







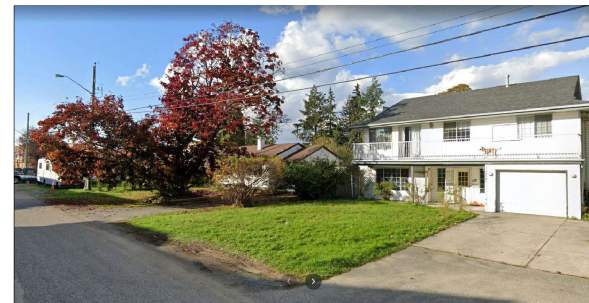
1



2



3



4



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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:  
**AERIAL MAP AND  
CONTEXT PHOTOS**

DATE:	DEC 2020	SHEET NO:	<b>A-1.2</b>
SCALE:	N/A		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1903		





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NO.	DATE	REVISION / ISSUED
4	DEC 09-22	REVISED PMT LOCATION
3	AUG 30-22	ISSUED FOR BP
2	JUNE 16-21	REISSUED FOR REZONING & DP
1	MAY 06-21	ISSUED FOR REZONING & DP

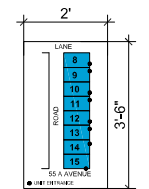
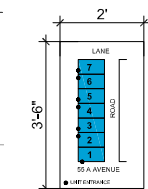
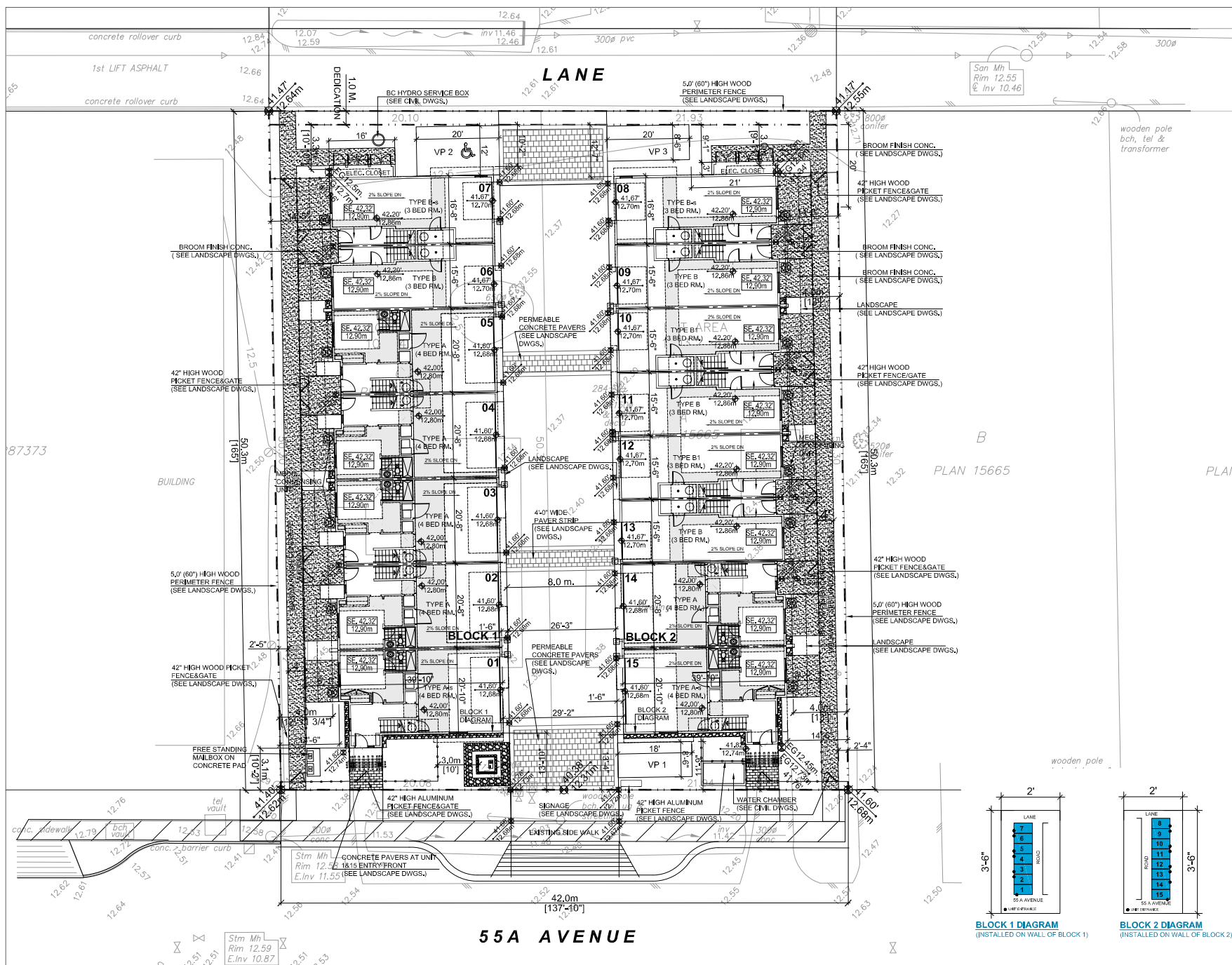
PROJECT TITLE:  
**VIVID**  
15 UNIT TOWNHOUSES  
19667 55A AVENUE,  
LANGLEY, B.C.

