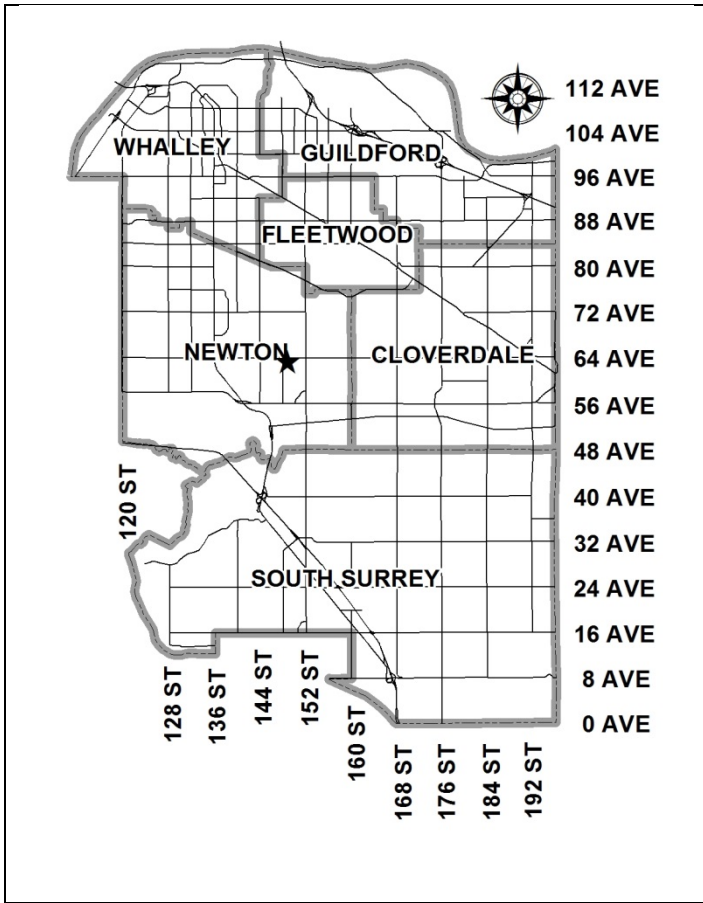


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0184-00

Planning Report Date: September 14, 2015



PROPOSAL:

- **Development Variance Permit**
 to reduce the minimum rear yard setback of the RF-12 zone to permit the retention of an existing deck.

