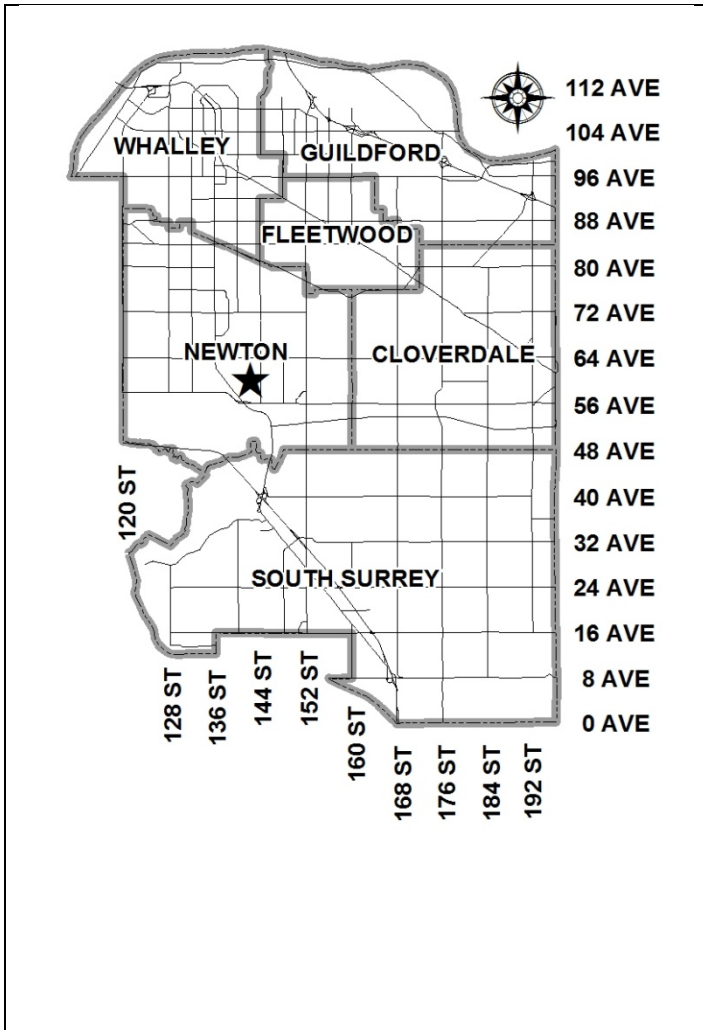


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0202-00

Planning Report Date: January 28, 2013



**PROPOSAL:**

- **NCP amendment** from Townhouses 15 u.p.a to Townhouses 25 u.p.a.
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 55 townhouse units.

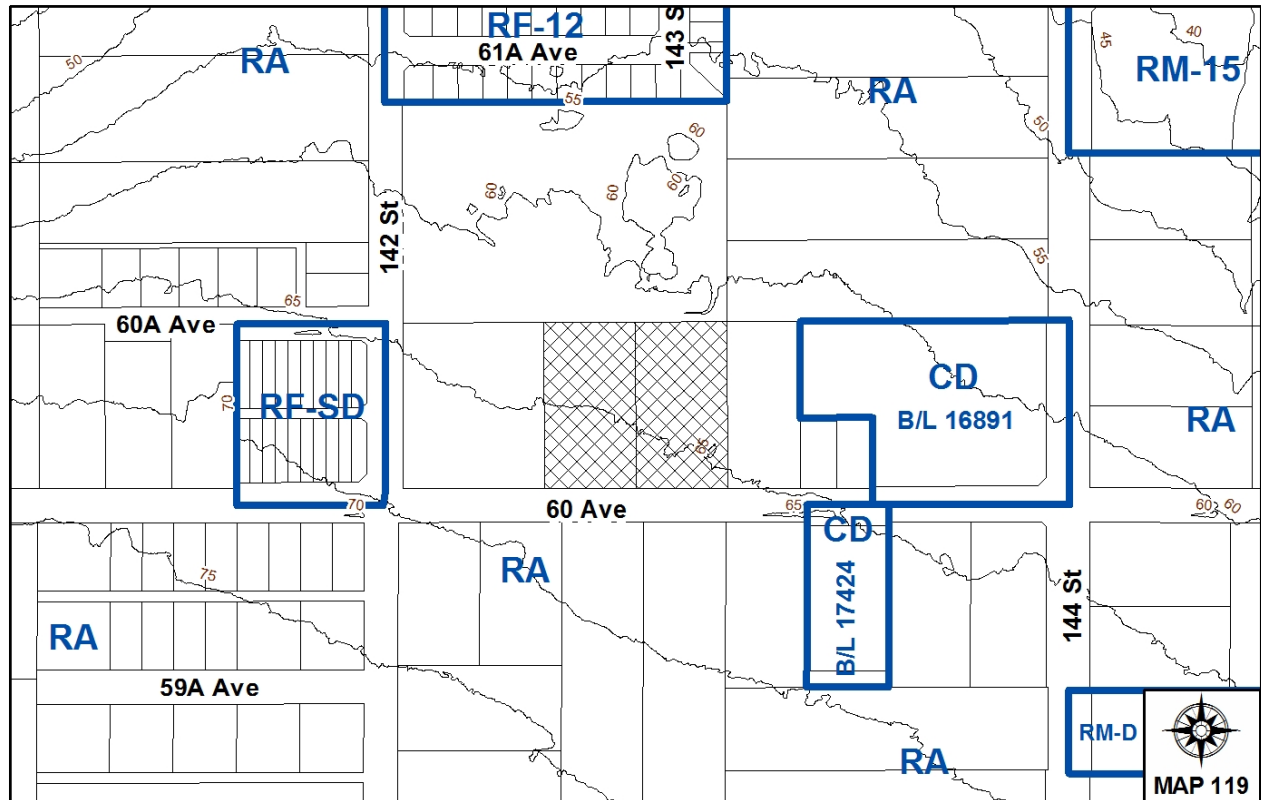
**LOCATION:** 14265 - 60 Avenue  
 14289 - 60 Avenue

