

**5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY**



RED CARDINAL HOMES LTD.
378-8148, 128 STREET
SURREY, B.C. V3W 1R1
TEL: 778 229 7044

F. ADAB ARCHITECTS INC.
130 - 1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 3R4
TEL : 604 987 3003
FAX : 604 987 3033

CAMERON LAND SURVEYING LTD.
206-16055 68 FRASER HWY.
SURREY, B.C. V4N 0G2
TEL : 604 597 3777

CENTRAS ENGINEERING LTD
216-2630 CROYDON DR.
SURREY, B.C. V3S 6T3
TEL : 604 782 6927

M2 LANDSCAPING
220-26 LORNE MEWS,
NEW WESTMINSTER, B.C. V3M 3L7
TEL : 604 553 0044
FAX : 604 553 0045

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**F. ADAB
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1	06-06-18	ISSUED FOR RECORDING &
NQ.	DATE	REVISION / ISSUED

PROJECT TITLE:
30 UNIT TOWNHOUSE
DEVELOPMENT
5454,5484,5474,5484,5490
BRYDON CRESCENT, LANGLEY

FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**PROJECT INDEX -
CONTACTS LIST**

DATE	OCT 2017	SHEET NO: A-1.
SCALE	N/A	
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO.	1801	

PROJECT STATISTICS

CIVIC ADDRESS :

5454, BRYDON CRESCENT, LANGLEY, BC.
5464, BRYDON CRESCENT, LANGLEY, BC.
5474, BRYDON CRESCENT, LANGLEY, BC.
5484, BRYDON CRESCENT, LANGLEY, BC.
5490, BRYDON CRESCENT, LANGLEY, BC.

LEGAL DESCRIPTION :

LOTS 51 TO 55, ALL OF SECTION 3, TOWNSHIP 8, NWD PLAN 21709

LOT AREA :

43,100 SQ.FT.=4004 SQ.M.=0.99 ACRES

ZONING :

EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL
PROPOSED : RM3

LOT COVERAGE :

PROVIDED : 21,084 SF = 49%

FLOOR AREA :

PROVIDED : BLOCK 1 : 6,400 SQ.FT. = 594.56 SQ.M.
BLOCK 2 : 6,400 SQ.FT. = 594.56 SQ.M.
BLOCK 3 : 8,000 SQ.FT. = 743.2 SQ.M.
BLOCK 4 : 8,526 SQ.FT. = 792.06 SQ.M.
BLOCK 5 : 7,176 SQ.FT. = 666.6 SQ.M.
BLOCK 6 : 8,526 SQ.FT. = 792.06 SQ.M.

TOTAL : 45028 SQ.FT. = 4183.10 SQ.M.

FAR :

PROPOSED : 45,028/43,100 = 1.04

BUILDING HEIGHT :

ALLOWED : 3 STORIES
PROVIDED : 3 STORIES

SETBACKS :

PROVIDED : NORTH PL. : 13'-5" TO 14'-0"
SOUTH PL. : 14'-5" TO 14'-9"
WEST PL. : MIN. : 9'-9"
MAX. : 10'-2"
EAST PL. : MIN. : 14'-4"
MAX. : 21'-5"

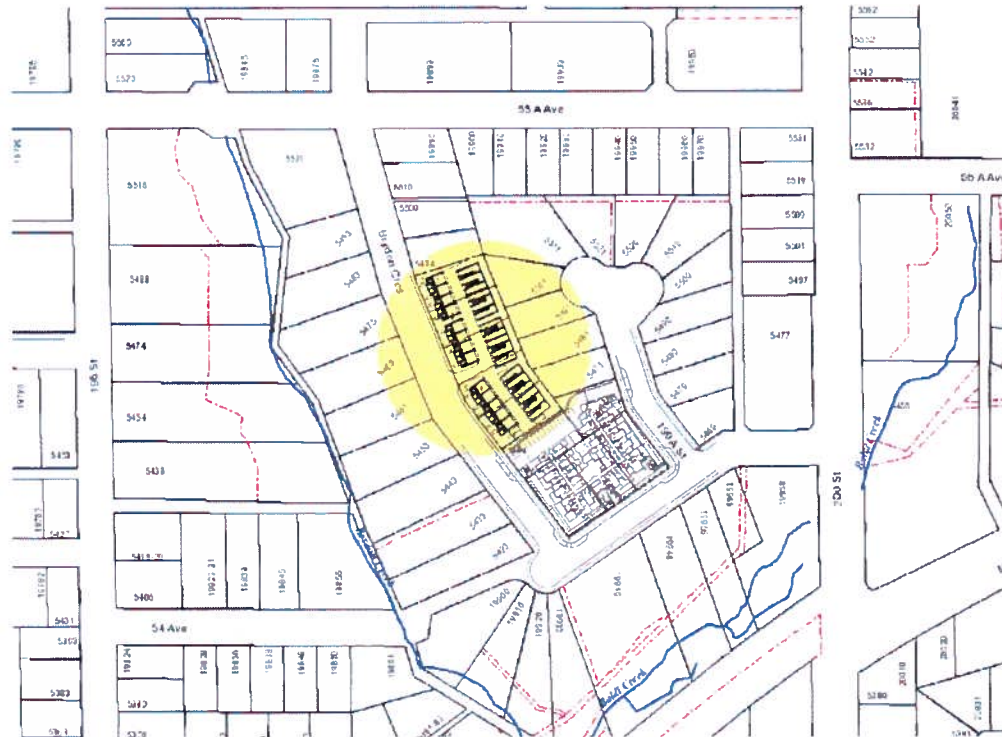
NO. OF UNITS : 30

DENSITY :

PROPOSED : 30.3 UNIT / ACRE

PARKING :

REQUIRED : 2 STALLS / TOWNHOUSE : 60 STALLS
VISITORS : 0.2 / UNIT = 6
PROVIDED : 2 STALLS / TOWNHOUSE : 60 STALLS
VISITORS : 6



UNIT MIX

UNIT TYPE	A	B	C	D	TOTAL
NO OF BED RM.	3	3	3	4	-
NO OF UNIT	5	6	6	13	30
AREA (SQ.FT.)	1350	1513	1400	1600	-
TOTAL AREA (SQ.FT.)	6750	9078	8400	20800	45028



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NO	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR RECORDING & DP

PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454 5464 5474 5484 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**STATISTICS
CONTEXT PLAN**

DATE	OCT 2017	SHEET NO
SCALE	N/A	A-1.1
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO	1801	



1



2



3



4



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1	04-04-18	ISSUED FOR REZONING & DP							
NO.	DATE	REVISION / ISSUED							

PROJECT TITLE:
30 UNIT TOWNHOUSE
DEVELOPMENT
5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
AERIAL MAP-
CONTEXT PHOTOS

DATE	OCT 2017	SHEET NO.
SCALE	N/A	A-1.2
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO.	1801	



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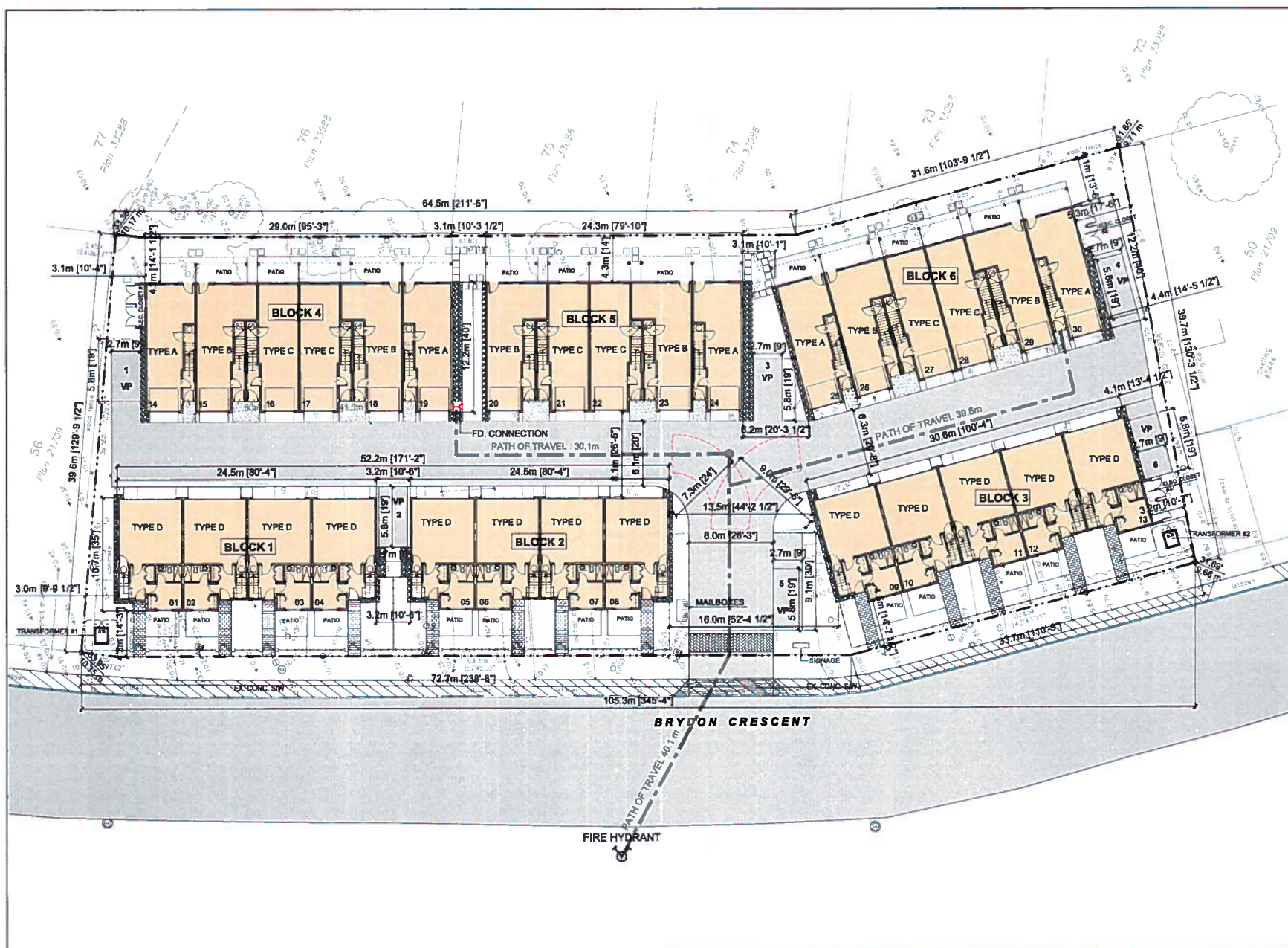
1	04-04-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION/ISSUED

PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454.5464.5474.5484.5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
SITE PLAN - METRIC

DATE:	OCT. 2017	SHEET NO:	
SCALE:	1:400		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1801		

A-1.3





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1	04-04-18	ISSUED FOR REZONING & C
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454,5484,5474,5484,5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**PERSPECTIVE VIEW
FROM BRYDON CRES.**

DATE:	OCT 28/17	SHEET NO. A-1.
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



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1	04-04-19	ISSUED FOR REZONING & E
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
30 UNIT TOWNHOUSE
DEVELOPMENT
5454,5484,5474,5484,5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**COLOURED
ELEVATIONS**

DATE:	OCT 2017	SHEET NO: A-1.
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

The selection of the exterior finishes is based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

The colours are selected with emphasis on dark grey panels, off-white siding and the natural wood colour in selected areas.



John Price
MD James O'Neal
rsm-10, 10/10/00
jprice@hawaii.uci.edu

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A photograph of a modern, multi-story residential building. The building features a mix of materials: stone on the ground floor, wood paneling on the upper floors, and large glass windows. The roof is flat with a red umbrella and people on it. A silver car is parked in front of the building.

BLOCKS 1 AND 2 FRONT ELEVATION



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PROJECT TITLE:
30 UNIT TOWNHOUSE
DEVELOPMENT
5454,5484,5474,5484,5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
EXTERIOR FINISH

DATE:	OCT 2017	SHEET NO: A-1.6
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	



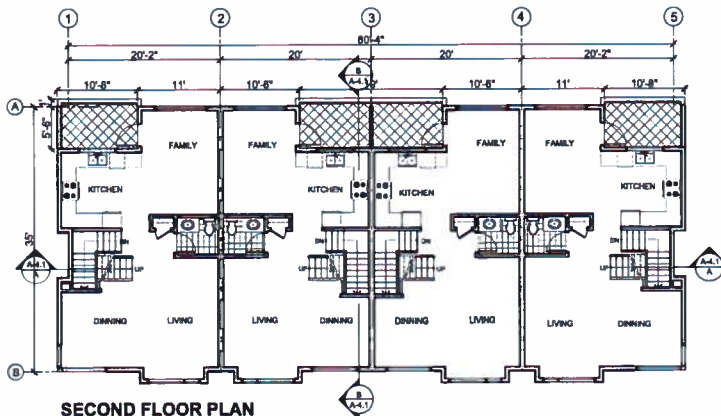
**F. ADAB
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6130-1880 ROOSEVELT CRESCENT
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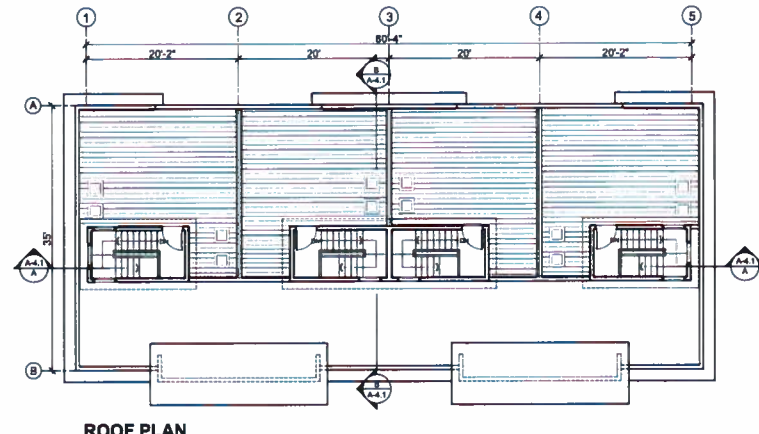
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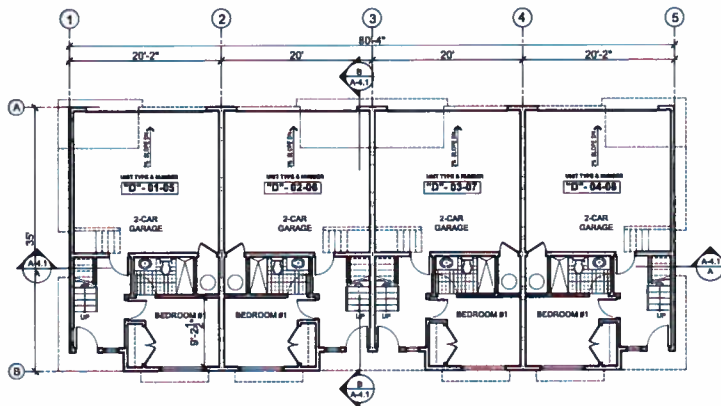
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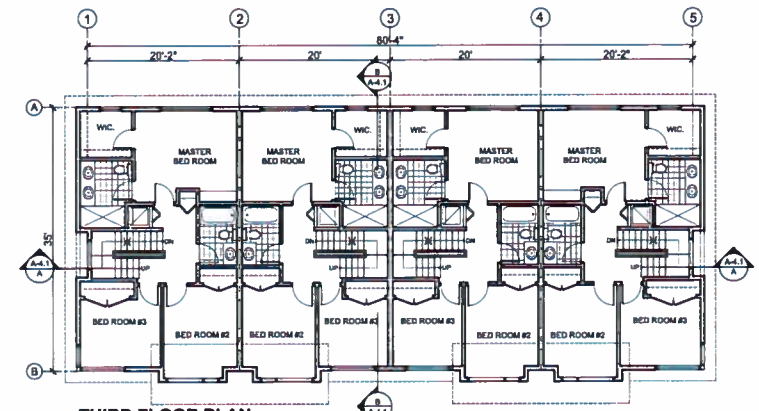
**SECOND FLOOR PLAN
BLOCKS 1-2**



**ROOF PLAN
BLOCKS 1-2**



**FIRST FLOOR PLAN
BLOCKS 1-2**



**THIRD FLOOR PLAN
BLOCKS 1-2**

1	04-04-18	ISSUED FOR REDWIND & DP
NO	DATE	REVISION / ISSUED

PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454 5484, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**BLOCKS 1 & 2
FLOOR PLANS**

DATE:	OCT 2017	SHEET NO:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

A-2.1



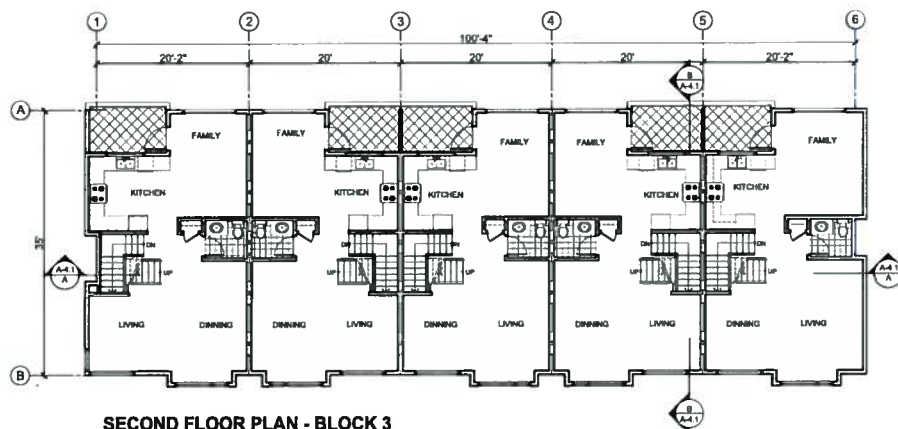
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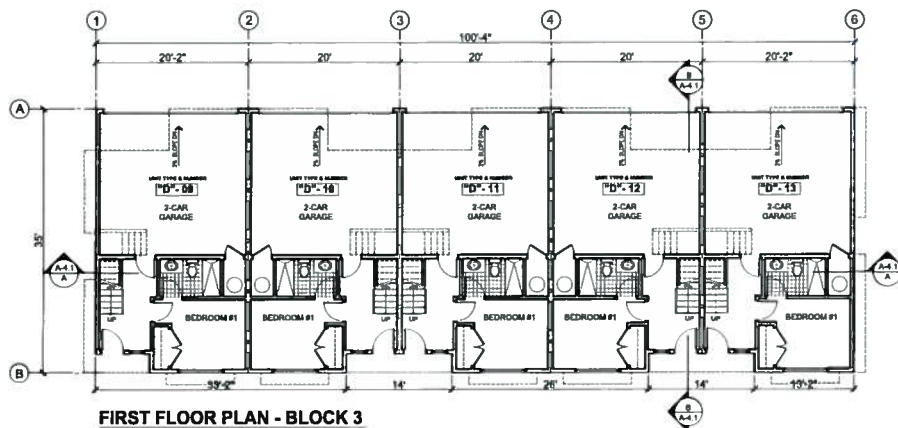
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SECOND FLOOR PLAN - BLOCK 3



