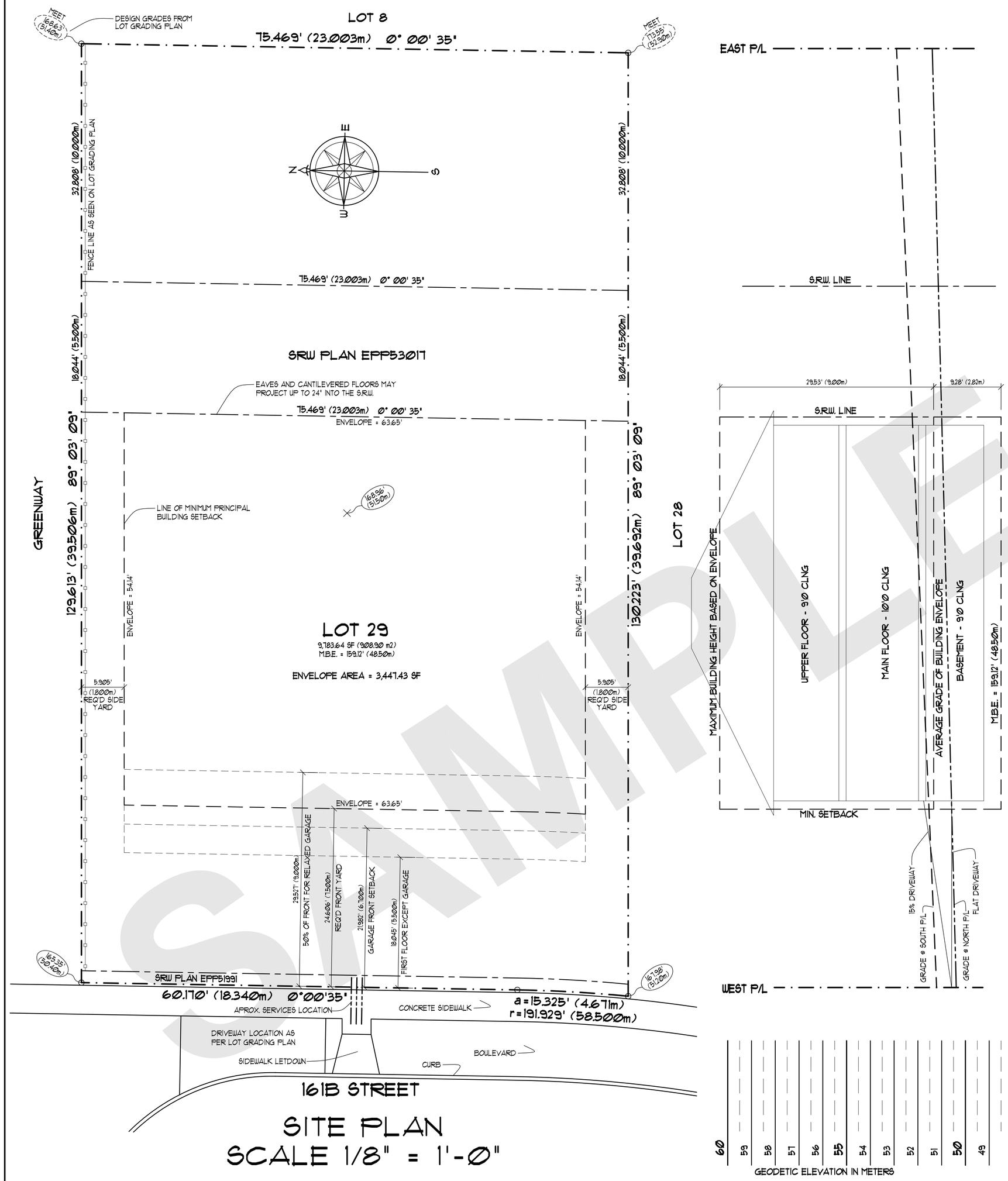

PROJECT INFORMATION

PROPERTY OWNER	REMOVED FOR PRIVACY
SITE ADDRESS	REMOVED FOR PRIVACY, SURREY B.C.
PROJECT TYPE	PROPOSED NEW SINGLE FAMILY DWELLING
AUTHORITY HAVING JURISDICTION	CITY OF SURREY
LEGAL DESCRIPTION	REMOVED FOR PRIVACY PID: REMOVED FOR PRIVACY
TITLE SEARCH	YES - MULTIPLE COVENANTS ON TITLE
ZONE	RF
SUBDIVISION	REMOVED FOR PRIVACY
DESIGN CONTROL CONSULTANT	REMOVED FOR PRIVACY
BUILDER	T.B.C.

