



19943 49TH AVENUE TOWNHOUSE DEVELOPMENT

LEGAL DESCRIPTION: LOT 2, PLAN NWP82663, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT

CIVIC ADDRESS: 19943 49TH AVENUE

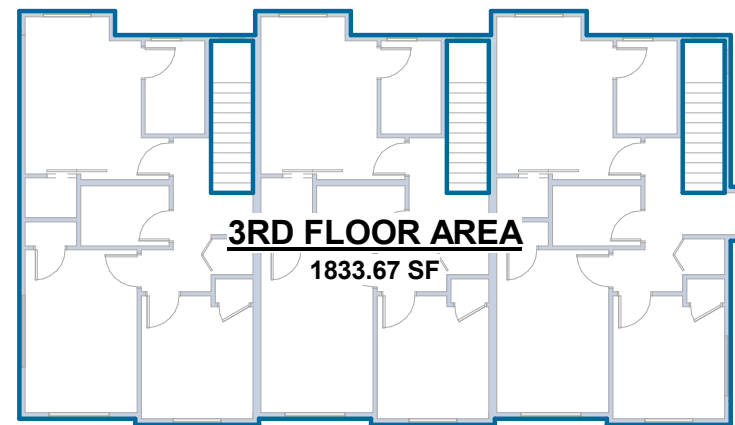
ZONING: CD

SITE AREA: 831.732 SQM OR 8,952.691 SQFT.

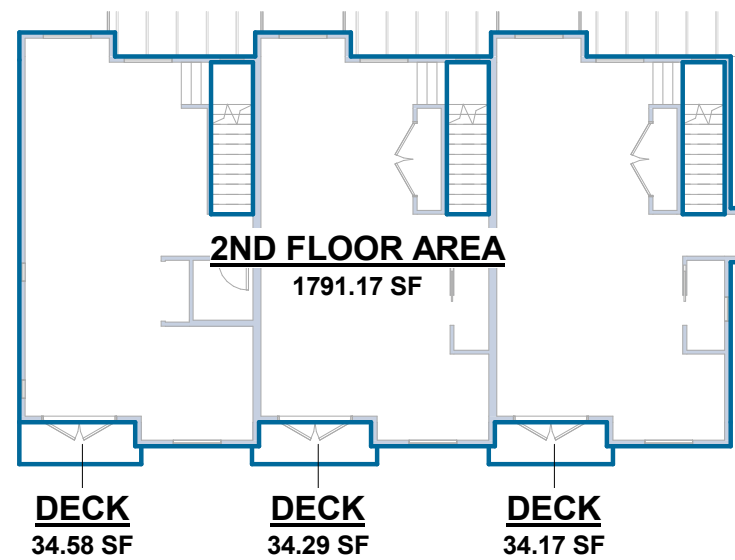
	<u>PERMITTED</u>	<u>PROPOSED</u>
FLOOR AREA:	1.20	0.94 (8,435.16 SQFT.)
SITE COVERAGE:	TBD	43.76% (3,917.75 SQFT.)
BUILDING HEIGHT:	TBD	10.44 M
<u>SETBACKS:</u>		
SOUTH:	3.00 M	3.00 M <u>2.39 M VARIANCE REQUESTED (UPPER)</u>
NORTH:	6.00 M	<u>5.70 M VARIANCE APPROVED</u> <u>5.09 M VARIANCE REQUESTED (UPPER)</u>
EAST:	3.00 M	<u>2.88 M VARIANCE REQUESTED</u> <u>2.58 M VARIANCE REQUESTED (UPPER)</u> <u>1.80 M VARIANCE REQUESTED (UPPER) TRUNCATED</u>
WEST:	1.50 M	1.50 M
BTWN BLDGS MIN.:	9.00 M	<u>8.05 M VARIANCE APPROVED</u>

