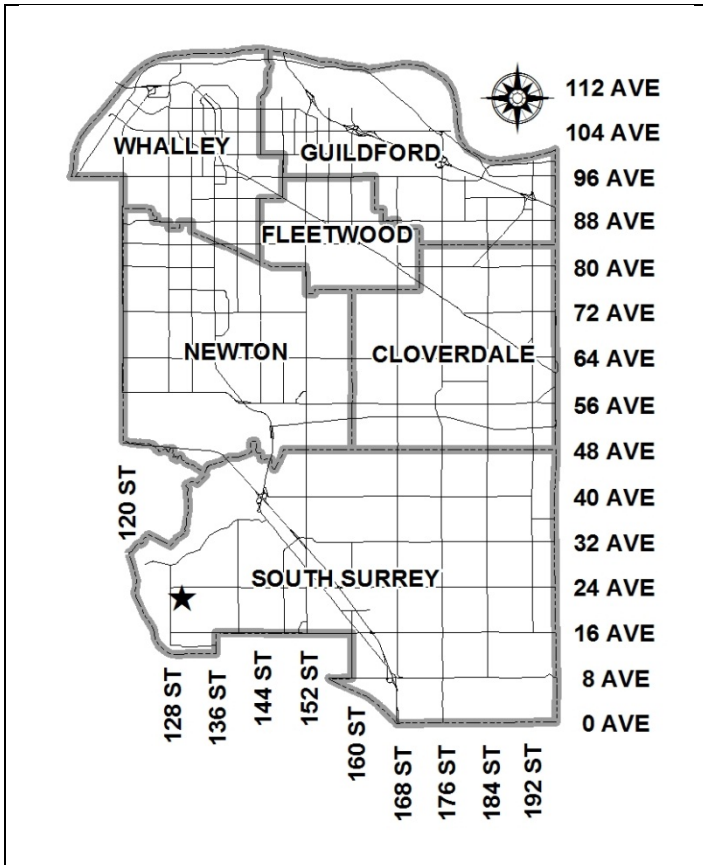


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0227-00

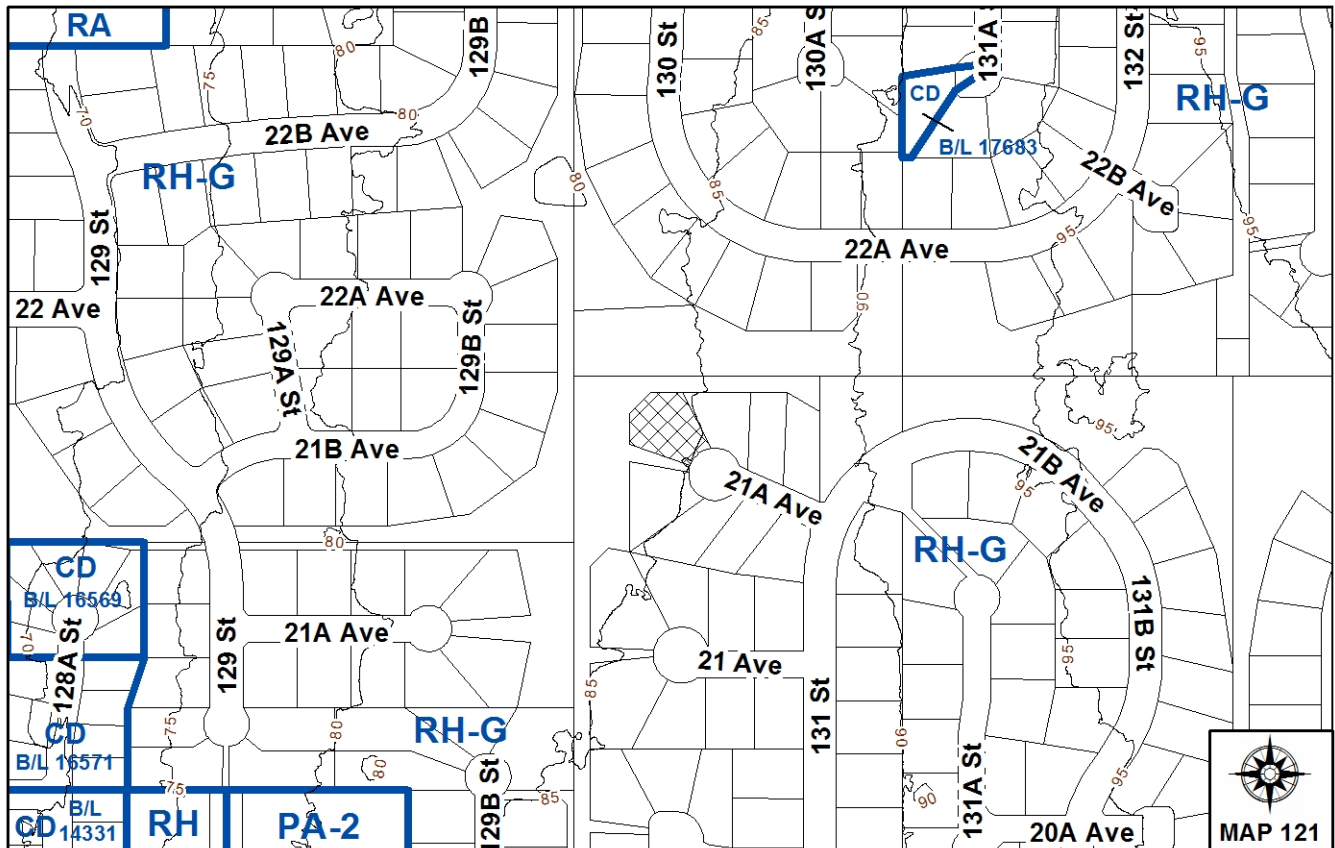
Planning Report Date: December 16, 2013



PROPOSAL:

- **Development Variance Permit**
 in order to relax the side yard setback and increase maximum lot coverage to permit a roof over an existing patio.

LOCATION: 13059 - 21A Avenue
OWNER: Garth R Paterson
 Kathleen M Paterson
ZONING: RH-G
OCP DESIGNATION: Suburban
LAP DESIGNATION: Suburban Residential (Half Acre)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the side yard setback and to increase the maximum lot coverage of the RH-G Zone to permit a roof over an existing patio.

RATIONALE OF RECOMMENDATION

- The proposed roof will be constructed on the south side of the principal building immediately adjacent to a city-owned walkway which separates the neighbouring single family dwelling.
- The proposed covered patio does not substantially increase lot coverage.
- A restrictive covenant will be registered on the title of the property to prohibit enclosure of the covered patio.
- Staff supports the proposed development variance application to proceed to public notification.

- The subject property is 1,507 square metres (16,222 square feet) in area. The property is an irregular shape due to the 21A Avenue cul-de-sac bulb and the City-dedicated parkland (Huntington Park) backing onto the property.
- The subject property is zoned "Half-Acre Residential Gross Density Zone (RH-G)" and the existing dwelling was constructed in 1986. In 1991, By-law No. 10750 amended Zoning By-law, No. 5942 to increase the minimum side yard setback from 1.8 metres (6 feet) to 3.0 metres (10 feet). As a result, the existing dwelling is legal non-conforming to the current Zoning By-law, No. 12000.

Current Proposal

- The applicant proposes a 12.44 square metre (134 square feet) roof over the existing patio of the principal dwelling by extending the existing roof line. The proposed roof has a height of 4.2 metres (14 feet) and will be constructed with materials similar to the existing roof. The covered patio is intended to provide the owners shade from sun exposure.
- The creation of a covered outdoor area will increase the total building footprint to approximately 389 square metres (4,186 square feet), resulting in a lot coverage of 26%. This exceeds the 25% maximum allowed lot coverage permitted in the RH-G Zone.
