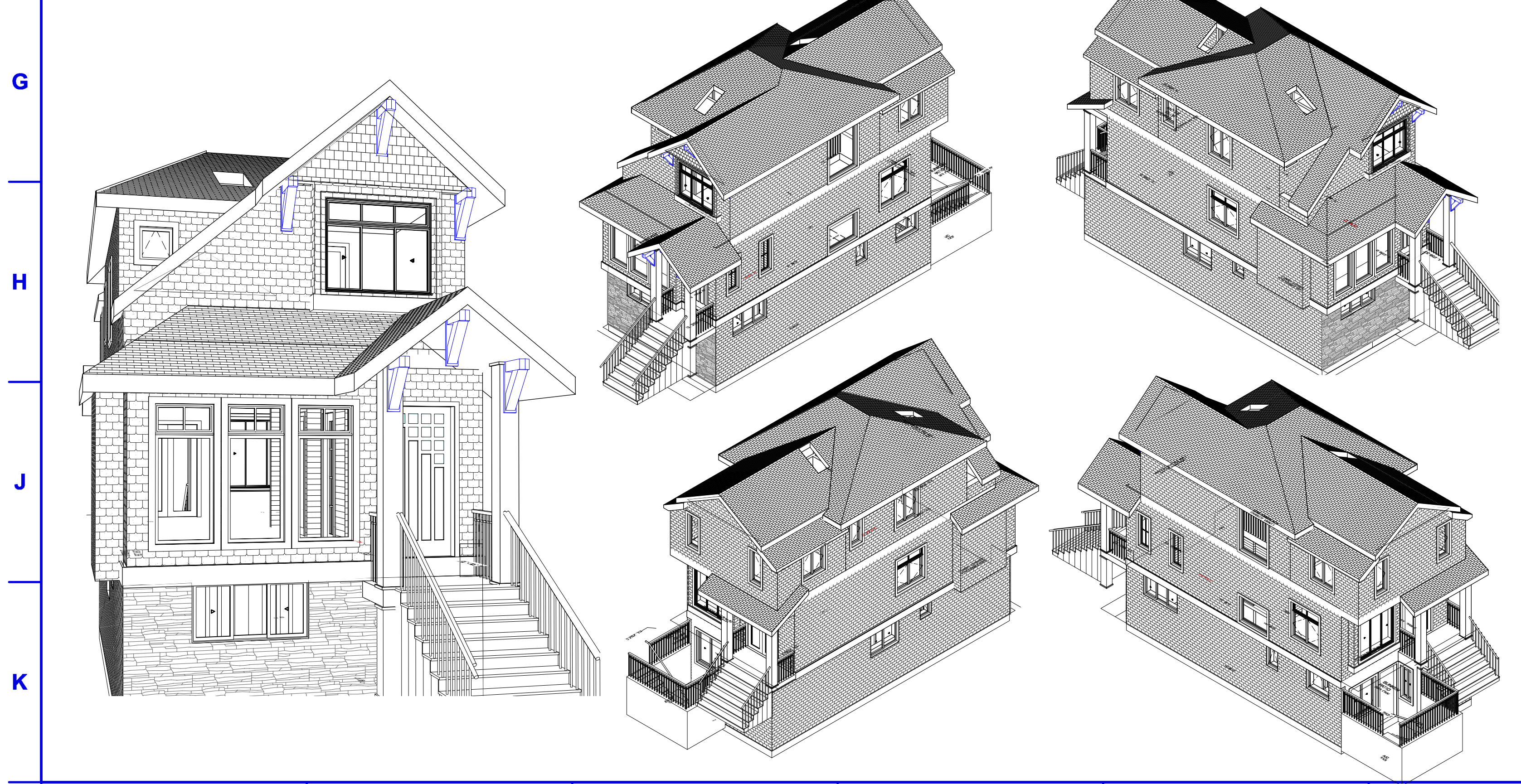


1 SITE PLAN
Scale 3/16"=1'-0"



2 IMPERMEABLE SURFACE CALC.
Scale 1/8"=1'-0"



3 FENCE DETAIL
Scale 3/8"=1'-0"

BUILDING ENVELOPE PERFORMANCE & ENERGY EFFICIENCY

1. ALL WINDOWS SHALL HAVE A THERMAL CONDUCTANCE (U VALUE) OF 1.4W/(K.m2) OR LOWER.
2. ALL EXTERIOR DOORS SHALL HAVE A THERMAL CONDUCTANCE (U VALUE) OF 1.8W/(K.m2) OR LOWER.
3. ALL SKYLIGHTS SHALL HAVE A THERMAL CONDUCTANCE (U VALUE) OF 2.4W/(K.m2) OR LOWER.
4. AT LEAST 40% OF HARD WIRED, ELECTRICALLY POWERED LIGHT FIXTURES SHALL BE HARD WIRED SO NOT TO ACCEPT INCANDESCENT OR HALOGEN LIGHT BULBS.
5. ELECTRICAL INSTALLATIONS SHALL HAVE AN ENERGY USAGE DISPLAY METER IN THE DWELLING UNIT CAPABLE OF CALCULATION & DISPLAYING ELECTRICAL CONSUMPTION ON A MONTHLY BASIS.
6. ELECTRICALLY POWERED HOT WATER TANKS SHALL HAVE INSULATION THAT PROVIDES A MINIMUM RSI VALUE OF 1.76.
7. THE FIRST 3M OF NON-RECIRCULATING HOT WATER PIPING LEADING FROM BOTH ELECTRICALLY POWERED & GAS-POWERED HOT WATER TANKS, AND THE LAST 1M OF PIPING PRIOR TO CONNECTING TO THE HOT WATER TANK, SHALL HAVE INSULATION THAT PROVIDES A MINIMUM RSI VALUE OF 0.35.
8. THE ENTIRE HOT WATER PIPING SYSTEM, IF IT IS OF CONSTANT CIRCULATION DESIGN, SHALL HAVE INSULATION THAT PROVIDES A MIN. RSI VALUE OF 0.35.
9. GAS FUELLED FIREPLACES SHALL USE ELECTRONIC IGNITIONS AND SHALL BE VENTED SO THAT ALL PRODUCTS FOR AND OF COMBUSTION CIRCULATE TO AND FROM THE DWELLING UNIT WITHOUT THE USE OF A CHIMNEY.
10. EACH DWELLING UNIT SHALL HAVE ONE HEAT RECOVERY VENTILATOR.
11. PROVIDE VERTICAL SERVICE SHAFT EXTENDING FROM SERVICE ROOM, WHICH CONTAINS SERVICE WATER HEATER, TO THE ATTIC SPACE, CONSISTING OF AT LEAST TWO 50mm PVC PIPES, CAPPED AT BOTH ENDS, AND HAVING AT LEAST A 20 ANGLE.
12. PROVIDE A CABLE RACEWAY LEADING FROM THE ELECTRICITY CIRCUIT PANEL TO AN ENCLOSED OUTLET BOX IN THE GARAGE OR CARPORT.

FIXTURE RESTRICTION PUMPING REQUIREMENTS
4892 DUNBAR STREET, Vancouver, BC V6S 2H3

Datum In:	Fixture Type (e.g. shower, toilet, sink, patio drain, stairwell drain, etc.)	Rim Elevation ¹	Fixture Restriction (see "Sewer Information")	Pumping Requirements ² (if B is less than C circle "Yes" otherwise circle "NO")
Geodetic (Y/N)	(A)	(B)	(C)	(D)
City (Y/N)				
Feet (Y/N)				
Meters (Y/N)				
Floor Drain with the lowest rim elevation in the building	Floor Drain ³	232.0 ft	71.269 233.822 ft	Yes No
Sanitary Fixture (excluding floor drains) with the lowest rim elevation in the building	SHOWER	232.5 ft	233.822 ft	No
Storm Fixture with the lowest rim elevation outside the building	PATIO DRAIN	231.0 ft	As above 233.822 ft	Yes No