FOR:  
**VIVID JOINT VENTURE**  
100 3811 VIKING WAY  
RICHMOND, B.C. V6V 1W1

DRAWING TITLE:  
**SITE PLAN**

DATE: AUG. 2021 SHEET NO:  
SCALE: 1"=10'-0"  
DESIGN: AA  
DRAWN: KXW  
PROJECT NO: Z102

**A-1.1**



**55A AVENUE**











**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 space
- 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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NO.	DATE	REVISION /ISSUED
2	JUNE 18-21	REISSUED FOR REZONING & DP
1	MAY 04-21	ISSUED FOR REZONING & DP

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

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

DATE:	DEC 2020	SHEET NO:
SCALE:	N/A	<b>A-1.10</b>
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



WEST ELEVATION- BLOCK 1

- 4
- 2
- 1
- 3

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

PROJECT TITLE:  
**TOWNHOUSE  
DEVELOPMENT**  
19685-19669,  
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:	<b>A-1.11</b>
SCALE:	N/A		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1803		

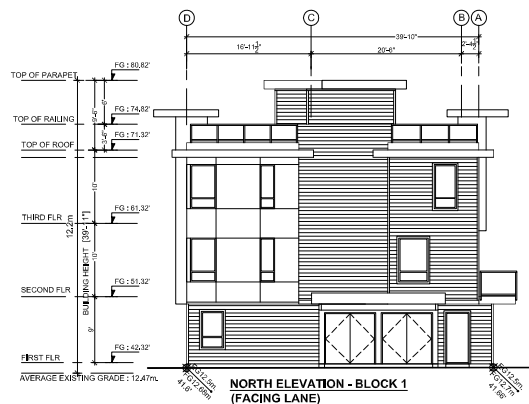








