



Board of Variance Appeal Application Form

OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

Applicant

Name of Applicant HITESH NEB

Mailing Address 625 WEST 5TH AVE

City/Town VANCOUVER, B.C. Postal Code V6J 1N5

Phone Number(s) (H) 778 388-0129 (C) 778-668-3043

Email hitesh@regendesign.ca

Preferred method of contact: email phone mail

Property

Name of Owner TONY CHEN.

Civic Address of Property 4679 ALPHA DRIVE.
BURNABY, B.C.

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

July 12th 2016
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date 2016 August 04 Appeal Number BV# 6241

Required Documents:

- Hardship Letter from Applicant
- Site Plan of Subject Property
- Building Department Referral Letter

Any documents submitted in support of this Board of Variance Appeal will be made available to the Public



To,
Board of Variance
Burnaby City Hall
4949 Canada Way,
Burnaby, B.C
V5G1M2

Subject: Letter of Appeal to Board of Variance for hardship @ 4679 Alpha Drive.

Dear Sir / Madam

REgeneration Design inc. is applying for variance to the Burnaby Zoning Bylaw on behalf of the owner of the property at 4679 Alpha Drive, Burnaby B.C. We are requesting the outlined variances due to the the irregular lot shape and the excessive slope on site that present hardships for designing a single family dwelling conforming to the R-10 Burnaby Zoning Bylaw.

Close Proximity to Garage

The garage is placed closer than the prescribed separation between the single family dwelling and the garage due to the odd shape of the lot. The garage is placed along the lane within the prescribed rear yard, as defined by the planning department. The proposal complies with the rear yard requirements.

Excessive Building Depth

The proposed building depth is a product of the irregular shape of the property. The design of the house is deliberately an L-shaped floor plan to reduce the extent of encroachment into the front yard. Even if we were to comply to the building envelope as prescribed in the Zoning By-Law, the dwelling wouldn't conform to the prescribed 45% of the lot depth. Due to this we request a relaxation of the prescribed building depth as per R-10 Burnaby Zoning ByLaw.

Encroachment into the Front Yard

The house encroaches into the front yard due to the irregular shape of the house. In order to keep the design simple and reflect the neighbourhood character, i.e Mid-century bungalow, yet have a contemporary touch, to reflect it's time. The L-shape of the house allows us to provide larger front yard setbacks along most of the front yard in lieu of the two corners of both wings encroaching into the front yard. We ask for this relaxation to avoid an unconventional shaped building (Triangular-shaped dwelling), in an otherwise uniform neighbourhood in terms of character of houses. We have made every effort to reduce the impact of our encroachments on the neighbouring properties whilst proposing a livable design for the proposed house. *Please see the attached diagram for further information.*

Excessive Height

The house has been designed to keep a two storey expression along Alpha Drive and the Lane. The excess height is due to the steep slope on site from the lane to the front yard. The second floor is substantially set back from the front yard to bring down the mass of the building.

We appreciate your consideration of our proposal in light of the hardship we have face in designing a livable home for our clients.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hitesh Neb', written over a large, stylized 'X' mark.

Hitesh Neb,





BOARD OF VARIANCE REFERRAL LETTER

DATE: July 12, 2016		DEADLINE: July 12, 2016 for the August 04, 2016 hearing		<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
NAME OF APPLICANT: Hitesh Neb				
ADDRESS OF APPLICANT: 1625 West 5 th Avenue, Van. B.C., V6J 1N5				
TELEPHONE: 778.388.0129				
PROJECT				
DESCRIPTION: New Single Family Dwelling				
ADDRESS: 4679 Alpha Drive				
LEGAL:	LOT: 39	DL: 123	PLAN: 16792	

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

Zone/Section(s) R10 [6.3.1; 110.6(2)(b); 110.7(a); 110.8]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:


The applicant is proposing to build a new single family dwelling. The following relaxations are being requested.

- 1) The distance between the principal building and the detached garage is 5.60 feet where a minimum distance of 14.8 feet is required.
- 2) The principal building height of 21.04 feet where a maximum height of 19.0 feet is permitted
- 3) The depth of the principal building will be 57.02 feet where a maximum depth of 38.23 feet is permitted.
- 4) The front yard setback will be 16.55 feet to the foundation where a minimum front yard setback of 24.9 feet is required. The roof overhang will be 2.95 feet beyond the foundation.

Note: A previous Board of Variance (B.V. 6237) allowed the appeals requesting the distance between the principal building and the detached garage is 5.60 feet where a minimum distance of 14.8 feet is required and the depth of the principal building will be 57.27 feet where a maximum depth of 38.23 feet is permitted. The Board of Variance denied the appeals requesting the principal building height of 22.65 feet where a maximum height of 19.0 feet is permitted; the front yard setback will be 16.39 feet to the foundation where a minimum front yard setback of 24.9 feet is required based on front yard averaging. The roof overhang will be 2.81 feet beyond the foundation; and the relaxation of 110.12(2) of the Zoning By-Law which, if permitted, will allow retaining walls at the frontage of Alpha Drive with varying heights of up to a maximum of 2.50 feet where no fence or other structures are permitted in front of the face of the principal building facing the front yard.

Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.

