

19665-19669 55A AVE, LANGLEY



LEONE HOMES INC.
235-13986 CAMBIE ROAD
RICHMOND, B.C. V6V 2K3
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F. ADAB ARCHITECTS INC.
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202-19292, 60TH AVE.
SURREY, B.C. V3S 3M2
TEL.: 604 599 1886

CENTRAS ENGINEERING LTD
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SURREY, B.C. V3S 6T3
TEL : 604 782 8927

M2 LANDSCAPE ARCHITECTURE
220-26 LORNE MEWS,
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P.O. BOX 88,
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[illegible]

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19665-19669,
55A AVENUE, LANGLEY, B.C.
FOR:
LEONE HOMES INC.
239 - 13685 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
COVER PAGE
CONTACT LIST/INDEX

DATE: DEC 2009	SHEET NO.: A-1.0
SCALE: 1/4"	
DESIGN: J.A.	
DRAWN: J.A.	
PROJECT NO: 1803	

CONTEXT PLAN



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2	JUNE 19-21	REISSUED FOR REZONING & DP
1	MAY 06-21	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
CONTEXT PLAN

DATE:	DEC 2009	SHEET NO.
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

A-1.1



1



2



3



4



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2	JUNE 18-21	REISSUED FOR REZONING & DP
1	MAY 06-21	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**AERIAL MAP AND
CONTEXT PHOTOS**

DATE:	DEC 2020	311 CECT NO.
SCALE:	N/A	A-1.2
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1903	



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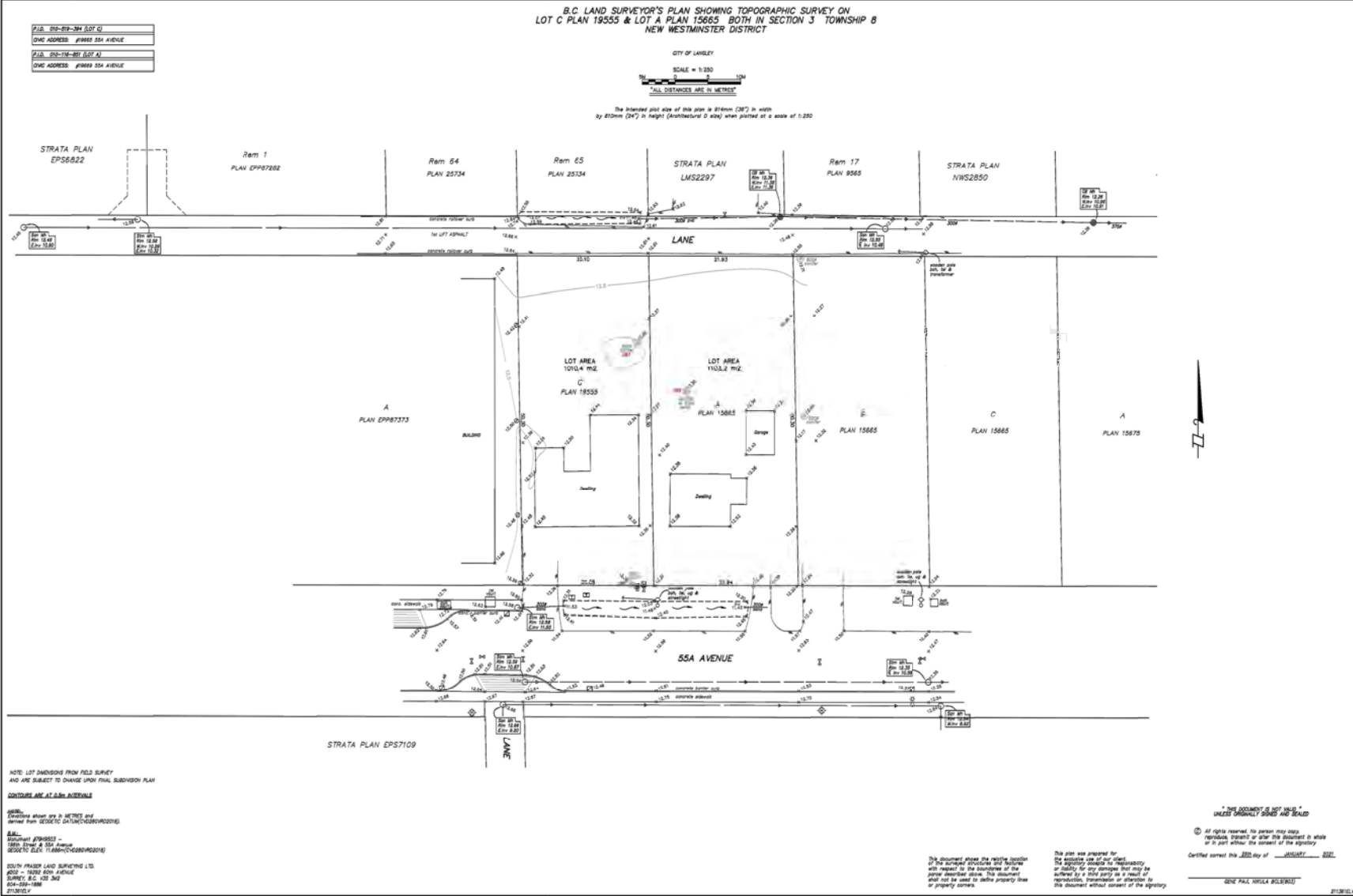
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PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

SURVEY PLAN

DATE:	DEC 2020	SHEET NO: A-1.3
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	





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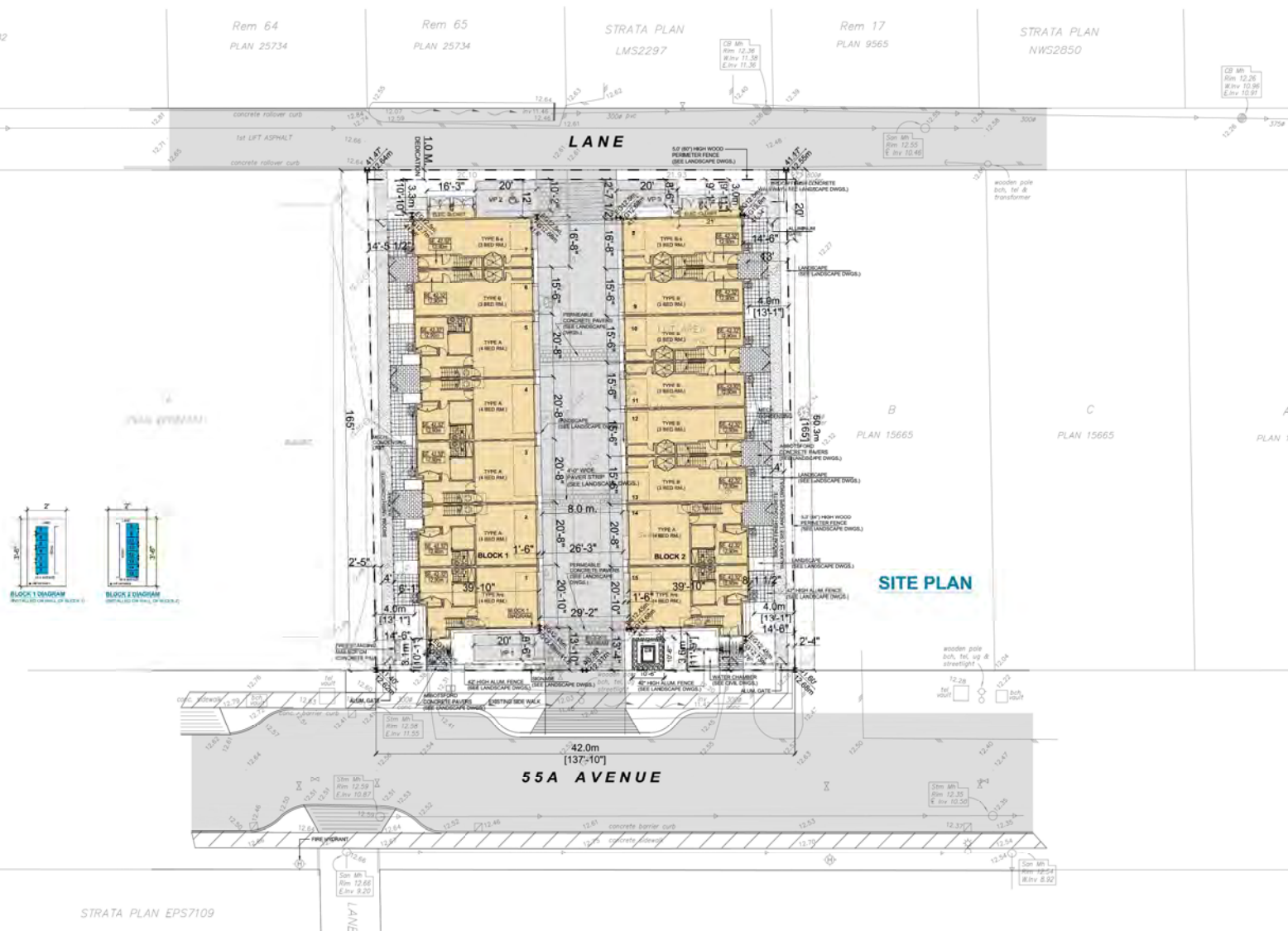
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2	JUNE 19-21	REISSUED FOR REZONING & DIS
1	MAY 06-21	ISSUED FOR REZONING & DIS
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
SITE PLAN