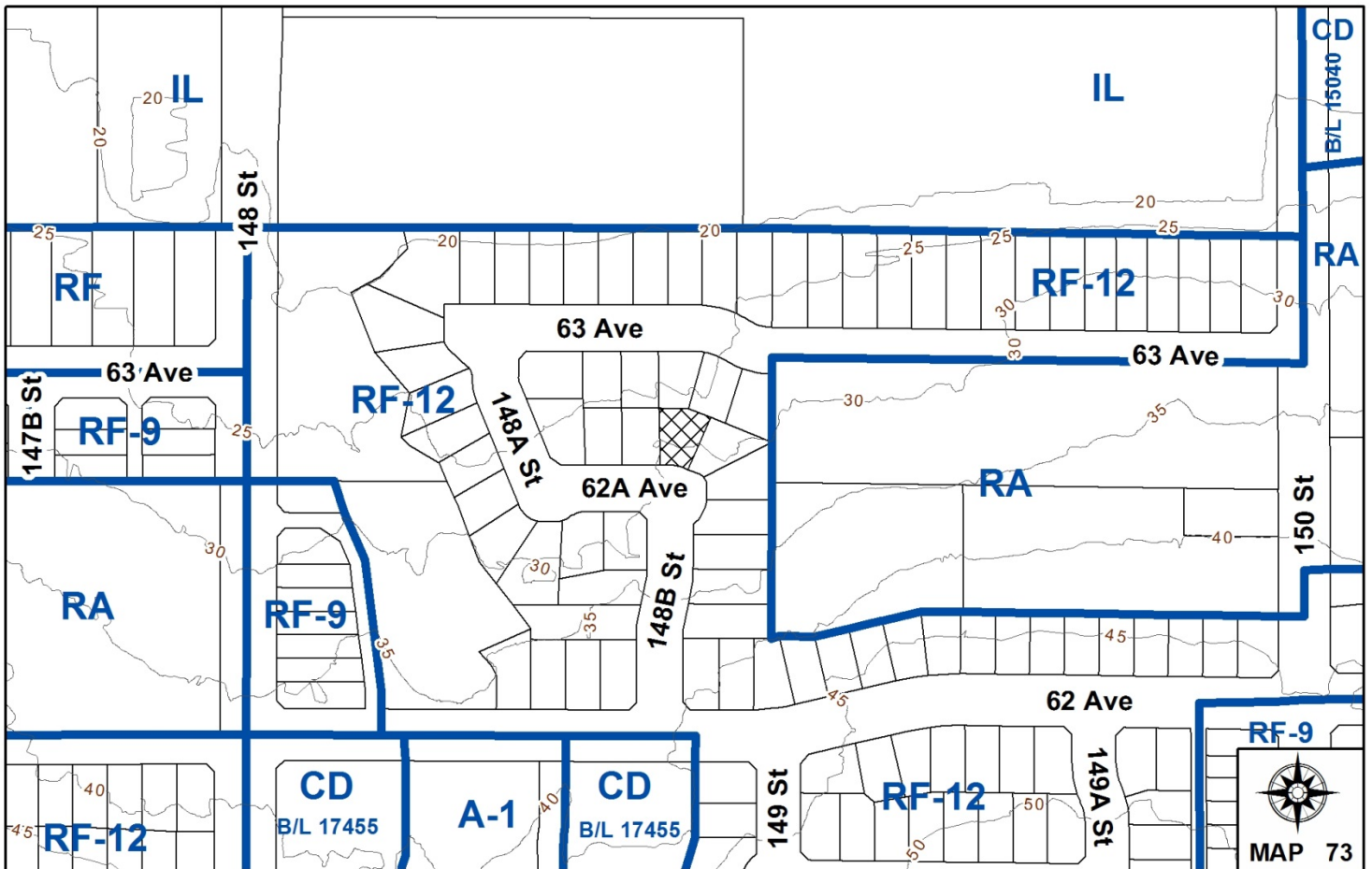
LOCATION: 14873 - 62A Avenue

OWNER: Ahmad S Nasserjah
 Frozan Nasserjah

ZONING: RF-12

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential Flex 6-14.5 u.p.a.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit to reduce the minimum rear yard setback permitted in the "Single Family Residential (12) Zone (RF-12)".

RATIONALE OF RECOMMENDATION

- The applicant recently constructed a deck located at the rear of the property, which encroaches into the minimum rear yard setback of the RF-12 zone.
- Adjacent and rear yard property owners have signed in support of the variance and indicate the existing deck has no impact on their privacy (Appendix III).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7915-0184-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, South, East & West:	Single Family Dwelling	Urban/Single Family Residential Flex 6-14.5 u.p.a.	RF-12

DEVELOPMENT CONSIDERATIONSBackground/Proposal

- The subject property is located on the north side of 62 A Avenue, opposite 148 B Street. The property is designated as "Urban" in the Official Community Plan (OCP) and is currently zoned "Single Family Residential (12) Zone (RF-12)".
- The owners recently constructed a sundeck in the rear yard; however, no Building Permit was obtained for the deck.
- After a complaint was received for the construction of the new deck, the applicant submitted a Building Permit application to the City.
- Through the building permit review process, staff noted that the deck did not comply with the minimum rear yard setback of the RF-12 zone.
- The requested variance to reduce the rear yard setback will allow the retention of the newly constructed deck.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.).

Applicant's Reasons:

- The variance will allow for the retention of the newly constructed deck.

Staff Comments:

- The deck is uncovered and constructed with a 42 inch high railing and black aluminum pickets.
- It is noted that 3.8m setback variance is measured to the corner of the deck. Most of the deck surface is setback more than 3.8m from the rear property line.
- Adjacent and rear yard property owners have signed in support of the variance and indicate the existing deck has no impact on their privacy (Appendix III).
- Staff supports this variance proceeding to Public Notification.

