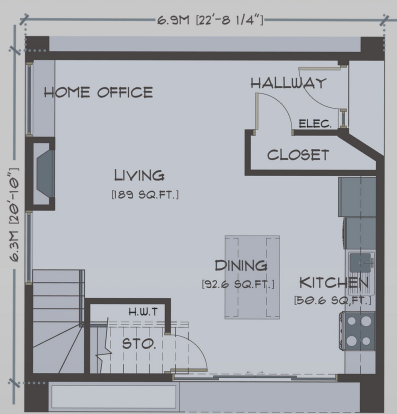
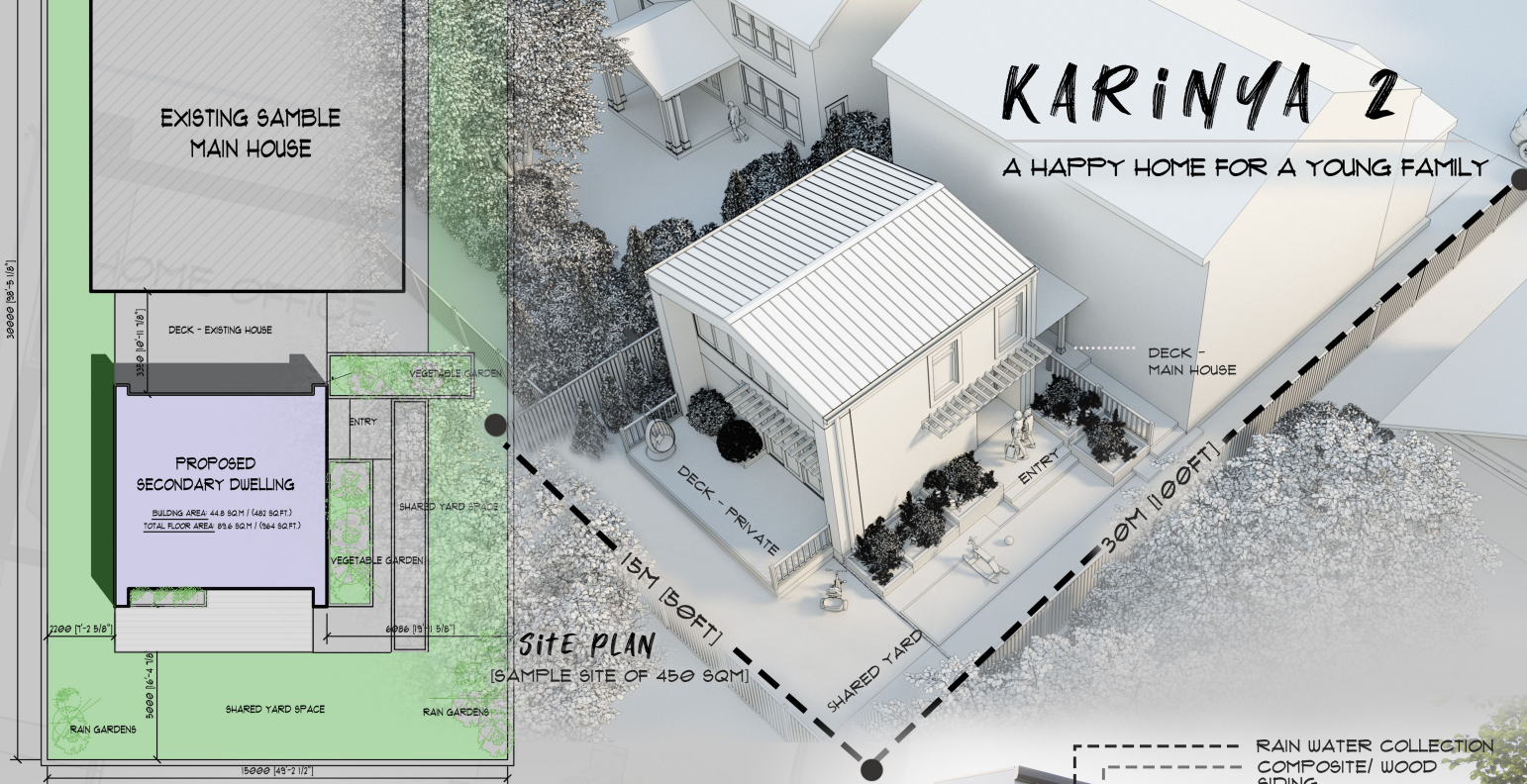


