

September 17, 2019

FOI No: 2019-38

VIA E-MAIL – Redacted

**Redacted**

Dear Redacted

Re: Request for Records  
*Freedom of Information and Protection of Privacy Act*

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The City of White Rock has processed your request for access to the following records pursuant to the *Freedom of Information and Protection of Privacy Act (the Act)*:

- *A copy of the complete development file for 15047 Beachview Ave, including all drawings, surveys, etc.*

Access to these records is available. However, some of the records contain information that is excepted from disclosure under the Act. I have severed the excepted information so that I could disclose to you the remainder of the records as attached.

The severed information is excepted from disclosure under sections 22 and 15 of the Act. Severing under section 22 is necessary to avoid disclosing third-party personal information without permission. Severing under section 15 is necessary to protect the security of the subject property. As a policy, the City will only disclose interior floorplans to a property owner or their agent.

**Corporate Administration**  
P: 604.541.2212 | F: 604.541.9348

**City of White Rock**  
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

**WHITE ROCK**  
*City by the Sea!*

[www.whiterockcity.ca](http://www.whiterockcity.ca)

Please contact our office if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "K Overton", with a long, sweeping horizontal line extending to the right.

Ken Overton  
Manager, Property, Risk Management, and FOI  
604-541-2104

Att.

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner  
3rd Floor, 756 Fort Street  
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.







NAME OF CONTRACTOR: **Redacted S. 22** **Redacted S. 22**

JOB ADDRESS & TYPE OF CONSTRUCTION: 15047 BRACKVIEW AVE SINGEL FAMILY PERMIT # 138 DATE OF ISSUE: 2300

TRADE (SUB) SUB-CONTRACTOR ADDRESS PHONE #

EXCAVATING: GRANTS EXCAVATING 14071 - 65 AVE SURREY 591-56

CONCRETE/CONC. PUMPING: CENTRAL READY MIX 6461 FURUELL AVE RBY 583-61

DRAIN TILE/SEWER: OCEAN PARK EXCAVATING 521-10

FRAMING: DENARI HOMES 530-240

MASONRY: N/A

✓ ROOFING: PERRY'S ROOFING 21926 - 61<sup>st</sup> AVE 533-6

✓ INSULATION: <sup>#2620</sup> 900552 PLUS 10239 - 157<sup>th</sup> ST V3R BCA 581-3584  
EXP 2009 '92 QUALITY INSULATION 10239 - 157<sup>th</sup> ST SEY 582-020

RE-BAR PLACEMENT: J & J 19551 (OUBHEED) HWY PITT MEADOWS 644 620

✗ PLUMBING: DIAL MECHANICAL LTD. PUMPING 10476 - 137<sup>th</sup> ST V3T 4H5 583-483

✓ ELECTRICAL: ABBEY ELECTRIC 535-126

JAMP PROOFING: SUNNYSIDE JAMP PROOFING. ALSO AT 12012 COLWITT 536-884

✓ DRYWALL: ITQUEST + SONS (WIRING ONLY) 536-490

✗ STUCCO: PRECISION TROWEL TEV 1450 JENNIFER DR WIR 581-8306

✓ HEATING: DIAL PUMPING MECHANICAL. V4H SEB. 583-48

✓ VINYL DECKING: JEM DECKS MIKE 643-5544 882-1814 536-065

✓ GUTTERS: CHALLET INDUSTRIES 21850 - 61<sup>st</sup> AVE LANGLEY 534-472

SKYLIGHTS: NATIONAL WINDOWS 9819 - 192<sup>nd</sup> ST SEY 888 0511

CARPETING: RAMCO'S 117-20575 LANGLEY - BY-PASS 530-534

CABINETS: CANAC KITCHENS 40 12620 BEDFORD PT 263 5463 273-89

INTERIOR FINISH: ELMER'S FINISHING 26-2015 TRUTHWAY CLEARCOCK 853-910

CERAMIC TILE: **Redacted S. 22** **Redacted S. 22**

PAINTING: SPECTRA PAINTING 855-7304 582-021

FIREPLACE: FIREPLACES UNLIMITED 6011 - 196<sup>th</sup> ST LANGLEY 534-894

IRON WORK: M & SCOTT RAILINGS 15198 - 91A SEY 576-6709

INTERCOMS: N/A

SPRINKLER SYSTEMS: N/A

BLACKTOP/PAVING: PEACE ARCH PAVING 51-111

LANDSCAPING: CONTRACTOR 53021540 V3LAP7

CLEAN-UP: CONTRACTOR 599 9344

**KINNEAR INDUST.**  
UNIT # 105 - 6270 - 205<sup>th</sup> ST  
LANGLEY  
53021540 V3LAP7  
S. 22

NOTE: To be completed in full and returned to the Permits & Licences Dept. before final inspection for Occupancy Approval. The above information is to the best of my/our belief and is true and correct.

SIGNED: **Redacted S. 22** BUILDING CONTRACTOR

CASP ENTERPRISES LTD 657-7430 FOR: #10-8468-162ST. SURREY V3S 3V4 #2960 870,99 31004 192.





THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall,  
White Rock, B.C.  
Tel. No.: 531-9111  
Fax.No.: 538-6049

# Inspection Report

NAME: ..... PERMIT No. 138 - 91

ADDRESS: 15047 beachview ave. SHEET No. 1

TYPE OF INSPECTION: final DATE: Mar 29/93

AREA OF INSPECTION: .....

Occupancy - approved subject to :

1.) owner to submit a letter in regards to constructing a retaining wall north of P. Eng. wall along property line to retain east neighbours original grade.

2.) letter rec'd from P. Eng stating Eng. retaining wall will retain original east grade & treated timbers are in good condition.

SIGNATURE: ..... INSPECTOR: [Signature]

DATE: .....

Please sign this form when the work is completed and return to the above department.

CORPORATION OF THE CITY OF WHITE ROCK

REFERENCE

Cashier's Receipt

TREASURER'S DEPARTMENT

Dec 21 19 92

Redacted S. 22

RECEIVED from

the sum of

thirty five

Dollars

in payment of

provisional occup permit @ 15047

\$ 35.00

CITY TREASURER

1#3442A12-21'92 BLDG. PER.35.00 10:23AM

beachview ave.

THIS RECEIPT IS VALID ONLY WHEN BEARING CITY CASH REGISTER IMPRESSION

CORPORATION OF THE CITY OF WHITE ROCK

REFERENCE

Cashier's Receipt

TREASURER'S DEPARTMENT

Dec 21 1992

Redacted S. 22

RECEIVED from

the sum of one thousand

Dollars

in payment of provisional accamp bond @ 15047  
\$ 1000

CITY TREASURER

PROV. OCC. 1,000.00

3442A12-21'92

10:23AM

beachview ave

THIS RECEIPT IS VALID ONLY WHEN BEARING CITY CASH REGISTER IMPRESSION



THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall,  
White Rock, B.C.  
Tel. No.: 531-9111  
Fax.No.: 538-6049

# Inspection Report

NAME: ..... PERMIT No. ....  
ADDRESS: 15047 beachview ave SHEET No. 1  
TYPE OF INSPECTION: provisional occupancy DATE: Dec 11/92  
AREA OF INSPECTION: .....

- 1) temp. relief valves on boiler & hot water tank to terminate over floor drain.
- 2) adjust selfclosure on basement / garage rm. door.
- 3) main floor ceiling to be completed.
- 4) 4'-0" guardrail to be built on east property line retaining wall.
- 5) mech ventilation sheet & trades list.
- 6) const. debris @ rear to be cleaned up.

provisional occupancy - approved  
subject to : \$1000. - prov. bond &  
#35. - permit fee paid by  
Dec 16/92.

SIGNATURE: ..... INSPECTOR: *[Signature]*  
DATE: .....

Please sign this form when the work is completed and return to the above department.





# THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT

TEL. NO: 531-9111

FILE COPY

CITY HALL  
P.O. BOX 188  
WHITE ROCK, B.C.  
V4B 5C6

1992 April 08

**Redacted S. 22**

Dear Sir:

RE: 15043 and 15047 BEACHVIEW AVENUE:

In October, 1991 when the permits for the above properties were being issued, and the discussions regarding the boulevard and the trees were taking place, it was agreed that you supply the City with a landscape plan of the boulevard area adjacent to your properties for our approval.

At this time we have not received the landscaping proposal, and as the time is approaching when you will be requesting occupancy of the properties, I do not wish this to become an issue.

Would you please prepare, and submit to us, your proposal for the landscaping on the boulevard for our approval.

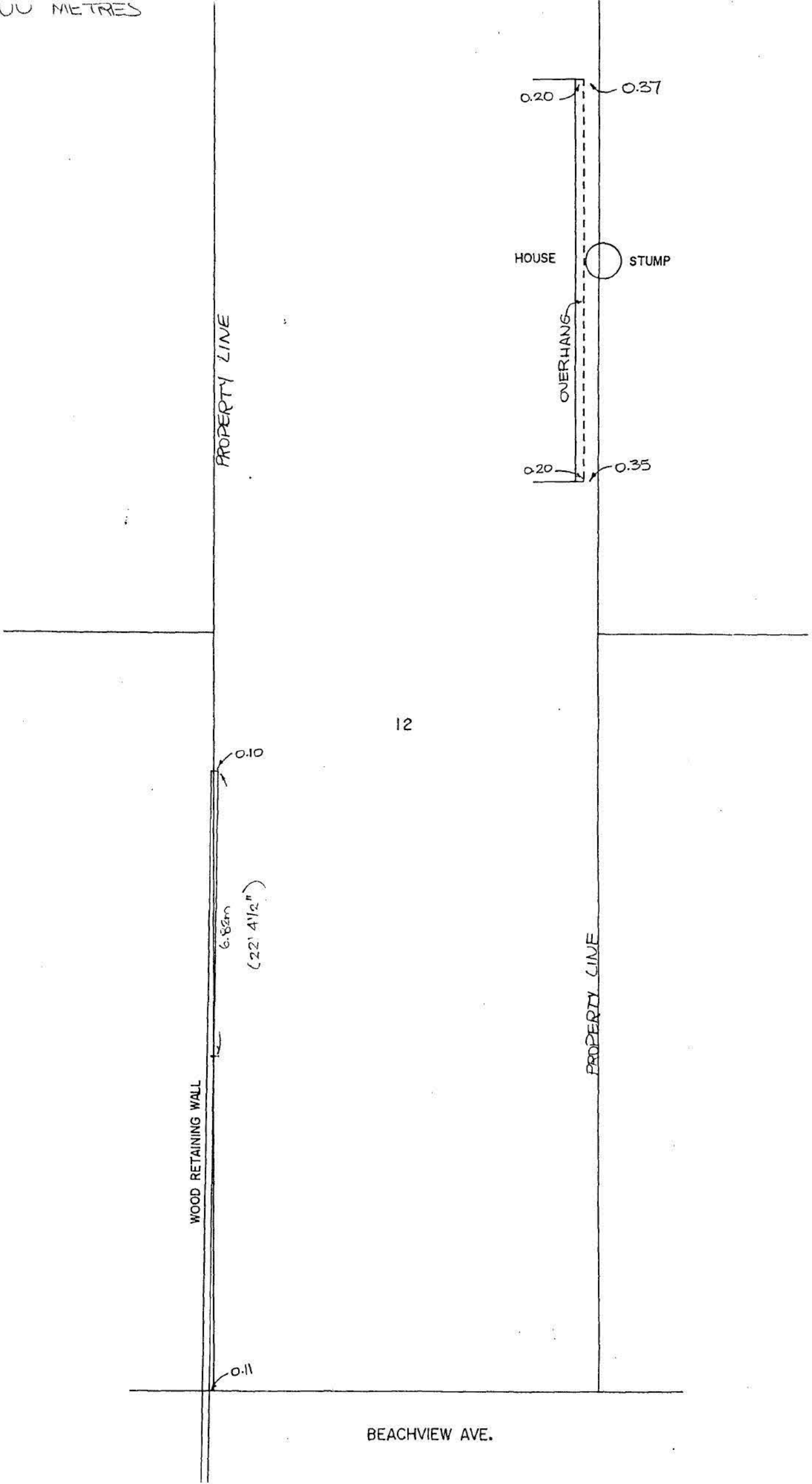
Your prompt attention to this would be appreciated.

Yours truly,

A handwritten signature in cursive script, appearing to read "C. G. Atchison".

C. G. Atchison,  
Director, Permits & Licences

CGA/mm



12

BEACHVIEW AVE.



# ENGINEERING CONSULTANTS LTD.

Civil - Structural - Materials - Metallurgical

March 24, 1992.

City of White Rock,  
Permits & Licences Dept.  
15322 Buena Vista Avenue,  
White Rock, B.C.  
V4B 1Y6

Attn: Mr. Colin Atchison

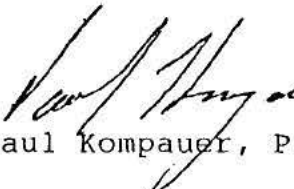
Dear Sir:

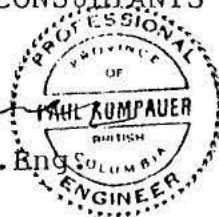
RE: STRUCTURAL INSPECTION - FRAMING @ 15047  
AND 15043 BEACHVIEW AVENUE, WHITE ROCK

This will certify that the framing for the above-mentioned duplex, as installed, conforms to the plans and specifications as issued for a building permit and meets the requirements of the B.C. Building code, latest edition, as adopted by the City of White Rock for their building by-law.

Sincerely,

KDR ENGINEERING CONSULTANTS LTD.

  
Paul Kompauer, P. Eng.



PK:p11



D. MAGNUSSON, P.Eng., Chief Inspector  
J. VALLY, P.Eng., Deputy Chief Inspector  
B. RIDDICK, P.Eng., M.B.A., Deputy Chief Inspector

Fax  
(604) 591-2680

**MECHANICAL VENTILATION CHECKLIST A-1**

**FOR USE WITH NON-DISTRIBUTED VENTILATION SYSTEMS SUCH AS THOSE USUALLY FOUND IN HOUSES WITH ELECTRIC HEATING AND HOT WATER HEATING.**

**FOR USE WITH SYSTEMS IN WHICH A FAN IS TO BE CONTROLLED AUTOMATICALLY BY A DEHUMIDISTAT.**

Civic Address	<u>15047 Beechview</u>	Permit No.	_____
Total interior dwelling volume	<u>16000</u>	ft <sup>3</sup> (A)	
Required exhaust capacity for 0.5 air changes/hr = Volume x 0.5/60			
	=	<u>133</u>	cfm (B)

- Using the volume from box (A), go to Table 9.33.3.B. and find the minimum ventilation rate which must be controlled automatically from Column 3 of the Table.

Minimum required automatic rate 85 cfm (C)

- Select a fan or fans to provide this rate (or more) at a static pressure (S.P.) of 0.2" and a sound rating of less than 2.5 sones.

Fan 1: Make \_\_\_\_\_ Model BROWN Cfm 95 Sones 2.5

Fan 2: Make \_\_\_\_\_ Model \_\_\_\_\_ Cfm \_\_\_\_\_ Sones \_\_\_\_\_

Fan(s) location(s) \_\_\_\_\_ Total: 95 cfm (D)

- Select required duct size from Table 9.33.4.A. based on required cfm (C) of the fan.

Fan 1: Duct size 5 in. Fan 2: Duct size 5 in.

- Specify the location of the dehumidistat.

Main floor hall X Upper floor hall \_\_\_\_\_ Other \_\_\_\_\_

- Calculate the minimum capacity over and above the rate provided automatically to achieve the required 0.5 air changes/hour:

Total capacity required, from box (B): 133 cfm

Less capacity controlled automatically from box (D): - \_\_\_\_\_ cfm

Equals additional capacity required: =            cfm (E)

/see over

6. Select a fan or fans to provide the additional capacity at 0.2" S.P. and select required duct diameter from Table 9.33.4.A.

Fan 1: Make \_\_\_\_\_ Model Brown Cfm 50 Duct dia. 4 in.  
Fan 2: Make \_\_\_\_\_ Model \_\_\_\_\_ Cfm \_\_\_\_\_ Duct dia. \_\_\_\_\_ in.

Fan 1 location \_\_\_\_\_ Fan 2 location \_\_\_\_\_

7. Are there any open chimneys within the dwelling? Yes \_\_\_\_\_ No X

If yes, make-up air is required.

8. Determine make-up air opening from Column 3 of Table 9.33.4.B. using the installed cfm which is connected to the dehumidistat from box (D) and specify location.

Make-up air duct diameter 3.5 in. Location FAM - RM - MASTER BED RM

9. All interior doors must be undercut by a minimum of 1/2" above finish flooring or provided with a grille of equivalent free area.

10. Is there a single exhaust appliance which by itself exceeds 0.5 air changes/hour such as a down draft cooktop? Yes \_\_\_\_\_ No X

If yes, additional make-up air is required equal to the entire capacity of the appliance, interlocked so that the make-up air fan comes on when the appliance is switched on. Alternatively, where practical, passive make-up air may be provided using Table 9.33.4.B.

Make-up fan: Make \_\_\_\_\_ Model \_\_\_\_\_ Cfm \_\_\_\_\_ Duct Dia. \_\_\_\_\_ in.  
Fan location \_\_\_\_\_ Transfer grille size \_\_\_\_\_ in.

Or alternative passive make-up duct dia. \_\_\_\_\_ in. Location \_\_\_\_\_

11. Tempering of make-up air.

If make-up air is required attach completed Checklist D.

Mechanical Ventilation System has been designed and installed in full compliance with the British Columbia Building Code 1985

Certified H.R.A.I. Contractor

Company: \_\_\_\_\_  
Address: D & M HEATING LTD.  
22401 Oak Ave. RR D13  
Langley, B.C. V3A 4R1  
H.R.A.I. Cert. No.: #005  
Ph: (604) 533-4024 Fax: 533-0025

Principal: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Expiry Date: 12/12/02



General Contractor/Owner

Company: \_\_\_\_\_ Owner: \_\_\_\_\_  
Address: \_\_\_\_\_ Signature: \_\_\_\_\_



THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall,  
White Rock, B.C.  
Tel. No.: 531-9111  
Fax.No.: 538-6049

# Inspection Report

NAME: ..... PERMIT No. ....

ADDRESS: 15047 beachview. ave SHEET No. 1

TYPE OF INSPECTION: plbg. final. DATE: June 25/92

AREA OF INSPECTION: .....

plumbing final - approved.

1.) jacuzzi jets to be tested on bldg. final.

SIGNATURE: ..... INSPECTOR: [Signature]

DATE: .....

Please sign this form when the work is completed and return to the above department.





THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall,  
White Rock, B.C.  
Tel. No.: 531-9111  
Fax.No.: 538-6049

# Inspection Report

NAME: ..... PERMIT No. ....  
ADDRESS: 15043 - 15047 beachview SHEET No. 1  
TYPE OF INSPECTION: fire separation. DATE: Mar. 30/92  
AREA OF INSPECTION: .....

fire separation between  
units - approved. ✓

SIGNATURE: ..... INSPECTOR: *Rich Wilson*  
DATE: .....

Please sign this form when the work is completed and return to the above department.



THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall,  
White Rock, B.C.  
Tel. No.: 531-9111  
Fax.No.: 538-6049

# Inspection Report

NAME: ..... PERMIT No. 138

ADDRESS: 15047 beachview SHEET No. 1

TYPE OF INSPECTION: Insul. DATE: Mar 26/92

AREA OF INSPECTION: .....

- 1.) b-vents req 1" clearance from combustible material.
- 2.) all perimeter joist to be insulated.

SIGNATURE: ..... INSPECTOR: [Signature]

DATE: .....

Please sign this form when the work is completed and return to the above department.



THE CORPORATION OF THE CITY OF WHITE ROCK

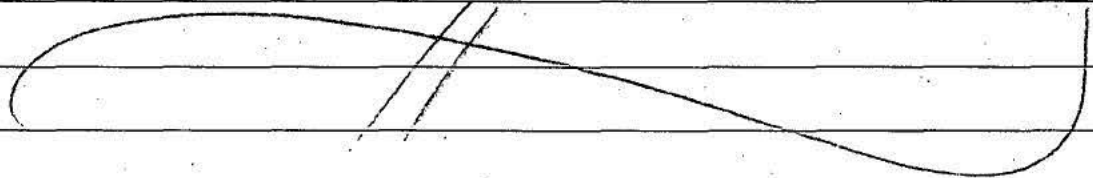
DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall,  
White Rock, B.C.  
Tel. No.: 531-9111  
Fax.No.: 538-6049

# Inspection Report

NAME: **Redacted S. 22** PERMIT No. # **138**  
 ADDRESS: **15047 beachview** SHEET No. **1**  
 TYPE OF INSPECTION: **frame** DATE: **Mar 10/92**  
 AREA OF INSPECTION: .....

- 1.) firestopping req'd @ ceiling at b-vents.
- 2.) P. Eng approval re: structural frame.



SIGNATURE: ..... INSPECTOR: *Rich Wilson*  
 DATE: .....

Please sign this form when the work is completed and return to the above department.



THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall,  
White Rock, B.C.  
Tel. No.: 531-9111  
Fax.No.: 538-6049

# Inspection Report

NAME: ... **Redacted S. 22** ..... PERMIT No. ... **266A** .....

ADDRESS: ... **15047 beachview** ..... SHEET No. ... **1** .....

TYPE OF INSPECTION: ... **rough plbg** ..... DATE: ... **FEB 28/92** .....

AREA OF INSPECTION: .....

*rough in plbg - approved  
subject to : - repair all  
leaks in abs*

*O.K. to insulate - garage door wall  
& bath rm surrounds also  
fireplace, furnace rms*

SIGNATURE: ..... INSPECTOR: *Rich Wilson* .....

DATE: .....

Please sign this form when the work is completed and return to the above department.

# PLUMBING

## CORPORATION OF THE CITY OF WHITE ROCK BUILDING INSPECTION DEPARTMENT

Address 15047 Bechview Ave. Date Feb. 27 19 92

Owner P. McDonough Owner's Address \_\_\_\_\_

Contractor Dial Mech. Address 10476 137th St., Surrey

No. of Fixtures

Permit No. #2664

14

1st Inspection Feb 28/92 DUV passed

subject to repair minor leaks in

oks joints, water service passed. *RV*

2nd Inspection \_\_\_\_\_

Final Inspection \_\_\_\_\_

Remarks \_\_\_\_\_





THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall,  
White Rock, B.C.  
Tel. No.: 531-9111  
Fax.No.: 538-6049

# Inspection Report

NAME: **Redacted S. 22** PERMIT No. 138-91  
 ADDRESS: 15047 beachview SHEET No. 1  
 TYPE OF INSPECTION: height check DATE: Jan. 8/92  
 AREA OF INSPECTION: .....

Max Ht. 65.42 m  
 TLS 53.98  
 permitted diff. 11.44 ( 450.40" )

measured diff. 387.37"  
 roof assembly 12.0  
0.5/8  
6.0  
405.99"  
 ( 406" )

44.4" Under Max Ht  
 ... O.K

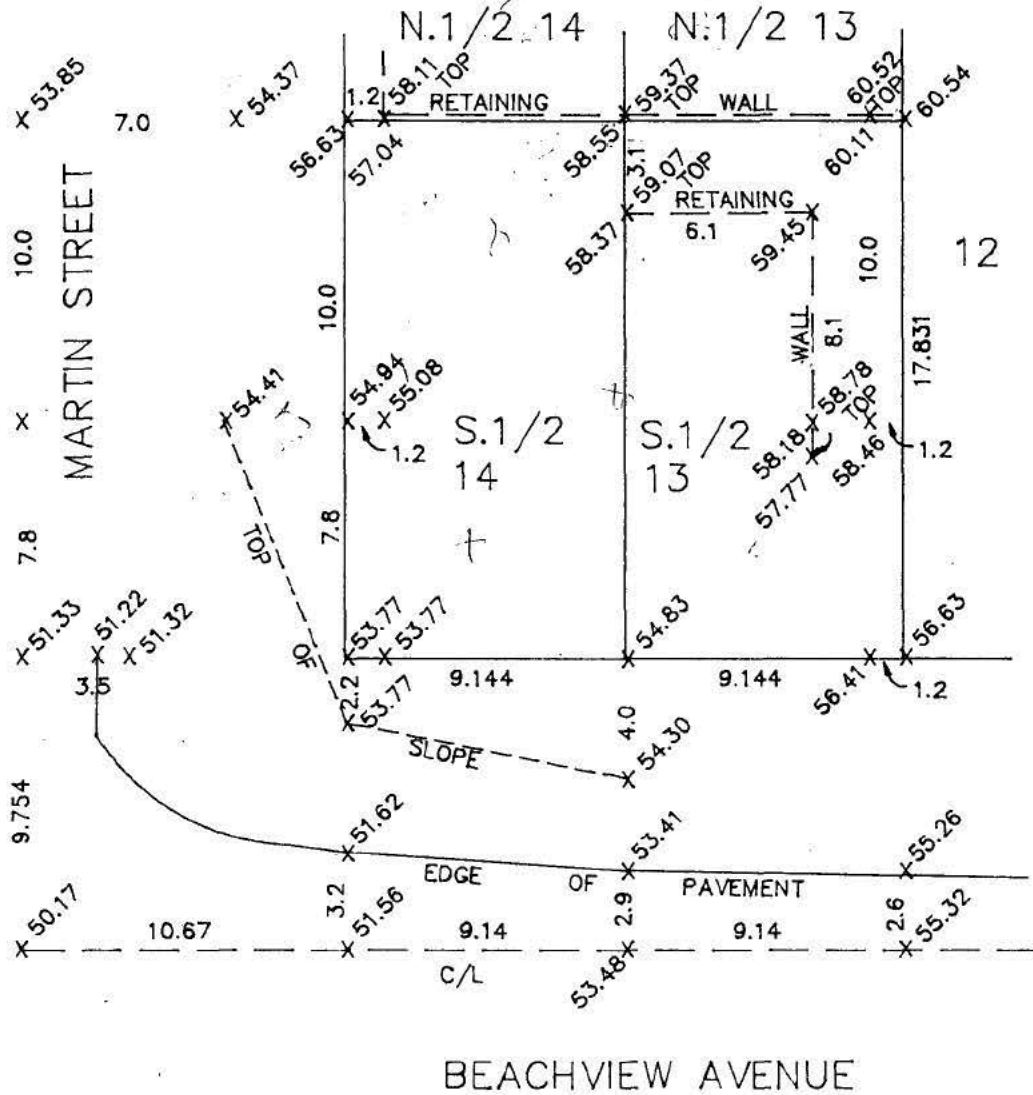
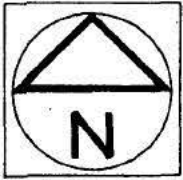
SIGNATURE: ..... INSPECTOR: Frith Wilson  
 DATE: .....

Please sign this form when the work is completed and return to the above department.



PLAN SHOWING LOCATION OF ELEVATIONS ON  
 S.1/2 LOTS 13 & 14, PT. S.E.1/4 SEC.10, TP.1,  
 BLK.6, N.W.D., PLAN 3672

SCALE- 1: 250



**OLSEN, ESSON &  
 ROWBOTHAM  
 BRITISH COLUMBIA  
 LAND SURVEYORS**

1148 JOHNSTON ROAD  
 WHITE ROCK, B.C.  
 V4B 3Y6

TELEPHONE : 531-4067

This plan to be used for Municipal  
 and/or Mortgage purposes only and  
 is not to be used to define boundaries

The plan above shows the correct  
 dimensions of the above described  
 property.

CERTIFIED CORRECT

*Alan Olson*

Dated this 26 day of MARCH, 1991

**RECEIVED**

**AUG 8 1991**

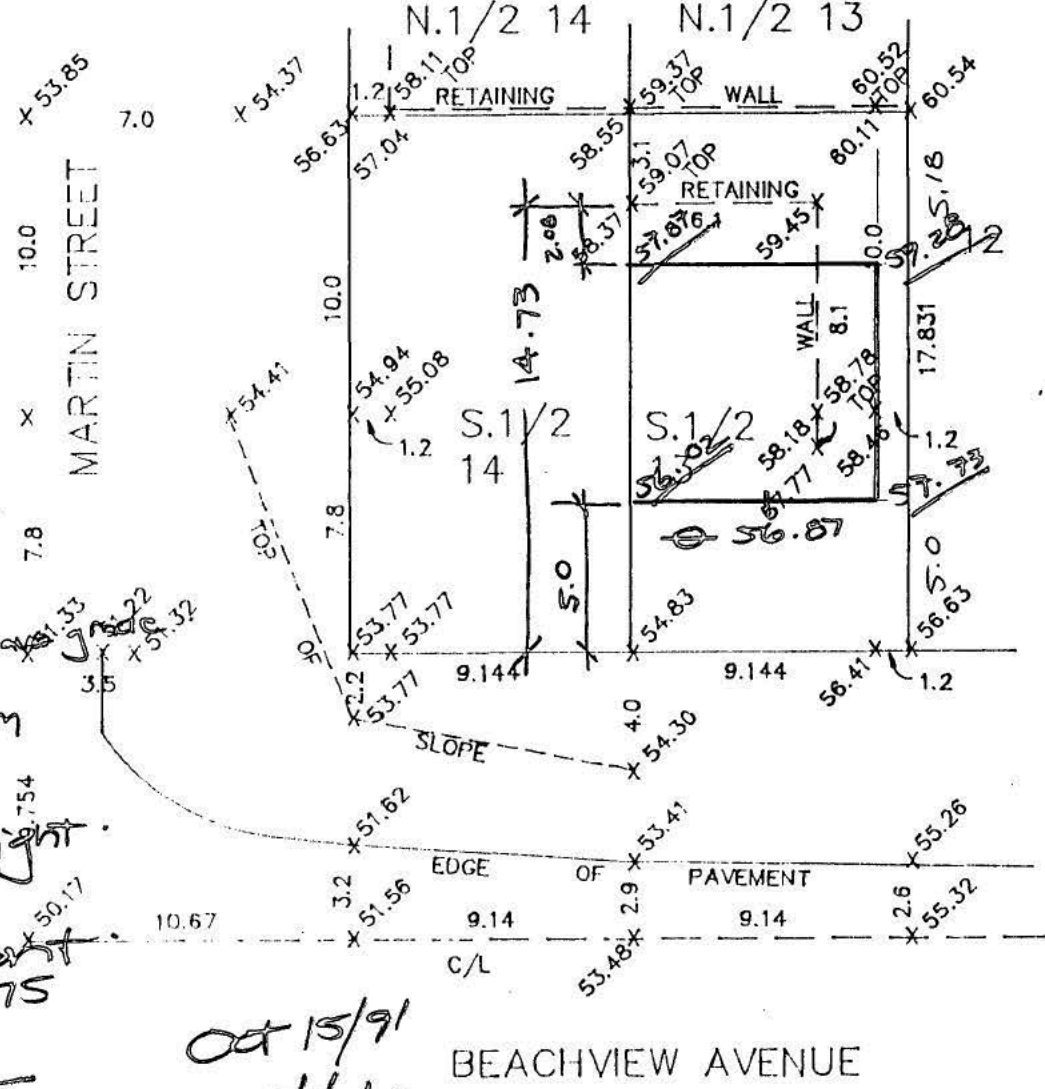
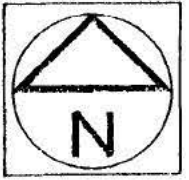
**BUILDING DEPARTMENT  
CITY OF WHITE ROCK**



15047 beachview.

PLAN SHOWING LOCATION OF ELEVATIONS. ON S.1/2 LOTS 13 & 14, PT. S.E.1/4 SEC.10, TP.1, BLK.6, N.W.D., PLAN 3672

SCALE- 1: 250



51.87  
 59.28  
 57.73  
 56.02  


---

 230.9  
 ÷ 4  
 57.72  
 + 7.7  
 65.42 m  
 214.63'  
 max height.  
 of Cent.  
 56.875  
 + 6.0  
 62.875 m  
 206.28'

Oct 15/91  
RW.

