City of Burnaby

2017 Board of Variance Notice of Appeal Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant Chris Williams (Basil Restoration Ltd)

Mailing Address 106 – 10897 East Kent Ave N.

City/Town Vancouver **Postal Code** V5X 4U9

Phone Number(s) (H) 604 324 9364 (C) 604 726 4169

Email Chris@BasilRestorationLTD.ca

Property

Name of Owner Cori Galana Jamie Fitzgerald.

Civic Address of Property 7853 Broadland St, Burnaby

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

06-Feb-2018
Date

Applicant Signature

Office Use Only

Appeal Date 2018 March 01 **Appeal Number BV#** 6322

Required Documents:

- ☐ Fee Application Receipt
- ☐ Building Department Referral Letter
- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property

Any documents submitted in support of this Board of Variance Appeal will be made available to the Public

January 7, 2018

City of Burnaby – Building Department

Project Address: 7853 Goodlad Street, Burnaby, BC

To whom it may concern:

Thank you for your time and consideration in reviewing our application for a variance to our building permit. We are hoping to extend our current deck 3 feet beyond its current depth and enlarge the fireplace "bump out" in our family room.

This letter outlines our reasons for these requests. As well, we have discussed these changes with our neighbors and have attached letters from both of our neighbors (7845 and 7863 Goodlad Street) stating that they have no opposition or concerns with either variance request.

A) DECK EXTENSION (Section 102.7b, Burnaby Building Bylaw):
Our current deck is 8 feet deep and we are hoping to enlarge it to 11 feet in depth. Our lot is 207 feet deep and this small extension will not have a significant impact on lot coverage. Our current deck is insufficient in size to allow for a table and chairs to be placed safely on the deck and allow for an outdoor eating space. The deck extends off of the kitchen and thus is an ideal location for our family to sit together. We want to allow the chairs to be placed a reasonable distance from the railing to ensure the safety of our children. It is not feasible to locate the outdoor eating space on the ground level, as transporting hot food and knives up and the down the stairs would be dangerous.

We did consider the option of a full rebuild rather than a renovation, but we enjoy our current family home and feel it would be very wasteful and have a negative impact on the environment. We thus hope that you will allow this small 3 foot extension to our deck depth.

B) FAMILY ROOM FIREPLACE "BUMP OUT" EXTENSION (Section 102.9, Burnaby Building Bylaw):
Our family room currently has a gas fireplace "bump out" that is not centered in the room. Our renovated family room will have a relocated fireplace to center the fireplace which complies with the building setback requirements. We would like to extend the "bump out" as per the attached drawings to allow for a small amount of shelving adjacent to the fireplace. This "bump out" will not be any closer to the property line than our current or renovated fireplace. This will greatly improve the aesthetics of our family room living space and improve the functionality of this small room.

Sincerely,

Cori Gabana (Property Owner)

Jamie Fitzgerald (Property Owner)

Attachments: Letter from neighbor 7845 Goodlad Street
Letter from neighbor 7863 Goodlad Street

January 4, 2018

Re: Variance Request for 7853 Goodlad Street

Dear City of Burnaby Building Department:

Our neighbours, Cori Gabana and Jamie Fitzgerald of 7853 Goodlad Street, have discussed their proposed renovation with us. This includes their variance request for a larger deck, which would be 3 feet deeper than the existing deck, and the extended "bump out" in the exterior wall next to the fireplace "bump out" adjacent to our property (7845 Goodlad Street). The details of the proposed renovation are included on the drawings submitted to the City for their building permit and variance request.

We do not have any objections to this variance request.

Please contact us if you have any questions.

Name: Craig Law

Address: 7845 Goodlad Street, Burnaby, BC

Signature:

Date: January 4, 2018

Phone Number: 604-553-7845

January 4, 2018

Re: Variance Request for 7853 Goodlad Street

Dear City of Burnaby Building Department:

Our neighbours, Cori Gabana and Jamie Fitzgerald of 7853 Goodlad Street, have discussed their proposed renovation with us. This includes their variance request for a larger deck, which would be 3 feet deeper than the existing deck. The details of the proposed renovation are included on the drawings submitted to the City for their building permit and variance request.

We do not have any objections to this variance request.

Please contact us if you have any questions.

Name: Baljit Cheema

Address: 7863 Goodlad Street, Burnaby, BC

Signature:

Date: January 5, 2018

Phone Number: 604-537-3405

City of
Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: January 31, 2018	*This is **not** an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.*
DEADLINE: February 6, 2018 for the March 1, 2018 hearing.	
APPLICANT NAME: Chris Williams	
APPLICANT ADDRESS: 106-1089 East Kent North, Vancouver, BC V5X4V9	
TELEPHONE: 604-726-4169	

PROJECT			
DESCRIPTION: Addition to main floor only and interior alteration to an existing single family dwelling			
ADDRESS: 7853 Goodlad Street			
LEGAL DESCRIPTION:	**LOT: 4**	**DL: 90**	**PLAN: 21440**

Building Permit application BLD17-10017 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 6.12(3)(a)

COMMENTS:

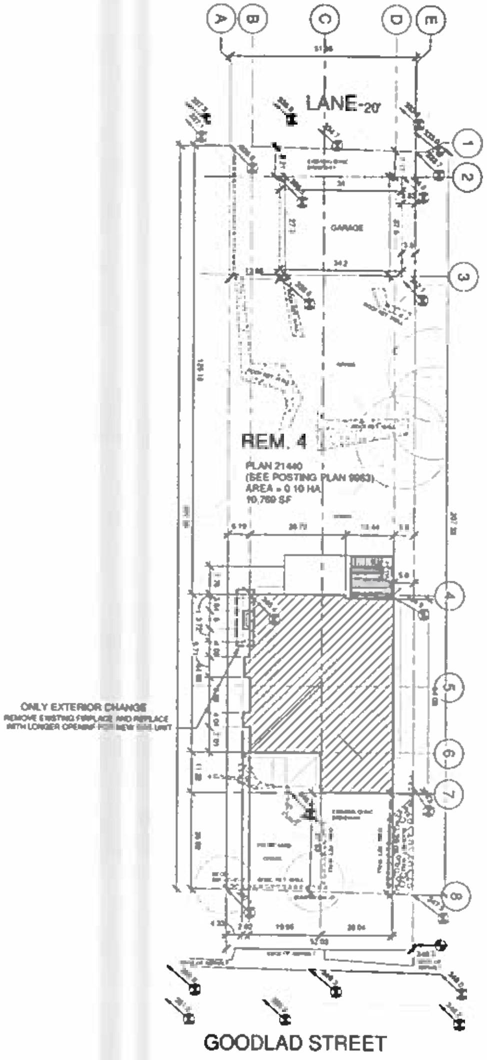
The applicant proposes to build an addition to main floor only and interior alteration to existing single family dwelling. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

1) To vary Section 6.12(3)(a) – "Exception to Side Yard Requirements" of the Zoning Bylaw requirement for the minimum side yard width from of 5.20 feet to 4.36 feet.

