

























**NORTH (FRONT) ELEVATION -  
BLOCK 4**



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



**F. ADAB  
ARCHITECTS  
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1	07-11-16	ISSUED PERMITS
NO.	DATE	REVISIONS

**PROJECT TITLE:**  
TOWNHOUSE  
DEVELOPMENT  
19640, 19674, 19660  
85 A AVENUE, LANGLEY

**FOR:**  
**SUPERSTAR HOMES**  
**JOHALCON PROPERTIES**  
101273 LTD.  
5801 - KETTLE CRESCENT  
SURREY B.C.

**DRAWING TITLE:**  
**BLOCK 3 & 4**  
**ELEVATIONS**

DATE:	APRIL 2016	SHEET NO.:	
SCALE:	1/8" = 1'-0"		
DESIGN:	F.A.		
DRAWN:	A.A.		A-1.8
PROJECT NO.:	1001		

**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 fascias are introduced to further articulate the architectural vocabulary.



**NORTH (FRONT) ELEVATION -  
BLOCK 3**



**STONE**  
SUEDE DRYSTACK LEDGESTONE -  
BORAL



**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  
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4130-100 WOODVILLE CRESCENT  
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The design is not intended to be used for any other purpose. The drawings are not to be used for any other purpose.

NO.	DATE	REVISION	ISSUED FOR DP

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
10830, 10674, 10680  
55 A AVENUE, LANGLEY

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

DRAWING TITLE:  
**EXTERIOR FINISH AND OPEN SPACE**

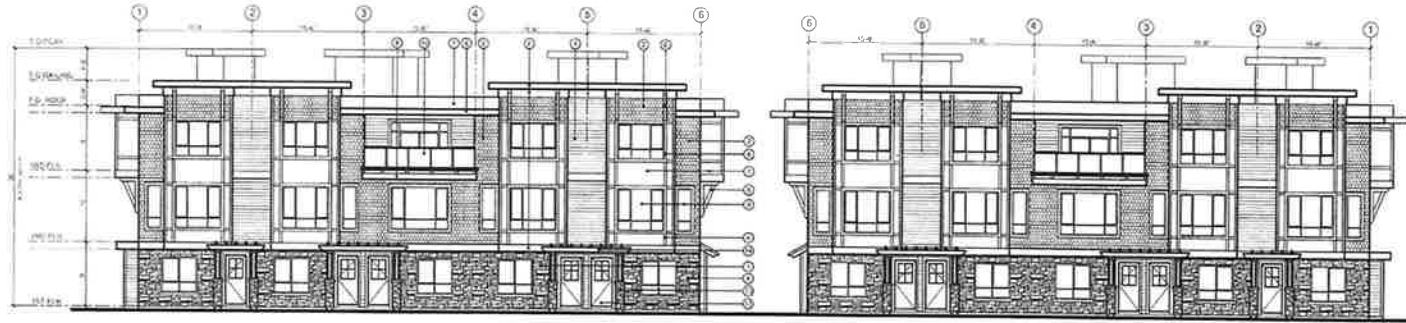
DATE:	APRIL 2016	SHEET NO.:	<b>A-1.9</b>
SCALE:	NA		
DESIGN:	F.A.		
DRAWN:	A.A.		
PROJECT NO.:	1001		











