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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CONTACT LIST:

OWNER :

0901523 BC. LTD.
16385 - 80TH AVENUE
SURREY, B.C. V4N 0X2
TEL : 604 374 6900

ARCHITECT :

F. ADAB ARCHITECTS INC.
130 - 1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 3R4
TEL : 604 987 3003
FAX : 604 987 3033

SURVEYOR:

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

CIVIL ENGINEER :

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

LANDSCAPE ARCHITECT:

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

GEOTECHNICAL:

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

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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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:	F.A.	
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 :

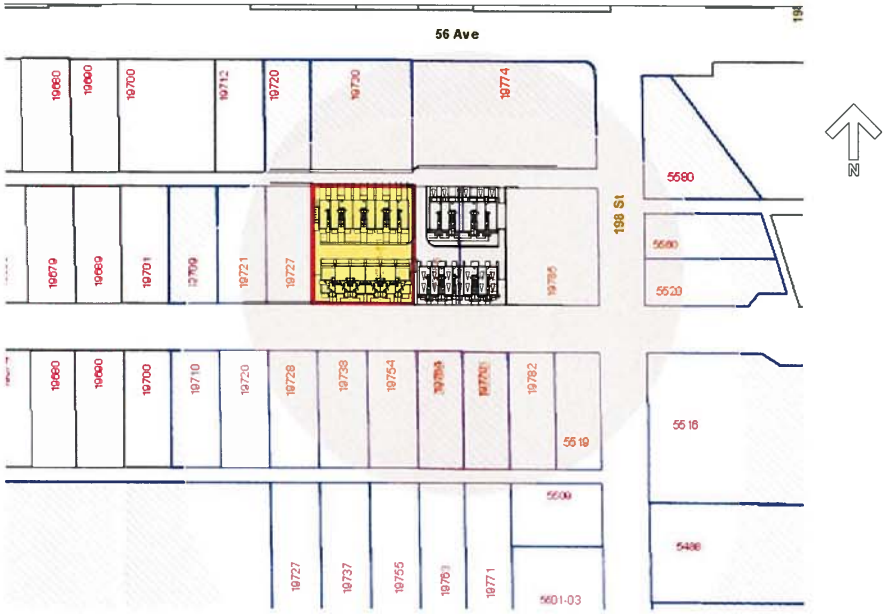
NORTH PL. : 22'-0"
SOUTH PL. : 12'-0"
EAST PL. : 8'-0"
WEST PL. : MIN. 9'-2"

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

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FOR:
MONARCHY HOMES 0901523 BC. LTD.
16385 - 80TH AVENUE
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DRAWING TITLE:
PROJECT STATISTICS - CONTEXT PLAN

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

3

4

5

2

6

1 55A AVENUE NORTH STREETSCAPE

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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16385 - 80TH AVENUE
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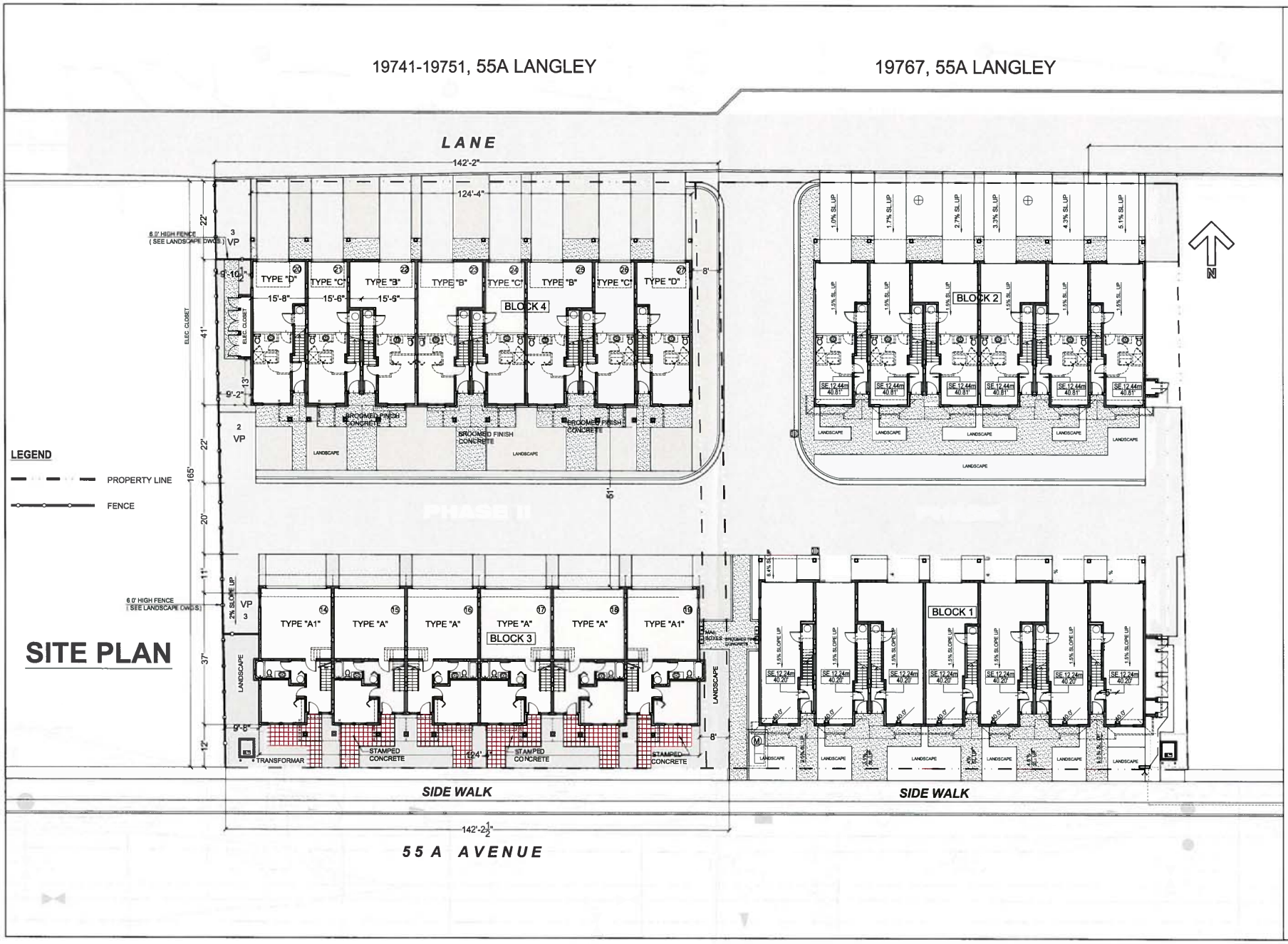
DRAWING TITLE:
AERIAL MAP-
CONTEXT PHOTOS