Notes: *1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.*
2. The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.
3. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
4. Fences and retaining walls will conform to the requirements of Section 6.14.

AB

Peter Kushnir
Deputy Chief Building Inspector



ONLY EXTERIOR CHANGE
REMOVE EXISTING FIREPLACE AND REPLACE
WITH LONGER OPENING FOR NEW [illegible] UNIT

PROJECT SPECIFIC - SCOPE OF WORK

Landscaping
No work to be done
No new retaining walls

Exterior Building Envelope
Front window Changes

Interior Design
New Kitchen design
New bathroom design
New Main floor Ensuite design
Remove non-loadbearing interior walls

Accessory Structures
No work to be done

Project Information

Property Owner	Cory Gabora & James Fitzgerald
Site Address	7853 Goodlad Street, Burnaby
Project Type	Interior & Deck Renovations
Jurisdiction Authority	City of Burnaby
Legal Description	District Lot 93, Group 1, New Westminster District, Plan 21440
Zone	R-2
Subdivision	N/A
Design Control Consultant	Kirsten Sutton
Builder	Chris Williams - [illegible] LTD

Zoning Analysis

	EXISTING & UNCHANGED		
Lot Size	10,760 SF		
Lot Depth	EAST -207.37, WEST - 207.39		
Lot Width	SOUTH -52.04, NORTH -51.96		
Site Coverage	10,760 SF		
	Existing	Allowed	Proposed
MAIN LVL FSR	2007 SF	N/A	Unchanged
UPPER LVL FSR	1883 SF	N/A	1867 SF
TOTAL FSR	3890 SF	4735.3 SF	3874 SF
	Proposed/Allowed		
Deck and porch	651.92 SF [illegible] %		285 SF - 2.6%
Covered Deck			
	EXISTING & UNCHANGED		
Setbacks			
Front	27.93 FT		
Rear	125.[illegible] FT		
Right Side	5.48 FT		
Left Side	[illegible] FT		
Avg Grade =	(345.5+347.4+345.3+344.8) / 4 = 345.675 FT		
Building Mid-Height	32'-1"		
Roof Peak	27'-8"		
Garage Height	[illegible]		

Geodetic Elevations

	Required/Allowed	Proposed
Roof Peak Elevation	30 ft	373.39 FT
Roof Mid Plane Elevation	25 ft	367.99 FT
Upper Floor Ceiling Elev		365.54 FT
Upper Floor T.O.F. Elev		356.54 FT
Upper Deck Elev		356.37 FT
Main Floor T.O.F. Elev		346.67 FT
Main Step Down Elev		346.67 FT
Garage Slab		355.40 FT
Average Grade		373.3 FT
Driveway Slope		3.0% Slope
Tenant Walkway Slope		

Elevations are based on geodetic datum. Benchmark: Control Monument [illegible]
Located on District Lot 93, Group 1, New Westminster District, Plan 21440
Elevation = [illegible]
City of Burnaby, B.C.

The subject property may be subject to the following charges as indicated on current Certificate of Title
PID: [illegible]
B.C.L.S.: [illegible]
DATE: March 24, 2017
FILE: [illegible] DWG

GENERAL NOTES

[illegible]

Lintels to be [illegible] U.N.O.

[illegible]

PLAN

[illegible]

D3 Dimension Drafting Design Inc

www.d3design.ca

Cori Gabora and James Fitzgerald

7853 Goodlad Street Burnaby

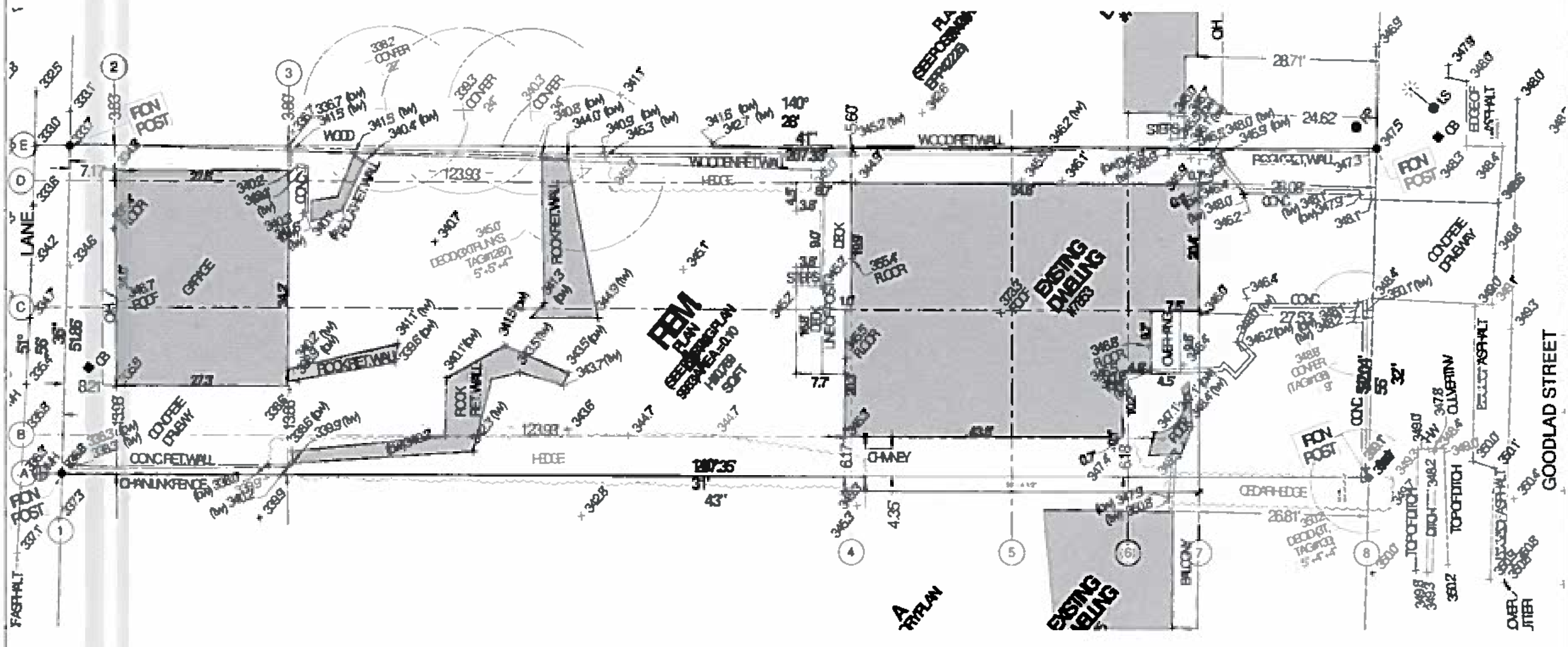
SITE PLAN

Project number	1447
Date	January 3rd 2018
Drawn by	Jordan Van [illegible]
Checked by	KIRSTEN SUTTON

