

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7914-0071-00

Planning Report Date: April 14, 2014

PROPOSAL:

• Development Variance Permit

in order to permit construction on 4 RF-SD corner lots.

LOCATION: 16478 and 16458 - 23 Avenue;

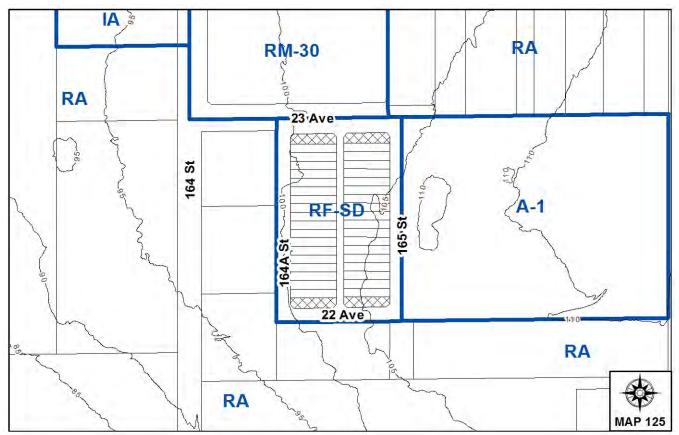
and 16477 and 16455 - 22 Avenue

OWNER: 0966540 BC Ltd.

ZONING: RF-SD OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Residential 10-15

upa



RECOMMENDATION SUMMARY

• Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

Development Variance Permits are required for reduced side yard setbacks for the RF-SD Zone.

RATIONALE OF RECOMMENDATION

- The units on corner lots (Lots 1, 20, 21 and 40) were designed with the front entrance facing the flanking street. Since the facades facing 22nd Avenue (Lots 20 and 21) and 23rd Avenue (Lots 1 and 40) are front elevations, double height bays were designed to reflect the architectural character established on the front elevations of the rest of the (interior) lots, maintaining similar proportions and aesthetics.
- The Subdivision Plan split all the lots equally, however, due to the non-orthogonal angularity of the corner lots, Lots 1 and 21 have unconventional lot widths at the rear of the lots. As a result, the applicant is requesting a variance to permit the construction of the minimum dimensions for a detached single car garage.
- The project requires a Development Variance Permit to vary the maximum number of stair risers (from 3 to 4) encroaching on a required setback for Lot 20. The proposed encroachment is reasonable and allows a desired architectural form to be achieved despite the sloping grades on the site.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0071-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum flanking street side yard setback for a *Principal Building* of the RF-SD Zone from 2.7 metres (8.9 ft.) to:
 - (i.) 2.2 metres (7.2 ft.) for Lot 1;
 - (ii.) 2.3 metres (7.5 ft.) for Lot 20;
 - (iii.) 2.3 metres (7.5 ft.) for Lot 21; and
 - (iv.) 2.3 metres (7.5 ft.) for Lot 40.
- (b) to reduce the minimum flanking street side yard setback for *Accessory Buildings* and *Structures* of the RF-SD Zone from 5.2 metres 17 ft.) to 4.9 metres (16 ft.) for Lot 1 and 5.0 metres (16.4 ft.) for Lot 21.
- (c) to vary the height of stairs encroaching on a required setback, provided that no stair riser is located within any existing statutory right-of-way, from a maximum of three (3) risers to a maximum of four (4) risers for Lot 20.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant RF-SD project.

Adjacent Area:

Direction	Existing Use	OCP/NCP	Existing Zone
		Designation	
North (Across 23 Avenue):	Vacant townhouse	Urban/Cluster	RM-30
	project approved	Residential (10-15 upa)	
	under Development	& Multiple Residential	
	Application No.	(15-25 upa)	
	7913-0065-00.		
East (Across 165 Street):	Sunnyside Saddle	Suburban/Park and	A-1
	Club.	Open Space	
South (Across 22 Avenue):	Single family dwelling.	Suburban/Medium	RA
		Density Residential	
		(10-15 upa)	
West (Across 164A Street):	Single family	Suburban/Cluster	RA
	dwellings.	Residential (10-15 upa)	

DEVELOPMENT CONSIDERATIONS

Background

- The subject lots were created through development application No. 7912-0204-00, which received Final Adoption on November 25, 2013.
- The units on corner lots (Lots 1, 20, 21 and 40) were designed with the front entrance facing the flanking street. Since the facades facing 22nd Avenue (Lots 20 and 21) and 23rd Avenue (Lots 1 and 40) are front elevations, double height bays were designed to be wider than the permitted 8'-o" to reflect the architectural character established on the front elevations of the rest of the (interior) lots, maintaining similar proportions and aesthetics.

Proposal

- Part 1 of Surrey Zoning By-law, 1993, No. 12000, as amended, permits bay or boxed windows
 to encroach on each storey into the required setbacks, to a maximum of o.6 metre [2 ft.],
 provided that they do not exceed a total of 2.4 metres [8 ft.] in horizontal length along any
 exterior wall.
- The architectural elements and façade articulation that serve to define the front façade for the principal buildings of the corner units (Lots 1, 20, 21 and 40) are wider than 2.4 metres [8 ft.) in horizontal length, therefore a Development Variance Permit is required on these lots to reduce the minimum flanking street side yard setback for a *Principal Building* of the RF-SD Zone.
- In addition to the variance described above, the applicant is seeking a variance to the minimum flanking street side yard setback for *Accessory Buildings* and *Structures* of the RF-SD Zone to accommodate the construction of a detached single car garage on Lots 1 and 21.
- The applicant also requires a variance to vary the height of stairs encroaching on a required setback from a maximum of three (3) risers on Lot 20. The proposed encroachment is reasonable and allows a desired architectural form to be achieved despite the sloping grades on the site.

BY-LAW VARIANCES AND JUSTIFICATION

- (a) Requested Variance:
 - To reduce the minimum flanking street side yard setback for a *Principal Building* of the RF-SD Zone from 2.7 metres (8.9 ft.) to:
 - (i.) 2.2 metres (7.2 ft.) for Lot 1;
 - (ii.) 2.3 metres (7.5 ft.) for Lot 20;
 - (iii.) 2.3 metres (7.5 ft.) for Lot 21; and
 - (iv.) 2.3 metres (7.5 ft.) for Lot 40.

Applicant's Reasons:

• The projections into the building setback reflect the architectural character established on the front elevations of the rest of the (interior) lots, maintaining similar proportions and aesthetics.

