

# MACINNIS RESIDENCE

Legal Description:

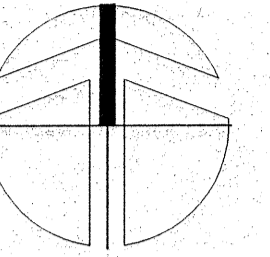
lot C Block 47 DL 540  
CRP 1 HAD DL 5684

3226 West 7th Avenue, Vancouver

jack falk design studio

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PROJECT NORTH



## Project Data

### GENERAL INFORMATION:

DIMENSIONS TAKE PRECEDENCE OVER SCALE MEASUREMENTS. DO NOT SCALE DRAWINGS. CONTRACTOR OR BUILDER TO CHECK & VERIFY ALL DRAWINGS AND CONDITIONS ON SITE BEFORE ORDERING MATERIALS OR STARTING WORK. CONTRACTOR TO NOTIFY DESIGNER IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.

ALL DRAWINGS MUST BE APPROVED BY MUNICIPAL AUTHORITIES HAVING JURISDICTION BEFORE STARTING CONSTRUCTION.

ALL WORK & MATERIALS MUST COMPLY WITH VANCOUVER BLDG BYLAW 1999, ELECTRICAL B.C. CODE 1998, PLUMBING B.C. CODE 1998 AND WINDOWS AND GLAZING B.C. CODE 1998.

EXACT LOCATION OF THE BUILDING MUST BE CONFIRMED WITH LOCAL AUTHORITIES OR SURVEYOR. ALL GRADES SHOWN ARE ASSUMED. ADJUST SITE'S GRADES AS REQUIRED.

STARTING WORK SHALL IMPLY ACCEPTANCE AND SHALL MEAN ACCEPTANCE OF ALL SPECIFICATIONS, DIMENSIONS AND REQUIREMENTS AS WELL AS ALL SURFACES AND CONDITIONS AS BEING SUITABLE TO RECEIVE SAID WORK.

CONTRACTOR OR BUILDER SHALL INSURE THAT ANY CONCENTRATED LOAD OR ANY WHICH MAY ARISE DURING OR AFTER CONSTRUCTION, WHETHER OR NOT IT HAS BEEN SPECIFICALLY DETAILED, SHALL BE SUPPORTED ACCORDING TO GOOD PRACTICE AND THAT THE METHOD OF SUPPORT AS WELL AS ALL MEMBERS SUPPORTING SUCH LOADS SHALL FIRST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND/OR A PROFESSIONAL ENGINEER AND SHALL CONFORM TO THE NATIONAL BUILDING CODE BEFORE SUCH LOADING SHALL BE ALLOWED TO OCCUR.

ALL GLAZING TO BE DOUBLE IN VINYL OR WOOD FRAMES, OR THERMAL BREAK ALUMINUM.

PROVIDE TEMPERED GLASS WHEN DISTANCE BETWEEN GLASS AND FINISH FLOOR IS LESS THAN 8".

HEADERS AND TRIMMERS MUST COMPLY WITH VANCOUVER BUILDING BYLAW 1999.

REGISTERED STRUCTURAL ENGINEER SUBMITS LETTER OF UNDERTAKING FOR REVIEW, DESIGN AND SUPERVISION OF STRUCTURAL COMPONENTS, ALSO SEISMIC & WIND DESIGN AS PER CBC GUIDE.

SEE OWNER FOR PREWIRE OF ALARM, INTERCOM & EXTERIOR LIGHTING SYSTEMS. INSTALL C.S.A. APPROVED SMOKE ALARMS ON ALL FINISHED FLOORS.

ALL FINISHES AND COLOUR SELECTIONS TO BE APPROVED BY OWNER.

### FIRE SPRINKLERS (IF REQUIRED (VANCOUVER))

BUILDING SHALL BE EQUIPPED WITH COMPLETE QUICK-RESPONSE FIRE SPRINKLER SYSTEM MEETING ALL REQUIREMENTS OF THE BUILDING BY-LAW #1814, CURRENT EDITION OF THE CITY OF VANCOUVER. CONTRACTOR REMAINS RESPONSIBLE FOR OBTAINING ALL NECESSARY DESIGNS, APPROVALS, AND INSPECTIONS REQUIRED DURING THE COURSE OF CONSTRUCTION. NOTIFY ARCHITECT OF ANY CONFLICTS BETWEEN SPRINKLER SYSTEM AND ARCHITECTURAL OR STRUCTURAL ELEMENTS BEFORE COMMENCING WORK.

### MECH. VENTILATION (VANCOUVER)

MECHANICAL VENTILATION OF DWELLING UNIT TO BE PROVIDED AS PER 933.3 OF THE VANCOUVER BUILDING BYLAW #1814 AND SCHEMATIC DESIGNED, SIGNED, AND SEALED BY AN APPROVED SYSTEM INSTALLER TO BE SUBMITTED TO THE CITY BUILDING INSPECTOR PRIOR TO FRAMING APPROVAL. NOTIFY ARCHITECT OF ANY CONFLICTS BETWEEN VENTILATION SYSTEM AND ARCHITECTURAL OR STRUCTURAL ELEMENTS BEFORE COMMENCING WORK.

### REQUIREMENTS FOR A FAMILY DWELLING:

-GLASS OTHER THAN SAFETY GLASS SHALL NOT BE USED FOR SHOWER OR BATHUB ENCLOSURES.

-HEIGHT OVER LANDING SHALL BE 1950mm IN A DWELLING UNIT.

-SMOKE ALARMS WITHIN DWELLING UNITS; AT LEAST ONE SHALL BE INSTALLED NOT MORE THAN 19M APART ON EACH FLOOR LEVEL, INCLUDING BASEMENT, AND EITHER ONE INSIDE EACH BEDROOM OR WITHIN 9M OF EACH BEDROOM.

-WATERPROOF FINISH SHALL BE PROVIDED TO A HEIGHT OF NOT LESS THAN 1800mm ABOVE THE FLOOR IN SHOWER STALLS, 1200mm ABOVE THE RIMS OF BATHTUBS EQUIPPED WITH SHOWERS, AND 400mm ABOVE THE RIMS OF BATHTUBS NOT EQUIPPED WITH SHOWERS.

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SHEET TITLE:

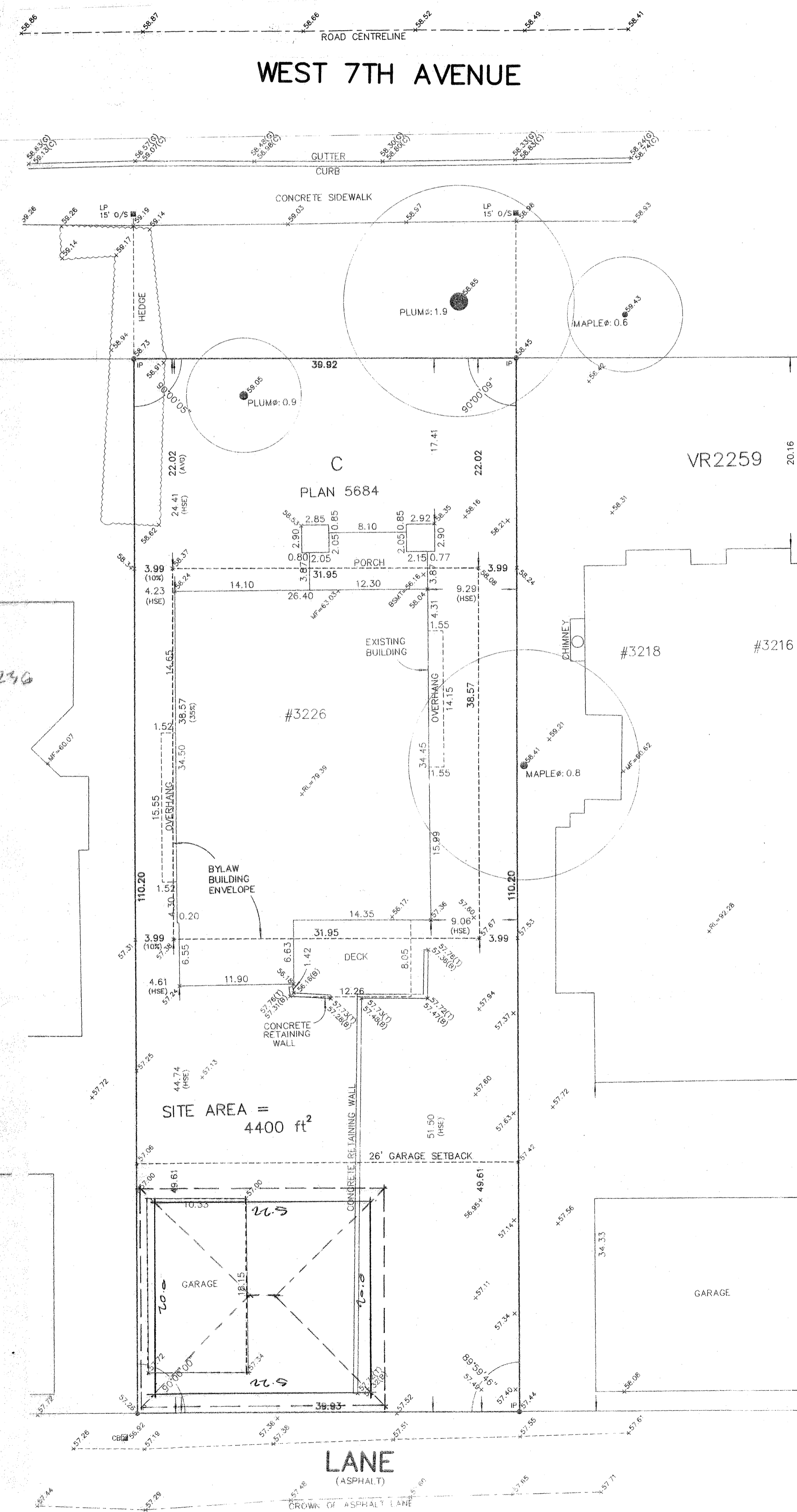
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PROJECT NO.:

SHEET NO.:

A1

OF:



## Site Plan

MATSON PECK & TOPLISS  
SURVEYORS & ENGINEERS  
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CADFILE: 15488-001-TPG-000.FLX

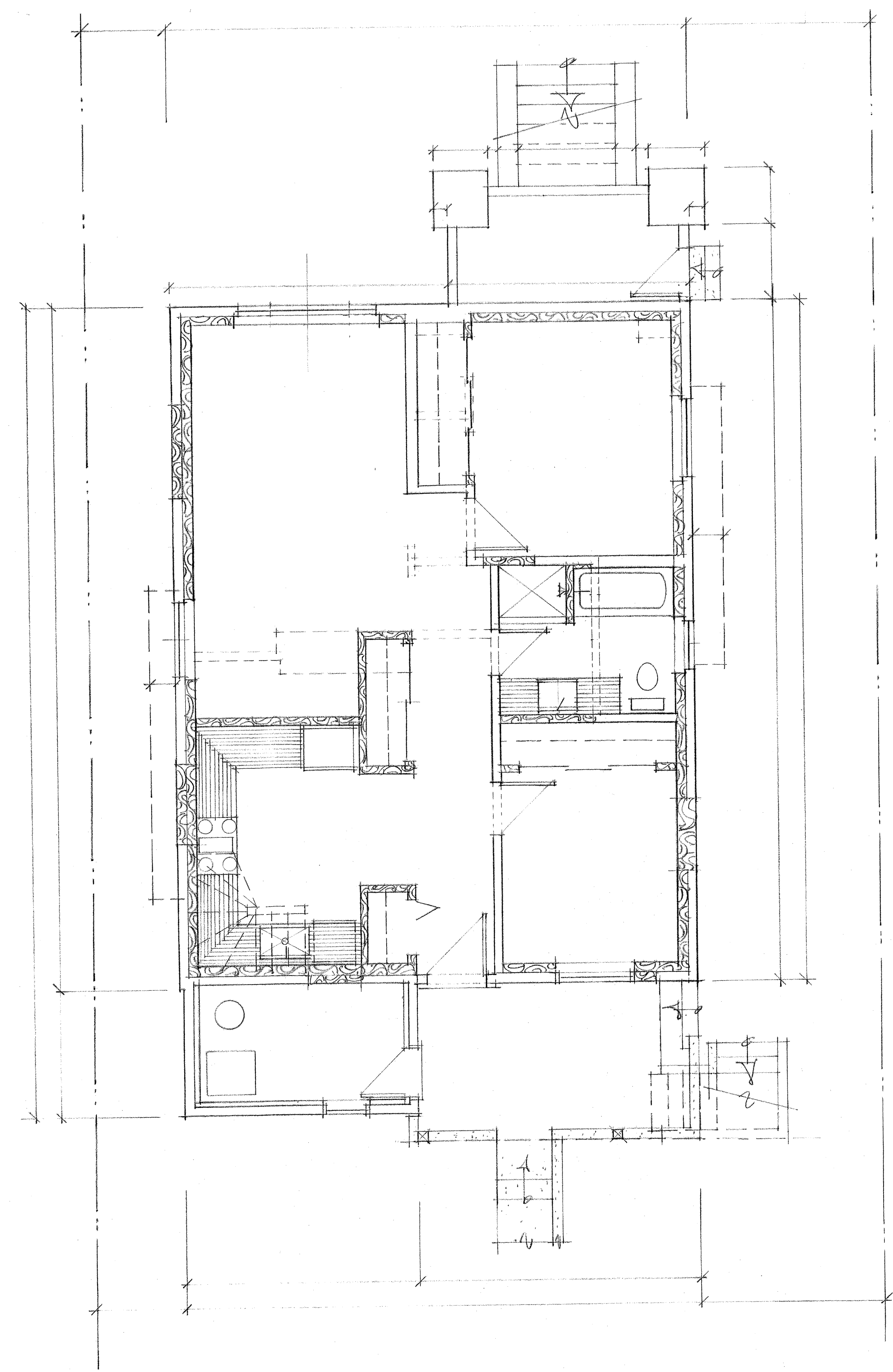
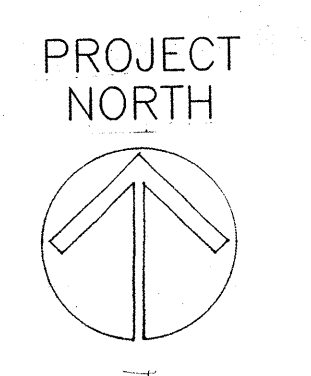
### BUILDING ENVELOPE FORMULAE(RT-7):

FRONT SETBACK = AVERAGE ADJACENT FRONT SETBACKS (SEE CHART)  
MAXIMUM BUILDING DEPTH = (35 %) (LOT DEPTH)  
SIDEYARD = (10 %) (LOT WIDTH)