GENERAL NOTES

1. ALL STRUCTURAL MEMBERS, THEIR CONNECTIONS, MATERIAL AND FRAMING ARE DESIGNED ACCORDING TO WASHINGTON BUILDING BY LAW #815, (HEREAFTER REFERRED TO AS VBBL 2014) ALL CONSTRUCTION WORK TO BE CARRIED OUT IN FULL ACCORDANCE WITH THE REQUIREMENTS OF VBBL 2014.
2. HEATING WILL BE IN-SLAB RADIANT WATER HEATING, SUPPLIED BY GAS BOILER.
3. ALL DIMENSIONS, ELEVATIONS AND SLOPES SHALL BE CHECKED AND VERIFIED WITH ARCHITECTURAL DRAWINGS AND EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND MATERIAL FABRICATION. DO NOT SCALE DRAWINGS. CONFIRM LOCATION OF ALL SUBGRADE SERVICES PRIOR TO COMMENCING SITE WORK. NOTES ON PLAN SUPERSEDE NOTES ON DETAIL SHEET.
4. ALL SIDING TO BE AT LEAST 6" ABOVE FINISHED GRADE.
5. FLASH OVER ALL EXTERIOR OPENINGS. CALLK OVER AND AROUND ALL EXTERIOR OPENINGS. FLASH ALL CHANGES IN MATERIALS ON EXTERIOR WALLS.
6. U.L.C. APPROVED SMOKE DETECTORS TO BE INSTALLED AS REQUIRED.
7. EVERY ATTIC SPACE MORE THAN 600MM AT THE HIGHEST POINT SHALL BE PROVIDED WITH AN ACCESS HATCH OF NOT LESS THAN 500MM X 700MM. HATCHES SHALL BE FITTED WITH DOORS OR COVERS. ALL ATTIC SPACE TO BE VENTED TO 1:300.
8. EAVES, GUTTERS, SILLS, OR OTHER SIMILAR PROJECTIONS SHALL NOT PROJECT MORE THAN 21" MEASURED HORIZONTALLY, UNLESS NOTED OTHERWISE.
9. 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.
10. 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 9.6.4.1 OR 9.6.4.5 SHALL BE SAFETY GLASS OR WIRED GLASS OF THE TYPE DESCRIBED IN ARTICLE 9.6.5.3 OR EQUIVALENT.
11. 9.13.6.2 WHEN INSTALLED BELOW THE SLAB, DAMPPROOFING SHALL CONSIST OF AT LEAST 0.15MM POLYETHYLENE OR TYPE 3 ROLL ROOFING. DAMPPROOFING SHALL BE LAPPED NOT LESS THAN 100MM AT THE JOINTS.
12. ALL EXTERIOR AND OVERALL DIMENSIONS INDICATED ARE TO OUTSIDE FACE OF EXTERIOR PLY, ADJUST FOUNDATION DIMENSIONS ACCORDINGLY AS REQUIRED.
13. ENSURE THAT SITE GRADING AROUND THE PERIMETER OF THE BUILDING PROVIDES DRAINAGE AWAY FROM THE BUILDING FACE.

CIVIC ADDRESS:
4898 Dunbar Street, Vancouver, B.C. V6S 2H3

LEGAL DESCRIPTION:
LOT 2, DISTRICT LOT 2027, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP63764

ZONING: RS-5

USE: SINGLE FAMILY DWELLING WITH SECONDARY SUITE

SCOPE OF WORK:
DEMOLISH EXISTING HOUSE, CONSTRUCT NEW SINGLE FAMILY DWELLING

LOT SIZE: 25.45' x 127.02' = 3007.1 sq.ft.

LOT COVERAGE:
permitted = 40%, 1202.8 sq.ft.
proposed = 793.0+400 = 1193.0 sq.ft., 39.7%

TOTAL FLOOR AREA CALCULATION
LOT AREA: 3007.1 sq.ft.

TOTAL FLOOR AREA ALLOWABLE:
70% of lot area = 2105.0 sq.ft.

TOTAL FLOOR AREA PROPOSED:
Basement 749.7 sq.ft.
Main Floor 726.9 sq.ft.
Upper Floor 723.5 sq.ft.
Area under 7.5' -107.0 sq.ft.
Total proposed: 2093.1 sq.ft., 69.5%

ABOVE GRADE AREA:
allowable: 1353.2 sq.ft. (4.7.1(d) : lesser of 0.45 F.S.R. (1353.2 sq.ft.) and F.S.R. under 4.7.1(a) & 4.7.1(b) (0.16 plus 130 sq.m. (1880 sq.ft.))
proposed:
Main Floor 726.9 sq.ft.
Upper floor (including TTIC <7.5') 723.5 sq.ft.
Bay windows (main+upper) 13.4 sq.ft.
Floor Area Exclusion
a) Bay window exclusion -13.4 sq.ft.
b) ATTIC <7.5' floor area -107.00 sq.ft.
Net Floor Area 1343.40 sq.ft.

BELOW GRADE AREA:
allowable: 25% lot area = 752.0 sq.ft.
proposed: 749.7 sq.ft.

BAY WINDOW AREA:
allowable: 13.5 sq.ft.
proposed: 13.4 sq.ft.

DECK AREA:
allowable: 8% = 168.4 sq.ft.
proposed: 93.3 sq.ft. (sunken patio)

PORCH AREA:
allowable: 5% = 105.2 sq.ft.
proposed: 66 sq.ft.

Total Floor Area Exclusion
Allowable: 10% F.S.R., 210.5 sq.ft.
Proposed:
Attic <7.5' floor area 105.0 sq.ft.

OFF-STREET PARKING:
REQUIRED: 1 PROPOSED: 1

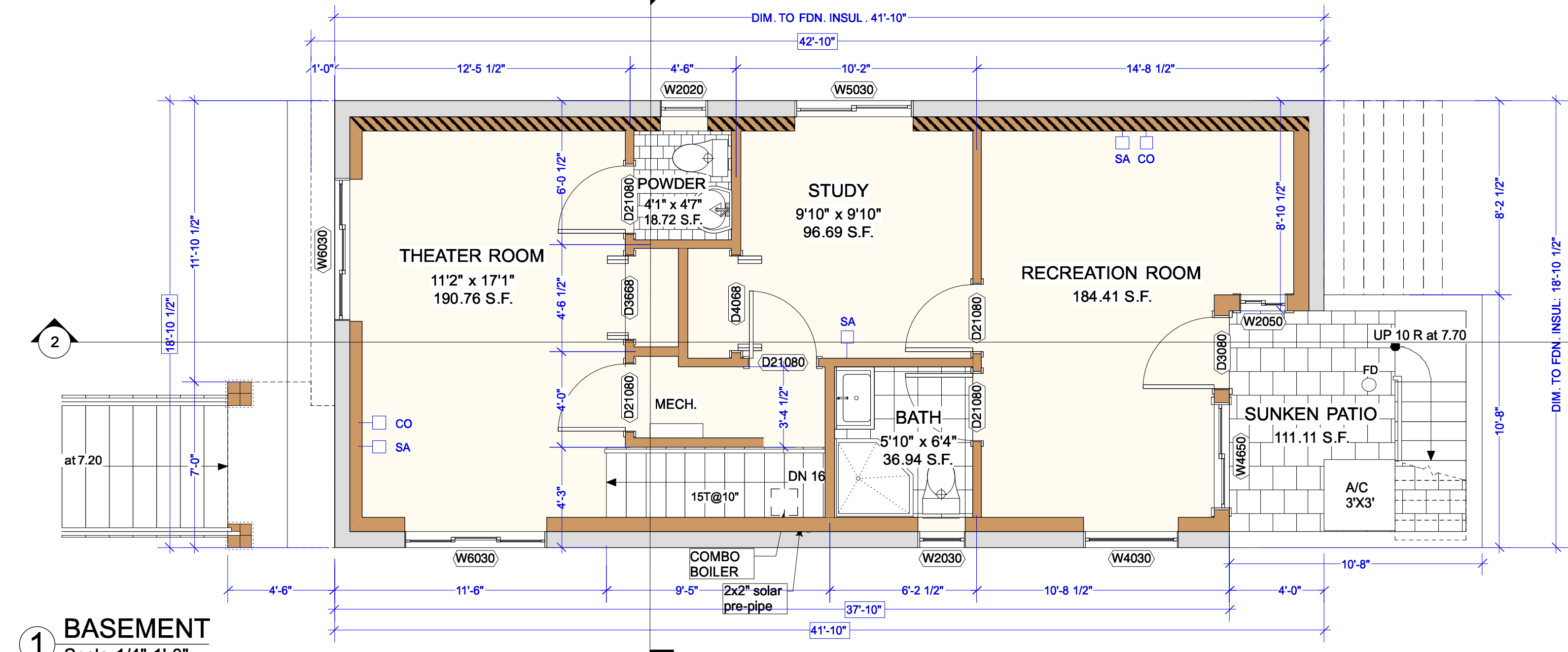
Rev. Date Notes

Project Title:
RS5 Residence
4898 Dunbar Street
Vancouver, B.C. V6S 2H3
LOT 2, DISTRICT LOT 2027, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN EPP63764

