

CITY OF
LANGLEY



REZONING APPLICATION RZ 01-16 DEVELOPMENT PERMIT APPLICATION DP 04-16

Civic Address: 19660, 19674, 19680 – 55A Avenue
Legal Description: Parcel "A" (Explanatory Plan 15261), Lot 8, Section 3, Township 8, New Westminster District, Plan 9565; Lots 133 & 134, Section 3, Township 8, New Westminster District, Plan 44597
Owner/Applicant: Superstar Homes Ltd.

	9 5 6 5		2 5 7 3 4		LMS2297		78321		LMS 4044 LMP40352		9 5 6
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196071	196190	196299	A 19649	B 19655	C 19665	A 19669	B 19679	C 19689	A 19701	B 19709	C 19721
Subject Property 55 A Ave											
19610 112 38427	19618 -28 1 LMS41	19630 -32 2 LMS28	19638 3	19648-50 4 LMS139	19660 A 15261	19674 133	19680 134		19704 A EPP49846		
		8 4 7 3 5			4 4 5 9 7						

TOWNHOUSE DEVELOPMENT

19660, 19674, 19680, 55A AVENUE, LANGLEY



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OWNER:

SUPERSTAR HOMES JOHALCON
PROPERTIES 101273 LTD.
5801 KETTLE CRESCENT,
SURREY, B.C. V3S 8R6
TEL : 604 317 6039

CIVIL ENGINEER :

HY ENGINEERING
200-9128 152ND STREET
SURREY, B.C. V3R 4E7
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FAX: 604 583 1737

ARCHITECT:

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

SURVEYOR:

GREWAL & ASSOCIATES
204-15299 68TH AVENUE
SURREY-BC, V3S 2C1
TEL : 604-597-8567

LANDSCAPE ARCHITECT:

BENT PICTURE DESIGN GROUP INC.
306 - 4464 WEST 10TH AVENUE,
VANCOUVER, BC, V6R 2H9
TEL : 604 222 9200
FAX : 604 222 9212



**F. ADAB
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#130-1000 PROBLEVE T CRESCENT
NORTH VANCOUVER BC V7P 3M4
TEL: (604) 887-3822 FAX: (604) 887-3033
E-MAIL: info@probleve.com

The findings, an outgrowth of studies by the property of P. Maki, University of Arizona, are very important because they demonstrate that the most important factors in determining the success of a new product are the quality of the product and the quality of the market. The quality of the product is the most important factor in determining the success of a new product, and the quality of the market is the second most important factor. The quality of the product is the most important factor in determining the success of a new product, and the quality of the market is the second most important factor.

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PROJECT TITLE:
TOWNHOUSE DEVELOPMENT
19680, 19674, 19675, 19676, 19677, 19678, 19679, 19680, 19681, 19682, 19683, 19684, 19685, 19686, 19687, 19688, 19689, 19690, 19691, 19692, 19693, 19694, 19695, 19696, 19697, 19698, 19699, 19700, 19701, 19702, 19703, 19704, 19705, 19706, 19707, 19708, 19709, 19710, 19711, 19712, 19713, 19714, 19715, 19716, 19717, 19718, 19719, 19720, 19721, 19722, 19723, 19724, 19725, 19726, 19727, 19728, 19729, 19730, 19731, 19732, 19733, 19734, 19735, 19736, 19737, 19738, 19739, 19740, 19741, 19742, 19743, 19744, 19745, 19746, 19747, 19748, 19749, 19750, 19751, 19752, 19753, 19754, 19755, 19756, 19757, 19758, 19759, 19760, 19761, 19762, 19763, 19764, 19765, 19766, 19767, 19768, 19769, 19770, 19771, 19772, 19773, 19774, 19775, 19776, 19777, 19778, 19779, 19780, 19781, 19782, 19783, 19784, 19785, 19786, 19787, 19788, 19789, 19790, 19791, 19792, 19793, 19794, 19795, 19796, 19797, 19798, 19799, 19800, 19801, 19802, 19803, 19804, 19805, 19806, 19807, 19808, 19809, 19810, 19811, 19812, 19813, 19814, 19815, 19816, 19817, 19818, 19819, 19820, 19821, 19822, 19823, 19824, 19825, 19826, 19827, 19828, 19829, 19830, 19831, 19832, 19833, 19834, 19835, 19836, 19837, 19838, 19839, 19840, 19841, 19842, 19843, 19844, 19845, 19846, 19847, 19848, 19849, 19850, 19851, 19852, 19853, 19854, 19855, 19856, 19857, 19858, 19859, 19860, 19861, 19862, 19863, 19864, 19865, 19866, 19867, 19868, 19869, 19870, 19871, 19872, 19873, 19874, 19875, 19876, 19877, 19878, 19879, 19880, 19881, 19882, 19883, 19884, 19885, 19886, 19887, 19888, 19889, 19890, 19891, 19892, 19893, 19894, 19895, 19896, 19897, 19898, 19899, 19900, 19901, 19902, 19903, 19904, 19905, 19906, 19907, 19908, 19909, 19910, 19911, 19912, 19913, 19914, 19915, 19916, 19917, 19918, 19919, 19920, 19921, 19922, 19923, 19924, 19925, 19926, 19927, 19928, 19929, 19930, 19931, 19932, 19933, 19934, 19935, 19936, 19937, 19938, 19939, 19940, 19941, 19942, 19943, 19944, 19945, 19946, 19947, 19948, 19949, 19950, 19951, 19952, 19953, 19954, 19955, 19956, 19957, 19958, 19959, 19960, 19961, 19962, 19963, 19964, 19965, 19966, 19967, 19968, 19969, 19970, 19971, 19972, 19973, 19974, 19975, 19976, 19977, 19978, 19979, 19980, 19981, 19982, 19983, 19984, 19985, 19986, 19987, 19988, 19989, 19990, 19991, 19992, 19993, 19994, 19995, 19996, 19997, 19998, 19999, 20000, 20001, 20002, 20003, 20004, 20005, 20006, 20007, 20008, 20009, 20010, 20011, 20012, 20013, 20014, 20015, 20016, 20017, 20018, 20019, 20020, 20021, 20022, 20023, 20024, 20025, 20026, 20027, 20028, 20029, 20030, 20031, 20032, 20033, 20034, 20035, 20036, 20037, 20038, 20039, 20040, 20041, 20042, 20043, 20044, 20045, 20046, 20047, 20048, 20049, 20050, 20051, 20052, 20053, 20054, 20055, 20056, 20057, 20058, 20059, 20060, 20061, 20062, 20063, 20064, 20065, 20066, 20067, 20068, 20069, 20070, 20071, 20072, 20073, 20074, 20075, 20076, 20077, 20078, 20079, 20080, 20081, 20082, 20083, 20084, 20085, 20086, 20087, 20088, 20089, 20090, 20091, 20092, 20093, 20094, 20095, 20096, 20097, 20098, 20099, 20100, 20101, 20102, 20103, 20104, 20105, 20106, 20107, 20108, 20109, 20110, 20111, 20112, 20113, 20114, 20115, 20116, 20117, 20118, 20119, 20120, 20121, 20122, 20123, 20124, 20125, 20126, 20127, 20128, 20129, 20130, 20131, 20132, 20133, 20134, 20135, 20136, 20137, 20138, 20139, 20140, 20141, 20142, 20143, 20144, 20145, 20146, 20147, 20148, 20149, 20150, 20151, 20152, 20153, 20154, 20155, 20156, 20157, 20158, 20159, 20160, 20161, 20162, 20163, 20164, 20165, 20166, 20167, 20168, 20169, 20170, 20171, 20172, 20173, 20174, 20175, 20176, 20177, 20178, 20179, 20180, 20181, 20182, 20183, 20184, 20185, 20186, 20187, 20188, 20189, 20190, 20191, 20192, 20193, 20194, 20195, 20196, 20197, 20198, 20199, 20200, 20201, 20202, 20203, 20204, 20205, 20206, 20207, 20208, 20209, 20210, 20211, 20212, 20213, 20214, 20215, 20216, 20217, 20218, 20219, 20220, 20221, 20222, 20223, 20224, 20225, 20226, 20227, 20228, 20229, 20230, 20231, 20232, 20233, 20234, 20235, 20236, 20237, 20238, 20239, 20240, 20241, 20242, 20243, 20244, 20245, 20246, 20247, 20248, 20249, 20250, 20251, 20252, 20253, 20254,

**FOR:
SUPERSTAR HOMES
JOHALCON PROPERTY
101273 LTD.
5801 - KETTLE CRESCENT
SURREY, B.C.**

DRAWING TITLE:
COVER PAGE
CONTACT LIST/INDEX

DATE:	AMT 215	A-1.0	SHEET NO:
SCALE:	ML		
SECTION:	IN		
CHANNEL:	AA		
PROJECT NO:	000		



F. ADAB
ARCHITECTS
INC.

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KITCHENHAMPTON, ONT. M3J 1K5
TEL: (905) 881-1100 FAX: (905) 881-1101
EMAIL: f.adab@f.adab.com

1. The drawings are prepared for the use of the client and are not to be used for any other purpose without the written consent of the architect.
2. The drawings are prepared for the use of the client and are not to be used for any other purpose without the written consent of the architect.
3. The drawings are prepared for the use of the client and are not to be used for any other purpose without the written consent of the architect.
4. The drawings are prepared for the use of the client and are not to be used for any other purpose without the written consent of the architect.