SECONDARY SUITES

BASEMENT WITH SECONDARY SUITE

- THE MAXIMUM FLOOR AREA OF A SECONDARY SUITE IS THE LESSER OF 40% OF THE ENTIRE HABITABLE FLOOR AREA OR 968 SF (90 Sm)
- ONLY ONE SECONDARY SUITE IS PERMITTED PER RESIDENTIAL LOT.
- ONE ADDITIONAL OFF STREET PARKING SPACE MUST BE PROVIDED AND CANNOT BLOCK ACCESS TO THE REQUIRED PARKING FOR THE PRINCIPAL DWELLING.
- ALL B.C.B.C. RULES FOR SECONDARY SUITES APPLY INCLUDING FIRE RATINGS AND SEPARATIONS.

BASEMENT WITHOUT SECONDARY SUITE

- THE NUMBER OF BATHROOMS IN A BASEMENT IS UNLIMITED UNLESS STATED OTHERWISE IN THE REGISTERED BUILDING SCHEME.
- SECONDARY KITCHENS, INCLUDING A SINK AND RANGE, ARE NOT PERMITTED IN BASEMENTS.
- IT IS THE CITY'S POLICY THAT ONLY ONE BAR SINK IN A 3'0 CABINET BE ALLOWED IN BASEMENTS.
- SECONDARY LAUNDRY FACILITIES ARE NOT PERMITTED IN BASEMENTS.
- PERMIT DRAWINGS MAY INDICATE FUTURE LAYOUT OF SECONDARY SUITE WITH ROUGH-INS.
- PERMIT DRAWINGS MAY INDICATE FLOOR, WALL AND CEILING ASSEMBLIES AS 1 HOUR RATED IN ANTICIPATION OF B.C.B.C. REQUIREMENTS FOR A FUTURE SECONDARY SUITE.
- PERMIT DRAWINGS MAY INDICATE SEPARATE HEATING AND VENTILATION FOR A CERTAIN AREA IN ANTICIPATION OF B.C.B.C. REQUIREMENTS FOR A FUTURE SECONDARY SUITE.

BUILDING SCHEME SUMMARY

DRIVEWAYS AND SIDEWALKS

- DRIVEWAY TO BE ONLY EXPOSED AGGREGATE CONCRETE, STAMPED CONCRETE, OR PAVING STONES.
- FRONT ENTRY WALKWAY MATERIAL TO MATCH THE DRIVEWAY MATERIAL.
- ASPHALT SURFACING IS NOT TO BE USED ANYWHERE ON THE PROPERTY.
- DRIVEWAY TO HAVE CONTROL JOINTS ON 5' CENTERS PARALLEL TO GARAGE AND PERPENDICULAR CONTROL JOINT CENTERED ON THE CENTER OF THE OVERHEAD DOOR.

RETAINING WALLS

- RETAINING WALLS ARE MAXIMUM 2'-0" HIGH EXCEPT FOR RETAINING WALLS BELOW GRADE.

BUILDING MASSING

- REAR WALLS SHALL BE TREATED SO AS TO PREVENT A TWO STOREY HIGH FULL WIDTH WALL BEING EXPOSED TO NEIGHBOURING VIEWS. NOT MORE THAN 50% OF THE WIDTH OF THE HOMES SHALL HAVE UNBROKEN TWO STOREY MASSING. ACCEPTABLE TREATMENTS SHALL INCLUDE OFFSETTING THE UPPER FLOOR FROM THE MAIN FLOOR AT THE REAR OF THE HOME, AND/OR ADDING ROOF SKIRTING MATERIALS BETWEEN THE MAIN AND UPPER FLOORS, AND/OR BY INCORPORATING A MAIN FLOOR PROJECTION AT THE REAR CONTAINING A ROOF SURFACE THAT PARTIALLY CONCEALS UPPER FLOOR WALLS AT THE REAR OF THE DWELLING.

