



F. ADAB ARCHITECTS INC.

#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- PHASE II



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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- L-1 LANDSCAPE PLAN

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.
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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

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

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:
**PROJECT INDEX -
CONTACTS LIST**

DATE	OCT 2016	SHEET NO.
SCALE	N/A	A-1.0
DESIGN	FA	
DRAWN	A.A	
PROJECT NO.	0906	

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

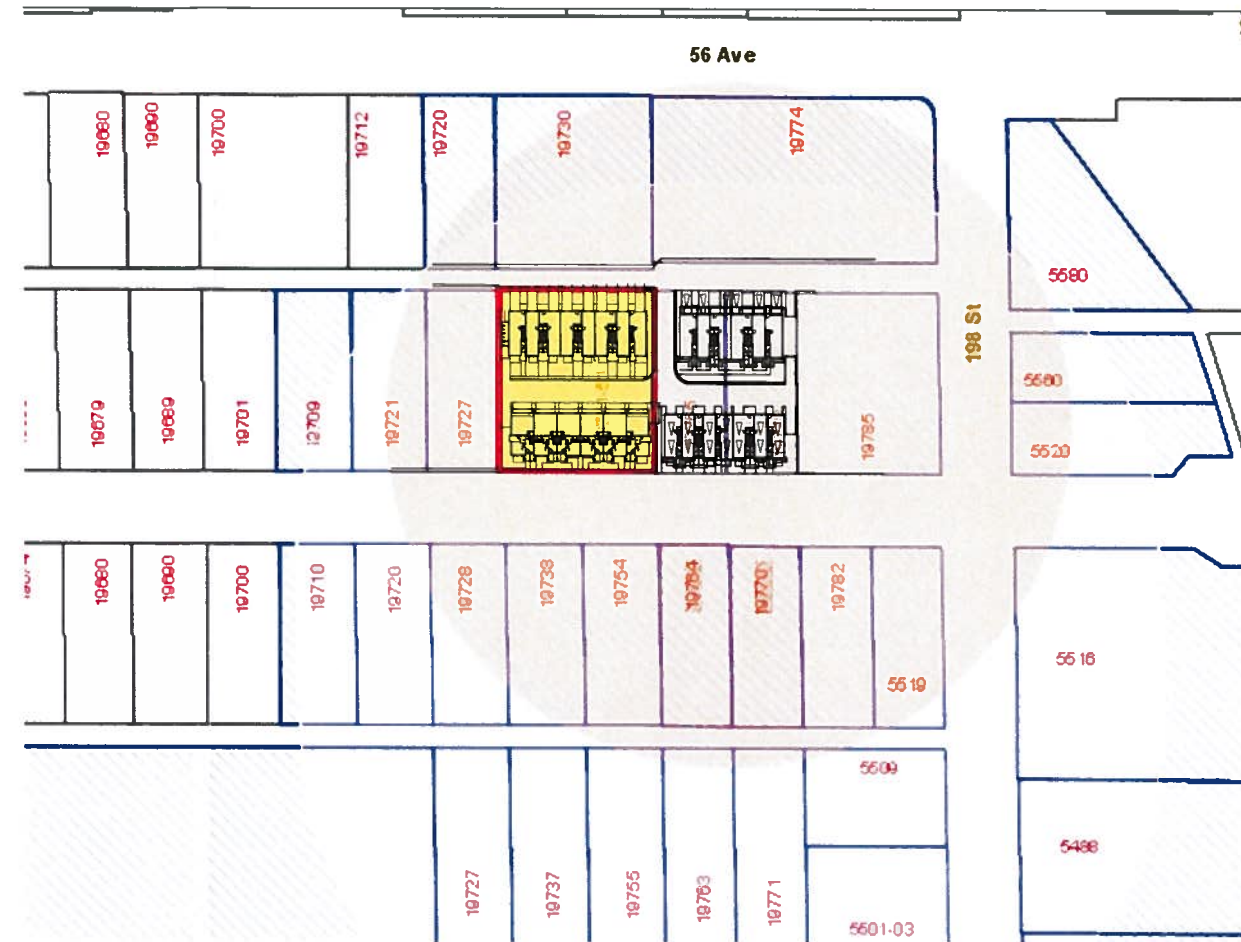
BUILDING HEIGHT :
3 STORIES

SETBACKS :
NORTH PL. : 22'-0"
SOUTH PL. : 12'-0"
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	A	A1	B	C	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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1	07-24-17	ISSUED FOR DP

