



15052 BUENA VISTA AVE, WHITE ROCK, BC V4B 1X9

PRELIMINARY CODE ANALYSIS

NORTH LOT:		
a.	APPLICABLE CODE:	B.C.B.C 2018 - PART 9
b.	MAJOR OCCUPANCY:	RESIDENTIAL, GROUP: C ARTICLE 1.3.3.3.(1)
c.	BUILDING AREA (B.C.B.C 1.4.1.2):	900 SQ.FT (84 SQ.M)
d.	BUILDING HEIGHT:	3 STOREY ABOVE GRADE + 1 BELOW GRADE
e.	STREETS:	FACES 1 STREET
f.	SPRINKLER SYSTEM PROPOSED:	ENTIRE BUILDING

SOUTH LOT:		
a.	APPLICABLE CODE:	B.C.B.C 2018 - PART 9
b.	MAJOR OCCUPANCY:	RESIDENTIAL, GROUP: C ARTICLE 1.3.3.3.(1)
c.	BUILDING AREA (B.C.B.C 1.4.1.2):	921 SQ.FT (85.5 SQ.M)
d.	BUILDING HEIGHT:	3 STOREY ABOVE GRADE + 1 BELOW GRADE
e.	STREETS:	FACES 1 STREET
f.	SPRINKLER SYSTEM PROPOSED:	ENTIRE BUILDING

ARCHITECTURAL DRAWING LIST

A0.00	COVER SHEET	NTS
A0.01	PROJECT STATISTICS	NTS
A0.02	DIGITAL 3D MASSING MODEL	NTS
A0.03	DIGITAL 3D MASSING MODEL WITH ADJACENT BUILDINGS	NTS
A0.04	PHOTOGRAPHS OF SITE AND SURROUNDING AREA	NTS
A0.05	STREET PROFILE	NTS
A0.06	DESIGN RATIONALE	NTS
A0.07	PRECEDENT PHOTOS	NTS
A0.08	COLOUR RENDERINGS WITH ADJACENT BUILDINGS	NTS
A0.09	COLOUR RENDERINGS WITH ADJACENT BUILDINGS	NTS
A0.10	SHADOW STUDY	NTS
A0.11	SHADOW STUDY	NTS
A0.12	COLOUR AND MATERIALS BOARD	NTS
A1.01	CONTEXT PLAN	NTS
A1.02	CONTEXT PLAN AERIAL VIEW	NTS
A1.03	SITE SURVEY	NTS
A1.04	SITE SURVEY	1/8"=1'-0"
A1.05	SITE PLAN	1/8"=1'-0"
A1.06	BASE PLAN	1/8"=1'-0"
A1.07	SITE PLAN	1/8"=1'-0"
A1.08	SITE PLAN - COLOURED	1/8"=1'-0"
A2.01	FLOOR PLANS - NORTH LOT	1/4"=1'-0"
A2.02	FLOOR PLANS - NORTH LOT	1/4"=1'-0"
A2.03	FLOOR PLANS - SOUTH LOT	1/4"=1'-0"
A2.04	FLOOR PLANS - SOUTH LOT	1/4"=1'-0"
A3.01	ELEVATIONS EAST / NORTH - NORTH LOT	1/4"=1'-0"
A3.02	ELEVATIONS WEST / SOUTH - NORTH LOT	1/4"=1'-0"
A3.03	ELEVATIONS EAST / NORTH - SOUTH LOT	1/4"=1'-0"
A3.04	ELEVATIONS WEST / SOUTH - SOUTH LOT	1/4"=1'-0"
A4.01	BUILDING SECTIONS A-A - BOTH LOTS	1/4"=1'-0"
A4.02	BUILDING SECTIONS B-B - NORTH LOT	1/4"=1'-0"
A4.03	BUILDING SECTIONS C-C - SOUTH LOT	1/4"=1'-0"
A4.04	BUILDING SECTIONS D-D - NORTH LOT	1/4"=1'-0"
A4.05	BUILDING SECTIONS E-E - SOUTH LOT	1/4"=1'-0"

GENERAL NOTES

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All components of drawing to comply with BC Building Code 2018.

05	ISSUED FOR SUBDIVISION & ZONING AMENDMENT	2024-07-10
04	COORDINATION WITH CODE CONSULTANT	2023-05-29
03	RESPONSE TO CITY COMMENTS	2023-04-24
02	ISSUED FOR SUBDIVISION & ZONING AMENDMENT	2022-06-09
01	PRELIMINARY REVIEW	2022-01-27
NO.	REVISION/ISSUE	DATE

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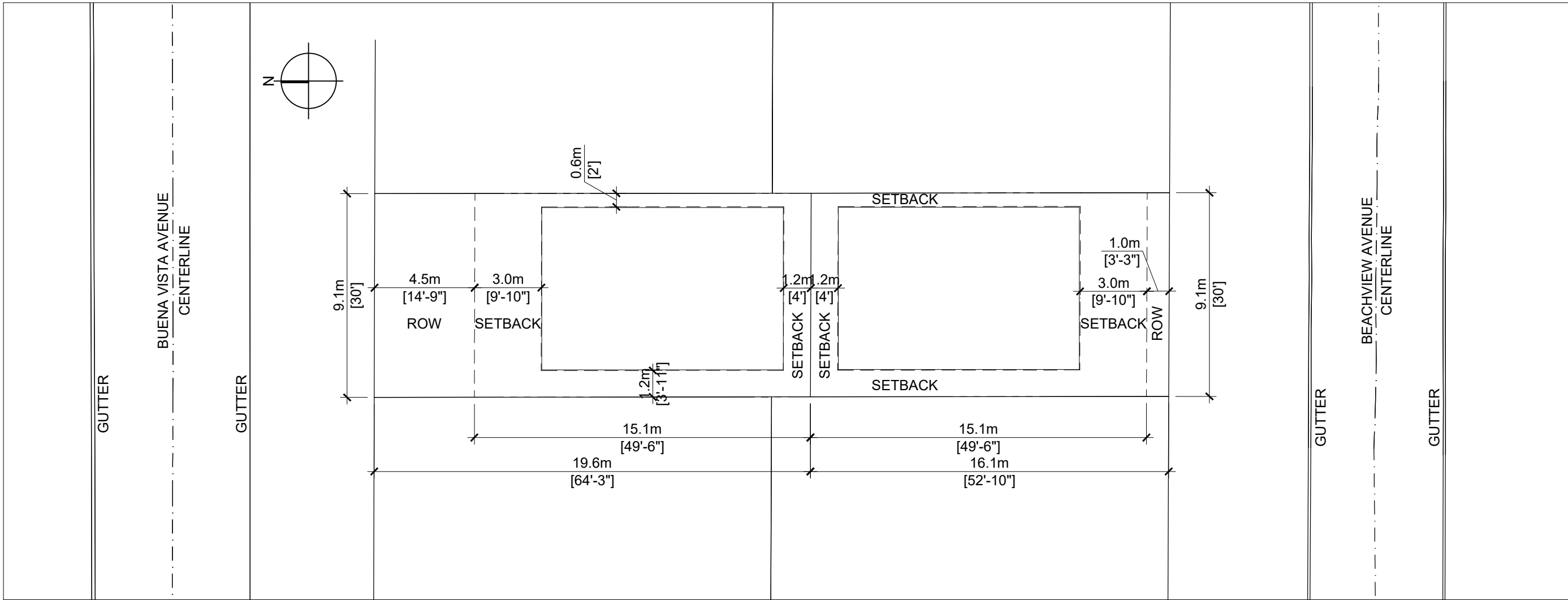
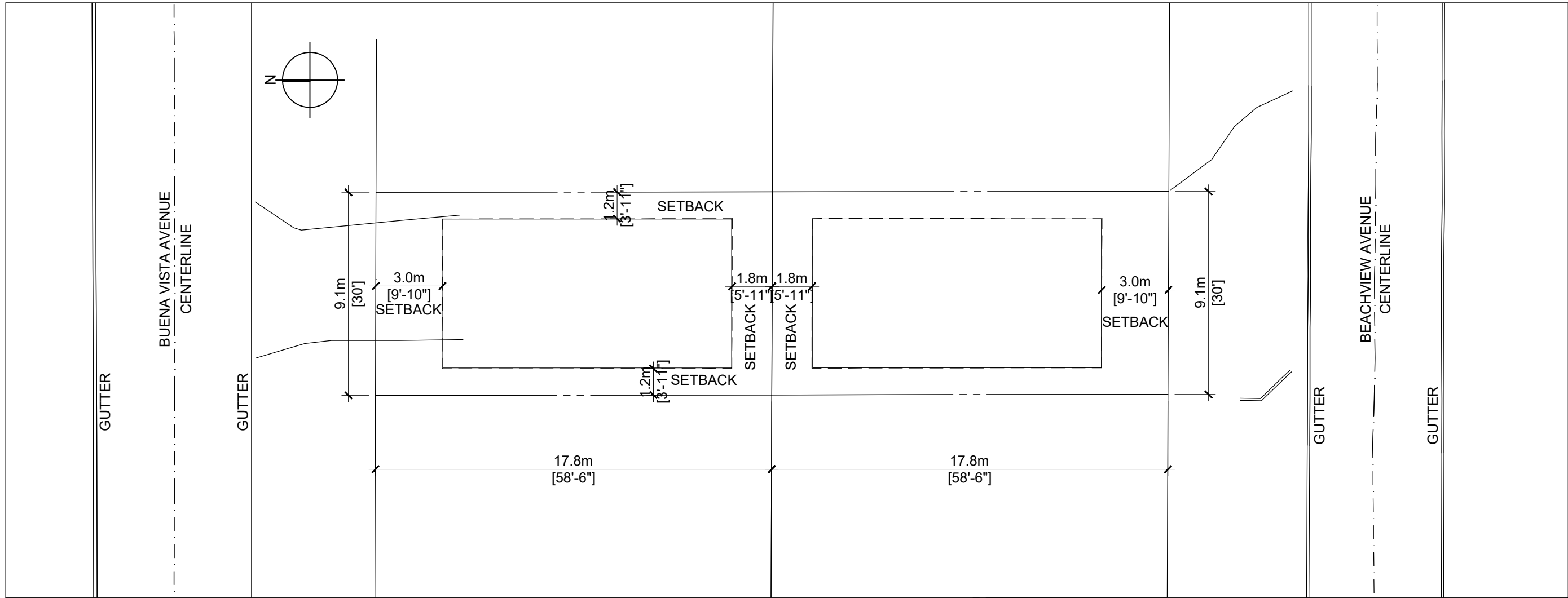
DRAWING TITLE

COVER SHEET

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A0.00
DATE 2021-12-30	
SCALE 1/4"=1'-0"	PAPER SIZE ARCH D 36"x24"



Project Statistics - Based on the Existing Property Lines									
Civic Address		15052 BUENA VISTA AVE, WHITE ROCK, BC V4B 1X9					Building Code:		BC Building Code 2018
Legal Desc:		LOT 12 BLK 6 SECTION 10 TP 1 NEW WESTMINSTER DISTRICT PLAN 3672							Division B, Part 9
PID:		004-381-521							
Lot Info									
Zoning		RS-3 SSMUH to CD-##							
		North Lot ↑				South Lot ↓			
Lot Area		SQFT		SQM		SQFT		SQM	
		1,758		163.3		1,757		163.2	
Lot Width		30'		9.15M		30'		9.15M	
Lot Depth		58.53'		17.84M		58.53'		17.84M	
Permitted Lot Coverage		50%		879.0		878.5		81.6	
Proposed Lot Coverage Area				879.0		878.5		81.6	
Proposed Lot Coverage %				50%		50%			
		Permitted	Proposed	Permitted	Proposed	Permitted	Proposed	Permitted	Proposed
		SQFT		SQFT		SQM		SQM	
North Lot FAR		1.05	0.70	1,845.9	1,229	171.5	114.1	171.5	114.1
South Lot FAR		1.05	0.70	1,844.9	1,232	171.4	114.5	171.4	114.5
Setbacks North Lot				Permitted	Proposed	Permitted	Proposed	Permitted	Proposed
				FT	FT	M	M	FT	FT
East	Side			3.94'	3.94'	1.2M	1.2M	3.94'	3.94'
West	Side			3.94'	3.94'	1.2M	1.2M	3.94'	3.94'
North	Front			9.84'	9.84'	3M	3M	9.84'	9.84'
South	Rear			5.9'	5.9'	1.8M	1.8M	5.9'	5.9'
Setbacks South Lot				Permitted	Proposed	Permitted	Proposed	Permitted	Proposed
				FT	FT	M	M	FT	FT
East	Side			3.94'	3.94'	1.2M	1.2M	3.94'	3.94'
West	Side			3.94'	3.94'	1.2M	1.2M	3.94'	3.94'
North	Rear			5.9'	5.9'	1.8M	1.8M	5.9'	5.9'
South	Front			9.84'	9.84'	3M	3M	9.84'	9.84'
North Lot Height				Permitted	Proposed	Permitted	Proposed	Permitted	Proposed
Building				25.26'	7.7M	25.26'	7.7M	25.26'	7.7M
South Lot Height				Permitted	Proposed	Permitted	Proposed	Permitted	Proposed
Building				25.26'	7.7M	25.26'	7.7M	25.26'	7.7M
North Lot Buildable Area (Excluding Garage, Decks, Basement)				SQFT		SQM			
Basement 02				938.6		87.2			
Basement 01				938.6		87.2			
Level 01 (Excluding Elevator Shaft)				498.6		46.3			
Level 02 (Excluding Elevator Shaft + Stairs)				730.0		67.8			
Roof Deck				938.6		87.2			
Total Excluding Basement and Roof				1,228.6		114.1			
South Lot Buildable Area (Excluding Garage, Decks, Basement)				SQFT		SQM			
Basement 02				938.6		87.2			
Basement 01				938.6		87.2			
Level 01 (Excluding Elevator Shaft)				704.0		65.4			
Level 02 (Excluding Elevator Shaft + Stairs)				528.0		49.1			
Roof Deck				938.6		87.2			
Total Excluding Basement and Roof				1,232.0		114.5			

Project Statistics - Based on the City Requirements for ROW									
Civic Address		15052 BUENA VISTA AVE, WHITE ROCK, BC V4B 1X9					Building Code:		BC Building Code 2018
Legal Desc:		LOT 12 BLK 6 SECTION 10 TP 1 NEW WESTMINSTER DISTRICT PLAN 3672					Division B, Part 9		
PID:		004-381-521							
Lot Info									
Zoning		RS-3 SSMUH to CD-##							
Gross Site Area		3,515 SQFT		326.6 SQM					
		North Lot ↑				South Lot ↓			
				SQFT SQM		SQFT SQM			
Gross Lot Area		1,930		179.3		1,585		147.3	
Dedication Area		443		41.2		98		9.1	
Net Lot Area		1,487		138.2		1,487		138.1	
Lot Width		30'		9.15M		30'		9.15M	
Lot Depth		64.25'		19.6M		52.83'		16.1M	
Permitted Lot Coverage		50%		965.1		89.7		792.5 73.6	
Proposed Lot Coverage Area				908.0		84.4		902.0 83.8	
Proposed Lot Coverage %				61%				61%	
		Permitted Proposed		Permitted Proposed		Permitted Proposed			
		SQFT SQFT		SQM SQM		SQFT SQM			
North Lot FAR		1.05 0.70		2,026.7 1,350		188.3 125.4			
South Lot FAR		1.05 0.91		1,664.3 1,450		154.6 134.7			
Setbacks North Lot				Permitted Proposed		Permitted Proposed			
				FT FT		M M			
East	Side	3.94'		2'		1.2M		0.6M	
West	Side	3.94'		3.94'		1.2M		1.2M	
North	Front	9.83'		9.83'		3M		3M	
South	Rear	5.9'		4'		1.8M		1.2M	
Setbacks South Lot				Permitted Proposed		Permitted Proposed			
				FT FT		M M			
East	Side	3.94'		2'		1.2M		0.6M	
West	Side	3.94'		3.94'		1.2M		1.2M	
North	Rear	5.9'		4'		1.8M		1.2M	
South	Front	9.83'		9.83'		3M		3M	
North Lot Height				Permitted Proposed		Permitted Proposed			
Building		25.26'		7.7M		25.26'		7.7M	
South Lot Height				Permitted Proposed		Permitted Proposed			
Building		25.26'		7.7M		25.26'		7.7M	
North Lot Buildable Area									
(Excluding Garage, Decks, Basements)				SQFT		SQM			
Basement 02				1,215.8		113.0			
Basement 01				1,143.7		106.3			
Level 01 (Excluding Elevator Shaft 25 sq.ft)				623.0		57.9			
Level 02 (Excluding Elevator Shaft 25 + Stairs 71 sq.ft)				727.0		67.5			
Roof Deck				538.5		50.0			
Total Excluding Basements and Roof				1,350.0		125.4			
South Lot Buildable Area									
(Excluding Garage, Decks, Basements)				SQFT		SQM			
Basement 02				1,142.2		106.1			
Basement 01				902.2		83.8			
Level 01 (Excluding Elevator Shaft 25 sq.ft)				725.0		67.4			
Level 02 (Excluding Elevator Shaft 25 + Stairs 75 sq.ft)				725.0		67.4			
Roof Deck				538.9		50.1			
Total Excluding Basements and Roof				1,450.0		134.7			

1

PROJECT STATISTICS - BASED ON THE EXISTING PROPERTY LINES

Scale: NTS

2

PROJECT STATISTICS - BASED ON THE CITY REQUIREMENTS FOR ROW (CURRENT PROPOSAL)

Scale: NTS

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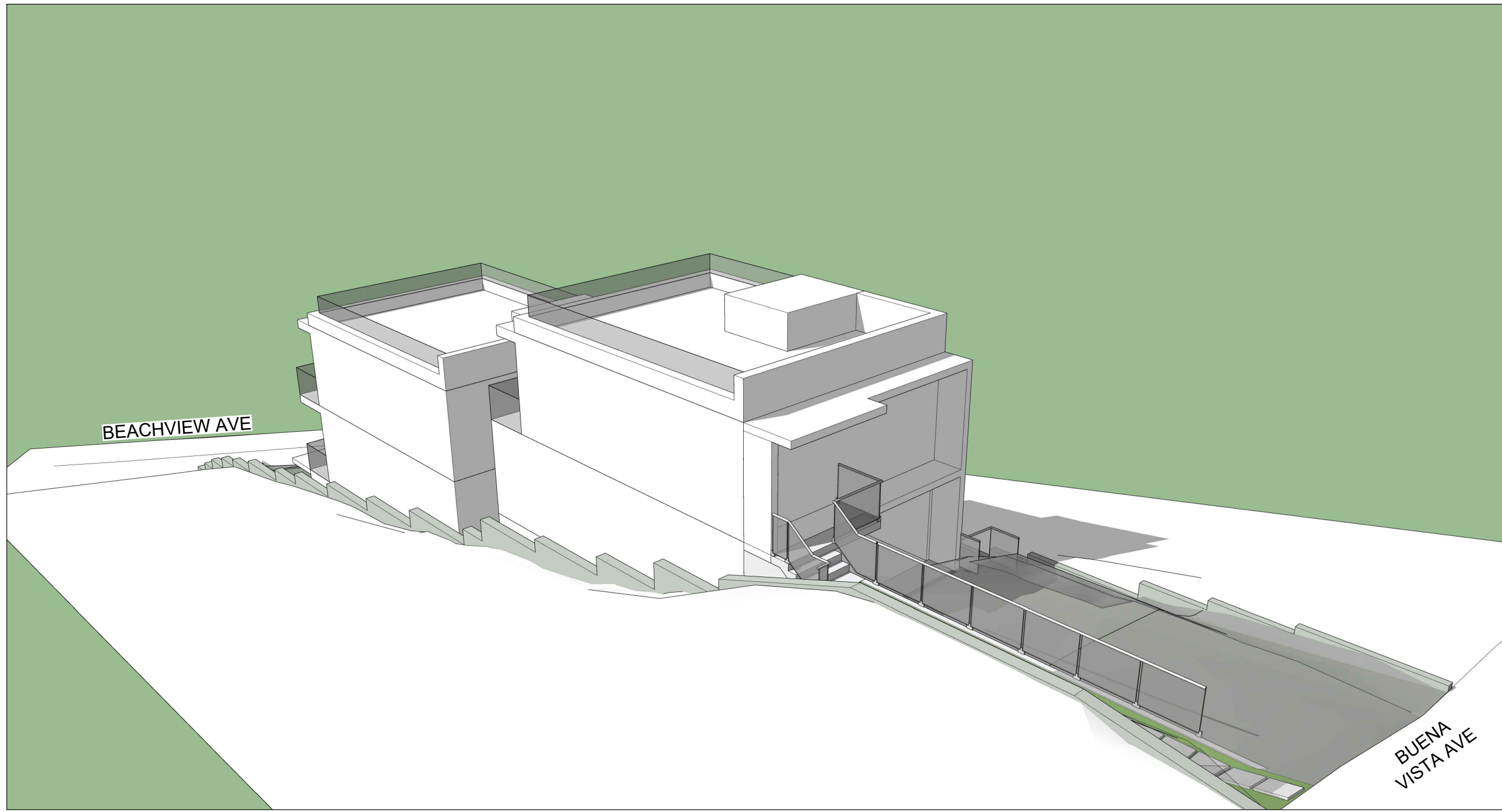
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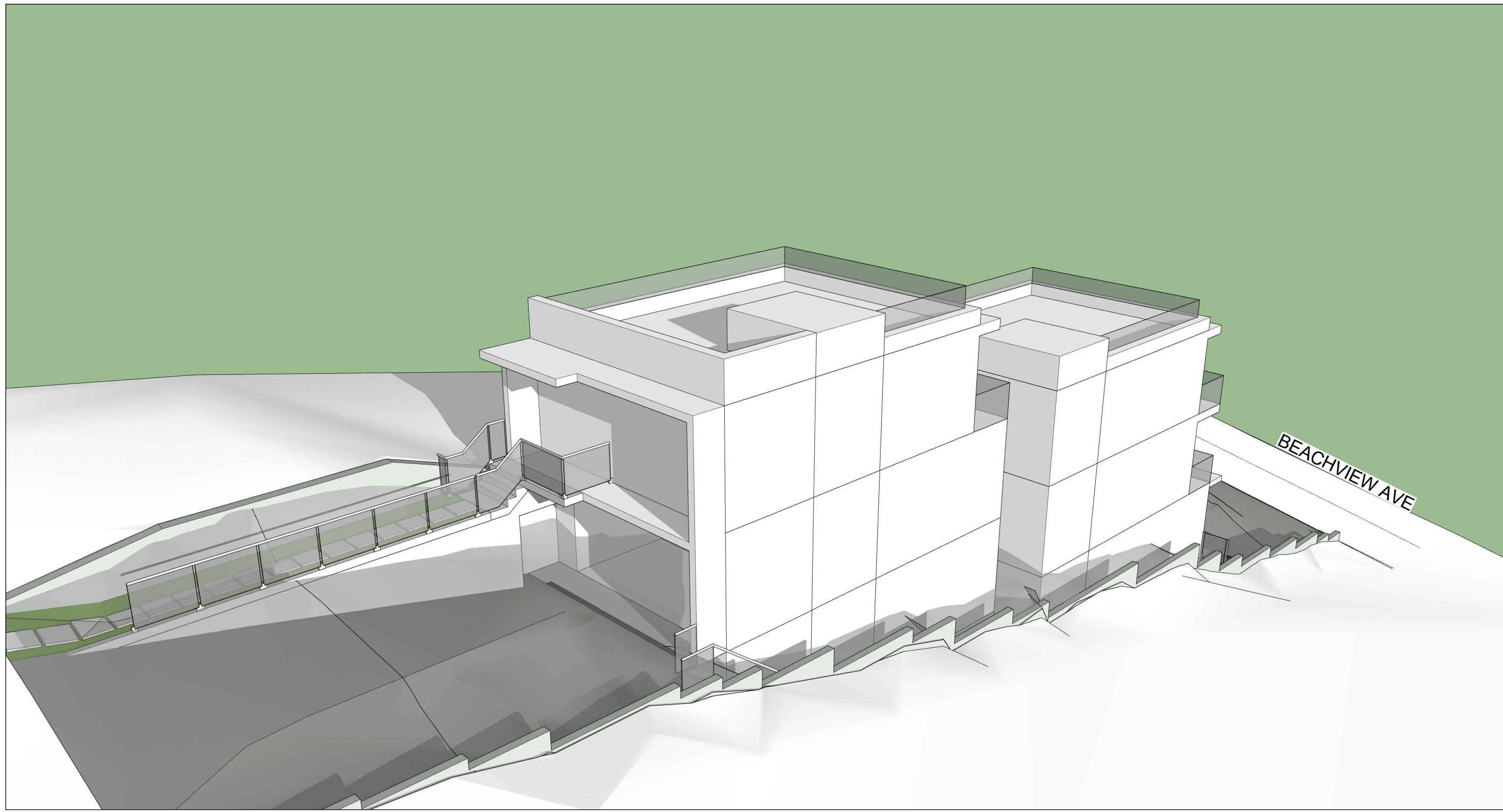
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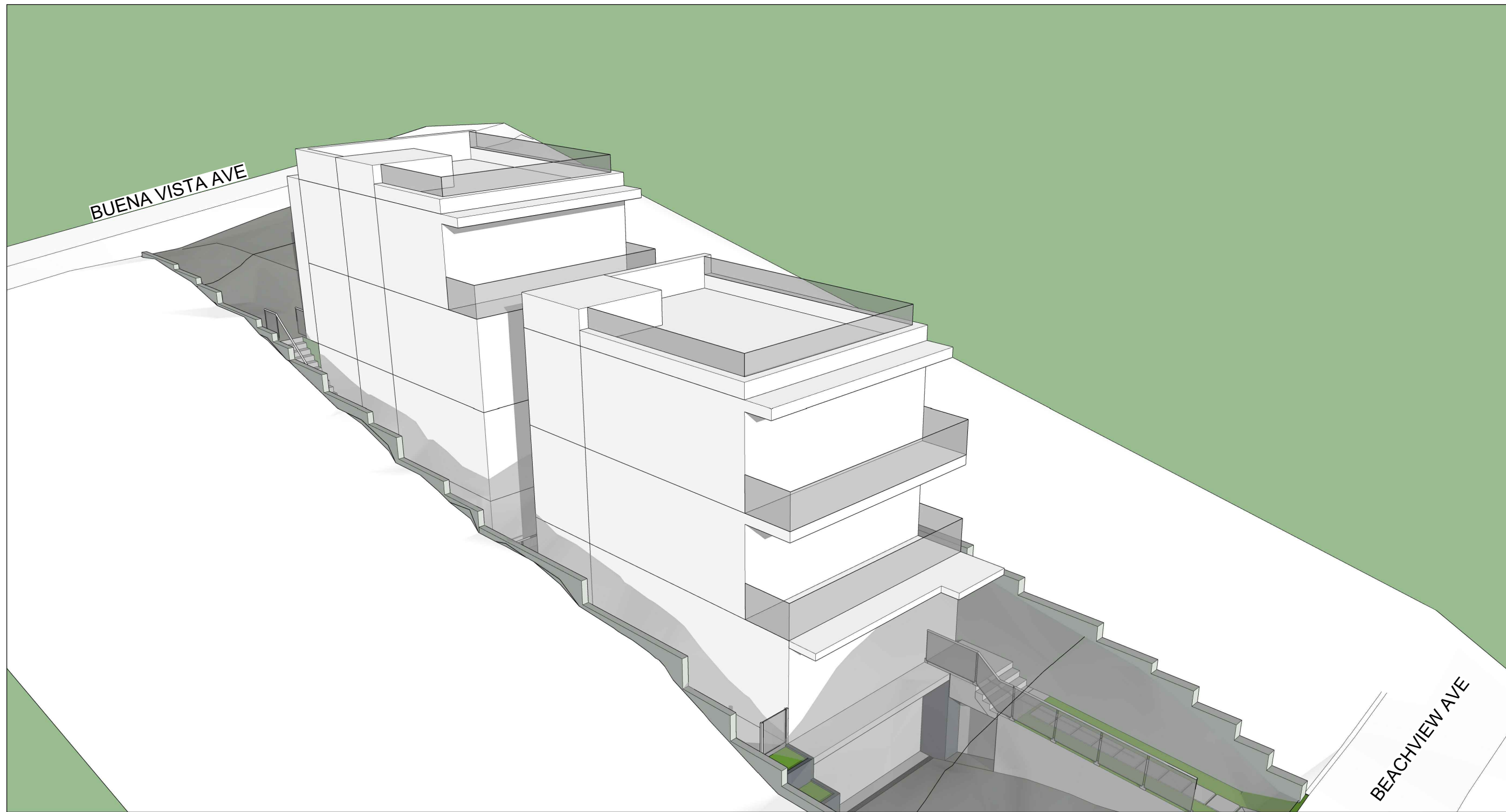
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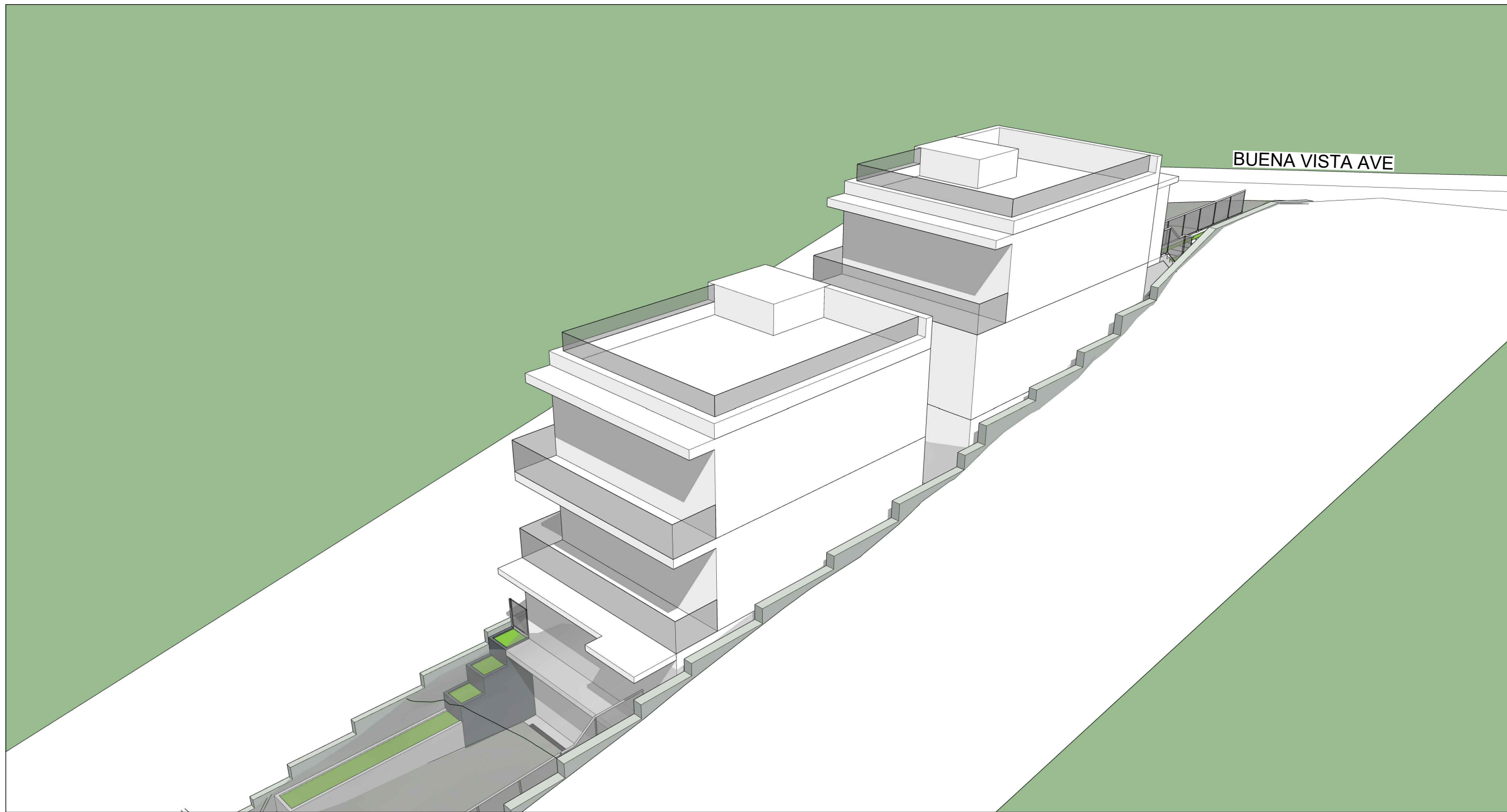
3 SITE VIEW - LOOKING WEST SOUTH
Scale: NTS



