



2928 Kidd Road
Crescent Beach, South Surrey \$2,129,888

- Gorgeous New Home In the Heart of Crescent Beach
- Open Concept Design with Ease of Access to Outdoor Spaces
- Three Bedrooms Ensued
- 10 Foot Ceilings on Main, Hardwood and Tile Flooring
- Massive Chef's Kitchen with Every Bell and Whistle You Could Desire
- Natural Gas Fireplaces, Hide-a-Hose, Laundry Up on Bedroom Level
- Gated Driveway, Fully Fenced, Hedges, Landscaped, Corner Property
- Open Parking for Ten Plus Cars, Single Garage Coach House
- Full Outdoor Commercial BBQ Kitchen & Concrete Hardscapes
- Home is Filled with Natural Light from Oversized Windows with Hurricane Rating
- In-Floor Radiant Heating Set in Extra Thick Concrete Foundation
- 2,600 Square Feet on Two Floors Plus Large Undeveloped Attic
- Walk to the Shores of Crescent Beach, Enjoy the Village Lifestyle



Floor plans and virtual tours at www.whiterocklifestyles.com

Beebe Cline

If it's important to You....
it's important to Me

Business: 604-531-1909 (24 hrs)
Cell: 604-830-7458
bcline@shaw.ca
www.whiterocklifestyles.com



HUGH & MCKINNON
REALTY
ESTABLISHED 1909



Hugh & McKinnon Realty
14007 North Bluff Road, White Rock









Presented by:

Beebe Cline - PREC

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Phone: 604-830-7458
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bcline@shaw.ca



Active
R2405791
Board: F
House/Single Family

2928 KIDD ROAD

South Surrey White Rock
Crescent Bch Ocean Pk.
V4A 3H7

Residential Detached

\$2,129,888 (LP)

(SP)



Sold Date:	Frontage (feet):	100.00	Original Price: \$2,329,888
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 2015
Depth / Size: 49	Bathrooms:	3	Age: 4
Lot Area (sq.ft.): 4,972.00	Full Baths:	2	Zoning: SFR
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,918.58
Rear Yard Exp: Northwest			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 011-371-706
			Tour: Virtual Tour URL

View: **No :**
Complex / Subdiv: **Crescent Beach**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey, Corner Unit**
Construction: **Concrete, Frame - Wood**
Exterior: **Fibre Cement Board, Wood**
Foundation: **Concrete Slab**
Rain Screen: **Full**
Renovations: **Full**
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**
Type of Roof: **Metal**

Reno. Year:
R.I. Plumbing: **Yes**
R.I. Fireplaces:

Metered Water: **N**

Total Parking: **8** Covered Parking: **1** Parking Access: **Front, Side**
Parking: **Garage; Single, RV Parking Avail., Visitor Parking**

Dist. to Public Transit: **1** Dist. to School Bus: **3**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **Yes: Monitored Security System**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 1, BLOCK 15, PLAN NWP9044, DISTRICT LOT 52, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Marina Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Security System, Sprinkler - Fire,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12' x 9'10			x			x
Main	Bedroom	10' x 8'8			x			x
Main	Kitchen	11'11 x 11'7			x			x
Main	Dining Room	12'1 x 10'11			x			x
Main	Living Room	26'7 x 14'3			x			x
Above	Bedroom	14'9 x 10'2			x			x
Above	Bedroom	14'1 x 10'2			x			x
Above	Laundry	7'5 x 5'7			x			x
Above	Master Bedroom	16'6 x 14'6			x			x
Above	Walk-In Closet	11'6 x 6'0			x			x

Finished Floor (Main):	1,535	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,133	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3	Above	3	Yes	Pool:
Finished Floor (Total):	2,668 sq. ft.	Crawl/Bsmt. Height: 0'	4				Garage Sz: 20'10x17'0
		Beds in Basement: 0	5				Grg Dr Ht: 7'
Unfinished Floor:	0	Basement: None	6				
Grand Total:	2,668 sq. ft.		7				
			8				

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

This is a stand out quality new build in Crescent Beach. Open concept 1,535 sqft main floor, 10 foot ceilings, massive opening windows, designer shades, streaming w/ natural light. Incredible kitchen cabinets to 10 ft. Great kitchen pkg, island seats 4, dining area + office. Great rm 400 sqft accesses 1,100 sqft patio full, built-in outdr kitchen w/ Napoleon BBQ, open & covered areas, all concrete hardscapes, artificial turf & timber arbors. Fully fenced & gated driveway, landscaped, irrigation & outdoor lighting & security system w/ cameras. Corner property, detached garage 329 sqft, plus gated outdoor parking for 6 vehicles. Upstairs 1,133 sqft, 3 bdrms + 2 full bath & laundry up. Vaulted master w/ 2 balconies, 5 piece en-suite, steam shower, tub & walk-in closet. Attic 400 ft 8' height.

SITE INFORMATION:

Site Address: 2928 Kidd Road (At Agar Street), City of Surrey, B.C.
 Site Zoned: Single Family Residential Zone RF
 SITE AREA: 454,535 Sq. Meters (112,927.54 Sq. Ft.)
 PERMITTED LOT COVERAGE: 40% of the Site Area (Therefore, 181,814.1 Sq. Ft.)

PROPOSED BUILDING AREAS:
 Garage: 39.01 Sq. Meters (420.0 Sq. Ft.)
 House: 142.63 Sq. Meters (1535.35 Sq. Ft.)
 Total Lot Coverage: 181,652 Sq. Meters (1955.35 Sq. Ft.)

Note: 34.14 Sq. Meters (367.5 Sq. Ft.) of the ground floor of the house are covered open space.
 15.42 Sq. Meters (166.0 Sq. Ft.) of the house are porches. Therefore, 10 percent of the floor area of the house has been added to the permitted Floor Area Ratio. This 10 percent is equal to 14,263 Sq. Meters (153.53 Sq. Ft.)

Floor Area Ratio Permitted:
 50% of site area: 272.72 Sq. Meters (2935.64 Sq. Ft.)
 Plus 10% as noted above: 14,263 Sq. Meters (153.53 Sq. Ft.)
 Total Permitted: 286,985 Sq. Meters (3089.0 Sq. Ft.)

Floor Area Ratio Proposed:
 Garage: 39.01 Sq. Meters (420.0 Sq. Ft.)
 Main Floor of House: 142.63 Sq. Meters (1535.35 Sq. Ft.)
 Top Floor of House: 105.256 Sq. Meters (1133.0 Sq. Ft.)
 Total: 286,985 Sq. Meters (3089.0 Sq. Ft.)

Setbacks:
 House Allowed: Front Yard 7.5 M (25 Ft.) Side Yard 1.8 M (6 Ft.) Flanking Street 3.6 M (12 Ft.)
 House Proposed: 7.5 M (25 Ft.) 1.8 M (6 Ft.) 3.6 M (12 Ft.)
 Garage Allowed: 0.0 M 0.0 M 7.5 M (25 Ft.)
 Garage Proposed: 0.0 M 0.0 M 7.5 M (25 Ft.)
Building Heights:
 House Allowed: 9 Meters (30 Ft.) House Proposed: 3.8 M (12 Ft.) 7.5 M (25 Ft.)
 Garage Allowed: 5 Meters (16.5 Ft.) Garage Proposed: 5 M (16 Ft.)

GENERAL NOTES:

THESE DRAWINGS CONFORM TO THE BRITISH COLUMBIA BUILDING CODE, 2012 EDITION.
 The Contractor is to ensure that all construction, material and workmanship conform to the above code and addenda.

The drawings are not to be scaled.
 All materials and fittings are to be as specified by the owner and installed in strict accord with codes, manufacturer's instructions and sound building practices.
 Driveways, sidewalks and landscaping are to be determined on site.

CONCRETE:
 Foundation concrete is to have a minimum strength of 25 MPa at 28 days. Slab and stair concrete is to have a minimum strength of 32 MPa at 28 days.
 Footings are to be placed on solid, undisturbed bearing soil. A minimum of 18 inches below grade.
 Slabs and stairs are to be placed on a 6 mil poly vapour barrier on well compacted granular fill on undisturbed bearing soil. Slope patio and Porch slabs away from building. Slope Garage slabs 2% to door.

Exteriors of foundation walls are to receive two coats of asphalt emulsion from the top of the footing to grade.
 All wood that is in contact with concrete is to be damp proofed with an approved gasket.
DRAINAGE AND GRADING:
 Confirm existing perimeter drain techniques in the area. Install a 4" diameter perimeter drain around the buildings. Place drain on undisturbed soil in gravel bed and connect to main sewer. Add headers and drain line.

Back fill is to be carefully placed such that it does not disturb the perimeter drain or harm the foundation damp proofing.
 Credits back fill a minimum of 2% away from building.

FRAMING:
 All structural framing members (posts, beams, lintels, joists, rafters etc.) are to be Hem-Fir No. 1 and 2 or approved equal.
 Perimeter walls, interior and basement bearing walls are to be of 2" X 6" studs at 16" on centre and are to be of a suitable grade. Plaster is to be of a suitable grade.
 All posts are to be 3" X 6" unless noted otherwise.
 All bearing lintels are to be 2" X 10" unless noted otherwise - support at ends as required.
 All trusses and manufactured joists are to be designed by the manufacturer and are to meet C.S.A. Standards. Joists are to be 11 7/8" deep (Confirm depth and spacing). Confirm length and spacing of floor trusses. Roof trusses are to be installed at 24" on centre, maximum. Install bridging as recommended by the joist and truss manufacturer.
 Ensure support under all nonbearing walls.
 Frame beams are to be as noted on the plans but approved laminated beams may be substituted. Laminated beams are to be designed by the manufacturer and are to meet C.S.A. Standards.
 Manufactured trusses may be used in place of conventional roof framing. Trusses are to be designed by their manufacturer and are to be C.S.A. approved.
 Bore 2" diameter vent holes through exterior sheathing in each stud cavity below top plates and window plates and above bottom plate.
 All fastenings are to comply with and are to be installed in compliance with B.C.B.C., 2012.

STAIRS:
 Stairs are to be built in accord with all code regulations. Framed stairs are to have a 1" riving at the tread, concrete stairs are to be raked 1" to form a nosing.
 Handrails at stairs are to be installed 2" - 8" vertically above the nose of the stair.
 Surrounding rails are to be 3" - 6" high.