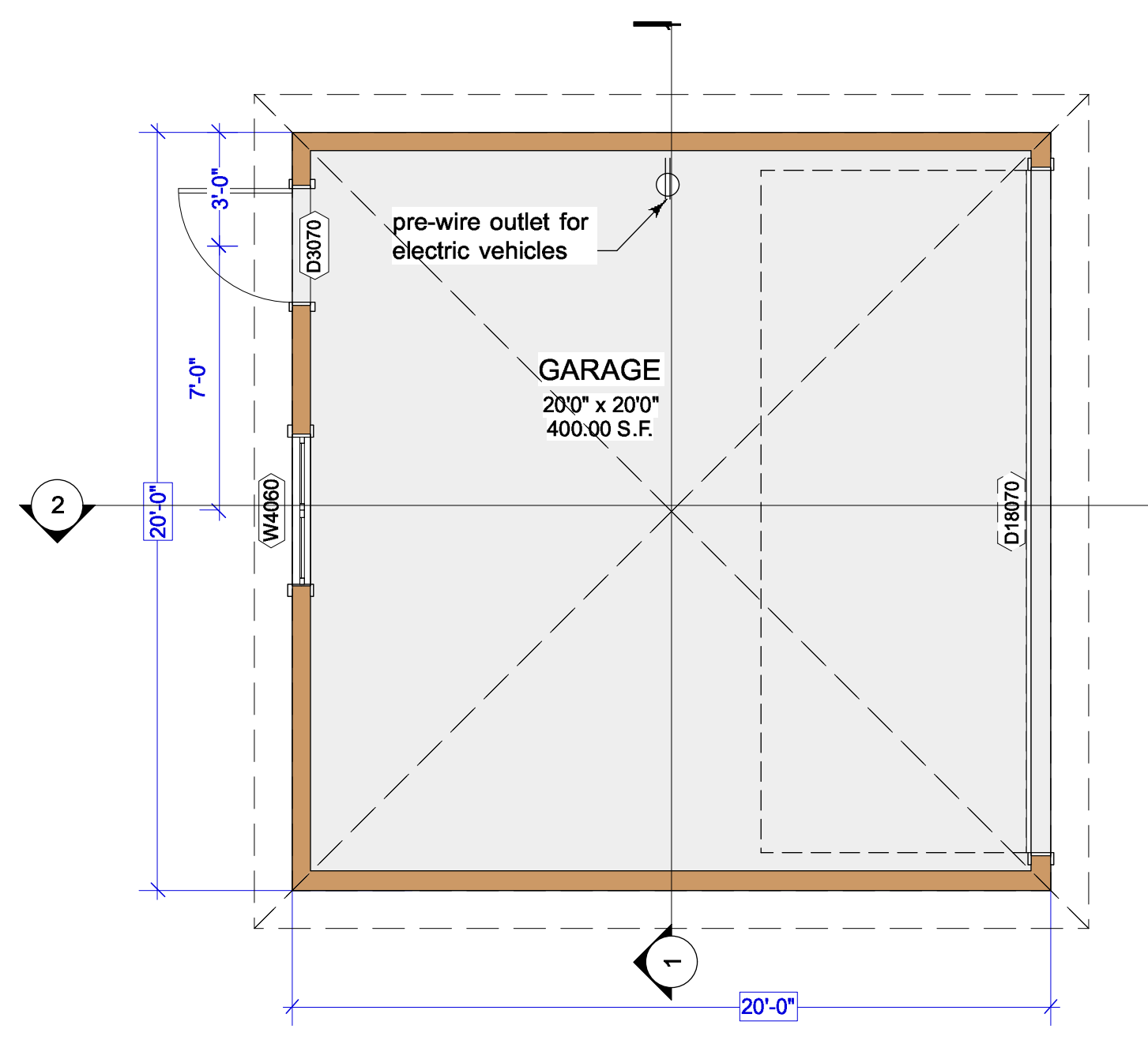
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SITE PLAN

Date: Jan. 10, 2017
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Drawn: DL
Reviewed: DL

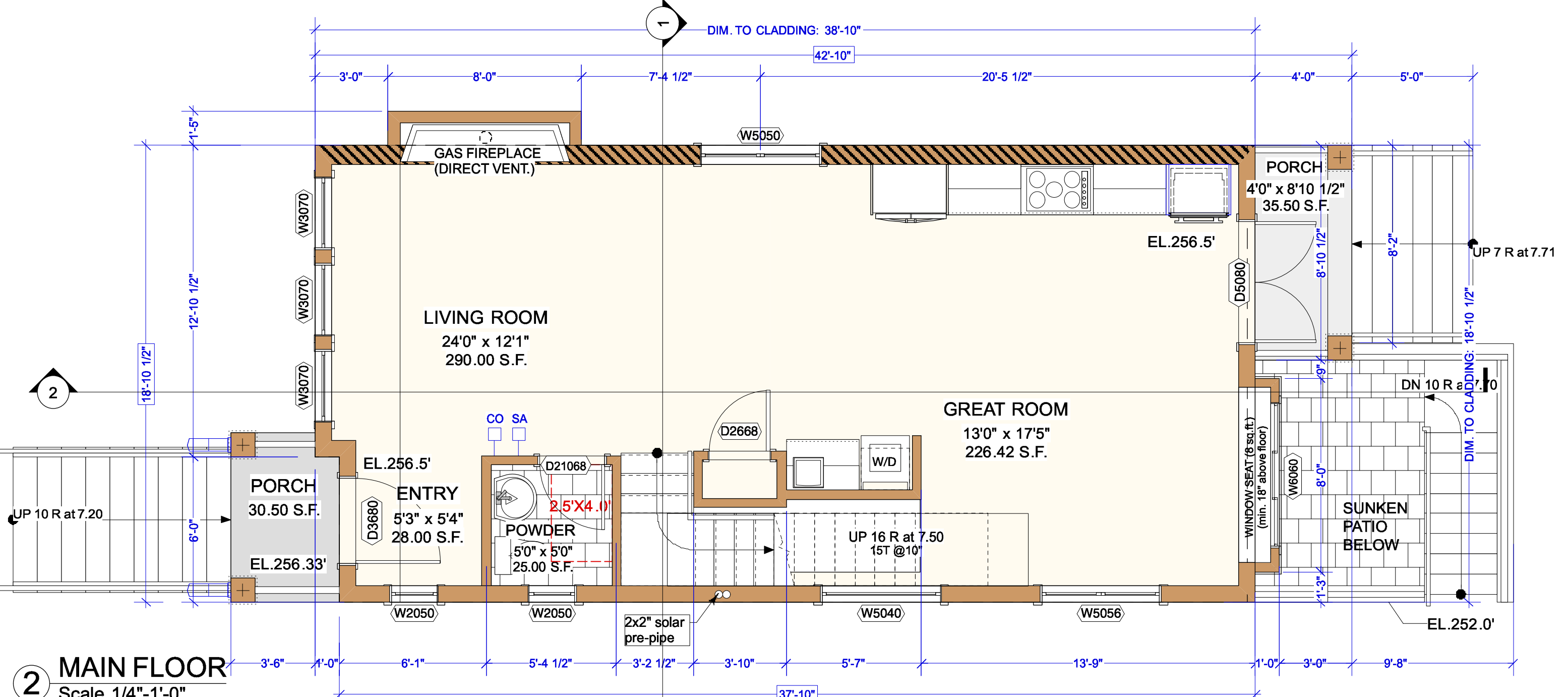
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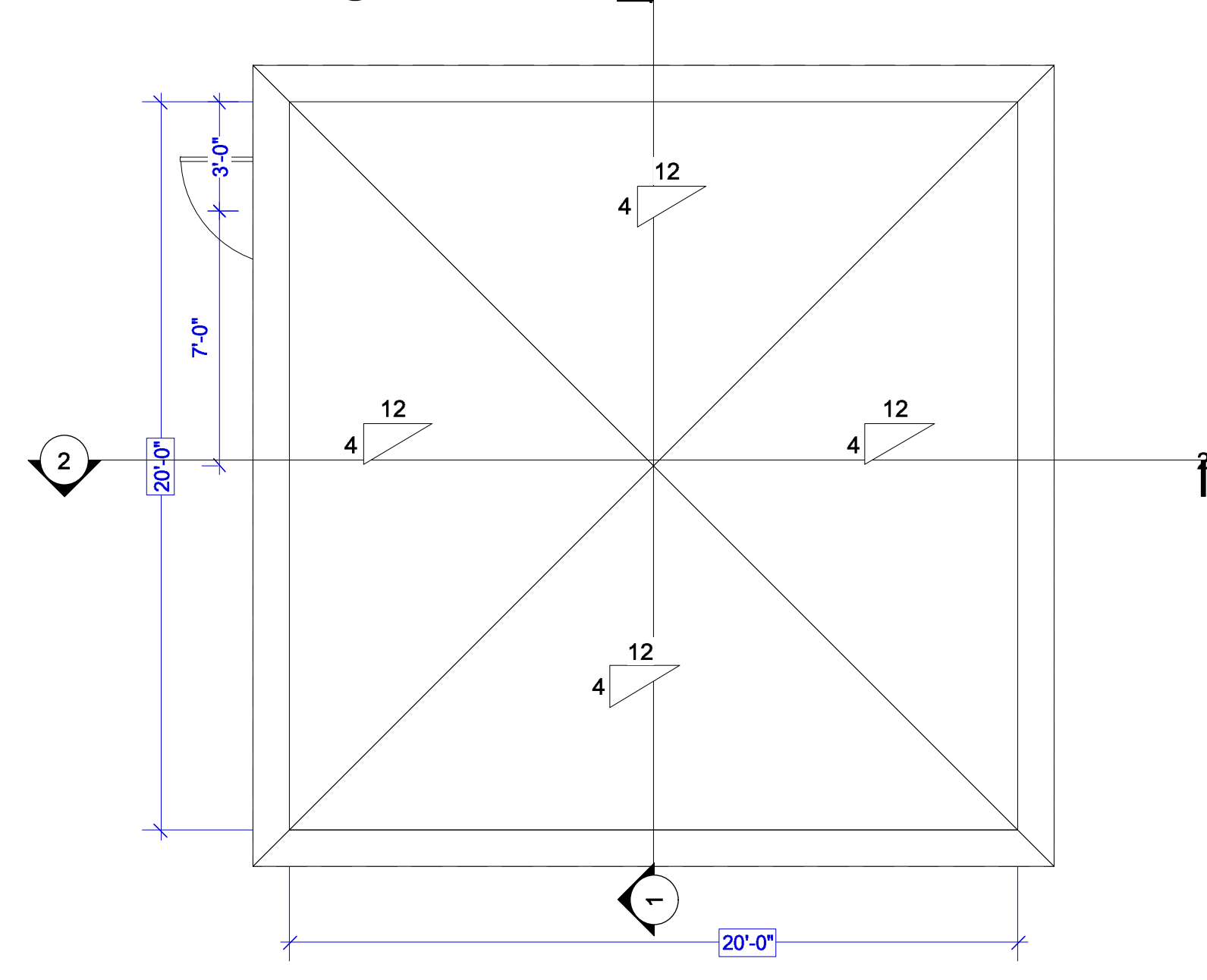
1 BASEMENT
Scale 1/4"-1'-0"