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.	Site Plans
Appendix III.	Signatures in Support of the Proposed Variance
Appendix IV.	Development Variance Permit No. 7915-0184-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DEVELOPMENT DATA SHEET

Existing Zoning: RF-12

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	N/A	N/A
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	50%	30%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	6.0 m (20 ft.)	6.0 m (20 ft.)
Rear	7.5 m (25 ft.)	3.81 m (12.5 ft.)
Side #1 (N,S,E, or W)	1.2 m (4 ft.)	1.2 m (4 ft.)
Side #2 (N,S,E, or W)	1.2 m (4 ft.)	3.05 m (10 ft.)
BUILDING HEIGHT (in metres/storeys)	N/A	N/A
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	N/A

** 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	N/A	N/A
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)	N/A	N/A
Commercial		
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		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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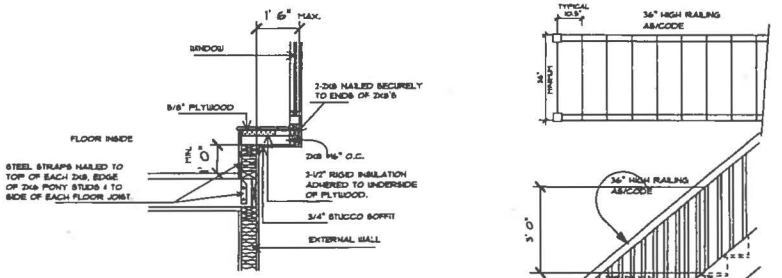
PROJECT DESCRIPTION:
 CIVIC ADDRESS: LOT 25, 62 A AVENUE, SURREY, BC

ZONING:	RF-12
LOT AREA:	3 785.67 s.f.
ALLOWABLE F.A.R.:	2 650.00 s.f.
MAIN FLOOR:	950.00 s.f.
GARAGE:	300.00 s.f.
SECOND FLOOR:	833.00 s.f.
NET COVERED AREA:	2 163.00 s.f.
SITE COVERAGE ALLOWED (50%):	1 892.83 s.f.
SITE COVERAGE PROPOSED:	1 340.00 s.f.

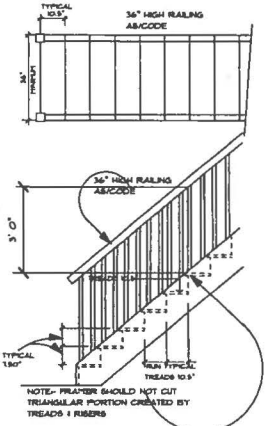
NOTES:

1. THESE PLANS CONFORM TO THE B.C. BUILDING CODE "DEEM" SECTION
2. SIMPLEX HOME DESIGN LTD HAS TAKEN EXTREME CARE IN PROVIDING ACCURATE INFORMATION CORRESPONDING TO B.C. CODE "DEEM" HOWEVER IT IS SOLE RESPONSIBILITY OF THE CLIENT, BUILDER/CONTRACTOR & ALL SUBCONTRACTORS TO OBTAIN & MAINTAIN CONFORMANCE OF ALL PROVISIONS AND LOCAL CODES AND BY-LAWS.
3. CLIENT/CONTRACTOR/BUILDER TO CHECK & VERIFY ALL DIMENSIONS BEFORE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME.
4. ALL TRUSSES TO BE ENGINEERED BY MANUFACTURERS & SPANS TO CORROBORATE PRIOR TO PRODUCTION. (These manufacturers shall check & confirm the feasibility of all trusses. If any discrepancies please consult the designer)
5. ALL BEAMS SIZES & SUPPORT SYSTEMS SHOULD BE CHECKED & VERIFIED BY A GEO. TECH. IN.E.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
6. CONFORM ALL LUMBER SIZES AT SITE WITH TRUSSES & ROOF STRUCTURAL
7. ALL CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE, CURRENT EDITION & ALL LOCAL MUNICIPAL BY-LAWS & ZONING BY-LAWS
8. IT IS CLIENT'S/BUILDER'S RESPONSIBILITY TO GET CORRECT ZONING-A.D.U.-LOT COVERED INFORMATION FROM CORRELATED AUTHORITIES. SIMPLEX HOME DESIGN LTD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SAME.
9. EXTERIOR STAINS-CORROSION PROTECTION LUMBER AND DRIPWAYS SHOULD NOT REFLECT LOCAL SITE CONDITIONS. CORROSION & COLOURATION STAYS SHOULD DETERMINED BEFORE COMMENCING WORK.
10. FOUNDATION PLAN IS FOR GENERAL USE ONLY. BUILDER MAY WANT TO INCREASE AS NECESSARY AS DUE TO SITE CONDITIONS & LOCAL BUILDING STANDARDS & PRACTICES.

