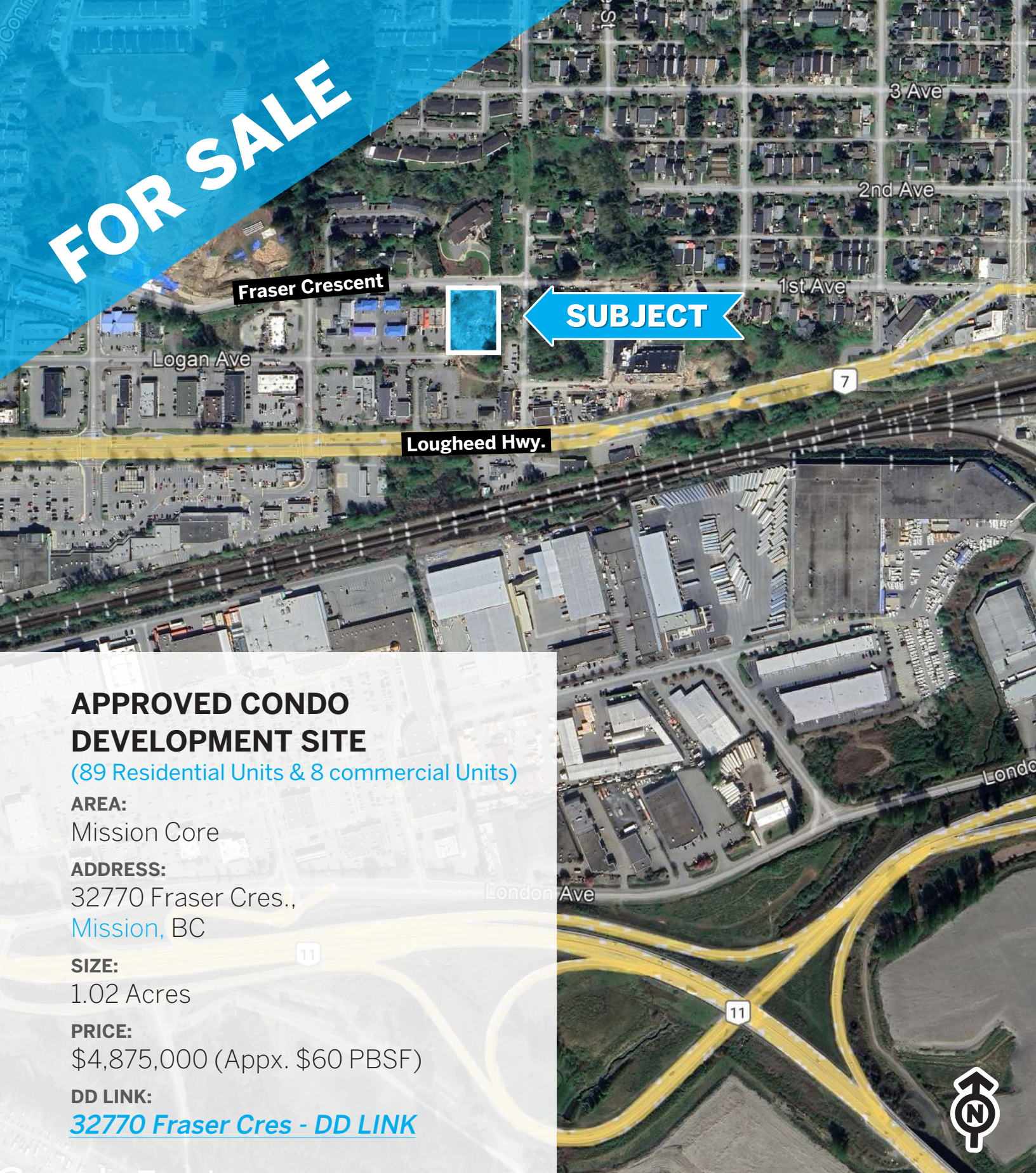


**FOR SALE**



**APPROVED CONDO  
DEVELOPMENT SITE**

(89 Residential Units & 8 commercial Units)

**AREA:**

Mission Core

**ADDRESS:**

32770 Fraser Cres.,  
Mission, BC

**SIZE:**

1.02 Acres

**PRICE:**

\$4,875,000 (Appx. \$60 PBSF)

**DD LINK:**

[32770 Fraser Cres - DD LINK](#)

**HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.**

**Joe Varing** - Personal Real Estate Corporation Ltd.

**604.565.3478 | [info@varinggroup.com](mailto:info@varinggroup.com)**

360-3033 Immel Street, Abbotsford, BC V2S 6S2

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HOMELIFE ADVANTAGE REALTY  
(CENTRAL VALLEY) LTD.