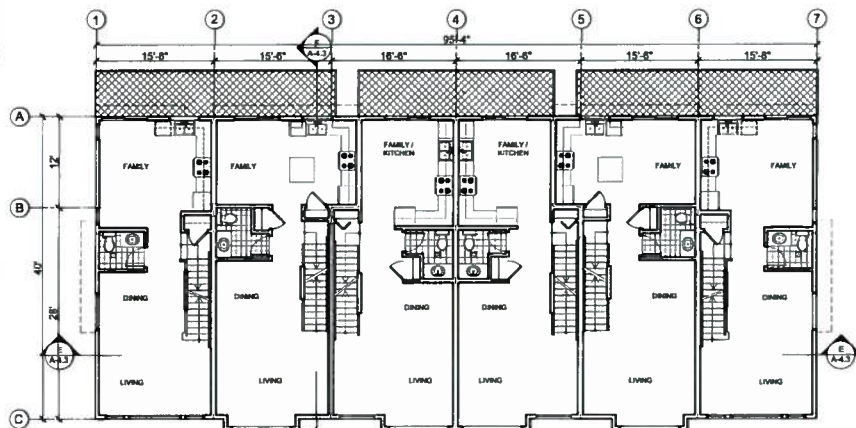
FIRST FLOOR PLAN - BLOCK 3

NO.	DATE	REVISION / ISSUED
1	04-06-18	ISSUED FOR REZONING & DP

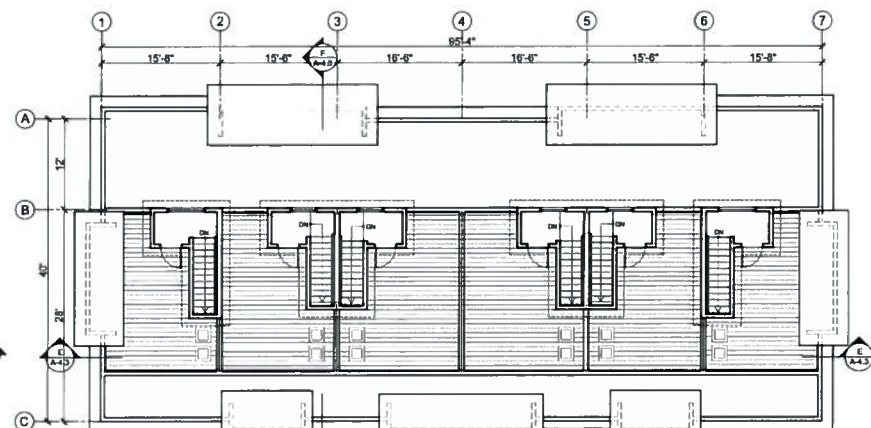
PROJECT TITLE:
30 UNIT TOWNHOUSE
DEVELOPMENT
5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8140 120 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCK 3
FLOOR PLANS

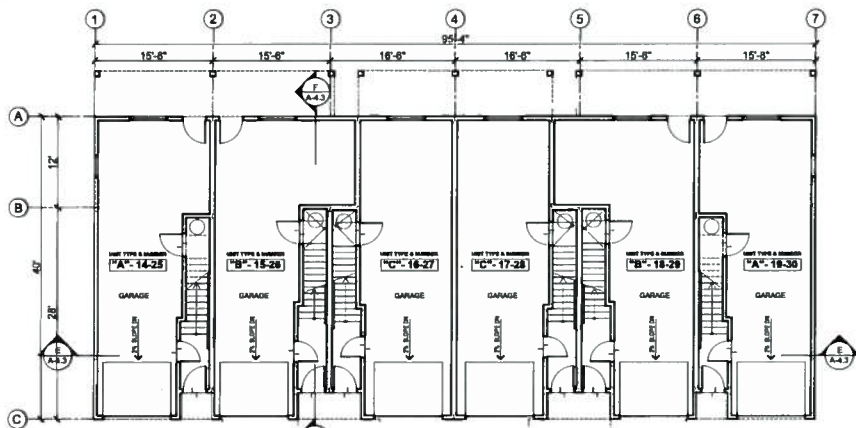
DATE:	OCT 2017	SHEET NO.
SCALE:	1/8" = 1'-0"	A-2.2a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.	1801	



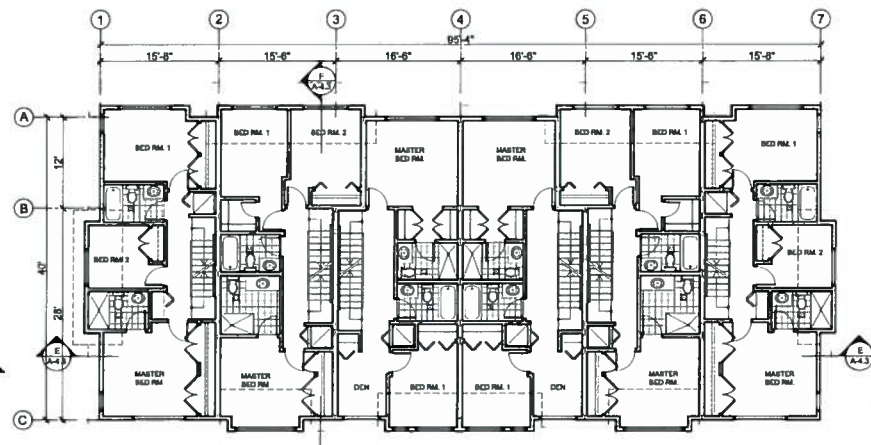
**SECOND FLOOR PLAN
BLOCKS 4-6**



**ROOF PLAN
BLOCKS 4-6**



**FIRST FLOOR PLAN
BLOCKS 4-6**



**THIRD FLOOR PLAN
BLOCKS 4-6**



**F. ADAB
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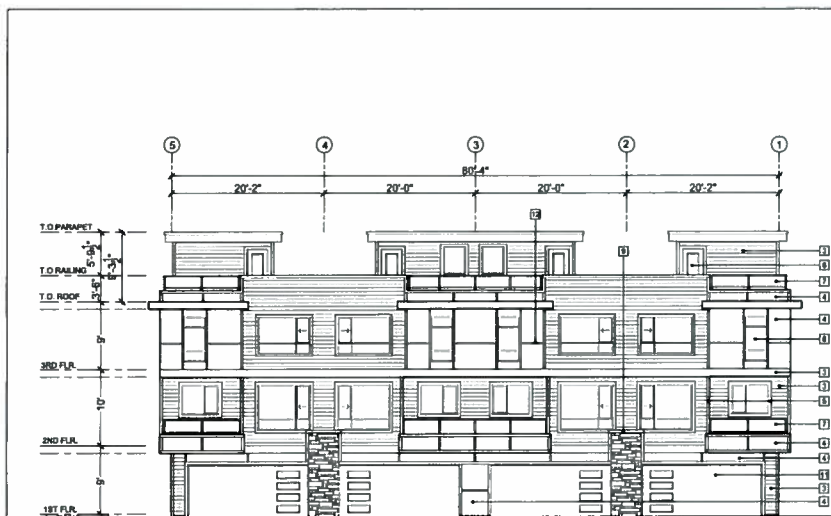
1	04-04-18	ISSUED FOR PERIZING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**38 UNIT TOWNHOUSE
DEVELOPMENT**
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

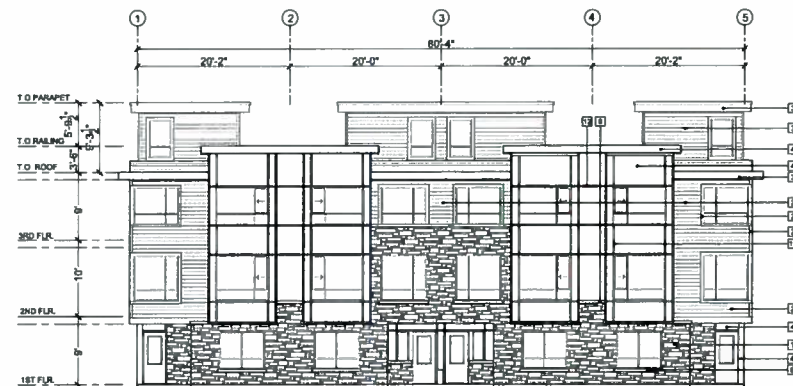
DRAWING TITLE:
**BLOCKS 4-6
FLOOR PLANS**

DATE:	OCT 2017	SHEET NO.:	
SCALE:	1/8"=1'-0"		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	1801		