Staff Comments:

- The units on corner lots (Lots 1, 20, 21 and 40) were designed with the front entrance facing the flanking street.
- The setback to the building face is in accordance with the RF-SD Zone, however the projections that define the façades facing 22 Avenue and 23 Avenue extend beyond 2.7 metres (8.9 ft.) and these provide for interaction with the public realm, and visual surveillance of the street.
- Staff support the proposed variances.

(b) Requested Variance:

• To reduce the minimum flanking street side yard setback for *Accessory Buildings* and *Structures* of the RF-SD Zone from 5.2 metres 17 ft.) to 4.9 metres (16 ft.) for Lot 1 and 5.0 metres (16.4 ft.) for Lot 21.

Applicant's Reasons:

A survey decision to split all the lots equally despite the non-orthogonal angularity of
the corner lots has resulted in unconventional Property Line dimensions and lot widths.
The variance will permit the construction of the minimum dimensions for a detached
single car garage.

Staff Comments:

- The variances being requested for the garages are minimal.
- Staff support the proposed variances.

(c) Requested Variance:

o To vary the height of stairs encroaching on a required setback from a maximum of three (3) risers to a maximum of four (4) risers for Lot 20.

Applicant's Reasons:

• One (1) additional stair riser is required to provide access into the dwelling on Lot 20, which has its entrance on the flanking street, due to the topography of the site.

Staff Comments:

• Due to the topography of the site, one (1) additional stair riser is required for the Lot 20. The elevations have been reviewed by staff and are acceptable since the overall architecture and urban design intent are maintained.

• Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary and Project Data Sheets

Appendix II. Survey Plan

Appendix III. Development Variance Permit No. 7914-0071-00

Original signed by Nicholas Lai for Jean Lamontagne General Manager Planning and Development

TH/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Kevin Dhaliwal

0966540 BC Ltd

Address: 216, 18525 - 53 Avenue

Surrey, BC V₃S₇A₄

Tel: 778-574-0777 - Primary

778-574-0777 - Fax

2. Properties involved in the Application

(a) Civic Address: 16478 - 23 Avenue

16477 - 22 Avenue 16455 - 22 Avenue 16458 - 23 Avenue

(b) Civic Address: 16478 - 23 Avenue

Owner: 0966540 BC Ltd

<u>Director Information:</u> Amardeep Kevin Dhaliwal

Sukhvir Dhaliwal

No Officer Information Filed

PID: 029-225-264

Lot 1 Section 13 Township 1 New Westminster District Plan EPP33572

(c) Civic Address: 16477 - 22 Avenue

Owner: o966540 BC Ltd

<u>Director Information:</u> Amardeep Kevin Dhaliwal

Sukhvir Dhaliwal

No Officer Information Filed

PID: 029-225-485

Lot 20 Section 13 Township 1 New Westminster District Plan EPP33572

(d) Civic Address: 16455 - 22 Avenue Owner: 0966540 BC Ltd

<u>Director Information:</u> Amardeep Kevin Dhaliwal

Sukhvir Dhaliwal

No Officer Information Filed

PID: 029-225-493

Lot 21 Section 13 Township 1 New Westminster District Plan EPP33572

(e) Civic Address: 16458 - 23 Avenue Owner: 0966540 BC Ltd

<u>Director Information:</u> Amardeep Kevin Dhaliwal

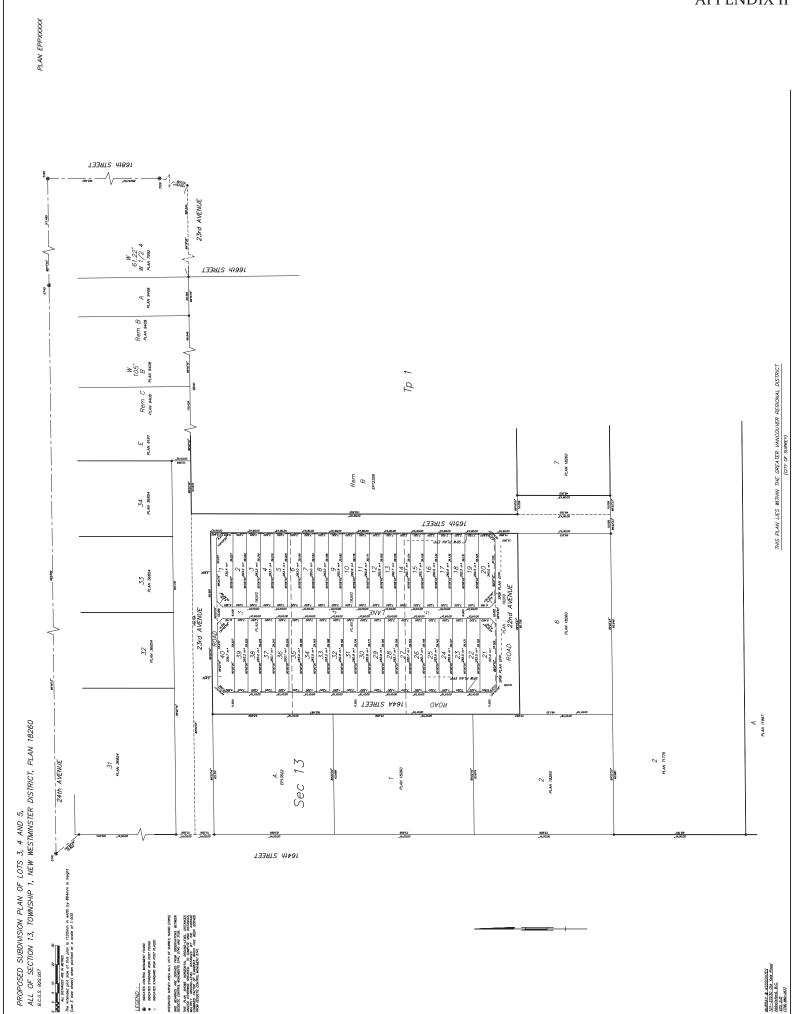
Sukhvir Dhaliwal

No Officer Information Filed

PID: 029-225-701

Lot 40 Section 13 Township 1 New Westminster District Plan EPP33572

- 3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7914-0071-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0071-00

Issued To: 0966540 BC LTD

("the Owner")

