



2019 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 Victurenc
Mailing Address 15 E. 3rd Avenue
City/Town Vancouver Postal Code V5T 1C5
Phone Number(s) (H) 604-677-0021 (C) _____
Email permits@victurenc.com

Property

Name of Owner Bakhshish Haylat
Civic Address of Property 7038 Mowbray Close

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.

August 6 2019
Date

[Signature]
Applicant Signature

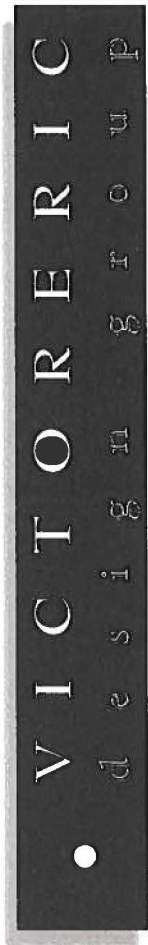
Office Use Only

Appeal Date Sept. 5 2019 Appeal Number BV# _____

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



August 6, 2019

Board of Variance
City of Burnaby,
4949 Canada Way

Re: 7038 Mawhinney Close - Appeal For Relaxation of Building Height

Dear Board of Variance members,

We would like to tender a request for a building height relaxation to the associated Building Permit which has already been approved.

With the receipt of the Building Permit the construction process was set to begin. The Surveyor proceed to site to set reference pins for the corners of the building and garage. It was at this time that the Surveyor notified the design and construction team that the garage was being set within the boundaries of a BC Hydro Right of Way (ROW). In July 2018, we tried to negotiate with BC Hydro to see if they would allow the garage to remain in this Right of Way but we were not successful. Our email communication has been appendicized for your reference. Due to the constraints of the ROW on this site the only viable option to maintain the existence of a garage and have it clear of this ROW was to attach it to the building. Viable driveway access to the garage has now triggered a non-compliance situation pertaining to the maximum allowed building height for this site. The maximum allowed building height is at a geodetic elevation of 159.10' and we would like an increase to 163.60'.

The presence of the ROW has significantly reduced the buildable area for this site which has resulted in the imposition of a very difficult series of hardships to the design and the solution. Complete Zoning Bylaw compliance is not viable due to these hardships. As such, the design has attempted to respond to this in the best way it can.

The house has a 2-storey frontage, as is typical of single family homes, and a visible basement located to the rear of the house. The intent of this massing is to minimize any obstructions to any neighboring properties. Due to the ROW restriction and garage relocation it became very difficult to simultaneously not trigger bylaw non-compliance building height (set by the lowest average natural grade) while also providing code compliant driveway access to the attached garage. This site is also quite steep, so location and design of the driveway is a highly sensitive item and should not be subject to change.

There was an effort to balance these items with additional design iterations, but while the City of Burnaby Housing Department would approve the plan, BC Hydro would reject it due to forced encroachment of the design solution of which the design demanded. The opposite was also true during this design exercise. While BC Hydro had a series of criteria they would allow, those items would then be in-conflict with the zoning bylaw. This quickly turned into a no-win situation for the Owner which has resulted in significant financial hardship for the Owner.

A rejection of the requested increase to building height would result in the loss of the entire upper storey of the house because the current maximum height limit would make the upper storey ceiling height non-compliant with the Building Code. This would make the entirety of this design unviable.

We have the support of the Housing Department and Planner to proceed with this design and they can attest to our efforts and hardships of through this design process. We trust that the Board can see we have no other option given this hardship and that we have minimized any impacts to neighbours.

Thank you for your time and consideration.

