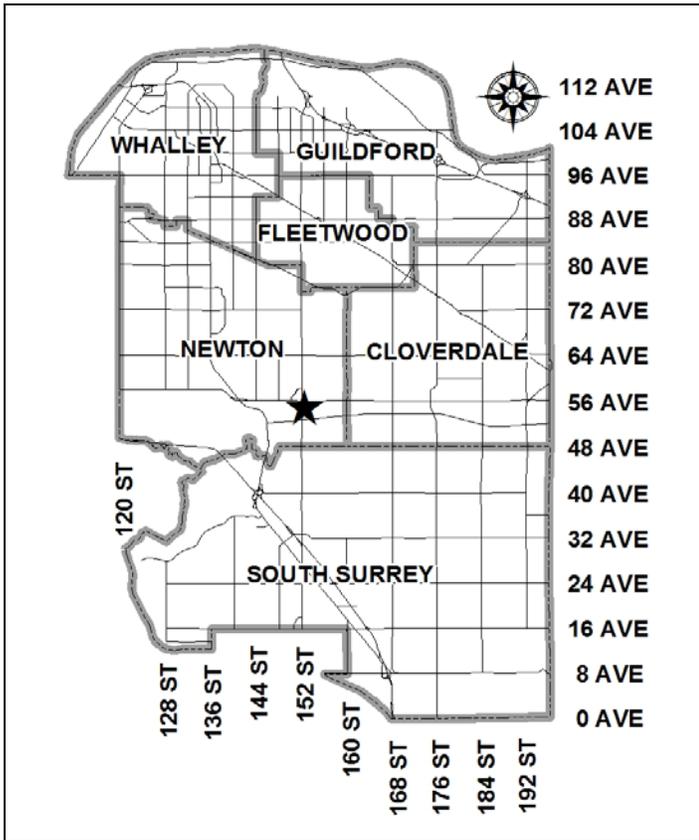


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0158-00

Planning Report Date: July 25, 2011



**PROPOSAL:**

- Development Permit
- Heritage Alteration Permit

in order to permit the development of a private Montessori school and upgrade an existing heritage house.

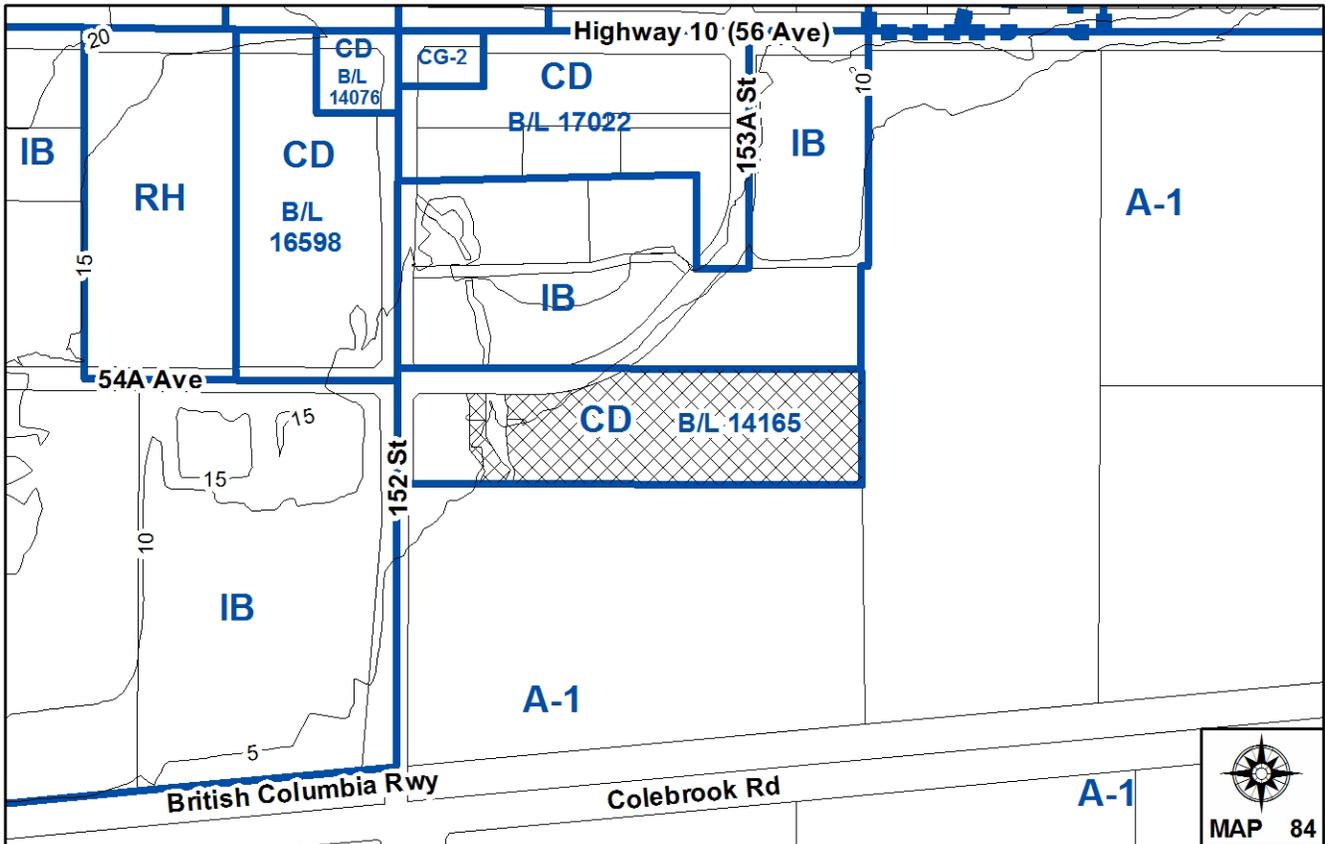
**LOCATION:** 15250 - 54A Avenue

**OWNER:** Radalus Montessori Society

**ZONING:** CD By-law No. 14165

**OCP DESIGNATION:** Industrial

**LAP DESIGNATION:** Private School/Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval to draft Heritage Alteration Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with Official Community Plan (OCP) designation.
- Complies with the East Panorama Ridge Local Area Plan (LAP) designation.
- The applicant is applying for a Development Permit for Phase 1 of their proposed school. Due to the time constraints (the applicant applied on July 11, 2011 and school starts on September 6, 2011), the subject application is only for a portion of the site that would allow the applicant to apply for Building Permits in August and open the school for September 6, 2011. The applicant has indicated that they will apply for a more comprehensive Development Permit (Phase 2) for the balance of the site in September 2011.
- The applicant is retaining the heritage McKettrick House and is refurbishing it for use as part of their educational program.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0158-00 generally in accordance with the attached drawings (Appendix II).
2. Council authorize staff to draft Heritage Alteration Permit No. 7911-0158-00 generally in accordance with the attached drawings (Appendix IV).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a finalized tree survey and statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) resolution of all urban design and heritage issues to the satisfaction of the Planning and Development Department.

