City of Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: Feb 4, 2016	**DEADLINE: Feb 9, 2016 for the March 3, 2016 hearing**	*This is **not** an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)*
NAME OF APPLICANT: Terrence Clark		
ADDRESS OF APPLICANT: 4277 Prospect Road, North Van. V7N 3L6		
TELEPHONE: 604.318.3315		

PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 4412 Albert St			
LEGAL:	**LOT: 3**	**DL: 121**	**PLAN: 1054**

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) RM6 [206.2(2) to R5-105.9]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is proposing to build a new single family dwelling. The following relaxation is being requested.

1) The front yard setback, to the porch post, will be 22.72 feet where a minimum front yard setback of 24.88 feet is required based on front yard averaging. The porch post projects 1.5 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

Peter Kushnir
Deputy Chief Building Inspector

TOPOGRAPHIC PLAN OF LOT 3, BLOCK 5
DISTRICT LOT 121, GROUP 1
NEW WESTMINSTER DISTRICT
PLAN 1054

ZONING: RM6

NOTE:
Elevations are based on geodetic datum
Bench Mark - control Monument
MTS 96 located in the curb at the NE corner of Rosser Street and Albert Street
MV Elevation = 28.42 feet
(TBM elevation)

4412 ALBERT STREET

SCHEDULE OF ADJACENT DWELLINGS			
ADDRESS NO	LOT NO	MIN PROJECT SETBACK	AVERAGE
4404	1	9.14	9.21
4410	2	9.27	
4416	4	9.17	MINIMUM
4427	LMS2334	7.16	6.40
	TOTAL	35.74	

NOTE:
The building envelope shown is only our interpretation of the City of Burnaby building bylaws. The size and location of the building envelope must be confirmed by the City of Burnaby planning department prior to any design work. Failure to confirm with the planning department will place the responsibility onto the house designer.

concrete sidewalk

BOY REFERRAL

FUJI TO POST

22.72'

FUJI APPLES

RM6 → RS

dwelling with basement

3

1

2

Lot Area:
4037.4 sqft

4

4416
2 storey dwelling with basement

LMS2334

A

veranda

Balcony above
Lid below

4427
2 storey multiplex with basement

ROSSER AVENUE

LANE

(fully paved)

edge of pavement

center line

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

LEGEND:

OIP	old iron post found
OLP	old lead plug found
IP	iron post placed
LP	lead plug placed
OAP	old aluminum post found
TW	top of wall
TSW	top of sidewalk
GT	gutter
CP	covered porch
LQ	living quarters
o/h	overhang
(G)	ground

NOTE
For construction use lead plugs in sidewalk or only survey monument only, for elevation control

NOTES:
Measurements & contour lines surveyed & field checked by owner
(verify to depart)

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Terrence Clark
4411 Prospect Road
North Vancouver
604-988-3395

4412 ALBERT STREET
PROPOSED HOUSE
SITE PLAN

A1 | 01 | 1/4"=1'-0"

GENERAL NOTES:

1. [illegible] NATIONAL BUILDING CODE OF CANADA [illegible] AND B.C. BUILDING CODE [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]

GENERAL REQUIREMENTS:

1. ALL LOAD BEARING WOOD MEMBERS SHALL BE OF #2 GRADE DOUGLAS FIR OR BETTER AND SHALL CONFORM TO TABLE A-4 FORMING PART OF ARTICLE 9.23.4.1 B.C.B.C.
2. CONCRETE MIX SHALL BE 1 PART CEMENT 2 PART SAND AND 3 PARTS COARSE AGGREGATE UP TO 1½ INCH IN SIZE OR 1 PART CEMENT AND 4½ PARTS PIT RUN GRAVEL.
3. CONCRETE FOR UNREINFORCED FOOTING & FOUNDATION WALL SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,200 PSI AFTER 28 DAYS.
4. ALL TIMBER LINTELS SHALL BE MINIMUM 2-2x8 SIZE UNLESS OTHERWISE NOTED. STEEL LINTELS SHALL BE AS PER NATIONAL BUILDING CODE (NBC) OF CANADA & B.C. BUILDING CODE 2012.
5. ALL LINTELS FOR EXTERIOR AND LOAD BEARING WALL OPENINGS SHALL BE MINIMUM 2-2x10 UNLESS OTHERWISE NOTED.
6. PLUMBING SHALL CONFORM TO B.C.B.C. SECTION 9.31.
7. HEATING INSTALLATION SHALL CONFORM TO B.C.B.C. SECTION 9.32 AND SECTION 9.33.
8. ELECTRICAL SHALL CONFORM TO B.C.B.C. SECTION 9.34.

FRAMING NOTES

FLOOR DESIGN (JOIST SIZE & SPACING) SUBJECT REVIEW & REVISION BY STRUCTURAL ENGINEER IF REQUIRED

BLOCKING AS REQUIRED

ROOF OVERHANG 1'-0" OR AS NOTED

METAL HANGERS & BLOCKING AS REQUIRED

FLOOR JOISTS C/W CROSS BRIDGING & STRAPPING @ 7'-0" O.C.

LAMINATED BEAMS & LINTELS ARE 1-3/4 W PSL BEAMS

EXCEPTIONS TO TYP. SPECS NOTED WHERE THEY OCCUR

AWNINGS & OVERHANGS TO BE VERIFIED BY OWNER

POINT LOADS TO SOLID BEARING

CALCULATIONS

ZONING	RS4 - RS	LOT AREA [illegible] SQFT	PROPOSED	ALLOWED
FLOOR AREAS		SITE COVERAGE (SCR)	[illegible] SQFT	[illegible] SQFT
BASEMENT PROPOSED	[illegible] SQFT	FLOOR SPACE RATIO (FSR)	[illegible] SQFT	[illegible] SQFT
MAIN FLOOR PROPOSED	[illegible] SQFT	[illegible]	[illegible] SQFT	[illegible] SQFT
UPPER FLOOR PROPOSED	[illegible] SQFT	[illegible]	[illegible] SQFT	[illegible] SQFT
[illegible] PROPOSED	[illegible] SQ FT	[illegible]	[illegible] SQFT	[illegible] SQFT

