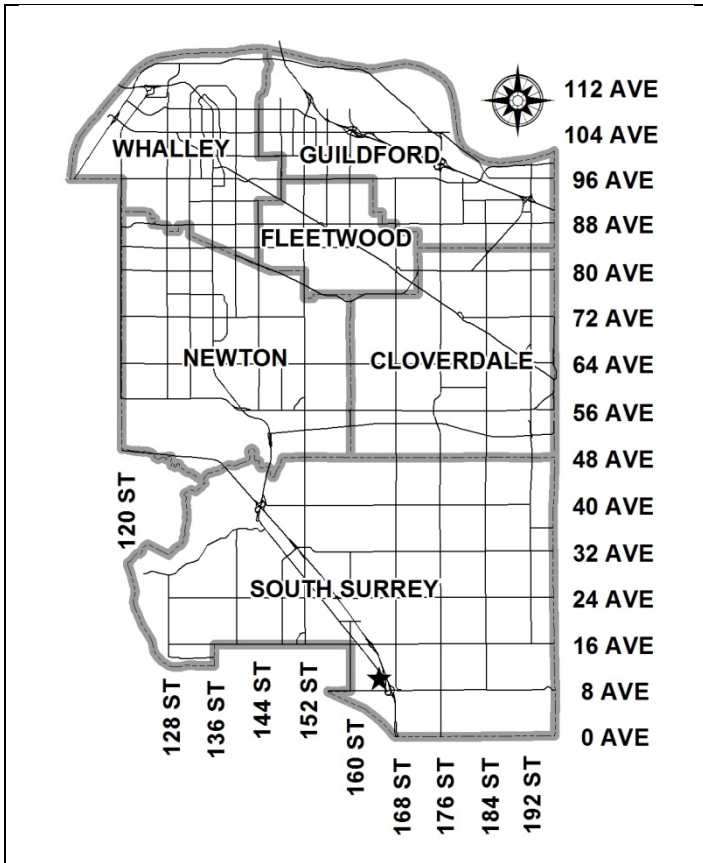


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0043-00

Planning Report Date: March 7, 2016



**PROPOSAL:**

- **Development Variance Permit**

to permit the construction of a basement access well between the principal building and the front lot line, for two proposed single family dwellings.

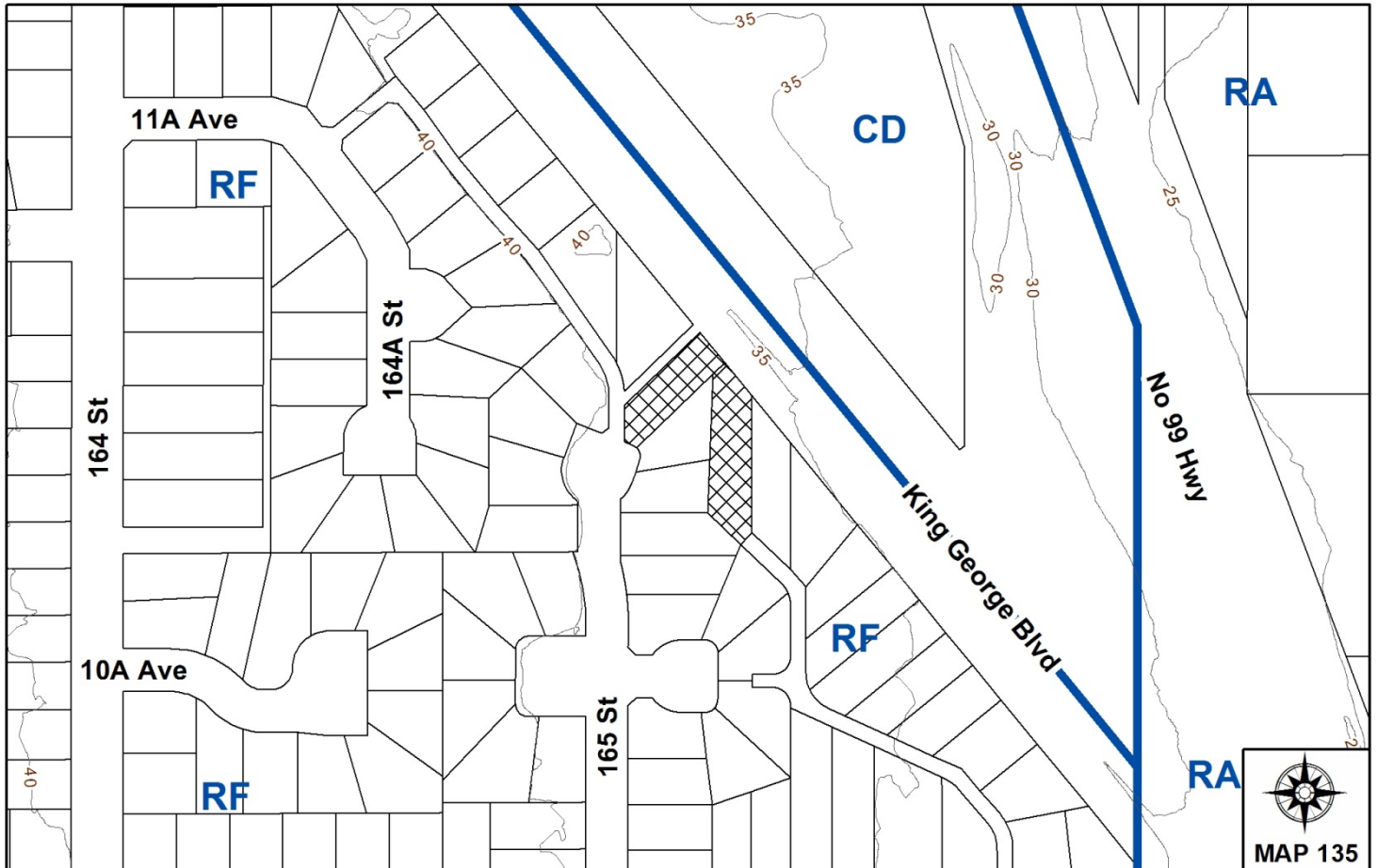
**LOCATION:** 1096 - 165 Street  
 1095 - King George Boulevard