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



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DRAWING TITLE:

SITE PLAN

DATE:	OCT 2016	SHEET NO:
SCALE:	NTS.	A-1.3
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	

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 expres - sing 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.

F. ADAB ARCHITECTS INC.

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

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

DRAWING TITLE:
DESIGN RATIONALE - HISTORY AND CONTEXT, FORM AND CHARACTER

DATE	OCT 2016	SHEET NO:
SCALE:	N/A	A-1.4
DESIGN:	FA.	
DRAWN:		
PROJECT NO:	0906	

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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19753 55A AVENUE, LANGLEY

FOR:
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16385 - 80TH AVENUE
SURREY, B.C.

DRAWING TITLE:
DESIGN RATIONALE - SUSTAINABILITY AND CPTED

DATE:	OCT 2016	SHEET NO:
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DESIGN:	FA.	
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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:
SCALE:	N/A	A-1.6
DESIGN:	F.A.	
DRAWN:		
PROJECT NO:	0906	

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

STONE
SUEDE DRYSTACK LEDGESTONE - BY BORAL

BLOCK 4 SOUTH ELEVATION

F. ADAB ARCHITECTS INC.

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DRAWING TITLE:

EXTERIOR FINISH - BLOCK 4 SOUTH ELEVATION RENDERING

DATE	OCT 2016	SHEET NO.
SCALE	N/A	A-1.7
DESIGN	F.A.	
DRAWN	AA.	
PROJECT NO	0906	

PHASE II - SOUTH ELEVATION - BLOCK 3

PHASE I - SOUTH ELEVATION - BLOCK 1

55A AVENUE STREETSCAPE

PHASE II

PHASE I

55A AVENUE STREETSCAPE

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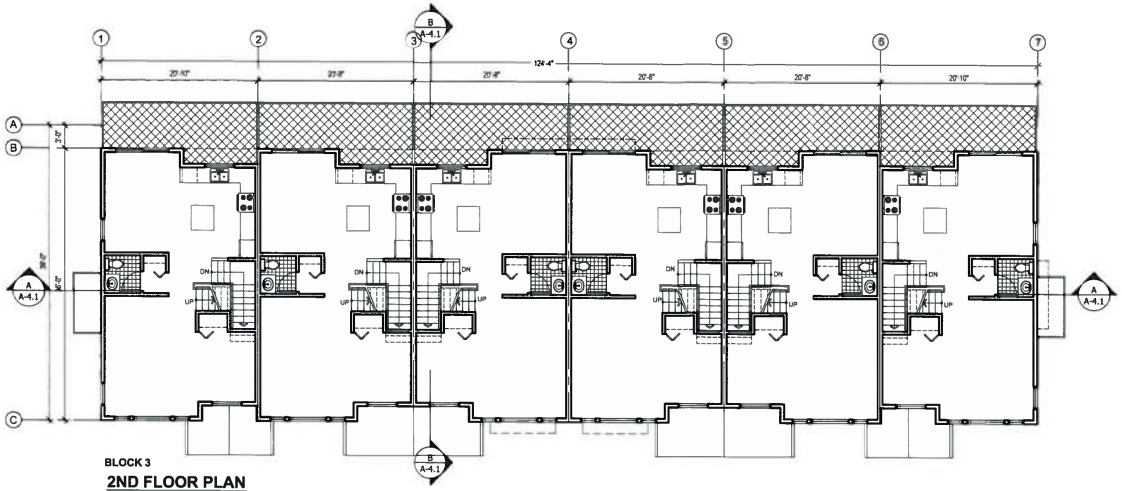
16385 - 80TH AVENUE
SURREY, B.C.

