

19727-19737-19755-19763, 55 AVENUE, LANGLEY



DATE: NOV 2017	SHEET NO:
SCALE: NA	A-1.0
DESIGN: AA	
DRAWN: AA	
PROJECT NO: 1706	







1



2



3



4



**F. ADAB  
ARCHITECTS  
INC.**

#135-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3M4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: info@mfadab.com

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2	06-01-18	REISSUED FOR REZONING & DP
1	04-16-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727/19737/19755/19763  
55 AVENUE, LANGLEY  
FOR:  
**55 AVENUE HOLDINGS INC.**  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

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

DATE:	OCT 2017	SHEET NO.:
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1803	

**A-1.2**



**F. ADAB  
ARCHITECTS  
INC.**

#150-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3K4  
TEL: (604) 887-3003 FAX: (604) 887-3003  
E-MAIL: info@fadab.ca

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2	06-01-18	REBUILT FOR REZONING & DP
1	04-16-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**36 UNIT TOWNHOUSE DEVELOPMENT**  
**1927, 1973, 1975, 1976, 55 AVENUE, LANGLEY**

**FOR:**  
**55 AVENUE HOLDINGS INC.**  
**7680 MONTANA RD.**  
**RICHMOND, B.C. V7C 2K8**

**DRAWING TITLE:**  
**SITE PLAN**

**DATE:** OCT 2017 **SHEET NO.:** A-1.3

**SCALE:** NTL

**DESIGN:** A.A.

**DRAWN:** A.A.

**PROJECT NO.:** 1903





**PERSPECTIVE VIEW FROM 55 AVENUE**



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3N6  
TEL: 604-967-3833 FAX: 604-967-3833  
E-MAIL: info@fadab.ca

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2	08-01-18	ISSUED FOR RECORDING & DP
1	04-18-18	ISSUED FOR RECORDING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727, 19737, 19756, 19763  
55 AVENUE, LANGLEY  
FOR:  
**55 AVENUE HOLDINGS INC.**  
7650 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

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

DATE:	OCT 2017	SHEET NO.:
SCALE:	N/A	<b>A-1.4</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1803	



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 5N6  
TEL: (604) 867-3003 FAX: (604) 867-3053  
E-MAIL: [miba@multigonlab.com](mailto:miba@multigonlab.com)

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2	06-01-16	REISSUED FOR REZONING & CP
1	04-10-16	ISSUED FOR REZONING & CP
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727,19737,19755,19763  
55 AVENUE, LANGLEY  
**FOR:**  
**55 AVENUE HOLDINGS INC.**  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K6

DRAWING TITLE:  
**COLOURED ELEVATIONS**

DATE:	OCT 2017	SHEET NO:  <b>A-1.5</b>
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



### **Exterior Finishes and Colour**

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

Emphasis is given on rich urban elements with Brick being the dominant exposing material. Prefabricated panels and Hardie siding are introduced throughout the facades. Vinyl siding is not used in any areas.

The colours are selected with emphasis on dark and light grey panels, off-white siding and hazel oak wood colour as accent. Windows and railings are back resulting in further contrast between the exterior finishing materials.



**SOUTH ELEVATION - BLOCK 6**

### **EXTERIOR FINISHES**



**BRICK VENEER  
EBONY BY MISSION**



**HARDIE SIDING  
SW 7004 SNOW BOUND  
BY SHERWIN WILLIAMS**



**PVC SIDING  
HAZEL OAK  
REF #6 BY SAGIPER**



**HARDIE PANEL  
SW 9163 TIN LIZZIE  
BY SHERWIN WILLIAMS**



**F. ADAB  
ARCHITECTS  
INC.**

PHD-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 5M4  
TEL: (604) 867-5888 FAX: (604) 867-8880  
E-MAIL: info@fadab.ca

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NO.	DATE	REVISION / ISSUED
2	08-01-18	REISSUED FOR REVISION & DP
1	06-10-18	ISSUED FOR REVISION & DP
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727, 19737, 19756, 19783  
55 AVENUE, LANGLEY  
**FOR:**  
**55 AVENUE HOLDINGS INC.**  
7880 MONTANA RD.  
RICHMOND, B.C. V7C 2K3

