



POTENTIAL FUTURE DEVELOPMENT

4 storey

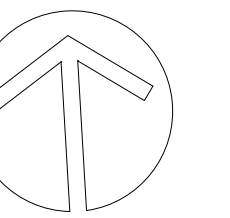
6 storey

8 storey

10 storey

Townhouse

T Skytrain Station



CONTEXT PLAN

SCALE: 1:500



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VIEW 1



VIEW 2



VIEW 3



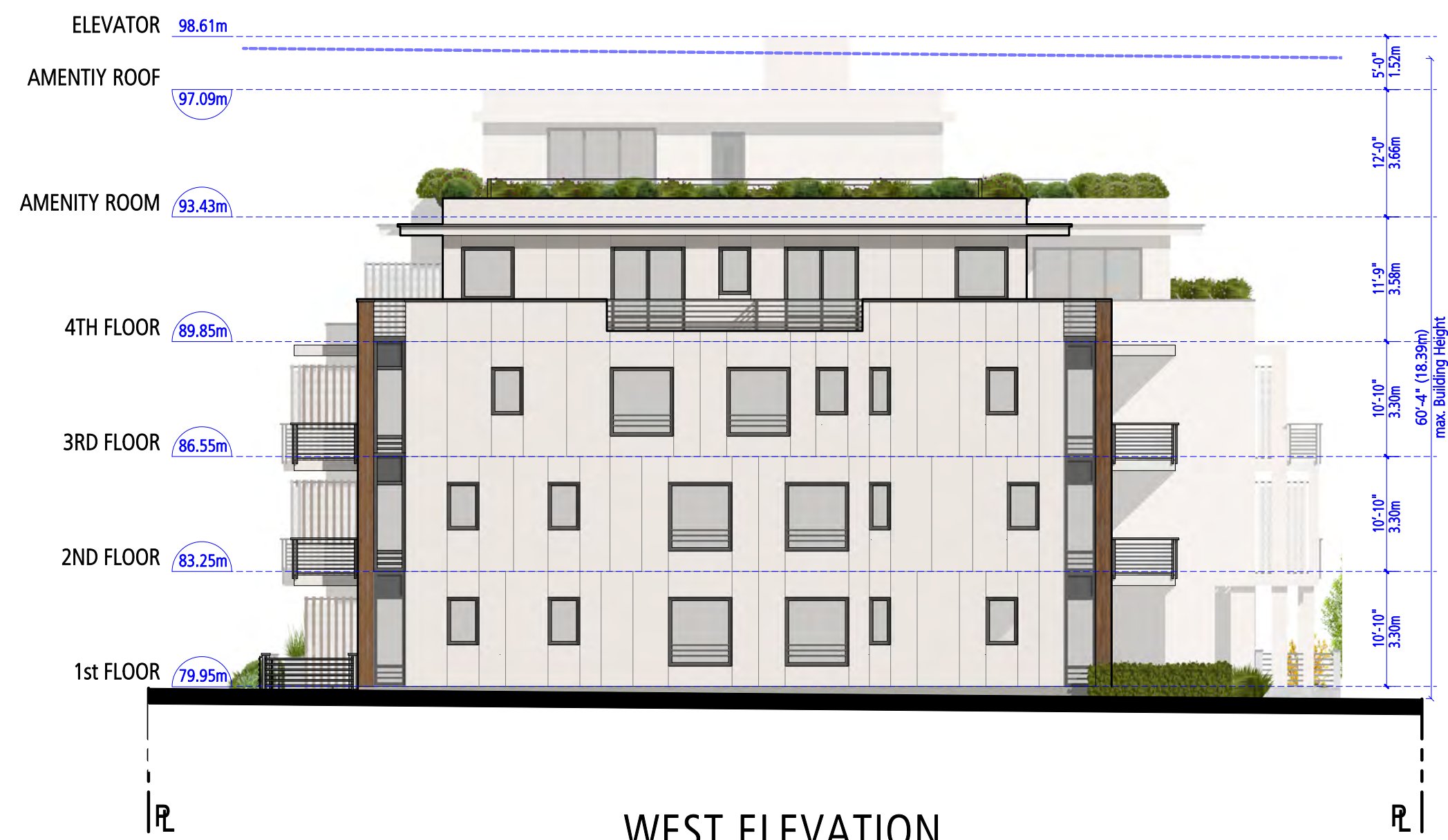
VIEW 4

564 - 570
WEST 49th AVENUE

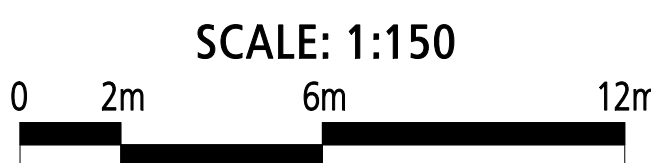
for NING HUA
DEVELOPMENT CORP. LTD.