- The proposed floor area including the creation of a covered outdoor area is within the maximum floor area ratio (FAR) of 0.32.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard setback of the RH-G Zone from 3.0 metres (10 feet) to 2.6 metres (8.5 feet) to permit a roof over an existing patio.
- To increase the maximum Lot Coverage of the RH-G Zone from 25% to 26%.

Applicant's Reasons:

- The existing house is legal non-conforming and situated 1.8 metres (6 feet) from the south side yard property line. The portion of the proposed roof that extends into the required setback is minimal and situated at 2.6 metres (8.5 feet) from the side yard property line.
- The impact of the proposed DVP on neighbouring properties is minimal.

Staff Comments:

- The portion of the proposed roof that extends into the required side yard setback is minimal and situated further from the property line than the principal dwelling. The adjacent neighbour to the south is separated by a city-owned walkway. Staff does not foresee any significant negative impacts on the neighbouring properties.
- The maximum permitted lot coverage in the RH-G Zone is 25% of the lot area. Under the definition of Lot Coverage in the Zoning By-law, No. 12000, all buildings, outdoor covered areas, and structures on the lot are included in the calculation. The proposed roof on the subject property creates an outdoor covered area and increases the lot coverage minimally to 26%.
- Staff supports the variance on the understanding that a Section 219 Restrictive Covenant will be registered on title to prohibit enclosure of the covered patio. The property owners have agreed to this condition.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|---------------------------------------------------|
| Appendix I. | Lot Owners, Action Summary and Project Data Sheet |
| Appendix II. | Proposed Site Plan and Building Elevations |
| Appendix III. | Building Location Certificate |
| Appendix IV. | Development Variance Permit No. 7913-0227-00 |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/da

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DRV 12/12/13 10:56 AM

Information for City Clerk

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

1. (a) Agent: Name: Garth Paterson

 Address: 13059 - 21A Avenue
 Surrey, BC V4A 8M3

 Tel: 604-638-7124 - Work
 604-638-7124 - Home

2. Properties involved in the Application

- (a) Civic Address: 13059 - 21A Avenue

- (b) Civic Address: 13059 21A Ave
 Owner: Kathleen M Paterson
 Garth R Paterson
 PID: 004-318-129
 Lot 25 Section 17 Township 1 New Westminster District Plan 71959