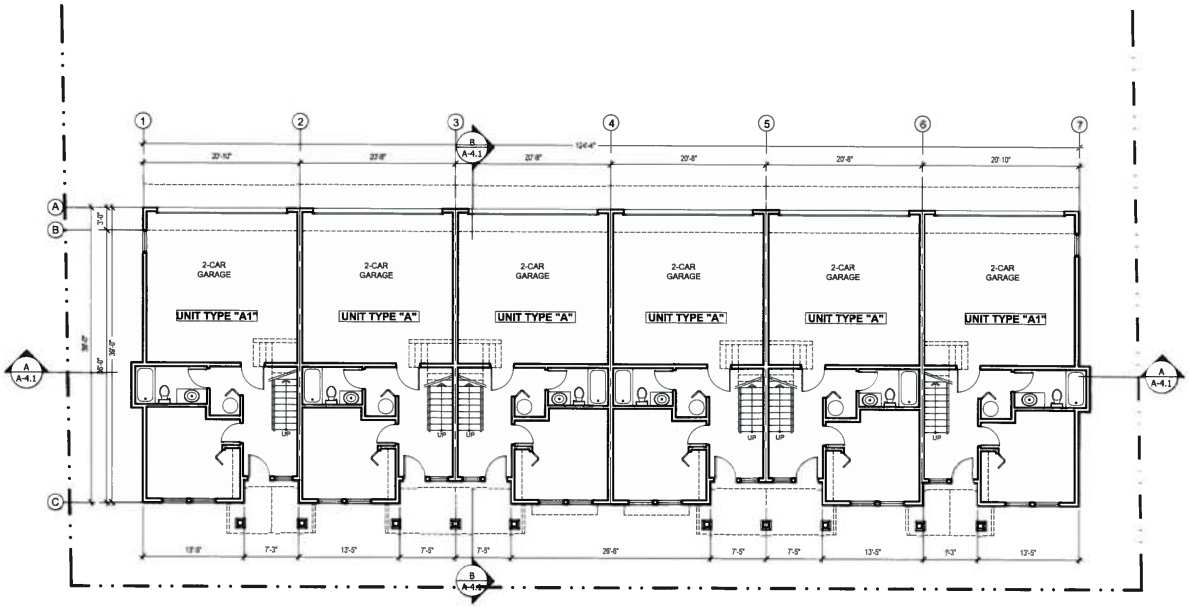
DRAWING TITLE:
55A AVENUE STREETSCAPE

DATE:	OCT. 2016	SHEET NO.:
SCALE:	NTS.	A-1.8
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	



BLOCK 3

2ND FLOOR PLAN



FIRST FLOOR PLAN

BLOCK 3

F. ADAB ARCHITECTS INC.

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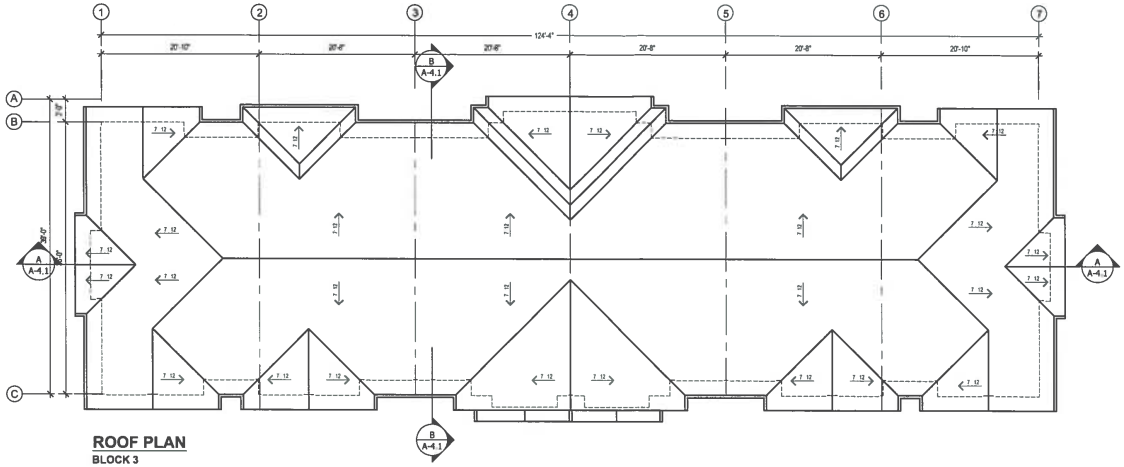
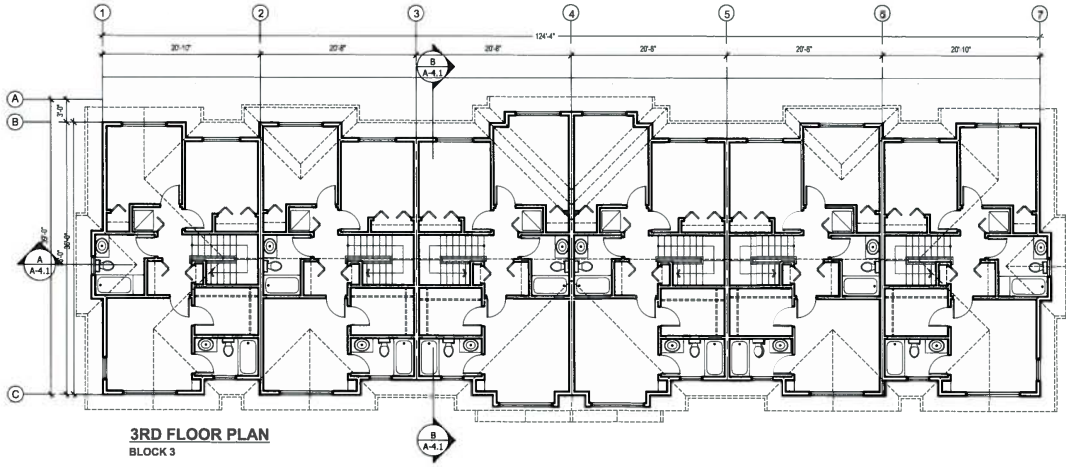
DRAWING TITLE:

