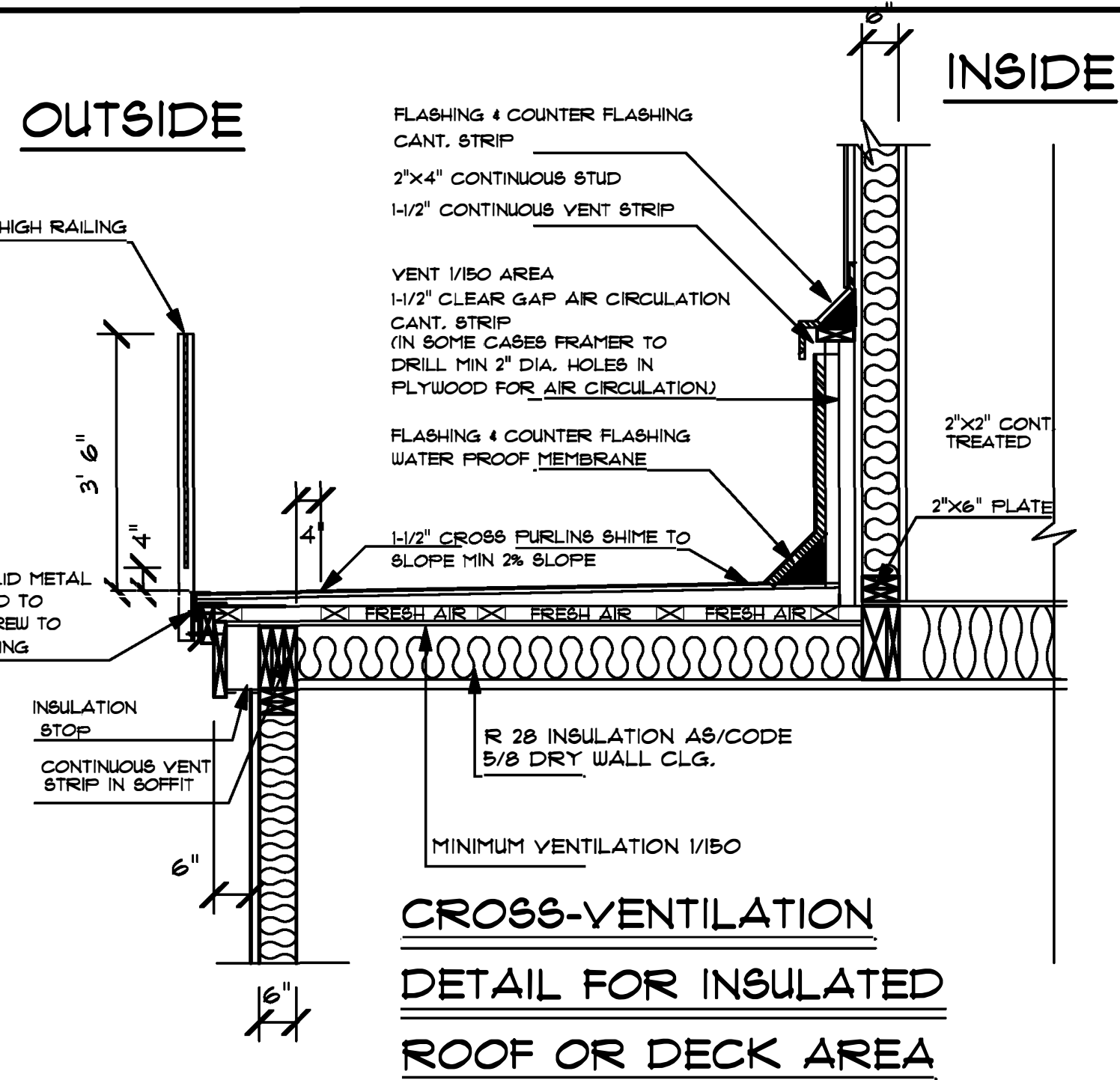




**CROSS-VENTILATION
DETAIL FOR INSULATED
ROOF OR DECK AREA**

SCALE: 1/2" = 1'-0"

PRINCIPAL DWELLING

- 45mins. FIRE RATED FLOOR ASSEMBLY:
(VBBL 2014 APPENDIX A - FBH)
- 5/8" T&G PLYWOOD FLOORING
- 2"x10" WOODEN JOISTS @ 12"/16"
OR AS PER ENG.
- ABSORPTIVE MATERIAL
- RESILIENT CHANNELS @ 600mm O.C.
- 1/2" TYPE 'X' GYPSUM CEILING FINISH

