TOWNHOUSE DEVELOPMENT

19660,19674,19680, 55A AVENUE, LANGLEY



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A-3.1 BLOCK 1- 2 ELEVATIONS (TYP.)

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A-4.1 SECTIONS

OWNER:

SUPERSTAR HOMES JOHALCON PROPERTIES 101273 LTD.

5801 KETTLE CRESCENT, SURREY, B.C. V3S 8R6 TEL: 604 317 6039

CIVIL ENGINEER:

HY ENGINEERING

200-9128 152ND STREET SURREY, B.C. V3R 4E7 TEL: 604 583 1616 FAX: 604 583 1737

ARCHITECT :

F. ADAB ARCHITECTS INC.

130 - 1000 ROOSEVELT CRESCENT NORTH VANCOUVER, B.C. V7P 3R4 TEL: 604 987 3003

FAX: 604 987 3033

SURVEYOR:

GREWAL & ASSOCIATES

204 -15299 68TH AVENUE SURREY-BC, V3S 2C1 TEL: 604-597-8567

LANDSCAPE ARCHITECT:

BENT PICTURE DESIGN GROUP INC.

306 - 4464 WEST 10TH AVENUE. VANCOUVER, BC, V6R 2H9

TEL: 604 222 9200 FAX: 604 222 9212



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER BC V7P SRM TEL: (604) #87-3802 FAX: (804) 687-3033 E-MAIL: minimum portherini.com

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PROJECT TITLE:

TOWNHOUSE DEVELOPMENT 19660, 19674, 19680 55 A AVENUE, LANGLEY

SUPERSTAR HOMES JOHALCON PROPERTIES 101273 LTD. 5801 - KETTLE CRESCENT SURREY, B.C.

DRAWING TITLE:

COVER PAGE CONTACT LIST/ INDEX

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PROJECT STATISTICS

CIVIC ADDRESS:

19660, 19674, 19680 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION:

PARCEL "A", LOT 8, PLAN 9565, LOTS 133 AND 134 BOTH OF PLAN 44597, ALL OF SECTION 3, TOWNSHIP 8 NWD.

LOT AREA:

33240 SQ.FT.=3088 SQ.M.=0.76 ACRES

ZONING

EXISTING: RS1 - SINGLE FAMILY RESIDENTIAL

PROPOSED : CD - COMPREHENSIVE DEVELOPMENT ZONE (CD) -

MEDIUM DENSITY RESIDENTIAL

LOT COVERAGE :

ALLOWED: 41% OF LOT AREA = 0.41X33240=13628.4 PROVIDED: 39.6% OF LOT AREA = 13185 / 33240

FLOOR AREA:

PROVIDED: 26358 SQ.FT. = 2448.6 SQ.M.

NO. OF UNITS: 19

DENSITY;

ALLOWED: MAX. 50.18 UNITS/ACRE = 124 UNITS / HA.
PROPOSED: 19 / 076 = 25 UNIT/ACRE = 63 UNITS / HA.

AR:

PROVIDED: 26358 / 33240 = 0.79

BUILDING HEIGHT:

ALLOWED: 3 STOREYS PROVIDED: 3 STOREYS

SETBACKS:

ALLOWED:

NORTH 6.0 m = 20.0

INTERIOR : MIN.3.96 m = 13'-0"

EXTERIOR MIN.3.96 m = 13'-0"

PROVIDED :

NORTH PL. : 3.65 m = 12'-0"

SOUTH PL. : 5.89 m = 19'-4"

EAST PL : AVERAGE : 3.58m = 11.75'

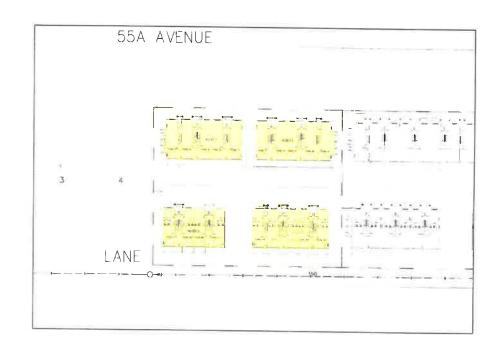
WEST PL. : AVERAGE : 3.65m = 12'-0"