**OLSEN, ESSON & ROWBOTHAM**  
 BRITISH COLUMBIA  
 LAND SURVEYORS  
 114B JOHNSTON ROAD  
 WHITE ROCK, B.C.  
 V4B 3Y6  
 TELEPHONE : 531-4067

This plan to be used for Municipal and/or Mortgage purposes only and is not to be used to define boundaries

The plan above shows the correct dimensions of the above described property.

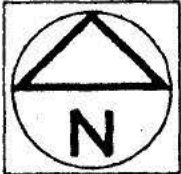
CERTIFIED CORRECT

*Alan Olson*

Dated this 26<sup>th</sup> day of MARCH, 1991

PLAN SHOWING LOCATION OF BUILDING FOUNDATION ON S.1/2 LOTS 13 AND 14, PT. S.E.1/4 SEC.10, TP.1, BLOCK 6, PLAN 3672, N.W.D.

SCALE- 1: 250



Max Ht. 64.14 m

Max Ht. 65.42 m

Ø of cart. 67.875

Ø of cart. 61.48 m

Permitted diff. 11.44 m

8.895 m

7.5 m 295 1/4"

(37.53')

450.40

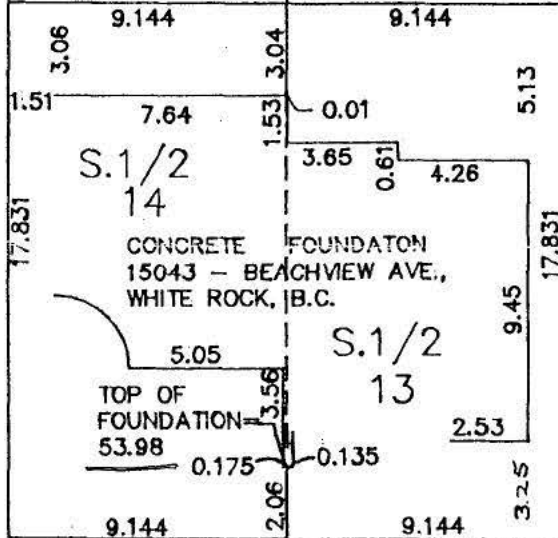
(350 1/4")

Permitted diff. 10.16 m

(33.33')

(400")

MARTIN STREET



+ roof + 12  
97 15/8

339.37

+ 49.

387.24

BEACHVIEW AVENUE

19.0  
111.5/8  
111.5/8  
97

339 243/8

605/8  
60.76"

**OLSEN, ESSON & ROWBOTHAM**  
BRITISH COLUMBIA  
LAND SURVEYORS

1148 JOHNSTON ROAD  
WHITE ROCK, B.C.  
V4B 3Y6

TELEPHONE : 531-4067

This plan to be used for Municipal and/or Mortgage purposes only and is not to be used to define boundaries

The plan above shows the correct dimensions of the above described property.

CERTIFIED CORRECT

*Olson Olson*

Dated this 14<sup>th</sup> day of NOVEMBER, 1991



THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall,  
White Rock, B.C.  
Tel. No.: 531-9111  
Fax.No.: 538-6049

# Inspection Report #

NAME: **Redacted S. 22** ..... PERMIT No. 137-138  
 ADDRESS: 15043 - 47 beachview ..... SHEET No. 1  
 TYPE OF INSPECTION: site inspection ..... DATE: Nov 14/91  
 AREA OF INSPECTION: by Rich Wilson & Colin Atchinson .....

advised **Redacted S. 22**  
 to secure site by erecting plywood  
 barricades at the N.W & S.E  
 corners of foundation, also to  
 swale south end wall 3' below TLS  
 and again ask that a proper  
 barricade be created on east property  
 line.

SIGNATURE: ..... INSPECTOR: Rich Wilson  
 DATE: .....

Please sign this form when the work is completed and return to the above department.





THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall,  
White Rock, B.C.  
Tel. No.: 531-9111  
Fax.No.: 538-6049

# Inspection Report

NAME: **Redacted S. 22** PERMIT No. # 138 - 137

ADDRESS: 15047 - 43 - beachview SHEET No. 1

TYPE OF INSPECTION: Drainage DATE: Nov 12/91

AREA OF INSPECTION:

Drain tile - approved & partial  
RWH.

recall for dam proofing.

note: fencing req'd around  
perimeter of property for  
community safety min. 6 ft.  
high. as outlined in Part 8  
of the bc bc. safety on construction  
sites

SIGNATURE: \_\_\_\_\_ INSPECTOR: *Rich Wilton*

DATE: \_\_\_\_\_

Please sign this form when the work is completed and return to the above department.





THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall,  
White Rock, B.C.  
Tel. No.: 531-9111  
Fax No.: 538-6049

# Inspection Report

#

130

NAME: ..... PERMIT No. ....

ADDRESS: 15047-43 beachman SHEET No. 1

TYPE OF INSPECTION: dam DATE: Nov 12/91

AREA OF INSPECTION: 2:00 pm

recall for dam proofing

SIGNATURE: ..... INSPECTOR: *Rich Wilson*

DATE: .....

Please sign this form when the work is completed and return to the above department.



**Inter-Coast Consultants Ltd.**

#207 - 15225 Thrift Avenue, White Rock, B.C. V4B 2K9 (604) 536-1330

TO: BUILDING INSPECTOR  
CITY OF WHITE ROCK

FILE: KDR  
DATE: 6 NOV 1991  
TIME: \_\_\_\_\_

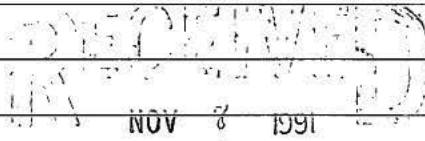
PROJECT: 15043 } BEACHVIEW  
15047 }  
FOUNDATION WALLS - REINFORCING

INSPECTION REPORT

REINFORCING STEEL & FORMS - FIRST LIFT  
- OKAY, AS PER PLANS AND SPECIFICATIONS

OKAY TO POUR WHEN READY.

EXCAVATION BANKS - STABLE AT TIME  
OF INSPECTION.



CORPORATION OF  
THE CITY OF WHITE ROCK

SIGNED *Paul Hayward*



THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES

15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall, White Rock, B.C. Tel. No.: 531-9111 Fax.No.: 538-6049

Inspection Report

NAME: ..... PERMIT No. ....

ADDRESS: 15043 - 47 ..... SHEET No. 1

TYPE OF INSPECTION: site invest ..... DATE: Nov 4/91

AREA OF INSPECTION: .....

Please beware that you appear to be encroaching on neighbours property (east), & take appropriate action.

thank you.

Inspector signature: [Handwritten Signature]

SIGNATURE: ..... INSPECTOR: .....

DATE: .....

Please sign this form when the work is completed and return to the above department.

# JOHN H. BATEMAN

Barrister, Solicitor & Notary Public

Suite 101 - 15261 Russell Avenue  
White Rock, B.C. V4B 2P7

Telephone (604) 531-6421  
FAX (604) 536-9001

November 4, 1991  
File Reference 3174-91J

Hand Delivered

**Redacted S. 22**

RECEIVED  
NOV 5 1991

CORPORATION OF  
THE CITY OF WHITE ROCK

Dear Sir:

**Re: #52 - 15050 Buena Vista Avenue, White Rock, B.C.**  
**Redacted S. 22 - Owner**

I am the solicitor for **Redacted S. 22** the owner of the above mentioned property. I understand you are presently constructing a house on the neighboring property.

I am advised on October 31, 1991 you requested permission from my client to extend your excavation on to her property; this permission was emphatically denied.

In spite of this you have continued to trespass on her property and extend your excavation on to her land so that it now encroaches about five feet into her property. This has been proven by a re-staking of the property which has just taken place today. Apparently you refused to pay for any portion of the surveyor's account for this.

My client instructs you are to **immediately** stop all further encroachments and trespass upon her property until this matter is resolved.

My client **might** be prepared to allow you further access to her property upon the following terms and conditions:

- a) You specify - in writing -
  - (i) What exactly you would like to do further on her property?;
  - (ii) When you will do it?;
  - (iii) Exactly how you will do it?;
  - (iv) When do you guarantee to remove yourself from her property?;
  - (v) How do you intend to leave her property?;
  - (vi) What kind of fence ,exactly ,were you talking about erecting?;



b) You post a letter of credit with her to guarantee proper performance of the above-mentioned items for an amount equal to the cost of the works as established solely by the estimate of a contractor of **Redacted S. 22** choice, whose opinion in this regard shall be final and binding upon you;

c) You pay a fee to my client for the Licence to Trespass in the sum of \$3,500.00 or the legal fees involved to negotiate this matter, reduce it to writing, attend to its execution, and to give any advice subsequent thereto, whichever is the greater.

If any of the above terms or conditions are not acceptable to you then clearly no agreement may be reached and my client requires you forthwith restore her property to the exact condition it was before your trespassed and to this end only, she grants permission for you to return to the property to effect this but as soon as the property has been restored, this temporary Licence to Trespass is terminated.

If you do not restore her property to its original condition, then of course legal action will have to be commenced against you and in this regard I would like to remind you of some recent cases involving unauthorized trespass and the destruction of property. In those cases, the trespassers had to pay heavy damages.

I look forward to your reply.

Yours truly,

  
JOHN H. BATEMAN

JHB/smc

cc **Redacted S. 22**  
White Rock City Hall Building Dept.

RECEIVED  
NOV 5 1991

CORPORATION OF  
THE CITY OF WHITE ROCK





THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall,  
White Rock, B.C.  
Tel. No.: 531-9111  
Fax.No.: 538-6049

# Inspection Report

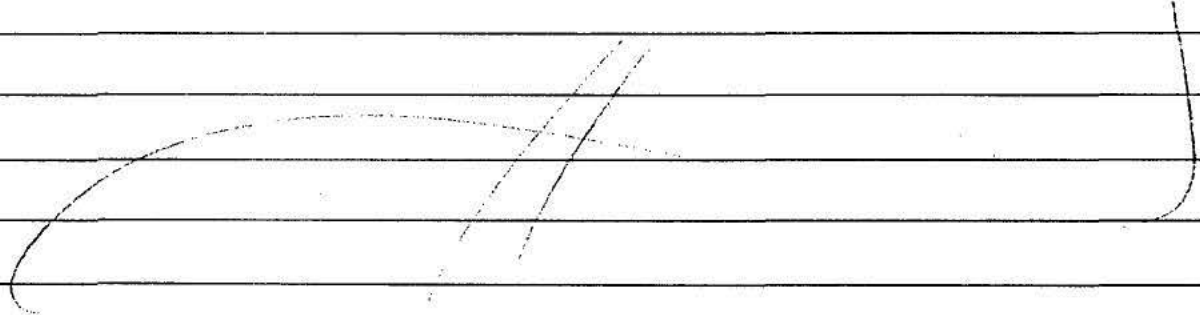
NAME: ..... PERMIT No. ....

ADDRESS: 15043 - 47 Beschuel SHEET No. 1

TYPE OF INSPECTION: site invest. DATE: Oct 30/91

AREA OF INSPECTION: .....

1.) P. Erig to be called for  
site inspection of excavation



*[Handwritten Signature]*

SIGNATURE: ..... INSPECTOR: .....

DATE: .....

Please sign this form when the work is completed and return to the above department.



**Inter-Coast Consultants Ltd.**

#207 - 15225 Thrift Avenue, White Rock, B.C. V4B 2K9 (604) 536-1330

TO: BUILDING INSPECTOR  
CITY OF WHITE ROCK  
 \_\_\_\_\_  
 \_\_\_\_\_

FILE: KDR  
 \_\_\_\_\_  
 DATE: 4 NOV 1991  
 TIME: \_\_\_\_\_  
 \_\_\_\_\_

PROJECT: 15043 } BEACHVIEW  
15047 }  
 \_\_\_\_\_  
FOOTINGS  
 \_\_\_\_\_

INSPECTION REPORT

REINFORCING STEEL & FORMS - OKAY  
AS PER PLANS & SPECIFICATIONS  
 \_\_\_\_\_  
NORTH WALL COVERED WITH FILTER FABRIC  
- OKAY  
BANKS ARE STABLE  
 \_\_\_\_\_  
EAST WALL SHOULD HAVE FILTER  
FABRIC INSTALLED TO PROTECT AGAINST  
RAN INDUCED SLOUGHING OF SOIL.  
 \_\_\_\_\_  
OKAY TO POUR FOOTINGS.  
 \_\_\_\_\_

RECEIVED  
 NOV 5 1991

CITY OF WHITE ROCK

SIGNED [Signature]



**Inter-Coast Consultants Ltd.**

#207 - 15225 Thrift Avenue, White Rock, B.C. V4B 2K9 (604) 536-1330

TO: BUILDING INSPECTOR  
DISTRICT OF ~~WHITE ROCK~~  
WHITE ROCK

FILE: 1402  
DATE: 30 OCT 1991  
TIME: \_\_\_\_\_

PROJECT: 1543 & 15047 BEACH VIEW  
EXCAVATION

INSPECTION REPORT

EXCAVATION CUT TO BOTTOM OF FOOTINGS  
- DENSE TILL WITH A FEW SAND / GRAVEL  
LENSES  
- MINIMUM OF <sup>WATER</sup> 1 SEEPAGE ON THE SIDES  
- CONTRACTOR IS TO COVER THE EXCAVATION  
BANKS WITH FILTER FABRIC ASAP.  
- CONTRACTOR IS TO MONITOR THE BANK STABILITY  
ABOVE & NOTIFY THE ENGINEER OF ANY  
CHANGES TO THE EXCAVATED BANKS.  
THE EXCAVATION IS STABLE & SHOULD REMAIN SO  
FOR UP TO A MONTH. WORKERS SHOULD USE  
GREATEST CAUTION WHILE WORKING IN THE HOLE.

SIGNED John Hynes

Civil and Structural Engineers

October 11, 1991.

Dept. of Permits & Licences,  
City of White Rock,  
15322 Buena Vista Avenue,  
White Rock, B.C.  
V4B 1Y6

Attn: Mr. Colin Atchison

Dear Sir:


**RE: STRUCTURAL - FRAMING FOR 15047 & 15043**  
**BEACHVIEW AVENUE, WHITE ROCK, B.C.**

The following structural systems for the above two single family dwelling will be used in construction:

1. Floor joists and beams are all TJI's and Micro-lams. The design for these is being supplied by Truss Joist of Canada and sealed by their professional engineer. K.D.R. Engineering will review the final drawings prior to construction and submission of drawings to the City of White Rock.
2. The two independent walls are designed as 2x6 @ 16" o.c. This is adequate to carry the floor and roof loads to foundation.
3. Exterior bearing walls are 2x4 @ 16" o.c. for the top two floors and 2x6 @ 12" o.c. or 2x6 @ 16" o.c. for basement.
4. Any special requirements such as beam hangers, beam to column connections will be determined during framing of the building.

Sincerely,

K.D.R. ENGINEERING CONSULTANTS LTD.

  
Paul Kompauer, P.Eng.

PK:p11

c.c. **Redacted S. 22**

Note: To be submitted  
prior to issuance  
of a Building Permit

CONFIRMATION OF  
PROFESSIONAL ASSURANCE

ASSURANCE OF "STRUCTURAL DESIGN" AND "FIELD REVIEW"

The Director, Permits & Licences,  
City of White Rock,  
15322 Buena Vista Avenue,  
P. O. Box 188,  
White Rock, B. C.  
V4B 5C6

Dear Sir:

RE: 15047 BEACHVIEW AVENUE, WHITE ROCK, B.C.  
(Address of Project)

The undersigned hereby gives assurance that the design of this building conforms to all of the structural requirements of Part 4 (or Part 9 as applicable) of the current British Columbia Building Code. Further that the undersigned will be responsible for structural "field reviews" of the above mentioned building/structure.

As used herein, "field reviews" shall mean such reviews at the project site and at fabrication locations as the Engineer, in his professional discretion, considers to be necessary in order to ascertain that the work substantially conforms in all material respects to the plans and supporting documents prepared by the Engineer and "accepted" by the City of White Rock for the project. This will include keeping records of all site visits and any corrective actions taken as a result thereof.

The undersigned also undertakes to notify the City Building Inspector as soon as practical if the contract for field review is cancelled at any time during construction.



ASSURANCE OF "STRUCTURAL DESIGN" AND "FIELD REVIEW" (cont'd)

If Engineer is a company:

Company Name(Print) INTER-COAST CONSULTANTS LTD.

Address #207-15225 THRIFT AVENUE  
WHITE ROCK, B.C. V4B 2K9 Phone 536-1330

Engineer's Name(Print) PAUL KOMPFAUER

Signed *Paul Kompfauer*, P. Eng.

Date SEPTEMBER 16, 1991

or



If Engineer is an individual:

Name(Print) \_\_\_\_\_

Signed \_\_\_\_\_, P. Eng.

Date \_\_\_\_\_

Address(Print) \_\_\_\_\_ Phone \_\_\_\_\_

Note: The above letter must be signed by a Professional Engineer registered in the Province of British Columbia as a member in good standing in the Association of Professional Engineers.

Note: To be submitted prior  
to issuance of a  
Building Permit to  
excavate and shoring

CONFIRMATION OF  
PROFESSIONAL ASSURANCE

ASSURANCE OF ADEQUACY OF "EXCAVATION" AND "SHORING"  
OF ADJACENT "PRIVATE PROPERTY"

The Director, Permits & Licences,  
City of White Rock,  
15322 Buena Vista Avenue,  
P. O. Box 188,  
White Rock, B. C.  
V4B 5C6

Dear Sir:

RE: 15047 BEACHVIEW AVENUE, WHITE ROCK  
(Address of Project)

The undersigned Registered Professional acknowledges that he is responsible for:

- (a) "Supervision" of the excavation procedure
- (b) Design of shoring details
- (c) "Supervision" of shoring installation

that may be required at the above site. Where necessary in my opinion I will engage specialist Engineers experienced in these works as well as employing technicians or inspectors to ascertain acceptable methods, plans and specifications are followed.

As used herein, "supervision" shall mean such reviews at the project site as the Engineer, in his professional discretion, considers to be necessary in order to ascertain that the work of the contractor substantially conforms in all material respects to the plans and supporting documents prepared by the Engineer and "accepted" by the City of White Rock for the Excavation and Shoring.

I give assurance that the design will conform to the provisions of the B. C. Building Code.

I realize that this assurance is one of the conditions necessary before permission will be granted by the City to excavate upon the above noted property.

ASSURANCE OF ADEQUACY OF "EXCAVATION"  
AND "SHORING" OF ADJACENT "PRIVATE PROPERTY" (cont')

Written notice of any work or excavation undertaken, which directly or indirectly affects private property adjacent to the excavation site, shall be given to the owner or owners of such property. Such notice shall be given at such time and in such manner as will permit the owner of the adjacent property to object to the work.

Copies of such letters of notification shall then be forwarded to the City's Building Inspection Branch for filing under the official property address file for the above excavation site.

I also understand that the City shall not be liable for any loss or damage resulting from work carried out under my direct or indirect "supervision" at or near the excavation site.

I understand that Professional Assurance is also required for "supervision" of the backfilling procedure. I will arrange for an Engineer to be engaged before a Building Permit is issued or alternatively, notify the owner to do so.

If, for any reason, my services are to be terminated, I will notify the City at once in writing. Any permission issued by the City respecting construction at this site shall be void unless the owner forthwith makes other arrangements satisfactory to the City.

I certify that I have the authority from the owner to "supervise" the works described above including the authority to stop work by the owner's forces or the contractor at the above site.

If Engineer is a company:

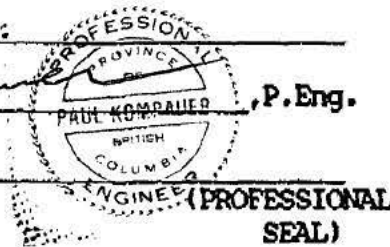
Company Name(Print) INTER-COAST CONSULTANTS LTD.

Address #207-15225 THRIFT AVE.  
WHITE ROCK, B.C. V4B 2K9 Phone 536-1330

Engineer's Name(Print) PAUL KOMPAUER

Signed *Paul Kompauer* P. Eng.

Date SEPTEMBER 16, 1991  
or



If Engineer is an individual:

Name(Print) \_\_\_\_\_

Signed \_\_\_\_\_, P. Eng.

Date \_\_\_\_\_

Address(Print) \_\_\_\_\_ Phone \_\_\_\_\_

ASSURANCE OF ADEQUACY OF "EXCAVATION"  
AND "SHORING" OF ADJACENT "PRIVATE PROPERTY" (cont'd)

Note: The above letter must be signed by a Professional Engineer registered in the Province of British Columbia as a member in good standing in the Association of Professional Engineers.

I hereby certify that I have given \_\_\_\_\_, P.Eng. the authority to "supervise" the works described above including the authority to stop the work of my forces or contractor as required in his judgement. I understand that the City's permission for construction at this site may be withdrawn if the Engineer's services are terminated.

\_\_\_\_\_  
Witness Name(Print)

\_\_\_\_\_  
Owner's Name(Print)

\_\_\_\_\_  
Witness Signature

By: \_\_\_\_\_  
(Owner or Owner's appointed Agent)Signature

\_\_\_\_\_  
Address(Print)

Date: \_\_\_\_\_

\_\_\_\_\_  
Occupation

\_\_\_\_\_  
Title of Agent(if applicable)

\_\_\_\_\_  
Address(Print)

\_\_\_\_\_  
Phone:

The Corporate Seal of \_\_\_\_\_

\_\_\_\_\_  
was hereunto affixed in the presence of:  
\_\_\_\_\_  
\_\_\_\_\_

The above must be signed by the Owner or his appointed Agent. The signature must be witnessed. If the Owner is a company, the corporate seal of the company must be affixed to the document in the presence of its duly authorized officers. The officers must also sign, setting forth their positions in the company.

THE CORPORATION OF THE CITY OF WHITE ROCK

SAN # 980

STM # 1024

PUBLIC WORKS DEPARTMENT

ADDRESS 15047 BEACHVIEW BUILDING PERMIT # 138/91

HOUSE CONNECTION/APARTMENT CONNECTION COST FOR I.C.I. ESTATES 535-0676  
LOT A BLOCK 6 QUARTER SE SECTION 10 TWP 1 PLAN 3672

ITEM                      SIZE                      LOCATION                      DESCRIPTION                      COSTS

SANITARY SEWER INSTALL 4" PVC SERVICE @ 4 FT ± CONNECTION \$950.00

EAST OF SOUTHWEST CORNER. DEPTH @ FT = 3 FT ± INSPECTION \$ 25.00

SANITARY MAIN LINE EXTENSION COSTS NIL

\* OWNER TO EXPOSE EXISTING SANITARY SERVICE @ FT FOR CITY  
CREW TO CAP OFF.

COST \$975.00

STORM SEWER INSTALL 4" PVC SERVICE @ 2 FT ± CONNECTION \$950.00

EAST OF SOUTHWEST CORNER. DEPTH @ FT = 1 1/2 FT ± INSPECTION \$ 25.00

STORM SEWER MAIN LINE EXTENSION COSTS NIL

EXCAVATION BOND

COST \$975.00

Owner/Builder of single-family residential units will deposit with the City a \$500.00 Excavation Bond. Bond to be refundable on the condition streets in vicinity of construction are maintained in a reasonable clean manner.

COST \$ 500.00

TOTALS \$ 2450.00

DRIVEWAY: NORMAL  EXCEPTIONAL

Remarks MAXIMUM ALLOWABLE GRADE = 20%

\* PLEASE NOTE

GENERAL REQUIREMENTS AND/OR REMARKS ALL WORK MUST CONFORM WITH THE CITY OF WHITE ROCK STANDARDS & SPECIFICATIONS. APPROVAL FROM THE PUBLIC WORKS DEPARTMENT MUST BE OBTAINED PRIOR TO CONSTRUCTION. INSPECTIONS TO BE CARRIED OUT BY THE CITY OF WHITE ROCK BUILDING DEPARTMENT.

ALL PROPOSED WORK ON CITY PROPERTY MUST BE APPROVED BY PUBLIC WORKS DEPARTMENT VIA A "BOULEVARD IMPROVEMENT APPLICATION" PRIOR TO CONSTRUCTION. THE SAID APPLICATION FORM IS OBTAINABLE FROM CITY HALL.

DATE SEPT 11/91 SIGNATURE Ken Low

DATE \_\_\_\_\_ CHECKED BY \_\_\_\_\_





# APPLICATION FOR BUILDING PERMIT

## FOR ERECTION OR ALTERATION OF BUILDING

Corporation of the City of White Rock, B.C. .... Aug 6 ....., 1991

I hereby apply under the provisions of "White Rock Building By-law" and amendments thereto, for permission to SFD the building as follows:

(Copy of Plan of Proposed Building or Alteration to Accompany this Application)

Zoning: ~~RS-3~~ RS-3 Development Permit # .....

Correct description of property 5 1/2 Lot 13 6 St 10 91 Len 36.72

Street 15047 Beachview Size of land .....

Survey Plan required No  Yes

Are there any buildings already occupying any portion of said land? .....

What are they, and what are they being used for? .....

How heated? .....

Entire value, when completed \$ 100,000

Name and mail address of owner **Redacted S. 22** Phone: **Redacted S. 22**

Name and mail address of builder same Phone: .....

Name and address of architect (if any) .....

Name and address of person or persons to whom permit is to be issued:

Name ..... Address .....

Do you require to use street for placing material? .....

How long? ..... Days .....

And I agree to conform to all requirements of said By-Law.

Roll No. 2454-2 Signature of Applicant **Redacted S. 22**

Building Permit Fee 538

Plan Checking Fee: 138

Permit No. 138

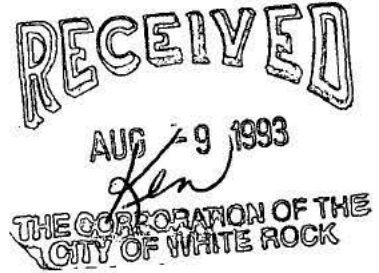
**Redacted S. 22**

The approval of the plans and the issuance of a permit shall not in any way relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.

# MPB Construction Ltd.

Residential & Commercial  
General Contracting, Additions, Renovations, Designing, Millwork

August 5th, 1993



**Redacted S. 22**

15048 Buena Vista Avenue  
White Rock, B.C.  
V4B 1X9

Dear **Redacted S. 22**

RE: Proposed repairs to foundation walls and stucco

Due to the nature of the job, we are unable to give you a firm pricing on the required repairs per the engineering report.

We do however, suspect that the cost of the said repairs could range somewhere in the neighborhood of \$3,000.00.

In order for us to perform the required work, we would invoice you based on time and materials. This meaning that all materials will be invoiced at cost plus 15%, and the labor at @\$60.00/hr. We can advise you of expected costs as we progress.

Commencement of the work could be the week of August 30th, 1993. Duration is unknown at this point, but estimated at 4 to 5 days.

Terms upon receipt of invoice.

Warmly,

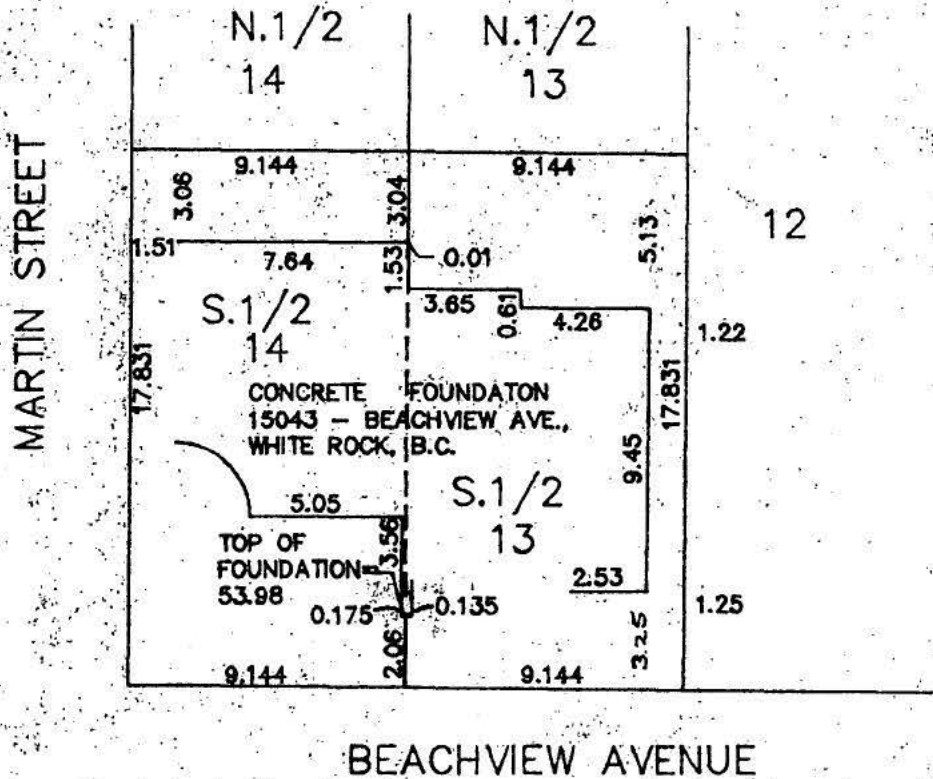
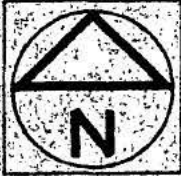
A handwritten signature in black ink, appearing to read "Pino L. Bacinello".

per Pino L Bacinello  
MPB Construction Ltd.



PLAN SHOWING LOCATION OF BUILDING FOUNDATION ON S.1/2 LOTS 13 AND 14, PT. S.E.1/4 SEC.10, TP.1, BLOCK 6, PLAN 3672, N.W.D.

SCALE-- 1: 250



**OLSEN, ESSON & ROWBOTHAM**  
**BRITISH COLUMBIA**  
**LAND SURVEYORS**  
 1148 JOHNSTON ROAD  
 WHITE ROCK, B.C.  
 V4B 3Y6  
 TELEPHONE : 531-4067

This plan to be used for Municipal and/or Mortgage purposes only and is not to be used to define boundaries  
 The plan above shows the correct dimensions of the above described property.

CERTIFIED CORRECT  
*Allen Olson*  
 REALTOR

Dated this 14 day of NOVEMBER, 1991



## CCD POLYMERICS LIMITED

#102 - 6249 - 205th Street, Langley, B.C. V3A 4P7  
Telephone (604) 534-0900  
Facsimile (604) 534-0981

July 14, 1993

Redacted S. 22

15048 Buena Vista Avenue  
White Rock, British Columbia  
V4B 1X9

Dear Redacted S. 22 :

**Reference: Residential Foundation Injection**  
**CCD File No. P-3206**

We are pleased to offer for your consideration our quotation to complete epoxy injection work at the above address in accordance with verbal instruction by L. Trott, P. Eng. of Granite Engineering Ltd. We quote a **Lump Sum Price of:**

**FIVE HUNDRED NINETY DOLLARS**


**\$ 590.00**

Please note the following clarifications:

1. Applicable provincial taxes are included. G.S.T. is extra.
2. Injection work will be limited to the foundation to rock interface at the south-west corner of the building. The intent is to fill the void between rock and concrete in an effort to prevent settlement of the structure.
3. Terms of Payment are by cash or certified cheque upon completion of work.

Thank you for the opportunity to provide this quotation.

Yours very truly,  
**CCD POLYMERICS LIMITED**

  
Conrad V. Desrosiers, P. Eng.  
Technical Services Engineer

CVD/lbm

Redacted S. 22

Aug 18 / 93  
SHE SAID SHE WOULD BE SATISFIED WITH THE REPAIR WORK OF CEO POLYMERICS  
630 BAL TO P.W. [Signature]

July 29, 1993

Mr. Colin Atchison  
City of Whiterock  
Permits & Licenses  
15322 Buena Vista  
Whiterock, BC  
V4B 1Y6

Dear Sir:

With regard to the \$1,000.00 bond you are holding on behalf of Redacted S. 22, Redacted S. 22. We did not think we were going to get these funds back and therefore if you wish to use this money to improve the retaining wall and repair Redacted S. 22 property, we have no objection.