4 SITE VIEW - LOOKING EAST SOUTH
Scale: NTS



1 SITE VIEW - LOOKING EAST NORTH
Scale: NTS



2 SITE VIEW - LOOKING WEST NORTH
Scale: NTS

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01	PRELIMINARY REVIEW	2022-01-27

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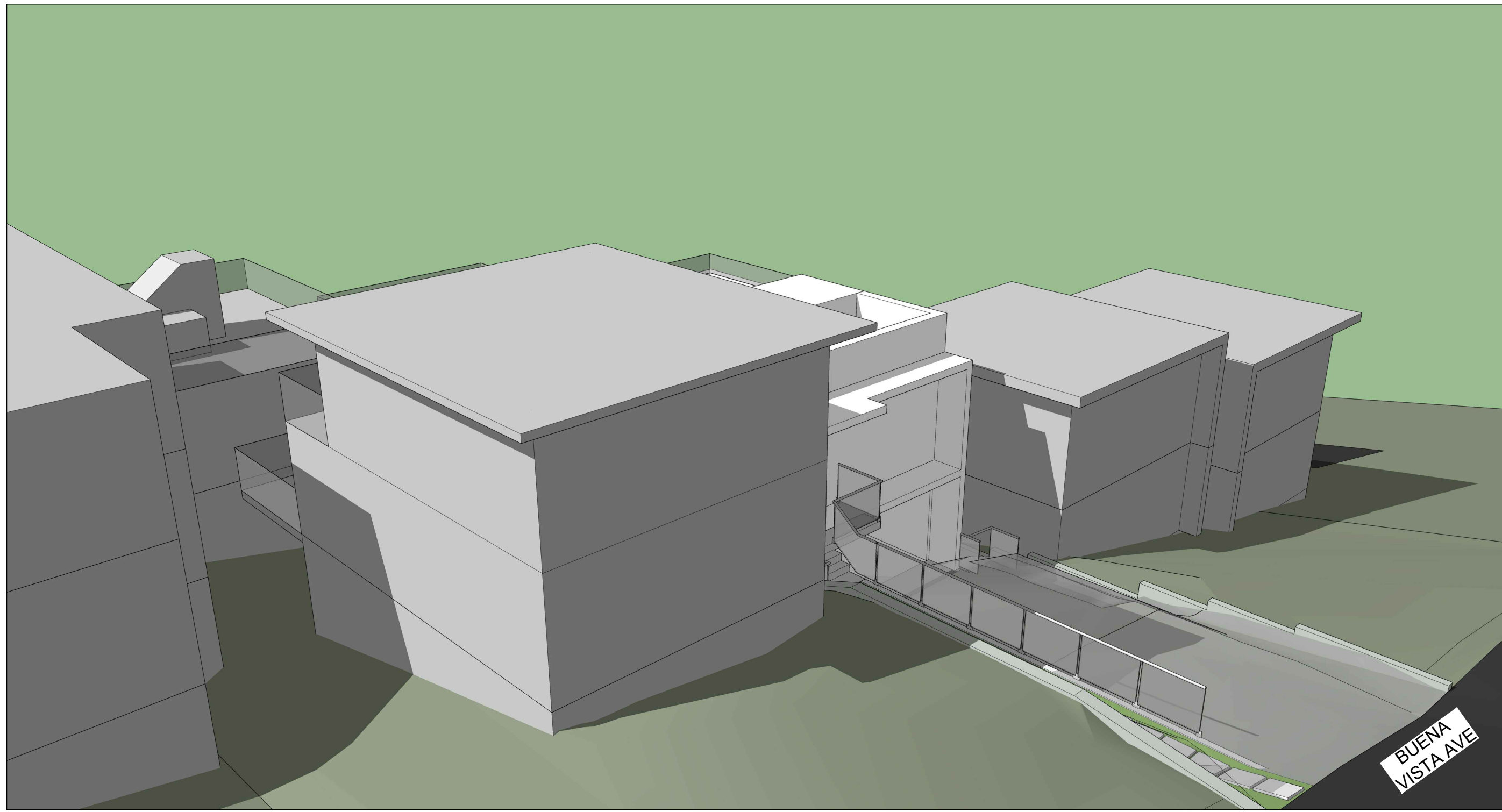
DRAWING TITLE

3D MODELING

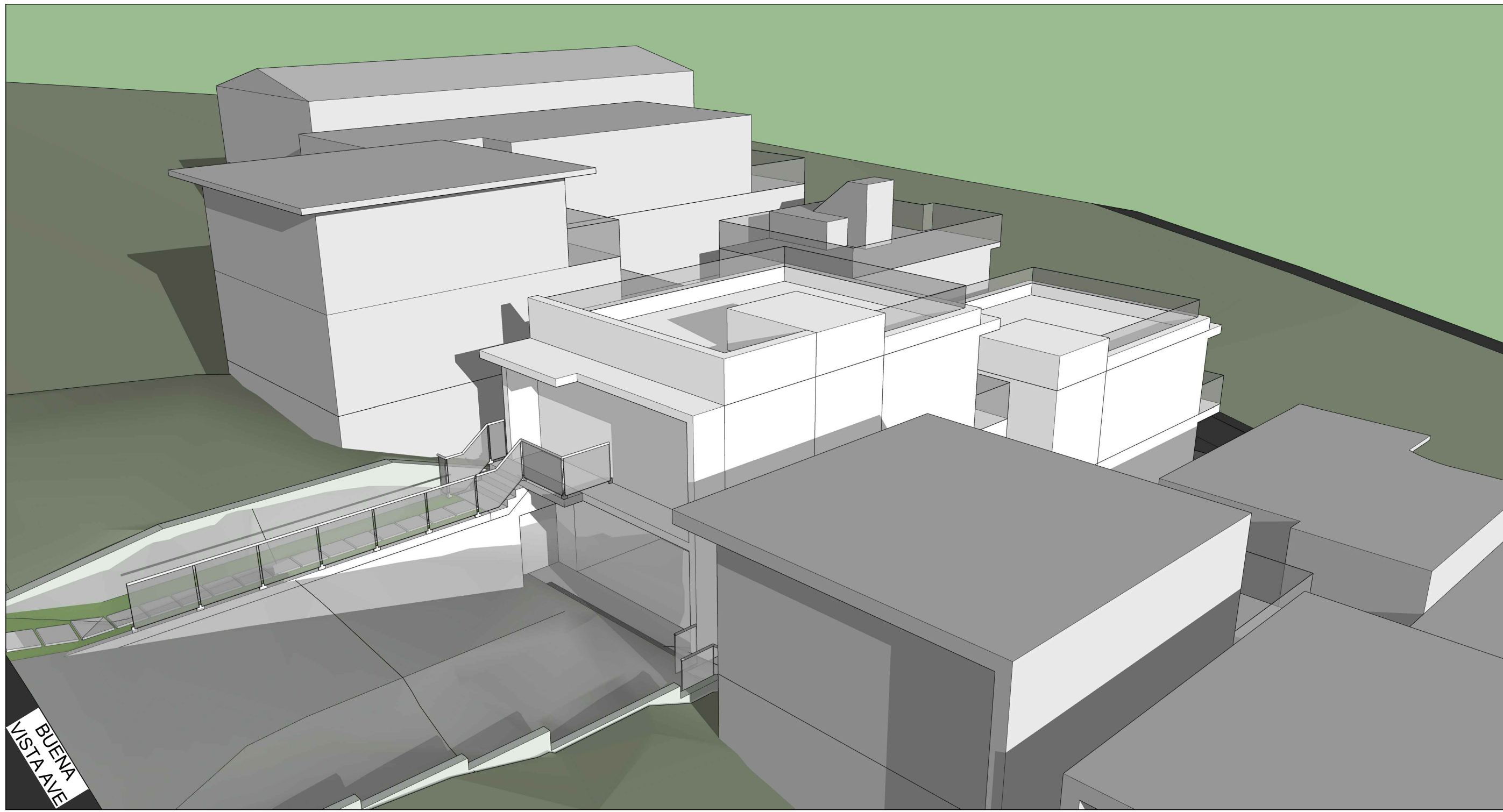
PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A0.02
DATE 2021-12-30	
SCALE 1/8"=1'-0"	PAPER SIZE ARCH D 36"x24"



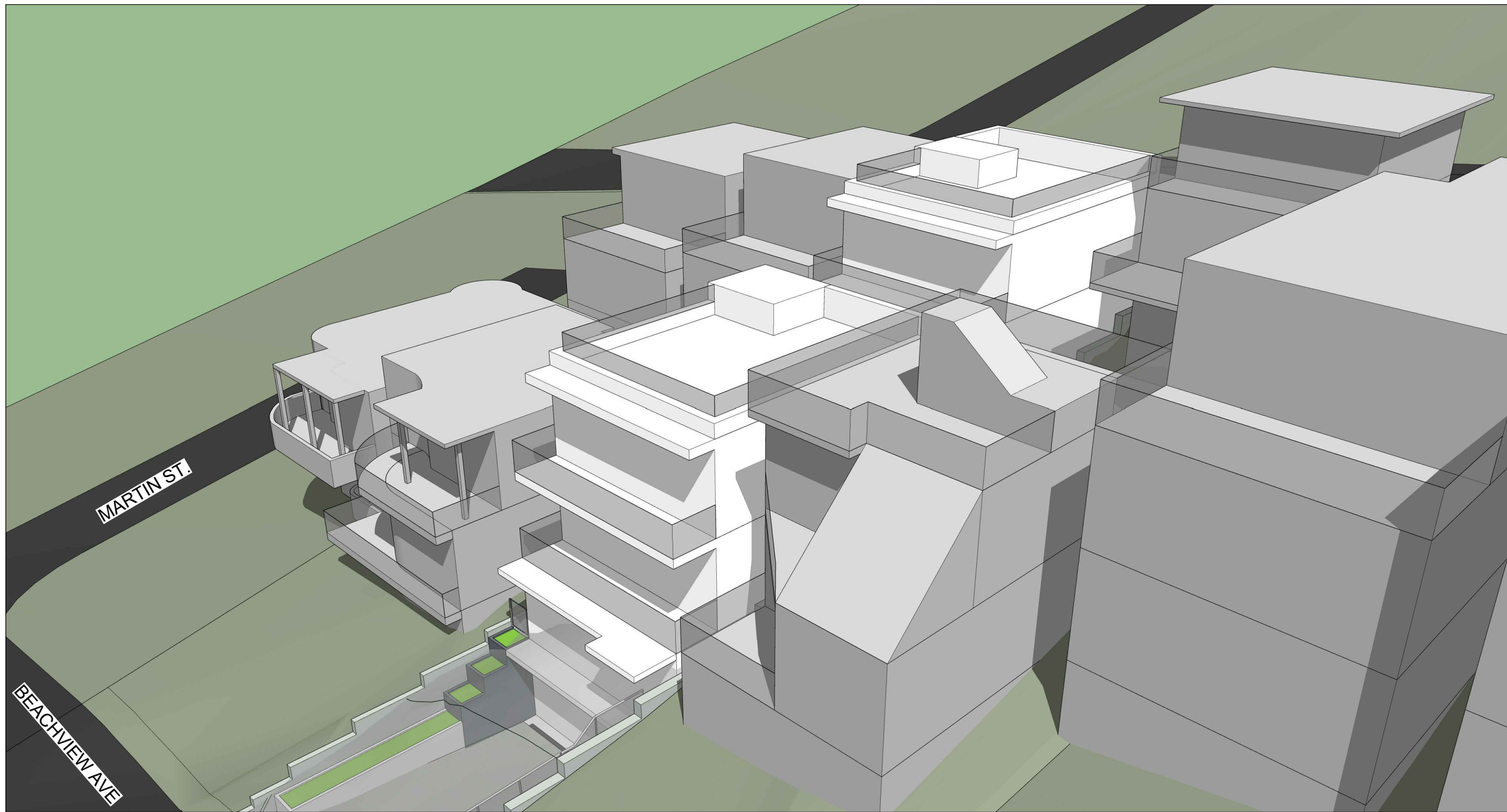
3 SITE VIEW - LOOKING WEST SOUTH
Scale: NTS



4 SITE VIEW - LOOKING EAST SOUTH
Scale: NTS



1 SITE VIEW - LOOKING EAST NORTH
Scale: NTS



2 SITE VIEW - LOOKING WEST NORTH
Scale: NTS

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DRAWING TITLE

3D MODELING
WITH ADJACENT BUILDINGS

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A0.03
DATE 2021-12-30	
SCALE 1/8"=1'-0"	PAPER SIZE ARCH D 36"x24"



4 MARTIN ST - LOOKING SOUTH
Scale: NTS



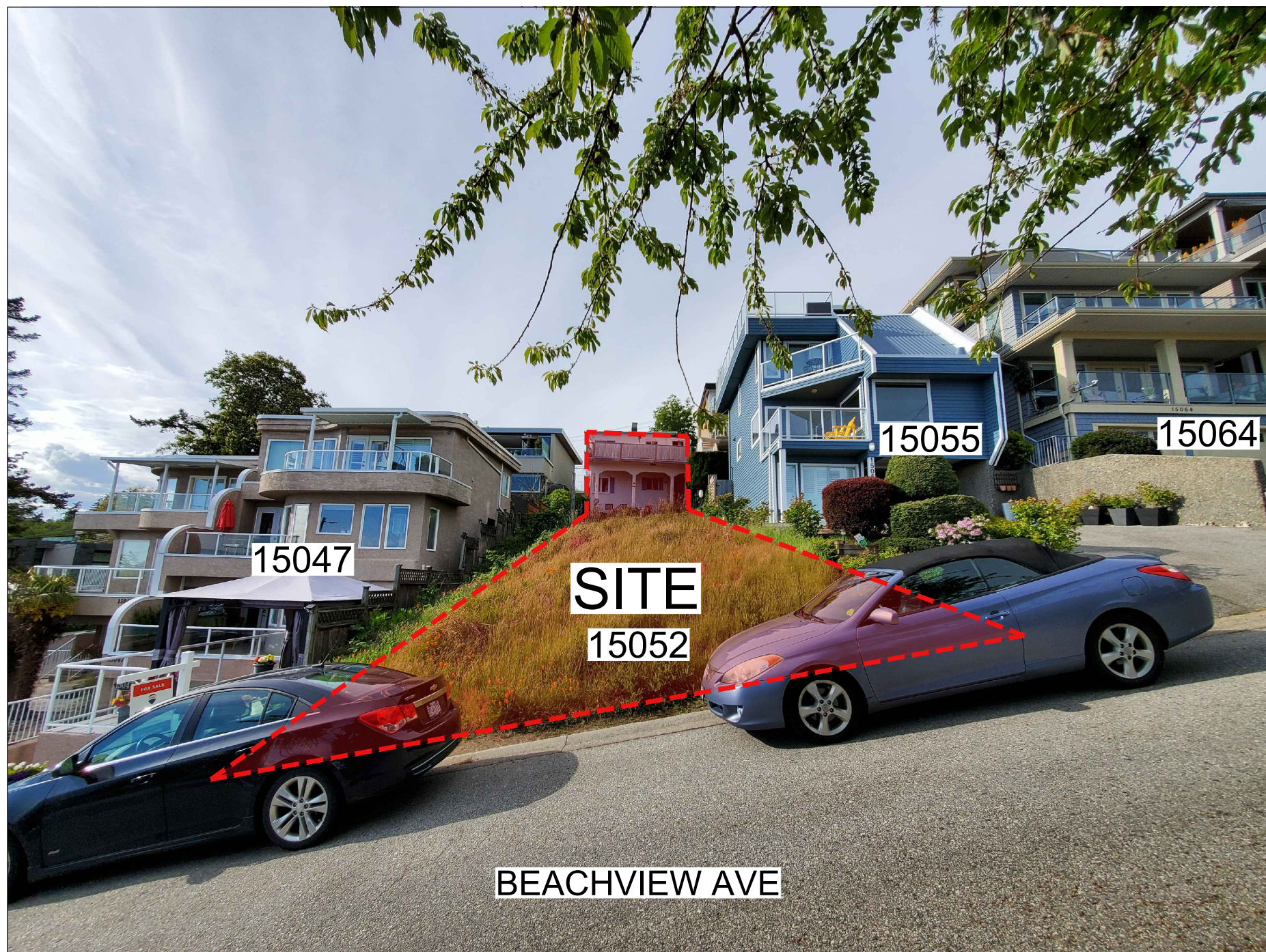
5 BEACHVIEW AVE - LOOKING WEST SOUTH
Scale: NTS



6 BUENA VISTA AVE - LOOKING SOUTH
Scale: NTS



1 CONTEXT PLAN - AERIAL VIEW
Scale: NTS



2 SITE VIEW - LOOKING NORTH
Scale: NTS



3 SITE VIEW - LOOKING SOUTH
Scale: NTS

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DRAWING TITLE

PHOTOGRAPHS OF SITE AND SURROUNDING AREA

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A0.04
DATE 2021-12-30	PAPER SIZE ARCH D 36"x24"
SCALE 1/8"=1'-0"	



2 STREET PROFILE - BEACHVIEW AVE
Scale: NTS



1 STREET PROFILE - BUENA VISTA AVE
Scale: NTS

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DRAWING TITLE
STREET PROFILE

PROJECT NAME AND ADDRESS
15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A0.05
DATE 2021-12-30	
SCALE 1/8"=1'-0"	PAPER SIZE ARCH D 36"x24"

EXECUTIVE SUMMARY

The proposal put forth in this Development Permit application contains:

- The subdivision of one parcel - currently occupied by one single-family house - into two sites.
- Zoning Bylaw Amendment application to change the zoning of the property at 15052 Buena Vista Avenue from the "RS-3 (Small lot, Hillside) SSMUH Residential Zone" Zone to a property-specific Comprehensive Development (CD) Zone.

The property currently has frontage on both Buena Vista Avenue and Beachview Avenue.

The subdivision proposes to split the lot east-to-west resulting in two lots having frontage of approximately 9.15 meters and depth of approximately 16.1 for south lot and 19.6 meters for the north lot (due to a larger ROW for the North lot, see #2 Site Plan below); the properties adjacent to the subject property have a similar configuration to that proposed.

The development will consist of two single-family dwellings (one per lot). Each residence consists of two storey and two basement levels with access to rooftop terrace (see #1 Section A-A below).

Outlined in greater detail in the Design Rationale is the development program which seeks to increase the density from the existing one single-family residence on site to two single-family residences. With the additional single-family residence, the development seeks to support the needs of the City of higher density and to meet the objective of supporting a community where people can live, work, and play in an enjoyable atmosphere. The proposed development will provide a high degree of design excellence.

This development will improve and enhance the neighborhood with modern architectural character and features. Overall, the proposed development will bring a balanced architectural language with a modern vocabulary inspired by the new development environment in the City.

The design approach was to be thoughtful and to be contextually aware of the rich features of the City and the west coast region to inform the overall form and character of the buildings.

Zoning Compliance

This project complies with the City of White Rock RS-3 zone for this location with the following exceptions for which variances are requested.

Variance 1: Setbacks. This development is proposing a reduced rear and east side yard setback within the CD Zone to help establish a slightly larger building envelope within each lot especially after the city requirements for ROW of 4.5m from the north property line and 1m from south property line (see #2 Site Plan below).

The properties adjacent to the subject property -to the west- have a similar side yard setback configuration to that proposed.

