City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: May 5, 2015	**DEADLINE: May 12, 2015 for the June 4, 2015 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Biagio Gargiulo		
ADDRESS OF APPLICANT: 3339 Austrey Ave., Vancouver		
TELEPHONE: 604-294-4714		

PROJECT			
DESCRIPTION: Structure for new single family dwelling under construction.			
ADDRESS: 6497 Parkcrest Drive			
LEGAL:	**LOT: 10**	**DL: 130**	**PLAN: 12119**

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) R2 [6.13(1)(a); 6.13(1)(b)]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is building a new single family dwelling. The following relaxations are being requested.

1) The relaxation of 6.13(1)(a) of the Zoning By-Law which, if permitted, will allow a structure along the vision clearance line facing Parkcrest Drive with varying heights up to a maximum of 5.13 feet and will allow a structure along the vision clearance line facing Kensington Avenue with varying heights up to a maximum of 4.0 feet where the maximum permitted height along the vision clearance lines is 3.28 feet.

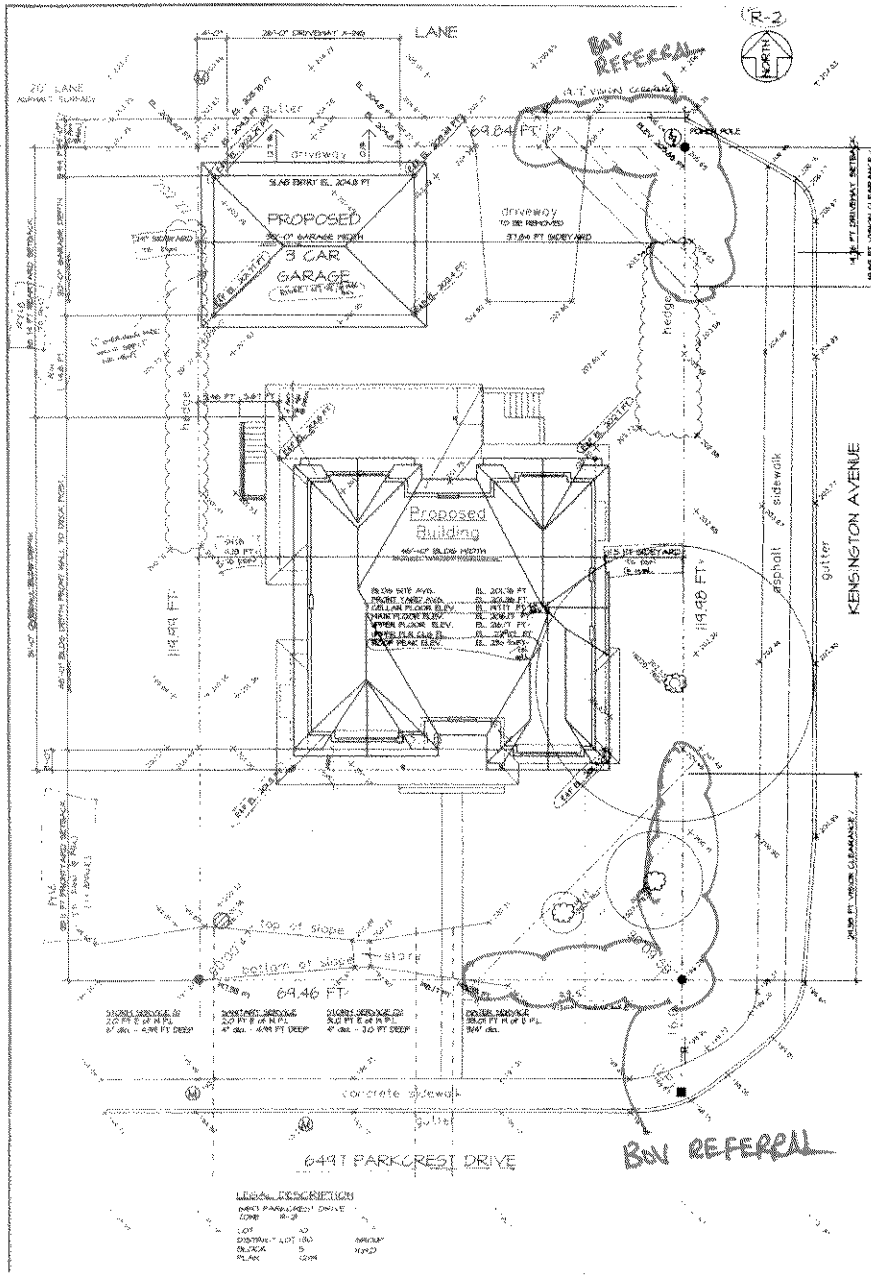
2) The relaxation of 6.13(1)(b) of the Zoning By-Law which, if permitted, will allow a structure along the vision clearance line facing the lane with varying heights up to a maximum of 4.04 feet and will allow a structure along the vision clearance line facing Kensington Avenue with varying heights up to a maximum of 4.69 feet where the maximum permitted height along the vision clearance lines is 3.28 feet.