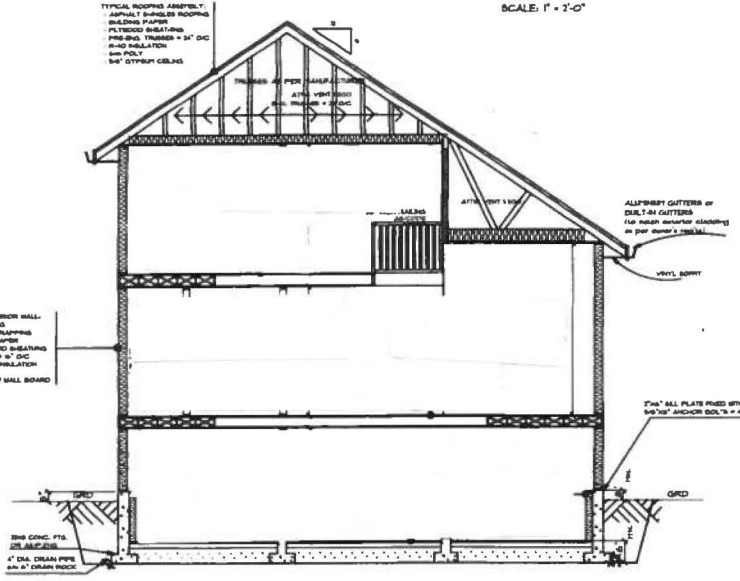
- BCBC CODE REFERENCE NOTES:**
- 1) FOOTINGS TO BE LOCATED AND SIZED AS PER SUBSECTION 9.15.3.
 - 2) FOUNDATION WALL THICKNESS AND HEIGHT TO COMPLY WITH TABLE 9.15.4.2.1.
 - 3) DAMPROOFING ON BELOW GROUND STRUCTURES REQUIRED AS PER ARTICLE 9.13.2.1.
 - 4) WATERPROOFING REQUIRED ON-GARAGE SLABS & BELOW GARAGE WALLS WHERE HYDROSTATIC PRESSURE MAY OCCUR AS PER SENTENCE 9.13.3.1 (1)
 - 5) CONCRETE SLABS SHALL COMPLY WITH SUBSECTION 9.16.4.
 - 6) OVERLAP SPACES SHALL COMPLY WITH SECTION 9.18.
 - 7) ROOF ACCESS AND WALKING SHALL COMPLY WITH SECTION 9.19.
 - 8) UNDESIGNED WINDSWAY & WINDCATCH WINDERS TO BE FULLY SPECIFIED IN SECTION 9.20.
 - 9) PARAPETS TO BE DESIGNED & INSTALLED AS PER SECTION 9.22.
 - 10) WOOD-FRAME CONSTRUCTION SHALL COMPLY WITH SUBSECTION 9.23.2.
 - 11) WOOD-FRAME SYSTEMS SHALL COMPLY WITH SUBSECTION 9.23.3.
 - 12) WINDLOAD FOR PARAPETS AS SPECIFIED BY TABLE 9.23.3.4.
 - 13) SPINES FOR BEAMS, JOISTS, & WALLS SHALL COMPLY WITH SUBSECTION 9.23.4.
 - 14) BUILDING FRAMES SHALL BE PROTECTED TO THE FOUNDATION AS SPECIFIED IN SUBSECTION 9.23.6.
 - 15) SILL PLATES SHALL BE MIN. 38mm x 89mm WHERE THEY PROVIDE BEARING FOR THE FLOOR SYSTEM (SEE SENTENCE 9.23.7.1 (1))
 - 16) BEAMS SUPPORTING FLOORS SHALL COMPLY WITH SUBSECTION 9.23.8.
 - 17) FLOOR JOISTS SHALL COMPLY WITH SUBSECTION 9.23.9.
 - 18) WALL STUDS SHALL COMPLY WITH SUBSECTION 9.23.10.
 - 19) WALL PLATES SHALL COMPLY WITH SUBSECTION 9.23.11.
 - 20) FRAMING COVER OPENINGS SHALL COMPLY WITH SUBSECTION 9.23.12.
 - 21) ROOF & CEILING FRAMING SHALL COMPLY WITH SUBSECTION 9.23.13.
 - 22) SUBFLOORING SHALL COMPLY WITH SUBSECTION 9.23.14.
 - 23) ROOF SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.15.
 - 24) WALL SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.16.
 - 25) INSULATION REQUIRED AS PER ARTICLE 9.25.2.1.
 - 26) INSTALL INSULATION AS SPECIFIED IN ARTICLE 9.25.2.2.
 - 27) LOOSE-FILL INSULATION SHALL BE USED ON HORIZONTAL SURFACE ONLY (SEE SENTENCE 9.25.2.4 (1))
 - 28) AIR BARRIER REQUIRED AS PER ARTICLE 9.25.3.1.
 - 29) CONTINUITY OF AIR BARRIER IS CRITICAL (PER ARTICLES 9.25.3.3.
 - 30) VAPOUR BARRIER REQUIRED AS PER ARTICLE 9.25.4.1.
 - 31) APPLICABLE SECTION FOR VAPOUR BARRIER AS SPECIFIED IN ARTICLE 9.25.4.2.
 - 32) WALLS FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.2.
 - 33) STYPHUS FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.3.
 - 34) ROOF FRAMING SHALL COMPLY WITH SUBSECTION 9.26.4.
 - 35) GIVE PROTECTION FOR SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.5.
 - 36) UNDERLAY BARRIER SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.6.
 - 37) ROOFKIT SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.7.
 - 38) WOOD ROOF SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.9.



