

# 26 UNIT TOWNHOUSE DEVELOPMENT

4560,4570,4580, 208 STREET &  
20815, 45A AVENUE, LANGLEY



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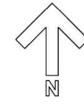
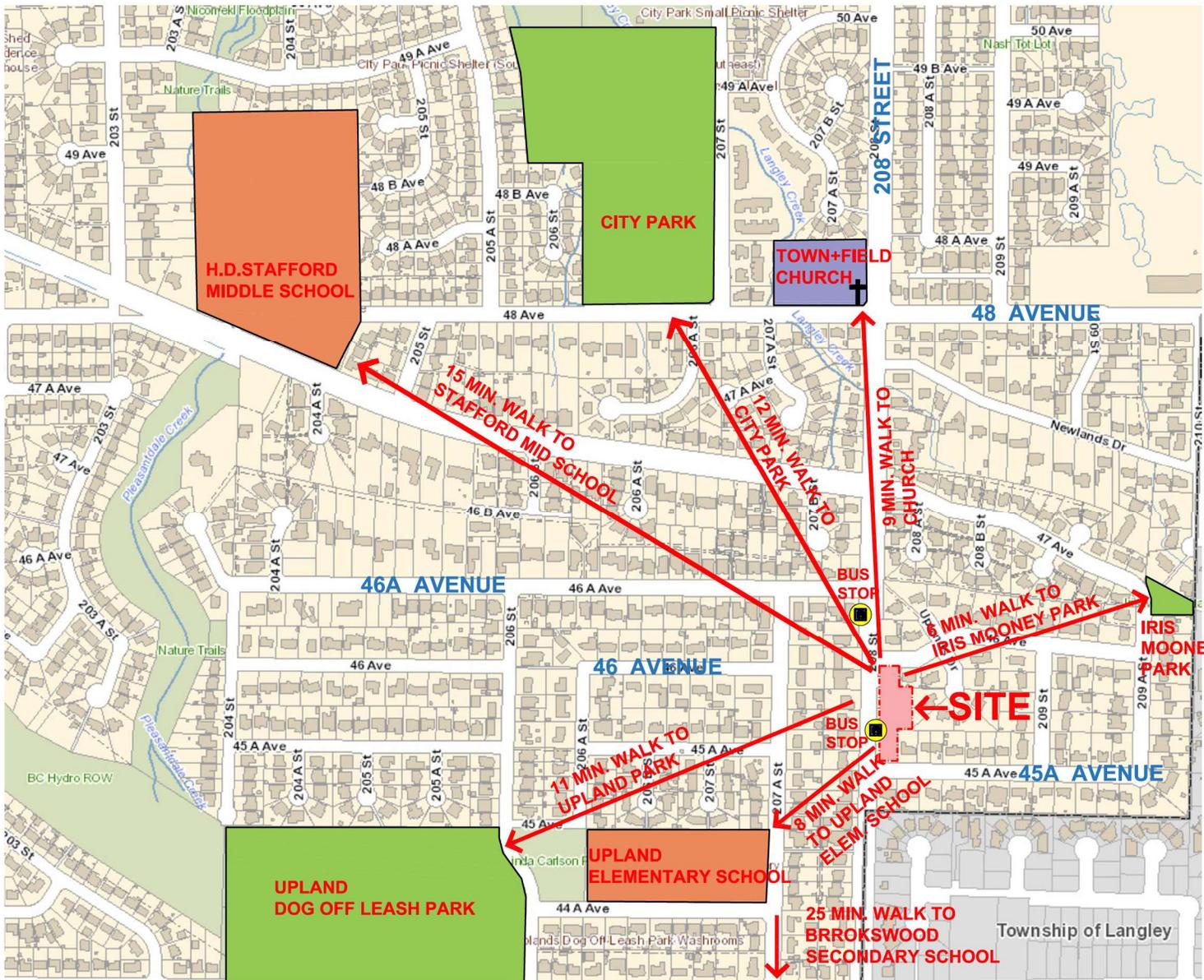
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2	AUG 16 -24	ISSUED FOR REZONING & DP
1	JUL 02 -24	ISSUED FOR PRE-APPLICATION

PROJECT TITLE:  
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20815 - 45A AVENUE,  
LANGLEY, BC.

FOR:  
**LEONE HOMES INC.**  
238 - 13986 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:  
**COVER PAGE INDEX AND CONTACT LIST**

DATE:	March 2024	SHEET NO.
SCALE:	N/A	<b>A-1.0</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	



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 RICHMOND, B.C. V6V 2K3

DRAWING TITLE:  
**CONTEXT MAP**

DATE: March 2024	SHEET NO:
SCALE: NTS.	A-1.1
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: -	

**CONTEXT MAP**



**AERIAL MAP**



**1**



**2**



**3**



**4**



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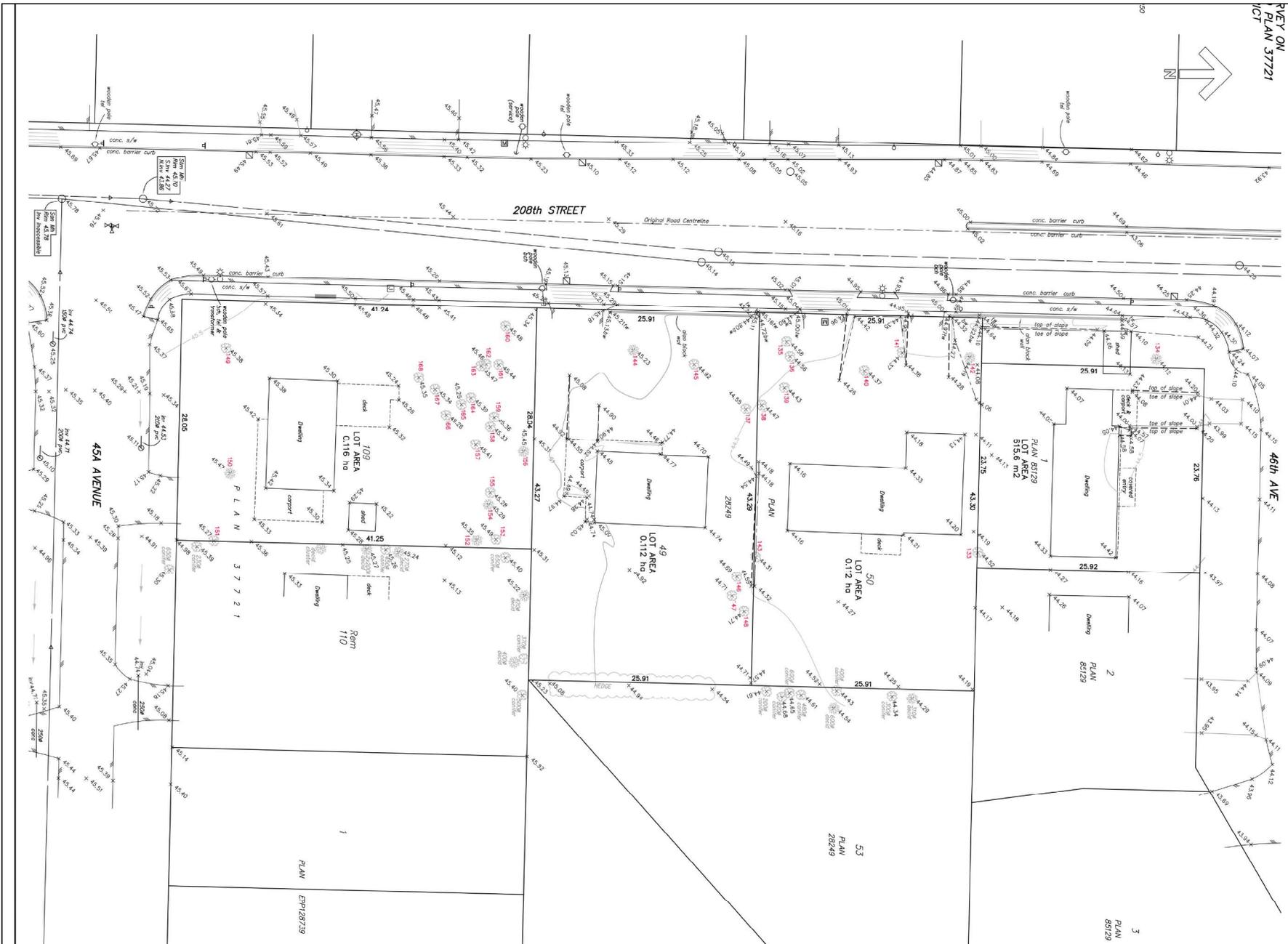
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DRAWING TITLE:  
**AERIAL MAP AND  
CONTEXT PHOTOS**

DATE: March 2024	SHEET NO:
SCALE: NTS	A-1.2
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: -	



PLAN 37721  
LOT



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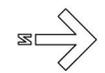
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20815 - 45A AVENUE,  
LANGLEY, BC.

**FOR:**  
**LEONE HOMES INC.**  
238 - 13986 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

**DRAWING TITLE:**  
SURVEY PLAN

DATE:	March 2024	SHEET NO.	<b>A-1.3</b>
SCALE:	NTS		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:			



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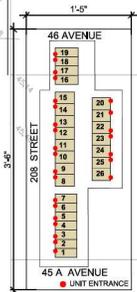
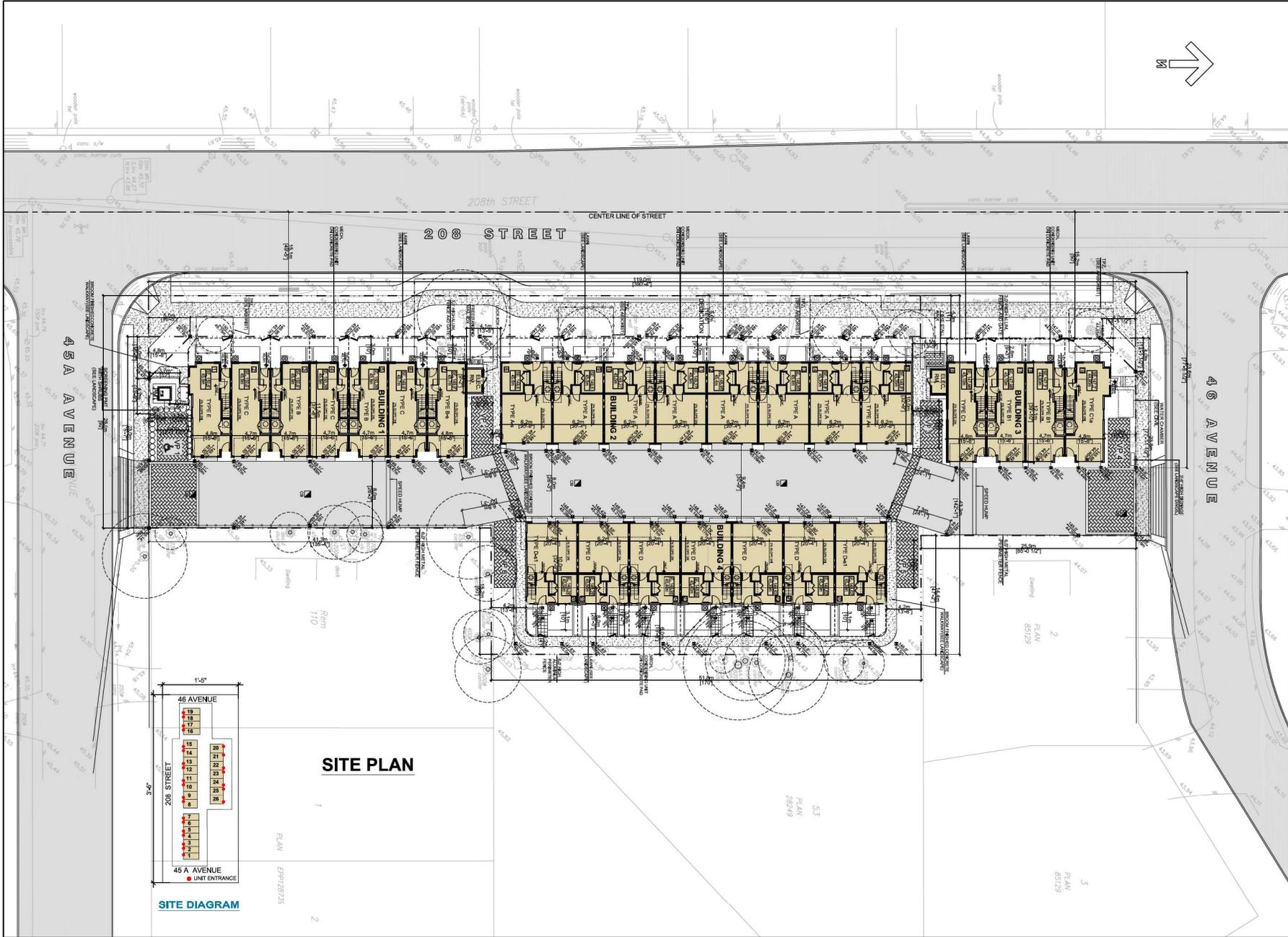
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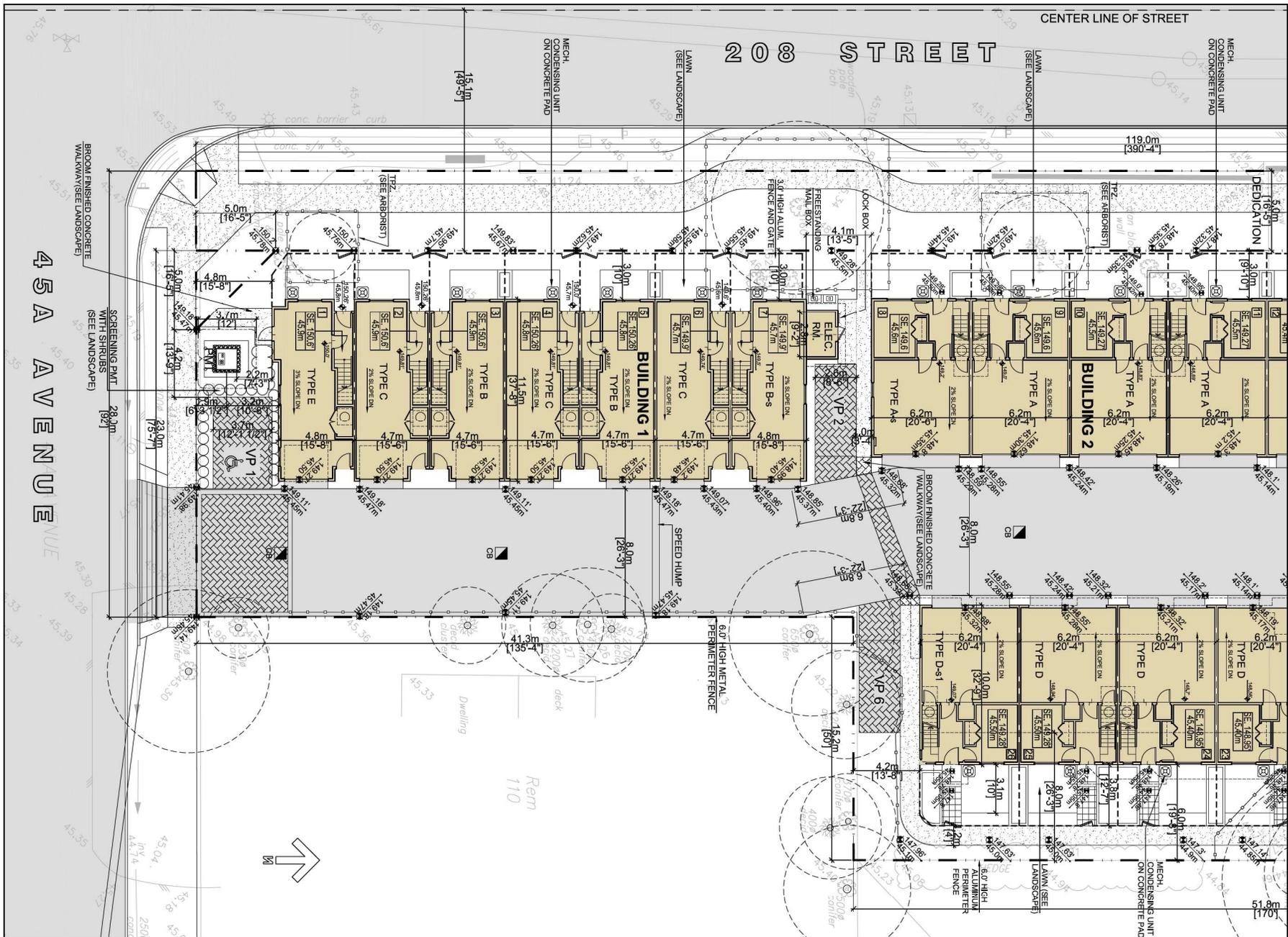
PROJECT TITLE:  
**SITE PLAN**