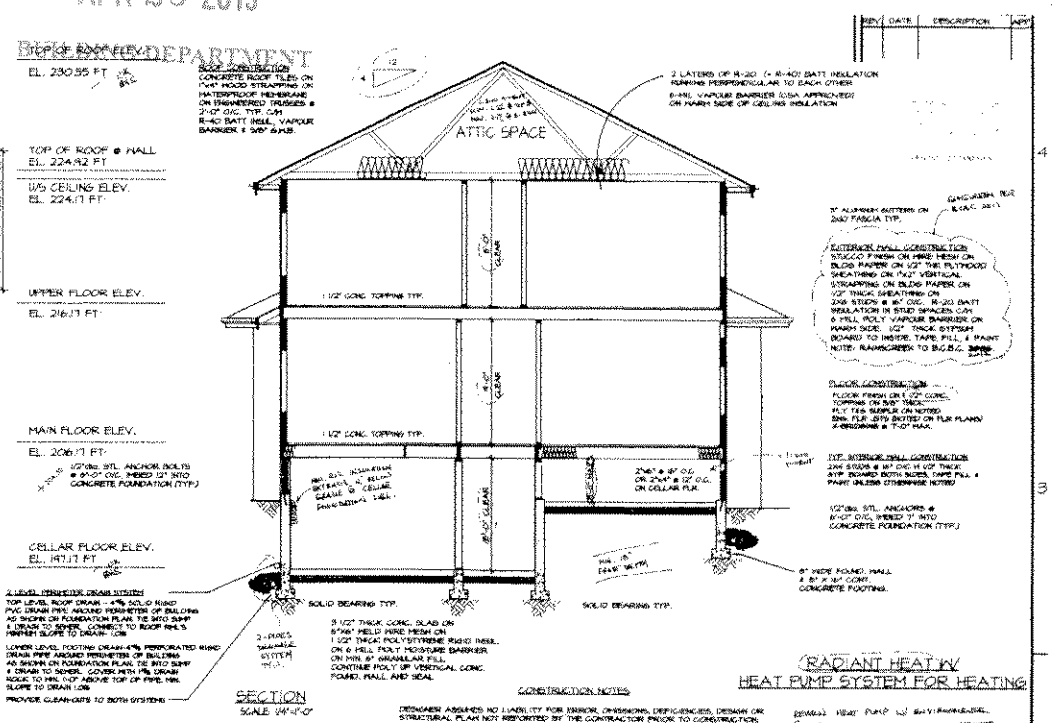
Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.

BHS

Kushnir

Peter Kushnir
Assistant Chief Building Inspector, Permits and Customer Service





SECTION
SCALE 1/4"=1'-0"

RADIANT HEAT W/
HEAT PUMP SYSTEM FOR HEATING

REV	DATE	DESCRIPTION	APP

ZONING REQUIREMENTS

LAND ZONED		R-2
SITE AREA		6087.0 SF
WITH COVERAGE	40%	
-ALLOWABLE	40 x 6087	2434.8 SF
-ACTUAL		2416.0 SF
FLOOR AREA RATIO		
-MAX. ALLOW.	60% OR 4738.5	4738.5 SF
-MAX. ALLOW. ABOVE CELLAR	2 (2087) - 1400 OR 40%	2934.0 SF
-PROPOSED		3284.6 SF
-ACTUAL		
-CELLAR FLOOR	1868.28	
-MAIN FLOOR	1901.11	
-UPPER FLOOR	1434.51	
-GARAGE OVER	147.9	
TOTAL	4738.39	4738.39 SF
SUNDECK AREA		
-ALLOWABLE	15% x 4738.39	710.8 SF
-ACTUAL		708.9 SF
GARAGE AREA		
-ALLOWABLE		40.0 SF
-ACTUAL	147.9	60.0 SF
BUILDING HEIGHTS		
-ALLOWABLE	(ABOVE AVERAGE GRADE AT FRONT)	24.5 FEET
-ACTUAL		24.5 FEET
SET BACKS		
-FRONT YARD		28.0 FT
-SIDE YARD	(EAST SIDE)	5.0 FT
-SIDE YARD	(WEST SIDE)	11.8 FT
-REAR YARD		30.34 FT

DESIGN LOADS:
GROUND SNOW LOAD = 34.3 P.S.F
RAIN LOAD = 12.5 P.S.F
LIVING QUARTERS = 40 P.S.F
DECKS/ETC = 60 P.S.F
ALLOWABLE BEARING PRESSURE = 3,000 P.S.F

INSPECTIONS
NO GOTT OF BURNABY TO BE CALLED AS PER INSPECTION REQUIREMENTS
ENGINEER TO BE CALLED FOR INSPECTIONS AS FOLLOWS:
TWO (2) 48 HOURS NOTICE IS REQUIRED
EXCAVATION/PRE EXCAVATION IS IN PROGRESS
FOUNDATION: PRIOR TO POURING ANY CONCRETE
FRAMING: AFTER ALL ELECTRICAL & PLUMBING WORKS ARE COMPLETED