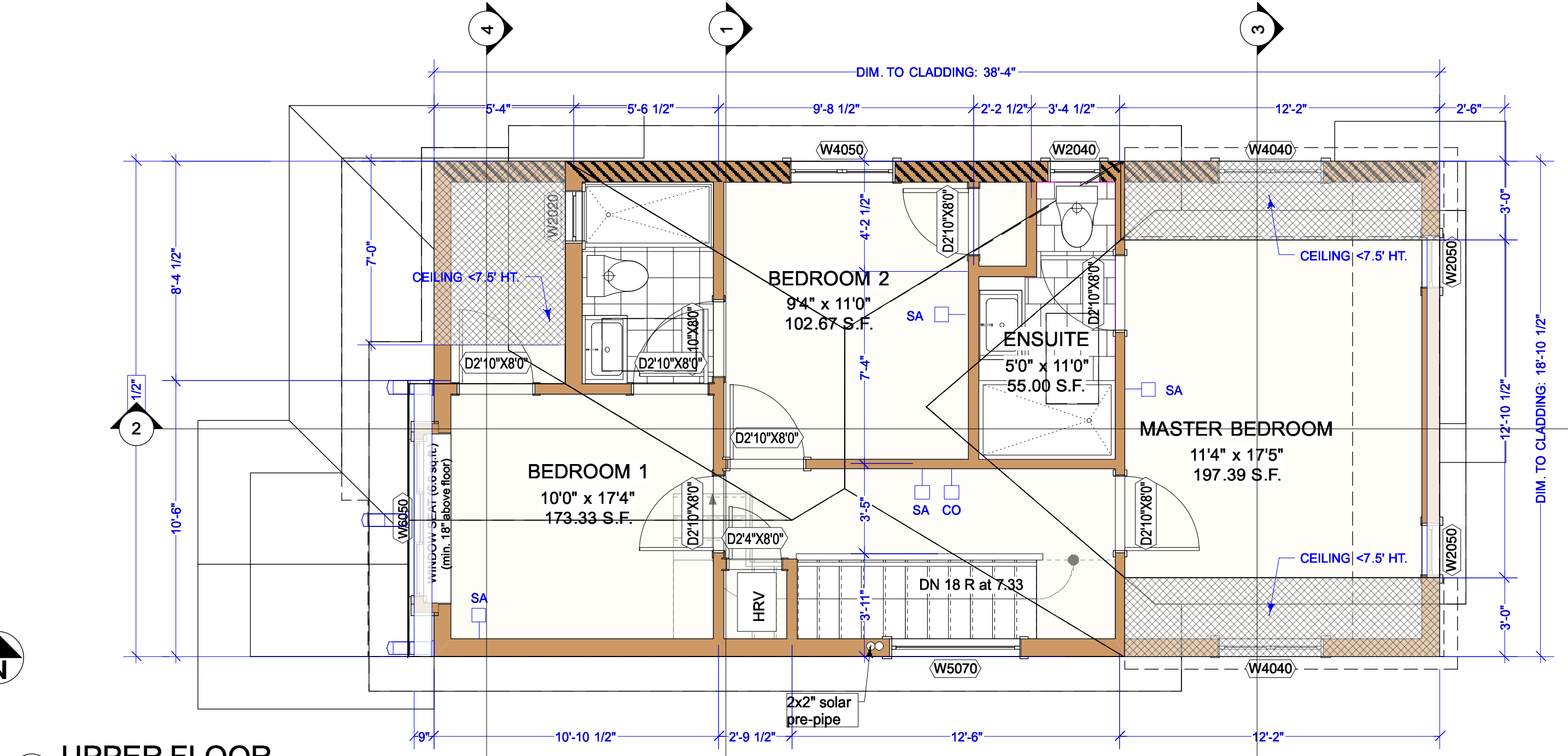
4 GARAGE FLOOR PLAN
Scale 1/4"-1'-0"



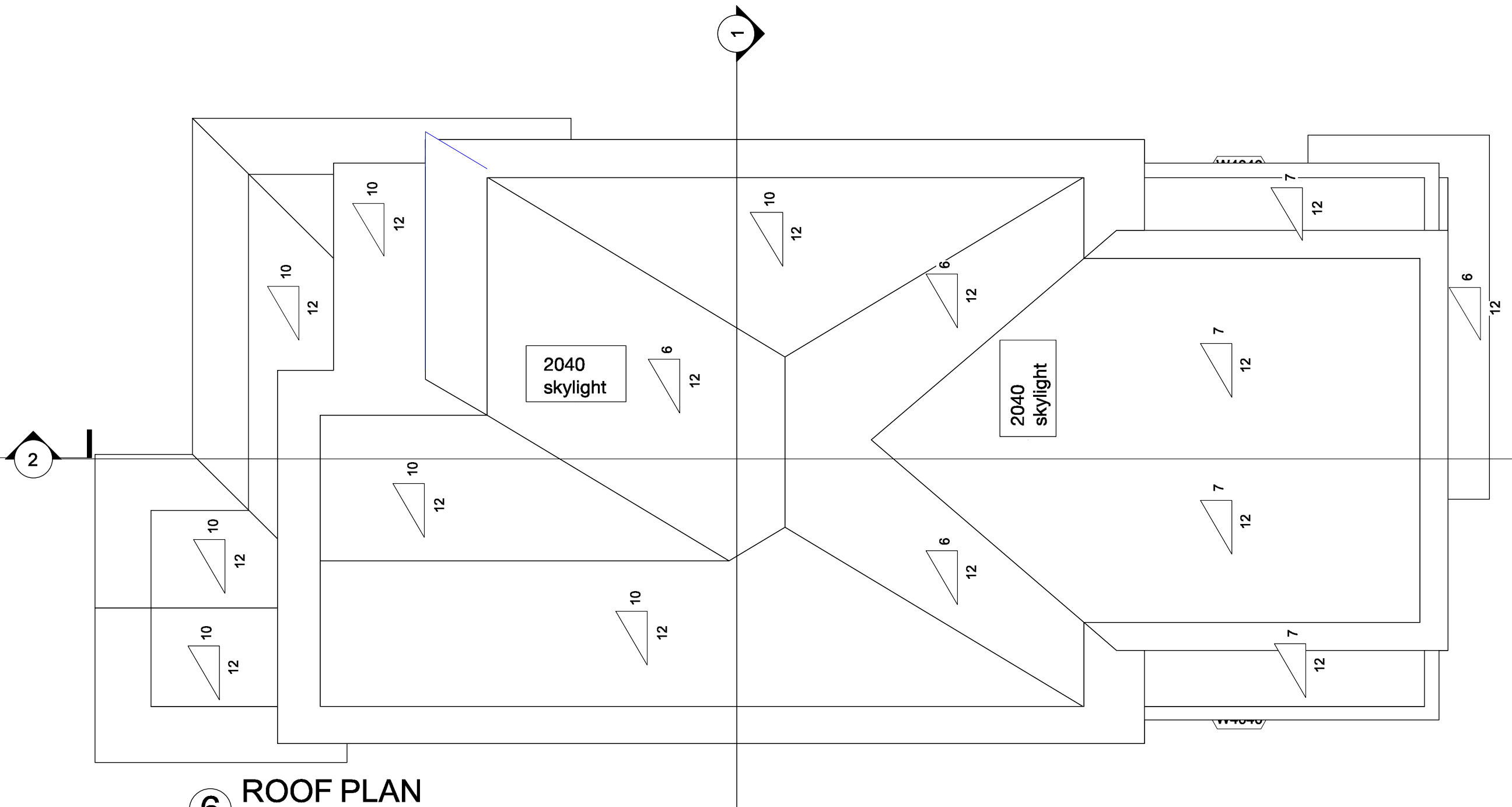
2 MAIN FLOOR
Scale 1/4"-1'-0"



