

TOWNHOUSE DEVELOPMENT

19660,19674,19680, 55A AVENUE, LANGLEY



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

LIST OF DRAWINGS

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- SK-1 CIVIL KEY PLAN
- SK-2 CIVIL GRADING PLAN
- SK-3 CIVIL ROADWORK - LANE



F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
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| NO. | DATE | REVISION / ISSUED |
|-----|----------|-------------------|
| 1 | 07-11-18 | ISSUED FOR DP |

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19660, 19674, 19680
55 A AVENUE, LANGLEY

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

DRAWING TITLE:
COVER PAGE CONTACT LIST/ INDEX

| | | | |
|--------------|------------|------------|--------------|
| DATE: | APRIL 2018 | SHEET NO.: | |
| SCALE: | NA | | |
| DESIGN: | FA | | |
| DRAWN: | AA | | |
| PROJECT NO.: | 1001 | | A-1.0 |

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.
PROVIDED : 19 / 076 = 25 UNIT/ACRE = 63 UNITS / HA.

FAR :

PROVIDED : 26358 / 33240 = 0.79

BUILDING HEIGHT :

ALLOWED : 3 STOREYS
PROVIDED : 3 STOREYS

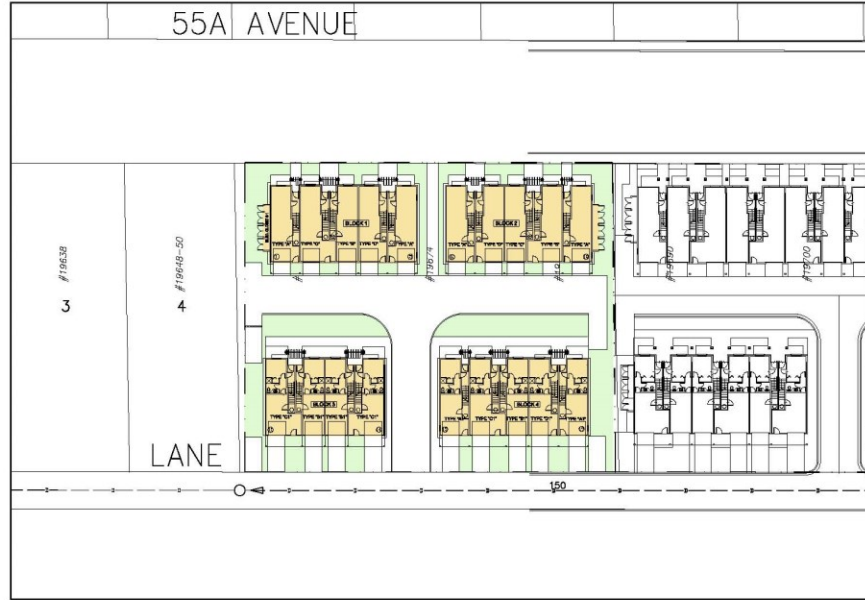
SETBACKS :

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



| UNIT TYPE | BLOCKS 1 AND 2 | | | | BLOCKS 3 AND 4 | | | | TOTAL |
|---------------------|----------------|------|------|------|----------------|------|------|------|-------|
| | A | B | C | D | A1 | B1 | C1 | D1 | |
| 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
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|-----|----------|-------------------|
| 1 | 07-11-18 | ISSUED FOR OP |

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19660, 19674, 19680
55 A AVENUE, LANGLEY
FOR:
**SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.**
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
**STATISTICS
CONTEXT MAP**

DATE: APRIL 2018 SHEET NO:
SCALE: NTS
DESIGN: FA
DRAWN: A.A.
PROJECT NO: 100

A-1.1



1



2



3



4



F. ADAB ARCHITECTS INC.

8138-1038 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V8P 3H4
TEL: (604) 967-0023 FAX: (604) 967-0023
E-MAIL: info@f.adab.com

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| 1 | 07-11-18 | ISSUED FOR DP |

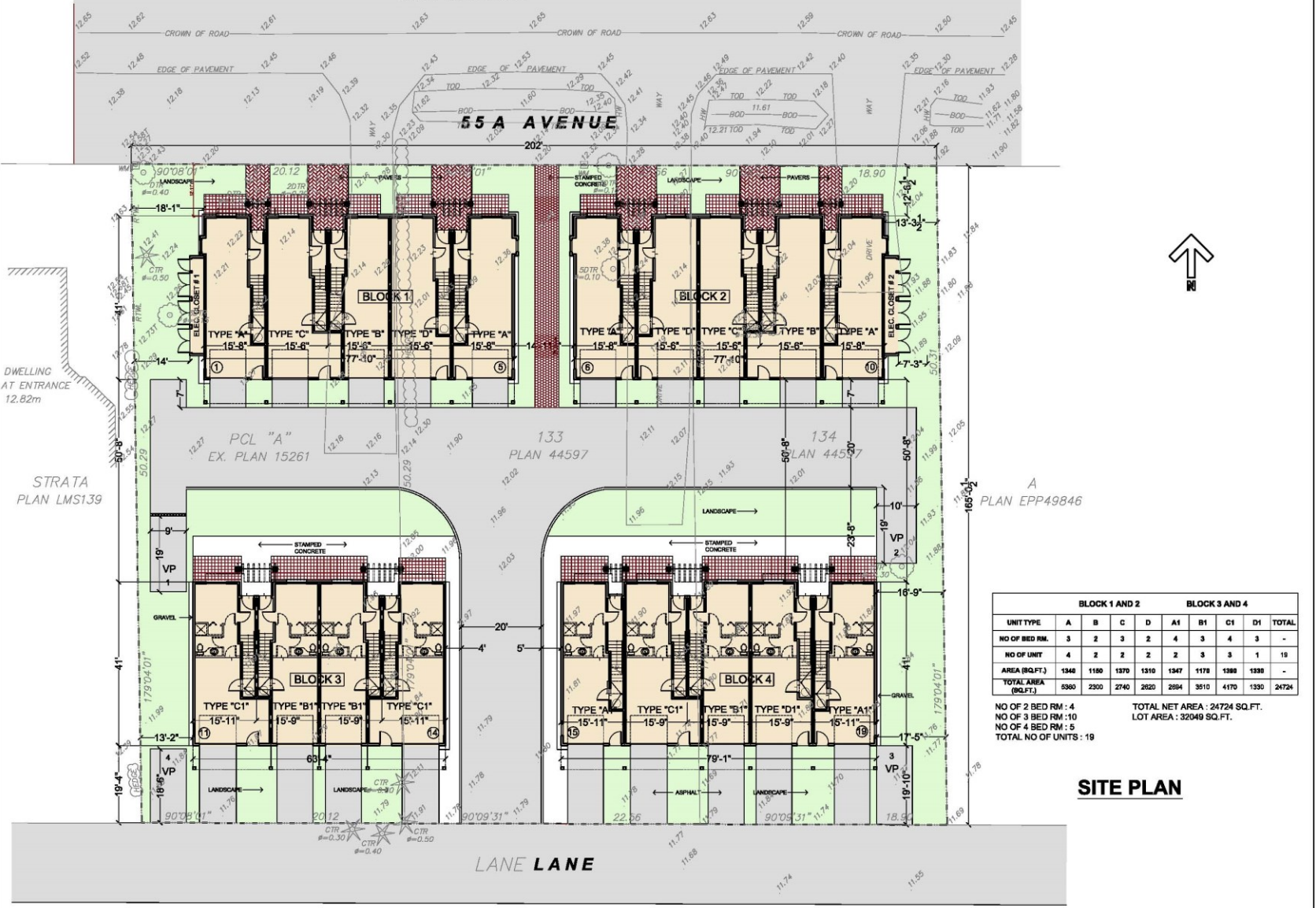
PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19620, 19674, 19680
55 A AVENUE, LANGLEY