VENTING:
 Vent roofs 1 to 300. Ensure a minimum 2 1/2 inches clearance between underside of sheathing and/or roof sheathing and the top of the insulation at eaves.

DRYWALL AND INSULATION:
 All drywall is to be installed on a 6 mil poly vapour barrier at exposed walls and ceilings.
 Drywall at Garage/Residence walls and ceilings is to be 5/8" Type "X" Fireguard.
 All insulation is to be friction fit but installation as specified on the drawings. (R40 to the ceilings and R20 to the walls).

DOORS AND WINDOWS:
 All doors and windows are to be as specified by the owner and as shown on the drawings.
 Confirm all rough openings after the windows and doors have been selected. Contractor is to coordinate this process with the manufacturers.

GARAGE DOOR:
 Garage door to residence is to be on an approved self closer and is to be weather-stripped.

FIREPLACES:
 Fireplaces are to be gas fueled and are to be as selected by the owner. Install vent fireplaces in strict accord with all pertinent codes and regulations and manufacturers instructions.
 Confirm fireplace dimensions and requirements before beginning framing.

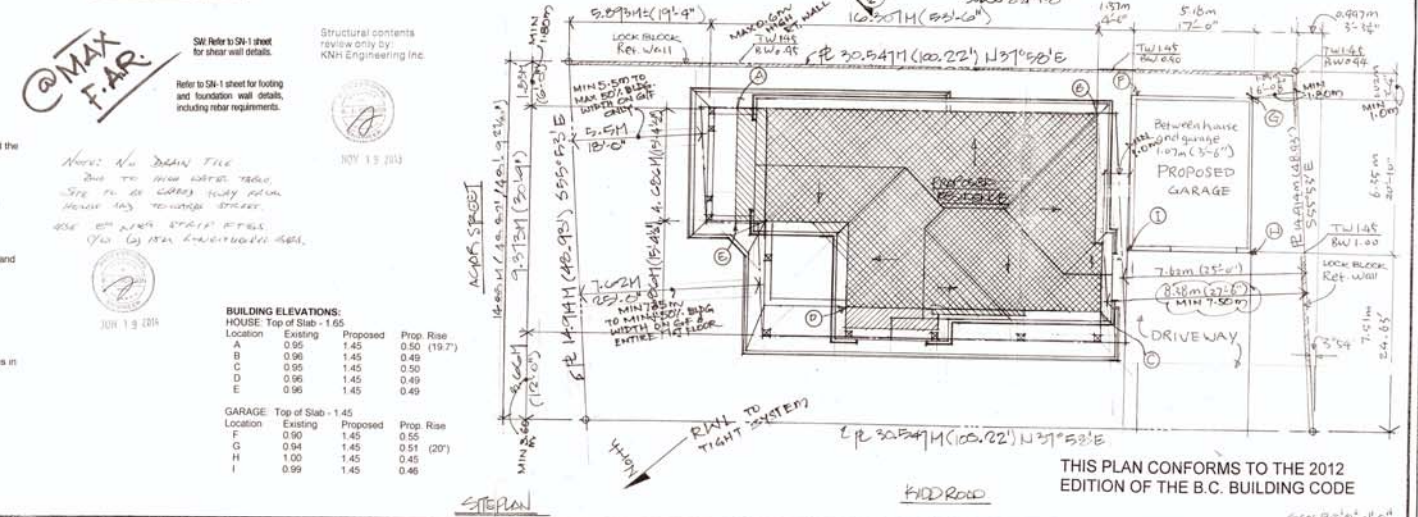
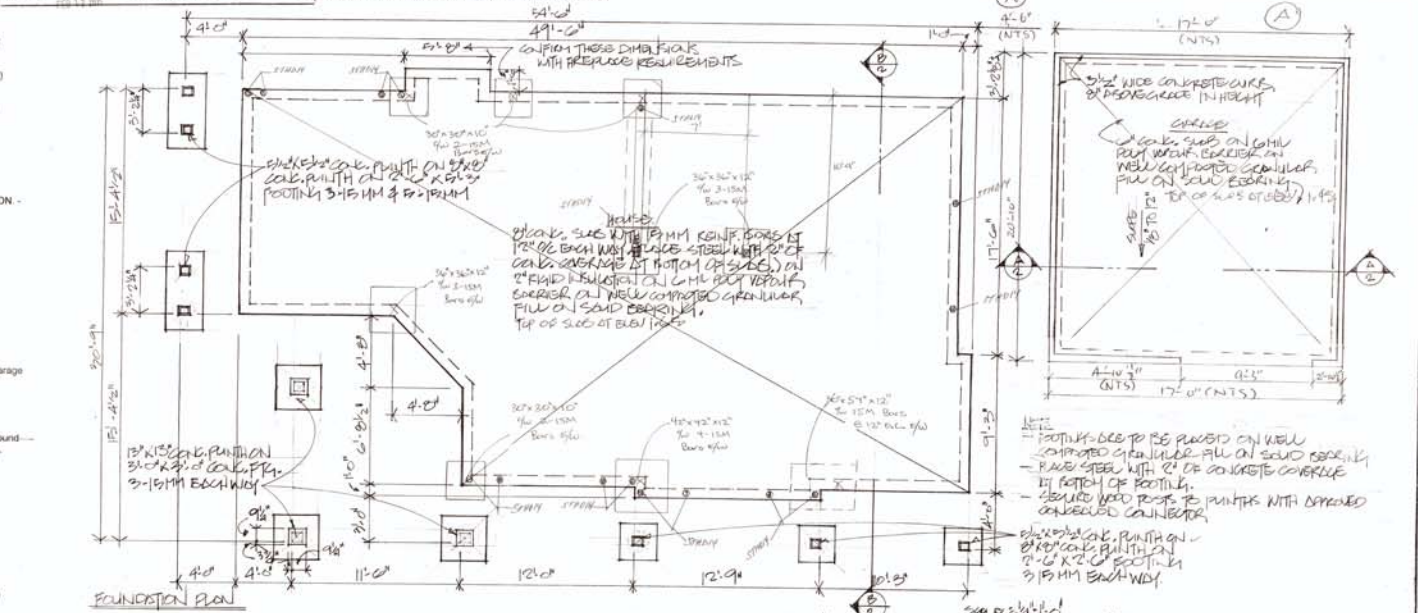
EXTERIOR FINISHES:
 All exterior materials and finishes are to be as specified. (Confirm.) These include:
 Doors: Shingles
 Door and window trims: Shingles
 Siding: Trims
 Soffits: Trims
 Gutters and Rain Water Leaders: Roofing
 Stain: Paint
 Stone facing: Paint

THESE PLANS HAVE BEEN REVIEWED FOR SUBSTANTIAL COMPLIANCE WITH THE MINIMUM STANDARDS OF THE B.C. BUILDING CODE, CURRENT EDITION. DEVELOPMENT PERMITS WHERE APPLICABLE AND ALL RELEVANT SURVEY PLANS. DETAILS ON THE PLANS WHICH EXCEED THE ABOVE NOTED MINIMUM STANDARDS ARE NOT CONSIDERED IN THE ISSUANCE OF THIS PERMIT.
 NOTE: THE REVIEW OF THESE PLANS DOES NOT GUARANTEE COMPLIANCE.
 DATE: _____ PLAN CHECKER: _____

ELECTRICAL BOX WEATHER PROOFING (N.T.S.)
 Vapour Barrier - Rain Screen Wall (Siding as Spec'd on 10MM Strapping on Building Paper on Sheathing)
 Rod and Caulk as per B.C.B.C.
 Electrical Box and Extension as req'd.
 Weather Proof Cover Plate
 "Blueskin" breathable, stretchable, self-adhesive membrane - Lap Building Paper over membrane at top and bottom
 Sealant - Gasket to Building Paper all round

VENT WEATHER PROOFING (N.T.S.)
 Vapour Barrier - Rain Screen Wall (Siding as Spec'd on 10MM Strapping on Building Paper on Sheathing)
 Rod and Caulk as per B.C.B.C.
 Vent Sealant - Gasket to Building Paper all round
 "Blueskin" breathable, stretchable, self-adhesive membrane - Lap Building Paper over membrane at top and bottom
 Sealant - Gasket to Building Paper all round

PIPE PROJECTION WEATHER PROOFING (N.T.S.)
 Vapour Barrier - Rain Screen Wall (Siding as Spec'd on 10MM Strapping on Building Paper on Sheathing)
 Paper behind Gasket
 "Blueskin" breathable, stretchable, self-adhesive membrane - Lap Building Paper over membrane at top and bottom
 Projecting Pipe
 Sealant all round
 Sealant - Gasket to Building Paper all round



BUILDING ELEVATIONS:

Location	Existing	Proposed	Prop. Rise
A	0.95	1.45	0.50 (19.7')
B	0.96	1.45	0.49
C	0.99	1.45	0.50
D	0.96	1.45	0.49
E	0.96	1.45	0.49

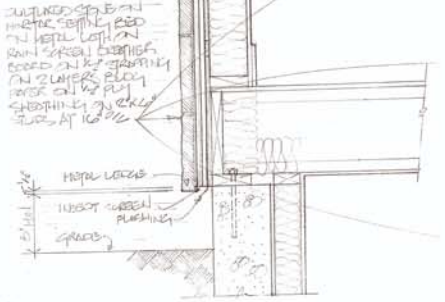
Garage Location	Top of Slab - 1.45	Existing	Proposed	Prop. Rise
F	0.90	1.45	0.55	
G	0.94	1.45	0.51 (20')	
H	1.00	1.45	0.45	
I	0.99	1.45	0.46	