A101

Scale	As indicated

RECEIVED
JAN 30 2018
BUILDING DEPARTMENT


GOODLAD STREET
LANE
EXISTING DWELLING
#7853
EXISTING DWELLING
GARAGE
FEM
WOOD RET.WALL
ROCK RET.WALL
ROCK RET.WALL
CONC.RET.WALL
CHAINLINK FENCE
HEDGE
CEDAR HEDGE
CONCRETE DRIVEWAY
CONCRETE DRIVEWAY
IRON POST
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28.71'
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123.93
123.93
187.35
26.81'
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8.21
51.85
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6.17
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1 SURVEY REFERENCE
1/8" = 1'-0"

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No.	Description	Date

Cori Gabana and James Fitzgerald

7853 Goodlad Street Burnaby

Survey Reference

Project number	1447
Date	January 3rd 2018
Drawn by	Jordan Van Brabel
Checked by	Checker

A101.1

Scale	1/8" = 1'-0"

TYPICAL ROOF NOTES:

-EAVE OVERHANGS ARE TO BE MEASURE TO THE OUTSIDE FACE OF THE 2"x10" FASCIA BOARD
-GABLE OVERHANGS ARE TO BE MEASURED TO THE OUTSIDE FACE OF THE 2"x10" BARGE BOARD
-EAVE HEIGHTS ARE TO BE MEASURED TO THE TOP OF THE 2"x10" FASCIA BOARD
-ALL ATTIC SPACES TO HAVE A MINIMUM R-50
-VENTILATION ATTIC SPACES - 1:300 SF

-TYPICAL ROOF OVERHANG = 2'

IMPORTANT NOTE:

THIS DRAWING SET WAS CAREFULLY PRODUCED AND CHECKED BY D3 DIMENSION DRAFTING DESIGN AND WAS DETERMINED TO MEET THE RESTRICTIONS AND REQUIREMENTS OF THE CURRENT EDITION OF THE BC BUILDING CODE HOWEVER, DUE TO NON-INTENTIONAL OVERSIGHT OR DUE TO OTHERS CHANGING OR AMENDING, AND/OR WITH STRUCTURAL INFORMATION SHOULD ANY LINTEL, BEAM, FOOTING, OR ANY OTHER STRUCTURAL ASPECT OF THIS SET OF DRAWINGS BE INCORRECTLY POSITIONED, SIZED, SPECIFIED, OR BEYOND THE SCOPE OF THE BUILDING CODE HAVING JURISDICTION THE COMPLETE SET OF DRAWINGS MUST BE CHECKED, SIGNED, DATED AND SEALED BY A QUALIFIED CERTIFIED STRUCTURAL ENGINEER

