City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: March 2, 2015	**DEADLINE: March 10, 2015 for the April 2, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Afsana Malik		
ADDRESS OF APPLICANT: 1010 West 57 Ave., Vancouver V6P 1S5		
TELEPHONE: 604-889-6035		

PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 5875 Royal Oak Ave.			
LEGAL:	**LOT: 50**	**DL: 32**	**PLAN: 17623**

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

Zone/Section(s) R4 [104.8(1); 104.9; 104.11]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:
The applicant is proposing to build a new single family dwelling. The following relaxations are being requested.

1) The depth of the principal building will be 41.17 feet where a maximum depth of 30.88 feet is permitted based on 50 percent of the lot depth.
2) The front yard setback, to the porch post, will be 11.00 feet where a minimum front yard setback of 42.75 feet is required based on front yard averaging. The porch overhang projects 2 feet beyond the foundation. The porch stairs project 1.83 feet beyond the foundation.
3) The rear yard setback, to the foundation will be 11.33 feet where a minimum rear yard setback of 29.5 feet is required. The overhang projects 2.5 feet beyond the foundation.

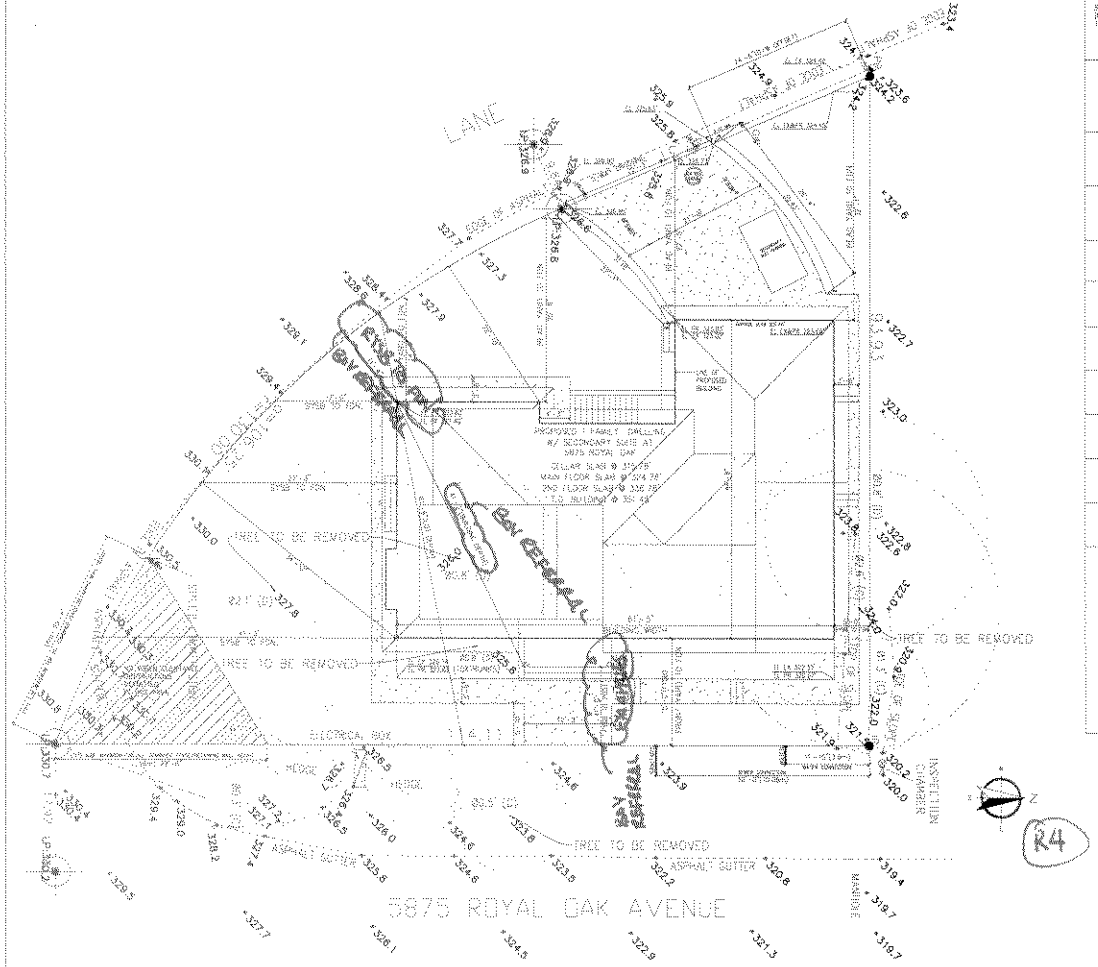
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.

BHS

Kushnir

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service

RECEIVED
FEB 27 2015
BUILDING DEPARTMENT



5875 ROYAL OAK, BURNABY, BC

PROJECT CONTACTS:

OWNER/TENANT:	DESIGNER:	SURVEYOR:	STRUCTURAL ENGINEER:	GENERAL CONTRACTOR:
ROBERT & SHORA, BURNABY, BC. TEL. 778-688-8902	TAMANNA DESIGN GROUP LTD CONTACT: AFSANA MALIK 3010 W 37TH AVENUE VANCOUVER, BC V6N 1S5 TEL. 604-889-6035 EMAIL: AFSANA@TAMANNA.CA	J.E. SAN & ASSOCIATES 110-8833 BRIDGE DR RICHMOND, BC TEL. 604-214-0988	TECHTONICS/SEISMIC CONSULTANTS LTD CONTACT: MOHAMED ELDATT 3550 KINGSWAY BV VANCOUVER, BC V5N 2C5 TEL. 604-294-7868	TAMANNA CONCEPT LTD TEL. 604-210-6026 INFO@TAMANNA.CA

ZONING SUMMARY:

ZONE		R4
LEGAL DESCRIPTION		LOT 50, DIST. LOT 32, GROUP 1, NEW WESTMINSTER, DISTRICT PLAN 17523
SITE SIZE		7074'
LOT COVERAGE	PROPOSED	2090.19
GROSS FL. AREA OF ALL FL.	PROPOSED	1650.19' MAIN + 1443.27' CELLAR + 999.18 2ND FL. = 4092.64' + 440 GARAGE
BLDG DEPTH	PROPOSED	48.67'
FRONT Y.	PROPOSED	15.0'
SIDE Y.	PROPOSED	5.0' (N) & 17' (S)
REAR YARD SETBACK	PROPOSED	14.5' TO 32.0'

NOTES:

1. ALL WORK SHALL COMPLY WITH THE CURRENT ADDITION OF THE BRITISH COLUMBIA BUILDING CODE.
2. REFER TO STRUCTURAL DRAWINGS FOR FRAMING & STRUCTURAL REQUIREMENTS.