SECTION NOTES

1. ROOF CONSTRUCTION
ASPHALT SHINGLES OR TO SUIT OWNER
½" PLYWOOD
ASPHALT IMPREGNATED SHEATHING PAPER 4-12 UP SLOPE
ENGINEERED TRUSSES @ 24" O.C. (SEE CERTIFICATE AND FRAMING PLAN)
R 40 BATT INSULATION (VENT AS PER CODE)
6 MIL PVB
⅝" DRYWALL CEILING

1A. ROOF CONSTRUCTION
ASPHALT SHINGLES OR TO SUIT OWNER
½" PLYWOOD
ASPHALT IMPREGNATED SHEATHING PAPER 4-12 UP SLOPE
2x10 ROOF JOISTS @ 16" O.C. (2 x 4" PURLINS)
R 40 BATT INSULATION (VENT AS PER CODE)
6 MIL PVB
⅝" DRYWALL CEILING

2. EAVES CONSTRUCTION
CONTINUOUS GUTTER OR TO SUIT
2-2x6" FASCIA BOARD
PRE FINISHED ALUMINUM VENTED SOFFIT

3. FLOOR CONSTRUCTION
FINISH FLOORING TO SUIT OWNER
¾" T & G PLYWOOD GLUED AND SCREWED
2x10" FLOOR JOISTS @ 16" O.C. OR AS SPECIFIED
1"x3" CROSS BRIDGING AND STRAPPING @7'-0" O.C. OR ACCEPTABLE ALTERNATIVE
⅝" DRYWALL CEILING

4. CRAWL SPACE, BASEMENT & SLAB ON GRADE FLOOR CONSTRUCTION
½" SKIM COAT - CRAWL SPACE
4" CONCRETE SLAB - BASEMENT
6 MIL PVB
4" GRANULAR FILL
VENTING PADS

5. EXTERIOR WALL CONSTRUCTION
FINISH TO SUIT OWNER
¾x2½ FURRING @16" O.C.
APPROPRIATE SHEATHING MEMBRANE
½" PLYWOOD SHEATHING
2x6 (HOUSE) OR 2x4" (GARAGE) STUDS @16" O.C.
R 20 BATT INSULATION (GARAGE UNINSULATED)
6 MIL PVB
½" DRYWALL

6. INTERIOR WALL CONSTRUCTION
½" DRYWALL BOTH SIDES
2x4" STUDS @16" O.C.

7. FOUNDATION WALL CONSTRUCTION
2x6" SILL PLATE C/W SEAL GASKET
ANCHOR BOLTS @ 6'-0" O.C.
8" CONCRETE FOUNDATION WALL
DAMP PROOFING TO EXTERIOR PERIMETER (2 COATS)
MIN R-12, 2" RIGID INSULATION TO INTERIOR
24"x8" CONCRETE FOOTING CONTINUOUS

8. PONY WALL CONSTRUCTION
2x6" STUDS @16" O.C.
2x6" SILL PLATE C/W SEAL GASKET
ANCHOR BOLTS @6'-0" O.C.
ON 8" CONCRETE FOUNDATION WALL HEIGHT TO BE DETERMINED BY SITE CONTRACTOR & CODE
ENGINEERING MAY BE REQUIRED

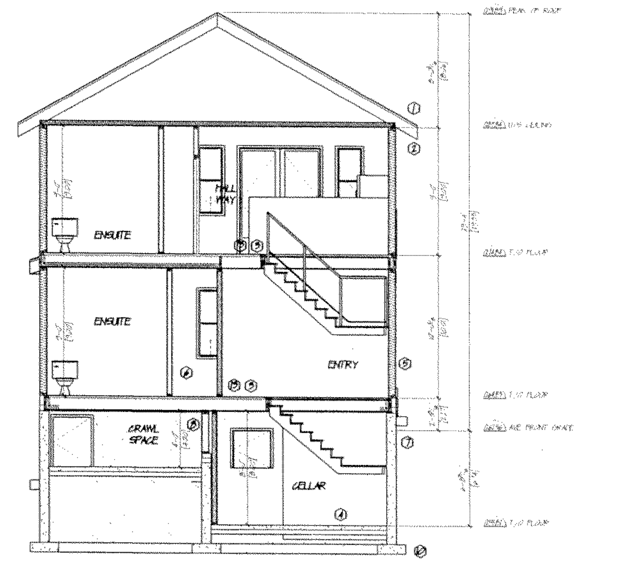
9. REAR DECK/LANDING CONSTRUCTION
DECKING C/W WATERPROOF MEMBRANE
2x8" DECK JOISTS @16" O.C. OR AS NOTED
CONSULT DECKING MANUFACTURER OR OWNER

10. DRAINAGE
DOUBLE DRAIN AROUND FOOTING PERIMETER
6" GRANULAR FILL

11. MECHANICAL
CONSULT MECHANICAL ENGINEER FOR INSTALLATION & CODE REQUIREMENTS

12. SPRINKLER
ENTIRE BUILDING TO CODE REQUIREMENTS. CONSULT AUTHORIZED SPRINKLER SUPPLIER OR INSTALLER

13. RADIANT HEATING
1" THICK CONCRETE TOPPING ON RADIANT FLOORING HEATING SYSTEM. ALLOW FOR EXTRA WALL PLATE. VERIFY BUILDING HEIGHT & CONSULT STRUCTURAL ENGINEER FOR LOAD SPECS



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

DOOR AND FRAME SCHEDULE																		
	DOOR								FRAME							HARDWARE		
		SIZE					LOUVER				DETAIL			FIRE RATING LABEL				
MARK	Style	WD	HGT	THK	MATL	GLAZING	WD	HGT	MATL	EL	HEAD	JAMB	SILL		SET NO	KEYSIDE RM NO	NOTES
[illegible]	Hinged - Single	2-8'	5-6'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
[illegible]	Hinged - Single	2-8'	2-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—