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7913-0227-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

Existing Zoning: RH-G

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--------------------------------------------|---------------------------------------|---------------------|
| LOT AREA* (in square metres) | | 1,507m ² |
| Gross Total | | |
| Road Widening area | | |
| Undevelopable area | | |
| Net Total | | |
| LOT COVERAGE (in % of net lot area) | 25% | 26% |
| Buildings & Structures | | |
| Paved & Hard Surfaced Areas | | |
| Total Site Coverage | | |
| SETBACKS (in metres) | | |
| Front | 7.5m | |
| Rear | 7.5m | |
| Side #1 (East) | 3.0m | |
| Side #2 (South) | 3.0m | 2.6m |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | | |
| Accessory | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | |
| Total | | 1 |
| TOTAL RESIDENTIAL FLOOR AREA | | 388.9m ² |

| | | | |
|---------------|----|---------------------------------|----|
| Heritage Site | NO | Tree Survey/Assessment Provided | NO |
|---------------|----|---------------------------------|----|

SITE ADDRESS:

13059 - 21A AVENUE, SURREY, B.C.

LEGAL DESCRIPTION:

LT 25 SEC 17 TWP 1 PL 71959 NWD
 P.I.D. 004-318-219
 SURREY, B.C.

ZONING: RH-G

SITE CALCULATIONS:

LOT AREA = 1,507 m² (16,221.743 SQ.FT)

EXISTING :

AREA EACH FLOOR = 376.4431 m² (4,052.132 sq.ft)

No. OF FLOORS = 1

PROPOSED:

AREA EACH FLOOR = 388.8921 m² (4,186.137 sq.ft.)