DATE: March 2024	SHEET NO:
SCALE: NTS.	<b>A-1.4</b>
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO:	



**SITE DIAGRAM**

**SITE PLAN**



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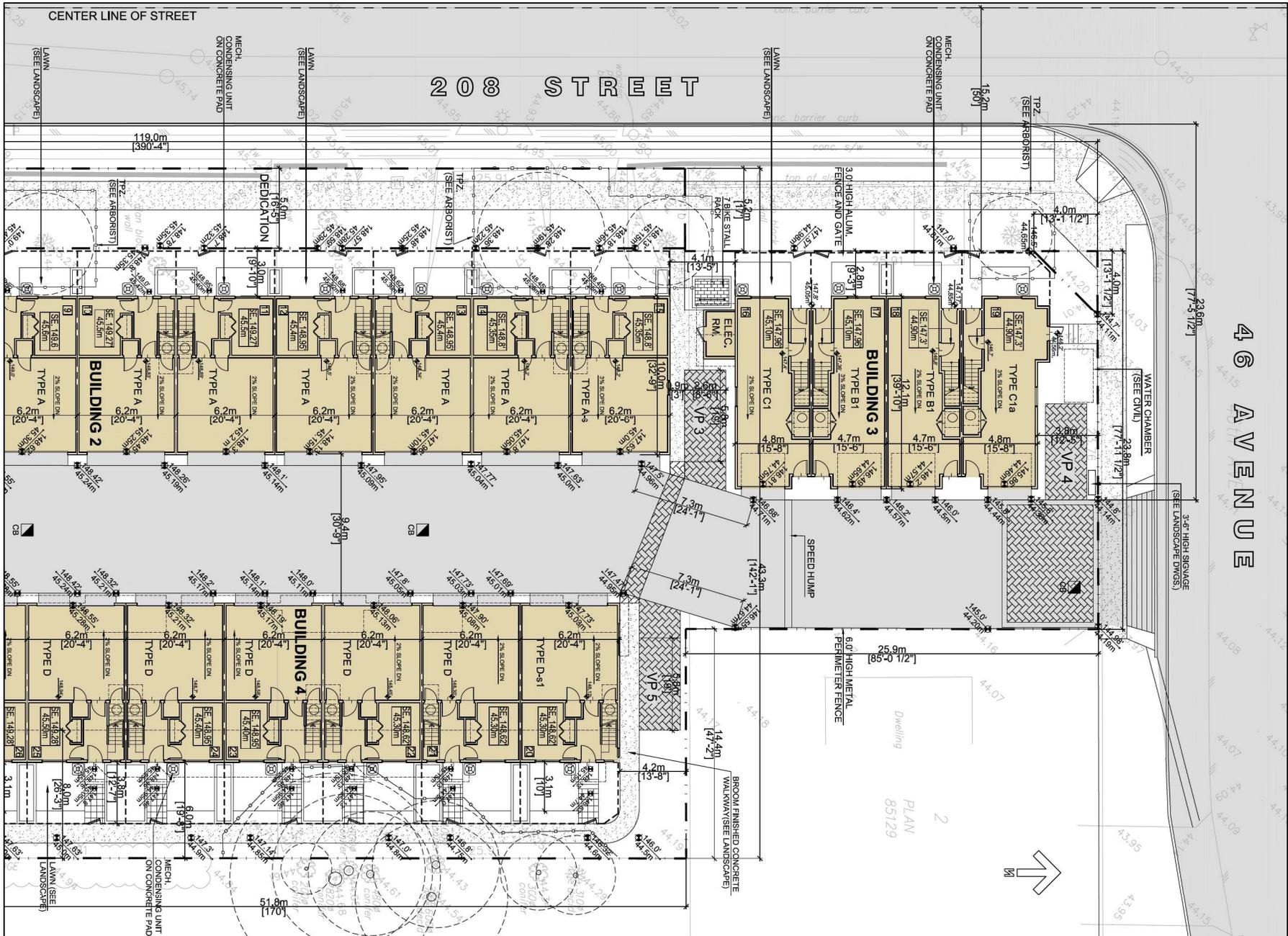
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 20815 - 45A AVENUE,  
 LANGLEY, BC.

**FOR:**  
 LEONE HOMES INC.,  
 238 - 13986 CAMBIE ROAD,  
 RICHMOND, B.C. V6V 2K3

**DRAWING TITLE:**  
 SITE PLAN - PART 1

DATE:	March 2024	SHEET NO.:	A-1.4a
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:			



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**46 AVENUE**

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FOR:  
**LEONE HOMES INC.**  
 238 - 13986 CAMBIE ROAD,  
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DRAWING TITLE:  
**SITE PLAN-PART 2**

DATE: March 2024 SHEET NO:  
 SCALE: NTS.  
 DESIGN: A.A.  
 DRAWN: A.A.  
 PROJECT NO: **A-1.4b**

PLAN 2  
 Dwelling  
 85129

**STATISTICS :**

**CIVIC ADDRESS :**

4560, 4570, 4580, 208 STREET & 20815, 45A AVENUE, LANGLEY, BC.

**LEGAL DESCRIPTION:**

LOT 1, PLAN 85129, LOTS 49 & 50, PLAN 28249, LOT 109, PLAN 37721, SECTION 36, TOWNSHIP 7, NEW WESTMINSTER DISTRICT

**ZONING :**

EXISTING : RS1  
PROPOSED : CD

**SITE AREA :**

BEFORE DEDICATION : 0.40 HA. = 0.99 ACRE  
43,164 SQ.FT.= 4,010 m<sup>2</sup>

AFTER DEDICATION : 37,773 SQ.FT. = 3509 m<sup>2</sup>  
0.35 HA. = 0.86 ACRE

**DEDICATIONS :**

( 5M = 16'-5" DEDICATION ALONG 208 STREET, 4M.X4M. TRIANGLE CORNER CUT AT NORTH-WEST & 5M.X5M. TRIANGLE CORNER CUT AT SOUTH-WEST )

**GROSS FLOOR AREA :**

BUILDING 1 : 12285 SQ.FT. 1141.2 M<sup>2</sup>  
BUILDING 2 : 15956 SQ.FT. 1482.3 M<sup>2</sup>  
BUILDING 3 : 7582 SQ.FT. 704.4 M<sup>2</sup>  
BUILDING 4 : 12910 SQ.FT. 1199.3 M<sup>2</sup>

TOTAL AREA : 48733 SQ.FT. = 4527.2 m<sup>2</sup>

**FSR :**

(PRIOR TO ROAD DEDICATION)  
ALLOWED : MAX. 1.200  
PROVIDED : 48733 / 43164 = 1.13

**FSR :**

(AFTER ROAD DEDICATION)  
ALLOWED : MAX. 1.200  
PROVIDED : 36601 / 37773 = 0.968

**DENSITY :**

PROVIDED : 26 UNIT / 0.99 ACRE :  
30.2 UNIT / ACRE  
74.2 UNIT / HA.

**UNIT MIX :**

SIDE BY SIDE CAR UNITS : 15  
(INCLUDING 7 UNITS WITH 2-1/2 STOREY)  
TANDEM UNITS : 11  
TOTAL NO. OF UNITS : 26

**SITE COVERAGE :**

ALLOWED : MAX 45%  
PROPOSED : 43.6%  
(1582 SQM.)

**PARKING :**

2 / UNIT : 52  
VISITORS  
REQUIRED : 0.2 TOTAL UNITS  
0.2 X 26 = 5.2  
PROVIDED : 6 (INCLUDING 1 ACCESSIBLE)

VISITOR BIKE RACK : 6

**SITE SETBACKS :**

REQUIRED & PROVIDED :  
NORTH : 3.0 M. (10.0')  
WEST : 3.0 M. (10.0')  
SOUTH : 3.0 M. (10.0')  
EAST : 6.0M.(FOR 1ST & 2ND FLOORS)  
8.0M. (FOR 3RD FLOOR)

UNIT MIX						
UNIT TYPE	NO. OF BED RM.	NO. OF UNITS	AREA (INC. GARAGE) (SQ.FT.)	AREA (EXC. GARAGE) (SQ.FT.)	TOTAL AREA (INC. GARAGE) (SQ.FT.)	TOTAL AREA (EXC. GARAGE) (SQ.FT.)
A	4	6	1967	1555	11802	9330
A-s	4	2	2076	1664	4152	3328
B	3	2	1752	1294	3504	2588
B1	3	2	1841	1352	3682	2704
B-s	3	1	1823	1359	1823	1359
C	3	3	1709	1251	5127	3753
C1	3	1	1935	1439	1935	1439
C1a	3	1	1964	1439	1964	1439
D	4	5	1835	1423	9175	7115
D-s1	4	2	1862	1450	3724	2900
E	3	1	1845	1368	1845	1368
TOTAL		26			48733	37323

**CODE ANALYSIS**

**1.0 PROJECT DESCRIPTION**

The proposed development is planned for a site bounded by 208 Street on the west, 45A Avenue on the south and 46 Avenue on the north. The project will consist of 4 buildings containing :

- Building 1 : 7 units with two tandem parking garage
- Building 2 : 8 units with two side by side parking garage
- Building 3 : 4 units with two tandem parking garage
- Building 4 : 7 units with two side by side parking garage

**2.0 BUILDING CLASSIFICATION**

This project may be considered under part 9 of the 2024 BCBC. Since all four buildings are within 600 m<sup>2</sup> maximum building area and 3 storey height limit allowed under part 9.

The buildings have the characteristics shown in the following table :

**CODE CLASSIFICATION SUMMARY**

Building	Building area (m <sup>2</sup> )	No. of Storeys	Occupancy	Classification
1	388	3	C	Table 9.10.8.1
2	516	3	C	Table 9.10.8.1
3	247	3	C	Table 9.10.8.1
4	438	3	C	Table 9.10.8.1

**2.1 Building Classification Details**

- 2.1.1. There are no storeys below ground
- 2.1.2. Storeys above ground (see 4.0 "Fire Separation")

- **Combustible construction is allowed** (Table 9.10.8.1)
- **Floor assemblies to have min. 45 minute F.R.R.** (Table 9.10.8.1)
- **Roof assemblies to have min. 60 minute F.R.R.** (Table 9.10.8.1)
- **Floor rating not required** (Table 9.10.8.1)

**3.0 FIRE FIGHTING ACCESS**

**3.1 Unobstructed path of travel requirements**

Part 9 is not specific about the fire department access requirements. Part 3 is more specific about fire fighters' path of travel and is used as a guide

**4.0 FIRE SEPARATIONS**

Party walls : 1 hour : 9.10.9.14(3)

Floor within suites are not required to be fire separations or to have a fire resistance rating. Roofs are required to have 1 hr. fire resistance rating

**5.0 SPATIAL SEPARATIONS AND UNPROTECTED OPENING**

Spatial separation and amount of unprotected openings have been reviewed by, for each building on sheets A-3.1 and A-3.2 building elevations.

**6.0 FIRE ALARM SYSTEM**

A fire alarm system is not required for this type of Part 9 residential occupancy where each suite has direct access to an exterior exit door at grade, as per 9.10.18.2.(5)

Article 9.10.1.3.(8) requires sprinklers to be installed according to certain Part 3 requirements.

Sprinkler system shall be designed in conformance with Articles 3.2.5.8 to 3.2.5.11 and 3.2.5.17(which refer only to the sprinkler system and not to fire alarms).Therefore no fire alarm system will be provided.

**7.0 SPRINKLER SYSTEM**

The project will be sprinklered

**8.0 EGRESS**

Egress from suites conforms to Sentence 9.9.9.1.(2)

**9.0 REQUIREMENTS FOR PERSONS WITH DISABILITIES**

The buildings are not required to be accessible.



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LANGLEY, BC.

FOR:  
**LEONE HOMES INC.**  
238 - 13986 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:  
STATISTICS

DATE:	March 2024	SHEET NO.:
SCALE:	N/A	<b>A-1.5</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	-	



**F. ADAB  
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NO.	DATE	REVISION / ISSUED
4	DEC 04 -24	ADP REVISIONS
3	SEP 10 -24	REISSUED FOR REZONING & DP
2	AUG 18 -24	ISSUED FOR REZONING & DP
1	JUL 02 -24	ISSUED FOR PRE-APPLICATION

**PROJECT TITLE:**  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

**FOR:**  
**LEONE HOMES INC.**  
238 - 13986 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

**DRAWING TITLE:**  
**BUILDING 2**  
**PERSPECTIVE VIEW**  
**FROM 208 STREET**

DATE:	March 2024	SHEET NO:	<b>A-1.6</b>
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	-		





## Design Rationale

20815, 45A Avenue, Langley, BC.

