CITY PARK TOWNHOMES

19753, 55A AVENUE, LANGLEY- PHASE II



CONTACT LIST:

OWNER:

0901523 BC, LTD. 16385 - 80TH AVENUE

SURREY, B.C. V4N 0X2 TEL: 604 374 6900

CIVIL ENGINEER:

CITIWEST CONSULTANTS

101-9030 KING GEORGE BLVD. SURREY, B.C. V3V 7Y3 TEL: 604 591 2213 FAX: 604 591 5518

ARCHITECT:

F. ADAB ARCHITECTS INC.

130 - 1000 ROOSEVELT CRESCENT NORTH VANCOUVER, B.C. V7P 3R4 TEL: 604 987 3003

FAX: 604 987 3033

LANDSCAPE ARCHITECT:

BENT PICTURE DESIGN GROUP

306-4464 WEST 10TH AVENUE VANCOUVER, B.C. V6R 2H9 TEL: 604 222 9200 FAX: 604 222 9212

SURVEYOR:

CAMERON LAND SURVEYING LTD.

206-16055 FRASER HIGHWAY SURREY, B.C. V4N 0G2 TEL: 604 597 3777 FAX: 604 597 3783

GEOTECHNICAL:

WESTERN GEOTECHNICAL

103-19162 22ND AVENUE **SURREY, B.C. V3S 3S6** TEL: 604-385-4244

PROJECT INFORMATION

CIVIC ADDRESS:

19753, 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION:

LOT 1 EXCEPT PHASE 1, STRATA PLAN EPS3996. SECTION 3, TOWNSHIP 8, NWD, PLAN EPP67716

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LANDSCAPE PLAN

BLOCK 3 SECTIONS

BLOCK 4 SECTIONS



F. ADAB **ARCHITECTS** INC.

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PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

MONARCHY HOMES LTD 0901523 BC. LTD. 16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

PROJECT INDEX -**CONTACTS LIST**

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PROJECT STATISTICS

CIVIC ADDRESS:

19753, 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION:

LOT 1 EXCEPT PHASE 1, STRATA PLAN EPS3996, SECTION 3, TOWNSHIP 8, NWD, PLAN EPP67716

LOT AREA:

23,464 SQ.FT.=2179.8 SQ.M.=0.538 ACRES

ZONING:

EXISTING: RS1-SINGLE FAMILY RESIDENTIAL

PROPOSED: CD - COMPREHENSIVE DEVELOPMENT ZONE (CD) -

MEDIUM DENSITY RESIDENTIAL

LOT COVERAGE:

PROVIDED: 10,196 / 23,464 = 43%

FLOOR AREA:

PROVIDED: 22,198 SQ.FT. = 2062.2 SQ.M.

FAR:

21,494 / 23,464 = 0.916

BUILDING HEIGHT:

3 STORIES

SETBACKS:

NORTH PL.: 22'-0" SOUTH PL.: 12'-0"

SOUTH PL.: 12'-0" EAST PL.: 8'-0"

WEST PL. : MIN. 9'-2"

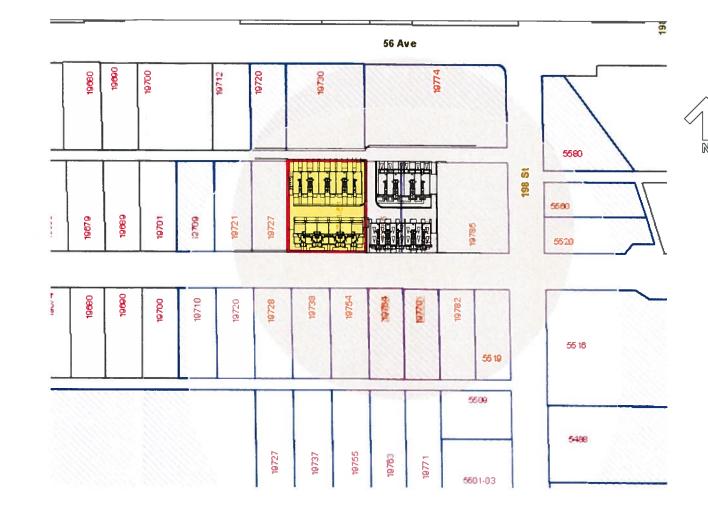
NO. OF UNITS: 14

DENSITY: 26.0 UNIT/ACRE

PARKING:

2 STALLS / TOWNHOUSE: 30 STALLS

VISITORS : 3



		UNIT	MIX			
UNIT TYPE	Α	A1	В	С	D	TOTAL
NO OF BED RM.	4	4	3	2	3	
NO OF UNIT	4	2	3	3	2	14
AREA	1743	1765	1485	1231	1422	
TOTAL AREA	6972	3530	4455	3693	2844	21494

NO OF 2 BED RM. : 3 NO OF 3 BED RM. : 5 NO OF 4 BED RM. : 6

NO. OF VISITOR PARKING: 2 TOTAL AREA: 21494 SQ.FT LOT AREA: 23464 SQ.FT



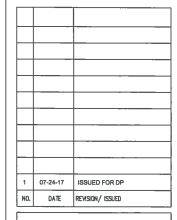
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PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

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MONARCHY HOMES 0901523 BC. LTD. 16385 - 80TH AVENUE

SURREY, B.C.

