

CONTEXT PLAN



**F. ADAB
ARCHITECTS
INC.**

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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 2020	SHEET NO.:	A-1.1
SCALE:	NTS,		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	1803		



1



2



3



4



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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	SHEET NO.:	A-1.2
SCALE:	N/A		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	1803		



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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

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



4
2
1
3

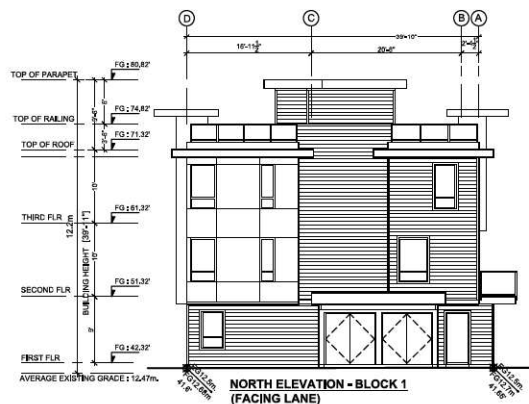
WEST ELEVATION- BLOCK 1

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. 23B - 13986 CAMBIE ROAD, RICHMOND, B.C. V6V 2K3

DRAWING TITLE:	EXTERIOR FINISH
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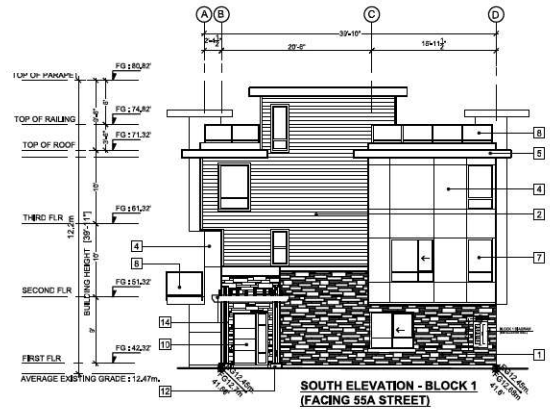
DATE:	DEC 2020	SHEET NO.:	A-1.11
SCALE:	NA		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	1803		



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

EXTERIOR FINISHES

- 1 CULTURED STONE
BLACK ROUNDE - BY BORAL
- 2 6" HORIZONTAL HARDWOOD / FIBERGLASS -
SHIMMER WHEAT - BY JAMES HARDIE
- 3 6" HORIZONTAL HARDWOOD / FIBERGLASS -
SW FOX SNOWBOUND - BY SHERWIN WILLIAMS
- 4 HARDWOOD PANEL / FIBERGLASS -
SW FOX SNOWBOUND - BY SHERWIN WILLIAMS
- 5 FIBERGLASS - TRIMS
SW 7674 PEPPER CORN - BY SHERWIN WILLIAMS
- 6 REVEALS ON HARDWOOD PANELS - COLOUR SAME
AS PANELS
- 7 WINDOW
VINYL - BLACK
- 8 RAILING
4" x 4" ALUMINUM - BLACK
1: SAFETY GLASS WITH BLACK ALUMINUM FRAME
- 9 COLUMN
SW 2025 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 10 ENTRY DOOR
SW 7612 TURKISH TILES - BY SHERWIN WILLIAMS
- 11 GARAGE DOOR
SW 2025 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 12 PRECAST CONCRETE SILL AND CAP
SW 2025 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 13 CANOPY
SW 2025 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 14 TRELLIS
CEDAR WOOD - CLEAR STAIN



