



13176 13th Avenue
Ocean Park, South Surrey \$4,600,000

- Waterfront Property with Beach trail access from home
 - One Owner/Elegant Custom Build 2006
 - Home 4,403 sqft on Three levels
- Three Spacious Ocean View Bedrooms on each floor
- Media Room, Billiards, and Wet Bar/summer kitchen at Entertainment level gives access to Ocean Front Walk out
- Commercial BBQ Kitchen, fireplace & firepit 837 sqft patio with retractable awnings
 - Schools Elgin Secondary/Ray Sheppard Elementary
- Walk to Shopping in Ocean Park Village over 100 shops and Services, 13 acre waterfront Park & 1001 steps Beach Trail, playgrounds
 - Excellent Safe Respectable Neighborhood

<https://vimeo.com/227197920>



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

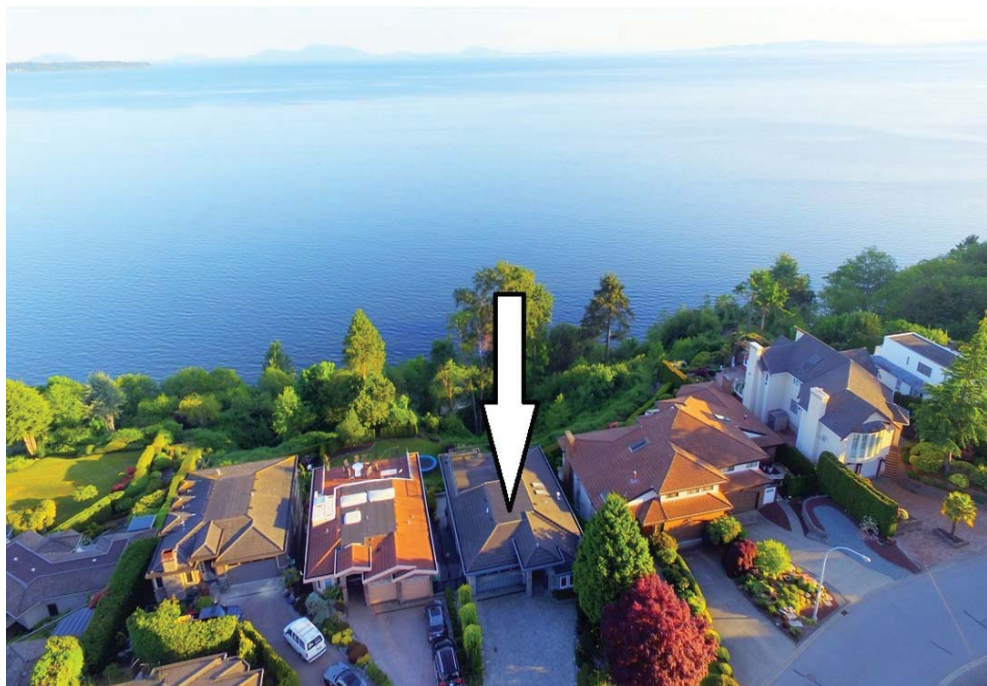


HUGH & MCKINNON
 REALTY
 ESTABLISHED 1909



Hugh & McKinnon Realty
 14007 North Bluff Road, White Rock











Presented by:

Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-531-1909
www.whiterocklifestyles.com
bcline@shaw.ca

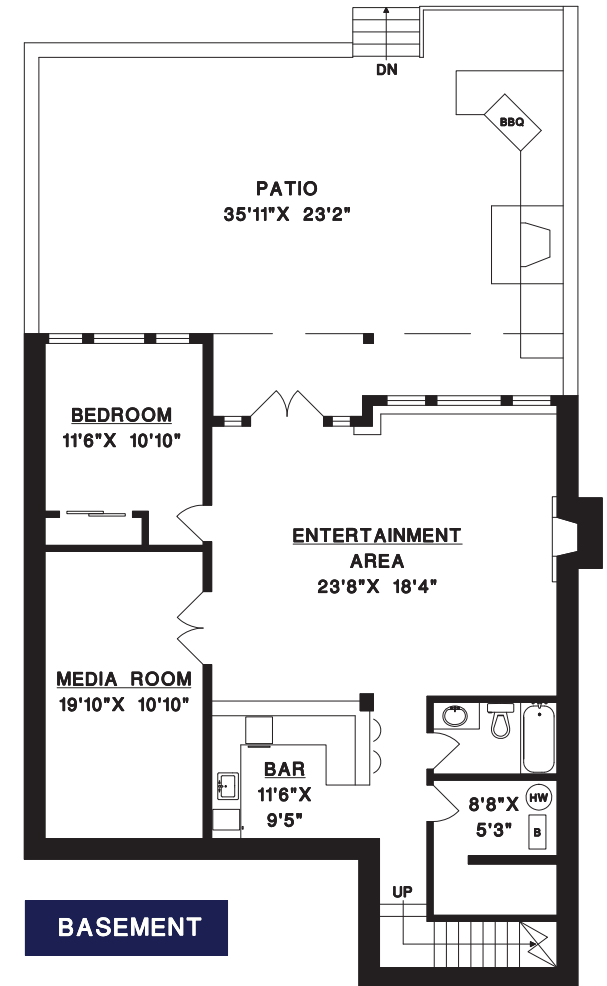
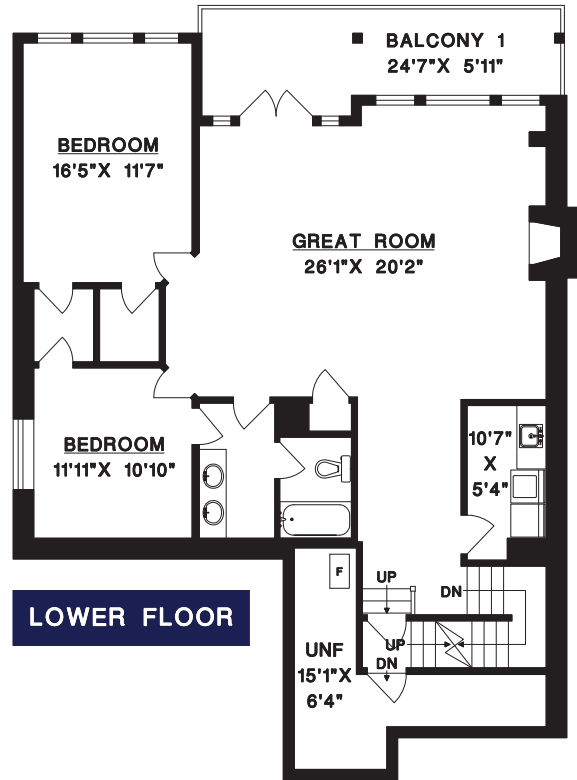
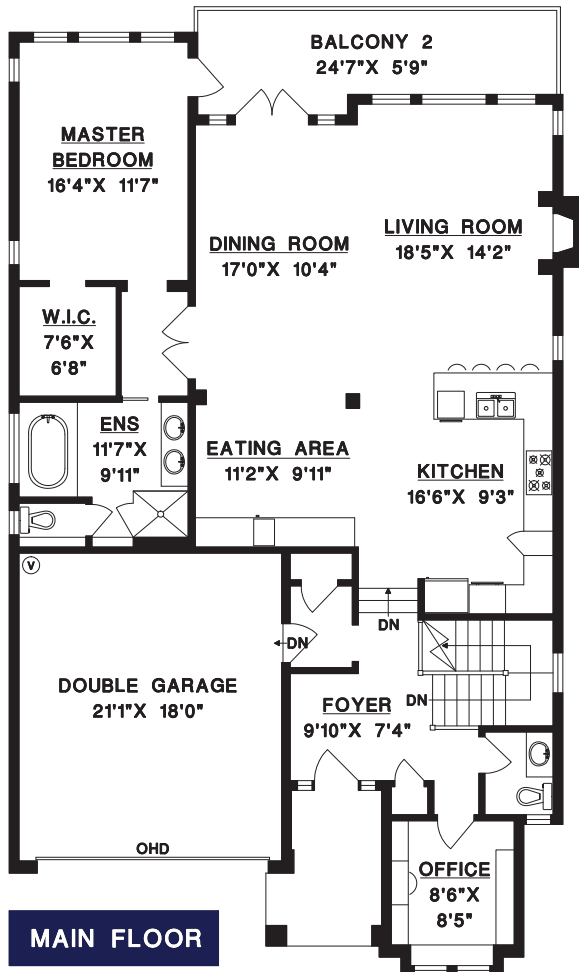