DS


Peter Kushnir
Deputy Chief Building Inspector

FAR

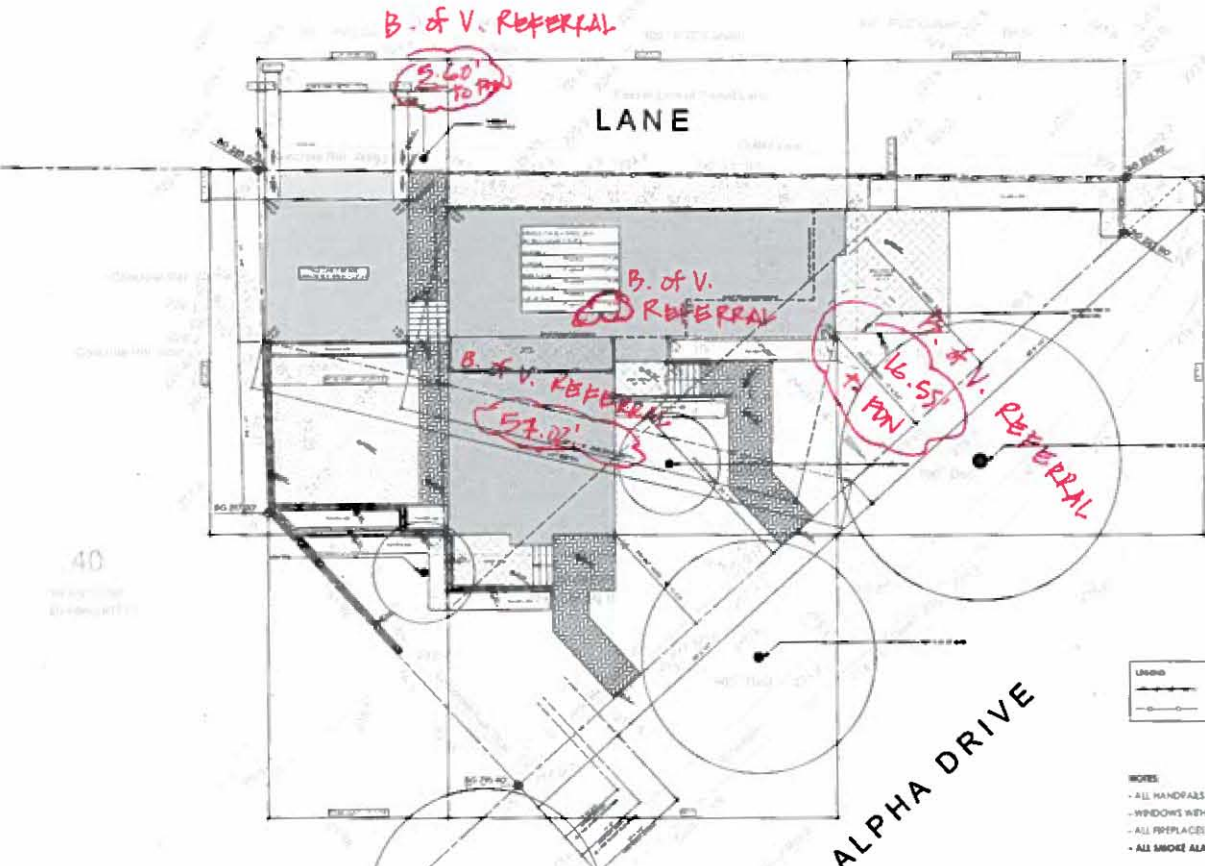
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BUILDING DEPARTMENT

COPYRIGHT RESERVED
No plan and design are sold or otherwise made the exclusive property of Regeneration Design Inc. and cannot be used or reproduced without written consent of Regeneration Design Inc. written dimensions shall have precedence in any conflict. Contractors shall verify and be responsible for all dimensions and conditions on the job. Regeneration Design Inc. shall be retained or any variation from the dimensions and conditions on the drawing.

REVISIONS
11. 11/20/15 11/20/15
12. 11/20/15 11/20/15

PROJECT DATA	
OWNER	4679 Alpha Drive Burnaby, BC
ISSUE	10/20/15
Lot #	02007 Lot 121 Group 1 HMO Plan 24-11
Notes	
Site	4679 Alpha Drive
Lot Area	4,411.00 sq ft
2015 Zoning	RS-1
Maximum	2,864.00 sq ft
FLOOR AREA - EACH FLOOR	
1st Floor	3,341.00 sq ft
2nd Floor	1,722.00 sq ft
Basement	1,241.70 sq ft 2,844.00 sq ft
FLOOR AREA - PROPOSED	
Total	3,815.00 sq ft
Area of Addition	492.31 sq ft
Access Gross Area	2,044.11 sq ft
CONCRETE FOOTING	
Area	44.70 sq ft
WALL CONSTRUCTION	
Max Allowable CMU	8.00 sq ft
Proposed	49.42 sq ft



- NOTES**
- ALL HANDRAILS AND GUARDRAILS TO CONFORM TO BCSC 937 & 938
 - WINDOWS WITHIN 3' FROM EXTERIOR DOORS AND BATHUB ENCLOSURES TO BE GLAZED WITH SAFETY GLASS
 - ALL REFRIGERATORS DIRECTLY VENTED
 - ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INTERCONNECTED