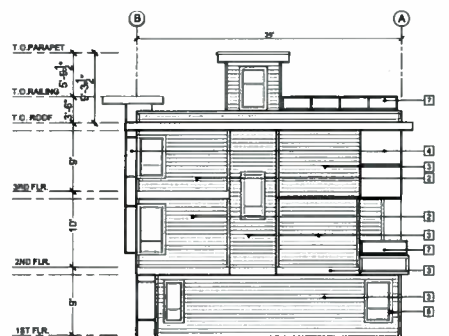
A-2.3



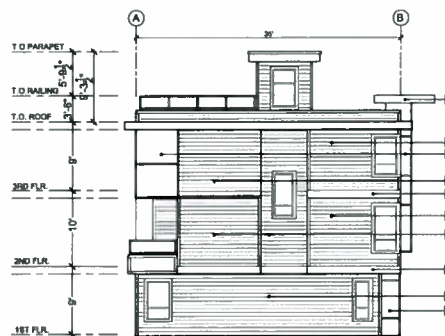
NORTH (REAR) ELEVATION - BLOCKS 1-2



SOUTH (FRONT) ELEVATION - BLOCKS 1-2



**EAST ELEVATION -
BLOCKS 1-2**



**WEST ELEVATION -
BLOCKS 1-2**

EXTERIOR FINISHES

- 1 **STONE**
SHALE COUNTRY LEDGESTONE -
BY BORAL
- 2 **6" HORIZONTAL SIDING** -
PVC / CARAMEL CEDAR, REF #8
BY SAGIPER
- 3 **6" HORIZONTAL HARDIE SIDING**
/ **BAND BOARD / FASCIA**
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 4 **HARDIE PANEL / FASCIA**
SW 7665 WALL STREET - BY SHERWIN WILLIAMS
- 5 **TRIM**
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 6 **WINDOW**
VINYL - BLACK
- 7 **RAILING**
- ALUMINUM - BLACK
- GLASS (SAFETY) - CLEAR
- 8 **COLUMN**
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 9 **WINDOW SILL - WALL CAP**
PRE-CAST CONCRETE
- 10 **ENTRY DOOR**
- BLOCKS 1, 2 & 3: SW 6244 - BY SHERWIN WILLIAMS
- CLEAR GLASS
- 11 **GARAGE DOOR**
- SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- CLEAR GLASS
- 12 **REVEAL**
BLACK



F. ADAB ARCHITECTS INC.

#138 1800 ROOSEVELT CRESCENT
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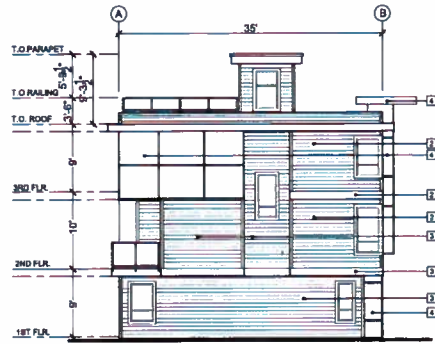
1	04-04-18	ISSUED FOR REDZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

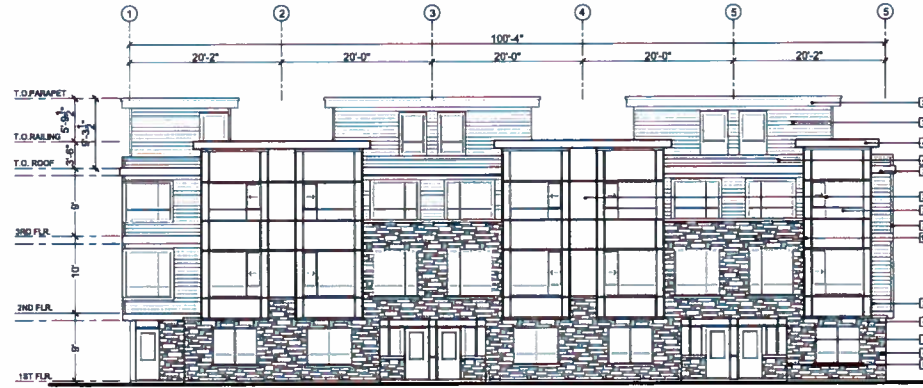
DRAWING TITLE:
**BLOCKS 1&2
ELEVATIONS**

DATE:	OCT 2017	SHEET NO.:
SCALE:	1/8"=1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1801	

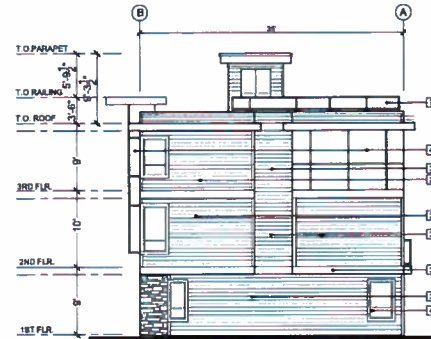
A-3.1



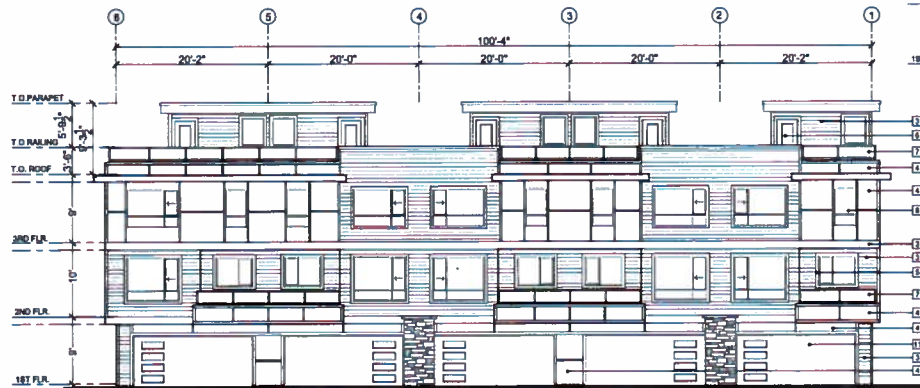
WEST ELEVATION -
BLOCK 3



SOUTH (FRONT) ELEVATION - BLOCK 3



EAST ELEVATION -
BLOCK 3



NORTH (REAR) ELEVATION - BLOCK 3

EXTERIOR FINISHES

- 1 STONE
SHALE COUNTRY LEDGESTONE -
BY BORAL
- 2 6" HORIZONTAL SIDING -
PVC / CARAMEL CEDAR, REF #6
BY SAGIPER
- 3 6" HORIZONTAL HARDIE SIDING
/ BAND BOARD / FASCIA
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 4 HARDIE PANEL / FASCIA
SW 7665 WALL STREET - BY SHERWIN WILLIAMS
- 5 TRIM
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 6 WINDOW
VINYL - BLACK
- 7 RAILING
- ALUMINUM - BLACK
- GLASS (SAFETY) - CLEAR
- 8 COLUMN
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 9 WINDOW SILL - WALL CAP
PRE-CAST CONCRETE
- 10 ENTRY DOOR
- BLOCKS 1, 2 & 3: SW 6244 - BY SHERWIN WILLIAMS
- CLEAR GLASS
- 11 GARAGE DOOR
- SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- CLEAR GLASS
- 12 REVEAL
BLACK



F. ADAB ARCHITECTS INC.

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NO	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & DP

PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454, 5484, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**BLOCK 3
ELEVATIONS**

DATE:	OCT 2017	SHEET NO.:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1801	

A-3.2



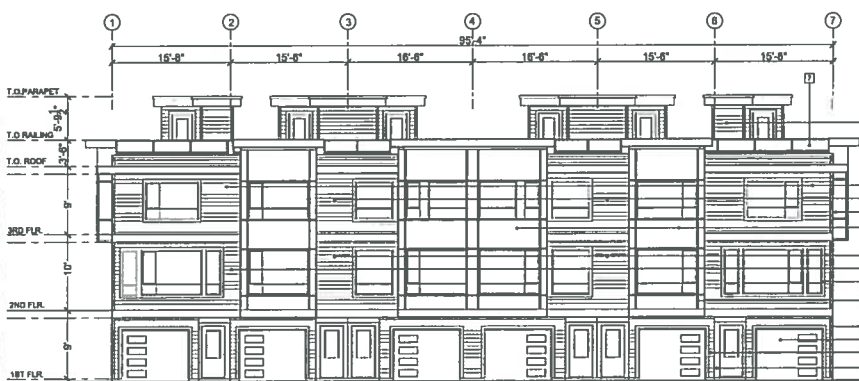
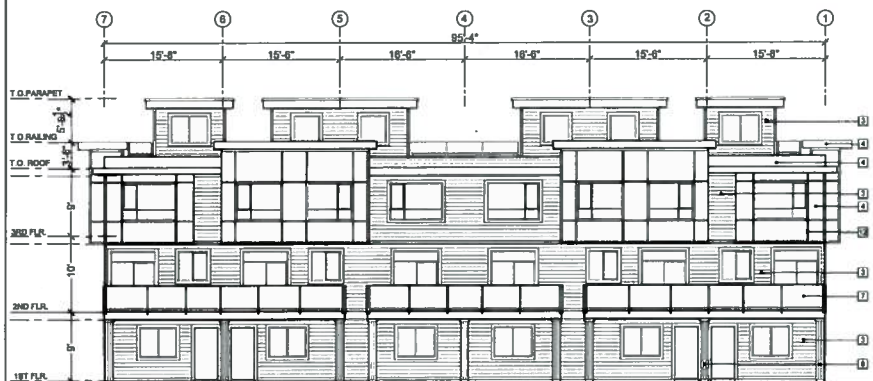
F. ADAB ARCHITECTS INC.

