

-BOARD OF VARIANCE

Agenda for the Board of Variance Meeting of the Village of Pemberton to be held Monday, March 20, 2017 at 11:00AM at 7400 Prospect Street.

	Report Total Pages
1. CALL TO ORDER	
2. GENERAL UPDATE	
3. MINUTES	
• Draft Minutes of the January 20, 2016 BoV Meeting	3
4. LOT 13-7468 DOGWOOD MAXIMUM PERMITTED HEIGHT VARIANCE REQUEST	
• Report to BoV	30
5. NEW BUSINESS	
6. NEXT MEETING	
7. ADJOURNMENT	

BORD OF VARIANCE MINUTES

Minutes for the Board of Variance of the Village of Pemberton held January 20, 2016 at 10:00am at 7400 Prospect Street, Pemberton, B.C.

IN ATTENDANCE:	Niki Vankerk Alan Leblanc
REGRETS:	Drew Meredith
STAFF IN ATTENDANCE:	Lisa Pedrini, Village Planner Suzanne Bélanger, Project Coordinator
APPLICANT:	0
PUBLIC:	2

1) CALL TO ORDER

At 9:30am the meeting was called to Order.

The Chair offered the public members to introduce themselves:

- Bob Mares-Potential Buyer of 1349 Greenwood
- Stefan Miller-1351 Greenwood Street

2) MINUTES

The BoV minutes of July 22, 2015 were revised to update the resolution from

“THAT the minutes of the Advisory Land Use Commission”...
to:

“THAT the minutes of the Board of Variance”...

Moved/Seconded

THAT the minutes of the BoV meeting held July 22, 2015 be approved as per the revision as noted above.

CARRIED

3) LOT 7-SETBACK VARIANCE REQUEST (1349 GREENWOOD STREET)

Lisa Pedrini gave an overview of the application.

Lot 7 is located at corner of Dogwood Street and Greenwood Street. The landowner (Sabre) & the potential buyer (Bob Mares) would like to gain driveway access from the

west side of the lot, off Dogwood Street. The frontage change proposed would require the setbacks to be as follow:

- Front yard (off Dogwood Street)= minimum 5.0m setback required
- North side= minimum 1.5m setback required
- South side (Greenwood Street side) = minimum 3.0 m setback required.
- Rear setback= minimum 5.0m setback

The variance request is to modify the following:

- Rear setback= from 5m as to 1.5m. This is the same setback distance should the driveway access remain off Greenwood Street.

Lisa mentioned that the Board of Variance were to look at the application keeping in mind if the changes needed were due to a hardship.

The potential buyer presented a conceptual drawing of the home layout on the property and described the challenges of construction & access should the driveway remain off Greenwood Street and the benefits of moving the driveway to Dogwood. More specifically:

- Safety issues with a driveway being really close to the corner and to the stop sign where visibility is an issue.
- The cost of blasting the rock bluff to create a driveway and achieve the connections to the municipal water/sewer service would be difficult and expensive.
- The rock bluff is a natural feature that enhances the land and the neighbourhood.

The owner of 1351 Greenwood Street (neighbouring property) commented that he was supportive of the preservation of the rock bluff and in support of the application.

The board of variance members had the following comments:

- The Board inquired on how change would affect the civic address. Village Staff confirmed that there is process in place to modify civic addressing and that an application for the change would have to be submitted by the land owner.
- It was mentioned that perhaps the original location of the driveway access may have been done in relation to a traffic analysis for the Neighbourhood. However, it was also acknowledged that the variance application was based on justified hardship/challenges.
- The Board of Variance members were in support of the application

RESOLUTION

Moved/Second

THAT the Board of Variance approve the request to reduce the rear (east) set-back from 5metre to 1.5metre and that the exterior (south-east) set-back be extended from 3metre to 5metre.

CARRIED

4) **NEW BUSINESS**

No new business

5) **NEXT MEETING**

TBA

6) **ADJOURNMENT**

Moved/Second

THAT the Board of Variance meeting be adjourned.

CARRIED

At 9:36am the meeting was adjourned.

This is a true and correct copy of a meeting of the BoV of the Village of Pemberton, held January 20, 2016.

Chair

Date: March 20, 2017

From: Lisa Pedrini, Village Planner

Subject: 7468 Dogwood Street – Building Height Variance Request

**Owners/
Agent:** Simon Talbot / Jill Hodgkinson

PURPOSE

This report provides an overview for the Board of Variance of an application submitted by the owner of the property located at 7468 Dogwood Street (Lot 13, DL 202, KAP76833, LLD), requesting a relaxation from the maximum height in the Zoning Bylaw. A location plan is below.

BACKGROUND

For the past several years, owners and developers in the Benchlands' subdivision have experienced difficulties meeting particular provisions of the Zoning Bylaw with regard to the lots between Dogwood and Greenwood Streets as they are challenged due to the rocky and varying topography of the sites.

7468 Dogwood Street (Lot 13) is located at the top of the hill on steep, sloping terrain. The property is zoned RS-1 and has a maximum height of 10.5 m for the principle building. Given that the lot is pie-shaped and very steep, the owners opted for a two storey split-level design in order construct a house that better responds to the natural topography. However, given that the rear of the dwelling appears to be four storeys as it steps down the lot, when the average finished grade is calculated, the house exceeds the maximum height. Therefore the building permit cannot be approved due to the non-compliance with the way in which the Zoning Bylaw calculates height.



Staff recommended that the applicant apply to the Board of Variance as a hardship given the topography of the site. Please see the application as **Appendix A**. The Building Inspector supports this application and will be available at the Board of Variance meeting to help explain the application. The applicant is also seeking permission for a height allowance for the crawl space.

The photos attached as **Appendix B** provide a visual context of the property.

DESCRIPTION

The proposed variance is to reduce the maximum height from 10.5 m to 11.28 m, a difference of 0.78 m, in order to permit the average finished grade of the dwelling to exceed the maximum height.

DISCUSSION

A Board of Variance has the ability to vary certain provisions in the Zoning Bylaw whereby they agree that undue hardship would be caused if the variance was not granted. The variance, however, shall not:

- result in inappropriate development of the site;
- adversely affect the natural environment;
- substantially affect the use and enjoyment of adjacent land;
- vary permitted uses and densities under the applicable bylaw; or
- defeat the intent of the bylaw.

Variances to the BC Building Code are not able to be varied; therefore the applicant's request to vary the height of the crawl-space is not being addressed in this report.

Staff has reviewed the submission with the Letter of Intent and concur with the following arguments in favour of hardship:

Lot Topography – The site is at the top of the very rocky Benchlands development originally approved in 2004. The intent is to construct a house that would better respond to the natural topography and reduce the amount of backfill.

Maximum Height – The Zoning Bylaw defines **height** (of a building or structure) as the vertical distance from the Average Finished Grade to the highest point of a flat roof, to the deck line of a mansard roof, and to the mean height level between the eaves and the ridge of a hip or gambrel roof. **Average Finished Grade** means the average of elevations taken at the outermost corners of the finished elevation adjoining each exterior wall of a building.

The height of the dwelling from the street level is 8.18 m, but the average height overall equates to 11.28 m.

IMPACT

Staff has reviewed the Letter of Intent and agree that there appears to be minimal negative impacts if the proposed variance was granted, as the property backs onto Crown Land.

ALTERNATIVE OPTIONS

The Board of Variance in their consideration of the application to vary the maximum height permitted on 7468 Dogwood Street has the following options:

- (i) Approve the variance

- (ii) Approve the variance with certain conditions
- (iii) Reject the variance

The decision of the majority of the membership shall be the decision of the Board. The Secretary (Suzanne Belanger) shall, within seven (7) days of a decision, send by mail or otherwise deliver the written decision of the Board to the applicant, all persons who made representation at the hearing, and the local government Building Inspector. The Secretary shall, within seven (7) days of the decision, enter that decision in the record maintained at the local government office.

Appendices:

Appendix A – Application Package

Appendix B – Photos



Box 100 | 7400 Prospect Street
 Pemberton BC V0N 2L0
 P: 604.894.6135 | F: 604.894.6136
 Email: admin@pemberton.ca
 Website: www.pemberton.ca

BOARD OF VARIANCE APPLICATION

Date of Application: _____ VOP File Number: _____

APPLICANT INFORMATION:

Name: Jill Hodgkinson Postal Address: _____
 Phone: 604 935 4692 PO Box 1092, Pemberton, BC
 Fax: _____ VON 2L0
 Cel: _____ Email: simontalbot@hotmail.com

REGISTERED OWNER INFORMATION:

Name: Simon Talbot Postal Address: _____
 Phone: 604 935 4692 PO Box 1092, Pemberton, BC
 Fax: _____ VON 2L0
 Cel: _____ Email: simontalbot@hotmail.com

PROPERTY INFORMATION:

Civic Address: 7468 Dogwood street Legal Description: Lot13 District Lot202 Lillooet Land
Pemberton, BC Zoning Designation: RS-1
VON 2L0 Section in Bylaw to be varied: _____

DESCRIPTION OF VARIANCE REQUESTED:

Request a variance in the building height calculation in respect to finish grade below street level. And crawl space ceiling height allowance.

APPLICATION CHECKLIST:

Certificate of Title	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Site Plan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Application Fee	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Property Within Agricultural Land Reserve	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Authorization Form	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Property Subject to Riparian Area Regulations	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Rationale for Variance	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Property Adjacent to Residential Properties	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

I, Simon Talbot *Applicant's name* hereby allow for the purposes of this application, any member(s) of the Board of Variance to view the property of the proposed variance upon request.

 Signature

For Office Use Only			
Roll No.:	_____	Prospero No.:	_____
Related Files:	_____	Fee Submitted: \$	_____ Receipt No.: _____

Letter to:

Pemberton Municipality Board of Variance (BOV)

Dated: 25 February 2017

I am writing this letter in order to request a variance in the building height calculation and stories calculation for: 7468 Dogwood Street (Lot#13 Benchlands), Zoned RS-1.

The current Plans submission is for a split level home with a crawl space beneath the garage and the lower floor. The house plans street front view only shows a two-story house, with a fire truck height accessibility of less than 10.5m from the finish grade.

This amendment is not to request approval for a final roof elevation higher than potentially allowed to be built by the current Bylaw from the street curb level or to increase the living area square footage of the Lot over its allowance limit according to Bylaw. But mostly to lower the finish landscaping grade elevation near the north end of each roof coverage area by just less than 10.5m from the average roof height, not the highest point of the roof, to the average finish grade directly beneath the individual roofline.

The request is for:

- 1- A finish grade of not any lowered then: 248.9m directly below the upper roof covering area and not any lower then: 245.25m directly below the lower roof covering area.
- 2- And also to allow a crawl space ceiling height higher than 2m but not greater than 3m directly below the garage and the lower level of the house.

These two requests would eliminate the construction of higher than needed concrete wall, retaining walls and an unnecessary amount of fill requirement.

A multi level split home was design to:

- Better flow with the natural grade of the Lot in order to minimize affecting the natural environment of the Lot.
- Prevent major undertaking in retaining wall construction.
- Eliminate having a slope downward driveway to a garage from the street.
- Minimize building a higher finished elevation than needed to minimize obstruction of view to Lot immediately west and Lots across the street.
- To prevent building only on the upper portion of the Lot which would resulted in a maximum house frontage from property limit to property limit in order to get a reasonable square footage home to match the high cost of a Lot.

The current proposed design substantially helps affect the use and enjoyment of adjacent land, by minimizing the implementation of a retaining wall and by lowering the maximum allowed roof peak height by a few meters according to the current zoning Bylaw.