### Introduction

This Design Rationale is to be read as part of a rezoning and development application for a 26-unit townhome development at 20815, 45A Avenue & 4560, 4570, 4580 - 208 Street, Langley.

The project consists of 19 four-bedroom and 7 three-bedroom units. The four bedroom units have side-by-side garages and three bedroom units have tandem parking.

The areas of each unit are specified in the unit mix schedule and are all family oriented accommodations.

### Site Characteristics, History, and Context

This development proposal would occupy four single family lots facing 208 Street to the west, 45A Avenue to the south, and 46 Avenue to the north.

There is a 5.0-meter dedication along 208 Street. There is also a 4.0m x 4.0m corner cut on the north-west and a 5.0m x 5.0m corner cut on the south-west.

The proposed development seeks rezoning from RS1 to CD (Townhouse) and consists of four building blocks.

The buildings follow the existing grade elevations and responds to natural topography of the site.

### Zoning, Orientation

The building orientation responds to the size and shape of the site. 19 units are facing 208 Street and have pedestrian access off this street. One unit has a presence on 208 Street and 45A Avenue. Similarly, the end unit to the north has a presence on 46 Avenue as well as on 208 Street.

Low aluminum fences and gates are introduced along the street providing a safe and pleasant pedestrian route to the entries of the units.

Vehicular access is provided through an eight-meter internal road running from 45A Avenue to 46 Avenue.

### Massing, Form, and Character

The building design is influenced by Georgian style architecture and along with the finishing materials stands out differently from the other townhouse developments in the City of Langley.

Architectural articulations and decorative character introduce a harmonized linear form with a simple combination of Georgian style and West Coast character.

Entries are identifiable with Individual gables and brackets.

The height and massing are reduced on Building 4 facing east neighbouring properties. By cutting the building back a introducing a mid roof the building gives an impression of a 2-1/2 storey on the east side.

Articulations and variations in window sizes enrich the style and character of the design and help defining the Georgian style.



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PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT  
20815 - 45A AVENUE,  
LANGLEY, BC.**

FOR:  
**LEONE HOMES INC.,  
238 - 13386 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3**

DRAWING TITLE:  
**DESIGN RATIONALE  
SITE, ZONING, ORIENTATION,  
MASSING, FORM AND CHARACTER**

DATE:	March 2024	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	<b>A-1.9</b>
DRAWN:	A.A.	
PROJECT NO:	-	





**Exterior Finishes and Colour**

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

A variety of building materials are used with emphasis on richer urban elements. Brick is the main finish on base of the buildings. Board & batten is introduced on the projected bays with two contrast colors. Black panels combined with black vinyl windows in order to emphasize on vertical elements on bays. 4" lap siding is also provided with warm beige color between the bays. Natural maple wood is used under the entry gables and brackets.

No vinyl material is introduced on any facades of the buildings.

The colours are selected with emphasis on black brick, black and white board & batten, black panels and windows and the natural maple wood colour in selected areas.

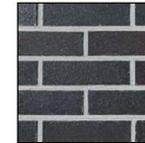


**BUILDING 1 WEST ELEVATION**

**EXTERIOR FINISH COLOUR SCHEME**



**1 ASPHALT SHINGLE ROOF :**  
MOUNTAIN SLATE -  
BY IKO ROYAL ESTATE



**2 BRICK**  
ONYX IRONSPOT - BY I.X.L.



**3 HARDIE SIDING**  
WEATHERED CLIFF-  
BY JAMES HARDIE MAGNOLIA  
COLLECTION



**4 HARDIE PANELS, FASCIAS  
& TRIMS**  
SW 6258 TRICORN BLACK -  
BY SHERWIN WILLIAMS (251)



**5 6" TRIMS, BAND BOARDS &  
BRACKETS -**  
NATURAL MAPLE WOOD



**6 HARDIE BOARD & BATTEN :**  
SW 7005 PURE WHITE-  
BY SHERWIN WILLIAMS



**7 HARDIE BOARD & BATTEN :**  
SW 7069 IRON ORE-  
BY SHERWIN WILLIAMS



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3	SEP 10-24	REISSUED FOR REZONING & DP
2	JUNE 19-21	ISSUED FOR REZONING & DP
1	JUL 02-24	ISSUED FOR PRE-APPLICATION

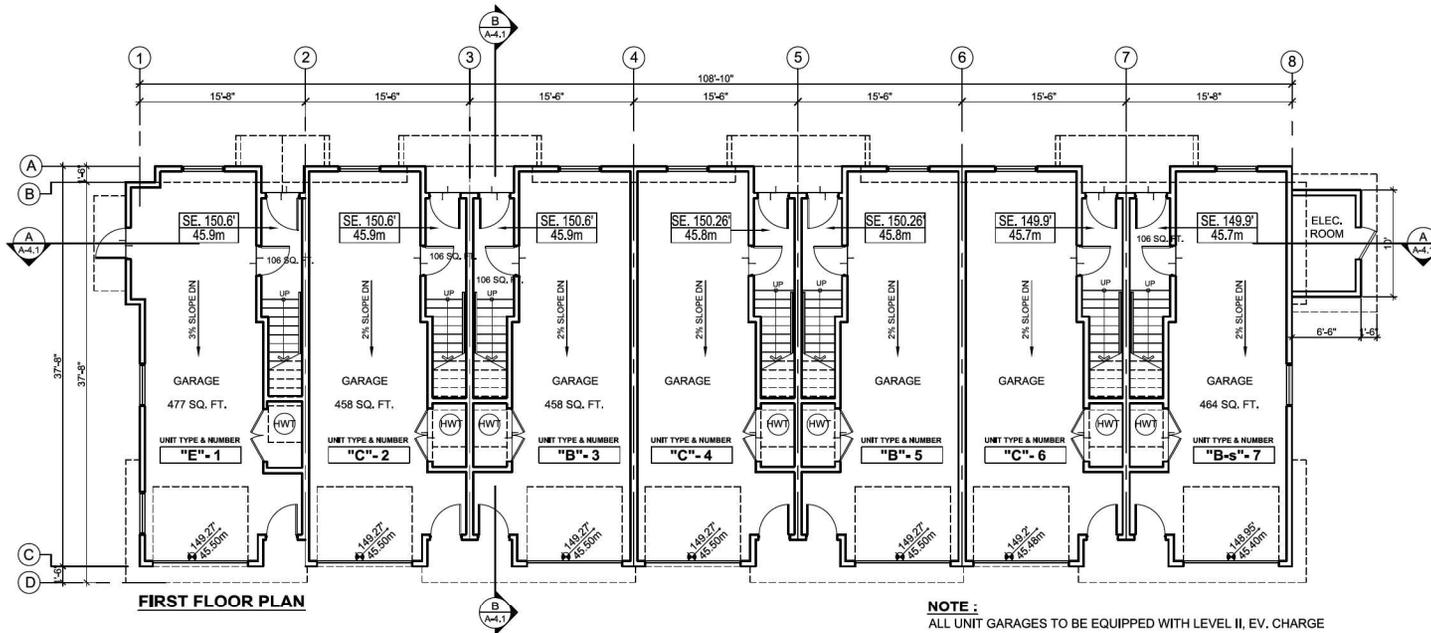
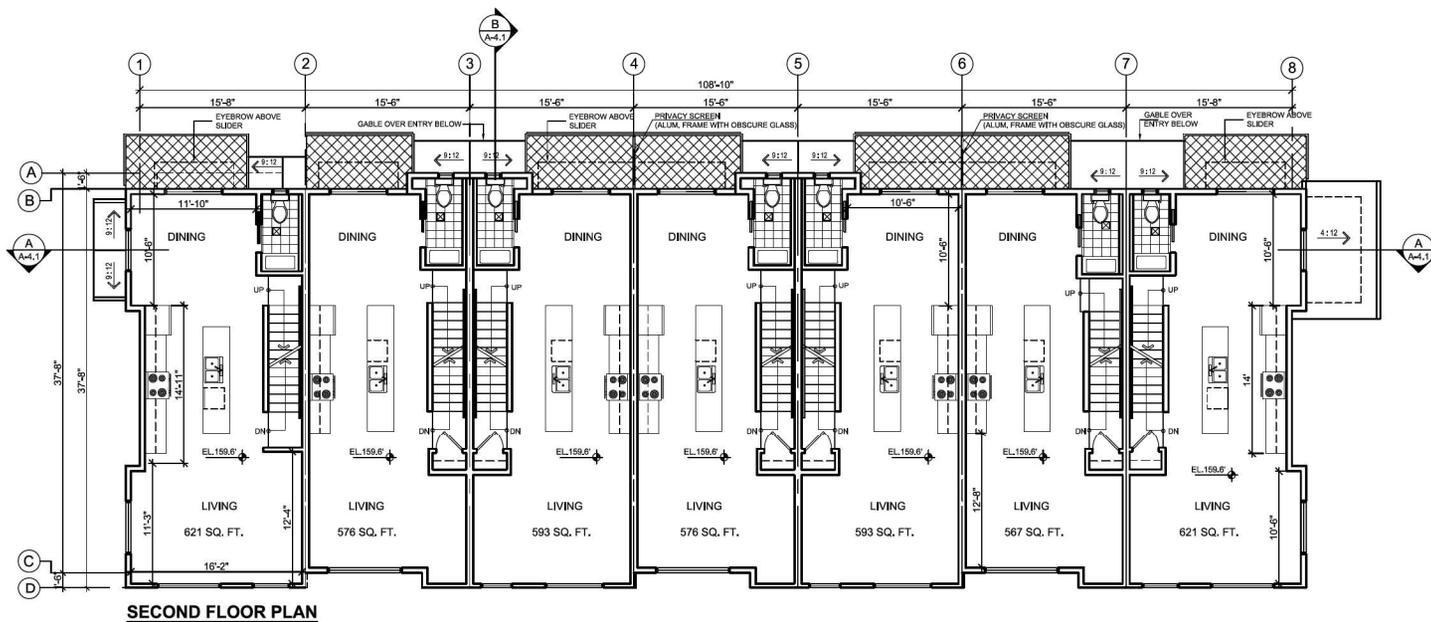
PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

FOR:  
**LEONE HOMES INC.**  
238 - 13988 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:  
**EXTERIOR FINISHES**

DATE:	March 2024	SHEET NO:
SCALE:	N/A	<b>A-1.12</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	-	





**NOTE :**  
ALL UNIT GARAGES TO BE EQUIPPED WITH LEVEL II, EV. CHARGE



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**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

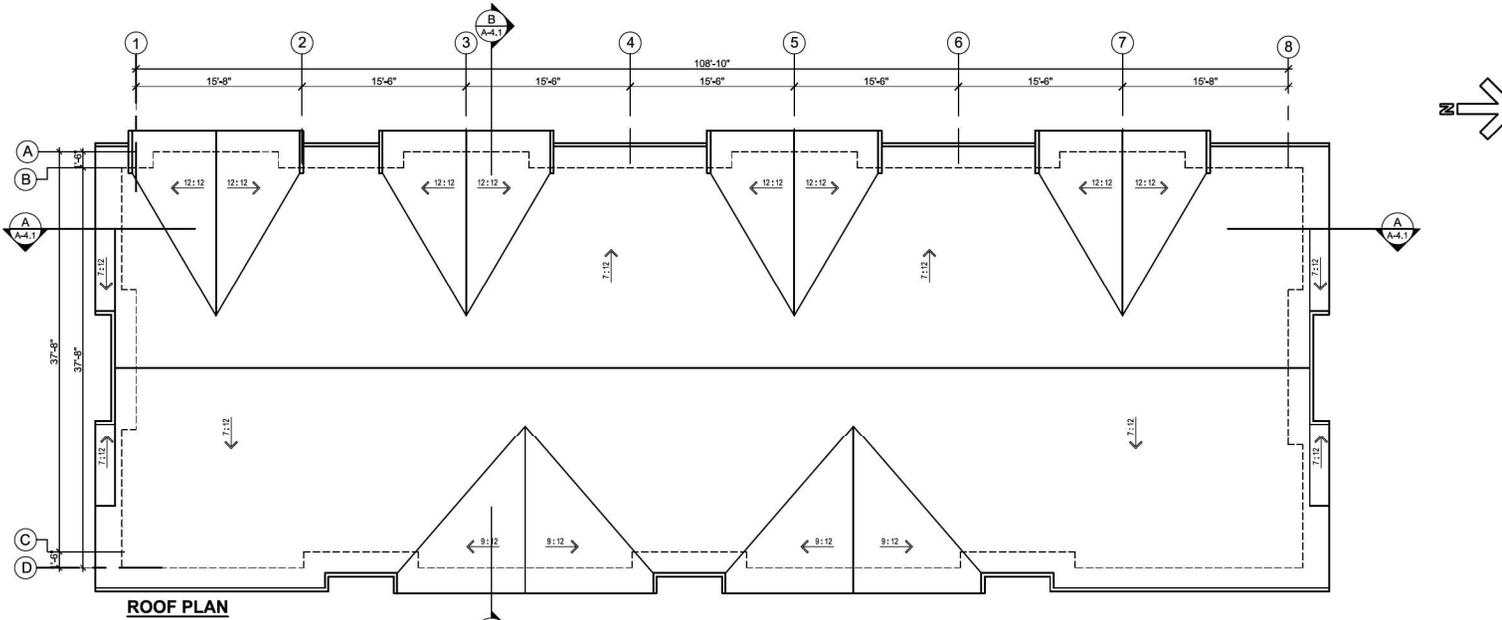
**FOR:**  
**LEONE HOMES INC.**  
238 - 13988 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