NO.	DATE	REVISIONS
1	20-11-16	ISSUED FOR BID
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PROJECT TITLE
TOWNHOUSE
DEVELOPMENT
19450, 19874, 19880
55 A AVENUE, LANGLEY
FOR
SUPERSTAR HOMES
JOHALCON PROPERTIES
191273 LTD.
5601-45TH AVENUE
SURREY, B.C.

DRAWING TITLE
AERIAL MAP
CONTEXT PHOTOS

DATE	APP. BY	SHEET NO.
20-11-16	AK	A-1.2
20-11-16	AK	
20-11-16	AK	
20-11-16	AK	



1



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8734-1100 BROADVIEW LANE SCIENTIFIC
NORTH VAUGHAN, ONT. L4V 1V9 CAN
TEL: (905) 882-3023 FAX: (905) 882-3233
E-MAIL: info@kayentech.com

This program is an instrument of service to the property of the U.S. Armed Forces, and may thus be considered within the parameters of information gathering for the exercise of the government's police power. The program is not a search for the use of the word "gay" in any document, but rather a search for the use of the word "gay" in documents that are relevant to the national defense.

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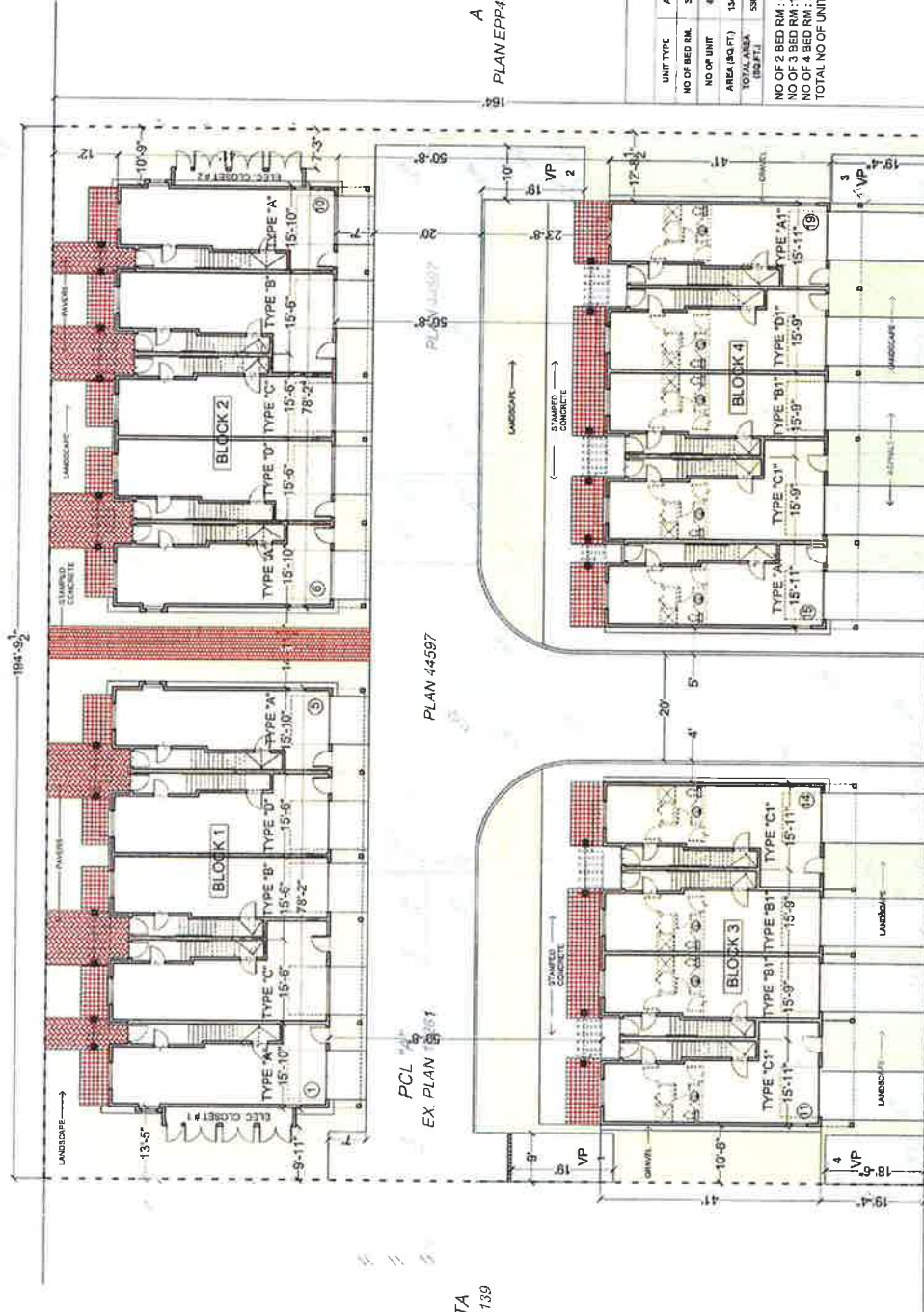
PROJECT TITLE:

**TOWNHOUSE
DEVELOPMENT**
19860-19874 - 19680
55 A AVENUE, LANGE

FOR:
101273 BC. LTD.
5601 KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE
SITE PLAN

DATE	APRIL 2018	SHEET NO:	A-1.3
SCALE	1/8" = 1"		
DESIGN	FA		
DRAWN	AS		
PROJECT NO.	1001		



UNIT TYPE	BLOCK 1 AND 2					BLOCK 3 AND 4					TOTAL
	A	B	C	D	A1	B1	C1	D1			
NO OF BED Rm	2	2	2	2	4	3	4	3			
NO OF UNIT	4	2	2	2	2	3	3	1	10		
AREA (SQ.FT)	1540	1150	1310	1310	1547	1178	1300	1330			
TOTAL AREA (SQ.FT)	5960	2300	2740	2650	2094	3510	4170	1330	14774		

NO OF 2 BED RM : 4
NO OF 3 BED RM : 10
NO OF 4 BED RM : 5
TOTAL NO OF UNITS : 19

SITE PLAN

[illegible][illegible]

PROJECT TITLE
TOWNHOUSE
DEVELOPMENT
16010 15674 151680
25-A AVENUE LANGLEY

FOR
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SUITE B/C

DRAWING TITLE
PERSPECTIVE VIEW
OF SITE

DATE	APRIL 2014	SHEET NO
BY	NSA	A-1.4
DESIGN	PA	
DRAWN	AA	
PROJECT NO	100	



PERSPECTIVE VIEW OF SITE

The proposed development is the 3rd project designed by FAA on the south side of the 55A Avenue. The first development "Marquee" was completed in 2013. The 2nd development is in the process of obtaining the building permit.

This proposal would occupy a lot area of 33,240 sq ft (3,088 sq m) and has an overall density of 25 units per acre. The site presently occupies 3 homes and is almost flat. The project consists of 19 three storey town, three and four bedroom town homes. The average size of the two bedroom homes is 1,200 sq ft, the three bedroom townhouse is 1,450. Sq ft and the four bedroom townhouse is 1,500 sq ft.

The lane is asphalt road from 196 Street up to the "Marquee" townhouse development completed two years ago. The westerly portion of the lane which is presently gravel road will be paved by the developer to the east of this site.