The Pemberton Benchlands Housing Corp development was designed and approve with proposed minimum floor elevation assigned to each Lot in order to help mitigate building height issue and sanitary service connection. The assigned elevation is as follows:

- Lot#14 was 238.73m
- **Lot#13 was 251.13m**
- Lot#12 was 251.53m

Now if an average house, 40foot wide home, were to be constructed with a roof slope of 6/12 on a maximum height of 10.5m it would have an average roof height of:

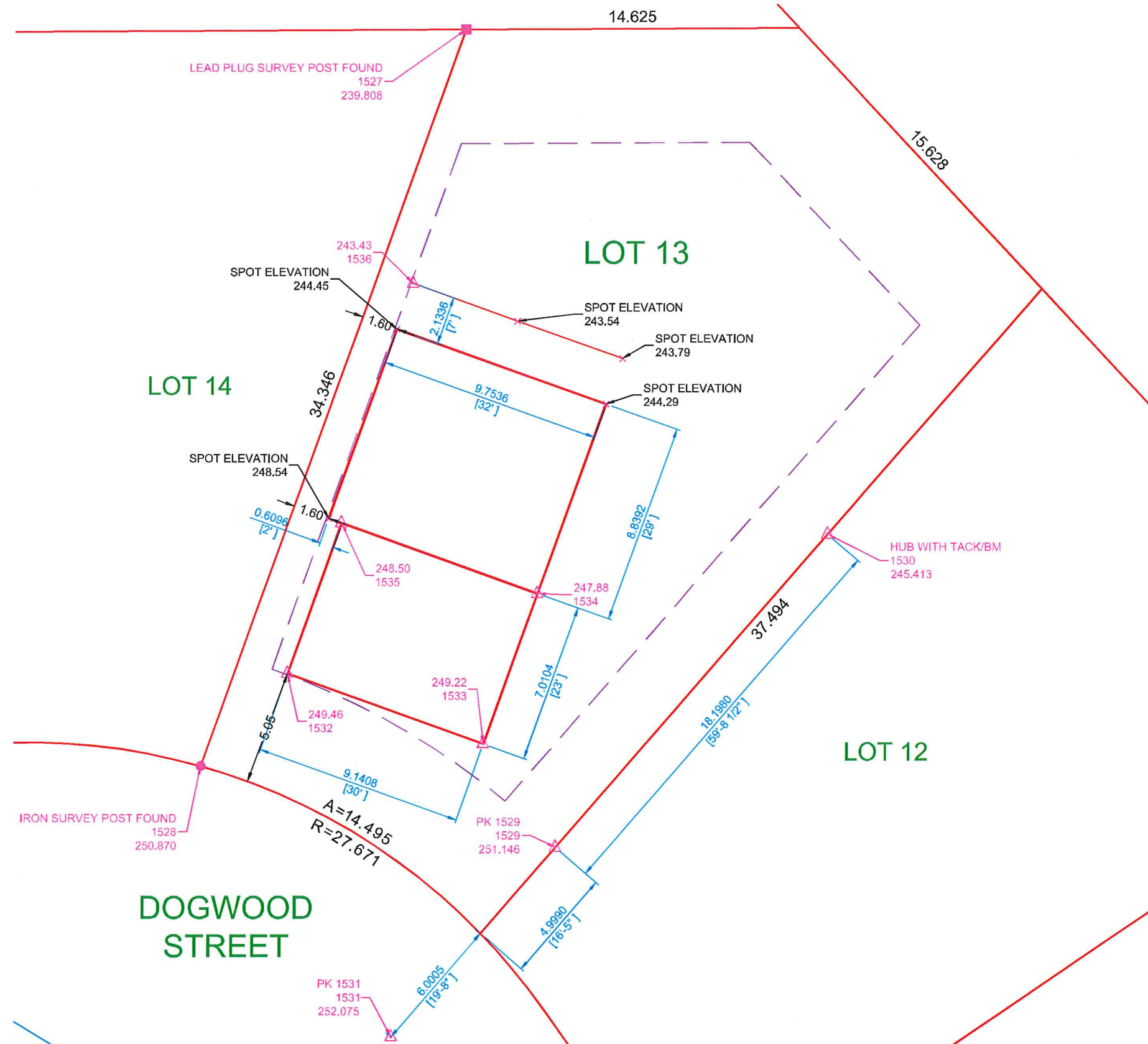
- Lot#14, 249.23m, this makes the highest part of the roof near 252.23m
- Lot#13, 261.63m**, this makes the highest part of the roof near **264.63m**
- Lot#12, 262.03m, this makes the highest part of the roof near 265.03m

This is how the current proposed roof elevation for Lot#13 is and it is well below the allowed limit in order to eliminate affects the use and enjoyment of adjacent land and minimize the implementation of a major retaining wall.

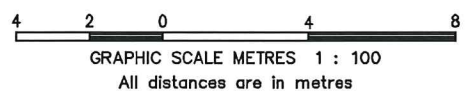
The proposed upper roof elevation average is:

- Lot#13: 259.33m, this makes the highest part of the roof near 260.08m**

PLAN SHOWING POINTS LAID OUT & SPOT ELEVATIONS ON LOT 13, DISTRICT LOT 202, LILLOOET DISTRICT, PLAN KAP76833



- NOTE:
- FIELD SURVEY COMPLETED NOVEMBER 18, 2016
 - * 123.45 DENOTES SPOT ELEVATION IN METRES
 - BEARINGS ARE DERIVED FROM GPS SURVEY.



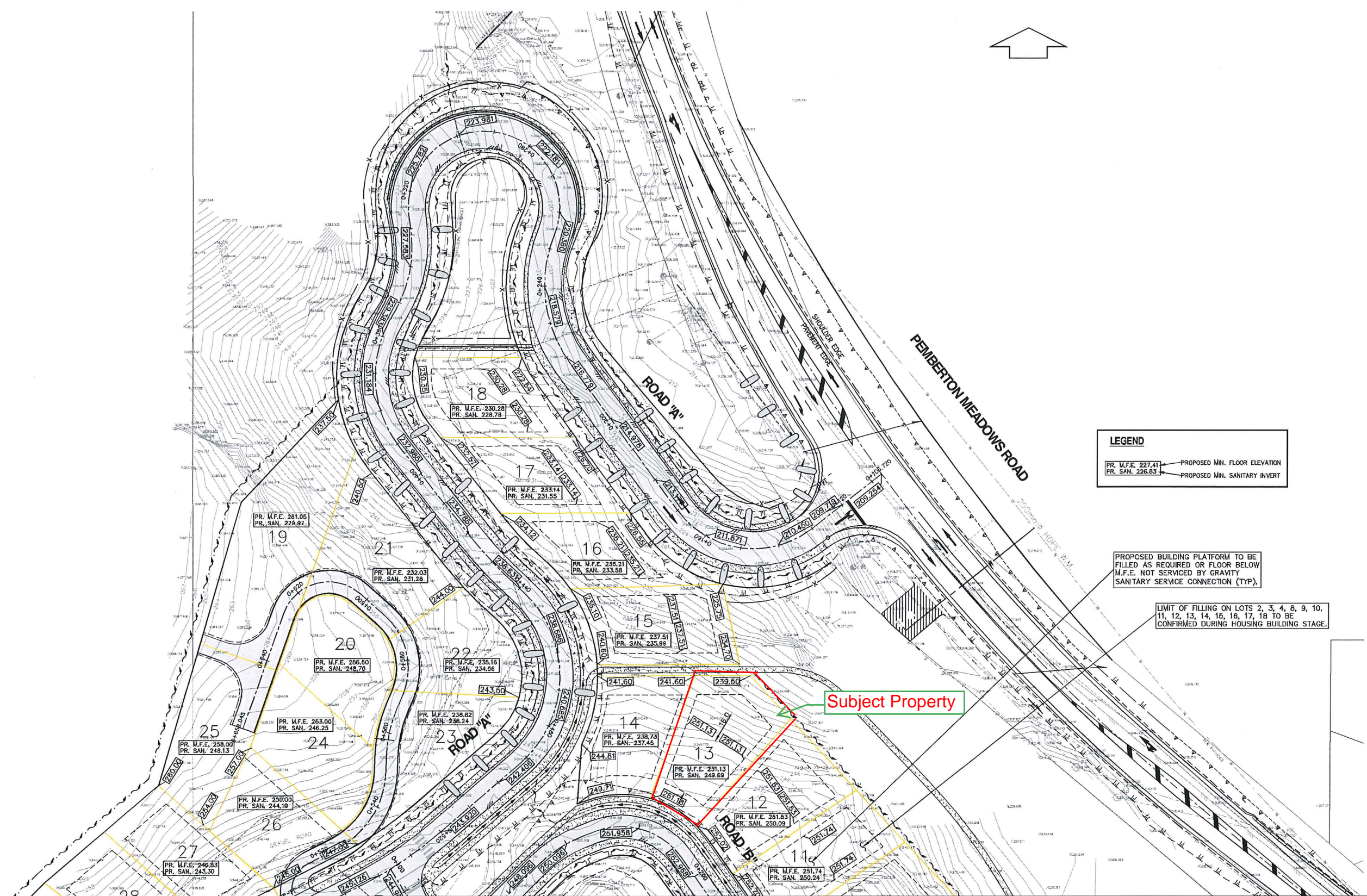
DOUG BUSH SURVEY SERVICES Ltd.
 Douglas J. Bush, ASCT, RSIS
 Applied Science Technologist (Geomatics)
 Unit 18, 1370 Alpha Lake Road, Whistler, B.C. VON 1B1
 Phone 932-3314 / Fax: 932-3039
 E-mail: dougb@dbss.ca / http://dbss.ca

REVISION:

Notes:
 ELEVATIONS ARE GEODETIC NAD83 DERIVED FROM WATER RESOURCES MONUMENT NO. 1068 LOCATED ON THE WEST SIDE OF THE PEMBERTON MEADOWS HIGHWAY IN D.L. 202 ELEVATION USED = 693.32 FEET (211.324 METRES)

Client: SIMON TALBOT
 Project: 7468 DOGWOOD STREET

Date: November 24, 2016	SCALE: 1:200
Files: 12193.CRD	JOB NO.: J16387
	DWG.: 16387R01
	SHEET:



LEGEND	
PR. M.F.E. 227.41	PROPOSED MIN. FLOOR ELEVATION
PR. SAN. 226.83	PROPOSED MIN. SANITARY INVERT

PROPOSED BUILDING PLATFORM TO BE FILLED AS REQUIRED OR FLOOR BELOW M.F.E. NOT SERVICED BY GRAVITY SANITARY SERVICE CONNECTION (TYP).

LIMIT OF FILLING ON LOTS 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 TO BE CONFIRMED DURING HOUSING BUILDING STAGE.

Subject Property

FOR CONTINUATION REFER TO DRAWING 03-097-SG2

This drawing must not be reproduced without the written permission of R.F. Binnie & Associates Ltd.
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 It is the contractor's responsibility to ensure that he is in possession of the correct version of this drawing.

No.	DATE	REVISION	BY
3	04/08/23	STRATA ROAD REVISED	RD
2	04/07/12	REVISE AS PER VILLAGE'S COMMENTS	WS
1	03/11/03	1ST SUBMISSION TO VILLAGE OF PEMBERTON	RD

R.F. Binnie & Associates Ltd.
 ENGINEERS, PROJECT MANAGERS & SURVEYORS

FRASER VALLEY
 #181 - 18223 Brandywine Way
 Surrey, B.C. V3V 5V9
 ☎ 604-574-2336
 ✉ rbinnie@rbinnie.com

SEA TO SKY COUNTRY
 P.O. Box 2098, 38144 Cleveland Avenue
 Squamish, B.C. V0N 3G0
 ☎ 604-892-8222
 ✉ sqs@rbinnie.com

LOWER MERLAND
 #103 - 1382 Wilton Street
 Burnaby, B.C. V5A 2G9
 ☎ 604-429-0721
 ✉ lbinnie@rbinnie.com