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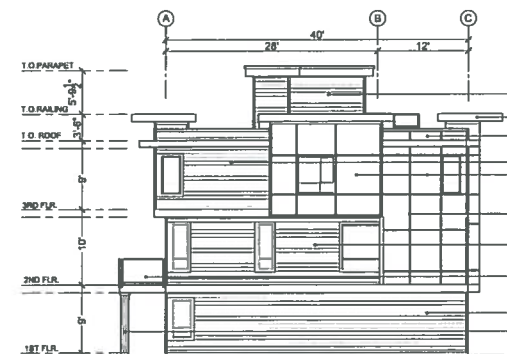
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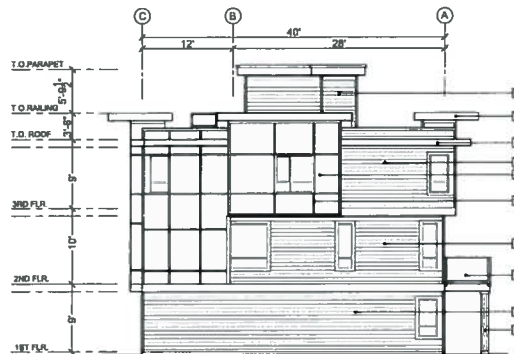


**NORTH ELEVATION -
BLOCKS 4-6**

**SOUTH ELEVATION -
BLOCKS 4-6**



**WEST ELEVATION -
BLOCKS 4-6**



**EAST ELEVATION -
BLOCKS 4-6**

EXTERIOR FINISHES

- 1 **STONE**
SHALE COUNTRY LEDGESTONE -
BY BORAL
- 2 **8" HORIZONTAL SIDING** -
PVC / CARAMEL CEDAR, REF #8
BY SAGIPER
- 3 **8" HORIZONTAL HARDIE SIDING**
/ BAND BOARD / FASCIA
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 4 **HARDIE PANEL / FASCIA**
SW 7605 WALL STREET - BY SHERWIN WILLIAMS
- 5 **TRIM**
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 6 **WINDOW**
VINYL - BLACK
- 7 **RAILING**
- ALUMINUM - BLACK
- GLASS (SAFETY) - CLEAR
- 8 **COLUMN**
SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- 9 **WINDOW BILL - WALL CAP**
PRE-CAST CONCRETE
- 10 **ENTRY DOOR**
- BLOCKS 1, 2 & 3: SW 6244 - BY SHERWIN WILLIAMS
- CLEAR GLASS
- 11 **GARAGE DOOR**
- SW 7102 WHITE FLOUR - BY SHERWIN WILLIAMS
- CLEAR GLASS
- 12 **REVEAL**
BLACK

PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY

FOR:
RED CARDINAL HOMES
378 6148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
**BLOCKS 4&6
ELEVATIONS**

DATE	OCT 2017	SHEET NO.
SCALE	1/8"=1'-0"	A-3.3
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO.	1801	



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DATE: OCT 2017	SHEET NO:
SCALE: 1/16"=1'-0"	A-3.4
DESIGN: AA	
DRAWN: AA	
PROJECT NO: 1801	

A-3.4



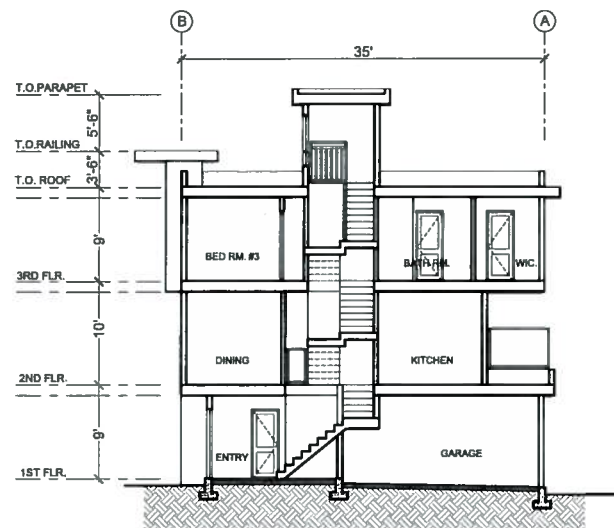
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NORTH VANCOUVER, BC V7P 3N4
TEL: (604) 987-0303 FAX: (604) 987-3023
E-MAIL: info@fadamadab.com

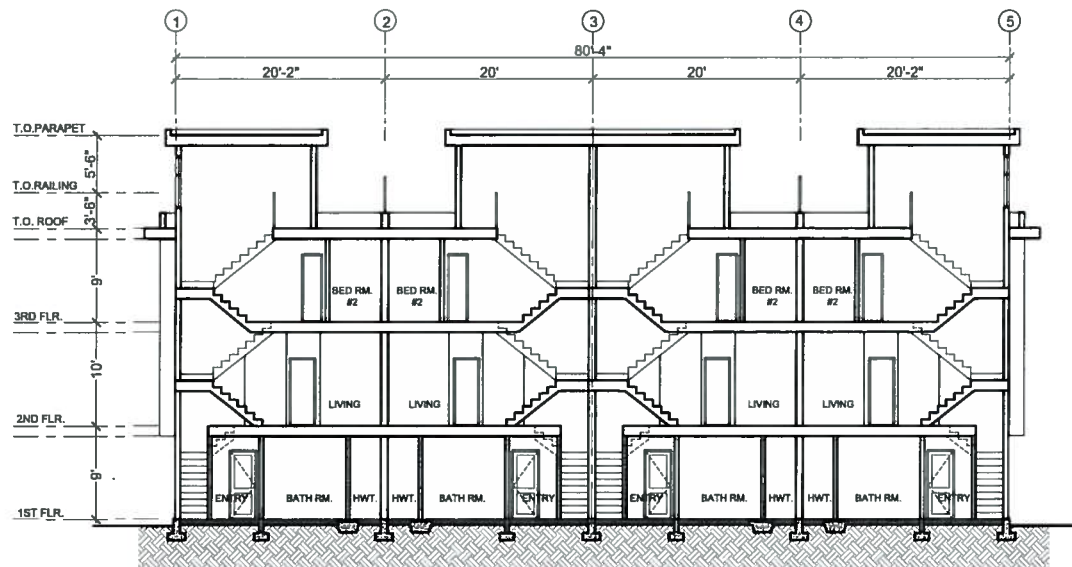
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SECTION B-B - BLOCKS 1-2



SECTION A-A - BLOCKS 1-2

NO.	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & CP

PROJECT TITLE:
36 UNIT TOWNHOUSE
DEVELOPMENT
5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 B148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCKS 1-2
SECTIONS A-A AND B-B

DATE:	OCT 2017	SHEET NO.:	
SCALE:	NTS		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	1801		

A-4.1

DATE: OCT 2017	SHEET NO: A-4.2
SCALE: NTS.	
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1801	

SECTION C-C - BLOCK 3



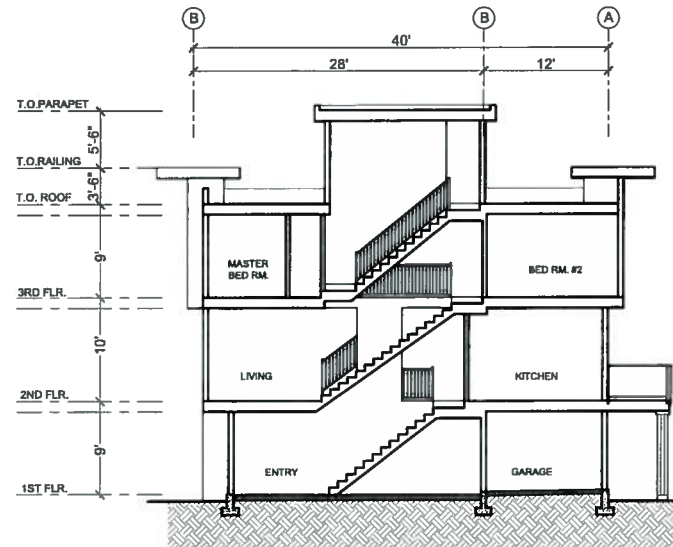
F. ADAB ARCHITECTS INC.