Photos of the "Marquee" and the development immediately to the east are shown on the rendering material provided in the rezoning submission package. There are no developments adjacent to the site toward west.

The remaining neighboring lots to the west could be developed separately and there would be no orphan lot remained as a result of this development.

Outdoor spaces for the units are provided by large 2nd floor balcony / decks, patios with soft landscaped at main floor level and the roof top decks. The roof top decks are located far away from the edge of the roof preventing overview on the development to the south.

The open spaces and landscape concept follows the same design criteria envisioned for the street-scapes along 55A Avenue and is in harmony with the existing developments to the east.

Along the 55A Avenue frontage, trees with emphasis on vertical elements are introduced to enhance the urban character and expression created by architectural design. The pedestrian links between 55A Avenue and the internal courtyard is landscaped with lawn and low-growing shrubs.

Each unit has a private patio on the main floor, large deck / balcony on the 2nd floor with privacy screens and a private roof deck and plants.

Landscaping to the west property lines provides buffering to the adjacent lot.

From a massing point of view, the buildings are organized in four separate blocks. The layout of the site plan and orientation of the blocks follows the same urban concept envisioned for the townhouse developments to the east side.

The townhouses along 55A have direct pedestrian access to the road to respond to a streetscape and an urban concept that is anticipated for the neighborhood.

The form and character introduces an articulated architectural expression with a contemporary vocabulary. At the same time design vocabulary and finishing materials expresses an urban character with emphasis on west coast architecture.

Architectural expression of the buildings provides a recognizable form and character expressing the identity of a "base and top" with transition in massing and change to the material and color.

The exterior form is modulated with repetitive bay windows and decorative cornices. A number of decorative elements including wood brackets, wood posts and semi solid decorative railings are incorporated in the design to accentuate the architectural articulation.

Entries are identifiable with individual trellis canopies, posts and strong color expression emphasizing on the urban character, pedestrian friendly environment and direct access to the street, private patios at grade and balconies on the 2nd floor provide active engaging interest fostering vitality.



**F. ADAB
ARCHITECTS
INC.**

25-100 ROOM VCLT CRESCENT

McQuinn's first novel, *Under A Little Banner*, of 1901, is a study of the life of a woman who, despite her religious beliefs, is unable to resist the temptations of the world. The novel is a study of the life of a woman who, despite her religious beliefs, is unable to resist the temptations of the world. The novel is a study of the life of a woman who, despite her religious beliefs, is unable to resist the temptations of the world.

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PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
19704, 55 A AVENUE, LANGLEY

FOR
1001094 BC. LTD.
6025 - 148 STREET
SURREY, B.C.

DRAWING TITLE
DESIGN RATIONALE 1

DATE	APR 20 2015	SHEET NO.
NO.	10	
NO.	2	
NO.	4	

A-1.5

[illegible]

PROJECT TITLE
TOWNHOUSE
DEVELOPMENT
*9704 55A AVENUE LANGLEY

FOR
1001094 BC. LTD.
6025 - 148 STREET
SURREY, B.C.

DRAWING TITLE	DESIGE RATIONALE 2
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DATE	APR 2008	DATE	11/11/08
SCALE	1:100	SCALE	1:100
DESIGN	P.H.	DESIGN	P.H.
DRAWN	J.A.	DRAWN	J.A.
CHECKED	PH	CHECKED	PH

A-1.6

Sustainability and Green Measures. Many green building strategies have been incorporated into the project design. These items consist of efficient use of energy (including passive design elements), efficient use of water, durable building materials, and developing within an existing urban area rather than a suburban district.

The following design strategies and elements will be introduced:

1. Use of low emission adhesives, paint and flooring.
2. Use of building materials with high recycled content and from local sources.
3. The building envelope, glazing, and mechanical system will be design based on the new code and Incompliance with ASHRE 90, 2010.
4. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces. Overhangs provided at the roof level and intermediate windows as shading device.
5. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water.
6. All units have private patios on the roof with individual flower pots. This along with the landscaping at grade contributes to the green ratio of the downtown area.

Crime Prevention Through Environmental Deslan. "CPTED"

Provisions are made to incorporate "CPTED" measures in the design. These provisions are aimed to enhance the safety and strengthen the perception of safety measure for the proposed development.

The proposed CPTED measure fall into the following categories:

Territoriality
Natural Surveillance
Hierarchy of Space
Access and Perimeter Control

Identifiable entries to the units with direct access to the street along with identifiable private and semi private patios along with the presence of the balconies on the 2nd floor creates a clear definition of hierarchy of space, a sense of territorial identity and sense of ownership.

The windows and the 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 it's 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.



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TEL (604) 987-3003 FAX (604) 987-3033
E-MAIL: info@multisportdata.com

As a result, the company had to change its strategy and market focus. It had to focus on the core business of providing a reliable and secure communication system for the defense and intelligence communities. This led to the development of the Link 16 program, which is a joint effort between the U.S. Navy and the U.S. Air Force to develop a next-generation air-to-air data link. The Link 16 program is a key component of the U.S. Navy's F-35 program, and it is also a key component of the U.S. Air Force's F-35 program. The Link 16 program is a joint effort between the U.S. Navy and the U.S. Air Force to develop a next-generation air-to-air data link. The Link 16 program is a key component of the U.S. Navy's F-35 program, and it is also a key component of the U.S. Air Force's F-35 program.

[illegible]

PROJECT TITLE:

**TOWNHOUSE
DEVELOPMENT**
13650 19574, 19680
55 A AVENUE, LANCASTER

SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5901 - KETILE CRESCENT
SURREY, B.C.

THE UNIVERSITY OF CHICAGO

STREETSCAPE

DATE	# PRE 2119	SHIFT NO
SCALE	NA	A-1.7
CHARGE	PA	
DRAGON	AA	



33 UNITS

28 UNITS

2 TOWNHOUSE DEVELOPMENTS TO THE EAST



**F. ADAB
ARCHITECTS
INC.**

FOR THE BOOZ/COVIL COLLECTION
NORTH VANCOUVER, BC V7M 2M4
TEL: (604) 981-2020 FAX: (604) 987-2020
E-MAIL: info@boozcovil.com

The Commission will accept no responsibility for an individual's actions or for the actions of any individual. The Commission will accept no responsibility for an individual's actions or for the actions of any individual.

to the fact that the economic situation in the EU has not improved. About a 10 percent rise in the unemployment rate has been reported. It is important to be very clear about the fact that the economic situation in the EU has not improved. It is important to be very clear about the fact that the economic situation in the EU has not improved.

[illegible]

PROJECT TITLE:

**TOWNHOUSE
DEVELOPMENT**
19560, 18674, 19460
65 A AVENUE, LANGLEY

503

**SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.**

5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:

BLOCK 3 & 4

TRAINING TITLE:

BLOCK 3 & 4
ELEVATIONS

DATE: APRIL 2014	SHEET NO:
SCALE: 1/8" = 1'-0"	
DESIGN: F.A.	
APPROV: A.A.	
PROJECT NO: 1021	

A-1.8

Exterior Finishes

The exterior finishes and colors are selected in harmony and yet different from the development to the east. The selection of the exterior finishes has been based on enhanced durability / longevity of the construction materials as part of a sustainable approach to the project.

A variety of building materials is used with emphasis on richer and urban elements (Stone) at the main façade along the street. Vinyl siding is introduced at the rear of the buildings.

Exterior finishes consist of vinyl windows, hardy siding, hardy shingle, wood trims, and black aluminum railings. Ornamental brackets and fascias are introduced to further articulate the architectural vocabulary.



**NORTH (FRONT) ELEVATION -
BLOCK 3**



**STONE
SUEDE DRYSTACK LEDGESTONE -
BORAL**



**HARDIE SHINGLES
CL 2716A MAPLE PIE - BY GP**



**6" HORIZONTAL HARDIE SIDING
CL 322AM SERAPH - BY GP**



**VINYL SHINGLES
65-SPICE BY KAYCAN**



**6" HORIZONTAL VINYL SIDING
73-STONECREST BY KAYCAN**



**Railing and windows
CL 3127N BLACK RUSSIAN BY GP**



**F. ADAB
ARCHITECTS
INC.**

400 NEW BRIDGE STREET, SUITE 200
NORTH WACONIA, MN 55131
TEL: (954) 940-0000 FAX: (954) 940-7033
CAD: 1-800-940-0000

The client, construction drawings, and the design of the building are the property of F. ADAB ARCHITECTS INC. and shall remain confidential. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of F. ADAB ARCHITECTS INC.