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

DRAWING TITLE:
AERIAL MAP
CONTEXT PHOTOS

| | | | |
|--------------|------------|------------|-------|
| DATE: | APRIL 2018 | SHEET NO.: | A-1.2 |
| SCALE: | NA | | |
| DESIGNER: | TA | | |
| DRAWN: | A.A. | | |
| PROJECT NO.: | 100 | | |

55A AVENUE



| UNIT TYPE | BLOCK 1 AND 2 | | | | BLOCK 3 AND 4 | | | | TOTAL |
|---------------------|---------------|------|------|------|---------------|------|------|------|-------|
| | A | B | C | D | A1 | B1 | C1 | D1 | |
| 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.) | 1348 | 1180 | 1370 | 1310 | 1347 | 1178 | 1388 | 1330 | - |
| TOTAL AREA (SQ.FT.) | 5300 | 2300 | 2740 | 2620 | 2894 | 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 : 32049 SQ.FT.

SITE PLAN



F. ADAB ARCHITECTS INC.

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| NO | DATE | REVISION / ISSUED |
| 1 | 07-11-18 | ISSUED FOR O/P |

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
 15800-15824-15860
 55 A AVENUE, LANGLEY

FOR:
101273 BC. LTD.
 5801 KETTLE CRESCENT
 SURREY, B.C.

DRAWING TITLE:
SITE PLAN

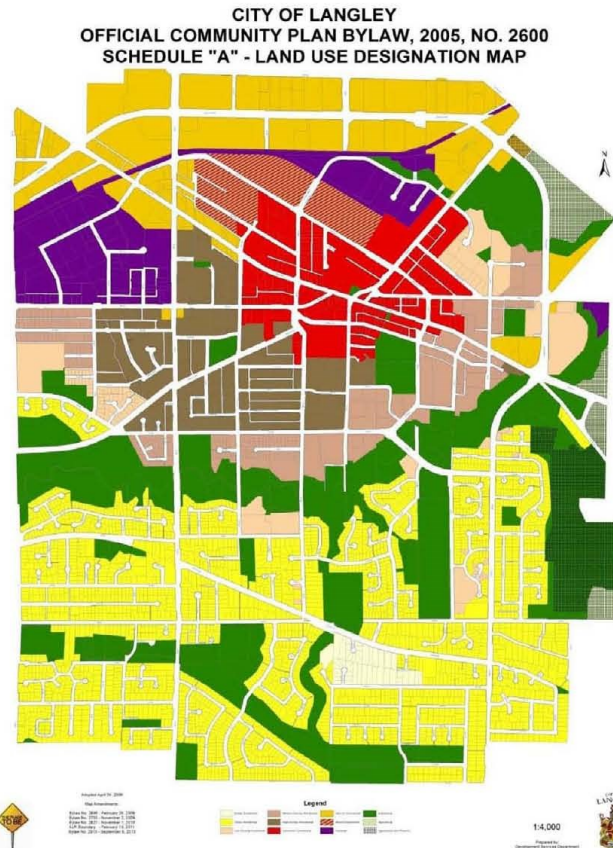
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| DATE: | APRIL 2018 | SHEET NO.: | A-1.3 |
| SCALE: | NIS. | | |
| DESIGN: | FA. | | |
| DRAWN: | AA. | | |
| PROJECT NO.: | 100 | | |

Density Analysis

- Zoning designation in the City's Official Community Plan is "Medium Density Residential".
- Medium Density Residential allows a density of 70 units per acre and a building height of 4 storeys.
- 70 units per acre allows for 53 multiple family residential units.
- The proposed development consists of 19 units and a building height of 3 storeys.

The City's OCP Bylaw Townhouse Development Policies:

- Townhouse Units should be oriented toward public roads
- Vehicle access should be provided from internal roads or lanes
- Avoid presenting garage entrances to public roads where possible.
- The proposed development complies with the City of Langley's Official Community Plan Bylaw.



**F. ADAB
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#126-1000 ROOSEVELT COURSEY
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 EMAIL: info@f-adab.com

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| 1 | 07-1-16 | ISSUED FOR I.P |
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| NO. | DATE | REVISION / ISSUE |

PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
 18704, 55 A AVENUE, LANGLEY

FOR:
1001094 BC. LTD.
 8025 - 148 STREET
 SURREY, B.C.

DRAWING TITLE:
DENSITY AND TRAFFIC ANALYSIS

| | | | |
|---------------------|------------|-------------------|---------------|
| DATE: | APRIL 2016 | SHEET NO.: | A-1.4a |
| SCALE: | NIS | | |
| DESIGNER: | F.A. | | |
| DRAWING: | A.A. | | |
| PROJECT NO.: | 1801 | | |

Sustainability and Green Measures

The design concept offers a pedestrian friendly environment by introducing ground oriented entries.

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 efficient building materials with high recycled content and from local sources.
3. The building envelope, glazing, and mechanical system will be design based on the new code and in compliance with ASHRE 90, 2010.
4. All exterior walls and roofs are designed with high energy conservation measures. Rigid insulation is used under slab on grade and all units will have HRV system.
5. Where possible, operating windows are located on opposite walls to draw ventilation across the occupied spaces. Overhangs provided at the roof level and intermediate windows function as shading devices.
6. Water efficient fixtures, energy efficient appliances and drought tolerant plants will be used to minimize the use of potable water.
7. 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.
8. An energy efficient lighting system and use of dimmers will be incorporated in the electrical system



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PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
18704, 58 A AVENUE, LANGLEY

FOR:
1001094 BC. LTD.
8025 - 148 STREET
SURREY, B.C.

DRAWING TITLE:
SUSTAINABILITY

| | | |
|-------------|------------|--------------|
| DATE: | APRIL 2018 | SHEET NO: |
| SCALE: | N/A | A-1.6 |
| DESIGN: | P.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1001 | |



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33 UNITS

28 UNITS

2 TOWNHOUSE DEVELOPMENTS TO THE EAST

| NO. | DATE | REVISION/ISSUED |
|-----|----------|-----------------|
| 1 | 07-11-18 | ISSUED FOR D* |

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19600, 19674, 19680
55 A AVENUE, LANGLEY

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

DRAWING TITLE:
STREETSCAPE

| | | |
|--------------|------------|--------------|
| DATE: | APRIL 2016 | SHEET NO.: |
| SCALE: | N/A | A-1.7 |
| DESIGN: | F.A. | |
| DRAWN: | A.A. | |
| 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.

