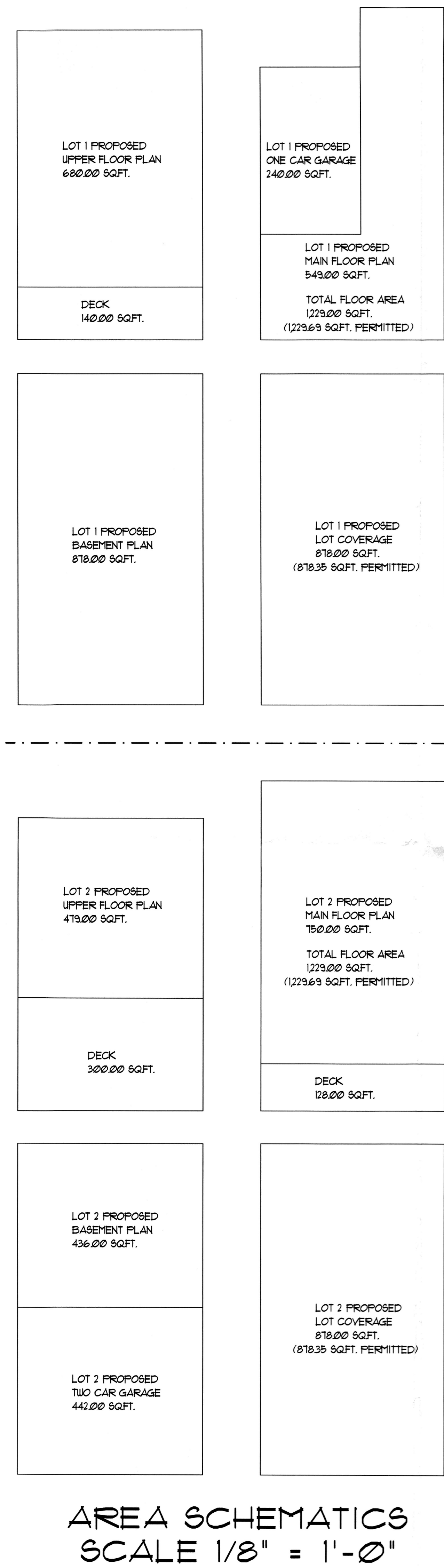


SITE SECTION LOOKING WEST  
SCALE 1/8" = 1'-0"



AREA SCHEMATICS  
SCALE 1/8" = 1'-0"

### PROJECT INFORMATION

CLIENT NAME	SHIVRAJ JOHAL
PROPERTY OWNER	SHIVRAJ JOHAL
SITE ADDRESS	15052 BUENA VISTA AVENUE, WHITE ROCK B.C.
PROJECT TYPE	PROPOSED TWO LOT SUBDIVISION
AUTHORITY HAVING JURISDICTION	CITY OF WHITE ROCK
LEGAL DESCRIPTION	LOT 1 BLOCK 6 SECTION 10 T1P1 N.W.D. PLAN 3672
TITLE SEARCH	NO
ZONE	R5-3
SUBDIVISION	PROPOSED TWO LOT SUBDIVISION - REZONE TO POSSIBLE CD
DESIGN CONTROL CONSULTANT	NOT REQUIRED
BUILDER	T.B.D.

### ZONING ANALYSIS - CURRENT R5-3

**SETBACKS**

STRUCTURE	FRONT YARD	REAR YARD	SIDE YARD	FLANKING ST.
PRINCIPAL BUILDING	9.843' (3.0m) *	9.843' (3.0m) *	3.931' (1.2m)	9.843' (3.0m) **
ACCESSORY BUILDINGS	NOT ALLOWED	4.921' (1.5m)	3.931' (1.2m)	4.921' (1.5m)

**SPECIAL SETBACK NOTES:**

- \* FRONT AND REAR YARD IN COMBINATION TO BE NO LESS THAN 23.52' (9.0m) EXCEPT WHERE THE LOT IS LESS THAN 62' DEEP THEN 3.0m FRONT YARD AND 1.0m REAR YARD.
- \*\* 9.843' (3.0m) FOR A DISTANCE OF 24.669' (7.5m) FROM THE FRONT LOT LINE, THEN 4.921' (1.5m)

**PERMITTED PROJECTIONS**

ARCHITECTURAL FEATURES AND CORNICES	FRONT YARD	REAR YARD	INT. SIDE YARD	EXT. SIDE YARD
CLADDING AND RAINGUTTERS	12' (3.6m)	12' (3.6m)	12' (3.6m)	12' (3.6m)
BAY, BOW & BOX WINDOWS (1)	13'1" (4.0m)	13'1" (4.0m)	13'1" (4.0m)	13'1" (4.0m)
FRONT PORCH ROOF (2)	3.94' (1.2m)	NOT PERMITTED	NOT PERMITTED	3.94' (1.2m)
BALC., DECKS, PATIOS, STEPS (3)	6.89' (2.1m)	6.89' (2.1m)	NOT PERMITTED	4.92' (1.5m)
EAVES, GUTTERS, SILLS, SHADES (4)	3.94' (1.2m)	3.94' (1.2m)	13'1" (4.0m)	3.94' (1.2m)
CHIMNEYS AND FIREPLACES (5)	13'1" (4.0m)	13'1" (4.0m)	NOT PERMITTED	13'1" (4.0m)

