

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0244-00

Planning Report Date: December 13, 2010

PROPOSAL:

- **Restrictive Covenant Amendment**

in order to permit office use on the upper two floors in addition to the limited commercial uses currently allowed.

LOCATION:

16590 - 96 Avenue

OWNER:

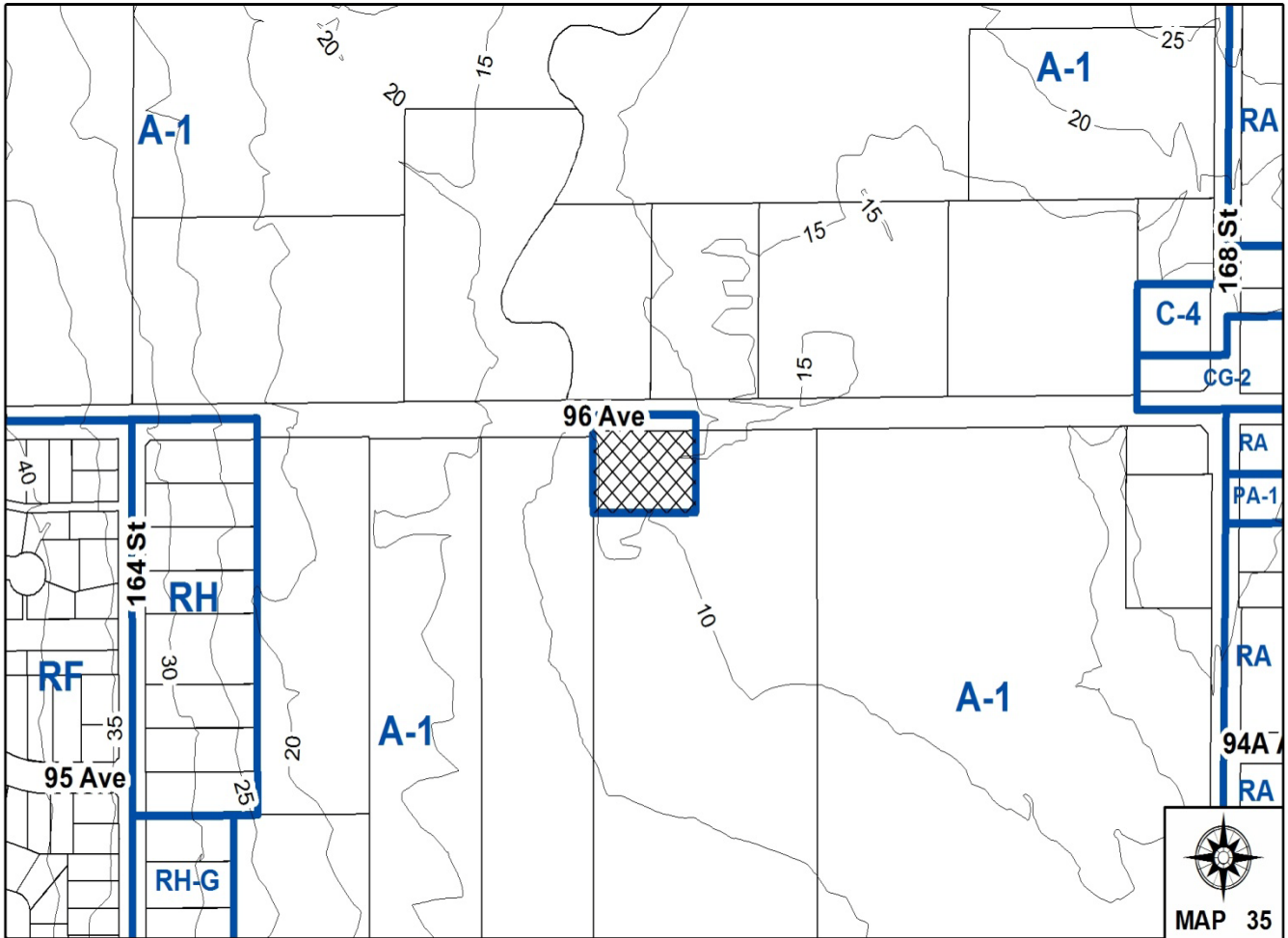
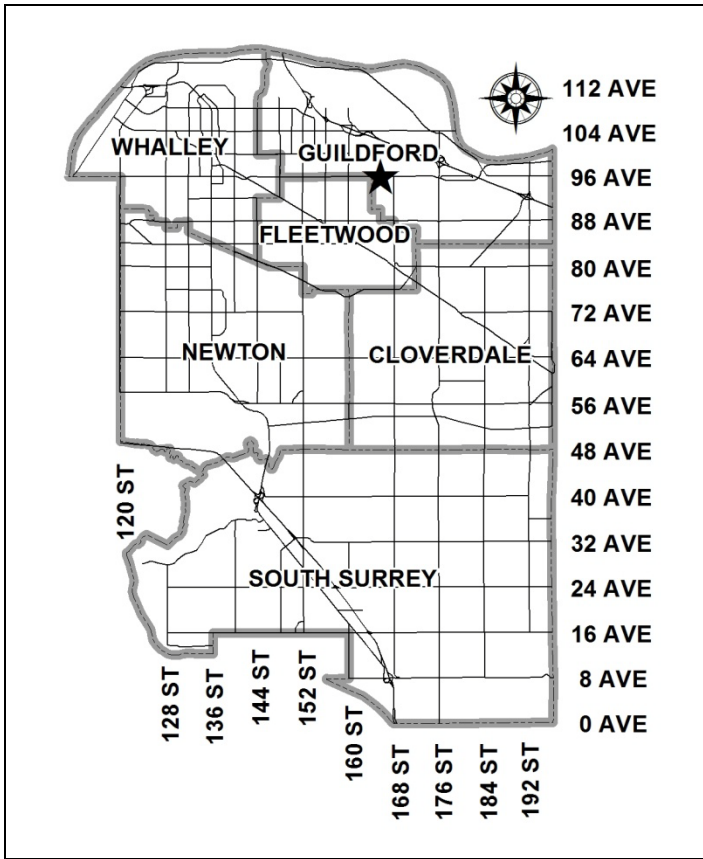
PLEA Community Services Society of British Columbia, Inc. No. S14829

ZONING:

C-8

OCP DESIGNATION:

Commercial



RECOMMENDATION SUMMARY

- Set date for a Public Information Meeting in the form of a Public Hearing to solicit resident opinions on the proposed Restrictive Covenant amendment.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to amend Restrictive Covenant BA452867 to increase the maximum allowed floor area from 372 sq.m. (4,000 sq.ft.) 474 sq.m. (5,100 sq.ft.) and to permit office uses on the upper two storeys.

RATIONALE OF RECOMMENDATION

- The proposed modifications to the Restrictive Covenant are minor and comply with the existing zoning.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a Public Information Meeting in the form of a Public Hearing be set to solicit opinions from area residents regarding the proposed Restrictive Covenant amendment.
2. Council instruct the City Clerk to extend the public notification boundaries to include the area between 164 Street and 168 Street from 96 Avenue south to 92 Avenue.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) the applicant submit a building permit for the attic space that has been converted into useable space;
 - (b) resolution of the design for the proposed exterior emergency stairs on the south side of the building to the satisfaction of the Planning and Development Department; and
 - (c) the applicant obtain a temporary highway license agreement with the Realty Division in order to allow the existing parking on City land, adjacent the subject site.