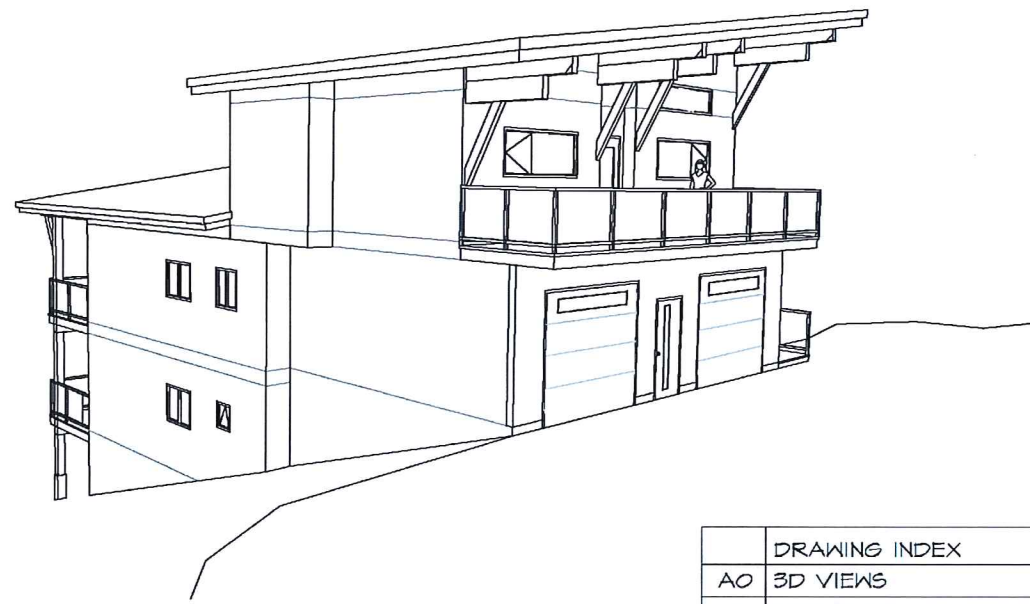
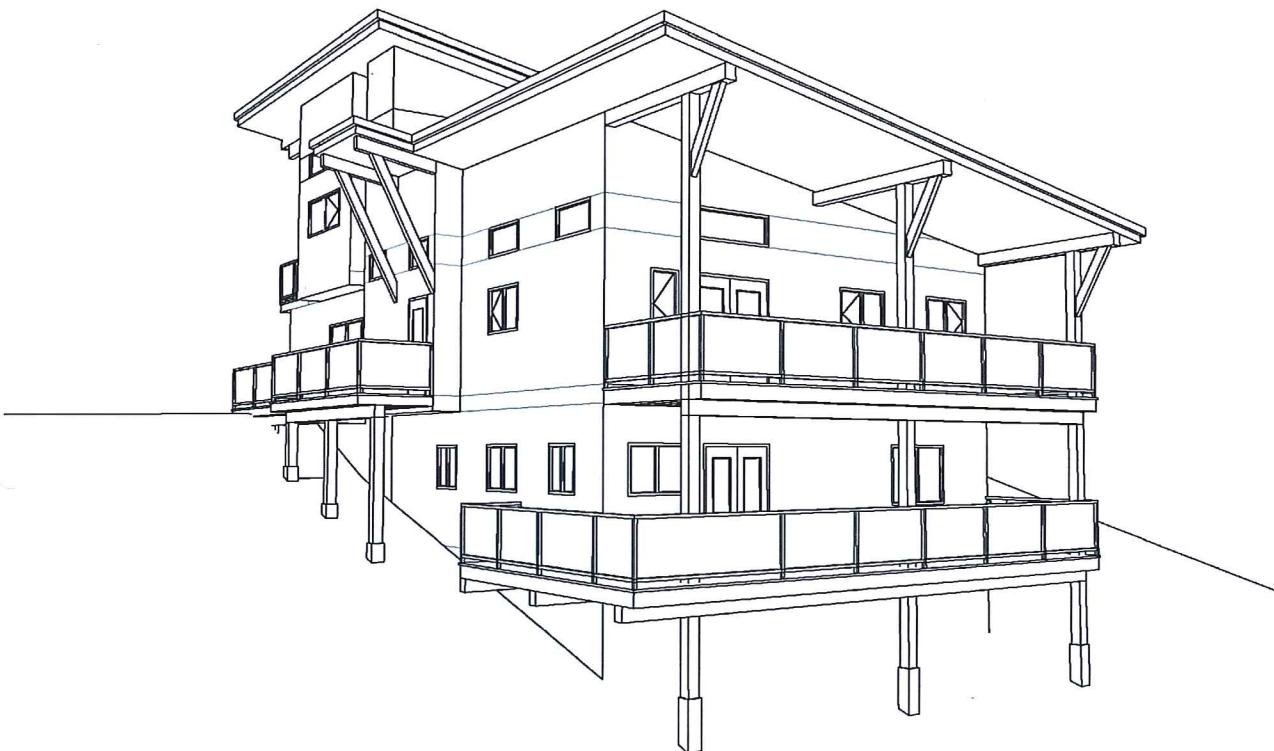
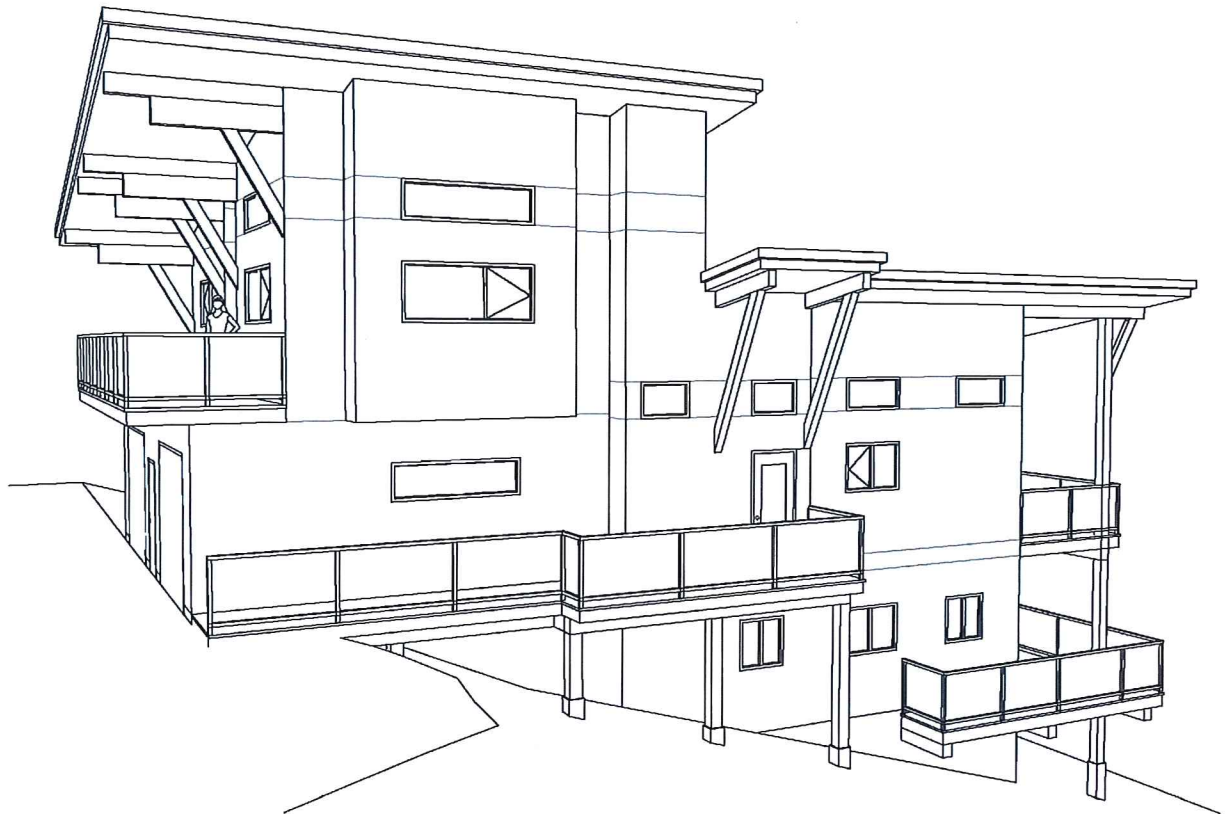
Est. 1969
 CHALCOPHER

CLIENT	PEMBERTON BENCHLANDS HOUSING CORPORATION P.O. BOX 1093, WHISTLER, B.C. V0N 1B0
DRAWING DESCRIPTION	PROPOSED SUBDIVISION PHASE 1 SITE GRADING

SURVEYED BY	RD
DRAWN BY	RD
DESIGNED BY	TC
CHECKED BY	
SCALES	
HORIZONTAL	1:500
VERTICAL	

DATE	OCTOBER 7 2003
DRAWING No.	03-097-SG1
SHEET	4 OF 33
REV.	3
DESTROY ALL PRINTS BEARING PREVIOUS No.	

ENG. REVIEW NOV 30 2016
 REVISED DEC 1 2016
 REVIEW ISSUE JAN 13 2016
 PERMIT ISSUE JAN 21 2016
 PERMIT REVISED FEB 23 2017
 NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS THE BUILDER/ CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION ON THIS DRAWING PRIOR TO CONSTRUCTION



TALBOT RESIDENCE
 7468 DOGWOOD STREET
 PEMBERTON B.C.

TALBOT RESIDENCE
 7468 DOGWOOD STREET
 PEMBERTON, B.C.

COVER SHEET

DRAWING INDEX	
A0	3D VIEWS
A1	SITE PLAN
A2	FOUNDATION/ LOWER FLOOR PLAN
A3	MAIN & UPPER FLOOR PLAN
A4	ROOF FRAMING & ROOF PLAN
A5	ELEVATIONS
A6	ELEVATIONS
A7	SECTIONS
A8	SECTIONS & DETAILS

PROJECT TALBOT
 SCALE 1/4"=1'-0"
 DATE 30 NOV 2016
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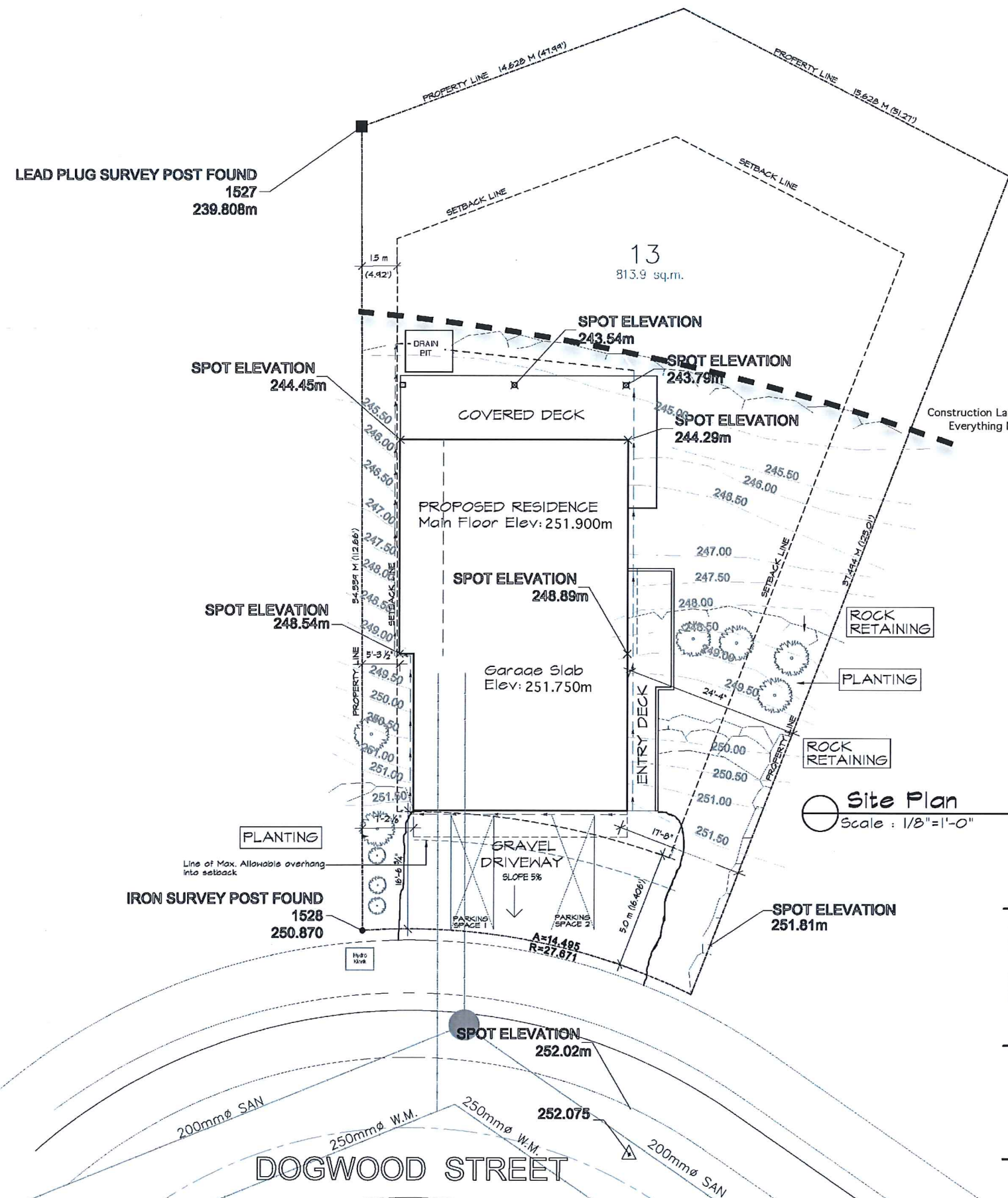
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TO CONSTRUCTION.