DOOR AND FRAME SCHEDULE																	
MARK	Style	DOOR SIZE WD	HGT	THK	MATL	GLAZING	LOUVER WD	HGT	FRAME MATL	EL	DETAIL HEAD	JAMB	SILL	FIRE RATING LABEL	HARDWARE SET NO	KEYSIDE RM NO	NOTES
101	Hinged - Double - Full Lite	6-0'	7-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
102	Hinged - Single - Full Lite	3-0'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
103	Bifold - Double	4-0'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
104	Hinged - Single	3-0'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
105	Hinged - Single	2-6'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
106	Bifold - Double	5-0'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
107	Pocket - Single	2-6'	6-8'	1 3/8	—	—	0	0	—	—	—	—	—	—	—	—	—
108	Hinged - Single	2-6'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
109	Hinged - Single	2-6'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
110	Bifold - Double	5-6'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
111	Bifold - Double	5-6'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
112	Hinged - Single	2-6'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—

WINDOW SCHEDULE						
MARK	Style	SIZE Width	HEIGHT	TYPE	MATERIAL	NOTES
101	Picture	2-0'	5-0'	—	—	—
102	Picture	1-0'	5-0'	—	—	—
103	Glider	3-0'	5-0'	—	—	—
104	Picture	1-6'	4-0'	—	—	—
106	Awning	2-0'	2-0'	—	—	—
107	Glider	5-0'	3-0'	—	—	—
108	Picture Top 3-0w + Awning 2-0h Bottom	6-0'	4-0'	—	—	—
109	single Hung	2-0'	5-0'	—	—	—
110	single Hung	2-0'	5-0'	—	—	—
111	Picture	8-0'	1-6'	—	—	—

DOOR AND FRAME SCHEDULE																	
MARK	Style	DOOR SIZE WD	HGT	THK	MATL	GLAZING	LOUVER WD	HGT	FRAME MATL	EL	DETAIL HEAD	JAMB	SILL	FIRE RATING LABEL	HARDWARE SET NO	KEYSIDE RM NO	NOTES
301	Hinged - Double - Full Lite	6-0'	7-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
302	Hinged - Single	2-6'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
303	Bifold - Double	3-6'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
304	Bifold - Double	3-6'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
305	Hinged - Single	2-6'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
306	Hinged - Single	2-6'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
307	Bifold - Single	1-8'	8-0'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
308	Bifold - Double	4-0'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
309	Pocket - Single	2-6'	6-8'	1 3/8	—	—	0	0	—	—	—	—	—	—	—	—	—
310	Hinged - Single	2-6'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—
311	Bifold - Double	5-0'	6-8'	1 3/4	—	—	0	0	—	—	—	—	—	—	—	—	—

WINDOW SCHEDULE						
MARK	Style	SIZE Width	HEIGHT	TYPE	MATERIAL	NOTES
105	Glider	7-0'	5-0'	—	—	—
301	Picture	2-0'	4-0'	—	—	—
302	Picture	3-0'	5-0'	—	—	—
303	Picture	2-0'	4-0'	—	—	—
305	Picture	1-6'	4-0'	—	—	—
307	Awning	2-0'	2-0'	—	—	—
308	single Hung	2-0'	3-6'	—	—	—
309	Glider	5-0'	3-0'	—	—	—
310	Picture Top 3-0w + Awning 2-0h Bottom	6-0'	4-0'	—	—	—
311	single Hung	2-0'	5-0'	—	—	—
312	single Hung	2-0'	5-0'	—	—	—
[illegible]	Picture	8-0'	[illegible]	—	—	—

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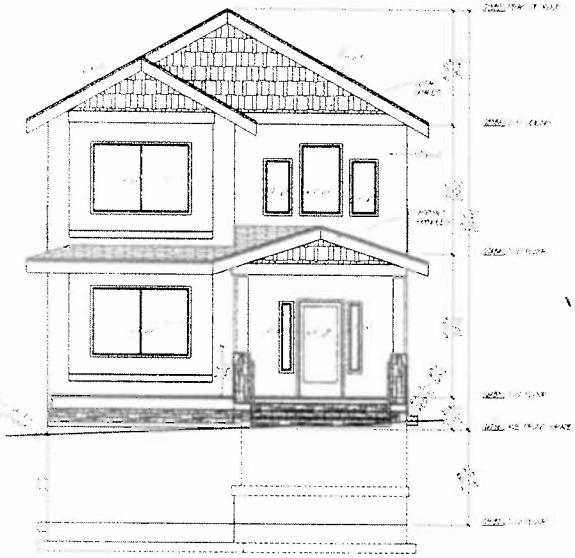
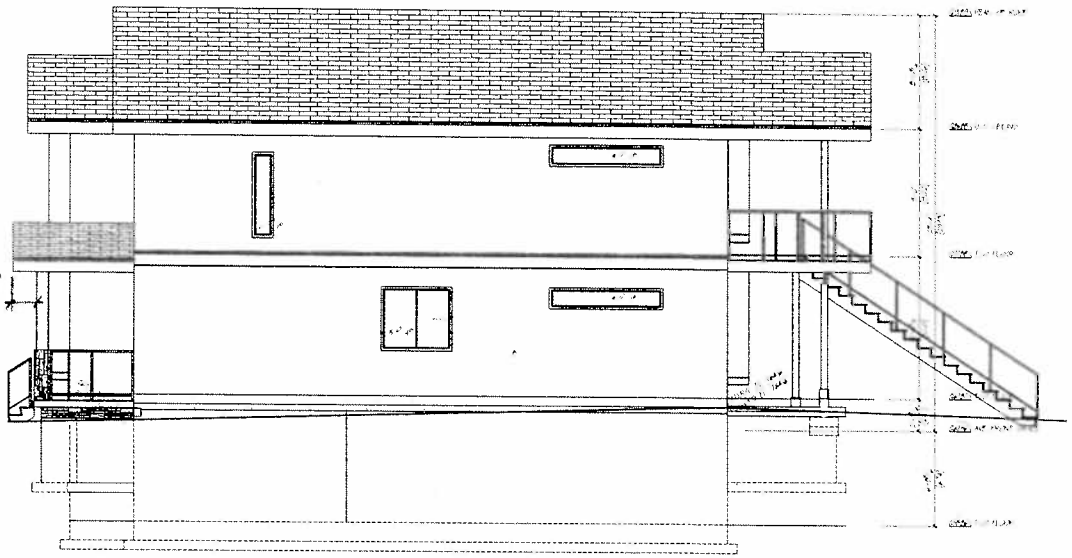
DRAWN BY: Exact Drafting Inc.
DRAWN FOR: Terrence Clark
4271 Prospect Road
North Vancouver
604-318-9995
TITLE: 4412 ALBERT STREET
PROPOSED HOUSE
SECTION AND NOTES
SHEET: A2
SCALE: 1/4"=1'-0"
REV: 01