**OWNER:** 0766642 B.C. Ltd.

**ZONING:** RF

**OCP DESIGNATION:** Urban

**LAP DESIGNATION:** Single Family Residential (6 u.p.a.)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary the Single Family Residential Zone (RF) to permit the construction of a basement access well in the front yard of two new single family homes.

### RATIONALE OF RECOMMENDATION

- The proposal would permit a basement access well in the front yard, consistent with the development pattern of other homes in the area.
- Homes along this portion of King George Boulevard are designed such that the front of the house faces onto a lane and the legal front yard on King George Boulevard effectively acts as a rear yard.
- Other homes along this portion of King George Boulevard have basement access wells located in the front yard, as they were constructed prior to the basement access restriction being added to the RF Zone in 2013. Therefore, the proposed front yard basement access well is consistent with the established streetscape.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0043-00 (Appendix III), to vary Subsection J.2. Special Regulations of the Single Family Residential Zone (RF) to allow the basement access and basement well to be located in the front yard of the subject lots, to proceed to Public Notification:

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lots.

Adjacent Area:

Direction	Existing Use	OCP/King George Corridor Plan Designation	Existing Zone
North:	Single family dwellings	Urban / Single Family Residential (6 u.p.a.)	RF
East (Across King George Boulevard):	Hotel	Urban / Tourist Commercial	CD (By-law No. 9577)
South:	Single family dwellings	Urban / Single Family Residential (6 u.p.a.)	RF
West:	Single family dwellings	Urban / Single Family Residential (6 u.p.a.)	RF

DEVELOPMENT CONSIDERATIONSBackground

- The two (2) subject properties are located at 1096 – 165 Street (Lot 16) and 1095 – King George Boulevard (Lot 18). Lot 16 is 687 square metre (7,400 sq. ft.) in size and Lot 18 is 967 square metres (10,414 sq. ft.) in size.
- The subject properties are designated "Urban" in the Official Community Plan (OCP), "Single Family Residential (6 u.p.a.)" in the King George Corridor Development Concept Plan, and zoned "Single Family Residential Zone (RF)".
- These lots were created under Development Application 7910-0257-00, which was approved on May 3, 2012.
- At the time these lots were created, the RF Zone did not have a restriction on the location of basement access wells.

### Current Proposal

- Building Permit applications have been submitted for both Lots 16 and 18.
- The applicant is requesting to vary the Special Regulations section of the RF Zone in order to permit basement entry wells in the front yards of the subject properties for construction of single family dwellings. The proposal to have basement access and wells in the front yard is consistent with other homes on this portion of King George Boulevard, which were constructed prior to the basement access restriction being added to the RF Zone in 2013.
- Lot 16 is a through lot located between 165 Street and King George Boulevard. In the case of through lots, both lot lines abutting highways are considered to be front lot lines, and as such would require a variance to the RF Zone in order to permit a basement entry well in the front yard.
- For Lot 18, the apparent front of the proposed home will face onto the lane, while the legal front yard along King George Boulevard will effectively act as a rear yard.
- According to the preliminary house plans submitted by the applicant (Appendix III), the stairwell dimensions are as follows:
  - 1096 – 165 Street (Lot 16): 4.4 metres (14 ft.) by 4.5 metres (15 ft.); and
  - 1095 – King George Boulevard (Lot 18): 4.4 metres (14 ft.) by 4.5 metres (15 ft.).

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To vary the requirement that basement access and basement wells be permitted only between the principal building and the rear lot line in the RF Zone.

#### Applicant's Reasons:

- The lots along King George Boulevard have their “front yards” on King George Boulevard but there is neither any vehicular or pedestrian access from King George Boulevard to these lots. All the existing homes on either side have their effective rear yards to King George Boulevard, which has a wide landscape boulevard between the property line and the roadway. These conditions are consistent with other properties in this portion of King George Boulevard.
- The subject lots both have numerous existing trees along the property line fronting King George Boulevard which are protected by a Restrictive Covenant. These existing trees will screen the view from King George Boulevard to the homes to be built.
- The grade of these lots slopes down from the lane and 165 Street to King George Boulevard with the result that approximately half the basement wall fronting King George Boulevard will be above ground making it a logical location for a basement well and access.

- The proposed front yard basement access well is consistent with the established streetscape and will be similar to that of the home built on Lot 19 at 1085 King George Boulevard, which was approved for construction in 2013, just prior to the changes to the RF Zone.