CONSTRUCTION NOTES

DESIGNER ASSUMES NO LIABILITY FOR ERROR, OMISSIONS, DEFICIENCIES, DRAWN OR STRUCTURAL PLAN NOT REPORTED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

1. CONTRACTOR SHALL CHECK ALL LEVELS AND DIMENSIONS ON SITE AND BE RESPONSIBLE FOR THE SAME.
2. ALL DIMENSIONS ARE TO FACE OF CONCRETE ON THE FOUNDATION PLAN AND TO FACE OF DRYWALL ON SHEATHING ON FLOOR PLANS.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT B.C.BUILDING CODE 2012 REGS AND THE CITY OF BURNABY ZONING BYLAW NO.4742 CODES AND OR REGULATIONS. IN CASE OF ANY CONFLICT BETWEEN CODES, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
4. ALL LUMBER TO BE DOUGLAS FIR No.2 OR BETTER UNLESS NOTED OTHERWISE (MAXIMUM MOISTURE CONTENT - 19%)
5. ALL LINTELS TO BE 2-2x10 DOUGLAS FIR No.2 OR BETTER NAILED TOGETHER UNLESS NOTED OTHERWISE.
6. JOISTS UNDER NON-LOADBEARING PARTITIONS RUNNING PARALLEL WITH WALL TO BE DOUBLED UNLESS NOTED OTHERWISE.
7. WINDOW AND DOOR SIZES ARE APPROXIMATE AND CONTRACTOR SHALL CHECK WITH WINDOW AND DOOR MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.
8. ALL WINDOWS TO BE DOUBLE GLAZED THERMO-PANE C/W 1/2" AIRSPACE AND BAKED ENAMEL ALUMINUM FRAMES. VERIFY OPERABLE UNITS WITH OWNER.
9. ALL BATHROOM WINDOWS TO HAVE OBSCURE PATTERNED GLAZING TO OWNERS APPROVAL.
10. ALL JOINTS TO FLUSH BEAM CONNECTIONS TO BE WITH APPROVED METAL JOINTS HANGERS.
11. ALL CONCRETE FOR EXTERIOR STAIRS, GARAGE FLOORS, FOUNDATION WALLS AND FOOTINGS TO BE MINIMUM 5000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS. CONCRETE FINISH TO APPROVAL OF OWNER.
12. ALL CONCRETE FOR BASEMENT FLOOR SLABS, EXTERIOR PATIO FLOOR SLABS, AND WALKWAYS TO BE MINIMUM 3000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS. CONCRETE FINISH TO APPROVAL OF OWNER.
13. BACKFILL MATERIAL TO RETAINING WALLS TO BE FREE DRAINING GRANULAR FILL. PROVIDE ORNAMAL WATERPROOF REQUIRED.
14. STAIR MATERIAL HEIGHTS TO BE 2-6" TO 3'-0" MEASURED VERTICALLY FROM NOSING LINE.
15. TOP OF EXTERIOR FOUNDATION WALL TO BE MINIMUM 8" ABOVE ADJACENT GRADES.
16. ALL HANDRAILS TO BE 3'-0" (900) WITH NO HORIZONTAL MEMBERS BETWEEN 4" AND 3'-0" TO FACILITATE CLIMBING MAXIMUM ALLOWABLE OPENINGS TO BE 4"
17. CONTRACTOR TO VERIFY LOCATION OF SERVICE LINES PRIOR TO CONSTRUCTION.
18. STEP FOOTINGS: 2'-0" VERTICAL AND 4'-0" HORIZONTAL MAXIMUM. (IF REQUIRED).
19. ALL INSULATION TO BE R-40 FOR ROOFS AND R-20 FOR WALLS OR AS DIRECTED BY OWNER. CANTILEVERED FLOORS AT R-28 TYP.
20. ALL FINISHES, STYLES, TEXTURES, AND COLOURS OF FINISHED MATERIALS TO BE SELECTED AND APPROVED BY OWNER.
21. CONSULT WITH OWNER FOR TYPE OF HEATING TO BE INSTALLED. RADIANT HEAT?
22. CONSULT WITH OWNER FOR TYPE OF FIXTURES TO BE INSTALLED
23. OWNER TO SELECT STYLE AND COLOUR OF KITCHEN CABINETS AND KITCHEN EQUIPMENT
24. CONFIRM WITH OWNER, TYPE AND FINISH OF WINDOWS, DOORS, AND DOOR HARDWARE.
25. ALL ELECTRICAL WORK TO CONFORM TO CURRENT CANADIAN ELECTRICAL CODES.
26. ALL PLUMBING WORK TO CONFORM TO CURRENT CANADIAN PLUMBING CODES.
27. IF THE FILL UNDER SLAB OR GRADE IS MORE THAN 18", THEN THE FILL SHOULD BE COMPACTED IN LIFTS OF 6" AND TESTED BY AN INDEPENDENT LABORATORY.
28. ALL LINTELS TO BE 2-2"x6" TYP. UNLESS NOTED OTHERWISE.