PROJECT TITLE:
CITY PARK TOWNHOMES PHASE II
19753, 55A AVENUE, LANGLEY
FOR:
MONARCHY HOMES 0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:
PROJECT STATISTICS - CONTEXT PLAN

DATE:	OCT 2016	SHEET NO:	A-1.1
SCALE:	N/A		
DESIGN:	F.A.		
DRAWN:	A.A.		
PROJECT NO:	0906		



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3



4



5



2



6



1 55A AVENUE NORTH STREETSCAPE

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

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:
**AERIAL MAP-
CONTEXT PHOTOS**

DATE:	OCT 2016	SHEET NO.
SCALE:	N/A	A-1.2
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO.:	0906	



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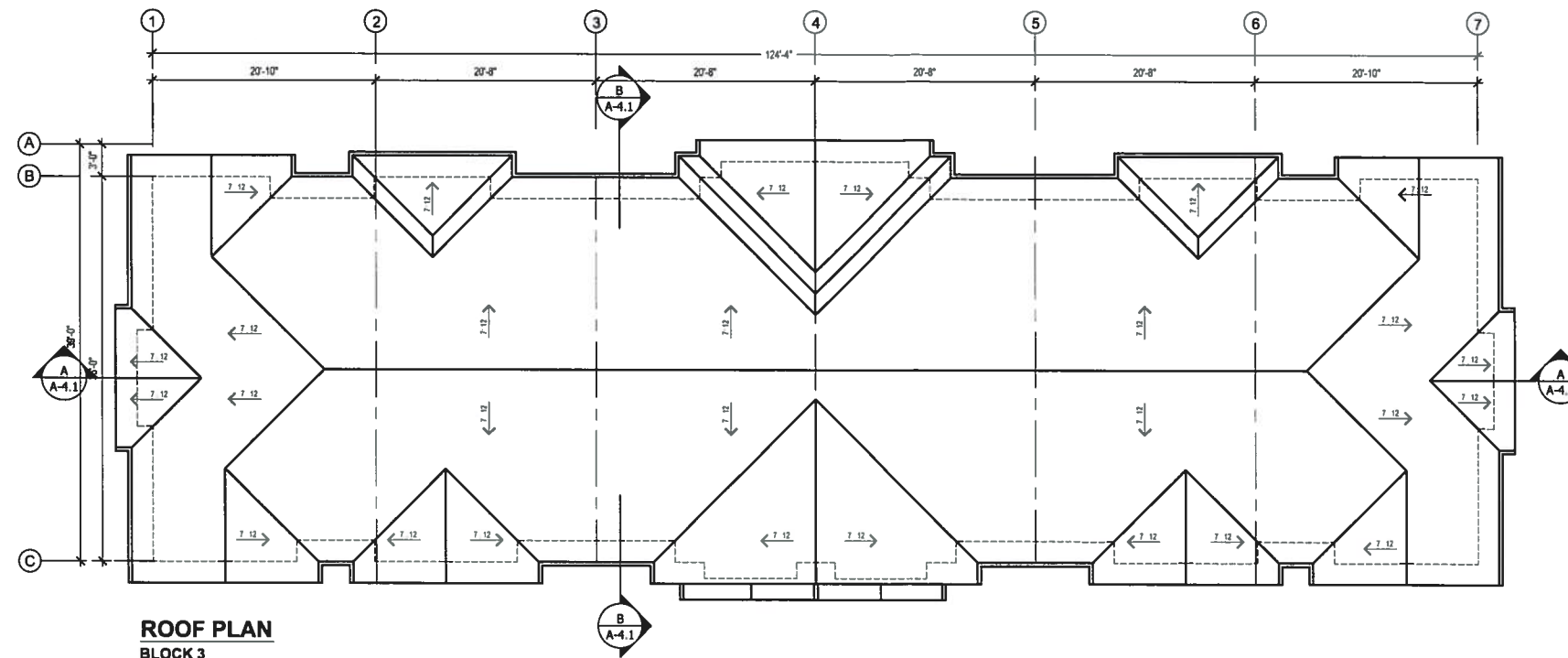
NO.	DATE	REVISION/ISSUED
1	07-24-17	ISSUED FOR DP