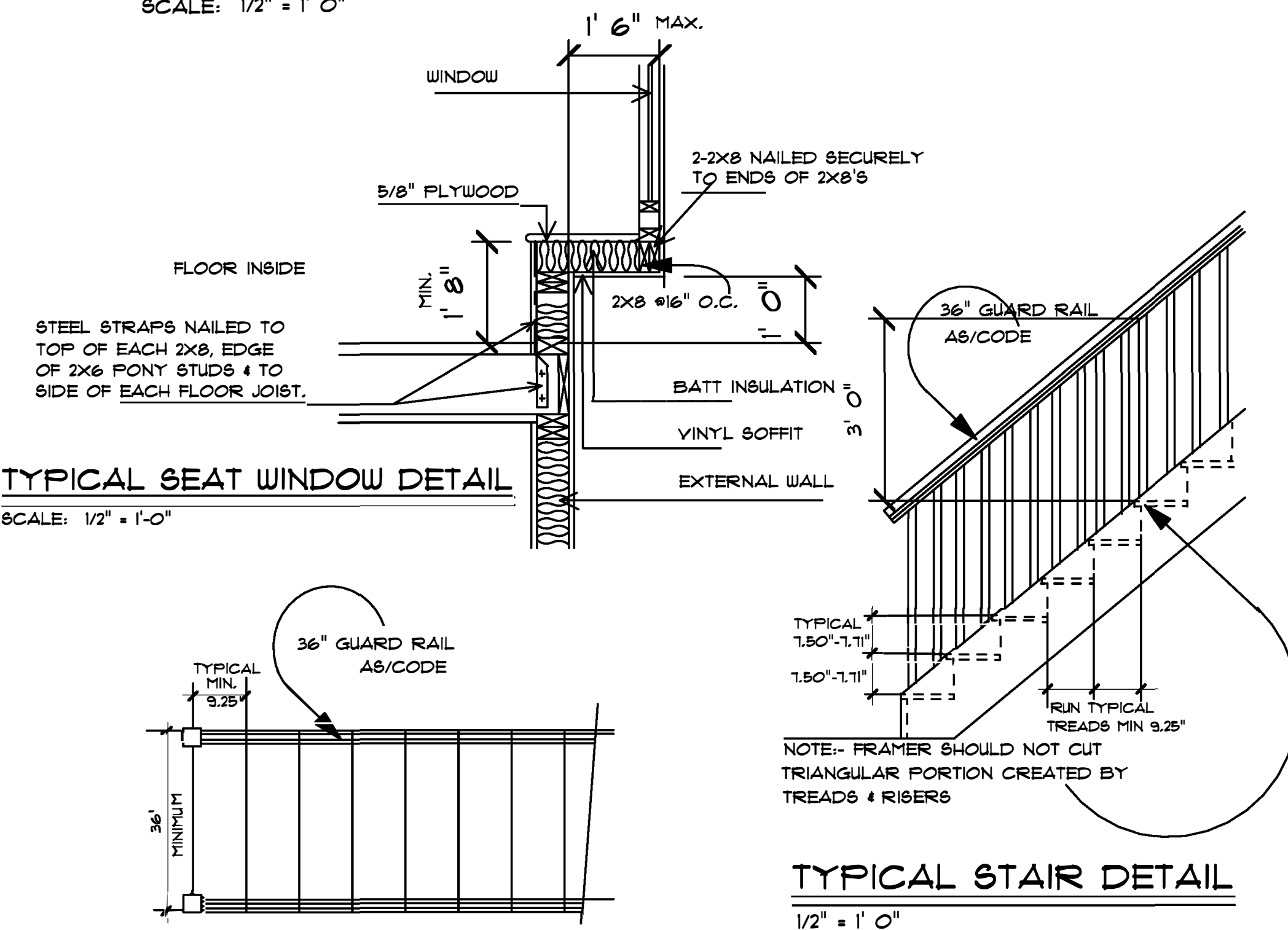
SECONDARY SUITE

- 45mins. FIRE RATED WALL:
(VBBL 2014 APPENDIX A - WB)
- 1/2" TYPE 'X' DRYWALL
- 2x4 STUDS @ 16" O.C.
- ABSORPTIVE MATERIAL
- 1/2" TYPE 'X' DRYWALL

- NOTE:
- ALL PLUMBING AND ELECTRICAL PENETRATIONS THROUGH THE FIRE SEPERATION ARE TO BE OF NON-COMBUSTIBLE MATERIAL AS PER VBBL 2014; 9.10.9.6 & 9.10.9.7
- ALL PENETRATIONS TO BE SEALED WITH ONE OF THE FOLLOWING AS PER CONTRACTOR:
1) MIN. R-28 BATT INSULATION
2) EXPANDING FOAM INSULATION
3) HILT CF 810 FILLER FOAM

SECONDARY SUITE SEPARATION

SCALE: 1/2" = 1'-0"



SECTION A-A

SCALE: 1/4" = 1'-0"

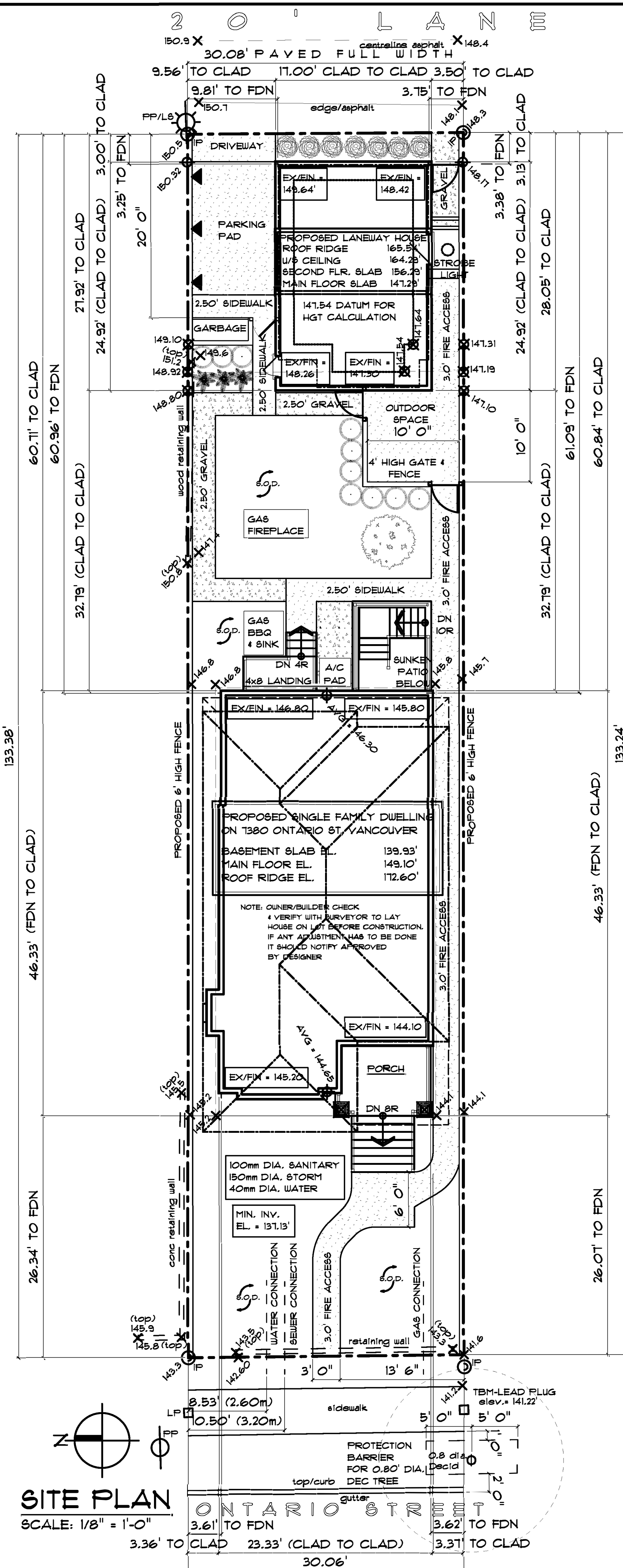
- TYPICAL EXTERIOR WALL:
- 3/4" - 3 COATS OF STUCCO
- GALVANIZED WIRE MESH
- 3/4" STRAPPING / DRAINAGE CAVITY
- 1 1/2" R-15 INSULATION
- BUILDING PAPER
- 1/2" PLYWOOD SHEATHING (U.N.O.)
- 2x6 STUDS @ 16" O/C
- R-22 BATT INSULATION R81 3.81
- 6mm POLY (VB & AB)
- 1/2" GYPSUM WALL BOARD U.N.O.