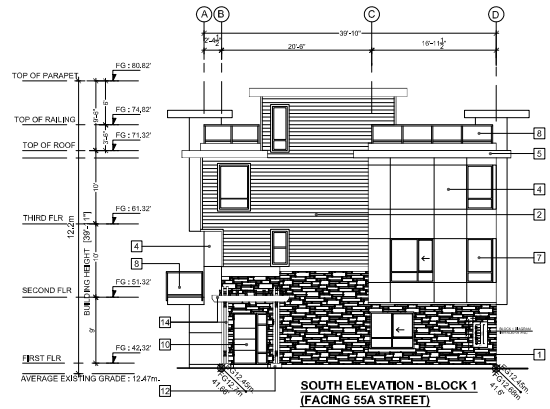




**NORTH ELEVATION - BLOCK 1  
(FACING LANE)**

**EXTERIOR FINISHES**

- 1 CULTURED STONE  
BLACK ROUNDCLE-BY BORAL
- 2 6" HORIZONTAL HARDWOOD BR/BR/FASCIA -  
SUMMER WREATH-BY SHERWIN WILLIAMS
- 3 6" HORIZONTAL HARDWOOD BR/BR/FASCIA -  
SW FLOOR SHOWWOOD BY SHERWIN WILLIAMS
- 4 HARDWOOD PANELS/FASCIA -  
SW 7074 PEPPERCORN-BY SHERWIN WILLIAMS
- 5 FASCIA - TRIMS  
SW 7074 PEPPERCORN-BY SHERWIN WILLIAMS
- 6 REVEALS (BY HARDWARE PANELS) - COLOUR SAME  
AS PANELS
- 7 WINDOW  
VINYL-BLACK
- 8 RAILING  
6" ALUMINUM-BLACK  
9 SAFETY GLASS WITH BLACK ALUMINUM FRAME
- 9 COLUMN  
SW 0055 LIGHT FRENCH GRAY-BY SHERWIN WILLIAMS
- 10 ENTRY DOOR  
SW 7010 TURNISH TILE-BY SHERWIN WILLIAMS
- 11 GARAGE DOOR  
SW 7074 PEPPERCORN-BY SHERWIN WILLIAMS
- 12 PRECAST CONCRETE SILL AND CAP  
SW 0055 LIGHT FRENCH GRAY-BY SHERWIN WILLIAMS
- 13 CANOPY  
SW 0055 LIGHT FRENCH GRAY-BY SHERWIN WILLIAMS
- 14 TRELLIS  
CEDAR WOOD-CLEAR STAIN



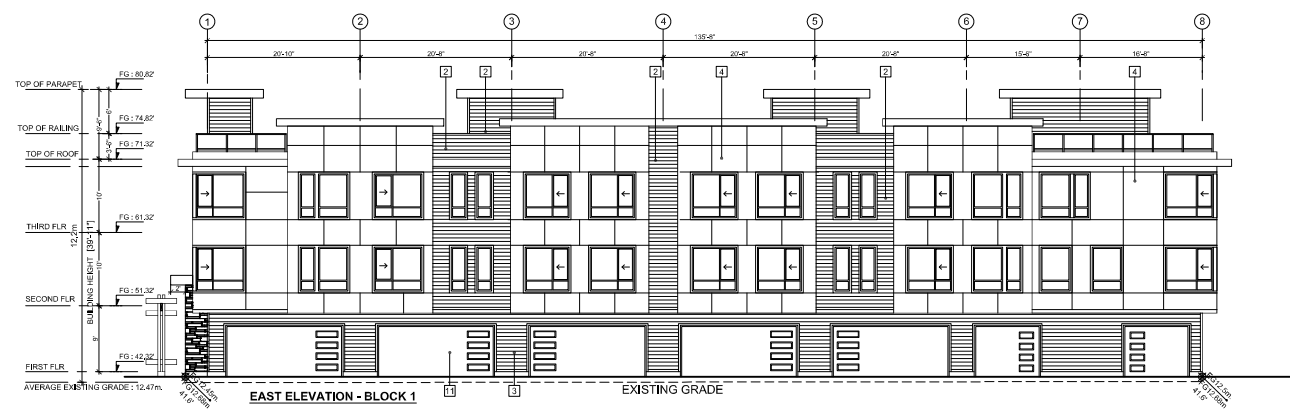
**SOUTH ELEVATION - BLOCK 1  
(FACING 55A STREET)**