PARKING:

REQUIRED 2 STALLS / TOWNHOUSE: 38 STALLS VISITORS: 0.2 X UNITS = 0.2 X19=3.8

PROVIDED: 2 STALLS / TOWNHOUSE: 38 STALLS

VISITORS : 4



	1	BLOCK	S 1 AN	D 2		BLOC	KS 3 A	ND 4	
UNIT TYPE	A	В	С	D	A1	B1	C1	D1	TOTAL
NO OF BED RM.	3	2	3	2	4	3	4	3	
NO OF UNIT	4	2	2	2	2	3	3	1	19
AREA (SQ.FT.)	1340	1150	1370	1310	1347	1170	1390	1330	
TOTAL AREA (SQ.FT.)	5360	2300	2740	2620	2694	3510	4170	1330	24724

NO OF 2 BED RM: 4 NO OF 3 BED RM:10 NO OF 4 BED RM: 5 TOTAL NO OF UNITS: 19

TOTAL NET AREA : 24724 SQ FT. LOT AREA : 33240 SQ.FT.



F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

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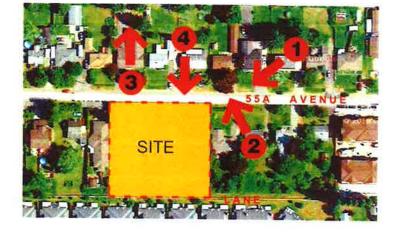
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101273 LTD,
5801 - KETTLE CRESCENT
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STATISTICS CONTEXT MAP

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DRAWING TITLE

AERIAL MAP CONTEXT PHOTOS

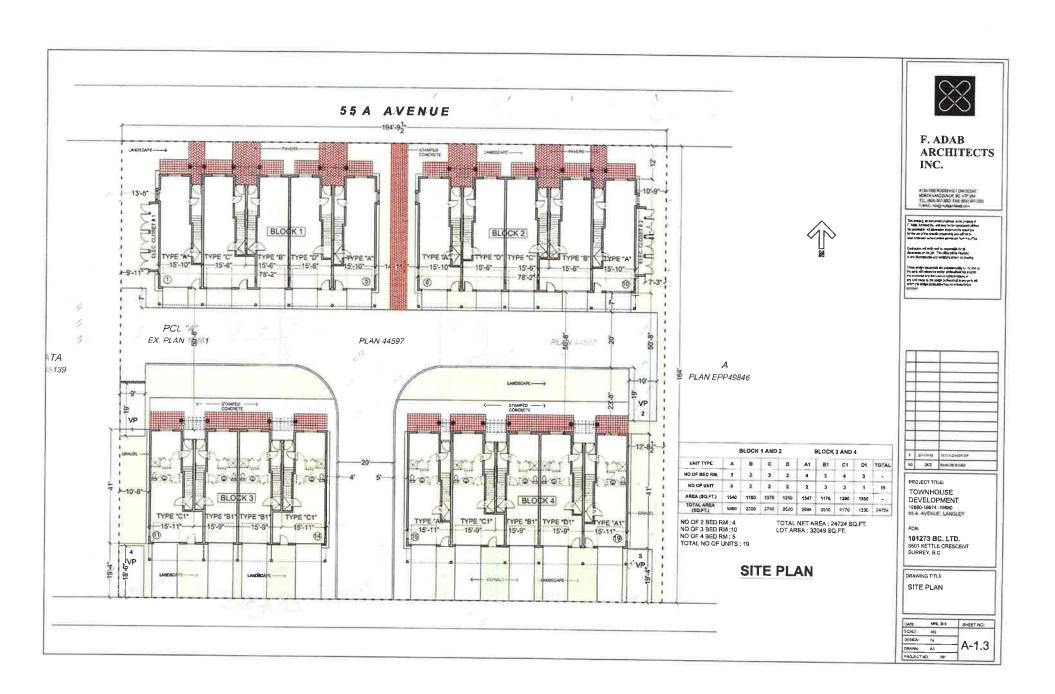
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PERSPECTIVE VIEW OF SITE