NO.	DATE	ISSUED FOR GP	REVISIONS
1	02-1-18		
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PROJECT TITLE
**TOWNHOUSE
DEVELOPMENT**
18850, 18874, 18680
55 A AVENUE, LANGLEY
FOR
**SUPERSTAR HOMES
JOHALCON PROPERTIES
181273 LTD.**
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
**EXTERIOR FINISH
AND OPEN SPACE**

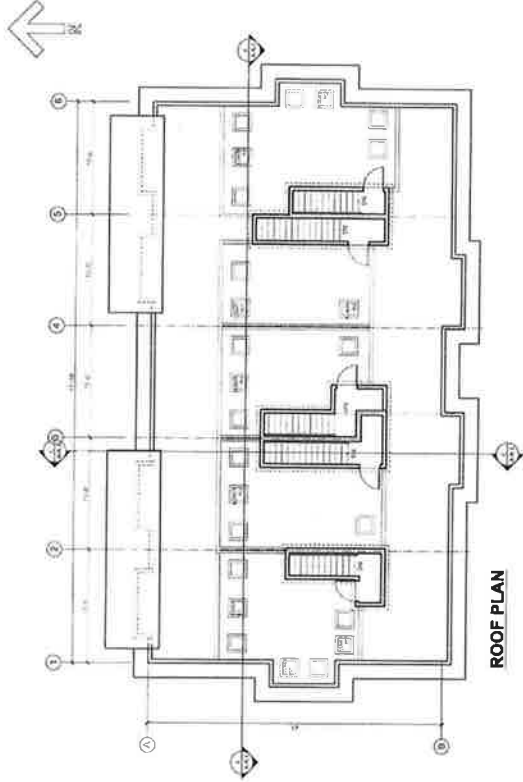
DATE	APPROVED	SHEET NO.	SHEET TOTAL
02/01/18	NA	01	01
DESIGNER	DATE	PROJECT NO.	PROJECT NAME
NA	02/01/18	181273	181273 LTD.

[illegible]

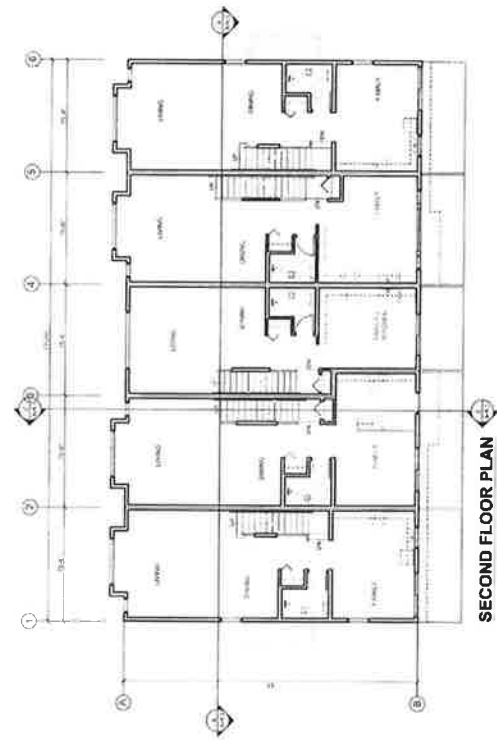
PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
18860, 18874, 18880
55 A. AVENUE, LANGLEY
FOR:
SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
3601 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
BLOCKS 1 AND 2 TYP.
FLOOR PLANS

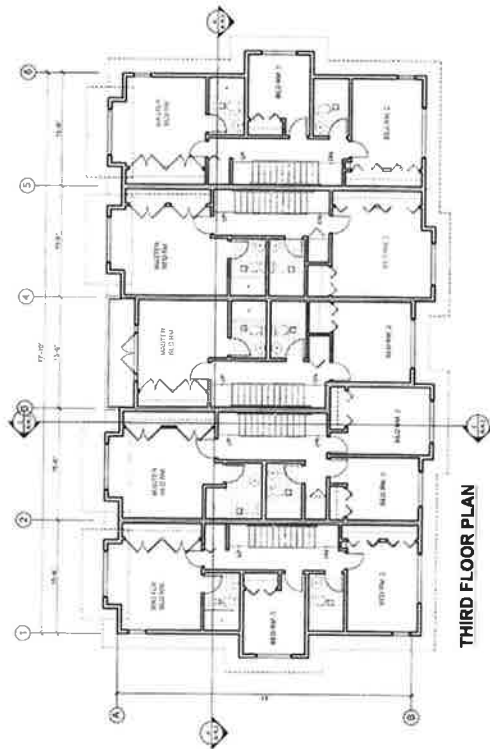
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COMET	MAF 127	A-2.1
SECURITY	PA	
DISPATCH	PA	
FINANCIAL NO.		100



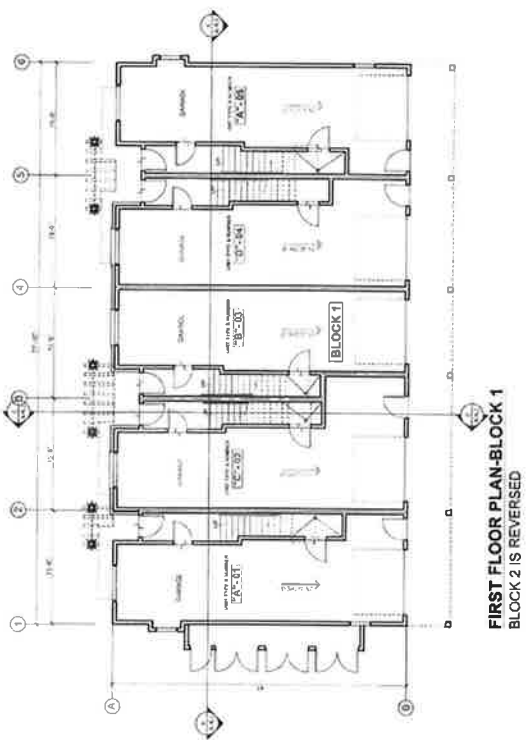
ROOF PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN-BLOCK 1
BLOCK 2 IS REVERSED

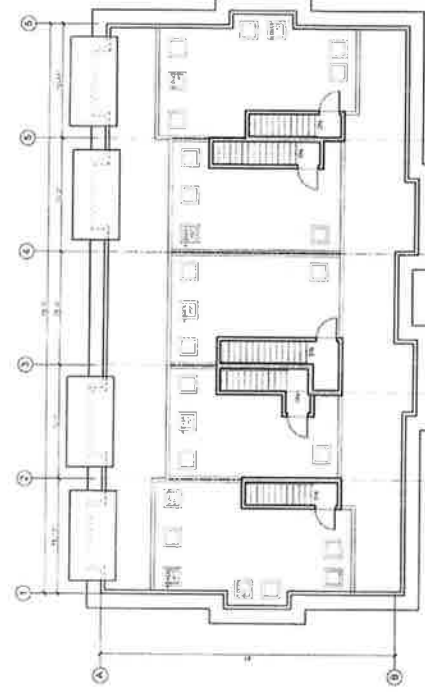
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PROJECT TITLE:
**TOWNHOUSE
DEVELOPMENT**
19650 19674, 19680
55 A AVENUE, LANGLEY

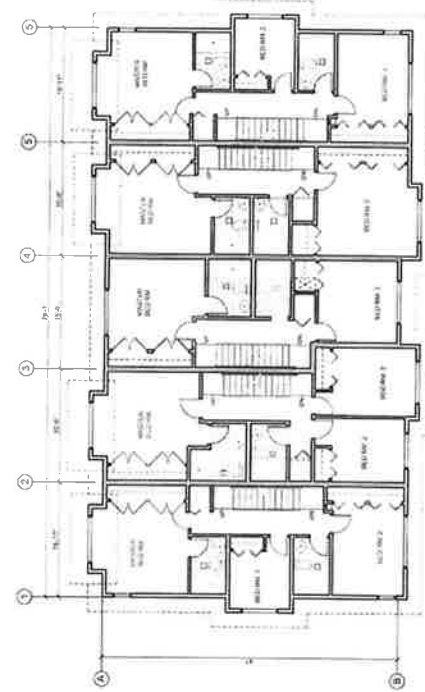
FOR:
**SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.**
5801 - KETTLE CRESCENT
SURREY, B.C.