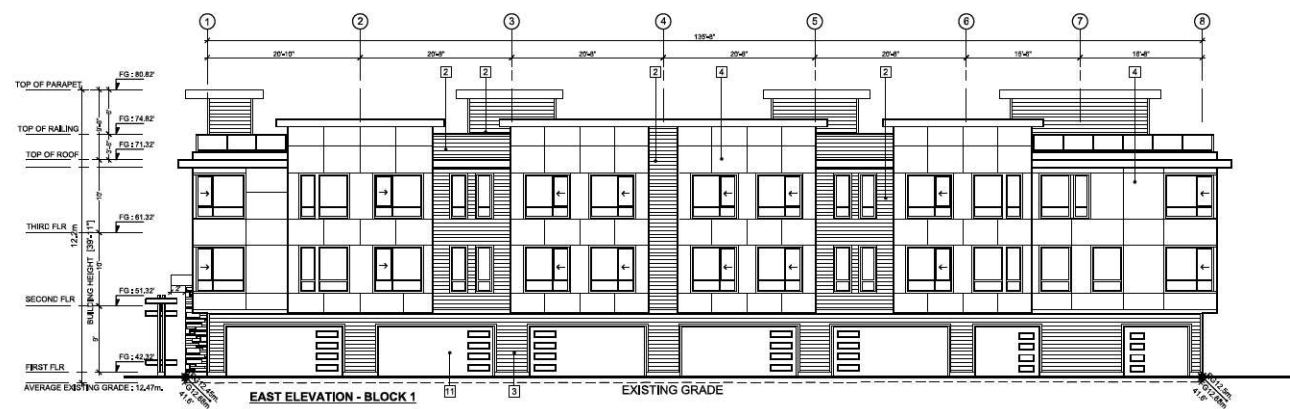
**SOUTH ELEVATION - BLOCK 1
(FACING 55A STREET)**



WEST ELEVATION - BLOCK 1

AVERAGE EXISTING GRADE:
(12.5m, + 12.5m, + 12.46m, + 12.45m) / 4
= 12.475m, = 40.92'

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



EAST ELEVATION - BLOCK 1

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

PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
1966S-1966R,
55A AVENUE, LANGLEY, BC.
FOR:
LEONE HOMES INC.
238 - 13986 CAMBIE ROAD,
RICHMOND, B.C. V6V 2K3

