

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Sue-Song Hse & Shih-Chen Hsu

PETITIONER'S ADDRESS: 141 Cherry Brook Road, Weston, MA 02493

LOCATION OF PROPERTY: 20 Surrey Street, Cambridge, MA 02138

TYPE OF OCCUPANCY: 3-family residential dwelling ZONING DISTRICT: C-1

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner proposes to rebuild rear egress and attached deck that was damaged while Petitioner was
installing new siding to the exterior of the home.

SECTIONS OF ZONING ORDINANCE CITED:

Article V Section 31 - Table of Dimensional Requirements - Residential Districts.

Article _____ Section _____


Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):


(Petitioner(s)/Owner)

Shih-Chen Hsu

(Print Name)

Address:

141 Cherry Brook Road

Weston, MA 02493

Tel. No.:

(781) 454-7085

E-Mail Address:

hsu02493@gmail.com

Date: October 28, 2017

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Sue-Song Hsu and Shih-chen Hsu
(OWNER)

Address: 141 Cherry Brook Rd., Weston, MA 02493

State that I/We own the property located at 20 Surrey St., Cambridge, MA
which is the subject of this zoning application.

The record title of this property is in the name of Sue-Song Hsu & Shih-chen Hsu
Trustees of the Sue-Song Hsu Revocable Trust

*Pursuant to a deed of duly recorded in the date 03/09/2017, Middlesex South
County Registry of Deeds at Book 68989, Page 565; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Sue-Song Hsu Shih-chen Hsu
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name Sue-Song Hsu and Shih-chen Hsu personally appeared before me,
this 12 of July, 2017, and made oath that the above statement is true.

My commission expires April 22 2022 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

SEE APPLICATION FORM - OWNER'S INFORMATION

To be completed by OWNER, signed before a notary and returned to
The Secretary of the Board of zoning appeals.

NAME OF OWNER _____
(OWNER)

ADDRESS _____

Is the property located at _____
which is the subject of this zoning application?

The record title of this property is in the name of _____

Is there a deed of duly recorded in the date _____
County Registry of Deeds at Book _____
Middlesex Registry District of Land Co., Cambridge No. _____
Book _____ Page _____

ATTESTED BY LAND OWNER OR
AUTHORIZED TRUSTEE, ATTORNEY OR AGENT

Written evidence of Agent's standing to represent petitioner may be requested.

Commissioner of Massachusetts, County of _____

The above named _____ personally appeared before me
this _____ day of _____, 19____, and made oath that the above statement is true.



By commission expires _____

If ownership is not shown as recorded in the County Registry of Deeds, or inheritance, please include documentation.

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

This dwelling is a pre-existing, non-conforming use and a literal enforcement of the provisions of this ordinance would result in the Petitioner being unable to utilize this dwelling.

Specifically, in the summer of 2017, while installing vinyl siding, the rear egress and attached deck became damaged. Petitioner is requesting permission to build a wider deck so that it would be easier for individuals to utilize the deck during emergencies and for tenants to move in and out of the dwelling.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

This dwelling is a pre-existing, non-conforming use and a literal enforcement of the provisions of this ordinance would result in the Petitioner being unable to utilize this dwelling.

Specifically, in the summer of 2017, while installing vinyl siding, the rear egress and attached deck became damaged. Petitioner is requesting permission to build a wider deck so that it would be easier for individuals to utilize the deck during emergencies and for tenants to move in and out of the dwelling.

- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Substantial detriment to the public good for the following reasons:

This dwelling is a pre-existing, non-conforming use similar in character with other dwellings existing in the neighborhood.

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

This dwelling is a pre-existing, non-conforming use similar in character with other dwellings existing in the neighborhood.

- *** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Sue-Song Hse & Shih-Chen Hsu **PRESENT USE/OCCUPANCY:** 3-family residential dwelling

LOCATION: 20 Surrey Street, Cambridge, MA 02138 **ZONE:** C-1

PHONE: (781) 454-7085 **REQUESTED USE/OCCUPANCY:** 3-family residential dwelling

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1,294</u>	<u>1,294</u>	<u>1,806</u>	(max.)
<u>LOT AREA:</u>	<u>2,580</u>		<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>.50</u>	<u>.50</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>860</u>	<u>860</u>	<u>1,500</u>	(min.)
<u>SIZE OF LOT:</u>			<u>50</u>	(min.)
	WIDTH			
	DEPTH			
<u>Setbacks in Feet:</u>	FRONT	<u>6</u>	<u>6</u>	<u>10'</u> (min.)
	REAR	<u>10.9</u>	<u>10.9</u>	<u>20</u> (min.)
	LEFT SIDE	<u>131</u>	<u>13</u>	<u>7-6</u> (min.)
	RIGHT SIDE	<u>4</u>	<u>4</u>	<u>7-6</u> (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>3 stories</u>	<u>3 stories</u>	<u>35</u> (max.)
	LENGTH			
	WIDTH			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>1,286</u>	<u>1,286</u>	<u>30%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>3</u>	<u>3</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>1</u>	<u>3</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2017 NOV 15 PM 2:49
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-015008-2017

Address: 20 Surrey St.

Owner: Sue-Song Hse & Shih-Chen Hsu

I Sue-Song Hse & Shih-Chen Hsu, Owner, Sue-Song Hse & Shih-Chen Hsu
(Print Owner Name) (Print Petitioner Name)

Petitioner or Jack Milgram, Esq., Petitioner's and/or Owner's
(Print Agent/Representative Name)

Agent or Representative, hereby waives the Petitioner's and/or Owner's right to a
Decision by the Board of Zoning Appeal on the above referenced

Case # BZA-015008-2017 within the time period as required by Section 9 or Section
15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General
Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job
Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or
federal regulation or law, as applicable, until _____, 2017.