Copyright Reserved
This plan and design are, and shall remain the exclusive property of TAMANNA DESIGN GROUP LTD. and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on site. Any discrepancies must be reported to the undersigned before proceeding with the work.

REVISIONS

No	Date	Details	By

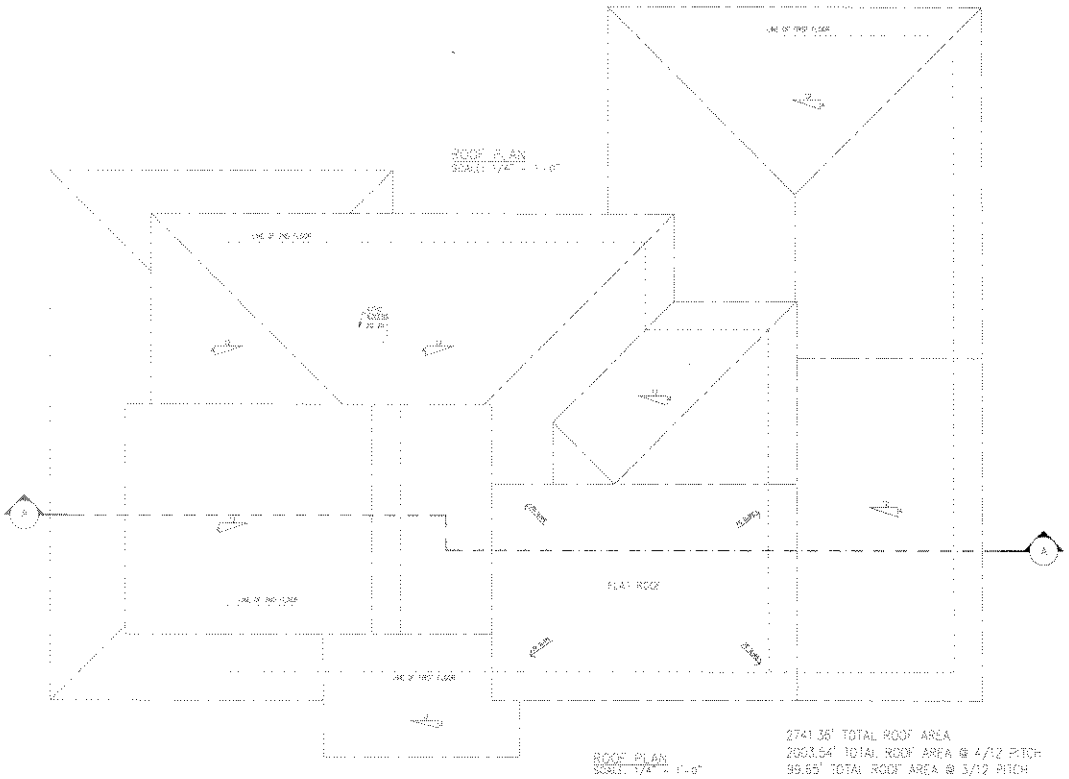
TAMANNA
DESIGN GROUP LTD.
1010 WEST 37 AVENUE
VANCOUVER, BC. V6P-1S3 CANADA
T:604.889.6035 F:604.737.6037
WWW.TAMANNA.CA

Project
5875 ROYAL OAK
BURNABY

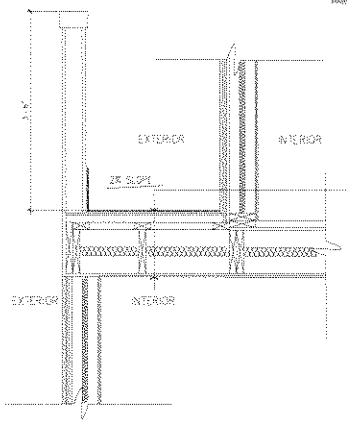
Drawing Title
SITE PLAN
SUMMARY

Date FEB 12 2015	Project No 2014 - 202
Scale 1/4" = 1'-0"	Drawing No
Drawn By AFSANA MALIK	1
Reviewed By AFSANA MALIK	02
	2

RECEIVED
FEB 27 2015
BUILDING DEPARTMENT

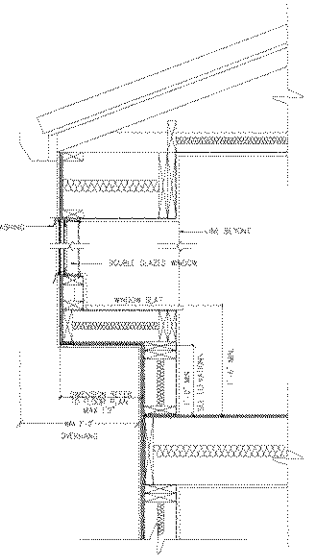


2741.36' TOTAL ROOF AREA
2003.54' TOTAL ROOF AREA @ 4/12 PITCH
99.65' TOTAL ROOF AREA @ 3/12 PITCH
325.24' FLAT ROOF AREA
312.93' DECK AREA

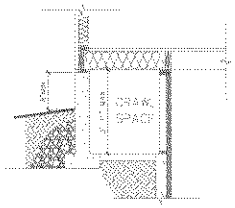


TYP. DECK ASSEMBLY
SLATE TILE
15 LB. FELT UNDERLAYMENT
1 1/2" LIGHTWEIGHT CONC. TOPPING
5/8" T&G PLYWOOD SHEATHING
2"X10" JOISTS @ 16" O.C. AS PER STRUCT. ENG.
SPRAY FOAM INSULATION UNDER DECK
6 MIL POLY. V.B. (MIN. 4" LAP @ JOINTS)
1/2" GYPSUM BOARD

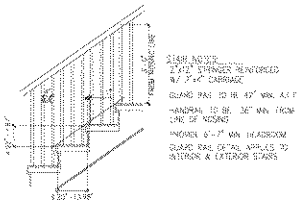
DECK OVER LIVING SPACE SECTION
SCALE: NTS