GENERAL NOTES

- DO NOT SCALE DRAWINGS. REFER TO NOTED DIMENSIONS ONLY.
- ALL DIMENSIONS ARE TO FACE OF STUD AND FACE OF CONCRETE U.N.O. ALL EXTERIOR DIMS. ARE TO FACE OF EXTERIOR SHEATHING
- ALL WOOD FRAMING MEMBERS TO BE S.P.F. NO. 2 OR BETTER U.N.O.
- ALL SUPPORT POSTS AS SHOWN ARE TO BE MIN. B.U. 4-2x6 TO MAX. OF 13'-0" HT. OVER 13'-0" SOLID TIMBER OR STEEL. PROVIDE SOLID BLOCKING BETWEEN IN FLOOR JOISTS
- ALL POSTS TO BE ANCHORED TO CONCRETE WITH METAL BRACKETS OR STEEL SADDLES
- ALL WINDOWS AND DOORS TO HAVE 2-2x10 LINTELS U.N.O. 6'-0" SPAN OR LESS ONLY. SEE ENG. DWGS FOR LARGER OPENINGS
- BEDROOM WINDOWS TO COMPLY WITH SECTION 9.110 OF THE BC BUILDING CODE FOR EGRESS
- MECHANICAL VENTILATION SHALL COMPLY WITH SECTION 9.12.3. OF BCBC 2012 (HRV SYSTEM REQUIRED)
- CO2 ALARMS INSTALLED IN COMPLIANCE WITH SECTION 9.32.4.2 OF THE BCBC 2012
- SMOKE & CO ALARMS TO BE INSTALLED IN COMPLIANCE WITH SECTION 9.10.14 OF THE BCBC 2012
- ELECTRICAL WIRING AND ELECTRICAL EQUIPMENT SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE ELECTRICAL SAFETY ACT AND PURSUANT REGULATIONS
- ATTIC VENTILATION SHALL BE IN ACCORDANCE WITH SECTION 9.14.1 OF THE BCBC 2012
- ATTIC ACCESS TO BE PROVIDED TO TRUSS VOIDS AS PER SECTION 9.14.2 OF THE BCBC 2012
- PRE-ENGINEERED COMPONENTS:
ENGINEERED DWGS FOR TJI FLOOR SYSTEM AND G.L.U. LAM BEAM COMPONENTS TO BE PROVIDED BY SUPPLIER.
ENGINEERED DWGS FOR TRUSSED ROOF SYSTEM TO BE PROVIDED BY SUPPLIER.
- ENG. G.L.U. LAM COMPONENTS:
SEE ENGINEER'S DWGS. FOR BEAM SIZES & CONNECTIONS
- CONCRETE NOTES:
SEE ENGINEER'S NOTES AND SPECS.
- RADON MITIGATION TO BE PROVIDED BELOW SLABS & OPEN VENT PROVIDED THRU BUILDING & ROOF AS PER SECTION 9.13.4.3 OF THE BC BUILDING CODE 2012
- WINDOWS AND DOORS TO COMPLY WITH ALL THERMAL PERFORMANCE REQUIREMENTS AS PER SECTION 4.7.4 OF THE BC BUILDING CODE 2012
- ALL WORK SHALL COMPLY TO THE BC BUILDING CODE 2012. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES FOR ADJUSTMENT/INTERPRETATION TO THE DESIGNER.



SITE ANALYSIS

SITE AREA= 813.9 sq.m (8760.75 sq. ft)
 LOT COVERAGE= 25.9 % 211.04 sq. m. (2271.66 sq. ft)
 BUILDING HEIGHT (TAKEN AS AVGE. GR. TO MIDDLE OF EACH ROOF) = 8.61 M (28.24')
 PARKING SPACES PROVIDED = 2

LEGAL ADDRESS

Lot 13, District Lot 202, Lillooet District Plan KAPT6833
 P.I.D. # 026-109-492

STREET ADDRESS

7468 Dogwood Street, Pemberton, BC

TALBOT RESIDENCE
7468 DOGWOOD STREET
PEMBERTON, B.C.

SITE PLAN

PROJECT TALBOT
SCALE NOTED
DATE 30 NOV 2016
DRAWN



ENG. REVIEW
 NOV 30 2016
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 DEC 1 2016
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 JAN 13 2016
 PERMIT ISSUE
 JAN 27 2016
 PERMIT REVISED
 FEB 25 2017

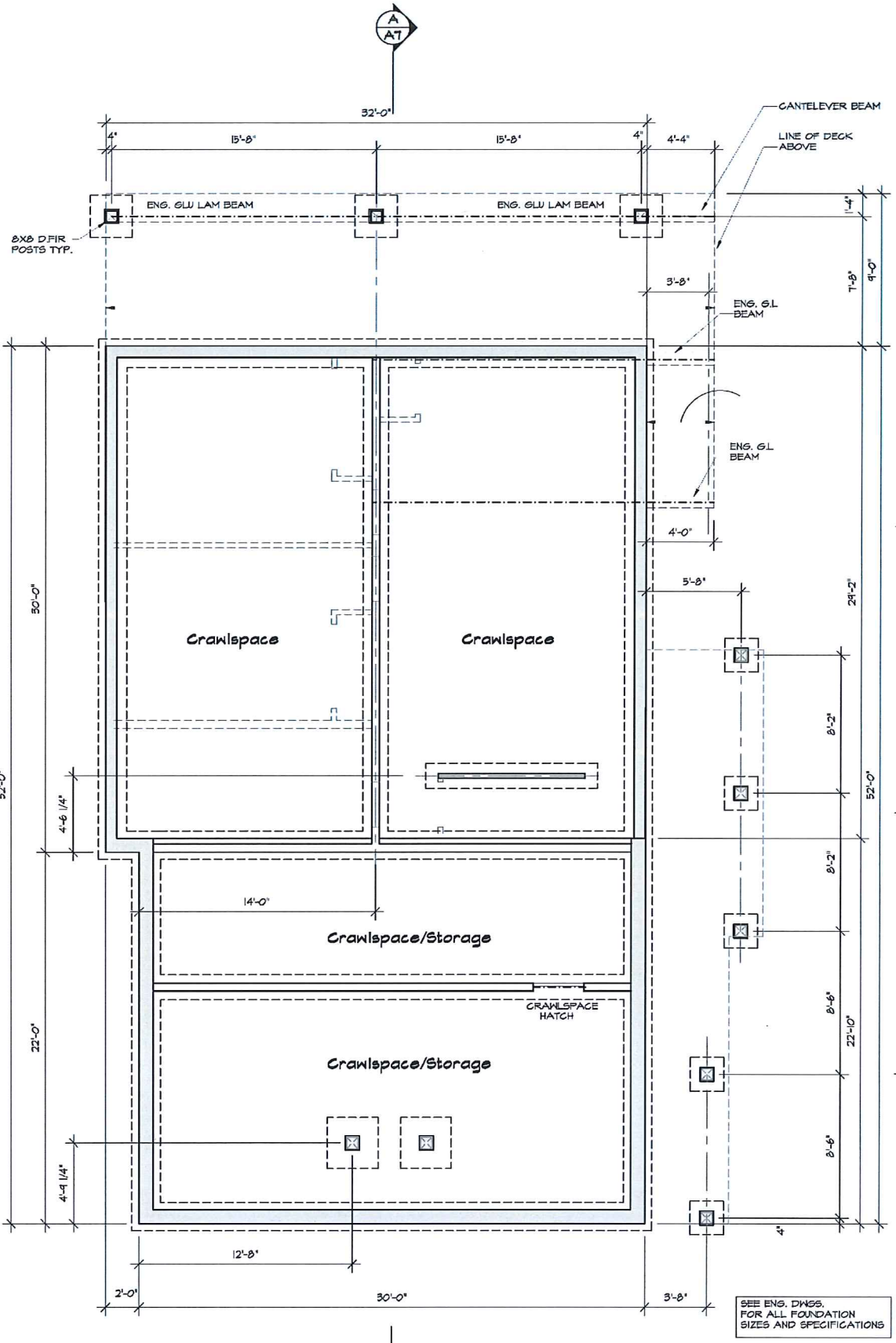
TALBOT RESIDENCE
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LOWER FLOOR PLAN

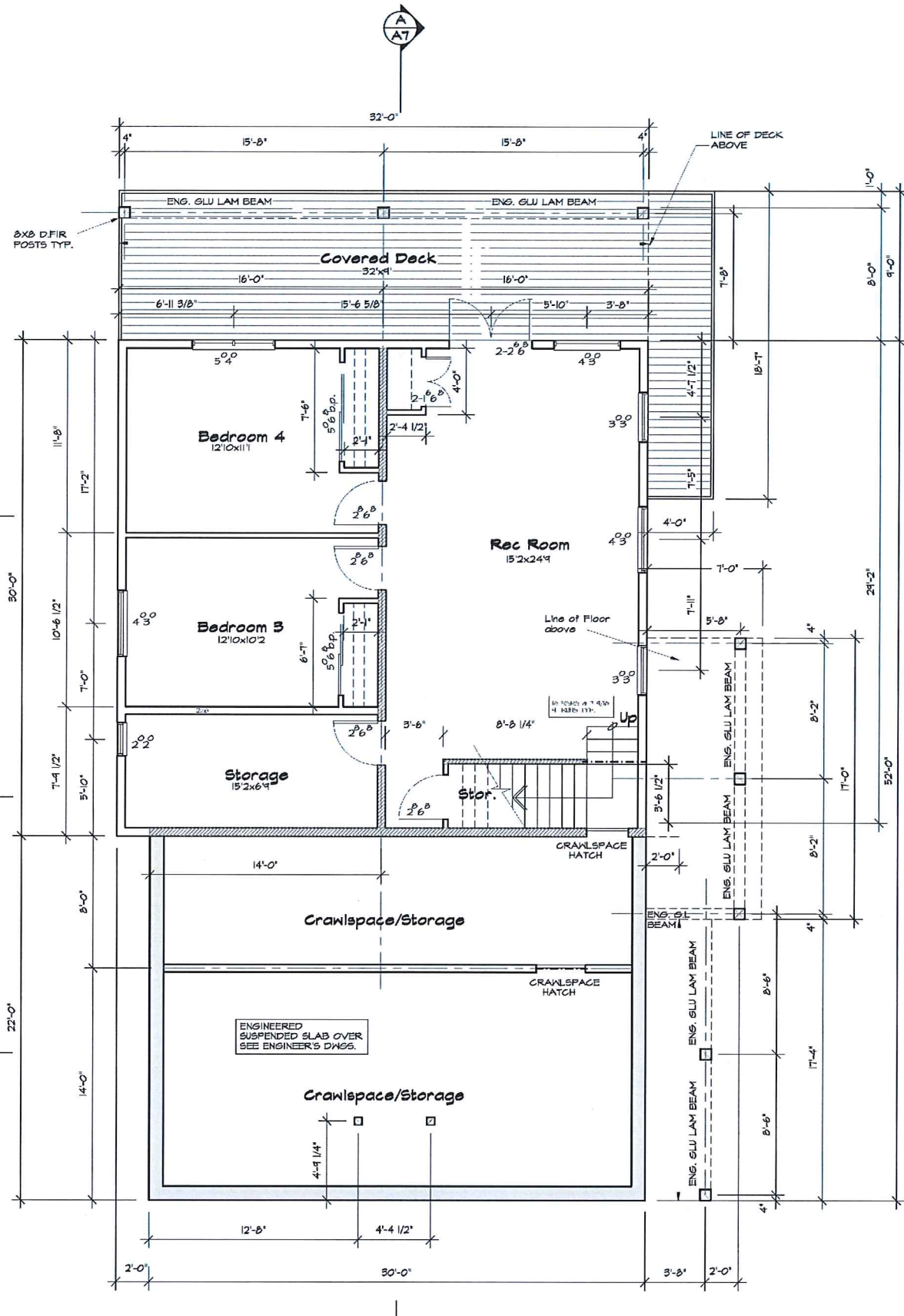
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 DATE 30 NOV 2016
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A2

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① Foundation/Crawlspace Plan



② Lower Floor Plan
 933.33 sq.ft.
 326.23 sq.ft. Deck

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 JAN 27 2016
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TALBOT RESIDENCE
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MAIN FLOOR PLAN
 UPPER FLOOR PLAN