FLOODPLAIN: NO
10 MINUTE FIRE RESPONSE TIME: YES
SPRINKLERED: YES

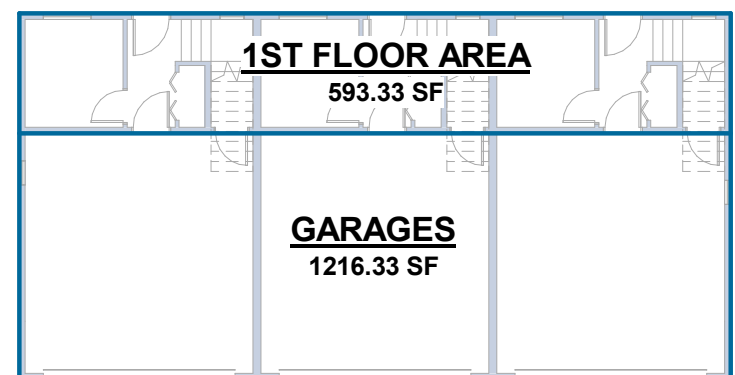
CITY WASTE COLLECTION:
FROM THE STREET. AS SUCH, A STAGING PAD WILL NEED TO BE PROVIDED WHERE RESIDENTS CAN WHEEL THEIR BINS OUT TO A SINGLE COLLECTION POINT.



SCALE: 1/16" = 1'-0"



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THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY THE OWNER.

ALL NEW WORK SHALL CONFORM TO THE 2024 BRITISH COLUMBIA BUILDING CODE AND ALL SUPPLEMENT AMENDMENTS AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION.

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DO NOT SCALE DRAWING. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ON SITE AND CO-ORDINATE WITH ALL TRADES AND SUPPLIERS, EQUIPMENT AND SITE CONDITIONS.

IF THE GENERAL CONTRACTOR OR ANY SUB-TRADE CONTRACTOR FAILS TO REPORT A DISCREPANCY TO THE DESIGNER, OR FAIL TO ACT ON ANY CHANGE NOTICE ISSUED BY THE DESIGNER, ALL REPERCUSSIONS OF THIS DECISION WILL BE THE CONTRACTOR'S RESPONSIBILITY.

ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF
PART 9 (AND PART 4 AND PART 5 WHERE APPLICABLE) OF THE
2024 BRITISH COLUMBIA BUILDING CODE.

CONFIRM LOT DIMENSIONS, GRADE ELEVATIONS AND LOCATION OF ALL BUILDINGS, STRUCTURES, EASEMENTS, SIDEWALK COVENANTS, SWALES AND RIGHT OF WAYS IF ANY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