PROJECT TITLE:
**CITY PARK TOWN HOMES
PHASE II**
19753, 55A AVENUE, LANGLEY

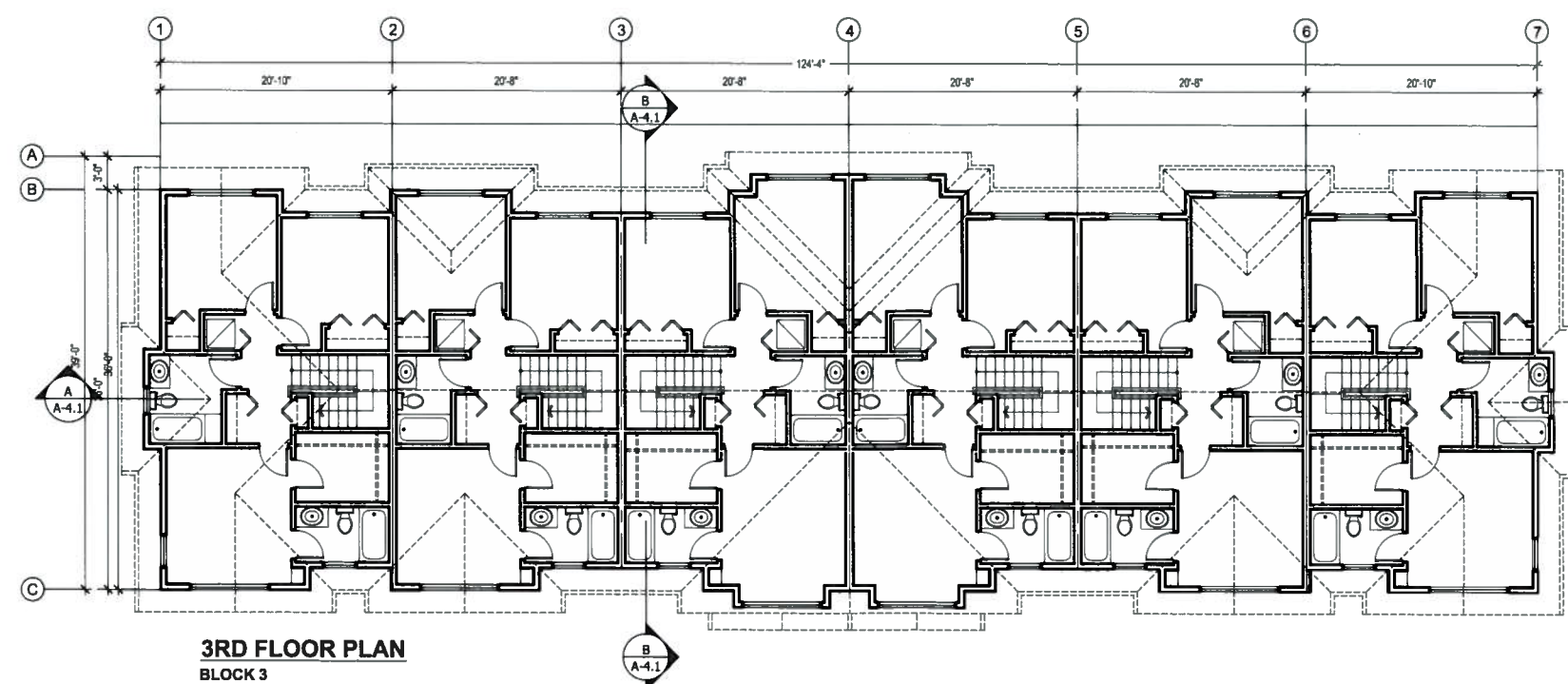
FOR:
**MONARCHY HOMES LTD.
0901523 BC. LTD.**
16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:
**PERSPECTIVE VIEW
FROM 55A AVENUE**

DATE:	OCT 2016	SHEET NO: A-1.6
SCALE:	N/A	
DESIGN:	FA	
DRAWN:		
PROJECT NO:	0908	



ROOF PLAN
BLOCK 3



3RD FLOOR PLAN
BLOCK 3



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1	07-05-17	ISSUED FOR DP

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 FLOOR PLANS
(3RD FLOOR AND ROOF)**

