

33 UNIT TOWNHOUSE DEVELOPMENT

19607-19619-19629-19649-19655, 55A AVENUE, LANGLEY



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CONTACT LIST:

OWNER :

1126337 BC LTD .
14479 75 AVE
SURREY, B.C. V3S 3T5
TEL : 604 575 2214

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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 :

CENTRAS ENGINEERING LTD
216-2630 CROYDON DR.
SURREY, B.C. V3S 6T3
TEL : 604 782 6927

LANDSCAPE ARCHITECT:

PMG LANDSCAPE ARCHITECTS
C100-4185 STILL CREED DRIVE
BURNABY, B.C. V5C 6G9
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2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:

33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:

**PROJECT INDEX -
CONTACTS LIST**

DATE	OCT 2017	SHEET NO. A-1.0
SCALE	N/A	
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO.	1703	

PROJECT STATISTICS

CIVIC ADDRESS :
19607-19619-19629-19649-19655, 55A AVENUE, LANGLEY, BC.

LEGAL DESCRIPTION :
LOT 69,70 &71 EXCEPT PLAN BCP50018, PLAN 29479, LOTS "A"&"B",
PLAN 19555, ALL OF SECTION 3, TOWNSHIP B,
NEW WESTMINSTER DISTRICT

LOT AREA :
53800 SQ.FT.=4998 SQ.M. = 1.235 ACRE

ZONING :
EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL
PROPOSED : CD - COMPREHENSIVE DEVELOPMENT ZONE (CD) -
MEDIUM DENSITY RESIDENTIAL

LOT COVERAGE :
PROPOSED : 23029 / 53800 : 42%

NO. OF UNITS : 33

FLOOR AREA :
52831 SQ.FT. = 4908 SQ.M.

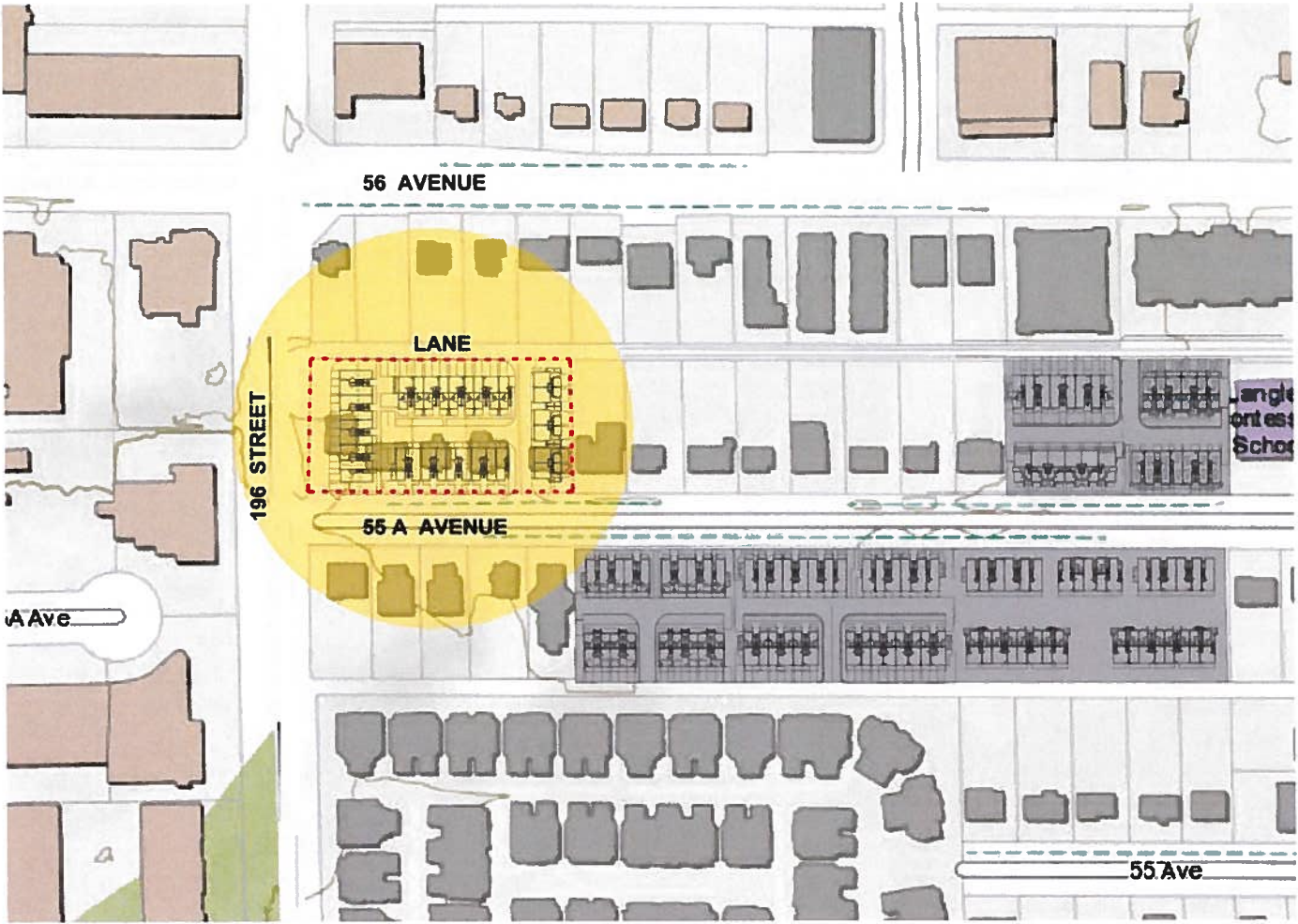
DENSITY :
ALLOWED : 70 UNITS/ACRE
PROPOSED : 26.7 UNITS/ACRE

FAR :
52831 / 53800 = 0.982

BUILDING HEIGHT :
4 STOREYS (4TH STORY CONSISTS OF BAD ROOM & SUN DECK)

SETBACKS :
PROVIDED : NORTH PL. : 11'-0" TO 21'-2"
SOUTH PL. : 11'-10" TO 14'-0"
EAST PL. : min. 11'-10"
max. 14'-5"
WEST PL. : min. 10'-0"
max. 12'-7"

PARKING :
2 STALLS / TOWNHOUSE : 66 STALLS
VISITORS : 0.2 X UNITS = 0.2 X33 = 7



UNIT MIX													
UNIT TYPE	A	A1	A2	B	B1-B1s	B2	C	Cs	C2s	C1	C2	D, D-S	TOTAL
NO OF BED RM.	2	3	2	3	4	3	2	2	2	3	2	4	
NO OF UNIT	1	1	1	4	4	4	3	1	1	4	3	6	33
AREA	1680	1650	1430	1660	1660	1447	1497	1580	1360	1460	1248	1998	
TOTAL AREA	1680	1650	1430	6640	6640	5788	4491	1580	1360	5840	3744	11988	52831

NO OF 2 BED RM : 10 = 30%
NO OF 3 BED RM : 13 = 40%
NO OF 4 BED RM : 10 =30%
TOTAL NO OF UNITS : 33

TANDEM PARKING :18
1 CAR IN-1 CAR OUT : 9
DOUBLE CAR GARAGE : 6
VISITOR PARKING : 7



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DRAWING TITLE:
STATISTICS -
CONTEXT PLAN

DATE	OCT 2017	SHEET NO:
SCALE	NTS.	A-1.1
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO:	1703	



1



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4



2



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

DATE	OCT 2017	SHEET NO.
SCALE	1/16"=1'-0"	A-1.2
DESIGN	A.A.	
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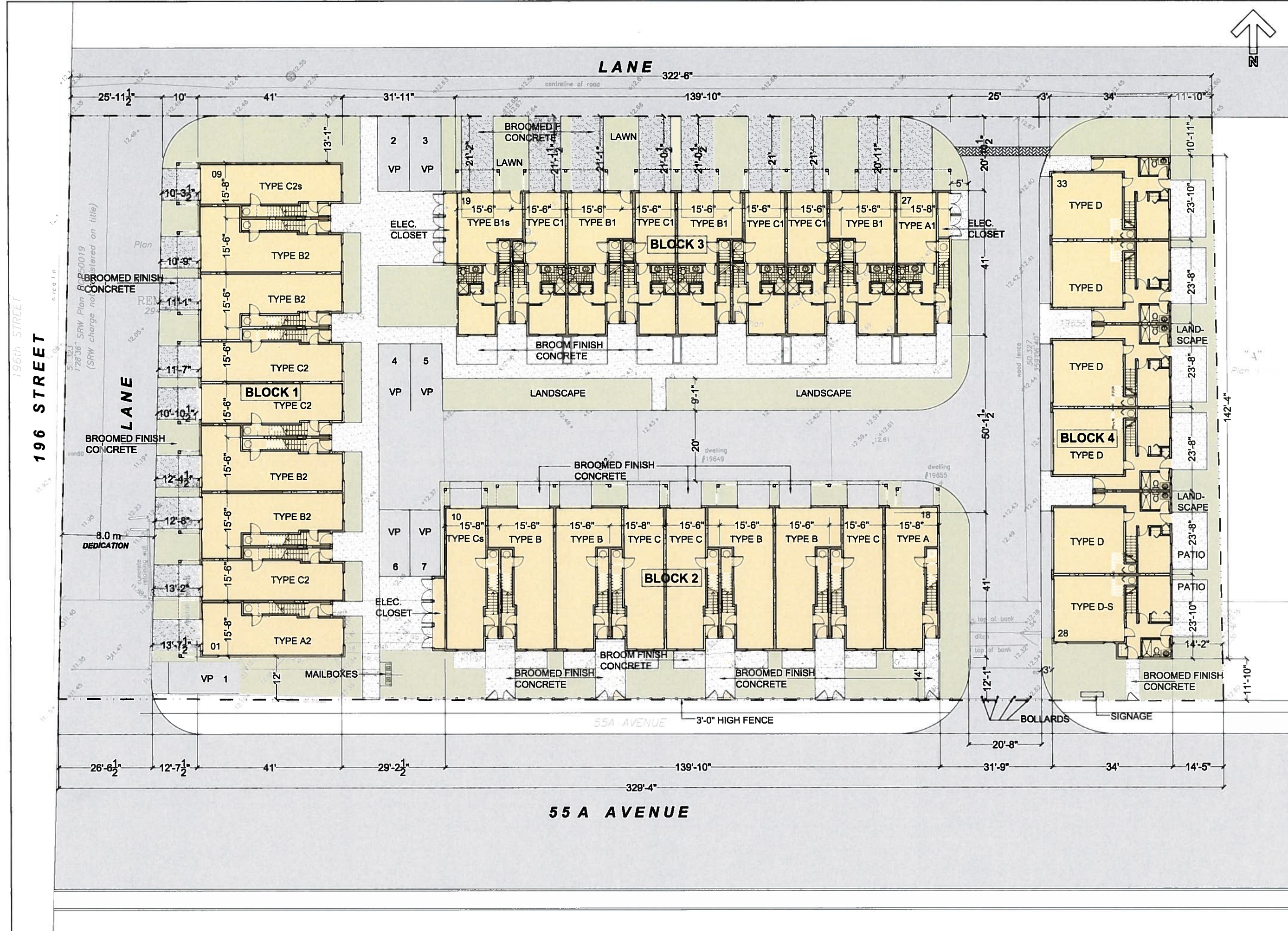
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DRAWING TITLE:
SITE PLAN

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-1.3
DESIGN:	AA.	
DRAWN:	AA.	
PROJECT NO:	1703	



Sustainability and Green Measures.

Many green building strategies have been incorporated into the project design including the following items:

1. 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
2. Variety of unit types and sizes are introduced for both small and large families with children
3. 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
4. The site is located in the urban fabric of the City and is close to the public transportation and amenities
5. 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
6. The building envelope, glazing, and mechanical system will be design based on the new code and in compliance with ASHRE 90, 2010

7. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water

8. All units have private patios at grade and decks on 2nd floor contributing to livability of the units and creating a family oriented environment

9. The water consumption strategy is enforced through the use of alternate solution for sprinkler system by utilizing the domestic cold water system instead of a separate sprinkler line



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DRAWING TITLE:
**DESIGN RATIONALE -
SUSTAINABILITY AND
GREEN MEASURES**

DATE	OCT 2017	SHEET NO.
SCALE	N/A	A-1.5
DESIGN	A.A.	
DRAWN	A.A.	
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Crime Prevention Through Environmental Design. "CPTED"

Liahona Security has been hired by the developer and provided a CPTED report for the proposed development.

The rationale behind the CPTED strategy follows the principles introduced by Liahona Security and It takes into account standard measures as well as items specifically related to this proposal. These provisions are aimed to enhance safety and strengthen the perception of security.

The proposed CPTED measure fall into the following categories:

- Provision of identifiable territoriality
- Provision of natural surveillance
- Defining the hierarchy of space
- Provision of 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
- Landscaping, plants, and fences are designed to comply with Liahona Security recommendations. The Strata Corporation should implement a maintenance manual.