Off-street Parking:
The South lot will provide garage for two cars in B2 level accessed from Beachview Ave.
The North lot will provide car port for two cars in L1 level accessed from Buena Vista Ave.

DESIGN RATIONALE

01 INTRODUCTION
The development consists of two single-family houses, two storey and two basement levels. It is designed with a modern west coast feel that highlights the unique neighbourhood character and aesthetic.

The use of grey coloured cladding at the base, and a mix of dark and light cladding colours and textures at the top create a modern aesthetic with a west coast touch to blend with the surrounding residential neighbourhood.

02 EXISTING CONTEXT INTEGRATION
The proposed development form is a continuation of the houses typology currently populating at the neighbourhoods.

The streetscape is enhanced with street improvements such as removing of the poor-quality diseased tree along with the raised temporary retaining wall garden bed, and adding new landscaping and planters on each site.

03 Tree Management & Protection
An Arborist Report was prepared by Woodridge Tree Consulting Arborists Ltd. on August 4, 2021, to inventory and assess the trees at 15052 Buena Vista Avenue. The report identifies one off-site Bigleaf Maple tree that shows signs a disease called Brittle Cinder fungus (Kretzschmaria deusta). This is likely a "volunteer" (self-seeded) tree that has grown in a raised temporary retaining wall garden bed. Given the proposed works, it is likely that the tree will require removal when upgrading the civil works on site. The removal of this poor-quality tree is supported by City staff.

04 SITE RATIONALE

The project site features various conditions that led the design response. The site is rectangular in shape with a slope of approximately thirty feet from the north-east corner down to the south-west corner.

This slope allows for approximately one level difference between north and south lots creating a beautiful pier and ocean view and ensure daylight exposure is optimized for both lots.

05 FORM AND HEIGHT

The building forms are simple and elegant while responding to the shape and slope of the site. The volumetric form is broken down by material, textural and colour change to reduce the scale of the massing, create interest and reinforce the overall design concept. Contrasting colours and textures of the exterior materials and finishes are key features to the strength of the proposed modern architectural style while respecting the context.

The building typology is designed to keep with the general language currently found within the new developed lots in this part of the City.

06 BUILDING ARTICULATION AND ARCHITECTURAL EXPRESSION

The core guiding principle for the design is to create a project that seeks inspiration from the City, and represents a high-quality, modern architectural design that is becoming more prevalent in the City of White Rock.

The proposed buildings are generally rectangular in plan and orthogonally organized. The volumetric approach is simple while the treatment of these volumes assists in visually reducing the massing and complying with the angle of containment, while adding interest.

The cladding system feature varying textures such as wood grain soffits, ACM panels cladding, along with contrasting dark and light modern colours.

The material and colour palette is kept simple: grey Stone cladding at the B2 Level for the South Lot provide a welcoming natural material, a darker charcoal grey ACM or fiber cement panels anchors the building with lighter colour at the top L1 & L2 levels. Durable ACM panels, fiber cement panels and stucco paint will be the primary materials. Charcoal gray fiberglass window frames with green glazing will be accented against a background of white and grey ACM / fiber cement panels. Wood tones are used as an expressive warm accent primarily in the overhangs, soffits and doors, these areas are celebrated and protected by the overhangs of the roof elements or canopies.

Large windows, balconies and roof deck providing access to a beautiful views of the pier, ocean and neighborhood landscaping. Bathed in sunlight, the rooftop terrace provides a place of refuge and relaxation for the residence.

The building expression will enhance the neighbourhood and provide a point of visual interest. The proposed buildings follows good precedent with the recently developed sites in the neighbourhood.

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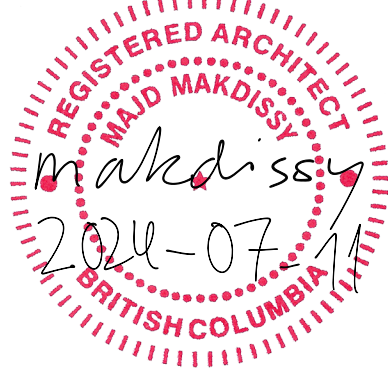
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05	ISSUED FOR SUBDIVISION & ZONING AMENDMENT	2024-07-10
04	COORDINATION WITH CODE CONSULTANT	2023-05-29
03	RESPONSE TO CITY COMMENTS	2023-04-24
02	ISSUED FOR SUBDIVISION & ZONING AMENDMENT	2022-06-09
01	PRELIMINARY REVIEW	2022-01-27
NO.	REVISION/ISSUE	DATE

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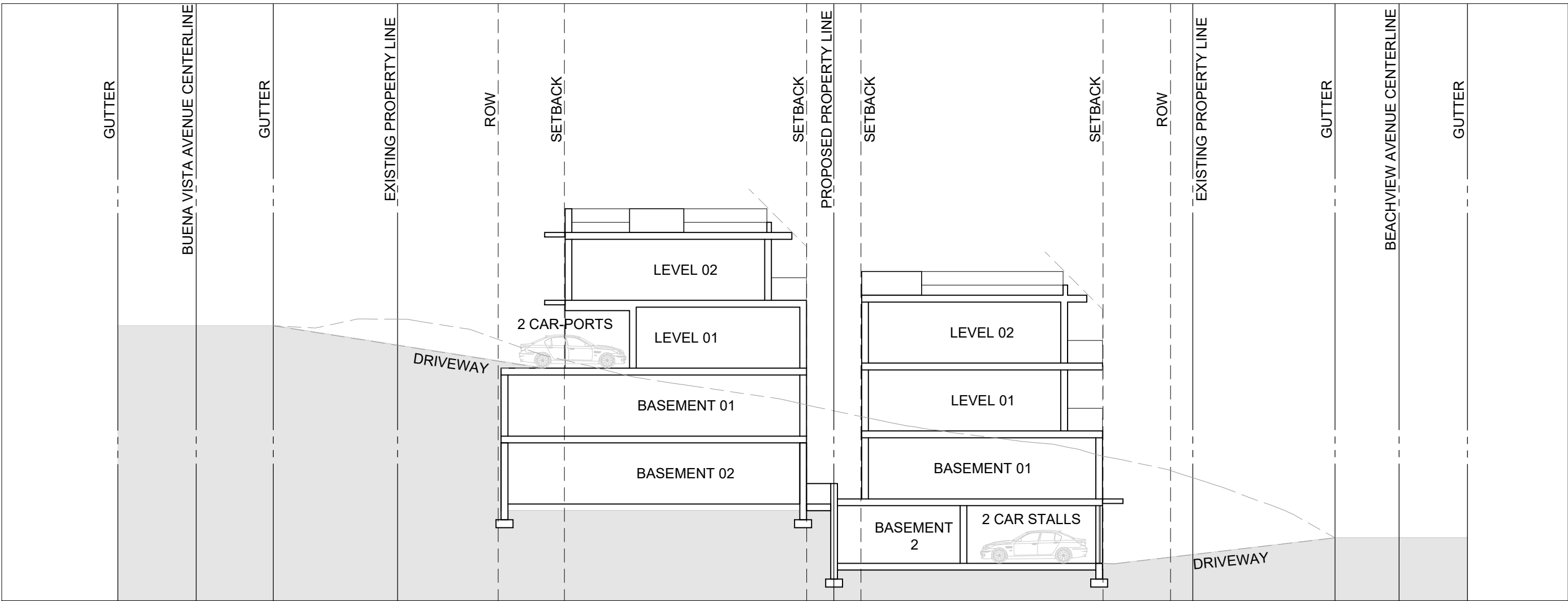
DRAWING TITLE

DESIGN RATIONALE

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

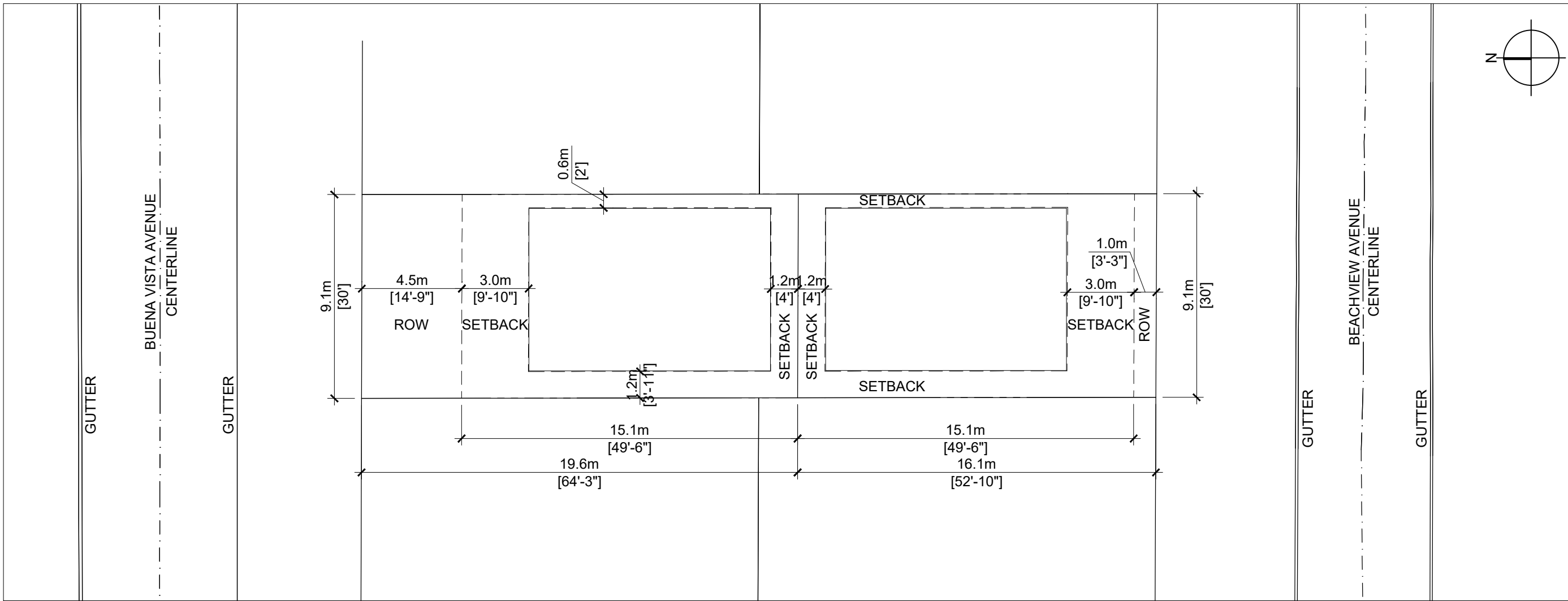
PROJECT A211221	SHEET A0.06
DATE 2021-12-30	
SCALE 1/8"=1'-0"	PAPER SIZE ARCH D 36"x24"



1

SECTION A-A

Scale: 1/16"=1'-0"



2

SITE PLAN

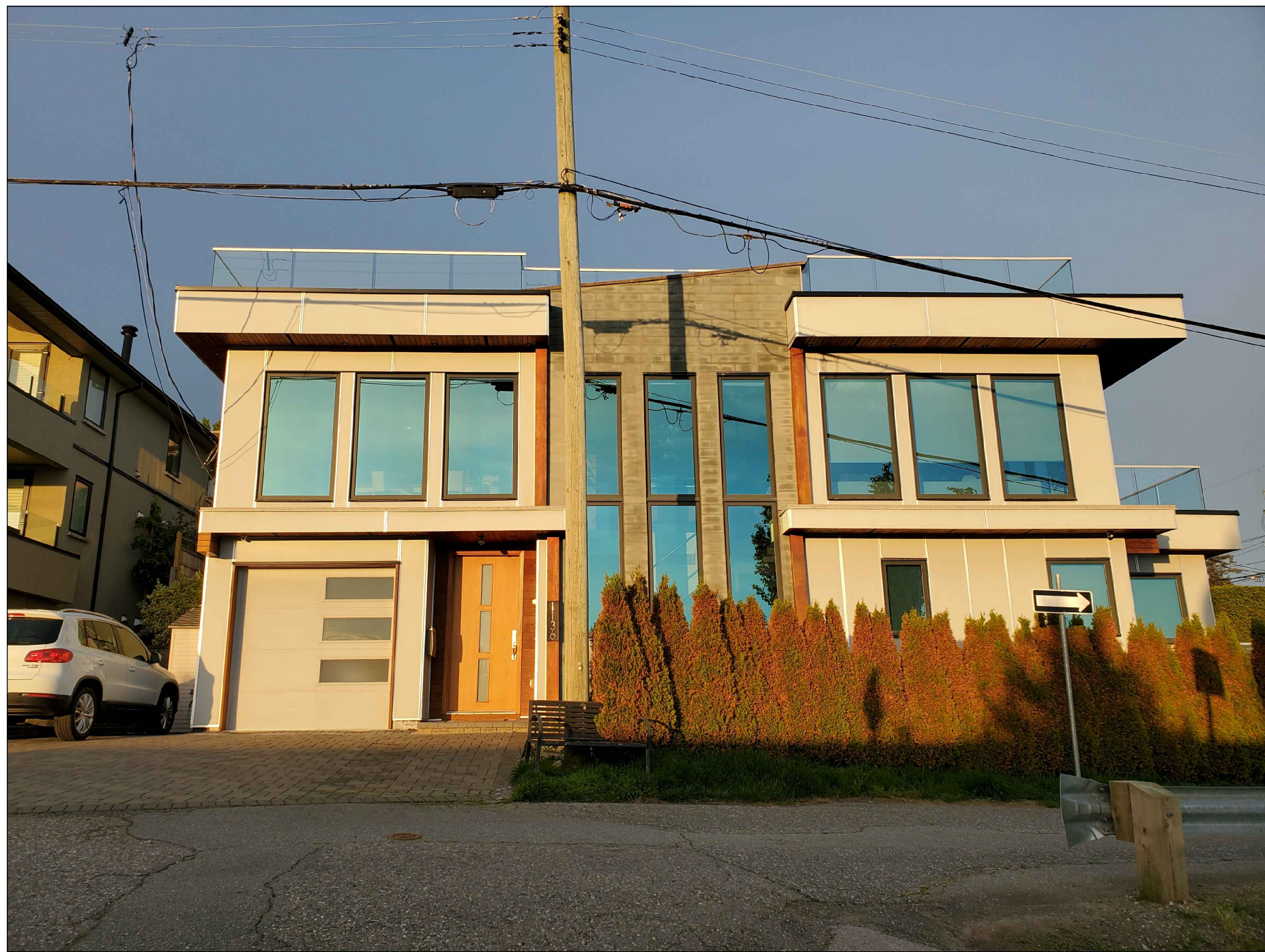
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4 PRECEDENT PHOTO
Scale: NTS



5 PRECEDENT PHOTO
Scale: NTS



6 PRECEDENT PHOTO
Scale: NTS



1 PRECEDENT PHOTO
Scale: NTS



2 PRECEDENT PHOTO
Scale: NTS



3 PRECEDENT PHOTO
Scale: NTS

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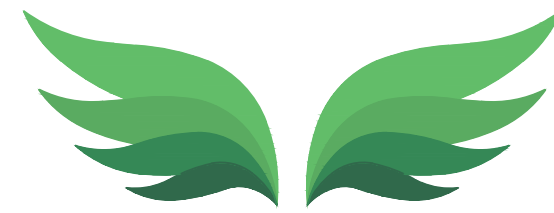
NO.	REVISION/ISSUE	DATE
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DRAWING TITLE

PRECEDENT PHOTOS

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A0.07
DATE 2021-12-30	
SCALE 1/8"=1'-0"	PAPER SIZE ARCH D 36"x24"



3 NORTH LOT VIEW - LOOKING WEST SOUTH
Scale: NTS



4 NORTH LOT VIEW - LOOKING EAST SOUTH
Scale: NTS



1 SOUTH LOT VIEW - LOOKING EAST NORTH
Scale: NTS



2 SOUTH LOT VIEW - LOOKING WEST NORTH
Scale: NTS

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DRAWING TITLE

COLOUR RENDERINGS WITH
ADJACENT BUILDINGS

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A0.08
DATE 2021-12-30	
SCALE 1/8"=1'-0"	PAPER SIZE ARCH D 36"x24"



3 NORTH LOT VIEW - LOOKING SOUTH
Scale: NTS



4 NORTH LOT VIEW - LOOKING EAST SOUTH
Scale: NTS



1 SOUTH LOT VIEW - LOOKING EAST NORTH
Scale: NTS



2 SOUTH LOT VIEW - LOOKING NORTH
Scale: NTS

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DRAWING TITLE

COLOUR RENDERINGS WITH
ADJACENT BUILDINGS

PROJECT NAME AND ADDRESS

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WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A0.09
DATE 2021-12-30	
SCALE 1/8"=1'-0"	PAPER SIZE ARCH D 36"x24"



4 JUNE 21ST SUMMER SOLSTICE 10AM
Scale: NTS



5 JUNE 21ST SUMMER SOLSTICE 12PM
Scale: NTS



6 JUNE 21ST SUMMER SOLSTICE 2PM
Scale: NTS



1 DECEMBER 21ST WINTER SOLSTICE 10AM
Scale: NTS



2 DECEMBER 21ST WINTER SOLSTICE 12PM
Scale: NTS



3 DECEMBER 21ST WINTER SOLSTICE 2PM
Scale: NTS

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DRAWING TITLE

SHADOW STUDY

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A0.10
DATE 2021-12-30	
SCALE 1/8"=1'-0"	PAPER SIZE ARCH D 36"x24"



4 MARCH 20TH EQUINOX 10AM
Scale: NTS



5 MARCH 20TH EQUINOX 12PM
Scale: NTS



6 MARCH 20TH EQUINOX 2PM
Scale: NTS



1 SEPTEMBER 23RD EQUINOX 10AM
Scale: NTS



2 SEPTEMBER 23RD EQUINOX 12PM
Scale: NTS



3 SEPTEMBER 23RD EQUINOX 2PM
Scale: NTS

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15052 BUENA VISTA AVE,
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PROJECT A211221	SHEET A0.11
DATE 2021-12-30	
SCALE 1/8"=1'-0"	PAPER SIZE ARCH D 36"x24"



1 ACM OR FIBER CEMENT PANELS - POLAR WHITE



2 ACM OR FIBER CEMENT PANELS - GREY



3 ACM OR FIBER CEMENT PANELS - WALNUT TIMBER PATTERN



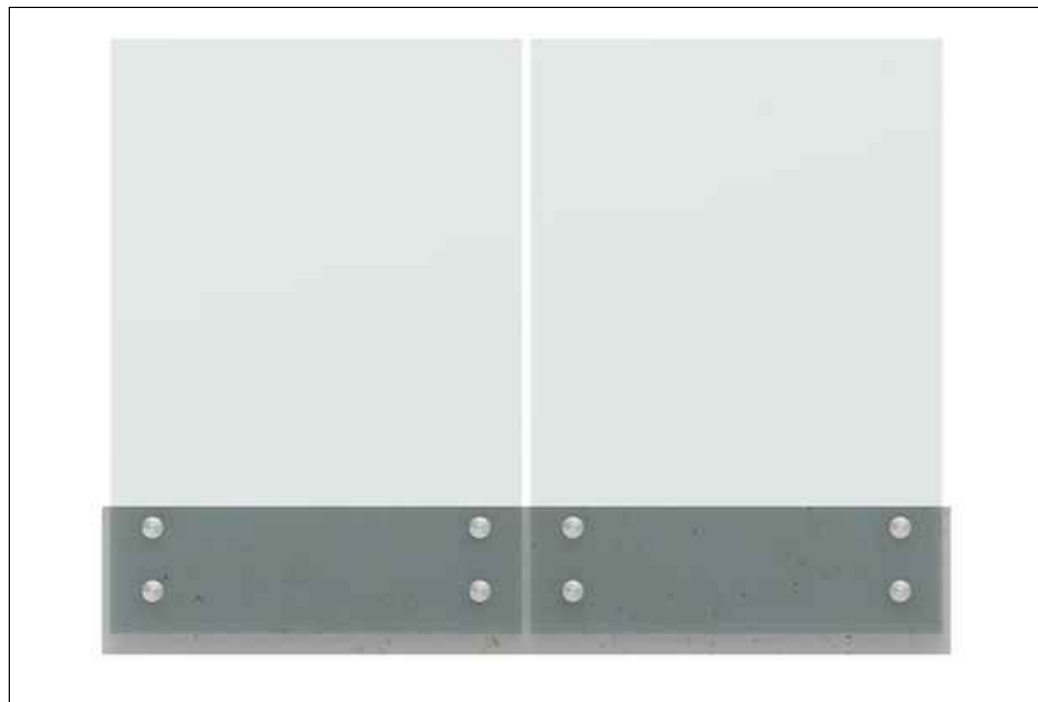
4 STUCCO PAINT - GREY



5 STACK STONE VENEER - DARK GREY



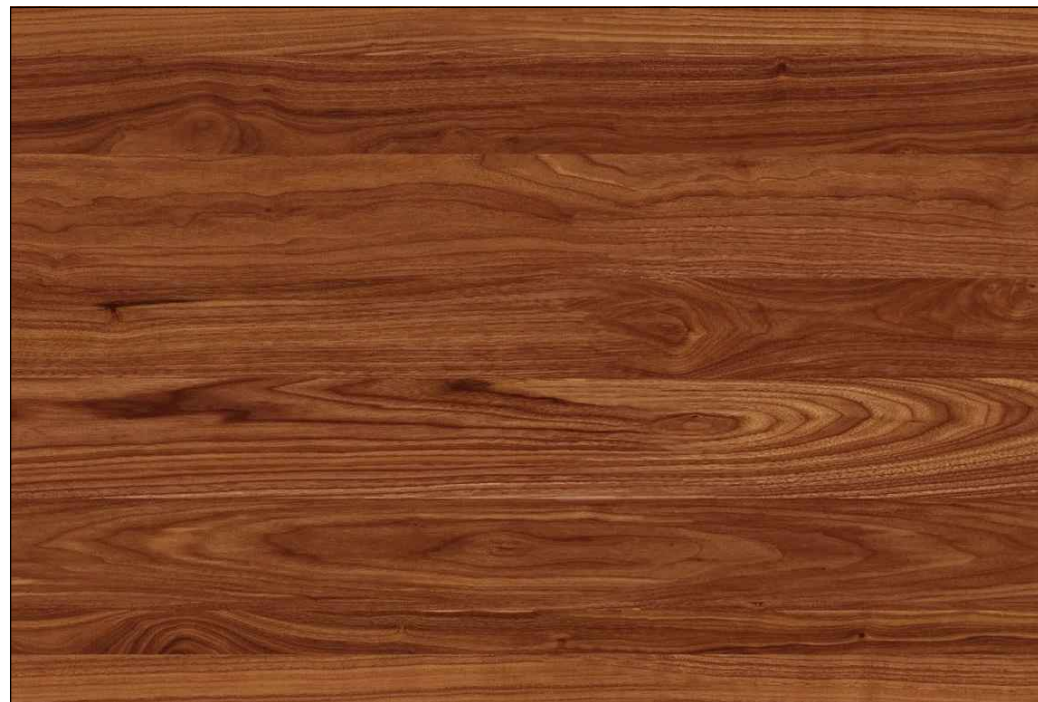
6 ARCHITECTURALLY FINISHED CONCRETE - LIGHT SAND BLAST



7 GLASS HANDRAIL C/W ALUMINIUM CAP & LIGHT GREY GLASS



8 FIBERGLASS WINDOWS - GREEN GLASS - GREY FRAME



9 10 11 WOOD POST - WALNUT WOOD TEXTURE



12 GLASS / METAL CANOPY - GREY FRAME



1 SOUTH LOT VIEW - LOOKING NORTH
Scale: NTS



2 NORTH LOT VIEW - LOOKING SOUTH
Scale: NTS

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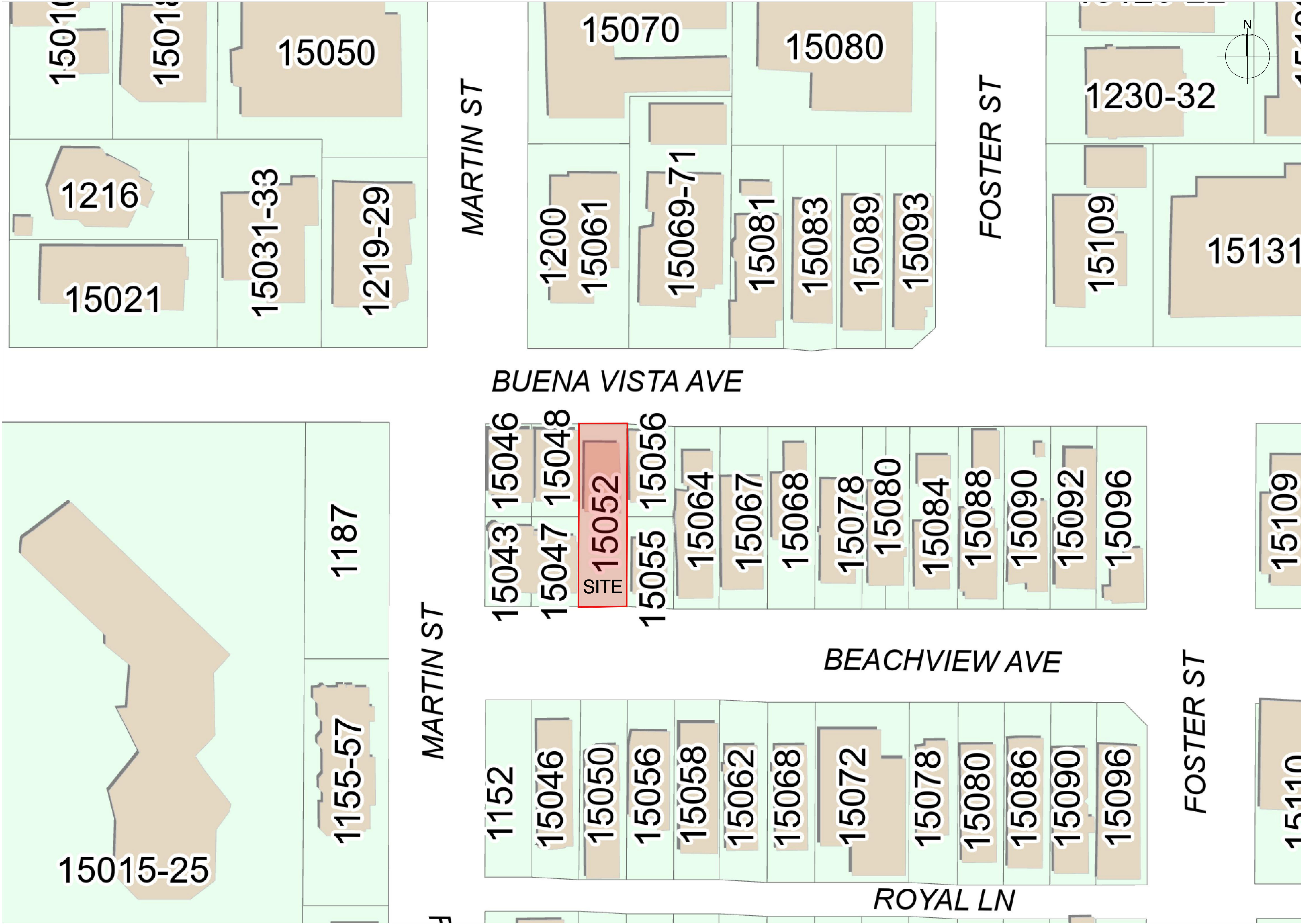
DRAWING TITLE