DATE:	DEC 2020	SHEET NO:	A-1.4
SCALE:	1/16" = 1'-0"		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1803		



PROJECT STATISTICS

CIVIC ADDRESS :

19665, 19669, 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :

LOT "C", PLAN 19555, LOT "A" PLAN 15665,
BOTH IN SECTION 3, TOWNSHIP 8, NEW WESTMINSTER DISTRICT

LOT AREA :

22,751.3 SQ.FT. = 2,113.6 SQ.M. = 0.52 ACRES = 0.21 HA.

ZONING :

EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL

PROPOSED : CD

LOT COVERAGE :

PROVIDED : 11,448 / 22,751 = 50%

FLOOR AREA :

PROVIDED : BLOCK 1 : 14,034 SQ.FT. = 1,303.75 SQ.M.

BLOCK 2 : 13,685 SQ.FT. = 1,271.35 SQ.M.

TOTAL : 27,719 SQ.FT. = 2,575.08 SQ.M.

FAR :

PROVIDED : 27,719 / 22,751.3 = 1.218

NO. OF UNITS : 15

DENSITY :

PROPOSED : 28.8 UNIT / ACRE = 11.65 / HECTARE

BUILDING HEIGHT :

ALLOWED : 3 STOREYS

PROVIDED : 3 STOREYS

SETBACKS :

PROVIDED : NORTH PL. : 9'-11" (3.0m.) &
10'-10" (3.3m.)
SOUTH PL. : 10'-1" (3.1m.)
11'-9" (3.6m.)
WEST PL. : 13'-1" (4.0 m.)
EAST PL. : 13'-1" (4.0 m.)

PARKING :

REQUIRED : 2 STALLS / TOWNHOUSE : 30 STALLS
VISITORS : 0.2 / UNIT = 3

PROVIDED : 2 STALLS / TOWNHOUSE : 30 STALLS
VISITORS : 3

UNIT MIX					
UNIT TYPE	A	A-s	B	B-s	TOTAL
NO OF BED RM.	4	4	3	3	-
NO OF UNITS	5	2	6	2	15
AREA (SQ.FT.)	2135	2244	1528	1694	-
TOTAL AREA (SQ.FT.)	10675	4488	9168	3388	27719



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1	MAY 06-21	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
STATISTICS

DATE: DCO 2020	SHEET NO.
SCALE: NTS.	A-1.5
DESIGN: A.A.	
DRAWING: A.A.	
PROJECT NO: 1803	

VIEW FROM SOUTH - EAST TO BLOCK 1 (55A AVENUE)



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2	JUNE 10-21	REISSUED FOR REZONING & DP
1	MAY 06-21	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13906 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**PERSPECTIVE VIEW
FROM 55A AVENUE**

DATE:	DEC 2020	SHEET NO:
DRAWN BY:	KAB	
CHECKED BY:	AD	
APPROVED BY:	AD	
PROJECT NO:	1803	A-1.6



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An architectural rendering of a modern multi-story residential building. The building features a mix of brown, tan, and white siding, with large windows and balconies. In the foreground, there is a green lawn, a wooden fence, and a garden bed with pink flowering plants. A paved walkway runs alongside the building, and a few people are visible walking. The sky is clear and blue.

2	JUNE 18-21	REISSUED FOR REZONING & DIS
1	MAY 06-21	ISSUED FOR REZONING & DIS
NO.	DATE	REVISION/ISSUED

PROJECT TITLE:
**41 UNIT TOWNHOUSE
DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
PERSPECTIVE VIEWS

DATE:	DEC 2020	SHEET NO: A-1.7
SCALE:	NTS,	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



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BLOCK 1 WEST ELEVATION



BLOCK 2 WEST ELEVATION



2	JUNE 16 21	REISSUED FOR REZONING & DP
1	MAY 06 21	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
COLOURED ELEVATIONS

DATE:	DATE: 2020	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

A-1.8

Design Rationale

Site Characteristics and Context

This proposal would occupy two single family lot on 19665 and 19669, 55A Avenue, Langley. The site has a moderate slope from the north to south.

The project consists of 15 units three storey townhomes with a combination of 7 double car garages and 8 tandem parking stalls. The average size of the units with side by side garages is 2170 sq ft. and the townhouses with tandem parking is 1570 Sq ft. excluding the garages.

The site is designated for multiple family residential development in compliance with RM3 zoning. This allows for a 4 to 6 storey development with a density up to a maximum of 70 to 80 units per acre. This proposal has a proposed floor space ratio of 1.196 and density of 28.8 unit per acre.

The developer is a quality builder that has developed a 41 unit townhomes across 55 A Avenue to the south side **"The Lift"**. The development is completed and marketed successfully during 2020 and 2021.

There is a 33 unit townhouse developments presently under construction to the west. There are also a few townhome developments on both sides of the 55A Avenue that are shown on the context plan.



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PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13906 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**SITE CHARACTERISTICS &
55A STREETSCAPE**

DATE:	DEC 2020	SHEET NO:
SCALE:	N/A	A-1.9
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

Massing, Form and Character

From a massing point of view, the buildings have been designed to create visually appealing and usable open spaces with a variety of unit types.

The form and character introduces an articulated architectural expression with a contemporary vocabulary and modern west coast architectural character.

Entries are identifiable with Individual canopies, posts and strong color expression emphasizing on the pedestrian friendly urban fabric.

Units along 55A Avenue have direct access to the street and the rest of the units have accesses from pedestrian walkway along the west and east property line.

Vehicular access is provided from an eight-meter internal road running from 55A Avenue to the lane.

All units have private roof top decks providing outdoor amenity and an additional space for socializing and families with children

Livability, Energy Saving and Green Measures

Many green building strategies have been incorporated into the project design including the following items:

- The building envelope, glazing, and mechanical system will be design based on the new code and in compliance with ASHRE 90, 2010
- 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
- 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 at grade and decks on 2nd floor contributing to livability of the units and creating a family oriented environment
- 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.
- Mechanical system is equipped with heat pump system providing both cool and hot air as well as heat recovery system "HRV" for recycling the heat energy.
- 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.
- Electric chargers will be installed in the garage of each unit for charging electric vehicles.

UNIT MIX					
UNIT TYPE	A	A-s	B	B-s	TOTAL
NO OF BED RM.	4	4	3	3	-
NO OF UNITS	5	2	6	2	15
AREA (SQ.FT.)	2135	2244	1528	1694	-
TOTAL AREA (SQ.FT.)	10675	4488	9168	3388	27719

Crime Prevention Through Environmental Design. "CPTED"

The rationale behind the CPTED strategy takes into account standard measures as well as items specifically related to this proposal. These provisions are aimed to enhance safety and strengthen the perception of security.

The proposed CPTED measure fall into the following categories:

Provision of identifiable territoriality
Provision of natural surveillance
Defining the hierarchy of spaces
Provision of access and perimeter control

- The windows and 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 its 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
- Landscaping, plants, and fences are designed to prevent hidden spaces and secure residents control. The Strata Corporation should implement a maintenance manual.

LANDSCAPE DESIGN RATIONALE

The landscape design proposes an urban face to the development on the ground floors with unique paving identifying unit entrances and row of plantings at street frontage. Each residence enjoys a private patio garden with room for furnishings by the homeowner.

Planting includes trees and a wide variety of seasonably interesting shrubs, ground covers, and perennials and will provide passive shading to the southern exposure of the units. Trees offer contextual beauty and enhance of wildlife habitat.

The current site layout provides for safe onsite circulation for vehicles and pedestrian traffic with convenient access to all building entries. There is additional visitor parking stalls onsite.

We believe the proposed design maximizes the potential of the site while providing many sustainability attributes and promoting a form and character that is suited to the local neighbourhood.