ROOF DESIGN, OVERHANGS, AND MATERIALS

- MINIMUM ROOF PITCH IS 6/12 AND THE MINIMUM ROOF PITCH FOR STREET FACING PROJECTIONS IS 10/12.
- THE SLOPE OF THE UPPER-MOST ROOF SYSTEM SHALL BE REDUCED WHERE IT IS DETERMINED BY THE CONSULTANT THAT A ROOF SLOPE REDUCTION WOULD REDUCE OVER-SHADOWING OF NEIGHBORING LOTS, OR WOULD PRESERVE VIEW CORRIDORS FOR NEIGHBORS.
- THE ROOF PITCH IS CONSTANT, EXCEPT AN INCREASED ROOF PITCH IS PERMITTED ON ROOFS OVER STREET FACING WALL PROJECTIONS AND A DECREASED ROOF PITCH IS PERMITTED AT A COVERED ENTRY VERANDA OR A DORMER.
- ONLY THE FOLLOWING ROOFING MATERIALS ARE USED: ASPHALT SHINGLES IN A 'SHAKE PROFILE' ONLY WITH A 40 YEAR OR GREATER WARRANTY, WHICH ARE ACCOMPANIED BY A PRE-FORMED MANUFACTURED RAISED RIDGE CAP, AND METAL ROOFING ON FEATURE ELEMENTS SUCH AS BOX WINDOWS.

COVERED PARKING

- GARAGE IS LIMITED TO A TWO CAR GARAGE AND CANNOT BE A CARPORT.
- WALL MASS OVER THE GARAGE DOOR IS LIMITED TO NO MORE THAN 2'-4" (0.70m)
- PANEL DESIGN OF THE GARAGE DOOR MUST SUIT THE DESIGN OF THE ENTRY DOOR.

BALCONIES

- THERE ARE NO BALCONIES, PATIOS, DECKS, ETC. ON THE FRONT OR SIDES OF THE DWELLING, EXCEPT:
  (1) COVERED ENTRY VERANDAS ARE PERMITTED AT THE MAIN FLOOR AT THE FRONT SIDE OF THE HOME.
  (2) AN UPPER FLOOR BALCONY ON THE FRONT IS PERMITTED OF MAX 80SF AND BUILT INTO A ROOFLINE.

FOUNDATION EXPOSURE

- THE FOUNDATION EXPOSURE DOES NOT EXCEED 16" (0.4m) EXCEPT FOR STEPPED FOUNDATIONS.