**PERMITTED PROJECTION NOTES:**

- (1) BAY, BOW AND BOX WINDOWS AND CANTILEVERS MAY PROJECT A MAXIMUM OF 0.61m (2FT) INTO A FRONT, REAR OR EXTERIOR SIDE YARD SETBACK AREA (BUT NOT AN INTERIOR SIDE YARD SETBACK AREA) PROVIDED THAT SUCH PROJECTION SHALL ONLY APPLY TO THE PROJECTED FEATURE, SHALL NOT COMPRISE MORE THAN 3.0m (9.84FT) OF LINEAR DISTANCE OF ANY WALL, AND PROVIDED THAT THE PROJECTED FEATURE IS LOCATED AT LEAST 2.44m (8.0FT) FROM THE FRONT, REAR OR EXTERIOR SIDE LOT LINE.
- (2) STRUCTURES TO PROVIDE WEATHER PROTECTION OVER THE MAIN PEDESTRIAN ENTRANCE MAY PROJECT A MAXIMUM OF 1.2m (4.0FT) INTO A REQUIRED FRONT OR EXTERIOR SIDE YARD PROVIDED IT MUST BE AT LEAST 2.44m (8.0FT) FROM A FRONT OR EXTERIOR SIDE LOT LINE. THIS IS FOR CANTILEVERED OR WALL HUNG ELEMENTS ONLY, NOT INCLUDING POSTS.
- (3) BALCONIES, DECKS, ELEVATED PATIOS, OR STEPS MAY PROJECT BEYOND THE FACE OF THE PRINCIPAL BUILDING TO A MAXIMUM OF 1.0m INTO AN EXTERIOR SIDE YARD SETBACK, AND/OR 2.1m INTO A FRONT OR REAR YARD SETBACK WHERE THE SETBACK BEING ENCROACHED INTO IS A MINIMUM OF 9.65m. ANY OF THESE ELEMENTS LOCATED LESS THAN 2.4' ABOVE FINISHED GRADE CAN BE LOCATED ANYWHERE ON THE PROPERTY.
- (4) EAVES AND GUTTERS, CORNICES, SILLS AND SUN SHADES MAY PROJECT A MAXIMUM OF 0.6m (2FT) INTO A REQUIRED INTERIOR SIDE YARD SETBACK, AND 1.2m (4FT) INTO A REQUIRED FRONT, REAR OR EXTERIOR SIDE YARD SETBACK PROVIDED THAT WHERE AN EXTERIOR SIDE YARD SETBACK REQUIRED IS LESS THAN 3.0m (9.84FT), THE MAXIMUM PROJECTION PERMITTED IS 0.6m (2FT).

**LOT AREA**

LOT AREA	175610 SF	16320 m2
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**FLOOR AREA RATIO**

FLOOR AREA RATIO	ALLOWABLE PERCENT	10%
ALLOWABLE AREA	1229.69 SF	11424 m2
PROPOSED PERCENT		
PROPOSED AREA		

**SPECIAL F.A.R. NOTES:**

- A BASEMENT IS ANY FLOOR THAT IS AT LEAST 2.0' BELOW THE AVERAGE NATURAL GRADE BASEMENT AREA PROJECTING BEYOND THE MAIN FLOOR PERIMETER IS NOT INCLUDED IN F.A.R.
- ACCESSORY BUILDING F.L.R. AREA NOT TO EXCEED 6459 SF (6.0 GM)

**LOT COVERAGE**

LOT COVERAGE	ALLOWABLE PERCENT	50%
ALLOWABLE AREA	818.35 SF	8160 m2
PROPOSED PERCENT		
PROPOSED AREA		

**SPECIAL LOT COVERAGE NOTES:**

- (1) FOR LOTS GREATER THAN 34852 SF LOT COVERAGE IS 1% LESS FOR EVERY 5% INCREASE IN LOT AREA.
- CANTILEVERED ROOF OVERHANGS (EAVES) ARE NOT INCLUDED IN LOT COVERAGE. LOT COVERAGE IS TO SUPPORT POSTS ONLY.

**BUILDING HEIGHT**

BUILDING HEIGHT	PRINCIPLE BLDG ALLOWED *	25.26' (7.7m)
ACCESSORY BLDG ALLOWED * <td>9.843' (3.0m)<td></td></td>	9.843' (3.0m) <td></td>	
PRINCIPLE BLDG PROPOSED		
ACCESSORY BLDG PROPOSED		

**BUILDING HEIGHT NOTES:**

- \* HEIGHT IS TO THE HIGHEST POINT OF THE BUILDING FROM THE A.V. NATURAL GRADE.
- BASEMENT SLAB ELEV.
- GARAGE SLAB & ENTRY ELEV.
- AVERAGE EXISTING GRADE
- ALL QUAIL (M.B.E.)
- STRM. SEWER INVERT @ P. L.
- SAN. SEWER INVERT @ P. L.