DRAWING TITLE:
**BLOCK 4
FLOOR PLANS**

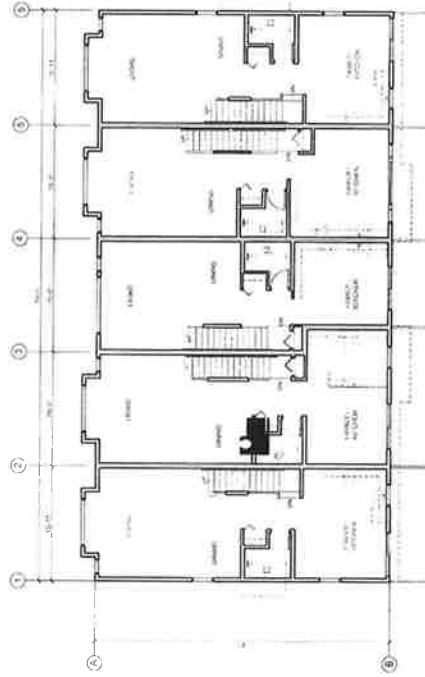
DATE	APR 2018	A-2.3	SHEET NO.
BY	10/1/18		
CHKD	PA		
REVIEW	RE		
PROJECT NO.	1001		



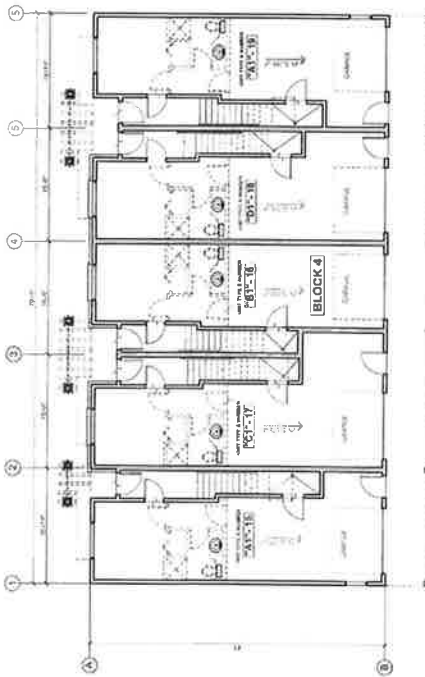
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN-BLOCK 4

[illegible]

PROJECT TIME:

**TOWNHOUSE
DEVELOPMENT**
19550, 19674, 19680
55 A AVENUE, LANGLEY

END.

SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
5801 - KETTLE CRESCENT
SUDBURY, ONT.

DRAWING TITLE

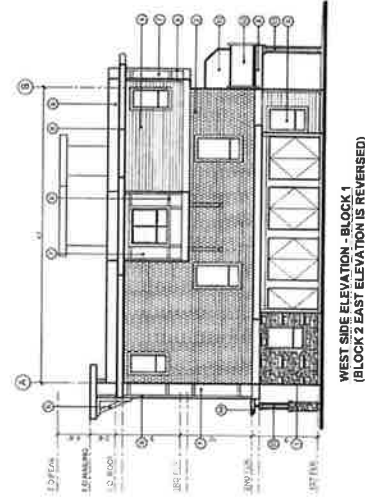
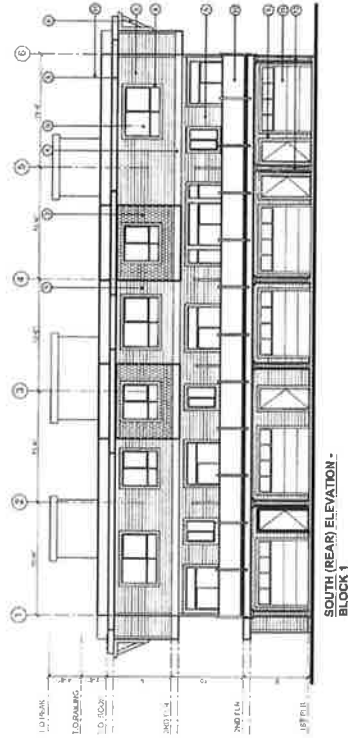
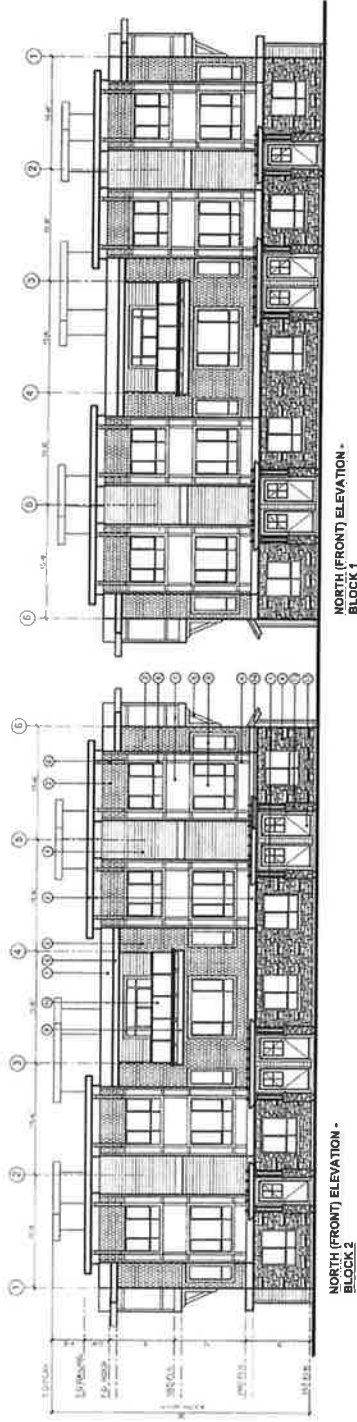
BLOCKS 1 AND 2
ELEVATIONS

DATE	APRIL 2008	DATE	APRIL 2008
TIME	12:41	TIME	12:41
LOCATION	N.A.	LOCATION	N.A.
STATUS	N.A.	STATUS	N.A.

A-3.1

EXTERIOR FINISHES

- [illegible]





**F. ADAB
ARCHITECTS
INC.**

#161086 (REVISED) 10/20/2011
KATHY WOODWARD, P.E., P.S.
KATHY WOODWARD, P.E., P.S.
KATHY WOODWARD, P.E., P.S.

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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/20/2011
2	ISSUED FOR PERMIT	10/20/2011
3	ISSUED FOR PERMIT	10/20/2011
4	ISSUED FOR PERMIT	10/20/2011
5	ISSUED FOR PERMIT	10/20/2011
6	ISSUED FOR PERMIT	10/20/2011
7	ISSUED FOR PERMIT	10/20/2011
8	ISSUED FOR PERMIT	10/20/2011
9	ISSUED FOR PERMIT	10/20/2011
10	ISSUED FOR PERMIT	10/20/2011
11	ISSUED FOR PERMIT	10/20/2011
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13	ISSUED FOR PERMIT	10/20/2011
14	ISSUED FOR PERMIT	10/20/2011
15	ISSUED FOR PERMIT	10/20/2011
16	ISSUED FOR PERMIT	10/20/2011
17	ISSUED FOR PERMIT	10/20/2011
18	ISSUED FOR PERMIT	10/20/2011
19	ISSUED FOR PERMIT	10/20/2011
20	ISSUED FOR PERMIT	10/20/2011

PROJECT TITLE
**TOWNHOUSE
DEVELOPMENT**
35 A AVENUE LANGLEY

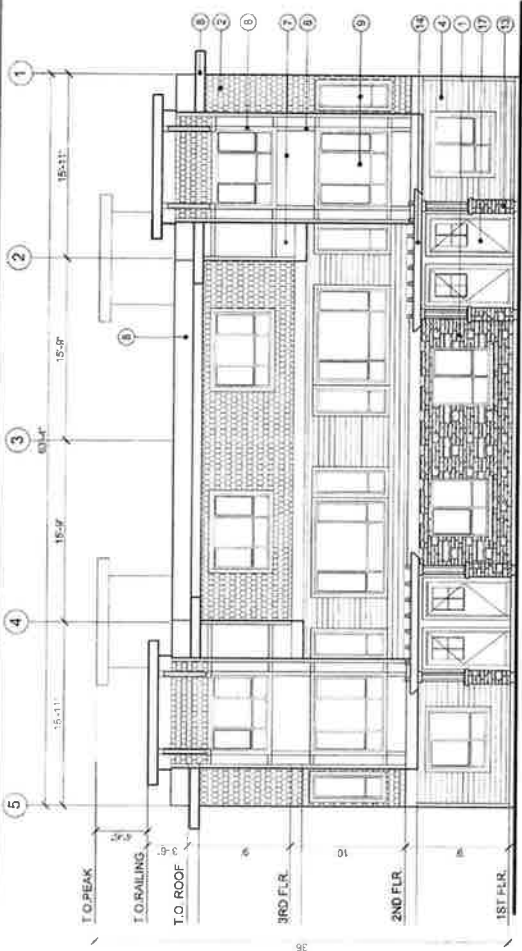
FOR
**SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.**
5801 - KETTLE CRESCENT
SUITE 800