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

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



ROOF PLAN
BLOCK 3



3RD FLOOR PLAN
BLOCK 3

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19753, 55A AVENUE, LANGLEY

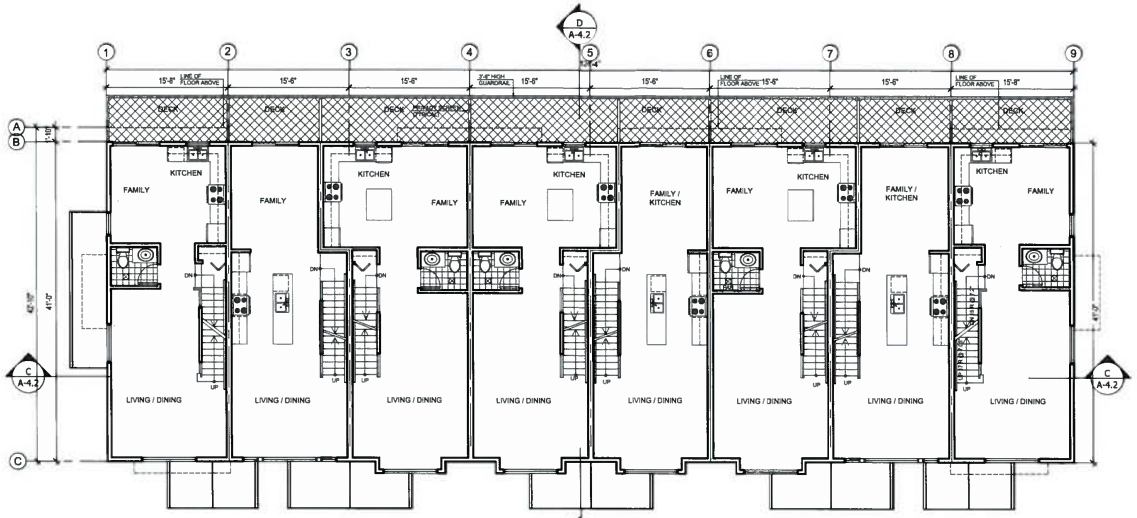
FOR:

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

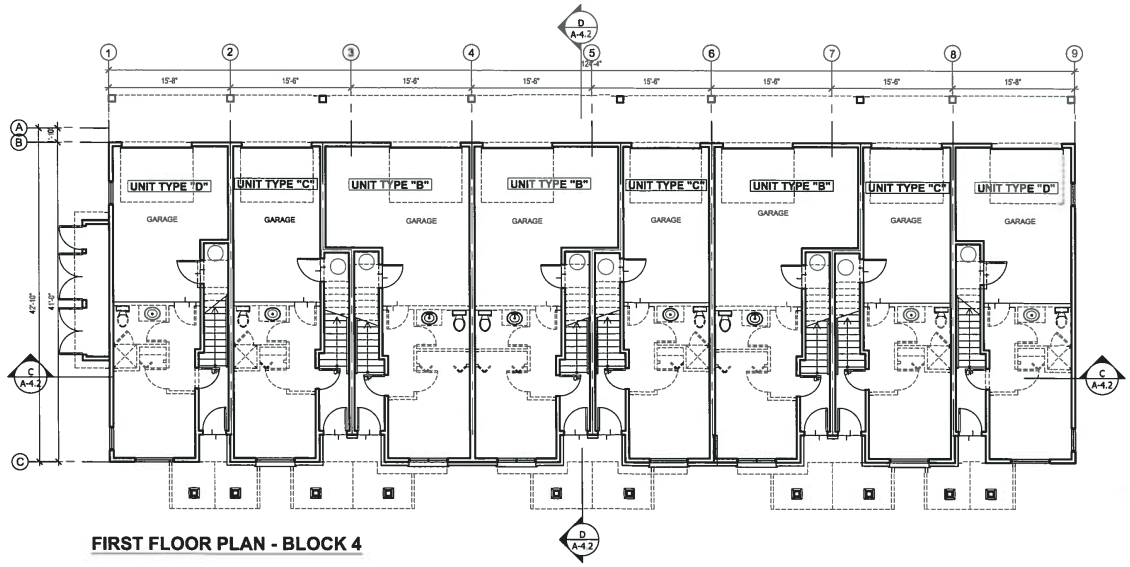
DRAWING TITLE:

BLOCK 3 FLOOR PLANS (3RD FLOOR AND ROOF)

DATE	OCT 2016	SHEET NO.:
SCALE	1/8"=1'-0"	A-2.1b
DESIGN	FA.	
DRAWN	AA.	
PROJECT NO.	0906	



SECOND FLOOR PLAN - BLOCK 4



FIRST FLOOR PLAN - BLOCK 4

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

PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

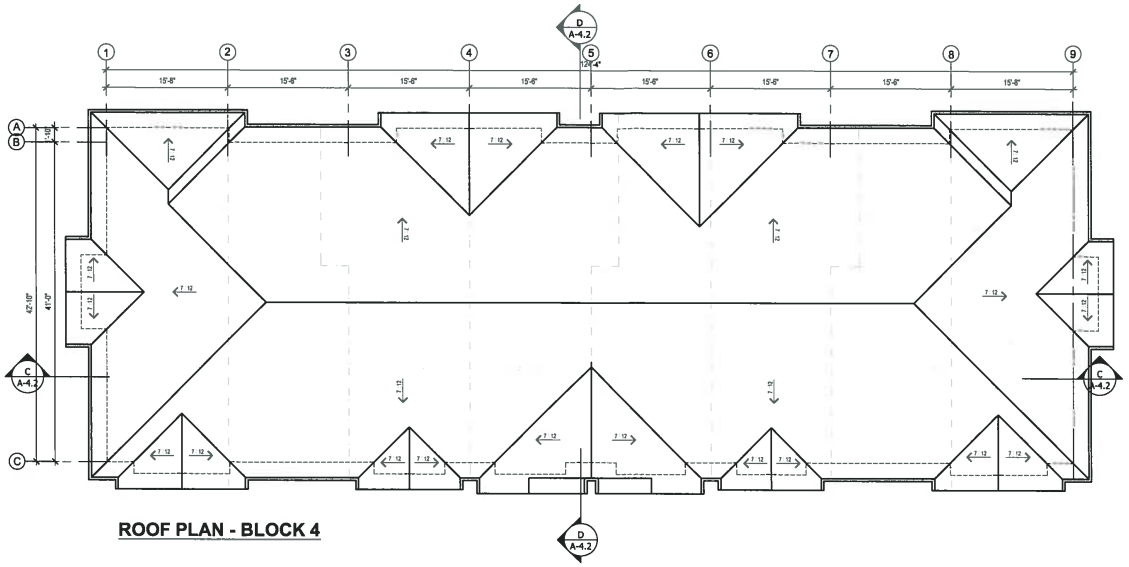
FOR:

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

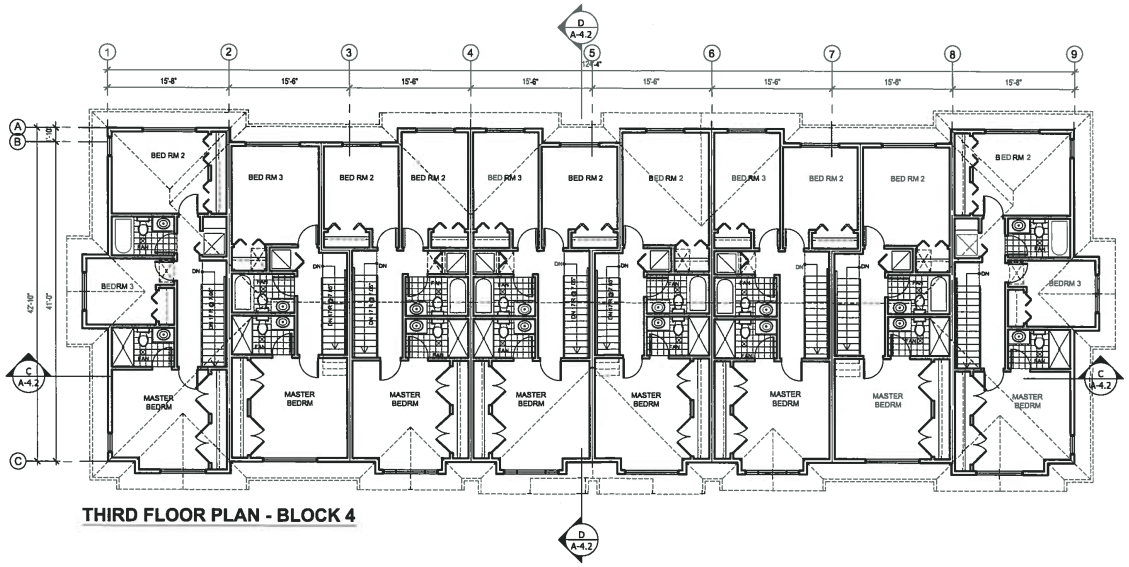
DRAWING TITLE:

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

DATE:	OCT 2016	SHEET NO
SCALE:	1/16"=1'-0"	A-2.2a
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	



ROOF PLAN - BLOCK 4



THIRD FLOOR PLAN - BLOCK 4

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

PROJECT TITLE:

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

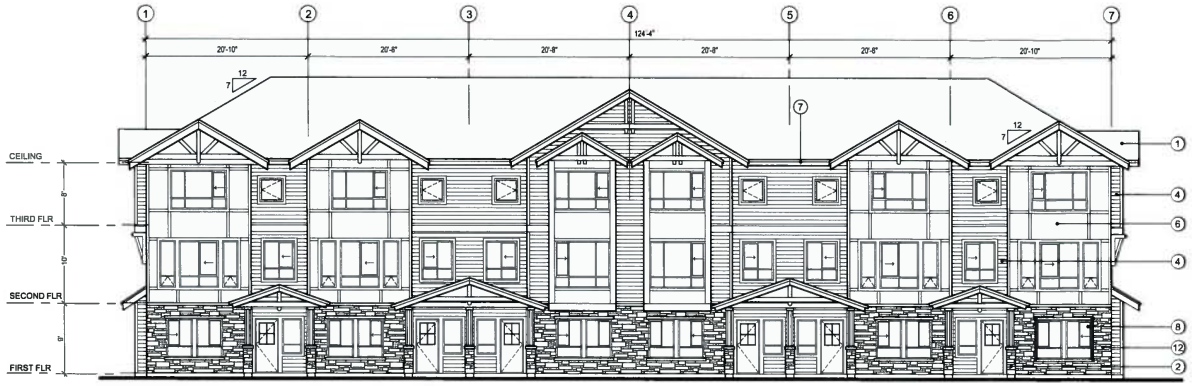
FOR:

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

DRAWING TITLE:

BLOCK 4 FLOOR PLANS (3RD FLOOR AND ROOF)

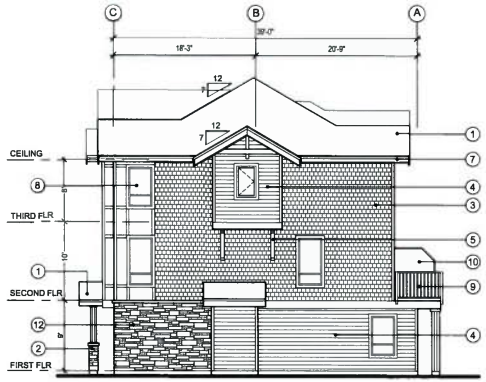
DATE	OCT 2016	SHEET NO.
SCALE	1/16"=1'-0"	A-2.2b
DESIGN	FA.	
DRAWN	AA.	
PROJECT NO.	0906	