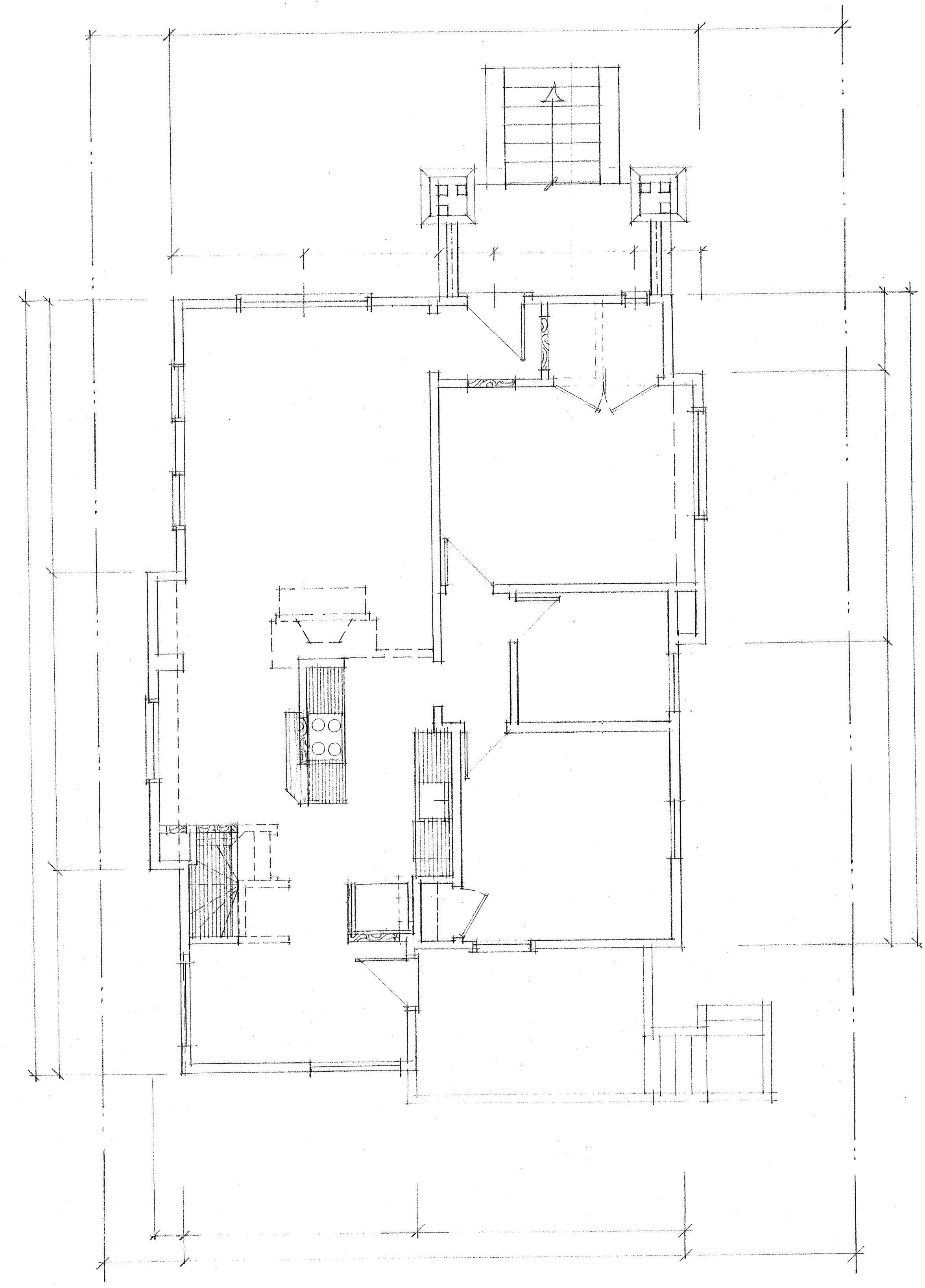
(FORMULAE SHOULD BE VERIFIED WITH VANCOUVER CITY PLANNING DEPARTMENT.)

ADJACENT FRONT SETBACKS		
CIMC	SETBACK (FEET)	AVERAGE
#3236/3238	23.87	$\frac{44.03}{2} = 22.02$
#3216/3218	20.16	

## Index of Drawings



Basement Plan

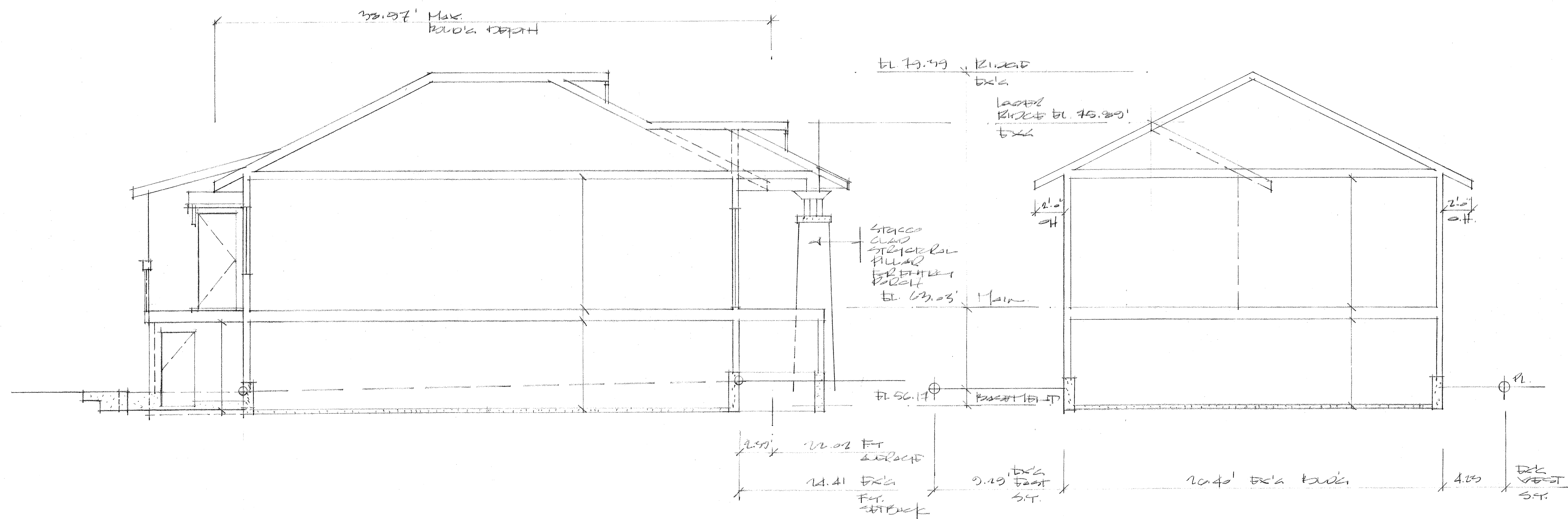


Main Floor Plan

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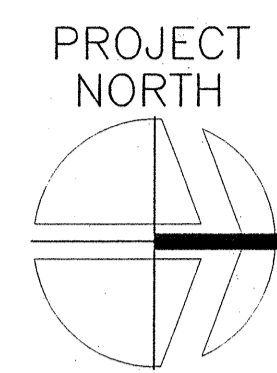
Section A-A

Section B-B

Construction Notes

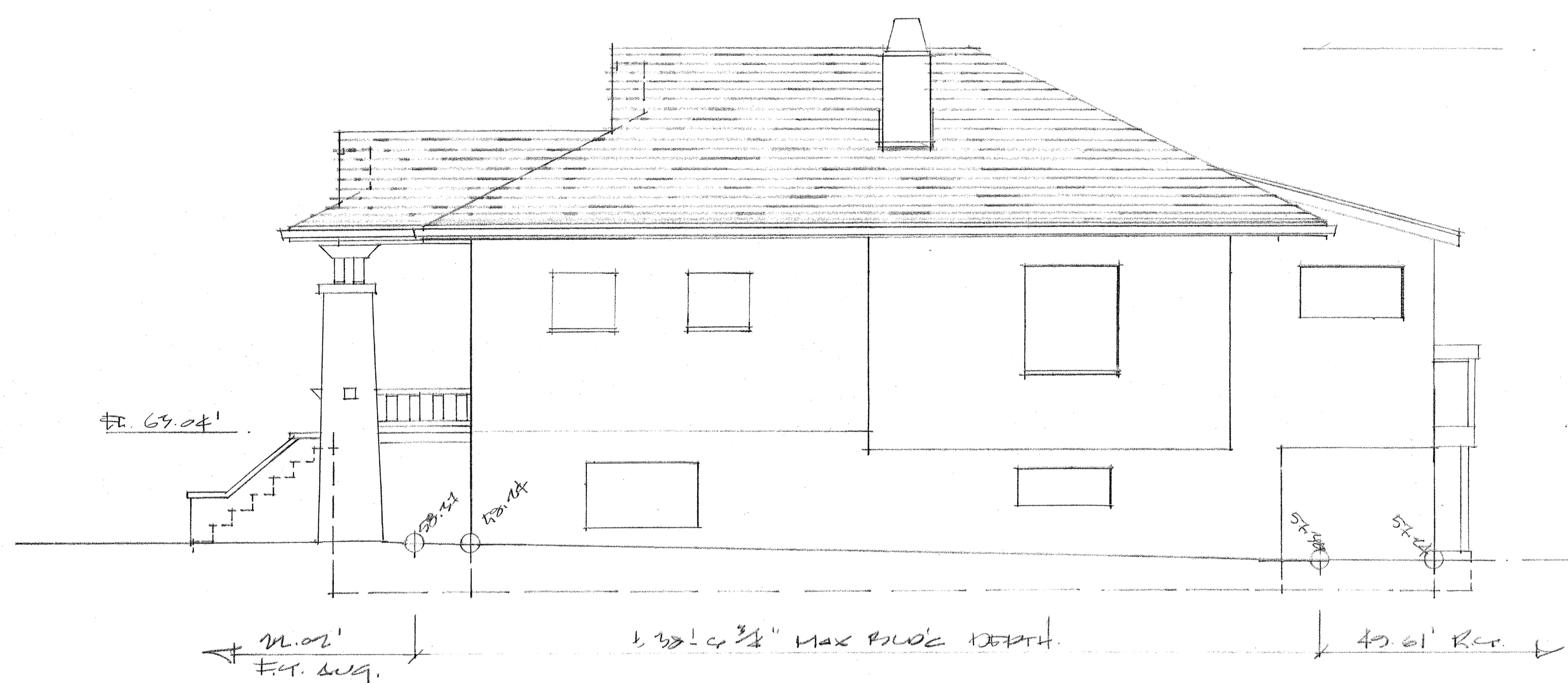
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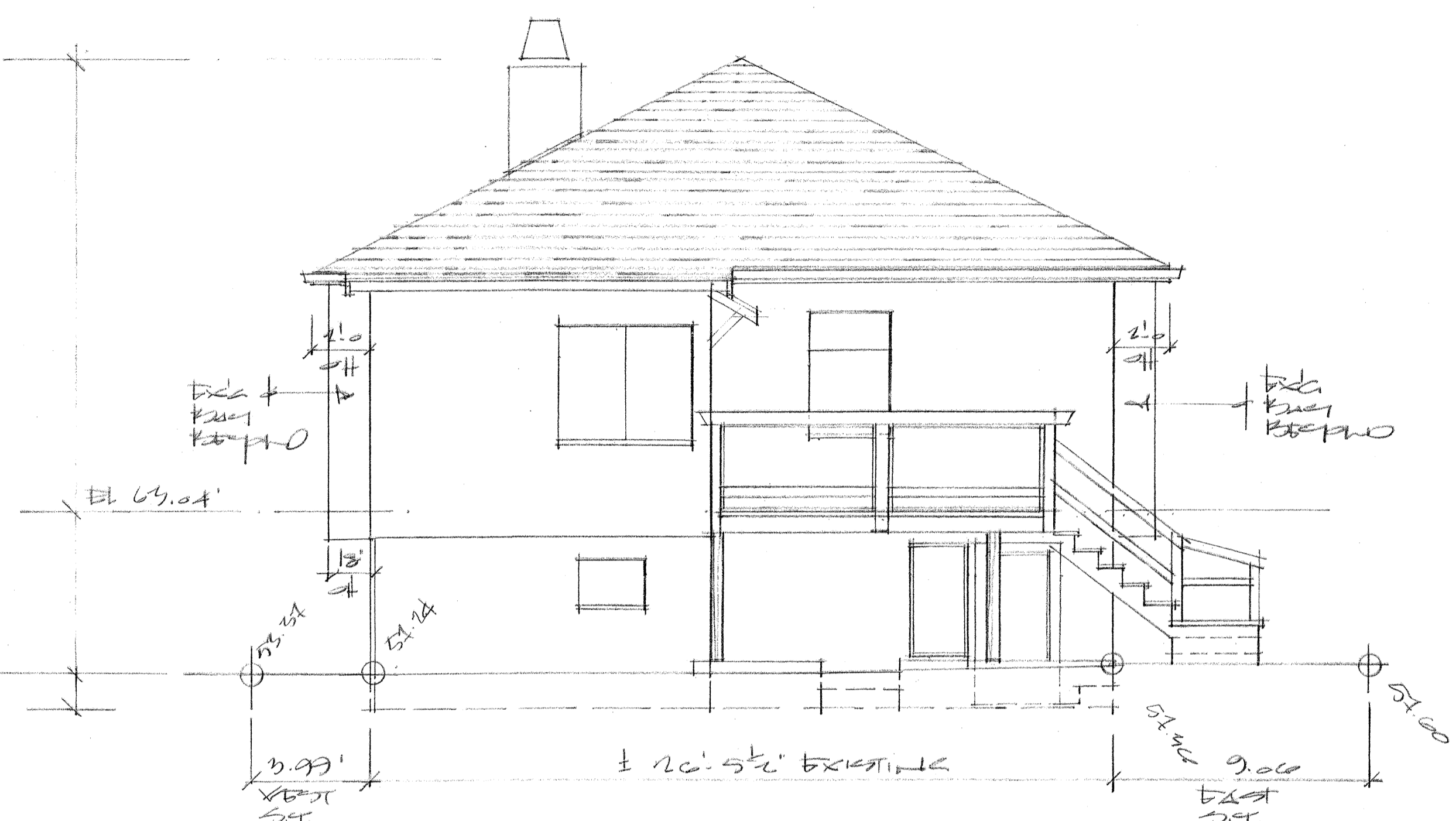