DATE	OCT 2016	SHEET NO.
SCALE	1/16"=1'-0"	A-2.1b
DESIGN	FA	
DRAWN	AA	
PROJECT NO.	0906	



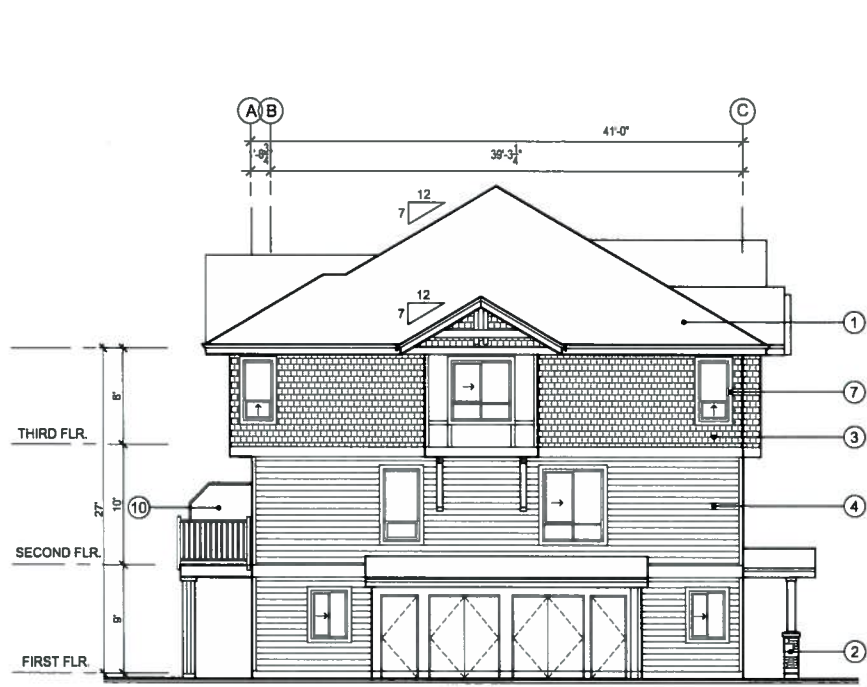
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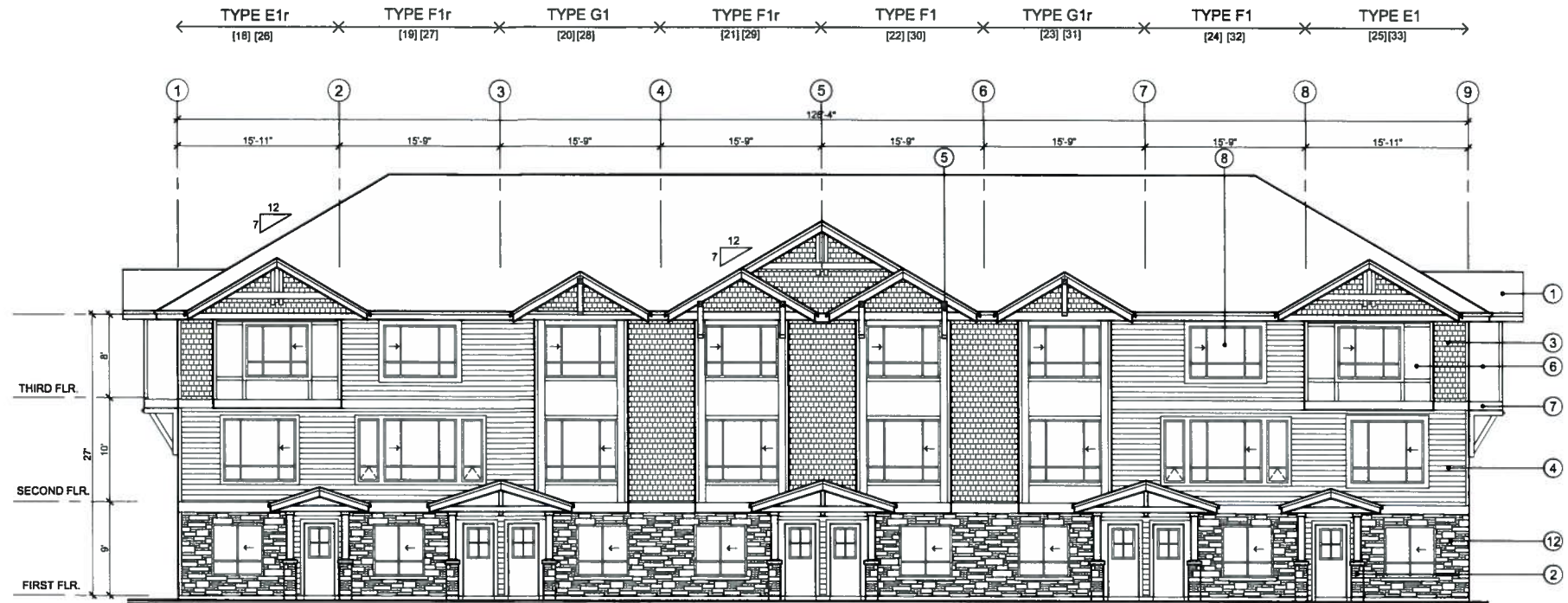
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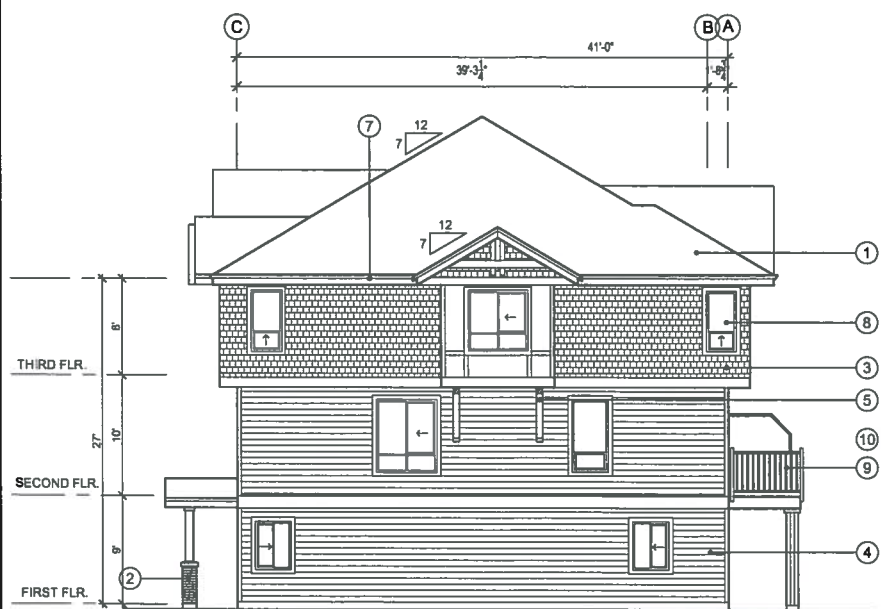
WEST ELEVATION - BLOCK 4