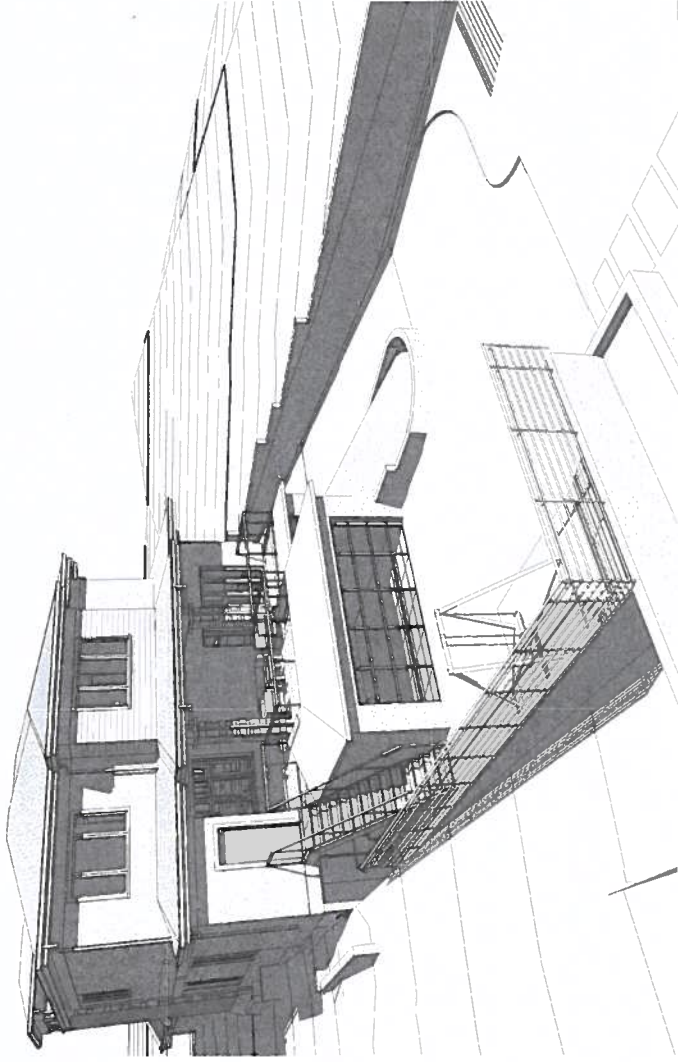
Regards,

Eric Lee

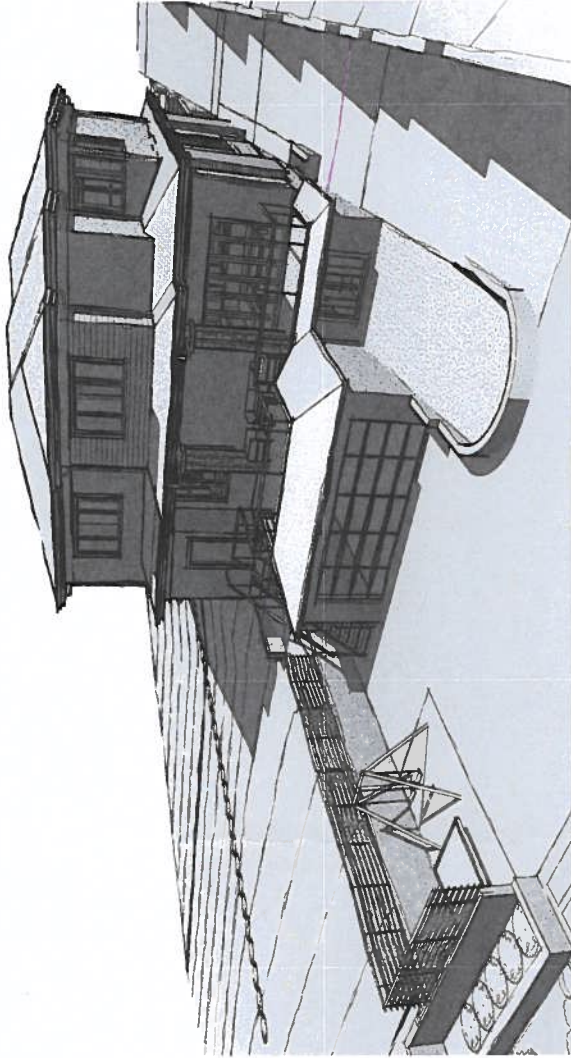
VICTORERIC DESIGN GROUP

T. 604.677.0021
F. 604.677.0178
www.victoreric.com

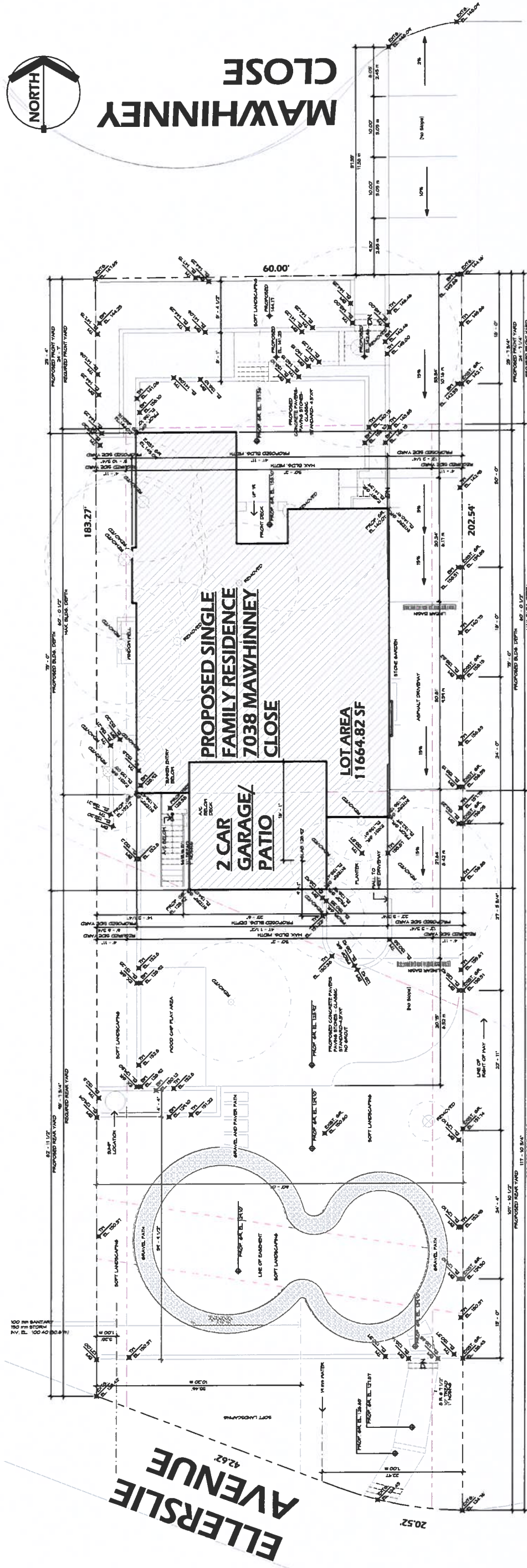
#207-33 E. 8th Ave.
Vancouver, BC
V 5 T 1 R 5



1 BC HYDRO 3D LEFT

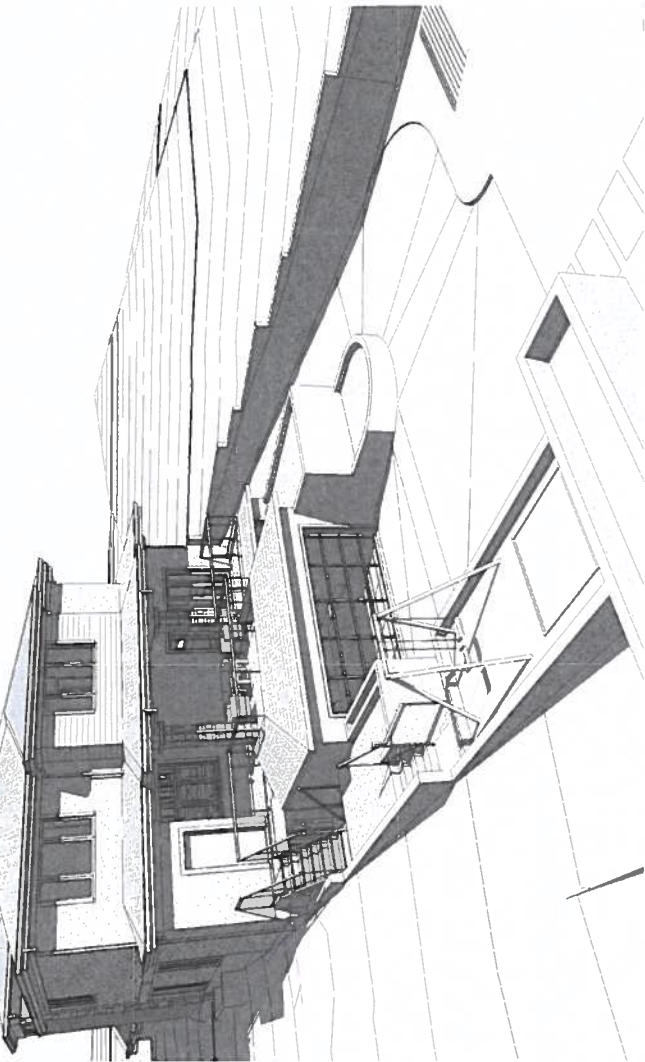


3 BC HYDRO RENDER RIGHT

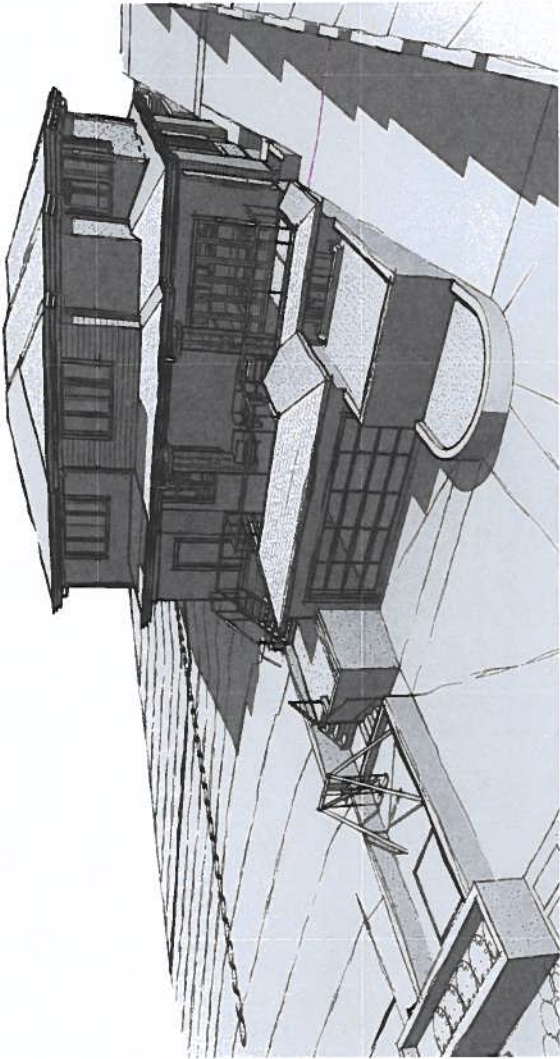


2 SITE PLAN BC HYDRO
1/8" = 1'-0"

No	Date	Details	By



3 BC HYDRO 3D LEFT



1 BC HYDRO RENDER RIGHT

CHECKED BY:

DATE:

ISSUED FOR REVIEW
19/12/2018 9:28:54 AM
NOT FOR CONSTRUCTION

VICTORIC

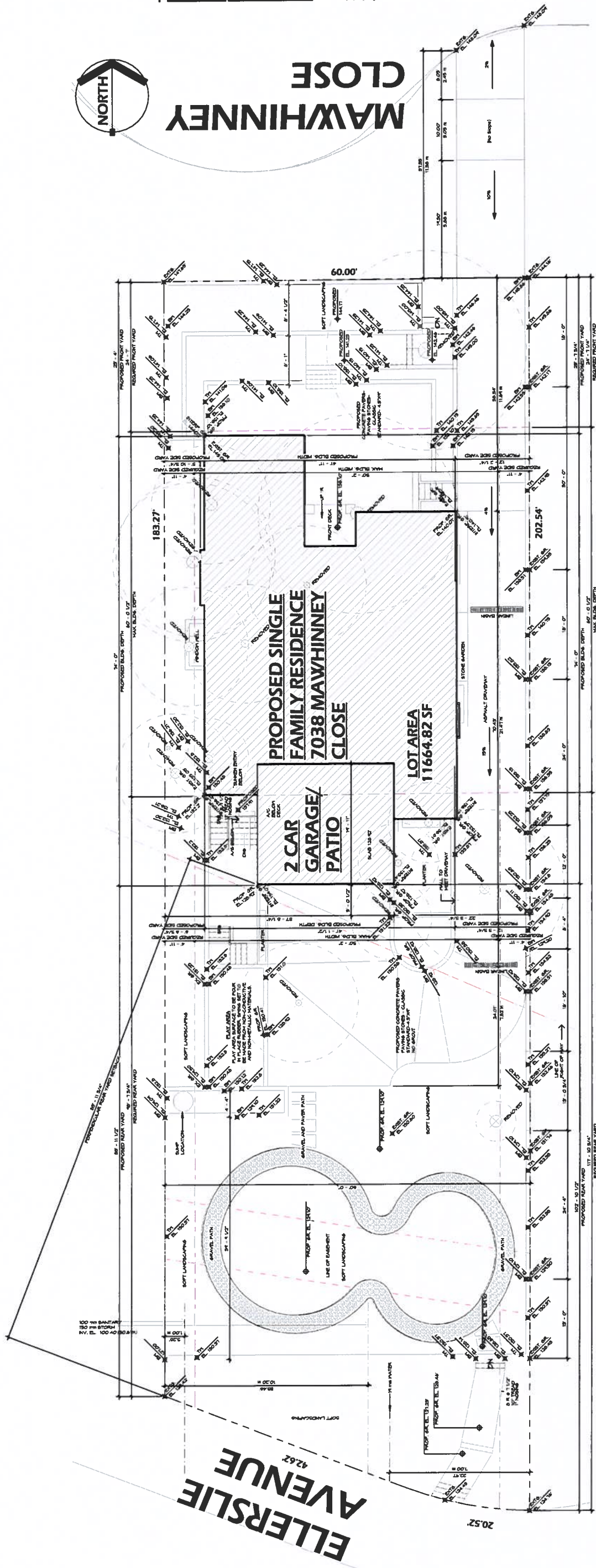
VICTORIC
3RD AVENUE
NUNSTON
T. 804.677.0021 F. 804.677.0178
WWW.VICTORIC.COM