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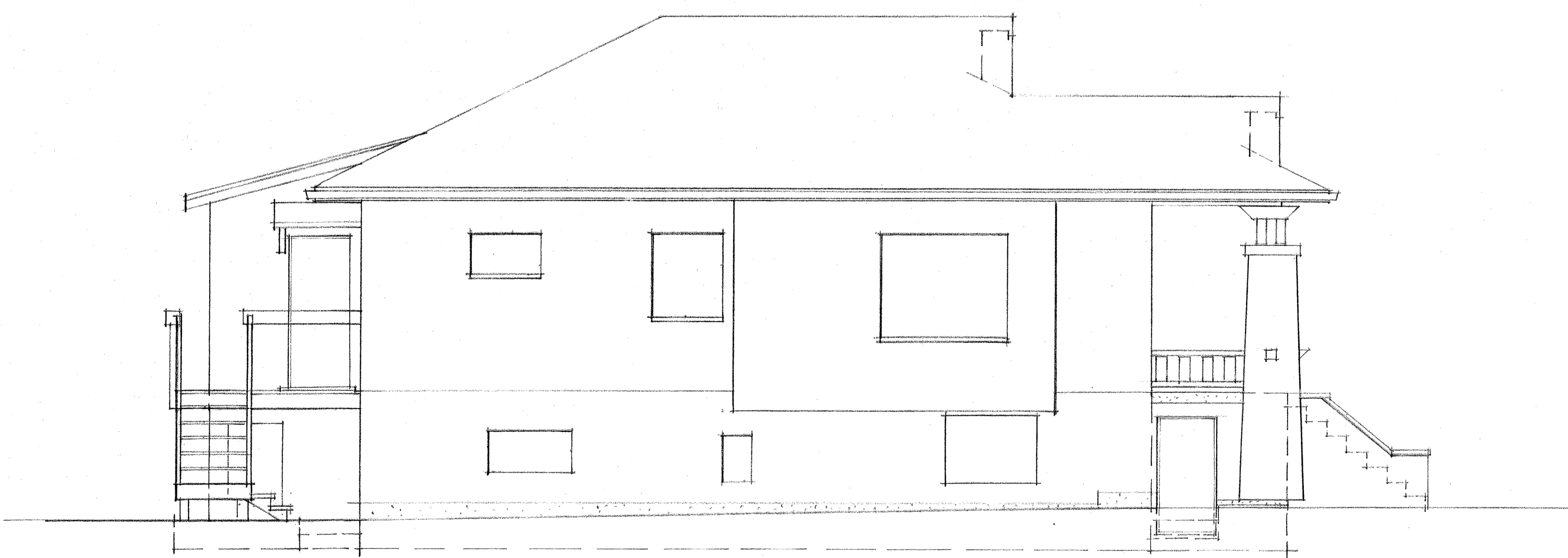
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○ West Elevation



○ South Elevation

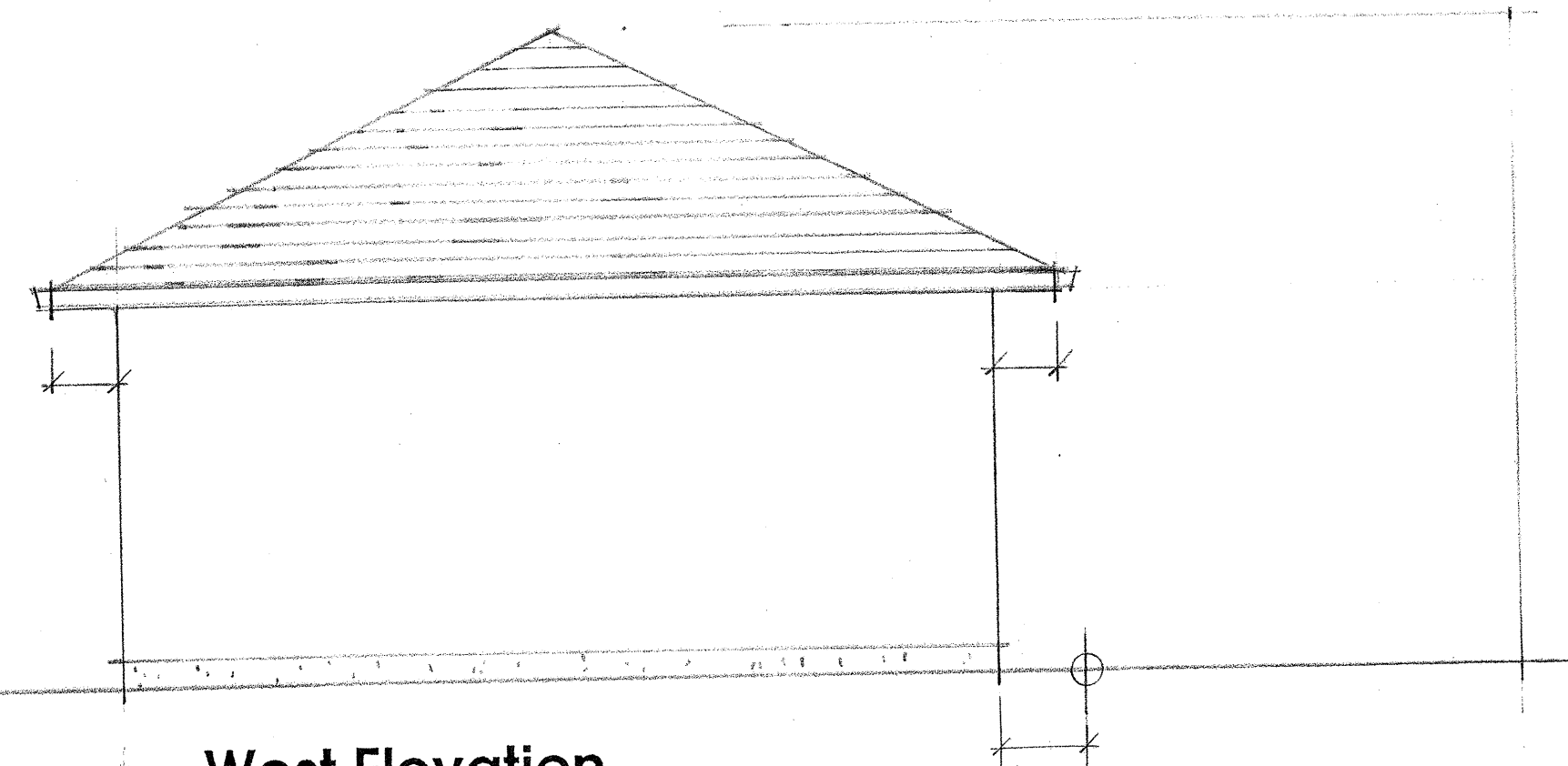
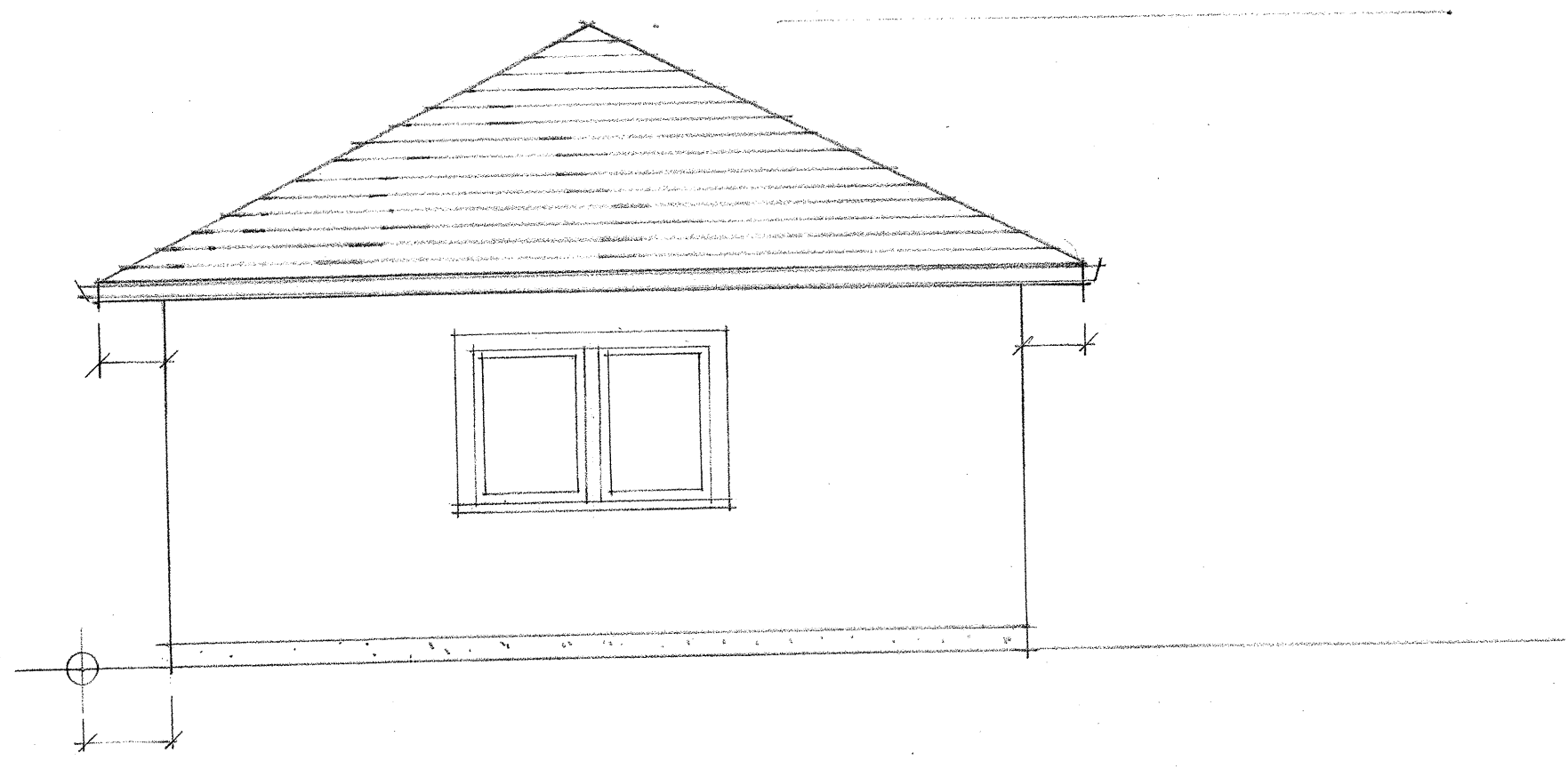