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PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**MASSING, FORM AND
CHARACTER, LIVABILITY,
AND CPTED**

DATE:	SEP 2020	SHEET NO:
SCALE:	N/A	A-1.10
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

Exterior Finishes and Colour

A variety of building materials is used with emphasis on richer and urban elements with stone at the base of the buildings, prefabricated panels and Hardie siding. No vinyl siding is introduced on any facades of the buildings.

The colours are selected with emphasis on dark grey panels, dark grey stone, off-white siding and the natural wood colour in selected areas. Widows, privacy screens and railings are black



WEST ELEVATION- BLOCK 1

EXTERIOR FINISH COLOUR SCHEME



1
CULTURED STONE :
(BLACK RUNDLE BY BORAL)



2
HARDIE SIDING/TRIM
SUMMER WHEAT -
BY JAMES HARDIE



3
HARDIE SIDING / TRIM
SW 7004 SNOWBOUND -
BY SHERWIN WILLIAMS



4
HARDIE PANEL
SW 7674 PEPPERCORN-
BY SHERWIN WILLIAMS



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19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
EXTERIOR FINISH

DATE:	DEC 2020	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

A-1.11

SHADOW ANALYSIS



MAR 21st 9AM



MAR 21st 12PM



MAR 21st 3PM

SHADOW ANALYSIS

TOWNHOUSE DEVELOPMENT
19669 55A AVE, LANGLEY, BC

SCALE: N.T.S

MAY 19 2021



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2	JUNE 18-21	REISSUED FOR REZONING & DP
1	MAY 06-21	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
SHADOW ANALYSIS

DATE: DEC 2020
SCALE: N/A
DESIGN: A.A.
DRAWN: A.A.
PROJECT NO: 1803

SHEET NO:
A-1.12



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PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
BLOCK 1
FIRST AND SECOND
FLOOR PLANS

DATE:	DEC 2020	SHEET NO: A-2.1
SCALE:	1/8" = 1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

A-2.1



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PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

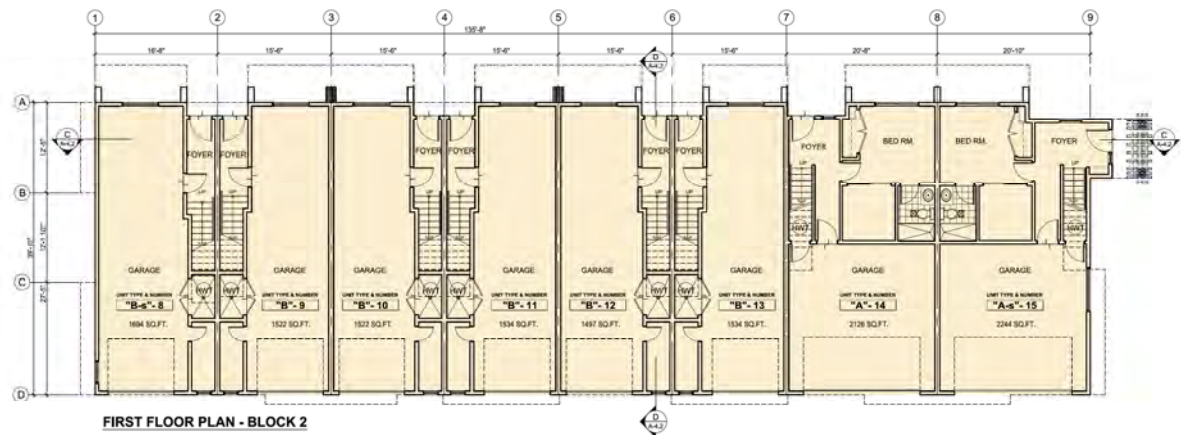
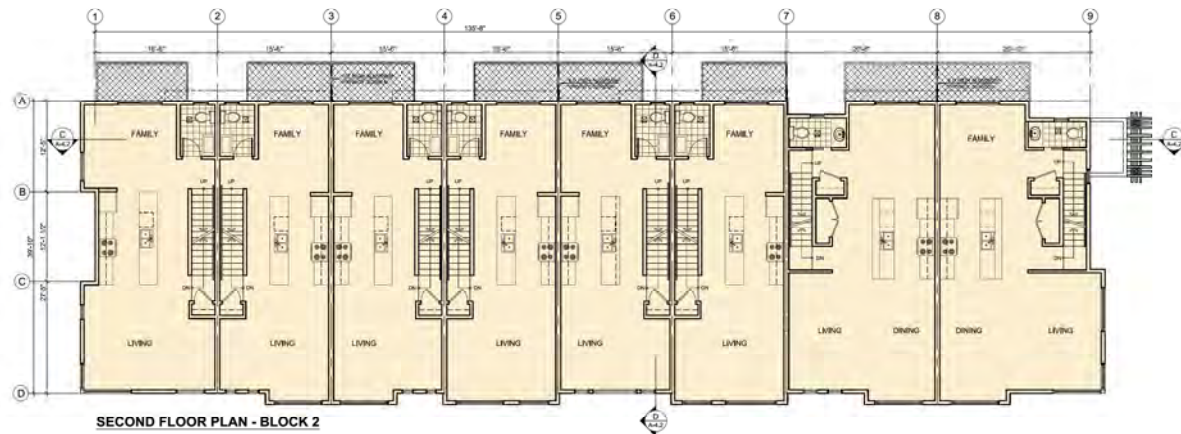
DRAWING TITLE:
**BLOCK 1
THIRD FLOOR AND
ROOF PLANS**

DATE:	SEP 2020	SHEET NO: A-2.2
SCALE:	1/8" = 1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

A-2.2



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PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DATE:	DEC. 2020	A-2.3
SCALE:	1/8" = 1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

A-2.3



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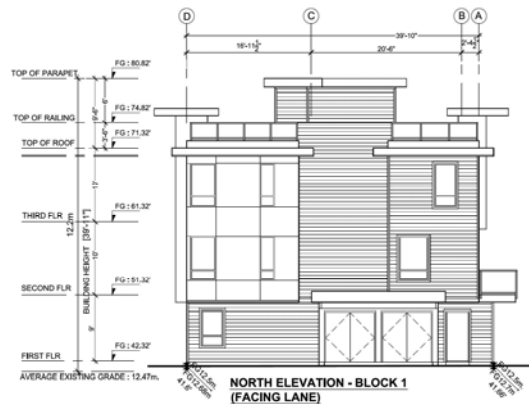
PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

**BLOCK 2
THIRD FLOOR AND
ROOF PLANS**

DATE:	DEC 2020	SHEET NO: A-2.4
SCALE:	1/8" = 1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

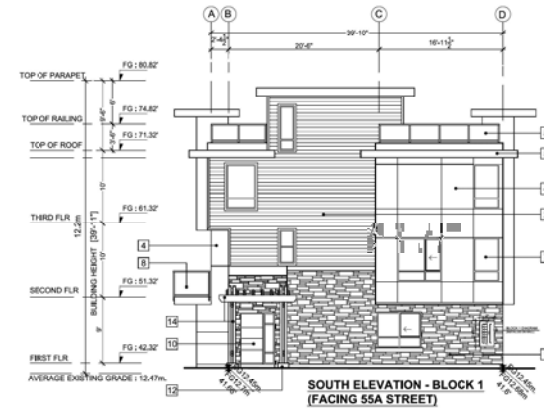
A-2.4



**NORTH ELEVATION - BLOCK 1
(FACING LANE)**

EXTERIOR FINISHES

- 1 CULTURED STONE
BLACK RUNDLE - BY BORAL
- 2 6" HORIZONTAL HARDIE SIDING / TRIM
SUMMER WHEAT - BY JAMES HARDIE
- 3 6" HORIZONTAL HARDIE SIDING / TRIM
SW 700 SHORWOOD BY SHERWIN WILLIAMS
- 4 HARDIE PANEL / TRIM / FASCIA
SW 700 PEPPER CORN - BY SHERWIN WILLIAMS
- 5 FASCIA - TRIM
SW 700 PEPPER CORN - BY SHERWIN WILLIAMS
- 6 REVEALS (IN HARDIE PANELS) - COLOUR SAME
AS PANELS
- 7 WINDOW
VINYL - BLACK
- 8 RAILING
ALUMINUM - BLACK
1: SAFETY GLASS WITH BLACK ALUMINUM FRAME
- 9 COLUMN
SW 900 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 10 ENTRY DOOR
SW 700 TURKISH TILE - BY SHERWIN WILLIAMS
- 11 GARAGE DOOR
SW 700 PEPPER CORN - BY SHERWIN WILLIAMS
- 12 PRECAST CONCRETE SILL AND CAP
SW 900 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 13 CANOPY
SW 900 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 14 TRELLIS
CEDAR WOOD - CLEAR STAIN