EXTERIOR MATERIALS AND TRIM

- MINIMUM 2x8 FASCIA BOARDS ARE TO BE USED.
- MINIMUM 2x10 WITH MINIMUM 1x4 ON 1x6 LAYERED GABLE BARGE BOARDS ARE TO BE USED.
- NOT MORE THAN THREE DIFFERENT CLADDING MATERIALS, EXCLUDING TRIM, MAY BE APPLIED TO ANY ELEVATION.
- ONLY THE FOLLOWING MATERIALS ARE USED, WITH REQUIRED ACCENT MATERIALS MEASURED AS A PERCENTAGE OF THE EXPOSED WALL FACE ON THE FRONT FACADE, INCLUDING WINDOW AND DOOR AREA:
  - STUCCO - 33 PERCENT BRICK OR STONE
  - STUCCO - 50 PERCENT CEDAR OR WOOD SHINGLES OR FIBER CEMENT BOARD
  - STUCCO - 33 PERCENT CEDAR PLUS 10 PERCENT BRICK OR STONE
  - CEDAR - 33 PERCENT BRICK OR STONE
  - FIBER CEMENT BOARD - 20 PERCENT BRICK OR STONE
  - FIBER CEMENT BOARD - 30 PERCENT CEDAR OR WOOD OR FIBER CEMENT BOARD SHINGLES, OR 1x10 BATTENS OVER FIBER CEMENT BOARD
  - FIBER CEMENT BOARD - 25 PERCENT CEDAR PLUS 10 PERCENT BRICK OR STONE
- VINYL SIDING IS NOT TO BE USED AS AN EXTERIOR WALL CLADDING.
- ACCENTS SUCH AS BRICK OR STONE ARE NOT USED UNLESS THEY TURN THE CORNER AND EXTEND A MINIMUM OF 4'-0" (12m) OR TO A VERTICAL BREAK IN THE RETURN WALL SUCH AS A CHIMNEY OR A WALL PROJECTION, EXCEPT THAT WHERE A STONE OR BRICK RETURN IS DESIGNED TO SIMULATE A COLUMN, THE RETURN SHALL BE AT LEAST EQUAL TO THE WIDTH OF THE COLUMN FACE.
- BRICK OR STONE ARE NOT USED AS AN ACCENT ON THE FRONT FACE UNLESS IT COVERS AT LEAST 20% OF THE EXPOSED FACE, PREFERABLY LOCATED AT THE BASE OF THE WALL FACE, OR IS IN ACCORDANCE WITH THE PERCENTAGES OUTLINED ABOVE.
- ONLY 1x4 NOMINAL OR 1x6 NOMINAL TRIM IS USED ON ALL STREET FACING ELEVATIONS.
- THE BASE OF THE STRUCTURE AT THE FRONT OF THE HOME IS DEFINED BY THE USE OF 2x10 NOMINAL RAISED BASE TRIM, OR BY THE USE OF A SOLDIER COURSE OF BRICK, OR BY THE USE OF A STONE ACCENT MATERIAL.
- NOT LESS THAN THREE OF THE FOLLOWING DETAILING ELEMENTS SHALL BE INCLUDED ON ALL DWELLINGS: FURRED OUT WOOD POSTS, ARTICULATED WOOD POST BASES, WOOD DENTIL DETAILS, LOUVERED WOOD VENTS, DECORATIVE WOOD BRACES, ARTICULATED GABLE ENDS, AND GENEROUS WOOD TRIM AROUND WINDOWS AND DOORS WHICH INCLUDE LAYERED OR CROWN MOULDINGS ABOVE THE ENTRANCE DOOR AND KEY FOCAL OPENING.

WINDOWS

- WINDOW OPENINGS ON THE FRONT FACADE ARE ONLY OF A CONSISTENT GEOMETRICAL SHAPE WITH THE EXCEPTION THAT A MAXIMUM OF TWO FEATURE WINDOWS ON THE LOWER FLOOR MAY BE OF A DIFFERENT SHAPE.
- NO BASEMENT WINDOWS ARE ALLOWED ON THE FRONT ELEVATION EXCEPT IN UNIQUE GRADING SITUATIONS.

FRONT ENTRY

- THE FRONT ENTRANCE DOES NOT EXCEED 12.0' MEASURED FROM STOOP TO U/S OF ENTRY ROOF.
- THE FRONT ENTRANCE PORCH AND DECK MUST BE ARCHITECTURALLY TREATED CONCRETE, NOT WOOD.

CHIMNEYS

- ALL CHIMNEYS VISIBLE FROM THE STREET ARE TO HAVE A FOUNDATION.
- DIRECT VENT FIREPLACE CHASES VISIBLE FROM THE STREET ARE TO HAVE A FOUNDATION.

OUTDOOR COVERED AREA CALCULATION:

PROPOSED FOR FRONT	0.00 SQFT.	
RESERVE FOR FRONT	161.46 SQFT.	
RESERVE REMAINING	161.46 SQFT.	
PROPOSED FOR REAR	0.00 SQFT.	
RESERVE FOR REAR	139.93 SQFT.	
RESERVE REMAINING/OVERAGE	139.93 SQFT.	
TOTAL PROP. OUTDOOR COVERED AREA		0.00 SQFT.
TOTAL RESERVE REMAINING		301.39 SQFT.
TOTAL COVERED AREA AND RESERVE		0.00 SQFT.
10% OUTDOOR COVERED AREA ALLOWANCE		493.12 SQFT.
BALANCE COUNTED TOWARDS F.A.R.		0.00 SQFT.

EXTENDED HEIGHT CEILING CALCULATION:

PROPOSED EXTENDED HEIGHT CEILINGS	0.00 SQFT.
EXTENDED HEIGHT CEILING ALLOWANCE	204.52 SQFT.
BALANCE COUNTED TOWARDS F.A.R.	0.00 SQFT.