Project:
HAYLAT RESIDENCE

7038 MAWHINNEY CLOSE
BURNABY

Drawing Title:
BC HYDRO RENDERS

Project No.	Drawing No.
17007	DD13
Drawn By:	Designer:
Approved By:	Approver:

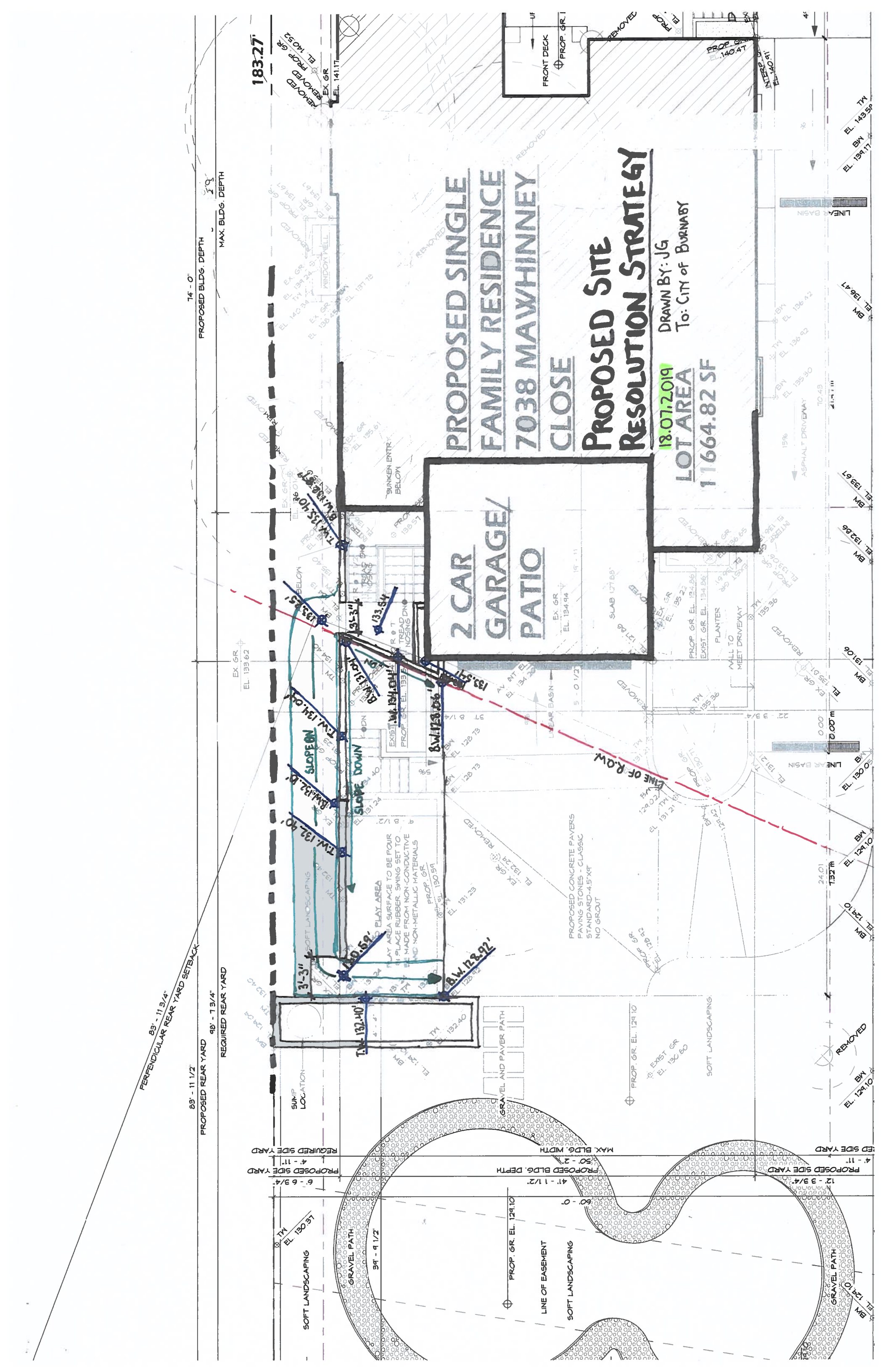


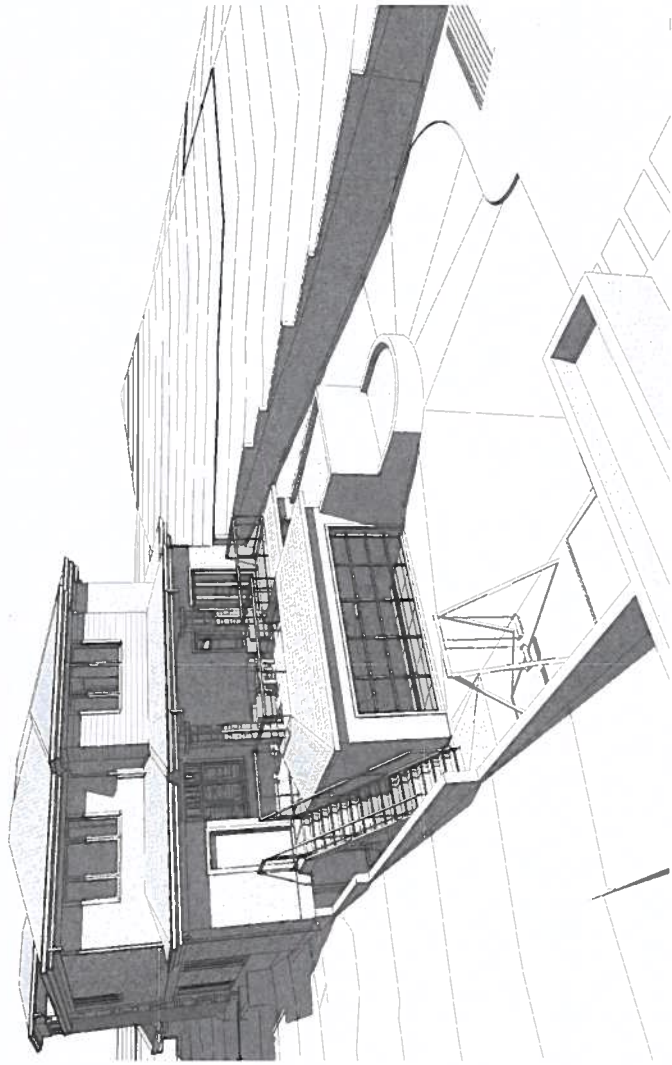
2 SITE PLAN BC HYDRO
1/8" = 1'-0"