**SOUTH ELEVATION - BLOCK 1
(FACING 55A STREET)**

AVERAGE EXISTING GRADE:
(12.5m. + 12.5m. + 12.45m. + 12.45m.) / 4
= 12.475m. = 40.92'

AVERAGE FINISHED GRADE:
(12.7m. + 12.7m. + 12.68m. + 12.68m.) / 4
= 12.69m. = 41.63'



WEST ELEVATION - BLOCK 1

EXISTING GRADE



EAST ELEVATION - BLOCK 1

EXISTING GRADE



**F. ADAB
ARCHITECTS
INC.**

#100-1000 ROOSEVELT CRESCENT
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E-MAIL: rfa@multigonfeda.com

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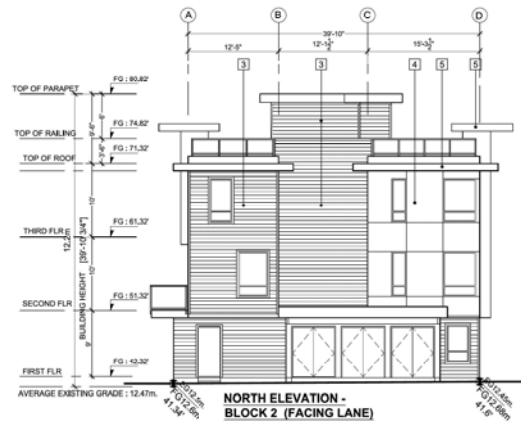
NO.	DATE	REVISION / ISSUED
2	JUNE 19-21	REISSUED FOR REZONING & DP
1	MAY 06-21	ISSUED FOR REZONING & DP

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19865-19665
65A, 65B, 65C, 65D, 65E, 65F, 65G, 65H, 65I, 65J, 65K, 65L, 65M, 65N, 65O, 65P, 65Q, 65R, 65S, 65T, 65U, 65V, 65W, 65X, 65Y, 65Z, 66A, 66B, 66C, 66D, 66E, 66F, 66G, 66H, 66I, 66J, 66K, 66L, 66M, 66N, 66O, 66P, 66Q, 66R, 66S, 66T, 66U, 66V, 66W, 66X, 66Y, 66Z, 67A, 67B, 67C, 67D, 67E, 67F, 67G, 67H, 67I, 67J, 67K, 67L, 67M, 67N, 67O, 67P, 67Q, 67R, 67S, 67T, 67U, 67V, 67W, 67X, 67Y, 67Z, 68A, 68B, 68C, 68D, 68E, 68F, 68G, 68H, 68I, 68J, 68K, 68L, 68M, 68N, 68O, 68P, 68Q, 68R, 68S, 68T, 68U, 68V, 68W, 68X, 68Y, 68Z, 69A, 69B, 69C, 69D, 69E, 69F, 69G, 69H, 69I, 69J, 69K, 69L, 69M, 69N, 69O, 69P, 69Q, 69R, 69S, 69T, 69U, 69V, 69W, 69X, 69Y, 69Z, 70A, 70B, 70C, 70D, 70E, 70F, 70G, 70H, 70I, 70J, 70K, 70L, 70M, 70N, 70O, 70P, 70Q, 70R, 70S, 70T, 70U, 70V, 70W, 70X, 70Y, 70Z, 71A, 71B, 71C, 71D, 71E, 71F, 71G, 71H, 71I, 71J, 71K, 71L, 71M, 71N, 71O, 71P, 71Q, 71R, 71S, 71T, 71U, 71V, 71W, 71X, 71Y, 71Z, 72A, 72B, 72C, 72D, 72E, 72F, 72G, 72H, 72I, 72J, 72K, 72L, 72M, 72N, 72O, 72P, 72Q, 72R, 72S, 72T, 72U, 72V, 72W, 72X, 72Y, 72Z, 73A, 73B, 73C, 73D, 73E, 73F, 73G, 73H, 73I, 73J, 73K, 73L, 73M, 73N, 73O, 73P, 73Q, 73R, 73S, 73T, 73U, 73V, 73W, 73X, 73Y, 73Z, 74A, 74B, 74C, 74D, 74E, 74F, 74G, 74H, 74I, 74J, 74K, 74L, 74M, 74N, 74O, 74P, 74Q, 74R, 74S, 74T, 74U, 74V, 74W, 74X, 74Y, 74Z, 75A, 75B, 75C, 75D, 75E, 75F, 75G, 75H, 75I, 75J, 75K, 75L, 75M, 75N, 75O, 75P, 75Q, 75R, 75S, 75T, 75U, 75V, 75W, 75X, 75Y, 75Z, 76A, 76B, 76C, 76D, 76E, 76F, 76G, 76H, 76I, 76J, 76K, 76L, 76M, 76N, 76O, 76P, 76Q, 76R, 76S, 76T, 76U, 76V, 76W, 76X, 76Y, 76Z, 77A, 77B, 77C, 77D, 77E, 77F, 77G, 77H, 77I, 77J, 77K, 77L, 77M, 77N, 77O, 77P, 77Q, 77R, 77S, 77T, 77U, 77V, 77W, 77X, 77Y, 77Z, 78A, 78B, 78C, 78D, 78E, 78F, 78G, 78H, 78I, 78J, 78K, 78L, 78M, 78N, 78O, 78P, 78Q, 78R, 78S, 78T, 78U, 78V, 78W, 78X, 78Y, 78Z, 79A, 79B, 79C, 79D, 79E, 79F, 79G, 79H, 79I, 79J, 79K, 79L, 79M, 79N, 79O, 79P, 79Q, 79R, 79S, 79T, 79U, 79V, 79W, 79X, 79Y, 79Z, 80A, 80B, 80C, 80D, 80E, 80F, 80G, 80H, 80I, 80J, 80K, 80L, 80M, 80N, 80O, 80P, 80Q, 80R, 80S, 80T, 80U, 80V, 80W, 80X, 80Y, 80Z, 81A, 81B, 81C, 81D, 81E, 81F, 81G, 81H, 81I, 81J, 81K, 81L, 81M, 81N, 81O, 81P, 81Q, 81R, 81S, 81T, 81U, 81V, 81W, 81X, 81Y, 81Z, 82A, 82B, 82C, 82D, 82E, 82F, 82G, 82H, 82I, 82J, 82K, 82L, 82M, 82N, 82O, 82P, 82Q, 82R, 82S, 82T, 82U, 82V, 82W, 82X, 82Y, 82Z, 83A, 83B, 83C, 83D, 83E, 83F, 83G, 83H, 83I, 83J, 83K, 83L, 83M, 83N, 83O, 83P, 83Q, 83R, 83S, 83T, 83U, 83V, 83W, 83X, 83Y, 83Z, 84A, 84B, 84C, 84D, 84E, 84F, 84G, 84H, 84I, 84J, 84K, 84L, 84M, 84N, 84O, 84P, 84Q, 84R, 84S, 84T, 84U, 84V, 84W, 84X, 84Y, 84Z, 85A, 85B, 85C, 85D, 85E, 85F, 85G, 85H, 85I, 85J, 85K, 85L, 85M, 85N, 85O, 85P, 85Q, 85R, 85S, 85T, 85U, 85V, 85W, 85X, 85Y, 85Z, 86A, 86B, 86C, 86D, 86E, 86F, 86G, 86H, 86I, 86J, 86K, 86L, 86M, 86N, 86O, 86P, 86Q, 86R, 86S, 86T, 86U, 86V, 86W, 86X, 86Y, 86Z, 87A, 87B, 87C, 87D, 87E, 87F, 87G, 87H, 87I, 87J, 87K, 87L, 87M, 87N, 87O, 87P, 87Q, 87R, 87S, 87T, 87U, 87V, 87W, 87X, 87Y, 87Z, 88A, 88B, 88C, 88D, 88E, 88F, 88G, 88H, 88I, 88J, 88K, 88L, 88M, 88N, 88O, 88P, 88Q, 88R, 88S, 88T, 88U, 88V, 88W, 88X, 88Y, 88Z, 89A, 89B, 89C, 89D, 89E, 89F, 89G, 89H, 89I, 89J, 89K, 89L, 89M, 89N, 89O, 89P, 89Q, 89R, 89S, 89T, 89U, 89V, 89W, 89X, 89Y, 89Z, 90A, 90B, 90C, 90D, 90E, 90F, 90G, 90H, 90I, 90J, 90K, 90L, 90M, 90N, 90O, 90P, 90Q, 90R, 90S, 90T, 90U, 90V, 90W, 90X, 90Y, 90Z, 91A, 91B, 91C, 91D, 91E, 91F, 91G, 91H, 91I, 91J, 91K, 91L, 91M, 91N, 91O, 91P, 91Q, 91R, 91S, 91T, 91U, 91V, 91W, 91X, 91Y, 91Z, 92A, 92B, 92C, 92D, 92E, 92F, 92G, 92H, 92I, 92J, 92K, 92L, 92M, 92N, 92O, 92P, 92Q, 92R, 92S, 92T, 92U, 92V, 92W, 92X, 92Y, 92Z, 93A, 93B, 93C, 93D, 93E, 93F, 93G, 93H, 93I, 93J, 93K, 93L, 93M, 93N, 93O, 93P, 93Q, 93R, 93S, 93T, 93U, 93V, 93W, 93X, 93Y, 93Z, 94A, 94B, 94C, 94D, 94E, 94F, 94G, 94H, 94I, 94J, 94K, 94L, 94M, 94N, 94O, 94P, 94Q, 94R, 94S, 94T, 94U, 94V, 94W, 94X, 94Y, 94Z, 95A, 95B, 95C, 95D, 95E, 95F, 95G, 95H, 95I, 95J, 95K, 95L, 95M, 95N, 95O, 95P, 95Q, 95R, 95S, 95T, 95U, 95V, 95W, 95X, 95Y, 95Z, 96A, 96B, 96C, 96D, 96E, 96F, 96G, 96H, 96I, 96J, 96K, 96L, 96M, 96N, 96O, 96P, 96Q, 96R, 96S, 96T, 96U, 96V, 96W, 96X, 96Y, 96Z, 97A, 97B, 97C, 97D, 97E, 97F, 97G, 97H, 97I, 97J, 97K, 97L, 97M, 97N, 97O, 97P, 97Q, 97R, 97S, 97T, 97U, 97V, 97W, 97X, 97Y, 97Z, 98A, 98B, 98C, 98D, 98E, 98F, 98G, 98H, 98I, 98J, 98K, 98L, 98M, 98N, 98O, 98P, 98Q, 98R, 98S, 98T, 98U, 98V, 98W, 98X, 98Y, 98Z, 99A, 99B, 99C, 99D, 99E, 99F, 99G, 99H, 99I, 99J, 99K, 99L, 99M, 99N, 99O, 99P, 99Q, 99R, 99S, 99T, 99U, 99V, 99W, 99X, 99Y, 99Z, 100A, 100B, 100C, 100D, 100E, 100F, 100G, 100H, 100I, 100J, 100K, 100L, 100M, 100N, 100O, 100P, 100Q, 100R, 100S, 100T, 100U, 100V, 100W, 100X, 100Y, 100Z