General Information		
Classification Path	<input checked="" type="checkbox"/> Proprietary	<input type="checkbox"/> Prescriptive
Construction under license of permit, building, etc.	<input checked="" type="checkbox"/> Permitted	<input type="checkbox"/> Electric
Construction and occupancy load values for all assembly assemblies (2015 or 2010, or 2000, or 1995, or 1990, or 1985, or 1980, or 1975, or 1970, or 1965, or 1960, or 1955, or 1950, or 1945, or 1940, or 1935, or 1930, or 1925, or 1920, or 1915, or 1910, or 1905, or 1900, or 1895, or 1890, or 1885, or 1880, or 1875, or 1870, or 1865, or 1860, or 1855, or 1850, or 1845, or 1840, or 1835, or 1830, or 1825, or 1820, or 1815, or 1810, or 1805, or 1800, or 1795, or 1790, or 1785, or 1780, or 1775, or 1770, or 1765, or 1760, or 1755, or 1750, or 1745, or 1740, or 1735, or 1730, or 1725, or 1720, or 1715, or 1710, or 1705, or 1700, or 1695, or 1690, or 1685, or 1680, or 1675, or 1670, or 1665, or 1660, or 1655, or 1650, or 1645, or 1640, or 1635, or 1630, or 1625, or 1620, or 1615, or 1610, or 1605, or 1600, or 1595, or 1590, or 1585, or 1580, or 1575, or 1570, or 1565, or 1560, or 1555, or 1550, or 1545, or 1540, or 1535, or 1530, or 1525, or 1520, or 1515, or 1510, or 1505, or 1500, or 1495, or 1490, or 1485, or 1480, or 1475, or 1470, or 1465, or 1460, or 1455, or 1450, or 1445, or 1440, or 1435, or 1430, or 1425, or 1420, or 1415, or 1410, or 1405, or 1400, or 1395, or 1390, or 1385, or 1380, or 1375, or 1370, or 1365, or 1360, or 1355, or 1350, or 1345, or 1340, or 1335, or 1330, or 1325, or 1320, or 1315, or 1310, or 1305, or 1300, or 1295, or 1290, or 1285, or 1280, or 1275, or 1270, or 1265, or 1260, or 1255, or 1250, or 1245, or 1240, or 1235, or 1230, or 1225, or 1220, or 1215, or 1210, or 1205, or 1200, or 1195, or 1190, or 1185, or 1180, or 1175, or 1170, or 1165, or 1160, or 1155, or 1150, or 1145, or 1140, or 1135, or 1130, or 1125, or 1120, or 1115, or 1110, or 1105, or 1100, or 1095, or 1090, or 1085, or 1080, or 1075, or 1070, or 1065, or 1060, or 1055, or 1050, or 1045, or 1040, or 1035, or 1030, or 1025, or 1020, or 1015, or 1010, or 1005, or 1000, or 995, or 990, or 985, or 980, or 975, or 970, or 965, or 960, or 955, or 950, or 945, or 940, or 935, or 930, or 925, or 920, or 915, or 910, or 905, or 900, or 895, or 890, or 885, or 880, or 875, or 870, or 865, or 860, or 855, or 850, or 845, or 840, or 835, or 830, or 825, or 820, or 815, or 810, or 805, or 800, or 795, or 790, or 785, or 780, or 775, or 770, or 765, or 760, or 755, or 750, or 745, or 740, or 735, or 730, or 725, or 720, or 715, or 710, or 705, or 700, or 695, or 690, or 685, or 680, or 675, or 670, or 665, or 660, or 655, or 650, or 645, or 640, or 635, or 630, or 625, or 620, or 615, or 610, or 605, or 600, or 595, or 590, or 585, or 580, or 575, or 570, or 565, or 560, or 555, or 550, or 545, or 540, or 535, or 530, or 525, or 520, or 515, or 510, or 505, or 500, or 495, or 490, or 485, or 480, or 475, or 470, or 465, or 460, or 455, or 450, or 445, or 440, or 435, or 430, or 425, or 420, or 415, or 410, or 405, or 400, or 395, or 390, or 385, or 380, or 375, or 370, or 365, or 360, or 355, or 350, or 345, or 340, or 335, or 330, or 325, or 320, or 315, or 310, or 305, or 300, or 295, or 290, or 285, or 280, or 275, or 270, or 265, or 260, or 255, or 250, or 245, or 240, or 235, or 230, or 225, or 220, or 215, or 210, or 205, or 200, or 195, or 190, or 185, or 180, or 175, or 170, or 165, or 160, or 155, or 150, or 145, or 140, or 135, or 130, or 125, or 120, or 115, or 110, or 105, or 100, or 95, or 90, or 85, or 80, or 75, or 70, or 65, or 60, or 55, or 50, or 45, or 40, or 35, or 30, or 25, or 20, or 15, or 10, or 5, or 0		



WILLIAM STREET



4679 ALPHA DRIVE
BURNABY, B.C.

SITE PLAN

SCALE: 1/4" = 1'-0"
DATE: 11/20/15
SHEET: A-1.00

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JUL 12 2016

BUILDING DEPARTMENT

CONTRACT REVIEWED
 This contract was read and approved by the Building Department on 07/12/2016. The Building Department is not responsible for the design or construction of the project. The contractor is responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The Building Department is not responsible for the design or construction of the project. The contractor is responsible for obtaining all necessary permits and for complying with all applicable codes and regulations.

PROJECT NO. 15-00000000000000000000
 DATE 07/12/2016
 BY [Signature]



PROJECT
 4679 ALPHA DRIVE
 BURNABY B.C.