5 GARAGE ROOF PLAN
Scale 1/4"-1'-0"



3 UPPER FLOOR
Scale 1/4"-1'-0"



6 ROOF PLAN
Scale 1/4"-1'-0"

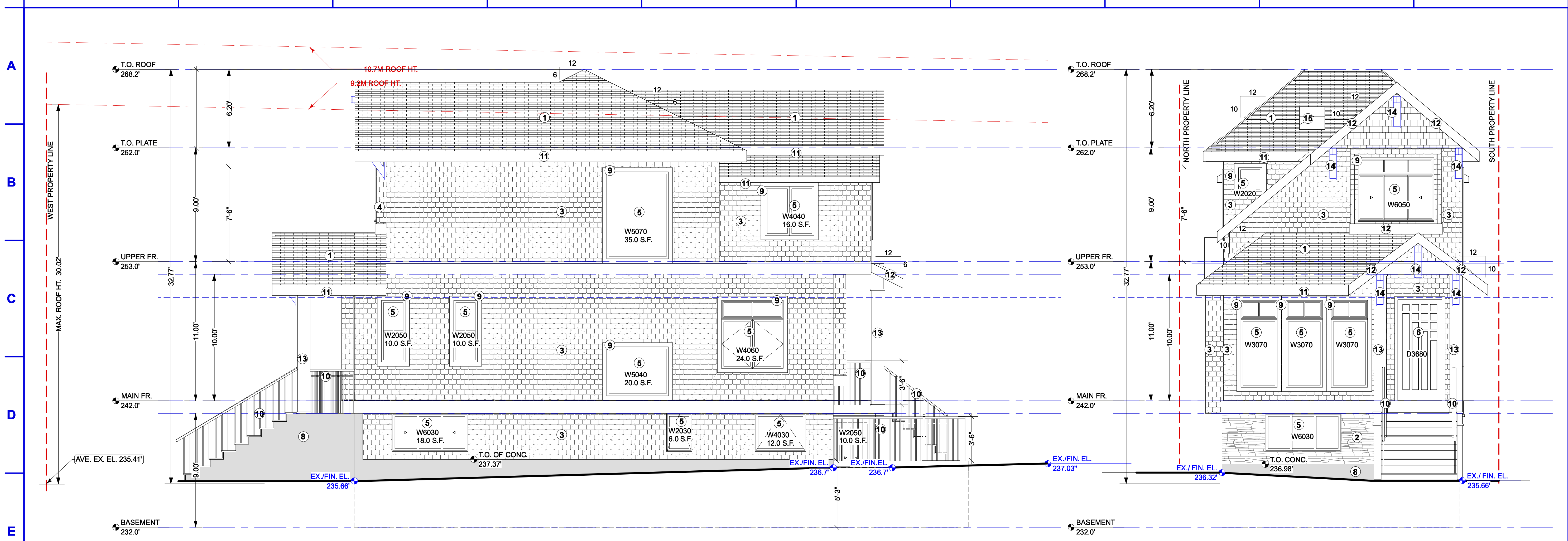
LEGEND

- 1-HOUR FIRE RATED WALL
- CEILING HT. <7.5'

Rev.	Date	Notes
Project Title:		
RS5 Residence		
4898 Dunbar Street		
Vancouver, B.C. V6S 2H3		
LOT 2, DISTRICT LOT 2027, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP63764		

