



2020 Board of Variance Notice of Appeal 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 KAPIL NANALAL
Mailing Address 7775 Kentwood St.
City/Town BURNABY Postal Code V5A 2E6
Phone Number(s) (H) — (C) 604 839 5118
Email KapilNanlal@gmail.com

Property

Name of Owner KAPIL NANALAL / SIPRA GOHEL
Civic Address of Property 7775 Kentwood St.
BURNABY, BC V5A 2E6

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.

January 14 / 2020
Date

[Signature]
Applicant Signature

Office Use Only

Appeal Date February 6/2020 Appeal Number BV# _____

Required Documents:

- ☒ Fee Application Receipt
- ☒ Building Department Referral Letter
- ☒ Hardship Letter from Applicant
- ☒ Site Plan of Subject Property

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

Dr. Sipra Gohel and Kapil Nanalal
7775 Kentwood Street
Burnaby, BC V5A 2E6

January 14, 2020

Board of Variance Committee
City of Burnaby
4949 Canada Way
Burnaby, BC V5G 1M2

Dear Sirs/Madams:

Re: 7775 KENTWOOD STREET, BURNABY, BC V5A 2E6

We, as the owners of 7775 Kentwood Street, Burnaby sincerely request the Board of Variance Committee to consider relaxation of Section 101.8 of the Burnaby Zoning Bylaw as pertaining to the front yard setback. With the current by-laws, we are facing a challenge to build a new house that is in accordance to what is expected in the neighborhood currently with respect to square footage, layout, design, size and modern amenities.

As way of background about us, we fell in the love with the property from the moment we saw it in April 2015. The feature in particular that sold us to the house was the beautiful Eagle Creek cutting through the serene backyard. In matter of days, we put an offer on the house and it became ours. We have enjoyed living in the house and bringing our first daughter home in June of 2017. With the arrival of our twins in November of 2019, it became clear that we need a larger house for us.

Reasons for our request

An active Creek runs through property at North-East (Rear Yard) corner. According to ESA Guidelines, a **10M Setback**, offset from the "High Water Mark" will be enforced. As seen on Site Plan, such setback has encroached more than 53.0ft (16.2m) from rear property line, overwritten tremendously of the typical required rear yard.

By complying with ESA Guidelines, in turn, preserving eco-systems around the Creek, we will be sacrificing over 1,400sf of allowable construction footprint. Even worse, considering that a typical Front Yard setback remains, the allowable Building Depth is compressed to merely a range of 31.0ft~34.0ft. Please noted that our lot is over 116.0ft in depth.

To resolve the major issue of a significant loss in allowable construction footprint, we are asking to *relax the Front Yard setback from 29.50ft (9.0m) to **19.70ft (6.0m)***

This relaxation towards the Front Yard only compensates an approximate 550sf in construction footprint. However, such request is crucial, because it would allow our designer to propose a custom home, not only meeting the needs of our growing family, but a modest residential building that is proportional to its lot size.

We also request the Committee to consider a previous variance approval which was granted to the owners of **7842 Kerrywood Crescent**, Burnaby, BC which had similar constraints that we do.

We thank you in advance for your consideration. We look forward to discussing in person what this property means to us and our family. We can address any concerns you may have in person at that time.

Sincerely,

A handwritten signature in black ink, appearing to be 'Sipra Gohel' followed by a flourish.

Sipra Gohel & Kapil Nanalal
604-839-5118



BOARD OF VARIANCE REFERRAL LETTER

DATE: December 13, 2019		<i>This is not an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>	
DEADLINE: January 14, 2019 for the February 06, 2020 hearing.			
APPLICANT NAME: Terry Chen			
APPLICANT ADDRESS: #232 4388 Still Creek Ave, Burnaby, V5C 6C6			
TELEPHONE: 604-771-8963			
PROJECT			
DESCRIPTION: New single family dwelling with attached garage and secondary suite			
ADDRESS: 7775 Kentwood st, Burnaby			
LEGAL DESCRIPTION:	LOT: 9	DL: 42	PLAN: NWP23102

Building Permit application BLD19-01006 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

Zone R1 / Section 101.8

COMMENTS:

The applicant proposes to build a new single family dwelling with attached garage and secondary suite. In order to allow the Building Permit application to proceed, the applicant requests that the following variance be granted:

- 1) To vary Section 101.8 – “Front Yard” of the Zoning Bylaw requirement for the minimum front yard depth from 9.0 m (29.50 ft.) based on minimum front yard depth to 6.08 m (19.94 ft.). The applicability of this variance, if granted, is limited to the scope of the proposal shown on the attached plans.

Notes:

1. The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.
2. All new principal building projections into the resulting required yards will conform to the requirements of Section 6.12.
3. Fences and retaining walls will conform to the requirements of Section 6.14.

CL

Peter Kushnir
Deputy Chief Building Inspector



TOstudio Pty. Ltd.
Tel: 08 711 711 711
Fax: 08 711 711 711
11. Studio 1 (Bentley House - Bentley)

Architect: TOstudio Pty. Ltd.
Project: 7775 Kentwood Street, Burnaby, B.C.
Date: 11/11/2011
Drawing: 11/11/2011
Scale: 1/8" = 1'-0"

