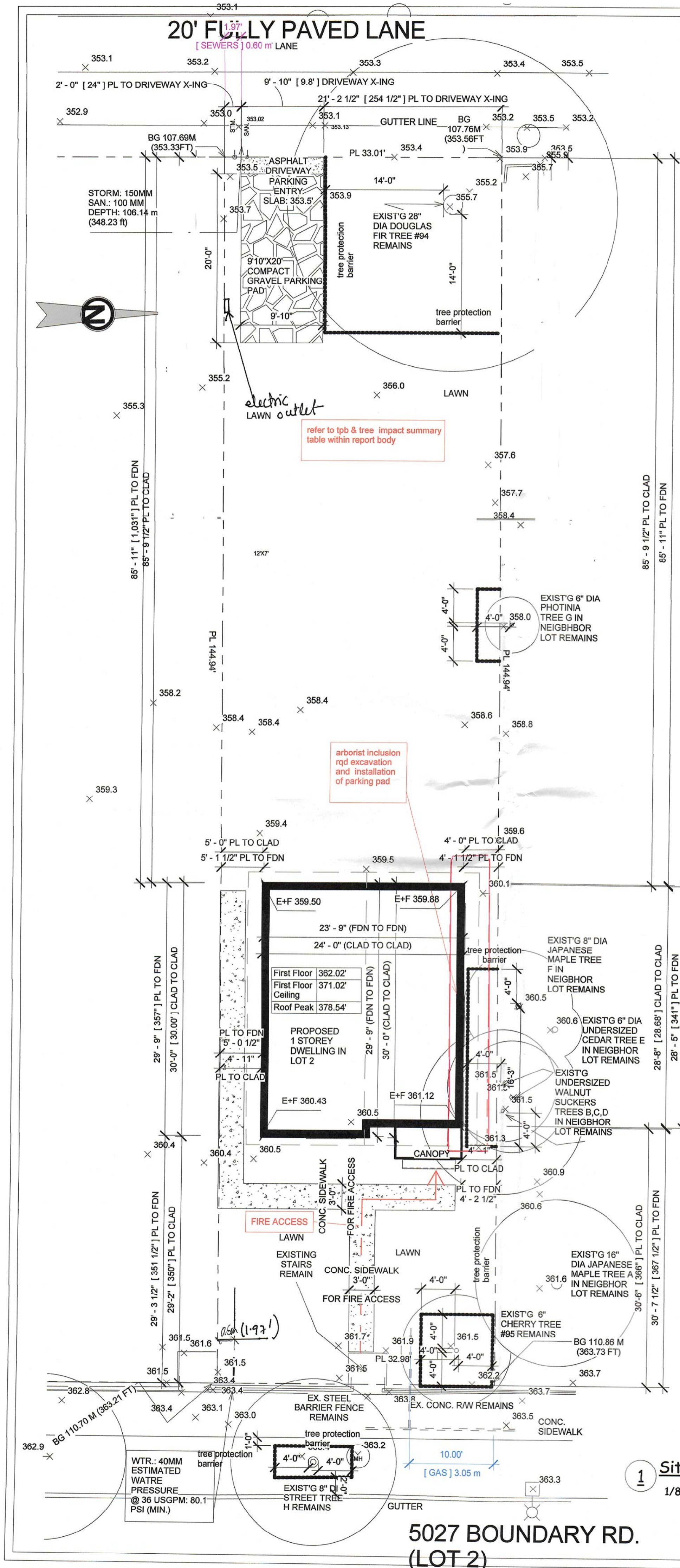


5027 Boundary
DB-2019-05502
DB-2019-05502



ZONING: CD-1
LOTS SOUTH 1/2 OF BLOCK 110
DISTRICT LOTS 36 AND 51 GROUP
1 NWD PLAN 3715

Allowable Areas				Proposed FSR	Proposed Lot Coverage	Imperviousness
Lot Area	Allowable FSR	Allowable Imperviousness	Allowable Lot Coverage			
4782 SF	2,869 SF	2391 SF	1913 SF	727 SF	727 SF	1054 SF

