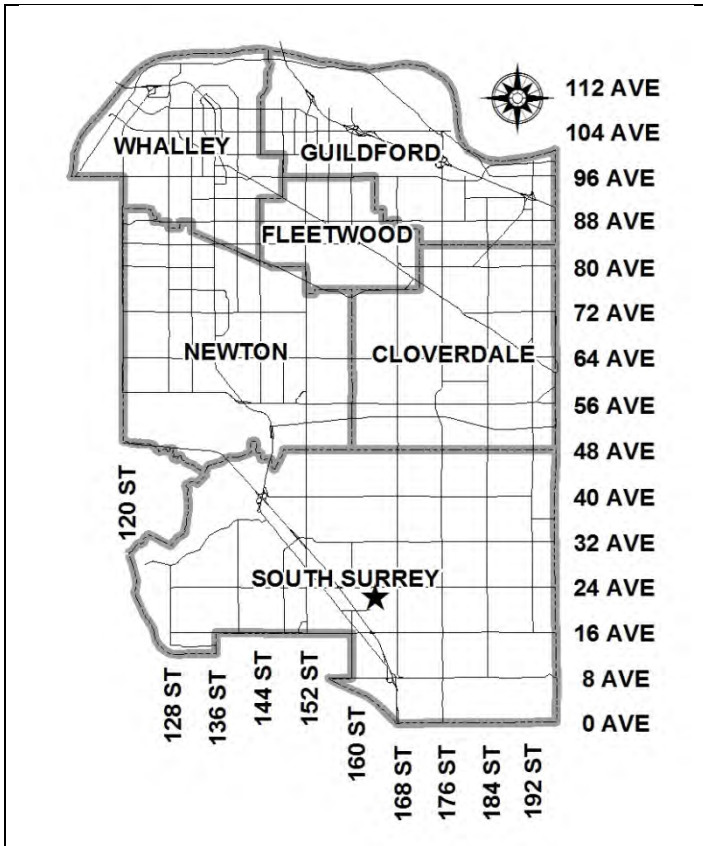


City of Surrey
PLANNING & DEVELOPMENT REPORT

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.

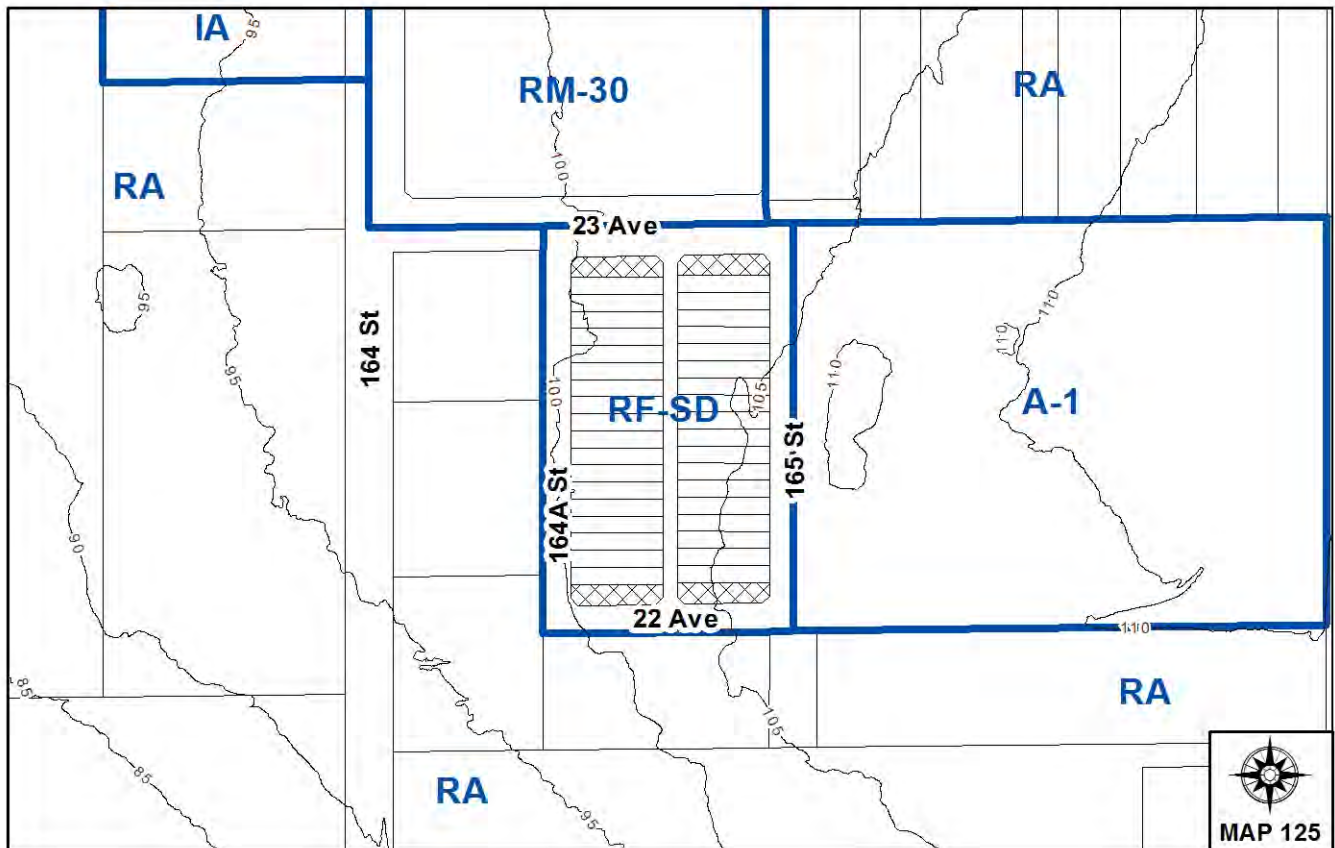
LOCATION: 16478 and 16458 - 23 Avenue;
 and 16477 and 16455 - 22 Avenue