Address of Owner: 216, 18525 - 53 Avenue

Surrey, BC V₃S₇A₄

- 1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
- 2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-225-264 Lot 1 Section 13 Township 1 New Westminster District Plan EPP33572

16478 - 23 Avenue

Parcel Identifier: 029-225-485 Lot 20 Section 13 Township 1 New Westminster District Plan EPP33572

16477 - 22 Avenue

Parcel Identifier: 029-225-493 Lot 21 Section 13 Township 1 New Westminster District Plan EPP33572

16455 - 22 Avenue

Parcel Identifier: 029-225-701 Lot 40 Section 13 Township 1 New Westminster District Plan EPP33572

16458 - 23 Avenue

(the "Land")

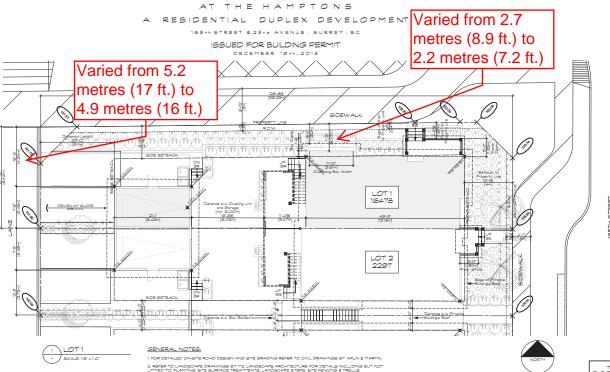
- 3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 21 of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum flanking street side yard setback for a *Principal Building* of the RF-SD Zone is varied from 2.7 metres (8.9 ft.) to:
 - (i.) 2.2 metres (7.2 ft.) for Lot 1;
 - (ii.) 2.3 metres (7.5 ft.) for Lot 20;
 - (iii.) 2.3 metres (7.5 ft.) for Lot 21; and
 - (iv.) 2.3 metres (7.5 ft.) for Lot 40.
 - (b) In Section F of Part 21 of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum flanking street side yard setback for *Accessory Buildings* and *Structures* of the RF-SD Zone is varied from 2.7 metres (8.9 ft.) to:
 - (i.) 4.9 metres (16 ft.) for Lot 1; and
 - (ii.) 5.0 metres (16.4 ft.) for Lot 21.
 - (c) In Section 17.b of Part 4 of Surrey Zoning By-law, 1993, 12000, as amended, the maximum number of stairs encroaching on a required setback is varied from three (3) risers to four (4) risers for Lot 20.
- 4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7914-0071-00 (A) through to and including 7914-0071-00 (D) (the "Drawings") which are attached hereto and form part of this development variance permit.
- 5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
- 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE CO ISSUED THIS DAY OF , 20 .	OUNCIL, THE DAY OF , 20 .
	Mayor – Dianne L. Watts City Clerk – Jane Sullivan

9.

ELEVATE



THESE PLANS COMFORM TO THE REGISTERED DESIGN GUIDELINES

Providing an unobstructed opening (per unit) min. O.55m \times 1.1m w all less than O.5m. AFF and 7m above ground. Length of access route from hydrant to vehicle plus path of travel less than 90m - path of travel less than 45m.

fire truck access route: 6m in width w/ 12m centreline radius. See calculations on Building Information Sheet for each building. No glazed (unprotected) openings in exposing building face where limiting distance is less than 1.2m.

Where Initing distance is of least O.Sm and less than 1.2m, exposing building face and any exterior wall located above that encloses an erit or not space shall have a TSA of first. ASImiss. Cladding shall be metal or noncombustible adading installed without or with furing of max. 25mm thick, owner fins. 12.7mm thick great with earth of the control o

Where roof soffits project to less than 1.2m from Property Lir they shall have no openings, and be protected by min. 12.7mm thick gypsum soffit board. Each bedroom shall have at least one outside window of min. 0.35m2 in area with dimensions of min. 0.35m, and maintain required opening during an emergency without the need for additional support.

CODE ANALYSIS: 2012

3.2.5.6

9.10.15.4

9.10.15.5(3)

9.9.10.1(2) 9.9.10.1(3)

PROJECT INFOR	MATION
EXISTING CIVIC ADDRESS:	16464 23rd Avenue, 2235 - 2265 165th Street, Surrey, B.C.
FNAL CIVIC ADDRESS:	16478 23rd Averue, Surrey, B.C.
FNAL LEGAL ADDRESS:	To be Consolidated
OCCUPANCY:	Group C (Residential) Part 9 (and Part 3) BCBC 2012
CONSTRUCTION:	Combuetible
ASSEMBLIES:	Fire Separations between Units: 1 HR FRR
BULDING HEIGHT:	3 Storeys
BUILDING AREA:	All units approx. 270 m2
FACING STREETS:	3 street: Lots 1, 20, 21, 40
	2 streets: Lots 2-19, 22-39
SPRINKLERS:	No
FREALARM:	No

LANDSCAPE ARCHITECT
Contact: Kevin Dialiwal Mr. Landscape Architecture
T: 778.574.0775 Max Wearminater, B.C.
emai: kevin@gendon/wingo.
V3M 3L.7

AKBUND

Contact: Shannon Seefeld: AFONTEO Consulti

T: 604-687-4471 #200 - 3740 Ord

F: 604-687-4641 #200 - 3740 Ord

email: shannon@elcozziarchitecture.com

email: newton@elcozziarchitecture.com

email: newton@elcozziarchitecture.com

SURVEYOR

email: dhull@apinma

APROPIST

Murray & Associates
#201 - 12448 82rd Avenue
Contact: Derek Hull
Surrey, B.C.
7: 604.572.5420
V3W 3E9

CONTACT LIST

CLIENT Legendary Developments #216 - 18525 53rd Avenue

ARCHITECT Robert Glocozzi Architecture Inc. 200 - 2339 Columbia Street Vancauver, BC VSY 3Y3

CIVIL ENGINEER
Aplin & Martin Consultants Lt
#201 - 12448 82nd Avenue
Surrey, B.C.
V3W 3E9

Surrey, B.C. V3S 7A4

	ECTURAL
AO.OO	LOT 1 SITE PLAN
A0.10	SCHEDULES
AO.20	ASSEMBLIES
A2.00	LOT 1 FLOOR PLANS
A2.01	LOT 1 FLOOR PLANS
A2.02	LOT 1 ELEVATIONS
A2.03	LOT 1 SECTION
A2.04	GARAGE PLANS & ELEVATIONS
A6.00	SECTION DETAILS
A6.01	SECTION DETAILS
A6.02	SECTION DETAILS
A6.03	PARTY WALL DETAILS
A6.04	PLAN DETAILS
A6.05	SECTION DETAILS
A6.06	PENETRATION SEQUENCE
A6.07	WINDOW SEQUENCE