**DRAWING TITLE:**  
**BUILDING 1**  
**FIRST AND SECOND**  
**FLOOR PLANS**

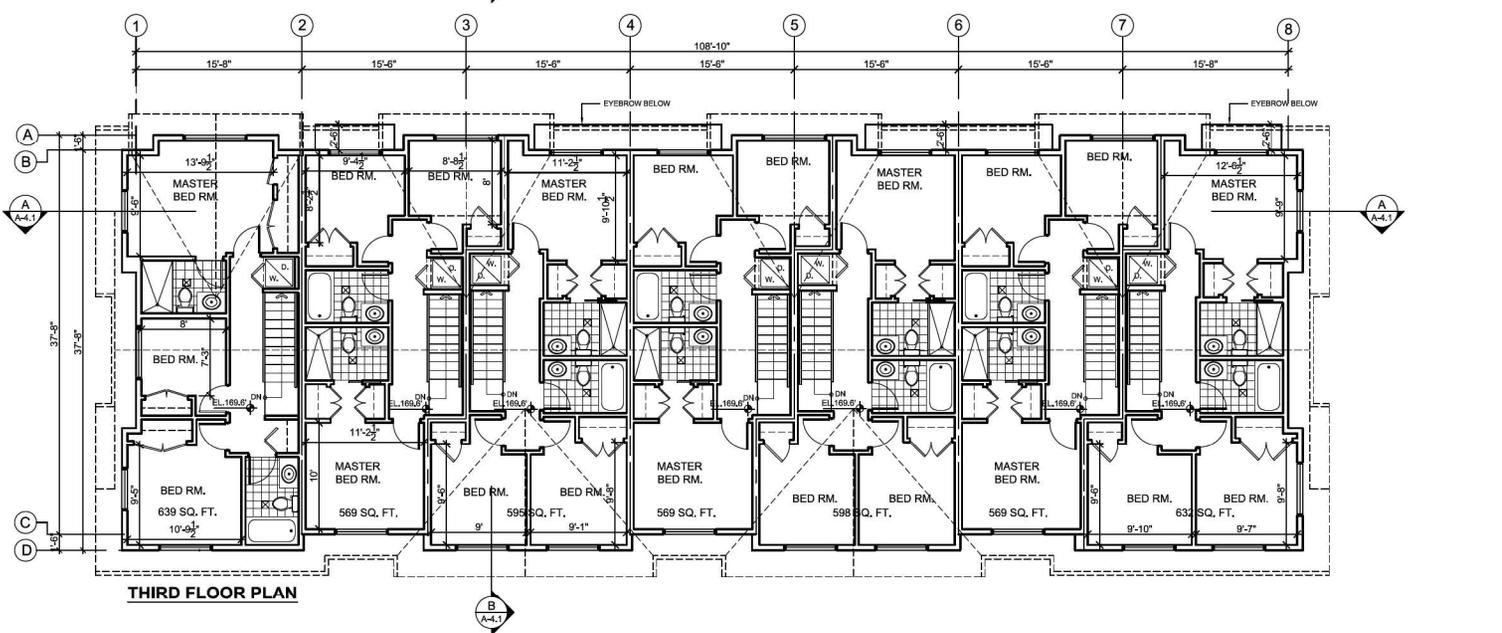
DATE: March 2024  
SCALE: NTS.  
DESIGN: A.A.  
DRAWN: A.A.  
PROJECT NO: -

SHEET NO:

**A-2.1a**



**ROOF PLAN**



**THIRD FLOOR PLAN**



**F. ADAB ARCHITECTS INC.**

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PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

FOR:  
**LEONE HOMES INC.**  
238 - 13986 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:  
**BUILDING 1  
THIRD FLOOR &  
ROOF PLAN**

DATE: March 2024	SHEET NO:
SCALE: NTS.	A-2.1b
DESIGNER: A.A.	
DRAWN: A.A.	
PROJECT NO: -	



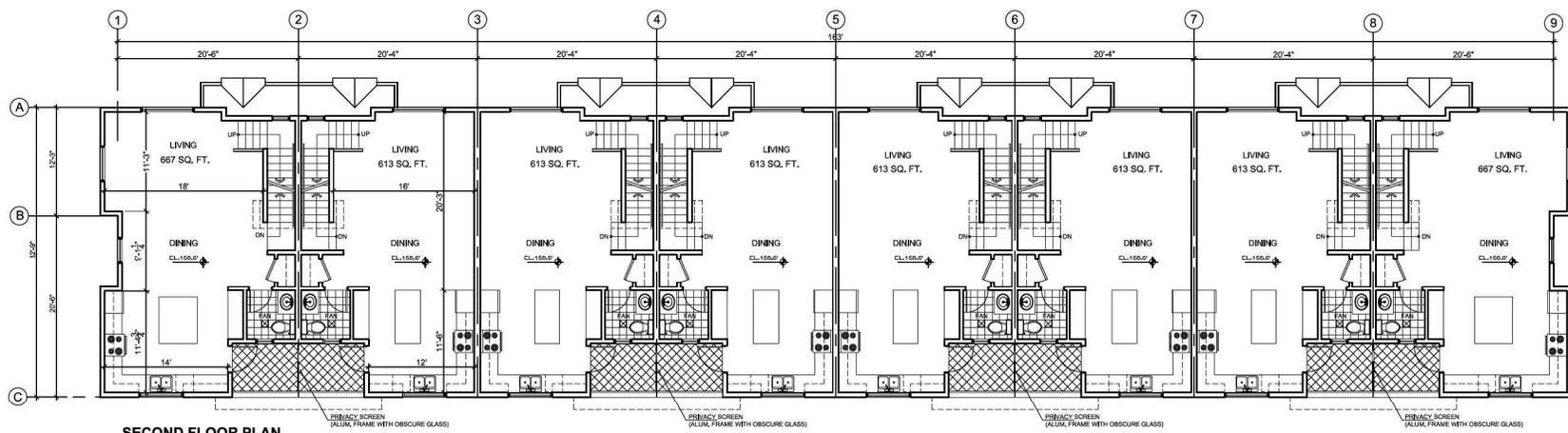
**F. ADAB ARCHITECTS INC.**

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 TEL: (604) 967-3003 FAX: (604) 967-3033  
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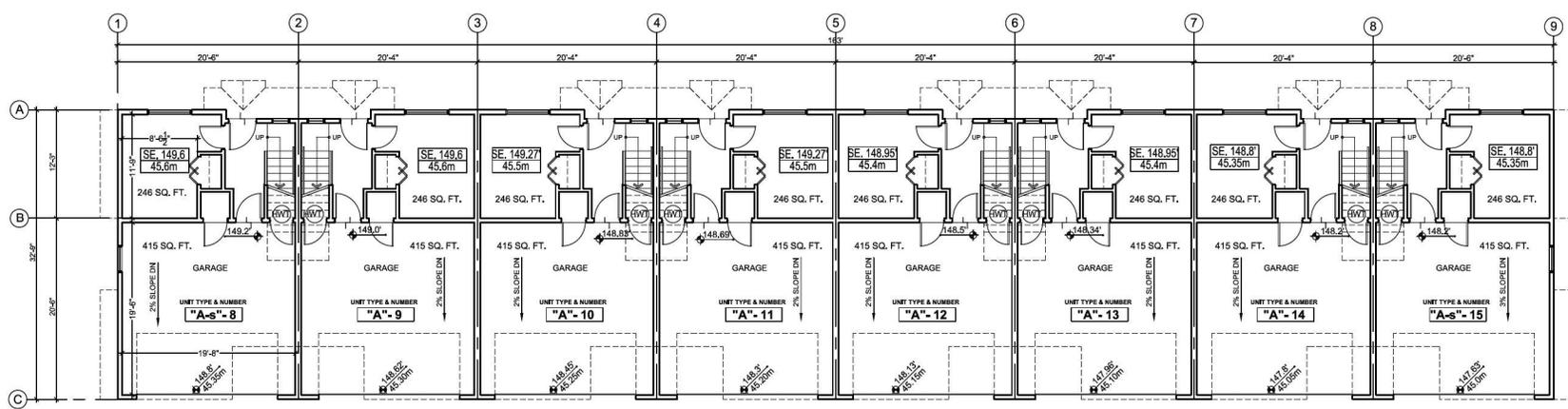
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**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

**NOTE :**  
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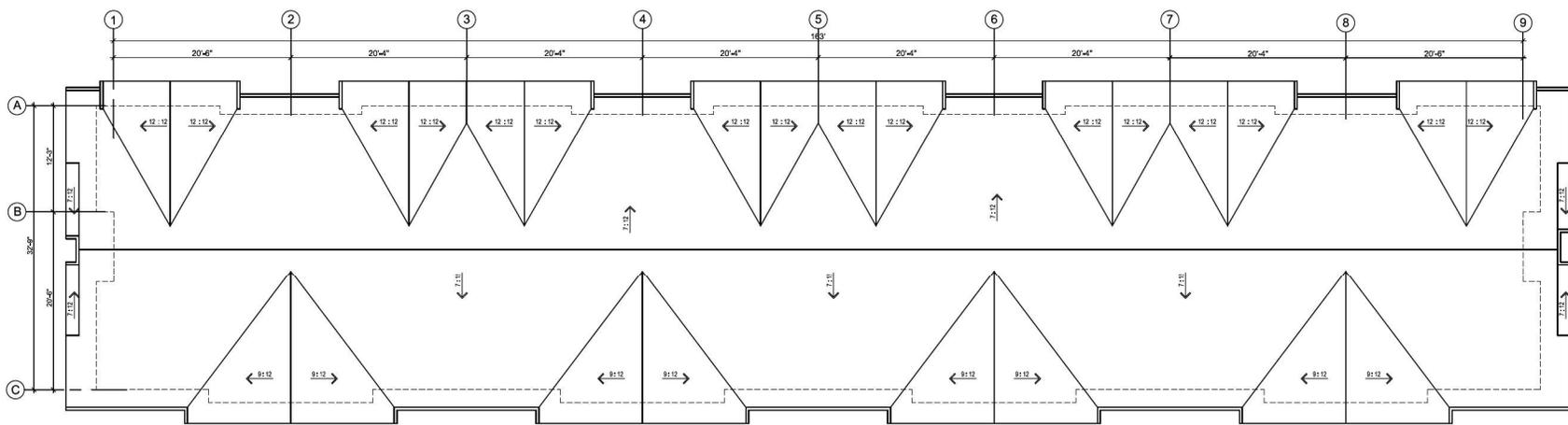
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**TOWNHOUSE DEVELOPMENT**  
 20815 - 45A AVENUE,  
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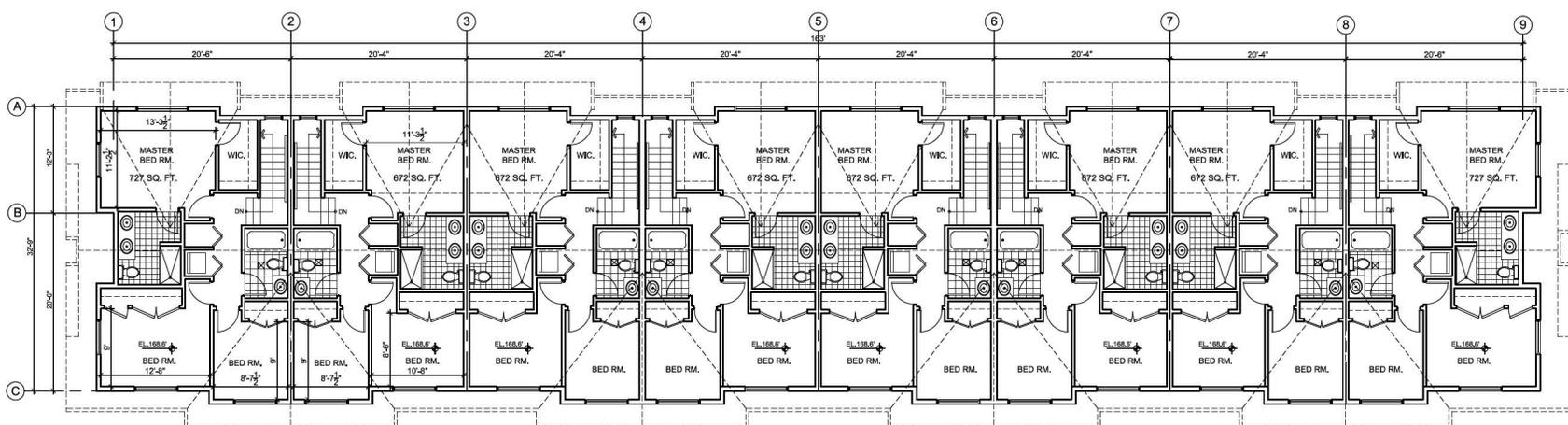
**FOR:**  
**LEONE HOMES INC.**  
 238 - 13986 CAMBIE ROAD,  
 RICHMOND, B.C. V6V 2K3

**DRAWING TITLE:**  
**BUILDING 2**  
**FIRST & SECOND**  
**FLOOR PLANS**

DATE:	Sep 2021	SHEET NO:
SCALE:	NTS.	
DESIGNER:	A.A.	A-2.2a
DRAWN:	A.A.	
PROJECT NO:	-	



**ROOF PLAN**



**THIRD FLOOR PLAN**



**F. ADAB ARCHITECTS INC.**

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20815 - 45A AVENUE,  
LANGLEY, BC.

FOR:  
**LEONE HOMES INC.**  
238 - 13986 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:  
**BUILDING 2  
THIRD FLOOR &  
ROOF PLAN**