## PROPERTY DESCRIPTION

### OPPORTUNITY:

- The 1.02-acre lot is being developed into a 4 storey apartment with 89 residential units and 8,484 sq ft of commercial space, complemented by underground parking.
- The active development application has received third reading approval for the DP application. In exchange for a bonus density increase to 2.25 FSR, up from 2 FSR, and a maximum height increase to 19.1 meters from 14 meters, 10% of the 89 residential units (9 units) will be offered as affordable rental housing. A housing agreement will be proposed to the Council for approval and adoption.
- Summary of the project:

Land size	1.02 Acres	<b>44,539.63 Sq.ft</b>
Buildable Sq.ft	4-storey appt.	<b>83,770 Sq.ft</b>
Total Buildable Sq.ft		<b>83,770 Sq.ft</b>
Sellable Sq.ft		
Residential units	89	<b>59,486 Sq.ft</b>
Commercial units	8	8,494 Sq.ft
Total Sellable		<b>67,980 Sq.ft</b>
Avg. Unit Size		<b>+/- 600-800 Sq.ft</b>
PLA		<b>Yes, Refer to the DD Link</b>

- Preliminary architectural drawings available. Refer to page 6. All detailed information contained within the live DD link, below:
  - Architectural Drawings
  - Civil Plans
  - 3rd Reading Letter
  - Environmental Report
  - Geotech Report

### [\*\*32770 Fraser Cres - LIVE DD LINK\*\*](#)

### LOCATION:

- The property is located in the core of Mission, just off Lougheed Highway and close to the Abbotsford-Mission Highway, offering convenient access for residents, businesses, and visitors alike. The area benefits from significant local traffic and provides a wealth of nearby amenities, services, and transportation options, including public transit, making it an ideal location for a vibrant, connected community.

### TERMS:

- Call agent for guidance

# AERIAL VIEW



# TOPOGRAPHY





# ARCHITECTURAL DRAWINGS



site looking southwest from fraser cresc.



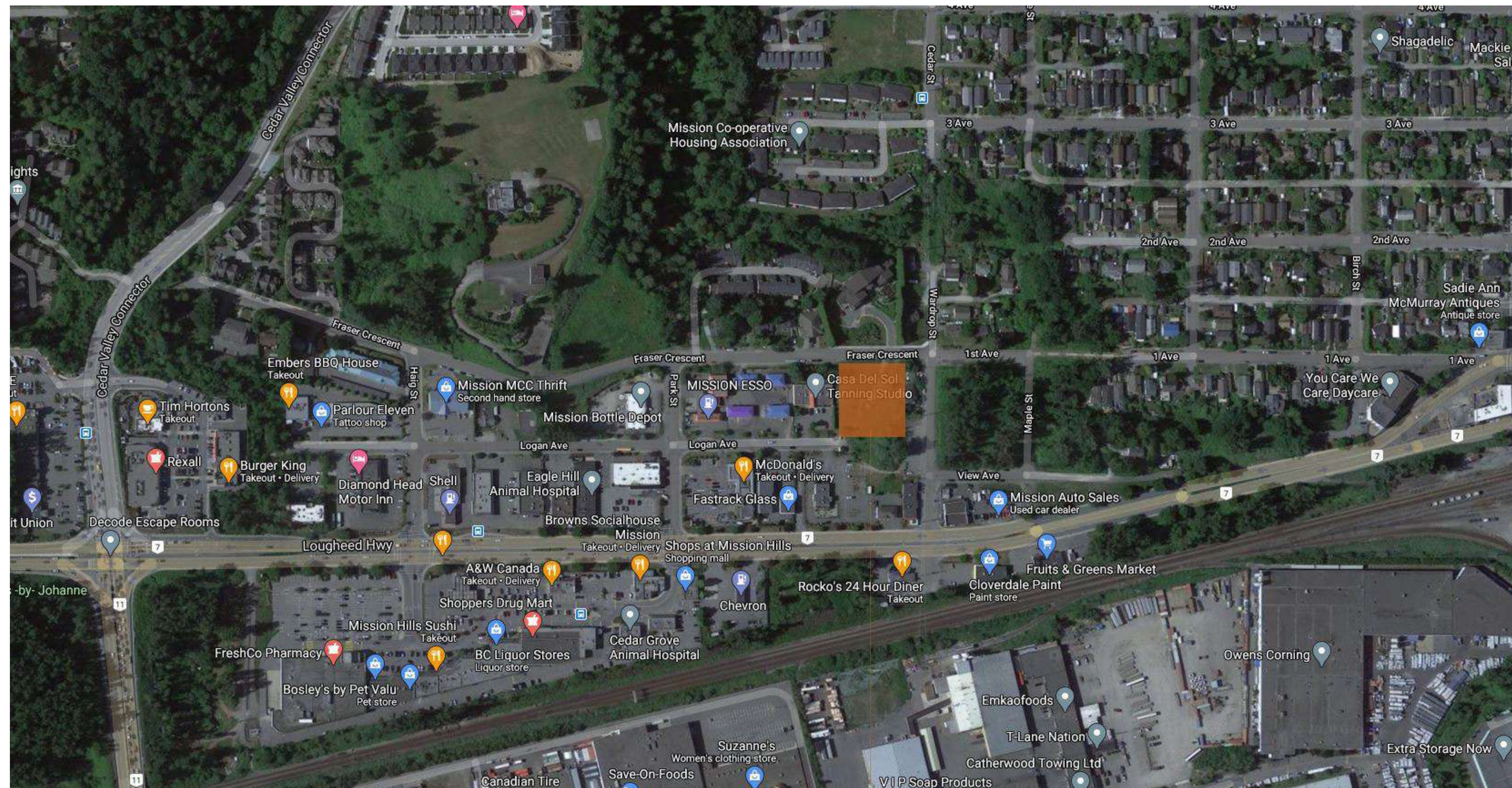
future intersection of logan & wardrop



site looking northeast from logan avenue



corner of fraser & wardrop looking west



site context map

mixed-use development site location

## location

THE PROPOSED DEVELOPMENT IS LOCATED IN MISSION ON THE CORNER OF FRASER CRESCENT AND WARDROP STREET. NORTH OF THE SITE LOCATION CONTAINS SINGLE FAMILY HOUSE AND SENIOR'S CO-OPERATIVE HOUSING DEVELOPMENT. DIRECTLY SOUTH OF SITE IS THE LOUGHEED HIGHWAY. TO THE WEST IS LARGELY COMMERCIAL DEVELOPMENT.