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PROJECT TITLE

TOWNHOUSE DEVELOPMENT 19050 19674 19680

SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
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PERSPECTIVE VIEW OF SITE

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Site Characteristics and Context

The proposed development is the 3rd project designed by FAA on the south side of the 55A Avenue. The first development "Marquee" was completed in 2013. The 2nd development is in the process of obtaining the building permit.

This proposal would occupy a lot area of 33,240 sq ft (3,088 sq m) and has an overall density of 25 units per acre. The site presently occupies 3 homes and is almost flat. The project consists of 19 three storey two, three and four bedroom town homes. The average size of the two bedroom homes is 1,200 sq ft, the three bedroom townhouse is 1,450. Sq ft and the four bedroom townhouse is 1,500 sq ft.

The lane is asphalt road from 198 Street up to the "Marquee" townhouse development completed two years ago. The westerly portion of the lane which is presently gravel road will be paved by the developer to the east of this site.

Photos of the "Marquee" and the development immediately to the east are shown on the rendering material provided in the rezoning submission package. There are no developments adjacent to the site toward west.

The remaining neighboring lots to the west could be developed separately and there would be no orphan lot remained as a result of this development.

Outdoor spaces for the units are provided by large 2nd floor balcony / decks, patios with soft landscaped at main floor level and the roof top decks. The roof top decks are located far away from the edge of the roof preventing overview on the development to the south.

OPEN SPACES / LANDSCAPING

The open spaces and landscape concept follows the same design criteria envisioned for the street-scape along 55A Avenue and is in harmony with the existing developments to the east.

Along the 55A Avenue frontage, trees with emphasis on vertical elements are introduced to enhance the urban character and expression created by architectural design. The pedestrian links between 55A Avenue and the internal courtyard is landscaped with lawn and low-growing shrubs.

Each unit has a private patio on the main floor, large deck / balcony on the 2nd floor with privacy screens and a private roof deck and plants.

Landscaping to the west property lines provides buffering to the adjacent lot

Urban Design, Form and Character

From a massing point of view, the buildings are organized in four separate blocks. The layout of the site plan and orientation of the blocks follows the same urban concept envisioned for the townhouse developments to the east side.

The townhouses along 55A have direct pedestrian access to the road to respond to a streetscape and an urban concept that is anticipated for the neighborhood.

The form and character introduces an articulated architectural expression with a contemporary vocabulary. At the same time design vocabulary and finishing materials expresses an urban character with emphasis on west coast architecture.

Architectural expression of the buildings provides a recognizable form and character expressing the identity of a "base and top" with transition in massing and change to the material and color.

The exterior form is modulated with repetitive bay windows and decorative cornices. A number of decorative elements including wood brackets, wood posts and semi solid decorative railings are incorporated in the design to accentuate the architectural articulation.

Entries are identifiable with Individual trellis canopies, posts and strong color expression emphasizing on the urban character, pedestrian friendly environment and direct access to the street, private patios at grade and balconies on the 2nd floor provide active engaging interest fostering vitality.



F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

TOWNHOUSE DEVELOPMENT 19704, 55 A AVENUE LANGLEY

FOR

1001094 BC. LTD. 6025 - 148 STREET SURREY, B.C.

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Sustainability and Green Measures.

Many green building strategies have been incorporated into the project design. These items consist of efficient use of energy (including passive design elements), efficient use of water, durable building materials, and developing within an existing urban area rather than a suburban district.

The following design strategies and elements will be introduced:

- 1. Use of low emission adhesives, paint and flooring.
- 2. Use of building materials with high recycled content and from local sources.
- The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010.
- 4. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces. Overhangs provided at the roof level and intermediate windows as shading device.
- Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water.
- All units have private patios on the roof with individual flower pots. This along with the landscaping at grade contributes to the green ratio of the downtown area.