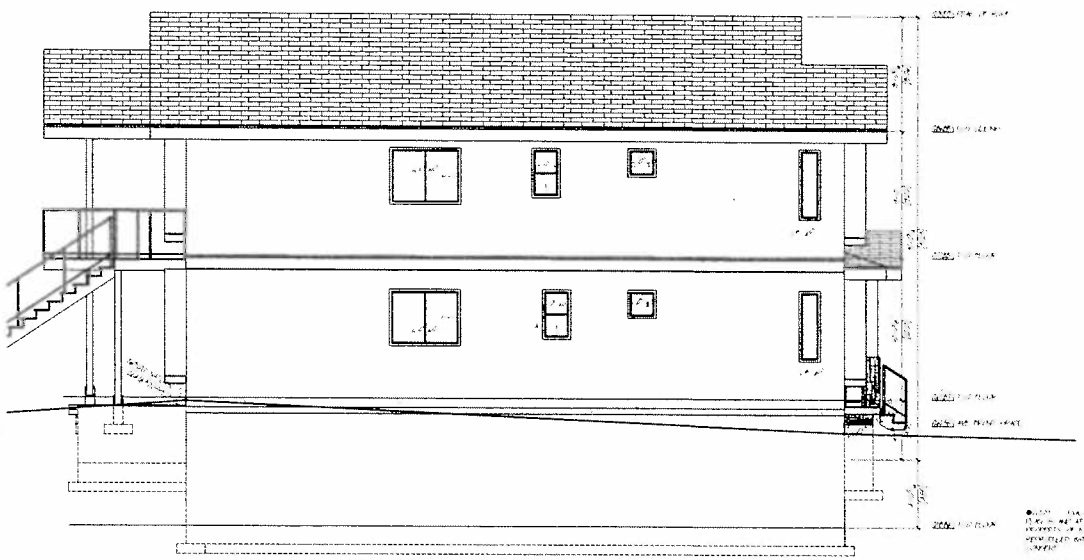


1 NORTH ELEVATION
1/4" = 1'-0"



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

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



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

	EXISTING GRADE	LIMITING GRADE	ESTIMATED TERMINATED	EXISTING WINDOW AREA	TERMINATED WINDOW AREA
A	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
B	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY THE PLANS IN ALL ASPECTS BEFORE THE CONTRACT PROPERLY OF ANY DISCREPANCY BE REPORTED TO THE ARCHITECT. ANY WORK DONE BEFORE EXACT DRAFTING IS NOTIFIED IS AT THE OWNER'S RISK.

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Exact Drafting Inc.

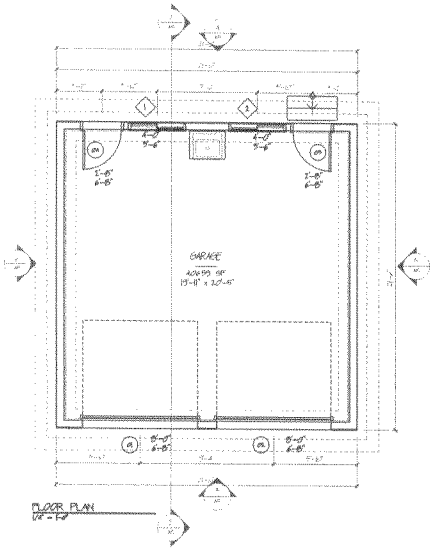
Terrence Clark
4411 Prospect Road
North Vancouver
604-985-7595

4412 ALBERT STREET
PROPOSED HOME
ELEVATIONS

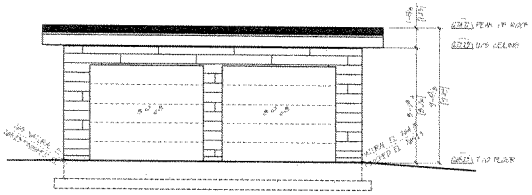
A4

1/4" = 1'-0"

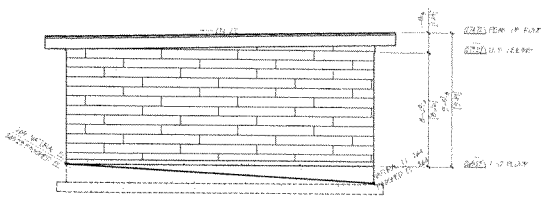
01



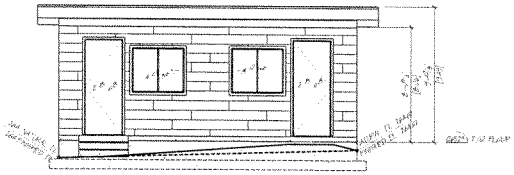
FLOOR PLAN
1/4" = 1'-0"



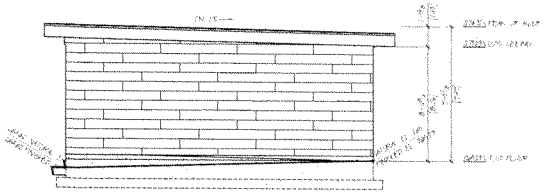
3 SOUTH ELEVATION
1/4" = 1'-0"



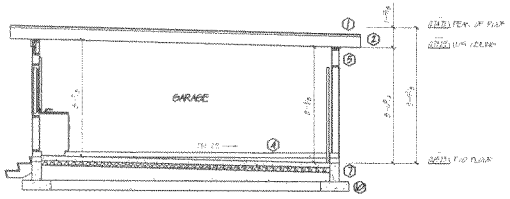
5 EAST ELEVATION
1/4" = 1'-0"