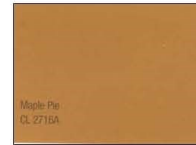
Exterior finishes consist of vinyl windows, hardy siding, hardy shingle, wood trims, and black aluminum railings. Ornamental brackets and fascias are introduced to further articulate the architectural vocabulary.



NORTH (FRONT) ELEVATION - BLOCK 3



STONE
SUEDE DRYSTACK LEDGESTONE - BORAL



HARDIE SHINGLES
CL 2716A MAPLE PIE - BY GP.



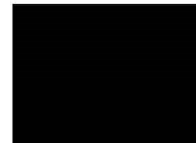
6" HORIZONTAL HARDIE SIDING
CL 3224M SERAPH - BY GP.



VINYL SHINGLES
55-SPICE BY KAYCAN



6" HORIZONTAL VINYL SIDING
73-STONECREST BY KAYCAN



Railing and windows
CL 3127N BLACK RUSSIAN BY GP



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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
18660, 18674, 18680
66 A AVENUE, LANGLEY

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

DRAWING TITLE:
EXTERIOR FINISH AND OPEN SPACE

| | |
|------------------|--------------|
| DATE: APRIL 2016 | SHEET NO: |
| SCALE: NA | A-1.9 |
| DESIGN: F.A. | |
| DRAWN: A.A. | |
| PROJECT NO: 1801 | |



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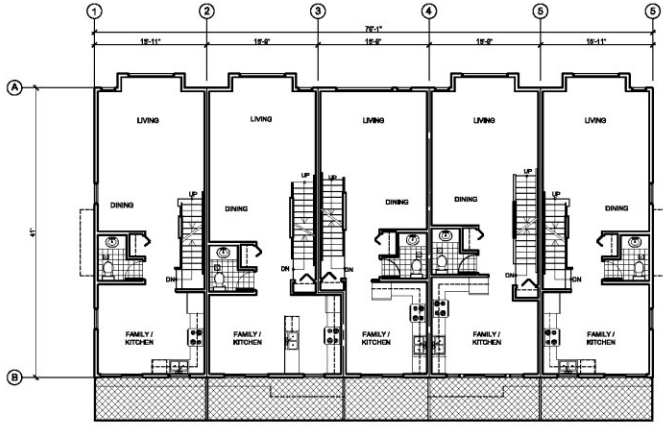
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PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19690, 19674, 19690
55 A AVENUE, LANGLEY

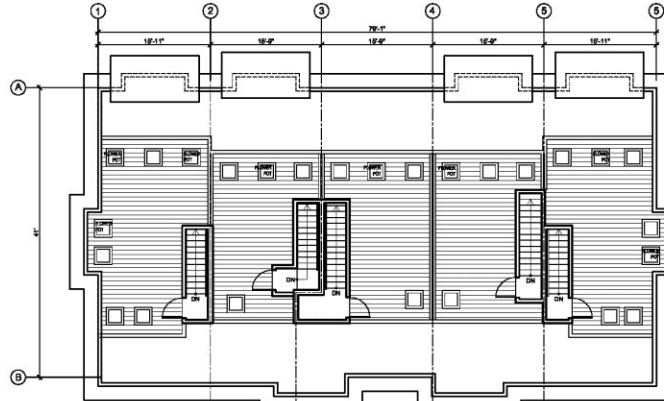
FOR:
SUPERSTAR HOMES
JHALLCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
BLOCK 4
FLOOR PLANS

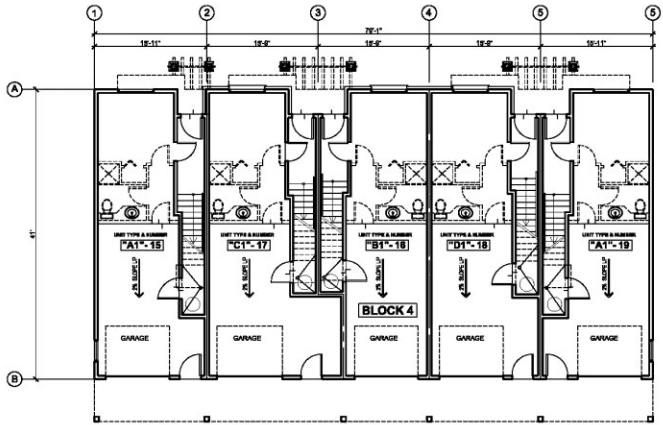
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| DATE: | APRIL 2016 | SHEET NO.: | A-2.3 |
| SCALE: | 1/16"=1'-0" | | |
| DESIGN: | F.A. | | |
| DRAWN: | A.A. | | |
| PROJECT NO.: | 1001 | | |