OCTOBER 10, 2019

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ELEVATIONS



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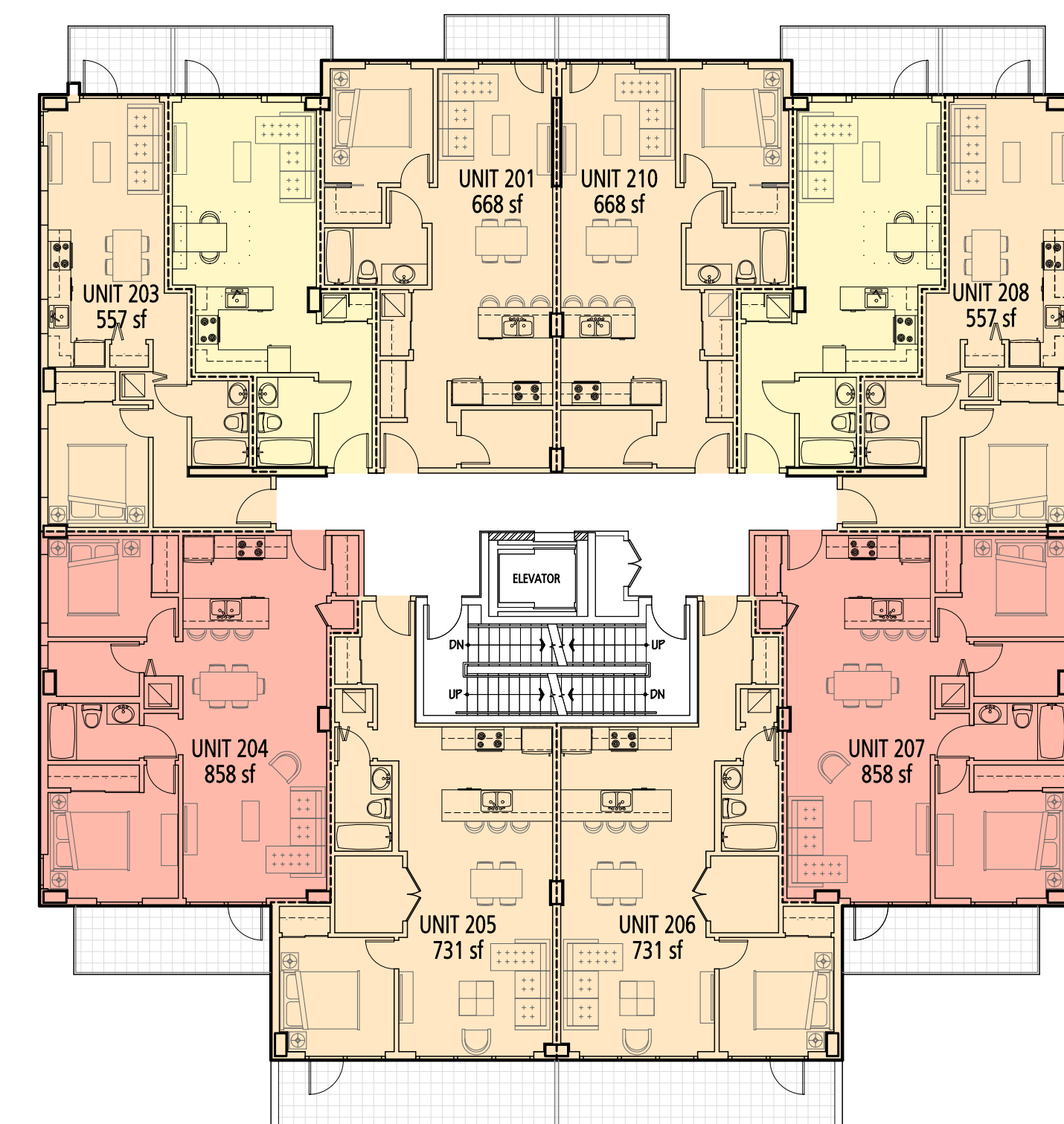
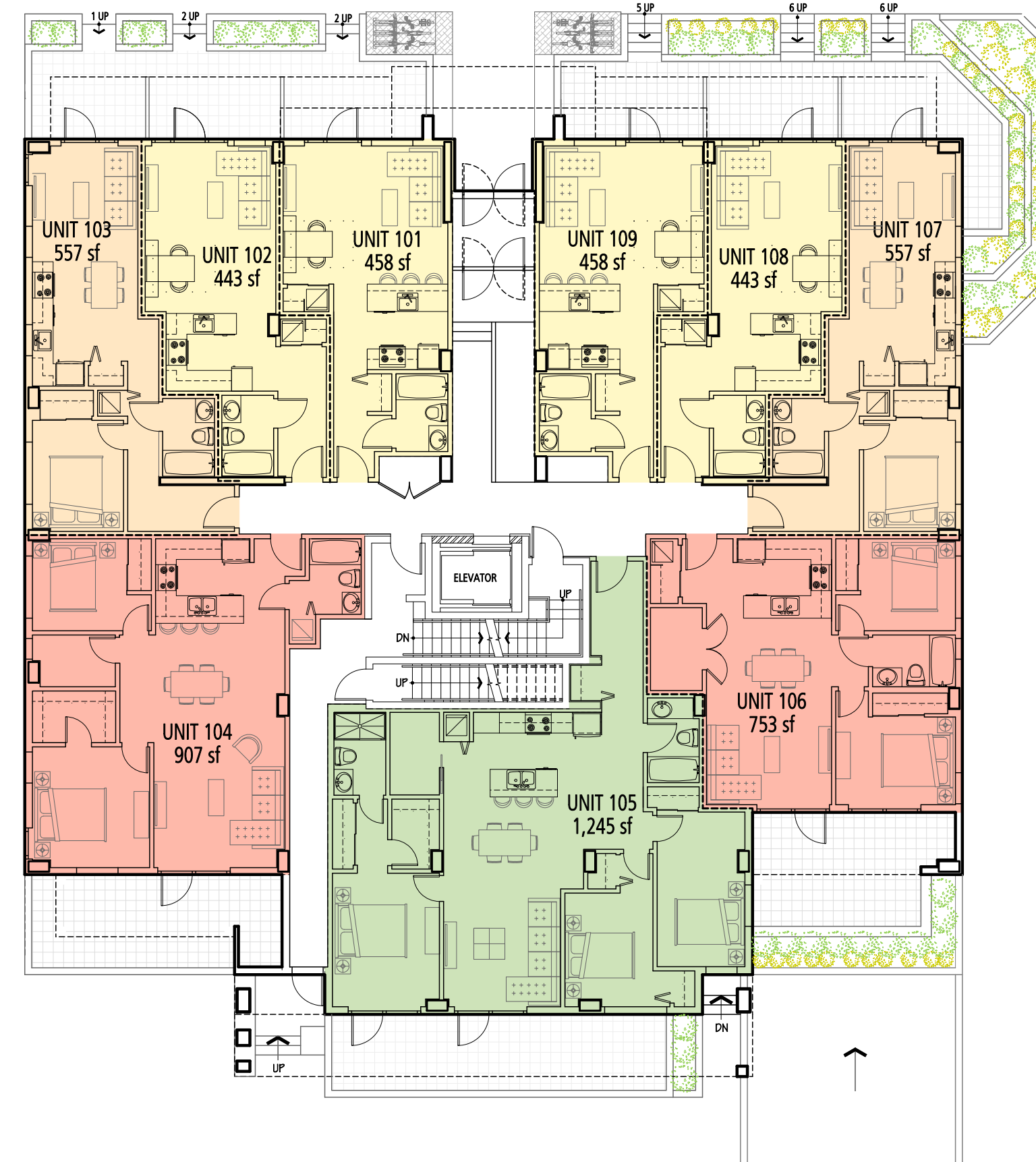
**564 - 570
WEST 49th AVENUE**