### 0.2.0 gross buildable area summary notes

- GROSS BUILDING AREA IS MEASURED TO EXTERIOR FACE OF SHEATHING OR CONCRETE
- EXCLUSIONS: EXTERIOR PARKADE EXHAUST SHAFTS, EXTERIOR PARKADE EXIT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY

### 0.2.1 gross buildable area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>P2 LEVEL</b>				
CIRCULATION	1126 SF	104.59 m <sup>2</sup>	0.8%	
COMMERCIAL	2289 SF	212.65 m <sup>2</sup>	1.7%	
PARKADE	23745 SF	2205.95 m <sup>2</sup>	17.2%	
SERVICE ROOMS/SHAFTS	1621 SF	150.60 m <sup>2</sup>	1.2%	
STORAGE	645 SF	59.88 m <sup>2</sup>	0.5%	
	<b>29425 SF</b>	<b>2733.67 m<sup>2</sup></b>	<b>21.3%</b>	
<b>P1 LEVEL</b>				
CIRCULATION	1557 SF	144.62 m <sup>2</sup>	1.1%	
PARKADE	22668 SF	2105.93 m <sup>2</sup>	16.4%	
SERVICE ROOMS/SHAFTS	558 SF	51.80 m <sup>2</sup>	0.4%	
STORAGE	2296 SF	213.27 m <sup>2</sup>	1.7%	
	<b>27078 SF</b>	<b>2515.62 m<sup>2</sup></b>	<b>19.6%</b>	
<b>1ST LEVEL</b>				
CIRCULATION	2974 SF	276.29 m <sup>2</sup>	2.2%	
COMMERCIAL	6205 SF	576.44 m <sup>2</sup>	4.5%	
INDOOR AMENITY	3621 SF	336.36 m <sup>2</sup>	2.6%	
RESIDENTIAL	8656 SF	804.21 m <sup>2</sup>	6.3%	
SERVICE ROOMS/SHAFTS	86 SF	7.96 m <sup>2</sup>	0.1%	
	<b>21541 SF</b>	<b>2001.27 m<sup>2</sup></b>	<b>15.6%</b>	
<b>2ND LEVEL</b>				
CIRCULATION	2556 SF	237.49 m <sup>2</sup>	1.9%	
RESIDENTIAL	16944 SF	1574.12 m <sup>2</sup>	12.3%	
SERVICE ROOMS/SHAFTS	86 SF	7.96 m <sup>2</sup>	0.1%	
STORAGE	392 SF	36.44 m <sup>2</sup>	0.3%	
	<b>19978 SF</b>	<b>1856.01 m<sup>2</sup></b>	<b>14.5%</b>	
<b>3RD LEVEL</b>				
CIRCULATION	2556 SF	237.49 m <sup>2</sup>	1.9%	
RESIDENTIAL	16947 SF	1574.43 m <sup>2</sup>	12.3%	
SERVICE ROOMS/SHAFTS	86 SF	7.96 m <sup>2</sup>	0.1%	
STORAGE	392 SF	36.44 m <sup>2</sup>	0.3%	
	<b>19981 SF</b>	<b>1856.32 m<sup>2</sup></b>	<b>14.5%</b>	
<b>4TH LEVEL</b>				
CIRCULATION	2556 SF	237.49 m <sup>2</sup>	1.9%	
RESIDENTIAL	16947 SF	1574.43 m <sup>2</sup>	12.3%	
SERVICE ROOMS/SHAFTS	86 SF	7.96 m <sup>2</sup>	0.1%	
STORAGE	392 SF	36.44 m <sup>2</sup>	0.3%	
	<b>19981 SF</b>	<b>1856.32 m<sup>2</sup></b>	<b>14.5%</b>	
<b>AREA GRAND TOTAL</b>	<b>137985 SF</b>	<b>12819.21 m<sup>2</sup></b>	<b>100.0%</b>	

### 0.2.2 gross floor area summary (commercial)

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>COMMERCIAL</b>				
P2 LEVEL	2289 SF	212.65 m <sup>2</sup>	26.9%	
1ST LEVEL	6205 SF	576.44 m <sup>2</sup>	73.1%	
	<b>8494 SF</b>	<b>789.09 m<sup>2</sup></b>	<b>100.0%</b>	
<b>AREA GRAND TOTAL</b>	<b>8494 SF</b>	<b>789.09 m<sup>2</sup></b>	<b>100.0%</b>	

### 0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	50	56.2%	
1 BED + DEN	4	4.5%	
2 BED	12	13.5%	
2 BED + DEN	20	22.5%	
STUDIO	3	3.4%	
<b>TOTAL UNITS: 89</b>		<b>100.0%</b>	