**OWNER:** Dorothy M Seiler  
 Sharon G Sale  
 Oswald Seiler  
 Frederick T Sale

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouses 15 upa



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - Rezoning
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An NCP amendment is required in order to allow for an increase in density from 15 u.p.a to 25 u.pa.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed density of 22 u.p.a is reflective of other townhouse developments in the South Newton area and is generally consistent with recent townhouse developments in South Surrey.
- The floor area ratio (FAR) of 0.85 is far less than 0.90 permitted in the RM-30 Zone and greater than the 0.60 permitted in the RM-15 Zone.
- The site plan and architectural design of the project is of high quality and provides for a livable project with indoor and outdoor amenity areas for future residents.
- Development Variance Permits are required to reduce the front, side and rear yard setbacks of the RM-30 Zone. The setback reductions are supportable and provide for a desirable streetscape, livable yards and outdoor space. The setback reductions create an interactive streetscape and interface with the school and future Park site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 165 square metres (1,776 square feet) to 96 square metres (1,034 square feet).
3. Council authorize staff to draft Development Permit No. 7912-0202-00 generally in accordance with the attached drawings (Appendix VI).
4. Council approve Development Variance Permit No. 7912-0202-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (south) yard setback of the RM-30 Zone from 7.5 metres (25ft.) to 5.6 metres (18.4 ft.);
  - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.4 metres (7.9 ft.) and 5.5m (18 ft.); and
  - (c) to reduce the minimum rear (north) yard setback of the RM-30 Zone from 7.5 metres (25ft.) to 6.9 metres (23 ft.) and 4.9m (16.ft).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable parking arrangement and to prohibit the conversion of the parking spaces into livable space;

- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (i) registration of a Section 219 Restrictive Covenant for "no build" for the purposes of tree preservation; and
  - (j) the applicant adequately address the impact of reduced indoor amenity space.
6. Council pass a resolution to amend South Newton NCP to redesignate the land from Townhouses 15 u.p.a to Townhouses 25 u.p.a when the project is considered for final adoption.

### REFERRALS

Engineering:	The Engineering Department has no objection to the project [subject to the completion of Engineering servicing requirements] as outlined in Appendix II.
School District:	<p>Projected number of students from this development:</p> <p>9 Elementary students at Woodward Hill Elementary School 4 Secondary students at Sullivan Heights Secondary School</p> <p>Expected completion date is December 2014.</p> <p>To address higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999, the School District will be preparing a long range facility plan to help accommodate the change in student growth in the district. Because there is a certain lag time before development projects are approved, constructed and ready for occupancy, it is anticipated that the School District will have a facility plan in place before the units in the first phase of this project are occupied. Furthermore, the applicant advises that the build-out of this phased project is expected to occur over a two and a half to three year time frame, which will provide additional time for the School District to address school capacity issues in this area. (Appendix III)</p>
Parks, Recreation & Culture:	Site design comments related to the public pathway connection to future Park site have been considered.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval granted.
Surrey Fire Department:	No concerns.



SITE CHARACTERISTICS

Existing Land Use: Single family homes.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Woodward Hill Elementary School	Urban/School & Park	RA
East :	Single Family Homes	Urban/Townhouses 15 u.p.a	RA
South (Across 60 <sup>th</sup> Ave):	Single Family Homes	Urban/Townhouses 15 u.p.a	RA
West:	Single Family Home	Urban/Townhouses 15 u.p.a	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The South Newton Neighbourhood Concept Plan (NCP) identifies the two (2) subject properties as "Townhouses 15 u.p.a".
- The proposed amendment to "Townhouse 25 u.p.a" reflects the intent of the NCP to establish ground-oriented house units and further supports a variety of housing choices and affordable housing.
- The proposed density is generally consistent with development patterns established or approved in the area.

DEVELOPMENT CONSIDERATIONSProposal

- The proposal includes a rezoning from "One Acre Residential Zone (RA)" to "Multiple Family Residential 30 Zone (RM-30)" and Development Permit in order to allow for 55 townhouse units.
- The subject site is designated "Townhouses 15 u.p.a" in the South Newton Neighbourhood Concept Plan (NCP).
- The development application involves two (2) properties. The subject site is located between undeveloped lands to both the east and the west which are also designated "Townhouses 15 u.p.a" in the South Newton NCP.

- A Development Variance Permit is also required in order to accommodate reduced setbacks from the front, side and rear yards, which is discussed later in this report.
- The unit density proposed is 22 u.p.a and the floor area ratio (FAR) proposed is 0.85. The maximum FAR permitted in the RM-30 Zone is 0.90.
- The outdoor amenity area proposed is 311 sq. m (3,348 sq. ft.), which exceeds the requirement under Zoning By-law 12000.
- An indoor amenity building is proposed which is 96 sq. m (1,034 sq. ft.) and less than the 165 sq. m (1,776 sq. ft.) requirement under the Zoning By-law. The character of the amenity building is a site feature with a functional space. The applicant must address the deficit with a cash-in-lieu arrangement.
- Woodward Hill Elementary School is located directly north of the subject site. This is a combined School & Park site identified in the NCP. The Park portion will be acquired with the redevelopment of these lands to the north.
- A 10m (33 ft.) statutory right of way will be secured for a public walkway, as identified in the NCP, along the east portion of the property.
- This walkway will provide a connection from 60<sup>th</sup> Avenue to Woodward Hill Elementary School and future Park site.
- The additional 10m (33 ft.) will be secured with the redevelopment of the lands to the east in order to complete a 20m (66 ft.) wide pathway.

### Trees

- The applicant retained M2 Landscape Architecture to provide an arborist report for the subject site. There are a total of 132 by-law size trees on the site. A total of fourteen (14) trees are proposed for retention, including twelve (12) Western Red Cedar and two (2) Big Leaf Maple. One (1) Spruce which is not protected under the by-law is also proposed for retention (Appendix V).
- The trees proposed for retention were identified as some of the largest, most significant trees on-site. Three (3) of the Western Red Cedars are greater than 1,000 DBH. On the other hand, over fifty (5) of the trees proposed for removal are considered low retention value, including Red Alder, Pin Cherry, Cottonwood and Apple.
- The applicant has worked with the City to preserve trees that are located partially within the 60<sup>th</sup> Avenue road allowance. The sidewalk will meander and be constructed in order to accommodate the retention of these trees.
- Staff are satisfied with the tree retention incorporated in the project.
- The total number of replacement trees required is 207 and 208 trees are proposed to be planted on the site.

The table below identifies the trees by species and outlines whether they are proposed for retention or removal (Appendix IV).

Tree Species	Total No. of By-law Trees	Total No. of Trees Proposed for Retention	Total No. of Trees Proposed for Removal
Douglas Fir	16	0	16
Spruce	4	0	4
Western Red Cedar	33	12	21
Pin Cherry	19	0	19
Big Leaf Maple	18	2	16
Cottonwood	4	0	4
Scotts Pine	1	0	1
Himayan Cedar	1	0	1
Red alder	27	0	27
Paper Birch	5	0	5
Horse Chestnut	1	0	1
Fruiting Apple	3	0	3
Totals	132	14	118

#### PRE-NOTIFICATION

Pre-Notification letters were sent out on September 14, 2012 and staff received one (1) phone call in regards to the engineering servicing concept for the site.