Staff Comments:

- The RF Zone was amended in September 2013 to restrict basement access and basement wells to the rear yard only, rather than the front yard or side yard. Other homes along this portion of King George Boulevard were constructed prior to the changes to the RF Zone and have basement access wells located in the front yard. Therefore, the provision of a basement access well in the front yard on the subject property would be consistent with other dwellings in the area.
- The proposed variance will not result in a negative impact to the streetscape and adjoining properties.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III.	Development Variance Permit No. 7916-0043-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

EM/ar

Information for City Clerk

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

1. Agent:             Name:             Minh Trat  
  Genex Development Corp.  
  Address:             2428 - King George Boulevard, Suite 103  
  Surrey, BC V4P 1H5  
  
  Tel:                 604-536-4663 - Work

2.     Properties involved in the Application

- (a)     Civic Address:             1096 - 165 Street  
  1095 - King George Boulevard

- (b)     Civic Address:             1096 - 165 Street  
  Owner:             0766642 Bc Ltd  
  Director Information:  
  Stephen Barker

Officer Information as at August 21, 2015:  
Stephen Barker (President)  
PID:                                 028-833-619  
Lot 16 Section 12 Township 1 Plan BCP50756 NWD

- (c)     Civic Address:             1095 - King George Boulevard  
  Owner:             0766642 Bc Ltd  
  Director Information:  
  Stephen Barker

Officer Information as at August 21, 2015:  
Stephen Barker (President)  
PID:                                 028-833-635  
Lot 18 Section 12 Township 1 Plan BCP50756 NWD

3.     Summary of Actions for City Clerk's Office

- (a)     Proceed with Public Notification for Development Variance Permit No. 7916-0043-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.







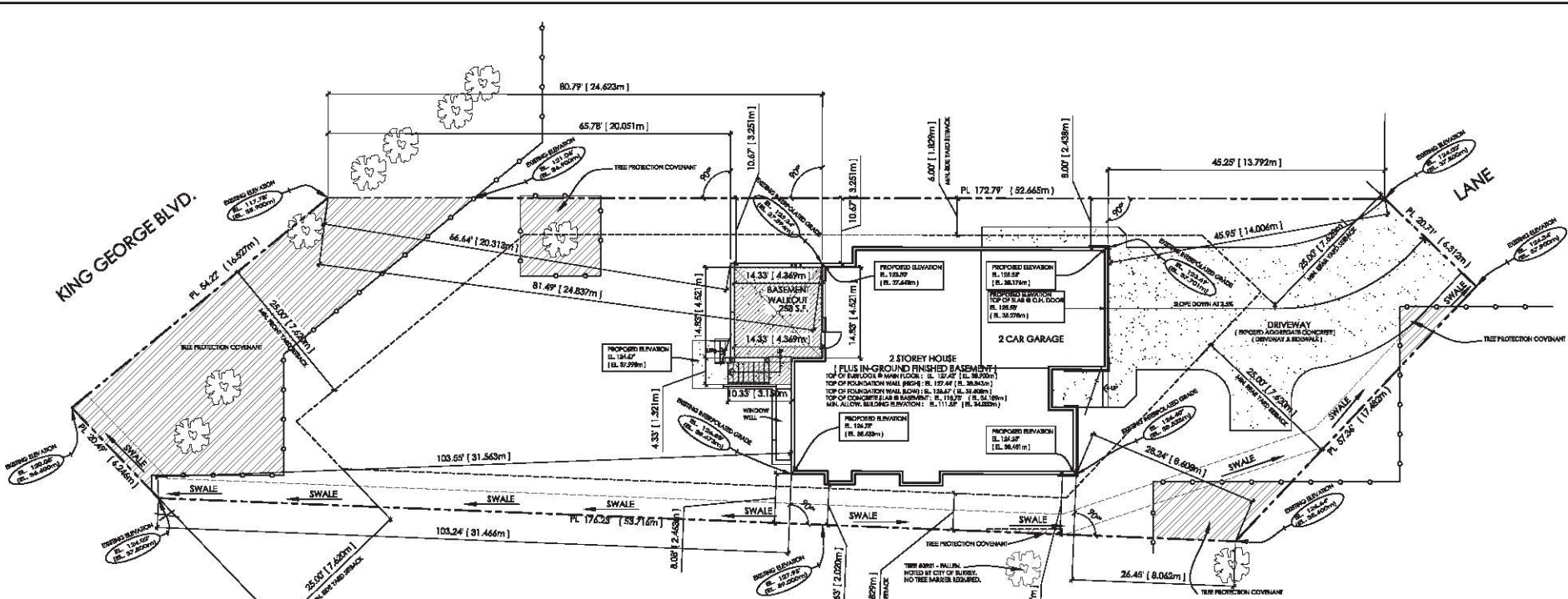
CYPRESS  
LOT 18  
SOUTHBROOKE

GENERAL DEVELOPMENT CORP.  
1100-1102 BRIDGEVIEW BLVD.  
SUITE 100, VANUOY, BC  
V2Y 1K1  
TEL: 604-271-1100  
WWW.GEFFFEN.COM

REVISION	DATE	BY	DESCRIPTION

CLIENT:	SINGLE FAMILY RESIDENCE
PROJECT:	SINGLE FAMILY RESIDENCE 1095 KING GEORGE BLVD., SURREY, B.C.
CONTRACT:	SITE PLAN & GENERAL NOTES