DATE: March 2024	SHEET NO:
SCALE: NTS.	
DESIGNER: A.A.	<b>A-2.2b</b>
DRAWN: A.A.	
PROJECT NO: -	



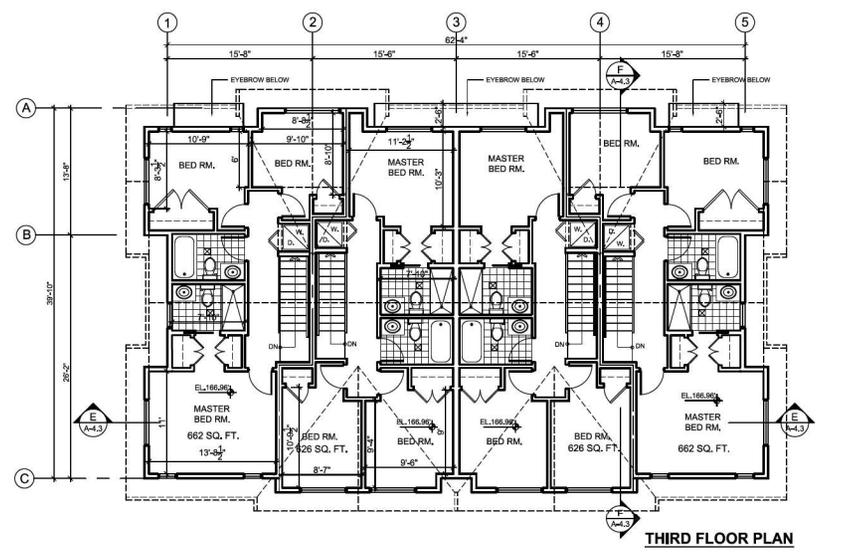
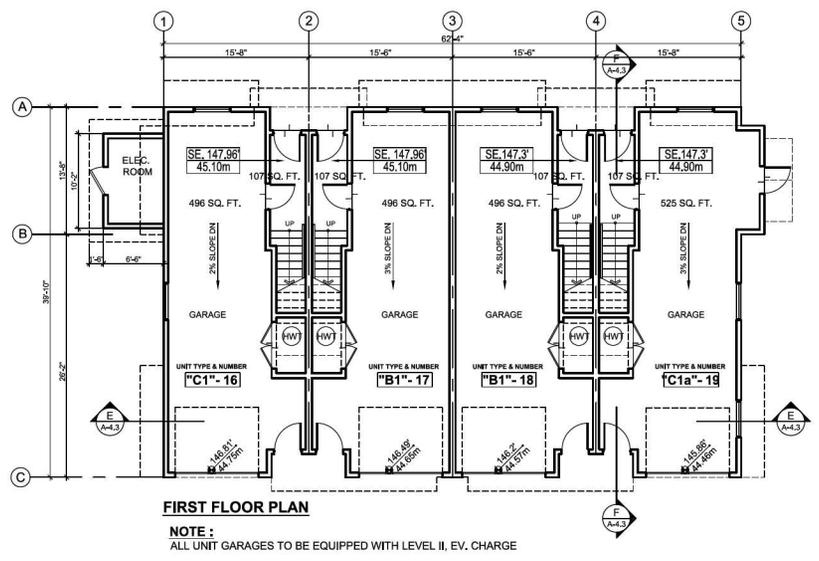
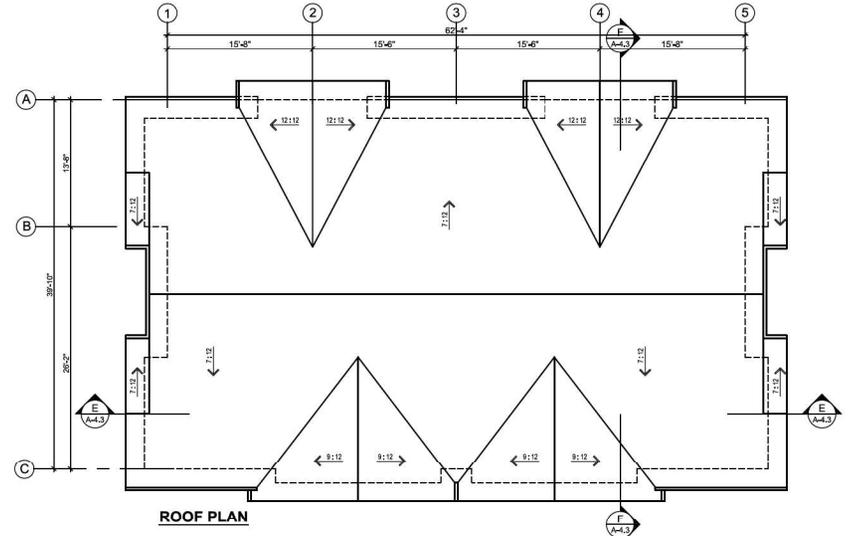
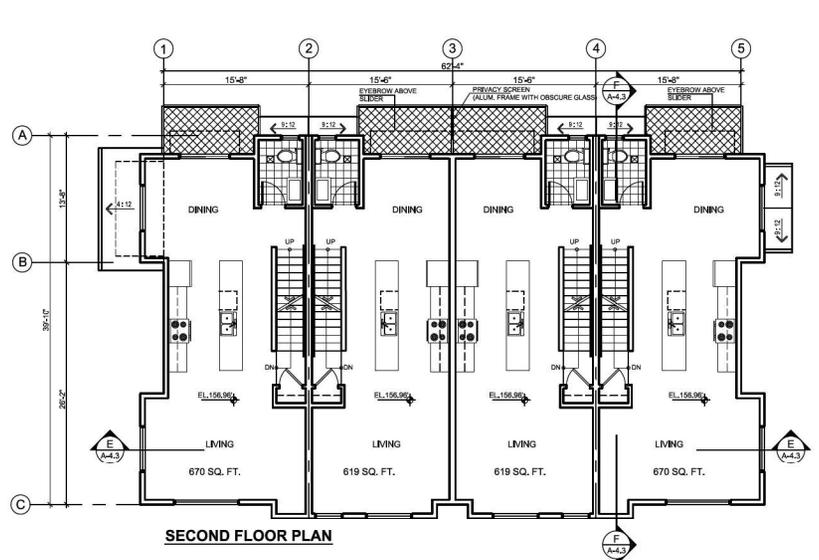
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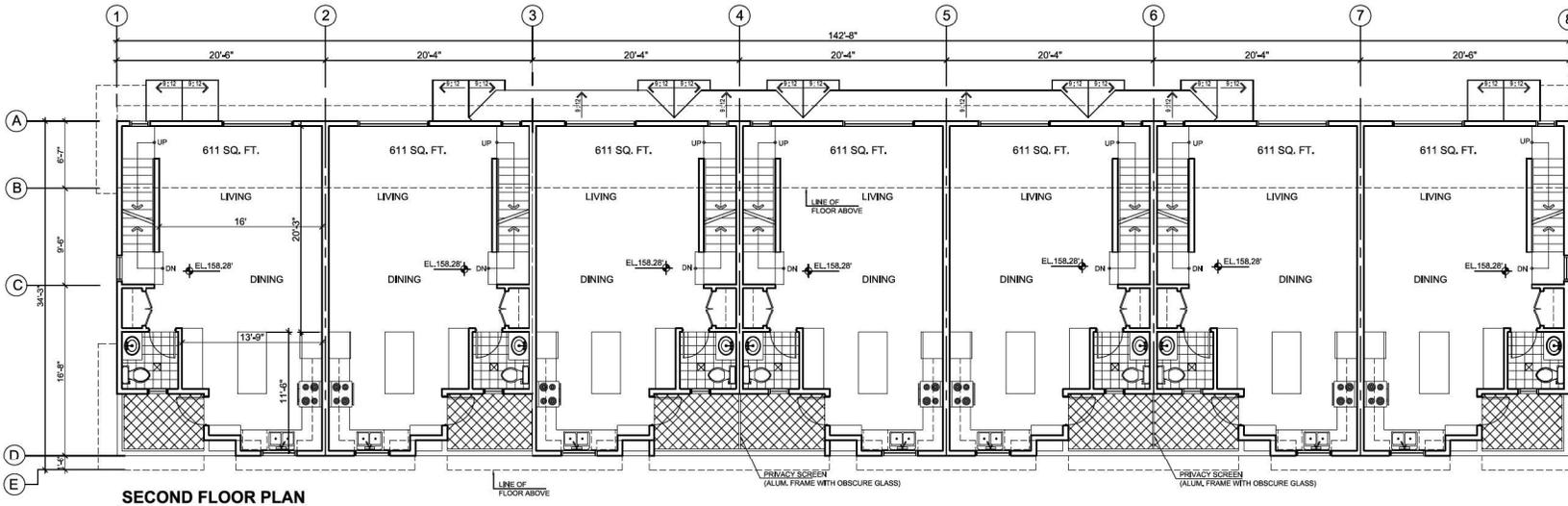
**PROJECT TITLE:**  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

**FOR:**  
**LEONE HOMES INC.**  
238 - 13986 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

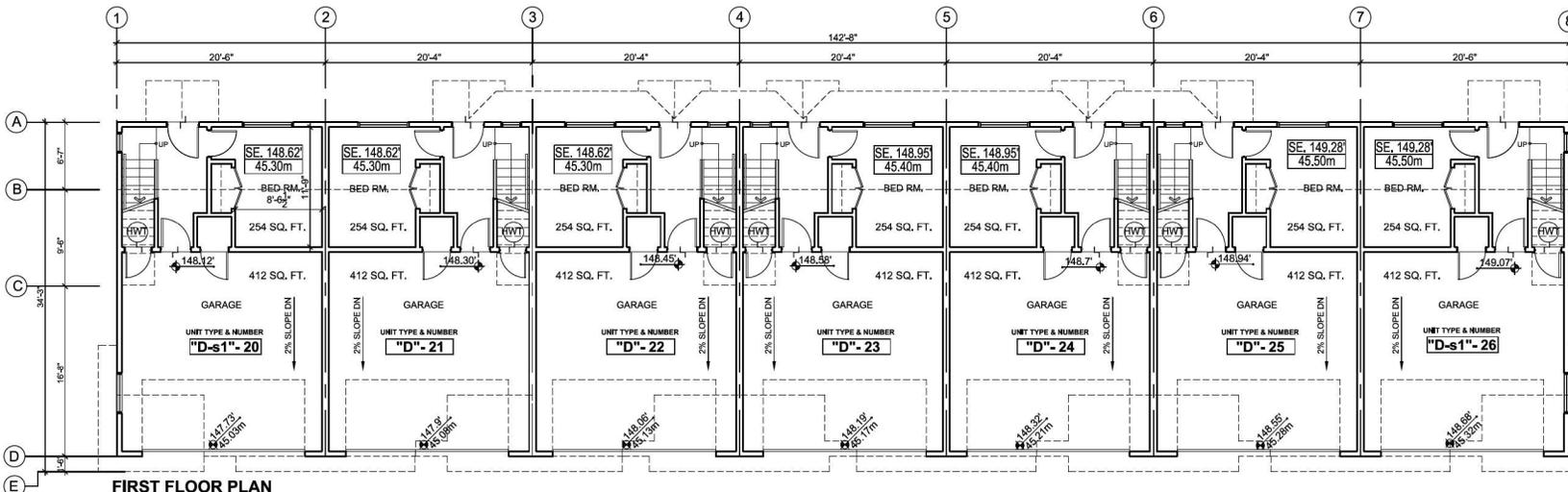
**DRAWING TITLE:**  
**BUILDING 3  
FLOOR PLANS**

DATE:	Sep 2021	SHEET NO:	
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	-		

**A-2.3**



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

**NOTE :**  
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**F. ADAB  
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1	JUL 02 24	ISSUED FOR PRE-APPLICATION

**PROJECT TITLE:**  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

**FOR:**  
**LEONE HOMES INC.**  
238 - 13996 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

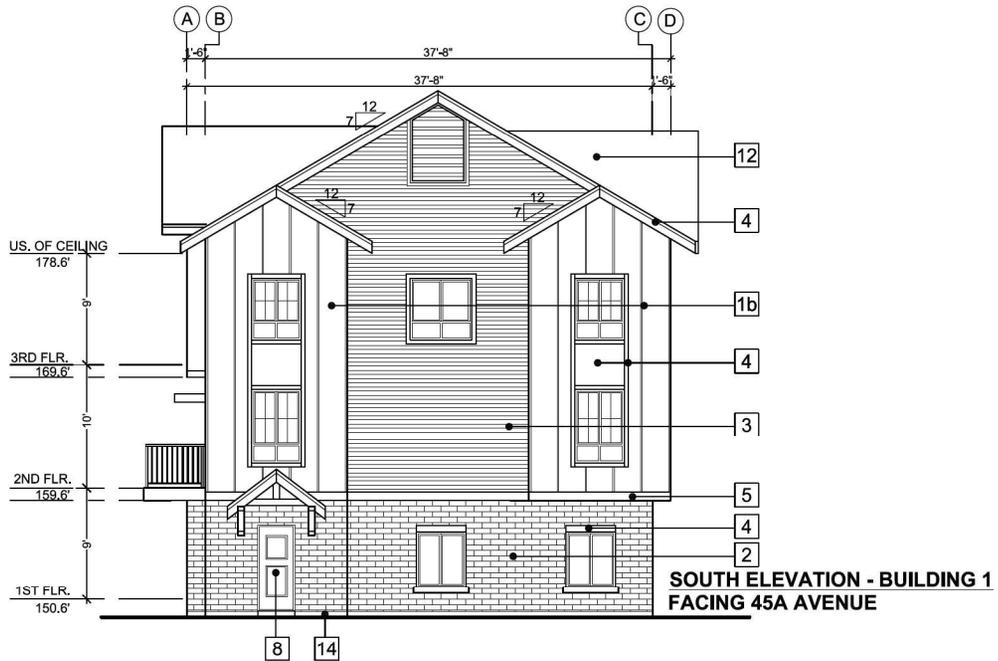
**DRAWING TITLE:**  
**BUILDING 4  
FIRST & SECOND  
FLOOR PLANS**

DATE:	Sep 2021	SHEET NO.:	
SCALE:	NTS.		
DESIGNER:	A.A.		
DRAWN:	A.A.		<b>A-2.4a</b>
PROJECT NO.:	-		



### EXTERIOR FINISHES

1a	 <b>HARDIE BOARD &amp; BATTEN :</b> SW 7005 PURE WHITE- BY SHERWIN WILLIAMS (255)	8	<b>ENTRY DOORS &amp; MAN DOORS AT GARAGE</b> PAINTED WOOD : SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)
1b	 <b>HARDIE BOARD &amp; BATTEN :</b> SW 7069 IRON ORE- BY SHERWIN WILLIAMS (251)	9	<b>GARAGE DOORS</b> - SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251) - GLASS
2	 <b>BRICK</b> ONYX IRONSPOT(SMOOTH) - BY LXL. (BLACK MORTAR)	10	<b>PRIVACY SCREEN</b> - BLACK ALUMINUM FRAME - OBSCURE GLASS (SANDBLASTED)
3	 <b>HARDIE SIDING</b> WEATHERED CLIFF- BY JAMES HARDIE MAGNOLIA HOME	11	<b>SOFFITS</b> VINYL - BLACK
4	<b>HARDIE PANELS, TRIMS, FASCIAS &amp; WINDOW SILLS</b> SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)	12	 <b>ASPHALT SHINGLE ROOF :</b> MOUNTAIN SLATE - BY IKO ROYAL ESTATE (FASCIA TO MATCH ROOF COLOR)
5	<b>6" TRIMS, BAND BOARDS &amp; BRACKETS -</b> NATURAL STAINED MAPLE WOOD	13	<b>EYEBROWS &amp; TRIMS AT SIDING</b> SW 7036 ACCESSIBLE BEIGE - BY SHERWIN WILLIAMS (249)
6	<b>RAILING</b> ALUMINUM - BLACK	14	<b>EXPOSED CONCRETE BASE</b>
7	<b>WINDOWS - VENT GRILLS</b> VINYL -BLACK		



**SOUTH ELEVATION - BUILDING 1  
FACING 45A AVENUE**



**WEST ELEVATION - BUILDING 1  
FACING 208 STREET**



**F. ADAB  
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**PROJECT TITLE:**  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