DRAWING TITLE:
**BLOCK 3
ELEVATIONS**

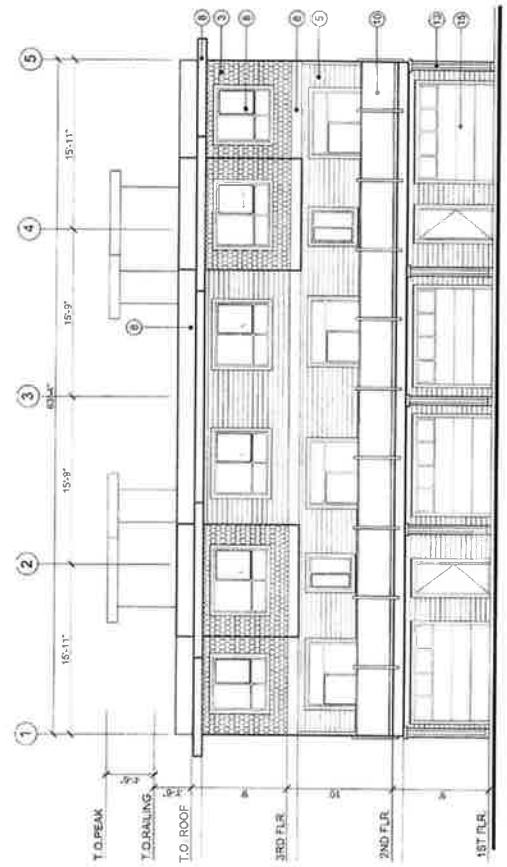
SHEET NO.
A-3.2

EXTERIOR FINISHES

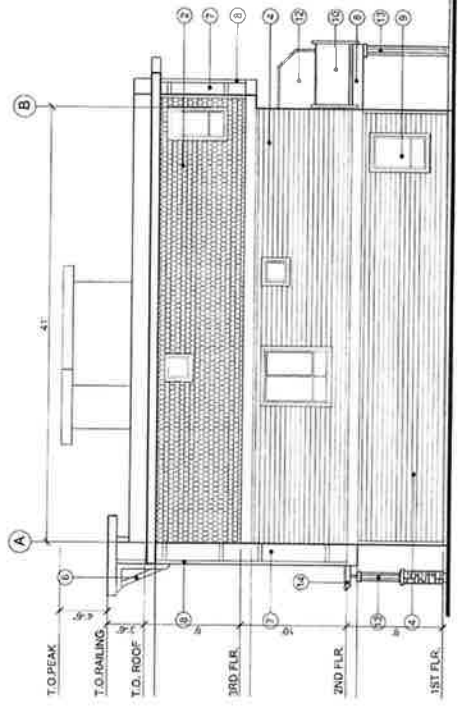
- 1 STONE MOUNTAIN VENEER, 1/2" MODULAR
- 2 HARDY BOARD, 1/2" MODULAR
- 3 VINYL SIDING, 1/2" MODULAR
- 4 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 5 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 6 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 7 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 8 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 9 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 10 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 11 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 12 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 13 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 14 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 15 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 16 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 17 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 18 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 19 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR
- 20 6" HORIZONTAL HARDY BOARD, 1/2" MODULAR



**NORTH (FRONT) ELEVATION -
BLOCK 3**



**SOUTH (REAR) ELEVATION -
BLOCK 3**



**WEST SIDE ELEVATION -
BLOCK 3**

[illegible][illegible]

PROJECT TITLE:

TOWNHOUSE
DEVELOPMENT

19650, 19674, 19680
55 A AVENUE, LANGLEY

FOR:

SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 1 TO

5801 - KETTLE CRESCENT
SURREY, B.C.

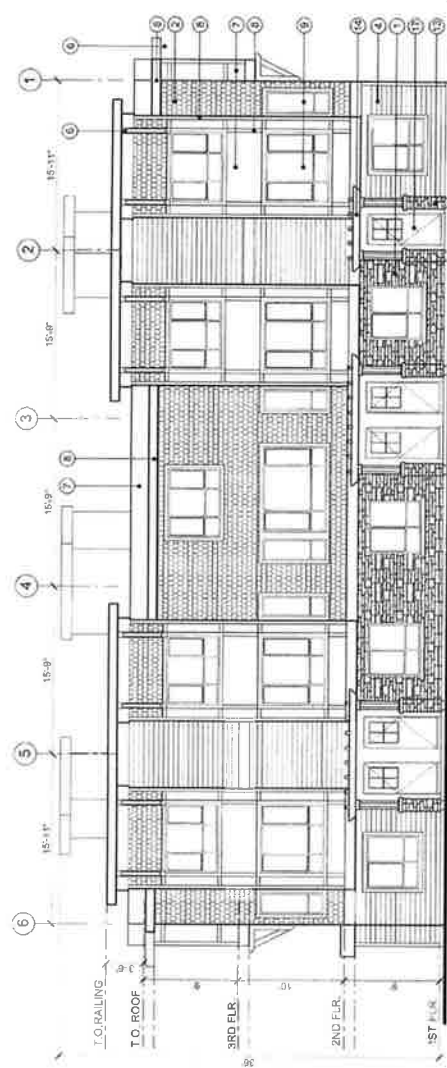
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**BLOCK 4
ELEVATIONS**

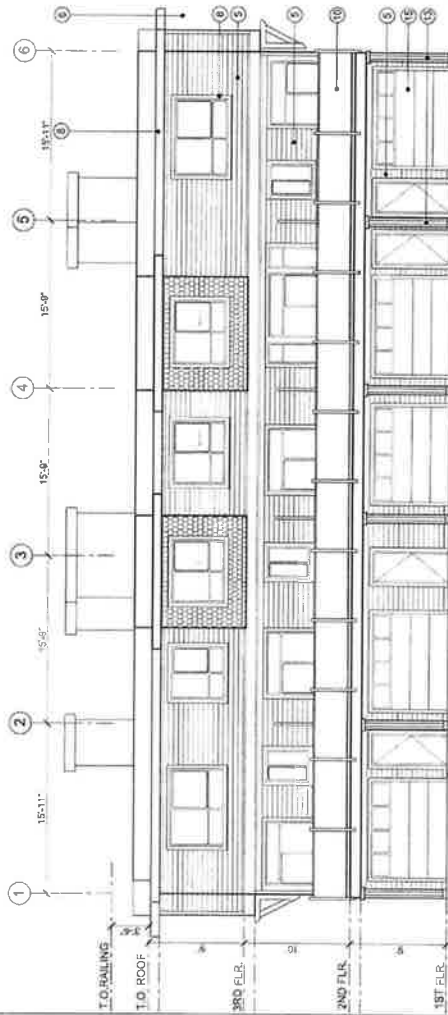
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REVISION	001	
SECTION	11	
CHANGING	AS	
PROJECT NO.		001