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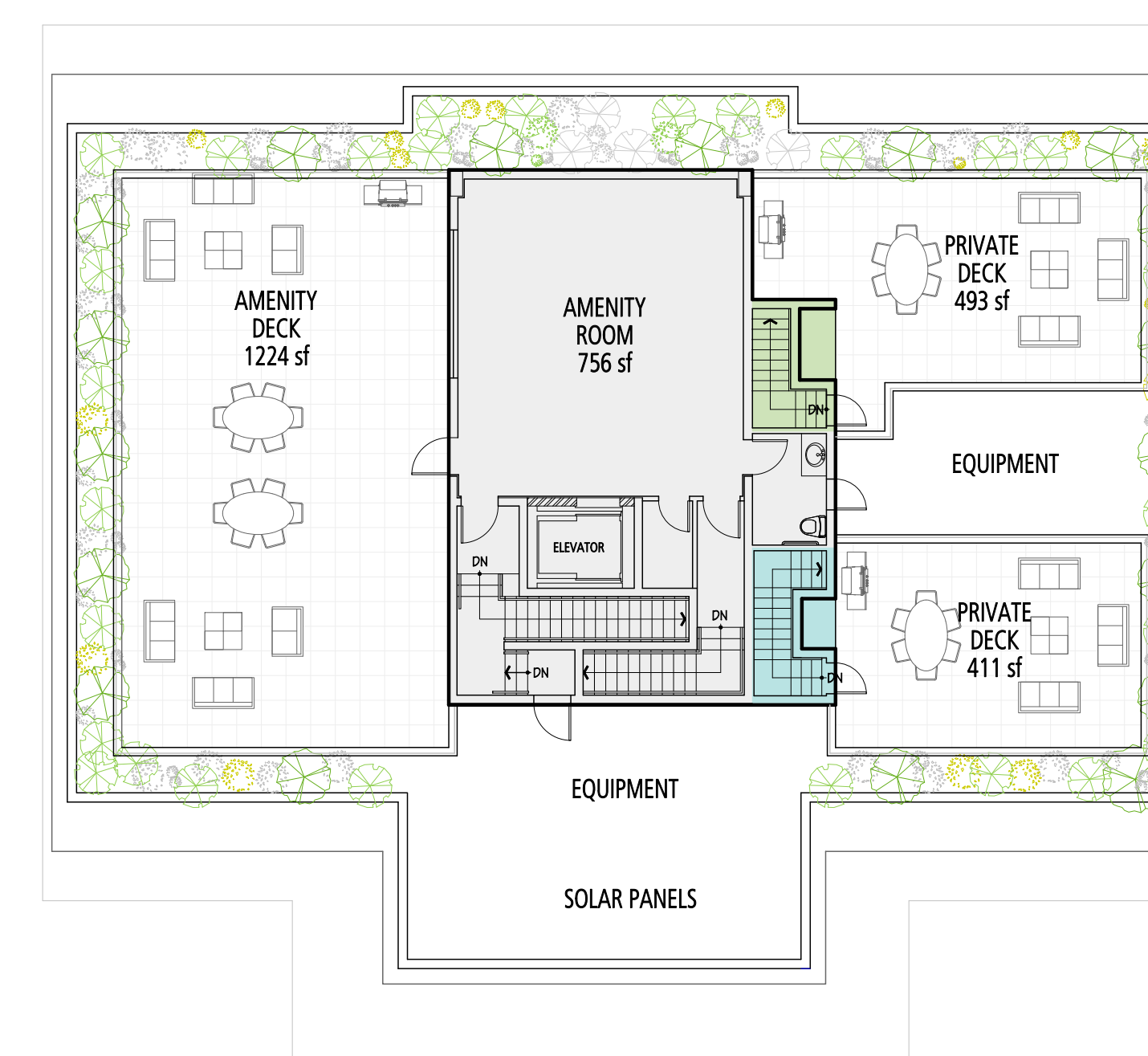
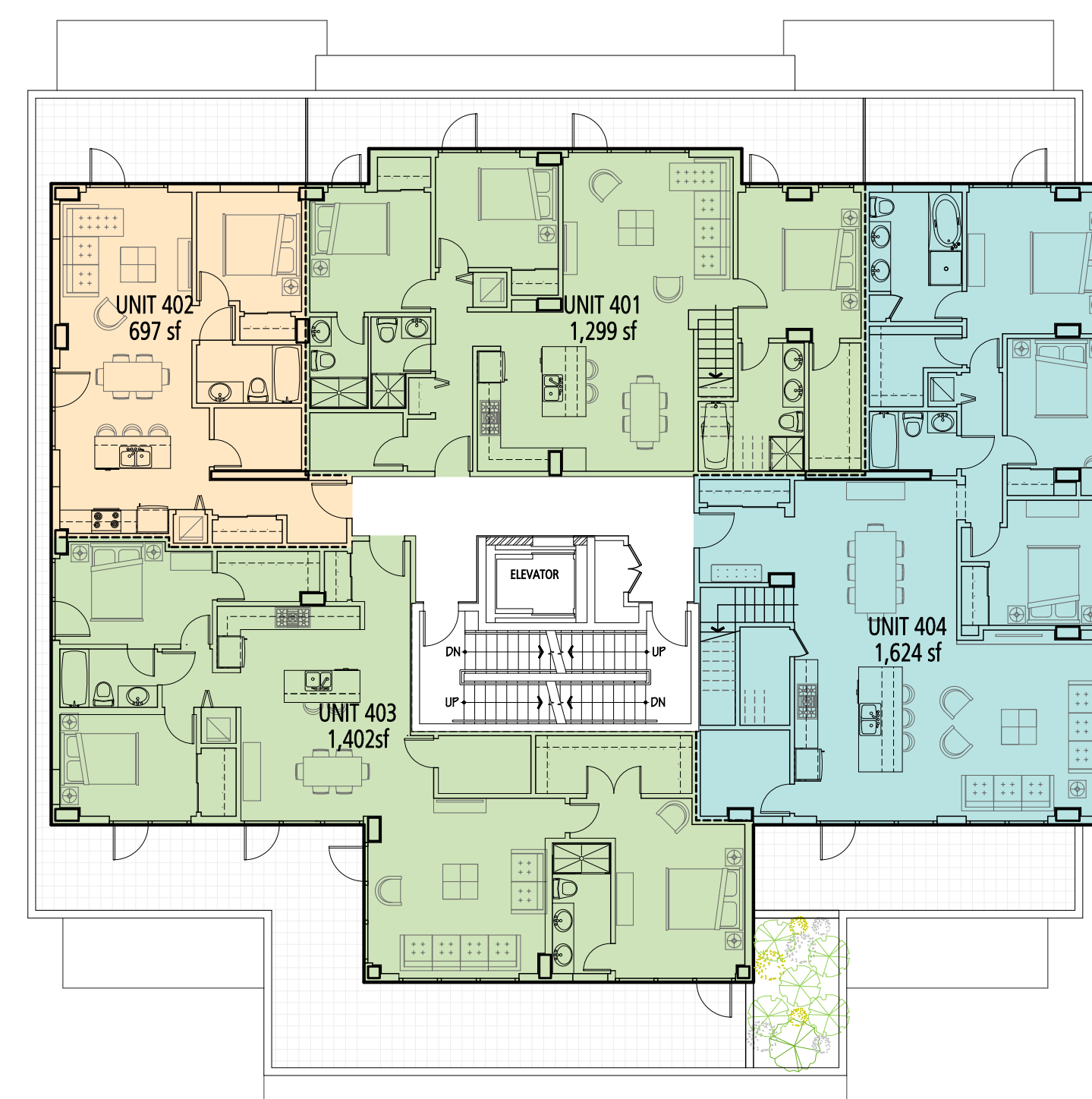
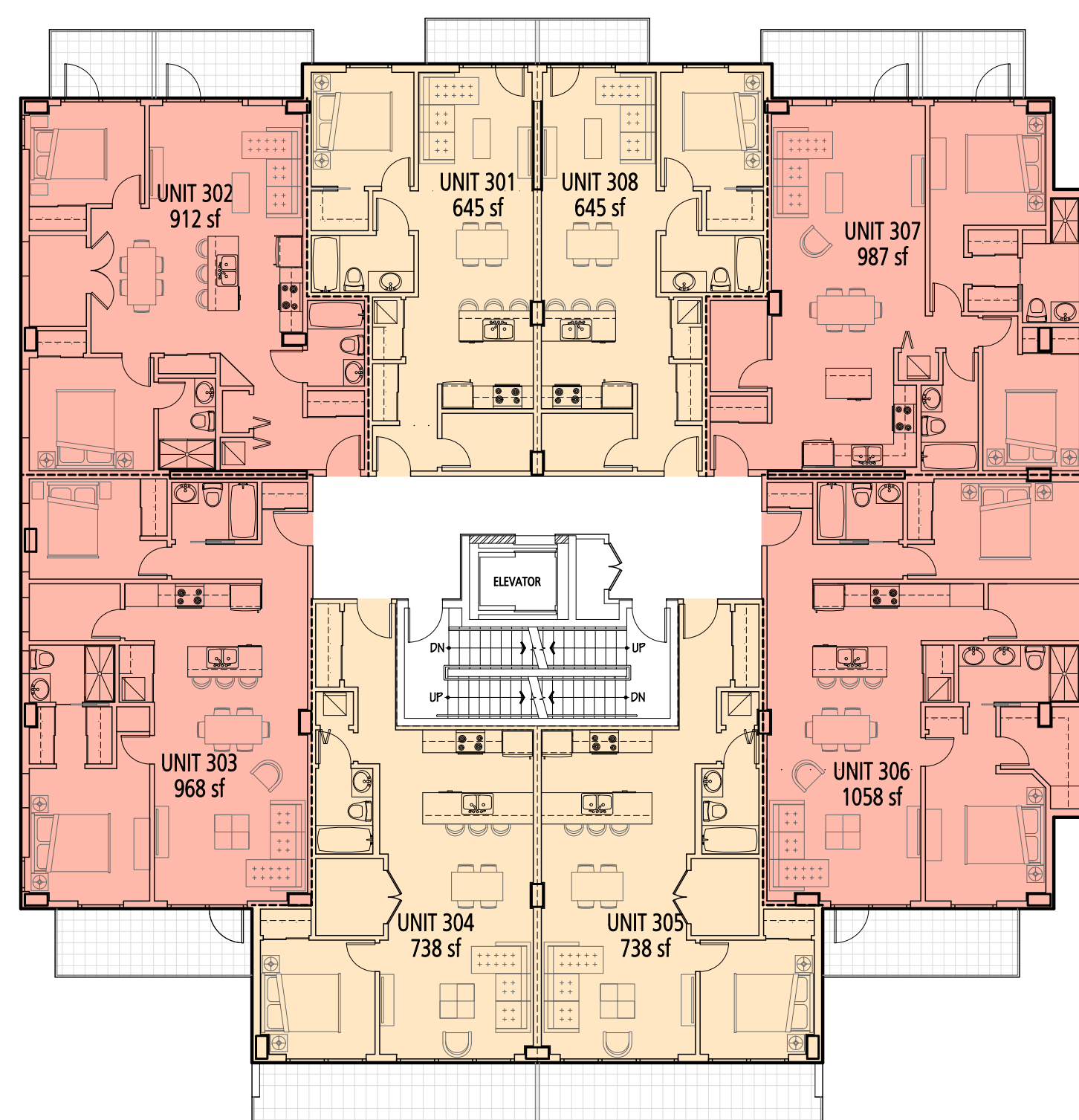
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LEGEND	
STUDIO	
1 BEDROOM	
2 BEDROOM	
3 BEDROOM	
3 BED + DEN	