TYP. BAY WINDOW SECTION
SCALE: NTS



TYP. CRAWL SPACE SECTION
SCALE: NTS



TYP. STAIR SECTION
SCALE: NTS

COPYRIGHT RESERVED
THIS PLAN AND DESIGN HAS, AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF DAUMANN DESIGN GROUP LTD. AND CAN NOT BE USED WITHOUT THEIR EXPRESSED WRITTEN CONSENT. DESIGN DIMENSIONS MUST TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS MUST VERIFY ALL DIMENSIONS TO BE UNDERTAKEN BY CONTRACTORS ON THIS JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCY OVER THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

REVISIONS

No.	Date	Details	By

DAUMANN
DESIGN GROUP LTD.
1010 WEST 6T AVENUE
VANCOUVER, BC, V6P-1J6 CANADA
T:604.889.8033 F:604.727.8037
W W W . D A U M A N N D E S I G N . C A

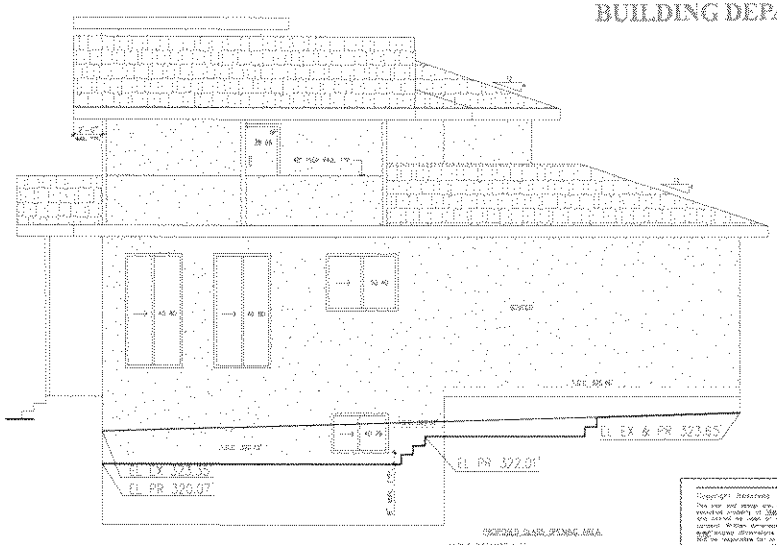
Project:
5875 ROYAL OAK
BURNABY, BC

Drawing Title:
ROOF PLAN
DETAILS

Date: JAN 29 2015
Project No: 2015 - 202
Scale: 1/4" = 1'-0"
Drawing No: 5
Drawn By: KEANNE MALK
Approved By: KEANNE MALK

RECEIVED
FEB 27 2015
BUILDING DEPARTMENT

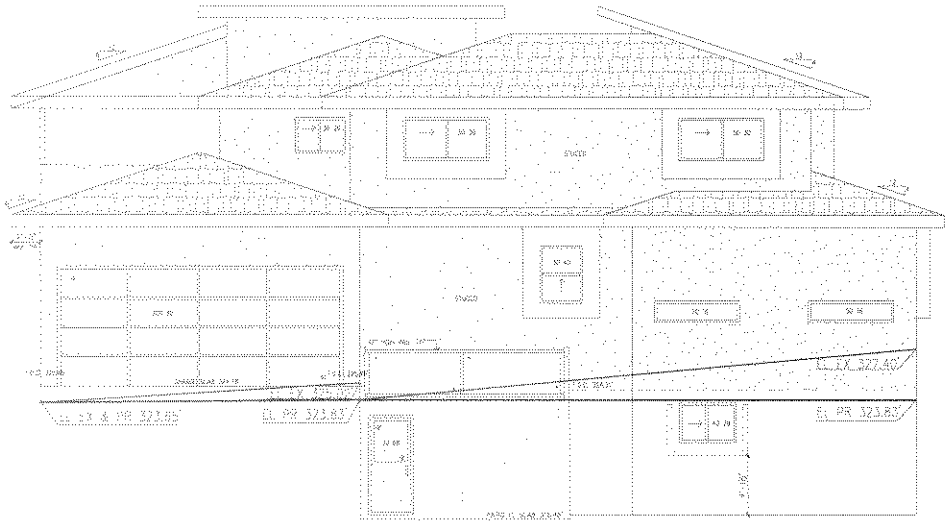
FRONT (EAST) ELEVATION
SCALE: 1/8" = 1'-0"



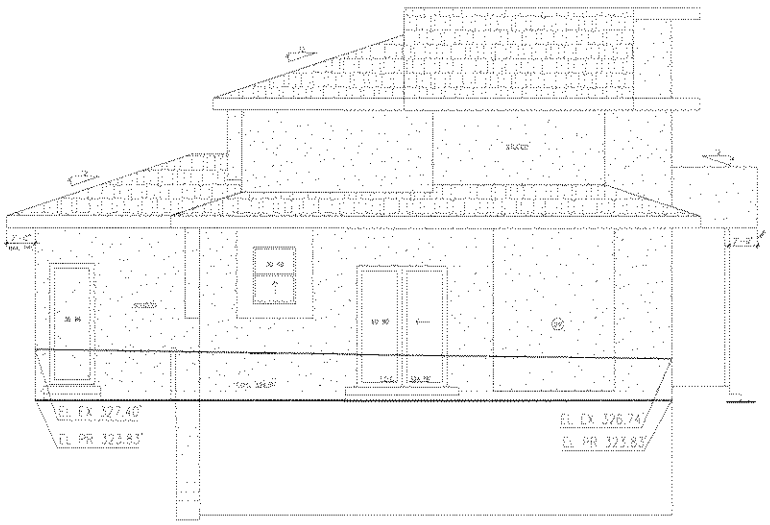
SIDE (NORTH) ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED SIGN SPECIFICATIONS

SIGNING DISTRICT SIZE	
WALL AREA	
ALLOWABLE UNPROTECTED OPENING	
PROPOSED UNPROTECTED OPENING	



BACK (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



SIDE (SOUTH) ELEVATION
SCALE: 1/8" = 1'-0"

Copyright Reserved
This plan and design are and at all times remain the exclusive property of [illegible] and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and shall report any discrepancies or conditions from the dimensions and conditions shown on the drawing.

REVISIONS

No.	Date	Description	By

DESIGN GROUP LTD.