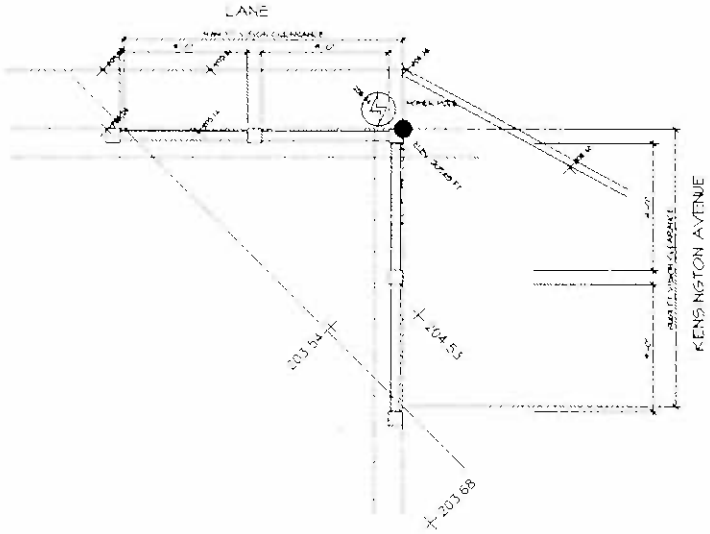
ANGELO MARROCCO
2454 EAST GEORGIA ST
VANCOUVER BC
604-294-4424

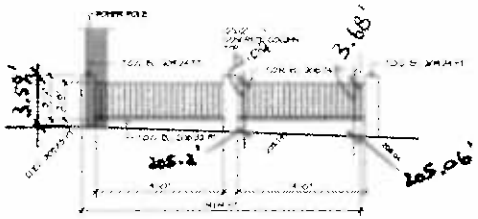
SINGLE FAMILY DWELLING
6447 PARKCREST DRIVE
BURNABY, B.C.

SECTION & DETAILS

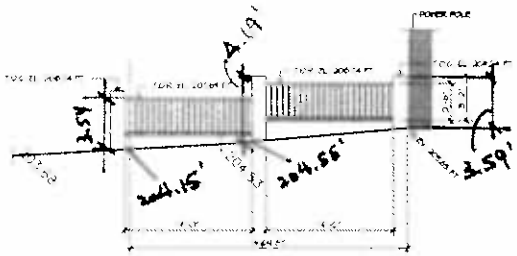
13-6447	DRAWN	AM			
	CHECKED	AM			
SCALE	APPROV.				

APPROV.	DRAWING	REV
	A1 of 5	

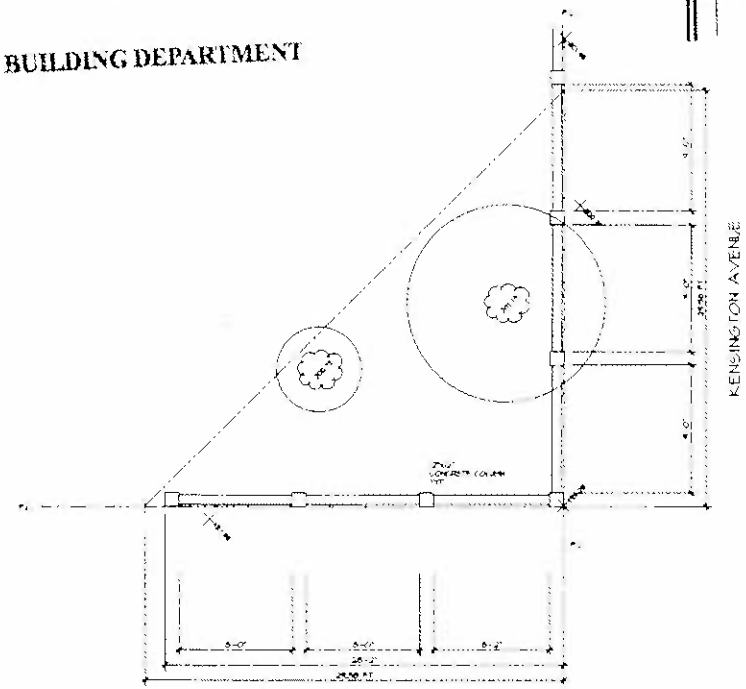




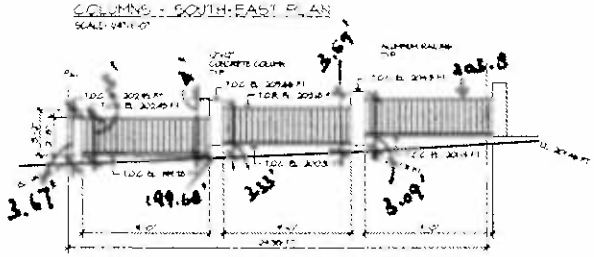
NORTH ELEVATION
SCALE: 1/4"=1'-0"