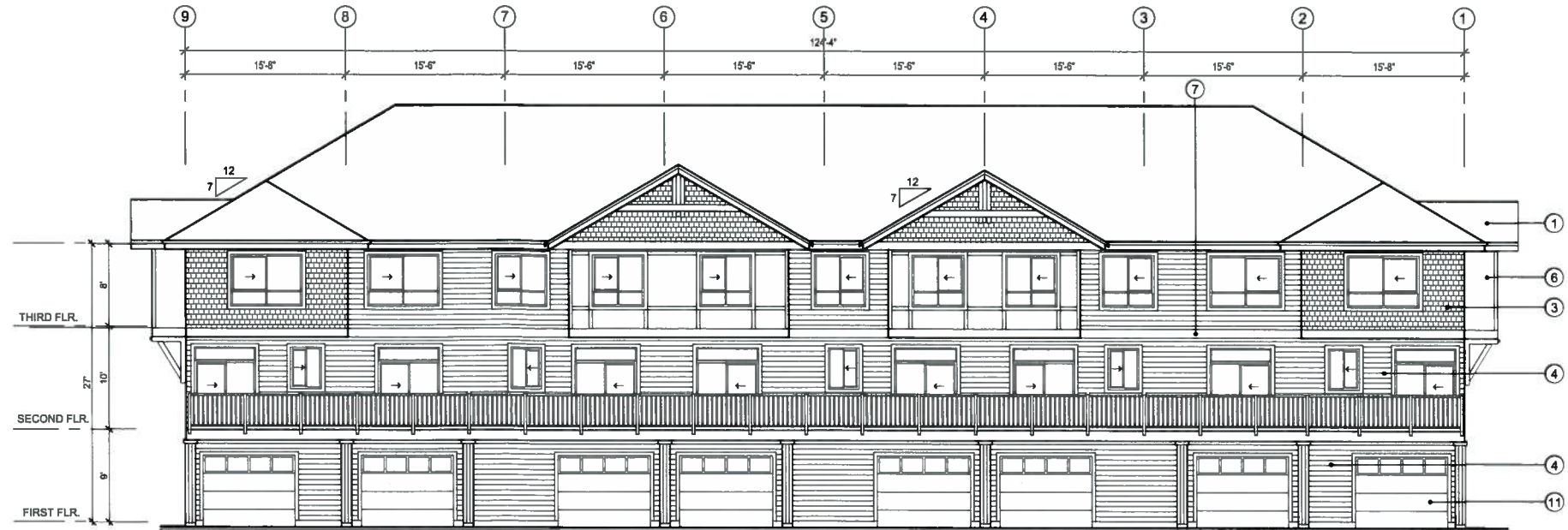
SOUTH ELEVATION - BLOCK 4

EXTERIOR FINISHES

- | | | |
|--|---|--|
| ① ASPHALT SHINGLES ROOF | ⑤ BRACKETS
ARCTICT CIRCLE CH 123 - GP. | ⑨ RAILING
ALUMINUM |
| ② COLUMNS
TOP : 6" X 6" LUMBER
BASE : CULTURED STONE | ⑥ HARDIE BOARD
ARCTICT CIRCLE CH 123 - GP. | ⑩ PRIVACY SCREEN |
| ③ HARDIE SHINGLES
COBBLE STONE BY JamesHardie | ⑦ BANDBOARDS, TRIMS, FASCIAS
ARCTICT CIRCLE CH 123 - GP. | ⑪ GARAGE DOOR
ARCTICT CIRCLE CH 123 - GP. |
| ④ 6" HORIZONTAL HARDIE SIDING
IRON GREY BY JamesHardie | ⑧ WINDOWS
VINYL FRAMED - WHITE | ⑫ STONE
SUEDE DRYSTACK LEDGESTONE -