○ East Elevation

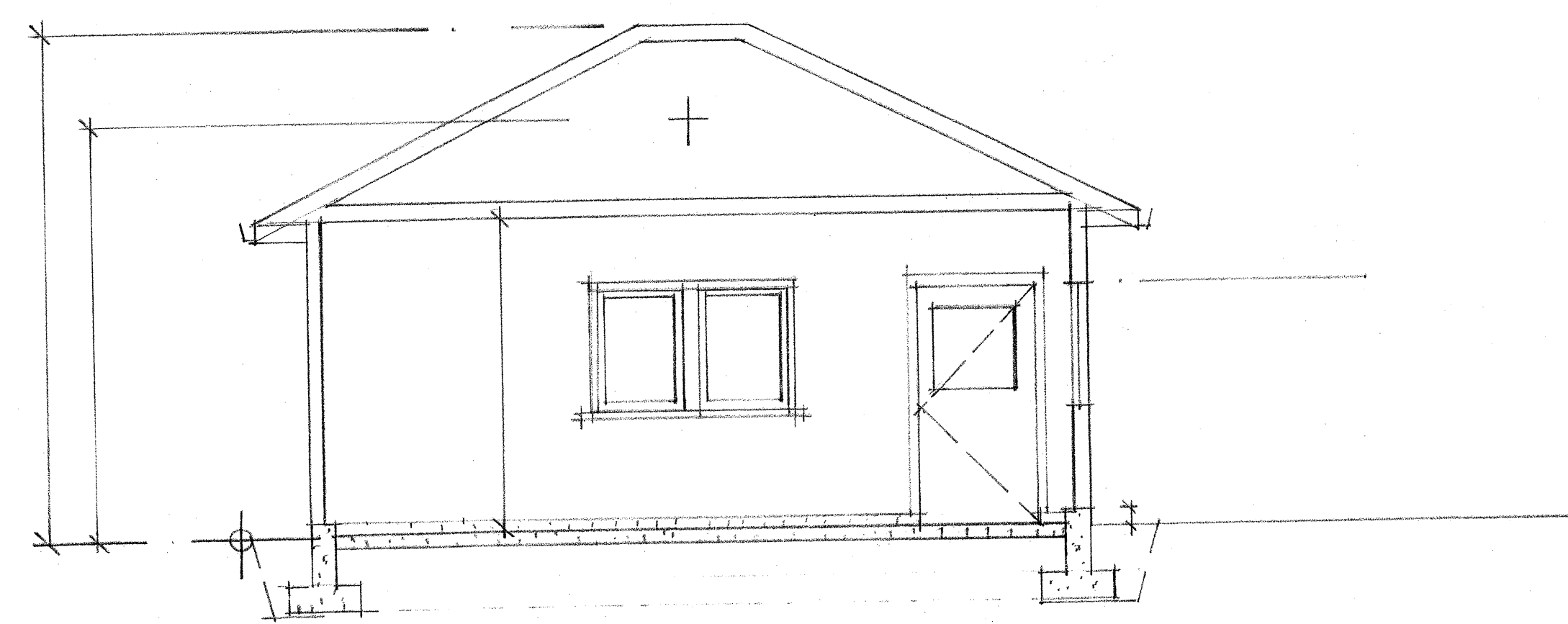


○ North Elevation

East Elevation



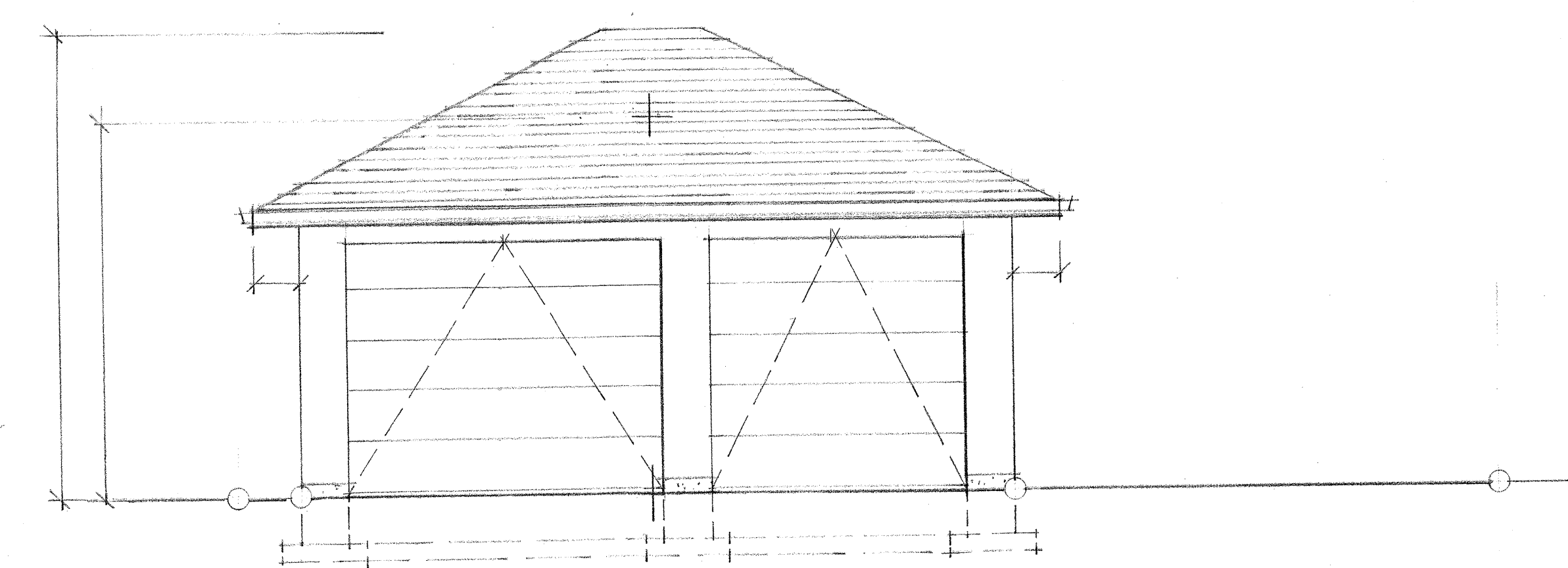
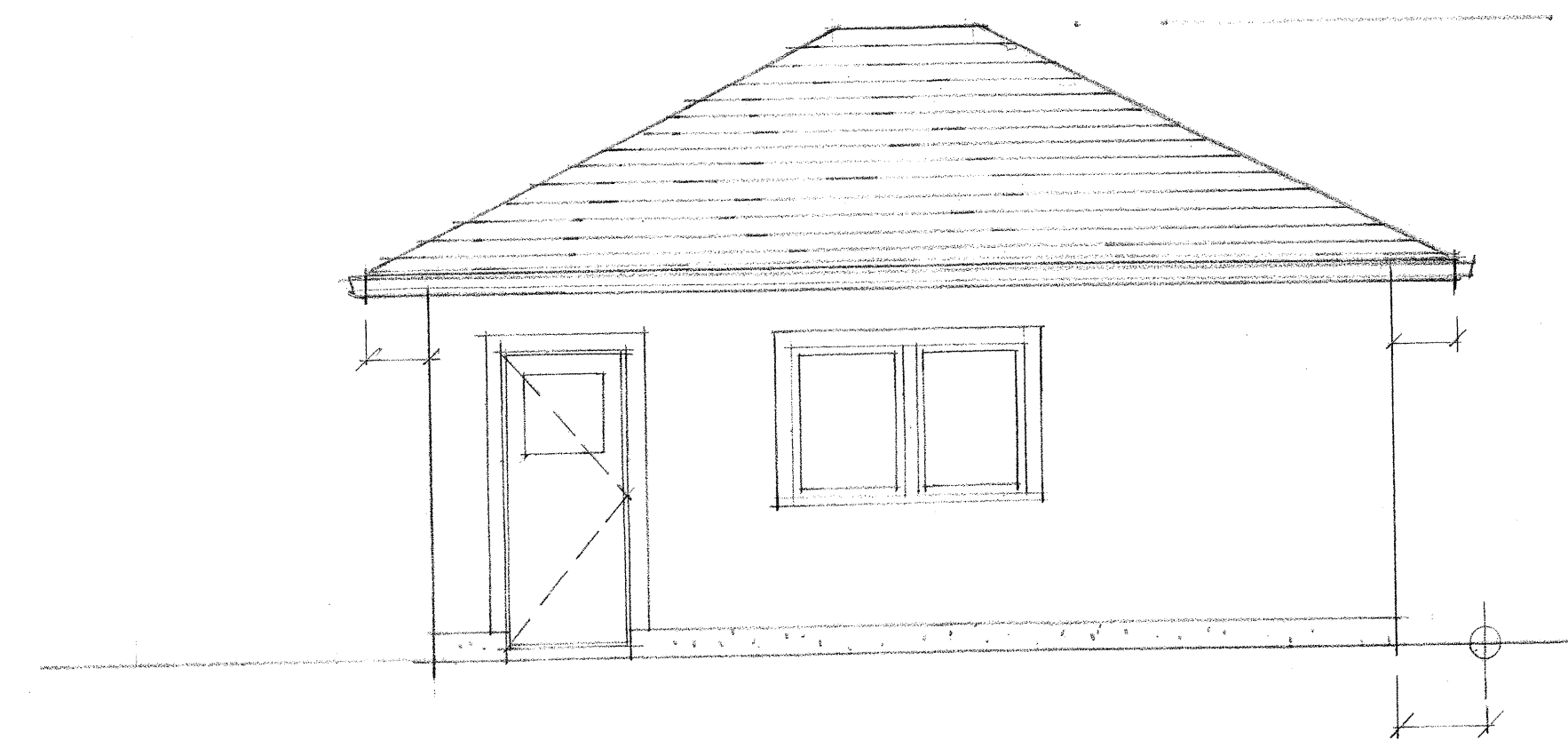
West Elevation



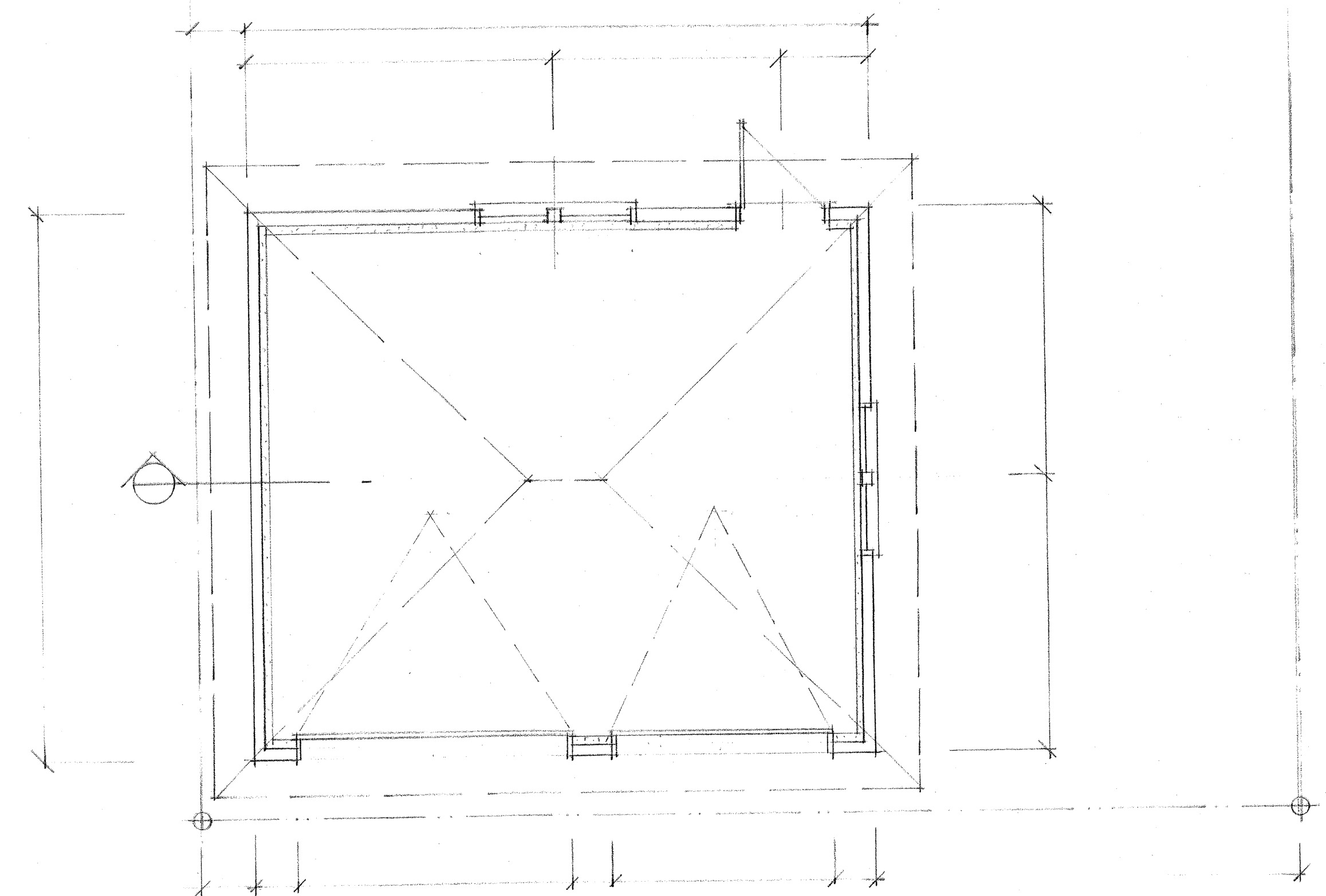
Section C-C

Construction Notes

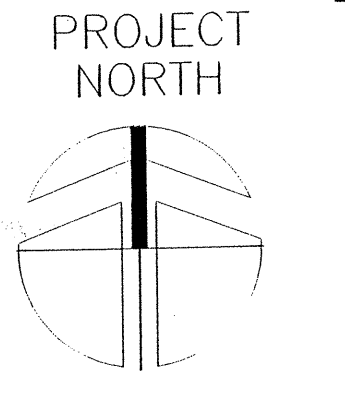
North Elevation



South Elevation

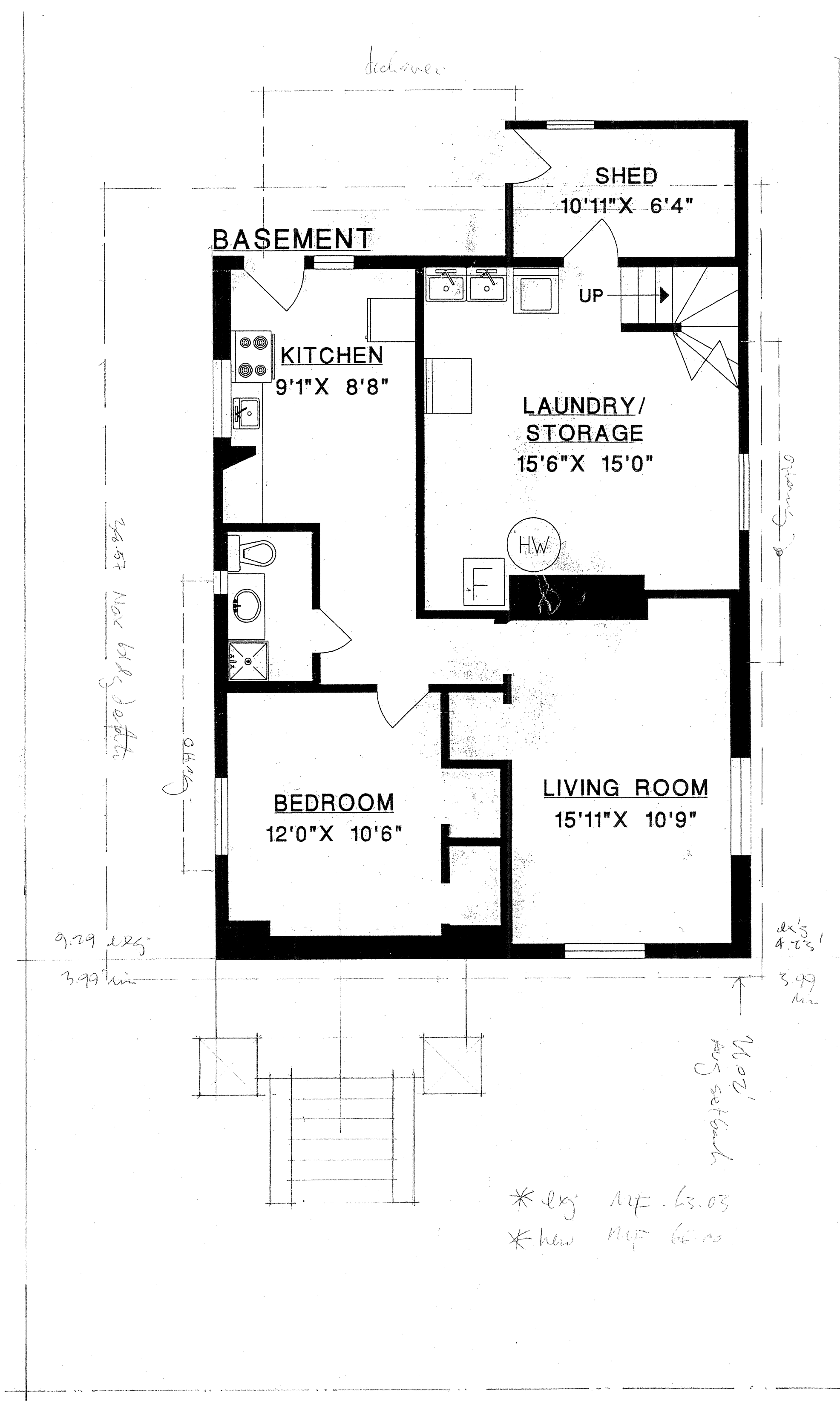
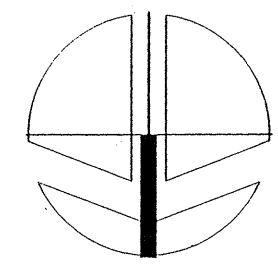