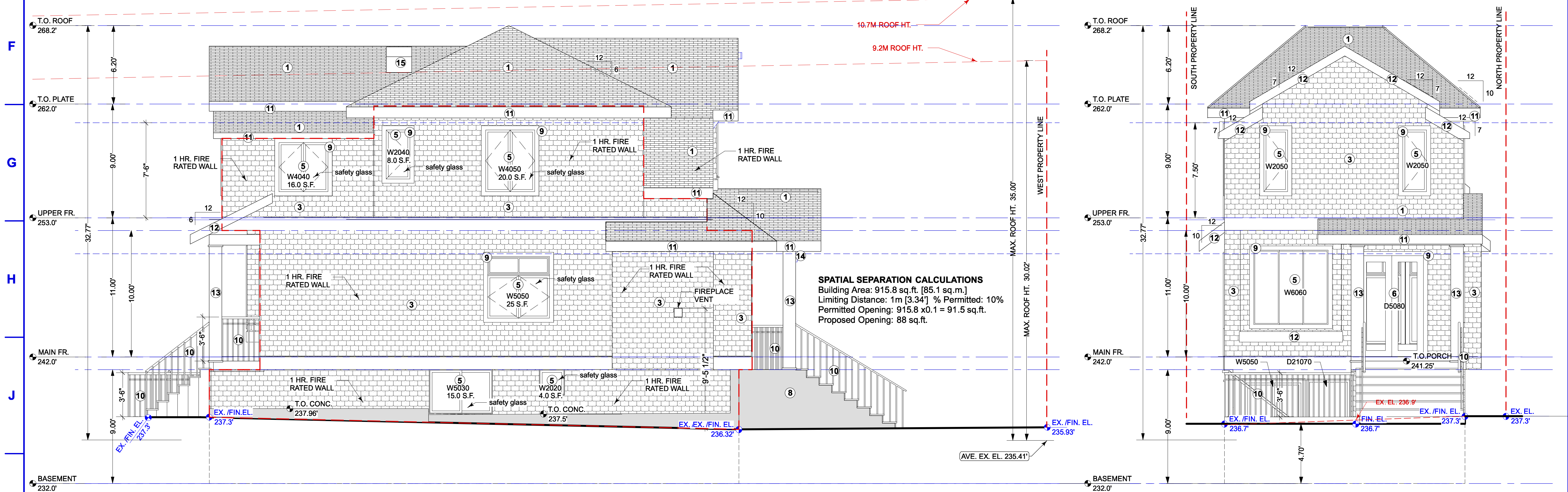
Drawing Title:
FLOOR PLANS

Date:	Jan. 10, 2017	Sheet No.:	A2
Scale:	AS SHOWN		
Drawn:	DL		
Reviewed:	DL		



1 SOUTH ELEVATION
Scale 1/4"=1'-0"

2 WEST ELEVATION
Scale 1/4"=1'-0"



3 NORTH ELEVATION
Scale 1/4"=1'-0"

4 EAST ELEVATION
Scale 1/4"=1'-0"

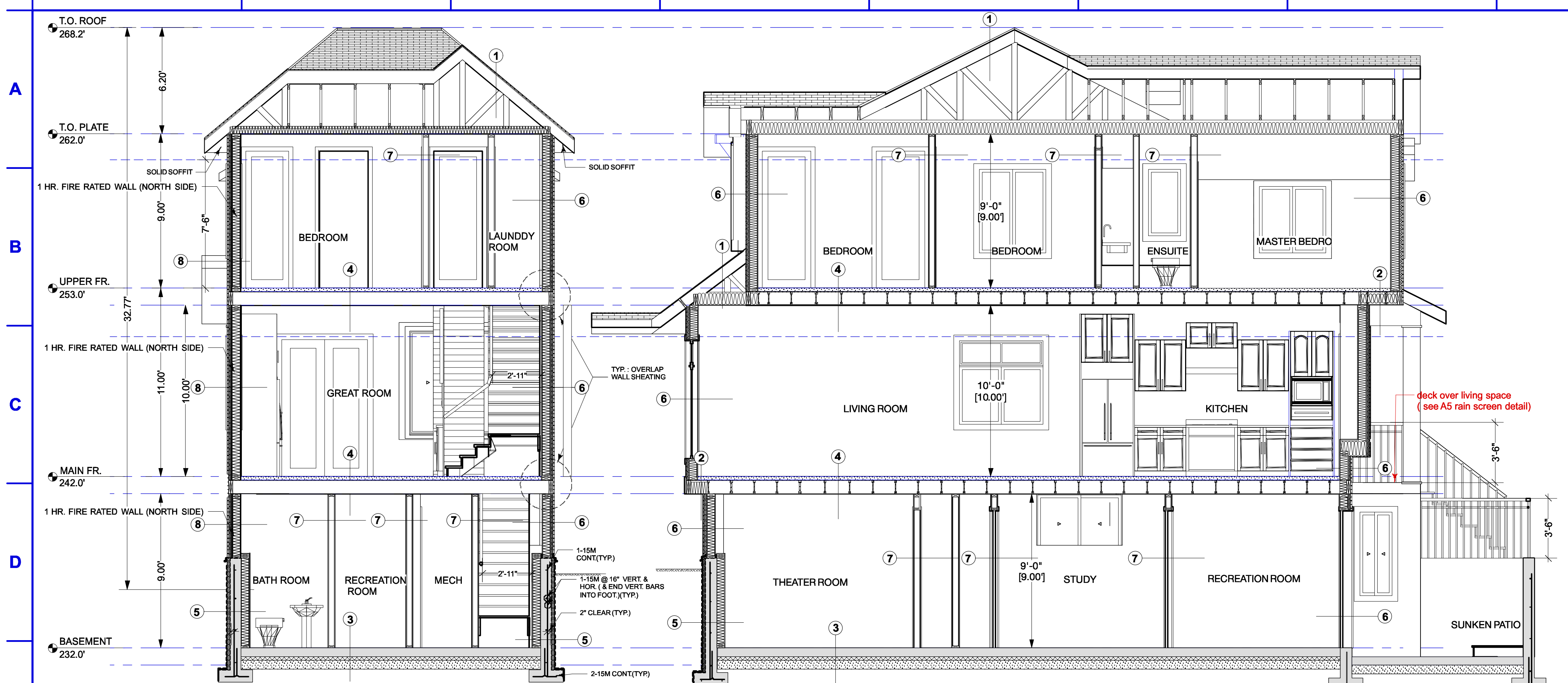
SPATIAL SEPARATION CALCULATIONS
 Building Area: 915.8 sq.ft. [85.1 sq.m.]
 Limiting Distance: 1m [3.34'] % Permitted: 10%
 Permitted Opening: 915.8 x 0.1 = 91.5 sq.ft.
 Proposed Opening: 88 sq.ft.

- BUILDING FINISHES**
- 1 ASPHALT SINGLE ROOF
 - 2 STONE VENEER
 - 3 HARDIESHINGLE HZ5 NOTCHED PANEL (COMPLIES WITH CCMC 12678-R)
 - 5 VINYL WINDOW, DOUBLE-GLAZED
 - 6 FIBERGLASS FRENCH DOORS, DOUBLE-GLAZED
 - 7 METAL GARAGE DOOR
 - 8 CONCRETE FOUNDATION WALL
 - 9 2"x4" WOOD TRIM, TYP., PAINTED
 - 10 42" METAL GUARD
 - 11 2"x8" WOOD TRIM, PAINTED W/ALUMINUM GUTTER
 - 12 2"x10" WOOD FASCIA, PAINTED
 - 13 WOOD CLAD POST, TYP., PAINTED
 - 14 PAINTED WOOD KNEE BRACE
 - 15 24"x48" VINYL SKYLIGHT, DOUBLE GLAZED

Rev.	Date	Notes
Project Title:		
RS5 Residence		
4898 Dunbar Street		
Vancouver, B.C. V6S 2H3		
LOT 2, DISTRICT LOT 2027, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN EPP63764		

Drawing Title:
ELEVATIONS

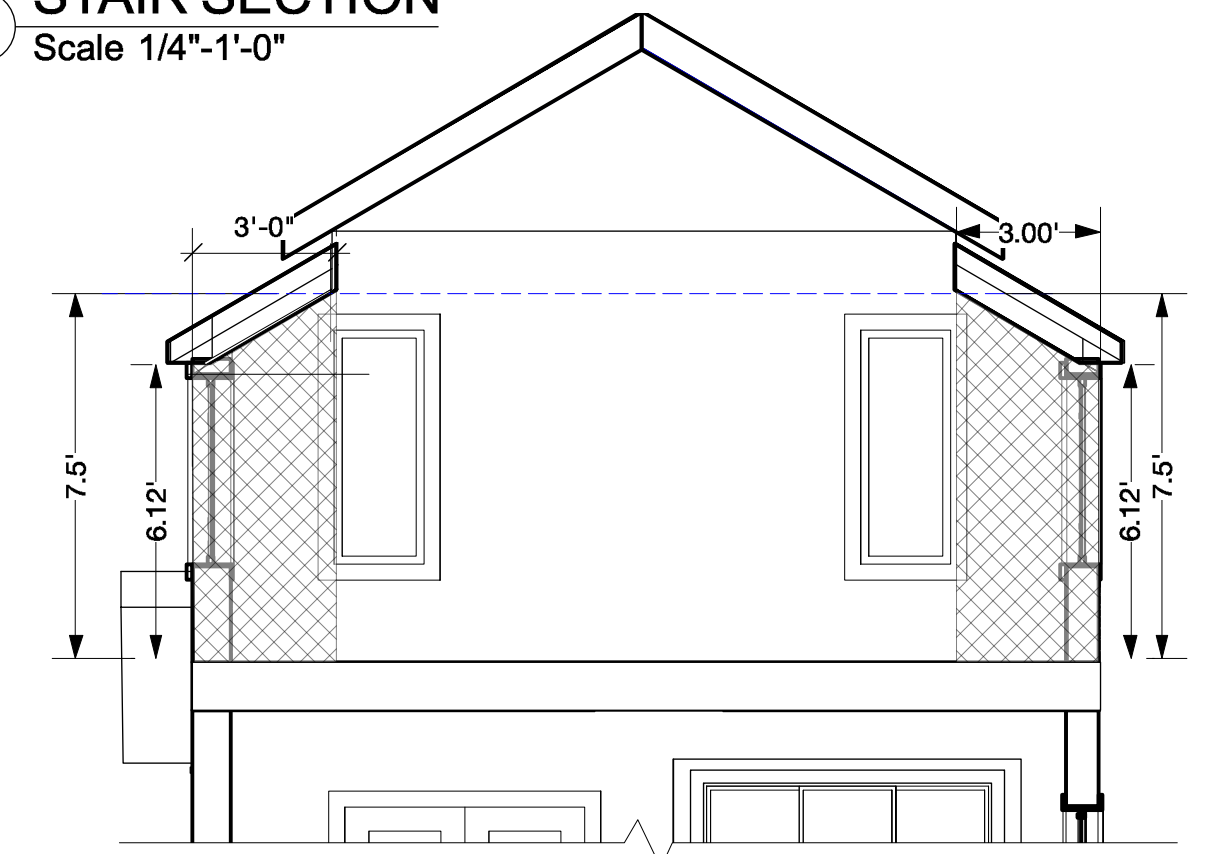
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Drawn:	DL		
Reviewed:	DL		



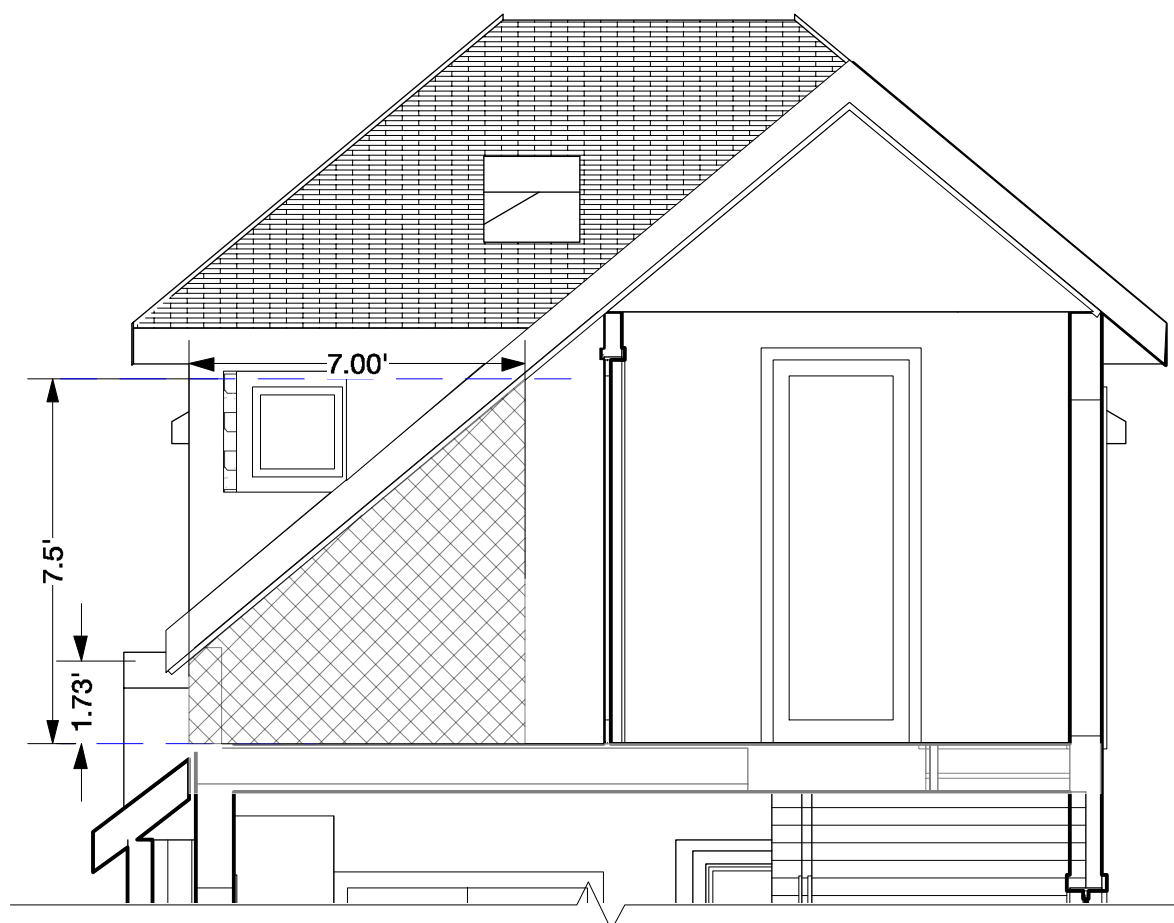
1 CROSS SECTION (1)
Scale 1/4"-1'-0"