11664.82 SF

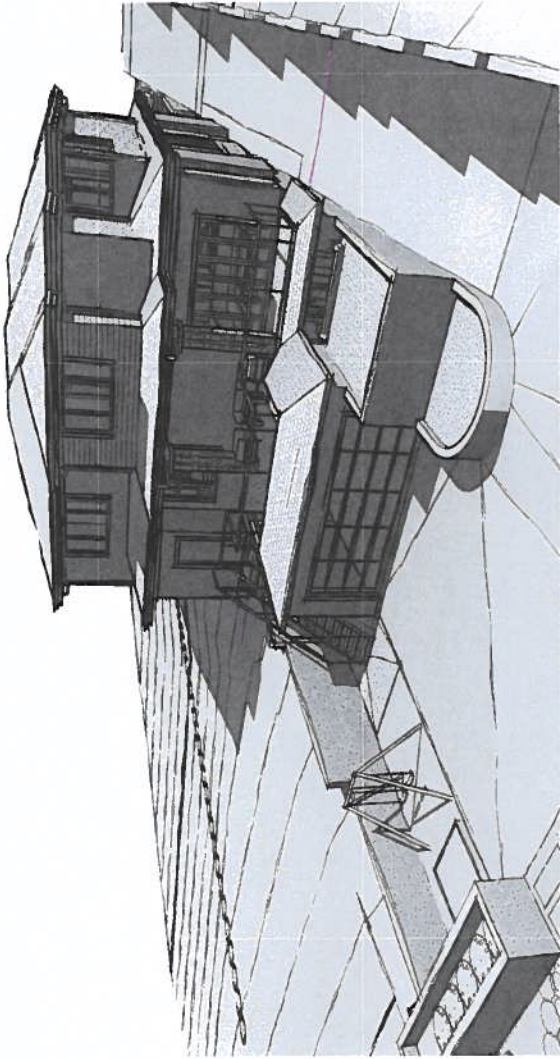
RESOLUTION STRATEGY

11664.82 SF

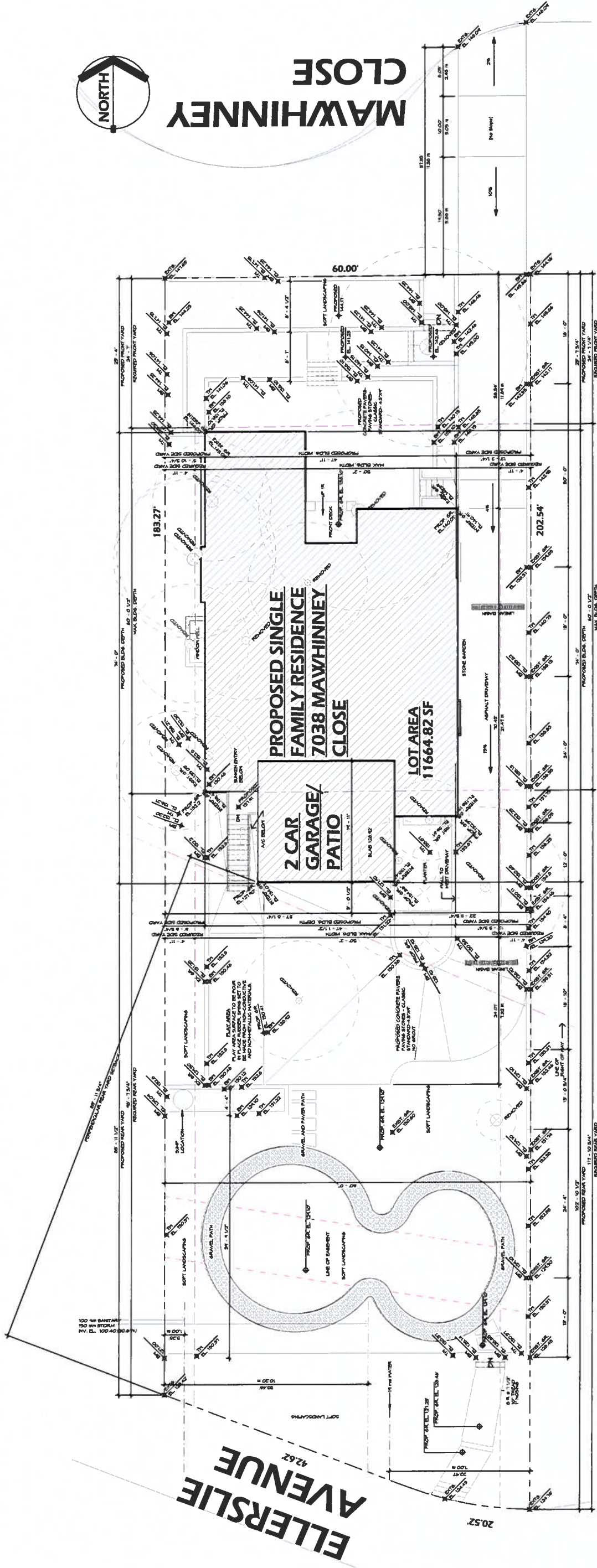




3 BC HYDRO 3D LEFT



1 BC HYDRO RENDER RIGHT



2 SITE PLAN BC HYDRO
1/8" = 1'-0"



BOARD OF VARIANCE REFERRAL LETTER

DATE: August 6, 2019			<i>This is not an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
DEADLINE: August, 6, 2019 for the September 05, 2019 hearing.			
APPLICANT NAME: VictorEric			
APPLICANT ADDRESS: 15 E 3 rd Ave, Vancouver, B.C., V5T 1C5			
TELEPHONE: 604-677-0021			
PROJECT			
DESCRIPTION: New Single Family Dwelling with secondary suite and attached garage			
ADDRESS: 7038 Mawhinney Close			
LEGAL DESCRIPTION:	LOT: A	DL: 78	PLAN: EPP39700

Building Permit application BLD17-10003 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R2 / Sections 102.6(1)(a)

COMMENTS:

The applicant currently has a building permit for a new single family dwelling with secondary suite and detached garage and proposed to have a new single family dwelling with secondary suite and attached garage. In order to allow the Building Permit application to proceed, the applicant requests that the following variances be granted:

- 1) To vary section 102.6(1)(a) – “Height of Principal Building” of the Zoning Bylaw requirement for the maximum building height from 9.0 m (29.50 feet) to 10.36 m (34.00 feet) measured from the rear average grade for the proposed single family dwelling with a sloping roof.

Note: A previous Board of Variance (B.V. 6337) denied an appeal requesting: a) a principal building height of 10.6 m (34.81 feet) (sloping roof) measured from the rear average, but allowed an appeal requesting: b) a building depth of 22.56 m (74.00 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 these variances, if granted, are 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.*

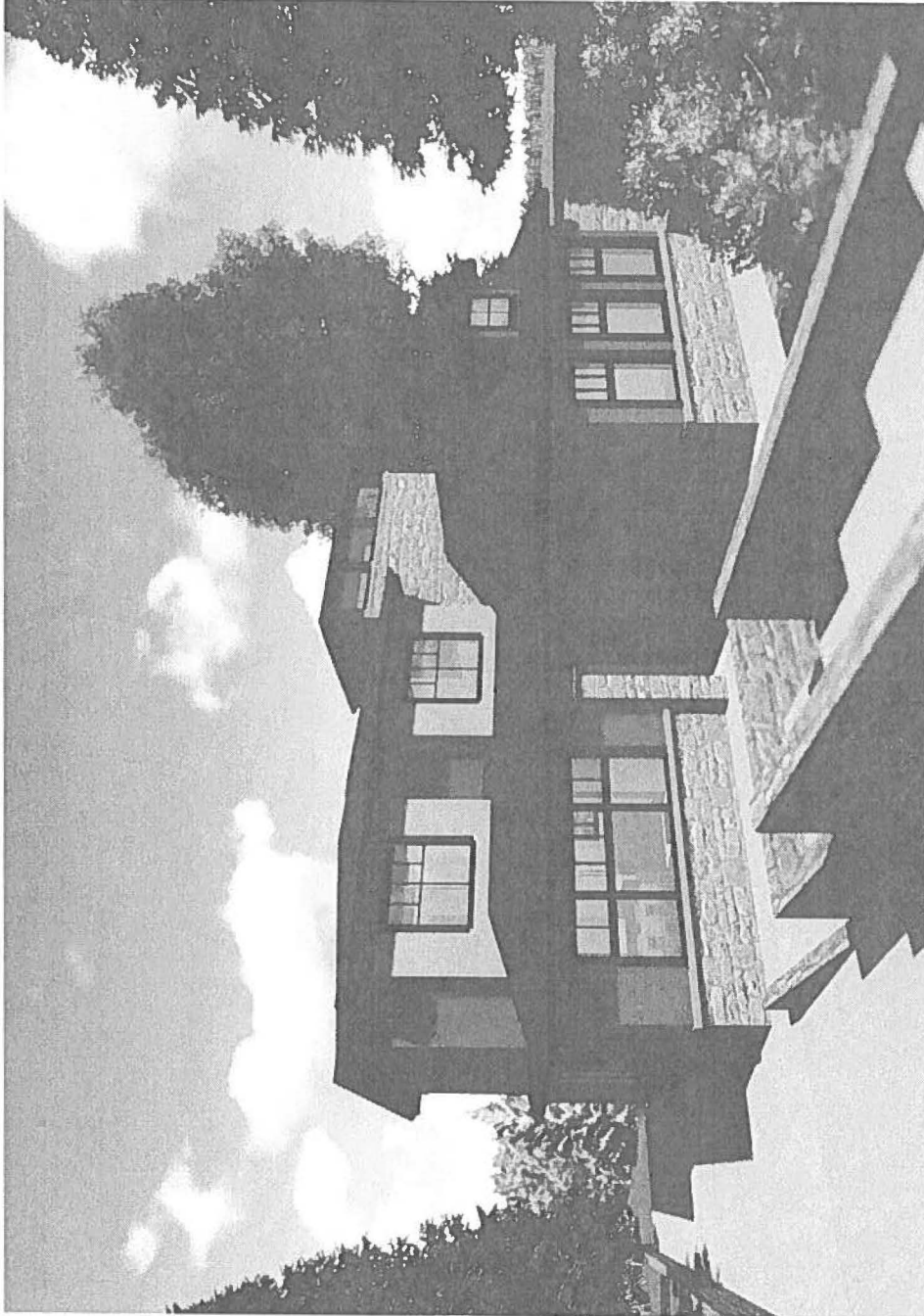
LM



for Gloria Grill
Building Code Engineer

HAYLAT RESIDENCE

7038 MAWHINNEY CLOSE
BURNABY



PLEASE NOTE THAT RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE IMAGES DOES NOT REFLECT THE ENTIRETY OF THE BUILDING & MATERIALS MAY APPEAR DIFFERENTLY IN REALITY