## REFERRALS

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix III.
Department of Fisheries and Oceans (DFO):	The proposal is in compliance with the riparian setbacks established under File No. 7900-0163-00 (the original school rezoning file).
Heritage Advisory Committee (HAC):	The Development Permit application was made on July 11, 2011. The school year starts on September 6, 2011. Due to time constraints the attached heritage plans (Appendix IV) will be presented at the July 27, 2011 HAC meeting. Staff are requesting that if the HAC endorses the attached plans on July 27, the Heritage Alteration Permit (HAP) can be executed by the Mayor and Clerk on July 28.
Agricultural Advisory Committee (AAC):	The proposal is in compliance with the agricultural buffer setbacks established under File No. 7900-0163-00 (the original school rezoning file).
Fire Department:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Large lot containing the heritage McKettrick House.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North: North (Across 54A Avenue):	Vacant site Business park buildings	Industrial/ Business Park	IB
East and South:	Agricultural land within the Agricultural Land Reserve (ALR)	Agricultural/ Agricultural	A-1
West:	The temporary Montessori school site, was operating under a TUP. Development Permit for a proposed new business park building is on July 25, 2011 Council agenda.	Industrial/ Private School and Business Park	CD By-law No. 14165

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 15250 – 54A Avenue and is zoned "Comprehensive Development (CD) By-law No. 14165" and is designated "Industrial" in the OCP and "Private School/Business Park" in the East Panorama Ridge LAP. The parcel is 3 hectares (7.4 acres) in size.
- The site was rezoned from "General Agriculture Zone (A-1)" to CD and a Development Permit was issued for a private school in 2007 (File No. 7900-0163-00). Development Permit No. 7900-0163-00 expired on July 9, 2009. The subject site was created in a 2007 subdivision (File No. 7906-0146-00).
- The applicant, Roots & Wings Montessori School, has been operating on the neighbouring site (5446 – 152 Street) under a series of Temporary Use Permits (TUPs). The last TUP (No. 7910-0140-00) expired on July 6, 2011. The owner of that site has applied for a Development Permit for a 3-storey business park building and this project is being presented for Council's consideration at the July 25, 2011 Council meeting.
- The applicant desires to move the private school to the subject site in the summer of 2011 with the goal of being operational on September 6, 2011 for the start of the 2011/12 school year.

### Current Application

- The applicant is applying for a Development Permit for Phase 1 of their proposed school. Due to the time constraints (the applicant applied on July 11, 2011 and school starts on September 6, 2011), the subject application is only for a portion of the site that would allow the applicant to apply for Building Permits in August and open the school for September 6, 2011. The applicant has indicated that they will apply for a more comprehensive Development Permit (Phase 2) for the balance of the site in September 2011.
- The applicant has also applied for a Heritage Alteration Permit (HAP) to allow for upgrades to the existing heritage house on the site, the McKettrick House. Due to the time frame (the applicant applied July 11, 2011 and the next Heritage Advisory Commission (HAC) meeting is July 27, which is after the July 25 Council meeting) it is proposed that Council authorize staff to draft Heritage Alteration Permit No. 7911-0158-00, subject to the HAC's endorsement at their July 27, 2011 meeting.
- The applicant is applying for a Development Permit to allow for the development of 4 modular buildings and the refurbishment of the McKettrick House. A total floor area of 725 sq.m. (7,800 sq.ft.) is proposed and this is well within the 0.50 floor area ratio (FAR) and the 40% lot coverage permitted by CD By-law No. 14165.
- The applicant is proposing 36 parking spaces. Thirty-one (31) parking spaces are required. The proposed parking lot location is temporary and a permanent parking layout will be established during the Phase 2 Development Permit application.

### Trees & Landscaping

- The applicant has provided an Arborist Report prepared by Arbortech Consulting Ltd. The applicant is proposing to retain all of the trees in the riparian area. The applicant is proposing to remove 9 trees on the westerly portion of the site to allow for the proposed Phase 1 of the school. All 9 of these trees are in poor to very poor health and one of the trees is dead.
- The applicant has prepared a preliminary landscape sketch and will be required to prepare a complete landscaping plan prior to final execution of the Development Permit.

### Heritage House

- The site contains the McKettrick House, a protected heritage house. The house was moved to the subject site as part of a previous application on the site (No. 7900-0163-00) as the house was located where 54A Avenue is today. The applicant is proposing to renovate the house and use it as part of their school/daycare operations.
- The applicant has recently received a Building Permit for the roof and structural upgrading only, as the heritage house was deemed unsafe.
- The applicant is proposing to upgrade the facades and complete other minor improvements. Due to time constraints the attached heritage plans (Appendix IV) will be presented at the July 27, 2011 HAC meeting.

### DESIGN PROPOSAL AND REVIEW

- The applicant has submitted a set of drawings showing a Phase 1 site plan containing the heritage house, a "t-shaped" building and 3 modular classroom buildings. The applicant plans to add more buildings to the site in the future and this proposal will be reviewed during the Phase 2 Development Permit application (Appendix V).
- The proposed "t-shaped" building, located at the northwest corner of the site, is the administrative building and is proposed to be relocated farther to the east at a future date. The proposed cladding is a mixture of grey-stained wood siding and composite wood panels with a dark wood veneer finish.
- The modular classroom buildings are proposed to be clad with corrugated metal galvalume siding with a range of accent colours.
- Further design details will be determined to the satisfaction of the City Architect prior to being presented for execution of the Development Permit.