Active R2511131 Board: F House/Single Family		13176 13 AVENUE South Surrey White Rock Crescent Bch Ocean Pk. V4A 1B8		Residential Detached \$4,600,000 (LP) (SP)																																																																							
		Sold Date: _____ Frontage (feet): 35.00 Original Price: \$4,600,000 Meas. Type: Feet Bedrooms: 4 Approx. Year Built: 2006 Depth / Size: 158 Bathrooms: 4 Age: 14 Lot Area (sq.ft.): 7,909.00 Full Baths: 3 Zoning: RF Flood Plain: No Half Baths: 1 Gross Taxes: \$14,121.97 Rear Yard Exp: South For Tax Year: 2019 Council Apprv?: _____ Tax Inc. Utilities?: No If new, GST/HST inc?: _____ P.I.D.: 025-753-436 Tour: Virtual Tour URL																																																																									
		View: Yes: Pacific Ocean & Mt. Baker Complex / Subdiv: Waterfront Ocean Park Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sewer Type: City/Municipal																																																																									
		Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior: Stone, Stucco Foundation: Concrete Perimeter Rain Screen: _____ Reno. Year: _____ Renovations: _____ R.I. Plumbing: _____ # of Fireplaces: 4 R.I. Fireplaces: _____ Fireplace Fuel: Natural Gas Water Supply: City/Municipal Metered Water: _____ Fuel/Heating: Heat Pump, Hot Water, Radiant Outdoor Area: Balcny(s) Patio(s) Dck(s), Sundeck(s) Type of Roof: Tile - Concrete, Torch-On		Total Parking: 4 Covered Parking: 2 Parking Access: Front Parking: Garage; Double, Open Dist. to Public Transit: 1 Dist. to School Bus: 4 Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: _____ Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Hardwood, Tile, Wall/Wall/Mixed																																																																							
		Legal: PL BCP7520 LT 4 LD 36 SEC 8 TWP 1 Amenities: Air Cond./Central, Garden, Storage Site Influences: Central Location, Cul-de-Sac, Marina Nearby, Private Setting, Recreation Nearby, Waterfront Property Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Pantry																																																																									
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Foyer</td><td>9'10 x 7'4</td></tr> <tr><td>Main</td><td>Living Room</td><td>15'5 x 14'2</td></tr> <tr><td>Main</td><td>Kitchen</td><td>16'6 x 9'3</td></tr> <tr><td>Main</td><td>Dining Room</td><td>17'0 x 10'4</td></tr> <tr><td>Main</td><td>Eating Area</td><td>11'2 x 9'11</td></tr> <tr><td>Main</td><td>Office</td><td>8'6 x 8'5</td></tr> <tr><td>Main</td><td>Master Bedroom</td><td>16'4 x 11'7</td></tr> <tr><td>Main</td><td>Walk-In Closet</td><td>7'6 x 6'8</td></tr> <tr><td>Below</td><td>Family Room</td><td>26'1 x 20'2</td></tr> <tr><td>Below</td><td>Bedroom</td><td>11'11 x 10'10</td></tr> </tbody> </table>		Floor	Type	Dimensions	Main	Foyer	9'10 x 7'4	Main	Living Room	15'5 x 14'2	Main	Kitchen	16'6 x 9'3	Main	Dining Room	17'0 x 10'4	Main	Eating Area	11'2 x 9'11	Main	Office	8'6 x 8'5	Main	Master Bedroom	16'4 x 11'7	Main	Walk-In Closet	7'6 x 6'8	Below	Family Room	26'1 x 20'2	Below	Bedroom	11'11 x 10'10	<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Below</td><td>Bedroom</td><td>16'5 x 11'7</td></tr> <tr><td>Below</td><td>Laundry</td><td>10'7 x 5'4</td></tr> <tr><td>Bsmt</td><td>Games Room</td><td>23'8 x 18'4</td></tr> <tr><td>Bsmt</td><td>Media Room</td><td>19'10 x 10'10</td></tr> <tr><td>Bsmt</td><td>Bedroom</td><td>11'6 x 10'10</td></tr> <tr><td>Bsmt</td><td>Bar Room</td><td>11'6 x 9'5</td></tr> <tr><td>Bsmt</td><td>Utility</td><td>8'8 x 5'3</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> </tbody> </table>		Floor	Type	Dimensions	Below	Bedroom	16'5 x 11'7	Below	Laundry	10'7 x 5'4	Bsmt	Games Room	23'8 x 18'4	Bsmt	Media Room	19'10 x 10'10	Bsmt	Bedroom	11'6 x 10'10	Bsmt	Bar Room	11'6 x 9'5	Bsmt	Utility	8'8 x 5'3			x			x			x			x			
Floor	Type	Dimensions																																																																									
Main	Foyer	9'10 x 7'4																																																																									
Main	Living Room	15'5 x 14'2																																																																									
Main	Kitchen	16'6 x 9'3																																																																									
Main	Dining Room	17'0 x 10'4																																																																									
Main	Eating Area	11'2 x 9'11																																																																									
Main	Office	8'6 x 8'5																																																																									
Main	Master Bedroom	16'4 x 11'7																																																																									
Main	Walk-In Closet	7'6 x 6'8																																																																									
Below	Family Room	26'1 x 20'2																																																																									
Below	Bedroom	11'11 x 10'10																																																																									
Floor	Type	Dimensions																																																																									
Below	Bedroom	16'5 x 11'7																																																																									
Below	Laundry	10'7 x 5'4																																																																									
Bsmt	Games Room	23'8 x 18'4																																																																									
Bsmt	Media Room	19'10 x 10'10																																																																									
Bsmt	Bedroom	11'6 x 10'10																																																																									
Bsmt	Bar Room	11'6 x 9'5																																																																									
Bsmt	Utility	8'8 x 5'3																																																																									
		x																																																																									
		x																																																																									
		x																																																																									
		x																																																																									
<table border="1"> <thead> <tr> <th>Finished Floor (Main):</th> <th>1,671</th> <th># of Rooms: 17</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> <th>Outbuildings</th> </tr> </thead> <tbody> <tr> <td>Finished Floor (Above):</td> <td>0</td> <td># of Kitchens: 1</td> <td>1</td> <td>Main</td> <td>2</td> <td>No</td> <td>Barn:</td> </tr> <tr> <td>Finished Floor (Below):</td> <td>1,377</td> <td># of Levels: 3</td> <td>2</td> <td>Main</td> <td>5</td> <td>Yes</td> <td>Workshop/Shed:</td> </tr> <tr> <td>Finished Floor (Basement):</td> <td>1,355</td> <td>Suite: None</td> <td>3</td> <td>Below</td> <td>4</td> <td>No</td> <td>Pool:</td> </tr> <tr> <td>Finished Floor (Total):</td> <td>4,403 sq. ft.</td> <td>Crawl/Bsmt. Height:</td> <td>4</td> <td>Below</td> <td>3</td> <td>No</td> <td>Garage Sz: 21'1x18'0</td> </tr> <tr> <td></td> <td></td> <td>Beds in Basement: 1</td> <td>5</td> <td></td> <td></td> <td>No</td> <td>Grg Dr Ht: 7'</td> </tr> <tr> <td></td> <td></td> <td>Beds not in Basement: 3</td> <td>6</td> <td></td> <td></td> <td>No</td> <td></td> </tr> <tr> <td></td> <td></td> <td>Basement: Full, Fully Finished, Separate Entry</td> <td>7</td> <td></td> <td></td> <td>No</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>8</td> <td></td> <td></td> <td>No</td> <td></td> </tr> </tbody> </table>		Finished Floor (Main):	1,671	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings	Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	No	Barn:	Finished Floor (Below):	1,377	# of Levels: 3	2	Main	5	Yes	Workshop/Shed:	Finished Floor (Basement):	1,355	Suite: None	3	Below	4	No	Pool:	Finished Floor (Total):	4,403 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz: 21'1x18'0			Beds in Basement: 1	5			No	Grg Dr Ht: 7'			Beds not in Basement: 3	6			No				Basement: Full, Fully Finished, Separate Entry	7			No					8			No			
Finished Floor (Main):	1,671	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings																																																																				
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	2	No	Barn:																																																																				
Finished Floor (Below):	1,377	# of Levels: 3	2	Main	5	Yes	Workshop/Shed:																																																																				
Finished Floor (Basement):	1,355	Suite: None	3	Below	4	No	Pool:																																																																				
Finished Floor (Total):	4,403 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz: 21'1x18'0																																																																				
		Beds in Basement: 1	5			No	Grg Dr Ht: 7'																																																																				
		Beds not in Basement: 3	6			No																																																																					
		Basement: Full, Fully Finished, Separate Entry	7			No																																																																					
			8			No																																																																					
Listing Broker(s): Hugh & McKinnon Realty Ltd.																																																																											
<p>You can see the shore from inside the home and hear the waves, smell the ocean air. 3 of the 4 bedrooms have ocean view, balconies and patios at all three level plus full walk-out basement with 837 sqft patio with incredible commercial outdoor Wolf kitchen, fire pit, gas heaters, gas fireplace, remote awnings with wind sensors and remote sunscreens on windows, all Euro-line. Concert speaker system through-out home in & out. Master bedroom suite on main floor. Central A/C, heat pump plus radiant heated floors, concrete poured between floors for sound reductions. Media room and full wet bar. Total of 4,553 sqft on three levels. Fantastic neighborhood, beach trail access from the home, Walk to shopping, parks and recreation. School Catchments: Ray Shepherd & Elgin Park Secondary.</p>																																																																											