Crime Prevention Through Environmental Design. "CPTED"

Provisions are made to incorporate "CPTED" measures in the design. These provisions are aimed to enhance the safety and strengthen the perception of safety measure for the proposed development.

The proposed CPTED measure fall into the following categories:

Territoriality
Natural Surveillance
Hierarchy of Space
Access and Perimeter Control

Identifiable entries to the units with direct access to the street along with identifiable private and semi private patios along with the presence of the balconies on the 2nd floor creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership.

The windows and the balconies along the 55A Avenue ensure the outdoor presence of the people, which provide "eyes on the street" and security for the private and public spaces.

Lights would be installed on both sides of the townhouse entries and garage doors illuminating the entire buildings and internal road. Outdoor lights are regulated by photo cell system.

The simplicity of the massing and it's orientation creates an open space environment visible from every angle with no enclave or semi enclosed spaces for strangers and wandering people.

The access control is achieved by ensuring visible entrances overlooked by windows and balconies as well as defining the entrance ways and controlling the point of access to the site.

Stone has been introduced at the base of the building blocks presenting a durable and high quality base free of graffiti.



F. ADAB ARCHITECTS INC.

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19704_55 A AVENUE LANGLEY

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1001094 BC. LTD. 6025 - 148 STREET SURREY, B.C.

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2 TOWNHOUSE DEVELOPMENTS TO THE EAST

28 UNITS

33 UNITS



F. ADAB ARCHITECTS INC.

#130/1000 ROOSEVELT CREATHNI MORTH VANCOUVER BC V7F 3H4 TEL (604) 987-3003 FAX (694) 987/3633 E-MAIL min@mobigombadat.com

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TOWNHOUSE DEVELOPMENT 13660, 19674, 19680

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NORTH (FRONT) ELEVATION -BLOCK 4



EAST SIDE ELEVATION - BLOCK 4 (WEST ELEVATION IS REVERSED)



F. ADAB ARCHITECTS INC.

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PROJECT TITLE:

TOWNHOUSE DEVELOPMENT 19560, 19674, 19860 85 A AVENUE, LANGLEY

FOR:

SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, 8 C.

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BLOCK 3 & 4 ELEVATIONS

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Exterior Finishes

The exterior finishes and colors are selected in harmony and yet different from the development to the east. The selection of the exterior finishes has been based on enhanced durability / longevity of the construction materials as part of a sustainable approach to the project.

A variety of building materials is used with emphasis on richer and urban elements (Stone) at the main façade along the street. Vinyl siding is introduced at the rear of the buildings.

Exterior finishes consist of vinyl windows, hardy siding, hardy shingle, wood trims, and black aluminum railings. Ornamental brackets and fasclas are introduced to further articulate the architectural vocabulary.



NORTH (FRONT) ELEVATION - BLOCK 3



STONE
SUEDE DRYSTACK LEDGESTONE -



HARDIE SHINGLES CL 2716A MAPLE PIE - BY GP



6" HORIZONTAL HARDIE SIDING CL 3224M SERAPH - BY GP.



VINYL SHINGLES 65-SPICE BY KAYCAN



6" HORIZONTAL VINYL SIDING 73-STONECREST BY KAYKAN



Railing and windows CL 3127N BLACK RUSSIAN BY GP



F. ADAB ARCHITECTS INC.

ALSO-1000 HOOSEVELT CRESCENI HORTH WANCOUVER BC 1779 JAN TEL 1804) 687-3003 FAN 1604; 987-3033 C-MASI, min@examportambazon