BY BORAL |



EAST ELEVATION - BLOCK 4



NORTH ELEVATION - BLOCK 4

1	07-24-17	ISSUED FOR DP
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19753, 55A AVENUE, LANGLEY

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

DRAWING TITLE:
BLOCK 4 ELEVATIONS

DATE	OCT 2016	SHEET NO.
SCALE	1/16"=1'-0"	A-3.2
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO.	0908	



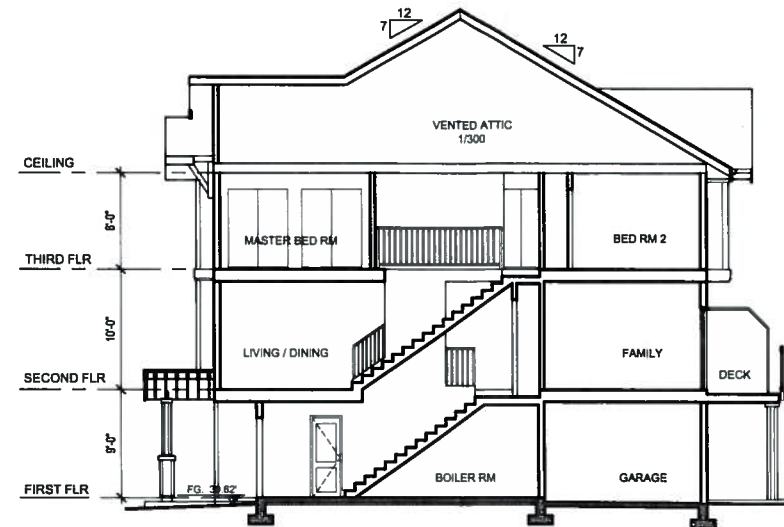
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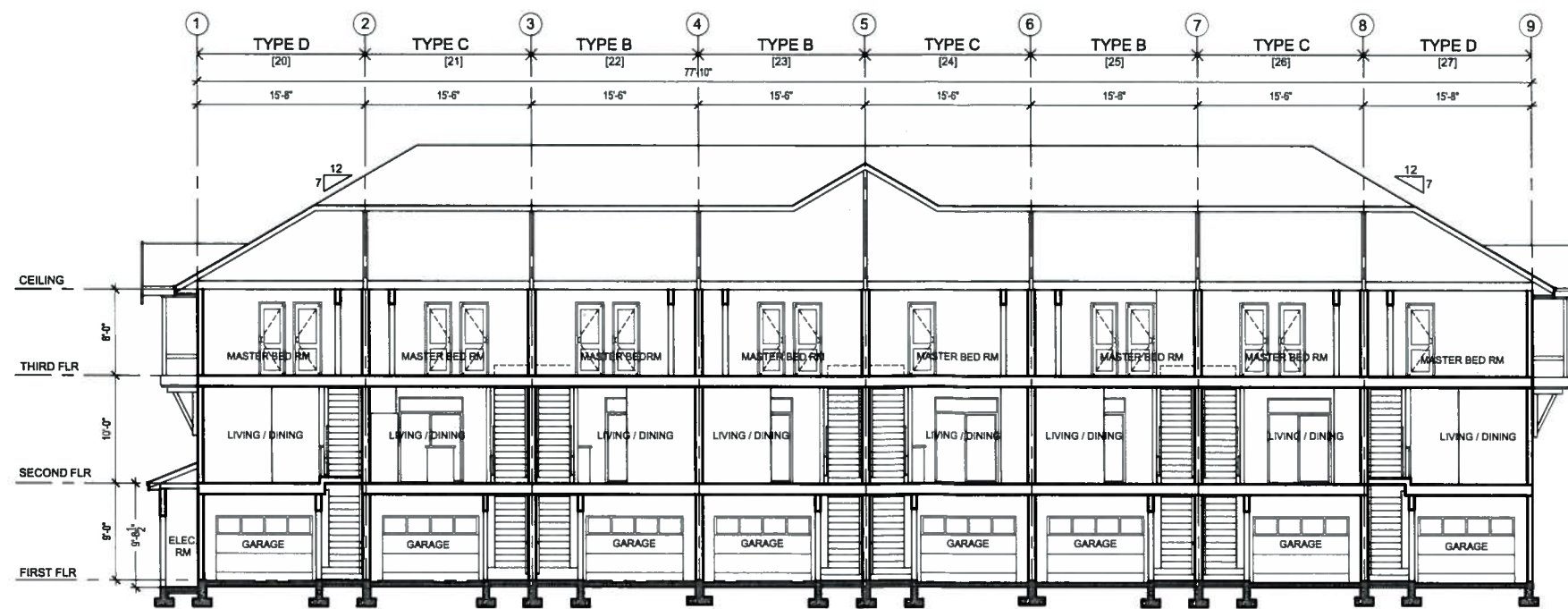
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SECTION D-D - BLOCK 4