1010 WEST 8T AVENUE
VANCOUVER, BC. V6H-1X6 CANADA
T:604.669.9033 F:604.737.5037
W W W . I S M A R K I T . C A

Project:

3875 ROYAL OAK
BURNABY, BC

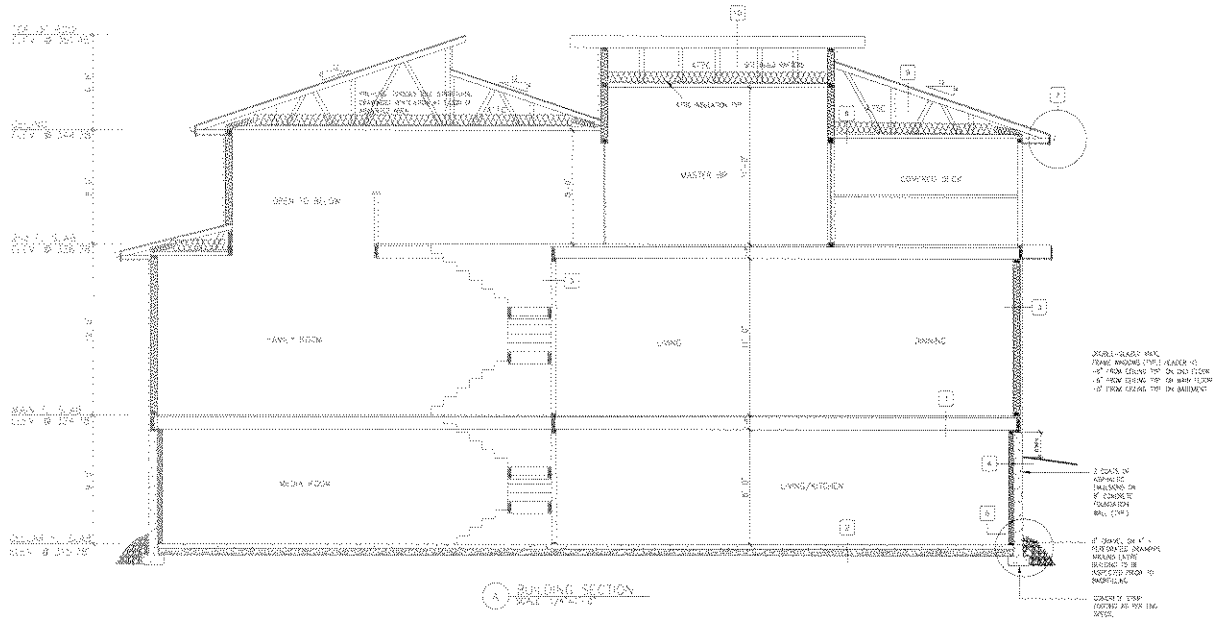
Drawing Title:

ELEVATIONS

Date: FEB 23 2015	Project No: 2015 - 232
Scale: 1/8" = 1'-0"	Drawing No:
Drawn By: ARIANA WALK	6
Approved By: ARIANA WALK	of 7

RECEIVED
FEB 27 2015

BUILDING DEPARTMENT



A BUILDING SECTION
SCALE: 1/4"=1'-0"

CONSTRUCTION ASSEMBLIES

1 PER FLOOR ASSEMBLY
FLOOR FINISH TO OWNERS SPECIFICATION
UNDERLAY AS REQUIRED
1 1/2" LIGHTWEIGHT CONC. TOPPING
PACKAGE HEATING PIPES ON WIRE MESH
3/4" T&G PLYWOOD SUBFLOOR
TJI JOISTS @ 16" O.C. AS PER STRUCT. ENG.
INSULATION BETWEEN JOISTS AS REQUIRED
1/2" GYPSUM BOARD

2 PER CONC. FLOOR SLAB ASSEMBLY
FLOOR FINISH TO OWNERS SPECIFICATION
UNDERLAY AS REQUIRED
6" CONC. SLAB
WITH 6" WIDE MESH PACKAGE HEATING PIPE
6 MIL POLY. FOR TWO 4" LAP @ JOINTS
R-12 RIGID INSULATION
6" MINIMUM COMPACTED GRAVEL OR FILL
SOLID BEARING
AS SPECIFIED BY STRUCT. ENG.

3 PER EXTERIOR WALL ASSEMBLY (STUCCO) & MASONRY SIDINGS
50 MIL BUILDING PAPER
1/2" PLYWOOD SHEATHING
R-20 FIBERGLASS SHEET INSULATION HIGH DENSITY
2X6 STUDS @ 16" O.C. AS PER STRUCTURAL
6 MIL POLYETHYLENE VAPOUR BARRIER
1/2" GYPSUM WALL BOARD - PAINTED

4 PER FOUNDATION WALL EXTERIOR
2" THICK DAMP PROOFING ON OUTSIDE OF FD GRADE
TRIMS FOUNDATION WALL FOR STRUCT. ENG. SPECS
DRAINAGE MAT VERTICAL & HORIZONTAL VOLUME AS PER STRUCTURAL DRAWINGS
1/2" MIN SPACE
2"x4" WOOD STUDS @ 16" O.C.
R-22 BATT INSULATION
6 MIL POLY FOR VAPOUR BARRIER & SEAL JOINTS
1/2" GYPSUM BOARD (DOUBLE SCREW @ 16" O.C.)

5 PER INTERIOR WALL ASSEMBLY
1/2" GYPSUM BOARD
2"x4" WOOD STUDS @ 16" O.C.
1/2" GYPSUM BOARD

6 DRAINAGE
4" CONTINUOUS SOLID DRAIN PIPE PROVIDE ENTRY
WALKING REDIRECTS
4" PERFORATED DRAIN TILE WRAPPED THE
FILTERING
MINIMUM 6" GRAVEL DRAIN AND 4" MIX
INSPECTION TO BE DONE BY CITY PLANS
INSPECTOR PRIOR TO BACKFILLING

7 FASCIA / SOFFIT
EAVE PROTECTION
4"x 6" ALUMINUM GUTTER OR PLACE IN GUTTER
VENTS SOFFIT WITH PROTECTION PER B.C.B.C.(TYP.)

8 CEILING
MIN. R-40 BATT INSULATION
6 MIL POLY VAPOUR BARRIER
5/8" GYPSUM WALL BOARD WITH PAINTED FINISH

9 HIGH ROOF ASSEMBLY
ASPHALT SHINGLES
30 LB. ROOFING FELT ON 1/2" PLYWOOD
PREFABRICATED ROOF TRUSSES AS PER STRUCTURAL

10 FLAT ROOF ASSEMBLY
COPPER OR ROOF
1/2" PLYWOOD
5/8" BOLT PATTERN
SPRAY INSULATION / MIN. R-40 BATT INSULATION
SECONDARY FLOOR BEAM
BASE PLATE TO SUIT WALL STUDS
DOUBLE BOLT PLATE GASKET BETWEEN BOTTOM PLATE & CONC
1/2" DIAMETER ANCHOR BOLTS @ 4'-0" O.C. MIN.