**NORTH (FRONT) ELEVATION - BLOCK 2**

**NORTH (FRONT) ELEVATION - BLOCK 1**



**SOUTH (REAR) ELEVATION - BLOCK 1**




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



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

**EXTERIOR FINISHES**

- ① STONE SUEDE DRYSTACK LEDGESTONE BY WOODAL
- ② HARDE SHIMULES CL 275A MAPLE PFC - BY GP
- ③ VINYL BRANGLES 50-00-03- BY KAYCAN
- ④ 8" HORIZONTAL HARDE SIDING CL 322M SERAPH - BY GP
- ⑤ 6" HORIZONTAL VINYL SIDING 75-STONEBEST BY KAYCAN
- ⑥ BRACKETS CEDAR WOOD - CLEAR STAIN
- ⑦ HARDE BOARD CL 322AM SHAPPH - BY GP
- ⑧ TRIMS, BATTENS, FASCIAS CL 322D FATE - BY GP
- ⑨ WINDOWS WNVY - BLACK
- ⑩ RAILING ALUMINUM BLACK GLASS (SFP BY) - CL 8AK
- ⑪ GUTTER AND DOWN PIPE WNVL - WHITE
- ⑫ PRIVACY SCREENS PRE-FABRICATED METAL AND ONSIGURE GLASS
- ⑬ COLUMN BASE - SUDE OF DRYSTACK LEDGESTONE - BY WOODAL  
TOP CL 322AM SERAPH - BY GP  
TRIMS CL 322D FATE - BY GP
- ⑭ TRELLIS CEDAR WOOD - CLEAR STAIN
- ⑮ GARAGE DOOR CL 322D FATE - BY GP
- ⑯ QUARD RAIL 1202 VERTICAL AND HORIZONTAL CEDAR WOOD - CLEAR STAIN
- ⑰ ENTRY DOOR B: CLKS 1X2 CLV 18MM NECTIC - BY GP  
R: CLKS 1X2 CLV 18MM TORON - BY GP  
- D: CLKS 1X2 CLV 18MM WINDING CL NUB - BY GP



**F. ADAB ARCHITECTS INC.**

1781 THE HOSKINGALL CRESCENT  
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1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24

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**PROJECT TITLE:**  
TOWNHOUSE DEVELOPMENT  
19980, 199874, 199880  
55 A AVENUE, LANGLEY

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

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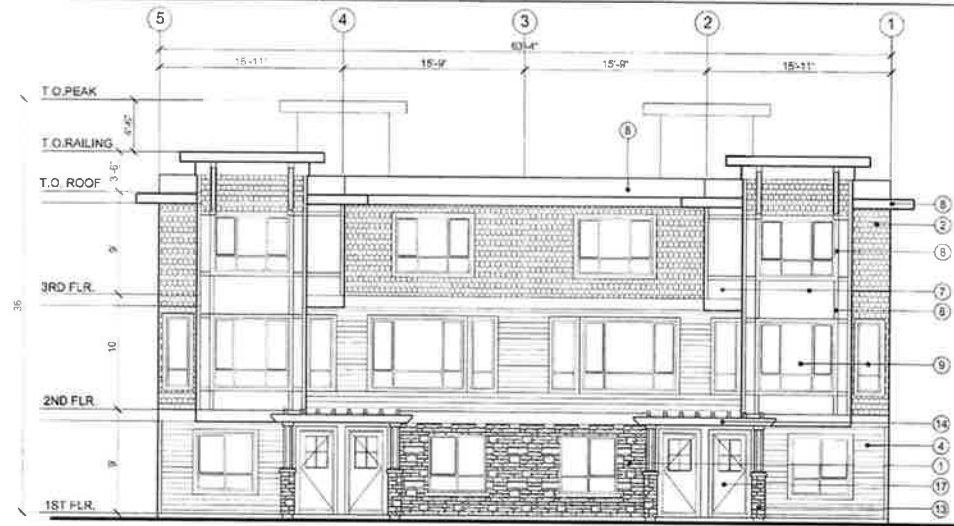
**DRAWING TITLE:**  
BLOCKS 1 AND 2 ELEVATIONS

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DATE: APRIL 2016	DRAWN BY: [signature]	CHECKED BY: [signature]
SCALE: 1/8"=1'-0"	PROJECT: N.A.	PROJECT NO: 1021