Proposed Lot Coverage Calculations		Proposed FSR Calculations		Imperviousness Calculations	
Name	Total Areas	Name	Proposed Areas	Name	Proposed Areas
FIRST FLOOR	727 SF	FIRST FLOOR	727 SF	CANOPY	30 SF
Grand total: 1	727 SF	Grand total	727 SF	FIRST FLOOR	727 SF
				SIDEWALK	259 SF
				STAIRS 1	18 SF
				DRIVEWAY	20 SF
				Grand total	1054 SF

PUBLIC SEWER AND WATER CONNECTION INFORMATION

SEWER INFORMATION FOR 5027 BOUNDARY RD., VANCOUVER (LOT 2, MAIN HOUSE)
PLUMBING FIXTURES ARE RESTRICTED AS FOLLOWS (CLASS 2):

- PUMP ALL SANITARY FIXTURES INCLUDING FLOOR DRAINAGE WITH RIM ELEVATIONS BELOW 307.65 m (1006 ft) or 303.25 m (995 ft), AND
- IF THE LOWEST FLOOR SLAB OR THE LOWEST OUTSIDE STORM DRAIN IS BELOW THE SANITARY FIXTURE RESTRICTION ELEVATION NOTED IN #1 ABOVE, THEN:
 - PUMP ALL STORM FIXTURES BELOW THE RESTRICTED ELEVATION, OR
 - CONNECT ALL ROOF DRAINS AND STORM FIXTURES WITH RIM ELEVATIONS ABOVE THE RESTRICTED ELEVATIONS THROUGH ONE SLUMP AND CONNECT THE SURROUNDRING DRAINAGE SYSTEM (DRAIN TILES) AND ALL STORMWATER FIXTURES WITH RIM ELEVATIONS BELOW THE RESTRICTED ELEVATIONS TO A SECOND SLUMP (SEE SCHEMATIC CHANGES FOR CLASS 2 FIXTURES RESTRICTIONS)

WATER INFORMATION
THIS SITE PLAN SHOWS THE LOCATION AND SIZE OF THE PUBLIC WATER CONNECTION.
THE ESTIMATED WATER PRESSURES ARE U.S. GPM FOR THIS SITE ARE:
WINTER STATIC: psi STATIC: 88.1 psi RESIDUAL: psi

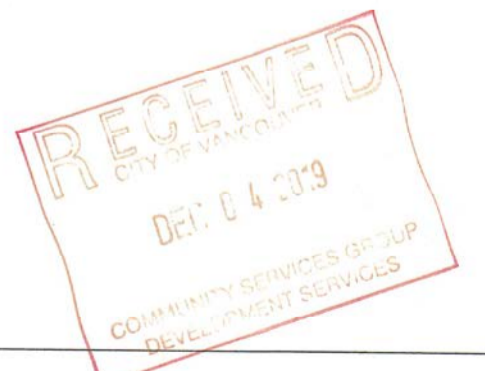
NOTES
The City of Vancouver does not guarantee the accuracy of the information provided on this Plan. Circumstances may prevent the City from building the public sewer and/or water connections at the locations and depths shown on this Plan.
The Owner is responsible for locating and connecting to the public sewer and water connections installed by the City regardless of their actual installed locations and depths.
The Owner shall ensure a building sewer or water system is public connection without the necessity of a Public Sewer & Water Connection Permit.
All services related to the sewer and water information on this site plan must have Engineering review and acceptance prior to making the drawings. Any requests for changes after a City review has been issued at the site may cause installation delays and additional costs.

FIXTURE RESTRICTION PUMPING REQUIREMENTS

Fixture (CHECK ONE) (See Note 1)	Fixture Type (eg. shower, toilet, sink, patio deck, basement drain, etc.) (X)	Rim Elevation (ft)	Fixture Restriction Elevation (See "Sewer Information") (ft)	Pumping Requirements 1 (If R is less than C circle "No", otherwise circle "Yes")
Floor Drain with the lowest elevation in the building	Floor Drain *	302.02 ft	303.215 ft	Yes (No)
Sanitary Fixture (excluding floor drains) with the lowest elevation in the building	TOILET	302.27 ft	303.215 ft	Yes (No)
Storm Fixture with the lowest elevation outside the building	DRAIN TILE	306.60 ft	303.215 ft	Yes (No)

Notes:

- The rim elevation is the elevation which a fixture will meet to overflow with the floor (ground) (e.g. rim of shower tub, top of bathtub, rim of toilet bowl, top of sink, top edge of floor drain, etc.)
- Building floor drains must connect to the sanitary system.
- 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.