REVISIONS

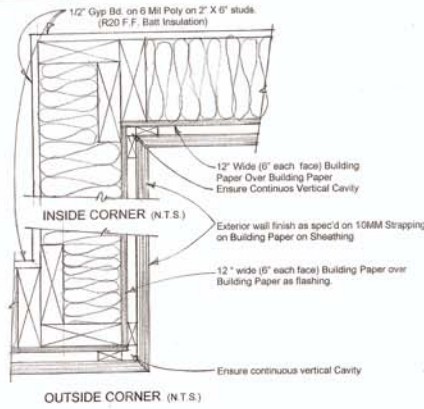
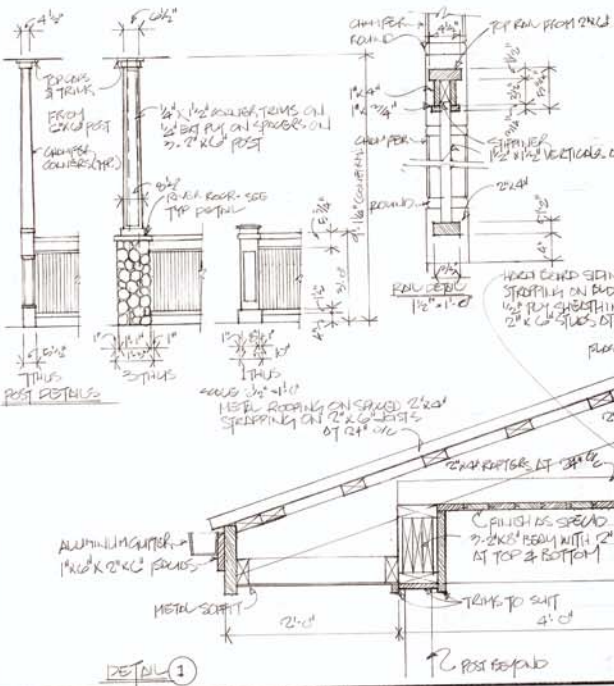
NO.	DESCRIPTION	DATE
1	As per PL CHECKER DEE-LIN OCT 14/2014	

Project Name: Foundation Plan
 Drawn by: G and P Quickcheck
 Date: 07 SEP 13
 Scale: N.T.S.
 Job: _____
 Sheet: 4 of 4

REVISIONS	BY



STAIR DETAIL

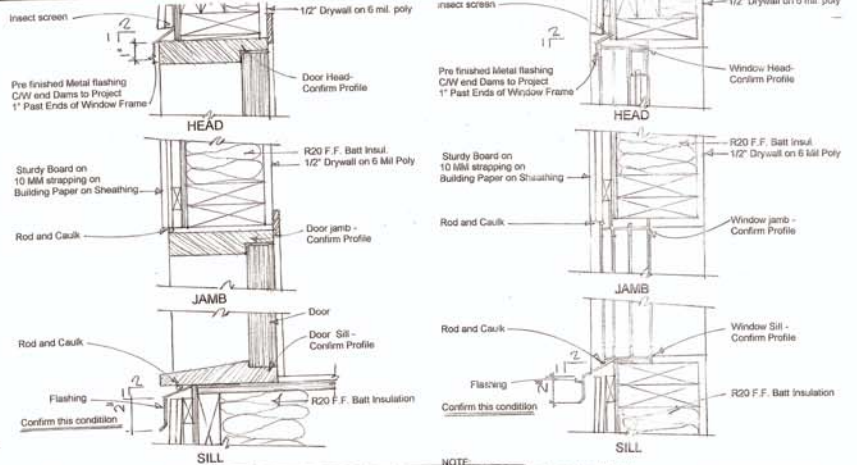


Note:
 - Siding as shown on details is to be installed on 10MM strapping in accordance with the window and door details.
 - 10MM approved strapping is to be installed at 16" o.c. (At each stud.)
 - Windows and doors are to have a 10MM gap all around to rough framing, except at door sill.
 - Provide 1/2" gap between top stake of siding and the soffit for air passage.
 - All flashings are to be 26 ga. and pre-finished as per 2-27-3-7 B.C.B.C., 2006 and are to be installed as per 9-27-3-9 B.C.B.C., 2006.
 - Flashings at heads and sills are to be 1/2" beyond the end of the frames.
 - Rod and caulking as required is to be continuous and is to be installed in accord with 9-27-4 B.C.B.C., 2006. Caulking is to be an approved polyurethane sealant.
 - Exterior electrical boxes, exhaust vents, pipes and any other projections are to be installed in strict accord with B.C.B.C. See typical details.

DESIGN LOADS:
 • Wind Load 6.7 psf
 • Seismic Load 0.2 psf
 • Dead Load 10 psf
 • Live Load 40 psf
 • Snow Load 30 psf
 • Ice Load 5 psf
 • Soil Load 10 psf
 • Capacity 1000 psf

The structural design has been reviewed for resistance of wind and seismic loads in accordance with Part 9 of the B.C.B.C. 2012 Subsection 9.23.12.2. Articles 9.23.13.4 to 9.23.13.7 Part 4 CWC 2009 "Engineering Guide for Wood Frame Construction".

Refer to
 Layout for roof from specifications. Any new or revised layout must be submitted to client engineering for review.

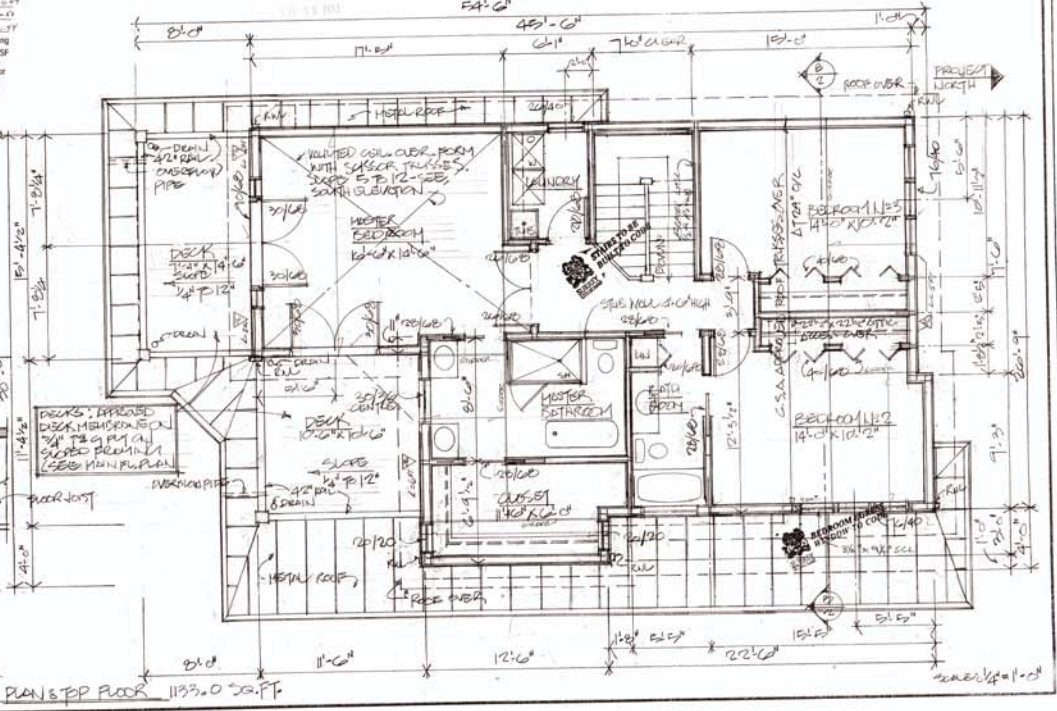


NOTE:
 - Confirm Door details with selected items.
 - All flashings are to comply with B.C.B.C. compliance with B.C.B.C.
 - All framing of door openings is to be in line with B.C.B.C.
 - Confirm Window details with selected items.
 - All flashings are to comply with B.C.B.C. compliance with B.C.B.C.
 - All framing of window openings is to be in line with B.C.B.C.

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE MINIMUM STANDARDS OF THE B.C. BUILDING CODE. THE REVIEWER'S OPINION IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE PLANS. THE REVIEWER'S OPINION IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE PLANS.

Structural contents
 Review only by:
 K&H Engineering Inc.

DATE: 2017.12.05 PLAN CHECKER: J. K. MINN
 THIS PLAN CONFORMS TO THE 2012 EDITION OF THE B.C. BUILDING CODE



Project: Residence and Garage for G and P Quechuck
 2024 1000 Road
 City of Surrey, B.C.
 Tel: 604.585.8500

Drawn: J. K. MINN
 Scale: N.T.S.
 Job: 2024 1000 Road
 Sheet: 4 of 4

West Wall Face - Limiting Distance Calculation
(From Table 3-2.3.1.C): $Q_1 D_1 S_1 = 4$

Limiting Distance	1.83 M (6.0 Feet)
Permitted Glazing	8.93% $\rightarrow$ 8.57% $\rightarrow$ 83.2%
Wall Face Area	92.09 Square Meters (977.8 Sq. Ft.)
Unprotected Openings	5.56 Square Meters (61 Sq. Ft.)

Therefore: 6.2%



ALL WINDOWS, DOORS AND SKYLIGHTS MUST COMPLY TO THE 2012 BC BUILDING CODE. AS A NORTH AMERICAN FENESTRATION STANDARDS

John McKay
P.O. Box 752
Fort Langley, B.C.
Tel: 604 889 8850

Elevations

G and P Quechuck
SQS Kids Read

Date 27 SEP 13

Contents

Job

1

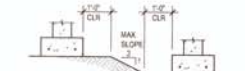
4 Sheet

GENERAL NOTES

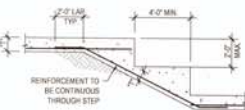
- This structure has been reviewed for structural compliance with Part 9 of the current CBC 2012 or VBC 2007.
- The drawings show the completed structure. Components that may be necessary for construction safety are not included. The general contractor is responsible for all aspects of construction safety on and about the job site during construction.
- The structural drawings are to be used in conjunction with the architectural, mechanical, and electrical drawings where applicable, for details, dimensions, door openings, sleeves, inserts, etc. Any discrepancies not reported to the Engineer shall become the responsibility of the general contractor.
- The general contractor is responsible for all formwork support, plus shoring and underpinning if required. The general contractor shall engage the services of a specialty Engineer for the appropriate scope of work, and submit sealed shop drawings for review prior to commencing work.

