



## PROJECT STATISTICS

**LEGAL DESCRIPTION:** LOT 162, PLAN WNP3548, DISTRICT LOT 305, GROUP 2, NEW WESTMINSTER LAND DISTRICT  
**CIVIC ADDRESS:** 20280 50TH AVENUE  
**EXISTING ZONING:** RS1  
**PROPOSED ZONING:** CD  
**SITE AREA:** 1,117,538 SQFT. OR 12,033,284 SQFT.

| PERMITTED       | PROPOSED                             |
|-----------------|--------------------------------------|
| FLOOR AREA: TBD | 0.75 (8,892.04 SQFT)                 |
|                 | BUILD 1 MAIN FLOOR = 985.67 SQFT.    |
|                 | BUILD 1 UPPER FLOOR = 1,113.67 SQFT. |
|                 | BUILD 1 ROOF LEVEL = 148.67 SQFT.    |
|                 | BUILD 2 MAIN FLOOR = 985.67 SQFT.    |
|                 | BUILD 2 UPPER FLOOR = 1,113.67 SQFT. |
|                 | BUILD 2 ROOF LEVEL = 148.67 SQFT.    |
|                 | BUILD 3 MAIN FLOOR = 985.67 SQFT.    |
|                 | BUILD 3 UPPER FLOOR = 1,113.67 SQFT. |
|                 | BUILD 3 ROOF LEVEL = 148.67 SQFT.    |
|                 | BUILD 4 MAIN FLOOR = 985.67 SQFT.    |
|                 | BUILD 4 UPPER FLOOR = 1,113.67 SQFT. |
|                 | BUILD 4 ROOF LEVEL = 148.67 SQFT.    |

**SITE COVERAGE:** TBD 39% (4,215.88 SQFT.)  
**BUILDING HEIGHT:** TBD  
 BUILD 1 = 9.27 M  
 BUILD 2 = 9.27 M  
 BUILD 3 = 9.27 M  
 BUILD 4 = 9.27 M

**SETBACKS:**  
 NORTH: TBD 5.00 M  
 SOUTH: TBD 7.16 M  
 EAST: TBD 1.50 M  
 WEST: TBD 1.50 M

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

**SPRINKLERED:** YES

### VEHICLE PARKING:

**REQUIRED:** 0.2 SPOTS X 8 UNITS = 1.6 SPOTS  
**PROPOSED:** 4 SPOTS

### PRIVATE LANDSCAPE AREA

EACH UNIT HAS EITHER 35 SQM OR 38.8 SQM OF ROOF DECK USE

### GARAGE

PROVIDE INDIVIDUAL PICK-UP SERVICE FOR EACH DWELLING UNIT.