STORMWATER MANAGEMENT TO BE CONFIRMED PRIOR TO
START OF CONSTRUCTION

ALL FINISHED GRADES TO SLOPE DOWN FROM THE BUILDING AT A MINIMUM OF 1% TO ENSURE SUCCESSFUL RUN-OFF OF SURFACE WATER

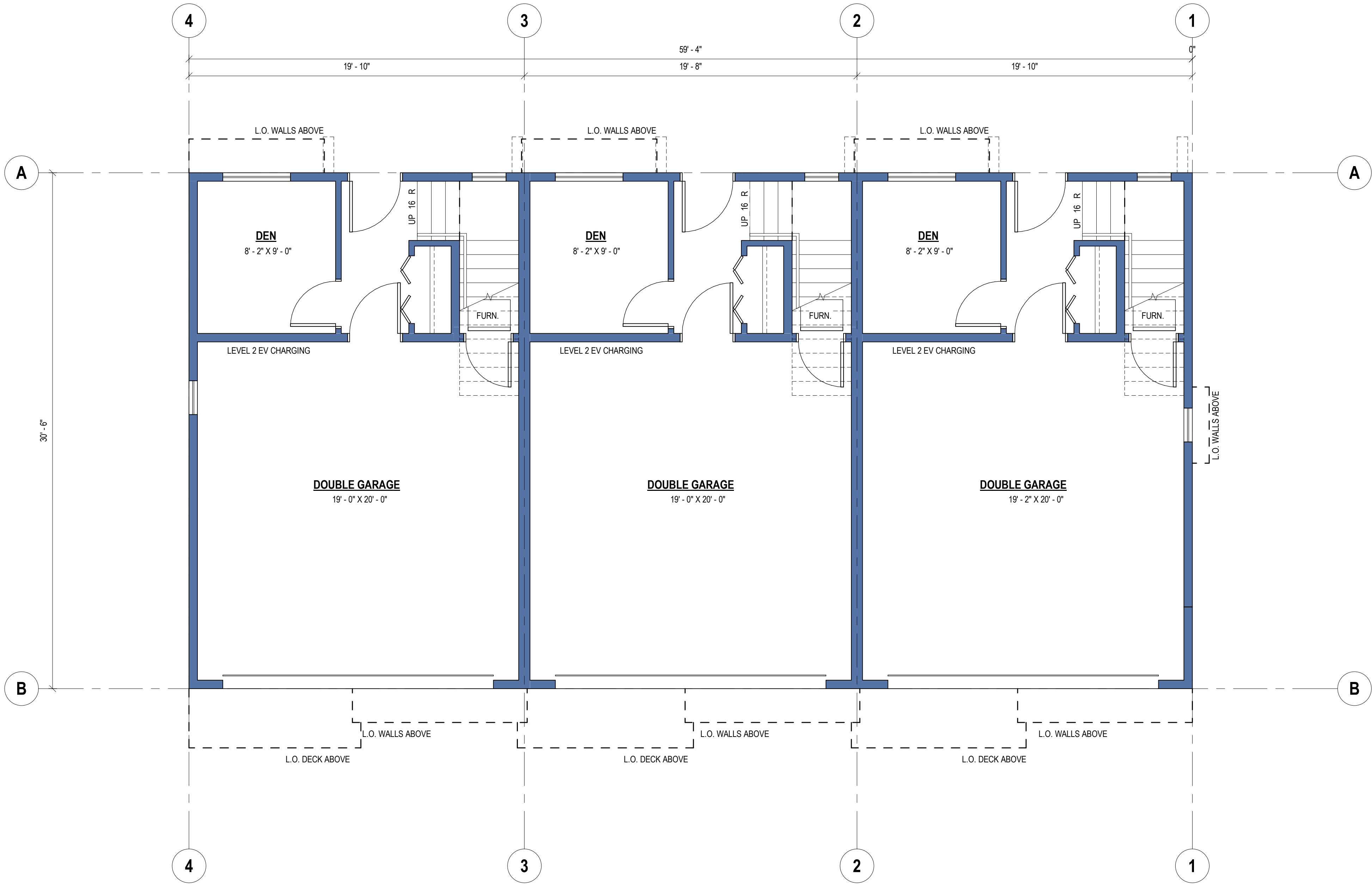
A00	COVER SHEET
A01	SITE PLAN & PROJECT INFO
A03	BLDG 1 1ST FLOOR PLAN
A04	BLDG 1 2ND FLOOR PLAN
A05	BLDG 1 3RD FLOOR PLAN
A06	BLDG 1 ELEVATIONS
A07	BLDG 1 ELEVATIONS
A08	BLDG 2 1ST FLOOR PLAN
A09	BLDG 2 2ND FLOOR PLAN
A10	BLDG 2 3RD FLOOR PLAN
A11	BLDG 2 ELEVATIONS
A12	BLDG 2 ELEVATIONS

T.O. ROOF	95.98'	29.26 m
MEAN OF ROOF	91.67'	27.94 m
3RD CLG	87.35'	26.62 m
3RD FLR	78.29'	23.86 m
2ND CLG	77.25'	23.55 m
2ND FLR	68.19'	20.78 m
1ST CLG	67.14'	20.47 m
1ST FLR	58.08'	17.70 m
G.P.E.	57.41'	17.50 m