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

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'-0" 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 0.6 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:

- 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

\\file-server1\net-data\csdc\generate\areaproduct\save\9806003099.doc. 4/10/14 11:26 AM

(d) Civic Address: 16455 - 22 Avenue
Owner: 0966540 BC Ltd
Director Information:
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
Director Information:
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 V3S 7A4

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.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

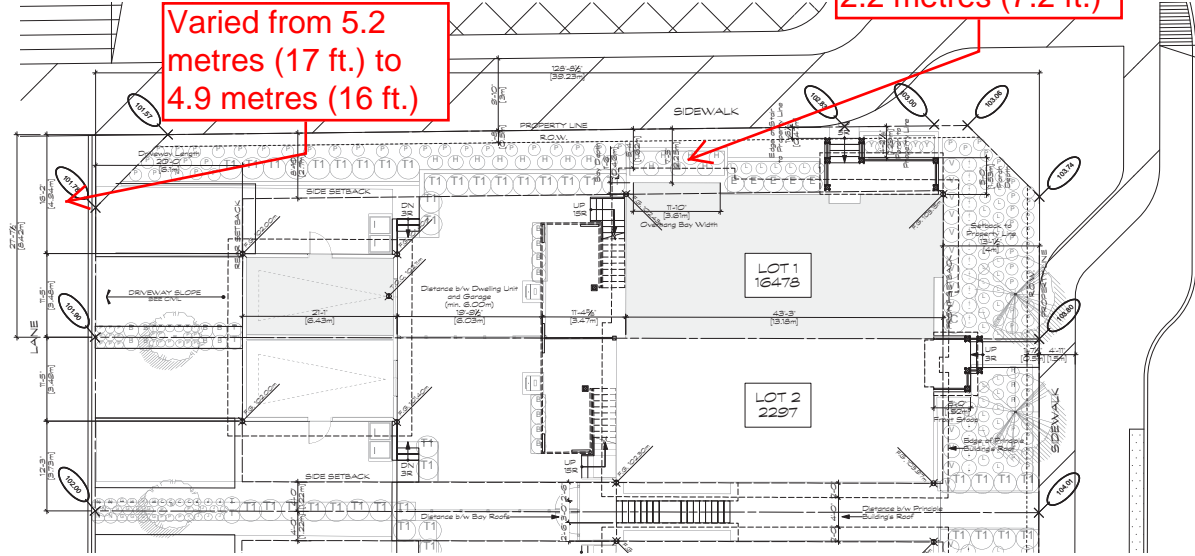
ELEVATE
AT THE HAMPTONS
A RESIDENTIAL DUPLEX DEVELOPMENT

165TH STREET & 23RD AVENUE, SURREY, B.C.

ISSUED FOR BUILDING PERMIT
DECEMBER 19TH, 2013

Varied from 2.7 metres (8.9 ft.) to 2.2 metres (7.2 ft.)

Varied from 5.2 metres (17 ft.) to 4.9 metres (16 ft.)



1 LOT 1
SCALE 1/8" = 1'-0"

- GENERAL NOTES:**
- FOR DETAILED ON-SITE ROAD DESIGN AND SITE GRADING REFER TO CIVIL DRAWINGS BY ARLN & MARTIN.
 - REFER TO LANDSCAPE DRAWINGS BY H2 LANDSCAPE ARCHITECTURE FOR DETAILS INCLUDING BUT NOT LIMITED TO PLANTING, SITE SURFACE TREATMENTS, LANDSCAPE STEPS, SITE FENCING & TRELS.
 - FINISHED GRADE TO SLOPE AWAY FROM BUILDING PERIMETER AT 2% MINIMUM IN ALL DIRECTIONS.
 - PROPERTY LINES/INDIVIDUAL LOT AREA TO BE VERIFIED BY SURVEYOR.