EXTERIOR FINISHES

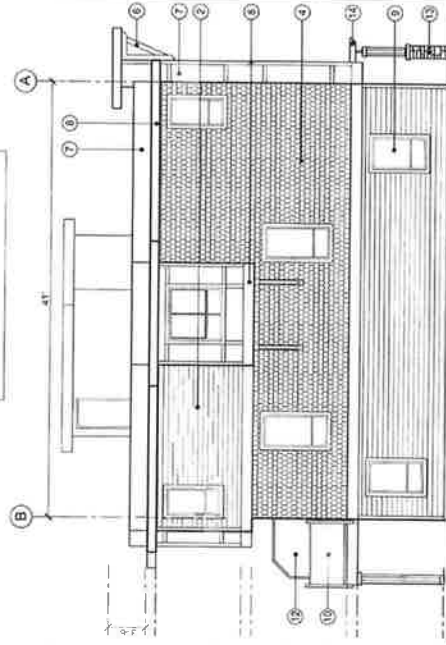
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|----|---|--|
| 1 |  | 3-DONE
BLACK SLIP GLASS STONE |
| 2 |  | MARBLE BRICK
CL 2714 MARBLE - BY GP |
| 3 |  | WINDY WINDLER
CL 2714 WINDY - BY GP |
| 4 |  | HORIZONTAL MARBLE SCENE
CL 2714 HORIZONTAL - BY GP |
| 5 |  | VERTICAL WINDY SCENE
CL 2714 VERTICAL - BY GP |
| 6 |  | MARBLE SLIP
CL 2714 MARBLE - BY GP |
| 7 |  | HORIZONTAL WINDY
CL 2714 HORIZONTAL - BY GP |
| 8 |  | VERTICAL WINDY
CL 2714 VERTICAL - BY GP |
| 9 |  | WINDY WINDLER
CL 2714 WINDY - BY GP |
| 10 |  | MARBLE SLIP
CL 2714 MARBLE - BY GP |
| 11 |  | HORIZONTAL WINDY
CL 2714 HORIZONTAL - BY GP |
| 12 |  | VERTICAL WINDY
CL 2714 VERTICAL - BY GP |
| 13 |  | WINDY WINDLER
CL 2714 WINDY - BY GP |
| 14 |  | MARBLE SLIP
CL 2714 MARBLE - BY GP |
| 15 |  | HORIZONTAL WINDY
CL 2714 HORIZONTAL - BY GP |
| 16 |  | VERTICAL WINDY
CL 2714 VERTICAL - BY GP |
| 17 |  | WINDY WINDLER
CL 2714 WINDY - BY GP |
| 18 |  | MARBLE SLIP
CL 2714 MARBLE - BY GP |
| 19 |  | HORIZONTAL WINDY
CL 2714 HORIZONTAL - BY GP |
| 20 |  | VERTICAL WINDY
CL 2714 VERTICAL - BY GP |
| 21 |  | WINDY WINDLER
CL 2714 WINDY - BY GP |
| 22 |  | MARBLE SLIP
CL 2714 MARBLE - BY GP |
| 23 |  | HORIZONTAL WINDY
CL 2714 HORIZONTAL - BY GP |
| 24 |  | VERTICAL WINDY
CL 2714 VERTICAL - BY GP |
| 25 |  | WINDY WINDLER
CL 2714 WINDY - BY GP |
| 26 |  | MARBLE SLIP
CL 2714 MARBLE - BY GP |
| 27 |  | HORIZONTAL WINDY
CL 2714 HORIZONTAL - BY GP |
| 28 |  | VERTICAL WINDY
CL 2714 VERTICAL - BY GP |
| 29 |  | WINDY WINDLER
CL 2714 WINDY - BY GP |
| 30 |  | MARBLE SLIP
CL 2714 MARBLE - BY GP |
| 31 |  | HORIZONTAL WINDY
CL 2714 HORIZONTAL - BY GP |
| 32 |  | VERTICAL WINDY
CL 2714 VERTICAL - BY GP |
| 33 |  | WINDY WINDLER
CL 2714 WINDY - BY GP |
| 34 |  | MARBLE SLIP
CL 2714 MARBLE - BY GP |
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CL 2714 HORIZONTAL - BY GP |
| 36 |  | VERTICAL WINDY
CL 2714 VERTICAL - BY GP |
| 37 |  | WINDY WINDLER
CL 2714 WINDY - BY GP |
| 38 |  | MARBLE SLIP
CL 2714 MARBLE - BY GP |
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CL 2714 HORIZONTAL - BY GP |
| 40 |  | VERTICAL WINDY
CL 2714 VERTICAL - BY GP |
| 41 |  | WINDY WINDLER
CL 2714 WINDY - BY GP |
| 42 |  | MARBLE SLIP
CL 2714 MARBLE - BY GP |
| 43 |  | HORIZONTAL WINDY
CL 2714 HORIZONTAL - BY GP |
| 44 |  | VERTICAL WINDY
CL 2714 VERTICAL - BY GP |
| 45 |  | WINDY WINDLER
CL 2714 WINDY - BY GP |
| 46 |  | MARBLE SLIP
CL 2714 MARBLE - BY GP |
| 47 |  | HORIZONTAL WINDY
CL 2714 HORIZONTAL - BY GP |
| 48 |  | VERTICAL WINDY
CL 2714 VERTICAL - BY GP |
| 49 |  | WINDY WINDLER
CL 2714 WINDY - BY GP |
| 50 |  | MARBLE SLIP
CL 2714 MARBLE - BY GP |
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CL 2714 HORIZONTAL - BY GP |
| 52 |  | VERTICAL WINDY
CL 2714 VERTICAL - BY GP |
| 53 | | WINDY WINDLER
CL 2714 WINDY - BY GP |
| 54 | | MARBLE SLIP
CL 2714 MARBLE - BY GP |
| 55 | | HORIZONTAL WINDY
CL 2714 HORIZONTAL - BY GP |
| 56 | | |



NORTH (FRONT) ELEVATION -
BLOCK 4



SOUTH (REAR) ELEVATION -
BLOCK 1



EAST SIDE ELEVATION - BLOCK 4
(WEST ELEVATION IS REVERSED)



**F. ADAB
ARCHITECTS
INC.**

1000 WEST 10TH AVENUE, SUITE 100
VANCOUVER, BC V6H 1A1
(604) 278-1000
www.fadab.ca

Architects of Record for the Townhouse Development
1880, 1967, 1980
35 A AVENUE, LANGLEY
SURREY, B.C.
FOR
**SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
2481 - KETTLE CRESCENT
SURREY, B.C.**

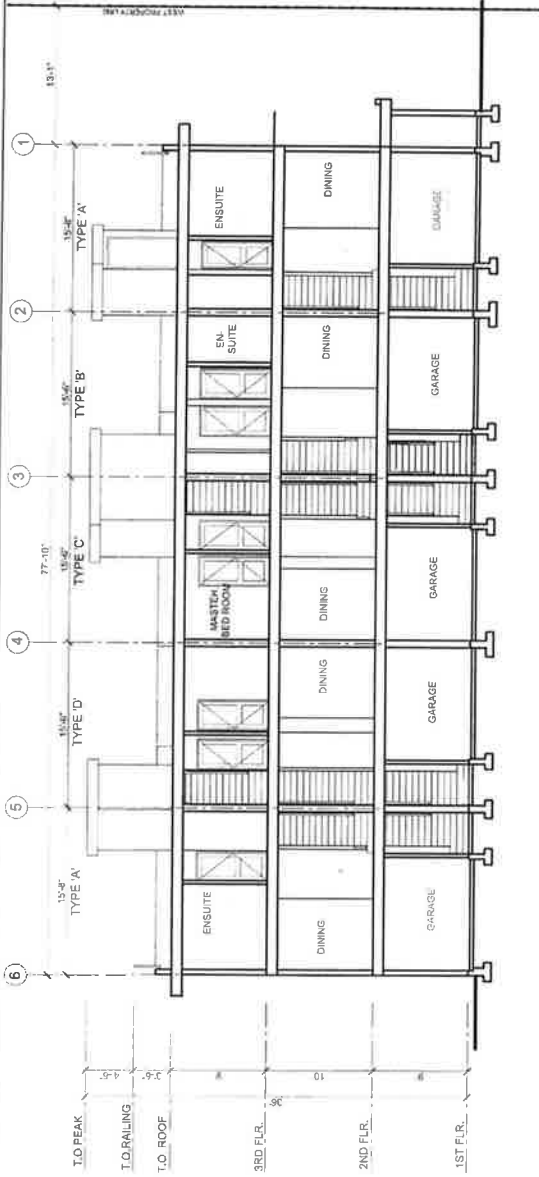
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PROJECT TITLE:
TOWNHOUSE
DEVELOPMENT
1880, 1967, 1980
35 A AVENUE, LANGLEY
SURREY, B.C.
FOR
**SUPERSTAR HOMES
JOHALCON PROPERTIES
101273 LTD.
2481 - KETTLE CRESCENT
SURREY, B.C.**