THESE DETAIL DRAWING COPIES OR ANY COPIES THEREOF

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MAY ONLY BE USED FOR THE DESIGNATED PURPOSE INDICATED
ARE ISSUED WITH THE UNDERSTANDING THAT D3 DIMENSION
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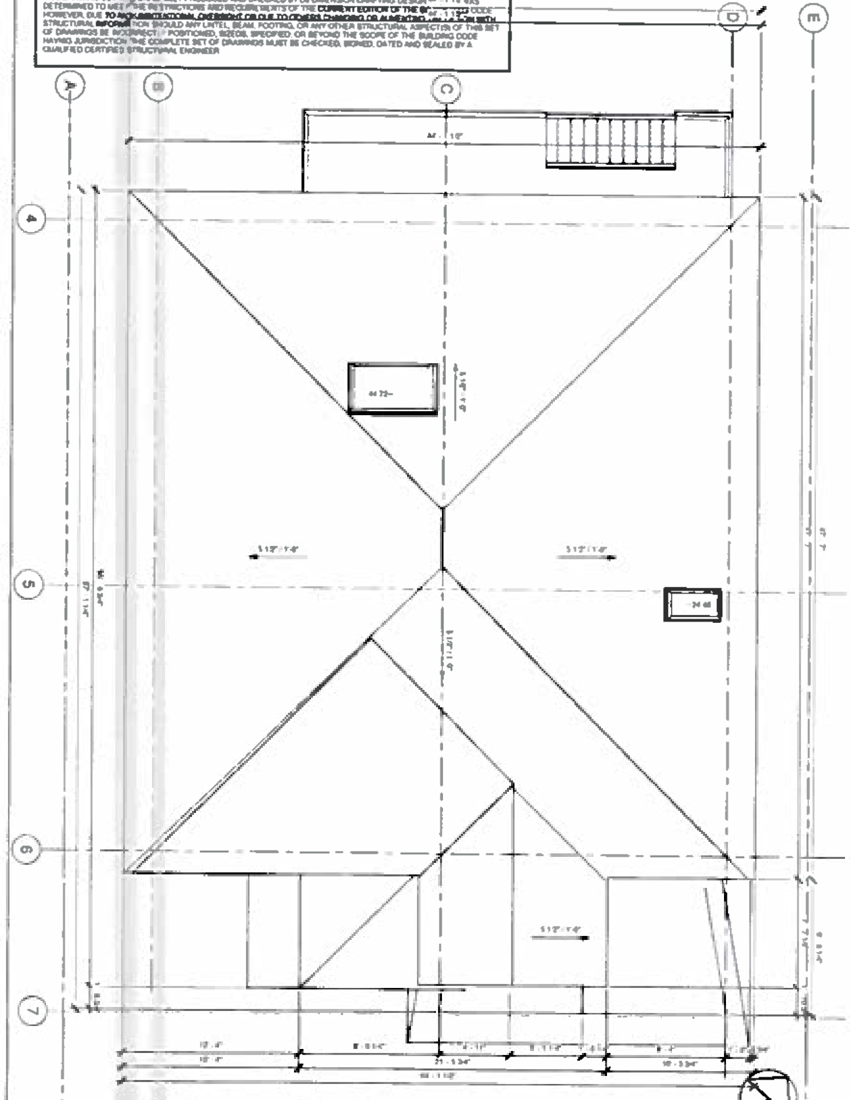
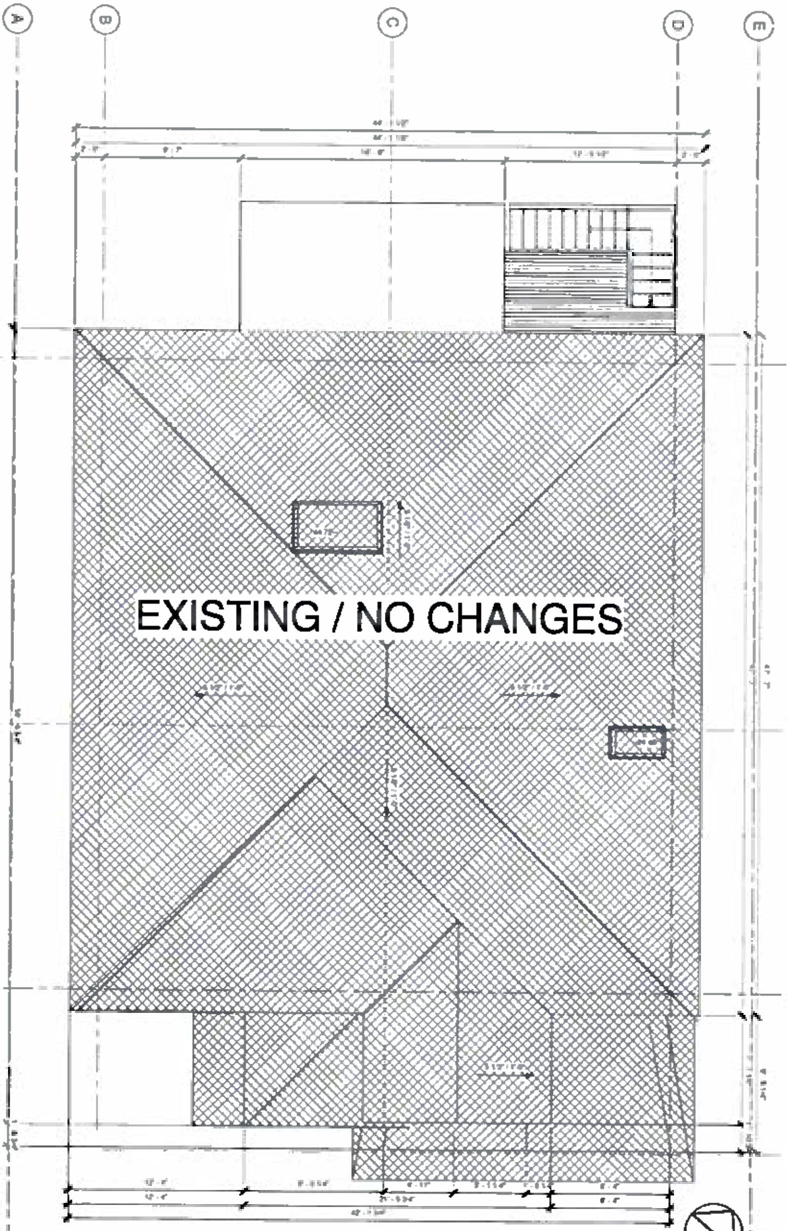
AND ALL WORK DONE BY D3 DIMENSION DRAFTING DESIGN LTD. IS AND
WILL REMAIN SOLELY THE PROPERTY OF THE SAME
ALL FUNDS PAID ARE NON-REFUNDABLE



EXISTING ROOF PLAN - 1/4" = 1'



PROPOSED ROOF PLAN - 1/4" = 1'

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www.d3design.ca

No.	Description	Date

Cori Galbena and James Fitzgerald

7853 Goodlad Street Burnaby

ROOF PLANS

Project number	1447
Date	January 3rd 2018
Drawn by	Jordan Van Bruksel
Checked by	KIRSTEN SUTTON

A104

Scale	As indicated

TYPICAL ELEVATION CONSTRUCTION NOTES:

-WALL CLADDING TO BE ON RAINSCREEN (MIN. 3/4" STRAPPING)
-CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
-FLASH ALL UNPROTECTED EXTERIOR OPENINGS
-FLASHING TO BE MIN. 5% SLOPE AND HAVE END DAMS
-ALL WINDOW OPENINGS TO BE CONFIRMED BY OWNER
-DOORS TO CONFORM TO SECTION 9.6 OF THE BUILDING CODE
-WINDOWS TO CONFORM TO SECTION 9.7 OF THE BUILDING CODE
-SEE ROOF PLAN FOR ROOF PITCHES AND OVERHANGS
-ALL HANDRAILS & GUARDS TO B.C.B.C. 9.8.8.1.5
-ALL EXTERIOR WINDOWS AND DOORS TO MEET NORTH AMERICAN FENESTRATION STANDARDS
-SEE ELEVATIONS FOR WINDOW HEAD HEIGHT
-ALL BEDROOM WINDOWS TO BE CRANK OUT, RATHER THAN HUNG WINDOWS TO MEET EGRESS ALLOWANCE OF 0.35m²

IMPORTANT NOTE:

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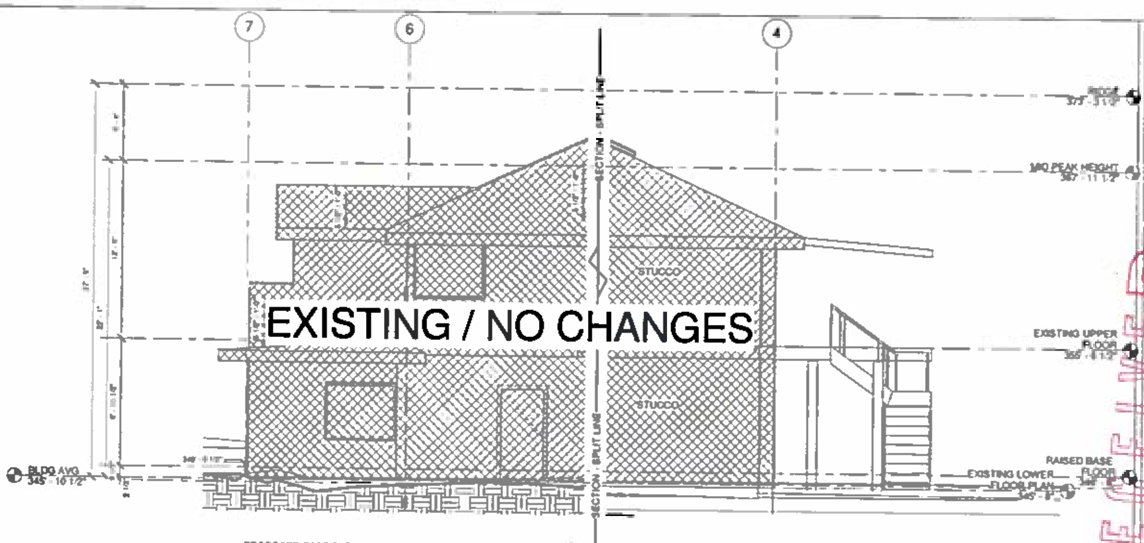
SOUTH & EAST OPENING ALLOWANCE

ASHRAE 90.1 PRESCRIPTIVE METHOD REQUIRES ALL FACES BE THEM BE VERTICAL FENESTRATION EQUAL OR LESS THAN 40 % AND SKYLIGHT FENESTRATION EQUAL OR LESS THAN 5%

NO CHANGES TO THE EXTERIOR DESIGN & NO CHANGES TO EXISTING OPENINGS THEREFORE, SPATIAL SEPERATION REMAINS THE SAME


7
6
4
EXISTING / NO CHANGES
STUCCO
STUCCO
SECTION - SPLIT LINE
RIDGE 375' - 3 1/2"
MID PEAK HEIGHT 367' - 11 1/2"
EXISTING UPPER FLOOR 355' - 6 1/2"
RAISED BASE FLOOR 346' - 8"
EXISTING LOWER FLOOR PLAN 345' - 8"
BLDG AVG 345' - 10 1/2"

② PROPOSED EAST ELEV
1/4" = 1'-0"

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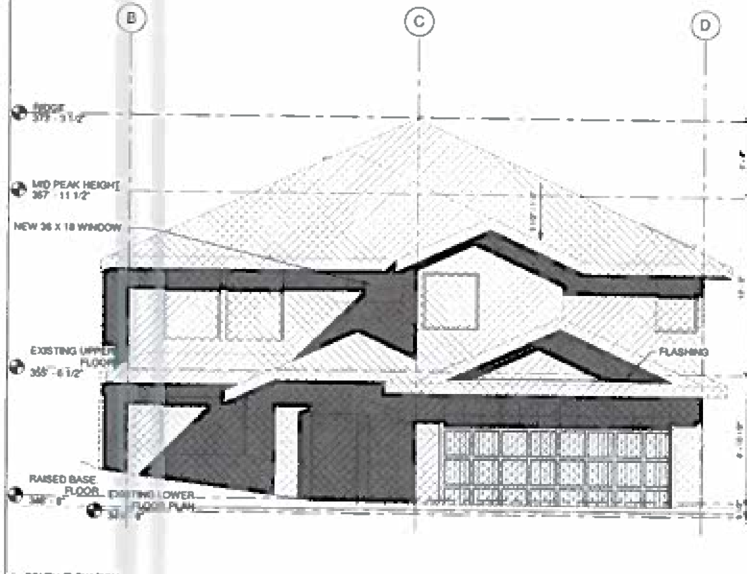
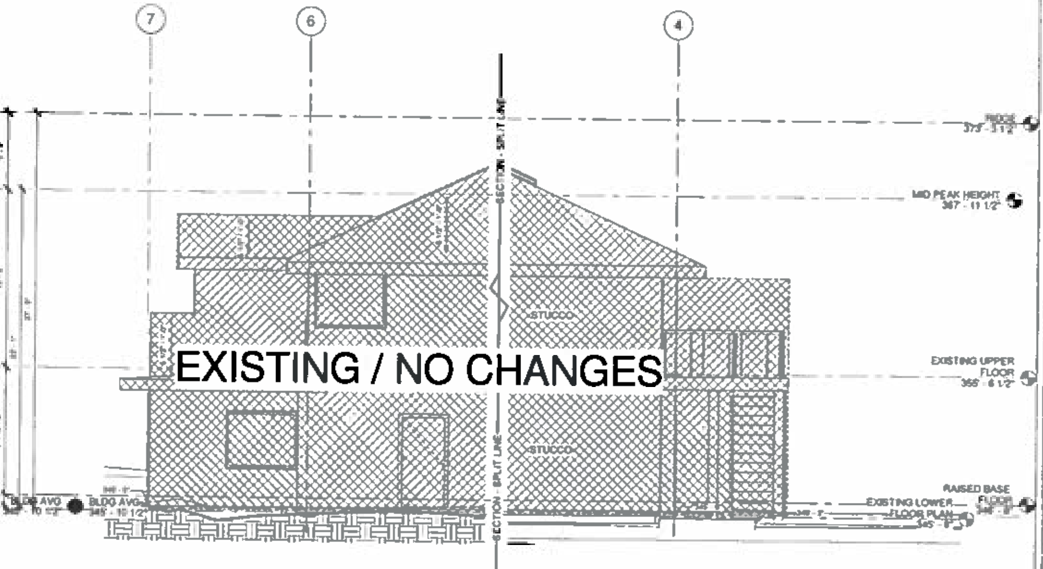

B
C
D
RIDGE 375' - 3 1/2"
MID PEAK HEIGHT 367' - 11 1/2"
NEW 36 X 18 WINDOW
EXISTING UPPER FLOOR 355' - 6 1/2"
FLASHING
RAISED BASE FLOOR 346' - 8"
EXISTING LOWER FLOOR PLAN
BLDG AVG

① SOUTH ELEVATION
1/4" = 1'-0"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EXISTING / NO CHANGES
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SECTION - SPLIT LINE
RIDGE 375' - 3 1/2"
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BLDG AVG 345' - 10 1/2"

④ EXISTING EAST ELEV
1/4" = 1'-0"

D3 Dimension Drafting Design Inc
www.d3design.ca

No.	Description	Date

Cori Gabana and James Fitzgerald

7853 Goodlad Street Burnaby

SOUTH & EAST ELEVATIONS

Project number	1447
Date	January 3rd 2018
Drawn by	Jordan Van Bostel
Checked by	KIRSTEN SUTTON