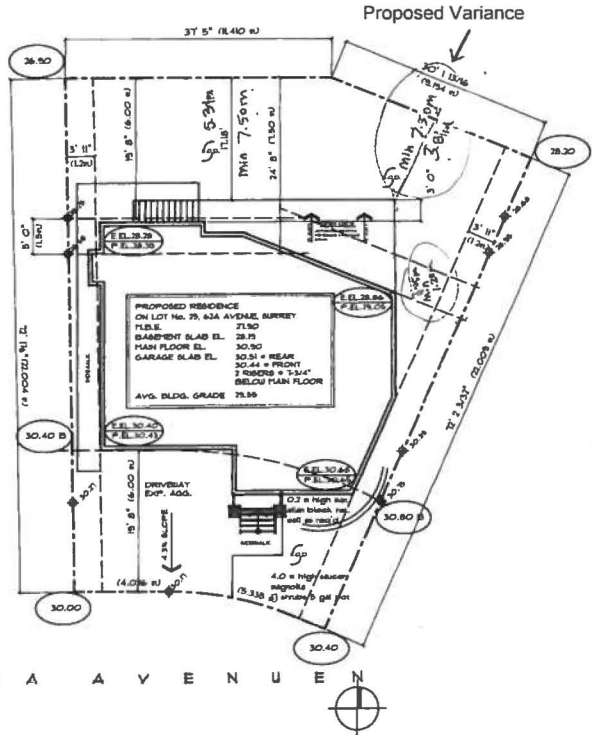
TYPICAL DETAIL OF SEAT WINDOW
 SCALE: 1/2" = 1'-0"



TYPICAL STAIR DETAIL
 SCALE: 1" = 2'-0"



SECTION A-A
 SCALE: 1/4" = 1'-0"



SITE PLAN
 SCALE: 1/8" = 1'-0"

PROPOSED RESIDENCE for MEHAR CONSTRUCTION
 on LOT 25 - 62 A AVENUE, SURREY, B.C.

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 SIMPLEX HOME DESIGN Ltd. nobody is authorized to use
 or reproduce the drawings without the written approval
 from SIMPLEX HOME DESIGN Ltd.

SCALE: AS SHOWN
 DATE: DEC 2011
 DRAWN:

PLAN No 263-05-11
 1



APPENDIX II

In regards to the rear deck at 14873 - 62A Avenue, Surrey, BC we do not have any privacy or any other issues.