GROSS FLOOR AREA CALCULATION:

PROPOSED UPPER FLOOR AREA		0.00 SQFT.
PROPOSED MAIN FLOOR AREA		0.00 SQFT.
TOTAL FLOOR AREA		0.00 SQFT.
PROPOSED GARAGE AREA	0.00 SQFT.	
RESERVE FOR GARAGE	419.80 SQFT.	
RESERVE REMAINING	419.80 SQFT.	
GARAGE AREA COUNTED TOWARDS F.A.R.		0.00 SQFT.
TOTAL FLOOR AREA INCLUDING GARAGE		0.00 SQFT.
OUTDOOR COVERED AREA OVERAGE		0.00 SQFT.
EXTENDED HEIGHT CEILING OVERAGE		0.00 SQFT.
TOTAL PROPOSED GROSS FLOOR AREA		0.00 SQFT.
MAX. PERMITTED GROSS FLOOR AREA		4,931.27 SQFT.

ZONING ANALYSIS

BUILDING SETBACKS

STRUCTURE	FRONT YARD	REAR YARD	SIDE YARD	FLANKING ST.
PRINCIPAL BUILDING	24.606' (7.5m)	24.606' (7.5m)	5.905' (1.8m)	11.811' (3.6m)
ACCESSORY BUILDINGS	59.055' (18.0m)	5.905' (1.8m)	3.280' (1.0m)	24.606' (7.5m)

BUILDING SETBACK NOTES:

- FRONT SETBACK FOR FIRST FLOOR MAY BE 18.045' (5.5m) FOR 50% OF THE FRONT EXCLUDING GARAGE.
- IF 50% OF THE FRONT IS SETBACK 23.53' (7.0m) THEN AN ATTACHED GARAGE WITH FRONT FACING DOORS CAN BE SETBACK 21.982' (6.7m). THE GARAGE IN THIS CASE CAN ONLY BE 50% FORWARD OF THE FRONT OF THE HOUSE. A THIRD PARKING BAY DOOR MUST BE SET BACK 2.95' (0.9m) FROM THE FIRST TWO PARKING BAY DOORS.
- 50% OF THE REAR FACE MAY BE SETBACK 19.685' (6.0m) IF THE REMAINDER IS AT LEAST 27.887' (8.5m).
- THE REAR YARD SETBACK FROM A NATURAL GAS TRANSMISSION ROW IS 24.6' (7.5m).
- IN-GROUND SWIMMING POOLS ARE CONSIDERED ACCESSORY BUILDINGS WITH REGARDS TO SETBACKS.

PERMITTED ENCROACHMENTS	FRONT YARD	REAR YARD	SIDE YARD	FLANKING ST.
F/P, CHIMNEYS (1)	2.0' (0.6m)	2.0' (0.6m)	2.0' (0.6m)	2.0' (0.6m)
HUTCHES (1)	2.0' (0.6m)	2.0' (0.6m)	2.0' (0.6m)	2.0' (0.6m)
BOX WINDOWS (1)	2.0' (0.6m)	2.0' (0.6m)	2.0' (0.6m)	2.0' (0.6m)
BAY WINDOWS (1)	2.0' (0.6m)	2.0' (0.6m)	2.0' (0.6m)	2.0' (0.6m)
EAVES	2.0' (0.6m)	2.0' (0.6m)	2.0' (0.6m)	2.0' (0.6m)
VENEER (2)	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
DECK / PORCH	2.0' (0.6m)	2.0' (0.6m)	2.0' (0.6m)	2.0' (0.6m)
STAIRS (3)	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT

PERMITTED ENCROACHMENT NOTES:

(1) ELEMENT IN REQUIRED YARD TO BE MAX 8'0 WIDE PER WALL FACE PER FLOOR
(2) VENEER SUPPORTED BY FOUNDATION NOT ALLOWED. Pol/Nov12-11/AM/JM/Howe
(3) STAIRS IN REQUIRED YARD TO BE NOT MORE THAN 3 TREADS OR 24" ABOVE GRADE.