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DRAWING TITLE:
**DESIGN RATIONALE -
CPTED**

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	A-1.6
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



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PERSPECTIVE VIEW FROM 55A AVENUE

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

DATE:	OCT 2017	SHEET NO:
SCALE	NTS.	A-1.7
DESIGN	A.A.	
DRAWN:	A.A.	
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BIRD EYE VIEW



BLOCK 3 COULERED ELEVATION



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DRAWING TITLE:
**BIRD EYE VIEW /
BLOCK 3
COLOURED ELEVATION**

DATE	OCT 2017	SHEET NO:
SCALE	NTS	A-1.8
DESIGN	A.A.	
DRAWN	A.A.	
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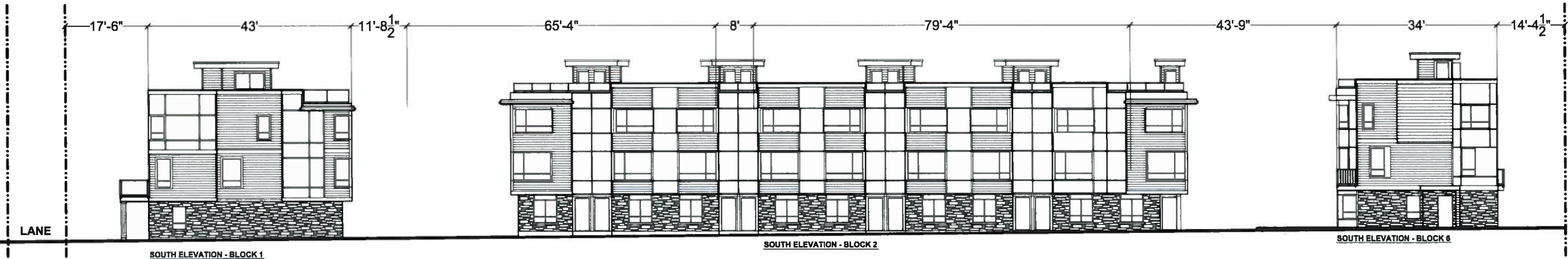
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DRAWING TITLE:
**55A AVENUE
STREETSCAPE**

DATE	OCT 2017	SHEET NO.
SCALE	NTS	A-1.9
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO	1703	



55A AVENUE STREETSCAPE



**55A AVENUE STREETSCAPE
RENDERING**

Exterior Finishes and Colour

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

A variety of building materials is used with emphasis on richer and urban elements with stone at the base of the buildings, prefabricated panels and hardie siding. No vinyl siding is introduced on any facades of the buildings.

The colours are selected with emphasis on dark and light grey panels, off-white siding and the natural wood colour in selected areas.

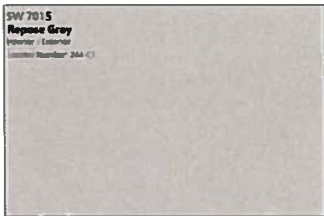
Windows and railings are back resulting in further contrast between the exterior finishing materials.



BLACK COUNTRY LEDGESTONE
BY BORAL



CARAMEL CEDAR WOOD



HARDIE SIDING
REPOSE GRAY - SW 7015
BY SHERWIN WILLIAMS



HARDIE PANEL
BLACK FOX - SW 7020
BY SHERWIN WILLIAMS



BLOCK 4 FRONT ELEVATION



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DRAWING TITLE:
EXTERIOR FINISH

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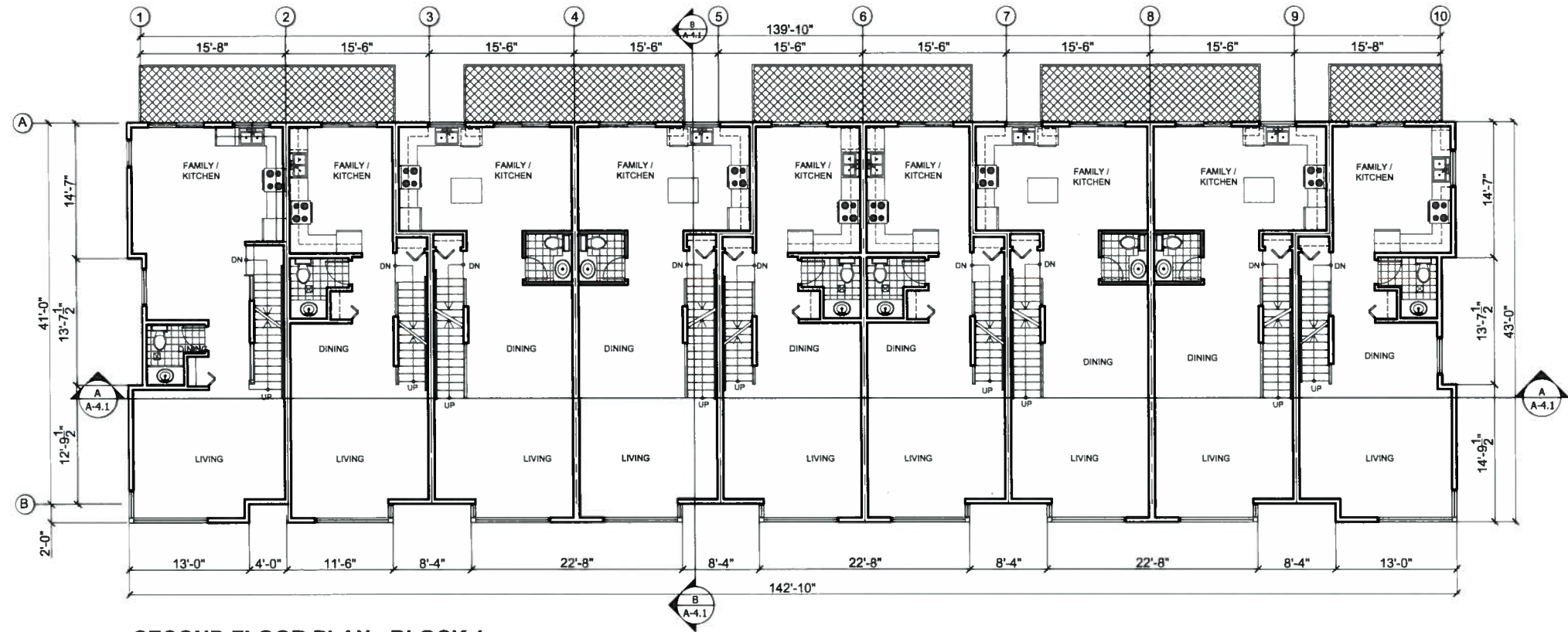
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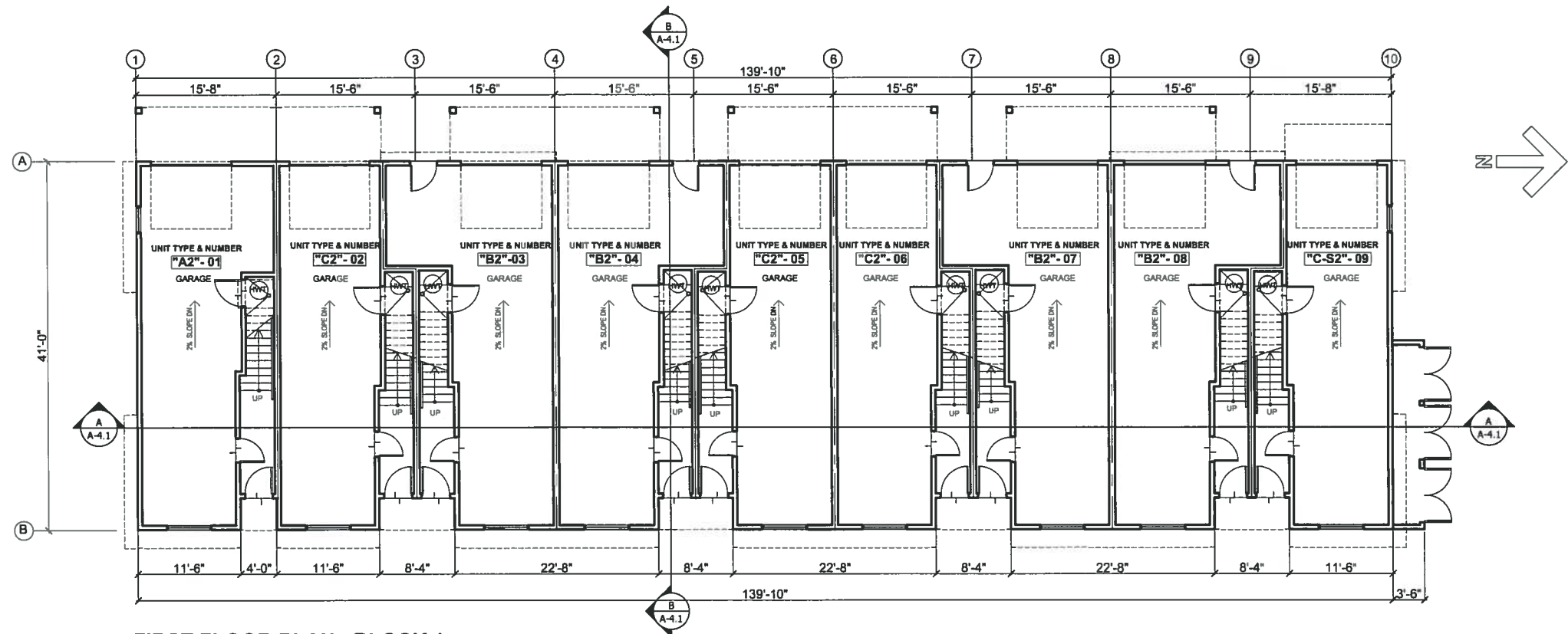
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SECOND FLOOR PLAN - BLOCK 1



FIRST FLOOR PLAN - BLOCK 1

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DRAWING TITLE:
**BLOCK 1
FLOOR PLANS
FIRST & SECOND FLOORS**

DATE	SEP 2017	SHEET NO.
SCALE	1/16"=1'-0"	A-2.1a
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO	1703	



#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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2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:

BLOCK 1
FLOOR PLANS
THIRD FLOOR & ROOF

DATE	OCT 2017	SHEET NO: A-2.1b
SCALE	1/16"=1'-0"	
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO	1703	



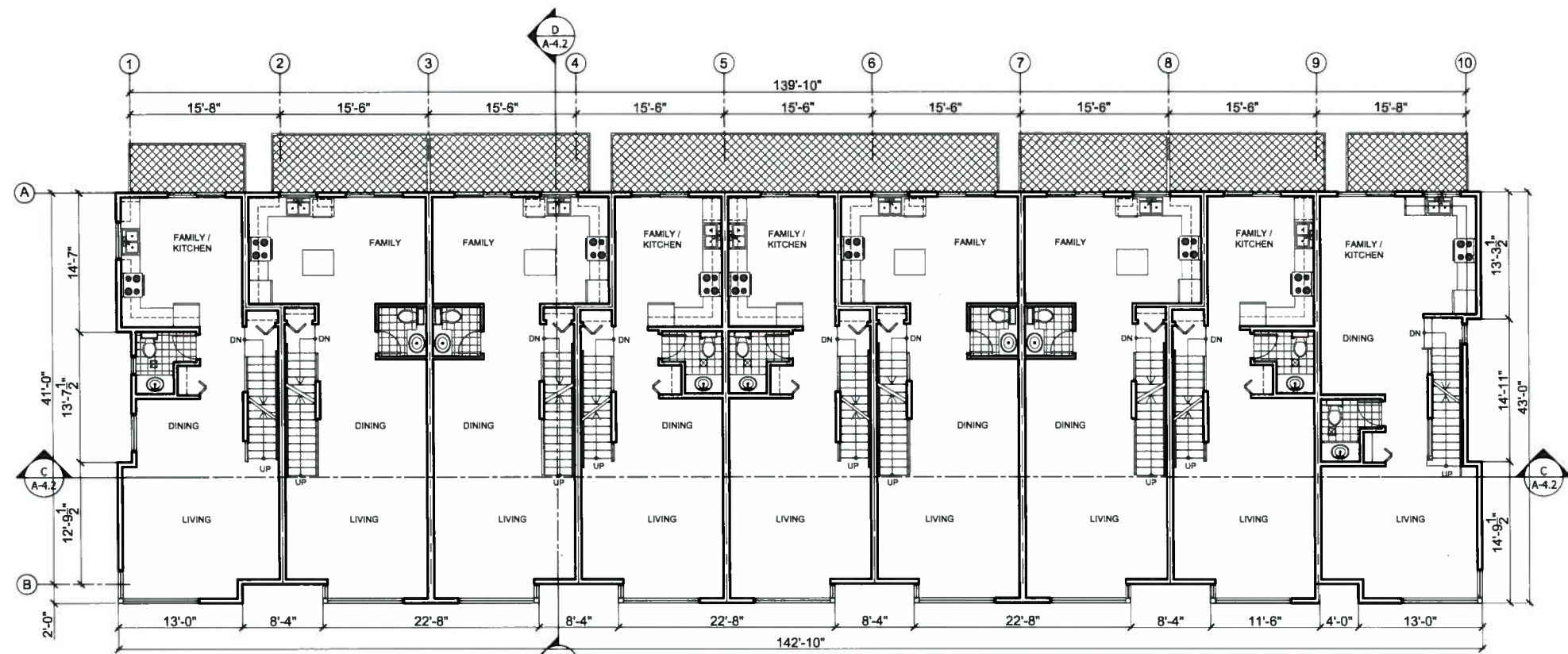
F. ADAB ARCHITECTS INC.