REFERRALS

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

Parks, Recreation & Culture: Parks has no concerns with this application subject to the applicant entering into a temporary license agreement for parking.

SITE CHARACTERISTICS

Existing Land Use: Commercial building resembling a Victorian-style single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Tynehead Regional Park.	Conservation	A-1
East, South and West:	Bothwell Park.	Conservation	A-1

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 16590 - 96 Avenue, and is 4,034 square metres (1 acre) in size. The property is zoned "Community Commercial Zone (C-8)" and is designated Commercial in the Official Community Plan (OCP).
- The site is surrounded by Bothwell Park to the east, west and south, with Tynehead Regional Park across 96 Avenue to the north.
- The subject property was originally zoned Agricultural (A-1) and designated Suburban under the OCP. At that time the owners operated a home-based business from the Victorian-style building they constructed on the site.
- In 1986, the owners made application to the City (file: 5686-0040) to allow for the expansion of their home occupation involving the making and selling of handicrafts and conducting demonstrations, classes and shows in the building on the site. Council approved the rezoning application and associated OCP amendment in January 1987. The site was rezoned to Comprehensive Development Zone (CD-30) and was re-designated to Industrial. Under this CD-30 Zone, the manufacture, processing, assembly and service of clothing, garments, leather goods, engraving, furniture, jewellery and other similar products were permitted on the site. Some floor area limitations were also specified and the operators were permitted to live in the building.
- In 1989, the applicant requested an amendment to the CD-30 Zone to legalize an unauthorized expansion of the existing business (file: 5689-0192-00). The changes to the building included:
 - An increase in the display and sales area from 37.2 square metres (400 sq. ft.) to 157.9 square metres (1,700 sq. ft.);
 - An increase in the classroom size and demonstration area from 187.7 square metres (2,020 sq. ft.) to 334.4 square metres (3,600 sq. ft.);
 - An increase in the number of employees from 2 to 4; and
 - The elimination of the residence for the owner/operator.
- Planning Report No. 2389-0192-00/5689-0192-00 was considered by Council on October 12, 1993 to rezone the property from CD-30 to C-R(1) Retail Commercial Zone One (Zoning By-law No. 5942) with a Restrictive Covenant to be registered that would specify the limited uses permitted on the site. With the adoption of Zoning By-law No. 12000, the closest equivalent zoning was "Community Commercial Zone (C-8)".
- Council adopted an OCP amendment from Industrial to Commercial and the rezoning to C-8 in January 1995.
- In 2003, Development Application No. 7903-0411-00 was submitted to amend the Restrictive Covenant to allow for a non-profit women's resource centre which provides for counselling and training for women. However, the agreement for sale for this proposal did not proceed and on June 30, 2005, Council passed a resolution to close file no. 7903-0411-00.

- In 2005, PLEA Community Services of B.C. submitted Application No. 7905-0124-00. They sought to modify the Restrictive Covenant (RC) in order to permit a community service use limited to a youth resource centre as a principal use on the site and a dwelling unit for a caretaker as an accessory use. A maximum of 372 square metres (4,000 sq. ft.) was permitted for the said usages. The RC amendment was approved on July 11, 2005.
- The approved RC continued to permit the retail sales of gifts, crafts, or craft products.

Current Proposal:

- According to the applicant, PLEA Community Services Society of B.C. currently operates programs which deliver support and services to children, youth, adults, and families who face significant challenges.
- Currently, a school day program takes place from the main floor of the building. The hours of operation are 8:00 a.m. to 5:00 p.m. Monday through Friday. Educational courses are provided during the morning by Surrey School District teachers. Supervised activities take place in the afternoon either on- or off-site. There is some supervised evening and weekend programming. At all times, the youth are supervised and the capacity of each program is nine youth.
- The current proposal is to modify the existing Restrictive Covenant to:
 - Allow office space on the upper two storeys; and
 - Increase the floor area of the permitted uses from 372 square metres (4,000 sq. ft.) to 474 square metres (5,100 sq. ft.).
- According to the applicant, the office space is needed as administrative space to run PLEA's FolkStone Fraser and KidStart programs. The converted attic space may include a conference area.
- The applicant feels that this specific location serves PLEA well as it is close to the freeway and provides sufficient space for staff from different facets of PLEA to co-locate and work closely together.
- The proposed changes to the Restrictive Covenant are consistent with the uses permitted in the "Community Commercial Zone (C-8)".
- Two unauthorized changes have been made to the subject property:
 1. The surface parking has been expanded east, into a portion of Bothwell Park (Appendix III). Prior to final approval of the RC amendment, the applicant will be required to complete a temporary highway license agreement with the Realty Division to permit this parking encroachment. The applicant will eventually need to relocate the parking onto the subject site.
 2. The attic space of the existing building has been converted into habitable space without an approved Building Permit. The converted attic space will require an emergency exterior staircase in order to meet Building Code. The Planning and Development Department has some concerns about the visual impact of the staircase and will work with the applicant to resolve this design issue. The applicant will be

required to submit a Building Permit prior to consideration of final approval of the Restrictive Covenant Amendment.

- The amended RC will continue to permit the retail sales of gifts, crafts, or craft products, although PLEA currently does not include this use.
- The subject site is currently served by a septic system. The applicant has provided a letter from Ron Hein of Coast Mountain Earth Sciences, assuring that the existing septic system does not need to be upgraded or replaced to accommodate the proposed change in use for the subject site.
- As the proposed modification to the Restrictive Covenant involves a change in use, it is considered appropriate that the public be given an opportunity to express any concerns directly to Council. It is recommended that a Public Information Meeting in the form of a Public Hearing be scheduled, as was done with the previous Restrictive Covenant Amendment.
- Public Hearing notices for rezonings are typically forwarded to owners or properties within 100 metres (330 ft.) of the subject site or a minimum of 3 lots in each direction from the subject property. Based on this criteria, the notification area would not extend beyond Tynehead Regional Park or Bothwell Park.
- To ensure that there is adequate Public Notification, it is recommended that the notification area be extended to include the area between 164 Street and 168 Street, and between 92 Avenue and 96 Avenue.

PRE-NOTIFICATION

Pre-notification letters were sent out on October 22, 2010 to the extended boundary and staff received no responses.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Building Plans and Elevations
Appendix III.	Aerial Photo

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms

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. 11/30/10 3:19 PM

Information for City Clerk

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

1. (a) Agent: Name: Ken Chow
 Address: 1933 W. Broadway
 Vancouver, BC
 V6J 1Z3
 Tel: 604-737-0333

2. Properties involved in the Application
 - (a) Civic Address: 16590 – 96 Avenue

 - (b) Civic Address: 16590 – 96 Avenue
 Owner: Plea Community Services Society of British Columbia,
 Inc. No. S14829
 PID: 006-273-891
 Lot 1 Section 36 Township 2 New Westminster District Plan 73579

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification in the form of a Public Hearing.