A-3.1

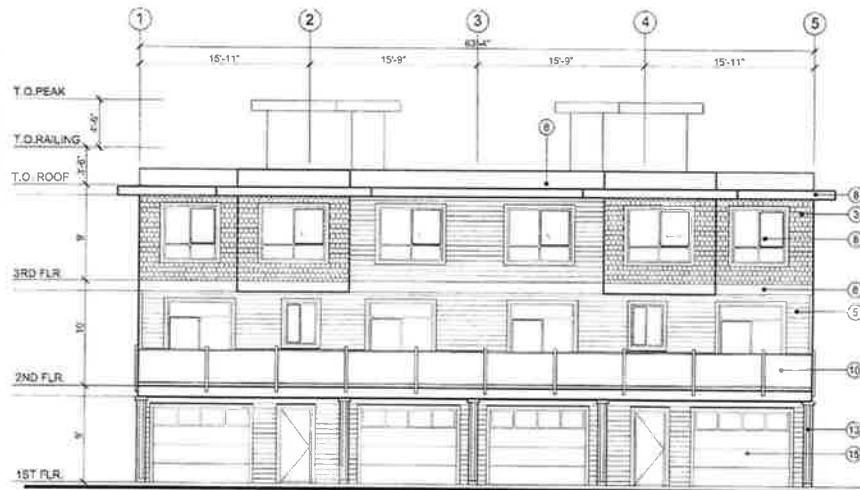




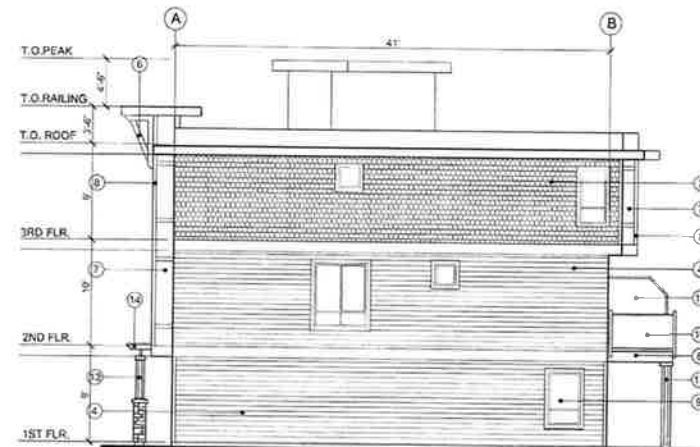
**NORTH (FRONT) ELEVATION -  
BLOCK 3**

**EXTERIOR FINISHES**

- 1. STONE  
BUCKLE DRY-STACK LOGGESTONE -  
BY USMAN
- 2. HARDIE SHINGLES  
CL 718A MAPLE - BY GP
- 3. VINYL SHINGLES  
SS-SPICE BY KAYCAN
- 4. 6" HORIZONTAL HARDIE BOARD  
/ BROAD BOARD  
CL 505M SERRINI - BY GP
- 5. 4" HORIZONTAL VINYL SIDING  
73-STONECRESS BY KAYCAN
- 6. BRACKETS  
CEDAR WOOD - CLEAR STAIN
- 7. HARDIE BOARD  
CL J224M GERRAP - BY GP
- 8. TRIMS, BATTENS, PARADEUR  
CL 922D PATE - BY GP
- 9. WINDOWS  
VINYL - BLACK
- 10. RAILING  
ALUMINUM - BLACK  
CLASS BARS T1 - CLEAR
- 11. GUTTER AND DOWN PIPE  
VINYL - WHITE
- 12. PRIVACY SCREEN  
PRE-FABRICATED METAL AND  
UPVC/GUL CLASS
- 13. COLUMN  
BASE: 1/8" OF CHINA JACK LOGGESTONE  
BY USMAN  
TOP: CL 505AM SERRAP - BY GP  
HANG CL 3223D PATE - BY GP
- 14. TRELLIS  
CEDAR WOOD - CLEAR STAIN
- 15. GARAGE DOOR  
CL 132ND PATE - BY GP
- 16. GUARD RAIL  
225 VERTICAL AND HORIZONTAL  
CEDAR WOOD - CLEAR STAIN
- 17. ENTRY DOOR  
BLOCKS 182  
- BY GP  
BLOCK 1  
CLV 115M HIL-182 - BY GP  
CLV 115M T82 - BY GP  
CLV 117M WORKING CLASS - BY GP



**SOUTH (REAR) ELEVATION -  
BLOCK 3**



**WEST SIDE ELEVATION -  
BLOCK 3**



**F. ADAB  
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FAX: (604) 447-0206

The Party agrees that the terms of the project, if they are not satisfied, it may be terminated and the Party shall be responsible for the cost of the work done up to the date of termination. The Party shall be liable for the cost of the work done up to the date of termination.

The Party agrees that the terms of the project, if they are not satisfied, it may be terminated and the Party shall be responsible for the cost of the work done up to the date of termination. The Party shall be liable for the cost of the work done up to the date of termination.

NO.	DATE	DESCRIPTION

PROJECT TITLE  
**TOWNHOUSE  
DEVELOPMENT**  
19600 18674 18980  
55 A AVENUE LANGLEY

FOR:  
**SUPERSTAR HOMES  
JOHALCON PROPERTIES  
101273 LTD.**  
5801 - KETTLE CRESCENT  
SURREY B.C.