COLOUR AND MATERIALS
BOARD

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A0.12
DATE 2021-12-30	
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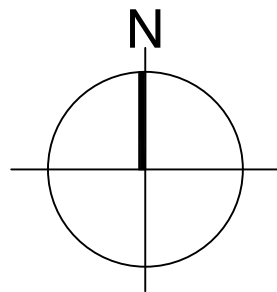
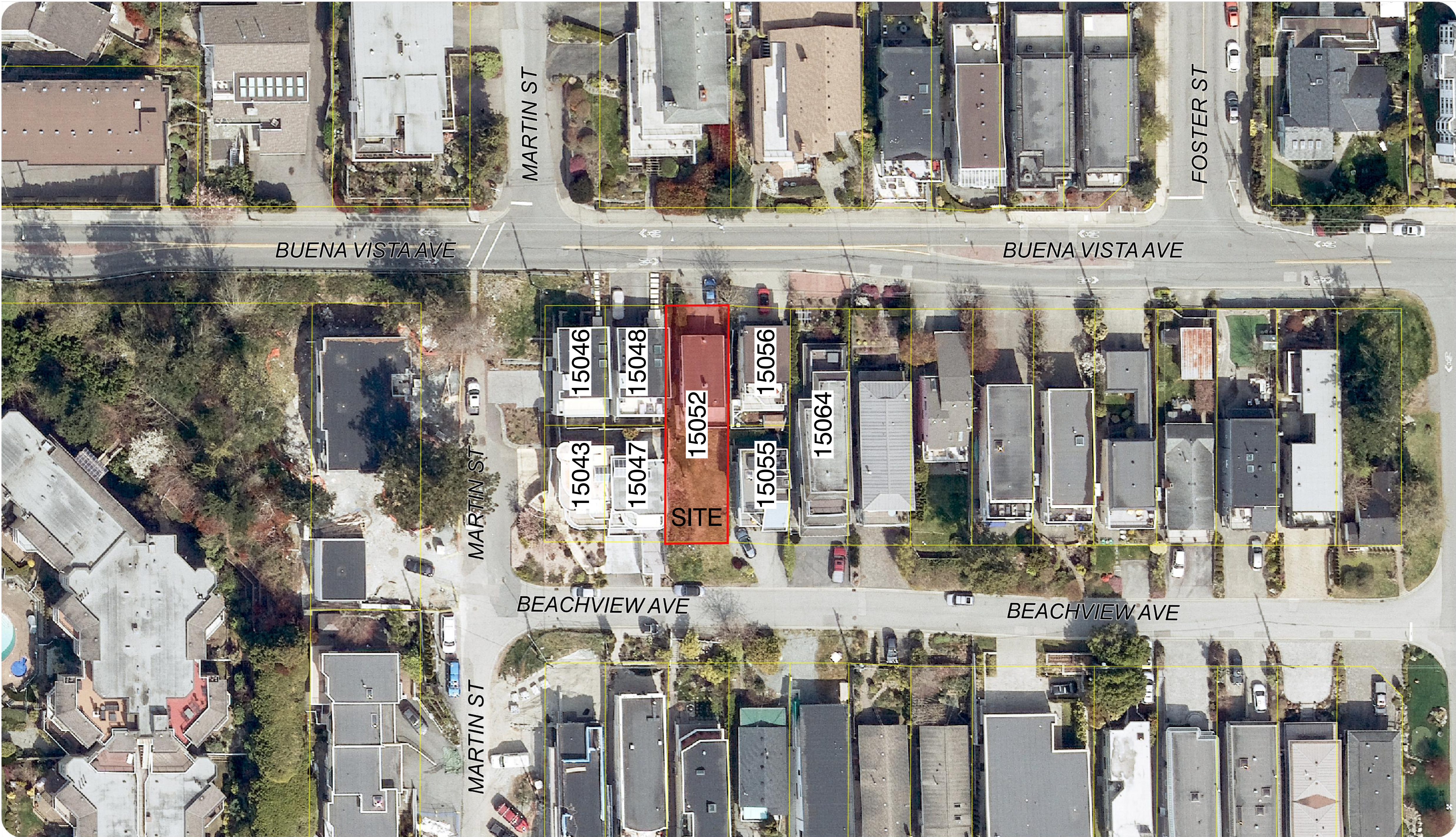
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DRAWING TITLE
CONTEXT PLAN

PROJECT NAME AND ADDRESS
15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A1.01
DATE 2021-12-30	
SCALE NTS	PAPER SIZE ARCH D 36"x24"



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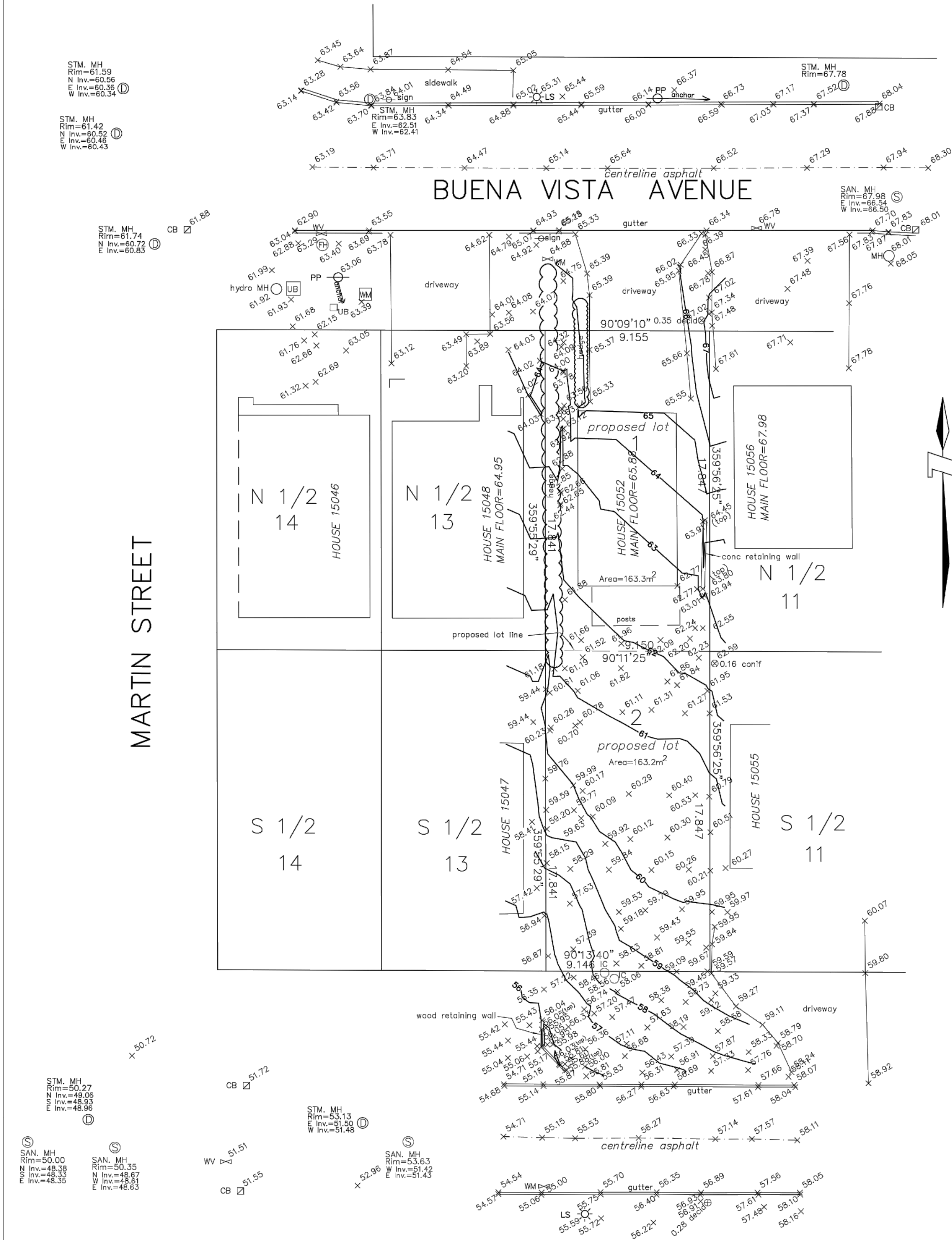
DRAWING TITLE

CONTEXT PLAN
AERIAL VIEW

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A1.02
DATE 2021-12-30	
SCALE NTS	PAPER SIZE ARCH D 36"x24"



**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING
ELEVATIONS AND TREES ON THE LOT 12 BLK 6
SECTION 10 TP 1 NEW WESTMINSTER DISTRICT PLAN 3672**

Current Civic Address:
15052 Buena Vista Avenue
White Rock, B.C.

SCALE : 1:200

All elevations are "natural grade"
unless noted otherwise

—This plan was prepared for design purposes
and is for the exclusive use of our client,
DHALIWAL AND ASSOCIATES LAND SURVEYING Inc.
and the signatory accept no responsibility for and
hereby disclaim all obligations and liabilities for
damages caused by the direct or indirect use or
reliance upon the Plan beyond its intended use.

LEGEND

- Ⓢ ...denotes sanitary manhole
- Ⓛ ...denotes storm manhole
- CB ☑ ...denotes catch basin
- LS ☼ ...denotes lamp standard
- PP ○ ...denotes power pole
- WV ≡ ...denotes water valve
- WM ≡ ...denotes water meter
- Ⓜ ...denotes hydrant
- CON 0.0 ⊗ ...denotes tree
- UB □ ...denotes utility box

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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
216-12899 76th Avenue
Surrey, B.C. V3W 1E6
Phone: 604 501-6188
email: info@dhalawalssurvey.com
File: 2106007-T01

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. 88H3865
Elevation = 60.114m
— 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
and are subject to change upon
field survey

Date of Survey:
24th day of June, 2021

LORIN LEVAC B.C.L.S. 881
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

GENERAL NOTES

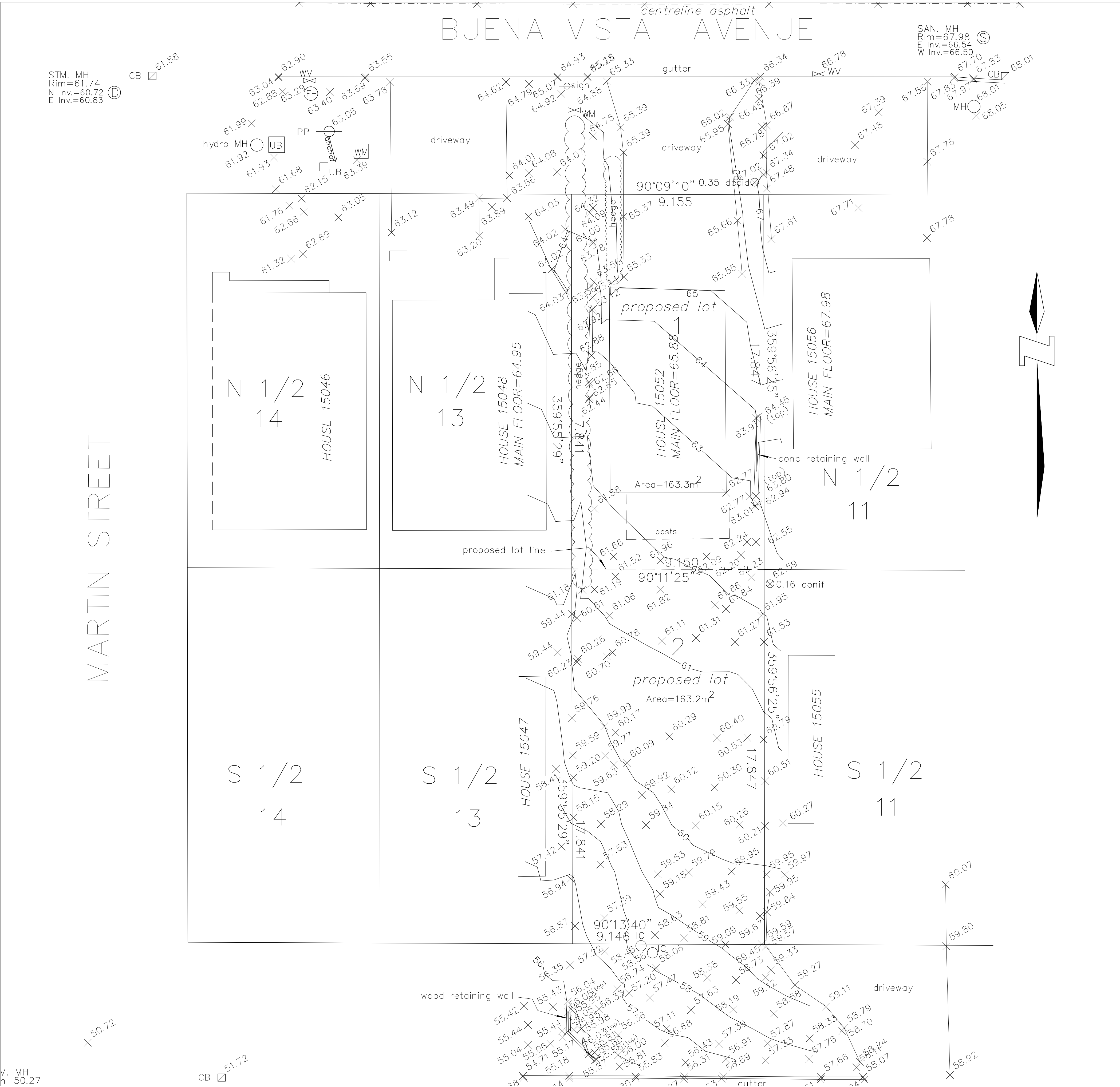
NO.	REVISION/ISSUE	DATE
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DRAWING TITLE
SITE SURVEY

PROJECT NAME AND ADDRESS
15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT	SHEET A1.03
DATE	
SCALE NTS	PAPER SIZE ARCH D 36"x24"



GENERAL NOTES

NO.	REVISION/ISSUE	DATE
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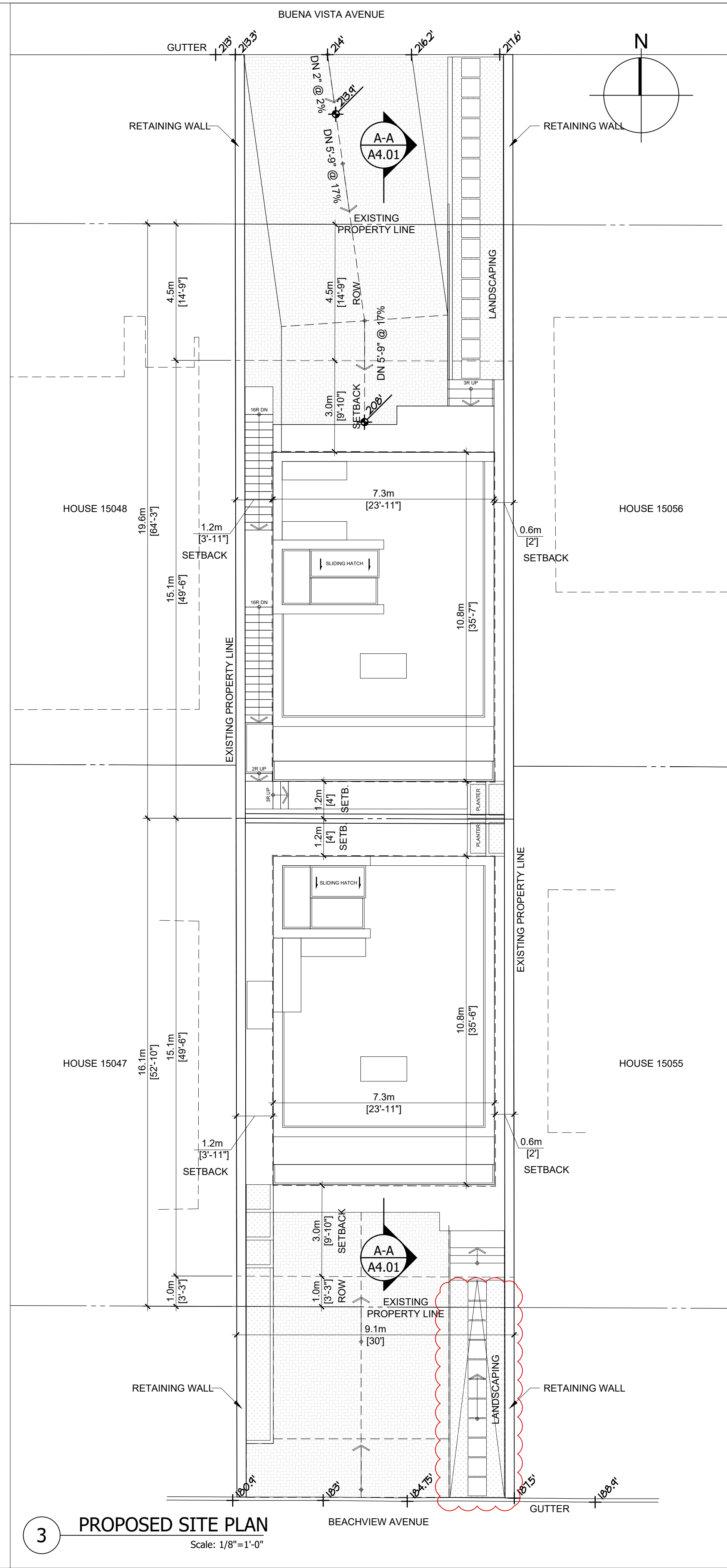
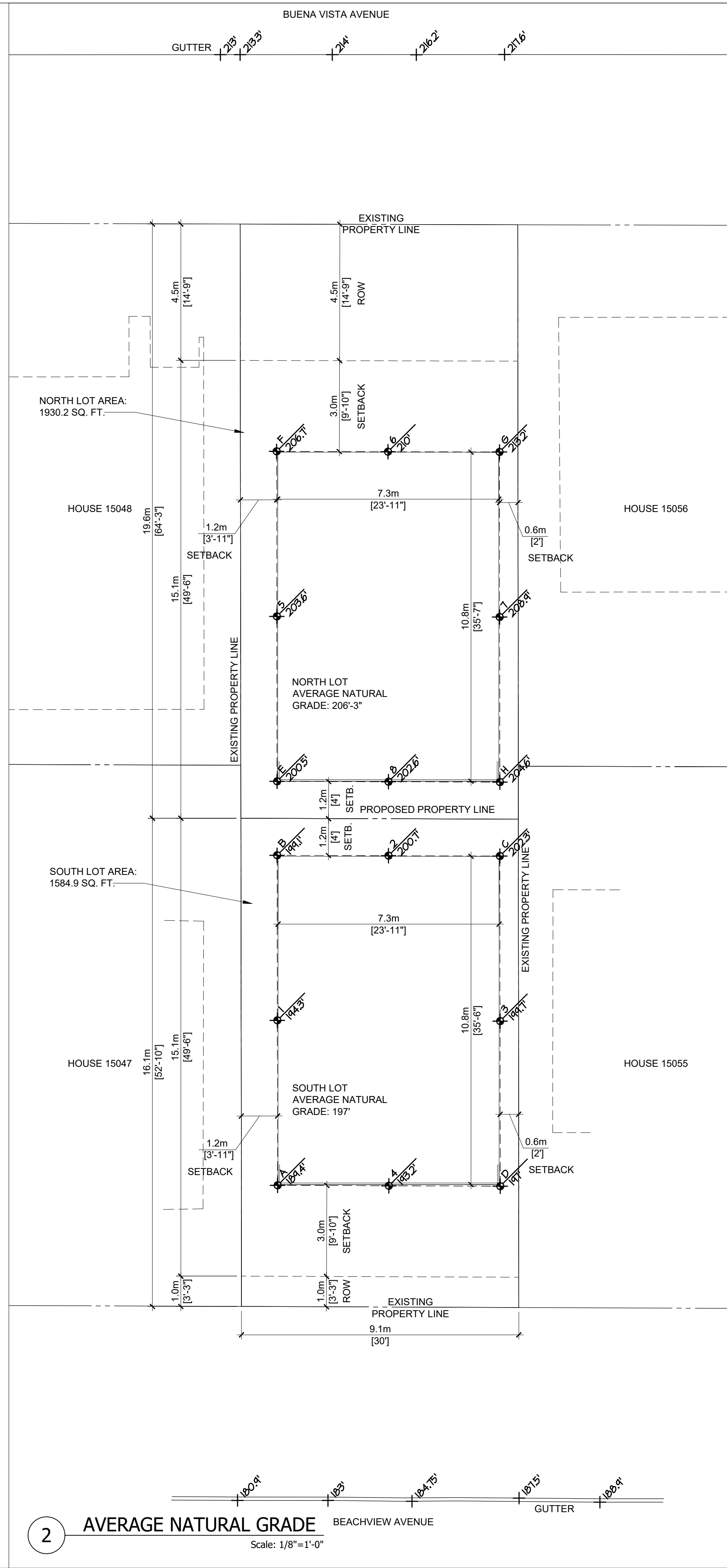
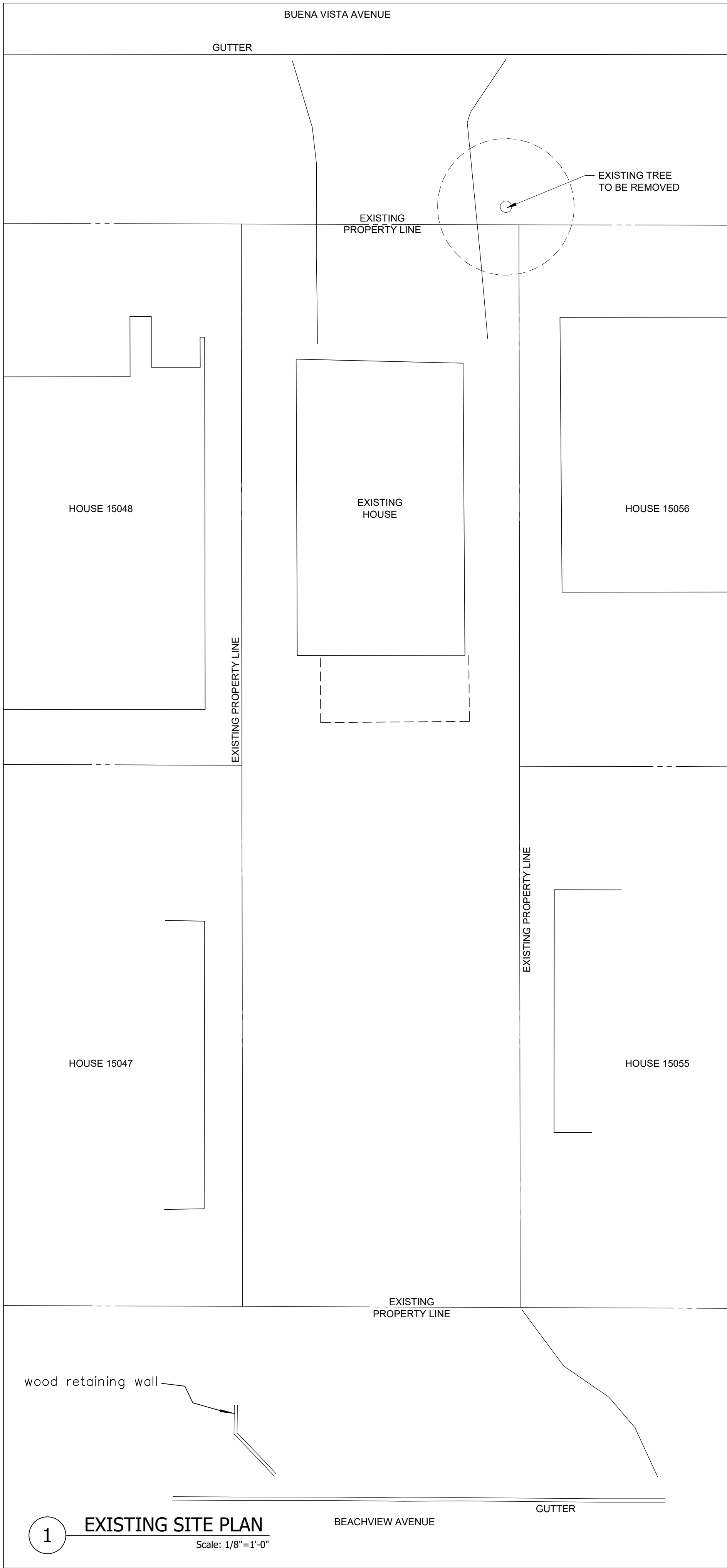