BEEBE CLINE

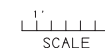
BUS: 604-531-1909
CEL: 604-830-7458
www.whiterocklifestyles.com

**13176 13TH AVENUE,
SURREY, B.C.**



MAIN FLOOR	1671	SQ. FT.
LOWER FLOOR	1377	SQ. FT.
BASEMENT	1355	SQ. FT.
FINISHED AREA	4403	SQ. FT.
UNFINISHED	150	SQ. FT.
TOTAL AREA	4553	SQ. FT.

GARAGE	413	SQ. FT.
BALCONY 1	160	SQ. FT.
BALCONY 2	156	SQ. FT.
PATIO	827	SQ. FT.



DRAWN BY: CN
DATE: JULY 2017
REVISED:



HUGH & McKINNON
REALTY ESTABLISHED 1909



13176 13 AVENUE

售價：\$4,600,000

海濱住宅無敵海景

佔地面積：7,909 平方呎 (臨街地闊：35 呎，長：135 呎)

臨海 49 平方呎

通路直達海灘

2006 年度身承建

三層居所 4,403 平方呎

1,100+ 平方呎陽台、平台

4 睡房，4 浴室

正層主人房

步行可到 Ocean Park Village 商舖及服務

校區：Ray Shepherd 小學 & Elgin Park 中學

文件備索：

<http://www.whiterocklifestyles.com/ActiveListings.php/Details/685/extras>

scale 1:200
METRES

LOT 4 SECTION 8 TPI NWD
PLAN BCP 7520

CIVIC ADDRESS
13176 13 AVENUE
SURREY B.C.

ELEVATION OF CURB WALL
37.73

RECEIVED

MAY 02 2005

PLANNING AND DEVELOPMENT
DEPARTMENT

13/76-13
Jmck.

© C. James B.C.L.S. 2005

Christopher J. James
British Columbia Land Surveyor
 2822 Gordon Avenue
 Surrey B.C. V4A 3J4
 604-535-3261

certified correct

B.C.L.S.

This 29 day of MARCH 2005

file # 4-238

this document is not valid unless originally signed and sealed

This copy is provided from City files pursuant to the Copyright Act, Sub Section 32.1 (1). Permission is required from the originator of this document for any additional copies.



SURREY
CITY OF PARKS

CITY OF SURREY
PLANNING & DEVELOPMENT
BUILDING DIVISION

Telephone: (604) 591-4341
14245 - 56th Avenue, Surrey
British Columbia, Canada V3X 3A2

FINAL BUILDING APPROVAL

FOR SINGLE FAMILY DWELLING

LOCATED AT 13176-13

LEGAL LT 4 SC 87, PLBCP 7520

BUILDING PERMIT No. 7508-0823

DATE Oct 26/06 U.C.B.

BUILDING INSPECTOR
PER N.MARACH
MANAGER, BUILDING DIVISION

This copy is provided from City files pursuant
to the Copyright Act, Sub Section 32.1 (1).
Permission is required from the originator of
this document for any additional copies.



SURREY
CITY OF PARKS

OWNER _____

ADDRESS _____

PERMIT NO. _____

CITY OF SURREY
PLANNING & DEVELOPMENT DEPT.
BUILDING DIVISION

<input checked="" type="checkbox"/> FORMS	<input type="checkbox"/> FRAME	<input type="checkbox"/> INSULATION	<input type="checkbox"/> PROVISIONAL APPROVAL
<input checked="" type="checkbox"/> ACCEPTED	<input type="checkbox"/> NOT ACCEPTED	<input checked="" type="checkbox"/> FINAL	

Retaining wall on SW corner

Oct 11, 2006
DATE

Bob Pritchard
604-591-4337
INSPECTOR



CITY OF SURREY
PLANNING & DEVELOPMENT
BUILDING DIVISION
FOR REFERENCE ONLY
CURRENT PLANS REQUIRED FOR SUBMISSION
WITH BUILDING PERMIT APPLICATION

This copy is provided from City files pursuant to the Copyright Act, Sub Section 32.1 (1). Permission is required from the originator of this document for any additional copies.

SINGLE FAMILY DWELLING ONLY

It is the responsibility of the LOT PURCHASER to identify the locations of any right of ways, restrictive covenants and easements, and to comply with SETBACKS, ZONING AND BUILDING REQUIREMENTS OF THE CITY.

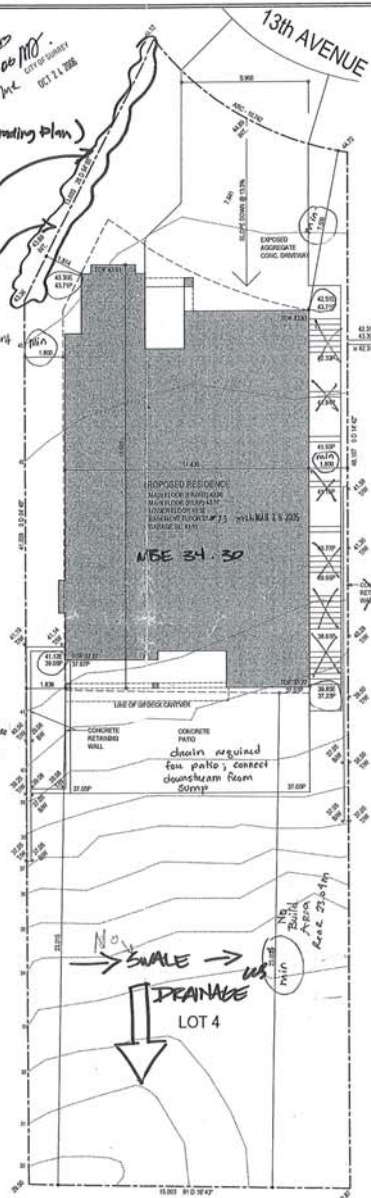
MAINTAIN OVERALL DRAINAGE PATTERNS AS REQUIRED BY THE CITY

(Retaining wall as per lot grading plan)
All retaining walls to be located on the Landscape layout and their description (height, material/finish, colour, etc.) submitted for approval prior to its construction.