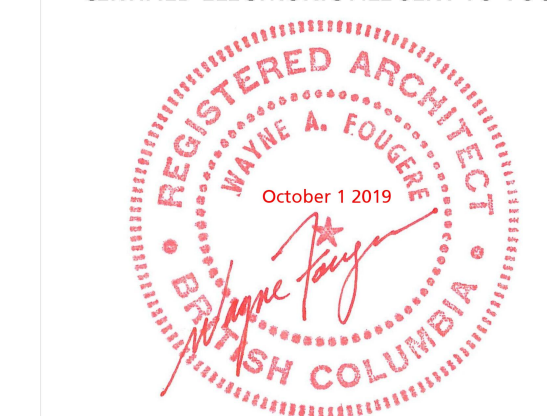


SCALE: 1:150

0 2m 6m 12m

A horizontal scale bar with four segments. The first segment is labeled '0', the second '2m', the third '6m', and the fourth '12m'. The segments are separated by small gaps.

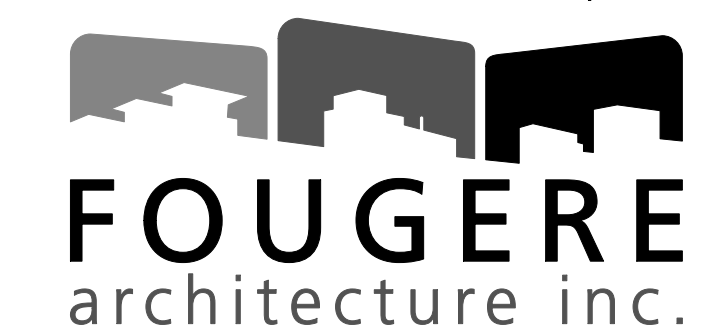
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WEST 49th AVENUE**

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PROJECT TEAM

CITY OF VANCOUVER Scott Erdman
Planning, Urban Design & Sustainability

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Civil Engineer:
Core Concept Consulting Ltd.
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Richmond, B.C. V6V 3B7
Phone: 604-249-5040

PROJECT DATA

PROPOSED USE 4-storey Residential Building
with 1-storey Underground Parking
and Rooftop Amenity

SITE STATISTICS

SITE AREA	13,677 sf	1,270.6 sm
TOTAL GROSS FLOOR AREA	28,298 sf	2,629.0 sm
TOTAL NET FLOOR AREA	26,719 sf	2,482.2 sm
FLOOR SPACE RATIO	1.95	
FOOTPRINT	7,595 sf	705.5 sm
SITE COVERAGE	55.5%	
MAX. BUILDING HEIGHT	64'-5"	19.65 m
Storeys	4 Storeys + Rooftop	
Exclusion	Elevator Shaft (Z&D By-law 10.11.1 b)	

BUILDING SETBACKS

FRONT YARD (W 49th Av)	19'-8"	6.01 m
SIDE YARD (west)	8'-1"	2.48 m
(east)	15'-4"	4.68 m
REAR YARD (lane)	15'-8"	4.79 m

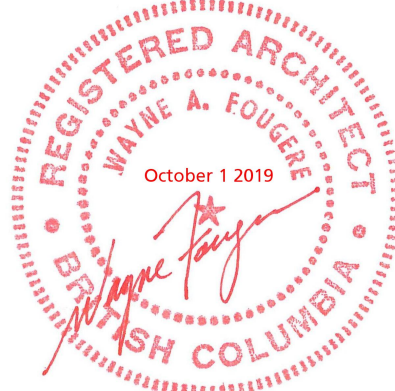
UNIT COUNT

TOTAL	31
Bachelor	6 (19 %)
1 Bedroom	13 (42 %)
2 Bedroom	8 (26 %)
3 Bedroom	4 (13 %)