THESE PLANS CONFORM TO THE REGISTERED DESIGN GUIDELINES

| PROJECT INFORMATION | |
|-------------------------|--|
| EXISTING CIVIC ADDRESS: | 16484 23rd Avenue, 2295 - 2299 165th Street, Surrey, B.C. |
| FINAL CIVIC ADDRESS: | 16478 23rd Avenue, Surrey, B.C. |
| FINAL LEGAL ADDRESS: | To be Consolidated |
| OCCUPANCY: | Group C (Residential) Part B (and Part 3) BCBC 2012 |
| CONSTRUCTION: | Condominium |
| ASSEMBLIES: | Fire Separations between Units: 1 HR RRR |
| BUILDING HEIGHT: | 3 Storeys |
| BUILDING AREA: | All units approx. 270 +/- |
| FACING STREETS: | 3 streets: Lots 1, 20, 21, 40 2 streets: Lots 2-19, 22-39 |
| SPRINKLERS: | No |
| FIREALARM: | No |

| DRAWING LIST | |
|---------------|---------------------------|
| ARCHITECTURAL | |
| A000 | LOT 1 SITE PLAN |
| A010 | SCHEDULES |
| A020 | ASSEMBLIES |
| A200 | LOT 1 FLOOR PLANS |
| A201 | LOT 1 FLOOR PLANS |
| A202 | LOT 1 ELEVATIONS |
| A203 | LOT 1 SECTION |
| A204 | GARAGE PLANS & ELEVATIONS |
| A205 | SECTION DETAILS |
| A206 | SECTION DETAILS |
| A207 | PARTY WALL DETAILS |
| A208 | PLAN DETAILS |
| A209 | SECTION DETAILS |
| A210 | RESTITUTION SEQUENCE |
| A211 | WINDOW SEQUENCE |

| PROJECT SUMMARY | | | |
|---|--------------------------------------|-------------|--------------|
| ZONING | | | |
| CURRENT ZONING: | RA | | |
| PROPOSED ZONING: | RF-50 | | |
| PERMITTED: | 0.72 | | |
| SETBACKS | | | |
| PRINCIPAL BUILDING: | REQUIRED | PROPOSED | |
| Front: | 3.5 m | 4.0 m | |
| Side: | 1.5 m | 1.5 m | |
| Side (Parking Street): | 2.7 m | 2.7 m | |
| Rear: | 6.5 m | 6.1 m | |
| DETACHED GARAGE: | | | |
| Front: | REQUIRED | PROPOSED | |
| Side: | 0.5 m | 3.7 m | |
| Side (Parking Street): | 2.7 m | 4.9 m | |
| Rear: | 0 m | 0 m | |
| LOT/SITE AREA | | | |
| LOT AREA: | LOT 1 | LOT 2 | |
| FLOOR AREA RATIO: | 3580 sq ft | 3307 sq ft | 3048.3 sq ft |
| MAX ALLOWABLE @ 0.72: | 2578 sq ft | 2381 sq ft | 2195 sq ft |
| MIN: 3500 sq ft (including garage) | | | 2039 sq ft |
| PROPOSED: | | | |
| DWELLING: | 1703 sq ft | 155.2 sq ft | 1708 sq ft |
| GARAGE: | 240 sq ft | 224.8 sq ft | 243 sq ft |
| | 1914 sq ft | 150.8 sq ft | 1949 sq ft |
| SITE COVERAGE: | | | |
| MAX ALLOWABLE @ 0.60: | 2158 sq ft | 198.4 sq ft | 1829 sq ft |
| PROPOSED: | 125 sq ft | 104.8 sq ft | 107.0 sq ft |
| UNDERGROUND BASEMENT VOLUME | | | |
| AVERAGE PROPOSED BUILDING GRADE: | 102.66 m | | |
| 50% UNDERGROUND ACHIEVED AT SLAB LEVEL: | 101.79 m | | |
| PROPOSED BASEMENT SLAB ±: | 101.59m (56.5% UNDERGROUND PROPOSED) | | |

| CODE ANALYSIS: 2012 | |
|---------------------|--|
| PRESENTING: | |
| 3.2.5.1 | Providing an unobstructed opening (per unit) min. 0.55m x 1.1m w/ all less than 0.5m, AFF and 7m above ground. |
| 3.2.5.2(2) | Length of access route from hydrant to vehicle plus point of travel less than 50m - point of travel less than 45m, fire truck access route: 8m in width w/ 12m cantilevered radius. |
| 3.2.5.6 | See annotations on Building Information Sheet for each building. |
| LIMITING DISTANCE: | |
| B10.15.4 | No glazed (unprotected) openings in enclosing building face where limiting distance is less than 1.2m. Where limiting distance is at least 0.8m and less than 1.2m, enclosing building face and any exterior wall located above that enclose on fire or roof eaves shall have a FR of min. 45min. Cladding shall be metal or noncombustible cladding (hardened) without or with facing of min. 25mm thick, over min. 13.7mm thick gypsum sheathing or other masonry, and have a flame spread rating of max. 25. |
| B10.15.5(3) | Where roof soffits project to less than 12m from Property Line, they shall have no openings, and be protected by min. 12.7mm thick gypsum sheathing. |
| B10.15.5(10) | See above. |
| B10.10.1(2) | Each bedroom shall have at least one outside window of min. 0.35m ² in area with dimensions of min. 0.35m, and minimum unobstructed opening during an emergency without the need for additional support. |
| B10.10.1(3) | Window wells that serve a bedroom located in the basement shall have a minimum of 0.18m ² in front of the window. |