- TYPICAL FLOOR ASSEMBLY:
- 1 1/2" CONCRETE TOPPING
- 5/8" T&G PLYWOOD FLOORING
- 2"x10" WOODEN JOISTS @ 12"/16"
OR AS PER ENG.
- 2"x12" CROSS BRIDGING
- 5/8" GYPSUM CEILING FINISH

- TYPICAL FOUNDATION WALL:
- PLASTIC DRAINAGE COMPOSITE
- DAMP PROOFING
- 8" FDN. WALL OR AS PER ENG.
- 15" R-15 INSULATION
- 2x6 STUDS @ 16" O/C
- R-22 BATT INSULATION R81 3.81
- 6mm POLY (VB & AB)
- 1/2" GYPSUM WALL BOARD

- TYPICAL SLAB-ON-GRADE:
- 4" CONC. SLAB
- 6mm POLY
- R-12 RIGID INSULATION
- MIN. 6" GRAVEL
- BASE COURSE
- UNDISTURBED SOIL

- TYPICAL ROOFING ASSEMBLY:
- ASPHALT SHINGLES ROOFING
- BUILDING PAPER
- PLYWOOD SHEATHING
- 1/2" CROSS FURLINS @ 16" O.C.
- PRE-ENG. TRUSSES @ 24" O.C.
- R-50 INSULATION
- 5/8" GYPSUM CEILING U.N.O.



PROJECT DESCRIPTION:
CIVIC ADDRESS: 7380 ONTARIO ST, VANCOUVER, BC
LEGAL ADDRESS: LOT 7 OF LOT C BLOCK 1 TO 3
DL 656 PLAN 2452 PID 013-766-481

ZONING:	AS-1	PERMITTED	PROPOSED
LOT AREA:		4 008.00 s.f.	2 797.00 s.f.
F.S.R.:		2 805.00 s.f.	1 804.00 s.f.
A.G.F.A.:		1 804.00 s.f.	1 804.00 s.f.
CELLAR/BSMT		1 001.00 s.f.	993.00 s.f.
5% COV'D DECK		150.00 s.f.	71.00 s.f.
8% DECKS:		240.00 s.f.	0.00 s.f.
LANEWAY HOUSE:		545.00 s.f.	424.00 s.f.
LOT COVERAGE:		1 603.00 s.f.	1 440.00 s.f.

IMPERMEABLE SITE COVERAGE

PERMITTED (60%): 2 404.00 s.f.

DWELLING: 1 016.00 s.f.
LANEWAY: 424.00 s.f.
DECK & STAIRS: 81.00 s.f.
SUNKEN PATIO: 84.00 s.f.
DRIVEWAY: 28.00 s.f.
SIDEWALKS: 474.00 s.f.
OUTDOOR SPACE: 100.00 s.f.

TOTAL COVERAGE: 2 207.00 s.f.

NOTES :

- THESE PLANS CONFORM TO THE V.B.B.L. "2014" EDITION
- SIMPLEX HOME DESIGN Ltd. HAS TAKEN EXTREME CARE IN PROVIDING ACCURATE INFORMATION CONFORMING TO V.B.B.L. "2014" HOWEVER IT IS SOLE RESPONSIBILITY OF THE OWNER -BUILDER-CONTRACTOR & ALL AUTHORITIES TO GOVERN & REGULATE CONFORMANCE OF ALL PROVINCIAL AND LOCAL CODES AND BY-LAWS.
- OWNER-CONTRACTOR-BUILDER TO CHECK & VERIFY ALL DIMENSIONS BEFORE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME.
- ALL TRUSSES TO BE ENGINEERED BY MANUFACTURERS & SPANS TO CONFIRMED PRIOR TO FABRICATION. (truss manufacturer shall check & confirm the feasibility of all trusses, if any discrepancy please consult the designer)
- ALL BEAM SIZES & SUPPORT SYSTEMS SHOULD BE CHECKED & VERIFIED BY P.ENG. REGD. IN B.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
- CONFIRM ALL WINDLOUS SIZES AT SITE AFTER TRUSSES & ROOF INSTALLATION.
- ALL CONSTRUCTION TO COMPLY WITH V.B.B.L. "2014", CURRENT EDITION & ALL LOCAL MUNICIPAL BUILDING & ZONING BY-LAWS.
- IT IS OWNER'S/BUILDER'S RESPONSIBILITY TO GET CORRECT ZONING, A.O.W. LOT GRADING INFORMATION FROM CONCERNED AUTHORITIES. SIMPLEX HOME DESIGN Ltd. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SAME.
- EXTERIOR STAIRS-CONCRETE-FOUNDATION WALLS AND GRADING SHOWN MAY NOT REFLECT ACTUAL SITE CONDITIONS. GRADING & FOUNDATION STEPS SHOULD DETERMINED BEFORE COMMENCING WORK.
- FOUNDATION PLAN IS FOR GENERAL USE ONLY. BUILDER MAY HAVE TO REVISE AS NECESSARY AS DUE TO SITE CONDITIONS & LOCAL BUILDING STANDARDS & PRACTICES.
- SURVEYOR TO CONFIRM BUILDING SIZE AND LOCATION, IF THERE IS A DISCREPANCY THAT PARTY SHALL CONTRACT THE DESIGNER.

GREEN HOMES PROGRAM REQUIREMENTS:

12.2 - BUILDING ENVELOPE PERFORMANCE AND ENERGY EFFICIENCY

- 12.2.1.1.(1) - WINDOWLESS WALL HAVE A MAXIMUM THERMAL CONDUCTANCE OF 2 W/(K*M2)
- 12.2.2.1.(1) - AT LEAST 40% OF HARD WIRED ELECTRICALLY POWERED LIGHT FIXTURES LOCATED IN BEDROOMS, CLOSETS, SERVICE ROOMS, STORAGE AREA, GARAGES, OR CARPORTS, OR ON THE EXTERIOR OF A DWELLING, SHALL BE PROVIDED WITH NON-INCANDESCENT LIGHT BULBS.
- 12.2.2.2.(1) - ELECTRICAL INSTALLATIONS SHALL HAVE AN ENERGY DISPLAY METER IN THE DWELLING UNIT CAPABLE OF CALCULATING AND DISPLAYING ELECTRICAL CONSUMPTION ON AT LEAST A MONTHLY BASIS.
- 12.2.2.3.(1) - ELECTRICALLY POWERED HOT WATER TANKS SHALL HAVE INSULATION THAT PROVIDES A MINIMUM RSI VALUE OF 1.76
- 12.2.2.4.(1) - THE FIRST 3m OF NON-RECIRCULATING HOT WATER PIPING LEADING FROM BOTH ELECTRICALLY POWERED AND 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
- 12.2.2.4.(2) - THE ENTIRE HOT WATER PIPING SYSTEM, IF IT IS OF CONSTANT RECIRCULATION DESIGN, SHALL HAVE INSULATION THAT PROVIDES A MINIMUM RSI VALUE OF 0.35
- 12.2.2.5.(1) - GAS-FUELED DIRECT-VENTED FIREPLACES IN CONDITIONED SPACES SHALL USE ON-DEMAND ELECTRONIC IGNITION SYSTEMS, AND STANDING PILOT LIGHTS FOR IGNITION ARE NOT PERMISSIBLE.
- 12.2.2.5.(2) - GAS-FUELED FIREPLACES IN CONDITIONED SPACES SHALL BE OF SEALED COMBUSTION, DIRECT-VENTED DESIGN.
- 12.2.2.6.(1) - TOILETS SHALL BE OF DUAL FLUSH DESIGN, WITH A MAXIMUM SINGLE FLUSH OF 6L OR SINGLE FLUSH DESIGN, WITH A MAXIMUM SINGLE OF 4.8L
- 12.2.2.7.(1) - EACH DWELLING UNIT SHALL HAVE A HEAT RECOVERY VENTILATOR.
- 12.2.2.9.(1) - A VERTICAL SERVICE SHAFT SHALL EXTEND FROM THE SERVICE ROOM WHICH CONTAINS THE SERVICE WATER HEATER TO THE ATTIC SPACE, CONSISTING OF AT LEAST TWO 50mm PVC PIPES CRAPPED AT BOTH ENDS AND HAVING AT LEAST AN ANGLE OF 30deg.
- 12.2.2.10.(1) - EACH DWELLING UNIT SHALL HAVE A CABLE RACEWAY LEADING FROM THE ELECTRICITY CIRCUIT PANEL TO AN ENCLOSED OUTLET BOX IN THE GARAGE OR CARPORT.

**PROPOSED RESIDENCE for MR VIKRAM DUTTA
ON 7380 ONTARIO STREET, VANCOUVER, BC**

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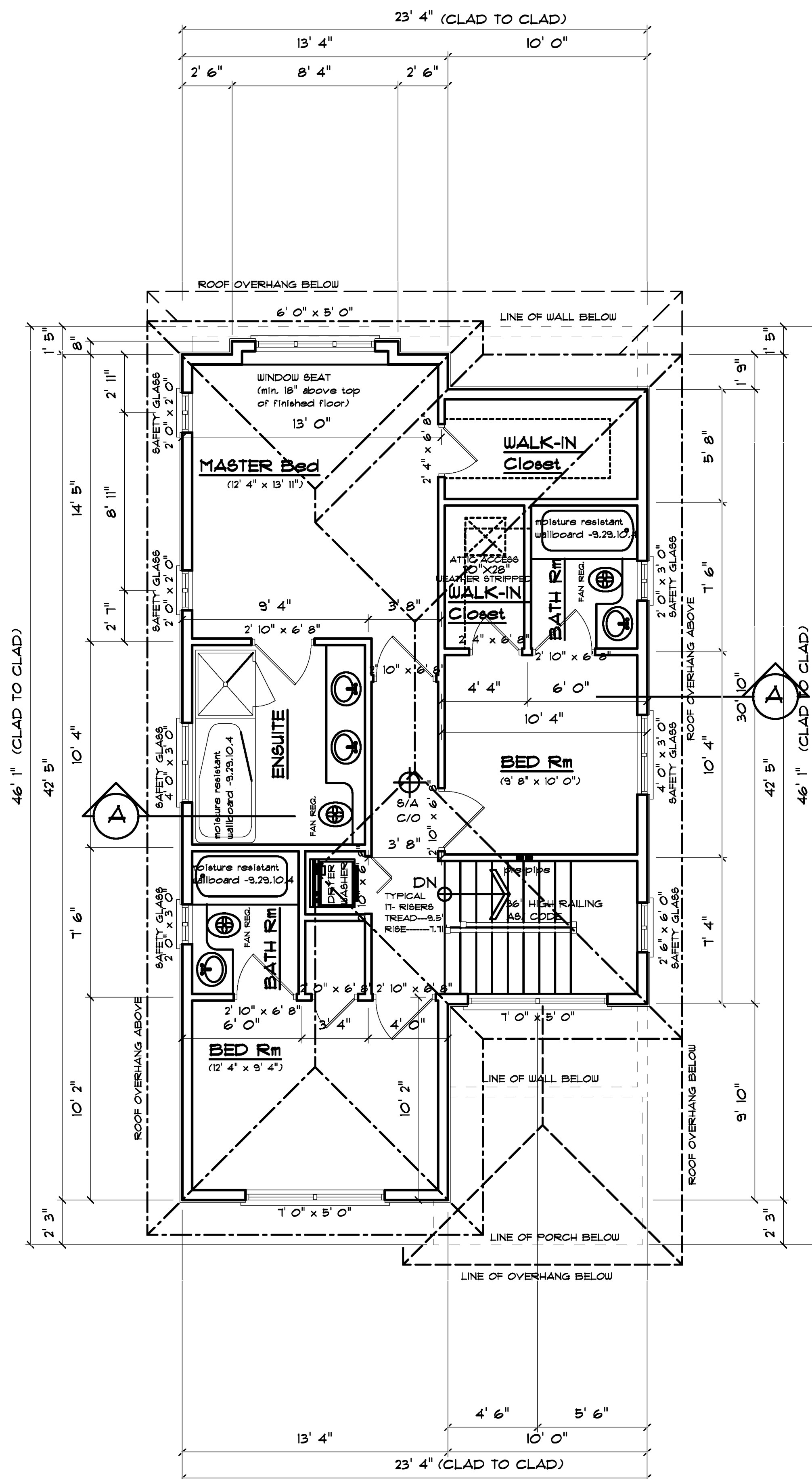
SCALE: AS SHOWN

DATE: MARCH 10, 2015

PLAN: 32-2-206-15

DRAWN: BG

1



SYMBOLS LEGEND:

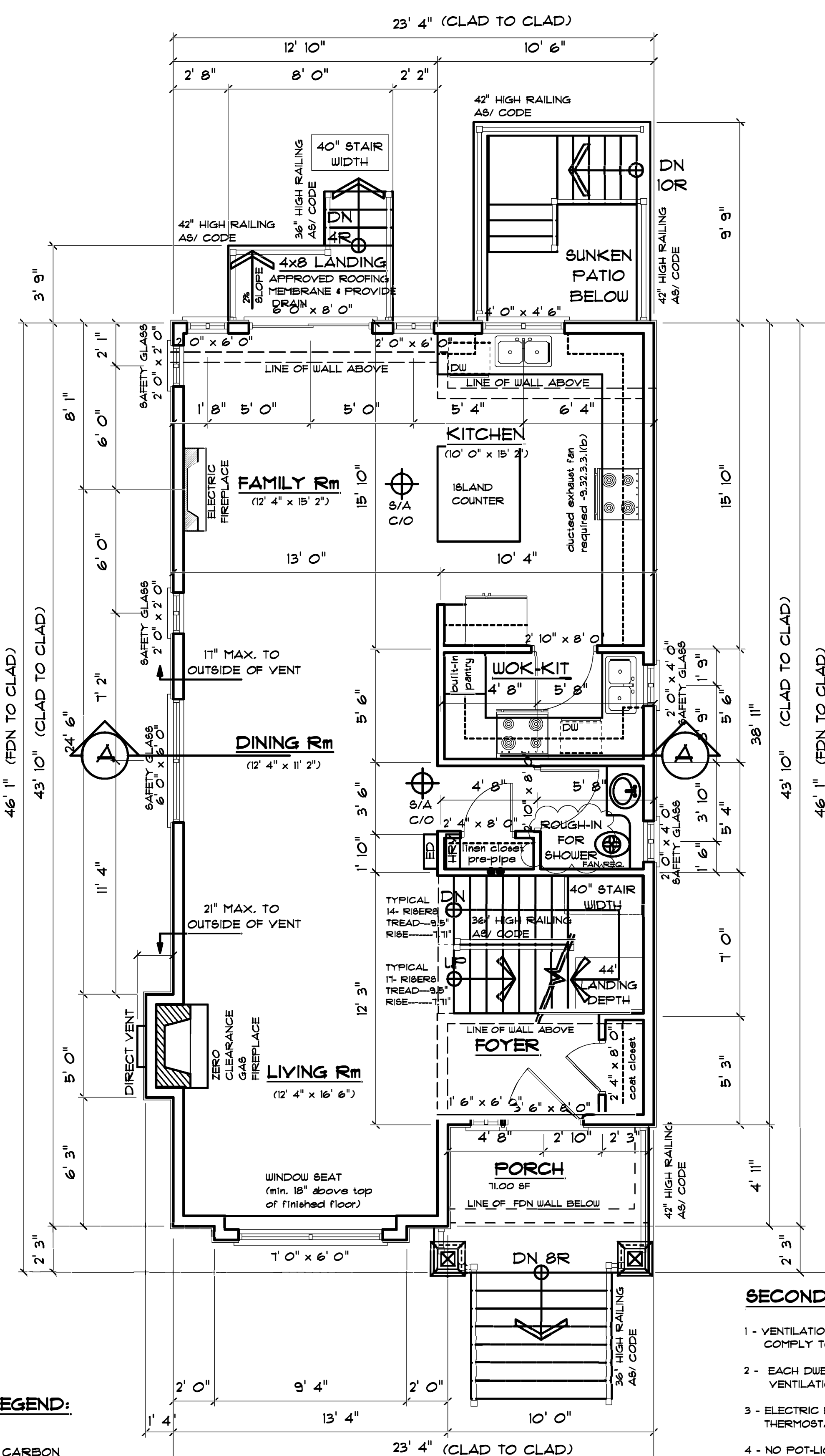
⊕ SMOKE & CARBON MONOXIDE ALARM

ED ENERGY DISPLAY UNIT

•• TWO 50mm PVC PIPES FOR SOLAR SERVICE

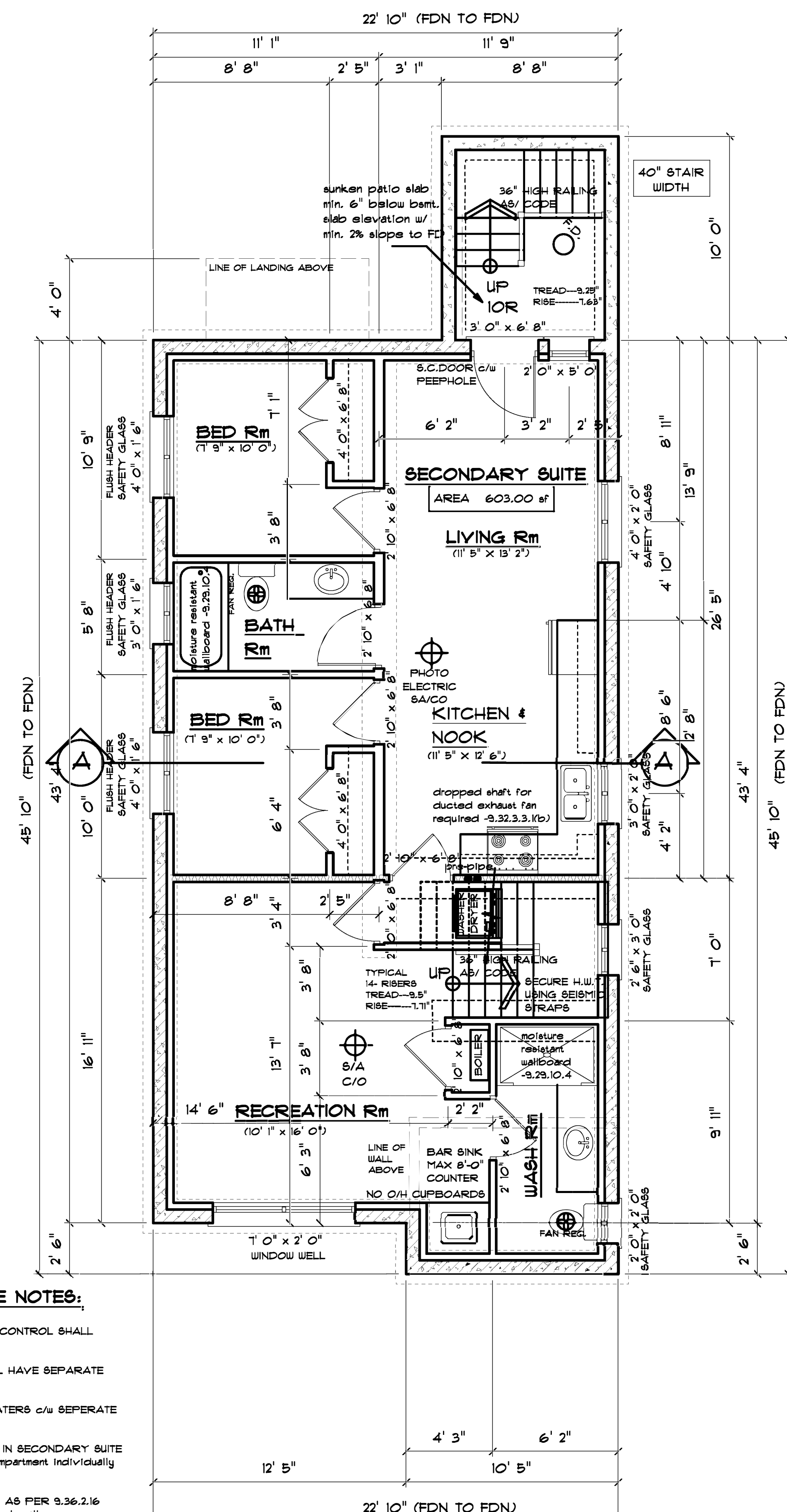
F.D. FLOOR DRAIN

BUILDING SPRINKLERED TO NFPA 13D



SECONDARY SUITE NOTES:

- 1 - VENTILATION SYSTEM & FAN CONTROL SHALL COMPLY TO 9.32.3.
- 2 - EACH DWELLING UNIT SHALL HAVE SEPARATE VENTILATION SYSTEM
- 3 - ELECTRIC BASEBOARD HEATERS c/w SEPARATE THERMOSTAT CONTROL
- 4 - NO POT-LIGHTS PERMITTED IN SECONDARY SUITE - unless each pot-light compartment individually fire separated
- 5 - 45mins. FIRE RATED CEILING AS PER 9.36.2.16 - one layer of 1/2" type 'X' drywall (30mins. If an additional photo-electric smoke alarm is interconnected between the principal dwelling & secondary suite as per 9.36.2.20)
- 6 - 45mins. FIRE RATED WALLS AS PER 9.36.2.16 - one layer of 1/2" type 'X' drywall (30mins. If an additional photo-electric smoke alarm is interconnected between the principal dwelling & secondary suite as per 9.36.2.20)



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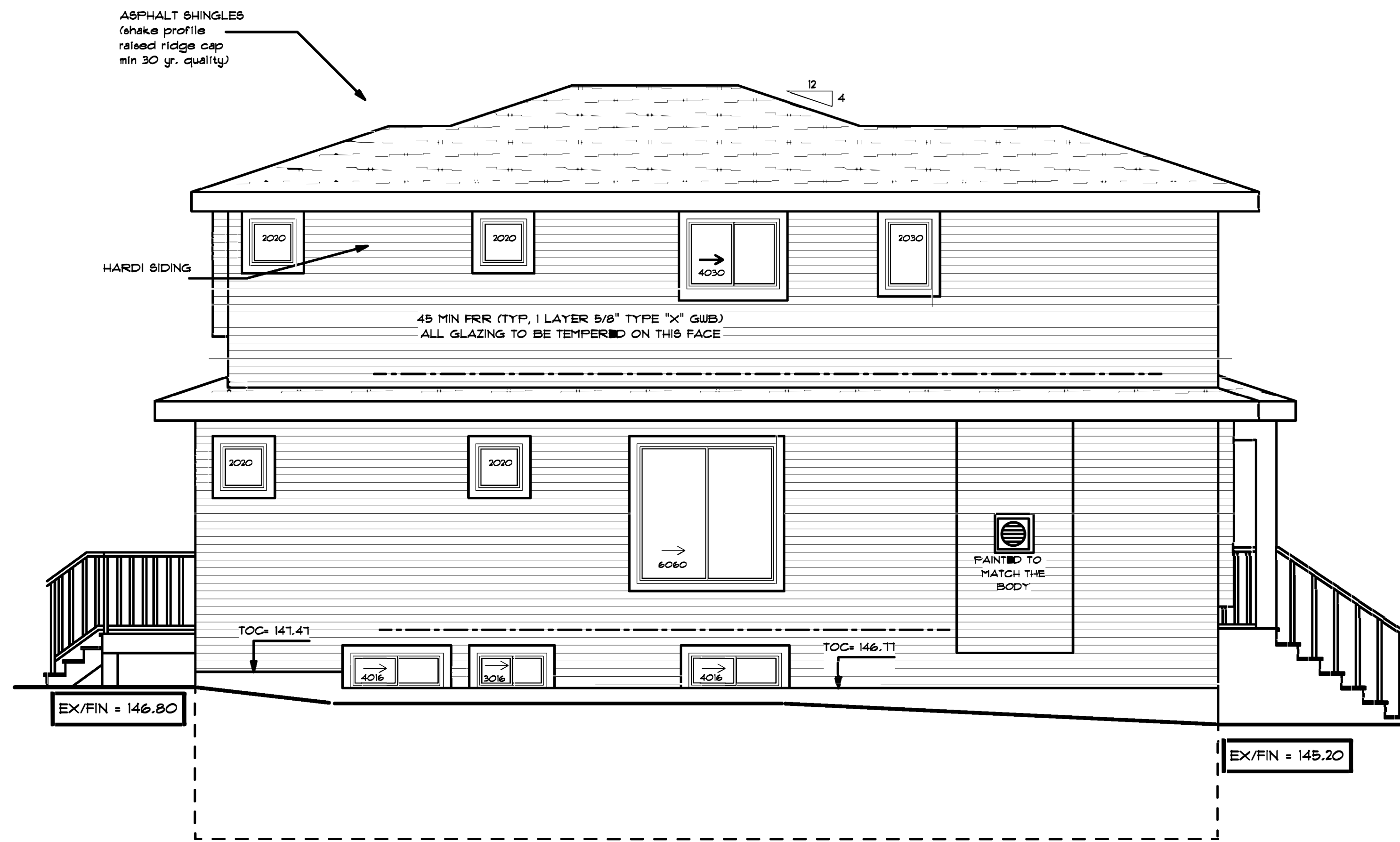
SCALE: 1/4" = 1' 0"