DRAWING TITLE:

PROJECT STATISTICS - CONTEXT PLAN

DATE	OCT 2016	SHEET NO:
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1 55A AVENUE NORTH STREETSCAPE



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CITY PARK TOWNHOMES PHASE II

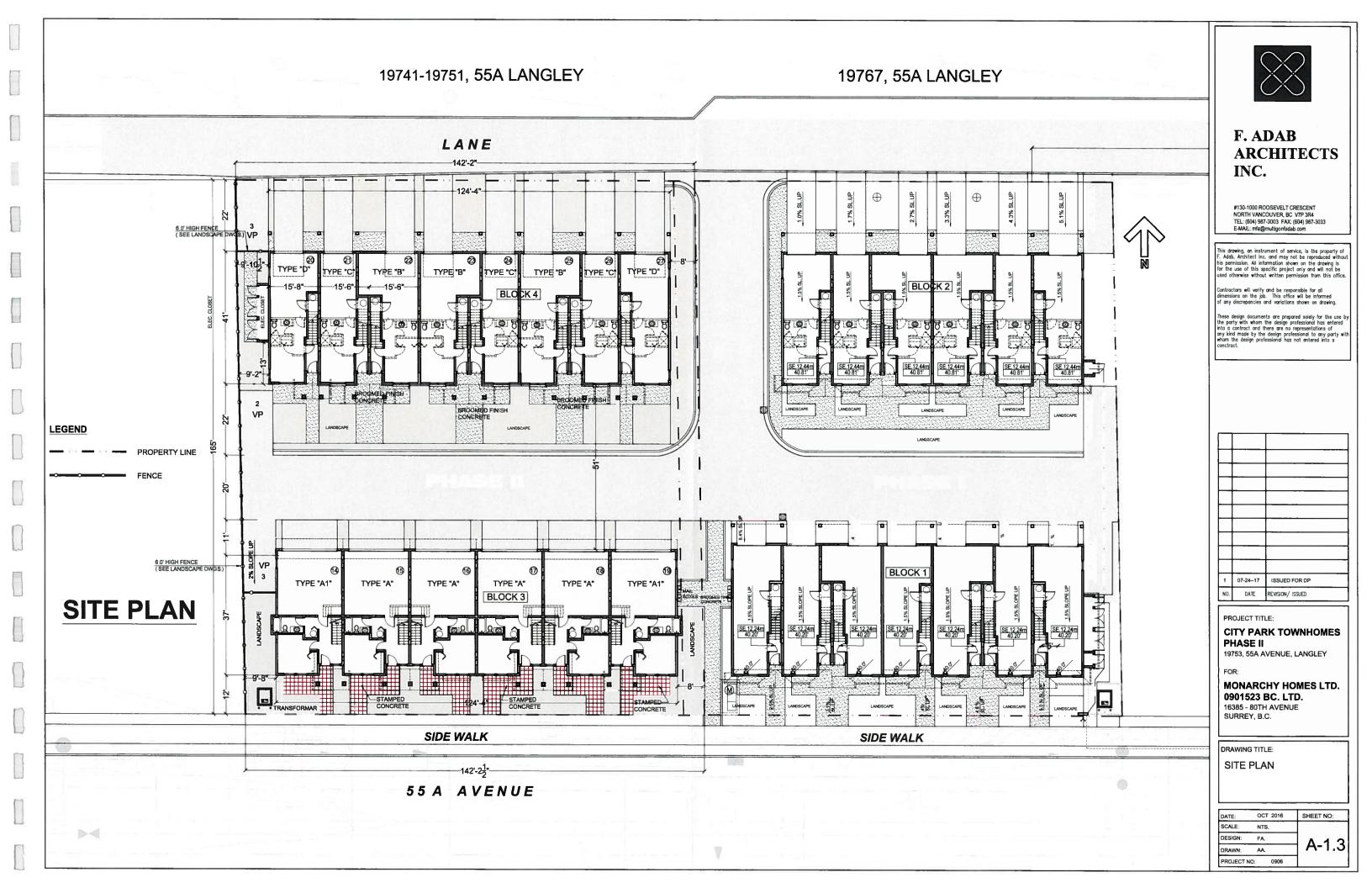
19753, 55A AVENUE, LANGLEY

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DRAWING TITLE:

AERIAL MAP-CONTEXT PHOTOS

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History, Characteristics and Context

The proposed development is the 2nd phase of the "Parkridge" townhouse development designed by FAA on the north side of the 55A Avenue. The first phase is completed and successfully marketed in 2017.

Both phases share an internal road, vehicular and pedestrian entries and servicing infrastructure.

This 2nd phase proposal occupies a lot area of 2180 square meter (0.54 acre) and has an overall density of 25 units per acre.

The first phase consisted of 13 units of two and three bedroom townhouses with tandem parking. The 2nd phase proposes 14 unit townhouses with combination 6 large units with side by side garages and 8 units with tandem parking.

Proposed project consists of 14 three storey two, 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 and the four bedroom townhouse is 1,500 sq ft.

The lane is asphalt road from 198 Street and passes this site toward west.

The site presently occupies 3 trailer homes that would be removed after rent expiry date.

Photos of the Phase one development "Parkridge" and 33 unit development "Marquee" opposite side which was completed 3 years ago are shown on the rendering material provided in this submission package.

Urban Design, Form and Character

From a massing point of view, the buildings are organized in two separate blocks.

The larger units with double car garages located on the south side facing 55A Avenue and the other block facing the courtyard.

The layout of the site plan and orientation of the blocks follows the same urban concept envisioned for the phase one 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 similar to phase one development but with a different design vocabulary and different articulations.

Architectural expression shows 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 decorative railings are incorporated in the design to accentuate the archit ectural articulation.

Entries are identifiable with Individual 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.



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PROJECT TITLE:

CITY PARK TOWNHOMES
PHASE II

19753, 55A AVENUE, LANGLEY

FOR:

MONARCHY HOMES LTD. 0901523 BC. LTD. 16385 - 80TH AVENUE

SURREY, B.C.

DESIGN RATIONALE -HISTORY AND CONTEXT, FORM AND CHARACTER

DATE	OCT 2016	SHEET NO:
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Sustainability and Green Measures

- An attempt has been made to create a friendly and vibrant environment introducing a pedestrian friendly development with Identifiable entries and Individual canopies, creating active engaging interest and fostering vitality.
- Close to the public transportation and amenities
- Variety of unit types and sizes are introduced for both small and large families with children
- 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
- The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010
- 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
- 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 in enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line

• Crime Prevention Through Environmental Design. "CPTED"

 The services of Liahona Security have been hired; a report has been prepared for the site and their recommendations have been incorporated into the design

Items include:

- Enhance the safety and strengthen the perception of safety measure in site planning and landscaping designs
- Provision of identifiable Territoriality
- Provision and enhancement of Natural Surveillance
- Access and Perimeter Control

Identifiable entries with direct access to the street along with private and semi private patios.