DRAWING TITLE:
**BLOCK 1
ELEVATIONS**

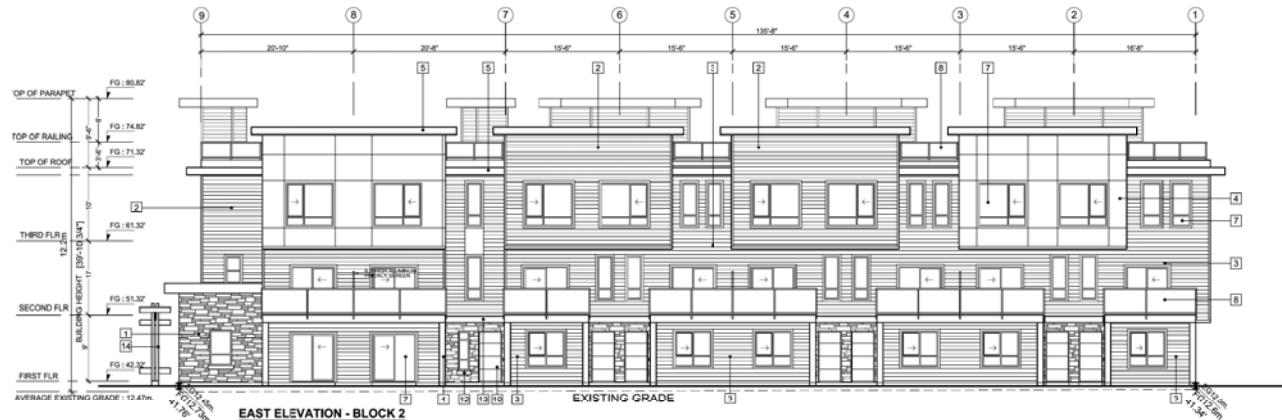
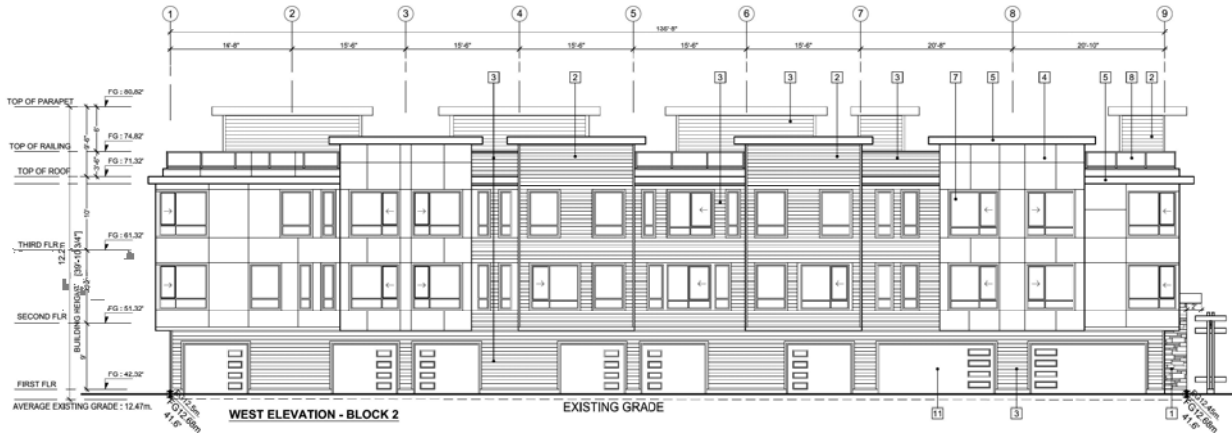
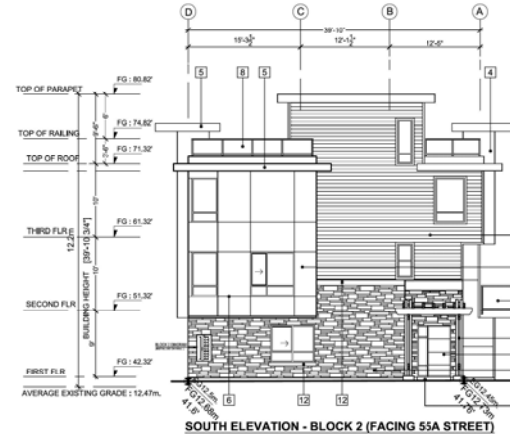
DATE:	DEC 2020	SHEET NO.:
SCALE:	1/8" = 1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1803	

A-3.1



EXTERIOR FINISHES

- 1 CULTURED STONE
BLACK RUNDEL - BY BORAL
- 2 6" HORIZONTAL HARDIE SIDING / TRIMFASCIA -
SUMMER WHEAT - BY JAMES HARDIE
- 3 6" HORIZONTAL HARDIE SIDING / TRIM
SW 704 SNOOWBOUND BY SHERWIN WILLIAMS
- 4 HARDIE PANEL / TRIMFASCIA -
SW 7674 PEPPER CORN - BY SHERWIN WILLIAMS
- 5 FASCIA - TRIM
SW 7674 PEPPER CORN - BY SHERWIN WILLIAMS
- 6 REVEALS (IN HARDIE PANELS) - COLOUR SAME
AS PANELS
- 7 WINDOW
VINYL - BLACK
- 8 RAILING
a: ALUMINUM - BLACK
b: SAFETY GLASS WITH BLACK ALUMINUM FRAME
- 9 COLUMN
SW 0555 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 10 ENTRY DOOR
SW 7610 TUNBRIDGE TLE - BY SHERWIN WILLIAMS
- 11 GARAGE DOOR
SW 7674 PEPPER CORN - BY SHERWIN WILLIAMS
- 12 PRE-CAST CONCRETE SILL AND CAP
SW 0555 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 13 CANOPY
SW 0555 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 14 TRELLIS
CEDAR WOOD - CLEAR STAIN



**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3K4
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E-MAIL: info@multigonadab.com

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NO.	DATE	REVISION / ISSUED
2	JUNE 18-21	REISSUED FOR REZONING & DP
1	MAY 06-21	ISSUED FOR REZONING & DP