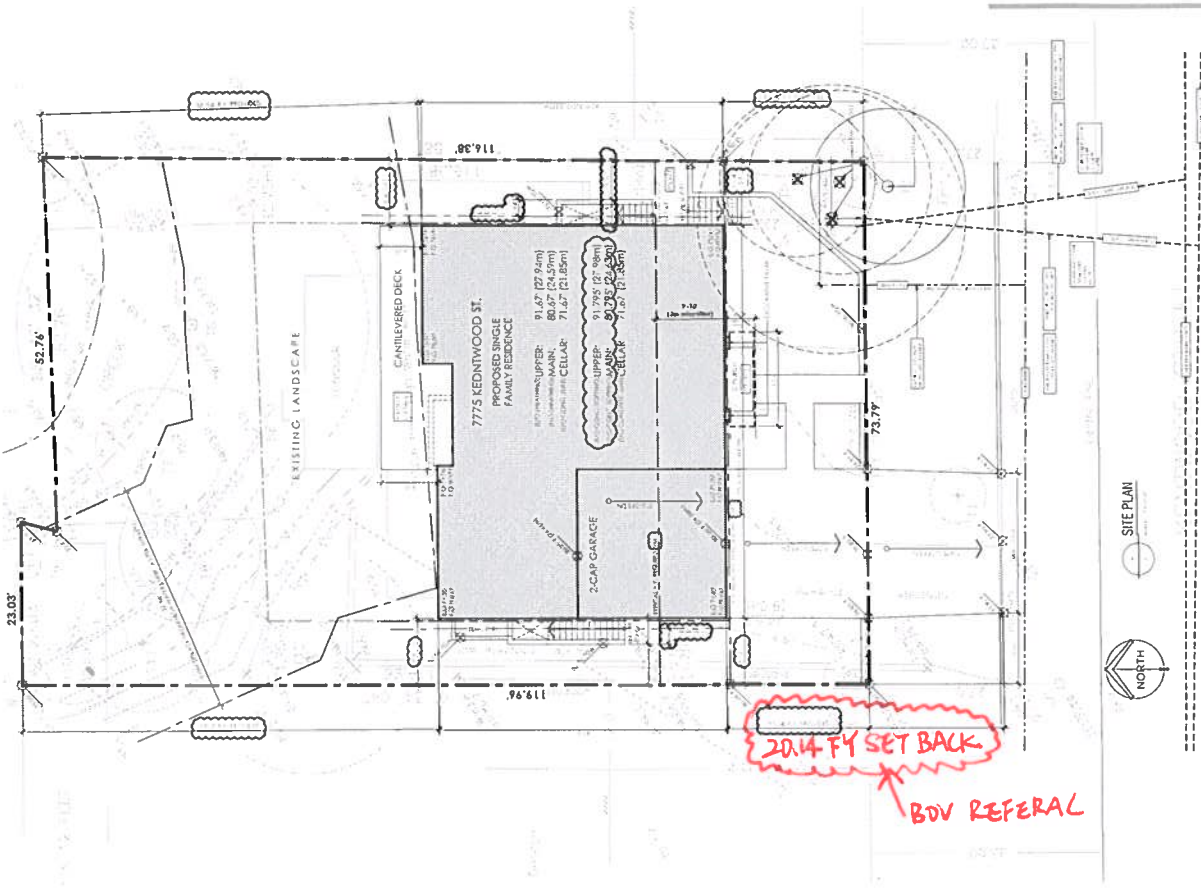
NO.	DATE	DESCRIPTION
1	11/11/2011	Initial Design
2	11/11/2011	Revised Design
3	11/11/2011	Final Design

Single Family Dwelling
7775 Kentwood Street Burnaby, B.C.

Project: 7775 Kentwood Street
Date: 11/11/2011

PROJECT DATA: GENERAL NOTES: SITE PLAN

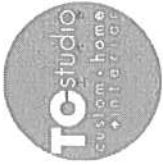
A1



PROJECT DATA	
1. LOT DESCRIPTION	7775 KENTWOOD STREET, BURNABY, B.C.
2. LOT AREA	1,211.00 SQ. FT.
3. LOT DIMENSIONS	23.03' X 52.76'
4. LOT ZONING	R-1
5. LOT COVERAGE	35.00%
6. LOT SETBACKS	20.14' (FRONT), 10.00' (SIDE), 10.00' (REAR)
7. LOT UTILITIES	SEWER, WATER, GAS, ELECTRICITY
8. LOT ADJACENTS	7775 KENTWOOD STREET, 7777 KENTWOOD STREET
9. LOT NOTES	SEE GENERAL NOTES

GENERAL NOTE

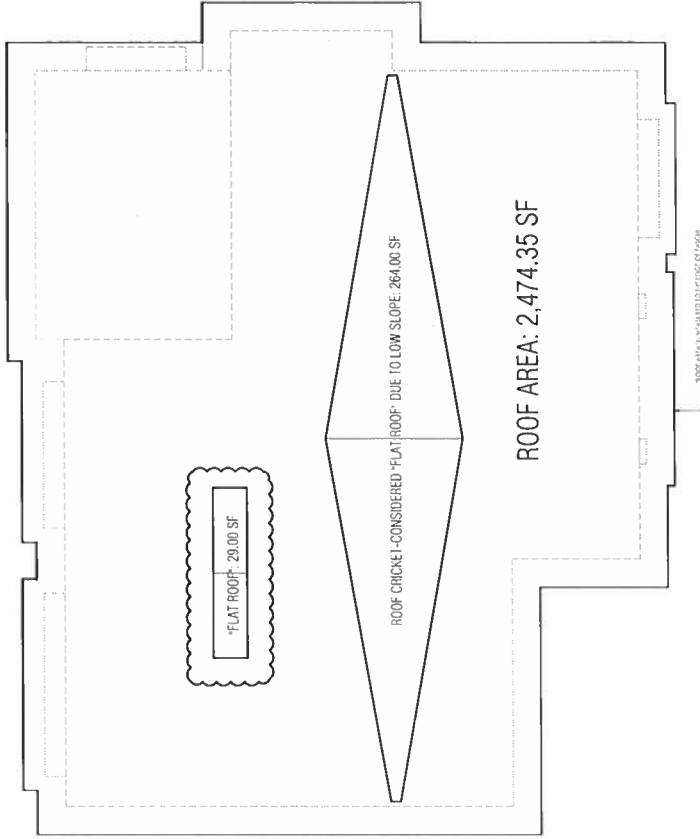
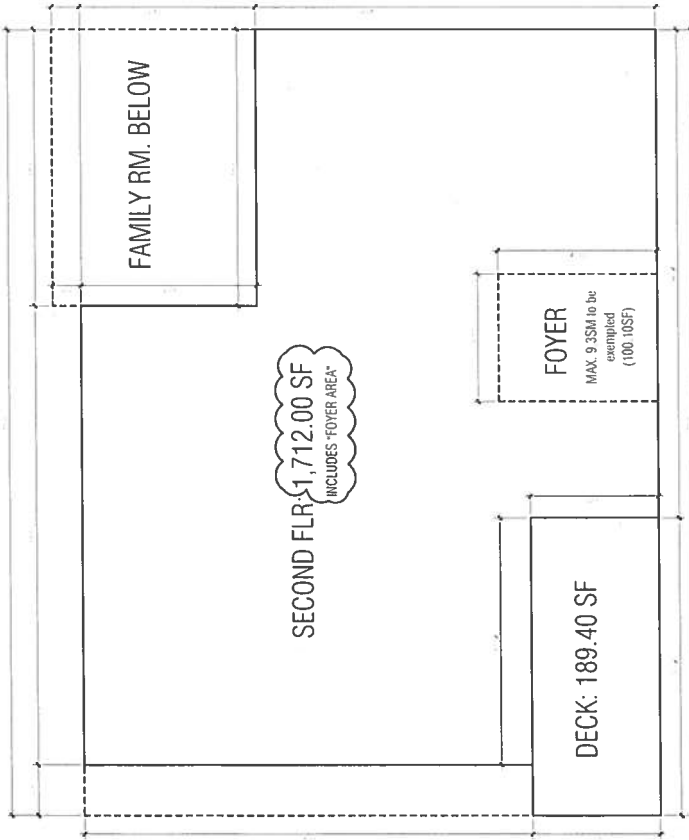
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE FACE OF THE WALL OR CURB.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR RAILROAD.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT.



