

October 21, 2019

FOI No: 2019-41

VIA E-MAIL – Redacted

Redacted

Dear Redacted

Re: Request for Records
Freedom of Information and Protection of Privacy Act

The City of White Rock has processed your request for access to the following records pursuant to the *Freedom of Information and Protection of Privacy Act (the Act)*:

- *records from 2017 for the build of a new home located at 1588 Kerfoot Road. Specifically, records containing the name of the contractor(s) in June 2017 involved in the construction of the home.*

Access to these records is available. However, some of the records contain information that is excepted from disclosure under the Act. I have severed the excepted information so that I could disclose to you the remainder of the records as attached.

The severed information is excepted from disclosure under sections 22 and 15 of the Act. Severing under section 22 is necessary to avoid disclosing third-party personal information without permission. Severing under section 15 is necessary to protect the security of the subject property. All drawings showing interior floorplans have been withheld in their entirety. As a policy, the City will only disclose interior floorplans to a property owner or their agent.

Corporate Administration
P: 604.541.2212 | F: 604.541.9348

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
City by the Sea!

www.whiterockcity.ca

Please contact our office if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "K Overton", with a long, sweeping horizontal line extending to the right.

Ken Overton
Manager, Property, Risk Management, and FOI
604-541-2104

Att.

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

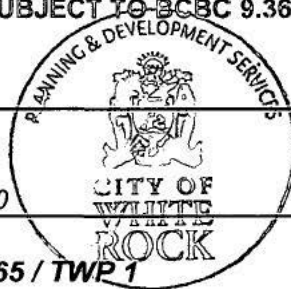
Office of the Information and Privacy Commissioner
3rd Floor, 756 Fort Street
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.

THE CORPORATION OF THE CITY OF WHITE ROCK SUBJECT TO BCBC 9.36

BUILDING PERMIT



DATE OF ISSUANCE: **MAR 20 2017**

BUILDING PERMIT No: **15-196**
ROLL No: **000722.000**

PROJECT ADDRESS:
LEGAL DESCRIPTION:
ZONE:
OCCUPANCY:
REGISTERED SUITE:

1588 Kerfoot Road
LT 204 / SEC 9 / NWD / PL 40965 / TWP 1
RS-1
Residential
YES

DESCRIPTION OF PROJECT:
SFD W/ SUITE

OWNER:
OWNER'S ADDRESS:
AUTHORIZED AGENT:
BUILDER:
DESIGNER ON RECORD:
CRP ENGINEER ON RECORD:

Benipal Developments LTD.
14465 74th Avenue Surrey, BC
Dilpreet Benipal 604.441.7665
Dilpreet Benipal
Dhillon Designs LTD. 604.590.2808
G.S. Purewal 604.593.2293

X *Dilpreet Benipal*
.....
Owner or Authorized Agent

[Signature]
.....
Building Official

B.C.B.C. 1.1.2.4 Responsibility of Owner

1) Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

THE CORPORATION OF THE CITY OF WHITE ROCK
INSPECTION INFORMATION

MAX. PERMITTED HEIGHT: 89.25m

ANGLE OF CONTAINMENT: NO

HEIGHT:

ACTUAL ANGLE:

BOARD OF VARIANCE APPROVED:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
TREE PROTECTION AREA:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
STRUCTURAL ENGINEER ON PROJECT:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
GEOTECHNICAL ENGINEER ON PROJECT:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
FORM SURVEY PLAN RECEIVED:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
REGISTERED SUITE APPROVED:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Project Value:	Permit Fee:	Microfiche Fee:	Suite Fee:	Square Footage:	Total:
\$945,000	\$8,016.86	\$210.00	\$200.00	5,587 SQ'	\$8,426.86

REMARKS:

*Square footage shown includes the garage and the basement

*Schedule C-A & C-B's required at final inspection

Structural – D.S. Sidhu Geotechnical – D.S. Sidhu Building Env. – G.S. Purewal Plumbing – G.S. Purewal

Fire Suppression – G.S. Purewal Glass Railings – T. Ngo

OCCUPANCY / FINAL GRANTED:

Date: *May 18/18*

Building Inspection Reports

Please note that the Inspection Reports are to be found in the appropriate Building Permit file in Prospero under “Events”.

Open the email that was sent to the builder/owner to view or print the Inspection Report.

CERTIFICATE OF OCCUPANCY

The building, or part thereof, constructed under authority of:

BUILDING PERMIT NO.: 15-196

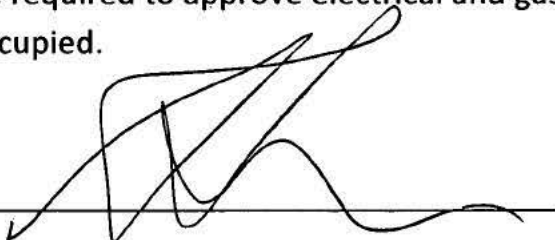
ADDRESS OF BUILDING: 1588 Kerfoot Road

TYPE OF APPROVED OCCUPANCY: SFD & Suite

*This certificate is issued pursuant to the authority contained in the
"City of White Rock Building Bylaw".*

Dated at the City of White Rock this 18 day of May, 2018.

A change of use requires a new Occupancy Certificate. Under the terms of the Building Permit, responsibility for construction defects is the responsibility of the Property Owner. Other authorities may be required to approve electrical and gas installations before the building may be occupied.



BUILDING OFFICIAL

BRITISH COLUMBIA BUILDING CODE 2012

SCHEDULE B

Forming Part of Subsection 2.2.7, Division C of the
British Columbia Building Code

Building Permit Number
(for authority having jurisdiction's use)

ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW

- Notes: (i) This letter must be submitted prior to the commencement of construction activities of the components identified below. A separate letter must be submitted by each *registered professional of record*.
(ii) This letter is endorsed by: Architectural Institute of BC, Association of Professional Engineers and Geoscientists of BC, Building Officials' Association of BC, and Union of BC Municipalities.
(iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The authority having jurisdiction

CITY OF WHITE ROCK

Name of Jurisdiction (Print)

Re: ~~Exterior~~ INTERIOR GLASS GUARDS

Name of Project (Print)

1588 KERFOOT RD., WHITE ROCK

Address of Project (Print)

The undersigned hereby gives assurance that the design of the
(Initial those of the items listed below that apply to this *registered professional of record*. All the disciplines will not necessarily be employed on every project.)

SAP ~~SAP~~ ARCHITECTURAL
SAP ~~SAP~~ STRUCTURAL Int & Ext. Glass Guards
MECHANICAL
PLUMBING
FIRE SUPPRESSION SYSTEMS
ELECTRICAL
GEOTECHNICAL — temporary
GEOTECHNICAL — permanent

PROFESSIONAL
OF
Dr. S. PISHVAEI
28707
BRITISH
COLUMBIA
ENGINEER

APR 19 2018
(Professional's Seal and Signature)

APRIL 19, 2018
Date

components of the plans and supporting documents prepared by this *registered professional of record* in support of the application for the *building* permit as outlined below substantially comply with the British Columbia Building Code and other applicable enactments respecting safety except for construction safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during construction, as indicated on the "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

CRP's initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit Number
(for authority having jurisdiction's use)

1588 KERFOOT RD., WHITE ROCK

Project Address

STRUCTURAL/ARCHITECTURAL

Discipline

The undersigned also undertakes to notify the authority having jurisdiction in writing as soon as possible if the undersigned's contract for field review is terminated at any time during construction.

I certify that I am a registered professional as defined in the British Columbia Building Code.

SEYED A. PISHVAEI, P.Eng.

Registered Professional of Record's Name (Print)

954 HAMPSHIRE RD.,

Address (Print)

NORTH VANCOUVER, BC, V7R 1V2

604-992-9481

Phone No.



APRIL 19, 2018

Date

(If the Registered Professional of Record is a member of a firm, complete the following.)

I am a member of the firm XX
and I sign this letter on behalf of the firm (Print name of firm)

Note: The above letter must be signed by a registered professional of record, who is a registered professional. The British Columbia Building Code defines a registered professional to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
(b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

Signature Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit Number
(for authority having jurisdiction's use)

1588 KERFOOT RD., WHITE ROCK

Project Address

STRUCTURAL/ARCHITECTURAL

Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

~~SAP~~ ~~SA~~ ARCHITECTURAL

- ~~1.1 Fire resisting assemblies~~
- ~~1.2 Fire separations and their continuity~~
- ~~1.3 Closures, including tightness and operation~~
- ~~1.4 Egress systems, including access to exit within suites and floor areas~~
- ~~1.5 Performance and physical safety features (guardrails, handrails, etc.)~~
- ~~1.6 Structural capacity of architectural components, including anchorage and seismic restraint~~
- ~~1.7 Sound control~~
- ~~1.8 Landscaping, screening and site grading~~
- ~~1.9 Provisions for firefighting access~~
- ~~1.10 Access requirements for persons with disabilities~~
- ~~1.11 Elevating devices~~
- ~~1.12 Functional testing of architecturally related fire emergency systems and devices~~
- ~~1.13 Development Permit and conditions therein~~
- ~~1.14 Interior signage, including acceptable materials, dimensions and locations~~
- ~~1.15 Review of all applicable shop drawings~~
- ~~1.16 Interior and exterior finishes~~
- ~~1.17 Dampproofing and/or waterproofing of walls and slabs below grade~~
- ~~1.18 Roofing and flashings~~
- ~~1.19 Wall cladding systems~~
- ~~1.20 Condensation control and cavity ventilation~~
- ~~1.21 Exterior glazing~~
- ~~1.22 Integration of building envelope components~~
- ~~1.23 Environmental separation requirements (Part 5)~~
- ~~1.24 Building envelope, Part 10 - ASHRAE, NECB or Energy Step Code requirements~~
- ~~1.25 Building envelope, testing and/or confirmation of Part 10 requirements~~



APRIL 19, 2018

Date

~~SAP~~ ~~SA~~ STRUCTURAL

- ~~2.1 Structural capacity of structural components of the building, including anchorage and seismic restraint~~
- ~~2.2 Structural aspects of deep foundations~~
- ~~2.3 Review of all applicable shop drawings~~
- ~~2.4 Structural aspects of unbonded post-tensioned concrete design and construction~~

~~MECHANICAL~~

- ~~3.1 HVAC systems and devices, including high building requirements where applicable~~
- ~~3.2 Fire dampers at required fire separations~~
- ~~3.3 Continuity of fire separations at HVAC penetrations~~
- ~~3.4 Functional testing of mechanically related fire emergency systems and devices~~
- ~~3.5 Maintenance manuals for mechanical systems~~
- ~~3.6 Structural capacity of mechanical components, including anchorage and seismic restraint~~
- ~~3.7 Review of all applicable shop drawings~~
- ~~3.8 Mechanical systems, Part 10 - ASHRAE, NECB or Energy Step Code requirements~~
- ~~3.9 Mechanical systems, testing and/or confirmation of Part 10 requirements~~


CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

Building Permit Number
(for authority having jurisdiction's use)

1588 KERFOOT RD., WHITE ROCK

Project Address

STRUCTURAL/ ARCHITECTURAL

Discipline

PLUMBING

- 4.1 Roof drainage systems
- 4.2 Site and foundation drainage systems
- 4.3 Plumbing systems and devices
- 4.4 Continuity of fire separations at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for plumbing systems
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings
- 4.9 Plumbing systems, Part 10 - ASHRAE, NECB or Energy Step Code requirements
- 4.10 Plumbing systems, testing and/or confirmation of Part 10 requirements

FIRE SUPPRESSION SYSTEMS

- 5.1 Suppression system classification for type of occupancy
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems - confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Freeze protection measures for fire suppression systems
- 5.14 Functional testing of fire suppression systems and devices

ELECTRICAL

- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of fire separations at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from buildings of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings
- 6.9 Electrical systems, Part 10 - ASHRAE, NECB or Energy Step Code requirements
- 6.10 Electrical systems, testing and/or confirmation of Part 10 requirements

GEOTECHNICAL - Temporary

- 7.1 Excavation
- 7.2 Shoring
- 7.3 Underpinning
- 7.4 Temporary construction dewatering

GEOTECHNICAL - Permanent

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep foundations
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning



APRIL 19, 2018

Date

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

SCHEDULE C-B

Forming Part of Subsection 2.2.7, Division C of the British Columbia Building Code

Building Permit No. (for authority having jurisdiction's use)

ASSURANCE OF PROFESSIONAL FIELD REVIEW AND COMPLIANCE

- Notes: (i) This letter must be submitted after completion of the project but prior to final inspection by the authority having jurisdiction. A separate letter must be submitted by each registered professional of record. (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities. (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The authority having jurisdiction

CITY OF WHITE ROCK

Name of Jurisdiction (Print)

Re: STRUCTURAL/ARCHIECTURAL

Discipline (e.g. Architectural, etc.) (Print)

INTERIOR GLASS GUARDS

Name of Project (Print)

1588 KERFOOT RD., WHITE ROCK

Address of Project (Print)

(Each registered professional of record shall complete the following:)

SEYED A. PISHVAEI, P.Eng.

Name (Print)

954 HAMPSHIRE RD., NORTH VANCOUVER, BC, V7R 1V2

Address (Print)

604-992-9481

Phone No.



APRIL 19, 2018

Date

I hereby give assurance that

- (a) I have fulfilled my obligations for field review as outlined in Subsection 2.2.7, Division C of the British Columbia Building Code and in the previously submitted Schedule B, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW," and
(b) those components of the project opposite my initials in Schedule B substantially comply in all material respects with
(i) the applicable requirements of the B.C. Building Code and other applicable enactments respecting safety, not including construction safety aspects, and
(ii) the plans and supporting documents submitted in support of the application for the building permit,
(c) I am a registered professional of record as defined in the British Columbia Building Code.

(If the registered professional of record is a member of a firm, complete the following:)

I am a member of the firm XXX

and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a registered professional of record, who is a registered professional. The British Columbia Building Code defines a registered professional to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
(b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials

Seyed Ahmad Pishvaei, Ph.D., P.Eng.
954 Hampshire Rd.
North Vancouver, BC, V7R 1V2
Tel: 604-985-8887
Cell: 604-992-9481
Email: Pishvaei@shaw.ca

Date: April 19, 2018

Project Location: 1588 KERFOOT RD., WHITE ROCK

ENGINEERING REPORT OF INTERIOR GLASS GUARDRAILS INSPECTION { EXTERIOR }

Professional Engineer Responsible for inspection:

Fabricator: Golden Glass and Shower Doors

Name: Seyed A. Pishvaei
License #: 28707
Address: 954 Hampshire Rd., North Vancouver
Tel: 604-985-8887
Cell: 604-992-9481

This is to confirm that I have reviewed work for interior glass guardrails at 1588 KERFOOT RD., WHITE ROCK and reviewed all glass guards based on BCBC2012 and APEGBC Guidelines:

1. Thickness of glass: 12mm clear tempered and all edges polished with touch corners for glass guardrails.
2. Interior glass guards: all interior glass guards installed with stand-off system based on attached detail.
3. All handrails installed continuously from ground to upper floor.
4. ~~UNDO CAPS ON TOP OF THE GLASS FOR PROTECTION AND SAFETY~~
The exterior Glass Guards installed with stainless steel post 1 1/2" with maximum spacing 4'-6".

The design and installation of interior glass guards and elements comply with the BC Building Code 2012 and the APEGBC Professional Guidelines, designing guards for buildings and CAN/CGSB 12.20-M89 Structural Design of Glass for Buildings.

If you require any additional information, please do not hesitate to call me.

Yours truly,

Seyed A. Pishvaei, Ph.D., P.Eng.



APR 19 2018

BRITISH COLUMBIA BUILDING CODE 2012

SCHEDULE C-B

Forming Part of Subsection 2.2.7, Division C of the
British Columbia Building Code

Building Permit No.
(for authority having jurisdiction's use)

ASSURANCE OF PROFESSIONAL FIELD REVIEW AND COMPLIANCE

- Notes:
- (i) This letter must be submitted after completion of the project but prior to final inspection by the *authority having jurisdiction*. A separate letter must be submitted by each *registered professional of record*.
 - (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
 - (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: *The authority having jurisdiction*
The City of White Rock

Name of Jurisdiction (Print)

Re: **Structural & Geotechnical only**

Discipline (e.g. Architectural, etc.) (Print)

Single Family Dwelling only

Name of Project (Print)

1588 Kerfoot Road, White Rock, BC.

Address of Project (Print)

(Each *registered professional of record* shall complete the following:)

Deepinder Sidhu, P.Eng.

Name (Print)

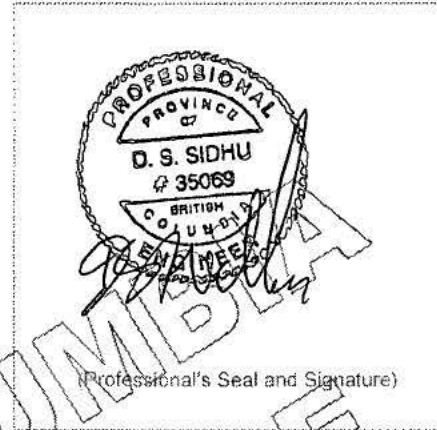
Unit 203, 12899-76 Avenue

Address (Print)

Surrey, BC. V3W 1E6

604-700-8153

Phone No.



(Professional's Seal and Signature)

05/16/2018

Date

I hereby give assurance that

- (a) I have fulfilled my obligations for *field review* as outlined in Subsection 2.2.7, Division C of the British Columbia Building Code and in the previously submitted Schedule B, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW", and
- (b) those components of the project opposite my initials in Schedule B substantially comply in all material respects with
 - (i) the applicable requirements of the B.C. Building Code and other applicable enactments respecting safety, not including construction safety aspects, and
 - (ii) the plans and supporting documents submitted in support of the application for the *building permit*,
- (c) I am a *registered professional of record* as defined in the British Columbia Building Code.

(If the *registered professional of record* is a member of a firm, complete the following:)

I am a member of the firm _____
and I sign this letter on behalf of the firm.

Optimum Engineering Corp.

(Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

SCHEDULE C-B

Forming Part of Subsection 2.2.7, Division C of the
British Columbia Building Code

Building Permit No.
(for authority having jurisdiction's use)

ASSURANCE OF PROFESSIONAL FIELD REVIEW AND COMPLIANCE

- Notes: (i) This letter must be submitted after completion of the project but prior to final inspection by the *authority having jurisdiction*. A separate letter must be submitted by each *registered professional of record*.
(ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
(iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The *authority having jurisdiction*

CITY OF WHITE ROCK

Name of Jurisdiction (Print)

Re: Building Envelope, Sump Pump and Fire Suppression System

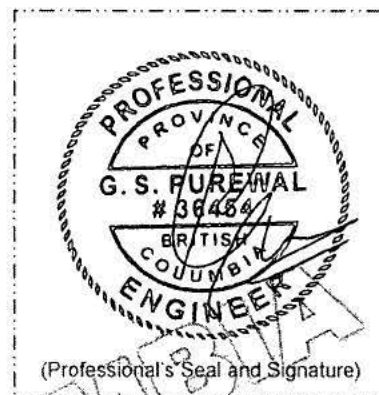
Discipline (e.g. Architectural, etc.) (Print)

SINGLE FAMILY DWELLING

Name of Project (Print)

1588 KERFOOT ROAD, WHITE ROCK, BC

Address of Project (Print)



(Each *registered professional of record* shall complete the following:)

GURPREET PUREWAL

Name (Print)

UNIT 108-8299-129 STREET

Address (Print)

SURREY, BC

604-593-2293

Phone No.

MAY 11, 2018

Date

I hereby give assurance that

- (a) I have fulfilled my obligations for *field review* as outlined in Subsection 2.2.7, Division C of the British Columbia Building Code and in the previously submitted Schedule B, "ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW," and
(b) those components of the project opposite my initials in Schedule B substantially comply in all material respects with
(i) the applicable requirements of the B.C. Building Code and other applicable enactments respecting safety, not including construction safety aspects, and
(ii) the plans and supporting documents submitted in support of the application for the *building permit*,
(c) I am a *registered professional of record* as defined in the British Columbia Building Code.

(If the *registered professional of record* is a member of a firm, complete the following:)

I am a member of the firm VOLTAS ENGINEERING LTD.

and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
(b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

BRITISH COLUMBIA BUILDING CODE 2012

SCHEDULE C-A

Forming Part of Subsection 2.2.7, Division C of the
British Columbia Building Code

Building Permit No. _____
(for authority having jurisdiction's use)

ASSURANCE OF COORDINATION OF PROFESSIONAL FIELD REVIEW

- Notes: (i) This letter must be submitted after completion of the project but before the *occupancy* permit is issued, or a final inspection is made, by the *authority having jurisdiction*.
- (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
- (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The *authority having jurisdiction*

CITY OF WHITE ROCK

Name of Jurisdiction (Print)

Re: SINGLE FAMILY DWELLING

Name of Project (Print)

1588 KERFOOT ROAD, WHITE ROCK, BC

Address of Project (Print)

Legal Description of Project (Print)

(The *coordinating registered professional* shall complete the following:)

GURPREET PUREWAL

Name (Print)

UNIT 108-8299-129 STREET

Address (Print)

SURREY, BC

604-593-2293

Phone No.



MAY 15, 2018

Date

I hereby give assurance that

- (a) I have fulfilled my obligations for coordination of field review of the registered professionals required for the project as outlined in Subsection 2.2.7, Division C of the British Columbia Building Code and in the previously submitted Schedule A, "CONFIRMATION OF COMMITMENT BY OWNER AND BY COORDINATING REGISTERED PROFESSIONAL".
- (b) I have coordinated the functional testing of the fire protection and life safety systems to ascertain that they substantially comply in all material respects with
- (i) the applicable requirements of the BC Building Code and other applicable enactments respecting safety, not including construction safety aspects, and
- (ii) the plans and supporting documents submitted in support of the application for the building permit,
- (c) I have coordinated the field reviews to ascertain that the project substantially complies in all material respects with
- (i) the applicable requirements of Part 10, and
- (ii) the plans and supporting documents submitted in support of the application for the building permit,
- (d) I am a registered professional as defined in the British Columbia Building Code.

(If the *registered professional* is a member of a firm, complete the following:)

I am a member of the firm VOLTAS ENGINEERING LTD.

and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a *coordinating registered professional*, who is also a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.



Garaventa Lift BC
2805 Murray Street
Port Moody, BC
Canada V3H 1X3
Tel +1 604 461 6636
Fax +1 604 461 0525
www.garaventabc.com

May 7th, 2018

Re: Residential Lift at 1588 Kerfoot Road, White Rock, BC

To Whom It May Concern:

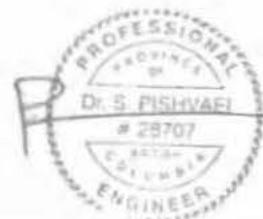
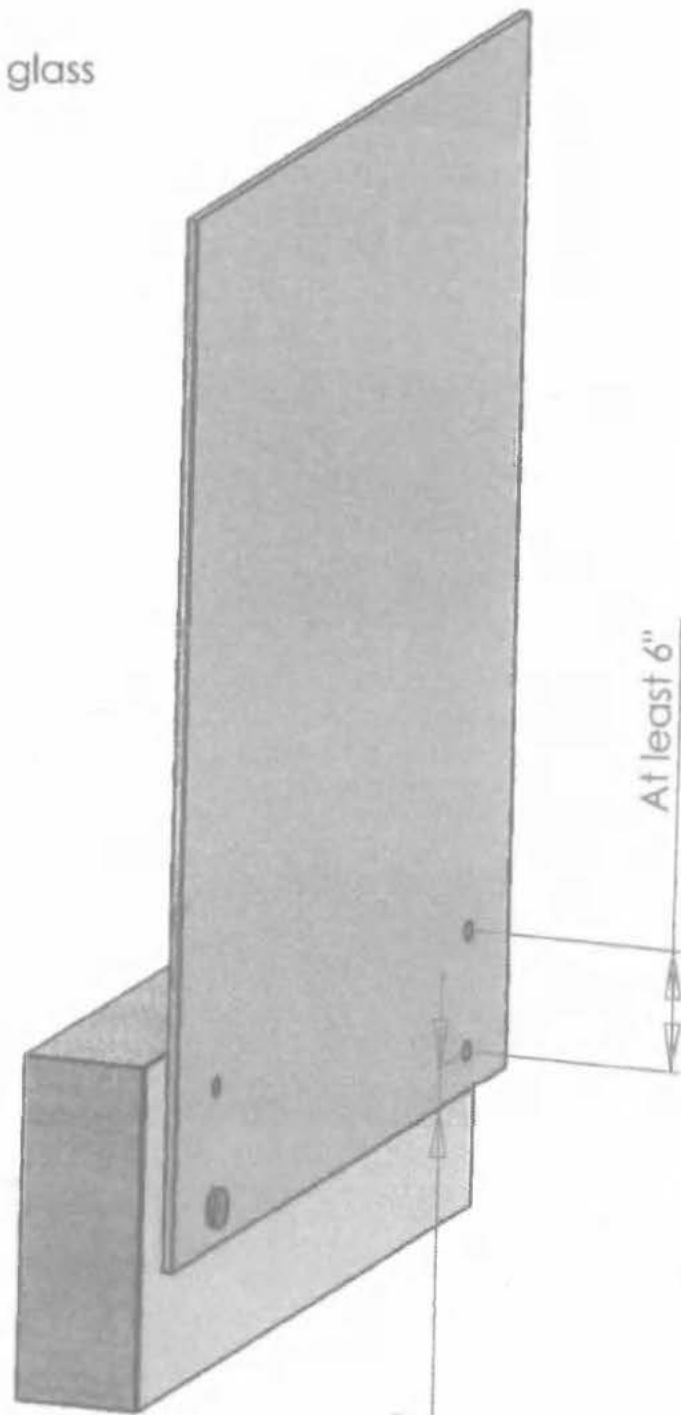
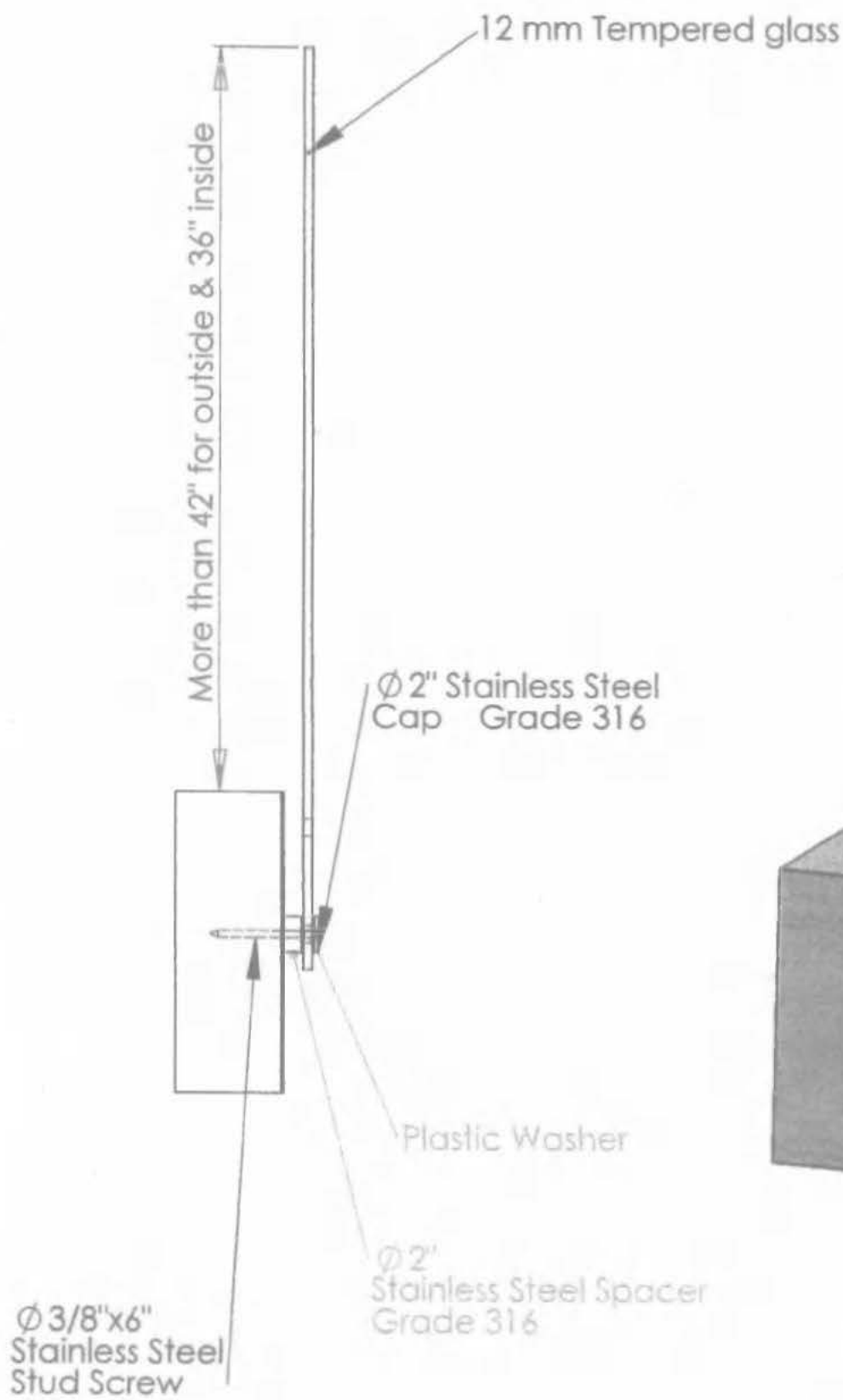
This is to confirm that the Residential Lift installed at the above address has been manufactured and installed in accordance to the CSA B-44-07 Part 5.3 Elevating Devices Code, the CSA C22.1-15 Canadian Electrical Code and has been installed to the manufacturer's specifications.

Please feel free to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Don Sanchez". The signature is fluid and cursive, with the first name "Don" being more prominent.

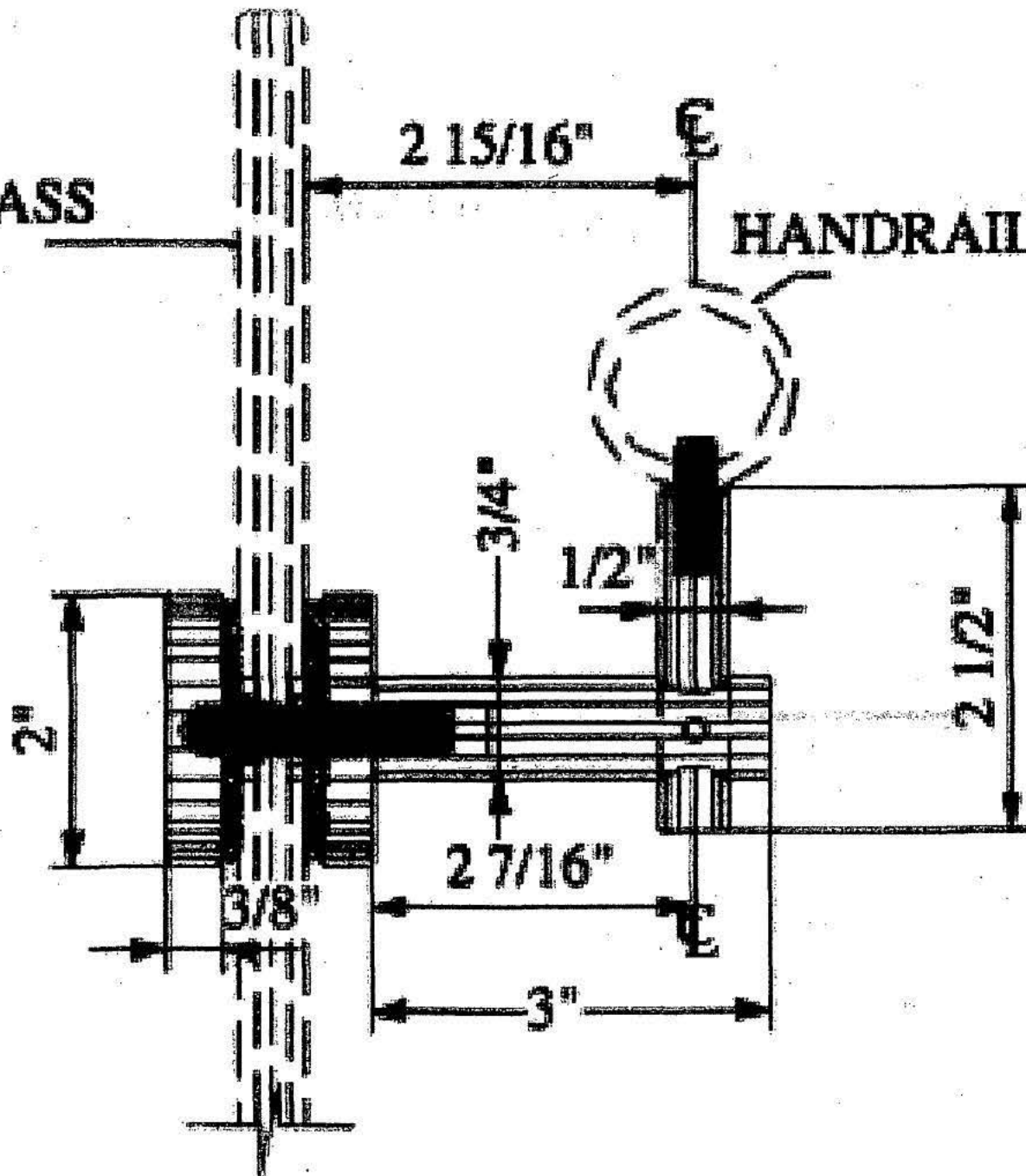
Don Sanchez
Branch Manager
Garaventa Lift BC
Certificate of Qualification # CED000216994
Elevating Contractor Reg #97000
Electrical FSR #37078
Electrical Contractor Reg # 11407



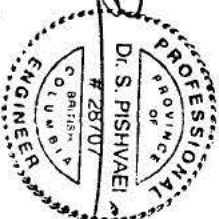
TEMP. GLASS

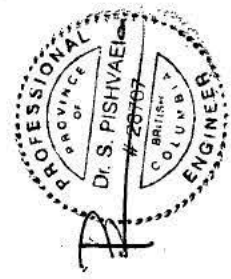
2 15/16"

HANDRAIL TUBING



APR 19 2018





APR 19 2018

**REQUIRES A 3/4" DIA
HOLE IN GLASS GROMMET
INCLUDED**

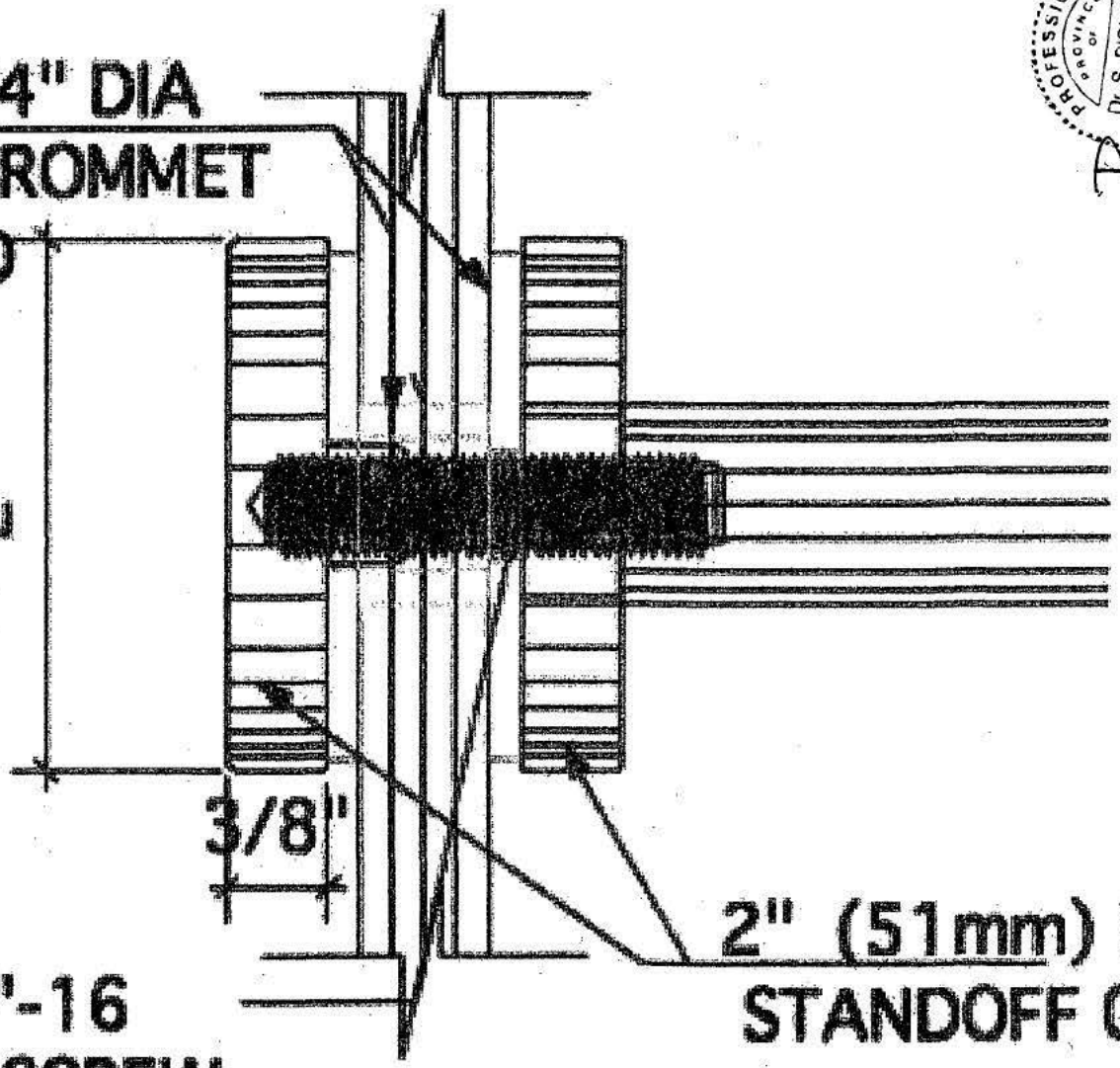
2"

3/8"

**3/8"-16
ALLEN SCREW
(INCLUDED)**

**2" (51mm) DIA.
STANDOFF CAP**

HANDRAIL ATTACHMENT TO GLASS





Proof of Professional Liability Insurance

Planning and Development Services Department
15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
Phone: 604 541 2136 Fax: 604 541 2153
Website: www.whiterockcity.ca

Form "B"

RE: Address: 1588 Kerfoot Rd, White Rock

Building Permit Application No.: _____

The undersigned hereby gives assurance that:

- a) I have fulfilled my obligation to obtain a subsisting policy of professional liability or errors and omissions insurance as outlined in the City of White Rock **Building Bylaw**.
- b) I have enclosed a copy of my certificate of insurance indicating the particulars of such coverage.
- c) I am a registered professional as defined under Section 1.4 of the British Columbia Building Code.
- d) I will notify the Building Official immediately if this insurance coverage is reduced, expired or terminated at any time during construction.

Signed this 19 day of April 2018

SEYED AHMAD PISHVAEI
Print Name of Registered Professional

[Signature]
Signature of Registered Professional

Structural / Architectural
Professional's Discipline

Professional's seal

or



Signed this _____ day of _____

Witness Signature



WEST 3RD STREET

INSURANCE COVER NOTE

E. & O.E.

This document is evidence that Insurance described herein has been effected, against which Insurers' policy or policies will be issued. In the event of any inconsistency in the terms and conditions as set forth in this document and those contained in the policy or policies, the latter shall prevail.

Policy Number: PSF06193229

Names & Mailing: Mr. Seyed Ahmad Pishvaei
M/A 954 Hampshire Road
North Vancouver, BC V7R 1V2

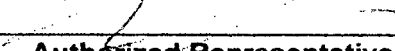
Type of Insurance: Commercial Insurance Policy
(Structured Engineer)

Amount of Limits: Professional Liability Insurance (E&O) \$ 1,000,000
Commercial General Liability: \$ 2,000,000

Effective: July 1, 2017 to July 1, 2018

Insurers Subscribing Hereto: CAN-SURE UNDERWRITING LTD.
THIS POLICY IS SUBJECT TO THE STANDARD MORTGAGE CLAUSE
Dated at North Vancouver, BC this June 26, 2017

SUSSEX INSURANCE AGENCY INC.

PER: 
Authorized Representative

**THIS POLICY CONTAINS CLAUSES
THAT MAY LIMIT THE AMOUNT PAYABLE**



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel: 604-541-2136
Fax: 604-541-2153

Inspection Report

NAME: Banipal

PERMIT No.: 15.196

ADDRESS: 1533 Kerfoot Rd.

SHEET No: _____

TYPE OF INSPECTION: Insulation

DATE: Oct 5/17

AREA OF INSPECTION: _____

Insulation complete

o.k. to board

SIGNATURE: _____

INSPECTOR: 

DATE: _____

Please sign this form when the work is completed and return to the above department.

2 Ventilation Checklist 2—HRV Systems

2014 Amendment to Section 9.32 Ventilation

SENTENCE 9.32.3.4 (3) & (4)

Use this checklist when a centrally ducted HRV (heat recovery ventilator) is used alone or in combination with a Forced Air Heating System to meet principal ventilation system requirements.

Civic Address 1588 KERFOOT RD, WHITE ROCK Permit No. 15-196

Climate Zone: 4 Number of Bedrooms 5 (A) A bedroom is a room with an openable window (minimum dimensions apply), a closet and a closing interior door.

Total Floor area of living space 5205 ft² (B)

Total Interior Volume of Dwelling 41720 ft³ Total volume includes all heated interior spaces (including crawlspace if heated).

.5 ACH (air changes/hr) = Volume x 0.5 ÷ 60 = 348 cfm (C) Exhaust appliances exceeding .5 ACH may require make-up air.

1. Use the bedroom count (Box A above) and total square footage (Box B above) to determine the minimum principal Air Flow rate required by Table 9.32.3.5

Minimum Required Rate 105 cfm (D)

2. HRV Make IMPERIAL Model SS 3.12

3. HRV Capacity: CFM @ 0.4 ESP. Box E must meet Box D requirement. 140 cfm (E)

4. List Exhaust Grilles Locations: 1 minimum @ 6 ft or higher from floor of uppermost level.

UPPER HALLWAY

5. Required Kitchen and Bathroom Exhaust

If HRV used to meet all or part of Kitchen/Bathroom spot exhaust requirements list below.

ROOM	REQUIRED EXHAUST RATE Table 9.32.3.6	EXHAUST EQUIPMENT						HRV Principal System CFM
		Spot Exhaust Kitchen & Bath WALL/CEILING FANS						
		Fan Make & Model	CFM @ 0.2 ESP Manf. Rated	*Duct Sizing per Table 9.32.3.8.(3)		Max. Equiv. Length per table	Installed Equiv. Length	
Duct Dia (in Ø)	rigid			flex				
KITCHEN	100	UNKNOWN	UNKNOWN	6"	-	UNKNOWN	60	
KITCHEN	100	UNKNOWN	UNKNOWN	6"	-	UNKNOWN	62	
BATH - UP	50	KORA; SBF 90	90	-	6"	98	51	
ENSUITE	50	KORA, SBF 90	90	6"	-	150	42	
BATH - I	50	KORA, SBF 90	90	6"	-	150	44	
PORCH ROOM	50	KORA, SBF 90	90	5"	-	98	61	
BSMT BATH	50	KORA, SBF 90	90	5"	-	98	65	
UPPER HALL								140

* For fan capacities exceeding 175cfm in Table 9.32.3.8(3), follow manufacturer's installation instructions or use good engineering practice to size duct. See Ventilation Guidelines Appendix page 16-A, Duct Sizing for Larger Fans.

TOTAL (must = Box E) 140

6. HRV Fresh Air Distribution (Choose a or b)

a) Supply Air from HRV direct connect to Return Air of a Forced Air Heating System:

- FA system fan and HRV fan continuous operation and
- FA system ducted to supply air to every bedroom and each floor level without a bedroom

b) Supply Air from HRV distributed independently

- Ducted to every bedroom and each floor level without a bedroom and
- HRV fan continuous operation

7. If Heated Crawlspace present, (Choose one)

- Minimum of one Forced Air System RA grille located in the crawlspace, OR
- No RA grille in crawlspace, choose ventilation Option 1, 2, or 3 per sentence 9.37.3.7 (2)

NA

MAKE-UP AIR Requirements

1. NAFFVA (Naturally Aspirated Fuel Fired Vented Appliance) or radon present in dwelling unit? (per Sentence 9.32.4

- No, Omit Steps 2 & 3
- Yes, Proceed to Step 2

2. Exhaust Appliance present which exceeds Box C 0.5 ACH:

- No such appliance. Omit Step 3
- Yes, Commit to Depressurization Test (See CAUTION, TECA Vent Manual pg 24)
- Yes, Proceed to Step 3

3. Use Active Make-up Air for Exhaust Appliance. (Choose a or b)

Make-up Air Fan required:

Fan Make _____ Model _____ Exhaust Appliance Actual Installed Cfm _____
 Make-up Air Fan Cfm _____
 Duct diameter _____ inches
 Fan Location _____ Fan ducted to _____

a) Active Make-up Air delivered to an Unoccupied Area first (not directly to room containing the appliance).

i) Tempering Required per 9.32.4.1.(4)(a):

Show calculation how make-up air will be tempered to at least 34°F (1°C) before entering unoccupied area.

$$\text{Make-up Fan cfm} \times 1.08 \times (34^\circ\text{F} - \text{Winter Design Temp your location}) = \text{Duct Heater BTUH/kw}$$

ii) Transfer Grill Required: Size 1 sq in of gross area per 2 cfm: Transfer grill size _____ sq. in. Location _____

iii) Additional Tempering Required per 9.32.4.1.(4)(b) before transfer to occupied area: Show calculation and describe how make-up air will be further tempered to at least 54°F (12°C).

$$\text{Make-up Fan cfm} \times 1.08 \times (54^\circ\text{F} - 34^\circ\text{F}) = \text{Heat from unoccupied area required to raise temp by } 20^\circ\text{F}$$

Tempered by: _____

OR b) Active Make-up Air delivered to an Occupied Area: Tempering Required. Show calculation how make-up air will be tempered to at least 54°F (12°C).

$$\text{Make-up Fan cfm} \times 1.08 \times (54^\circ\text{F} - \text{Winter Design Temp your location}) = \text{Duct Heater BTUH/kw}$$

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Installer Certification:

I hereby certify that the design and installation of the ventilation system complies with the 2012 B.C. Building Code, 2014 Section 9.32 Amendment.

Date OCT 03, 2017

Print Name SUKHBIR SINGH PELIA

Signature Sukhbir Singh Pelia

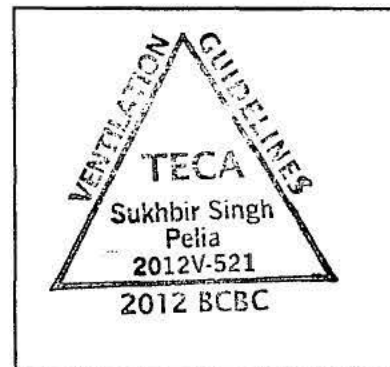
Company AMP CO

Phone 604-218-4949

Checklist 2, pg2of2

© March 2015 TECA

2012 TECA Ventilation Certification Stamp



4

Ventilation Checklist 4—Exhaust Fan & Passive Inlets SENTENCE 9.32.3.4(6)

Use this checklist for small (≤ 1800 sqft), single level, **non-forced air** heated dwellings located in coastal climate areas where winter design temperature is warmer than or equal to $+14^{\circ}\text{F}$.

Civic Address <u>SCITE,</u>		Permit No. _____	
Climate Zone: <u>4</u>	Number of Bedrooms	<u>2</u>	(A) A bedroom is a room with an openable window (minimum dimensions apply), a closet and a closing interior door.
	Total Floor area of living space	<u>952</u> ft ²	(B)
	Total Interior Volume of Dwelling	<u>8568</u> ft ³	Total volume includes all heated interior spaces (including crawlspace if heated).
.5 ACH (air changes/hr) = Volume x 0.5 ÷ 60 =		<u>72</u> cfm	(C) Exhaust appliances exceeding .5 ACH may require make-up air.

1. Principal Ventilation System Exhaust Fan Minimum Air-flow Rate

Use the bedroom count from Box (A) and Total square footage from Box (B) above and Table 9.32.3.5. to determine

Minimum Required Principal Exhaust System Capacity 45 cfm (D)

2. Principal System Fan Choice

a) Exhaust Fan continuous running Make KORA Model SBF90 Sone Rating 1.0

Location: BATHROOM Capacity at 0.2 ESP 90 cfm (E) Must be \geq than Box (D)
If CEV, capacity @0.4ESP

3. Fan Duct Size and Equivalent Length

- a) Installed Equivalent Length:
Length of duct 17 ft + Ext. hood 30 ft + (# elbows at 10 ft each =) = 47 ft (F)
- b) Choose type of duct: Flex duct or Rigid (smooth) duct
- c) Duct size required to flow Box E cfm through Box F equivalent length of duct = 5 in \varnothing
Use Table 9.32.3.8 (3) to determine duct size.

4. Required Kitchen and Bathroom Exhaust Fans: Re-list below if Principal Exhaust Fan meets all or part of Kitchen/Bathroom spot Exhaust requirements.

ROOM	REQUIRED EXHAUST RATE Table 9.32.3.6	EXHAUST EQUIPMENT						Ex.Fan/CEV
		Spot Exhaust Kitchen & Bath WALL/CEILING FANS						
		Fan Make & Model	CFM @ 0.2 ESP Manf. Rated	*Duct Sizing per Table 9.32.3.8.(3)		Max. Equiv. Length per table	Installed Equiv. Length	
rigid	flex							
KITCHEN	100	UNKNOWN	UNKNOWN	6"	—	UNKNOWN	61	
BATH ROOM	50	KORA, SBF90	90	5"	—	98	47	90

* For fan capacities exceeding 175cfm in Table 9.32.3.8(3), follow manufacturer's installation instructions or use good engineering practice to size duct. See Ventilation Guidelines Appendix page 16-A, Duct Sizing for Larger Fans. © March 2015 TECA All Rights Reserved Checklist 4, pg1 of 2

TOTAL (must = Box E) 90

5. Required Inlets for passive Ventilation Air Supply

- a) High wall installation (minimum 6 ft above floor)
- b) Located in each bedroom and at least one common area
- c) Inlet Free Area greater than or equal to 4 Sq In

6. If Heated Crawlspace present

- Choose ventilation option 1, 2, or 3 per sentence 9.37.3.7 (2).

MAKE-UP AIR Requirements

1. NAFFVA (Naturally Aspirated Fuel Fired Vented Appliance) or radon present in dwelling unit? (per Sentence 9.32.4.1)

- No, Omit Steps 2 & 3
- Yes, Proceed to Step 2

2. Exhaust Appliance present which exceeds Box C 0.5 ACH:

- No such appliance. Omit Step 3
- Yes, Commit to Depressurization Test (See CAUTION, TECA Vent Manual pg 24)
- Yes, Proceed to Step 3

3. Use Active Make-up Air for Exhaust Appliance. (Choose a or b)

Make-up Air Fan required:

Fan Make _____ Model _____ Exhaust Appliance Actual Installed Cfm _____
 Make-up Air Fan Cfm _____
 Duct diameter _____ inches
 Fan Location _____ Fan ducted to _____

a) Active Make-up Air delivered to an Unoccupied Area first (not directly to room containing the appliance).

i) Tempering Required per 9.32.4.1.(4)(a):

Show calculation how make-up air will be tempered to at least 34°F (1°C) before entering unoccupied area.

Make-up Fan cfm _____ X 1.08 X (34° F - _____ °F Winter Design Temp your location) = _____ (kw)
 3412 BTUH/kw Duct Heater

ii) Transfer Grill Required: Size 1 sq in of gross area per 2 cfm: Transfer grill size _____ sq. in. Location _____

iii) Additional Tempering Required per 9.32.4.1.(4)(b) before transfer to occupied area: Show calculation and describe how make-up air will be further tempered to at least 54°F (12°C).

Make-up Fan _____ cfm x 1.08 x (54° F - 34°F) = _____ (kw) Heat from unoccupied area
 3412 BTUH/kw required to raise temp by 20°F

Tempered by: _____

OR b) Active Make-up Air delivered to an Occupied Area: Tempering Required. Show calculation how make-up air will be tempered to at least 54°F (12°C).

Make-up Fan cfm _____ x 1.08 x (54° F - _____ °F Winter Design Temp your location) = _____ (kw)
 3412 BTUH/kw Duct Heater

© March 2015 TECA All Rights Reserved

Installer Certification:

I hereby certify that the design and installation of the ventilation system complies with the 2012 B.C. Building Code, 2014 Section 9.32 Amendment.

Date Oct 03, 2017

Print Name SUKHBIR SINGH PELIA

Signature Sukhbir Singh Pelia

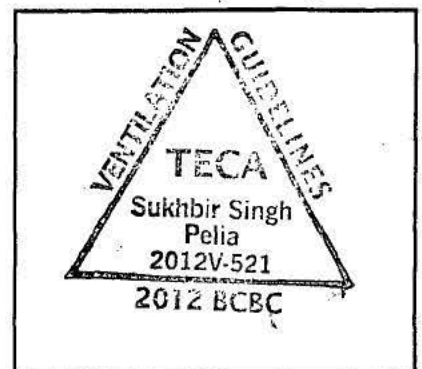
Company AMP CO

Phone 604-218-4949

Checklist 4, pg2 of 2

© March 2015 TECA

2012 TECA Ventilation Certification Stamp





THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel: 604-541-2136
Fax: 604-541-2153

Inspection Report

NAME: Benipal PERMIT No.: 15-196

ADDRESS: 1538 Kirfoot Rd. SHEET No: _____

TYPE OF INSPECTION: Insulation DATE: Oct 2/17

AREA OF INSPECTION: _____

- Mechanical ventilation checklist
- storm Sump to be made operational
- Attic ducting requires proper outlets
Not roof vents

OK to board areas as discussed.

SIGNATURE: _____

INSPECTOR: 

DATE: _____

Please sign this form when the work is completed and return to the above department.



VOLTAS ENGINEERING LTD.

#108 8299 – 129 St. SURREY, BC V3W 0A6
Phone: 604-593-2293 • Fax: 604-800-9230
Email: info@voltasengineering.com

Field Review Report

Date: Sep 12, 17	Time: 3:00pm	Proj. No.: 15-1537
Contractor: Newtech Fire Protection Ltd		Proj. Name: SFD
Present at Site (Name & Role): Rajwinder Benipal (Builder)		Proj. Address: 1588 Kerfoot Rd, WTR
Stage of Construction: Rough in complete, pressure test complete.		

Review Subject:

Electrical <input type="checkbox"/> General Power <input type="checkbox"/> Fire/Smoke Alarm <input type="checkbox"/> Em. Light/Signage <input type="checkbox"/> Solar System <input type="checkbox"/>	Mechanical <input type="checkbox"/> Heating <input type="checkbox"/> Ventilation <input type="checkbox"/> Air Conditioning <input type="checkbox"/>	Plumbing <input type="checkbox"/> Sanitary/Sump Pump <input type="checkbox"/> Storm Water/Dump Pump <input type="checkbox"/> Water Distrib. <input type="checkbox"/> Piping <input type="checkbox"/> ...DWV.....
Building Envelope <input type="checkbox"/> Water/Dampproofing <input type="checkbox"/> Insulation (Spray Foam) <input type="checkbox"/> Cladding <input type="checkbox"/> Rainscreen <input type="checkbox"/> Roofing <input type="checkbox"/>	Sprinkler <input checked="" type="checkbox"/> Piping <input type="checkbox"/> Flow Verification Report <input checked="" type="checkbox"/> Drops/Coverage <input type="checkbox"/> Testing (Final) <input type="checkbox"/>	Others <input type="checkbox"/> ...Rough In..... <input type="checkbox"/> ...Final..... <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Observations:

- Installed sprinkler heads provided sufficient coverage.
- Sufficient insulation is provided where required.
- Pipe size is adequate.
- Installed pipe is listed for fire protection service.
- Flow test will be performed later. Water supply not hooked up.
- Others:
 - Witnessed piping pressurized to 200psi, sprinkler system not hooked to city connection. Main shut off valve and check valve missing.
- Authorized to cover subject to the City inspection.

Recommendations:

- None

Conclusions:

<input checked="" type="checkbox"/> Approved, subject to correction of minor deficiencies as noted, and approval of the Building Official	<input type="checkbox"/> Correct deficiencies and forward proofs of corrections (photos, videos, etc.) to Voltas for Approval*	<input type="checkbox"/> Rejected. Demolish/remove, reconstruct and call Voltas for re-inspection*
Notes (expectations, next step, etc.): Ok to cover.		

* Every re-inspection is considered as one individual inspection, and related fees may apply per the consulting contract.

Field Reviewer(s): [Name & Signature]

Supervising Engineer (Report Reviewer):



G.S. Purewal, P. ENG.

Report Distribution:

	Verbal	Hand-in	Mail	Fax	Email
Owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Superintendent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Contractor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prime Consultant (CRP)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Official	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Project Folder	Hard Copy <input type="checkbox"/>			Digital <input checked="" type="checkbox"/>	

This Field review is based upon visual inspection of random samples of items that are exposed & visible during inspection plus other facts and declaration given by representatives that work complies according to codes and drawings of the project. Voltas Engineering Ltd is not responsible for workmanship, materials and performance of system as whole or individual part of equipment. Voltas insurance will not cover any mould or fungus claims. This field report does not relieve the builder, the contractor of responsibility of work done to comply with Codes and by-laws of Authority Having Jurisdiction and drawing of the project. Only the things mentioned in this report, of this project, are inspected by visiting engineer, all other parts of the project are to be inspected by other qualified professionals & Authority Having Jurisdiction respectively.

RECEIVED

SEP 2 2017

CITY OF WHITE ROCK
DEVELOPMENT SERVICES



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel: 604-541-2136
Fax: 604-541-2153

Inspection Report

NAME: Benipal

PERMIT No.: 15. 196

ADDRESS: 1533 Kerfoot Rd.

SHEET No: _____

TYPE OF INSPECTION: Frame

DATE: Sept 22/17

AREA OF INSPECTION: _____

- ✓ 1) OK to cover report from Fire Sprinkler Engineer
- 2) Mechanical ventilation checklist
- ✓ 3) check ducting @ site
- 4) Storm sumps to be made operational
- ✓ 5) All ducting in attic space requires R20
- 6) ^{wrap} Kitchen ducting require its own outlet.

Recall

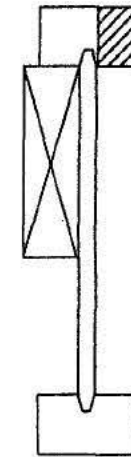
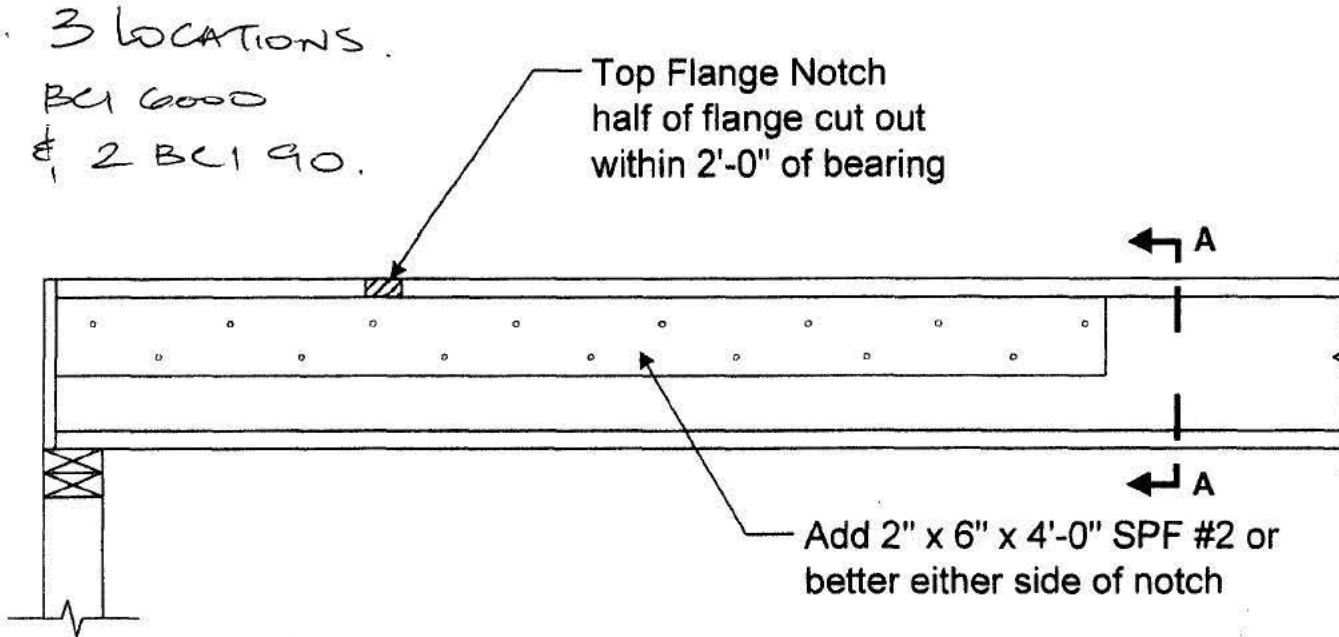
SIGNATURE: _____

INSPECTOR: 

DATE: _____

Please sign this form when the work is completed and return to the above department.

BCI® & AJS® Joist – Half Notched Top Flange Repair Detail

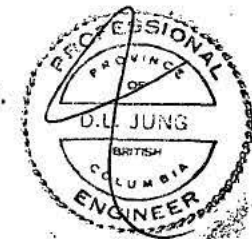


Section A-A

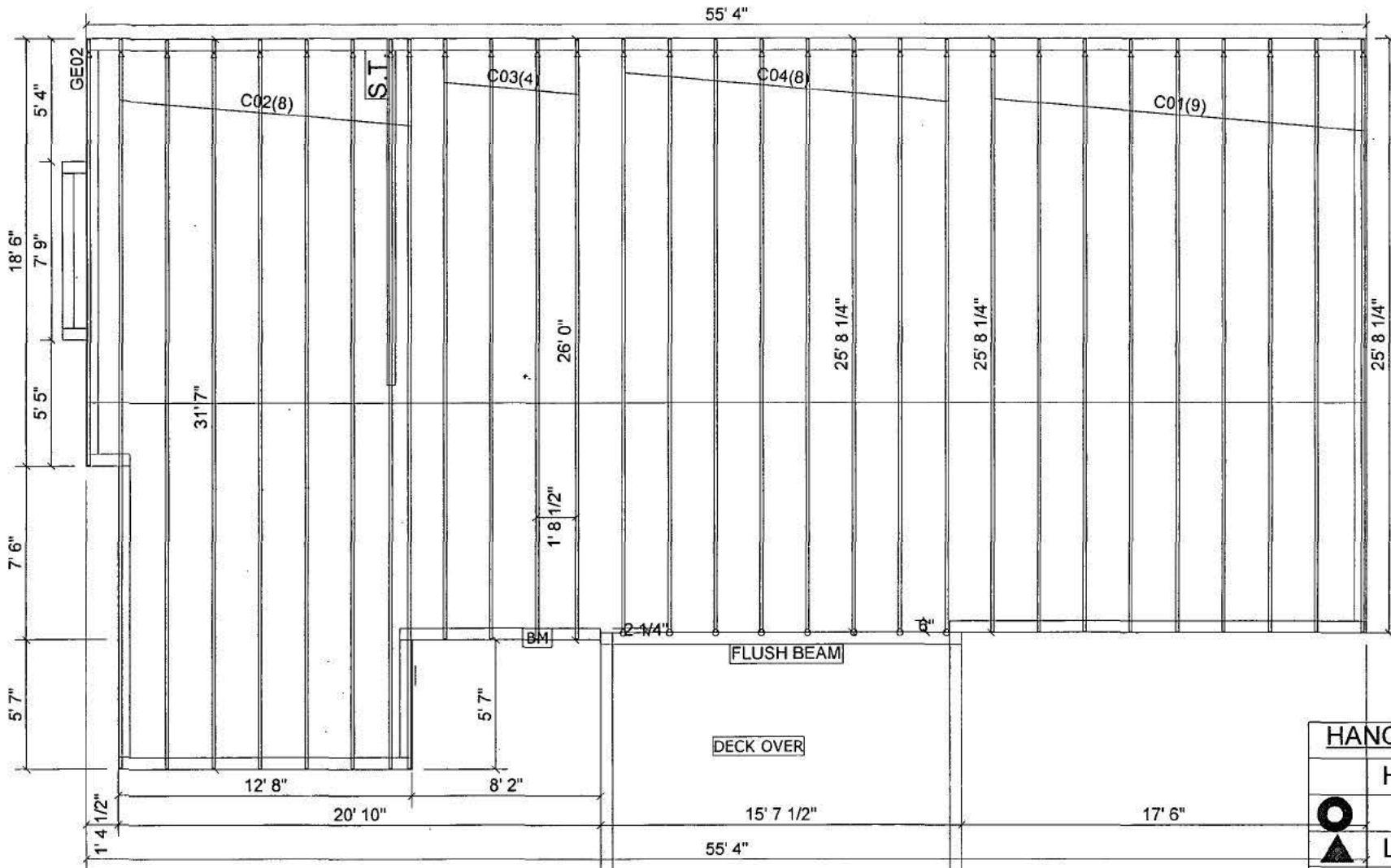
Installation Notes

- 1) Install 2" x 6" tight to underside of top flange.
- 2) Apply construction adhesive to all contact surfaces
- 3) Nail 2" x 6" with 2 rows 10d box nails @ 4" o.c., clinched or 2 rows #8 wood screws @ 4" o.c.
- 4) Repair valid only for uniformly loaded joists in Part 9 residential structures.

1588 KERFOOT ROAD, WHITE ROCK



SEPT 21/17



HANGER SCHEDULE		
	HANGER	QTY
○	LU24	#
▲	LJS26DS	10
■	HGUS26	#
	TIE-DOWN	#



100-13302 76 Ave
 Surrey, BC V3W 2W1
 Phone: (604) 596-5125
 www.bandbtruss.com
 Member of WWTAA

BENIPAL DEVINDER

1588 KERFOOT ROAD LOT-204, WHITE ROCK, B C
 DUROID FLAT

604-338-6566 Date: 7/4/2017 Sale: Sandeep Desr: SS

WO #: 170793

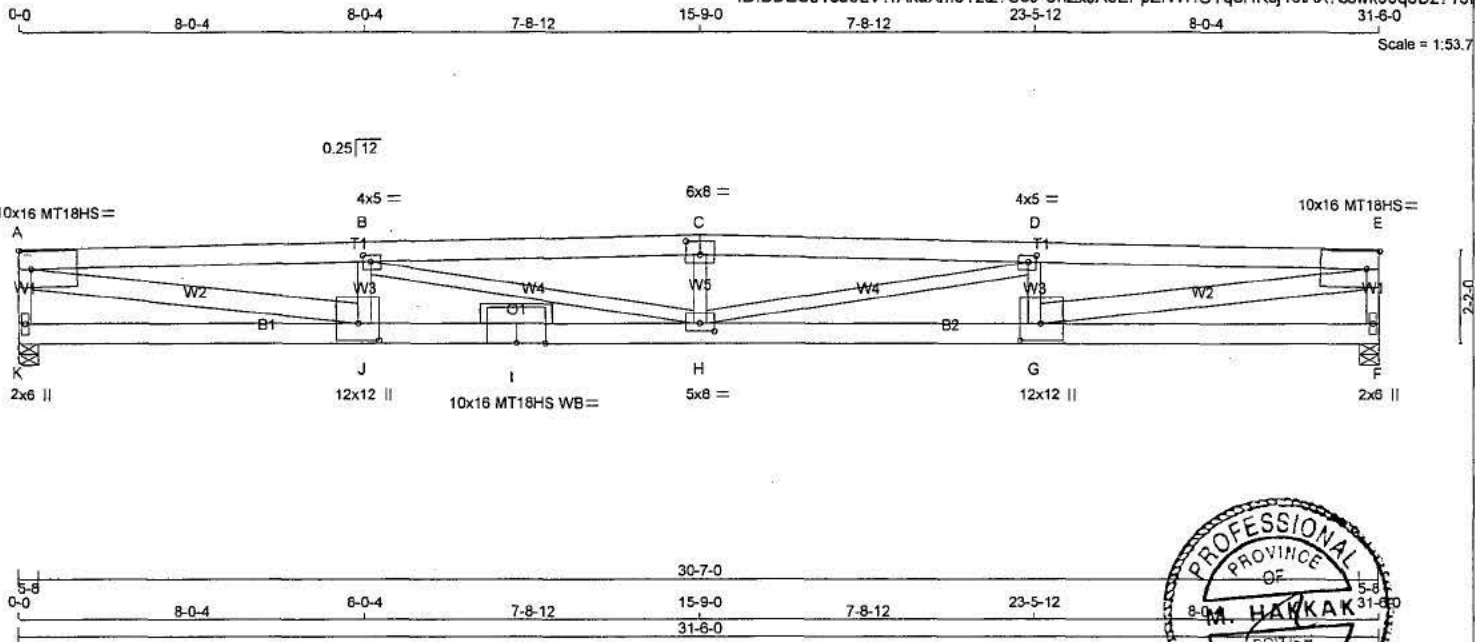
DESIGN SUMMARY

TCLL	27 PSF
TCDL	10.0 PSF
BCLL	0.00 PSF
BCDL	7.00 PSF
TOTAL	44 PSF

B & B Truss, Surrey, BC V3W2W1

Version 8.110 S Jun 13 2017 MTEK Industries, Inc. Tue Jul 4 09:07:07 2017 Page 1

ID: BDEUJ1cd6LV?rAkaXm5Yztz?U3J-UnZxJAEpPzrW7fOYqoHKsj15iAX?cswk98q5Dz?T5f



LUMBER

N. L. G. A. RULES	CHORDS	SIZE	LUMBER	DESCR.
K - A	2x4	DRY	No.2	SPF
A - C	2x6	DRY	SS	DF
C - E	2x6	DRY	SS	DF
F - E	2x4	DRY	No.2	SPF
K - I	2x6	DRY	SS	DF
I - F	2x6	DRY	SS	DF
ALL WEBS EXCEPT	2x4	DRY	No.2	SPF
A - J	2x6	DRY	SS	DF
G - E	2x6	DRY	SS	DF

DRY: SEASONED LUMBER.

PLATES (table is in inches)

JT	TYPE	PLATES	W	LEN	Y	X
A	TMVW-t	MT18HS	10.0	16.0		Edge
B	TMWW-t	MT20	4.0	5.0	1.75	2.25
C	TTW-p	MT20	6.0	8.0	3.75	4.00
D	TMWW-t	MT20	4.0	5.0	1.75	2.25
E	TMVW-t	MT18HS	10.0	16.0		Edge
F	BMV1+p	MT20	2.0	6.0		
G	BMVW+h	MT20	12.0	12.0	4.75	5.75
H	BMVW+h	MT20	5.0	8.0	2.25	4.00
I	BS-t	MT18HS	10.0	16.0		
J	BMVW+h	MT20	12.0	12.0	4.75	5.75
K	BMV1+p	MT20	2.0	6.0		

Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.
WB - INDICATES BLOCKING REQUIRED

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER
PROVIDE ADEQUATE DRAINAGE TO PREVENT PONDING

BEARINGS

JT	VERT	HORZ	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
K	1952	0	1952	0	0	5-8	5-8	0/0
F	1952	0	1952	0	0	5-8	5-8	0/0

UNFACTORED REACTIONS

JT	1ST LCASE	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
K	1391	855 / 0	0 / 0	0 / 0	0 / 0	536 / 0	0 / 0
F	1391	855 / 0	0 / 0	0 / 0	0 / 0	536 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) K, F.
BRACING
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 2.83 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.
ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE LATERALLY RESTRAINED.