### ADVISORY DESIGN PANEL

The project will be reviewed by staff and the Development Permit will be presented for execution once the project has met staff's approval.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Phase 1 Site Plan, Elevations, Landscaping Sketch
Appendix III.	Engineering Summary
Appendix IV.	Proposed Heritage Alteration Permit No. 7911-0158-00 drawings
Appendix V.	Proposed Future Ultimate Site Plan (Phase 2)

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

KB/kms

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Information for City Clerk

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

1. (a) Agent:      Name:                      Kristin Cassie, Radicalus Montessori Society  
                         Address:                      5438 - 152 Street  
                                                              Surrey, BC  
                                                              V3S 5J9  
  
                         Tel:                                      604-574-5399

2.      Properties involved in the Application

- (a)      Civic Address:                      15250 - 54A Avenue
- (b)      Civic Address:                      15250 - 54A Avenue  
                         Owner:                                      Radicalus Montessori Society, Inc. No. S38874  
                         PID:    027-239-594  
                         Lot 2 District Lot 167 Group 2 New Westminster District Plan BCP32709

3.      Summary of Actions for City Clerk's Office

## DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 14165

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		30,164 sq.m.
Road Widening area		
Undevelopable area		8,763 sq.m.
Net Total		21,401 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front		
Rear		
Side yard		
Side yard on flanking street		
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		725 sq.m.
<b>TOTAL BUILDING FLOOR AREA</b>		725 sq.m

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional	31	36
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES	Tree Survey/Assessment Provided	YES
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 1500 WEST 7TH AVENUE, SUITE 4001
   
 VANCOUVER, BC V6J 1K7 CANADA
   
 T: 604.737.7600
   
 F: 604.737.7600
   
 E: eric@erickson.ca

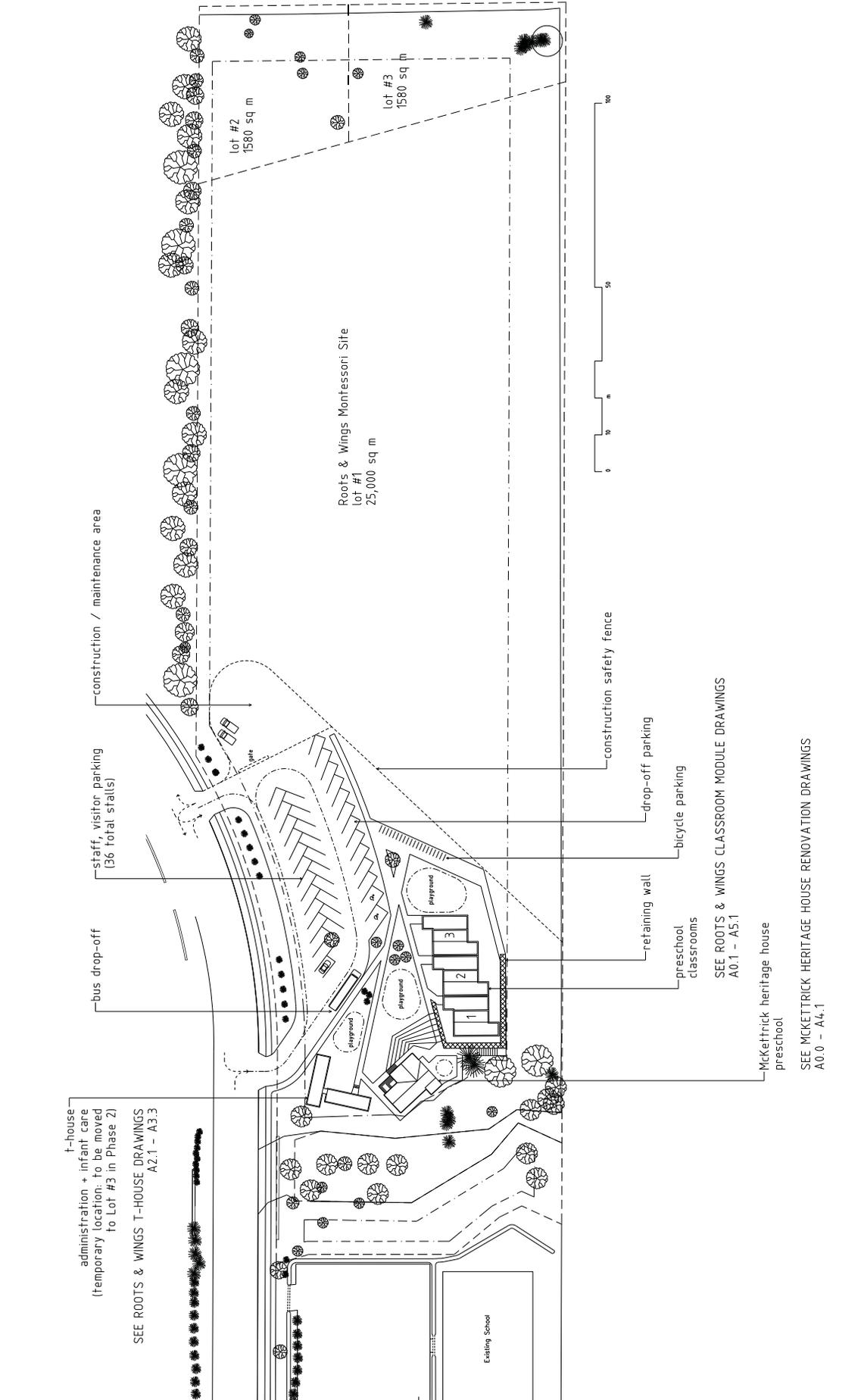
(LAW)
   
 Roots & Wings Montessori School
   
 KRISTIN CLASSE, PRINCIPAL
   
 1500 WEST 7TH AVENUE, SUITE 4001
   
 VANCOUVER, BC V6J 1K7
   
 T: 604.737.5399
   
 F: 604.737.5399
   
 E: info@rootswingsmontessori.com

(DATE) DATE:

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3	2024.08.15	REVISION
4	2024.08.15	REVISION
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19	2024.08.15	REVISION
20	2024.08.15	REVISION

PROJECT:
   
**Roots & Wings Montessori School**
  
 LEGAL LOT DESCRIPTION:
   
 1500 WEST 7TH AVENUE, SUITE 4001, VANCOUVER, B.C.
   
 PREPARED BY:
   
 ERIC ERICKSON
   
 CHECKED BY:
   
 ERIC ERICKSON
   
 DATE:
   
 2024.08.15

SCALE:
   
 1:500
   
 SHEET NO.:
   
 A0.3
   
 TOTAL SHEETS:
   
 1



T-house administration + infant care (temporary location: to be moved to Lot #3 in Phase 2)
   
 SEE ROOTS & WINGS T-HOUSE DRAWINGS A2.1 - A3.3

SEE ROOTS & WINGS CLASSROOM MODULE DRAWINGS A0.1 - A5.1

McKettrick heritage house preschool
   
 SEE MCKETTRICK HERITAGE HOUSE RENOVATION DRAWINGS A0.0 - A4.1

1 SITE PLAN - PHASE 1
   
 A0.3 1:500


  
 604 WEST 7TH AVENUE, SUITE 401  
 VANCOUVER, BC V5Z 1K7 CANADA  
 T: 604.737.7600  
 F: 604.734.5799  
 E: info@rootsandwings.net

(OWNER)  
 Roots & Wings Montessori School  
 BRITIN LASSIE, PRINCIPAL  
 604.737.7600  
 F: 604.734.5799  
 E: info@rootsandwings.net