FOUNDATIONS

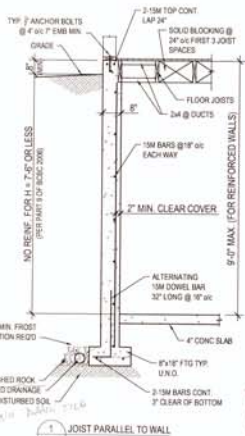
- The footings have been reviewed based on allowable bearing pressure of 150 kpa (1500 psf). This is the allowable pressure assigned for "firm clay," as defined under Section 9.4.4.1 and Appendix A of CBC 2012 or VBC 2007. By definition, "Clay and silt may be classified as 'firm' if it is difficult to indent by thumb pressure." "Firm" if it can be indented by moderate thumb pressure, "soft" if it can easily be penetrated by thumb pressure, where this test is carried out on undisturbed soil in the wall of a test pit." The contractor shall ensure that all bearing material for the foundation is original in nature, and conforms to the definition for firm clay, or better.
- Unless noted otherwise, centre all footings under walls or columns. Steps in footings to have a rise to run ratio of 1 to 2 maximum, unless the Engineer designs the drops.
- No backfilling against basement walls is permitted until the concrete is 14 days old, and the main floor joists and floor sheathing is installed. No machinery is to be allowed within ten feet of any concrete wall during or after backfilling.
- Use only free draining granular material (sand, gravel, or as approved by the Geotechnical Engineer. All damp proofing to comply with Municipal standards. Provide positive drainage away from all walls. Do not discharge any rainwater into drain tiles.
- Anchor bolts must be 3" diameter @ 4' o.c. and embedded 7" min into the concrete foundation. Anchor bolts must be within 12" of any sill plate joints and a min of 2 anchor bolts on each sill plate.



ADJACENT FOOTING DETAIL



TYPICAL STEP FOOTING DETAIL



JOIST PARALLEL TO WALL

WOOD FRAMING

- Unless noted otherwise, all wood design and construction shall conform to Part 9, CBC 2012 or VBC 2007.
- All structural designs are performed under CSA 086-09 where applicable.
- Nailing pattern for floor sheathing: 1" plywood or 2" OSB shall be 10d nails at 6" o.c. B.N. (boundary nailing) and 12" o.c. intermediate nailing. For concrete topping option, use 2" plywood or 2" OSB sheathing with 10d nails at 6" o.c. B.N. and 12" o.c. intermediate nailing.
- Unless noted otherwise, all framing lumber for beams, joists, and trusses shall be #2 or better SPF.
- All beams and headers shall be laminated using a minimum of 2 rows of 10d nails @ 12" o.c. (staggered if necessary). No splicing of beams allowed between supports. All flush mounted joists shall have hangers or approved pressure blocks.
- Beams shall have a minimum bearing length equal to the total beam width unless noted on the plan. Headers - min of two cripples unless noted on the plan.
- 2x2x8d nails at 6" o.c. at the B.N. and at 12" o.c. over intermediate supports.
- The general contractor is responsible to ensure that all load points are solidly blocked all the way to foundation, via beams, columns, and walls.
- Unless noted otherwise, all limits shall be 2-ply 2x10 No. 2 or better SPF.
- Each 2x member of built-up joists shall be nailed as follows: 2x4 Posts: 3/4" nails @ 8" o.c. staggered 2x6 Posts: 2 rows of 3/4" nails @ 8" o.c.

- Refer to holdown schedule for additional requirements for posts used with holdowns and straps.
- Slab framing for exterior walls (as per Table 9.23.1.1) to be as follows unless noted on plans:
 - Roof only: 2x4 @ 24" o.c. up to 9'-10" high 2x6 @ 16" o.c. up to 9'-10" high 2x6 @ 24" o.c. up to 9'-10" high 2x4 @ 12" o.c. up to 9'-10" high 2x6 @ 16" o.c. up to 10'-10" high
 - Roof plus 1 floor: 2x4 @ 24" o.c. up to 9'-10" high 2x6 @ 16" o.c. up to 9'-10" high 2x6 @ 24" o.c. up to 9'-10" high 2x4 @ 12" o.c. up to 9'-10" high 2x6 @ 16" o.c. up to 10'-10" high
 - Roof plus 2 floor: 2x4 @ 24" o.c. up to 9'-10" high 2x6 @ 16" o.c. up to 9'-10" high 2x6 @ 24" o.c. up to 9'-10" high 2x4 @ 12" o.c. up to 9'-10" high 2x6 @ 16" o.c. up to 10'-10" high
- Joists supported by wall girders shall require hangers. Joists supported by flush beams shall require hangers where the span exceeds 12'-0".
- Double floor joists under kitchen island (following spacing specified on plan).
- Floor joist Table for SPF #1, #2 c/w bridging min 7'-0" o.c. glued and nailed to subfloor with DIRECTLY APPLIED CEILING (with or without concrete topping).

Joist Size	Spacing	Max. Clear Span w/ Subfloor	Max. Clear Span w/ Subfloor
2x10 SPF	16" o.c.	19'-7"	15'-8"
2x10 SPF	12" o.c.	16'-8"	17'-3"
2x10 SPF	16" o.c.	16'-2"	18'-11"
2x10 SPF	12" o.c.	19'-4"	20'-3"
2x12 SPF	16" o.c.	17'-6"	18'-9"
2x12 SPF	12" o.c.	16'-9"	20'-4"
2x12 SPF	16" o.c.	21'-5"	22'-3"
2x12 SPF	12" o.c.	23'-0"	23'-10"



LATERALLY SUPPORTED

WOOD TRUSSES, SPECIALTY BEAMS, AND JOISTS

- The truss supplier shall follow the truss details as shown on the plans. Note all girder locations. The contractor shall note and follow all instructions on the truss designs and shop drawings for:
 - Hangers, especially heavy-duty hangers.
 - Crush plates or bearing brackets.
 - Bearing loads and special requirements for bearing.
 - All truss member bracing.
 - Any special requirement for lateral stability.
- The contractor shall install all trusses in a safe manner, conforming to guidelines established by the Western Compensation Board and the Western Wood Trusses Association.
- All T-plates and manufactured beams shall be designed and sealed by a Professional Engineer registered in B.C. Designs shall be submitted for review prior to installation.
- Structural Composite Lumber shall be Laminated Veneer Lumber (LVL) or Parallel Strand Lumber (PSL) beams to have 2.0E and Fp=2650 psi (LSD value = 5266 psi) min.
- All T-joint shop drawings must clearly show all blocking, hanger details, laminating details, and permitted hole sizes. These details must be available on site.
- Steel beams shall be primed. Bolt wood plates to top flange using 3" O bolts (or Nelson studs) at 4' O.C. staggered.
- All framing hardware specified on the structural drawings are "Simpson Strong Tie" products. Others may be substituted with approval by the Structural Engineer. Use galvanized hardware for exterior exposure. All hardware (hangers, ties, connectors, etc.) shall be installed as per the manufacturer's requirements.

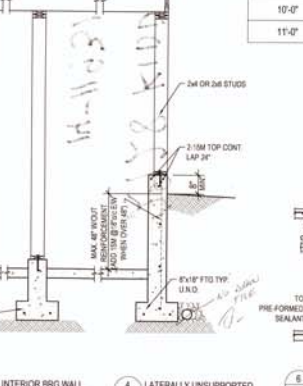
CONCRETE WORK

- Concrete work for Housing and Small Buildings shall conform to CANADA-M34. All other concrete work shall conform to A23.3-04.
- Concrete strengths: Footing, walls: 25 Mpa Slab on grade: 20 Mpa Suspended slab: 32 Mpa
- Reinforced steel to conform to CANADA-C30.15-M32, grade 400 (60ksi).
- All reinforcing steel to have cover as follows:

cast against earth	3"
formed surfaces exposed to weather	2"
beams/walls not exposed to weather	1.5"
slabs not exposed to weather	1"
- Chairs, spacers, or ties shall adequately support all reinforcing during concrete placement. Provide corner bars to match horizontal spacing. Lap all reinforcing 24" u.o.s.
- All reinforcing must be inspected and approved by the Engineer prior to placing concrete.

REINFORCED STEEL

- Use new, clean, undamaged deformed reinforcing bars conforming to CSA G30.18, Grade 400 unless noted otherwise. WELDED WIRE FABRIC to CSA G30.13. Place reinforcing steel to CANADA-A23.1.
- All concrete to be reinforced unless noted otherwise. Minimum reinforcement for slabs 6" or less shall be 15M @ 12" o.c. each way and 6d W.W.F.
- Corner bars to match horizontal wall reinforcement at wall intersections.
- Downs in footings or slabs to match vertical wall reinforcement.

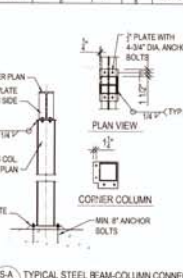


INTERIOR BRG WALL

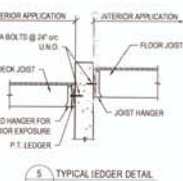
INSPECTIONS

- The contractor shall notify the Engineer (minimum 24 hours notice) for inspections at the following stages unless arranged otherwise:
 - Formed footing and walls, with reinforcing steel if required.
 - Wood framing, following rough-in wiring, heating, and plumbing.
 - Bearing loads and special requirements for bearing.
 - All truss member bracing.
 - Any special requirement for lateral stability.

CONN. BOLT SCHEDULE	BEAM SIZE	SHEAR PL. THICKNESS	BOLT NO.	BOLT DIA.	BOLT TYPE
WB x	2"	2"	2	1/2"	A325-SC
WB x	2"	2"	2	1/2"	A325-SC
WB x	2"	2"	3	1/2"	A325-SC

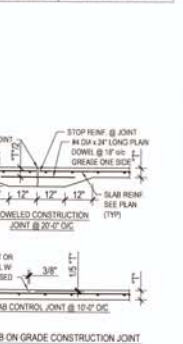


TYPICAL STEEL BEAM-COLUMN CONNECTION

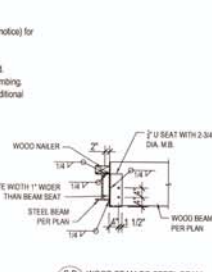


TYPICAL LEDGER DETAIL

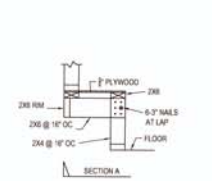
H = WALL HEIGHT	WALL TYPE	MINIMUM REINFORCEMENT REQUIRED
8'-0"	SUPPORTED	15M BARS @ 16" o.c. GRID
10'-0"	SUPPORTED	15M BARS @ 16" o.c. GRID
11'-0"	SUPPORTED	15M BARS @ 12" o.c. GRID