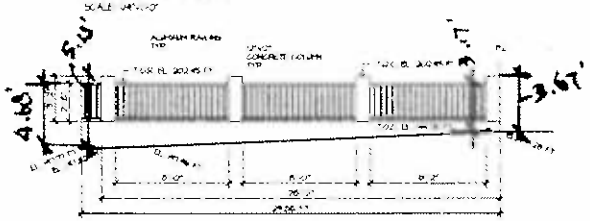
EAST ELEVATION
SCALE: 1/4"=1'-0"



COLUMNS - SOUTH-EAST PLAN
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

REV	DATE	DESCRIPTION	DWN

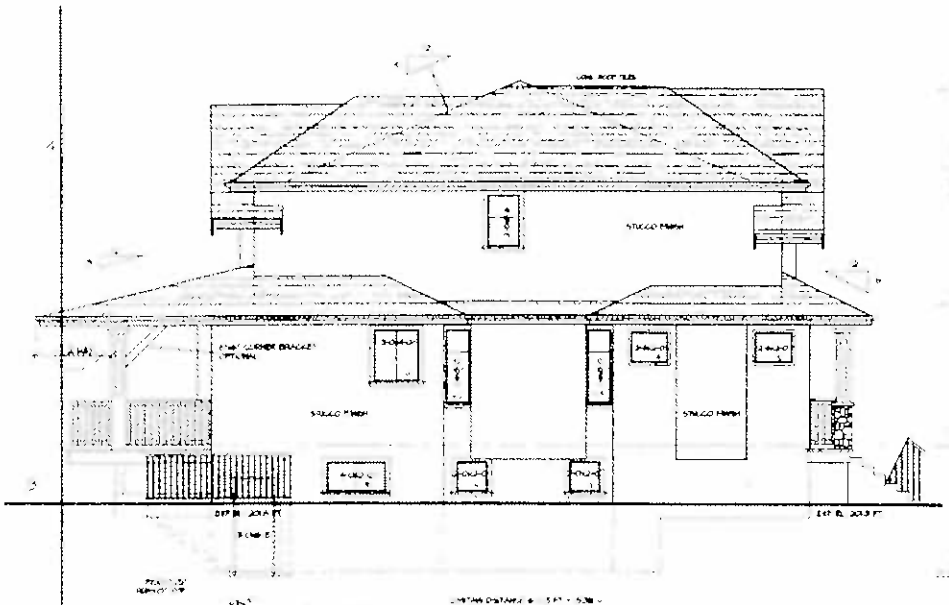
BURNABY CANADA

SINGLE FAMILY DWELLING
@ 6497 PARKCREST
BURNABY, B.C.