#### DESIGN PROPOSAL AND REVIEW

- The project consists of fifty-five (55) townhouse units which are three (3) storeys in height.
- The majority of the units have tandem parking configurations with one (1) external parking pad to accommodate one (1) vehicle.
- The site plan proposes units that front 60<sup>th</sup> Avenue as well as the public walkway along the east portion of the site, secured through a statutory right of way.
- Woodward Hill Elementary School is located directly north of the site. The units along the north property boundary have rear yard conditions backing onto the school site. The units along this property boundary have livable rear yards and provide for casual surveillance of the school.
- The units along the walkway have front doors and yard space with pedestrian access to the walkway.
- The outdoor amenity area is centrally located, in close proximity to the indoor amenity building and accommodates tree preservation on the site.

- The unit elevations along 60<sup>th</sup> Avenue are two (2) stories along this streetscape, which adds variety to the streetscape.
- Exterior building cladding consists of high quality materials including specialized vinyl siding, cedar shakes, cedar shingles, high profile asphalt shingle roofing, wood trim and fascia and wood posts (Appendix VII).
- The landscaping plan incorporates a variety of planting materials, including indigenous plants and rain gardens. There are a total of 208 trees being planted on the site. Hard surface materials include concrete, unit pavers and asphalt (Appendix VI).
- A development concept plan has been prepared as part of this application which demonstrates the potential redevelopment pattern of these properties.
- A reciprocal access easement will be secured in order to provide access to the future development to the west.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 15, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Located within the South Newton Neighbourhood Concept Plan and consistent with townhouse designation.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The designation in the NCP is "Townhouse 15 u.p.a" and the proposed density is townhouse 22 u.p.a.</li> <li>• Two and three bedroom units are proposed.</li> <li>• Some units can accommodate private gardens.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Infiltration and rain gardens are proposed.</li> <li>• A significant number of existing trees are being retained and all replanting is accommodated on-site, for a total of 208 trees.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The project provides a public pathway connecting 60<sup>th</sup> Ave. to Woodward Hill Elementary and future Park site. The length of the walkway is approximately 210m.</li> <li>• There is a direct pedestrian linkage to transit.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• CPTED principles have been applied to the street frontage, the public pathway and the school.</li> <li>•</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Nearby residents have been consulted.</li> <li>• Future homeowners will receive an occupancy manual.</li> </ul>

### ADVISORY DESIGN PANEL

- This project was not referred to the Advisory Design Panel (ADP) and was reviewed internally. Staff feel that the project is a high quality design reflective of City goals for multiple residential ground-oriented housing.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum front south yard setback of the RM-30 Zone from 7.5 metres (25ft.) to 5.6 metres (18.4 ft.).

Applicant's Reasons:

- The setback creates an engaging streetscape.

Staff Comments:

- The proposed setback allows for units that interact with the public realm and create an inviting streetscape.

(b) Requested Variance:

- to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.4 metres (7.9 ft.) for Buildings 1 and 3 and 5.5m (18 ft.) to the deck post for Building 2.

Applicant's Reasons:

- The setback in combination with the future development setback to the west will create a uniform pattern of development.

Staff Comments:

- The proposed setback of 2.4m (7.9ft.) is a side yard condition which will likely be mirrored in the future development to the west. This will create an ultimate building separation of 4.8m (16 ft.) which creates a comfortable streetscape. This setback reduction is only applicable to the north/south oriented units with side yard conditions.
- The units with rear yard conditions will be sited at a 7.5m to the building face and 5.5m (18ft.) to post of deck.

(c) Requested Variance:

- to reduce the minimum rear north yard setback of the RM-30 Zone from 7.5 metres (25ft.) to 6.9 metres (23 ft.) and 4.9m (16ft) and;

Applicant's Reasons:

- The proposed setbacks will provide a comfortable and livable rear yard area for these homes. Additionally, this setback will provide sufficient distance to the school while providing for casual surveillance.

Staff Comments:

- The units have been designed to create an active space to interact with the school and future Park site and have useable outdoor areas including decks.
- The units that are oriented north/south with rear yard conditions are setback at 6.9m (23 ft.) and the east/west units with side yard conditions are setback at 5.0m (16.5 ft.).

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.	Engineering Summary
Appendix III	School District Comments
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	NCP Plan
Appendix VI	Draft Development Permit Drawings No. 7912-0202-00
Appendix VII	Development Variance Permit No. 7912-0202-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembeck and Associates and M2 Architecture, respectively, dated January 17, 2013 and January 15, 2013.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		10,560
Road Widening area		220
Undevelopable area		
Net Total		10,340
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		37
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front		5.6
Rear		6.9/4.9
Side West		2.4/5.5
Side East		10
BUILDING HEIGHT (in metres/storeys)		
Principal		10
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		15
Three Bedroom +		40
Total		55
FLOOR AREA: Residential		8,833
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		8,833

*\* 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)		22
FAR (gross)		
FAR (net)		0.85
AMENITY SPACE (area in square metres)		
Indoor		96
Outdoor		299
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	110	110
2-Bed		
3-Bed		
Residential Visitors	11	13
Institutional		
Total Number of Parking Spaces		123
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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## INTER-OFFICE MEMO

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

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

**DATE:** November 27, 2012  
*Revised December 4, 2012*

**PROJECT FILE:** 7812-0202-00

---

**RE:** Engineering Requirements  
Location: 14265 and 14289 60 Avenue

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 1.942 metre width on 60 Avenue.
- Provide 10.0 metre wide Statutory Right of Way (SRW) for the 143 Street pedestrian walkway (ultimate 20.0 metre width).
- Register 0.5 metre wide SRW along the 60 Avenue frontage.