**DRIVEWAY**

DRIVEWAY	ALLOWABLE SLOPE	5.00%
PROPOSED SLOPE	0.0%	
MAX WIDTH @ E	13.68' (6.0m)	

**SPECIAL BUILDING HEIGHT NOTES:**

- AVERAGE NATURAL GRADE IS THE AVERAGE OF THE MIDPOINT OF ALL FOUR WALLS OF A BUILDING AT THE NATURAL GRADE AS DETERMINED BY THE CITY.
- CHIMNEYS AND B-VENT CAPS ARE ALLOWED TO PROJECT 2'-0" ABOVE MAX BLDG. HEIGHT.
- ANGLE OF CONTAINMENT APPLIES. SOUTH WALL TO BE NO HIGHER THAN 19.685' (6.0m) FROM THE GRADE AT THE MID POINT OF THE WALL, THEN SLOPE BACK AT A 45 DEGREE ANGLE. NOTHING EXCEPT OPEN TYPE GULLY CONT. GUARDS CAN GO THROUGH THE ANGLE OF CONTAINMENT. THE GRADE AT THE MID POINT OF THE SOUTH WALL DOES NOT INCLUDE DECKS.

**DRIVEWAY REQUIREMENTS:**

- BOULEVARD CROSSING MUST SLOPE UP FROM ROAD TO P.L. MIN. 2%.
- LOT MAY BE ACCESSED FROM BOTH LANE OR FRONTING ROAD.
- PERMIT DRAWINGS MUST INCLUDE A SECTION THROUGH THE DRIVEWAY.

**PARKING REQUIREMENTS:**

- EACH SINGLE FAMILY DWELLING REQUIRES TWO OFF STREET PARKING SPACES.
- EACH SECONDARY SUITE REQUIRES ONE OFF STREET PARKING SPACE.
- EACH OFF STREET PARKING SPACE MUST BE MINIMUM 8.85' (2.7m) X 19.0' (5.8m).

**SITE SERVICES:**

- PERIMETER DRAINAGE BELOW THE PROVIDED STORM SERVICE CAN BE PUMPED TO COVENANT.
- RAIN WATER LEADER SYSTEM TO BE SEPARATE AND CAN BE GRAVITY FED TO STORM SERVICE.
- IF SANITARY CAN BE GRAVITY FED @ 2% TO HEIGHT AT E THEN IT WON'T HAVE TO BE PUMPED.

**SECONDARY SUITES:**

- \* SECONDARY SUITES ARE NOT PERMITTED ON LOTS UNDER THE MINIMUM LOT AREA.
- THE MAXIMUM FLOOR AREA OF A SECONDARY SUITE IS 968 SF (90 GM) AND MAY ONLY CONTAIN NOT MORE THAN TWO BEDROOMS.
- ONLY ONE SECONDARY SUITE IS PERMITTED PER RESIDENTIAL LOT INCLUDING COACH HOUSE.
- THE ADDITIONAL OFF STREET PARKING SPACE CANNOT BLOCK ACCESS TO THE TWO REQUIRED OFF STREET PARKING SPACES FOR THE PRINCIPAL DWELLING.
- A SEPARATE HINGED ACCESS DOOR MUST BE PROVIDED, SLIDING DOORS ARE NOT ALLOWED.
- SUITE MUST BE REGISTERED THROUGH THE CITY'S REGISTERED SUITE PROGRAM.

**SPRINKLERS:**

- ALL HOMES IN WHITE ROCK REQUIRE SPRINKLERS.
- AREA OF UNPROTECTED OPENINGS DOUBLES WITH USE OF SPRINKLERS.

**TREE PROTECTION:**

- ALL TREES GREATER THAN 30cm ARE PROTECTED. TREES TO BE REMOVED REQUIRE A PERMIT.
- TREES ON PUBLIC PROPERTY (BOULEVARDS) ARE ALWAYS PROTECTED AND MAY ONLY BE REMOVED WITH A TREE CUTTING PERMIT.
- TREES TO REMAIN REQUIRE TREE PROTECTION FENCING AND ARE LIMITED IN THE AMOUNT THE LIMBS OR ROOTS ARE PRUNED.

**RENOVATION/ADDITION UPGRADES:**

- IF 25% OF THE CURRENT FINISHED LIVING AREA IS ADDED AS AN ADDITION THEN THE ENTIRE HOME MUST BE RETROFITTED WITH SPRINKLERS.
- IF THE VALUE OF CONSTRUCTION IS GREATER THAN 50% OF THE ASSESSED VALUE OF THE EXISTING HOUSE THEN THE ENTIRE HOUSE MUST BE BROUGHT UP TO CURRENT CODE STANDARDS.

**GEOTECHNICAL ASSESSMENT:**

- IF THE LOT FALLS WITHIN THE GEOTECHNICAL LANDSLIDE ASSESSMENT ZONE AS INDICATED ON THE MAP IN THE BUILDING BYLAW THEN A GEOTECHNICAL ASSESSMENT MUST BE PROVIDED WITH ALL PERMIT APPLICATIONS.
- THIS LOT FALLS WITHIN THE GEOTECHNICAL ASSESSMENT ZONE.