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DRAWING TITLE
SITE SURVEY

PROJECT NAME AND ADDRESS
15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT	SHEET
DATE	A1.04
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02	ISSUED FOR SUBDIVISION & ZONING AMENDMENT	2022-06-09
01	PRELIMINARY REVIEW	2022-01-27
NO.	REVISION/ISSUE	DATE

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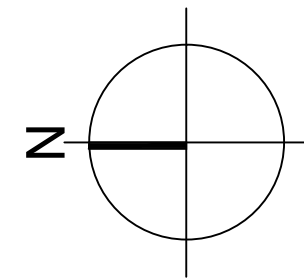
DRAWING TITLE

SITE PLAN

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A1.05
DATE 2021-12-30	PAPER SIZE ARCH D 36"x24"
SCALE 1/8"=1'-0"	



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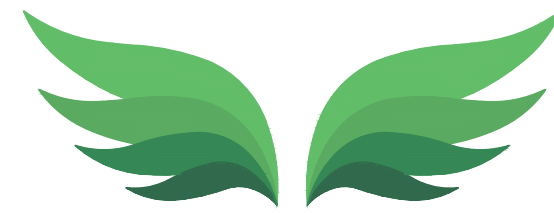
05	ISSUED FOR SUBDIVISION & ZONING AMENDMENT	2024-07-10
04	COORDINATION WITH CODE CONSULTANT	2023-05-29
03	RESPONSE TO CITY COMMENTS	2023-04-24
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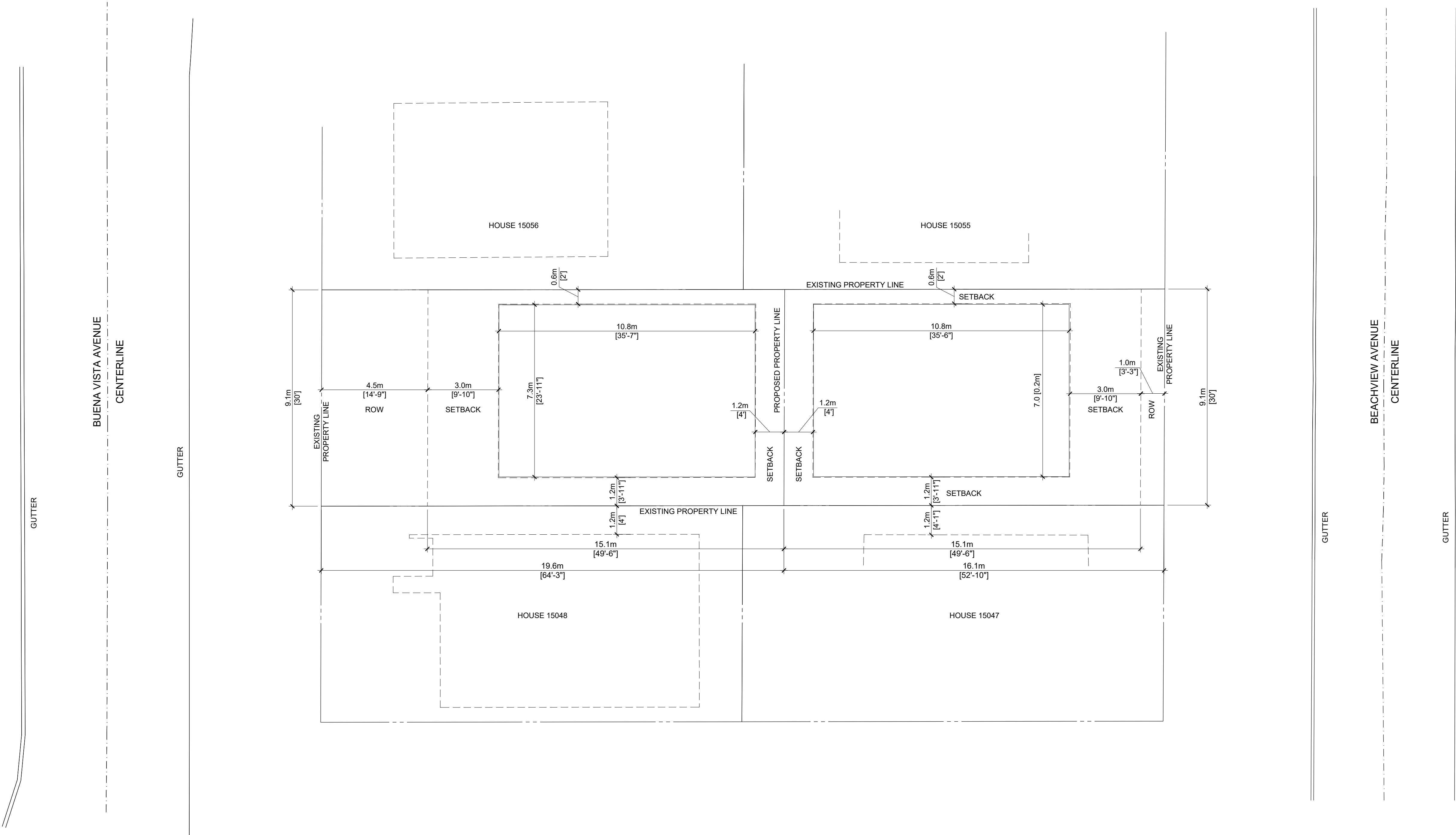
DRAWING TITLE

PROPOSED BASE PLAN

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

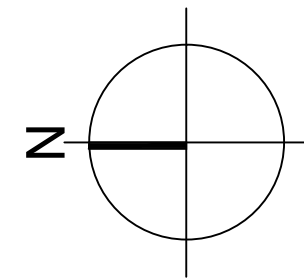
PROJECT A211221	SHEET A1.06
DATE 2021-12-30	
SCALE 1/8"=1'-0"	PAPER SIZE ARCH D 36"x24"



1

PROPOSED BASE PLAN

Scale: 1/8"=1'-0"



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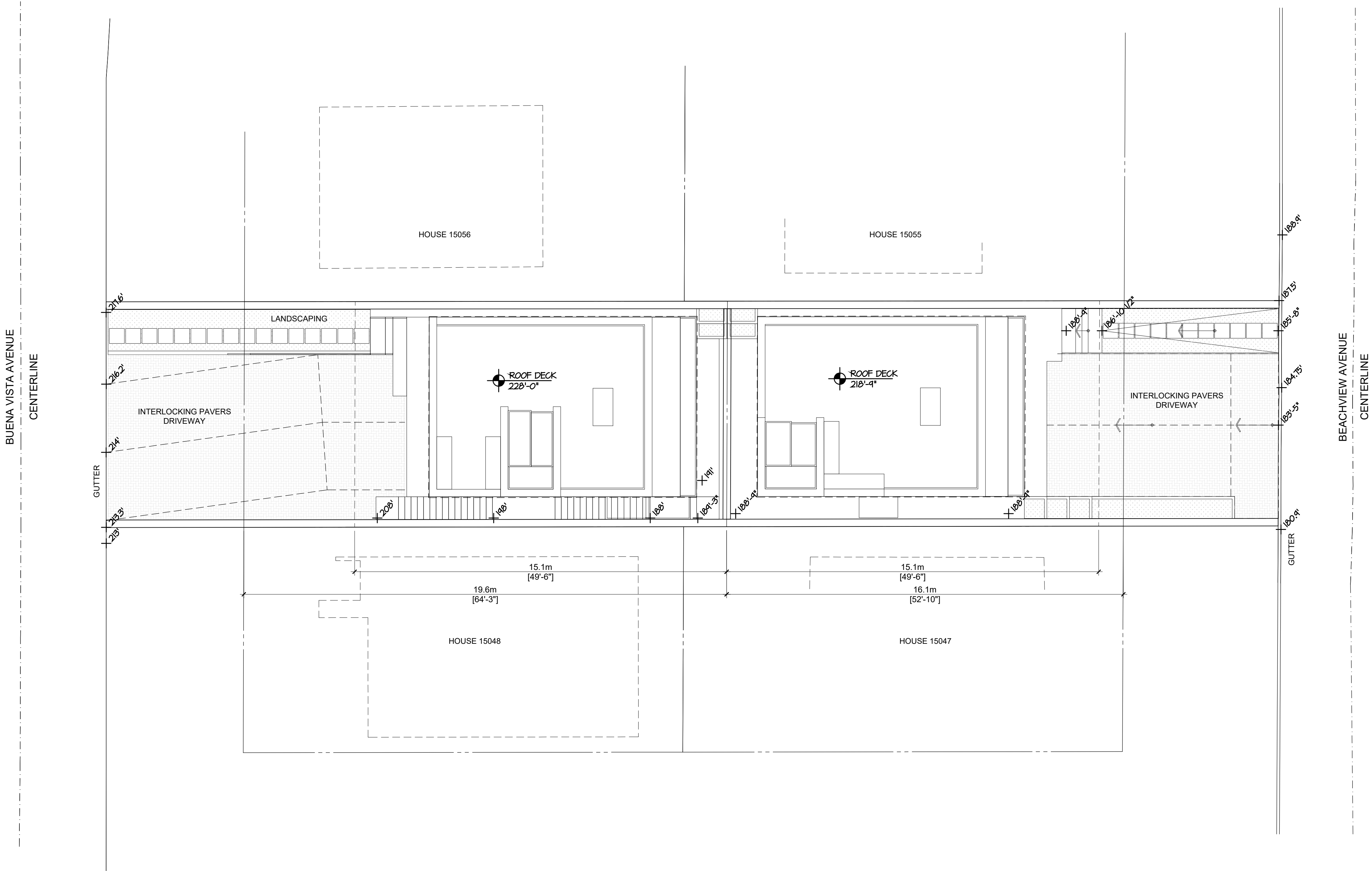
DRAWING TITLE

PROPOSED SITE PLAN

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A1.07
DATE 2021-12-30	
SCALE 1/8"=1'-0"	PAPER SIZE ARCH D 36"x24"





1 PROPOSED SITE PLAN - COLOURED
Scale: 1/8"=1'-0"

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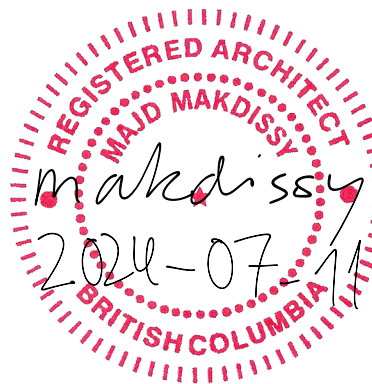
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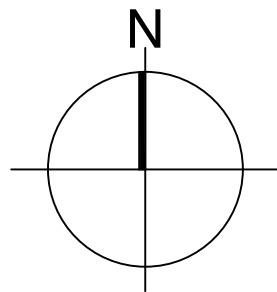
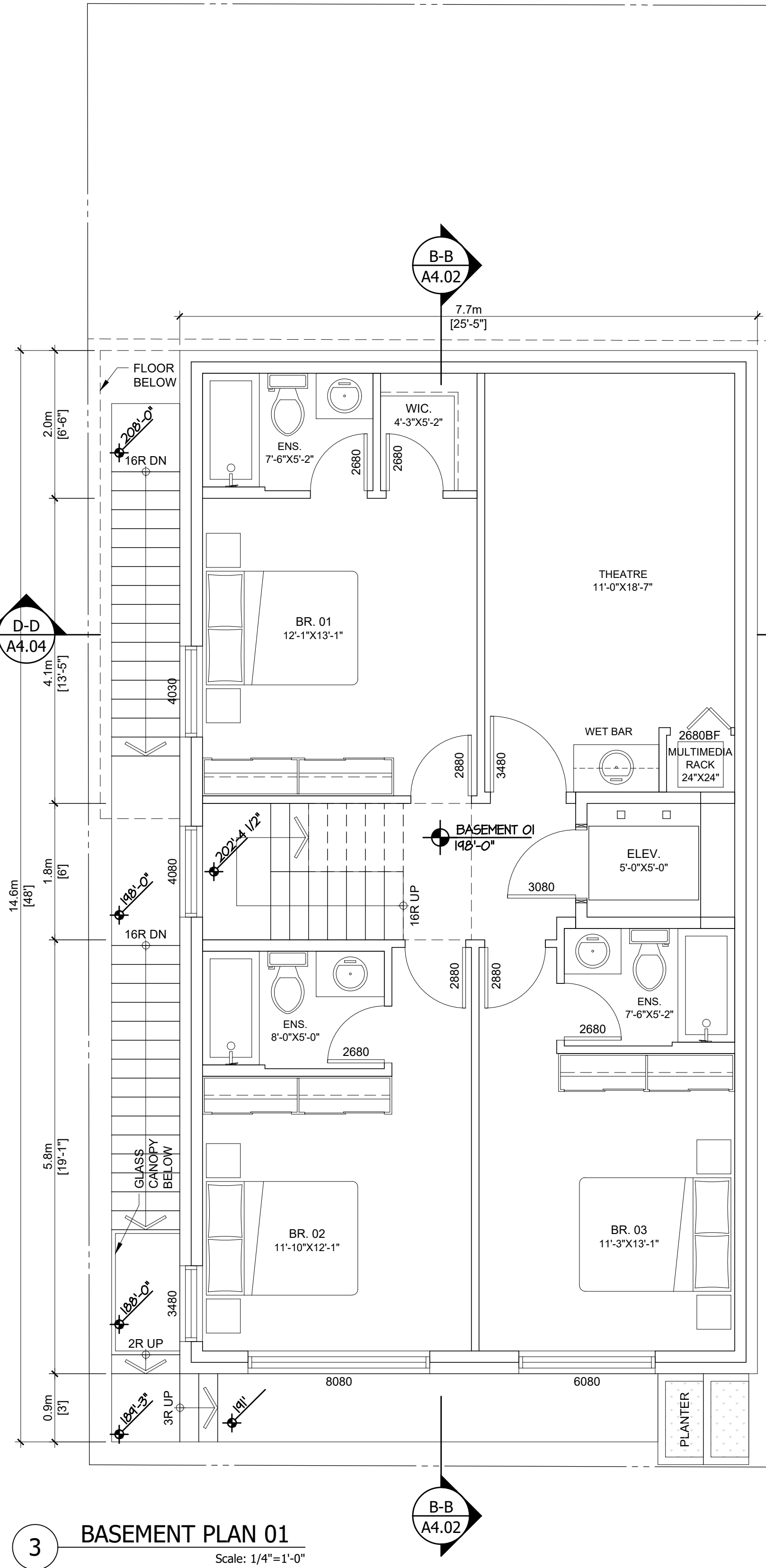
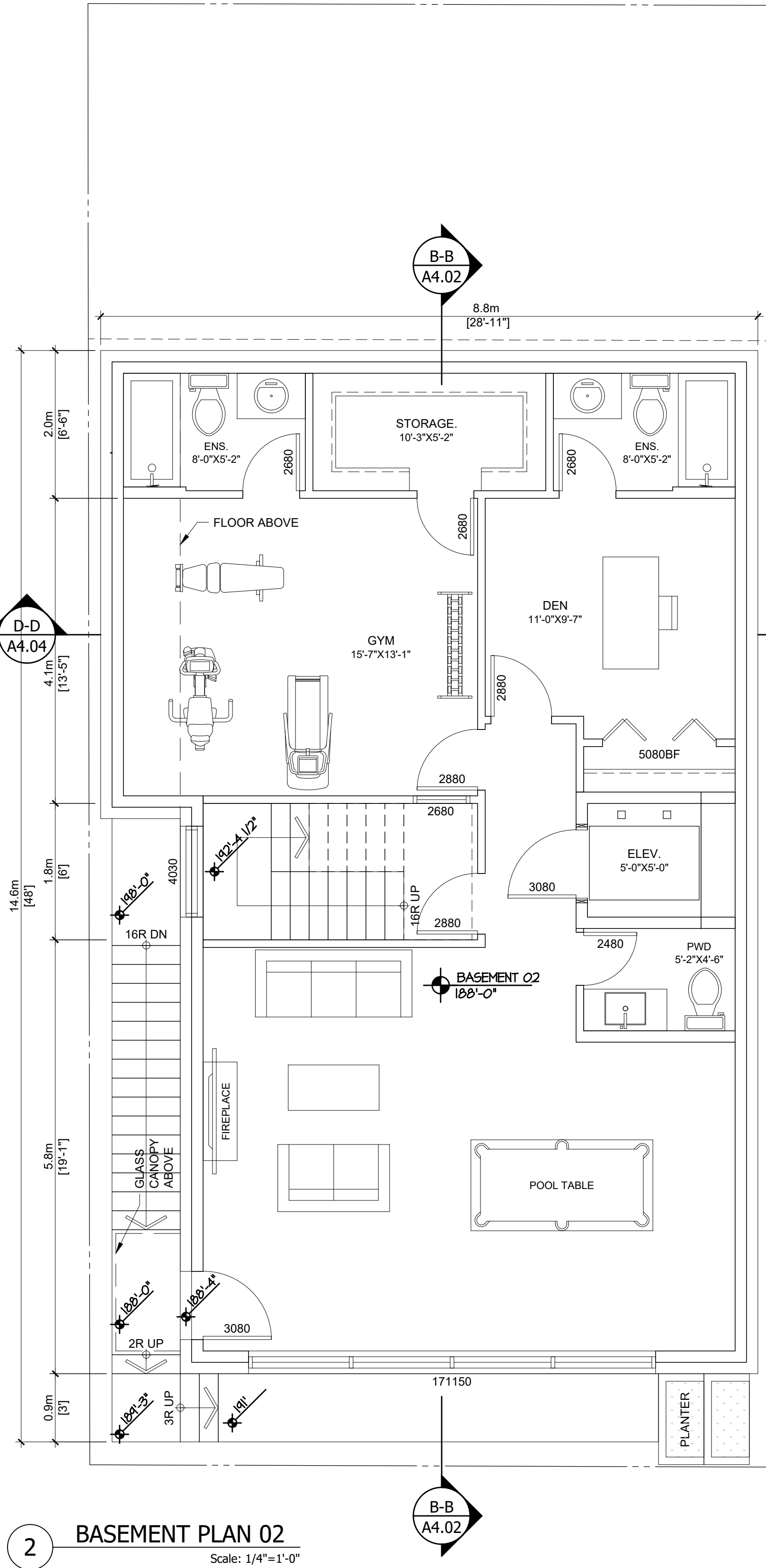
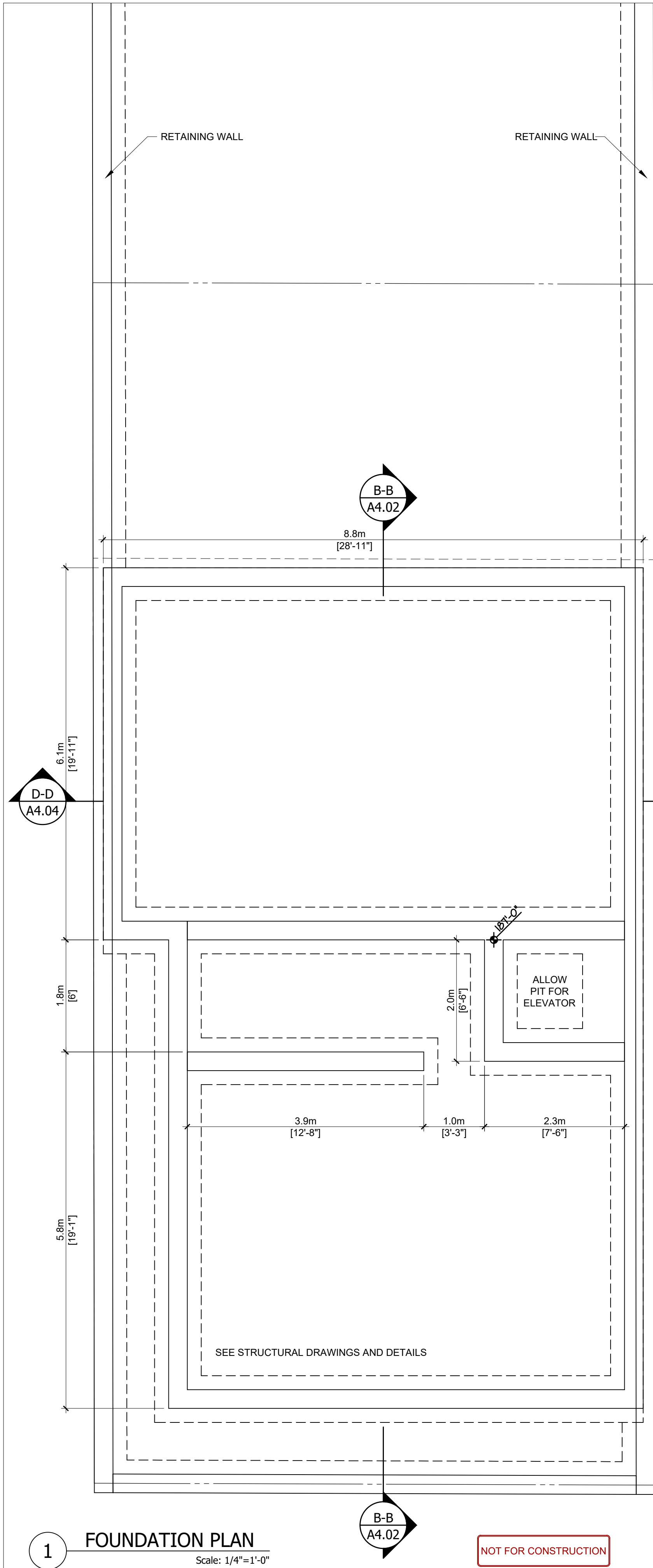
DRAWING TITLE

SITE PLAN - COLOURED

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A1.08
DATE 2021-12-30	
SCALE 1/8"=1'-0"	PAPER SIZE ARCH D 36"x24"



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01	PRELIMINARY REVIEW	2022-01-27