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NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
E-MAIL: mfa@multigonadab.com

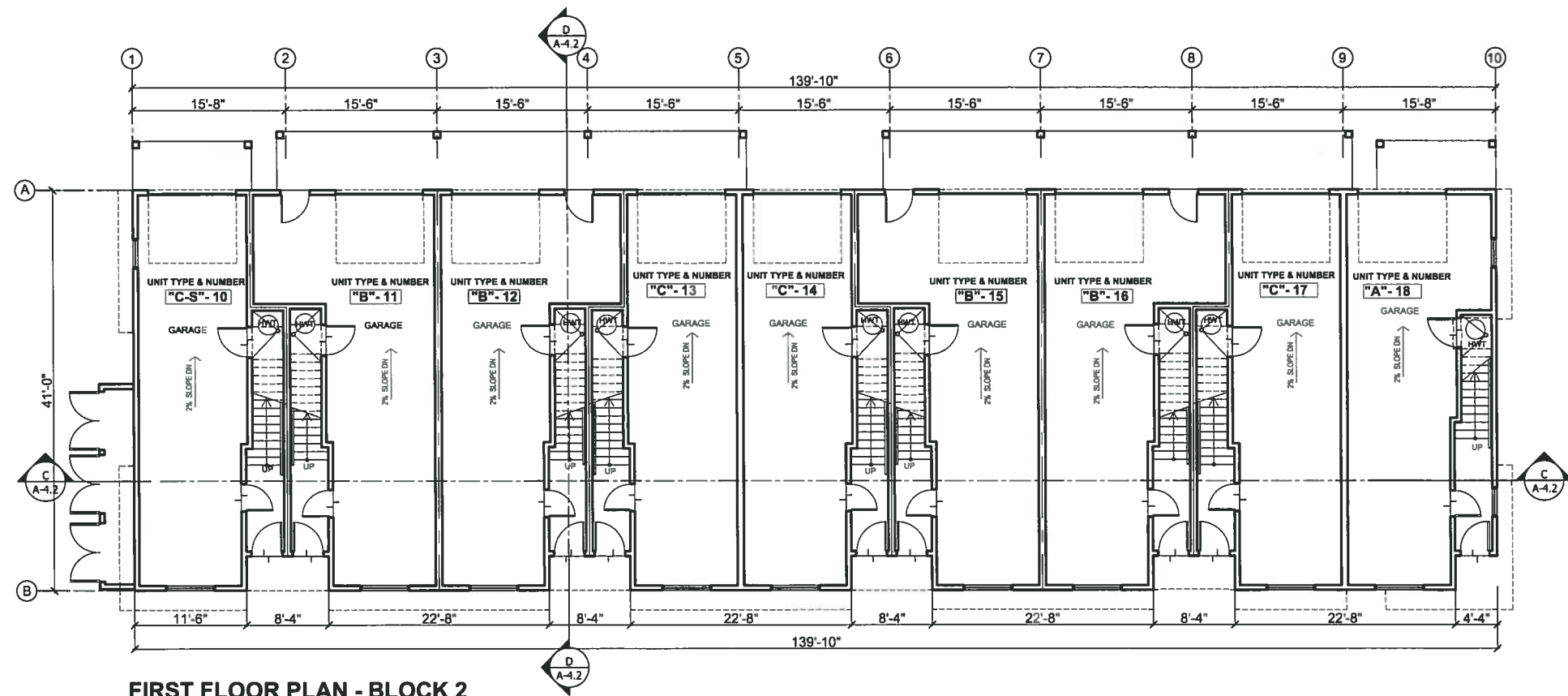
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SECOND FLOOR PLAN - BLOCK 2



FIRST FLOOR PLAN - BLOCK 2

NO.	DATE	REVISION / ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
**BLOCK 2
FLOOR PLANS
FIRST & SECOND FLOORS**

DATE	OCT 2017	SHEET NO:
SCALE	1/16"=1'-0"	A-2.2a
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO:	1703	



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PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:

BLOCK 2
FLOOR PLANS
THIRD FLOOR & ROOF

DATE:	OCT 2017	SHEET NO: A-2.2b
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



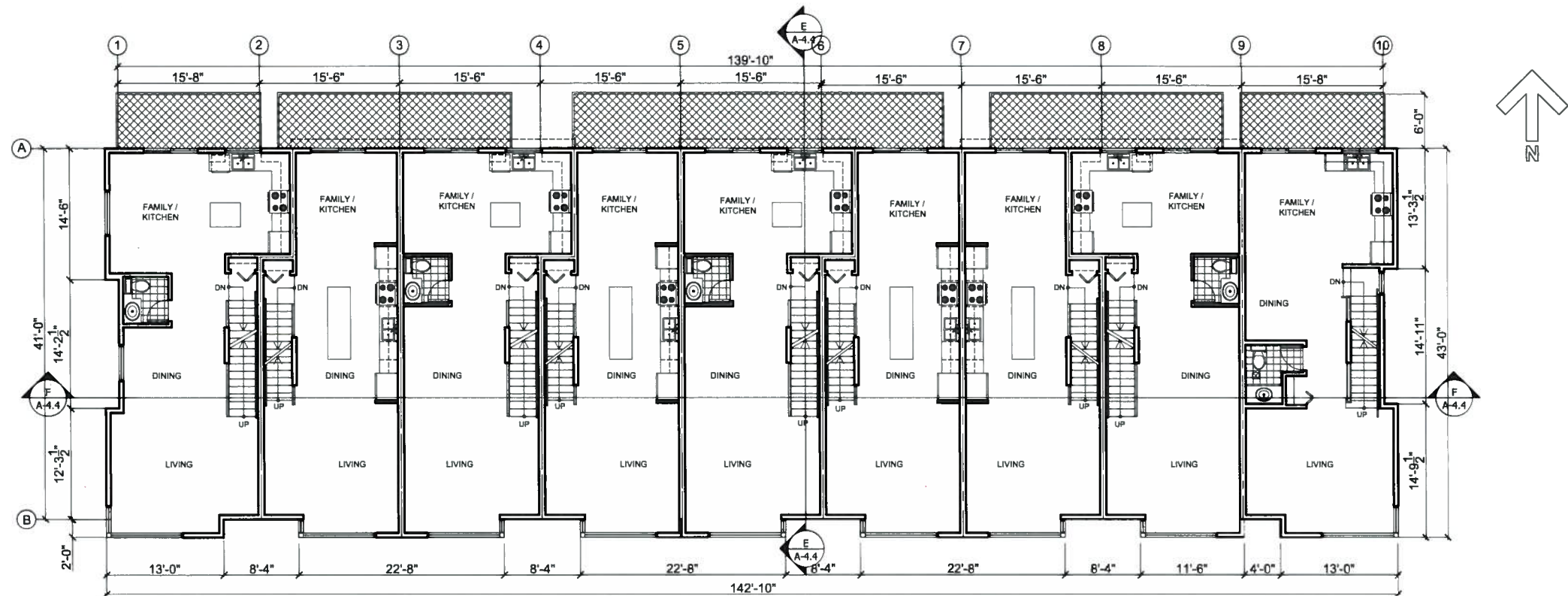
**F. ADAB
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NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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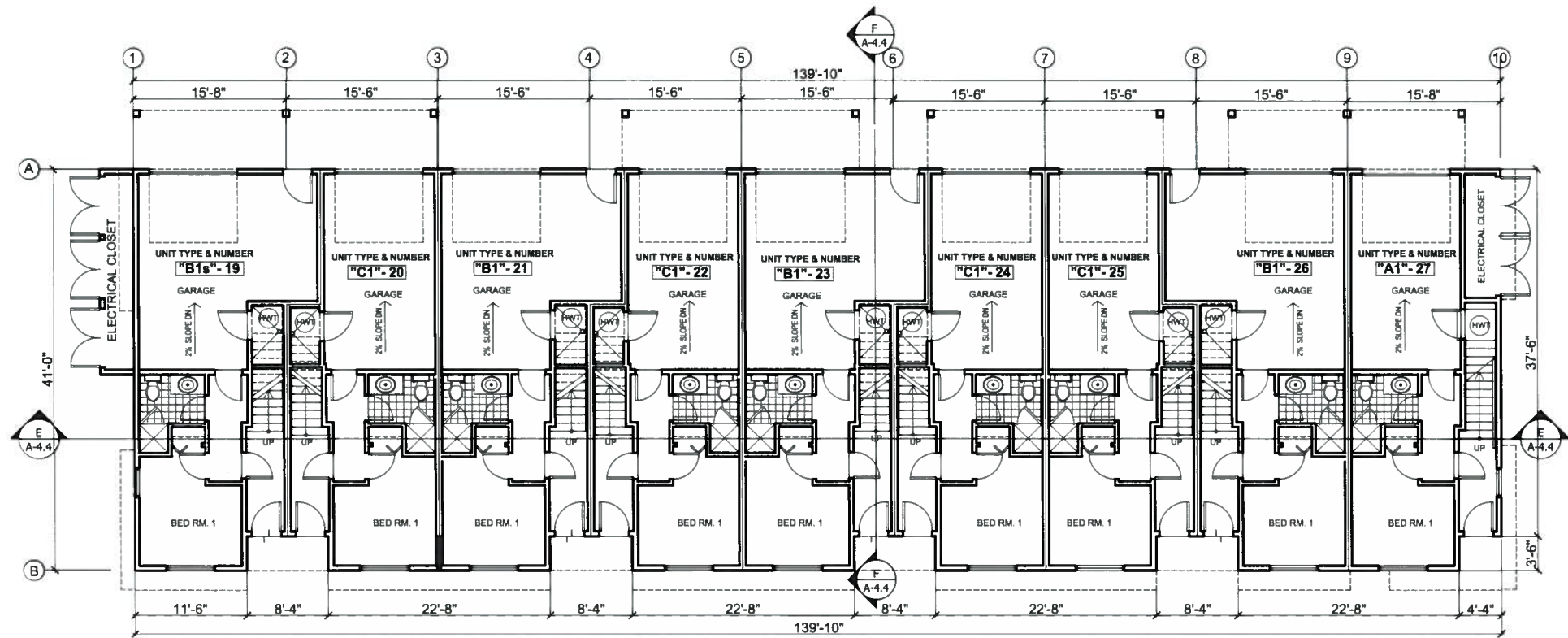
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SECOND FLOOR PLAN - BLOCK 3



FIRST FLOOR PLAN - BLOCK 3

2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO	DATE	REVISION / ISSUED

PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
**BLOCK 3
FLOOR PLANS
FIRST & SECOND FLOORS**

DATE	OCT 2017	SHEET NO.
SCALE	1/16"=1'-0"	A-2.3a
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO.	1703	

A-2.3b



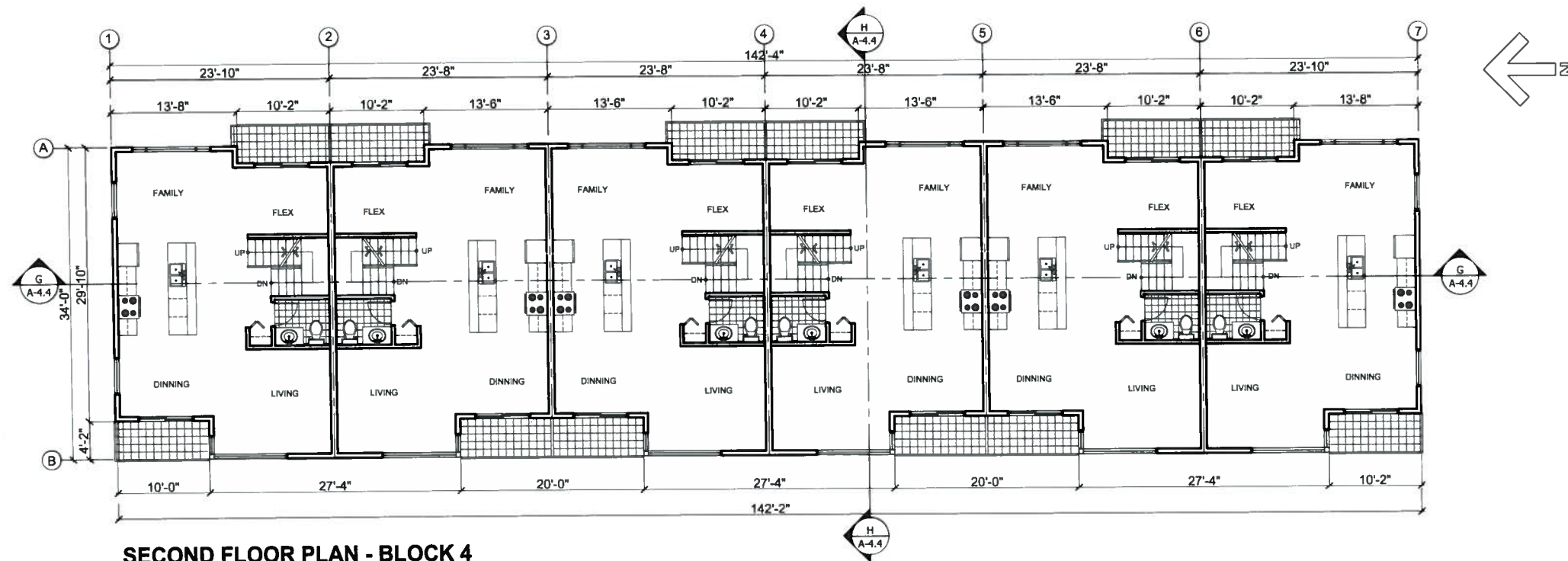
F. ADAB ARCHITECTS INC.