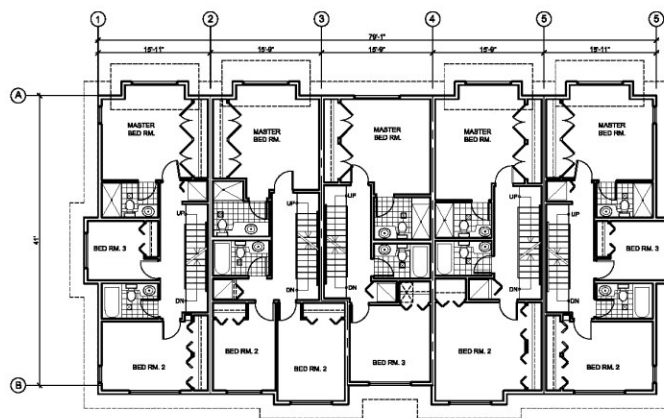
SECOND FLOOR PLAN



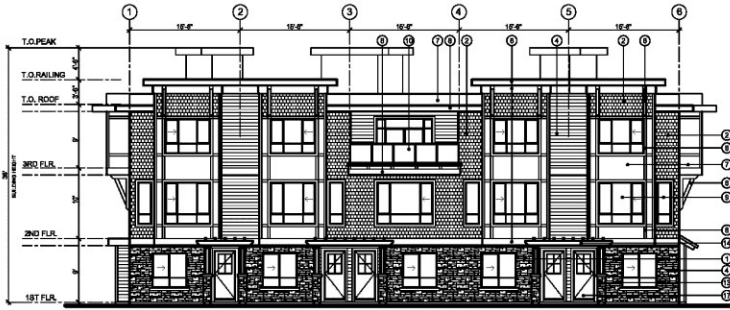
ROOF PLAN



FIRST FLOOR PLAN-BLOCK 4



THIRD FLOOR PLAN



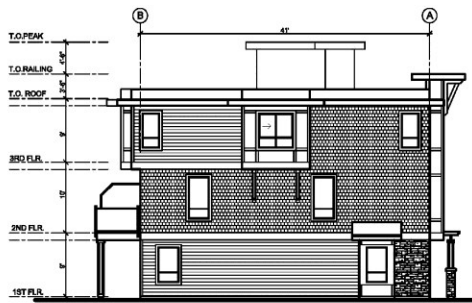
**NORTH (FRONT) ELEVATION -
BLOCK 2**



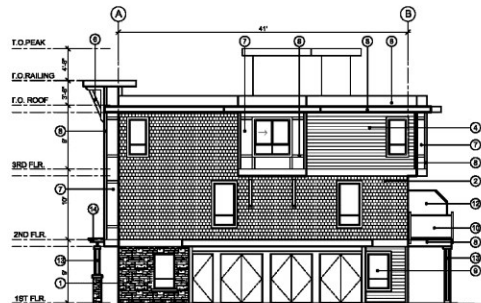
**NORTH (FRONT) ELEVATION -
BLOCK 1**



**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 BORAL
- 2 HARDIE SHINGLES
CL 2716A MAPLE PIE - BY GP.
- 3 VINYL SHINGLES
SS-SPICE BY KAYCAN
- 4 6" HORIZONTAL HARDIE BOARD
CL 3224M SERAPH - BY GP.
- 5 6" HORIZONTAL VINYL SIDING
73-STONECREST BY KAYCAN
- 6 BRACKETS
CEDAR WOOD - CLEAR STAIN
- 7 HARDIE BOARD
CL 3224M SERAPH - BY GP.
- 8 TRIM, BATTENS, FASCIAS
CL 3230 FATE - BY GP.
- 9 WINDOWS
VINYL-BLACK
- 10 RAILING
ALUMINUM - BLACK
GLASS (SAFETY) - CLEAR
- 11 GUTTER AND DOWN PIPE
VINYL - WHITE
- 12 PRIVACY SCREEN
PREFABRICATED METAL AND
OBSCURE GLASS
- 13 COLUMN
BASE: SUEDE DRYSTACK LEDGESTONE -
BY BORAL
TOP: CL 3224M SERAPH - BY GP.
TRIMS: CL 3230 FATE - BY GP.
- 14 TRELLIS
CEDAR WOOD - CLEAR STAIN
- 15 GARAGE DOOR
CL 3230 FATE - BY GP.
- 16 GUARD RAIL
2"x2" VERTICAL AND HORIZONTAL
CEDAR WOOD - CLEAR STAIN
- 17 ENTRY DOORS
- BLOCKS 1&2: CLV 1104N NERITIC - BY GP.
- BLOCK 3: CLV 1158N TIGRES - BY GP.
- BLOCK 4: CLV 1171N WORKING CLASS - BY GP.



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V1P 3M4
TEL: (604) 981-0001 FAX: (604) 981-0033
E-MAIL: info@fjadab.com

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| 1 | 07-11-18 | ISSUED FOR GP |
| NO. | DATE | REVISION/ISSUE |

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19690, 19874, 19890,
55 A AVENUE, LANOLEY

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

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

| | | |
|--------------|-------------|--------------|
| DATE: | APRIL 2016 | SHEET NO.: |
| SCALE: | 1/16"=1'-0" | A-3.1 |
| DESIGN: | F.A. | |
| DRAWN: | A.A. | |
| PROJECT NO.: | 1001 | |



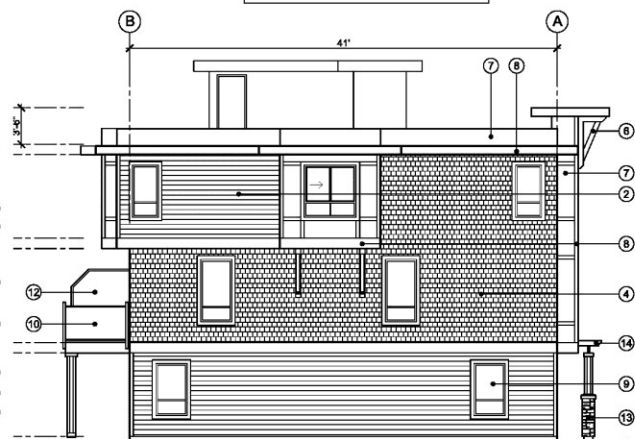
**NORTH (FRONT) ELEVATION -
BLOCK 4**

EXTERIOR FINISHES

- 1 STONE
SUEDE DRYSTACK LEDGESTONE -
BY BORAL
- 2 HARBOR BRICKLES
CL. 2718A MAPLE P.E. - BY GP.
- 3 VINYL SHINGLES
GR-SPICE BY KAYCAN
- 4 1/2" HORIZONTAL HARBOR SIDING
/ BAND BOARD
CL. 3224M SERAPHI - BY GP.
- 5 1/2" HORIZONTAL VINYL SIDING
F3-STONECREST BY KAYCAN
- 6 BRACRIT®
CEDAR WOOD - CLEAR STAIN
- 7 HARBORE BOARD
CL. 3224M SERAPHI - BY GP.
- 8 TRIMS, MATTRES, FASCIAS
CL. 3225D FATE - BY GP.
- 9 WINDOWS
VINYL - BLACK
- 10 RAILING
ALUMINUM - BLACK
GLASS (SAFETY) - CLEAR
- 11 GUTTER AND DOWN PIPE
VINYL - WHITE
- 12 PRIVACY SCREEN
PFB-FABRICATED METAL AND
OPSCURE GLASS
- 13 COLUMN
BASE: SUEDE DRYSTACK LEDGESTONE -
BY BORAL
TOP: CL. 3224M SERAPHI - BY GP.
TRIMS: CL. 3225D FATE - BY GP.
- 14 TRELLIS
CEDAR WOOD - CLEAR STAIN
- 15 GARAGE DOOR
CL. 3225D FATE - BY GP.
- 16 GUARD RAIL
2X2" VERTICAL AND HORIZONTAL
CEDAR WOOD - CLEAR STAIN
- 17 ENTRY DOOR
- BLOCKS 1&2: CLV 1104M NERETIC - BY GP.
- BLOCK 3: CLV 1158M TIGERS - BY GP.
- BLOCK 4: CLV 1171M WORKING CLASS - BY GP.



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



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



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
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E-MAIL: rha@fadamab.com

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| 1 | 27-11-18 | #BUID FOR GP |
| NO. | DATE | REVISION / ISSUED |

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
FURBIO, 1987A, 1989B
55 A AVENUE, LANGLEY

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

DRAWING TITLE:
**BLOCK 4
ELEVATIONS**

| | | | |
|--------------|------------|------------|--------------|
| DATE: | APRIL 2018 | SHEET NO.: | A-3.3 |
| SCALE: | NTS | | |
| DESIGN: | FA | | |
| DRAWN: | A.A. | | |
| PROJECT NO.: | 1001 | | |



F. ADAB ARCHITECTS INC.

878-9998 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3M4
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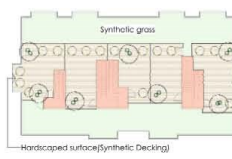
DESIGN RATIONALE AND SUMMARY

THIS MULTIFAMILY DEVELOPMENT IS AMIDST A RAPIDLY CHANGING AREA WHERE A NUMBER OF SUCH DEVELOPMENTS HAVE SPRUNG UP IN THE PAST FEW YEARS. OUR DESIGN CONCEPT ADOPTS A RESISTIVE AND SOFT SCHEME THAT RESIST WITH THE GENERAL TRANSFORMATION OF THE AREA.