TOstudio
custom home interiors
7775 Kentwood Street, Burnaby, B.C.
V5C 2G1
Tel: 604-753-7523
Fax: 604-753-7523

Professional architectural drawings & building permits
residential, commercial, industrial, marine, landscape architecture
interior design, furniture design, lighting design, window treatments
project management, construction management, project coordination
3D rendering, virtual staging, photography, videography
www.tostudio.com

TOstudio
7775 Kentwood Street, Burnaby, B.C.
V5C 2G1
Tel: 604-753-7523
Fax: 604-753-7523
www.tostudio.com



MAX. 20% FLAT ROOF- AREA ALLOWED: 494.87 SF
FLAT ROOF- AREA PROPOSED: 293.00 SF



SECOND FLOOR AREA OVERLAY



ROOF AREA OVERLAY

Single Family Dwelling
7775 Kentwood Street, Burnaby, B.C.

Sheet	1E	1E	1E
Drawn by	TE	TE	TE
Project Number	Kapti 19 01		

FLOOR AREA OVERLAYS

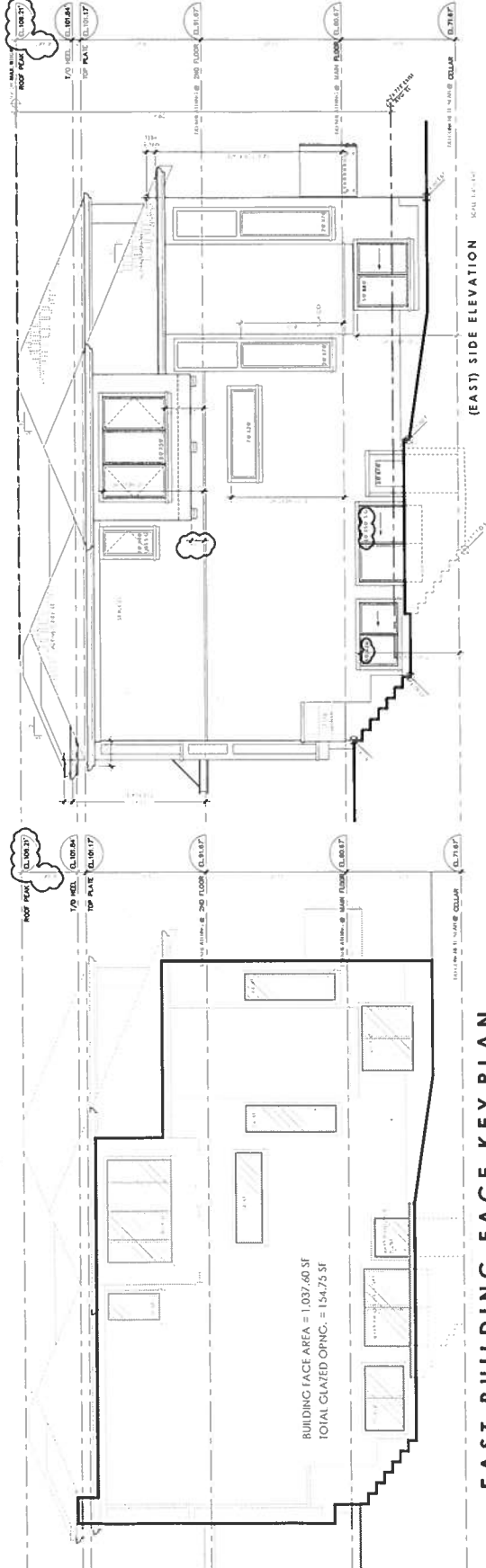
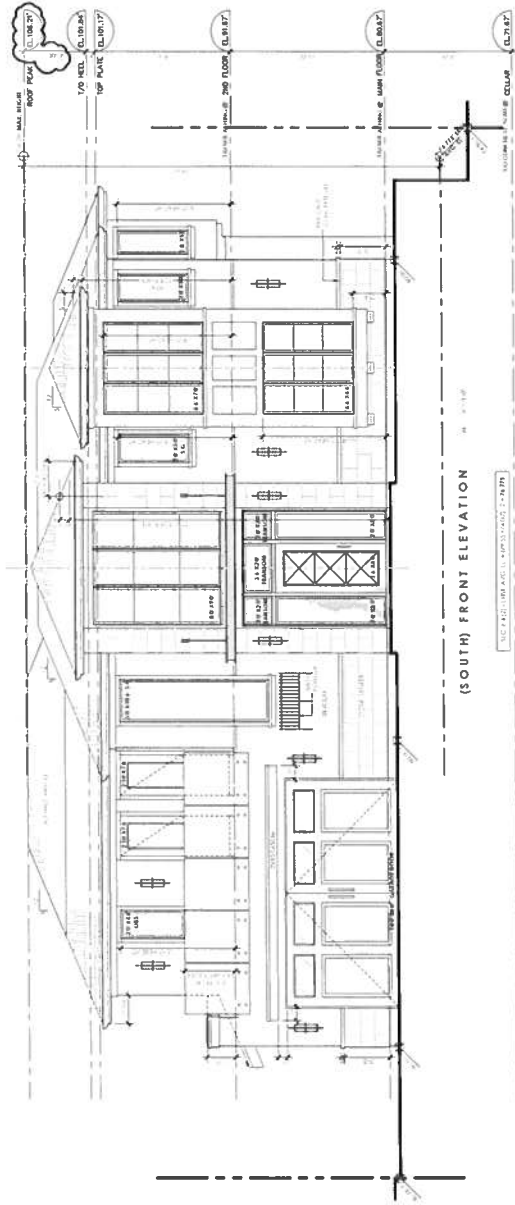
A4b



TOstudio
7775 Kentwood Street, Burnaby, BC
Tel: 604-771-1883
Fax: 604-771-1883
Email: info@tostudio.com

Architectural drawings for a building project.
The drawings include a site plan, floor plans, and elevations.
The drawings are for a building project located at 7775 Kentwood Street, Burnaby, BC.
The drawings are for a building project that is 1,037.60 SF in area.
The drawings are for a building project that is 154.75 SF in area.