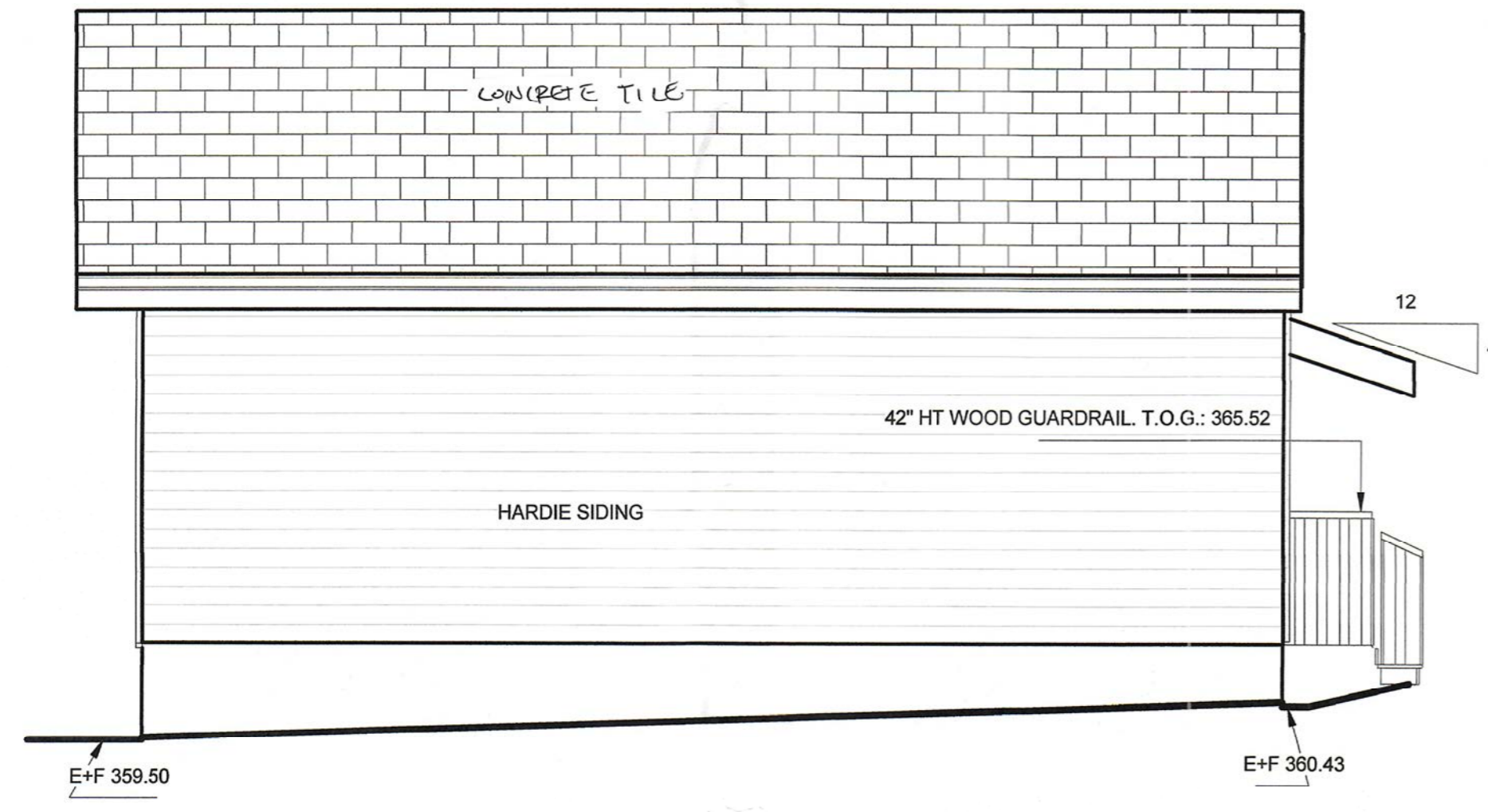


MBD Maple Building Design Inc.