DESIGN CONTACTS

OWNER
MR. & MRS. HAYLAT
7038 MAWHINNEY CLOSE
BURNABY, B.C.
TEL: 604-426-0812
EMAIL: HAYLAT@TELUSNETSBC.CA

ARCHITECT
VICTORIC
CONTACT: RACHAL LAL
1015 BURNABY AVE.
V5N 1G8
TEL: 604-426-0812
EMAIL: HAYLAT@TELUSNETSBC.CA

INTERIOR DESIGNER
CONTACT: LAM-LOU CHAN
3015-15TH AVE. E.
V5N 1G8
TEL: 604-571-1284
EMAIL: OFFICE@LALLOUCHAN.COM

LANDSCAPE ARCHITECT
CONTACT: TINA SM
5113 CLAREMONT
BURNABY, B.C.
V5N 1G7
TEL: 604-870-0021
EMAIL: TSM@TSMSCAPE.COM

STRUCTURAL ENGINEER
CONTACT: HANFENG HAYLAT
240-2500 125 ST. BURNLEY
BURNABY, B.C.
V5N 4G1
TEL: 604-843-0044
EMAIL: HANFENG@HAYLAT.COM

GENERAL CONTRACTOR
CONTACT: HANFENG HAYLAT
7038 MAWHINNEY CLOSE
BURNABY, B.C.
V5N 4G2
TEL: 604-826-0812
EMAIL: HAYLAT@TELUSNETSBC.CA

DESIGN CONTACTS OWNER MR. & MRS. HAYLAT 7038 MAWHINNEY CLOSE BURNABY, B.C. TEL: 604-426-0812 EMAIL: HAYLAT@TELUSNETSBC.CA	ARCHITECT VICTORIC CONTACT: RACHAL LAL 1015 BURNABY AVE. V5N 1G8 TEL: 604-426-0812 EMAIL: HAYLAT@TELUSNETSBC.CA	INTERIOR DESIGNER CONTACT: LAM-LOU CHAN 3015-15TH AVE. E. V5N 1G8 TEL: 604-571-1284 EMAIL: OFFICE@LALLOUCHAN.COM	LANDSCAPE ARCHITECT CONTACT: TINA SM 5113 CLAREMONT BURNABY, B.C. V5N 1G7 TEL: 604-870-0021 EMAIL: TSM@TSMSCAPE.COM	STRUCTURAL ENGINEER CONTACT: HANFENG HAYLAT 240-2500 125 ST. BURNLEY BURNABY, B.C. V5N 4G1 TEL: 604-843-0044 EMAIL: HANFENG@HAYLAT.COM	GENERAL CONTRACTOR CONTACT: HANFENG HAYLAT 7038 MAWHINNEY CLOSE BURNABY, B.C. V5N 4G2 TEL: 604-826-0812 EMAIL: HAYLAT@TELUSNETSBC.CA
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PROJECT DRAWING LIST	DRAWING LIST	PROJECT CONTRACTS
A1.0 COVER SHEET	TYPE 4 WHITE IRVING	
A1.1 SITE PLAN	INTERPOLATED GRADE PLAN	
A1.2 GENERAL CONSTRUCTION NOTES	INTERPOLATED GRADE PLAN	
A1.3 FOUNDATION PLAN	INTERPOLATED GRADE PLAN	
A1.4 FOUNDATION PLAN	INTERPOLATED GRADE PLAN	
A1.5 FOUNDATION PLAN	INTERPOLATED GRADE PLAN	
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A1.100 FOUNDATION PLAN	INTERPOLATED GRADE PLAN	

CHECKED BY: DATE:

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION
7/30/2019 12:13:19 PM



HAYLAT RESIDENCE

7038 MAWHINNEY CLOSE
BURNABY

COVER SHEET
DRAWING LIST
PROJECT CONTRACTS

Project No: 7038
Drawing No: A1.0
Date: 7/30/2019
Author: [Name]
Approvers: [Name]

Rev	Date	By	Description
1	2019-07-30	Victoric	Initial
2	2019-07-30	Victoric	Revised
3	2019-07-30	Victoric	Revised
4	2019-07-30	Victoric	Revised
5	2019-07-30	Victoric	Revised

Date	Item	Ef
2011-01-07	ISSUED FOR DP	M1
2010-07-7	INTERVIEW	M4
2010-07-16	REVISION	M4
2010-07-16	REVISION	M4
2010-09-24	REVISION	PL
2011-04-03	REVISION	PL
2011-07-30	ISSUED FOR DP	M1

CHECKED BY: _____
DATE: _____

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ISSUED FOR REVIEW
NOT FOR CONSTRUCTION



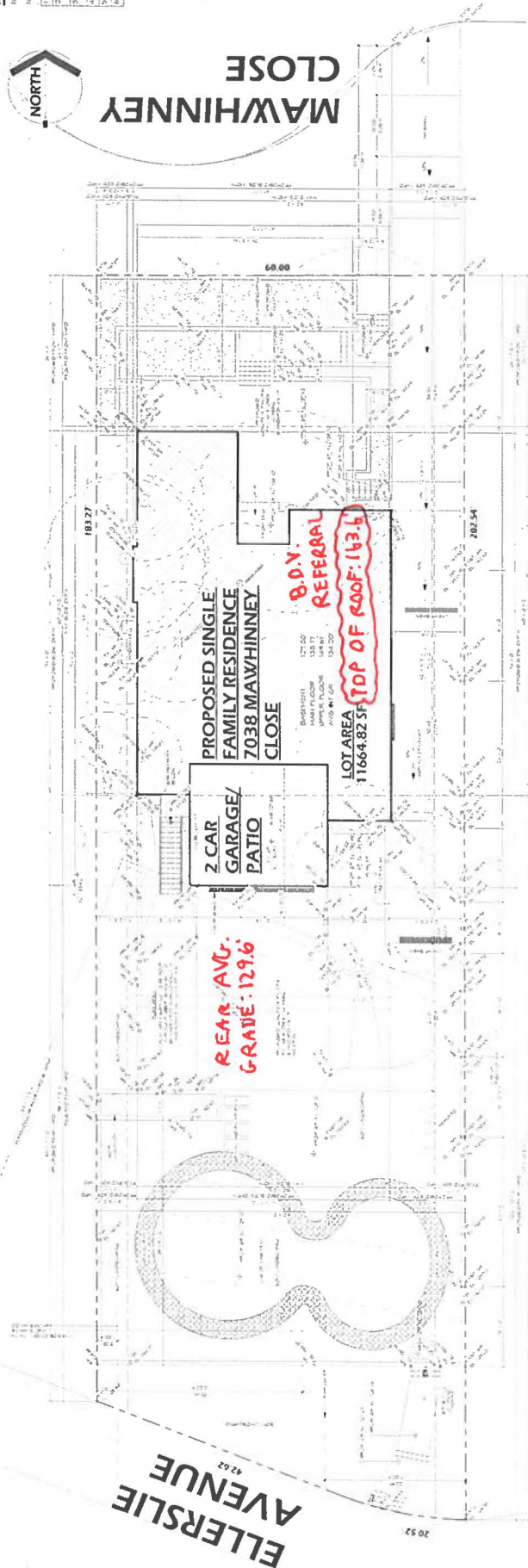
HAYLAT RESIDENCE

1038 MAWHINNEY CLOSE
BURNABY

WATER PLAN
POWER & WATER INFO

DATE _____
TIME _____

A1.1



VENTILATION AND ENERGY REQUIREMENTS OF BCBC 2012:

著者：小島 隆雄
発行：2013年12月
発行所：東京大学出版会
ISBN：978-4-13-065000-0
定価：2,800円（税別）

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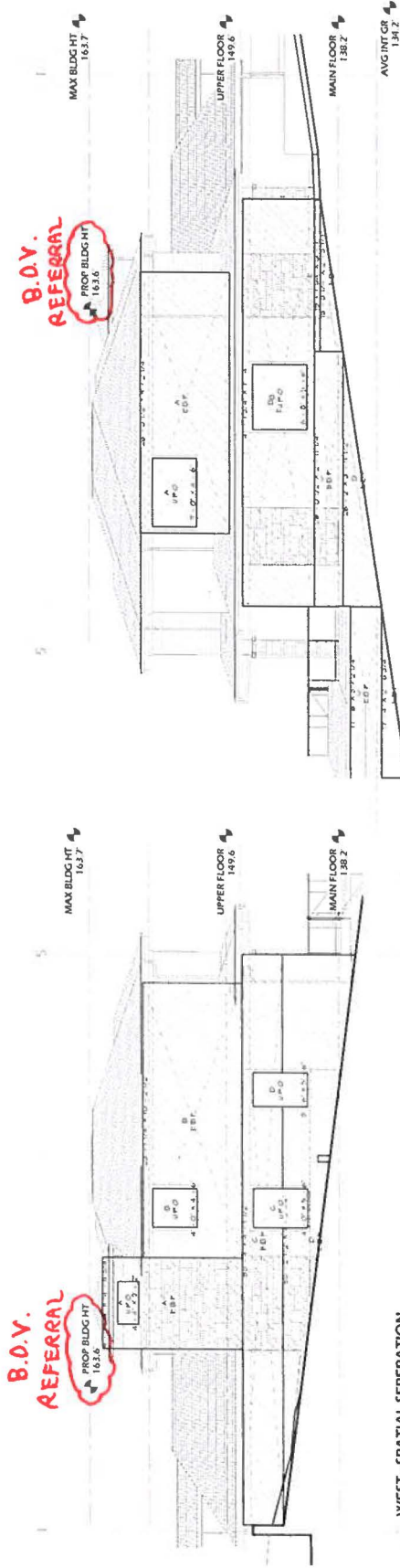
PROJECT SUMMARY

ZONING DISTRICT,
 PROPOSAL
 CIVIC ADDRESS,
 P2
 SINGLE FAMILY RESIDENCE
 7030 MAWHINNEY CLOSE
 000-061-857

Q1 DIMENSIONS -		A.C.A. - 40"		P.H. (H) (E.I.)	
		ALLOWANCE			
121 AULA	1166.0 SF (106.0 Sd)			0.0 SF (0.0 Sd)	
121 WIDTH	60.0' (18.3 M)			1.51 SF (13.9 Sd)	
121 D.P.H.	182.5' (56.8 M)			1640.5 SF (160.3 Sd)	
G.C.A. - 4763.5 SQ. FT.				3372.5 SF (313.2 Sd)	
121 STAIRY				1362.0 SF (136.5 Sd)	
121 HALL					
121 FLOOR					
MANITOOH					
TOTAL ABOVE GRADE					
BASH MANTICILLAN					
TOTAL				4736.3 SF (440.0 Sd)	4744.5 SF (439.0 Sd)

ALLOWABLE REQUIREMENTS		ALLOWABLE	PERCENT
CORRECT	602.0 SF (56.0 SM)	472.5 SF (43.5 SM)	
CONCULD	30.0 SF (3.7 SM)	30.0 SF (3.7 SM)	
CONSTRUC	378.9 SF (35.2 SM)	376.1 SF (34.9 SM)	
BUILDING	4667.20 SF (433.60 SM)	2280.50 SF (211.87 SM)	
CONFRAME			
HAIRSPACING	30%	30.00 SF (3.20 SM)	267.21 SF (24.62 SM)
HAIRSPACING	30%	316.00 SF (32.90 SM)	267.21 SF (24.62 SM)
SITE DRAINAGE	70%	140.00 SF (13.00 SM)	140.00 SF (13.00 SM)

REQUIREMENTS	RECORDED (MIN.)	PHENOL (1)
FRUITS:	24.6 (7.2 M)	25.7 (7.2 M)
SHEDDING:	4.9 (1.5 M)	5.6 (1.5 M)
SHED (LAST):	4.9 (1.5 M)	12.6 (3.7 M)
COMBINED SIDE:	11.5 (3.5 M)	17.8 (5.4 M)
FLAME:	25.5 (7.5 M)	117.9 (35.9 M)
BLENDING (MILL):	ALLOWABLE:	PHENOL (2)
	MAX. 29.5 (9.0 M)	29.5 (9.0 M)
BUILDING (DUE):	ALLOWABLE:	PHENOL (3)
	60.0 (18.2 M)	75 (22.85 M)



SPATIAL SEPARATION SUMMARY	
SURF.	ROUTING
LEAVING DISTANCE	12.00'
EXPLORED BUILDING FACE	012.10 36'
ALLOWABLE PERCENTAGE OF UNNOTICED OPENING	(17.10 364)
PROPOSED AREA OF UNNOTICED OPENING	120.34 36'
	(19.10 364)
	0.00 36' = (0.10 364)

SPATIAL LIFERATION SCHEDULE			
DESIGN	AGE	AGE, 1 yr	AGE, 2 yr
1	0	1	1
2	0	2	1
3	0	2	2
4	0	2	3
5	0	2	4
6	0	2	5
7	0	2	6
8	0	2	7
9	0	2	8
10	0	2	9
11	0	2	10
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SPATIAL SEPARATION SUMMARY		
NOTE	POSTAGE	
MAILING THIS PAGE	5 04	(1 00 H)
EXPENSE DURING FACE	077 00 84	(21 55 84)
ALLOWABLE PERCENTAGE OF	1 042	
UNPROTECTED CONTENT	1 52 84	(0 52 84)
PROPORTION OF AREA OF UNPROTECTED	03 50 84	(0 30 84)
CONTENT		

**PROPOSED SINGLE
FAMILY RESIDENCE
7038 MAWHINNEY
CLOSE**

2 CAR
GARAGE

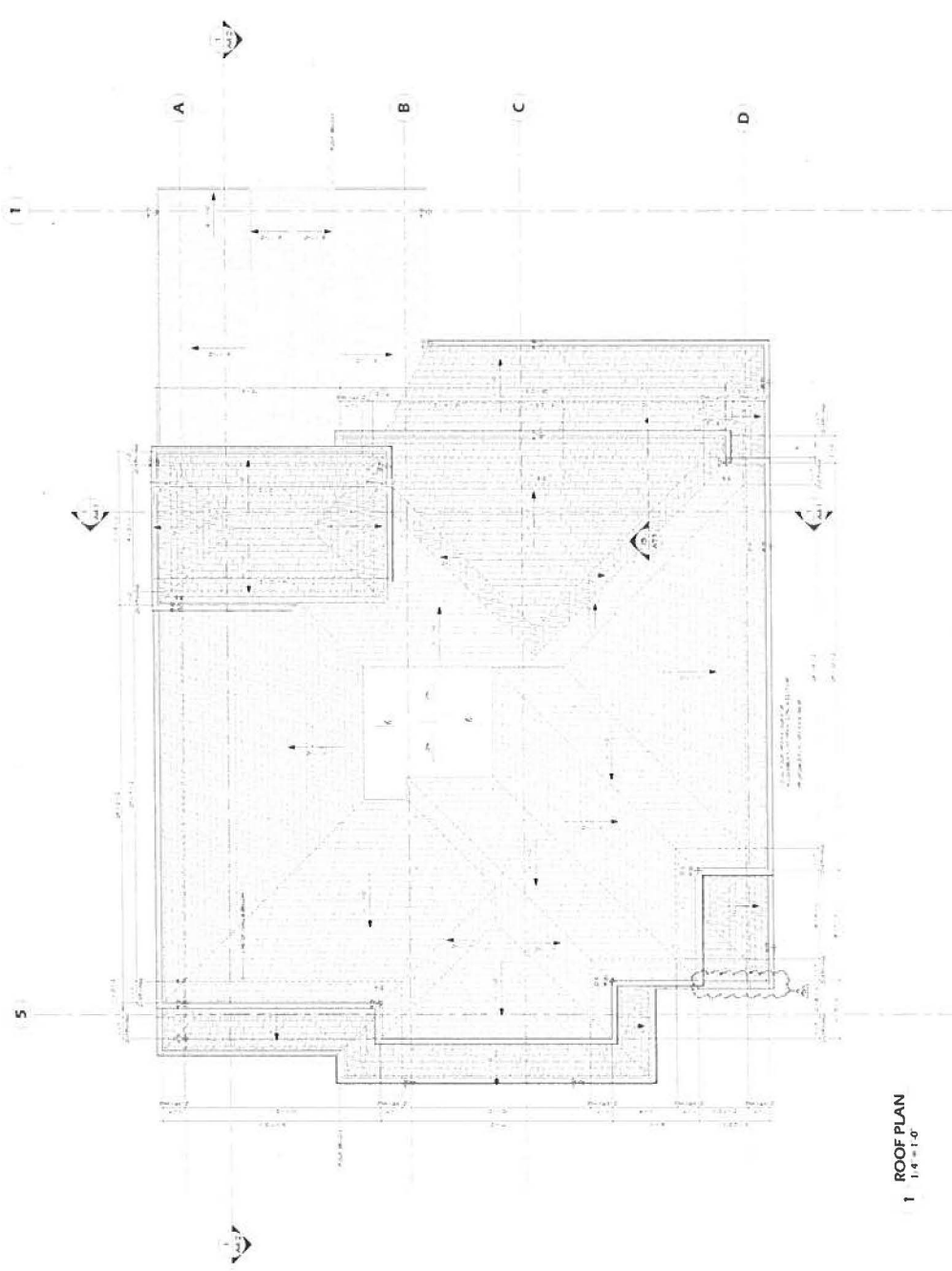
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No	Date	Details	By
1	2017-07-07	ISSUED FOR DP	PH
2	2018-02-15	REVISION	PH
3	2018-02-14	REVISION	PH
4	2018-02-03	REVISION	PH
5	2018-02-03	REVISION	PH
6	2018-02-03	REVISION	PH
7	2018-02-03	REVISION	PH
8	2018-02-03	REVISION	PH
9	2018-02-03	REVISION	PH
10	2018-02-03	REVISION	PH