**DRAWING TITLE:**  
**EXTERIOR FINISH**

DATE:	OCT 2017	SHEET NO:	
SCALE:	N/A		
DESIGNER:	J.A.		
DRAWN:	J.A.		
PROJECT NO:	1803		

**A-1.6**



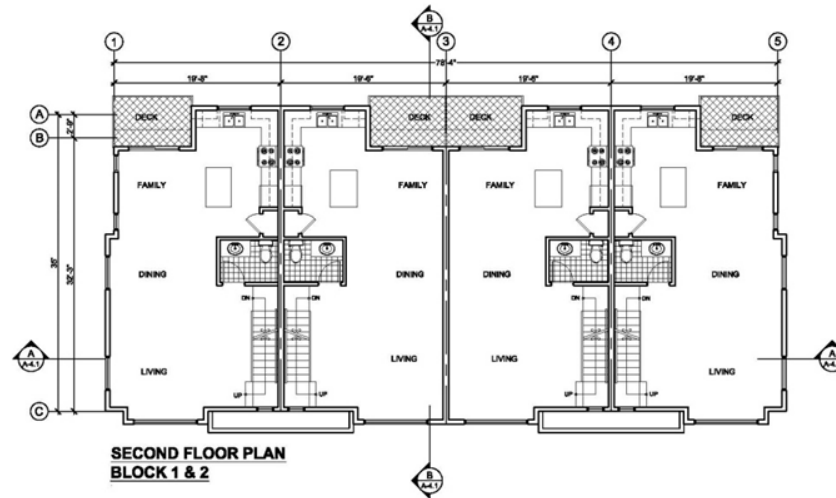
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3H4  
TEL: (604) 947-3303 FAX: (604) 947-3303  
E-MAIL: info@f-adab.com

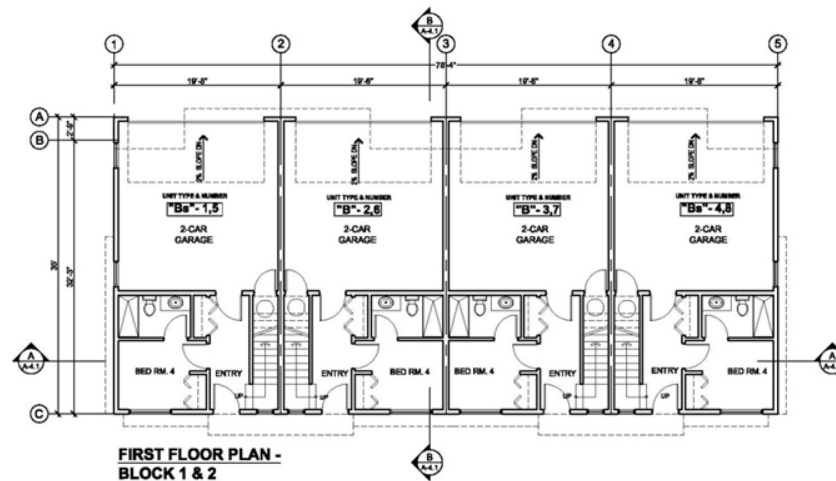
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**SECOND FLOOR PLAN  
BLOCK 1 & 2**



**FIRST FLOOR PLAN -  
BLOCK 1 & 2**

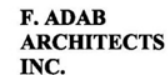
PROJECT TITLE:  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727,19737,19755,19783  
55 AVENUE, LANGLEY  
FOR:  
**55 AVENUE HOLDINGS INC.**  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K9