DRAWING TITLE:  
**BLOCK 3  
ELEVATIONS**

DATE	REV. NO.	SHEET NO.

**A-3.2**



# F. ADAB ARCHITECTS INC.

1795-1036 WOODBINE TRAIL DR UNIT 10  
 NORTH VANCOUVER, B.C. V7P 1J4  
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NO.	REV.	DESCRIPTION

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
 19866, 19874, 19880  
 55 A AVENUE, LANGLEY

FOR:  
**SUPERSTAR HOMES  
 JOHALCON PROPERTIES  
 101273 LTD.**  
 6801 - KETTLE CRESCENT  
 SURREY, B.C.

DRAWING TITLE  
**BLOCK 4 ELEVATIONS**

DATE	09/18/2	SHEET NO.
DRAWN	MS	<b>A-3.3</b>
CHECKED	LS	
DESIGNED	AS	
PROJECT NO.	887	

## EXTERIOR FINISHES

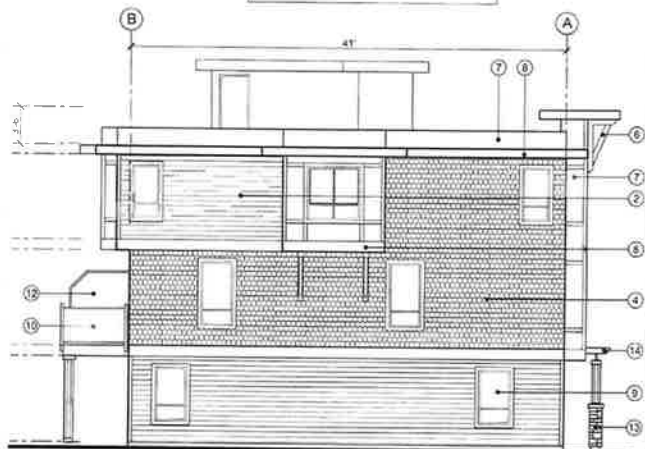
- 1 STONE  
 QUICK DRYSTACK LEXAR STONE - BY BORNAL
- 2 HARDIE SHINGLES  
 CL 2715A MAPLE PINE - BY GP
- 3 VINYL SHINGLES  
 55-SPICE BY KAYKAN
- 4 8" HORIZONTAL HARDIE BOARD  
 8 BOARD BOARD  
 CL 3224M SCRAPPY - BY GP
- 5 8" HORIZONTAL VINYL SIDING  
 73-5104N-ORNA - BY KAYKAN
- 6 BRACKETS  
 0-DARK WOOD - CLEAR STAIN
- 7 HARDIE BOARD  
 CL 3204M SCRAPPY - BY GP
- 8 THINE, BAFFERS, PASCALS  
 CL 3252D FATH - BY GP
- 9 WINDOWS  
 VINYL - BLACK
- 10 RAILING  
 ALUMINUM - BLACK  
 CLASS (SAFETY) - CLEAR
- 11 GUTTER AND DOWN PIPE  
 VINYL - WHITE
- 12 PRIVACY SCREEN  
 POLY-FABRICA 120 METAL AND  
 DOUBLE GLASS
- 13 COLUMN  
 BASE - QUICK DRYSTACK LEXAR STONE - BY BORNAL  
 TOP - CL 3224M SCRAPPY - BY GP  
 TRIM - CL 3252D FATH - BY GP
- 14 TRELLIS  
 CEDAR WOOD - CLEAR STAIN
- 15 GARAGE DOOR  
 CL 3238D FATE - BY GP
- 16 GUARD RAIL  
 2"x2" VERTICAL AND HORIZONTAL  
 CEDAR WOOD - CLEAR STAIN
- 17 ENTRY DOOR  
 - BLOCKS 1-3 CLV 1180N TETRAH - BY GP  
 - BLOCK 5 CLV 1158N TETRAH - BY GP  
 - BLOCK 6 CLV 1171N WORKING CLASS - BY GP



