



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: DECEMBER 10, 2024 VOP File Number: _____

APPLICANT INFORMATION:

Name: RICH ROBERTS Postal Address: _____
 Phone: 604-880-3806 11-7228 PROGRESS WAY
 Fax: _____ DELTA, BC, V4G 1H2
 Cel: 604-880-3806 Email: RROBERTS@WINDRIDGE.LIVING.COM

REGISTERED OWNER INFORMATION:

Name: 1123307 BC LTD. Postal Address: _____
 Phone: 604-880-3806 11-7228 PROGRESS WAY
 Fax: _____ DELTA, BC, V4G 1H2
 Cel: 604-880-3806 Email: RROBERTS@WINDRIDGE.LIVING.COM

PROPERTY INFORMATION:

Civic Address: 1778 PINEWOOD DRIVE Legal Description: STRATA LOT 59, VAS1994, D2211 WILLOETLAND DISTRICT
PEMBERTON, BC. Zoning Designation: RESIDENTIAL-1 (R-1)
VON 213 Section in Bylaw to be varied: PART II - RESIDENTIAL ZONES,
DETACHED (SECTION 11.1.AC) MINIMUM FRONT SETBACK

DESCRIPTION OF VARIANCE REQUESTED:

REQUEST TO REDUCE THE FRONT YARD SETBACK FROM 6.0 METERS TO 4.8 METERS
DUE TO THE STEEP DROP OF THE LOT AWAY FROM THE ROAD, THE HOUSE FITS
THE LOT MUCH BETTER IF SITUATED CLOSER TO THE ROAD BY APPROXIMATELY 1 METER

APPLICATION CHECKLIST:

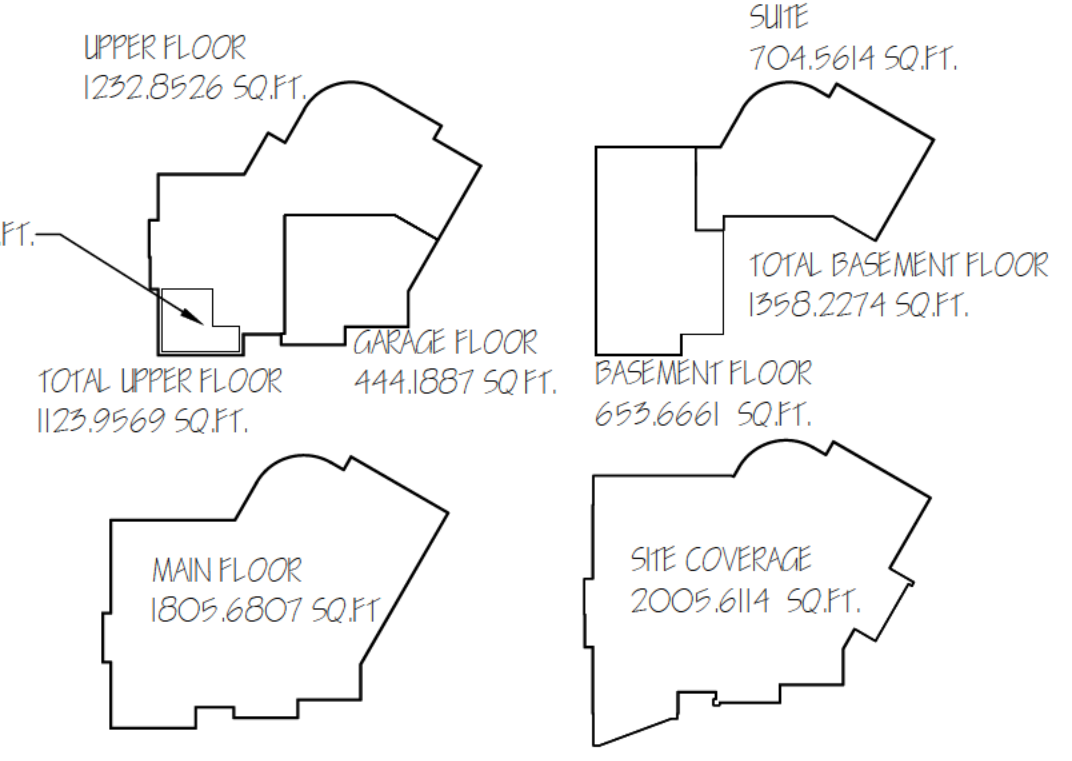
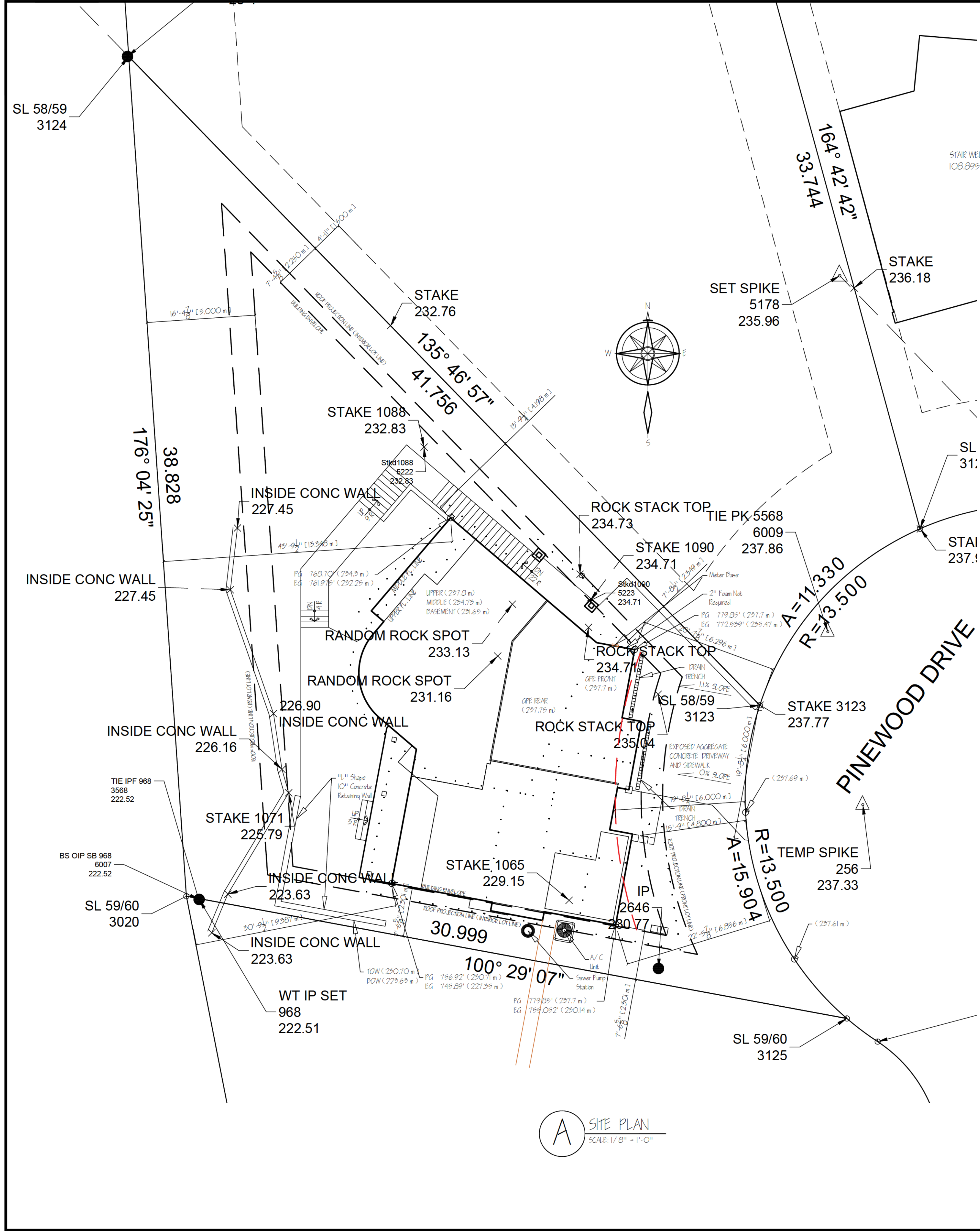
Certificate of Title	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Site Plan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	
Application Fee	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Property Within Agricultural Land Reserve	<input type="checkbox"/> Yes	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

I, RICH ROBERTS hereby allow for the purposes of this application, any member(s) of the Board of Variance to view the _____ request.

Signature

For Office Use Only

Roll No.: _____ Prospero No.: _____
 Related Files: _____ Fee Submitted: \$ _____ Receipt No.: _____



B SCHEMATICS
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION

LEGAL DESCRIPTION

SIRATA LOT # 59
DISTRICT LOT # 211
LILLOOET DISTRICT, SIRATA PLAN KAS 1994
P.I.D. 025 - 916 - 159

SPECIFICATIONS

TOTAL LOT AREA: (710.00 m²) = 7642.00 SQ.FT.
ALLOWABLE SITE COVERAGE: 40% = 3056.8 SQ.FT.
PROPOSED SITE COVERAGE: 2009.6114 SQ.FT.
UNDERAGE: 1051.1886 SQ.FT.
ALLOWABLE FLOOR AREA: NOT LESS THAN 70m (753.47 SQ.FT.)

PROPOSED FLOOR AREA 2929.6376 SQ.FT.

ELEVATIONS:

BASEMENT FLOOR	797.61' (243.92 m)
MIDDLE FLOOR	767.71' (234.0 m)
UPPER FLOOR	777.78' (237.07 m)
MEAN OF ROOF	792.58' (241.52 m)
MAX. HEIGHT ALLOWABLE	792.58' (241.52 m)
PEAK OF ROOF	798.45' (243.51 m)
OPE (FRONT)	777.46' (236.97 m)
OPE (BACK)	777.62' (237.02 m)

LIST OF DRAWINGS

1. SITE PLAN
2. EAST AND NORTH ELEVATIONS
3. WEST AND SOUTH ELEVATIONS
4. UPPER FLOOR PLAN
5. MIDDLE FLOOR PLAN
6. FOUNDATION/ BASEMENT
7. CROSS-SECTION AND ROOF PLAN
8. R.S.I. VALUE AND DETAILS

GENERAL NOTES:

- 1 Exterior dimensions to be measured from outside of sheathing.
- 2 All interior dimensions to be measured to the centre of stud, except where otherwise noted.
- 3 Joists, beams and posts to be Douglas fir #2 or better.
- 4 Chimneys to be 2" clear of all wood or other combustible material.
- 5 Joist in metal hanger in flush with beam. TJI's to be glued and nailed to hanger.
- 6 Joists to be doubled under parallel partitions.
- 7 Footing to be placed on undisturbed soil at a min of 2'6" below grade.
- 8 Concrete to have mechanical steel float finish.
- 9 5" of well compacted gravel fill under concrete slabs and driveways.
- 10 Concrete shall be 3000 PSI in 28 days. Foundation walls should not be backfilled until concrete has reached its specified strength and structural floor framing including subfloor to stabilize wall is complete and nailed and anchored.
- 11 4" weeping drain tile around the entire perimeter of building footings.
- 12 Allowable soil pressure assumed at 2000 PSI for strip footings. Footings in fill areas must be lowered to undisturbed clay upon a certified professional soils engineer.
- 13 All foundation walls 24" or higher should have one horizontal re-bar 3" from top corner, re-bar to be lapped 24" min.
- 14 All footings to have 10 mm re-bar. The re-bar should be situated such that one bar is 3" clear of the side and bottom of the footing on both sides.
- 15 All framing construction, mechanical and electrical work to conform to the City Bylaw.
- 16 U.L.C. approved make alarms installed where required.
- 17 Interior stair treads 1" thick, all stringers supported at top and secured at bottom. Railings to be at 2'8" measured at tread nosing. 10" run to 7.5" rise TYP.
- 18 All dimensions to be checked before commencement of construction.
- 19 Floors to be glued with construction adhesive.
- 20 These drawings conform to the 2024 building code and should be constructed to such.