LOADING
TOTAL LOAD CASES: (4)

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. UNBRACED LENGTH (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. UNBRACED LENGTH (LC)	MEMB.
K-A	-1870 / 0	0.0	0.0 0.27 (1)	A-J	0 / 6626	5.42	A-J
A-B	-6480 / 0	-106.5	-106.5 0.64 (1)	J-B	-1256 / 0	3.08	J-B
B-C	-7510 / 0	-106.5	-106.5 0.69 (1)	B-H	0 / 1061	2.83	B-H
C-D	-7510 / 0	-106.5	-106.5 0.69 (1)	H-C	-362 / 0	2.83	H-C
D-E	-6480 / 0	-106.5	-106.5 0.64 (1)	H-D	0 / 1061	3.08	H-D
F-E	-1870 / 0	0.0	0.0 0.27 (1)	G-D	-1256 / 0	5.42	G-D
K-J	0 / 0	-17.5	-17.5 0.13 (4)	G-E	0 / 6626	5.42	G-E
J-I	0 / 6475	-17.5	-17.5 0.67 (1)				
I-H	0 / 6475	-17.5	-17.5 0.67 (1)				
H-G	0 / 6475	-17.5	-17.5 0.67 (1)				
G-F	0 / 0	-17.5	-17.5 0.13 (4)				

DESIGN CRITERIA

SPECIFIED LOADS:
TOP CH. LL = 27.2 PSF
DL = 10.0 PSF
BOT CH. LL = 0.0 PSF
DL = 7.0 PSF
TOTAL LOAD = 44.2 PSF

SPACING = 24.0 IN./C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2010

THIS DESIGN COMPLIES WITH:
- PART 9 OF OBC 2012, BCBC 2012, ABC 2014
- CSA 086-09
- TPIC 2011

(55% OF 41.8 P.S.F. G.S.L. PLUS 4.2 P.S.F. RAIN LOAD) EQUALS 27.2 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL) = L/180 (2.10")
CALCULATED VERT. DEFL.(LL) = L/902 (0.42")
ALLOWABLE DEFL.(TL) = L/180 (2.10")
CALCULATED VERT. DEFL.(TL) = L/459 (0.82")

CSI: TC=0.69 (B-C:1), BC=0.67 (H-J:1), WB=0.54 (A-J:1), SSI=0.32 (A-B:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 0.50
FLAT ROOF FACTOR = 0.75

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES

PLATE	GRIP(DRY)	SHEAR (PSI)	SECTION (PL)
MT20	618	354	1667 822 2284 1656
MT18HS	580	354	2729 1405 4191 2010

PLATE PLACEMENT TOL. = 0.250 Inches

PLATE ROTATION TOL. = 5.0 Deg.

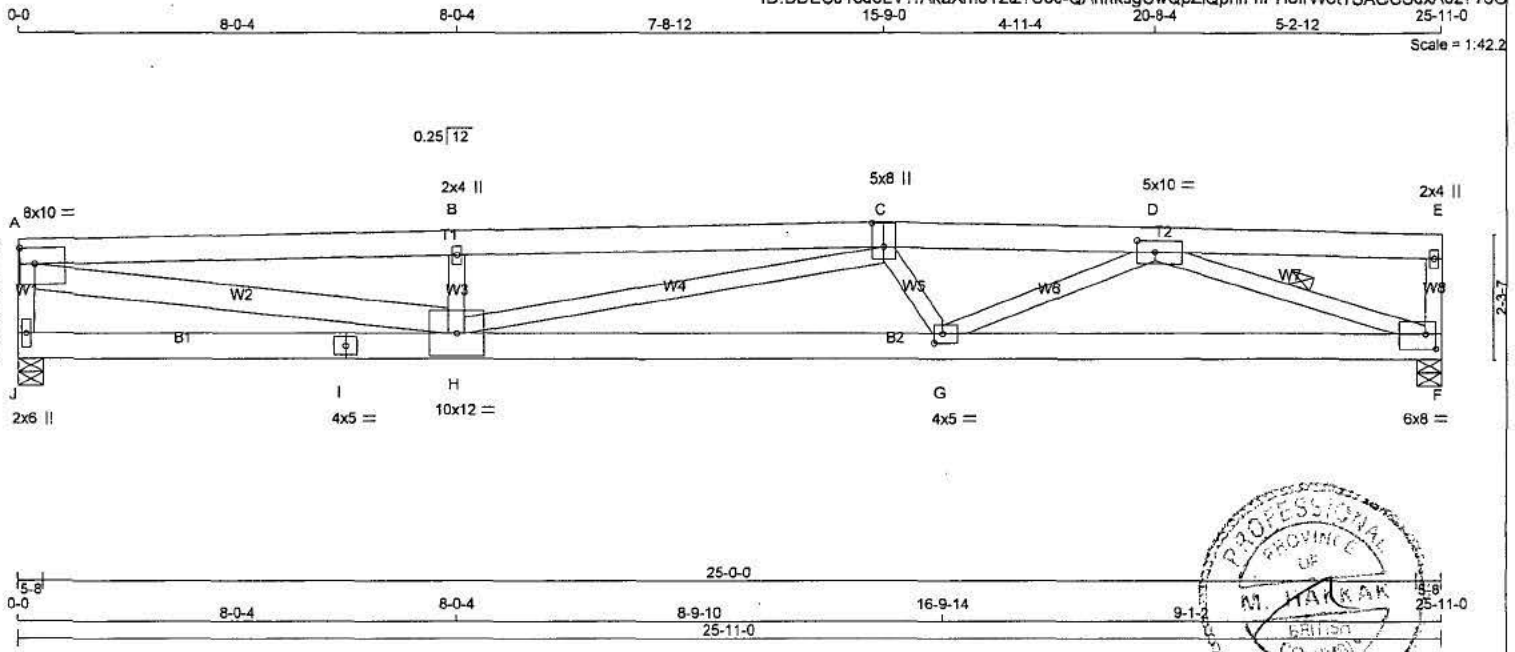
JSI GRIP= 0.86 (D) (INPUT = 0.90)
JSI METAL= 0.98 (J) (INPUT = 1.00)



B & B Truss, Surrey, BC V3W2W1

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LUMBER

N. L. G. A. RULES	CHORDS	SIZE	LUMBER	DESCR.
J - A	2x4	DRY	No.2	SPF
A - C	2x6	DRY	No.2	SPF
C - E	2x6	DRY	No.2	SPF
F - E	2x4	DRY	No.2	SPF
J - I	2x6	DRY	No.2	SPF
I - F	2x6	DRY	No.2	SPF
ALL WEBS 2x4 DRY No.2 SPF				
EXCEPT A - H 2x6 DRY No.2 SPF				
DRY: SEASONED LUMBER.				

PLATES (table is in inches)

JT	TYPE	PLATES	W	LEN	Y	X
A	TMVW-t	MT20	8.0	10.0	3.50	3.25
B	TMV+w	MT20	2.0	4.0		
C	TTVW+p	MT20	5.0	8.0	5.25	2.50
D	TMVW-t	MT20	5.0	10.0	2.50	4.00
E	TMV+p	MT20	2.0	4.0		
F	BMVW1-t	MT20	6.0	8.0	3.25	2.25
G	BMVW-t	MT20	4.0	5.0	2.00	1.75
H	BMVW-t	MT20	10.0	12.0		
I	BS-t	MT20	4.0	5.0		
J	BMV1+p	MT20	2.0	6.0		

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER
 PROVIDE ADEQUATE DRAINAGE TO PREVENT PONDING.
BEARINGS

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG		REQRD BRG	
	VERT	HORZ	DOWN	HORZ	IN-SX	IN-SX	IN-SX	IN-SX
J	1606	0	1606	0	0	5-8	5-8	5-8
F	1606	0	1606	0	0	5-8	5-8	5-8

UNFACTORED REACTIONS

JT	1ST LCASE		MAX./MIN. COMPONENT REACTIONS					
	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL	
J	1144	704 / 0	0 / 0	0 / 0	0 / 0	441 / 0	0 / 0	
F	1144	704 / 0	0 / 0	0 / 0	0 / 0	441 / 0	0 / 0	

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) J, F

BRACING
 TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 2.51 FT.
 MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.
 1 LATERAL BRACE(S) AT 1/2 LENGTH OF D-F.

END VERTICAL(S) MUST BE SHEATHED OR HAVE BRACES AS INDICATED IN THE MAX. UNBRACED LENGTH COLUMN OF THE TABLE BELOW

LOADING
 TOTAL LOAD CASES: (4)

MEMB.	CHORDS				WEBS			
	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	LC1 MAX	UNBRAC LENGTH	MEMB.	MAX. FACTORED FORCE (LBS)	MAX	UNBRAC LENGTH
FR-TO		FROM TO			FR-TO			
J-A	-1527 / 0	0.0	0.0	0.22 (1)	5.92	A-H	0 / 5137	0.81 (1)
A-B	-5024 / 0	-106.5	-106.5	0.93 (1)	2.51	H-B	-991 / 0	0.14 (1)
B-C	-5025 / 0	-106.5	-106.5	0.91 (1)	2.51	H-C	0 / 177	0.04 (1)
C-D	-4640 / 0	-106.5	-106.5	0.40 (1)	3.23	C-G	-457 / 0	0.07 (1)
D-E	0 / 0	-106.5	-106.5	0.25 (1)	10.00	G-D	0 / 1295	0.28 (1)
F-E	-244 / 0	0.0	0.0	0.04 (1)	7.81	D-F	-3711 / 0	0.81 (1)
J-I	0 / 0	-17.5	-17.5	0.18 (4)	10.00			
I-H	0 / 0	-17.5	-17.5	0.18 (4)	10.00			
H-G	0 / 4851	-17.5	-17.5	0.93 (1)	10.00			
G-F	0 / 3480	-17.5	-17.5	0.69 (1)	10.00			

DESIGN CRITERIA

SPECIFIED LOADS:
 TOP CH. LL = 27.2 PSF
 DL = 10.0 PSF
 BOT CH. LL = 0.0 PSF
 DL = 7.0 PSF
 TOTAL LOAD = 44.2 PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2010

THIS DESIGN COMPLIES WITH:
 - PART 9 OF OBC 2012, BCBC 2012, ABC 2014
 - CSA 088-09
 - TPIC 2011

(55% OF 41.8 P.S.F. G.S.L. PLUS 4.2 P.S.F. RAIN LOAD) EQUALS 27.2 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL) = L/180 (1.73")
 CALCULATED VERT. DEFL.(LL) = L/999 (0.27")
 ALLOWABLE DEFL.(TL) = L/180 (1.73")
 CALCULATED VERT. DEFL.(TL) = L/575 (0.54")

CSI: TC=0.93 (A-B:1), BC=0.93 (G-H:1), WB=0.81 (A-H:1), SSI=0.40 (A-B:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 0.50
 FLAT ROOF FACTOR = 0.75

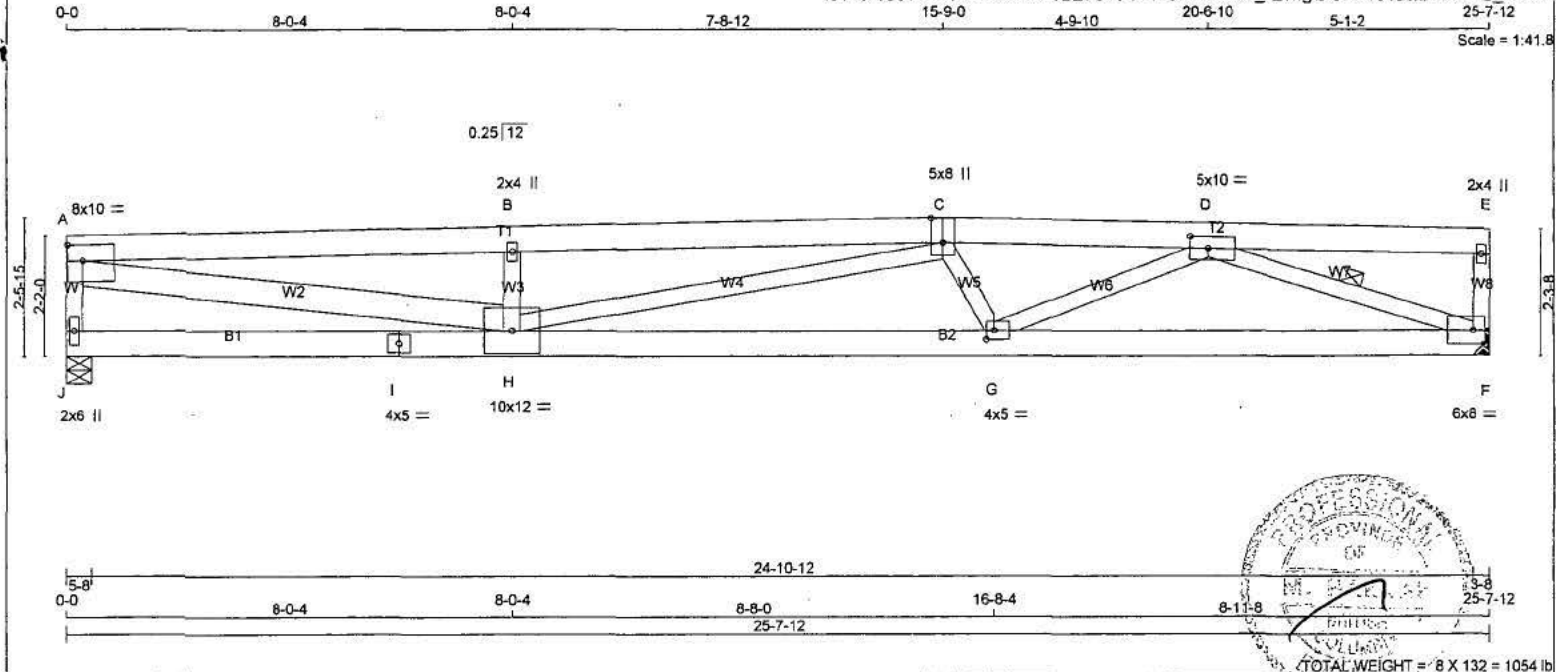
TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES
 PLATE GRIP(DRY) SHEAR SECTION (PSI) (PLI) (PLI)
 MAX MIN MAX MIN MAX MIN
 MT20 618 354 1667 822 2284 1656

PLATE PLACEMENT TOL = 0.250 inches
 PLATE ROTATION TOL = 5.0 Deg.

JSI GRIP= 0.90 (D) (INPUT = 0.90)
 JSI METAL= 0.99 (A) (INPUT = 1.00)





LUMBER

N. L. G. A. RULES	CHORDS	SIZE	DRY	LUMBER	No.2	DESCR.	SPF
J - A	2x4	DRY	No.2	SPF			
A - C	2x6	DRY	No.2	SPF			
C - E	2x6	DRY	No.2	SPF			
F - E	2x4	DRY	No.2	SPF			
J - I	2x6	DRY	No.2	SPF			
I - F	2x6	DRY	No.2	SPF			
ALL WEBS EXCEPT A - H	2x4	DRY	No.2	SPF			
DRY: SEASONED LUMBER.							

PLATES (table is in inches)

JT	TYPE	PLATES	W	LEN	Y	X
A	TMVW-t	MT20	8.0	10.0	3.50	3.25
B	TMW+w	MT20	2.0	4.0		
C	TTWW+p	MT20	5.0	8.0	5.25	2.50
D	TMWW-t	MT20	5.0	10.0	2.50	4.00
E	TMV+p	MT20	2.0	4.0		
F	BMVW1-t	MT20	6.0	8.0	3.00	2.50
G	BMWW-t	MT20	4.0	5.0	2.00	1.75
H	BMWWW-t	MT20	10.0	12.0		
I	BS-t	MT20	4.0	5.0		
J	BMV1+p	MT20	2.0	6.0		

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

PROVIDE ADEQUATE DRAINAGE TO PREVENT PONDING

BEARINGS

JT	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX
J	1589	0	1589	0	0	5-8	5-8
F	1589	0	1589	0	0		

HANGER BY OTHERS
MIN. SEAT SIZE: 3-8

UNFACTORED REACTIONS

JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
J	1132	696 / 0	0 / 0	0 / 0	0 / 0	436 / 0	0 / 0
F	1132	696 / 0	0 / 0	0 / 0	0 / 0	436 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) J

BRACING
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 2.54 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

1 LATERAL BRACE(S) AT 1/2 LENGTH OF D-F.

END VERTICAL(S) MUST BE SHEATHED OR HAVE BRACES AS INDICATED IN THE MAX. UNBRACED LENGTH COLUMN OF THE TABLE BELOW

LOADING
TOTAL LOAD CASES: (4)

MEMB.	CHORDS				WEBS			
	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. LC1 (LC)	MAX. UNBRACED LENGTH (FT)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. UNBRACED LENGTH (FT)	MAX. UNBRACED LENGTH (FT)
J-A	-1510 / 0	0.0	0.0	0.22 (1)	5.95	A-H	0 / 5064	0.80 (1)
A-B	-4953 / 0	-106.5	-106.5	0.92 (1)	2.54	H-B	-992 / 0	0.14 (1)
B-C	-4953 / 0	-106.5	-106.5	0.91 (1)	2.54	H-C	0 / 232	0.05 (1)
C-D	-4537 / 0	-106.5	-106.5	0.38 (1)	3.29	C-G	-458 / 0	0.07 (1)
D-E	0 / 0	-106.5	-106.5	0.24 (1)	10.00	G-D	0 / 1315	0.28 (1)
F-E	-238 / 0	0.0	0.0	0.03 (1)	7.81	D-F	-3595 / 0	0.76 (1)
J-I	0 / 0	-17.5	-17.5	0.18 (4)	10.00			
I-H	0 / 0	-17.5	-17.5	0.18 (4)	10.00			
H-G	0 / 4727	-17.5	-17.5	0.91 (1)	10.00			
G-F	0 / 3360	-17.5	-17.5	0.67 (1)	10.00			

DESIGN CRITERIA

SPECIFIED LOADS:
TOP CH. LL = 27.2 PSF
DL = 10.0 PSF
BOT CH. LL = 0.0 PSF
DL = 7.0 PSF
TOTAL LOAD = 44.2 PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2010

THIS DESIGN COMPLIES WITH:
- PART 9 OF OBC 2012, BCBC 2012, ABC 2014
- CSA 086-09
- TPIC 2011

(55% OF 41.8 P.S.F. G.S.L. PLUS 4.2 P.S.F. RAIN LOAD) EQUALS 27.2 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL) = L/180 (1.71")
CALCULATED VERT. DEFL.(LL) = L/999 (0.26")
ALLOWABLE DEFL.(TL) = L/180 (1.71")
CALCULATED VERT. DEFL.(TL) = L/591 (0.52")

CSI: TC=0.92 (A-B:1), BC=0.91 (G-H:1), WB=0.80 (A-H:1), SSI=0.40 (A-B:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 0.50
FLAT ROOF FACTOR = 0.75

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

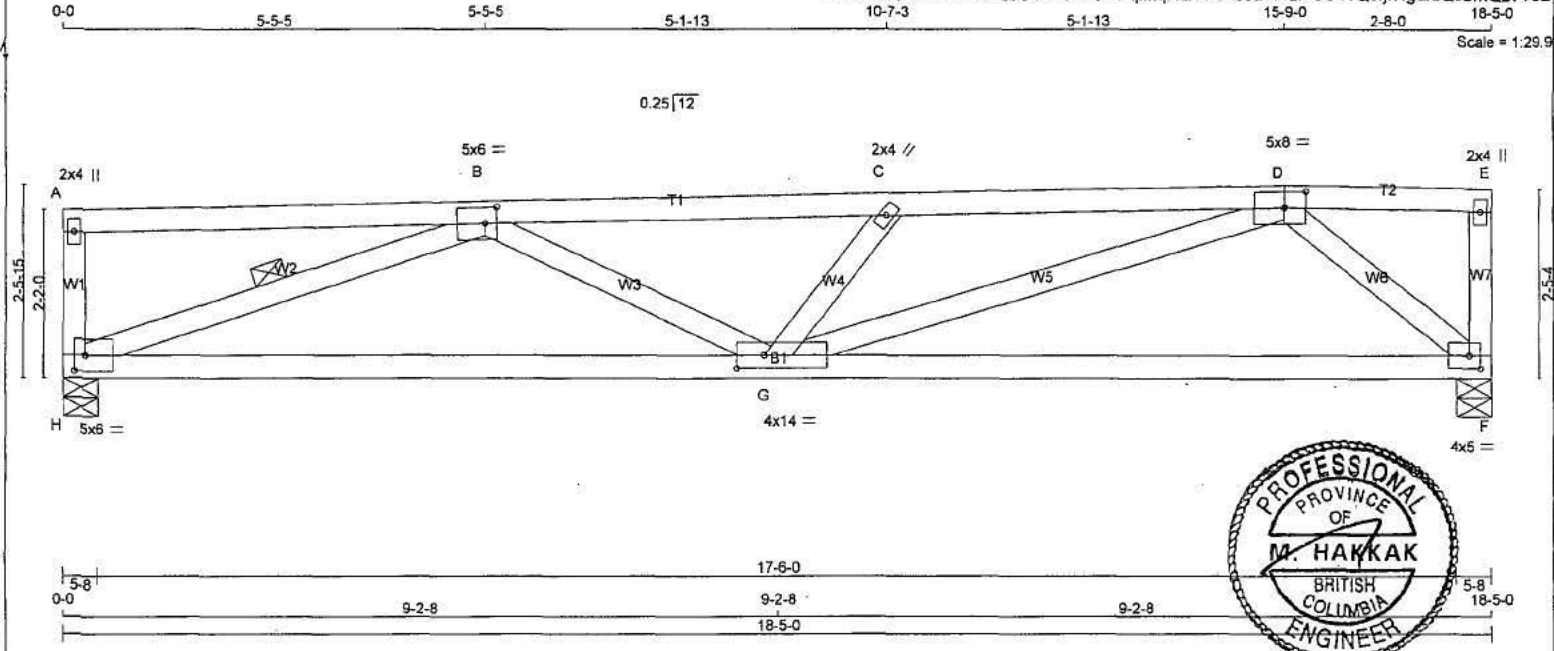
NAIL VALUES

PLATE	GRIP(DRY)	SHEAR (PSI)	SECTION (PLI)
MT20	518	354	1667 822 2284 1656

PLATE PLACEMENT TOL. = 0.250 inches
PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.88 (C) (INPUT = 0.90)
JSI METAL= 0.98 (A) (INPUT = 1.00)





TOTAL WEIGHT = 71 lb [MIR]

LUMBER

N. L. G. A. RULES	CHORDS	SIZE	DRY	LUMBER	No.2	DESCR.	SPF
H - A	2x4	DRY	No.2	SPF			
A - D	2x4	DRY	No.2	SPF			
D - E	2x4	DRY	No.2	SPF			
F - E	2x4	DRY	No.2	SPF			
H - F	2x4	DRY	No.2	SPF			
ALL WEBS	2x4	DRY	No.2	SPF			

DRY, SEASONED LUMBER.

PLATES (table is in inches)

JT	TYPE	PLATES	W	LEN	Y	X
A	TMV+p	MT20	2.0	4.0		
B	TMWW-t	MT20	5.0	6.0	2.50	1.75
C	TMW+w	MT20	2.0	4.0		
D	TTWW-p	MT20	5.0	8.0	2.50	3.25
E	TMV+p	MT20	2.0	4.0		
F	BMVW1-t	MT20	4.0	5.0	2.00	1.75
G	BMWW1-t	MT20	4.0	14.0	2.00	4.25
H	BMVW1-t	MT20	5.0	6.0	2.50	1.75

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

PROVIDE ADEQUATE DRAINAGE TO PREVENT PONDING

BEARINGS

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG	REQD BRG
	VERT	HORZ	DOWN	HORZ	IN-SX	IN-SX
H	1141	0	1141	0	5-8	5-8
F	1141	0	1141	0	5-8	5-8

UNFACTORED REACTIONS

JT	1ST LCASE	MAX./MIN. COMPONENT REACTIONS					
		SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
H	813	500 / 0	0 / 0	0 / 0	0 / 0	313 / 0	0 / 0
F	813	500 / 0	0 / 0	0 / 0	0 / 0	313 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) H, F

BRACING
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 2.79 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

1 LATERAL BRACE(S) AT 1/2 LENGTH OF B-H.
END VERTICAL(S) MUST BE SHEATHED OR HAVE BRACES AS INDICATED IN THE MAX. UNBRACED LENGTH COLUMN OF THE TABLE BELOW

LOADING
TOTAL LOAD CASES: (4)

MEMB.	CHORDS				WEBS			
	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	LC1 MAX	CS1 (LC)	MEMB. UNBRAC LENGTH	MAX. FACTORED FORCE (LBS)	MAX. CS1 (LC)	
FR-TO		FROM	TO		FR-TO			
H-A	-238 / 0	0.0	0.0	0.04 (1)	7.81	H-B	-2447 / 0	0.57 (1)
A-B	0 / 1	-106.5	-106.5	0.51 (1)	10.00	B-G	0 / 337	0.08 (4)
B-C	-2595 / 0	-106.5	-106.5	0.76 (1)	2.97	G-C	-729 / 0	0.13 (1)
C-D	-3019 / 0	-106.5	-106.5	0.77 (1)	2.79	G-D	0 / 1989	0.43 (1)
D-E	0 / 0	-106.5	-106.5	0.17 (1)	10.00	D-F	-1466 / 0	0.30 (1)
F-E	-142 / 0	0.0	0.0	0.02 (1)	7.81			
H-G	0 / 2298	-17.5	-17.5	0.82 (4)	10.00			
G-F	0 / 1130	-17.5	-17.5	0.67 (4)	10.00			

DESIGN CRITERIA

SPECIFIED LOADS:
TOP CH. LL = 27.2 PSF
DL = 10.0 PSF
BOT CH. LL = 0.0 PSF
DL = 7.0 PSF
TOTAL LOAD = 44.2 PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2010

THIS DESIGN COMPLIES WITH:
- PART 9 OF OBC 2012, BCBC 2012, ABC 2014
- CSA 086-09
- TPIC 2011

(55% OF 41.8 P.S.F. G.S.L. PLUS 4.2 P.S.F. RAIN LOAD) EQUALS 27.2 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL) = $L/180$ (1.23")
CALCULATED VERT. DEFL.(LL) = $L/999$ (0.11")
ALLOWABLE DEFL.(TL) = $L/180$ (1.23")
CALCULATED VERT. DEFL.(TL) = $L/777$ (0.28")

CSI: TC=0.77 (C-D:1), BC=0.82 (G-H:4), WB=0.57 (B-H:1), SSI=0.35 (A-B:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 0.50
FLAT ROOF FACTOR = 0.75

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES

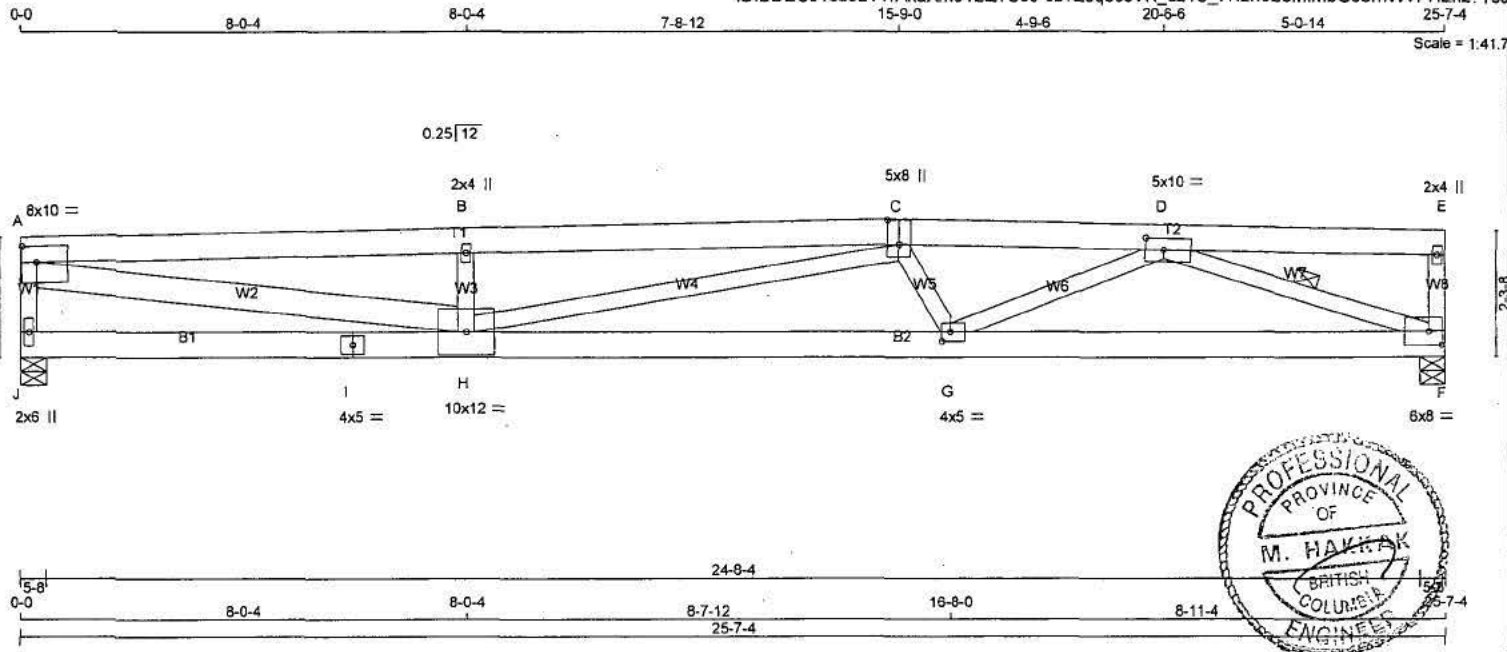
PLATE	GRIP(DRY)	SHEAR (PS)	SECTION (PL)
MT20	618	354	1667 822 2284 1656

PLATE PLACEMENT TOL. = 0.250 inches
PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.90 (B) (INPUT = 0.90)
JSI METAL= 0.87 (B) (INPUT = 1.00)



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TOTAL WEIGHT = 9 X 132 = 1184 lb

LUMBER

N. L. G. A. RULES	CHORDS	SIZE	LUMBER	DESCR.
J - A	2x4	DRY	No.2	SPF
A - C	2x6	DRY	No.2	SPF
C - E	2x6	DRY	No.2	SPF
F - E	2x4	DRY	No.2	SPF
J - I	2x6	DRY	No.2	SPF
I - F	2x6	DRY	No.2	SPF
ALL WEBS EXCEPT A - H	2x4	DRY	No.2	SPF

DRY: SEASONED LUMBER.

PLATES (table is in inches)

JT	TYPE	PLATES	W	LEN	Y	X
A	TMW-t	MT20	8.0	10.0	3.50	3.25
B	TMW+w	MT20	2.0	4.0		
C	TTWW+p	MT20	5.0	8.0	5.25	2.50
D	TMW-t	MT20	5.0	10.0	2.50	4.00
E	TMW+p	MT20	2.0	4.0		
F	BMW1-t	MT20	6.0	8.0	3.00	2.75
G	BMW-t	MT20	4.0	5.0	2.00	1.75
H	BMWWW-t	MT20	10.0	12.0		
I	BS-t	MT20	4.0	5.0		
J	BMV1+p	MT20	2.0	6.0		

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

PROVIDE ADEQUATE DRAINAGE TO PREVENT PONDING

BEARINGS

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG		REQRD BRG	
	VERT	HORZ	DOWN	HORZ	IN-SX	IN-SX	IN-SX	IN-SX
J	1587	0	1587	0	5-8	5-8	5-8	5-8
F	1587	0	1587	0	5-8	5-8	5-8	5-8

UNFACTORED REACTIONS

JT	1ST LCASE COMBINED		MAX / MIN SNOW		LIVE		PERM. LIVE		WIND		DEAD		SOIL	
	VERT	HORZ	DOWN	HORZ	DOWN	HORZ	DOWN	HORZ	DOWN	HORZ	DOWN	HORZ	DOWN	HORZ
J	1130	695 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	435 / 0	0 / 0	0 / 0	0 / 0	0 / 0
F	1130	695 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	435 / 0	0 / 0	0 / 0	0 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) J, F

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 2.55 FT.

MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE LATERALLY RESTRAINED.

1 LATERAL BRACE(S) AT 1/2 LENGTH OF D-F.

END VERTICAL(S) MUST BE SHEATHED OR HAVE BRACES AS INDICATED IN THE MAX. UNBRACED LENGTH COLUMN OF THE TABLE BELOW

LOADING

TOTAL LOAD CASES: (4)

MEMB.	CHORDS				WEBS			
	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX LC1 CSI (LC)	UNBRAC LENGTH	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. FACTORED CSI (LC)	UNBRAC LENGTH
J-A	-1507 / 0	0.0	0.0	0.22 (1)	5.95	A-H	0 / 5053	0.80 (1)
A-B	-4942 / 0	-106.5	-106.5	0.92 (1)	2.55	H-B	-992 / 0	0.14 (1)
B-C	-4942 / 0	-106.5	-106.5	0.90 (1)	2.55	H-C	0 / 240	0.05 (1)
C-D	-4521 / 0	-106.5	-106.5	0.38 (1)	3.30	C-G	-458 / 0	0.07 (1)
D-E	0 / 0	-106.5	-106.5	0.24 (1)	10.00	G-D	0 / 1318	0.28 (1)
F-E	-237 / 0	0.0	0.0	0.03 (1)	7.81	D-F	-3577 / 0	0.75 (1)
J-I	0 / 0	-17.5	-17.5	0.18 (4)	10.00			
I-H	0 / 0	-17.5	-17.5	0.18 (4)	10.00			
H-G	0 / 4707	-17.5	-17.5	0.90 (1)	10.00			
G-F	0 / 3342	-17.5	-17.5	0.65 (1)	10.00			

DESIGN CRITERIA

SPECIFIED LOADS:

TOP CH. LL = 27.2 PSF
DL = 10.0 PSF

BOT CH. LL = 0.0 PSF
DL = 7.0 PSF

TOTAL LOAD = 44.2 PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2010

THIS DESIGN COMPLIES WITH:
- PART 9 OF OBC 2012, BCBC 2012, ABC 2014
- CSA 086-09
- TPIC 2011

(55% OF 41.8 P.S.F. G.S.L. PLUS 4.2 P.S.F. RAIN LOAD) EQUALS 27.2 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL) = L/180 (1.71")
CALCULATED VERT. DEFL.(LL) = L/999 (0.26")
ALLOWABLE DEFL.(TL) = L/180 (1.71")
CALCULATED VERT. DEFL.(TL) = L/594 (0.52")

CSI: TC=0.92 (A-B:1), BC=0.90 (G-H:1), WB=0.80 (A-H:1), SSI=0.40 (A-B:1)

DCL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 0.50
FLAT ROOF FACTOR = 0.75

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES

PLATE GRIP(DRY)	SHEAR (PSI)	SECTION (PLI)
MT20	618	354 1667 622 2284 1656

PLATE PLACEMENT TOL = 0.250 inches

PLATE ROTATION TOL = 5.0 Deg.

JSI GRIP= 0.90 (F) (INPUT = 0.90)
JSI METAL= 0.97 (A) (INPUT = 1.00)



OPTIMUM ENGINEERING CORP.
Unit 203, 12899-76 AVENUE, SURREY, BC V3W 1E6
Tel: (604) 700-8153 Fax: (604) 543-4035

Date: September 19, 2017

File: RAEK2I

The City of White Rock,
15322 Buena Vista Avenue,
White Rock,
BC. V4B 1Y6

Attention: Building Inspector

Dear Sir/Madam:

Re: Structural Wood Framing at site address: 1588 Kerfoot Road, White Rock, BC.

We have visited the site and reviewed the structural wood framing for single family dwelling at above mentioned site and noted as under:

- Structural wood components such as beams, headers, joist & walls found to be satisfactory and as per BCBC 2012.
- Reaction loads of trusses & other structural components have been transferred to foundation.
- Trusses & truss braces found to be installed as per truss P.Eng. sign & sealed truss shop drawings.

Please contact the undersigned at 778-302-8224 or 604-700-8153 in case of any further question.

Sincerely,



SEP 19 2017

Suhoon Bae (JOHN) M.A.Sc., P.Eng
Optimum Engineering Corp.

Fire Sprinkler Flow Verification Report

Address: 1588 Kerfoot Rd, WTR	
Date: 21-Sep-17	
Sprinkler Permit Number: 088	Job No: 15-1537

System Design According to : NFPA 13D

Minimum (Summer) Pressure:PSI	191.7	(Minimum Pressure at Prop. Line)
Pump Boost (If Installed):PSI	0	Total Summer Low Pressure:_____ 191.7
Static Gauge Pressure:PSI	87	(Pressure at Start of Test same fl)
Gauge Height: Feet	20	

Sprinkler Type:	Concealed Pendent
Manufacturer :	Globe
Model:	GL 4906
K-Factor	4.9
Design Coverage:	16 X 16 Feet

SINGLE HEAD DISCHARGE TEST (One Head Flowing)

Residual Gauge Pressure: (PSI)	35	(Pressure at the End of Test)
Amount Of Water Flow: GPM	29	(Amount Measured in Test)
Required Flow (1 Head): GPM	13	
Adjusted Flow For Summer Pressure: GPM	43.0	
Flow calculation Head 1	PASSED by	30.0 at minimum Summer Pressure

TWO HEAD DISCHARGE TEST (Two Head Flowing)

Residual Gauge Pressure: (PSI)	15	(Pressure at the End of Test)
Amount OF Water Flow in 1st Head: GPM	20	(Amount Measured in Test)
Amount OF Water Flow in 2nd Head: GPM	20	(Amount Measured in Test)
Required Flow(each head): GPM	13	
Adjusted Flow For Summer Pressure HD1 : GPM	29.7	
Adjusted Flow For Summer Pressure HD2: GPM	29.7	
Flow calculation Head 1	PASSED by	16.7 at minimum Summer Pressure
Flow calculation Head 2	PASSED by	16.7 at minimum Summer Pressure

Sprinkler Contractor:

Engineer Signature

Newtech Fire Protection Ltd

Gupreet Purewal



This Test Report may not be reproduced except in full and with the prior written approval from Voltas Engineering Ltd.

VOLTAS ENGINEERING LTD

Unit# 108, 8299-129 Street, Surrey, BC V3W0A6

E:info@voltasengineering.com F:604-800-9230

SSG ROOF INSPECTIONS

Inspections, consulting

7933 11th Avenue, Burnaby, BC, V3N2N5

Tel: 778-881-1916

E-mail: ssgroofinspections@gmail.com

Roof Inspection Report

Report: 01

Name: Voltas Engineering Ltd.

Tel: 604-593-2293

Project: Residential House

Site Address: 1588 Kerfoot Road, White Rock, BC.

Roof Contractor: Harley Roofing Ltd.

Contact: Bhola

Tel: 604-825-1251

Date: September 21, 2017

Time: 2:00PM

Weather: Cloudy

Temp: 18°C

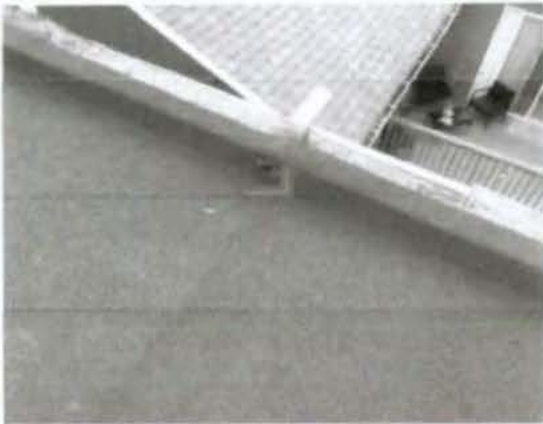
Site Visit Witnesses: 1) Rajwinder Benipal – Site Super Visor – Tel: 778-839-1119



1.1) Front view of the building.



1.2) View of top roof. Two ply torch-on membrane is install over the entire roof.



1.3) Stripping is required over the entire perimeter. Stripping must be minimum 6" over the roof area and going up with parapet walls.



1.4) All pipes must be at stack level and cap is required over the stacks.



1.5) IKO MS Detail is required around all vents and stacks. Minimum 4" with the stacks & vents and 3" over the roof surface



1.6) Two more roof vets to add.



1.7) Perimeter Stripping is required. Over flow is required over the top deck.



1.8 View of lower front deck on left. Perimeter stripping must be 6" over the roof surface. Overflow is required.



1.9) View of lower front deck on right. Perimeter stripping must be 6" over the roof surface. Overflow is required.



1.10) Leaf strainers required for all drains.



1.11) Stripping is required over the right side deck on main floor.

Observations:

All above noted deficiencies in the pictures 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10 and 1.11 must be corrected. Metal cap flashings is required over the entire perimeter.

Next Inspection:

Inspection is required when all deficiencies are corrected.

Surjit Gill's Qualifications

- Accredited Roof Observer by RCI
- Member of RCI (Roofing Consultant Institute)
- TQ - Trade Qualification of steep roofing for British Columbia.

Signed: *surjitgill*

Surjit Gill, RRO

SSG Roof Inspections



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel: 604-541-2136
Fax: 604-541-2153

Inspection Report

NAME: Bunipal PERMIT No.: 15-196

ADDRESS: 1538 Kerfoot SHEET No: _____

TYPE OF INSPECTION: Plumbing / Fire Sprinkler DATE: Sept 20/17

AREA OF INSPECTION: _____

Plumbing

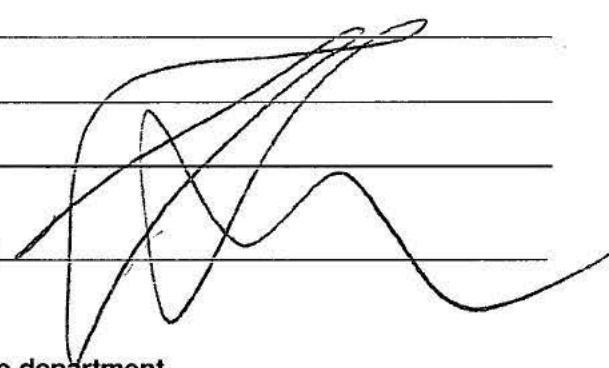
static test witnessed
waterworks Approved

1) Plumber to test all traps

Fire Sprinkler

1) o.k. to cover report from F.S. Engineer
 2) Flow verification report
 3) Separate all electrical wiring + F.S. pipes
 4) Replace pipe @ flow through water closet.

SIGNATURE: _____

INSPECTOR: 

DATE: _____

Please sign this form when the work is completed and return to the above department.



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel: 604-541-2136
Fax: 604-541-2153

Inspection Report

NAME: Bonipal PERMIT No.: 15-196
ADDRESS: 1503 Kertoot Rd. SHEET No.: _____
TYPE OF INSPECTION: Eat Frame DATE: Sept 11/17
AREA OF INSPECTION: _____

1) 3rd party roofing report

2) Additional soffit venting required
at upper roof cavity
AE

OK. to paper subject to above

SIGNATURE: _____

INSPECTOR: 

DATE: _____

Please sign this form when the work is completed and return to the above department.

OPTIMUM ENGINEERING CORP.
Unit 203, 12899-76 AVENUE, SURREY, BC V3W 1E6
Tel: (604) 700-8153 Fax: (604) 543-4035

Date: September 5, 2017

File: RAEK21

The City of White Rock,
15322 Buena Vista Avenue,
White Rock,
BC. V4B 1Y6

Attention: Building Inspector

Dear Sir/Madam:

**Re: Structural Sheathing for Exterior Structural Components of Single Family Dwelling at address:
1588 Kerfoot Road, White Rock, BC.**

We have reviewed the structural sheathing for exterior structural components of single family dwelling at above mentioned address and found to be installed satisfactory structurally.

Please contact the undersigned at 604-700-8153 in case of any further question.

Yours Truly,
Optimum Engineering Corp.



SEP 05 2017



THE CORPORATION OF THE CITY OF WHITE ROCK

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

Telephone: (604) 541-2136 Fax: (604) 541-2153

Permit Number: **088**

Date: Aug 22, 2017

APPLICATION FOR SPRINKLER PERMIT

Location of Work: 1588 Kerfoot Occupancy: New SFD Type of Work: New Existing Additional

Owner: Benipal Developments Phone: _____ T.Q. Number: 000SFI1

Contractor: Newtech Fire Phone: 778-999-7854 Business Licence: Yes: No: _____ Applied For: _____

Floor	Heads	Hose Valves	F.D.C.	B.F.P.	D.P.V.	Fire Pump	Other
Basement	15						
Main	15						
Second	14						
Third							
Fourth							
Fifth							
Sixth							
TOTAL							
Fixture Units							

Water Service Size: _____ Total Fixture Units: _____ Total No. of Fixtures: 44 PERMIT FEE: 290.00

X Signature (Applicant)

Nirk Signature (Clerk)

And I agree to conform to all requirements of the "City of White Rock Building By Law"

COMMENTS: _____

City of White Rock
 15322 Buena Vista Ave
 White Rock BC V4B 1Y6
 Aug 22, 2017
 09:57:11 AM
 Thank You for Your Payment



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.

Inspection:
604-541-2135

Tel: 604-541-2136

Fax: 604-541-2153

Inspection Report

NAME: BENIPAL

PERMIT No.: 15-196

ADDRESS: 1588 KERFOOT RD.

SHEET No: _____

TYPE OF INSPECTION: POLY

DATE: AUG 1/17

AREA OF INSPECTION: _____

1) PLANS TO BE AMENDED TO INCLUDE IN FLOOR
RADIANT HEATING.

U/S & SUB EDGE INSULATION FOR RADIANT
HEATING OK

POLY OK SUBJECT TO # 1.

✓ PLANS REVISED TO INCLUDE IN FLOOR
RADIANT HEATING. AUG. 1/17 88

POLY INSPECTION OK 88.

SIGNATURE: _____

INSPECTOR: 

DATE: _____

Please sign this form when the work is completed and return to the above department.



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.

Inspection:
604-541-2135

Tel: 604-541-2136

Fax: 604-541-2153

Inspection Report

NAME: Benipal

PERMIT No.: 15-196

ADDRESS: 1588 Kerfoot Rd.

SHEET No: _____

TYPE OF INSPECTION: Plumbing

DATE: July 25/17

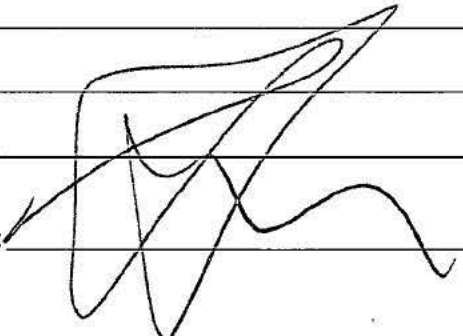
AREA OF INSPECTION: DWV

* Approved plans to be on site for all inspections

Above & below slabs DWV on test.

Approval subject to above

SIGNATURE: _____

INSPECTOR: 

DATE: _____

Please sign this form when the work is completed and return to the above department.



THE CORPORATION OF THE CITY OF WHITE ROCK

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

Telephone: (604) 541-2136 Fax: (604) 541-2153

Permit Number: **7425**

Date: July 24/2017

APPLICATION FOR PLUMBING PERMIT

Location of Work: 1588 KERFOOT RD Occupancy: SINGLE Type of Work: New Existing Additional

Owner: Redacted S. 22 Phone: Redacted S. 22 T.Q. Number: 00086-PL-15

Contractor: 24/7 PLUMBING & HEATING LTD Phone: 604-726-5224 Business Licence: Yes: No: Applied For: #13066

Floor	Water Heater	Urinals	Water Closets	Wash Basins	Bath Tubs	Showers	Kitchen Sink	Bar Sink	Dish Washer	Wash Tubs	Clothes Washers	Floor Drains	Hose Bibs	Sump	Double Check Valve	Other Fixtures
Basement	1		2	2	2			1				1		1		
Main			3	4	3	1				1	1		1			
Second			1	1	1		2		1							
Third																
Fourth																
Fifth																
Sixth																
TOTAL																
Fixture Units																

Water Service Size: 1 1/2 Total Fixture Units: 29 Total No. of Fixtures: _____ PERMIT FEE: \$ 1195.00

Signature (Applicant): Marc Cull

Signature (Clerk): [Signature]

And I agree to conform to all requirements of the "City of White Rock Building By Law"

COMMENTS:

City of White Rock
15322 Buena Vista Ave
White Rock BC V4B 1Y6

Permit # 7425
Date: Jul 24, 2017
02:30:15 PM

29 JP PLUMBING
CASH CHARGE
1,195.00
-1,200.00
5.00

Thank you for Your Payment

Original - Customer

Yellow - Inspector

Pink - City of White Rock

Goldenrod - B.C. Assessment



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.

Inspection:

604-541-2135

Tel: 604-541-2136

Fax: 604-541-2153

Inspection Report

NAME: Benipal

PERMIT No.: 15.196

ADDRESS: 1538 Kerfoot Rd.

SHEET No: _____

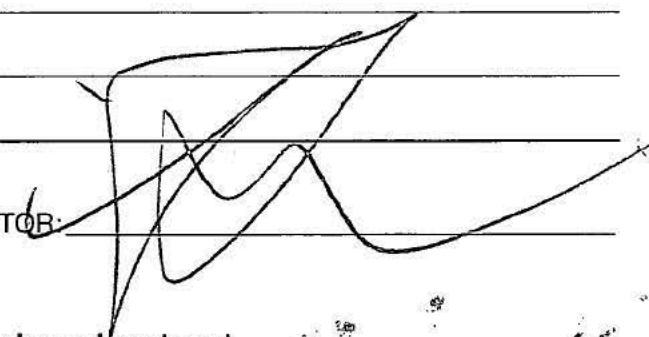
TYPE OF INSPECTION: Height

DATE: July 17/17

AREA OF INSPECTION: _____

	Maximum Permitted Height	89.25 m
		<u>82.24</u>
		7.01 m
		(276 inches)
basement	2.25	
main	123	
upper	100	
truss	33	
	274.25	89.25 m
	top plate	88.49
		<u>0.76 m</u>
		30 inches
1 3/4 inches under max height		
Approved		

SIGNATURE: _____

INSPECTOR: 

DATE: _____

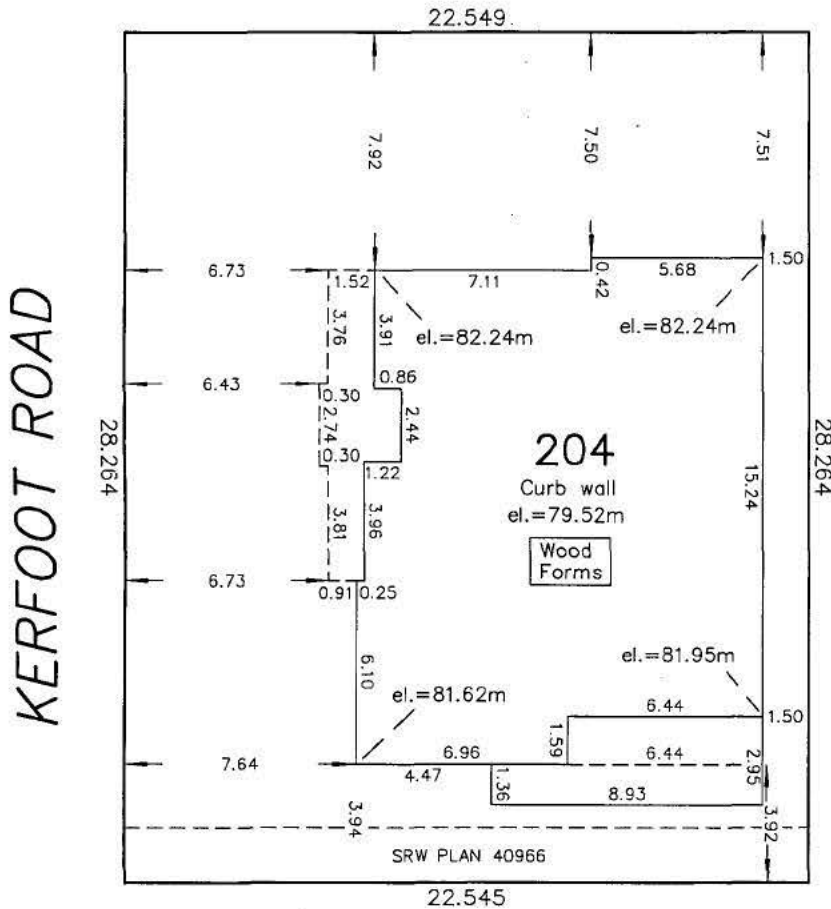
Please sign this form when the work is completed and return to the above department.

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION
 OF CONSTRUCTED FORMS OVER PART OF LOT 204 SECTION 9
 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 40965

Current civic address:
 1588-Kerfoot Road
 White Rock, B.C.

SCALE 1:250

NORTH BLUFF ROAD



TOP OF PLYWOOD-M.F.
 el.=82.31m
 TOP OF PROPOSED CONC.-M.F.
 el.=82.34m

PLYWOOD-TOP FLOOR
 el.=85.44m
 TOP OF PROPOSED CONC.-TOP FLOOR
 el.=85.47m

TOP PLATE OF WALL-TOP FLOOR
 el.=88.49m

ADDITIONS: (FLOOR ELEV.S):
 23rd DAY OF JUNE, 2017
 DATE OF SURVEY:
 10th DAY OF MAY, 2017

Notes:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- All form dimensions correspond to outside face of exterior walls.
- Elevations are based on City of White Rock geodetic datum.

© COPYRIGHT

DHALIWAL & ASSOCIATES
 LAND SURVEYING INC.

#216 12899-76th Avenue

Surrey, B.C.

V3W 1E6

(ph) 501-6188

FILE: 1507105-F01

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED



Lorin Levac BCLS 881



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES
15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel: 604-541-2136
Fax: 604-541-2153

Inspection Report

NAME: Benipal PERMIT No.: 15.170
ADDRESS: 1538 Kerfoot SHEET No.: _____
TYPE OF INSPECTION: Drainage DATE: May 31/17
AREA OF INSPECTION: _____

1 1/2" ϕ Domestic water service
1 1/2" ϕ Ficusprinkler service
Sani outfall on test.
Rainleaders

1) All piping to be properly sloped & bedded

OK for backfill

SIGNATURE: _____

INSPECTOR: 

DATE: _____

Please sign this form when the work is completed and return to the above department.



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES
15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel: 604-541-2136
Fax: 604-541-2153

Inspection Report

NAME: Binipal
ADDRESS: 1533 Kerfoot
TYPE OF INSPECTION: Drainage
AREA OF INSPECTION: _____

PERMIT No.: 15-196
SHEET No: _____
DATE: May 24/17

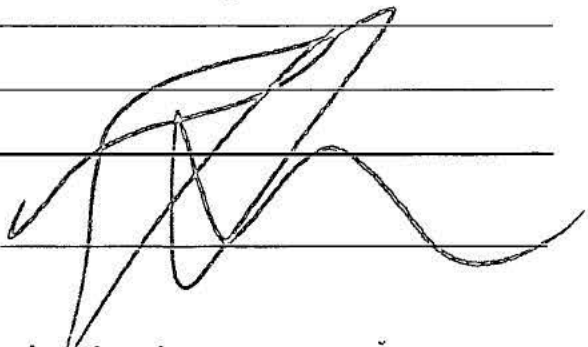
Drain tile
Dampproofing

- 1) Min 6" drainrock required on all areas of pipe
- 2) Remove all construction debris or garbage from excavation before backfill.

Recall for remainder

ok. for partial backfill subject to above

SIGNATURE: _____
DATE: _____

INSPECTOR: 

Please sign this form when the work is completed and return to the above department.

K&K DAMP PROOFING LTD.

Responsible Waterproofing

Date: 15th 05, 2017

City of White Rock
Planning and Development
15322 Buena Vista
White Rock, BC

Attention: Plumbing Inspector

This letter is to notify your office that we have inspected and passed the installation of the DELTA®—MS damp proofing at the below address and the owner will receive our seven (7) year leak free warranty. DELTA®—MS at this site has been installed as per current manufactures specifications.

Location: 1588, Keg Foot, Road, White, Rock

WHITE ROCK, BC

Regards: Maybreet, Kataron
K & K Damp proofing Ltd.

5984 131A Street, Surrey, BC V3X 0C3

Ph: 604-715-3700 • Email: harry.kular@hotmail.com

K&K DAMP PROOFING LTD.

Responsible Waterproofing

**MANUFACTURERS RESIDENTIAL
WARRANTY CERTIFICATE FOR
DELTA®—MS
(SEVEN YEAR INSTALLATION - FIFTY YEAR PRODUCT)
Certificate#**

Address: 1588, Keefoot Road, White Rock
Date of Installation:

15, 05, 2017

The Manufacturer, **COSELLA DORKEN PRODUCTS INC.**

Warrants that **K&K Damp proofing Ltd.** is Certified as an Approved Applicator in Western Canada and further warrants that all requirements for installation according to the manufacturers specification have been met as per the installation details of the damproofing/drainage membrane. DELTA MS in accordance with the CCMC Evaluation Reports #12658-R & 12788-R.

This warranty protects the applicator in lieu of the limitations from the warranty. Wherever the DELTA®-MS is installed, a leakage warranty is enforceable.

TIME PERIOD: SEVEN YEARS (Transferable, Date of Installation)
Product warranty: 50 years (Transferable, Date of Installation)

In the event that you experience water penetration please call (604) 715-3700 and we will return your call within 24 hours.

The warranty is as follow:

- ✓ The DELTA®-MS basement wrap water control system is to be free from defects in material and workmanship. Where the system has been installed, no water shall pass through the basement walls.
- ✓ This warranty shall be in effect for the period of SEVEN (7) YEARS from the date of Installation, and is fully transferable to future owners.
- ✓ DELTA®-MS shall not rust, not corrode and is warranted for a period of fifty (50) years.
- ✓ The warranty contained herein shall not apply to condensation, any part of the system which has been repaired by a party other than the Certified Contractor, or has been altered in any way, or which has been subjected to misuse, negligence or accident.
- ✓ Contractor liability under this warranty shall be limited to the replacement of any defective work, material, drywall, insulation, and paint. Contractors shall be liable for no other damage or losses. Depending on the nature of the leakage, the applicator shall have the option of repairing from either the interior or exterior of the structure. Maximum liability shall not exceed \$3.00 per square foot of wall area covered by the DELTA®-MS or \$10,000, whichever is lower.
- ✓ Product must be used in locations where the foundation base is well drained in accordance with NBC 1995, Section 9.14.
- ✓ This warranty is made in lieu of all other warranties expressed or implied and of all other obligations of liabilities on the contractor part.

This warranty does not cover:

- ✓ The membrane damaged by natural disasters, including but not limited to lightning, hales, floods, hurricanes, tornados, earthquakes or circumstances deemed to be act of God.
- ✓ The membrane damaged by other trades on the site or by other materials during backfill.
- ✓ Where it is found that the drainage pipe at the footing has been clogged and/or extreme unforeseen hydrostatic (high water table) pressure has occurred. The repair costs are to be born entirely by the builder/contractor.
- ✓ Where the membrane was not installed at the area on the wall where leakage occurred.
- ✓ Installation by a contractor who is not a certified applicator and/or not in accordance with manufacturer current instructions.

Signed: Mandeef. Kahlon ; in the City of Surrey, BC,

This 15, 05, day of 2017.

5984 131A Street, Surrey, BC V3X 0C3

Ph: 604-715-3700 • Email: harry.kular@hotmail.com



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel: 604-541-2136
Fax: 604-541-2153

Inspection Report

NAME: Benipal PERMIT No.: 15.196
ADDRESS: 1533 Kikfoot Rd. SHEET No.: _____
TYPE OF INSPECTION: Forms DATE: May 12/17
AREA OF INSPECTION: Foundation

Survey & Engineers reports received

1) Remove all standing water before placing concrete

2) Ensure pumped storm water is going into storm system & not Sani.

OK to pour subject to above

SIGNATURE: _____

INSPECTOR: 

DATE: _____

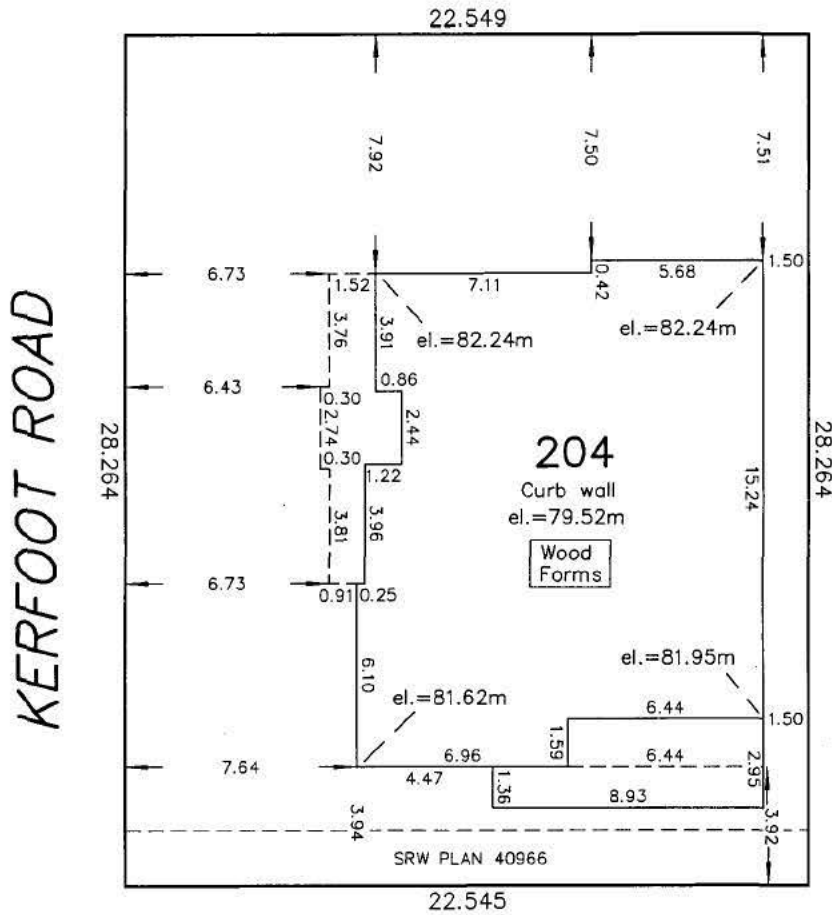
Please sign this form when the work is completed and return to the above department.

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION
 OF CONSTRUCTED FORMS OVER PART OF LOT 204 SECTION 9
 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 40965

Current civic address:
 1588-Kerfoot Road
 White Rock, B.C.

SCALE 1:250

NORTH BLUFF ROAD



Notes:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- All form dimensions correspond to outside face of exterior walls.
- Elevations are based on City of White Rock geodetic datum.

DATE OF SURVEY:
 10th DAY OF MAY, 2017

© COPYRIGHT

DHALIWAL & ASSOCIATES
 LAND SURVEYING INC.

216-12899 76th Avenue
 Surrey, B.C.

V3W 1E6

(ph) 501-6188

(fx) 501-6189

FILE: 1507105-F01

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED



Lorin Levac BCLS 881

OPTIMUM ENGINEERING CORP.
Unit 203, 12899-76 AVENUE, SURREY, BC V3W 1E6
Tel: (604) 700-8153 Fax: (604) 543-4035

Date: May 08, 2017

File: RAEK2I

The City of White Rock,
15322 Buena Vista Avenue,
White Rock,
BC. V4B 1Y6

Attention: Building Inspector

Dear Sir/Madam:

Re: Structural components of foundation to be poured at address: 1588 Kerfoot Road, White Rock, BC.

We have reviewed the structural components of foundation to be poured for single family dwelling at above mentioned address and noted as under:

- Top soil has been stripped off from footing areas and allowable bearing pressure found to be 1500psf.
- Size of molds between forms for footings is satisfactory.
- Thickness of molds between forms for foundation walls is satisfactory.
- Reinforcement provided is adequate and as per site instructions.
- Owner/builder to remove loose material like dropped off wood pieces and water from molds for footing areas if accumulated.
- Concrete can only be poured after city approval.

Please contact the undersigned at 604-700-8153 in case of any further question.

Yours Truly,

Optimum Engineering Corp.



MAY 08 2017

OPTIMUM ENGINEERING CORP.
 Unit 203, 12899-76 AVENUE, SURREY, BC V3W 1E6
 Tel: (604) 700-8153 Fax: (604) 543-4035

Date: May 1, 2017

OEC Project#:RAEK21

The City of White Rock,
 15322 Buena Vista Avenue,
 White Rock,
 BC. V4B 1Y6

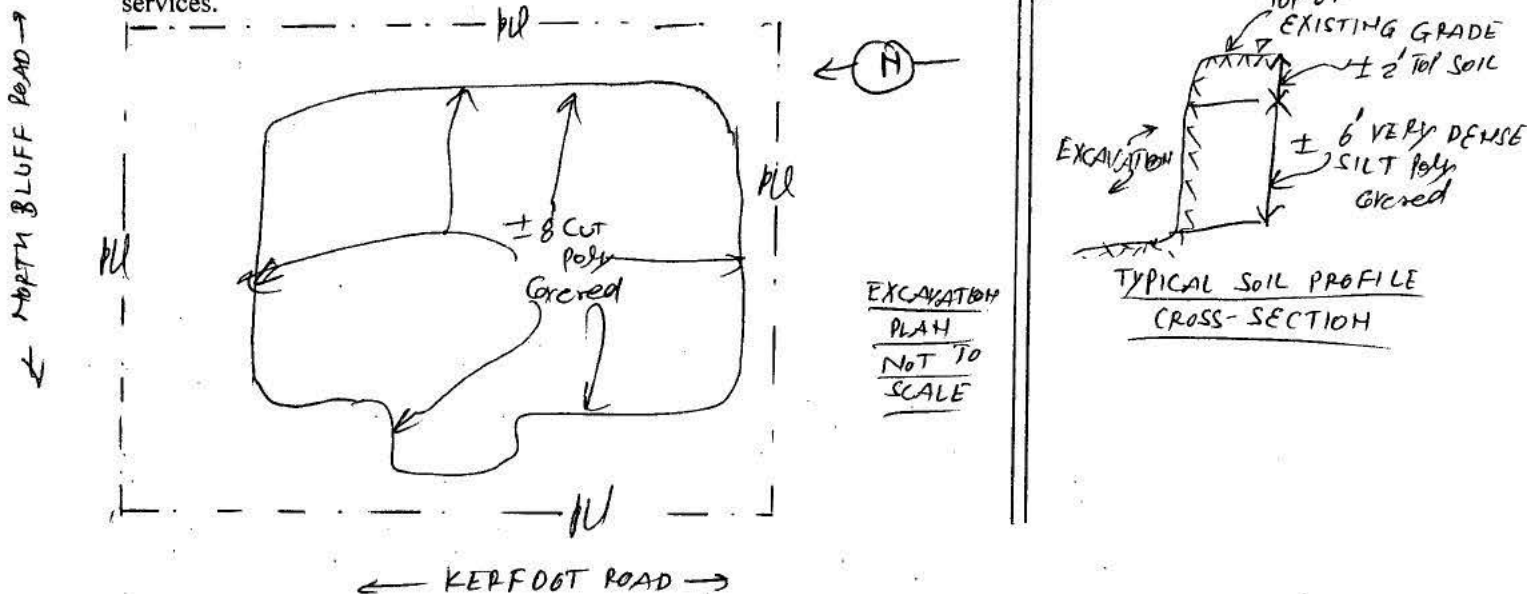
Attention: - Building Inspector.

Dear Sir/Madam,

Re: Temporary Excavation for site address at: 1588 Kerfoot Road, White Rock, BC.

We have visited the site and reviewed the temporary excavated cut to provide formwork at above-mentioned site, and found to be as per the following sketch. All excavated cuts are safe under normal weather conditions for workers to work in the excavation from the bank stability point of view. All persons near top of any adjacent excavated areas shall stay minimum 3' away from top edge of excavated cuts. Entrance in to excavation shall be only from designated access area(s) provided by owner or contractor. Machinery such as vibrators, excavators and trucks shall be kept minimum 8' away from the top edge of cuts having height more than 4'. Excavation shall be kept free from accumulation of water. Mr. Davinder Benipal. (Site Supervisor) will monitor the site periodically and inform us in case of 24 hour rainfall more than 20mm or any visually noticeable change in the site conditions. **All excavated cuts and stock piles having depth or height more than 4' respectively shall be kept covered with poly vapor barrier in a good condition free from any holes or tears.**

This report is valid till May 21, 2017 and a reinspection will be required after this date. This letter is only for bank stability and not for overall site safety and shall not be used to locate any property lines or services.



Please contact the undersigned at 604-700-8153 in case of any further question.

Yours truly,

Optimum Engineering Corp.

D. S. Sidhu P. Eng



MAY 01 2017

Disclaimer: - Field review(s) done by optimum Engineering Corp. and its representatives shall not be construed upon the overall performance of work done by other parties involved in the project. This letter does not release other parties involved in the project from their own liabilities.



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES
15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel: 604-541-2136
Fax: 604-541-2153

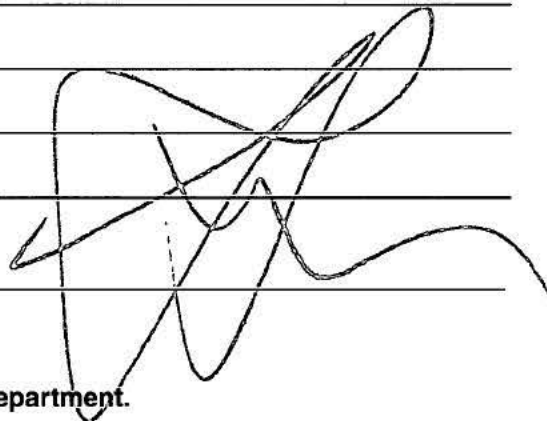
Inspection Report

NAME: Benipal PERMIT No.: 15.196
ADDRESS: 1533 Kerfoot SHEET No.:
TYPE OF INSPECTION: Forms DATE: May 11 / 11
AREA OF INSPECTION: Foundation

- 1) structural + geotech reports required
- 2) BLS survey required
- 3) Approved plans required.

* No one onsite 10:20 am

Not Approved
Recall

SIGNATURE: _____ INSPECTOR: 
DATE: _____

Please sign this form when the work is completed and return to the above department.



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES
15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel: 604-541-2136
Fax: 604-541-2153

Inspection Report

NAME: _____ PERMIT No.: _____

ADDRESS: 15388 Kerfoot SHEET No: _____

TYPE OF INSPECTION: Demo DATE: MAR 14/17

AREA OF INSPECTION: _____

1) Engineering Dept to confirm capping of services

Demo Approved subject to above

SIGNATURE: _____

INSPECTOR: 

DATE: _____

Please sign this form when the work is completed and return to the above department.



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES
15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel: 604-541-2136
Fax: 604-541-2153

Inspection Report

NAME: _____ PERMIT No.: _____

ADDRESS: 1588 Kerfoot SHEET No: _____

TYPE OF INSPECTION: Demo DATE: MAR 1 / 17

AREA OF INSPECTION: 4.441.7665

- 1) Engineering Dept to confirm capping of services
- 2) Traffic protection barriers to be rebuilt & maintained
- 3) Street to be cleaned up to satisfaction of Engineering Dept.