| CONTACT LIST | |
|--|--|
| CLIENT Legacy Developments 2216 - 1525 53rd Avenue Surrey, B.C. V3S 7A6 Contact: Kevin Chalval T: 778.574.0777 F: 778.574.0775 email: kevin@legacynv.com | LANDSCAPE ARCHITECT H2 Landscape Architecture #220 - 26 Lorne Meads New Westminster, B.C. V3M 3L7 Contact: Meredith Mitchell T: 604.553.0044 F: 604.553.0045 email: meredith.mitchell@h2.ca |
| ARCHITECT Robert Ciccozzi Architecture Inc. 200 - 2339 Columbia Street Vancouver, BC V5Y 3Y3 Contact: Shannon Seefelt T: 604-687-4741 F: 604-687-4641 email: shannon@cccazarchitecture.com email: rob@cccazarchitecture.com email: newton@cccazarchitecture.com | ARBORIST Arboretum Consulting #200 - 3740 Champlain Street Richmond, B.C. V7E 2Z9 Contact: Norm Hill T: 604.275.3484 F: 604.275.9554 email: norm@acgroup.ca |
| CIVIL ENGINEER Arlin E Martin Consultants Ltd. #201 - 12448 82nd Avenue Surrey, B.C. V3W 3E9 Contact: Derek Hill T: 604.572.5420 email: dhill@apimartin.com | SURVEYOR Murray S. Associates #201 - 12448 82nd Avenue Surrey, B.C. V3W 3E9 Contact: Greg Morrison T: 604.597.9159 F: 604.597.9061 email: survey@murray.ca |

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF ROBERT CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

| REVISION: | | |
|-----------|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |

| ISSUE: | |
|----------|------------------------|
| DATE | DESCRIPTION |
| 24.02.13 | ISSUED FOR DP |
| 15.03.13 | ISSUED FOR D.P. REVIEW |
| 19.12.13 | ISSUED FOR S.P. |

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

ELEVATE
AT THE HAMPTONS
A PRIVATE RESERVE ON 8 DUPLEX
LIVE NOW
LEGENDARY

ELEVATE AT THE HAMPTONS
16478 23rd Avenue
Surrey, B.C.

| MARK: | NO. | ISSUED BY: |
|-------|-----|------------|
| NW | 58 | |

SCALE: PROJECT NO.:

SCHEDULE A
7914-0071-00 (A)

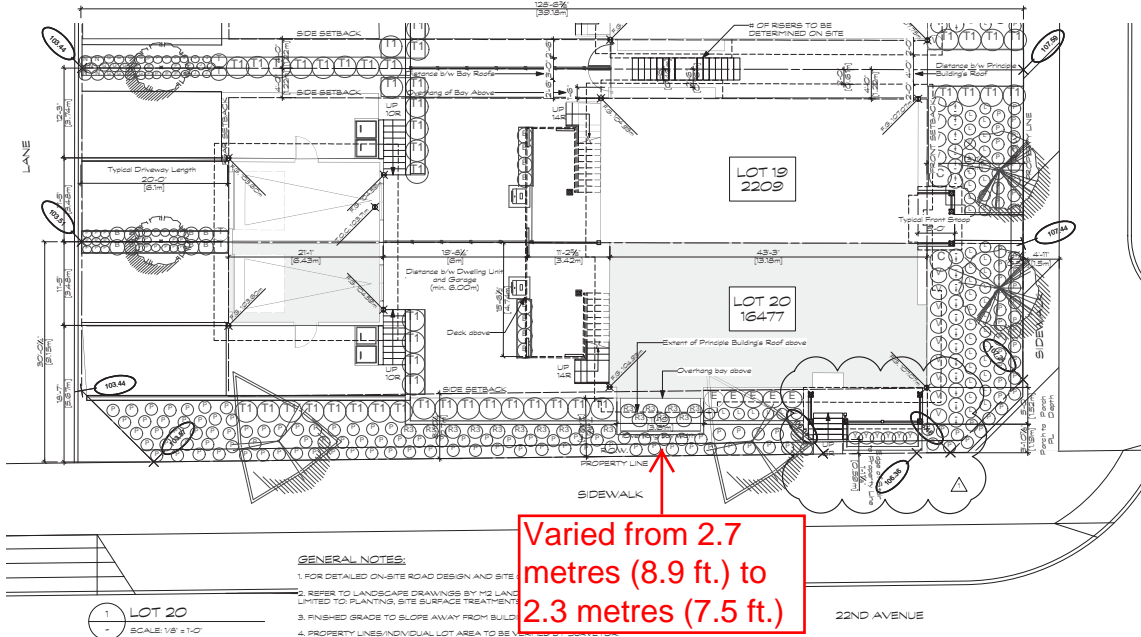
FILE: R24056/1103/03/04/000/Rev01 - 02/20/13 04:46:53 EST/03/04

ELEVATE AT THE HAMPTONS

A RESIDENTIAL DUPLEX DEVELOPMENT

165TH STREET & 23RD AVENUE, SURREY, B.C.