### 0.3.1 unit floor area summary notes

- ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING. B) PARTY WALL: CENTER OF WALL. C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNES...
- AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

### 0.3.2 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m <sup>2</sup> (1m <sup>2</sup> )	TOTAL UNIT AREA SF	TOTAL UNIT AREA m <sup>2</sup>
UNIT A1	STUDIO	3	384 SF	36 m <sup>2</sup>	1151 SF	106.96 m <sup>2</sup>
UNIT B1	1 BED	44	550 SF	51 m <sup>2</sup>	24193 SF	2247.60 m <sup>2</sup>
UNIT B1.1	1 BED	2	546 SF	51 m <sup>2</sup>	1091 SF	101.36 m <sup>2</sup>
UNIT B2	1 BED	4	551 SF	51 m <sup>2</sup>	2204 SF	204.80 m <sup>2</sup>
UNIT C1	1 BED + DEN	4	717 SF	67 m <sup>2</sup>	2866 SF	266.27 m <sup>2</sup>
UNIT D1	2 BED	6	853 SF	79 m <sup>2</sup>	5121 SF	475.75 m <sup>2</sup>
UNIT D1.1	2 BED	6	858 SF	80 m <sup>2</sup>	5151 SF	478.51 m <sup>2</sup>
UNIT E1	2 BED + DEN	8	950 SF	88 m <sup>2</sup>	7603 SF	706.34 m <sup>2</sup>
UNIT E2	2 BED + DEN	3	864 SF	80 m <sup>2</sup>	2593 SF	240.87 m <sup>2</sup>
UNIT E3	2 BED + DEN	3	888 SF	82 m <sup>2</sup>	2664 SF	247.46 m <sup>2</sup>
UNIT E4	2 BED + DEN	6	808 SF	75 m <sup>2</sup>	4851 SF	450.65 m <sup>2</sup>
<b>UNIT TOTALS: 89</b>					<b>59487 SF</b>	<b>5526.56 m<sup>2</sup></b>

### 0.3.3 solid waste disposal data - required

	UNITS	CURRENT FACTOR...	TOTAL (L)
<b>GARBAGE:</b>			
RESIDENTS	89	*50	4,450
<b>RECYCLING:</b>			
RESIDENTS	89	*50	4,450
<b>COMPOST:</b>			
RESIDENTS	89	*30	2,670
<b>GLASS:</b>			
RESIDENTS	89	*10	890
NOTE:			

### 0.3.1 solid waste disposal data - provided

	TOTAL (L)
BASED ON PRIVATE COLLECTION OF GARBAGE AND CITY COLLECTION OF RECYCLING, COMPOST, & GLASS	
<b>GARBAGE:</b>	
RESIDENTS/COMMERCIAL - 1 6.8 CUBIC YARD COMPACTOR TO BE EMPTIED AS REQUIRED	N/A
<b>RECYCLING:</b>	
RESIDENTS/COMMERCIAL - (14) 360L TOTES	5,040
<b>COMPOST:</b>	
RESIDENTS/COMMERCIAL - (8) 360L TOTES	2,880
<b>GLASS:</b>	
RESIDENTS/COMMERCIAL - (12) 80L TOTES	960

### 0.4.0 parking requirements

VEHICLE PARKING STALL DATA			
	UNITS/STALLS	CURRENT FACTOR	TOTAL
<b>TENANT</b>			
AFFORDABLE RENTAL (10% OF TOTAL UNITS)	9 UNITS	*0.5	6 STALLS
MARKET STRATA (STUDIO & 1 BED)	48 UNITS	*1.0	48 STALLS
MARKET STRATA (2 BED OR GREATER)	32 UNITS	*1.5	48 STALLS
SMALL CAR ALLOWABLE (20%)	102 STALLS	*0.2	(20 STALLS)
ACCESSIBLE STALLS	102 STALLS	*(1/50)	(2 STALLS)
EV - LEVEL 2 ROUGH IN (100%)	102 STALLS	*1.0	(102 STALLS)
<b>VISITOR</b>			
SMALL CAR ALLOWABLE (20%)	89 UNITS	*0.2	18 STALLS
ACCESSIBLE STALLS	18 STALLS	*0.2	(4 STALLS)
EV - LEVEL 2 ROUGH IN (100%)	18 STALLS	*(1/50)	(1 STALL)
EV - LEVEL 2 ROUGH IN (100%)	18 STALLS	*1.0	(18 STALLS)
<b>COMMERCIAL (RETAIL)</b>			
SMALL CAR ALLOWABLE (20%)	789.09 S.M. (8,494 S.F.)	*(2/100 S.M. (1,076 S.F.))	16 STALLS
ACCESSIBLE STALLS	16	*0.2	(3 STALLS)
ACCESSIBLE STALLS	16	*(1/50)	(1 STALL)
<b>TOTAL STALLS</b>			<b>136 STALLS</b>

NOTE:

### 0.4.1 parking proposed

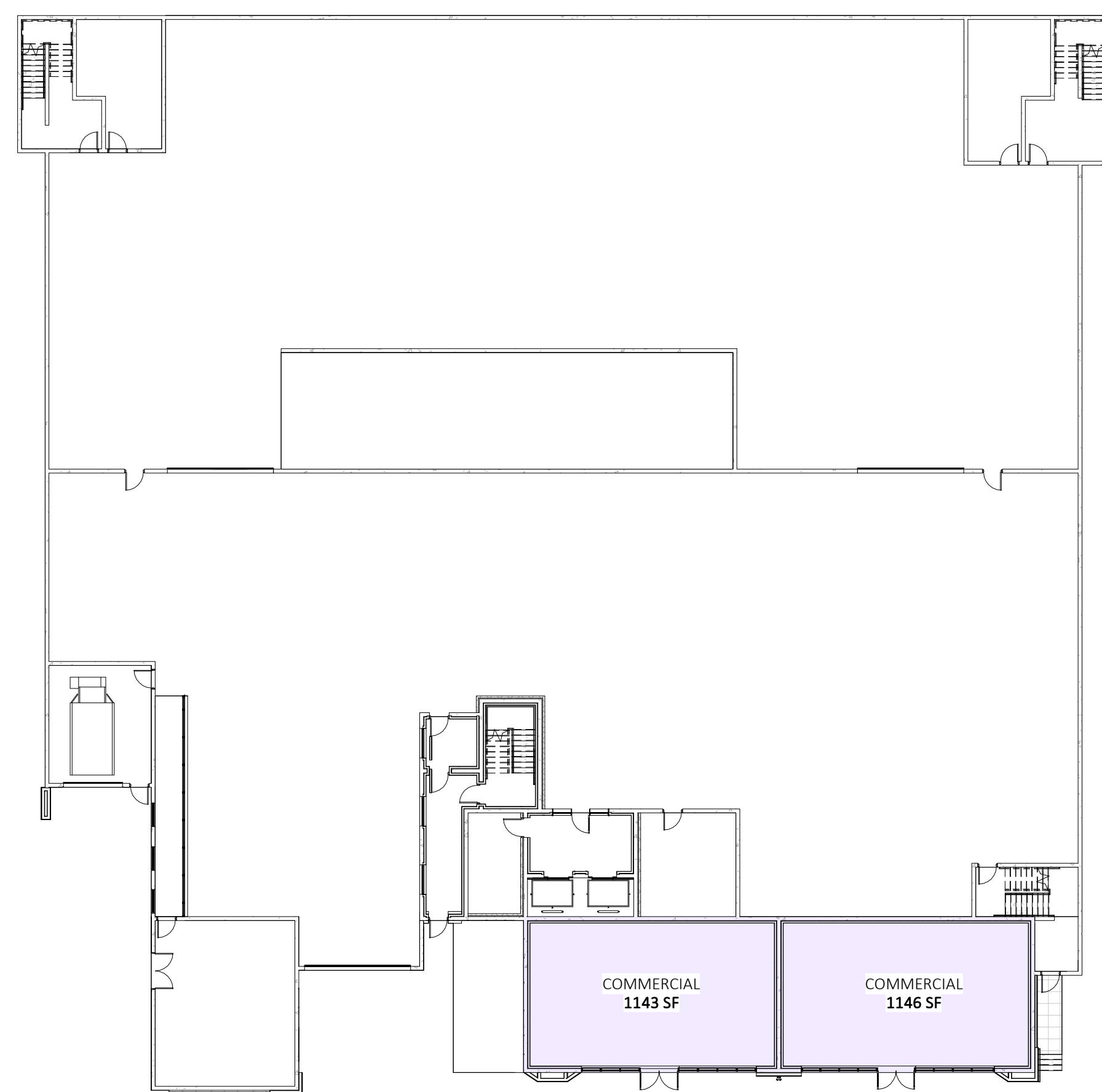
PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
<b>TENANT</b>				
ACCESSIBLE	2	1.4%	P1 LEVEL	
SMALL CAR	11	7.7%	P1 LEVEL	
STANDARD	56	39.2%	P1 LEVEL	
SMALL CAR	11	7.7%	P2 LEVEL	
STANDARD	27	18.9%	P2 LEVEL	
<b>TENANT: 107</b>		<b>74.8%</b>		
<b>VISITOR</b>				
ACCESSIBLE	1	0.7%	P2 LEVEL	
STANDARD	17	11.9%	P2 LEVEL	
<b>VISITOR: 18</b>		<b>12.6%</b>		
<b>COMMERCIAL</b>				
ACCESSIBLE	1	0.7%	1ST LEVEL	
STANDARD	6	4.2%	1ST LEVEL	
ACCESSIBLE	1	0.7%	P2 LEVEL	
STANDARD	10	7.0%	P2 LEVEL	
<b>COMMERCIAL: 18</b>		<b>12.6%</b>		
<b>TOTAL PARKING STALLS: 143</b>		<b>100.0%</b>		

### 0.4.2 bike parking requirements

BIKE PARKING STALL DATA				
	UNITS/STALLS	CURRENT FACTOR	TOTAL (REQUIRED)	TOTAL (PROVIDED)
<b>APARTMENT</b>				
LONG-TERM STALL	89 UNITS	*0.5	45	45 HORIZONTAL + 13 VERTICAL STALLS
SHORT-TERM STALL	120 STALLS	*0.15	18	18
<b>COMMERCIAL</b>				
SHORT-TERM STALL	16 STALLS	*0.15	3	3
<b>TOTAL STALLS</b>			<b>66</b>	<b>79</b>