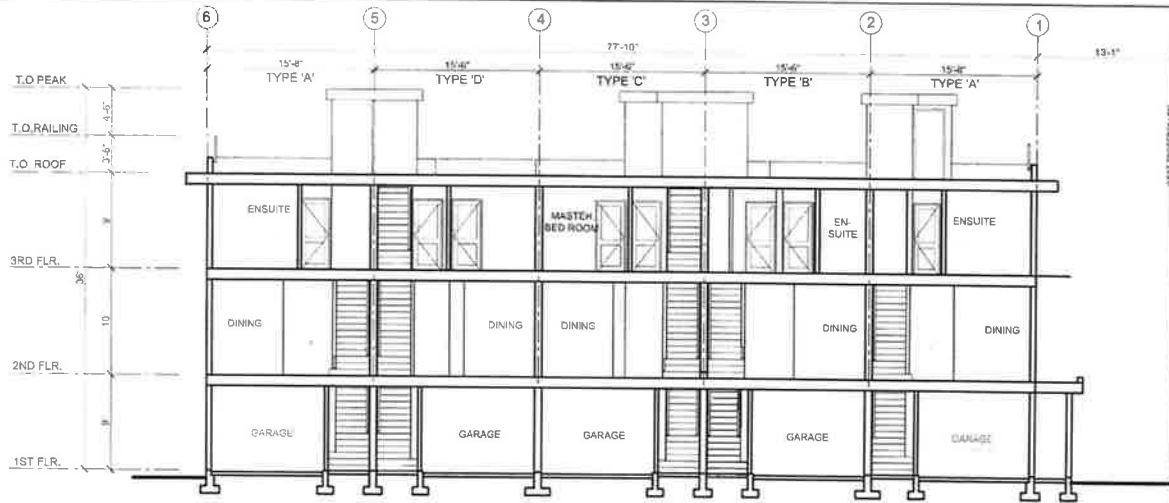
**NORTH (FRONT) ELEVATION -  
 BLOCK 4**