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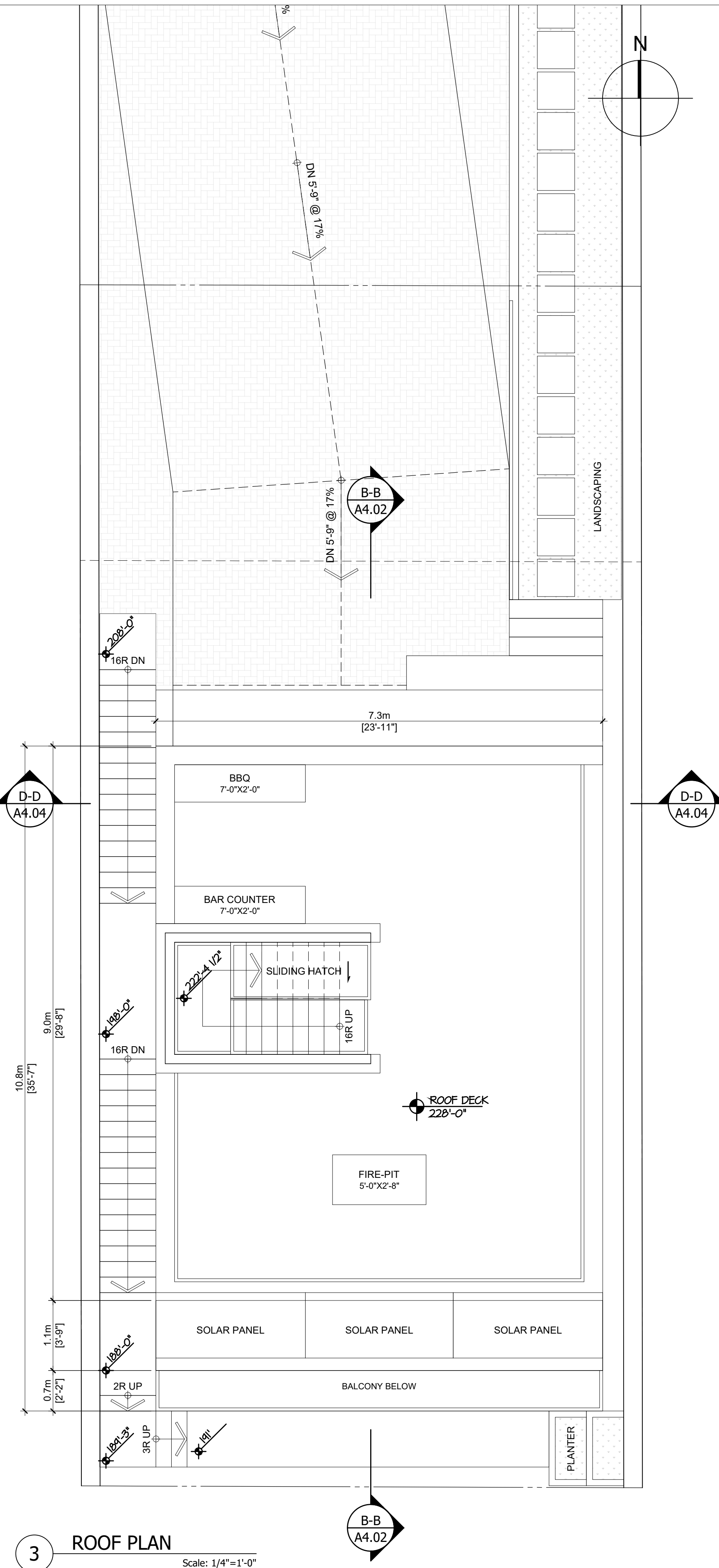
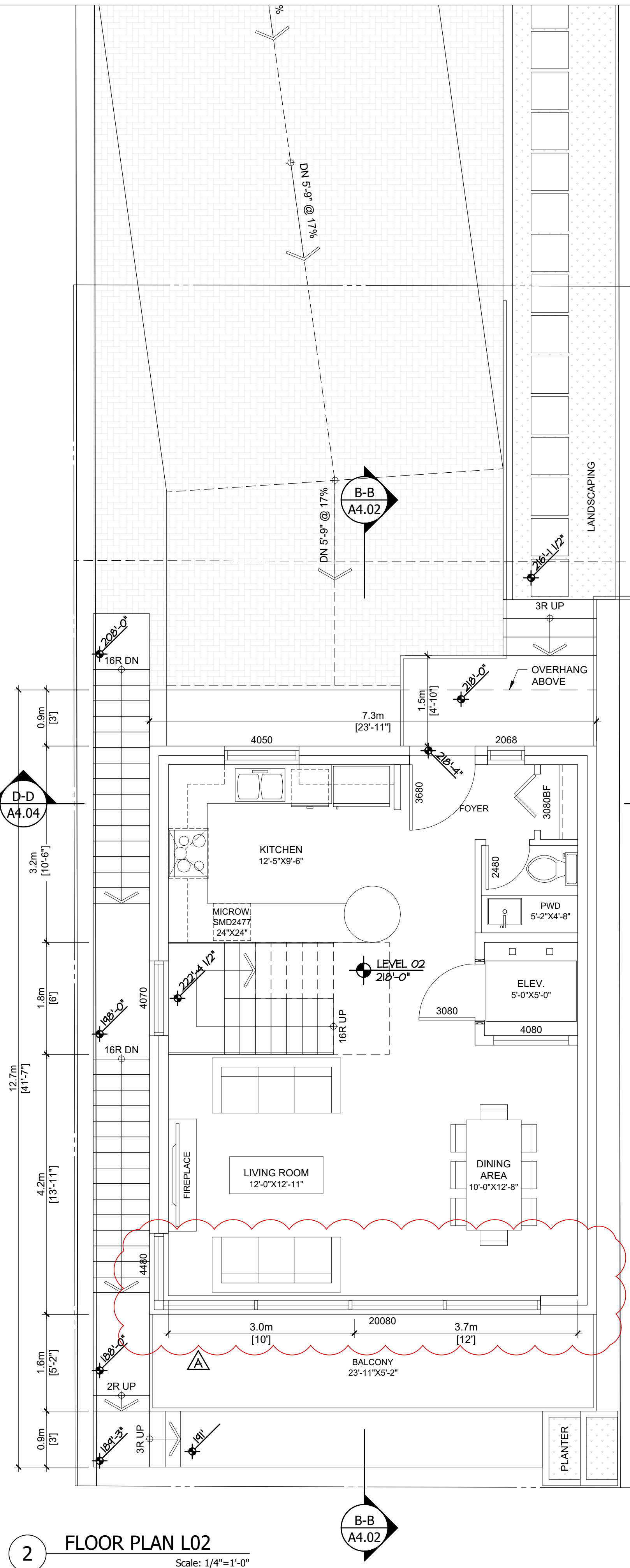
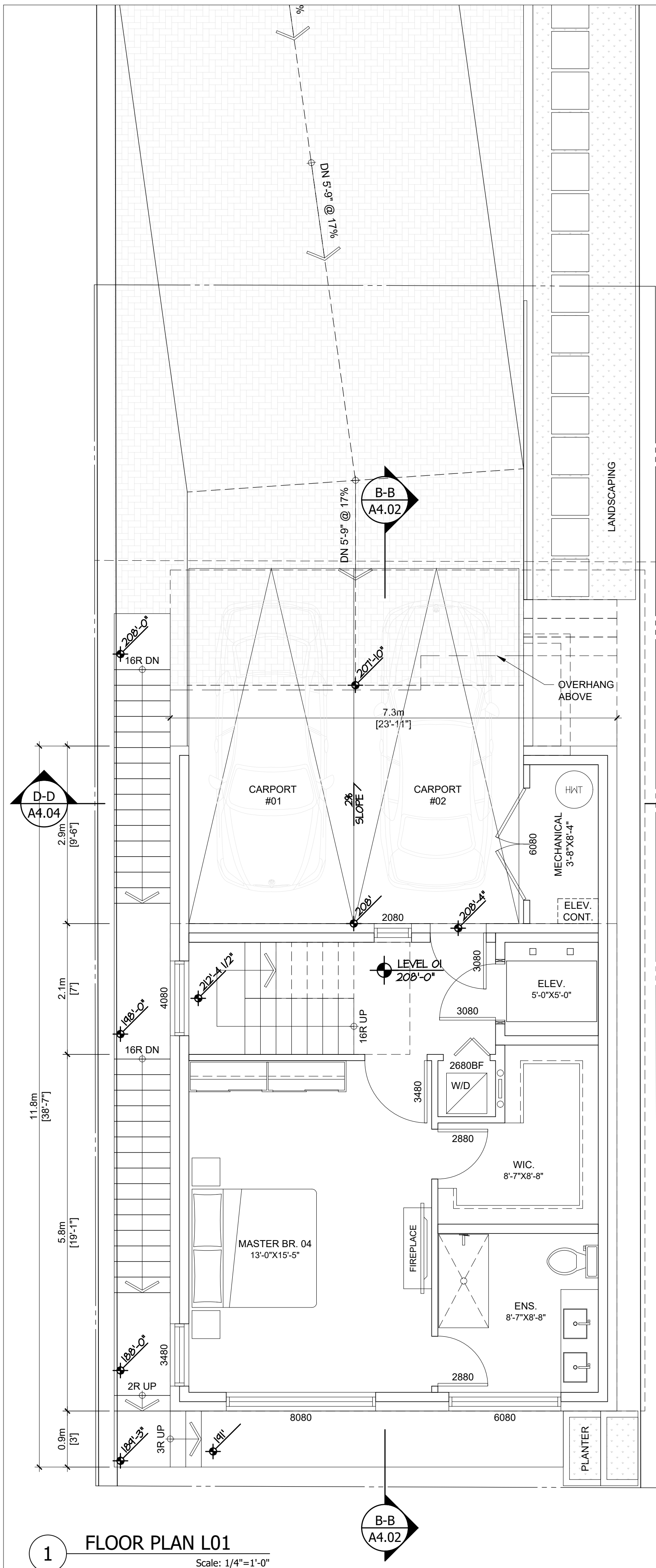
DRAWING TITLE

FLOOR PLANS
NORTH LOT

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A2.01
DATE 2021-12-30	PAPER SIZE ARCH D 36"x24"
SCALE 1/4"=1'-0"	



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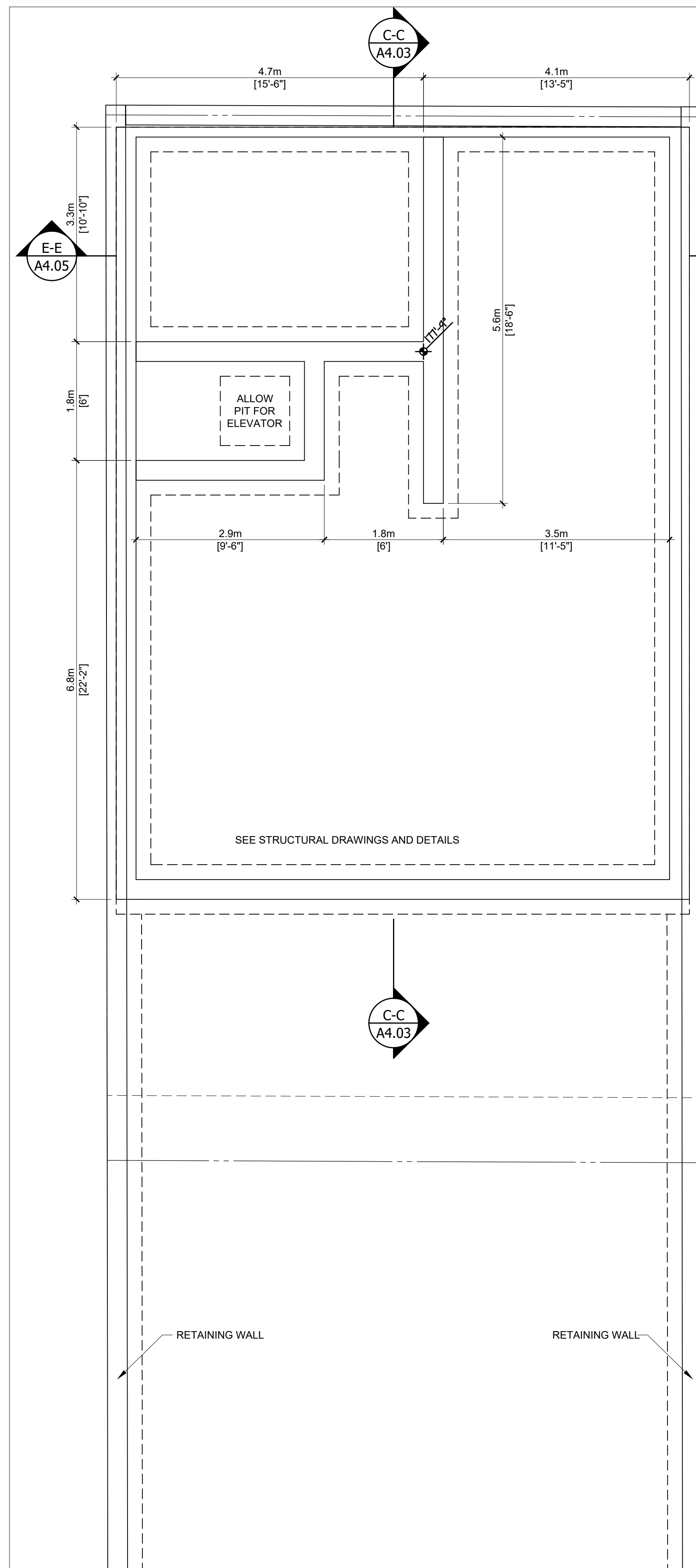
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DRAWING TITLE
FLOOR PLANS
NORTH LOT

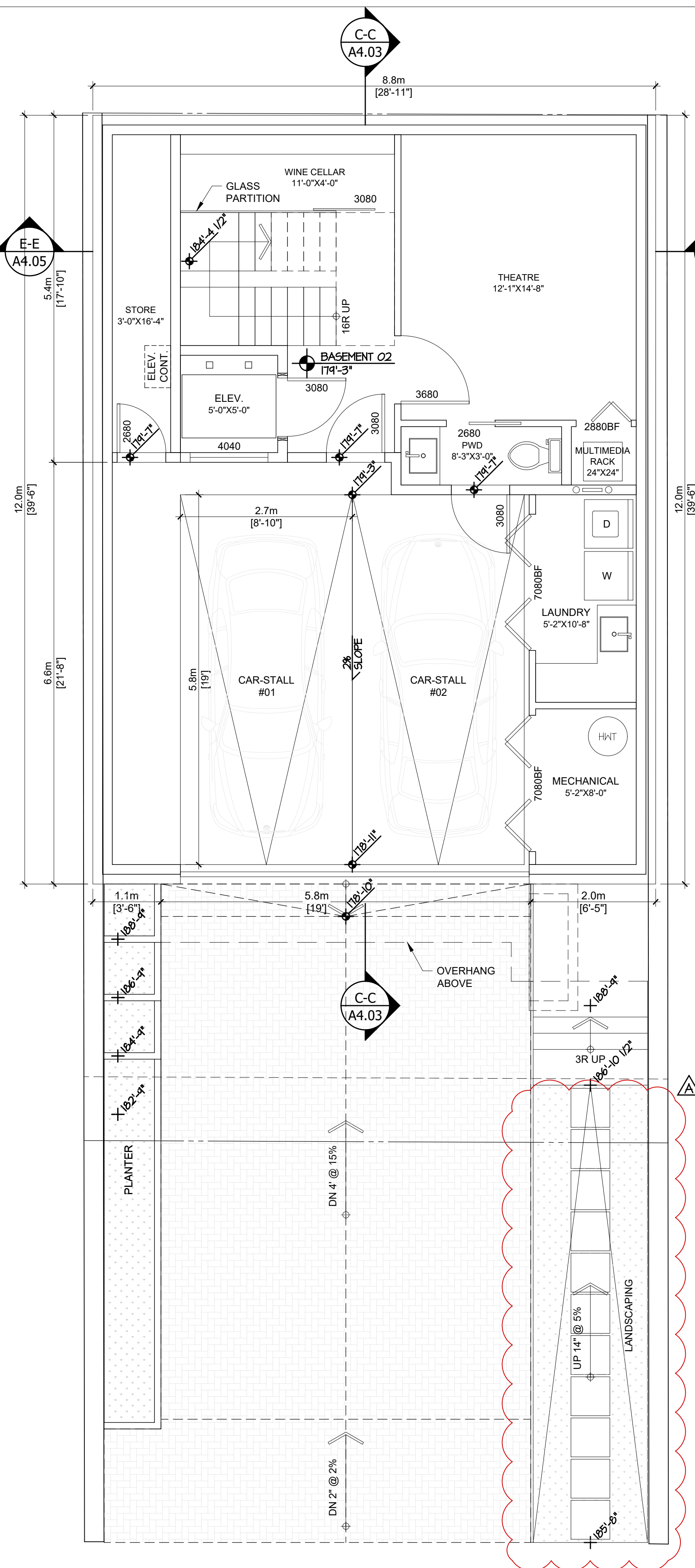
PROJECT NAME AND ADDRESS
15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A2.02
DATE 2021-12-30	PAPER SIZE ARCH D 36"x24"
SCALE 1/4"=1'-0"	



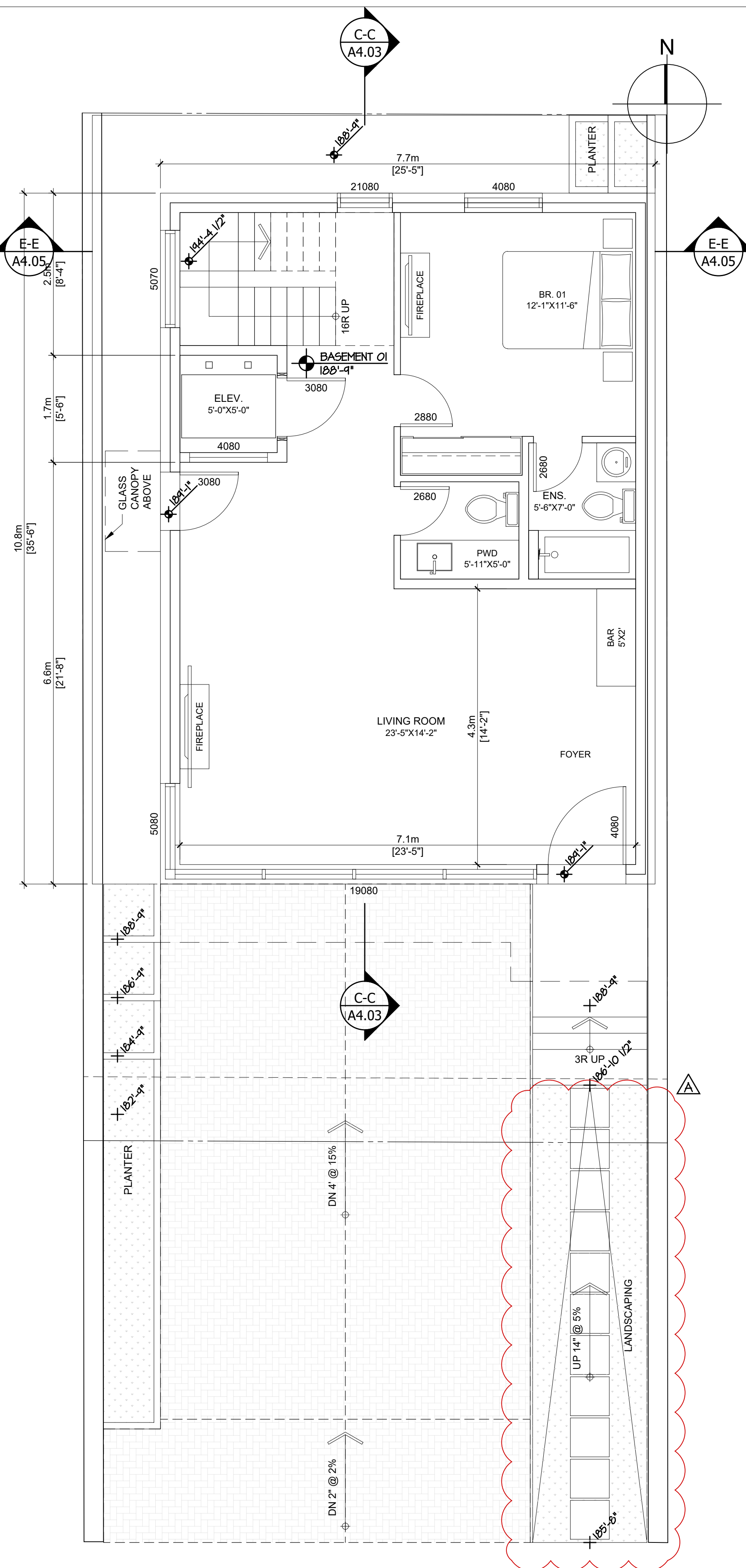
1 FOUNDATION PLAN

NOT FOR CONSTRUCTION



2 BASEMENT PLAN 02
Scale: 1/4"=1'-0"

Scale: 1/4"=1'-0"



3 BASEMENT PLAN 01
Scale: 1/4"=1'-0"

Scale: 1/4"=1'-0"

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04	COORDINATION WITH CODE CONSULTANT	2023-05-
03	RESPONSE TO CITY COMMENTS	2023-04-
02	ISSUED FOR SUBDIVISION & ZONING AMENDMENT	2022-06-
01	PRELIMINARY REVIEW	2022-01-
NO.	REVISION/ISSUE	DATE

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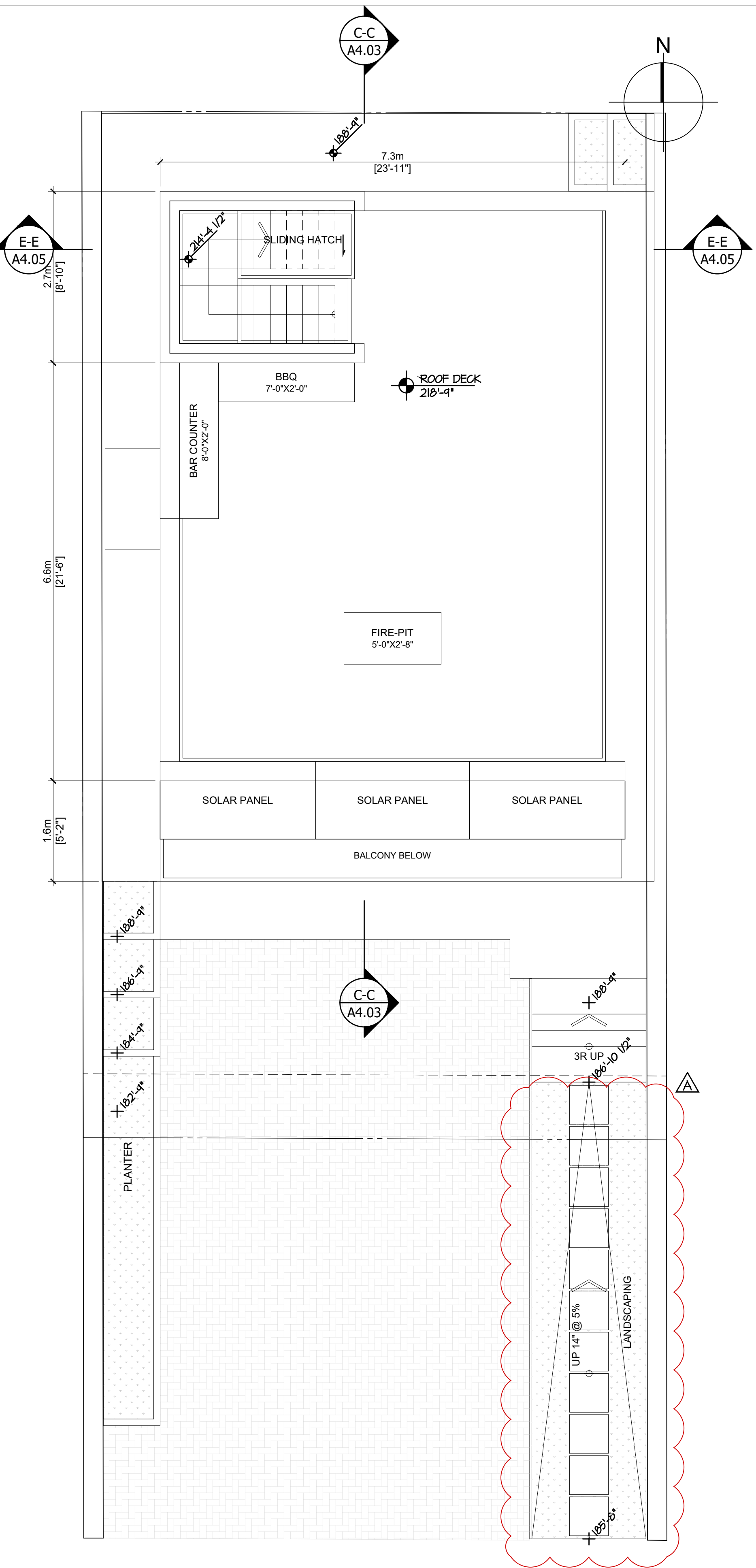
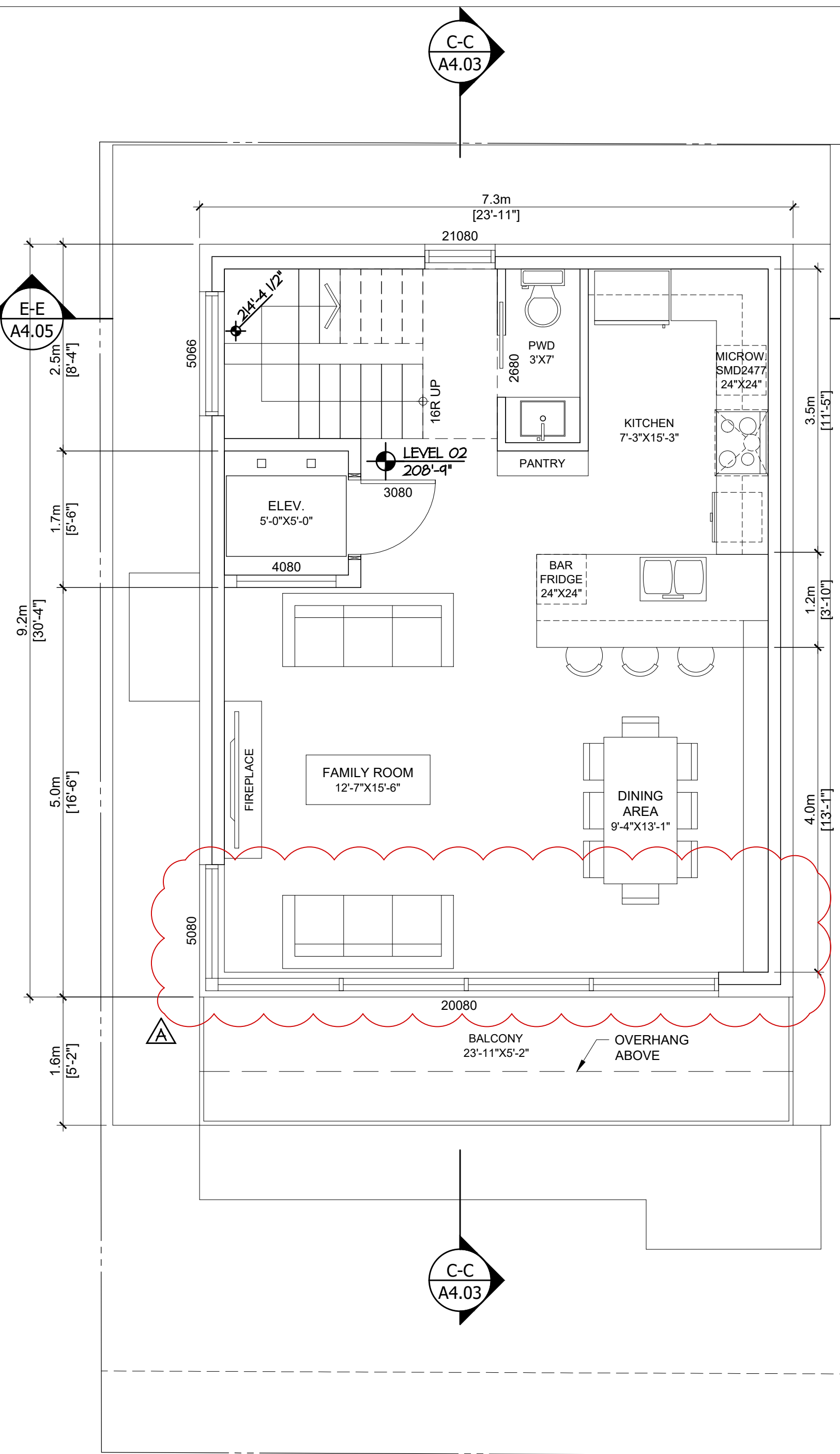
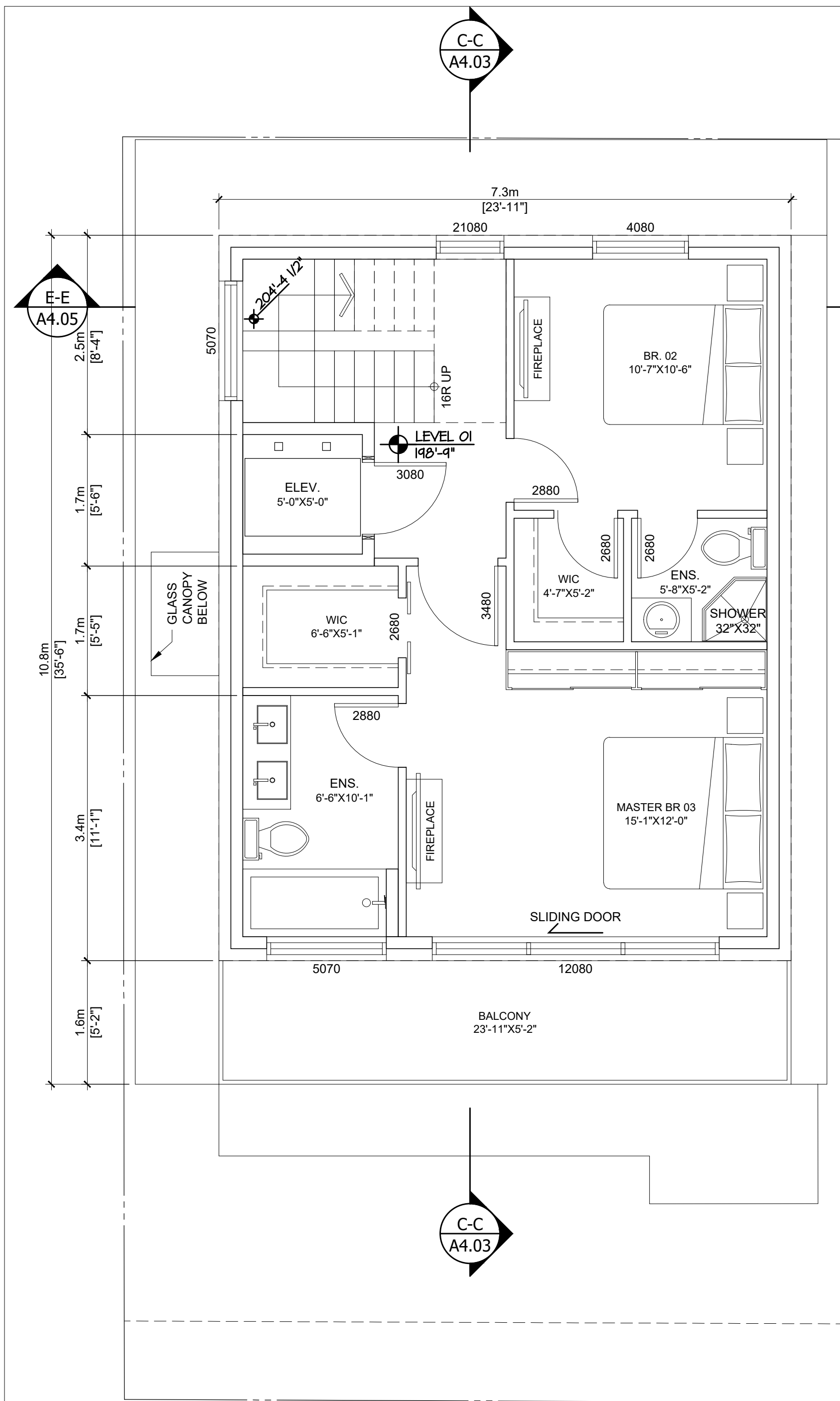
DRAWING TITLE