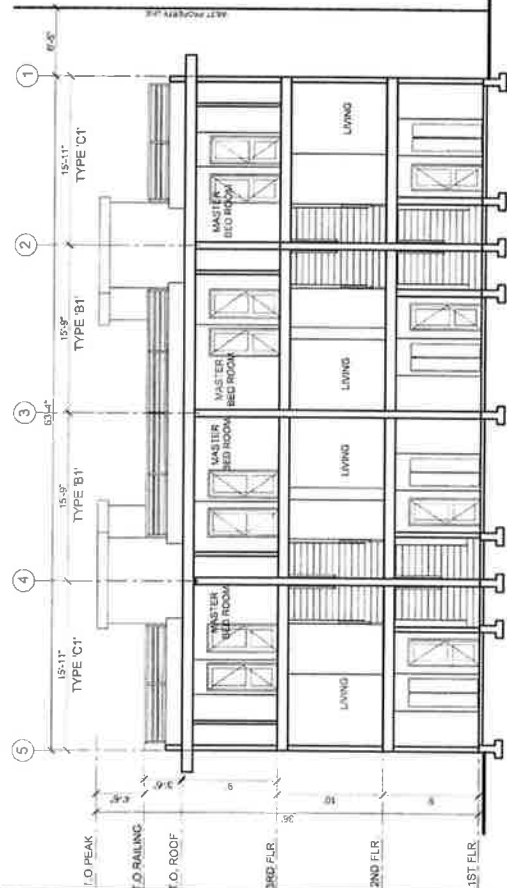
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SECTIONS
A-A, B-B & C-C

DATE	2018-05-01
BY	AD
CHKD	AD
DATE	2018-05-01
BY	AD
CHKD	AD
DATE	2018-05-01
BY	AD
CHKD	AD

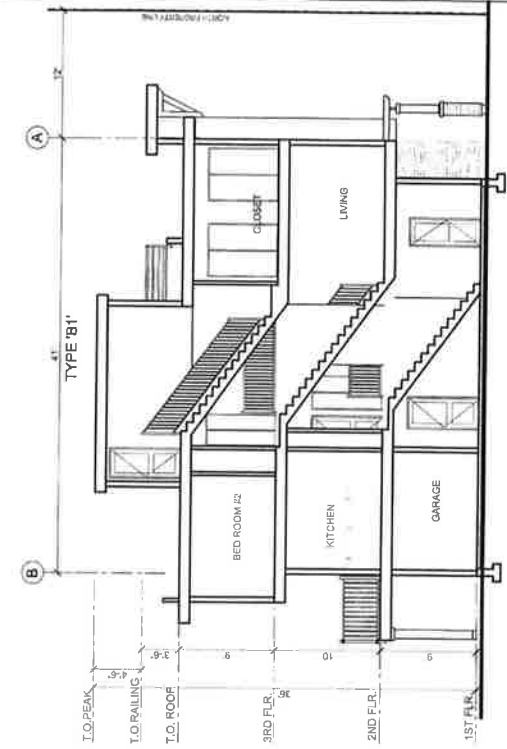
A-4.1



SECTION A-A : BLOCK 1



SECTION B-B : BLOCK 3



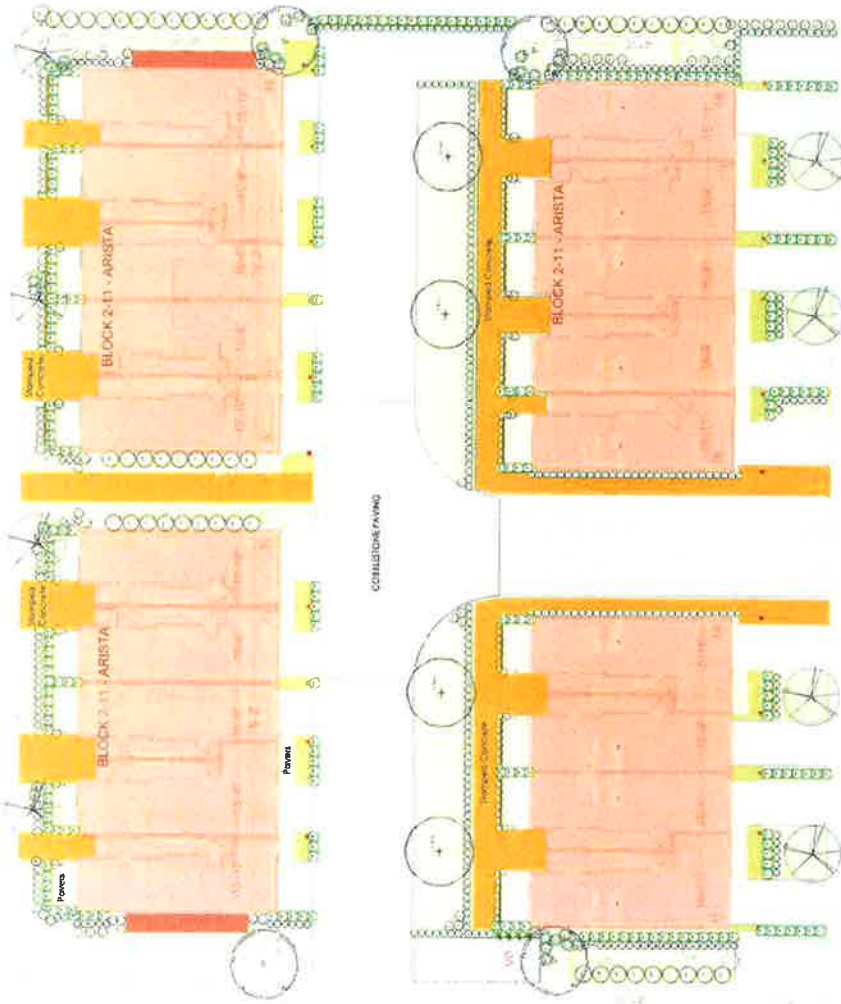
SECTION C-C : BLOCK 1

DESIGN RATIONALE AND SUMMARY

THE ARISTO FAMILY DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT LOCATED IN THE ARISTO AREA, SOUTH OF THE ARISTO RIVER. THE DEVELOPMENT IS A 100-UNIT RESIDENTIAL DEVELOPMENT WITH A TOTAL OF 100 UNITS. THE DEVELOPMENT IS A 100-UNIT RESIDENTIAL DEVELOPMENT WITH A TOTAL OF 100 UNITS.

THE DEVELOPMENT IS A 100-UNIT RESIDENTIAL DEVELOPMENT WITH A TOTAL OF 100 UNITS. THE DEVELOPMENT IS A 100-UNIT RESIDENTIAL DEVELOPMENT WITH A TOTAL OF 100 UNITS. THE DEVELOPMENT IS A 100-UNIT RESIDENTIAL DEVELOPMENT WITH A TOTAL OF 100 UNITS.

THE DEVELOPMENT IS A 100-UNIT RESIDENTIAL DEVELOPMENT WITH A TOTAL OF 100 UNITS. THE DEVELOPMENT IS A 100-UNIT RESIDENTIAL DEVELOPMENT WITH A TOTAL OF 100 UNITS. THE DEVELOPMENT IS A 100-UNIT RESIDENTIAL DEVELOPMENT WITH A TOTAL OF 100 UNITS.



3D rendering of building facade



3D rendering of building facade



3D rendering of building facade

Recommended Plant List

ID	Quantity	Latin Name	Common Name	Scale Size	Notes
AC-1	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-2	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-3	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-4	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-5	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-6	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-7	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-8	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-9	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-10	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-11	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-12	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-13	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-14	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-15	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-16	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-17	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-18	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-19	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-20	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-21	4	Acacia dealbata	White Myrtle	3.0 m H	
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AC-61	4	Acacia dealbata	White Myrtle	3.0 m H	
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AC-63	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-64	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-65	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-66	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-67	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-68	4	Acacia dealbata	White Myrtle	3.0 m H	
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AC-70	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-71	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-72	4	Acacia dealbata	White Myrtle	3.0 m H	
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AC-78	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-79	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-80	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-81	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-82	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-83	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-84	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-85	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-86	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-87	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-88	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-89	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-90	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-91	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-92	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-93	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-94	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-95	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-96	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-97	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-98	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-99	4	Acacia dealbata	White Myrtle	3.0 m H	
AC-100	4	Acacia dealbata	White Myrtle	3.0 m H	