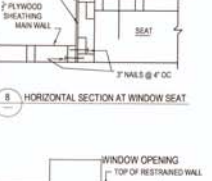
TYP. SLAB ON GRADE CONSTRUCTION JOINT



WOOD BEAM TO STEEL BEAM



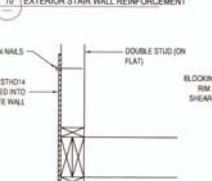
HORIZONTAL SECTION AT WINDOW SEAT



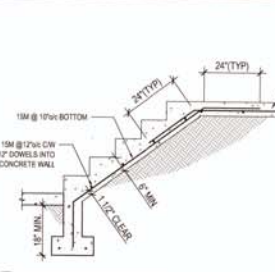
WINDOW OPENING IN BASEMENT WALL



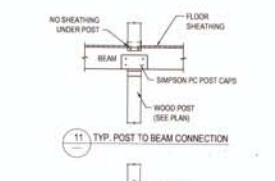
EXTERIOR STAIR WALL REINFORCEMENT



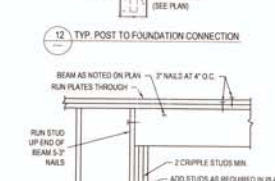
HOLD DOWN DETAIL FOR RIM APPLICATION



TYP. STAIR REINFORCEMENT DETAIL



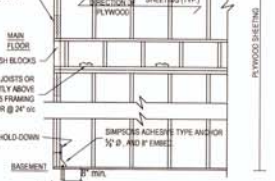
TYP. POST TO BEAM CONNECTION



TYP. POST TO FOUNDATION CONNECTION



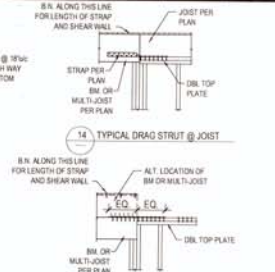
STUD SUPPORT FOR BEAM



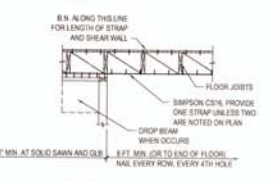
ONE ROW LATERAL BRACE



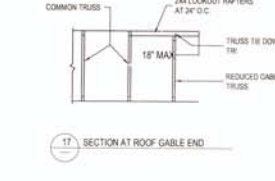
TWO ROWS LATERAL BRACE



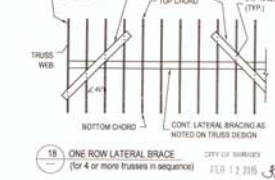
TYPICAL DRAG STRUT TO JOIST



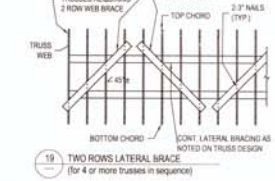
TYPICAL DRAG STRUT DETAIL



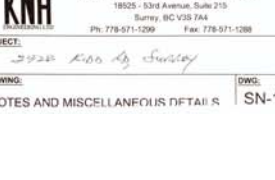
DRAG STRUT PERPENDICULAR TO JOISTS



SECTION AT ROOF GABLE END



ONE ROW LATERAL BRACE



TWO ROWS LATERAL BRACE

KNH Engineering Limited
18025 - 53rd Avenue, Suite 215
Burnaby, BC V5N 7A4
Ph: 778-571-1299 Fax: 778-571-1288

PROJECT: 3922 Kilo by Sunley

DRAWING: NOTES AND MISCELLANEOUS DETAILS

DWG: SN-1



Owner Builder Disclosure Notice

Purpose: As required by section 21(2)(a) of the Homeowner Protection Act (the "Act"), the purpose of this Disclosure Notice is for the owner builder and subsequent owners to disclose to any and all potential owners of the new home (the "home") described herein, during the 10-year purchase period, that the home was built under an Owner Builder Authorization issued by the BC Housing to the individual described herein as the owner builder.

OWNER BUILDER INFORMATION

Name (last,first): Quechuck, Gordon

Owner Builder Authorization No.: 87987

PROPERTY INFORMATION

Civic Address: 2928 Kidd Road

City/Town: Surrey

Province: British Columbia

Postal Code: V4A 3H7

PID: 011-371-706

Legal Description: LOT 1 BLK 15 DL 52 GP 2 NEW WESTMINSTER DISTRICT PLAN 9044

CONSTRUCTION INFORMATION

Building Permit: 14-11931

Building Permit Issue Date: 2015/Feb/12

First Occupancy Date: 2016/Sep/01

Owner Builder Authorization Date: 2013/Oct/10

MATERIAL FACTS

The home was built under an Owner Builder Authorization. The home was not built under the licence of a Licenced Residential Builder.

The home is not covered by a policy of home warranty insurance. Statutory protection, as per section 23 of the Act, is available to a purchaser of the home.

Other: As of this date an occupancy permit has not been issued from City of Surrey. Date of first occupancy on this Disclosure Notice is the date reported to BC Housing by the owner builder. The owner builder has submitted documentation to support the reported occupancy date.

DEFINITIONS

"owner builder": means an individual with a valid Owner Builder Authorization issued under section 20 of the Homeowner Protection Act

"purchase period": means a) the period during which home warranty insurance for a new home is in effect; or b) if home warranty insurance has not been obtained, the period during which home warranty insurance would have been in effect had it been obtained.

"first occupancy date": means the date an occupancy permit with respect to the new home was first issued, or if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied.

Owner Builder Disclosure Notice

SUBTRADES - the following list of tradespersons who contributed to the building of the home was supplied by the owner builder

Cladding: Dale Dedecker Contractor, Dale Dedecker, (778) 908-9602

Electrical: DM Electric, Dylan, (604) 616-3134

Engineering: KNH Engineering , Bruce Geron, (778) 571-1288

Excavation: Westrock Custom Breaking Ltd. , Gordon Quechuck, (604) 612-2541

Flooring: Spruce Bay Construction & Renovations Ltd. , Rainer Armstrong, (604) 613-1018

Foundation: Valley Geo, Jian Heqing, (604) 882-8476

Framing: Denco Ventures, John Den-Boer, (604) 819-4986

Heating/AC: Riverside Heating & Plumbing, Matt, (778) 778-6800 /604-513-4115

House Design: John McKay Architect Company, John McKay, (604) 888-8660

Insulation: North Shore Insulation, Naveed, (778) 725-6316

Interior Wall Finish: Spruce Bay Construction & Renovations Ltd. , Rainer Armstrong, (604) 613-1018

Plumbing: Joe Thiessen Plumbing, Joe thiessen, (604) 817-7773

Roofing: Interlock Industries, Marcella Laine, (186) 658-7766 3

Sewer/Septic: Westrock Custom Breaking Ltd., Gordon Quechuck, (604) 612-2541

Soil remediation: Valley Geo #44024-01, Jian Heqing, (604) 882-8475

Windows/Doors: Nap Windors & Doors, Albert Raponic, (250) 762-5343 /250-870-7003

Owner Builder Disclosure Notice

STATUTORY PROTECTION

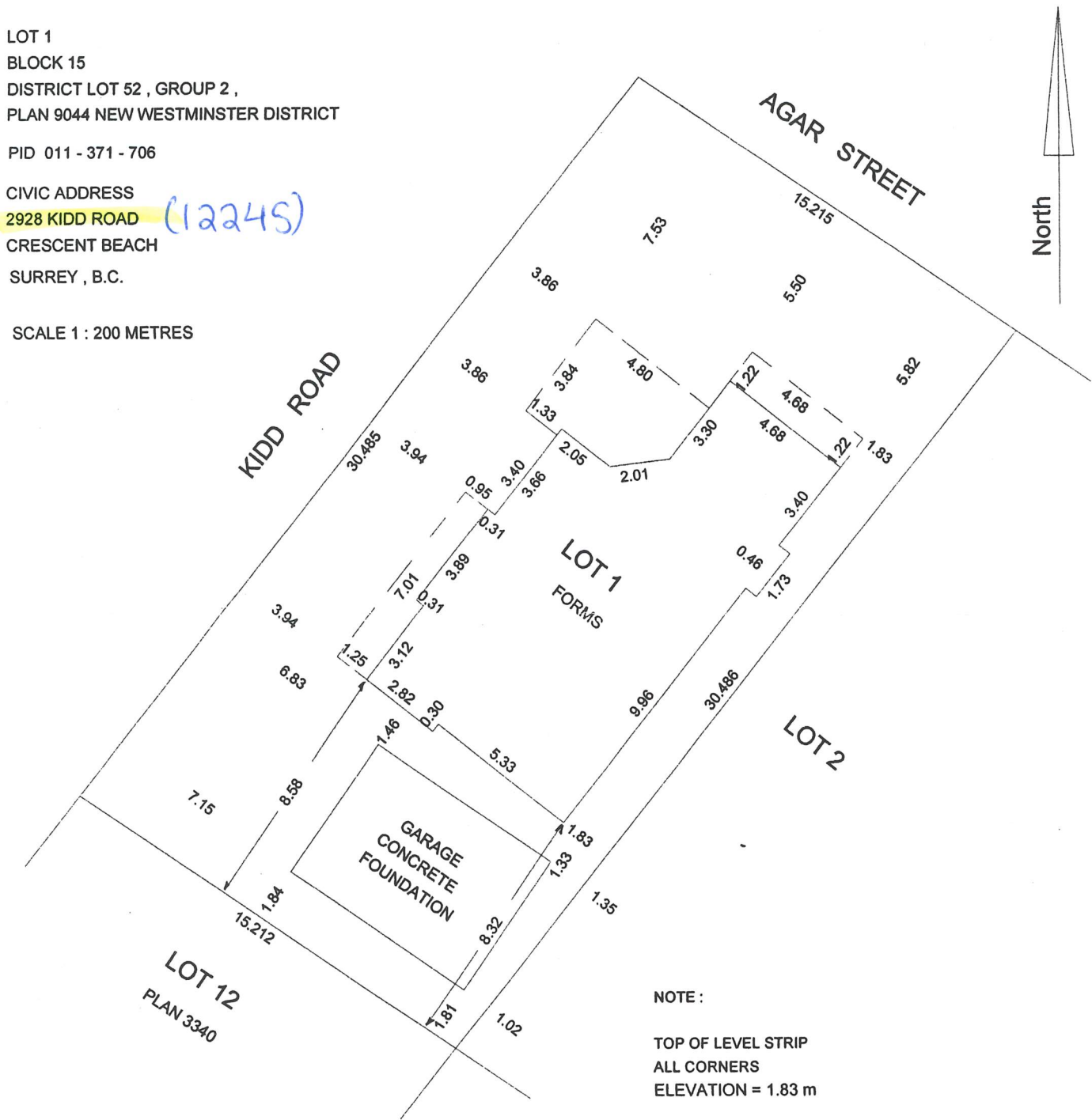
- (1) A residential builder or an owner builder and a vendor of a new home are both deemed to have agreed with the owner of the new home, to the extent of labour, materials and design supplied, used or arranged by the residential builder, owner builder or vendor, that the new home, except to the extent prescribed by regulation,
 - (a) is free from defects in materials and labour and will remain so for a period of at least 2 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied,
 - (b) is free from defects in the building envelope, including defects resulting in water penetration, and will remain so for a period of at least 5 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied, and
 - (c) is free from structural defects, and will remain so for a period of at least 10 years after
 - (i) the date an occupancy permit with respect to the new home was first issued, or
 - (ii) if no occupancy permit has been issued with respect to the new home, the date the new home was first occupied.
- (2) Any term of an agreement that purports to waive, exclude, limit or qualify the protection under subsection (1) is of no effect.
- (3) The protection under subsection (1) is for the benefit of whoever is the owner of the new home from time to time until the end of the period within which an action may be brought under subsection (5), and that owner is deemed
 - (a) to have given good consideration for the benefit of the protection, and
 - (b) to be the only person entitled to recover damages for a breach of the protection.
- (4) Despite subsection (3), if the ownership of the new home changes during the course of an action for breach of the protection under subsection (1), the new owner is entitled to be substituted as plaintiff and to enforce all rights that the former owner could have enforced.
- (5) An action in respect of the protection under subsection (1) must be commenced within 10 years after the date of first occupancy of the new home or, in respect of common property, common facilities and other assets of a strata corporation, the date the strata plan is deposited in a land title office in accordance with the Strata Property Act.
- (6) Nothing in this section
 - (a) excludes, qualifies or limits any other term, express or implied,
 - (b) relieves any person of liability to which they would otherwise be subject, or
 - (c) subjects a municipality, regional district or treaty first nation to any greater liability than if this section were not in force.
- (7) This section does not apply to a new home covered by home warranty insurance.