DATE:	DECEMBER 2015
SCALE:	1/8" = 1'-0"
PROJECT No.:	12-SBS1018
SHEET No.:	1
REVISION:	A-1.1



**SITE PLAN - LOT 18 - 1095 KING GEORGE BLVD.  
SOUTHBROOKE**

MIN. 17 SHRUBS OF 3 GAL. POT SIZE  
SOD TO STREET

**SITE INFO**

**LEGAL DESCRIPTION**  
LOT 18, SECTION 12, TOWNSHIP 1  
NWD PLAN SCPS0764

**CIVIC ADDRESS**  
1195 KING GEORGE BLVD.  
SURREY, B.C.

**ZONING:** RF

**SITE AREA**  
10,422 S.F. { 968.2 sq.m }

**SITE COVERAGE**  
ALLOWABLE: 32% { 3,335 S.F. }  
PROPOSED: 18% { 1,856 S.F. }

**FLOOR AREA RATIO**  
ALLOWABLE: 0.60 { 6,000 S.F. X 0.60 = 3,600 S.F. }  
FOR REMAINING LOT AREA OVER 6,000 S.F.: 0.35 { 4,422 S.F. X 0.35 = 1,548 S.F. }  
TOTAL ALLOWABLE FLOOR AREA (MAXIMUM FAR 5,000 S.F. (465 SQ.M.)); 5,000 S.F.  
{ MIN. 420 S.F. OF TOTAL MUST BE RESERVED FOR GARAGE }

**FLOOR AREA RATIO**

PROPOSED:	
MAIN FLOOR:	1,223 S.F.
UPPER FLOOR:	1,045 S.F.
GARAGE (420 S.F. MIN. REQUIRED):	420 S.F.
EXTERIOR COVERED AREAS OVER 6 FT HIGH:	
10% OF TOTAL ALLOWABLE FLOOR AREA	
{ 5,148 S.F. X 10% = 515 S.F. ALLOWABLE OVERALL }	
{ 515 S.F. - 160 S.F. = 355 S.F. ALLOWABLE FOR SIDES AND REAR }	
{ 160 S.F. MUST BE RESERVED FOR FRONT COVERED AREA }	
ACTUAL REAR & SIDE COVERED AREA = 317 S.F.	
ACTUAL FRONT COVERED AREA = 52 S.F.	
COVERED AREAS OVER 10% ALLOWABLE:	0 S.F.
FLOOR AREAS OVER 12 FT. HT. SUBTRACT 200 S.F. ALLOWABLE	0 S.F.
{ 48 S.F. - 200 S.F. = -152 S.F.; NOT INCLUDED IN F.A.R. }	
ACCESSORY BUILDING OVER 105 S.F. { 10 S.M. } = N/A.	
TOTAL:	2,798 S.F.

**IN-GROUND BASEMENT:** 1,312 S.F.  
(MORE THAN 50% OF BASEMENT IS IN-GROUND, THEREFORE  
BASEMENT AREA IS NOT INCLUDED IN F.A.R. CALC.)

MAX. BASEMENT ACCESS / WELL (INCL. STAIRS): 300 S.F.  
PROPOSED BASEMENT ACCESS / WELL (INCL. STAIRS): 253 S.F.

**BUILDING HEIGHT**  
ALLOWABLE: 29.52' { 9.0m }  
PROPOSED: 25.81' { 7.867m }

**AVERAGE GRADE CALCULATION:**  
123.84' + 123.62' + 126.88' = 126.44' = EL. 125.00' (EL. 38.124m)

**GENERAL NOTES**

1. TREE COVENANTS HAVE BEEN PREPARED IN ACCORDANCE WITH THE S.U.C. BUILDING CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR SAME.
3. ALL WORK SHALL CONFORM TO THE S.U.C. BUILDING CODE (SFC) AND ALL LOCAL MUNICIPAL CODES AND BYLAWS.
4. CONTRACTOR OBLIGATED TO VERIFY EXISTING CONDITIONS OF ALL DOORS, WINDOWS, FINISH, APPLIANCES AND ALL OTHER EQUIPMENT PRIOR TO CONSTRUCTION.
5. NOT FINISHED GRADE AWAY FROM THE BUILDING PERMANENT 1/4" TO PROVIDE CURBAGE DRAINAGE.
6. CONCRETE SHALL BE INSTALLED TO MEET ALL S.U.C. BUILDING CODES AND ALL LOCAL MUNICIPAL CODES.
7. ARCHITECTURAL CHANGES TO THE ORIGINAL DESIGN OF ANY NEW CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
8. CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH HANDBOOK 10.1 OF THE S.U.C. BUILDING CODE (SFC).
9. FOOTING DIMENSIONS TO PROVIDE SUFFICIENT FOUNDATION SHALL BE AS PER PROFESSIONAL ENGINEER'S DESIGN.
10. BODY FINISHING SHALL BE AS PER S.U.C. BUILDING CODES AND ALL LOCAL MUNICIPAL CODES AND BYLAWS.
11. FOUNDATION SHALL BE INSTALLED TO MEET ALL S.U.C. BUILDING CODES AND ALL LOCAL MUNICIPAL CODES AND BYLAWS.
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29. FOUNDATION SHALL BE INSTALLED TO MEET ALL S.U.C. BUILDING CODES AND ALL LOCAL MUNICIPAL CODES AND BYLAWS.
30. FOUNDATION SHALL BE INSTALLED TO MEET ALL S.U.C. BUILDING CODES AND ALL LOCAL MUNICIPAL CODES AND BYLAWS.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0043-00

Issued To: 0766642 BC LTD

("the Owner")

Address of Owner: 2428 - King George Boulevard, Unit 103  
Surrey, BC V4P 1H5

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: 028-833-619  
Lot 16 Section 12 Township 1 Plan Bcp50756 NWD

1096 - 165 Street

Parcel Identifier: 028-833-635  
Lot 18 Section 12 Township 1 Plan Bcp50756 NWD

1095 - King George Boulevard

(the "Lands")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection J.2 Special Regulations of Part 16 Single Family Residential Zone (RF), the requirement that basement access and basement wells are permitted only between the principal building and the rear lot line is waived for the Lands.
4. 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.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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 – Linda Hepner