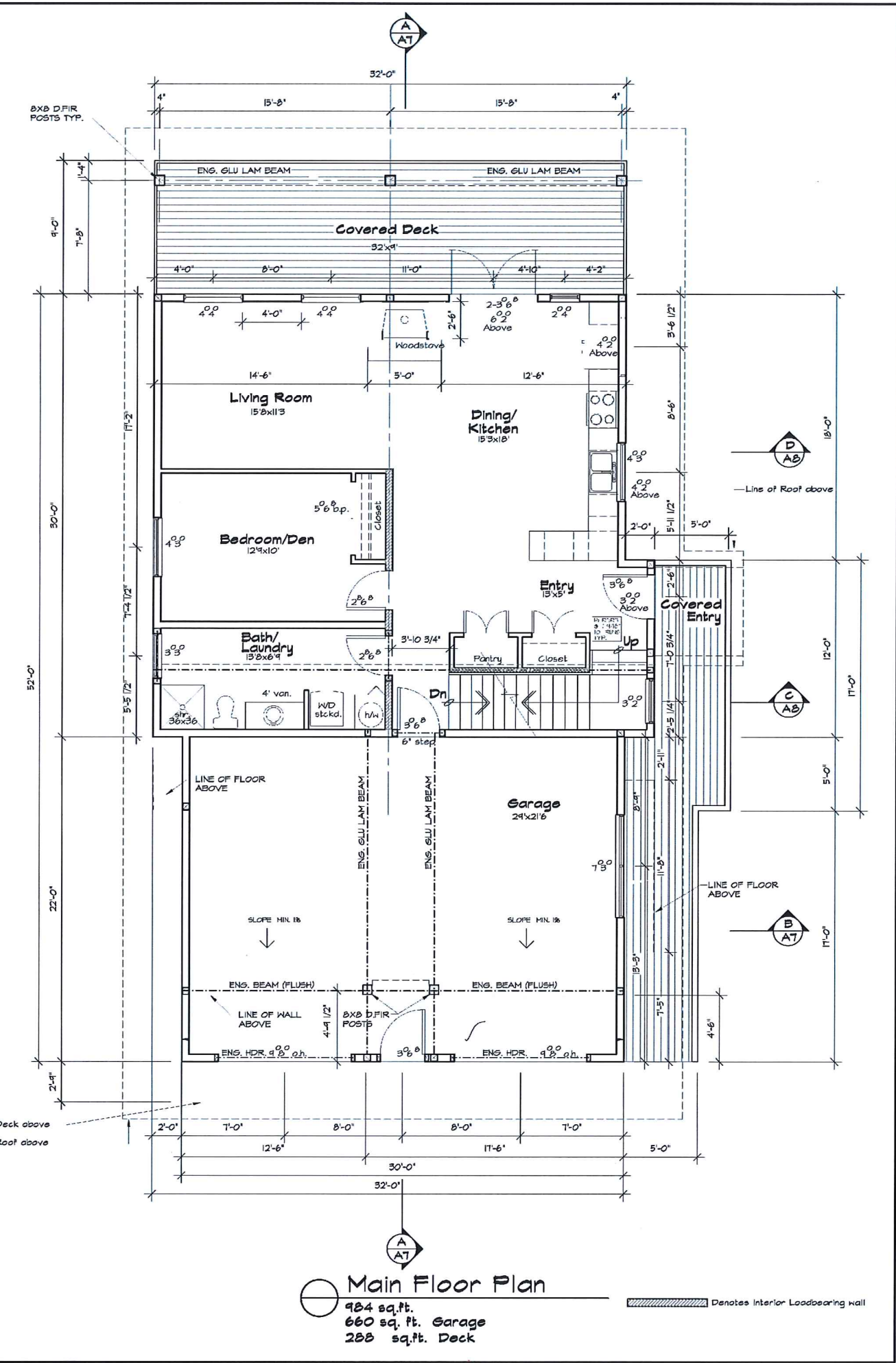
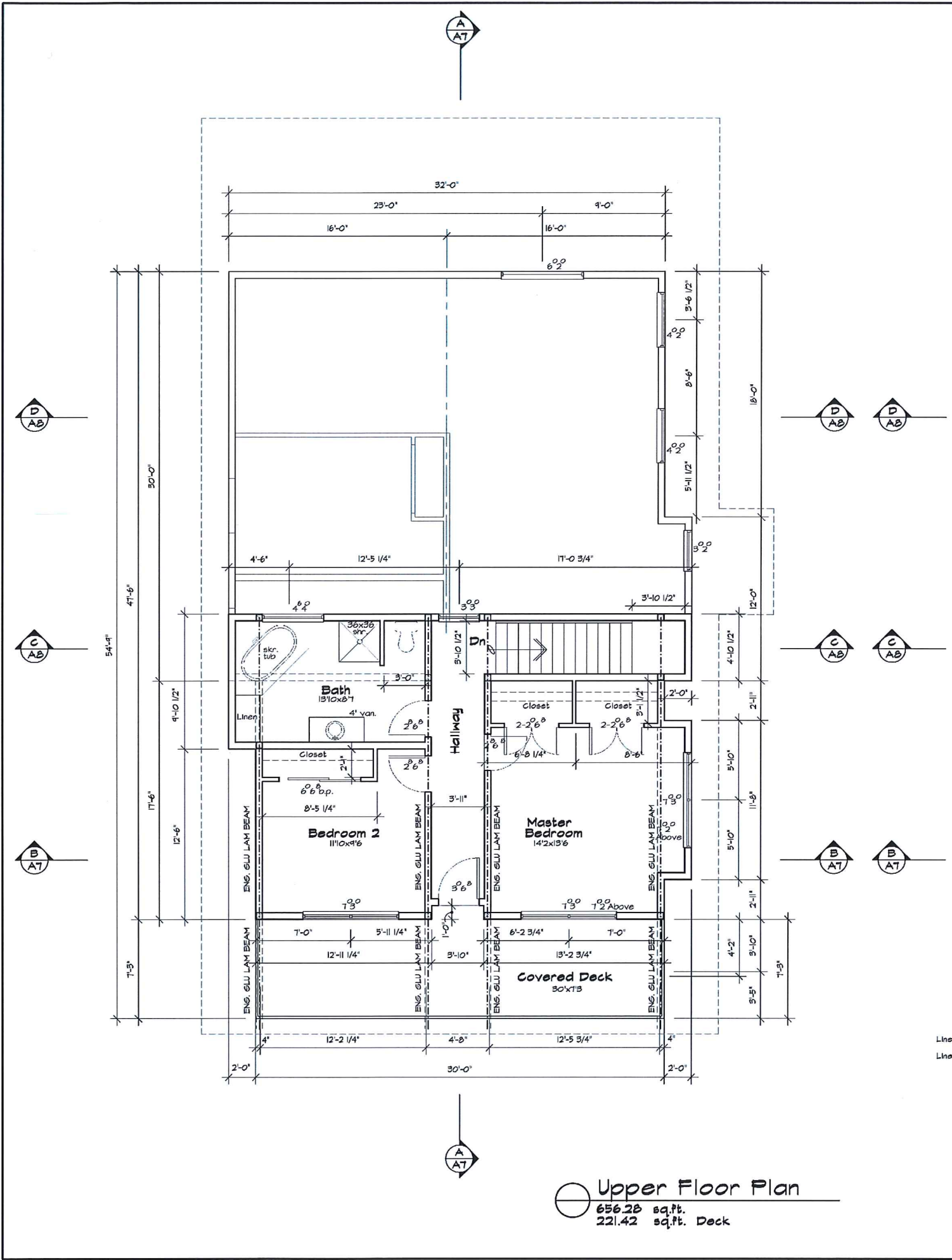
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PROJECT TALBOT
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 DRAWN

A3

Denotes Interior Loadbearing wall

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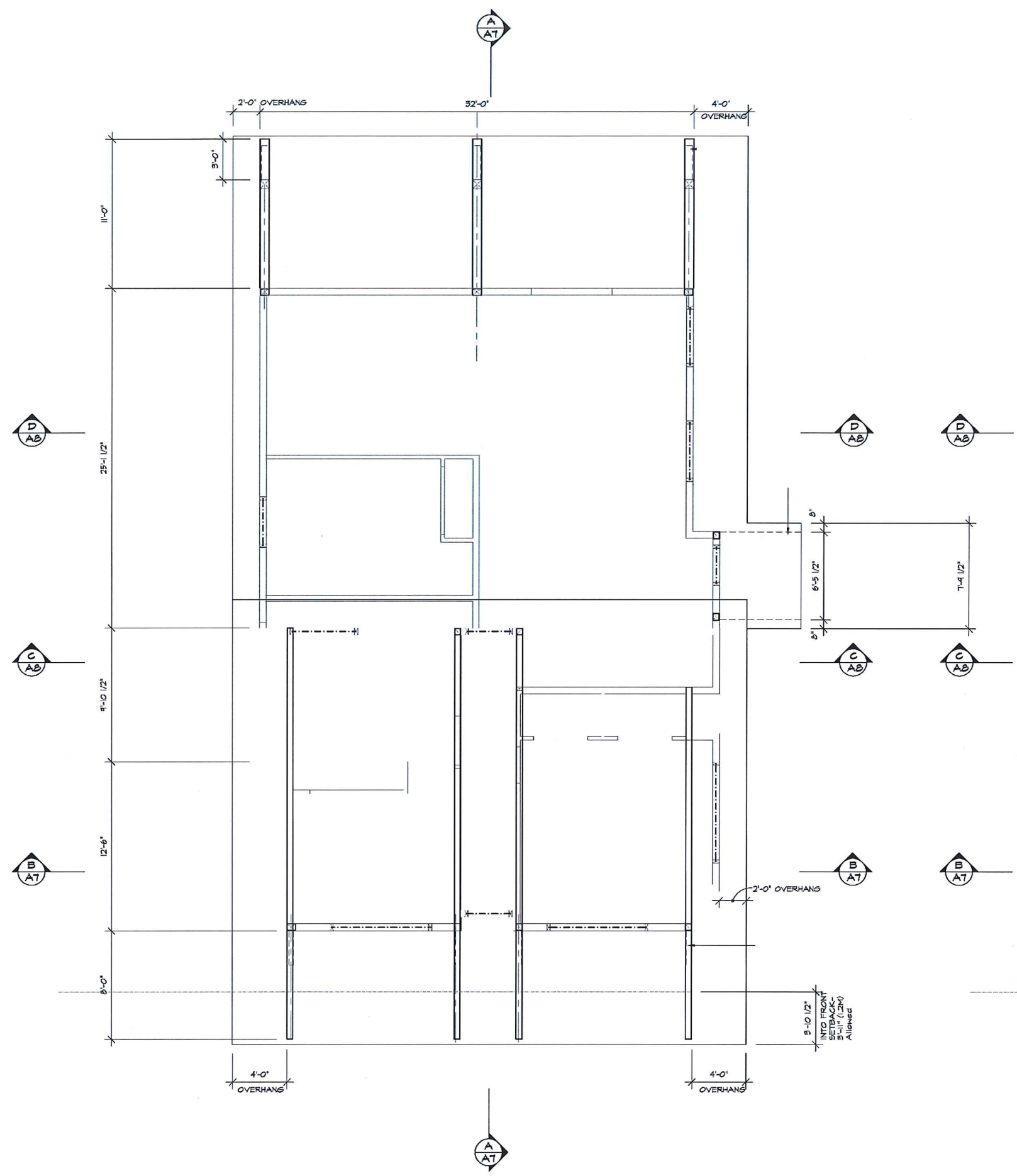
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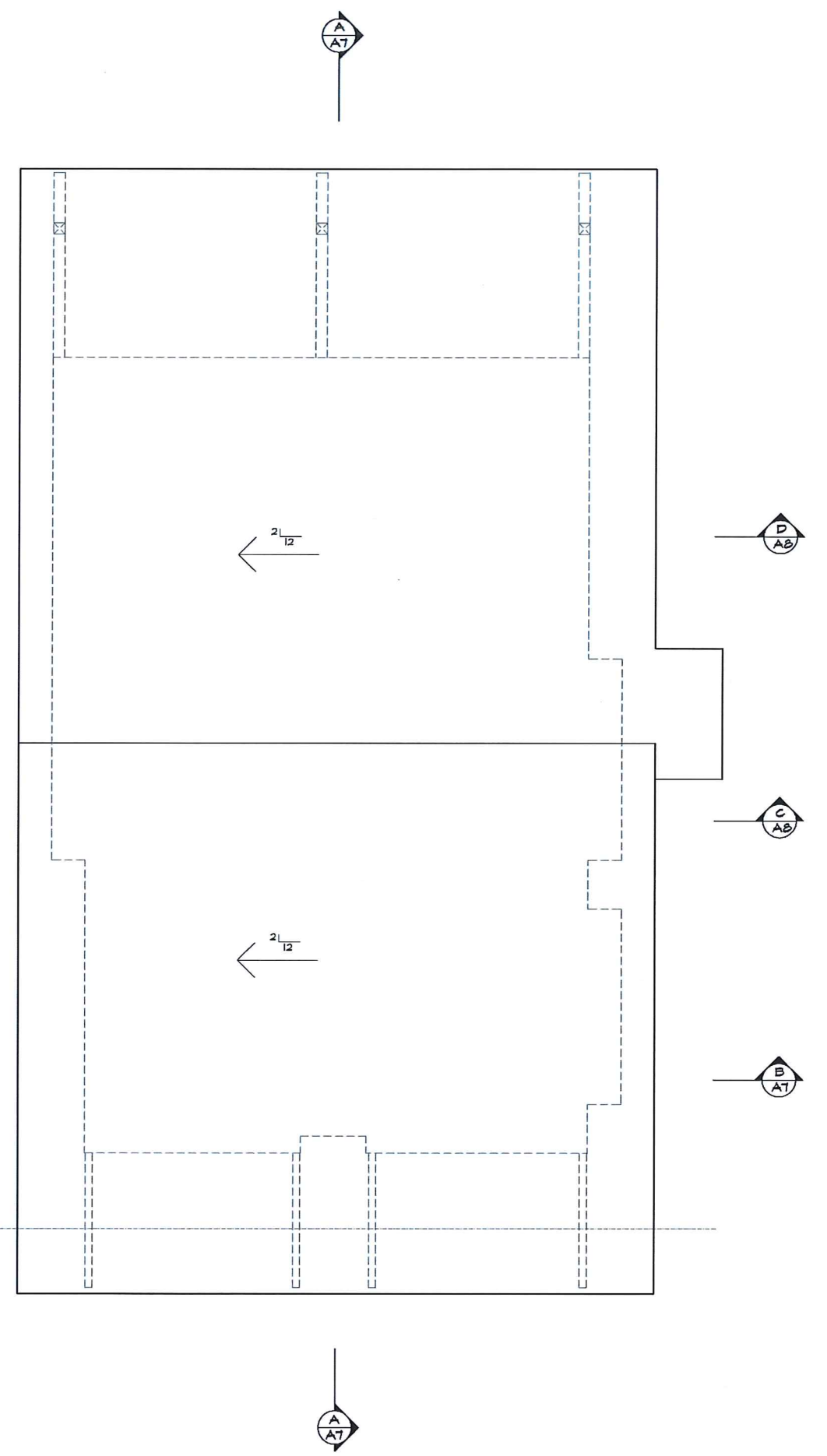
ROOF FRAMING PLAN
 ROOF PLAN