DETALS DETALS ALL DETALS 'ALS DETALS TON SEQUENCE SEQUENCE	DETACHE Front: Side: Side (Flanki Rean:
	LOT/SITE
	LOT AREA FLOOR AR MAX ALLO Mox 1950
Contact: Meredith Mitchell T: 604.553.0044 F. 604.553.0045 il: meredith.mitchell@m2la.com	PROPOSE DWELLIN GARAGE
Contact: Norm Hol T: 604.275.3484	SITE COVI MAX ALLO PROPOSE
F: 604.275.9554 email: norm@aclgroup.ca	UNDERGR
Contact: Greg Marston	50% UND
T: 604.597.9189 F: 604.597.9061 email: survey@murrayls.com	PROPOSE

3. FINSHED GRADE TO SLOPE AWAY FROM BUILDING PERIMETER AT 2% MINIMUM IN ALL DIRECTIONS

4. PROPERTY LINES/INDIVIDUAL LOT AREA TO BE VERIFED BY SURVEYOR.

PROJECT SUMMARY				
ZONNG				
CURRENT ZONING: PROPOSED ZONING:	RA RF-SD			
FSR ALLOWED:	0.72			
SETBACKS				
PRINCIPAL BUILDING:	REQUIRED	PROPOSED		
Front:	3.5 m	4.0 m		
Side:	1.2 m	1.2 m		
Side (Flanking Street):	2.7 m	2.7 m		
Rear:	6.5 m	6.1 m		
DETACHED GARAGE	REQUIRED	PROPOSED		
Front	-	-		
Side:	0.5 m	3.7 m		
Side (Flanking Street):	2.7 m	4.9 m		
Rear	0 m	0 m		
LOT/SITE AREA				
	LOT		LOT 2	
LOT AREA:	3560 sq	fr 330.7 sq m	3048.3 sq ft	283.2 sq n
FLOOR AREA RATIO:				
MAX ALLOWABLE @ 0.72:	2563 sq	fr 238.1 sq m	2195 sq fr	203.9 sq n
Max. 1950 sq ft including garage) PROPOSED:				
DWELLING:	17 <i>0</i> 3 sa	fr 158.2 so m	1708 sa fr	158.7 sq n
GARAGE:	241 sq	fr 22.4 sq m	241 sq ft	22.4 sq n
	1944 sq		1949 sq A	181.1 sq n
SITE COVERAGE:				
MAX ALLOWABLE @ 0.60:	2136 sc	fr 198.4 sa m	1829 ea fr	169.9 son
PROPOSED:	1125 sq	ft 104.5 sq m	1076 sq A	100.0 sq n
UNDERGROUND BASEMENT VOLUME				
AVERAGE PROPOSED BUILDING GRA	ns.	102 66 m		
50% UNDERGROUND ACHIEVED AT S	LAB LEVEL:	101.79 m		
PROPOSED BASEMENT SLAB :		10159m (56.5% UNDERGRO	OUND PROPOSED)	

	DATE	6	DESCRIPTION:	
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COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. WARRATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWING SHALL NOT BE CARRED OUT WITHOUT WRITTEN PERMISSION FROM THE ACMITHECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF ROBERT CLOCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.



Robert Ciccozzi Architecture inc. 200 - 2339 Columbia Street 200 - 2339 Columbia Street Vancouver, B.C. Canada V5Y 3Y3 Tel: (604) 687-4741 Fax: (604) 687-4641 admin@ciccozziarchitecture.con

简 ELEVATE PRIVATE RESERVE OF 40 DUPLI STYLE ROW BOMES LEGENDARY



DRAWN	CHECKED BY:
NW	55
SCHIE	PROJECT NO :

7914-0071-00 (A) **SCHEDULE**

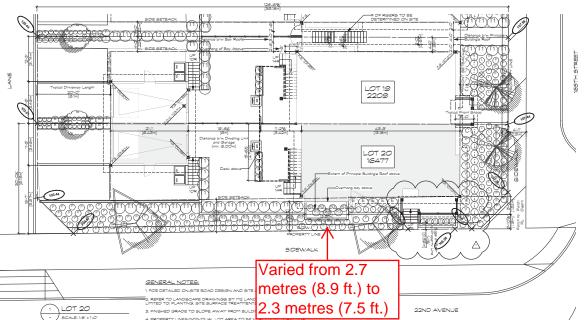
ELEVATE

AT THE HAMPTONS

A RESIDENTIAL DUPLEX DEVELOPMENT 165+h STREET & 23rd AVENUE, SURREY, BC

RE-ISSUED FOR BUILDING PERMIT

APRIL 7th, 2014



3. FINISHED GRADE TO SLOPE AWAY FROM BUILD

2.3 metres (7.5 ft.)

22ND AVENUE

	- SCALE: 1/8' = 1-0'		4. PR	OPERTY LINES/INDIVIDUAL LOT AREA TO
PROJECT INFOR	MATION			ING LIST
EXISTING CIVIC ADDRESS:	16464 23rd Avenue, 2235 - 2265 165th Street, Surrey, B.C.	ARC	HITE	ECTURAL
FINAL CIVIC ADDRESS:	16477 22nd Avenue			LOT 20 SITE PLAN
FNAL LEGAL ADDRESS:	To be Consolidated		2.10	SCHEDULES ASSEMBLIES
OCCUPANCY:	Group C (Residential) Part 9 (and Part 3) BCBC 2012	1 42	.00	LOT 20 EL OOR PLANS
CONSTRUCTION:	Combustible	A2	.01	LOT 20 FLOOR PLANS
ASSEMBLIES:	Fire Separations between Units: 1 HR FRR		102	LOT 20 ELEVATIONS LOT 20 SECTION
BUILDING HEIGHT:	3 Storeys		.04	GARAGE PLANS & ELEVATIONS
BUILDING AREA:	All units approx. 270 m2			SECTION DETAILS
FACING STREETS:	3 street: Lots 1, 20, 21, 40		i.01 i.02	SECTION DETAILS SECTION DETAILS
	2 streets: Lots 2-19, 22-39		.03	PARTY WALL DETAILS
SPRINKLERS:	No	AS	.05	SECTION DETAILS
FREALARM:	No		1.06 1.07	PENETRATION SEQUENCE WINDOW SEQUENCE
		1 1		