Provision of the balconies on the 2nd floor creating 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.

Provision of 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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CITY PARK TOWNHOMES
PHASE II

19753, 55A AVENUE, LANGLEY

FOR:

MONARCHY HOMES LTD. 0901523 BC. LTD. 16385 - 80TH AVENUE

DDAMING TITLE

SURREY, B.C.

DESIGN RATIONALE -SUSTAINABILITY AND CPTED

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CITY PARK TOWN HOMES PHASE II

19753, 55A AVENUE, LANGLEY

FOR

MONARCHY HOMES LTD. 0901523 BC. LTD.

0901523 BC. LTD. 16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

PERSPECTIVE VIEW FROM 55A AVENUE

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Exterior Finishes

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

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



6" HORIZONTAL HARDIE SIDING IRON GREY BY JAMES HARDIE



HARDIE SHINGLES COBBLE STONE BY JamesHardie



6" HORIZONTAL HARDIE SIDING 652 MIDNIGHT SURF BY GENTEK



SUEDE DRYSTACK LEDGESTONE -



BLOCK 4 SOUTH ELEVATION



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CITY PARK TOWNHOMES PHASE II

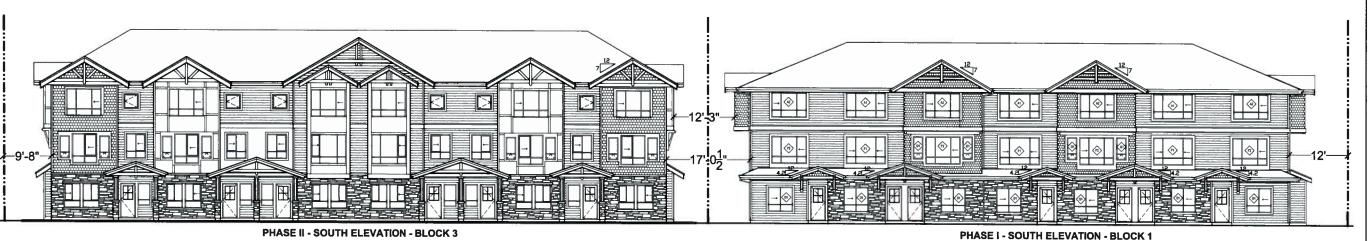
19753, 55A AVENUE, LANGLEY

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SURREY, B.C.

EXTERIOR FINISH -BLOCK 4 SOUTH ELEVATION RENDERING

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55A AVENUE STREETSCAPE



PHASE I

55A AVENUE STREETSCAPE



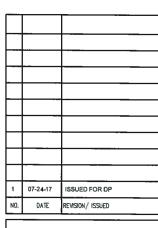
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19753, 55A AVENUE, LANGLEY

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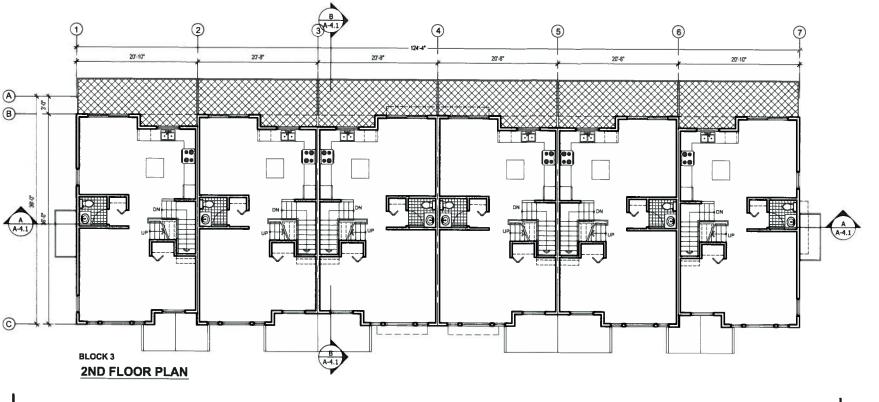
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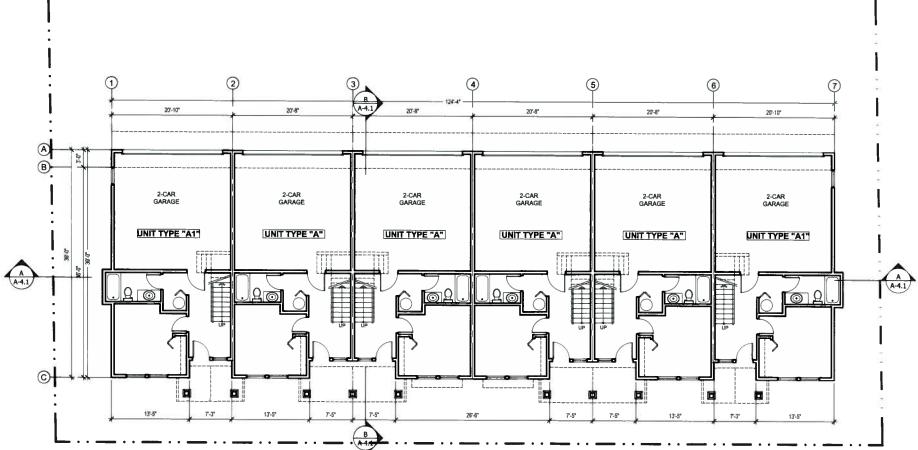
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55A AVENUE STREETSCAPE