Date: 11/15/17

Signature

Jack P. Milgram, Esquire

Print Name

Law Offices of Jack P. Milgram
21 Mayor Thomas J. McGrath Highway
Suite 203
Quincy, MA 02169
Phone: (617) 227-0878 - Email: jackp.milgram@verizon.net

- ☐ Owner
☐ Petitioner
☒ Petitioner's and/or Owner's Agent or
Representative

BZA APPLICATION FORM

GENERAL INFORMATION

2017 NOV 14 AM 11:54

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: _____ Variance: X Appeal: CAMBRIDGE, MASSACHUSETTS

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<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
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Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

Shih-Chen Hsu
(Petitioner(s)/Owner)

Shih-Chen Hsu

(Print Name)

Address:

141 Cherry Brook Road

Weston, MA 02493

Tel. No.:

(781) 454-7085

E-Mail Address:

hsu02493@gmail.com

Date: October 28, 2017



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 20 Surrey Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☐ Avon Hill Neighborhood Conservation District
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☐ Mid Cambridge Neighborhood Conservation District
- ☐ Designated Landmark
- ☐ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☒ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition permit anticipated for scope of work proposed.
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date November 14, 2017

Received by Uploaded to Energov

Date November 14, 2017

Relationship to project BZA 15008-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

The map displays a residential neighborhood with a grid of streets. A red circle highlights a specific block bounded by Surrey St to the north and Fallon PI to the south. Blue arrows indicate a path or direction of travel within this highlighted area, starting from the intersection of Surrey St and Fallon PI and moving northward. The map includes numerous lot numbers and street names, such as Banks St, Putnam Ave, Surrey St, and Fallon PI. The highlighted area contains lots 131-33, 131-34, 131-35, 131-36, 131-50, 131-51, 131-52, and 131-53. Other streets shown include 132-79, 132-80, 132-157, 131-68, 131-70, 100 Banks St, 131-47, 131-66, 131-67, 131-45, 131-44, 131-43, 131-41, 131-42, 132-54, 132-55, 132-106, 132-107, 131-59, 131-60, 131-38, 131-39, 131-40, 131-41, 131-42, 131-43, 131-44, 131-45, 131-66, 131-67, 100 Banks St, 131-47, 132-79, 132-80, 132-157, 131-68, 131-70, 64 Banks St, 65 Banks St, 68 Banks St, 72 Banks St, 92 Banks St, 96 Banks St, 27 Putnam Ave, 29 Putnam Ave, 31 Putnam Ave, 33 Putnam Ave, 37 Putnam Ave, 45 Putnam Ave, 47 Putnam Ave, 49 Putnam Ave, 51 Putnam Ave, 53 Putnam Ave, 55 Putnam Ave, 57 Putnam Ave, 67 Putnam Ave, and 69 Putnam Ave. The highlighted area is bounded by Surrey St to the north and Fallon PI to the south, with a red circle and blue arrows indicating a path or direction of travel within this area.