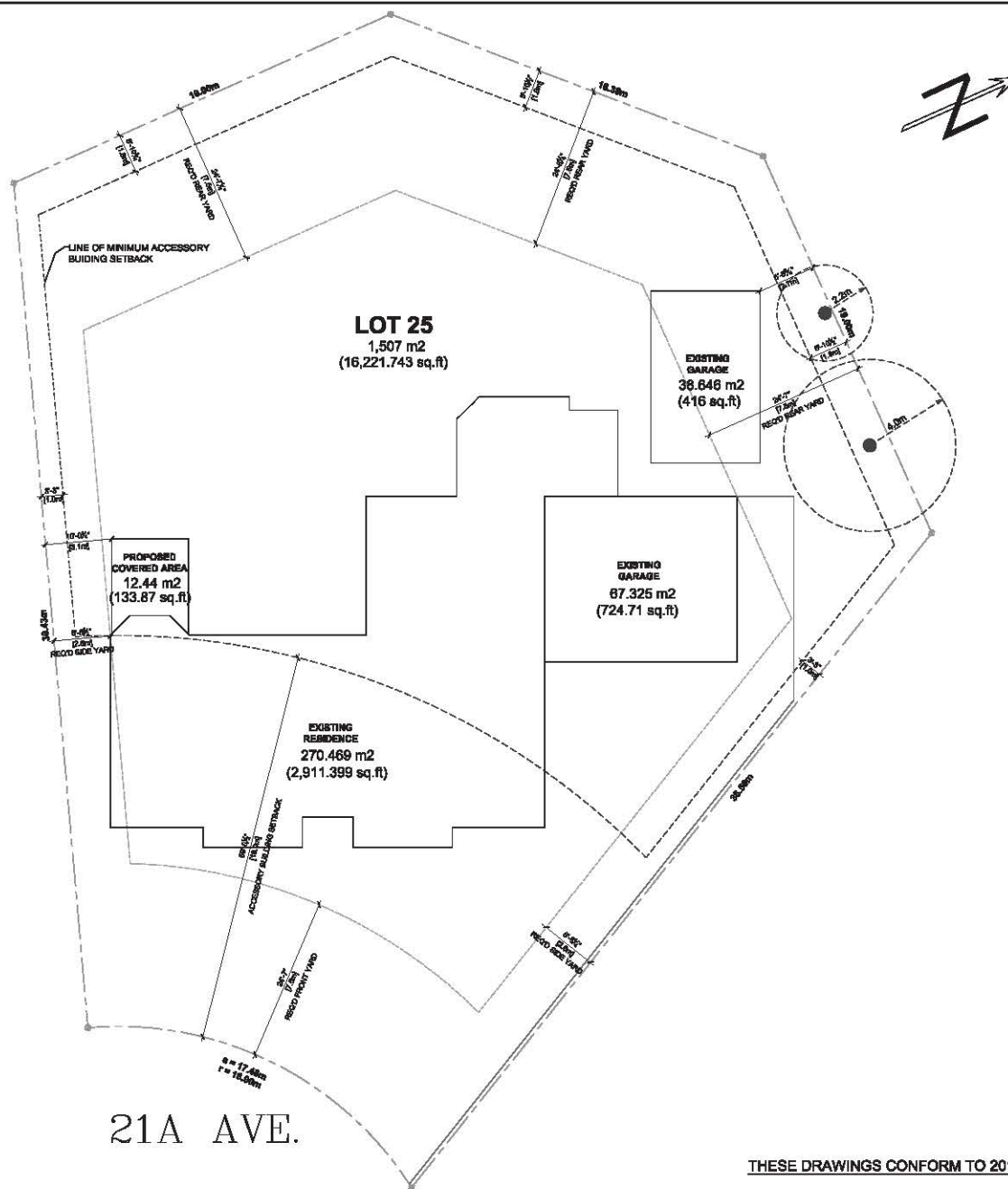
No. OF FLOORS = 1

LOT COVERAGE ALLOWED = 25%

LOT COVERAGE EXISTING = 24.98 %

LOT COVERAGE PROPOSED = .83 %

TOTAL = 25.81 %



21A AVE.

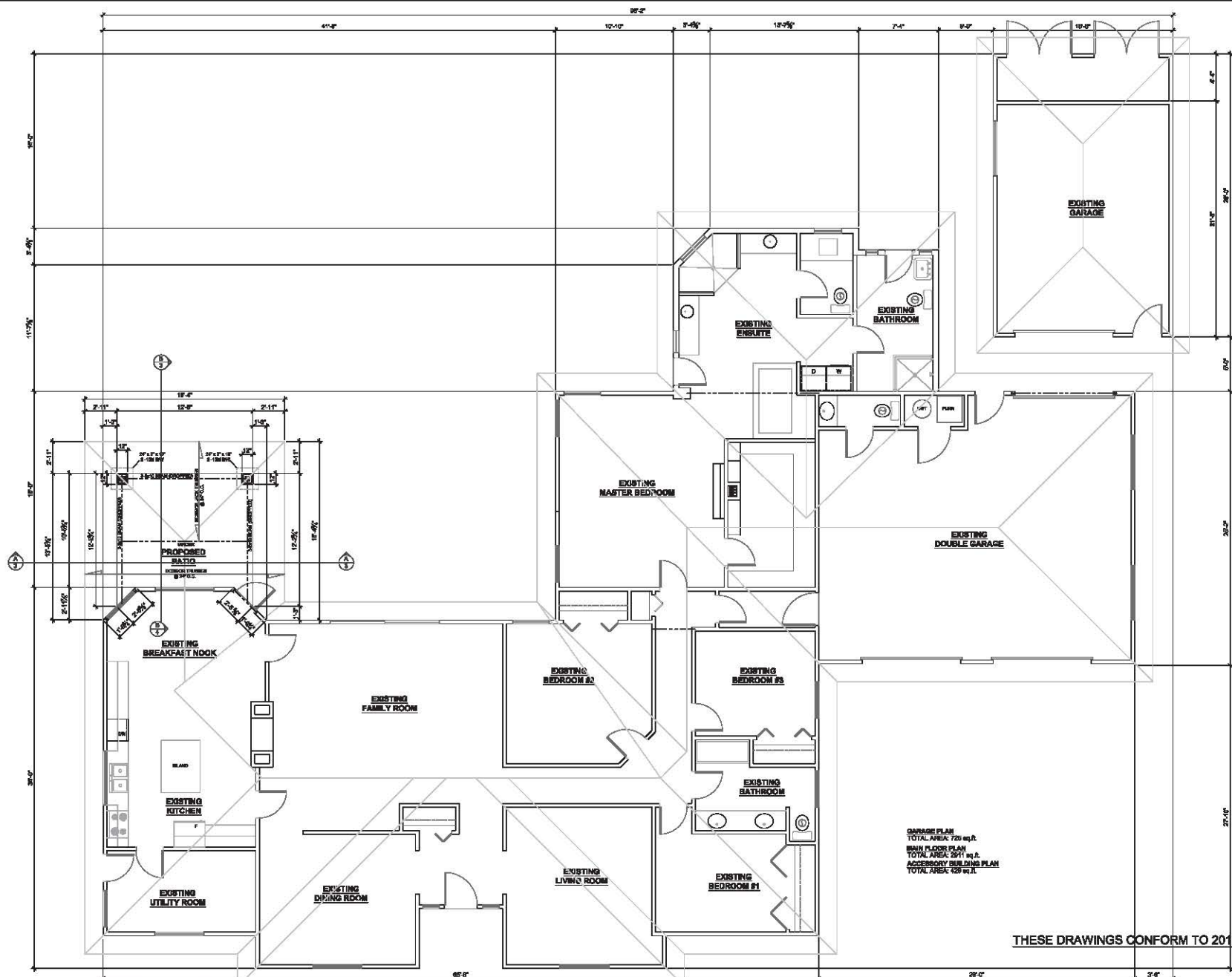
THESE DRAWINGS CONFORM TO 2012 B.C. BUILDING CODE

CARTER CUSTOM DESIGN LIMITED

| | | | | | |
|-----|----------|------|--------------------|-------------------|---------------------|
| NO. | REVISION | DATE | PROJECT NUMBER | DATE | PROJECT INFORMATION |
| | | | 15-CDD-000 | 10/21/15 | |
| | | | DRAWN BY: T.CARTER | SCALE: 1/8"=1'-0" | FILE: 7913-0227-00 |

PATERSON RESIDENCE
 0227-02-00-0000, SURREY, B.C.