This is a good will gesture and is not an acknowledgement of any liability pertaining to Redacted S. 22 claim

Yours truly

Redacted S. 22

15043 Beachview Avenue  
Whiterock, BC  
V4B 1P3

cc. Redacted S. 22

July 30 / 93  
KEN  
I HAVE ADVISED S. 22 TO HAVE TWO QUOTES TO DO THE WORK AND BRING THEM TO YOU IN MY ABSENCE AND YOU CAN AUTHORIZE A QUICK PAY TO HER 1ST EST. #630  
THE BALANCE OF THE \$1000 IS TO BE RELEASED TO P.W. ON THE BOUTEVARD AS YOU DISCUSSED WITH HER [Signature]



July 29, 1993

Mr. Colin Atchison  
City of Whiterock  
Permits & Licenses  
15322 Buena Vista  
Whiterock, BC  
V4B 1Y6

Dear Sir:

With regard to the \$1,000.00 bond you are holding on behalf of Redacted S. 22, Redacted S. 22. We did not think we were going to get these funds back and therefore if you wish to use this money to improve the retaining wall and repair s. 22 Redacted S. 22 property, we have no objection.

This is a good will gesture and is not an acknowledgement of any liability pertaining to Redacted S. 22 claim

Yours truly,

**Redacted S. 22**

15043 Beachview Avenue  
Whiterock, BC  
V4B 1P3

cc. Ross Davidson

NOTE NEW ADDRESS:  
INTER-COAST  
CONSULTANTS LTD.  
#14 - 13550 - 77th Avenue  
Surrey, B.C. V3W 6Y3  
Phone: 572-1331 Fax: 572-6116



July 26, 1993.

**Redacted S. 22**

15043 Beachview Avenue,  
White Rock, B.C.  
V4B 1P3

Dear **Redacted S. 22**

RE: STUCCO CRACK INSPECTION @ 15048 BUENA VISTA  
AVENUE, WHITE ROCK, B.C. **Redacted S. 22**

At your request, INTER-COAST CONSULTANTS LTD. inspected the cracked stucco and alleged foundation displacement on July 16, 1993. Present at the inspection was Paul Kompauer of INTER-COAST CONSULTANTS LTD., yourself, and **Redacted S. 22** owner of the above-noted house.

The inspection request was prompted by a request from the City of White Rock based on a report on Foundation Displacement prepared by Granite Engineering Corporation dated April 2, 1993.

This letter will discuss our observations during inspection on July 16, 1993 and also comment on the Granite Engineering Report.

First of all, I do not agree with Granite Engineering's conclusion that the foundation displacement and cracked stucco was caused by the construction of your duplex. The reasons for this are as follows.

The dense glacial till soil was and remained stable during the construction of the foundations. The near vertical cut and also the ground surface at **Redacted S. 22** house did not show any signs of distress or failure during that time. **Redacted S. 22** house was located too far away from the excavation to have any influence at all on the excavated soil. The superimposed loads from her house to the foundations are very small and evenly distributed throughout the house footprint.

Close inspection of the area in question revealed that all the footings are constructed on grade along the west and south sections of the house. The boulder described in Granite Engineering's report was probably placed there in order to support the original structure and to save on concrete. (This used to be a standard practice for construction of summer cottages.)

Cont'd.....



There are no dowels installed to join the boulder and the concrete footings. The footings on grade do not have enough frost protection and are therefore subjected to uplift during cold freezing weather. This uplifting will cause cracking of stucco walls as can be seen all around the house and not just at the south-west corner mentioned in Granite's report.

Another important factor mentioned in the recommendations section was the fact that a rainwater leader was discharging water directly at the south-west corner foundation. A pipe was installed there recently to divert the water away from this corner (as recommended by Granite). This water discharge was probably the cause of the foundation displacement described in Granite's report. The rainwater rushing down the pipe will, over time, wash away some soil from under the foundations. Also water will get between the concrete footing and the boulder and when it freezes it will expand and push the footing away. Also water will collect on the underside of the boulder and when it freezes it will form a lens of ice which will push the boulder upwards. This in turn will cause cracking of the stucco and displacement of the shallow foundations.

Another point I would like to raise is the fact that according to Redacted S. 22, there is no interior wall damage at all. This alone will rule out any movement or settlement caused by the duplex excavation and construction.

#### CONCLUSION

Based on our field inspection observations as discussed above, it is unlikely that the stucco cracking and foundation displacement was caused by the construction of the duplex. Granite Engineering completely missed the fact that the foundations are poured right on grade without the required frost protection. This stucco cracking and foundation displacement is not fresh. It has been there for some time now and it periodically re-occurs during cold weather such as the one we had last January. Looking at the shallow foundations of Redacted S. 22 house, I question the safety and lateral stability of the foundations in a major earthquake that could happen at any time.

Please call the writer should you have any questions arising from this report.

Sincerely,

INTER-COAST CONSULTANTS LTD.



Paul Kompaner, P.Eng.

c.c. City of White Rock, C.G. Atchison



# THE CORPORATION OF THE CITY OF WHITE ROCK

Permits & Licences  
Department  
TEL. NO. 531-9111

FILE COPY

City Hall  
15322 Buena Vista Ave.  
White Rock, B.C.  
V4B 1Y6

1993 June 30

## Redacted S. 22

Dear Sirs:

RE: FOUNDATION DISPLACEMENT -  
15048 BUENA VISTA AVENUE

I refer you to a copy of an engineer's report (copy attached) that I have received with regard to foundation displacement at 15048 Buena Vista Avenue.

In the report it states that there was lateral movement of sub-surface soils due to the excavation done by you during the construction of your homes at 15043 and 15047 Beachview Avenue. I would ask you to review this report between yourselves and your own engineer and that you contact **Redacted S. 22** at 15048 Buena Vista Avenue to ensure that the appropriate corrective action is taken.

It would seem appropriate that in this situation an independent assessment of how much the corrective procedures would cost should be undertaken. When a suitable agreement has been reached **Redacted S. 22** be allowed to choose a contractor to make the repairs.

If you wish to discuss this with me, please call me.

Yours truly,

C. G. Atchison,  
Director, Permits & Licences

CGA/mm

p.c. Inter Coast Consultants Ltd., 207, 15225 Thrift Ave.,  
White Rock, B. C. V4B 2K9

**Redacted S. 22**





# GRANITE ENGINEERING CORPORATION

6225-D - 136th Street, Surrey, British Columbia V3X 1H3  
Tel: (604)596-5941 • Fax: (604) 596-1098

COP

Our File No.: 93-9259

April 2, 1993

**Redacted S. 22**

15048 Buena Vista Avenue  
White Rock, B.C.  
V4B 1X9

Dear **Redacted S. 22**

Re: 15048 Buena Vista Avenue

This will respond to your request for a professional review of your foundation displacements at the referenced address. Our inspection was completed on March 26, 1993 and related directly to displacements at the south west corner of the foundation.

The foundation is a perimeter footing and 30" high curb wall making up a crawl space type foundation with piers and columns supporting a primary timber beam oriented in an east/west direction at the mid point of the house depth. The lower floor, floor-joists span from the beam to the front and rear walls of the foundation respectively. There are no significant point loads in the region where the foundation deformations have occurred.

Directly at the south west corner, the foundation was poured so as to integrate an in situ boulder making it an integral part of the footing. Without total excavation, it is impossible to determine the size or depth of the boulder below grade. Clearly, the exposed part that is above grade is of the order of 1 1/4 to 2 cubic feet and most of it is integrated with the concrete.

The evidence suggests that, when the lateral support for the subsurface soils was altered with the recent excavation of the adjacent property to the south, these soils shifted south and westward slightly. It is likely that the boulder is very large and embedded to some considerable depth. When the subsurface



soils shifted, they dragged the boulder along. Since the bond between concrete and rock is a friction bond only, the boulder simply moved away from the foundation removing vertical support from a localized area. This actions has resulted in some minor deformations of the wood framed structure directly above the unsupported corner. These deformations are manifested in some cracking of the stucco wall cover that are localized at the corner beneath the lower floor subfloor.

All of these deformations and movements are small enough and localized enough that we can say with reasonable surety that the structural integrity of the house has not been compromised. Our site inspection has confirmed that the subsurface soils have been adequately stabilized with the installation of several retaining walls to the south and west of the foundation. With these in place, it is unlikely that further movement or deformations will occur.

This conclusion is further supported by the data presented to us on measurements taken periodically over the past twelve months. This data seems to indicate that soil stabilization was reestablish during the month of February 1993 and no further movement has occurred since. It is standard practice in soils engineering to presume stabilization if no movement is measured for a three month period.

#### Recommendations

The most simple and cost effective approach to remedy would be to reestablish the bond between concrete and the shifted boulder. This can be done with pressure grouting, normally done by concrete repair contractors. Some additional effort should be made to seal the stucco cracks against moisture migration. This would likely be the only possible remedy if the boulder is very large, say greater than one cubic yard.

If minor excavation confirms that the boulder is indeed smaller than one cubic yard, it may be practical to remove it from the site and install a designed spread footing with adequate dowels to the existing concrete to reestablish an integrated foundation. We rather suspect that this approach is not practical

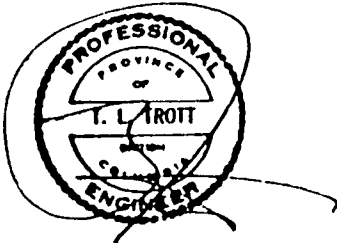
and not likely necessary since the undisturbed boulder has supported the structure for a number of years prior to the removal of lateral support by the adjacent excavation.

We also highly recommend that the discharge of the rain water down spout at the south west corner be directed away from the foundation to a minimum distance of one meter. This discharge is currently directed at the foundation corner and will surely contribute to erosion and further weakening of the soils directly beneath the footing.

We trust this is sufficient response to your request for review.

Please contact the undersigned should further discussion be necessary.

Yours truly,



T.L. Trott, P.Eng.

TLT/jk



THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall,  
White Rock, B.C.  
Tel. No.: 531-9111  
Fax.No.: 538-6049

# Inspection Report

NAME: ..... PERMIT No. ....  
ADDRESS: 15043 - 47 Beachview: SHEET No. 1  
TYPE OF INSPECTION: site inspection DATE: .....  
AREA OF INSPECTION: .....

- 1.) 3/4" separation of retaining wall observed
- 2.) finish grade to be brought up to within 12" of retaining wall & sloped back no greater than 45°
- 3.) landscape drawings still to be submitted.

SIGNATURE: ..... INSPECTOR: *Rich Linton*  
DATE: .....

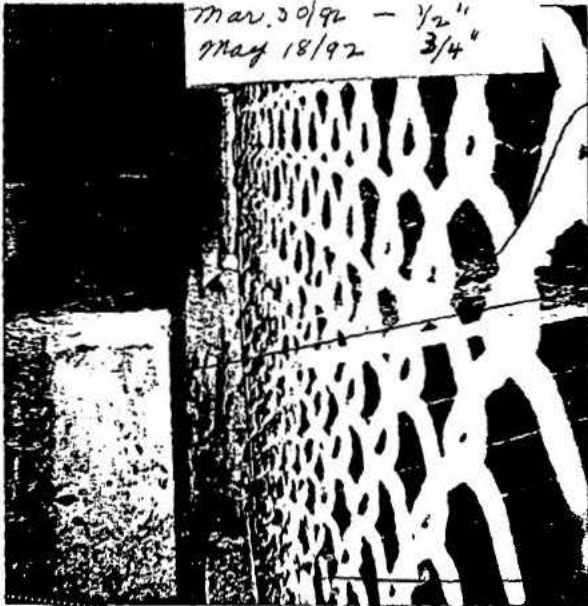
Please sign this form when the work is completed and return to the above department.

15043 beehive

Nov 26/91 3/8"  
Mar. 30/92 - 1/2"  
May 18/92 3/4"

FILL?

RICH. PLEASE MEASURE & RECORD



ALSO PLEASE ADVISE AS TO  
CONT. PLANS ON HIS SIDE  
OF WALL (MIN 1' ABOVE  
BASE OF WALL)

Our cross ret. wall is separated  
1/2 inch from E. to W. ret. wall.  
Caused when excavation  
took place. Mar. 30/92

LANDSCAPE

RICH!

SEE ME PLEASE

July 8, 1993

**Redacted S. 22**

15048 Buena Vista Avenue  
Whiterock, BC  
V4B 1X9

Dear **Redacted S. 22**

We have received a copy of your engineers report, via the City of Whiterock., Mr. Colin Atchinson. July 5, 1993.

We would like to make an appointment with you, to discuss the engineers report and view your property with our engineer.

Please let me know as soon as possible when it will be convenient to meet.

Yours truly,

**Redacted S. 22**

/tc

cc: Inter Coast Consultants Ltd.,- Mr. Paul Kompauer  
The City of Whiterock.- C.G. Atchison ✓  
Jame L. Davidson & Co.- Ross Davidson B.A.L.L.B.

RECEIVED  
JUL 13 1993  
*Colin*  
THE CORPORATION OF THE  
CITY OF WHITE ROCK



March 30, 1993.

City White Rock,  
Dept Permits/ Licenses

15047 Beachview Ave.  
White Rock, B.C.

I agree to construct  
a retaining wall on the north  
end of existing wall for  
the purpose of retaining the  
original grade of the east  
neighbors property.

Thank You

**Redacted S. 22**



THE CORPORATION OF THE CITY OF WHITE ROCK

DEPARTMENT OF PERMITS & LICENCES  
15322 Buena Vista Avenue, P.O. Box 188, White Rock, B.C. V4B 5C6

City Hall,  
White Rock, B.C.  
Tel. No.: 531-9111  
Fax.No.: 538-6049

# Inspection Report

NAME: ..... PERMIT No. 138 - 91  
 ADDRESS: 15047 beachview ave. SHEET No. 1  
 TYPE OF INSPECTION: final DATE: Mar 29/93  
 AREA OF INSPECTION: .....

Occupancy - approved subject to :

1.) owner to submit a letter in regards to constructing a retaining wall north of P. Eng. wall along property line to retain east neighbours original grade.

2.) letter req'd from P. Eng stating Eng. retaining wall will retain original east grade & treated timbers are in good condition -

SIGNATURE: ..... INSPECTOR: Fischer

DATE: .....

Please sign this form when the work is completed and return to the above department.



March 26, 1993.

**Redacted S. 22**

15047 Beachview Avenue,  
White Rock, B.C.

Dear **Redacted S. 22**

**RE: TIMBER RETAINING WALLS & 15047 BEACHVIEW AVENUE,  
WHITE ROCK, B.C.**

At your request, I have inspected the timber retaining walls along the east side boundary of the above-noted property.

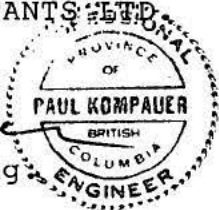
In my opinion, the walls are adequately constructed to effectively retain the original grade backfill on the east side lot.

The walls, as constructed, conform to the requirements of the B.C. Building Code, Latest Edition.

Sincerely,

INTER-COAST CONSULTANTS LTD.

  
Paul Kompauer, P.Eng.



PK:p11



# THE CORPORATION OF THE CITY OF WHITE ROCK

CITY HALL  
15322 BUENA VISTA AVENUE  
WHITE ROCK, B.C.  
V4B 1Y6

TEL: 531-9111  
FAX: 538-6049

P&L DEPARTMENT

## FACSIMILE TRANSMITTAL FORM

TO: RICHARDS & RICHARDS ATTENTION: \_\_\_\_\_

FAX NUMBER: 508-8800

FROM: COLIN ATCHISON TELEPHONE: 531-9111

FAX NUMBER: 538-6049

### SUBJECT

RE: 15047 BEACHVIEW AVE  
COPY OF OCCUPANCY PERMIT

We are transmitting 2 pages (including this page).

Original will \_\_\_\_\_ will not X be mailed.

As requested

\_\_\_\_\_ For your information

\_\_\_\_\_ For approval

\_\_\_\_\_ For Comment

\_\_\_\_\_ Reviewed as noted

\_\_\_\_\_ Prepare reply

Sent by: CGM

Date: MAR 30 / 93



**WHITE ROCK BUILDING  
BY-LAW No. 578  
SCHEDULE "B"**

**THE CORPORATION OF THE  
CITY OF WHITE ROCK  
INSPECTION DEPARTMENT**

**OCCUPANCY PERMIT**

(Issued pursuant to Sec.21 of By-Law 578)

Address of Building: 15047 BEACHVIEW AVE

Legal Description: S2.13. B2.6. SE.10. T.1  
R 3672

Approved Occupancy: SINGLE FAMILY

The building constructed under authority of Building Permit No. 138 may now be occupied.

It is unlawful to change <sup>1991</sup> the class of occupancy of any building or part thereof without first obtaining an occupancy permit from the Building Inspector.

**This certificate must be affixed to a conspicuous and permanent place in the said building and shall not be removed.**

..... COLIN ATCHISON .....  
Building Inspector

Per: ..... [Signature] .....

Date: MAR 30, 1993

FRASER PRINTERS, CLOVERDALE



# RICHARDS & RICHARDS

BARRISTERS AND SOLICITORS, NOTARIES PUBLIC

John Richards, M.A. (HONS) OXON, (Ret'd)  
George H. Richards, B. Comm., LL.B.  
Jeffrey P. Andrews, B.S.F., LL.B.

10325 - 150th Street  
Surrey, B.C., V3R 4B1  
Telephone: 588-8844  
Fax: 588-8800

March 19, 1993

Fax Transmission of 1 Page(s) to 538-6049  
Original by Mail

The Clerk  
The City of Whiterock  
City Hall  
White Rock, B.C.  
V4B 5C6

Dear Sir/Madam:

Re: **Final Occupancy Permit**  
**15047 Beachview Street, Whiterock (the "Property")**

*FOR THIS LIST WAS  
THEY WERE NOT FINAL  
OF THE WALL WE  
DID NOT KNOW  
WAS ON*

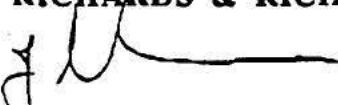
I represent Redacted S. 22 the registered owner of the Property. Redacted S. 22 has entered a Contract of Purchase and Sale scheduled to complete March 30, 1993. s. 22 has been in communication with Mr. Richard Wilson of the City of Whiterock in an attempt to obtain a Final Occupancy Permit. Redacted S. 22 has complied with the deficiencies listed in a provisional permit issued by the City but has been informed by Mr. Wilson that she must take further action not contained in the provisional permit with respect to a retaining wall. Redacted S. 22 obtained an opinion from a Profession Engineer that the retaining wall conforms to the requirements of the B.C. Building Code, Latest Edition. Redacted S. 22 has attempted to comply with the requirements of the City as set out by Mr. Wilson respecting the retaining wall but Mr. Wilson acting without apparent authority has refused to issue the permit.

The Purchaser under the Contract of Purchase & Sale has demanded to be provided with a Final Occupancy Permit prior to the Completion Date. If the transaction collapses as a result of the failure of the City of Whiterock to issue a Final Occupancy Permit it is our intention to join the City of Whiterock as a party in any ensuing litigation and claim damages and costs against it.

This notice is sent to you pursuant to section 755 of the Municipal Act, RSBC 1979, c. 290, as amended.

Yours truly,

**RICHARDS & RICHARDS**



Jeffrey P. Andrews

JPA/vad

cc Richard Wilson

# RICHARDS & RICHARDS

BARRISTERS AND SOLICITORS, NOTARIES PUBLIC

John Richards, M.A. (HONS) OXON, (Ret'd)  
George H. Richards, B. Comm., L.L.B.  
Jeffrey P. Andrews, B.S.F., L.L.B.

10325 - 150th Street  
Surrey, B.C., V3R 4B1  
Telephone: 588-6844  
Fax: 588-8800

Fax transmission of 2 pages to 538-6049

March 16, 1993

Richard Wilson  
Building Inspector  
The City of White Rock  
15322 Buena Vista Avenue  
White Rock, BC  
V4B 1Y6

Dear Sirs,


RE: **Redacted S. 22**  
S 1/2 Lot 13 BL 6 Sec 10 Tp 1 NWD Plan 3672  
Sale of 15047 Beachview Street, White Rock, BC

We enclose a copy of a recent survey of the Property for your file. Please forward to us a Final Occupancy Permit as soon as possible. If you remain unable to do so please fax us with a deficiency list. Thank you.

Yours truly,

RICHARDS & RICHARDS

Per:



Jeffrey P. Andrews

JPA/mlw

# RICHARDS & RICHARDS

BARRISTERS AND SOLICITORS, NOTARIES PUBLIC

John Richards, M.A. (HONS) OXON, (Ret'd)  
George H. Richards, B. Comm., L.L.B.  
Jeffrey P. Andrews, B.S.F., L.L.B.

10325 - 150th Street  
Surrey, B.C., V3R 4B1  
Telephone: 588-6844  
Fax: 588-8800

March 24, 1993

Richard Wilson  
Building Inspector  
The City of White Rock  
15322 Buena Vista Avenue  
White Rock, BC  
V4B 1Y6

Dear Sirs,

RE: **Redacted S. 22**  
S 1/2 Lot 13 BL 6 Sec 10 Tp 1 NWD Plan 3672  
Sale of 15047 Beachview Street, White Rock, BC

Please find enclosed the original copy of the Engineer's Report for your file.

Yours truly,

RICHARDS & RICHARDS

Per:

  
Jeffrey P. Andrews

JPA/mlw

RECEIVED  
MAR 25 1993

THE CORPORATION OF THE  
CITY OF WHITE ROCK

# PLAN

SHOWING LOCATION OF  
DWELLING, FENCE AND WALLS  
ON THE S. HALF OF LOT 13 BLOCK 6  
SEC. 10 T. 1 N. W. D. PLAN 3672.

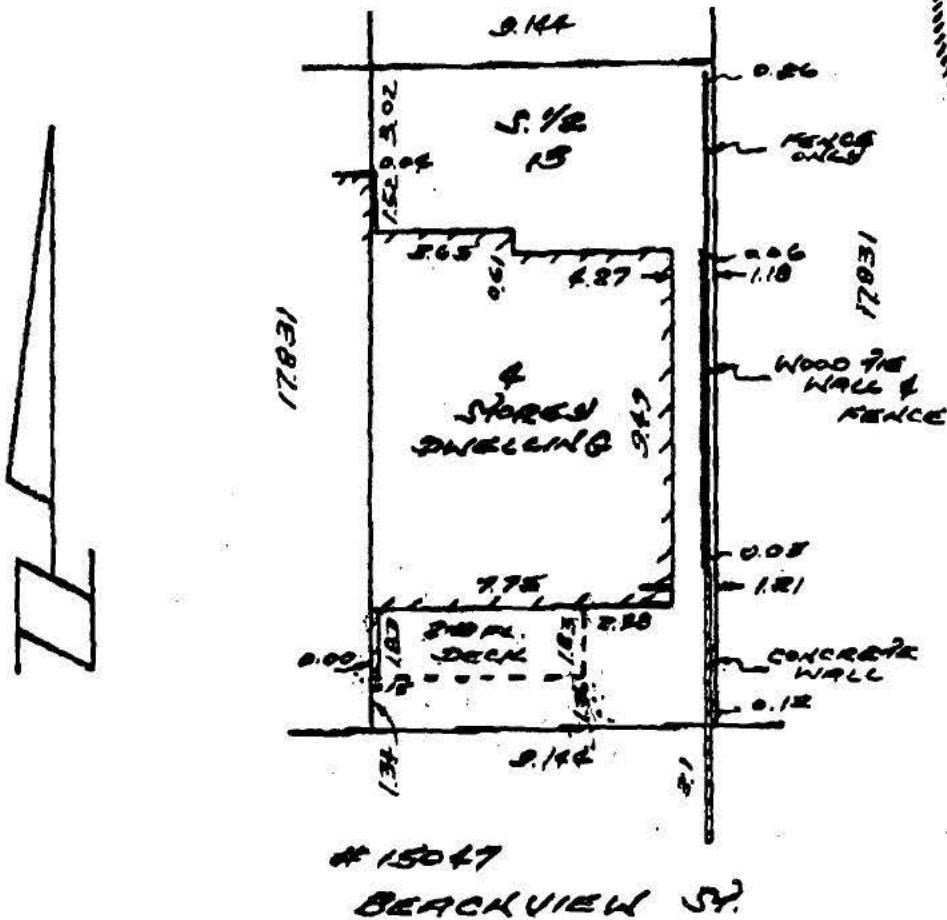
CITY OF WHITSE ROCK.

Scale: 1:200 (METRIC)

CERTIFIED CORRECT

R. Justice O.C.S.

DATE: MARCH 22/95



"THIS DOCUMENT IS NOT VALID"  
UNLESS ORIGINALLY SIGNED  
AND SEALED IN RED.

ALL DIMENSIONS SHOWN ON THIS  
DRAWING ARE TO BE USED  
USED TO DEFINE BOUNDARIES.

© JUSTICE CONSULTANTS & ASSOC.  
1500 - 1500 ST. JAMES ST. W.  
VICTORIA, B.C.

95-027





March 16, 1993.

**Redacted S. 22**

15047 Beachview Avenue,  
White Rock, B.C.

Dear **Redacted S. 22**

**RE: TIMBER RETAINING WALLS @ 15047 BEACHVIEW AVENUE,  
WHITE ROCK, B.C.**

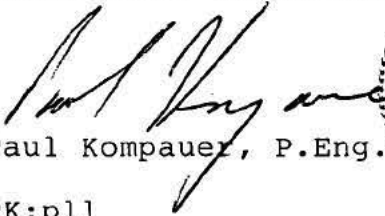
At your request, I have inspected the timber retaining walls along the east side boundary of the above-noted property.

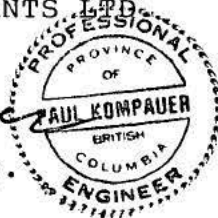
In my opinion, the walls are adequately constructed to effectively retain the backfill from the east side lot as long as the pressure-treated timber is in sound condition.

The walls, as constructed, conform to the requirements of the B.C. Building Code, Latest Edition.

Sincerely,

INTER-COAST CONSULTANTS LTD.

  
Paul Kompauer, P.Eng.



PK:p11





# THE CORPORATION OF THE CITY OF WHITE ROCK

Permits & Licences  
Department  
TEL. NO. 531-9111

FILE COPY

City Hall  
15322 Buena Vista Ave.  
White Rock, B.C.  
V4B 1Y6

## DOUBLE REGISTERED

1993 March 05

Redacted S. 22  
15047 Beachview Ave.,  
White Rock, B. C.  
V4B 6E2

Redacted S. 22

## TO WHOM IT MAY CONCERN

Please be aware the Permits and Licence Dept. cannot enforce private agreements worked out by the above parties.

We then are requiring that the retaining wall at 15047 Beachview Avenue (east property line) be engineered approved to retain original grading of adjacent property. Also, that this retaining wall, when built, be approved by both parties.

Yours truly,

A handwritten signature in cursive script, appearing to read "Richard Wilson".

Richard Wilson,  
Building Inspector

RW/mm

THOMPSON & MCCONNELL

BARRISTERS & SOLICITORS

**T&M**  
ESTABLISHED 1981

Our File No. 0756.

22 March 1993

Attention: Colin Atcheson

The Corporation of the  
City of White Rock  
15322 Buena Vista Avenue  
WHITE ROCK, B.C. V4B 1Y6

Suite 300  
1676 Martin Drive  
White Rock, B.C. V4A 6E7

Telephone (604) 531-1421

Toll Free 1-800-667-1421

Facsimile (604) 531-8402

Dear Sirs:

Re: Final Occupany Permit  
15047 Beachview Street, White Rock

Enclosed herewith is a draft letter to **Redacted S. 22**  
solicitor responding to his letter of March 19, 1993.

Please contact the writer to discuss this matter.

Yours truly,

THOMPSON & MCCONNELL



Gregory M. Vanstone  
:mjw  
Encl.

M:mjw\mar\223.cor

RECEIVED  
MAR 25 1993  
THE CORPORATION OF THE  
CITY OF WHITE ROCK

Robert C.P. Walker  
Gregory M. Vanstone  
Marjorie E. Mooney  
Rodrick H. MacKenzie  
J. Craig Moulton  
Michael C. Woodward  
Marie E. McKercher  
Heather Northrup  
A.K. Thompson (Ret'd)  
W.C. McConnell (Ret'd)

H.E. Williamson\*  
Associate Counsel  
\*Law Corp.

2 March 1993

Attention: Jeffrey P. Andrews  
Richards & Richards  
Barristers & Solicitors  
10325 - 150th Street  
SURREY, B.C. V3R 4B1

Dear Sirs:

Re: Final Occupany Permit  
15047 Beachview Street, White Rock

We are in receipt of your letter of March 19th, 1993.

Mr. Wilson's refusal to issue an Occupancy Permit for the above property is based on the following two factors:

1. A professional engineer's letter dated March 16, 1993 contains a possible disclaimer. We would accept the letter if the middle paragraph was amended to read as follows:

"In my opinion, the retaining walls are adequately constructed to effectively contain the east side lot if backfilled to original grade (\_\_\_ metres) as long as the pressure treated timber is in sound condition. In my opinion, the pressure treated timber is presently in sound condition."

2. The location of the retaining wall. Previous discussions with your client and [REDACTED] s.22 have indicated that the retaining wall may be constructed partially on [REDACTED] s.22 property. As the retaining wall is required to ensure compliance with Section 9.15.4.3 of the Building Code, we must be satisfied that [REDACTED] s.22 does not have the right to remove it. Hence Mr. Wilson's request for [REDACTED] s.22 approval of the wall.

This requirement was not raised in the deficiency list because your client advised Mr. Wilson that an agreement regarding the retaining wall had been reached with [REDACTED] s.22. We have since been given cause to question whether such an agreement remains in effect.

22 March 1993

Page 2

We are prepared to dispense with s. 22 approval of the retaining wall if you provide us with a site survey, prepared by a B.C.L.S. showing that the retaining wall is constructed only within your client's property.

We trust the foregoing clarifies our position.

Yours truly,

THE CORPORATION OF THE  
CITY OF WHITE ROCK

M:mjw\mar\222.cor



Sept 16, 1992.

Mr. Colin Atcherson  
c/o City of White Rock, Corp.  
15352 Buena Vista Ave  
White Rock, B.C. V4B 1V6.

RECEIVED

SEP 16 1992

BUILDING DEPARTMENT  
CITY OF WHITE ROCK

assume address is

Dear Mr Atcherson, 15047 Beachview  
Re: 15047 Buena Vista Ave

Would you please keep this letter on file for any prospective buyer of the above mentioned property.

As I have already mentioned to you & shown you from a survey done by Cameron & Assoc. Professional Land Surveyors, the retaining wall on the above mentioned property is encroaching on my property at 15052 Buena Vista.

I have no intentions of allowing this situation to persist & am seeking legal counsel to have this retaining wall removed from my property, as soon as possible.

As soon as the matter has been rectified I'll be notifying the City of White Rock of the outcome.

Thank you

C.C. Alan Layton & Assoc.

Redacted S. 22

RECEIVED

SEP 16 1992

CORPORATION OF  
THE CITY OF WHITE ROCK

Delivered by hand Sept 16, 1992



Date: June 15, 1992  
Project No.: 92-8450

INVOICE GEC-L2-5227

**RECEIVED**  
JUL 13 1993

CORPORATION OF  
THE CITY OF WHITE ROCK

**Redacted S. 22**

For Engineering Services Rendered

Re: 15052 Buena Vista (White Rock, B.C.)