Not Approved

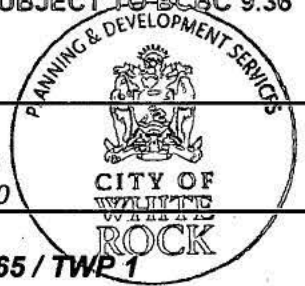
Recall

SIGNATURE: _____ INSPECTOR: 

DATE: _____

Please sign this form when the work is completed and return to the above department.

BUILDING PERMIT



DATE OF ISSUANCE: **MAR 20 2017**

BUILDING PERMIT No: **15-196**
 ROLL No: **000722.000**

PROJECT ADDRESS:
 LEGAL DESCRIPTION:
 ZONE:
 OCCUPANCY:
 REGISTERED SUITE:

1588 Kerfoot Road
LT 204 / SEC 9 / NWD / PL 40965 / TWP 1
RS-1
Residential
YES

DESCRIPTION OF PROJECT:

SFD W/ SUITE

OWNER:

Benipal Developments LTD.

OWNER'S ADDRESS:

14465 74th Avenue Surrey, BC

AUTHORIZED AGENT:

Dilpreet Benipal 604.441.7665

BUILDER:

Dilpreet Benipal

DESIGNER ON RECORD:

Dhillon Designs LTD. 604.590.2808

CRP ENGINEER ON RECORD:

G.S. Purewal 604.593.2293

X *Dilpreet Benipal*
 Owner or Authorized Agent

[Signature]
 Building Official

B.C.B.C. 1.1.2.4 Responsibility of Owner

1) Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

INSPECTION INFORMATION

MAX. PERMITTED HEIGHT: **89.25m**

ANGLE OF CONTAINMENT: **NO**

HEIGHT:

ACTUAL ANGLE:

BOARD OF VARIANCE APPROVED:

YES NO

TREE PROTECTION AREA:

YES NO

STRUCTURAL ENGINEER ON PROJECT:

YES NO

GEOTECHNICAL ENGINEER ON PROJECT:

YES NO

FORM SURVEY PLAN RECEIVED:

YES NO

REGISTERED SUITE APPROVED:

YES NO

Project Value:	Permit Fee:	Microfiche Fee:	Suite Fee:	Square Footage:	Total:
\$945,000	\$8,016.86	\$210.00	\$200.00	5,587 SQ'	\$8,426.86

REMARKS:

*Square footage shown includes the garage and the basement

*Schedule C-A & C-B's required at final inspection

Structural – D.S. Sidhu Geotechnical – D.S. Sidhu Building Env. – G.S. Purewal Plumbing – G.S. Purewal

Fire Suppression – G.S. Purewal Glass Railings – T. Ngo

OCCUPANCY / FINAL GRANTED:

Date:

Account Summary - 12790 - BENIPAL DEVELOPMENTS LTD

Name(s)	BENIPAL DEVELOPMENTS LTD Edit	<table border="1"> <tr> <td>Balance Forward as of Dec 13, 2016</td> <td>\$0.00</td> </tr> <tr> <td>Current Licence Fees</td> <td>\$150.00</td> </tr> <tr> <td>Adjustments</td> <td>\$0.00</td> </tr> <tr> <td>Payments Received</td> <td>(\$150.00)</td> </tr> <tr> <td>Account Balance</td> <td>\$0.00</td> </tr> </table>	Balance Forward as of Dec 13, 2016	\$0.00	Current Licence Fees	\$150.00	Adjustments	\$0.00	Payments Received	(\$150.00)	Account Balance	\$0.00
Balance Forward as of Dec 13, 2016	\$0.00											
Current Licence Fees	\$150.00											
Adjustments	\$0.00											
Payments Received	(\$150.00)											
Account Balance	\$0.00											
Mailing Address	16026 16 AVE SURREY BC V4A 1S4											
Phone Number	604-441-7665											
Email Address	DILPREET_15@HOTMAIL.COM											
Category	BUSINESS LICENCES											

Trade - BENIPAL DEVELOPMENTS LTD

Name(s)	BENIPAL DEVELOPMENTS LTD Edit	Status OPEN								
Mailing Address	16026 16 AVE SURREY BC V4A 1S4	<table border="1"> <tr> <td>Home Based</td> <td>No</td> </tr> <tr> <td>Inter-Municipal</td> <td>No</td> </tr> <tr> <td>Non-Resident</td> <td>Yes</td> </tr> <tr> <td colspan="2" style="text-align: center;">Edit</td> </tr> </table>	Home Based	No	Inter-Municipal	No	Non-Resident	Yes	Edit	
Home Based	No									
Inter-Municipal	No									
Non-Resident	Yes									
Edit										
Phone Number	604-441-7665									
Email Address	DILPREET_15@HOTMAIL.COM									
Location	BUSINESS - OUT OF TOWN									
<u>CRA Business Number</u>										
<u>Trade Qualification Number</u>										
<u>NAICS</u>										
<u>SIC</u>										

Licence 00023078 - CONSTRUCTION										
Licence Type(s)	BUILDING CONTRACTOR	<table border="1"> <tr> <td colspan="2" style="text-align: center;">Fees</td> </tr> <tr> <td>Total Coverage Period Fee</td> <td>\$150.00</td> </tr> <tr> <td>Annual Renewal Fee</td> <td>\$150.00</td> </tr> <tr> <td>Outstanding Fees</td> <td>\$0.00</td> </tr> </table>	Fees		Total Coverage Period Fee	\$150.00	Annual Renewal Fee	\$150.00	Outstanding Fees	\$0.00
Fees										
Total Coverage Period Fee	\$150.00									
Annual Renewal Fee	\$150.00									
Outstanding Fees	\$0.00									
Status	APPROVED-Dec 14, 2016									
Covers from	Dec 14, 2016									
Covers to	Dec 13, 2017									
Issued On	-									
Licence Condition(s)										

Date: MAR 20 2017	Site Address: 1588 KERFOOT ROAD
Applicant: BENIPAL DEVELOPMENTS LTD	Phone: 604-441-7665
Address: 14405 74TH AVE SURREY, B.C.	Clerks's Initial:
Person/Company Who Paid the Bond: DILPREET BENIPAL	

GL CODE	iCity Code	CATEGORY	APPLICATION FEE	REFERENCE / FILE # / PERMIT #
Building Permits				
02-1-00053-0058	BLDGPER	Building Application Fee	\$	
02-1-00053-0058	DEMOPMT	Demolition Permit	\$	
02-1-00053-0058	PLUMBPER	Plumbing/Sprinkler Permit	\$	
02-1-00053-0068	BLDGPER	Secondary Suite w/New Building Permit	\$	
02-1-00055-0068	SECSUITE	Sec. Suite Registration Fee	\$	
02-1-00053-0058	SIGNPER	Sign Permit	\$	
02-1-00052-0119	COPIES	Miscellaneous Copies (Property File, Survey)	\$	
Bonds/Security Deposit				
02-4-00250-8701	BONDLAN	Landscaping Bond	\$	
02-4-00250-8706	BONDTREE	Tree Protection Bond	\$	
02-4-00250-8706	BONDTREE	Tree Replacement Bond	\$	
02-4-00255-8755	TREEFEE	Tree Replacement Fee	\$	
02-4-00250-8700	BONDRD	Road & ROW (Right of Way) Bond	\$	
02-1-00115-0067	RDRWINSP	Road & ROW Use Application Fee	\$	
02-1-00115-0067	RDRPERM	Road & ROW Permit Fee	\$	
02-1-00115-0067	RDRALTR	Road & ROW Alteration Permit Fee	\$ 500.00	
04-1-00112-0065	SANITCF	Sanitary Sewer Connection Fee	\$	
02-1-00100-0063	SERVFEE	Servicing Agreement Application Fee	\$	
02-1-00100-0063	SERVEXT	Servicing Agreement Extension Fee	\$	
06-1-00118-0065	STORMCF	Storm Sewer Connection Fee	\$	
02-1-00100-0063	LATECMR	Latecomer Agreement Application Fee	\$	
02-4-00250-8703	BONDSID	Sidewalk Café Bond	\$	
02-4-00250-8702	BONDOCC	Occupancy Bond	\$	
02-4-00250-8705	BONDMIS	Miscellaneous Bond	\$	
		Misc. Account (need to enter approp. GL #)		
Development Cost Charge				
02-4-00250-8258	DCCGVSD	DCC'S GVS & DD	\$	
02-4-00255-8760	DCCHWY	DCC'S Highways & Roads	\$	
02-4-00255-8762	DCCPARK	DCC's Parkland	\$	
04-4-00255-8763	DCCSANIT	DCC's Sanitary Sewer	\$	
02-4-00250-8257	DCCSCHO	DCC's Surrey School District	\$	
06-4-00255-8761	DCCSTOR	DCC's Storm Drainage	\$	
02-4-00255-8751	FUTRWKS	Cash in Lieu for Future Works	\$	
TOTAL			\$ 500.00	

City of White Rock
15322 Buena Vista Ave
White Rock BC V4R 1Y6

Receipt: 5344/2 Mar 20, 2017
Dated: Mar 20, 2017 08:48:31 AM
Station: CASH 4/JASON

1 BD RD&ROW ALTR BP15-196/1588KE 500.00

Total 500.00
VISA -500.00

Thank You for Your Payment



**CITY OF
WHITE ROCK**

**Corporation of the City of White Rock
HIGHWAY AND/OR RIGHT OF WAY USE PERMIT**

Associated with Building Permit No. 15-196

Location of Work: 1588 Kerfoot Road	
Effective Date: April 21, 2016	Expiry Date: April 21, 2017

Owner:	Prime Contractor:
Name: Benipal Developments Ltd	Name: Dilpreet Benipal Benipal Developments Ltd
Address: 14465 – 74 Avenue Surrey, B.C. V3S 0R8	Address:
Telephone 1:	Telephone 1: 604-441-7665
Telephone 2:	Telephone 2:

A. PERMISSION IS HEREBY GRANTED TO: Dilpreet Benipal – Benipal Developments Ltd
to do the following work at the above location:

- Construct / improve driveway access from Kerfoot Road as per comments shown on site plan date stamped received December 30, 2015. Driveway and Boulevard restoration must be completed to meet the completion requirements described below prior to the return of the **\$5,000.00** Security:
- Driveway access within the City Blvd (road edge to PL) to slope up a minimum 2%.
- Driveway from the property line to the edge of garage slab to have a slope not exceeding 15%.
- Backfill under the driveway within the City Boulevard must be structural fill (3" minus material) compacted to 95% Modified Proctor Density.
- Driveway access width through the City Boulevard (road edge to PL) to be 6.0m maximum (4.5m minimum).
- Driveway access through the City Blvd. must be asphalt or brick pavers. Concrete is not permitted.
- Cost to remove, repair or replace curb, gutter, sidewalk, and letdown works to be borne by the owner/developer and performed by the City.
- No retaining walls or "landscape rock" are permitted on the City Boulevard.
- Remaining City Boulevard to must be restored with 150mm of topsoil and sod or a landscaping ground cover approved by the City.
- Any alterations or improvements on the City Boulevard must first be approved by the Engineering Department.

B. COMPLETION REQUIREMENTS

- For inspection please call 604-541-2181
- Note: A charge of \$102.00 shall be paid for each additional inspection made not mentioned above.
- All Works to be completed to the satisfaction of the Director of Engineering and Municipal Operations

C. CONDITIONS OF PERMIT

- I hereby agree to abide by all the terms of this permit and the City's Street and Traffic By-law which pertain to this permit.
- The applicant confirms to the City that in undertaking the Works, the applicant shall strictly adhere to the Design Drawings approved for road and right of way use permit and obtain the prior written approval of the City Engineer for any changes to the Design Drawings.
- I understand the City will return the security upon completion of a one year maintenance period, from the date of the acceptance the Works by the City, and if required a submission and acceptance of any as-built drawing minus any costs incurred by the City for inspections, rectifying the Work, or damage to City property.
- The security amount will be released to the person or company whose name is on the original payment.
- I further agree to indemnify and save the City harmless against any and all claims, actions or expenses whatsoever or by whomsoever brought against the City by reason of the City granting me this City Road and Right of Way Use permit or by reason of the construction of the above-referred Work, including any matter that may arise under the Worker's Compensation Act, R.S.B.C. 1996, c. 492 ("the Act") and its regulations.
- This permit is not valid without insurance. The Corporation of the City of White Rock must be named as additional insured on policy for a minimum of \$5,000,000.00 liability. The Prime Contractor must be skilled in the work assigned, and must comply with the Act and its Occupational Health and Safety Regulations. The Prime Contractor must comply with the "BC Manual for Traffic Control for Work on Roadways".
- The Prime Contractor must have a valid City of White Rock business license.
- All works shall be completed in accordance with all current Corporation of the City of White Rock construction specifications and standard drawings. The Prime Contractor shall not employ or sub-contract with any party not skilled in the work assigned. As-built drawing may be required with the attached specifications prior to release of security.

PRIME CONTRACTOR'S DECLARATION AS PER WORKER'S COMPENSATION ACT

I/We acknowledge, in accordance with the provisions of the *Worker's Compensation Act*, R.S.B.C. 1996, Chapter 492 that I/we are the "Prime Contractor" and are qualified to act as the "Prime Contractor". I/we accept the duties and responsibilities for the coordination of health and safety in accordance with the *Act*. I/we will do everything that is reasonably practicable to establish and maintain a system or process that will ensure compliance with the *Act* and the Occupational Health and Safety Regulations made thereunder.

Issued By: 

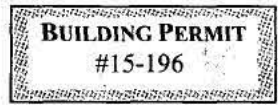
Name of Prime Contractor: RASWINDER SINGH BENIPAL

Signature of Authorized Signatory:  Date: MAR 20 2017

FEES AND SECURITY	
Security Amount (Paid at Demo)	\$5,000.00
Permit Fee	\$500.00
	TOTAL \$500.00
Deposit Receipt No.: 171689	



Corporation of the City of White Rock - Public Works Department



Address:

1588 Kerfoot Road

Applicant: **Dilpreet Benipal
Benipal
Developments**

Legal Description:

Lot 204, Section 9, Township 1, New Westminster District Plan 40965

Owner:

**Benipal Developments Ltd
14465 - 74 Avenue
Surrey, BC V3S 0R8**

Phone #: **604-441-7665**

Date Filed:

Date Paid:

Date Installed:

Sanitary Sewer Service

*Depth and Location are approximate and to be used as a guide only

Existing Location:

26' North of SW PL

Approximate Depth:

4'

Main Extension Required:

Yes No

Remarks:

NOTE: Service Connection Fees are taken as a deposit only and may be subject to additional charges as per the City of White Rock's Sewer Connection Bylaw No. 396 As well as confirmation by the City of White Rock's Public Works Department.

Connection Fee

\$4,000.00

Total Cost for Sanitary Connection

Paid at Demo **\$4,000.00**

Storm Sewer Service

*Depth and Location are approximate and to be used as a guide only

Existing Location:

31' North of SW PL

Approximate Depth:

4'

Main Extension Required:

Yes No

Remarks:

NOTE: Service Connection Fees are taken as a deposit only and may be subject to additional charges as per the City of White Rock's Sewer Connection Bylaw No. 396 As well as confirmation by the City of White Rock's Public Works Department.

If a gravity storm sewer connection cannot be established a restrictive covenant will need to be registered on the title of the property at the Land Title Office, identifying that the lot cannot be drained by gravity and must be serviced by a privately owned pump. The registered owner of the lot will be responsible for maintaining the pump system.

Connection Fee

\$4,000.00

Total Cost for Storm Connections

Paid at Demo **\$4,000.00**

Total Cost For Storm & Sanitary Services

\$8,000.00

General Requirements

- IF THE ABOVE LOCATION OF THE NEW SERVICE IS NOT WHERE THE OWNER / BUILDER WOULD LIKE THEY MUST REQUEST A NEW LOCATION THROUGH PUBLIC WORKS AND AN ADDITIONAL FEE WILL BE REQUIRED
- Owner / Builder must expose existing sanitary service at the property line for Cap-Off by Public Works Foreman. Failure to do so will result in denial for request of a Building Permit.
- All work must conform to the Corporation of the City of White Rock Standards and Specifications
- All inspections on private property to be carried out by the City's Building Department
- The owner / builder is responsible for maintaining and lowering the Inspection Chamber to no lower than finished grade. Any replacement / repairs to the Inspection Chamber must be done by the City and the costs will be charged to the owner.
- All services will be installed at the lowest possible elevation, however, the City is not responsible for providing a gravity service. It is the owner's / builder's responsibility to connect at that elevation at property line whether by gravity or sump pump.
- The owner/builder is responsible to determine the minimum basement elevation of the works proposed, and is also responsible in determining if a restrictive covenant is required. MBE for gravity connections are determined to be 200mm above the existing grade of the road or the 100 year hydraulic grade line as determined by the owner/developer or their consultant.
- Notify Public Works Foreman (541-2181) **two weeks** prior to service installation to allow for scheduling of work

Date: **MAR 20 2017**

Applicant's Signature:

Keystone Insurance Brokers Ltd.

103, 8077 King George Blvd. Surrey BC, V3W 5B4

Tel: 604-595-8666 Fax: 604-595-8668 email: keystoneins@shaw.ca

INSURANCE BINDER

Policy # TBA

In consideration of premium, to be named later, the Insurer hereby agrees to indemnify the insured(s), against the perils and for the amounts, limits or benefits in accordance with all the conditions stated below:

INSURER: CNS Insurance Company

INSURED(S): Benipal Developments Ltd.

LOCATION OF RISK: 1588 Kerfoot Road, White Rock BC, V4B 3M1

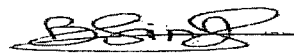
BINDER TERM: December 14, 2016 TO January 14, 2017

ADDITIONAL INSURED: City of White Rock
15322 Buena Vista Ave
White Rock, BC V4B 1Y6

COVERAGES:	AMOUNTS	DEDUCTIBLE
LIABILITY:	\$5,000,000	\$1000

This interim Certificate is issued subject to the terms and conditions of the Insurer's policy, which will be issued within 60 days from commencement date of this certificate, unless the request for the Insurance applied for be declined by the insurer, in which event all liability shall cease.

Keystone Insurance Brokers Ltd.



Baljinder Kaur, CRM, CIP, CAIB
Insurance Representative

Date: December 14, 2016

RECEIVED

DEC 14 2016

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

THIS POLICY CONTAINS A CLAUSE(S) THAT MAY LIMIT THE AMOUNT PAYABLE



Notice of Construction

Planning & Development Services Department
15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
Phone: 604 541 2136 Fax: 604 541 2153
Website: www.whiterockcity.ca

Adjacent Properties:

- 1578 Kerfoot Road
- 14306 North Bluff Road

A Building Permit has been issued and construction will be commencing soon next to your property at:

1588 Kerfoot Road

Compliance with the current BC Building Code is required as well as all other City of White Rock's Bylaws and other enactments. Included with the information given to the applicant / builder along with the Building Permit and plans are WorkSafe BC requirements, to ensure a safe environment for construction workers as well as other members of the public.

The purpose of this notice is to inform you that the City of White Rock does not authorize any encroachments to neighbouring properties; the contractor and/or owner/builder is responsible not to encroach into or cause damage to neighbouring properties.

Any encroachment or damage to the property is the responsibility of the contractor and/or owner/builder and any disputes resulting from this can only be resolved through civil litigation.

This notice is presented by the contractor:

Company Name: Benipal Development LTD.

Contractors Name: Dilpreet Benipal

Phone Number: 604.441.7665

E-Mail: Dilpreet_15@hotmail.com

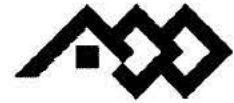


The neighbouring properties shall be notified by way of this notice prior to the start of construction.

Contractor: RASWINDER SINGH BENIPAL

Signature: *Raswinder S. Singh*

Date: MAR 20 2017



Homeowner
Protection Office
Branch of BC Housing

New Home Registration Form

The purpose of this form is to certify, for the purpose of section 30 of the Homeowner Protection Act, that a proposed new home is covered by home warranty insurance and built by a licensed residential builder.

Form: 295233

A. BUILDER INFORMATION

Licence Number: 41236 Expiry Date: November 30, 2016

Company Name: Benipal Developments Ltd.

B. PROPERTY INFORMATION

Civic Address: 1588 Kerfoot Road W

City/Town: White Rock Province: British Columbia Postal Code: V4B 3M1

PID: 005-875-358

Legal Description: LOT 204 SECTION 9 TOWNSHIP I NEW WESTMINSTER DISTRICT PLAN 40965

Owner(s) of the Property: Benipal Developments Ltd.

C. CONSTRUCTION INFORMATION

Number of Dwelling Units: 1

Type of New Home: Single

D. PROOF OF HOME WARRANTY INSURANCE

Certified and sealed by warranty provider:

Seal:

Warranty Provider: Echelon General Insurance Company

Builder Warranty No.: BENI1511

Insurance No.: 50-131290

Warranty Provider Seal Date: December 17, 2015



E. BUILDING PERMIT INFORMATION

To be completed by municipality or regional district and returned to the HPO:

Municipality or Regional District: WHITE ROCK, B.C.

Permit issued to: BENIPAL DEVELOPMENTS LTD

Date Issued: (month/day/year) MAR 20 2017

Permit No.: BP15-196

Correction to civic address, type of new home or other information, if applicable:



WORKING TO MAKE A DIFFERENCE

Assessment Department Location

Mailing Address

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafefbc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

City of White Rock
15322 Buena Vista Ave
WHITE ROCK, BC V4B 1Y6

December 13, 2016

**Person/Business : BENIPAL DEVELOPMENTS LTD.
977705 AA(018)**

We confirm that the above-mentioned account **recently registered**, effective **September 01, 2016**, and its first assessment remittance to the Workers' Compensation Board is not yet due.

The first payment that will affect this firm's clearance status is due on February 28, 2017.

Contractor liability is outlined in Section 51 of the *Workers Compensation Act*.

Employer Service Centre
Assessment Department

**Clearance Reference # : C129286348
CLRA5**

RECEIVED

DEC 14 2016

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

Now you can report payroll and pay premiums online.

Visit www.worksafefbc.com

Please refer to your account number in your correspondence or when contacting the Assessment Department.

To alter this document constitutes fraud.

City of White Rock Plans Examination Comments

Permit Number: 15-196

1588 Kerfoot Road

This document forms part of the Permit.

Plans Examiner

Owner/Agent

Date

REECE G
DILPREET BENIPAL
MAR 20 2017

Description	Text (revised)	Code reference
Plans Examiner Comments	<p>These comments are to be read in conjunction with the approved drawings. Date: <u>MAR 20 2017</u> Owner/Agent: <u>P.S.B</u></p>	
Driveway Access	<p>Driveway width at property line shall match City designated access letdown width. Any modification to the access letdown width requires approval from the Engineering Department. Date: <u>MAR 20 2017</u> Owner/Agent: <u>P.S.B</u></p>	
Use of City Property	<p>Prohibitions: Keep City property (roads, sidewalks, boulevards, etc.) clear of construction materials and debris at all times.</p>	

Reece Garcea

1588 KERFOOT ROAD

MISSING
DOCS

From: Reece Garcea
Sent: Monday, November 28, 2016 3:38 PM
To: 'dilpreet_15@hotmail.com'
Subject: 1588 Kerfoot Road Plan Check
Attachments: Storm Pump Covenant Instructions.docx; Form C-cov-cr-template.pdf; Terms of Instrument - Restrictive Covenant for Pumping; Sample Document.....docx; Survey Requirement.pdf

Good afternoon Dilpreet, the new plans look good. I will need you to drop off second copies of Architectural & Structural plans for permit (only one set of each were dropped off Friday). The other items and tasks I need finished for permit are as followed:

ISSUED
NOT DONE

R/14/2016
TOOK UPSTAIRS

- ~~Completion of Demolition and City services capped off. Demolition Final Inspection passed.~~
- ~~Completion of your Tree Management Permit. Your contact at White Rock Engineering is Kelly Campbell she can be reached directly at 604.541.2154.~~
- ~~Completion of your Storm Pump Covenant. I've attached all the required documents. C/W a new Title Search.~~
- ~~A Topographical Survey with the proposed SFD and all the required points. Have Dhillon Designs Ltd. email your site plan to your surveyor to have it layered on.~~
- ~~WCB Clearance Letter.~~
- ~~Apply for a White Rock Business Licence.~~
- ~~A copy of your builders insurance for \$5,000,000 with the City of White Rock written as additional insured.~~

The sooner these items and tasks are finished the sooner you will have your Building Permit. Please get me the other copies of the plans so I can complete my end of the tasks. Have a great day Dilpreet, call me if you have any issues. Take care.

REECE GARCEA

Plans Examiner, Planning and Development, City of White Rock
 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
 Tel: 604.541.2144 | www.whiterockcity.ca



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Reece Garcea

1588 KERFOOT ROAD

MISSING
DOCS

From: Reece Garcea
Sent: Friday, September 02, 2016 1:47 PM
To: 'dilpreet_15@hotmail.com'
Cc: 'info@dhillondesigns.ca'
Subject: 1588 Kerfoot Road Plan Check
Attachments: SPDS_Multif16090213280.pdf

#15196

Good afternoon Dilpreet, I have reviewed your plans for the project on 1588 Kerfoot Road. There are a documents I will require in addition to the ones I spoke of yesterday and a few changes to make on the plans. The changes & documents are as followed:

- ~~• There are no projections allowed in an interior side yard setback. This applies to the one on the East Face on the top floor for the fire place. Zoning By Law 4.13.3.(c)~~
- ~~• The veranda on the west face of the house does not meet the zoning requirement 4.13.1.(f) or 4.13.3.(a), I've attached 2 photo copies of your plans to explain what area of the porch cannot be covered. The Zoning By Law limits covered entrances to a 1.2m (4') projection into a front or exterior side yard.~~
- ~~• On Structural Plan Pg#4 Basement Plan aside from noting 6"x6" post on 10"x10" there is no structural materials noted for a floor system to the front porch (beams, joists & hold downs)~~
- ~~• Stamped & Sealed Shop drawings for all glass interior / exterior railings and guards c/w a Schedule "B", Form "B" & proof of insurance. Make sure your CRP G.S. Purewal initials the Schedule "B" on each page.~~
- ~~• I need a Cross Section & Detail plan from Dhillon Designs LTD. on how the continuity of the Air Barrier & Vapor Barrier is kept at all points where sprinkler heads, pot lamps and any other items penetrate through.~~

If you have any questions about these items feel free to email or call me. Have a good weekend.

REECE GARCEA
Plans Examiner, Planning and Development, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2144 | www.whiterockcity.ca



WHITE ROCK
My City by the Sea!

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Reece Garcea

From: Reece Garcea
Sent: Thursday, September 01, 2016 12:03 PM
To: 'dilpreet_15@hotmail.com'
Subject: FW: 1588 Kerfoot Road
Attachments: Storm Pump Covenant Instructions.docx; Form C-cov-cr-template.pdf; Terms of Instrument - Restrictive Covenant for Pumping; Sample Document.....docx; Survey Requirement.pdf; Tyvek Air Barrier.pdf

Good morning Dilpreet, my name is Reece I'm taking care of your project at 1588 Kerfoot Road. As I go through your application package I have noticed you are missing a few items. They are as followed:

- ~~WCB Clearance Letter for Benipal Developments LTD. BC LTD. 1042765~~
- ~~A current City of White Rock Business Licence~~
- ~~Proof of insurance for \$5,000,000 with City of White Rock as additional insured~~
- ~~A Topographical Survey with the proposed building, average natural grade at the mid points of the exterior walls and site area.~~
- Storm Pump Covenant Registered on Title with a new Title Search *SENT UP TO LORRAINE*
- ~~Go to City of White Rock Operations at 877 Keil Street and set up water serviceability with Kelly Campbell, 604.541.2180~~
- ~~Your Arborist needs to submit a Certified Site Development Plan (CSDP) and confirmation that tree barriers are in place~~
- ~~On all cross sections there is no mention of Air Barrier, after speaking with you, you said you will use the Tyvek method. Please read the Tyvek installation guide I've attached. Make sure you understand page #4 - #7. If the building wrap is not continuous from foundation to inside of top plate at the top floor the Continuity of the Air Barrier (9.25.3. BCBC) is not achieved.~~
- ~~A new Schedule "B" from G.S. Purewal for the Fire Suppression System where he does not cross out line 5.3~~

I'll be reviewing your plans for the rest of the week. Any other concerns I will email you. If you have any questions about any of the topics I've written about feel free to call me or email me. Have a great day, will talk soon.

REECE GARCEA
Plans Examiner, Planning and Development, City of White Rock
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2144 | www.whiterockcity.ca

WHITE ROCK
My City by the Sea!

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ENGINEERING
DOCUMENTS BACK



Requirements Prior to the Issuance of a Building Permit

Address: 1588 Kerfoot

App Date: Dec 21, 2015

Description: SFD (with Suite)

Permit #: 15-196

Owner: Benipal Developments Ltd

Zone: RS-1

Builder: Dilpreet Benipal

#15196

Phone: 604.441.7665

Email: dilpreet_15@hotmail.com

Roll Number: ~~003695.000~~ 600722.000 Landslide Assess Area: YES

Workflow

12/22/2015

- Application received
- Plans Sent to Eng Dec 24/2015
- Pumping Required – drawings submitted

Missing Items from Application:

12/24/2015

- WCB Clearance
- City of White Rock Business Licence
- Builder/Homeowner certificate
- Water serviceability

Plans Examiner Checklist

Date: NOV 28 2016 Plans Examiner: REECE G

Site Address: 1588 KEEFOOT ROAD Zone: RS1

Building Permit: #15196 Suite: Y N Roll #: 000722.000

Right-of-way, Covenants, etc.: _____

Part 9 Building: Y N Part 3 Building: Y N Flood Plain: Y N

Lot Area: 637.268 m² 6859.5 ■' Geo Area: Y N

Natural Average Grade: 81.55 m 267.6% ' _____

Max Building Height: N.A.G. + 7.7m = 89.25 m 292-9 3/4" ' _____

A.O.C.: Y N South Average Natural Grade: N/A m+6m= N/A m

Setbacks: Front: 7.5 m Rear: 3.94 m Side Int/Ext: Y N 7.64 m Side Int/Ext: Y N 1.5 m

Allowable Lot Coverage: 45 % 286.771 m² 3086.8 ■' _____

Proposed Lot Coverage: 36.49 % 232.564 m² 2503.302 ■' _____

Allowable RGFA: 50 % 318.634 m² 3430 ■' _____

Proposed RGFA: 49.58 % 315.978 m² 3401.156 ■' _____

Main: 1731.234 ■' Upper: 1669.922 ■' Suite: 952.4 ■' _____

80% Rule Main: 2503.302 ■' Upper Allowable: 2002.642 ■' _____

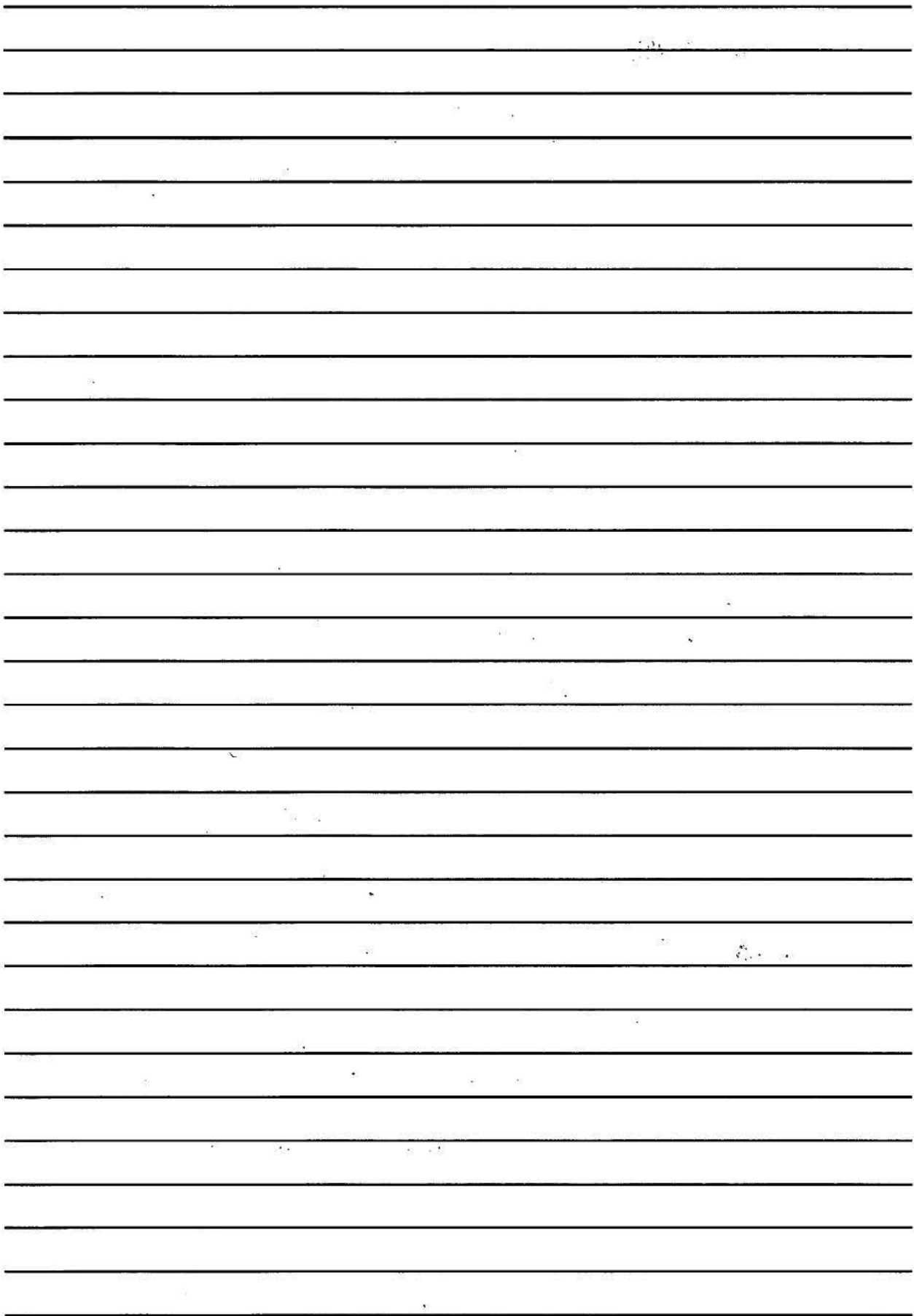
Heating System Principal: FORCED AIR/ELECTRIC H.R.V.: Y N

Suite Heating & Ventilation: ELECTRIC BASEBOARD

Air Barrier: Interior Exterior _____

TMP Signed Off: Y N Cap Off Done: Y N Demo Done: Y N

Plan Check Comments & Deficiencies on back



1588 KERFOOT R.S.I

Development Services Department
15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
Phone: 604 541 2136 Fax: 604 541 2153
Website: www.whiterockcity.ca

W. SUITE

This checklist is subject to change at any time.

- Home Owner's Protection Form – For new homes and substantially reconstructed homes
 - WCB Clearance Letter from WorkSafe BC
 - Valid City of White Rock Business Licence
 - Copy of Builder's and /or Homeowner Builder's Certificate of Insurance (\$5,000,000 min.) (The City of White Rock must be named as "Additional Insured")
- } May be submitted after application

- Authorization Form (if applicant is not owner)
- Title Search – dated within the last thirty (30) days (see reverse for more information on how to obtain)
 - If owned by a corporation, notice of articles/director registry is required

NO PROPOSED MAZE

- Topographical Survey – dated within the last sixty (60) days (Original drawing signed and sealed by a BC Land Surveyor), to include items listed in Sec 10.1.d of the Building Bylaw, 2012, No. 1928.

- Schedule A" completed by the coordinating Registered professional (CRP) (required when 2 or more professional engineers are involved on a project) CRP must initial all submitted Form B's

- Schedules "B" completed by all professionals involved. Attached with the schedules are Form "B"s along with current certificate of insurances.

- Form A – "Owner's Acknowledgement of Responsibility & Undertakings"

- Building Permit Information Sheet (completed by designer)

- Two (2) Sets of Architectural Drawings (To Scale: 1/4"=1'-0")
 - Driveway Sectional Detail. (Pre-Approval from the City's Engineering Department is required)
 - State Climate Zone, compliance path chosen, effective RSI and U values for all envelope assemblies. Also include statement that ventilation meets the requirements of BCBC 2012 9.36.9 and BCBC 2012 9.32
 - *Must be separate from structural drawings & include Suite details

- Two (2) Sets of Structural Engineered Drawings, signed and sealed.
 - If a proposed retaining wall is over 1.2meters, drawings must clearly identify which walls are existing, which walls are new, identify natural and proposed grades, include cross-sections of each wall and be coordinated with the proposed building footprint.

- Two (2) Sets of Building Envelope Engineered Drawings and Details, signed and sealed.

- Two (2) sets of Engineered Sprinkler Drawings and Hydraulic calculations, signed and sealed.

- Owner is required to confirm depth of sewer services and confirm if pumping of services are required prior to building permit application. If pumping is required:

- Signed and Seal Mechanical Drawings
- Copy of Restrictive Covenant prior to the release of the Building Permit.

NEED

- Geotechnical Land Slide Assessment Area Yes No If Yes the following must be submitted:
 - Geotechnical Report & Appendix D
 - Underpinning/Shotcrete Legal Agreement from adjacent property owners – Notarized by Notary Public or Lawyer may be required.
 - Two (2) sets of signed and sealed excavation/shoring drawings from the geotechnical engineer

- Building Permit Fee payment

- Water Serviceability Form (City Operations at 877 Keil St 604.541.2181)

- Tree Management Permit is required for all construction in White Rock.
 - Please contact the City Arborist at 604.541.2181 for application details.

CAZ OFF

CAZ OFF DEMO FINAL

Reece Garcea

From: Amelia Needoba
Sent: Tuesday, August 16, 2016 4:04 PM
To: Reece Garcea
Subject: RE: 1588 Kerfoot Road TMP16-028
Attachments: Letter of understanding, protection.docx

Thanks Reece,

It would be great if you could pass on that we still require their arborist to provide:

- A CSDP
- Confirmation that tree barriers are in place

Also, they need a letter of understanding signed by their neighbour's to confirm acceptance of the tree protection measures (template attached).

Best,
Amelia.

From: Reece Garcea
Sent: Tuesday, August 16, 2016 3:17 PM
To: Amelia Needoba
Subject: RE: 1588 Kerfoot Road TMP16-028

He's that survey, I'll be doing their plan check over the next week so if you want me to relay any information to the applicant let me know.

From: Amelia Needoba
Sent: Tuesday, August 16, 2016 11:18 AM
To: Reece Garcea
Cc: Alanna Ford
Subject: Fw: 1588 Kerfoot Road TMP16-028

Hi Reece,

For this address we are still waiting on the CSDP, LOU and tree barrier confirmation. We communicated that information to the project arborist in June. Would you be able to send me a digital copy of the signed survey for this property also?

The CSDP sent was a comfort letter for demolition only (not acceptable). It needs to address all the phases for which arborist supervision is required and any special measures noted (e.g., during demolition, during driveway construction around offsite trees, that the driveway will be constructed above grade, during excavation around tree 72, during landscaping etc.).

The Letter of Understanding is a letter signed by the neighbour's acknowledging the works are to occur and accepting the tree protection measures that are to be implemented.

Tree barrier confirmation is a letter from the arborist confirming that the barriers are in place and constructed to city standards.

Let me know if you need any more information.

Thanks,
Amelia.

From: Amelia Needoba
Sent: Monday, June 27, 2016 3:58 PM
To: Mike Fadum; office@fadum.ca
Subject: RE: 1588 Kerfoot Road TMP16-028

Hi Mike/Vanessa,

We did receive an email from Nishu earlier in the month but it only included a comfort letter for demolition. Was it missing the CSDP or is that still to come? Assuming the CSDP addresses the questions below, we will still need the LOU and barrier confirmation.

Thanks,
Amelia.

Andrew Connell or Amelia Needoba
City of White Rock, Municipal Operations
877 Keil Street, White Rock, BC V4B 4V6
Tel: 604.541.2181 | www.whiterockcity.ca



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From: Amelia Needoba
Sent: Tuesday, April 19, 2016 10:57 AM
To: 'Mike Fadum'; 'office@fadum.ca'
Subject: 1588 Kerfoot Road TMP16-028

Hello Mike/Vanessa,

We have reviewed the arborist report for 1588 Kerfoot Road. We have one question regarding Tree 72 (horse chestnut) with the note 'reassess with excavation fields stakes'. Can we please clarify the extent of excavation in advance of issuing the permit as part of the CSDP?

To proceed with the application we require the following from you and Benipal Developments (please forward this request to your client):

1. Letter of understanding from the owners of OS1 and OS2, and from the OS Hedge regarding tree protection (see attached template).
2. Confirmation that tree barriers are in place as required and to constructed to City standards.
3. If demolition will occur within the CRZ of OS1, or any trees on site, a comfort letter (see attached template) for arborist supervision of demolition, and a follow up letter reporting on supervision outcomes.

4. A Coordinated Site Development Plan (see attached template) to cover arborist supervision of works within critical root zones during building.

Please contact us if you have any questions.

Regards,
Amelia.

Andrew Connell or Amelia Needoba
City of White Rock, Municipal Operations
877 Keil Street, White Rock, BC V4B 4V6
Tel: 604.541.2181 | www.whiterockcity.ca



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Date

Property owner info here

Dear

Subject: Letter of Understanding – Tree Management at

This letter is your notification that the owners of (applicant's information here) have applied for demolition and building permits. The property is within a Tree Management Area and subject to the provisions of the City of White Rock's *Tree Management Bylaw No. 1831*, a copy of which is available online at: <http://www.whiterockcity.ca/assets/City~Services/Bylaws/Tree-Management-1831.pdf>.

The Project Arborist, (consulting arborist's information here), has identified several trees of the following variety (write the type(s) of tree(s) here) along your (north, south, east, or west) property line that are to be protected throughout the demolition and building processes. All work will be done in accordance with the report prepared by the Project Arborist and the terms and conditions of Bylaw 1831 and Bylaw 2073.

If you have any questions with respect to the Tree Management Bylaw please contact the Engineering and Municipal Operations Department at 604-541-2116 or trees@whiterockcity.ca

Applicant : Signature of owner: _____

Print your name here: _____

Neighbour Signature of owner: _____

Print your name here: _____

SOUTH WALL

Enter limiting distance and wall area below

Limiting Distance	0 feet	3.94 m	← Enter limiting distance in ft or m.
Area	88.26 m ²	950 sq. ft.	← Enter wall area in sq ft or m ²

Ratio (L/H or H/L) 3.00 : 1 ← Change ratio of wall height to width (if required)

Table 9.10.14.1 (1)	
Total allowed unprotected openings (percentage)	40.03 %
Total allowed area of unprotected openings:	380.29 sq. ft. 35.33 m ²

Table 3.2.3.1 C	
Total allowed unprotected openings (percentage)	38.78 %
Total allowed area of unprotected openings:	368.43 sq. ft. 34.23 m ²

← Results

Typical house settings. Change for commercial buildings

← Typical house settings. Change for commercial buildings

EAST WALL

Enter limiting distance and wall area below

Limiting Distance	0 feet	1.5 m	← Enter limiting distance in ft or m.
Area	103.6 m ²	1115 sq. ft.	← Enter wall area in sq ft or m ²

Ratio (L/H or H/L): 3.00 :1 ← Change ratio of wall height to width (if required)

Table 9.10.14.1 (1)	
Total allowed unprotected openings (percentage)	14.00 %
Total allowed area of unprotected openings:	156.12 sq. ft. 14.50 m ²

Table 3.2.3.1.C	
Total allowed unprotected openings (percentage)	15.86 %
Total allowed area of unprotected openings:	176.82 sq. ft. 16.43 m ²

← Results

Typical house settings. Change for commercial buildings

← Typical house settings. Change for commercial buildings

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING ELEVATIONS AND TREES ON LOT 204 SECTION 9 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 40965

Current Civic Address:
1588 Kerfoot Road
White Rock, B.C.

SCALE : 1:250

All elevations are "natural grade" unless noted otherwise

- ⊙ ...denotes storm manhole
- PP/LS ⚡ ...denotes power pole & lamp
- WV ⚡ ...denotes water valve
- CON 0.0 ⊗ ...denotes tree

Note:

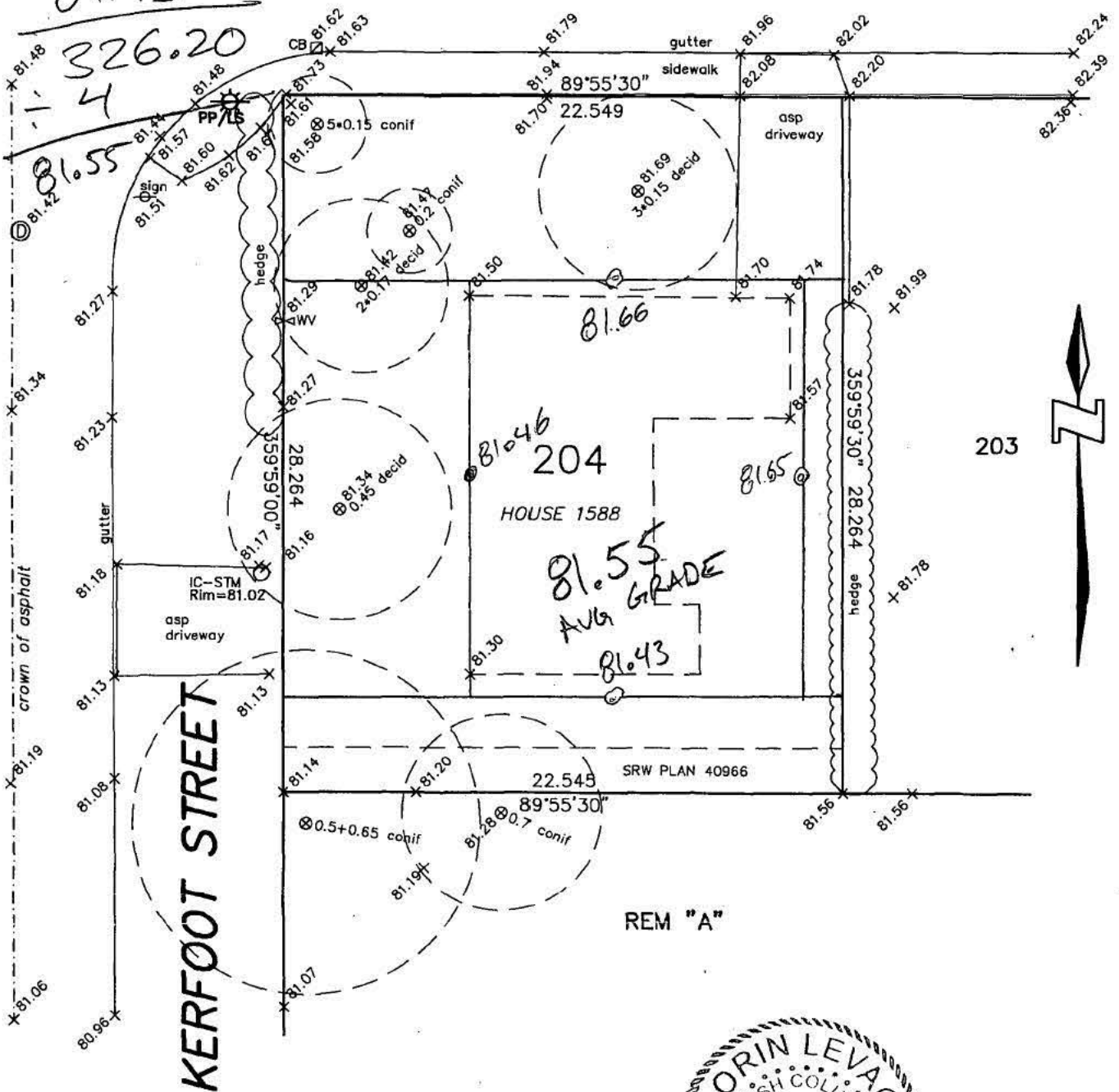
- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Elevations are based on City of White Rock Geodetic datum, Monument No. 88H3860 Elevation = 81.882m
- Only trees with a diameter of at least 0.25m are shown
- This plan does not show non-plan charges, liens or interests.
- property dimensions are derived from Land Title Office records

LOT AREA

$637.268m^2 = 6859.5'$

81.66
81.65
81.46
81.43

81.55 AVERAGE GRADE
89.25 MAX HEIGHT
NORTH BLUFF ROAD



© COPYRIGHT
DHALIWA AND ASSOCIATES
LAND SURVEYING INC.
216-12899 76th Avenue
Surrey, B.C. V3W 1E6
Phone: 604 501-6188
Fax: 604 501-6189
File: 1507105-T01

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**



LORIN LEVAC B.C.L.S. 881



THE CORPORATION OF THE
CITY OF WHITE ROCK
 PLANNING AND DEVELOPMENT SERVICES
 15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6
 Phone: 604-541-2136 Fax: 604-541-2153

APPLICATION FOR BUILDING PERMIT

Building Permit # 15-196

Date: DEC 21 / 2015

TMA: Yes No

Landslide Area: Yes No

I hereby apply under the provisions of "White Rock Building By-Law" and amendments thereto, for permission to build/alter the following: SFD w SUITE

(Copy of Plans of Proposed Building or Alteration to Accompany this Application)

Zoning: RS-1 Development Permit # _____

Legal Description: LOT 204, SEC 9, TP 1, NWD, PLAN 40965

Project Civic Address: 1588 KERFOOT

Survey Plan required Yes No

Are there any buildings already occupying any portion of said land? Yes

What are they, and what are they used for? SFD - Demo

Entire value, when completed \$ _____

Name and address of owner Benipal Developments Ltd. Bc Ltd: 1012765

14405 - 7th Ave, SRY, V3S 0R8 Phone: _____

Email: _____

Name and address of builder Dilpreet Benipal

Phone: 604. 441. 7665.

Email: dilpreet-15@hotmail.com Business Lic #: _____

Architect: _____ Engineer: _____

Roll No. 003459.000 000722.000

Signature of Applicant [Signature]

Applicant Name: DILPREET BENIPAL

And I agree to conform to all requirements of said Bylaw

The approval of the plans and the issuance of a permit shall not in any way relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.

Building Permit Fees	
Building Permit	8,016.86
Secondary Suite	200
Microfiche	210
Total	\$ 8,426.86

Plans Examiner Information

Maximum Building Height: _____

Angle of Containment: _____

Comments: _____

MS SEC SUITE 200.00
 MS COPIES 210.00
 MS BLDG PER 8016.86

 Sub-1 Total : 8426.86
 CK 8426.86
 R:172296 / R:2015122101 / D:3821 21/
 Dec/2015 LORI

Residential Building Permit Fees

Address:	1588 KERFOOT
Total square Footage:	5,906
Value of Construction:	\$ 944,960
$2.5\% = 205.56$	
Bldg Permit Fee:	\$ 8,222.42
Registered Suite Fee:	\$ 200
Micro Fiche Fee:	$\$42 \times 5 = \210
Tree Management Fee:	\$
Demo Permit Fee:	\$
Misc.:	\$
TOTAL OWING:	\$ 8,426.80

Last Name, First Name, Middle Name:
BENIPAL, DILPREET SINGH

Mailing Address:
14465 74 AVE
SURREY BC V3S 0R8
CANADA

Last Name, First Name, Middle Name:
BENIPAL, DEVINDER SINGH

Mailing Address:
14465 74 AVE
SURREY BC V3S 0R8
CANADA

COMPLETING PARTY

Last Name, First Name, Middle Name:
BENIPAL, RAJWINDER SINGH

Mailing Address:
14465 74 AVE
SURREY BC V3S 0R8
CANADA

Completing Party Statement

I, RAJWINDER SINGH BENIPAL, the completing party, have examined the articles and the incorporation agreement applicable to the company that is to be incorporated by the filing of the Incorporation Application and confirm that:

- a) the Articles and the Incorporation Agreement both contain a signature line for each person identified as an incorporator in the Incorporation Application with the name of that person set out legibly under the signature lines,
- b) an original signature has been placed on each of those signature lines, and
- c) I have no reason to believe that the signature placed on a signature line is not the signature of the person whose name is set out under that signature line.

NOTICE OF ARTICLES

Name of Company:

BENIPAL DEVELOPMENTS LTD.

REGISTERED OFFICE INFORMATION

Mailing Address:
14465 74 AVE
SURREY BC V3S 0R8
CANADA

Delivery Address:
14465 74 AVE
SURREY BC V3S 0R8
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:
14465 74 AVE
SURREY BC V3S 0R8
CANADA

Delivery Address:
14465 74 AVE
SURREY BC V3S 0R8
CANADA

DIRECTOR INFORMATION

Last Name, First Name, Middle Name:

BENIPAL, DEVINDER SINGH

Mailing Address:

14465 74 AVE
SURREY BC V3S 0R8
CANADA

Delivery Address:

14465 74 AVE
SURREY BC V3S 0R8
CANADA

Last Name, First Name, Middle Name:

BENIPAL, RAJWINDER SINGH

Mailing Address:

14465 74 AVE
SURREY BC V3S 0R8
CANADA

Delivery Address:

14465 74 AVE
SURREY BC V3S 0R8
CANADA

Last Name, First Name, Middle Name:

BENIPAL, DILPREET SINGH

Mailing Address:

14465 74 AVE
SURREY BC V3S 0R8
CANADA

Delivery Address:

14465 74 AVE
SURREY BC V3S 0R8
CANADA

AUTHORIZED SHARE STRUCTURE

1.	1,000	COMMON Shares	Without Par Value
			Without Special Rights or Restrictions attached

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING ELEVATIONS AND TREES ON LOT 204 SECTION 9 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 40965

Current Civic Address:
1588 Kerfoot Road
White Rock, B.C.

SCALE : 1:250

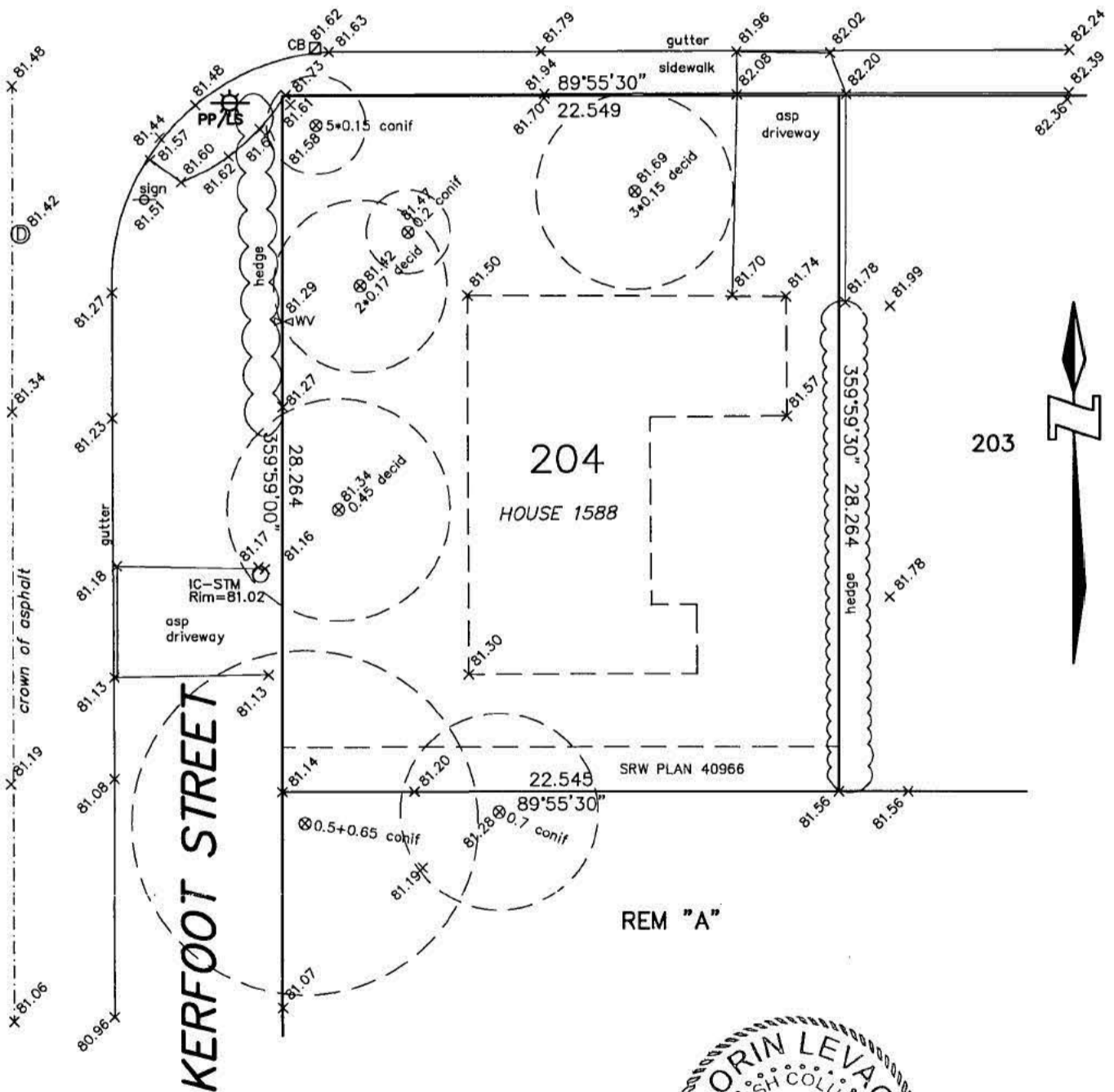
All elevations are "natural grade" unless noted otherwise

- Ⓧ ...denotes storm manhole
- PP/LS ⚡ ...denotes power pole & lamp
- WV ⚡ ...denotes water valve
- CON 0.0 ⊗ ...denotes tree

Note:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Elevations are based on City of White Rock Geodetic datum, Monument No. 88H3860 Elevation = 81.882m
- Only trees with a diameter of at least 0.25m are shown
- This plan does not show non-plan charges, liens or interests.
- property dimensions are derived from Land Title Office records

NORTH BLUFF ROAD



© COPYRIGHT
DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
216-12899 76th Avenue
Surrey, B.C. V3W 1E6
Phone: 604 501-6188
Fax: 604 501-6189
File: 1507105-T01

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**



LORIN LEVAC

B.C.L.S. 881

SCHEDULE A

Forming Part of Sentence 2.2.7.2.(1), Div. C of the British Columbia Building Code

#15196

Building Permit No. (for authority having jurisdiction's use)

CONFIRMATION OF COMMITMENT BY OWNER AND COORDINATING REGISTERED PROFESSIONAL

- Notes: (i) This letter must be submitted before issuance of a building permit. (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities. (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

Re: Design and Field Review of Construction by a Coordinating Registered Professional

To: The authority having jurisdiction

City of White Rock

Name of Jurisdiction (Print)

Re: SFD

Name of Project (Print)

1588 Kerfoot Road White Rock, BC

Address of Project (Print)



(Professional's Seal and Signature)

Dec 21/2015

Date

The undersigned has retained G.S. Purewal as a coordinating registered professional to coordinate the design work and field reviews of the registered professionals of record required for this project. The coordinating registered professional shall coordinate the design work and field reviews of the registered professionals of record required for the project in order to ascertain that the design will substantially comply with the B.C. Building Code and other applicable enactments respecting safety and that the construction of the project will substantially comply with the B.C. Building Code and other applicable enactments respecting safety, not including the construction safety aspects.

"field reviews" are defined in the British Columbia Building Code to mean those reviews of the work

- (a) at a project site of a development to which a building permit relates, and (b) where applicable, at fabrication locations where building components are fabricated for use at the project site

that a registered professional of record in his or her professional discretion considers necessary to ascertain whether the work substantially complies in all material respects with the plans and supporting documents prepared by the registered professional of record for which the building permit is issued.

The owner and the coordinating registered professional have read Subsection 2.2.7, Division C of the British Columbia Building Code. The owner and the coordinating registered professional each acknowledge their responsibility to notify the addressee of this letter of the date the coordinating registered professional ceases to be retained by the owner before the date the coordinating registered professional ceases to be retained or, if that is not possible, then as soon as possible. The coordinating registered professional acknowledges the responsibility to notify the addressee of this letter of the date a registered professional of record ceases to be retained before the date the registered professional of record ceases to be retained or, if that is not possible, then as soon as possible.

1 It is the responsibility of the coordinating registered professional to ascertain which registered professionals of record are required, and to initial each Schedule B.

BRITISH COLUMBIA BUILDING CODE 2012

Schedule A – Continued

#15196

Building Permit No.
(for authority having jurisdiction's use)

1588 Kerfoot Road White Rock, BC

Project Address

The owner and the coordinating registered professional understand that where the coordinating registered professional or a registered professional of record ceases to be retained at any time during construction, work on the above project will cease until such time as

- (a) a new coordinating registered professional or registered professional of record, as the case may be, is retained, and
- (b) a new letter in the form set out in Schedule A or in the form set out in Schedules B, as the case may be, is filed with the authority having jurisdiction.

The undersigned coordinating registered professional certifies that he or she is a registered professional as defined in the British Columbia Building Code, and agrees to coordinate the design work and field reviews of the registered professionals of record required for the project as outlined in the attached Schedules B including coordination and integration of functional testing of fire protection and life safety systems. (See A-2.2.7.3 in Appendix A.)

Coordinating Registered Professional

Owner

G.S. Purewal

Devinder Benipal

Coordinating Registered Professional's Name (Print)

Owner's Name (Print)

108 8299 -129 Street

16026 16 Ave

Address (Print)

Address (Print)

Surrey, B.C V3W 0A6

Surrey BC

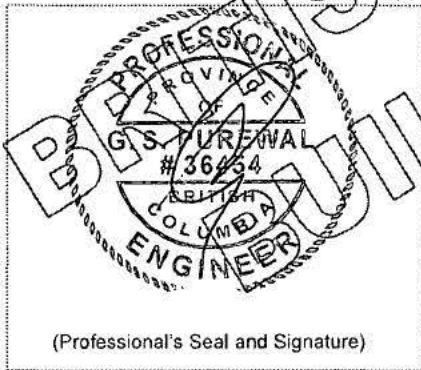
604-593-2293

Phone No.

Name of Agent for Signing Officer if applicable (Print)

2754 Dec, 2015

Date



(Professional's Seal and Signature)

Dec 21/2015

Date

Owner's or Owner's appointed agent's Signature. (If owner is a corporation the signature of a signing officer must be given here. If the signature is that of the agent, a copy of the document that appoints the agent must be attached.)

(If the Coordinating Registered Professional is a member of a firm, complete the following.)

I am a member of the firm VOLTAS ENGINEERING LTD.
and I sign this letter on behalf of the firm.

(Print name of firm)

This letter must be signed by the owner or the owner's appointed agent and by the coordinating registered professional. An agent's letter of appointment must be attached. If the owner is a corporation, the letter must be signed by a signing officer of the corporation and the signing officer must set forth his or her position in the corporation.

The British Columbia Building Code defines a registered professional to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

BRITISH COLUMBIA BUILDING CODE 2012

SCHEDULE B

Forming Part of Subsection 2.2.7, Div. C of the British Columbia Building Code

#15196

Building Permit No. (for authority having jurisdiction's use)

ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW

- Notes: (i) This letter must be submitted prior to the commencement of construction activities of the components identified below. A separate letter must be submitted by each registered professional of record. (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities. (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The authority having jurisdiction

City Of White Rock

Name of Jurisdiction (Print)

Re: SFD

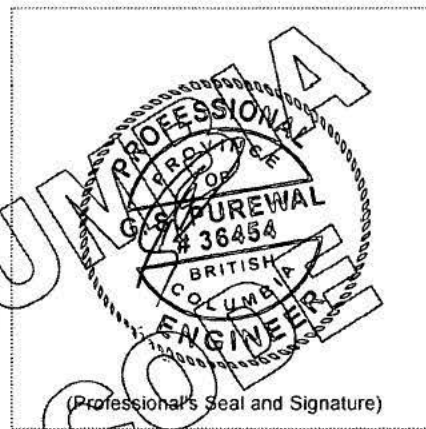
Name of Project (Print)

1588 Kerfoot Road, White Rock, BC

Address of Project (Print)

The undersigned hereby gives assurance that the design of the (Initial those of the items listed below that apply to this registered professional of record. All the disciplines will not necessarily be employed on every project.)

- ARCHITECTURAL (BE ONLY)
STRUCTURAL
MECHANICAL
PLUMBING
FIRE SUPPRESSION SYSTEMS
ELECTRICAL
GEOTECHNICAL - temporary
GEOTECHNICAL - permanent



Dec 16, 2015

Date

components of the plans and supporting documents prepared by this registered professional of record in support of the application for the building permit as outlined below substantially comply with the B.C. Building Code and other applicable enactments respecting safety except for construction safety aspects.

The undersigned hereby undertakes to be responsible for field reviews of the above referenced components during construction, as indicated on the "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

CPA's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

#15196

Building Permit No.
(for authority having jurisdiction's use)

1588 Kerfoot Road, White Rock, BC

Project Address

Building Envelope, Plumbing & Fire Suppression Systems

Discipline

The undersigned also undertakes to notify the *authority having jurisdiction* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during construction.

I certify that I am a *registered professional* as defined in the British Columbia Building Code.

G.S.PUREWAL

Registered Professional of Record's Name (Print)

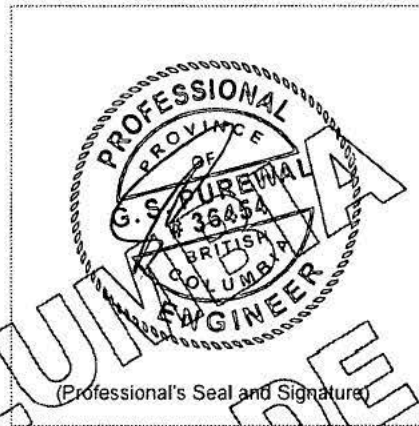
108 8299 129 Street

Address (Print)

Surrey, BC, V3W 0A6

604-593-2293

Phone No.



(Professional's Seal and Signature)

Dec 16, 2015


Date

(If the *Registered Professional of Record* is a member of a firm, complete the following.)

I am a member of the firm VOLTAS ENGINEERING LTD.
and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.


CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

#15196

Building Permit No.
(for authority having jurisdiction's use)

1588 Kerfoot Road, White Rock, BC

Project Address

Building Envelope, Plumbing & Fire Suppression Systems

Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

ARCHITECTURAL

- 1.1 ~~Fire-resisting assemblies~~
- 1.2 ~~Fire separations and their continuity~~
- 1.3 ~~Closures, including tightness and operation~~
- 1.4 ~~Egress systems, including access to exit within suites and floor areas~~
- 1.5 ~~Performance and physical safety features (guardrails, handrails, etc.)~~
- 1.6 ~~Structural capacity of architectural components, including anchorage and seismic restraint~~
- 1.7 ~~Sound control~~
- 1.8 ~~Landscaping, screening and site grading~~
- 1.9 ~~Provisions for fire-fighting access~~
- 1.10 ~~Access requirements for persons with disabilities~~
- 1.11 ~~Elevating devices~~
- 1.12 ~~Functional testing of architecturally related fire emergency systems and devices~~
- 1.13 ~~Development Permit and conditions therein~~
- 1.14 ~~Interior signage, including acceptable materials, dimensions and locations~~
- 1.15 ~~Review of all applicable shop drawings~~
- 1.16 ~~Interior and exterior finishes~~
- 1.17 ~~Dampproofing and/or waterproofing of walls and slabs below grade~~
- 1.18 ~~Roofing and flashings~~
- 1.19 ~~Wall cladding systems~~
- 1.20 ~~Condensation control and cavity ventilation~~
- 1.21 ~~Exterior glazing~~
- 1.22 ~~Integration of building envelope components~~
- 1.23 ~~Environmental separation requirements (Part 5)~~
- 1.24 ~~Building Envelope, Part 10/ASHRAE or NECB Requirements~~



(Professional's Seal and Signature)

Dec 16, 2015

Date

STRUCTURAL

- 2.1 ~~Structural capacity of structural components of the building, including anchorage and seismic restraint~~
- 2.2 ~~Structural aspects of deep foundations~~
- 2.3 ~~Review of all applicable shop drawings~~
- 2.4 ~~Structural aspects of unbonded post-tensioned concrete design and construction~~

MECHANICAL

- 3.1 ~~HVAC systems and devices, including high building requirements where applicable~~
- 3.2 ~~Fire dampers at required fire separations~~
- 3.3 ~~Continuity of fire separations at HVAC penetrations~~
- 3.4 ~~Functional testing of mechanically related fire emergency systems and devices~~
- 3.5 ~~Maintenance manuals for mechanical systems~~
- 3.6 ~~Structural capacity of mechanical components, including anchorage and seismic restraint~~
- 3.7 ~~Review of all applicable shop drawings~~
- 3.8 ~~Mechanical Systems, Part 10/ASHRAE or NECB Requirements~~


ERP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

#15196

Building Permit No.
(for authority having jurisdiction's use)

1588 Kerfoot Road, White Rock, BC

Project Address

Building Envelope, Plumbing & Fire Suppression Systems

Discipline

Plumbing (Sump Pump only)

- 4.1 Roof drainage systems
- 4.2 Site and foundation drainage systems
- 4.3 Plumbing systems and devices
- 4.4 Continuity of fire separations at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for plumbing systems
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings
- 4.9 Plumbing Systems, Part 10/ASHRAE or NEGB Requirements

FIRE SUPPRESSION SYSTEMS

- 5.1 Suppression system classification for type of occupancy
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Freeze protection measures for fire suppression systems
- 5.14 Functional testing of fire suppression systems and devices

ELECTRICAL

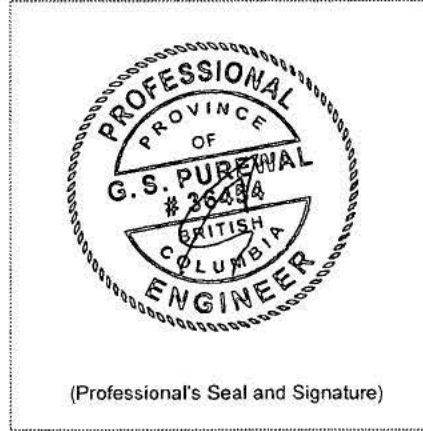
- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of fire separations at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from buildings of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings
- 6.9 Electrical Systems, Part 10/ASHRAE or NECB requirements

GEOTECHNICAL — Temporary

- 7.1 Excavation
- 7.2 Shoring
- 7.3 Underpinning
- 7.4 Temporary construction dewatering

GEOTECHNICAL — Permanent

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep foundations
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning



(Professional's Seal and Signature)

Dec 16, 2015

Date

CRP Initials

RECEIVED 4 of 4

NOV 24 2015



Proof of Professional Liability Insurance

Planning and Development Services Department
15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
Phone: 604 541 2136 Fax: 604 541 2153
Website: www.whiterockcity.ca

Form "B"

RE: Address: 1588 Kerfoot Road, White Rock, BC

Building Permit Application No.: #15196

The undersigned hereby gives assurance that:

- a) I have fulfilled my obligation to obtain a subsisting policy of professional liability or errors and omissions insurance as outlined in the City of White Rock **Building Bylaw**.
- b) I have enclosed a copy of my certificate of insurance indicating the particulars of such coverage.
- c) I am a registered professional as defined under Section 1.4 of the British Columbia Building Code.
- d) I will notify the Building Official immediately if this insurance coverage is reduced, expired or terminated at any time during construction.