* HEATING SYSTEM TO BE BASED ON NATURAL GAS HEATING (BOILER)
ALL WINDOWS TO BE OF ENERGY EFFICIENT TYPES.
NON HARD WIRED NON INCANDESCENT NON VALANCE LIGHT FIXTURES REQUIRED
NATURAL GAS LINE PLACED TO BE CAPPED ELECTROMAGNETIC
HOT WATER TANK TO BE INSULATED
ALL HOT WATER PIPES TO BE INSULATED
TOILETS TO BE FITTED WITH DUAL FLUSH SYSTEM

ALL WORK SHALL COMPLY WITH THE CURRENT ADDITION OF THE BRITISH COLUMBIA BUILDING CODE.

REFER TO STRUCTURAL DRAWINGS FOR FRAMING & STRUCTURAL REQUIREMENTS

SURVEY INFORMATION FROM PROFESSIONAL LAND SURVEYOR AS LISTED IN CONSULTANT CONTACTS

1. BEARING WALLS OVER 4'-1" HIGH REQUIRE STRUCTURAL ENGINEERING &/OR REFER TO MANUFACTURER'S WRITTEN INSTRUCTIONS FOR PROPER CONTACT JOINTS

2. ALL WORK TO CONFORM TO BRITISH COLUMBIA BUILDING CODE (BCBC). PROVIDE WARRANTIES AS REQD BY THE HOME OWNER PROTECTION OFFICE

3. ALL DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF CONC. WALLS OR WALL SHEATHING, CENTER LINE OF INTERIOR WALLS OR CLEAR FACE OF WALL TO FACE OF WALL, U.O.N. DO NOT SCALE DRAWINGS. REPORT ALL DISCREPANCIES TO THE DESIGNER IMMEDIATELY.

4. REFER TO PLAN FOR ALL NECESSARY REPORTS & LICENSES

5. PROVIDE & MAINTAIN CONTROL OF ALL CONSTRUCTION POWER & MATERIALS.

6. MAINTAIN THE SITE IN A SAFE & ORDERLY CONDITION AT ALL TIMES TO MEET & THE AUTHORITY HAVING JURISDICTION STANDARDS.

7. PROVIDE PROTECTIVE FENCING FOR OPEN EXCAVATIONS, LANDSCAPING & TREES TO REMAIN. REPAIR/REPLACE DAMAGED SIDING & ROOF FLASHINGS AT THE END OF THE WORK

8. PROVIDE LATHING HARD SURFACES, VALES & PATIOS HAVE NON-SLIP FINISH & SLOPE TO DRAIN MINIMUM 1% (1:100)

9. DRAWING REVIEW WITHOUT WITNESS ASSUMES NO WRITTEN RESPONSIBILITY FOR STRUCTURAL DESIGN. SHOP STRUCTURAL DESIGN IS TO BE PROVIDED BY OWNERS AS NEEDED BY THE AUTHORITY HAVING JURISDICTION.

10. ENSURE ALL MILLWORK, FIXTURES & EQUIPMENT ARE SECURELY FIXED TO WOOD BACKING. CHECK AT FOR ANCHOR WALLS. PROVIDE BOND SEPARATE BETWEEN A CLOSE FOR BUILDING PERSONNEL OF MECHANICAL & ELECTRICAL COMPONENTS AS NEEDED BY THE AUTHORITY HAVING JURISDICTION

CONCRETE (UNLESS NOT STRUCTURAL DRAWS)

1. INTERIOR CONC. SLABS TO BE SOLID, POWDER-TROWEL FINISHED & SEALED WITH 2 COATS "SYSTEM SUPERSEAL" LTD. FARBROOM TRANSPARENT SEAT FINISH SUBJECT OF APPROVAL AS REQUIRED

2. EXTERIOR CONC. SLABS WALKS OR STAIRS TO HAVE BROOM FINISH WITH MIN 1% & CAN. TO DRAIN & SEALED WITH 2 COATS KRYSTOL "KRYSEAL" HARDENER TRANSPARENT SEAT OR APPROVED ALTERNATE.

3. EXPOSED CONCRETE TO BE FINISHED SMOOTH & TRUE WITH CLEAN FLUTING

4. PROVIDE BATH REPAIR INTERSTITIAL SHEETS, FINE BUG HOLES, STAINS & SAT IN FRESH CONC AS DIRECTED BY THE ARCHITECT SACK-RUBBED FINISH TO MEET CSA-A23.1-94

5. USE FRESH CONC. WITH CURING ADDITION TEMPERED, HYDROSEAL, FARBROOM TRANSPARENT SEAT OR APPROVED ALTERNATE.

METALS

1. PROVIDE FABRICATION & INSTALLATION OF METAL COMPONENTS TO BE TO THE APPROPRIATE CONSTRUCTION STANDARDS REQUIRED BY THE VANCOUVER BLDG CODE

2. SUBMIT SHOP DWGS OF ALL METAL COMPONENTS INCLUDING ALL FINISH DETAILS TO THE OWNER BEFORE FABRICATION

3. PROVIDE EXTERIOR TYPE CONNECTORS TO BE HOT-DIPPED GALVANIZED OR POWDER COAT PAINTED. EXTERIOR FASTENERS BOLTS, SCREWS, NAILS, ETC. TO BE HOT-DIPPED GALV OR STAINLESS STEEL

4. METAL GUARDS TO BE DESIGNED AS PER THE VANCOUVER BLDG CODE REQUIREMENTS. PROVIDE SEALED SHOP DWGS & SAMPLES SUBMITTED TO THE OWNER BEFORE FABRICATION & INSTALLATION OF THE WORK

FRAMING

1. FRAMING LUMBER TO BE NEW KILN DRIED OR MANUFACTURED MEMBERS. KEEP MATERIAL DRY DURING CONSTRUCTION. DO NOT INSTALL OR CLOSE UP WALLS WITH MOISTURE CONTENT 6 TIMES