REVISIONS	BY
DEC. 05, 2016	MWP
DEC. 05, 2023	MWP
DEC. 09, 2024	MWP

DAG DESIGN & COMPANY
976 Lee Street, White Rock, B.C. V4B 4N8
604. 538. 2981
DAGDESIGN.CO.CA

PEMBERTON PLATEAU
1778, PINEWOOD DRIVE, PEMBERTON, B.C.

Date: SEPT. 19, 2016
Scale: VARIES
Drawn: M.A. HALL
Job:
Sheet: 8 of 8
Of: 8 Sheets

REVISIONS	BY
DEC. 05, 2016	MWP
DEC. 05, 2023	MWP
DEC. 11, 2023	MWP
DEC. 14, 2023	MWP

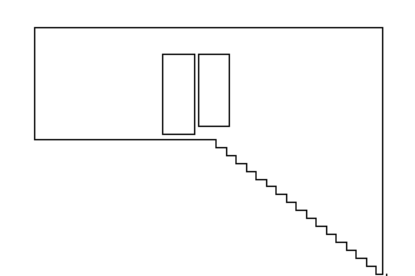
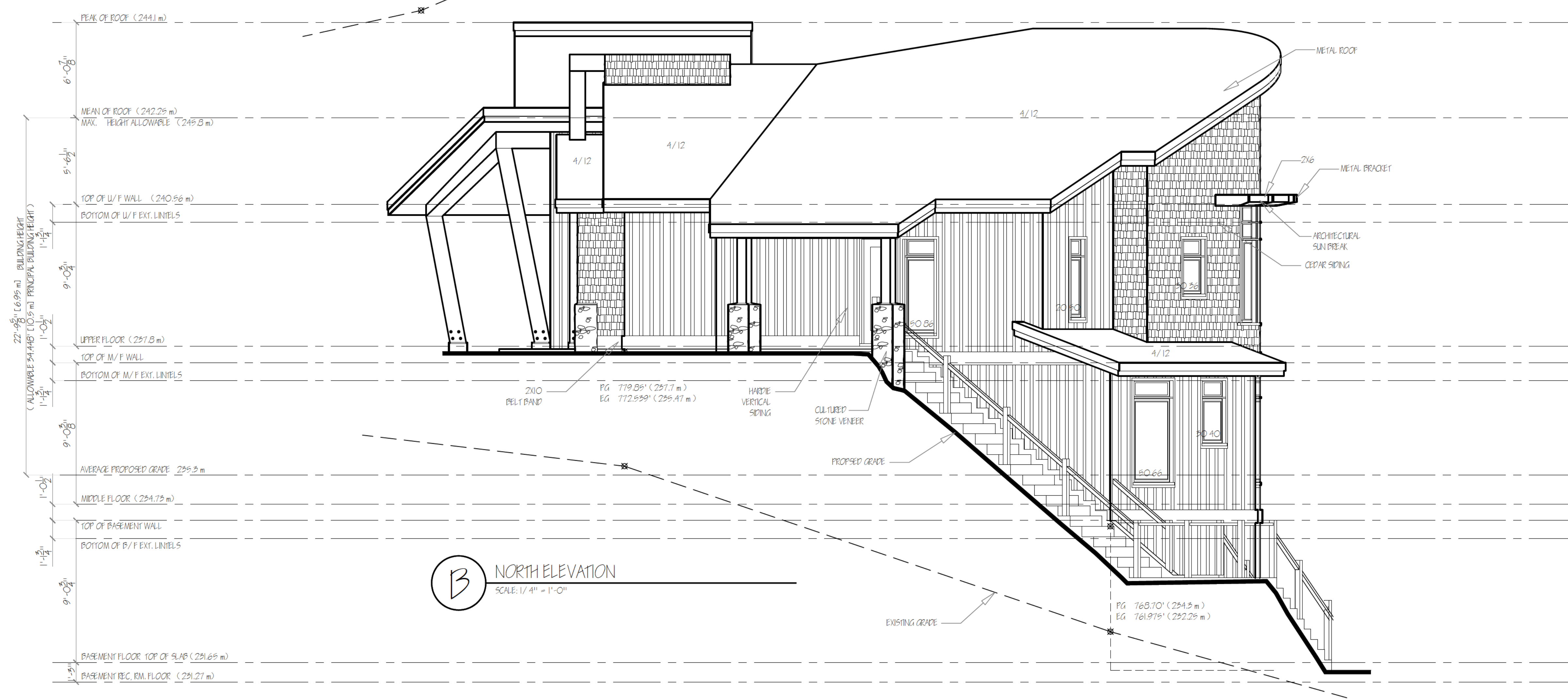
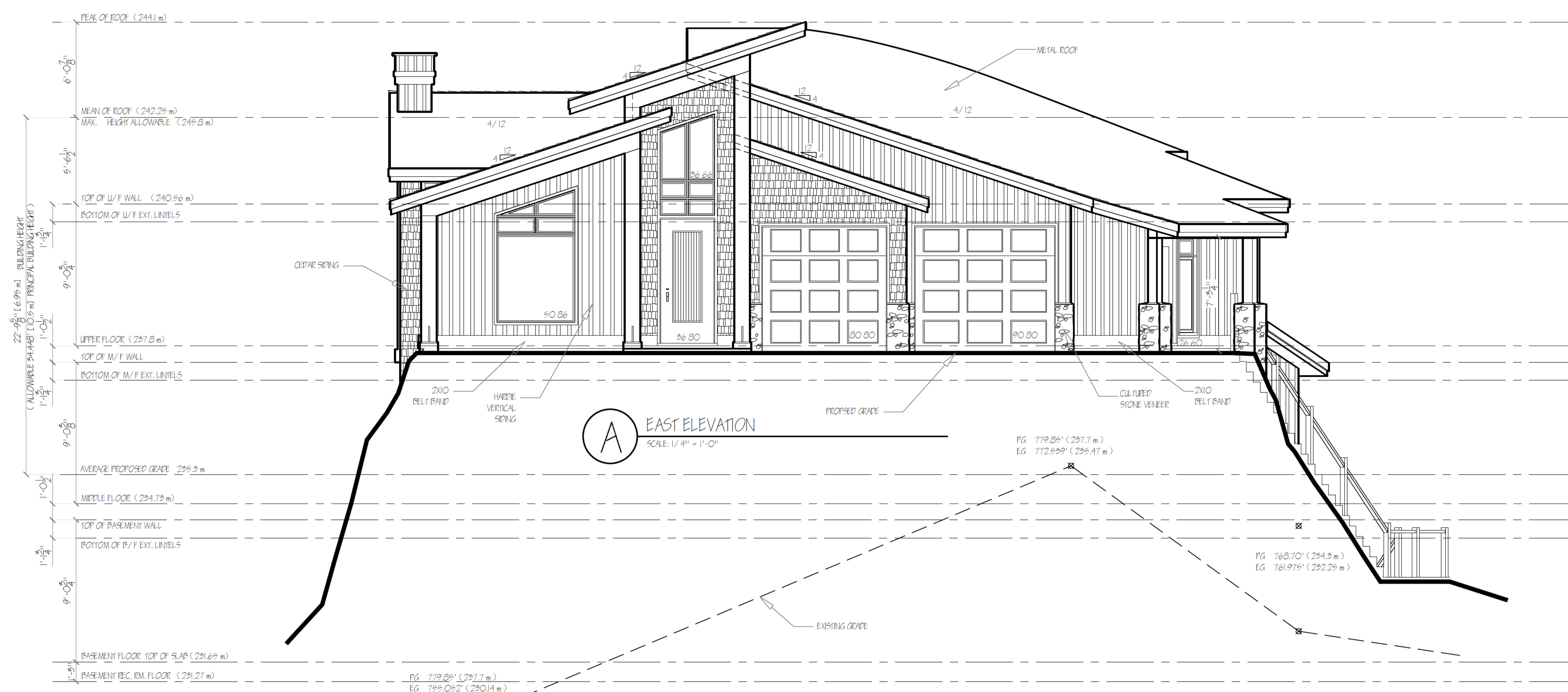
DAG DESIGN & COMPANY
 976 Lee Street, White Rock, B.C. V4B 4N8
 604. 538. 2981
 DAGDESIGN.CO.CA

THIS DRAWING OR DESIGN IS THE SOLE PROPERTY OF DAG DESIGN & COMPANY. IT IS TO BE REPRODUCED, SOLD OR USED WITHOUT WRITTEN PERMISSION OF DAG MOTIVE

PEMBERTON PLATEAU

1778, PINEWOOD DRIVE, PEMBERTON, B.C.

Date	SEPT. 19, 2016
Scale	1/4" = 1'-0"
Drawn	M.A. HALL DRAWING
Job	
Sheet	A2 of 8
Of	8 Sheets



SPATIAL SEPARATIONS:
 NORTH WALL AREA = 391.3436 SQ.FT.
 OPENING AREA = 32.7 SQ.FT. (8.3%)
 PERMITTED OPEN AREA = 119.45 SQ.FT. (30.4%)

REVISIONS	BY
DEC. 09, 2016	MHP
DEC. 09, 2023	MHP
DEC. 11, 2023	MHP
DEC. 14, 2023	MHP
SEPT. 9, 2024	MHP

DAG DESIGN & COMPANY
 976 Lee Street, White Rock, B.C. V4B 4N8
 604. 538. 2981
 DAGDESIGN.CO.CA

THESE DRAWINGS OR DESIGN REMAIN THE SOLE PROPERTY OF DAG DESIGN AND MAY NOT BE REPRODUCED, SOLE OR USED WITHOUT WRITTEN PERMISSION OF DAG DESIGN