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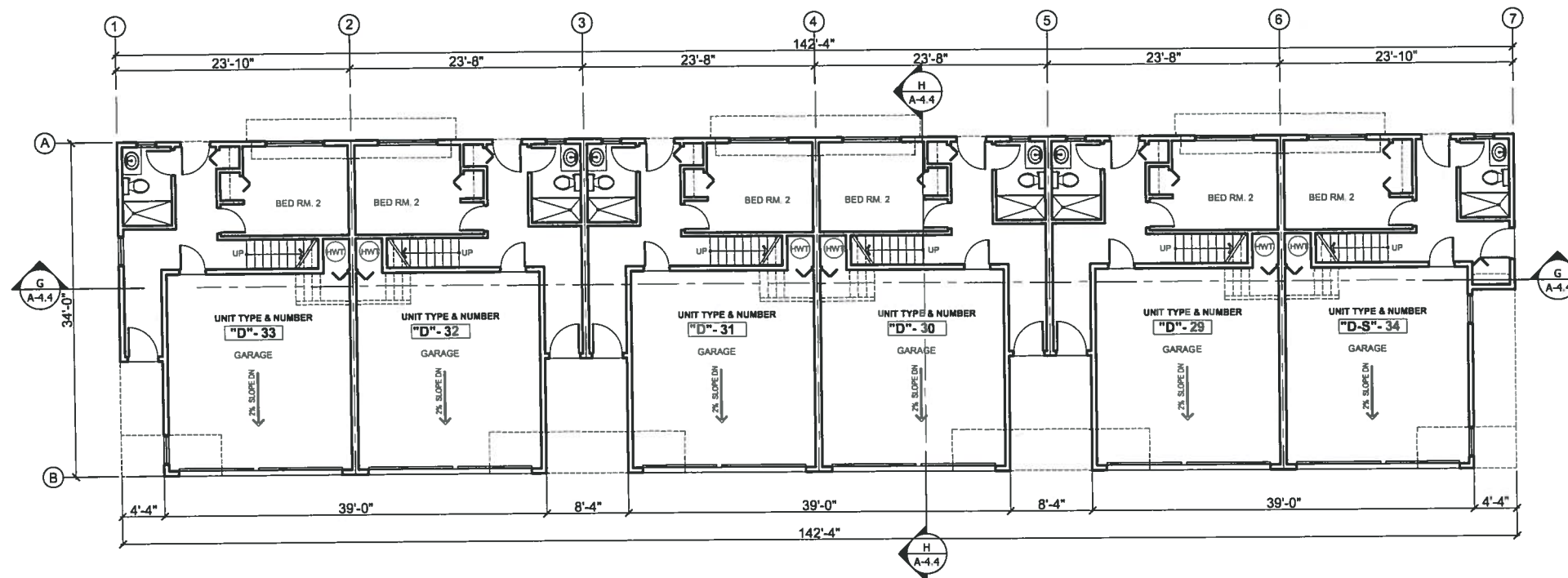
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SECOND FLOOR PLAN - BLOCK 4



FIRST FLOOR PLAN - BLOCK 4

NO.	DATE	REVISION / ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:

33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:

1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:

**BLOCK 4
FLOOR PLANS
FIRST & SECOND FLOORS**

DATE	OCT 2017	SHEET NO.
SCALE	1/16"=1'-0"	A-2.4a
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO.	1703	



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PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

DRAWING TITLE:

**BLOCK 4
FLOOR PLANS
THIRD FLOOR & ROOF**

DATE	OCT 2017	SHEET NO.
SCALE	1/16"=1'-0"	A-2.4b
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO:	1703	

A-2.4b



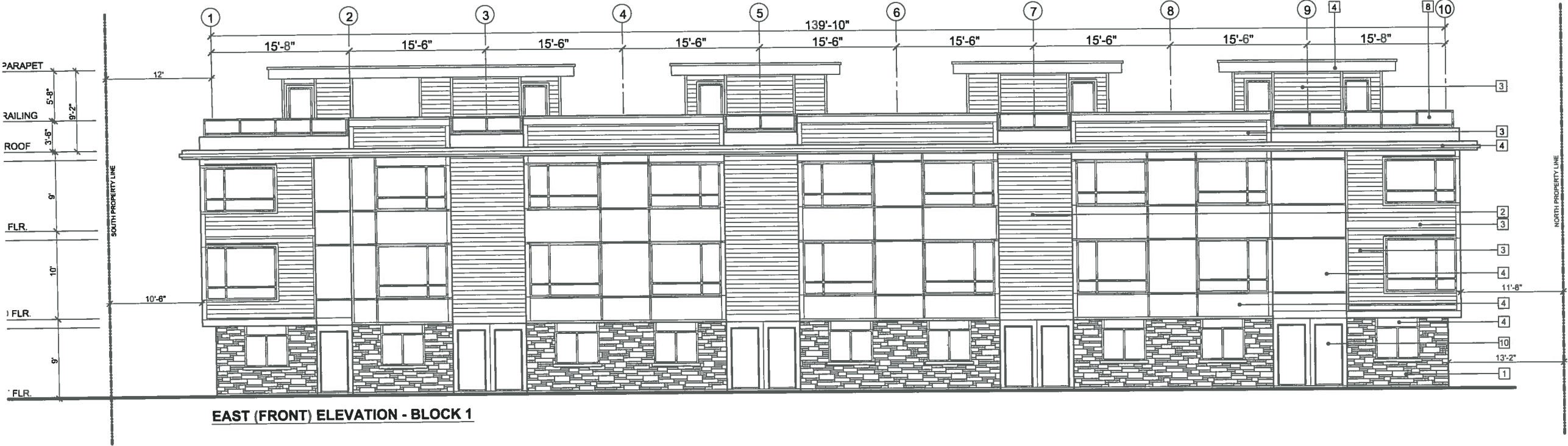
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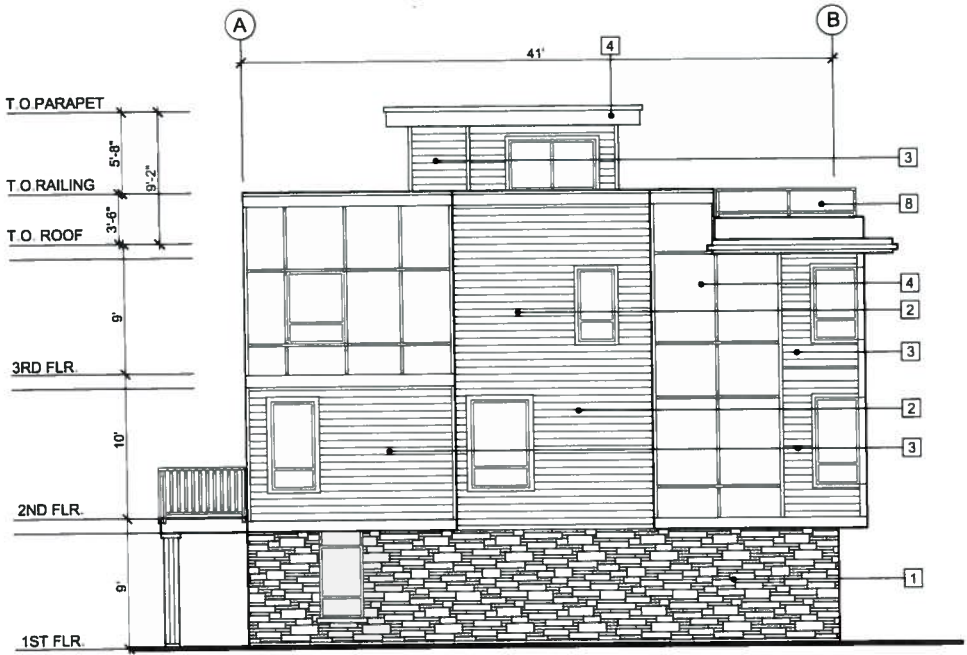
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EAST (FRONT) ELEVATION - BLOCK 1



SOUTH (SIDE) ELEVATION - BLOCK 1

EXTERIOR FINISHES

1		CULTURED STONE CSV-449974, BLACK RUNDLE - BY BORAL
2		6" HORIZONTAL SIDING - PVC / CARAMEL REF #8 BY SAGIPER
3		6" HORIZONTAL HARDIE SIDING / BAND BOARD SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
4		HARDIE PANEL / BOARD SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
5		HARDIE PANEL / BOARD SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
6		REVEAL BLACK
7		WINDOW VINYL - BLACK
8		RAILING ALUMINUM - BLACK GLASS (SAFETY) - CLEAR
9		COLUMN SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
10		ENTRY DOOR BLOCKS 1 & 4: SW2847 - BY SHERWIN WILLIAMS
11		GARAGE DOOR SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS

2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
33 UNIT TOWNHOUSES
19807-19819-19829-19849-19855
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S3T5

DRAWING TITLE:
**BLOCK 1
ELEVATIONS**

DATE	OCT 2017	SHEET NO.
SCALE	NTS.	A-3.1a
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO	1703	



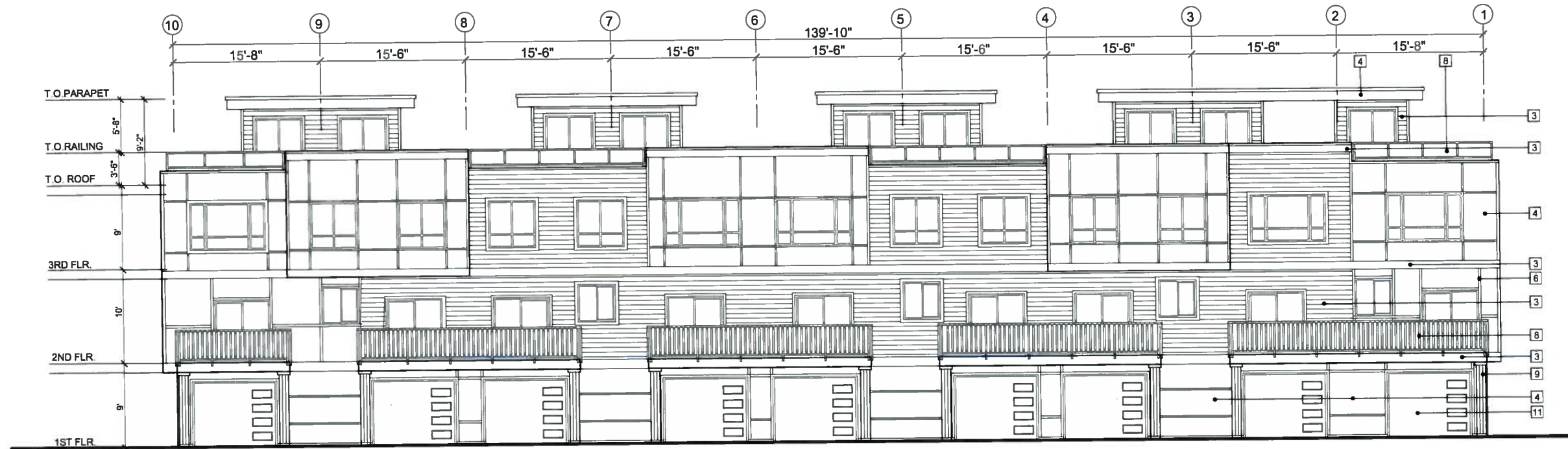
F. ADAB ARCHITECTS INC.