Signed this 16 day of Dec 2015.

G. S Purewal

Print Name of Registered Professional

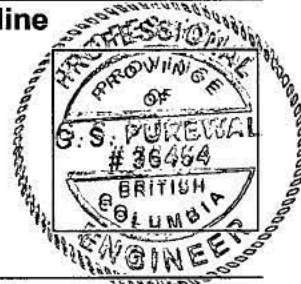
Signature of Registered Professional

Building Envelope ,Plumbing,Fire Suppression System

Professional's Discipline

Professional's seal

or



Signed this _____ day of _____.

Witness Signature



RECEIVED

MAR 23 2016

**METRIX PROFESSIONAL
INSURANCE BROKERS**

TO:

**CITY OF WHITE ROCK
DEVELOPMENT SERVICES**

1500-1166 Alberni Street
Vancouver, B.C. V6E 3Z3
Telephone: **604-683-5583**
Facsimile: 604-683-8032
Email: metrix@mpib.com

THIS IS TO CERTIFY THAT insurance has been effected as shown below:

INSURED: **Voltas Engineering Ltd.**
and other insureds who may be identified in the policy.

INSURER: XL Insurance Company Ltd.

POLICY NO: **DPL9444663**

POLICY EXPIRY: **March 18, 2017; 12:01 A.M. Local Standard Time**

COVERAGE: **PROFESSIONAL LIABILITY INSURANCE**

LIMIT OF LIABILITY: CAN \$1,000,000. each claim and in the aggregate annually CAN \$1,000,000.

This certificate is valid at the date of issuance. The policy is subject to change, expiration or cancellation without notice to the certificate-holder.

This certificate is issued for information only, and confers no rights on any holder and imposes no liability upon the insurer, which assumes no responsibility whatsoever in furnishing this certificate.

The Policy contains all the terms and conditions of coverage. The policy is not limited to claims by or in connection with the above-noted certificate-holder. The limit of liability may be inclusive of damages and claims expenses; the aggregate limit is the maximum available for all covered claims.

METRIX PROFESSIONAL INSURANCE BROKERS INC.

Authorized Representative

Dated: March 17, 2016

lcz

BRITISH COLUMBIA BUILDING CODE 2012

SCHEDULE B

Forming Part of Subsection 2.2.7, Div. C of the
British Columbia Building Code

AUG 16 2016

Building Permit No.
(for authority having jurisdiction use)
#15196

ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW

- Notes: (i) This letter must be submitted prior to the commencement of construction activities of the components identified below. A separate letter must be submitted by each *registered professional of record*.
- (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities.
- (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The *authority having jurisdiction*

The City of White Rock

Name of Jurisdiction (Print)

Re: Single Family Dwelling only

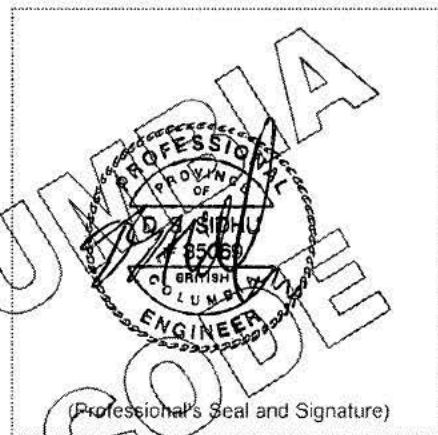
Name of Project (Print)

1588 Kerfoot Road, White Rock, BC.

Address of Project (Print)

The undersigned hereby gives assurance that the design of the (initial those of the items listed below that apply to this *registered professional of record*. All the disciplines will not necessarily be employed on every project.)

- ARCHITECTURAL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- FIRE SUPPRESSION SYSTEMS
- ELECTRICAL
- GEOTECHNICAL — temporary
- GEOTECHNICAL — permanent



12/14/2015

Date

components of the plans and supporting documents prepared by this *registered professional of record* in support of the application for the *building* permit as outlined below substantially comply with the B.C. Building Code and other applicable enactments respecting safety except for construction safety aspects.

The undersigned hereby undertakes to be responsible for *field reviews* of the above referenced components during construction, as indicated on the "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

#15196

Building Permit No.
(for authority having jurisdiction's use)

1588 Kerfoot Road, White Rock, BC.

Project Address

Structural & Geotechnical only

Discipline

The undersigned also undertakes to notify the *authority having jurisdiction* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during construction.

I certify that I am a *registered professional* as defined in the British Columbia Building Code.

Deepinder Sidhu, P.Eng.

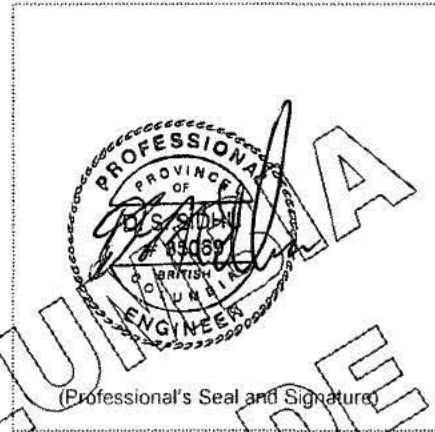
Registered Professional of Record's Name (Print)

12968-66 Avenue

Address (Print)
Surrey, BC. V3W 7H3

604-700-8153

Phone No.



(Professional's Seal and Signature)

12/14/2015

Date

(If the *Registered Professional of Record* is a member of a firm, complete the following.)

I am a member of the firm Optimum Engineering Corp.
and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.


Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - *Continued*

#15196

Building Permit No.
(for authority having jurisdiction's use)1588 Kerfoot Road, White Rock, BC.
Project AddressStructural & Geotechnical only
Discipline

SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

ARCHITECTURAL

- 1.1 Fire resisting assemblies
- 1.2 *Fire separations* and their continuity
- 1.3 *Closures*, including tightness and operation
- 1.4 Egress systems, including *access to exit* within *suites* and *floor areas*
- 1.5 Performance and physical safety features (guardrails, handrails, etc.)
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for fire fighting access
- 1.10 Access requirements for *persons with disabilities*
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein
- 1.14 Interior signage, including acceptable materials, dimensions and locations
- 1.15 Review of all applicable shop drawings
- 1.16 Interior and exterior finishes
- 1.17 Dampproofing and/or waterproofing of walls and slabs below *grade*
- 1.18 Roofing and flashings
- 1.19 Wall cladding systems
- 1.20 Condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)
- 1.24 Building Envelope, Part 10/ASHRAE or NECB Requirements



(Professional's Seal and Signature)

12/14/2015

Date

STRUCTURAL

- 2.1 Structural capacity of structural components of the *building*, including anchorage and seismic restraint
- 2.2 ~~Structural aspects of deep foundations~~
- 2.3 Review of all applicable shop drawings
- 2.4 ~~Structural aspects of unbonded post-tensioned concrete design and construction~~

MECHANICAL

- 3.1 HVAC systems and devices, including high *building* requirements where applicable
- 3.2 *Fire dampers* at required *fire separations*
- 3.3 Continuity of *fire separations* at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings
- 3.8 Mechanical Systems, Part 10/ASHRAE or NECB Requirements

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

#15196

Building Permit No.
(for authority having jurisdiction's use)

1588 Kerfoot Road, White Rock, BC.
Project Address

Structural & Geotechnical only
Discipline

PLUMBING

- 4.1 Roof drainage systems
- 4.2 Site and foundation drainage systems
- 4.3 Plumbing systems and devices
- 4.4 Continuity of fire separations at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for plumbing systems
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings
- 4.9 Plumbing Systems, Part 10/ASHRAE or NECB Requirements

FIRE SUPPRESSION SYSTEMS

- 5.1 Suppression system classification for type of occupancy
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems — confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Freeze protection measures for fire suppression systems
- 5.14 Functional testing of fire suppression systems and devices

ELECTRICAL

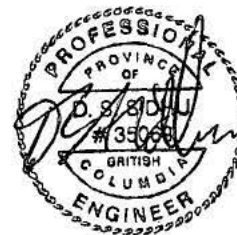
- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of fire separations at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from buildings of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings
- 6.9 Electrical Systems, Part 10/ASHRAE or NECB requirements

GEOTECHNICAL — Temporary

- 7.1 Excavation
- 7.2 Shoring
- 7.3 Underpinning
- 7.4 Temporary construction dewatering

GEOTECHNICAL — Permanent

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep foundations
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning



(Professional's Seal and Signature)

12/14/2015

Date

CRP Initials



THE CORPORATION OF THE
CITY OF WHITE ROCK
 15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

DEVELOPMENT SERVICES DEPARTMENT TEL: (604)541-2136 FAX: (604)541-2153

FORM 'B'

PROOF OF PROFESSIONAL LIABILITY INSURANCE

RE: Address: 1588 Kerfoot Road, White Rock, BC.

Building Permit Application No.: #15196

The undersigned hereby gives assurance that:

- a) I have fulfilled my obligation to obtain a subsisting policy of professional liability or errors and omissions insurance as outlined in section 16.3 of **Building Bylaw No. 1782**.
- b) I have enclosed a copy of my certificate of insurance indicating the particulars of such coverage.
- c) I am a registered professional as defined under Section 1.4 of the British Columbia Building Code.
- d) I will notify the Building Official immediately if this insurance coverage is reduced, expired or terminated at any time during construction.

Signed this 14 day of December-2015.

D. S. Sidhu

Print Name of Registered Professional

[Handwritten Signature]

Signature of Registered Professional

Structural

Professional's Discipline

Professional's seal

or



Signed this _____ day of _____.

Witness Signature



Certificate of Insurance

No.: OPT-2016-1

Dated: January 14, 2016

This document supersedes any certificate previously issued under this number

This is to certify that the Policy(ies) of insurance listed below ("Policy" or "Policies") have been issued to the Named Insured identified below for the policy period(s) indicated. This certificate is issued as a matter of information only and confers no rights upon the Certificate Holder named below other than those provided by the Policy(ies).

Notwithstanding any requirement, term, or condition of any contract or any other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the Policy(ies) is subject to all the terms, conditions, and exclusions of such Policy(ies). This certificate does not amend, extend, or alter the coverage afforded by the Policy(ies). Limits shown are intended to address contractual obligations of the Named Insured.

Limits may have been reduced since Policy effective date(s) as a result of a claim or claims.

Certificate Holder:

To Whom It May Concern

Named Insured and Address:

Optimum Engineering Corp.
Unit 203, 12899 76th Avenue
Surrey, BC V3W 1E6

This certificate is issued regarding:

Evidence of Insurance

Type(s) of Insurance	Insurer(s)	Policy Number(s)	Effective/Expiry Dates	Sums Insured Or Limits of Liability	
PROFESSIONAL LIABILITY • Claims Made Policy	Berkley Insurance Company	BC15000032	Jan 14, 2016 to Jan 14, 2017	Each Claim	CDN 2,000,000
				Aggregate	CDN 2,000,000

Notice of cancellation:

The insurer(s) affording coverage under the policies described herein will not notify the certificate holder named herein of the cancellation of such coverage.

Marsh Canada Limited

800 - 550 Burrard Street
Vancouver, BC V6C 2K1
Telephone: -
Fax: -
benjamin.kent@marsh.com

Marsh Canada Limited

By:

Benjamin Kent

RECEIVED

MAR 23 2016

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

SCHEDULE B

Forming Part of Subsection 2.2.7, Div. C of the British Columbia Building Code

#15196

Building Permit No. (for authority having jurisdiction's use)

ASSURANCE OF PROFESSIONAL DESIGN AND COMMITMENT FOR FIELD REVIEW

- Notes: (i) This letter must be submitted prior to the commencement of construction activities of the components identified below. A separate letter must be submitted by each registered professional of record. (ii) This letter is endorsed by: Architectural Institute of B.C., Association of Professional Engineers and Geoscientists of B.C., Building Officials' Association of B.C., and Union of B.C. Municipalities. (iii) In this letter the words in italics have the same meaning as in the British Columbia Building Code.

To: The authority having jurisdiction

CITY OF WHITE ROCK

Name of Jurisdiction (Print)

Re: SINGLE FAMILY HOUSE - GLASS GUARDRAIL

Name of Project (Print)

LOT # 204, 1588 KERFOOT ROAD, WHITE ROCK, BC

Address of Project (Print)

The undersigned hereby gives assurance that the design of the (Initial those of the items listed below that apply to this registered professional of record. All the disciplines will not necessarily be employed on every project.)

- ARCHITECTURAL
STRUCTURAL INT. STAIR + INT./EXT. BALCONY GLASS GUARDRAIL INSTALLED BY GOLDEN GLASS & SHOWER
MECHANICAL
PLUMBING
FIRE SUPPRESSION SYSTEMS
ELECTRICAL
GEOTECHNICAL - temporary
GEOTECHNICAL - permanent



NOV. 23, 2016

Date

components of the plans and supporting documents prepared by this registered professional of record in support of the application for the building permit as outlined below substantially comply with the B.C. Building Code and other applicable enactments respecting safety except for construction safety aspects.

The undersigned hereby undertakes to be responsible for field reviews of the above referenced components during construction, as indicated on the "SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS" below.

Professional's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

#15196

Building Permit No.
(for authority having jurisdiction's use)

LOT # 204, 1588 KERFOOT ROAD, WHITE ROCK, BC

Project Address

STRUCTURAL + ARCHITECTURAL (GUARDRAIL)

Discipline

The undersigned also undertakes to notify the *authority having jurisdiction* in writing as soon as possible if the undersigned's contract for *field review* is terminated at any time during construction.

I certify that I am a *registered professional* as defined in the British Columbia Building Code.

TONG NGO, P.ENG.

Registered Professional of Record's Name (Print)

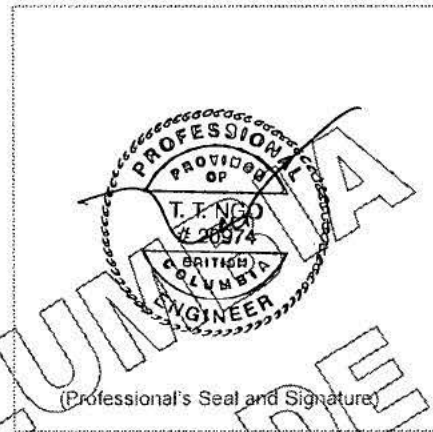
16968 77A AVENUE,

Address (Print)

SURREY, BC V4N 6L2

604.372.2120

Phone No.



(Professional's Seal and Signature)

NOV-23, 2016

Date

(If the *Registered Professional of Record* is a member of a firm, complete the following.)

I am a member of the firm TONG NGO ENGINEERING LTD.
and I sign this letter on behalf of the firm. (Print name of firm)

Note: The above letter must be signed by a *registered professional of record*, who is a *registered professional*. The British Columbia Building Code defines a *registered professional* to mean

- (a) a person who is registered or licensed to practise as an architect under the Architects Act, or
- (b) a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act.

CRP's Initials

BRITISH COLUMBIA BUILDING CODE 2012

Schedule B - Continued

#15196

Building Permit No.
(for authority having jurisdiction's use)

LOT # 204, 1588 KERFOOT ROAD, WHITE ROCK, BC

Project Address

STRUCTURAL + ARCHITECTURAL (GUARDRAIL)

Discipline

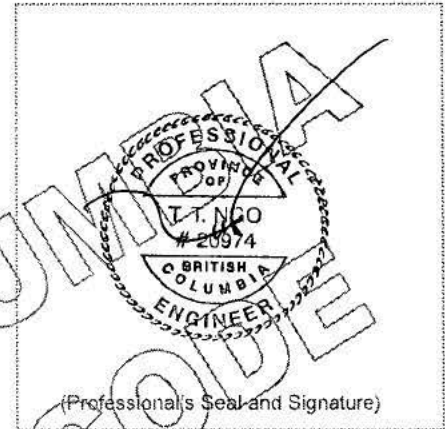
SUMMARY OF DESIGN AND FIELD REVIEW REQUIREMENTS

(Initial applicable discipline below and cross out and initial only those items not applicable to the project.)

ARCHITECTURAL

- ~~1.1 Fire-resisting assemblies~~
- 1.2 Fire separations and their continuity
- 1.3 Closures, including tightness and operation
- 1.4 Egress systems, including access to exit within suites and floor areas
- 1.5 Performance and physical safety features (guardrails, handrails, etc.)
- 1.6 Structural capacity of architectural components, including anchorage and seismic restraint
- 1.7 Sound control
- 1.8 Landscaping, screening and site grading
- 1.9 Provisions for fire fighting access
- 1.10 Access requirements for persons with disabilities
- 1.11 Elevating devices
- 1.12 Functional testing of architecturally related fire emergency systems and devices
- 1.13 Development Permit and conditions therein
- ~~1.14 Interior signage, including acceptable materials, dimensions and locations~~
- 1.15 Review of all applicable shop drawings
- ~~1.16 Interior and exterior finishes~~
- 1.17 Dampproofing and/or waterproofing of walls and slabs below grade
- 1.18 Roofing and flashings
- 1.19 Wall cladding systems
- 1.20 Condensation control and cavity ventilation
- 1.21 Exterior glazing
- 1.22 Integration of building envelope components
- 1.23 Environmental separation requirements (Part 5)
- ~~1.24 Building Envelope, Part 10/ASHRAE or NECB Requirements~~

INT. STAIR + INT./EXT. BALCONY GLASS GUARDRAIL
INSTALLED BY GOLDEN GLASS & SHOWDER



(Professional's Seal and Signature)

NOV. 23, 2016

STRUCTURAL

- 2.1 Structural capacity of structural components of the building, including anchorage and seismic restraint
- ~~2.2 Structural aspects of deep foundations~~
- 2.3 Review of all applicable shop drawings
- ~~2.4 Structural aspects of unbonded post-tensioned concrete design and construction~~

INT. STAIR - INT./EXT. BALCONY GLASS GUARDRAIL
INSTALLED BY GOLDEN GLASS & SHOWDER

MECHANICAL

- 3.1 HVAC systems and devices, including high building requirements where applicable
- 3.2 Fire dampers at required fire separations
- 3.3 Continuity of fire separations at HVAC penetrations
- 3.4 Functional testing of mechanically related fire emergency systems and devices
- 3.5 Maintenance manuals for mechanical systems
- 3.6 Structural capacity of mechanical components, including anchorage and seismic restraint
- 3.7 Review of all applicable shop drawings
- 3.8 Mechanical Systems, Part 10/ASHRAE or NECB Requirements

CFP's Initials

Schedule B - Continued

#15196

Building Permit No.
(for authority having jurisdiction's use)

LOT # 204, 1588 KERFOOT ROAD, WHITE ROCK, BC

Project Address

STRUCTURAL + ARCHITECTURAL (GUARDRAIL)

Discipline

PLUMBING

- 4.1 Roof *drainage systems*
- 4.2 Site and foundation *drainage systems*
- 4.3 *Plumbing systems* and devices
- 4.4 Continuity of *fire separations* at plumbing penetrations
- 4.5 Functional testing of plumbing related fire emergency systems and devices
- 4.6 Maintenance manuals for *plumbing systems*
- 4.7 Structural capacity of plumbing components, including anchorage and seismic restraint
- 4.8 Review of all applicable shop drawings
- 4.9 Plumbing Systems, Part 10/ASHRAE or NECB Requirements

FIRE SUPPRESSION SYSTEMS

- 5.1 Suppression system classification for type of *occupancy*
- 5.2 Design coverage, including concealed or special areas
- 5.3 Compatibility and location of electrical supervision, ancillary alarm and control devices
- 5.4 Evaluation of the capacity of city (municipal) water supply versus system demands and domestic demand, including pumping devices where necessary
- 5.5 Qualification of welder, quality of welds and material
- 5.6 Review of all applicable shop drawings
- 5.7 Acceptance testing for "Contractor's Material and Test-Certificate" as per NFPA Standards
- 5.8 Maintenance program and manual for suppression systems
- 5.9 Structural capacity of sprinkler components, including anchorage and seismic restraint
- 5.10 For partial systems — confirm sprinklers are installed in all areas where required
- 5.11 Fire Department connections and hydrant locations
- 5.12 Fire hose standpipes
- 5.13 Freeze protection measures for fire suppression systems
- 5.14 Functional testing of fire suppression systems and devices

ELECTRICAL

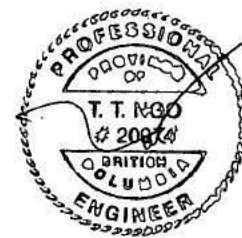
- 6.1 Electrical systems and devices, including high building requirements where applicable
- 6.2 Continuity of *fire separations* at electrical penetrations
- 6.3 Functional testing of electrical related fire emergency systems and devices
- 6.4 Electrical systems and devices maintenance manuals
- 6.5 Structural capacity of electrical components, including anchorage and seismic restraint
- 6.6 Clearances from *buildings* of all electrical utility equipment
- 6.7 Fire protection of wiring for emergency systems
- 6.8 Review of all applicable shop drawings
- 6.9 Electrical Systems, Part 10/ASHRAE or NECB requirements

GEOTECHNICAL — Temporary

- 7.1 *Excavation*
- 7.2 *Shoring*
- 7.3 *Underpinning*
- 7.4 Temporary construction dewatering

GEOTECHNICAL — Permanent

- 8.1 Bearing capacity of the soil
- 8.2 Geotechnical aspects of deep *foundations*
- 8.3 Compaction of engineered fill
- 8.4 Structural considerations of soil, including slope stability and seismic loading
- 8.5 Backfill
- 8.6 Permanent dewatering
- 8.7 Permanent underpinning



(Professional's Seal and Signature)

NOV. 23, 2016

Date

CRP's Initials



Proof of Professional Liability Insurance

Planning and Development Services Department
15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
Phone: 604 541 2136 Fax: 604 541 2153
Website: www.whiterockcity.ca

Form "B"

RE: **Address:** LOT # 204, 1588 KERFOOT ROAD, WHITE ROCK, BC

Building Permit Application No.: #15196

The undersigned hereby gives assurance that:

- a) I have fulfilled my obligation to obtain a subsisting policy of professional liability or errors and omissions insurance as outlined in the City of White Rock **Building Bylaw**.
- b) I have enclosed a copy of my certificate of insurance indicating the particulars of such coverage.
- c) I am a registered professional as defined under Section 1.4 of the British Columbia Building Code.
- d) I will notify the Building Official immediately if this insurance coverage is reduced, expired or terminated at any time during construction.

Signed this 23 day of NOV., 2016.

TONG NGO, P.ENG.

Print Name of Registered Professional

Signature of Registered Professional

STRUCTURAL (GUARDRAIL)

Professional's Discipline

Professional's seal

or



Signed this _____ day of _____.

Witness Signature



Certificate of Insurance

Vancouver 1600 - 1111 West Georgia St., Vancouver, BC V6E 4G2 Telephone: 604 682 4211 Facsimile: 604 682 3520

Certificate Holder: To Whom It May Concern

Description: Evidence of Insurance

Name of Insured: Tong Ngo Engineering Ltd.

This is to certify that the policies of insurance listed in the attached Certificate have been issued to the insured named above for the policy period indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies. Limits shown may have been reduced by paid claims/expenses.

Schedule of Insurance

Type of Insurance	Company and Policy Number	Policy Dates	Limit of Liability/Amount
Practice Professional Liability (Claims Made)	Certain Lloyd's Underwriters as arranged by JLT Specialty Limited Policy No. 7066/15-VS1988	Effective: October 12, 2016	\$ 1,000,000 Per Claim
		Expiry: October 12, 2017	\$ 1,000,000 Aggregate Limit
			\$ 1,500 Self Insured Retention (Each and Every Loss)

These statements have been made in good faith and are a summary of the insurance cover in force (which is subject to the full terms and conditions of the policy). We accept no responsibility whatsoever for any inadvertent or negligent act, error or omission on our part in preparing these statements or for any loss, damage or expense thereby occasioned to any recipient of this certificate.

Jardine Lloyd Thompson Canada Inc.

Dated October 5, 2016

Per Mark Venier

Terms and Conditions

This certificate is issued for convenience only. All of the terms and conditions of the Policies referred to are contained in the original document which are not modified or amended by this Certificate. With respect to Liability Insurance Coverages, where an Aggregate limit applies, the Certificate Holder is advised that the limit shown may apply to products/completed operations or projects other than shown in this certificate and the limit may be reduced by Claims/Expenses Paid.



Owners Acknowledgement of Responsibility and Undertakings

Development Services Department
15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
Phone: 604 541 2136 Fax: 604 541 2153
Website: www.whiterockcity.ca

Form "A"

RE: Address: 1588- KERFOOT RD WHITE ROCK BC

Building Permit Application No.: #15196

1. I am the owner of the land and premises located at 1588 KERFOOT WHITE ROCK BC.
2. I understand and acknowledge that I am fully responsible for carrying out the work or having the work carried out, in accordance with the requirements of the **British Columbia Building Code**, the **Building Bylaw No. 1928** and all other bylaws of the City of White Rock.
3. I will comply with, or cause those whom I employ to comply with the **British Columbia Building Code** and all bylaws of the City of White Rock and other statutes and regulations relating to the development, work, undertaking or permission in respect of which this application is made.
4. I understand and acknowledge that neither the issuance of a permit under **Building Bylaw No. 1928**, the review of plans and supporting documents, nor inspections by a building official shall, in any way, constitute a representation, warranty, or statement that the **British Columbia Building Code**, **Building Bylaw No. 1928**, or any other bylaw of the City of White Rock has been complied with.
5. If the material submitted in support of the application for this Building Permit included certification provided by Registered Professionals in the form of Schedules B-1 and B-2 referred in section 2.6 of Part 2 of the **British Columbia Building Code**, I understand and acknowledge that the City of White Rock and its building officials have relied on those letters of assurance as certification that the design and plans to which they relate comply with the **British Columbia Building Code** and other applicable enactments relating to safety.
6. In particular, I understand and acknowledge that the City of White Rock has relied on the letters of "Assurance of Professional Design and Commitment for Field Review" provided by:
 - Insert the name of the Registered Professionals where applicable below:

Architectural: ~~DHILLON DESIGNERS~~ G.S. PUREWAL

Building Envelope: G.S. PUREWAL

Structural: D.S. SIDHU

Mechanical: _____

Plumbing: G.S. PUREWAL

Fire Suppression Systems: G.S. PUREWAL

Electrical: _____


Geotechnical: D.S. SIDHU

In reviewing the plans and supporting documentation submitted with this application for a Building Permit.

7. I am authorized to make this acknowledgement of responsibility and give these undertakings to the City of White Rock.
8. I understand that it would be prudent for me to seek independent legal advice with respect to the responsibilities I am assuming upon the granting of a Building Permit by the City of White Rock pursuant to this application and in respect of the execution of this acknowledgement.

Signed this 21 day of Dec.

Dilpreet Benipal
Print Name


Signature of owner
(or signing officer if the owner is a corporation)

Signed this 21 day of Dec.

RASWINDER BENIPAL
Witness

Builder
Occupation



Building Permit Information Sheet

Development Services Department
15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
Phone: 604 541 2136 Fax: 604 541 2153
Website: www.whiterockcity.ca

Civic Address: LOT # 204, 1588 KERFOOT ROAD Zoning: RS1

Legal Description: LOT 204 / SECTION 9 / NEW WESTMINSTER DISTRICT / PLAN A0965 / TOWNSHIP 1

Site Statistics:

Lot Area: 6859.4 Square Feet

Lot Coverage: Permitted: 3086.73 Proposed: 2551.4
(Building footprint including Percentage: 45 % Percentage: 37.2 %
Any detached structure)

Setbacks: Permitted: North 7.5M South 3.8M East 1.5M West 7.5M
Proposed: North 7.5M South 3.94M East 1.5M West 7.64M

Building Statistics:

Basement Floor 1762.6 Square Feet
Main Floor 1762.6 Square Feet
Upper Floor 1617.7 Square Feet
Registered suite 952.4 Square Feet
Garage 443.6 Square Feet
Other/Additions _____ Square Feet

Residential Gross Floor Area: Permitted: 3429.7 Proposed: 3380.3
Percentage: 50 % Percentage: 49.28 %

Driveway Slope: Permitted: 15% Proposed: 0.26 %

Owner Builder Declaration & Disclosure Notice Yes No

Third Party Home Warranty Provider: Yes No

- Name of Provider: _____

Builder's Business License Number: _____

Board of Variance granted: Yes No

Spatial Calculation included: Yes No

Property within the Geotechnical Landslide Area: Yes No

Property within the Tree Management By-Law: Yes No

I, ENDERJIT Dhilwan certify this information to be correct.

Signature: [Signature] Date: Dec. 27/2015

Engineering and Municipal Operations
604.541.2131 | F: 604.541.2190
Keil Street, White Rock BC, Canada V4B 4T6

City of White Rock
22 Buena Vista Avenue, White Rock BC, Canada V4B 1T6

WHITE ROCK
My City by the Sea!

www.whiterockcity.ca

Road and Right of Way Use Application Checklist

Site Address: *1588 Kerfoot Road*

Applicant/Authorized Agent/Prime Contractor: *Silpraj Benipal ph# 604-494-7665*
Benipal Developments Yes No

1. Certificate of Insurance - Liability Amount of \$5 million
Naming the City of White Rock as "additional insured"

Required

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

2. WCB Clearance Letter

<input checked="" type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------

3. City of White Rock Business Licence

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

↳ owner/builder.

GENERAL NOTES:

- DESIGN CRITERIA: ALL MATERIAL, WORKMANSHIP AND GUARDRAIL LOADS SHALL CONFORM WITH THE REQUIREMENTS OF PARTS 3, 4 & 9 OF THE 2012 BRITISH COLUMBIA BUILDING CODE AND THE 2010 NATIONAL CODE OF CANADA AND ALL REFERENCED CODES. CHANGES MAY BE NECESSARY DUE TO LOCAL BUILDING REGULATIONS AND THE SITE CONDITIONS.
- INSTALLER IS TO SEAL ALL PENETRATIONS THROUGH FLASHINGS, CLADDING OR MEMBRANES WITH APPROVED SEALANT.
- STRUCTURAL COMPONENTS OF ALUMINUM RAILS TO BE CHECKED AND APPROVED BY A STRUCTURAL ENGINEER. AN INSTALLATION INSPECTION REQUIRED PRIOR TO OCCUPANCY BY A STRUCTURAL ENGINEER.
- GENERAL CONTRACTOR TO VERIFY EXISTING CONDITION OF SUPPORTING MEMBERS PRIOR TO INSTALLATION OF STRUCTURAL COMPONENTS OF ALUMINUM RAILS. NOTIFY ANY DISCREPANCY TO STRUCTURAL ENGINEER.
- GENERAL CONTRACTOR SHALL ENSURE THAT WORK IS BEING DONE ACCORDING TO LATEST DRAWINGS "ISSUED FOR CONSTRUCTION".
- GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND DETAILS INDICATED ON THE STRUCTURAL DRAWINGS FOR COMPATABILITY WITH THE ARCHITECTURAL AND OTHER CONSULTANT DRAWINGS PRIOR TO COMMENCING CONSTRUCTION.

MATERIALS (STRUCTURAL STEEL & ALUMINUM):

- ALL ALUMINUM STRUCTURAL SHAPES (PLATES, ANGLES, CHANNELS, PIPES AND TUBES) ARE ALCAN ALLOY 6061-T6 OR 6005-T5. DESIGN, FABRICATION AND CONSTRUCTION IS ACCORDING TO CAN/CSA-S157-05, CAN/CSA-S157.1-05
- ALL RAILING ALUMINUM CUSTOM EXTRUSIONS SHALL BE ALCAN ALLOY 6005-T5.
- ALL STEEL SHAPES HSS, WIDE FLANGE: CAN/CSA- G40.21-350W ANGLES, CHANNEL, PLATE: CAN/CSA-G40.21-300W UNITSTRUT CHANNEL ASTM A570 GR33 UNITSTRUT FITTINGS ASTM A575 GR33
- ALL DRILLED BOLTS INSTALLED IN CONCRETE TO BE ASTM-F593 Gr.304 OR 316 STAINLESS STEEL MANUFACTURED BY HILTI CANADA LTD.
- ALL POP RIVETS TO HAVE DOME HEADS, ALUM, SHAFTS AND COATED STEEL MANDRELS AND TO BE MANUFACTURED BY TEXTRON FASTENING SYSTEMS OR COMPARABLE QUALITY.

MATERIALS (STRUCTURAL STEEL & ALUMINUM)(CONTINUED)

- ALL LAG SCREWS AND BOLTS TO BE STAINLESS STEEL AND MEET ASTM STANDARD. WHEN DETERMINING THE REQUIRED LENGTH FOR LAG SCREWS PLEASE NOTE THAT THE MINIMUM EMBEDMENT SPECIFIED ON THESE DRAWINGS MEANS THE THREADED PORTION OF THE LAG SCREWS IN FULL DEPTH OF BACKING NOT INCLUDING THE TIP AND THE UNTHREADED SHANK PORTION.

MATERIAL (GLASS):

- GLASS IS DESIGNED IN CONFORMANCE WITH CAN/CGSB 12.20-M89.

FABRICATION

- ALL PARTS TO BE FABRICATED PLUMB AND SQUARE WITHIN TOLERANCE OF 0.5%
- ALL ALUM. WELDING AS PER CSA W95.2 M-1991, FILLET WELDS SIZE MIN. 3MM, U.N.O.
- ALL STEEL WELDING AS PER CSA W59-03, FILLET WELDS SIZE MIN. 4MM, U.N.O.

INSTALLATION:

- ALL RAIL COMPONENTS TO BE INSTALLED PLUMB AND SQUARE WITH A TOLERANCE OF 0.5%± TO A TOTAL DISPLACEMENT OF 13MM.
- ALL ANCHOR SHIELDS TO BE INSTALLED TO MANUFACTURE INSTRUCTIONS.
- INSTALL LAG SCREWS TO CSA STANDARD 086-01. (SEE ALSO MATERIALS NOTE 5 ABOVE).
- CONCRETE EMBEDMENT FOR 10MMØ KWIK BOLTS 75MM MIN. & FOR 13MMØ KWIK BOLTS EMBEDDED 100MM MIN.
- NO BURNING OF HOLES OR FIELD CUTTING SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE ENGINEER.

WOOD

- WOOD FRAMING IS PERFORMED BY OTHERS.
- ASSUMED WOOD BACKING D-FIR No.1/2 OR BETTER. LAG SCREWS ARE DESIGNED FOR DRY SERVICE CONDITION.
- GENERAL CONTRACTOR SHALL INFORM ENGINEER IN WRITING IF WOOD SPECIES AND / OR GRADE DIFFERS AND SHALL WAIT FOR DIRECTION FROM ENGINEER BEFORE PROCEEDING.

CONCRETE

- CONCRETE WORK IS PERFORMED BY OTHERS.
- ASSUMED CONCRETE 28 - DAY COMPRESSIVE STRENGTH IS 30 MPA (4,400 PSI) FOR THE PURPOSES OF ANCHORAGE TO CONCRETE.
- MINIMUM EDGE DISTANCE IN CONCRETE IS AS SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL INFORM ENGINEER IN WRITING IF CONCRETE STRENGTH OR ANCHOR EDGE DISTANCE DIFFERS AND SHALL WAIT FOR DIRECTION FROM THE ENGINEER BEFORE PROCEEDING.

HANDRAIL AND GUARDRAIL LOADS

1. HORIZONTAL DESIGN LOADS: (GUARDRAILS)

BALCONIES OF RESIDENTIAL UNITS : 50 PLF OR 225 LBS ALSO USED WITHIN RESIDENTIAL UNITS FOR GLASS WALLS BELOW 3'-6" HIGH

EXITS, STAIR, WALKWAYS, & MISC.: 50 PLF OR 225 LBS AT ANY LOCATION

CATWALKS IN MECHANICAL SPACES: 225 LBS AT ANY LOCATION

CONTIGUOUS STAIRS, ETC.: 225 LBS AT ANY LOCATION

GRANDSTAND, STADIA, ARENA, ETC.: 200 PLF

VEHICLE GUARDS: 5000 LBS AT 20" ABOVE FLOOR SURFACE AT ANY LOCATION.

ELEMENTS WITHIN GUARDRAIL: 110 LBS AT ANY LOCATION NOT IN COMBINATION WITH FOREGOING LOADS.

2. VERTICAL DESIGN LOADS: (GUARDRAILS)

VERTICAL AT TOP OF GUARDRAIL: 100 PLF NOT IN COMBINATION WITH FOREGOING LOADS.

3. HORIZONTAL DESIGN LOADS: (HANDRAIL)

STAIR HANDRAILS OR BUILDING ELEMENT THAT USED AS HANDRAILS: 200 LBS AT ANY POINT OR 48 PLF.

4. OTHER LOADS:

SEISMIC FACTOR: Sa (0.2) = 1.10, Sa (0.5) = 0.76
Sa (1.0) = 0.35, Sa (2.0) = 0.18

PGA = 0.57

WIND LOAD: q (1/10) = 7.10 PSF

q (1/50) = 9.19 PSF

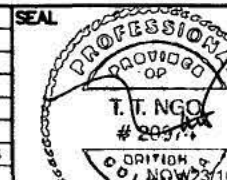


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NO.	REVISIONS	DATE
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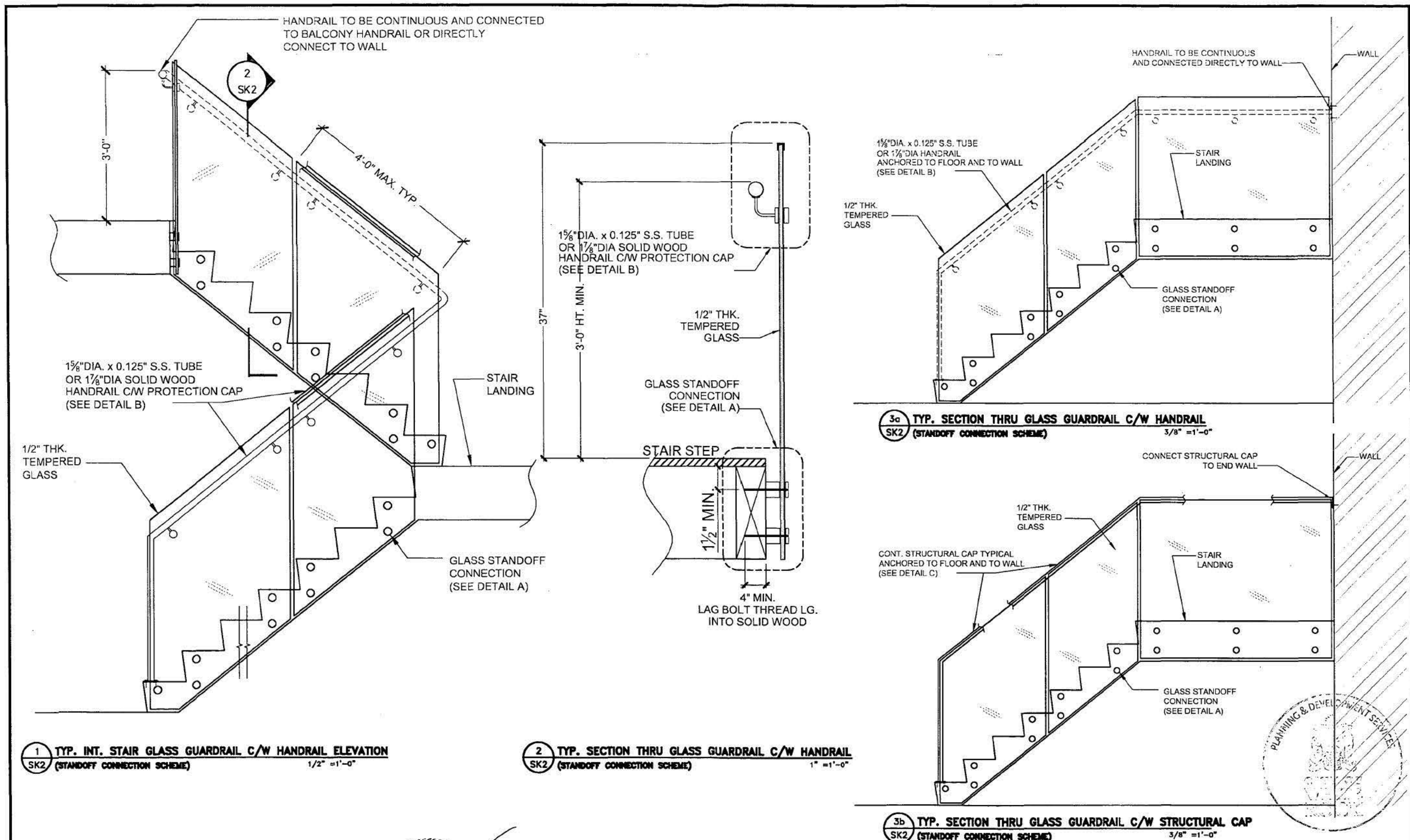


DESIGN:	TNT
DRAWN:	EW
CHECKED:	TNT
PROJ. NO.:	GG53-16
SCALE:	AS SHOWN
DATE:	NOV/ 23/ 2016

CLIENT:	MR.DEVINDER BENIPAL
PROJECT:	PROPOSED RESIDENCE FOR LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.

TITLE:	SPECIFICATIONS
--------	----------------

TONG NGO
ENGINEERING LTD.
16968 77A AVE SURREY, B.C. V4N 6L2
EMAIL: info@tngoe.com
PH: (604) 537-7235 PH: (604) 372-2120/F: (604) 372-2118
LAST MODIFIED: DRAWING: SK1



1 TYP. INT. STAIR GLASS GUARDRAIL C/W HANDRAIL ELEVATION
 SK2 (STANDOFF CONNECTION SCHEME) 1/2" = 1'-0"

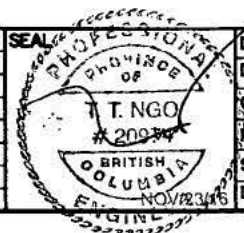
2 TYP. SECTION THRU GLASS GUARDRAIL C/W HANDRAIL
 SK2 (STANDOFF CONNECTION SCHEME) 1" = 1'-0"

3a TYP. SECTION THRU GLASS GUARDRAIL C/W HANDRAIL
 SK2 (STANDOFF CONNECTION SCHEME) 3/8" = 1'-0"

3b TYP. SECTION THRU GLASS GUARDRAIL C/W STRUCTURAL CAP
 SK2 (STANDOFF CONNECTION SCHEME) 3/8" = 1'-0"

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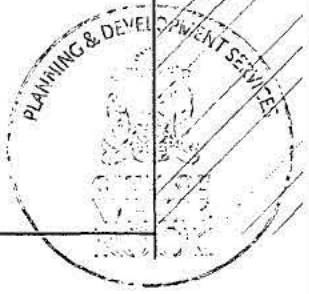


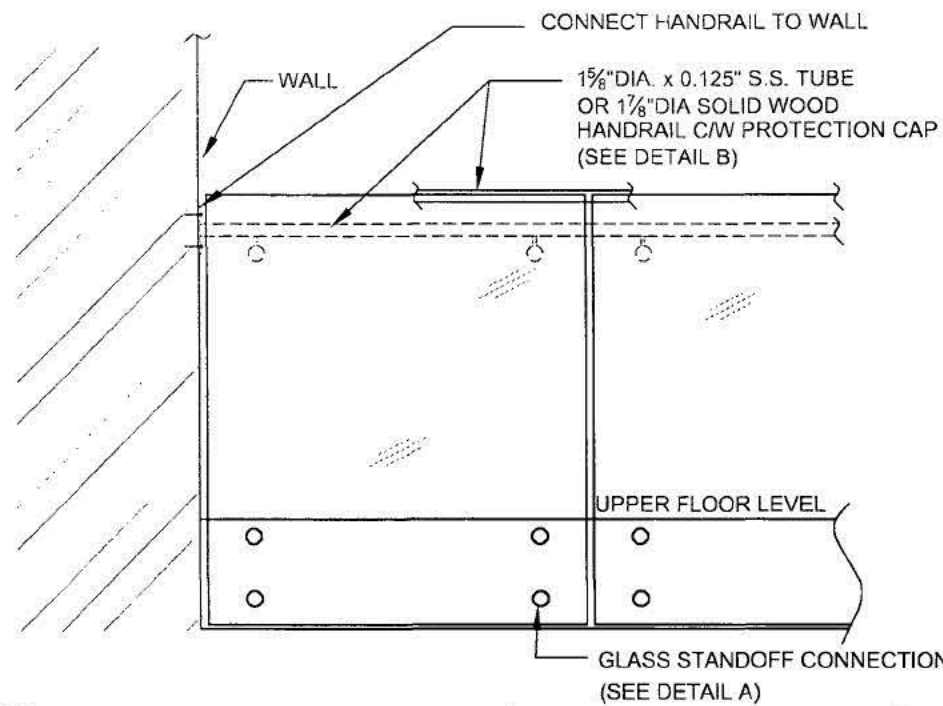
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CHECKED:	TNT
PROJ. NO.:	GG53-16
SCALE:	AS SHOWN
DATE:	NOV/ 23/ 2016

CLIENT:	MR.DEVINDER BENIPAL
PROJECT:	PROPOSED RESIDENCE FOR LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.

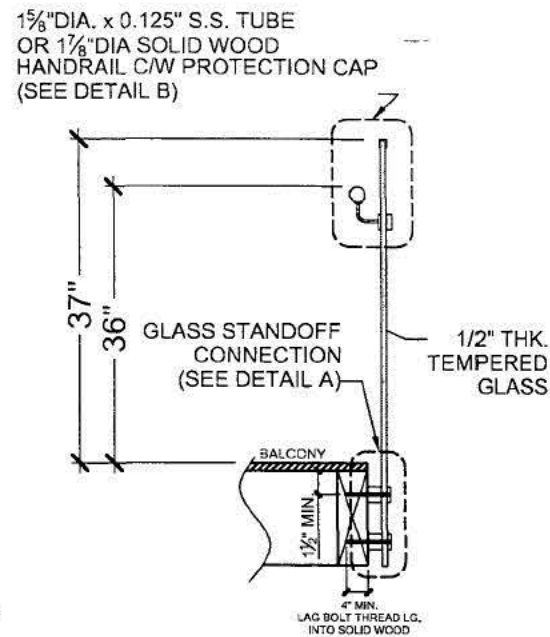
TITLE:	ELEVATIONS & DETAIL OF INTERIOR GLASS GUARDRAIL
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 ENGINEERING LTD.
 18968 77A AVE SURREY, B.C. V4N 6L2
 PH: (804) 537-7235 PH: (804) 372-2120/F: (804) 372-2118
 EMAIL: info@tongengineering.ca
 LAST MODIFIED: DRAWING: SK2

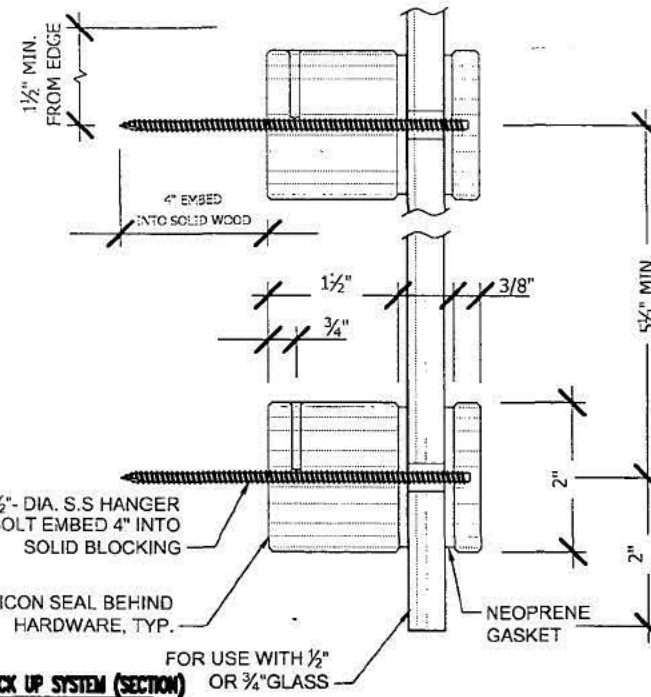




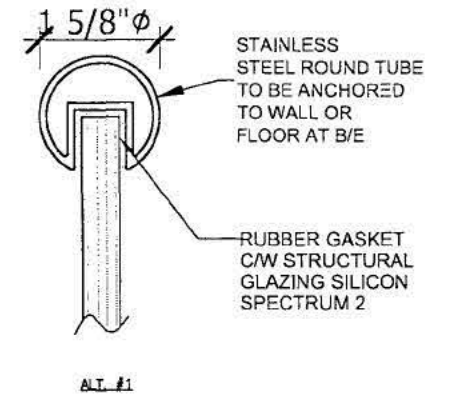
1a TYP. INT. BALCONY GLASS GUARDRAIL C/W HANDRAIL AS BACK UP SYSTEM (ELEVATION)
SK3 (STANDOFF CONNECTION SCHEME) 1/2" = 1'-0"



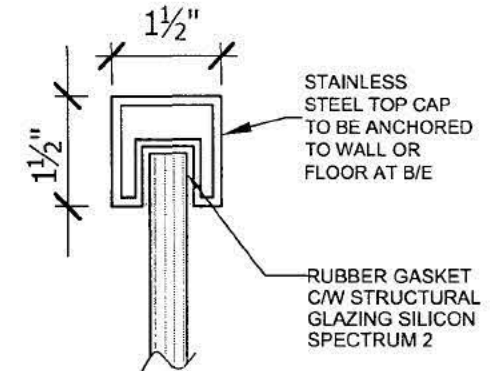
2a TYP. INT. BALCONY GLASS GUARDRAIL C/W HANDRAIL AS BACK UP SYSTEM (SECTION)
SK3 (STANDOFF CONNECTION SCHEME) 1/2" = 1'-0"



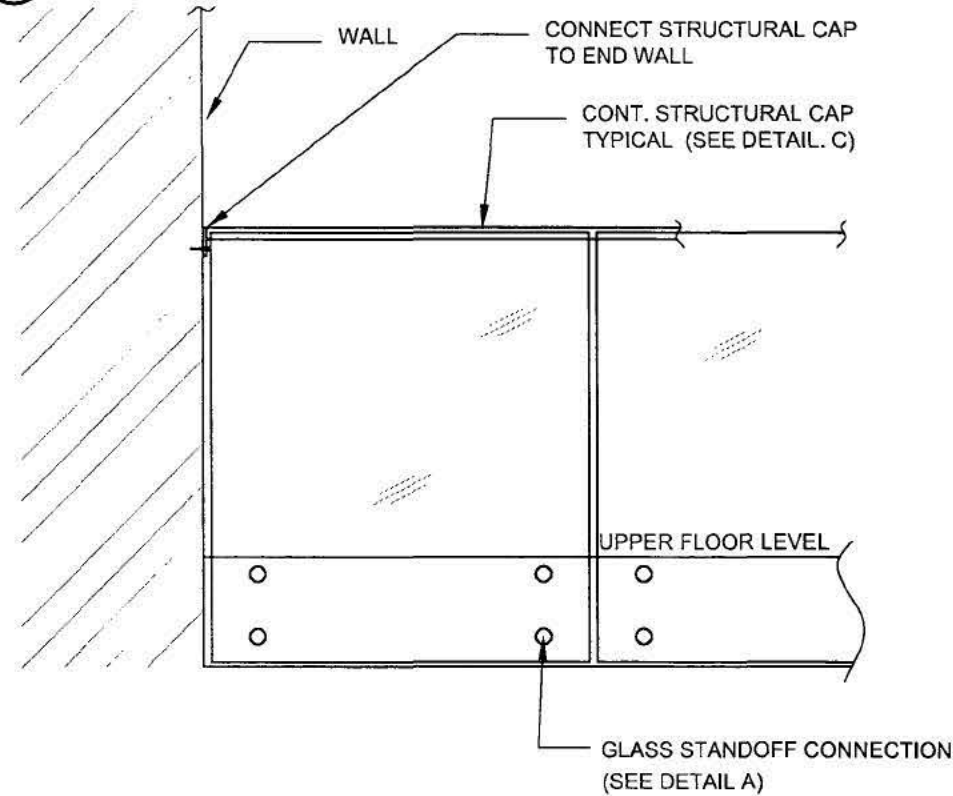
DETAIL 'A' STANDOFF CONNECTION



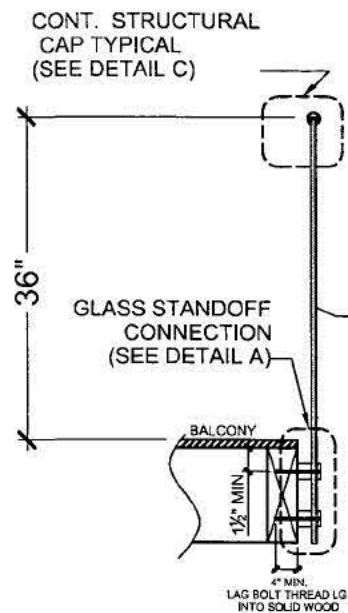
ALT. #1



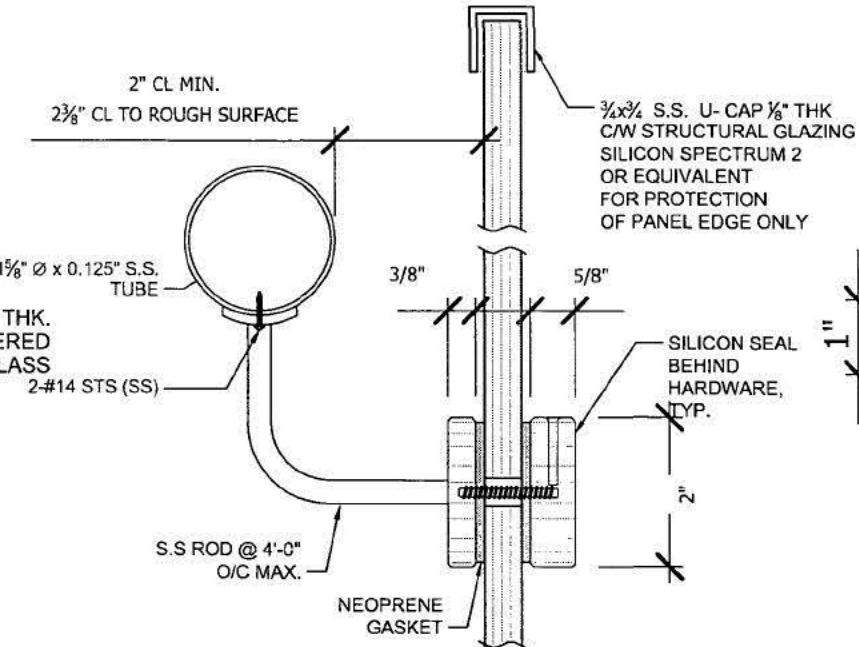
ALT. #2



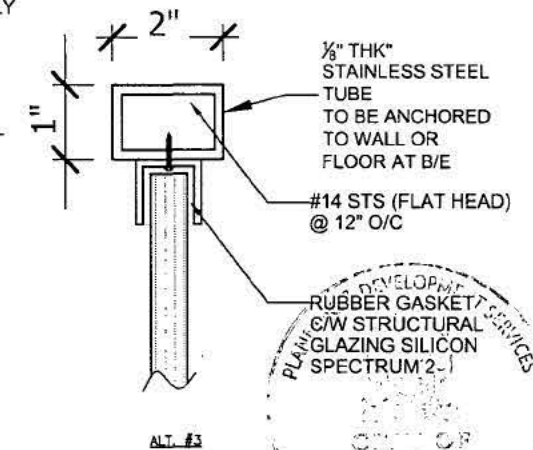
1b TYP. INT. BALCONY GLASS GUARDRAIL C/W STRUCTURAL CAP (ELEVATION)
SK3 (STANDOFF CONNECTION SCHEME) 1/2" = 1'-0"



2b TYP. INT. BALCONY GLASS GUARDRAIL C/W STRUCTURAL CAP (SECTION)
SK3 (STANDOFF CONNECTION SCHEME) 1/2" = 1'-0"



DETAIL 'B' HANDRAIL CONNECTION



ALT. #3

HANDRAIL USED AS BACK-UP SYSTEM
USE DETAIL 'C' AS BACK-UP SYSTEM IF HANDRAIL NOT AVAILABLE

ALL CAP TO BE CONNECTED AT EACH ENDS TO BUILDING WALL
DETAIL 'C'

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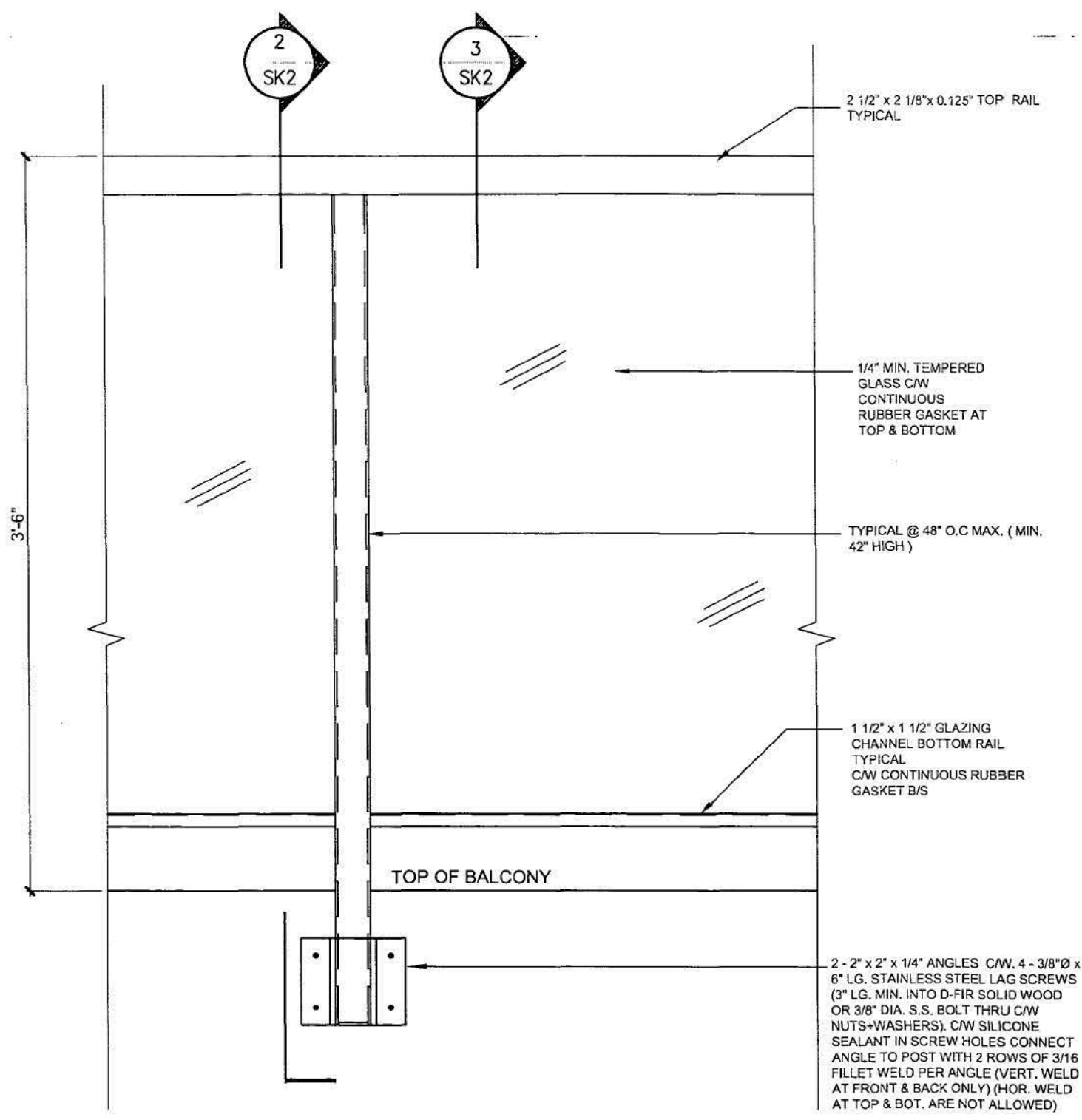
PROFESSIONAL SEAL
T. T. NGO
#20574
BRITISH COLUMBIA
ENR. NOV/23/16

DESIGN: TNT
DRAWN: EW
CHECKED: TNT
PROJ. NO.: GGS3-16
SCALE: AS SHOWN
DATE: NOV/ 23/ 2016

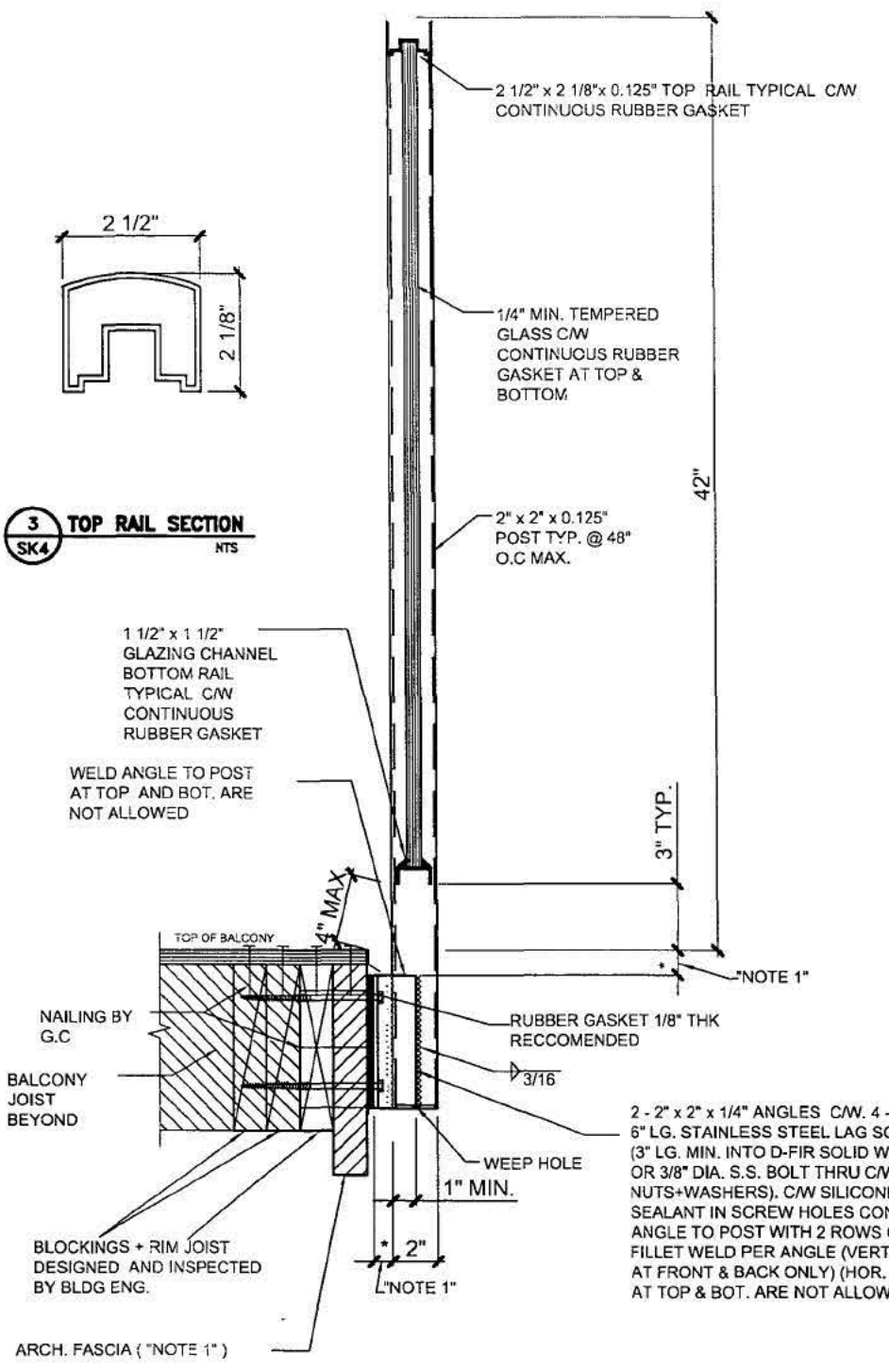
CLIENT: MR. DEVINDER BENIPAL
PROJECT: PROPOSED RESIDENCE FOR LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.

TITLE: ELEVATIONS & DETAIL OF INTERIOR BALCONY

TONG NGO
ENGINEERING LTD.
18968 77A AVE SURREY, B.C. V4N 6L2
EMAIL: info@tongngo.com
PH: (804) 537-7235 PH: (804) 372-2120/F: (804) 372-2118
LAST MODIFIED: DRAWING: SK3



1 TYPICAL GUARDRAIL ELEVATION
SK4 NTS



3 TOP RAIL SECTION
SK4 NTS

2 SECTION THRU BALCONY GUARDRAIL
SK4 NTS



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PROJ. NO.:	GGS3-16
SCALE:	AS SHOWN
DATE:	NOV/ 23/ 2016

CLIENT:	MR.DEVINDER BENIPAL
PROJECT:	PROPOSED RESIDENCE FOR LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.

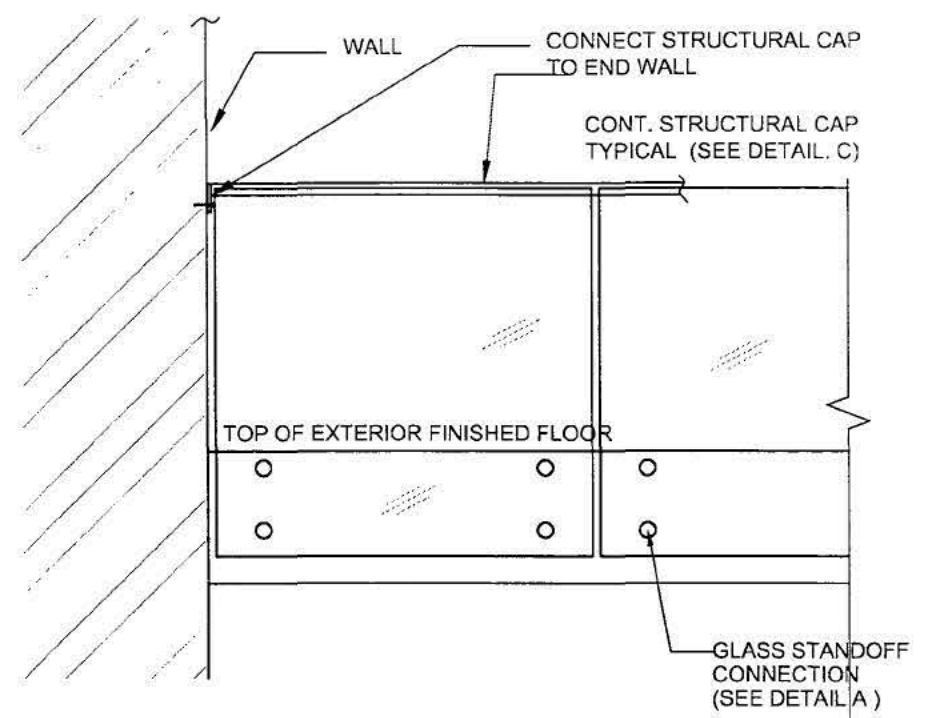
TITLE:	ELEVATIONS & DETAIL OF EXTERIOR BALCONY
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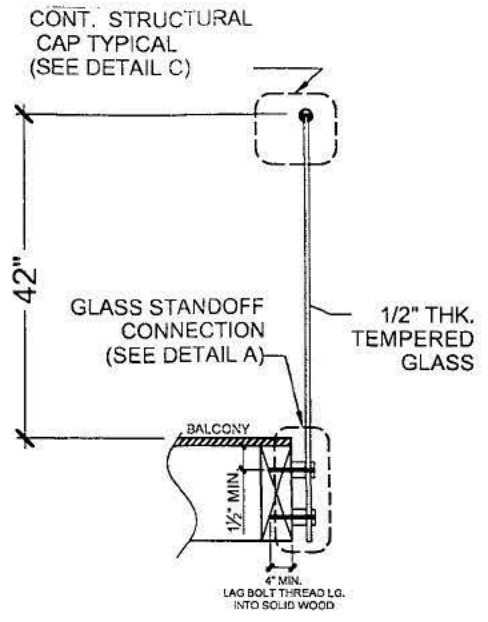
1888B 77A AVE SURREY, B.C V4N 6L2
EMAIL: info@tongngo.com

PH: (604) 537-7235 PH: (604) 372-2120/F: (604) 372-2118

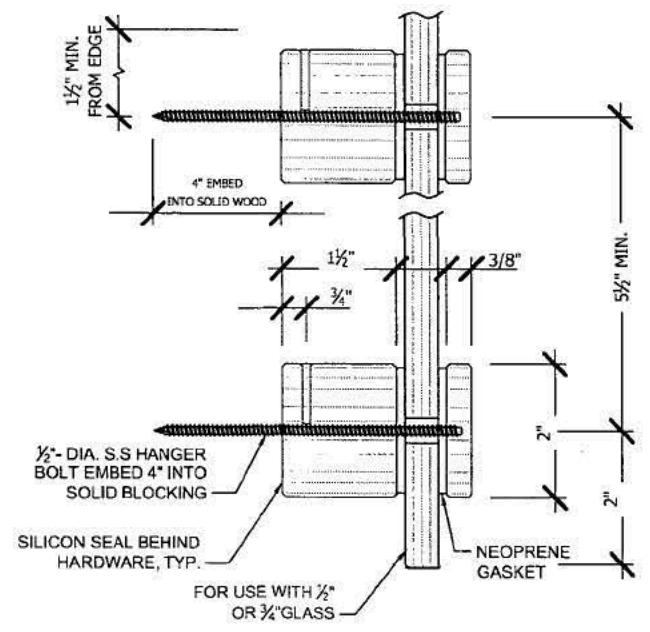
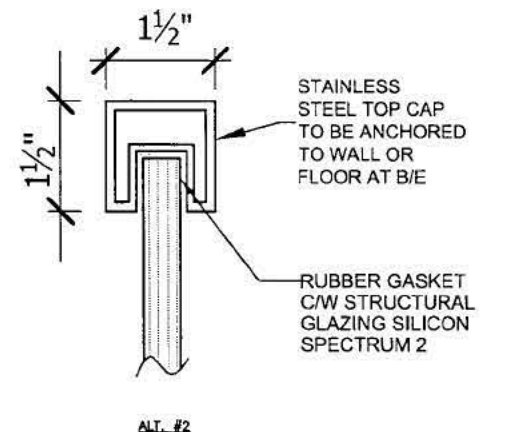
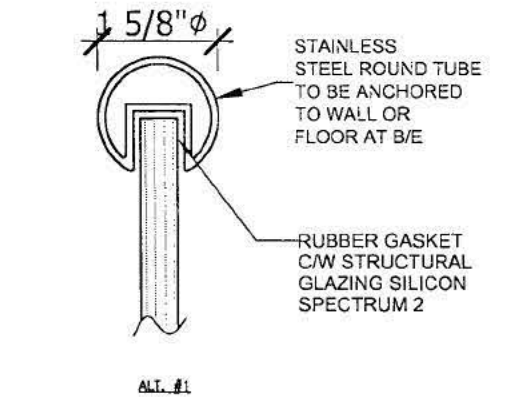
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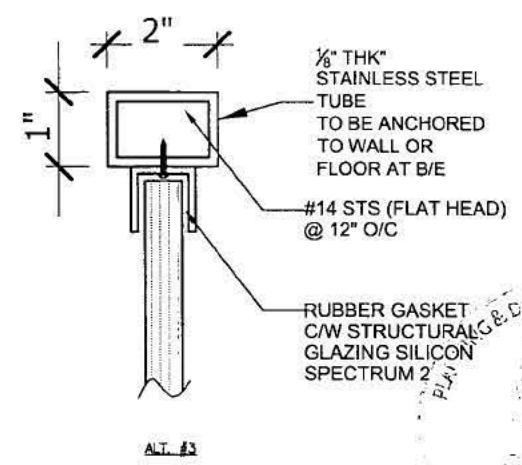
1 TYP. EXT. BALCONY GLASS GUARDRAIL (ELEVATION)
SK4.1 (STANDOFF CONNECTION SCHEME) 1/2" = 1'-0"



2 TYP. EXT. BALCONY GLASS GUARDRAIL (SECTION)
SK4.1 (STANDOFF CONNECTION SCHEME) 1" = 1'-0"



DETAIL 'A' STANDOFF CONNECTION



ALL CAP TO BE CONNECTED AT EACH ENDS TO BUILDING WALL
DETAIL 'C'



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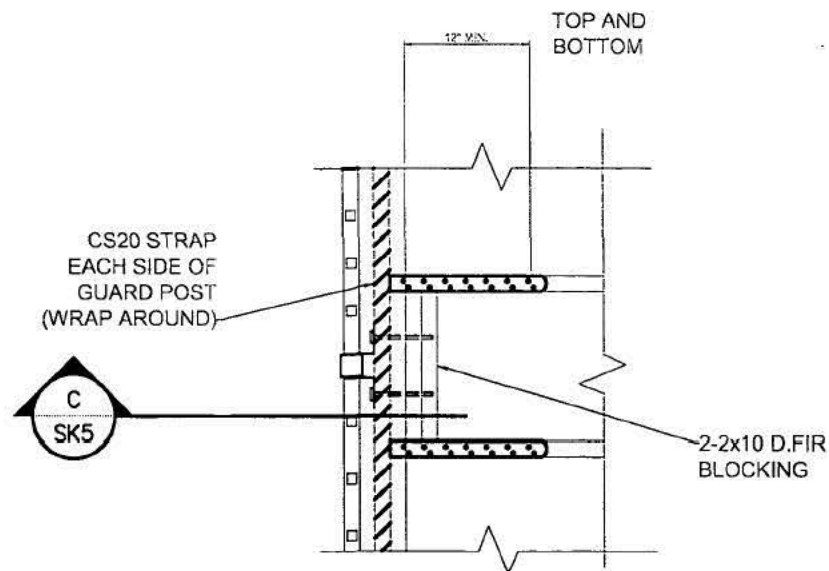
NO.	REVISIONS	DATE
1.	ISSUED FOR APPROVAL	11/23/16

DESIGN:	TNT
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PROJ. NO.:	GG53-16
SCALE:	AS SHOWN
DATE:	NOV/ 23/ 2016

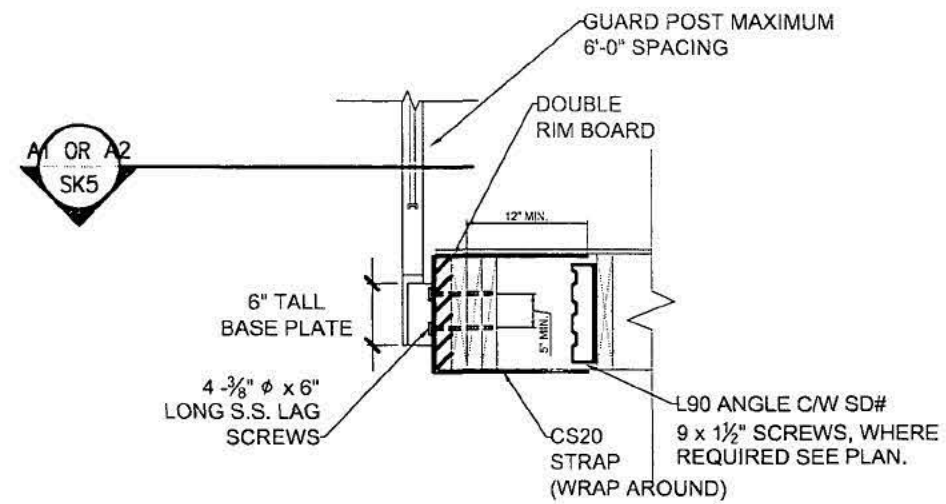
CLIENT:	MR. DEVINDER BENIPAL
PROJECT:	PROPOSED RESIDENCE FOR LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.