---

City Clerk – Jane Sullivan



WILLOW - R2  
LOT 16  
SOUTH BROOKE

GENEX DEVELOPMENT CORP.  
#103 - 2424 VANDERKORP BLVD.  
SURREY, B.C. V4R 1R5  
PHONE: (604) 536-4633  
FAX: (604) 536-3000  
E-MAIL: info@genexdevelopment.ca

REV.	DATE	REMARKS

CLIENT :	SINGLE FAMILY RESIDENCE
PROJECT :	SINGLE FAMILY RESIDENCE 1096 165TH STREET, SURREY, B.C.
CONTENT :	SITE PLAN & GENERAL NOTES

DATE :	OCTOBER 2012
SCALE :	1/8" = 1'-0"
PROJECT No. :	12-SBS1016
SHEET No. :	A-1.1
REVISION :	

Schedule A

**SITE INFO**

**LEGAL DESCRIPTION**  
LOT 16, SECTION 12, TOWNSHIP 1  
NWD PLAN BCP 50756

**CIVIC ADDRESS**  
1096 - 165TH STREET  
SURREY, B.C.

**ZONING :** R2

**SITE AREA**  
7,406 S.F. ( 688.0 sq.m )

**SITE COVERAGE**  
ALLOWABLE : 36% ( 2,666 S.F. )  
PROPOSED : 27% ( 1,993 S.F. )

**FLOOR AREA RATIO**  
ALLOWABLE :  
FOR LOT AREA UP TO 6,000 S.F. : 0.60 ( 6,000 S.F. X 0.60 = 3,600 S.F. )  
FOR REMAINING LOT AREA OVER 6,000 S.F. : 0.35 ( 1,406 S.F. X 0.35 = 492 S.F. )  
TOTAL ALLOWABLE FLOOR AREA : 4,092 S.F.

(\* MIN. 420 S.F. OF TOTAL MUST BE RESERVED FOR GARAGE )  
PROPOSED :  
MAIN FLOOR : 1,306 S.F.  
UPPER FLOOR : 957 S.F.  
GARAGE ( 420 S.F. MIN. REQUIRED ) : 420 S.F.  
EXTERIOR COVERED AREAS OVER 6 FT HIGH :  
10% OF TOTAL ALLOWABLE FLOOR AREA : 409.2 S.F. X 10% = 409.2 S.F. ALLOWABLE OVERALL )  
( 409 S.F. - 160 S.F. = 249 S.F. ALLOWABLE FOR SIDES AND REAR )  
( 160 S.F. MUST BE RESERVED FOR FRONT COVERED AREA )

ACTUAL REAR & SIDE COVERED AREA = 78 S.F.  
ACTUAL FRONT COVERED AREA = 14 S.F.  
COVERED AREAS OVER 10% ALLOWABLE : 0 S.F.  
FLOOR AREAS OVER 12FT. HT. SUBTRACT 200 S.F. ALLOWABLE :  
198 S.F. - 200 S.F. = -102 S.F. THEREFORE NOT INCLUDED : 0 S.F.  
ACCESSORY BUILDING OVER 105 S.F. ( 10 S.M. ) = N/A : 0 S.F.  
TOTAL : 2,683 S.F.

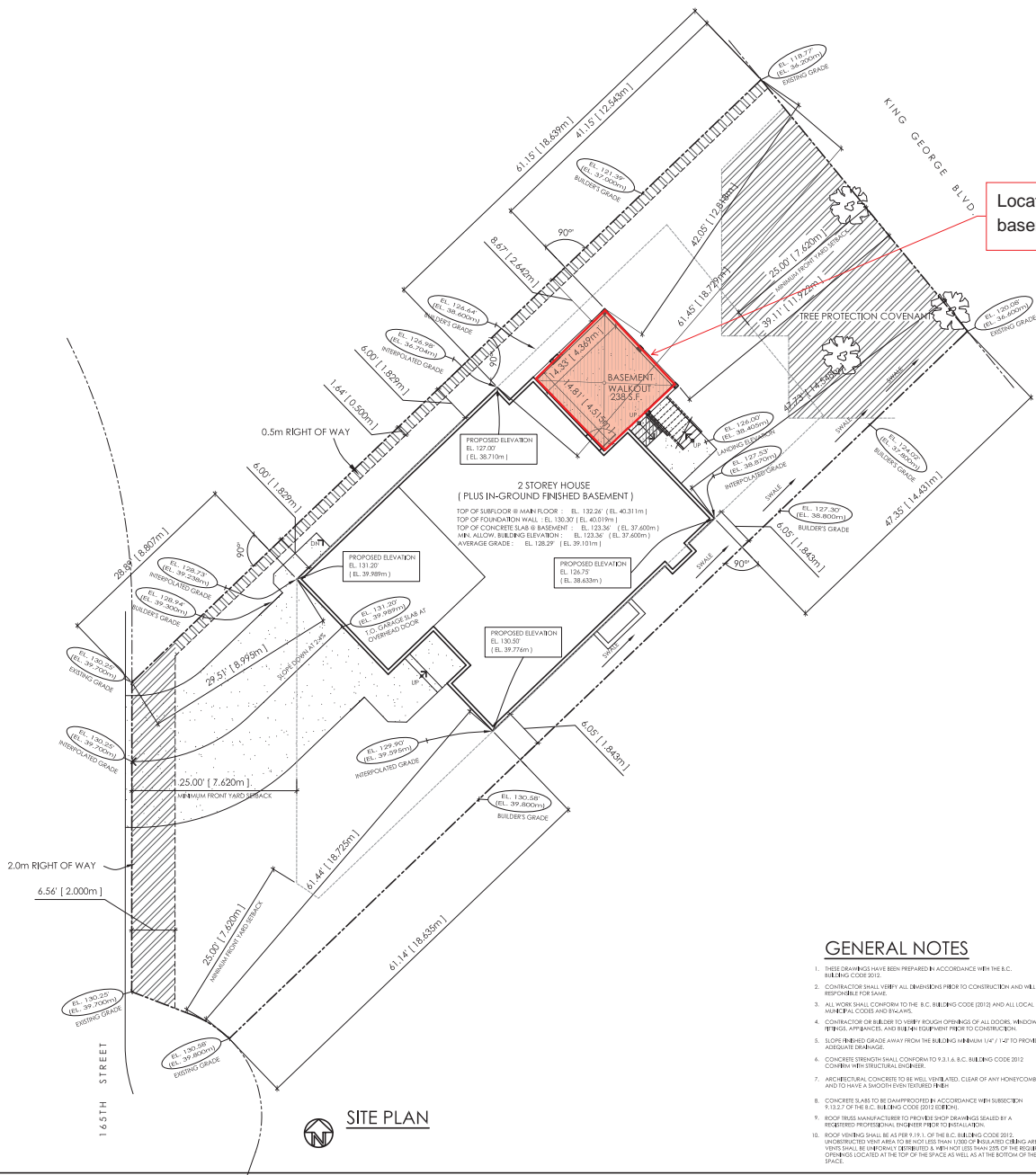
IN-GROUND BASEMENT : 1,306 S.F.  
( MORE THEN 50% OF BASEMENT IS IN-GROUND, THEREFORE BASEMENT AREA IS NOT INCLUDED IN F.A.R. CALC. )