Garage Floor Plan

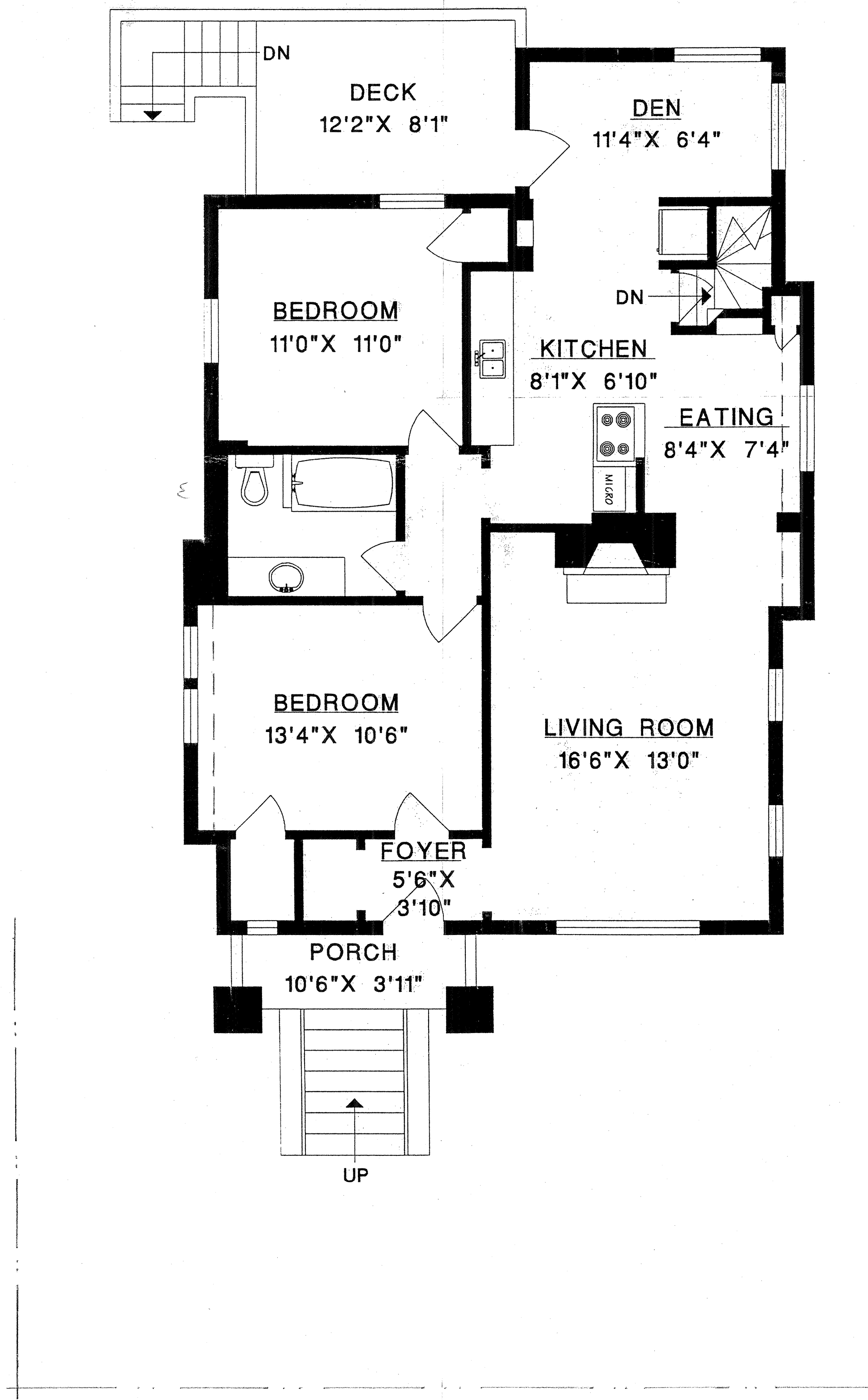


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Basement Plan

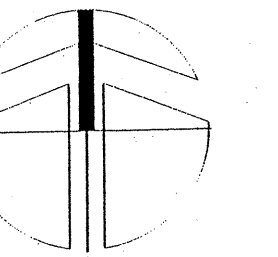


Main Floor Plan

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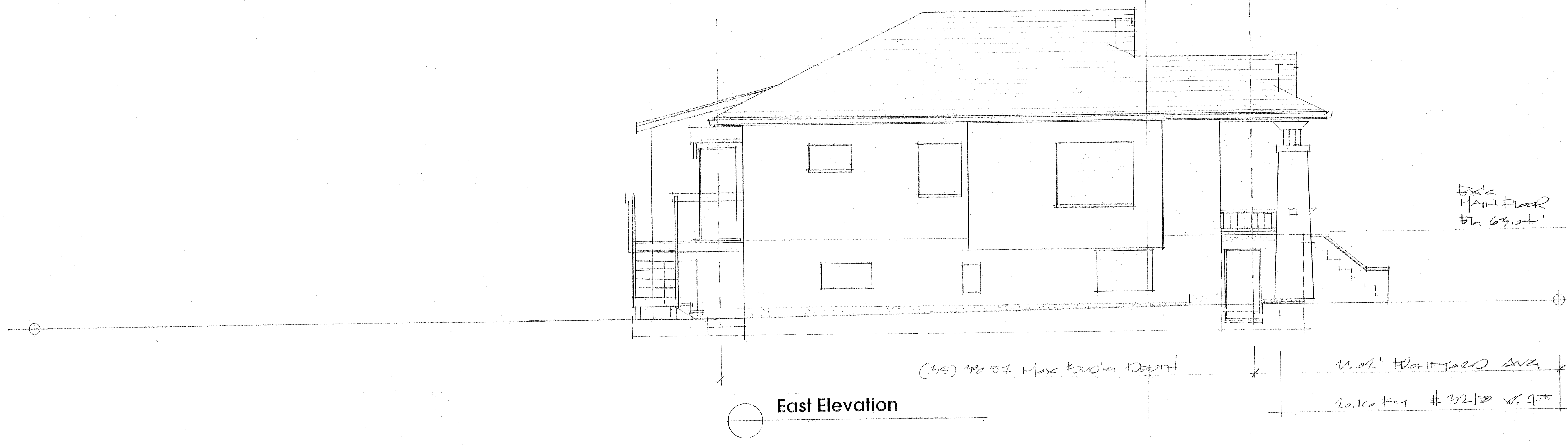
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**EXG. FLOOR PLANS  
\*\*\* FOR REFERENCE ONLY \*\*\***



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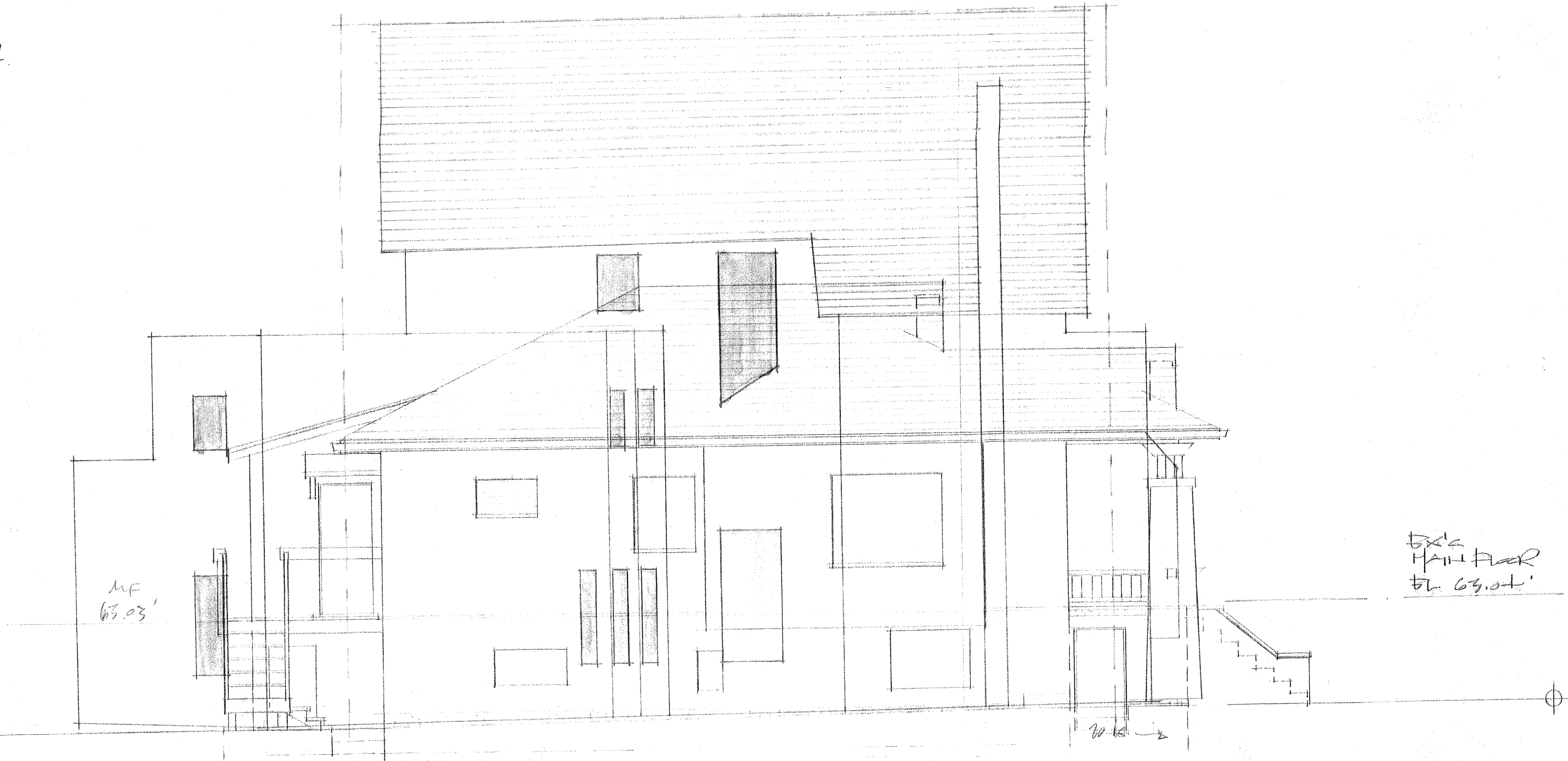


East Elevation



West Elevation

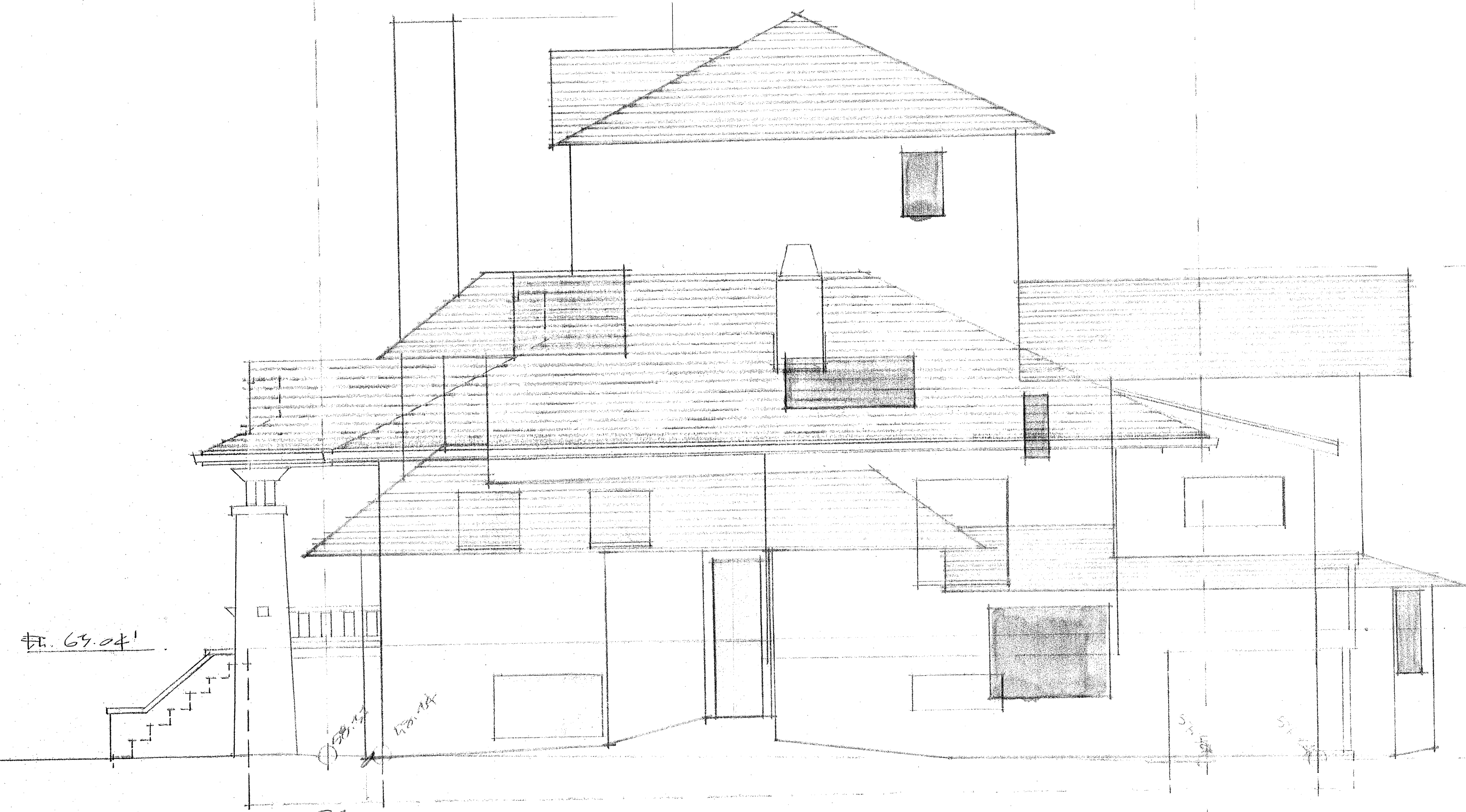
3218 W 7.