Please Note: The BC Housing strongly encourages individuals who are in receipt of this Disclosure Notice to consult legal counsel in an effort to fully understand the level of protection afforded by the Statutory Protection outlined above. This Statutory Protection is not backed by a home warranty insurance company. An individual who wishes to seek recourse through the Statutory Protection must contact the original owner builder directly or do so through the civil legal process. For information regarding resolving construction disputes please visit the BC Housing website.

BC LAND SURVEYOR'S CERTIFICATE ON

LOT 1
BLOCK 15
DISTRICT LOT 52 , GROUP 2 ,
PLAN 9044 NEW WESTMINSTER DISTRICT
PID 011 - 371 - 706
CIVIC ADDRESS
2928 KIDD ROAD (12245)
CRESCENT BEACH
SURREY , B.C.

SCALE 1 : 200 METRES



NOTE :
THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES
AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.
THIS PLAN SHOWS THE RELATIVE LOCATION OF THE
PRO-CONSTRUCTION FORMS WITH RESPECT TO THE
BOUNDARIES OF THE PARCEL.
THIS PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES
OR PROPERTY CORNERS.
ALL RIGHTS RESERVED . NO PERSON MAY COPY , REPRODUCE , TRANSMIT
OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE
CONSENT OF THE SIGNATORY .
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR ANY
DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A
RESULT OF ANY DECISIONS MADE OR ACTIONS TAKEN
BASED ON THIS PLAN .

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY

Ray L. Mallory B.C.L.S.

DATED THIS 27TH DAY OF APRIL 2015

© R.L. MALLORY B.C.L.S.



MALLORY SURVEY SERVICES

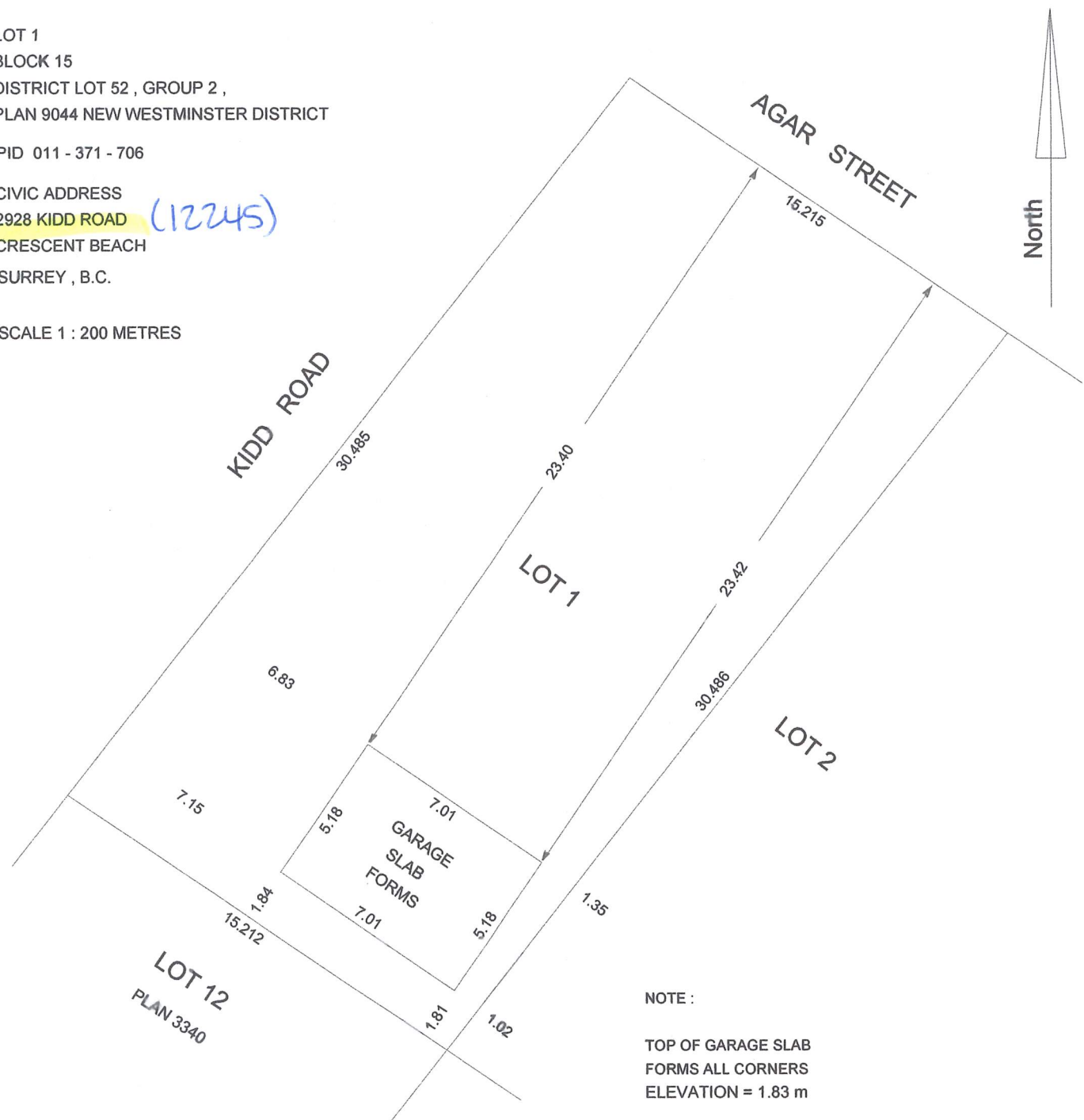
15291 COLUMBIA AVENUE
WHITE ROCK, B.C. V4B 1J5
604 - 535 - 9556

FILE : 14 - 01 - 696
DWG. : 23

BC LAND SURVEYOR'S CERTIFICATE ON

LOT 1
BLOCK 15
DISTRICT LOT 52 , GROUP 2 ,
PLAN 9044 NEW WESTMINSTER DISTRICT
PID 011 - 371 - 706
CIVIC ADDRESS
2928 KIDD ROAD (12245)
CRESCENT BEACH
SURREY , B.C.

SCALE 1 : 200 METRES



NOTE :
TOP OF GARAGE SLAB
FORMS ALL CORNERS
ELEVATION = 1.83 m
ELEVATIONS ARE IN METRES GEODETIC

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CERTIFIED CORRECT ACCORDING TO FIELD SURVEY

RECEIVED

APR 1 0 2015

PROFESSIONAL

MALLORY SURVEY SERVICES

15291 COLUMBIA AVENUE

WHITE ROCK, B.C. V4B 1J5

604 - 535 - 9556

FILE : 14-01-696

DWG : 22

 B.C.L.S.

DATED THIS 13TH DAY OF APRIL 2015

2928 - Kidd Rd (12245)
DEMOLITION OF SFD AND SHED

B-13-042237-0-0
AREA: N/A

CITY OF SURREY

BUILDING PERMIT

PROJECT ADDRESS: 2928 - Kidd Rd DEMOLITION OF SFD AND SHED
LEGAL DESCRIPTION: LT 1 16 DL 52,231&491 PL 9044
ZONE: zone
PERMIT TYPE: Demolition - Residential BUILDING TYPE: Single Family WORK PROPOSED: Demolition
C-S

DECLARED VALUE OF CONSTRUCTION:

WORK DESCRIPTION:
DEMOLITION OF SINGLE FAMILY DWELLING AND SHED

APPLICANT:

BUILDER / GENERAL CONTRACTOR:

OWNER:

MAJOR ROAD:	LEGAL ACCESS FROM LANE:
SANITARY MAIN:	LEGAL ENCUMBRANCES:
SAN. CONNECTION:	WATER MAIN:
STORM SEWER:	WATER CONNECTION:
STORM CONNECTION:	ELECTRICAL:
DRIVEWAY WIDTH:	

COMMENTS:

Demolition of Single Family Dwelling
Burning of demolition debris is prohibited by G.V.R.D. Air Pollution Control by-law #92.
DEBRIS MUST BE REMOVED AND SITE GRADED

INSPECTIONS REQUIRED - Call 604-591-4231.

Do not remove any trees protected by the Surrey Tree Preservation By-law without permits.
Utility fees will remain on your tax notice until a final inspection has been made and passed by a building inspector.