20 Surrey St.

Petitioner

131-33
JARUDI, IZZAT
26-28 SURREY ST., #1
CAMBRIDGE, MA 02138

131-33
MARIA-LUISA, INC.
13 WARE ST., #10
CAMBRIDGE, MA 02139

JACK P. MILGRAM, ESQ.
21 MAYOR THOMAS J. MCGRATH HWY -
SUITE 203
QUINCY, MA 02169

131-33
IBANEZ, MARIANA
26-28 SURREY ST., #4
CAMBRIDGE, MA 02138

131-33
CHEN, CHENG-SAN
17 SUFFOLK RD
WELLESLEY, MA 02181

131-34
HSU, SUE-SONG & SHIH-CHEN HSU
141 CHERRY BROOK RD
WESTON, MA 02493

131-35
DOWNER, LESLIE DUNTON
TRUSTEE OF THE LESLIE DUNTON DOWNER
16 SURREY ST
CAMBRIDGE, MA 02138

131-36
SABATINI, DAVID M.
12 SURREY ST
CAMBRIDGE, MA 02138

131-38
PEPI, RAMON G., TR OF THE FIFTY THREE
PUTNAM AVENUE REALTY TRUST
53 PUTNAM AVE #2
CAMBRIDGE, MA 02139

131-39
VONTURKOVICH, RICHARD &
VONTURKOVICH, MYRA
31 SHEPARD ST #3
CAMBRIDGE, MA 02138

131-50
BRINKMAN, DIRK,
TRUSTEE DIRK BRINKMAN REV LIV TRS
9A FALLON PL
CAMBRIDGE, MA 02138

131-50
DELACY, RICHARD
9B FALLON PL
CAMBRIDGE, MA 02138

131-50
MELLYN, JUDITH A. & KEVIN L. MELLYN &
C/O ANNA VICTORIA ELLSWORTH
11 FALLON PL. #9C
CAMBRIDGE, MA 02138

131-50
YANG, LIPING WU & KEN QING YANG,
TRUSTEES THE LIPING WU YANG TRUST
15A FALLON PL
CAMBRIDGE, MA 02141

131-50
HE, CHEN
15 FALLON PL., #15B
CAMBRIDGE, MA 02138

131-50
WU, MEI YING
15C FALLON PL
CAMBRIDGE, MA 02138

131-51
HEMOND, HAROLD F. & CAROL A. THOMSON
104 VINE ST
LEXINGTON, MA 02420

131-51
SEVCENKO, NANCY P,
TR. OF NANCY P. SEVCENKO REALTY TR.
P.O. BOX 388
SOUTH WOODSTOCK, VT 05071

131-51
DIDONNA, DENNIS
96 BANKS ST., #3
CAMBRIDGE, MA 02138

131-52
MALIS, DANIEL M. AND NANCY L. WEINER
90 BANKS ST
CAMBRIDGE, MA 02138

131-52
BEIZER, WILLIAM L.
90-92 BANKS ST., #92
CAMBRIDGE, MA 02138

132-110
23-25 SURREY STREET LLC
17 HUMBOLT ST
CAMBRIDGE, MA 02149

132-120
DIERKER, CARL F.
15 SURREY ST.
CAMBRIDGE, MA 02138

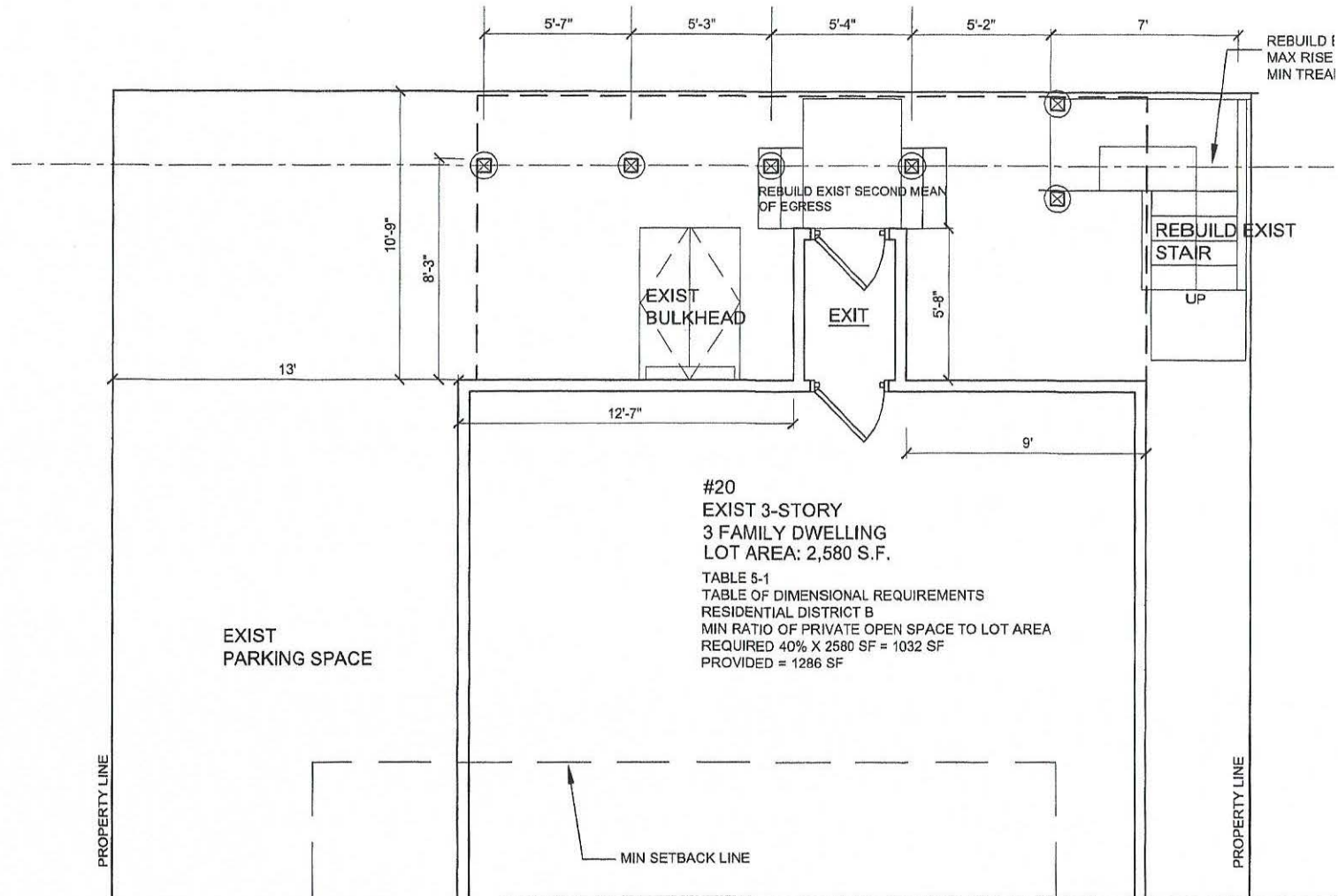
132-121
WALKER, DAVID I. & LAUREN M. BARAKAUSKAS
9 SURREY ST. UNIT#1
CAMBRIDGE, MA 02138

132-121
RESNICK, MITCHEL
9 SURREY ST., UNIT #2
CAMBRIDGE, MA 02138

132-121
BUKHARI, SAMIR A. & LYNETTE M. SHOLL
9-13 SURREY ST., #3
CAMBRIDGE, MA 02138

132-139
PAGER, DEVAH & MICHAEL T. SHOHL
21 SURREY ST
CAMBRIDGE, MA 02138

131-33
LUGUS, EMMY R. & MICHAEL JEFFREY COHEN
26-28 SURREY ST, UNIT #3
CAMBRIDGE, MA 02138



1
A-1
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LAU DESIGN CO.

7 BRANDON ST
LEXINGTON MA 02420
PHONE: 617 697 0494

PROPOSED DECKS W/ EGRESS STAIR
20 SURREY ST CAMBRIDGE MA 02138

REVISIONS:

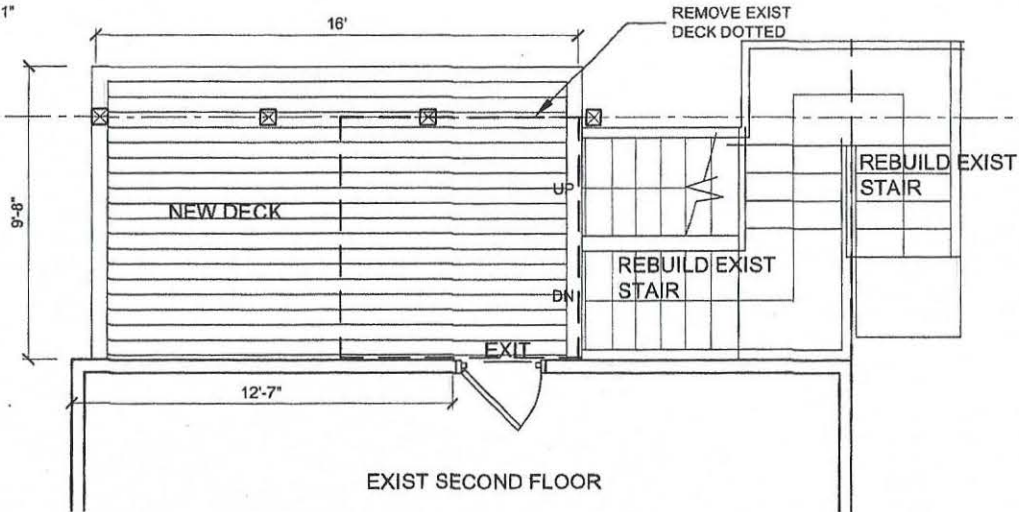
A-1

DATE: 8/2017
SCALE: AS SHOWN

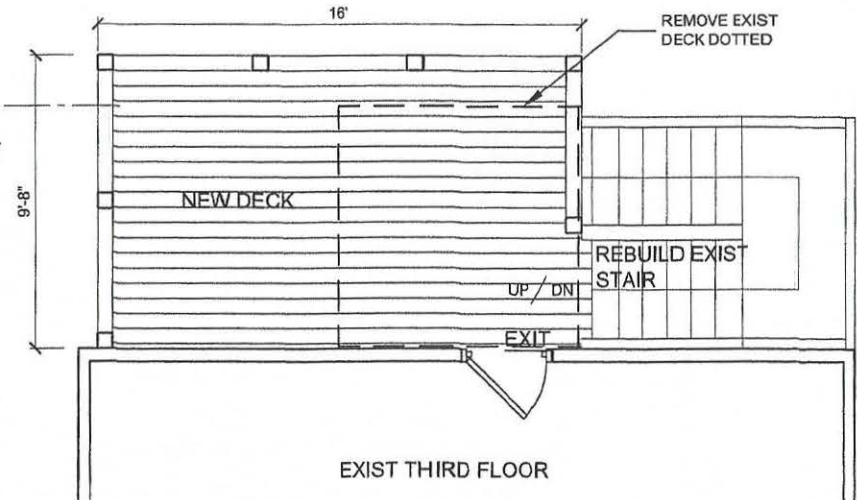
ENGINEER:
MARTY SONBOLIAN, P.E.
REG. NO. 35332