 - (b) Amend Restrictive Covenant BA452867

DEVELOPMENT DATA SHEET

Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	4,034.5 m ²	4,034.5 m ²
Road Widening area	n/a	n/a
Undevelopable area	n/a	n/a
Net Total	4,034.5 m ²	4,034.5 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		117.2 m ²
Paved & Hard Surfaced Areas		525.3 m ²
Total Site Coverage	50% max.	15.9%
SETBACKS (in metres)		
Front (North)	7.5 m	9.6 m
Rear (South)	7.5 m	23.0 m
Side #1 (East)	7.5 m	12.5 m
Side #2 (West)	7.5 m	45.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m max.	11.1 m
Accessory	4.5 m max.	n/a
NUMBER OF RESIDENTIAL UNITS	n/a	n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail	n/a	n/a
Office		465.7 m ²
Total		465.7 m ²
FLOOR AREA: Industrial	n/a	n/a
FLOOR AREA: Institutional	n/a	n/a
TOTAL BUILDING FLOOR AREA		

** 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)		0.079
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	12	6 provided 10 available on adjacent lot
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
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	12	12

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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DRAWING BASE BY W. R. DANIELS DESIGN

NO.	DATE	ISSUES
1	JUNE 23, 2009	ISSUE FOR PRICING
2	FEBRUARY 17, 2010	REV. AS PER CITY COMMENTS
3		
4		

PIONEER
Consultants LTD.
 1000 WILLOW STREET
 WINDSOR, ONT. N9A 1K3
 CANADA TEL: 519-253-1233 FAX: 519-253-0388
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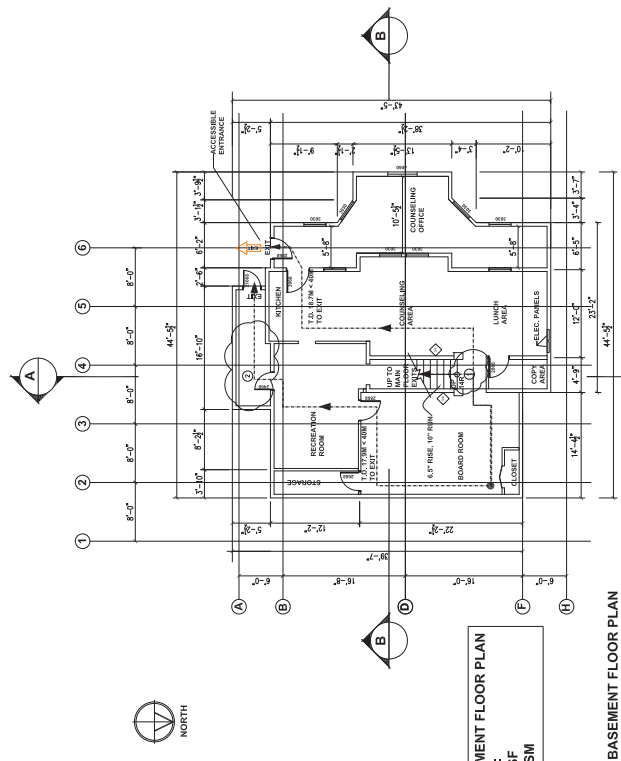
PROJECT
WAYPOINT
 16590 - 96TH AVENUE
 SURREY, BC

FOR
 BOEA COMMUNITY SERVICES
 SOCIETY OF B.C.
 898 COMMERCIAL STREET
 VANCOUVER, BC

DRAWING TITLE
BASEMENT FLOOR PLAN

PROJECT NO.	Y00217
DRAWN	B.L. / E.F.
CHECKED	K.C.
DATE	APRIL 9, 2009
SCALE	1/8" = 1'-0"

DRAWING NO.
C - 1.0



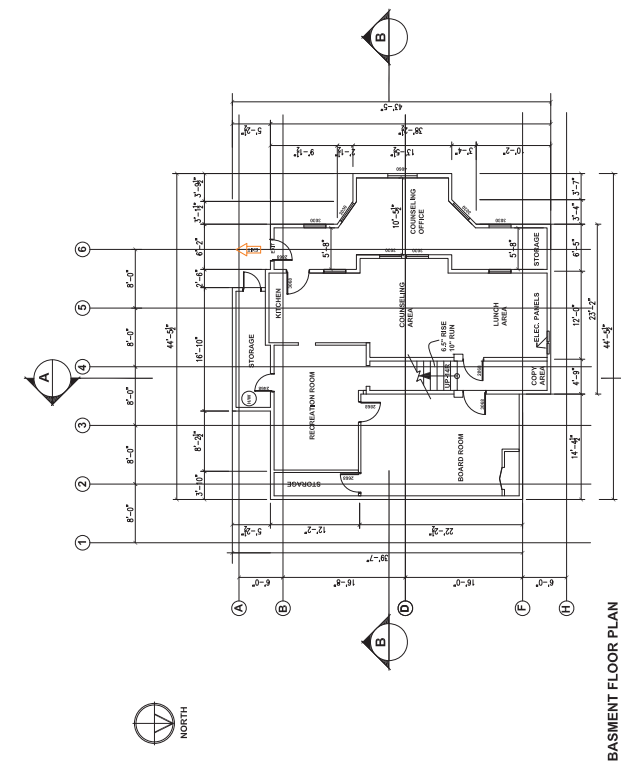
BASEMENT FLOOR PLAN
 AREA:
 1570 SF
 145.8 SM

PROPOSED LAYOUT INTERCONNECT WITH 2ND FLOOR

- LIST OF CHANGES:**
 ① REMOVE DOORS FROM STAIR.
 ② REMOVE HOT WATER TANK AND STORAGE

GENERAL NOTES:
 1. DIMENSIONS ARE GIVEN TO FACE OF WALL AND/OR TO CENTRALS, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.

Wall Schedule		
	<p>Corridor Wall 1 Hr 30mm by 80mm @ 400mm O.C. effectively 100mm by 100mm by 100mm Nailheads Covered With Joint Finisher.</p>	<p>Boasting Wall For EFC ULC V910</p>
	<p>Stair</p>	<p>3/4 Hr</p>



BASEMENT FLOOR PLAN

BEFORE RENOVATION

- GENERAL NOTES:**
 1. DIMENSIONS ARE GIVEN TO FACE OF WALL AND/OR TO CENTRALS, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.