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PROJECT TITLE

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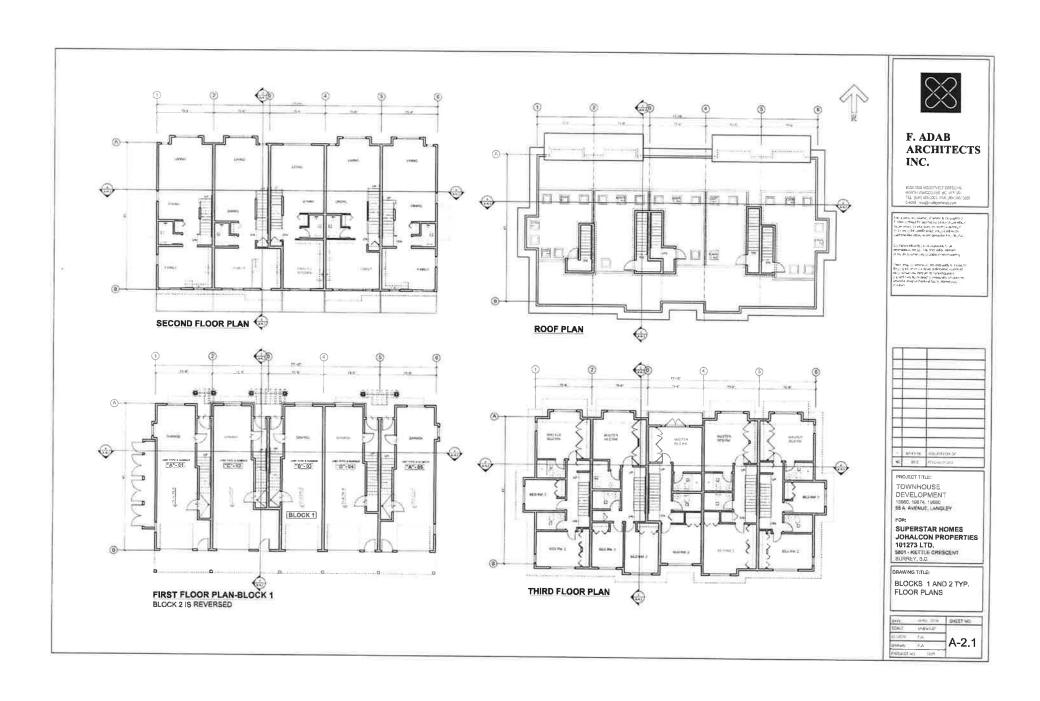
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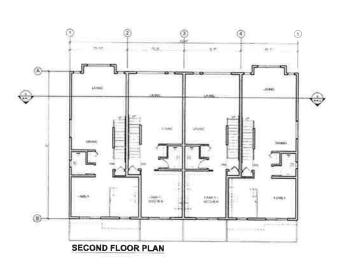
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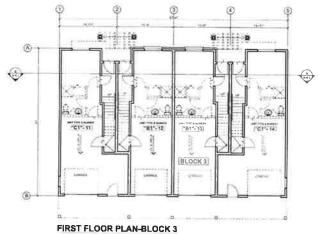
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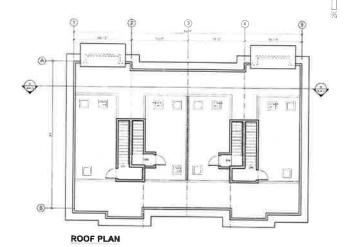
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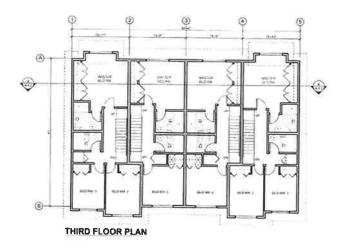
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F. ADAB **ARCHITECTS** INC.