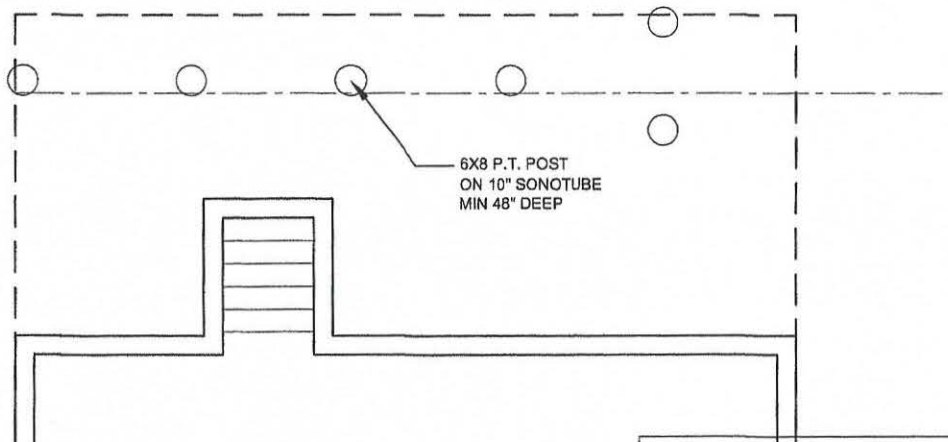
15K60 1"
READS 11"



2
A-2
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3
A-2
PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



0
A-2
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

LAU DESIGN CO.

7 BRANDON ST
LEXINGTON MA 02420
PHONE: 617 697 0494

**PROPOSED DECKS W/ EGRESS STAIR
20 SURREY ST CAMBRIDGE MA 02138**

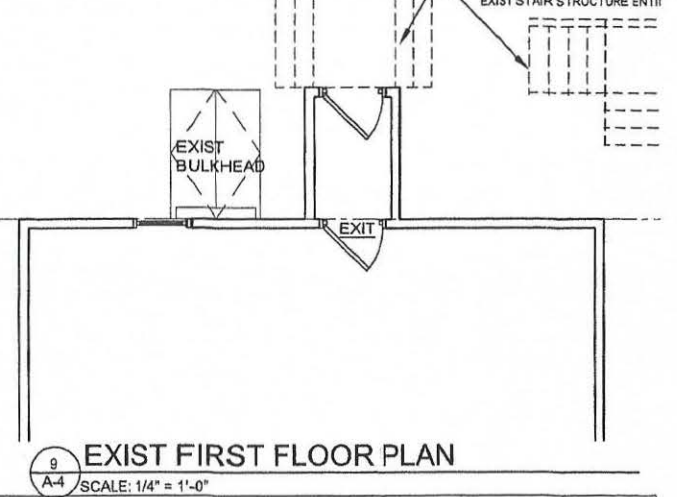
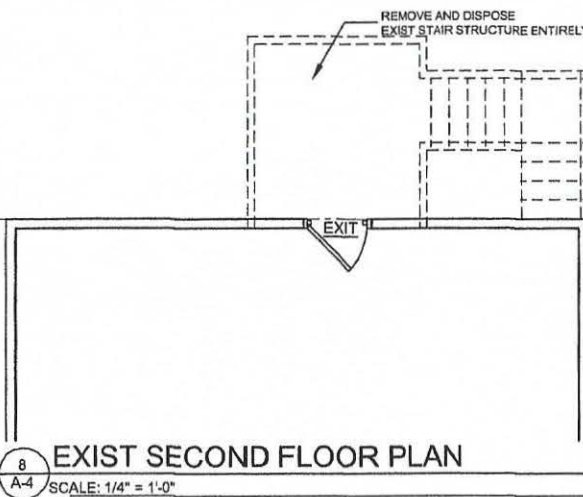
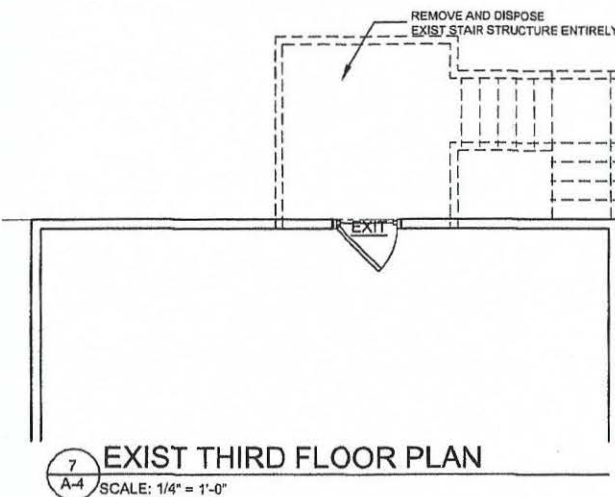
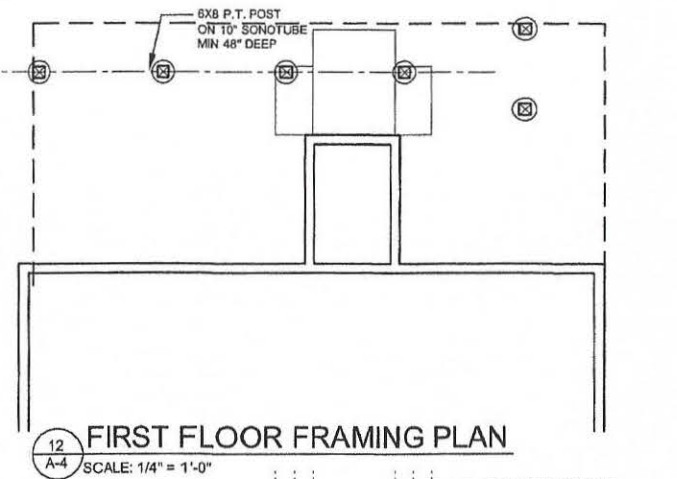
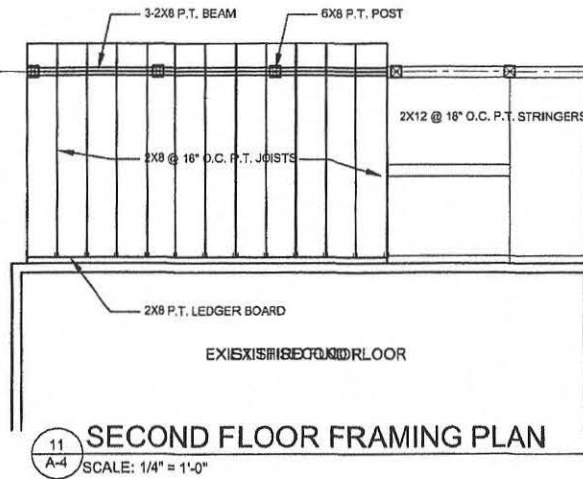
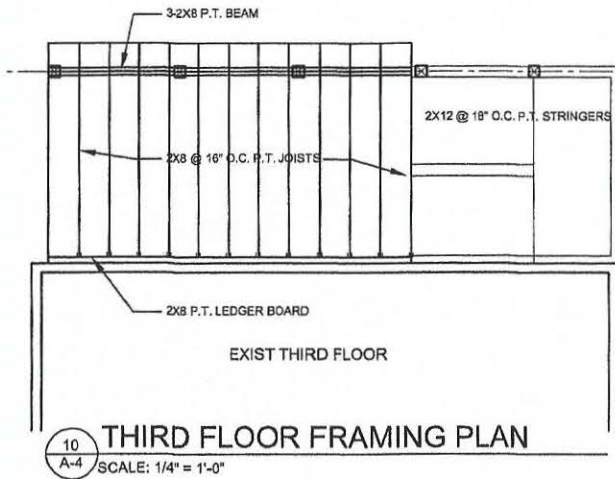
REVISIONS:

A-2

DATE: 6/2017
SCALE: AS SHOWN

ENGINEER:
MARTY SONBOLIAN, P.E.
REG. NO. 35332





LAU DESIGN CO.

7 BRANDON ST
LEXINGTON MA 02420
PHONE: 617 697 0494

PROPOSED DECKS W/ EGRESS STAIR
20 SURREY ST CAMBRIDGE MA 02138

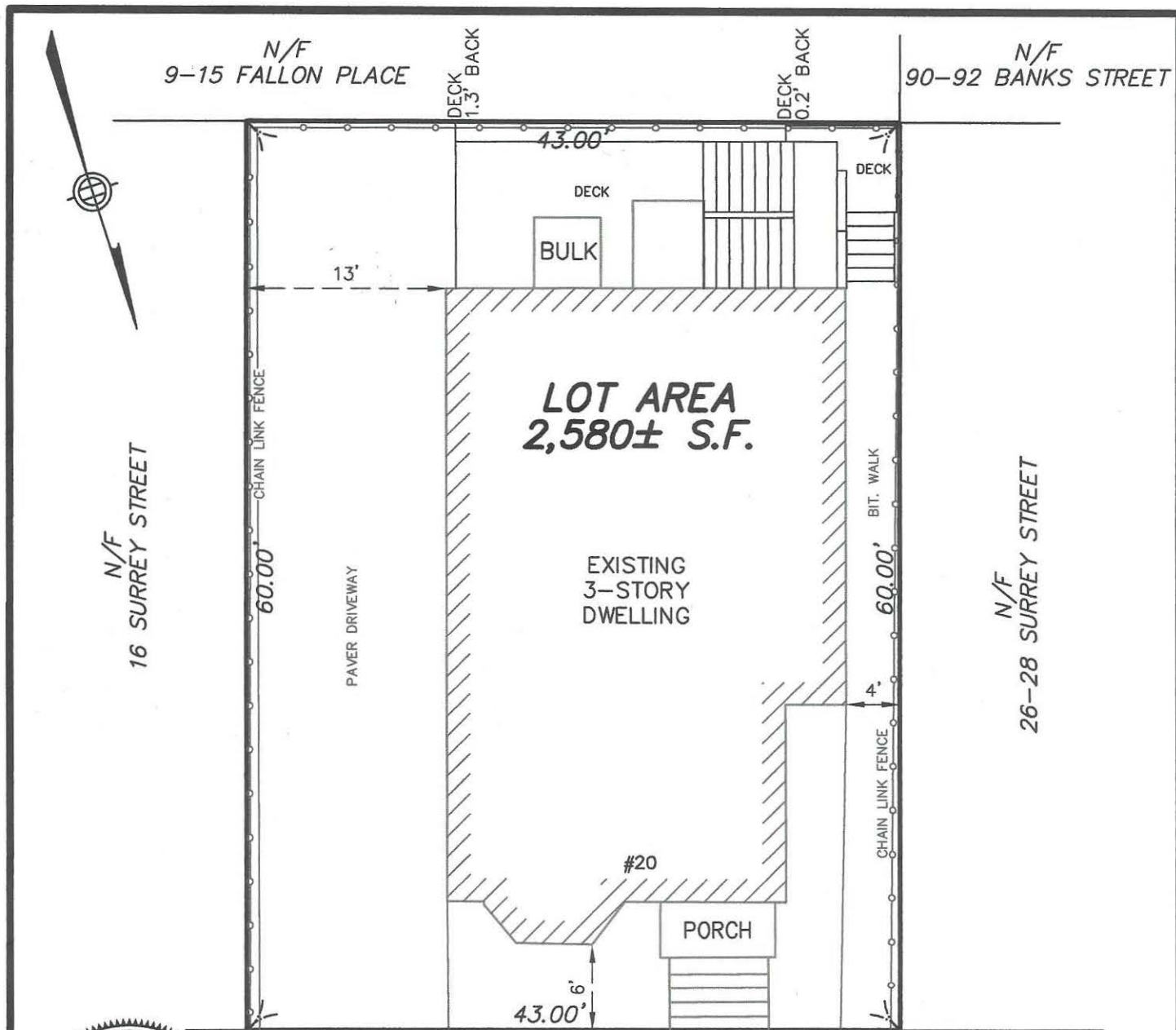
REVISIONS:

A-4

DATE: 8/2017
SCALE: AS SHOWN

ENGINEER:
MARTY SONBOLIAN, P.E.
REG. NO. 35332





SURREY STREET

(PUBLIC - 40' WIDE)

PLAN

1" = 10'

ZONING SETBACKS: C-1

RECORD OWNER:

SUE-SONG HSE & SHIH-CHEN HSU
TRUSTEES OF THE SUE-SONG REVOCABLE TRUST
BOOK 68989, PAGE 565

MAP 131, LOT 34

I HEREBY CERTIFY THAT THIS PLAN IS BASED
ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE
GROUND IN AUGUST 2017 AND THE STRUCTURE
DEPICTED HEREON IS LOCATED AS SHOWN.