East Elevation

(45) 199.57 Max Block Depth  
12.02' Hallway  
20.10 Fy # 3218 W 7th

3230 W 7



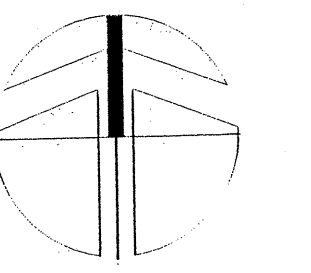
West Elevation

13.24' Fy # 3230 W 7th  
12.02' Hallway  
13.57' Fy # 3230 W 7th  
133.03' Max Block Depth (35)  
13.61' Rty

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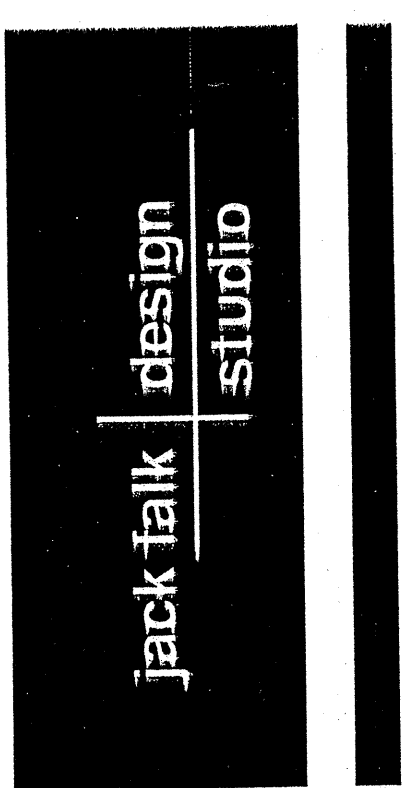
JACK TALK DESIGN STUDIO LTD.  
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PROJECT NORTH