SHEET TITLE: SITE PLAN
 SHEET NUMBER: 1 OF 8



CARTER CUSTOM DESIGN LIMITED

| | | | | |
|-----|----------|------|---------------------|---------------------|
| NO. | REVISION | DATE | PROJECT NUMBER | PROJECT INFORMATION |
| | | | 15-CDD-000 | 10/2/15 |
| | | | DESIGN BY: T.CARTER | SCALE: 1/8"=1'-0" |
| | | | | FILE: 7913-0227-00 |

PATERSON RESIDENCE
 1700 - 320 AVENUE, WARDEN, ONT.

| | |
|-----------------|--------------|
| SHEET TITLE | SHEET NUMBER |
| MAIN FLOOR PLAN | 2 OF 4 |

GENERAL NOTES:

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THE OWNER OR CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR SAME.

DIMENSIONS SHALL ALWAYS TAKE PRECEDENCE OVER SCALE.

DESIGN LOADS:

FLOOR - LL 40 PSF
 DL 10 PSF
 ROOF - LL 24 PSF
 DL 10 PSF

SOIL BEARING CAPACITY - 1500 PSF

CONCRETE SHALL BE 3000 P.S.I. AFTER 28 DAYS

ALL FRAMING LUMBER SHALL BE SPF #2 OR BETTER.

ALL LINTELS TO 2x2x10 SPF #2 OR BETTER UNLESS NOTED OTHERWISE.

ROOF TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS SEALED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO INSTALLATION.

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EVERY EFFORT HAS BEEN MADE TO CAREFULLY PREPARE THESE DRAWINGS AND AVOID MISTAKES. HOWEVER, THE POSSIBILITY OF HUMAN ERROR DOES EXIST AND THEREFORE THE OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE STRUCTURAL NOTES AND FLOOR PLANS AND ASSUME RESPONSIBILITY FOR ALL. BY USING THESE PLANS THE OWNER OR CONTRACTOR ACCEPTS THAT RESPONSIBILITY. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

THE SCOPE OF THIS HOME DESIGN DOES NOT ALLOW FOR SITE CONDITIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THIS RESIDENCE. IT IS HIGHLY ADVISED (AND IN MOST MUNICIPALITIES REQUIRED) THAT THE OWNER OR CONTRACTOR ENGAGE THE SERVICES OF A PROFESSIONAL STRUCTURAL ENGINEER TO FULLY ASSESS THE ABILITY OF THE STRUCTURE TO HANDLE ALL THE LOADS TO WHICH IT MAY COME IN CONTACT WITH. THE DESIGNER HAS NEITHER THE LEGAL ABILITY OR THE RESPONSIBILITY TO COUNSEL THE OWNER OR CONTRACTOR IN THIS REGARD.

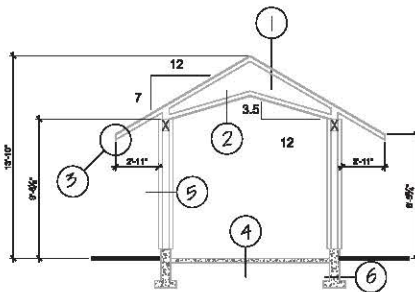
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FOR EXTERIOR STAIRS WITH GREATER THAN THREE RISERS, PROVIDE A MIN. 30 IN HIGH HANDRAIL AND LANDING/GROOVE IF LESS THAN 72 IN ABOVE FINISHED GRADE. PROVIDE A MIN. 42 IN HIGH HANDRAIL IF HEIGHT ABOVE FINISHED GRADE IS GREATER THAN 72 IN.

MAX. OPENING BETWEEN RAILING SPIRIBLES ON BALCONIES AND DECKS IS 4 IN. NO HORIZONTAL MEMBERS PERMITTED ON RAILINGS BETWEEN 4 IN AND 36 IN ABOVE DECK ELEVATION THAT COULD FACILITATE CLIMBING.

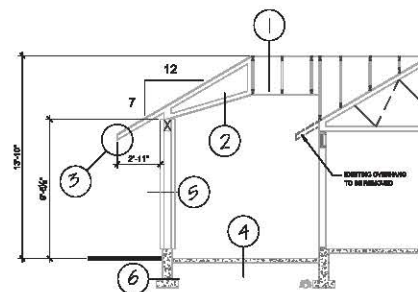
FLASHING REQUIRED OVER ALL UNPROTECTED OPENINGS.