Revisions



GENERAL NOTES:
1. ALL ROOFING SHALL BE AS SPECIFIED IN THE SPECIFICATIONS.
2. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.
4. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL BUILDING CODES.
5. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODES.
6. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) STANDARDS.
7. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) STANDARDS.
8. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARDS.
9. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (ASEE) STANDARDS.
10. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) STANDARDS.



VF
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ARCHITECTS
VANCOUVER, BC, V6T 1C3
TEL: 604.677.0821 FAX: 604.677.0118
WWW.VICTORERIC.COM

Project: HAYLAT RESIDENCE

7038 MAWHINNEY CLOSE
BURNABY

Roofing Plan
Roof Plan

Sheet No: 120071
Scale: 1/4" = 1'-0"
Drawing No: A2.4
Revision: 1

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No.	Date	Revised	By
1	2019-07-11	REVISION	PM
2	2019-07-11	REVISION	PM
3	2019-07-11	REVISION	PM
4	2019-07-11	REVISION	PM

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Project: HAYLAT RESIDENCE

7038 MAWHINNEY CLOSE
BURNABY

Drawn by: HOPKIN & PARTNERS
North Elevation

Project No: 15000
Date: 11/1/19
Scale: 1/8" = 1'-0"
Sheet: A3.1
Approved by: [Signature]

B.O.V. REFERRAL
PROPOSED HT 63.6

UPPER FLOOR CEILING 157.6

UPPER FLOOR 149.6

MAIN FLOOR 138.2

BASEMENT 127.0

B.O.V. REFERRAL
PROPOSED HT 63.6

UPPER FLOOR CEILING 157.6

UPPER FLOOR 149.6

MAIN FLOOR 138.2

1 WEST ELEVATION
1/8" = 1'-0"

SPATIAL SEPARATION SUMMARY

ITEM	DESCRIPTION	START DATE	END DATE	STATUS
1	SPATIAL SEPARATION	07/15/19	07/15/19	COMPLETED
2	SPATIAL SEPARATION	07/15/19	07/15/19	COMPLETED
3	SPATIAL SEPARATION	07/15/19	07/15/19	COMPLETED
4	SPATIAL SEPARATION	07/15/19	07/15/19	COMPLETED
5	SPATIAL SEPARATION	07/15/19	07/15/19	COMPLETED

2 NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

ITEM	DESCRIPTION	MATERIAL	MANUFACTURER/TYPE	TITLE	COLOR
1	CLADDING	BRICK	TBC	SHOOTING STAR	LIGHT GREY
2	CLADDING	BRICK	TBC	SHOOTING STAR	WHITE
3	CLADDING	BRICK	TBC	SHOOTING STAR	WHITE
4	CLADDING	BRICK	TBC	SHOOTING STAR	WHITE
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6	CLADDING	BRICK	TBC	SHOOTING STAR	WHITE
7	CLADDING	BRICK	TBC	SHOOTING STAR	WHITE
8	CLADDING	BRICK	TBC	SHOOTING STAR	WHITE
9	CLADDING	BRICK	TBC	SHOOTING STAR	WHITE
10	CLADDING	BRICK	TBC	SHOOTING STAR	WHITE

No	Date	Details	By
1	2018-04-03	PROPOSED BUILDING	VE
2	2018-04-03	PROPOSED BUILDING	VE
3	2018-04-03	PROPOSED BUILDING	VE
4	2018-04-03	PROPOSED BUILDING	VE
5	2018-04-03	PROPOSED BUILDING	VE
6	2018-04-03	PROPOSED BUILDING	VE

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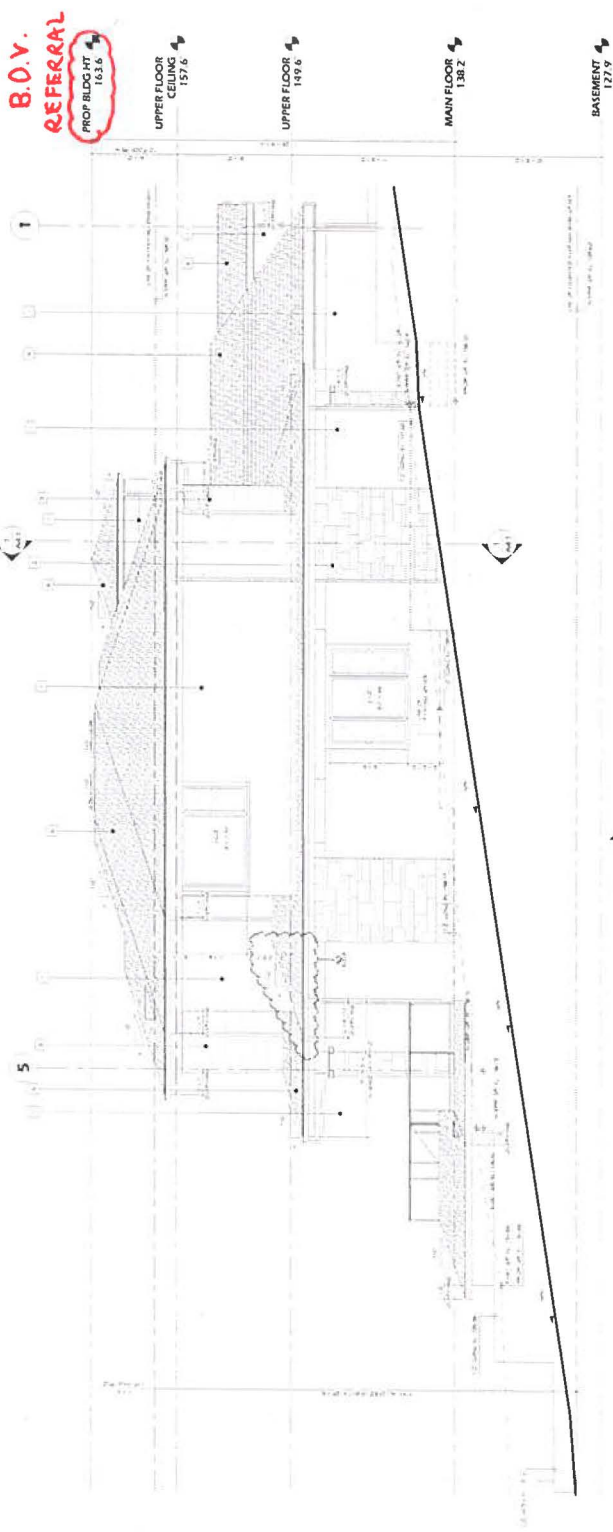
VE
VICTORIC
 15, EAST 3RD AVENUE
 BURNABY, BC V5C 2G1
 TEL: 604.277.0011
 WWW.VICTORIC.COM

Project: HAYLAT RESIDENCE

7038 MAUPHINNEY CLOSE
 BURNABY

Sheet No: SOUTH 4 EAST ELEVATIONS

Project No: A3.2
 Date: 7/30/2019
 Drawn By: [Signature]
 Checked By: [Signature]
 Approved By: [Signature]