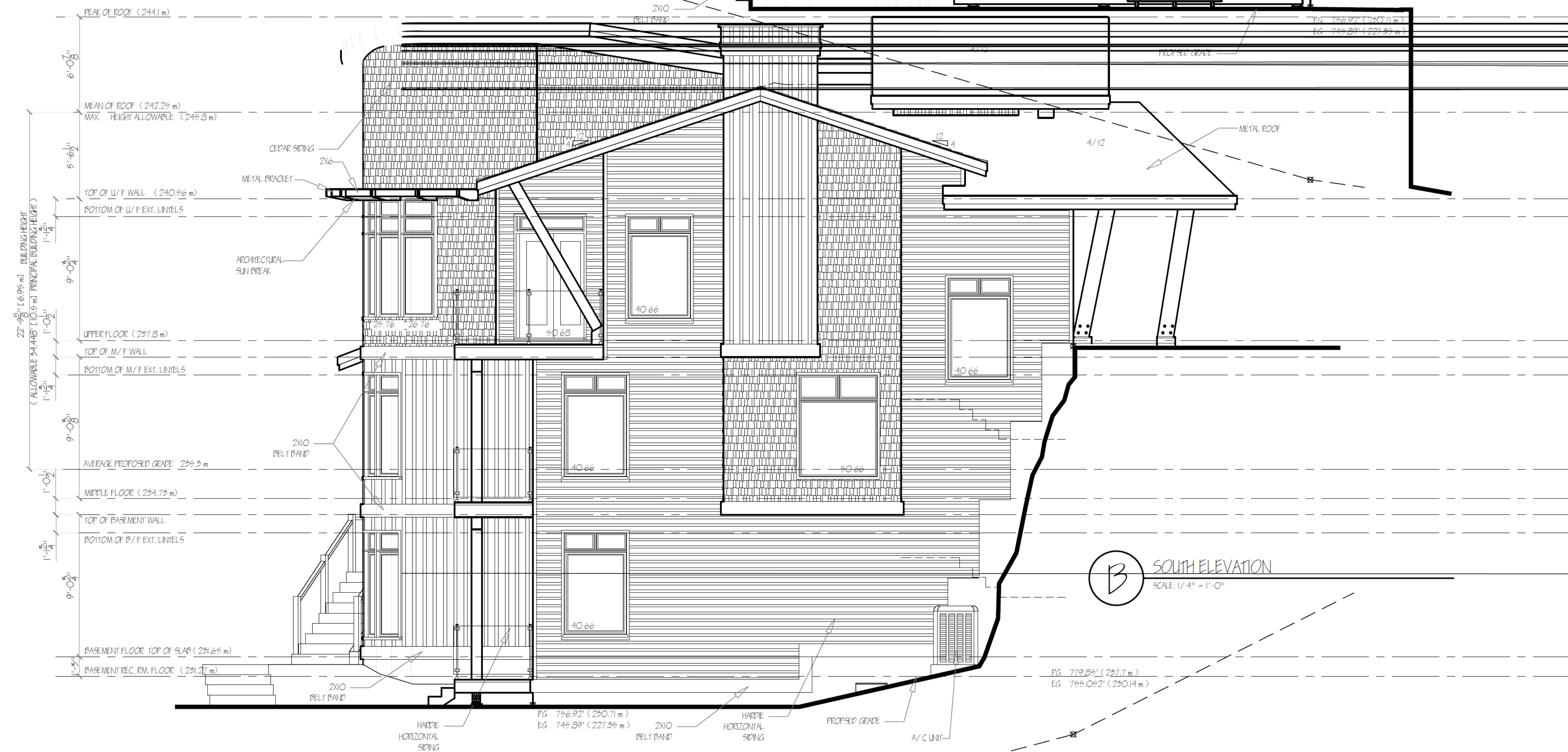
PEMBERTON PLATEAU

1778, PINEWOOD DRIVE, PEMBERTON, B.C.

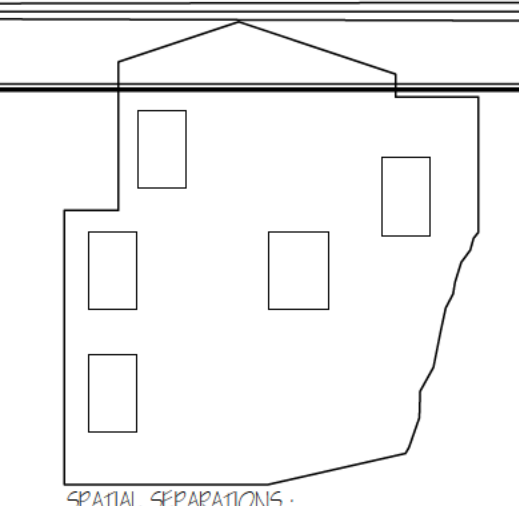
Date	SEPT. 19, 2016
Scale	1/4" = 1'-0"
Drawn	M.A. HALL DRAWING
Job	
Sheet	A3 of 8
Of	8 Sheets



A WEST ELEVATION
 SCALE: 1/4" = 1'-0"



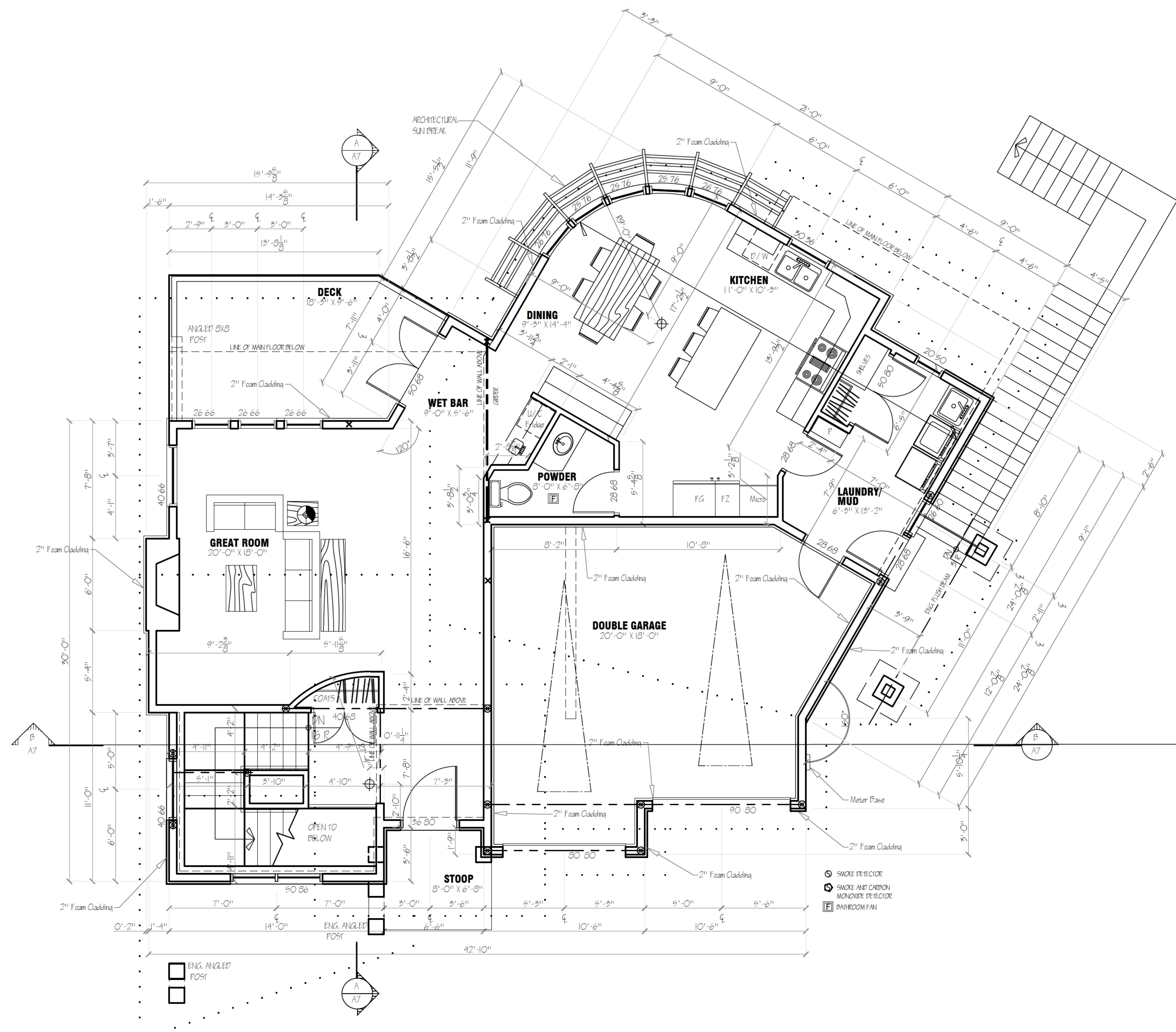
B SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



Spatial Separations:
 SOUTH WALL AREA = 1079.3641 SQ.FT.
 OPENING AREA = 126.5 SQ.FT. (12.6%)
 PERMITTED OPEN AREA = 191.11 SQ.FT. (14%)

PG. 758.97' (230.71 m)
 EG. 749.89' (227.36 m)

PG. 779.86' (237.7 m)
 EG. 765.062' (230.14 m)



A UPPER FLOOR PLAN (1100.4408 square ft.)
 SCALE: 1/4" = 1'-0" (GARAGE 457.222 square ft.)

REVISIONS	BY
DEC. 05, 2016	MHP
DEC. 05, 2023	MHP
DEC. 11, 2023	MHP
SEPT. 9, 2024	MHP

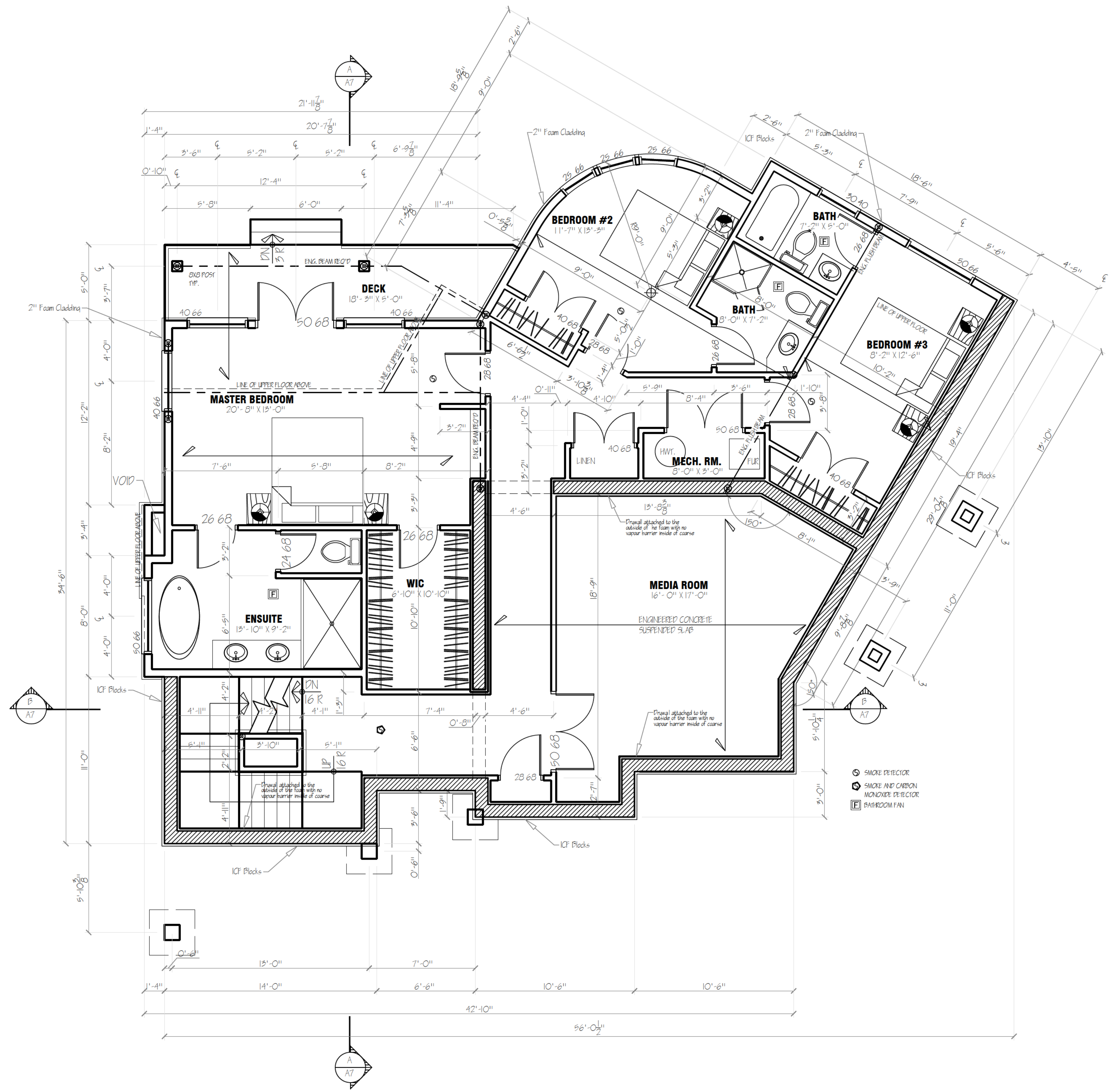
DAG DESIGN & COMPANY
 976 Lee Street, White Rock, B.C. V4B 4N8
 604. 538. 2981
 DAGDESIGN.CO.CA

THESE DRAWINGS OR DESIGN IDEAS ARE THE SOLE PROPERTY OF DAG MOTHE AND MAY NOT BE REPRODUCED, SOLD OR USED WITHOUT WRITTEN PERMISSION OF DAG MOTHE

PEMBERTON PLATEAU

1778, PINEWOOD DRIVE, PEMBERTON, B.C.