# KARINYA 2

A HAPPY HOME FOR A YOUNG FAMILY



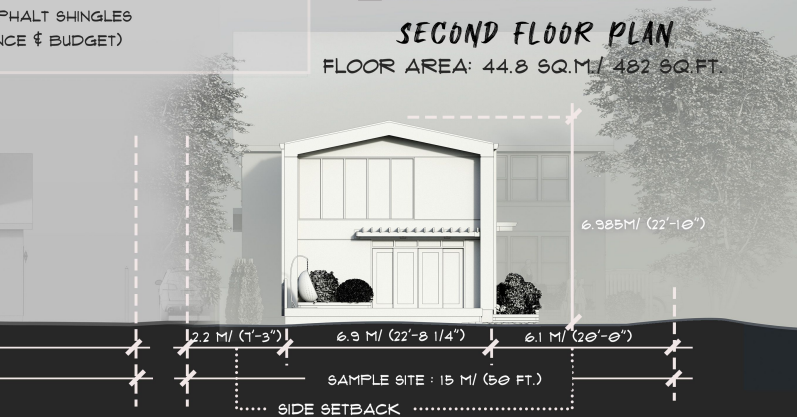
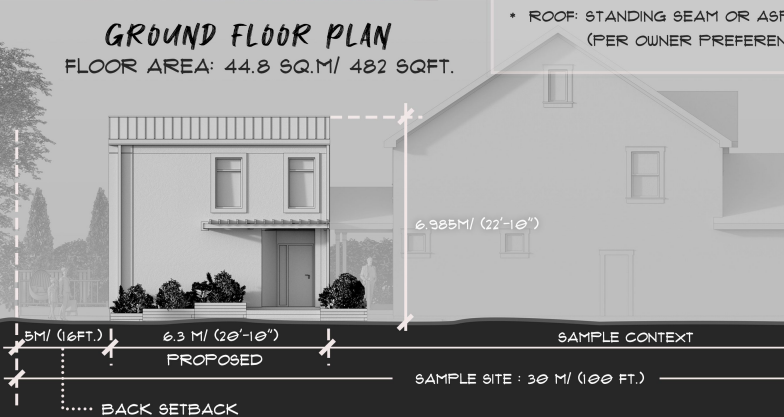
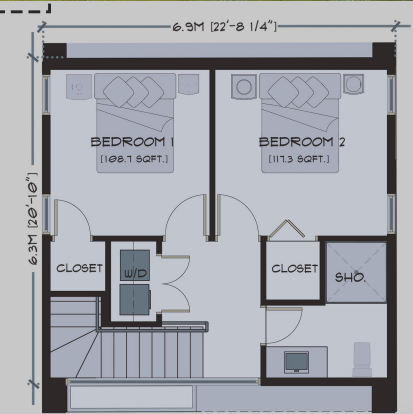
## CONCEPT

THE CONCEPT FOR KARINYA-2 WAS TO CREATE AN AFFORDABLE BUT MODERN TWO-STORY SECONDARY DWELLING THAT WILL APPEAL TO A WIDE RANGE OF FAMILIES. IT PROVIDES AFFORDABLE HOUSING OPTION WITHOUT COMPROMISE ON QUALITY OF LIFE.

## CONSTRUCTION

THE CONSTRUCTION UTILIZED WOOD FRAME AND IMPLEMENTS SUSTAINABLE ELEMENTS THAT ARE EASY ON THE OWNERS BUDGET WITH A GOOD RETURN ON INVESTMENT.

- FOUNDATION: CONCRETE WITH (PARTIAL HEATED CRAWL SPACE)
- WALL: WOOD FRAME + COMPOSITE/ WOOD CLADDING & STUCCO
- FLOORS: WOOD JOIST WITH STEEL BEAMS AS REQUIRED
- ROOF: STANDING SEAM OR ASPHALT SHINGLES (PER OWNER PREFERENCE & BUDGET)



## THE IDEA BEHIND KARINYA-2: HAPPY/ PEACEFUL HOME

We present our design named Karinya-2.

Karinya-2 is a stunning two-storey dwelling unit that offers beautiful, open-concept unit with modern finishes, deck, and in-suite laundry. Karinya-2 offers privacy but foster interaction, communal living through outdoor yards, enhances the quality of life, sustainable, and comfortable.