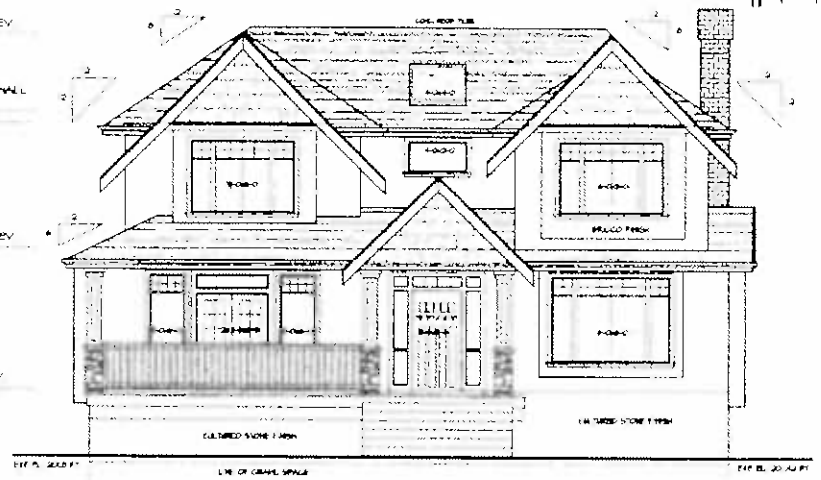
WESTER FLOOR & ROOF PLAN

15-6497	DRAWN	AK			
	CHECKED	AK			
SCALE	APPVD				

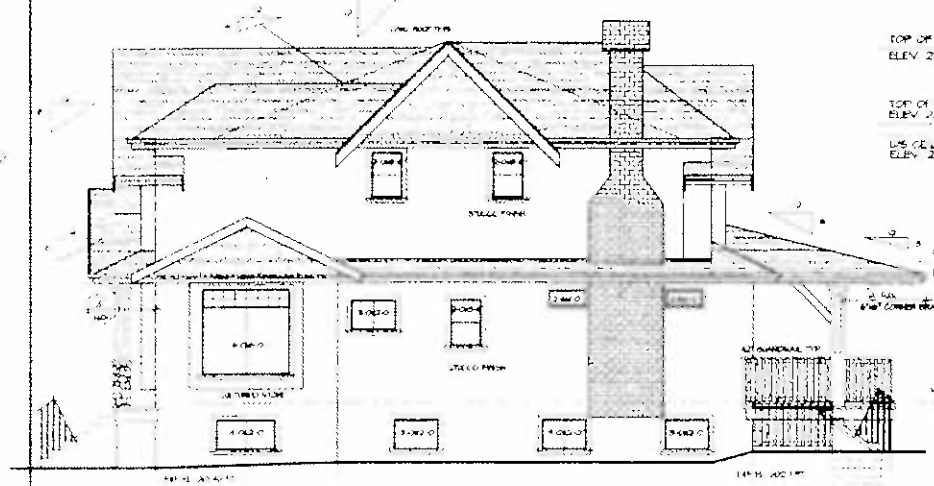
APPVD	DRAWING	REV
	A-0.01	



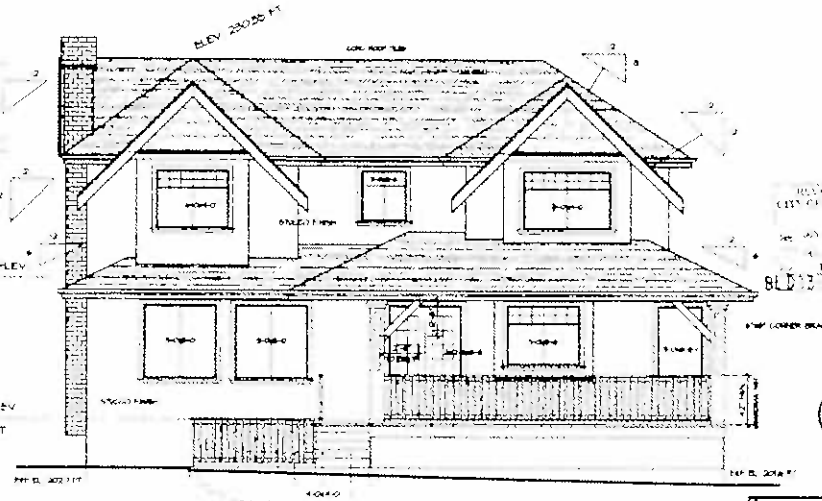
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

BLD13 09422

SINGLE FAMILY DWELLING
@ 6451 PARKCREST
BURNABY, B.C.

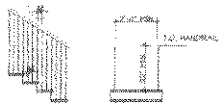
HANDRAILING: EXTENDS MIN. 12" OF NON-CLIMBABLE SURFACE BELOW TOP OF RAILING.

ALL OPENINGS IN STAIRS TO BE LESS THAN 4" TO PREVENT HAZARDOUS STRATION.

ALL OPENINGS TO BE LESS THAN 4" TYP.

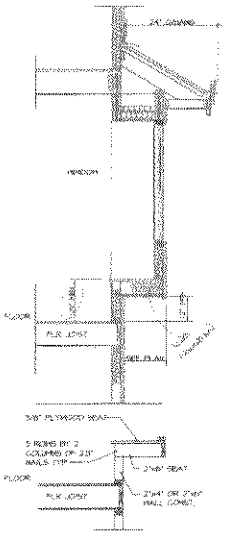
WOOD SPINDLES OR EQUAL TO BE RIGIDLY FASTENED TO TREADS AND SPINDLES

USE METAL DRIPLACETS IF REQUIRED



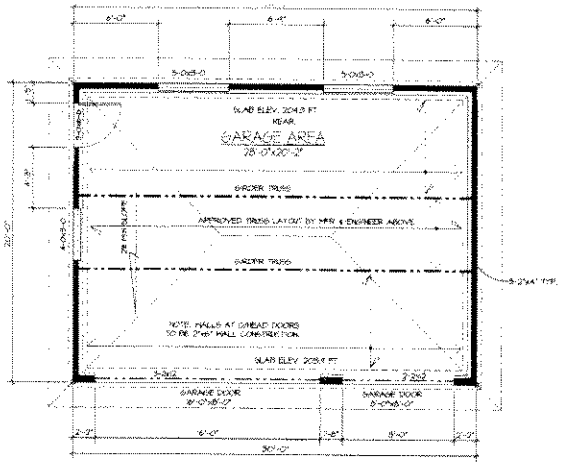
INTERIOR STAIR DETAIL

SCALE: 1/4"=1'-0"



BAYWINDOW DETAIL

SCALE: 1/2"=1'-0"



GARAGE FLOOR PLAN

SCALE: 1/4"=1'-0"

FLOOR AREA = 602.0 SQ.FT.