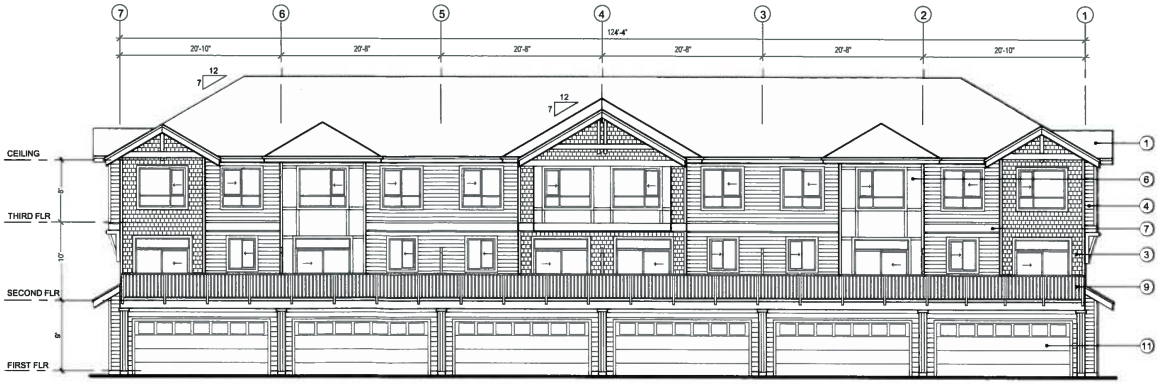
SOUTH ELEVATION - BLOCK 3

EXTERIOR FINISHES

1. **ASPHALT SHINGLES ROOF**
2. COLUMNS :
   TOP : 6" * 6" LUMBER
   BASE : CULTURED STONE
3. **HARDIE SHINGLES**
   COBBLE STONE BY JamesHardie
4. **6" HORIZONTAL HARDIE SIDING**
   IRON GREY BY JamesHardie
5. **BRACKETS**
   OTTERTAIL CLW 1002W - GP.
6. **HARDIE BOARD**
   OTTERTAIL CLW 1002W - GP.
7. **BANDBOARDS, TRIMS, FASCIAS**
   OTTERTAIL CLW 1002W - GP.
8. **WINDOWS**
   VINYL FRAMED - WHITE
9. **RAILING**
   ALUMINUM
10. **PRIVACY SCREEN**
11. **GARAGE DOOR**
    OTTERTAIL CLW 1002W - GP.
12. **STONE**
    SUEDE DRYSTACK LEDGESTONE - BY BORAL



EAST ELEVATION - BLOCK 3



NORTH ELEVATION - BLOCK 3

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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NO.	DATE	REVISION/ ISSUED
1	07-24-17	ISSUED FOR DP

PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II

19753, 55A AVENUE, LANGLEY

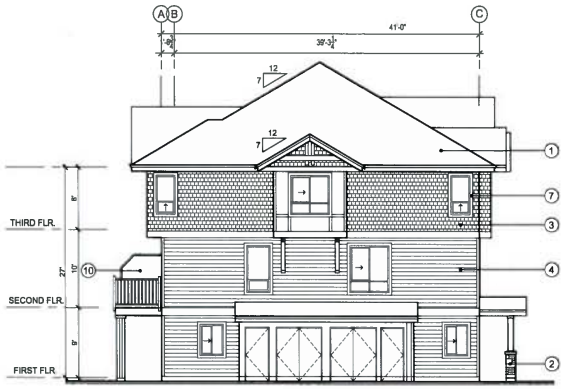
FOR:

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

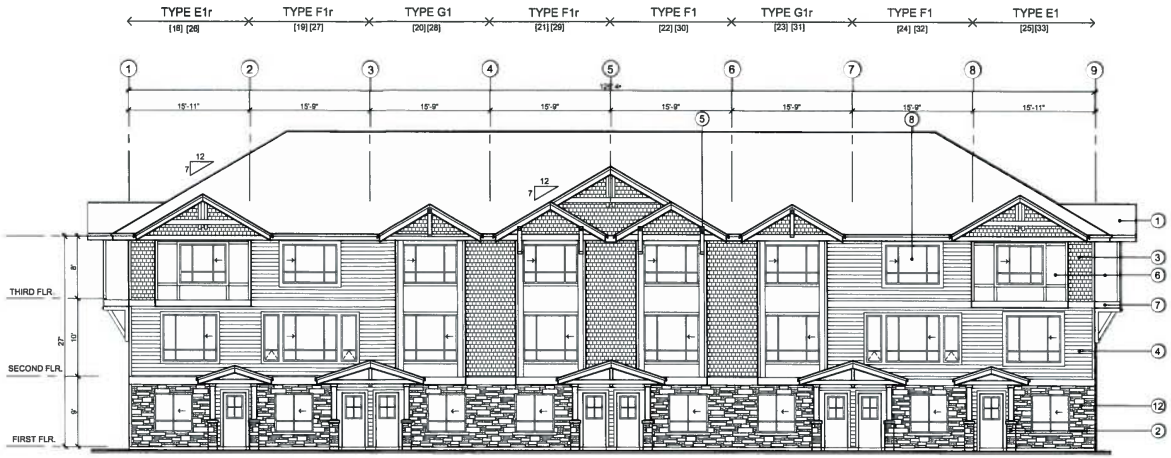
DRAWING TITLE:

BLOCK 3 ELEVATIONS

DATE:	OCT 2016	SHEET NO:
SCALE:	1/16"=1'-0"	A-3.1
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	