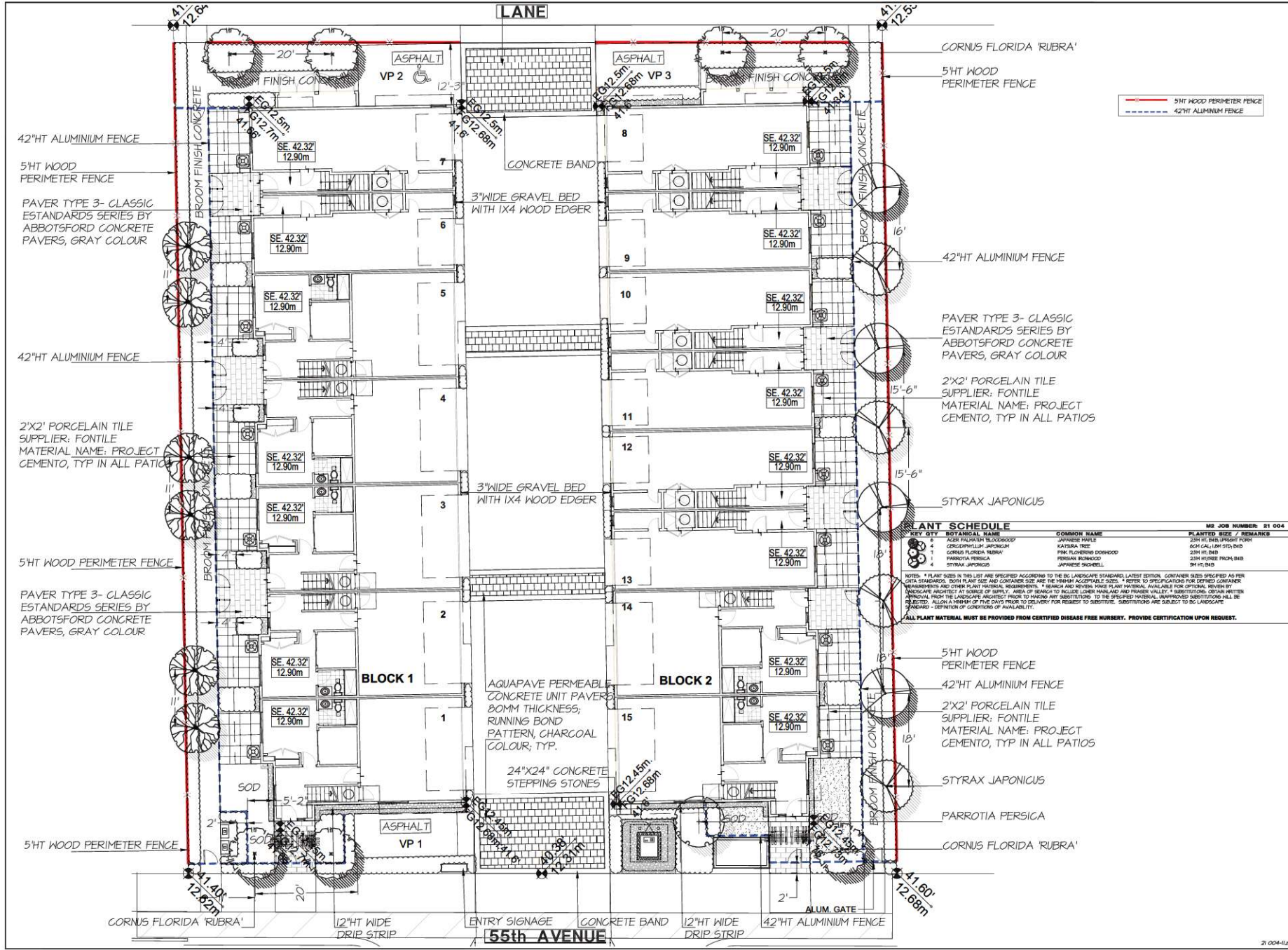
DRAWING TITLE:
**BLOCK 1
ELEVATIONS**

DATE:	DEC 2020	SHEET NO:
SCALE:	1/8" = 1'-0"	A-3.1
DESIGN:	A.A.	
DRAWING:	A.A.	
PROJECT NO:	1803	

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PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	MR JOB NUMBER: 21 004
4	AKOZ PALMUM BLOODEWOOD	JAPANESE BIRCH	25H HIL (12H) SPRT FORK
4	GONGORILLUM JAPONICUM	KATSURA TREE	80H GAL 12H STD BHD
1	CORNUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD	25H HI 12H
1	PARROTIA PERSICA	PERSIAN IRONWOOD	25H HTRSE FROM BHD
4	STYRAX JAPONICUS	JAPANESE DOGWOOD	3H HI BHD

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 DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * PRICING AND REVIEWS HAVE PLANT MATERIAL AVAILABLE FOR OPTICAL 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 MATERIALS, UNAPPROVED SUBSTITUTIONS WILL BE SUBJECT. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEPENDENT ON CONDITIONS OF AVAILABILITY.

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

NO.	DATE	REVISION DESCRIPTION	DR.
1	FEB/22/2021	PRELIMINARY DESIGN	DR.
2	FEB/23/2021	REV AS PER NEW SITE PLAN	ENR
3	APR/22/2021	REV AS PER NEW SITE PLAN	ENR
4	MAY/21/2021	REV AS PER NEW SITE PLAN	ENR
5	MAY/21/2021	REV AS PER NEW SITE PLAN	ENR
6	MAY/21/2021	REV AS PER NEW SITE PLAN	ENR
7	MAY/21/2021	REV AS PER NEW SITE PLAN	ENR
8	AUG/20/2021	REV AS PER NEW SITE PLAN	ENR