### FENCING:

MAX FENCE HEIGHT @ FRONT OF PROPERTY = 1.20 M  
 MAX FENCE HEIGHT @ SIDES & REAR OF PROPERTY = 1.80 M

## DRAWING INDEX

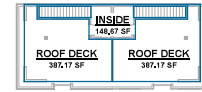
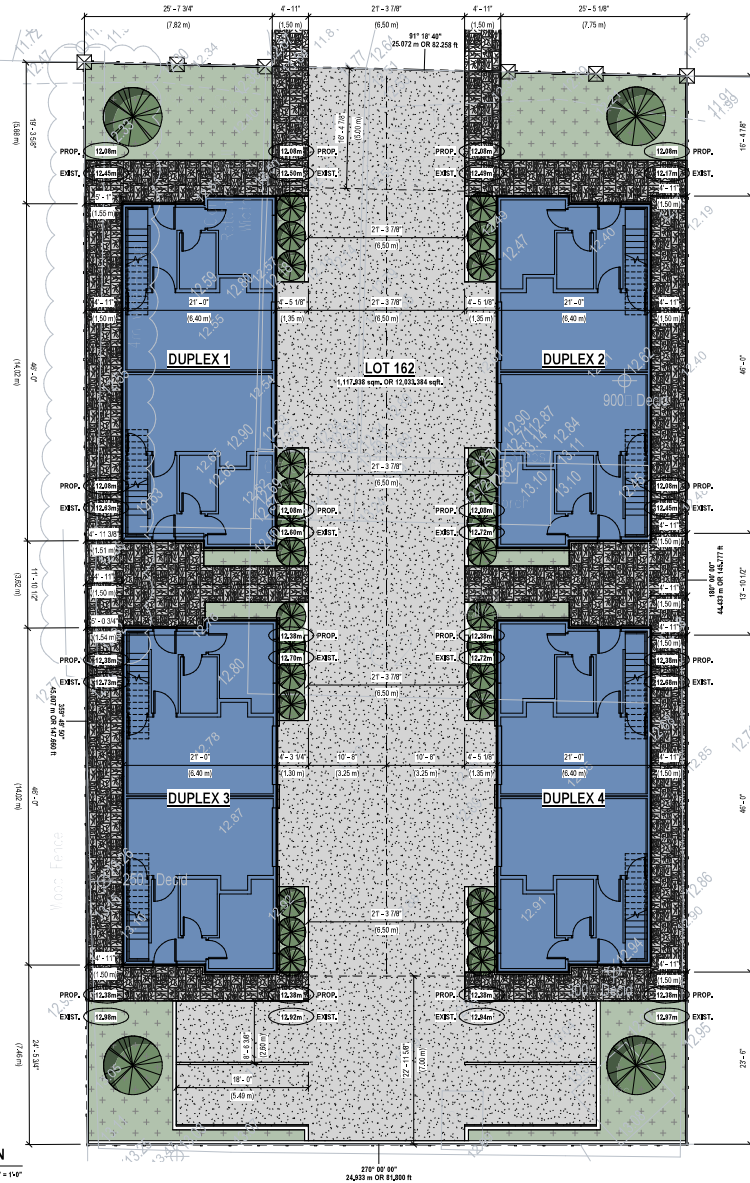
- DP01 COVER SHEET
- DP02 SITE PLAN
- DP03 PERSPECTIVES
- DP04 MAIN FLOOR PLAN
- DP05 ELEVATIONS (BLUE OPTION)
- DP06 ELEVATIONS (GREEN OPTION)



**SITE PLAN**

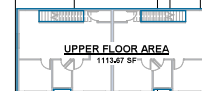
SCALE: 1/8" = 1'-0"