4		
3	REVISION 17	REVISED BY THE CITY
2	2010	DATE
1	JUNE 23, 2009	ISSUE FOR PRICING
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PIONEER Consultants LTD.
 1935 WEST BROADWAY STREET
 VANCOUVER, BC V6J 1Y5
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PROJECT
 WAYPOINT
 16590 - 96TH AVENUE
 SURREY, BC

FOR
 PEA COMMUNITY SERVICES
 3894 COMMERCIAL STREET
 VANCOUVER, BC

DRAWING TITLE
 1ST FLOOR PLAN

PROJECT NO. Y090217

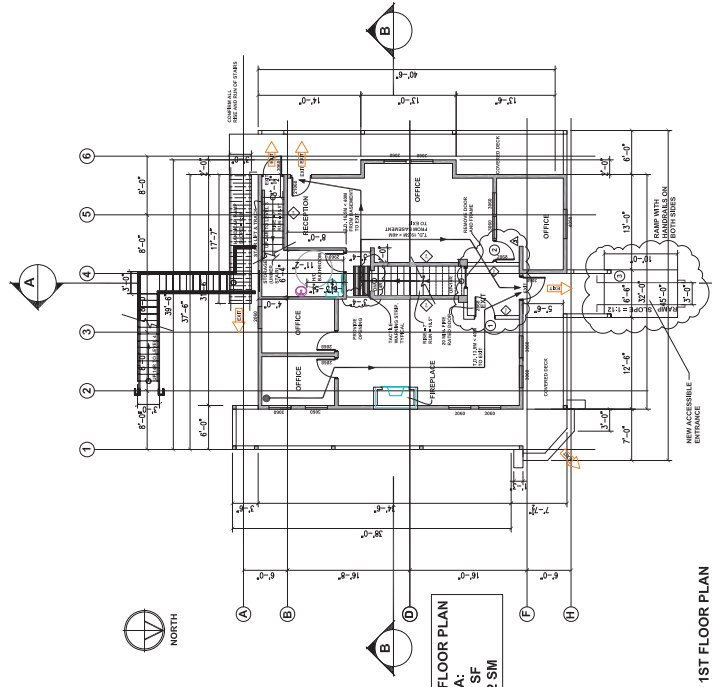
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SCALE 1/8" = 1'-0"

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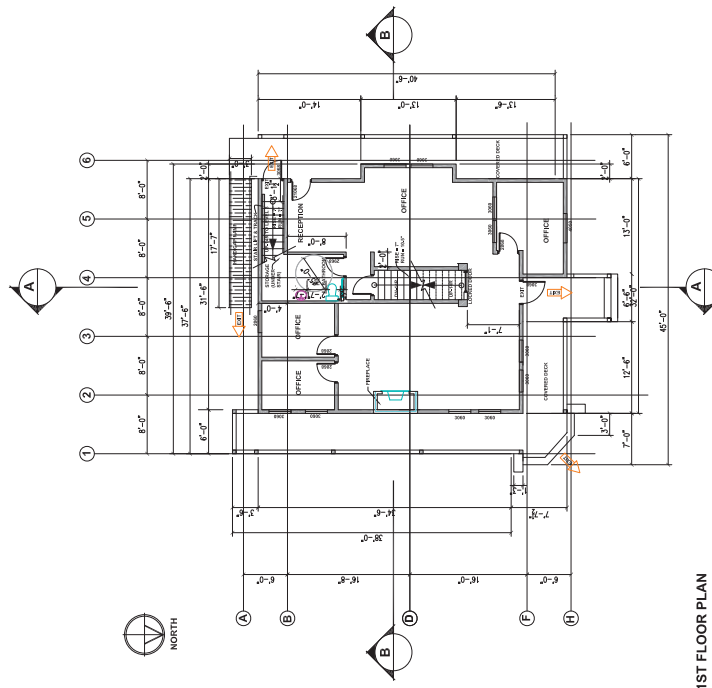
1ST FLOOR PLAN

GENERAL NOTES:
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SURREY STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 2. CONSULT THE ARCHITECT FOR ALL DETAILS AND MATERIALS.
 3. CONSULT THE CITY FOR ALL REGULATIONS OR BY-LAWS.

PROPOSED LAYOUT

- LIST OF CHANGES:
 ① ADD A VESTIBULE AND A ¼ HR DOOR
 ② REMOVE EXISTING OFFICE DOOR AND FRAME
 ③ ADD NEW RAMP TO FRONT ENTRANCE

Wall Schedule	Description	Fire Rating
PW1	Corridor Wall 1 Layer 5/8" Type X GWB; Stems by Bolts @ 400mm O.C. effectively Nailhead Concrete With Joint Filler; Joint Concrete With Fibre Paper and Joint Filler.	1 Hr
3/4	Stair	3/4 Hr
	Beating Wall For File: ULC W310	



1ST FLOOR PLAN

GENERAL NOTES:
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 2. CONSULT THE ARCHITECT FOR ALL DETAILS AND MATERIALS.
 3. CONSULT THE CITY FOR ALL REGULATIONS OR BY-LAWS.

BEFORE RENOVATION

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PROJECT
 WAYPOINT
 16590 - 96TH AVENUE
 SURREY, BC

FOR
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 SOCIETY OF B.C.
 1000 WEST 41ST STREET
 VANCOUVER, BC

DRAWING TITLE
 2ND FLOOR
 PLAN

PROJECT NO. Y090217

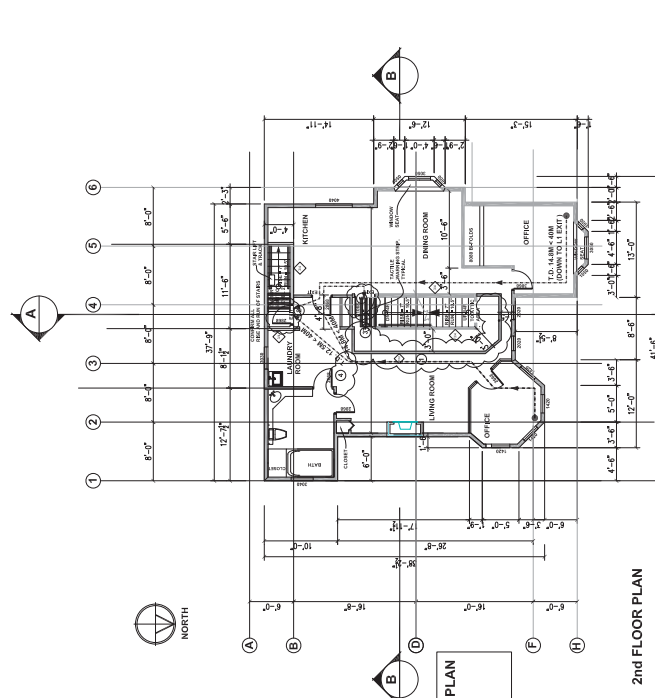
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DATE APRIL 9, 2009

SCALE 1/8" = 1'-0"

DRAWING NO.
 C - 1.2



2nd FLOOR PLAN
 AREA:
 1346 SF
 125 SMI

GENERAL NOTES:
 1. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL AND/OR TO CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
 2. DIMENSIONS AT OPENINGS ARE GIVEN TO CLEAR OPENINGS.
 3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.

PROPOSED LAYOUT



- LIST OF CHANGES:**
 ① ADD EXIT CORRIDOR
 ② REVERSE DOOR SWING IN THE WALL
 ③ CREATE AN OPENING IN THE WALL
 ④ REMOVE WALL AND DOOR
 ⑤ ADD NEW DOOR

GENERAL NOTES:
 1. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL AND/OR TO CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
 2. DIMENSIONS AT OPENINGS ARE GIVEN TO CLEAR OPENINGS.
 3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.

BEFORE RENOVATION

GENERAL NOTES:
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 2. DIMENSIONS AT OPENINGS ARE GIVEN TO CLEAR OPENINGS.
 3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.