Date	SEPT. 19, 2016
Scale	1/4" = 1'-0"
Drawn	M.A. HALL PEMBERTON
Job	
Sheet	A4 of 8
Of	8 Sheets



A MIDDLE FLOOR PLAN (1774.332 square ft.)
SCALE: 1/4" = 1'-0"

REVISIONS	BY
DEC. 09, 2016	MVP
DEC. 09, 2023	MVP
DEC. 14, 2023	MVP
August 13, 2024	MAED

DAG DESIGN & COMPANY
976 Lee Street, White Rock, B.C. V4B 4N8
604. 538. 2981
DAGDESIGN.CO.CA

THESE DRAWINGS OR DESIGN REMAIN THE SOLE PROPERTY OF DAG DESIGN AND MAY NOT BE REPRODUCED, COPIED OR USED WITHOUT PERMISSION OF DAG DESIGN.

PEMBERTON PLATEAU
1778, PINEWOOD DRIVE, PEMBERTON, B.C.

Date	SEPT. 19, 2016
Scale	1/4" = 1'-0"
Drawn	M.A. HALL DRAWING
Job	
Sheet	A5 of 8
Of	8 Sheets

REVISIONS	BY
DEC. 05, 2016	WAF
OCT. 05, 2023	WAF
DEC. 05, 2023	WAF
SEPT. 9, 2024	WAF

DAG DESIGN & COMPANY
 976 Lee Street, White Rock, B.C., V4B 4N8
 604. 538. 2981
 DAGDESIGN.CO.CA

THESE DRAWINGS OR DESIGN REMAIN THE SOLE PROPERTY OF DAG AND MAY NOT BE REPRODUCED, SOLOLED OR USED WITHOUT WRITTEN PERMISSION OF DAG.

PEMBERTON PLATEAU

1778, PINEWOOD DRIVE, PEMBERTON, B.C.

Date	SEPT. 19, 2016
Scale	1/4" = 1'-0"
Drawn	M.A. HALL DRAWING
Job	
Sheet	A6 of 8
Of	8 Sheets

WALL LEGEND:

- Concrete wall - 8" reinforced where req'd.
- Exterior wall - Hardie horizontal and vertical siding, Cedar shingle highlights and cultured stone veneer accents, ICF Blocks, rain screen, 2 layers of building paper, 3/8" sheathing ply 2x4 studs @16" O.C., R20 batt insulation, vapour barrier, 1/2" G.W.B.
- Interior wall - 2x4 stud @ 16" O.C., 1/2" G.W.B. both sides. 2x6 where req'd.
- Interior walls - sound barrier batt insulation in 2x4 stud @ 16" O.C., 1/2" G.W.B. both sides.
- Stone veneer

SECTION NOTES
ROOF

- Metal roof, roofing felt, 3/8" ply clipped
- Engineered roof system, R40 blown insulation, poly vapour barrier, ceilings to have 5/8" G.W.B.

EAVES

- Vinyl soffit, 2x10 fascia and 1x6 and gable fascia is also 2x10 and 1x6 over. Clear cedar soffits in feature areas.

WALLS

- Hardie horizontal and vertical siding, Cedar shingle highlights and cultured stone veneer accents, ICF Blocks, rain screen, 2 layers building paper, 3/8" sheathing ply, 2x4 stud @ 16" O.C. on exterior, 2x4 stud @ 16" O.C. interior, 2x6, interior bearing wall @ 16" O.C.

FLOORING

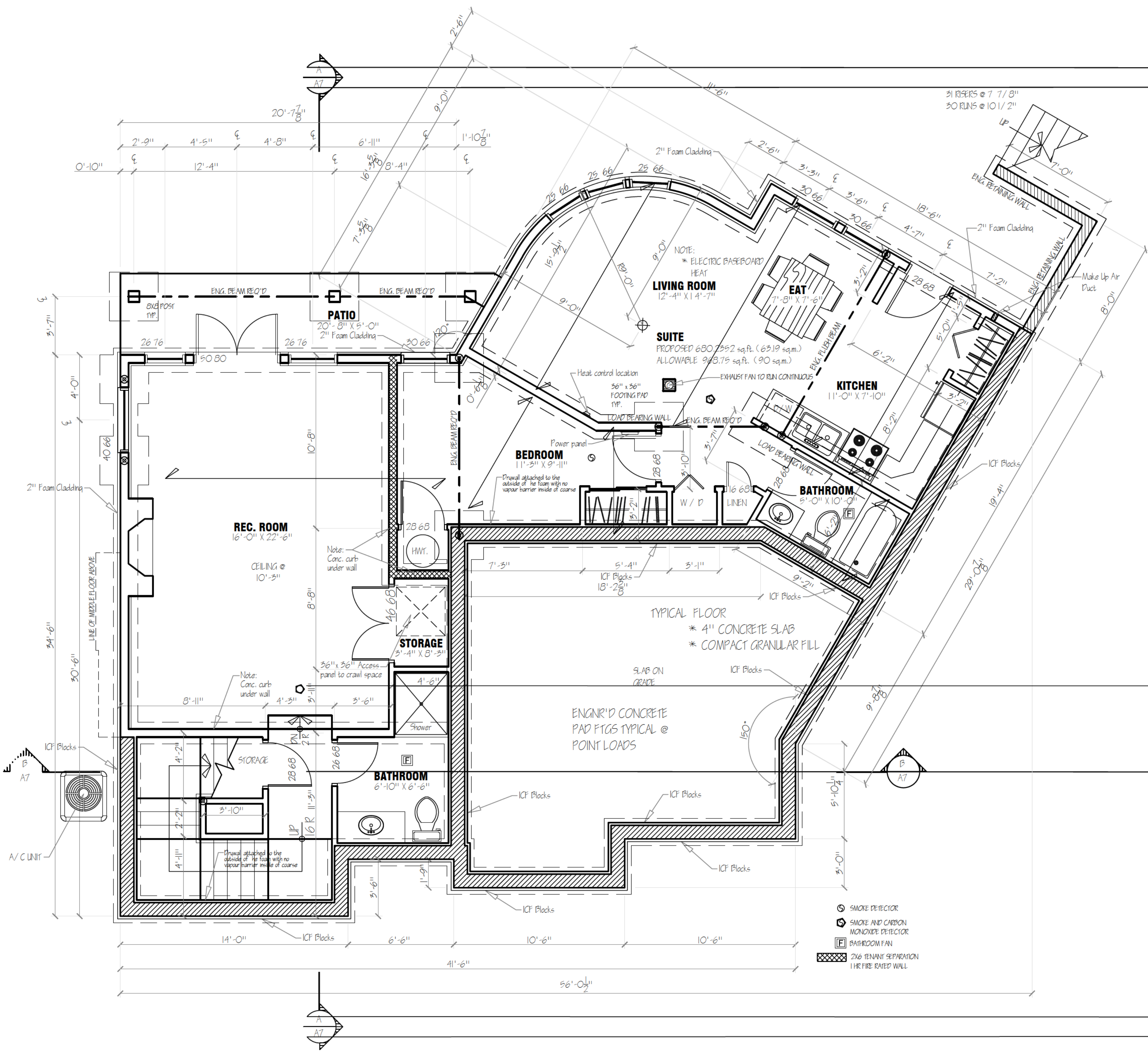
- Final flooring, 5/8" T&G plywood screwed and glued, 11 7/8" TJI floor joists @16" O.C. unless where specified, bridging and Blocking, 5/8" G.W.B., concrete floors to be slab on 6 mil poly, 6 mil granule fill on grade.

FOOTING

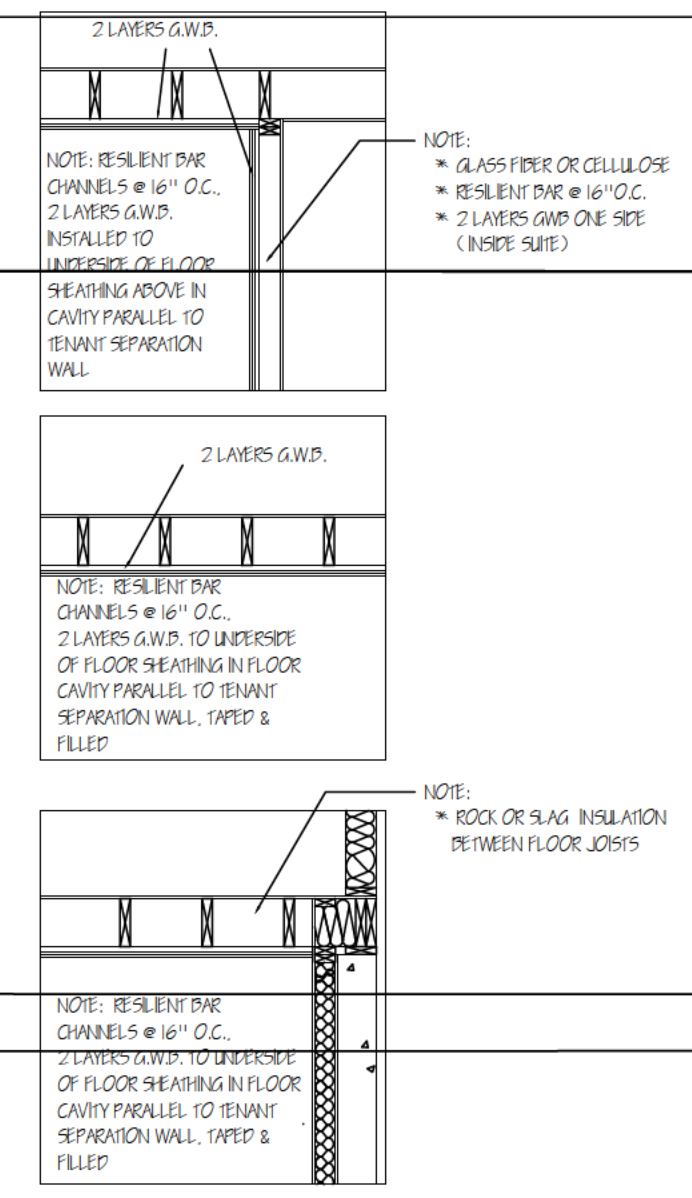
- New walls 2x4 treated sill plate on damp proof barrier, 1/2 diameter Anchor bolts @ 48" O.C. set in 8" or 10" concrete wall when soil conditions permitting, damp proof on footing exterior with soil conditions permitting on solid bearing unless otherwise specified, 4" weeping drain tile laid in rock bed. TYP.