FLOOR PLANS
SOUTH LOT

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A2.03
DATE 2021-12-30	
SCALE 1/4"=1'-0"	PAPER SIZE ARCH D 36"x24"



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DRAWING TITLE

FLOOR PLANS
SOUTH LOT

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A2.04
DATE 2021-12-30	PAPER SIZE ARCH D 36"x24"
SCALE 1/4"=1'-0"	

1 FLOOR PLAN L01
Scale: 1/4"=1'-0"

2 FLOOR PLAN L02
Scale: 1/4"=1'-0"

3 ROOF PLAN
Scale: 1/4"=1'-0"

MATERIAL LEGEND

- 1

ACM OR FIBER CEMENT PANELS - POLAR WHITE
- 2

ACM OR FIBER CEMENT PANELS - GREY
- 3

ACM OR FIBER CEMENT PANELS - WALNUT TIMBER PATTERN
- 4

STUCCO PAINT - GREY
- 5

STACK STONE VENEER - DARK GREY

6

ARCHITECTURALLY FINISHED CONCRETE - LIGHT SAND BLAST

7

GLASS HANDRAIL C/W ALUMINIUM CAP & LIGHT GREY GLASS

8

FIBERGLASS WINDOWS - GREEN GLASS - GREY FRAME

9

WOOD POST - WALNUT WOOD TEXTURE

10

DOOR - WALNUT WOOD TEXTURE

11

SOFFIT - WALNUT WOOD TEXTURE

12

GLASS / METAL CANOPY - GREY FRAME

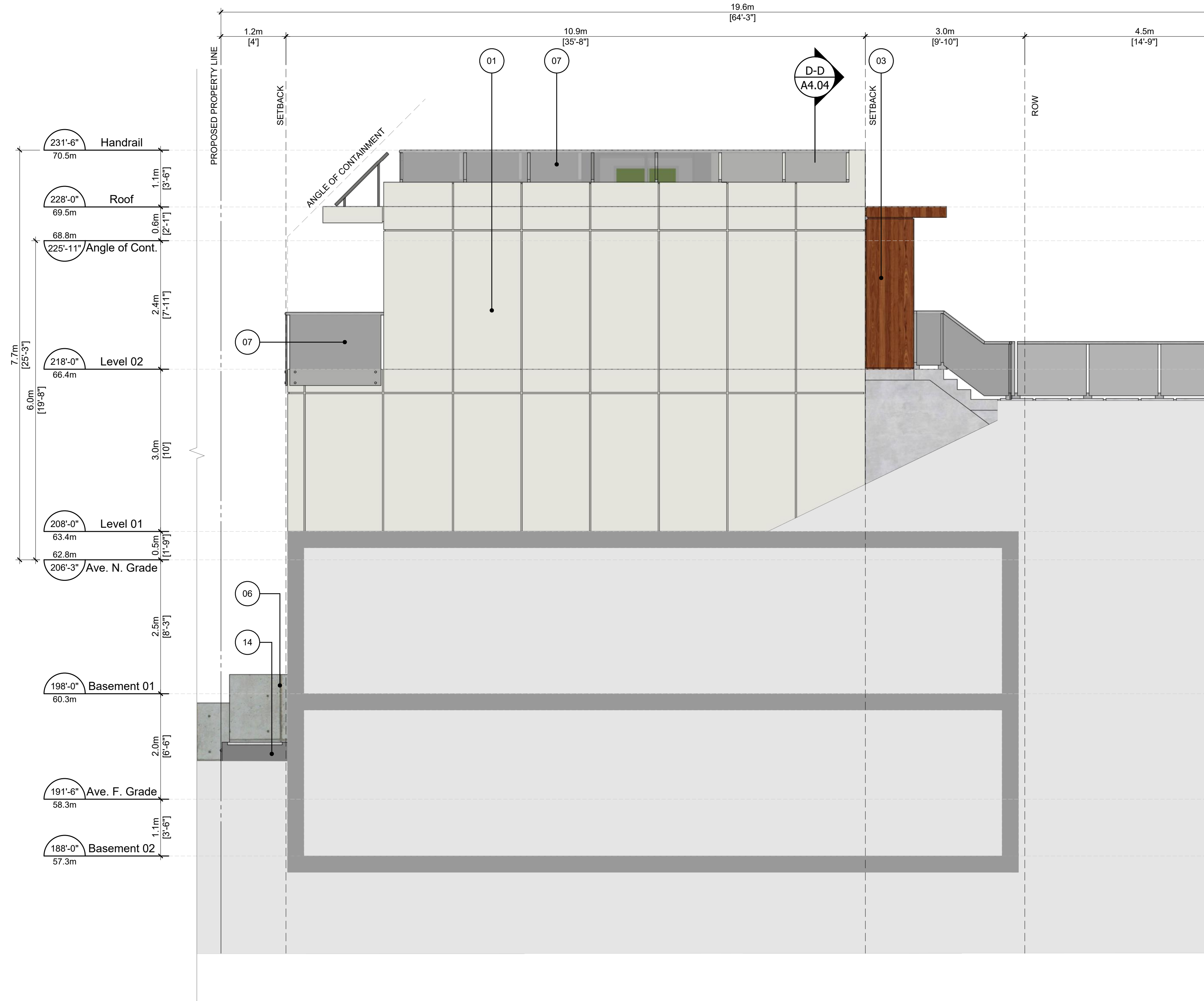
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FIBERGLASS SKYLIGHT - GREEN GLASS - GREY FRAME

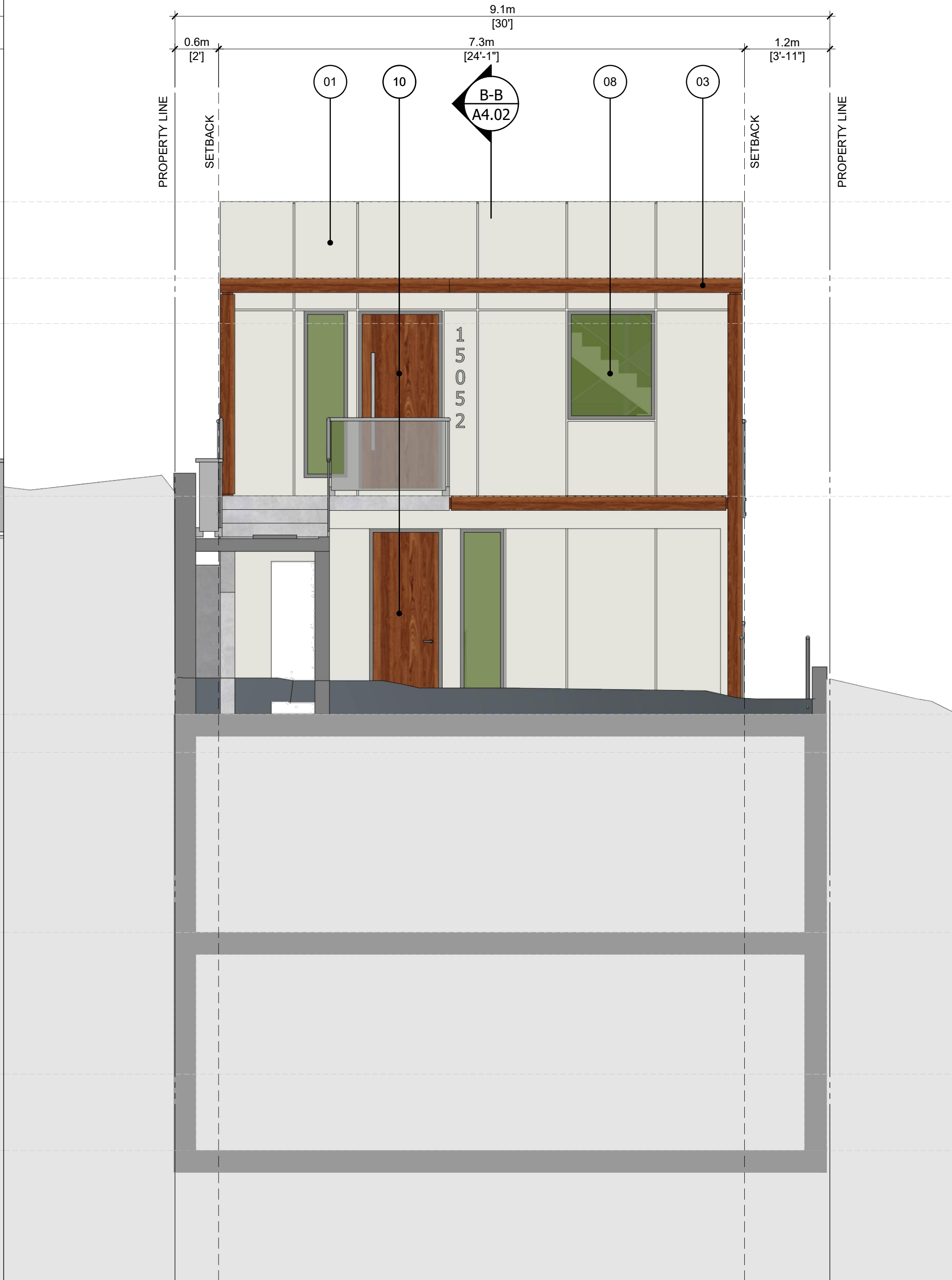
14

LANDSCAPING / PLANTER

15



1 NORTH LOT ELEV. EAST
Scale: 1/4"=1'-0"



2 NORTH LOT ELEV. NORTH
Scale: 1/4"=1'-0"

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DRAWING TITLE

NORTH LOT ELEVATIONS
EAST / NORTH

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A3.01
DATE 2021-12-30	
SCALE 1/4"=1'-0"	PAPER SIZE ARCH D 36"x24"

MATERIAL LEGEND

- 1

ACM OR FIBER CEMENT PANELS - POLAR WHITE
- 2

ACM OR FIBER CEMENT PANELS - GREY
- 3

ACM OR FIBER CEMENT PANELS - WALNUT TIMBER PATTERN
- 4

STUCCO PAINT - GREY
- 5

STACK STONE VENEER - DARK GREY

6

ARCHITECTURALLY FINISHED CONCRETE - LIGHT SAND BLAST

7

GLASS HANDRAIL C/W ALUMINIUM CAP & LIGHT GREY GLASS

8

FIBERGLASS WINDOWS - GREEN GLASS - GREY FRAME

9

WOOD POST - WALNUT WOOD TEXTURE

10

DOOR - WALNUT WOOD TEXTURE

11

SOFFIT - WALNUT WOOD TEXTURE

12

GLASS / METAL CANOPY - GREY FRAME

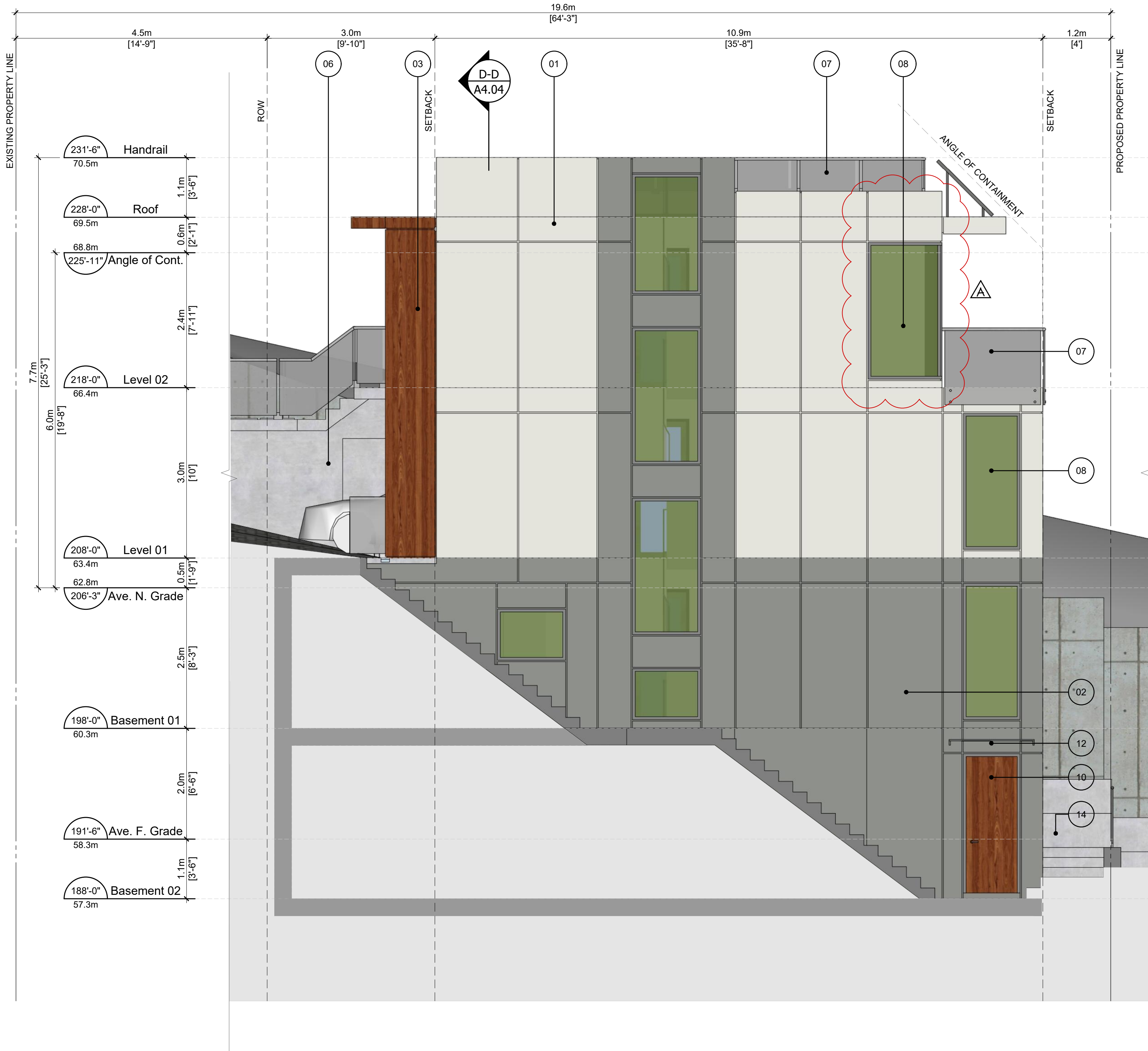
13

FIBERGLASS SKYLIGHT - GREEN GLASS - GREY FRAME

14

LANDSCAPING / PLANTER

15



1 NORTH LOT ELEV. WEST
Scale: 1/4"=1'-0"



2 NORTH LOT ELEV. SOUTH
Scale: 1/4"=1'-0"

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DRAWING TITLE

NORTH LOT ELEVATIONS
WEST / SOUTH

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A3.02
DATE 2021-12-30	
SCALE 1/4"=1'-0"	PAPER SIZE ARCH D 36"x24"

MATERIAL LEGEND

- 1

ACM OR FIBER CEMENT PANELS - POLAR WHITE
- 2

ACM OR FIBER CEMENT PANELS - GREY
- 3

ACM OR FIBER CEMENT PANELS - WALNUT TIMBER PATTERN
- 4

STUCCO PAINT - GREY
- 5

STACK STONE VENEER - DARK GREY

6

ARCHITECTURALLY FINISHED CONCRETE - LIGHT SAND BLAST

7

GLASS HANDRAIL C/W ALUMINIUM CAP & LIGHT GREY GLASS

8

FIBERGLASS WINDOWS - GREEN GLASS - GREY FRAME

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WOOD POST - WALNUT WOOD TEXTURE

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SOFFIT - WALNUT WOOD TEXTURE

12

GLASS / METAL CANOPY - GREY FRAME

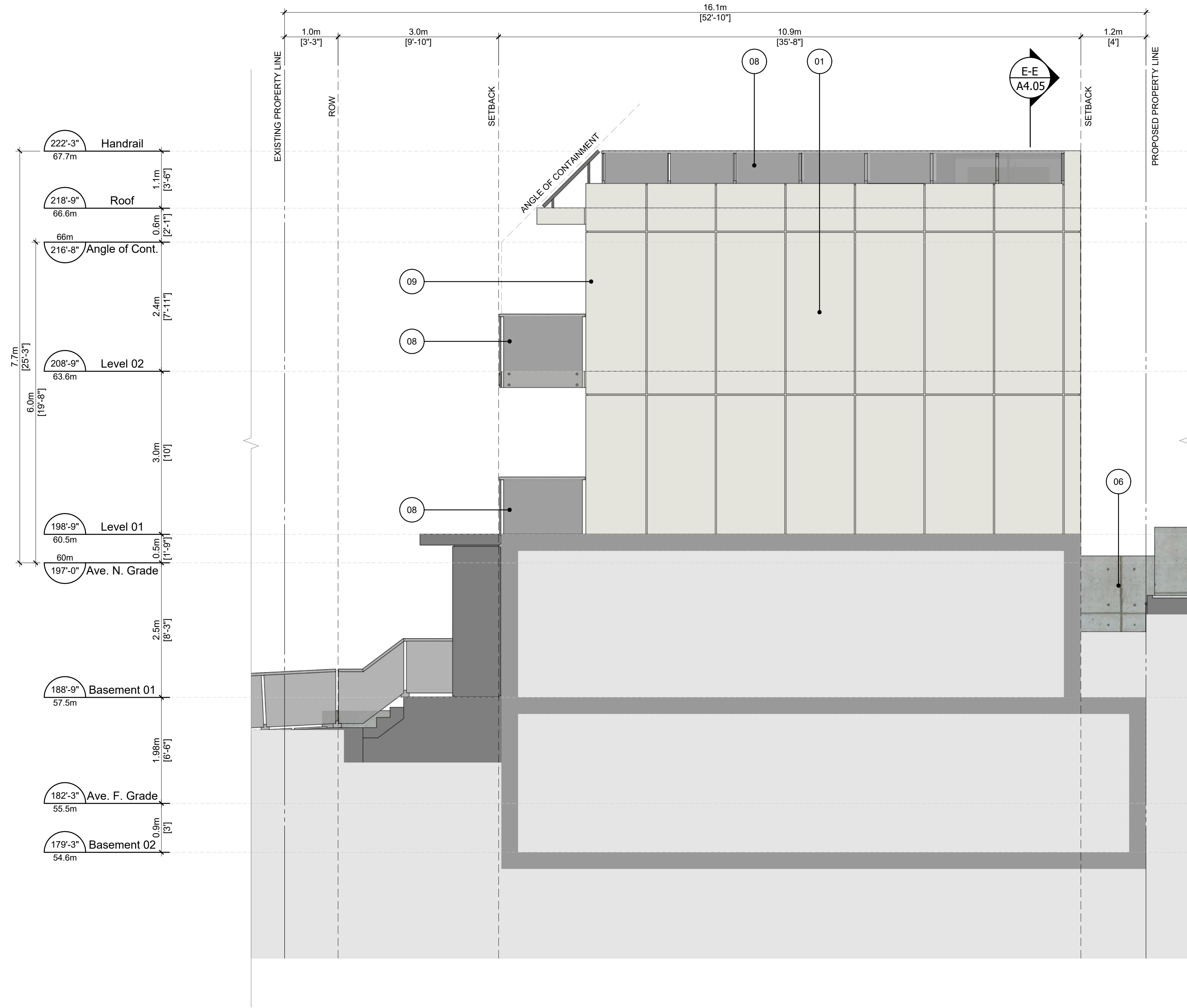
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FIBERGLASS SKYLIGHT - GREEN GLASS - GREY FRAME

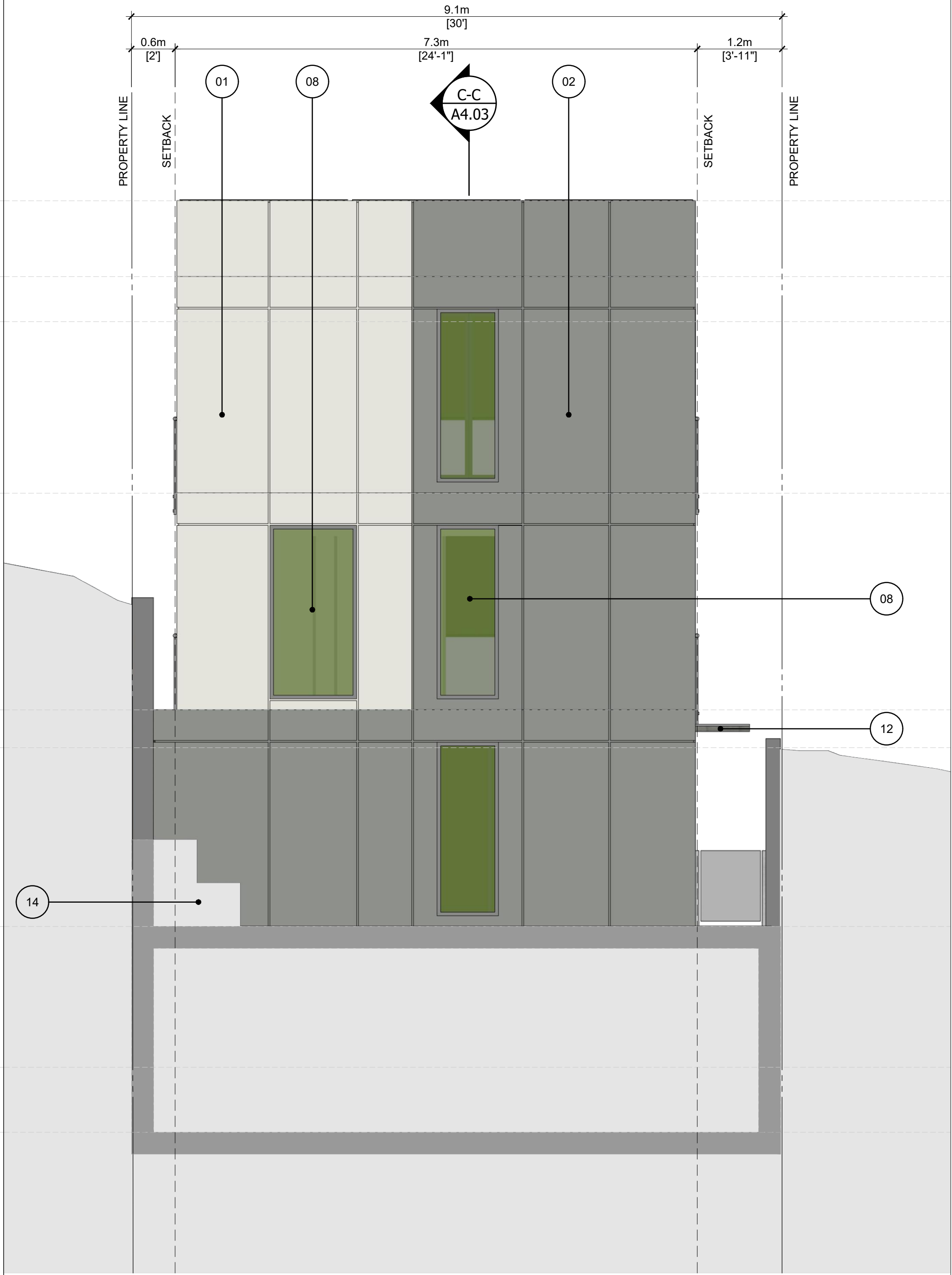
14

LANDSCAPING / PLANTER

15



1 SOUTH LOT ELEV. EAST
Scale: 1/4"=1'-0"



2 SOUTH LOT ELEV. NORTH
Scale: 1/4"=1'-0"

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ARCHITECTURE

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DRAWING TITLE

**SOUTH LOT ELEVATIONS
EAST / NORTH**

PROJECT NAME AND ADDRESS

**15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9**

PROJECT A211221	SHEET A3.03
DATE 2021-12-30	
SCALE 1/4"=1'-0"	PAPER SIZE ARCH D 36"x24"