A105

Scale As indicated

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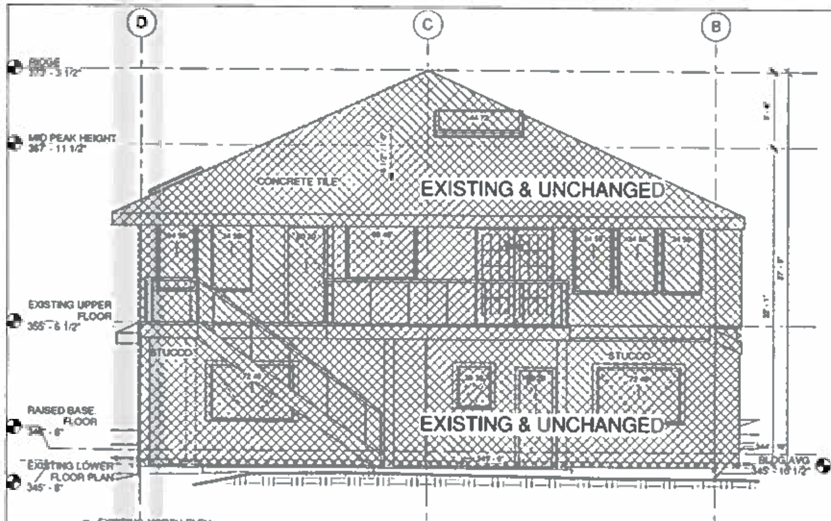
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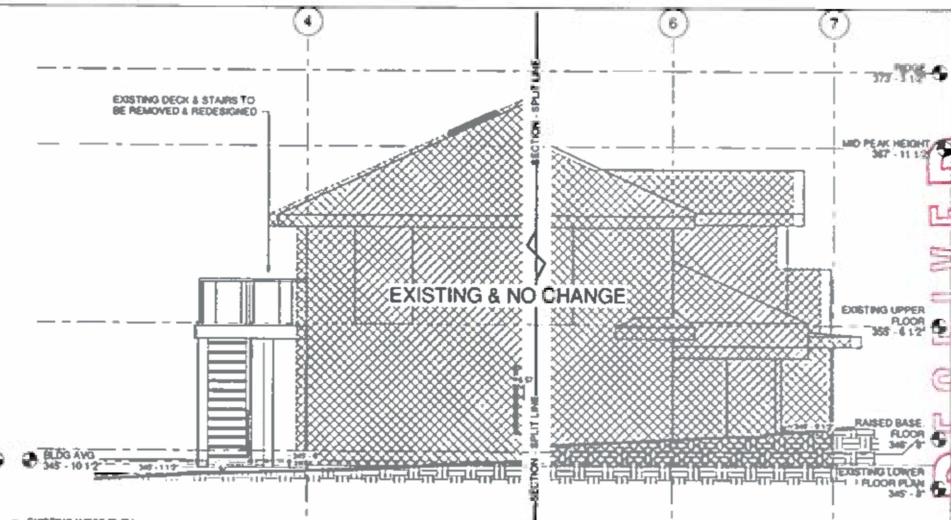
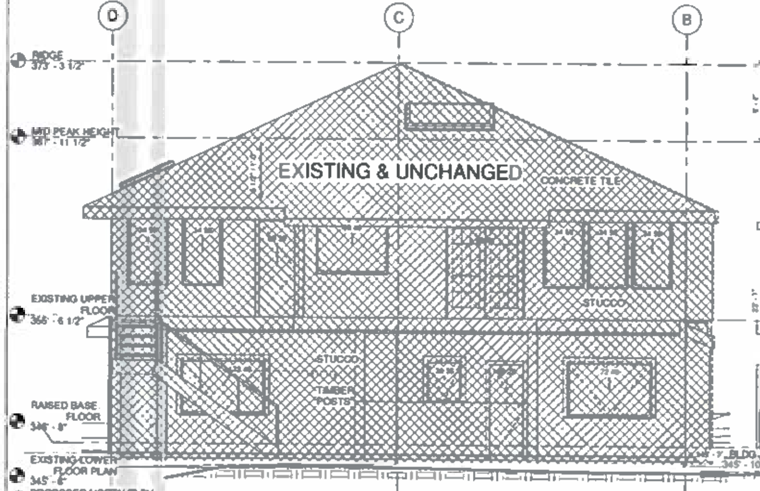
C
B
RIDGE 373' - 3 1/2"
MID PEAK HEIGHT 367' - 11 1/2"
EXISTING UPPER FLOOR 355' - 6 1/2"
RAISED BASE FLOOR 346' - 8"
EXISTING LOWER FLOOR PLAN 345' - 8"
CONCRETE TILE
EXISTING & UNCHANGED
STUCCO
EXISTING & UNCHANGED
BLDG AVG 345' - 10 1/2"

① EXISTING NORTH ELEV.
1/4" = 1'-0"


4
6
7
EXISTING DECK & STAIRS TO BE REMOVED & REDESIGNED
SECTION - SPLIT LINE
EXISTING & NO CHANGE
BLDG AVG 345' - 10 1/2"
RIDGE 373' - 3 1/2"
MID PEAK HEIGHT 367' - 11 1/2"
EXISTING UPPER FLOOR 355' - 6 1/2"
RAISED BASE FLOOR 346' - 8"
EXISTING LOWER FLOOR PLAN 345' - 8"

④ EXISTING WEST ELEV.
1/4" = 1'-0"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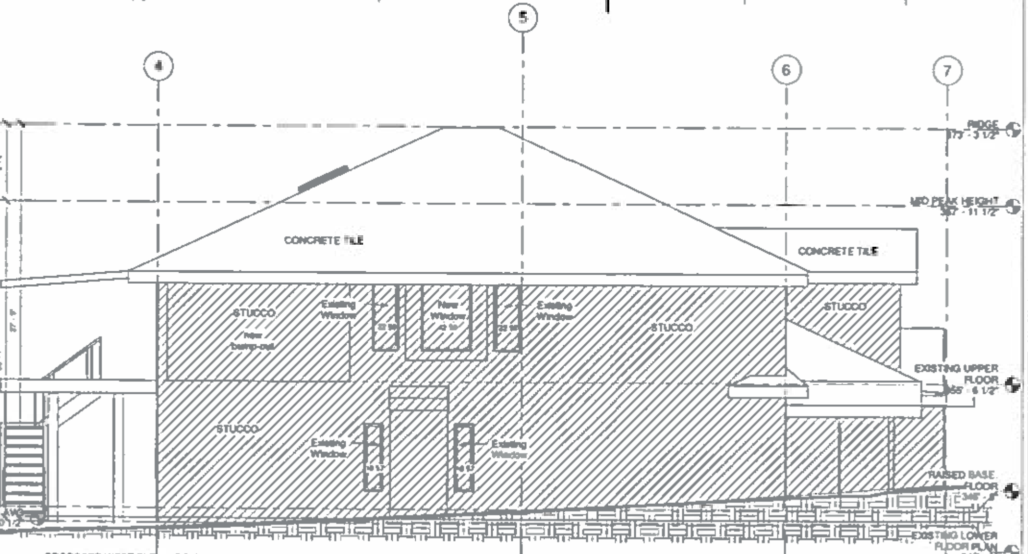
RIDGE 373' - 3 1/2"
MID PEAK HEIGHT 367' - 11 1/2"
EXISTING UPPER FLOOR 355' - 6 1/2"
RAISED BASE FLOOR 346' - 8"
EXISTING LOWER FLOOR PLAN 345' - 8"
EXISTING & UNCHANGED
CONCRETE TILE
STUCCO
STUCCO
TIMBER POSTS