**WEST ELEVATION - BLOCK 1**

AVERAGE EXISTING GRADE :  
(12.5m, + 12.5m, + 12.45m, + 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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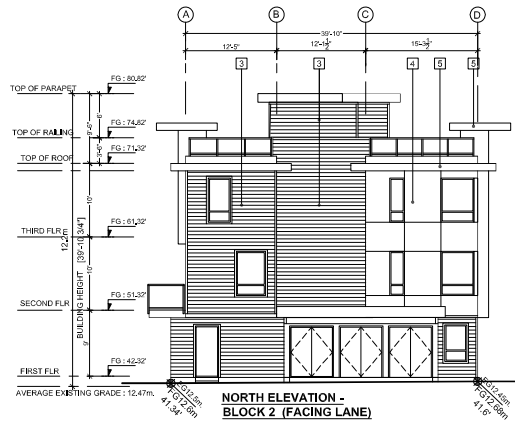
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NO.	DATE	REVISION / ISSUED
2	JUNE 16-21	REBUSS FOR REZONING & DP
1	MAY 08-21	ISSUED FOR REZONING & DP

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 1  
ELEVATIONS**

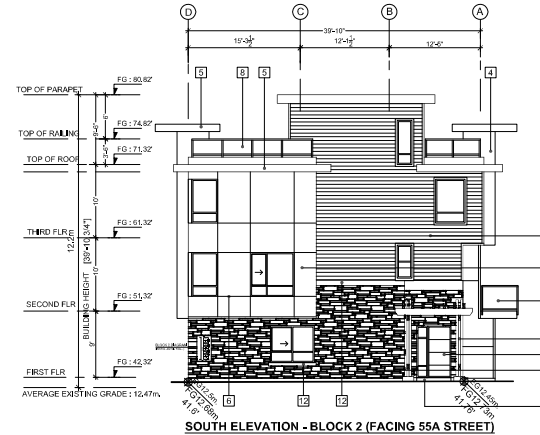
DATE:	DEC 2020	SHEET NO.:	
SCALE:	1/8" = 1'-0"		
DESIGN:	A.A.		
DRAWN:	A.A.		<b>A-3.1</b>
PROJECT NO.:	1803		



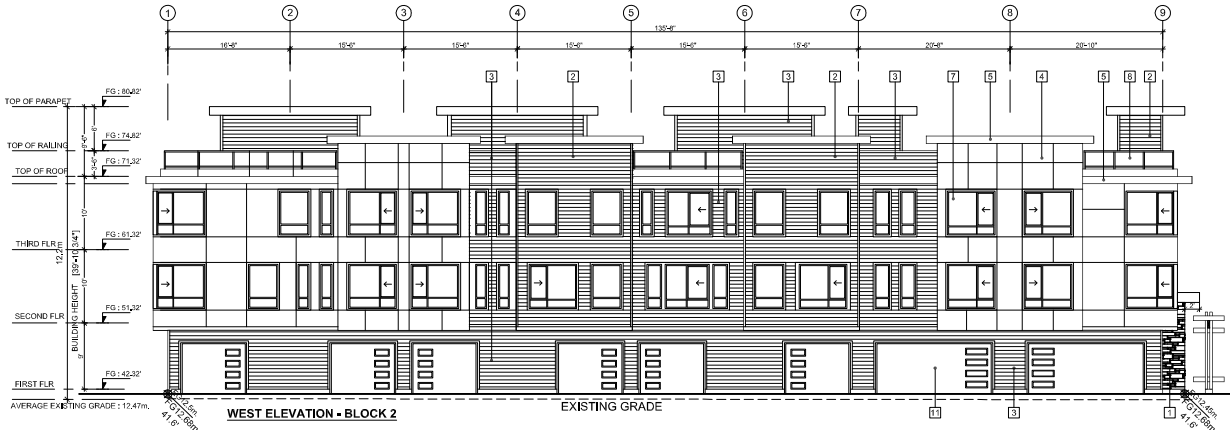
**NORTH ELEVATION -  
BLOCK 2 (FACING LANE)**