**FOR:**  
**LEONE HOMES INC.**  
238 - 13986 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

**DRAWING TITLE:**  
**BUILDING 1  
WEST AND SOUTH  
ELEVATIONS**

DATE: March 2024	SHEET NO:
SCALE: NTS.	
DESIGN: A.A.	<b>A-3.1a</b>
DRAWN: A.A.	
PROJECT NO: -	



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
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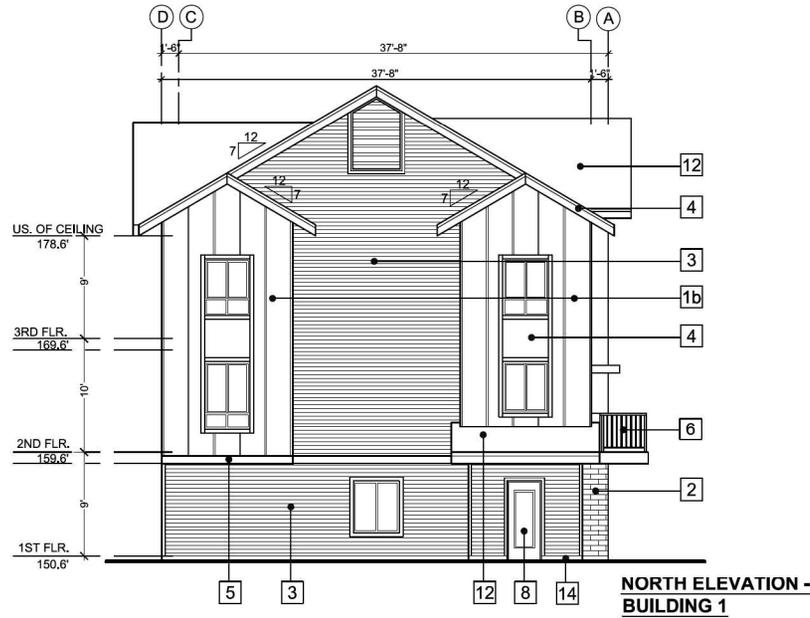
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**EXTERIOR FINISHES**

1a	<b>HARDIE BOARD &amp; BATTEN:</b> SW 7035 PURE WHITE - BY SHERWIN WILLIAMS (255)	8	<b>ENTRY DOORS &amp; MAN DOORS AT GARAGE</b> PAINTED WOOD: SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)
1b	<b>HARDIE BOARD &amp; BATTEN:</b> SW 7089 IRON ORE - BY SHERWIN WILLIAMS (251)	9	<b>GARAGE DOORS</b> - SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251) - GLASS
2	<b>BRICK</b> ONYX IRONSPOT(SMOOTH) - BY LXL (BLACK MORTAR)	10	<b>PRIVACY SCREEN</b> - BLACK ALUMINUM FRAME - OBSCURE GLASS (SANDBLASTED)
3	<b>HARDIE SIDING</b> WEATHERED CLIFF - BY JAMES HARDIE MAGNOLIA HOME	11	<b>SOFFITS</b> VINYL - BLACK
4	<b>HARDIE PANELS, TRIMS, FASCIAS &amp; WINDOW SILLS</b> SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)	12	<b>ASPHALT SHINGLE ROOF:</b> MOUNTAIN SLATE - BY IKO ROYAL ESTATE (FASCIA TO MATCH ROOF COLOR)
5	<b>6" TRIMS, BAND BOARDS &amp; BRACKETS -</b> NATURAL STAINED MAPLE WOOD	13	<b>EYEBROWS &amp; TRIMS AT SIDING</b> SW 7036 ACCESSIBLE BEIGE - BY SHERWIN WILLIAMS (249)
6	<b>RAILING</b> ALUMINUM - BLACK	14	<b>EXPOSED CONCRETE BASE</b>
7	<b>WINDOWS - VENT GRILLS</b> VINYL - BLACK		



NO.	DATE	REVISION / ISSUED
4	DEC 04-24	ADP REVISIONS
3	SEP 10-24	REISSUED FOR REZONING & DP
2	AUG 16-24	ISSUED FOR REZONING & DP
1	JUL 02-24	ISSUED FOR PRE-APPLICATION

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

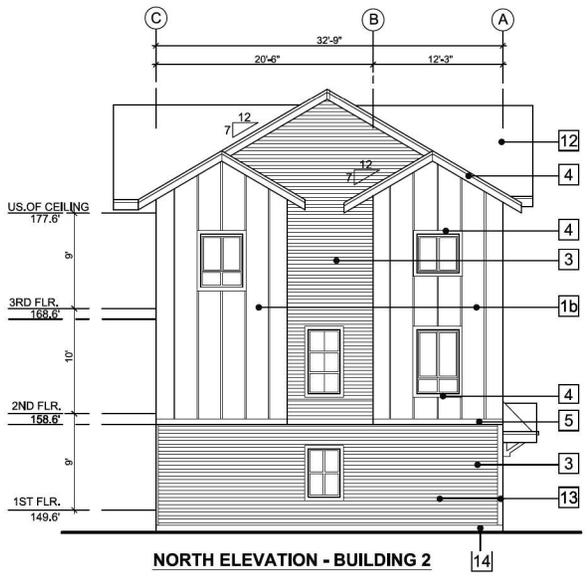
FOR:  
**LEONE HOMES INC.**  
238 - 13986 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:  
**BUILDING 1  
NORTH AND EAST  
ELEVATIONS**

DATE: March 2024	SHEET NO:
SCALE: NTS.	<b>A-3.1b</b>
DESIGNER: A.A.	
DRAWN: A.A.	
PROJECT NO: -	

**EXTERIOR FINISHES**

1a	 <b>HARDIE BOARD &amp; BATTEN :</b> SW 7005 PURE WHITE- BY SHERWIN WILLIAMS (255)	8	<b>ENTRY DOORS &amp; MAN DOORS AT GARAGE</b> PAINTED WOOD : SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)
1b	 <b>HARDIE BOARD &amp; BATTEN :</b> SW 7089 IRON ORE- BY SHERWIN WILLIAMS (251)	9	<b>GARAGE DOORS</b> - SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251) - GLASS
2	 <b>BRICK</b> ONYX IRONSPOT(SMOOTH) - BY L.X.L. (BLACK MORTAR)	10	<b>PRIVACY SCREEN</b> - BLACK ALUMINUM FRAME - OBSCURE GLASS (SANDBLASTED)
3	 <b>HARDIE SIDING</b> WEATHERED CLIFF- BY JAMES HARDIE MAGNOLIA HOME	11	<b>SOFFITS</b> VINYL - BLACK
4	<b>HARDIE PANELS, TRIMS, FASCIA &amp; WINDOW SILLS</b> SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)	12	 <b>ASPHALT SHINGLE ROOF :</b> MOUNTAIN SLATE - BY IKO ROYAL ESTATE (FASCIA TO MATCH ROOF COLOR)
5	<b>6" TRIMS, BAND BOARDS &amp; BRACKETS -</b> NATURAL STAINED MAPLE WOOD	13	<b>EYEBROWS &amp; TRIMS AT SIDING</b> SW 7036 ACCESSIBLE BEIGE - BY SHERWIN WILLIAMS (249)
6	<b>RAILING</b> ALUMINUM - BLACK	14	<b>EXPOSED CONCRETE BASE</b>
7	<b>WINDOWS - VENT GRILLS</b> VINYL -BLACK		



**F. ADAB  
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1	JUL 02 -24	ISSUED FOR PRE-APPLICATION

**PROJECT TITLE:**  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

**FOR:**  
**LEONE HOMES INC.**  
238 - 13986 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

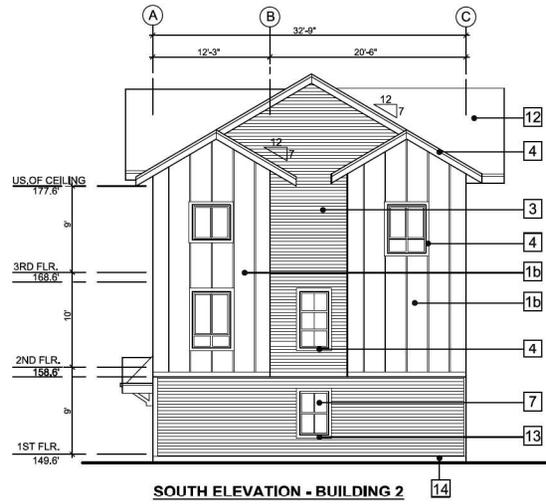
**DRAWING TITLE:**  
**BUILDING 2  
NORTH & WEST  
ELEVATIONS**

DATE:	Sep 2021	SHEET NO:	
SCALE:	NTS.		
DESIGNER:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	-		

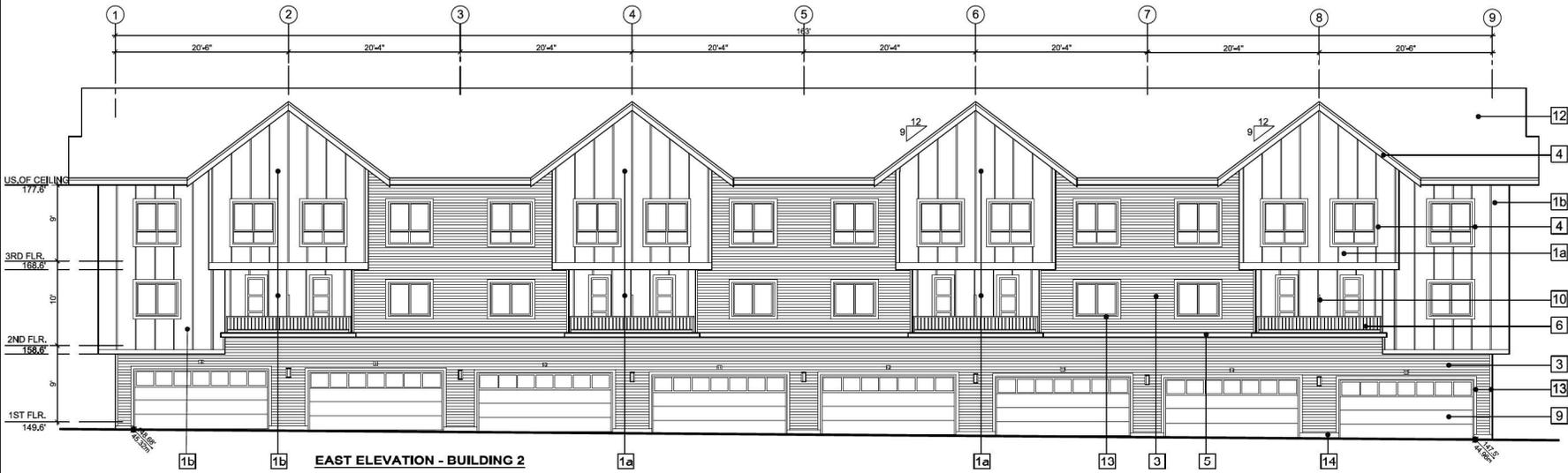
**A-3.2a**

**EXTERIOR FINISHES**

1a	 <b>HARDIE BOARD &amp; BATTEN :</b> SW 7005 PURE WHITE - BY SHERWIN WILLIAMS (255)	8	<b>ENTRY DOORS &amp; MAN DOORS AT GARAGE</b> PAINTED WOOD : SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)
1b	 <b>HARDIE BOARD &amp; BATTEN :</b> SW 7089 IRON ORE - BY SHERWIN WILLIAMS (251)	9	<b>GARAGE DOORS</b> - SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251) - GLASS
2	 <b>BRICK</b> ONYX IRONSPOT(SMOOTH) - BY I.X.L. (BLACK MORTAR)	10	<b>PRIVACY SCREEN</b> - BLACK ALUMINUM FRAME - OBSCURE GLASS (SANDBLASTED)
3	 <b>HARDIE SIDING</b> WEATHERED CLIFF - BY SHERWIN WILLIAMS (251)	11	<b>SOFFITS</b> VINYL - BLACK
4	<b>HARDIE PANELS, TRIMS, FASCIAS &amp; WINDOW SILLS</b> SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)	12	 <b>ASPHALT SHINGLE ROOF :</b> MOUNTAIN SLATE - BY I&O ROYAL ESTATE (FASCIA TO MATCH ROOF COLOR)
5	<b>6" TRIMS, BAND BOARDS &amp; BRACKETS -</b> NATURAL STAINED MAPLE WOOD	13	<b>EYEBROWS &amp; TRIMS AT SIDING</b> SW 7036 ACCESSIBLE BEIGE - BY SHERWIN WILLIAMS (249)
6	<b>RAILING</b> ALUMINUM - BLACK	14	<b>EXPOSED CONCRETE BASE</b>
7	<b>WINDOWS - VENT GRILLS</b> VINYL -BLACK		



**SOUTH ELEVATION - BUILDING 2**



**EAST ELEVATION - BUILDING 2**



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**PROJECT TITLE:**  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

**FOR:**  
**LEONE HOMES INC.**  
238 - 13996 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

**DRAWING TITLE:**  
**BUILDING 2**  
**EAST AND SOUTH**  
**ELEVATIONS**

DATE: March 2024	SHEET NO:
SCALE: N.T.S.	A-3.2b
DESIGNER: A.A.	
DRAWN: A.A.	
PROJECT NO: -	



**F. ADAB  
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INC.**

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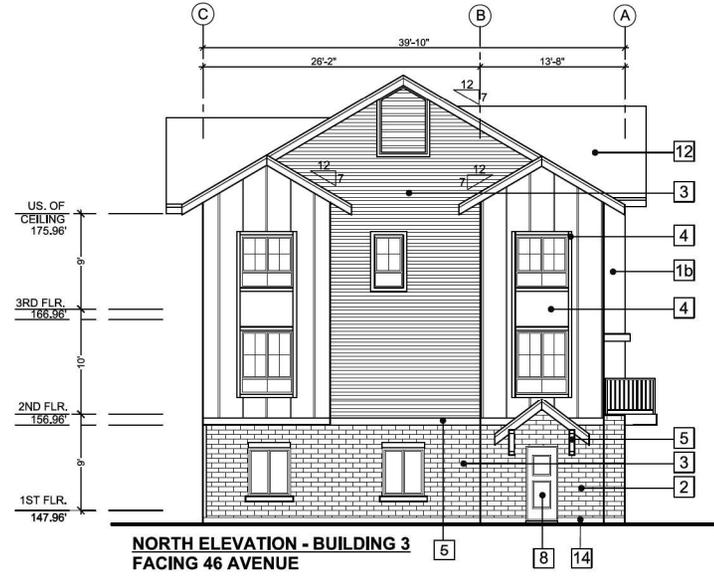
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**EXTERIOR FINISHES**