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SECTION A - A

- 1 ROOF:
 DURWOOD SHINGLES
 7/16" OSB SHEATHING
 ROOF TRUSSES @ 24" o.c.
- 2 CEILING:
 VENTED ALUMINUM SOFFIT OR
- 3 FASCIA / SOFFIT:
 2" x 6" ALUMINUM GUTTER
 2" x 10" FASCIA BOARD
 VENTED ALUMINUM SOFFIT OR
 3/4" CEDAR SOFFIT 1/2" CONT. SCREENED VENT



SECTION B - B

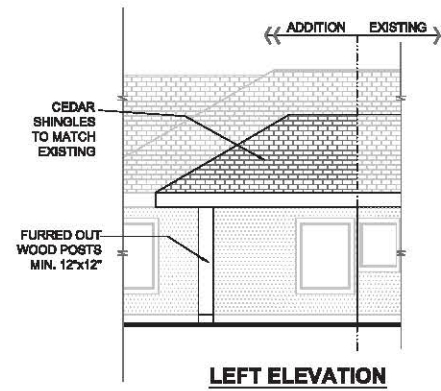
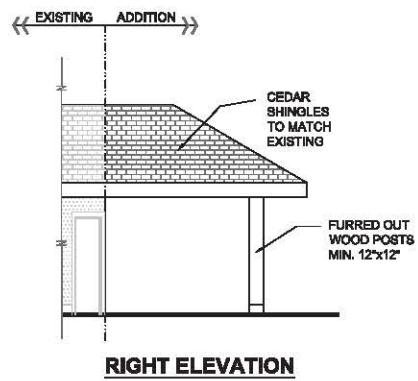
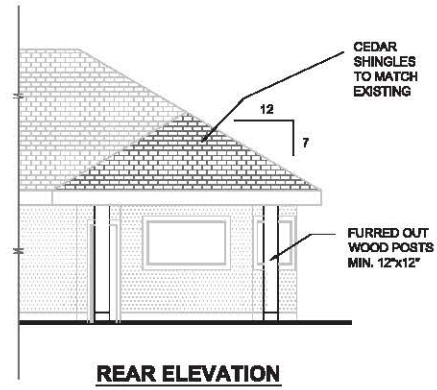
- 4 PATIO FLOOR:
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 6" MIN. COMPACT SAND OR GRAVEL FILL
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 EXTERIOR FINISH
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 FURRING MATERIAL
 6&S P.T. POST
- 6 PAD FOOTING:
 8" CONCRETE PIER
 24" x 24" x 10" CONCRETE FOOTING
 2-19M BARS EW

THESE DRAWINGS CONFORM TO 2012 B.C. BUILDING CODE.

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| NO. | REVISION | DATE | PROJECT NUMBER | DATE | PROJECT INFORMATION |
| | | | 15-CDD-000 | 10/21/15 | |
| | | | DESIGN BY: | SCALE: | FILE: 7913-0227-00 |
| | | | T. CARTER | 1/4"=1'-0" | |

PATERSON RESIDENCE
 1026 - SARGENT, ALBERTA, CAN.

| | |
|--------------------------|---------------|
| SHEET TITLE: | SHEET NUMBER: |
| SECTIONS & GENERAL NOTES | 3 OF 4 |



THESE DRAWINGS CONFORM TO 2012 B.C. BUILDING CODE

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| | | | DESIGN BY: T. CARTER | SCALE: 1/8"=1'-0" |
| | | | | FILE: 7913-0227-00 |

PATERSON RESIDENCE
1388-JAN AVENUE, VANCOUVER, B.C.

| | |
|--------------|---------------|
| SHEET TITLE: | SHEET NUMBER: |
| ELEVATIONS | 4 OF 4 |

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0227-00

Issued To: Garth R Paterson
Kathleen M Paterson

("the Owner")

Address of Owner: 13059 21A AVE
SURREY BC V4A 8M3

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 004-318-129
LoT 25 Section 17 Township 1 New Westminster District Plan 71959

13059 - 21A Ave

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section E of Part 15 "Half-Acre Residential Gross Density Zone (RH-G)" the maximum Lot Coverage is increased from 25% to 26%.
 - (b) In Section F of Part 15 "Half-Acre Residential Gross Density Zone (RH-G)" the minimum side yard setback is varied from 3.0 metres (10 feet) to 2.6 metres (8.5 feet).
4. The siting of buildings and structures shall be in accordance with the drawings labelled Schedule A (the "Drawings") which is attached hereto and form part of this development variance permit.
5. This development variance permit applies to only the portion of the buildings shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

SITE ADDRESS:

13059 - 21A AVENUE, SURREY, B.C.

LEGAL DESCRIPTION:

LT 25 SEC 17 TWP 1 PL 71959 NWD

P.I.D. 004-318-219

SURREY, B.C.

ZONING: RH-G

SITE CALCULATIONS:

LOT AREA = 1,507 m² (16,221.743 SQ.FT)

EXISTING :

AREA EACH FLOOR = 376.4431 m² (4,052.132 sq.ft)

No. OF FLOORS = 1

PROPOSED:

AREA EACH FLOOR = 388.8921 m² (4,186.137 sq.ft.)