- Site visit (to review above referenced site re future development on Beach Avenue property)
- Review of records at White Rock City Hall
- Interview with Engineer (Mr. Paul Kompauer)
- Report of findings

Our Fee . . . . . \$350.00  
GST (Reg. #R121392096) at 7% on \$350.00 . . . . . 24.50

**TOTAL FEE . . . . . \$374.50**

**TERMS OF PAYMENT: C.O.D.**  
(All accounts not paid within 15 days of date of invoice shall bear interest at the rate of 2% per month (24% per annum) calculated from date of invoice)

Payable to:

**GRANITE ENGINEERING CORPORATION**  
6225-D - 136th Street  
Surrey, B.C. V3X 1H3  
(604) 596-5941



# GRANITE ENGINEERING CORPORATION

6225-D - 136th Street, Surrey, British Columbia V3X 1H3  
Tel: (604)596-5941 • Fax: (604) 596-1098

June 15, 1992

Our File No.: 92-8450

**Redacted S. 22**

**RECEIVED**  
JUL 13 1993

CORPORATION OF  
THE CITY OF WHITE ROCK

Dear **Redacted S. 22**

Re: 15052 Buena Vista (White Rock, B.C.)

This will respond to your request for review and comment on the influence over future development at the above referenced site created by current development of two single family dwellings with a common zero property line (effectively a duplex) on a Beach Avenue property bordering on the southwest corner of the noted site along the west property line.

In order to provide the requested report, the undersigned has completed a site inspection of the referenced site as well as the developed Beach Avenue property.

A review of existing records and drawings at White Rock Municipal Building Department has been completed, and we have interviewed the design structural engineer for the Beach Avenue development. We believe the following opinion is based on accurate data regarding the construction of the Beach Avenue property. Confirmation of correct building elevations was acquired from Mr. Paul Kompauer, P.Eng. who was the supervising engineer for this project.

We understand the specific concern which requires address is "How will the Beach Avenue development influence, costs, notable restrictions and the common property line security, should it be decided that development is to be undertaken at 15052 Buena Vista?"

It should be noted at the outset that any development in this particular area of White Rock is, at best, difficult and generally made more costly by three factors that are constant regardless of any influence brought to bear by development of adjacent properties. These three factors are:

- the natural slope of the undisturbed property, which ranges between 1.5:1.0 and 1.0:1.0.
- the narrowness of the lots themselves, which range from 30 to 50 feet, and
- the nature of the subsurface soil conditions which are generally loose sands and gravels.

RECEIVED  
JUL 13 1993

- 2 -

CORPORATION OF  
THE CITY OF WHITE ROCK

These soil conditions usually provide excellent bearing capacity and are free draining but are extremely difficult to excavate without providing expensive temporary shoring techniques to preserve the integrity of the excavated embankments and common property lines. The costs associated with compensating for these factors are generally a given in this area and are independent of any additional influence of development or adjacent properties.

16  
\$2,000  
60

To these considerations, future developments are also complicated to some degree by the Building Bylaw which permits any developer to construct substantial structures within 4 feet of common property lines. This creates a possible total aggregate distance between structures of 8 feet which is well beyond the limit of rise to run ratios available in these soils in free standing excavations.

It is possible, by comparison, to excavate a free standing vertical cut in undisturbed brown clays and glacial tills, while loose to moderately dense sands and gravels rarely free stand at less than 1.5:1.0.

Examination of the elevations of the foundation footings for the Beach Avenue development have all but ruled out any possibility of any development at 15052 Buena Vista undermining or placing in jeopardy the foundation on Beach Avenue. For this event to occur, the excavation on the Buena Vista lot would have to be taken to a depth of 38' at the northeast corner of the Beach Avenue development and 15' at the Beach Avenue property line of the Buena Vista property.

In other terms, future development at 15052 Buena Vista could theoretically include a full three storeys underground at the point where the two structures have the greatest common influence without placing the Beach Avenue development at risk. (Since local building bylaws do not permit such deep excavations, we would not consider this to be a restriction on future development at 15052 Buena Vista)

The Beach Avenue development has included an exterior stairs and walkway along the property line that is common to 15052 Buena Vista. The walkway rises from an 180 foot elevation to approximately 194 foot elevation. The total run is approximately 25 feet to a total rise of 14 feet. (The walkway is contained within and supported by a concrete retaining wall for the lower half of the run. The upper half of the run is retained by a 6" x 6" pressure treated timber wall.)



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The walkway itself appears to be cast on compacted fill. Both the concrete portion and the treated timber portion of the retaining device preserve the differences in elevation between the lower walkway and the upper surface of the Buena Vista property.

(Any excavation on the Buena Vista lot adjacent to this walkway would tend to unload the retaining devices for the first six feet or so and then would undermine both retaining walls and walkway for any remaining depth excavated. It is likely, therefore, that consideration in future development at 15052 Buena Vista, which included excavation adjacent to the retaining walls and walkway, would have to include extra measures to either protect the walkway or be prepared to replace it should it be damaged.)

It is difficult to be more specific in this regard since we do not have any information with respect to a proposed development at 15052 Buena Vista and, therefore, are unable to judge the magnitude of these effects. Clearly, these considerations would be limited to protect the walkway and retaining wall only as we have already established, with a reasonable degree of certainty, that the structure foundation could not be adversely affected.)

Summary

(In the worst case, the onus would be placed on the developer of 15052 Buena Vista to provide temporary shoring to protect the integrity and stability of adjacent properties but this would be a requirement in any case.) Whether or not more than the standard requirements would have to be met as a result of the existing walkways and retaining devices at the Beach Avenue development is difficult to evaluate without a design plan for the Buena Vista lot.

The retaining devices associated with the Beach Avenue development were not designed by the supervising engineer for that project. The retained heights classify these walls as "garden walls" and engineering design is not required by the Municipal bylaw. (We suspect that the pressure treated timber portion of this retaining wall will not withstand any excavation in close proximity without compromising its integrity. It is not a very substantial structure.) Document

This wall has been tampered with since this report was made. EK

*Please check w/pt  
Kaur paul  
re: his stamped  
document  
s. 22  
O.C.  
al*

RECEIVED  
JUL 13 1993

- 4 -

CORPORATION OF  
THE CITY OF WHITE ROCK

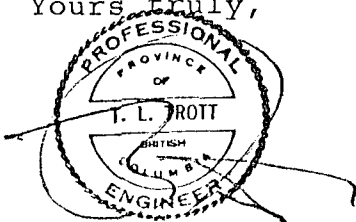
We did confirm that the treatment of these timbers is P.W.F. rated and, left undisturbed, the integrity of the 6" x 6" timbers themselves is guaranteed for sixty years by the treatment processors. (Its design, however, is a very simple configuration of stacked timbers held in place by single vertical timber piles driven on the side opposite to the fill at eight foot centres. Clearly, it is substantially held in place by the earth pressure it is retaining. Any attempt to remove this pressure will eliminate the structure, particularly if the base of the timber piles is undermined. Whether or not this action would damage the walkway is left to speculation.)

Since the timber portion of this wall is designed and constructed as a "garden wall", it will not support any additional loading associated with a surcharge on the Buena Vista lot. Any attempt to construct a foundation on the Buena Vista lot, more than five feet above the walkway elevation within four feet horizontal distance, must include prior replacement of the timber wall with a fully designed retaining wall capable of withstanding additional surcharge loading. Otherwise, the foundation on the Buena Vista lot would be compromised by the instability of the timber wall. Once again, the limitations on these calculations are governed by the 1.5:1.0 rule associated with these native soils.)

(There would appear then to be a safe building elevation envelope with an upper limit of five feet above the walkway elevation to five feet below it within which any development on the Buena Vista site would not have to consider the security of the neighbouring structures. Outside these limits, special measures would be necessary to compensate for created instabilities. Once again, without a development plan, it is left to speculation to determine the nature and complexity of these measures.)

We trust this response is sufficient in accordance with the request for review. Please contact the undersigned should clarification for any of these matters be necessary.

Yours truly,



T.L. Trott, P.Eng.

TLT/jk



Mr Atchison

Redacted S. 22

Maybe you could approach the [Redacted] et al regarding these findings of Mr. Trutt, F. Eng.

Redacted S. 22

did produce a stamped document by [Redacted] stating this was an Engineered wall or in other words met ~~the~~ building standards of D. C. However according to this report it is considered a garden wall and not a retaining wall. Please explain and tell me what the White Oak standards require.

Hoping this will help in having the situation cleared up for all concerned.

Redacted S. 22



March 16, 1993.

**Redacted S. 22**

15047 Beachview Avenue,  
White Rock, B.C.

Dear Redacted S. 22

**RE: TIMBER RETAINING WALLS @ 15047 BEACHVIEW AVENUE,  
WHITE ROCK, B.C.**

At your request, I have inspected the timber retaining walls along the east side boundary of the above-noted property.

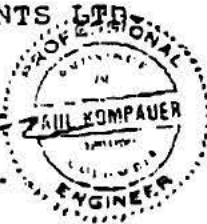
In my opinion, the walls are adequately constructed to effectively retain the backfill from the east side lot as long as the pressure-treated timber is in sound condition.

The walls, as constructed, conform to the requirements of the B.C. Building Code, Latest Edition.

Sincerely,

INTER-COAST CONSULTANTS LTD.

  
Paul Kompauer, P.Eng.



PK:p11

*RICHARD UNACCEPTABLE  
NO DISCLAIMER & MUST MENTION  
BACKFILL TO ORIGINAL GRADE*

*@9/2*



# THE CORPORATION OF THE CITY OF WHITE ROCK

Permits & Licences  
Department  
TEL.NO. 531-9111

## FILE COPY

City Hall  
15322 Buena Vista Ave.  
White Rock, B.C.  
V4B 1Y6

### DOUBLE REGISTERED

1993 March 05

Redacted S. 22  
15047 Beachview Ave.,  
White Rock, B. C.  
V4B 6E2

Redacted S. 22

### TO WHOM IT MAY CONCERN

Please be aware the Permits and Licence Dept. cannot enforce private agreements worked out by the above parties.

We then are requiring that the retaining wall at 15047 Beachveiw Avenue (east property line) be engineered approved to retain original grading of adjacent property. Also, that this retaining wall, when built, be approved by both parties.

Yours truly,

A handwritten signature in cursive script, appearing to read "Richard Wilson".

Richard Wilson,  
Building Inspector

RW/mm





Dec 4/91 15043  
backview



15043 backview  
Dec 4/91



Dec 4/91 15043 backview



LOOKING NORTH WEST.



1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

LOOKING  
NORTH EAST

LOOKING EAST.



**Gold Leaf**  
Gold Leaf Products  
GL 440R

N.



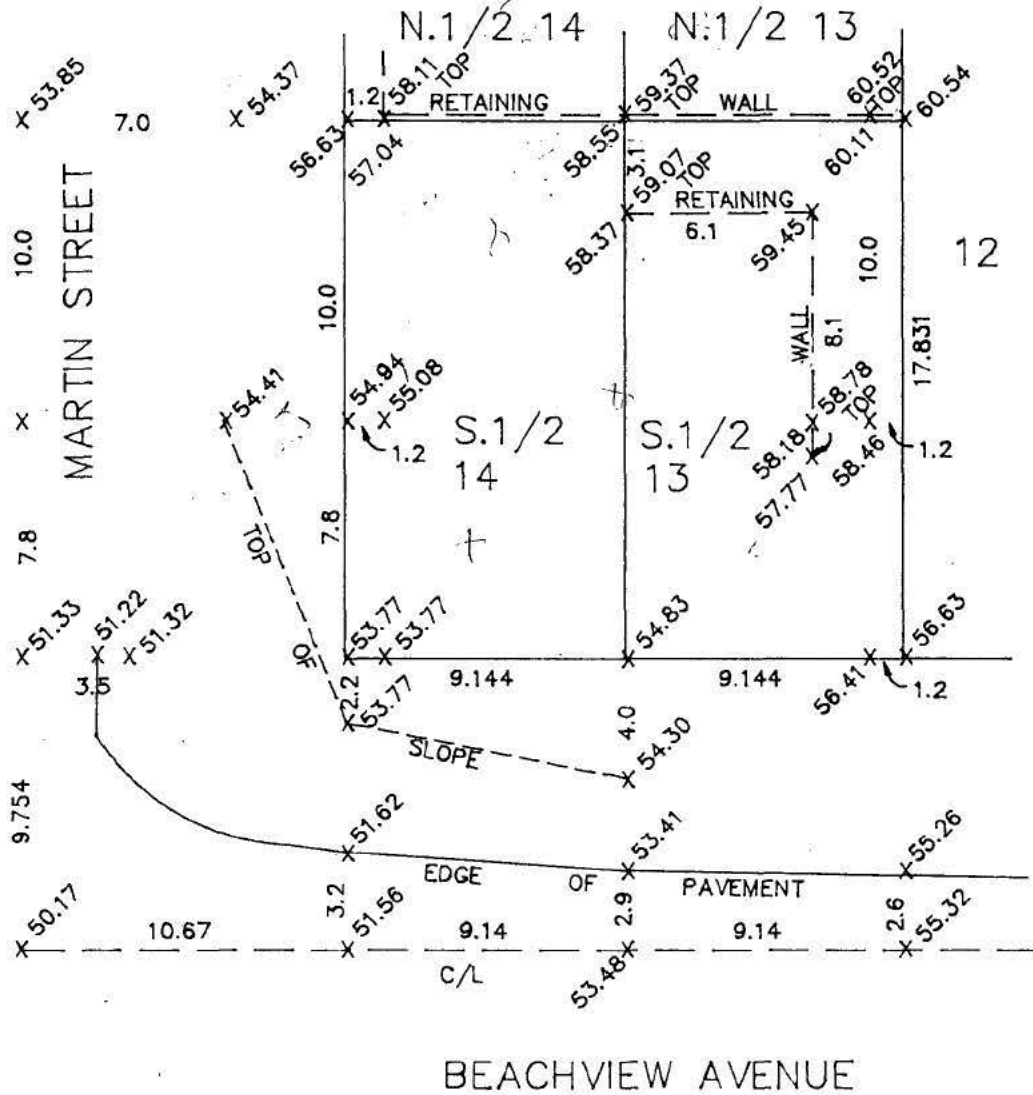
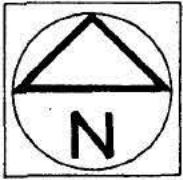
N.

E.

BOUNDARY LOOKING NORTH

PLAN SHOWING LOCATION OF ELEVATIONS ON  
 S.1/2 LOTS 13 & 14, PT. S.E.1/4 SEC.10, TP.1,  
 BLK.6, N.W.D., PLAN 3672

SCALE- 1: 250



**OLSEN, ESSON &  
 ROWBOTHAM  
 BRITISH COLUMBIA  
 LAND SURVEYORS**

1148 JOHNSTON ROAD  
 WHITE ROCK, B.C.  
 V4B 3Y6

TELEPHONE : 531-4067

This plan to be used for Municipal  
 and/or Mortgage purposes only and  
 is not to be used to define boundaries

The plan above shows the correct  
 dimensions of the above described  
 property.

CERTIFIED CORRECT

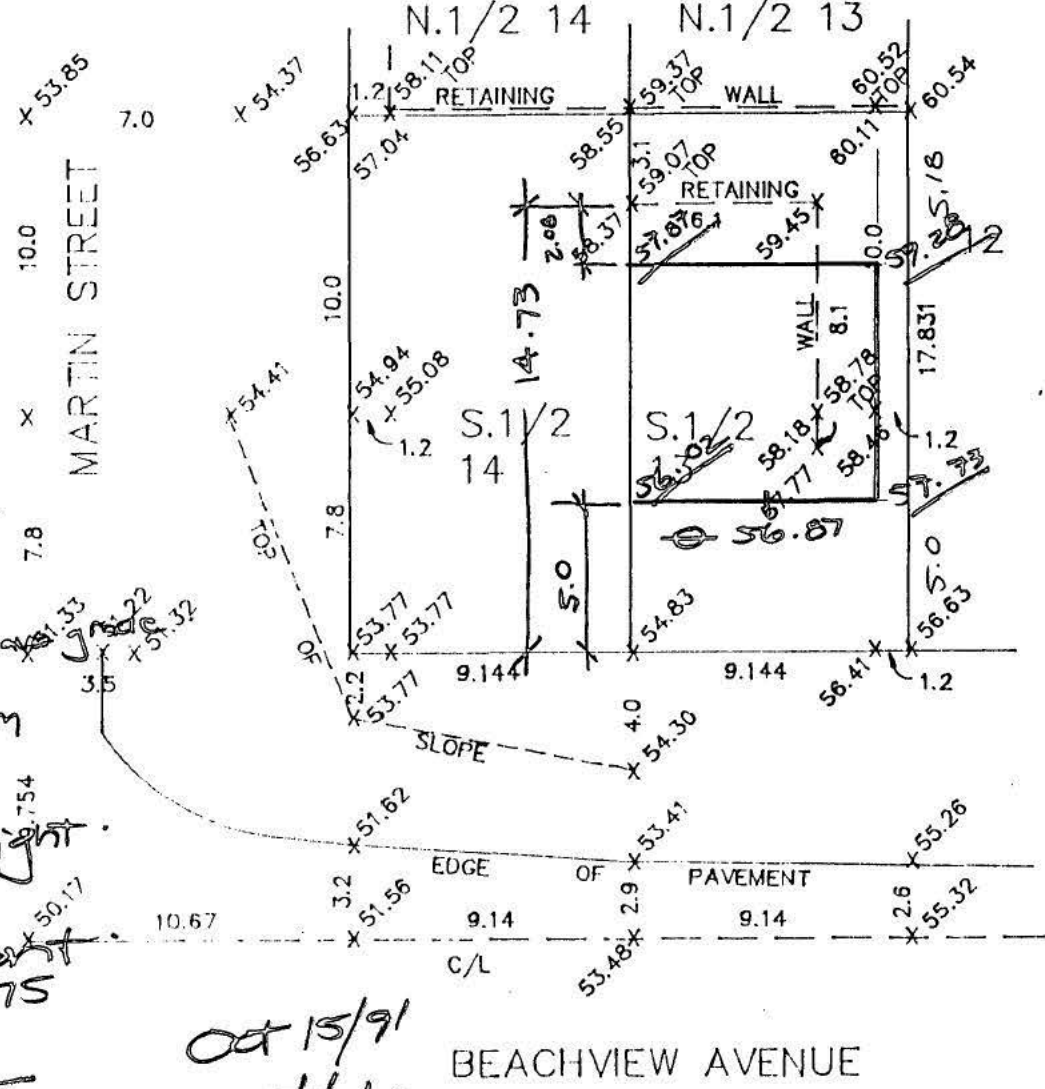
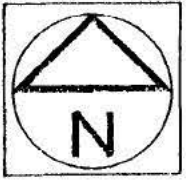
*Alan Olson*

Dated this 26 day of MARCH, 1991

15047 beachview.

PLAN SHOWING LOCATION OF ELEVATIONS. ON S.1/2 LOTS 13 & 14, PT. S.E.1/4 SEC.10, TP.1, BLK.6, N.W.D., PLAN 3672

SCALE- 1: 250



51.87  
 59.28  
 57.73  
 56.02  


---

 230.9  
 ÷ 4  
 57.72  
 + 7.7  
 65.42 m  
 214.63'  
 max height.  
 of Cent.  
 56.875  
 + 6.0  
 62.875 m  
 206.28'

Oct 15/91  
RW.

**OLSEN, ESSON & ROWBOTHAM**  
 BRITISH COLUMBIA  
 LAND SURVEYORS  
 1148 JOHNSTON ROAD  
 WHITE ROCK, B.C.  
 V4B 3Y6  
 TELEPHONE : 531-4067

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The plan above shows the correct dimensions of the above described property.

CERTIFIED CORRECT

*Alan Olson*

Dated this 26<sup>th</sup> day of MARCH, 1991



PLAN SHOWING LOCATION OF BUILDING FOUNDATION ON S.1/2 LOTS 13 AND 14, PT. S.E.1/4 SEC.10, TP.1, BLOCK 6, PLAN 3672, N.W.D.

SCALE-- 1: 250



Max Ht.

64.14 m

Max Ht.

65.42 m

Ø of cart.

62.875

Ø of cart

61.48 m

Permitted diff.

11.44 m

8.895 m

(350 1/4)

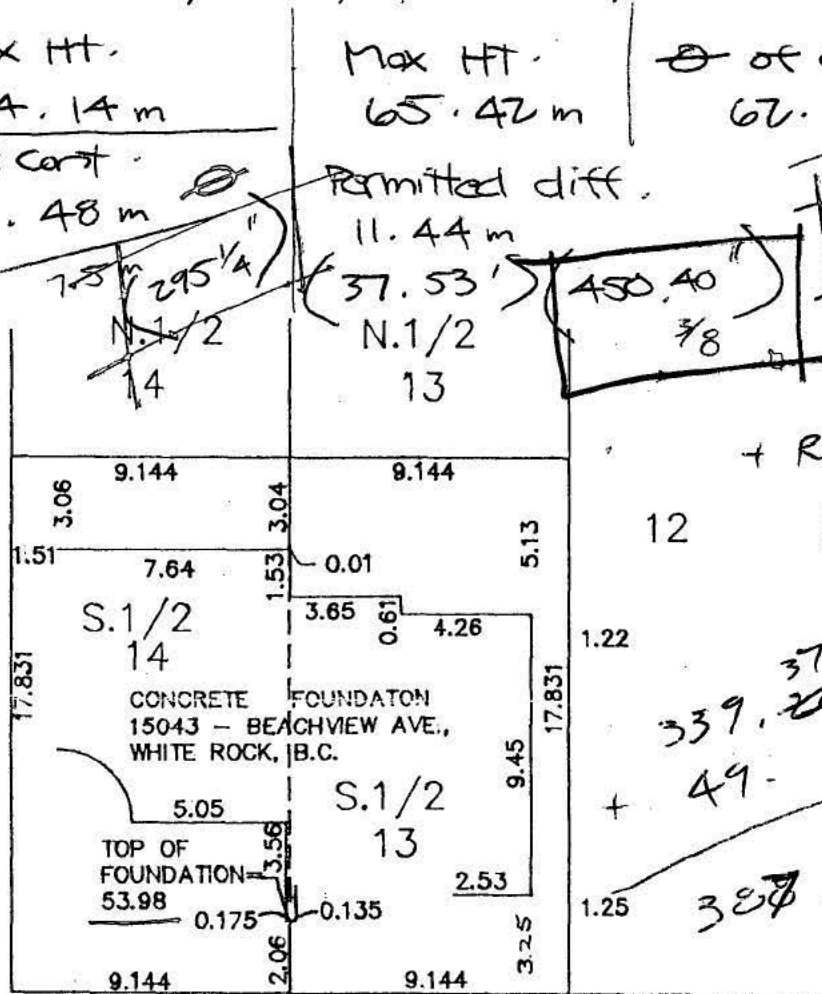
Permitted diff.

10.16 m

(33.33)

(400)

MARTIN STREET



+ roof + 12  
97 15/8

12

1.22

339.24

+ 49.

388.24

BEACHVIEW AVENUE

19.0  
111. 5/8  
111. 7/8  
97

339. 24 3/8

605/8  
60.76

**OLSEN, ESSON & ROWBOTHAM**  
**BRITISH COLUMBIA**  
**LAND SURVEYORS**

1148 JOHNSTON ROAD  
WHITE ROCK, B.C.  
V4B 3Y6

TELEPHONE : 531-4067

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The plan above shows the correct dimensions of the above described property.

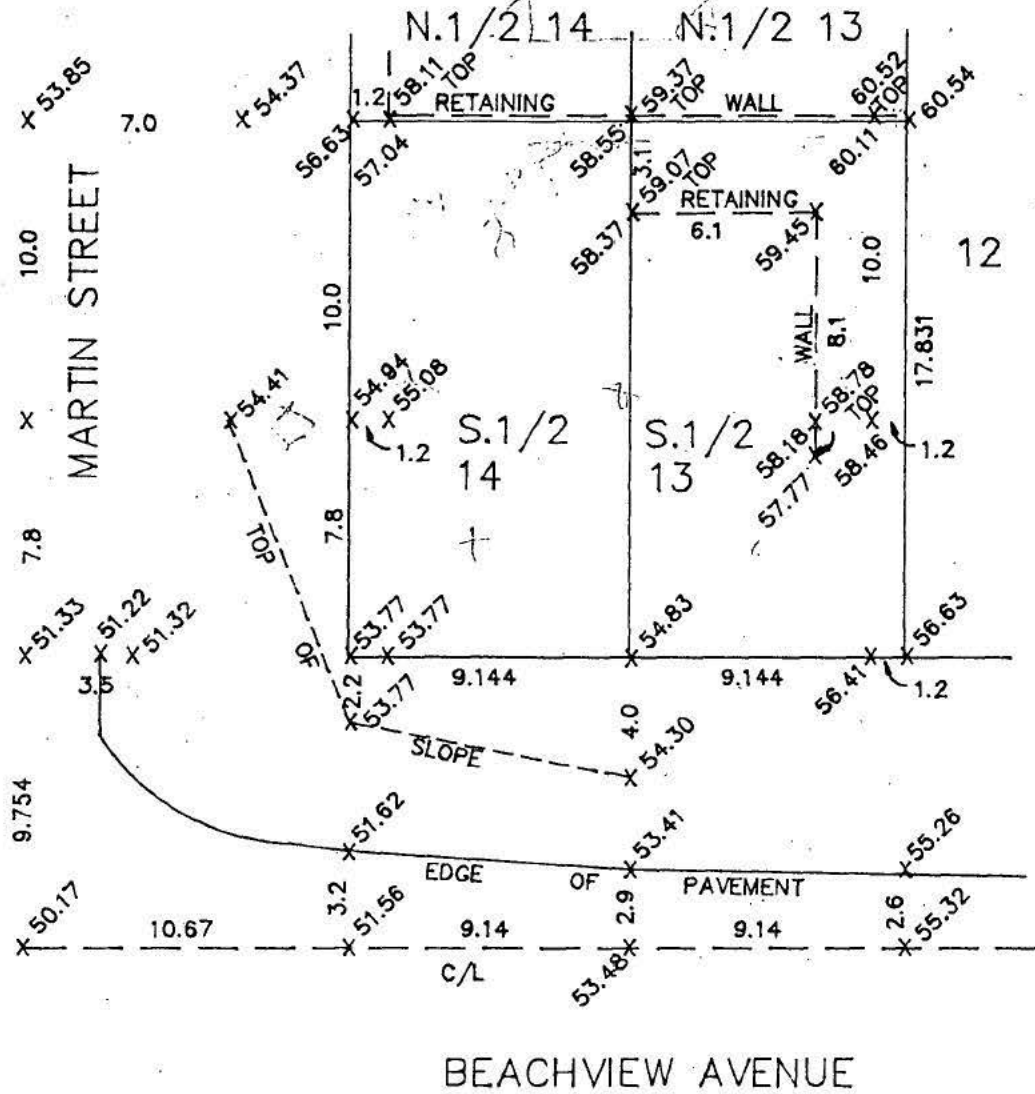
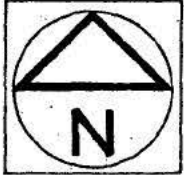
CERTIFIED CORRECT

*Olson Olson*

Dated this 14<sup>th</sup> day of NOVEMBER, 1991

PLAN SHOWING LOCATION OF ELEVATIONS ON  
 S.1/2 LOTS 13 & 14, PT. S.E.1/4 SEC.10, TP.1,  
 BLK.6, N.W.D., PLAN 3672

SCALE- 1: 250



**OLSEN, ESSON &  
 ROWBOTHAM  
 BRITISH COLUMBIA  
 LAND SURVEYORS**

1148 JOHNSTON ROAD  
 WHITE ROCK, B.C.  
 V4B 3Y6

TELEPHONE : 531-4067

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 and/or Mortgage purposes only and  
 is not to be used to define boundaries

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 dimensions of the above described  
 property.

CERTIFIED CORRECT

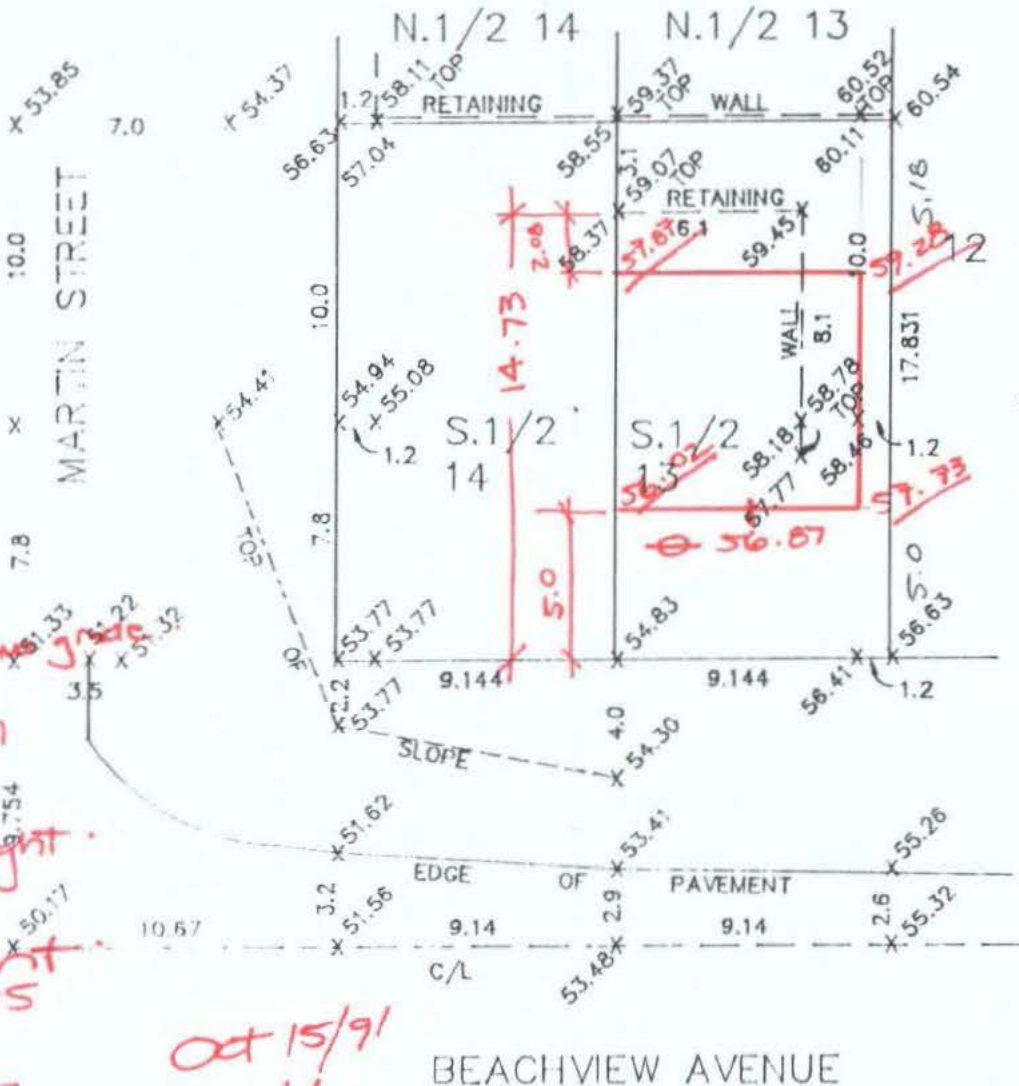
*Allen Olsen*

Dated this 26 day of MARCH, 1991

150.47 beachview.

PLAN SHOWING LOCATION OF ELEVATIONS ON S.1/2 LOTS 13 & 14, PT. S.E.1/4 SEC.10, TP.1, BLK.6, N.W.D., PLAN 3672

SCALE- 1: 250



51.87  
59.28  
57.73  
56.02  

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230.9

÷ 4  

---

57.72  
+ 7.7  

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65.42 m

214.63'  
max height.

at Cent.  
56.875  
+ 6.0

62.875 m  
206.28'

Oct 15/91  
HW.