***Works and Services***

- Complete the north side of 60 Avenue to the Collector road standard.
- Construct pedestrian pathway on 143 Street.
- Construct storm sewers to service the proposed development.
- Construct sanitary sewers to service the proposed development

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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



Bob Ambardar, P.Eng.  
Development Project Engineer

IK1



Tuesday, January 15, 2013  
Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 12 0302 00 Revised

**SUMMARY**

The proposed 88 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	9
Secondary Students:	4

September 2012 Enrolment/School Capacity

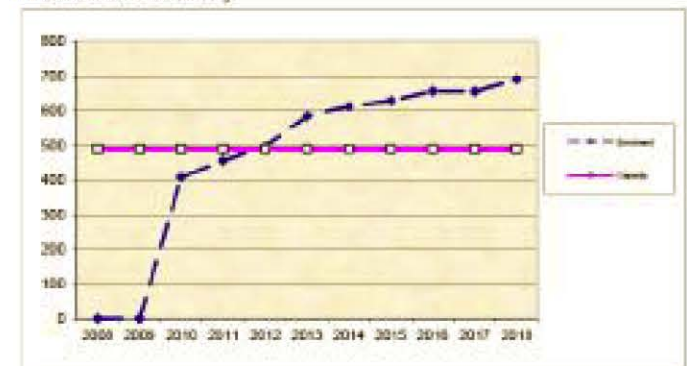
<b>Woodward Hill Elementary</b>	
Enrolment (K/1-7):	73 K + 425
Capacity (K/1-7):	40 K + 450
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1300
Nominal Capacity (8-12):	1000
Functional Capacity (8-12):	1080

**School Enrolment Projections and Planning Update:**  
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

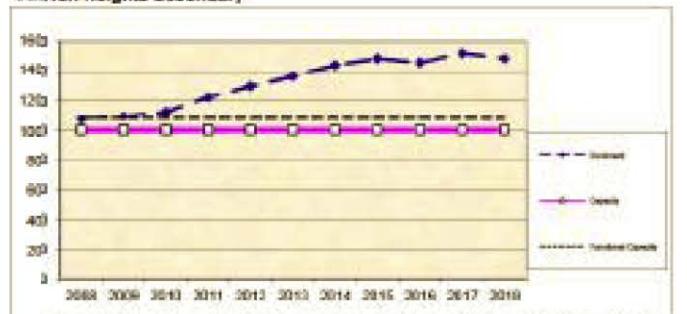
A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010, the capacity in the table below does not include one modular classroom which was recently added to accommodate growth. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. The enrolment for the school as of September 25, 2012 was 73 Kindergarten and 424 grade 1-7 students, and enrolment is expected to grow above the school's capacity. A new elementary school is under construction on Site #211 on 146th Street immediately to the east of Sullivan Heights Secondary School (the new elementary school has been named "Goldstone Park Elementary and is expected to open in 2013-2014 school year). This new school will relieve projected overcrowding at Cambridge Elementary and also draw some students from Woodward Hill Elementary. Also, a Capital plan approval has been received for an addition to Panorama Ridge Secondary. The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary (i.e. possible enrolment moves or program change considerations).

In recent years, amendments to the South Newton NCP have resulted in larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. Although future space additions may be necessary, both Woodward Hill Elementary and Sullivan Heights Secondary have limited site area for expansion and larger space additions may be needed at these schools with higher than projected enrolment results. The School District will be preparing a long range facility plan to help accommodate the changes in student growth in the district.

Woodward Hill Elementary



Sullivan Heights Secondary



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



**TREE PRESERVATION SUMMARY**

Surrey Project #:  
 Project Location: 14285 & 14289 60<sup>th</sup> Avenue, Surrey  
 M2 Project #: 12-072  
 Register Landscape Architect / Arborist: Jim Cadwaladr, M2 Landscape Architecture

Detailed Assessment of the existing trees was prepared for this proposal on July 6, 2012. **Revised Aug 9, 2012 to reflect the proposed Site Development Plan.**  
**Revised September 21, 2012 for city comments to architectural site plan.**  
**Revised October 17, 2012 for city comments for retention of trees.**  
**Revised January 9, 2013 for city comments / new site plan.**

The following is a summary of the tree assessment report for quick reference.

**1. General Tree Assessment of the Subject Site**

- a. The subject site is located east of King George Boulevard on 60<sup>th</sup> Avenue.
- b. The site has 2 treed lots with significant vegetation and existing single family residences. The existing trees are primarily Western Red-Cedar & Douglas-fir and introduced species.
- c. The adjacent lots to the east and the west have existing trees of by law size that will require preservation measures.
- d. **Please note:** A form of development has been determined based on city comments to retain more trees on site. The number of replacement trees is not determined at this time, a landscape plans is in process and will revise the tree summary once the proposed trees are available.

**2. Summary of Proposed Tree Removal and Replacement**

o Number of Protected Trees Identified		132(A)
o Number of Protected Trees declared to be hazardous due to natural causes		0 (B)
o Number of Protected Trees to be Removed		118(C)
o Number of Trees to be Retained (A-B-C)		14(D)
o Number of Replacement Trees Required @ 2:1 (88 trees)		176(E1)
o Number of Replacement Trees Required @ 1:1 (31 trees)		31(E2)
o Total Number of Replacement Trees Required		207(E3)
o Number of Replacement Trees Proposed	-	208 (F)
o Number of Replacement Trees in Deficit (E - F)	-	- (G)
o Total Number of Protected and Replacement Trees (D+F)	-	- (H)
o Number of Lots Proposed in Project		N/A (I)
o Average Number of Trees / Lot (H/I)		N/A (J)