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

B.O.V. REFERRAL
 PROP BLDG HT 163.6

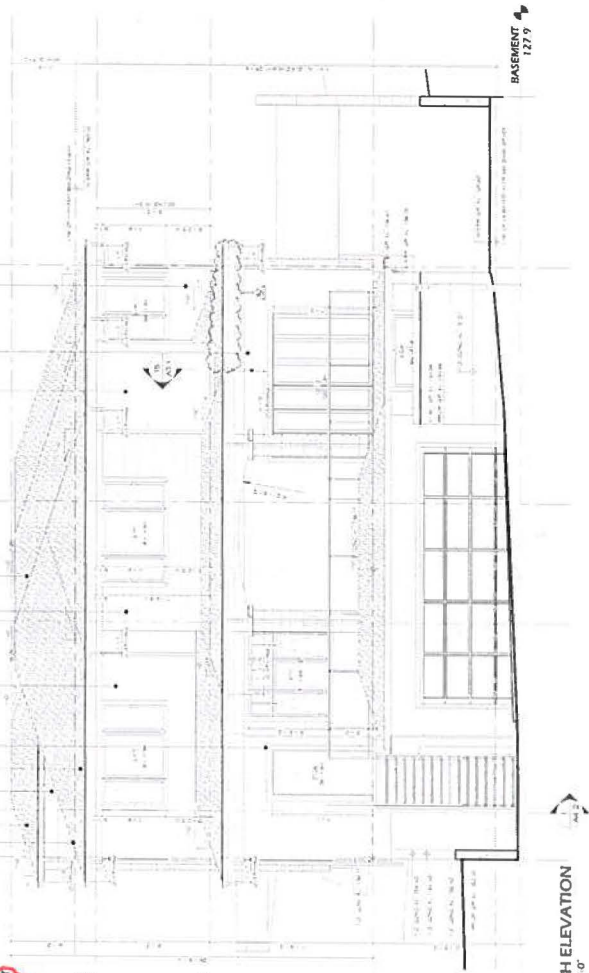
UPPER FLOOR CEILING 157.6

UPPER FLOOR 149.6

MAIN FLOOR 138.2

GARAGE 127.9

2 SOUTH ELEVATION
 1/4" = 1'-0"



SPATIAL SEPARATION SUMMARY

MARK	DESCRIPTION	MANUFACTURER	SUPPLIER	TITLE	COLOR
1	GLASSING	VE	VE	GLASSING	GLASS
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4	GLASSING	VE	VE	GLASSING	GLASS
5	GLASSING	VE	VE	GLASSING	GLASS
6	GLASSING	VE	VE	GLASSING	GLASS

EXTERIOR MATERIAL SCHEDULE

MARK	DESCRIPTION	MATERIAL	MANUFACTURER	SUPPLIER	TITLE	COLOR
1	GLASSING	VE	VE	VE	GLASSING	GLASS
2	GLASSING	VE	VE	VE	GLASSING	GLASS
3	GLASSING	VE	VE	VE	GLASSING	GLASS
4	GLASSING	VE	VE	VE	GLASSING	GLASS
5	GLASSING	VE	VE	VE	GLASSING	GLASS
6	GLASSING	VE	VE	VE	GLASSING	GLASS

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Rev	Date	By	Check
1	2013-03-14	THOMAS	PM
2	2013-03-14	THOMAS	PM
3	2013-03-14	THOMAS	PM
4	2013-03-14	THOMAS	PM
5	2013-03-14	THOMAS	PM
6	2013-03-14	THOMAS	PM

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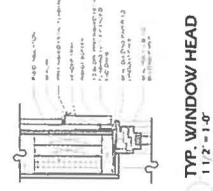
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 15, EAST 3RD AVENUE
 TORONTO, ONT. M5E 1B5
 TEL: 416-593-8888
 FAX: 416-593-8889
 WWW.VICTORIC.COM

HAYLAT RESIDENCE

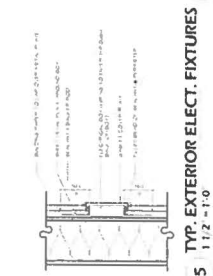
7038 MAWHINNEY CLOSE
 BURNABY

CONSTRUCTION DETAILS

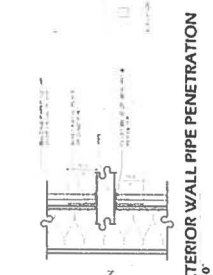
Project No: 15007
 Drawn By: THOMAS
 Approved: A7.1
 Date: 1/30/2019



5 TYP. WINDOW HEAD
 1 1/2' - 1'0"



9 TYP. EXTERIOR ELECT. FIXTURES
 1 1/2' - 1'0"



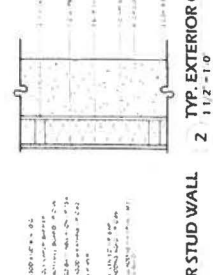
4 TYP. EXTERIOR WALL PIPE PENETRATION
 1 1/2' - 1'0"



3 TYP. BASEMENT WALL SECT.
 1 1/2' - 1'0"



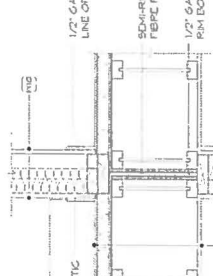
2 TYP. EXTERIOR CONC. FURRED WALL
 1 1/2' - 1'0"



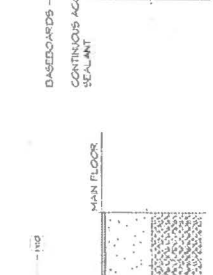
1 TYP. EXTERIOR STUD WALL
 1 1/2' - 1'0"



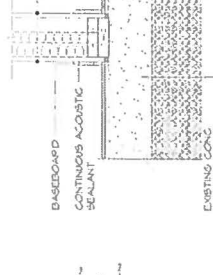
8 TYP. WINDOW JAMB
 1 1/2' - 1'0"



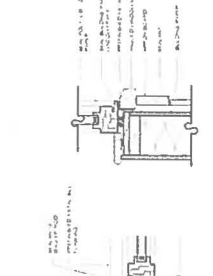
7 TYP. WINDOW SILL
 1 1/2' - 1'0"



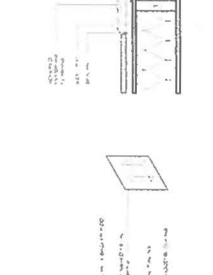
6 TYP. RAILING ATTACHMENT
 1 1/2' - 1'0"



11 PARTY WALL @ ROOF
 1 1/2' - 1'0"



10 PARTY WALL @ GROUND SLAB
 1 1/2' - 1'0"



13 PARTY WALL @ UPPER FLOOR
 1 1/2' - 1'0"



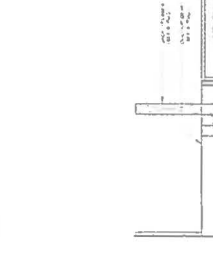
16 VENEER WRAPPED COLUMN PLAN
 1 1/2' - 1'0"



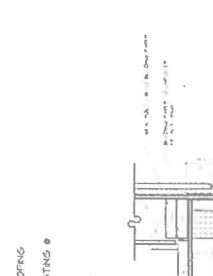
17 VENEER WRAPPED COLUMN
 1 1/2' - 1'0"



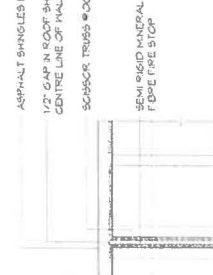
15 WINDOW BENCH DETAIL
 1 1/2' - 1'0"



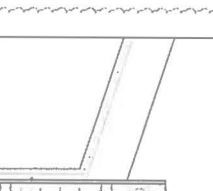
14 TYP. EXTERIOR PATIO
 1 1/2' - 1'0"



12 TYP. WALL VENT
 1 1/2' - 1'0"



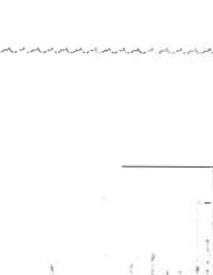
13 MASTER BEDROOM 2
 1 1/2' - 1'0"



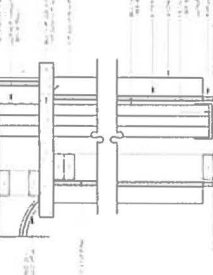
UPPER FLOOR
 139.6



UPPER FLOOR
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UPPER FLOOR
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UPPER FLOOR
 139.6



UPPER FLOOR
 139.6



UPPER FLOOR
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