② PROPOSED NORTH ELEV.
1/4" = 1'-0"


4
5
6
7
CONCRETE TILE
CONCRETE TILE
STUCCO
Existing Window
New Window
Existing Window
STUCCO
STUCCO
New bump-out
STUCCO
Existing Window
Existing Window
BLDG AVG 345' - 10 1/2"
RIDGE 373' - 3 1/2"
MID PEAK HEIGHT 367' - 11 1/2"
EXISTING UPPER FLOOR 355' - 6 1/2"
RAISED BASE FLOOR 346' - 8"
EXISTING LOWER FLOOR PLAN 345' - 8"

⑥ PROPOSED WEST ELEV. UPO Calc.
1/4" = 1'-0"

▨	EXPOSED BUILDING FACE	73.34 m² (789.41 SF)
	GLAZING OPENINGS	3.16 m² or 4.31% (34 SF)
	LIMITING DIST	1.42m (4.67 FT)
	ALLOWED GLAZED OPENINGS	5.87 m² or 8%

TYPICAL ELEVATION CONSTRUCTION NOTES:

- WALL CLADDING TO BE ON RAINSCREEN (MIN. 3/4" STRAPPING)
- CAULK JOINTS BETWEEN DISSIMILAR MATERIALS
- FLASH ALL UNPROTECTED EXTERIOR OPENINGS
- FLASHING TO BE MIN. 6% SLOPE AND HAVE END DAMS
- ALL WINDOW OPENINGS TO BE CONFIRMED BY OWNER
- DOORS TO CONFORM TO SECTION 9.6 OF THE BUILDING CODE
- WINDOWS TO CONFORM TO SECTION 9.7 OF THE BUILDING CODE
- SEE ROOF PLAN FOR ROOF PITCHES AND OVERHANGS
- ALL HANDRAILS & GUARDS TO B.C.B.C. 9.16.1.5
- ALL EXTERIOR WINDOWS AND DOORS TO MEET NORTH AMERICAN FENESTRATION STANDARDS
- SEE ELEVATIONS FOR HEAD HEIGHT OF WINDOWS
- ALL BEDROOM WINDOWS TO BE CRANK OUT, RATHER THAN HUNG WINDOWS TO MEET EGRESS ALLOWANCE OF 0.35m²

NORTH & WEST OPENING ALLOWANCE

ASHRAE 90.1 PERSCRIPTIVE METHOD REQUIRES ALL FACES BE THEM BE VERTICAL FENESTRATION EQUAL OR LESS THAN 40 % AND SKYLIGHT FENESTRATION EQUAL OR LESS THAN 5%.

NORTH. NO CHANGES TO THE EXTERIOR DESIGN & NO CHANGES TO EXISTING OPENINGS THEREFORE, SPATIAL SEPERATION REMAINS THE SAME.

WEST. SEE SHEET 108 FOR UPDATED SPATIAL SEPERATION

IMPORTANT NOTE:

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D3 Dimension Drafting Design Inc.
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No.	Description	Date

Cori Gabana and James Fitzgerald

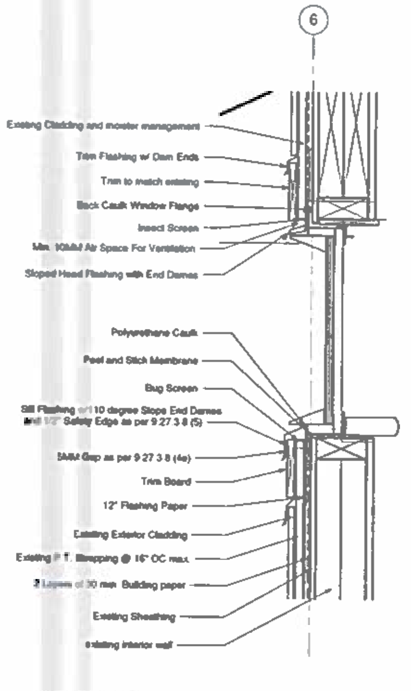
7853 Goodlad Street Burnaby

NORTH & WEST
ELEVATIONS

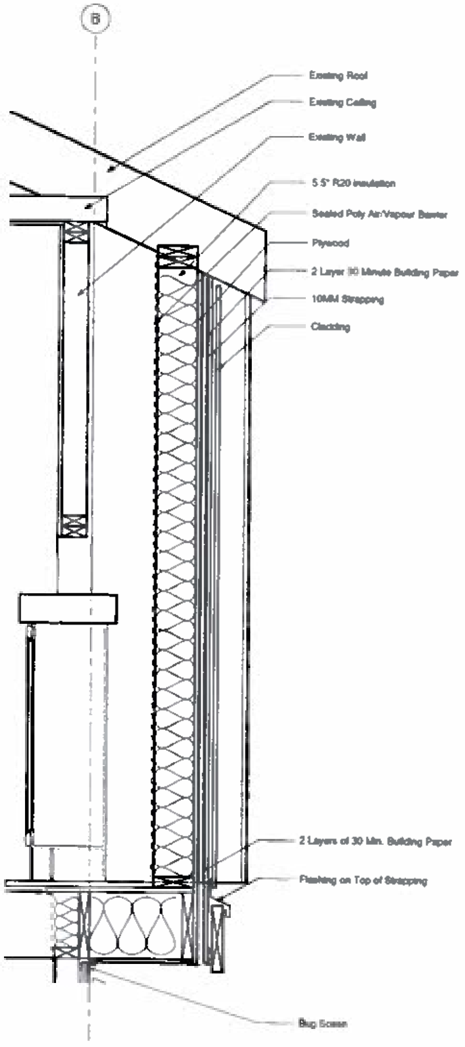
Project number	1447
Date	January 3rd 2018
Drawn by	Jordan Van Bostel
Checked by	KIRSTEN BUTTON