NOTE:





**p2 level**

1" = 20'-0"

COMMERCIAL



**1st level**

1" = 20'-0"

AREA EXCLUSION  
CIRCULATION  
COMMERCIAL  
RESIDENTIAL  
SERVICE ROOMS/SHAFTS



**2nd level**

1" = 20'-0"

CIRCULATION  
RESIDENTIAL  
SERVICE ROOMS/SHAFTS

**0.6.0 fsr floor area summary notes**

- FSR IS MEASURED TO OUTSIDE FACE OF CLADDING
- EXCLUSIONS: AMENITY SPACE (COMMON INDOOR), OFF STREET MOTOR VEHICLE PARKING SPACES ASSOCIATED DRIVE AISLES, AND BICYCLE PARKING AREAS

**0.6.2 fsr calculation**

1.  $84,087 \text{ SF} - 3,553 \text{ SF} = 80,534 \text{ SF} / 35,707.06 = 2.25 \text{ FSR}$

**0.6.1 fsr floor area summary**

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
<b>SERVICE ROOMS/SHAFTS</b>				
1ST LEVEL	86 SF	7.96 m <sup>2</sup>	0.1%	
2ND LEVEL	478 SF	44.40 m <sup>2</sup>	0.6%	
3RD LEVEL	478 SF	44.40 m <sup>2</sup>	0.6%	
4TH LEVEL	478 SF	44.40 m <sup>2</sup>	0.6%	
	1520 SF	141.18 m <sup>2</sup>	1.8%	
<b>RESIDENTIAL</b>				
1ST LEVEL	8599 SF	798.87 m <sup>2</sup>	10.2%	
2ND LEVEL	16762 SF	1557.27 m <sup>2</sup>	19.9%	
3RD LEVEL	16762 SF	1557.27 m <sup>2</sup>	19.9%	
4TH LEVEL	16762 SF	1557.27 m <sup>2</sup>	19.9%	
	58886 SF	5470.70 m <sup>2</sup>	70.1%	
<b>COMMERCIAL</b>				
P2 LEVEL	2289 SF	212.65 m <sup>2</sup>	2.7%	
1ST LEVEL	6150 SF	571.36 m <sup>2</sup>	7.3%	
	8439 SF	784.00 m <sup>2</sup>	10.0%	
<b>CIRCULATION</b>				
1ST LEVEL	3218 SF	298.95 m <sup>2</sup>	3.8%	

**0.6.1 fsr floor area summary continued**

LEVEL / AREA TYPE	AREA SF	AREA m <sup>2</sup>	AREA %	COMMENTS
2ND LEVEL	2805 SF	260.58 m <sup>2</sup>	3.3%	
3RD LEVEL	2805 SF	260.58 m <sup>2</sup>	3.3%	
4TH LEVEL	2805 SF	260.58 m <sup>2</sup>	3.3%	
	11633 SF	1080.70 m <sup>2</sup>	13.8%	
<b>AREA EXCLUSION</b>				
1ST LEVEL	3553 SF	330.08 m <sup>2</sup>	4.2%	
	3553 SF	330.08 m <sup>2</sup>	4.2%	
<b>AREA GRAND TOTAL</b>	<b>84030 SF</b>	<b>7806.65 m<sup>2</sup></b>	<b>100.0%</b>	

## design rationale

### project description

THIS PROPOSED DEVELOPMENT IS COMPRISED OF A U-SHAPED 4-STORY, WOOD FRAME 89-UNIT MULTI-FAMILY RESIDENTIAL BUILDING OVER 2 LEVELS OF CONCRETE PARKADE SURROUNDING A RAISED INTERIOR COURTYARD THAT CONTAINS REAR RESIDENTIAL AND COMMERCIAL ENTRY AND VISITORS PARKING STALLS AS WELL AS A LANDSCAPED OUTDOOR AMENITY SPACE. COMMERCIAL / RETAIL SPACE IS PROVIDED ALONG THE GROUND FLOOR STREET FACE AT BOTH STREETS THAT BOTH ENCLOSE THE PARKADE STRUCTURE AND ENGAGE THE PUBLIC, CREATING A HUMAN SCALE EXPRESSION.

### massing, form & character

THE SITING AND MASSING OF THE DEVELOPMENT ARE DESIGNED TO ALLOW NATURAL DAYLIGHT AND VISIBILITY WITHIN THE COURTYARD AREA AND INCORPORATE AN APPROACH WITHIN PROXIMITY OF A HISTORIC COMMERCIAL HUB THAT ENGAGES A WALKABLE, LIVABLE COMMUNITY WITH PLACES TO SHOP AND DINE, THAT ALSO CONNECTS THE RESIDENTS AND SHOPPERS TO A MAIN TRANSIT CORRIDOR ALONG LOUGHEED HIGHWAY WITH DIRECT PROXIMITY TO OTHER COMMERCIAL USES AND THE HISTORIC DOWNTOWN CORE.