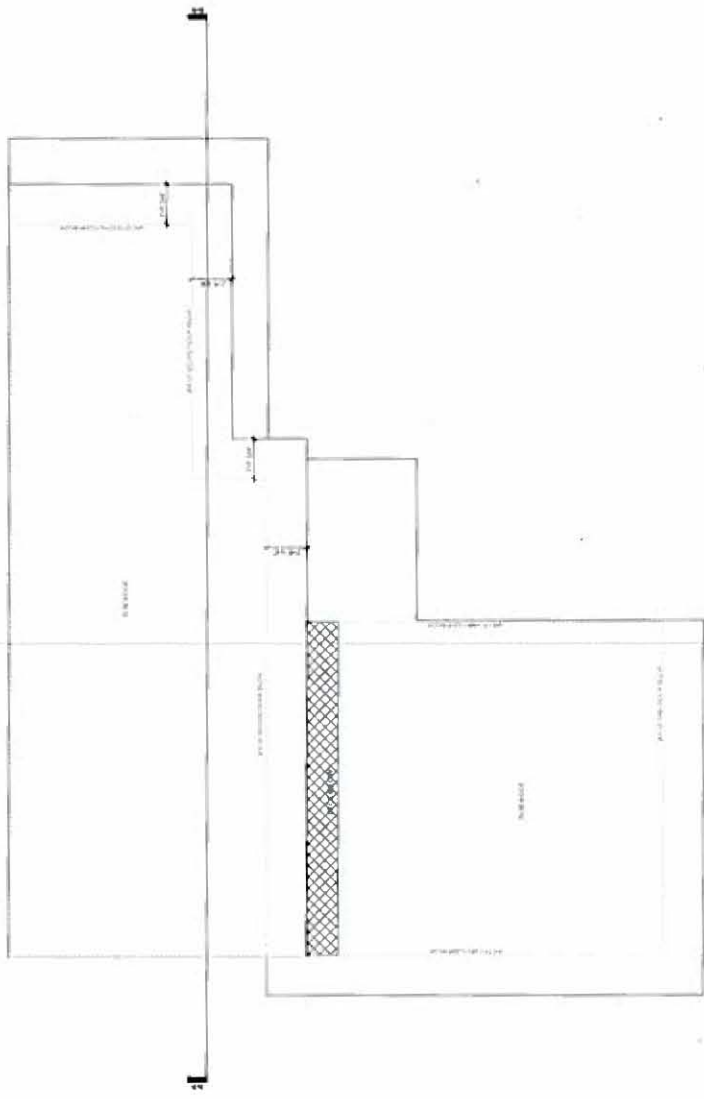
ROOF PLAN

SHEET
 A-1.04

WALL SCHEDULE	
(M)	<p>EXTERIOR BRICK CLADDING WALL</p> <p>1. 4" BRICK</p> <p>2. 1/2" GYPSUM BOARD</p> <p>3. 1/2" POLYSTYRENE INSULATION</p> <p>4. 1/2" GYPSUM BOARD</p> <p>5. 1/2" GYPSUM BOARD</p> <p>6. 1/2" GYPSUM BOARD</p> <p>7. 1/2" GYPSUM BOARD</p> <p>8. 1/2" GYPSUM BOARD</p> <p>9. 1/2" GYPSUM BOARD</p> <p>10. 1/2" GYPSUM BOARD</p>
(N)	<p>INTERIOR BRICK CLADDING WALL</p> <p>1. 4" BRICK</p> <p>2. 1/2" GYPSUM BOARD</p> <p>3. 1/2" POLYSTYRENE INSULATION</p> <p>4. 1/2" GYPSUM BOARD</p> <p>5. 1/2" GYPSUM BOARD</p> <p>6. 1/2" GYPSUM BOARD</p> <p>7. 1/2" GYPSUM BOARD</p> <p>8. 1/2" GYPSUM BOARD</p> <p>9. 1/2" GYPSUM BOARD</p> <p>10. 1/2" GYPSUM BOARD</p>
(O)	<p>EXTERIOR CONCRETE WALL</p> <p>1. 4" CONCRETE</p> <p>2. 1/2" GYPSUM BOARD</p> <p>3. 1/2" POLYSTYRENE INSULATION</p> <p>4. 1/2" GYPSUM BOARD</p> <p>5. 1/2" GYPSUM BOARD</p> <p>6. 1/2" GYPSUM BOARD</p> <p>7. 1/2" GYPSUM BOARD</p> <p>8. 1/2" GYPSUM BOARD</p> <p>9. 1/2" GYPSUM BOARD</p> <p>10. 1/2" GYPSUM BOARD</p>
(P)	<p>INTERIOR CONCRETE WALL</p> <p>1. 4" CONCRETE</p> <p>2. 1/2" GYPSUM BOARD</p> <p>3. 1/2" POLYSTYRENE INSULATION</p> <p>4. 1/2" GYPSUM BOARD</p> <p>5. 1/2" GYPSUM BOARD</p> <p>6. 1/2" GYPSUM BOARD</p> <p>7. 1/2" GYPSUM BOARD</p> <p>8. 1/2" GYPSUM BOARD</p> <p>9. 1/2" GYPSUM BOARD</p> <p>10. 1/2" GYPSUM BOARD</p>
(Q)	<p>EXTERIOR STUCCO WALL</p> <p>1. 1/2" STUCCO</p> <p>2. 1/2" GYPSUM BOARD</p> <p>3. 1/2" POLYSTYRENE INSULATION</p> <p>4. 1/2" GYPSUM BOARD</p> <p>5. 1/2" GYPSUM BOARD</p> <p>6. 1/2" GYPSUM BOARD</p> <p>7. 1/2" GYPSUM BOARD</p> <p>8. 1/2" GYPSUM BOARD</p> <p>9. 1/2" GYPSUM BOARD</p> <p>10. 1/2" GYPSUM BOARD</p>

ROOF SCHEDULE	
(R)	<p>ROOF DECK</p> <p>1. 4" CONCRETE</p> <p>2. 1/2" GYPSUM BOARD</p> <p>3. 1/2" POLYSTYRENE INSULATION</p> <p>4. 1/2" GYPSUM BOARD</p> <p>5. 1/2" GYPSUM BOARD</p> <p>6. 1/2" GYPSUM BOARD</p> <p>7. 1/2" GYPSUM BOARD</p> <p>8. 1/2" GYPSUM BOARD</p> <p>9. 1/2" GYPSUM BOARD</p> <p>10. 1/2" GYPSUM BOARD</p>