8-8-17

DATE

Scott M. Cerrato

SIGNATURE

SCOTT M. CERRATO
Professional Land Surveyor

24 Pleasant View Drive • Exeter, NH 03833 • 781-775-3724

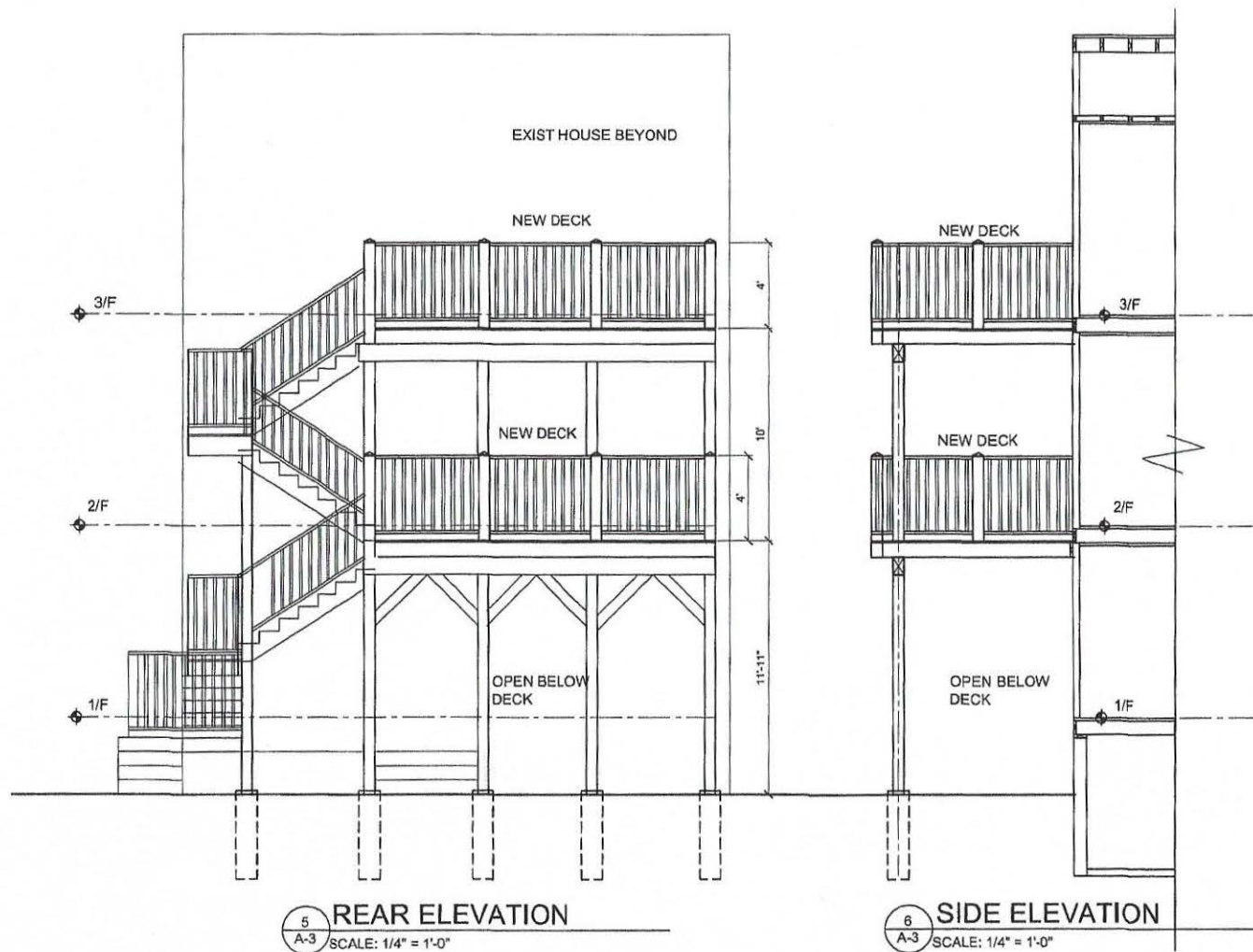
PLOT PLAN
20 SURREY STREET
CAMBRIDGE, MASSACHUSETTS

JOB NO:
17-028

SCALE:
1"=20'

DATE:
8-8-17

BY:
S.M.C.



LAU DESIGN CO.

7 BRANDON ST
LEXINGTON MA 02420
PHONE: 617 697 0494

PROPOSED DECKS W/ EGRESS STAIR
20 SURREY ST CAMBRIDGE MA 02138

REVISIONS:

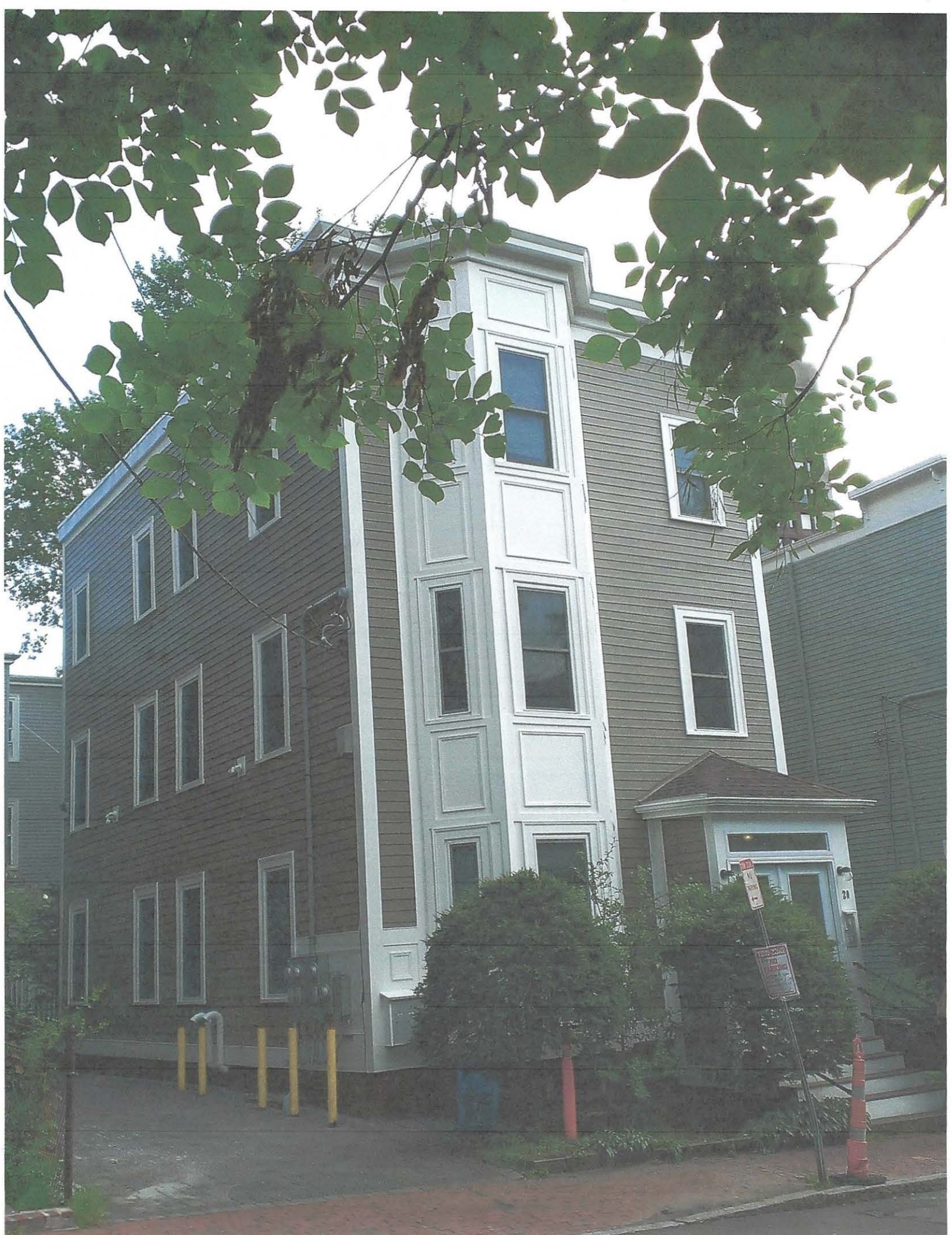
A-3

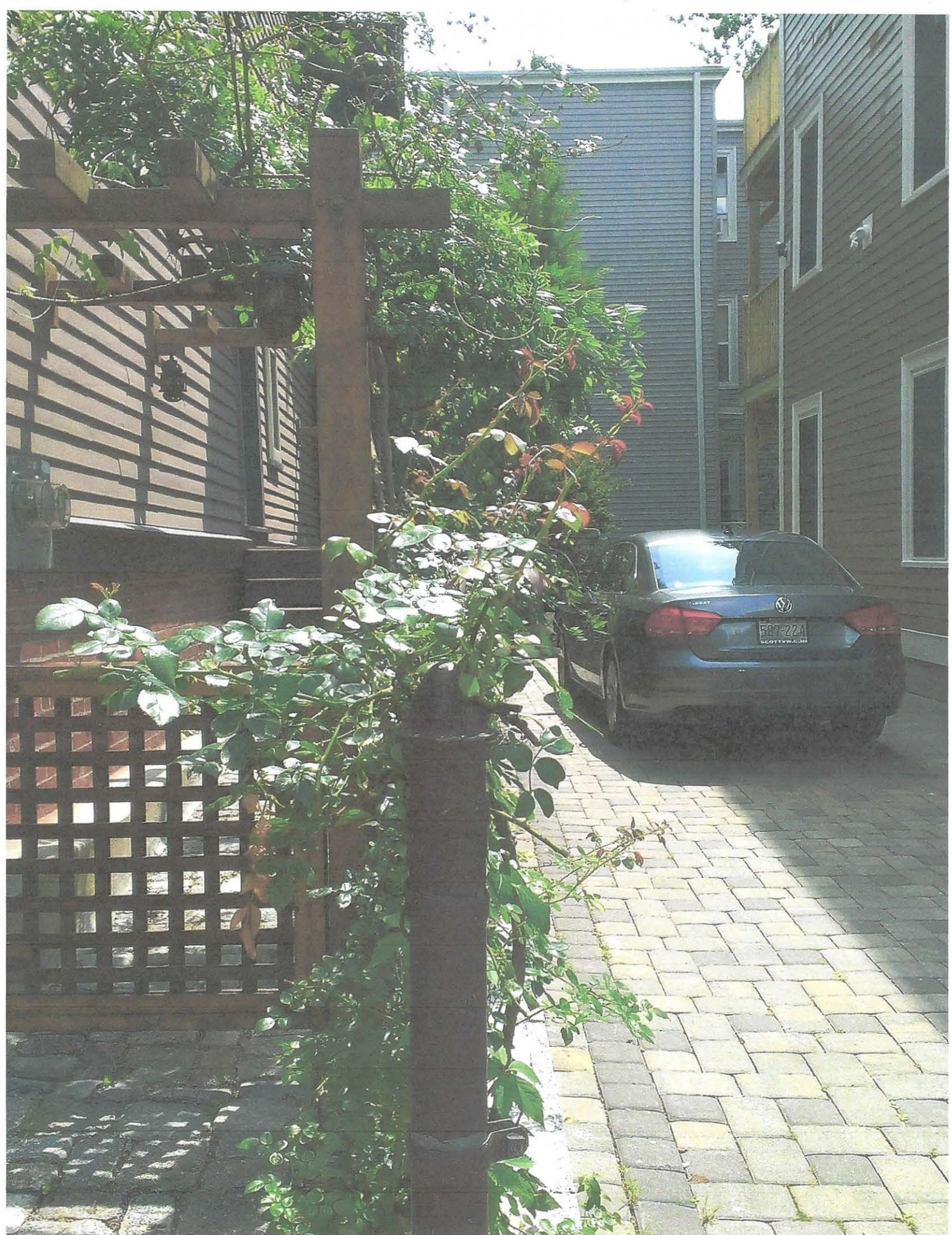
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SCALE: AS SHOWN