PROJECTING FRAME ELEMENTS AROUND THE BUILDING ARTICULATE THE FACADE RHYTHMICALLY BOTH VERTICALLY AND HORIZONTALLY CREATING A SENSE OF INDIVIDUALITY WITHIN THE LIVING UNITS AND REDUCING THE OVERALL SCALE OF THE BUILDING WITH THE USE OF MATERIALS AND MASSING, ENHANCING VISUAL INTEREST YET MAINTAINING A TRADITIONALLY SIMPLE AND PROPORTIONATE SCALE IN KEEPING WITH THE VERNACULAR OF THIS MORE ESTABLISHED AREA OF THE CITY OF MISSION. THE DESIGN ALSO EXPRESSES A PUBLIC AND PRIVATE INTERACTION FOR PEDESTRIANS AND RESIDENTS MOVING ALONG THE STREETS AND THROUGH THE INTERIOR COURTYARD, ACHIEVING A STRONG SENSE OF INCLUSION AND WALKABILITY AROUND AND THROUGHOUT THE DEVELOPMENT.

THE EXTERIOR TREATMENT OF THE BUILDINGS REFLECTS THAT OF A CONTEMPORARY MODERN ARCHITECTURE WITH THE USE OF GRAY, BLACK AND WHITE TONES, WHILE BRINGING WARMTH USING A MORE TRADITIONAL FAÇADE TREATMENT OF WOOD TONES AND TRIMS ALONG THE GROUND PLANE.

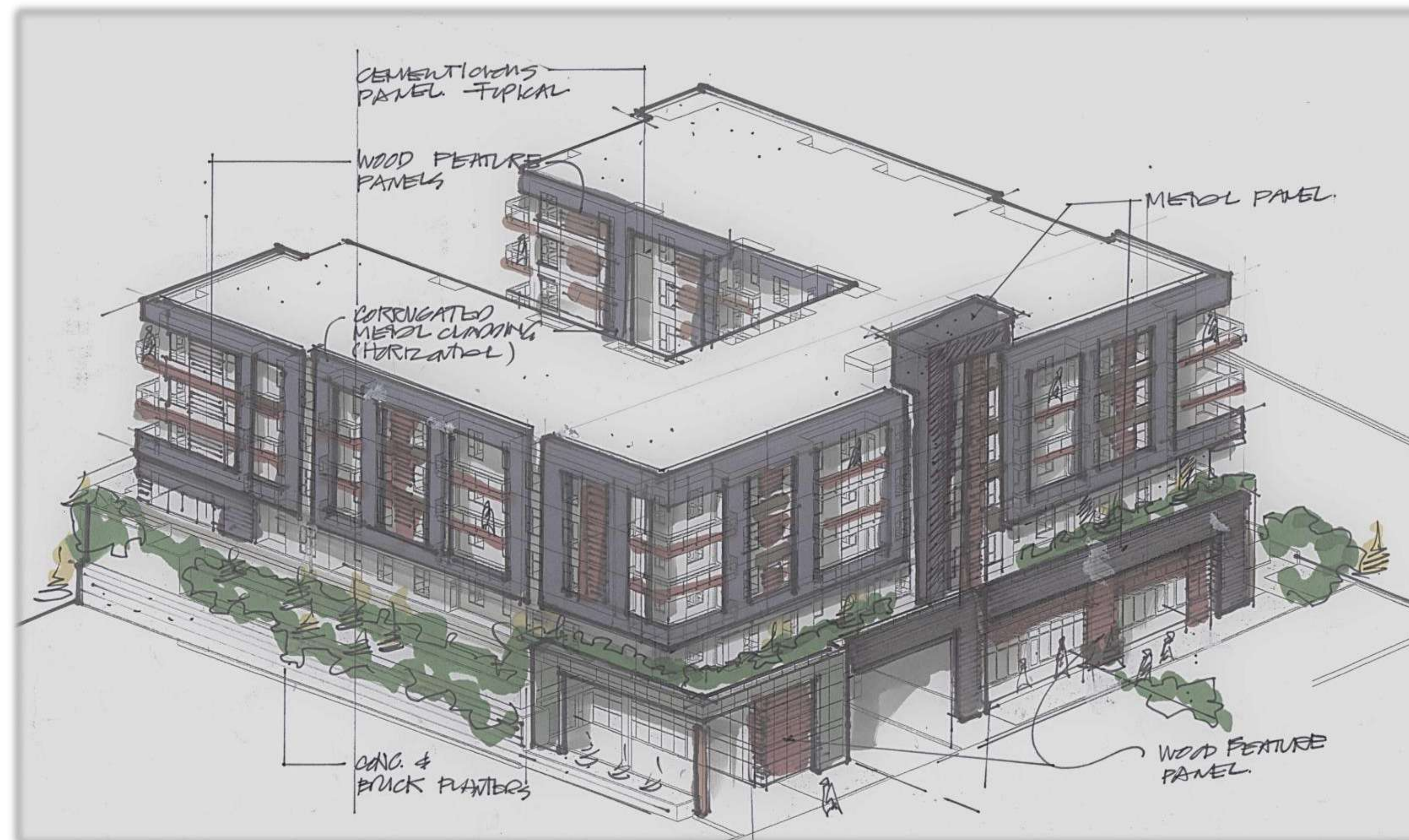
MATERIALS CONSIST OF A BLEND OF CONCRETE, METAL CLADDING PANEL, CEMENTITIOUS CLADDING, AND WOOD TONE ACCENTS AND PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE AT THE STREET AND COURTYARD ENTRIES, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM ENHANCED VIEWS. THESE VIEWS WILL ALLOW RESIDENTS TO EXPERIENCE THE OUTDOORS MORE EFFECTIVELY, WHILE MAINTAINING PRIVACY WITHIN THE SUITES.