PROJECT: **TOWNHOUSE DEVELOPMENT**

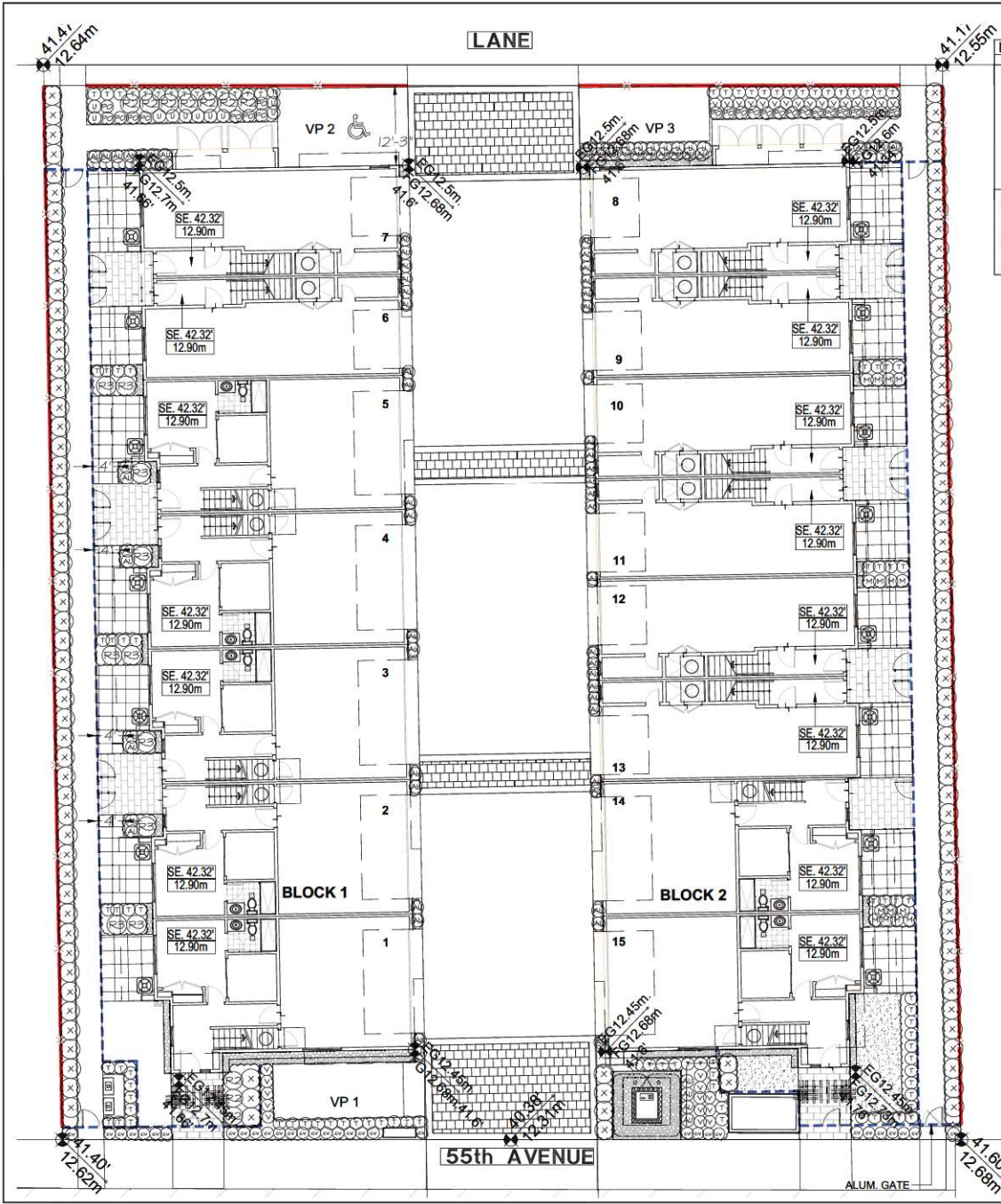
10659 - 55TH AVENUE
CITY OF LANGLEY, BC

DRAWING TITLE: **TREE PLAN**

DATE: FEB/22/2021 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: EN
DESIGN: EN
CHKD: MTLH
M2LA PROJECT NUMBER: 21-004