PROJECT TITLE:
**TOWNHOUSE
 DEVELOPMENT**
 19665-19669,
 55A AVENUE, LANGLEY, BC.
 FOR:
LEONE HOMES INC.
 238 - 13986 CAMBIE ROAD,
 RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**BLOCK 2
 ELEVATIONS**

DATE:	DEC 2020	SHEET NO:
SCALE:	1/8" = 1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

A-3.2



F. ADAB ARCHITECTS INC.

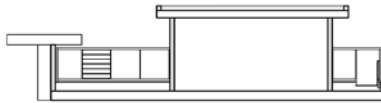
#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3M4
TEL: (604) 987-3033 FAX: (604) 987-3033
E-MAIL: info@fadamulti.com

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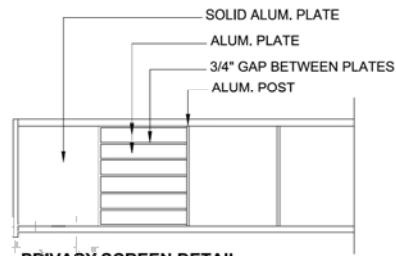
PRIVACY SCREEN AT GRID LINE 7



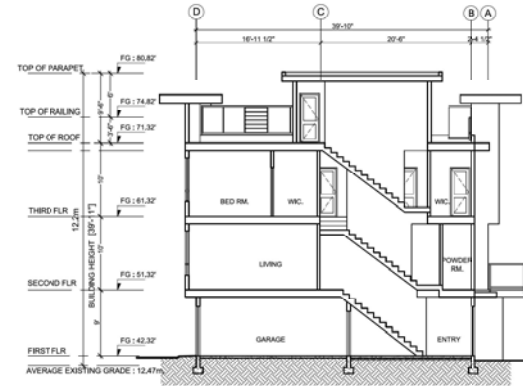
PRIVACY SCREEN AT GRID LINES 3 AND 5



PRIVACY SCREEN AT GRID LINES 2, 4 AND 6



PRIVACY SCREEN DETAIL
ON ROOF DECK



SECTION B-B - BLOCK 1



SECTION A-A - BLOCK 1

2	JUNE 19-21	REISSUED FOR REZONING & DP
1	MAY 06-21	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

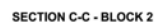
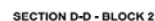
DRAWING TITLE:
**BLOCK 1
SECTIONS**

DATE:	DEC 2020	SHEET NO.
SCALE:	1/8" = 1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

A-4.1



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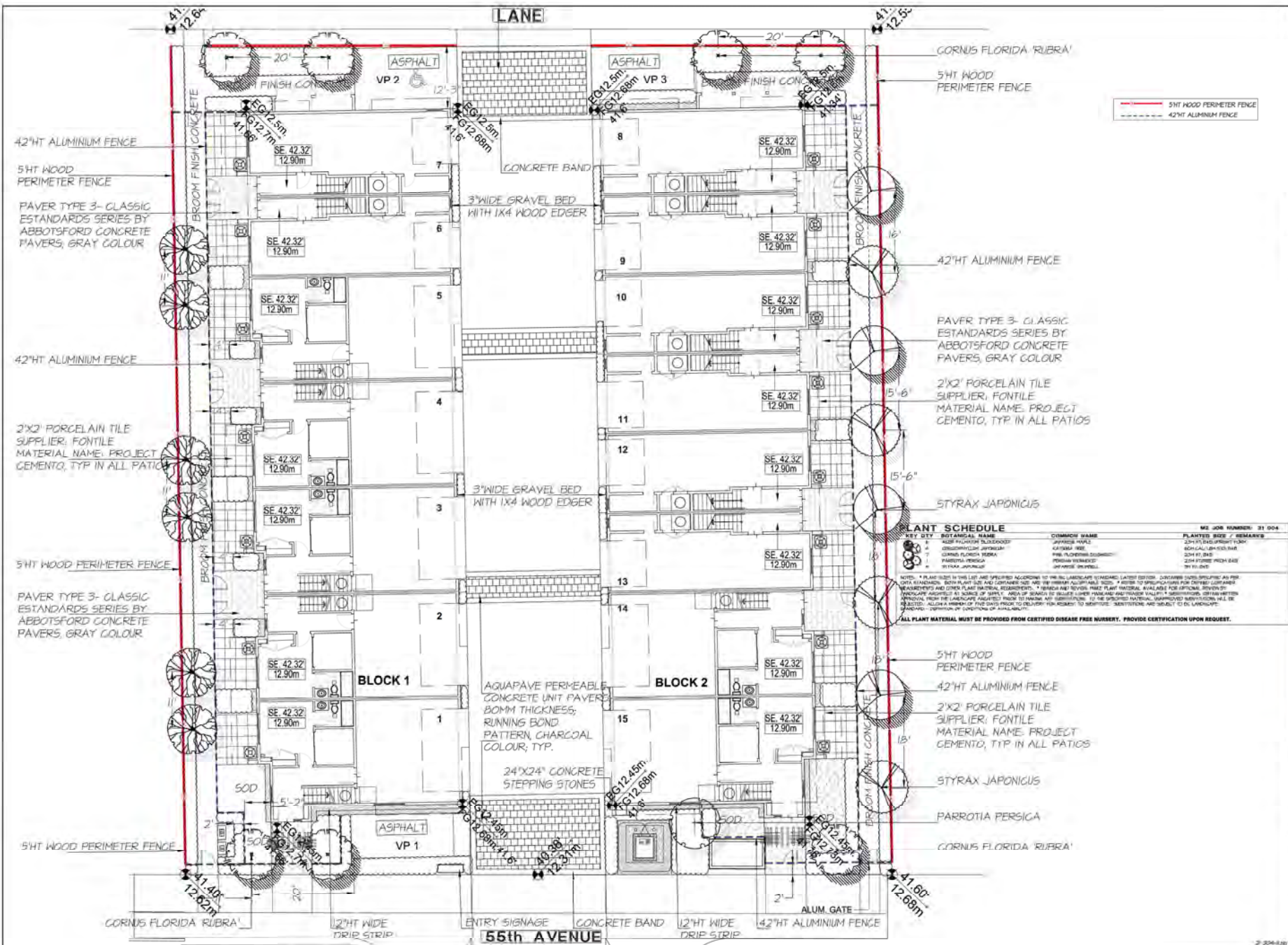


PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19665-19669,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
**BLOCK 2
SECTIONS**

DATE:	DEC 2020	SHEET NO: A-4.2
SCALE:	1/8" = 1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

A-4.2



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



NO.	DATE	REVISION DESCRIPTION	DR.
1	2023-04-20	REVISED PER SITE PLAN	DR.
2	2023-04-20	REVISED PER SITE PLAN	DR.
3	2023-04-20	REVISED PER SITE PLAN	DR.
4	2023-04-20	REVISED PER SITE PLAN	DR.
5	2023-04-20	REVISED PER SITE PLAN	DR.
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7	2023-04-20	REVISED PER SITE PLAN	DR.
8	2023-04-20	REVISED PER SITE PLAN	DR.
9	2023-04-20	REVISED PER SITE PLAN	DR.
10	2023-04-20	REVISED PER SITE PLAN	DR.
11	2023-04-20	REVISED PER SITE PLAN	DR.
12	2023-04-20	REVISED PER SITE PLAN	DR.
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15	2023-04-20	REVISED PER SITE PLAN	DR.