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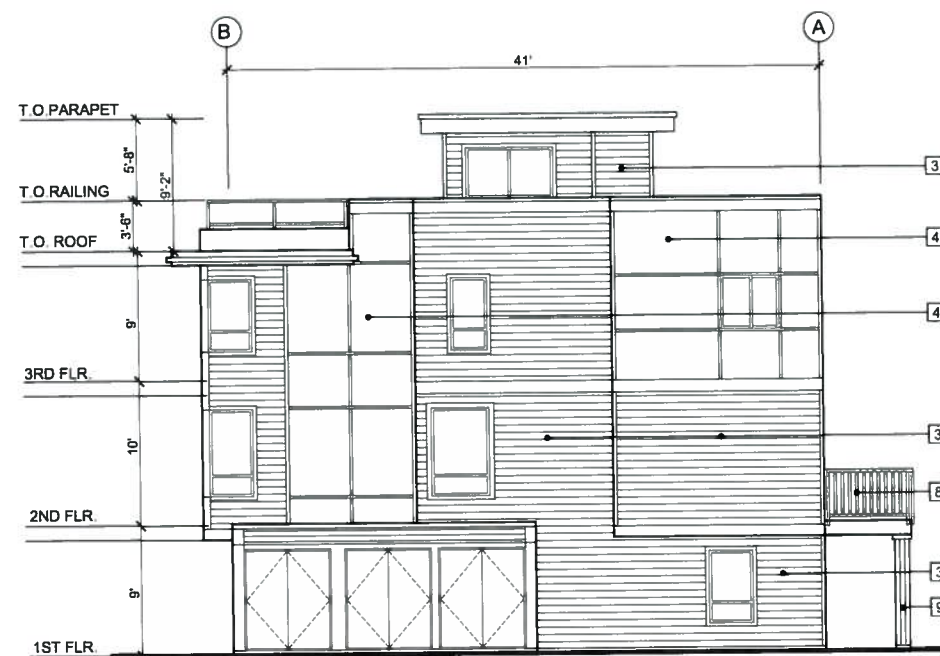
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WEST (REAR) ELEVATION - BLOCK 1



NORTH (SIDE) ELEVATION - BLOCK 1

EXTERIOR FINISHES

- 1 CULTURED STONE
CSV-449974, BLACK RUNDLE -
BY BORAL
- 2 6" HORIZONTAL SIDING -
PVC / CARAMEL REF #8 BY SAGIPER
- 3 6" HORIZONTAL HARDIE SIDING
/ BAND BOARD
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
- 4 HARDIE PANEL / BOARD
SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
- 5 HARDIE PANEL / BOARD
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
- 6 REVEAL
BLACK
- 7 WINDOW
VINYL -BLACK
- 8 RAILING
ALUMINUM - BLACK
GLASS (SAFETY) - CLEAR
- 9 COLUMN
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
- 10 ENTRY DOOR
BLOCKS 1 & 4 : SW2847 - BY SHERWIN WILLIAMS
- 11 GARAGE DOOR
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS

2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S3T5

DRAWING TITLE:
**BLOCK 1
ELEVATIONS**

DATE	OCT 2017	SHEET NO:
SCALE	NTS	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

A-3.1b



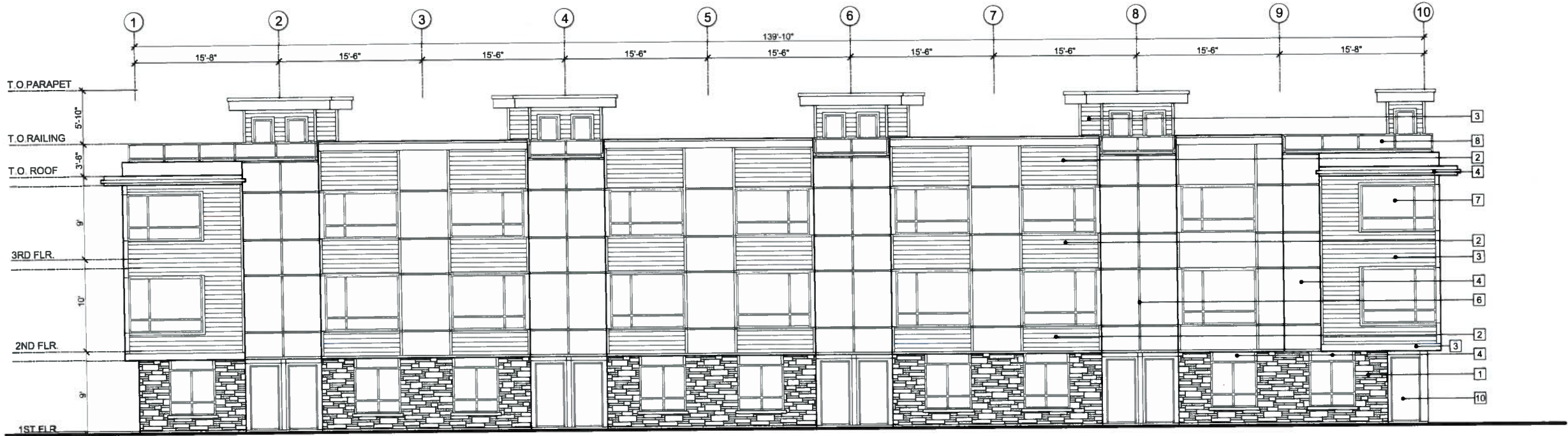
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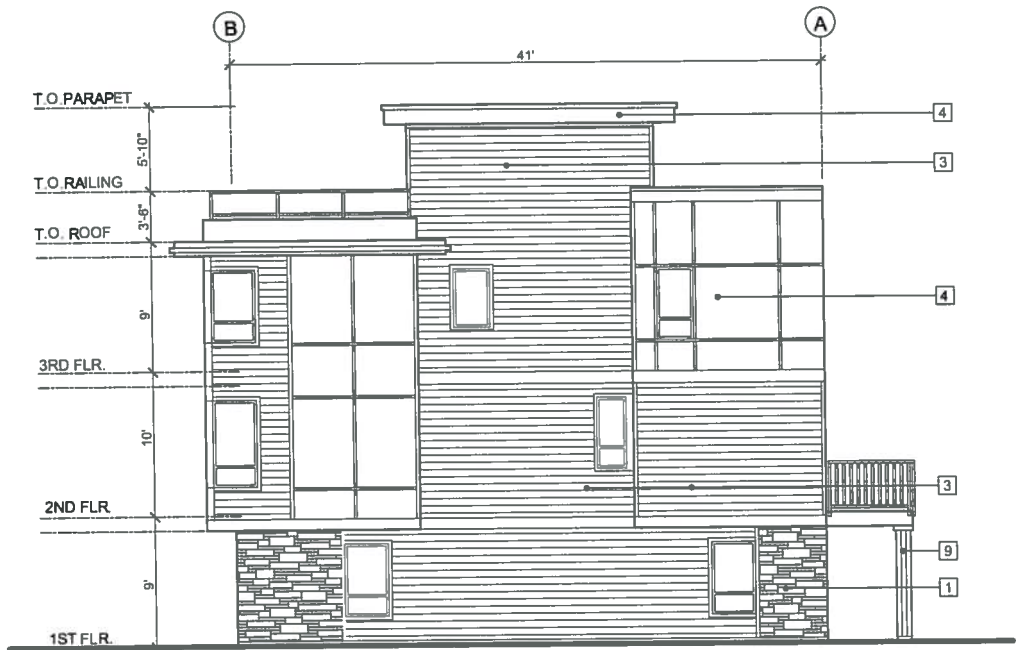
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**SOUTH (FRONT) ELEVATION -
BLOCK 2**



**EAST (SIDE) ELEVATION -
BLOCK 2**

EXTERIOR FINISHES

1		CULTURED STONE CSV-449974, BLACK RUNDLE - BY BORAL
2		6" HORIZONTAL SIDING - PVC / CAMEL REF #8 BY SAGIPER
3		6" HORIZONTAL HARDIE SIDING / BAND BOARD SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
4		HARDIE PANEL / BOARD SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
5		HARDIE PANEL / BOARD SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
6		REVEALS BLACK
7		WINDOW VINYL - BLACK
8		RAILING - BLACK ALUMINUM - BLACK ALUMINUM & CLEAR SAFETY GLASS
9		COLUMN SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
10		ENTRY DOOR BLOCKS 2 & 3: SW7585 - BY SHERWIN WILLIAMS
11		GARAGE DOOR SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS

2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO	DATE	REVISION / ISSUED

PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75TH AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
**BLOCK 2
ELEVATIONS**

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

A-3.2a



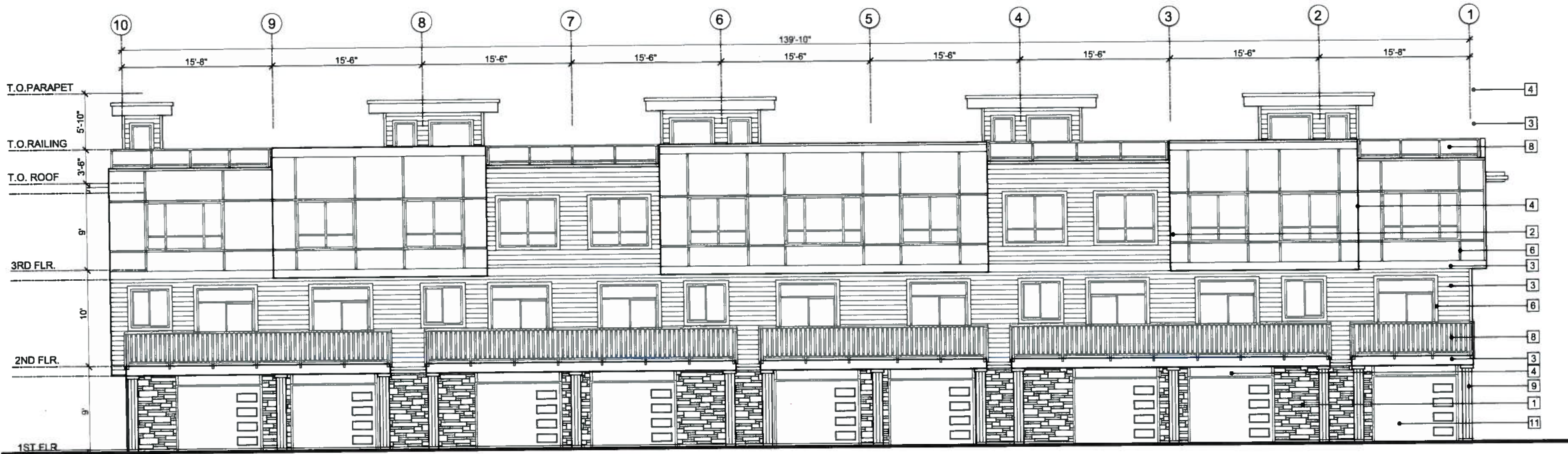
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NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 967-3003 FAX: (604) 967-3033
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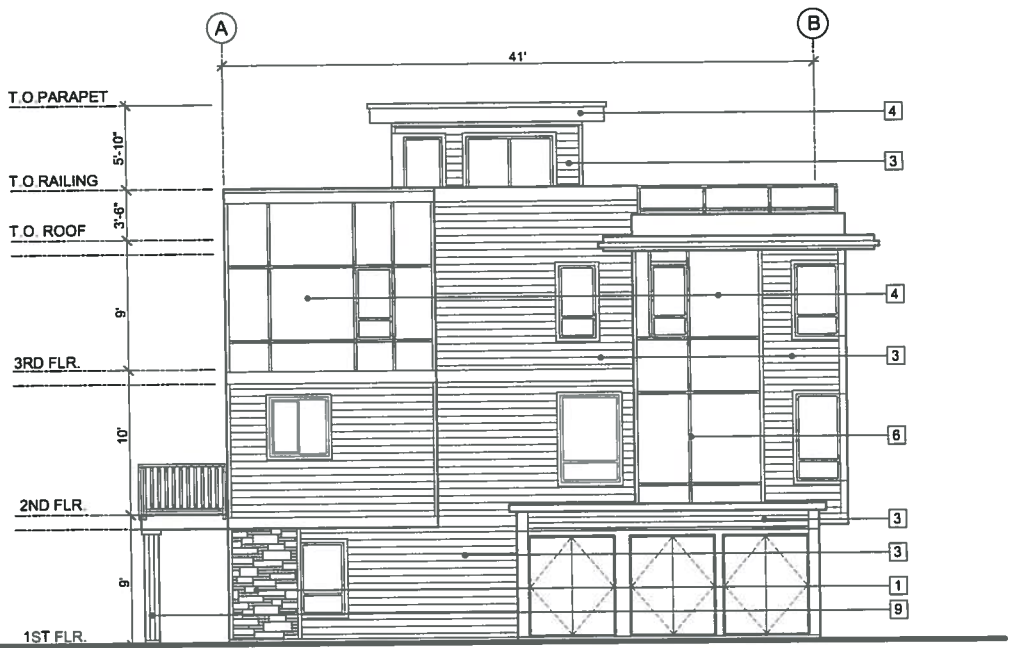
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**SOUTH (FRONT) ELEVATION -
BLOCK 2**