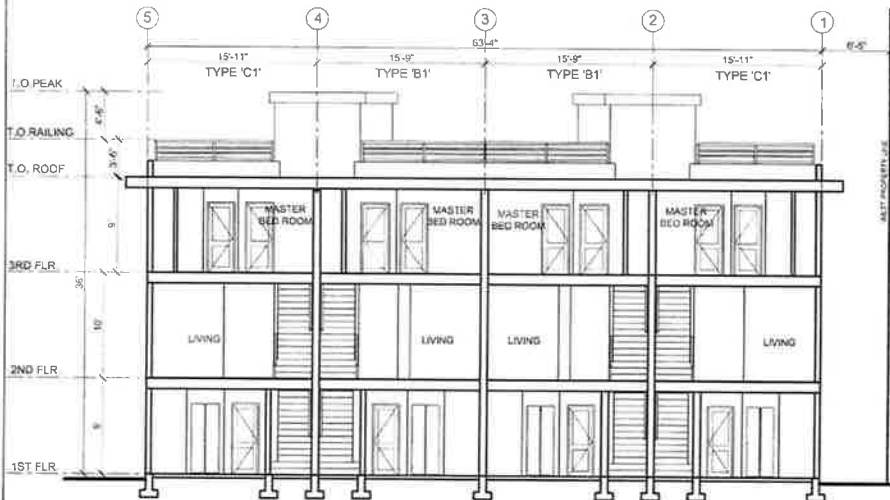
**SOUTH (REAR) ELEVATION -  
 BLOCK 1**



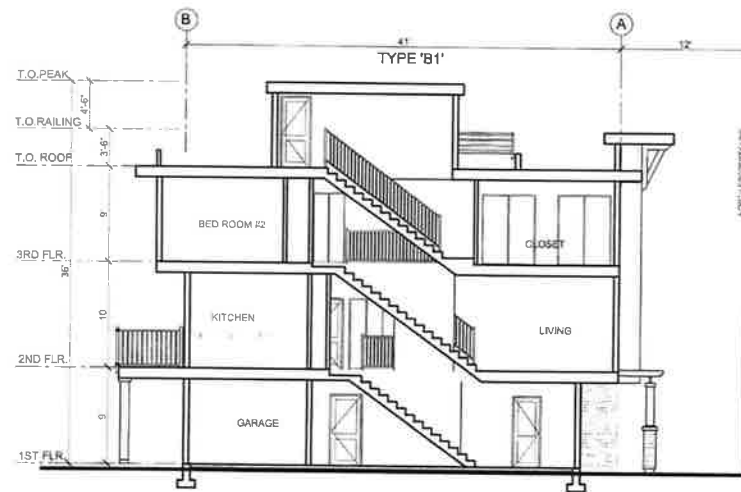
**EAST SIDE ELEVATION - BLOCK 4  
 (WEST ELEVATION IS REVERSED)**



**SECTION A-A : BLOCK 1**



**SECTION B-B : BLOCK 3**



**SECTION C-C : BLOCK 1**



**F. ADAB  
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NO.	DATE	DESCRIPTION

PROJECT TITLE:  
**TOWNHOUSE  
DEVELOPMENT**  
19680, 19674, 19680  
55 A AVENUE, LANGLEY

FOR:  
**SUPERSTAR HOMES  
JOHALCON PROPERTIES  
101273 LTD.**  
5881 - KETTLE CRESCENT  
SURREY, B.C.

DRAWING TITLE:  
**SECTIONS  
A-A, B-B & C-C**

DATE	BY	CHECKED	SCALE	SHEET NO.
2024	AD	AD	AS SHOWN	11
DRAWN				4.1
PROJECT NO.				101

**A-4.1**

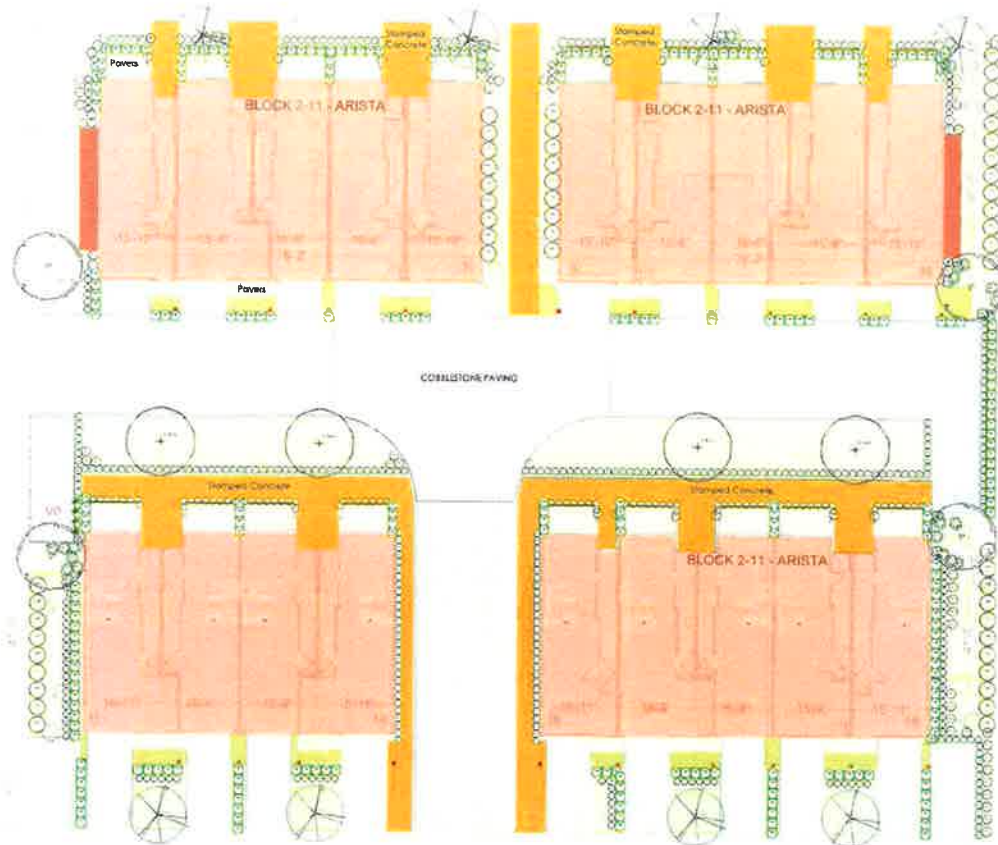


**DESIGN RATIONALE AND SUMMARY**

THIS MULTI-FAMILY DEVELOPMENT IS AMIDST A RAPIDLY CHANGING AREA WHERE A NUMBER OF SUCH DEVELOPMENTS HAVE SPRUNG UP IN THE PAST FEW YEARS. OUR DESIGN CONCEPT ADVOCATES A DEFINITE AND COHESIVE TREATMENT THAT MERGES WITH THE GENERAL TRANSFORMATION OF THE AREA.