TITLE:	ELEVATIONS & DETAIL OF EXTERIOR BALCONY
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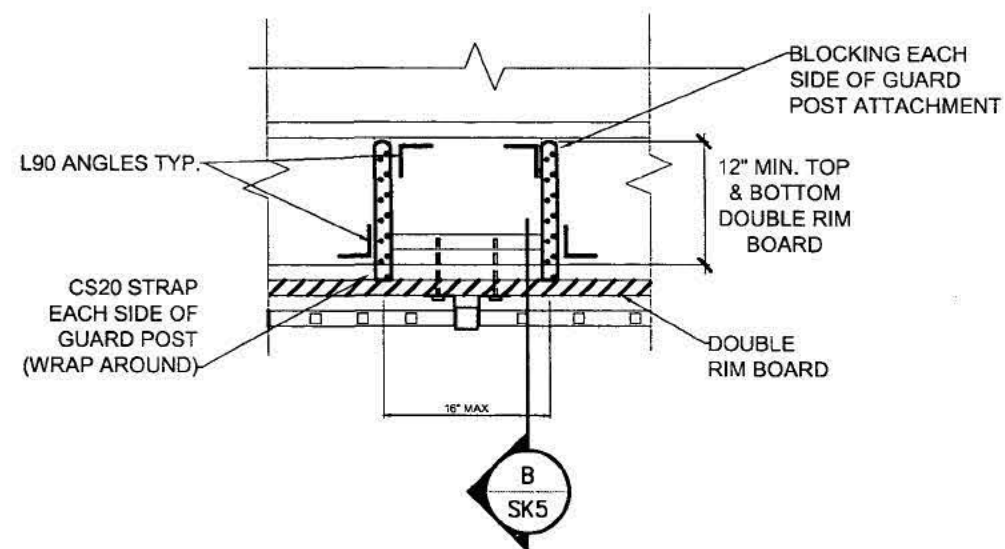
TONG NGO		16668
ENGINEERING LTD.		77A AVE
EMAIL: info@tongngo.com		SURREY, B.C.
PH: (604) 537-7235		V4N 6L2
PH: (604) 372-2120 / F: (604) 372-2118		
LAST MODIFIED:	DRAWING:	SK4.1



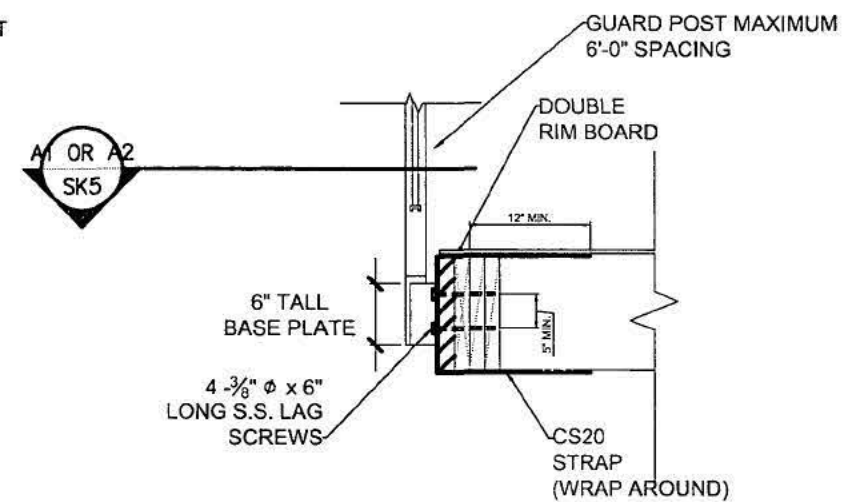
A1 PLAN - TYPICAL GUARD CONNECTION PARALLEL TO JOIST
SK5 NT\$



B SECTION
SK5 NT\$



A2 PLAN - TYPICAL GUARD CONNECTION PERPENDICULAR TO JOIST
SK5 NT\$



C SECTION
SK5 NT\$



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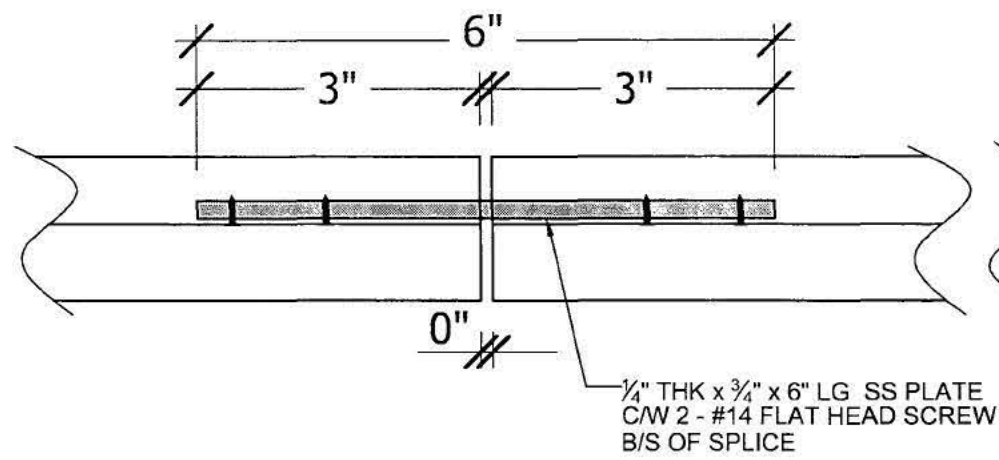
SEAL
 TONG NGO
 PROFESSIONAL ENGINEER
 BRITISH COLUMBIA
 NOV/23/16

DESIGN: TNT
 DRAWN: EW
 CHECKED: TNT
 PROJ. NO.: GGS3-16
 SCALE: AS SHOWN
 DATE: NOV/ 23/ 2016

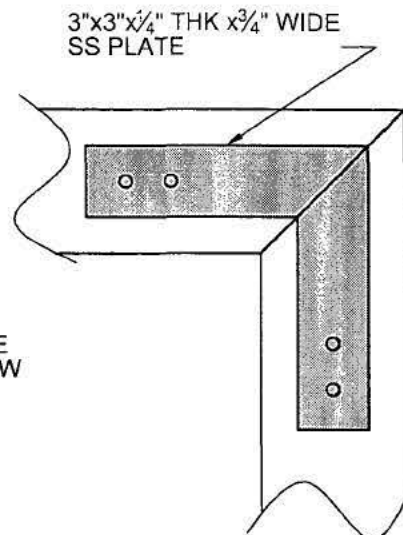
CLIENT: MR. DEVINDER BENIPAL
 PROJECT: PROPOSED RESIDENCE FOR LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.

TITLE: GUARDRAIL BASE CONNECTION DETAIL

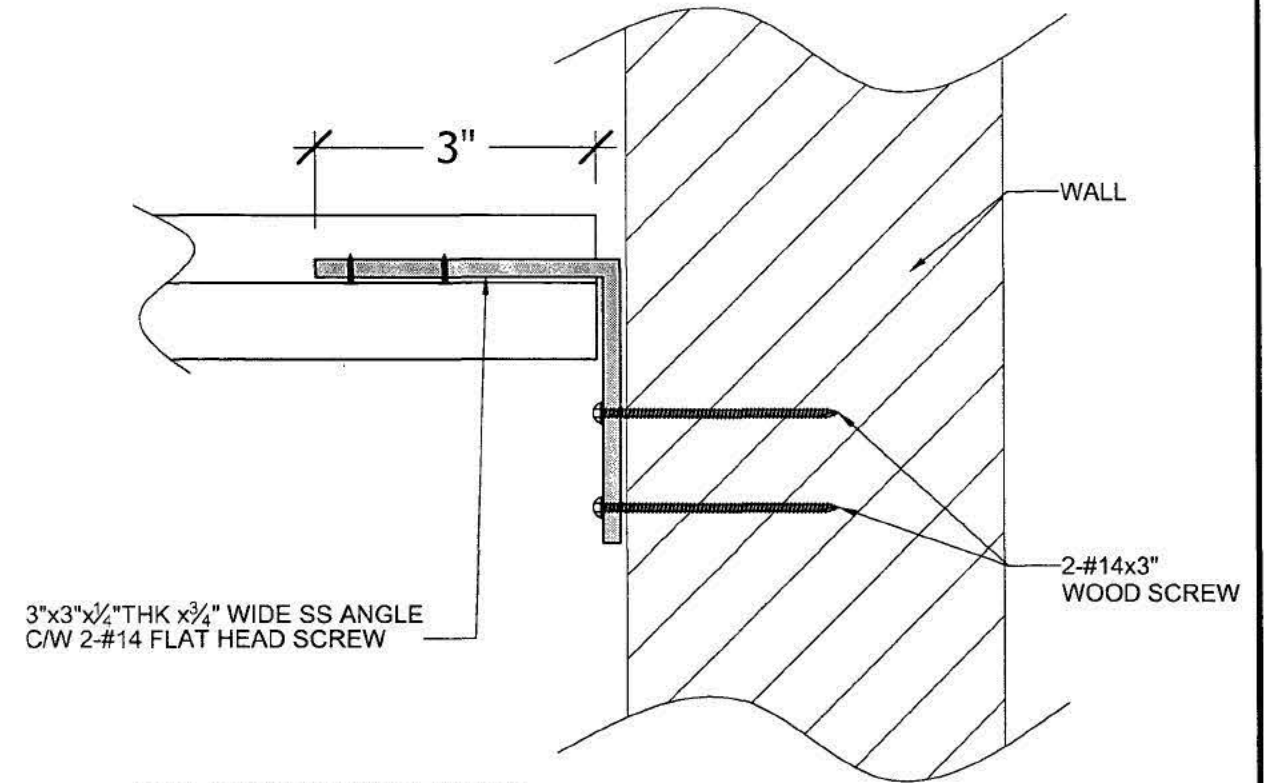
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 16868 77A AVE SURREY, B.C. V4N 6L2
 PH: (604) 537-7235 PH: (604) 372-2120/F: (604) 372-2118
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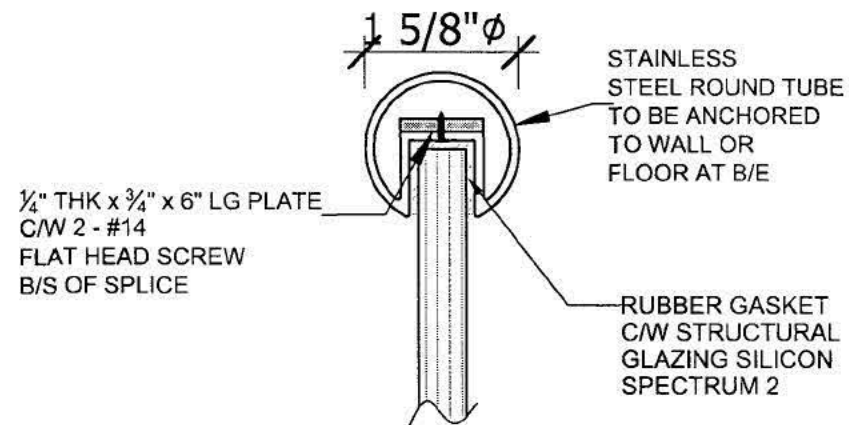
SPLICE CONNECTION ELEVATION



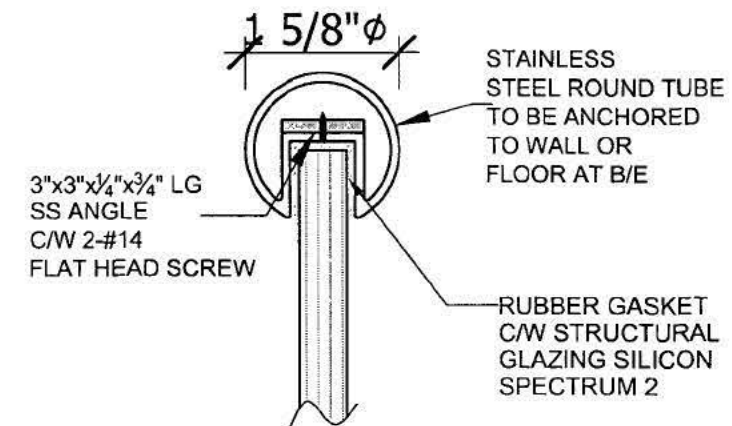
CORNER SPLICE CONNECTION PLAN



WALL CONNECTION ELEVATION



SPLICE CONNECTION SECTION



WALL CONNECTION SECTION

1 TYPICAL TOP CAP SPLICE CONNECTION
SK6 NTS

2 TYPICAL TOP CAP CONNECTION TO WALL
SK6 NTS



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NO.	REVISIONS	DATE
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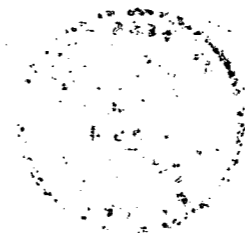
SEAL
PROFESSIONAL ENGINEER
T. NGO
#20974
BRITISH COLUMBIA
NOV 23 2016

DESIGN:	TNT
DRAWN:	EW
CHECKED:	TNT
PROJ. NO.:	GGS3-16
SCALE:	AS SHOWN
DATE:	NOV/ 23/ 2016

CLIENT: MR. DEVINDER BENIPAL
PROJECT: PROPOSED RESIDENCE FOR LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.

TITLE: TOP CAP SPLICE DETAIL

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LAST MODIFIED: DRAWING: SK6



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NOV 24 2016

THE CORPORATION OF THE
CITY OF WHITE ROCK

HYDRAULIC DESIGN INFORMATION SHEET

Name - SFD Date - Dec 15 2015
Location - WhiteRock
Building - 1588 Kerfoot Road System No. -
Contractor - Gold Key Fire Protection Ltd. Contract No. -
Calculated By - Voltas Engineering Ltd. Drawing No. -
Construction: (X) Combustible () Non-Combustible Ceiling Height
OCCUPANCY - RESIDENTIAL

S Type of Calculation: ()NFPA 13 Residential ()NFPA 13R (X)NFPA 13D
Y Number of Sprinklers Flowing: ()1 (X)2 ()4 ()
S ()Other
T ()Specific Ruling Made by Date

E
M Listed Flow at Start Point - 14 Gpm System Type
Listed Pres. at Start Point - 8.2 Psi (X) Wet () Dry
D MAXIMUM LISTED SPACING 16 x 16 () Deluge () PreAction
E Domestic Flow Added - 5 Gpm Sprinkler or Nozzle
S Additional Flow Added - Gpm Make VICTAULIC Model GL4910
I Elevation at Highest Outlet - 124 Feet Size 7/16 K-Factor 4.9
G Note: Temperature Rating 155
N

Calculation Summary Gpm Required 33.4326 C-Factor Used:
Psi Required 26.55 Overhead 150 At Ref Pt STR Underground 150

W Water Flow Test: Pump Data: Tank or Reservoir:
A Date of Test - Rated Cap. Cap.
T Time of Test - @ Psi Elev.
E Static (Psi) - 70 Elev.
R Residual (Psi) - 61 Other Well
Flow (Gpm) - 36 Proof Flow Gpm
S Elevation - 100
P Location:
P
L Source of Information:
Y



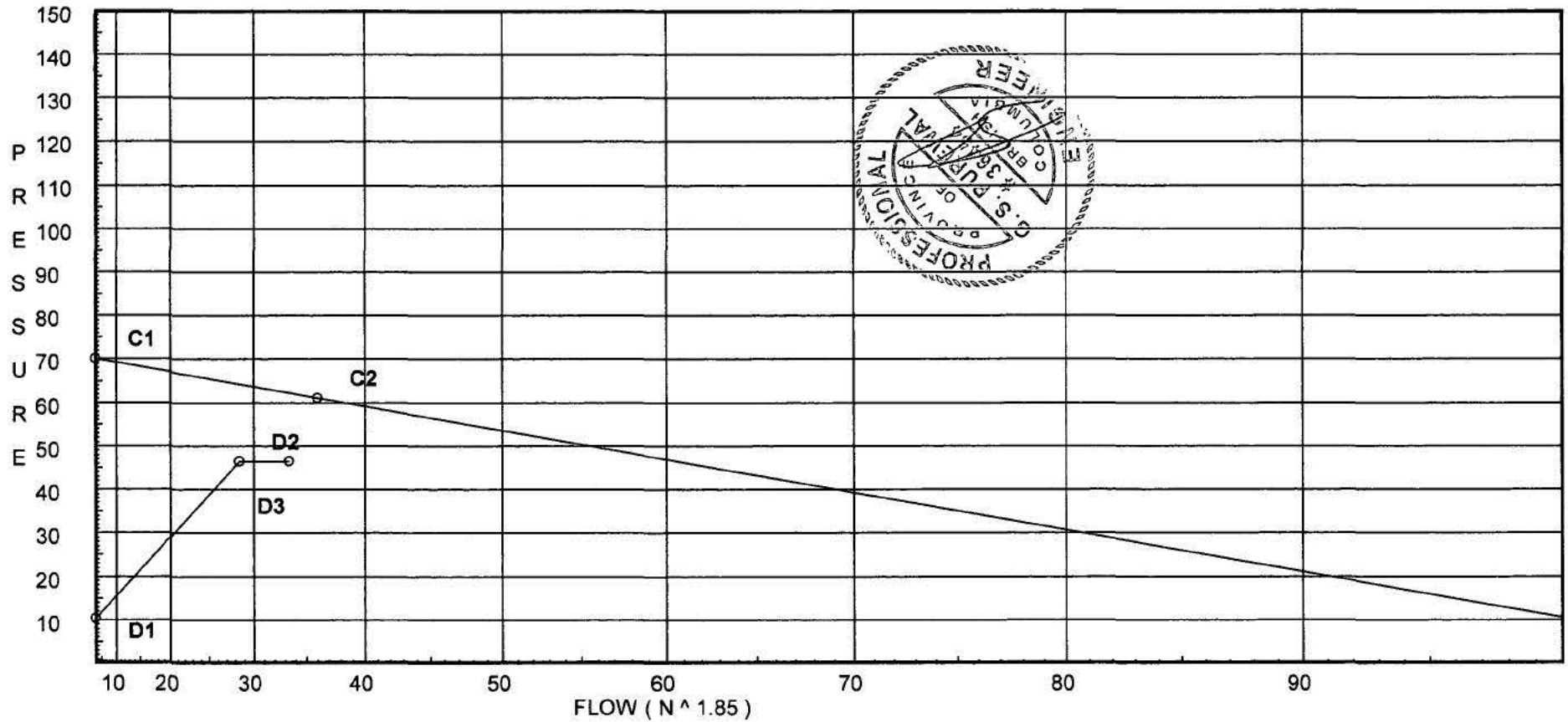
Water Supply Curve (C)

Voltas Engineering Ltd.
SFD - Two Head Calculation (H.42 & H.43)

Page 2
Date 12/15/2015

City Water Supply:
C1 - Static Pressure : 70
C2 - Residual Pressure: 61
C2 - Residual Flow : 36

Demand:
D1 - Elevation : 10.394
D2 - System Flow : 28.433
D2 - System Pressure : 46.551
Hose (Demand) : 5
D3 - System Demand : 33.433
Safety Margin : 15.600



Final Calculations - Hazen-Williams

Voltas Engineering Ltd.

SFD - Two Head Calculation (H.42 & H.43)

Page 5

Date 12/15/2015

Hyd. Ref. Point	Qa Qt	Dia. "C" Pf/Ft	Fitting or Eqv.	Ln.	Pipe Fting's Total	Pt Pe Pf	Pt Pv Pn	*****	Notes	*****
MTR	5.00	1.263	1E	1.853	10.000	45.147			Qa = 5	
to		150.0	1T	3.707	5.560	0.0				
STR	33.43	0.0902	1G	0.0	15.560	1.404			Vel = 8.56	
	0.0									
	33.43					46.551			K Factor = 4.90	
*New Path										
H.43	14.40	1.101		0.0	16.000	8.638			K Factor = 4.90	
to		150.0		0.0	0.0	0.0				
H.39	14.4	0.0371		0.0	16.000	0.593			Vel = 4.85	
H.39	0.0	1.101	1Ptr	1.0	3.000	9.231				
to		150.0		0.0	1.000	0.0				
T.71	14.4	0.0370		0.0	4.000	0.148			Vel = 4.85	
T.71	0.0	1.101	1Ptr	1.0	7.000	9.379				
to		150.0		0.0	1.000	0.0				
H.31	14.4	0.0370		0.0	8.000	0.296			Vel = 4.85	
H.31	0.0	1.101	1Ptr	1.0	9.000	9.675				
to		150.0		0.0	1.000	0.0				
T.65	14.4	0.0371		0.0	10.000	0.371			Vel = 4.85	
T.65	0.0	1.101	2Ptb	10.0	13.000	10.046				
to		150.0		0.0	10.000	3.465				
T.62	14.4	0.0370		0.0	23.000	0.852			Vel = 4.85	
	0.0									
	14.40					14.363			K Factor = 3.80	

Final Calculations - Hazen-Williams

Voltas Engineering Ltd.
SFD - Two Head Calculation (H.42 & H.43)

Page 4
Date 12/15/2015

Hyd. Ref. Point	Qa Qt	Dia. "C" Pf/Ft	Fitting or Eqv.	Ln.	Pipe Ftnng's Total	Pt Pe Pf	Pt Pv Pn	*****	Notes	*****
*Remote Head to Supply										
H.42	14.03	1.101		0.0	16.000	8.200			K Factor = 4.90	
to		150.0		0.0	0.0	0.0				
H.38	14.03	0.0353		0.0	16.000	0.565			Vel = 4.73	
H.38	0.0	1.101	1Ptr	1.0	10.000	8.765				
to		150.0		0.0	1.000	0.0				
H.30	14.03	0.0354		0.0	11.000	0.389			Vel = 4.73	
H.30	0.0	1.101	1Ptr	1.0	3.000	9.154				
to		150.0		0.0	1.000	0.0				
T.68	14.03	0.0352		0.0	4.000	0.141			Vel = 4.73	
T.68	0.0	1.101	2Ptb	10.0	13.400	9.295				
to		150.0		0.0	10.000	3.465				
T.67	14.03	0.0353		0.0	23.400	0.826			Vel = 4.73	
T.67	0.0	1.101	1Ptr	1.0	2.000	13.586				
to		150.0		0.0	1.000	0.0				
H.27	14.03	0.0353		0.0	3.000	0.106			Vel = 4.73	
H.27	0.0	1.101	1Ptr	1.0	5.000	13.692				
to		150.0		0.0	1.000	0.0				
T.61	14.03	0.0353		0.0	6.000	0.212			Vel = 4.73	
T.61	0.0	1.101	1Ptb	5.0	8.000	13.904				
to		150.0		0.0	5.000	0.0				
T.62	14.03	0.0353		0.0	13.000	0.459			Vel = 4.73	
T.62	14.40	1.101	1Ptr	1.0	2.000	14.363				
to		150.0		0.0	1.000	0.0				
T.63	28.43	0.1303		0.0	3.000	0.391			Vel = 9.58	
T.63	0.0	1.101	2Ptb	10.0	13.000	14.754				
to		150.0		0.0	10.000	3.465				
T.48	28.43	0.1305		0.0	23.000	3.001			Vel = 9.58	
T.48	0.0	1.101	1Ptb	5.0	8.000	21.220				
to		150.0	1Ptr	1.0	6.000	0.0				
T.47	28.43	0.1304		0.0	14.000	1.826			Vel = 9.58	
T.47	0.0	1.101	1Ptb	5.0	5.000	23.046				
to		150.0	1Ptr	1.0	6.000	0.0				
T.45	28.43	0.1305		0.0	11.000	1.435			Vel = 9.58	
T.45	0.0	1.101	1Ptr	1.0	3.000	24.481				
to		150.0		0.0	1.000	0.0				
H.5	28.43	0.1302		0.0	4.000	0.521			Vel = 9.58	
H.5	0.0	1.101	1Ptr	1.0	1.000	25.002				
to		150.0		0.0	1.000	0.0				
T.46	28.43	0.1305		0.0	2.000	0.261			Vel = 9.58	
T.46	0.0	1.101	1T	9.563	6.000	25.263				
to		150.0	1Ptr	1.0	10.563	1.732				
S.1	28.43	0.1305		0.0	16.563	2.161			Vel = 9.58	
S.1	0.0	1.263	2E	3.707	60.000	29.156				
to		150.0		0.0	3.707	11.732			* Fixed loss = 10	
MTR	28.43	0.0669		0.0	63.707	4.259			Vel = 7.28	



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES

15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,
White Rock, B.C.
Tel: 604-541-2136
Fax: 604-541-2153

Inspection Report

NAME: _____ PERMIT No.: _____

ADDRESS: 1588 Kerfoot SHEET No: _____

TYPE OF INSPECTION: Demo DATE: MAR 14/17

AREA OF INSPECTION: _____

1) Engineering Dept to confirm capping of services

Demo Approved subject to above

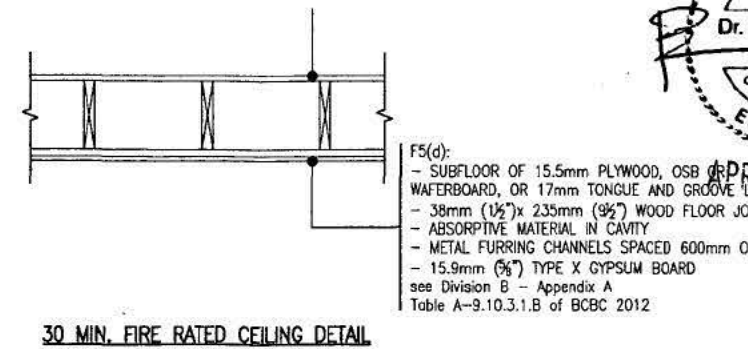
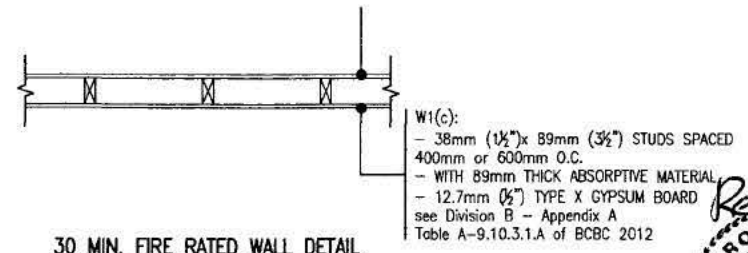
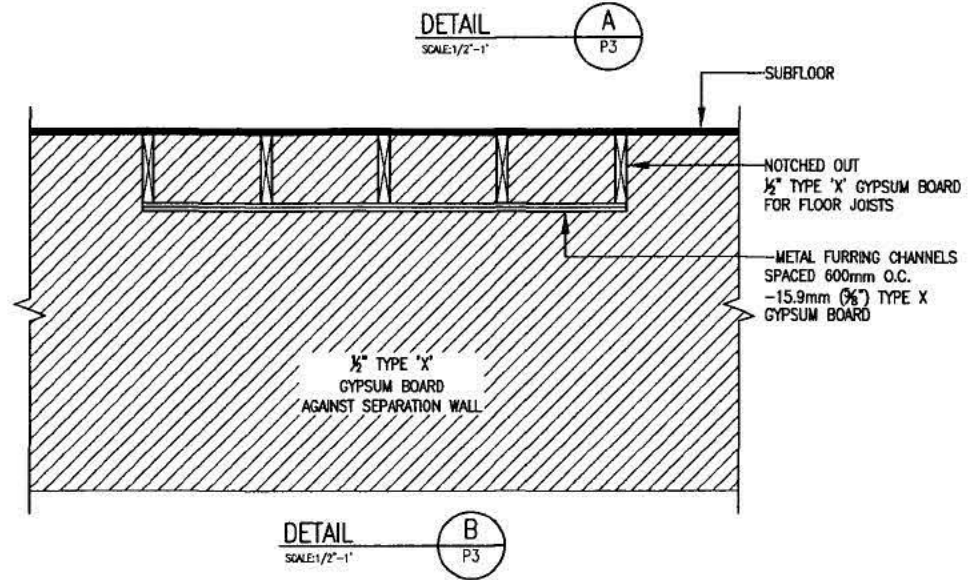
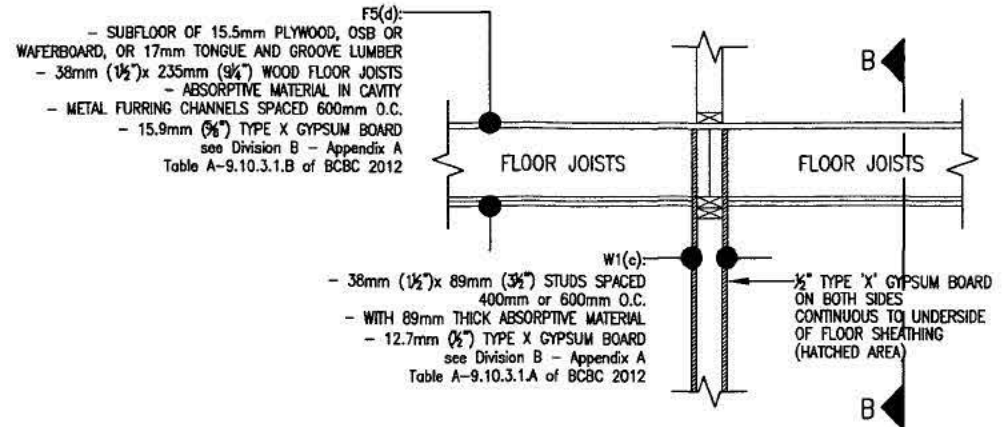
SIGNATURE: _____

INSPECTOR: 

DATE: _____

Please sign this form when the work is completed and return to the above department.

Redacted S. 15(1)



Reviewed

PROFESSIONAL ENGINEER
 PROVINCE OF BRITISH COLUMBIA
 Dr. S. PISHVAEI
 # 26707

SECONDARY SUITE
 SEE DIVISION B - PART 9 SECTION 9.36. SECONDARY SUITES OF BCBC 2012
 ELECTRIC BASEBOARD HEATING
 SUITE AREA = 952.4 SQ.FT.

BASEMENT PLAN
 SCALE: 1/4" = 1'
 8'-0 1/4" CEILING
 TOTAL BSMT. FLOOR AREA = 1762.6 SQ.FT.

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE



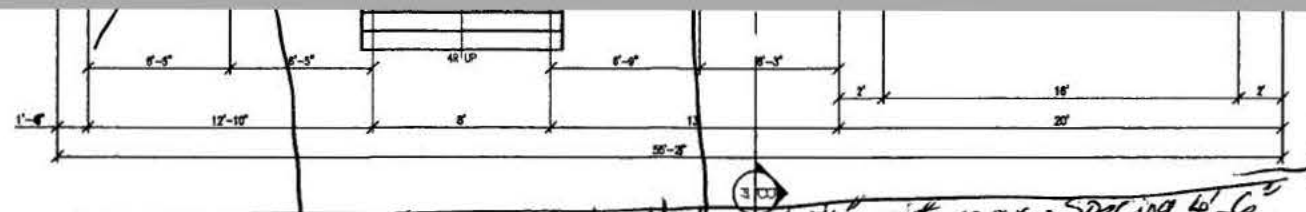
TITLE
 PROPOSED RESIDENCE FOR MR.

DWN:
 SCALE: 1/4" = 1'
 DATE:
 CHND:
 PHONE:

DRAWING NO.
 DD1

DHILLON DESIGNS LTD.
 UNIT 215-12830-80th AVE.
 SURREY, B.C. V3W 3A8
 PHONE: (604) 590-2808
 FAX: (604) 590-2878
 EMAIL: info@dhillondesigns.ca

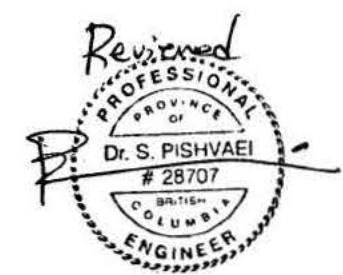
Redacted S. 15(1)



External Glass Guards with stainless steel post 1/2" with max. spacing 4'-6"

MAIN FLOOR
SCALE: 1/4" = 1'
9'-0 3/4" CEILING

MAIN FLOOR AREA = 1762.6 SQ.FT.
GARAGE AREA = 443.6 SQ.FT.
TOTAL MAIN FL. AREA = 2206.2 SQ.FT.



APR 19 2018

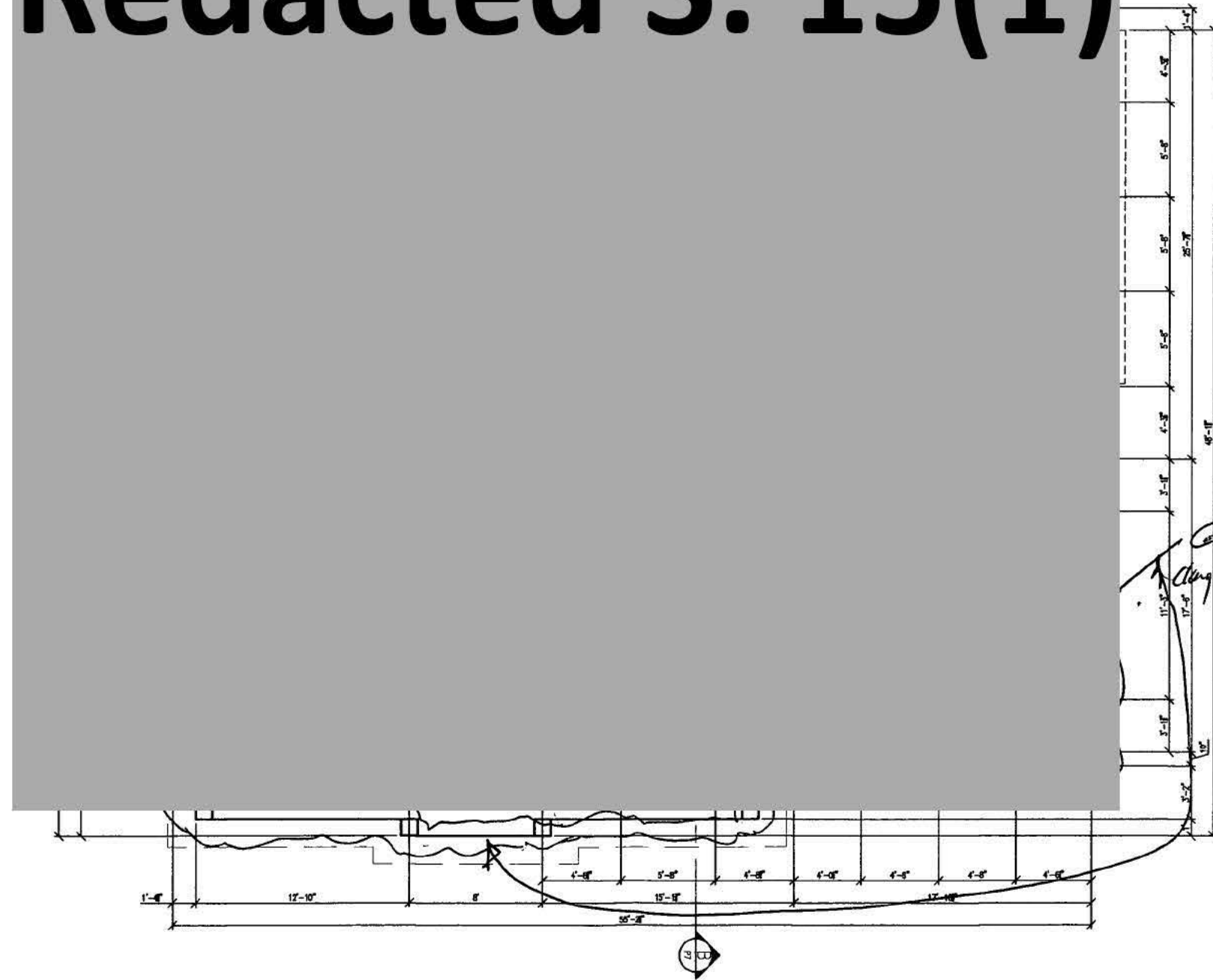
THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE	TITLE		DWN:	DRAWING NO.	CHILLON DESIGNS LTD.	
						PROPOSED RESIDENCE FOR MR.		SCALE: 1/4" = 1'	DD1	UNIT 215-12830-80TH AVE. SURREY, B.C. V3W 5A8 PHONE: (604) 590-2508 FAX: (604) 590-2878 EMAIL: info@chillondesigns.ca	
								DATE:			
								CHG:			
								PHONE:			



CHILLON DESIGNS LTD.
UNIT 215-12830-80TH AVE.
SURREY, B.C. V3W 5A8
PHONE: (604) 590-2508
FAX: (604) 590-2878
EMAIL: info@chillondesigns.ca

Redacted S. 15(1)



Glass Guards with 12mm thickness with two vertical
 clasp plus posts (Stainless steel) 1 1/2" and
 maximum spacing 4'-6"

TOP FLOOR
 SCALE: 1/4" = 1'
 10'-0 3/4" CEILING

TOP FLOOR AREA = 1681 SQ.FT.
 STAIRS AREA = 63.3 SQ.FT.
 NET TOP FL. AREA = 1617.7 SQ.FT.



APR 19 2018

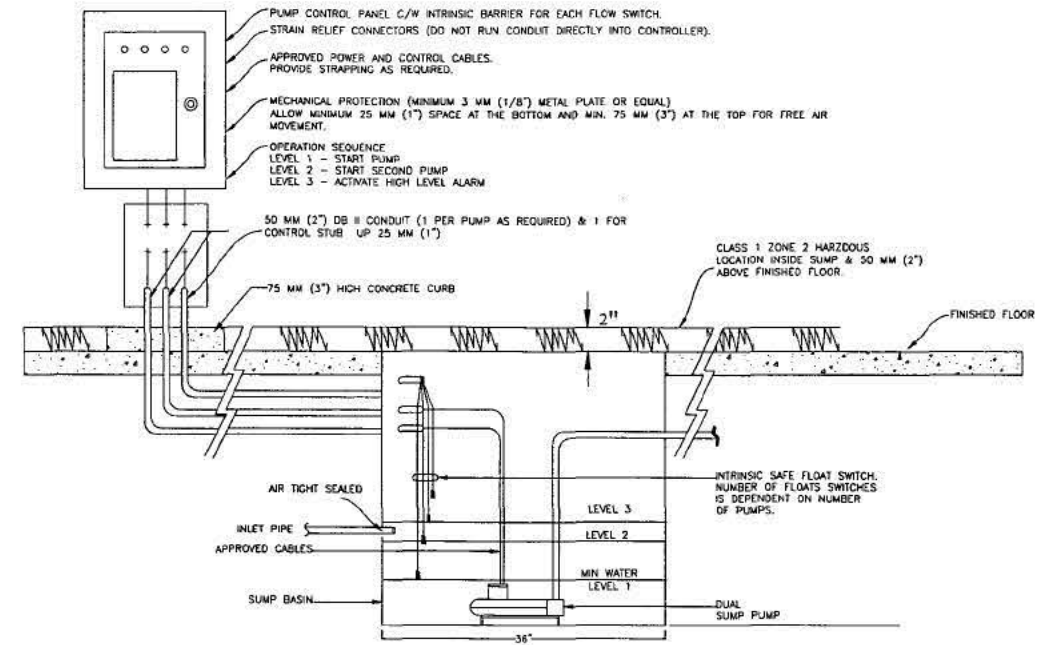
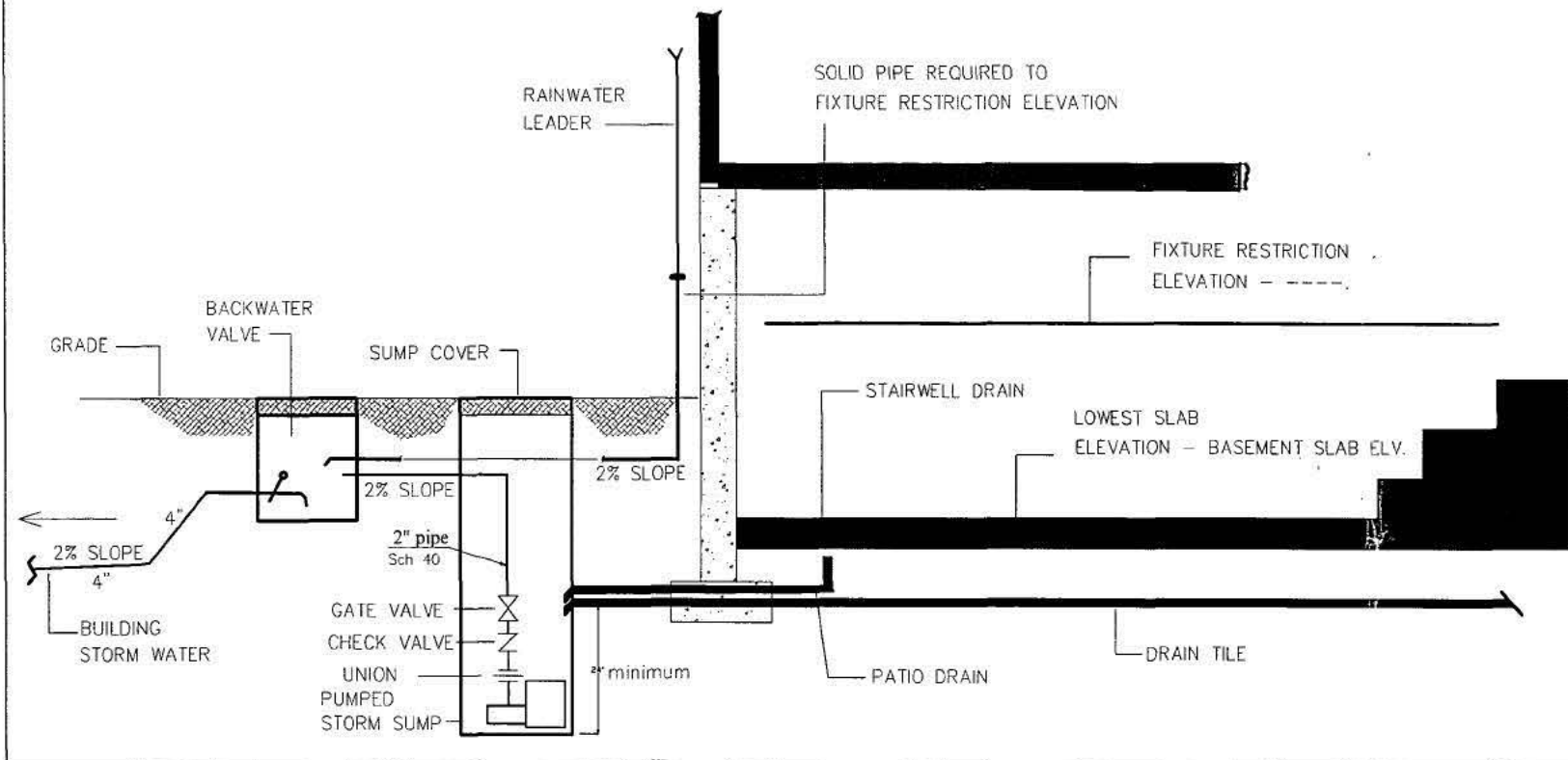
THESE PLANS CONFORM TO REQUIREMENTS
 IN THE B.C. BUILDING CODE 2012.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE	TITLE	DWN:	DRAWING NO.
						PROPOSED RESIDENCE FOR MR.	SCALE: 1/4" = 1' DATE: CHD: PHONE:	DD1



DHILLON DESIGNS LTD.
 UNIT 215-12830-80th AVE.
 SURREY, B.C. V0W 3A5
 PHONE: (604) 590-2808
 FAX: (604) 590-2878
 EMAIL: info@dhillondesigns.ca

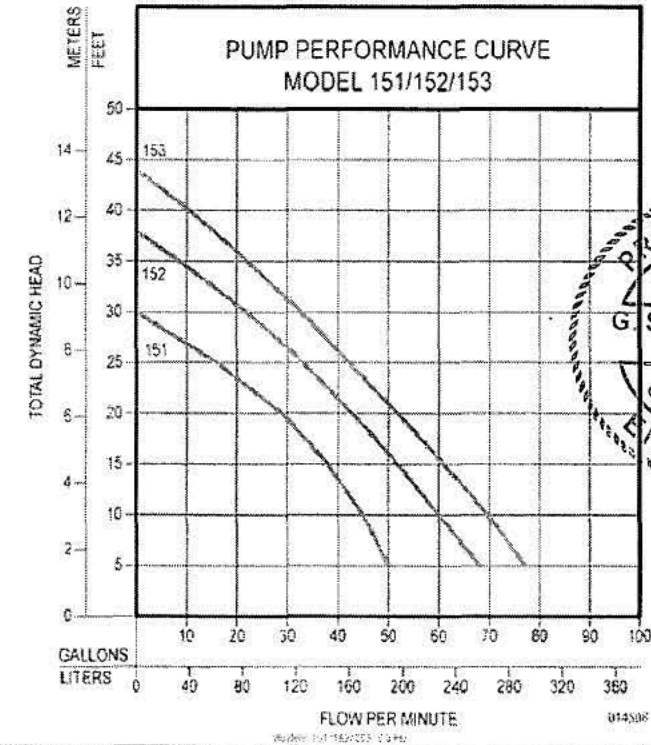
TYPICAL CLASS 1 STORM DRAINAGE SYSTEM (BELOW FIXTURE RESTRICTION)



Storm Sump pump: Zoellers 150 series

Model Specification								
Model	HP	Volts	Phase	Amps	Discharge Size	Switch type	Cord length	RPM
152	4/10	230	1	4.3	1-1/2"	Automatic	20'	3450

Performance Chart



24 HOUR EMERGENCY BACKUP POWER

MODEL SPECIFICATION:

GENERAC : 8,000-Watt Automatic Standby Generator with 50-Amp Pre-Wired 10 Circuit Transfer Switch

Model	Depth	Height	Weight	Width	CSA Certified	Amps	Warranty	Operation
6237	50.50 in	44.50 in	479.00 lbs	27.30 in	Yes	50	5	Natural Gas or LP Gas

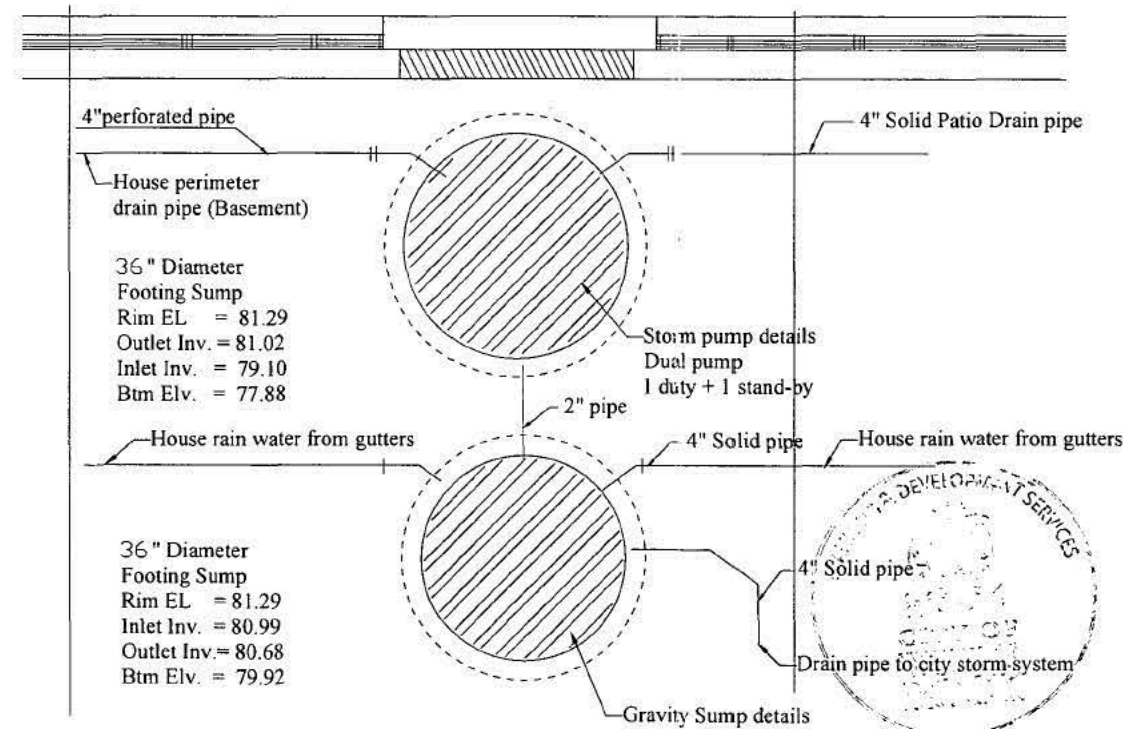
Note: Plumbing installation shall be done according to BC Plumbing Code 2012

Sump shall meet the requirement of Fixture Restriction Elevation and Bulletin2000-008-EL/PL(Vancouver), Bulletin2000-058-PL(Vancouver)

If Sump depth is greater than 5' provide 36" diameter sump with ladders. 24 Hour emergency backup power & controller panel to be provided for Sump pumps by the owner as specified. Pumps will be maintained in working order by owner throughout the year. Electrical work to be done according to latest code.

Inspection by engineer is required for piping layout before backfill.

All the elevations calculated for the sump are in meters.



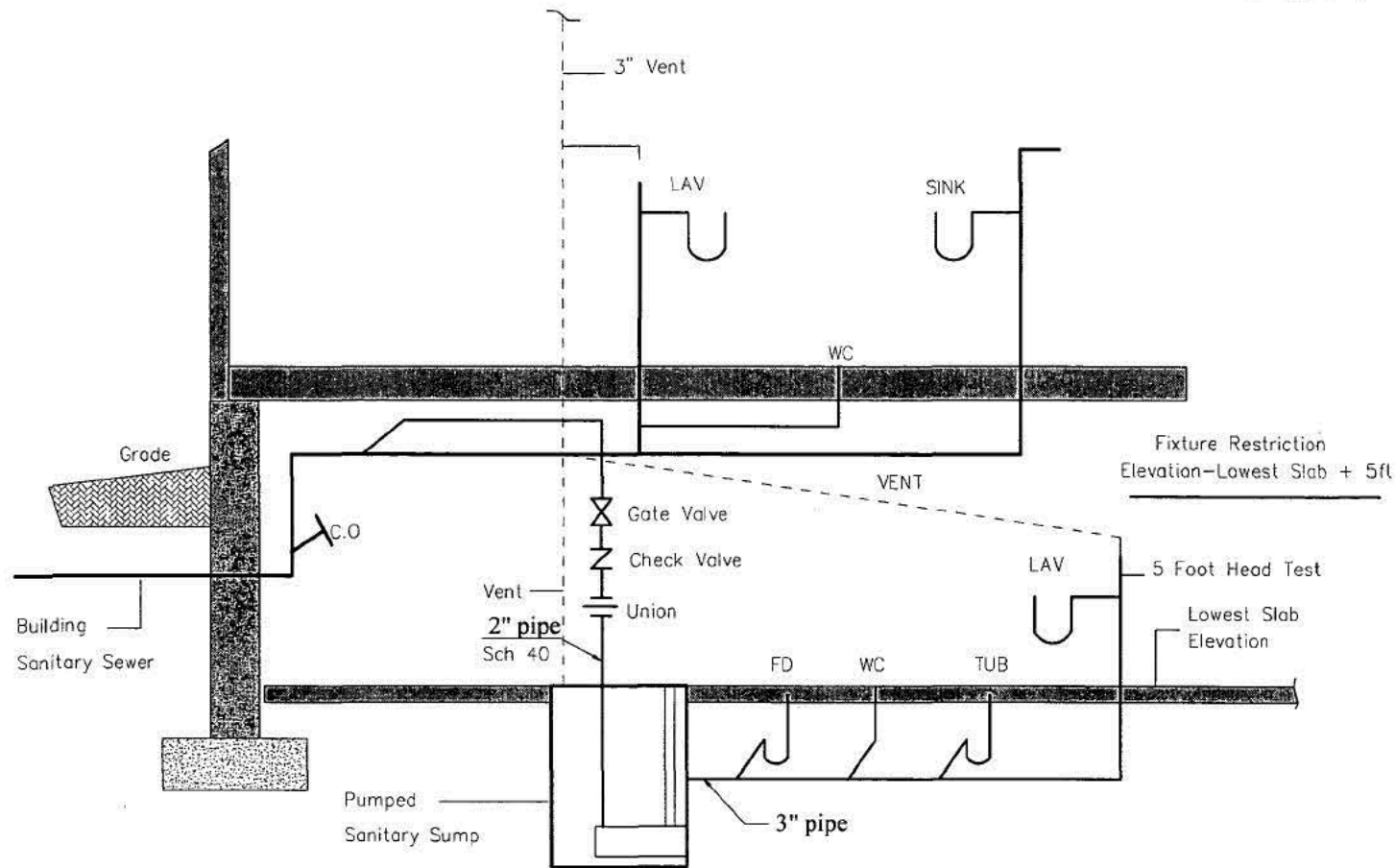
#15196

ZOELLERS 150 SERIES: MODEL 152

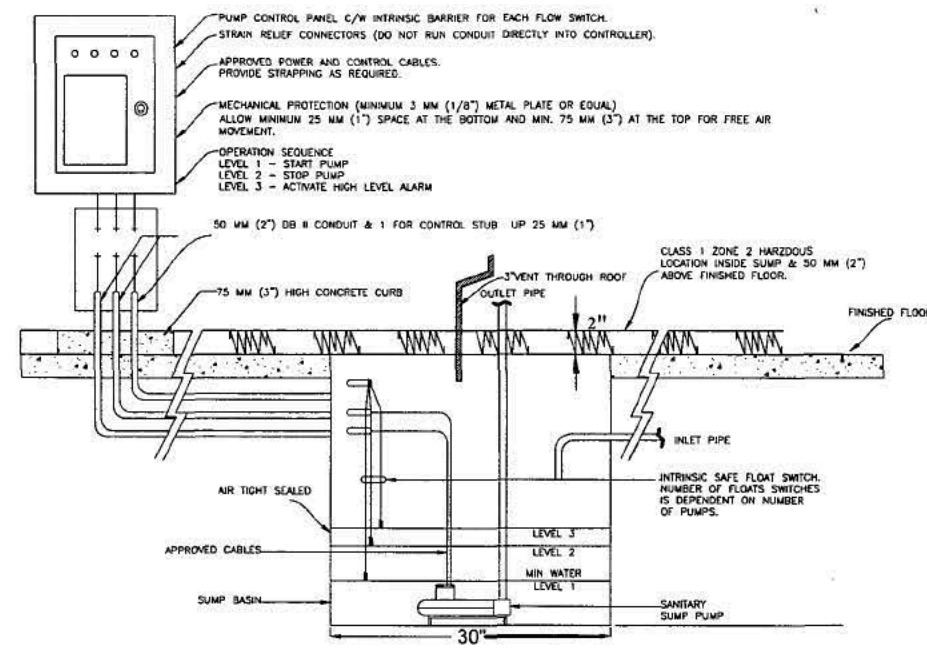
PROJECT: LOT# 204, 1588 KERFOOT ROAD WHITEROCK, BC

VOLTAS ENGINEERING LTD.
 #212-8322-130 STREET, SURREY, BC, V3W 8J9
 PHONE: 604-728-7777. E-MAIL: info@voltasengineering.com

DATE: DEC 16/15
 TITLE: STORM SUMP DETAILS
 DRAWN: JEET
 SCALE: 1/4"=1'-0"
 CHECKED BY: G.S.
 DEC 16, 2015
 DRAWING NO. P1



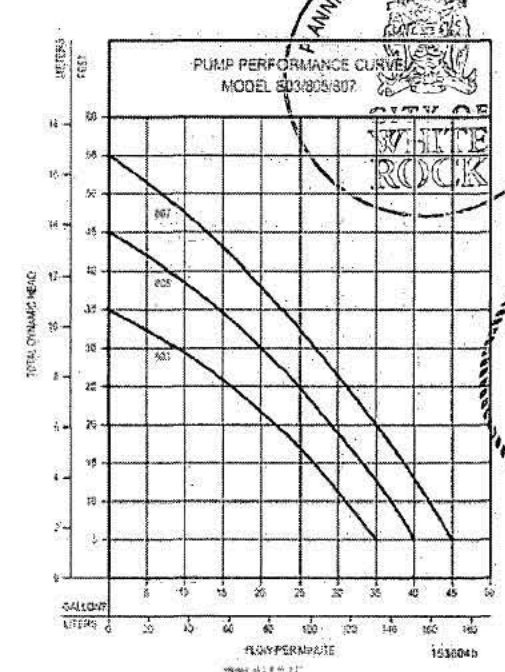
TYPICAL CLASS 1 SANITARY DRAINAGE SYSTEM (BELOW FIXTURE RESTRICTION)



Sanitary Sump pump: Zoellers grinder pump shark

Model Specification							
Model	HP	Volts	Phase	Amps	Discharge Size	Switch type	Cord length
805	3/4	230	1	3.0	3-1/4"	Automatic	15'

Performance Chart



MODEL SPECIFICATION:

GENERAC : 8,000-Watt Automatic Standby Generator with 50-Amp Pre-Wired 10 Circuit Transfer Switch

Model	Depth	Height	Weight	Width	CSA Certified	Amps	Warranty	Operation
6237	50.30 in	44.50 in	475.00 Lbs	27.30 in	Yes	50	5	Natural Gas or LP Gas

Note: Plumbing installation shall be done according to BC Plumbing Code 2012

Sump shall meet the requirement of Fixture Restriction Elevation and Bulletin 2000-008-EL/PL (Vancouver), Bulletin 2000-058-PL (Vancouver)

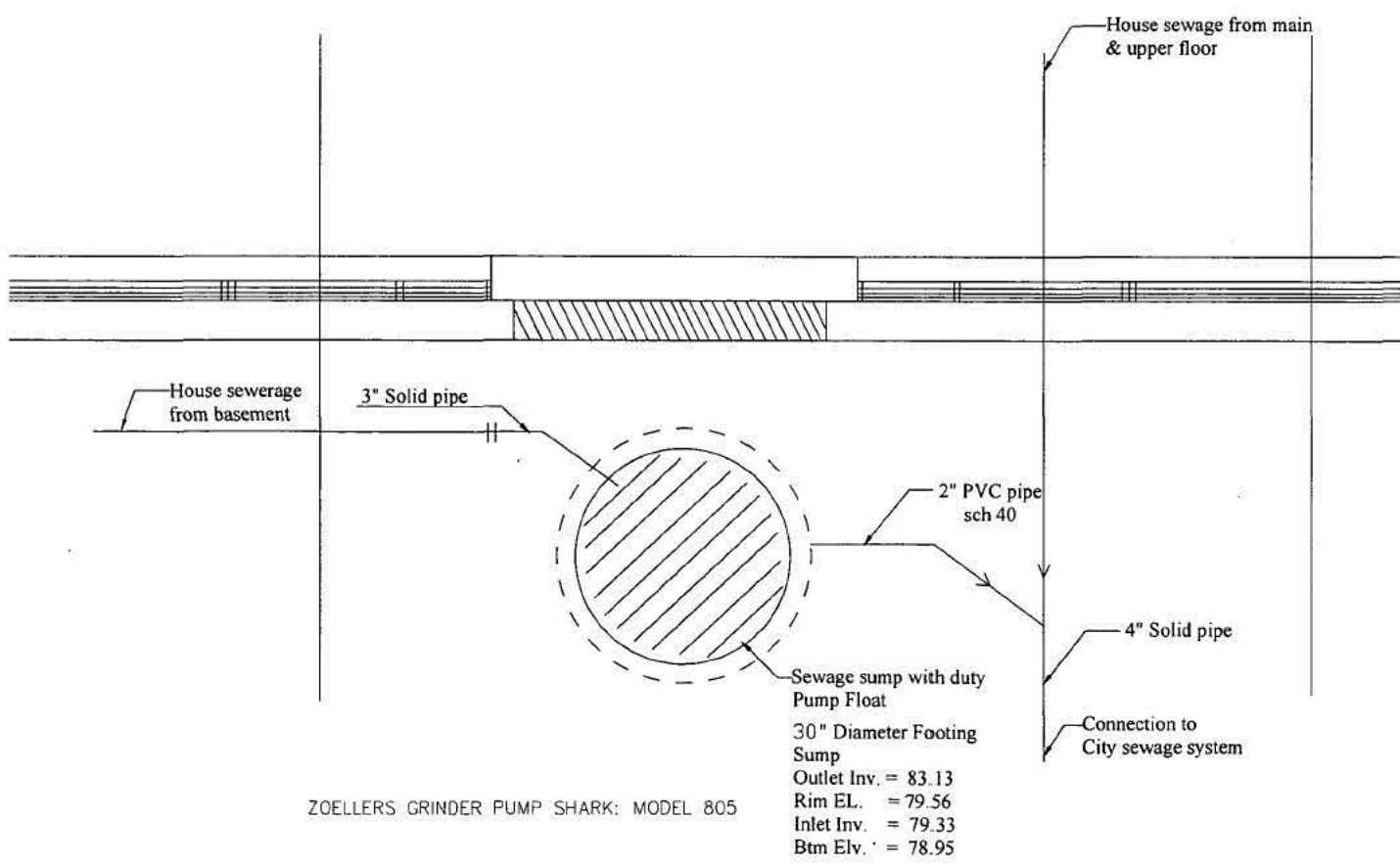
If Sump depth is greater than 5' provide 30" diameter sump with ladders.

24 Hour emergency backup power & controller panel to be provided for Sump pumps by the owner as specified in drawing.

Pumps will be maintained in working order by owner throughout the year. Electrical work to be done according to latest code. Inspection by engineer is required for piping layout before backfill.

5 Foot head test setup and water must be present at the time of rough-in city inspection.

All the elevations calculated for the sump are in meters.



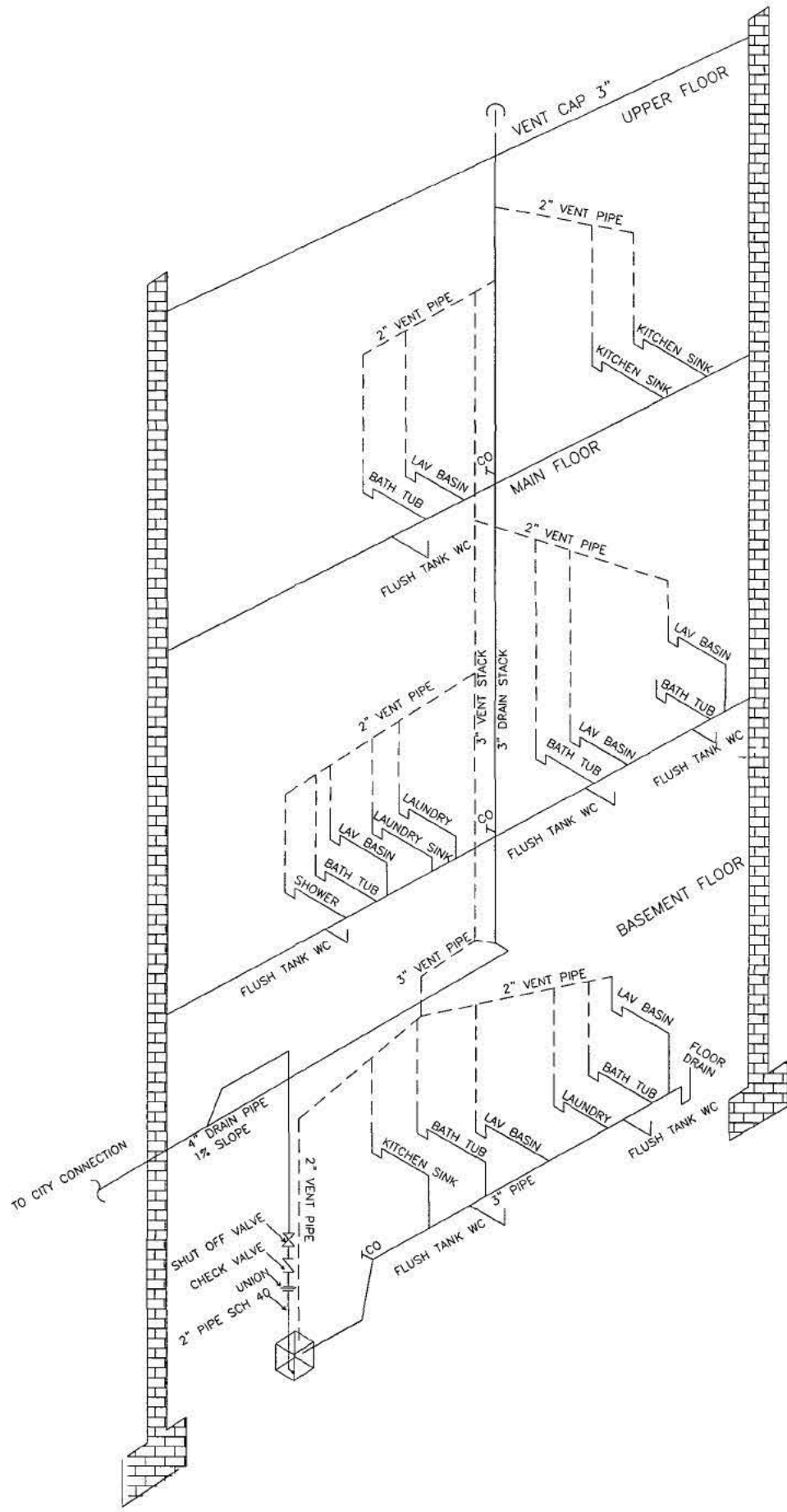
ZOELLERS GRINDER PUMP SHARK: MODEL 805

Sewage sump with duty Pump Float
 30" Diameter Footing Sump
 Outlet Inv. = 83.13
 Rim EL. = 79.56
 Inlet Inv. = 79.33
 Btm Elv. = 78.95

PROJECT: LOT# 204, 1588 KERFOOT ROAD WHITEROCK, BC

VOLTAS ENGINEERING LTD.
 #212-8322-130 STREET, SURREY, BC, V3W 8J9
 PHONE: 604-728-7777. E-MAIL: info@voltasengineering.com

DATE: DEC 16/15
 TITLE: SANITARY SUMP DETAILS
 DRAWN: JEET
 SCALE: 1/4" = 1'-0"
 CHECKED BY: G.S.
 DEC 16, 2015
 DRAWING NO. P2



HYDRAULIC LOAD FOR UPPER FLOOR

1 GW @ 6 = 6 FIXTURE UNITS
 2 KS @ 1.5 = 3 FIXTURE UNITS

TOTAL = 9 FIXTURE UNITS

HYDRAULIC LOAD FOR MAIN FLOOR

3 GW @ 6 = 18 FIXTURE UNITS
 1 SH @ 2 = 2 FIXTURE UNITS
 1 LD @ 4 = 4 FIXTURE UNITS
 1 LS @ 1.5 = 1.5 FIXTURE UNITS

TOTAL = 25.5 FIXTURE UNITS

HYDRAULIC LOAD FOR BASEMENT FLOOR

2 GW @ 6 = 12 FIXTURE UNITS
 1 KS @ 1.5 = 1.5 FIXTURE UNITS
 1 LD @ 4 = 4 FIXTURE UNITS
 1 FD @ 3 = 3 FIXTURE UNITS

TOTAL = 20.5 FIXTURE UNITS

ABBREVIATIONS

- BS = BAR SINK
- CO = CLEAN OUT
- DW = DISHWASHER
- FD = FLOOR DRAIN
- GW = GROUP WASHROOM
(BATHROOM GROUP WITH FLUSH TANK)
- JC = JACUZZI
- KS = KITCHEN SINK
- LD = LAUNDRY (INCLUDES TUB AND WASHER)
- LS = LAUNDRY SINK
- LV = LAVATORY
- SH = SHOWER HEAD
- WC = WATER CLOSET

CODE ANALYSIS:

- MAIN VENT 3"
 ALLOWED FOR 100 FU LOAD AND VENT LENGTH 79 METER (BC PLUMBING CODE 2012 - TABLE 2.5.8.3)

NOTE:

- SIZE OF THE VENT SHALL BE ONE SIZE LESS THAN PIPE SIZE.