THE CELLULAR NATURE OF A MULTIFAMILY DEVELOPMENT DEMANDS PRIVACY FOR THE VARIOUS UNITS AND THEIR ACCESSIBLE SPACES. THE ELEMENT USED TO DEFINE THESE SPACES PRIVATE PATIOS FROM ONE ANOTHER IS EMERALD CEDAR, (THUJA OCCIDENTALIS/SMARAGD). THIS COLUMNAR HEDGE PLANT IS USED IN TANDER WITH SMALLER SHRUBS SUCH AS SPIRAEA JAPONICA & AZALEA JAPONICA TO CREATE MULTIPLE LAYERS WITH TEXTURAL AND VISUAL RELIEF. THE PLANNING EDGES OF THE PROPERTY ARE PLANTED WITH NATIVE SHRUBS LIKE OREGON GRAPES AND EVERGREEN HUCKLEBERRY AT FORMING LIMITED MAINTENANCE AND LEAF LITTER. ALSO THEY ARE HARDY IN VARYING CLIMATIC CONDITIONS AND SOILS. ACER RUBRUM IS USED ON THE EXTERNAL STREETS TO ADD COLOR TO THE LANDSCAPE EDGES OF THE PROJECT. THE INTERNAL STREETS ARE TREATED WITH NATURAL DOGWOOD AND ALLEGHEMPT SERVICEBERRY FOR ORNAMENTAL QUALITY TO THE COMPLEX.

THE WALKWAYS AND THE ENTRANCE PLAZAS ARE SURFACE TREATED WITH STAMPED CONCRETE TO ALLOW FOR AFFORDING A RICHNESS TO THE STREETSCAPE. THE PRIVATE PATIOS ATTACHED TO EACH OF THE UNITS WITH A INEX TEXTURED PAVEMENT ALLOW FOR DISTINCT DEFINITION AND ARE WELL SOFTENED FROM THE ADDING PATIOS AND CIRCULATION ROUTES WITH APPROPRIATE FOLIAGE ALSO ALLOWING FOR THE GROUND ABSORPTION AND PERMEABILITY WE ALSO PROPOSED TO USE AN ELEMENT OF A LOW BACKGROUND SLATED FENCE IN LAYERING WITH THE PLANTS (AS SHOWN IN THE PICTURES) TO OFFER WELL DEFINED AND DISTINCTLY PLEASANT SPACES.

DESIGN CONCEPT OF ROOFTOP AREA.



THIS DEVELOPMENT BOASTS OF CREATIVE EXPLORATION IN TERMS OF THE ROOFTOP USABLE SPACES. THE ARCHITECTS HAVE ENVIASGED A RECESSED USABLE HARDSCAPED SURFACES THAT AFFORD PRIVACY TO ADJOINING BLOCKS AND DEVELOPMENTS.

AN INTERPLAY OF SYNTHETIC GRASS AND HARDSCAPE IS VISUALIZED HERE WITH THE SYNTHETIC GRASS ALLOWING A VISUAL RELIEF AND HOMO AREAS WITH POTS DEFINING THE ACTIVITY AREAS. THE DETAILS, STRUCTURAL INTEGRITY AND FINAL FORM TO BE FINALIZED EXPRESSLY BY THE STRUCTURAL ENGINEERS AND THE ARCHITECTS.

ONCE AGAIN, LOW MAINTENANCE FLOW HAS BEEN USED HERE TO ALLOW FOR LONGEVITY ONE SMALL MATURE TREE IS ALLOTTED TO A UNIT WITH THE EXCEPTION OF THE END UNITS WHERE IT HAS BEEN FOUND NECESSARY. ONCE AGAIN, NATIVE FLOWERING PLANTS LIKE OREGON GRAPES AND POLYPTYCHUM UNDER THE TREES HAVE BEEN PROPOSED TO ALLOW FOR A VARIETY OF TEXTURES, KEEPING THE MAINTENANCE LOW.



Variety of Surface Treatment patios



Slatted Fence Backgrounds (Animal Rolls)



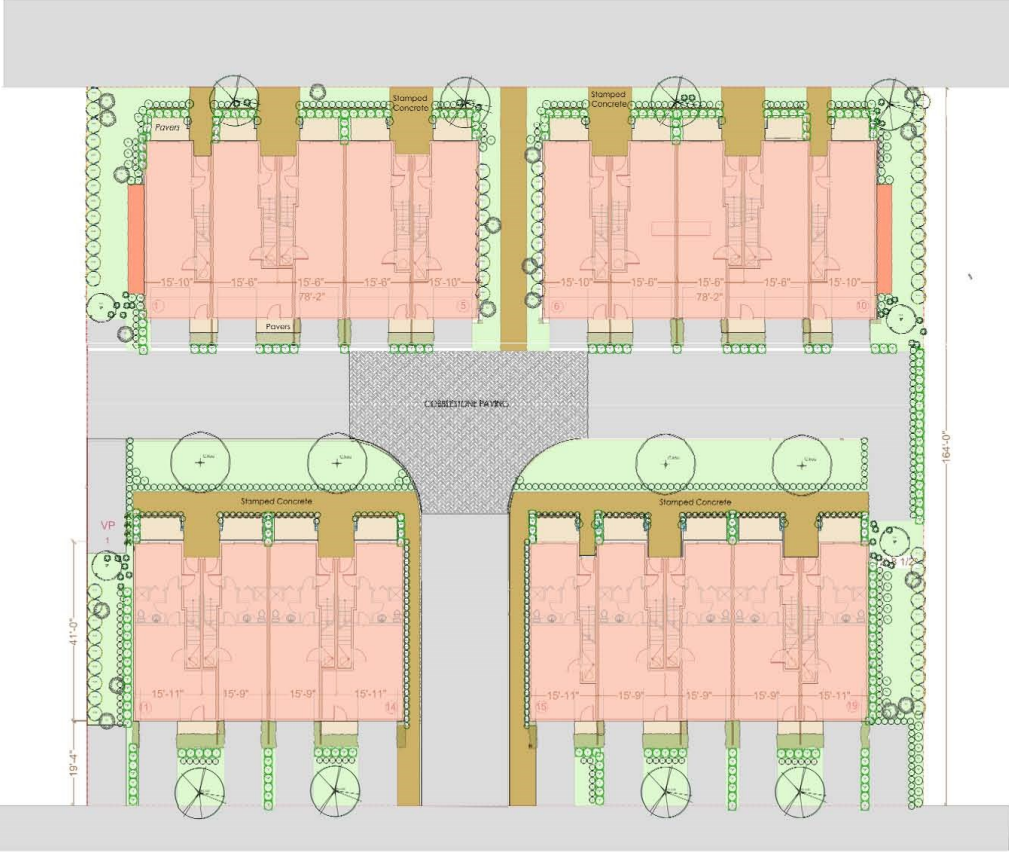
Roof Top garden interplay of Synthetic Grass and Hardscape.