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



6 WEST ELEVATION
1/4" = 1'-0"



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

DOOR AND FRAME SCHEDULE

MARK	Style	DOOR SIZE WD	DOOR SIZE HGT	DOOR SIZE THK	DOOR MATL	GLAZING	LOUVER WD	LOUVER HGT	FRAME MATL	FRAME EL	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	FIRE RATING LABEL	HARDWARE SET NO	HARDWARE KEYSIDE RM NO	NOTES
1	Overhead - Sectional	16'-0"	6'-8"	1 3/4"	—	—	0"	0"	—	—	—	—	—	—	—	—	—
2	Overhead - Sectional	8'-0"	6'-8"	1 3/4"	—	—	0"	0"	—	—	—	—	—	—	—	—	—
3	Hinged - Single	3'-0"	6'-8"	1 3/4"	—	—	0"	0"	—	—	—	—	—	—	—	—	—
4	Hinged - Single	3'-0"	6'-8"	1 3/4"	—	—	0"	0"	—	—	—	—	—	—	—	—	—

WINDOW SCHEDULE

MARK	Style	SIZE Width	SIZE Height	TYPE	MATERIAL	NOTES
1	Glider	4'-0"	3'-0"	—	—	—
2	Glider	4'-0"	3'-0"	—	—	—

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EXACT DRAFTING 25 Years in the biz
Tel: (604) 940-3131

CLIENT: Terrence Gluck
4417 Prospect Road
North Vancouver
604-988-3386

ADDRESS: 446 ALBERT STREET
PROPOSED NEW GARAGE

SHEET: A5
SCALE: 1/4"=1'-0"
REV: 01

2x6 JOIST WALL
(6 Mm FIBRE-CEMENT BOARD SIDING)

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 1.78 (R 10.1)
2x6 STUDS @ 16" O.C. W/ R22 BATT INSULATION IN CAVITY

MATERIAL ELEMENTS	
• INTERIOR AIR FILM	.120
• ½" GYPSUM BOARD	.079(2)
• ½" PLYWOOD SHEATHING	.127(1)
• AIR BARRIER/SHEATHING MEMBRANE	0
• ¾" CAPILLARY BREAK GAP/AIR	.156
• 6 Mm (¼") FIBRE-CEMENT SIDING	.020
• EXTERIOR AIR FILM	.030
	RSI(2.7)(R15.4)
CAVITY RSI (R-VALUE)	RSI = 3.7(R21)
TOTAL EFFECTIVE INSULATION VALUE	RSI = 4.1(R23)

2x6 JOIST SPACE
(HOLLOW BACKED VINYL SIDING)

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 1.78 (R 10.1)
2x6 STUDS @ 16" O.C. W/ R22 BATT INSULATION IN CAVITY

MATERIAL ELEMENTS	
• INTERIOR AIR FILM	.120
• ½" GYPSUM BOARD	.079(2)
• ½" PLYWOOD SHEATHING	.127(1)
• SHEATHING MEMBRANE	0
• HOLLOW BACKED VINYL SIDING	.120
• EXTERIOR AIR FILM	.030
	RSI(2.6)(R14.8)
CAVITY RSI (R-VALUE)	RSI = 3.7(R21)
TOTAL EFFECTIVE INSULATION VALUE	RSI = 3.9(R22)

2x6 JOIST SPACE W/ 6 REMOVED BLOCKS
(6 Mm FIBRE-CEMENT BOARD SIDING)

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 1.78 (R 10.1)
2x6 STUDS @ 16" O.C. W/ R22 BATT INSULATION IN CAVITY

MATERIAL ELEMENTS	
• INTERIOR AIR FILM	.120
• 2-½" GYPSUM BOARD	.079(2)
• ½" PLYWOOD SHEATHING	.127(1)
• SHEATHING MEMBRANE	0
• HOLLOW BACKED VINYL SIDING	.120
• EXTERIOR AIR FILM	.030
	RSI(2.6)(R14.8)
CAVITY RSI (R-VALUE)	RSI = 3.8(R22)
TOTAL EFFECTIVE INSULATION VALUE	RSI = 4.1(R23)

2x6 JOIST SPACE W/ 6 REMOVED BLOCKS
(HOLLOW BACKED VINYL SIDING)

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 1.78 (R 10.1)
2x6 STUDS @ 16" O.C. W/ R22 BATT INSULATION IN CAVITY

MATERIAL ELEMENTS	
• INTERIOR AIR FILM	.120
• 2-½" GYPSUM BOARD	.079(2)
• ½" PLYWOOD SHEATHING	.127(1)
• SHEATHING MEMBRANE	0
• HOLLOW BACKED VINYL SIDING	.120
• EXTERIOR AIR FILM	.030
	RSI(2.6)(R14.8)
CAVITY RSI (R-VALUE)	RSI = 3.8(R22)
TOTAL EFFECTIVE INSULATION VALUE	RSI = 4.1(R23)

ABOVE GRADE WALL ASSEMBLY
(6 Mm FIBRE-CEMENT BOARD SIDING)

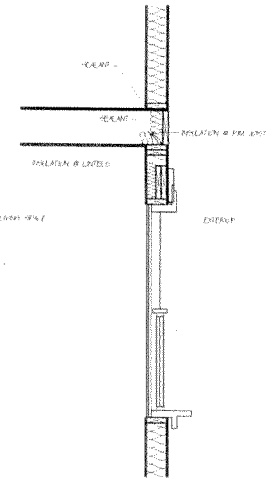
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 1.78 (R 10.1)
2x6 STUDS @ 16" O.C. W/ R22 BATT INSULATION IN CAVITY

ASSEMBLY DESCRIPTION	
• INTERIOR AIR FILM	
• ½" GYPSUM BOARD	
• 6 MIL POLY VAPOUR BARRIER	
• 2x6 STUDS @ 16" O.C.	
• R 19 (R20) COMPRESSED BATT FIBREGLASS INSULATION IN CAVITIES	
• ½" PLYWOOD SHEATHING	
• AIR BARRIER/SHEATHING MEMBRANE	
• ¾" CAPILLARY BREAK GAP/AIR	
• 6 Mm (¼") FIBRE-CEMENT CLADDING	
• EXTERIOR AIR FILM	
MATERIAL ELEMENTS	
• INTERIOR AIR FILM	.120
• ½" GYPSUM BOARD	.079(2)
• 6 MIL POLY VAPOUR BARRIER	0
• ½" PLYWOOD SHEATHING	.127(1)
• AIR BARRIER/SHEATHING MEMBRANE	0
• ¾" CAPILLARY BREAK GAP/AIR	.156
• 6 Mm (¼") FIBRE-CEMENT CLADDING	.020
• EXTERIOR AIR FILM	.030
	RSI(2.7)(R15.4)
CAVITY RSI (R-VALUE)	RSI = 3.7(R21)
TOTAL EFFECTIVE INSULATION VALUE	RSI = 4.1(R23)