TOstudio
7775 Kentwood Street, Burnaby, BC
Tel: 604-771-1883
Fax: 604-771-1883
Email: info@tostudio.com



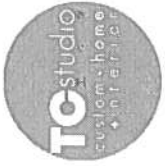
BUILDING FACE AREA = 1,037.60 SF
TOTAL GLAZED OPNC. = 154.75 SF

Single Family Dwelling
7775 Kentwood Street, Burnaby, BC

Project Name: Single Family Dwelling
Project Address: 7775 Kentwood Street, Burnaby, BC
Project Number: 1901

ELEVATIONS

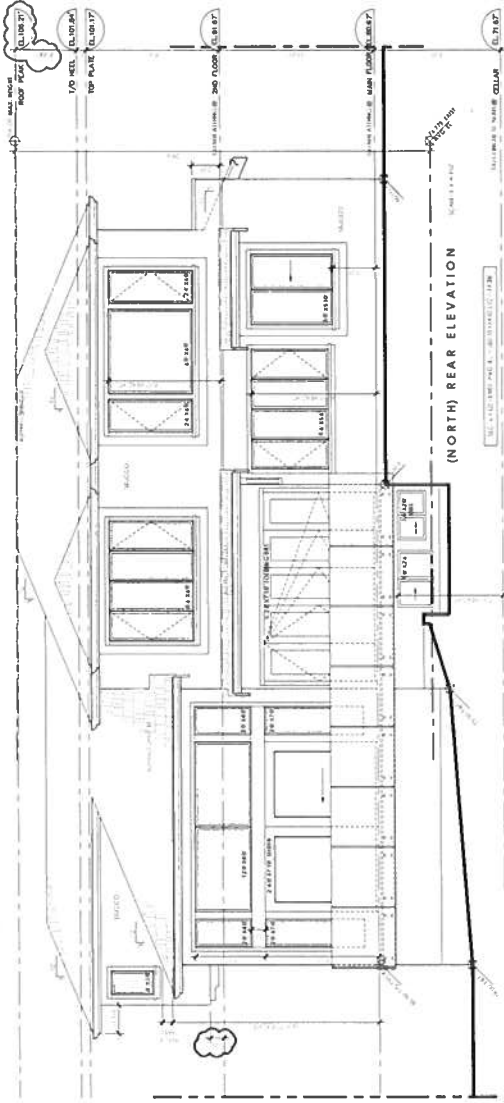
A5



TOstudio Pty Ltd
 7775 Kentwood Street, Burnaby B.C.
 Tel: 604-295-2523
 Email: info@tostudio.com

Architectural drawings are for design purposes only. They are not to be used for construction without the approval of the architect. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising from their use.

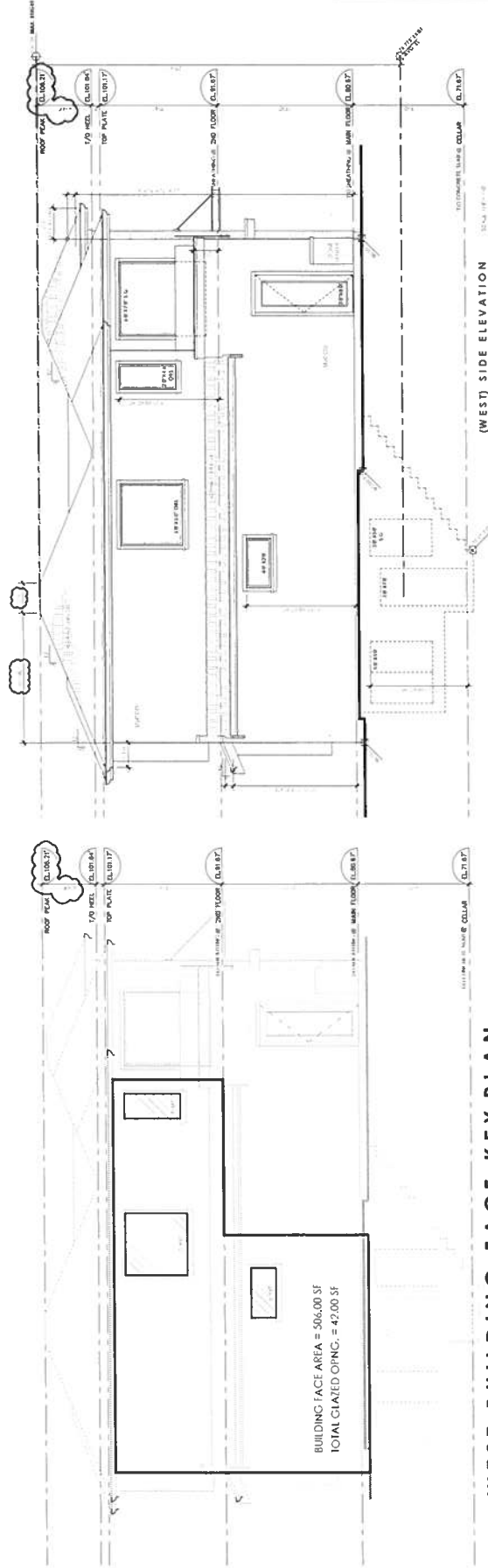
DATE: 11/01/2023
 DRAWN BY: J. Smith
 CHECKED BY: J. Smith
 PROJECT: Single Family Dwelling
 7775 Kentwood Street, Burnaby B.C.



SPATIAL CALCULATION

ITEM	UNIT	QUANTITY
FLOOR AREA	SQ. FT.	506.00
CEILING AREA	SQ. FT.	506.00
WALL AREA	SQ. FT.	1,200.00
ROOF AREA	SQ. FT.	1,200.00
GLAZED OPENING	SQ. FT.	42.00
TOTAL GLAZED OPENING	SQ. FT.	42.00

NOTES: 1. All dimensions are in feet and inches. 2. All areas are approximate. 3. All calculations are based on the provided drawings.