Substantial LANDSCAPING SCREEN required ON RETAINING WALL

*ensure lot has replacement trees as per Appendix A of tree preservation and replacement plan

Retaining walls over 1.20m require separate permits and engineered design



COLOUR SCHEME with SAMPLES and Landscape Layout with plant list to be submitted for additional review.

Front walkway finish to be the same as driveway finish. Secondary walkway finish may change at a point not visible from the street or behind a gate, set back a min. 3 ft. from the front corner of the dwelling.

Stairs & retaining wall deleted as per owner's request

BUILDER TO ENSURE DRIVEWAY LOCATION IS ADJUSTED TO AVOID STREET LIGHTS, POWER POLES, HYDRANTS, HYDRO KIOSKS OR ANY OTHER UTILITY STRUCTURE.

BURNING OF CONSTRUCTION WASTE IS PROHIBITED BY O.V.P.D. AIR POLLUTION CONTROL BY-LAW #2104

SURVEY CERTIFICATE REQUIRED FOR FORM INSPECTION

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 SURREY BYLAWS, 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: MAR 31 2005 PLAN CHECKER: [Signature]



SITE NOTES AND SPECIFICATIONS	
SLOPE GRADE SHALL BE 1% DOWN AWAY FROM BUILDING	
BUILDER RESPONSIBLE FOR CONSTRUCTION OF A CONTINUOUS DRAINAGE SYSTEM	
NO GRADE TO EXCEED 12 BLOCKS	
DIMENSIONS AND ELEVATIONS TO BE CONFIRMED ON SITE BY BUILDER	
LEGAL DESCRIPTION: 13TH AVENUE	
LOT ADDRESS: LOT 4	
ZONE:	
LOT AREA: 738.00 S.M.	
ALLOWED:	PROPOSED:
DEVELOPMENT: 220.00 (S.M.)	220.00 S.M.
PERMISSIBLE AREA COVERAGE:	N/A N/A
GROSS FLOOR AREA: 330.00 S.M.	330.00 S.M.
DETACHED GARAGE AREA:	N/A N/A
DECK AREA:	N/A N/A
GARAGE HEIGHT:	N/A N/A
PRINCIPAL FLOOR HEIGHT: 11.00 S.M. 11.47 S.M.	

Reviewed for compliance with Building Scheme
Project: DICK CASTLEMAN
Lot: 4
Date: FEB 2005
Signed: [Signature]

Ashman Associates Architects Inc.
9101, 12220 Burnaby St. Coquitlam, B.C. V4A 1A2
Tel: (604) 536-6272 Fax: (604) 536-6276

Western View
HOME DESIGN LTD.
4740 UNION STREET,
BURNABY, B.C. V5C 2Y4
(604) 472-9400
westernview-bd@shaw.ca

CLIENT: Highten Management
JOB NAME: LOT 4 - 13th AVENUE
DATE: JANUARY 18, 2005
SCALE: 1 : 1000
PLAN NO: 1



**SINGLE
FAMILY
DWELLING ONLY**

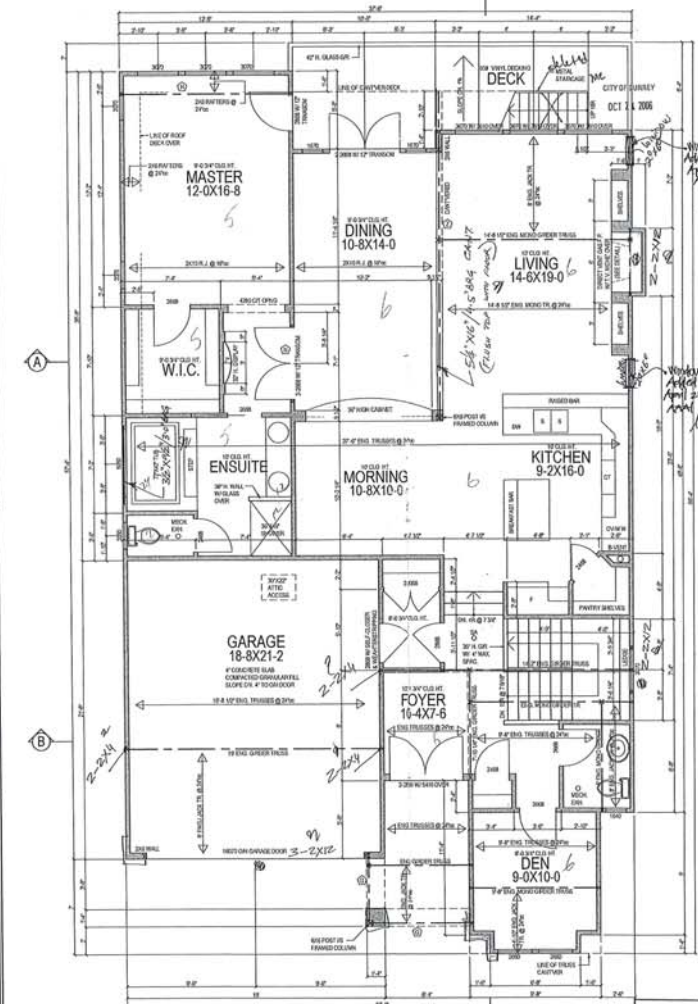
BEAM AND LINTEL TABLE

ALL BEAMS AND LINTELS SHALL BE 4" MINIMUM DEPTH AND 12" MINIMUM WIDTH UNLESS OTHERWISE NOTED.

ALL BEAMS AND LINTELS SHALL BE SUPPORTED BY WALLS OR COLUMNS TO BE CONFORMANT WITH B.C. BUILDING CODE.

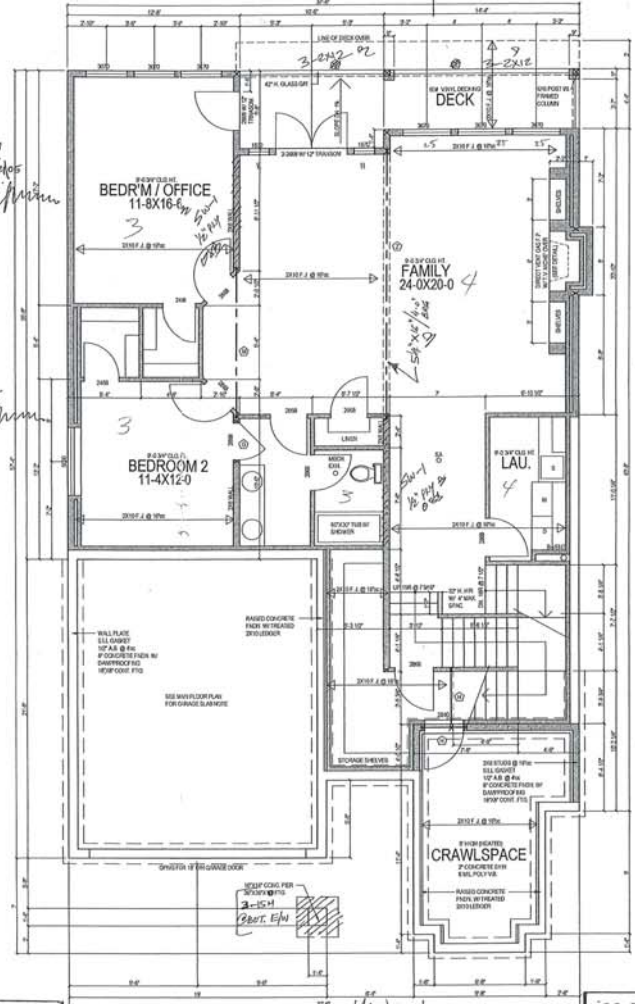
THIS BEAM TABLE IS FOR REFERENCE ONLY. ALL BEAMS AND LINTELS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.