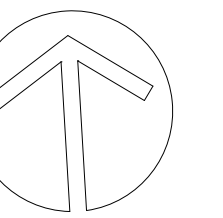
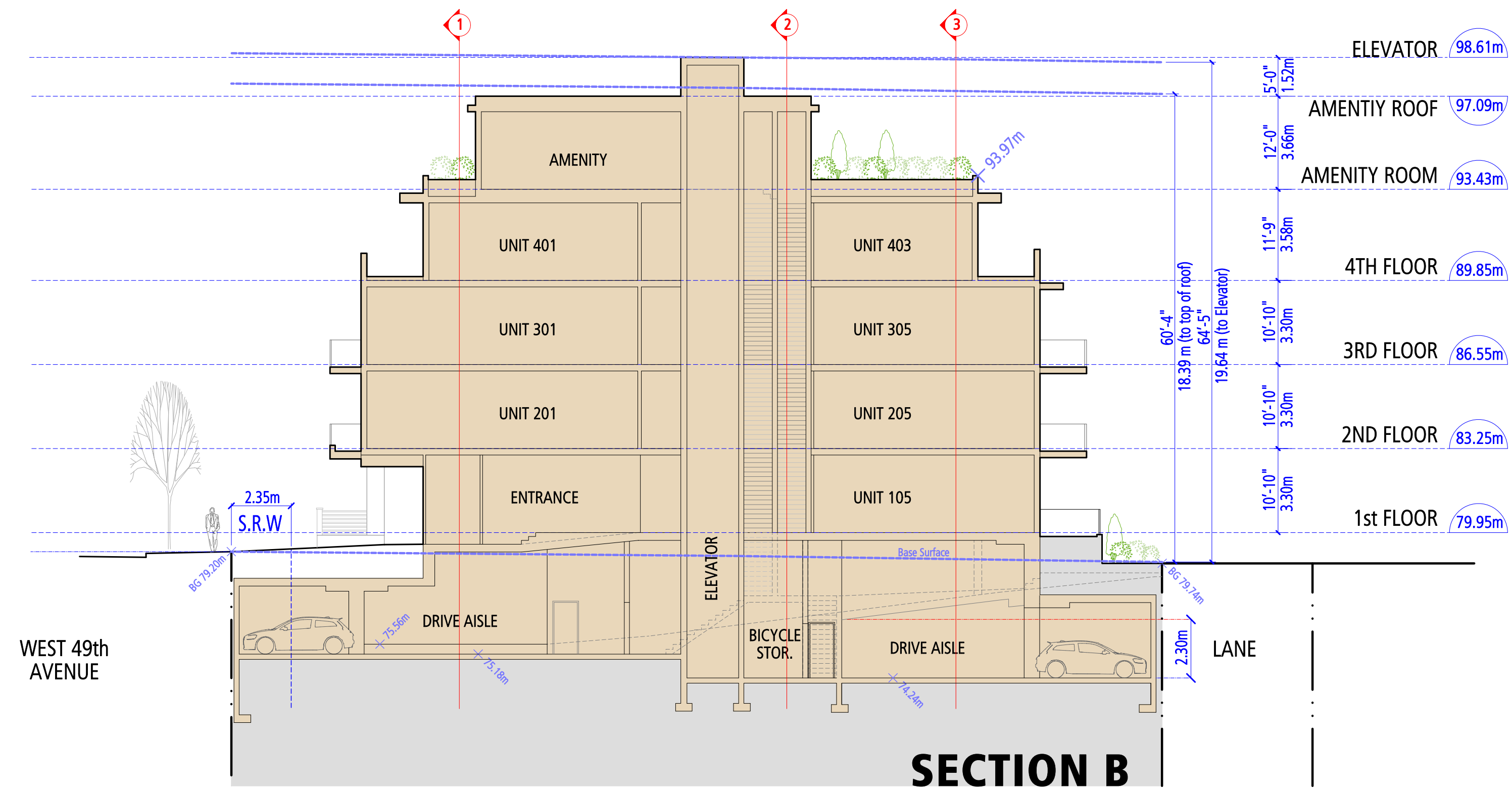
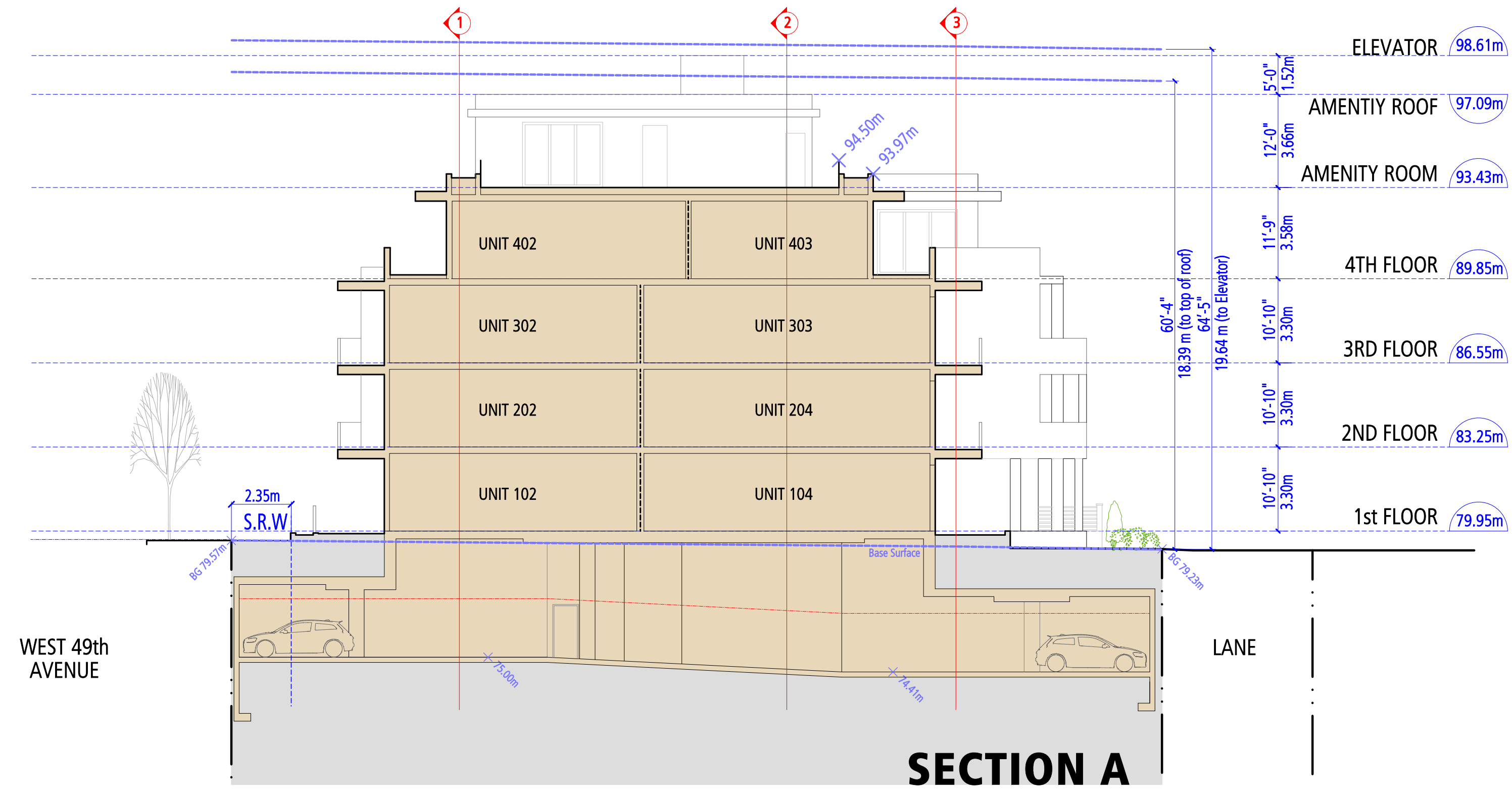
PROJECT OVERVIEW