OLSEN, ESSON &  
ROWBOTHAM  
BRITISH COLUMBIA  
LAND SURVEYORS  
1148 JOHNSTON ROAD  
WHITE ROCK, B.C.  
V4B 3Y6  
TELEPHONE : 531-4067

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CERTIFIED CORRECT

*Allen Olson*

Dated this 26<sup>th</sup> day of MARCH, 1991



PLAN SHOWING LOCATION OF BUILDING FOUNDATION ON S.1/2 LOTS 13 AND 14, PT. S.E.1/4 SEC.10, TP.1, BLOCK 6, PLAN 3672, N.W.D.

SCALE - 1: 250



Max Ht. 64.14 m

Max Ht. 65.42 m

Ø of Cent. 67.875

Ø of Cent. 61.48 m

Permitted diff. 11.44 m

8.895 m (350 1/4")

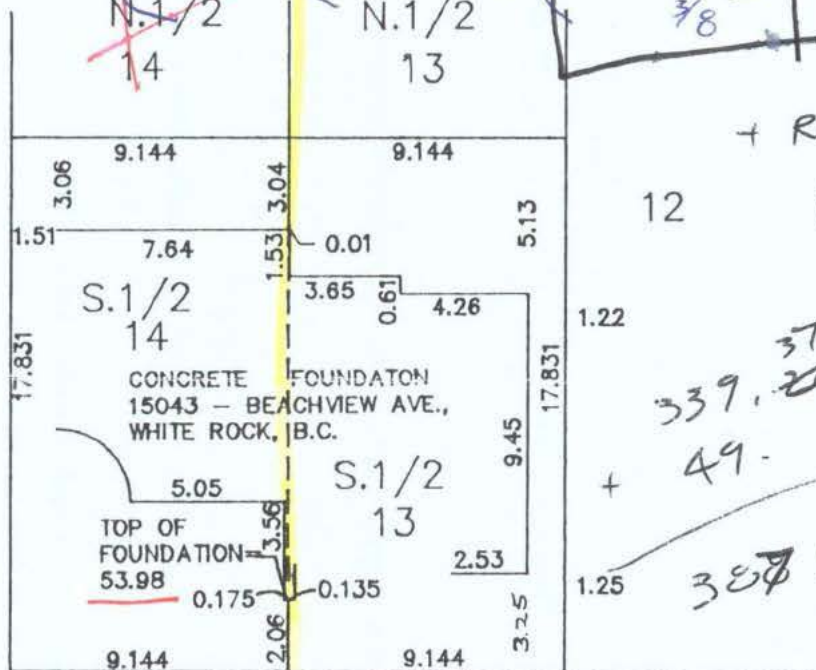
7.5 m (295 1/4")

(37.53')

450.40" 3/8

Permitted diff. 10.16 m

(33.33') (400")



+ roof + 12 6 15/10  
97

339.37

+ 49.

388.37

BEACHVIEW AVENUE

OLSEN, ESSON & ROWBOTHAM  
BRITISH COLUMBIA  
LAND SURVEYORS

1148 JOHNSTON ROAD  
WHITE ROCK, B.C.  
V4B 3Y6

TELEPHONE : 531-4067

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CERTIFIED CORRECT

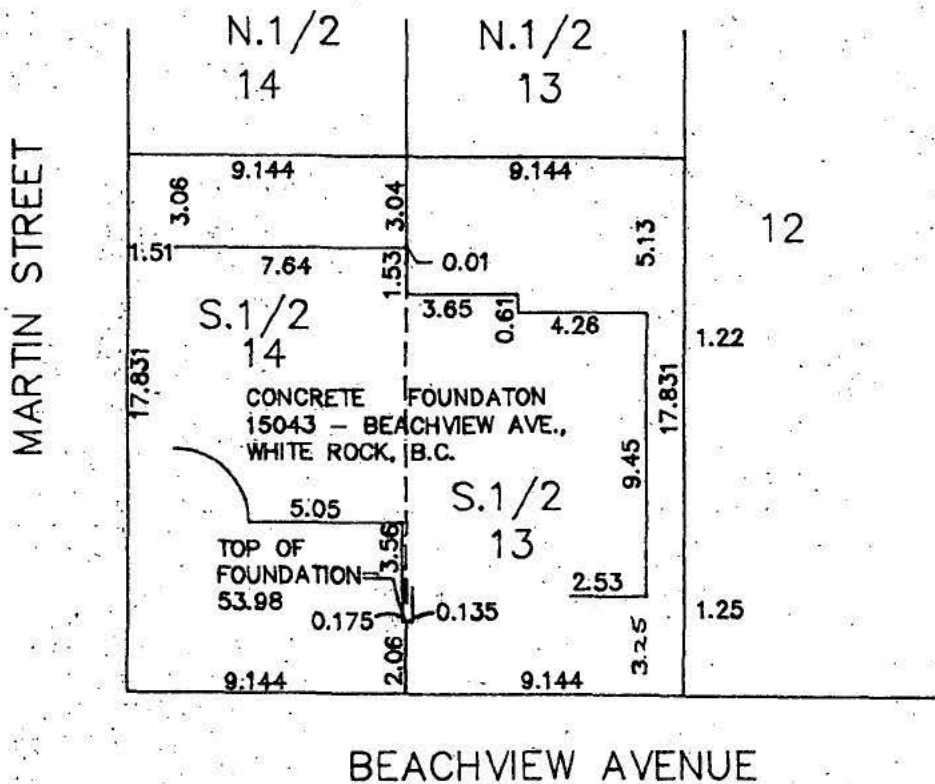
*Olson Olson*

Dated this 14<sup>th</sup> day of NOVEMBER, 1991



PLAN SHOWING LOCATION OF BUILDING FOUNDATION ON S.1/2 LOTS 13 AND 14, PT. S.E.1/4 SEC.10, TP.1, BLOCK 6, PLAN 3672, N.W.D.

SCALE- 1: 250



**OLSEN, ESSON &  
ROWBOTHAM**  
BRITISH COLUMBIA  
LAND SURVEYORS  
1148 JOHNSTON ROAD  
WHITE ROCK, B.C.  
V4B 3Y6  
TELEPHONE : 531-4067

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The plan above shows the correct dimensions of the above described property.

CERTIFIED CORRECT

*Olson*

Dated this 14 day of NOVEMBER, 1991

# PLAN

SHOWING LOCATION OF  
DWELLING, FENCE AND WALLS  
ON THE S. HALF OF LOT 13 BLOCK 6  
SEC. 10 T. 1 N. W. D. PLAN 3672.

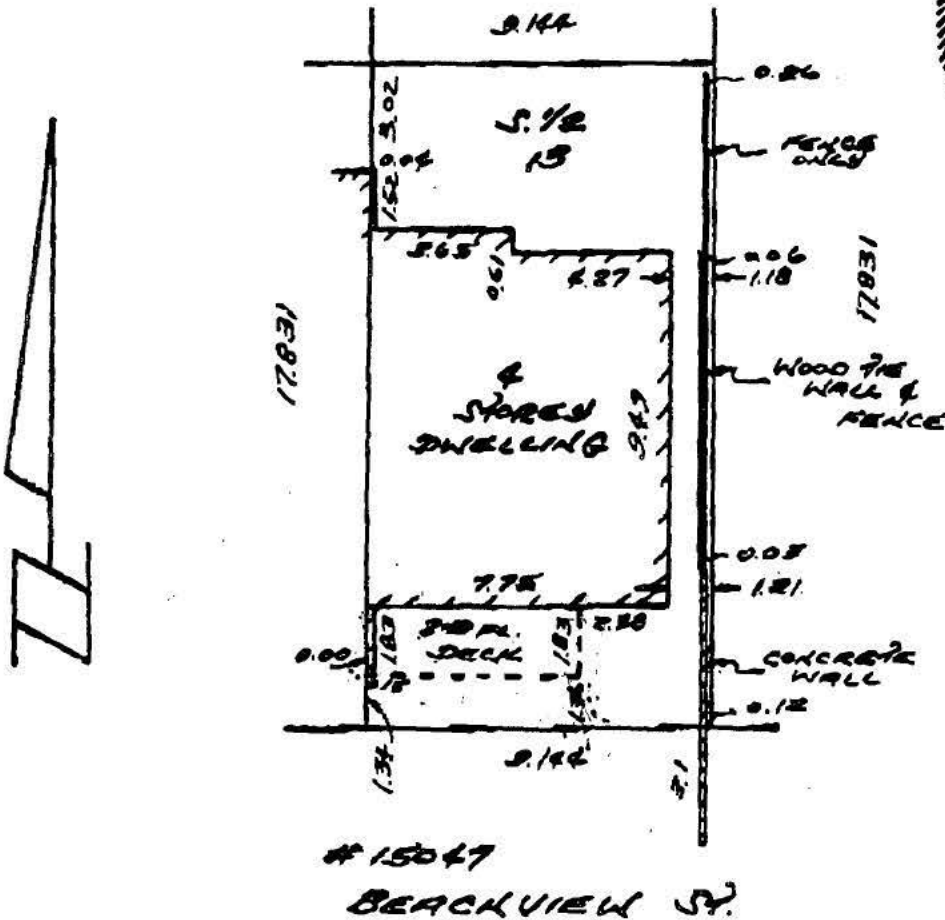
CITY OF WHISTLER ROCK.

CERTIFIED CORRECT

Scale: 1:200 (METRIC)

R. Justice O.C.S.

Date: MARCH 22/93



"THIS DOCUMENT IS NOT VALID"  
UNLESS ORIGINAL IS SIGNED  
AND SEALED IN RED.

THE DIMENSIONS SHOWN ON THIS  
CERTIFICATE SHOULD NOT BE  
USED TO DEFINE BOUNDARIES.

© SERVICE COMMENTS & REVISIONS  
BY LAND SURVEYOR AS 1990  
12443-10878-1002  
SUDBURY, O. C.

99-027

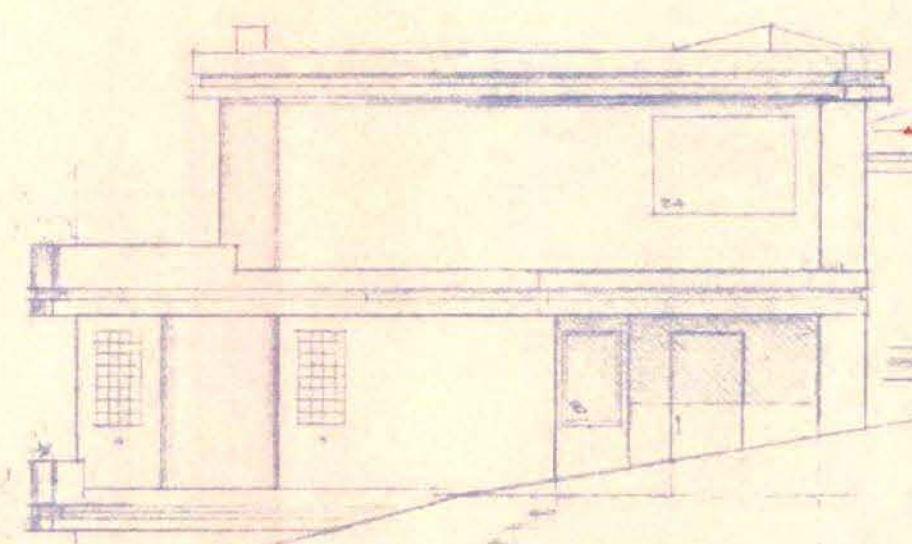


# 15043 beachview

| REVISIONS | BY |
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Jd Ferguson design 535-2869

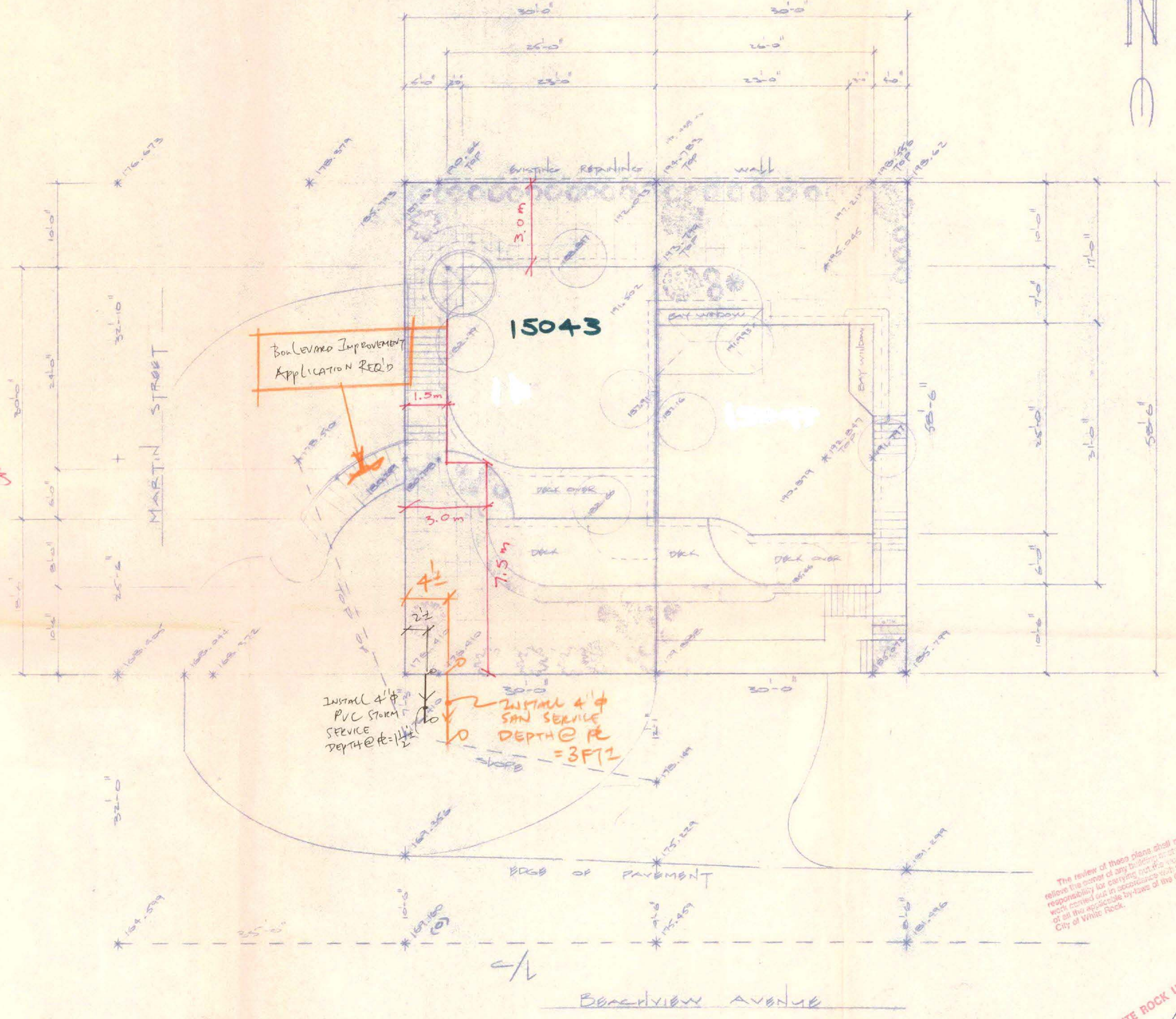
AREA OF UNPROTECTED OPENINGS = 40% = 7% OF 570 #



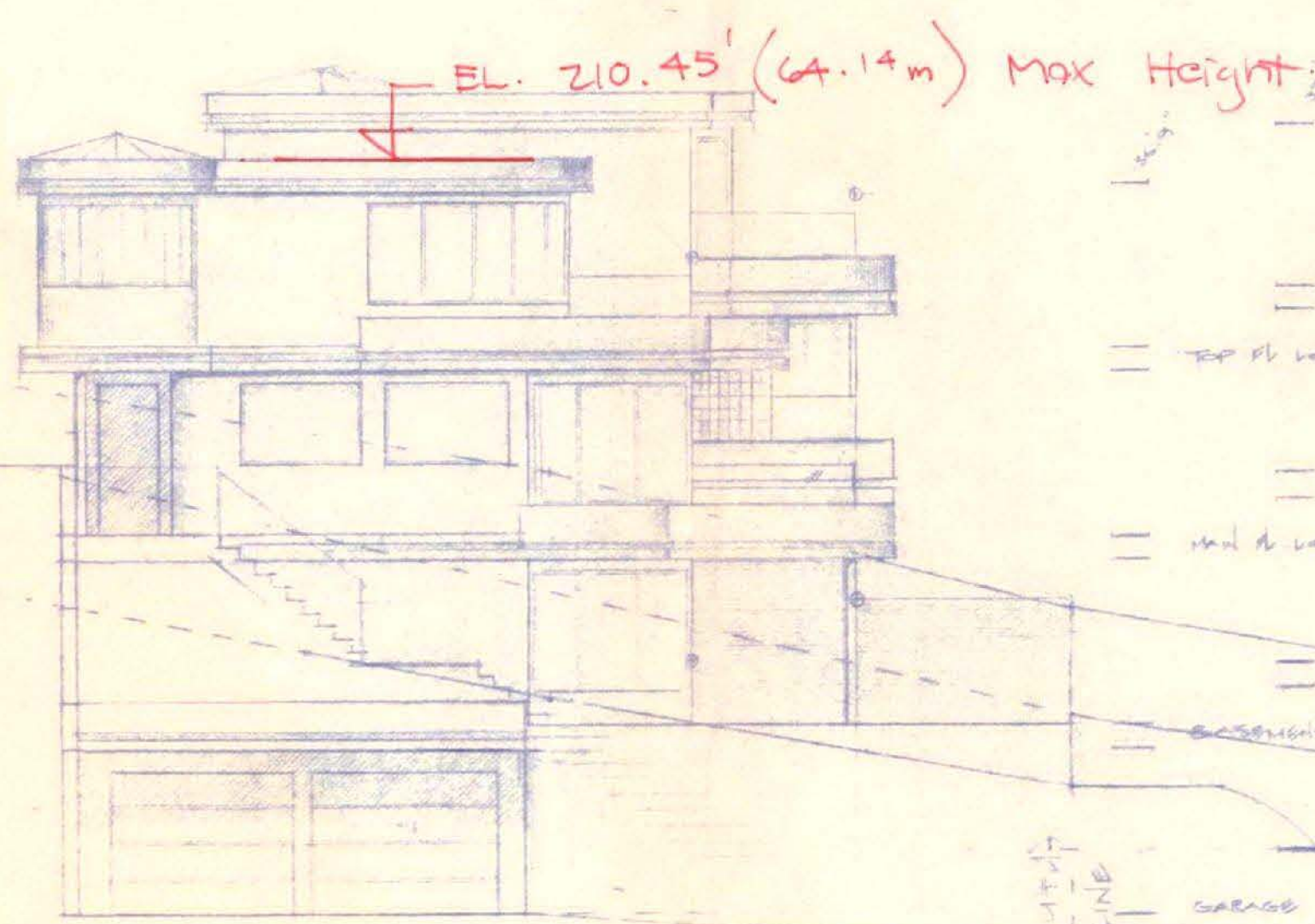
SIDE ELEVATION

**NOTE:**

- 1.) Drainage System to be installed as per attached sheet.
- 2.) see General Notes attached sheet.
- 3.) Fill out top 3 sheets & return.



MAX GRADE LOT A  
MAX GRADE LOT B



SIDE ELEVATION

The review of these plans shall not in any way relieve the owner of any liability or responsibility for carrying out the work shown hereon in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.

**WHITE ROCK UTILITIES LIMITED**  
 D. [Signature]  
 Aug 7 1991

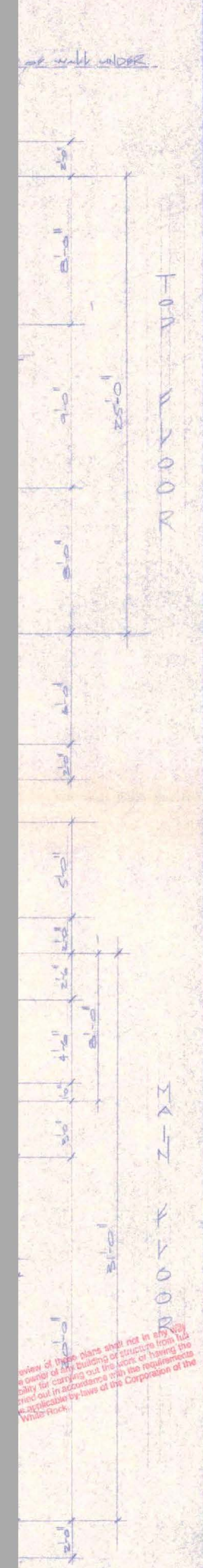
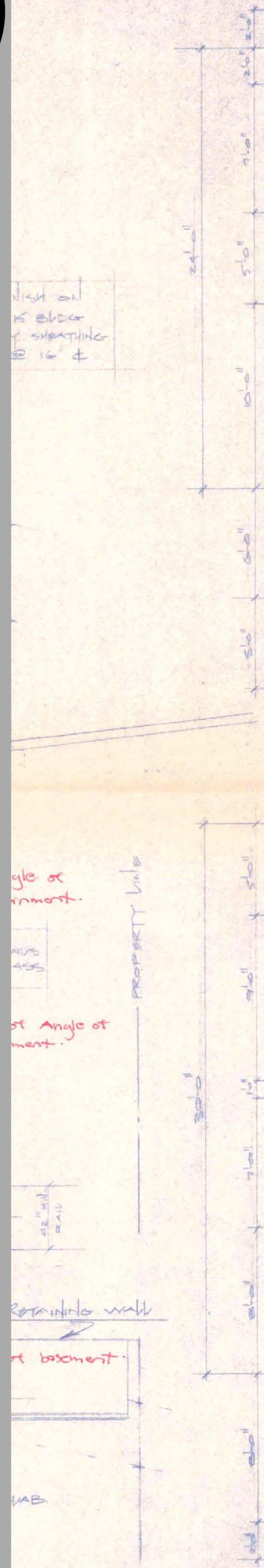
|   |  |  |
|---|--|--|
| PLAN SHOWING LOCATION OF PROPOSED DWELLING UNITS ON 1/2 LOTS 13 & 14, PT. 38 1/4 SEC. 10, TR. 1, B.V. 6, N.W. 1/4, PLAN 3672.   | <b>AVERAGE GRADE</b><br>LOT A<br>111 111.495<br>111 105.440<br>111 191.717<br>111 187.160<br>= 795.812<br><b>42' 189.1525</b>                                      | <b>RS-3</b><br>FOR<br>I.C. 1<br>(STATS)<br>535-2676  |
| <b>AREA OF LOTS</b><br>LOT A - 1755 SQ. FT.<br>SITE COVERAGE - 40% = 702 SQ. FT.<br>SITE COVERAGE - 70% = 1228.5<br>FLOOR AREA / SITE RATIO - 70% = 1228.5<br>FLOOR AREA ALLOWED = 1228 # | LOT B - 1755 SQ. FT.<br>SITE COVERAGE - 40% = 702 SQ. FT.<br>SITE COVERAGE - 70% = 1228.5<br>FLOOR AREA / SITE RATIO - 70% = 1228.5<br>FLOOR AREA ALLOWED = 1228 # | LOT B<br>111 188.847<br>111 182.850<br>111 182.910<br>111 182.970<br>= 742.577<br><b>42' 185.601</b> |

|  |
|--|
| PROPOSED DWELLING UNITS 15043 BEACHVIEW WATEROCK, B.C. |
| - SITE PLAN  |
| - ELEVATIONS   |
| FOR  |
| I.C. 1   |
| (STATS)  |
| 535-2676   |
| Date MAY / 91  |
| Scale 1/2" = 1'-0"                                     |
| Drawn J.F.   |
| Job  |
| Sheet ONE  |
| Of FOUR Sheets   |



Redacted S. 15(1)

Redacted S. 15(1)



| REVISIONS | BY |
|-----------|----|
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|           |    |

JD Ferguson design 535-2869

Proposed Dwelling Units

- Main Floor
- 2nd Floor
- Section AA
- Section BB

FOR 10-1 STATICS 535-2869

Date July 11

Scale 1/8" = 1'-0"

Drawn JSD

Job

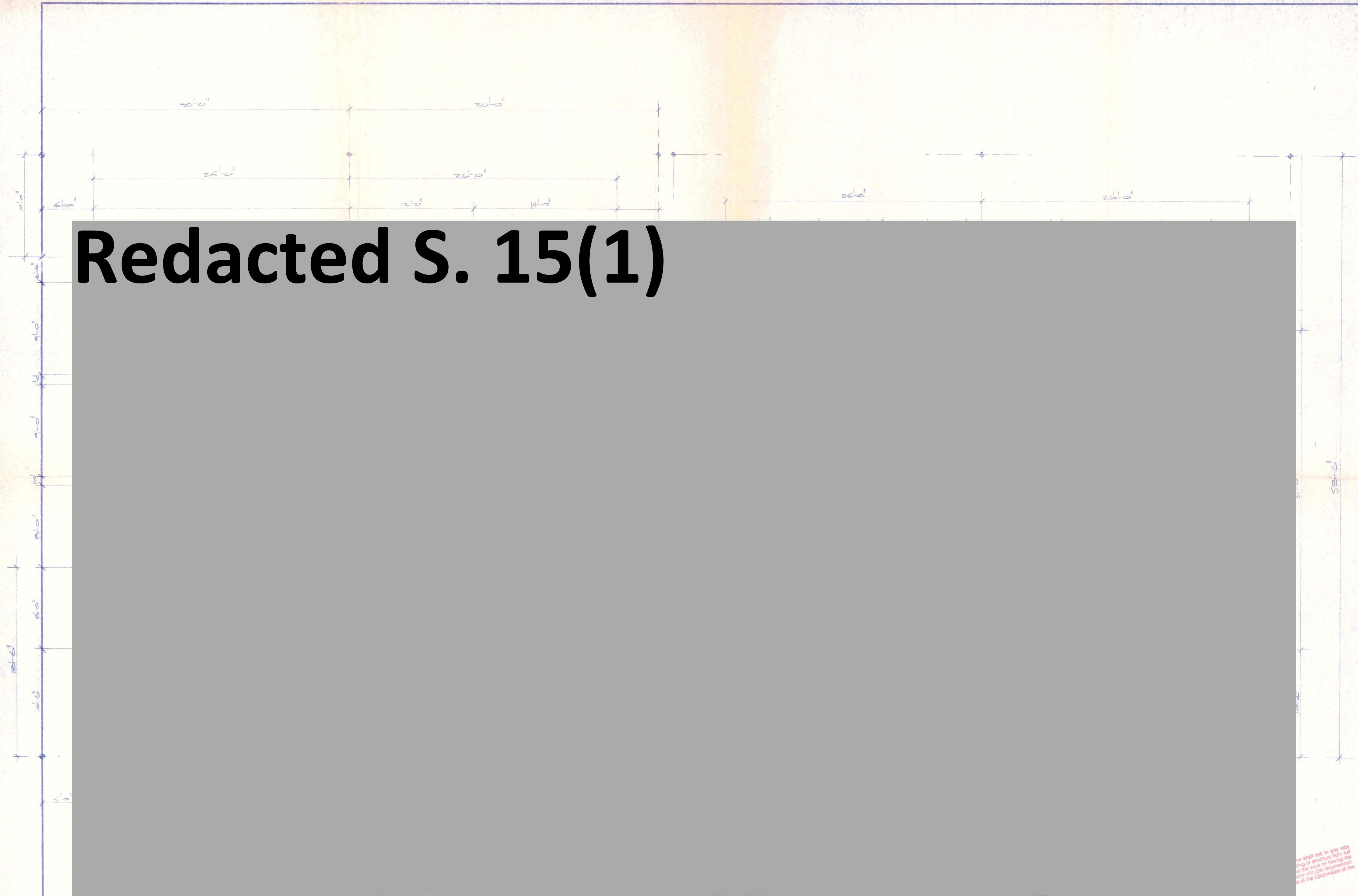
Sheet TWO

Of Four Sheets

Notice: This plan shows the location of the building of structure from the center of the lot. The engineer or architect is not responsible for the accuracy of the information shown here. The engineer or architect is not responsible for the accuracy of the information shown here.



**Redacted S. 15(1)**



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |

58'-6"

jd ferguson design 535-2869

PROPOSED  
Dwelling  
UNITS  
KODAS BEACHVIEW  
WHITE ROCK, BC

- Basement
- Neighbour COURT

FOR  
i.c. l.  
KODAS  
526-0576

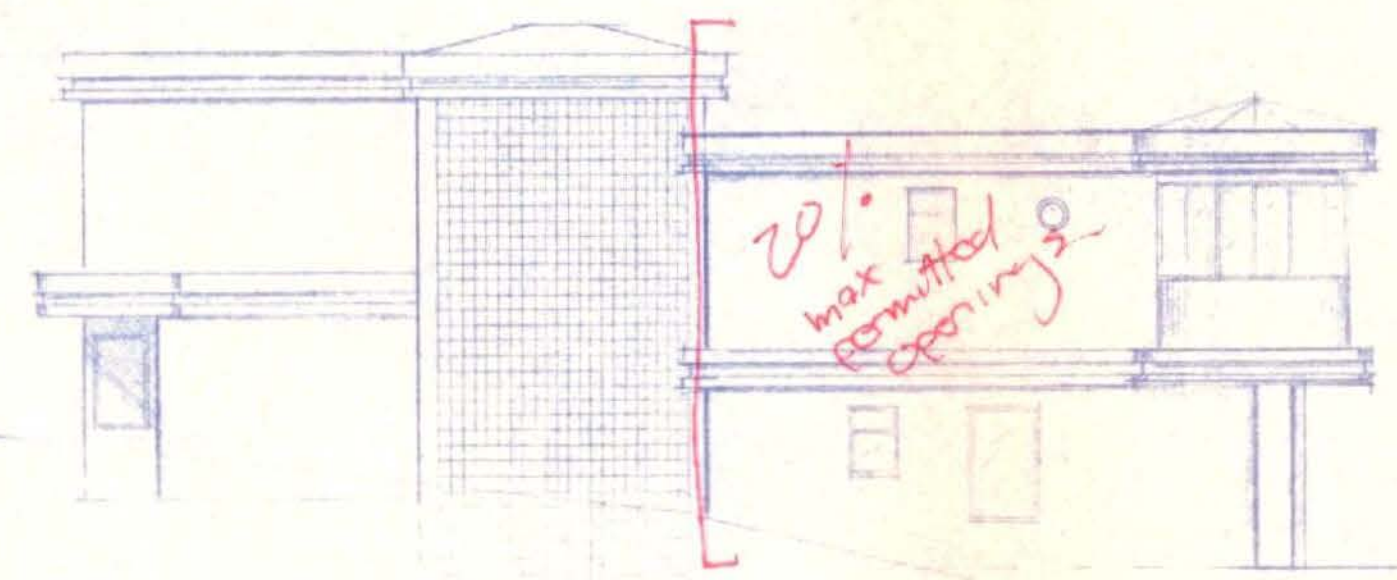
Date: 2/11/11  
Scale: 1/4" = 1'-0"  
Drawn: JFD

Job  
Sheet: THREE  
Of FOUR Sheets

This shall not in any way  
release the contractor from full  
liability for any work or having the  
contract with the requirements  
of the Corporation of the  
City of White Rock

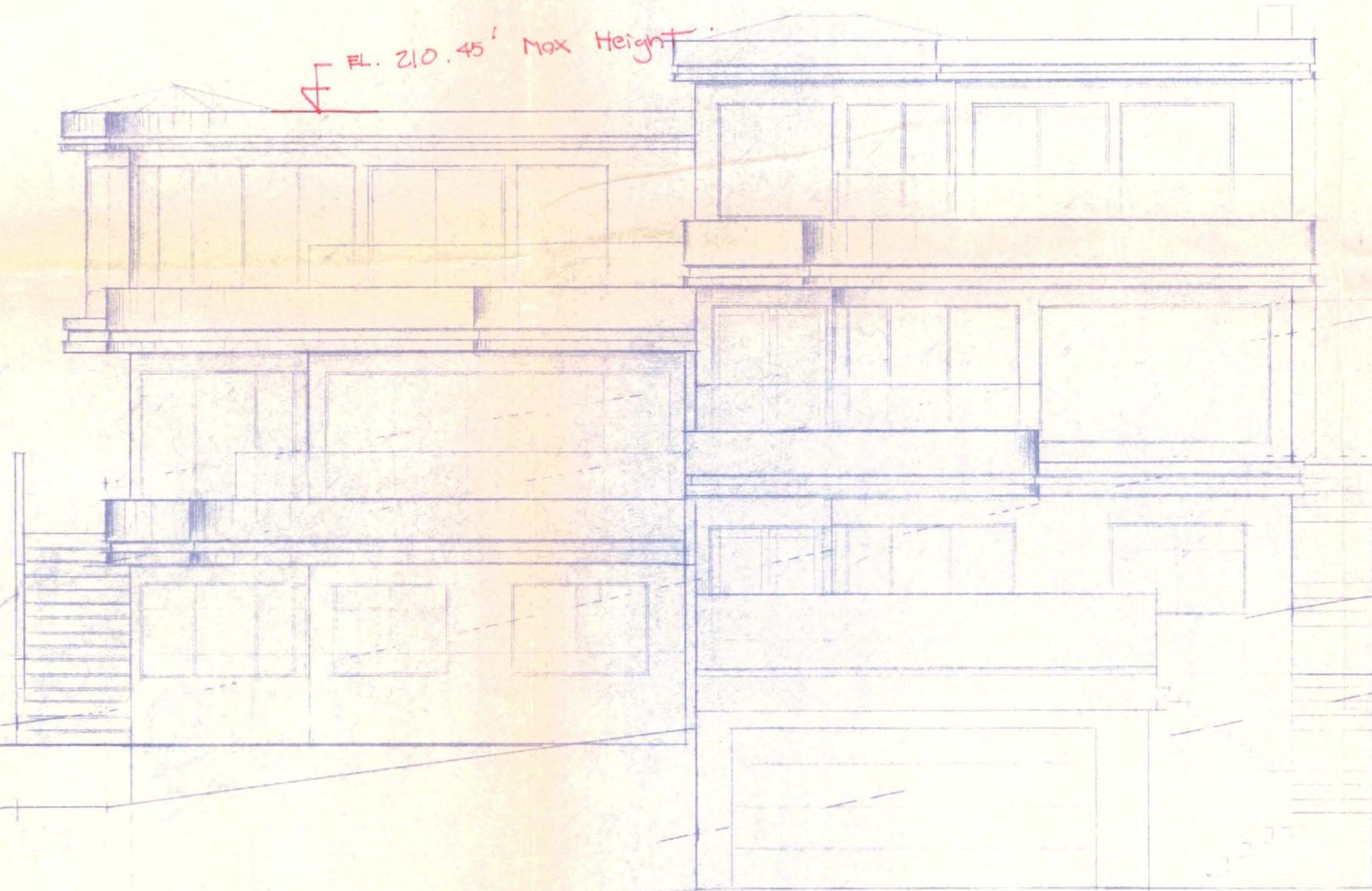






REAR ELEVATION 1/8" = 1'-0"

max. height as permitted  
max. height as permitted



FRONT ELEVATION 1/4" = 1'-0"

The review of these plans shall not in any way  
relieve the owner of any liability or responsibility for  
compliance with all applicable laws, codes and regulations  
of the City of White Rock.