PROJECT	TALBOT
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DATE	30 NOV 2016
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A4



Roof Framing Plan



Roof Plan

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 PERMIT REVISED
 FEB 13 2017

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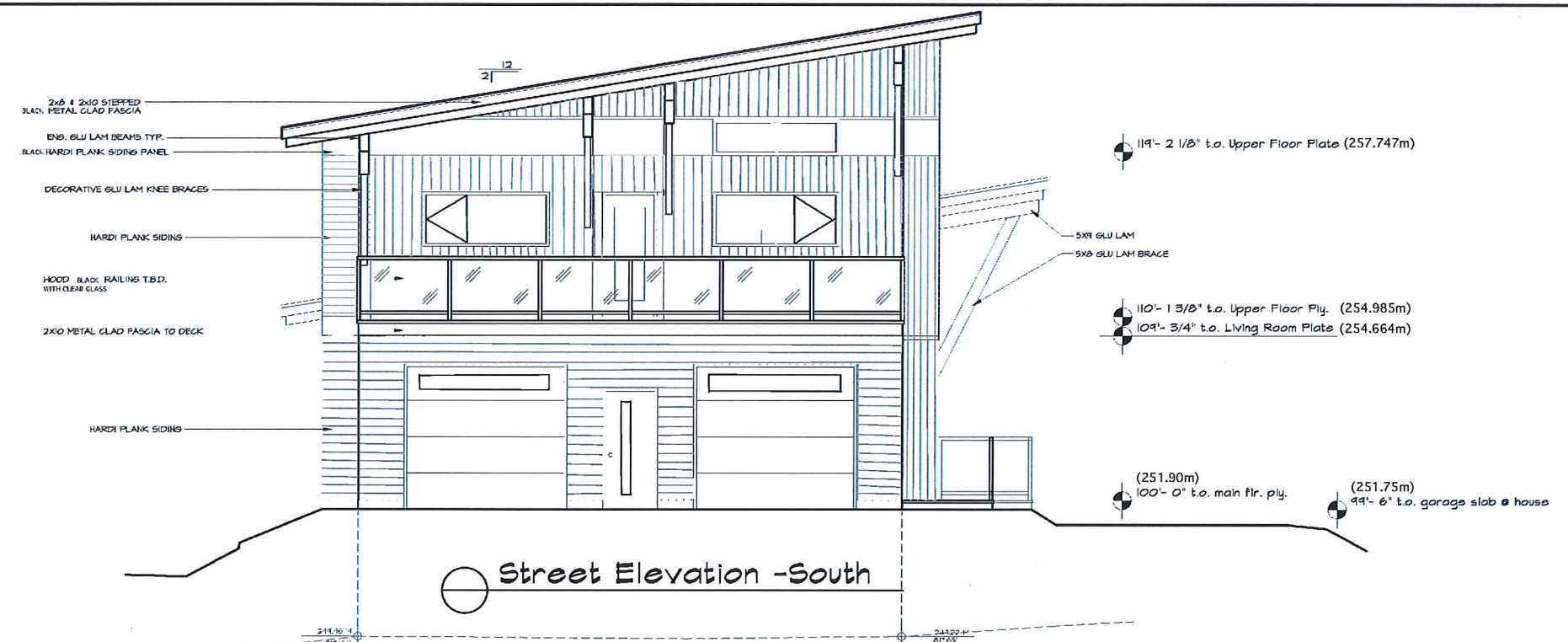
TALBOT RESIDENCE
 7468 DOGWOOD STREET
 PEMBERTON, B.C.

ELEVATIONS

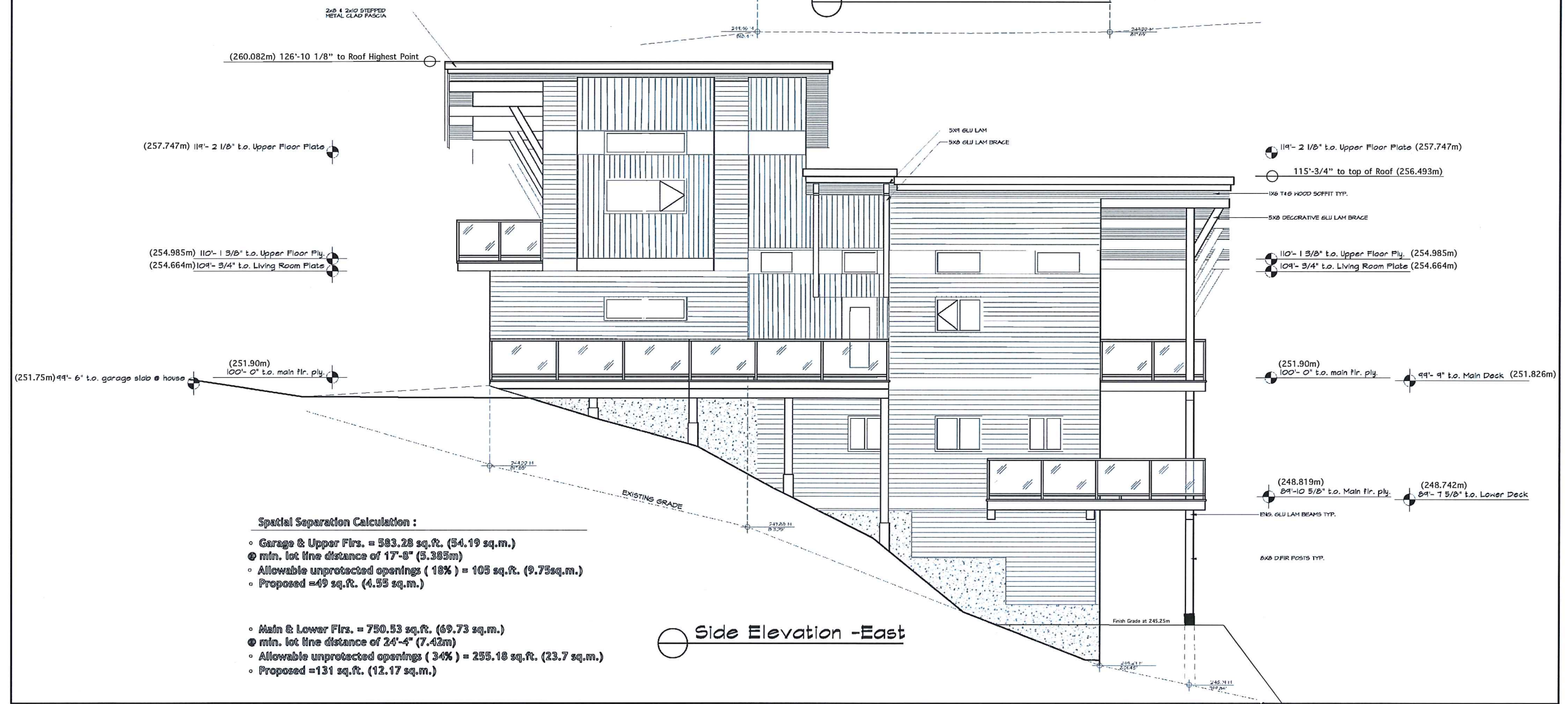
PROJECT TALBOT
 SCALE 1/4"=1'-0"
 DATE 30 NOV 2016
 DRAWN

PROJECT TALBOT
 SCALE 1/4"=1'-0"
 DATE 30 NOV 2016
 DRAWN

A5



Street Elevation -South



Side Elevation -East

Spatial Separation Calculation :

- Garage & Upper Flrs. = 583.28 sq.ft. (54.19 sq.m.)
 - min. lot line distance of 17'-8" (5.385m)
 - Allowable unprotected openings (18%) = 105 sq.ft. (9.75sq.m.)
 - Proposed = 49 sq.ft. (4.55 sq.m.)
-
- Main & Lower Flrs. = 750.53 sq.ft. (69.73 sq.m.)
 - min. lot line distance of 24'-4" (7.42m)
 - Allowable unprotected openings (34%) = 255.18 sq.ft. (23.7 sq.m.)
 - Proposed = 131 sq.ft. (12.17 sq.m.)

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 DEC 1 2016
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 JAN 13 2016
 PERMIT ISSUE
 JAN 27 2016
 PERMIT REVISED
 FEB 25 2017

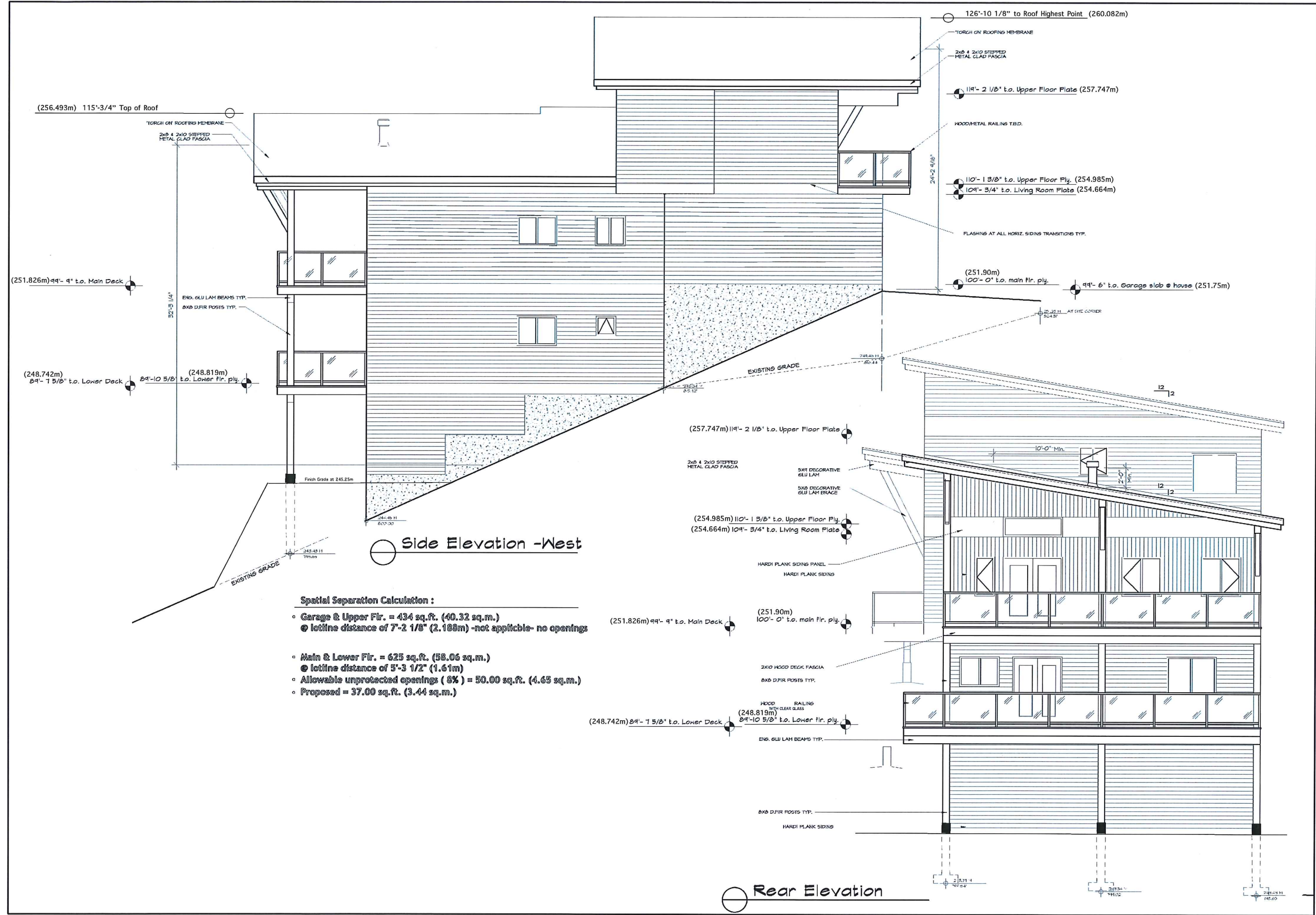
NOTED DIMENSIONS TAKE
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TALBOT RESIDENCE
 7468 DOGWOOD STREET
 PEMBERTON, B.C.