The concept behind Karinya-2 was to create an affordable but modern secondary dwelling that will appeal to a wide range of young families or matured adults. Karinya-2 is an aboriginal word meaning 'peaceful or happy home'. So the idea was to create a home that will be a place a wide range of young families or matured adults can call 'my happy/ peaceful home'. Karinya-2 provides affordable living without compromise on privacy, quality and comfort. This we believe is the dream of every renter.

The construction utilized local construction methods (wood frame) and sustainable elements that are easy on the owners budget with a good return on investment. The design concept offers the owner a range of choices in terms of material selection to fit available budget without compromise on the design appeal.

Sustainable Design Element include:

- Rainwater collection system to reduce municipal water dependence
- Vegetable gardens integrated in the design to supplement residents' food and also fosters outdoor communal engagement and living
- Rain gardens to reduce the potential for flooding, drainage problems and stream bank erosion among others
- Wide openings to bring in maximum daylight to reduce dependence on electrical lighting during the day time
- Use of LED lighting to minimize energy consumption
- Use of heat recovery ventilator to improve indoor air-quality
- Natural colors/ material to create serene environment for residents

The owner will have the option to choose as many sustainable features as possible based on preference and initial anticipated investment.

Karinya-2 delivers on all key aspect of a great rental property with a excellent return on investment. It delivers on quality, attractiveness, practical and achievable, street appeal, affordable, flexible and adaptable, and eco-friendly.

## SAMPLE SITE SIZE

LOT AREA: 450 SQ.M / (4844 SQ.FT.)  
 LOT DIMENSIONS: 15 M X 30M / (15 FT. X 98.4 FT.)

## PROPOSED SECONDARY DWELLING

GROUND FLOOR AREA: 44.8 SQ.M / (482 SQ.FT.)  
 SECOND FLOOR AREA: 44.8 SQ.M / (482 SQ.FT.)  
 TOTAL FLOOR AREA: 89.6 SQ.M / (964 SQ.FT.)

## BUILDING CODE INFORMATION

### 1. PLUMBING

- A: AT A MIN. PROVIDE THE FOLLOWING PER 9.31.3, 9.31.4 OF THE 2018 BCBC.
- A HOT AND COLD WATER SUPPLY
  - A KITCHEN SINK, LAVATORY, BATHTUB OR SHOWER, AND WATER CLOSET
  - ACCESS TO LAUNDRY FACILITIES

### 2. MECHANICAL

- A: ALL WORK TO BE DONE IN ACCORDANCE WITH ASHRAE STANDARDS  
 B: VENTILATION - HRV COMBINED WITH FORCED-AIR HEATING SYSTEM PER 2018 BCBC 9.32.3.4  
 C: GAS-FIRED FURNACE TO HAVE A MIN. ENERGY PERFORMANCE STANDARD OF 92% ANNUAL FUEL UTILIZATION EFFICIENCY (AFUE)

### 3. ELECTRICAL

- A: ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ELECTRICAL SAFETY CODE  
 B: PROVIDE ELECTRICAL LIGHTING AND SWITCH IN ALL ROOMS AND INTERIOR SPACES. PROVIDE A SWITCH AT THE TOP AND BOTTOM OF THE STAIRS. [DIVISION B, ARTICLE 9.34.2.2. AND 9.34.2.3.]  
 C: FIXTURES TO BE SELECTED/ SPECIFIED IN CONSULTATION WITH OWNER/ DESIGNER.