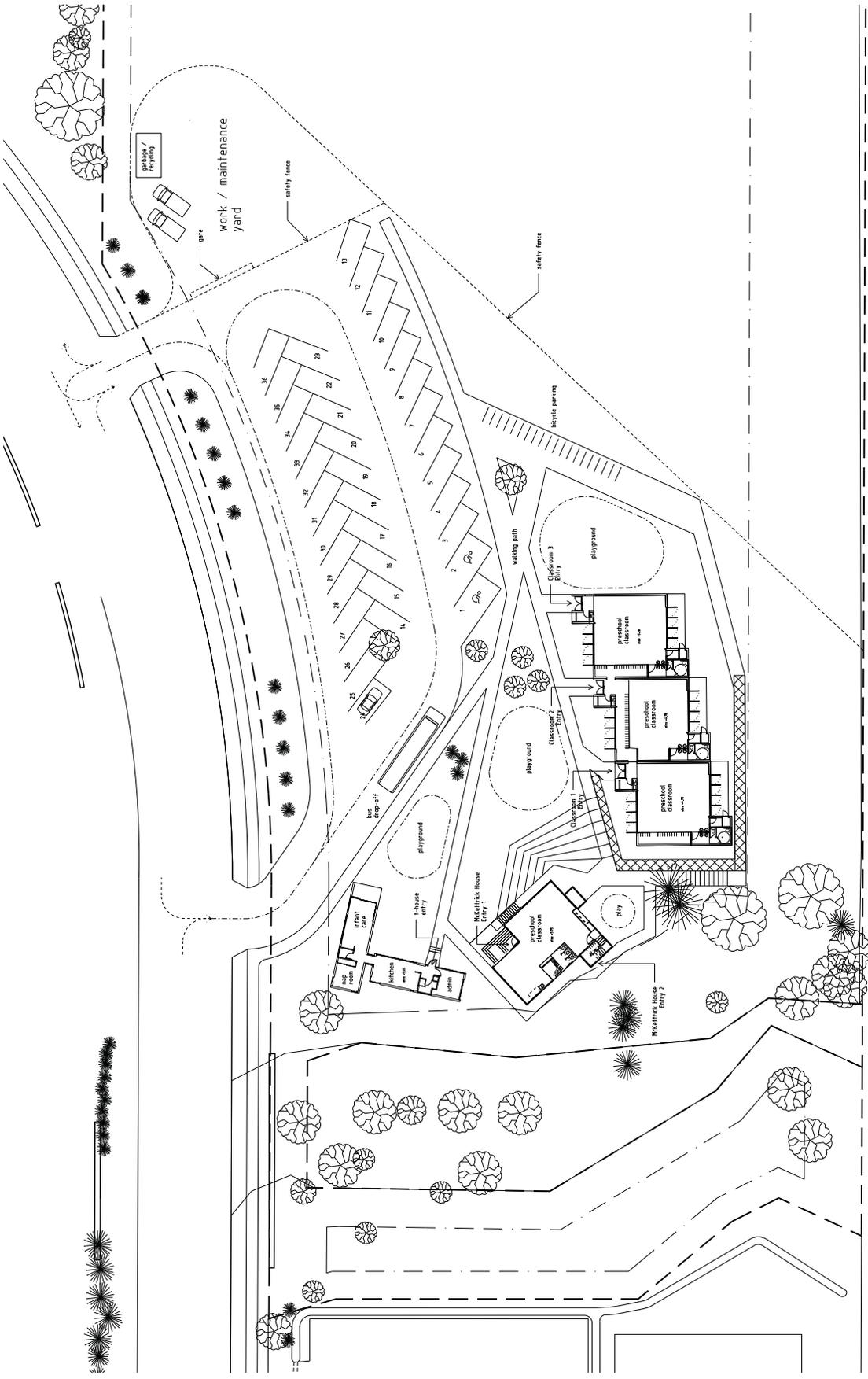
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 PREPARED BY:  
 [Designer Name]  
 DATE:  
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 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
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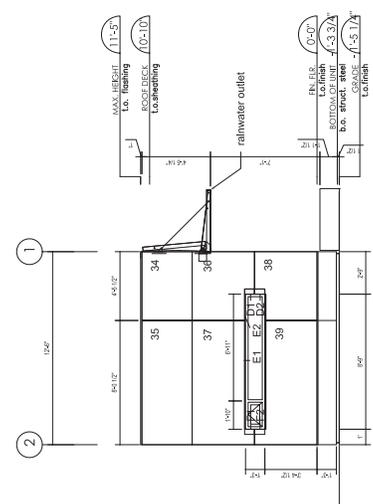
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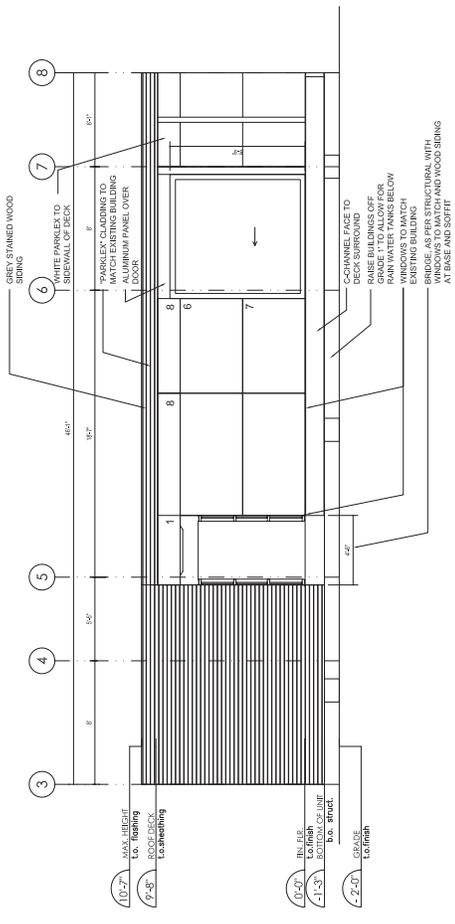