ELEVATIONS

PROJECT TALBOT
 SCALE 1/4"=1'-0"
 DATE 30 NOV 2016
 DRAWN

A6



Spatial Separation Calculation :

- Garage & Upper Fir. = 434 sq.ft. (40.32 sq.m.)
 ● lotline distance of 7'-2 1/8" (2.188m) -not applicable- no openings
- Main & Lower Fir. = 625 sq.ft. (58.06 sq.m.)
 ● lotline distance of 5'-3 1/2" (1.61m)
- Allowable unprotected openings (8%) = 50.00 sq.ft. (4.65 sq.m.)
- Proposed = 37.00 sq.ft. (3.44 sq.m.)

Side Elevation - West

Rear Elevation

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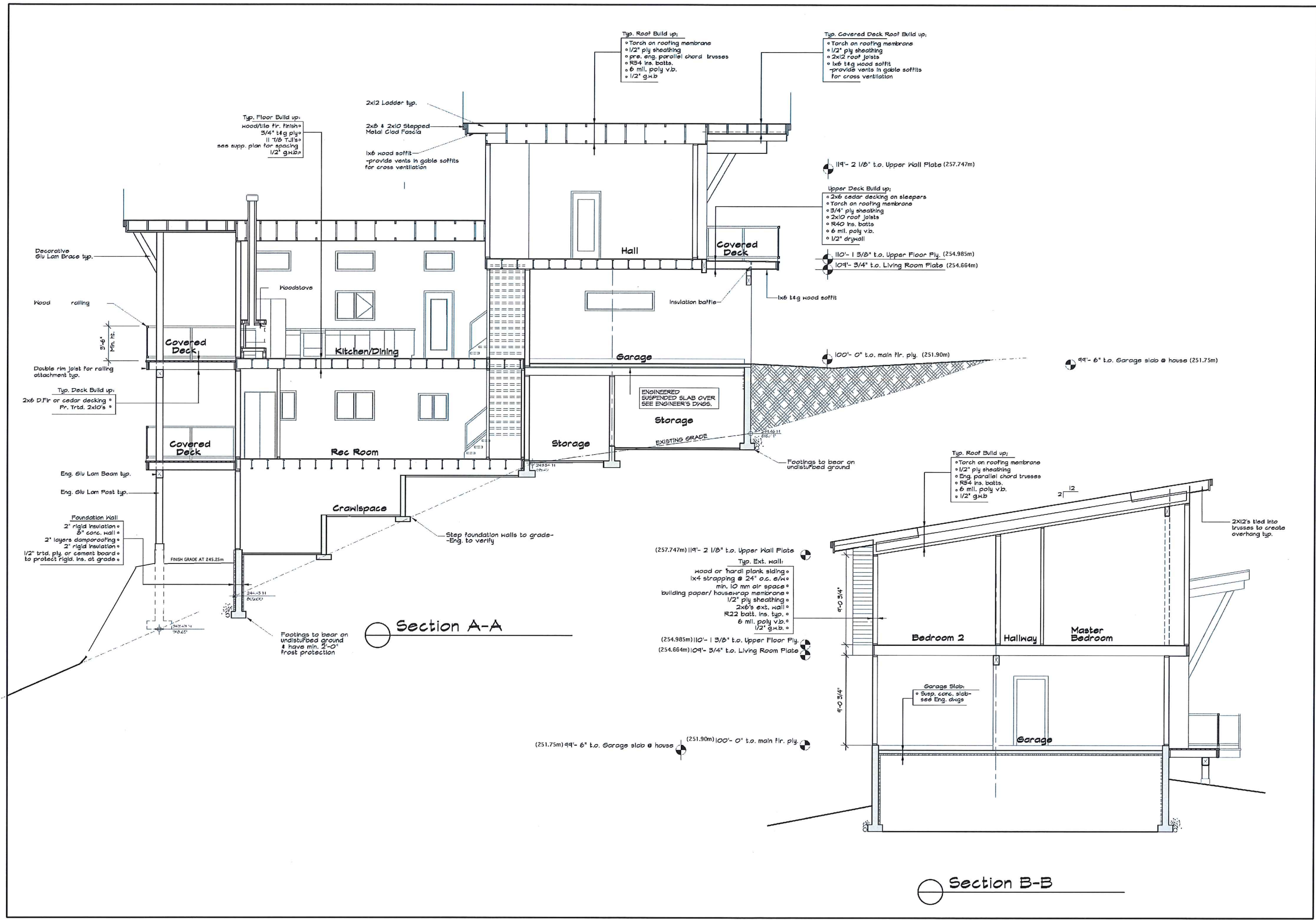
TALBOT RESIDENCE
7468 DOGWOOD STREET
PEMBERTON, B.C.

BUILDING SECTIONS

PROJECT TALBOT
 SCALE 1/4"=1'-0"
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 DRAWN

PROJECT TALBOT
 SCALE 1/4"=1'-0"
 DATE 30 NOV 2016
 DRAWN

A7



Typ. Roof Build up:
 • Torch on roofing membrane
 • 1/2" ply sheathing
 • pre. eng. parallel chord trusses
 • R54 ins. batts.
 • 6 mil. poly v.b.
 • 1/2" g.n.b.

Typ. Covered Deck Roof Build up:
 • Torch on roofing membrane
 • 1/2" ply sheathing
 • 2x12 roof joists
 • 1x6 t&g wood soffit
 • provide vents in gable soffits for cross ventilation

Typ. Floor Build up:
 wood/tile fr. finish
 3/4" t&g ply
 1 1/8" T.I.'s
 see supp. plan for spacing
 1/2" g.n.b.

2x12 Ladder typ.
 2x6 + 2x10 Stepped Metal Clad Fasia
 1x6 wood soffit
 -provide vents in gable soffits for cross ventilation

119'- 2 1/8" t.o. Upper Wall Plate (257.747m)
Upper Deck Build up:
 • 2x6 cedar decking on sleepers
 • Torch on roofing membrane
 • 3/4" ply sheathing
 • 2x10 roof joists
 • R40 ins. batts
 • 6 mil. poly v.b.
 • 1/2" drywall
 110'- 1 3/8" t.o. Upper Floor Ply. (254.985m)
 109'- 3/4" t.o. Living Room Plate (254.664m)

100'- 0" t.o. main flr. ply. (251.90m)

99'- 6" t.o. Garage slab @ house (251.75m)

Decorative Glu Lam Brace typ.

Wood railing

8'-0" Min. ht.
Double rim joist for railing attachment typ.

Typ. Deck Build up:
 2x6 D.Fr or cedar decking
 Pr. Trtd. 2x10's

Eng. Glu Lam Beam typ.

Eng. Glu Lam Post typ.

Foundation Wall:
 2" rigid insulation
 8" conc. wall
 2" layers dampproofing
 2" rigid insulation
 1/2" trtd. ply. or cement board to protect rigid. ins. at grade

FINISH GRADE AT 245.25m

Footings to bear on undisturbed ground & have min. 2'-0" frost protection

○ Section A-A

(257.747m) 119'- 2 1/8" t.o. Upper Wall Plate
Typ. Ext. wall:
 wood or hard plank siding
 1x4 strapping @ 24" o.c. e/w
 min. 10 mm air space
 building paper/housewrap membrane
 1/2" ply sheathing
 2x6's ext. wall
 R22 batt. ins. typ.
 6 mil. poly v.b.
 1/2" g.n.b.
 (254.985m) 110'- 1 3/8" t.o. Upper Floor Ply.
 (254.664m) 109'- 3/4" t.o. Living Room Plate

(251.75m) 99'- 6" t.o. Garage slab @ house

(251.90m) 100'- 0" t.o. main flr. ply.

Typ. Roof Build up:
 • Torch on roofing membrane
 • 1/2" ply sheathing
 • Eng. parallel chord trusses
 • R54 ins. batts.
 • 6 mil. poly v.b.
 • 1/2" g.n.b.

2x12's tied into trusses to create overhang typ.