**EXTERIOR FINISHES**

- 1 CULTURED STONE  
BLACK RUNDLE - BY BORAL
- 2 6" HORIZONTAL HARBE SIDING / FASCIA -  
SUMMER WHEAT - BY JAMES HARBE
- 3 6" HORIZONTAL HARBE SIDING / TRIM  
SW 704 SNOWBOUND BY SHERWIN WILLIAMS
- 4 HARBE PANEL / TRIM / FASCIA -  
SW 704 PEPPER CORN - BY SHERWIN WILLIAMS
- 5 FASCIA - TRIM  
SW 704 PEPPER CORN - BY SHERWIN WILLIAMS
- 6 REVEALS (IN HARBE PANELS) - COLOR SAME  
AS PANELS
- 7 WINDOW  
WTR - BLACK
- 8 RAILING  
3" ALUMINUM - BLACK  
2" SAFETY GLASS WITH BLACK ALUMINUM FRAME
- 9 COLUMN  
SW 055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 10 ENTRY DOOR  
SW 751 TURKISH TILE - BY SHERWIN WILLIAMS
- 11 GARAGE DOOR  
SW 704 PEPPER CORN - BY SHERWIN WILLIAMS
- 12 PRECAST CONCRETE SILL AND CAP  
SW 055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 13 CANOPY  
SW 055 LIGHT FRENCH GRAY - BY SHERWIN WILLIAMS
- 14 TRILLES  
CREAM WOOD - CLEAR STAIN



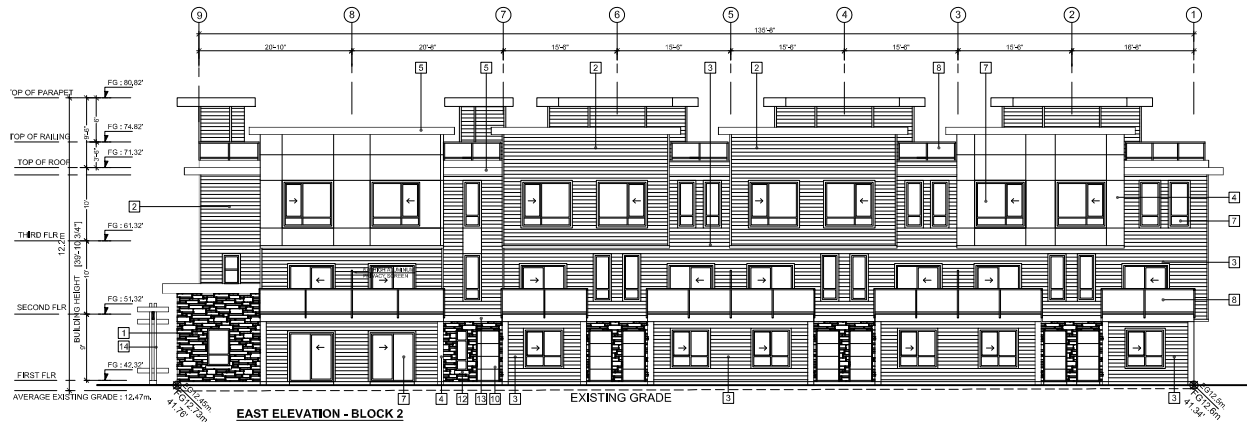
**SOUTH ELEVATION - BLOCK 2 (FACING 55A STREET)**



**WEST ELEVATION - BLOCK 2**

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

AVERAGE FINISHED GRADE :  
(12.73m + 12.6m + 12.68m + 12.68m) / 4 =  
12.67m = 41.57'



**EAST ELEVATION - BLOCK 2**



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PROJECT TITLE:  
**TOWNHOUSE  
DEVELOPMENT**  
19865-19669,  
55A AVENUE, LANGLEY, B.C.  
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"	<b>A-3.2</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1803	