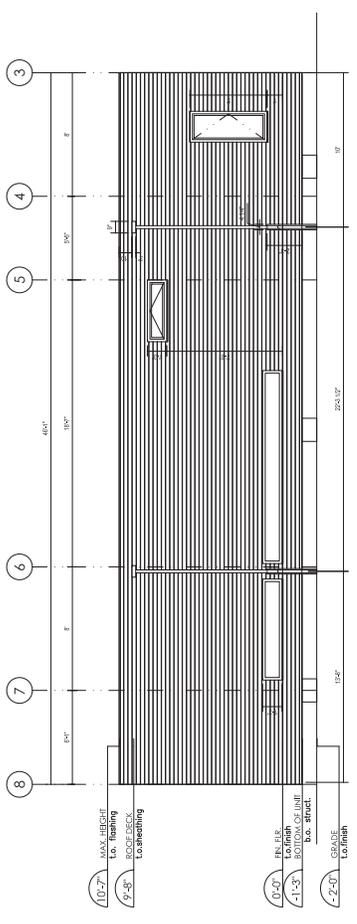




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1 ELEVATION 4  
1/4" = 1'-0"



2 ELEVATION 5  
1/4" = 1'-0"

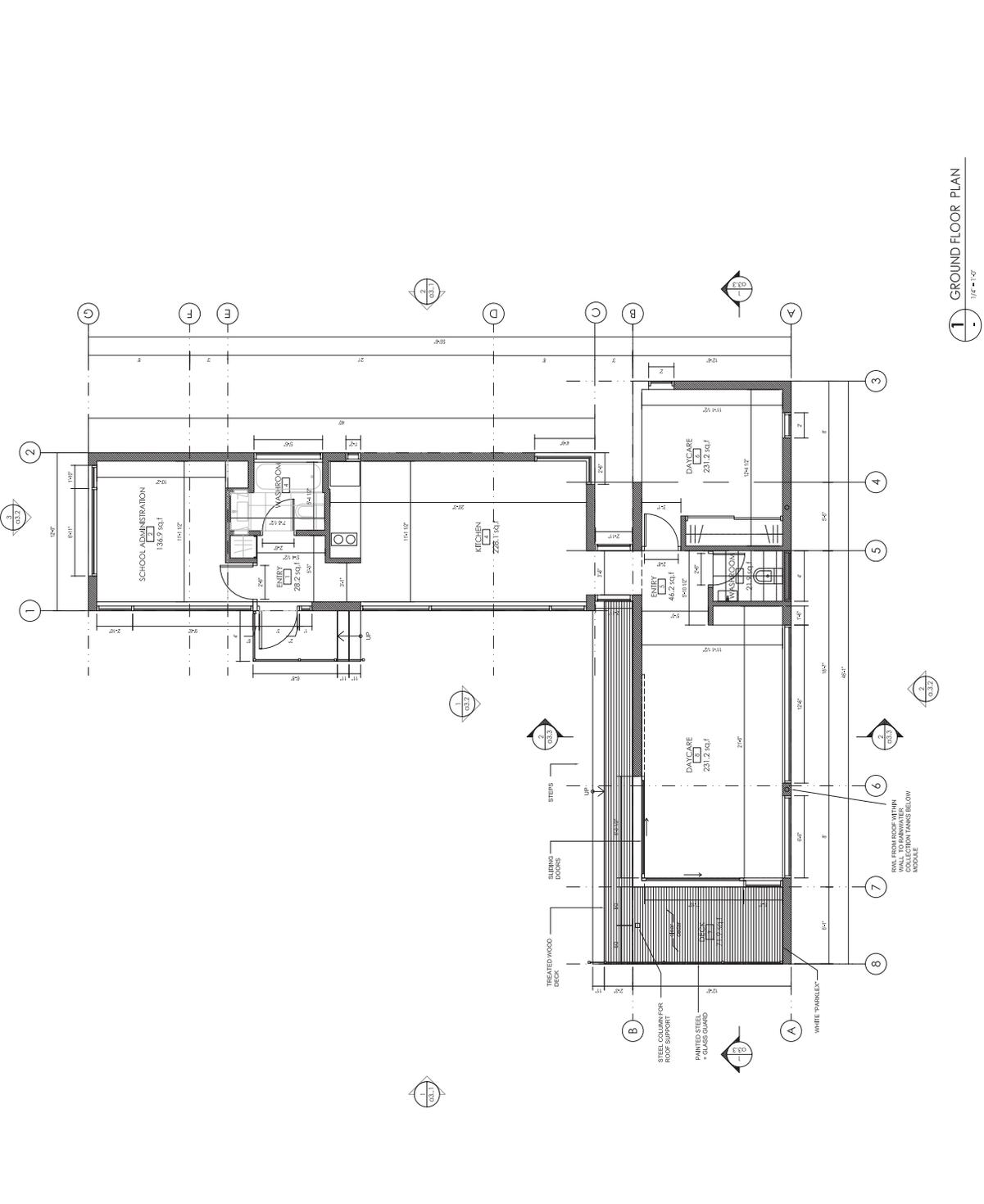
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**AA ROBINS architect**  
 2222 Bedford Street Vancouver BC, Canada V6K 4P7  
 TEL: 604.271.1122 FAX: 604.271.1123 EMAIL: info@aa-robins.com

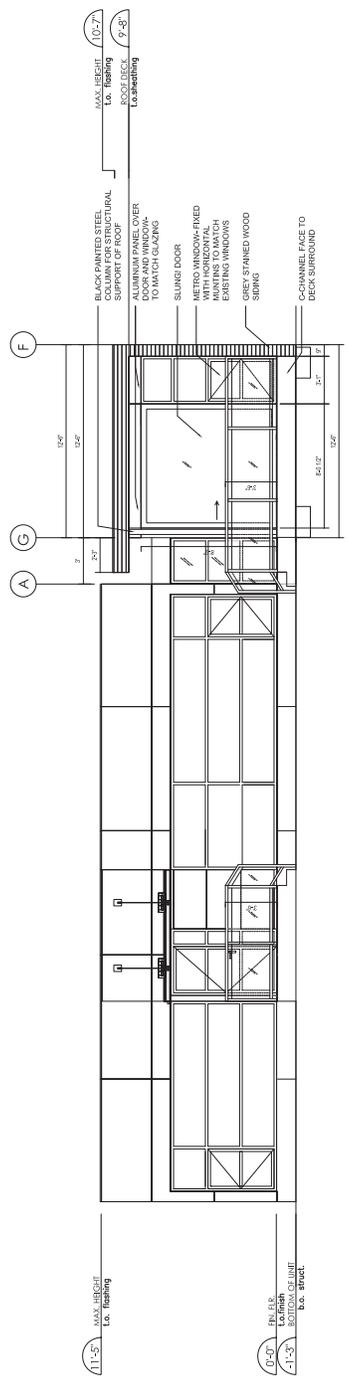
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 Montessori School**  
 15330 - 54A Avenue, Surrey BC

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 Drawing No: [Number]