SPAN (ft)	MINIMUM DEPTH (in)	MINIMUM WIDTH (in)
10	12	4
12	14	4
14	16	4
16	18	4
18	20	4
20	22	4
22	24	4
24	26	4
26	28	4
28	30	4
30	32	4
32	34	4
34	36	4
36	38	4
38	40	4
40	42	4
42	44	4
44	46	4
46	48	4
48	50	4
50	52	4
52	54	4
54	56	4
56	58	4
58	60	4
60	62	4
62	64	4
64	66	4
66	68	4
68	70	4
70	72	4
72	74	4
74	76	4
76	78	4
78	80	4
80	82	4
82	84	4
84	86	4
86	88	4
88	90	4
90	92	4
92	94	4
94	96	4
96	98	4
98	100	4



MAIN FLOOR
1640.9 SF (Gar. 407.0 SF)

Approved Smoke Alarms to be installed as per sub-section 9.10.18. B.C. Building Code 1998.



LOWER FLOOR
1483.3 SF

STAIRS TO BE BUILT TO CODE
SAFETY GLASS TO CODE

This copy is provided from City files pursuant to the Copyright Act, Sub Section 32.1(1). Permission is required from the originator of this document for any additional copies.

CITY OF SURREY
PLANNING & DEVELOPMENT
FOR REFERENCE ONLY
GREEN PLANS REQUIRED FOR COMMISSION BUILDING PERM APPLICATION

ROOF DECK
SCALE: 1/8"=1'

Reviewed for conformance with Building Scheme
Project: **0126 CASTLEMAN**
Lot: **4**
Date: **FEB 11/15**
Signed: **Colman**

Authorised by: **Colman**
#101, 1219 Boucher St. - Burnaby, B.C. V5A 3A2
Tel: (604) 536-6272 Fax: (604) 536-6276



G.E. CIVIC
Consulting & Ltd.
101 Boucher St., 1st Floor, Burnaby, B.C. V5A 3A2
Tel: (604) 536-6272 Fax: (604) 536-6276

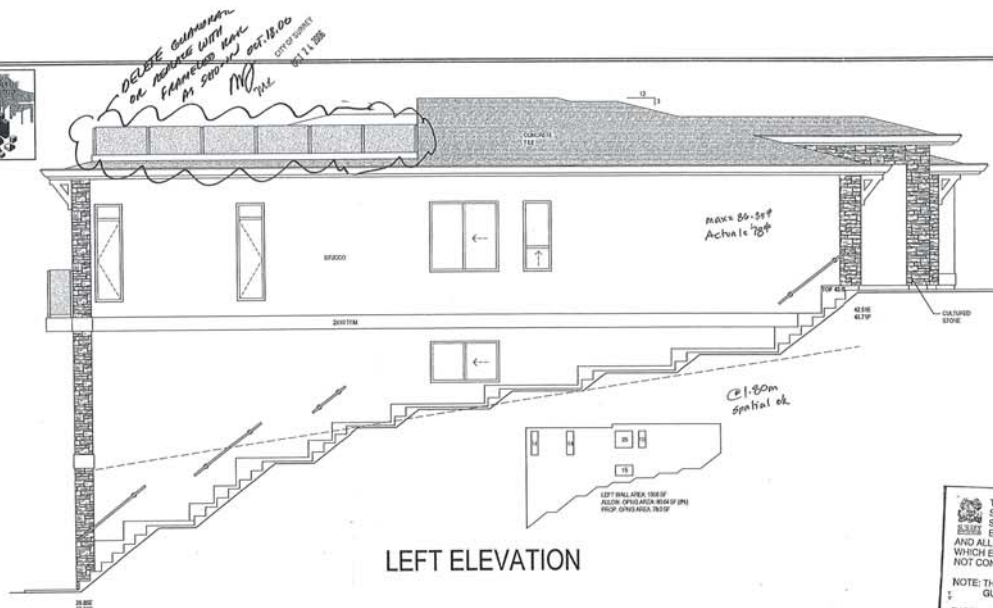
THESE PLANS HAVE BEEN REVIEWED FOR SUBSTANTIAL COMPLIANCE WITH THE MINIMUM STANDARDS OF THE B.C. BUILDING CODE, CURRENT EDITION, DEVELOPMENT PERMITS WHERE APPLICABLE AND ALL RELEVANT SURREY BYLAWS. DETAILS ON THE PLANS WHICH EXCEED THE ABOVE NOTED MINIMUM STANDARDS ARE NOT CONSIDERED THE ISSUANCE OF THIS PERMIT.

NOTE: THE REVIEW OF THESE PLANS DOES NOT GUARANTEE COMPLIANCE.

DATE: **14/12/2015** PLAN CHECKER: **me/2015**

Western
HOME DESIGN Ltd.
4740 UNION STREET
BURNABY, B.C. V5C 2Y4
604-473-9400
western@wdh.com

Highton Management
LOT 4 - 13TH AVENUE
DATE: **14/12/2015** SHEET: **3**
SCALE: **1/4"=1'-0"**
PLANT: **01**



LEFT ELEVATION

ALL trim elements indicated on final drawings are to be applied to the improvement.



FRONT ELEVATION

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 SURREY BYLAWS. 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.

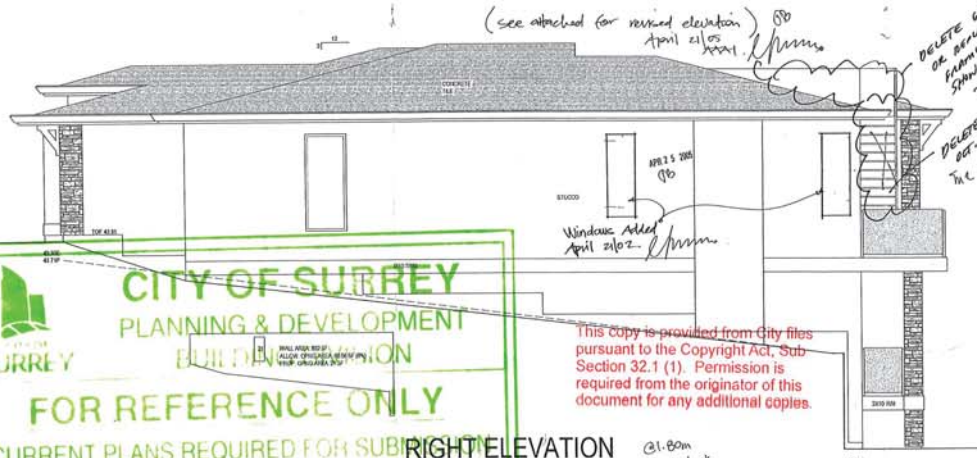
DATE: MAR 8 1 2005 PLAN CHECKER: J. L. J. J. J.



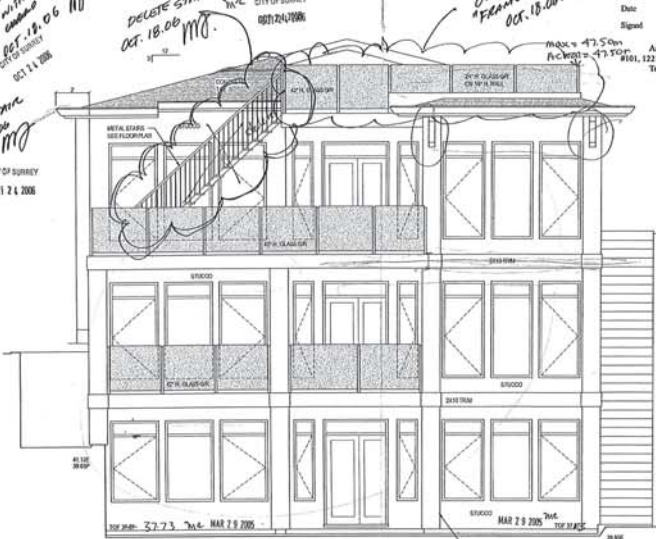
CITY OF SURREY
OCT 24 2006
Project: 0126 KESTERMAN
Lot: 4
Date: FEB 7/05
Signed: [Signature]

Reviewed for compliance with Building Scheme
Project: 0126 KESTERMAN
Lot: 4
Date: FEB 7/05
Signed: [Signature]

Architect: A. J. J. Architects Inc.
2101, 12219 Brudenell St., Coquitlam, B.C. V3A 3A2
Tel: (604) 536-8272 Fax: (604) 536-8276



RIGHT ELEVATION



REAR ELEVATION

CITY OF SURREY
PLANNING & DEVELOPMENT
BUILDING DIVISION
FOR REFERENCE ONLY
CURRENT PLANS REQUIRED FOR SUBMITTAL WITH BUILDING PERMIT APPLICATION

This copy is provided from City files pursuant to the Copyright Act, Sub Section 32.1 (1). Permission is required from the originator of this document for any additional copies.