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FIRST FLOOR PLAN
BLOCK 3



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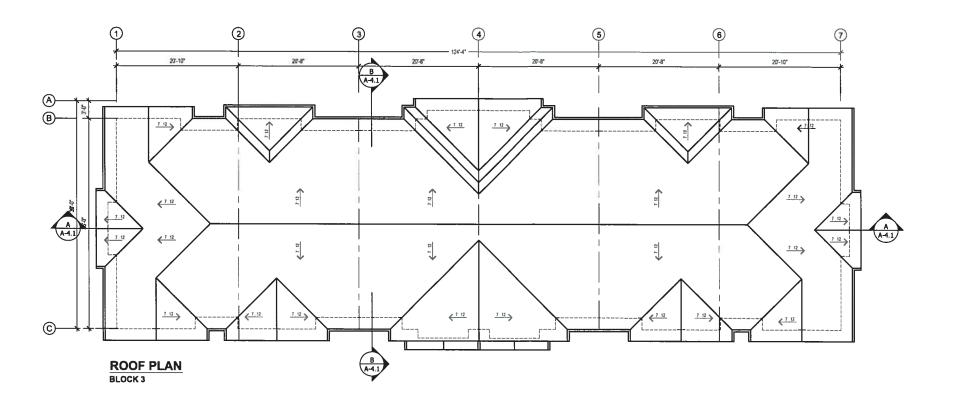
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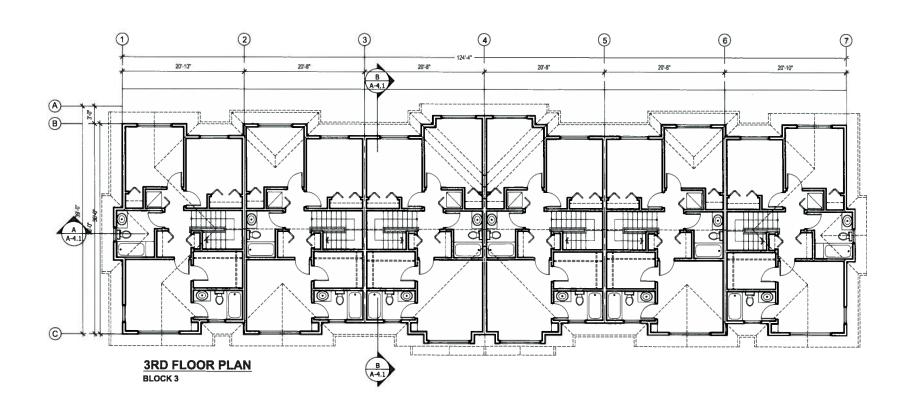
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BLOCK 3 FLOOR PLANS (1ST AND 2ND FLOORS)

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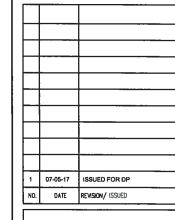


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19753, 55A AVENUE, LANGLEY

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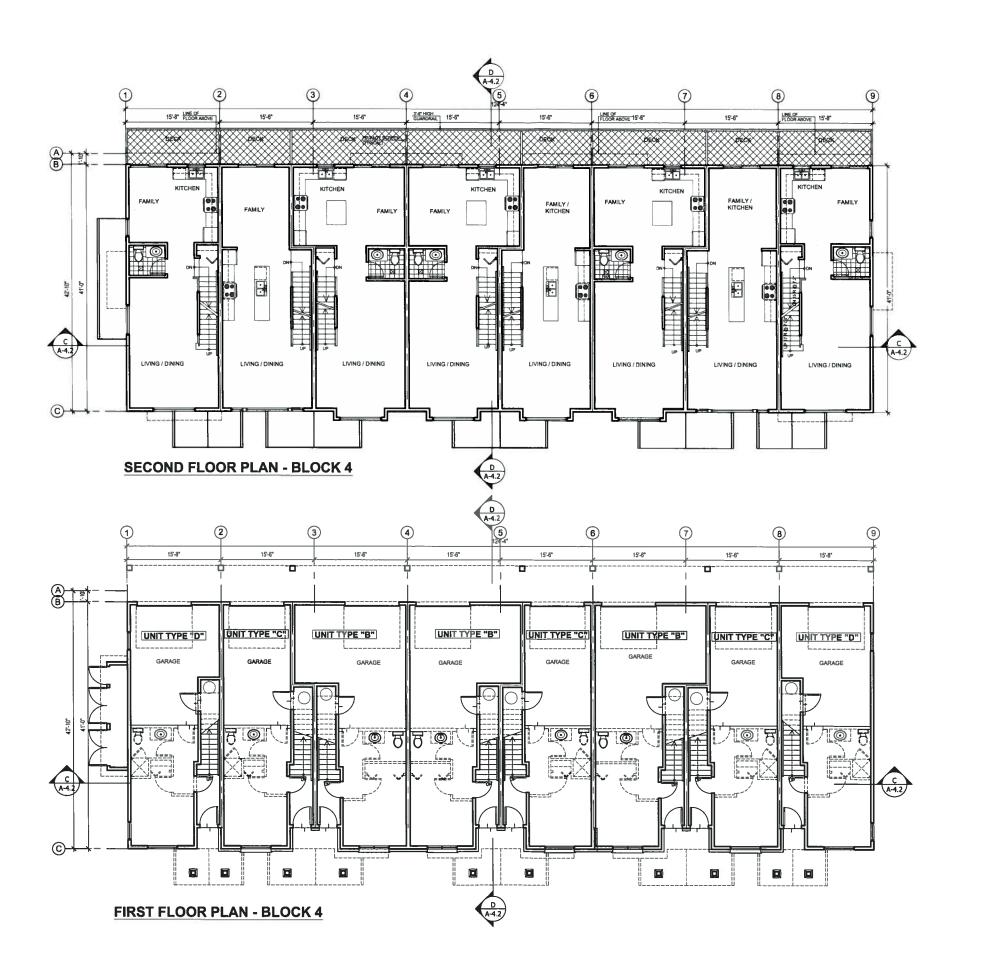
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16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

BLOCK 3 FLOOR PLANS (3RD FLOOR AND ROOF)

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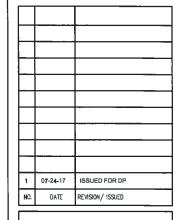


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CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