MAX. BASEMENT ACCESS / WELL ( INCL. STAIRS ) : 300 S.F.  
PROPOSED BASEMENT ACCESS / WELL ( INCL. STAIRS ) : 238 S.F.

**BUILDING HEIGHT**  
ALLOWABLE : 29.52' ( 9.0m )  
PROPOSED : 27.97' ( 8.525m )

**AVERAGE GRADE CALCULATION :**  
$$\frac{126.98 + 128.73 + 127.53 + 129.90}{4} = \text{EL. } 128.29' \text{ ( EL. } 39.10\text{m )}$$

Location of proposed basement access well



**GENERAL NOTES**

- THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE B.C. BUILDING CODE 2012.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR SAME.
- ALL WORK SHALL CONFORM TO THE B.C. BUILDING CODE (2012) AND ALL LOCAL MUNICIPAL CODES AND BYLAWS.
- CONTRACTOR OR BUILDER TO VERIFY ROUGH OPENINGS OF ALL DOORS, WINDOWS, TERRACE, TERRAZZOS, AND BUILDING EQUIPMENT PRIOR TO CONSTRUCTION.
- TOUR OF BUILDING GRADE AWAY FROM THE BUILDING MINIMUM 1' ( 0.305m ) TO PROMOTE ADEQUATE DRAINAGE.
- CONCRETE TRENCH SHALL CONFORM TO 9.3.1 & B.C. BUILDING CODE 2012 CONFORM WITH STRUCTURAL ENGINEER.
- ARCHITECTURAL CONCRETE TO BE DAMPPROOFED IN ACCORDANCE WITH SECTION 9.3.2.7 OF THE B.C. BUILDING CODE (2012) EDITION.
- ROOF TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS SEALED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO INSTALLATION.
- ROOF VENTING SHALL BE AS PER 9.11.1.1 OF THE B.C. BUILDING CODE 2012. UNRESTRICTED VENT AREA TO BE NOT LESS THAN 1/80TH OF THE REQUIRED OPENING LOCATED AT THE TOP OF THE SPACE AS WELL AS AT THE BOTTOM OF THE SPACE.
- WALL PLATES SHALL BE #1 OR BETTER TO SPRUCE. ALL BRG BEAMS SHALL BE #1 OR BETTER TO SPRUCE. STUCCO SHALL CONFORM TO RESIDENTIAL STANDARDS OF THE B.C. BUILDING CODE 2012. CONFORM WITH STRUCTURAL ENGINEER.
- FRAMING TO BE ANCHORED AS PER 9.23.6 OF THE B.C. BUILDING CODE 2012. POSTS TO BE ANCHORED WITH METAL POST ANCHORS. CONFORM WITH STRUCTURAL ENGINEER.
- OPENINGS SHOWN TO THE OUTSIDE OF BUILDING FACE ARE TO THE OUTSIDE FACE OF WALL SHEATHING.
- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS. PLACE JOISTS TO SUPPORTING HEAD JOIST, ETC.
- UNLESS TO BE 2" X 10" WHEN DOUBLE PLATE OR TOP UNLESS NOTED OTHERWISE.
- ALL WOODEN CONTACT WITH CONCRETE TO BE DAMPPROOFED WITH AS PER 9.23.2.3 OF B.C. BUILDING CODE 2012.
- FASTEN ALL GYPSUM WALL BOARD (5/8") IN CONFORMANCE WITH SUB SECTION 9.2.3 OF THE B.C. BUILDING CODE (2012) EDITION.
- 9.23.5.8 (1) & (2) - B.C. B.C. 2012 - PER INSULATED GYPSUM BOARD APPLICATION, NAILS SHALL BE SPACED NOT MORE THAN 160MM (6") ON CEILING SUPPORTS AND NOT MORE THAN 260MM (10") ALONG VERTICAL WALL SUPPORTS, UNLESS THAT NAILS MAY BE SPACED #100MM ABOUT 30mm APART EVERY 300mm ALONG SUCH WALL OR CEILING SUPPORTS.
- 9.23.5.8 (3) - B.C. B.C. 2012 - WHERE SINGLE LAYER GYPSUM BOARD IS APPLIED WITH DRYWALL SCREWS, THE SCREWS SHALL BE SPACED NOT MORE THAN 300MM (12") ALONG SUPPORTS, EXCEPT ON VERTICAL SURFACES THE SCREWS MAY BE SPACED NOT MORE THAN 400mm (16") O.C. WHERE THE SUPPORTS ARE NOT MORE THAN 400mm O.C.
- FRAMING GAS RETICULATING SHALL TO MANUFACTURER SPECIFICATIONS AND TO THE REQUIREMENTS OF THE CANADIAN GAS ASSOCIATION. REGULARLY CONDUCT LEAK TESTS TO MEET THE REQUIREMENTS OF SUBSECTION 9.23.2.3 OF THE B.C. BUILDING CODE (2012) EDITION. WITH MATERIAL AS PER OWNER'S SPECIFICATIONS.
- PROVIDE ACCESS THROUGH AS PER ARTICLE 9.19.2 OF THE B.C. BUILDING CODE (2012) EDITION.
- ELECTRICAL FRAMING AND VENTILATION MUST COMPLY WITH ALL RELEVANT CODES AND REGULATIONS FOR ALL REPEALS.
- EVERY EFFORT HAS BEEN MADE TO CAREFULLY PREPARE THESE DRAWINGS AND AVOID ERRORS. HOWEVER, THE PROBABILITY OF HUMAN ERROR OCCURRING AND THEREFORE THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE STRUCTURAL NOTES AND SHOP PLANS AND ASSUME RESPONSIBILITY FOR ALL BY USING THE PLANS HE ACCEPTS THAT REPRESENT.
- THE SCOPE OF THE HOME DESIGN DOES NOT ALLOW FOR THE CONDITIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE RESIDENCE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO ENGAGE THE SERVICES OF A PROFESSIONAL STRUCTURAL ENGINEER TO FULLY ASSESS THE INTEGRITY OF THE STRUCTURE TO HANDLE ALL LOADS TO WHICH IT MAY BE IN CONTACT WITH. THE DESIGNER HAS NEITHER THE LEGAL LIABILITY OR THE RESPONSIBILITY TO CONSULT THE ENGINEER BY THE REGARD.
- CONTRACTOR TO INSTALL DOORS, WINDOWS AND SKYLIGHTS WITH CLASS B FINISH PERFORMANCE REQUIREMENTS TEST PRESSURE : 150Pa FOR SLURRY WOODS / 120Pa FOR CASHEM / 100Pa FOR WINDOWS. TO CONFORM TO NRS AS PER NBC 2012 (17.4).