2. WHEREVER POSSIBLE, FRAME HEADERS INTO FLOOR JOIST TRIMMER ABOVE, NOT AT WINDOW/DOOR OPENING (REFERENCE 9" VARIES)

3. ALL FLOOR & ROOF SHEATHING TO BE EXT GRADE PLYWOOD ONLY, NO OSB. SEE ASSEMBLIES FOR MIN. THICKNESSES

4. PROVIDE NECESSARY BACKING FOR CABINETRY, BATH ACCESSORIES, HANDRAILS, ETC.

5. WOOD IN CONTACT WITH CONC. TO BE PRESSURE TREATED (PRESERVATIVE TYPE), INSTALL WITH CONC. DAMPCOURSE.

6. PROVIDE SEALED ENGINEERED SHOP DWGS & SUPPORTING SCHEDULES OF ROOF TRUSSES, FABRICATED BEAMS & COLUMNS OF WHICH TO STRUCTURAL ENGINEER & AUTHORITY HAVING JURISDICTION

7. INSPECTION ALL INTERCONNECTED FRAMING CONNECTIONS WITH ROLLS WORK BEFORE & OR SPRINKLE BOARD ALL DRAIN DETAILS & DRAINAGE

8. HANGING AROUND EXIT DOORS TO BE REINFORCED AS PER B.C.B.C. 9.8.8.8 W/ HOOKS, BLOCKING BETWEEN JAMB AND STUDS BOTH SIDES AT HEIGHT OF LOCKSET

9. FURNISH NAILERS AT NON-LOADBEARING INTERIOR & EXTERIOR WALLS

THERMAL & MOISTURE PROTECTION

1. REFER TO CONCRETE & MASONRY FOR WATER REPELLENT SEALERS

2. REFER TO DWGS & CONSTRUCTION ASSEMBLIES FOR SEAL INSULATION & AIR/VAPOUR/MOISTURE BARRIER SYSTEMS

3. REFERENCE TO REAR ROOF MEMBRANE SYSTEM MANUFACTURER'S MATERIAL & INSTALLATION WARRANTY, BUILDING INSTALLATION INSPECTION SERVICES TO OWNER

4. SHEET METAL FLASHINGS TO BE INSTALLED TO SINGLE PLY, & MEMBRANE MANUFACTURER'S WARRANTY SYSTEM. SEPARATE DISSIMILAR METALS

5. METAL FLASHINGS TO BE PRE-FINISHED DARK SHEET COLOR-DARK, MIN. 26 GAUGE

6. INSTALL METAL HEAD FLASHINGS TO ALL EXT OPENINGS OR ATTACHMENTS & COPE TO INTERNAL END CAPS

7. EXT SEALANTS TO BE TO CAN/CGSB-19.13-M87 ONE-PART POLYURETHANE, NONSOLAGENT NP-1, PREMOLD SEALANT AT PVC MEMBRANES OF ANY TO BE THERMAL-PLASTIC TYPE, PREMOLD BEE WAXTIC OR APPROVED TO. DO NOT USE SILICONE SEALANT AT EXTERIOR

DOORS

1. REFER TO DWGS. FOR DOOR SIZES & SWINGS

2. ENT. EXTERIOR DOORS TO HAVE ONE 3" SECURITY SCREW NOT PAINTED HOT HINGE, WEATHERSTRIP (VINYL), NO FRAME, 1" DRAINED & WEATHERSTRIP THRESHOLD AS NOTED

3. DOOR IN BETWEEN GARAGE & ADJACENT ROOMS TO BE AS PER ENT. EXT. DOORS, ADJUSTED & SEAL WITH GASKETS

4. INSTALL DOOR FRAMES AS PER DETAILS & MANUFACTURER'S WRITTEN INSTRUCTIONS

WINDOWS

1. DIMENSIONS SHOWN INDICATES ARE CUSTOM NOMINAL WINDOW SIZES & ROUGH OPENINGS (WIDTH x HEIGHT). CONFIRM FINAL SIZES & INSTALLATION REQUIRES W/ MANUFACTURER.

2. WINDOW SCHEDULE IS VIEWED FROM EXTERIOR. SEE BLDG. ELEVATIONS FOR VENT OPENING.

3. WINDOW STANDARDS TO MEET CAN/CSA-A440-M90 AIR TIGHTNESS A-3, WATER TIGHTNESS B-3, WIND LOAD RESISTANCE C-3

4. GLAZING TO MEET CAN/CGSB-12.8-M90 CLEAR, TEMPERED OR ANNEALED, INSULATED DUAL PANE (WITH NO ENHANCED LOW-E COATING. PROVIDE MIN 10YR SEAL WARRANTY

5. GLAZING IN DOORS, SIDELIGHTS & WINDOWS WITHIN 36" OF EXTERIOR DOOR LOCKSETS, BATHTUBS OR SHOWERS TO BE SAFETY GLASS (TEMPERED OR LAMINATED)

6. BEDROOM WINDOW VENT OPENINGS TO MEET B.C.B.C. MIN. EGRESS SIZE REQUIREMENTS (CAN NOT EXCEED 1 HOUR)

7. SUBMIT SHOP DRAWINGS TO OWNER INDICATING CONFIGURATION OF EACH WINDOW, LAMINATED DETAILS, PRODUCT SPECS., ETC. FOR APPROVAL BEFORE FABRICATION

8. SHOP MOUNT FRAME ARE NOT REQUIRED. SUPPLY WINDOWS COMPLETE WITH JAMB EXTENSIONS & SILLS WITH HORN EXTENSIONS. SEE ARCHT. DETAILS

9. HANDLE & INSTALL WINDOWS AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS

10. SEE ELEVATIONS FOR WINDOW INSTALLATION HEAD HEIGHTS

11. AT SILL MEMBRANE, SEAL PVC JOINTS & CAPS WITH THERMAL-PLASTIC SEALANT OR MASTIC. DO NOT PUT PVC MEMB. WHEN INSTALLING WINDOW IF REQUIRED, REMOVE WINDOW, REPAIR PVC & RE-INSTALL.