NOTE: All structural footing sizes, beam sizes, floor specs, and lintels are to be reviewed by a certified professional certified engineer.

NOTE: THESE DRAWINGS COMPLY WITH THE 2024 BUILDING CODES AND SHOULD BE CONSTRUCTED TO SUCH



TYPICAL FIRE GUARD DETAILS



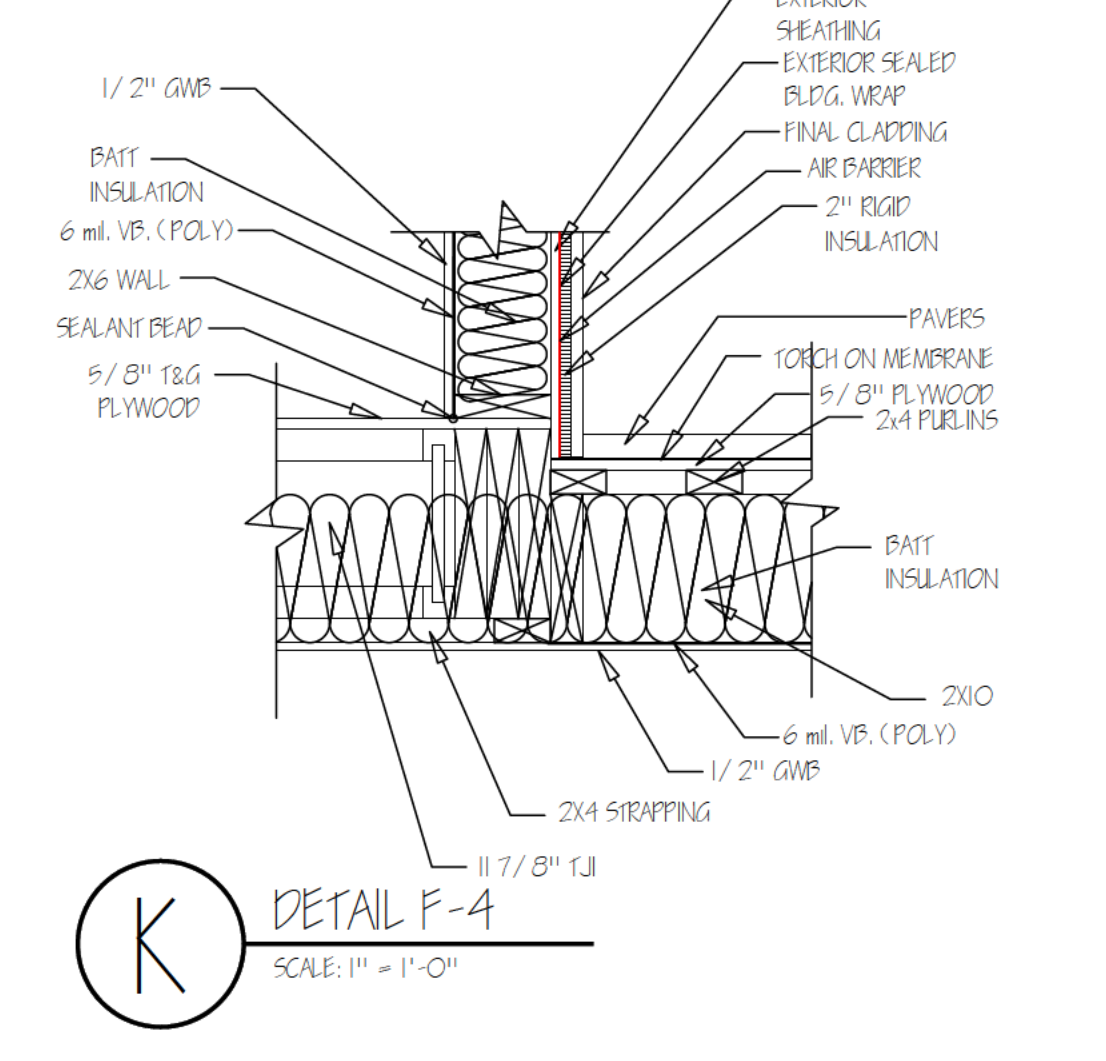
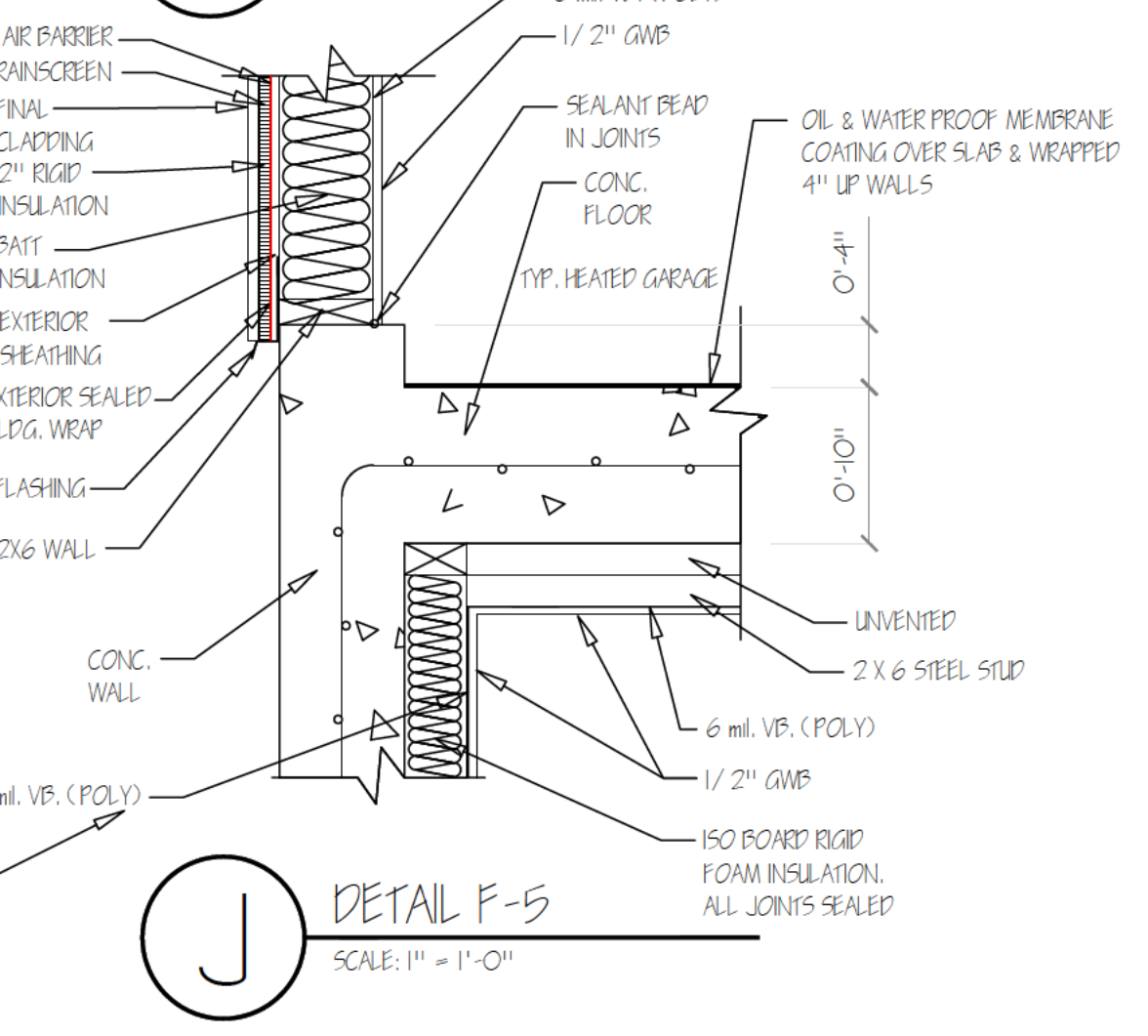
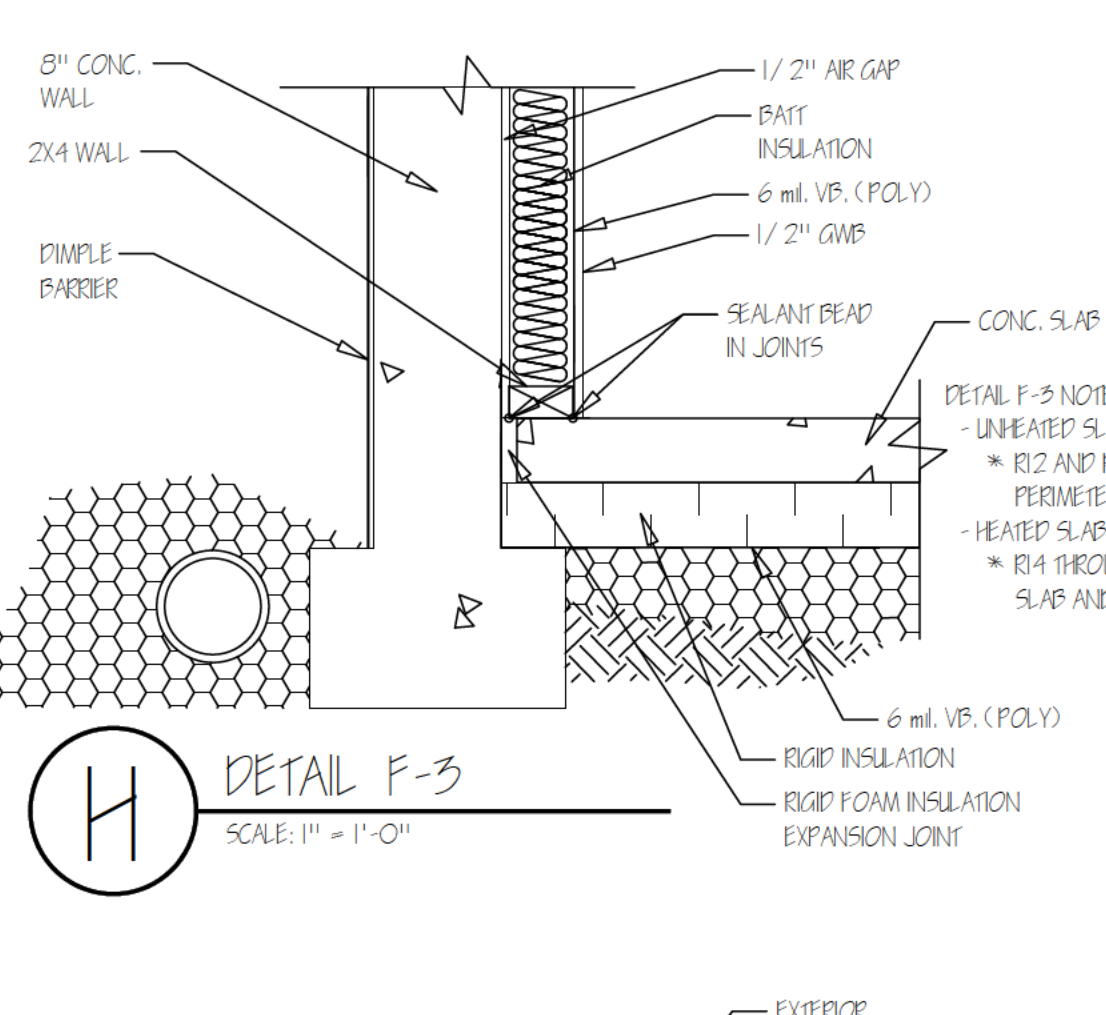
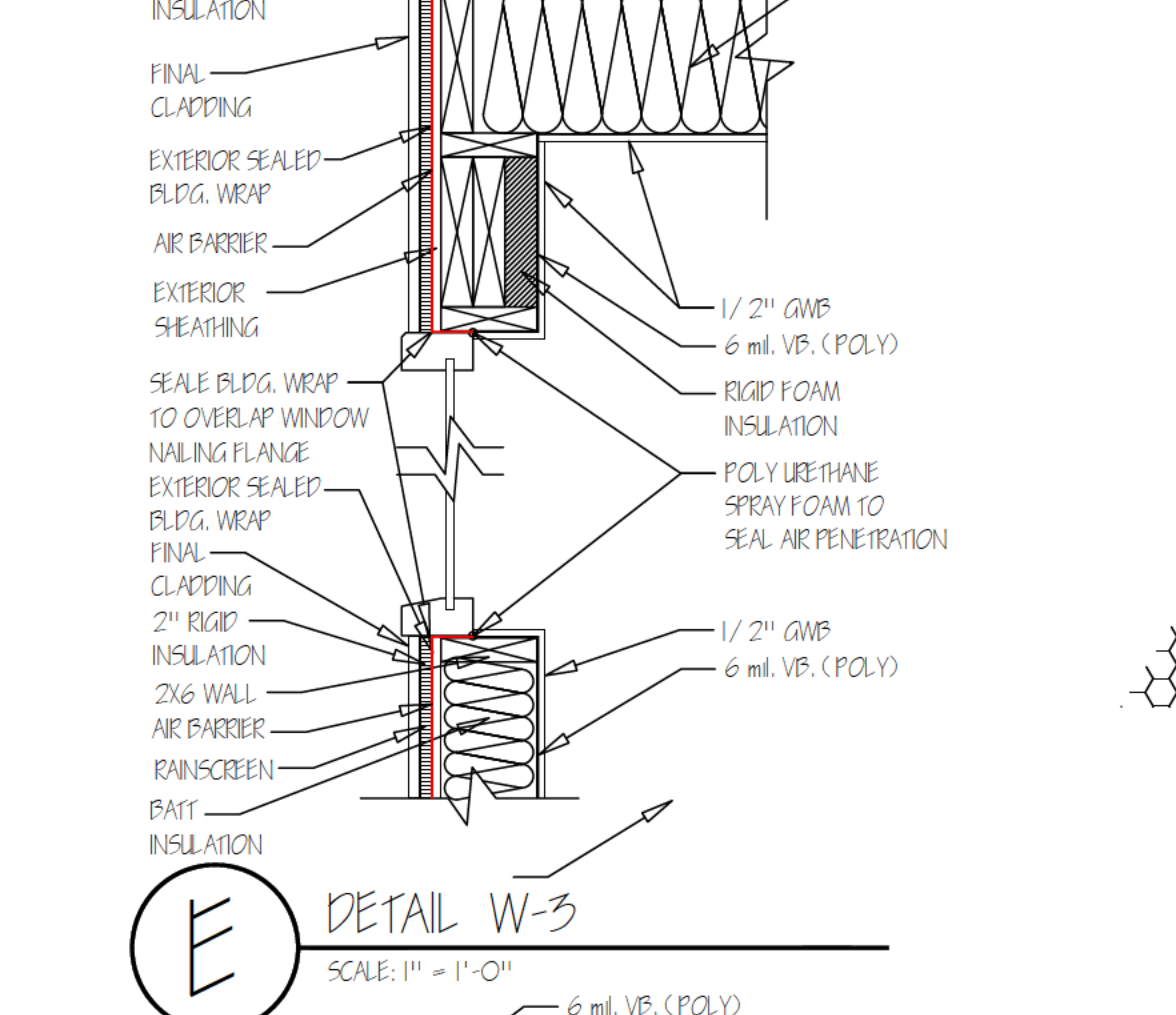
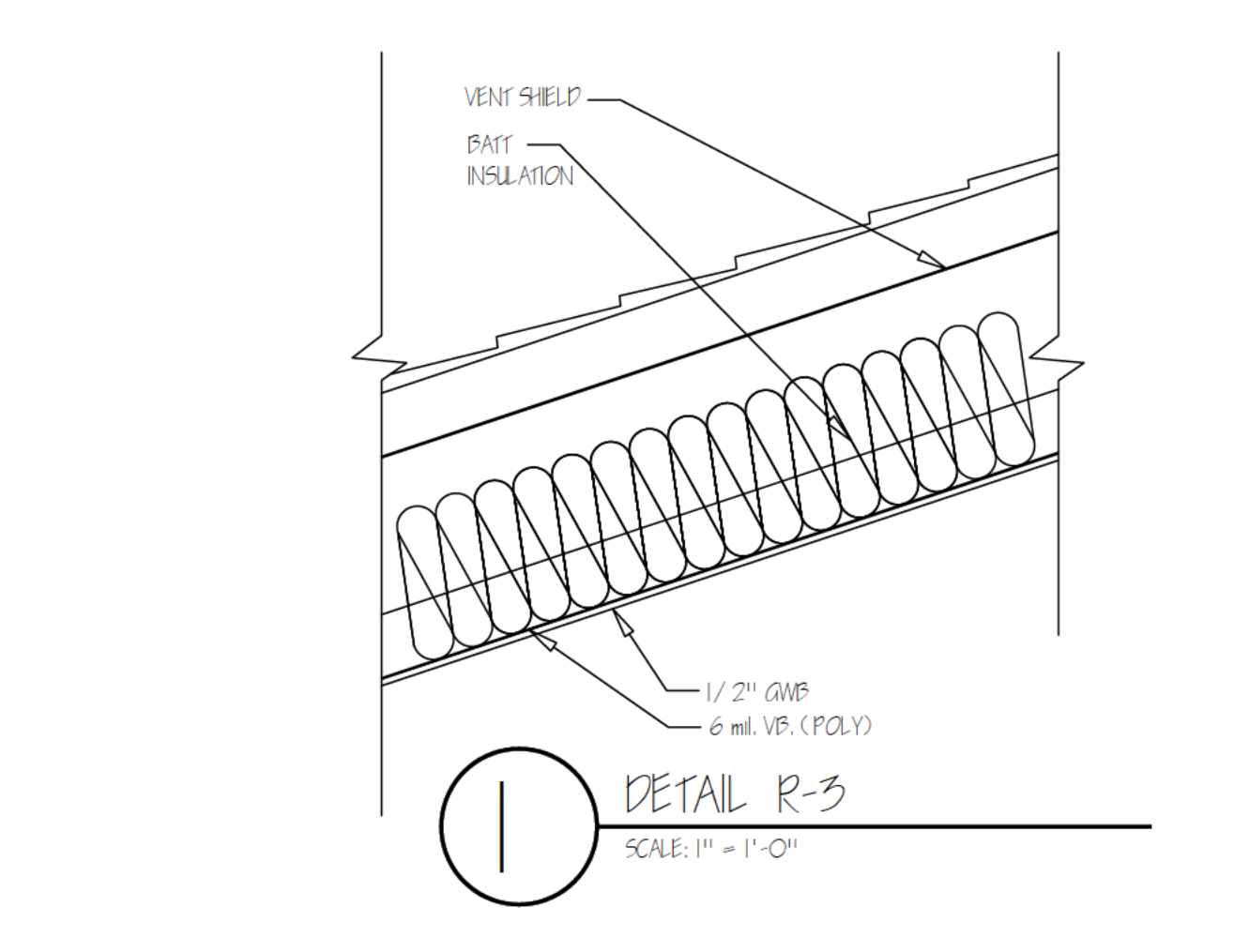
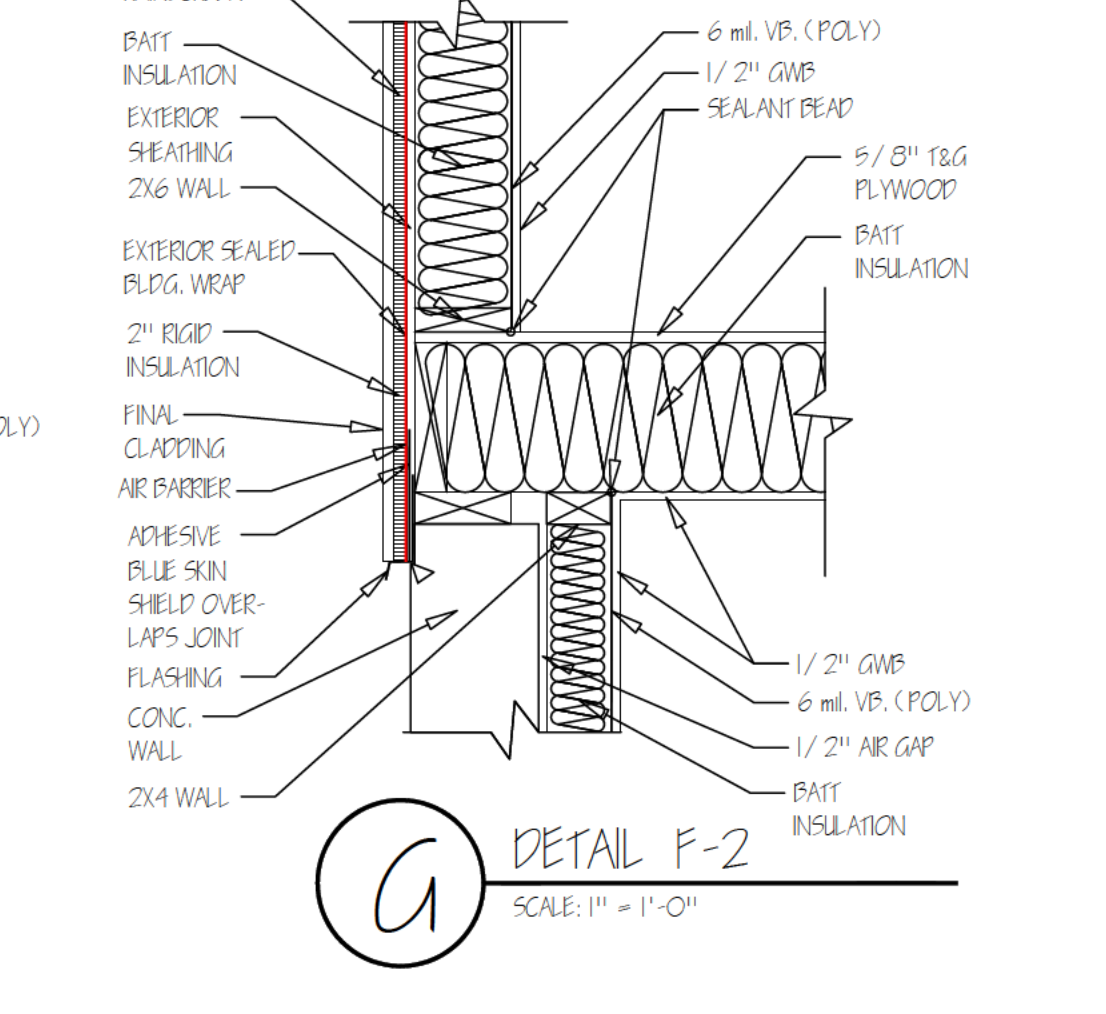