200 - 2339 Coumba Smeet Vancauer, B. G. (4.687-4.44 18200 - 2.740 Comban Smeet Vancauer, B. G. (4.687-4.44 18200 - 2.740 Comban Smeet VSY 3Y3 email: sharmon@ecoszarchinethre.com email: rob@ecoszarchinethre.com email: rob@	CONTACT LIST			
#2/6 18/32 53rd Avenue 1.778.574.0777 #2/20 - 26 Lorne Mews 1.60.4.553.6				
Surrey, B.C.				
V3S 7A4 enalt kevin®legendarykings.d. V3M 3.7 enalt meredit mindhell@n2l. ARCHTECT Robert Coloszal Andritecture Inc. Contact: Sharmes Seeffeld: Andreas Colosuling T. 604.6874.64.4 Approach Colosuling T. 604.297.3 T				
### ARCHITECT Robert Classizal Architecture Inc. 200 - 2333 Columbia Smeet				
Robert Classizal Architecture Inc. Compant Sharmon Seeffeid: Arboritect Consulting Compant Nation Co	V35 7A4	email: kevin@legendaryliving.ca	V3M 3L7	email: meredith.mitchell@m2la.com
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VSY 3Y3 enals abronni@cooptrachetextre.com / results.com/scatterinetextre.com / results.com / r	200 - 2339 Columbia Street			T: 604 275 348
enal: robil@ccossziordnitecture.com	Vancouver, BC	F: 604-687-4641	Righmand, B.C.	F: 604.275.955
email: newtoni®occoszlorichrecture.com SURVEYOR CVILL ENGINEER Contact: Greg Morro & Associates Contact: Greg Morro & Associates Contact: Greg Morro & Associates 1: 60.4 5971. #2011: 1284-8 32rd Avenue T: 60.4 5971. F: 60.4 5971. Email: F: 60.4 5971. Surroy, B.C. email: dull@epirmarin.com YW 359 email: survey@murroyi. VAW 359. STRUCTURAL ENGINEER Contact: Dould Jung Engineering Inc. Contact: Dould Jung Engineering Inc. S620 Dumfree Britzer T: 60.4 762/054 T: 60.4 762/054 T: 60.4 762/054	V5Y 3Y3	email: shannon@ciccozziarchitecture.com	√7E 2Z3	email: norm@aclaroup.c
email: newtoni®occoszlorichrecture.com SURVEYOR CVILL ENGINEER Contact: Greg Morro & Associates Contact: Greg Morro & Associates Contact: Greg Morro & Associates 1: 60.4 5971. #2011: 1284-8 32rd Avenue T: 60.4 5971. F: 60.4 5971. Email: F: 60.4 5971. Surroy, B.C. email: dull@epirmarin.com YW 359 email: survey@murroyi. VAW 359. STRUCTURAL ENGINEER Contact: Dould Jung Engineering Inc. Contact: Dould Jung Engineering Inc. S620 Dumfree Britzer T: 60.4 762/054 T: 60.4 762/054 T: 60.4 762/054		email: rab@ciccozziarchitecture.com		
CIVIL ENGINEER April e Form Constrors Lint. Form Constrors Lint. Contact: Derick Hull Surrey, B.C. Fic 604.5975 Fic 604.5975 Surrey, B.C. Surrey, B.			SURVEYOR	
CIVILE BNGINEER				Contact: Grea Marsto
April & Twirni Consultants Lind. Contact: Denisk Hull Surrey, B.C. F. 60/4.5975. EXECTION 1244-66 BATA Alenue T. 86/4.5725.420 VSW 3E9 emait: survey@murrayli. Surrey, B.C. emait: drull@apinmartin.com vsw. 3E9 STRUCTURAL ENGINEER David Jung Engineering Inc. Contract: David Jung Engineering Inc. S620 Dumfines Brreet T. 60/4.762/054	CIVIL ENGINEED			T: 604 597 918
#201 12446 83nd Avenue T: 604 \$73.54.20 V3W 3E9 emait zuney@murroyli. Surroy, B.C. emait zuney@murroyli. V3W 3E9 emait zuney@murroyli. V3W 3E9 FIRUCTURAL ENGINEER David Jung Engineering Inc. Gentech David Jung 8200 Dumifree Street T: 604 762.1054		Contact Decel Hull		F: 604 597 906
Surrey, B.C.				
V3W-3E8 STRUCTURAL ENGINEER David Jung Engineering Inc. Contract: David Jung 5620 Dumfines Street T: 604/762/054			1311 323	Erron. sor ve your or a yis.com
David Jung Engineering Inc. Contact: David Jung 5620 Dumfries Street T: 604.762.1054		email analiseapirina (incom		
David Jung Engineering Inc. Contact: David Jung 5620 Dumfries Street T: 604.762.1054				
5620 Dumfries Street T: 604.762.1054				
	5620 Dumfries Street	T: 604.762.1054		
	Vancauver, B.C.	email: d_j_e_i@hotmail.com		