#130-1880 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V1P 3H4
TEL: (604) 987-3333 FAX: (604) 987-3333
E-MAIL: info@f.adabarchitects.com

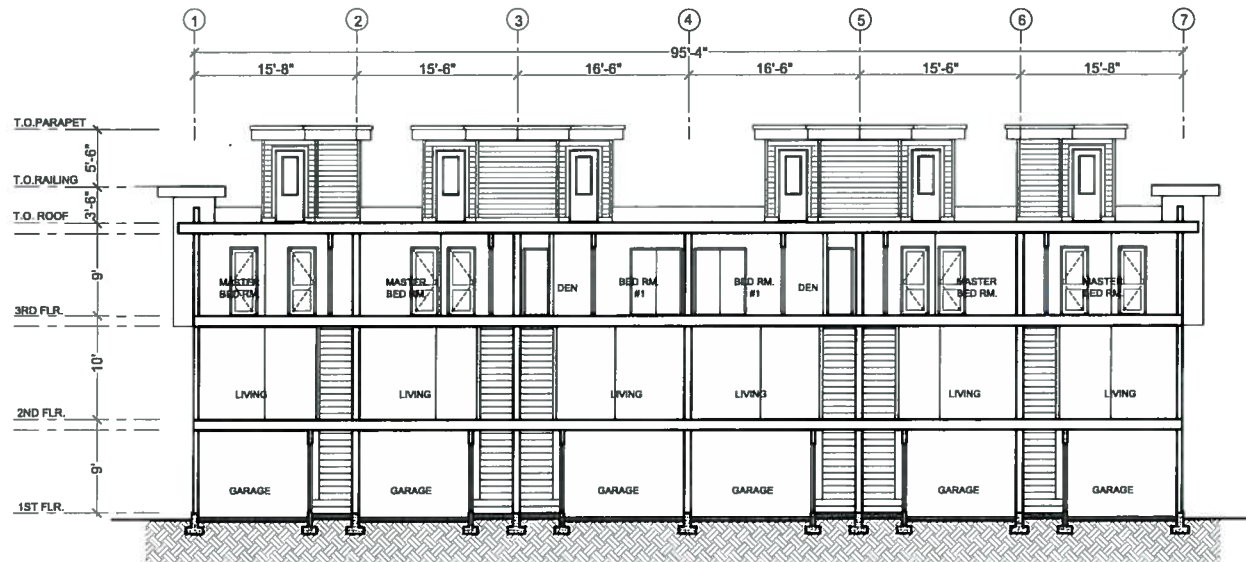
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SECTION F-F - BLOCKS 4-6



SECTION E-E - BLOCKS 4-6

NO.	DATE	REVISION / ISSUED
1	04-04-18	ISSUED FOR REZONING & DP

PROJECT TITLE:
30 UNIT TOWNHOUSE
DEVELOPMENT
5454, 5464, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCKS 4-6
SECTIONS E-E AND F-F

DATE:	OCT 2017	SHEET NO.:
SCALE:	NTS	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1801	

A-4.3



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PROJECT TITLE:
30 UNIT TOWNHOUSE
DEVELOPMENT
5454,5464,5474,5484,5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
BLOCK 5
SECTIONS G-G AND H-H

DATE:	OCT 2017	SHEET NO: A-4.
SCALE:	NTS.	
DESIGN:	AA	
DRAWN:	AA	
PROJECT NO:	1801	

A-5.1

The townhouses are arranged in a small clusters allowing for open spaces to be integrated into the development and along the courtyard.

Vehicular entry is located in the middle of the site as well as pedestrian entry to the rear units. Visitor parkings are located between the buildings creating small clusters and plenty of open spaces.

Stone is introduced on building blocks with emphasis given to the facades along the roads. The stone presents a solid base and horizontal expression in order to respond to the verticality of the bay windows.

Livability, Energy Saving and Green Measures

1. Variety of unit types and sizes are introduced for both small and large families with children
2. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces and overhangs provided at the roof level.

3. The site is located in the urban fabric zone of the City and is close to the public transportation and amenities
4. Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products. Selection of materials is based on focusing on durability and sustainability with the use of building materials with high recycled content and from local sources. Low emission adhesives paint and flooring will also be used throughout the units
5. The building envelope, glazing, and mechanical system will be design based on the new code and in compliance with ASHRE 90, 2010
6. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
7. All units have private patios at grade and decks on 2nd floor contributing to livability of the units and creating a family oriented environment
8. The water consumption strategy is enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line.
9. Mechanical system is equipped with has heat recovery system 'HRV' for recycling the heat energy and domestic cold water line is used for sprinkler system.
10. All units have private roof top deck with ample landscaping to be used as amenity.



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1	04-04-18	ISSUED FOR REWORKING & D
NQ.	DATE	REVISION / ISSUED

PROJECT TITLE:
30 UNIT TOWNHOUSE
DEVELOPMENT
5454, 5464, 5474 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
DESIGN RATIONALE:
URBAN DESIGN AND
ENERGY SAVING

DATE:	OCT 2017	SHEET NO:	A-5.1
SCALE:	N/A		
DESIGN:	AA		
DRAWN:	AA		
PROJECT NO:	1801		

**F. ADAB
ARCHITECTS
INC.**

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- 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 buildings representing a durable and high quality base free of graffiti.
- Landscaping, plants, and fences are designed to comply with Liahona Security recommendations. The Strata Corporation should implement a maintenance manual.

[illegible]

PROJECT TITLE:
**30 UNIT TOWNHOUSE
DEVELOPMENT**
5454, 5484, 5474, 5484, 5490
BRYDON CRESCENT, LANGLEY
FOR:
RED CARDINAL HOMES
378 8148 128 ST
SURREY, B.C. V3W 1R1

DRAWING TITLE:
DESIGN RATIONALE:
CPTED

DATE: OCT 2017	SHEET NO.
SCALE: NA	A-5.3
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1801	

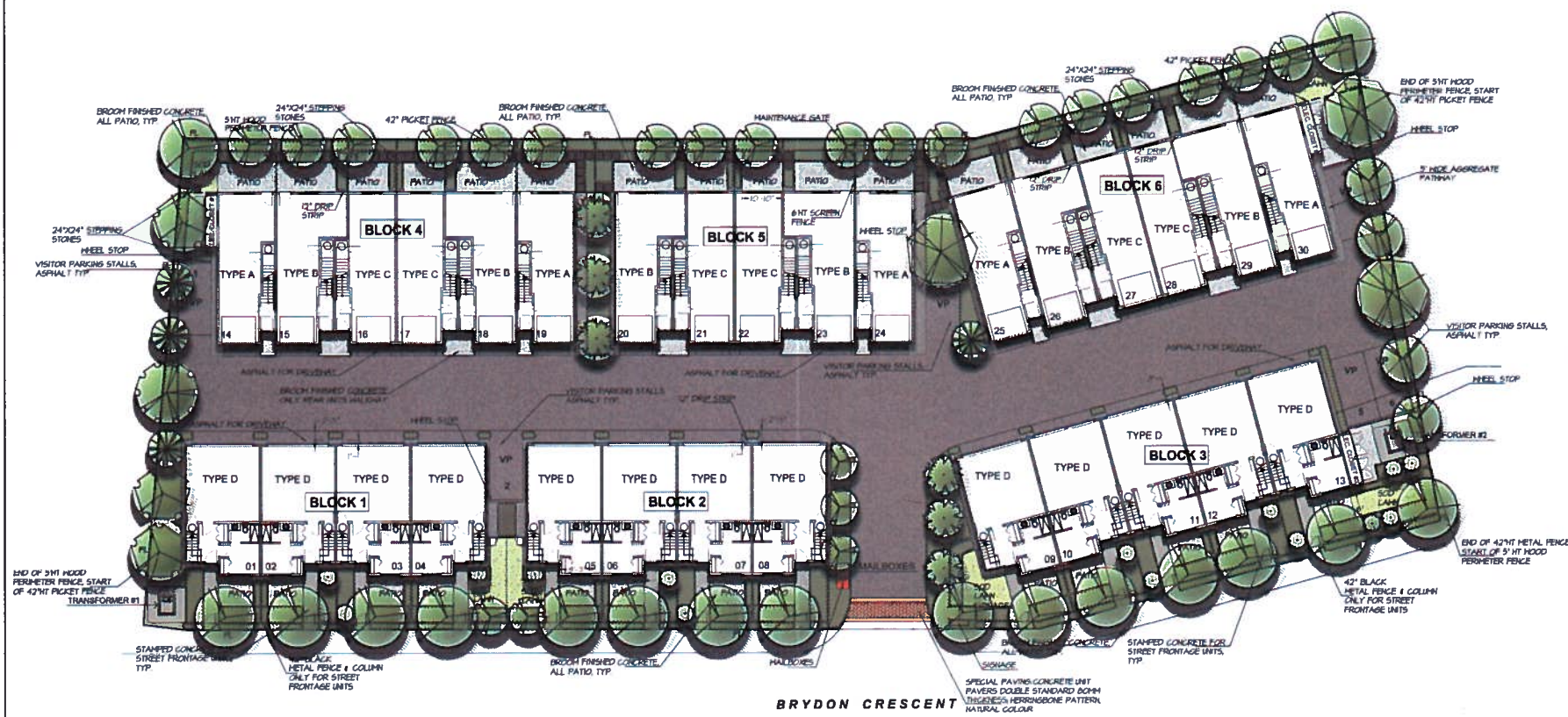
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V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



1	PRELIMINARY PLAN	DN
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3	PRELIMINARY PLAN	DN
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100	PRELIMINARY PLAN	DN



PROJECT:
5454-5490 BRYDON
CRESCENT, LANGLEY, BC

DRAWING TITLE:
KEY PLAN

DATE: 10/10/2014 DRAWING NUMBER:
SCALE: NTS
DRAWN: BN
DESIGN: BN
CHKD: HN

LO

M2LA PROJECT NUMBER JOB NO. 10 010

10/10/2014

CP 6

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DATE	REVISION DESCRIPTION	BY
1. 01/01/2018	GROUP FOR DP	BN
2. 01/01/2018	PHILIPSHAW PLAN	BN
NO. DATE	REVISION DESCRIPTION	BY
3. 01/01/2018	REVISION DESCRIPTION	BN

