



EGRESS:
 BOTTOM OF OPENER NOT TO EXCEED 4'-11" ABOVE FLOOR
 MIN. CLEAR UNOBSTRUCTED OPENING 18" x 36" REQUIRED FOR ONE OPENER PER WINDOW AS DESIGNATED
 MANUFACTURER TO INSTALL EGRESS HARDWARE TO CASEMENT OPENER AS REQUIRED TO MAINTAIN MIN. AREA OPENING OF 3.375 SQ.FT. (CLEAR OPENING WIDTH)

NOTE:
 EXHAUST FANS TO BE PROVIDED IN EVERY KITCHEN & BATHROOM TO BE VENTED THROUGH ROOF NOT SOFFIT.
 PRINCIPLE EXHAUST FAN TO BE PROVIDED AS PER 9.32.3.4

NOTE:
 MIN. 1 SMOKE ALARM REQ. PER FLOOR WITHIN 9M RAD. OF BEDROOMS

LOWER FLOOR

EXISTING AREA: 1311.00 SQ.FT.
 ADDITION AREA: 282.00 SQ.FT.
 TOTAL AREA: 1593.00 SQ.FT.
 GARAGE AREA: 534.00 SQ.FT.

SITE STATISTICS

PROJECT DESIGNATION:	GRAU RESIDENCE	
DESIGNER:	JOE ROMMEL, ASCT, CRD, RD-AIBC ROMMEL DESIGN LTD.	
BUILDING CODE:	THESE WORKING DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH PART 9 OF THE 2006 B.C. BUILDING CODE	
OCCUPANCY:	GROUP 'C'	
CIVIC ADDRESS:	4710 SOUTH PICCADILLY ROAD WEST VANCOUVER, B.C.	
LEGAL DESCRIPTION:	LOT 12 BLOCK 2 DISTRICT LOT 811 PLAN 5432	
ZONING:	R6-3	
SITE AREA:	22,973.00 SQ.FT.	
F.S.R. ALLOWED:	35% = 8,040.55 SQ.FT.	
F.S.R. PROPOSED: (SEE TABLE BELOW)	LOWER: MAIN: UPPER: GARAGE: COVERED DECKS: TOTAL:	1593.00 SQ.FT. 1702.00 SQ.FT. 1311.00 SQ.FT. 353.00 SQ.FT. 10.00 SQ.FT. 5078.00 SQ.FT.
SITE COVERAGE ALLOWED:	30.00% MAX. - 6,891.90 SQ.FT.	
SITE COVERAGE PROPOSED:	13.78% - 3165.80 SQ.FT.	
BUILDING HEIGHT ALLOWED:	25.00 FT.	
BUILDING HEIGHT PROPOSED:	AS EXISTING	

FLOOR AREA TABLE

LOCATION	AREA	EXEMPTIONS
LOWER FLOOR	EXISTING:	1311.00 SQ.FT.
	ADDITION:	282.00 SQ.FT.
	TOTAL:	1593.00 SQ.FT.
GARAGE	EXISTING LOWER:	534.00 SQ.FT.
	EXISTING MAIN:	259.00 SQ.FT.
	TOTAL:	793.00 SQ.FT.
MAIN FLOOR	EXISTING:	1361.00 SQ.FT.
	ADDITION:	341.00 SQ.FT.
	TOTAL:	1702.00 SQ.FT.
UPPER FLOOR	EXISTING:	1167.00 SQ.FT.
	ADDITION:	144.00 SQ.FT.
	COVERED DECKS:	10.00 SQ.FT.
TOTAL:	1381.00 SQ.FT.	
TOTAL NET FLOOR AREA:	1272.00 SQ.FT.	

BUILDING PERMIT	09/02/11
ISSUED FOR	DD/MM/YY
REVISIONS	DATE
DRAWN BY: C.D.	CHECKED BY: J.R.
	SHEET: 02 of 06

PROJECT/DRAWING NO.: R1141
 SCALE: 1/4"=1'-0"
 DATE: February 09, 2011
 UNLESS NOTED

PROJECT: GRAU RESIDENCE
 4710 SOUTH PICCADILLY ROAD
 WEST VANCOUVER, B.C.
 TITLE: LOWER PLAN

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LEGEND

⊙ S.A.	SMOKE ALARM
S.G.	SAFETY GLASS
S.L.	SKYLITE
D/W	DISHWASHER
F	REFRIGERATOR
⊙ P.V.	POWER VENT
⊙ F.D.	FLOOR DRAIN
W.W.	WINDOW WELL
≡ C.V.	CRAWL VENT

WALL LEGEND

	EXISTING CONC. FOUNDATION WALL C/W INSULATED STRAPPING
	NEW 8" CONC. FOUNDATION WALL C/W INSULATED 2x4 STRAPPING
	EXISTING 2x6 EXTERIOR STUD WALL
	NEW 2x6 EXTERIOR STUD WALL C/W RAINSCREEN
	EXISTING INTERIOR STUD PARTITION
	NEW 2x4 INTERIOR STUD PARTITION
	DEMOLISHED EXISTING WALL