Slatted Fence Backgrounds (Surface Flush)

Recommended Plant List

| ID | Quantity | Latin Name | Common Name | Scheduled Size | Notes |
|--------|----------|----------------------------------|-------------------------------|----------------|-------|
| AC.C | 4 | Acacia glaberrima | Caracra Mono | 30cm. H | |
| AC.RUB | 8 | Acacia rubrum 'Red Sunset' | Red Sunset Red Maple | 7cm. cal. | |
| CA.MOR | 4 | Camus Incausa 'Chimera' | Chimera Dogwood | 6cm. cal. | |
| ST.MPT | 256 | Thuja occidentalis 'Smaragd' | Emerald Cedar | 1.75cm. H. | |
| ASJ | 7 | Aspidistra japonica | Japanese anemone | 45 pot | |
| B | 4 | Baccharis spicata | Coast Pice | 42 pot | |
| B | 360 | Buxus microphylla 'Winter Guard' | Winter Green Boxwood | 40 pot | |
| MA.M | 40 | Manisuris argenteoline | Chrysom yamou | 43 pot | |
| MA.M | 20 | Manisuris maritima | Manisuris | 42 pot | |
| AK | 18 | Salicapsaqua 'Honey' | Dwarf Acacia Blue Leaf Willow | 42 pot | |
| SK | 101 | Skinerito japonica | Japanese Skimmer | | |



APC Concept Landscape



19660-19680 55A Av
Langley, BC

1381 129th Street, Surrey, BC, V4A3X7

604 783 1450

tucherhall@gmail.com

**Landscape Plan
LA-01-03**

| | | | |
|-------------|--------|------------|-----------------------|
| Drawn By | Ruchir | Checked By | Ruchir |
| Reviewed By | Ruchir | Stage | Design Development |
| Contractor | | Consultant | |
| Activities | | Discipline | APC Concept 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.

1

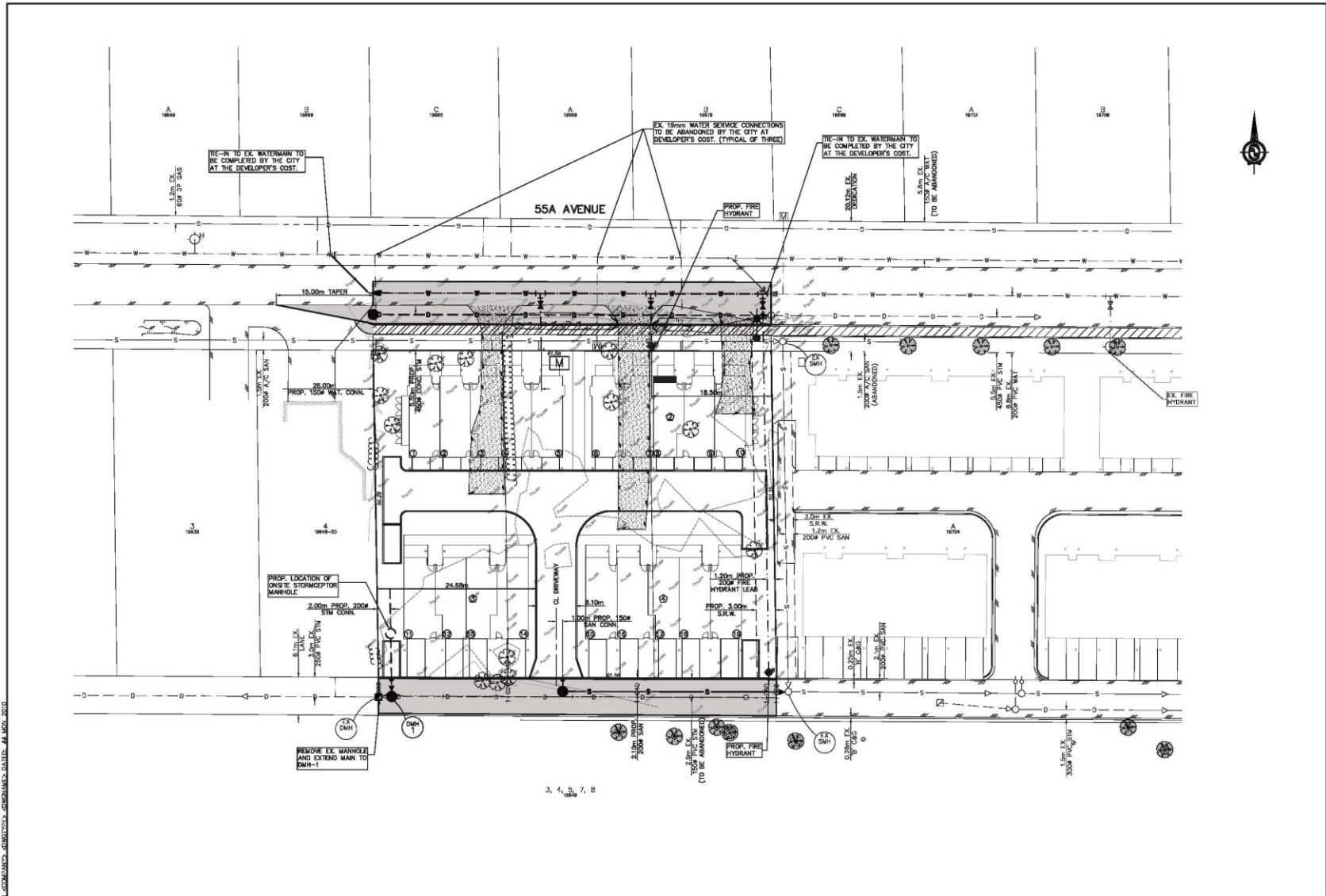
Scale 1/8" = 1'-0"