FLOOR SCHEDULE	
(S)	<p>FLOOR DECK</p> <p>1. 4" CONCRETE</p> <p>2. 1/2" GYPSUM BOARD</p> <p>3. 1/2" POLYSTYRENE INSULATION</p> <p>4. 1/2" GYPSUM BOARD</p> <p>5. 1/2" GYPSUM BOARD</p> <p>6. 1/2" GYPSUM BOARD</p> <p>7. 1/2" GYPSUM BOARD</p> <p>8. 1/2" GYPSUM BOARD</p> <p>9. 1/2" GYPSUM BOARD</p> <p>10. 1/2" GYPSUM BOARD</p>
(T)	<p>CEILING DECK</p> <p>1. 1/2" GYPSUM BOARD</p> <p>2. 1/2" POLYSTYRENE INSULATION</p> <p>3. 1/2" GYPSUM BOARD</p> <p>4. 1/2" GYPSUM BOARD</p> <p>5. 1/2" GYPSUM BOARD</p> <p>6. 1/2" GYPSUM BOARD</p> <p>7. 1/2" GYPSUM BOARD</p> <p>8. 1/2" GYPSUM BOARD</p> <p>9. 1/2" GYPSUM BOARD</p> <p>10. 1/2" GYPSUM BOARD</p>
(U)	<p>CEILING DECK</p> <p>1. 1/2" GYPSUM BOARD</p> <p>2. 1/2" POLYSTYRENE INSULATION</p> <p>3. 1/2" GYPSUM BOARD</p> <p>4. 1/2" GYPSUM BOARD</p> <p>5. 1/2" GYPSUM BOARD</p> <p>6. 1/2" GYPSUM BOARD</p> <p>7. 1/2" GYPSUM BOARD</p> <p>8. 1/2" GYPSUM BOARD</p> <p>9. 1/2" GYPSUM BOARD</p> <p>10. 1/2" GYPSUM BOARD</p>
(V)	<p>CEILING DECK</p> <p>1. 1/2" GYPSUM BOARD</p> <p>2. 1/2" POLYSTYRENE INSULATION</p> <p>3. 1/2" GYPSUM BOARD</p> <p>4. 1/2" GYPSUM BOARD</p> <p>5. 1/2" GYPSUM BOARD</p> <p>6. 1/2" GYPSUM BOARD</p> <p>7. 1/2" GYPSUM BOARD</p> <p>8. 1/2" GYPSUM BOARD</p> <p>9. 1/2" GYPSUM BOARD</p> <p>10. 1/2" GYPSUM BOARD</p>



1 ROOF PLAN
 (PROPOSED)

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JUL 12 2016
BUILDING DEPARTMENT

CONTRACT APPROVED
The undersigned hereby certifies that the work shown on these drawings was prepared by the undersigned or under the direct supervision of the undersigned and that the undersigned is a duly licensed professional engineer in the State of Florida.

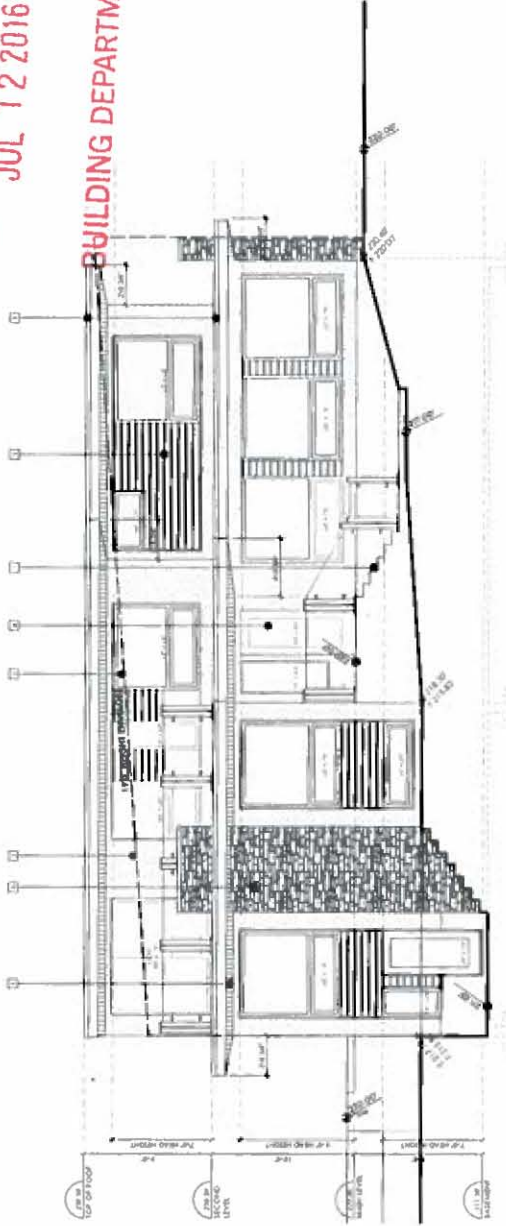
DATE: 7/12/16
BY: [Signature]
PROJECT: [Project Name]



generation design inc.
1011 North 20th Avenue, Suite 100
Tampa, FL 33606
Phone: (813) 977-1111
Fax: (813) 977-1112
www.generationdesign.com