PROJECT SUMMARY	<u> </u>				CODE ANAL	YSIS: 2012
ZONNG					FREFIGHTING:	
CURRENT ZONING: PROPOSED ZONING:	RA RE-SD				3.2.5.1	Providing an unobeth, all less than O.Sm. A
FSR ALLOWED:	0.72				3.2.5.5(2)	Length of access rou travel less than 90n
SETBACKS					3.2.5.6	fire truck access rou
PRINCIPAL BUILDING					LMITING DISTANCE:	See addulations on B
PRINCIPAL BUILDING:	REQUIRED 3.5 m	PROPOSED 4.0 m				No alazed (unprotect
Side:	33 m	12 m			9.10.15.4	limiting distance is les
Side (Flanking Street):	27 m	27 m				
Rest:	65 m	61m				Where limiting dieton
Aug.	0.5	0.1111				exposing building face
DETACHED GARAGE	REQUIRED	PROPOSED				encloses an attic or a Cladding shall be met
Front	ALGO ALD					without or with furring thick gypsum sheathir
Side	05 m	37 m			9.10.15.5(3)	thick gypsum sheathir flame-soread nating a
Side (Flanking Street):	2.7 m	51 m			9.10.19.5(3)	
Regri	3 m	O m				Where roof soffits p
					9.10.15.5001	they shall have no op thick avosum soffit be
LOT/SITE AREA					EGRESS:	mick gypaum acim o
	LOT 19		LOT 20			
LOT AREA:	3041 sq fr	282.5 sq m	3660 sq fr	340.0 sq m		Each bedroom shall h
FLOOR AREA RATIO:						0.35m2 in area with required opening during
MAX ALLOWABLE © 0.72:	2189.5 sq A	203.4 sq m	2635.2 sq fr	244.8 sq m	9.9.10.1(2)	required opening during additional support.
Max. 1950 sq ft including garage)						
PROPOSED:					9 9 10 1(3)	Window wells that so have a dearance of r
DWELLING:	1708 sq fr	158.7 sq m	1708 sq ft	156.7 sq m	33.10.1(3)	nove a depronde or n
GARAGE:	241 sq ft	22,4 sq m, 1811 sq m	241 sq ft	22.4 sq m		
	1949 eq #	181.1 sq m	25+2 ed 44	181.1 sq m		
SITE COVERAGE:						
MAX ALLOWABLE © 0.60:	1824.6 sa fr	169.5 so m	2196 so fr	204.0 sa m		
PROPOSED	1035 sq fr	96.2 sq m	1082 sq fr	100.5 sq m		
FA0F0323.	030 #4.1	20.2 89.11				
UNDERGROUND BASEMENT VOLUM	1E					
AVERAGE PROPOSED BUILDING GR	tade: 10	06.00 m				
50% UNDERGROUND ACHIEVED AT	SLAB LEVEL Y	75 2A m				
BASEMENT SLAB =	10	04.93m (56.8% UNDERGRO)	JND PROPOSED)			
BASEMENT SLAB :	10	74.93m (56.8% UNDERGRO)	UND PROPOSED)			

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REVIS	SION:	
NO.:	DATE:	DESCRIPTION:
Α	07.0434	D.V.P.

ISSUE:	
DATE:	DESCRIPTION:
04.02.13	ISSUED FOR DP
15.03.13	ISSUED FOR D.P. REVIEW
22.0114	ISSUED FOR B.P.
07.04.14	RE-ISSUED FOR B.P.
	I





200 - 2339 Columbia Street Vancouver, B.C. Canada V5Y 3Y3 Tel: (604) 687-4741 Fax: (604) 687-4641 admin@ciccozziarchitecture.com

THESE PLANS COMFORM TO HE REGISTERED DESIGN GUIDELINES

Providing an unobstructed opening (per unit) min. $0.55 \text{m} \times 11 \text{m} \text{ w.}$ sill less than 0.5 m. AFF and 7 m above ground.

No glazed (unprotected) openings in exposing building face where limiting distance is less than 1.2m.

Window wells that serve a bedroom located in the basement sha have a cleanance of min. 0.76m in front of the window.

Length of access route from hydrant to vehicle plus path of travel less than 90m - path of travel less than 45m. free truck access route: Sm in width w/ 12m centreline radius.

See calculations on Building Information Sheet for each building.





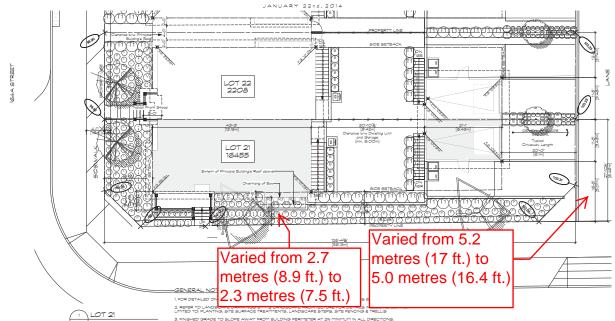
DRAWN:	CHECKED BY:
NW	SS
SCALE	PROJECT NO.:
AS SHOWN	RCA266
SHEET TITLE:	•
	T 20 PLAN

ELEVATE

AT THE HAMPTONS

A RESIDENTIAL DUPLEX DEVELOPMENT

ISSUED FOR BUILDING PERMIT



THESE PLANS COMFORM TO
THE REGISTERED DESIGN GUIDELINES

Providing an unobstructed opening (per unit) min. 0.55m \times 11m w all less than 0.5m. AFF and 7m above ground.

Fre truck access route: fin in width wit 700 entreine radus.

See addulations on Building Information Sheet for each building.

No glazed (unprotected) openings in exposing building face where limiting distance is less from 1.2m.

Length of access route from hydrant to vehicle plus path of travel less than 90m - path of travel less than 45m.

Window wells that serve a bedroom located in the bo have a clearance of min. 0.76m in front of the window

PROJECT INFOR	MATION
EXISTING CIVIC ADDRESS:	16464 23rd Avenue, 2235 - 2265 165th Street, Surrey, B.C.
FINAL CIVIC ADDRESS:	16455 22nd Avenue
FNAL LEGAL ADDRESS:	To be Consolidated
OCCUPANCY:	Group C (Residential) Part 9 (and Part 3) BCBC 2012
CONSTRUCTION:	Combuelible
ASSEMBLIES:	Fire Separations between Units: 1 HR FRR
BULDING HEIGHT:	3 Storeys
BUILDING AREA:	All units approx. 270 m2
FACING STREETS:	3 street: Lots 1, 20, 21, 40
	2 streets: Lots 2-19, 22-39
SPRINKLERS:	No
FREALARM:	No

KCHU F	ECTURAL
A0.00	LOT 21 SITE PLAN
A0.10	SCHEDULES
AO.20	ASSEMBLES
A2.00	LOT 21 FLOOR PLANS
A2.01	LOT 21 FLOOR PLANS
A2.02	LOT 21 ELEVATIONS
A2.03	LOT 21 SECTION
A2.04	GARAGE PLANS & ELEVATIONS
A6.00	SECTION DETAILS
A6.01	SECTION DETAILS
A6.02	SECTION DETAILS
A6.03	PARTY WALL DETAILS
A6.04	PLAN DETALS
A6.05	SECTION DETAILS
A6.06	PENETRATION SEQUENCE
A6.07	WINDOW SEQUENCE