ABOVE GRADE WALL ASSEMBLY
(HOLLOW BACKED VINYL SIDING)

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 1.78 (R 10.1)
2x6 STUDS @ 16" O.C. W/ R22 BATT INSULATION IN CAVITY

ASSEMBLY DESCRIPTION	
• INTERIOR AIR FILM	
• ½" GYPSUM BOARD	
• 6 MIL POLY VAPOUR BARRIER	
• 2x6 STUDS @ 16" O.C.	
• R 19 (R20) COMPRESSED BATT FIBREGLASS INSULATION IN CAVITIES	
• ½" PLYWOOD SHEATHING	
• AIR BARRIER/SHEATHING MEMBRANE	
• ¾" CAPILLARY BREAK GAP/AIR	
• HOLLOW BACKED VINYL SIDING	
• EXTERIOR AIR FILM	
MATERIAL ELEMENTS	
• INTERIOR AIR FILM	.120
• ½" GYPSUM BOARD	.079(2)
• 6 MIL POLY VAPOUR BARRIER	0
• ½" PLYWOOD SHEATHING	.127(1)
• AIR BARRIER/SHEATHING MEMBRANE	0
• ¾" CAPILLARY BREAK GAP/AIR	.156
• HOLLOW BACKED VINYL SIDING	.120
• EXTERIOR AIR FILM	.030
	RSI(2.7)(R15.4)
CAVITY RSI (R-VALUE)	RSI = 3.7(R21)
TOTAL EFFECTIVE INSULATION VALUE	RSI = 4.1(R23)

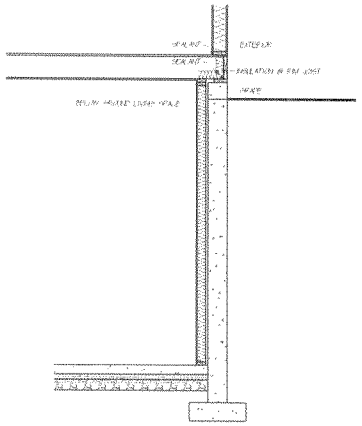


ABOVE GRADE WALL ASSEMBLY
1/4" = 1'-0"

BELOW GRADE WALL ASSEMBLY

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 1.78 (R 10.1)
2x6 STUDS @ 16" O.C.

MATERIAL DESCRIPTION	
• INTERIOR AIR FILM	
• ½" GYPSUM BOARD	
• 6 MIL POLY VAPOUR BARRIER	
• 2x6 STUDS @ 16" O.C.	
• 4" XPS INSULATION	
• ½" PLYWOOD SHEATHING	
• AIR BARRIER/SHEATHING MEMBRANE	
• ¾" CAPILLARY BREAK GAP/AIR	
• 6 Mm (¼") FIBRE-CEMENT CLADDING	
• EXTERIOR AIR FILM	
MATERIAL ELEMENTS	
• INTERIOR AIR FILM	.120
• ½" GYPSUM WALL BOARD	.079(2)
• 6 MIL POLY VAPOUR BARRIER	0
• ½" PLYWOOD SHEATHING	.127(1)
• AIR BARRIER/SHEATHING MEMBRANE	0
• ¾" CAPILLARY BREAK GAP/AIR	.156
• 6 Mm (¼") FIBRE-CEMENT CLADDING	.020
• EXTERIOR AIR FILM	.030
	RSI(2.7)(R15.4)
CAVITY RSI (R-VALUE)	RSI = 1.7(1)
TOTAL EFFECTIVE INSULATION VALUE	RSI = 3.2(R)



BELOW GRADE WALL ASSEMBLY
1/4" = 1'-0"

ABOVE GRADE WALL ASSEMBLY WITH PLUMBING VENT/ELECTRICAL PANEL
(6 Mm FIBRE-CEMENT BOARD SIDING)

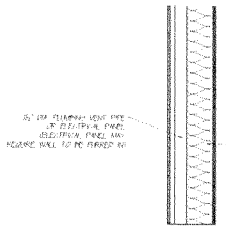
MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 1.78 (R 10.1)
2x6 STUDS @ 16" O.C.

ASSEMBLY DESCRIPTION	
• INTERIOR AIR FILM	
• ½" GYPSUM BOARD	
• 6 MIL POLY VAPOUR BARRIER	
• 2x6 STUDS @ 16" O.C.	
• 4" XPS INSULATION	
• ½" PLYWOOD SHEATHING	
• AIR BARRIER/SHEATHING MEMBRANE	
• ¾" CAPILLARY BREAK GAP/AIR	
• 6 Mm (¼") FIBRE-CEMENT CLADDING	
• EXTERIOR AIR FILM	
MATERIAL ELEMENTS	
• INTERIOR AIR FILM	.120
• ½" GYPSUM WALL BOARD	.079(2)
• 6 MIL POLY VAPOUR BARRIER	0
• ½" PLYWOOD SHEATHING	.127(1)
• AIR BARRIER/SHEATHING MEMBRANE	0
• ¾" CAPILLARY BREAK GAP/AIR	.156
• 6 Mm (¼") FIBRE-CEMENT CLADDING	.020
• EXTERIOR AIR FILM	.030
	RSI(2.7)(R15.4)
CAVITY RSI (R-VALUE)	RSI = 1.7(1)
TOTAL EFFECTIVE INSULATION VALUE	RSI = 3.2(R)

ABOVE GRADE WALL ASSEMBLY WITH PLUMBING VENT/ELECTRICAL PANEL
(HOLLOW BACKED VINYL SIDING)

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = RSI 1.78 (R 10.1)
2x6 STUDS @ 16" O.C.