REFER TO SOUTH FRASER HEALTH REGION BULLETIN 'RODENT CONTROL AND BUILDING DEMOLITION' ATTACHED

An I.S.A. accredited arborist must be in attendance during the course of the demolition, the clean-up, and at any time that any heavy equipment encroaches within 4 metres of the canopy dripline of any tree. The arborist is to supervise crews and ensure that there is no encroachment within critical tree protection zones. The arborist is also required to submit a written report to the City stating that he has been hired by the owner to attend the site during the demolition and clean-up, and another written report after the work is complete, describing what, if any, impact the work had on the trees.

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ISSUED BY: IP4

DATE OF ISSUANCE: THURSDAY SEPTEMBER 25, 2014

DEPARTMENT COPY

2928 - Kidd Rd (12245)

Single Family Dwelling

B-14-011931-0-0

BLDG INSP. AREA 4

CITY OF SURREY

BUILDING PERMIT

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Permission is required from the originator of this document for any additional copies.

PROJECT ADDRESS: 2928 - Kidd Rd Single Family Dwelling

LEGAL DESCRIPTION: LT 1 16 DL 52,231&491 PL 9044

ZONE: RF

PERMIT TYPE: Residential C-S

BUILDING TYPE: Single Family

WORK PROPOSED: New

DECLARED VALUE OF CONSTRUCTION: \$400,000

WORK DESCRIPTION:

SINGLE FAMILY DWELLING Two storey on slab (Detached Garage)

Addition of a Secondary Suite Requires a Permit Heating: Rad. in Flr. +EBB

Do not remove any trees protected by the Surrey Tree Preservation By-law without permits.

MAXIMUM F.A.R. ACHIEVED FAR Allowable: 2990 sq.ft. P. Eng. Structural as per B.J.Gernon & Geotechnical as per H.Jian Draitile deleted as per P.Eng. B.J.Gernon Framing shall not extend to floor level at all "window seat" areas. Covered areas shall be for "Patio Use" ONLY. MBE: 1.50m (As per DVP # 14-189) MF EL: 1.65m Rainwater leaders to be connected to storm via solid pipe to a point downstream of the building sump.

APPLICANT:

BUILDER / GENERAL CONTRACTOR: Westrock Custom Breaking Ltd. Surrey V4A 9L1

OWNER:

MAJOR ROAD:	No	LEGAL ACCESS FROM LANE:	No
SANITARY MAIN:	Yes	LEGAL ENCUMBRANCES:	Unknown
SAN. CONNECTION:	to be applied for	WATER MAIN:	Yes
STORM SEWER:	Yes	WATER CONNECTION:	to be applied for
STORM CONNECTION:	to be applied for	ELECTRICAL:	Inspector to
DRIVEWAY WIDTH:			Determine

COMMENTS:

ENG -Engineering Dept. has no record of a Lot Grading Plan for this lot. ENG - Driveway access is not to exceed 6 metres and must clear street lights, power poles, hydrants, hydro kiosks and any other utility structure by a minimum of 1 metre and must have a minimum 1.5 metre clearance from side property lines. ENG - The near side of the driveway access shall be located no closer than 9.0 metres from the property corner of the intersecting local roads. ENG - Any changes to the existing driveway access or construction of a new driveway access requires prior approval and a City Road and ROW permit from the Engineering Department. City Road and ROW permit for any driveway changes must be issued and completed prior to final occupancy. ENG - Sanitary, storm and water connections must be applied for in Eng. Dept. prior to issuance of BP ENG - Builder must implement Best Management Practises in accordance with Schedule "B" of the Erosion and Sediment Control By-law ENG - Builder is responsible for all boulevard repairs not reported and confirmed by Eng. Dept as pre-existing damage. Builder to ensure that any fence construction does not conflict with service connections at the property line. The City must have full access to the storm and sanitary inspection chambers, water shut off and water meter. If the water meter conflicts with the fence location, applicant must relocate meter pit and setter 300mm from the proposed fence and provide a dummy, accessible without entering private property. ENG - A FINAL BOULEVARD INSPECTION MUST BE COMPLETED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF OCCUPANCY.

ENG - All Engineering Department conditions of Building Permit issuance have been met.Jan27/15dgs

ISSUED BY: K5S

DATE OF ISSUANCE: THURSDAY, FEBRUARY 12, 2015

DEPARTMENT COPY

2928 - Kidd Rd (12245)

DETACHED GARAGE

B-14-011937-0-0

BLDG INSP. AREA 4

CITY OF SURREY

BUILDING PERMIT

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PROJECT ADDRESS: 2928 - Kidd Rd DETACHED GARAGE

LEGAL DESCRIPTION: LT 1 16 DL 52,231&491 PL 9044

ZONE: RF

PERMIT TYPE: Residential C-S

BUILDING TYPE: Garage/Carport
(Detached)

WORK PROPOSED: New

DECLARED VALUE OF CONSTRUCTION: \$50,000

WORK DESCRIPTION:

ACCESSORY BUILDING - Detached Single Garage

Do not remove any trees protected by the Surrey Tree Preservation By-law without permits.

MAXIMUM F.A.R. ACHIEVED FAR Allowable: 2990 sq.ft. P. Eng. Structural as per B.J.Gernon & Geotechnical as per H.Jian Drain tile deleted as per P.Eng. B.J.Gernon Rainwater leaders to be connected to storm via solid pipe to a point downstream of the building sump.

APPLICANT:

BUILDER / GENERAL CONTRACTOR: Westrock Custom Breaking Ltd. Surrey V4A 9L1

OWNER:

MAJOR ROAD:	No	LEGAL ACCESS FROM LANE:	No
SANITARY MAIN:	Yes	LEGAL ENCUMBRANCES:	Unknown
SAN. CONNECTION:	to be applied for	WATER MAIN:	Yes
STORM SEWER:	Yes	WATER CONNECTION:	to be applied for
STORM CONNECTION:	to be applied for	ELECTRICAL:	Inspector to
DRIVEWAY WIDTH:			Determine

COMMENTS:

ENG - Engineering Dept. has no record of a Lot Grading Plan for this lot. ENG - Driveway access is not to exceed 6 metres and must clear street lights, power poles, hydrants, hydro kiosks and any other utility structure by a minimum of 1 metre and must have a minimum 1.5 metre clearance from side property lines. ENG - The near side of the driveway access shall be located no closer than 9.0 metres from the property corner of the intersecting local roads. ENG - Any changes to the existing driveway access or construction of a new driveway access requires prior approval and a City Road and ROW permit from the Engineering Department. City Road and ROW permit for any driveway changes must be issued and completed prior to final occupancy. ENG - Sanitary, storm and water connections must be applied for in Eng. Dept. prior to issuance of BP ENG - Builder must implement Best Management Practises in accordance with Schedule "B" of the Erosion and Sediment Control By-law ENG - Builder is responsible for all boulevard repairs not reported and confirmed by Eng. Dept as pre-existing damage. Builder to ensure that any fence construction does not conflict with service connections at the property line. The City must have full access to the storm and sanitary inspection chambers, water shut off and water meter. If the water meter conflicts with the fence location, applicant must relocate meter pit and setter 300mm from the proposed fence and provide a dummy, accessible without entering private property. ENG - A FINAL BOULEVARD INSPECTION MUST BE COMPLETED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF OCCUPANCY. ENG - All Engineering Department conditions of Building Permit issuance have been met. Jan27/15dgs

ISSUED BY: K5S

JS/MN

DATE OF ISSUANCE: THURSDAY, FEBRUARY 12, 2015

DEPARTMENT COPY

SCHOOL CATCHMENTS:
CRESCENT PARK ELEMENTARY
ELGIN PARK SECONDARY

ZONING: RF
SINGLE FAMILY RESIDENTIAL ZONE

FRONTAGE: 100 FEET

TOTAL AREA:
4,987 SQ FT

DEPTH: 49 FEET

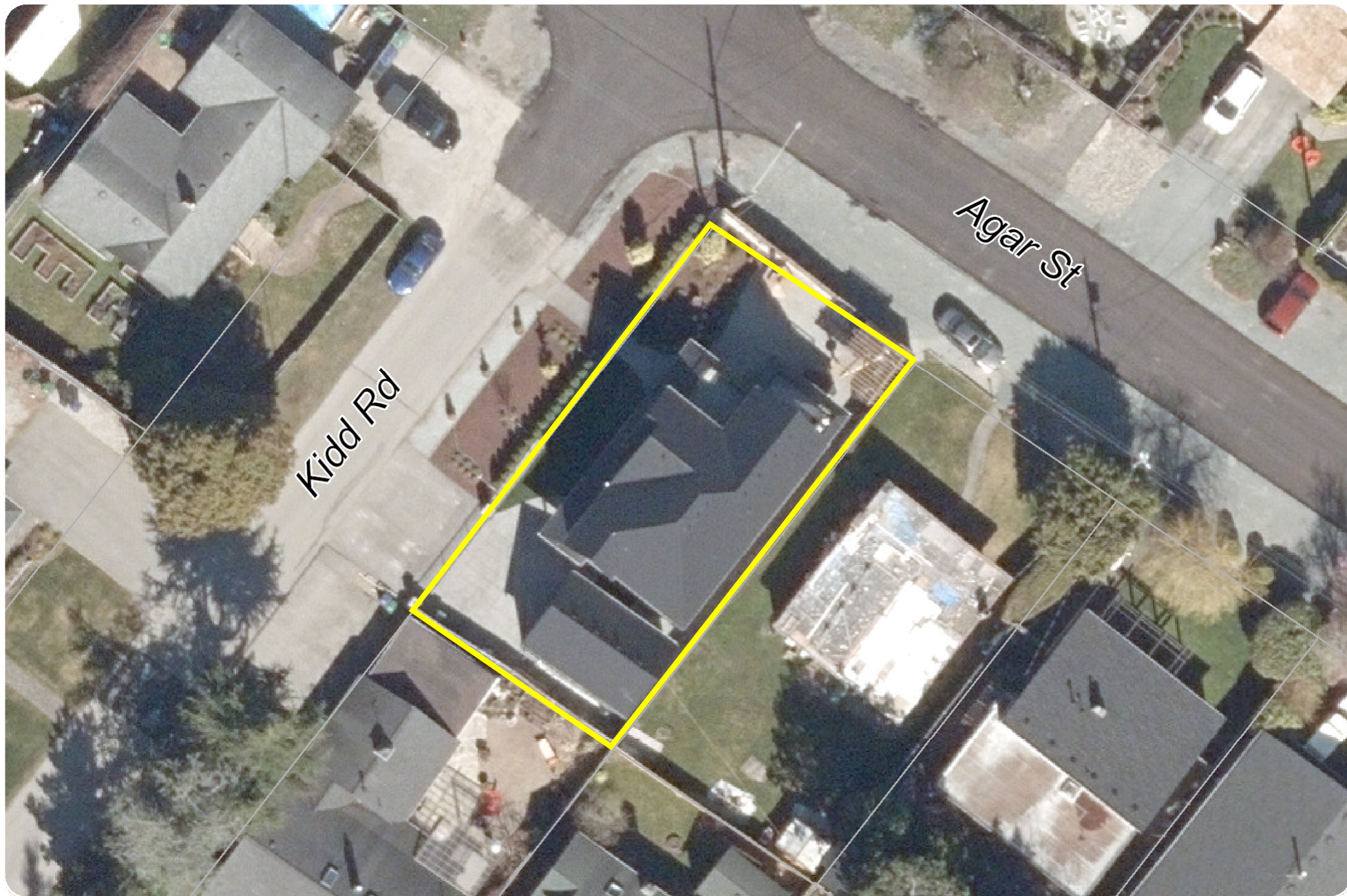
Agar St

Kidd Rd

2928 Kidd Road

Scale: 1:325





2928 Kidd Road

Scale: 1:325

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



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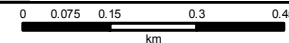
Map created on: 2019-09-06