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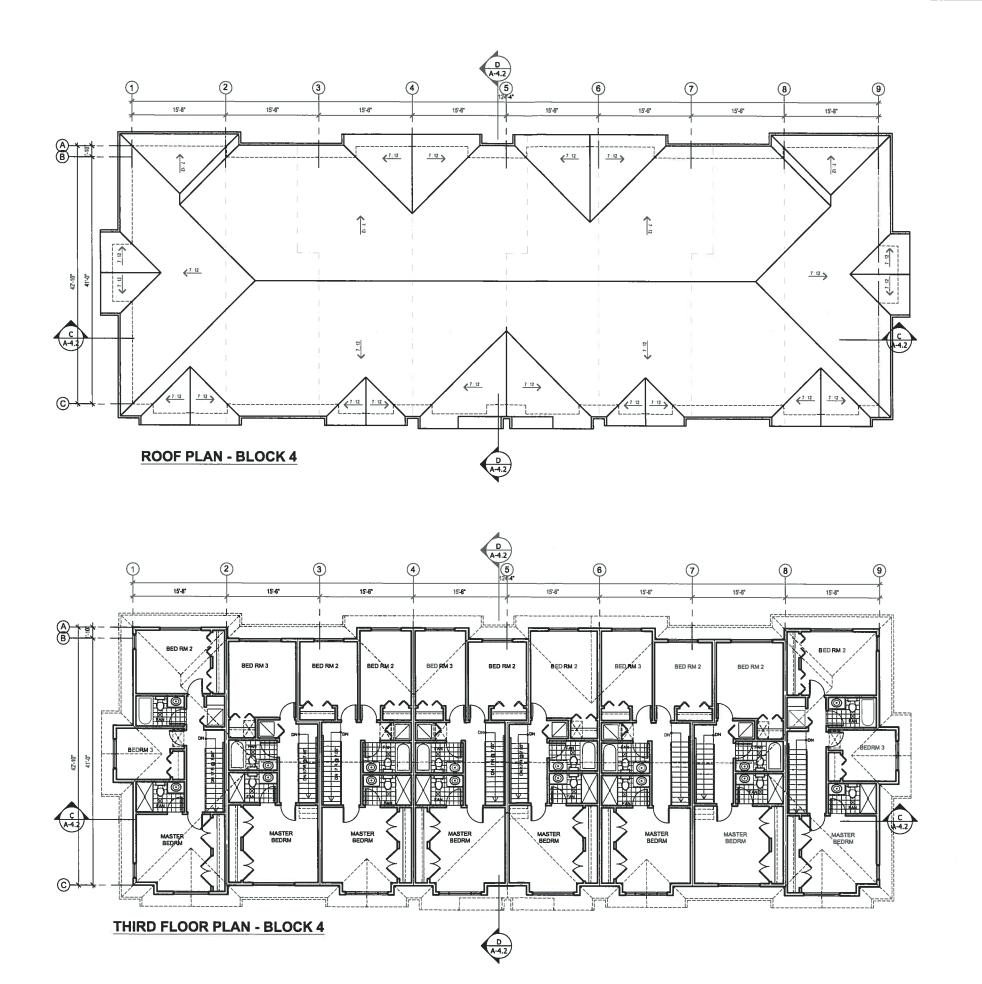
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16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

BLOCK 4 FLOOR PLANS
(1ST AND 2ND FLOORS)

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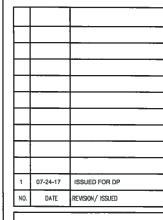


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PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

FOR

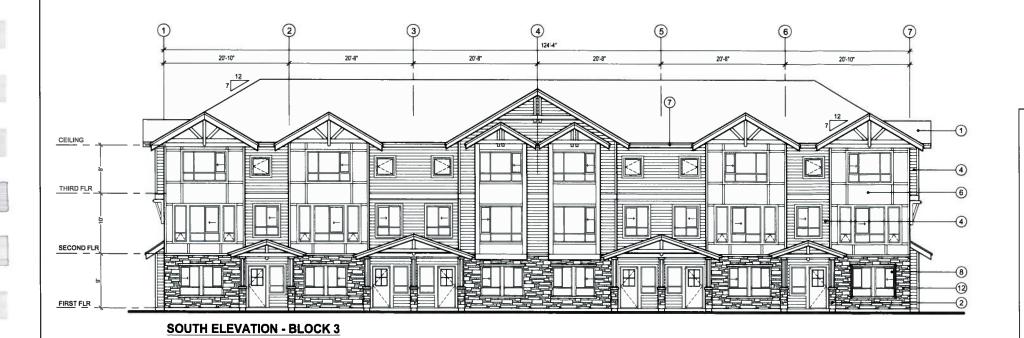
MONARCHY HOMES LTD. 0901523 BC. LTD.

16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

BLOCK 4 FLOOR PLANS (3RD FLOOR AND ROOF)

DATE	OCT 2016	SHEET NO:
SCALE	1/16"=1'-0"	_
DESIGN	FA.	7 4 2 2 5
DRAWN:	AA.]A-2.20
PROJECT N	IO: 0906	7



EXTERIOR FINISHES

1 ASPHALT SHINGLES ROOF

WINDOWS VINYL FRAMED - WHITE

VINTL PRAMED - V

COLUMNS: TOP: 6" * 6" LUMBER BASE: CULTURED STONE

9 RAILING

HARDIE SHINGLES
COBBLE STONE BY James Hardi

10 PRIVACY SCREEN

6" HORIZONTAL HARDIE SIDING IRON GREY BY JamesHardie

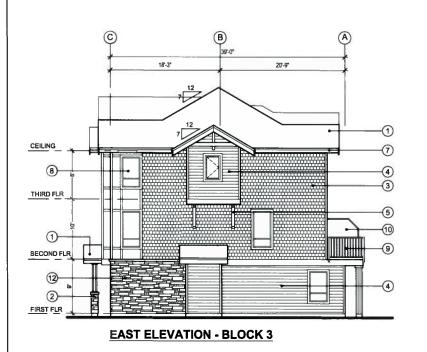
GARAGE DOOR
OTTERTAIL CLW 1002W - GP.