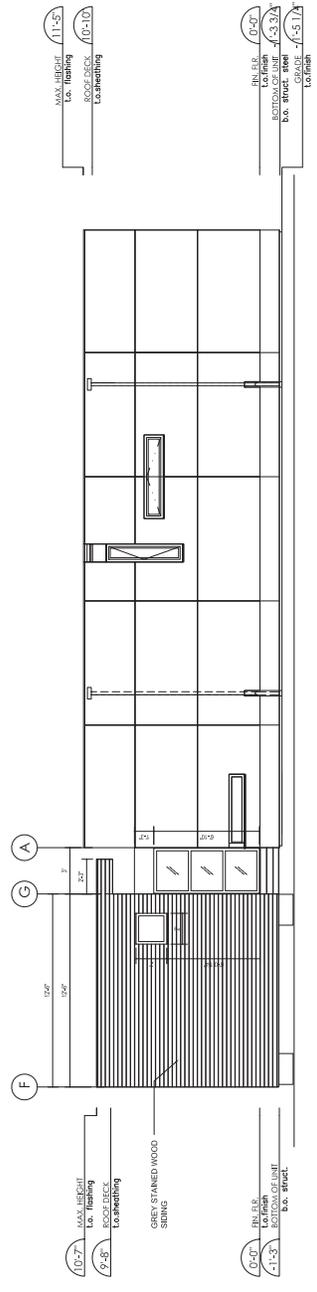
**DAYCARE  
 GROUND FLOOR PLAN**  
**A2.1**



**1** GROUND FLOOR PLAN  
 1/4" = 1'-0"



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



2 ELEVATION 2  
1/4" = 1'-0"

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TO: **Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 20, 2011**

PROJECT FILE: **7811-0158-00**

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RE: **Engineering Requirements (Institutional)  
Location: 15250 54A Ave.**

#### DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit

The following issues are to be addressed as a condition of issuance of the subsequent Building Permit:

- Provide sanitary, drainage, and water connections to service the site;
- Provide restrictive covenant for pumped sanitary connection.

#### HERITAGE ALTERATION PERMIT

There are no engineering requirements relative to issuance of the Heritage Alteration Permit



Bob Ambardar, P.Eng.  
Development Project Engineer

BA





**1000 ARCHITECTS & ASSOCIATES URBAN**  
 150 WEST 2ND AVENUE, SUITE 600  
 VANCOUVER, BC V6B 1H9 CANADA  
 P: 604.681.8200  
 E: info@1000architects.com  
 CLIENT: Robb & Wings Monissen School  
 KRISTIN CASSE, PRINCIPAL  
 150 WEST 2ND AVENUE, SUITE 600  
 VANCOUVER, BC V6B 1H9  
 P: 604.681.8200  
 E: kriscasse@1000architects.com

**CONTRACT PARTS**  
 BUILDING SERVICES CONSULTING:  
 1000 ARCHITECTS & ASSOCIATES URBAN  
 150 WEST 2ND AVENUE, SUITE 600  
 VANCOUVER, BC V6B 1H9  
 P: 604.681.8200  
 E: info@1000architects.com

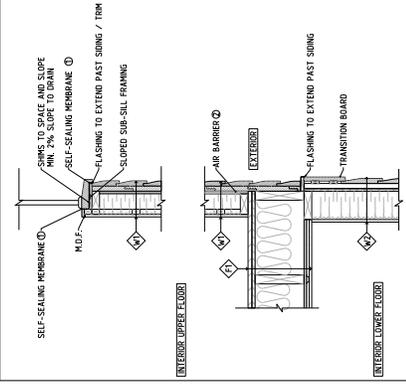
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**CLIENT:** Robb & Wings Monissen School  
**ARCHITECT:** 1000 ARCHITECTS & ASSOCIATES URBAN  
**DATE:** 2023.01.10  
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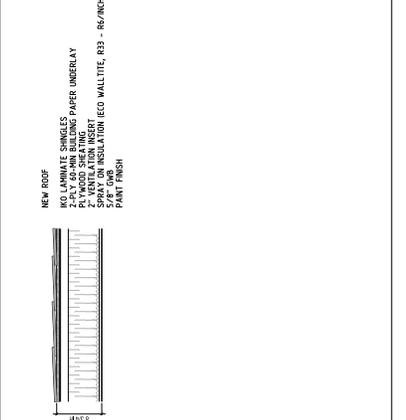
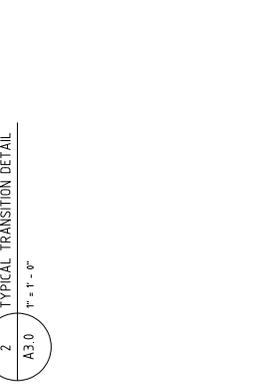
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 1000 ARCHITECTS & ASSOCIATES URBAN  
 150 WEST 2ND AVENUE, SUITE 600  
 VANCOUVER, BC V6B 1H9  
 P: 604.681.8200  
 E: info@1000architects.com