NOTES: PLUMBING INSTALLATION SHALL BE DONE ACCORDING TO BC PLUMBING CODE 2012

THIS PAGE IS ATTACHED FOR CLARIFICATION PURPOSE AND TO SHOW HYDRAULIC LOAD CALCULATION

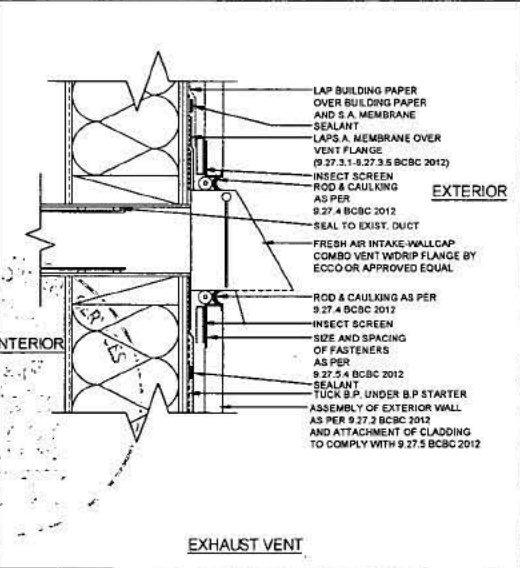
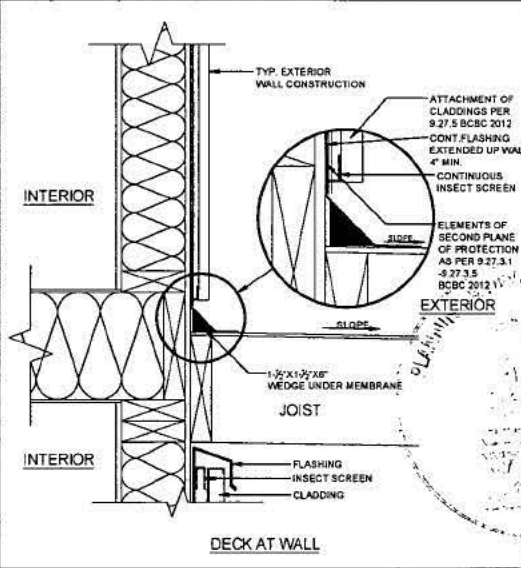
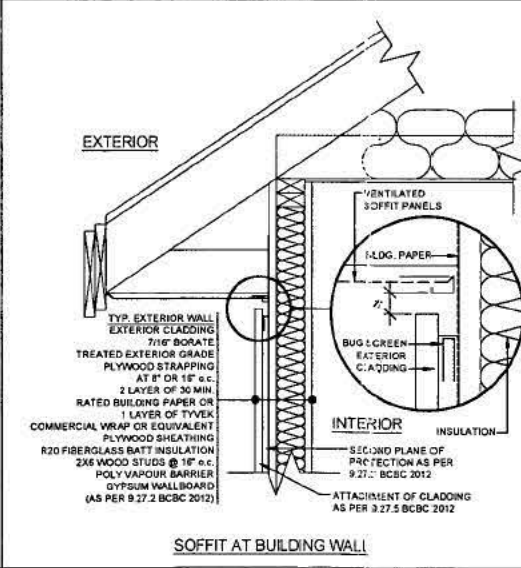
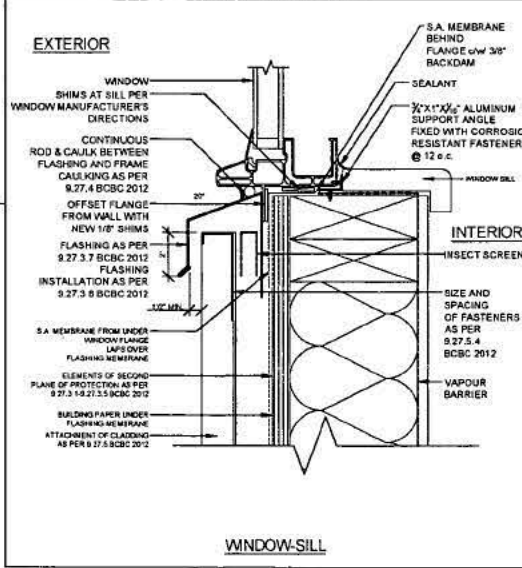
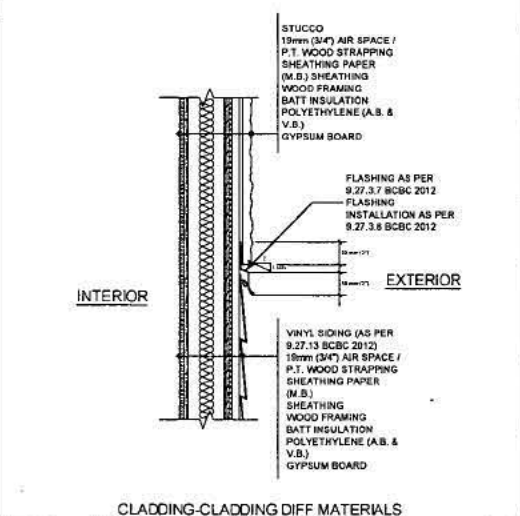
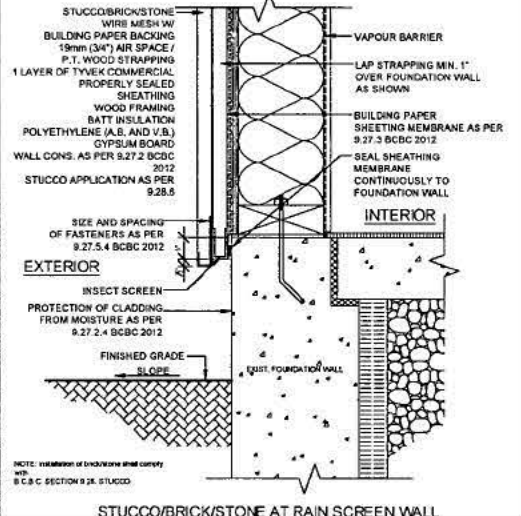
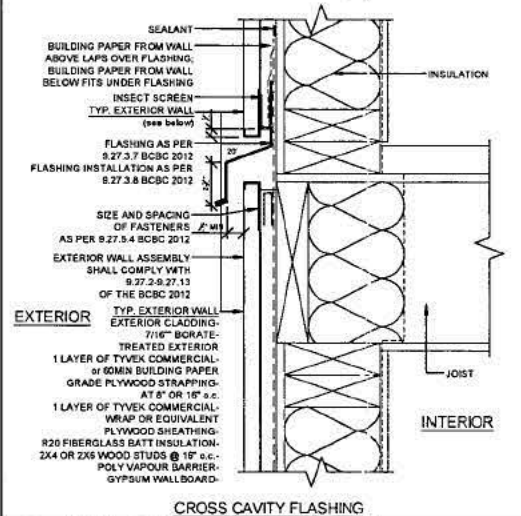
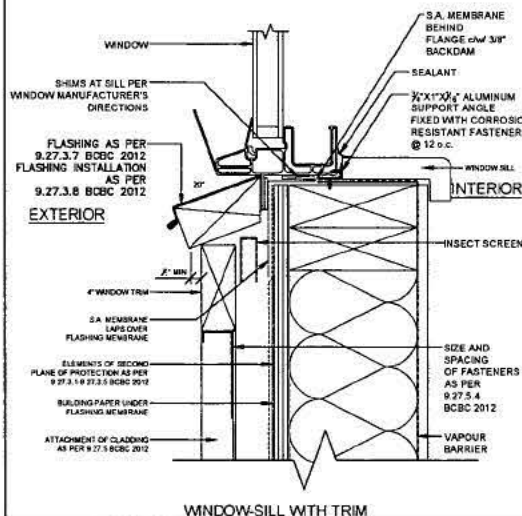
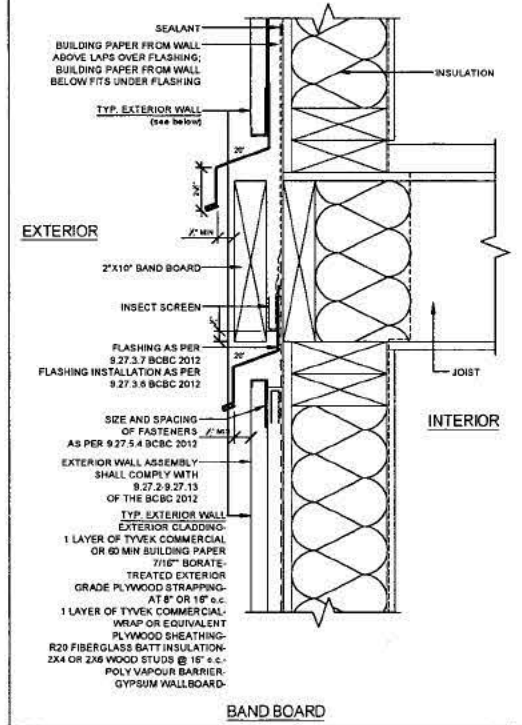
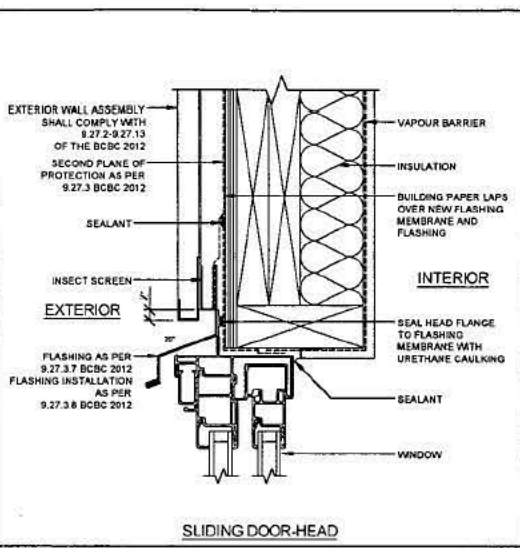
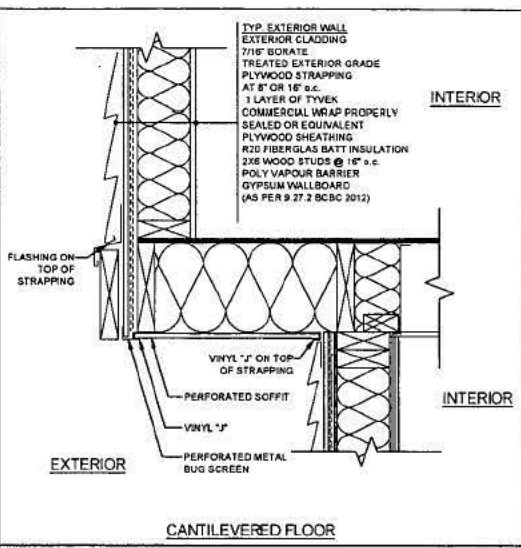
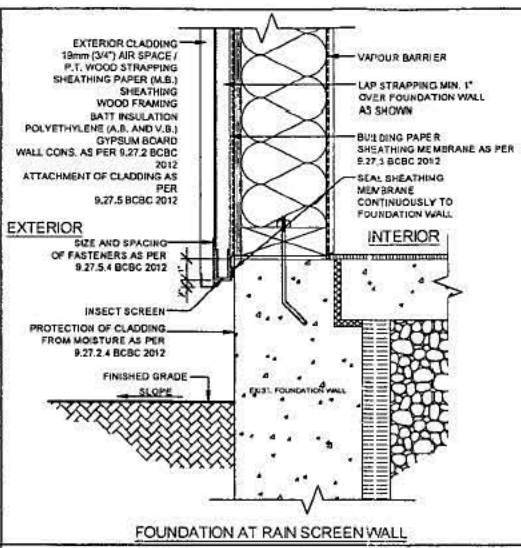
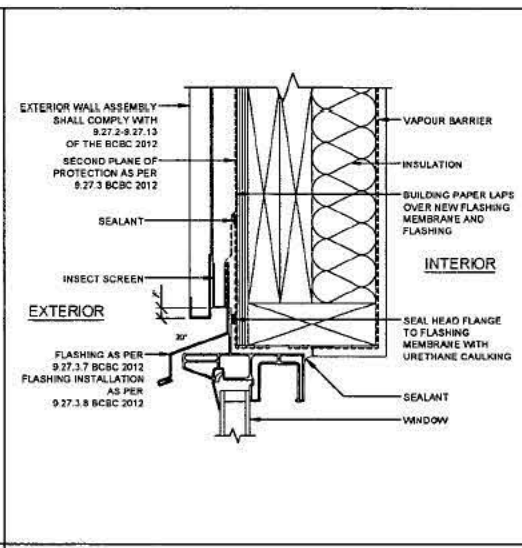
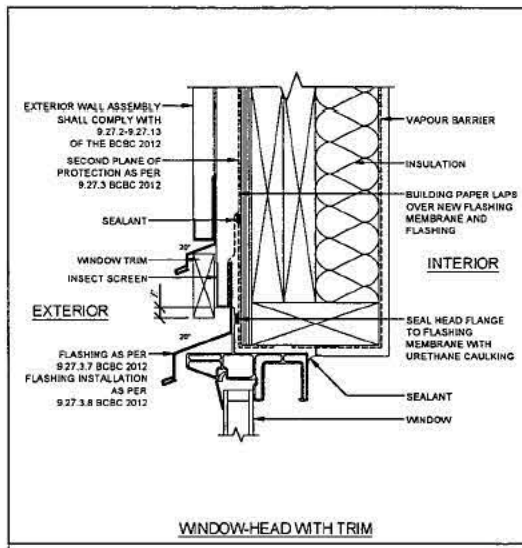


PROJECT:

LOT # 204, 1588 KERFOOT ROAD
 WHITEROCK, BC

VOLTAS ENGINEERING LTD.
 #212-8322-130 STREET, SURREY, BC, V3W 8J9
 PHONE: 604-728-7777. E-MAIL: info@voltasengineering.com

DATE: DEC 16/15	TITLE: PLUMBING DETAILS
DRAWN BY: JEET	SCALE: 1/4"=1'-0"
CHECKED BY: G.S.	DEC 16, 2015
DRAWING NO. P2	



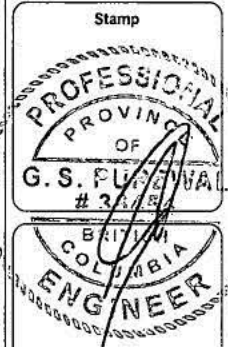
INSPECTION NOTE:

THE FOLLOWING COMPONENTS OF THE HOUSE MUST BE INSPECTED BY THE BUILDING ENVELOPE ENGINEER IN ORDER TO PROVIDE SCHEDULE CB AT FINAL STAGE:

- DAMP-PROOFING BELOW GROUND LEVEL
- MOCK UP WINDOW PREP. WITH BLUE SKIN & PAPER
- ROOFING AND FLAT DECK WATERPROOFING DETAILS ONLY
- BUILDING PAPER (TYVEK) INSTALLATION
- RAIN SCREEN AND FLASHING DETAILS
- WIRE MESH DETAILS FOR STUCCO
- FINAL INSPECTION AFTER EVERY THING IS COMPLETE

REVISIONS
1 DEC 15 15 ISSUED FOR BP

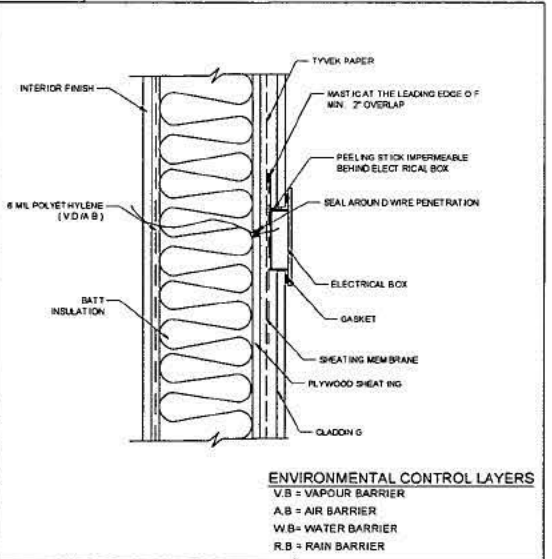
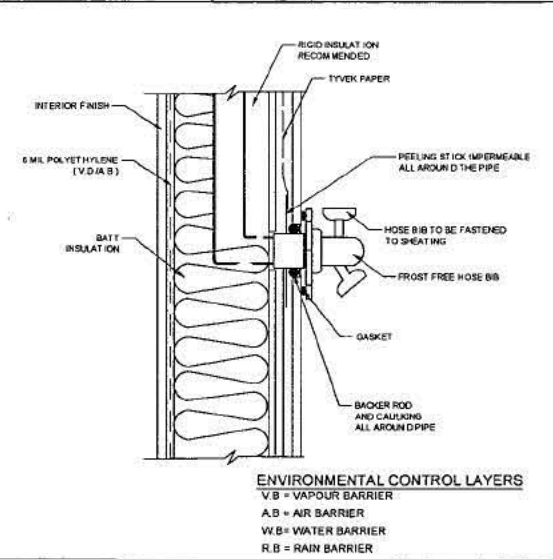
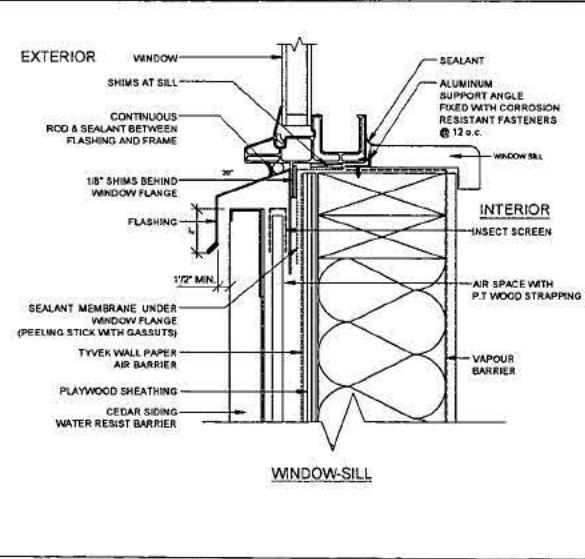
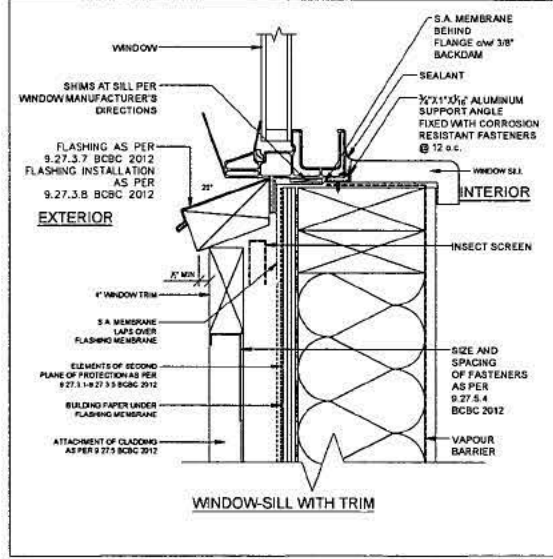
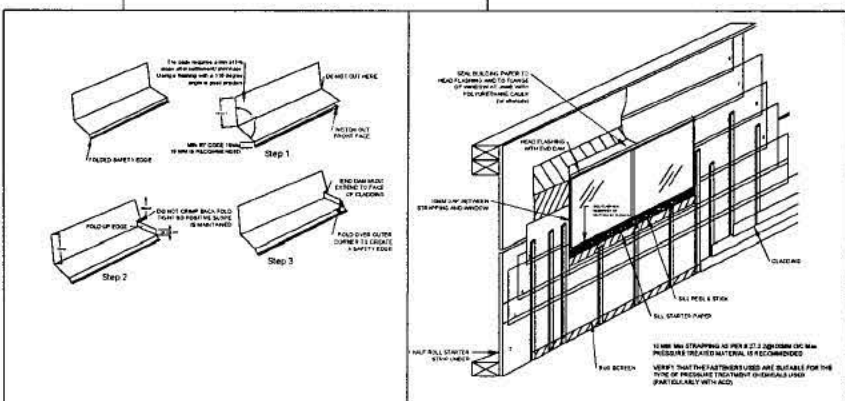
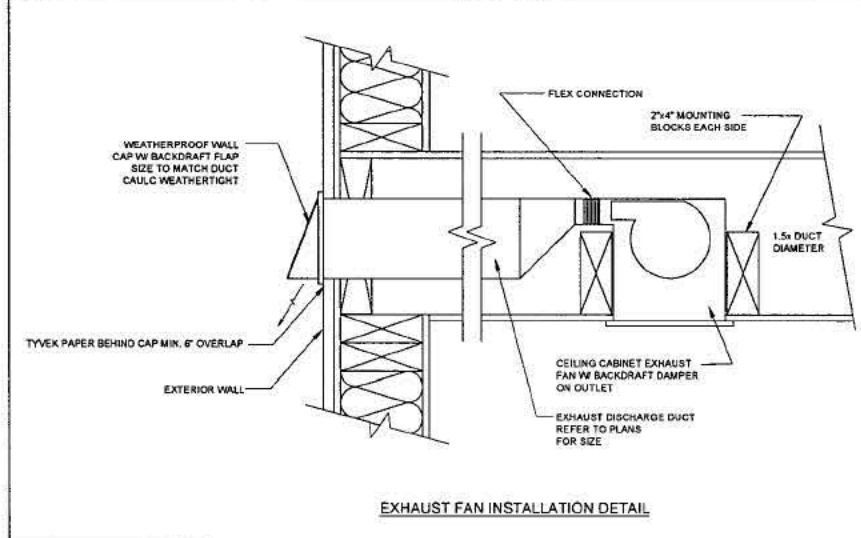
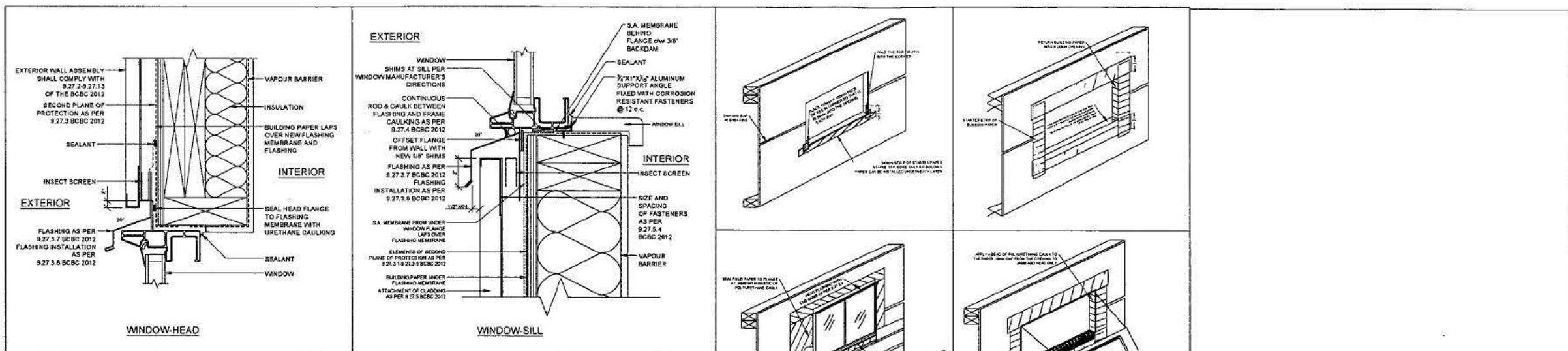
VOLTAS ENGINEERING LTD.
 #212-8322-130 STREET,
 SURREY, BC, V3W 8J9
 TEL: 778-593-9593 FAX: 604-800-9230
 E-MAIL: info@voltasengineering.com



Stamp
 Project-15 - 1537
 ADDRESS:
 1588 KERFOOT ROAD
 WHITEROCK, BC

TITLE:
 BE DETAILS
 DATE: 15 DEC-2015
 DRAWN: JEET
 SCALE: AS SHOWN
 CHECKED BY: G.P
 DRAWING NO:
 B1

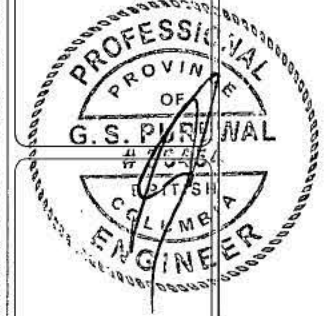
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NO.	REVISIONS
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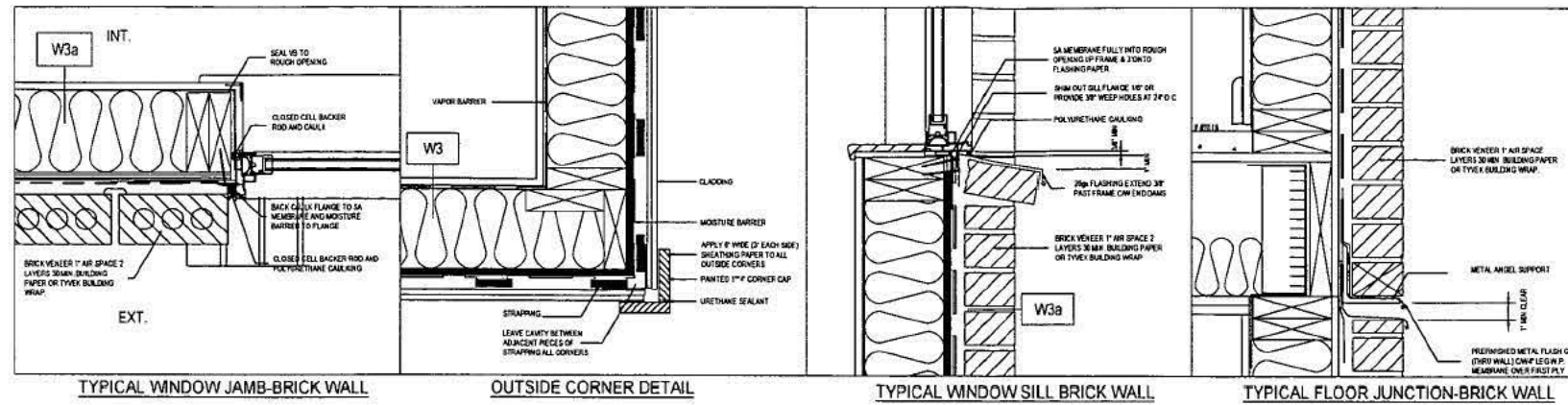
VOLTAS ENGINEERING LTD.
 #2-12-8322-130 STREET,
 SURREY, BC, V3W 8J9
 TEL: 778-593-9593 FAX: 604-800-9230
 E-MAIL: info@voltasengineering.com

Stamp



Project-15 - 1537
 ADDRESS:
 1588 KERFOOT ROAD
 WHITEROCK, BC

TITLE:
BE DETAILS
 DATE: 15 DEC-2015
 DRAWN: JEET
 SCALE: AS SHOWN
 CHECKED BY: G.P.
 DRAWING NO:
B2

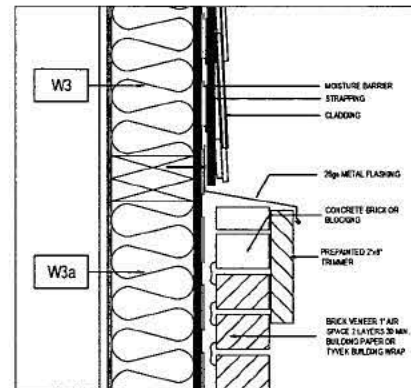


TYPICAL WINDOW JAMB-BRICK WALL

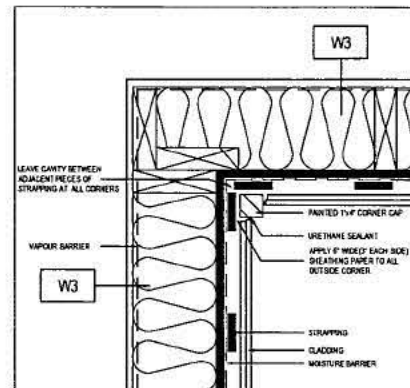
OUTSIDE CORNER DETAIL

TYPICAL WINDOW SILL BRICK WALL

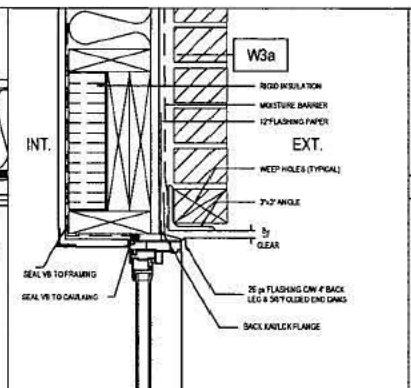
TYPICAL FLOOR JUNCTION-BRICK WALL



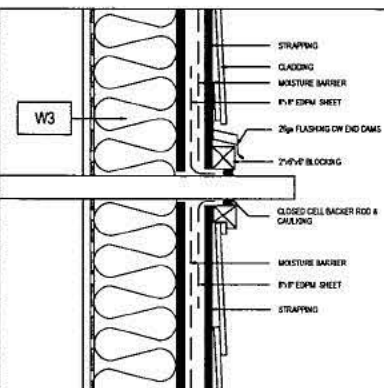
JUNCTION OF BRICK AND SIDING



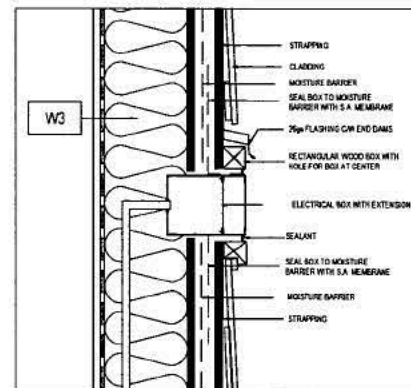
OUTSIDE CORNER DETAIL



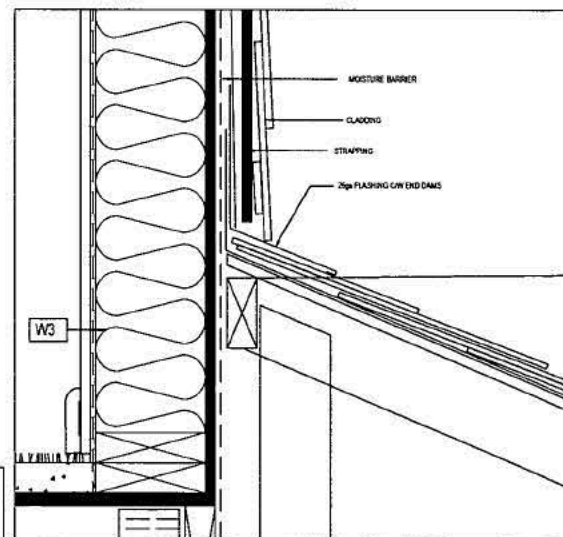
TYPICAL WINDOW HEAD - BRICK WALL



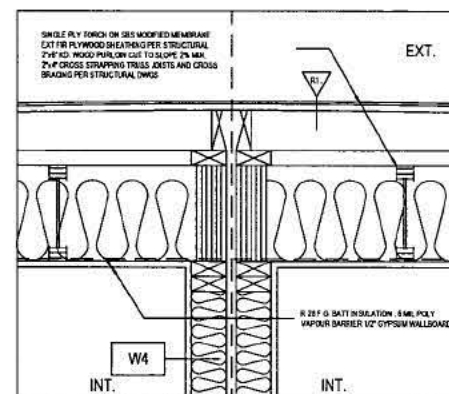
PIPE PENETRATION DETAIL



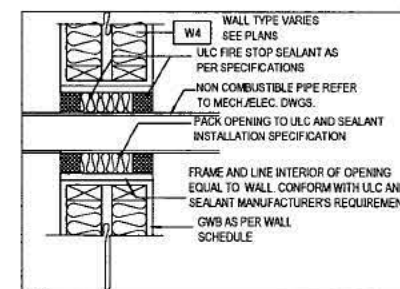
ELECTRICAL BOX INSTALLATION



DETAIL OF CANOPY JUNCTION

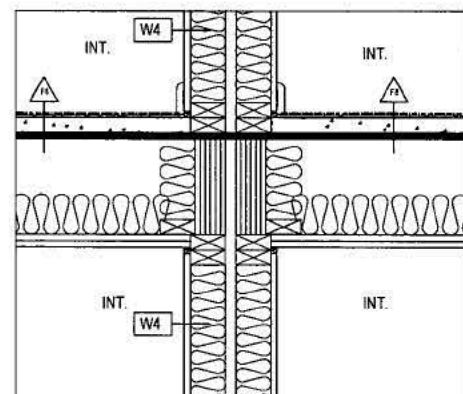


PARTY WALL- ROOF

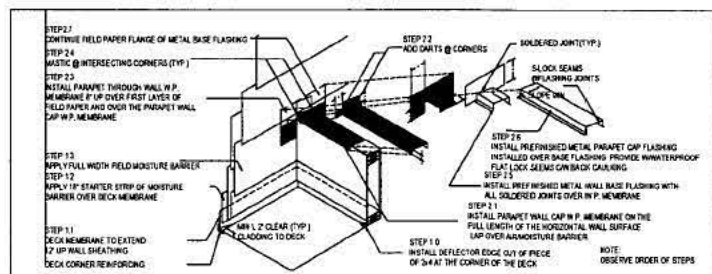


NOTE: ALL FIRE STOP SYSTEMS TO CONFORM TO AND BE APPROVED BY MUNICIPALITY AND ARCHITECT. ALL SUBSTITUTIONS OF EQUIVALENT SYSTEMS TO BE APPROVED BY ARCHITECT. IT IS INCUMBENT ON THE CONTRACTOR TO REVIEW THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR FIRE STOP SYSTEM INSTALLATION AND USE.

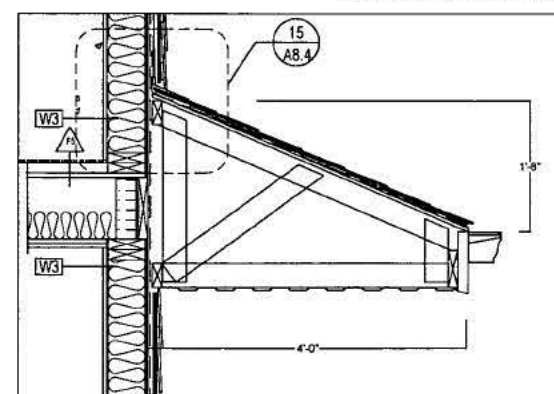
TYP. SERVICE PENETRATION THRU GYPSUM BOARD/ WOOD STUD WALL FIRE SEPARATION



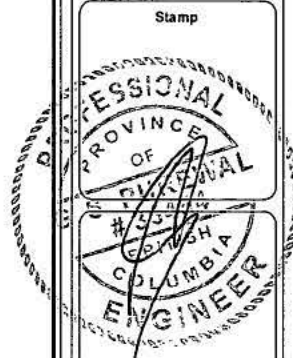
PARTY WALL- LEVEL 3&4



DECK AT ADJOINING WALLS AND INTERSECTION WALLS



CANOPY OVER AMENITY ROOM DOOR



Stamp

Project-15 - 1537

ADDRESS:
1588 KERFOOT ROAD
WHITEROCK, BC

TITLE:
BE DETAILS

DATE: 15 DEC-2015

DRAWN: JEET / ZAVIER

SCALE: AS SHOWN

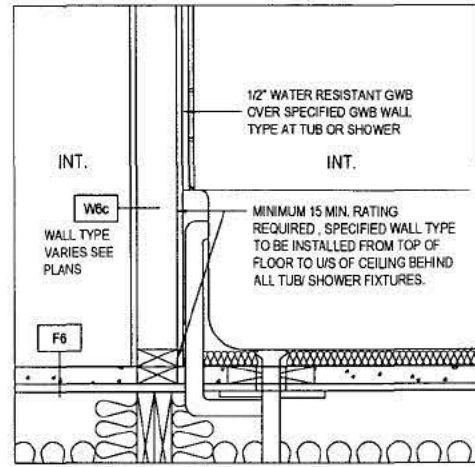
CHECKED BY: G.P

DRAWING NO:

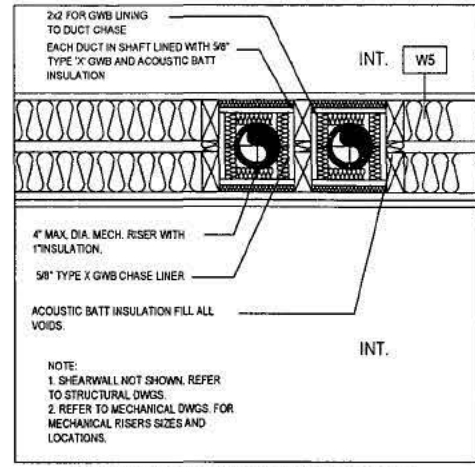
B3

NO.	REVISIONS
1	ISSUED FOR BP

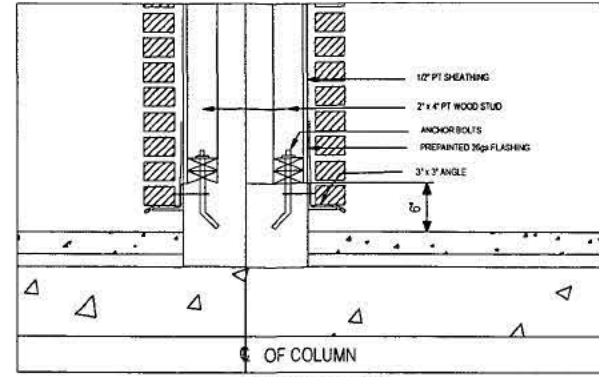
VOLTAS ENGINEERING LTD.
#212-8322-130 STREET,
SURREY, BC, V3W 8J9
TEL: 778-593-9593 FAX: 604-800-9230
E-MAIL: info@voltasengineering.com



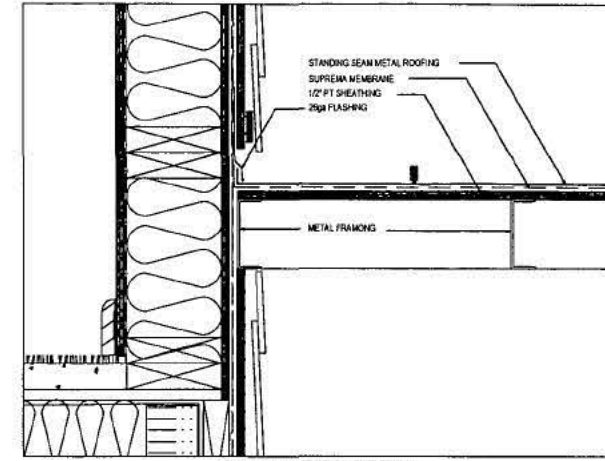
TYPICAL AT NON RATED WALLS AROUND TUB/SHOWER



MULTIPLE RISER WITHIN PARTY WALL



COLUMN BASE

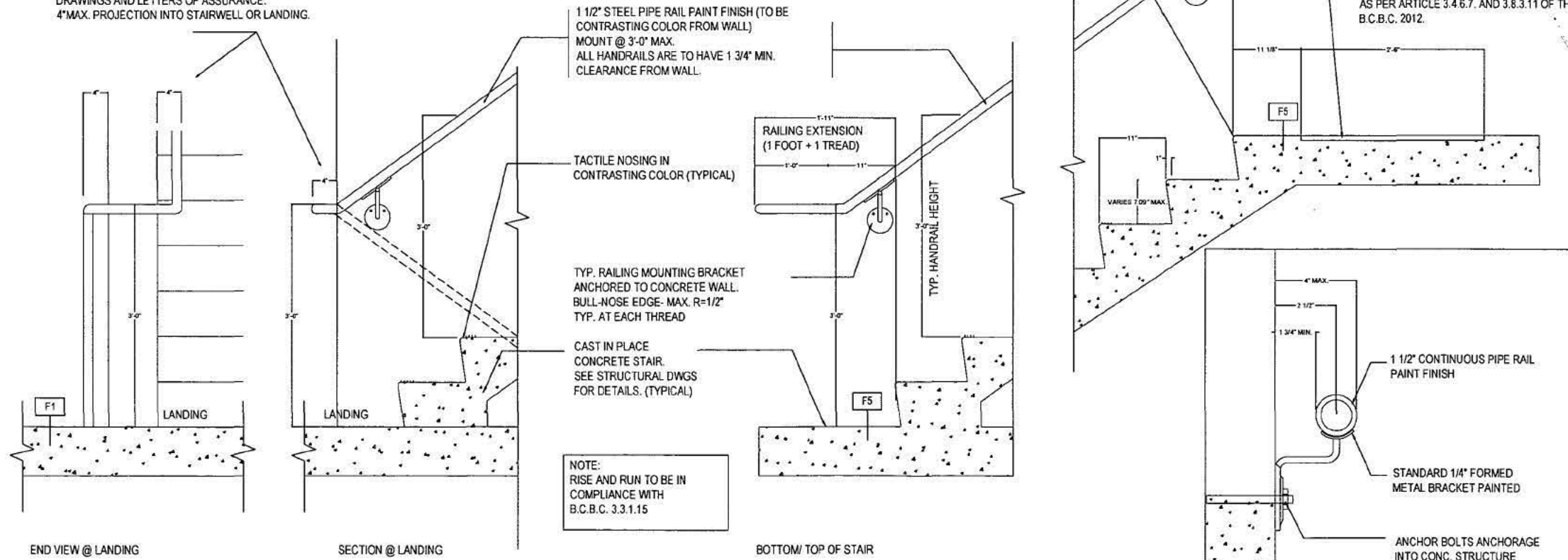


CONNECTION DETAIL

NOTE:
 -ALL INTERIOR GUARD RAILS AND HANDRAILS TO BE STEEL WITH PAINTED FINISH. HANDRAIL COLOR TO BE CONTRASTING COLOR TO WALLS.
 -MEMBER SIZE NOTED ARE MINIMUM INCREASE SIZE TO MEET REQUIREMENTS OF DESIGN ENGINEER.
 -SUBMIT DESIGN ENGINEERS SIGNED AND SEALED SHOP DRAWINGS AND LETTERS OF ASSURANCE.
 -4" MAX. PROJECTION INTO STAIRWELL OR LANDING.

ALL EXIT STAIRS TO HAVE NON-SLIP FINISH ON TREADS. STAIR NOSING TO BE PAINTED CONTRASTING COLOR MINIMUM OF 1" BY FULL WIDTH OF STAIR AS PER ARTICLE 3.4.6.1 OF THE B.C.B.C. 2012.

ALL EXIT STAIRS BE PROVIDED WITH TACTILE WARNING SYSTEM AT THE TOP OF THE STAIRWAY AND AT INTERMEDIATE LANDING INTERCEPTED BY OTHER PATHS OF TRAVEL AS PER ARTICLE 3.4.6.7. AND 3.8.3.11 OF THE B.C.B.C. 2012.

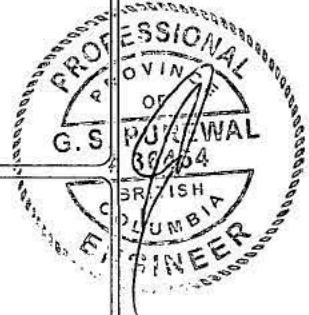


EXIT STAIR DETAILS BELOW MAIN FLOOR

NO.	DESCRIPTION	DATE
1	ISSUED FOR BP	DEC 15, 15

VOLTAS ENGINEERING LTD.
 #212-8322-130 STREET,
 SURREY, BC, V3W 8J9
 TEL: 778-593-9593 FAX: 604-800-9230
 E-MAIL: info@voltasengineering.com

Stamp



Project-15 - 1537
 ADDRESS:
 1588 KERFOOT ROAD
 WHITEROCK, BC

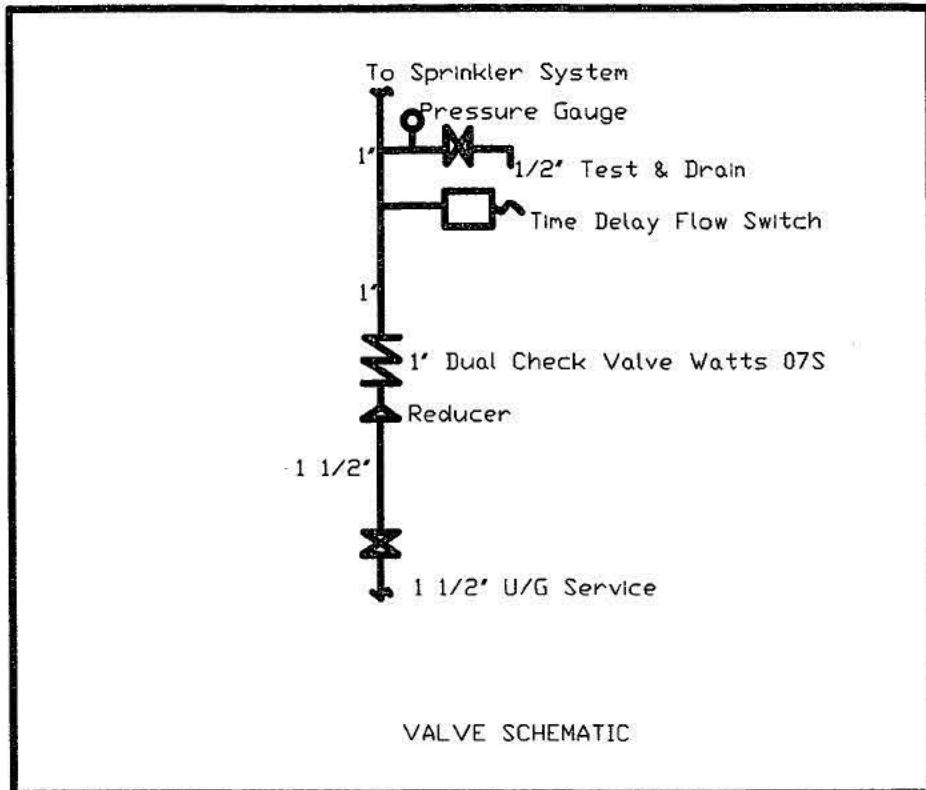
TITLE:
 BE DETAILS
 DATE: 15 DEC-2015
 DRAWN: SHM
 SCALE: AS SHOWN
 CHECKED BY: G.P.
 DRAWING NO:
 B4

SPRINKLER NOTES:

1. UNSPRINKLERED CRAWL SPACE SHALL BE MAX. 3'-11" HIGH AND SHALL NOT BE USED FOR STORAGE.
2. SPRINKLER DESIGN SHALL CONFORM TO BCBC 2012 & NFPA 13D.
3. THE PIPING SHOULD BE TESTED AT 250 PSI PRESSURE.
4. CONNECT THE MOST REMOTE SPRINKLER IN EACH UNIT TO W.C FLUSH TANK THROUGH P.R.V
5. ALL INSTALLED PIPING SHOULD BE DRAINABLE.
6. ALL PIPES INSTALLED THAT ARE EXPOSED TO OUTSIDE OR ARE ON COLDSIDE OF WALL SHALL BE INSULATED WITH 2.5" R-20 HIGH DENSITY INSULATION AND ALL JOINTS SHALL BE SEALED WITH EXPANDABLE FOAM.
7. UNSPRINKLERED WASHROOMS SHALL BE MAX. 55 SQ. FT.
8. UNSPRINKLERED CLOSETS MAX 24 SQ. FT. AND THE LEAST DIMENSION LESS THAN 3 FT. AND WITH DRYWALL FINISH.
9. EXPOSED PIPING SHALL BE TYPE L COPPER & CONCEALED PIPING SHALL BE BLAZEMASTER PROTECTED WITH MINIMUM 1/2" DRYWALL.

17 Basement Floor
 14 Main Floor
 12 Top Floor

43 TOTAL



VOLTAS ENGINEERING LTD
 #108 8299 - 129 ST
 SURREY, BC V3W 0A6
 Phone: (604) 728-7777
 FAX (604) 800-9230

DISCLAIMER

THIS DESIGN IS EXCLUSIVELY FOR THE USE OF VOLTAS ENGINEERING LTD. CLIENTS AND IS PROTECTED BY THE COPYRIGHT OF VOLTAS ENGINEERING LTD.

PROJECT NO:
SFD

1588 Kerfoot Road
WhiteRock

CLIENT: Gold Key Fire Protection Ltd.

SCALE:

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

DRAWN BY:

Voltas Engineering Ltd.

CHECKED BY:

GP

ISSUE DATES:

Date FOR APPROVAL

DEC 15, 2015



TITLE:

SPRINKLER PLAN SPECIFICATIONS

DRAWING NO.:

FP - 1

Redacted S. 15(1)

VOLTAS ENGINEERING LTD
#108 8299 - 129 ST
SURREY, BC V3W 0A6
Phone: (604) 728-7777
FAX (604) 800-9230

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IS PROTECTED BY THE COPYRIGHT OF VOLTAS
ENGINEERING LTD.

PROJECT NO:

SFD
1588 Kerfoot Road
WhiteRock

CLIENT: Gold Key Fire Protection Ltd.

SCALE:

SCALE: 3/16" = 1'-0"

DRAWN BY:

Voltas Engineering Ltd.

CHECKED BY:

GP

ISSUE DATES:

Date FOR APPROVAL
DEC 15, 2015

TITLE:

SPRINKLER PLAN
TOP FLOOR

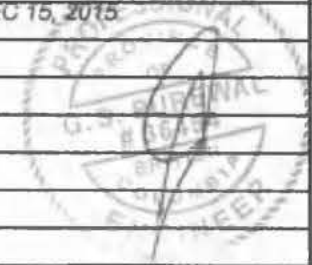
DRAWING NO.:

FP - 2

SHEET 2 OF 4

⊙ Globe GL4906(155°F), K=4.9, Cov 16'x16'

● Globe GL4910(175°F), K=4.9, Cov 16'x16'



Redacted S. 15(1)

VOLTAS ENGINEERING LTD
#108 8299 - 129 ST
SURREY, BC V3W 0A8
Phone: (604) 728-7777
FAX (604) 800-9230

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ENGINEERING LTD.

PROJECT NO:

SFD
1588 Kerfoot Road
WhiteRock

CLIENT: Gold Key Fire Protection Ltd.

SCALE:

SCALE: 3/16" = 1'-0"

DRAWN BY:

Voltas Engineering Ltd.

CHECKED BY:

GP

ISSUE DATES:

Date FOR APPROVAL
DEC 15, 2015

TITLE:

SPRINKLER PLAN
BASEMENT

DRAWING NO.:

FP - 4

SHEET 4 OF 4

⊙ Globe GL4906(155°F), K=4.9, Cov 18'x18'

● Globe GL4910(175°F), K=4.9, Cov 18'x18'

◁ Tyco TY2335(155°F) Dry Sidewall, K=4.4, Cov 14'x14'

Redacted S. 15(1)

VOLTAS ENGINEERING LTD
#108 8299 - 129 ST
SURREY, BC V3W 0A8
Phone: (604) 728-7777
FAX (604) 800-9230

DISCLAIMER

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IS PROTECTED BY THE COPYRIGHT OF VOLTAS
ENGINEERING LTD.

PROJECT NO:

SFD
1588 Kerfoot Road
WhiteRock

CLIENT: Gold Key Fire Protection Ltd.

SCALE:

SCALE: 3/16" = 1'-0"

DRAWN BY:

Voltas Engineering Ltd.

CHECKED BY:

GP

ISSUE DATES:

Date FOR APPROVAL

DEC 15, 2015

TITLE:

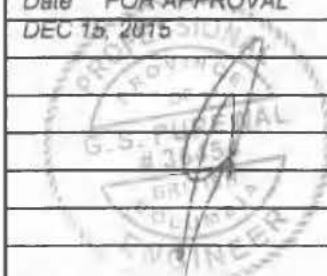
SPRINKLER PLAN
MAIN FLOOR

DRAWING NO.:

FP - 3

SHEET 3 OF 4

- ⊙ Globe GL4906(155°F), K=4.9, Cov 16'x16'
- Globe GL4910(175°F), K=4.9, Cov 16'x16'



LOT CALCULATIONS

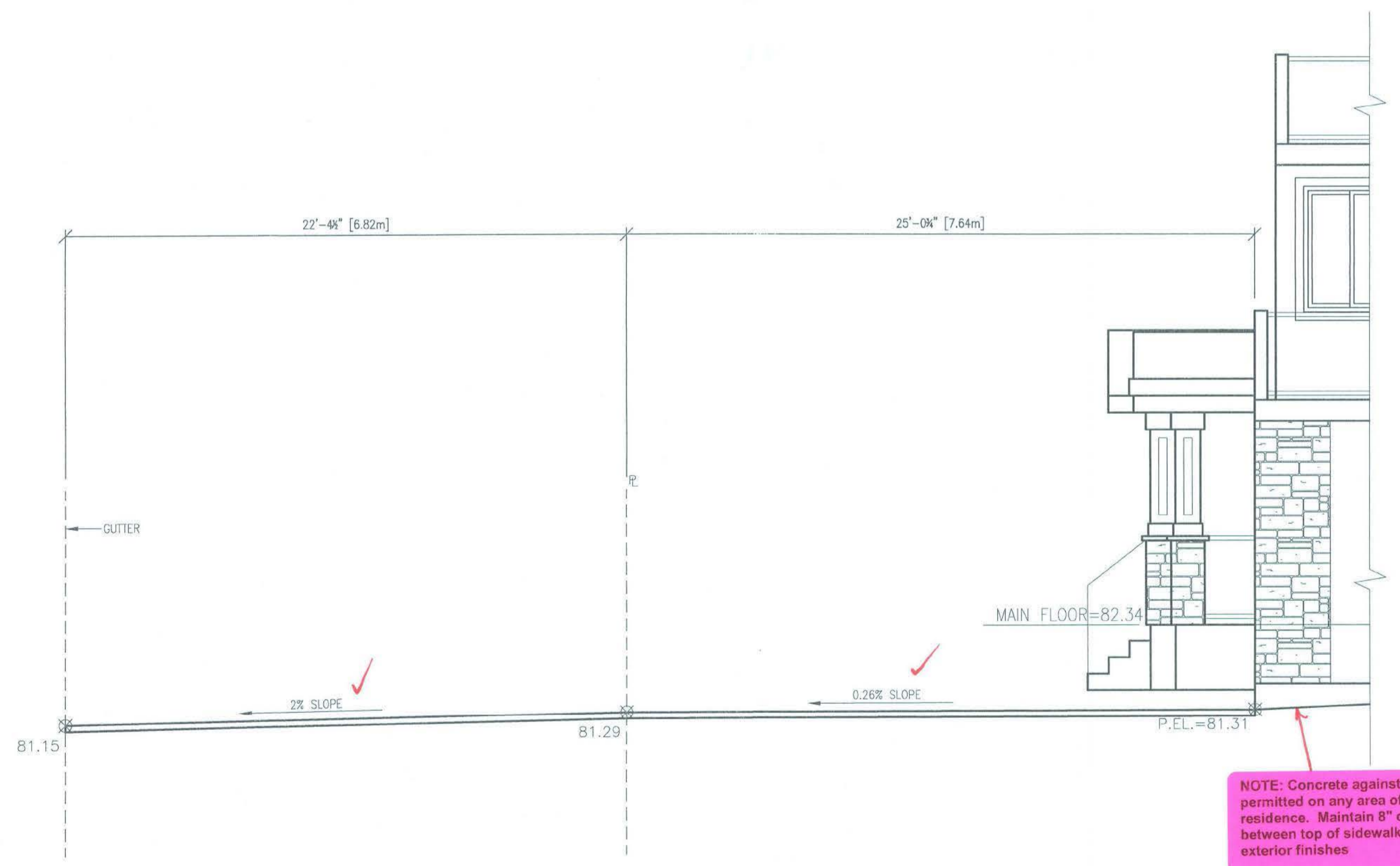
CIVIC ADDRESS:	LOT #204, 1588 KERFOOT ROAD
ZONING:	RS1
LOT AREA:	6859.4 SQ.FT.
PERMITTED GROSS FLOOR AREA:	50% x 6859.4 SQ.FT. = 3429.7 SQ.FT.
PROPOSED GROSS FLOOR AREA:	MAIN + NET TOP FL. = 3380.3 SQ.FT.
PERMITTED TOP FLOOR AREA:	80% x (2206.2 SQ.FT. + 192.6 SQ.FT.) = 1919.04 SQ.FT.
PROPOSED TOP FLOOR AREA:	= 1681 SQ.FT.
PERMITTED LOT COVERAGE:	45.00% 45.00% x 6859.4 SQ.FT. = 3086.73 SQ.FT.
PROPOSED LOT COVERAGE:	37.20% = 2551.4 SQ.FT.
PERMITTED BUILDING HEIGHT:	7.70M
PROPOSED BUILDING HEIGHT:	7.70M

- * REVIEW ATTACHED SHEETS ***
- TREE PROTECTION GUIDELINES
 - STORM DRAINAGE SYSTEM REQUIREMENTS
 - SUB TRADES LIST
 - STORM & SANITARY SEWER CONNECTION SHEETS
 - MECHANICAL VENTILATION SHEETS
 - WORKSAFEBC INSPECTION SERVICE POLICY
 - INSPECTIONS REQUIRED
 - FIRE SPRINKLER REQUIREMENTS
 - WR PLANS EXAMINATION COMMENTS PACKAGE

AIR CONDITIONING UNITS & EMERGENCY GENERATORS ARE NOT PERMITTED IN THE SIDE YARD SETBACK

Power Soffits:
Where roof soffits project to less than 1.2 m from the property line, they shall have no overhang and conform to protection as required in sections 9.10.15.5 (10).

Redacted S. 15(1)



NOTE: Concrete against wood not permitted on any area of this residence. Maintain 8" clearance between top of sidewalks, etc. and exterior finishes



- One Family Dwellings and Two Family Dwellings, shall provide Underground ducts (conduits) to the property line for future electrical, telephone and cablevision connections
- 1 1/4" min. dia. size required for domestic water service
- Fire Sprinkler System to be installed as per By-Law #1683
- 1 1/2" min. dia. size required for sprinkler water service
- Retaining walls supporting earth greater than 1.2M in height require a permit complete with P.Eng design
- Any alterations/improvements on City boulevard require written approval from Engineering Department on Keil Street (604) 541-2181

- Engineering Comments**
- Driveway access approved off of **KERFOOT ROAD**
 - Driveway access within the City Boulevard (road edge to property line) to slope up a minimum 2% from the road edge to property line.
 - Driveway from the property line to the garage slab to have a slope not exceeding 15%.
 - Backfill under the driveway with the City Boulevard must be structural fill (3" minus free draining granular material) compacted to 95% Modified Proctor Density.
 - Driveway access through the City Boulevard must be asphalt or brick pavers. Concrete is not permitted.
 - Driveway access through the City Boulevard (road edge to property line) cannot exceed 6.0m in width (minimum 4.5m).
 - The cost to remove, repair, or replace curb, gutter, sidewalk, or letdown works to be borne the owner/developer and performed by the City.
 - No structures such as retaining walls or "landscape rock" are permitted on the City Boulevard.
 - No private electrical or irrigation system is permitted on the City Boulevard.
 - The remaining City Boulevard must be restored with a minimum 150mm of topsoil and sod or a landscaping ground cover approved by the City

SITE PLAN
SCALE: 1/8"=1'

All Windows, Doors & Skylights must conform to NAFS

Mechanical Engineer required to design pump system for Sanitary & Storm services when pumping is required

ORIGINAL BUILDING PERMIT DRAWINGS ISSUED ARE REQUIRED TO BE ON-SITE DURING THE ENTIRE DURATION OF THE CONSTRUCTION

1588 Kerfoot RP# 16-196
Project: SFD with Suite
Zone: RS-1
Owner: Benipal Developments
Builder: Homeowner/Builder (Dipreet Benipal)
Contact: 604.441.7665 dipreet_15@hotmail.com



The review of these plans shall not in any way relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE



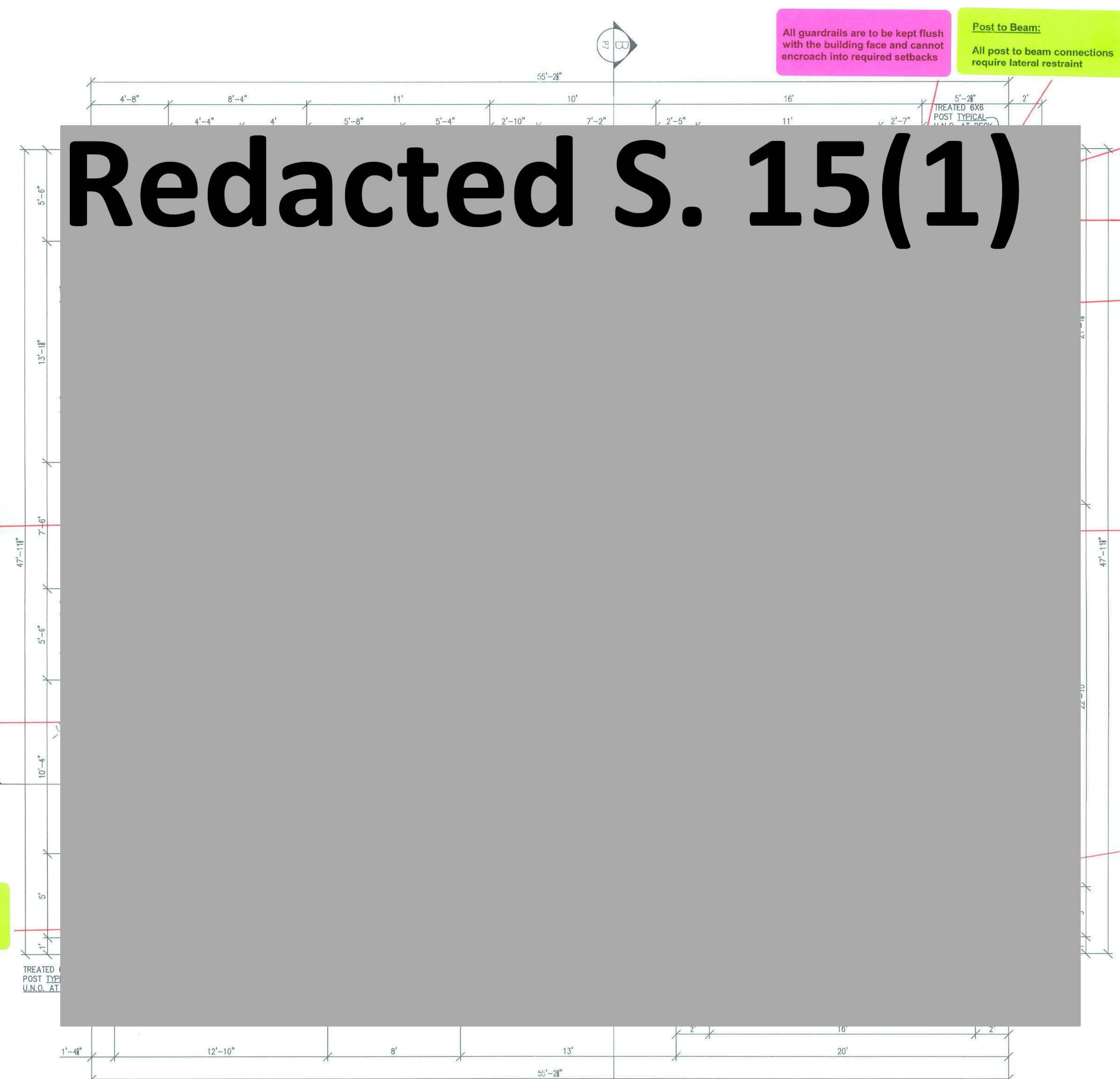
PROPOSED RESIDENCE FOR MR. DEVINDER BENIPAL
LOT #204, 1588 KERFOOT ROAD
WHITE ROCK, B.C.

DWN:	GW
SCALE:	AS NOTED
DATE:	OCT. 13.15
CHKD:	
PHONE:	604-338-6566

DRAWING NO.
DD15-7007-P1

BHILLON DESIGNS LTD.
UNIT 215-1283D-89th AVE.
SURREY, B.C. V3W 3A8
PHONE: (604) 590-2808
FAX: (604) 590-2878
EMAIL: info@bhilledesigns.ca

Redacted S. 15(1)



All guardrails are to be kept flush with the building face and cannot encroach into required setbacks

Post to Beam:
All post to beam connections require lateral restraint

Roof decks require 2% slope and 2x4 cross-perlins c/w ventilation

All decking surface material to be an approved roof membrane

All glass guardrails or similar will require a solid top rail meeting the load and design reqmt's of Part 4 of the BCBC code. All glass guardrails that are not supported on four edges, will require structural engineer design and building code schedules.

Exterior wall requires 2X6 stud construction with a min. R-20 batt insulation.

Roof decks require 2% slope and 2x4 cross-perlins c/w ventilation
IF GARAGE CEILING SETS INSULATED

Glazing installed over stairs, ramps and landings that extends to less than 200 mm above the surfaces of the treads, ramp or landings shall be protected in accordance with sentence 9.8.8.1.(3) of the BC Building Code.

Roof decks require 2% slope and 2x4 cross-perlins c/w ventilation

Post to Beam:
All post to beam connections require lateral restraint

Carbon Monoxide Detectors:
Hardwired CO alarms are required in bedrooms or within 5m and in rooms where solid fuel powered appliances are located

All stairs, guards, handrails and landings to comply with Sec.9.8 of the BCBC 2012.

All Windows, Doors & Skylights must conform to NAFS

MAIN FLOOR
SCALE: 1/4"=1'
9'-0 3/4" CEILING

MAIN FLOOR AREA = 1762.6 SQ.FT. ✓
GARAGE AREA = 443.6 SQ.FT. ✓
TOTAL MAIN FL. AREA = 2206.2 SQ.FT. ✓

L/C
2648.774
- 40.639
- 12.333
- 12.500
- 80.00

2503.302
X 0.8 (UPPER)
2002.642 (UPPER PLANNED)

FAR
2503.302
- 443.600
- 72.00
- 61.167
- 52.00
- 110.301

1772.234



The review of these plans shall not in any way relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE	TITLE	DWN:	SCALE:	DATE:	CHKD:	PHONE:	DRAWING NO.	DHILLON DESIGNS LTD.
						PROPOSED RESIDENCE FOR MR.DEVINDER BENIPAL LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.	GW	1/4"=1'	OCT.13.15		604-338-6566	DD15-7007-P2	UNIT 215-12830-60th AVE. SURREY, B.C. V3W 3A8 PHONE: (604) 590-2808 FAX: (604) 590-2878 EMAIL: info@dhillondesigns.ca

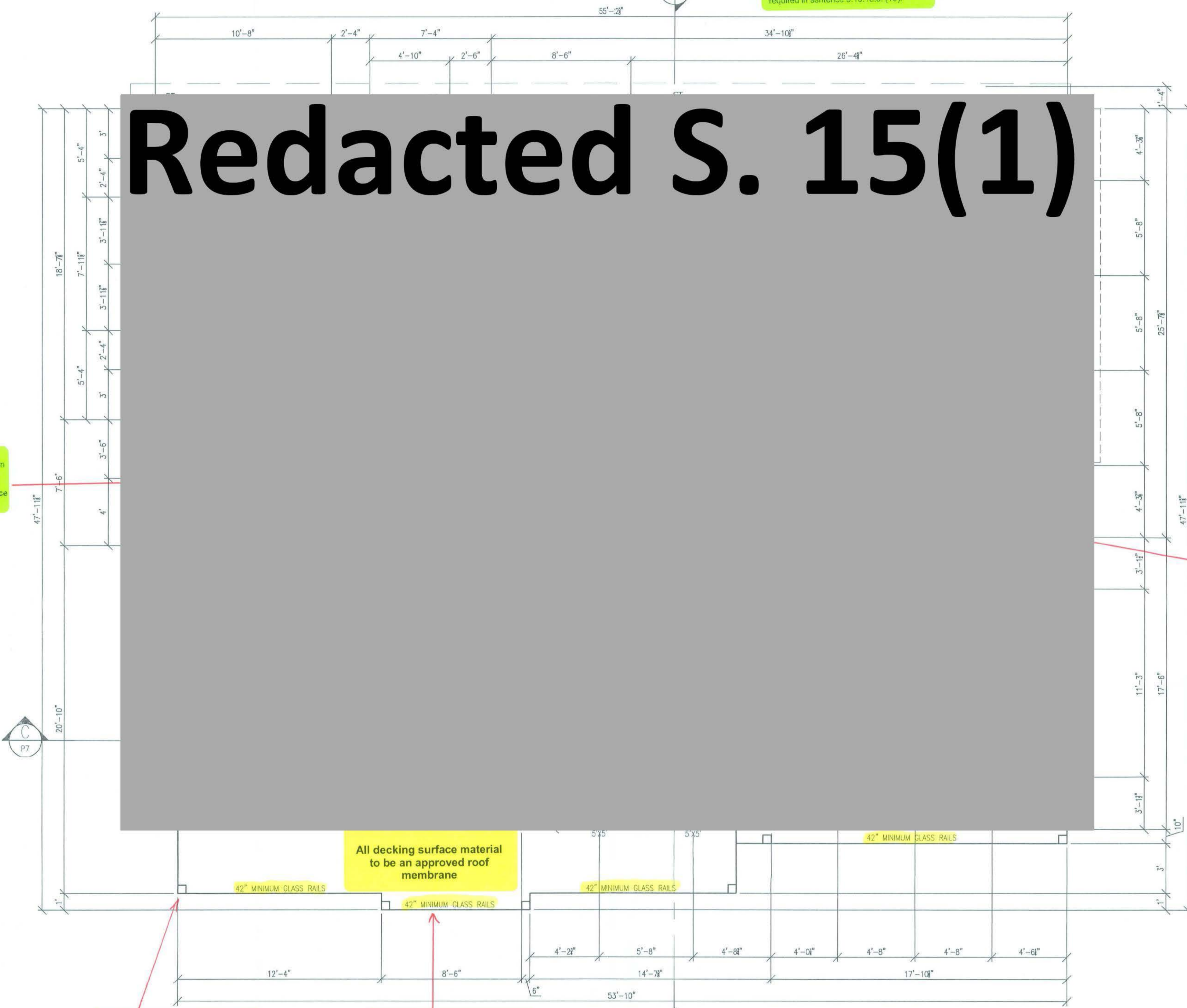


Redacted S. 15(1)

Roof Soffits:
Where roof soffits project less than 1.2 m from the property line, they shall have no openings and conform to protection as required in sentence 9.10.15.5. (16)

Glassing installed over stairs, ramps and landings that extends to less than 950 mm above the surface of the treads, ramps or landings shall be protected in accordance with sentence 9.3.8.1.(8) of the BC Building Code.

All guardrails are to be kept flush with the building face and cannot encroach into required setbacks



Post to Beam:
All post to beam connections require lateral restraint

All glass guardrails or similar will require a solid top rail meeting the load and design reqm'ts of Part 4 of the BCBC code. All glass guardrails that are not supported on four edges, will require structural engineer design and building code schedules.