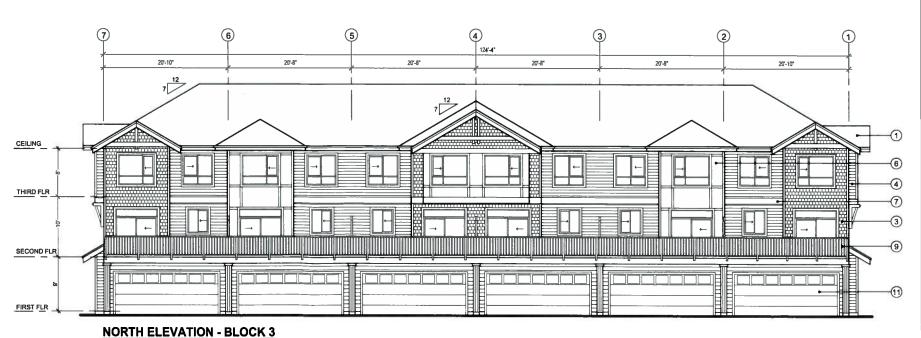
5 BRACKETS
OTTERTAIL CLW 1002W - GP.

STONE
SUEDE DRYSTACK LEDGESTONE BY BORAL

6 HARDIE BOARD OTTERTAIL CLW 1002W - GP

7 BANDBOARDS, TRIMS, FASCIAS OTTERTAIL CLW 1002W - GP.





1 07-24-17 ISSUED FOR DP

NO. DATE REVISION/ ISSUED

F. ADAB

INC.

ARCHITECTS

#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC V7P 3R4 TEL: (604) 987-3003 FAX. (604) 987-3033 E-MAIL: mfa@multigonfadab.com

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PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

FOR:

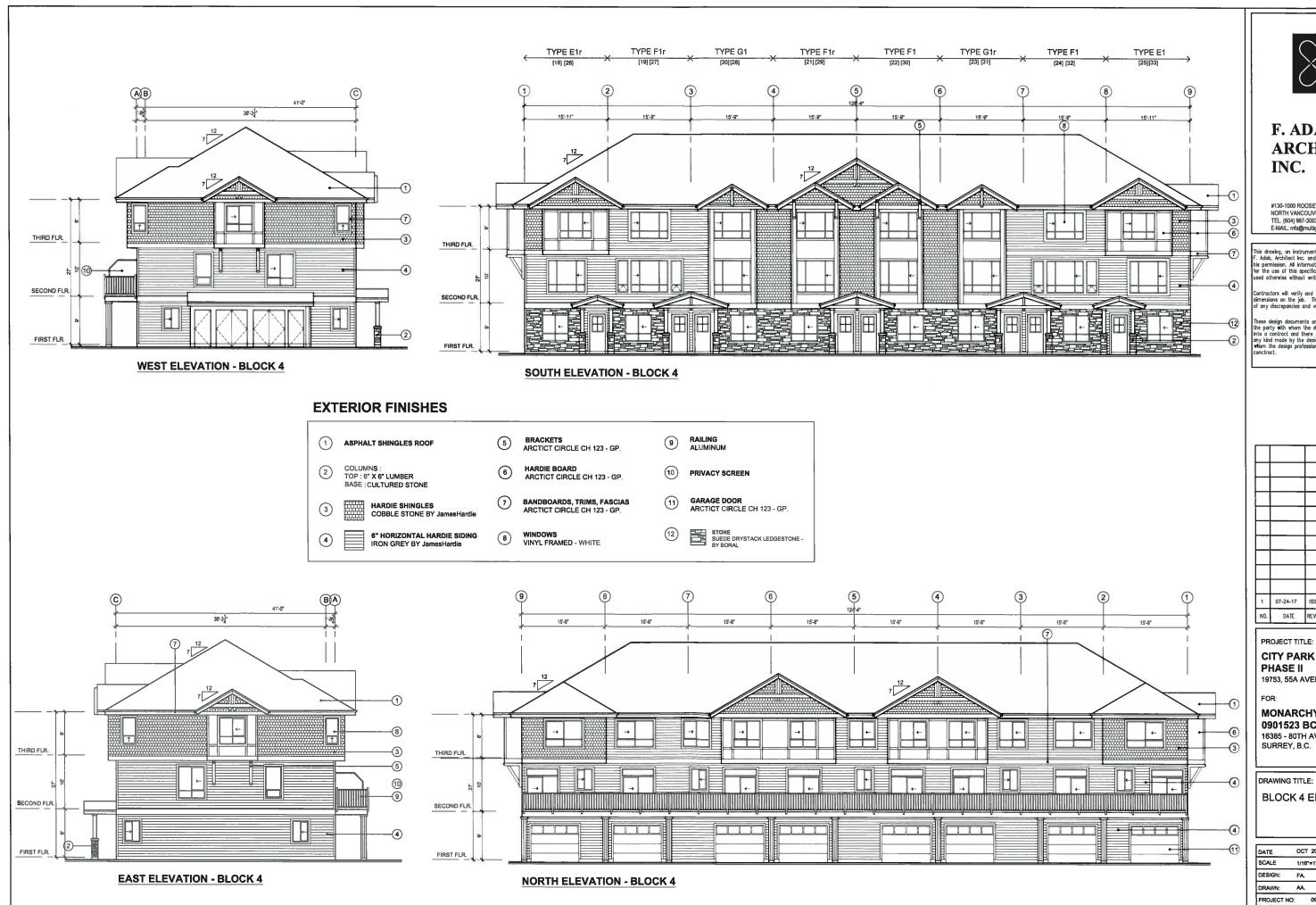
MONARCHY HOMES LTD. 0901523 BC. LTD.