### environmental sustainability

ADDRESSED WITHIN THE PROJECT BY THE PROVISION OF BIKE STORAGE, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES AND RENEWABLE BASED WOOD BUILDING MATERIALS

### crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARD, AND PARKADE LEVELS. THIS IS ACHIEVED WITH CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCE AND SECURE AND FULLY ACCESSIBLE PARKING.



south west perspective



south elevation



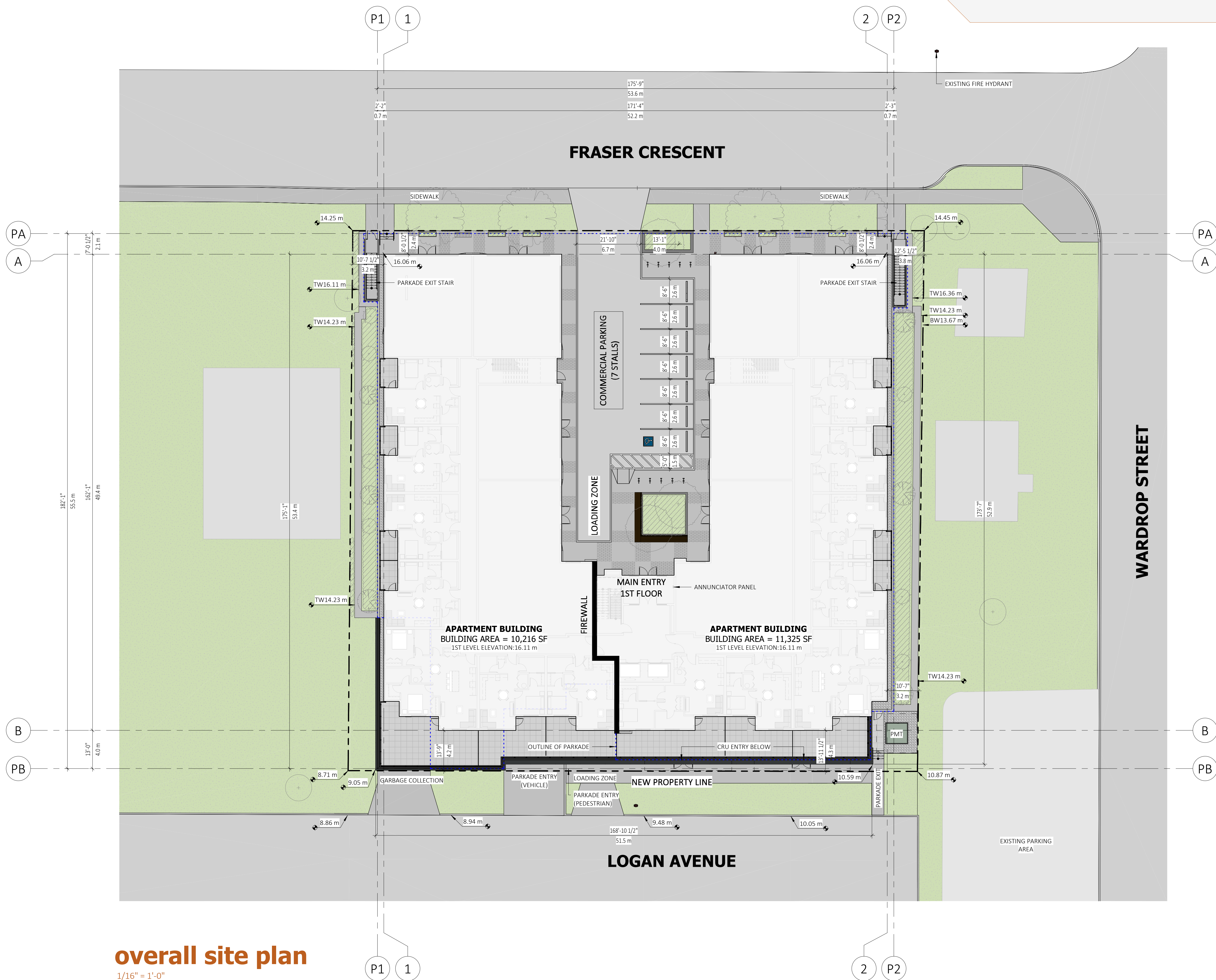
courtyard perspective



south east perspective



south elevation



- general site notes**
1. REFER TO SITE LAYOUT PLAN FOR BUILDING POSITIONING ON SITE.
  2. REFER TO SITE CODE PLAN.
  3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, EXTENT OF DEMO, NEW AND REPAIRED PAVING, OTHER SERVICES, ETC.
  4. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
  5. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
  6. TW = TOP OF WALL  
BW = BOTTOM OF WALL  
BOC = BOTTOM OF CURB  
TOC = TOP OF CURB
  7. NEW ELEVATION  $\pm 00.00$  m  
EXISTING ELEVATION  $\pm 00.00$  m

**overall site plan**

1/16" = 1'-0"

# What's your **property** worth?

If you're considering the sale of a property this year, please call/text for an assessment [236.866.6036](tel:236.866.6036) or email at [team@varinggroup.com](mailto:team@varinggroup.com)