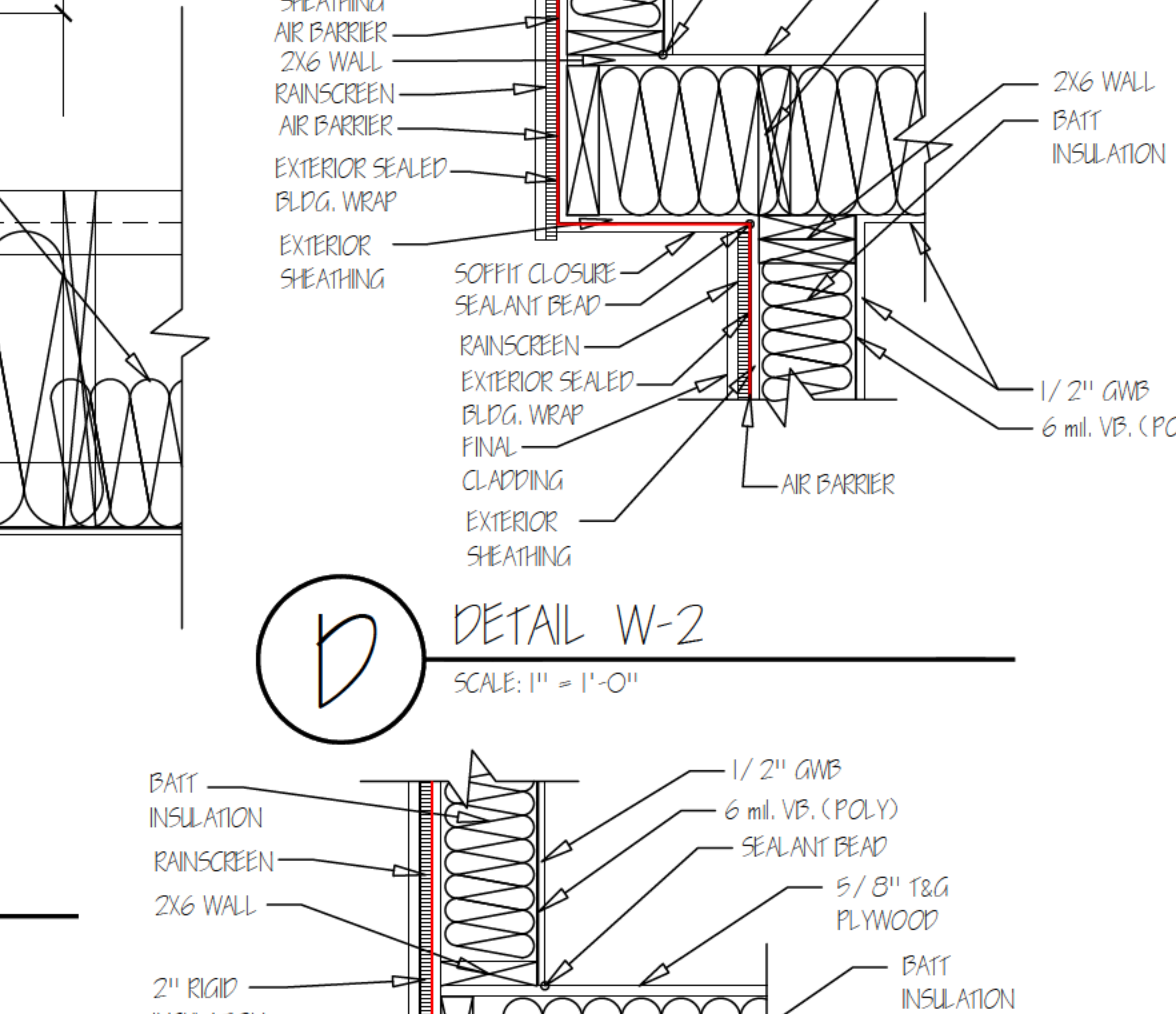
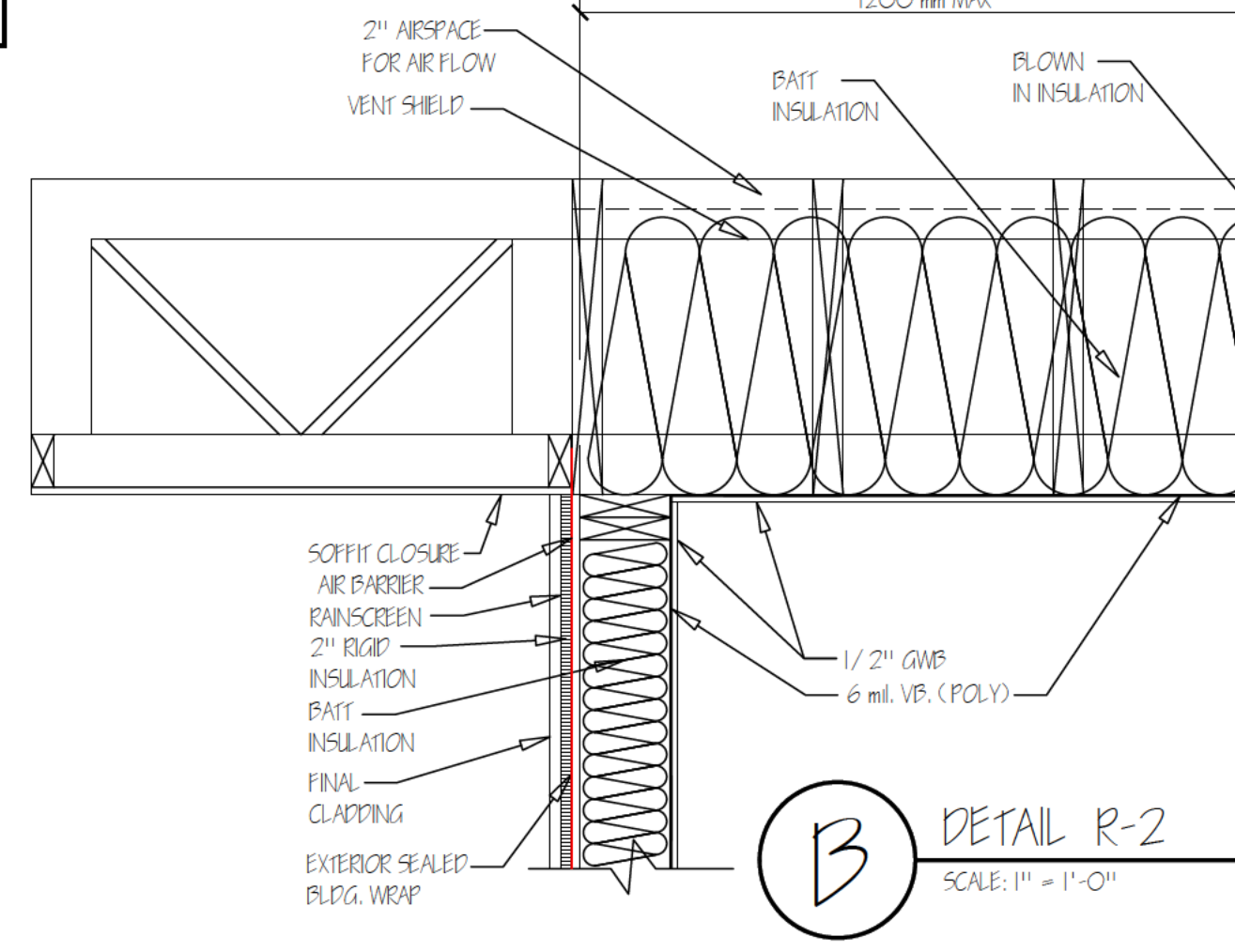
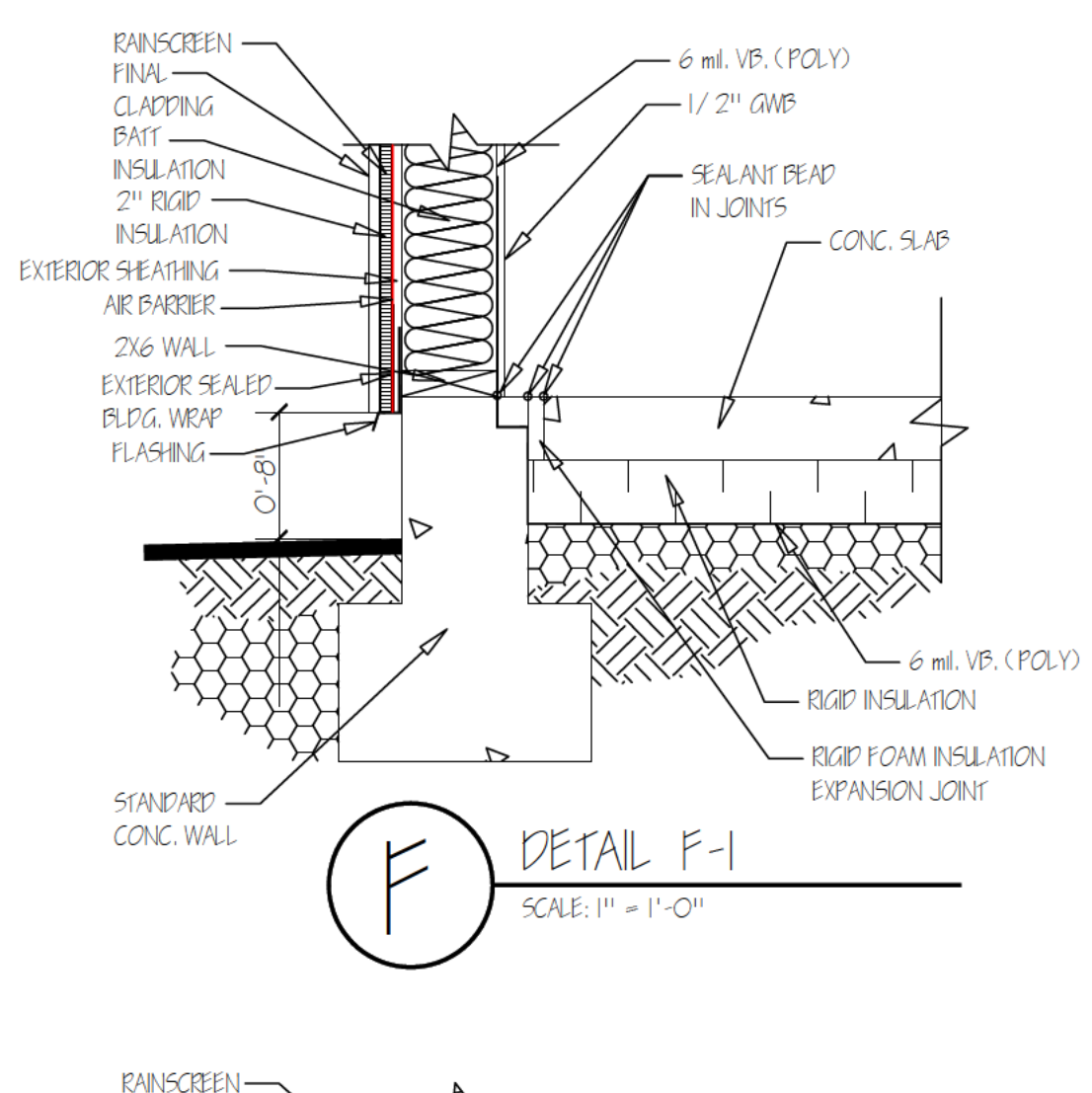
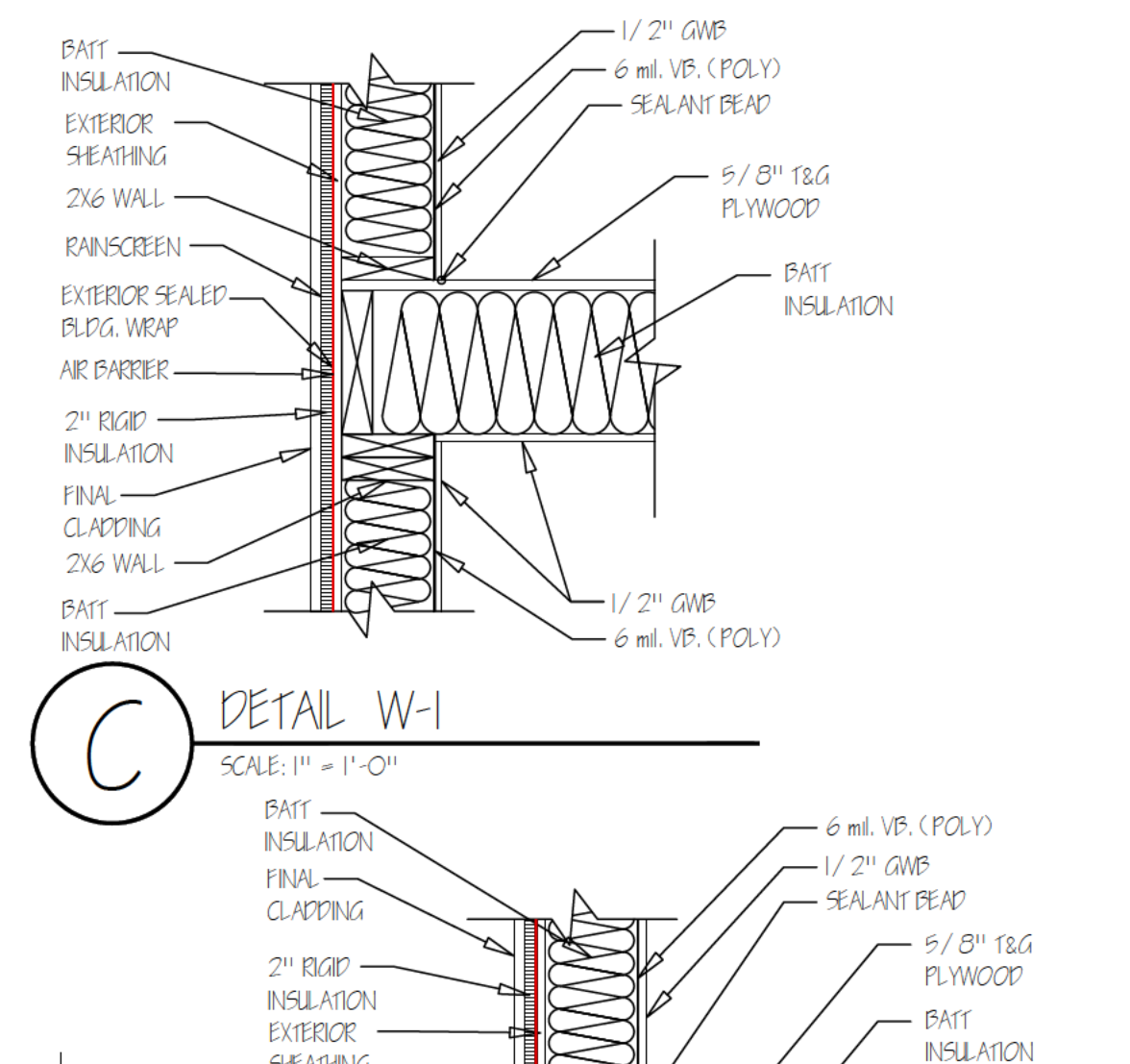
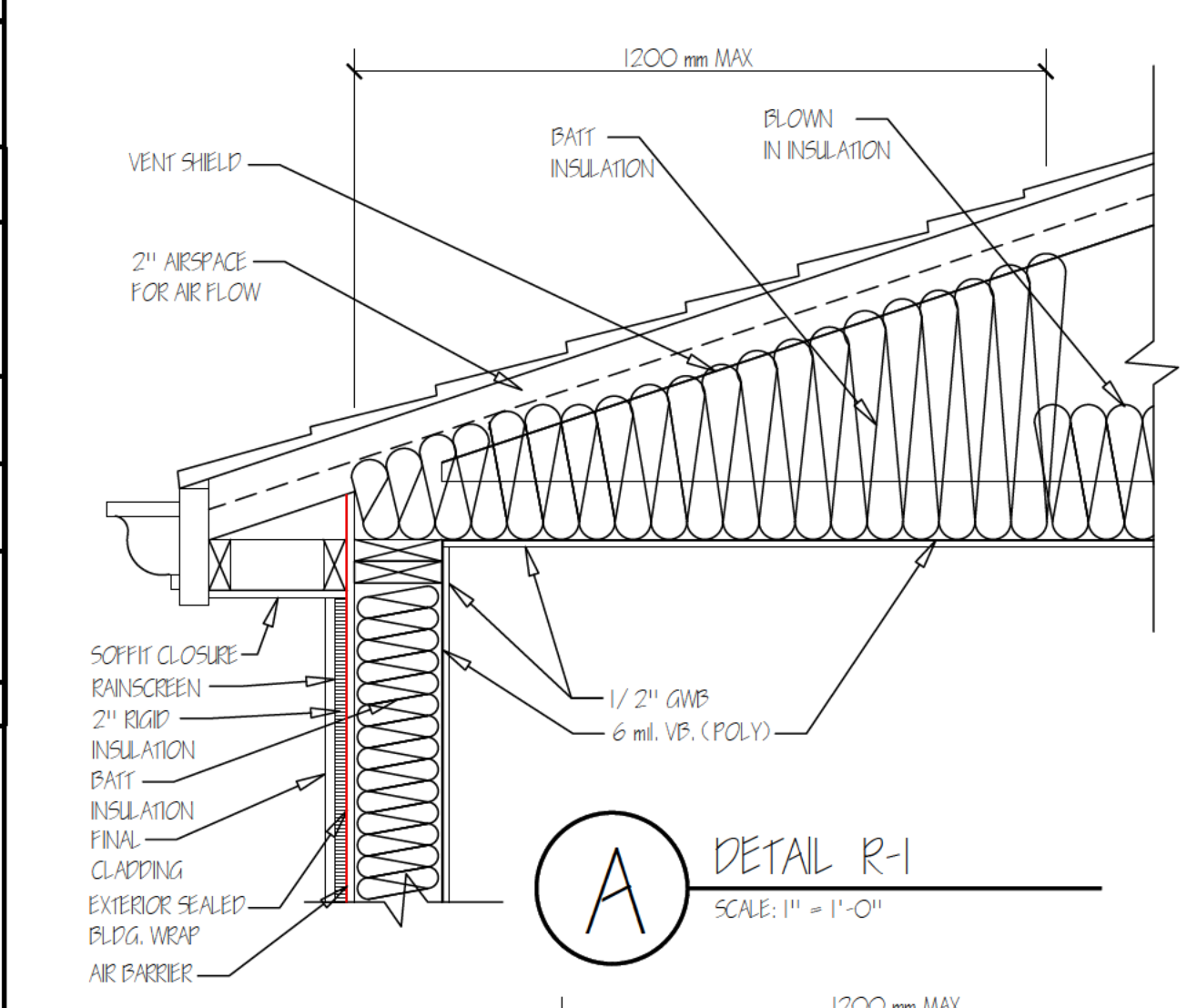
Basement suite specification notes