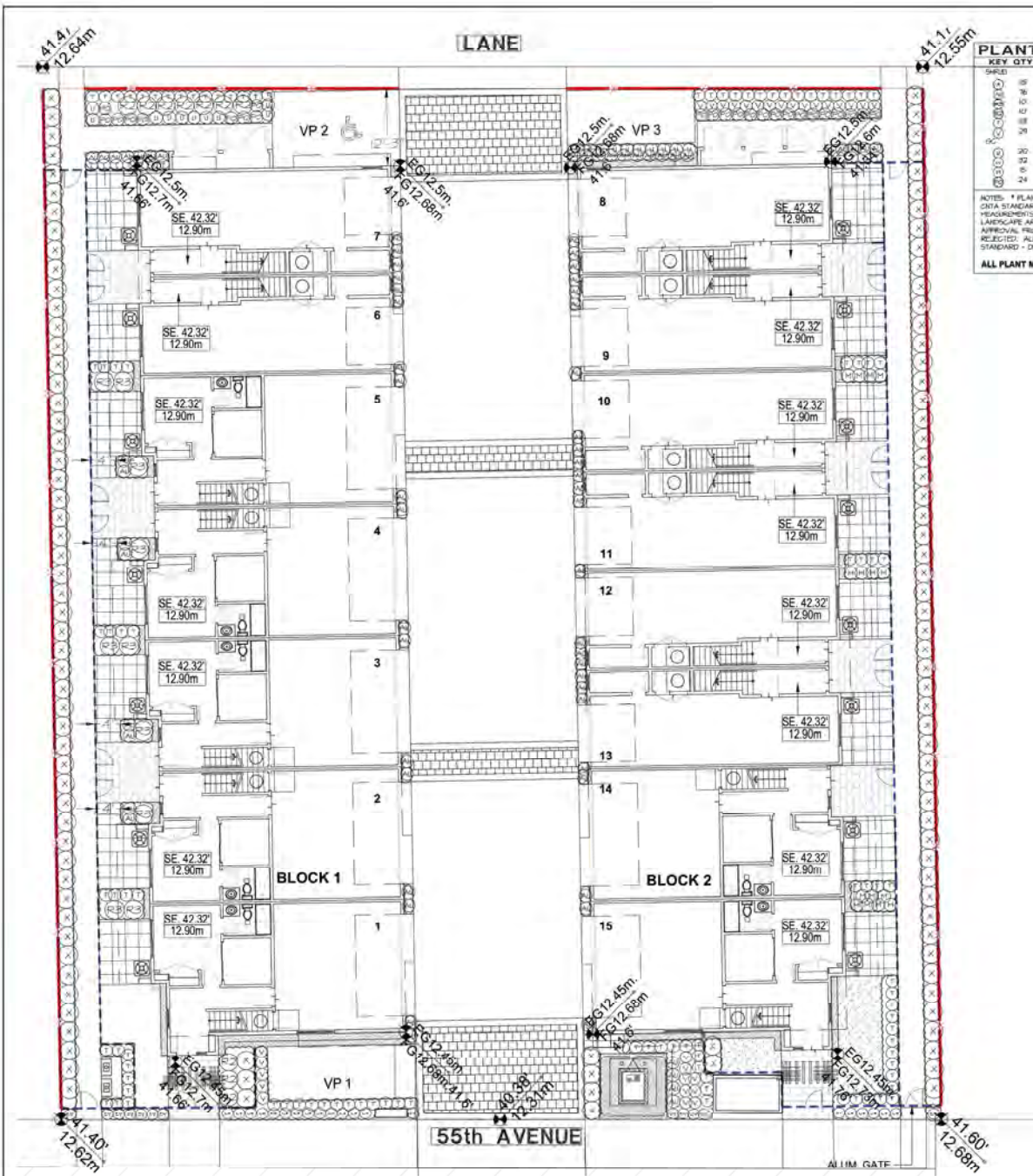


PROJECT: TOWNHOUSE DEVELOPMENT

19809 - 55TH AVENUE
CITY OF LANGLEY, BC

THREE PLAN

DATE: 2023-04-20
SCALE: 1/8" = 1'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DESIGNER: [Signature]
PROJECT NUMBER: [Signature]
DRAWING NUMBER: L1
OF 6
2-2024-001



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
18	1	GRISTIA TERRATA SUNDANCE	MEXICAN HOOD ORANGE	12 FOT, 40CH	
19	1	ELMIRIA FORTIORI COLORADO	WINTERGREEN	12 FOT, 40CH	
20	1	WINDYBERRY CRIST	WINDYBERRY YELLOW	42 FOT	
21	1	WINDYBERRY CRIST	WINDYBERRY WHITE L. MAY	42 FOT	
22	1	TRAIL X MEDIA CRIST	WINDYBERRY	42 FOT	
23	1	WINDYBERRY CRIST	WINDYBERRY	42 FOT	
24	1	WINDYBERRY CRIST	WINDYBERRY	42 FOT	
25	1	WINDYBERRY CRIST	WINDYBERRY	42 FOT	
26	1	WINDYBERRY CRIST	WINDYBERRY	42 FOT	
27	1	WINDYBERRY CRIST	WINDYBERRY	42 FOT	
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100	1	WINDYBERRY CRIST	WINDYBERRY	42 FOT	

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

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PROJECT:
TOWNHOUSE DEVELOPMENT

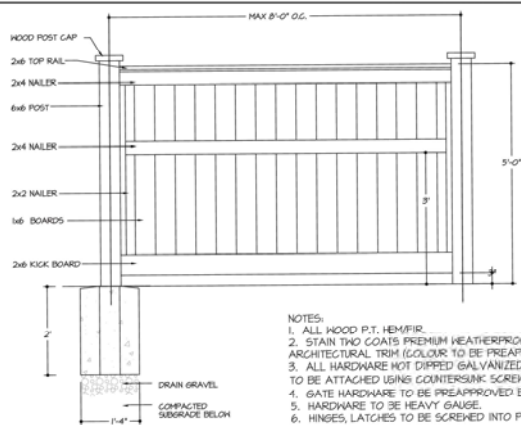
13888 - 55TH AVENUE
CITY OF LANGLEY, BC

DRAWING TITLE:
SHRUB PLAN

DATE: FEB 12 2021
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DRAWN BY: [Signature]
CHECKED BY: [Signature]
M2LA PROJECT NUMBER: [Number]

DRAWING NUMBER:
L2

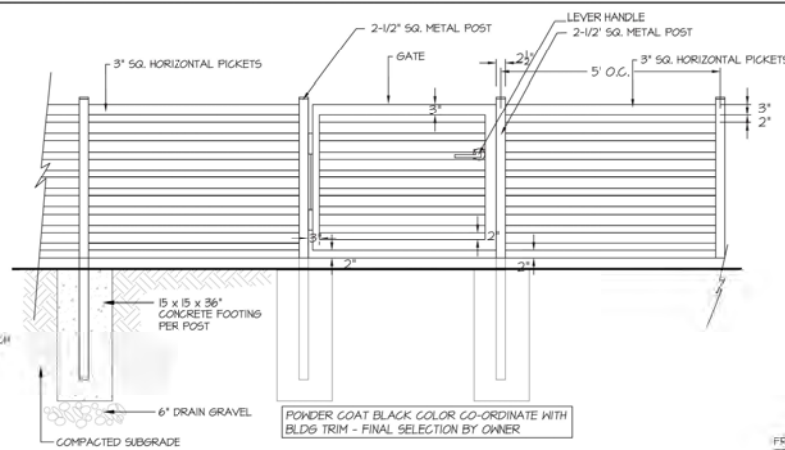
OF 6
21-004



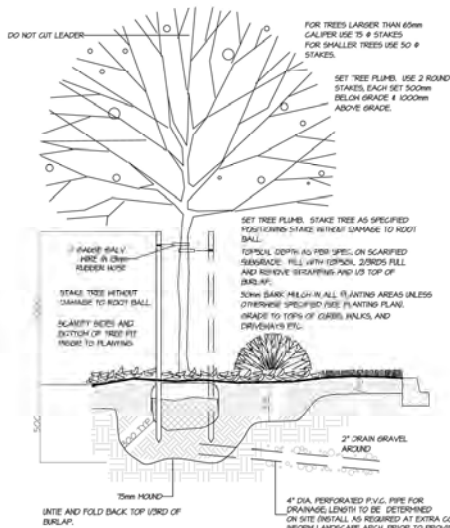
- NOTES:
1. ALL WOOD P.T. HEM-FIR.
 2. STAIN TWO COATS PREMIUM WEATHERPROOFING STAIN, TO MATCH ARCHITECTURAL TRIM (COLOUR TO BE PRE-APPROVED BY OWNER).
 3. ALL HARDWARE NOT DIPPED GALVANIZED. PICKETS TO BE ATTACHED USING COUNTERSINK SCREWS.
 4. GATE HARDWARE TO BE PRE-APPROVED BY OWNER.
 5. HARDWARE TO BE HEAVY GAUGE.
 6. HINGES, LATCHES TO BE SCREWED INTO PLACE.