L1

OF 6



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 21 004	PLANTED SIZE / REMARKS
SRUB					
15		GHOSYA TERNATA SUNPANCE	HERGAN HOOK ORANGE		#2 POT, 40CM
16		BONINIA FORBESI COLORATUS	WINTERGREEN		#2 POT, 30CM
17		RHOODENDRON CREST	RHOODENDRON YELLOWHAY		#2 POT
18		RHOODENDRON GANNINGHAM'S WHITE	RHOODENDRON WHITE, L. MAY		#5 POT
19		TAXUS X MEDIA HICKSII	HICKS YEW		# 5 POT
20		VIBURNUM DAVIDII	DAVID'S VIBURNUM		#2 POT
21					
22		BLECHNUM SPICANT	DEER FERN		#1 POT, 20CM
23		GALLUNA VULGARIS 'DARK BEAUTY'	HEATHER PINK		#1 POT
24		PAGYSAANDRA TERMINALIS	JAPANESE SPURGE		#1 POT, 15CM
25		POLYSTICHUM MUNITUM	WESTERN SHROD FERN		#1 POT, 20CM

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NO.	DATE	REVISION DESCRIPTION	DR.
1	AUG 2020	REV AS PER NEW SITE PLAN ACP	BN
2	MAY 2020	REV AS PER NEW SITE PLAN	BN
3	MAY 2020	REV AS PER NEW SITE PLAN	BN
4	MAY 2020	GRADED FIRM UP	BN
5	APR 2020	REV AS PER NEW SITE PLAN	BN
6	APR 2020	REV AS PER NEW SITE PLAN	BN
7	FEB 2020	REV AS PER NEW SITE PLAN	BN
8	FEB 2020	PRELIMINARY DESIGN	BN



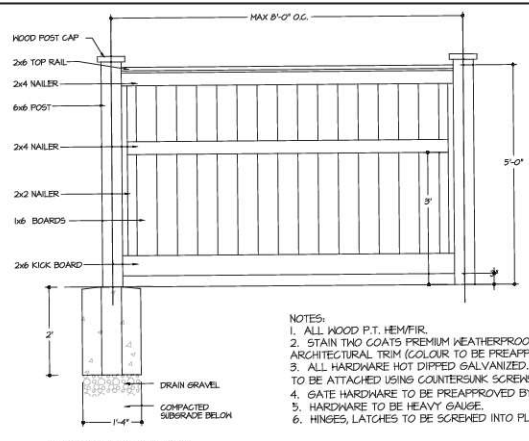
PROJECT: **TOWNHOUSE DEVELOPMENT**

10669 - 55TH AVENUE
 CITY OF LANGLEY, BC

DRAWING TITLE: **SHRUB PLAN**

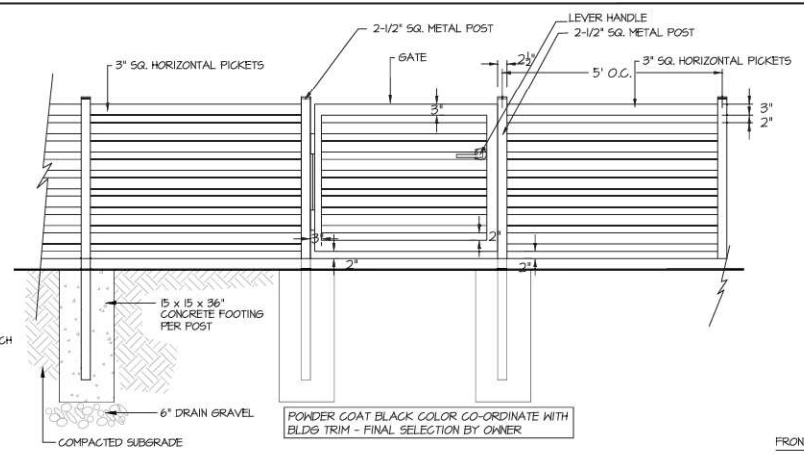
DATE: FEB 2020 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0"
 DRAWN: BN
 DESIGN: BN
 CHK'D: MTLH
 M2LA PROJECT NUMBER: 21-004-11P