THE CELLULAR NATURE OF A MULTI-FAMILY DEVELOPMENT DEMANDS PRIVACY FOR THE VARIOUS UNITS AND THEIR ACCESSIBLE SPACES. THE ELEMENT USED TO DEFINE THESE SPACES PRIVATELY FROM ONE ANOTHER IS STAMPED CONCRETE. (STAIR OCCIDENTALS UNBARRICADED). THE COXIMBA HEDGE PLANT IS USED AS TRAILER WITH SMALLER SHRUBS SUCH AS SPANISH JARDONER & AZALEA APPROXIMATE TO CREATE MULTIPLE LAYERS WITH TEXTURAL AND VISUAL RELIEF. THE FLANKING EDGES OF THE PROPERTY ARE PLANTED WITH NATIVE SHRUBS LIKE BRILLIANT CORNUS AND PICEA GREEN HUCKLEBERRY APPROXIMATE MAINTENANCE AND LOW LITER, ALSO THEY ARE PROVED BY VARYING CLIMATIC CONDITIONS AND SOILS. ARCHITECTURE BELIEVED ON THE EXTERNAL STREETS TO ADD COLOR TO THE LANDSCAPE EDGES OF THE PROJECT. THE INTERNAL STREETS ARE TREATED WITH NATURAL DOORWOOD AND ALLSEASON SERVICEBERRY FOR ORNAMENTAL QUALITY TO THE COMPLEX.

THE WALKWAYS AND THE ENTRANCE PLAZAS ARE SURFACE TREATED WITH STAMPED CONCRETE TO ALLOW FOR AFFORDING A FINENESS TO THE STREETSIDE. THE PRIVATE PLAZAS ATTACHED TO EACH OF THE UNITS WITH A SLURRY TEXTURED PAVES ALLOWS FOR DISTINCT DEFINITION AND ARE WELL SOFTENED FROM THE ACCESSIBLE PLAZAS AND CIRCULATION ROUTES WITH APPROPRIATE PLANTAGE ALSO ALLOWING FOR THE GROUND ABSORPTION AND PERMEABILITY WE ALSO PROPOSED TO USE AN ELEMENT OF A LOW BACKGROUND SLATTED FENCE IN LAYING WITH THE PLANTS (AS SHOWN IN THE PICTURES) TO OFFER WELL DEFINED AND DISTINCTLY PLEASANT SPACES.



Wooded Fence Background (Round Plants)



Slatted Fence Background (Vertical Rose)



Slatted Fence Background (Surface Plant)

**Recommended Plant List**

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
ACC	4	<i>Acer circinatum</i>	Vine Maple	30 m ft	
ACC	8	<i>Acer rubrum 'Red Sunset'</i>	Red Sunset Freck Maple	7 cm dbh	
C	4	<i>Camelia kousa chinensis</i>	Chinese Dogwood	4 cm dbh	
W	23	<i>Thuja occidentalis 'Smaragd'</i>	Smaragd Cedar	1.75 m ft	
ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
ACC	84	<i>Asteria japonica</i>	Japanese Garden	30 pot	
B	4	<i>Baccharis lucida</i>	Deer Fern	12 pot	
B	349	<i>Buxa microphylla 'Winter Gem'</i>	Winter Gem Boxwood	12 pot	
M	33	<i>Mahonia aquifolium</i>	Chinquin Shrub	12 pot	
B	15	<i>Salix alba 'Pendula'</i>	weeping Willow	12 pot	
B	101	<i>Saxifraga japonica</i>	Japanese Saxifrage	12 pot	
D					

**bent picture**  
LANDSCAPE ARCHITECTS  
101 129th Street, Surrey, BC, V4A3X7

19660-19680 55A, Av  
Langley, BC  
604 783 1400  
rich@bentpicture.com

**Landscape Plan**  
LA-01-01

Project No.	Project	Created By	Revision
Approved By	Client	Stage	Professional Responsibility
Contract No.	Consultant		
Address	Location		Contract Landscape

**NOTES**

This is merely a concept scheme intended to convey the intent of the landscape design for this development. This may not be used for the purpose of actual installation.



Scale 1/8" = 10'