LOT AREA

9,783.64 SF	908.90 m2

FLOOR AREA RATIO

GROSS ALLOWABLE PERCENT	60% OF FIRST 560m2, 35% OF BALANCE	
GROSS FLOOR AREA CAP	5,005.38 SF (N/A)	465.00 m2
GROSS ALLOWABLE FLOOR AREA	4,931.27 SF	458.11 m2
DEDUCT GARAGE RESERVATION	419.80 SF	39.00 m2
GROSS FLOOR AREA N.I.C. GARAGE	4,511.47 SF	419.11 m2
10% OF G.F.A. FOR OUTDOOR AREA	493.12 SF	45.81 m2
PROPOSED GROSS FLOOR AREA	.	.
PROPOSED GARAGE AREA	.	.
PROP. FLOOR AREA N.I.C. GARAGE	.	.
PROPOSED OUTDR. COV. AREA	.	.

INCLUDED
FLOOR AREA
CANT'D FLOORS
ATTIC TRUSS SPACES
OUTDOOR COV. AREA (1)
OVER 12'0 CLNGS X2 (2)
ALL STAIRWELLS (2)

NOT INCLUDED
CANT'D FIREPLACES
BOXED WINDOWS
IN-GROUND BASEMENTS
CRAWLSPACES < 4'-11"

FLOOR AREA RATIO NOTES:

(1) ALL OUTDOOR COVERED AREA IS COUNTED IN FLOOR AREA RATIO EXCEPT 10% TIMES THE GROSS FLOOR AREA AS CALCULATED ABOVE. 161.46 SF (15.00 m2) OF THE 10% MUST BE RESERVED FOR A FRONT PORCH OR VERANDA. 139.93 SF (13.00 m2) OF THE 10% MUST BE RESERVED FOR COVERED OUTDOOR AREA IN THE REAR OF THE HOME. IF THE 10% IS USED ENTIRELY IN THE FRONT OR THE REAR THE RESERVE AREA MUST BE TAKEN FROM THE GROSS FLOOR AREA.

(2) STAIRWELLS AT ALL FLOOR LEVELS WILL BE INCLUDED IN FLOOR AREA RATIO AND CEILINGS GREATER THAN 12'-0" WILL BE COUNTED TWICE IN FLOOR AREA RATIO EXCEPT FOR AN ALLOWANCE OF 204.52 SF (19.00m2) FOR STAIRWELLS AND CEILINGS OVER 12'-0".

- ACCESSORY BUILDING OVER 107.64 SF TO BE INCLUDED IN F.A.R.
- GARAGE AREA EXCEEDING 419.80 SF RESERVATION TO BE TAKEN OUT OF F.A.R.
- ALL AREAS USED FOR COVERED PARKING ARE TO BE INCLUDED IN THE F.A.R. CALCULATION UNLESS THE COVERED PARKING IS LOCATED IN THE BASEMENT.
- GARAGE IN BASEMENT IS EXCLUDED FROM F.A.R. AND RESERVATION IS USED AS FLOOR AREA.
- THE GROSS AREA CAP OF 5,005.38 SF APPLIES TO ALL LOTS NO MATTER WHAT SIZE.
- AREAS WITHIN ATTIC TRUSSES, WHETHER FINISHED OR UNFINISHED, WILL BE INCLUDED IN THE CALCULATION OF FLOOR AREA RATIO.
- COVERED PATIOS / PORTE COCHERES THAT ARE ACCESSIBLE BY A VEHICLE WILL BE CONSIDERED A CARPORT AND INCLUDED IN FLOOR AREA RATIO
- A BASEMENT HAS AT LEAST 50% OF ITS VOLUME IN GROUND AS MEASURED FROM THE TOP OF THE SLAB TO THE TOP OF THE NEXT FLOOR ABOVE AND IN RELATION TO THE LOWER OF THE AVERAGE EXISTING GRADE (FINISHED GRADE AS INDICATED ON A LOT GRADING PLAN) OR THE AVERAGE PROPOSED GRADE.
- WHEN DETERMINING THE LOWER OF THE AVERAGE EXISTING GRADE OR THE AVERAGE PROPOSED GRADE, THE GRADES AT THE FOUR EXTREME CORNERS OF THE PROPOSED BUILDING ARE USED. THE LOWER OF THE PROPOSED OR EXISTING GRADE AT EACH CORNER IS NOT TO BE TAKEN SEPARATELY BUT RATHER THE AVERAGE OF ALL OF THE PROPOSED GRADES OR THE AVERAGE OF ALL OF THE EXISTING GRADES IS TO BE USED.
- BASEMENTS, AS DEFINED ABOVE, MAY BE EXCLUDED FROM F.A.R. WHETHER THEY ARE LOCATED IN THE PRINCIPAL DWELLING OR AN ACCESSORY BUILDING. BASEMENT AREA BEYOND THE PERIMETER OF THE MAIN FLOOR ABOVE WILL BE COUNTED IN F.A.R.
- COVERED PATIOS AT THE BASEMENT LEVEL WHICH APPEAR TO BE MOSTLY ENCLOSED WILL BE INCLUDED IN FLOOR AREA RATIO. TO EXCLUDE THESE AREAS THEY SHOULD BE OPEN ON TWO SIDES AND HAVE ACCESS FROM THE EXTERIOR. Pol/Nov04-11/AM/JM/Howe
- ACCESSORY BUILDINGS (TOTAL COMB.) MAY NOT HAVE MORE FLOOR AREA THAN THE PRIN. DWELLING.