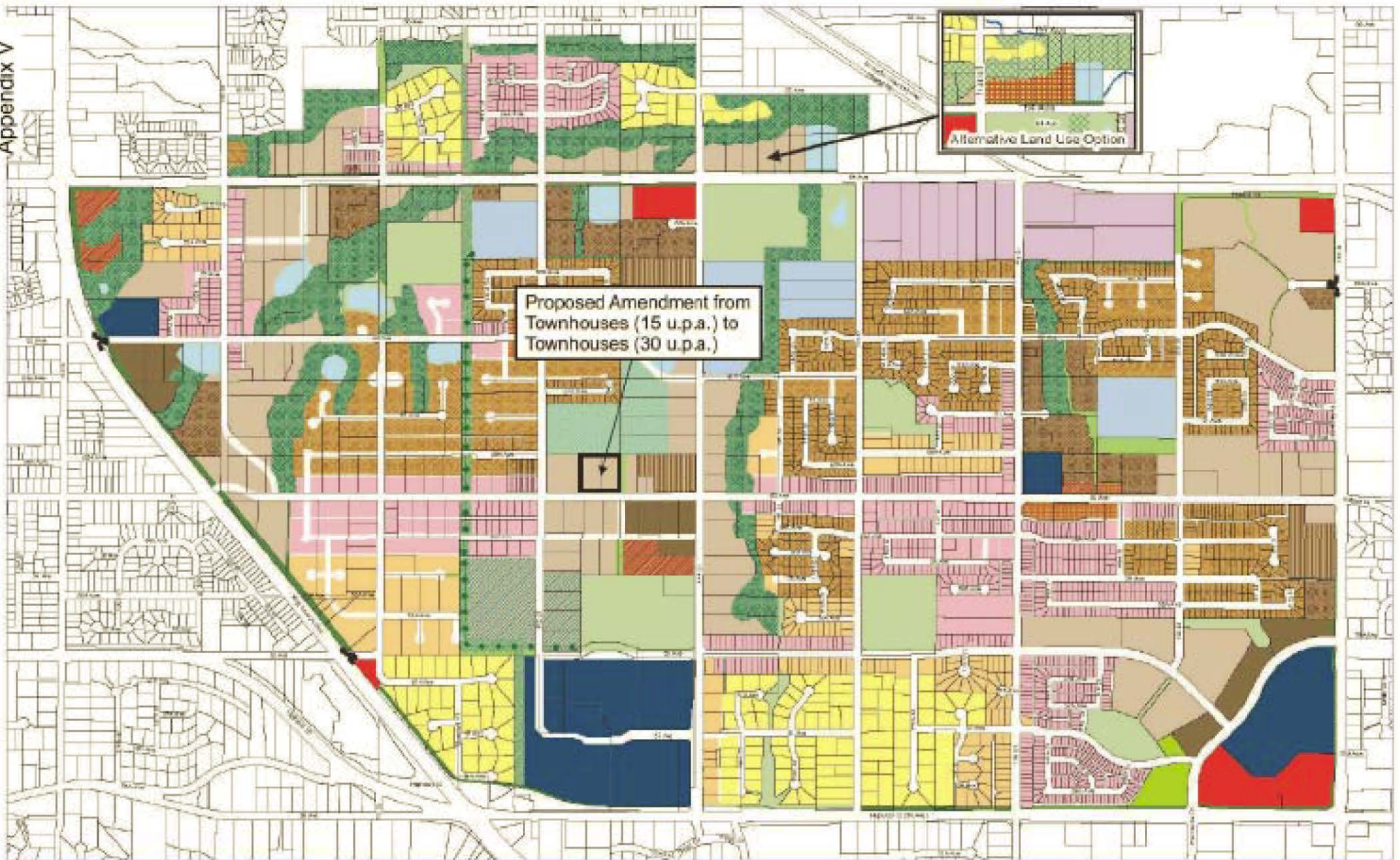
**3. Tree Survey and Preservation Plan**

Tree Survey / Arborist Plan is attached.

This plan will be available before final adoption.

Summary and plan prepared and submitted by: **Jim Cadwaladr**  
**ISA Certified Arborist #PN-7310A**  
**M2 Landscape Architecture**  
**6, July, 2012;**  
**REVISED Aug 9, 2012**  
**REVISED Sept. 21, 2012**  
**REVISED Oct. 17, 2012**  
**REVISED Jan. 9, 2013**





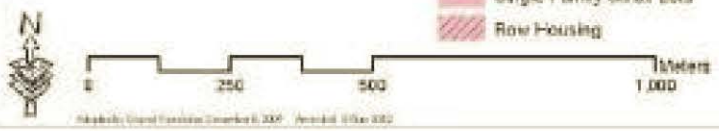
Proposed Amendment from  
Townhouses (15 u.p.a.) to  
Townhouses (30 u.p.a.)



### SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN  
City of Surrey Planning & Development Department

- |                          |  |               |                           |                              |
|--------------------------|--|---------------|---------------------------|------------------------------|
| Apartments 45 u.p.a. max | Single Family Residential Flex 6 to 14.5 | Commercial    | Proposed School and Park  | Buffers                      |
| Townhouses 35 u.p.a. max | Single Family Residential                | Institutional | Parks                     | Detention Ponds              |
| Townhouses 20 u.p.a. max | Suburban Residential 1/2 Acre            | Office Park   | Proposed Park and Walkway | Utility RAW Greenway         |
| Townhouses 15 u.p.a. max | Mixed Com/Res Apartments                 | Industrial    | Recreational              | Creeks and Riparian Set-back |
| Single Family Small Lots | Mixed Com/Res Townhouse                  | Schools       | Proposed School           | WALKWAY                      |
| Row Housing              |  |               |                           |                              |



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained from the use of the information and it is not responsible for any actions taken in reliance on the information. Some not to scale.







































































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Fax: 604.551.0205  
Email: office@m2-la.com