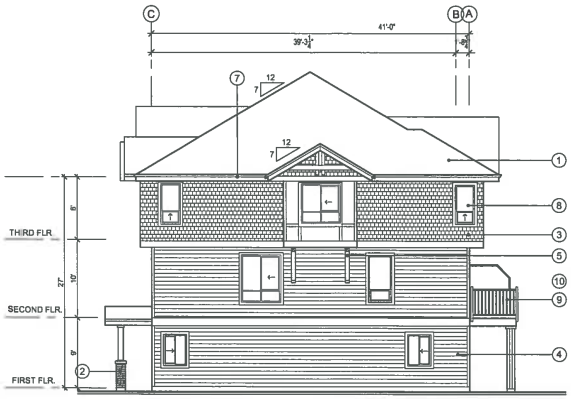
WEST ELEVATION - BLOCK 4



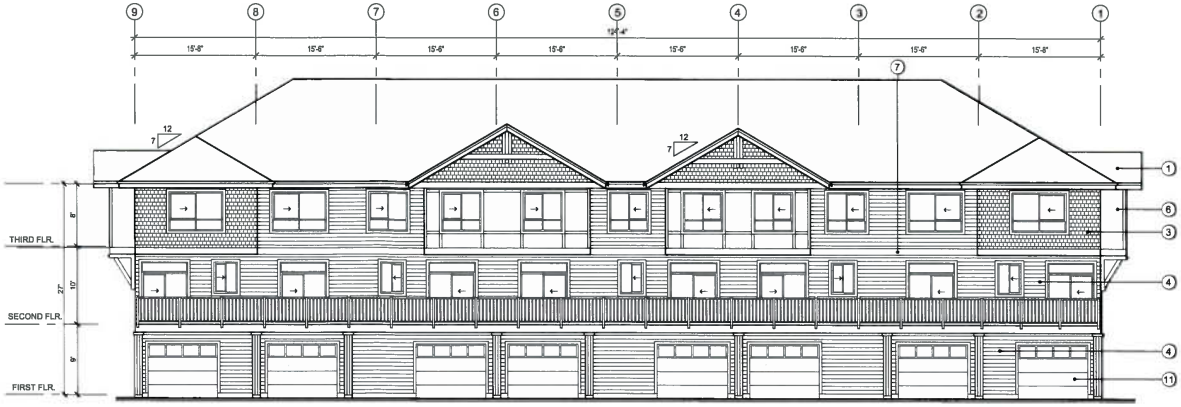
SOUTH ELEVATION - BLOCK 4

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

F. ADAB ARCHITECTS INC.

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

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

PROJECT TITLE:

CITY PARK TOWNHOMES PHASE II
19753 55A AVENUE, LANGLEY

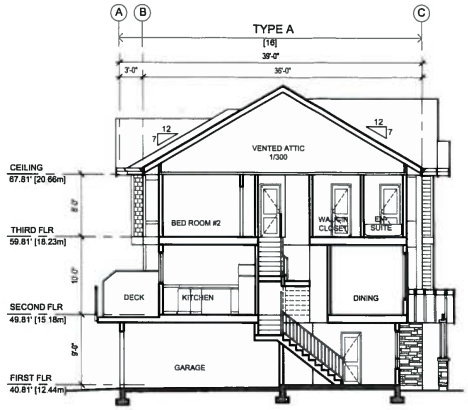
FOR:

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

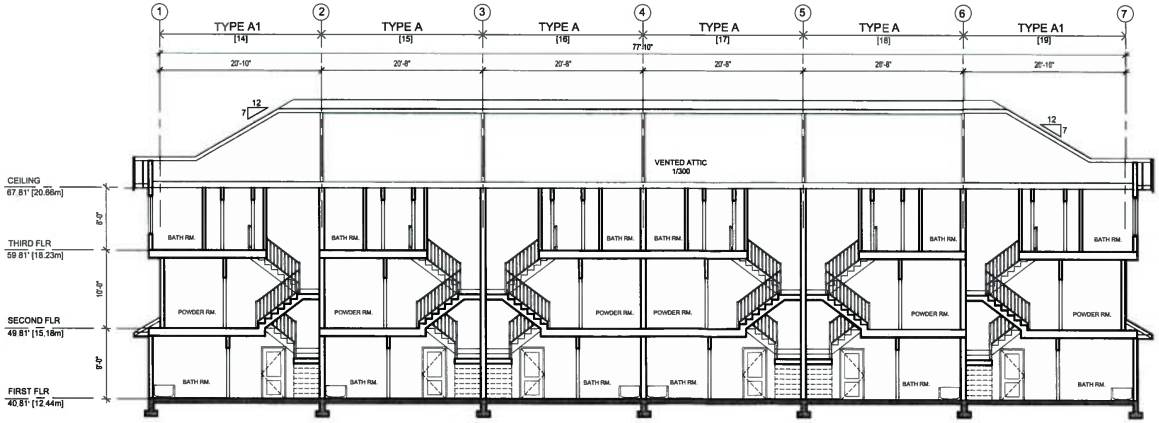
DRAWING TITLE:

BLOCK 4 ELEVATIONS

DATE	OCT 2016	SHEET NO:
SCALE	1/16"=1'-0"	A-3.2
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO:	0906	



SECTION B-B - BLOCK 3



SECTION A-A - BLOCK 3

F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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1	07-24-17	ISSUED FOR DP

PROJECT TITLE:

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

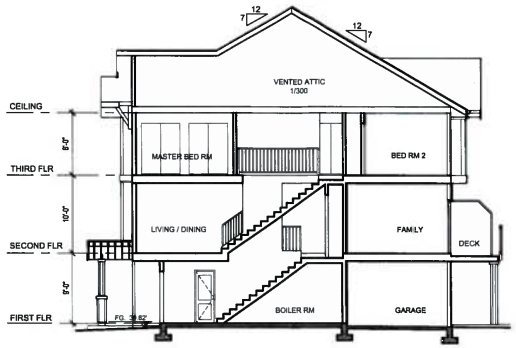
FOR:

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

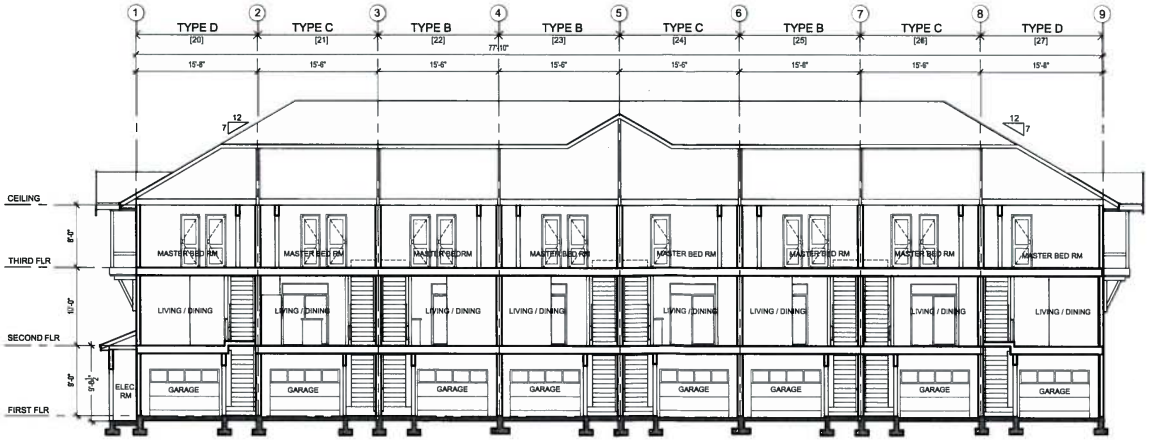
DRAWING TITLE:

BLOCK 3 SECTIONS

DATE:	OCT 2016	SHEET NO.
SCALE:	1/6"=1'-0"	A-4.1
DESIGN:	FA.	
DRAWN:	AA.	
PROJECT NO.	0906	



SECTION D-D - BLOCK 4



SECTION C-C - BLOCK 4

F. ADAB ARCHITECTS INC.

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

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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 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 IFC(ISSUED 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 TREE PALETTE USED NAMELY NATIONAL DOGWOOD, VINE MAPLE, ACER RUBRUM AND THUJA SMARGD

THE NEW MULTI-FAMILY DEVEL-LOPMENT 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 EXISTG TRAILER PARK ON THE SUBJECT PROPERTY.

Recommended Plant List

Trees

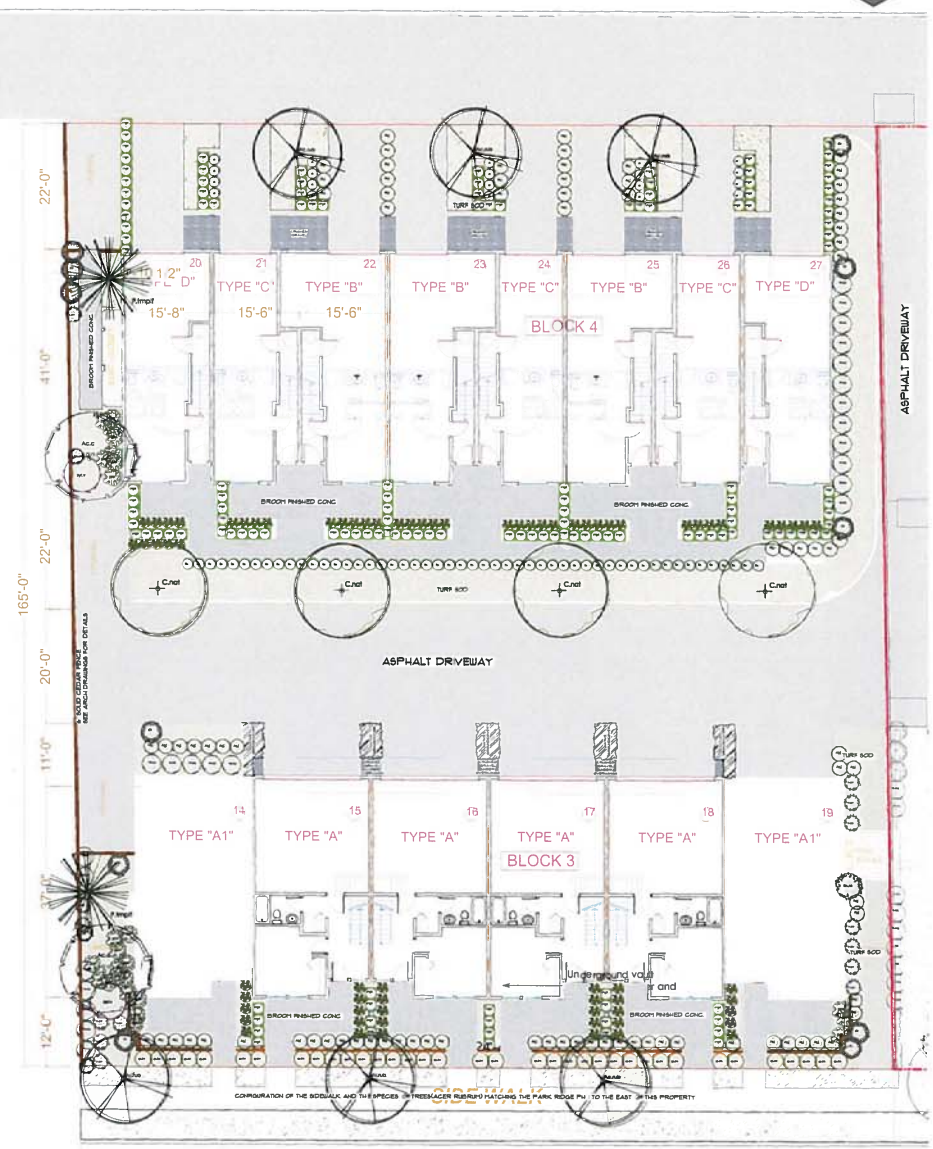
ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
AC.c	3	Acer circinatum	Vine Maple	3.0 m. ht	
Ac.rub	6	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	7 cm. cal	
C.nat	4	Corunus nuttalli 'National	National Dogwood	3.0 m. ht.	
P.tmplf	2	Pinus parviflora	Japanese White Pine	3.0 m. ht.	
syr.v	11	Syringa 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	
	4				

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 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	
sp.lm	36	Spiraea japonica 'Little Princess'	Little Princess Spirea	#3 pot	
v.ov	13	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot	
	0				

Groundcover

200	Cotoneaster dammeri	Bearberry Cotoneaster	#1 pot



DEVELOPMENT Permit Application

bent picture CREATIVE VENTURES Ltd.
landscape architecture
urban design
planning
architectural design
1361 129th Street, Surrey,BC, V4A3X7 . 604 783 1450 . ruchirdhall@gmail.comm

19753 55A Av
PARKRIDGE PH II

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"

1

Scale 1/16"- 1'0"

N