WEST BUILDING FACE KEY PLAN

Single Family Dwelling
 7775 Kentwood Street, Burnaby B.C.

DATE: 11/01/2023
 DRAWN BY: J. Smith
 CHECKED BY: J. Smith
 PROJECT: Single Family Dwelling
 7775 Kentwood Street, Burnaby B.C.

ELEVATIONS

A6

Kapil 19 01

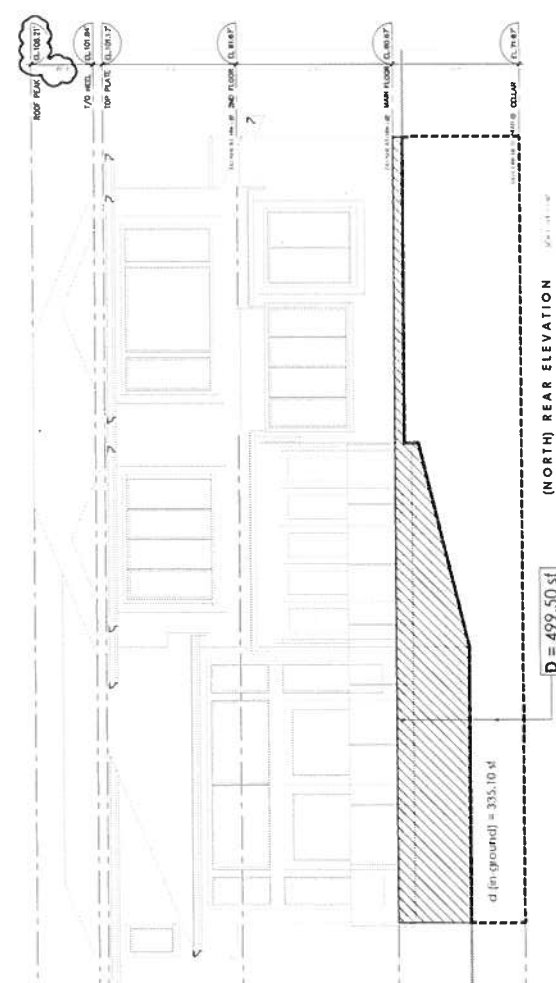
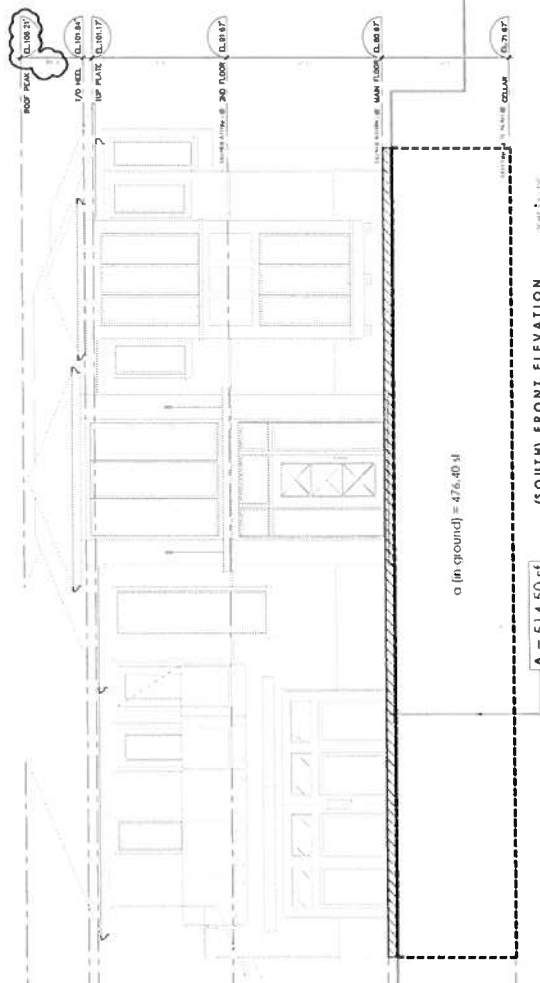
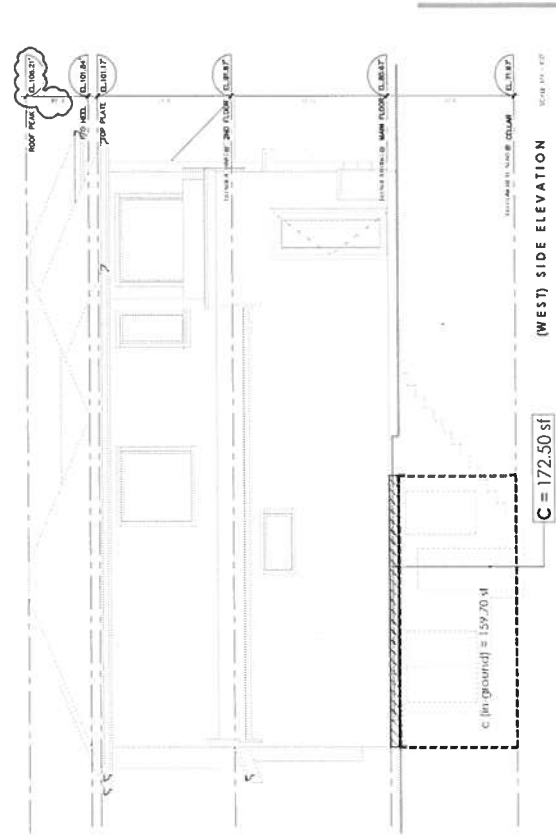
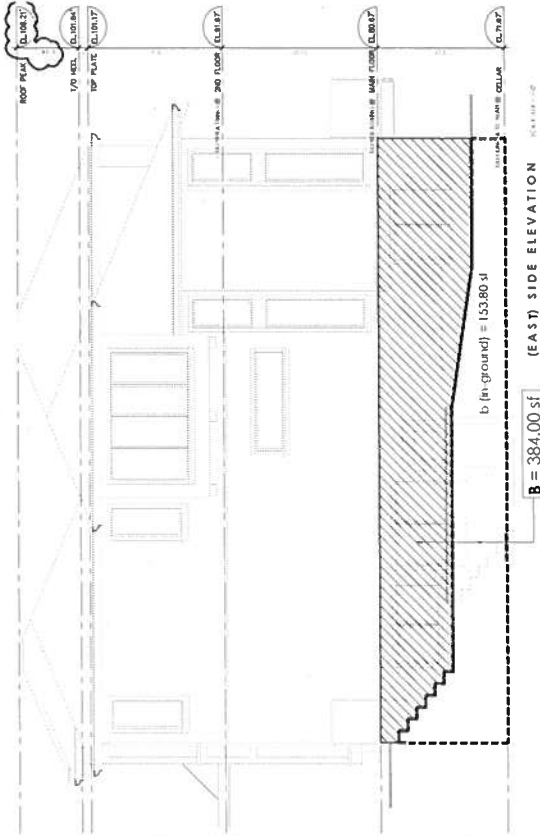