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

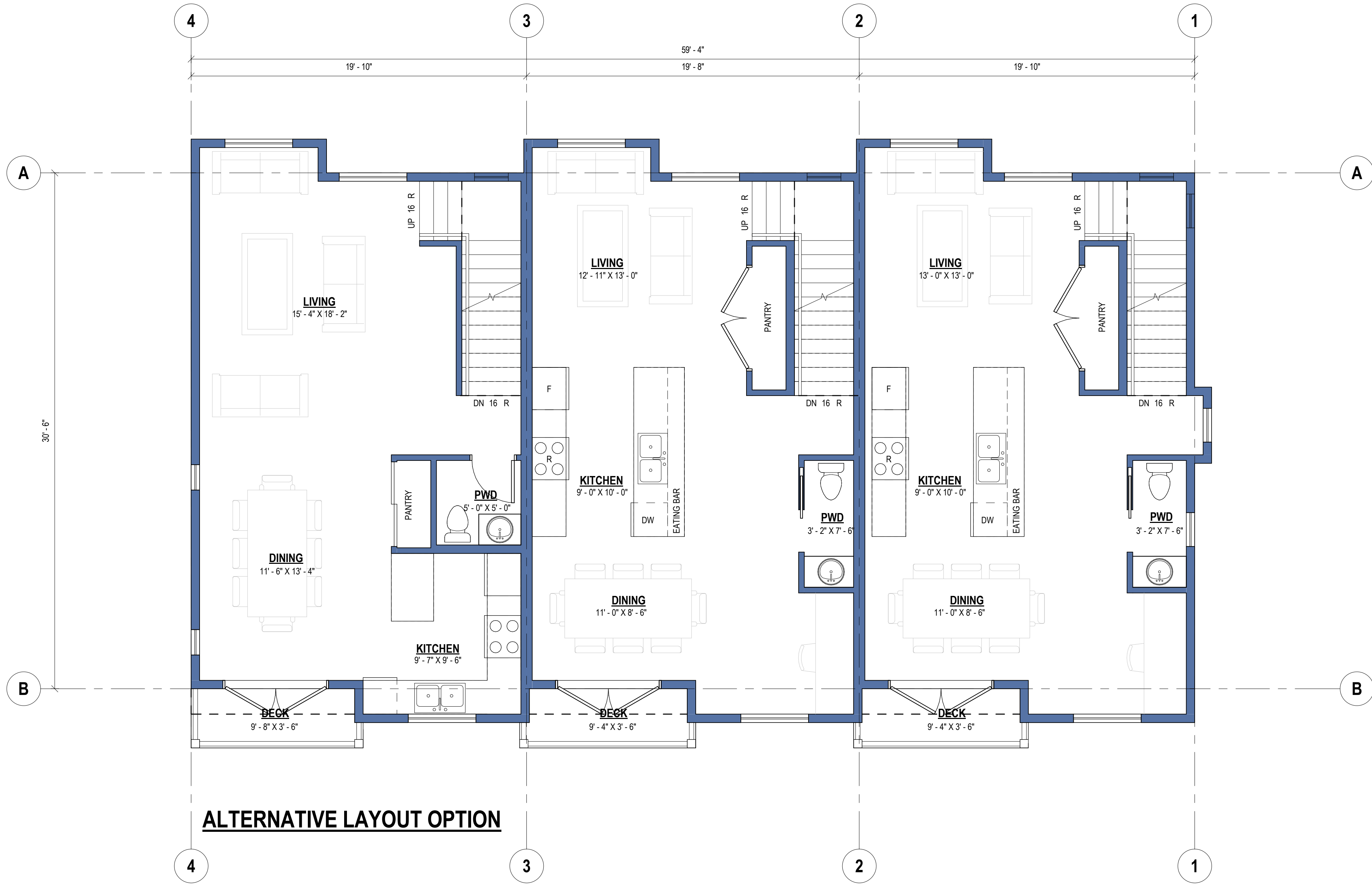




1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Date Drawn By Checked By Scale	AUG 28, 2025	19943 49TH AVENUE TOWNHOUSE DEVELOPMENT BLDG 1 1ST FLOOR PLAN Project Number BV25-XXXX	No.	Description	Date
	BAKERVVIEW				
	BAKERVVIEW				
	1/4" = 1'-0"				
A03					
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ALTERNATIVE LAYOUT OPTION