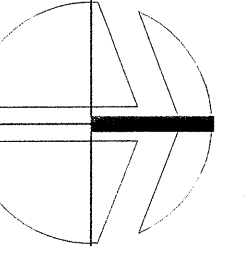
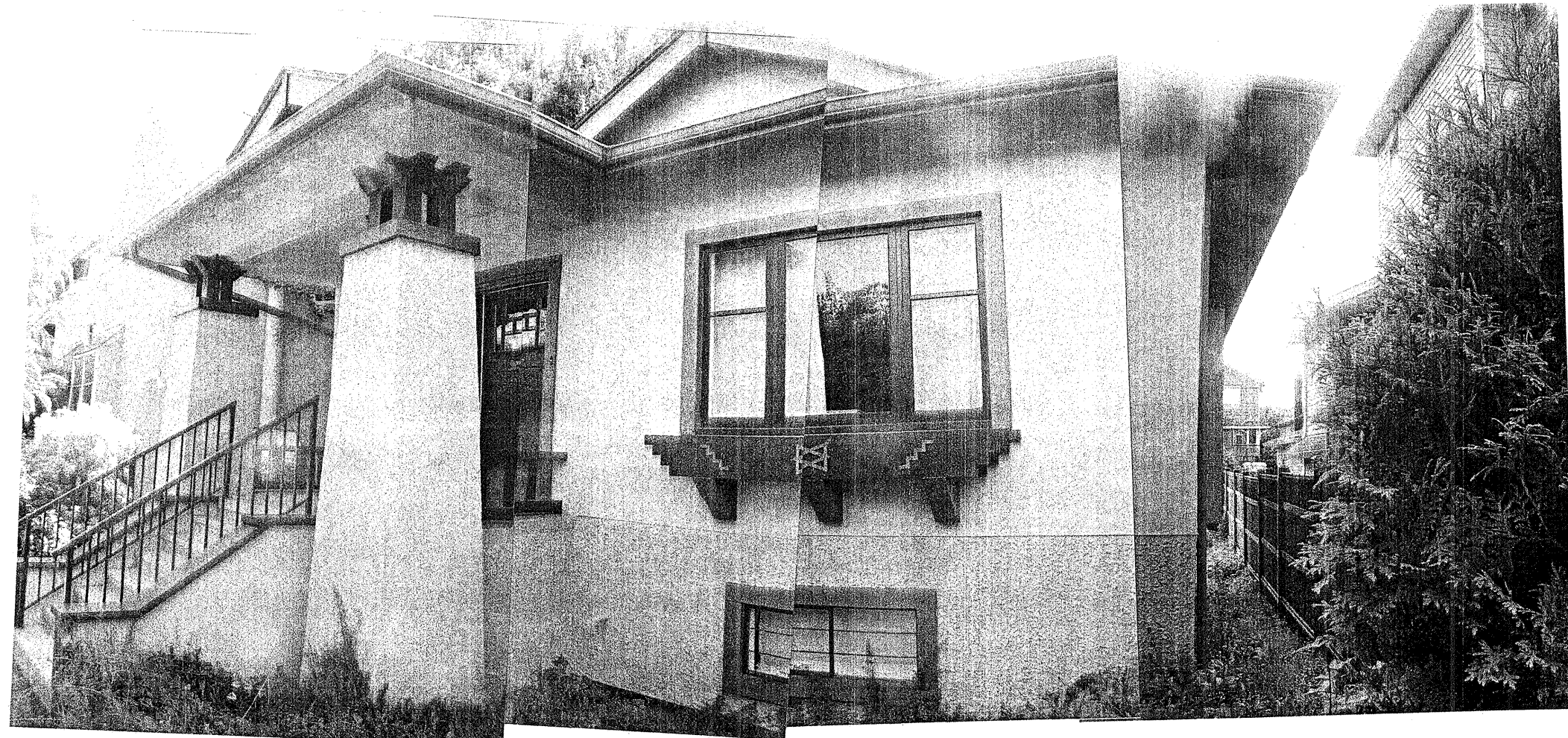
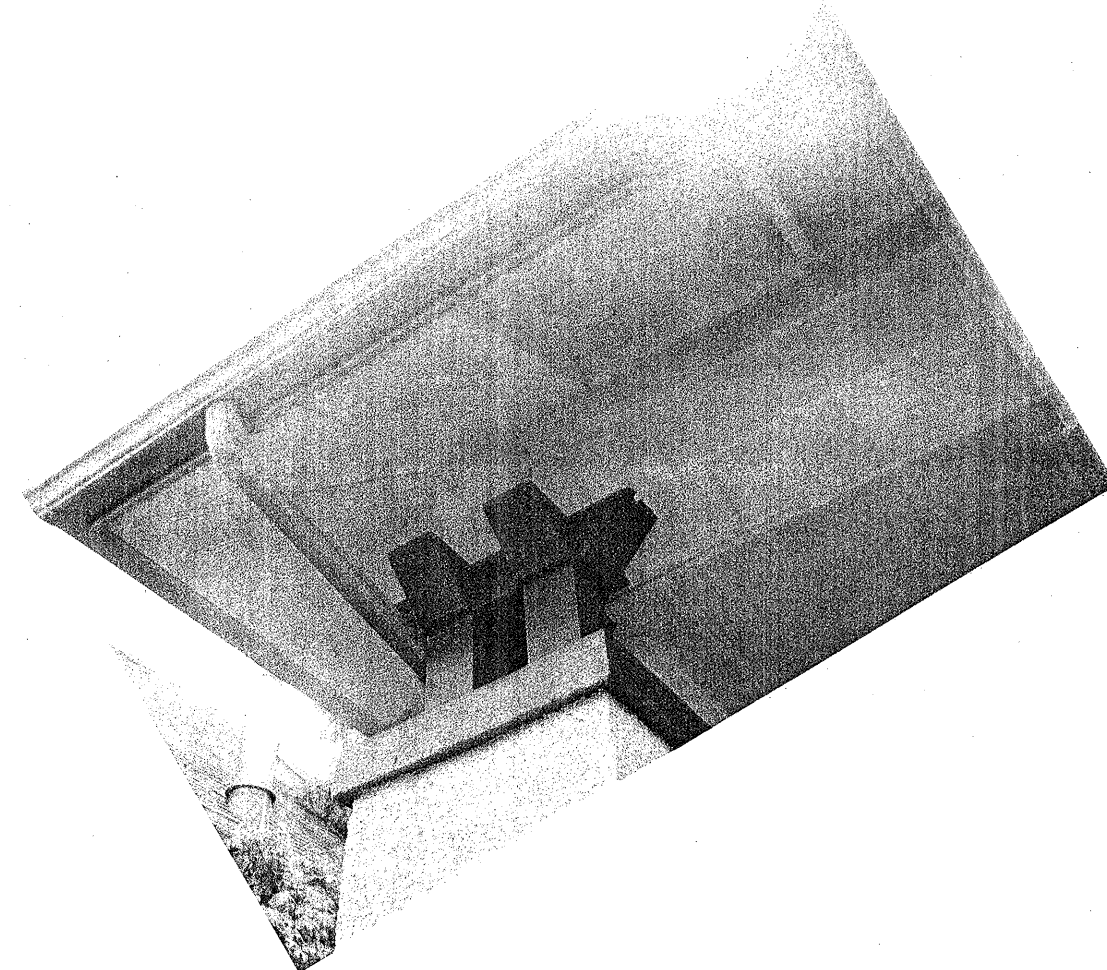
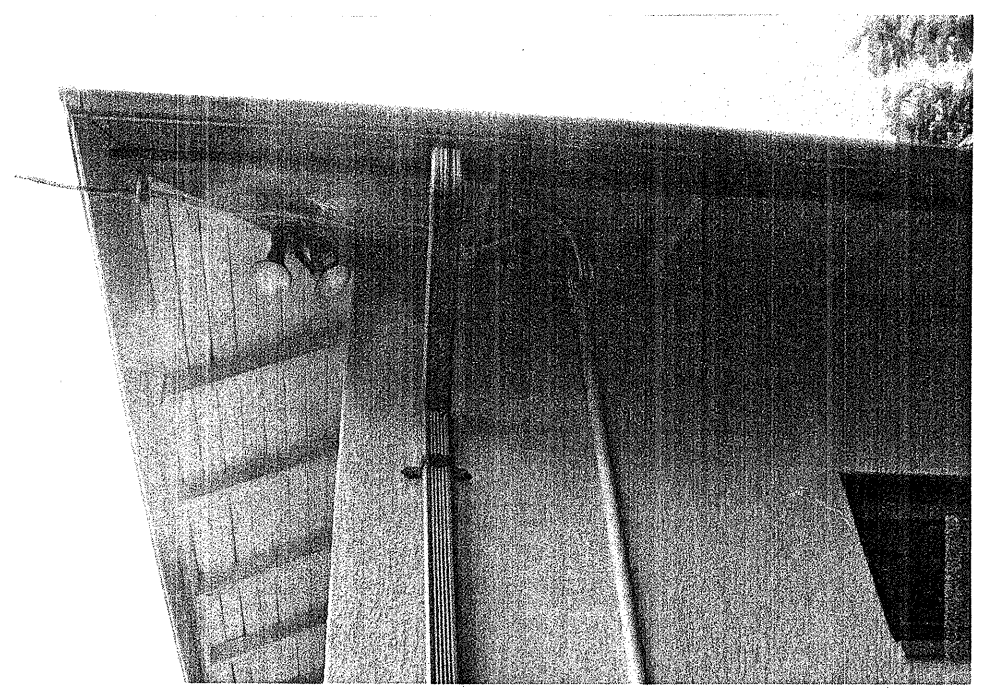
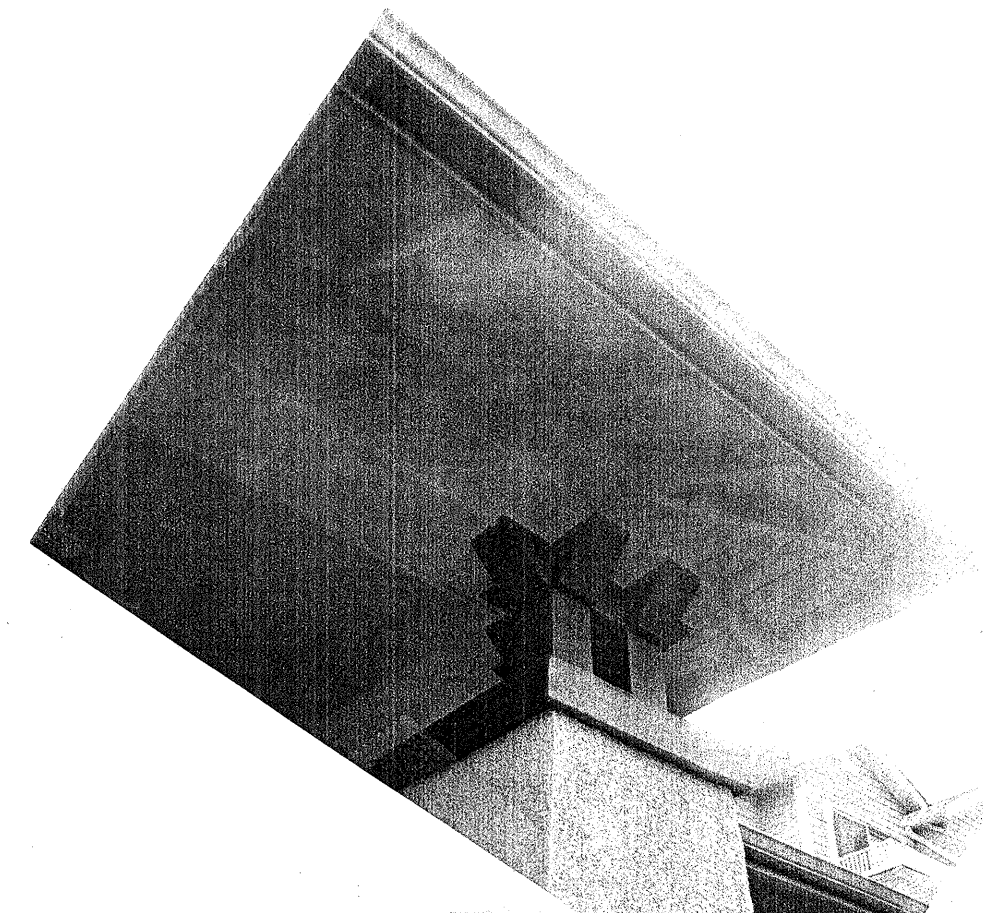
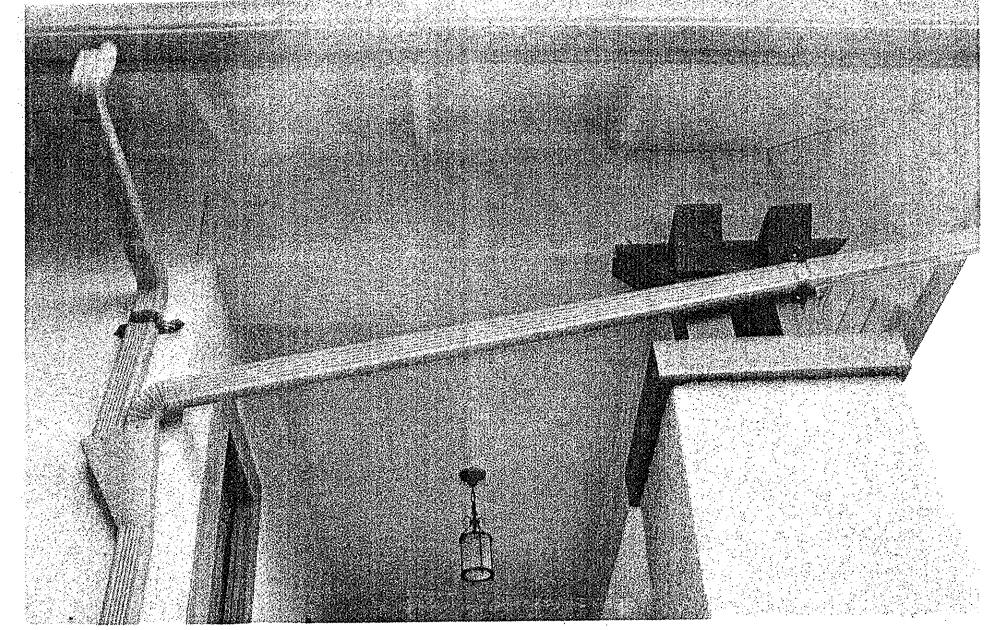
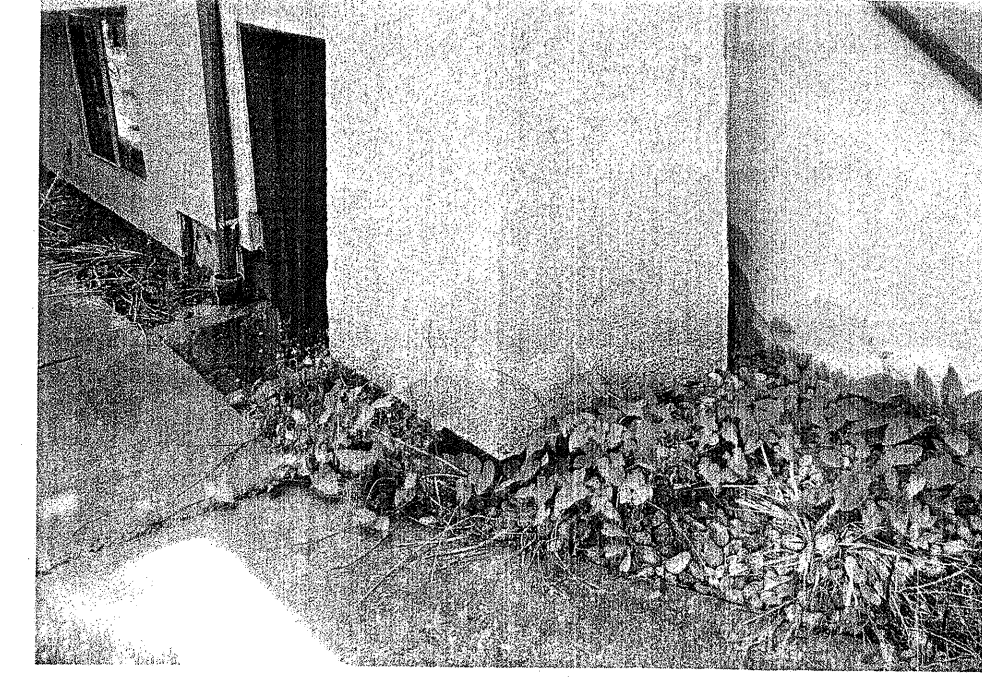
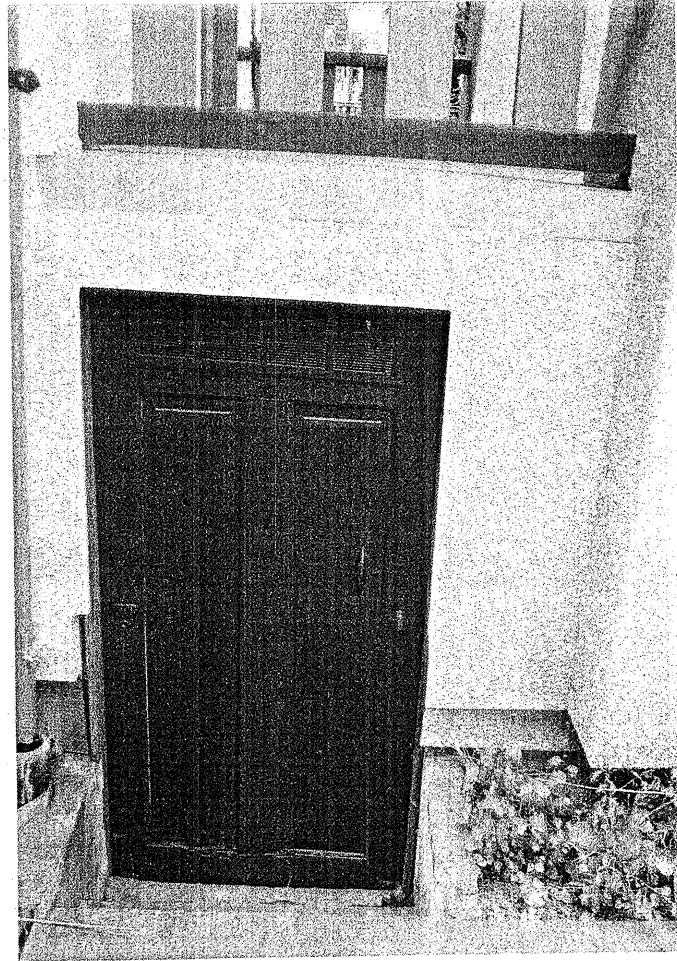
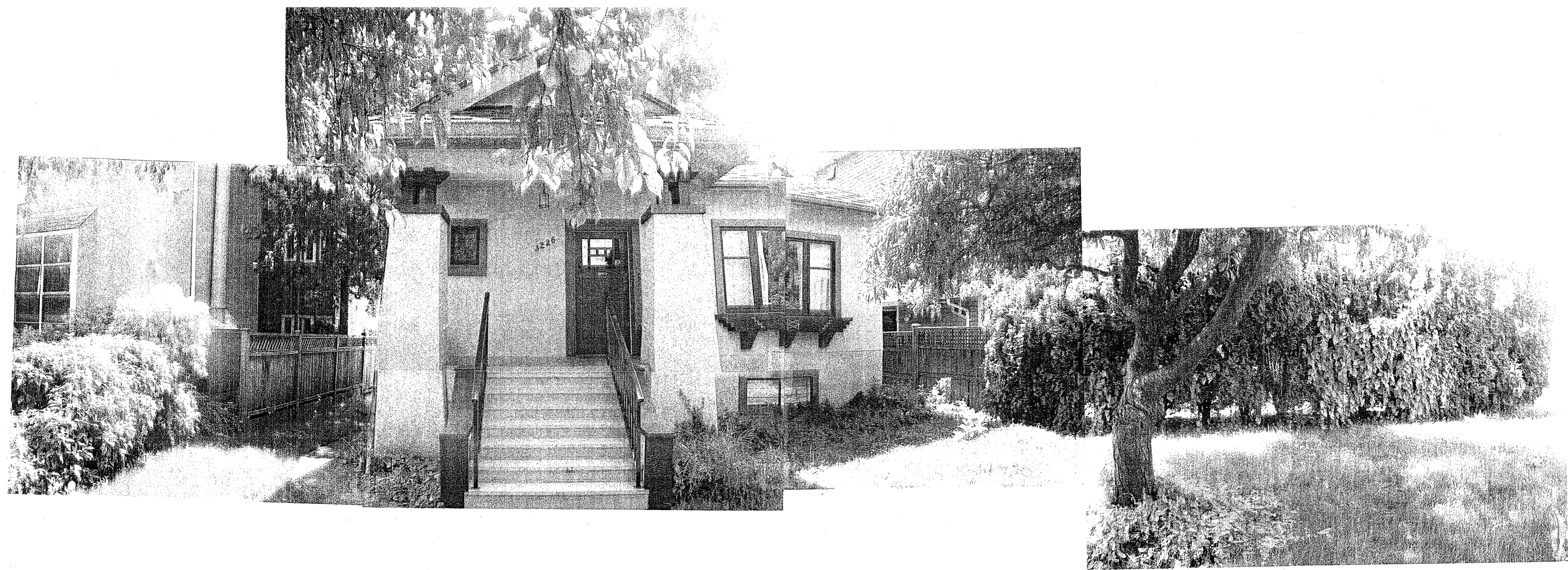
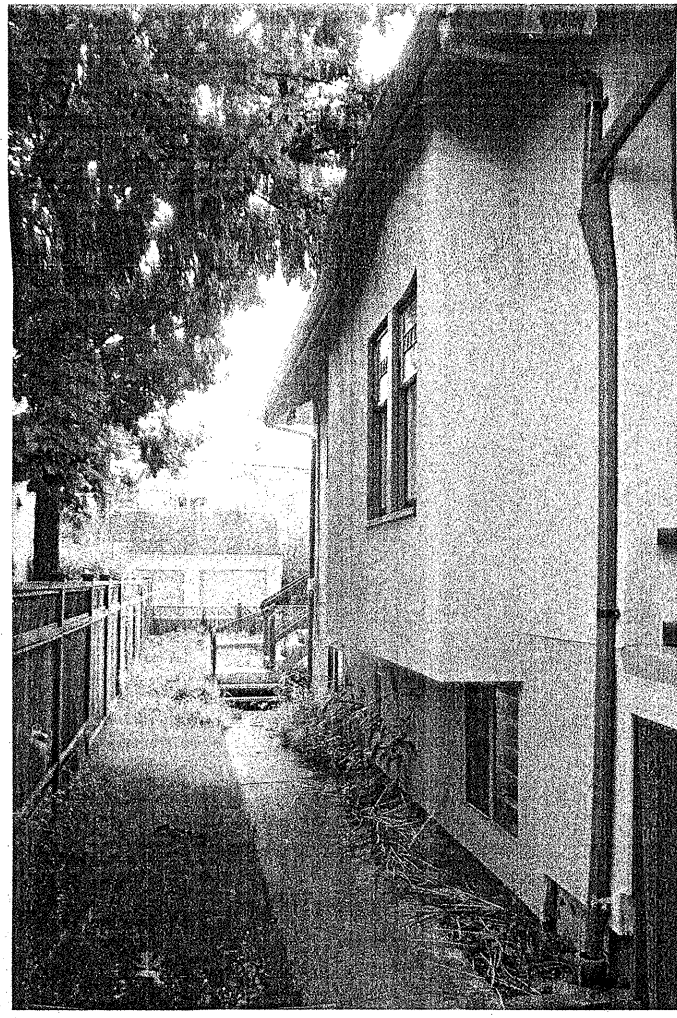