**DRAWING TITLE:
LANDSCAPE PLAN**

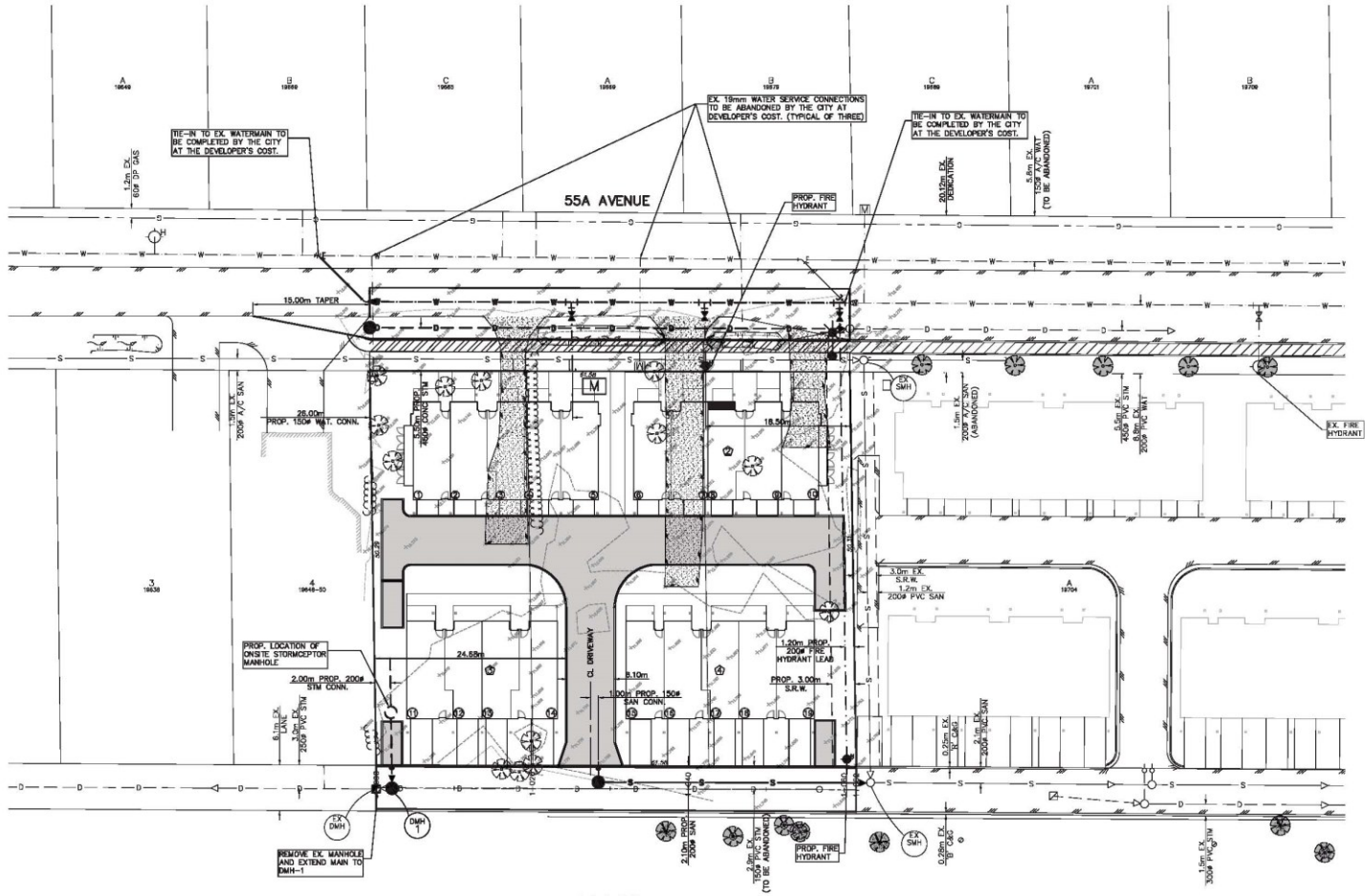
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| DATE | APR/2018 | SHEET NO. | |
| SCALE | 1/8" = 1'-0" | | |
| DESIGN | F.A. | | |
| DRAWN | | | |
| PROJECT NO. | 1001 | | |

L-1



NOTES
 DRAWINGS BASED ON AGREEMENTS, SPECIFICATIONS, CONDITIONS, DATED 14 NOV. 2010
 CONTRACTOR TO CONTACT TELUS, B.C. HYDRO AND TOWNSHIPS AS PER THE CONNECTION TO CONSUMER LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT

| | | | | | | | | |
|---|--|--|---|----------------------|--------------------|---|---|-----------------|
| LEGAL LOT 6, PLAN 8808, LOTS 183 AND 184, BOTH OF PLAN 44887 ALL OF SECTION 2, TOWNSHIP 6 N.W.2. | ENGINEER FLY ENGINEERING LTD. 5757 KETTLE CREEK WEST SUDBURY, ON N3S 6R8 Tel: 604-317-6039 Email: kevin_john@flyeml.com | DEVELOPER SUPERSTAR HOMES 5757 KETTLE CREEK WEST SUDBURY, ON N3S 6R8 Tel: 604-317-6039 Email: kevin_john@flyeml.com | SEAL LITHA BALAGANGA, PROFESSIONAL ENGINEER IN 2009 STANDING IN PRO FOR THE PROVINCE OF BRITISH COLUMBIA HERBY COUNTY JUST THE KEROAS AS BEING SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE CITY OF LANGLEY STANDARD AND DEVELOPMENT CONTROL BYLAWS, EXCEPT AS NOTED BELOW. EXCEPTIONS: | No. _____ DATE _____ | REVISIONS _____ | DESIGN: RED DRAWING: A-81 APPROVED: ER DATE: 2016/05/09 SCALE: HORIZ: 1:250 VERT: N/A | The City of Langley MUNICIPAL PROJECT NO. 19850, 19874 & 19880 - 55A AVENUE PROJECT NO. 164465 SHEET NO. SK1 | KEY PLAN |
| | | | | | | | | |



3, 4, 5, 6, 7, 8

DRAWINGS BASED ON AGREEMENTS, SPECIFICATIONS, ORDINANCES, DATED 14 JULY 2010.

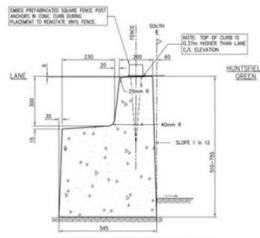
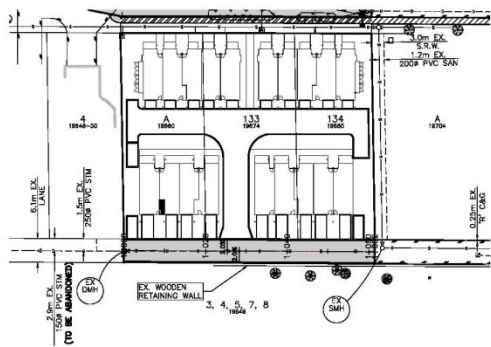
NOTES