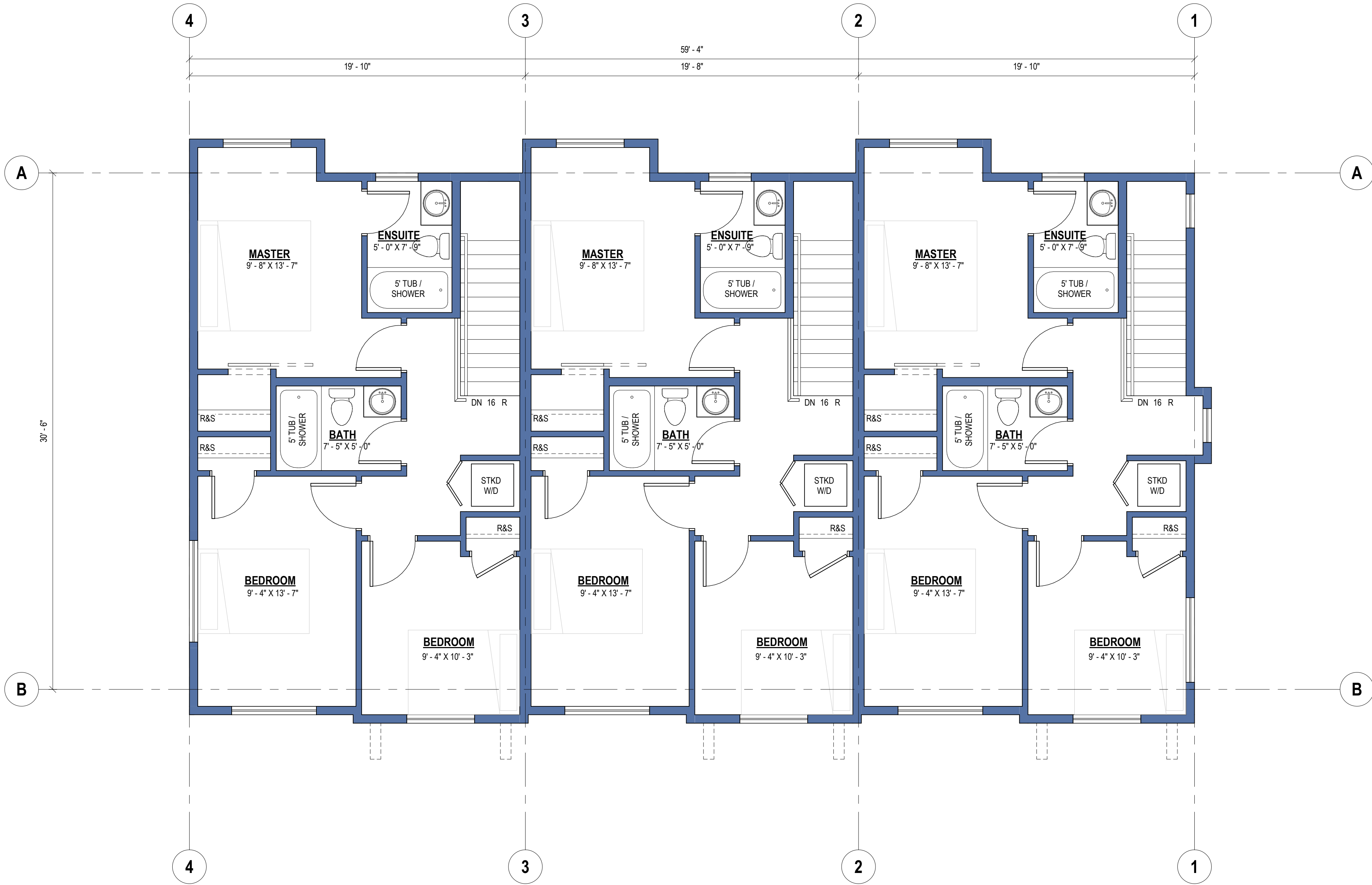
2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

No.	Description	Date
1	ISSUED FOR DP	2025-08-28

19943 49TH AVENUE TOWNHOUSE DEVELOPMENT BLDG 1 2ND FLOOR PLAN	Project Number BV25-XXXX
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AUG 28, 2025	A04
BAKERVIEW	
BAKERVIEW	
1/4" = 1'-0"	



3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

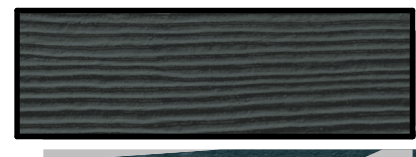
Date Drawn By Checked By Scale	AUG 28, 2025 BAKERV BAKERV 1/4" = 1'-0"	19943 49TH AVENUE TOWNHOUSE DEVELOPMENT BLDG 1 3RD FLOOR PLAN			19943 49TH AVENUE TOWNHOUSE DEVELOPMENT BLDG 1 3RD FLOOR PLAN		BAKERV BUILDING DESIGN	
	A05		Project Number		BV25-XXXX			
			No.		Description		Date	
			1		ISSUED FOR DP		2025-08-28	