DATE: MARCH 10, 2015

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www.simplexhomedesign.com



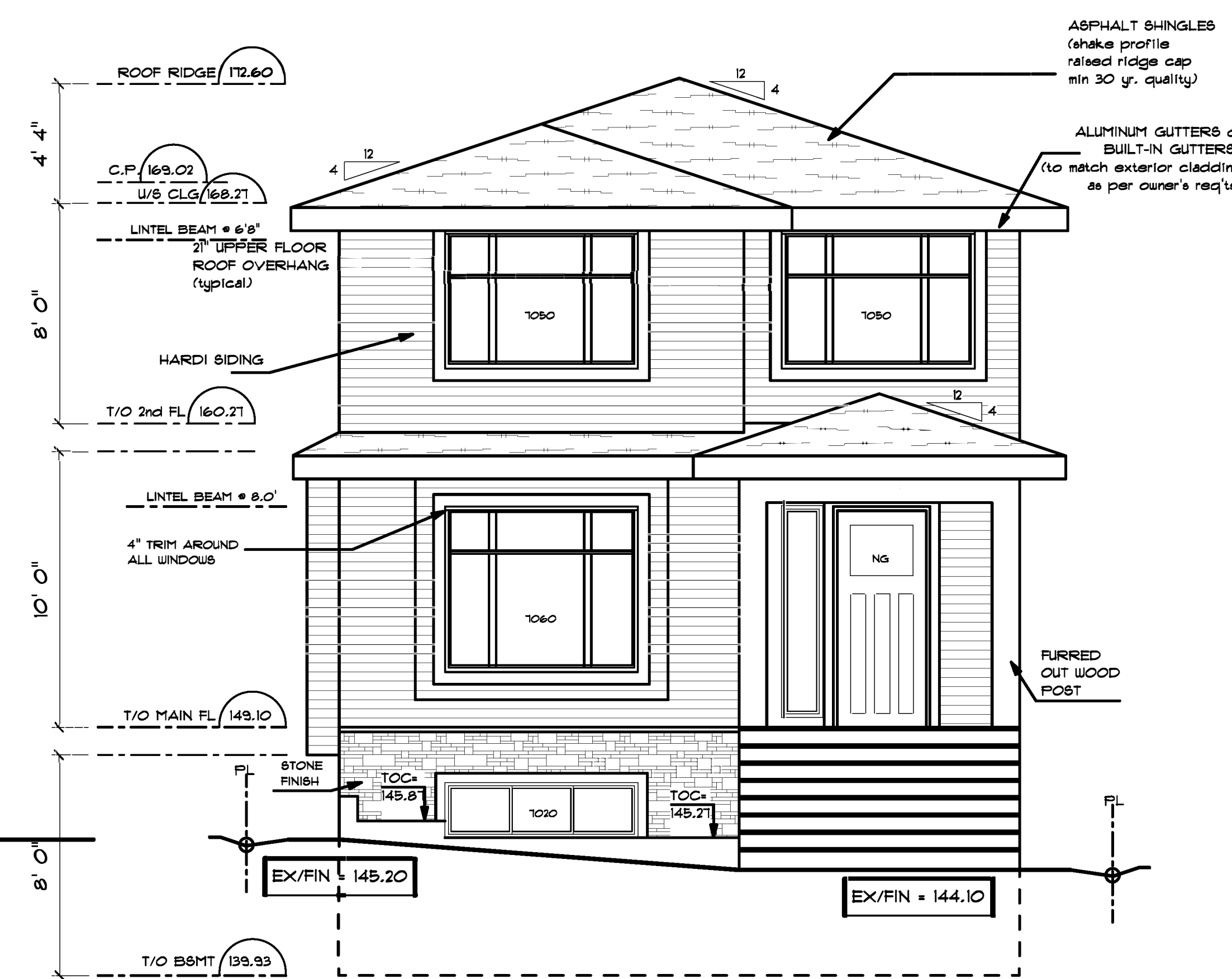
TOTAL WALL AREA: 884.80 SF
UNPROTECTED OPENINGS PERMITTED:
(10% TEMP. GLAZING) 88.48 SF
UNPROTECTED OPENINGS PROPOSED: 80.50 SF

LEFT (NORTH) ELEVATION

HEAT LOSS CALCULATION

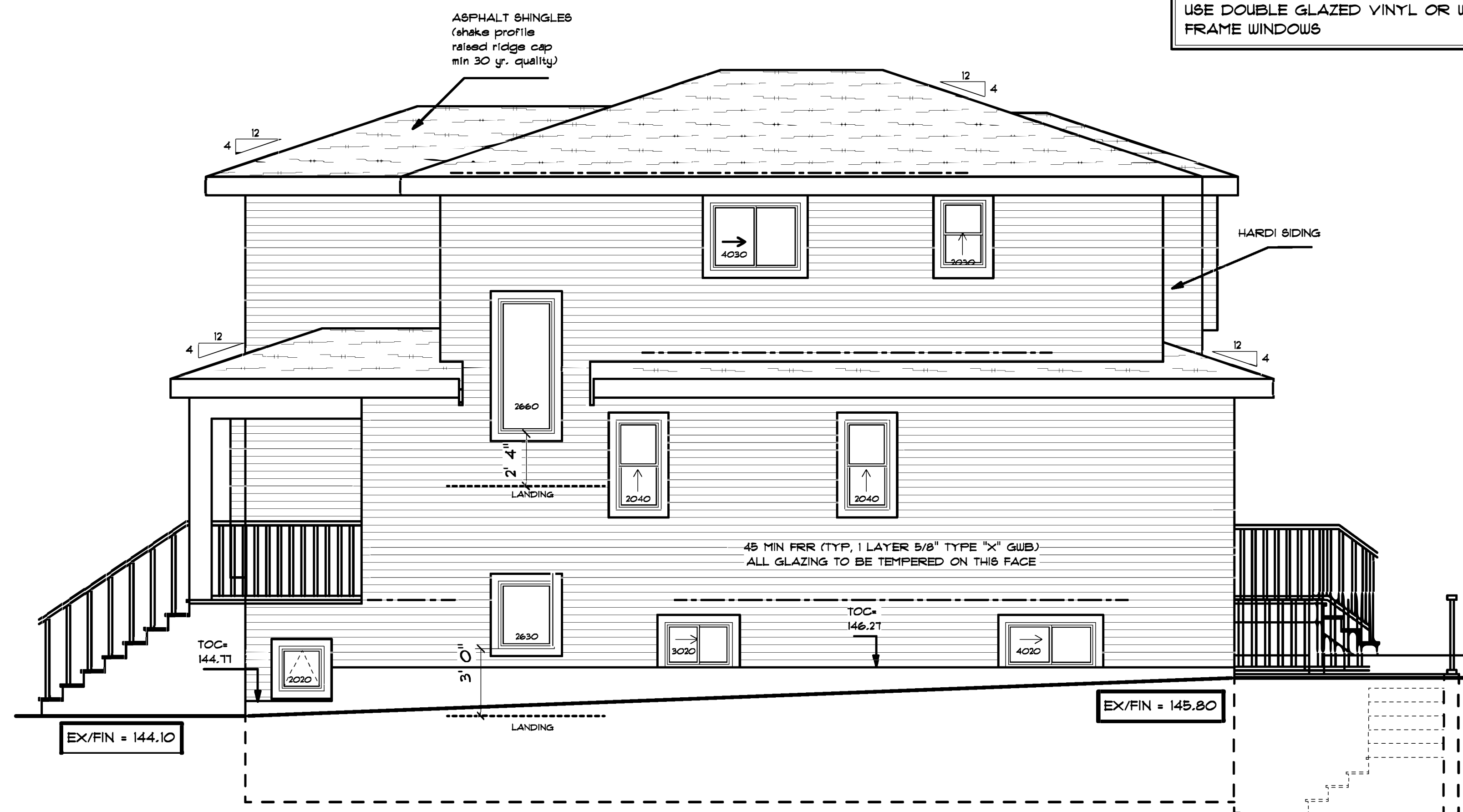
MAXIMUM GLAZING PERMITTED: 415.20 SF
GLAZING PROPOSED: 358.50 SF
PERMITTED HEAT LOSS: 10 439.52 BTU/HR