Wall Schedule

 PW1	 Reinforcing Wall 1 Hr For FRC: ULC W510
	Corridor Wall 1 layer 5/8" Type 'X' GFRB @ 400mm O.C. effectively over 2x8" Joists Non-hazardous Covered With Joint Finishing Jointed Concrete with Paper Tape and Joint Finishing.
 3/4	Stair 3/4 Hr

4		
3	REVISION 17: REV. AS PER CITY COMMENTS	
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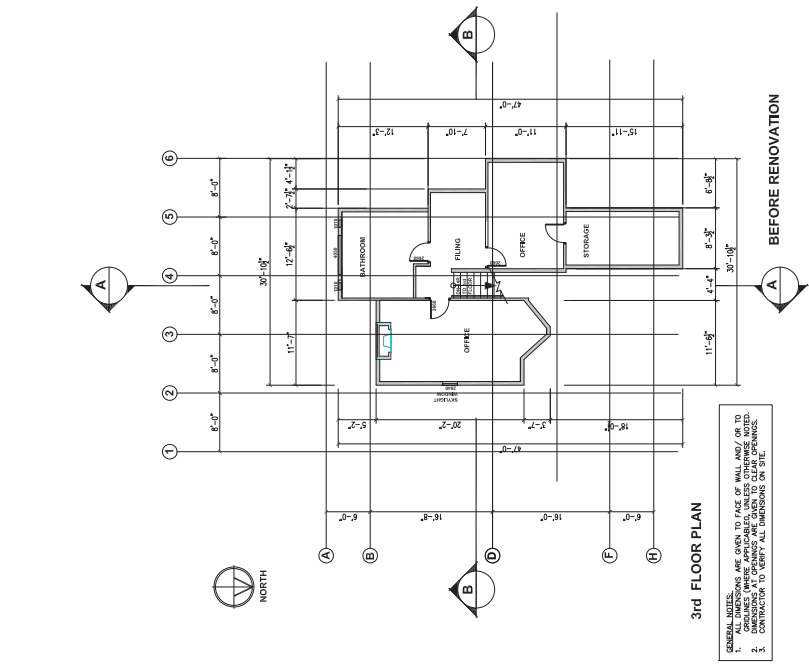
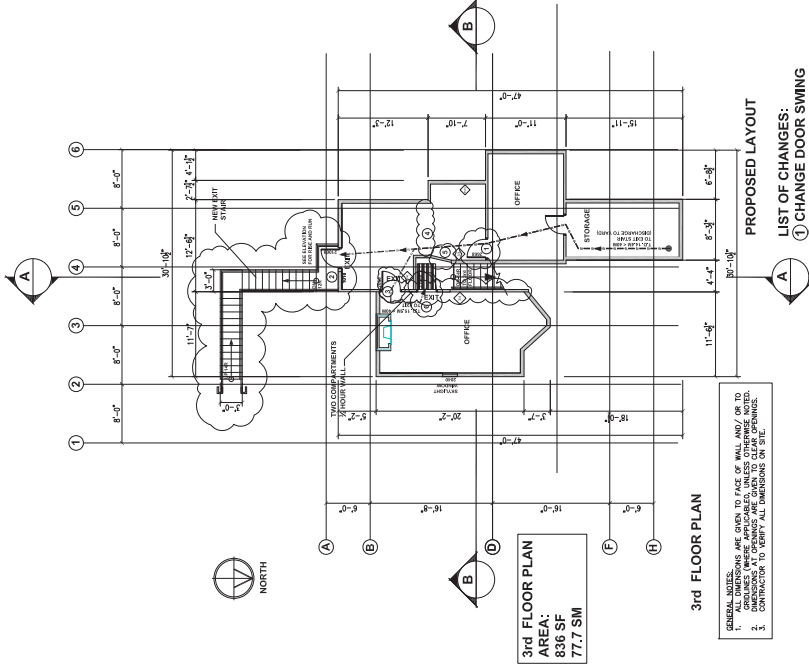
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PROJECT
 WAYPOINT
 16590 - 96TH AVENUE
 SURREY, BC

FOR: COMMUNITY SERVICES SOCIETY OF B.C.
 394 COMMERCIAL STREET
 VANCOUVER, BC

DRAWING TITLE
 3rd FLOOR PLAN

PROJECT NO. Y090217
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GENERAL NOTES:
 1. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL UNLESS NOTED OTHERWISE.
 2. DIMENSIONS AT OPENINGS ARE GIVEN TO CLEAR OPENINGS.
 3. CONTINUOUS TO SHOW ALL DIMENSIONS ON SITE.

GENERAL NOTES:
 1. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL UNLESS NOTED OTHERWISE.
 2. DIMENSIONS AT OPENINGS ARE GIVEN TO CLEAR OPENINGS.
 3. CONTINUOUS TO SHOW ALL DIMENSIONS ON SITE.

- LIST OF CHANGES:**
- CHANGE DOOR SWING
 - ADD NEW EXTERIOR STAIR. PROVIDE AN ENGINEERED STEEL STAIR COMPLETE WITH B1 & B2 LETTERS OF ASSURANCE.
 - ADD NEW DOOR FOR OFFICE SPACE
 - REMOVE WALL AND DOOR
 - CLOSE WALL OPENING
 - CHANGE DOOR SWING AND DOOR SIZE

Item	Description	Material	Quantity	Unit	Notes
PW1	Corridor Wall	35mm by 65mm @ 400mm O.C. effectively continuous covered with Jeld-Rite® Joints Covered with Fibre Tape and Jeld-Finisher.	1 Hr		Refer to Wall Schedule
3/4	Stair		3/4 Hr		

Wall Schedule

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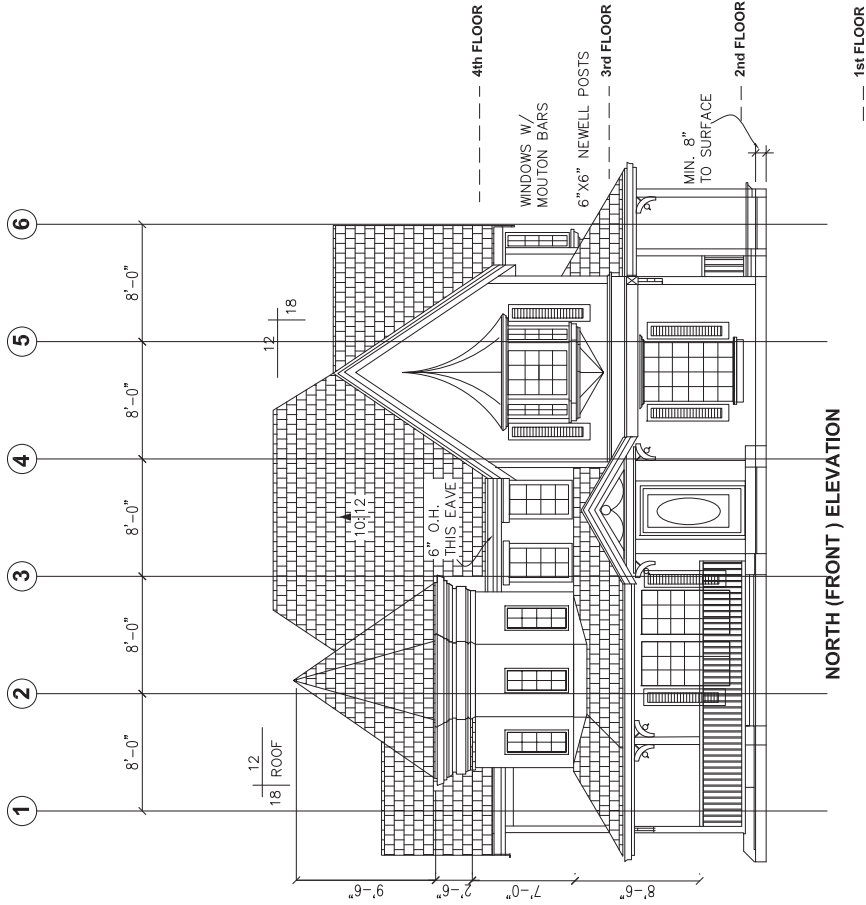
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PROJECT
WAYPOINT
 16590-96TH AVENUE
 SURREY, BC