PROJECT

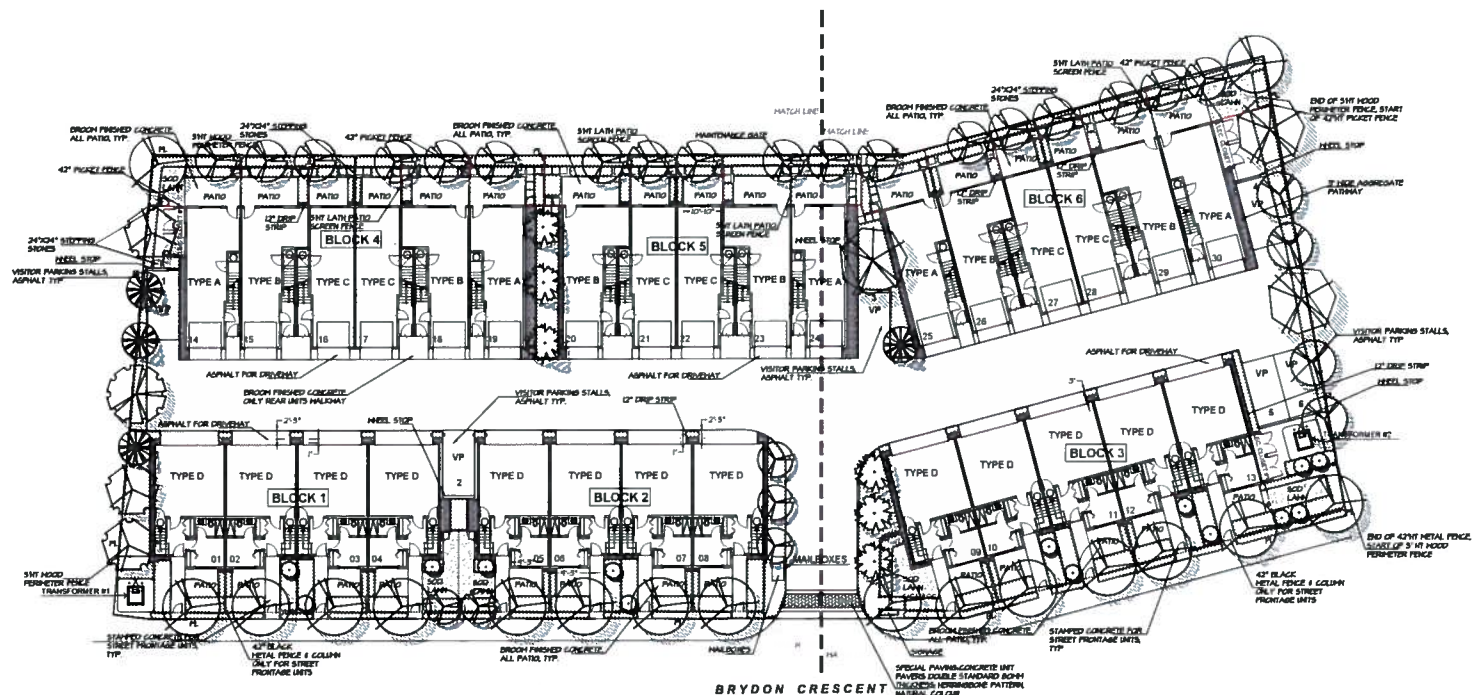
5454-5490 BRYDON
CRESCENT, LANGLEY, BC

DRAWING TITLE

TREE PLAN

DATE	01/01/2018	DRAWING NUMBER	L1
SCALE	1/8" = 1'-0"		
DRAWN BY	BN		
DESIGNED BY	BN		
CHECKED BY	BN		
M2LA PROJECT NUMBER		JOB NO.	18 09

8/01/2018



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	1	ACER CAMPESTRIS	REDICE MAPLE	34 HT.
2	1	ACER PALMATH BLUEDOOD	JAPANESE MAPLE	34 HT.
3	1	AMMOCYTIS PARS NORTICATERIS	NORTICA CYPRUS	234 HT. B&B
4	1	CORUS BODIES WHITE HONOR	WHITE HONOR DOGWOOD	34 HT. B&B
5	1	CORUS KODIA SATON	SATON DOGWOOD	34 HT. B&B
6	1	LIQUIDAMBAR STYRACILIA VIRELIT	COLUMBIAN SHEET B&B	34 HT. B&B
7	1	LIQUIDAMBAR STYRACILIA SLIMMER SILVETTE	SLIMMER SILVETTE	34 HT. B&B
8	1	PIGEA OYORICA	SERBIAN SPRUCE	34 HT. B&B
9	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
10	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
11	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
12	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
13	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
14	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
15	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
16	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
17	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
18	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
19	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
20	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
21	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
22	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
23	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
24	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
25	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
26	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
27	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
28	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
29	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
30	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
31	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
32	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
33	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
34	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
35	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
36	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
37	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
38	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
39	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
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45	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
46	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
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54	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
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81	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
82	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
83	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
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90	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
91	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
92	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
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95	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
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97	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
98	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
99	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B
100	1	STYRAX JAPONICA	JAPANESE SNOWBELL	34 HT. B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFERRED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HIGHLAND AND PRINCE VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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3	PROPOSED	USED FOR OP	BY
1	PRELIMINARY	PRELIMINARY PLAN	BY
NO	DATE	REVISION DESCRIPTION	DR
SCALE			

PROJECT

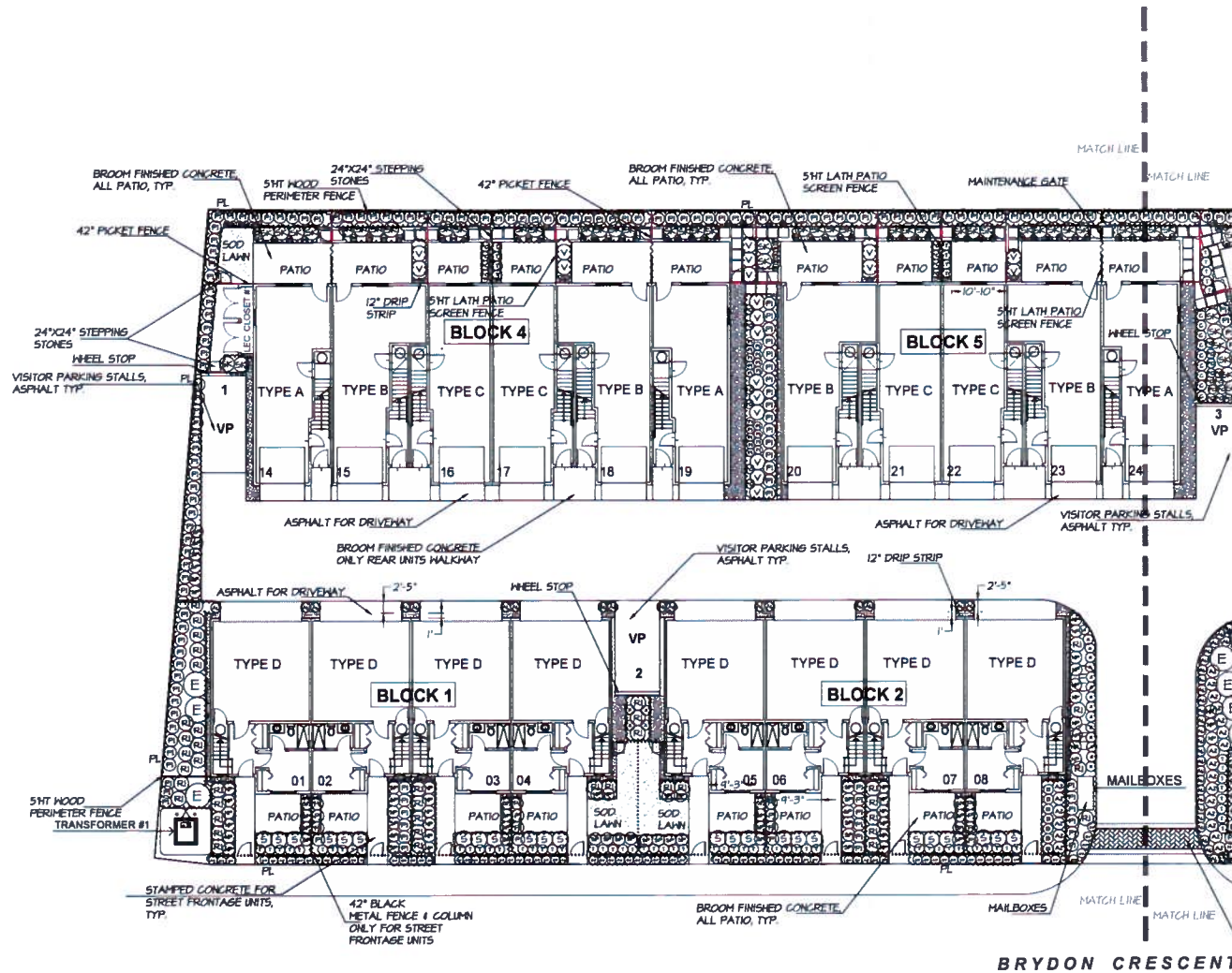
5454-5490 BRYDON
CRESCENT, LANGLEY, BC

DRAWING TITLE:

**SHRUB
PLAN (WEST)**

DATE: 10/10/10	DRAWING NUMBER:
SCALE: 5/32"=1'-0"	L2
DRAWN BY: BN	
DESIGN BY: BN	
CHECKED BY: PM	OF 6

M2LA PROJECT NUMBER: JOB NO. 10 010



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1	PROPOSED	EXISTING	ON
2	PROPOSED	PROPOSED FOR CP	ON
3	PROPOSED	PROPOSED FOR PLAN	ON
NO	DATE	REVISION DESCRIPTION	DR.