SECTION C-C - BLOCK 4

NO.	DATE	REVISION / ISSUED
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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 SECTIONS

DATE:	OCT 2016	SHEET NO.
SCALE:	1/16"=1'-0"	A-4.2
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO.	0906	

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 (FOCUSSED FOR CONSTRUCTION) DRAWINGS.

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, (THUJA OCCIDENTALIS 'SMARAGD'). THIS COLUMNAR HEDGE PLANT IS USED IN TANDEM WITH SMALLER SHRUBS (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 SHRUBS LIKE OREGON GRAPES AND EVERGREEN HUCKLEBERRY 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 COMPLEX.

THE WALKWAYS AND THE ENTRANCE PLAZAS ARE SURFACE TREATED IN BROOM FINISHED 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 FINISHED CONCRETE TO MATCH THE FIRST PHASE AND ARE WELL SOFTENED FROM THE ADJOINING PATIOS AND CIRCULATION ROUTES WITH APPROPRIATE FOLIAGE.



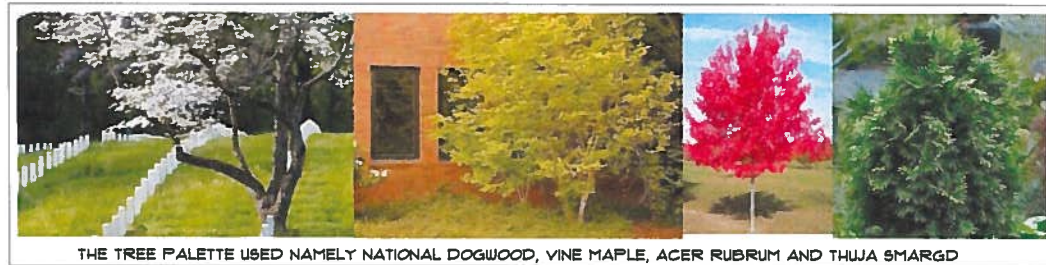
THE NEW MULTI-FAMILY DEVELOPMENT ON THE EASTERN SIDE OF THE 198 ST.



THE TWO PROPERTIES IN THE CURRENT CONDITION WITH A PRONOUNCED DITCH ALONG 55A AVE.