16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

BLOCK 3 ELEVATIONS

DATE	OCT 2016	SHEET NO
SCALE	1/16"=1'-0"	
DESIGN:	FA.	\exists λ \supset λ
DRAWN	AA.	7A-3.1
PROJECT N	IO: 0906	٦





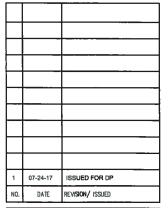
F. ADAB **ARCHITECTS**

#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC V7P 3R4 TEL. (604) 987-3003 FAX: (604) 987-3033 E-MAIL: mfa@multigonfadab.com

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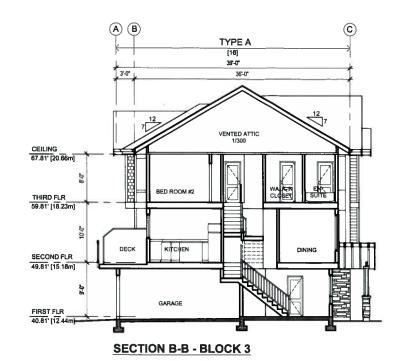
CITY PARK TOWNHOMES

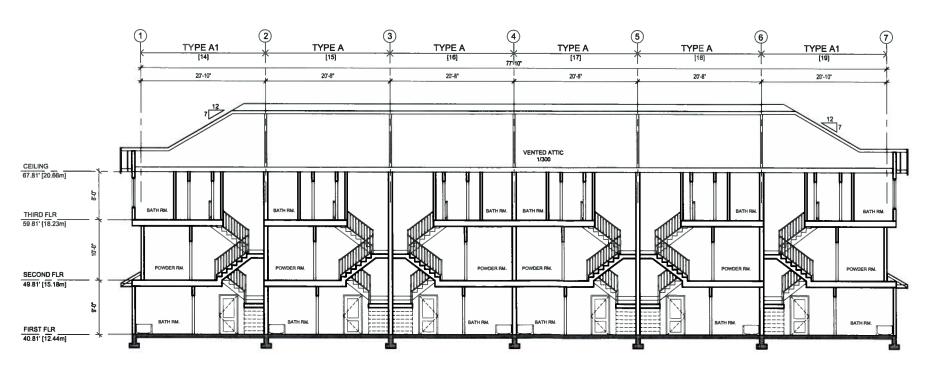
19753, 55A AVENUE, LANGLEY

MONARCHY HOMES LTD. 0901523 BC. LTD. 16385 - 80TH AVENUE

BLOCK 4 ELEVATIONS

DATE	OCT 2016	SHEET NO:
SCALE	1/16"=1"-0"	
DESIGN:	FA.	7, 2, 2
DRAWN:	AA.	7A-3.2
PROJECT N	IO: 0906	





SECTION A-A - BLOCK 3

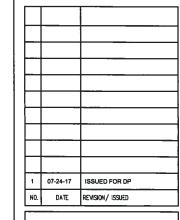


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PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

FOI

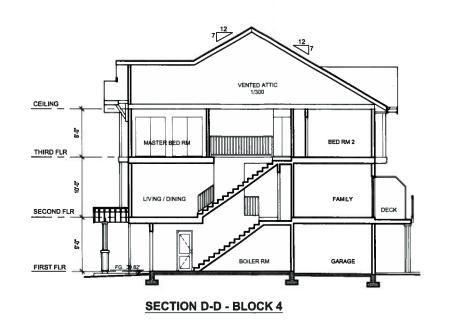
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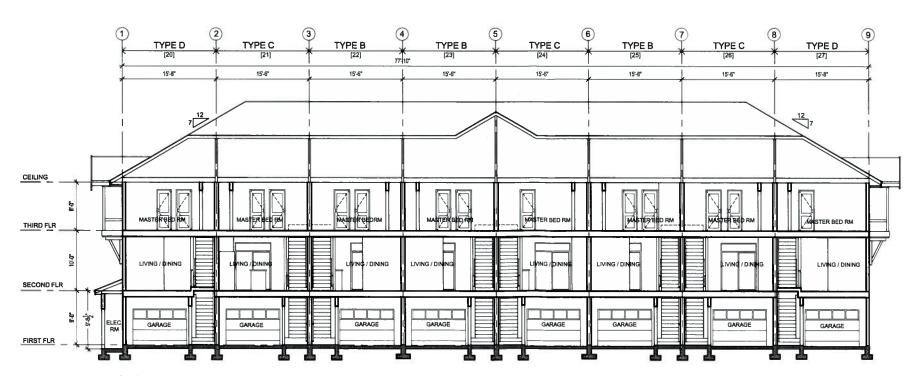
16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

BLOCK 3 SECTIONS

DATE	OCT 2016	SHEET NO:
SCALE	1/16"=1'-0"	
DESIGN:	FA.	7, , ,
DRAWN:	AA.] A-4. I 🥫
PROJECT N	0906	7





SECTION C-C - BLOCK 4



#130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC VTP 3R4 TEL: (604) 987-3003 FAX: (604) 987-3033 E-MAIL: mfa@multigonfadab.com

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1	07-24-17	ISSUED FOR DP
NO.	DATE	revision/ issued

PROJECT TITLE:

CITY PARK TOWNHOMES
PHASE II
19753, 55A AVENUE, LANGLEY

FO

MONARCHY HOMES LTD. 0901523 BC. LTD.

16385 - 80TH AVENUE SURREY, B.C.

DRAWING TITLE:

BLOCK 4 SECTIONS

DATE	OCT 2016	SHEET NO
SCALE	1/16"=1'-0"	1
DESIGN	FA.	7, 40
DRAWN	AA.	7 H-4 .Z
PROJECT N		╣

ENTRY ACCESS

DESIGN RATIONALE AND SUMMARY

THIS MULTI-FAMILY DEVELOPMENT IS A CONTINUATION OF THE FIRST PHASE DIRECTLY TO THE EAST AND ADJACENT TO THIS DEVELOPMENT. THEREFORE, THE DESIGN CONCEPT AND THE RATIONALE IS TO KEEP IT CONSISTENT AND AVOID ANY DISCORDANT FEATURES, ELEMENTS OR STYLES, WE HAVE TRIED TO BE AS CONSISTENT AS POSSIBLE TO KEEP THE IDENTICAL FORM AND CHARACTER AND HAVE TAKEN OUR CUES NOT FROM THE ORIGINAL DESIGN BUT FROM THE IFCUSSUED FOR CONSTRUCTION) DRAININGS