80/20 RULE:

- UPPER FLOOR NOT TO EXCEED 80% OF MAIN FLOOR AREA INCLUDING GARAGE BUT NO PART IN THE 24.6' (7.5m) FRONT SETBACK. THE 20% REDUCTION SHALL BE ON THE FRONT OR SIDES INCL. PORCH BUT NO PART IN THE 24.6' (7.5m) FRONT SETBACK.
- THE 80% UPPER FLOOR INCLUDES ALL OPEN TO BELOW AREAS AND STAIRWELLS. A VAULTED CEILING ON THE MAIN FLOOR MAY BE CONSIDERED AN OPEN TO BELOW AREA OF THE UPPER FLOOR IF THE CEILING STARTS AT A POINT HIGHER THAN 12" ABOVE THE MAIN FLOOR.

LOT COVERAGE

ALLOWABLE PERCENT CALCULATION		40% FOR LOTS 560m2 OR LESS 40%-2% FOR EACH 93m2 OVER 560m2	
ALLOWABLE AREA	+ 32%	3,130.16 SF	290.85 m2
PROPOSED PERCENT		.	
PROPOSED AREA		.	.

INCLUDED
FLOOR AREA
CANT'D FLOORS
GARAGE
ACCESSORY BUILDING
CVRD. DECKS/PORCHES
DECKS 24" ABOVE GRADE
EAVES EXCEEDING 24"
BOXED WINDOWS
POOLS 24" ABOVE GRADE
CANT'D FIREPLACES

NOT INCLUDED
STRUCT. < 24" ABOVE E.G.

LOT COVERAGE NOTES:

- ACCESSORY BUILDINGS (TOTAL COMB.) MAY NOT HAVE MORE LOT COVERAGE THAN THE PRINCIPAL DWELLING.

BASEMENT ACCESS WELLS

- BASEMENT ACCESS AND BASEMENT WELLS ARE PERMITTED ONLY BETWEEN THE PRINCIPAL BUILDING AND THE REAR LOT LINE AND MUST NOT EXCEED A MAXIMUM AREA OF 28.0 m2 (301.39 SQFT.), INCLUDING THE STAIRS.

BUILDING HEIGHT

PRINCIPLE BLDG ALLOWED	29.53' (9.0m) (1)	PRINCIPLE BLDG PROPOSED	.
ACCESSORY BLDG ALLOWED	16.40' (5.0m)	ACCESSORY BLDG PROPOSED	.

BUILDING HEIGHT NOTES:

(1) MAX HEIGHT FOR ROOF PITCH LESS THAN 3/12 IS 23.95' (7.30m) TO TOP OF ROOF.