**WEST (SIDE) ELEVATION -
BLOCK 2**

EXTERIOR FINISHES

1		CULTURED STONE CSV-449974, BLACK RUNDLE - BY BORAL
2		6" HORIZONTAL SIDING - PVC / CARAMEL REF #8 BY SAGIPER
3		6" HORIZONTAL HARDIE SIDING / BAND BOARD SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
4		HARDIE PANEL / BOARD SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
5		HARDIE PANEL / BOARD SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
6		REVEALS BLACK
7		WINDOW VINYL - BLACK
8		RAILING - BLACK ALUMINUM - BLACK ALUMINUM & CLEAR SAFETY GLASS
9		COLUMN SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
10		ENTRY DOOR BLOCKS 2 & 3: SW7585 - BY SHERWIN WILLIAMS
11		GARAGE DOOR SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS

2	12-17-17	REVISED FOR REZONING & DP
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NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75TH AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
**BLOCK 2
ELEVATIONS**

DATE	OCT 2017	SHEET NO.
SCALE	NTS.	
DESIGN	AA.	
DRAWN	AA.	
PROJECT NO	1703	

A-3.2b



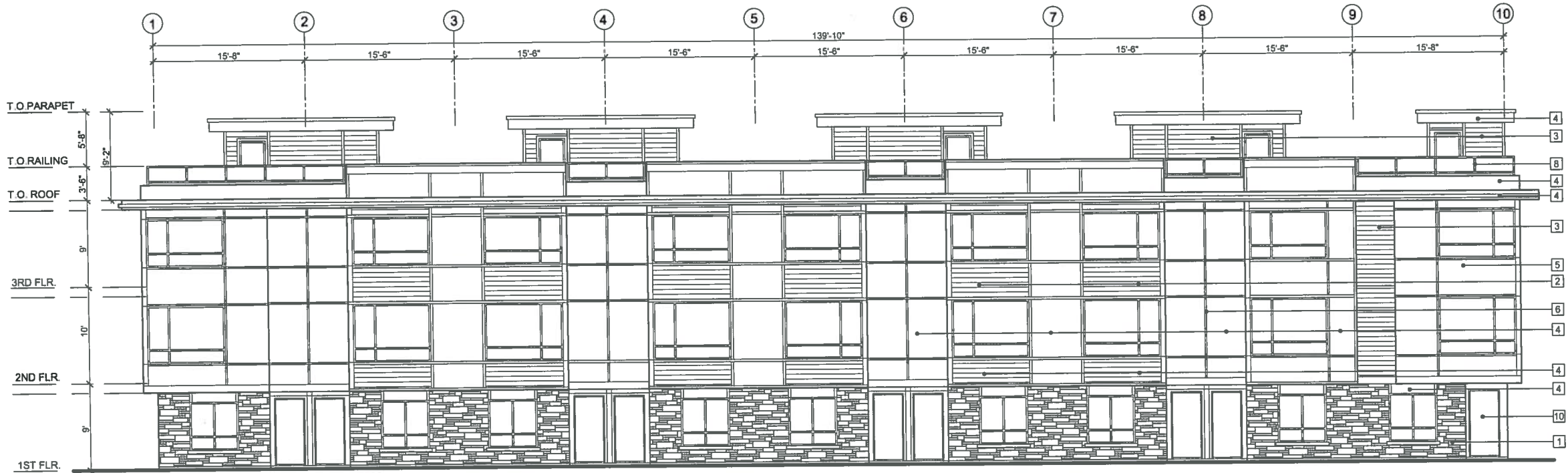
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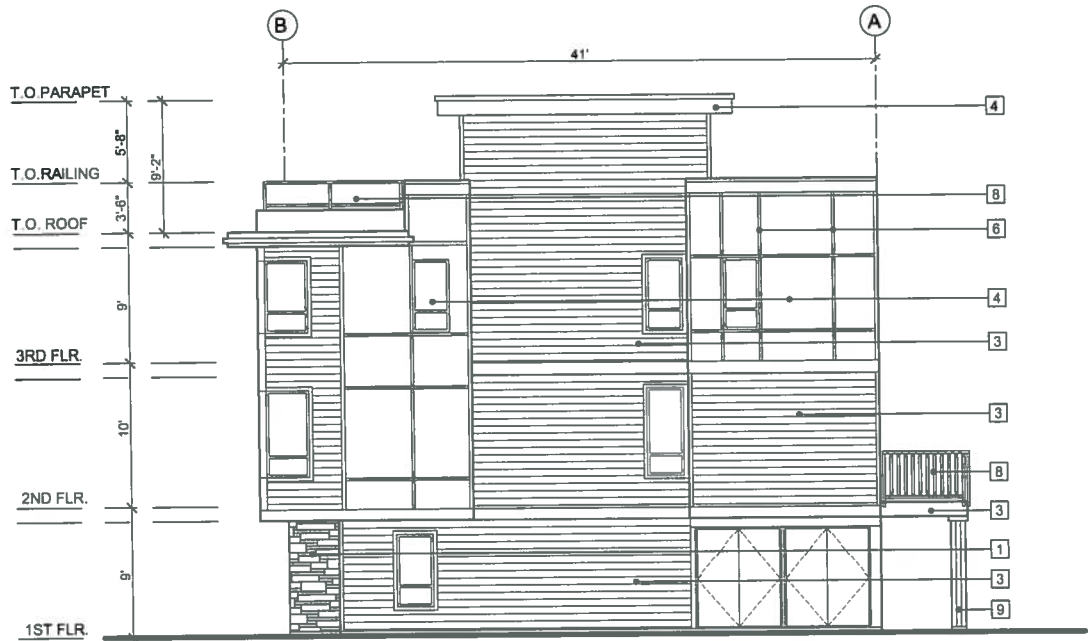
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**SOUTH (FRONT) ELEVATION -
BLOCK 3**



**EAST (SIDE) ELEVATION -
BLOCK 3**

EXTERIOR FINISHES

- | | | |
|----|--|--|
| 1 | | CULTURED STONE
CSV-449974, BLACK RUNDLE -
BY BORAL |
| 2 | | 6" HORIZONTAL SIDING -
PVC / CARMEL REF #8 BY SAGIPER |
| 3 | | 6" HORIZONTAL HARDIE SIDING
/ BAND BOARD
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS |
| 4 | | HARDIE PANEL / BOARD
SW 7020 BLACK FOX - BY SHERWIN WILLIAMS |
| 5 | | HARDIE PANEL / BOARD
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS |
| 6 | | REVEALS
BLACK |
| 7 | | WINDOW
VINYL - BLACK |
| 8 | | RAILING
- BLACK ALUMINUM
- BLACK ALUMINUM & CLEAR SAFETY GLASS |
| 9 | | COLUMN
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS |
| 10 | | ENTRY DOOR
BLOCKS 2 & 3 : SW7585 - BY SHERWIN WILLIAMS |
| 11 | | GARAGE DOOR
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS |

2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
**BLOCK 3
ELEVATIONS**

DATE:	OCT 2017	SHEET NO.
SCALE:	NTS	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	

A-3.3a



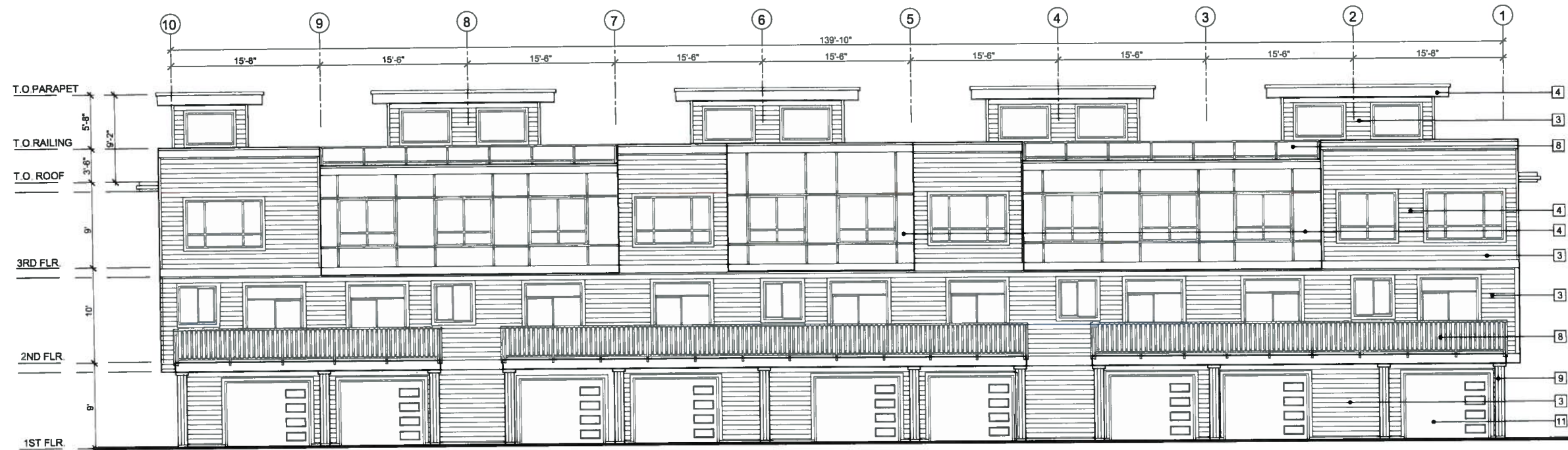
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NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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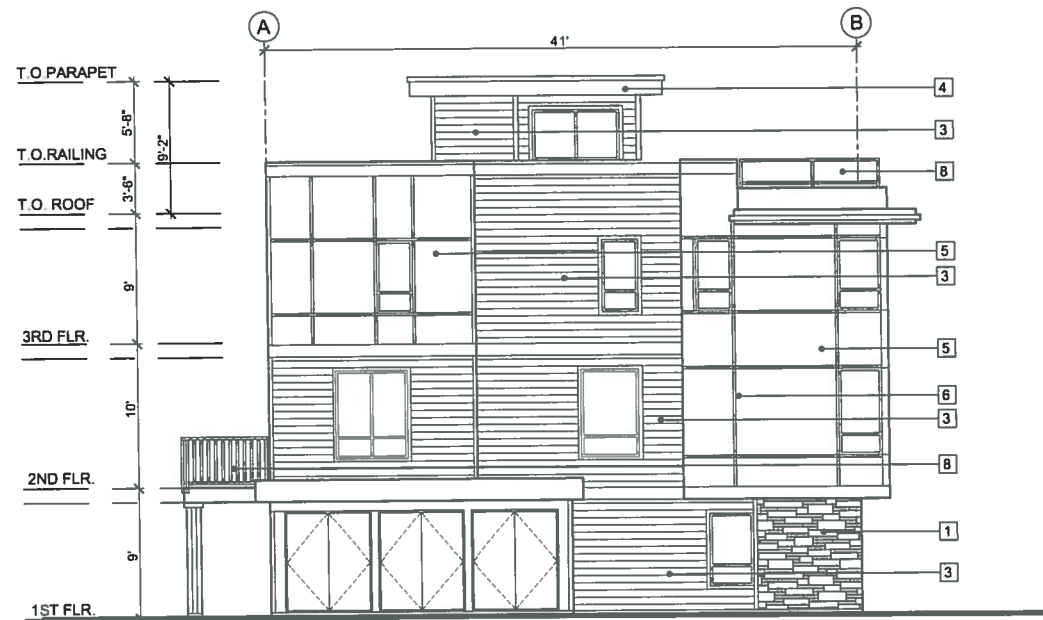
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**NORTH (REAR) ELEVATION -
BLOCK 3**



**WEST (SIDE) ELEVATION -
BLOCK 3**

EXTERIOR FINISHES

1		CULTURED STONE CSV-449974, BLACK RUNDLE - BY BORAL
2		6" HORIZONTAL SIDING - PVC / CAMEL REF #8 BY SAGIPER
3		6" HORIZONTAL HARDIE SIDING / BAND BOARD SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
4		HARDIE PANEL / BOARD SW 7020 BLACK FOX - BY SHERWIN WILLIAMS
5		HARDIE PANEL / BOARD SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
6		REVEALS BLACK
7		WINDOW VINYL - BLACK
8		RAILING - BLACK ALUMINUM - BLACK ALUMINUM & CLEAR SAFETY GLASS
9		COLUMN SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS
10		ENTRY DOOR BLOCKS 2 & 3 : SW7585 - BY SHERWIN WILLIAMS
11		GARAGE DOOR SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS

2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO	DATE	REVISION / ISSUED

PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY
FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
BLOCK 3 ELEVATIONS

DATE	OCT 2017	SHEET NO.
SCALE	NTS	
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO.	1703	