### 4. DOORS & WINDOWS

- A: DOORWAY OPENING SIZES PROVIDED TO MEET ARTICLE 9.5.5.1

### 5. CRAWL SPACE

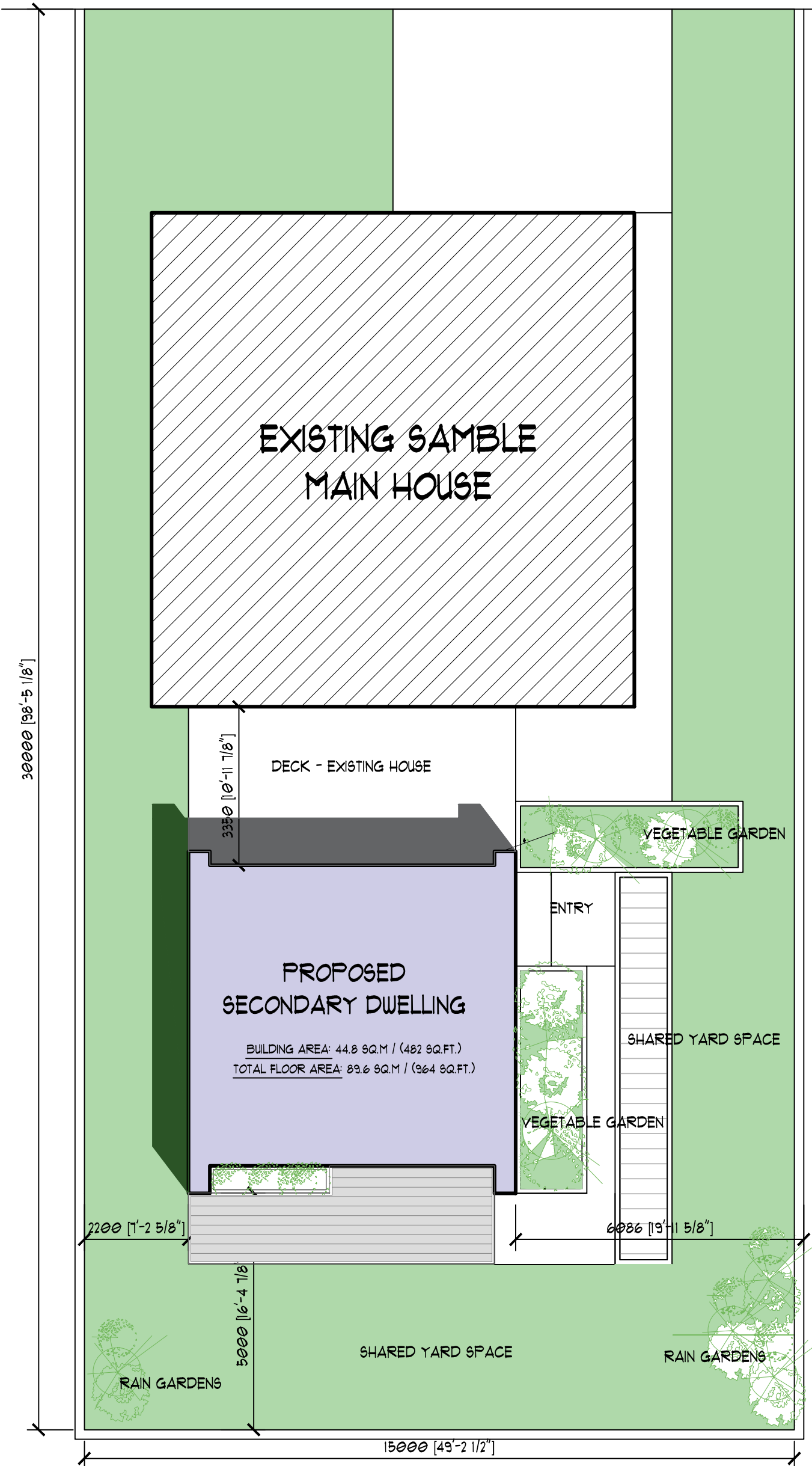
- A: HEATING OF HEATED CRAWL SPACES SHALL CONFORM TO SECTION 9.33  
 B: GROUND COVER OF UNHEATED SECTION TO HAVE 0.10 MM POLYETHYLENE/ 100 MM OF 15 MPA PORTLAND CEMENT CONCRETE PER ARTICLE 9.18.6.1  
 C: GROUND COVER OF HEATED CRAWL SPACE PER ARTICLE 9.18.6.2  
 D: AIR BARRIER SYSTEM AND A VAPOUR BARRIER TO BE INSTALLED IN THE WALLS OF HEATED CRAWL SPACES IN ACCORDANCE WITH SECTION 9.25  
 E: PROVIDE ACCESS OPENING FITTED WITH A DOOR OF NOT LESS THAN 500 MM BY 100 MM  
 F: PROVIDE VENTILATION TO HEATED AND UNHEATED CRAWL SPACES AS PER ARTICLE 9.18.3.1