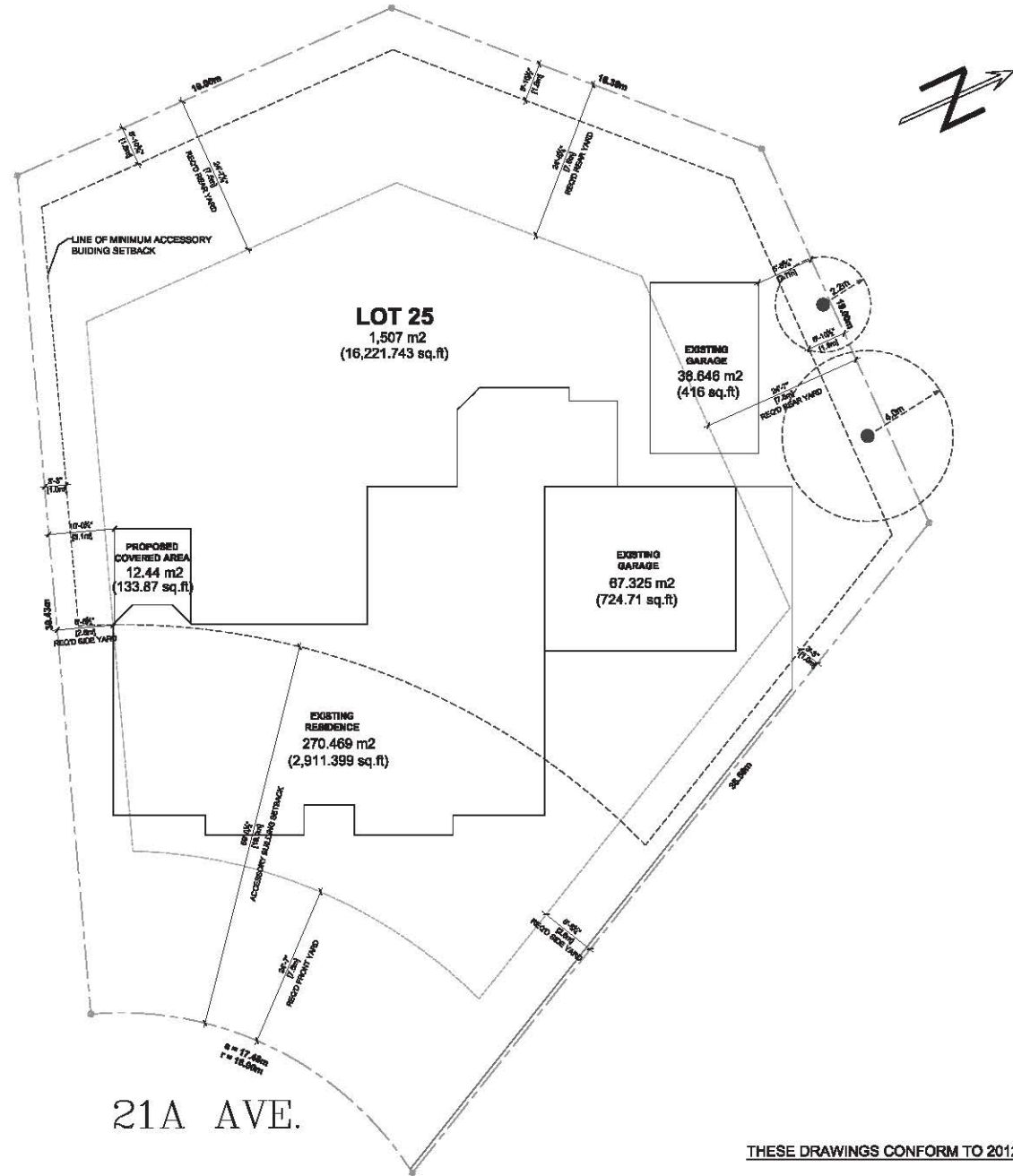
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TOTAL = 25.81 %



21A AVE.

THESE DRAWINGS CONFORM TO 2012 B.C. BUILDING CODE

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| | | | 15-CDD-000 | 10/21/15 | |
| | | | DRAWN BY: T.CARTER | SCALE: 1/8"=1'-0" | FILE: 7913-0227-00 |

PATERSON RESIDENCE
2008 - 24 AVENUE, SURREY, B.C.

| | |
|-------------|--------------|
| SHEET TITLE | SHEET NUMBER |
| SITE PLAN | 1 OF 8 |

GENERAL NOTES:

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 DL 10 PSF
 ROOF - LL 24 PSF
 DL 10 PSF

SOIL BEARING CAPACITY - 1500 PSF

CONCRETE SHALL BE 3000 P.S.I. AFTER 28 DAYS

ALL FRAMING LUMBER SHALL BE SPF #2 OR BETTER.