## 50TH AVENUE



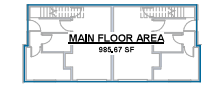
**ROOF DECK PLAN**

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



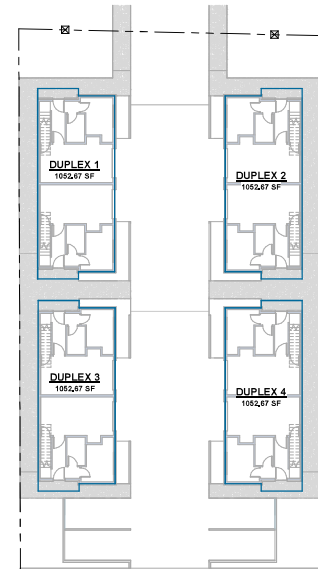
**UPPER FLOOR AREA PLAN**

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



**MAIN FLOOR AREA PLAN**

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



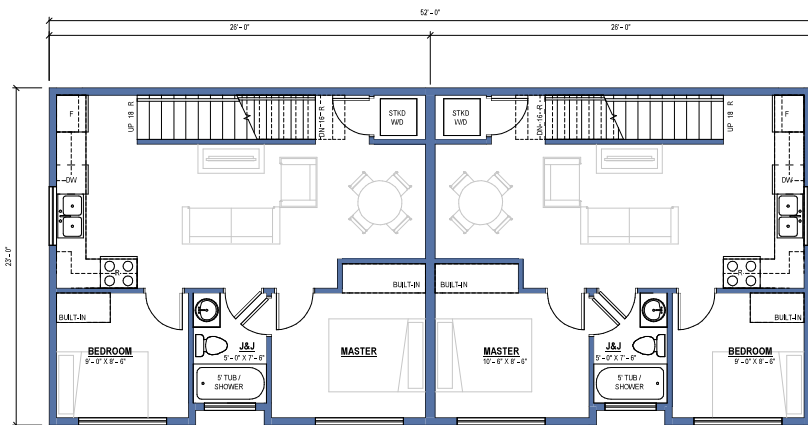
**SITE AREA PLAN**

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

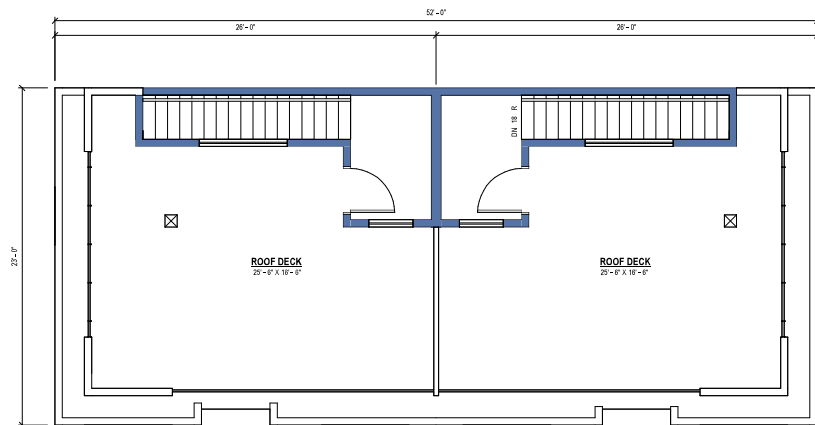
**SITE PLAN**

# 20280 50TH AVENUE DUPLEX DEVELOPMENT

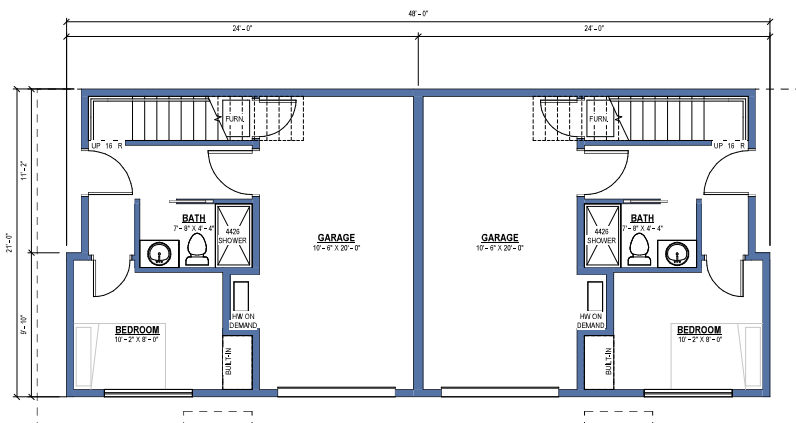




**UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**ROOF DECK PLAN**  
SCALE: 1/4" = 1'-0"



**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**MAIN FLOOR PLAN**

## MATERIAL LEGEND

|                                                                                 |                        |                            |
|---------------------------------------------------------------------------------|------------------------|----------------------------|
|  | CULTURED STONE         | BLACK MOUNTAIN             |
|  | VERT. COMPOSITE SIDING | BLACK                      |
|  | JAMES HARDI BOARD      | EVENING BLUE               |
|  | LONGBOARD SIDING       | DARK WALNUT                |
|  | RAILINGS / FLASHING    | BLACK                      |
|  | GARAGE DOOR            | DARK WALNUT STAIN          |
|  | DOOR                   | DARK WALNUT STAIN          |
|  | FASCIA / TRIM          | PAINTED BLACK              |
|  | WINDOWS                | CLEAR GLASS ON BLACK FRAME |