NO. 301	NO. 302	NO. 303	NO. 304	NO. 305	NO. 306	NO. 307	NO. 308	NO. 309	NO. 310	NO. 311	NO. 312	NO. 313	NO. 314	NO. 315	NO. 316	NO. 317	NO. 318	NO. 319	NO. 320	NO. 321	NO. 322	NO. 323	NO. 324	NO. 325	NO. 326	NO. 327	NO. 328	NO. 329	NO. 330	NO. 331	NO. 332	NO. 333	NO. 334	NO. 335	NO. 336	NO. 337	NO. 338	NO. 339	NO. 340	NO. 341	NO. 342	NO. 343	NO. 344	NO. 345	NO. 346	NO. 347	NO. 348	NO. 349	NO. 350	NO. 351	NO. 352	NO. 353	NO. 354	NO. 355	NO. 356	NO. 357	NO. 358	NO. 359	NO. 360	NO. 361	NO. 362	NO. 363	NO. 364	NO. 365	NO. 366	NO. 367	NO. 368	NO. 369	NO. 370	NO. 371	NO. 372	NO. 373	NO. 374	NO. 375	NO. 376	NO. 377	NO. 378	NO. 379	NO. 380	NO. 381	NO. 382	NO. 383	NO. 384	NO. 385	NO. 386	NO. 387	NO. 388	NO. 389	NO. 390	NO. 391	NO. 392	NO. 393	NO. 394	NO. 395	NO. 396	NO. 397	NO. 398	NO. 399	NO. 400	NO. 401	NO. 402	NO. 403	NO. 404	NO. 405	NO. 406	NO. 407	NO. 408	NO. 409	NO. 410	NO. 411	NO. 412	NO. 413	NO. 414	NO. 415	NO. 416	NO. 417	NO. 418	NO. 419	NO. 420	NO. 421	NO. 422	NO. 423	NO. 424	NO. 425	NO. 426	NO. 427	NO. 428	NO. 429	NO. 430	NO. 431	NO. 432	NO. 433	NO. 434	NO. 435	NO. 436	NO. 437	NO. 438	NO. 439	NO. 440	NO. 441	NO. 442	NO. 443	NO. 444	NO. 445	NO. 446	NO. 447	NO. 448	NO. 449	NO. 450	NO. 451	NO. 452	NO. 453	NO. 454	NO. 455	NO. 456	NO. 457	NO. 458	NO. 459	NO. 460	NO. 461	NO. 462	NO. 463	NO. 464	NO. 465	NO. 466	NO. 467	NO. 468	NO. 469	NO. 470	NO. 471	NO. 472	NO. 473	NO. 474	NO. 475	NO. 476	NO. 477	NO. 478	NO. 479	NO. 480	NO. 481	NO. 482	NO. 483	NO. 484	NO. 485	NO. 486	NO. 487	NO. 488	NO. 489	NO. 490	NO. 491	NO. 492	NO. 493	NO. 494	NO. 495	NO. 496	NO. 497	NO. 498	NO. 499	NO. 500	NO. 501	NO. 502	NO. 503	NO. 504	NO. 505	NO. 506	NO. 507	NO. 508	NO. 509	NO. 510	NO. 511	NO. 512	NO. 513	NO. 514	NO. 515	NO. 516	NO. 517	NO. 518	NO. 519	NO. 520	NO. 521	NO. 522	NO. 523	NO. 524	NO. 525	NO. 526	NO. 527	NO. 528	NO. 529	NO. 530	NO. 531	NO. 532	NO. 533	NO. 534	NO. 535	NO. 536	NO. 537	NO. 538	NO. 539	NO. 540	NO. 541	NO. 542	NO. 543	NO. 544	NO. 545	NO. 546	NO. 547	NO. 548	NO. 549	NO. 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675	NO. 676	NO. 677	NO. 678	NO. 679	NO. 680	NO. 681	NO. 682	NO. 683	NO. 684	NO. 685	NO. 686	NO. 687	NO. 688	NO. 689	NO. 690	NO. 691	NO. 692	NO. 693	NO. 694	NO. 695	NO. 696	NO. 697	NO. 698	NO. 699	NO. 700	NO. 701	NO. 702	NO. 703	NO. 704	NO. 705	NO. 706	NO. 707	NO. 708	NO. 709	NO. 710	NO. 711	NO. 712	NO. 713	NO. 714	NO. 715	NO. 716	NO. 717	NO. 718	NO. 719	NO. 720	NO. 721	NO. 722	NO. 723	NO. 724	NO. 725	NO. 726	NO. 727	NO. 728	NO. 729	NO. 730	NO. 731	NO. 732	NO. 733	NO. 734	NO. 735	NO. 736	NO. 737	NO. 738	NO. 739	NO. 740	NO. 741	NO. 742	NO. 743	NO. 744	NO. 745	NO. 746	NO. 747	NO. 748	NO. 749	NO. 750	NO. 751	NO. 752	NO. 753	NO. 754	NO. 755	NO. 756	NO. 757	NO. 758	NO. 759	NO. 760	NO. 761	NO. 762	NO. 763	NO. 764	NO. 765	NO. 766	NO. 767	NO. 768	NO. 769	NO. 770	NO. 771	NO. 772	NO. 773	NO. 774	NO. 775	NO. 776	NO. 777	NO. 778	NO. 779	NO. 780	NO. 781	NO. 782	NO. 783	NO. 784	NO. 785	NO. 786	NO. 787	NO. 788	NO. 789	NO. 790	NO. 791	NO. 792	NO. 793	NO. 794	NO. 795	NO. 796	NO. 797	NO. 798	NO. 799	NO. 800	NO. 801	NO. 802	NO. 803	NO. 804	NO. 805	NO. 806	NO. 807	NO. 808	NO. 809	NO. 810	NO. 811	NO. 812	NO. 813	NO. 814	NO. 815	NO. 816	NO. 817	NO. 818	NO. 819	NO. 820	NO. 821	NO. 822	NO. 823	NO. 824	NO. 825	NO. 826	NO. 827	NO. 828	NO. 829	NO. 830	NO. 831	NO. 832	NO. 833	NO. 834	NO. 835	NO. 836	NO. 837	NO. 838	NO. 839	NO. 840	NO. 841	NO. 842	NO. 843	NO. 844	NO. 845	NO. 846	NO. 847	NO. 848	NO. 849	NO. 850	NO. 851	NO. 852	NO. 853	NO. 854	NO. 855	NO. 856	NO. 857	NO. 858	NO. 859	NO. 860	NO. 861	NO. 862	NO. 863	NO. 864	NO. 865	NO. 866	NO. 867	NO. 868	NO. 869	NO. 870	NO. 871	NO. 872	NO. 873	NO. 874	NO. 875	NO. 876	NO. 877	NO. 878	NO. 879	NO. 880	NO. 881	NO. 882	NO. 883	NO. 884	NO. 885	NO. 886	NO. 887	NO. 888	NO. 889	NO. 890	NO. 891	NO. 892	NO. 893	NO. 894	NO. 895	NO. 896	NO. 897	NO. 898	NO. 899	NO. 900	NO. 901	NO. 902	NO. 903	NO. 904	NO. 905	NO. 906	NO. 907	NO. 908	NO. 909	NO. 910	NO. 911	NO. 912	NO. 913	NO. 914	NO. 915	NO. 916	NO. 917	NO. 918	NO. 919	NO. 920	NO. 921	NO. 922	NO. 923	NO. 924	NO. 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60TH AVE  
SARVEY

SITE PLAN

DATE: 2002.06.12	DESIGNER: M2
DRAWN BY: J. G. G.	SCALE: 1/8" = 1'-0"
CHECKED BY: J. G. G.	PROJECT NO. 0202
DATE: 2002.06.12	NO. 0202
SCALE: 1/8" = 1'-0"	NO. 0202
PROJECT NO. 0202	NO. 0202

















DATE	NO.	DESCRIPTION
10/05	01	ISSUED FOR PERMITS
09/11	02	REVISED PER COMMENTS
08/11	03	REVISED PER COMMENTS

PROJECT: 10000  
 CLIENT: [REDACTED]  
 ARCHITECT: [REDACTED]  
 ADDRESS: [REDACTED]

GENERAL NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND MANNER AT ALL TIMES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.  
 7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.  
 9. THE CONTRACTOR SHALL MAINTAIN THE SITE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES.