RE-ISSUED FOR BUILDING PERMIT
APRIL 7th, 2014



Varied from 2.7 metres (8.9 ft.) to 2.3 metres (7.5 ft.)

GENERAL NOTES:

- FOR DETAILED ON-SITE ROAD DESIGN AND SITE
- REFER TO LANDSCAPE DRAWINGS BY H2 LAND LIMITED TO PLANTING, SITE SURFACE TREATMENT
- FINISHED GRADE TO SLOPE AWAY FROM BUILDING
- PROPERTY LINES/INDIVIDUAL LOT AREA TO BE DETERMINED ON SITE

1 LOT 20
SCALE: 1/8" = 1'-0"

THESE PLANS CONFORM TO THE REGISTERED DESIGN GUIDELINES

PROJECT INFORMATION

EXISTING CIVIC ADDRESS: 16484 23rd Avenue, 2235 - 2265 165th Street, Surrey, B.C.
FINAL CIVIC ADDRESS: 16477 23rd Avenue
FINAL LEGAL ADDRESS: To be Consolidated
OCCUPANCY: Group C (Residential) Part B (and Part 3) BCBC 2012
CONSTRUCTION: Combustible
ASSEMBLIES: Fire Separations between Units: 1 HR FRR
BUILDING HEIGHT: 3 Storeys
BUILDING AREA: All Units approx. 270 m²
FACING STREETS: 3 streets: Lots 1, 20, 21, 40
2 streets: Lots 2-19, 22-39
SPRINKLERS: No
FIRE ALARM: No

DRAWING LIST

ARCHITECTURAL
A0.00 LOT 20 SITE PLAN
A0.10 SCHEDULES
A0.20 ASSEMBLIES
A1.00 LOT 20 FLOOR PLANS
A1.01 LOT 20 ELEVATIONS
A2.00 LOT 20 SECTION
A2.04 GARAGE PLANS & ELEVATIONS
A8.00 SECTION DETAILS
A8.01 SECTION DETAILS
A8.02 SECTION DETAILS
A8.03 PARTY WALL DETAILS
A8.04 PLAN DETAILS
A8.05 SECTION DETAILS
A8.06 PENETRATION SEQUENCE
A8.07 WINDOW SEQUENCE

PROJECT SUMMARY

| ZONING | | CURRENT ZONING: | | PROPOSED ZONING: | |
|---|---------------------------------------|-----------------------|--------------|------------------|-------|
| | | RA | RS-20 | RS-20 | RS-20 |
| | | PROPOSED ZONING: | RFR ALLOWED: | 0.72 | |
| SETBACKS | | REQUIRED | | PROPOSED | |
| PRINCIPAL BUILDING: | 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: | Front: | 0 m | 3 m | | |
| | Side: | 2.7 m | 5.1 m | | |
| | Rear: | 0 m | 0 m | | |
| LOT/SITE AREA | | LOT 19 | | LOT 20 | |
| LOT AREA: | 3204 sq ft | 282.5 sq m | 3680 sq ft | 340.0 sq m | |
| FLOOR AREA RATIO: | 218.9 sq ft | 203.4 sq m | 2635.2 sq ft | 244.8 sq m | |
| MAX ALLOWABLE % O.T.: | 1708 sq ft | 157.7 sq m | 1708 sq ft | 157.7 sq m | |
| PROPOSED: | 241 sq ft | 22.4 sq m | 241 sq ft | 22.4 sq m | |
| DWELLING: | 342 sq ft | 31.1 sq m | 342 sq ft | 31.1 sq m | |
| GARAGE: | | | | | |
| SITE COVERAGE: | | MAX ALLOWABLE @ 0.60: | | PROPOSED: | |
| | 1824.6 sq ft | 169.5 sq m | 2198 sq ft | 204.0 sq m | |
| | 1035 sq ft | 96.2 sq m | 1082 sq ft | 100.5 sq m | |
| UNDERGROUND BASEMENT VOLUME: | | | | | |
| AVERAGE PROPOSED BUILDING GRADE: | 108.00 m | | | | |
| 50% UNDERGROUND ACHIEVED AT SLAB LEVEL: | 108.28 m | | | | |
| BASEMENT SLAB ±: | 104.93 m (56.8% UNDERGROUND PROPOSED) | | | | |