- BUILDING HEIGHT IS MEASURED FROM THE LOWER OF THE AVERAGE EXISTING GRADE (FINISHED GRADE AS INDICATED ON A LOT GRADING PLAN) OR THE AVERAGE PROPOSED GRADE.
- WHEN DETERMINING THE LOWER OF THE AVERAGE EXISTING GRADE OR THE AVERAGE PROPOSED GRADE, THE GRADES AT THE FOUR EXTREME CORNERS OF THE PROPOSED BUILDING ARE USED. THE LOWER OF THE PROPOSED OR EXISTING GRADE AT EACH CORNER IS NOT TO BE TAKEN SEPARATELY BUT RATHER THE AVERAGE OF ALL OF THE PROPOSED GRADES OR THE AVERAGE OF ALL OF THE EXISTING GRADES IS TO BE USED.
- BUILDING HEIGHT IS TO THE TOP OF A FLAT ROOF OR MEAN OF A PITCHED ROOF. THE MEAN BEING THE HALF WAY POINT BETWEEN THE EAVE AND THE RIDGE. THE EAVE BEING THE UNDERSIDE OF A ROOF OVERHANG AND IS TYPICALLY TAKEN AS THE UNDERSIDE OF THE SOFFIT FINISH. DORMERS WHICH OCCUPY MORE THAN 25% OF THE ROOF PLANE THEY SIT ON WILL HAVE THEIR EVES COUNTED AS THE BASIS FOR DETERMINING EAVE TO RIDGE MEAN ROOF HEIGHT.

GEODETIC ELEVATIONS

ROOF PEAK ELEV	.	GARAGE SLAB @ ENTRY ELEV	.
ROOF MEAN ELEV	.	AVERAGE EXISTING GRADE	.
UPPER FLOOR CEILING ELEV	.	BASEMENT SLAB ELEV	.
UPPER FLOOR PLYWOOD ELEV	.	ALLOUABLE (M.B.E.)	.
MAIN FLOOR PLYWOOD ELEV	.	SEWER INVERT @ P. L.	.

SITE SERVICING NOTES:

- IF THERE IS NO M.B.E. REGISTERED ON A LOT THE CITY MAY REQUIRE A PROFESSIONAL ENGINEER TO DETERMINE THE M.B.E. FOR THE LOT. THERE IS NO WAY OF KNOWING IF THE CITY WILL REQUIRE THE M.B.E. TO BE DETERMINED BY A PROFESSIONAL ENGINEER WITHOUT CONTACTING THE CITY BUILDING DEPARTMENT. GENERALLY AN ENGINEER IS ONLY REQUIRED WHEN A BASEMENT IS PROPOSED.
- PUMPING OF STORM SERVICE IS NOT ALLOWED UNLESS THE PROPOSED MAIN FLOOR IS LOWER THAN THE STORM SERVICE OR FRONTING DITCH, IN WHICH CASE AND ENGD SYSTEM IS ALLOWED.
- PERIMETER DRAINAGE MAY NOT BE REQUIRED IF APPROVED BY A PROFESSIONAL ENGINEER.

DRIVEWAY

ALLOWABLE SLOPE	15.00%
PROPOSED SLOPE	.
MAX WIDTH @ R	19.68' (6.0m)

DRIVEWAY NOTES:

- MAXIMUM 33% DRIVEWAY AREA IN REQUIRED FRONT AND SIDE YARDS.
- ONLY ONE DRIVEWAY ACCESS IS ALLOWED FOR NON-CORNER LOTS, TWO DRIVEWAY ACCESSES ARE ARE ALLOWED FOR CORNER LOTS (ONE ON THE FRONT AND ONE ON THE SIDE).
- DRIVEWAY MUST MEET EXISTING GRADE AT LOT LINE +- 4" (0.1m).

PARKING:

- TWO (2) OFF STREET PARKING SPACES ARE REQUIRED FOR EACH SINGLE FAMILY DWELLING.
- MINIMUM CLEAR INSIDE DIMENSIONS FOR A SINGLE GARAGE = 10'5" (3.2m) x 20'0" (6.1m)
- MINIMUM CLEAR INSIDE DIMENSIONS FOR A DOUBLE GARAGE = 18.1' (5.1m) x 20'0" (6.1m)

SAMPLE

SITE ANALYSIS FOR LOT 29

THESE DRAWINGS SHOULD BE PRINTED ON 34"x26" PAPER TO BE AT SCALE INDICATED. ON REDUCED SIZE THEY WILL NOT BE TO SCALE.

JANUARY 05, 2016
SCALE AS NOTED

SHEET 1 OF 1

#88 - 1959 - 152nd STREET
SOUTH SURREY, B.C. V4A 9E3
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DESIGN BY RAYMOND S. BONTER, DESIGNER LTD.