TOstudio Pty. Ltd.
 77/5 Kentwood Street, Burnaby, B.C.
 Tel: 604-293-7933
 Email: info@tostudio.com

Architectural & Interior Design | Building Permits
 TOstudio Pty. Ltd. is a registered professional architectural firm in the Province of British Columbia. We are a member of the British Columbia Association of Architects (B.C.A.A.) and the Canadian Council of Architectural Technicians (C.C.A.T.).

18000

Date: 2023-10-10
 Drawn by: [Name]
 Checked by: [Name]
 Project: 22-0101 - 77/5 Kentwood Street, Burnaby, B.C.
 Scale: 1/8" = 1'-0"



IN-GROUND % CALCULATION =	A + B + C + D	=	476.40 + 153.80 + 159.70 + 335.10	=	1,125.00	X 100%	=	71.63%
A + B + C + D	=	514.50 + 384.00 + 172.50 + 499.50	=	1,570.50	X 100%	=	1,570.50	

IN-GROUND % CALCULATIONS-CELLAR QUALIFIED

A6b

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FLOOR SCHEDULE

HEATED SLAB AT BOLSTER II	
Slab No.	101
Slab Size (ft. x ft.)	10.0 x 10.0
Slab Thickness (in.)	12
Slab Weight (lb.)	10,000
Slab Area (sq. ft.)	100
Slab Volume (cu. ft.)	8.33
Slab Density (lb./cu. ft.)	1200
Slab Strength (psi)	4000
Slab Modulus (psi)	29,000,000
Slab Poisson's Ratio	0.2
Slab Coefficient of Thermal Expansion	6.5 x 10^-6
Slab Coefficient of Thermal Contraction	-6.5 x 10^-6
Slab Thermal Conductivity (Btu-in./hr.-sq.-ft.-deg.)	12
Slab Thermal Resistance (hr.-sq.-ft.-deg./Btu-in.)	0.083
Slab Thermal Capacity (Btu-in./hr.-sq.-ft.-deg.)	12
Slab Thermal Inertia (hr.-sq.-ft.-deg./Btu-in.)	0.083
Slab Thermal Diffusivity (hr.-sq.-ft.-deg./Btu-in.)	0.083
Slab Thermal Conductivity (W/m-K)	2.0
Slab Thermal Resistance (m-K/W)	0.05
Slab Thermal Capacity (J/m-K)	2000
Slab Thermal Inertia (m-K/W)	0.05
Slab Thermal Diffusivity (m-K/W)	0.05

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SLASH GRADE SLASH GRADE WOODEN DECK	CLAUDE VERED WOOD SHIP EXPOSURE CLAUDE VERED WOOD SHIP EXPOSURE WOODEN DECK	WOOD FRAMED DOOR ONE PITCHED ROOF GARAGE WOOD FRAMED DOOR ONE PITCHED ROOF GARAGE WOODEN DECK
SLASH GRADE SLASH GRADE WOODEN DECK	CLAUDE VERED WOOD SHIP EXPOSURE CLAUDE VERED WOOD SHIP EXPOSURE WOODEN DECK	WOOD FRAMED DOOR ONE PITCHED ROOF GARAGE WOOD FRAMED DOOR ONE PITCHED ROOF GARAGE WOODEN DECK

[illegible]

TYPICAL LITEBROS WOOD FRAMED FLOOR	LITEBROS WOOD FRAMED FLOOR	LITEBROS WOOD FRAMED FLOOR
SEE NOTE 10 1. SEE NOTE 10 2. SEE NOTE 10 3. SEE NOTE 10 4. SEE NOTE 10 5. SEE NOTE 10 6. SEE NOTE 10 7. SEE NOTE 10 8. SEE NOTE 10 9. SEE NOTE 10 10. SEE NOTE 10	SEE NOTE 10 1. SEE NOTE 10 2. SEE NOTE 10 3. SEE NOTE 10 4. SEE NOTE 10 5. SEE NOTE 10 6. SEE NOTE 10 7. SEE NOTE 10 8. SEE NOTE 10 9. SEE NOTE 10 10. SEE NOTE 10	SEE NOTE 10 1. SEE NOTE 10 2. SEE NOTE 10 3. SEE NOTE 10 4. SEE NOTE 10 5. SEE NOTE 10 6. SEE NOTE 10 7. SEE NOTE 10 8. SEE NOTE 10 9. SEE NOTE 10 10. SEE NOTE 10

WAI ASSEMBLIES

A8

WAIT SCHEDULE

[illegible]

ROOF SCHEDULE

TYPICAL TRUSS ROOF

SPAN

RISE

TYPICAL TRUSS ROOF

SPAN

RISE

1. RAFTER

2. PURLIN

3. ROOF DECK

4. TRUSS

1. RAFTER

2. PURLIN

3. ROOF DECK

4. TRUSS

CLIMATE ZONE 4: PRESCRIPTIVE PATH WITH H.R.V.

