



To,  
City of Brandon  
Planning & Building Department

March 26<sup>th</sup>, 2019

1053 8<sup>th</sup> St  
Lots 35, 36 and 37 Block 34 Plan 7 BLTO

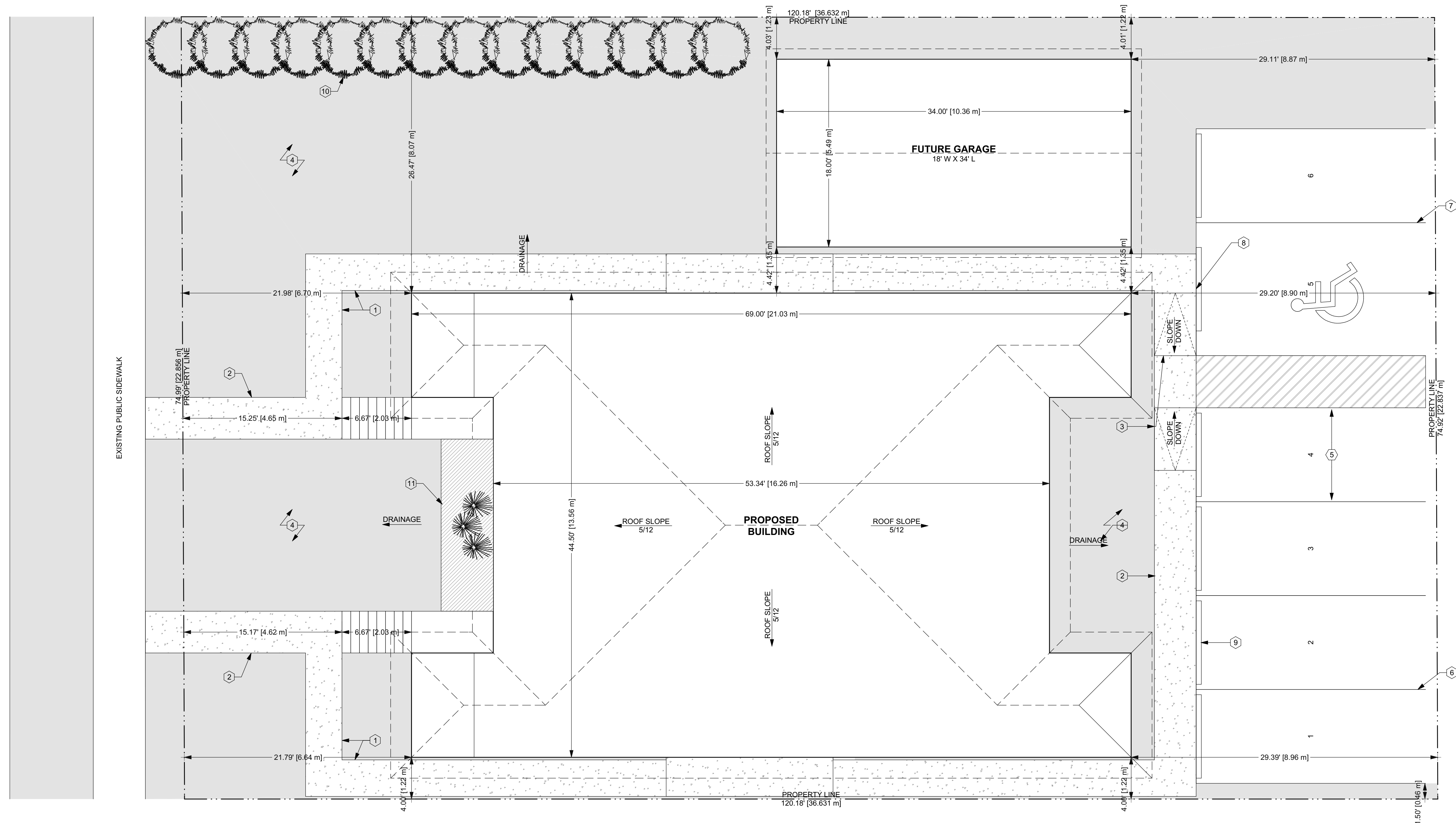
This letter is to formally ask for the development of new 4-Plex building on 1053 8th street.

It will be compatible with general nature of the surrounding area as its residential area and it will not be injurious to the health of general welfare of people or anyone who is living around this location. It will not have any negative effects on other properties because of this new 4-Plex.