FOR
 PLEA COMMUNITY SERVICES
 SOCIETY OF B.C.
 394 COMMERCIAL STREET
 VANCOUVER, BC

DRAWING TITLE
NORTH ELEVATION

PROJECT NO. Y1090217
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DATE APRIL 9, 2009
SCALE 1/4" = 1'-0"
DRAWING NO. C - 2.0



EXTERIOR

- B. VENT FOR GAS TYPE FIREPLACE
- MIN. 18" X 3/4" R.C. SHAKES
- FLASH ALL VALLEYS
- 18" O.H. ON OPEN GABLE END
- FISH SCALE (SCALLOPED), SHAKES ON TURRET
- 5" CONT. AL GUTTER ON 2"X10" R.C. FASCIA BD
- TURRET TO HAVE TELESCOPING TRIM UNDER SOFFIT AREA.
- ALLOW FOR VENTILATION OF 1:300
- HORIZONTAL SIDING
- CEDAR SHOWN W/ 4" TO WEATHER
- 1"-6" TRIM BD. N CORNERS
- CEDAR SHAKES ON PORCH
- DECORATIVE BRACES ON PORCH POSTS
- 3/8" HIGH SAFETY RAIL ON PORCH W/ 2"X2" CEDAR OR HEMLOCK
- DECORATIVE WINDOW SHUTTER

NO.	DATE	ISSUES
1	JUNE 23, 2009	ISSUE FOR PERMITS

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1661 WEST HANSHAW STREET
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PROJECT
WAYPOINT
16590 - 96TH AVENUE
SURREY, BC

FOR
PIEA COMMUNITY SERVICES
SOCIETY OF B.C.
1011 EAST 1ST STREET
VANCOUVER, BC

DRAWING TITLE
EAST ELEVATION

PROJECT NO. Y1090217

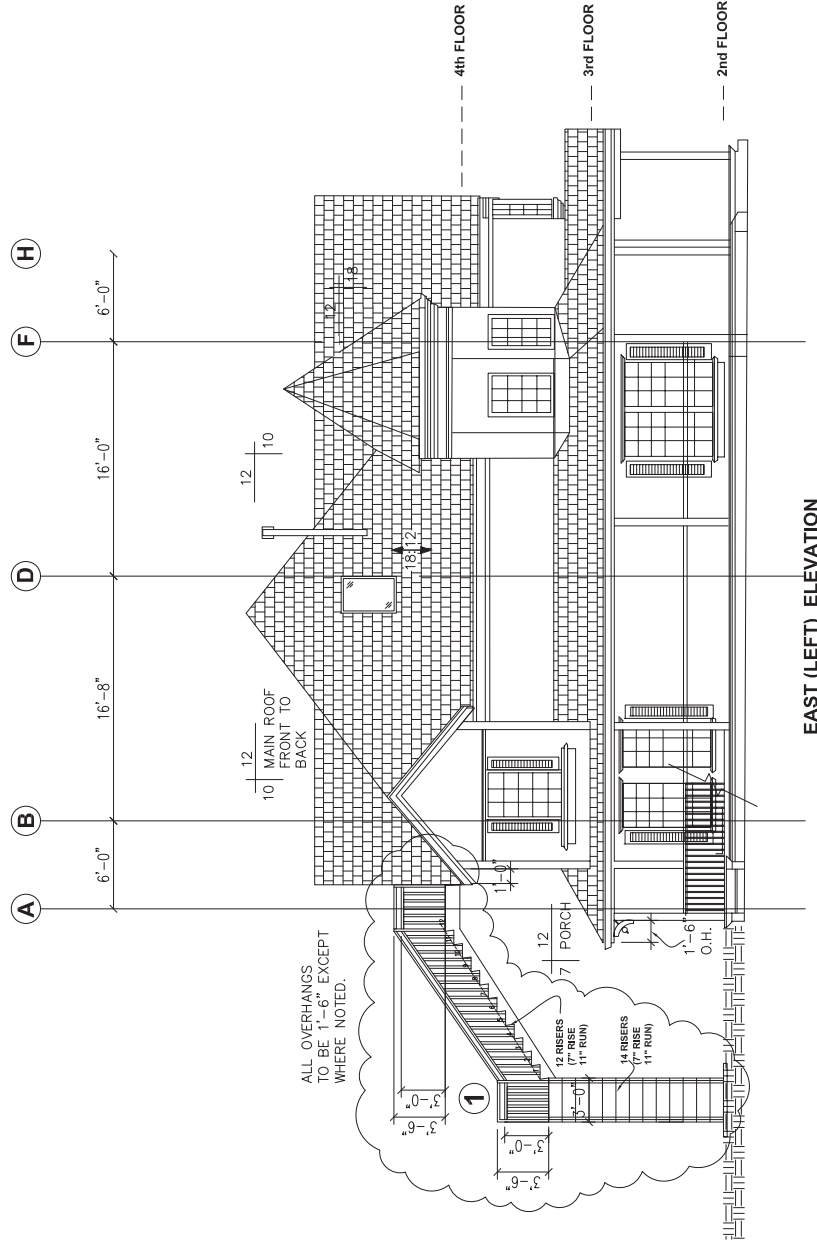
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CHECKED K.C.

DATE APRIL 9, 2009

SCALE 1/4" = 1'-0"

DRAWING NO.
C - 2.1



- LIST OF CHANGES:**
- ① ADD NEW EXTERIOR STAIR. PROVIDE AN ENGINEERED STEEL STAIR COMPLETE WITH B1 & B2 LETTERS OF ASSURANCE..