ALL LUMBER TO 2x2x10 SPF #2 OR BETTER UNLESS NOTED OTHERWISE.

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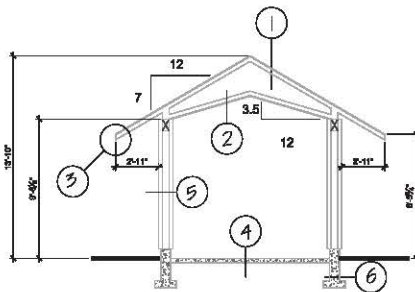
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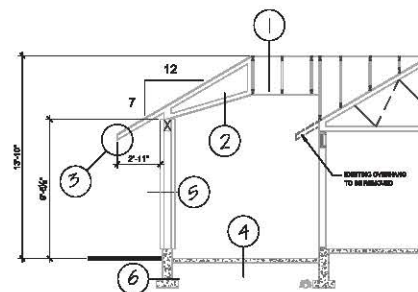
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FLASHING REQUIRED OVER ALL UNPROTECTED OPENINGS.

FOUNDATION WALLS MUST BE HIGH ENOUGH FOR FINISHED GRADE TO BE A MIN. 6" BELOW SIDING. FINISHED GRADE MUST BE SLOPED TO DIRECT SURFACE DRAINAGE AWAY FROM FOUNDATION.



SECTION A - A



SECTION B - B

- 1 ROOF:
 DURROID SHINGLES
 7/16" OSB SHEATHING
 ROOF TRUSSES @ 2'0" o.c.
- 2 CEILING:
 VENTED ALUMINUM SOFFIT OR
- 3 FASCIA / SOFFIT:
 4" x 6" ALUMINUM GUTTER
 2" x 10" FASCIA BOARD
 VENTED ALUMINUM SOFFIT OR
 3/4" CEDAR SOFFIT 1/2" CONT. SCREENED VENT

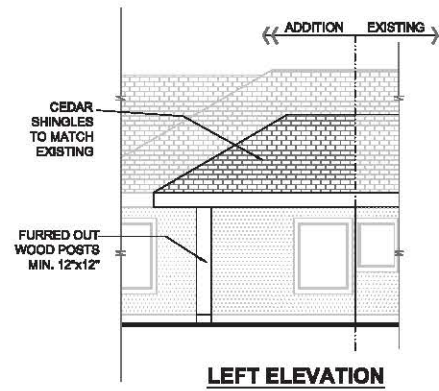
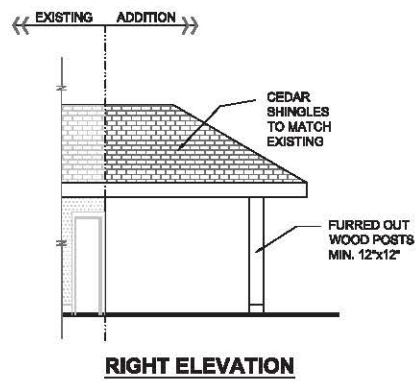
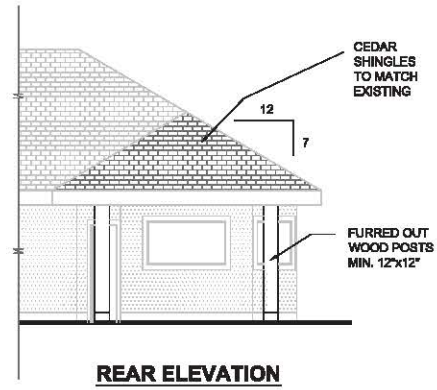
- 4 PATIO FLOOR:
 3" 12" CONCRETE SLAB FLOOR
 6" MIN. COMPACT SAND OR GRAVEL FILL
- 5 EXTERIOR COLUMN:
 EXTERIOR FINISH
 BUILDING PAPER
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 6x6 P.T. POST
- 6 PAD FOOTING:
 8" CONCRETE PER
 24" x 24" x 10" CONCRETE FOOTING
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THESE DRAWINGS CONFORM TO 2012 B.C. BUILDING CODE.

| | | | | | |
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| NO. | REVISION | DATE | PROJECT NUMBER | DATE | PROJECT INFORMATION |
| | | | 15-CDD-000 | 10/21/15 | |
| | | | DRAWN BY: | SCALE: | FILE: 7913-0227-00 |
| | | | T. CARTER | 1/4"=1'-0" | |

PATERSON RESIDENCE
 1026 - STANBROOK, ALBERTA, CANADA

| | |
|--------------------------|---------------|
| SHEET TITLE: | SHEET NUMBER: |
| SECTIONS & GENERAL NOTES | 3 OF 4 |



THESE DRAWINGS CONFORM TO 2012 B.C. BUILDING CODE

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PATERSON RESIDENCE
1550-JAN AVENUE, VANCOUVER, B.C.

| | |
|--------------|---------------|
| SHEET TITLE: | SHEET NUMBER: |
| ELEVATIONS | 4 OF 4 |