**CRESCENT
BEACH****BLACKIE
SPIT PARK****2928 KIDD ROAD****PUBLIC
TRANSIT****CRESCENT PARK****ELGIN PARK
SECONDARY****CRESCENT PARK
ELEMENTARY**

2928 Kidd Road

Scale: 1:13,000

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Map created on: 2019-09-06

BLACKIE SPIT PARK

Location: 3136 McBride Avenue, Surrey BC



About Blackie Spit Park

Blackie Spit Park is a stunning City park located in the Crescent Beach neighbourhood of [South Surrey](#). The park is named after the dramatic spit that extends into Mud Bay at the mouth of the Nicomekl River. Blackie Spit has amazing views of Mud Bay and the north shore mountain. Blackie Spit also offers some of the best bird watching areas in Canada, with almost 200 species of birds recorded in a calendar year. The sandy spit, surrounded by tidal marsh and eelgrass beds, is an important stop for migrating and wintering waterfowl and shorebirds, as they make their way up and down the coastline of North and South America. Fall migrants start arriving in late August and September. Spring migrants start arriving in mid-March, and are generally gone by the end of May. Blackie Spit Park is also a great place to see aquatic mammals. Harbour seals and their pups love to rest on the sandbars. The Park is managed as a wildlife conservation area so habitat enhancement activities are ongoing throughout the park. The [nature trail walk](#) around Blackie Spit Park is around 5 kilometres long. Allow around 2 hours for this walk. Blackie Spit Park has signs throughout the park for a self-guided walk. Learn about the history and ecological significance of the area while enjoying the beautiful ocean views and wildlife. This waterfront park is also home to the [Surrey Sailing Club](#), the [Crescent Beach Swim Club](#) and the [Dunsmuir Community Gardens](#).

Blackie Spit Dog off-leash Area

Blackie Spit also has a fully fenced [dog off-leash area](#), featuring a mixed terrain of grass, gravel and sand. The off-leash area is east of the main parking lot at McBride Avenue and Wickson Road, next to the tennis courts. Here, you'll find also a covered area for those rainy days when Rover still needs a run. Further to the north of the primary dog off-leash area, at the far north of the parking area, you'll find the Blackie Spit dog off-leash beach. This area of the beach is fully fenced in with a shoreline to explore and a swimming area for dogs. See the [Dog Off Leash Area & Swimming Beach Map](#) to see where to take Rover. Remember to use a leash when traveling between the main dog off-leash area and the beach area.

Nature Trails

OF SURREY

Blackie Spit Park

3136 MCBRIDE AVE

Viewing Tip: Fall migrants start arriving in mid-August; spring migrants in mid-March.



Twice each year, Blackie Spit Park is a rest stop for over 300 species of birds and more than 100,000 ducks and geese as they move between southern wintering sites and northern summer breeding grounds.

This park is full of amazing sights and sounds. Its trails will lead you through forest and meadow, along shorelines, and along the dyke to Dunsmuir Community Gardens. If you go exploring on the beach, please remember to tread lightly; it may only look like lifeless rocks, shells and sand, but the beach is home to many living creatures too!

LEGEND

Washrooms	Picnic shelter	Bridge
Parking	Picnic table(s)	Walking trail
Water park	Information	Universal access trail
Playground	River/creek	Building
Park	Water	

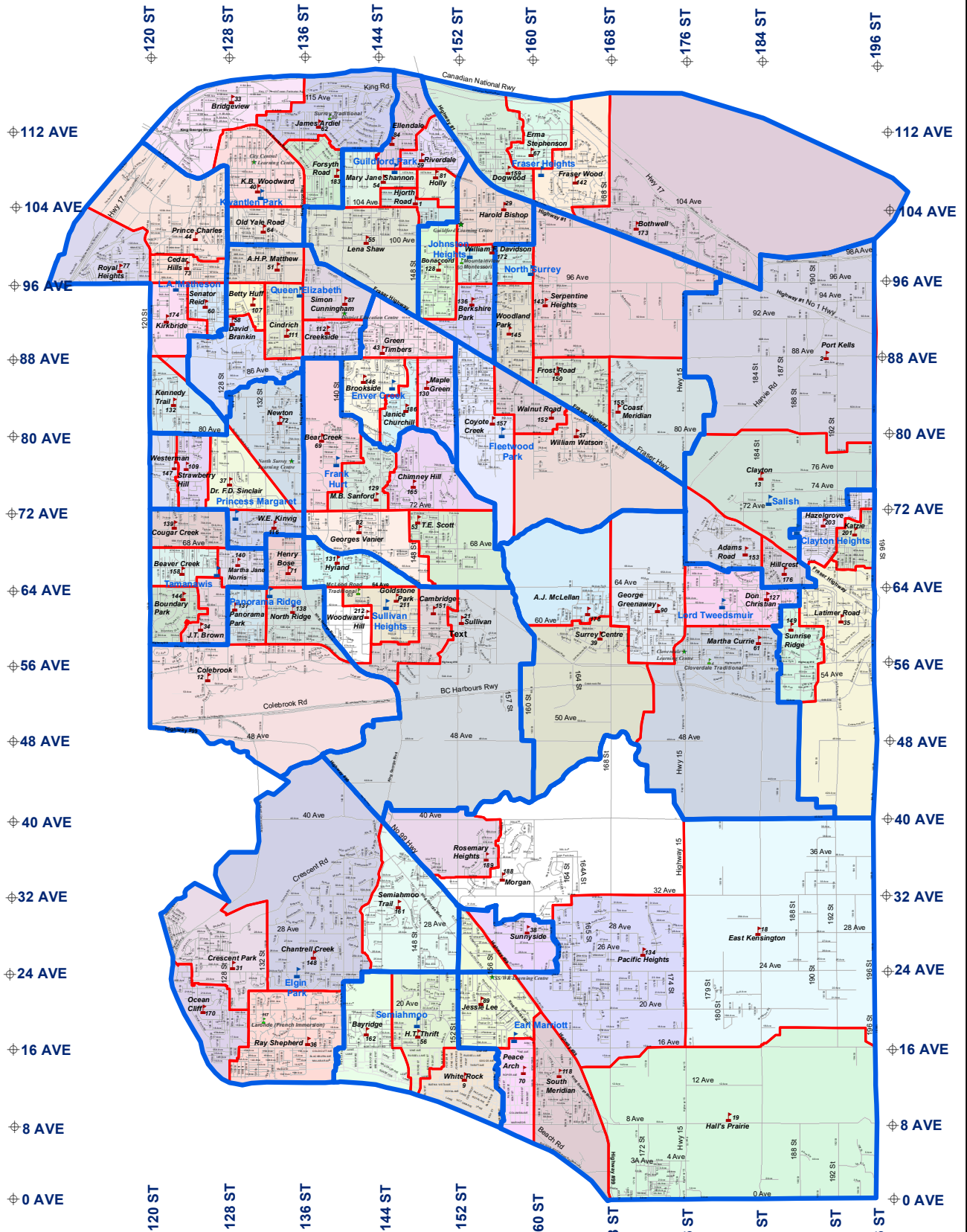


Keep dogs on leash at all times; please clean up after your dog.



Leave all plants and animals for others to enjoy. Do not feed birds and wildlife.

2019-20 Boundary Catchment



SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2017/2018

	Elementary Schools	Public/Private	2017/18 Ranking	Ranking in the Most Recent 5 Yrs.	2017/18 Rating
1	Ocean Cliff Elementary	Public	143/955	164/805	7.6/10
2	Laronde Elementary	Public	170/955	177/805	7.4/10
3	Semiahmoo Trail Elementary	Public	181/955	106/805	7.3/10
4	Chantrell Creek Elementary	Public	181/955	116/805	7.3/10
5	Bayridge Elementary	Public	215/955	116/805	7.1/10
6	Ray Shepherd Elementary	Public	215/955	232/805	7.1/10
7	Rosemary Heights Elementary	Public	237/955	140/805	7.0/10
8	Crescent Park Elementary	Public	285/955	177/805	6.8/10
9	Morgan Elementary	Public	311/955	130/805	6.7/10
10	South Meridian Elementary	Public	311/955	316/805	6.7/10
11	Sunnyside Elementary	Public	482/955	385/805	5.9/10
12	H.T. Thrift Elementary	Public	512/955	429/805	5.8/10
13	Peace Arch Elementary	Public	567/955	359/805	5.6/10
14	White Rock Elementary	Public	567/955	402/805	5.6/10
15	Pacific Heights Elementary	Public	844/955	508/805	3.9/10
16	Jessie Lee Elementary	Public	868/955	541/805	3.6/10
	Private Schools		2017/18 Ranking		
1	Southridge	Private	24/955	12/805	9.7/10
2	Star of the Sea	Private	55/955	28/805	9.0/10
3	White Rock Christian	Private	143/955	130/805	7.6/10
	Secondary Schools		2017/18 Ranking		
1	Semiahmoo Secondary	Public	30/251	26/240	7.8/10
2	Earl Marriott Secondary	Public	66/251	75/240	6.9/10
3	Elgin Park Secondary	Public	93/251	48/240	6.5/10