CODE ANALYSIS: 2012

| SECTION | REQUIREMENT |
|--------------|--|
| 3.2.5.1 | Providing an unobstructed opening (per unit) min. 0.85m X 1.1m w. all clear min. 0.8m, 1.05m and 7m above ground. |
| 3.2.5.2 | Length of access route from hydrant to vehicle plus path of travel less than 30m - path of travel less than 45m. |
| 3.2.5.6 | Fire truck access route 5m in width w/ 2m clearance code. |
| 3.10.15.4 | No glazed (unprotected) openings in exposing building face where limiting distance is less than 12m. |
| 3.10.15.5(3) | Where limiting distance is at least 0.8m and less than 12m, enclosing building face and any exterior wall located above floor opening on attic or roof space shall have a FRR of min. 0.5hr. Cladding shall be metal or noncombustible cladding material without or with facing of max. 25mm thick, over min. 12.7mm thick gypsum sheathing or other masonry, and have a flame-spread rating of max. 25. |
| 3.10.15.5(2) | Where roof eaves project to less than 12m from Property Line, they shall have no openings, and be protected by min. 12.7mm thick gypsum sheathing. |
| 3.9.10.1(2) | Each bedroom shall have at least one outside window of min. 0.35m ² in area with dimensions of min. 0.35m, and minimum restricted openings in emergency without the need for additional support. |
| 3.9.10.3(8) | Window shall have a clear opening of min. 0.78m in frame of the window. |

CONTACT LIST

CLIENT
Legendary Developments
#216 - 1525 53rd Avenue
Surrey, B.C.
V5S 7A4
Contact: Kevin Chival
T: 778.574.0777
F: 778.574.0775
email: kevin@legendaryliving.ca

LANDSCAPE ARCHITECT
V2 Landscape Architecture
#220 - 26 Lorne Mews
New Westminster, B.C.
V3M 3L7
Contact: Meredith Mitchell
T: 604.553.0044
F: 604.553.0045
email: meredith@mitchellv2.com

ARBORIST
Arboretum Consulting
#200 - 3740 Chemain Street
Richmond, B.C.
V7E 2Z3
Contact: Norm Hol
T: 604.275.9484
F: 604.275.9554
email: norm@asigroup.ca

SURVEYOR
Murray & Associates
#201 - 12448 82nd Avenue
Surrey, B.C.
V3W 3E9
Contact: Greg Monston
T: 604.597.9159
F: 604.597.9151
email: survey@murray.ca

ARCHITECT
Robert Ciccozzi Architecture Inc.
200 - 2339 Columbia Street
Vancouver, B.C.
V5Y 3Y3
Contact: Shannon Seefelt
T: 604.687.4761
F: 604.687.4641
email: shannon@ciccozziarchitecture.com
email: newnan@ciccozziarchitecture.com

CIVIL ENGINEER
Ain & Martin Consultants Ltd.
#201 - 12448 82nd Avenue
Surrey, B.C.
V3W 3E9
Contact: Derek Hill
T: 604.572.5420
email: dhill@aplmarin.com

STRUCTURAL ENGINEER
David Jung Engineering Inc.
5620 Dunfries Street
Vancouver, B.C.
V5P 3A6
Contact: David Jung
T: 604.762.1054
email: d.j._e_j@hotmail.com

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF ROBERT CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

| NO. | DATE | DESCRIPTION |
|-----|----------|------------------|
| 1 | 07.04.14 | REVISED FOR B.P. |

| DATE | ISSUANCE |
|----------|------------------------|
| 24.02.13 | ISSUED FOR B.P. |
| 15.03.13 | ISSUED FOR D.P. REVIEW |
| 22.01.14 | ISSUED FOR B.P. |
| 07.04.14 | RE-ISSUED FOR B.P. |

ISSUE:
DATE: 07.04.14
DESCRIPTION: REVISED FOR B.P.



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



ELEVATE AT THE HAMPTONS
16477 23rd Street
Surrey, B.C.