TYPICAL POST FOOTING

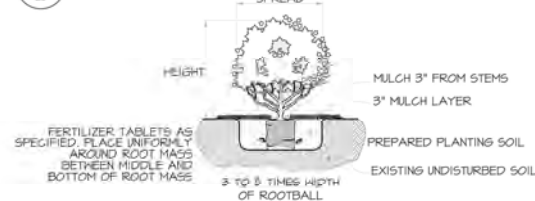
1 5' H. WOOD PERIMETER FENCE
SCALE: 3/4" = 1'-0"



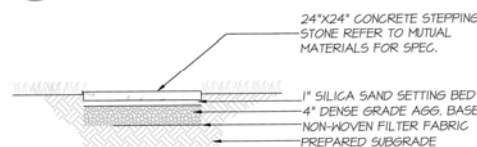
2 42" H. ALUMINUM PICKET FENCE & GATE
SCALE: 3/4" = 1'-0"



4 TREE PLANTING DETAIL
SCALE: NTS



5 SHRUB & GROUND COVER PLANTING DETAIL
SCALE: NTS

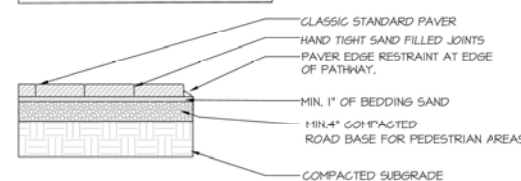


5 CONCRETE STEPPING STONE TYP.
SCALE: 1" = 1'-0"



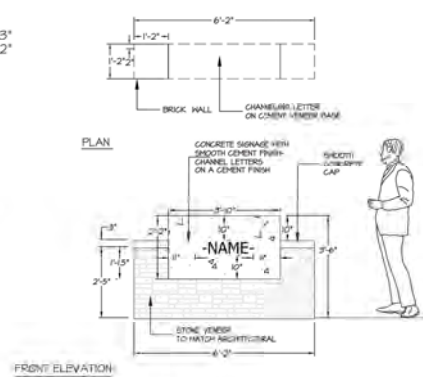
6 SOD LAWN DETAIL
SCALE: 1" = 1'-0"

NAME: CLASSIC STANDARD CALIFORNIA
SUPPLIER: ABBOTSFORD CONCRETE
SIZE: 11 3/4" x 5 3/8" x 2 3/8"
COLOUR: GRAY
PATTERN: RUNNING BOND

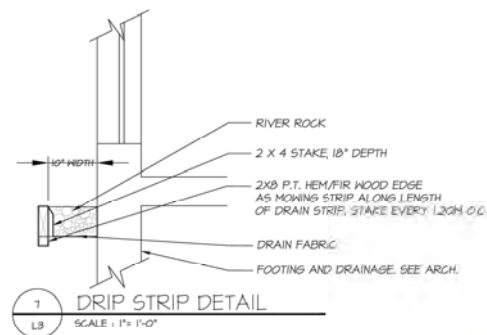


NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
ALL COMPACTION TO 98% PROCTOR DENSITY

9 CONCRETE PAVER TYP.
SCALE: 1" = 1'-0"

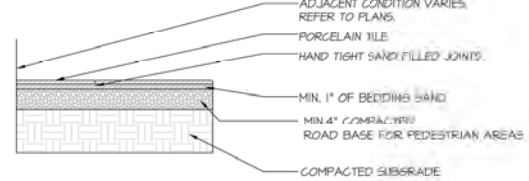


3 ENTRY SIGANCE
SCALE: 1/2" = 1'-0"



1 DRIP STRIP DETAIL
SCALE: 1" = 1'-0"

NAME: PROJECT CEMENTO
SUPPLIER: FONTLE
SIZE: 24" x 24"
COLOUR: TEB
PATTERN: STACKED BOND



NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
ALL COMPACTION TO 98% PROCTOR DENSITY

10 PORCELAIN PAVER TYP.
SCALE: 1" = 1'-0"

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PROJECT: TOWNHOUSE DEVELOPMENT

10888 - 55TH AVENUE
CITY OF LANGLEY, BC

DRAWING TITLE: LANDSCAPE DETAILS

DATE: FEB 20 2024
SCALE: NTS
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: [Signature]

DRAWING NUMBER: L3

OF 6
21-004



PLANT SCHEDULE-OFFSITE TREES				M2 JOB NUMBER: 21-004
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
1	ACER PLATANOIDES SLOBODIN	GLOBE NORWAY MAPLE	6 CM CAL. 1.8 M STD	
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER 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 CONDITIONS OF AVAILABILITY.				
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PROJECT:

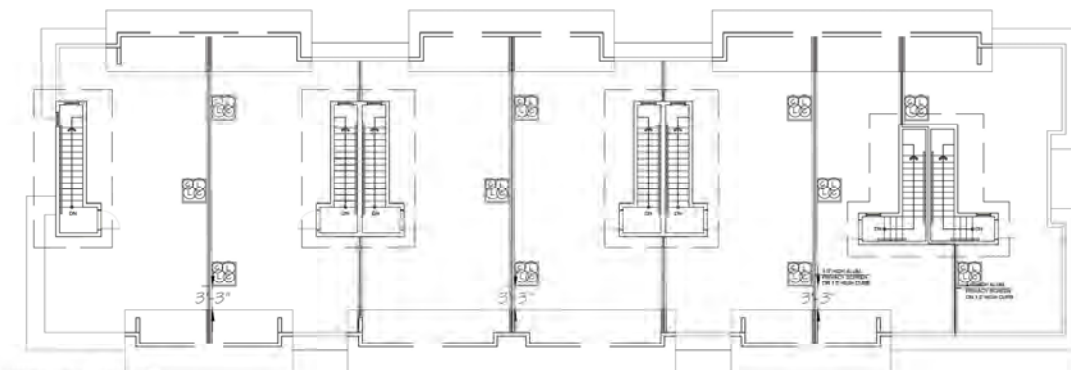
TOWNHOUSE DEVELOPMENT

13800 - 55TH AVENUE
CITY OF LANGLEY, BC

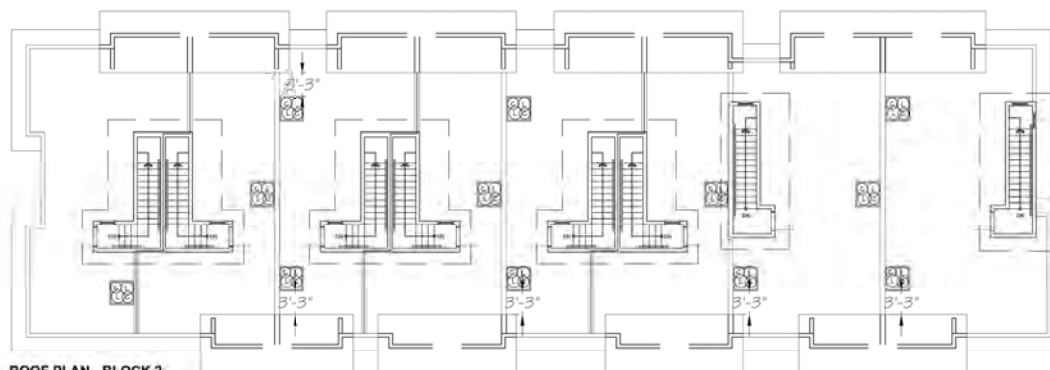
DRAWING TITLE:

OFFSITE STREET TREE PLAN

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DRAWN: DN	
CHECKED: DN	
DATE: 2/21/2021	



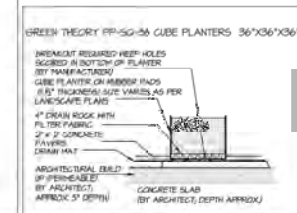
ROOF PLAN - BLOCK 1



ROOF PLAN - BLOCK 2



1 CUBE PLANTERS
L5 PP-SG-36 BY GREEN THEORY
36"x36"x36" PLANTERS



SCALE: 1/4"=1'-0"

PLANT SCHEDULE-ROOFTOP

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTER SIZE	REMARKS
1	46	PERENNIAL	PERENNIAL	4" POT	
2	46	PERENNIAL	PERENNIAL	4" POT	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE IRL 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 DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * NURSERY AND GROWER MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAIN AND PRINCE GEORGE 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 BE LANDSCAPE STAFF/ENGINEER'S DEFINITION OF AVAILABILITY.

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

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NO.	DATE	REVISION DESCRIPTION	DR.
1	2024.01.01	REV AS PER NEW SITE PLAN AND	DN
2	2024.01.01	REV AS PER NEW SITE PLAN	DN
3	2024.01.01	REV AS PER NEW SITE PLAN	DN
4	2024.01.01	REV AS PER NEW SITE PLAN	DN
5	2024.01.01	REV AS PER NEW SITE PLAN	DN
6	2024.01.01	REV AS PER NEW SITE PLAN	DN
7	2024.01.01	REV AS PER NEW SITE PLAN	DN
8	2024.01.01	REV AS PER NEW SITE PLAN	DN
9	2024.01.01	REV AS PER NEW SITE PLAN	DN
10	2024.01.01	REV AS PER NEW SITE PLAN	DN

NO. DATE REVISION DESCRIPTION DR.

SEAL:



PROJECT:

TOWNHOUSE DEVELOPMENT

13800 - 55TH AVENUE
CITY OF LANGLEY, BC

(DRAWING TITLE)

ROOFTOP
PLAN

DATE: 2024.01.01 DRAWING NUMBER:

SCALE: 1/8" = 1'-0"

DRAWN BY:

CHECKED BY:

DATE: 2024.01.01

DATE: 2024.01.01

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