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564 - 570
WEST 49th AVENUE

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SITE SECTIONS

SCALE: 1:150



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WEST 49th AVENUE**

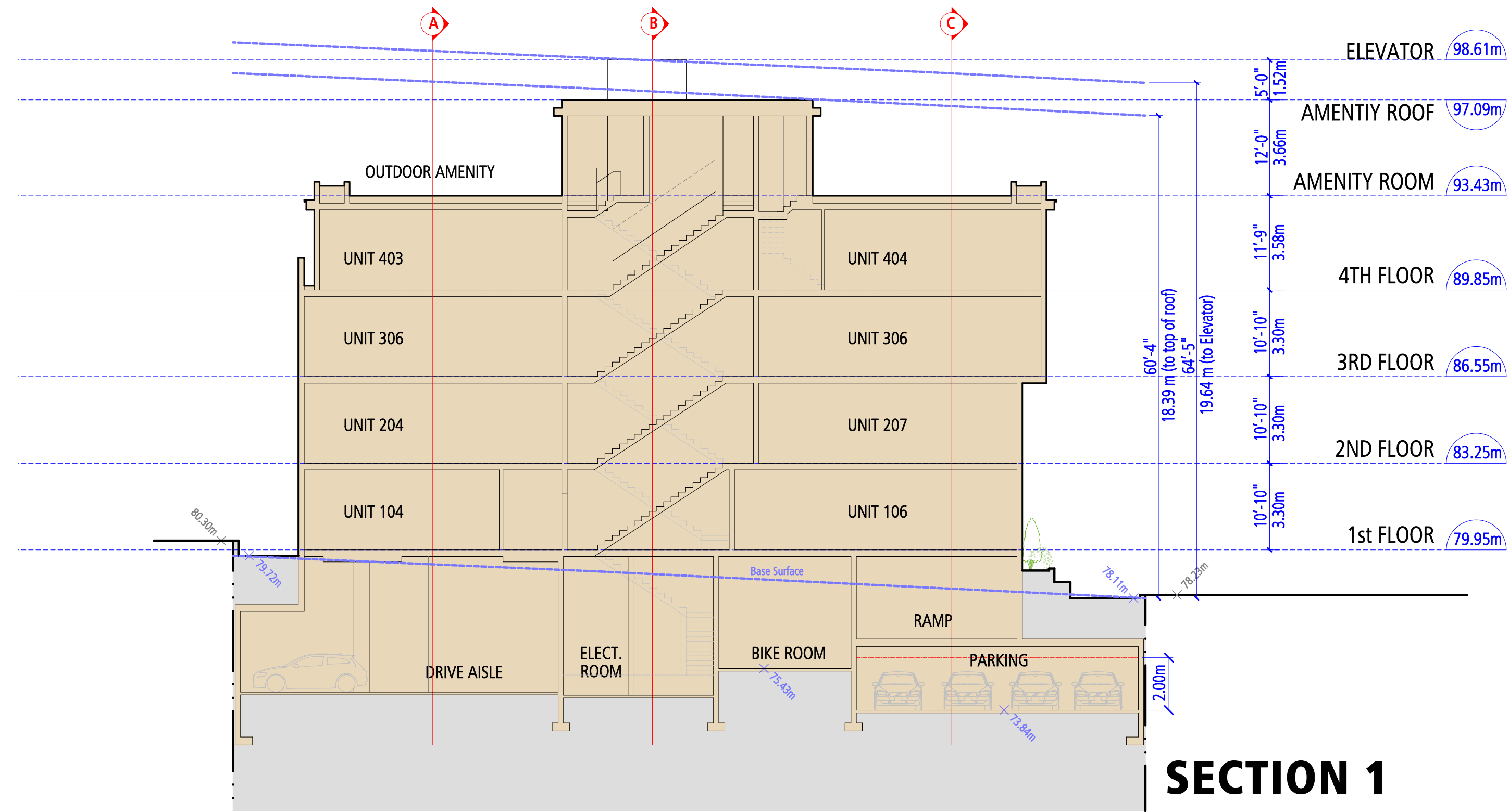
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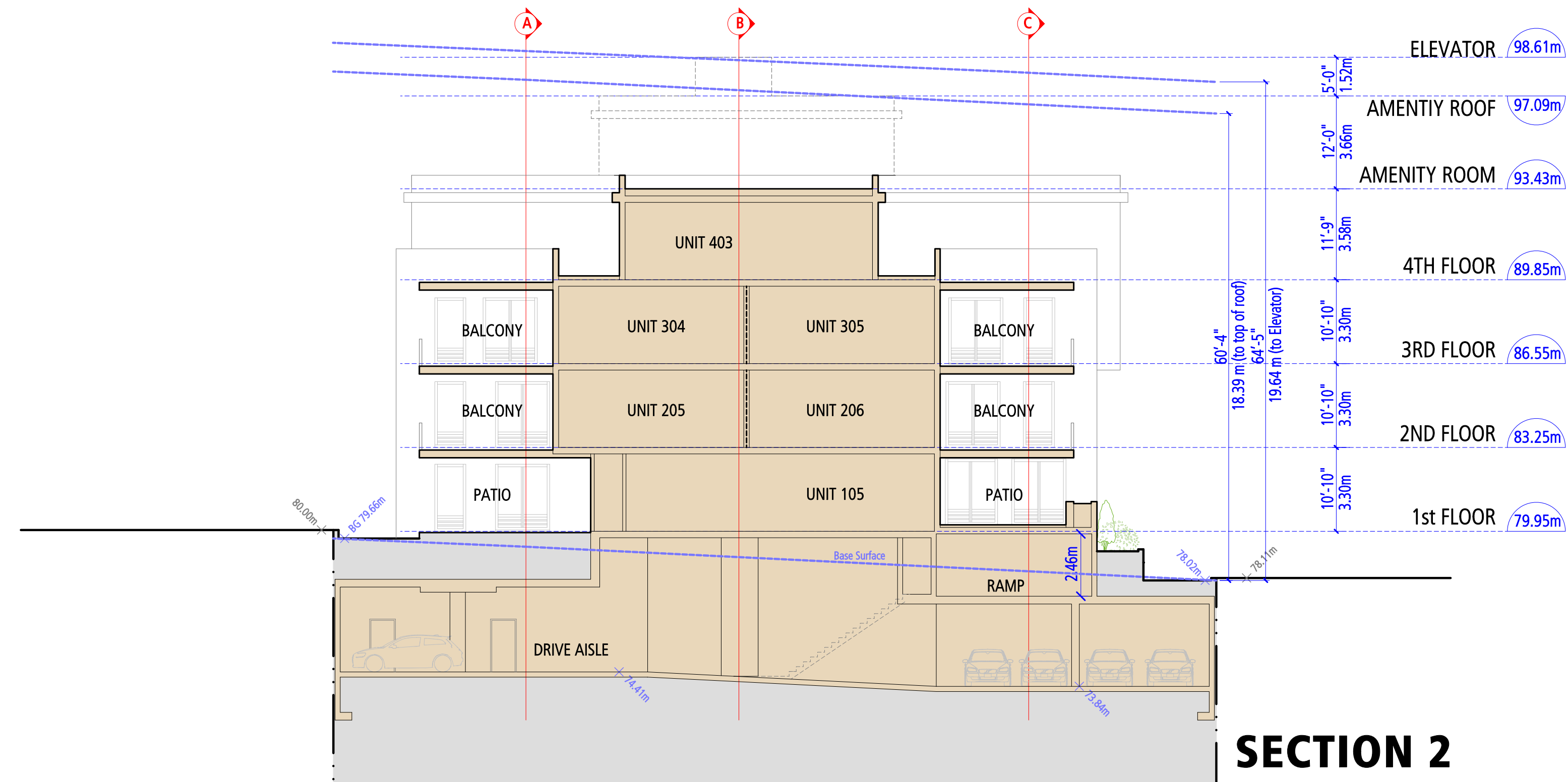