L2
 OF 6
 21-004-11P

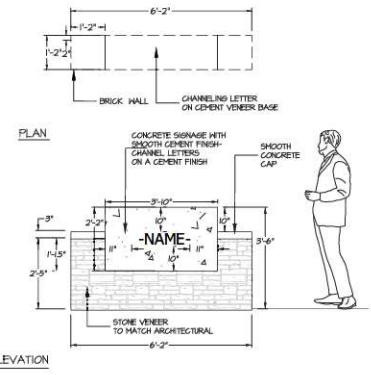


- NOTES:
1. ALL WOOD P.T. HEM-FIR.
 2. STAIN TWO COATS PREMIUM WEATHERPROOFING STAIN, TO MATCH ARCHITECTURAL TRIM (COLOUR TO BE PREAPPROVED BY OWNER)
 3. ALL HARDWARE HOT DIPPED GALVANIZED. PICKETS TO BE ATTACHED USING COUNTERSUNK SCREWS.
 4. GATE HARDWARE TO BE PREAPPROVED BY OWNER.
 5. HARDWARE TO BE HEAVY GAUGE.
 6. HINGES, LATCHES TO BE SCREWED INTO PLACE.

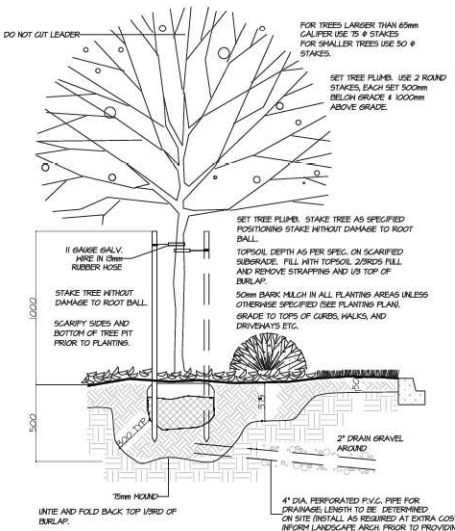
TYPICAL POST FOOTING
1 5' H. WOOD PERIMETER FENCE
 SCALE: 3/4" = 1'-0"



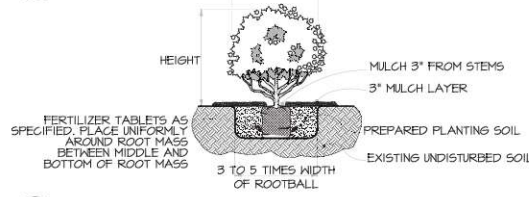
2 42" H. ALUMINUM PICKET FENCE & GATE
 SCALE: 3/4" = 1'-0"



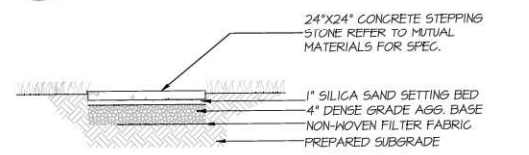
3 ENTRY SIGANGE
 SCALE: 1/2" = 1'-0"



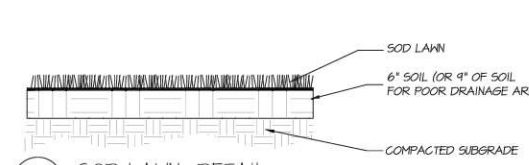
4 TREE PLANTING DETAIL
 SCALE: NTS



8 SHRUB & GROUND COVER PLANTING DETAIL
 SCALE: NTS

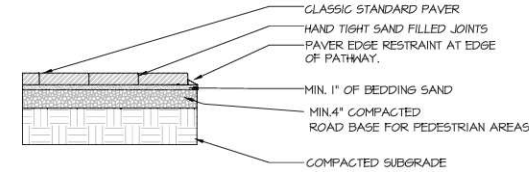


5 CONCRETE STEPPING STONE TYP.
 SCALE: 1" = 1'-0"



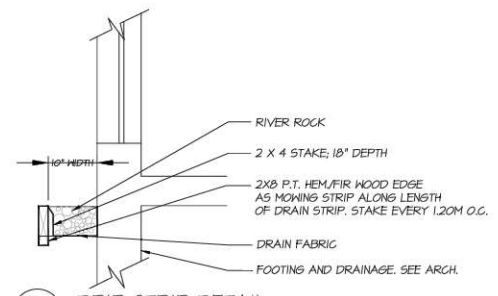
6 SOD LAWN DETAIL
 SCALE: 1" = 1'-0"