SEAL

PROJECT

5454-5490 BRYDON
CRESCENT, LANGLEY, BC

DRAWING TITLE

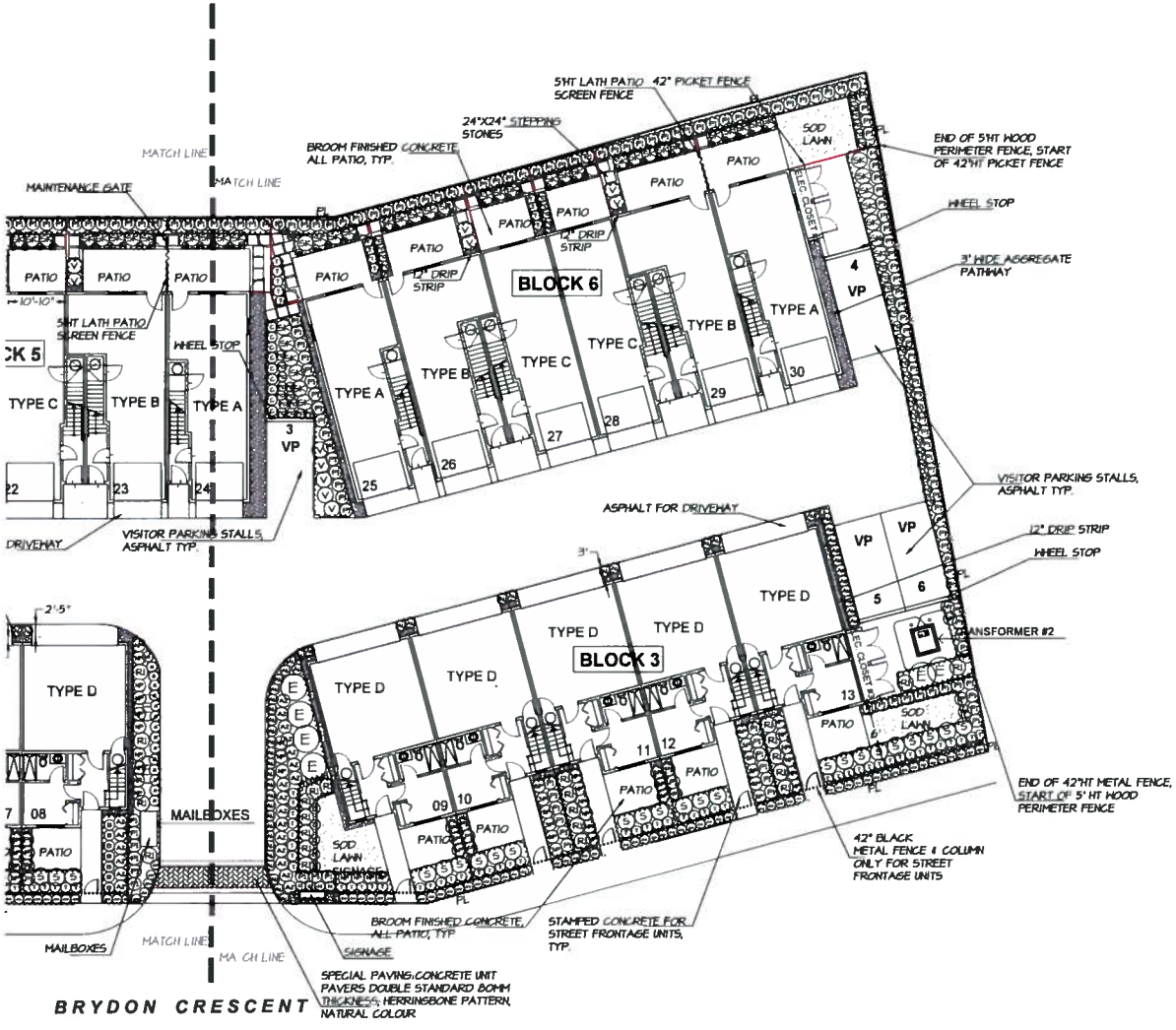
**SHRUB
PLAN (EAST)**

DATE	18/04/14	DRAWING NUMBER	
SCALE	5/32"=1'-0"		
DRAWN BY	BN		
DESIGNED BY	BN		
CHECKED BY	PH		

L3

OF 8

M2LA PROJECT NUMBER JOB NO. 13 018



BRYDON CRESCENT

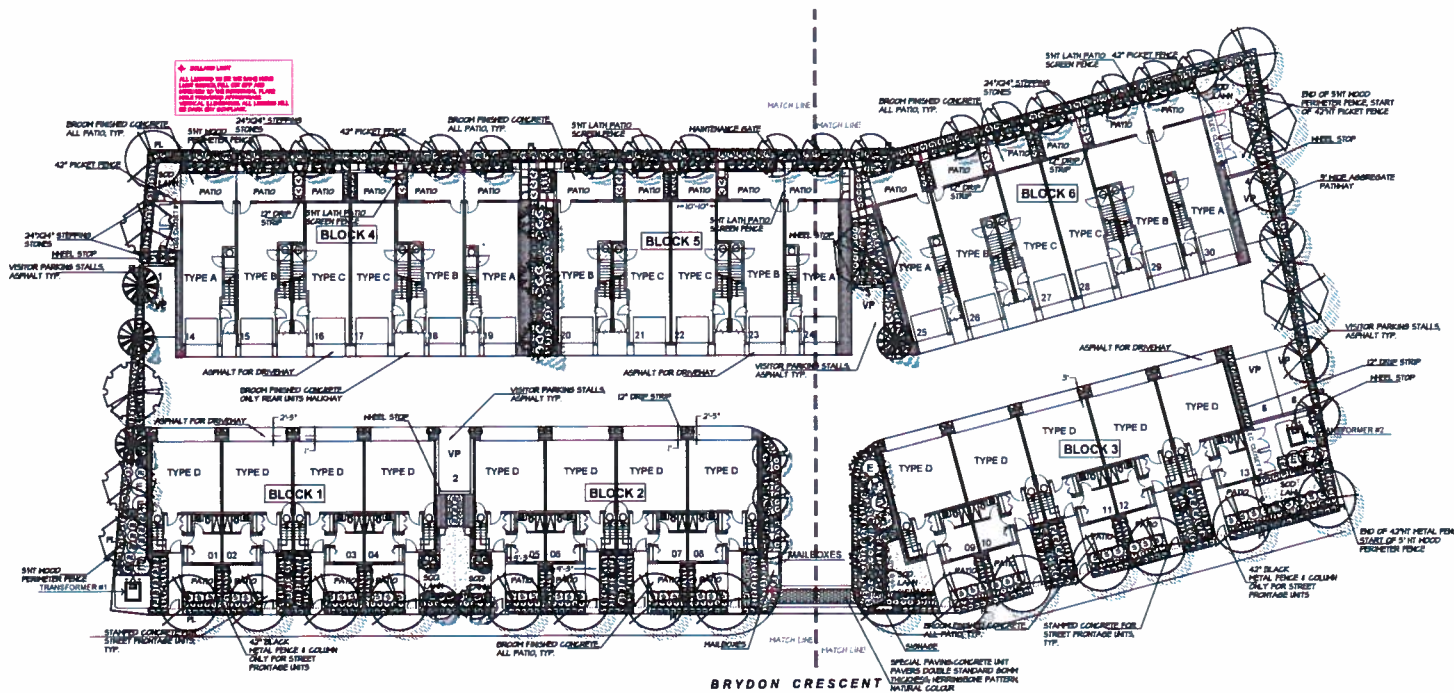
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1	REVISION	DATE	DESCRIPTION
2	REVISION	DATE	DESCRIPTION
3	REVISION	DATE	DESCRIPTION
4	REVISION	DATE	DESCRIPTION
5	REVISION	DATE	DESCRIPTION
6	REVISION	DATE	DESCRIPTION
7	REVISION	DATE	DESCRIPTION
8	REVISION	DATE	DESCRIPTION
9	REVISION	DATE	DESCRIPTION
10	REVISION	DATE	DESCRIPTION



PROJECT:
5454-5490 BRYDON CRESCENT, LANGLEY, BC

DRAWING TITLE:
LIGHTING & FENCE PLAN

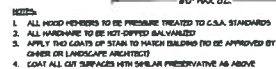
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SCALE: 3/32"=1'-0"
DRAWN: BN
DESIGN: BN
CHK'D: MM
M2LA PROJECT NUMBER: 5454-5490
JOB NO. 10 09

L4

OF 6



1 CONCRETE UNIT PAVERS ON GRADE
1.5 SCALE: 1-1/2" = 1'-0"



9 5'HT LATH PATIO SCREEN
15 SCALE: 1/2" = 1'-0"



M2
LANDSCAPE ARCHITECTURE

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3	INWALLEN	CHIEF FOR DP	CH
7	INWALLEN	FIELD-BUARY PLAS	DP
NO	DATE	REVISION DESCRIPTION	DR
SEAL			

PROJECT

5454-5490 BRYDON
CRESCENT, LANGLEY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 18-MAR-14	DRAWING NUMBER L5 OF
SCALE:	
DRAWN BY: BN	
DESIGN: BN	
CHECK: MN	
AECMA PROJECT NUMBER: JOB NO. 81	

1824-0227-23

JOB NO. 18 019