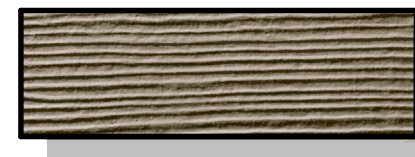
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND		
1.	JAMES HARDI BOARD	IRON GREY
2.	JAMES HARDI BOARD	KHAKI BROWN
3.	JAMES HARDI BOARD	EVENING BLUE
4.	ASPHALT SHINGLES	BLACK
5.	CULTURED STONE	BLACK BRICK
6.	RAILING / FLASHING	BLACK
7.	GARAGE DOOR	WOOD STAIN
8.	DOOR	WOOD STAIN
9.	FASCIA / TRIM	PAINTED BLACK
10.	WINDOWS	CLEAR GLASS C/W BLACK FRAME

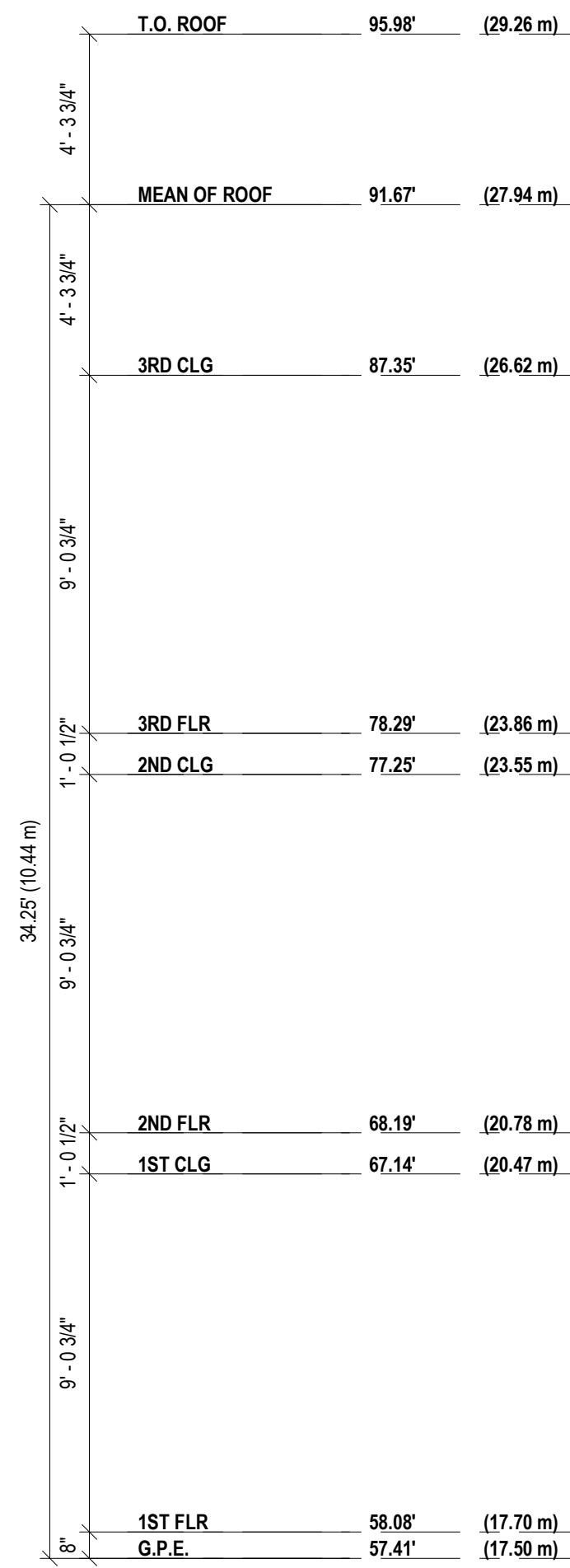
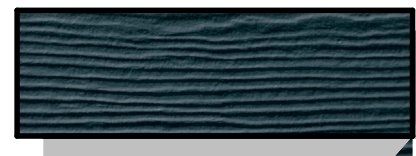
JAMES HARDI - IRON GREY