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



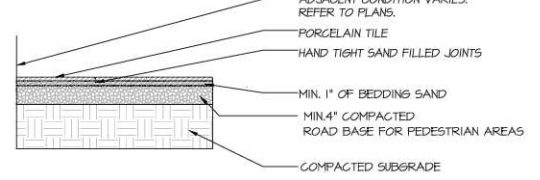
NOTE:
 PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS ALL COMPACTION TO 98% PROCTOR DENSITY

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



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

NAME: PROJECT CEMENTO
 SUPPLIER: FONTILE
 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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NO.	DATE	REVISION DESCRIPTION	DR.
1	2024-01-01	PRELIMINARY DESIGN	EN
2	2024-01-01	REV AS PER NEW SITE PLAN	EN
3	2024-01-01	REV AS PER NEW SITE PLAN	EN
4	2024-01-01	REV AS PER NEW SITE PLAN	EN
5	2024-01-01	REV AS PER NEW SITE PLAN	EN
6	2024-01-01	REV AS PER NEW SITE PLAN	EN
7	2024-01-01	REV AS PER NEW SITE PLAN	EN
8	2024-01-01	REV AS PER NEW SITE PLAN	EN



PROJECT: **TOWNHOUSE DEVELOPMENT**

10669 - 55TH AVENUE
 CITY OF LANGLEY, BC

DRAWING TITLE: **LANDSCAPE DETAILS**

DATE: FEB/2024	DRAWING NUMBER:
SCALE: NTS	L3
DRAWN: EN	
DESIGN: EN	
CHK'D: MTLH	
M2LA PROJECT NUMBER:	21-004

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55th AVENUE

PLANT SCHEDULE-OFFSITE TREES				M2 JOB NUMBER: 21 004
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	6	ACER PLATANOIDES 'GLOBOSUM'	GLOBE NORWAY MAPLE	6 CM CAL, 1.8 M, STD

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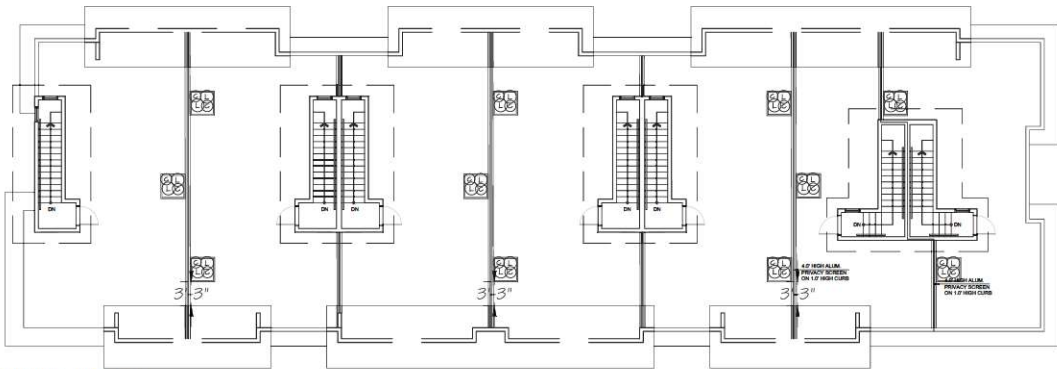
NO.	DATE	REVISION DESCRIPTION	DR.
1	FEB/12/2021	PRELIMINARY DESIGN	EN
2	FEB/23/2021	REV AS PER NEW SITE PLAN	EN
3	APR/22/2021	REV AS PER NEW SITE PLAN	EN
4	APR/28/2021	REV AS PER NEW SITE PLAN	EN
5	MAY/12/2021	GRADED FORM OF	EN
6	MAY/20/2021	REV AS PER NEW SITE PLAN	EN
7	MAY/28/2021	REV AS PER NEW SITE PLAN	EN
8	AUG/20/2021	REV AS PER NEW SITE PLAN ACP	EN