NOTES PERTAINING TO EAVES PATHS IN PROBIOMATIC AIR BARRIERS (PER SECTION 9.36.2.10):

[illegible]

SPECIFIC REQUIREMENTS

1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670,

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[illegible][illegible][illegible]

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BRIEFPOF WOOD FRAMED WALL & GARAGE

Garage
Wall
Roof
Foundation
Floor

Dimensions: 12' 0" x 12' 0" x 12' 0" x 12' 0" x 12' 0"

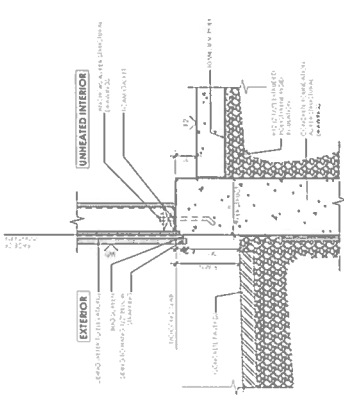
Material	Quantity
2x4 Lumber	100' 0"
2x6 Lumber	50' 0"
2x8 Lumber	25' 0"
2x10 Lumber	10' 0"
2x12 Lumber	5' 0"
2x14 Lumber	2' 0"
2x16 Lumber	1' 0"
2x18 Lumber	0' 0"
2x20 Lumber	0' 0"
2x22 Lumber	0' 0"
2x24 Lumber	0' 0"
2x26 Lumber	0' 0"
2x28 Lumber	0' 0"
2x30 Lumber	0' 0"
2x32 Lumber	0' 0"
2x34 Lumber	0' 0"
2x36 Lumber	0' 0"
2x38 Lumber	0' 0"
2x40 Lumber	0' 0"
2x42 Lumber	0' 0"
2x44 Lumber	0' 0"
2x46 Lumber	0' 0"
2x48 Lumber	0' 0"
2x50 Lumber	0' 0"
2x52 Lumber	0' 0"
2x54 Lumber	0' 0"
2x56 Lumber	0' 0"
2x58 Lumber	0' 0"
2x60 Lumber	0' 0"
2x62 Lumber	0' 0"
2x64 Lumber	0' 0"
2x66 Lumber	0' 0"
2x68 Lumber	0' 0"
2x70 Lumber	0' 0"
2x72 Lumber	0' 0"
2x74 Lumber	0' 0"
2x76 Lumber	0' 0"
2x78 Lumber	0' 0"
2x80 Lumber	0' 0"
2x82 Lumber	0' 0"
2x84 Lumber	0' 0"
2x86 Lumber	0' 0"
2x88 Lumber	0' 0"
2x90 Lumber	0' 0"
2x92 Lumber	0' 0"
2x94 Lumber	0' 0"
2x96 Lumber	0' 0"
2x98 Lumber	0' 0"
2x100 Lumber	0' 0"



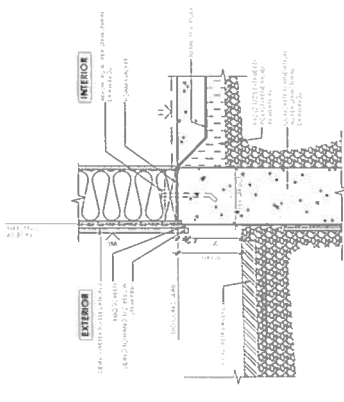
TOstudio
7775 Kentwood Street, Burnaby B.C.
V5C 2G1
Tel: 604.731.7523
Email: info@tostudio.com

Architect: TOstudio
Structural Engineer: TOstudio
Civil Engineer: TOstudio
Mechanical Engineer: TOstudio
Electrical Engineer: TOstudio
Plumbing Engineer: TOstudio
HVAC Engineer: TOstudio
Landscape Architect: TOstudio
Interior Designer: TOstudio
Exterior Designer: TOstudio
Project Manager: TOstudio
Construction Manager: TOstudio
General Contractor: TOstudio

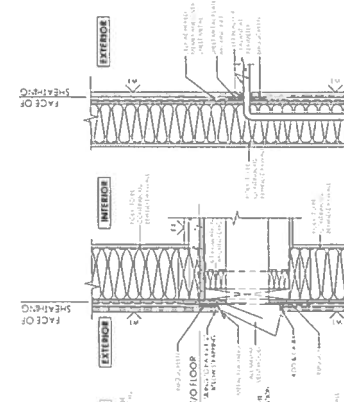
Item	Description	Quantity	Unit	Price
1	Foundation Wall @ Storage (Stucco)	1	sq. ft.	1.00
2	Typical T/O Foundation Wall (Stucco)	1	sq. ft.	1.00
3	Typical T/O Foundation Wall (Stucco)	1	sq. ft.	1.00
4	Typical T/O Foundation Wall (Stucco)	1	sq. ft.	1.00
5	Typical T/O Foundation Wall (Stucco)	1	sq. ft.	1.00
6	Typical T/O Foundation Wall (Stucco)	1	sq. ft.	1.00
7	Typical T/O Foundation Wall (Stucco)	1	sq. ft.	1.00
8	Typical T/O Foundation Wall (Stucco)	1	sq. ft.	1.00
9	Typical T/O Foundation Wall (Stucco)	1	sq. ft.	1.00
10	Typical T/O Foundation Wall (Stucco)	1	sq. ft.	1.00



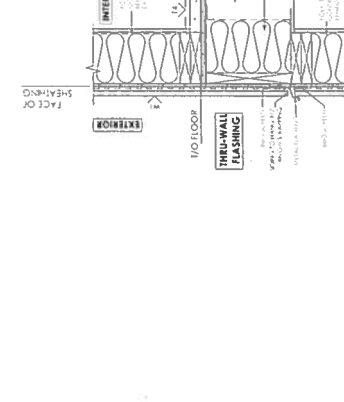
AD-04 FOUNDATION WALL @ STORAGE (STUCCO)
Scale: 1/4" = 1'-0"