ONCE AGAIN, TO EXPLAIN THE BASIS OF THE DESIGN CONCEPT, THE CELLULAR NATURE OF A MULTIFAMILY DEVELOPMENT DEMANDS PRIVACY FOR THE VARIOUS UNITS AND THEIR ACCESSIBLE SPACES. THE ELEMENT USED TO DEFINE THESE SPACES (PRIVATE PATIOS FROM ONE ANOTHER) IS EMERALD CEDAR, (THUMA OCCIDENTALIS'SMARAGED). THIS COLUMNAR HEDGE PLANT IS USED IN TANDEM WITH SMALLER SHRUPS(SUCH AS SPIRAEA JAPONICA) *AZALEA JAPONICA) *TO CREATE MULTIPLE LAYERS WITH TEXTURAL AND VISUAL RELIEF. THE FLANKING EDGES OF THE PROPERTY ARE PLANTED WITH NATIVE SHRUPS LIKE OREGON GRAPES AND EVERGREEN HUCKLEDERRY AFFORDING LIMITED MAINTENANCE AND LEAF LITTER. ALSO THEY ARE HARDY IN VARYING CLIMATIC CONDITIONS AND SOILS. ACER RUBRUM IS USED ON THE EXTERNAL STREETS TO ADD COLOR TO THE LANDSCAPE EDGES OF THE PROJECT. THE INTERNAL STREETS ARE TREATED WITH NATIONAL DOGWOOD FOR ORNAMENTAL QUALITY TO THE COMPILEX.

THE WALKWAYS AND THE ENTRANCE PLAZAS ARE SURFACE TREATED IN BROOM FINSHED CONCRETE TO MAINTAIN THE THEME OF THE PHASE I OF THIS DEVELOPMENT AND THE MAIN ACCESS AND THE DRIVEWAYS ARE MAINTAINED AS ASPHALT. THE PRIVATE PATIOS ATTACHED TO EACH OF THE UNITS IS ONCE AGAIN BROOM FINSHED CONCRETE TO MATCH THE FIRST PHASE AND ARE WELL SOFTENED FROM THE ADJOINING PATIOS AND CIRCULATION ROUTES WITH APPROPRIATE FOLIAGE.



THE TREE PALETTE USED NAMELY NATIONAL DOGWOOD, VINE MAPLE, ACER RUBRUM AND THUJA SMARGD

Recommended Plant List

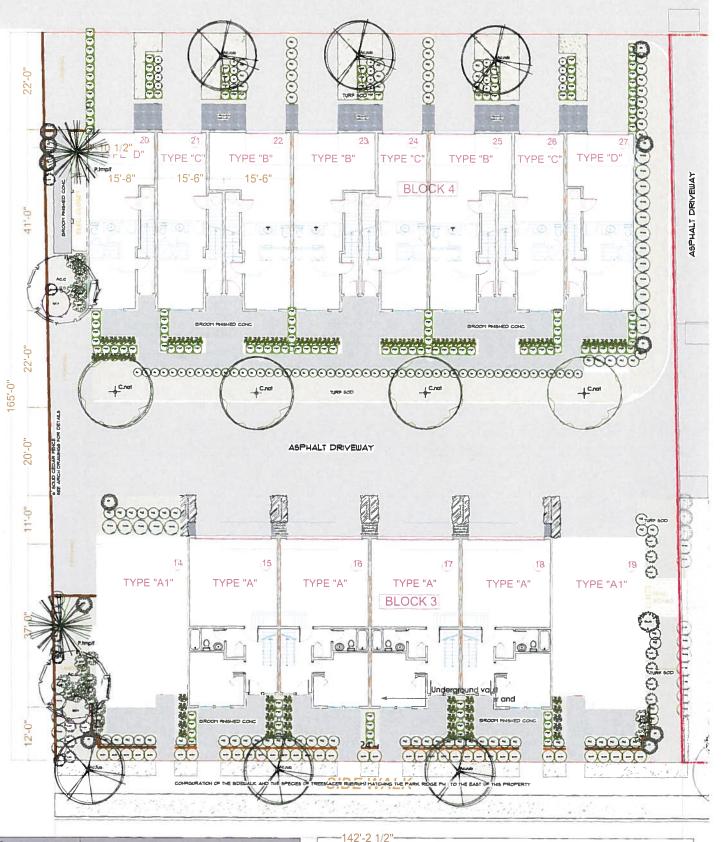
ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
AC.c Ac.rub C.nat	3 6 4	Acer circinatum Acer rubrum 'Red Sunset' Corunus nuttallii 'National'	Red Sunset Red Maple National Dogwood	3.0 m. ht 7 cm. cal. 3.0 m. ht.	
P.tmplf	2	Pinus parviflora	Japanese White Pine	3.0 m. ht.	
syr.v smgd v.ov	11 3 109 4	Syringa vulgaris "White" Thuja occidentalis 'Smaragd' Vaccinium ovatum 'Thunderbird'	Emerald Cedar	1 m, ht, 1.5 m, ht, #3 pot	flowering a
Shrubs					
ID	Quantity	Latin Name	Common Name	Scheduled Siz	e Notes
Az.j	83	Azalea japonica	Japanese azalea	#3 pot	
Bx	51	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 pot	
M.aq	24	Mahonia aquafolium	Oregon grapw	#3 pot	
pm	25	Polystichum munitum	swordfern	#2 pot	
P.ply	72	Polystichum polyblepharum	Tassel Fern	#2 pot	
Rh.Ak	1	Rhododendron 'Anna Kruschke'	Rhododendron 'Anna Kruschke	#5 pot	
sk	20	Skimmia japonica	Japanese Skimmia	#2 pot	
ml.qz	36	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot	
v.ov Groundo	13 0 over	Vaccinium ovatum Thunderbird	evergreen huckleberry	#3 pot	
	200 0	Cotoneaster dammeri	Bearberry Cotoneaster	#1 pot	







THE FRONT VIEW OF THE EXISTIG TRAILER PARK ON THE SUBJECT PROPERTY.



DEVELOPMENT Permit Application



Landscape Concept Plan
LA-001-06/07/17

DR DR	Ruchir	NOTES
Reviewed By Ruchir	Stage	Applies to existing
Contractors	FRED ADAB ARCHITECTS	P733 33A AVEID
City of Langley	Documents DP Package	

3 o existing properties consolidated as A Avenue



le 1/10"-1'0"