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



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

Recommended Plant List

Trees

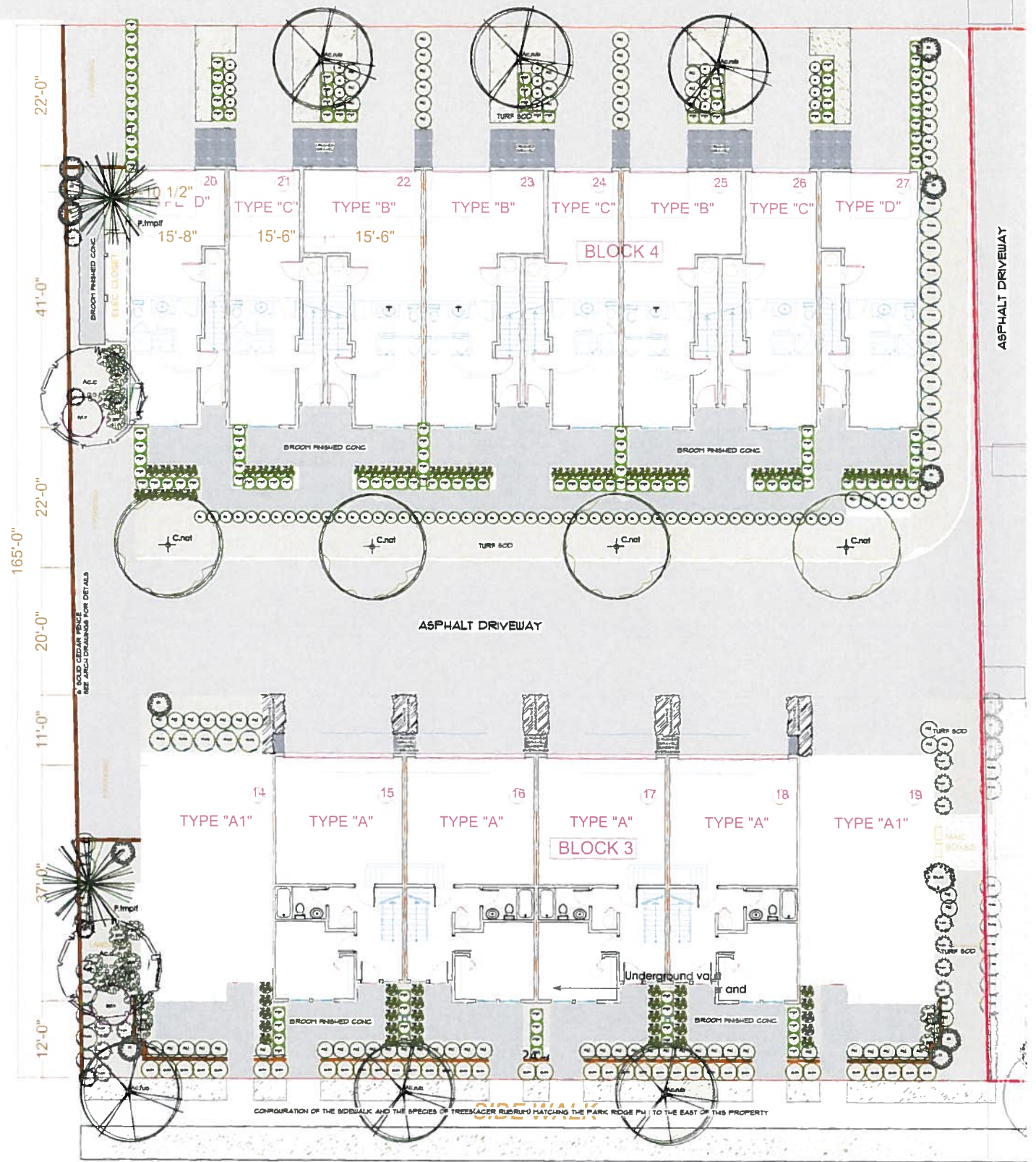
ID	Quantity	Latin Name	Common Name	Scheduled Size Notes
AC.c	3	Acer circinatum	Vine Maple	3.0 m. ht
AC.rub	6	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal.
C.nat	4	Coronus nuffallii 'National'	National Dogwood	3.0 m. ht.
P.tmpif	2	Pinus parviflora	Japanese White Pine	3.0 m. ht.
syr.v	11	Syringa vulgaris 'White'	Angel White Lilac	1 m. ht. flowering age
smgd	3	Thuja occidentalis 'Smaragd'	Emerald Cedar	1.5 m. ht.
v.ov	109	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot

Shrubs

ID	Quantity	Latin Name	Common Name	Scheduled Size 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 aquatfolium	Oregon grape	#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
sp.lm	36	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot
v.ov	13	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot

Groundcover

200	Coloneaster dammeri	Bearberry Coloneaster	#1 pot
-----	---------------------	-----------------------	--------



DEVELOPMENT Permit Application

bent picture
CREATIVE VENTURES LTD.

19753 55A Av
PARKRIDGE PH II

1361 129th Street, Surrey, BC, V4A3X7
604 783 1450
ruchirdhall@gmail.com

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

Drawn By	DR	Checked By	Ruchir
Reviewed By	Ruchir	Stage	DP
Contractors		Consultants	FRED ADAB ARCHITECTS
Authorities	City of Langley	Documents	DP Package

NOTES
Applies to existing properties consolidated as 19753 55A Avenue

142'-2 1/2"

Scale
1/16" = 1'0"

1

N