Full Name: _____

Address: 14872 - 63 AVE
SURREY, BC

Phone: _____

Signature: [Handwritten Signature]

Full Name: _____

Address: 14878 - 63 AVE
SURREY, BC

Phone: _____

Signature: _____

Full Name: _____

Address: 14871 62A AVE

Phone: _____

Signature: [Handwritten Signature]

Full Name: _____

Address: 14865 62A AVE
SURREY

Phone: _____

Signature: [Handwritten Signature]

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0184-00

Issued To: Ahmad S Nasserjah

("the Owner")

Address of Owner: 14873 62A AVE
SURREY BC V3S 2W9

Issued To: Frozan Nasserjah

("the Owner")

Address of Owner: 14873 62A AVE
SURREY BC V3S 2W9

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: 028-581-156
LT 25 SC 10 T2 PLBCP47981
14873 62A Ave

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of the "Single Family Residential (12) Zone (RF- 12)" the minimum rear yard setback for a primary dwelling is varied from 7.5 metres (25 ft.) to 3.8 metres (12 ft.).

6. This development variance permit applies to only the portion of the buildings and structures on the Land 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.

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

9. 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.

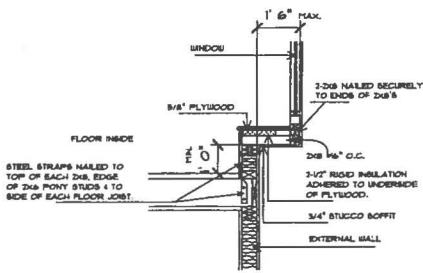
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

11. This development variance permit is not a building permit.

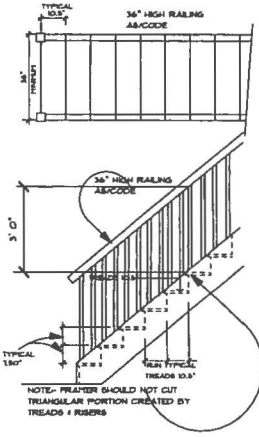
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor - Linda Hepner