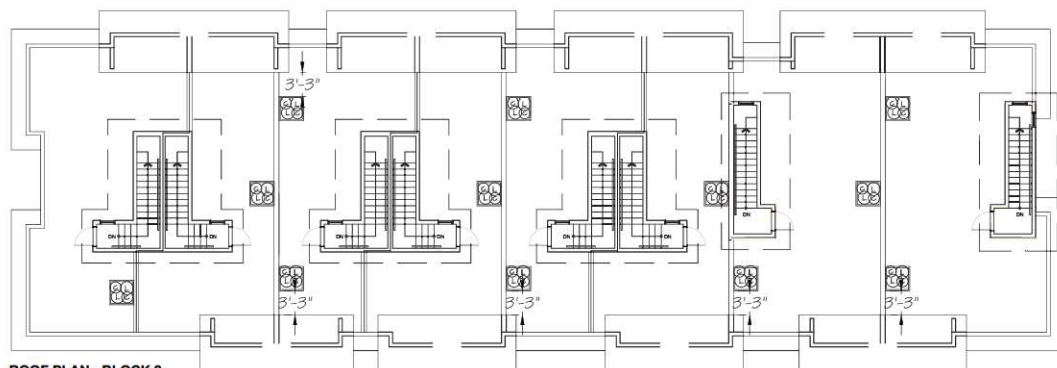
PROJECT:
TOWNHOUSE DEVELOPMENT
 10660 - 55TH AVENUE
 CITY OF LANGLEY, BC

DRAWING TITLE:
OFFSITE STREET TREE PLAN

DATE: FEB/12/2021 DRAWING NUMBER:
 SCALE: 3/8" = 1'-0"
 DRAWN: EN
 DESIGN: EN
 CHK'D: MFLM
L4
 OF 6



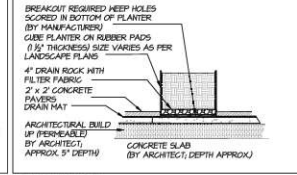
ROOF PLAN - BLOCK 1



ROOF PLAN - BLOCK 2



GREEN THEORY PP-SQ-36 CUBE PLANTERS 36"X36"X36"



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

1 CUBE PLANTERS
L5 PP-SQ-36 BY GREEN THEORY
36"X36"X36" PLANTERS

PLANT SCHEDULE-ROOFTOP

M2 JOB NUMBER: 21 004

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
⊙	46	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FOERSTER REED GRASS	# POT
PERENNIAL				
⊙	46	LAURENCEA ANNUSTIFOLIA	ENGLISH LAVENDER	# POT

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 DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVISION 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 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	FEB/22/2021	PRELIMINARY DESIGN	BN
2	FEB/23/2021	REV AS PER NEW SITE PLAN	BN
3	APR/22/2021	REV AS PER NEW SITE PLAN	BN
4	APR/28/2021	REV AS PER NEW SITE PLAN	BN
5	MAY/12/2021	REV AS PER NEW SITE PLAN	BN
6	MAY/21/2021	REV AS PER NEW SITE PLAN	BN
7	MAY/28/2021	REV AS PER NEW SITE PLAN	BN
8	JUL/20/2021	REV AS PER NEW SITE PLAN ACP	BN



PROJECT: **TOWNHOUSE DEVELOPMENT**

10669- 55TH AVENUE
CITY OF LANGLEY, BC

DRAWING TITLE: **ROOFTOP PLAN**

DATE: FEB/22/2021 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: BN
DESIGN: BN
CHK'D: MTLH
M2LA PROJECT NUMBER: 21-004

L5

OF 6