**SITE PLAN**





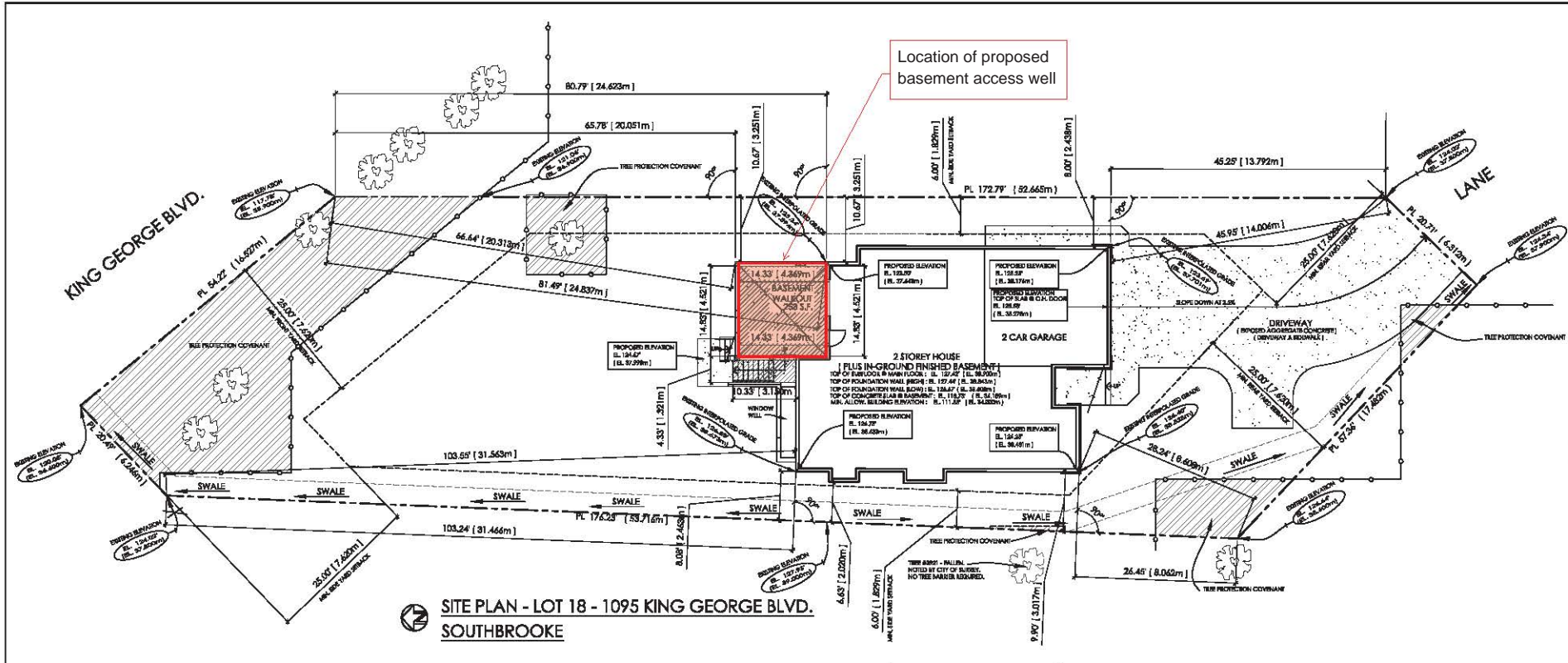
CYPRESS  
LOT 18  
SOUTHBROOKE

GENEX DEVELOPMENT CORP.  
1100-1108 FREDERICK BLVD.  
SURREY, B.C. V3R 4G8  
TEL: 604.591.5555  
WWW.GENEXCORP.COM

REVISION	DATE	BY	DESCRIPTION

CLIENT:	SINGLE FAMILY RESIDENCE
PROJECT:	SINGLE FAMILY RESIDENCE 1095 KING GEORGE BLVD., SURREY, B.C.
CONTENTS:	SITE PLAN & GENERAL NOTES

DATE:	DECEMBER 2015
SCALE:	1/8" = 1'-0"
PROJECT No.:	12-SBS1018
SHEET No.:	1
REVISION:	A-1.1



**SITE PLAN - LOT 18 - 1095 KING GEORGE BLVD.  
SOUTHBROOKE**

MIN. 17 SHRUBS OF 3 GAL. POT SIZE  
SOD TO STREET

**SITE INFO**

**LEGAL DESCRIPTION**  
LOT 18, SECTION 12, TOWNSHIP 1  
NWD PLAN SCF90764

**CIVIC ADDRESS**  
1195 KING GEORGE BLVD.  
SURREY, B.C.

**ZONING:** RF

**SITE AREA**  
10,422 S.F. { 968.2 sq.m }

**SITE COVERAGE**  
ALLOWABLE: 32% { 3,335 S.F. }  
PROPOSED: 18% { 1,856 S.F. }

**FLOOR AREA RATIO**  
ALLOWABLE: 0.60 { 6,000 S.F. X 0.60 = 3,600 S.F. }  
FOR REMAINING LOT AREA OVER 6,000 S.F.: 0.35 { 4,422 S.F. X 0.35 = 1,548 S.F. }  
TOTAL ALLOWABLE FLOOR AREA (MAXIMUM FAR 5,000 S.F. (465 SQ.M.)); 5,000 S.F.  
{ MIN. 420 S.F. OF TOTAL MUST BE RESERVED FOR GARAGE }

**FLOOR AREA RATIO**

PROPOSED:	
MAIN FLOOR:	1,223 S.F.
UPPER FLOOR:	1,045 S.F.
GARAGE (420 S.F. MIN. REQUIRED):	420 S.F.
EXTERIOR COVERED AREAS OVER 6 FT HIGH:	
10% OF TOTAL ALLOWABLE FLOOR AREA	
{ 5,148 S.F. x 10% = 515 S.F. ALLOWABLE OVERALL }	
{ 515 S.F. - 160 S.F. = 355 S.F. ALLOWABLE FOR SIDES AND REAR }	
{ 160 S.F. MUST BE RESERVED FOR FRONT COVERED AREA }	