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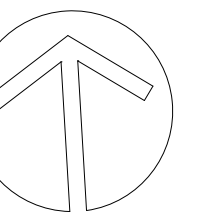
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SECTION 1



SECTION 2



SITE SECTIONS

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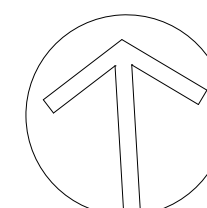
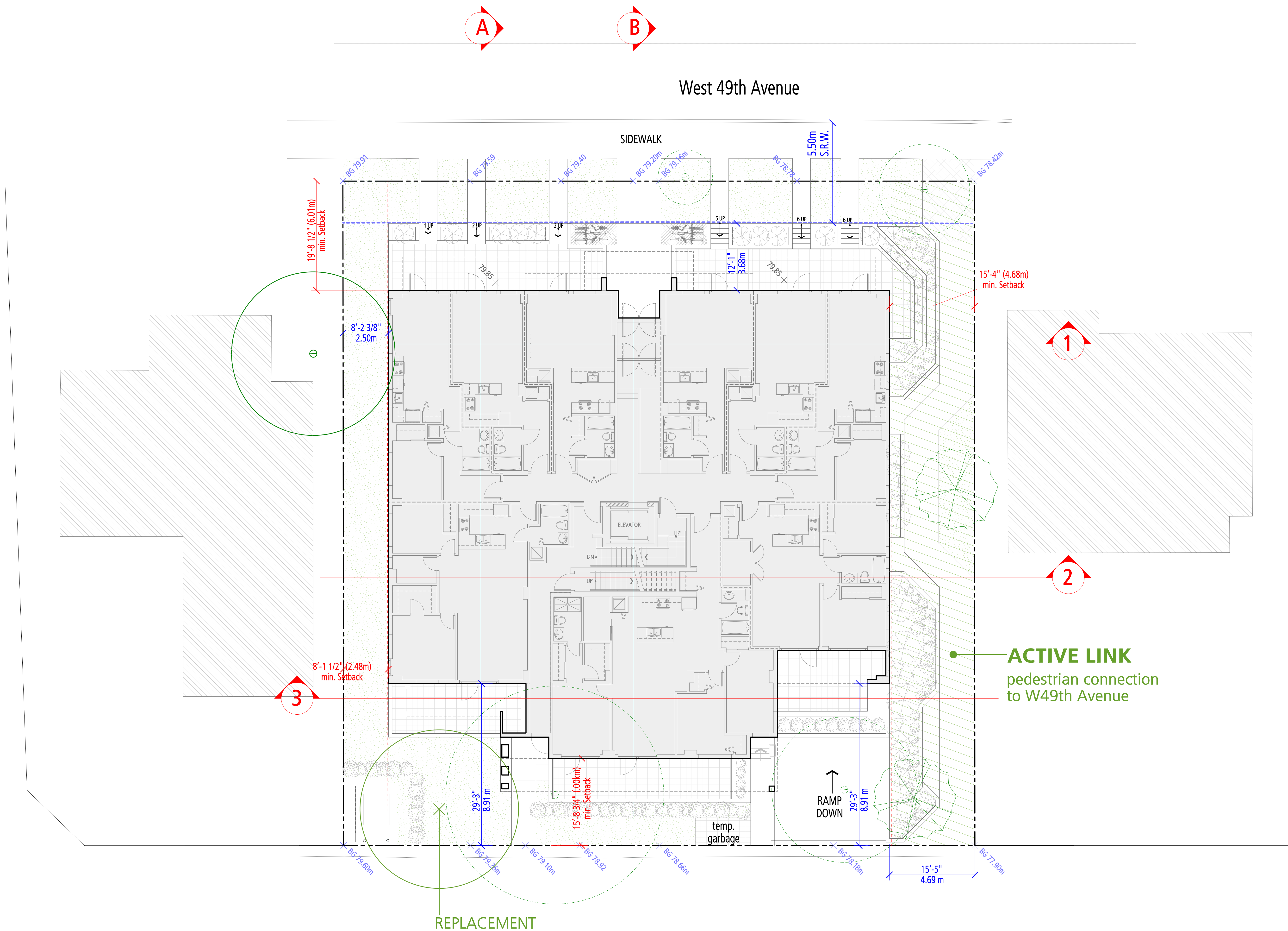
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SITE PLAN