USE DOUBLE GLAZED VINYL OR WOOD
FRAME WINDOWS



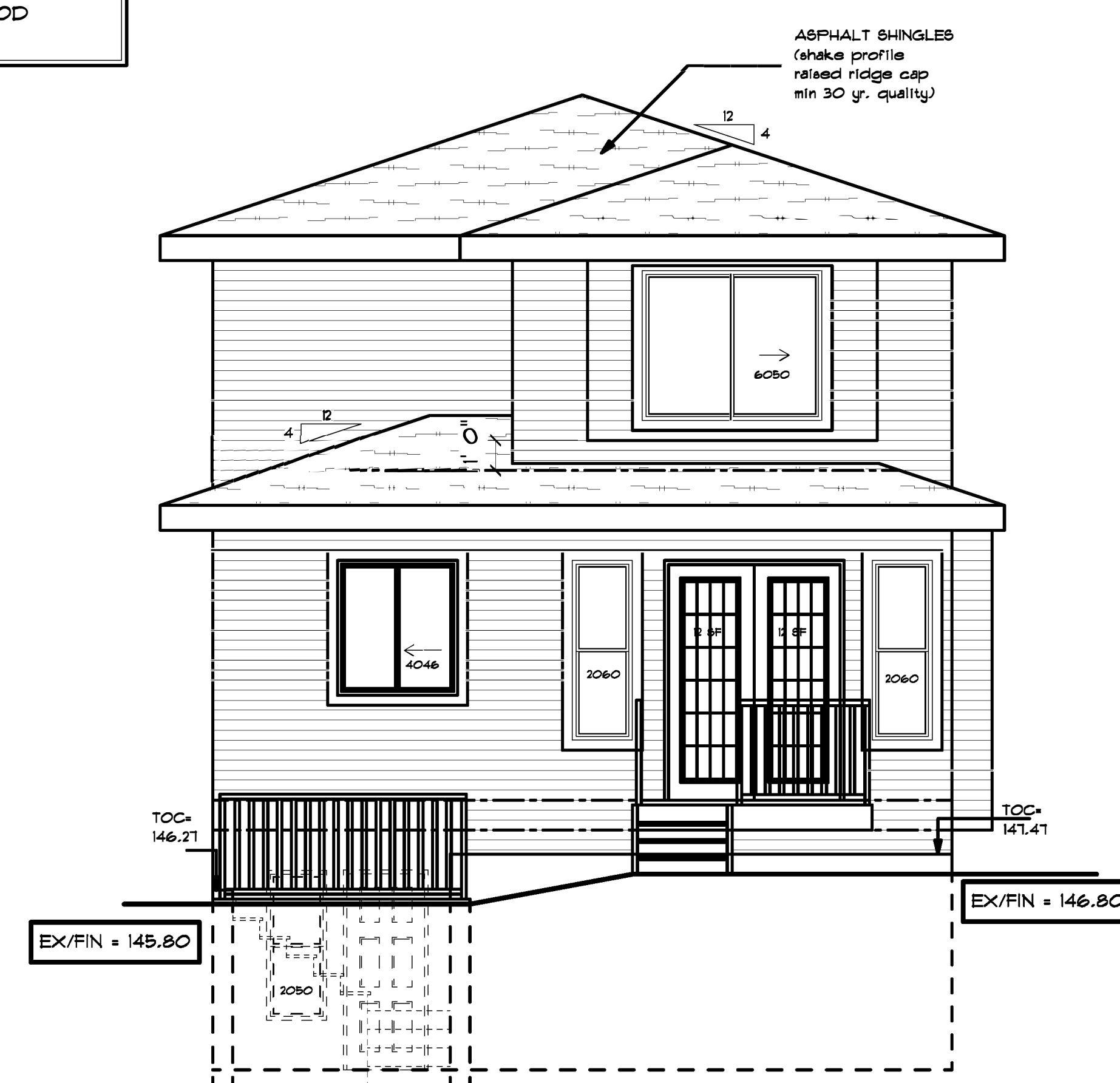
FRONT (WEST) ELEVATION

GLAZED OPENINGS PROPOSED = 81.00 SF



RIGHT (SOUTH) ELEVATION

TOTAL WALL AREA: 116.80 SF
UNPROTECTED OPENINGS PERMITTED:
(10% TEMP. GLAZING) 11.68 SF
UNPROTECTED OPENINGS PROPOSED: 13.00 SF



REAR (EAST) ELEVATION

GLAZED OPENINGS PROPOSED = 118.00 SF

2014 V8BL

BLDG. ENVELOPE REQTS.

WINDOWS AND SLIDING GLASS DOORS	USI-VALUE OF 1.4 W/(K m2) (R4.06)
SKYLIGHTS	USI-VALUE OF 2.4 W/(K m2) (R2.4)
WALL INSULATION	RSI 3.85 (R82) EFFECTIVE SEE SECTION
UNDER SLAB INSULATION	RSI 2.1 (R12)
ATTIC INSULATION (TRADITIONAL) AIR TIGHTNESS	RSI 8.8 (R50) 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/IC INCLUDE DOORS, VENTS AND UNRAISED 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 PEEPHOLE HEIGHTS	1 076mm 1 584mm
INTERIOR DOOR WIDTH	800mm
INTERIOR CORRIDOR WIDTH	900mm
INTERIOR STAIR WIDTH	AT LEAST ONE @ 915mm
KITCHEN & BATHROOM FAUCETS	LEVER TYPE
KITCHEN SINK DRAINS	'P' TRAP TO DRAIN STRAC < 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

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 RE-CIRCULATIONS
ELECTRIC VEHICLE CHARGING	DEDICATED 240V OUTLET IN GARAGE OR CARPORT
HEATING FURNACE OR BOILER	MIN. 92% EFFICIENT. NO SIDEWALL VENTING
GAS FIREPLACES	INTERMITTENT PILOT IGNITION (IPI) ELECTRONIC IGNITION SYSTEMS MUST BE DIRECT VENT
WOOD BURNING APPLIANCES (LABELS SHOWING)	MAX. 2.5grams/HR. - CATALYTIC MAX. 4.5 grams/HR. - NON-CATALYTIC

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