Western
HOME DESIGN LTD.
4740 UNION STREET,
BURNABY, B.C. V5C 2Y4
604-473-9490
western@homedesign.ca

OWNER: Highten Management
ADDRESS: LOT 4 - 13TH AVENUE
DATE: JANUARY 2006 SHEET: 4
SCALE: 1/4" = 1'-0" UNLESS NOTED
PLANNED BY: [Signature]



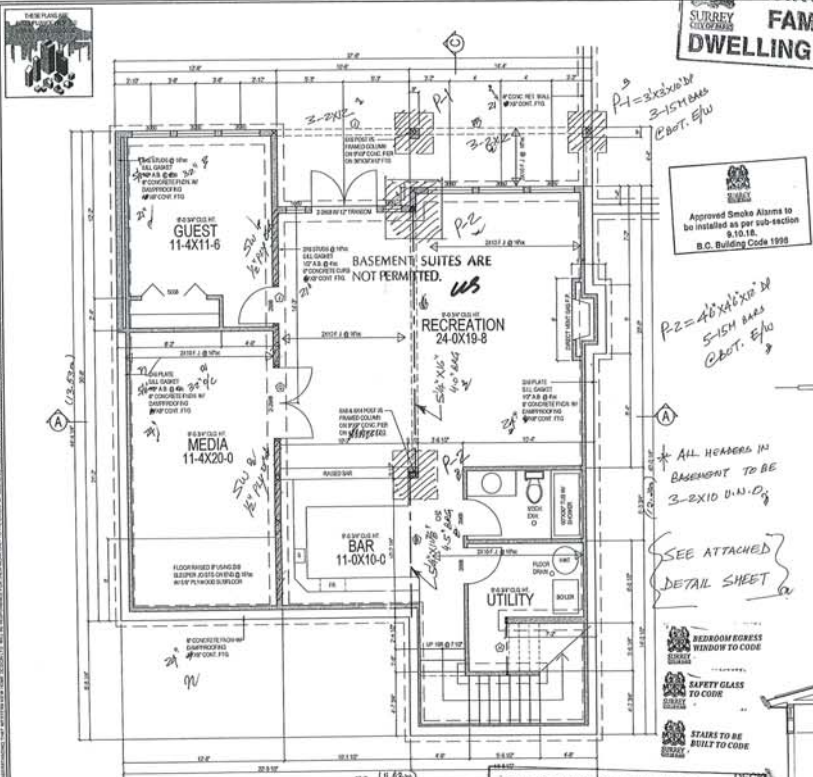
SINGLE FAMILY DWELLING ONLY

This copy is provided from City files pursuant to the Copyright Act, Sub Section 32.1 (1). Permission is required from the originator of this document for any additional copies.

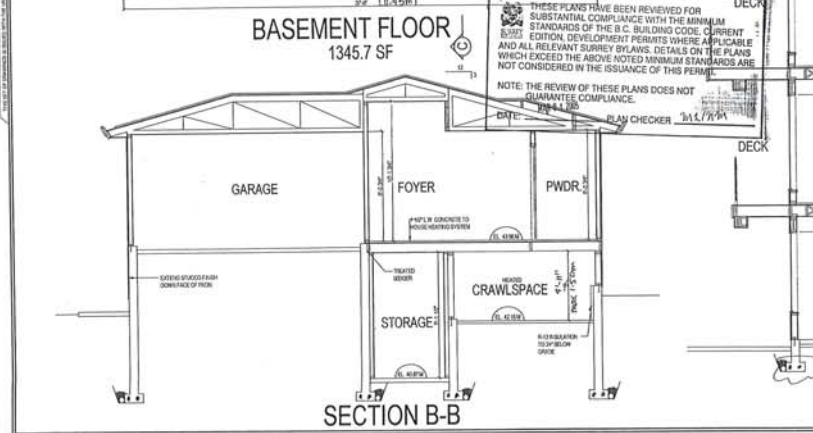
CITY OF SURREY
PLANNING & DEVELOPMENT
BUILDING DIVISION
FOR REFERENCE
CURRENT PLANS REQUIRED FOR SUBMISSION WITH BUILDING PERMIT APPLICATION

GENERAL NOTES

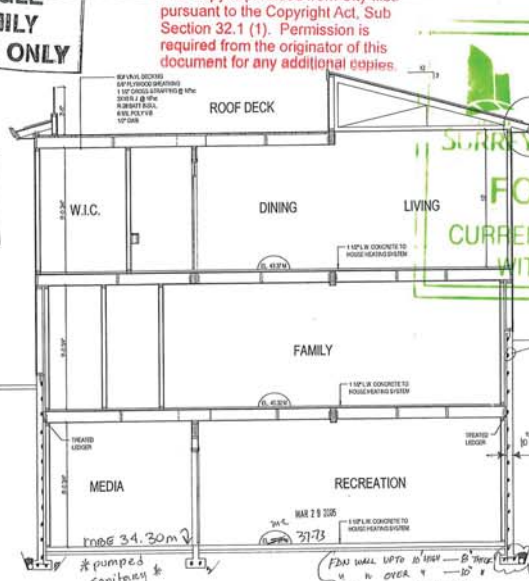
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SURREY BUILDING CODE 1998.	2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	38. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	42. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
43. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	44. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
45. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	46. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
47. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	48. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
49. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	50. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
51. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	52. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
53. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	54. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
55. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
57. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	58. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
59. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	60. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
61. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	62. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
63. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	64. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
65. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	66. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
67. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	68. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
69. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	70. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
71. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	72. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
73. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	74. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
75. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	76. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
77. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	78. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
79. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	80. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
81. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	82. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
83. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	84. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
85. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	86. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
87. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	88. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
89. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	90. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
91. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	92. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
93. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	94. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
95. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	96. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
97. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	98. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
99. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.	100. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.



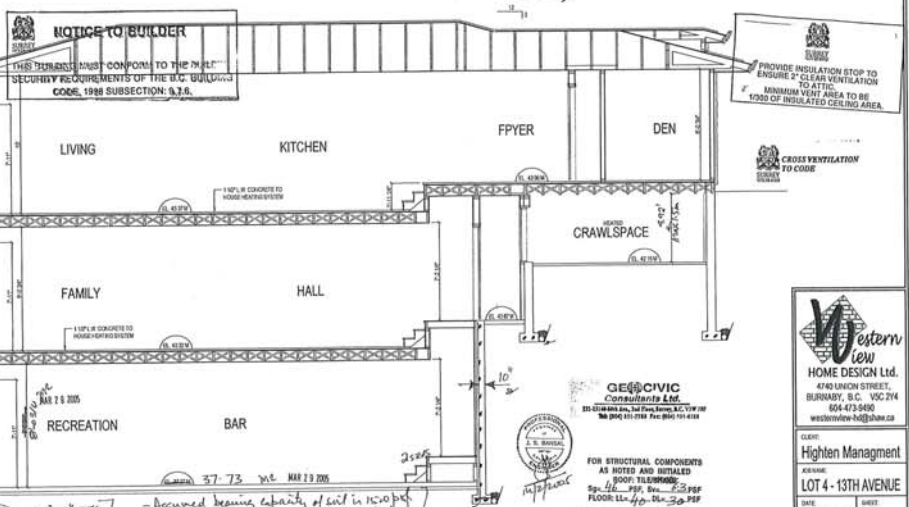
BASEMENT FLOOR
1345.7 SF



SECTION B-B



SECTION A-A



SECTION C-C

NOTICE TO BUILDER
THIS BUILDING MUST CONFORM TO THE MINIMUM
SECURITY REQUIREMENTS OF THE B.C. BUILDING
CODE, 1998 SUBSECTION 8.3.6.