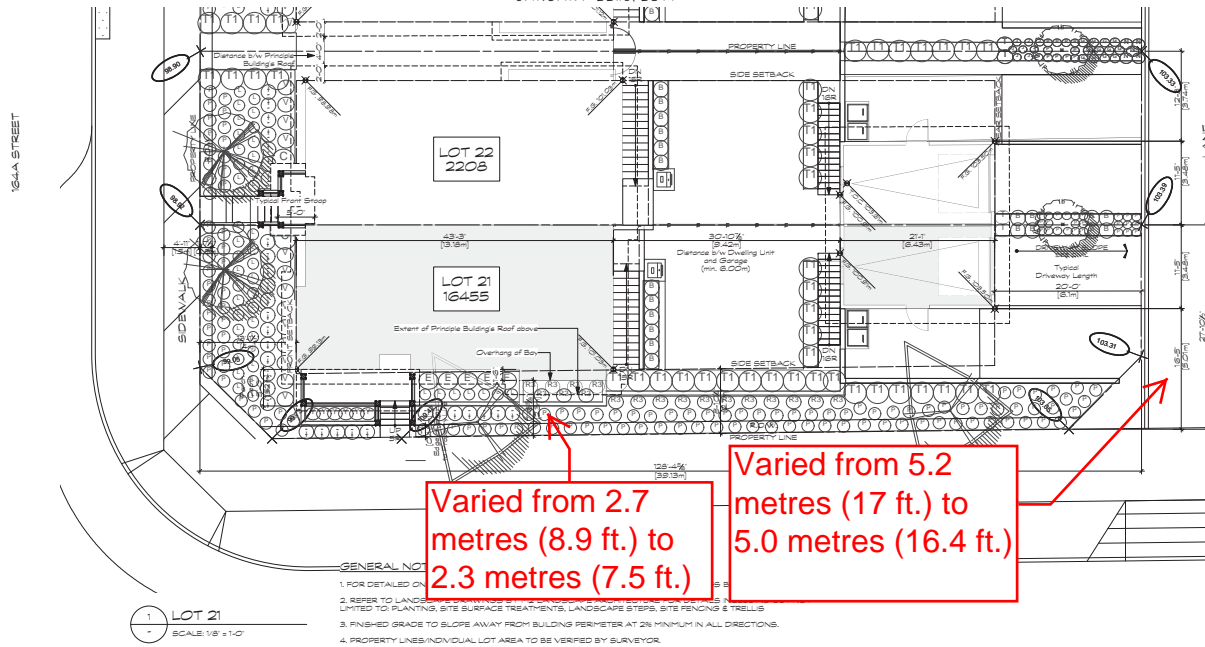
DATE: NW
DESIGNED BY: SS
SCALE: AS SHOWN
PROJECT NO.: RCA208
SHEET TITLE: LOT 20 SITE PLAN

ELEVATE AT THE HAMPTONS

A RESIDENTIAL DUPLEX DEVELOPMENT

165th STREET & 23rd AVENUE, SURREY, BC

ISSUED FOR BUILDING PERMIT
JANUARY 22nd, 2014



- GENERAL NOTES:**
- FOR DETAILED NOTES REFER TO DRAWING SET.
 - REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR FINISHED GRADE, SITE SURFACE TREATMENTS, LANDSCAPE STRIPS, SITE FENCES & TRELLIS.
 - FINISHED GRADE TO SLOPE AWAY FROM BUILDING PERIMETER AT 2% MINIMUM IN ALL DIRECTIONS.
 - PROPERTY LINES/INDIVIDUAL LOT AREA TO BE VERIFIED BY SURVEYOR.

THESE PLANS CONFORM TO THE REGISTERED DESIGN GUIDELINES

| PROJECT INFORMATION | |
|-------------------------|--|
| EXISTING CIVIC ADDRESS: | 16484 23rd Avenue, 2235 - 2285 165th Street, Surrey, B.C. |
| FINAL CIVIC ADDRESS: | 16485 22nd Avenue |
| FINAL LEGAL ADDRESS: | To be Consolidated |
| OCCUPANCY: | Group C (Residential) Part B (and Part 3) BCBC 2012 |
| CONSTRUCTION: | Combustible |
| ASSEMBLIES: | Fire Separations between Units: 1 HR FRR |
| BUILDING HEIGHT: | 3 Storeys |
| BUILDING AREA: | All Units approx. 270 m ² |
| FACING STREETS: | 3 streets: Lots 1, 20, 21, 40 2 streets: Lots 2-19, 22-39 |
| SPRINKLERS: | No |
| FIREALARM: | No |

| DRAWING LIST | |
|---------------|---------------------------|
| ARCHITECTURAL | |
| A0.00 | LOT 21 SITE PLAN |
| A0.10 | SCHEDULES |
| A0.20 | ASSEMBLIES |
| A1.00 | LOT 21 FLOOR PLANS |
| A1.01 | LOT 21 FLOOR PLANS |
| A1.02 | LOT 21 ELEVATIONS |
| A1.03 | LOT 21 SECTION |
| A1.04 | GARAGE PLANS & ELEVATIONS |
| A8.00 | SECTION DETAILS |
| A8.01 | SECTION DETAILS |
| A8.02 | SECTION DETAILS |
| A8.03 | PARTY WALL DETAILS |
| A8.04 | PLAN DETAILS |
| A8.05 | SECTION DETAILS |
| A8.06 | PENETRATION SEQUENCE |
| A8.07 | WINDOW SEQUENCE |

| PROJECT SUMMARY | | | |
|---|--------------------------------------|------------|------------|
| ZONING | | | |
| CURRENT ZONING: | RA | | |
| PROPOSED ZONING: | RS-30 | | |
| FRR 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: | 0 m | 7 m | |
| Side: | 2.7 m | 4.9 m | |
| Side (Flanking Street): | 0 m | 0 m | |
| REAR: | 0 m | 0 m | |
| LOT/SITE AREA | | | |
| LOT 21 | LOT 22 | | |
| LOT AREA: | 3582 sq ft | 330.9 sq m | 2824 sq m |
| FLOOR AREA RATIO: | 2555 sq ft | 239.3 sq m | 209.3 sq m |
| MAX. ALLOWABLE % OF LOT: | 1708 sq ft | 157.7 sq m | 1708 sq ft |
| Min. 1950 sq ft including garage: | 241 sq ft | 22.4 sq m | 241 sq ft |
| PROPOSED: | 1342 sq ft | 121.1 sq m | 1342 sq ft |
| SITE COVERAGE: | 237 sq ft | 19.5 sq m | 192 sq ft |
| MAX. ALLOWABLE @ 0.60: | 125 sq ft | 10.4 sq m | 107 sq ft |
| PROPOSED: | | | |
| UNDERGROUND BASEMENT VOLUME | | | |
| AVERAGE PROPOSED BUILDING GRADE: | 100.04 m | | |
| 50% UNDERGROUND ACHIEVED AT SLAB LEVEL: | 88.84 m | | |
| PROPOSED BASEMENT SLAB ±: | 88.48 m (56.7% UNDERGROUND PROPOSED) | | |