2 LONGITUDINAL SECTION (2)
Scale 1/4"-1'-0"

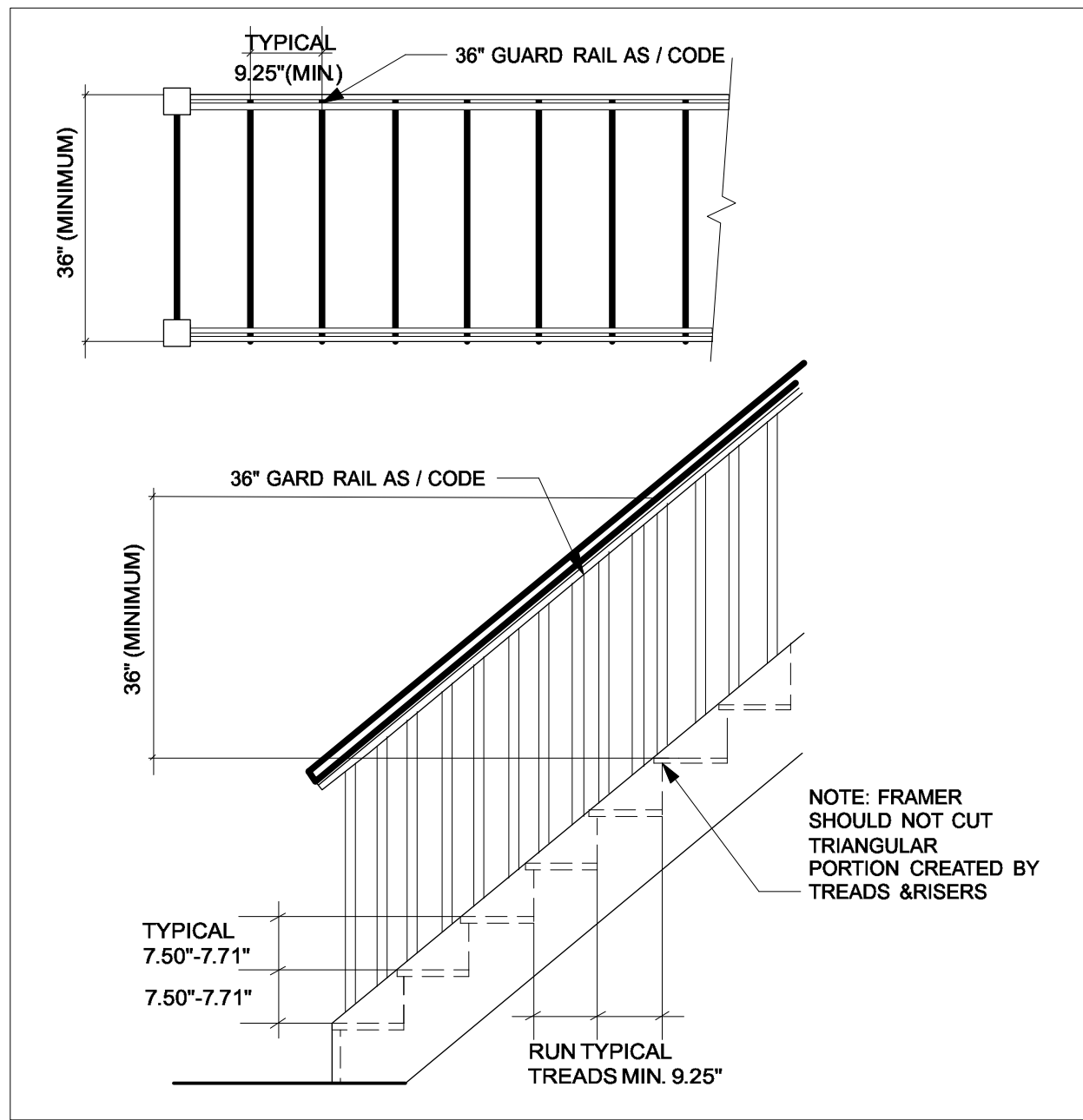
5 STAIR SECTION
Scale 1/4"-1'-0"



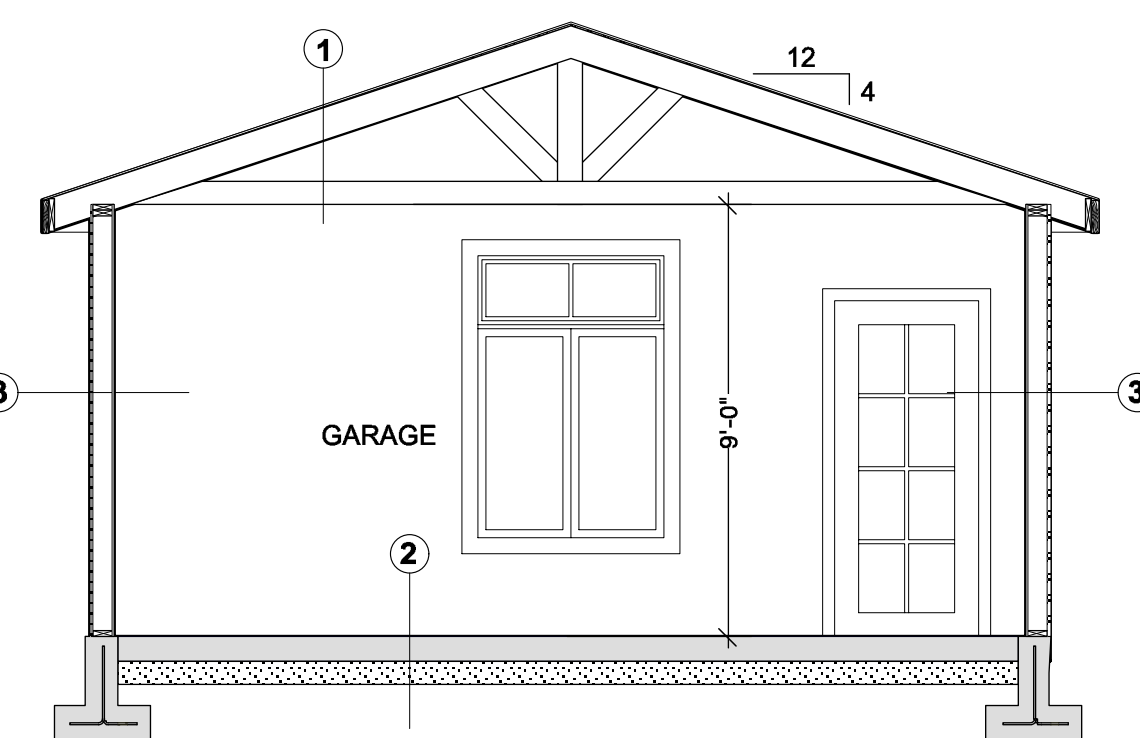
3 FLOOR EXCLUSION SECTION
Scale 1/4"-1'-0"