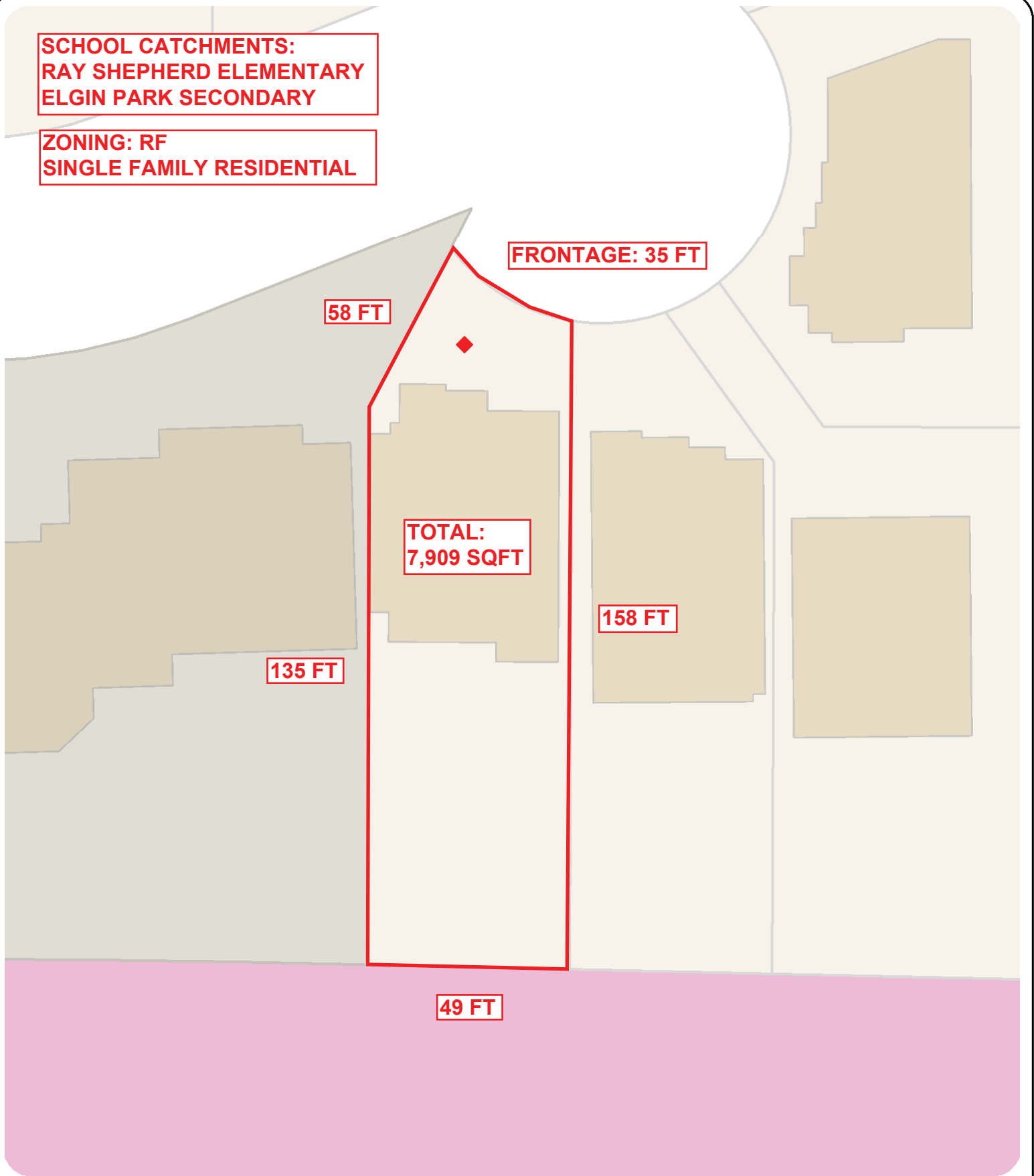
GEORGE CIVIC
Consultants Ltd.
225 BURNHAMTHORPE RD. UNIT 100, MISSISSAUGA, ONT. L4W 5G6
Tel: (905) 875-1111 Fax: (905) 875-1112

Western Home Design Ltd.
4740 UNION STREET,
BURNABY, B.C. V5C 2Y4
604-435-5400
westernhome-hd@shaw.ca

Highman Management
LOT 4 - 13TH AVENUE
DATE: JANUARY 15, 2003
SCALE: 1/4" = 1'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