REVISIONS BY

| REVISIONS | BY |
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jd ferguson design 535-2869

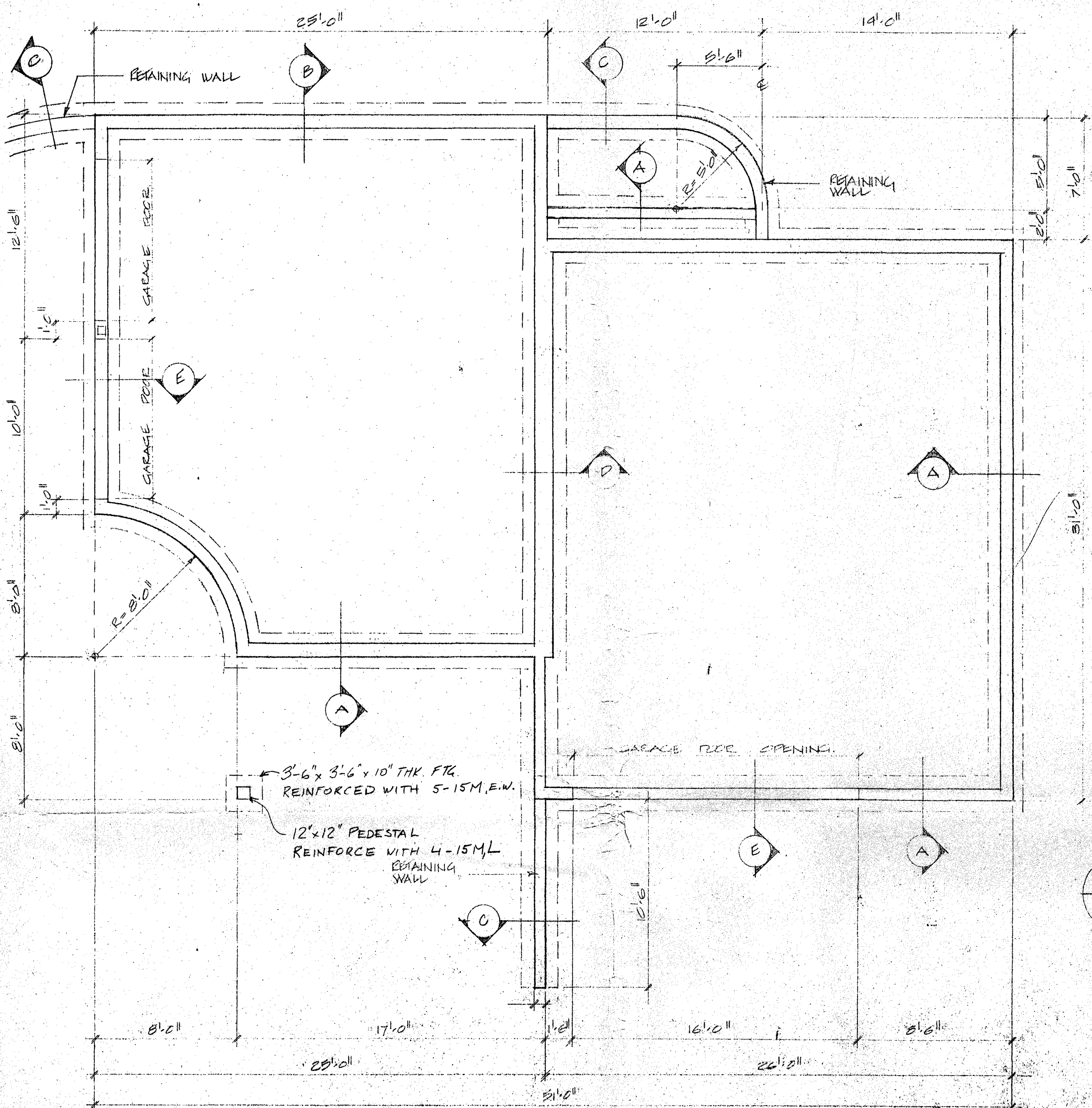
PROPOSED  
Dwelling  
UNITS  
15045 Brixton  
Whitrock BC

FRONT ELEV.  
REAR ELEV.

FOR:  
ICCI  
KST/TS  
535-0676

Date JULY 11  
Scale as shown  
Drawn JDF  
Job  
Sheet FOUR  
OF FOUR Sheets





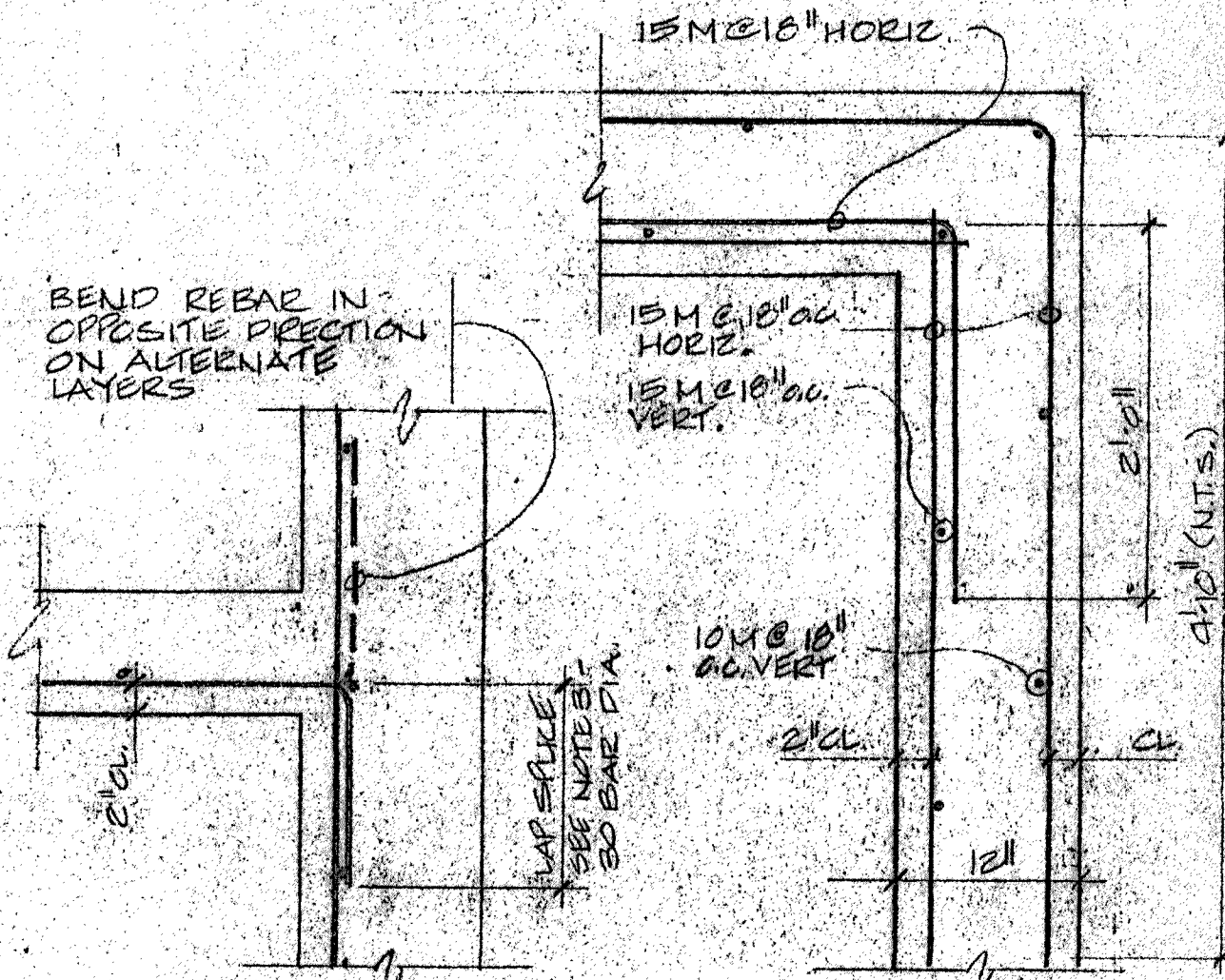
FOUNDATION PLAN 1/4" = 1'-0"

TABLE 'A' - SECTION 'A'

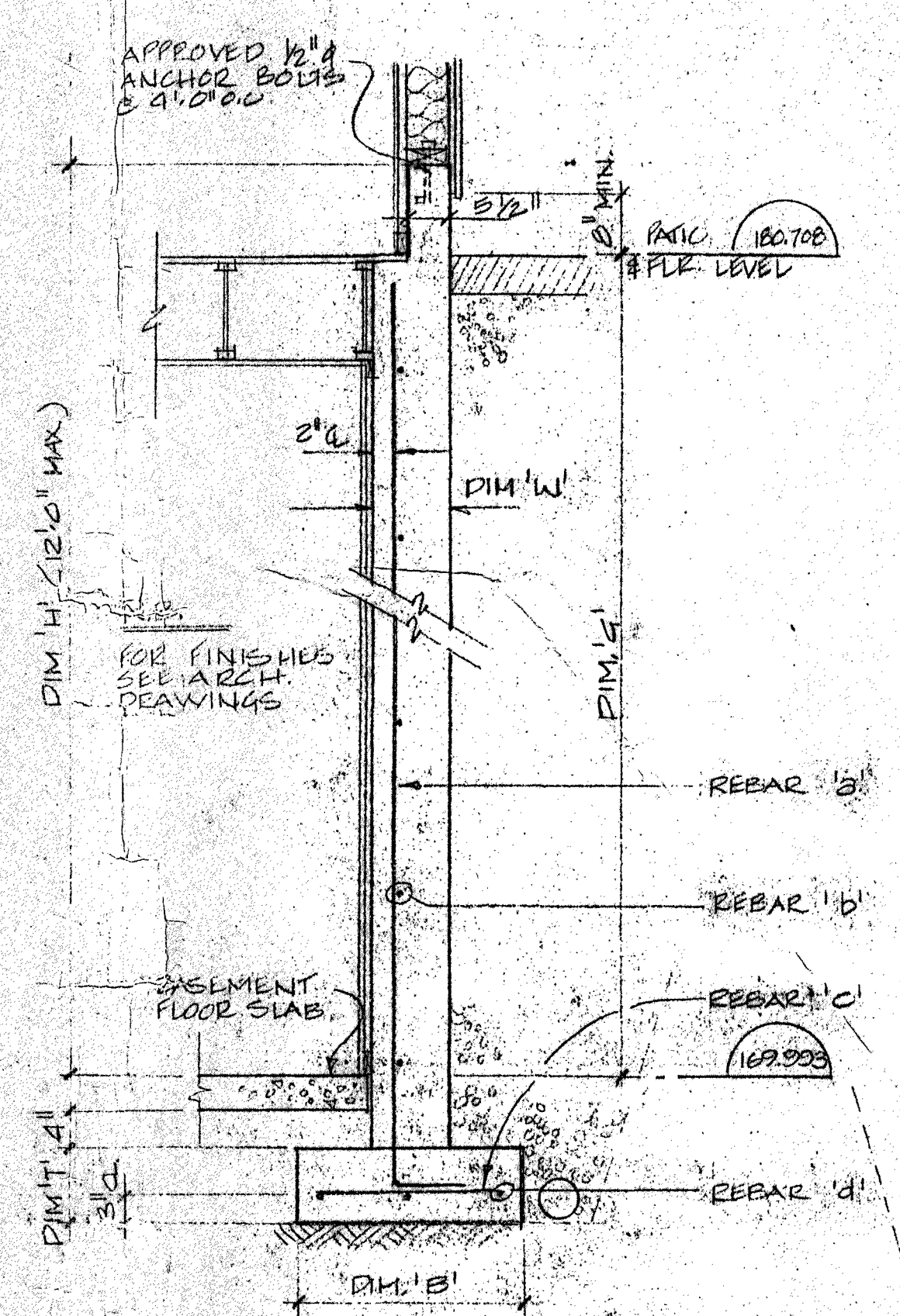
| TYPE | 'H'                 | 'G'      | 'W' | 'B' | 'T' | 'a'          | 'b'          | 'c'          | 'd'         |
|------|---------------------|----------|-----|-----|-----|--------------|--------------|--------------|-------------|
| 1    | H ≤ 4'-0"           | ≤ 3'-4"  | 8"  | 24" | 8"  | NR           | NR           | NR           | 3-15M CONT. |
| 2    | 4'-0" < H ≤ 8'-2"   | ≤ 7'-6"  | 8"  | 24" | 8"  | 15M @ 18" OC | 15M @ 18" OC | 15M @ 18" OC | 3-15M CONT. |
| 3    | 8'-2" < H ≤ 10'-0"  | ≤ 9'-4"  | 10" | 24" | 8"  | 15M @ 14" OC | 15M @ 14" OC | 15M @ 14" OC | 3-15M CONT. |
| 4    | 10'-0" < H ≤ 12'-0" | ≤ 11'-4" | 10" | 24" | 8"  | 20M @ 11" OC | 15M @ 18" OC | 15M @ 11" OC | 3-15M CONT. |

TABLE 'C' - SECTION 'C'

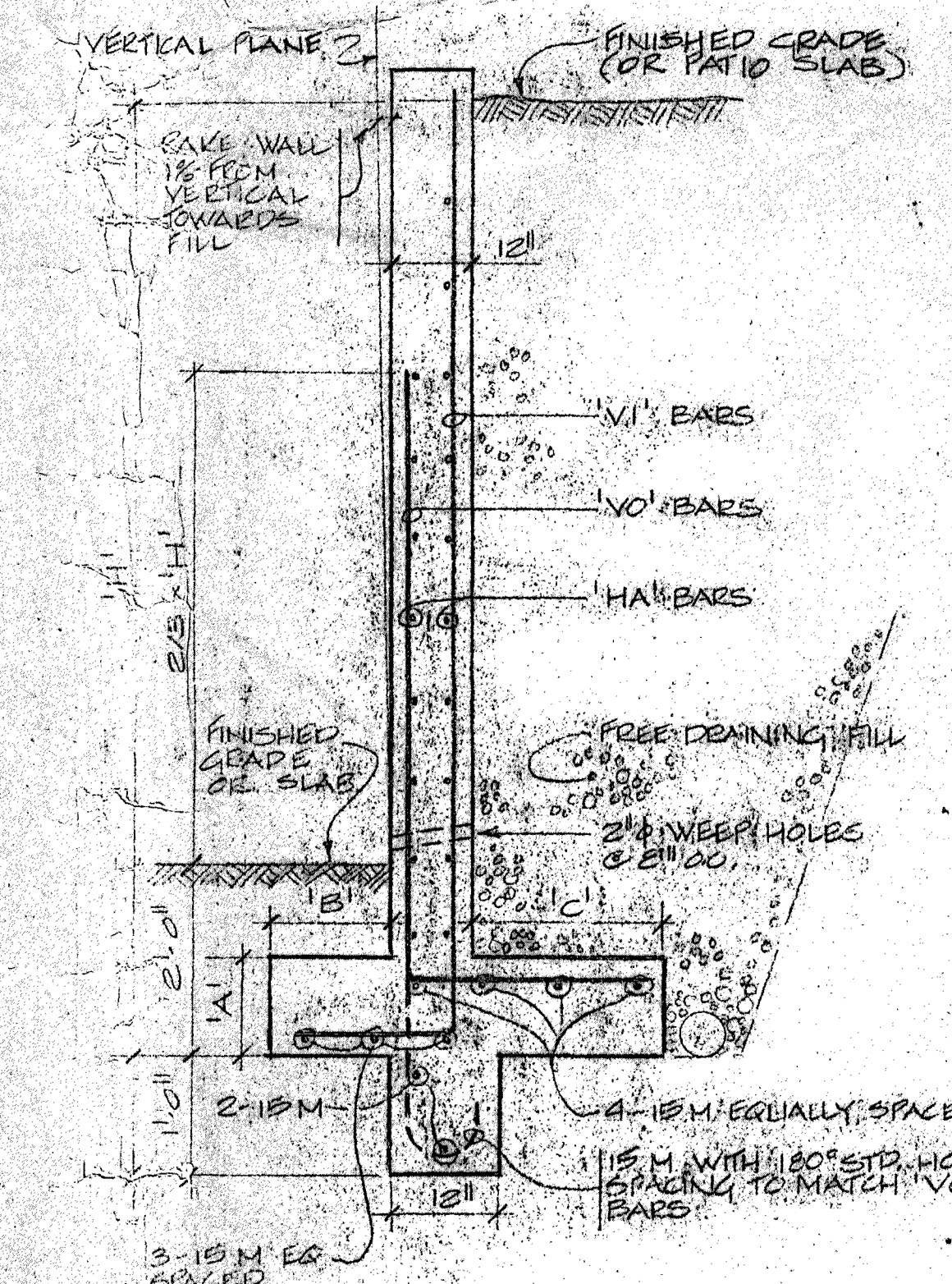
| 'H'    | 'A' | 'B'   | 'C'    | REINFORCING  |              |              |
|--------|-----|-------|--------|--------------|--------------|--------------|
|        |     |       |        | 'VI'         | 'VO'         | 'HA'         |
| 6'-0"  |     |       | 3'-0"  | 15M @ 12" OC | 15M @ 12" OC | 15M @ 12" OC |
| 8'-0"  | 12" | 1'-0" | 3'-0"  | 15M @ 12" OC | 15M @ 12" OC | 15M @ 12" OC |
| 10'-0" | 14" | 1'-4" | 3'-10" | 15M @ 12" OC | 15M @ 12" OC | 15M @ 12" OC |
| 12'-0" | 16" | 2'-0" | 5'-0"  | 20M @ 11" OC | 15M @ 18" OC | 15M @ 11" OC |



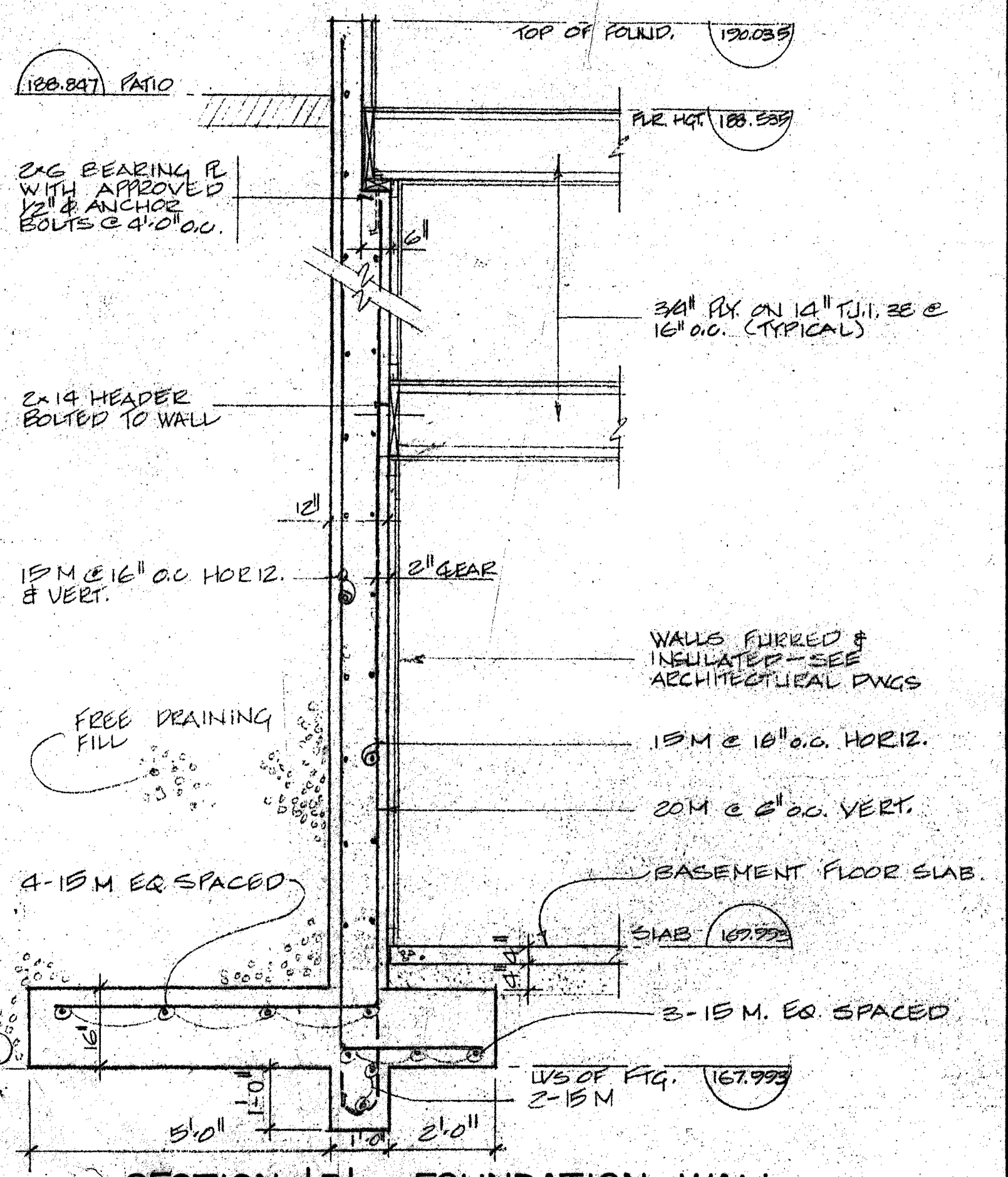
TYP. WALL INTERSECTION DETAIL 1" = 1'-0" TYP. WALL CORNER DETAIL 1" = 1'-0"



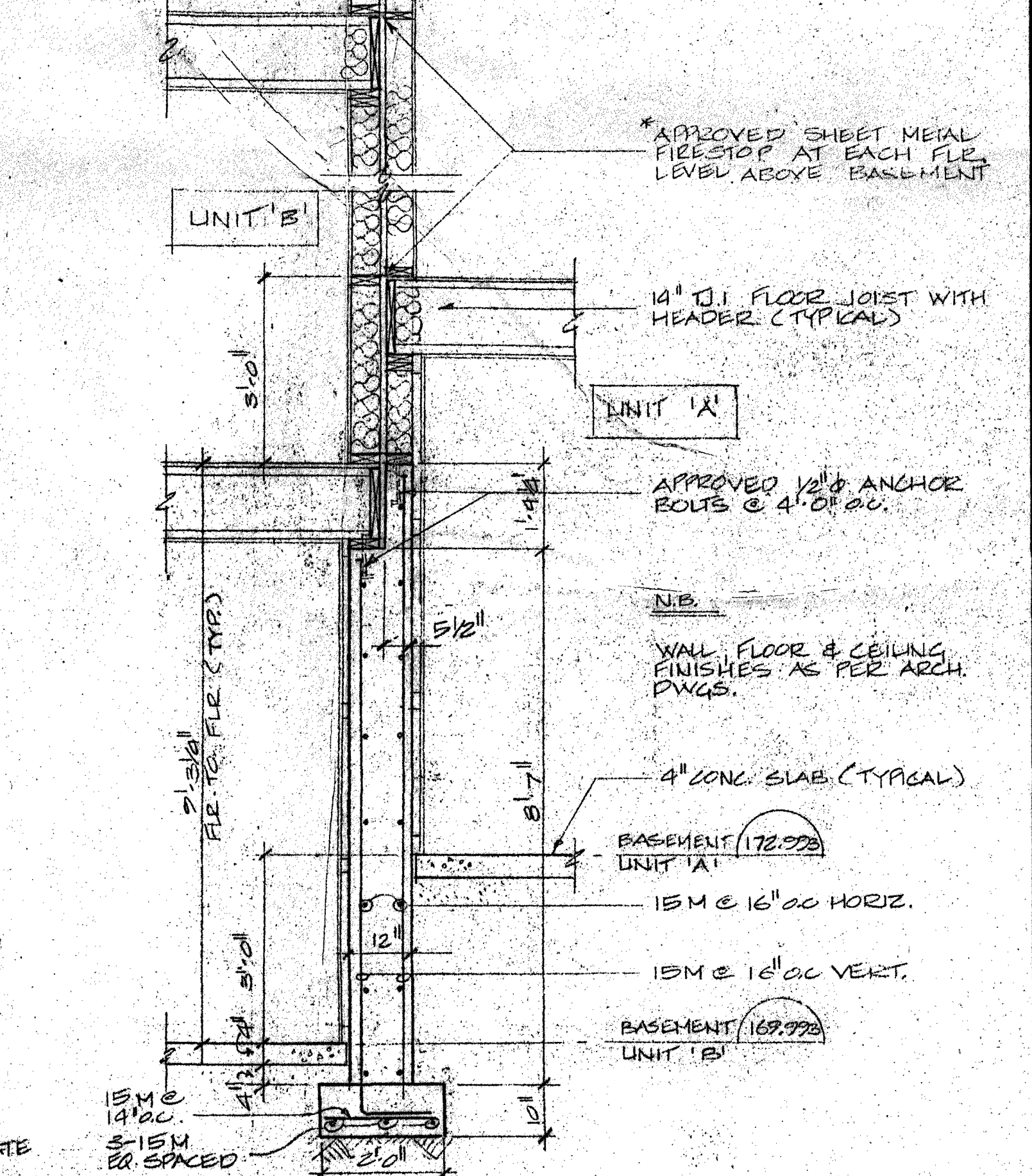
SECTION 'A' - FOUNDATION WALL N.T.S. (SEE TABLE 'A')



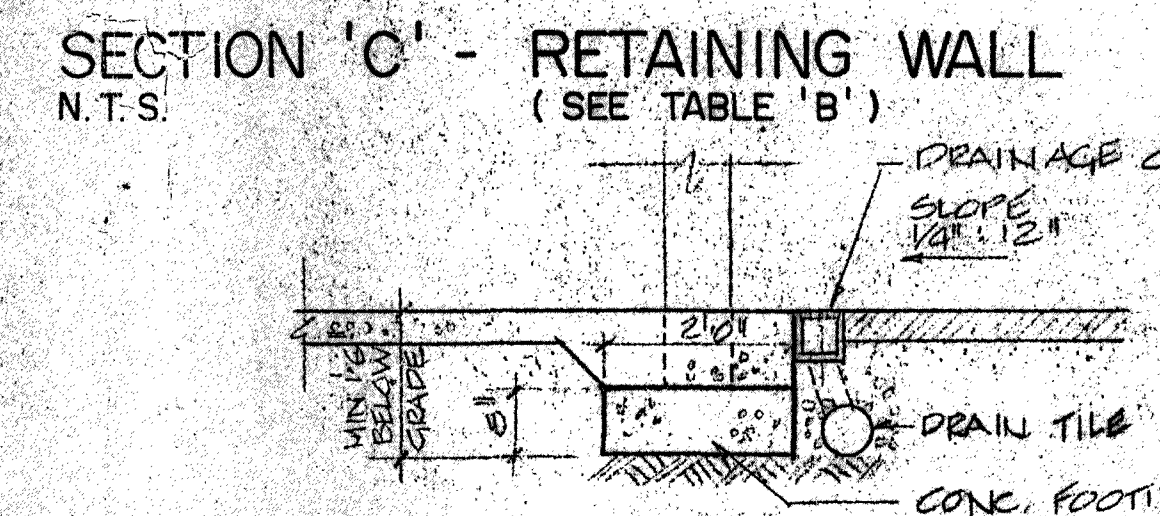
SECTION 'C' - RETAINING WALL N.T.S. (SEE TABLE 'B')



SECTION 'B' - FOUNDATION WALL 1/2" = 1'-0"

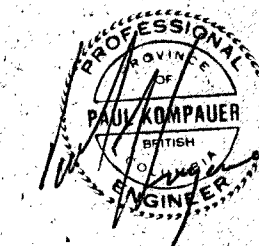


SECTION 'D' - PARTY WALL FOUNDATION 1/2" = 1'-0"



SECTION 'E' - GARAGE SLAB EDGE 1" = 1'-0"

INTER-COAST CONSULTANTS LTD.  
 TEL. (604) 536-1330  
 SCALE: AS SHOWN APPROVED BY: JRS  
 DATE: SEPT. 9/91  
 15043 BEACHVIEW AVE., WHITE ROCK, B.C.  
 FOUNDATION PLAN & DETAILS DRAWING NUMBER 1 OF 1