4. PROPERTY LINES/INDIVIDUAL LOT AREA TO BE VERIFIED BY SURVEYOR.

FREALARM: No			ETRATION SEQUENCE IDOW SEQUENCE
CONTACT LIST			
CLIENT		LANDSCAPE ARCHITECT	-
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Surrey, B.C.		New Westminster, B.C.	F. 604.553.0045
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Vancauver, BC	F: 604-687-4641	Righmond, B.C.	F: 604.275.9554
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	email: rob@ciccozziarchitecture.com		= :
	email: newton@ciccozziarchitecture.com	SURVEYOR	
		Murray & Associates	Contact: Grea Marston
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Agin & Martin Consultants Ltd.	Contact: Derek Hull		F: 604 597 9061
#201 - 12448 82nd Avenue	T: 604 572 5420		email: survey@murravis.com
Surrey, B.C.	email: dhull@aplinmartin.com		
V3W 3E9			
STRUCTURAL ENGINEER			
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5620 Dumfries Street	T: 604.762.1054		
Vancouver, B.C.	email: d_j_e_i@hotmail.com		
V5P 3A6			

PROJECT SUMMARY					CODE ANAL	YSIS: 2012
ZONNG					FRERGHTNG:	
CURRENT ZONING:	RA				3051	Providing an unobetru
PROPOSED ZONING:	RF-SD				3.2.5.1	all less than O.Sm. A
FSR ALLOWED:	0.72				3.2.5.5(2)	Length of access rou travel less than 30m
SETBACKS					3.2.5.6	fine truck access rou
					LIMITING DISTANCE:	See adjoulations on B
PRINCIPAL BUILDING:	REQUIRED	PROPOSED				
Front	3.5 m	4.0 m			910154	No glazed (unprotect limiting distance is les
Side:	1.2 m	1.2 m				
Side (Flanking Street):	2.7 m	2.7 m				
Rear:	65 m	6.1 m				Where limiting distant exposing building face
						encloses an attic or r
DETACHED GARAGE:	REQUIRED	PROPOSED				Cladding shall be met
Front:	-	-				without or with furrin thick gypsum sheathi
Side:	0.5 m	3.7 m			9.10.15.5(3)	fame-spread rating of
Side (Flanking Street):	2.7 m	4.9 m				
Rear:	0 m	0 m			9.10.15.5001	Where roof soffits p they shall have no op thick avosum soffit b
LOT/SITE AREA					EGRESS:	moc gypaum somi o
	LOT 21		LOT 22			
LOT AREA:	3562 sq ft	330.9 sq m	3040 sq ft	282.4 sq m		Each bedroom shall h
FLOOR AREA RATIO:						0.35m2 in area with
MAX ALLOWABLE © 0.72:	2565 sq fr	236.3 sq m	2189 sq A	203.3 sq m	9.9.10.1(2)	required opening during additional support.
Max. 1950 sq ff including garage)					55.0.(2)	адатога виррогт.
PROPOSED:						Window wells that so
DWELLING:	1708 sq fr	156.7 sq m	1708 sq fr	156.7 sq m	9.9.10.1(3)	have a dearance of n
GARAGE:	241 sq ft	22.4 sq m	241 sq ft	22.4 sq m		
-	1949 sq A	181.1 sq m	1949 eq A	181.1 sq m		
SITE COVERAGE:						
MAX ALLOWABLE @ 0.60:	2137 sq fr	198.5 sq m	1829 eq A	169.9 sq m		
PROPOSED:	1125 eq fr	104.5 sq m	1076 sq ft	100.0 sq m		
UNDERGROUND BASEMENT VOLUME						
AVERAGE PROPOSED BULDING GRAD	DE: 10	0.04 m				
50% UNDERGROUND ACHIEVED AT SU	AB LEVEL: 98	3.64 m				
PROPOSED BASEMENT SLAB :	90	3.49 m (56.7% UNDERGROL	IND PROPOSED)			

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KEVI	SION:	
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
04.02.13	ISSUED FOR DP
15.03.13	ISSUED FOR D.P. REVIEW
22.0114	ISSUED FOR B.P.





200 - 2339 Columbia Street Vancouver, B.C. Canada V5Y 3Y3 Tel: (604) 687-4741 Fax: (604) 687-4641 admin@ciccozzlarchitecture.com

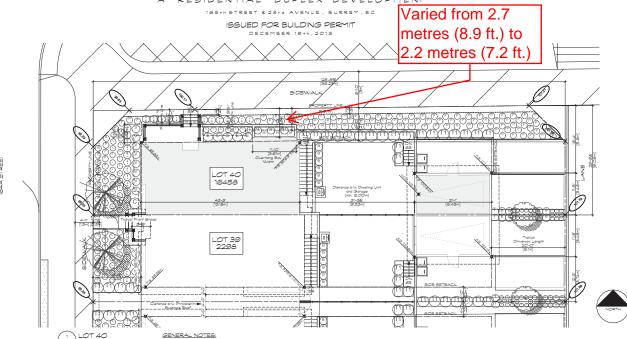




DRAWN	CHECKED BY:
NW	55
SCALE:	PROJECT NO.:
AS SHOWN	RCA266

ELEVATE AT THE HAMPTONS

A RESIDENTIAL DUPLEX DEVELOPMENT



3. FINSHED GRADE TO SLOPE AWAY FROM BUILDING PERIMETER AT 2% MINIMUM IN ALL DIRECTIONS

4. PROPERTY LINES/INDIVIDUAL LOT AREA TO BE VERIFIED BY SURVEYOR.

1. FOR DETAILED ON-STE ROAD DESIGN AND SITE GRADING REFER TO CIVIL DRAWINGS BY ARIN E MARTIN.

2. SERIER TO LANGSCARE CRAWINGS BY M2 LANGSCARE ACCURRENCE FRANCE FR

Providing an unobstructed opening (per unit) min. $0.55 \mathrm{m} \times 10 \mathrm{m}$ w. sill less than $0.5 \mathrm{m}$. AFF and $7 \mathrm{m}$ above ground.

Length of access route from hydrant to vehicle plus path of travel less than 90m - path of travel less than 45m.

fire truck access route: 6m in width w/ 12m centreline radus. See calculations on Building information Sheet for each building.

No glazed (unprotected) openings in exposing building face where limiting distance is less than 1.2m.

Where limiting distance is at least O.8m and less than 12m, exposing building face and any exterior wall boarded above that encloses an artic or not appose shall have a FRA of first. Astimic Cladding shall be metal or noncombustible cladding installed without or with furing of most. 25mm thick, over rins, 12.7mm thick system, sheathing or over mesonry, and have a firme-spread orthing of most.