We hope this building would raise the value of other property as well as the rest of the neighbourhood. According to our planning it will be consistent with the existing structure and will not be required a lot modification of zoning laws.

When reading this letter, if you have any question about the planned project for 1053 8<sup>th</sup> street. Feel free to Contact myself Sahil Nayak Project Manager of Keller Developments 204-922-3737.

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**1 SITE PLAN**  
A1.0 SCALE: 3/16" = 1'-0"

**BUILDING INFORMATION**

**CIVIC ADDRESS**  
1053 8TH STREET  
BRANDON, MB

**LEGAL ADDRESS**  
LOT 35/37 BLOCK 34  
PLAN 07 BLTO

**BUILDING TYPE**  
RESIDENTIAL  
4 PLEX, BI-LEVEL

**DETAILS**  
BUILDING FOOTPRINT \_\_\_\_\_ 2,447 SQ FT  
LOT AREA \_\_\_\_\_ 9,007 SQ FT  
PERCENT LOT AREA ALLOCATED TO BLDG FOOTPRINT \_\_\_\_\_ 27.17%

**GENERAL NOTES**

1. ALL WALLS ARE DIMENSIONED TO THE FACE OF THE FRAMING.
2. SITE PLAN TO BE READ IN CONJUNCTION WITH FLOOR PLAN, ELEVATIONS, SECTIONS AND DETAILS.
3. GENERAL CONTRACTOR TO CONFIRM LOCATION OF ALL SITE SERVICES WITH THEIR RESPECTIVE SUPPLIERS PRIOR TO COMMENCEMENT OF WORK. REFER TO MECHANICAL AND ELECTRICAL FOR ANY TIE-INS.

**DRAWING NOTES**

- ① 3'-6" CONCRETE SIDEWALK.
- ② 4'-0" CONCRETE SIDEWALK.
- ③ CONCRETE SIDEWALK RAMP IN BOTH DIRECTIONS TO PROVIDE BARRIER-FREE ACCESS TO SIDEWALK, 1:12 SLOPE (MAX).
- ④ GREEN SPACE.
- ⑤ HARD SURFACE PARKING LOT.
- ⑥ 9'-0" W X 22'-0" I [2.743 m X 6.706 m] PARKING STALL, TYPICAL U/I.
- ⑦ 12'-9" W X 22'-0" L [3.886 m X 6.706 m] ACCESSIBLE PARKING STALL, C/W 5'-0" W X 22'-0" L [1.524 m X 6.706 m] PASSENGER LOADING ZONE.
- ⑧ PROVIDE SIGNAGE DENOTING ACCESSIBLE PARKING STALL.
- ⑨ CONCRETE CURB, TYPICAL @ EACH PARKING STALL.
- ⑩ EXISTING HEDGE AND TREES ALONG NORTH PROPERTY LINE TO REMAIN.
- ⑪ 5'-0" W [1.5 m] PLANT BED C/W SHRUBS AND PERENNIALS TO MASK EXPOSED FOUNDATION WHILE ENSURING EGRESS FROM BASEMENT BEDROOM WINDOWS IS UNOBSTRUCTED.

**EXTERIOR SURFACES LEGEND**

- CONCRETE SIDEWALK
- GRASS / SOD
- LANDSCAPING GROUND COVER
- PEDESTRIAN WALKWAY / ACCESS

no rev date

project  
**BARTLETT  
4 PLEX**  
TRENT BARTLETT  
1053 - 8TH STREET | BRANDON, MB

project no date  
4/26/2019



Unit 2, 1875 Middleton Ave | Brandon, MB R7C 1A7  
t. (204) 728-1328 | email. accounts@myriadesign.ca

scale drawn by  
AS NOTED LK

sheet  
**A1.0**



**1 EXTERIOR ELEVATION - WEST**  
 A2.0 SCALE: 1/4" = 1'-0"



**2 EXTERIOR ELEVATION - EAST**  
 A2.0 SCALE: 1/4" = 1'-0"



**3 EXTERIOR ELEVATION - NORTH**  
 A2.0 SCALE: 1/4" = 1'-0"



**4 EXTERIOR ELEVATION - SOUTH**  
 A2.0 SCALE: 1/4" = 1'-0"

no	rev	date

project  
**BARTLETT  
 4 PLEX**  
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 1053 - 8TH STREET | BRANDON, MB

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**MYRIA DESIGN**  
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sheet  
**A2.0**