- EXTERIOR**
- B VENT FOR GAS TYPE FIREPLACE MIN. 18" X 8" + R.C. SHAKES FLASH ALL VALLEYS
 - 15" O.H. ON OPEN GABLE END
 - 'FISH SCALE' (SCALLOPED) SHAKES ON TURRET
 - 5" CONT. ALL GUTTER ON 2"x10" R.C. FASCIA BD TURRET TO HAVE TELESCOPING TRIM UNDER SOFFIT AREA. ALLOW FOR VENTILATION OF 1:300
 - HORIZONTAL SIDING
 - CEDAR SHOWN W/ 4" TO WEATHER
 - 1"-6" TRIM BD. N CORNERS
 - CEDAR SHAKES ON PORCH
 - DECORATIVE BRACES ON PORCH POSTS
 - 36" HIGH SAFETY RAIL ON PORCH W/ 2"x2" CEDAR OR HEMLOCK DECORATIVE WINDOW SHUTTER

NO.	DATE	ISSUES
1	JUNE 23, 2009	ISSUE FOR PERMITS
2	FEBRUARY 17, 2010	REV. AS PER CITY COMMENTS
3		

PIONEER Consultants LTD.
 1033 WEST HEDBANK STREET
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PROJECT
 WAYPOINT
 16590 - 96TH AVENUE
 SURREY, BC

FOR
 PLEA COMMUNITY SERVICES
 SOCIETY OF B.C.
 1000 WEST 10TH STREET
 VANCOUVER, BC

DRAWING TITLE
 SOUTH ELEVATION

PROJECT NO. Y090217

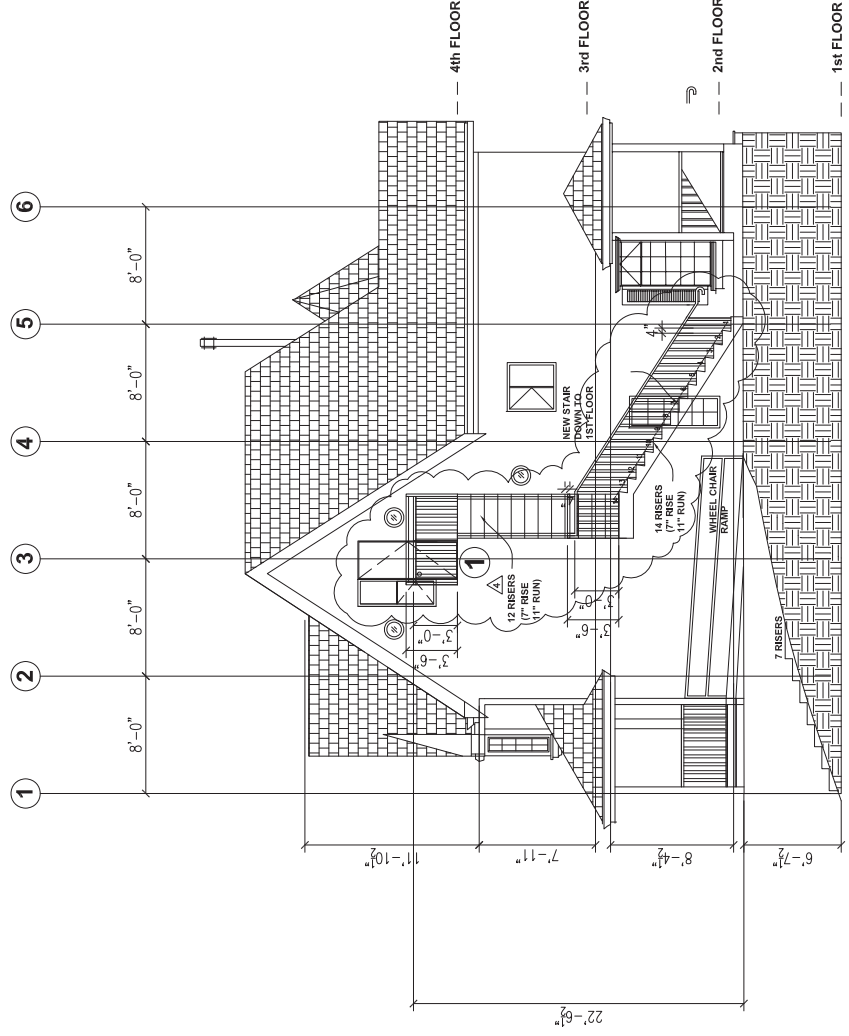
DRAWN B.L. / E.F.

CHECKED K.C.

DATE APRIL 9, 2009

SCALE 1/4" = 1'-0"

DRAWING NO. C - 2.3



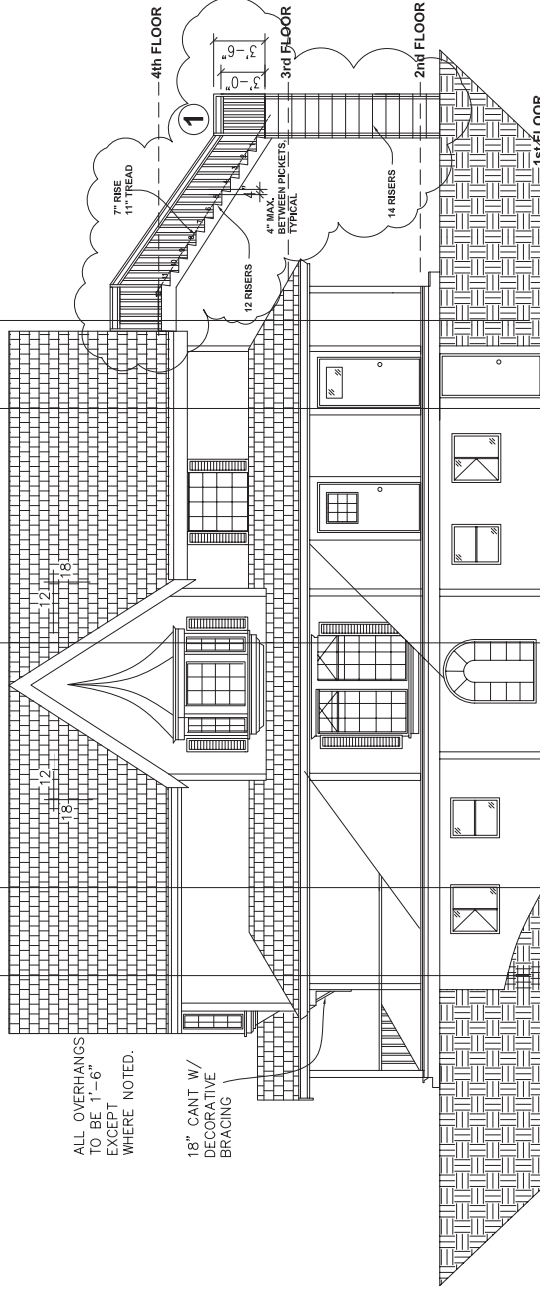
SOUTH (REAR) ELEVATION

- LIST OF CHANGES:**
- ① ADD NEW EXTERIOR STAIR. PROVIDE AN ENGINEERED STEEL STAIR COMPLETE WITH B1 & B2 LETTERS OF ASSURANCE..

EXTERIOR

- B VENT FOR GAS TYPE FIREPLACE
- MIN. 18" X 3/4" + R.C. SHAKES
- FLASH ALL VALLEYS
- 18" O.H. ON OPEN GABLE END
- 'FISH SCALE' (SCALLOPED) SHAKES ON TURRET
- 5" CONT. AL GUTTER ON 2"X10' R.C. FASCIA BO
- TURRET TO HAVE TELESCOPING TRIM UNDER SOFFIT AREA.
- ALLOW FOR VENTILATION OF 1:300
- HORIZONTAL SIDING
- CEDAR SHOWN W/ 4" TO WEATHER
- 1"-6" TRIM BD. N CORNERS
- CEDAR SHAKES ON PORCH
- DECORATIVE BRACES ON PORCH POSTS
- 36" HIGH SAFETY RAIL ON PORCH W/ 2"X2" CEDAR OR HEMLOCK DECORATIVE WINDOW SHUTTER

(H) 6'-0"
 (F) 16'-8"
 (D) 16'-0"
 (B) 6'-0"
 (A)



ALL OVERHANGS TO BE 1'-6" EXCEPT WHERE NOTED.