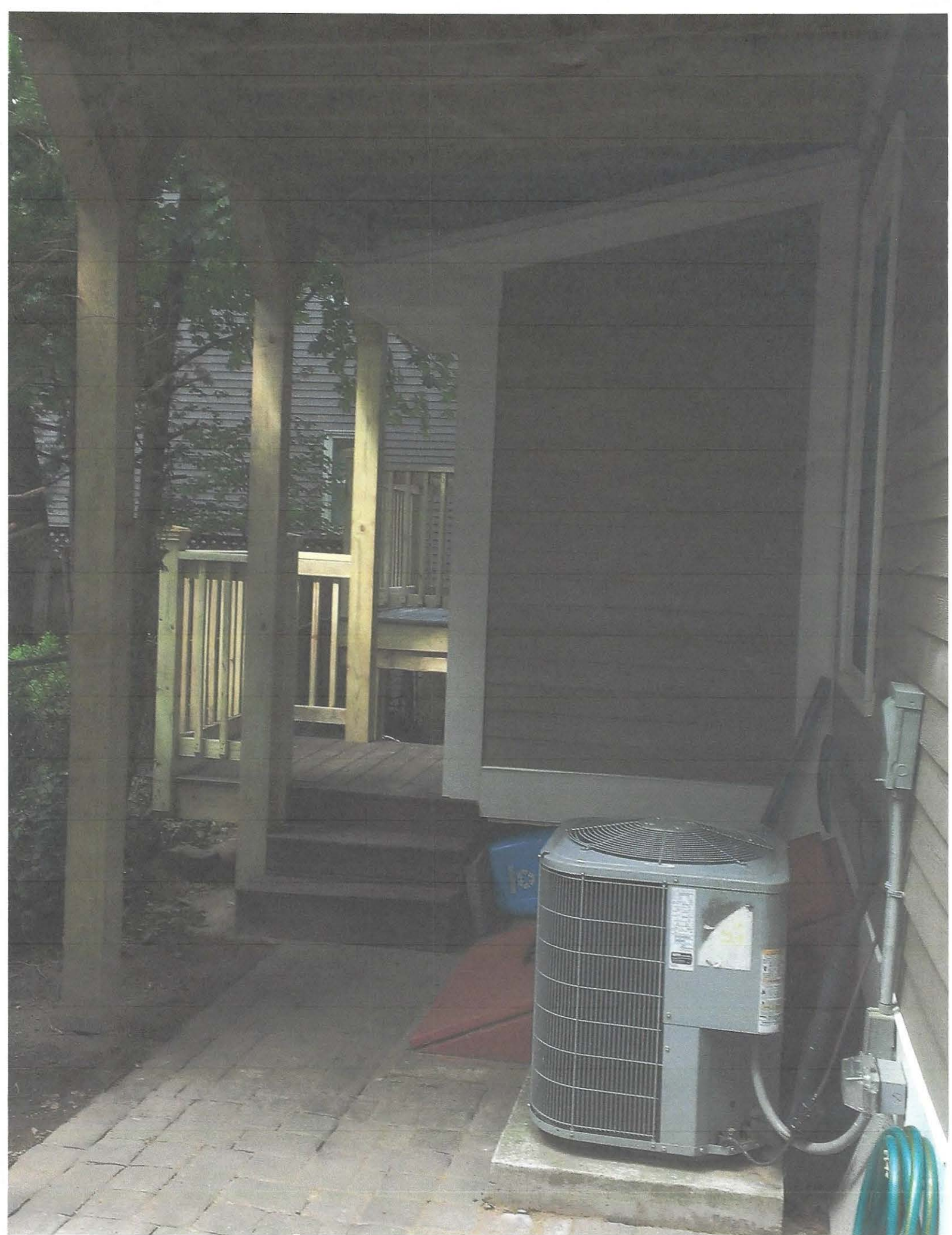
ENGINEER:
MARTY SONBOLIAN, P.E.
REG. NO. 35332

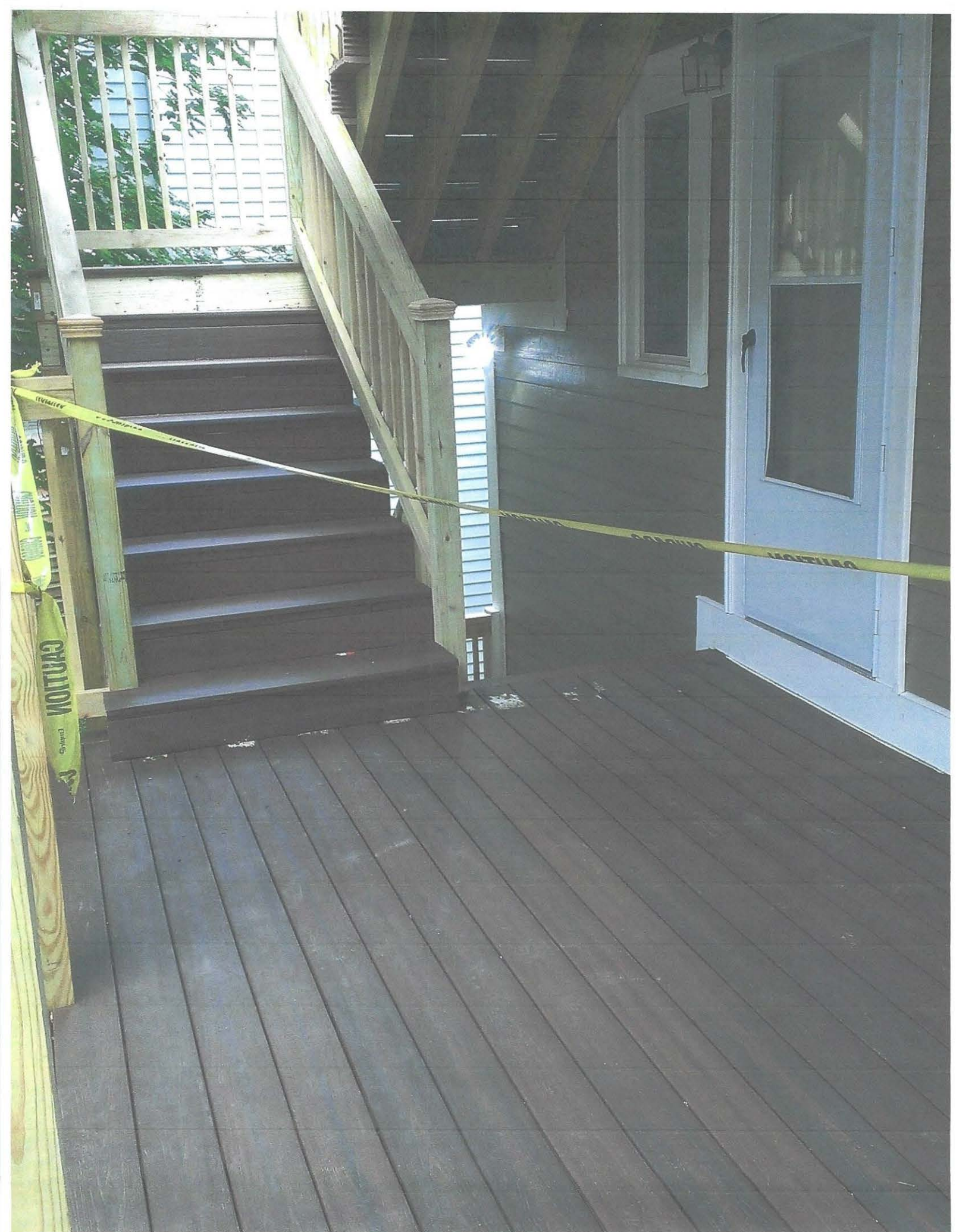
































Surrey St

↓ 20 Surrey St.