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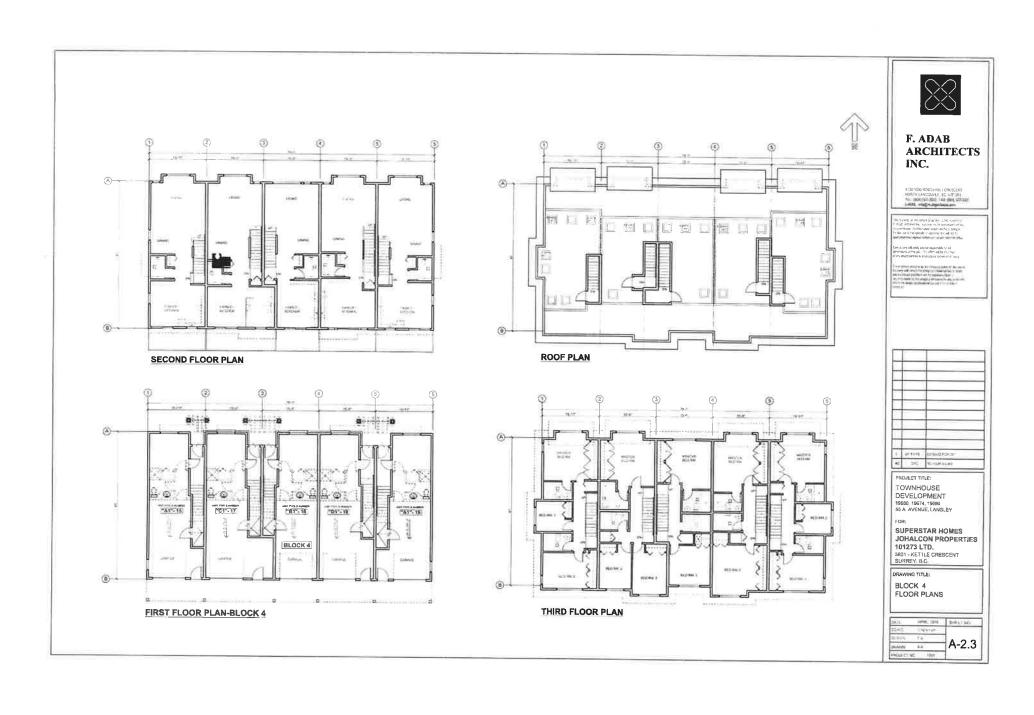
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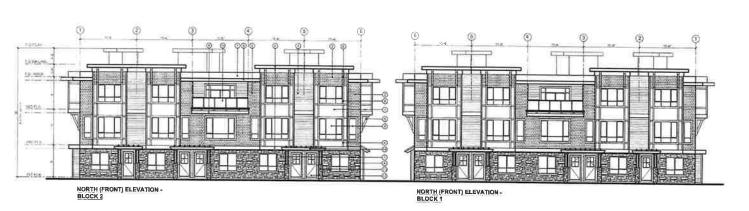
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BLOCK 3 FLOOR PLANS

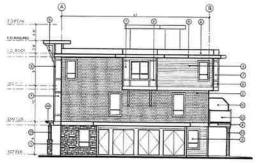
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WEST SIDE ELEVATION - BLOCK 1
(BLOCK 2 EAST ELEVATION IS REVERSED)



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EXTERIOR FINISHES

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PROJECT TITLE:

TOWNHOUSE DEVELOPMENT 19880_19874, 19680 55 A AVENUE, LANGLEY

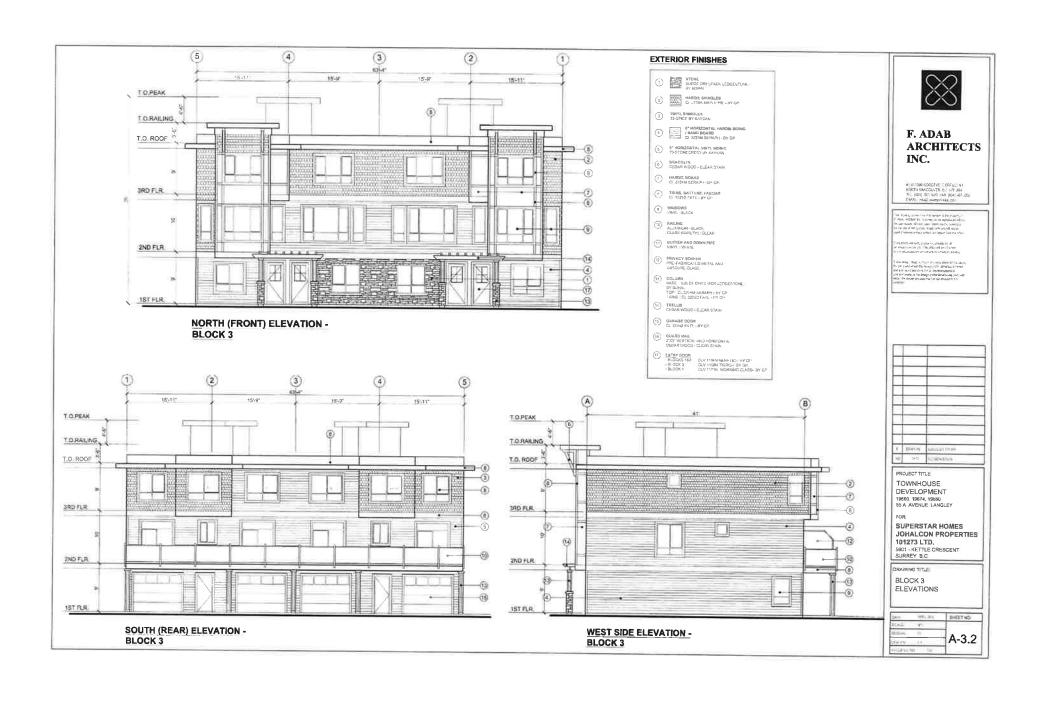
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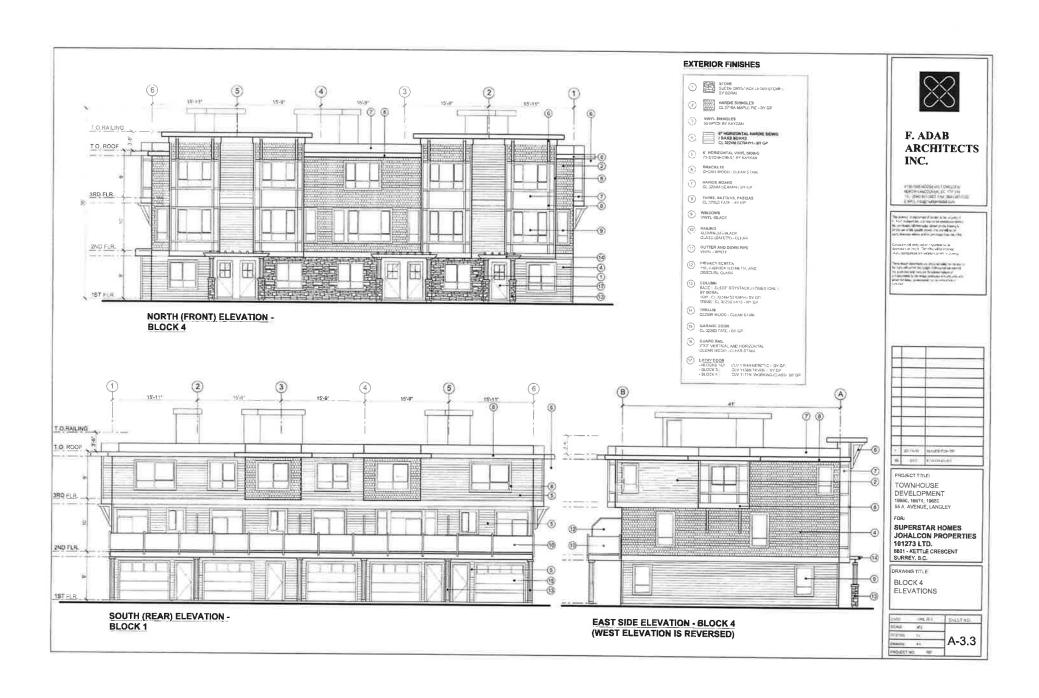
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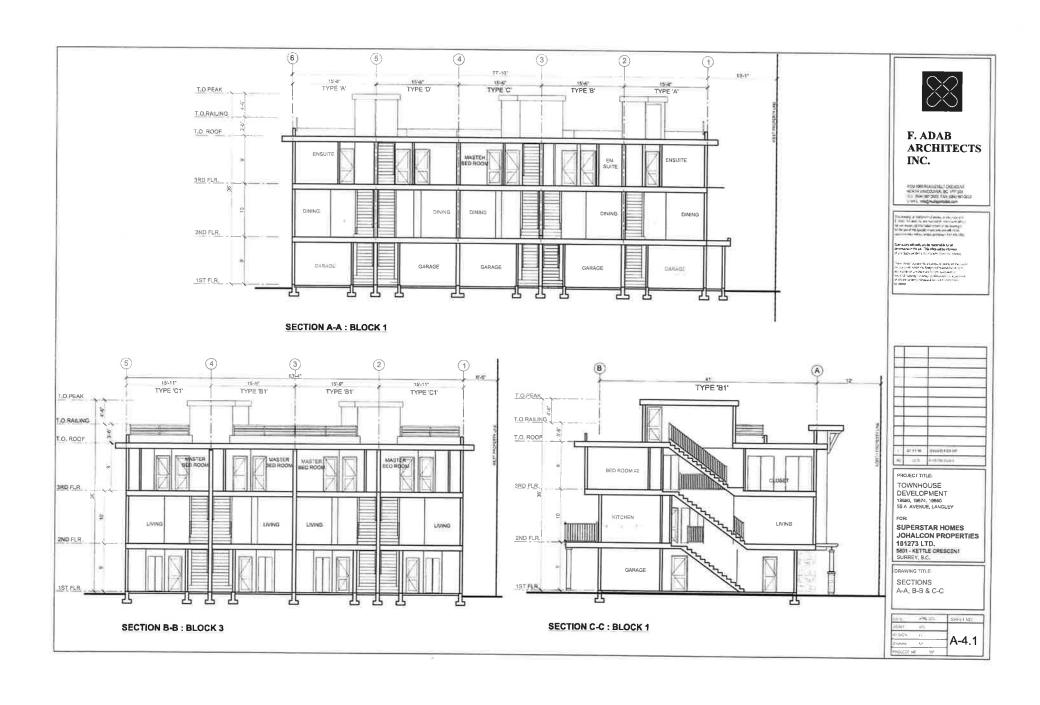
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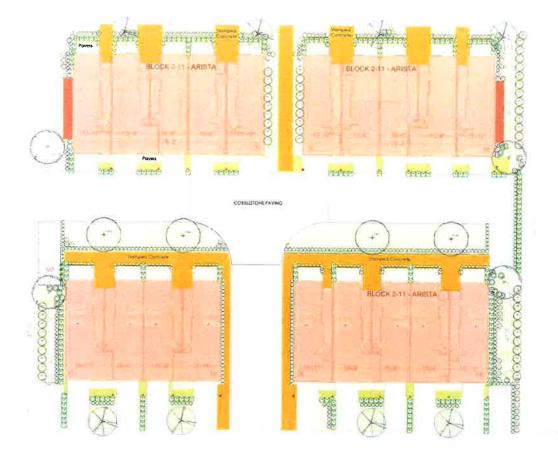
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DESIGN RATIONALE AND SUMMARY

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Borled Fence Sockground (Round Planters)



Slatted Fence Background(Winima) Raise)



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Recommended Plant List

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All	84	Azalea japonica	AND OTHER SCORE	92 put	*
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24	349	Busin microphylia Winhai Gemi	Winter Gerts Rosewood	#Z pot	
M.ox.	65	Mahania aquatalium	Chepith graphs	#3 pcf	
gaves.	38	PORchezom municipal	(months)	#2 per	
Mile.	12	bule pursuent house	Dept note the last Wiles	43 per	
8	101	Telemina apponios	Apparere Samurio	20000	
	D	EV. ameren			

ITS AND DESCRIPTION







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Scale 1/8"- 1'0"

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