All stairs, guards, handrails and landings to comply with Sec.9.8 of the BCBC 2012.

Exterior wall requires 2X6 stud construction with a min. R-20 batt insulation.

All Windows, Doors & Skylights must conform to NAFS

TOP FLOOR
SCALE: 1/4" = 1'
10'-0 3/4" CEILING
TOP FLOOR AREA = 1681 SQ.FT. ✓
STAIRS AREA = 63.3 SQ.FT.
NET TOP FL. AREA = 1617.7 SQ.FT. ✓

FAR
264.505
66.802
1443.165
1774.472
- 11.25
- 63.3
- 30
1669.922



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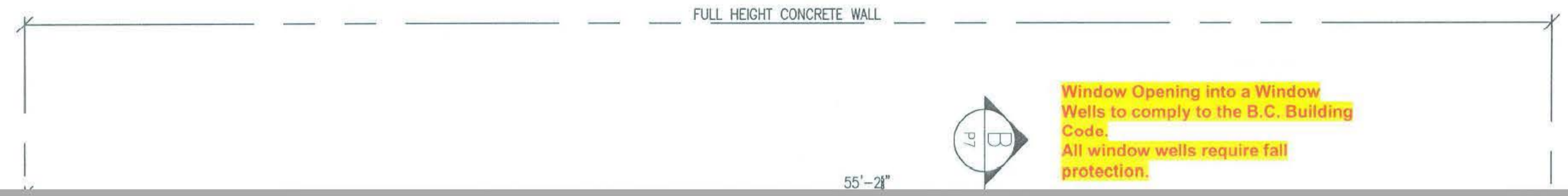
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							SCALE: 1/4" = 1'	
							DATE: OCT. 13, 2015	
							PHONE: 604-338-6566	



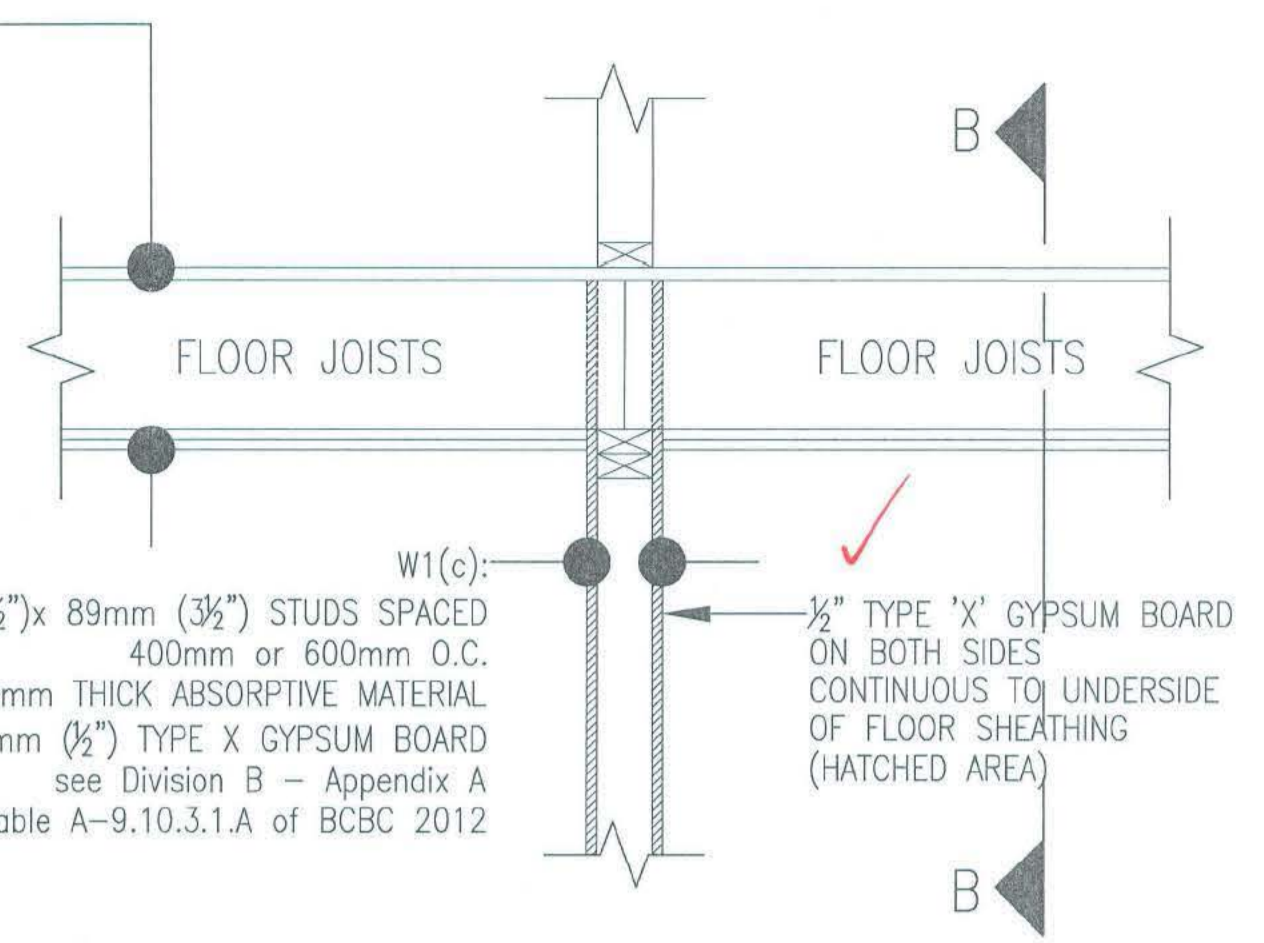
DHILLON DESIGNS LTD.
UNIT 215-12830-50th AVE.
SURREY, B.C. V3W 3A5
PHONE: (604) 590-2808
FAX: (604) 590-2878
EMAIL: info@dhillondesigns.ca

Redacted S. 15(1)



All glass guardrails or similar will require a solid top rail meeting the load and design reqmt's of Part 4 of the BCBC code. All glass guardrails that are not supported on four require structural engineer design and code schedules.

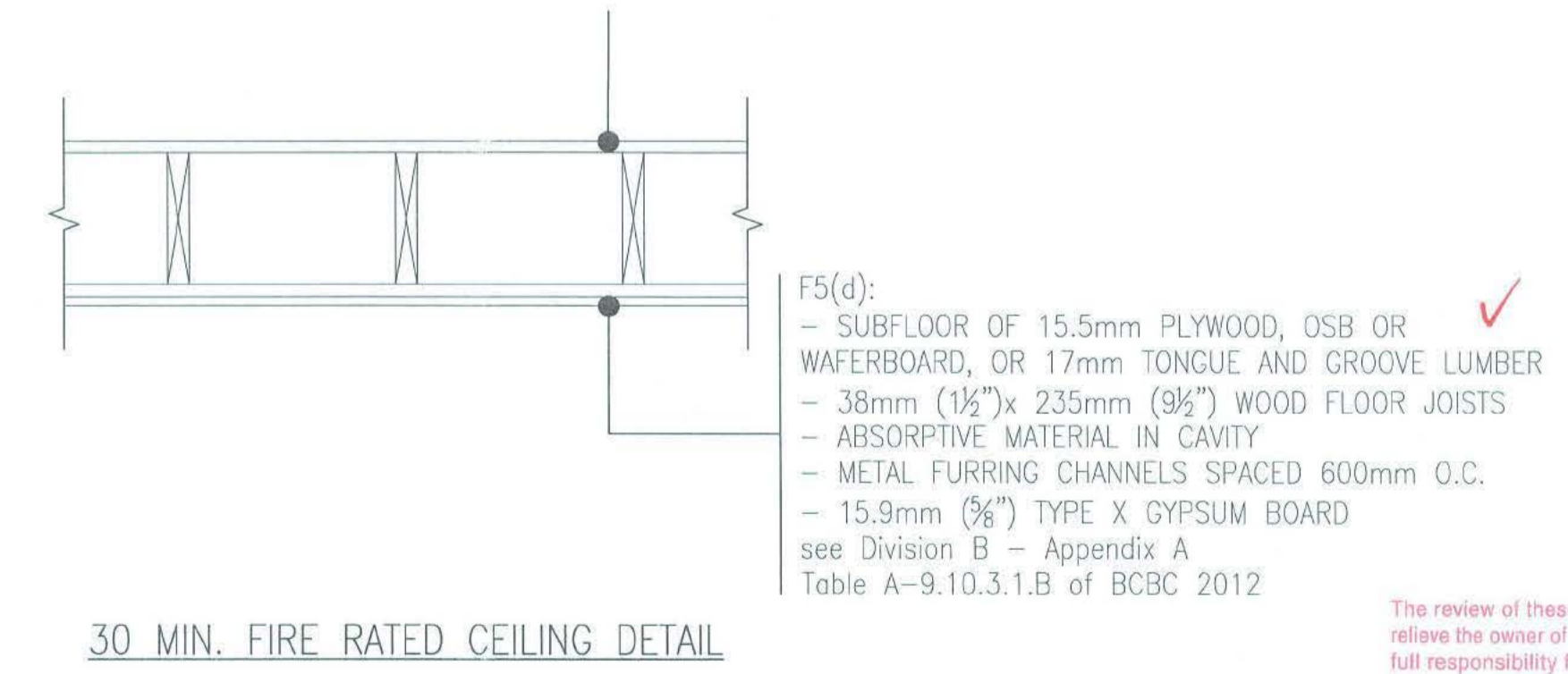
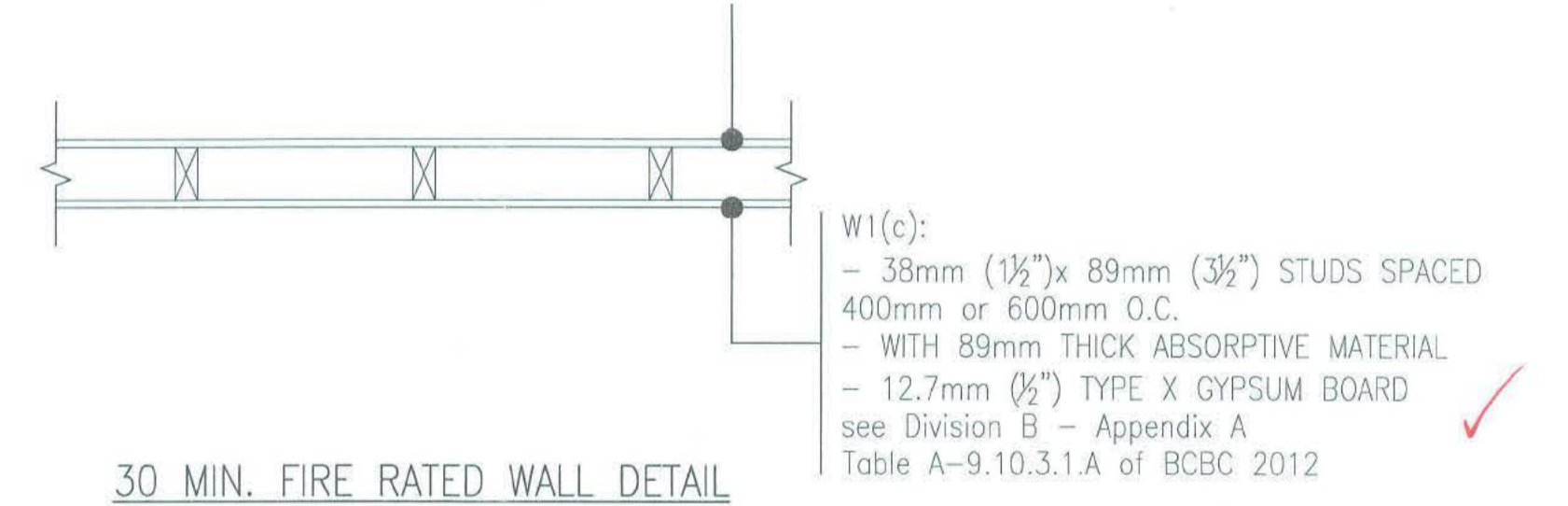
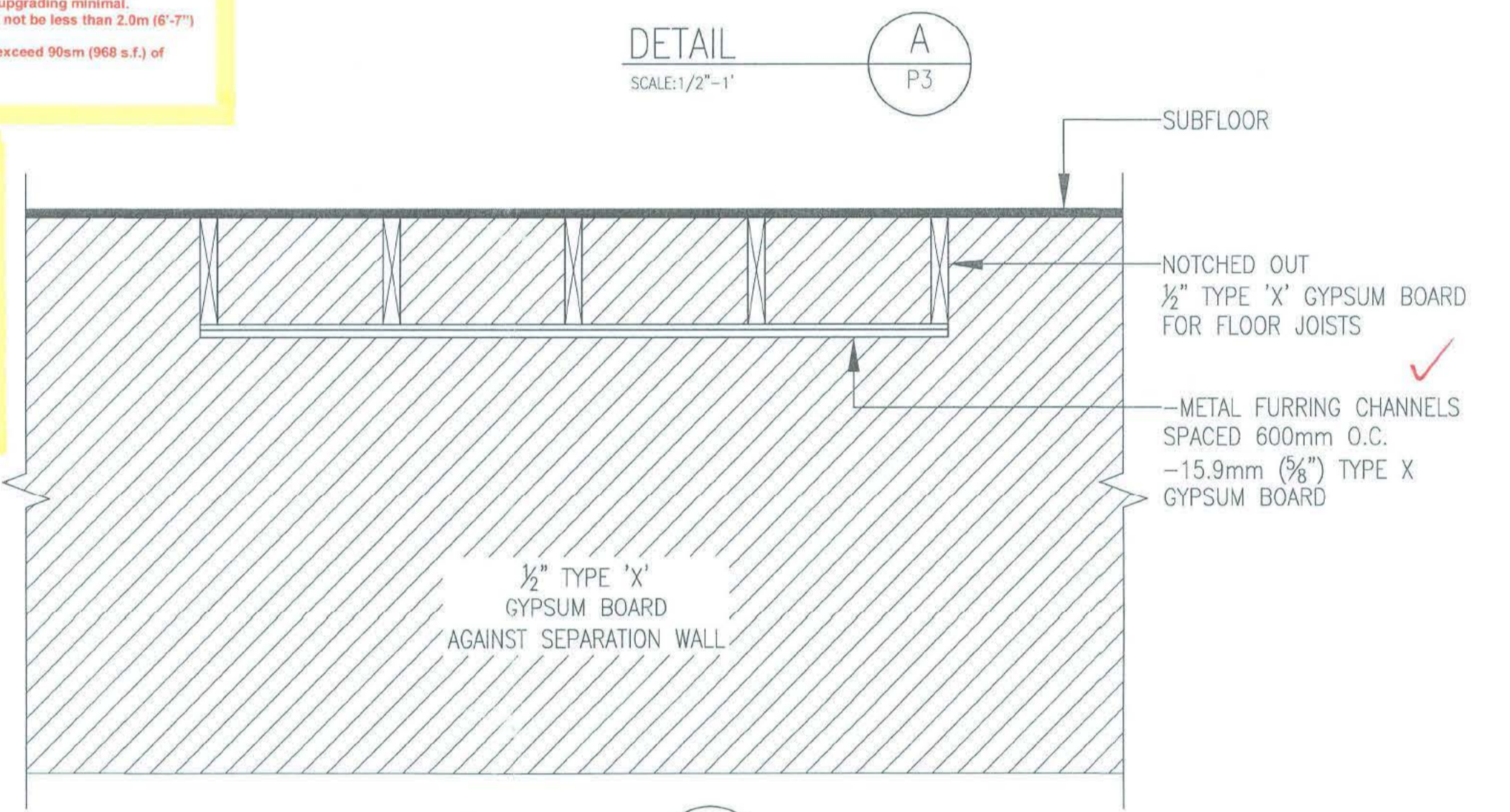
- F5(d):
 - SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER
 - 38mm (1 1/2") x 235mm (9 1/4") WOOD FLOOR JOISTS
 - ABSORPTIVE MATERIAL IN CAVITY
 - METAL FURRING CHANNELS SPACED 600mm O.C.
 - 15.9mm (5/8") TYPE X GYPSUM BOARD see Division B - Appendix A Table A-9.10.3.1.B of BCBC 2012



- Registered Suite Requirements (Subdivided buildings)**
- Hardwired photoelectric type smoke alarms shall be installed in every bedroom as per 9.16.18 and in halls serving bedrooms.
 - Exterior suite door to be hinged - using a sliding door as your only exit door not permitted.
 - If you have an interconnected door between suite and main residence, the door, frame and self-closing device must have a ULC 20 min. rating.
 - Heating and ventilation ducts are not permitted to be interconnected.
 - Central vacuum systems are not permitted to be interconnected.
 - Independent heating system required. This could include: Electrical baseboards, hot water boiler or gas appliance rated to heat entire space (i.e. gas fireplace)
 - A ventilation system is required for the suite and could be as simple as a continuous running bathroom fan and 6" passive make-up air duct from the exterior.
 - A fire separation is required between the main residence and suite. This can be achieved with 1/2" gypsum board and the walls and 5/8" gypsum board on the ceiling. This is often typical construction in modern single dwelling houses making upgrading minimal.
 - Minimum headroom height in suite shall not be less than 2.0m (6'-7")
 - Pot lights are not permitted.
 - The area of the secondary suite cannot exceed 90sm (968 s.f.) of finished living area.

- Smoke Detector Requirements (Subdivided buildings)**
- Smoke detectors shall not continuously and provide at least the minimum flow rates specified in Table 9.32.3.5. It shall be controlled by a dedicated switch that has "off" and "on" settings and is located such that it is accessible for servicing purposes, but is not likely to be turned off inadvertently and is marked "Fire Alarm Control Panel".
- Secondary Suite Passive Safety Air:**
- Decorative air flow supply are required.
 - In each bedroom.
 - In at least one common area.
 - To be located minimum 1.5m above the floor.
 - To have an unobstructed area not less than 20cm² - area: 2.30 dia.

Retaining walls supporting earth greater than 1.2M in height require a permit complete with P.Eng design



Post to... All post to beam connections require lateral restraint

Carbon Monoxide Detectors:
Hardwired CO alarms are required in bedrooms or within 5m and in rooms where solid fuel powered appliances are located

SECONDARY SUITE
SEE DIVISION B - PART 9 SECTION 9.36. SECONDARY SUITES OF BCBC 2012
ELECTRIC BASEBOARD HEATING
SUITE AREA = 952.4 SQ.FT.

All Windows, Doors & Skylights must conform to NAFS

BASEMENT PLAN
SCALE: 1/4" = 1'
8'-0 3/4" CEILING

TOTAL BSMT. FLOOR AREA = 1762.6 SQ.FT. ✓

All stairs, guards, handrails and landings to comply with Sec.9.8 of the BCBC 2012.

Exterior wall requires 2X6 stud construction with a min. R-20 batt insulation.

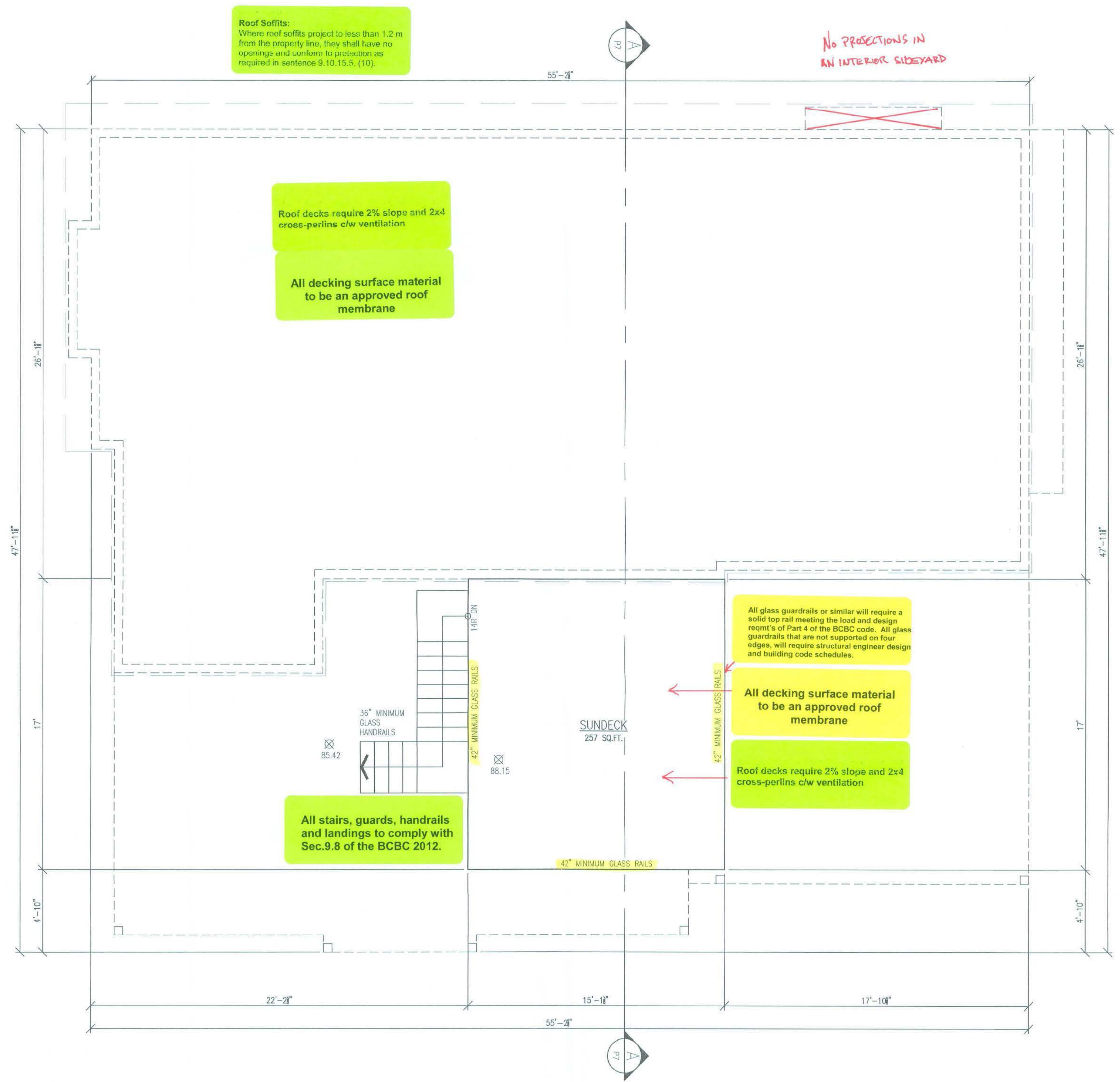
- FOOTING SIZE = 20"x8", 2-15M LONGITUDINAL C/W 3" CLEAR COVER FROM BOTTOM.
- FOUNDATION WALL = 8", 15M @ 16" O.C. C/W 1" CLEAR COVER FROM INSIDE FACE OF WALL.
- F1 = 36"x36"x8", 3-15M EACH WAY C/W 3" CLEAR COVER FROM BOTTOM.
- DESIGNED FOR 1500 PSF BEARING CAPACITY OF SOIL.
- REFER TO DRAWING "S1" FOR TYPICAL STRUCTURAL DETAILS.

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.



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DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE	TITLE	DWN	GW	DRAWING NO.	DHILLON DESIGNS LTD.
						PROPOSED RESIDENCE FOR MR.DEVINDER BENIPAL LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.			DD15-7007-P4	UNIT 215-12830-80th AVE. SURREY, B.C. V3W 3A8 PHONE: (604) 590-2808 FAX: (604) 590-2876 EMAIL: info@dhillondesigns.ca



ROOF/DECK PLAN
SCALE: 1/4" = 1'



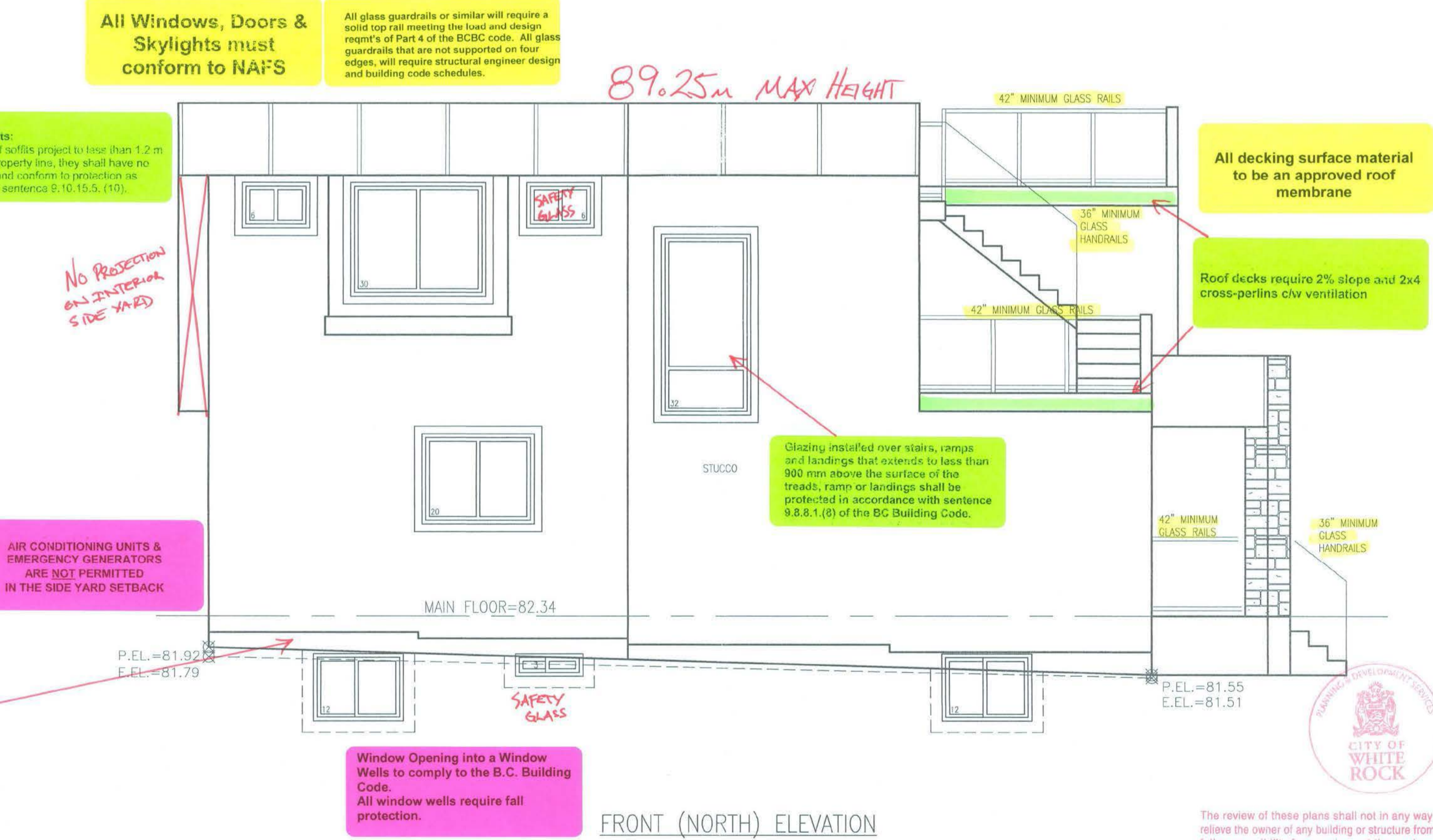
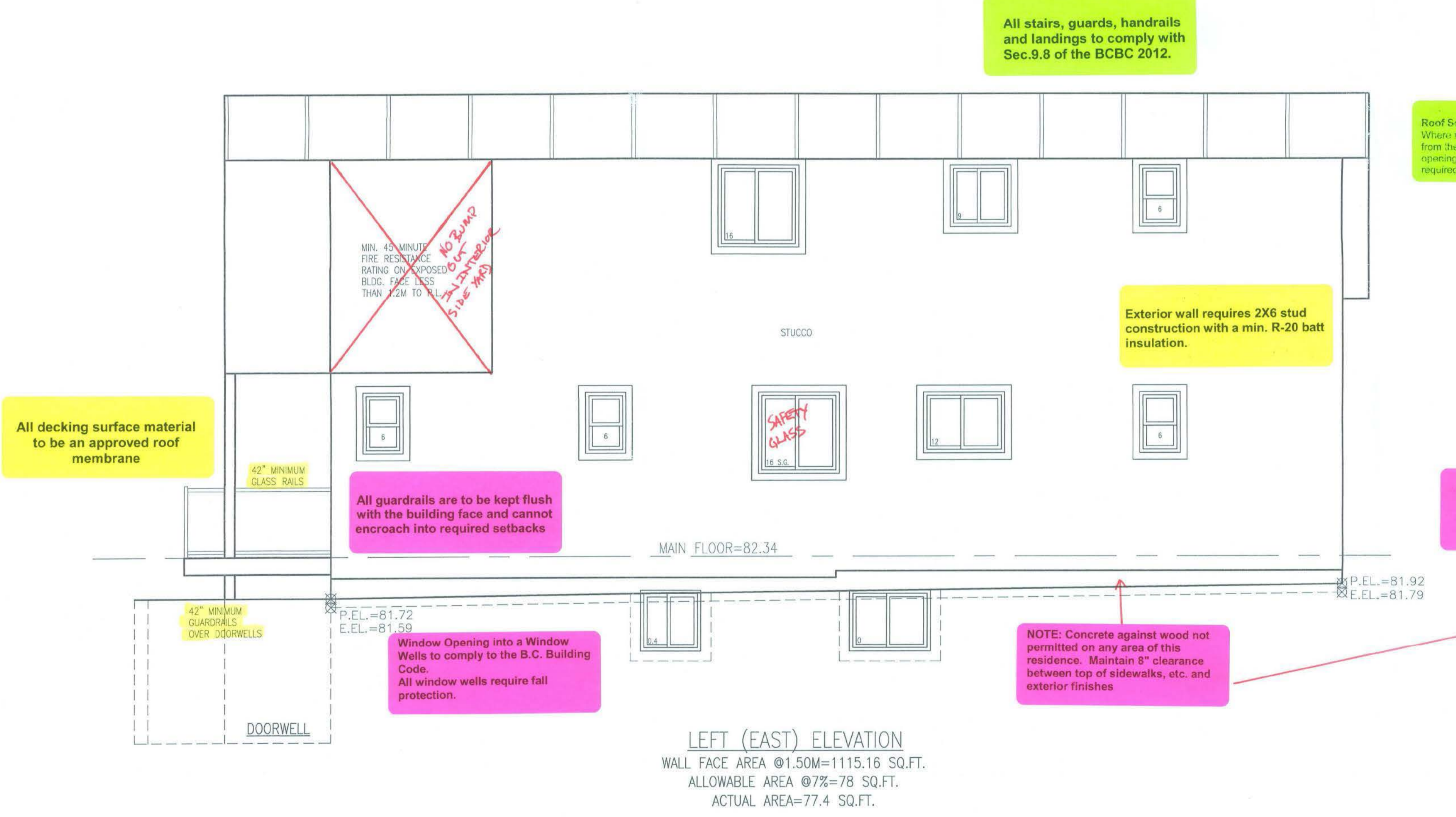
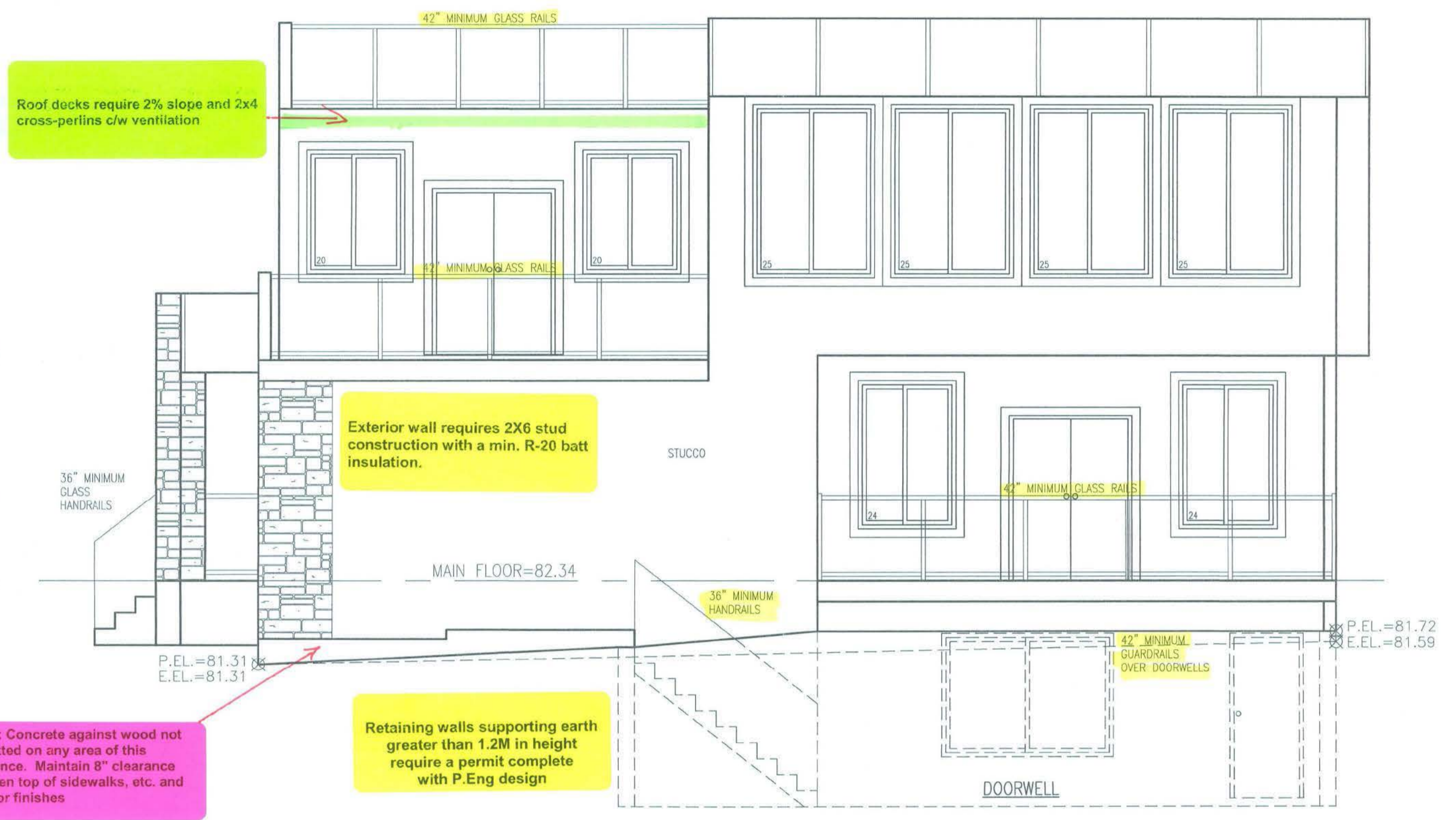
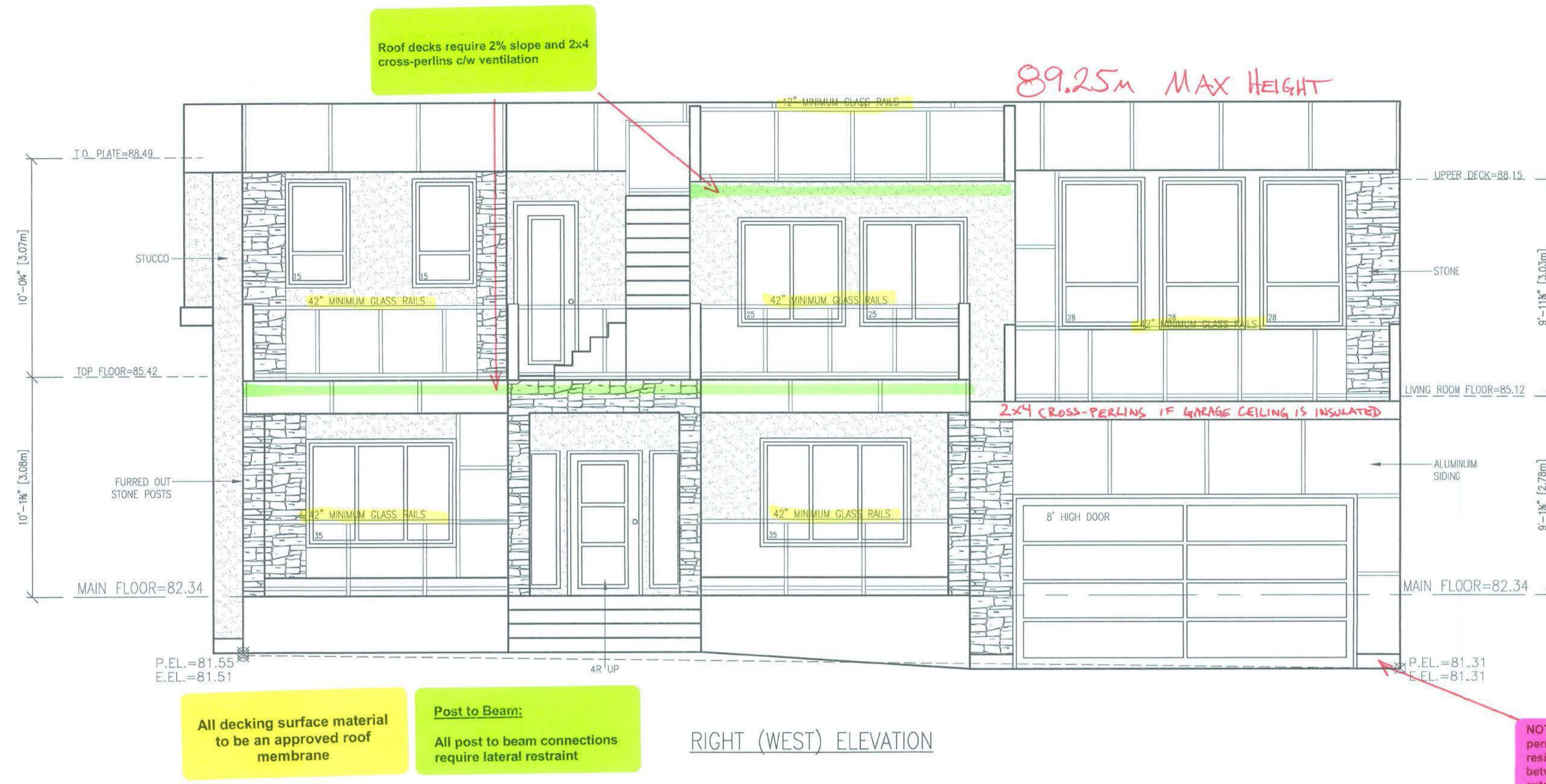
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						PROPOSED RESIDENCE FOR MR.DEVINDER BENIPAL LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.			DD15-7007-P5
							SCALE:	1/4"=1'	
							DATE:	OCT.13.15	
							CHKD:		
							PHONE:	604-338-6566	



DHILLON DESIGNS LTD.
UNIT 215-12230-8209 AVE.
SURREY, B.C. V3W 3A8
PHONE: (604) 590-2808
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LEFT (EAST) ELEVATION
 WALL FACE AREA @1.50M=1115.16 SQ.FT.
 ALLOWABLE AREA @7%=78 SQ.FT.
 ACTUAL AREA=77.4 SQ.FT.

THESE PLANS CONFORM TO REQUIREMENTS
 IN THE B.C. BUILDING CODE 2012.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE

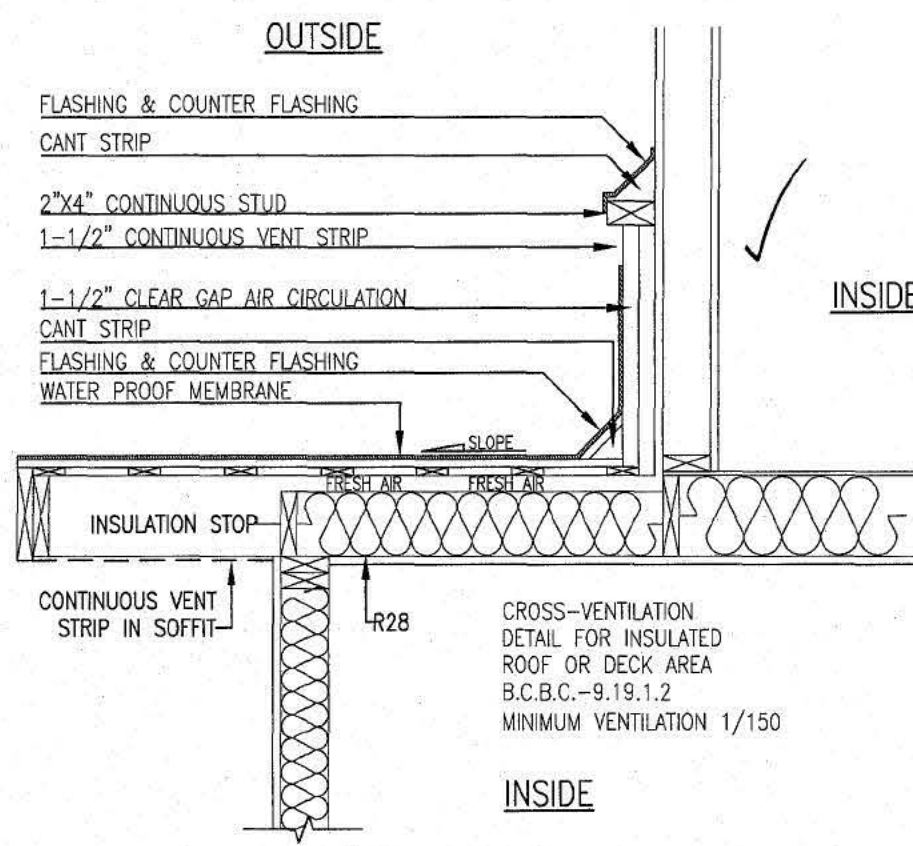


TITLE
 PROPOSED RESIDENCE FOR
 MR.DEVINDER BENIPAL
 LOT #204, 1588 KERFOOT ROAD
 WHITE ROCK, B.C.

DWN: GW
 SCALE: 1/4"=1'
 DATE: OCT.13.15
 CHKD:
 PHONE: 604-338-6566

DRAWING NO.
 DD15-7007-P6

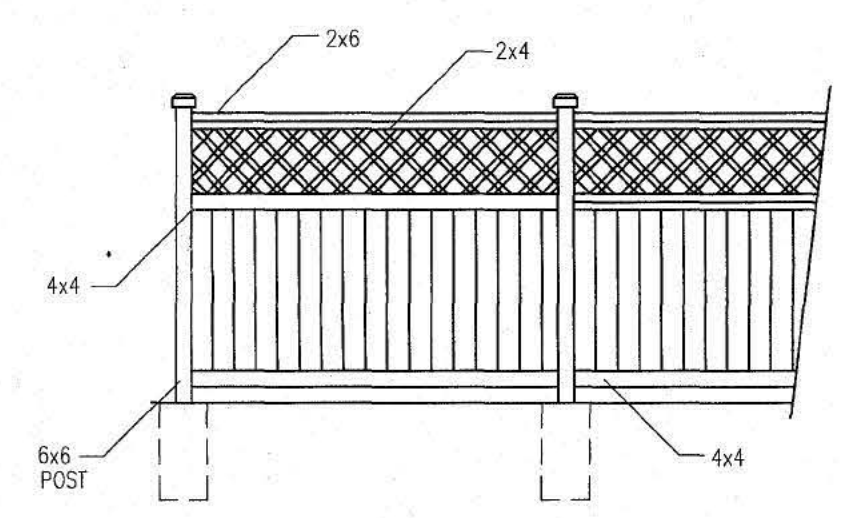
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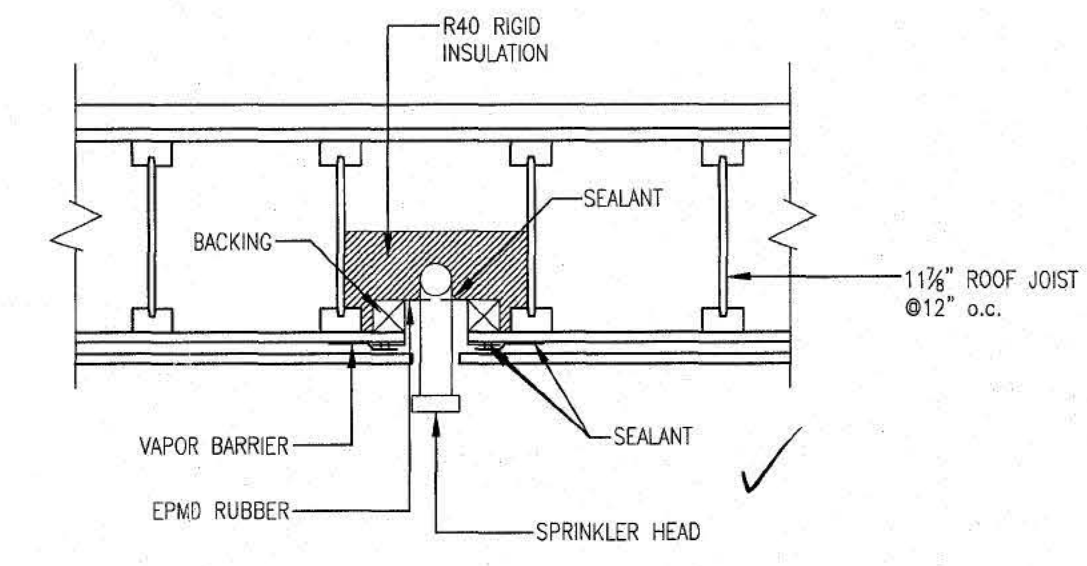
SECTION C
SCALE: 1/2"=1'
P3-P4

- NOTES:**
1. WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 2. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
 3. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE, LATEST EDITION.
 4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. 3.A231 LATEST EDITION.
 5. CONCRETE STRENGTH AT 28 DAYS, MINIMUM 3,000 PSI.
 6. ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DESIGN TO CSA LATEST EDITION.
 7. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
 8. WOOD TRUSSES SHALL BE DESIGN AND SEALED BY P.ENG. REGISTERED IN B.C.
 9. ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORM TO CSA 0121 LATEST EDITION.
 10. OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
 11. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES.

- NOTES:**
1. FENCES ARE NOT REQUIRED, BUT WHERE USED:
01. THE FENCE IS CONSTRUCTED OF TREATED MATERIAL AND SUITABLY STAINED.
 02. FENCES ON THE SIDE OF THE SINGLE FAMILY DWELLING ARE LOCATED AT LEAST 1.8 METERS (6.0 FEET) BEHIND THE FRONT FACE OF THE SINGLE FAMILY DWELLING.
 03. THE FENCE STRUCTURE IS SUBSTANTIALLY AS FOLLOWS.



FENCE DETAIL
SCALE: 1/4"=1'



SPRINKLER HEAD DETAIL
SCALE: 1"=1'

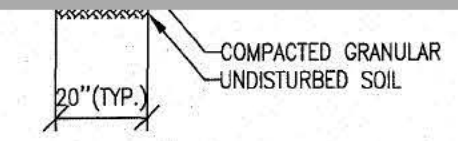
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GENERAL INFORMATION			
COMPLIANCE PATH	<input checked="" type="checkbox"/> PRESCRIPTIVE	<input type="checkbox"/> PRESCRIPTIVE WITH TRADE-OFFS	<input type="checkbox"/> PERFORMANCE
VENTILATION DESIGN (ACTIVE OR PASSIVE, AIRFLOWS, HRV, CRAWLSPACE VENTILATION SCHEME, ETC.)			
HEATING TYPE	<input checked="" type="checkbox"/> FORCED AIR	<input checked="" type="checkbox"/> HYDRONIC	<input checked="" type="checkbox"/> ELECTRIC

CONSTRUCTION AND EFFECTIVE RSI VALUE FOR ALL ENVELOPE ASSEMBLIES WITH OR WITHOUT A HEAT-RECOVERY VENTILATOR (ZONE 4<3000)		
ABOVE-GROUND OPAQUE BUILDING ASSEMBLIES	REQUIRED EFFECTIVE INSULATION RSI (R) VALUE	ACTUAL EFFECTIVE INSULATION RSI (R) VALUE
CEILING BELOW ATTICS	6.91 (39.23)	6.91 (39.23)
CATHEDRAL CEILING & FLAT ROOFS	4.67 (26.52)	4.67 (26.52)
WALLS	2.78 (15.78)	2.99 (17.0)
FOUNDATION WALLS	1.99 (11.30)	2.15 (12.2)
FLOORS OVER UNHEATED SPACES	4.67 (26.52)	4.67 (26.52)
BELOW-GRADE OR IN CONTACT WITH THE GROUND BUILDING ASSEMBLIES	RSI (R) VALUE	RSI (R) VALUE
BELOW FROST LINE	UNINSULATED	
ABOVE FROST LINE	1.96 (11.13)	N/A
HEATED FLOORS	2.32 (13.17)	N/A
SLAB-ON-GRADE WITH ON INTEGRAL FOOTING	1.96 (11.13)	N/A
FENESTRATION AND DOORS	U VALUE	U VALUE
FENESTRATION AND DOORS	1.80	1.80
SKYLIGHTS	2.90	N/A

- CONSIDERATION MUST BE GIVEN TO THE FOLLOWING AT THE TIME OF CONSTRUCTION:**
- DUCTS LOCATED OUTSIDE THE THERMAL ENCLOSURE ARE SEALED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS.
 - DAMPERS ARE INSTALLED AT AIR INLETS AND EXHAUSTS WHERE REQUIRED.
 - PIPING FOR HEATING OR COOLING SYSTEMS IS LOCATED WITHIN THE THERMAL ENCLOSURE OR ARE FULLY INSULATED.
 - HVAC EQUIPMENT IS LOCATED WITHIN THERMAL ENCLOSURE OR DESIGNATED TO BE INSTALLED OUTSIDE OF THERMAL ENCLOSURE.
 - TEMPERATURE CONTROLS ARE INSTALLED ON HEATING AND COOLING EQUIPMENT.
 - INDOOR POOLS ARE COVERED OR HAVE ON HRV/DEHUMIDIFIER.
 - HVAC AND SWH EQUIPMENT MEET MINIMUM PERFORMANCE REQUIREMENTS DETERMINED IN TABLES 9.36.3.10. AND 9.36.4.2.
 - SERVICE WATER HEATING PIPES ARE INSULATED AT THE INLET AND OUTLET OF STORAGE TANKS.
 - SERVICE WATER HEATERS HAVE TEMPERATURE CONTROLS.

TYP. EXTERIOR WALL EXTERIOR CLADDING
1/16" BORATE
TREATED EXTERIOR GRADE PLYWOOD STRAPPING AT 8" OR 16" o.c.
LAYER OF 30 MIN. RATED BUILDING PAPER OR LAYER OF TYVEK
COMMERCIAL WRAP OR EQUIVALENT
PLYWOOD SHEATHING
20 FIBERGLASS BATT INSULATION
2x6 WOOD STUDS @ 16" o.c.
3 MIL POLY VAPOUR BARRIER
5/8" GYPSUM WALLBOARD AS PER 9.27.2 BCBC 2012



SECTION A
SCALE: 1/4"=1'
P2-P5

NON RADIANT SYSTEM
R 12 UNDER SLAB FOR 1.2m AROUND THE PERIMETER OF CONDITIONED AREAS
R 6 AT SLAB EDGE

(RADIANT SYSTEM REQUIRES R14 UNDER ENTIRE SLAB @ EDGE)

REVISIONS TO RADIANT ROOMING A.S.L./1.1

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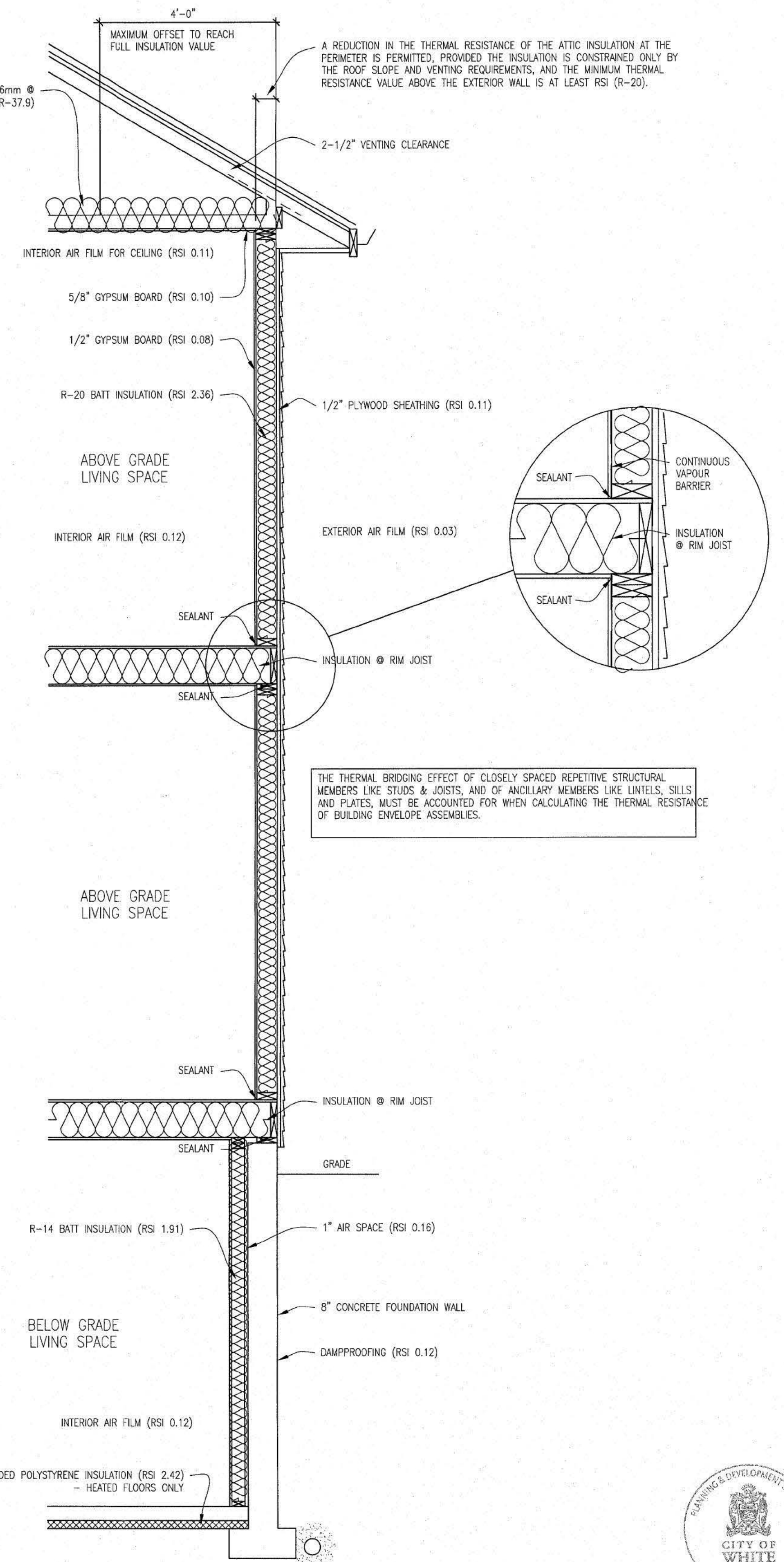


CLIMATE ZONE 4

CEILING BELOW ATTICS AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
356mm (14") GLASS FIBRE LOOSE FILL INSULATION FOR ATTICS 2x4 BOTTOM CHORD @ 24" O.C.	RSI 7.04 (R-40)	RSI 6.67 (R-37.9)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
2. POLYETHYLENE	-	
3. 5/8" GYPSUM CEILING BOARD	0.10	
4. INTERIOR AIR FILM	0.11	RSI 0.24 (R-1.36)
TOTAL EFFECTIVE INSULATION VALUE		RSI 6.91 (R-39.2)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILING BELOW ATTICS		RSI 6.91 (R-39.2)

GLASS FIBRE LOOSE FILL INSULATION FOR ATTICS 356mm @ -0.1875/mm = RSI 6.67 (R-37.9)



ABOVE GRADE WALL ASSEMBLY (STUCCO SIDING) AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-20 BATT INSULATION IN 2x6 WOOD FRAMING @ 16" O.C.	RSI 3.34 (R-19)	RSI 2.36 (R-13.4)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
2. STUCCO	-	
3. 1/2" AIR SPACE FOR RAIN SCREEN	0.16	
4. SHEATHING MEMBRANE	0.11	RSI 0.50 (R-2.84)
5. 1/2" PLYWOOD SHEATHING	-	
6. POLYETHYLENE	0.08	
7. 1/2" GYPSUM WALL BOARD	0.12	
8. INTERIOR AIR FILM	-	
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.86 (R-16.24)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR ABOVE GRADE WALLS		RSI 2.78 (R-15.8)

RIM JOIST SPACE (STUCCO) AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-20 BATT INSULATION IN 2x10 WOOD FRAMING @ 12" O.C.		RSI 2.82 (R-16.01)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. 1.5" LUMBER RIM BOARD	0.325	
2. 1/2" PLYWOOD SHEATHING	0.11	
3. SHEATHING MEMBRANE	-	
4. STUCCO	-	
5. EXTERIOR AIR FILM	0.03	RSI 0.465 (R-2.64)
TOTAL EFFECTIVE INSULATION VALUE		RSI 3.285 (R-18.65)
MINIMUM EFFECTIVE THERMAL RESISTANCE		RSI 2.78 (R-15.8)

RIM JOIST SPACE (HOLLOW BACKED METAL SIDING) AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-20 BATT INSULATION IN 2x10 WOOD FRAMING @ 12" O.C.		RSI 2.82 (R-16.01)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. 1.5" LUMBER RIM BOARD	0.325	
2. 1/2" PLYWOOD SHEATHING	0.11	
3. SHEATHING MEMBRANE	-	
4. HOLLOW BACKED METAL SIDING	0.11	RSI 0.575 (R-3.26)
5. EXTERIOR AIR FILM	0.03	
TOTAL EFFECTIVE INSULATION VALUE		RSI 3.395 (R-19.27)
MINIMUM EFFECTIVE THERMAL RESISTANCE		RSI 2.78 (R-15.8)

BELOW GRADE HEATED FLOOR AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
3.5" POURED IN-PLACE CONCRETE SLAB	RSI 2.36 (R-13.4)	RSI 2.42 (R-13.74)
2.5" EXTRUDED POLYSTYRENE INSULATION		
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. INTERIOR AIR FILM	0.16	RSI 0.16 (R-0.90)
2. 3.5" CONCRETE SLAB	-	
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.58 (R-14.64)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE HEATED FLOORS		RSI 2.32 (R-13.2)

BELOW GRADE WALL ASSEMBLY AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
8" POURED IN-PLACE CONCRETE WALL	RSI 2.46 (R-14)	RSI 1.91 (R-10.85)
R-14 BATT INSULATION IN 2x4 WOOD FRAMING @ 24" O.C.		
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. DAMPROOFING	0.21	
2. 1" AIR SPACE	0.16	
3. POLYETHYLENE	-	
4. 1/2" GYPSUM WALL BOARD	0.08	RSI 0.57 (R-3.23)
5. INTERIOR AIR FILM	0.12	
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.48 (R-14.08)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR BELOW GRADE WALLS		RSI 1.99 (R-11.3)

UNHEATED FLOORS OVER HEATED SPACES ASSEMBLY AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-30 BATT INSULATION IN 2x11 1/2 WOOD FRAMING @ 12" O.C.	RSI 5.28 (R-30)	RSI 4.51 (R-25.6)
R-30 BATT INSULATION IN 2x11 1/2 WOOD FRAMING @ 16" O.C.	RSI 5.28 (R-30)	RSI 4.58 (R-26)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
2. ROOFING MATERIAL	-	
3. 5/8" GYPSUM CEILING BOARD	0.10	
4. INTERIOR AIR FILM	0.11	RSI 0.24 (R-1.36)
TOTAL EFFECTIVE INSULATION VALUE (12" O.C. FRAMING)		RSI 4.75 (R-26.97)
TOTAL EFFECTIVE INSULATION VALUE (16" O.C. FRAMING)		RSI 4.82 (R-27.37)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES		RSI 4.67 (R-26.5)

WALLS BETWEEN UNHEATED SPACE AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-20 BATT INSULATION IN 2x6 WOOD FRAMING @ 16" O.C.	RSI 3.34 (R-19)	RSI 2.36 (R-13.4)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
3. 1/2" GYPSUM WALL BOARD	0.08	
4. 1/2" PLYWOOD SHEATHING	0.11	
5. POLYETHYLENE	-	
6. 1/2" GYPSUM WALL BOARD	0.08	RSI 0.42 (R-2.38)
7. INTERIOR AIR FILM	0.12	
TOTAL EFFECTIVE INSULATION VALUE		RSI 2.78 (R-15.78)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR WALLS BETWEEN UNHEATED SPACE		RSI 2.62 (R-14.88)

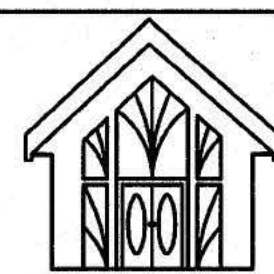
CLIMATE ZONE 4
ENERGY EFFICIENCY OPAQUE WALL ASSEMBLY DETAIL
SCALE 1/2"=1'-0" AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

The review of these plans shall not in any way relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.



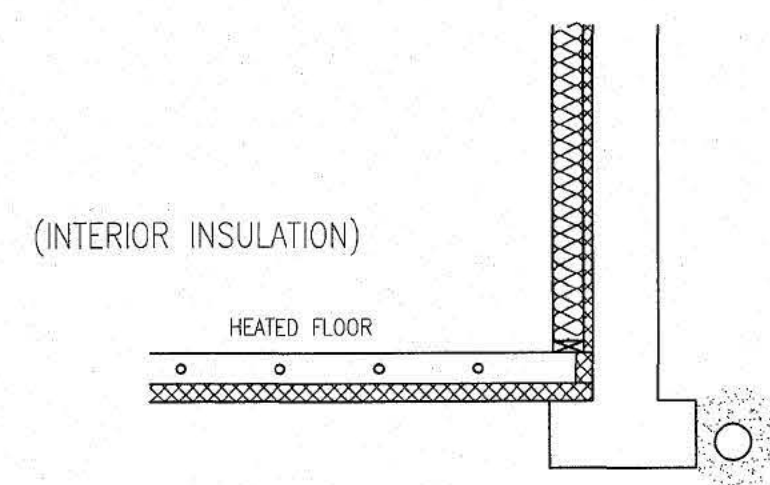
THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE	TITLE	DWN:	GW	DRAWING NO.
						PROPOSED RESIDENCE FOR MR.DEVINDER BENIPAL LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.	AS NOTED		DD15-7007-P8
							OCT.13.15		

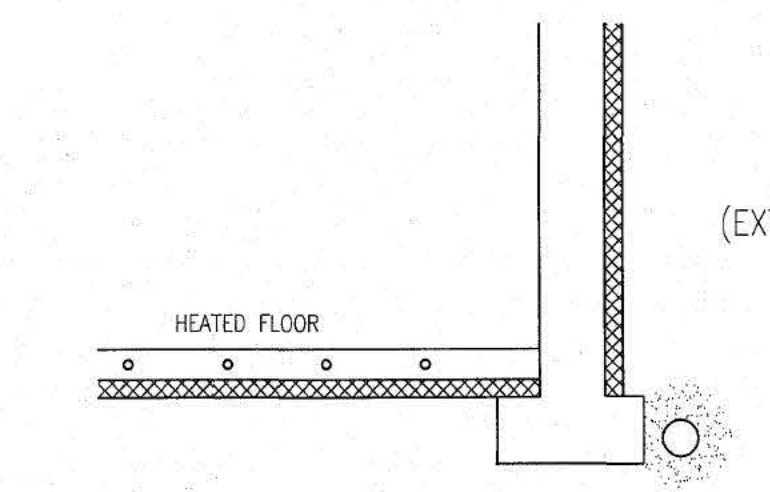


Dhillon Designs Ltd.

DHILLON DESIGNS LTD.
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FAX: (604) 590-2878
EMAIL: info@dhillondesigns.ca



INSULATION PLACEMENT FOR HEATED SLABS (INTERIOR)
SCALE 1/2":1'-0" AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR



INSULATION PLACEMENT FOR HEATED SLABS (EXTERIOR)
SCALE 1/2":1'-0" AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

CLIMATE ZONE 4

AS PER SECTION 9.36.2.10.
NOTES PERTAINING TO LEAKAGE PATHS
IN PROBLEMATIC AIR BARRIERS

- FOUNDATION TO SILL PLATE AND RIM JOISTS
ALL JOINTS AT THE TRANSITION BETWEEN THE FOUNDATION WALL AND THE ABOVE GRADE WALL MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.
- INTERIOR WALL INTERFACE
INTERIOR WALLS THAT MEET EXTERIOR WALLS OR CEILINGS WITH AN INTERIOR PLANE OF AIR TIGHTNESS MUST BE MADE AIR-TIGHT BY EITHER SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL, OR MAINTAINING THE CONTINUITY OF THE AIR BARRIER SYSTEM THROUGH THE INTERIOR WALL.
- RIM JOIST
ALL JOINTS AT THE RIM JOIST ASSEMBLY MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS, OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.
- CANTILEVERED FLOOR
CANTILEVERED FLOORS AND FLOORS OVER UNHEATED SPACES/EXTERIOR SPACE MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.
- WINDOW HEAD
THE INTERFACE BETWEEN WINDOW HEAD/JAMB AND WALL ASSEMBLY MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER IN THE WALL AND WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.
- WINDOW SILL
THE INTERFACE BETWEEN WINDOW SILL AND WALL ASSEMBLY MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE WINDOW. THE REQUIREMENT ALSO APPLIES TO DOORS AND SKYLIGHTS.
- MECHANICAL FLUES AND CHIMNEYS
STEEL-LINED CHIMNEYS THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIR-TIGHT BY BLOCKING THE VOID BETWEEN REQUIRED CLEARANCES FOR METAL CHIMNEYS AND SURROUNDING CONSTRUCTION WITH SHEET METAL AND SEALANT CAPABLE OF WITHSTANDING HIGH TEMPERATURES.
- PLUMBING STACKS
PLUMBING VENT STACK PIPES THAT PENETRATE THE BUILDING ENVELOPE MUST BE MADE AIR-TIGHT BY EITHER SEALING THE AIR BARRIER MATERIAL TO THE VENT STACK PIPE WITH A COMPATIBLE MATERIAL OR SHEATHING TAPE, OR INSTALLING A RUBBER GASKET OR PREFABRICATED ROOF FLASHING AT THE PENETRATION OF THE PLANE OF AIR-TIGHTNESS AND SEALING IT TO THE TOP PLATE.
- SKYLIGHTS
THE INTERFACE BETWEEN THE SKYLIGHT AND WALL ASSEMBLY MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE AIR BARRIER MATERIAL IN THE WALL AND THE SKYLIGHT.
- WALL TO CEILING
ALL JOINTS AT THE TRANSITION BETWEEN THE ABOVE GRADE WALL AND CEILING MUST BE MADE AIR-TIGHT BY SEALING ALL JOINTS AND JUNCTIONS BETWEEN THE STRUCTURAL COMPONENTS AND/OR COVERING THE STRUCTURAL COMPONENTS WITH AN AIR BARRIER MATERIAL.
- WALL VENTED DUCTS
DUCT PENETRATIONS THROUGH THE BUILDING ENVELOPE MUST HAVE AN AIR-TIGHT SEAL.
- ELECTRICAL PENETRATION IN WALLS
ELECTRICAL PENETRATIONS IN WALLS, INCLUDING ELECTRICAL OUTLETS, WIRING, SWITCHES, AND RECESSED FIXTURES THROUGH THE PLANE OF AIR-TIGHTNESS MUST BE AIR-TIGHT. OPTIONS INCLUDE USING A COMPONENT THAT IS DESIGNED TO BE AIR-TIGHT AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL, OR BY COVERING THE COMPONENT WITH AN AIR BARRIER MATERIAL AND SEALING IT TO THE ADJACENT AIR BARRIER MATERIAL.