○ Section B-B

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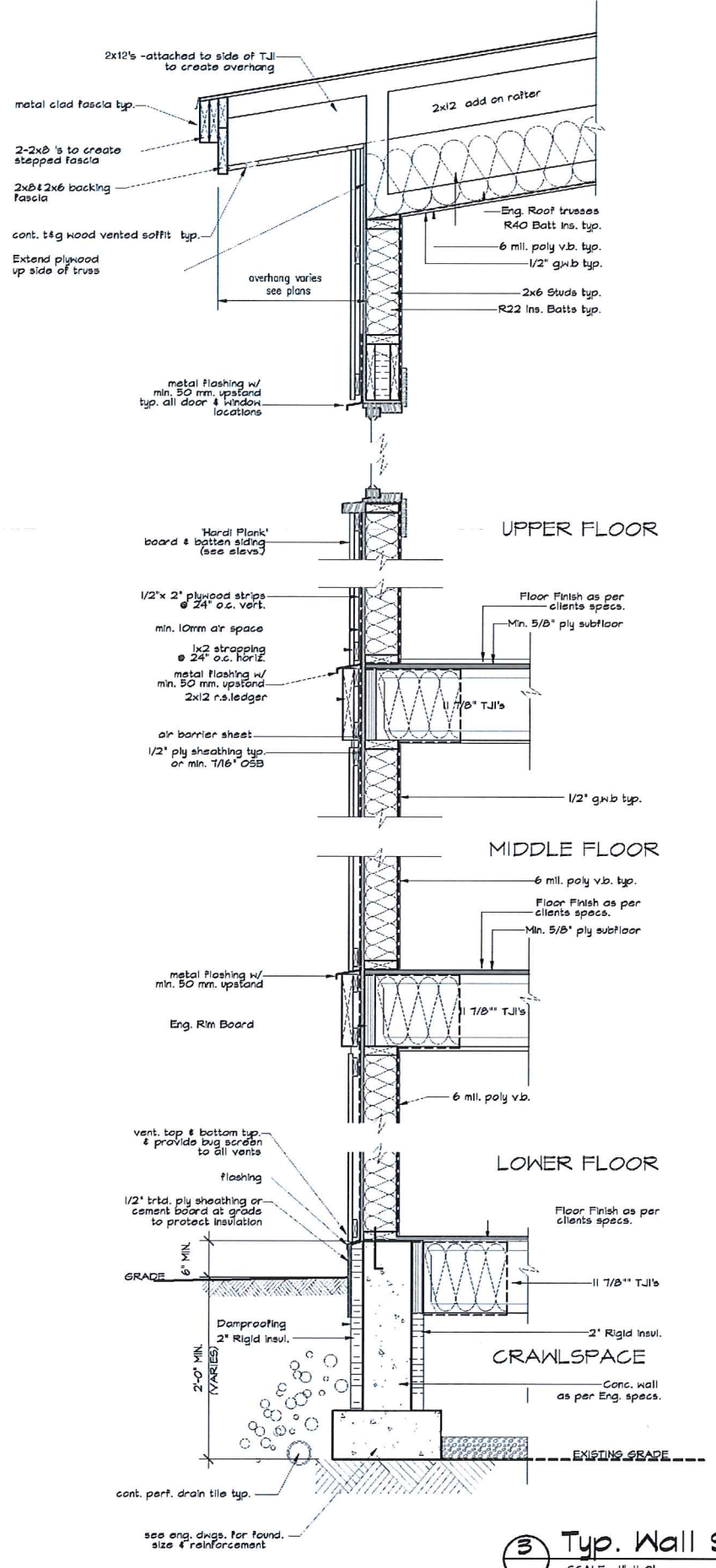
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TALBOT RESIDENCE
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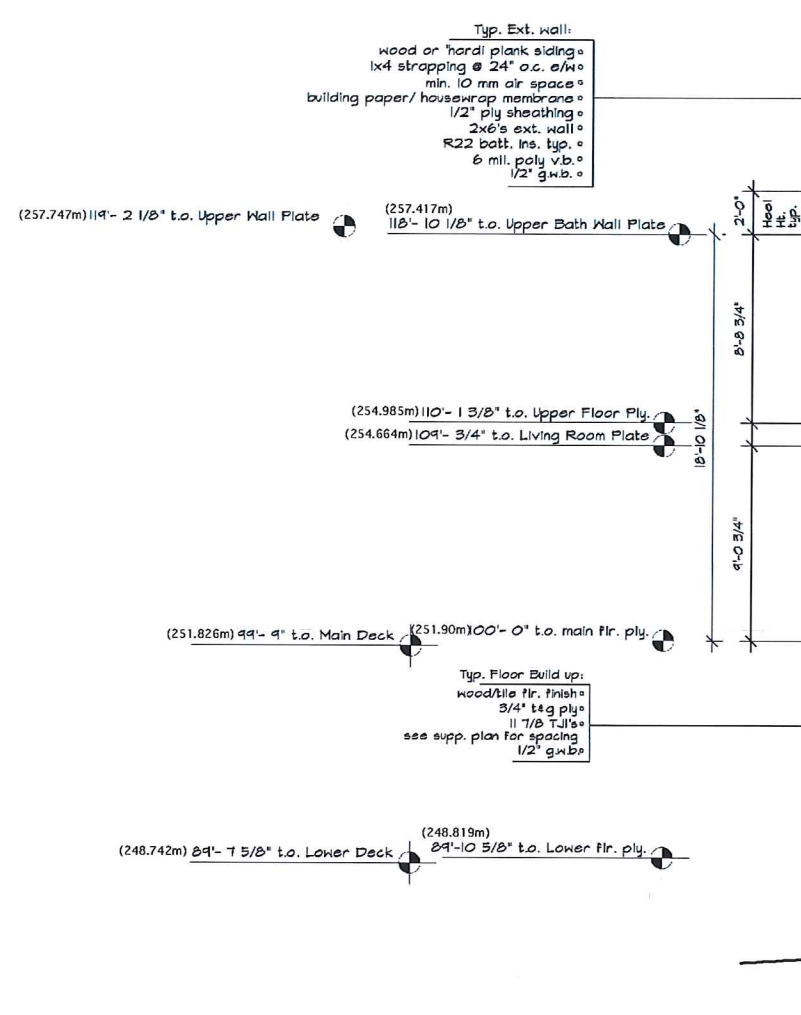
BUILDING SECTIONS

PROJECT TALBOT
SCALE 1/4"=1'-0"
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DRAWN

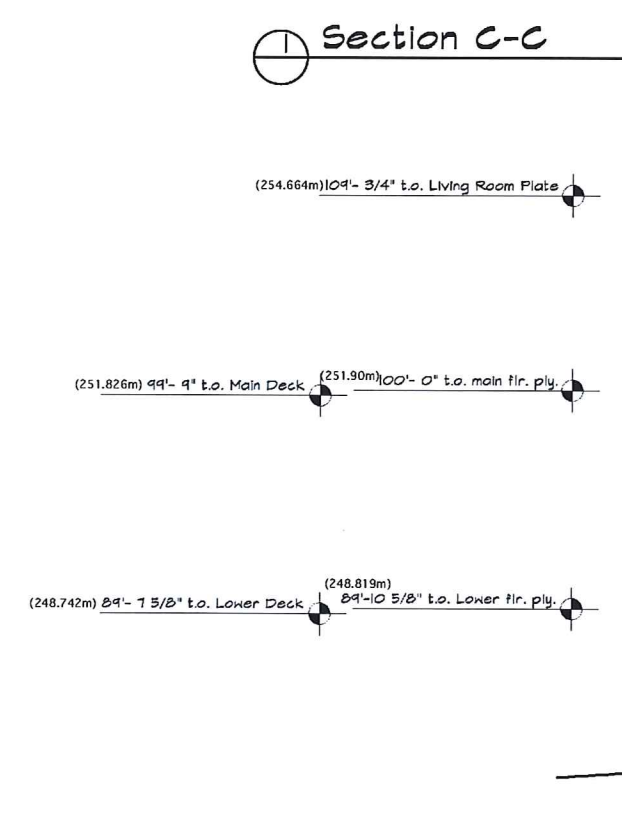
A8



3 Typ. Wall Section
SCALE: 1"=1'-0"
ALL EXT. WALL FINISHES AND FLASHING TO CONFORM TO BC BUILDING CODE 2006 DIV B 9.21.2. FOR RAINGREEN & FLASHING PROTECTION



Section C-C

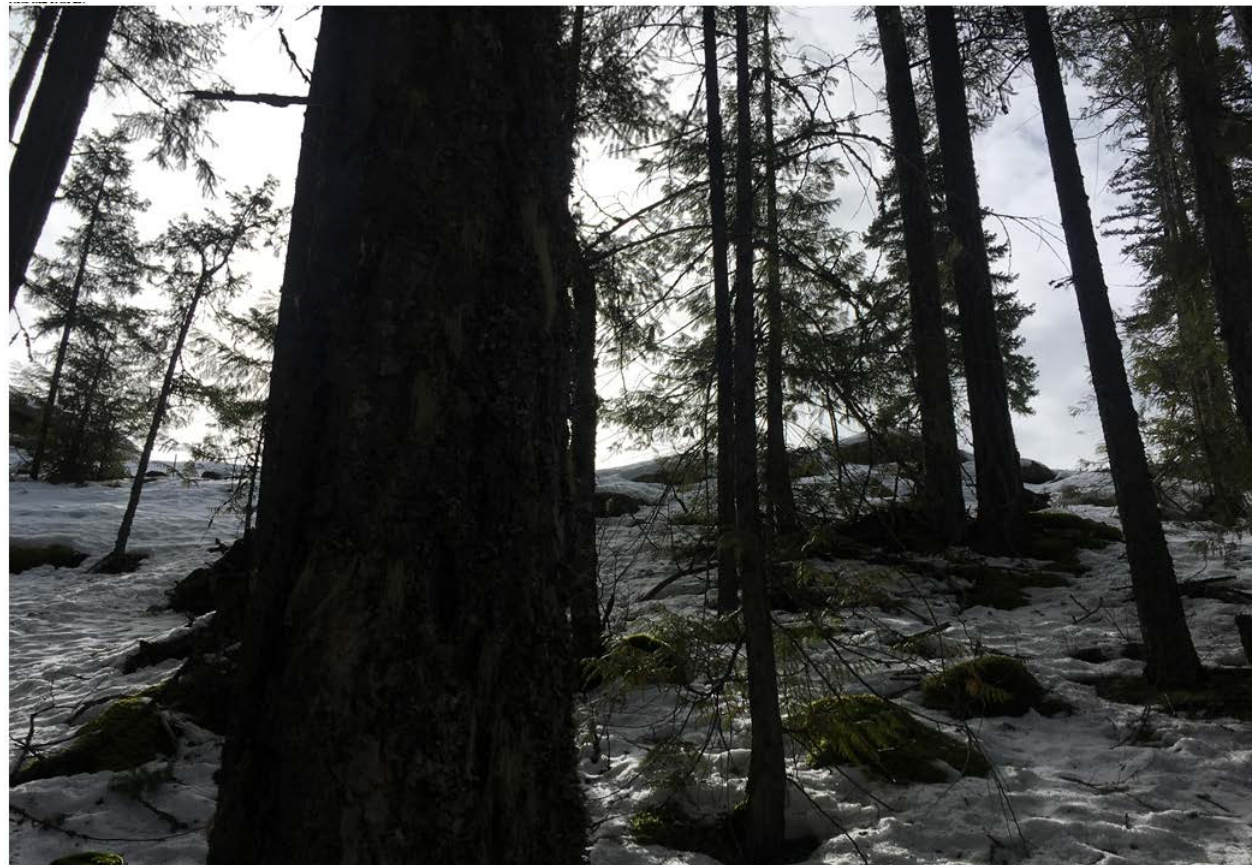


2 Section D-D

Pemberton Meadows Road View



Rear View



Dogwood Street View



View from Centre of Lot 12 – Looking Northwest



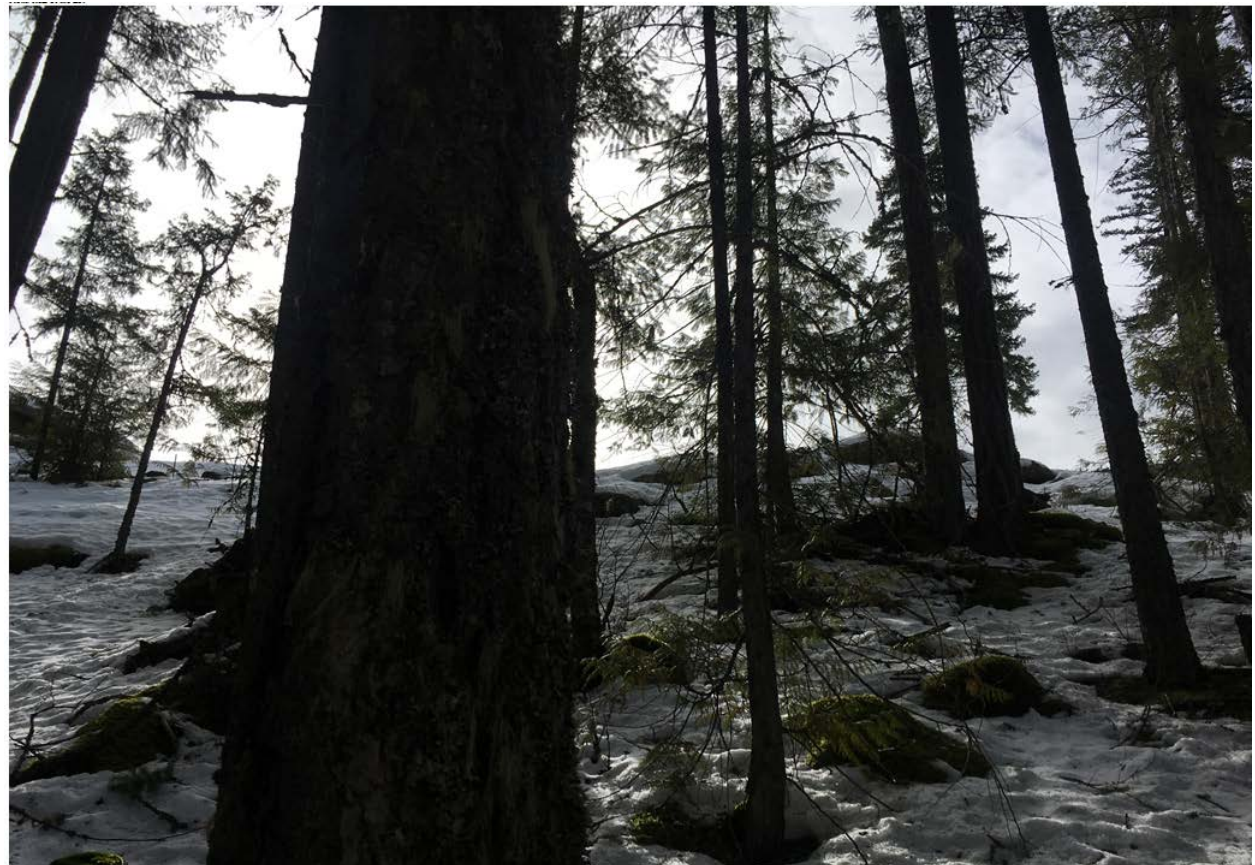
View from Centre of Lot 14 – Looking Northeast



Pemberton Meadows Road View



Rear View



Dogwood Street View



View from Centre of Lot 12 – Looking Northwest



View from Centre of Lot 14 – Looking Northeast