12/9/91

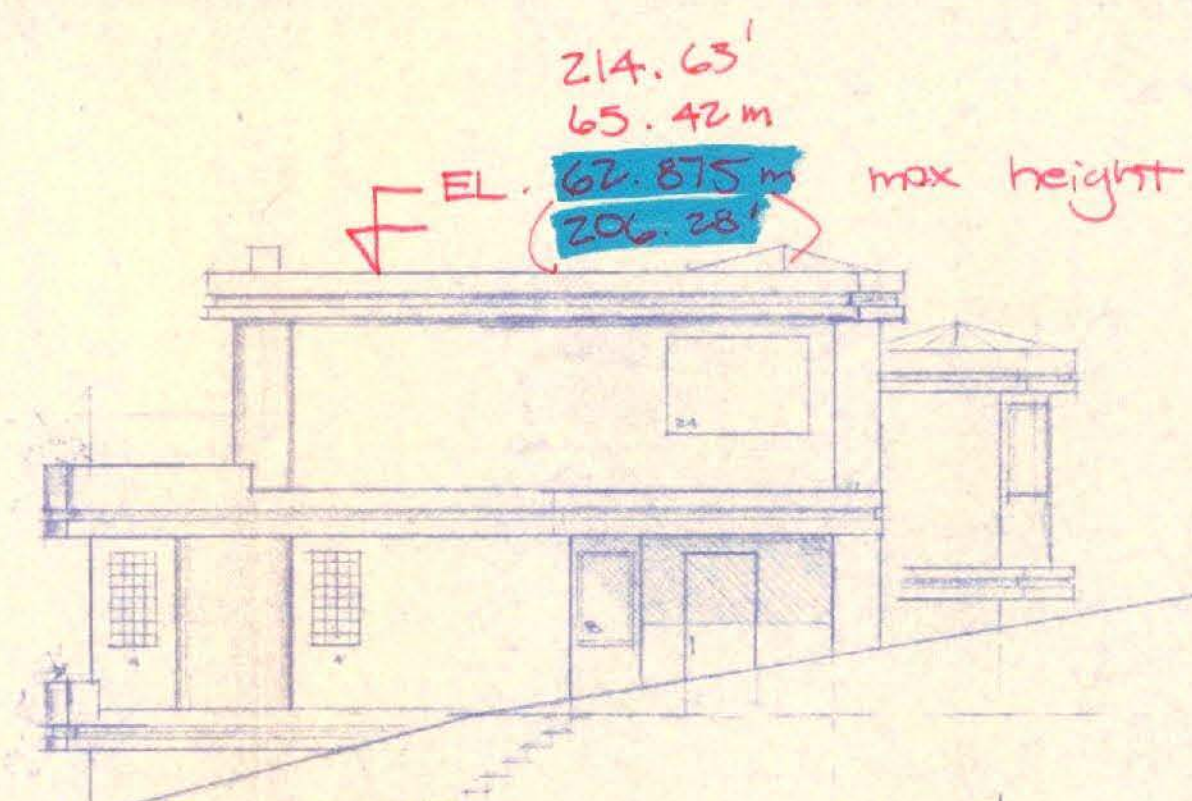


# 15047 Beachview

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jd ferguson design 535-2869

AREA OF UNPROTECTED OPENINGS = 40 sq. ft. = 7% OF SFO II



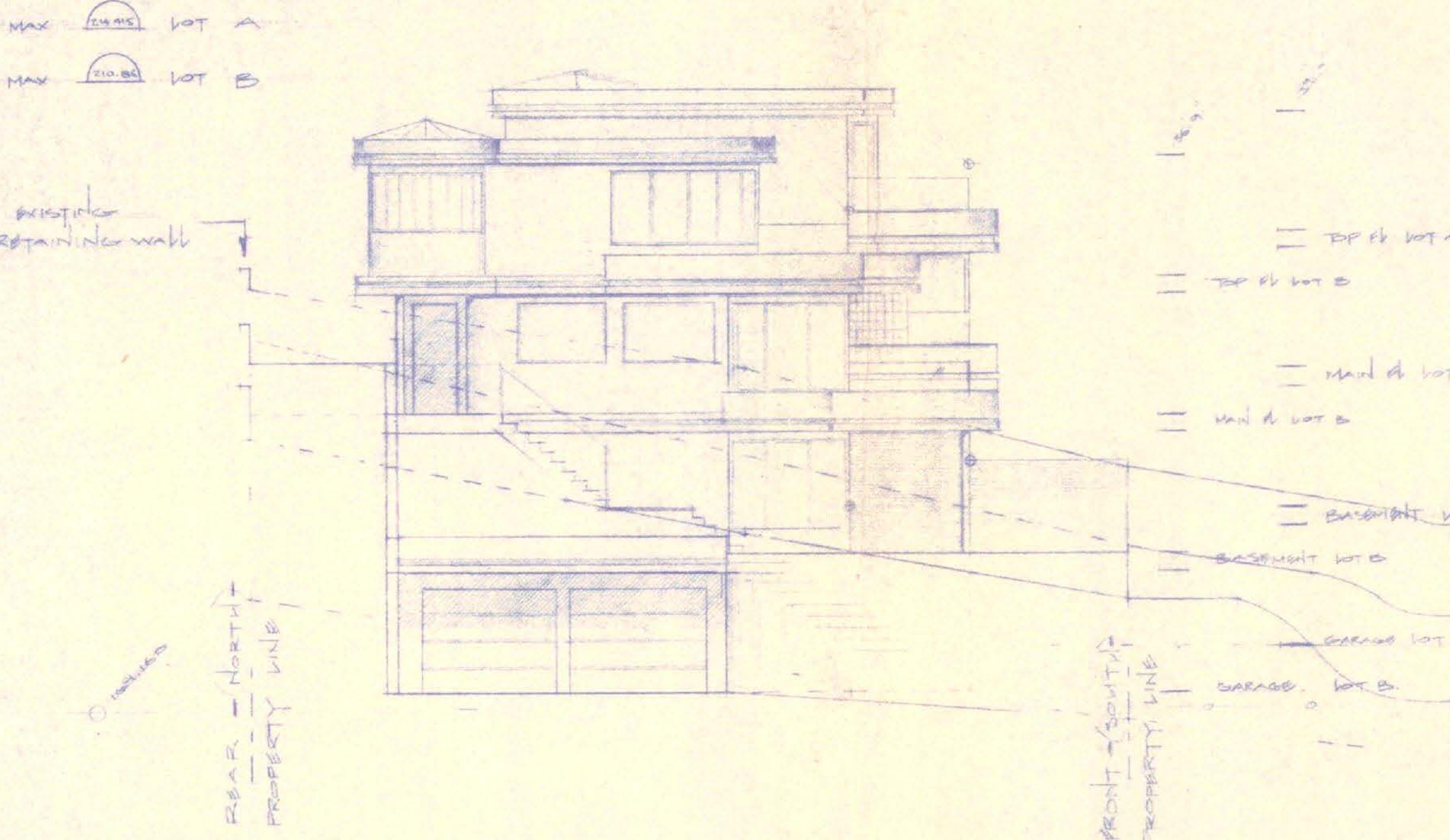
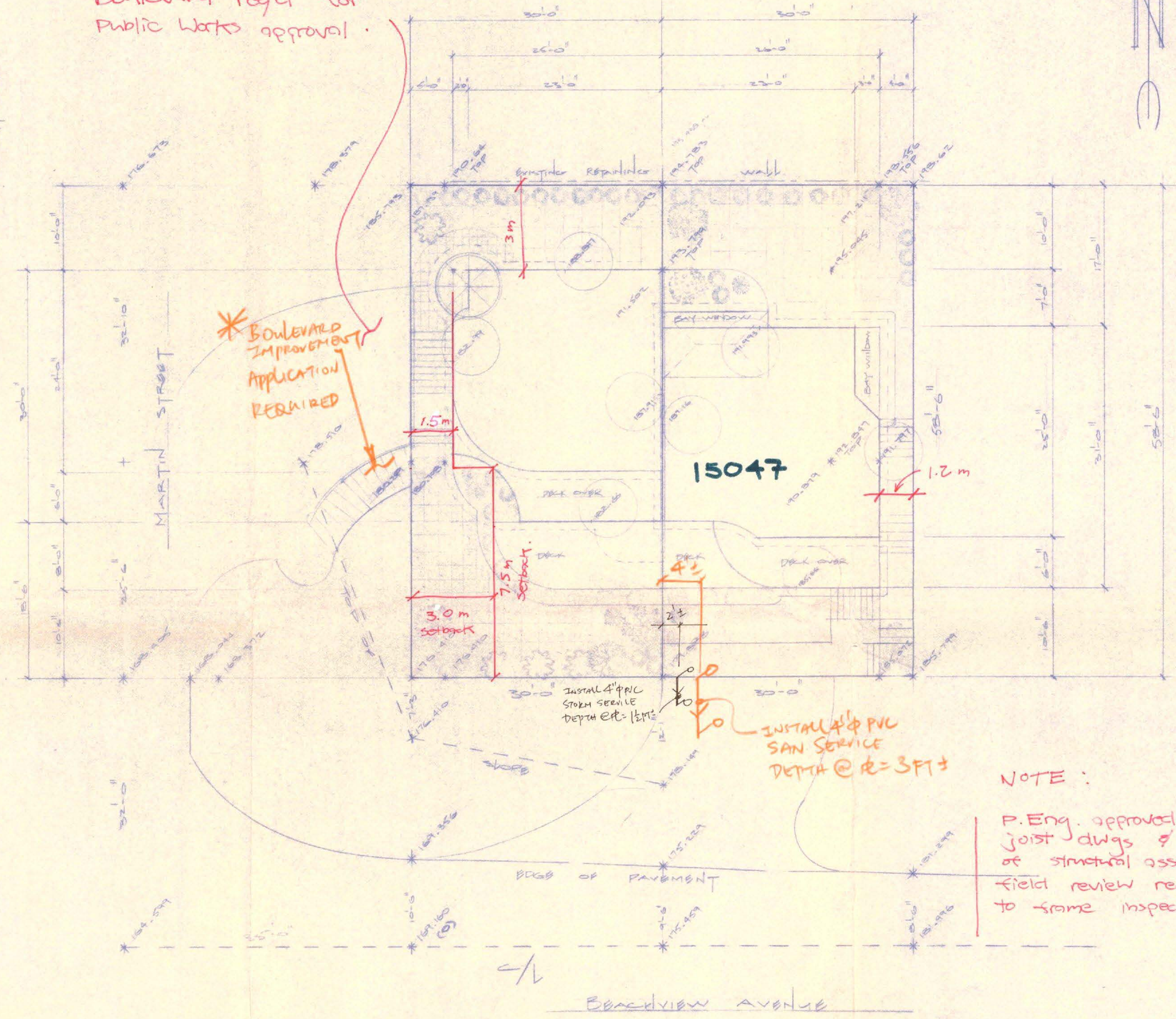
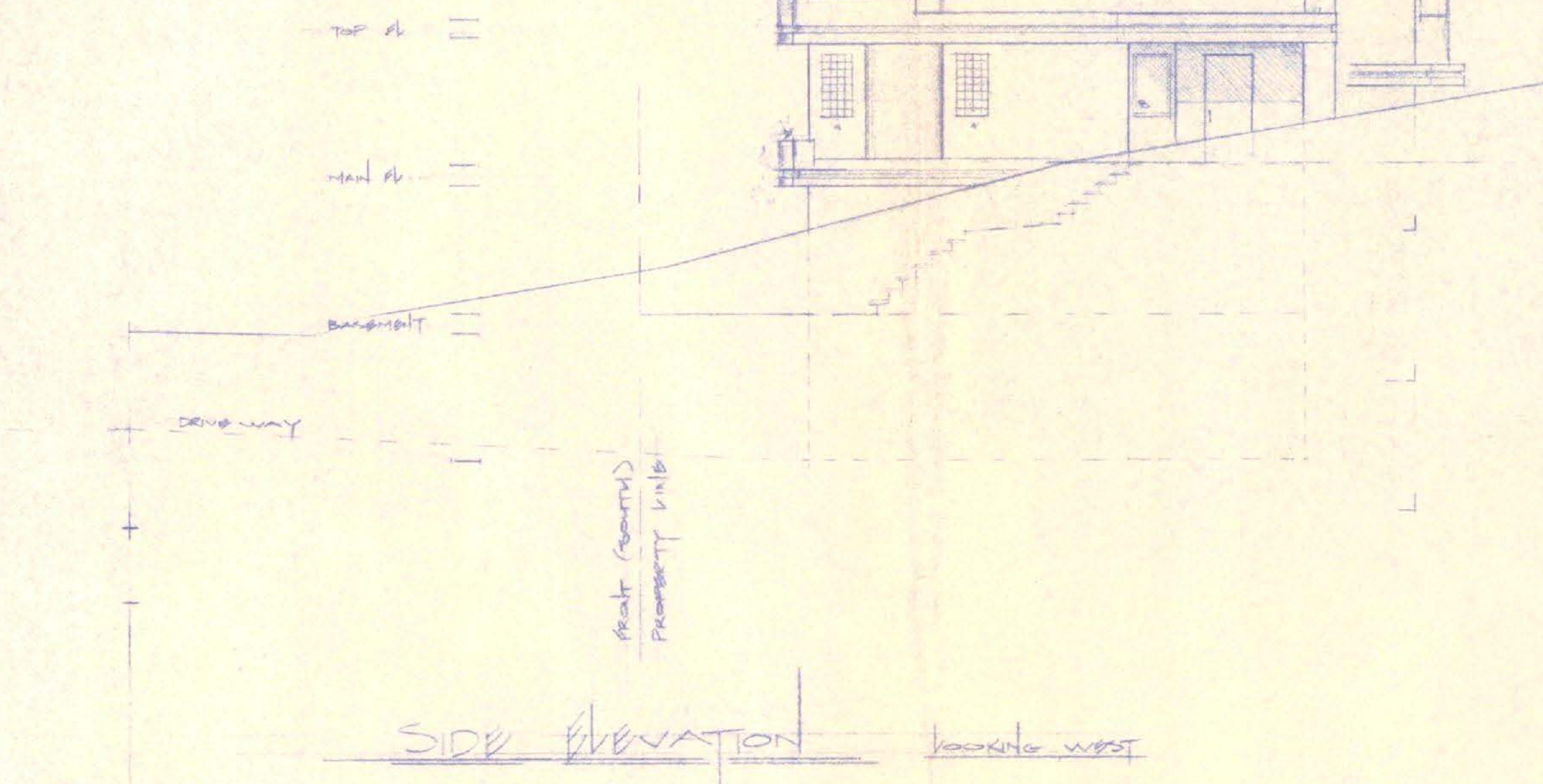
\* Landscape Plan for Boulevard req'd for Public Works approval.

\* BOULEVARD IMPROVEMENT APPLICATION REQUIRED

INSTALL 4" PVC SAN SERVICE DEPTH @ R=3FT±

NOTE:  
P. Eng. approval truss joist dwgs & letter of structural assurance & field review req'd prior to frame inspection.

The review of these plans shall not in any way release the owner of any liability or structural from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.



Plan showing location of PROPOSED DWELLING UNITS ON S 1/2 LOTS 13 & 14, PT. 28 1/4 SEC. 10, T1 R1 BK. 10, N.W.D., PLAN 3672.

| AREA OF LOTS                      |                           |
|-----------------------------------|---------------------------|
| LOT A - 1765 sq. ft.              | LOT B - 1755 sq. ft.      |
| SITE COVERAGE - 40% = 702 sq. ft. | SITE COVERAGE shown = 702 |
| FLOOR AREA / SITE RATIO - 70%     | FLOOR AREA shown = 1228.5 |
| FLOOR AREA shown = 1228.5         | FLOOR AREA shown = 1228.5 |

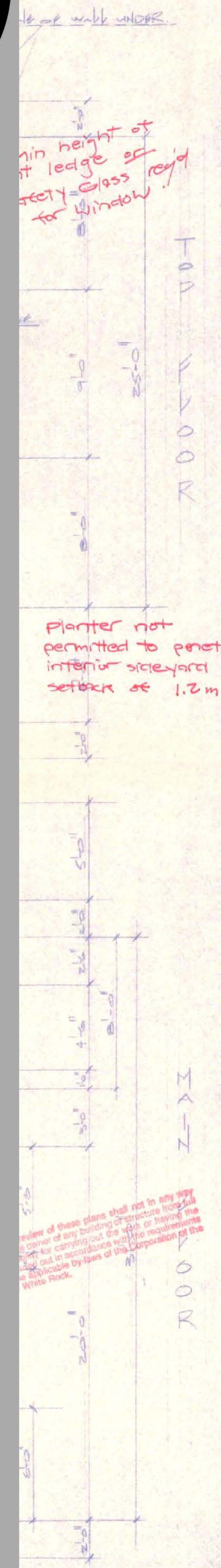
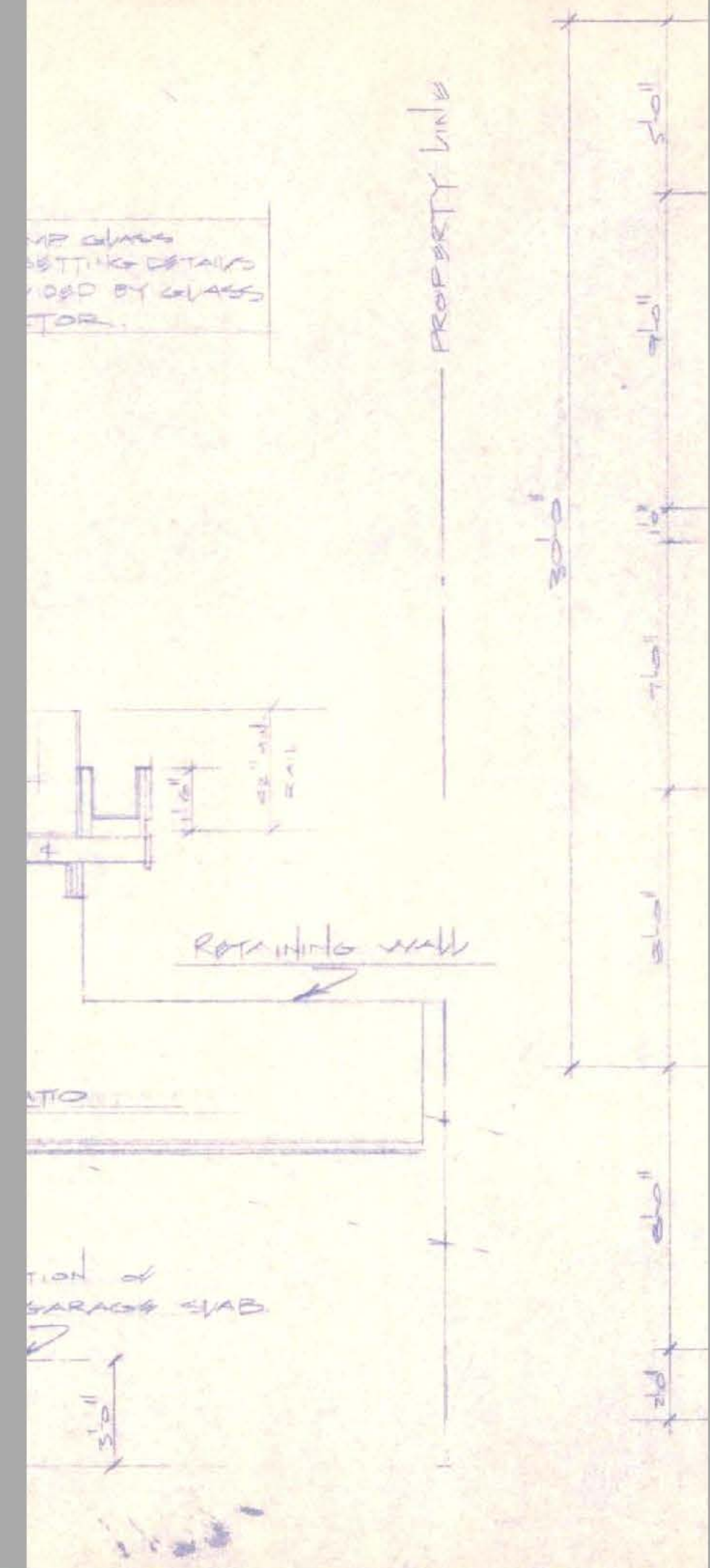
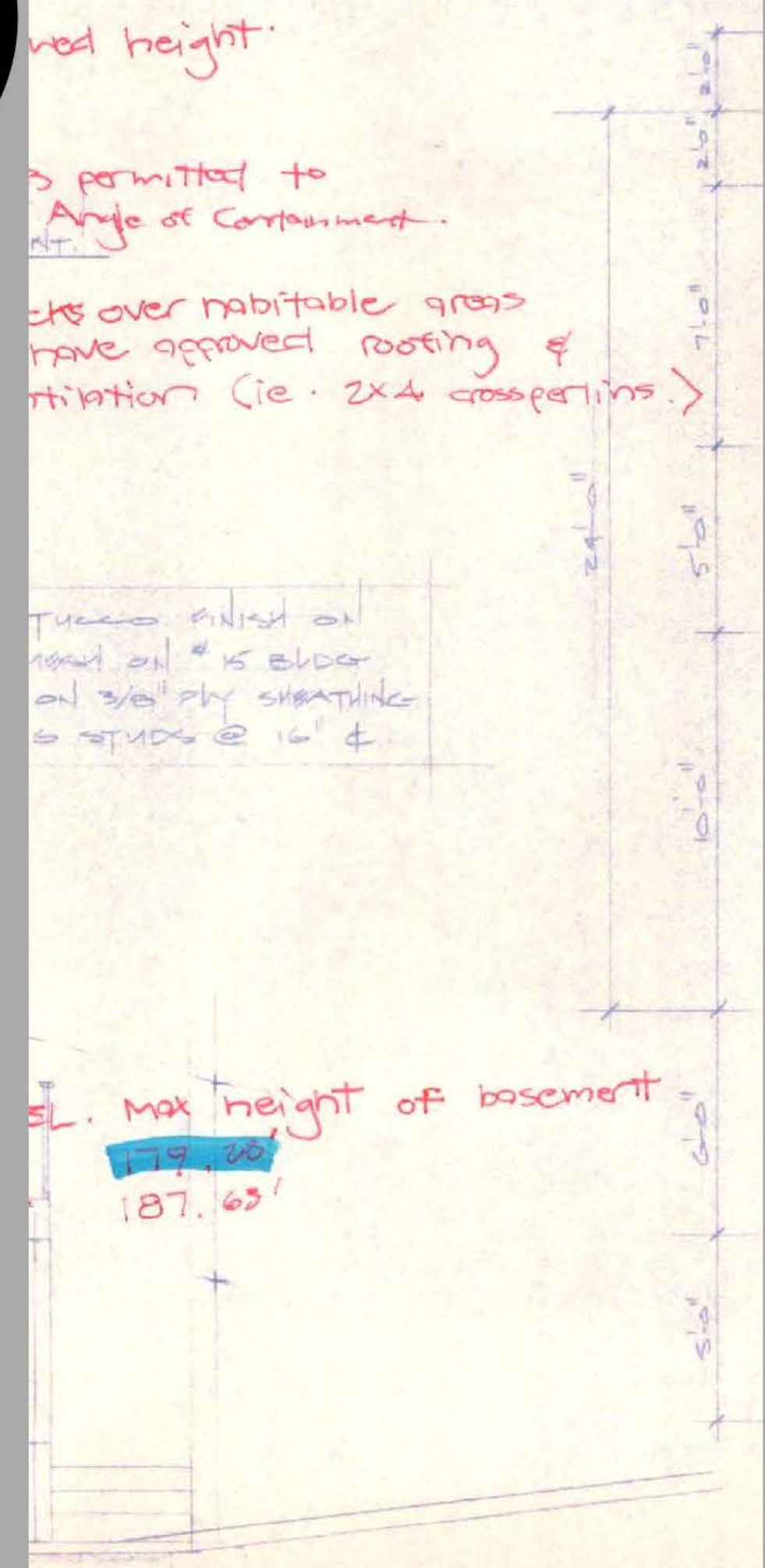
| AVERAGE GRADE |  |
|---------------|--|
| LOT A         | 300 N<br>191.003<br>195.000<br>191.747<br>187.100<br>= 756.010<br>4 = 189.1525 |
| LOT B         | 200 N<br>188.841<br>188.000<br>187.110<br>182.710<br>= 742.661<br>4 = 185.665  |

RS-3  
KOR  
I.C.1  
STATS  
535-2869  
Date MAY 11  
Scale 1/8" = 1'-0"  
Drawn JFF  
Job  
Sheet 001  
Of 001 Sheets



Redacted S. 15(1)

Redacted S. 15(1)



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jd ferguson design 535-2869

PROPOSED DIMENSIONS IN UNITS

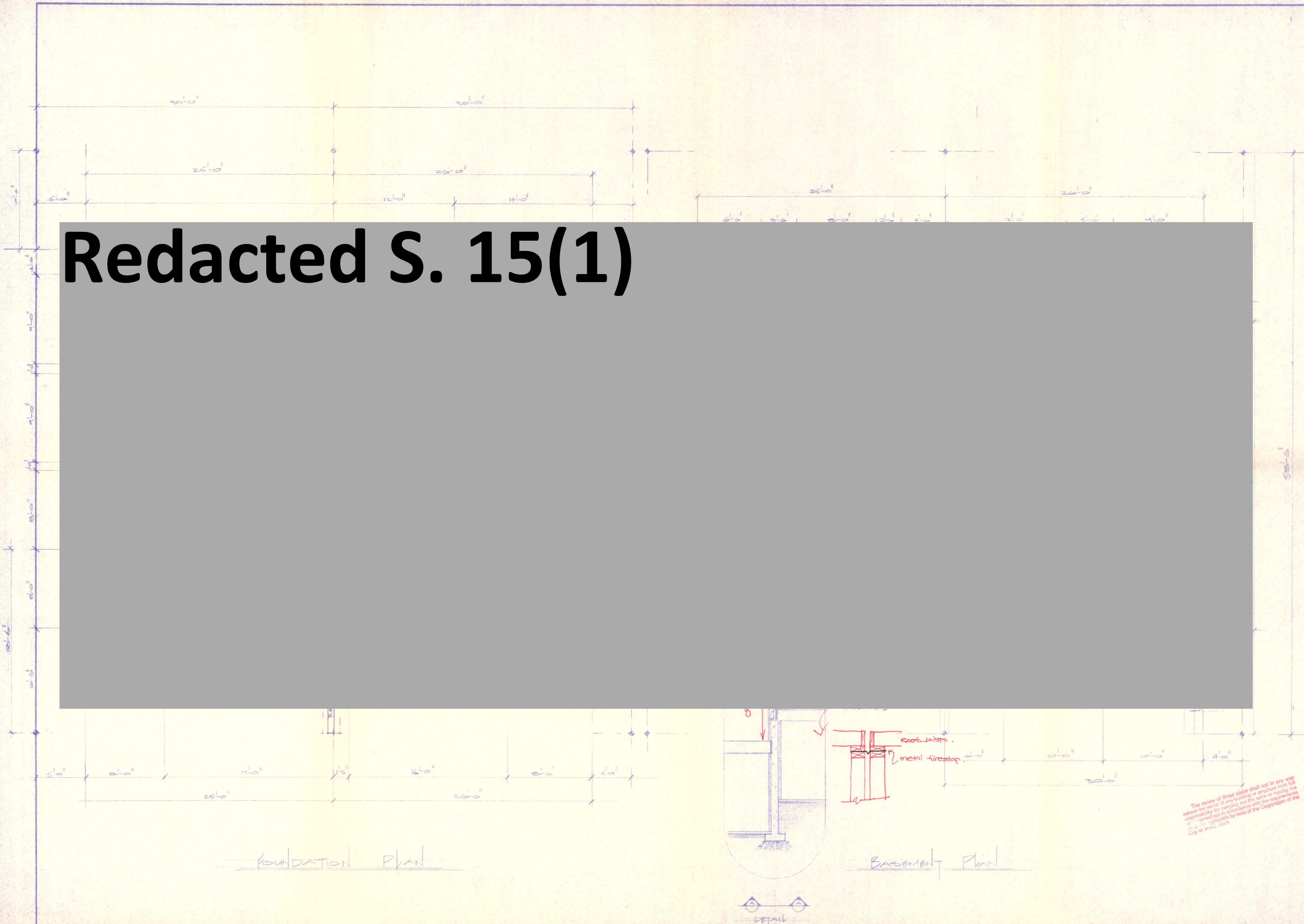
- main elev
- top elev
- section 1-1
- section 2-2

No. 101  
 STATICS  
 535-2869

Date: July 11  
 Scale: 1/4" = 1'-0"  
 Drawn: JFD  
 Job:  
 Sheet: Two  
 Of Four Sheets



# Redacted S. 15(1)



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jd ferguson design 535-2869

PROPOSED  
Dwelling  
UNITS  
1500'S BRANCHWAY  
WHITE ROCK, BC

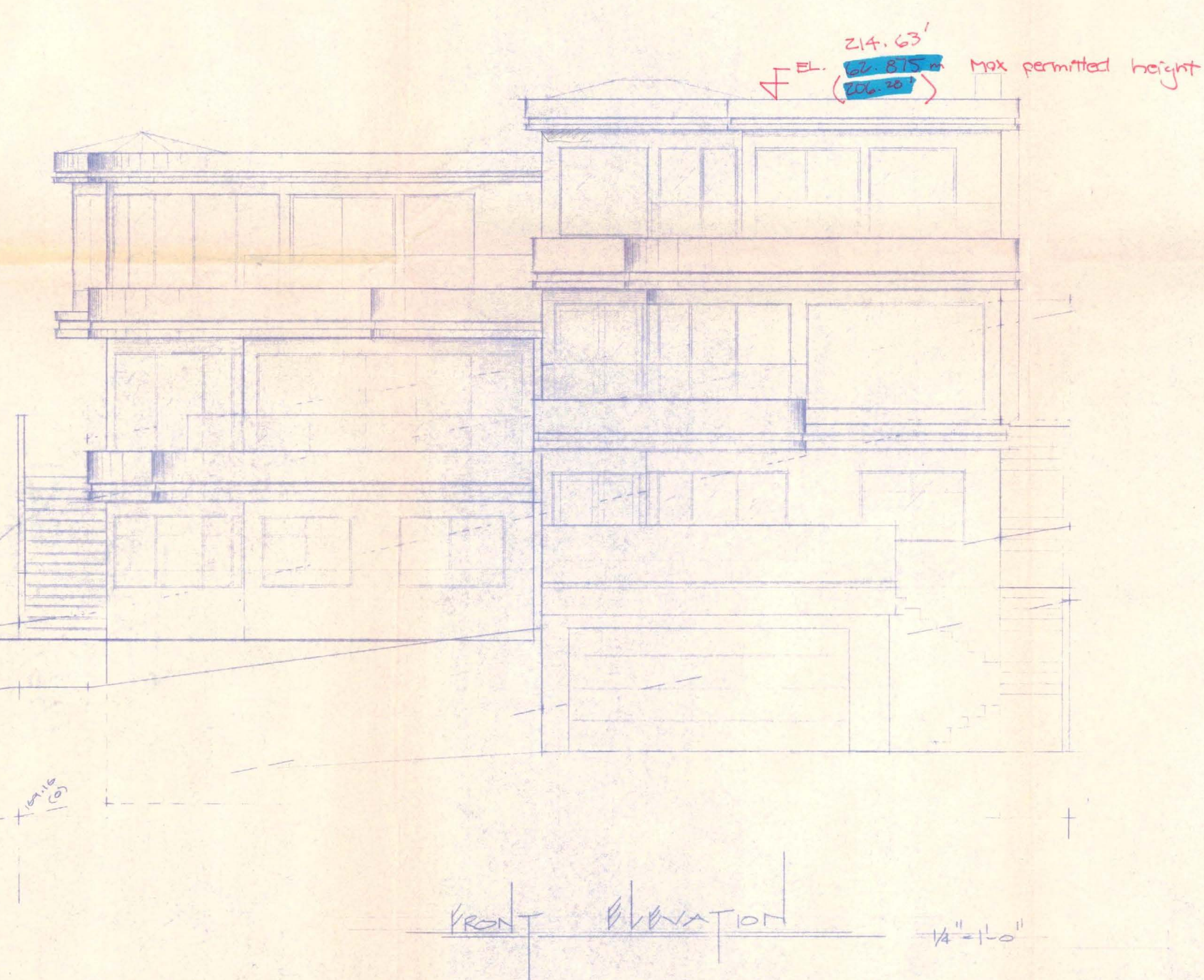
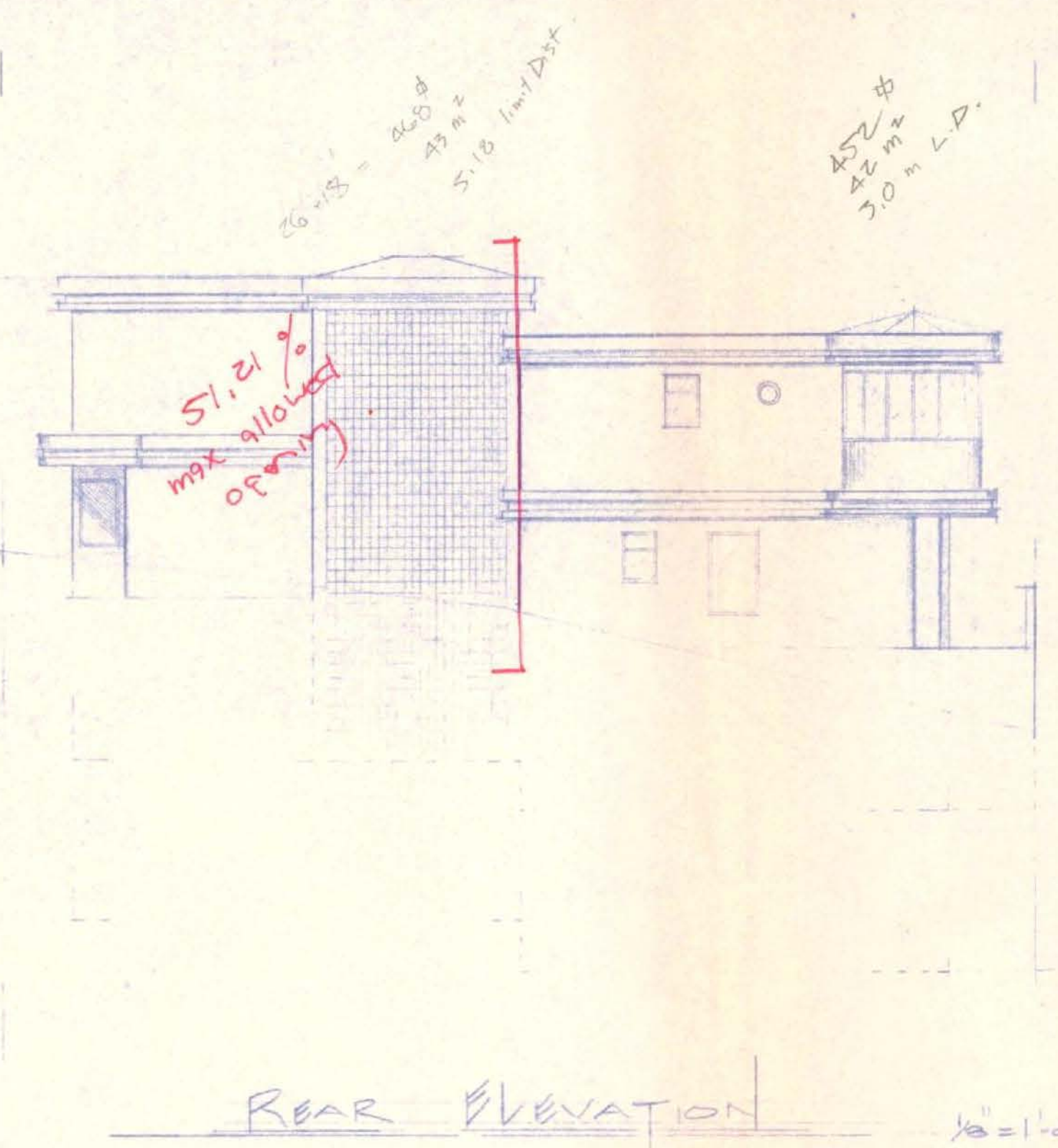
Basement  
Motor Court

FOR  
I.C. I  
KSTATS  
535-0576

Date: July 14  
Scale: 1/4" = 1'-0"  
Drawn: JFD  
Job:  
Sheet THREE  
Of FOUR Sheets

The review of these plans shall not in any way  
relieve the owner of any building or structure from the  
responsibility for carrying out the work or having the  
work carried out in accordance with the requirements  
of the City of White Rock.