SCALE: 1:100



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STREET VIEW
north-west



STREET VIEW
north-east



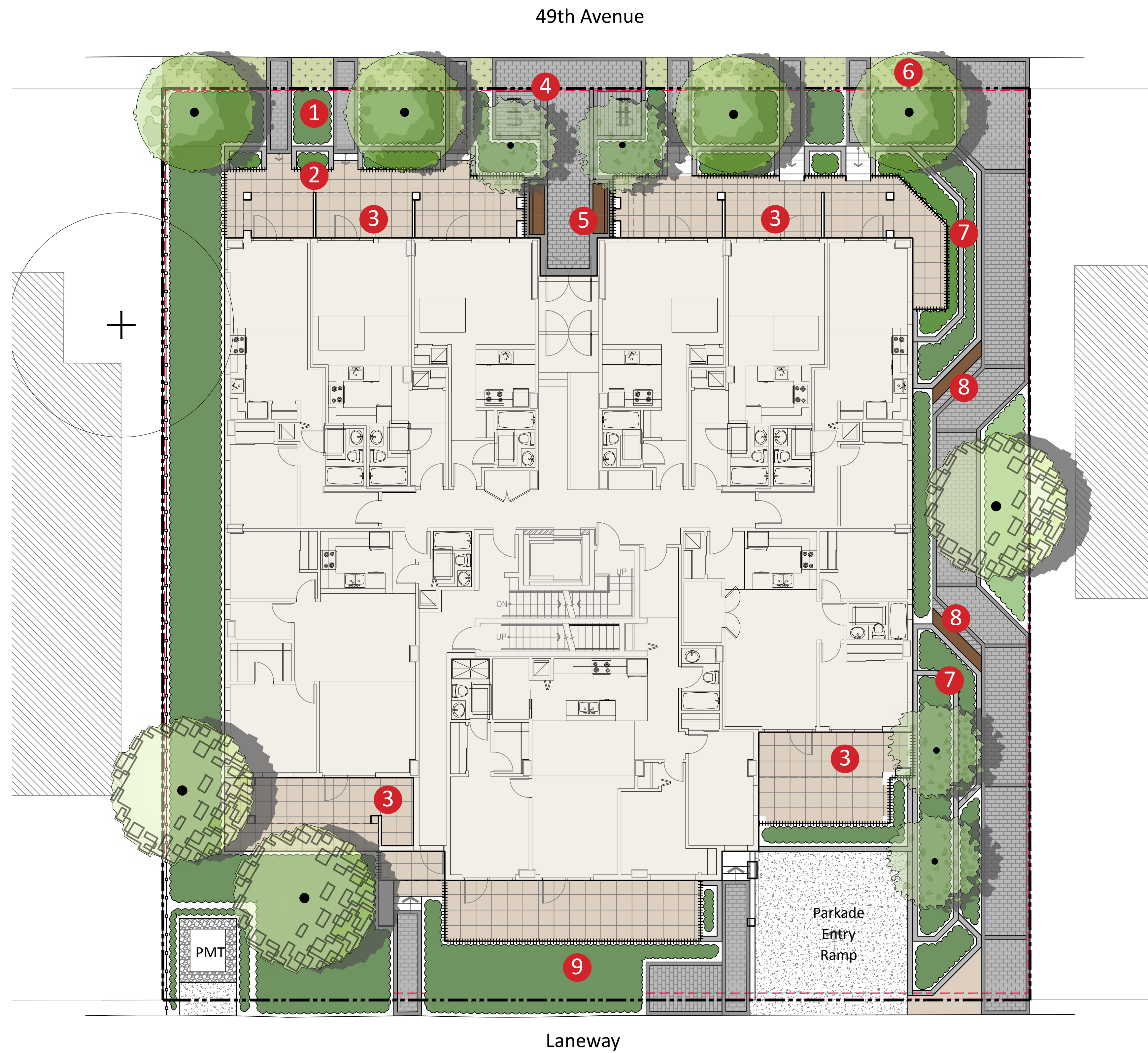
LANE VIEW
south-west



← FUTURE DEVELOPMENT

PROPOSED DEVELOPMENT →

GROUND LEVEL LANDSCAPE PLAN



- 1 Entry Planting to Screen Tiered Walls. Typ.
- 2 Tiered Planting for Patio Privacy Screen
- 3 Pavite Patio
- 4 Bike Racks. Typ.
- 5 Bench. Typ.
- 6 Ornamental Trees for Front of Building to be installed as per Greenway Standards
- 7 Tiered Concrete Planter Walls. Typ.
- 8 Planter Wall Bench
- 9 Tall Planting to Screen Exposed Edge of Patio

PRECEDENT IMAGES

Feature Paving



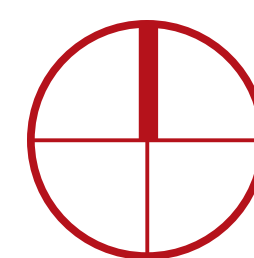
Bike Racks



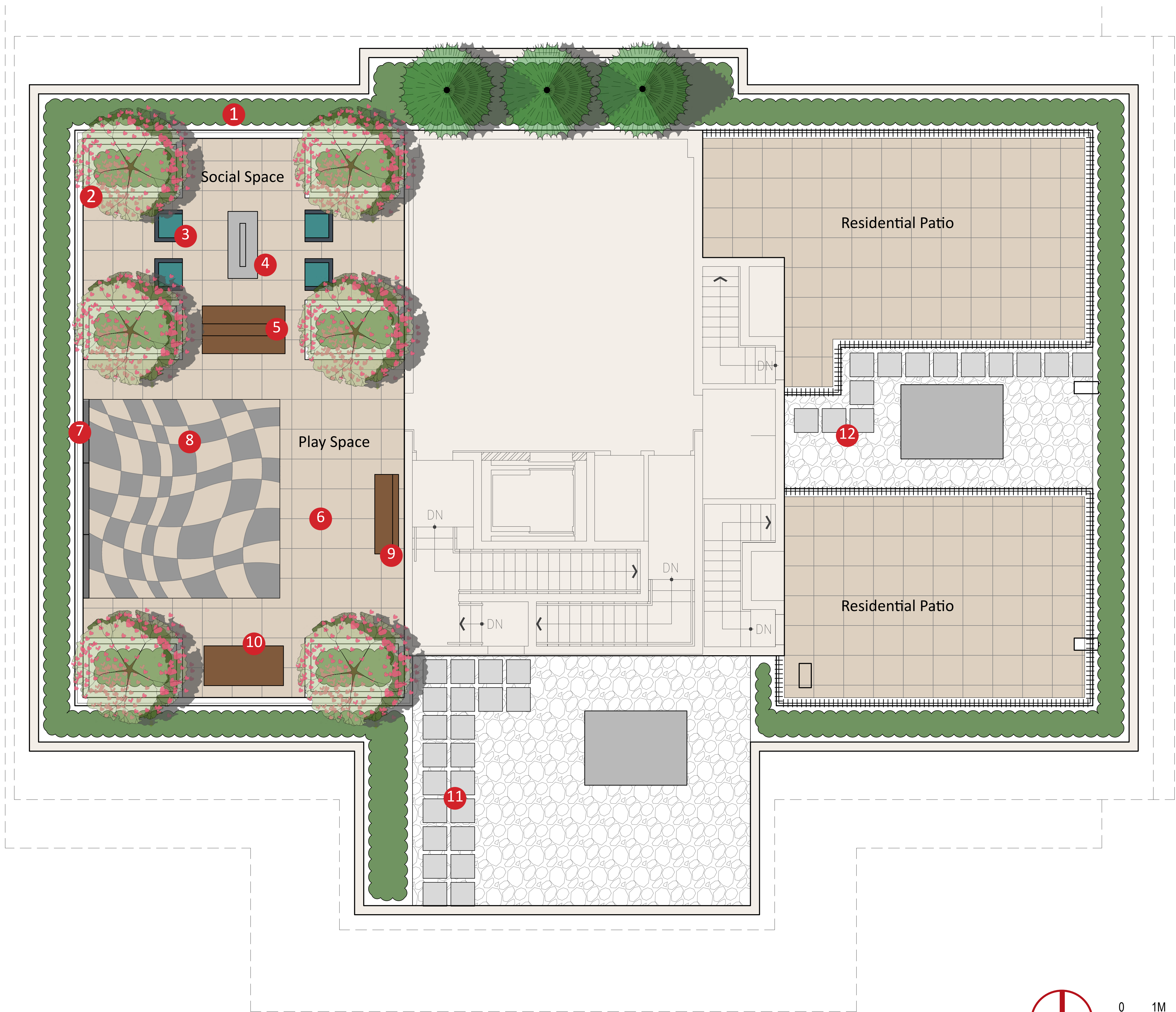
Singular Planter Wall Style



Tiered Concrete Wall Style & Finish



ROOF LANDSCAPE PLAN



- 1 Perimeter Vegetation Screen. Typ.
- 2 Raised Planter for Small Shade Tree. Typ.
- 3 Outdoor Seating
- 4 Outdoor Fire Table
- 5 Double Sided Bench for Seating in both Social & Play Space
- 6 Hydrapressed Slabs. Typ.
- 7 Games Board
- 8 Abstract Chess/Checker Board with Rubber Surfacing
- 9 Bench. Typ.
- 10 Outdoor Storage
- 11 Maintenance Access Path