MATERIAL LEGEND

- 1

ACM OR FIBER CEMENT PANELS - POLAR WHITE
- 2

ACM OR FIBER CEMENT PANELS - GREY
- 3

ACM OR FIBER CEMENT PANELS - WALNUT TIMBER PATTERN
- 4

STUCCO PAINT - GREY
- 5

STACK STONE VENEER - DARK GREY

6

ARCHITECTURALLY FINISHED CONCRETE - LIGHT SAND BLAST

7

GLASS HANDRAIL C/W ALUMINIUM CAP & LIGHT GREY GLASS

8

FIBERGLASS WINDOWS - GREEN GLASS - GREY FRAME

9

WOOD POST - WALNUT WOOD TEXTURE

10

DOOR - WALNUT WOOD TEXTURE

11

SOFFIT - WALNUT WOOD TEXTURE

12

GLASS / METAL CANOPY - GREY FRAME

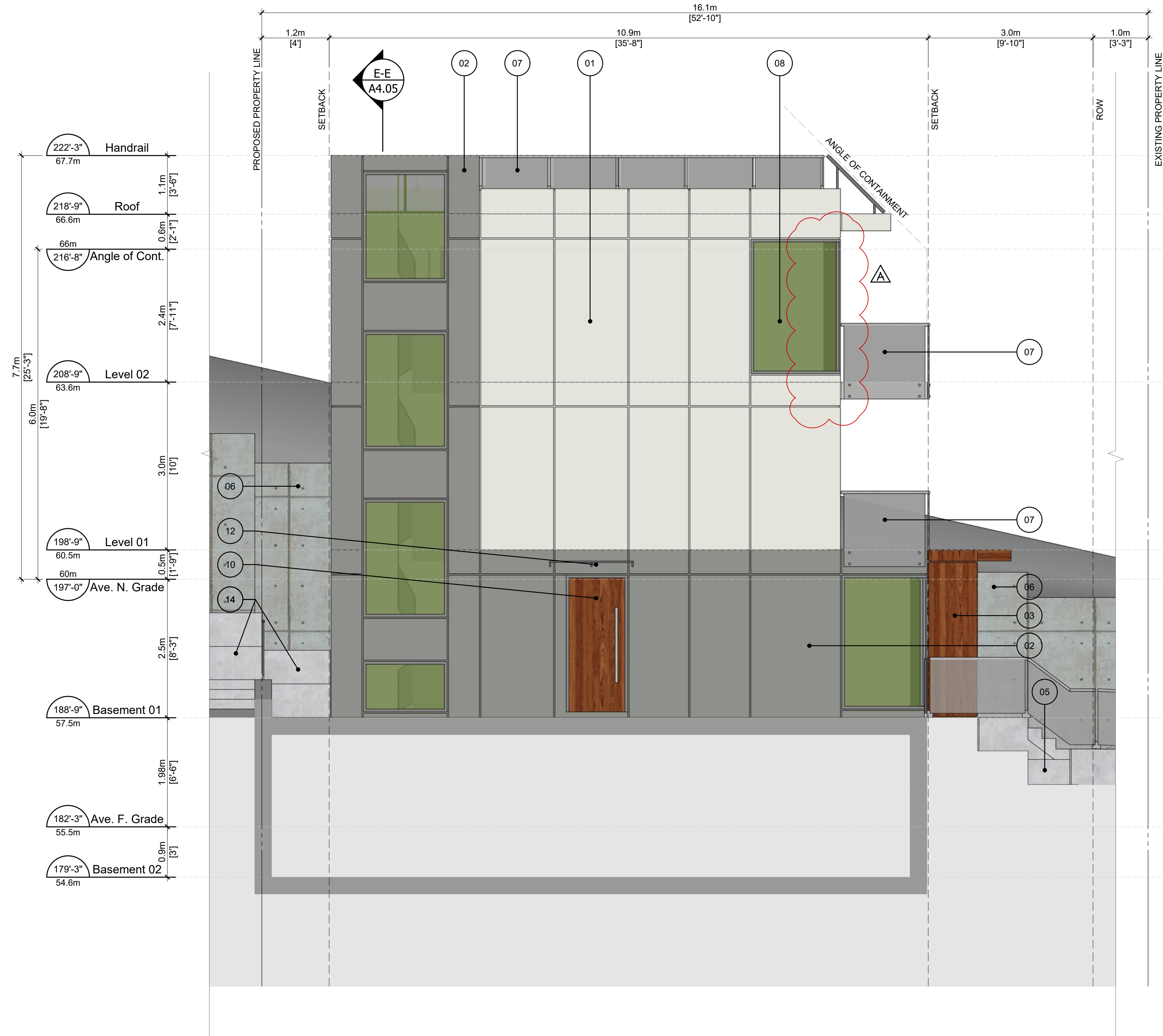
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FIBERGLASS SKYLIGHT - GREEN GLASS - GREY FRAME

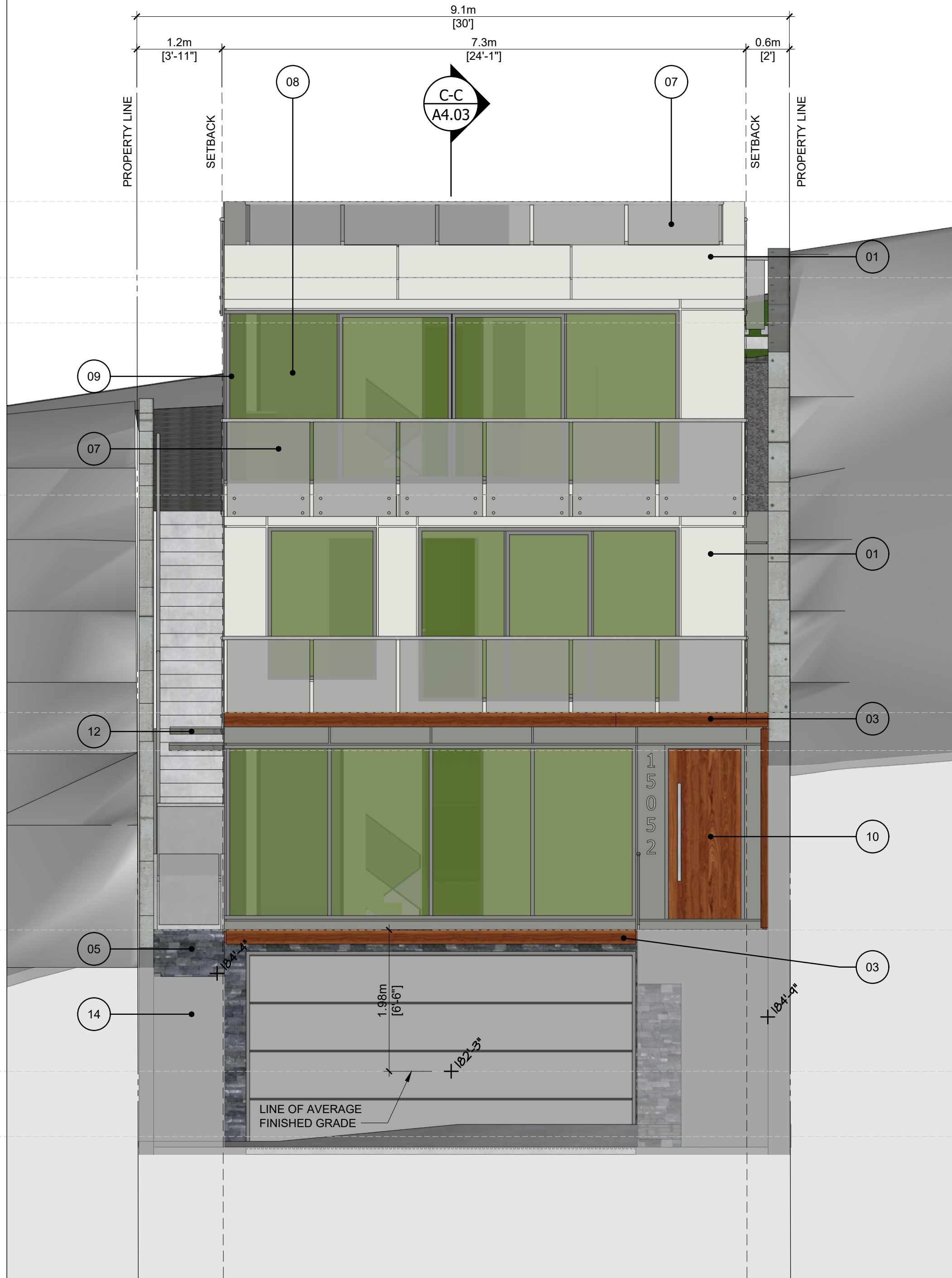
14

LANDSCAPING / PLANTER

15



1 SOUTH LOT ELEV. WEST
Scale: 1/4"=1'-0"



2 SOUTH LOT ELEV. SOUTH
Scale: 1/4"=1'-0"

GENERAL NOTES

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Contractors shall verify and be responsible for all dimensions and conditions on the job and **Glory Architecture** shall be informed of any variations from the dimensions and conditions shown on the drawings.

All components of drawing to comply with BC Building Code 2018.

05	ISSUED FOR SUBDIVISION & ZONING AMENDMENT	2024-07-10
04	COORDINATION WITH CODE CONSULTANT	2023-05-29
03	RESPONSE TO CITY COMMENTS	2023-04-24
02	ISSUED FOR SUBDIVISION & ZONING AMENDMENT	2022-06-09
01	PRELIMINARY REVIEW	2022-01-27
NO.	REVISION/ISSUE	DATE

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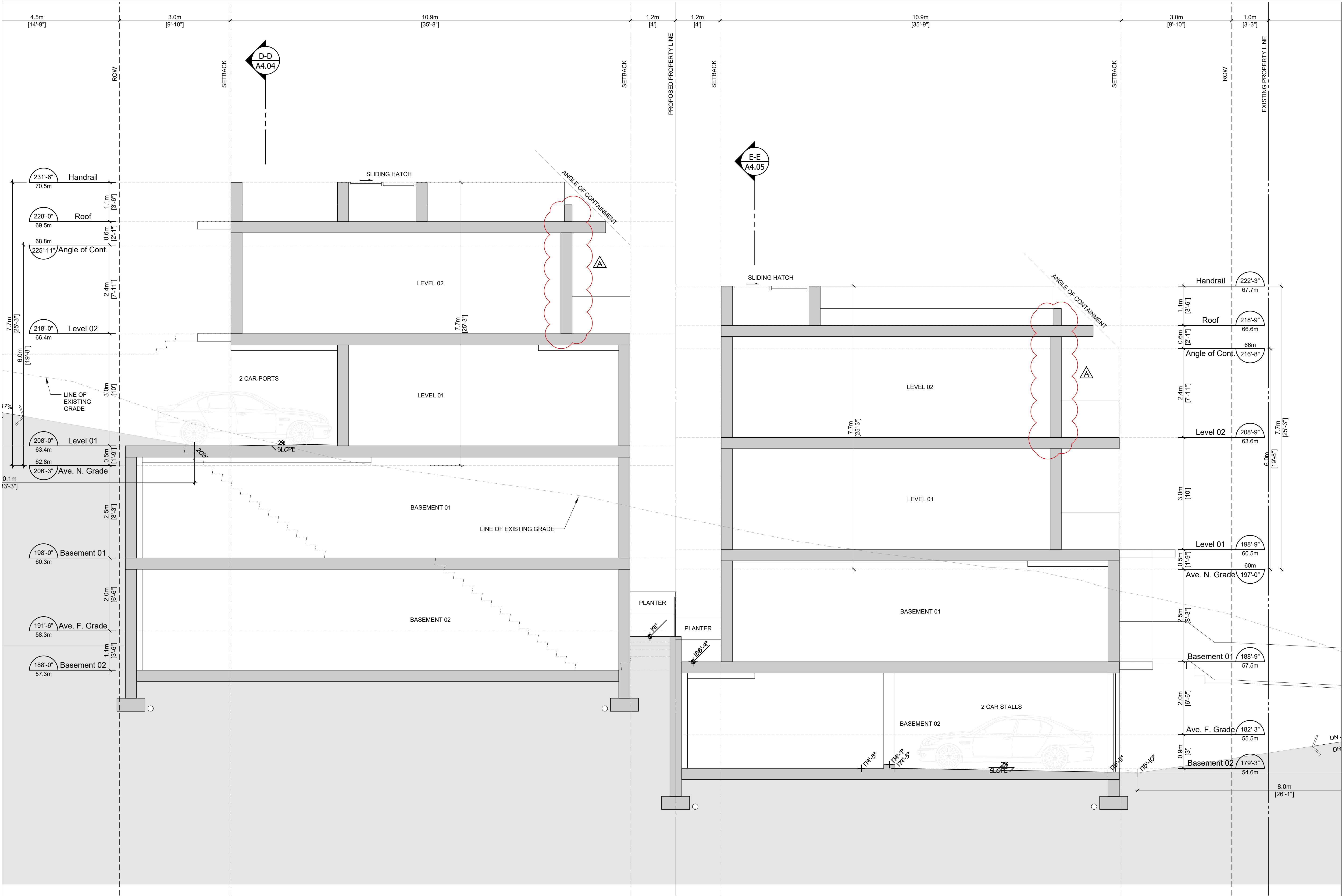
DRAWING TITLE

SOUTH LOT ELEVATIONS
WEST / SOUTH

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A3.04
DATE 2021-12-30	
SCALE 1/4"=1'-0"	PAPER SIZE ARCH D 36"x24"



1 SECTION A-A
Scale: 1/4"=1'-0"

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DRAWING TITLE

SECTION A-A
BOTH LOTS

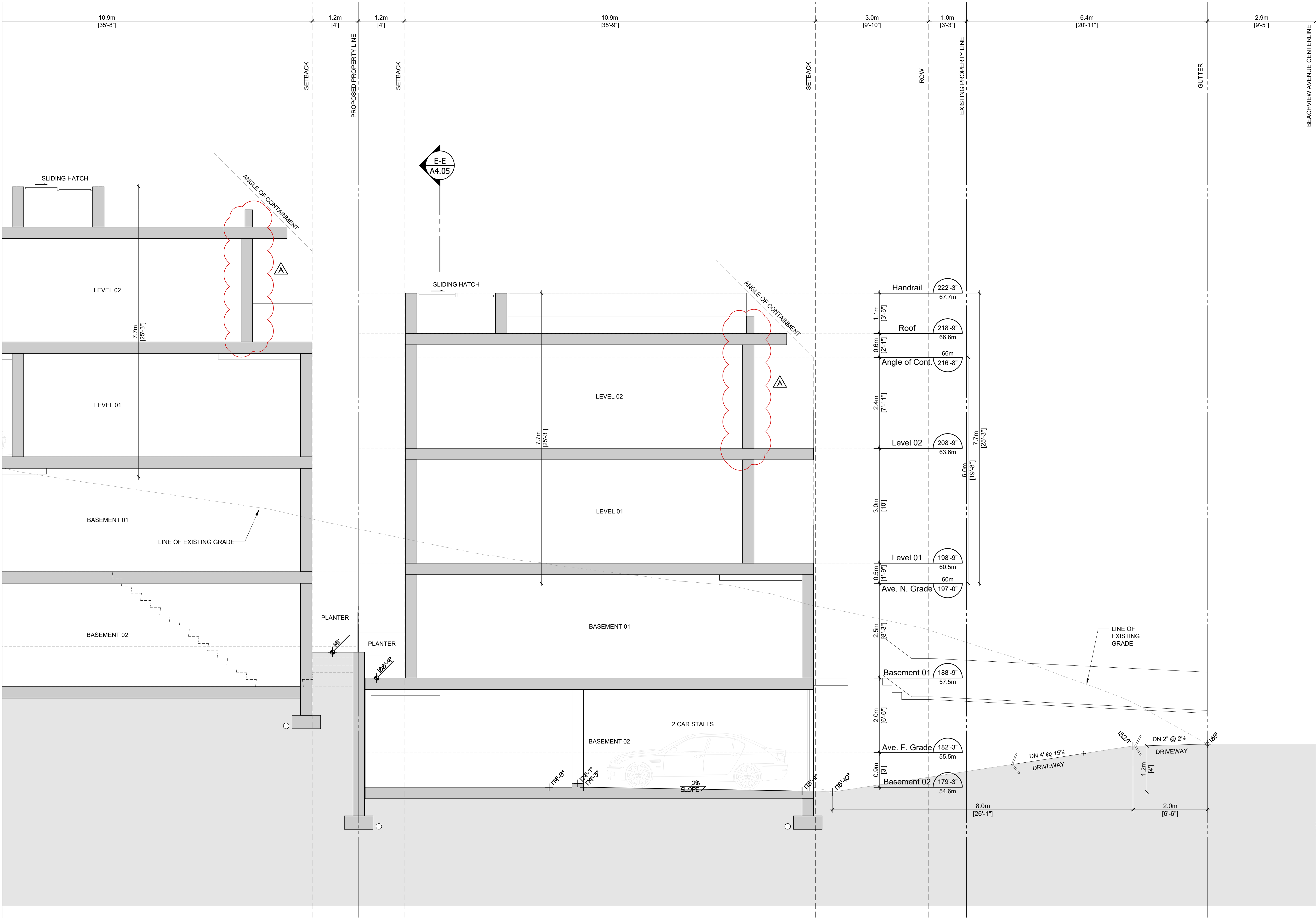
PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A4.01
DATE 2021-12-30	
SCALE 1/4"=1'-0"	PAPER SIZE ARCH D 36"x24"



PROJECT A211221	SHEET A4.02
DATE 2021-12-30	
SCALE 1/4"=1'-0"	PAPER SIZE ARCH D 36"x24"



1 SECTION C-C
Scale: 1/4"=1'-0"

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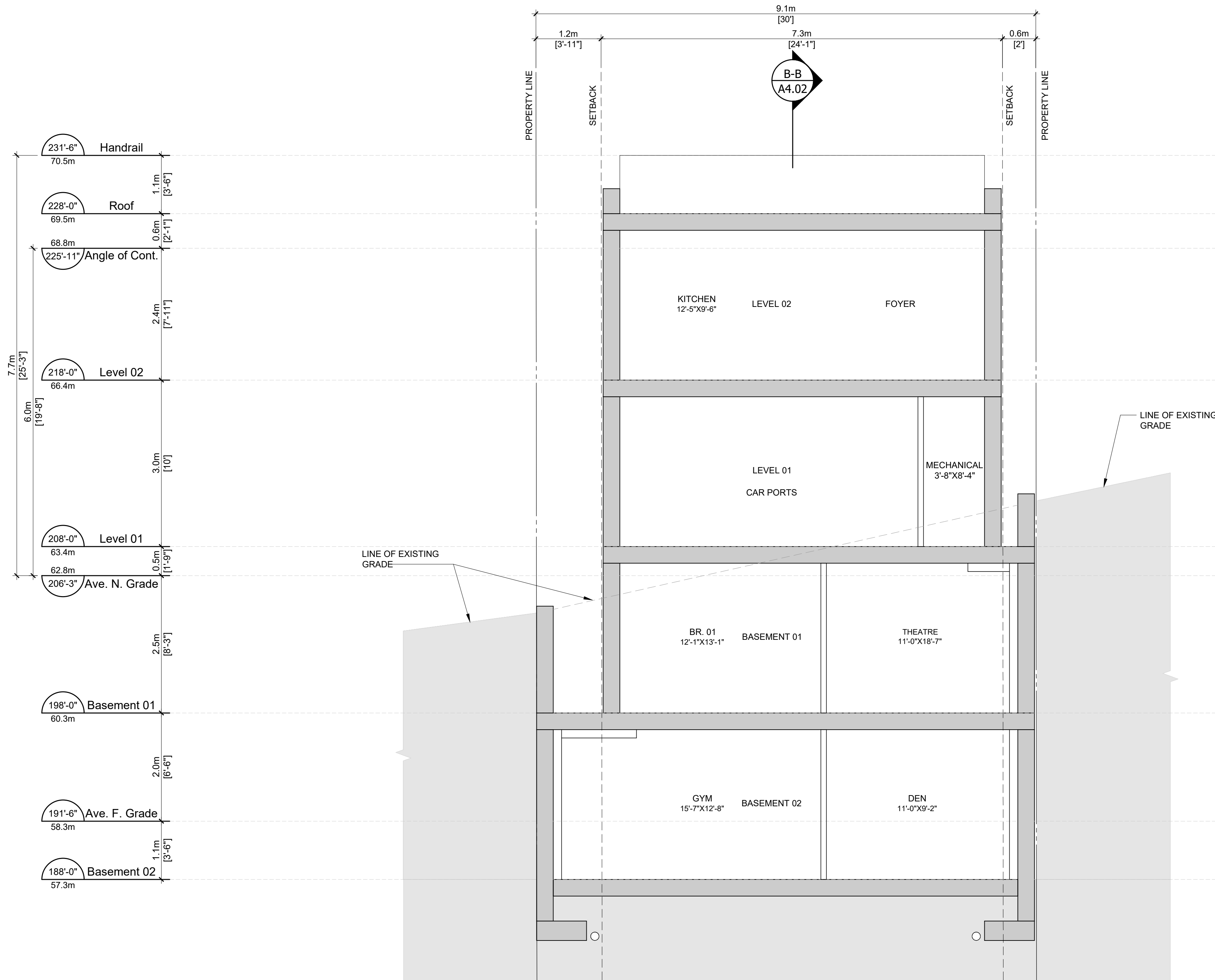
DRAWING TITLE

SECTION C-C
SOUTH LOT

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221 DATE 2021-12-30 SCALE 1/4"=1'-0"	SHEET A4.03 PAPER SIZE ARCH D 36"x24"
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1 SECTION D-D
Scale: 1/4"=1'-0"

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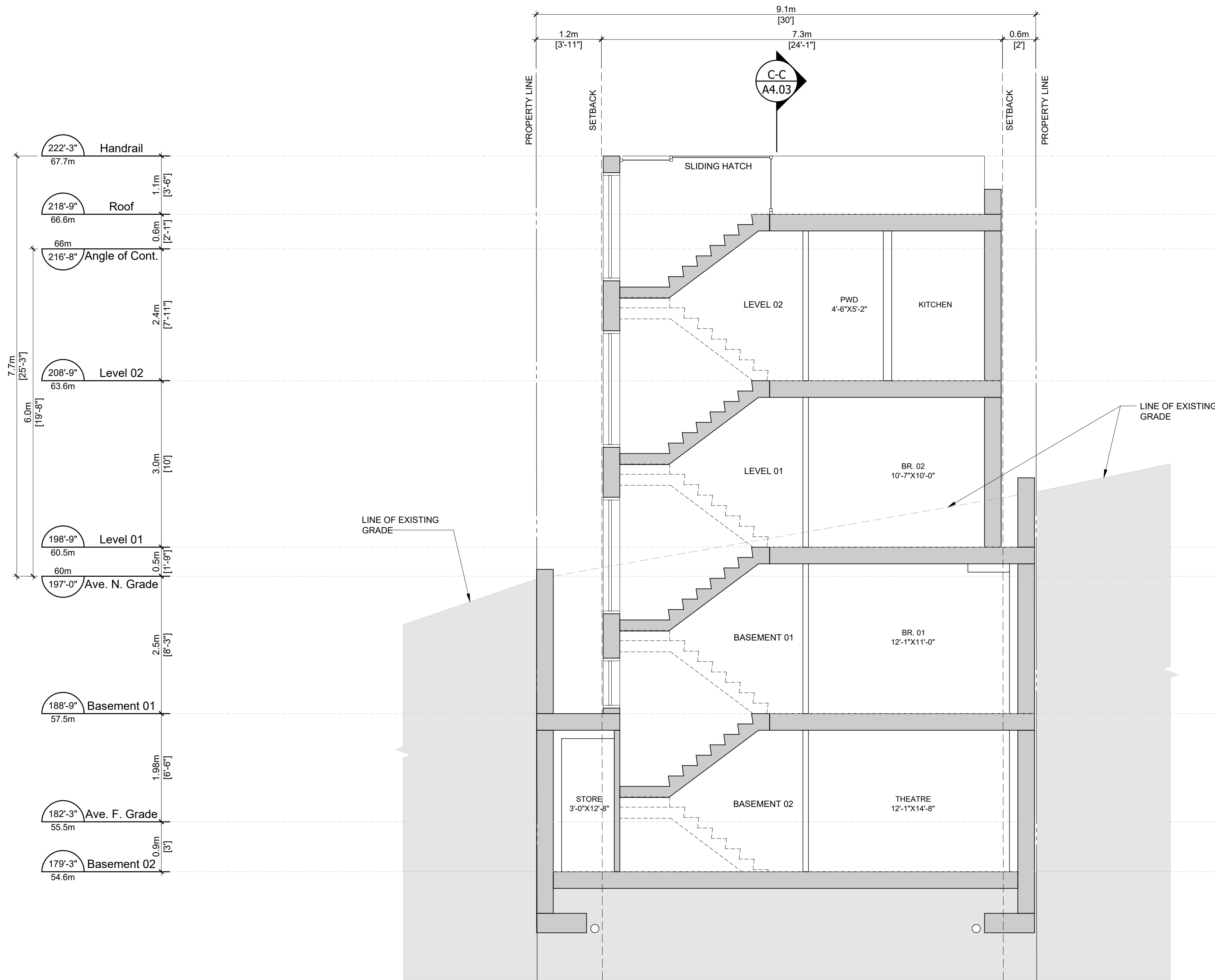
DRAWING TITLE

SECTION D-D
SOUTH LOT

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A4.04
DATE 2021-12-30	
SCALE 1/4"=1'-0"	PAPER SIZE ARCH D 36"x24"



1 SECTION E-E
Scale: 1/4"=1'-0"

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DRAWING TITLE

SECTION E-E
SOUTH LOT

PROJECT NAME AND ADDRESS

15052 BUENA VISTA AVE,
WHITE ROCK, BC V4B 1X9

PROJECT A211221	SHEET A4.05
DATE 2021-12-30	
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