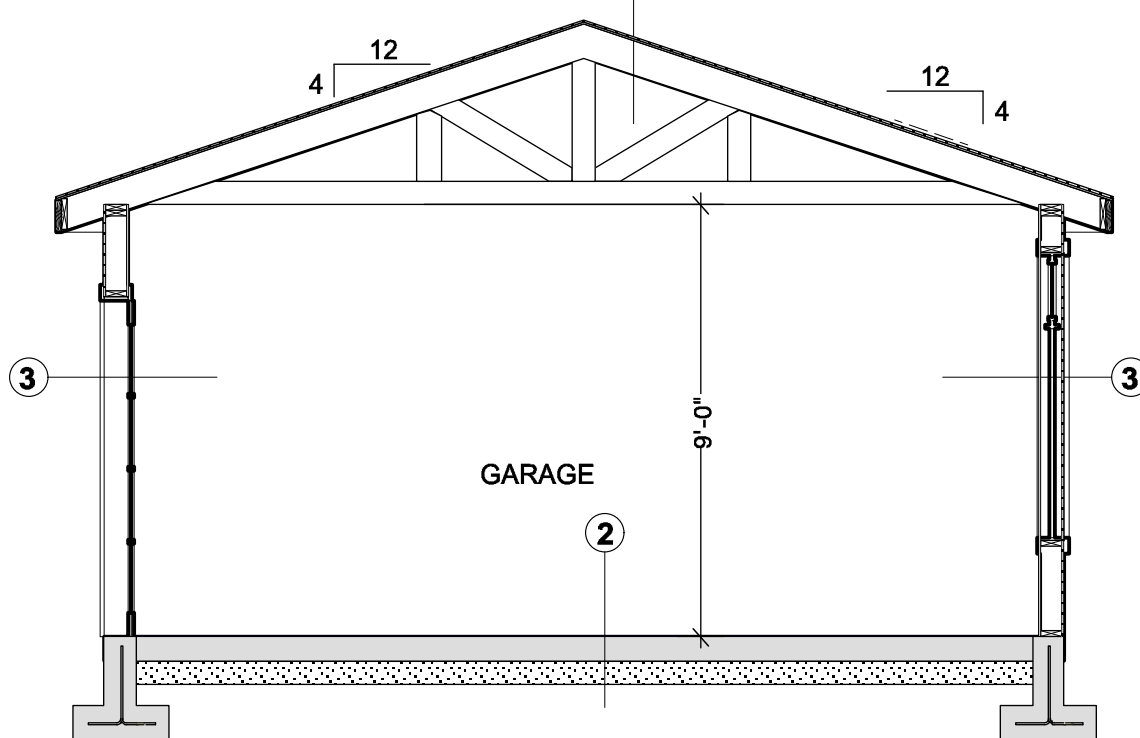
4 FLOOR EXCLUSION SECTION
Scale 1/4"-1'-0"



12 Scale 1/2"-1'-0"
TYPICAL STAIR DETAIL



6 SECTION 1
Scale 1/4"-1'-0"



7 SECTION 2
Scale 1/4"-1'-0"

BUILDING FINISHES (GARAGE)

- 1 ASPHALT SINGLE ROOF
- 2 HARDISHINGLE SHAKES
- 3 VINYL WINDOW, DOUBLE-GLAZED
- 4 METAL DOORS
- 5 METAL GARAGE DOOR
- 6 CONCRETE FOUNDATION WALL
- 7 4" WOOD FASCIA TRIM
- 8 8" FASCIA, PAINTED W/ ALUMINUM GUTTER

CONSTRUCTION NOTES (GARAGE)

- 1 TYPICAL ROOF SECTION
Asphalt shingle roof over underlayment
1/2" exterior grade plywood sheathing on pre-engineered wood trusses @ 24" o.c.
R50 blown insulation
6 mil. Poly V.B.
Roof sheathing
DECK - 9-1/4 TJI @ 16" o.c.
R28 batt insulation
solid soffit
- 2 TYPICAL SLAB SECTION
4" concrete slab over 10x10 wire mesh,
6 mil. vapour barrier to CAN2-51.33
4" compacted sand
Compacted grade
- 3 TYPICAL EXTERIOR WALL SECTION
Hardishingle shakes with rainscreen
1/2" vent striping
Tyvek
1/2" exterior grade plywood sheathing
2x6 wood studs @ 16" o.c.
6 mil. vapour barrier to CAN2-51.33
1/2" GWB to C.S.A. A82.27
- 4 TYPICAL FOUNDATION WALL SECTION
Back-fill with gravel
Drainage mat
Waterproofing membrane
8" conc. wall

CONSTRUCTION NOTES

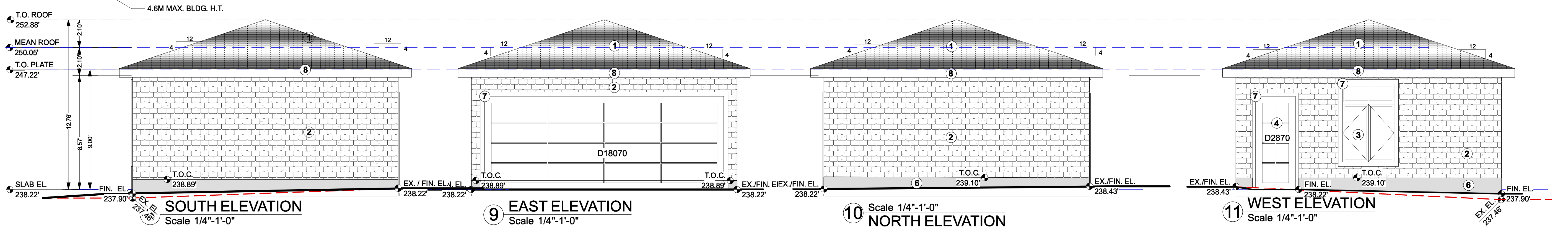
- 1 TYPICAL ROOF SECTION
Asphalt shingle roof over underlayment
1/2" exterior grade plywood sheathing on pre-engineered trusses @ 24" o.c.
R50 blown insulation
6 mil. Poly V.B.
Roof sheathing
DECK - 9-1/4 TJI @ 16" o.c.
R28 batt insulation
solid soffit
- 2 TYPICAL EXPOSED FLOOR
Tile
1-1/2" Concrete Topping
2 ply SBS-Waterproof membrane
5/8" Plywood sheathing on
2x8 floor joist @ 16" o.c.
R28 batt insulation
6 mil. vapour barrier to CAN2-51.33
1/2" GWB to C.S.A. A82.27
- 3 TYPICAL SLAB SECTION
4" conc. over 10x10 wire mesh,
6 mil. vapour barrier to CAN2-51.33
R12 styrofoam under slab
4" compacted gravel
- 4 TYPICAL FLOOR SECTION
Hardwood or tile
on 1-1/2" concrete topping on
5/8" T&G ply glued and nailed to
TJI floor joists
1/2" GWB to C.S.A. A82.27, painted
Provide R28 batt insulation &
soffit venting over untreated areas
- 5 CONCRETE FOUNDATION WALL SECTION
Damp proof
1.5" Roxul comfort board insulation (R6)
(non combustible in side wall)
8" concrete foundation wall
2x6 studs @ 16" O.C.
R22 Roxul Batt insulation
1/2" GWB to C.S.A. A82.27, painted
- 6 TYPICAL EXTERIOR WALL SECTION
Hardishingle H2S Notched Panel
(complies with CCMC 12678-R)
1/2" vent striping
1-1/2" Roxul comfort board (R6)
(non combustible in side wall)
Tyvek
1/2" exterior grade plywood sheathing
2x6 studs @ 16" o.c.
R22 Roxul Batt insulation
6 mil. vapour barrier to CAN2-51.33
1/2" GWB to C.S.A. A82.27
- 7 TYPICAL INTERIOR WALL SECTION
1/2" GWB to C.S.A. A82.27, painted
2"x4" studs @ 16" o.c. U.N.O.
for structural bearing walls, use 2"x4" studs @ 12" o.c.
1/2" GWB to C.S.A. A82.27, painted
base mouldings, typical
- 8 1-HOUR FIRE RATED WALL SECTION
Hardishingle H2S Notched Panel
(complies with CCMC 12678-R)
1/2" vent striping
1-1/2" ROXUL comfort board (R6)
(non combustible in side wall)
Tyvek
1/2" exterior grade plywood sheathing
5/8" type "X" exterior grade GWB
2x6 wood studs @ 16" o.c.
R22 Roxul Batt insulation
6 mil. vapour barrier to CAN2-51.33
5/8" type "X" exterior grade GWB

Rev.	Date	Notes

Project Title:
RS5 Residence
4898 Dunbar Street
Vancouver, B.C. V6S 2H3
LOT 2, DISTRICT LOT 2027, GROUP 1,
NEW WESTMINSTER DISTRICT, PLAN EPP63764

Drawing Title:
SECTIONS & 3D VIEWS

Date:	Jan. 10, 2017	Sheet No.:	A4
Scale:	AS SHOWN		
Drawn:	DL		
Reviewed:	DL		



8 SOUTH ELEVATION
Scale 1/4"-1'-0"

9 EAST ELEVATION
Scale 1/4"-1'-0"

10 NORTH ELEVATION
Scale 1/4"-1'-0"

11 WEST ELEVATION
Scale 1/4"-1'-0"