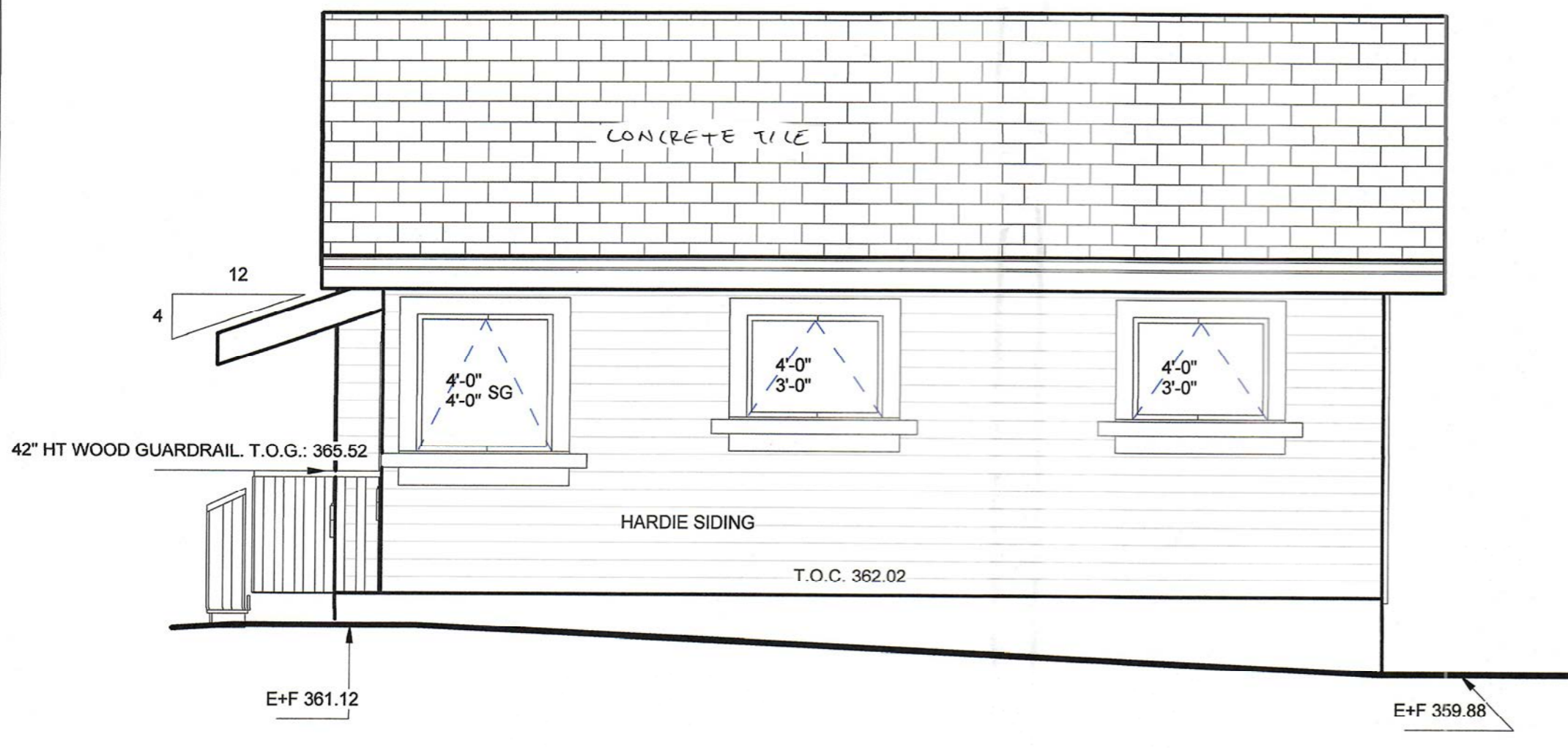
6808 Main Street, Vancouver, BC V5X 3H2 Canada
Tel: 604-323-2572
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www.maplebuildingdesign.com

Site Plan

Builder / Owner: RAI DEVELOPMENT 604-771-7477	Date: 3 DEC., 2019
Drawn by: GL	Drawing NO.: 1 of 6
Site Address: 5027 (LOT 2) Boundary Rd., Vancouver, BC	
Scale: 1/8" = 1'-0"	