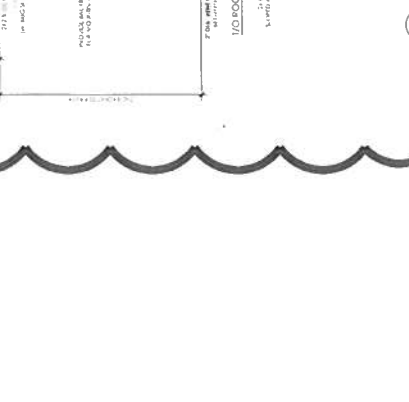
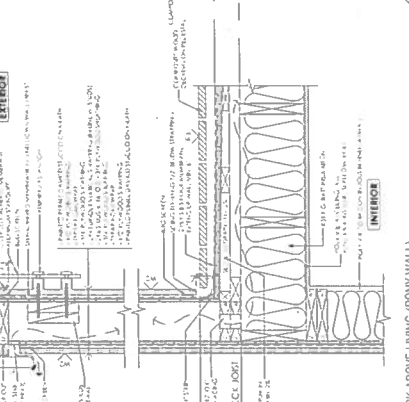
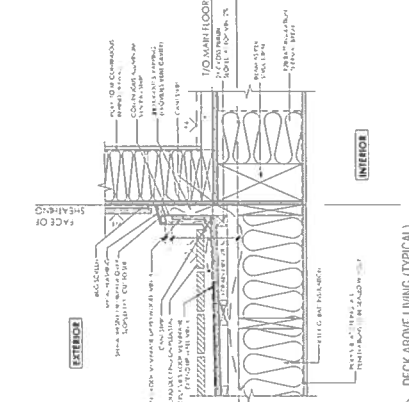
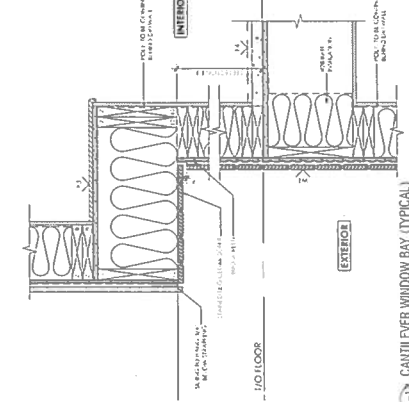
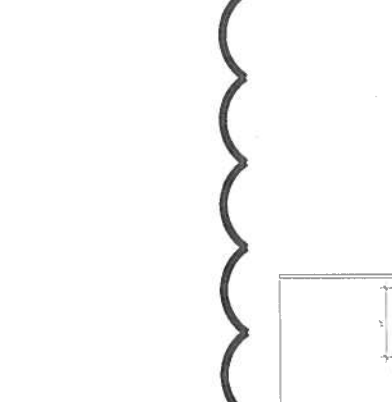
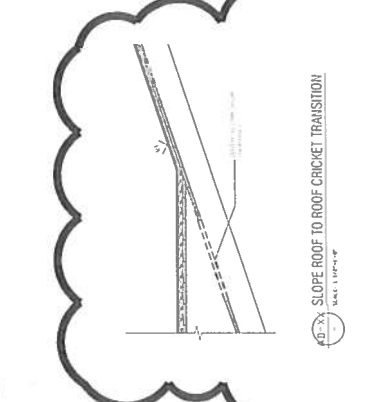
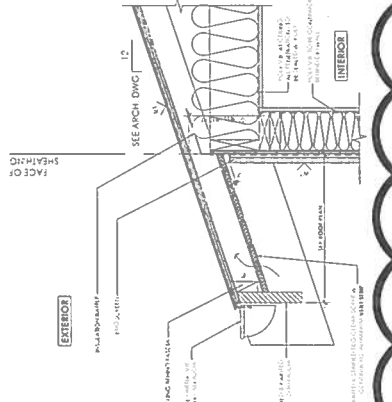
AD-05 TYPICAL T/O FOUNDATION WALL (STUCCO)
Scale: 1/4" = 1'-0"



AD-06 TYPICAL T/O FOUNDATION WALL (STUCCO)
Scale: 1/4" = 1'-0"



AD-07 TYPICAL T/O FOUNDATION WALL (STUCCO)
Scale: 1/4" = 1'-0"



AD-08 TYPICAL T/O FOUNDATION WALL (STUCCO)
Scale: 1/4" = 1'-0"

AD-09 TYPICAL T/O FOUNDATION WALL (STUCCO)
Scale: 1/4" = 1'-0"

AD-10 TYPICAL T/O FOUNDATION WALL (STUCCO)
Scale: 1/4" = 1'-0"

AD-11 TYPICAL T/O FOUNDATION WALL (STUCCO)
Scale: 1/4" = 1'-0"

**PLAN OF SURVEY OF LOT 9, DISTRICT LOT 42,
GROUP 1, NEW WESTMINSTER DISTRICT,
PLAN 23102**

7775 Kentwood Street
Burnaby, B.C.

ZONING: R1

SCALE: 1 INCH = 16 FEET

All distances are in feet and decimals
thereof unless otherwise indicated.
Contour interval: 1.5 feet.

TREE TABLE

NO.	TYPE	DIA	TAG	BASE EL.
T1	Decid	0.5	-	77.9
T2	Holly	1.6	04460	75.0
T3	Conif	1.8	04474	75.4
T4	Conif	1.6	04497	75.3
T5	Conif	1.5	04496	75.1
T6	Conif	1.6	04477	73.8
T7	Cedar	1.0	04470	72.4
T8	Cedar	1.6	04482	74.4
T9	Cedar	3.4	04499	73.1
T10	Cedar	0.9	04498	73.3
T11	Decid	0.8	2	75.0
T12	Decid	0.7	1	81.6

cluster(3)

1-1/2-storey
dwelling
no
basement

All original corner posts
have been located and are
undisturbed, therefore a
Posting Plan is not required.

LEGEND:
 IP iron post
 LP lead plug
 FH fire hydrant
 PP power pole
 LS lamp standard
 C: top of curb
 G: gutter
 TW top of wall
 BW bottom of wall
 Conif coniferous
 Decid deciduous
 DIA diameter
 o/h overhang
 SRW Statutory Right-of-Way
 sf square feet

CERTIFIED CORRECT:
 Let dimensions are correct
 according to ground survey.

B.C.L.S.
June 7, 2019

FILE:TF-5501A

PID: 003-094-235

KENTWOOD STREET

FRONTYARD SETBACK CALCULATIONS

HOUSE NO.	LOT NO.	MIN. FRONT SETBACK	AVERAGE
7745	7	31.0	31.3
7765	8	36.8	(101.5m)
7789	L	32.1	MINIMUM
			29.53
			(9.0m)
		TOTAL:	99.9

NOTE:
 Elevations shown are based on
 Canadian Datum (CQD89/CRD2018)
 Bench Mark: Control Monument 9441497
 located at the intersection of Locals
 Avenue and Government Road
 B.M. Elevation = 115.15 feet
 (35.097 metres)

CHARGES ON TITLE:
 RESTRICTIVE COVENANT
 304860C (SEE 481825E)
 STATUTORY RIGHT-OF-WAY
 304249C
 NORTH 12 FEET OF WEST 20 FEET

Ken K. Wong and Associates
 B.C. Land Surveyor
 5624 E. Hastings Street
 Burnaby, B.C. V5B 1R4
 (phone) 604.294.8881
 (fax) 604.294.0625
 wong.associates@shawbiz.co
 190262 FB884 P83-85
 R-4345 TF-4290 SU-2346
 Drawn by: TB

NOTE:
 All trees are plotted in
 accordance with Burnaby Tree
 Bylaw 1996.

NOTE:
 For construction, use lead
 plugs in sidewalk or City
 survey monument only, for
 elevation control.