Each bedroom shall have at least one outside window of min. 0.35m2 in area with dimensions of min. 0.35m, and maintain required opening during an emergency without the need for additional support.

Co

CONTACT LIST

CLIENT
Legendary Developments
#2/16 - 18525 53rd Avenue
Surrey, B.C.
V35 7A4

ARCHITECT
Robert Ciscozzi Architecture Inc.
200 - 2339 Columbia Street

Vancouver, BC V5Y 3Y3

CIVIL ENGINEER
Aplin & Martin Consultants Ltd.
#201 - 12448 82nd Avenue
Surrey, B.C.
V3W 3E9

- / SCALE: 1/8' = 1-0

	LOT 40 SITE PLAN
A0.10	SCHEDULES
AO.20	ASSEMBLES
A2.00	LOT 40 FLOOR PLANS
A2.01	LOT 40 FLOOR PLANS
A2.02	LOT 40 ELEVATIONS
A2.03	LOT 40 SECTION
A2.04	GARAGE PLANS & ELEVATIONS
A6.00	SECTION DETAILS
A6.01	SECTION DETAILS
A6.02	SECTION DETAILS
A6.03	PARTY WALL DETAILS
A6.04	PLAN DETAILS
A6.05	SECTION DETAILS
A6.06	PENETRATION SEQUENCE
A6.07	WINDOW SEGUENCE

	A6.07 WN	DOW SEQUENCE	╽┟
			·
T: 778.574.0777	LANDSCAPE ARCHITECT M2 Landscape Architecture #220 - 26 Lorne Mews New Westminster, B.C.	Contact: Meredith Mitchell T: 604.553.0044 F: 604.553.0045 email: meredith mitchell®m2la.com	
	ARBORIST		
	#200 - 3740 Chatham Street	Contact: Norm Hol T: 604.275.3484	
F: 604-687-4641 Poiccozziarchitecture.com Poiccozziarchitecture.com		F: 604.275.9554 email: norm@aclgroup.ca	
Poiccozziarchitecture.com	SURVEYOR Murray & Associates #201 - 12448 82nd Avenue	Contact: Greg Marston T: 604.597.9189	
Contact: Derek Hull T: 604.572.5420 nail: dhull@apinmartin.com		F: 604.597.9061 email: survey@murrayls.com	

PROJECT SUMMARY					CODE ANAL	YSIS: 2012
ZONNG					FREFIGHTING:	
CURRENT ZONING:	RA				3251	Providing an unobstru sill less than O.Sm. A
PROPOSED ZONNG:	RF-SD				3.2.5.1	
FSR ALLOWED:	0.72				3.2.5.5(2)	Length of access rou travel less than 90n
SETBACKS					3.2.5.6	fire truck access rou
PRINCIPAL BUILDING	RECURED	PROPOSED			LIMITING DISTANCE:	See addulations on B
PRINCIPAL BULLING:	35 m	4.0 m				No alazed (unprotect
Side	12 m	12 m			9.10.15.4	limiting distance is les
Side (Flankina Street):	2.7 m	2.7 m				
Side (Hanking Street):	2/m 65 m	2./m 61m				Where limiting dieton
Redri	65 m	©.1 m				exposina buildina face
DETACHED GARAGE	REQUIRED	PROPOSED				encloses an attic or t
DETACHED GARAGE	REGURED	PROPOSED				Cladding shall be met without or with furrin
Front: Side:	05m	37 m				
Side (Florigina Street):	27 m	3.7 m			9.10.15.5(3)	flame-spread rating of
Side (Flanking Street):	2.7 m	49 m				Where mof soffes n
Redri	0 m	D m				they shall have no an
LOT/SITE AREA					9.10.15.5(10)	thick gypsum soffit be
LU I/SITE AREA	LOT 39		LOT 40		EGRESS:	
LOT AREA	3050 sa fr		3661 so fr			
E COR AREA RATIO	3050 eq #	283.3 sq m	2001 Eq #	340.1 sq m		Each bedroom shall h 0.35m2 in area with
MAX ALL OWARLE @ 0.72	2196 so A	204.0 sa m	2636 so fr	244.9 sa m		required opening duri
	200 eq #	204.0 sq m	2030 sq #	244.5° eq m	9.9.10.1(2)	additional support.
Max. 1950 sq ft including garage) PROPOSED						Window wells that so
PROPOSED:	170A en A	15A 7 en m	1703 es A	155.2 sn m	9.9.10.1(3)	Window wells that so have a degrange of r
GARAGE	1/08 sq fr 241 sq fr	22.4 sa m	241 so fr	22.4 sq m	22.0.0	TOTAL DICES DI LES DI I
GARAGE:	241 sq ff 1949 sq fr	22.4 sq m	241 sq ff 1944 sq fr	180.6 sa m		
	1949 eq #	181.1 sq m	3944 aq ff	180.65 aq m		
SITE COVERAGE:						
MAX ALLOWABLE @ 0.60:	1830 so fr	170.0 sa m	1829 so fr	169.9 so m		
PROPOSED:	1125 eq ft	1045 sa m	1076 sq ft	100.0 sq m		
UNDERGROUND BASEMENT VOLUM	E					
AVERAGE PROPOSED BULDING GR	ADE: 10	10.14 m				
50% UNDERGROUND ACHIEVED AT	SLAB LEVEL: 98	3.72 m				
PROPOSED BASEMENT SLAB :	90	3.37 m (65% UNDERGROUND	PROPOSED)			

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	ED OUT WITHOUT WRITTEN PERMISSION
	THE ARCHITECTS. THIS DRAWING IS THE
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	TECTURE INC. AND CAN BE REPRODUCED
ONLY	WITH THEIR WRITTEN PERMISSION.

NO.:	DATE:	DESCRIPTION:

04.02.19 ISSUED FOR DP. 15.03.13 ISSUED FOR D.P. REVIEW 19.12.19 ISSUED FOR B.P.	ISSUE:		
15.03.13 ISSUED FOR D.P. REVIEW	DATE:	DESCRIPTION:	
	04.02.13	ISSUED FOR DP	
19.12.19 ISSUED FOR B.P.	15.03.13	ISSUED FOR D.P. REVIEW	
	19.12.13	ISSUED FOR B.P.	





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RAWN:	CHECKED BY:
NW	55
CALE:	PROJECT NO.:
AS SHOWN	RCA266

7914-0071-00 (D)