A-3.3b



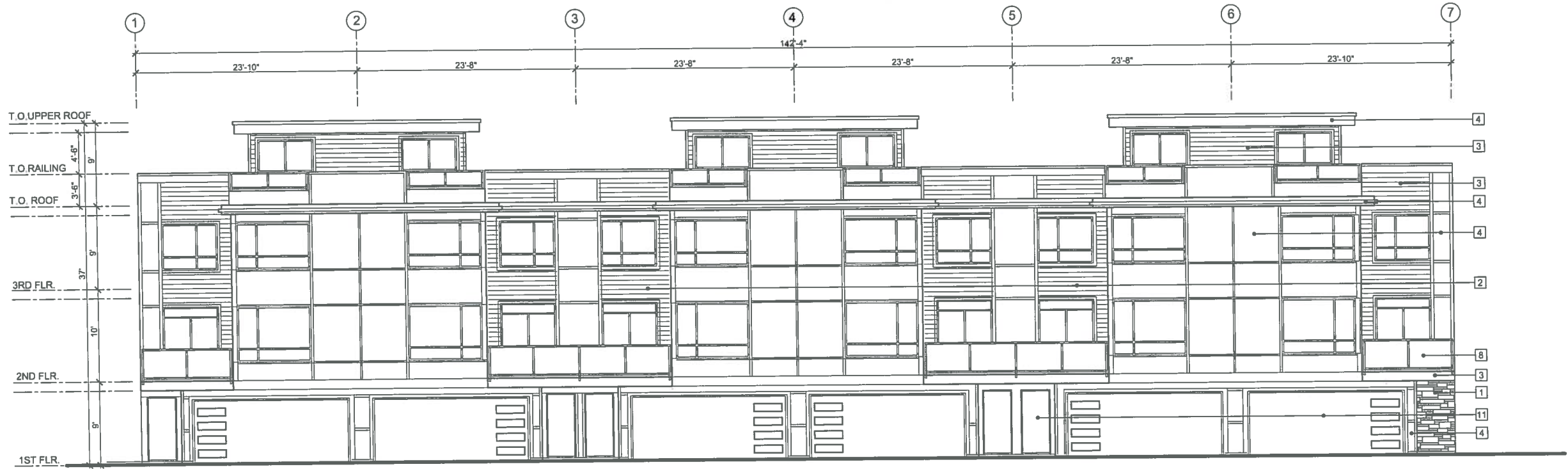
**F. ADAB
ARCHITECTS
INC.**

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

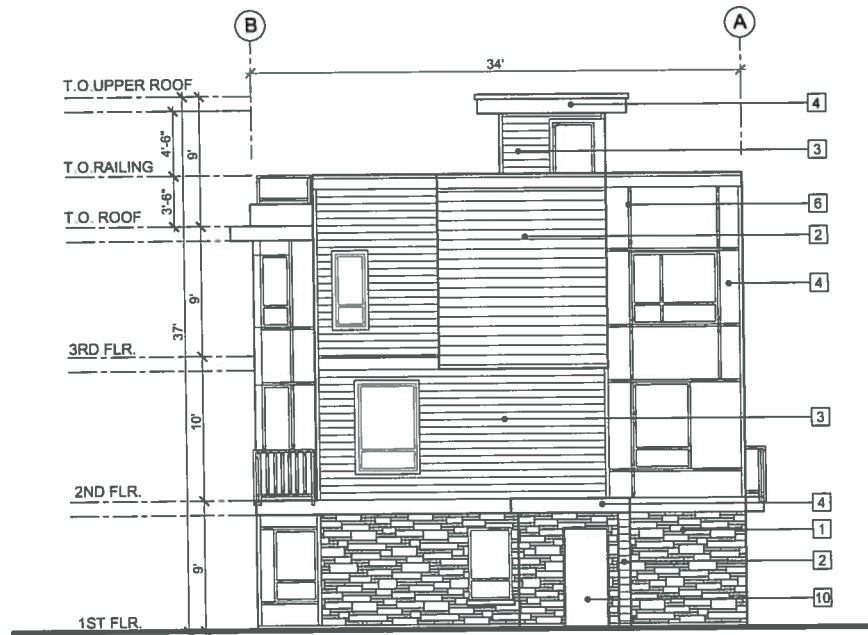
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WEST (FRONT) ELEVATION - BLOCK 4



SOUTH (SIDE) ELEVATION - BLOCK 4

EXTERIOR FINISHES

- | | |
|----|--|
| 1 |  CULTURED STONE
CSV-449974, BLACK RUNDLE -
BY BORAL |
| 2 |  6" HORIZONTAL SIDING -
PVC / CAMEL REF #8 BY SAGIPER |
| 3 |  6" HORIZONTAL HARDIE SIDING
/ BAND BOARD
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS |
| 4 | HARDIE PANEL / BOARD
SW 7020 BLACK FOX - BY SHERWIN WILLIAMS |
| 5 | HARDIE PANEL / BOARD
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS |
| 6 | REVEALS
BLACK |
| 7 | WINDOW
VINYL -BLACK |
| 8 | RAILING
ALUMINUM - BLACK
GLASS (SAFETY) - CLEAR |
| 9 | COLUMN
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS |
| 10 | ENTRY DOOR
BLOCKS 1&6 : SW 2847 - BY SHERWIN WILLIAMS |
| 11 | GARAGE DOOR
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS |

2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
**BLOCK 4
ELEVATIONS**

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS.	A-3.4a
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1703	



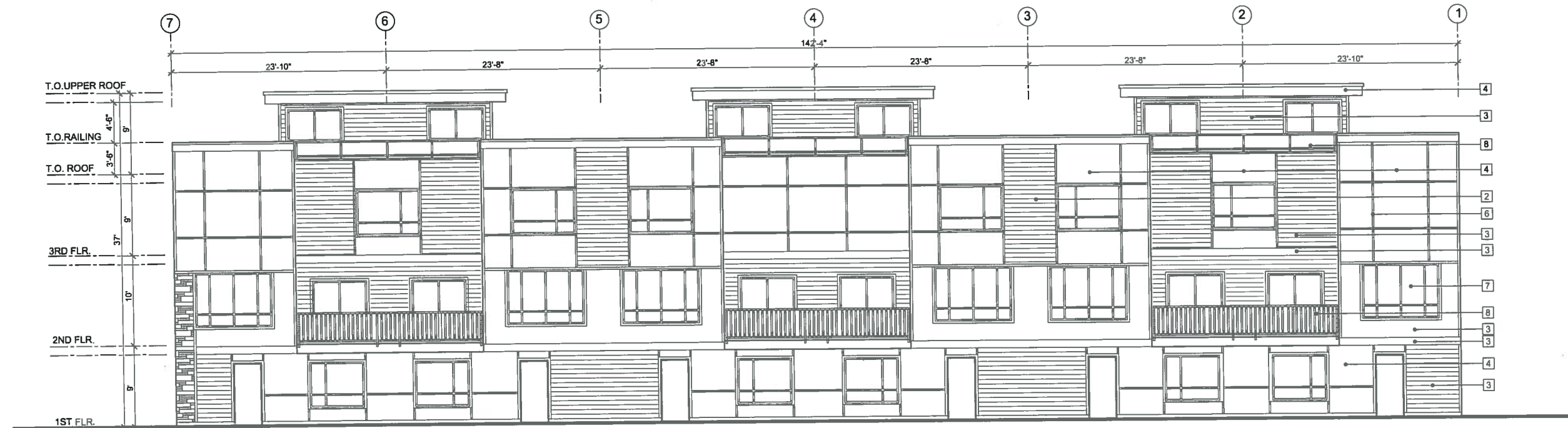
**F. ADAB
ARCHITECTS
INC.**

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

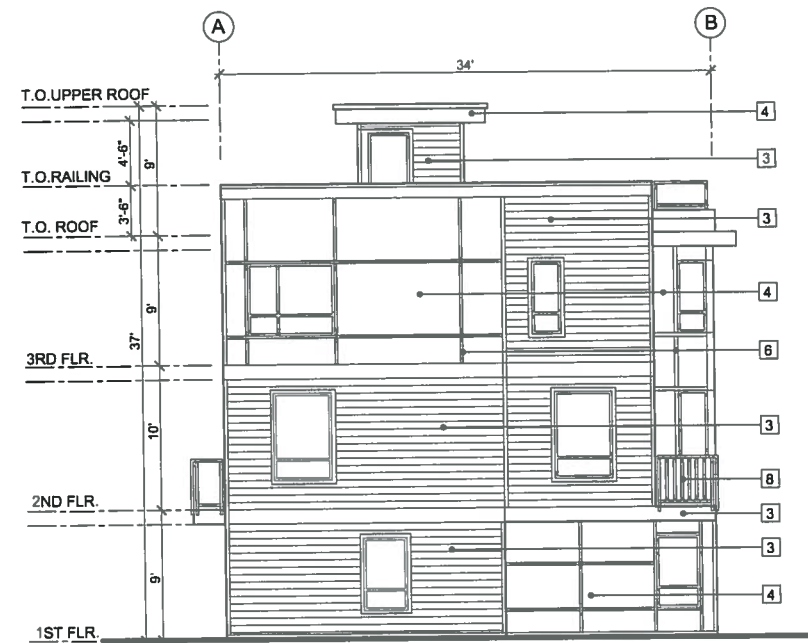
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EAST (REAR) ELEVATION - BLOCK 4



NORTH (SIDE) ELEVATION - BLOCK 4

EXTERIOR FINISHES

- | | |
|----|---|
| 1 |  CULTURED STONE
CSV-449974, BLACK RUNDLE -
BY BORAL |
| 2 |  6" HORIZONTAL SIDING -
PVC / CARAMEL REF #8 BY SAGIPER |
| 3 |  6" HORIZONTAL HARDIE SIDING
/ BAND BOARD
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS |
| 4 | HARDIE PANEL / BOARD
SW 7020 BLACK FOX - BY SHERWIN WILLIAMS |
| 5 | HARDIE PANEL / BOARD
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS |
| 6 | REVEALS
BLACK |
| 7 | WINDOW
VINYL - BLACK |
| 8 | RAILING
ALUMINUM - BLACK
GLASS (SAFETY) - CLEAR |
| 9 | COLUMN
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS |
| 10 | ENTRY DOOR
BLOCKS 1&6 : SW 2847 - BY SHERWIN WILLIAMS |
| 11 | GARAGE DOOR
SW 7015 REPOSE GRAY - BY SHERWIN WILLIAMS |

2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
**BLOCK 4
ELEVATIONS**

DATE	OCT 2017	SHEET NO.
SCALE	NTS	A-3.4b
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO	1703	



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DATE: SEP 2017	SHEET NO:
SCALE: 1/16"=1'-0"	A-4.1
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1703	

A-4.1



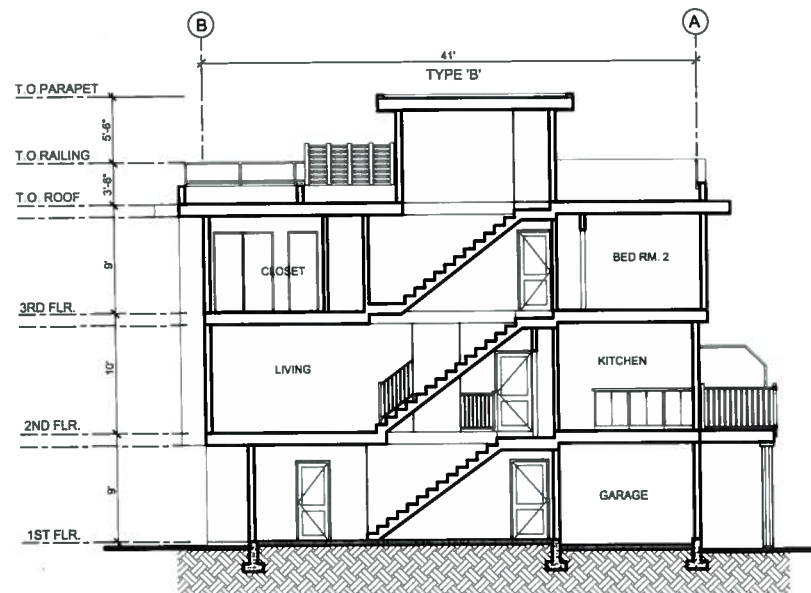
**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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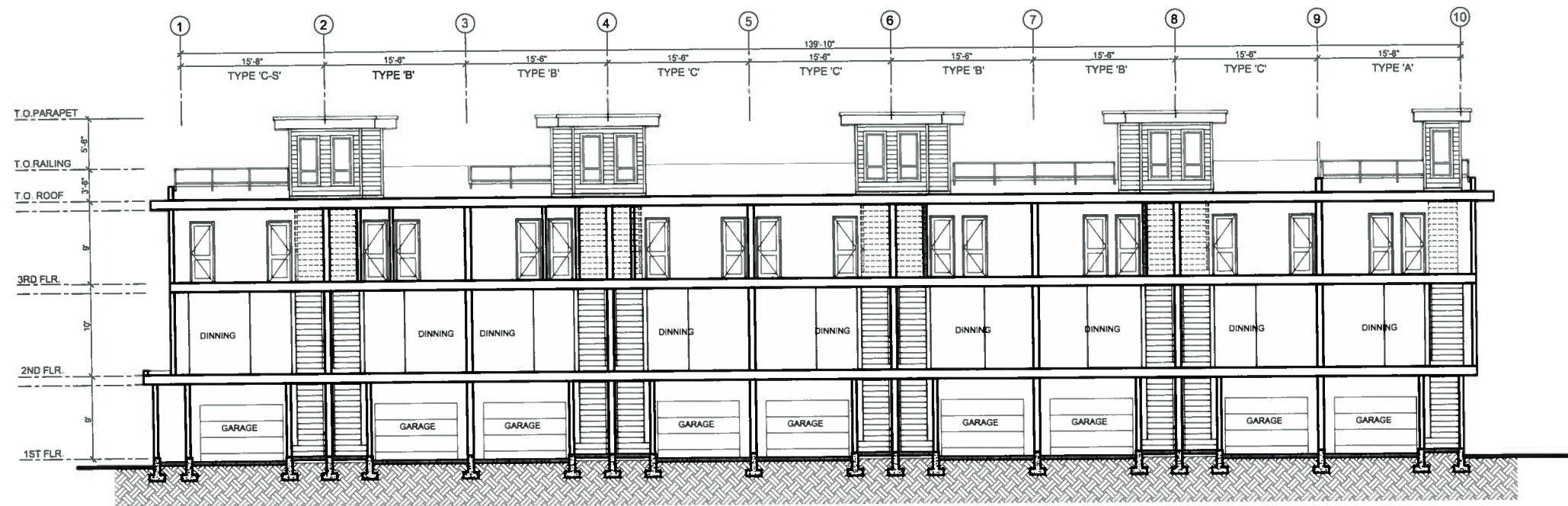
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SECTION D-D BLOCK 2