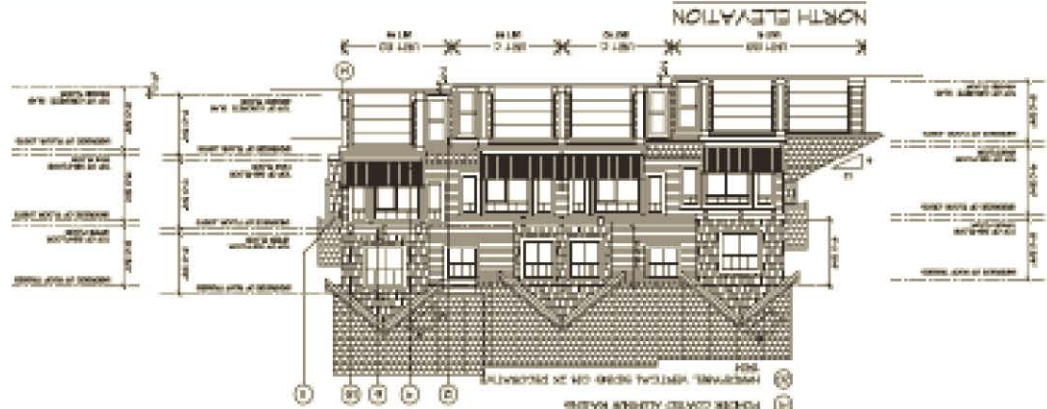
NO.	DATE	DESCRIPTION
1	10/05	ISSUED FOR PERMITS
2	09/11	REVISED PER COMMENTS
3	08/11	REVISED PER COMMENTS

NO.	DATE	DESCRIPTION
1	10/05	ISSUED FOR PERMITS
2	09/11	REVISED PER COMMENTS
3	08/11	REVISED PER COMMENTS

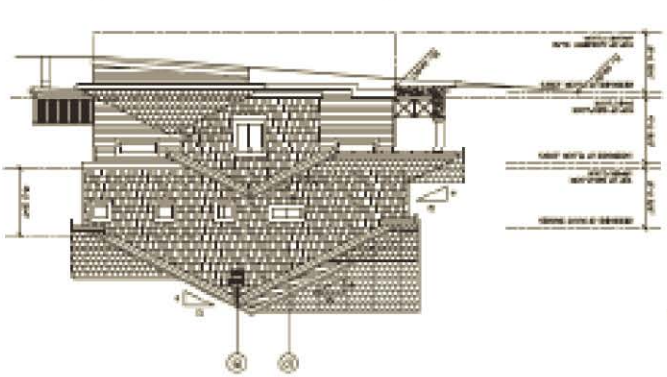
NO.	DATE	DESCRIPTION
1	10/05	ISSUED FOR PERMITS
2	09/11	REVISED PER COMMENTS
3	08/11	REVISED PER COMMENTS

**BUILDING #**

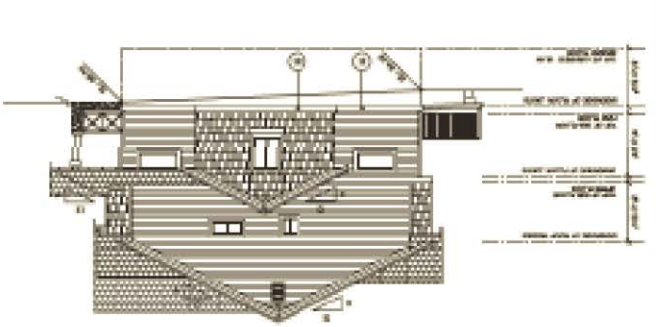
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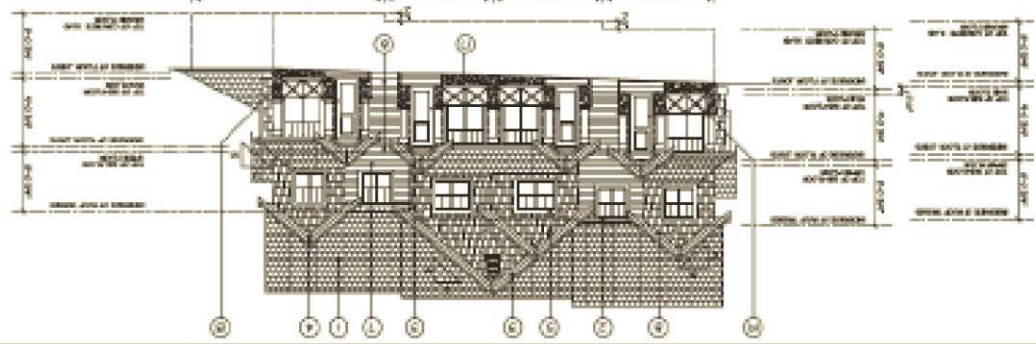
**EAST ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION**



- SCHEDULE OF FINISHES**
- 1. ROOF: ASPHALT/FLY ASH ROOFING
  - 2. ROOFING: ALUMINUM CLADDING 2" x 4" HOOD FROCK
  - 3. 1" x 4" HOOD TRIM ON 2" x 4" HOOD FROCK
  - 4. ROOF BRACKET
  - 5. VENT FLASHING FROCK ON 2" HOOD TRIM
  - 6. 2" x 4" HOOD TRIM
  - 7. HORIZONTAL VENT TRIM
  - 8. 2" x 4" VENT FLASHING
  - 9. VENT CORNER TRIM
  - 10. VENT GABLE TRIM
  - 11. VENT CORNER TRIM
  - 12. 2" HOOD TRIM
  - 13. ASPH/FLY CORRUGATED STEEL - 24" x 36"
  - 14. DECAVANT HOOD FLASHING
  - 15. DECAVANT HOOD FLASHING
  - 16. 2" HOOD TRIM
  - 17. ASPH/FLY CORRUGATED STEEL - 24" x 36"
  - 18. DECAVANT HOOD FLASHING
  - 19. DECAVANT HOOD FLASHING
  - 20. 2" HOOD TRIM
  - 21. COORDINATE FROCK FLASHING
  - 22. TRIMMED HOOD FLASHING
  - 23. FROCKING COVER FLASHING FLASHING
  - 24. ROOFING: ASPHALT/FLY ASH ROOFING