ACTUAL REAR & SIDE COVERED AREA = 317 S.F.	
ACTUAL FRONT COVERED AREA = 52 S.F.	
COVERED AREAS OVER 10% ALLOWABLE:	0 S.F.
FLOOR AREAS OVER 12 FT. HT. SUBTRACT 200 S.F. ALLOWABLE	0 S.F.
{ 48 S.F. - 200 S.F. = -152 S.F.; NOT INCLUDED IN F.A.R. }	
ACCESSORY BUILDING OVER 105 S.F. { 10 S.M. } = N/A.	
TOTAL:	2,798 S.F.

**IN-GROUND BASEMENT:** 1,312 S.F.  
(MORE THAN 50% OF BASEMENT IS IN-GROUND, THEREFORE  
BASEMENT AREA IS NOT INCLUDED IN F.A.R. CALC.)

MAX. BASEMENT ACCESS / WELL (INCL. STAIRS): 300 S.F.  
PROPOSED BASEMENT ACCESS / WELL (INCL. STAIRS): 253 S.F.

**BUILDING HEIGHT**

ALLOWABLE: 29.52' { 9.0m }  
PROPOSED: 25.81' { 7.867m }

**AVERAGE GRADE CALCULATION:**  
123.84' + 123.62' + 126.88' = 126.44' = EL. 125.00' (EL. 38.124m)

**GENERAL NOTES**

1. TREE COVERS HAVE BEEN PREPARED IN ACCORDANCE WITH THE S.C. BUILDING CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR SAME.
3. ALL WORK SHALL CONFORM TO THE S.C. BUILDING CODE (B.C. AND ALL LOCAL MUNICIPAL CODES AND BYLAWS).
4. CONTRACTOR OBLIGATED TO VERIFY EXISTING CONDITIONS OF ALL DOORS, WINDOWS, FINISH, APPLIANCES AND ALL OTHER EQUIPMENT PRIOR TO CONSTRUCTION.
5. NOT FINISHED GRADE SHALL BE MAINTAINED AT LEAST 1/4" TO PROVIDE SUFFICIENT DRAINAGE.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE SAME.
7. ARCHITECTURAL CHANGES TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT AND SHALL BE MADE PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE SAME.
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