PROJECT: 4679 ALPHA DRIVE
SUNSHINE, FL 33506

ELEVATIONS
SCALE: 1/8" = 1'-0"
DATE: 7/12/16
PROJECT: A-1.05



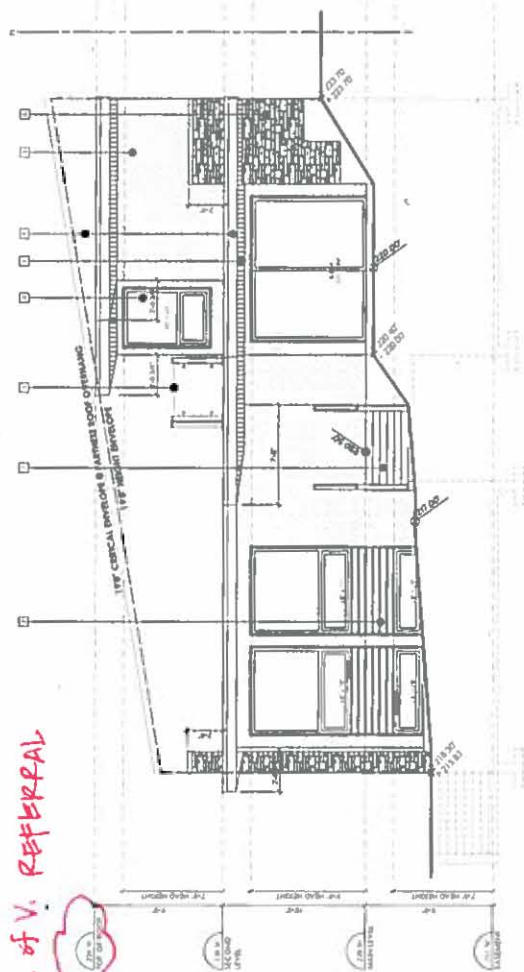
1 SOUTH ELEVATION
PROPOSED

FINISH SCHEDULE

BRICK	BRICK	BRICK	BRICK
CONCRETE	CONCRETE	CONCRETE	CONCRETE
GLASS	GLASS	GLASS	GLASS
PAINT	PAINT	PAINT	PAINT
ROOFING	ROOFING	ROOFING	ROOFING
WOOD	WOOD	WOOD	WOOD

- NOTES
- ALL HANDRAILS AND GUARDRAILS TO CONFORM TO IBC 1010.2.1 & 1010.2.2
 - WINDOWS WITH 3" FROM EXTERIOR DOORS AND PARTIAL ENCLOSURES TO BE GLAZED WITH SAFETY GLASS
 - ALL REFRIGERATORS TO BE DIRECTLY VENTED
 - ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INTERCONNECTED

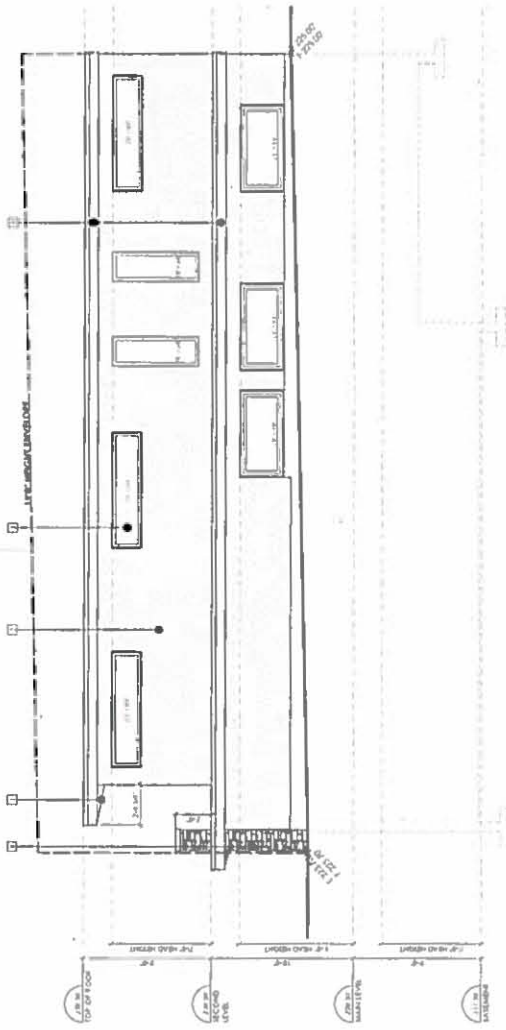
B. of V. REFERRAL



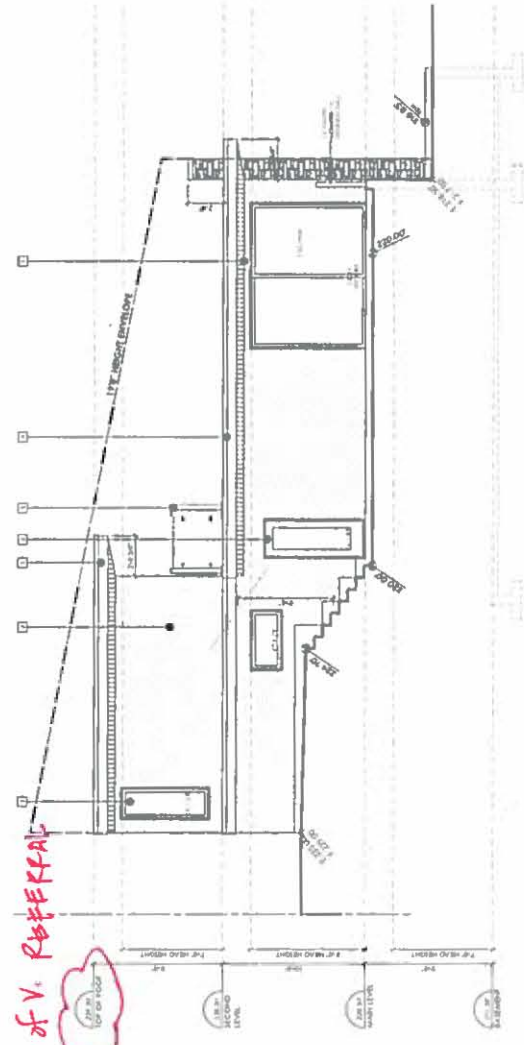
2 EAST ELEVATION
PROPOSED

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JUL 12 2016

BUILDING DEPARTMENT



1 NORTH ELEVATION
PROPOSED



2 WEST ELEVATION
PROPOSED

B. of V. REFERRAL
TOP OF 1ST FLOOR



GLOBAL CALCULATION SHEET

NUMBER OF WINDOWS	24	24	24
TOTAL AREA	1000.00	1000.00	1000.00
PERCENTAGE OF WINDOW AREA	100.00%	100.00%	100.00%
PERCENTAGE OF WINDOW AREA	100.00%	100.00%	100.00%
PERCENTAGE OF WINDOW AREA	100.00%	100.00%	100.00%