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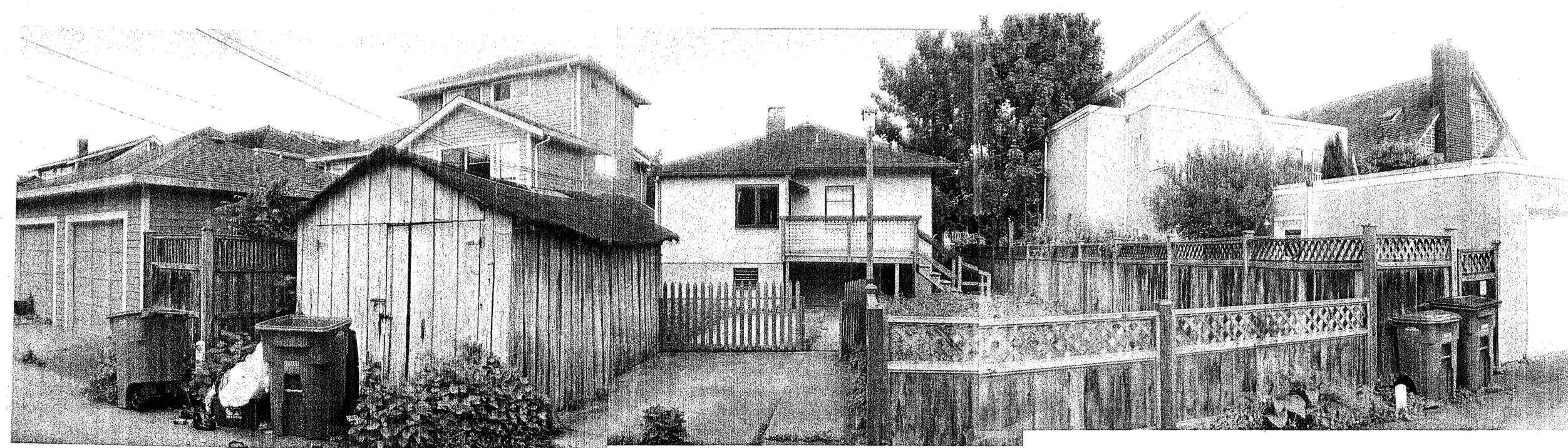
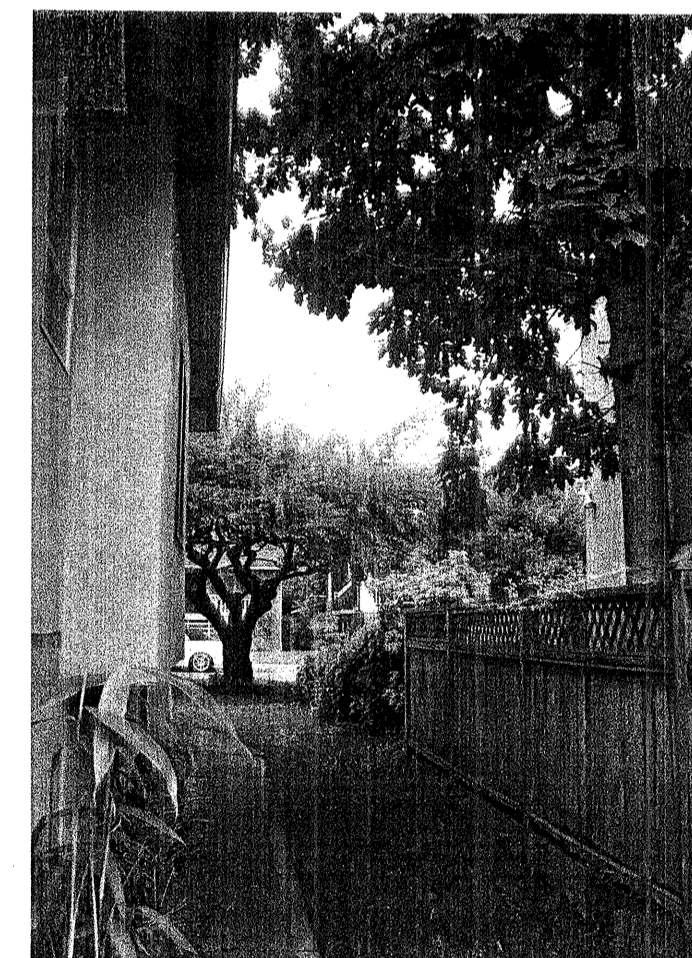
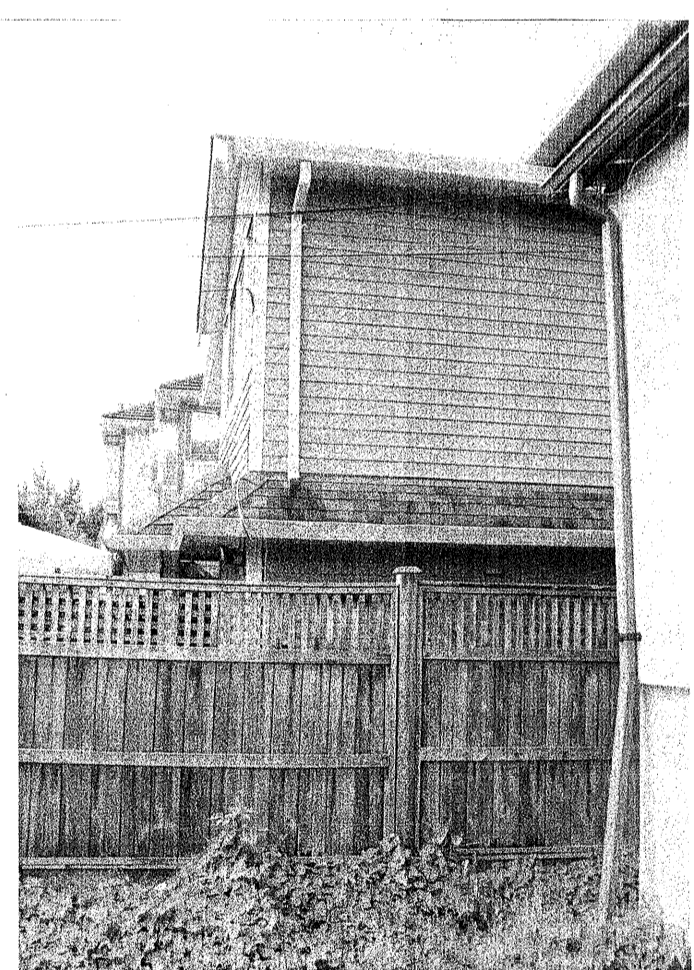
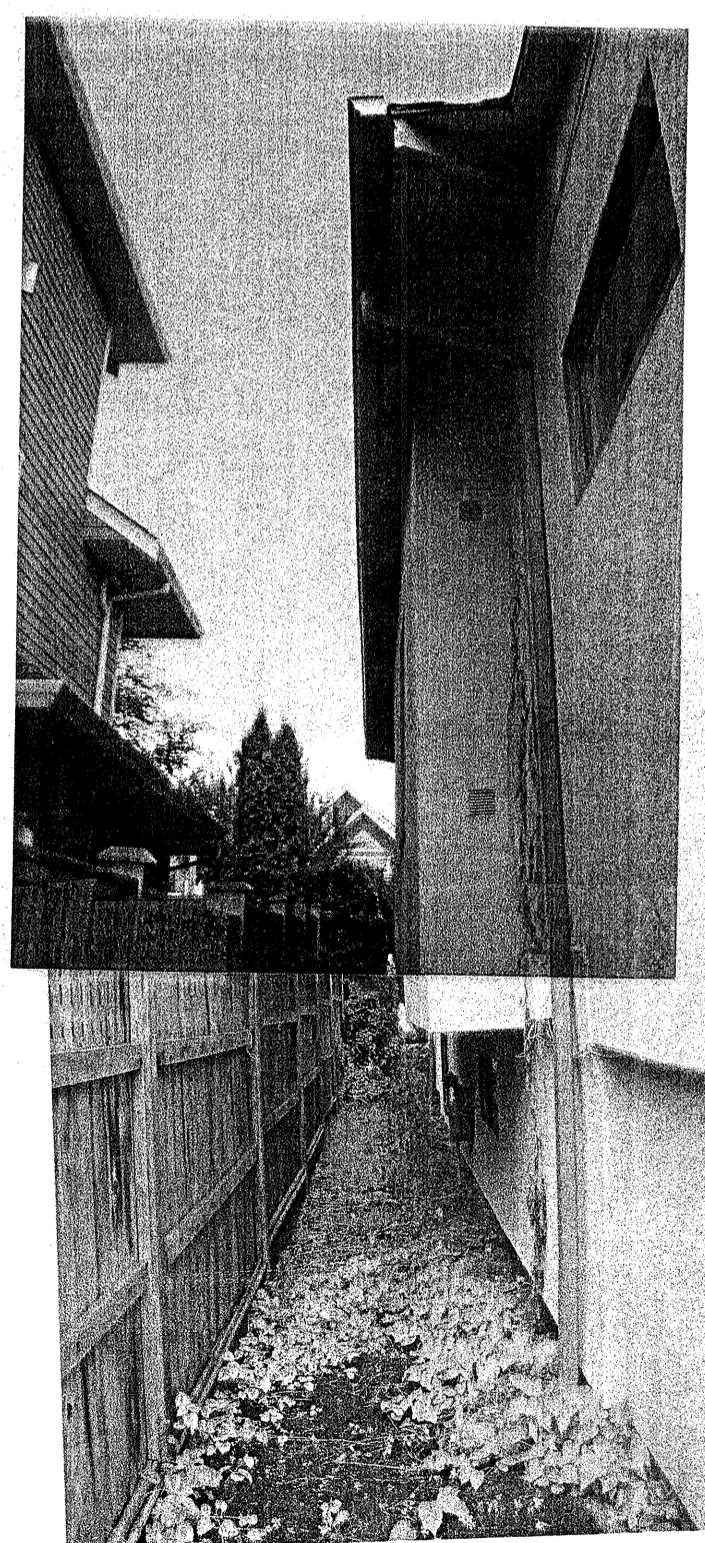
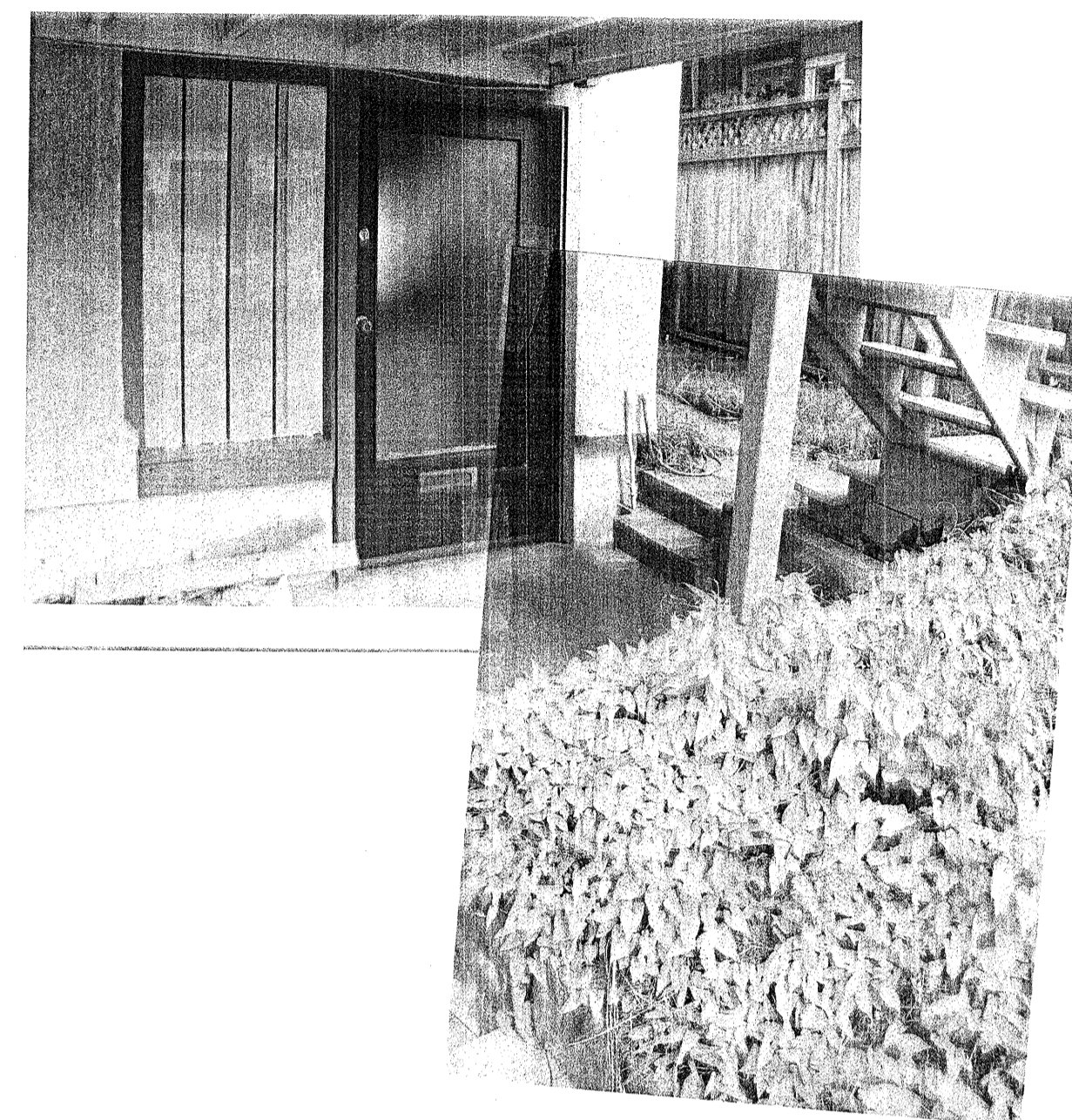
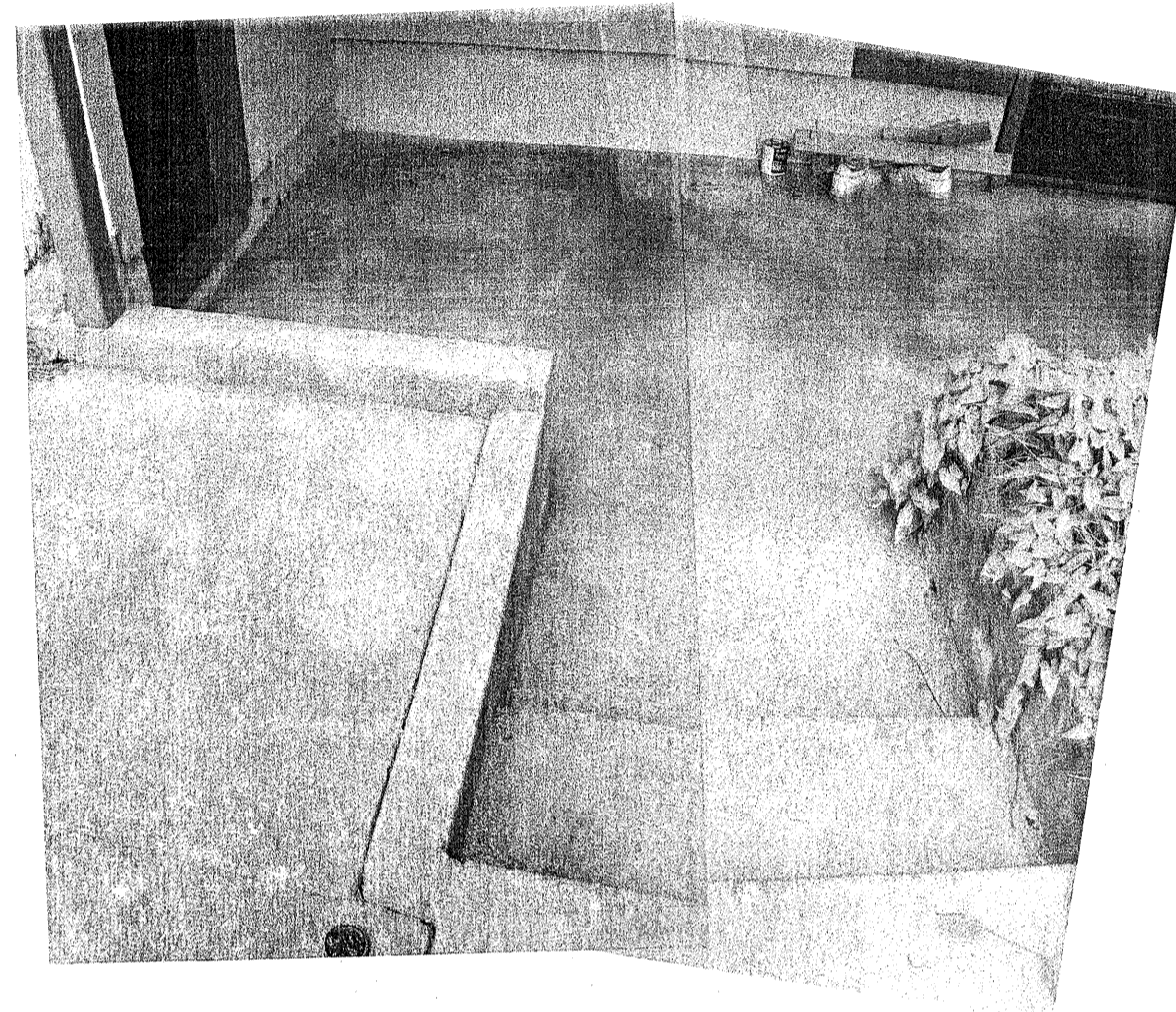
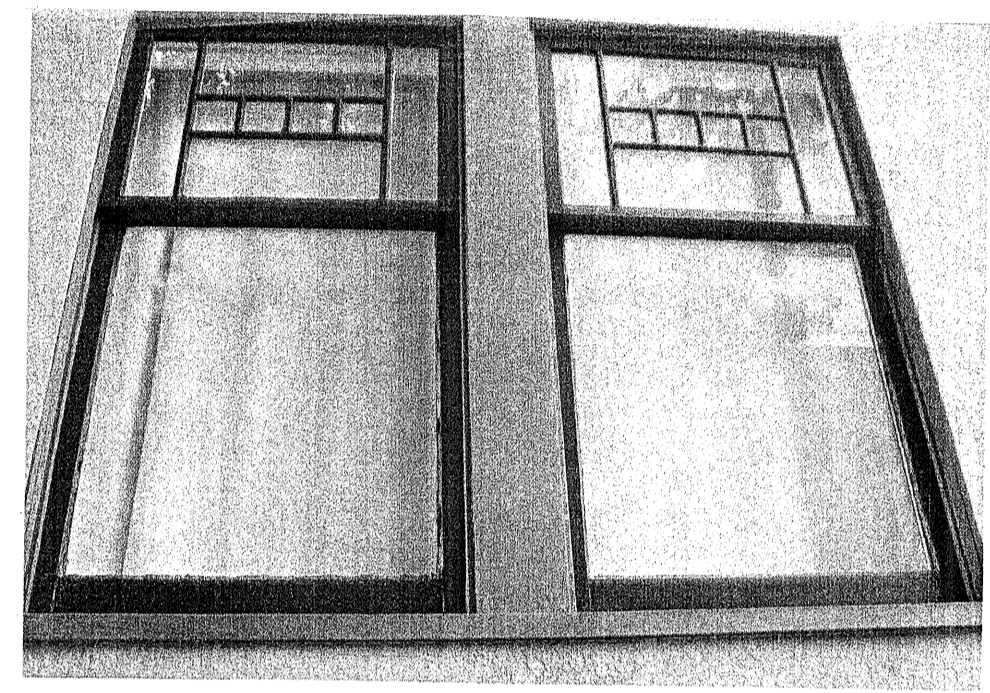
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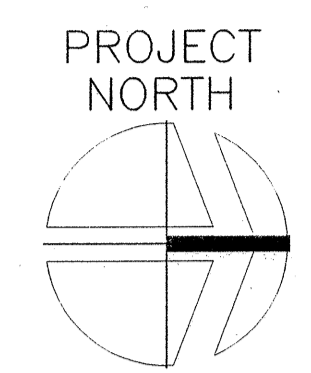


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