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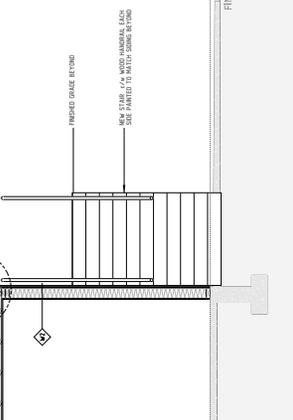
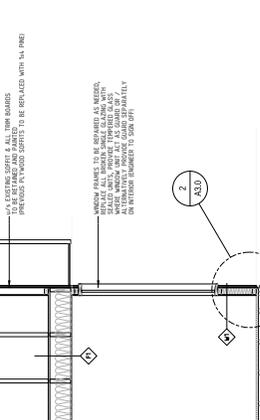
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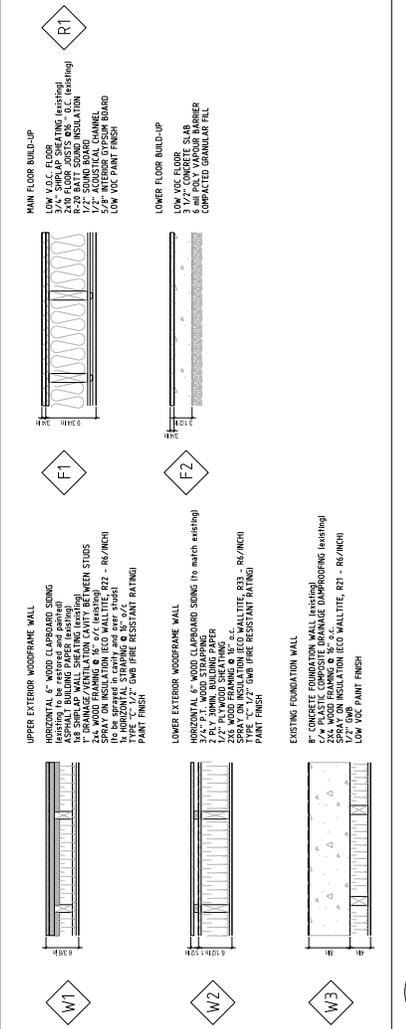
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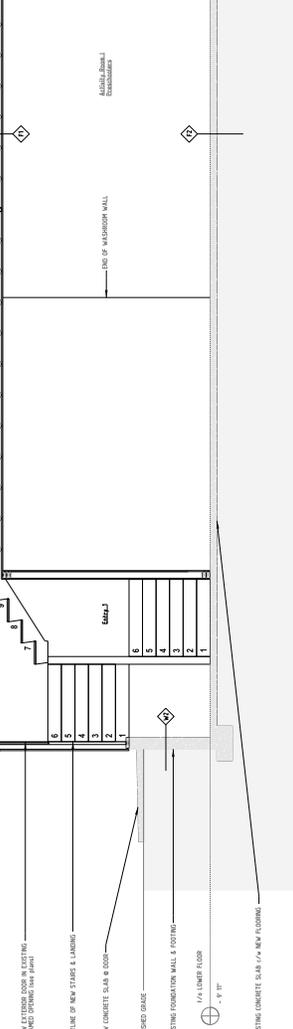
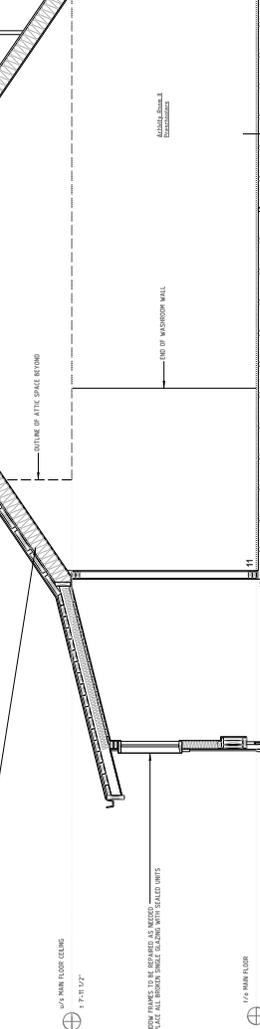
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 1/2" VENTILATION INSULATION (ECO WALLTITE, R33 - R6/INCH)  
 1/2" VENTILATION INSERT  
 1/2" VENTILATION INSERT  
 5/8" GWB  
 PAINT FINISH



**1 WALL, FLOOR, ROOF ASSEMBLIES**  
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**1 WALL, FLOOR, ROOF ASSEMBLIES**  
 A3.0  
 F = F - 0"



**3 TYPICAL SECTION AA**  
 A3.0  
 3/8" F = F - 0"



**THE GREEN PARTNER & ARCHITECTURE COLLECTIVE**  
 150 WEST 2ND AVENUE, SUITE 600  
 VANCOUVER, BC V6B 1N9 CANADA  
 P: 604.681.8222  
 E: hmg@greenpart.ca  
 WWW.GREENPART.CA  
 QUARTER LAND, M.A.L.B.C.

CLIENT:  
**Roos & Wings Mississoid School**  
 KRISTIN CASSE, PRINCIPAL  
 1000 WEST 10TH AVENUE, SUITE 101, S49  
 P: 604.274.2339  
 E: hmg@roosandwings.ca

CONTRACT NO:  
**BUILDING DESIGN CONSULTING**  
 8100 3850 GARDNER STREET  
 VANCOUVER, BC V6P 4K3  
 CONTACT: T. ALBERT  
 P: 604.274.2339  
 E: email@tdconsulting.com

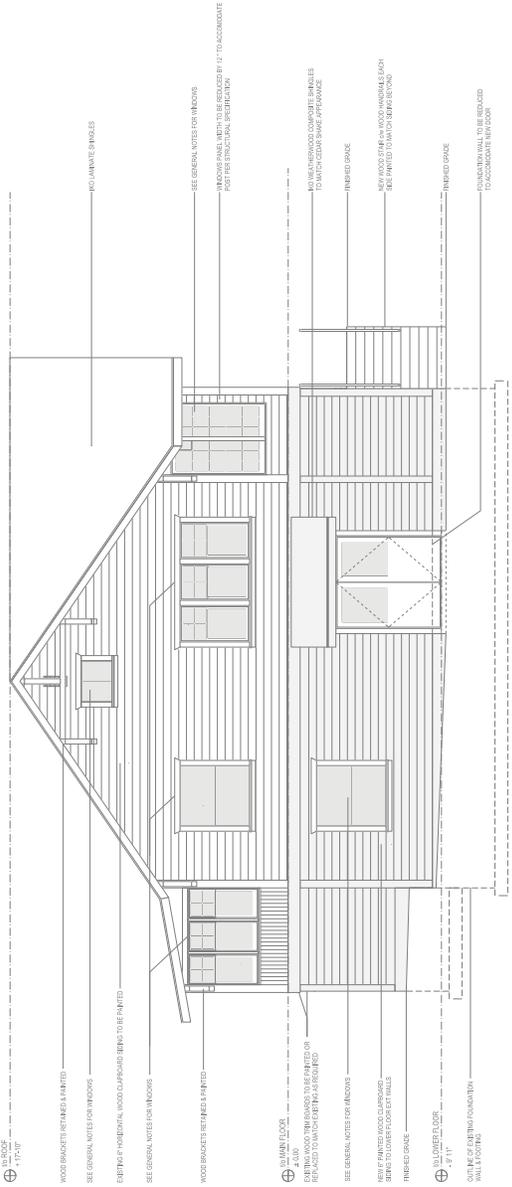
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9	2023.07.10	Issue 09/01/23
10	2023.07.10	Issue 10/01/23
11	2023.07.10	Issue 11/01/23
12	2023.07.10	Issue 12/01/23
13	2023.07.10	Issue 13/01/23
14	2023.07.10	Issue 14/01/23
15	2023.07.10	Issue 15/01/23
16	2023.07.10	Issue 16/01/23
17	2023.07.10	Issue 17/01/23
18	2023.07.10	Issue 18/01/23
19	2023.07.10	Issue 19/01/23
20	2023.07.10	Issue 20/01/23
21	2023.07.10	Issue 21/01/23
22	2023.07.10	Issue 22/01/23
23	2023.07.10	Issue 23/01/23
24	2023.07.10	Issue 24/01/23
25	2023.07.10	Issue 25/01/23
26	2023.07.10	Issue 26/01/23
27	2023.07.10	Issue 27/01/23
28	2023.07.10	Issue 28/01/23
29	2023.07.10	Issue 29/01/23
30	2023.07.10	Issue 30/01/23
31	2023.07.10	Issue 31/01/23
32	2023.07.10	Issue 32/01/23
33	2023.07.10	Issue 33/01/23
34	2023.07.10	Issue 34/01/23
35	2023.07.10	Issue 35/01/23
36	2023.07.10	Issue 36/01/23
37	2023.07.10	Issue 37/01/23
38	2023.07.10	Issue 38/01/23
39	2023.07.10	Issue 39/01/23
40	2023.07.10	Issue 40/01/23
41	2023.07.10	Issue 41/01/23
42	2023.07.10	Issue 42/01/23
43	2023.07.10	Issue 43/01/23
44	2023.07.10	Issue 44/01/23
45	2023.07.10	Issue 45/01/23
46	2023.07.10	Issue 46/01/23
47	2023.07.10	Issue 47/01/23
48	2023.07.10	Issue 48/01/23
49	2023.07.10	Issue 49/01/23
50	2023.07.10	Issue 50/01/23