A106

Scale	As indicated

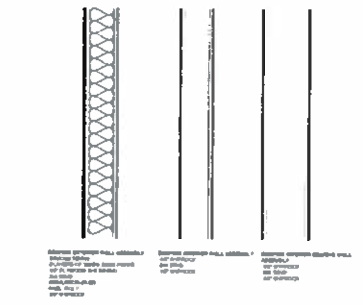

6
Existing Cladding and moister management
Trim Flashing w/ Dam Ends
Trim to match existing
Back Caulk Window Flange
Insect Screen
Min. 10MM Air Space For Ventilation
Sloped Head Flashing with End Dames
Polyurethane Caulk
Peel and Stick Membrane
Bug Screen
Sill Flashing w/ 10 degree Slope End Dames and 1/2" Safety Edge as per 9.27.3.8 (5)
5MM Gap as per 9.27.3.8 (4e)
Trim Board
12" Flashing Paper
Existing Exterior Cladding
Existing P.T. Strapping @ 16" OC max
2 Layers of 30 min. Building paper
Existing Sheathing
existing interior wall

① Section 1 - Callout 1
3" = 1'-0"


B
Existing Roof
Existing Ceiling
Existing Wall
5.5" R20 insulation
Sealed Poly Air/Vapour Barrier
Plywood
2 Layer 30 Minute Building Paper
10MM Strapping
Cladding
2 Layers of 30 Min. Building Paper
Flashing on Top of Strapping
Bug Screen

② Section 2 - Callout 1
1 1/2" = 1'-0"

WHEN CLADDING MUST BE REDONE, IT IS RECOMMENDED TO ADD RAINSCREEN (LATHE) TO PROMOTE VENTILATION REQUIREMENTS.



-EXCEPT FOR TUBULAR DAYLIGHTING DEVICES, THE MINIMUM EFFECTIVE THERMAL RESISTANCE VALUES FOR WALLS ALSO APPLY TO SHAFTS FOR DAYLIGHTING

-A WALL OF FLOOR BETWEEN A CONDITIONED SPACE AND RESIDENTIAL GARAGE MUST BE AIRTIGHT AND INSULATED BECAUSE, EVEN IF THE GARAGE IS EQUIPPED WITH SPACE HEATING EQUIPMENT, IT MAY IN FACT BE KEPT UNDERHEATED MOST OF THE TIME

EXISTING EXTERIOR WALL ASSEMBLY

-EXTERIOR AIR FILM
-CLADDING MATERIAL AS PER CLIENT DECISION
-VAPOUR PERMEABLE SHEATHING MEMBRANE
2 LAYERS OF 30 MIN BUILDING PAPER OR 1 LAYER OF 60MIN
-1/2" OSB OR PLYWOOD SHEATHING
-2"x4" WOOD FRAMING
-BATT INSULATION
-6 MIL POLY V.B.
-1/2" GYPSUM WALL BOARD
-INTERIOR AIR FILM

*HARDIE BOARD, IF SELECTED, WILL HAVE THE EQUIVELANT OF R-0.13

THE EFFECTIVE THERMAL RESISTANCE OF RIM JOISTS SHALL BE NO LESS THAN THE REQUIRED FOR ABOVE-GROUND WALLS

EXCEPT FOR TUBULAR DAYLIGHTING DEVICES, THE MINIMUM EFFECTIVE THERMAL RESISTANCE VALUES FOR WALLS SHALL ALSO APPLY TO SHAFTS FOR SKYLIGHTS.

CONSIDERATIONS MUST BE GIVEN TO THE FOLLOWING AT THE TIME OF CONSTRUCTION

-DUCTS LOCATED OUTSIDE THE THERMAL ENCLOSURE ARE SEALED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS
-VENTILATION AND DUCTING MUST BE PROVIDED AS PER B.C.B.C. 2012
-DAMPERS ARE INSTALLED AT THE AIR INLETS AND EXHAUSTS WHERE REQUIRED
-PIPING FOR HEATING OR COOLING SYSTEMS IS LOCATED WITHIN THE THERMAL ENCLOSURE OR ARE FULLY INSULATED
-FORCED AIR SYSTEM WILL BE LOCATED WITHIN THE THERMAL ENCLOSURE
-AN AIR BARRIER MUST BE INSTALLED AS PER B.C.B.C. 2012
-TEMPERATURE CONTROL SHALL BE INSTALLED ON HEATING AND COOLING EQUIPMENT
-SERVICE WATER HEATING PIPES ARE INSULATED AT THE INLET AND OULET OF STORAGE TANKS
-SERVICE WATER HEATERS HAVE TEMPERATURE CONTROLS
-ALL GARAGE DOORS MINIMUM R.S.I. = 1.1
-ATTIC SPACE R.S.I. = 7.0 (R-[illegible])
-ROOF ASSEMBLY R.S.I. = 4.[illegible] (R-[illegible])
-ABOVE GRADE WALLS R.S.I. = 3.86 (R-22)
-SUSPENDED FLOORS (WOOD) R.S.I. = 5.46 (R-31)
-FOUNDATION WALLS R.S.I. = 3.86 (R-22) FULL HEIGHT
-CONCRETE SLABS BELOW GRADE R.S.I. = 2.1 (R-12)
-WINDOWS RATED U8 = 1.6

ENERGY EFFICIENCY REQUIREMENTS

THIS HOME IS DESIGNED TO COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS AND VALUES FOR CLIMATIC ZONE 5 - LOWER MAINLAND, SOUTHWEST COAST, VANCOUVER ISLAND WITH H.R.V. AND IS DESIGNED UNDER THE PERSCRIPTIVE PATH OF B.C.B.C. 2012

[illegible]

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THESE PLANS CONFORM TO THE B.C. BUILDING CODE 2012 ED.

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Dimension
Drafting
Design Inc

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JAN 3 0 2018
BUILDING DEPARTMENT

No.	Description	Date

Cori Gabana and James Fitzgerald

7853 Goodlad Street Burnaby

DETAILS

Project number	1447
Date	January 3rd 2018
Drawn by	Jordan Van Brakel
Checked by	KIRSTEN SUTTON

D101

Scale As indicated