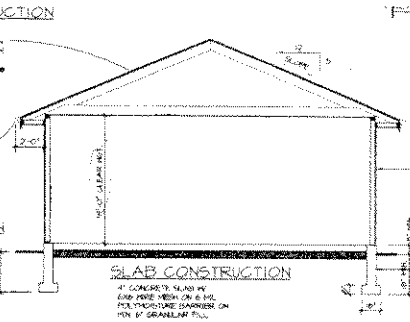
ROOF CONSTRUCTION

ROOF CONSTRUCTION
CONCRETE ROOF TILES ON 1"x4" WOOD STRAPPING ON WATERPROOF MEMBRANE ON ENGINEERED TRUSSES @ BARRIER: 6 5/8" 6 MLD

5"X5" ALUMINUM GUTTERS ON 2"x10" FASCIA BOARD ON ALUMINUM SOFFITS AND DOWNPIPES TO PERIMETER DRAIN

PERIMETER DRAIN

4" DIA. PERIMETER DRAIN AT FOOTING (UNDERSIDE BLOCK TO) MIN. 12" ABOVE TOP OF DRAIN WITH MIN SLOPE @ 1%



SLAB CONSTRUCTION

4" CONCRETE SLAB W/ 6x6 W2.9 WWM ON 6 MIL POLYMOISTURE BARRIER ON MIN 6" GRANULAR FILL

SECTION

SCALE: 1/4"=1'-0"

EXTERIOR WALL CONSTRUCTION

STUCCO FINISH TO MATCH HOUSE ON METAL LATH & BLDG PAPER ON 1/2" EXTERIOR PLYWOOD ON 2"x4" WALL CONSTRUCTION

FOUNDATION

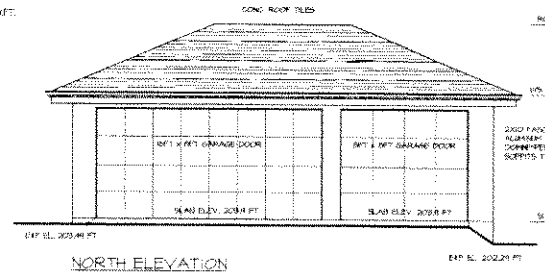
8" FOUNDATION WALL ON 16" THREAD FOOTING ON UNDISTURBED SOIL TYP.

WALL TO BE REINFORCED IF HIGHER THAN 4FT IN HEIGHT.

RECEIVED

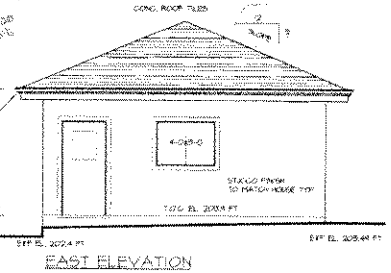
APR 5 2013

BUILDING DEPARTMENT



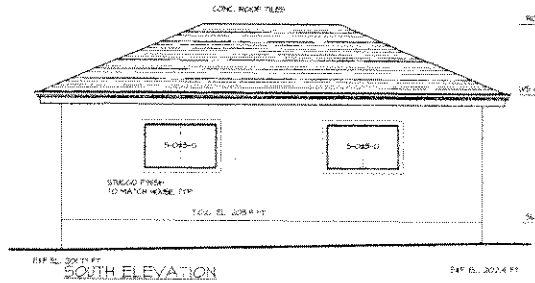
NORTH ELEVATION

SCALE: 1/4"=1'-0"



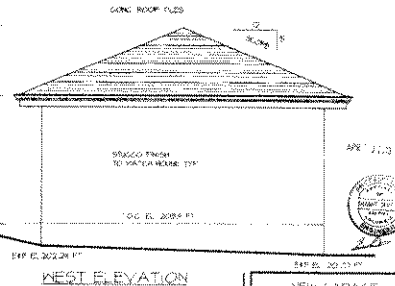
EAST ELEVATION

SCALE: 1/4"=1'-0"



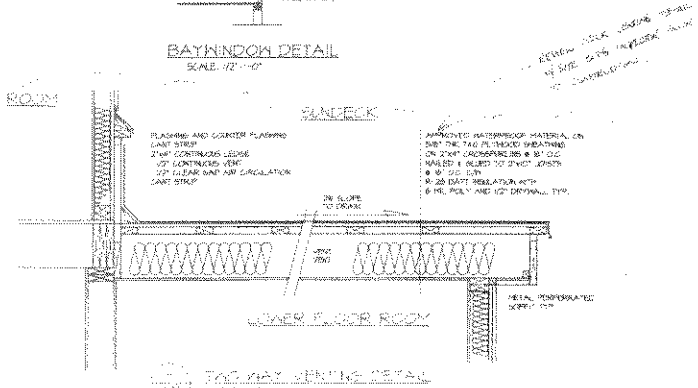
SOUTH ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"



TOO WAY VENTING DETAIL

SCALE: 1/4"=1'-0"

NEW GARAGE
SINGLE FAMILY DWELLING
@ 6471 PARKCREST
BURNABY B.C.