ASSEMBLY DESCRIPTION	
• INTERIOR AIR FILM	
• ½" GYPSUM WALL BOARD	
• 6 MIL POLY VAPOUR BARRIER	
• 2x6 STUDS @ 16" O.C.	
• 4" XPS INSULATION	
• ½" PLYWOOD SHEATHING	
• SHEATHING MEMBRANE	
• HOLLOW BACKED VINYL SIDING	
• EXTERIOR AIR FILM	
MATERIAL ELEMENTS	
• INTERIOR AIR FILM	.120
• ½" GYPSUM WALL BOARD	.079(2)
• 6 MIL POLY VAPOUR BARRIER	0
• ½" PLYWOOD SHEATHING	.127(1)
• AIR BARRIER/SHEATHING MEMBRANE	0
• HOLLOW BACKED VINYL SIDING	.120
• EXTERIOR AIR FILM	.030
	RSI(2.7)(R15.4)
CAVITY RSI (R-VALUE)	RSI = 1.7(1)
TOTAL EFFECTIVE INSULATION VALUE	RSI = 3.2(R)



EFFICIENCY PLUMBING VENT-ELECTRICAL PANEL WALL ASSEMBLY DETAIL
1" = 1'-0"

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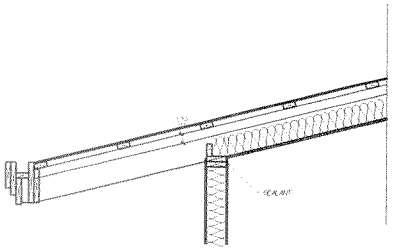
Terrence Clark
4377 Prospect Road
West Kelowna
604-326-5395

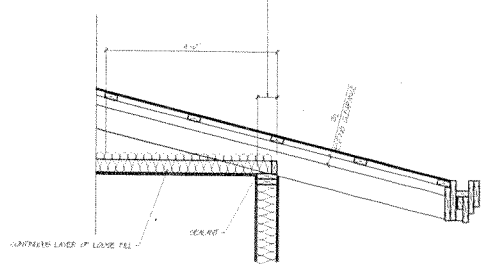
4416 ALBERT STREET
PROPOSED HOUSE
DETAILS

SCALE: 1/4"=1'-0"
DATE: 07

A REDUCTION IN THE THERMAL RESISTANCE OF THE ATTIC INSULATION AT THE PERIMETER IS PERMITTED PROVIDED THE INSULATION IS CONSTRAINED ONLY BY THE ROOF PLANE AND VENTING REQUIREMENTS AND THE MINIMUM THERMAL RESISTANCE VALUE ABOVE THE EXTERIOR WALL IS AT LEAST R-19



ENERGY EFFICIENCY CEILINGS BELOW CATHEDRAL & FLAT ROOFS DETAIL
1/4" = 1'-0"



EFFICIENCY OF ATTIC CEILINGS BELOW ATTICS ASSEMBLY DETAIL
1/4" = 1'-0"

CEILINGS BELOW CATHEDRAL AND FLAT ROOFS

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = R-19 (R-24 IF 2x10 JOISTS @ 24" O.C.)	
ASSEMBLY DESCRIPTION • EXTERIOR AIR FILM • 1/2" VENTED AIR SPACE • 5/8" TWO PLYER PLYWOOD SHEATHING • 2x10 JOISTS @ 24" O.C. • R-19 BATT FIBERGLASS INSULATION IN CAVITIES • 6 MIL FULLY VAPOR BARRIER • 5/8" GYPSUM BOARD • INTERIOR AIR FILM	
CONTINUOUS ELEMENTS • EXTERIOR AIR FILM • 1/2" VENTED AIR SPACE • 5/8" TWO PLYER PLYWOOD SHEATHING • 6 MIL FULLY VAPOR BARRIER • 5/8" GYPSUM BOARD • INTERIOR AIR FILM	.17 .70 .0994 0 .45 .68 R-19.4969
(UNIT) RSI (IP REALLY) $\frac{R}{U} = \frac{R_i}{U_i} + \frac{R_o}{U_o}$	R-19 = 4.96
TOTAL EFFECTIVE INSULATION VALUE	R-19 = 4.70

CEILINGS BELOW ATTICS - COMMON TRUSS

MINIMUM REQUIRED EFFECTIVE THERMAL RESISTANCE = R-19 (R-24 IF 2x10 COMMON TRUSS @ 24" O.C.)	
ASSEMBLY DESCRIPTION • EXTERIOR AIR FILM • 1/2" VENTED AIR SPACE • 5/8" TWO PLYER PLYWOOD SHEATHING • 2x10 COMMON TRUSSES @ 24" O.C. • CONTINUOUS LOOSE FILL FIBERGLASS INSULATION ON TOP OF CAVITIES • R-19 LOOSE FILL FIBERGLASS INSULATION IN CAVITIES • RAISED HEEL TRUSSES @ 24" O.C. IN: 5/8" BOTTOM CHORD • 6 MIL FULLY VAPOR BARRIER • 5/8" GYPSUM BOARD • INTERIOR AIR FILM	
CONTINUOUS ELEMENTS • EXTERIOR AIR FILM • ROOFING MATERIAL SHINGLES • 5/8" TWO PLYER PLYWOOD SHEATHING • R-19 FIBERGLASS LOOSE FILL INSULATION • 1/2" VENTED AIR SPACE • 6 MIL FULLY VAPOR BARRIER • 5/8" GYPSUM BOARD • INTERIOR AIR FILM	.17 .44 .0994 .70 .45 .68 R-19.4969
(UNIT) RSI (IP REALLY) $\frac{R}{U} = \frac{R_i}{U_i} + \frac{R_o}{U_o}$	R-19 = 3.84
TOTAL EFFECTIVE INSULATION VALUE	R-19 = 3.84

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Terrance Clark
427 Prospect Road
North Vancouver 604-985-3985

448 ALBERT STREET
PROPOSED HOME
DETAILS

1/4"=1'-0"

A7
01

[illegible]

[illegible]

[illegible]	
[illegible]	
[illegible]	
[illegible]	

TOPOGRAPHIC PLAN OF LOT 3, BLOCK 5
DISTRICT LOT 121, GROUP 1
NEW WESTMINSTER DISTRICT
PLAN 1054

4412 - Albert Street
Burnaby, B.C.