- NOTES
- ALL HANDRAILS AND GUARDRAILS TO CONFORM TO IBC 907.8.2 & 908
 - WINDOWS WITH 3' FROM EXTERIOR DOORS AND PARTIAL ENCLOSURES TO BE GLAZED WITH SAFETY GLASS
 - ALL REPAIRS ARE DIRECTLY VENTED
 - ALL SMOKE ALARMS AND CARBON MONOXIDE ALARMS TO BE INTERCONNECTED

FINISH SCHEDULE

Interior Walls	Painted Drywall
Interior Ceilings	Painted Drywall
Interior Floors	Painted Concrete
Exterior Walls	Painted Concrete
Exterior Ceilings	Painted Concrete
Exterior Floors	Painted Concrete

generation design inc.
4679 ALPHA DRIVE
BUFFALO, N.Y.

PROJECT: 4679 ALPHA DRIVE
BUFFALO, N.Y.

ELEVATIONS

DATE: 10/20/15

SCALE: 1/8" = 1'-0"

PROJECT: A-1.06

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JUL 12 2016

BUILDING DEPARTMENT

CONTRACTOR RESPONSIBILITY
The contractor shall be responsible for the construction of all work shown on these drawings. The contractor shall be responsible for obtaining all necessary permits and for the safety of all workers on the job. The contractor shall be responsible for the completion of all work shown on these drawings. The contractor shall be responsible for the completion of all work shown on these drawings.

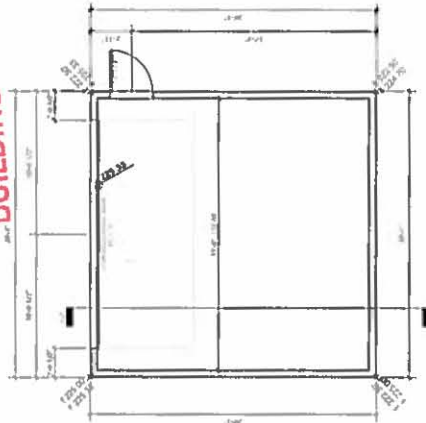
DATE: 7/12/16
BY: [Signature]



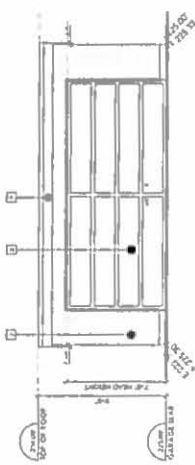
PROJECT
4679 ALPHA DRIVE
SUNNYSIDE, NC

DESCRIPTION
GARAGE

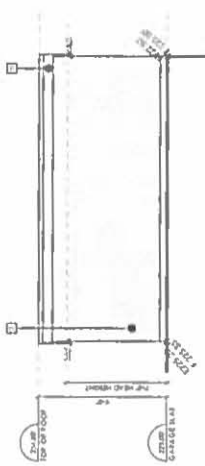
SHEET
A-1.10



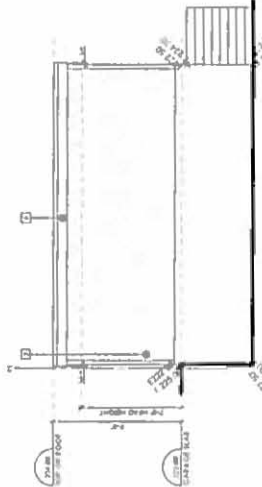
- FINISH SCHEDULE
- Garage floor
 - 1/2" C.S. W. base
 - 1/2" C.S. W. top
 - 1/2" C.S. W. side
 - 1/2" C.S. W. end
 - 1/2" C.S. W. corner
 - 1/2" C.S. W. trim
 - 1/2" C.S. W. door
 - 1/2" C.S. W. window
 - 1/2" C.S. W. roof
 - 1/2" C.S. W. ceiling
 - 1/2" C.S. W. walls
 - 1/2" C.S. W. floor
 - 1/2" C.S. W. base
 - 1/2" C.S. W. top
 - 1/2" C.S. W. side
 - 1/2" C.S. W. end
 - 1/2" C.S. W. corner
 - 1/2" C.S. W. trim
 - 1/2" C.S. W. door
 - 1/2" C.S. W. window
 - 1/2" C.S. W. roof
 - 1/2" C.S. W. ceiling
 - 1/2" C.S. W. walls
 - 1/2" C.S. W. floor



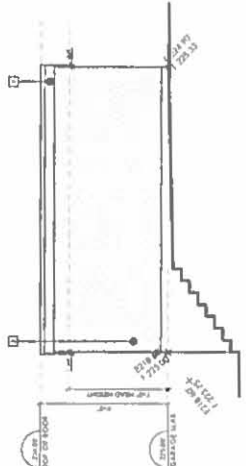
(E1) NORTH ELEVATION
PROPOSED



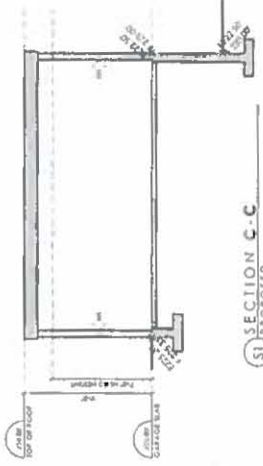
(E2) WEST ELEVATION
PROPOSED



(E3) SOUTH ELEVATION
PROPOSED



(E4) EAST ELEVATION
PROPOSED



(S1) SECTION C-C
PROPOSED

**TOPOGRAPHICAL PLAN OF LOT 39 DISTRICT LOT 123
GROUP 1 NWD PLAN 16792**

RECEIVED
JUL 12 2016

PID: 010-210-415
Civic Address: 4679 Alpha Drive,
City of Burnaby

Note: Trees pursuant to by the law 1996 are shown

Scale 1 inch=16 feet
The intended plot size of this plan is 560 width by 432 in height (C size) when plotted at a scale of 1 inch=16 feet.
All Distances And Elevation Are in Feet And Decimals Thereof Unless Otherwise Stated