1a		<b>HARDIE BOARD &amp; BATTEN :</b> SW 7005 PURE WHITES BY SHERWIN WILLIAMS (255)	8	<b>ENTRY DOORS &amp; MAN DOORS AT GARAGE</b> PAINTED WOOD : SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)
1b		<b>HARDIE BOARD &amp; BATTEN :</b> SW 7099 IRON ORE BY SHERWIN WILLIAMS (251)	9	<b>GARAGE DOORS</b> - SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251) - GLASS
2		<b>BRICK</b> ONYX IRONSPOT(SMOOTH) - BY LXL. (BLACK MORTAR)	10	<b>PRIVACY SCREEN</b> - BLACK ALUMINUM FRAME - OBSCURE GLASS (SANDBLASTED)
3		<b>HARDIE SIDING</b> WEATHERED CLIFF- BY JAMES HARDIE MAGNOLIA HOME	11	<b>SOFFITS</b> VINYL - BLACK
4		<b>HARDIE PANELS, TRIMS, FASCIAS &amp; WINDOW SILLS</b> SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)	12	<b>ASPHALT SHINGLE ROOF :</b> MOUNTAIN SLATE - BY IKO ROYAL ESTATE (FASCIA TO MATCH ROOF COLOR)
5		<b>6" TRIMS, BAND BOARDS &amp; BRACKETS -</b> NATURAL STAINED MAPLE WOOD	13	<b>EYEBROWS &amp; TRIMS AT SIDING</b> SW 7036 ACCESSIBLE BEIGE - BY SHERWIN WILLIAMS (249)
6		<b>RAILING</b> ALUMINUM - BLACK	14	<b>EXPOSED CONCRETE BASE</b>
7		<b>WINDOWS - VENT GRILLS</b> VINYL -BLACK		



**NORTH ELEVATION - BUILDING 3  
FACING 46 AVENUE**



**WEST ELEVATION - BUILDING 3  
FACING 208 STREET**

NO.	DATE	REVISION / ISSUED
4	DEC 04-24	ADP REVISIONS
3	SEP 10-24	REISSUED FOR REZONING & DP
2	AUG 18-24	ISSUED FOR REZONING & DP
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PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

FOR:  
**LEONE HOMES INC.**  
238 - 13886 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:  
**BUILDING 3  
NORTH & WEST  
ELEVATIONS**

DATE: March 2024	SHEET NO:
SCALE: NTS.	A-3.3a
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: -	



**F. ADAB ARCHITECTS INC.**

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E-MAIL: fna@mfadab.com

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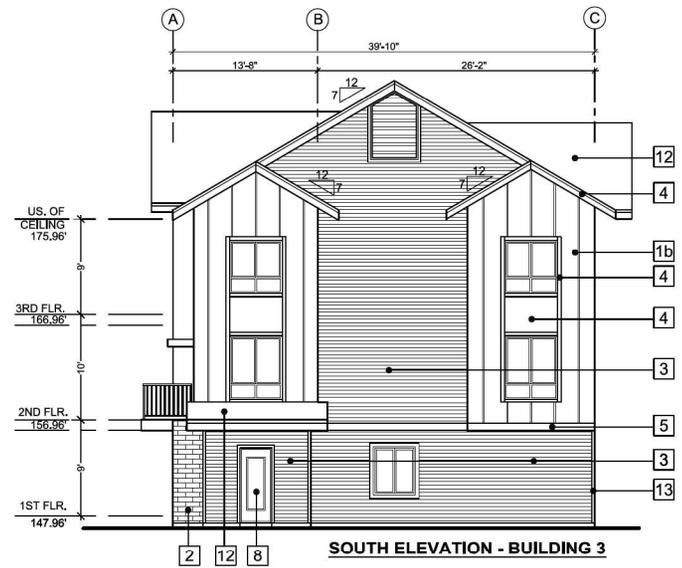
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**EXTERIOR FINISHES**

1a	<b>HARDIE BOARD &amp; BATTEN :</b> SW 7005 PURE WHITE - BY SHERWIN WILLIAMS (255)	8	<b>ENTRY DOORS &amp; MAN DOORS AT GARAGE</b> PAINTED WOOD : SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)
1b	<b>HARDIE BOARD &amp; BATTEN :</b> SW 7069 IRON ORE - BY SHERWIN WILLIAMS (251)	9	<b>GARAGE DOORS</b> - SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251) - GLASS
2	<b>BRICK</b> ONYX IRONSPOT(SMOOTH) - BY LXL (BLACK MORTAR)	10	<b>PRIVACY SCREEN</b> - BLACK ALUMINUM FRAME - OBSCURE GLASS (SANDBLASTED)
3	<b>HARDIE SIDING</b> WEATHERED CLIFF - BY JAMES HARDIE MAGNOLIA HOME	11	<b>SOFFITS</b> VINYL - BLACK
4	<b>HARDIE PANELS, TRIMS, FASCIAS &amp; WINDOW SILLS</b> SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)	12	<b>ASPHALT SHINGLE ROOF :</b> MOUNTAIN SLATE - BY KO ROYAL ESTATE (FASCIA TO MATCH ROOF COLOR)
5	<b>6" TRIMS, BAND BOARDS &amp; BRACKETS -</b> NATURAL STAINED MAPLE WOOD	13	<b>EYEBROWS &amp; TRIMS AT SIDING</b> SW 7036 ACCESSIBLE BEIGE - BY SHERWIN WILLIAMS (249)
6	<b>RAILING</b> ALUMINUM - BLACK	14	<b>EXPOSED CONCRETE BASE</b>
7	<b>WINDOWS - VENT GRILLS</b> VINYL - BLACK		



**SOUTH ELEVATION - BUILDING 3**



**EAST ELEVATION - BUILDING 3**

NO.	DATE	REVISION / ISSUED
4	DEC 04-24	ADP REVISIONS
3	SEP 10-24	REISSUED FOR REZONING & DP
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PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

FOR:  
**LEONE HOMES INC.**  
238 - 13886 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:  
**BUILDING 3**  
**SOUTH & EAST**  
**ELEVATIONS**

DATE: March 2024	SHEET NO:
SCALE: NTS.	<b>A-3.3b</b>
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: -	



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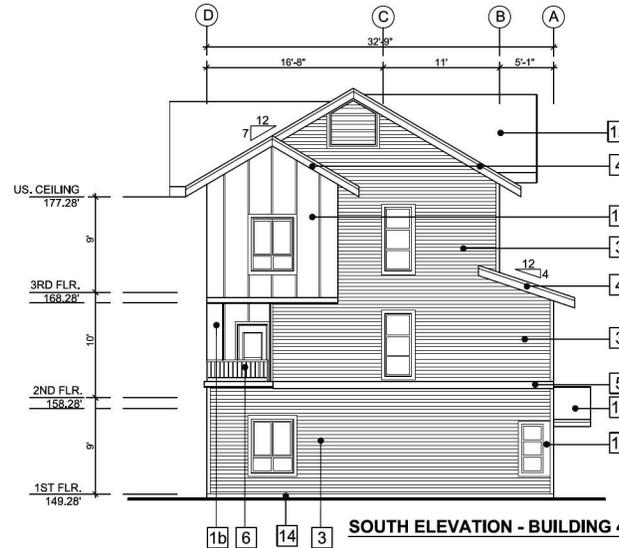
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**EXTERIOR FINISHES**

1a	<b>HARDIE BOARD &amp; BATTEN :</b> SW 7005 PURE WHITE - BY SHERWIN WILLIAMS (255)	8	<b>ENTRY DOORS &amp; MAN DOORS AT GARAGE</b> PAINTED WOOD : SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)
1b	<b>HARDIE BOARD &amp; BATTEN :</b> SW 7069 IRON ORE - BY SHERWIN WILLIAMS (251)	9	<b>GARAGE DOORS</b> - SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251) - GLASS
2	<b>BRICK</b> ONYX IRONSPOT(SMOOTH) - BY LXL (BLACK MORTAR)	10	<b>PRIVACY SCREEN</b> - BLACK ALUMINUM FRAME - OBSCURE GLASS (SANDBLASTED)
3	<b>HARDIE SIDING</b> WEATHERED CLIFF - BY JAMES HARDIE MAGNOLIA HOME	11	<b>SOFFITS</b> VINYL - BLACK
4	<b>HARDIE PANELS, TRIMS, FASCIAS &amp; WINDOW SILLS</b> SW 6269 TRICORN BLACK - BY SHERWIN WILLIAMS (251)	12	<b>ASPHALT SHINGLE ROOF :</b> MOUNTAIN SLATE - BY IKO ROYAL ESTATE (FACIA TO MATCH ROOF COLOR)
5	<b>6" TRIMS, BAND BOARDS &amp; BRACKETS -</b> NATURAL STAINED MAPLE WOOD	13	<b>EYEBROWS &amp; TRIMS AT SIDING</b> SW 7036 ACCESSIBLE BEIGE - BY SHERWIN WILLIAMS (249)
6	<b>RAILING</b> ALUMINUM - BLACK	14	<b>EXPOSED CONCRETE BASE</b>
7	<b>WINDOWS - VENT GRILLS</b> VINYL - BLACK		



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1	JUL 02 24	ISSUED FOR PRE-APPLICATION

**PROJECT TITLE:**  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

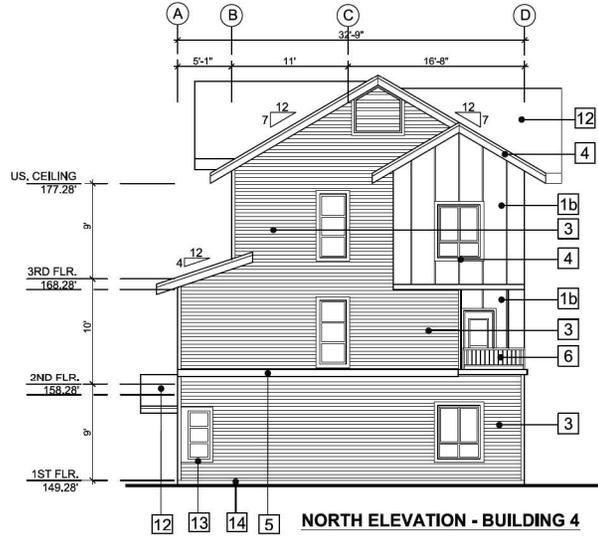
**FOR:**  
**LEONE HOMES INC.**  
238 - 13996 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

**DRAWING TITLE:**  
**BUILDING 4  
EAST & SOUTH  
ELEVATIONS**

DATE: Sep 2021	SHEET NO:
SCALE: NTS.	
DESIGNER: A.A.	<b>A-3.4a</b>
DRAWN: A.A.	
PROJECT NO: -	

**EXTERIOR FINISHES**

1a	 <b>HARDIE BOARD &amp; BATTEN :</b> SW 7005 PURE WHITE - BY SHERWIN WILLIAMS (256)	8	<b>ENTRY DOORS &amp; MAN DOORS AT GARAGE</b> PAINTED WOOD : SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)
1b	 <b>HARDIE BOARD &amp; BATTEN :</b> SW 7069 IRON ORE - BY SHERWIN WILLIAMS (251)	9	<b>GARAGE DOORS</b> SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251) - GLASS
2	 <b>BRICK</b> ONYX IRONSPOT(SMOOTH) - BY I.X.L. (BLACK MORTAR)	10	<b>PRIVACY SCREEN</b> - BLACK ALUMINUM FRAME - OBSCURE GLASS (SANDBLASTED)
3	 <b>HARDIE SIDING</b> WEATHERED CLIFF - BY JAMES HARDIE MAGNOLIA HOME	11	<b>SOFFITS</b> VINYL - BLACK
4	<b>HARDIE PANELS, TRIMS, FASCIAS &amp; WINDOW SILLS</b> SW 6258 TRICORN BLACK - BY SHERWIN WILLIAMS (251)	12	<b>ASPHALT SHINGLE ROOF :</b> MOUNTAIN SLATE - BY IKO ROYAL ESTATE (FASCIA TO MATCH ROOF COLOR)
5	<b>6" TRIMS, BAND BOARDS &amp; BRACKETS -</b> NATURAL STAINED MAPLE WOOD	13	<b>EYEBROWS &amp; TRIMS AT SIDING</b> SW 7036 ACCESSIBLE BEIGE - BY SHERWIN WILLIAMS (249)
6	<b>RAILING</b> ALUMINUM - BLACK	14	<b>EXPOSED CONCRETE BASE</b>
7	<b>WINDOWS - VENT GRILLS</b> VINYL - BLACK		



**F. ADAB ARCHITECTS INC.**

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**PROJECT TITLE:**  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

**FOR:**  
**LEONE HOMES INC.**  
238 - 13996 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

**DRAWING TITLE:**  
**BUILDING 4**  
**WEST & NORTH**  
**ELEVATIONS**

DATE:	Sep 2021	SHEET NO:	
SCALE:	NTS.		
DESIGNER:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	-		

**A-3.4b**



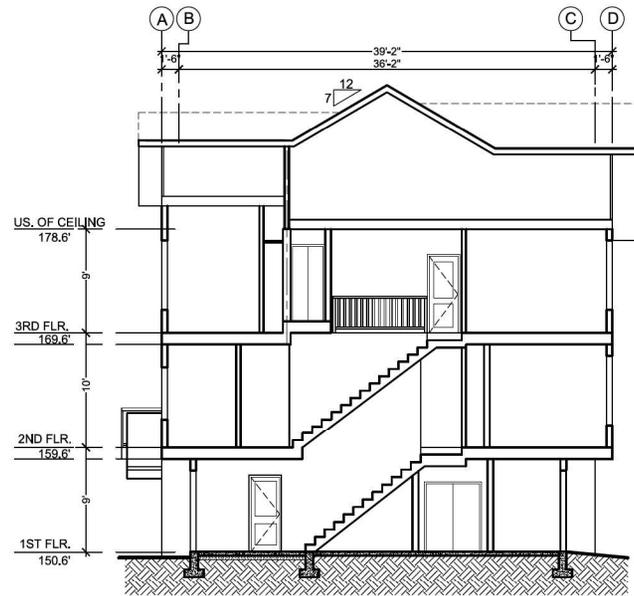
**F. ADAB  
ARCHITECTS  
INC.**

#138-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3003  
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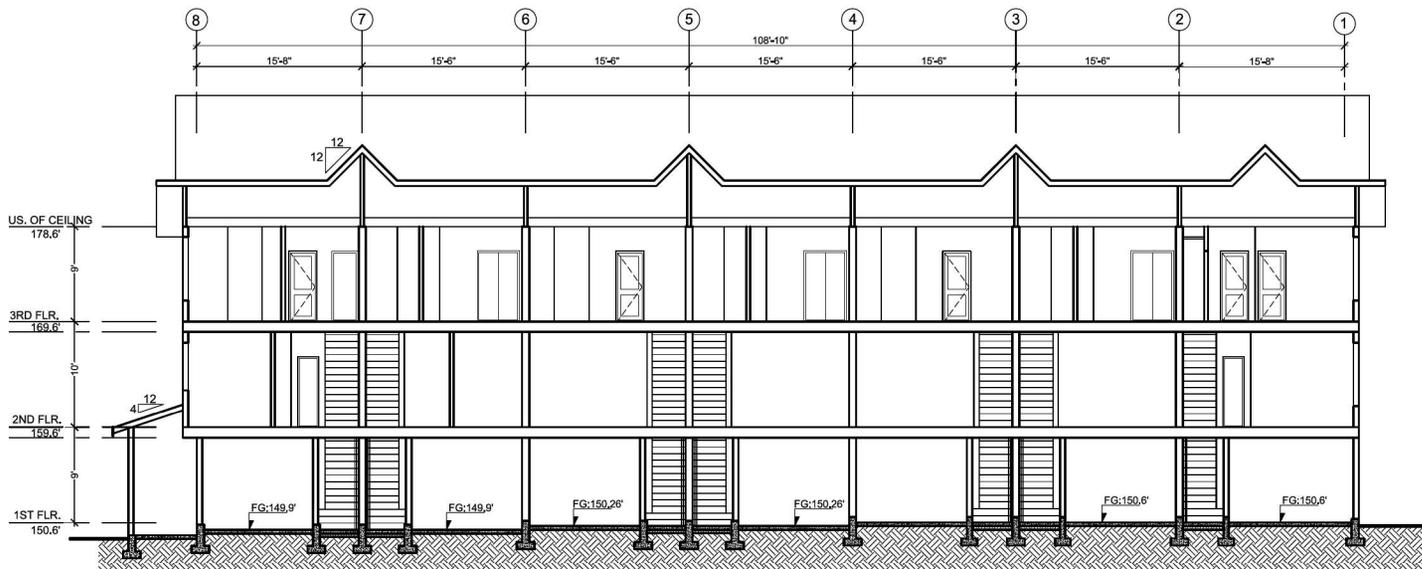
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**SECTION B-B  
BUILDING 1**