ZONING: RM6

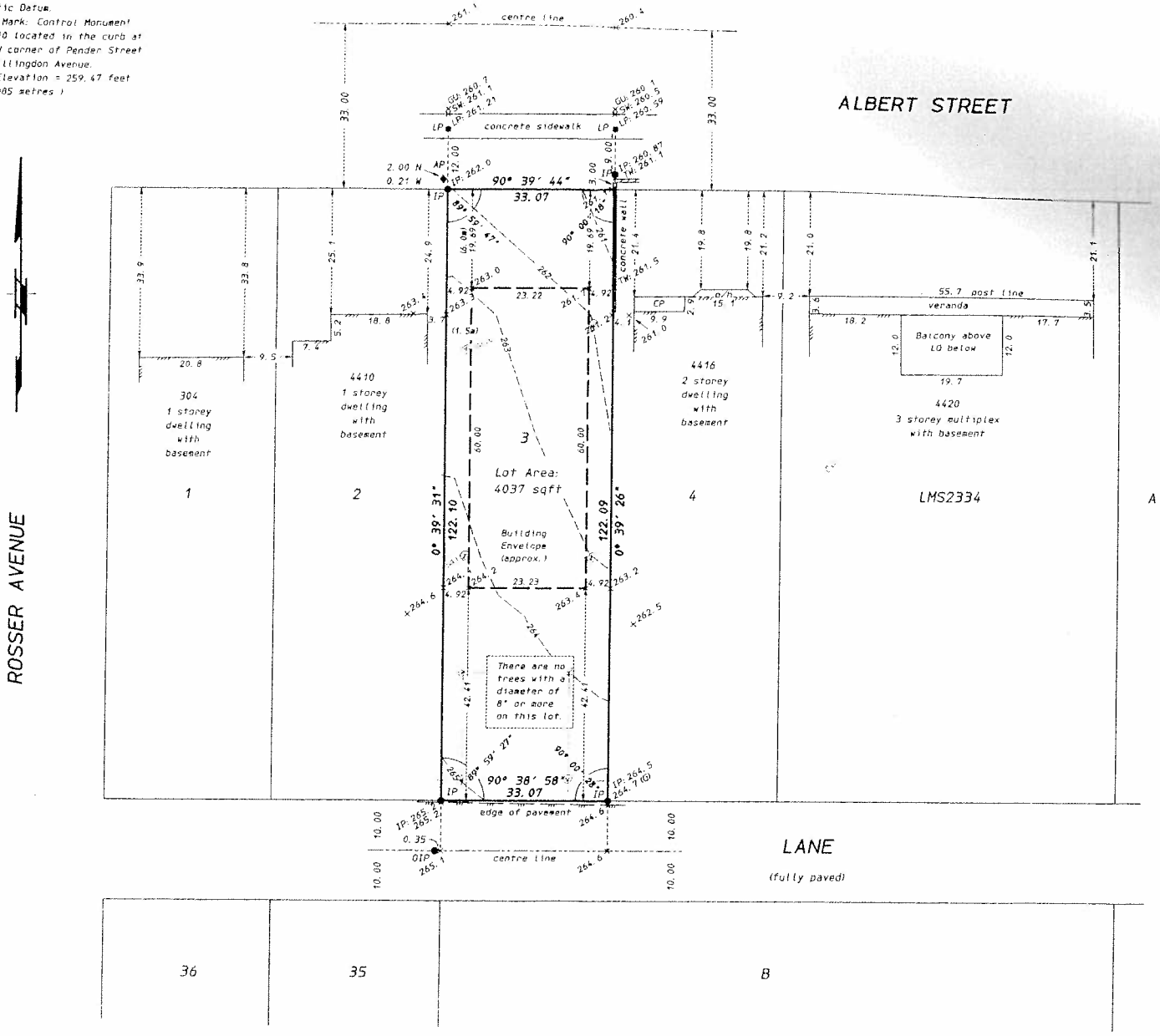
SCALE: 1 INCH = 16 FEET

0 5 10 20 30 50

All dimensions are in feet and decimals thereof unless otherwise indicated.
Contour interval: 1.0 feet

RECEIVED
NOV 12 2015
BUILDING DEPARTMENT

NOTE:
Elevations are based on Geodetic Datum.
Bench Mark: Control Monument DIS 310 located in the curb at the SW corner of Pender Street and Willingdon Avenue.
B.M. Elevation = 259.47 feet (79.085 metres)



NOTE:
All trees are plotted in accordance with Burnaby Tree Bylaw 1996 (No Trees)

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CERTIFIED CORRECT:
November 5, 2015

B.C.L.S.

LEGEND:

● IP	iron post
■ LP	lead plug
◆ AP	aluminum post
TW	top of wall
SW	top of sidewalk
GU	gutter
CP	covered porch
LQ	living quarters
o/h	overhang
(G)	ground

All original corner posts have been located and are undisturbed, therefore a Posting Plan is not required.

NOTE:
The building envelope shown is only our interpretation of the City of Burnaby building bylaws. The size and location of the building envelope must be confirmed by the City of Burnaby planning department prior to any design work. Failure to confirm with the planning department will place the responsibility onto the house designer.

FRONT YARD SETBACK CALCULATIONS

HOUSE NO.	LOT NO.	MIN. FRONT SETBACK	AVERAGE
304	1	33.8	
4410	2	24.9	24.88
4416	4	19.8	MINIMUM
4420	LMS2334	21.0	19.69
	TOTAL	99.5	

NOTE:
For construction, use lead plugs in sidewalk or City survey monument only, for elevation control.

Ken K. Wong and Associates
Canada and B.C. Land Surveyors
5624 E. Hastings Street
Burnaby, B.C. V5B 1R4
Telephone: 294-8881
Fax: 294-0625
150757 K8906 P96-98
R-450 R-6243
SZ-5584
Drawn by: FB

FILE: TF-4885 PID: 002-848-970