BUILDING DEPARTMENT

Legend:

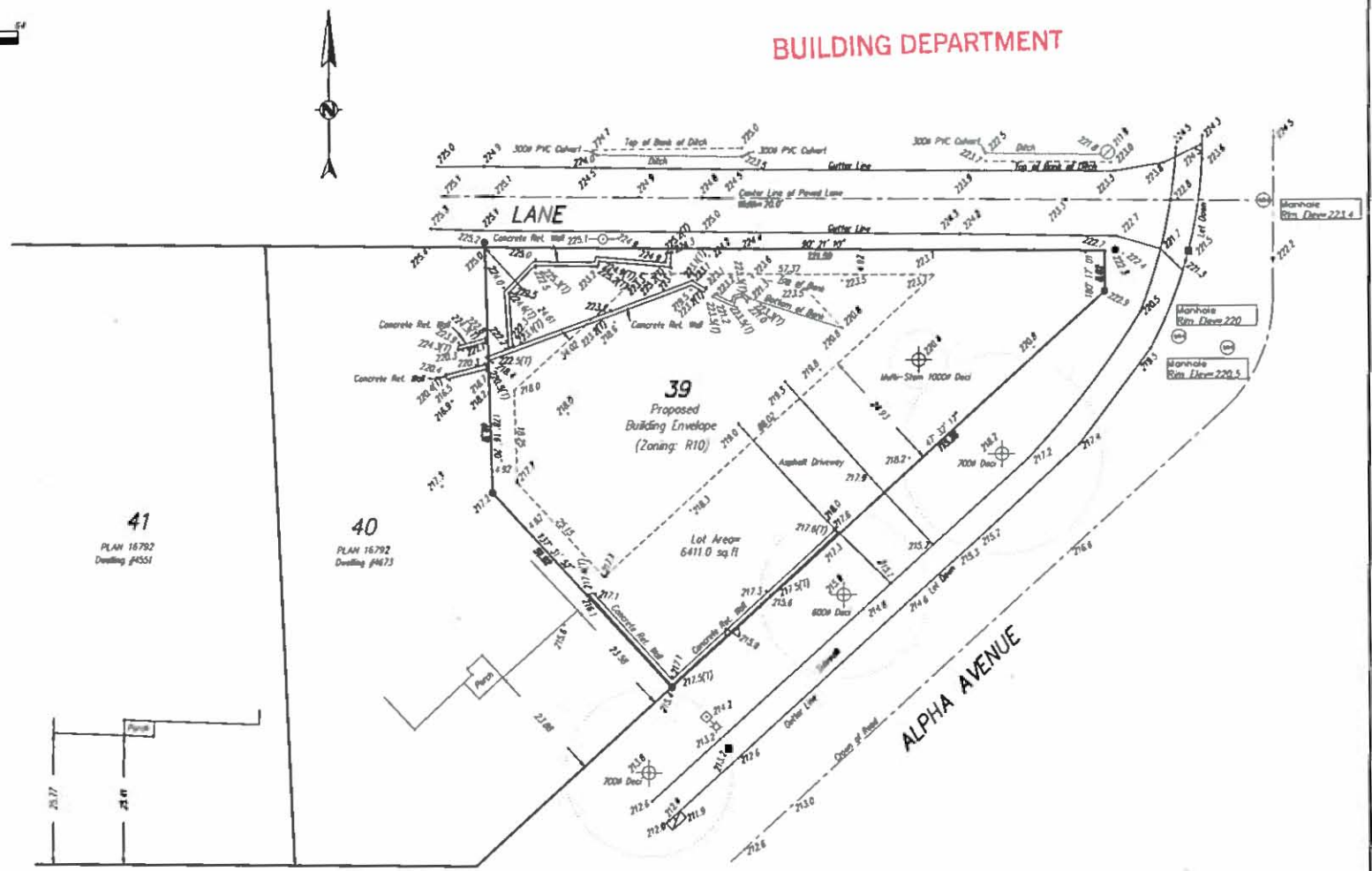
- - Standard Iron Post
- - Lead Plug
- ⊕ - Tree (diameter in mm and Species)
- ⊙ - Manhole
- ⊞ - Catch Basin (Square)
- ⊚ - Catch Basin (Round)
- ⊖ - Power Pole
- ⊗ - Water Valve
- ⊠ - Lamp Standard

Suffix:
T - Elevation of top of wall

Zoning: R10
Setbacks

Lot	Front	Address
40	23.50	4573
41	25.41	4551

Average = 24.50



41
PLAN 16792
Dwelling #4551

40
PLAN 16792
Dwelling #4673

WILLIAM STREET

Notes:

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Remarks Notes:

Elevations Are Geodetic
Referred To Monument 7746796
Monument Elevation 58.929m

Building envelope shown is only approximate.
For interpretation of City Building Bylaws please consult Planning Department for final building envelope when required.

Grid bearings are derived from observations between geodetic control monuments 7746794 and 7746796.

This is certified correct and is valid only with respect to the improvements as shown hereon and located on the 7th day of December, 2015.

B.C.L.S. #889
LAWING PLAN
This Document is Not Valid Unless Originally Signed And Sealed