| CODE ANALYSIS: 2012 | |
|---------------------|---|
| PERMITTING | |
| 3.2.5.1 | Providing an unobstructed opening (per unit) min. 0.85m X 1.1m w. all clear min. 0.8m, 1.05m and 7m above ground. |
| 3.2.5.2 | Length of access route from hydrant to vehicle plus path of travel less than 200m - path of travel less than 45m. |
| 3.2.5.5 | Fire truck access route 5m in width w/ 20% overhead clear. |
| LIMITING DISTANCE | |
| 3.10.15.4 | No glazed (unprotected) openings in exposing building face where limiting distance is less than 12m. |
| 3.10.15.5(3) | Where limiting distance is at least 0.8m and less than 12m, enclosing building face and any exterior wall located above floor enclosure on attic or roof space shall have a FRR of min. 0.5min. Cladding shall be metal or noncombustible cladding material without or with facing of max. 25mm thick, over min. 12.7mm thick gypsum sheathing or other masonry, and have a flame-spread rating of max. 25. |
| 3.10.15.5(3) | Where roof eaves project to less than 12m from Property Line, they shall have no openings, and be protected by min. 12.7mm thick gypsum sheathing. |
| BASEMENTS | |
| 3.9.10.1(2) | Each bedroom shall have at least one outside window of min. 0.35m ² area with dimensions of min. 0.35m, and minimum required opening in emergency without the need for additional support. |
| 3.9.10.3(8) | Window wells must have a bedroom located in the basement shall have a clearance of min. 0.76m in front of the window. |

| CONTACT LIST | |
|---|--|
| CLIENT Legendary Developments #216 - 15525 53rd Avenue Surrey, B.C. V5S 7A4 | Contact: Kevin Chival T: 778.574.0777 F: 778.574.0775 email: kevin@legendaryliving.ca |
| ARCHITECT Robert Ciccozzi Architecture Inc. 200 - 2339 Columbia Street Vancouver, BC V5Y 3Y3 | Contact: Shannon Seefelt T: (604) 687-4741 F: (604) 687-4641 email: shannon@ciccozzichitecture.com email: rps@ciccozzichitecture.com email: newtin@ciccozzichitecture.com |
| CIVIL ENGINEER Ajin E Martin Consulting Ltd. #201 - 12448 82nd Avenue Surrey, B.C. V3W 3E9 | Contact: Derek Hill T: (604) 572-5420 email: dhill@ajinmartin.com |
| STRUCTURAL ENGINEER David Jung Engineering Inc. 5620 Dunfries Street Vancouver, B.C. V5P 3A6 | Contact: David Jung T: (604) 682-1054 email: d_j_e_j@hotmail.com |

| LANDSCAPE ARCHITECT | |
|--|--|
| Y2 Landscape Architecture #220 - 26 Lorne Mews New Westminster, B.C. V3M 3L7 | Contact: Meredith Mitchell T: (604) 275 9484 F: (604) 553 0045 email: meredithmitchell@mla2.com |
| ARBORIST Arborteam Consulting #200 - 3740 Chertem Street Richmond, B.C. V7E 2Z3 | Contact: Norm Hol T: (604) 275 9484 F: (604) 275 9554 email: norm@asigroup.ca |
| SURVEYOR Murray & Associates #201 - 12448 82nd Avenue Surrey, B.C. V3W 3E9 | Contact: Greg Marston T: (604) 597-9159 F: (604) 597-9051 email: survey@murray.ca |

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF ROBERT CICCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

| REVISION: | | |
|-----------|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |

| ISSUE: | |
|----------|------------------------|
| DATE | DESCRIPTION |
| 24.02.13 | ISSUED FOR D.P. |
| 15.03.13 | ISSUED FOR D.P. REVIEW |
| 22.01.14 | ISSUED FOR B.P. |

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

ELEVATE
AT THE HAMPTONS
A PRIVATE RESERVE ON 80 ACRES
OF LEGENDARY

ELEVATE AT THE HAMPTONS
16455 22nd Avenue
Surrey, B.C.

| NAME | DESIGNED BY |
|------|-------------|
| NW | SS |

| SCALE | PROJECT NO. |
|----------|-------------|
| AS SHOWN | RCA268 |