PROJECT:  
**McKertrick Heritage House Renovation**  
 1000 WEST 10TH AVENUE, SUITE 101, S49  
 VANCOUVER, BC V6B 1N9  
 PROJECT NO: 2023.07.10  
 DRAWING NO: 2023.07.10  
 SCALE: 1/4" = 1'-0"

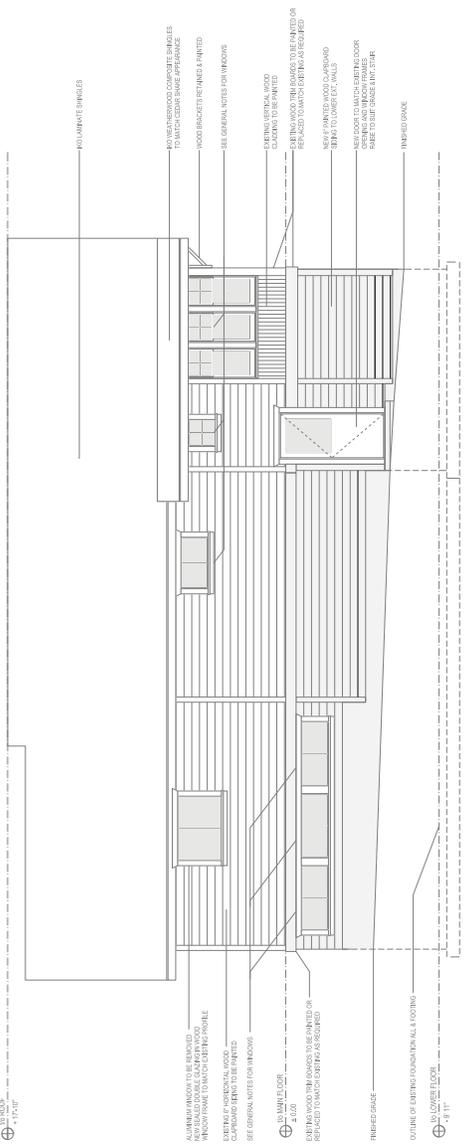
DATE: 2023.07.10  
 DRAWN BY: T. ALBERT  
 CHECKED BY: T. ALBERT  
 PROJECT NO: 2023.07.10  
 DRAWING NO: 2023.07.10

SCALE: 1/4" = 1'-0"  
 SHEET NO: A4.1  
 SHEETS: A4.1, A4.2, A4.3, A4.4, A4.5, A4.6, A4.7, A4.8, A4.9, A4.10, A4.11, A4.12, A4.13, A4.14, A4.15, A4.16, A4.17, A4.18, A4.19, A4.20, A4.21, A4.22, A4.23, A4.24, A4.25, A4.26, A4.27, A4.28, A4.29, A4.30, A4.31, A4.32, A4.33, A4.34, A4.35, A4.36, A4.37, A4.38, A4.39, A4.40, A4.41, A4.42, A4.43, A4.44, A4.45, A4.46, A4.47, A4.48, A4.49, A4.50, A4.51, A4.52, A4.53, A4.54, A4.55, A4.56, A4.57, A4.58, A4.59, A4.60, A4.61, A4.62, A4.63, A4.64, A4.65, A4.66, A4.67, A4.68, A4.69, A4.70, A4.71, A4.72, A4.73, A4.74, A4.75, A4.76, A4.77, A4.78, A4.79, A4.80, A4.81, A4.82, A4.83, A4.84, A4.85, A4.86, A4.87, A4.88, A4.89, A4.90, A4.91, A4.92, A4.93, A4.94, A4.95, A4.96, A4.97, A4.98, A4.99, A4.100

DATE: 2023.07.10  
 DRAWN BY: T. ALBERT  
 CHECKED BY: T. ALBERT  
 PROJECT NO: 2023.07.10  
 DRAWING NO: 2023.07.10



1 SOUTH-EAST ELEVATION  
 A4.1 1/4" = 1'-0"



2 SOUTH-WEST ELEVATION  
 A4.1 1/4" = 1'-0"

**GENERAL NOTES:**  
**UPPER FLOOR WINDOWS**  
 WINDOW FRAMES TO BE REPAIRED AS NEEDED. REPLACE ALL BROKEN SINGLE GLAZING WITH SEALED UNITS. PROVIDE TEMPERED GLASS WHERE WINDOW UNIT ACT AS GUARD OR / ALTERNATIVELY PROVIDE GUARD SEPARATELY ON INTERIOR (ENGINEER TO SIGN OFF)

**LOWER FLOOR WINDOWS**  
 NEW SEALED DOUBLE GLAZING IN WOOD WINDOW FRAMES TO MATCH EXISTING PROFILE

**EXTERIOR PAINT COLOURS**  
 ALL EXTERIOR BRICKS AND WOOD TRIM TO BE RETAINED AND PAINTED. COLOURS FROM THE REPAIR SHALL BE IDENTICAL TO EXISTING. ALL WINDOW SASHES AND FRAMES IN GLASS BLOCK (VC-5), UPPER HERITAGE SIDING IN CRAFTSMAN CREAM (VC-2), LOWER SIDING AND ALL TRIM BOARDS, WINDOW SURROUNDS, BRACKETS, FASCIA, SOFFITS, RAILINGS IN VANCOUVER GREEN (VC-20)

**FIRE PROTECTION AND OCCUPANT SAFETY**  
 ALL FLOORS TO BE SPRINKLED. SPRINKLER SYSTEM TO BE DESIGNED AND APPROVED BY REGISTERED PROFESSIONAL