FLOORS OVER UNHEATED SPACES ASSEMBLY 1 (CERAMIC TILE FLOORING) AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-30 BATT INSULATION IN 2x11½ WOOD FRAMING @ 12" O.C.	RSI 5.28 (R-30)	RSI 4.51 (R-25.6)
R-30 BATT INSULATION IN 2x11½ WOOD FRAMING @ 16" O.C.	RSI 5.28 (R-30)	RSI 4.58 (R-26)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. INTERIOR AIR FILM	0.12	
2. FLOORING MATERIAL - CERAMIC TILE	0.005	
3. 1/4" PLYWOOD SUBFLOOR	0.05	
4. 5/8" PLYWOOD SUBFLOOR	0.14	
5. 3/4" AIR BARRIER	0.18	
6. POLYETHYLENE	0.10	
7. 5/8" GYPSUM CEILING BOARD	0.03	
8. EXTERIOR AIR FILM		0.03
TOTAL EFFECTIVE INSULATION VALUE (12" O.C. FRAMING)		RSI 5.135 (R-29.1)
TOTAL EFFECTIVE INSULATION VALUE (16" O.C. FRAMING)		RSI 5.20 (R-29.5)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES		RSI 4.67 (R-26.5)

FLOORS OVER UNHEATED SPACES ASSEMBLY 2 (CARPET FLOORING) AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-30 BATT INSULATION IN 2x11½ WOOD FRAMING @ 12" O.C.	RSI 5.28 (R-30)	RSI 4.51 (R-25.6)
R-30 BATT INSULATION IN 2x11½ WOOD FRAMING @ 16" O.C.	RSI 5.28 (R-30)	RSI 4.58 (R-26)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. INTERIOR AIR FILM	0.12	
2. FLOORING MATERIAL - CARPET & RUBBER PAD	0.22	
3. 5/8" PLYWOOD SUBFLOOR	0.14	
4. 3/4" AIR BARRIER	0.18	
5. POLYETHYLENE	-	
6. 5/8" GYPSUM CEILING BOARD	0.10	
7. EXTERIOR AIR FILM		0.03
TOTAL EFFECTIVE INSULATION VALUE (12" O.C. FRAMING)		RSI 5.30 (R-30.1)
TOTAL EFFECTIVE INSULATION VALUE (16" O.C. FRAMING)		RSI 5.37 (R-30.5)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES		RSI 4.67 (R-26.5)

FLOORS OVER UNHEATED SPACES ASSEMBLY 3 (HARDWOOD FLOORING) AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-30 BATT INSULATION IN 2x11½ WOOD FRAMING @ 12" O.C.	RSI 5.28 (R-30)	RSI 4.51 (R-25.6)
R-30 BATT INSULATION IN 2x11½ WOOD FRAMING @ 16" O.C.	RSI 5.28 (R-30)	RSI 4.58 (R-26)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. INTERIOR AIR FILM	0.12	
2. FLOORING MATERIAL - HARDWOOD	0.12	
3. 5/8" PLYWOOD SUBFLOOR	0.14	
4. 3/4" AIR BARRIER	0.18	
5. POLYETHYLENE	-	
6. 5/8" GYPSUM CEILING BOARD	0.10	
7. EXTERIOR AIR FILM		0.03
TOTAL EFFECTIVE INSULATION VALUE (12" O.C. FRAMING)		RSI 5.20 (R-29.5)
TOTAL EFFECTIVE INSULATION VALUE (16" O.C. FRAMING)		RSI 5.27 (R-29.9)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR FLOORS ABOVE UNHEATED SPACES		RSI 4.67 (R-26.5)

SPECIFIC REQUIREMENTS

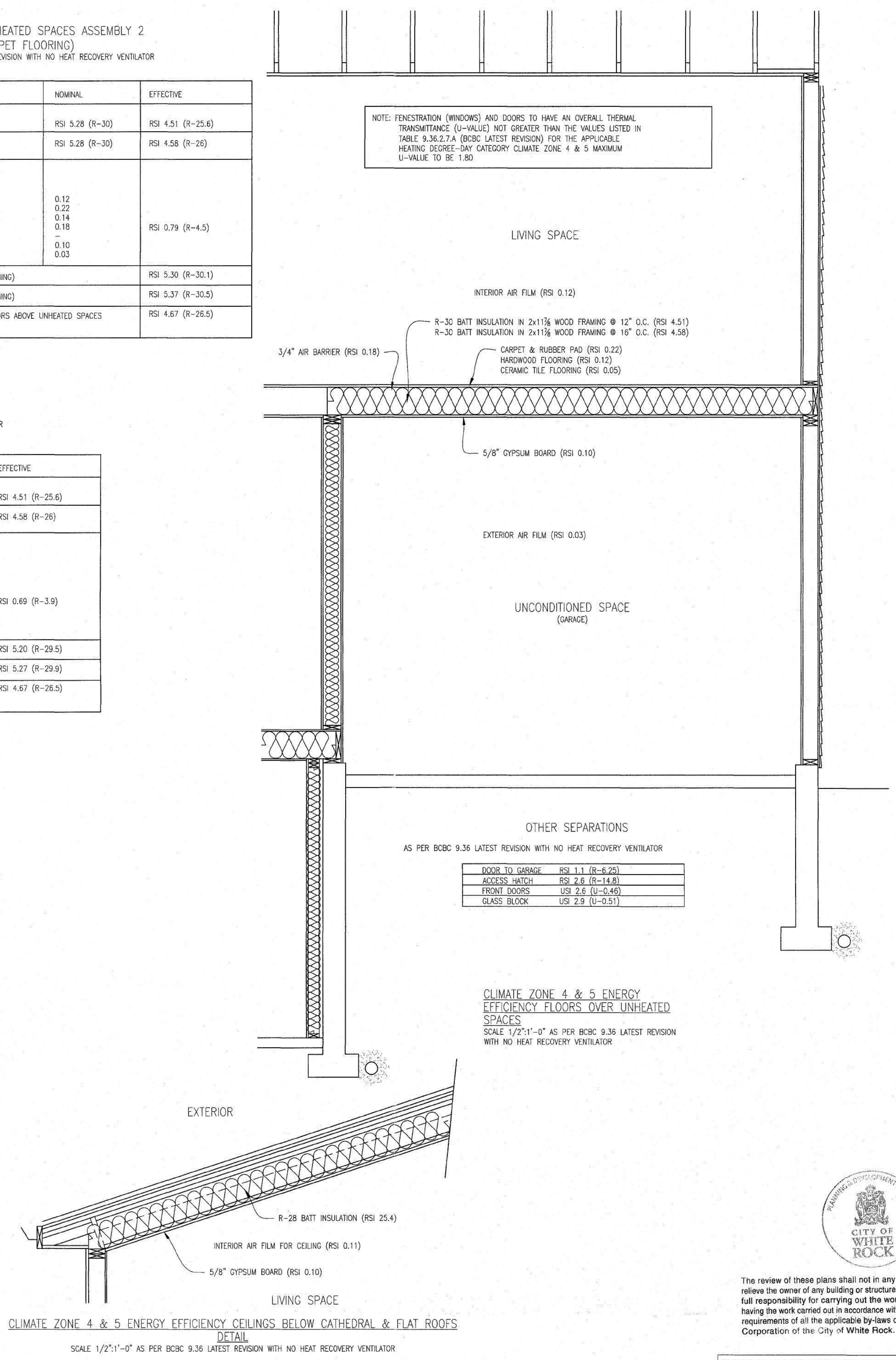
- EFFECTIVE INSULATION OF CEILINGS, WALLS AND FLOORS MEET THE REQUIREMENTS OF TABLE 9.36.2.6.A AND TABLE 9.36.2.6.B FOR THE CORRECT CLIMATE ZONE.
- THE THERMAL CHARACTERISTICS OF WINDOWS, DOORS AND SKYLIGHTS MEET THE REQUIREMENTS OF TABLE 9.36.2.7.A,B, AND C FOR THE CORRECT CLIMATE ZONE.
- EFFECTIVE INSULATION OF FOUNDATIONS MEET THE REQUIREMENTS OF TABLE 9.36.2.8.A OR B FOR THE CORRECT CLIMATE ZONE.
- DUCTS LOCATED OUTSIDE THE THERMAL ENCLOSURE ARE SEALED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS.
- DAMPERS ARE INSTALLED AT AIR INLETS AND EXHAUSTS WHERE REQUIRED.
- PIPING FOR HEATING OR COOLING SYSTEMS IS LOCATED WITHIN THE THERMAL ENCLOSURE OR ARE FULLY INSULATED.
- HVAC EQUIPMENT IS LOCATED WITHIN THERMAL ENCLOSURE OR DESIGNATED TO BE INSTALLED OUTSIDE OF THERMAL ENCLOSURE.
- TEMPERATURE CONTROLS ARE INSTALLED ON HEATING AND COOLING EQUIPMENT.
- INDOOR POOLS ARE COVERED OR HAVE AN HRV/DEHUMIDIFIER.
- HVAC AND SWH EQUIPMENT MEET MINIMUM PERFORMANCE REQUIREMENTS DETERMINED IN TABLES 9.36.3.10. AND 9.36.4.2.
- SERVICE WATER HEATING PIPES ARE INSULATED AT THE INLET AND OUTLET OF STORAGE TANKS.
- SERVICE WATER HEATERS HAVE TEMPERATURE CONTROLS.
- THE AIR BARRIER DETAILS, AND LOCATIONS HAVE BEEN IDENTIFIED.

TEMPERATURE CONTROLS AS PER SECTION 9.36.3.6

- TEMPERATURE CONTROLS ARE GENERALLY REQUIRED FOR HEATING AND COOLING EQUIPMENT, THE ACCURACY OF THE CONTROL MUST BE BETTER THAN PLUS OR MINUS 0.5 DEGREES CELSIUS.

CEILINGS BELOW CATHEDRAL & FLAT ROOFS AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DESCRIPTION	NOMINAL	EFFECTIVE
R-28 BATT INSULATION IN 2x12 WOOD FRAMING @ 24" O.C.	RSI 4.93 (R-28)	RSI 4.47 (R-25.4)
OTHER BUILDING ENCLOSURE LAYERS THAT CONTRIBUTE TO EFFECTIVE INSULATION:		
1. EXTERIOR AIR FILM	0.03	
2. POLYETHYLENE	0.10	
6. 5/8" GYPSUM CEILING BOARD	0.11	
4. INTERIOR AIR FILM		0.11
TOTAL EFFECTIVE INSULATION VALUE		RSI 4.71 (R-26.76)
MINIMUM EFFECTIVE THERMAL RESISTANCE FOR CEILINGS BELOW CATHEDRAL & FLAT ROOFS		RSI 4.67 (R-26.5)



NOTE: FENESTRATION (WINDOWS) AND DOORS TO HAVE AN OVERALL THERMAL TRANSMITTANCE (U-VALUE) NOT GREATER THAN THE VALUES LISTED IN TABLE 9.36.2.7.A (BCBC LATEST REVISION) FOR THE APPLICABLE HEATING DEGREE-DAY CATEGORY CLIMATE ZONE 4 & 5 MAXIMUM U-VALUE TO BE 1.80

OTHER SEPARATIONS
AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

DOOR TO GARAGE	RSI 1.1 (R-6.25)
ACCESS HATCH	RSI 2.6 (R-14.8)
FRONT DOORS	USI 2.6 (U-0.46)
GLASS BLOCK	USI 2.9 (U-0.51)

CLIMATE ZONE 4 & 5 ENERGY EFFICIENCY FLOORS OVER UNHEATED SPACES
SCALE 1/2":1'-0" AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR

CLIMATE ZONE 4 & 5 ENERGY EFFICIENCY CEILINGS BELOW CATHEDRAL & FLAT ROOFS
DETAIL
SCALE 1/2":1'-0" AS PER BCBC 9.36 LATEST REVISION WITH NO HEAT RECOVERY VENTILATOR



The review of these plans shall not in any way relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.

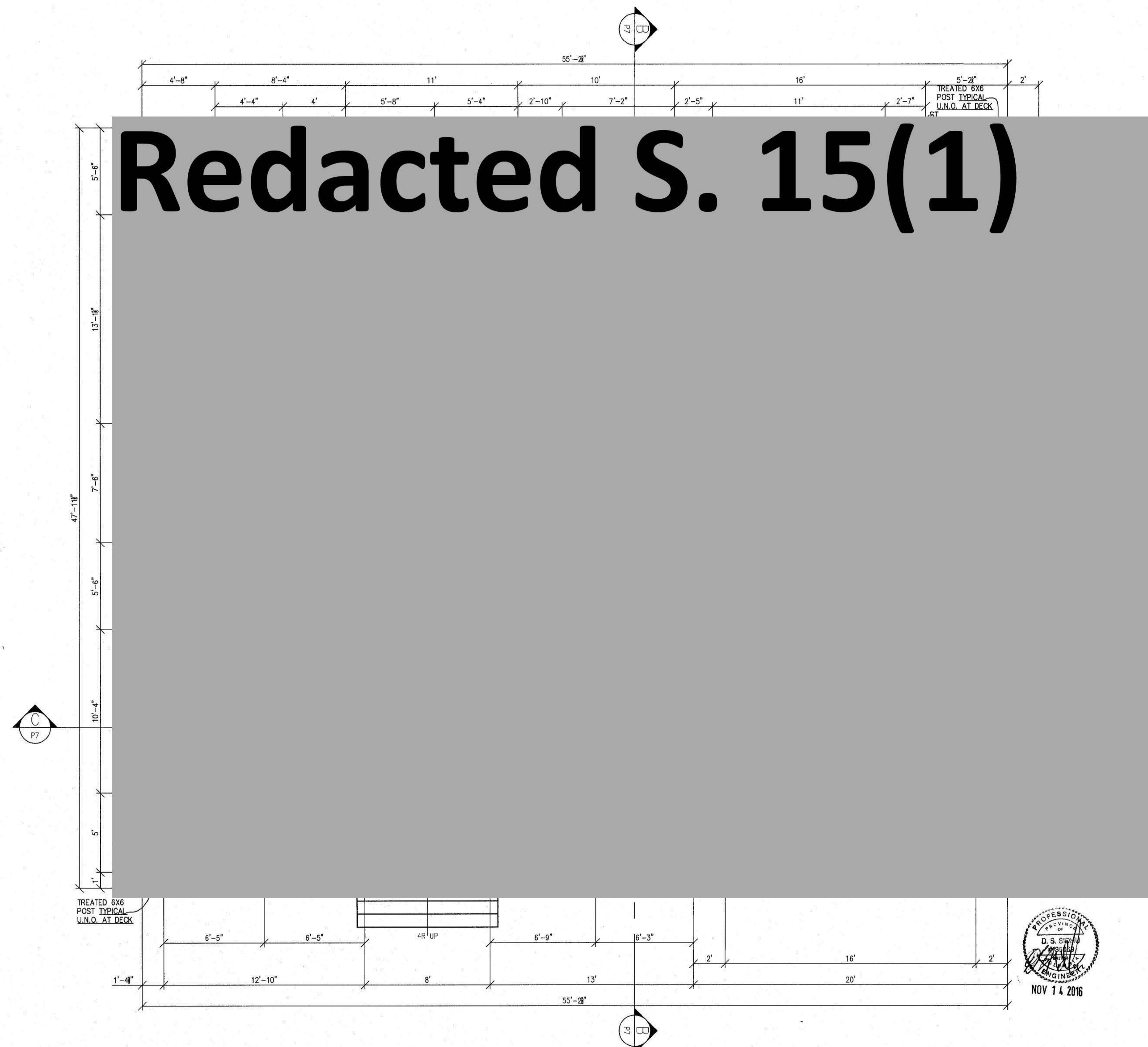
THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE	TITLE	DWN:	CW	DRAWING NO.
						PROPOSED RESIDENCE FOR MR.DEVINDER BENIPAL LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.			DD15-7007-P9



DHILLON DESIGNS LTD.
UNIT 215-12830-80th AVE.
SURREY, B.C. V3W 3A6
PHONE: (604) 590-2808
FAX: (604) 590-2878
EMAIL: info@dhillondesigns.ca

Redacted S. 15(1)



MAIN FLOOR
SCALE: 1/4" = 1'

9'-0 3/4" CEILING
MAIN FLOOR AREA = 1762.6 SQ.FT.
GARAGE AREA = 443.6 SQ.FT.
TOTAL MAIN FL. AREA = 2206.2 SQ.FT.

#15196

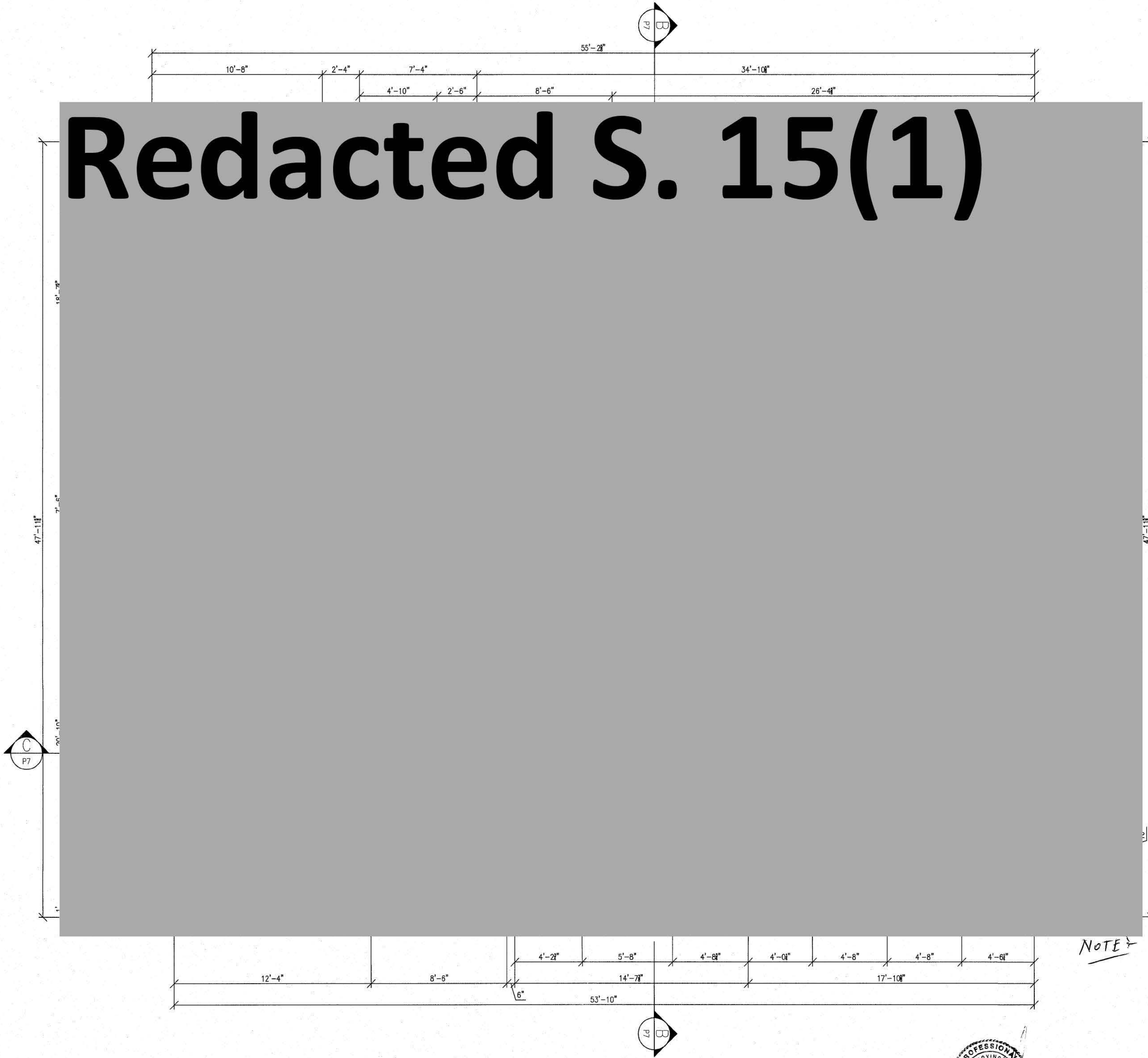
THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE	TITLE	DWN:	GW	DRAWING NO.	DHILLON DESIGNS LTD. UNIT 215-12830-80TH AVE. SURREY, B.C. V3W 3A9 PHONE: (604) 590-2808 FAX: (604) 590-2878 EMAIL: info@dhillondesigns.co
						PROPOSED RESIDENCE FOR MR. DEVINDER BENIPAL LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.			DD15-7007-P2	



SCALE: 1/4" = 1'
DATE: OCT.13.15
CHKD:
PHONE: 604-338-6566

Redacted S. 15(1)



TOP FLOOR
SCALE: 1/4" = 1'
10' - 0 3/4" CEILING

TOP FLOOR AREA = 1681 SQ.FT.
STAIRS AREA = 63.3 SQ.FT.
NET TOP FL. AREA = 1617.7 SQ.FT.



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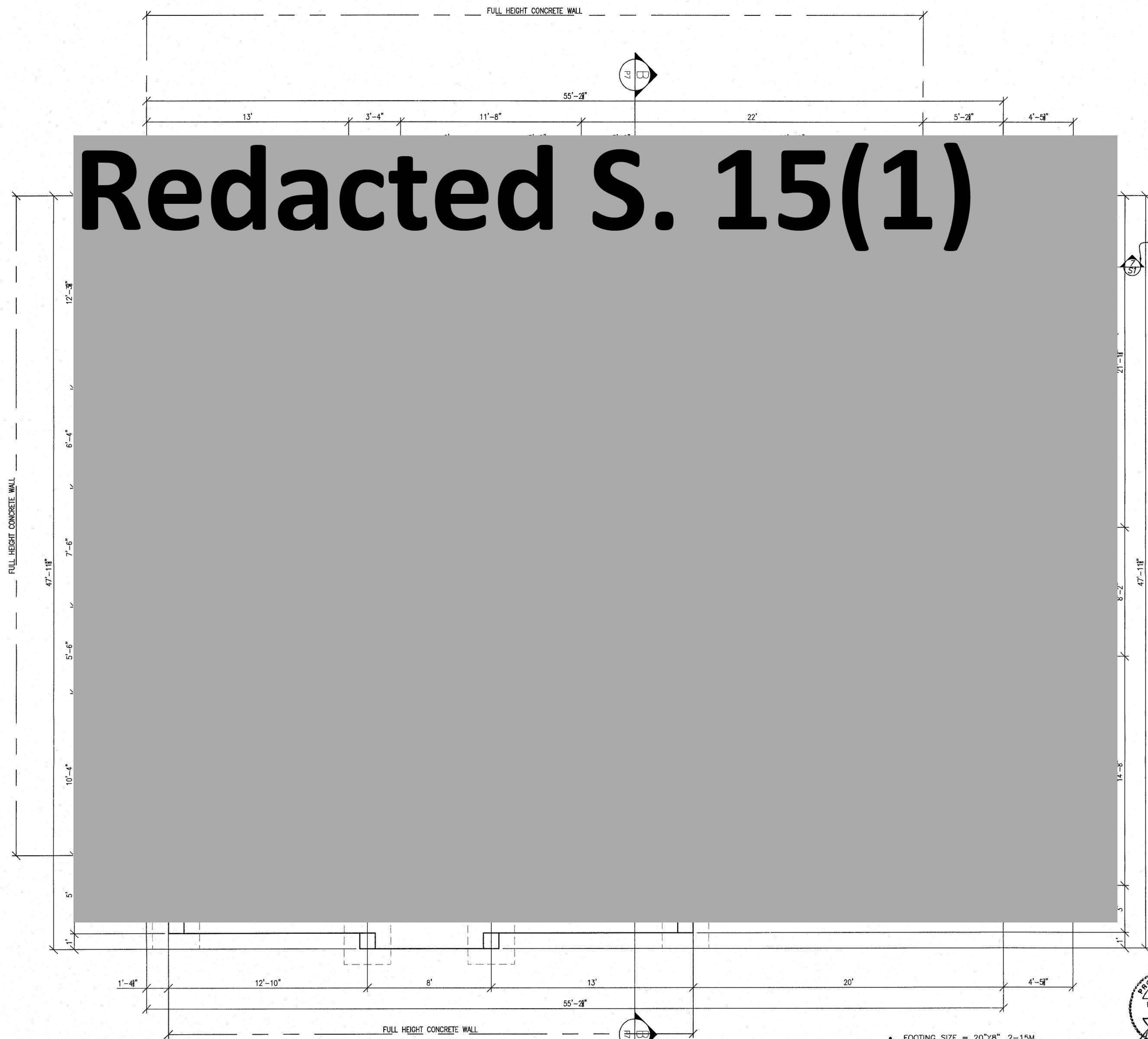
NOTE - 5/8" THICK ROOF SHEATHING REQUIRED

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE	TITLE	DWN:	CW	DRAWING NO.	DHILLON DESIGNS LTD.
						PROPOSED RESIDENCE FOR MR. DEVINDER BENIPAL LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.			DD15-7007-P3	UNIT 215-12830-80th AVE. SURREY, B.C. V0W 3A8 PHONE: (604) 590-2808 FAX: (604) 590-2878 EMAIL: info@dhillondesigns.ca



Redacted S. 15(1)

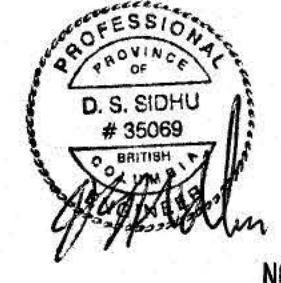


SECONDARY SUITE
 SEE DIVISION B - PART 9
 SECTION 9.36. SECONDARY SUITES
 OF BCBC 2012
 ELECTRIC BASEBOARD HEATING
 SUITE AREA = 952.4 SQ.FT.

BASEMENT PLAN
 SCALE: 1/4" = 1'-0"
 8'-0 3/4" CEILING

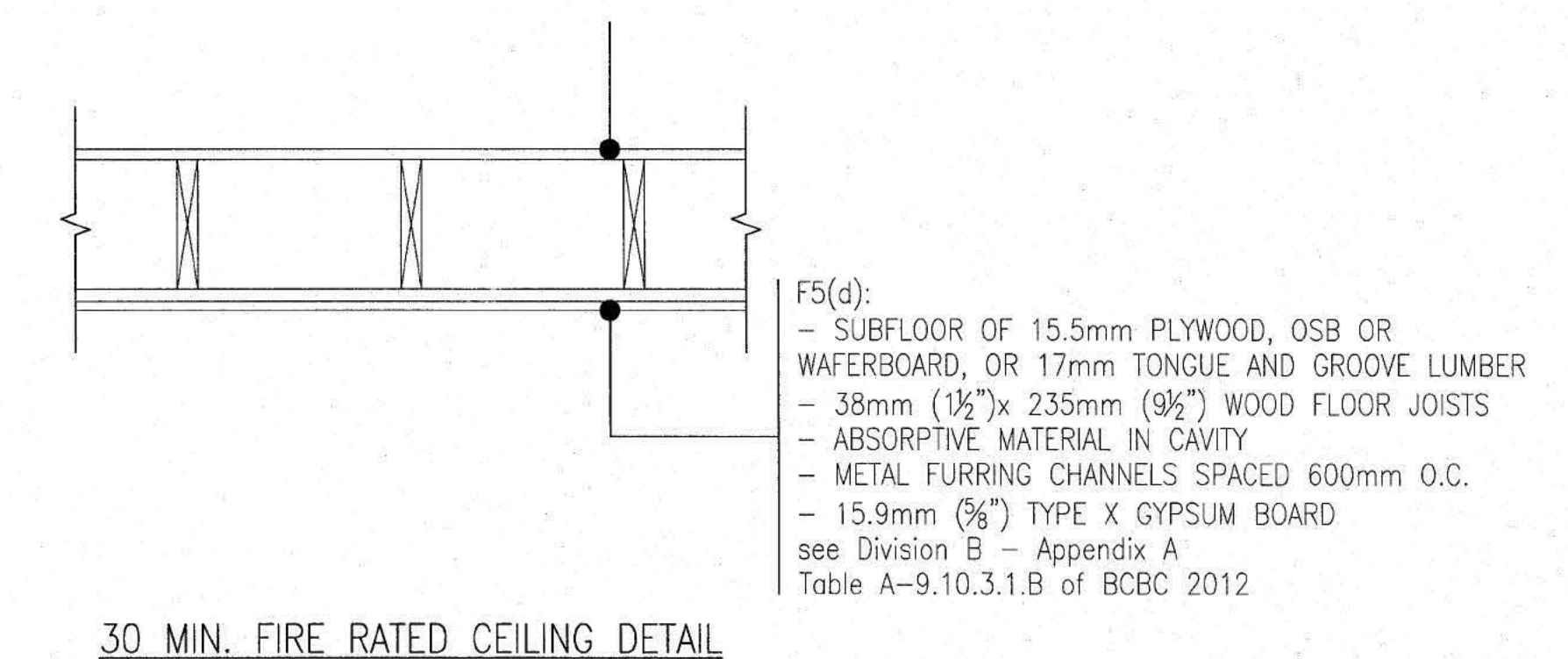
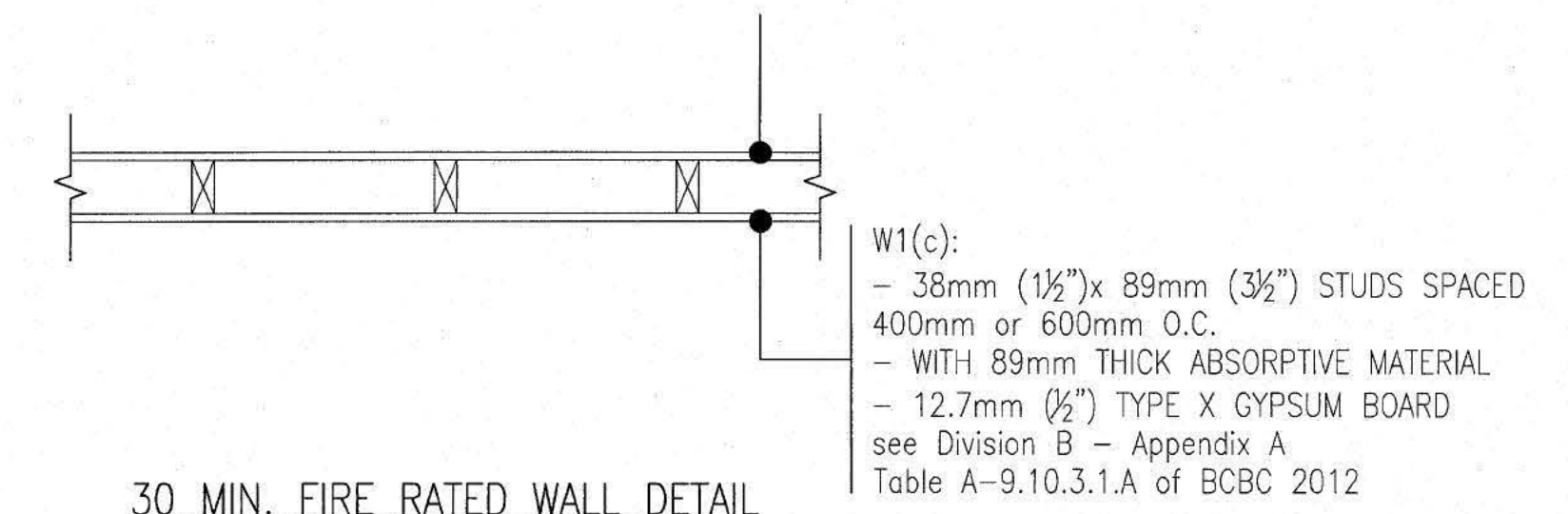
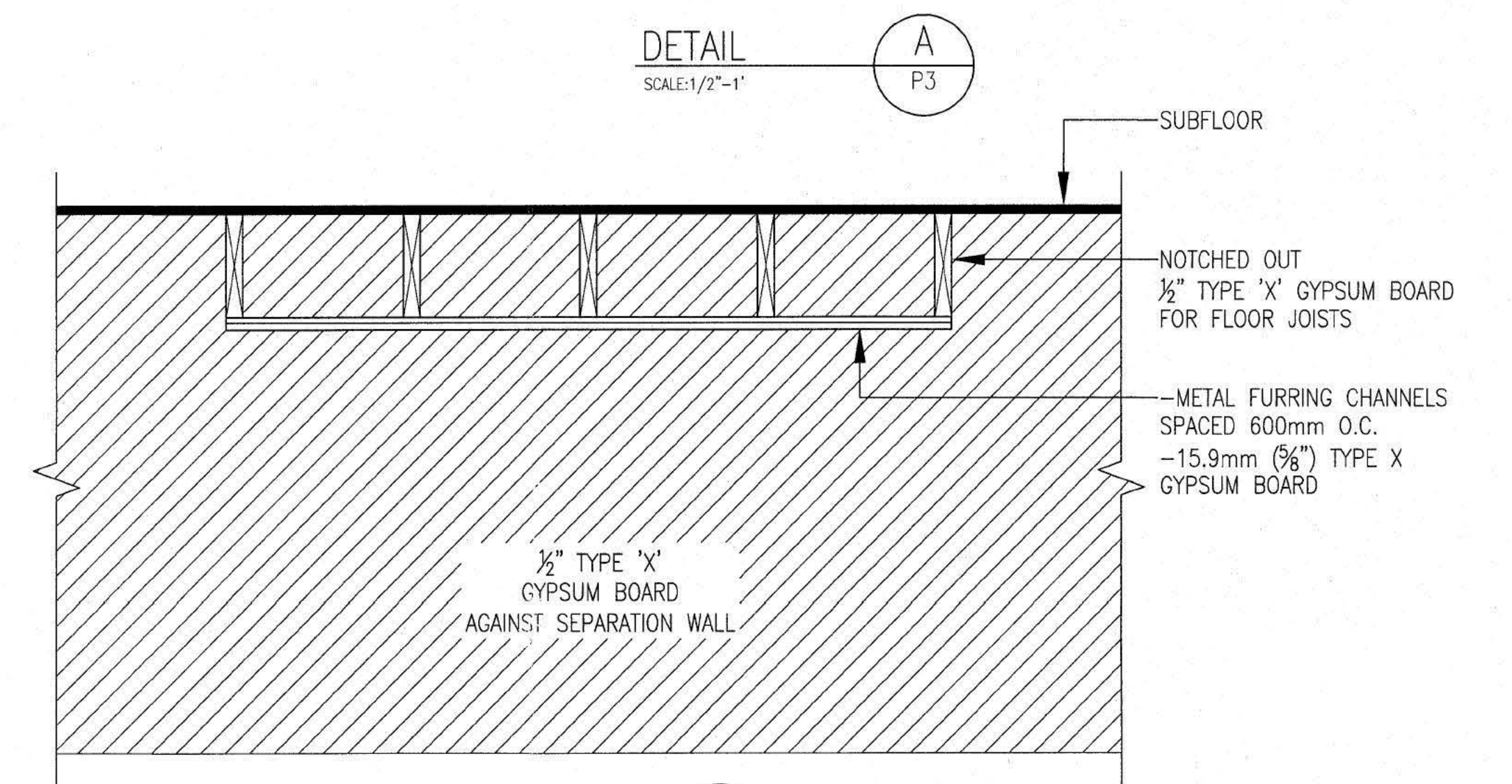
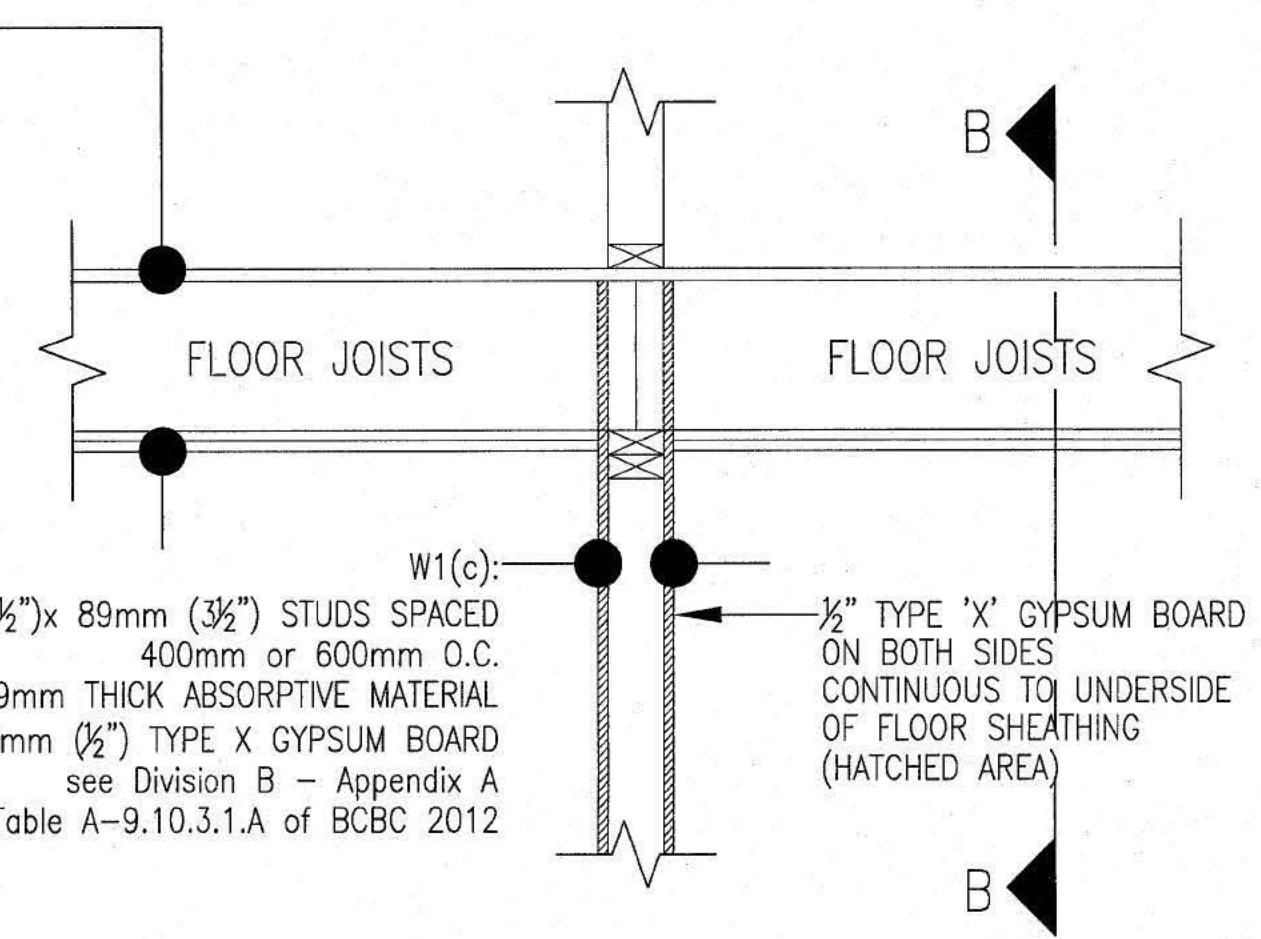
TOTAL BSMT. FLOOR AREA = 1762.6 SQ.FT.

- FOOTING SIZE = 20"x8", 2-15M LONGITUDINAL C/W 3" CLEAR COVER FROM BOTTOM.
- FOUNDATION WALL = 8", 15M @ 16" O.C. C/W 1 1/2" CLEAR COVER FROM INSIDE FACE OF WALL.
- F1 = 36"x36"x8", 3-15M EACH WAY C/W 3" CLEAR COVER FROM BOTTOM.
- DESIGNED FOR 1500 PSF BEARING CAPACITY OF SOIL.
- REFER TO DRAWING "S1" FOR TYPICAL STRUCTURAL DETAILS.



NOV 14 2016

- F5(d):
- SUBFLOOR OF 15.5mm PLYWOOD, OSB OR WAFERBOARD, OR 17mm TONGUE AND GROOVE LUMBER
 - 38mm (1 1/2") x 235mm (9 1/4") WOOD FLOOR JOISTS
 - ABSORPTIVE MATERIAL IN CAVITY
 - METAL FURRING CHANNELS SPACED 600mm O.C.
 - 15.9mm (5/8") TYPE X GYPSUM BOARD see Division B - Appendix A Table A-9.10.3.1.B of BCBC 2012



THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE

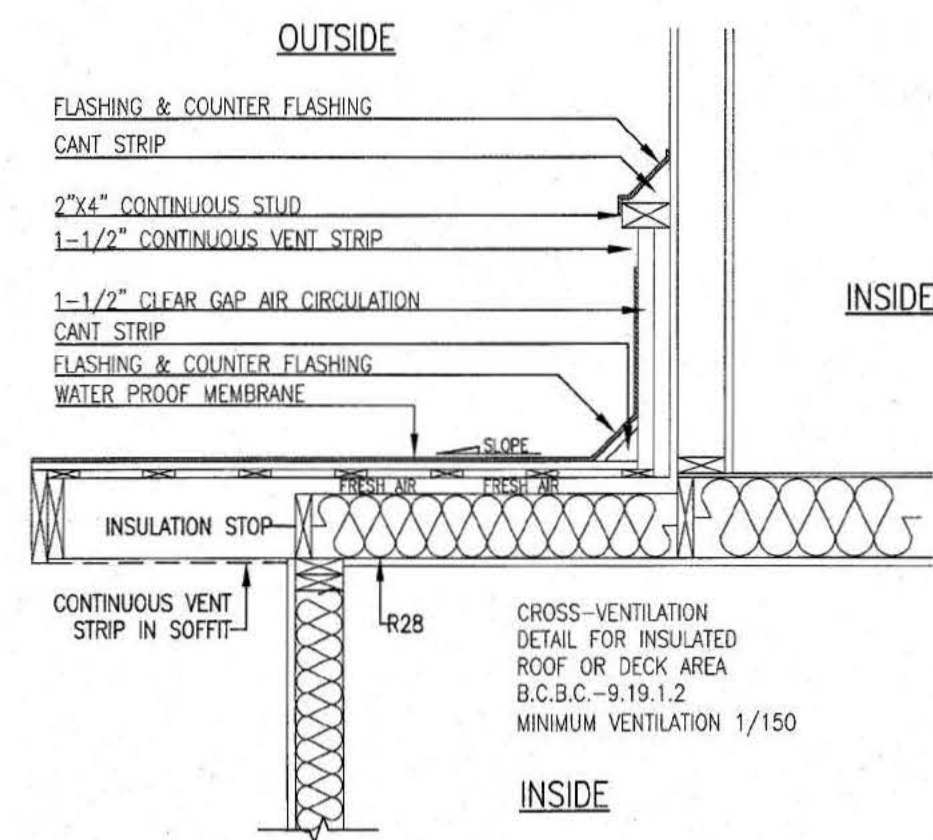


TITLE
 PROPOSED RESIDENCE FOR
 MR. DEVINDER BENIPAL
 LOT #204, 1588 KERFOOT ROAD
 WHITE ROCK, B.C.

DWN: CW
SCALE: 1/4" = 1'
DATE: OCT. 13. 15
CHKD:
PHONE: 604-338-6566

DRAWING NO.
 DD15-7007-P4

DHILLON DESIGNS LTD.
 UNIT 215-12830-80th AVE.
 SURREY, B.C. V3W 3A8
 PHONE: (604) 590-2808
 FAX: (604) 590-2878
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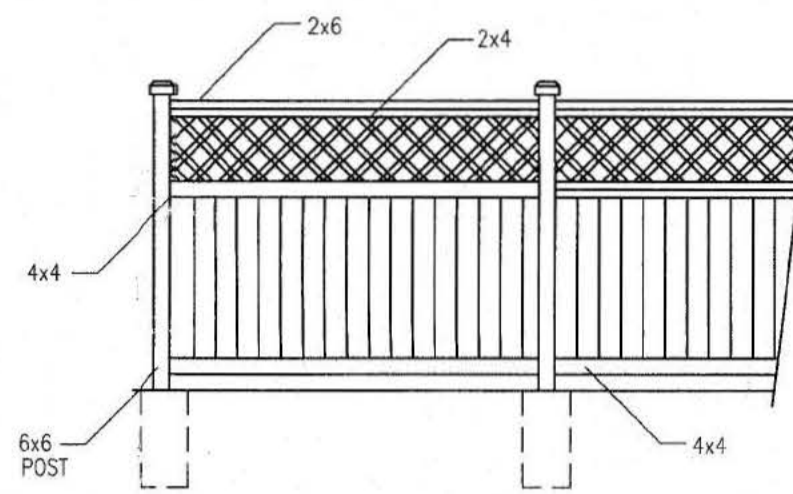
SECTION C
SCALE: 1/2" = 1'
P3-P4

NOTES:

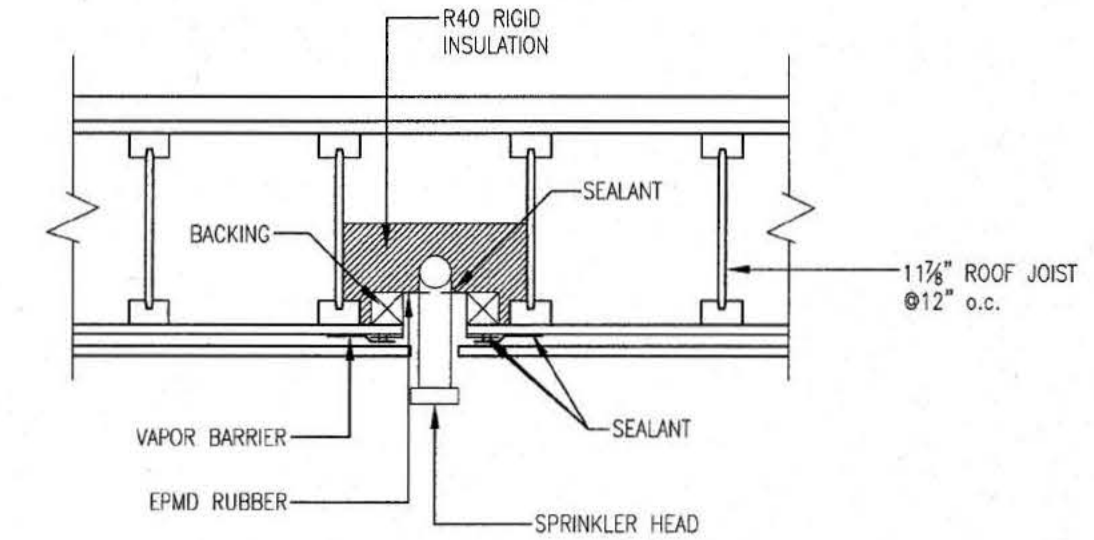
1. WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE, LATEST EDITION.
4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. 3.A231 LATEST EDITION.
5. CONCRETE STRENGTH AT 28 DAYS, MINIMUM 3,000 PSI.
6. ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DESIGN TO CSA LATEST EDITION.
7. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
8. WOOD TRUSSES SHALL BE DESIGN AND SEALED BY P.ENG. REGISTERED IN B.C.
9. ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORM TO CSA 0121 LATEST EDITION.
10. OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
11. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES.

NOTES:

- FENCES ARE NOT REQUIRED, BUT WHERE USED:
01. THE FENCE IS CONSTRUCTED OF TREATED MATERIAL AND SUITABLY STAINED.
 02. FENCES ON THE SIDE OF THE SINGLE FAMILY DWELLING ARE LOCATED AT LEAST 1.8 METERS (6.0 FEET) BEHIND THE FRONT FACE OF THE SINGLE FAMILY DWELLING.
 03. THE FENCE STRUCTURE IS SUBSTANTIALLY AS FOLLOWS.



FENCE DETAIL
SCALE: 1/4" = 1'



SPRINKLER HEAD DETAIL
SCALE: 1" = 1'

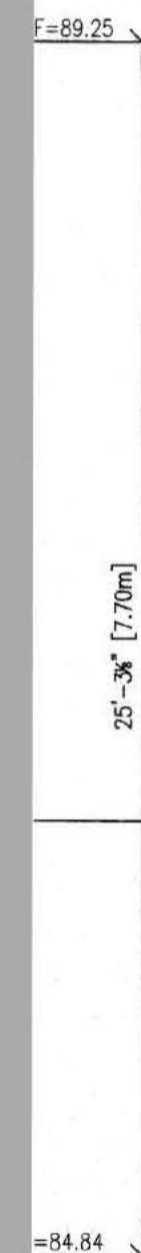
GENERAL INFORMATION			
COMPLIANCE PATH	<input checked="" type="checkbox"/> PRESCRIPTIVE	<input type="checkbox"/> PRESCRIPTIVE WITH TRADE-OFFS	<input type="checkbox"/> PERFORMANCE
VENTILATION DESIGN (ACTIVE OR PASSIVE, AIRFLOWS, HRV, CRAWLSPACE VENTILATION SCHEME, ETC.)			
HEATING TYPE	<input checked="" type="checkbox"/> FORCED AIR	<input checked="" type="checkbox"/> HYDRONIC	<input checked="" type="checkbox"/> ELECTRIC

CONSTRUCTION AND EFFECTIVE RSI VALUE FOR ALL ENVELOPE ASSEMBLIES WITH OR WITHOUT A HEAT-RECOVERY VENTILATOR (ZONE 4<3000)		
ABOVE-GROUND OPAQUE BUILDING ASSEMBLIES	REQUIRED EFFECTIVE INSULATION RSI (R) VALUE	ACTUAL EFFECTIVE INSULATION RSI (R) VALUE
CEILING BELOW ATTICS	6.91 (39.23)	6.91 (39.23)
CATHEDRAL CEILING & FLAT ROOFS	4.67 (26.52)	4.67 (26.52)
WALLS	2.78 (15.78)	2.99 (17.0)
FOUNDATION WALLS	1.99 (11.30)	2.15 (12.2)
FLOORS OVER UNHEATED SPACES	4.67 (26.52)	4.67 (26.52)
BELOW-GRADE OR IN CONTACT WITH THE GROUND BUILDING ASSEMBLIES	RSI (R) VALUE	RSI (R) VALUE
BELOW FROST LINE	UNINSULATED	
ABOVE FROST LINE	1.96 (11.13)	N/A
HEATED FLOORS	2.32 (13.17)	N/A
SLAB-ON-GRADE WITH ON INTEGRAL FOOTING	1.96 (11.13)	N/A
FENESTRATION AND DOORS	U VALUE	U VALUE
FENESTRATION AND DOORS	1.80	1.80
SKYLIGHTS	2.90	N/A

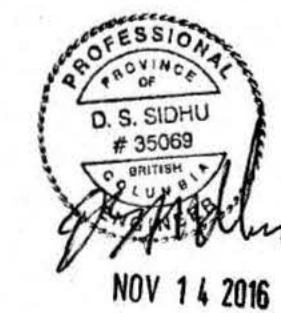
CONSIDERATION MUST BE GIVEN TO THE FOLLOWING AT THE TIME OF CONSTRUCTION:

- DUCTS LOCATED OUTSIDE THE THERMAL ENCLOSURE ARE SEALED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS.
- DAMPERS ARE INSTALLED AT AIR INLETS AND EXHAUSTS WHERE REQUIRED.
- PIPING FOR HEATING OR COOLING SYSTEMS IS LOCATED WITHIN THE THERMAL ENCLOSURE OR ARE FULLY INSULATED.
- HVAC EQUIPMENT IS LOCATED WITHIN THERMAL ENCLOSURE OR DESIGNATED TO BE INSTALLED OUTSIDE OF THERMAL ENCLOSURE.
- TEMPERATURE CONTROLS ARE INSTALLED ON HEATING AND COOLING EQUIPMENT.
- INDOOR POOLS ARE COVERED OR HAVE ON HRV/DEHUMIDIFIER.
- HVAC AND SWH EQUIPMENT MEET MINIMUM PERFORMANCE REQUIREMENTS DETERMINED IN TABLES 9.36.3.10. AND 9.36.4.2.
- SERVICE WATER HEATING PIPES ARE INSULATED AT THE INLET AND OUTLET OF STORAGE TANKS.
- SERVICE WATER HEATERS HAVE TEMPERATURE CONTROLS.

Redacted S. 15(1)



TYP. EXTERIOR WALL
EXTERIOR CLADDING
7/16" BORATE
TREATED EXTERIOR GRADE
PLYWOOD STRAPPING
AT 8" OR 16" o.c.
2 LAYER OF 30 MIN.
RATED BUILDING PAPER OR
1 LAYER OF TYVEK
COMMERCIAL WRAP OR EQUIVALENT
PLYWOOD SHEATHING
R20 FIBERGLASS BATT INSULATION
2X6 WOOD STUDS @ 16" o.c.
6 MIL POLY VAPOR BARRIER
5/8" OPSUM WALLBOARD
(AS PER 9.27.2 BCBC 2012)



SECTION A
SCALE: 1/4" = 1'
P2-P5

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE	TITLE	DWN:	GW	DRAWING NO.	THese Plans Conform to Requirements in the B.C. Building Code 2012.
						PROPOSED RESIDENCE FOR MR.DEVINDER BENIPAL LOT #204, 1588 KERFOOT ROAD WHITE ROCK, B.C.			DD15-7007-P7	DHILLON DESIGNS LTD. UNIT 215-12830-80th AVE. SURREY, B.C. V3W 3A8 PHONE: (604) 590-2608 FAX: (604) 590-2878 EMAIL: info@dhillondesigns.ca



BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING ELEVATIONS AND TREES ON LOT 204 SECTION 9 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 40965

Current Civic Address:
1588 Kerfoot Road
White Rock, B.C.

SCALE : 1:250

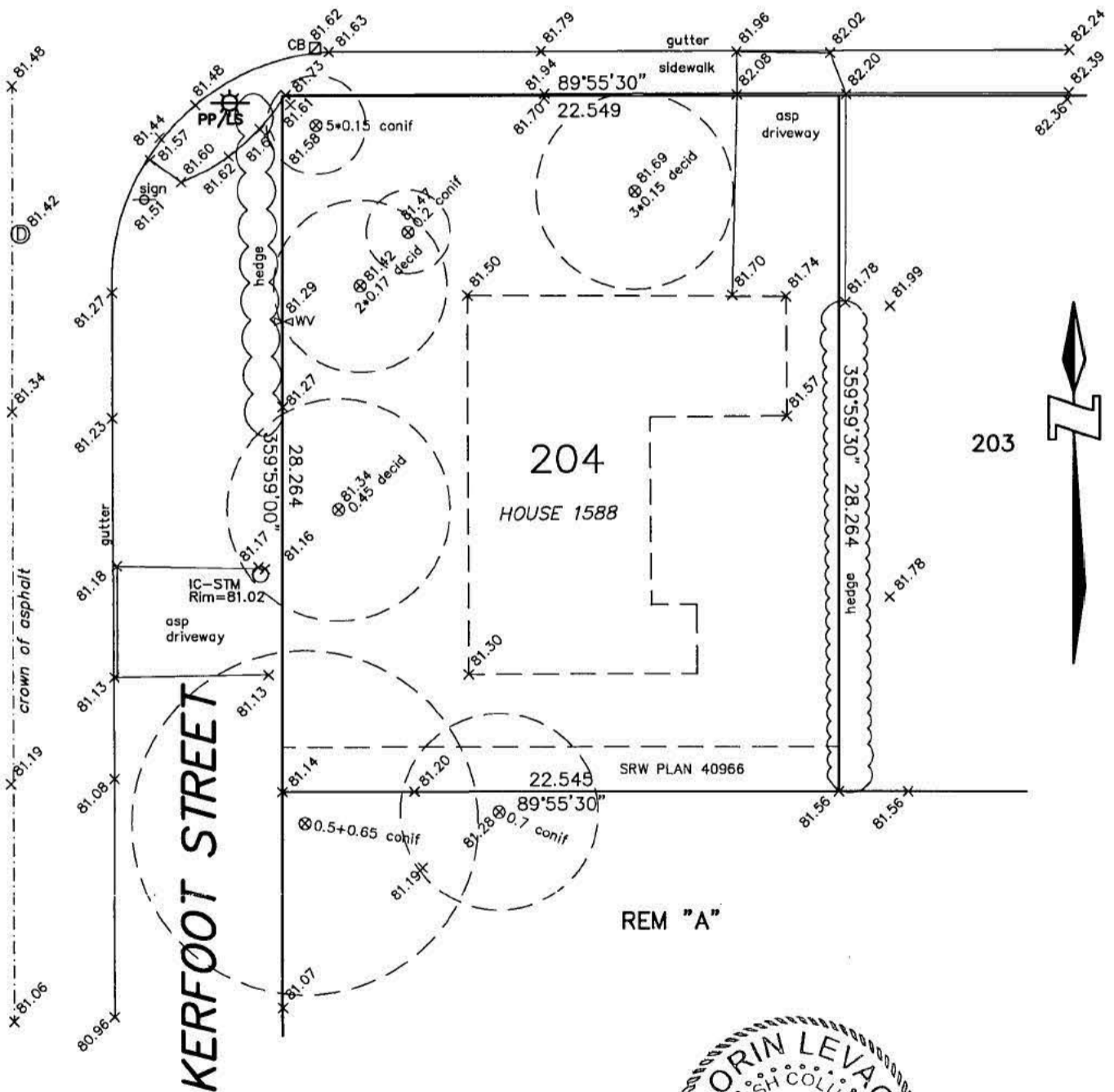
All elevations are "natural grade" unless noted otherwise

- ⊙ ...denotes storm manhole
- PP/LS ⚡ ...denotes power pole & lamp
- WV ⚡ ...denotes water valve
- CON 0.0 ⊗ ...denotes tree

Note:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Elevations are based on City of White Rock Geodetic datum, Monument No. 88H3860 Elevation = 81.882m
- Only trees with a diameter of at least 0.25m are shown
- This plan does not show non-plan charges, liens or interests.
- property dimensions are derived from Land Title Office records

NORTH BLUFF ROAD



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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
216-12899 76th Avenue
Surrey, B.C. V3W 1E6
Phone: 604 501-6188
Fax: 604 501-6189
File: 1507105-T01

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**



LORIN LEVAC

B.C.L.S. 881

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING ELEVATIONS AND TREES ON LOT 204 SECTION 9 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 40965

Current Civic Address:
1588 Kerfoot Road
White Rock, B.C.

SCALE : 1:250

All elevations are "natural grade" unless noted otherwise

- ⊙ ...denotes storm manhole
- PP/LS ⚡ ...denotes power pole & lamp
- WV ⚡ ...denotes water valve
- CON 0.0 ⊗ ...denotes tree

Note:

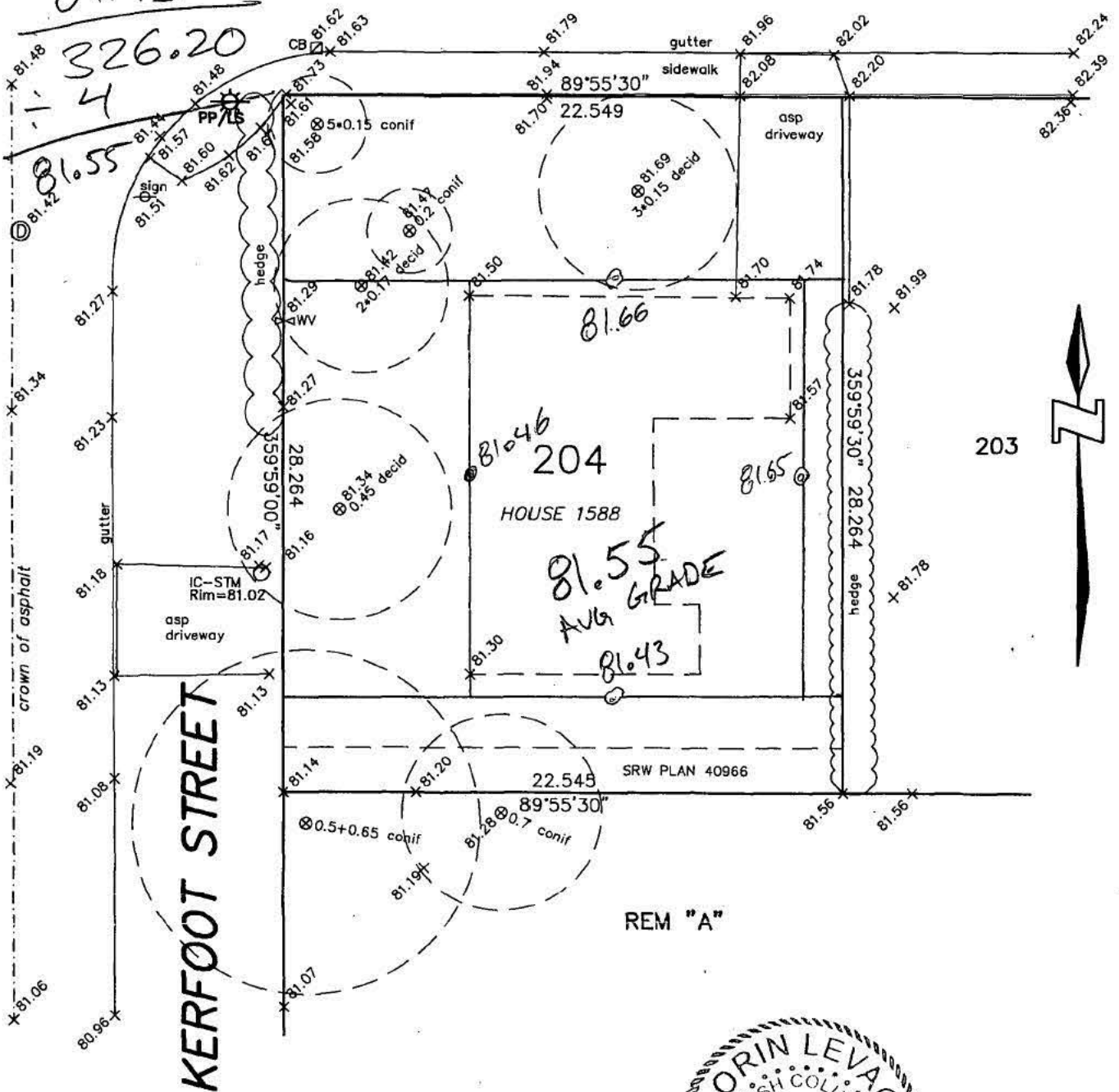
- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Elevations are based on City of White Rock Geodetic datum, Monument No. 88H3860 Elevation = 81.882m
- Only trees with a diameter of at least 0.25m are shown
- This plan does not show non-plan charges, liens or interests.
- property dimensions are derived from Land Title Office records

LOT AREA

$637.268m^2 = 6859.5'$

- 81.66
- 81.65
- 81.46
- 81.43

81.55 AVERAGE GRADE
89.25 MAX HEIGHT
NORTH BLUFF ROAD



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Fax: 604 501-6189
File: 1507105-T01

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**



LORIN LEVAC

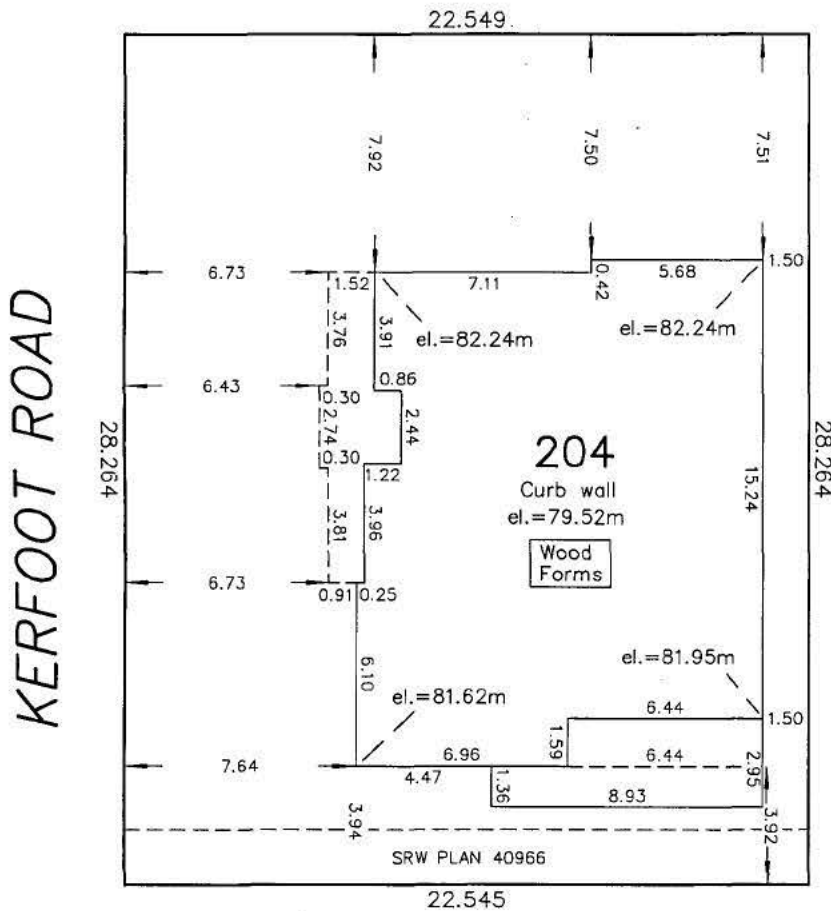
B.C.L.S. 881

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION
 OF CONSTRUCTED FORMS OVER PART OF LOT 204 SECTION 9
 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 40965

Current civic address:
 1588-Kerfoot Road
 White Rock, B.C.

SCALE 1:250

NORTH BLUFF ROAD



TOP OF PLYWOOD-M.F.
 el.=82.31m
 TOP OF PROPOSED CONC.-M.F.
 el.=82.34m

PLYWOOD-TOP FLOOR
 el.=85.44m
 TOP OF PROPOSED CONC.-TOP FLOOR
 el.=85.47m

TOP PLATE OF WALL-TOP FLOOR
 el.=88.49m

ADDITIONS: (FLOOR ELEV.S):
 23rd DAY OF JUNE, 2017
 DATE OF SURVEY:
 10th DAY OF MAY, 2017

Notes:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- All form dimensions correspond to outside face of exterior walls.
- Elevations are based on City of White Rock geodetic datum.

© COPYRIGHT

DHALIWAL & ASSOCIATES
 LAND SURVEYING INC.

#216 12899-76th Avenue
 Surrey, B.C.
 V3W 1E6
 (ph) 501-6188

FILE: 1507105-F01

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED



Lorin Levac BCLS 881

Record # N/A Reference Number 5183 Status SENT Sent Date Apr 20, 2018 10:40:00 AM
 Subject An Inspection has been completed for Permit: PP000068 (1588 KERFOOT RD)
 Template Type INSPECTION RESULTS System COMDEV Scheduled Date Apr 20, 2018
 Template Name INSPECTION RESULTS System Ref Folder Number: PP000068 Priority NORMAL

Main Errors Attachments

From ggareau@whiterockcity.ca
 To <promaxplumbing85@gmail.com> Redacted S. 22
 Cc
 Bcc
 Reply To <noreply@whiterockcity.ca>

Error	No	Test	No
Created On	Apr 20, 2018 10:35:37 AM		
Created By	dbo		
Last Modified On	Apr 20, 2018 10:37:16 AM		
Last Modified By	GUY		

City of White Rock

15322 Buena Vista Ave Phone: (604) 541-2149
 White Rock, BC V4B 1Y6 Fax: (604) 541-2153

PLUMBING FINAL

Address: 1588 KERFOOT RD
Permit: PP000068 - PLUMBING FINAL
Date: Apr 20, 2018

Status: FAILED

THE BUILDER MUST ENSURE THE FOLLOWING ITEMS ARE COMPLETED

- Plumber to set temperature on hot water tank.
- Plumber to label all remote shut offs.
- Seismic strap on hot water tank.
- Downspouts to tie into rainleader system. Make all clean outs accessible Add neutralizer at boiler condensate drain Secure master ensuite tub Replace pex at flow through water closet with copper. Dishwasher in spice kitchen to be water piped

Building Official: GUY GAREAU

- Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

Email Reference #5183

Record # N/A Reference Number 5613 Status SENT Sent Date Apr 30, 2018 02:52:00 PM
 Subject An Inspection has been completed for Permit: PP000068 (1588 KERFOOT RD)
 Template Type INSPECTION RESULTS System COMDEV Scheduled Date Apr 30, 2018
 Template Name INSPECTION RESULTS System Ref Folder Number: PP000068 Priority NORMAL

Main Errors Attachments

From ggareau@whiterockcity.ca
 To <promaxplumbing85@gmail.com> Redacted S. 22
 Cc
 Bcc
 Reply To <noreply@whiterockcity.ca>

Error	No	Test	No
Created On	Apr 30, 2018 02:48:47 PM		
Created By	dbo		
Last Modified On	Apr 30, 2018 02:49:29 PM		
Last Modified By	GUY		

City of White Rock

15322 Buena Vista Ave Phone: (604) 541-2149
 White Rock, BC V4B 1Y6 Fax: (604) 541-2153

PLUMBING FINAL

Address: 1588 KERFOOT RD
Permit: PP000068 - PLUMBING FINAL
Date: Apr 30, 2018

Status: SCHEDULED

THE BUILDER MUST ENSURE THE FOLLOWING ITEMS ARE COMPLETED

- Downspouts to tie into rainleader system. Make all clean outs accessible Add neutralizer at boiler condensate drain Secure master ensuite tub Replace pex at flow through water closet with copper. Dishwasher in spice kitchen to be water piped

Building Official: GUY GAREAU

- Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

Email Reference #5613

Record # N/A Reference Number 5619 Status SENT Sent Date Apr 30, 2018 03:44:01 PM
 Subject An Inspection has been completed for Permit: BP015196 (1588 KERFOOT RD)
 Template Type INSPECTION RESULTS System COMDEV Scheduled Date Apr 30, 2018
 Template Name INSPECTION RESULTS System Ref Folder Number: BP015196 Priority NORMAL

Main Errors Attachments

From ggareau@whiterockcity.ca
 To Redacted S. 22
 Cc
 Bcc
 Reply To <noreply@whiterockcity.ca>

Error No	Test No
Created On	Apr 30, 2018 03:40:53 PM
Created By	dbo
Last Modified On	Apr 30, 2018 03:40:57 PM
Last Modified By	GUY

City of White Rock

15322 Buena Vista Ave Phone: (604) 541-2149
 White Rock, BC V4B 1Y6 Fax: (604) 541-2153

FINAL INSPECTION

Address: 1588 KERFOOT RD
Permit: BP015196 - FINAL INSPECTION
Date: Apr 30, 2018

Status: FAILED

THE BUILDER MUST ENSURE THE FOLLOWING ITEMS ARE COMPLETED

Building Official: GUY GAREAU

- Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

Email Reference #5619

Record # N/A Reference Number 5660 Status SENT Sent Date May 1, 2018 09:16:00 AM
 Subject An Inspection has been completed for Permit: BP015196 (1588 KERFOOT RD)
 Template Type INSPECTION RESULTS System COMDEV Scheduled Date May 1, 2018
 Template Name INSPECTION RESULTS System Ref Folder Number: BP015196 Priority NORMAL

Main Errors Attachments

From ggareau@whiterockcity.ca
 To Redacted S. 22
 Cc
 Bcc
 Reply To <noreply@whiterockcity.ca>

Error	No	Test	No
Created On	May 1, 2018 09:12:28 AM		
Created By	dbo		
Last Modified On	May 1, 2018 09:12:34 AM		
Last Modified By	GUY		

City of White Rock

15322 Buena Vista Ave Phone: (604) 541-2149
 White Rock, BC V4B 1Y6 Fax: (604) 541-2153

FINAL INSPECTION

Address: 1588 KERFOOT RD
Permit: BP015196 - FINAL INSPECTION
Date: May 1, 2018

Status: FAILED

THE BUILDER MUST ENSURE THE FOLLOWING ITEMS ARE COMPLETED

- closure for garage door to be adjusted and weather stripped.
- closure for secondary suite door to be adjusted
- exterior stairs with more than 3 risers require a hand rail- provide at front entry.
- glass guard for upper floor deck to be secured to building. Guard shall not facilitate climbing.
- min. 6'-5" clearance over interior stairs to basement measured from leading edge of tread.
- re-strictor required for window at upper floor window seat and in windows within 18" of floor in dining/living room.
- Steel guard/handrail to roof deck to restrict the passage of 4" sphere.
- Declaration required from elevator installer.
- C-A Schedule required from Coordinating Registered Professional.
- C-B schedule required from: Structural Geo-technical Envelope Fire Sprinkler Mechanical (Pumps) Glass Guards
- Complete handrails / guardrails.-top rail required for interior glass guards.
- Engineering Department to review and approve all boulevard works.

Building Official: GUY GAREAU

- Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

Record # N/A Reference Number 6453 Status SENT Sent Date May 15, 2018 11:20:00 AM
 Subject An Inspection has been completed for Permit: BP015196 (1588 KERFOOT RD)
 Template Type INSPECTION RESULTS System COMDEV Scheduled Date May 15, 2018
 Template Name INSPECTION RESULTS System Ref Folder Number: BP015196 Priority NORMAL

Main Errors Attachments

From	ggareau@whiterockcity.ca	Error	No	Test	No
To	Redacted S. 22	Created On	May 15, 2018 11:16:58 AM		
Cc		Created By	dbo		
Bcc		Last Modified On	May 15, 2018 11:17:06 AM		
Reply To	<noreply@whiterockcity.ca>	Last Modified By	GUY		

City of White Rock

15322 Buena Vista Ave Phone: (604) 541-2149
 White Rock, BC V4B 1Y6 Fax: (604) 541-2153

FINAL INSPECTION

Address: 1588 KERFOOT RD
Permit: BP015196 - FINAL INSPECTION
Date: May 15, 2018

Status: FAILED

THE BUILDER MUST ENSURE THE FOLLOWING ITEMS ARE COMPLETED

- C-A Schedule required from Coordinating Registered Professional.
- C-B schedule required from: Structural Geo-technical Envelope Fire Sprinkler Mechanical (Pumps) Glass Guards

Building Official: GUY GAREAU

- Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

Email Reference #6453

Record # N/A Reference Number 6691 Status SENT Sent Date May 18, 2018 04:10:00 PM
 Subject An Inspection has been completed for Permit: BP015196 (1588 KERFOOT RD)
 Template Type INSPECTION RESULTS System COMDEV Scheduled Date May 18, 2018
 Template Name INSPECTION RESULTS System Ref Folder Number: BP015196 Priority NORMAL

Main Errors Attachments

From ggareau@whiterockcity.ca
 To Redacted S. 22
 Cc
 Bcc
 Reply To <noreply@whiterockcity.ca>

Error	No	Test	No
Created On	May 18, 2018 04:06:29 PM		
Created By	dbo		
Last Modified On	May 18, 2018 04:06:37 PM		
Last Modified By	GUY		

City of White Rock

15322 Buena Vista Ave Phone: (604) 541-2149
 White Rock, BC V4B 1Y6 Fax: (604) 541-2153

FINAL INSPECTION

Address: 1588 KERFOOT RD
Permit: BP015196 - FINAL INSPECTION
Date: May 18, 2018

Status: PASSED

THE BUILDER MUST ENSURE THE FOLLOWING ITEMS ARE COMPLETED

Building Official: GUY GAREAU

- Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

Email Reference #6691