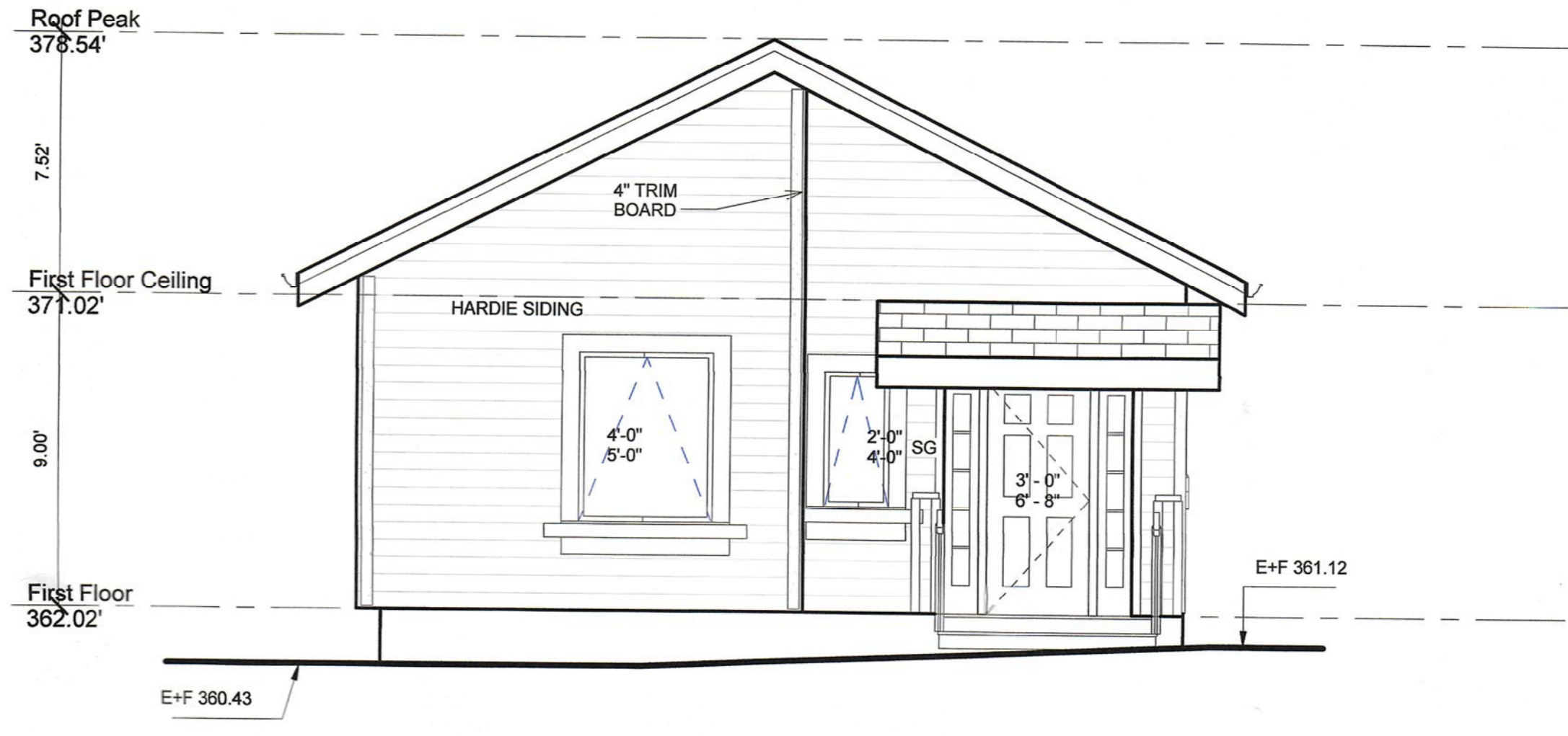


4 South (Left) Elevation
1/4" = 1'-0"

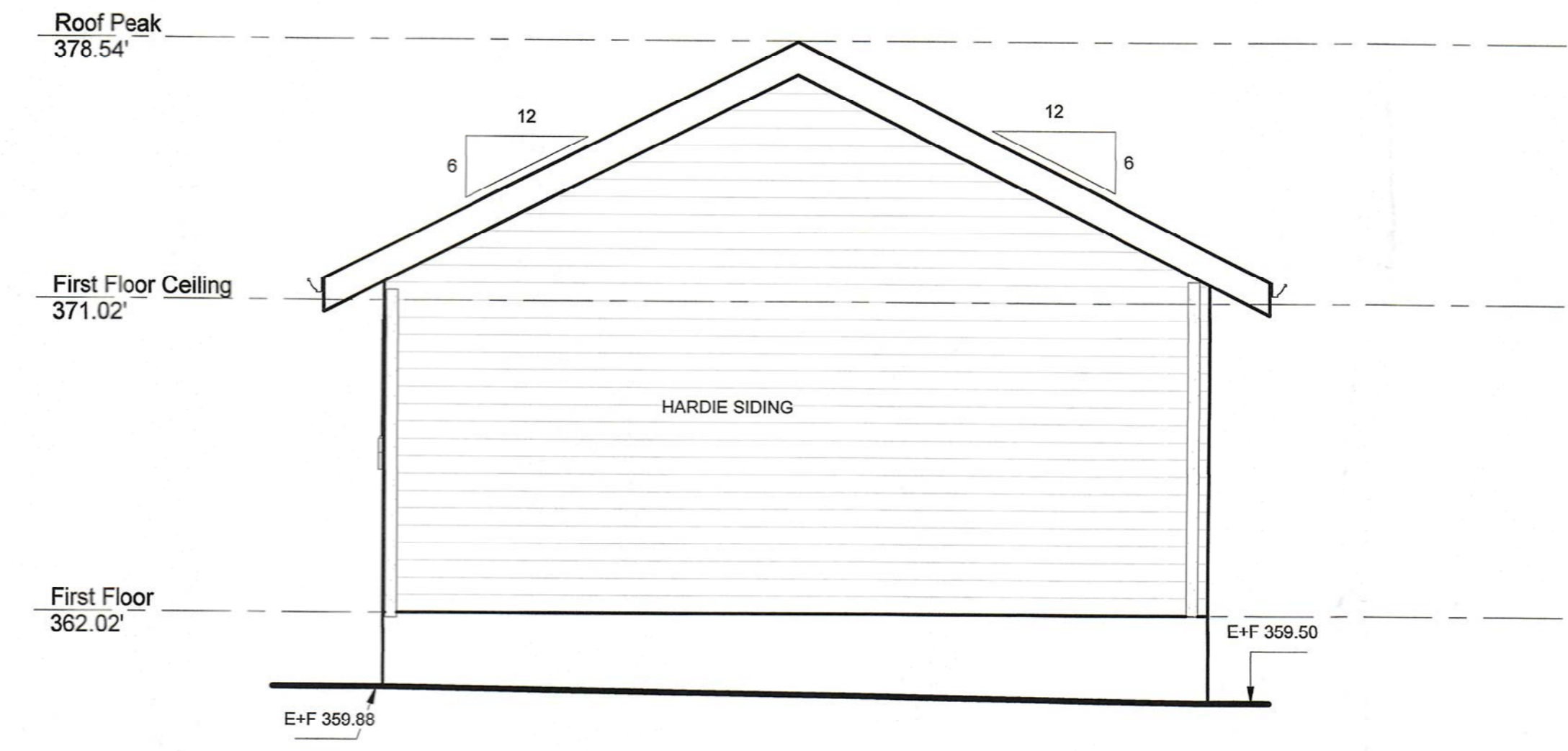


2 North (Right) Elevation
1/4" = 1'-0"

LIMITING DISTANCE = 4'
EXPOSED WALL AREA = 320 SF
ALLOWABLE UNPROTECTED AREA = 320 SF X 8% X 2 (SPRINKLERED) = 50 SF
PROPOSED UNPROTECTED AREA = 40



1 East (Front) Elevation
1/4" = 1'-0"



3 West (Rear) Elevation
1/4" = 1'-0"



 MBD Maple Building Design Inc. 6008 Main Street, Vancouver, BC V5X 3H2 Canada Tel.: 604-323-2572 Fax.: 604-324-2572 e-mail: info@mbdbc.com www.mbdcbc.com www.maplebuildingdesign.com	Elevations	
	Builder / Owner: RAI DEVELOPMENT 604-771-7477	Date 3 DEC., 2019
	Drawn by GL	DRAWING NO. 3 of 8
Site Address: 6027 (LOT 2) Boundary Rd., Vancouver, BC		Scale 1/4" = 1'-0"