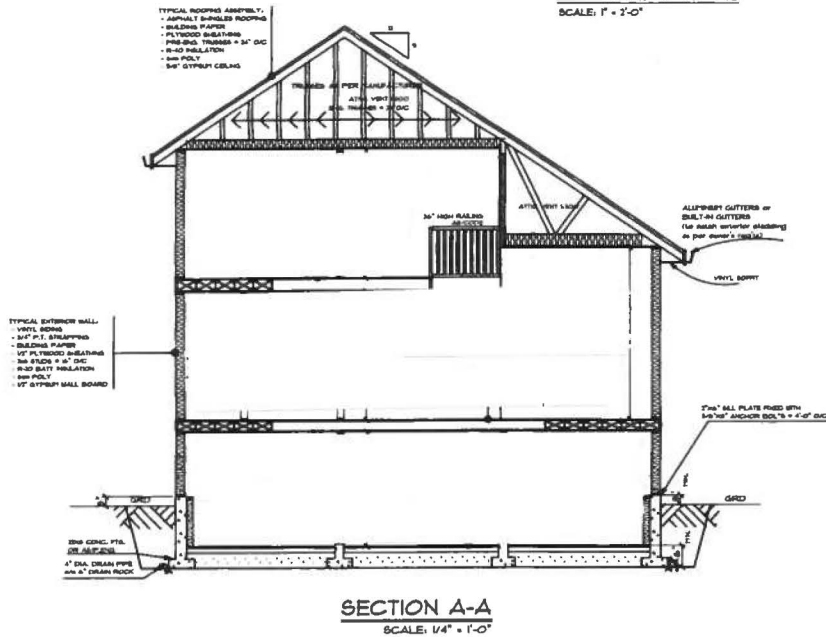
City Clerk - Jane Sullivan



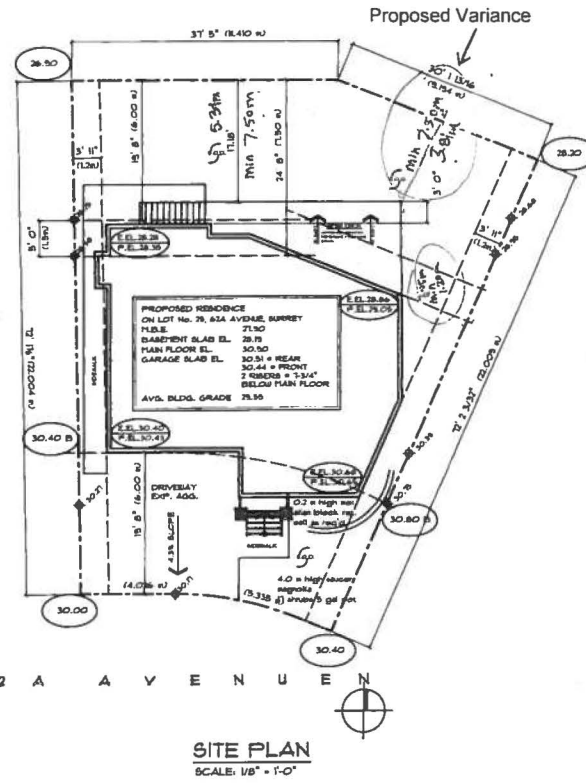
TYPICAL DETAIL OF SEAT WINDOW
SCALE: 1/4" = 1'-0"



TYPICAL STAIR DETAIL
SCALE: 1" = 1'-0"



SECTION A-A
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT DESCRIPTION:
CIVIC ADDRESS: LOT 25, 62 A AVENUE, SURREY, BC

ZONING: AF-12

LOT AREA:	3 785.67 s.f.
ALLOWABLE F.A.R.:	2 650.00 s.f.
MAIN FLOOR:	950.00 s.f.
GARAGE:	380.00 s.f.
SECOND FLOOR:	833.00 s.f.
NET COVERED AREA:	2 163.00 s.f.
SITE COVERAGE ALLOWED (50%):	1 892.83 s.f.
SITE COVERAGE PROPOSED:	1 340.00 s.f.

- NOTES:**
1. THESE PLANS CONFORM TO THE B.C. BUILDING CODE "2004" EDITION
 2. SIMPLEX HOME DESIGN LTD HAS TAKEN EXTENSIVE CARE IN PROVIDING ACCURATE INFORMATION CONFORMING TO B.C. CODE "2004" HOWEVER IT IS SOLE RESPONSIBILITY OF THE COLLATOR, BUILDING-COMMISSIONER & ALL RESOURCES TO OBTAIN & MAINTAIN CONFORMANCE OF ALL PROVINCIAL AND LOCAL CODES AND BY-LAWS.
 3. COLLATOR/CONTRACTOR/BUILDER TO CHECK & VERIFY ALL DIMENSIONS BEFORE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME.
 4. ALL TRUSSES TO BE CHECKED BY MANUFACTURERS & SPICES TO CONFIRM AND PRIOR TO INSTALLATION. (These manufacturers shall check & confirm the feasibility of all trusses. If any discrepancies please contact the designer)
 5. ALL ROOF SIZES & SUPPORT SYSTEMS SHOULD BE CHECKED & VERIFIED BY A PROFESSIONAL ENGINEER. B.C. DESIGNERS SHOULD NOT BE RESPONSIBLE FOR THE SAME.
 6. CONFIRM ALL DIMENSIONAL SIZES AT SITE AFTER TRUSSES & ROOF INSTALLATION.
 7. ALL CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE, CURRENT EDITION
 8. ALL LOCAL MUNICIPAL BUILDING & ZONING BY-LAWS.
 9. IT IS COLLATOR'S/BUILDER'S RESPONSIBILITY TO GET CONTACT TO B.C. B.L.S. - LOCAL GOVERNMENT INFORMATION FROM CONCERNED MUNICIPALITIES. SIMPLEX HOME DESIGN LTD. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SAME.
 10. EXISTING STRENGTH-CONCRETE FOUNDATION WALLS AND GARAGE FOUNDATION WALLS MAY NOT MEET LOCAL SITE CONDITIONS. FOUNDATION STUDY SHOULD BE DETERMINED BEFORE COMMENCING WORK.
 11. FOUNDATION PLANS IS FOR GENERAL USE ONLY. BUILDER MUST HAVE THE DESIGN AS NECESSARY FOR THE SITE CONDITIONS & LOCAL BUILDING STANDARDS & PRACTICES.