PROPOSED
GARAGE FLOOR PLAN

S-04-0	DRAWN	J.H.	07.14.12
	CHECKED		
SCALE	APPROVED		

APPROVED	DRAWING	REV
	S-04-0	

REVISED: 13.04.22

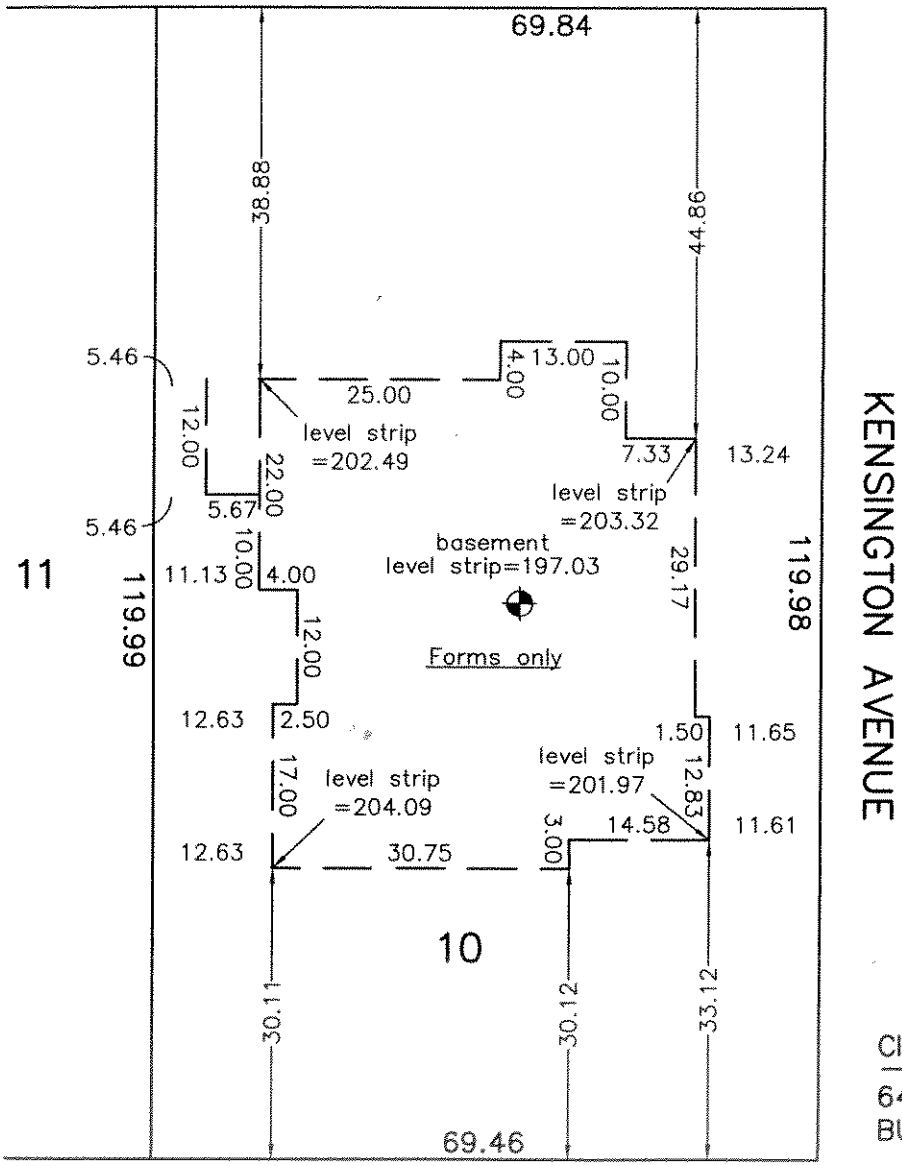
ANGELO MARINOCCI
2254 EAST GEORGIA ST
VANCOUVER BC
604-299-4422

B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION OF FORMS ONLY CONSTRUCTED ON LOT 10, BLOCK 5, DISTRICT LOT 130, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN 12119

LANE

SCALE 1" = 20'

All distances are in feet



PARKCREST DRIVE

RECEIVED
APR 23 2015
BUILDING DEPARTMENT

CIVIC ADDRESS

6497 PARKCREST DRIVE
BURNABY, B.C.

NOTE:

1. Elevations are based on Geodetic Datum of Burnaby and are derived from survey monument 77H6846 situated at the intersection of Buchanan Street and Woolwich Avenue. Elevation = 198.67 feet

2. Temporary Bench Mark: duplex nail set in fence post
Elevation = 206.17 feet

3. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

CERTIFIED CORRECT.
DATED THIS 20TH DAY OF SEPT., 2013

LOUIS NGAN B.C.L.S.

LOUIS NGAN LAND SURVEYING
4938 VICTORIA DRIVE
VANCOUVER, B.C., V5P 3T6
(604) 327-1535

OUR FILE: BPA-6497LO