**SECTION A-A  
BUILDING 1**

NO.	DATE	REVISION / ISSUED
4	DEC 04-24	ADP REVISIONS
3	SEP 10-24	REISSUED FOR REZONING & DP
2	AUG 18-24	ISSUED FOR REZONING & DP
1	JUL 02-24	ISSUED FOR PRE-APPLICATION

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

FOR:  
**LEONE HOMES INC.**  
238 - 13886 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:  
**BUILDING 1  
SECTIONS A-A & B-B**

DATE: March 2024	SHEET NO:
SCALE: NTS.	
DESIGN: A.A.	<b>A-4.1</b>
DRAWN: A.A.	
PROJECT NO: -	



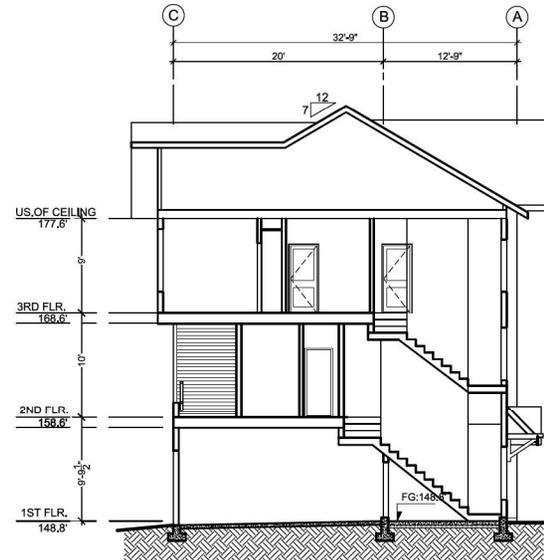
**F. ADAB  
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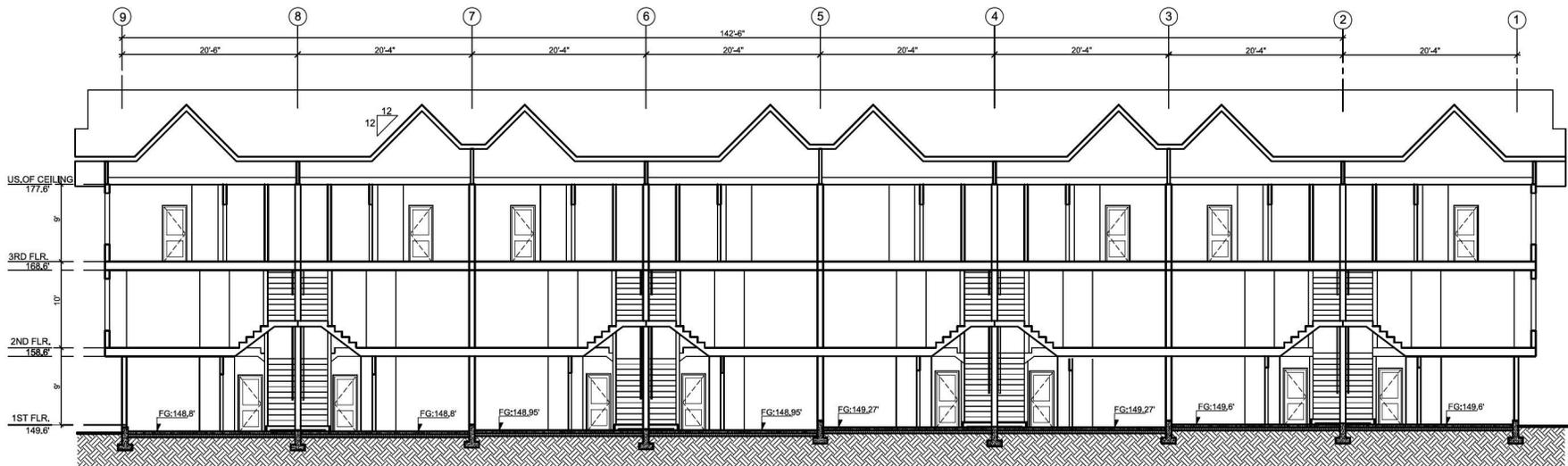
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**SECTION D-D  
BUILDING 2**



**SECTION C-C  
BUILDING 2**

NO.	DATE	REVISION / ISSUED
4	DEC 04-24	ADP REVISIONS
3	SEP 10-24	REISSUED FOR REZONING & DP
2	AUG 18-24	ISSUED FOR REZONING & DP
1	JUL 02-24	ISSUED FOR PRE-APPLICATION

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

FOR:  
**LEONE HOMES INC.**  
238 - 13986 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:  
**BUILDING 2  
SECTIONS C-C & D-D**

DATE: March 2024	SHEET NO:
SCALE: NTS.	<b>A-4.2</b>
PERICN: A A	
DRAWN: A.A.	
PROJECT NO: -	



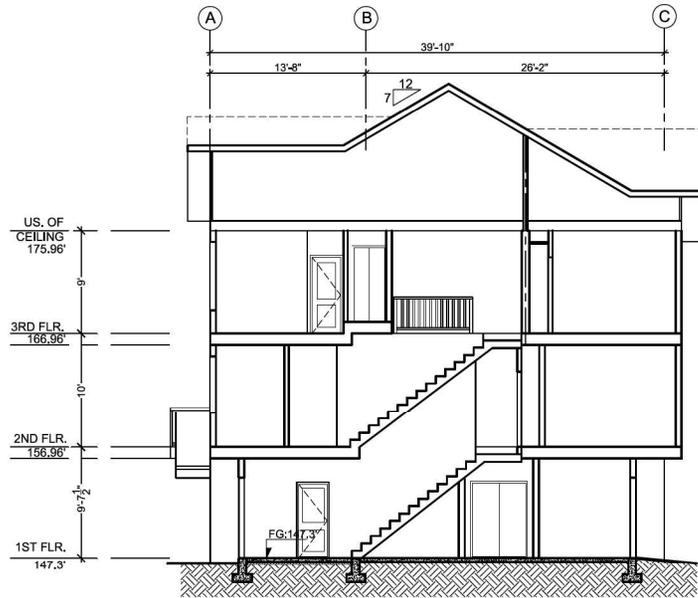
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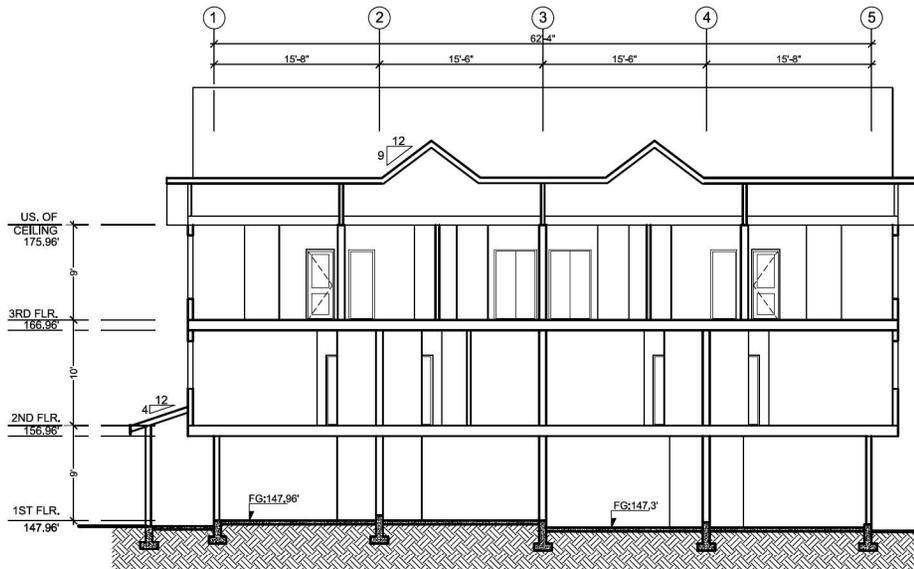
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**SECTION F-F  
BUILDING 3**



**SECTION E-E  
BUILDING 3**

NO.	DATE	REVISION / ISSUED
4	DEC 04-24	ADP REVISIONS
3	SEP 10-24	REISSUED FOR REZONING & DP
2	AUG 18-24	ISSUED FOR REZONING & DP
1	JUL 02-24	ISSUED FOR PRE-APPLICATION

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

FOR:  
**LEONE HOMES INC.**  
238 - 13886 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:  
**BUILDING 3  
SECTIONS E-E & F-F**

DATE: March 2024	SHEET NO:
SCALE: NTS.	A-4.3
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: -	



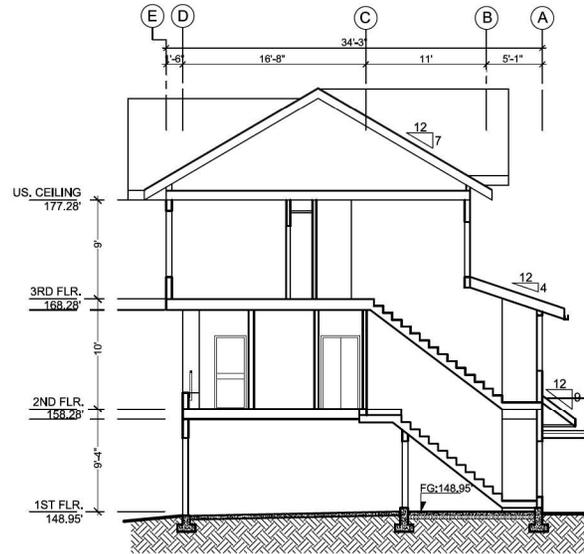
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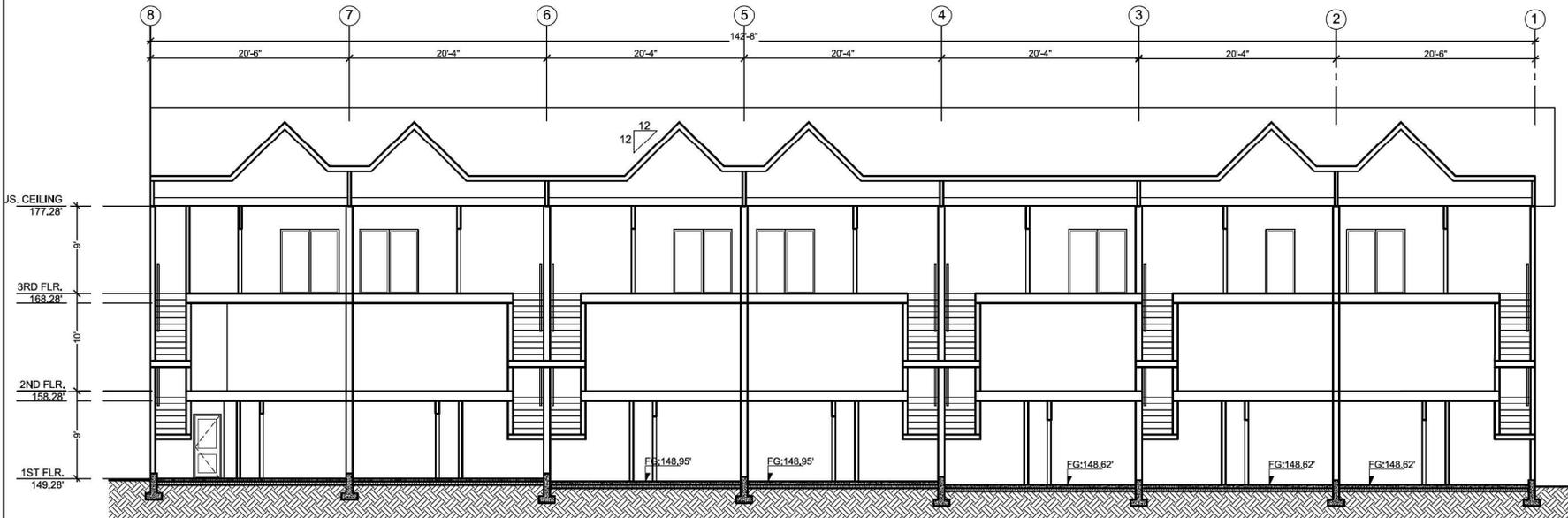
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**SECTION H-H  
BUILDING 4**



**SECTION G-G  
BUILDING 4**

NO.	DATE	REVISION / ISSUED
4	DEC 04-24	ADP REVISIONS
3	SEP 10-24	REISSUED FOR REZONING & DP
2	AUG 18-24	ISSUED FOR REZONING & DP
1	JUL 02-24	ISSUED FOR PRE-APPLICATION

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
20815 - 45A AVENUE,  
LANGLEY, BC.

FOR:  
**LEONE HOMES INC.**  
238 - 13986 CAMBIE ROAD,  
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:  
**BUILDING 4  
SECTIONS G-G & H-H**

DATE: March 2024	SHEET NO:
SCALE: NTS	
DESIGN: A.A.	<b>A-4.4</b>
DRAWN: A.A.	
PROJECT NO: -	