SCHOOL CATCHMENTS:
RAY SHEPHERD ELEMENTARY
ELGIN PARK SECONDARY

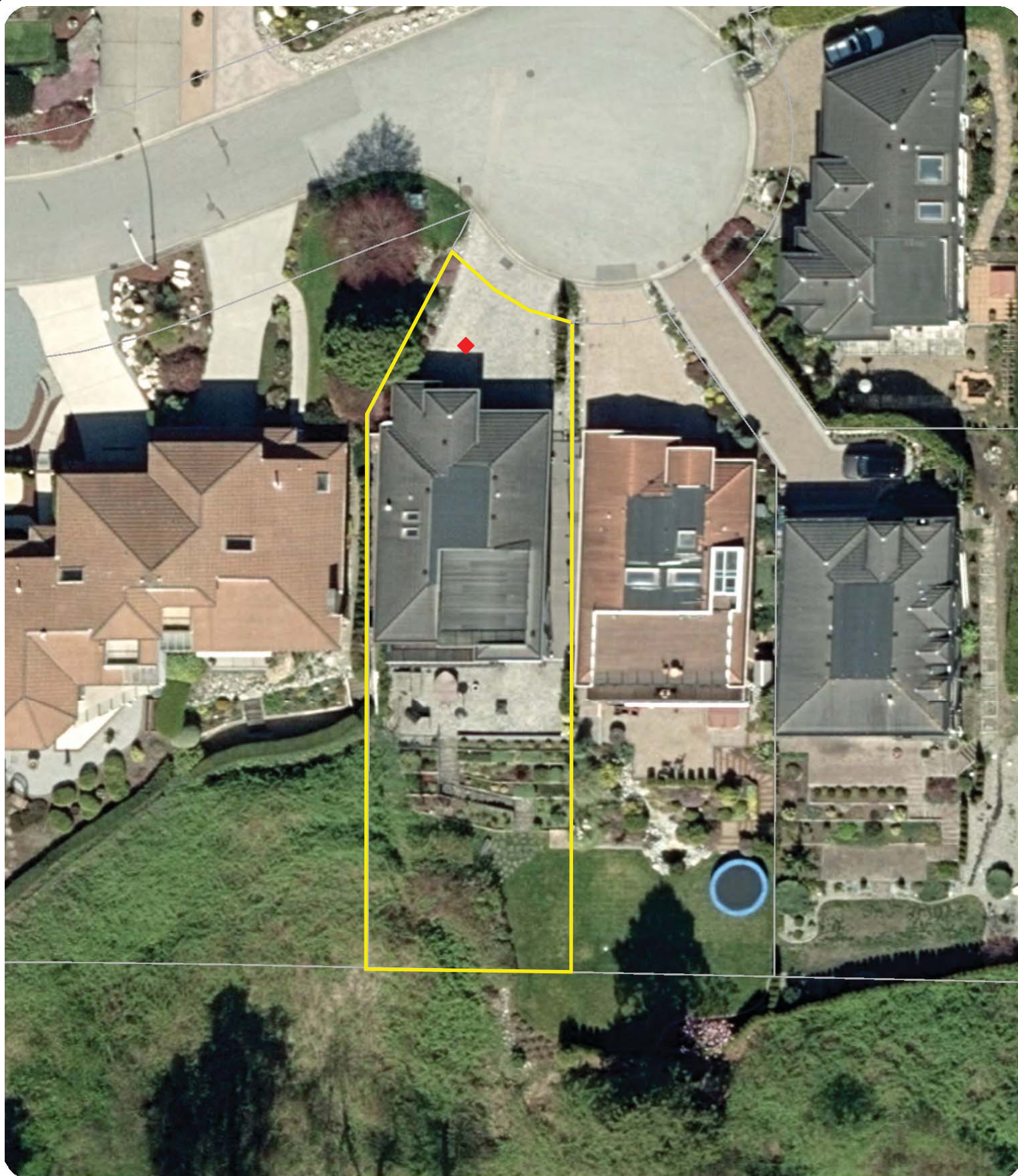
ZONING: RF
SINGLE FAMILY RESIDENTIAL



13176 13 Avenue

Scale: 1:375

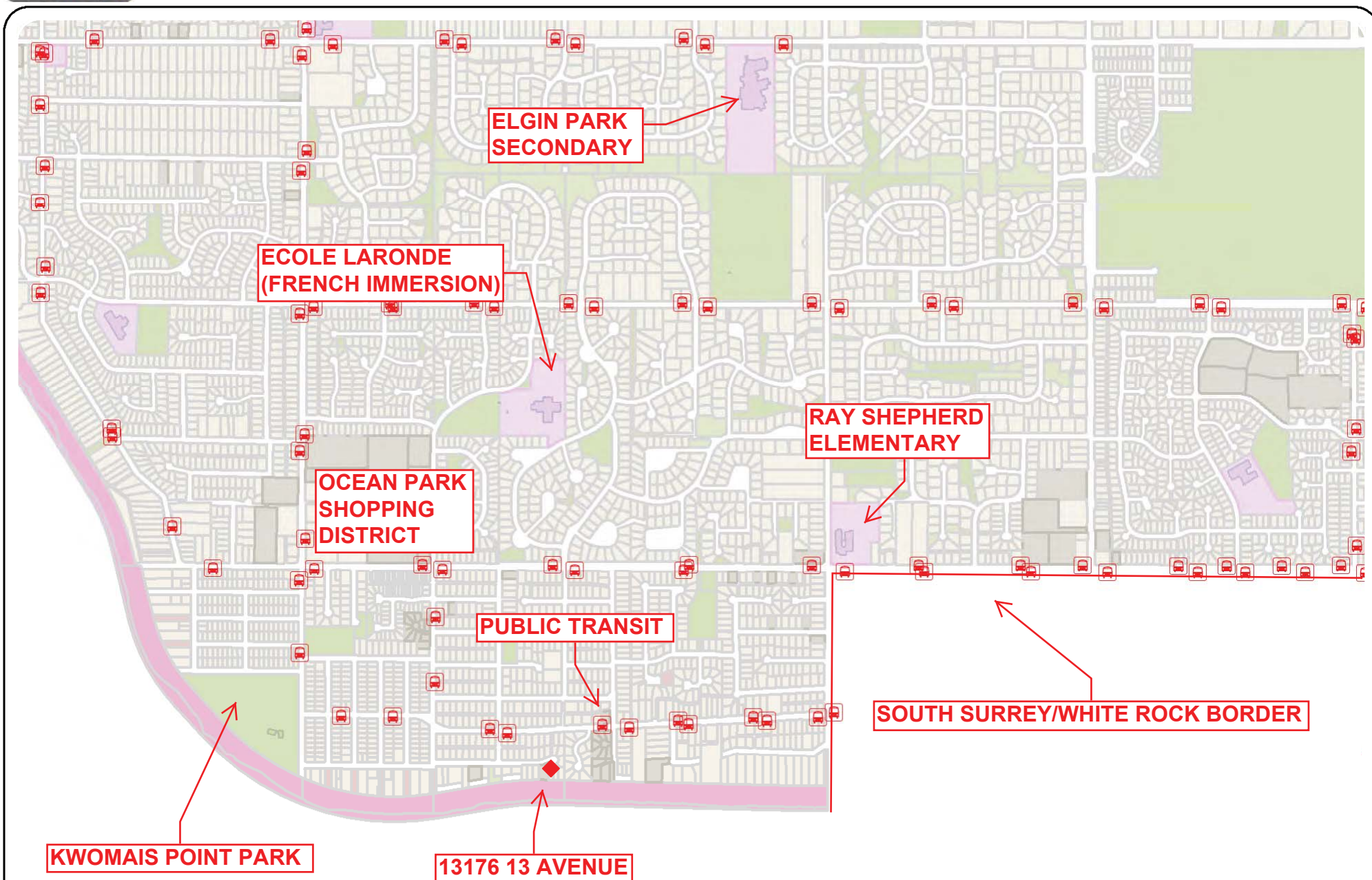




13176 13 Avenue

Scale: 1:375





13176 13 Avenue

Scale: 1:16,000



KWOMAIS POINT PARK
1367 128 Street, Surrey BC



Kwomais Point Park is a spectacular park in southwest Surrey perched on the top of the bluffs above Semiahmoo Bay. The park offers stunning views across the bay to Tsawwassen and beyond to Vancouver Island and the San Juan Islands. There is a new viewing platform in the west of the park, just south of 14 Avenue and 126A Street.

The park is also highlighted by its mature forest, with many large Grand Fir, Douglas Fir and Big Leaf Maples, some of which are over 80 years old. There's a lovely walking path that runs through the park, between 126A Street and 128 Street, as well as a number of natural area trails that loop through the forest.

Parking is available, with access from 128 Street. Adjacent to the parking lot you'll find the recently renovated Kwomais Lodge and Sanford Hall, both beautiful heritage facilities that offer a range of programming as well as hall rental. Nearby, a labyrinth and plaza have recently been constructed.

In November 2008, Surrey City Council approved the Kwomais Point Park Master Plan. The highlights of the plan included the preservation of Kwomais Lodge and Sanford Hall as community facilities for public use, and a range of amenities, some of which have been completed.

Announcements

Additional improvements to the parking lot are anticipated, in conjunction with the redevelopment of the intersection of 128th Street and Marine Drive. Additional view points are also in the plan. It's expected that the implementation of the Master Plan will take several years to complete.

SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2019

	Elementary Schools	Address	Public/Private	2019 Rankings	2019 Rating
1	Semiahmoo Trail Elementary	3040 145A Street	Public	125/931	7.9/10
2	Morgan Elementary	3366 156A Street	Public	131/931	7.8/10
3	Bayridge Elementary	1730 142 Street	Public	149/931	7.6/10
4	Laronde Elementary	1880 Laronde Drive	Public	174/931	7.4/10
5	Chantrell Creek Elementary	2575 137 Street	Public	174/931	7.4/10
6	Rosemary Heights Elementary	15516 36 Avenue	Public	208/931	7.2/10
7	Ocean Cliff Elementary	12550 20 Avenue	Public	260/931	6.9/10
8	Crescent Park Elementary	2440 128 Street	Public	260/931	6.9/10
9	South Meridian Elementary	16244 13 Avenue	Public	483/931	5.8/10
10	Sunnyside Elementary	15250 28 Avenue	Public	551/931	5.5/10
11	H.T. Thrift Elementary	1739 148 Street	Public	598/931	5.3/10
12	White Rock Elementary	1273 Fir Street	Public	598/931	5.3/10
13	Peace Arch Elementary	15877 Roper Avenue	Public	628/931	5.2/10
14	Ray Shepherd Elementary	1650 136 Street	Public	651/931	5.1/10
15	Pacific Heights Elementary	17148 26 Avenue	Public	826/931	3.9/10
16	Jessie Lee Elementary	2064 154 Street	Public	857/931	3.5/10
	Private Schools			2019 Rankings	2019 Rating
1	Southridge (High School)	2656 160 Street	Private	1/252	10/10*
2	Southridge (Elementary)	2656 160 Street	Private	21/931	9.8/10
3	Star of the Sea	15024 24 Avenue	Private	51/931	5.5/10
4	White Rock Christian	2265 152 Street	Private	82/931	8.5/10
	Secondary Schools			2019 Rankings	2019 Rating
1	Semiahmoo Secondary	1785 148 Street	Public	55/252	7.2/10
2	Elgin Park Secondary	13484 24 Avenue	Public	82/252	6.7/10
3	Earl Marriott Secondary	15751 16 Avenue	Public	131/252	5.9/10