12. SILL DOTS TO BE NOM. TRIMMED, CLAMP MOUNTED, STAT CLEAR, LOW-E, THERMAL GLAZED, SIZES AS INDICATED ON THE DWGS. COLUMBIA DIMENSIONS & SQUAREMUL VELOX, OR APPROVED ALTERNATE

MECHANICAL

1. PROVIDE MECHANICAL VENTILATION AS REQD BY VANCOUVER BLDG CODE B.3.2.1. DO NOT LOCATE INTAKES ADJACENT TO PLUMBING VENTS. LINE JOIST DUCTS WITH RIGID INSULATION. FINAL LOCATION TO BE REVIEWED BY OWNER

2. PROVIDE FROST-PROTECTED EXTERIOR HOSE BIBS SUCH THAT ALL SIDES OF BUILDING CAN BE REACHED WITH A 100FT. HOSE.

3. BATHROOM FANS TO HAVE TIMER SWITCH AS REQD BY VANCOUVER BLDG CODE & HAVE ENERGY STAR RATING.

4. HEATING TO BE ZONED HYDRONIC SYSTEM PIPING EMBEDDED MIN. 90% ANNUAL EFFICIENCY RATED BOILER

5. PROVIDE HEAT RECOVERY VENTILATOR (HRV) AS FRESH AIR SYSTEM

6. REVIEW ALL LOCATIONS OF EXPOSED VENTS & GRILLES & DUCTWORK BEFORE HAVE WITH OWNER BEFORE INSTALLATION

7. INSULATE WALLS OF MAIN & POWDER ROOMS, VERTICAL & HORIZONTAL PLUMBING CHASES. CAST IRON SANITARY PIPING RECOMMENDED FOR NOISE REDUCTION

FINISHES

1. OPTIONAL SUPPLY & INSTALLATION TO BE AS ASSOC. OF WALL & CEILING CONTRACTORS (AWCC) SPEC. SECTION 9.9. ALL OPTIONAL TO BE SCHEDULED NOT SUITED OR NAILED

2. INSTALL OPTIONAL BEHIND SHOW CEILING OR BULKHEAD FRAMING FOR RECESS FIXTURE

3. INSTALL DEMI-SHIELD, "HARDI-BACKER, SCHLUTER KERDI SYSTEM OR EQ AT WALLS AROUND SHOWERS, BATHTUBS & AT RECESSED BATHTUB DECKS.

4. FLOOR FINISHED TO TOMMASAT AT CENTRE OF DOOR JAMBS OR AS INDICATED. CONSULT TILE & FLOORING PATTERNS WITH OWNER

5. AT SHEET VINYL & TILE FLOORS PROVIDE 1/4" SOLID-CORE PLYWOOD "HARDI-BACKER, SCHULTER KERDI" OR EQUAL UNDERLAY

6. FLOORING WORK SHALL CONFORM TO THE MASONA, FLOOR COVERING ASSOC. SPEC & STYLES & THE MANUFACTURERS RECOMMENDATIONS

7. REF TO TMP DETAILS FOR INTERIOR TRIMWORK DESIGN MATERIAL & FINISH REQMTS

8. EXT & INT PAINTING TO BE TO MASTER PAINTERS INSTITUTE (MPI) "CLASSICS" 3 COAT STANDARD

9. EXT WOOD FINISHES TO BE PAINT GRADE, U.O.N.

10. USE ONLY ACRYLIC LOW V.O.C. NOT IN EXT PAINTS & WATER-BASED URETHANES

11. CAULK EXT CLADDING & INT TRIM AESTHETIC JOINTS BEFORE FINISHING

12. EXT SEALANTS TO BE CAN/CGSB-19.13-M87 ONE-PART POLYURETHANE, NONSOLAGENT NP-1, PREMOLD SEALANT OR APPROVED TO. SEALANT AT PVC MEMBRANES (IF ANY) TO BE THERMAL-PLASTIC TYPE, PREMOLD BEE OR APPROVED TO

13. EXT WOOD CLADDING & TRIMS TO BE PRIMED OR PRETREATED ON ALL SIDES BEFORE INSTALLATION FOLLOWED BY SECOND & TOP COATS AFTER INSTALLATION.

DESIGN GROUP LTD.

1010 WEST 6T AVENUE
VANCOUVER, BC V6H-1C8 CANADA
T:604.889.8336 F:604.737.8037
WWW.LEARNTHINK.CA

Project:

5825 HOTEL DRIVE
BURNABY, BC

Drawing Title

SECTION
ASSEMBLIES
GENERAL NOTES

Date	Project No.
JAN 29 2015	2015 - 002

Scale	Drawing No.
1/4" = 1'-0"	7

Drawn By: AFSANA MALIK

Approved By: AFSANA MALIK

POSTING PLAN OF LOT 50 DISTRICT LOT 32
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17623