JAMES HARDI - KHAKI BROWN



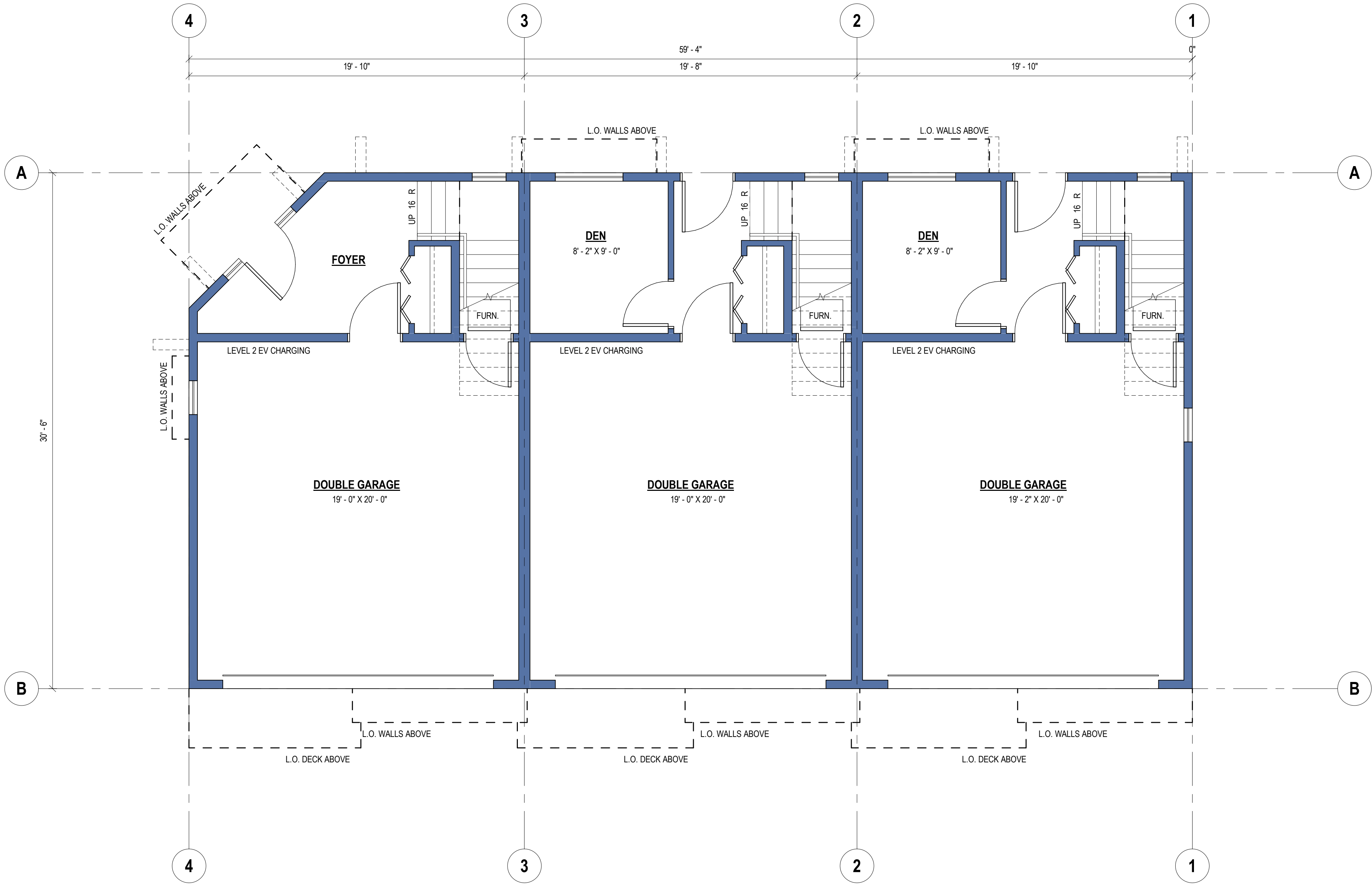
JAMES HARDI - EVENING BLUE



WEST ELEVATION

SCALE: 1/4" = 1'-0"