- Dwelling exterior walls: 2x6 stud 16" O.C., batt insulation, 2 layers G.W.B. on interior.
- W4A/STC51 (1hr wall)
 Dwelling (tenant separation) interior walls: 2 layers 5/8" G.W.B. on stair side; or regular wall, 2x4 studs @16" O.C., R14 glass fiber or cellulose insulation, 5/8" resilient channels on one side @ 16" O.C., 2 layers Type X G.W.B. one side of wall. Doors to be 20 min. rated c/w closure unit.
- Ceiling of dwelling: F21F/STC43 (1hr)
 30 min. 5/8" T&G ply, floor system, Rock or slag insulation, resilient channel @ 16" (or 24") O.C., 2 layers Type X G.W.B. on ceiling.
- NOTE:
 *Both dwellings are to have a hardwired separately and interconnected Photoelectric smoke alarm in each dwelling.

A FOUNDATION AND BASEMENT FLOOR PLAN (1334,1232 square ft.)
 SCALE: 1/4" = 1'-0" (SUITE 680,2882 square ft., BASEMENT 688,833 square ft.)

F: 9.36.6. ENERGY STEP CODE COMPLIANCE

Proposed House Rated Energy Consumption (GJ/year): 47		Reference House Rated Energy Target (GJ/year): 108	
Proposed Calculations			
Proposed House Metrics	Unit	Proposed Step Requirement	Proposed House Result
Step Code Level	Step 3, 4 or 5	4	
Mechanical Energy Use Intensity (MEUI)	kWh/(m ² year)	55 (max.)	31
% Improvement	%	40 (min.)	56
Thermal Energy Demand (TED)	kWh/(m ² year)	36 (max.)	37
% Heat Loss Reduction	%	20 (min.)	26
Airtightness in Air Changes per Hour at 50 Pa differential	ACH @ 50 Pa	1.5 (max.)	1.50
Normalized Leakage Area	10 Pa (cm ² /m)	0.72 (max.)	0.77
Normalized Leakage Rate	L/s/m ²	0.53 (max.)	0.59
Step Code Requirements Met:			yes
Software Used: <u>HOT2000</u> Version: <u>11.11</u> Heated Floor Area (m ²): <u>416.90</u> Climate Data (Location): <u>PEMBERTON AIRPORT</u> Building Volume (m ³): <u>1175.20</u> Degree Days Below 18°C (HDD): <u>3624</u> Building Surface Area (m ²): <u>826.20</u> % Of Space Cooled: <u>More than 50%</u> FWDR: <u>19.3%</u>			



REVISIONS	BY
DEC. 09, 2016	HMP
OCT. 09, 2023	HMP

DAG DESIGN & COMPANY
 976 Lee Street, White Rock, B.C., V8B 4N6
 604. 538. 2981
 DAGDESIGN.CO.CA

PEMBERTON PLATEAU
 1778, PINEWOOD DRIVE, PEMBERTON, B.C.

Date	SEPT. 19, 2016
Scale	1/4" = 1'-0"
Drawn	M.A. HALL PREPARED
Job	
Sheet	AB of 8
Of	8 Sheets