BCGS 92G.028

PURSUANT TO SECTION 68, LAND TITLE ACT

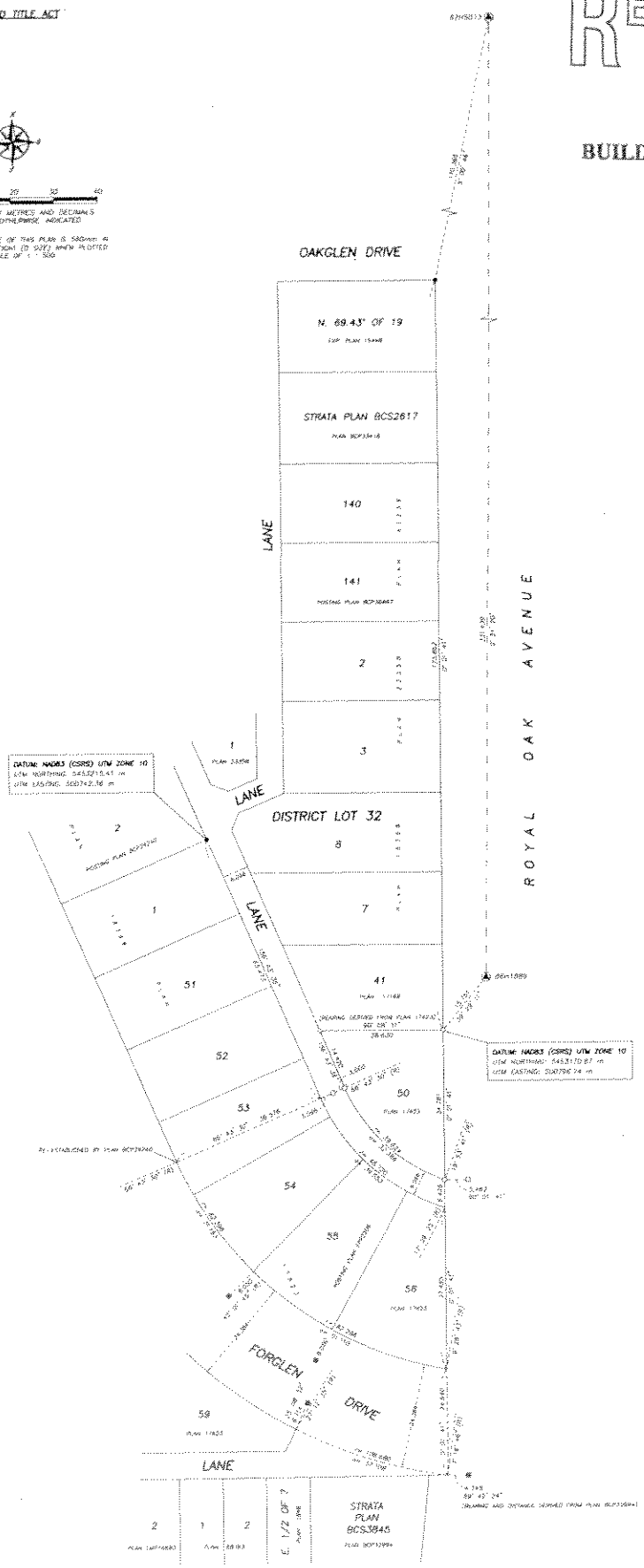
PLAN EPP46797

RECEIVED
JAN 30 2015
BUILDING DEPARTMENT

0 5 10 20 30 40

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 864mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1 : 500



DWG No. 3821-POST

PLAN OF SURVEY OF LOT 50 DISTRICT LOT 32 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17623

#5875 ROYAL OAK AVENUE,
VANCOUVER, B.C.
P.I.D. 002-658-836

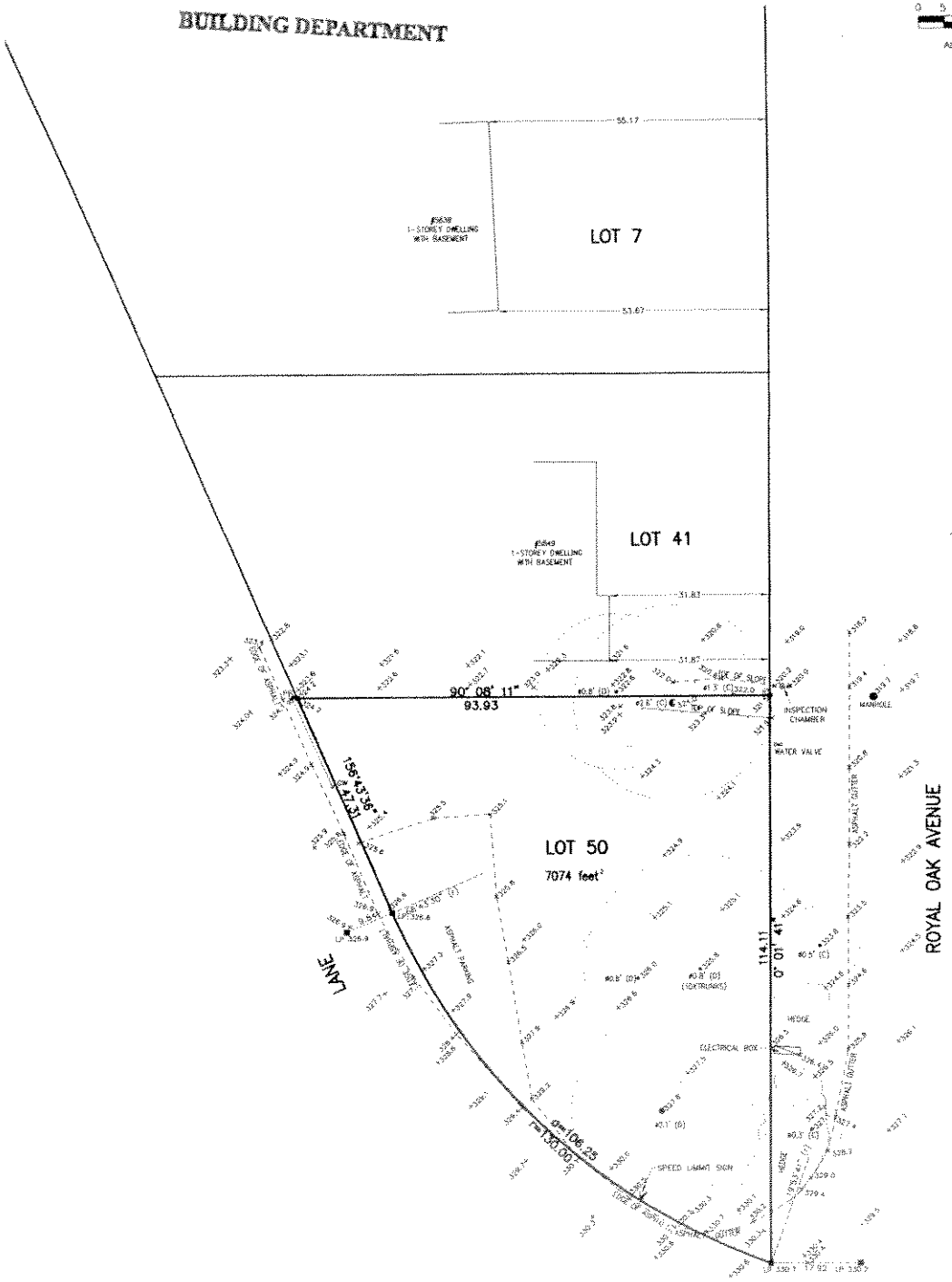
ZONING: R4

RECEIVED
JAN 30 2015
BUILDING DEPARTMENT

SCALE: 1 INCH = 16 FEET

0 5 10 20 30 60

ALL DIMENSION ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



© Copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone 214-8928
Fax 214-8929
E. mail office@jctam.com
Website www.jctam.com
Job No. 5821
FB-271 P1-2, 6
Drawn By: IH

DWG No. 5821-TOPO

LEGEND:
ip● denotes iron post set
cp■ denotes metal plug set
pp denotes power pole
GW denotes guy wire
(C) denotes coniferous
(D) denotes deciduous

ADDRESS	FRONT YARD SETBACK
#5838 ROYAL OAK AVENUE	53.67
#5849 ROYAL OAK AVENUE	51.83
AVERAGE SETBACK = 52.75	

NOTE:
Elevations shown are based on
NAD83 Geodetic Datum
Bench Mark: Capital Monument BCH1838
Bench Mark Elevation = 315.40 feet
(96.154 metres)

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
P.L. POSTING SURVEY.

JOHNSON C. TAM, B.C.L.S.

DECEMBER 1st, 2014.