18" CANT W/ DECORATIVE BRACING

WEST (RIGHT) ELEVATION

EXTERIOR

- B. VENT FOR GAS TYPE FIREPLACE
- MIN. 18" X 3/4" R.C. SHAKES
- FLASH ALL ALLEYS
- 18" O.H. ON OPEN GABLE END
- 'FISH SCALE' (SCALLOPED) SHAKES ON TURRET
- 5" CONT. AL GUTTER ON 2"X10" R.C. FASCIA BD
- TURRET TO HAVE TELESCOPING TRIM UNDER SOFFIT AREA. ALLOW FOR VENTILATION OF 1:300
- HORIZONTAL SIDING
- CEDAR SHOWN W/ 4" TO WEATHER
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- LIST OF CHANGES:**
- ① ADD NEW EXTERIOR STAIR. PROVIDE AN ENGINEERED STEEL STAIR COMPLETE WITH B1 & B2 LETTERS OF ASSURANCE..

3	REVISION 17	REV. 15 PER CITY COMMENTS
2	REVISION 16	REV. 14 PER CITY COMMENTS
1	JUNE 23, 2009	ISSUE FOR PRICING
NO.	DATE	ISSUES

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PROJECT
 WAYPOINT
 16590 - 96TH AVENUE
 SURREY, BC

FOR
 COMMUNITY SERVICES SOCIETY OF B.C.
 3894 COMMERCIAL STREET
 VANCOUVER, BC

DRAWING TITLE
 WEST ELEVATION

PROJECT NO.	Y090217
DRAWN	B.L./E.F.
CHECKED	K.C.
DATE	APRIL 9, 2009
SCALE	1/4" = 1'-0"

DRAWING NO.
C - 2.4

DRAWING BASE BY W. DANIELS DESIGN

NO.	DATE	ISSUES
1	JUNE 23, 2009	ISSUE FOR PRICING
2	FEBRUARY 17, 2010	ISSUE PER CITY
3		
4		

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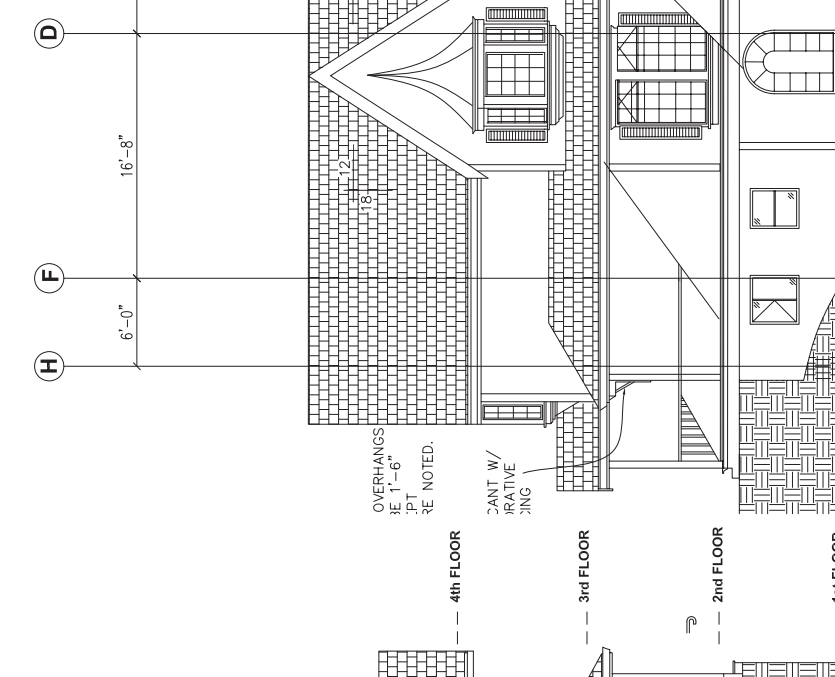
PROJECT
WAYPOINT
16590 - 96TH AVENUE
SURREY, BC

FOR
IDEAL COMMUNITY SERVICES
3884 COMMERCIAL STREET
VANCOUVER, BC

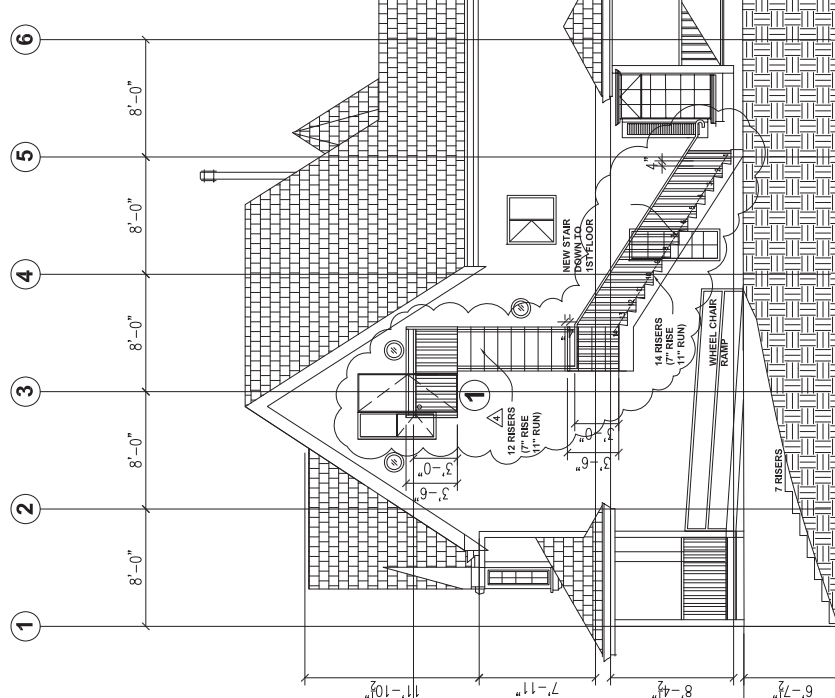
DRAWING TITLE
SOUTH & WEST
ELEVATIONS

PROJECT NO. Y100217
DRAWN B.L./E.F.
CHECKED K.C.
DATE APRIL 9, 2009
SCALE 1/4" = 1'-0"

DRAWING NO.
C - 2.5



WEST (RIGHT) ELEVATION



SOUTH (REAR) ELEVATION

LIST OF CHANGES

- EXTERIOR
- B VENT FOR GAS TYPE FIREPLACE MIN. 18" X 8" + R.C. SHAKES FLASH ALL VALLEYS
 - 18" O.H. ON OPEN GABLE END
 - 'FISH SCALE' (SCALLOPED) SHAKES ON TURRET
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16590 96 Avenue



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Enter Map Description



Scale: 1:641

Map created on: Monday, 06 December 2010