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Jd Ferguson design 565-2869

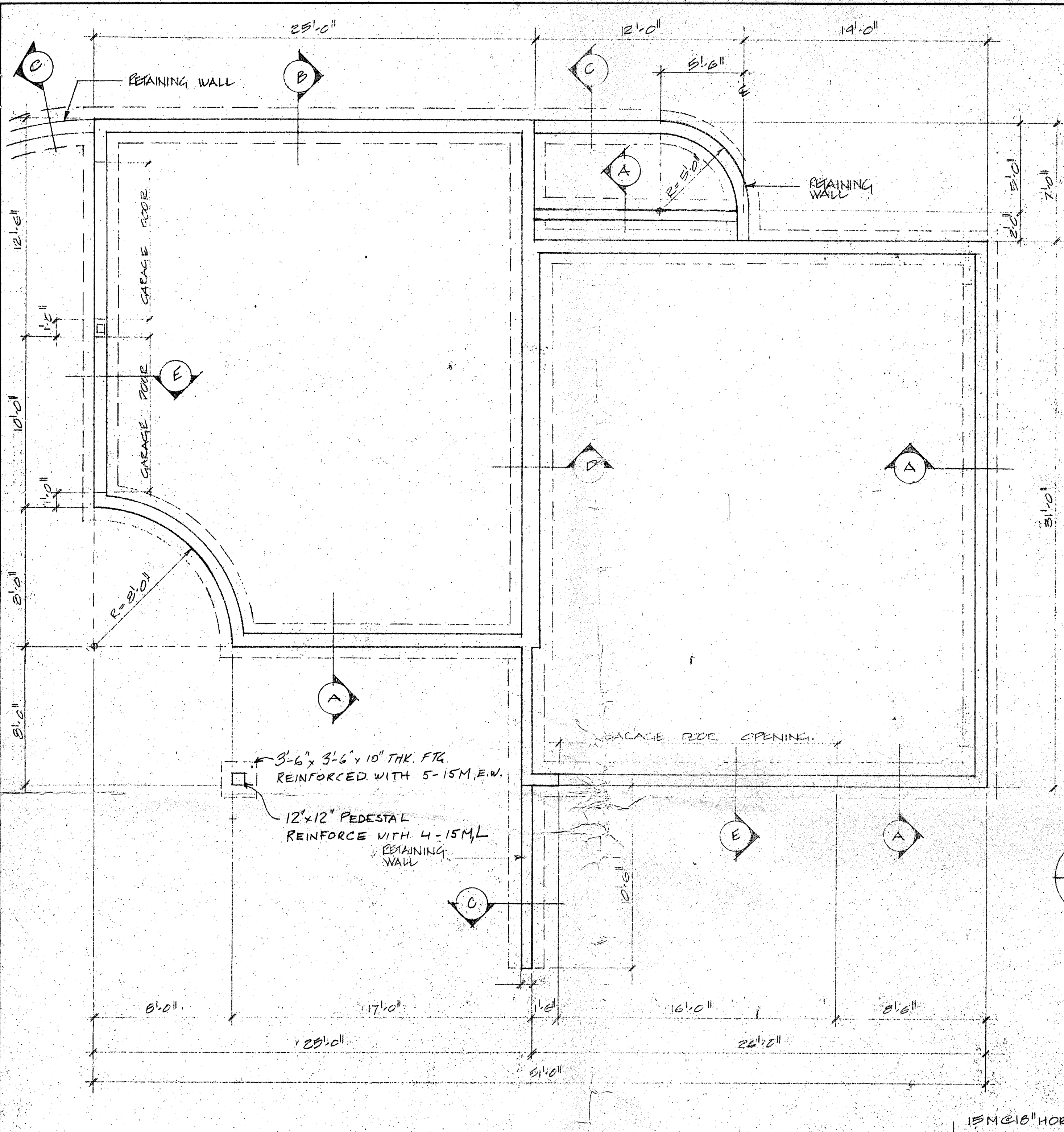
PREPARED  
 DWG LINKS  
 UNITS  
 15043 BALKON  
 WHITEHOUSE INC  
 FRONT ELEV.  
 REAR ELEV.

FOR:  
 I.C.A.I.  
 15043 BALKON  
 565-0676

Date July 14  
 Scale AS SHOWN  
 Drawn JDF  
 Job  
 Sheet FOUR  
 01/FOUR Sheets

The review of these plans shall not in any way  
 relieve the owner of any liability or structure from his  
 responsibility for carrying out the work or having the  
 work carried out in accordance with the requirements  
 of all the applicable by-laws of the Corporation of the  
 City of Waukegan.





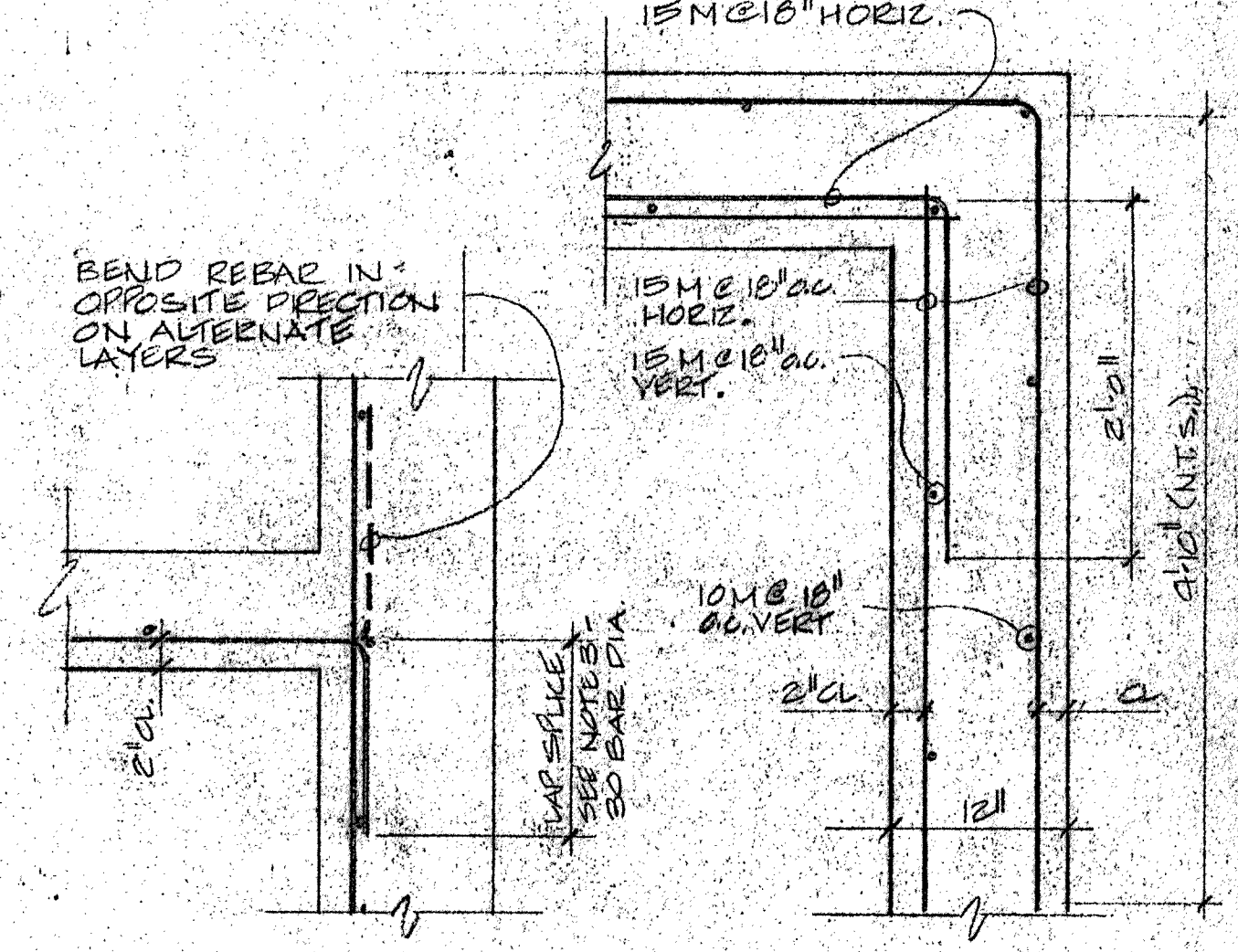
FOUNDATION PLAN 1/4" = 1'-0"

TABLE 'A' - SECTION 'A'

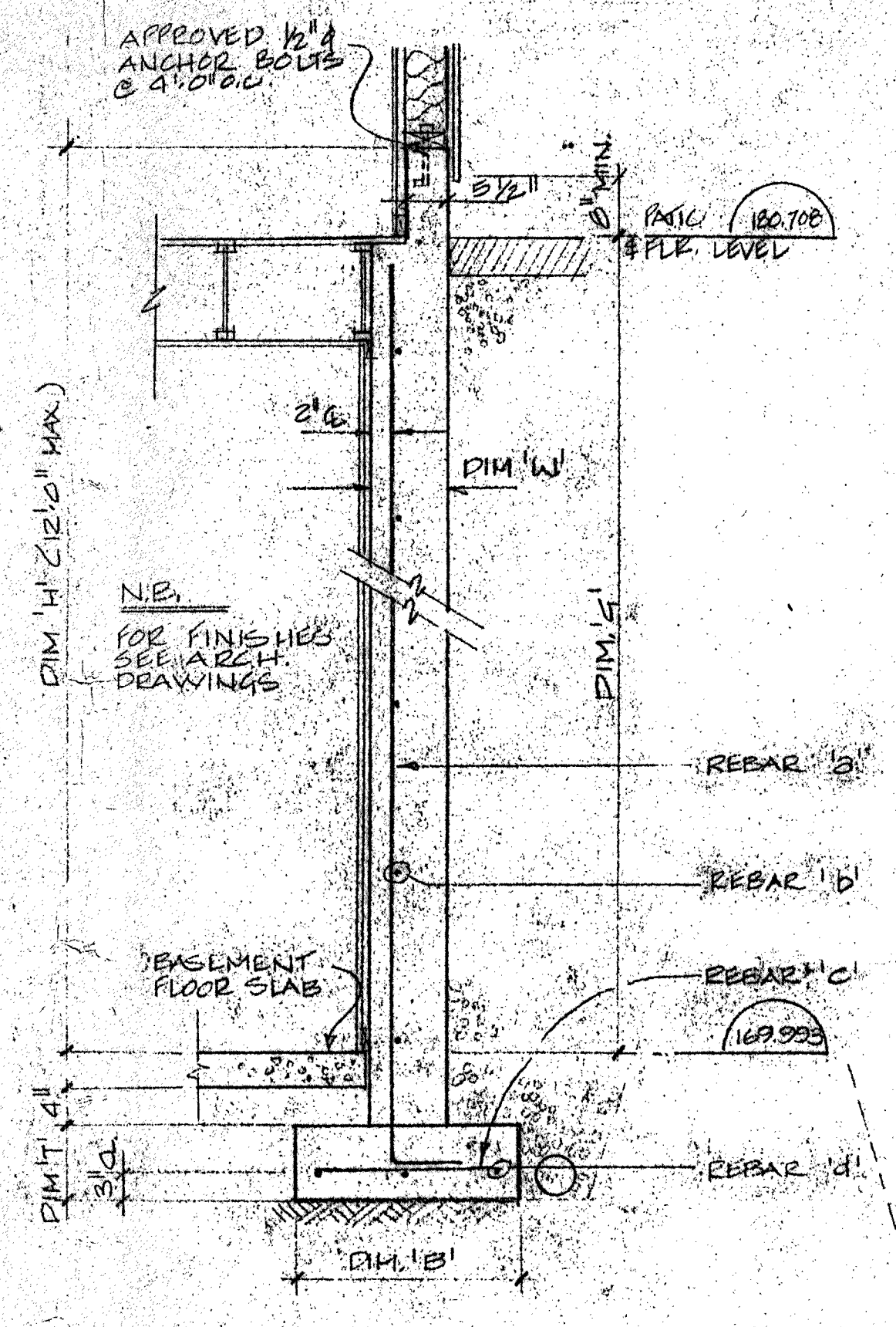
| TYPE | 'H'                 | 'G'      | 'W' | 'B' | 'T' | 'S'          | 'B'          | 'C'          | 'D'         |
|------|---------------------|----------|-----|-----|-----|--------------|--------------|--------------|-------------|
| 1    | H ≤ 4'-0"           | ≤ 3'-4"  | 8"  | 24" | 8"  | NR           | NR           | NR           | 3-15M CONT. |
| 2    | 4'-0" < H ≤ 8'-2"   | ≤ T.G.   | 8"  | 24" | 8"  | 15M @ 15" OC | 15M @ 15" OC | 15M @ 18" OC | 3-15M CONT. |
| 3    | 8'-2" < H ≤ 10'-0"  | ≤ 9'-4"  | 10" | 24" | 8"  | 15M @ 14" OC | 15M @ 10" OC | 15M @ 14" OC | 3-15M CONT. |
| 4    | 10'-0" < H ≤ 12'-0" | ≤ 11'-4" | 10" | 24" | 8"  | 20M @ 11" OC | 15M @ 10" OC | 15M @ 11" OC | 3-15M CONT. |

TABLE 'C' - SECTION 'C'

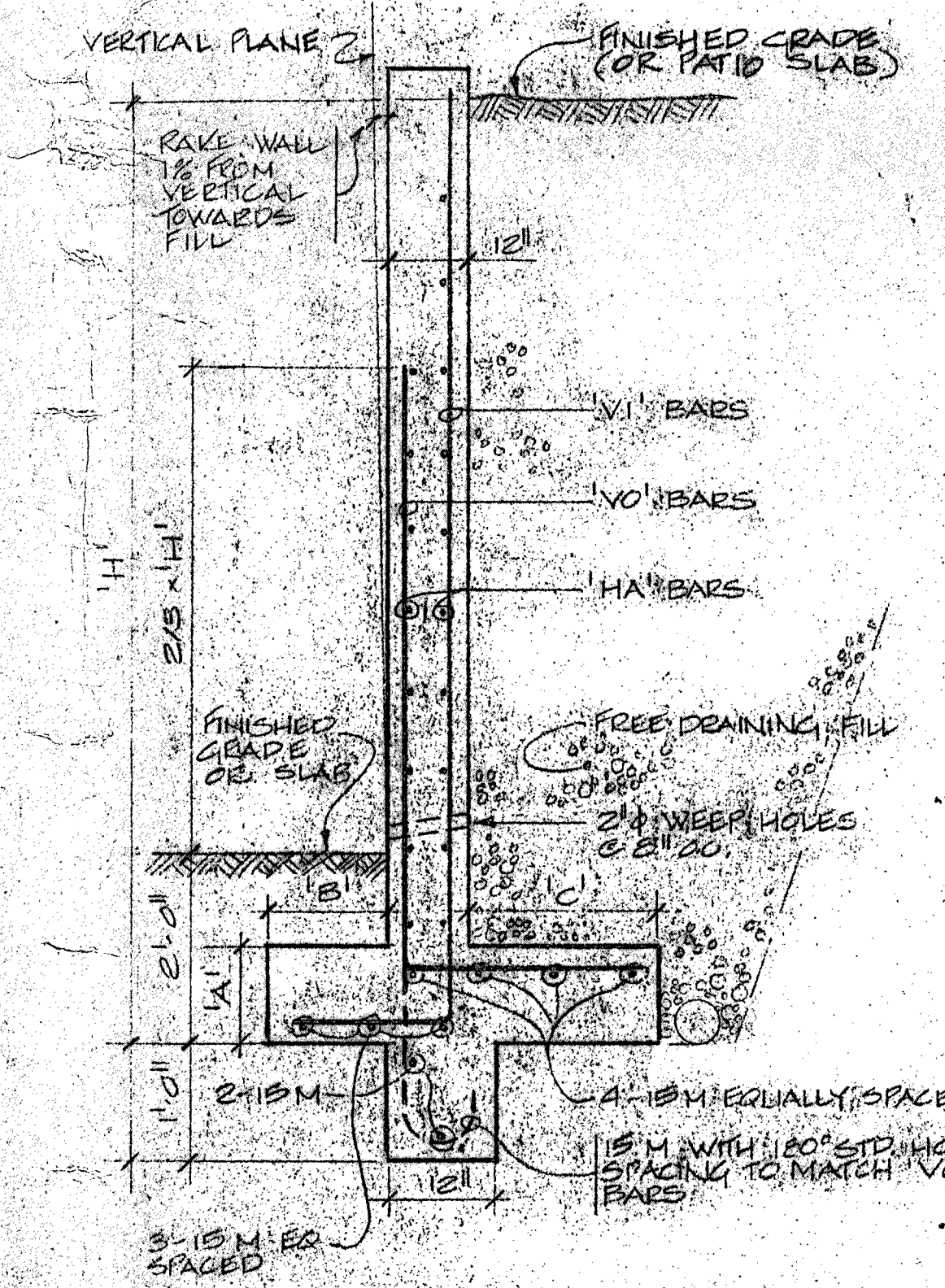
| 'H'    | 'A' | 'B'   | 'C'    | REINFORCING  |              |              |
|--------|-----|-------|--------|--------------|--------------|--------------|
|        |     |       |        | 'VI'         | 'VO'         | 'HA'         |
| 6'-0"  |     |       |        |              |              |              |
| 8'-0"  | 12" | 1'-0" | 3'-0"  | 15M @ 12" OC | 15M @ 12" OC | 15M @ 18" OC |
| 10'-0" | 14" | 1'-4" | 3'-10" | 15M @ 12" OC | 15M @ 12" OC | 15M @ 18" OC |
| 12'-0" | 16" | 2'-0" | 5'-0"  | 20M @ 12" OC | 15M @ 12" OC | 15M @ 18" OC |



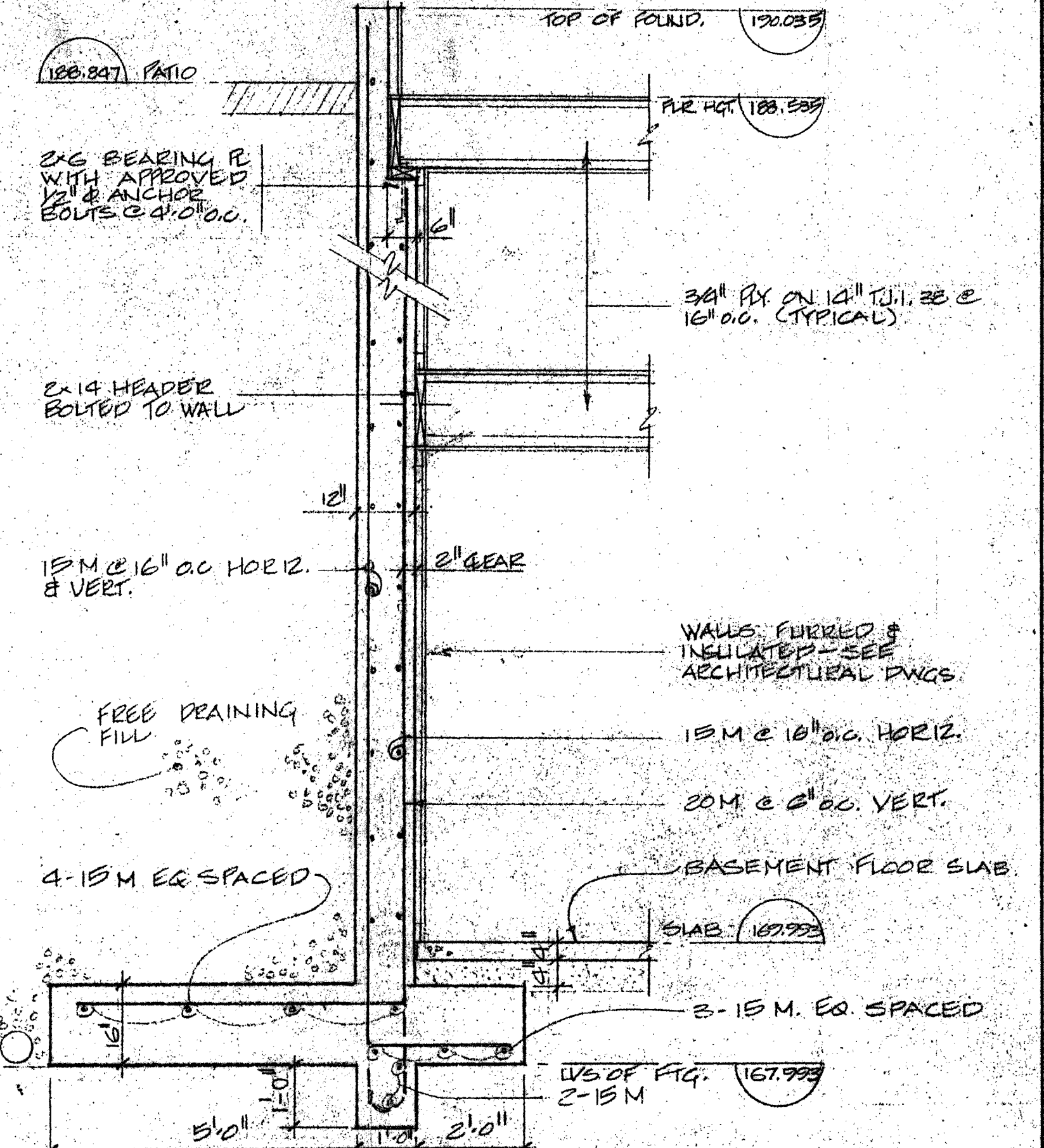
TYP WALL INTERSECTION DETAIL 1" = 1'-0" TYP WALL CORNER DETAIL 1" = 1'-0"



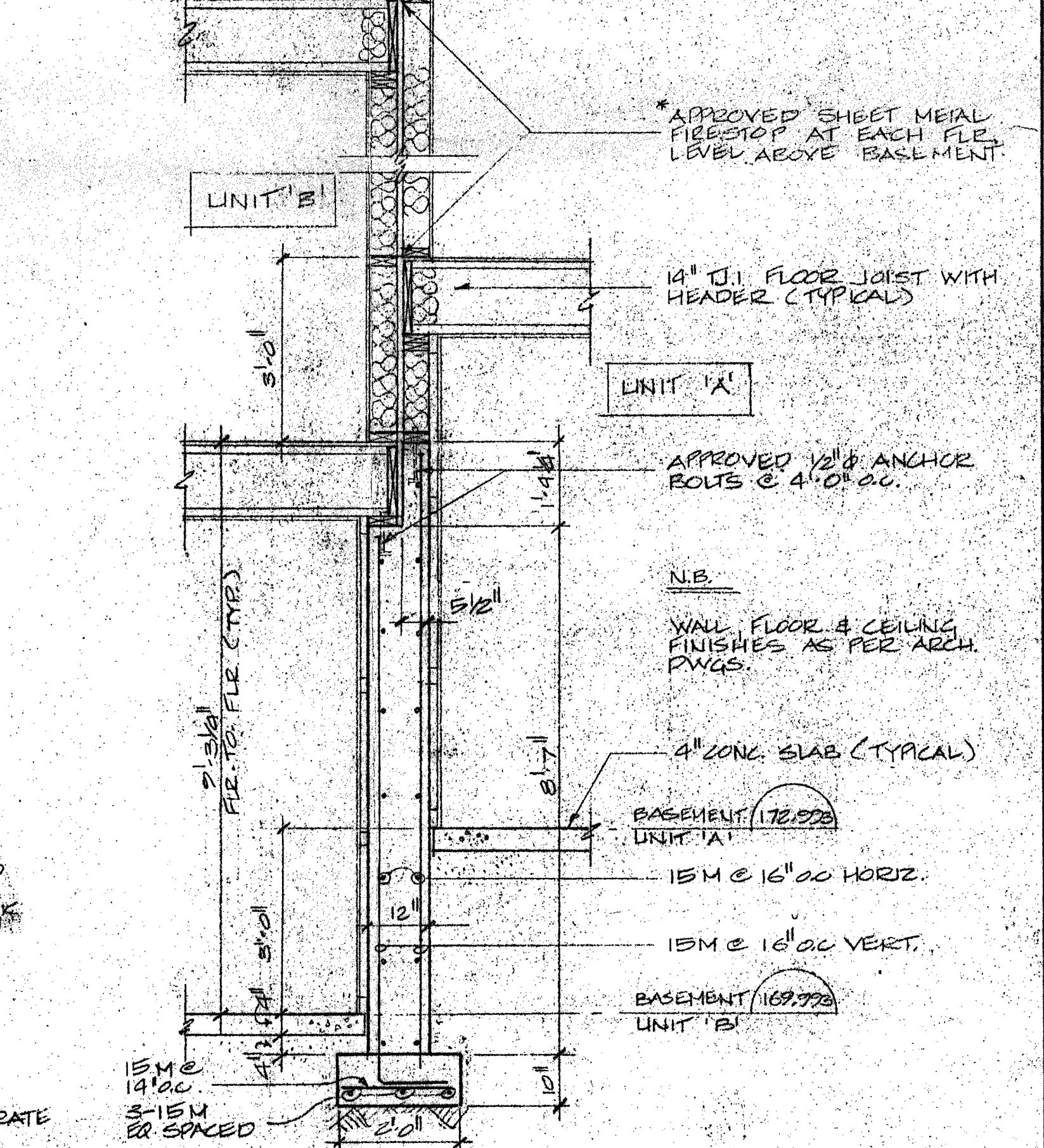
SECTION 'A' - FOUNDATION WALL N.T.S. (SEE TABLE 'A')



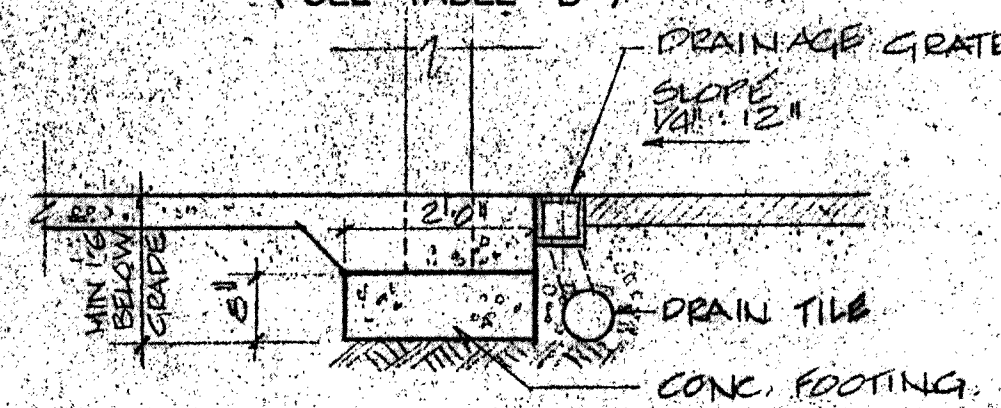
SECTION 'C' - RETAINING WALL N.T.S. (SEE TABLE 'B')



SECTION 'B' - FOUNDATION WALL 1/2" = 1'-0"



SECTION 'D' - PARTY WALL FOUNDATION 1/2" = 1'-0"



SECTION 'E' - GARAGE SLAB EDGE 1" = 1'-0"

INTER-COAST CONSULTANTS LTD.  
 TEL. (604) 536-1330  
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 15043 BEACHVIEW AVE., WHITE ROCK, B.C.  
 FOUNDATION PLAN & DETAILS DRAWING NUMBER 1 OF 1  
 12/9/91