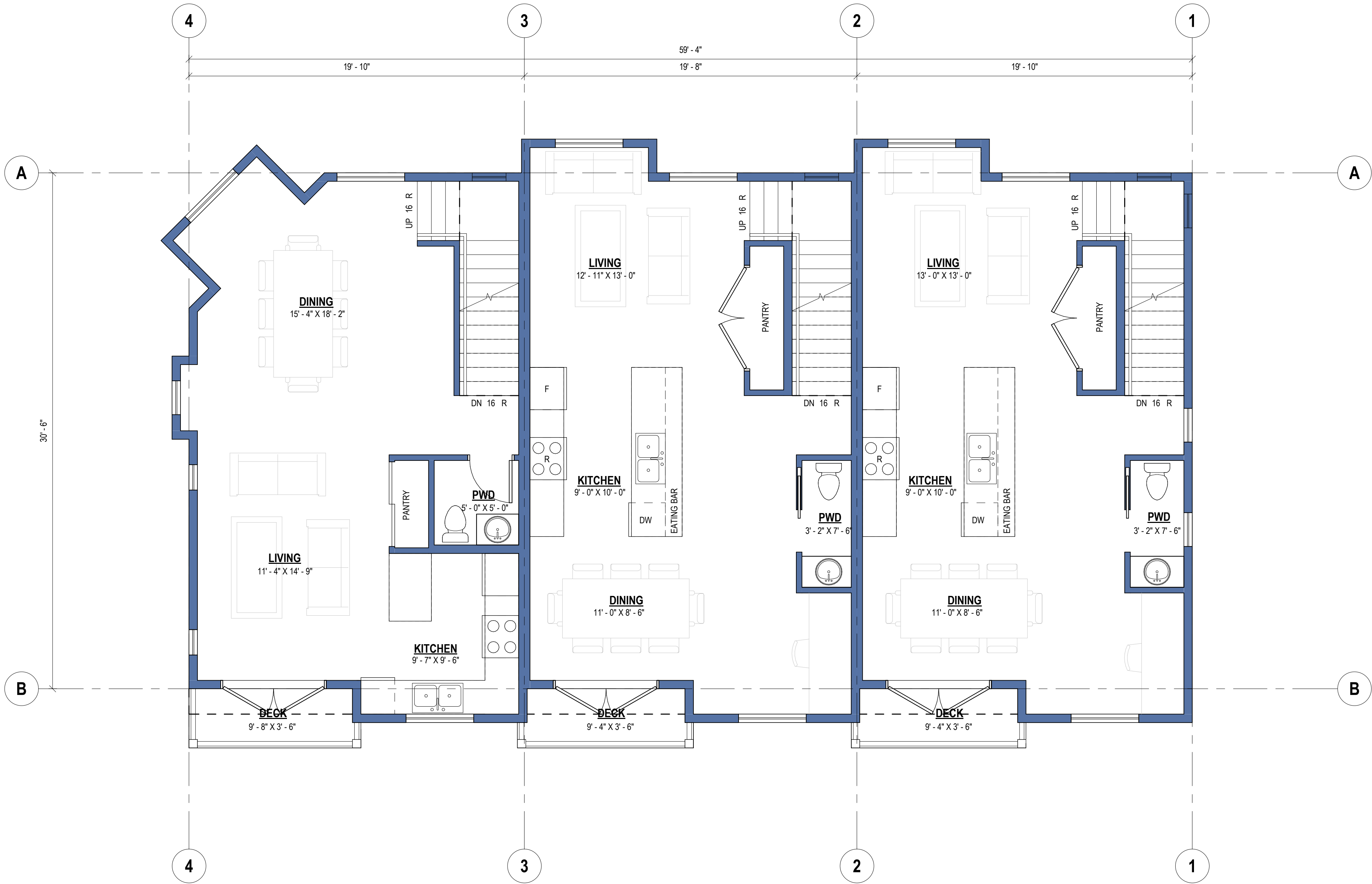
Date AUG 28, 2025		19943 49TH AVENUE TOWNHOUSE DEVELOPMENT BLDG 1 ELEVATIONS Project Number BV25-XXXX			No.		Description		Date		
Drawn By BAKERVUE					1		ISSUED FOR DP		2025-08-28		
Checked By BAKERVUE											
Scale As indicated											
A06											



1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Date Drawn By Checked By Scale	AUG 28, 2025 BAKERV BAKERV 1/4" = 1'-0"	19943 49TH AVENUE TOWNHOUSE DEVELOPMENT BLDG 2 1ST FLOOR PLAN Project Number BV25-XXXX			No.	1	ISSUED FOR DP	Description	Date 2025-08-28	BAKERV UILDING DESIGN



2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

A09	Date	AUG 28, 2025	19943 49TH AVENUE TOWNHOUSE DEVELOPMENT BLDG 2 2ND FLOOR PLAN Project Number BV25-XXXX	No.	Description	Date	BAKERV UILDING DESIGN
	Drawn By	BAKERV					
	Checked By	BAKERV					
	Scale	1/4" = 1'-0"					