CONTRACTOR TO CONTACT TELUS, B.C. HYDRO AND TRENCH SHS PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

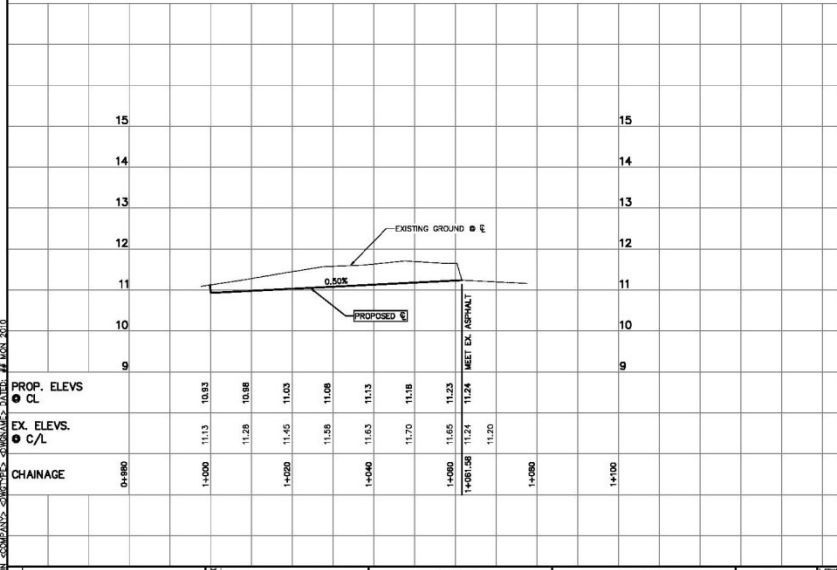
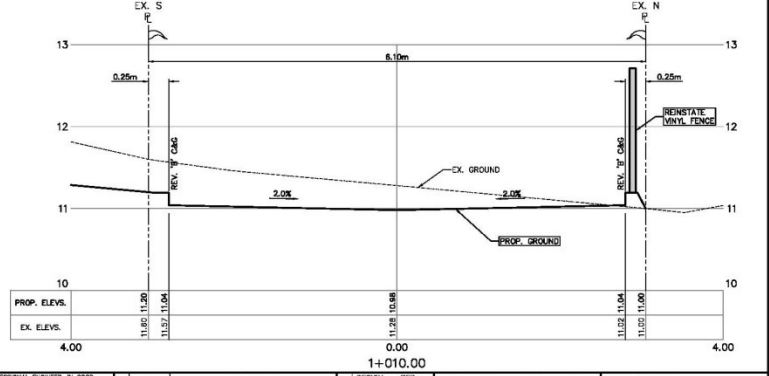
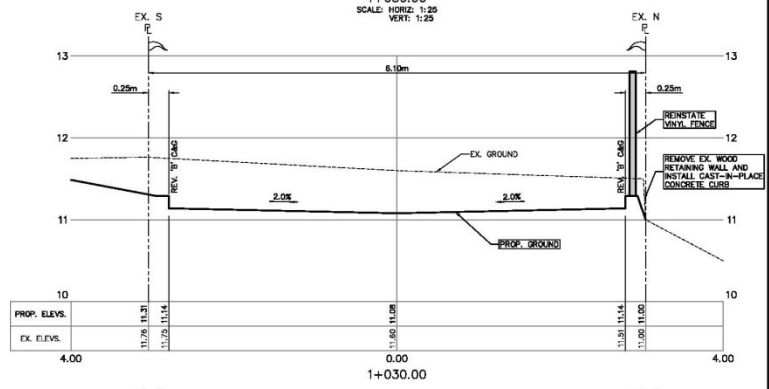
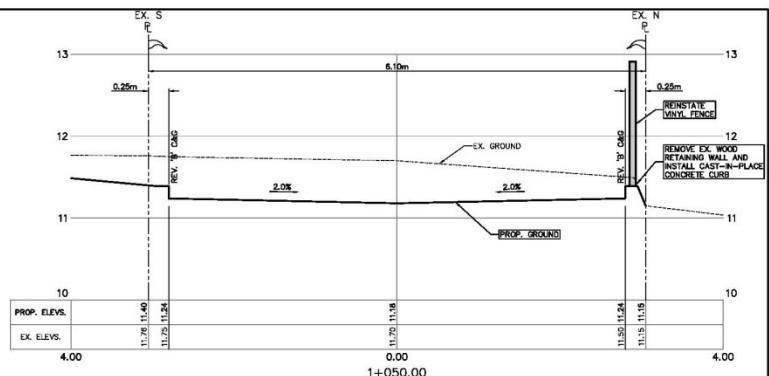
| | | | |
|---|---|--|--|
| PROPOSAL ALL DIMENSIONS ARE GEOMETRIC AND ARE DERIVED FROM AERIAL OBSERVATIONS OF AN ENGINEERED SOLE. | ENGINEER H.V. ENGINEERING LTD. 5757 KETTLE CREST WEST SUDBURY, ON L3S 0R8 Tel: 604-317-6039 Email: kevin_toh@hve.com | DEVELOPER SUPERSTAR HOMES 5757 KETTLE CREST WEST SUDBURY, ON L3S 0R8 Tel: 604-317-6039 Email: kevin_toh@hve.com | SEAL KEVIN BALOGH, PROFESSIONAL ENGINEER IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HERBY COUNTY, HAS THE HONOR AS SEEN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING PRACTICE AND IN COMPLIANCE WITH THE CITY OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW. |
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| NO. | DATE | REVISIONS |
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| DESIGN: RED DRAWING: A-81 APPROVED BY: DATE: 2016/08/09 SCALE: HORIZ: 1:250 VERT: N/A | The City of Langley MUNICIPAL PROJECT NO. PRELIMINARY SITE GRADING PLAN PROJECT NO. 19660, 19674 & 19680 - 55A AVENUE SHEET NO. SK2 |
|---|--|



SCALE
HORIZ: 1:500
VERT: 1:50



DRAWINGS BASED ON COMMENTS - CONTRACT - DATE: 14 NOV 2010

| <p>NOTES</p> <p>CONTRACTOR TO CONTACT TELLS, B.C. HYDRO AND TOWN AND REGION GAS PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT</p> | <p>DESIGNER</p> <p>FLY ENGINEERING LTD.</p> | <p>DEVELOPER</p> <p>SUPERSTAR HOMES</p> | <p>SEAL</p> <p>KEVIN BALANOGU, PROFESSIONAL ENGINEER IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, MEMBER CPEIT #141. THE WORK HAS PREVIOUSLY SET OUT ON THE ATTACHED DRAWINGS HAS BEEN ORDERED TO GOOD ENGINEERING PRACTICES AND IS COMPLIANT WITH THE CITY OF LANGLEY SUBDIVISION AND DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.</p> | <p>REVISIONS</p> <table border="1"> <tr><th>No</th><th>DATE</th><th>REVISIONS</th></tr> <tr><td> </td><td> </td><td> </td></tr> </table> | No | DATE | REVISIONS | | | | <p>DESIGN</p> <p>FLY</p> | <p>DATE: 2016/09/09</p> | <p>APPROVED BY</p> | <p>THE City of Langley</p> | <p>MINOR PROJECT No.</p> |
|--|--|---|---|--|----------------------|------|-----------|--|--|--|--------------------------|-------------------------|--------------------|----------------------------|--------------------------|
| | | | | | No | DATE | REVISIONS | | | | | | | | |
| | | | | | | | | | | | | | | | |
| <p>LOCAL</p> <p>LOT 8, PLAN BOOK 1219/133 AND 134, BOTH OF PLAN 44867 ALL OF SECTION 5, TOWNSHIP 6, R.M.S.</p> | <p>ALL ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM GNSS OBSERVATIONS JAN 10/NOV 2008.</p> | <p>CONTRACTOR TO CONTACT TELLS, B.C. HYDRO AND TOWN AND REGION GAS PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT</p> | <p>SCALE: HORIZ: AS NOTED VERT: AS NOTED</p> | <p>PROJECT No. 164465</p> | <p>SHEET No. SK3</p> | | | | | | | | | | |