- B.C.B.C. 2004 REFERENCE NOTES:**
- 1) FOOTINGS TO BE LOCATED AND SIZED AS PER SUBSECTION 9.15.3.
 - 2) FOUNDATION WALL THICKNESS AND HEIGHT TO COMPLY WITH TABLE 9.15.4.2.2.
 - 3) DIMENSIONING ON BELOW GRADE STRUCTURES ACQUIRED AS PER ARTICLE 9.13.2.1.
 - 4) WATERPROOFING INCLUDING CHLORIDE STRIPS & BELOW GRADE WALLS WHERE HYDROSTATIC PRESSURE MAY OCCUR AS PER SENTENCE 9.13.3.1 (1).
 - 5) CONCRETE SHALL COMPLY WITH SUBSECTION 9.16.4.
 - 6) CIVIL/SURFACE SHALL COMPLY WITH SECTION 9.18.
 - 7) ROOF ACCESS AND VENTING SHALL COMPLY WITH SECTION 9.19.
 - 8) UNIMPOUND AIRWAYS & AIRWAYS VENTED TO BE BUILT AS SPECIFIED IN SECTION 9.20.
 - 9) AIRWAYS TO BE DESIGNED & INSTALLED AS PER SECTION 9.22.
 - 10) WOOD-FRAME CONSTRUCTION SHALL COMPLY WITH SUBSECTION 9.23.2.
 - 11) WOOD-FRAME FASTENERS SHALL COMPLY WITH SUBSECTION 9.23.3.
 - 12) NAILING FOR FRAMING AS SPECIFIED BY TABLE 9.23.3.4.
 - 13) SPICES FOR BEAMS, JOISTS, & WALLS SHALL COMPLY WITH SUBSECTION 9.23.4.
 - 14) BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION AS SPECIFIED IN SUBSECTION 9.23.4.
 - 15) SILL PLATES SHALL BE MIN. 30mm x 89mm WHERE THEY PROVIDE BEARING FOR THE FLOOR SYSTEM (SEE SENTENCE 9.23.7.1 (1)).
 - 16) BEAMS SUPPORTING FLOORS SHALL COMPLY WITH SUBSECTION 9.23.8.
 - 17) FLOOR JOISTS SHALL COMPLY WITH SUBSECTION 9.23.9.
 - 18) WALL STUDS SHALL COMPLY WITH SUBSECTION 9.23.10.
 - 19) WALL PLATES SHALL COMPLY WITH SUBSECTION 9.23.11.
 - 20) FRAMING COVER JOISTS SHALL COMPLY WITH SUBSECTION 9.23.12.
 - 21) ROOF & CEILING FRAMING SHALL COMPLY WITH SUBSECTION 9.23.13.
 - 22) SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.14.
 - 23) ROOF SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.15.
 - 24) WALL SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.16.
 - 25) INSULATION REQUIRED AS PER ARTICLE 9.25.2.
 - 26) BESTIAL INSULATION AS SPECIFIED IN ARTICLE 9.25.3.
 - 27) LOCK-UP INSULATION SHALL BE USED ON NON-VENTILATED SURFACE ONLY (SEE SENTENCE 9.25.4.1 (1)).
 - 28) AIR BRIDGES REQUIRED AS PER ARTICLE 9.25.3.1.
 - 29) CONTINUITY OF AIR BRIDGES IS CRITICAL. REFER ARTICLE 9.25.3.3.
 - 30) VAPOR BARRIER REQUIRED AS PER ARTICLE 9.25.4.1.
 - 31) MATERIAL SELECTION FOR VAPOR BARRIER AS SPECIFIED IN ARTICLE 9.25.4.2.
 - 32) NAILS FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.2.
 - 33) STRIPES FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.3.
 - 34) ROOF FURROWS SHALL COMPLY WITH SUBSECTION 9.26.4.
 - 35) EDGE PROTECTION FOR SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.5.
 - 36) UNDERLAY BENEATH SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.6.
 - 37) ROOF/RAFT SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.7.
 - 38) WOOD ROOF SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.9.

PROPOSED RESIDENCE for MEHAR CONSTRUCTION
on LOT 25 - 62 A AVENUE, SURREY, B.C.

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from SIMPLEX HOME DESIGN Ltd.

SCALE: AS SHOWN
DATE: DEC 2011

PLAN No. RB3-25-11
DWG No.

1



Schedule A