SECTION C-C BLOCK 2

2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
33 UNIT TOWNHOUSES
19607, 19619, 19629, 19649, 19655
55 A AVENUE, LANGLEY

FOR:
1126337 BC LTD+
14479 75 AVE
SURREY, B.C.V3S 3T5

DRAWING TITLE:
**BLOCK 2
SECTIONS**

DATE	OCT 2017	SHEET NO.
SCALE	1/16"=1'-0"	
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO.	1703	

A-4.2



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2	12-17-17	REVISED FOR REZONING &
1	10-25-17	ISSUED FOR REZONING & D
NO.	DATE	REVISION/ ISSUED

PROJECT TITLE:

33 UNIT TOWNHOUSES
19607, 19619, 19629, 19649, 19655
55 A AVENUE, LANGLEY

FOR:

1126337 BC LTD
14479 75 AVE.
SURREY, B.C.
V3S 3T5

DRAWING TITLE:

BLOCK 3
SECTIONS

DATE	OCT 2017	SHEET NO:
SCALE	1/16"=1'-0"	A-4.3
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO:	1703	



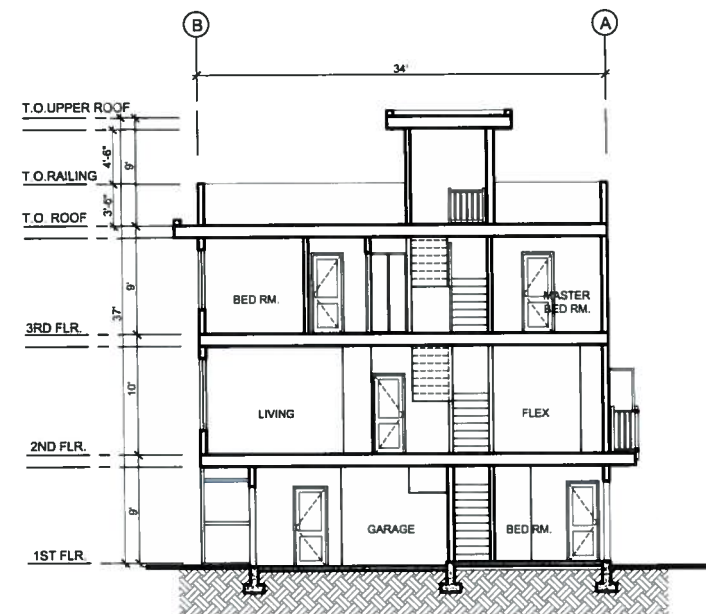
**F. ADAB
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NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 987-3003 FAX: (604) 987-3033
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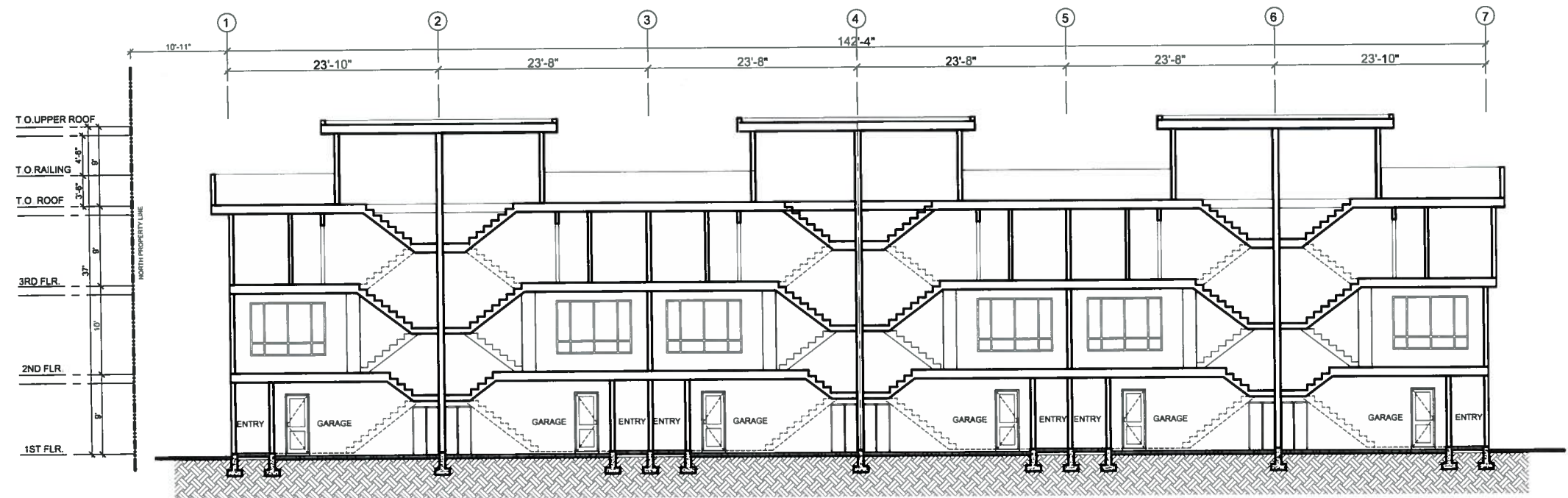
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SECTION H-H BLOCK 4



SECTION G-G BLOCK 4

NO.	DATE	REVISION / ISSUED
2	12-17-17	REVISED FOR REZONING & DP
1	10-25-17	ISSUED FOR REZONING & DP

PROJECT TITLE:
33 UNIT TOWNHOUSES
19607-19619-19629-19649-19655
55A AVENUE, LANGLEY

FOR:
1126337 BC LTD
14479 75 AVE
SURREY, B.C. V3S 3T5

DRAWING TITLE:
**BLOCK 4
SECTIONS**

DATE	OCT 2017	SHEET NO.
SCALE	1/16"=1'-0"	A-4.4
DESIGN	A.A.	
DRAWN	A.A.	
PROJECT NO.	1703	

SEAL

PLANT SCHEDULE				PMG PROJECT NUMBER: 17-182
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	5	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL: 1.8M STD. B&B
	8	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	6CM CAL: B&B
	16	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL: 2M STD: B&B
	3	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	2.5M HT: B&B
	7	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT: B&B SINGLE LEADER
SHRUB	8	AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA, RED-VIOLET	#3 POT: 40CM
	70	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT: 40CM
	23	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT: 50CM
	5	HYDRANGEA SERRATA 'BLUEBIRD'	MOUNTAIN HYDRANGEA, LACECAP BLUE	#3 POT: 40CM
	59	ILEX CRENATA 'GREEN THUMB'	HOLLY, COMPACT	#3 POT: 50CM
	8	RHODODENDRON 'CHRISTMAS CHEER'	RHODODENDRON, BLUSH PINK	#3 POT: 50CM
	44	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT: 30CM
	55	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
	43	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT: 30CM
GRASS	8	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
	141	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
	119	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
	30	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	#1 POT
	180	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL	5	LYSIMACHIA CLETHROIDES	GOOSENECK LOOSESTRIPE	#1 POT
	3	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	15CM POT
	45	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT: 20CM
	56	WALDSTEINIA TERNATA	BARREN STRAWBERRY	#1 POT: 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



NO	DATE	REVISION DESCRIPTION	DR
2	17 NOV 20	REV SITE PLAN	MM
1	17 OCT 20	REV NOTATIONS	MM

CLIENT

PROJECT

TOWNHOUSE DEVELOPMENT

55A AVE.
LANGLEY, B.C.

DRAWING TITLE

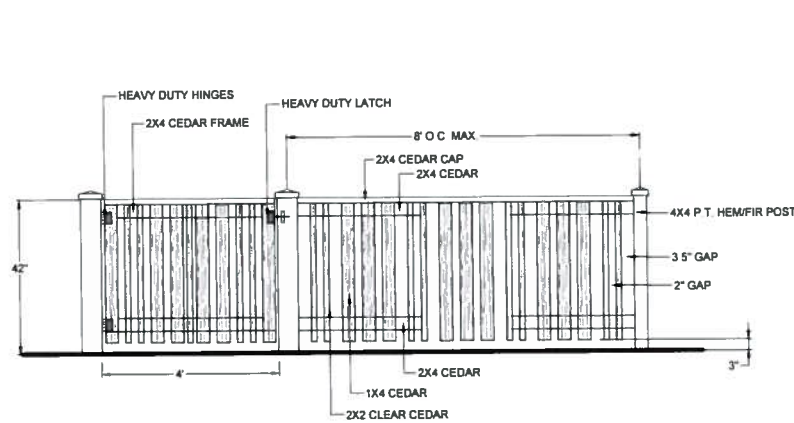
LANDSCAPE
PLAN

DATE:	17 SEPT 22	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	L1
DRAWN:	MM	
DESIGN:	MM	
CHKD:		OF 2

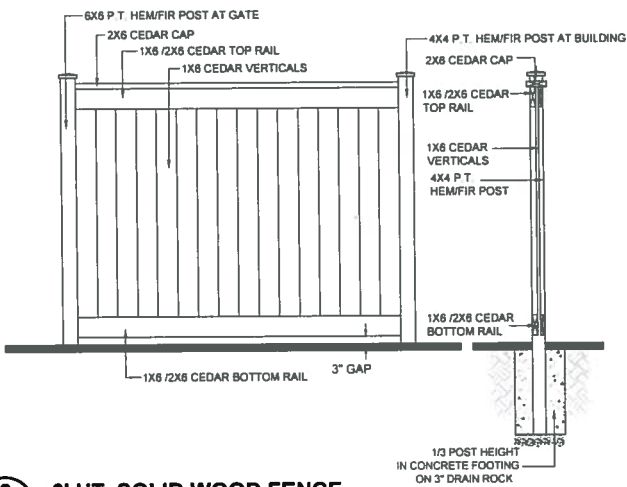
PMG PROJECT NUMBER:

17-182

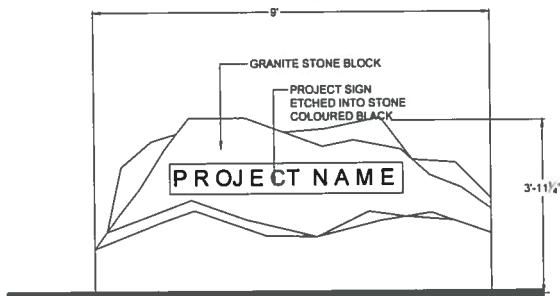
SEAL



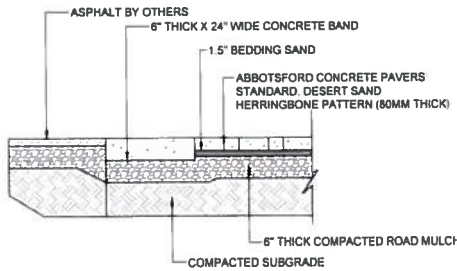
1 42" HT. WOOD PICKET FENCE
1/2"=1'-0"



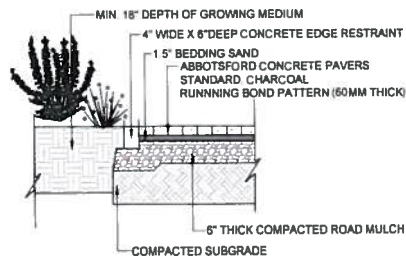
2 6' HT. SOLID WOOD FENCE
1/2"=1'-0"



3 PROJECT SIGNAGE
1/2"=1'-0"



4 PAVERS IN ROAD
1/2"=1'-0"



5 PATIO PAVERS
1/2"=1'-0"

NO DATE REVISION DESCRIPTION DR

CLIENT

PROJECT

TOWNHOUSE DEVELOPMENT

**55A AVE.
LANGLEY, B.C.**

DRAWING TITLE

**LANDSCAPE
DETAILS**

DATE: 17. SEPT. 22 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: MM
DESIGN: MM
CHK'D: OF 2

PMG PROJECT NUMBER

17-182



17182-1.ZIP