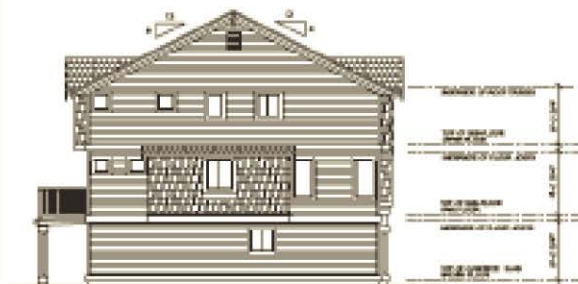




EAST ELEVATION

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 6 ROOF FRAMA
- ③ 1 x 4 ROOF TRIM ON 2 x 10 ROOF FRAMA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS ON 2ND FLOOR TRIM
- ⑥ 2 x 10 ROOF TRIM
- ⑦ HORIZONTAL VINYL SIDING
- ⑧ LIN. SOFFIT HALL TRIM
- ⑨ PREFINISHED ALUMINUM RAINY GUTTERING
- ⑩ VINYL SHINGLE SIDING
- ⑪ VINYL CORNER TRIM
- ⑫ 2ND FLOOR TRIM
- ⑬ ASPEN/CORNER LEASE STONE - COFF-WOOD
- ⑭ DECORATIVE WOOD COLUMN
- ⑮ DECORATIVE LOUVE
- ⑯ 2ND FLOOR TRIM
- ⑰ CONCRETE FRONT PORCH
- ⑱ DECORATIVE WOOD DECK
- ⑲ POWDER COATED ALUMINUM SILLING
- ⑳ BARDIPANEL VERTICAL SIDING ON 2ND DECORATIVE TRIM



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION



PROJECT:	
CLIENT:	
DATE:	
SCALE:	
PROJECT:	
DATE:	
SCALE:	

komatt dambek

1001 135  
1001 135  
1001 135  
1001 135

PHONE: (804) 887-7100  
FAX: (804) 887-0888  
EMAIL: info@komatt.com

DATE:	
SCALE:	
PROJECT:	
DATE:	

BUILDING #6







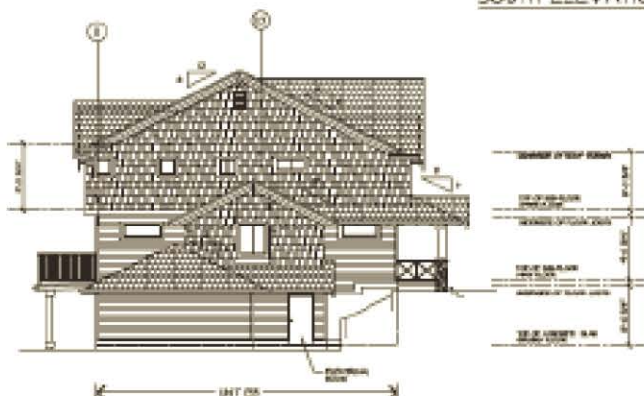




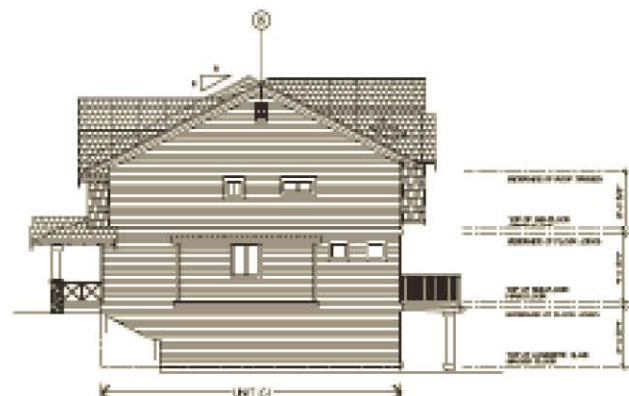
**SOUTH ELEVATION**

**SCHEDULE OF FINISHES**

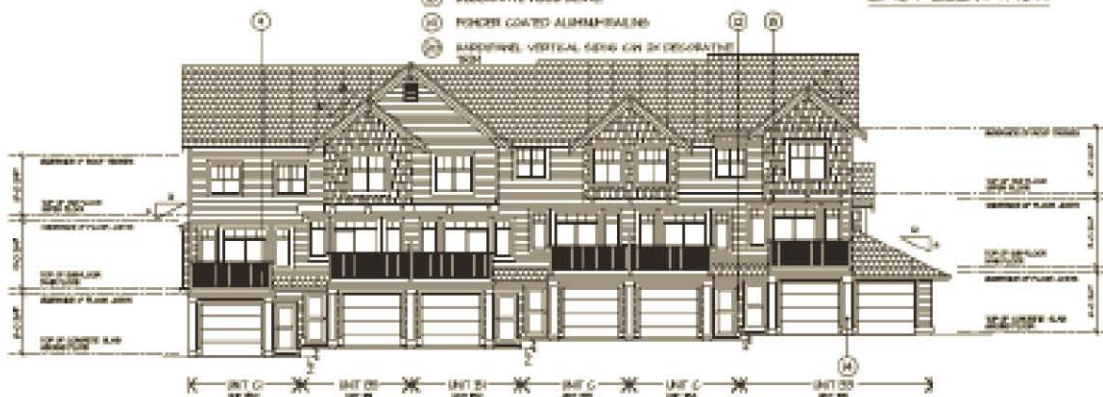
- ① 1/8" PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM COVER OR 2 x 6 HOOD FASCIA
- ③ 1 x 4 HOOD TRIM ON 2 x 6 SHINGLED PARAPET
- ④ WIRE BRACKET
- ⑤ VINYL TRIMMED SIDING ON 204 HOOD TRIM
- ⑥ 2 x 6 HOOD TRIM
- ⑦ HORIZONTAL VINYL SIDING
- ⑧ 1/2" SOFFIT WALL TRIM
- ⑨ PREFINISHED ALUMINUM PIAZZA QUARNERAL
- ⑩ VINYL SHINGLE SIDING
- ⑪ VINYL CORNER TRIM
- ⑫ 204 HOOD TRIM
- ⑬ ASPEN COUNTRY LEANS STORE - CON-20000
- ⑭ DECORATIVE HOOD COLPIS
- ⑮ DECORATIVE LOUVER
- ⑯ 2X6 HOOD TRIM
- ⑰ CONCRETE FRONT PORCH
- ⑱ DECORATIVE HOOD DENTIL
- ⑲ POWDER COATED ALUMINUM RAILS
- ⑳ BANDING/VEERTICAL SIDING ON 2X6 DECORATIVE TRIM



**WEST ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**

NO.	REV.	DATE	BY	CHKD.	DESCRIPTION



PROJECT NO.	
PROJECT NAME	
CLIENT NAME	
CLIENT ADDRESS	
CLIENT PHONE	
CLIENT FAX	
CLIENT EMAIL	

**bonatti dambek**

1011 135  
 1011 135  
 1011 135  
 1011 135

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 FAX: (804) 887-2880  
 EMAIL: info@bonattidambek.com

DATE	
BY	
CHKD.	
DATE	
BY	
CHKD.	

**BUILDING #9**

