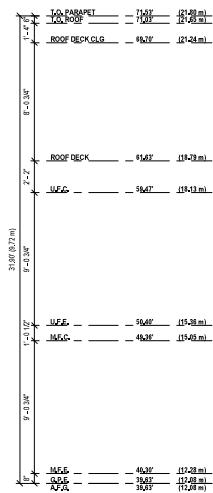
### PRO-FIT ALPINE LEDGESTONE - BLACK MOUNTAIN



### JAMES HARDI - EVENING BLUE

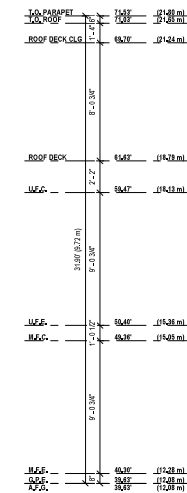


### VERT. COMPOSITE SIDING - BLACK



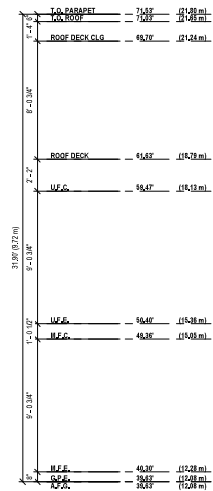
FRONT ELEVATION

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



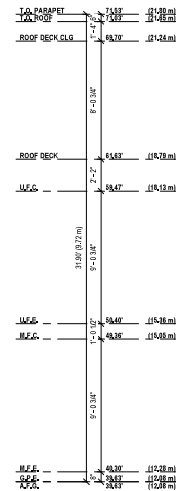
RIGHT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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

## MATERIAL LEGEND

|                                                                                 |                        |                            |
|---------------------------------------------------------------------------------|------------------------|----------------------------|
|  | CULTURED STONE         | BLACK MOUNTAIN             |
|  | VERT. COMPOSITE SIDING | BLACK                      |
|  | JAMES HARDI BOARD      | MOUNTAIN SAGE              |
|  | LONGBOARD SIDING       | DARK WALNUT                |
|  | RAILINGS / FLASHING    | BLACK                      |
|  | GARAGE DOOR            | DARK WALNUT STAIN          |
|  | DOOR                   | DARK WALNUT STAIN          |
|  | FASCIA / TRIM          | PAINTED BLACK              |
|  | WINDOWS                | CLEAR GLASS CW BLACK FRAME |

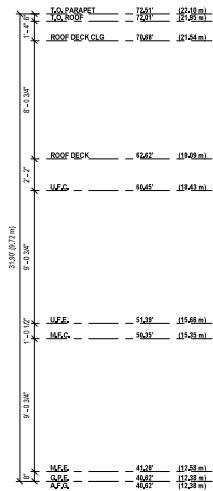
### PRO-FIT ALPINE LEDGESTONE - BLACK MOUNTAIN



### JAMES HARDI - MOUNTAIN SAGE

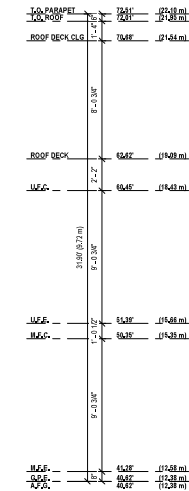


### VERT. COMPOSITE SIDING - BLACK



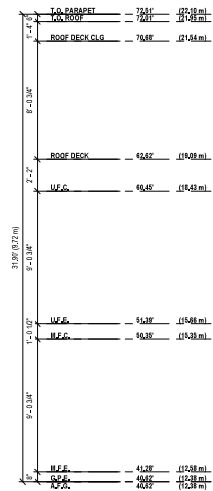
FRONT ELEVATION

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



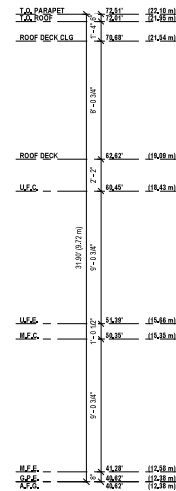
RIGHT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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