### 6. KITCHEN

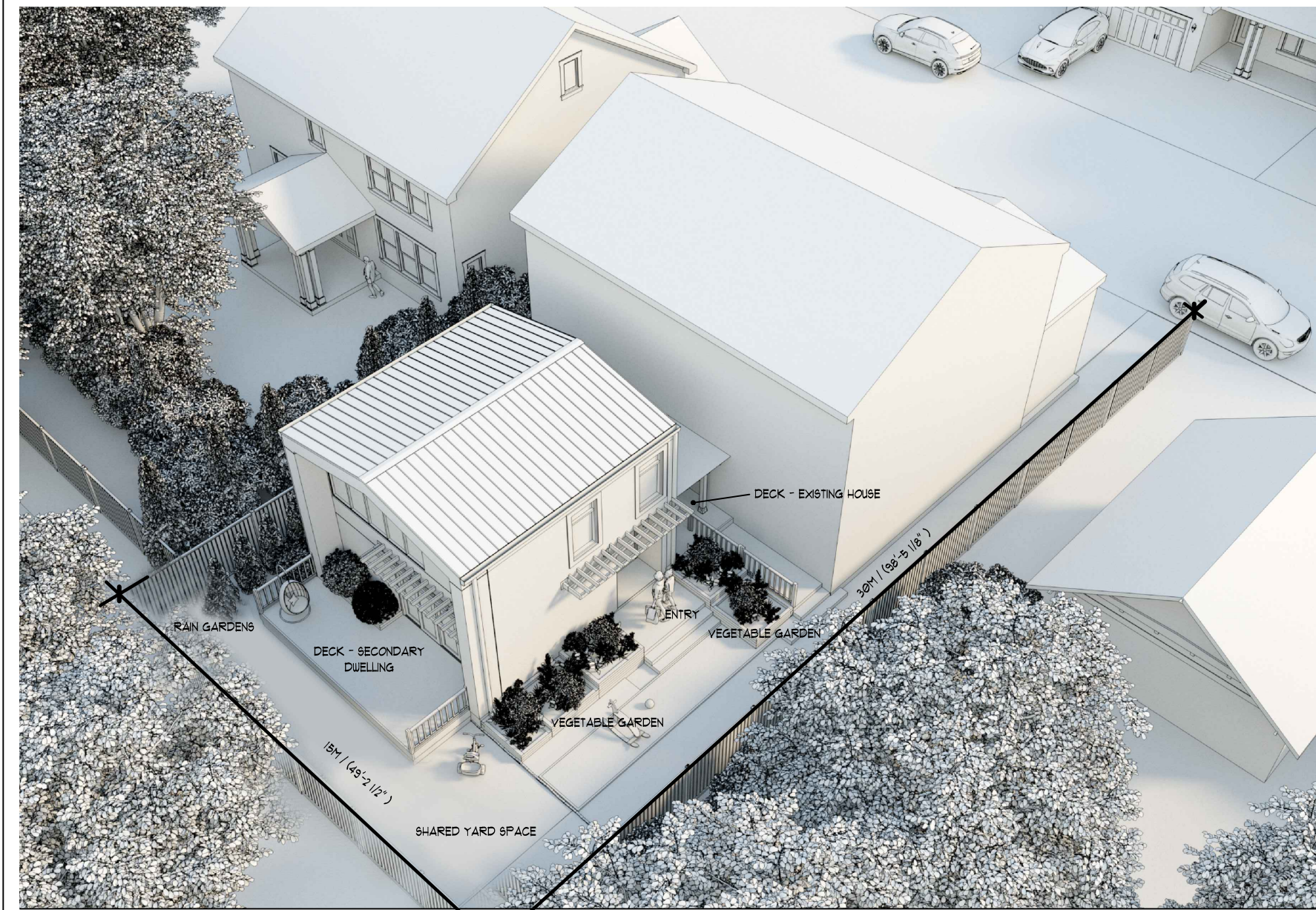
- A: PROVIDE WATER PROOF WALL FINISH AS PER ARTICLE 9.29.2 OF THE 2018 B.C.B.C.  
 B: PROVIDE WATER RESISTANT FLOORING AS PER ARTICLE 9.30.1 OF THE 2018 B.C.B.C.  
 C: AT KITCHEN PROVIDE FIRE PROTECTION AS PER ARTICLE 9.10.22 OF THE 2018 B.C.B.C.

### 7. BATHROOMS

- A: WATERPROOF WALL TO BE PROVIDED AROUND ALL SHOWERS AND TUBS AS PER ARTICLE 9.29.2 OF THE 2018 B.C.B.C.  
 B: MOISTURE RESISTANT BACKING TO BE PROVIDED AS PER SENTENCE 9.29.10.4.(1) OF THE 2018 B.C.B.C.  
 C: WATER RESISTANT FLOORING IN BATHROOMS TO BE PROVIDED AS PER SENTENCE 9.30.1.2.(1) OF THE 2018 B.C.B.C.



1 SITE PLAN  
 SCALE 1/8" = 1'-0"



2 3D VIEW  
 SCALE INTS