DRAWING TITLE:  
**BLOCK 1 & 2  
FIRST & SECOND  
FLOOR PLANS**

DATE: OCT 2017  
SCALE: NTS.  
DESIGN: A.A.  
DRAWING: A.A.  
PROJECT NO: 1803

SHEET NO:  
**A-2.1a**



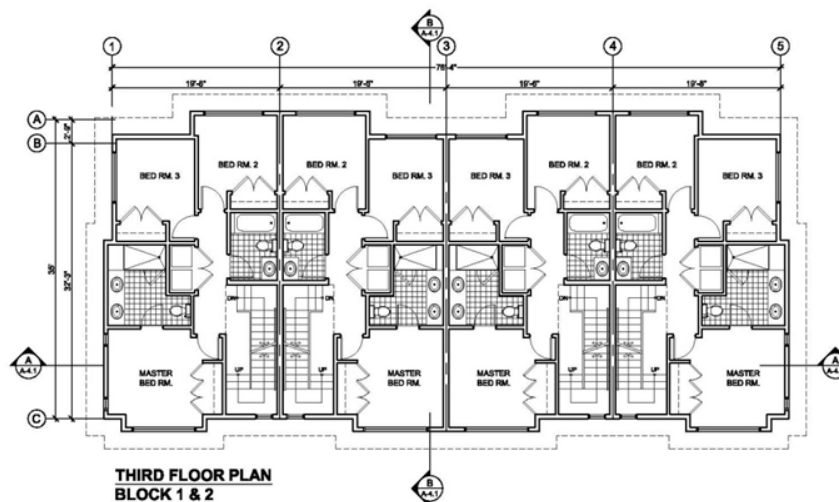
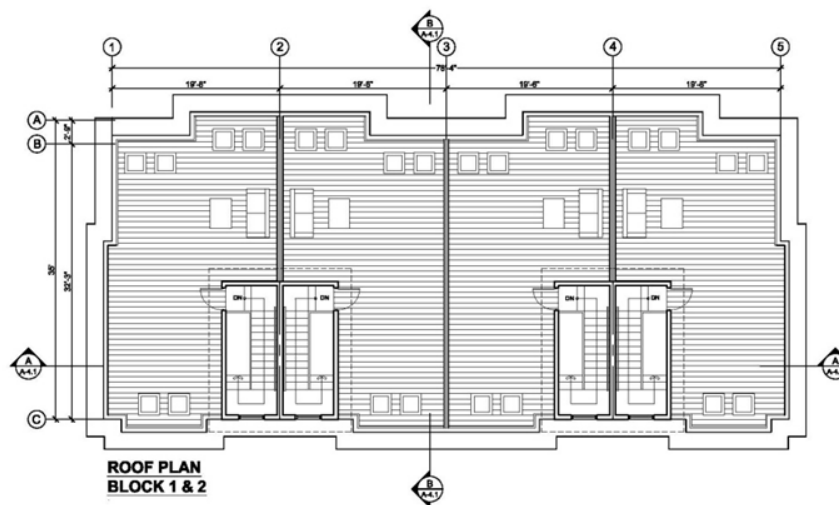


#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 287-3003 FAX: (604) 287-3033  
E-MAIL: [info@smallprintclub.com](mailto:info@smallprintclub.com)

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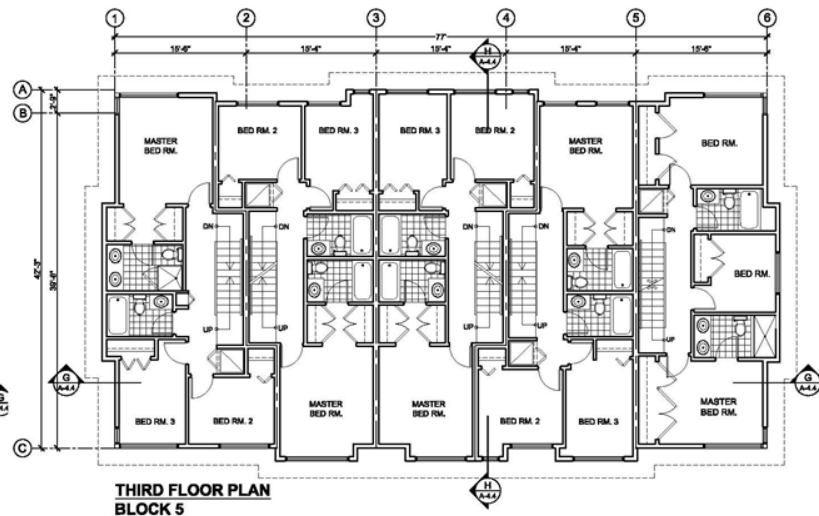
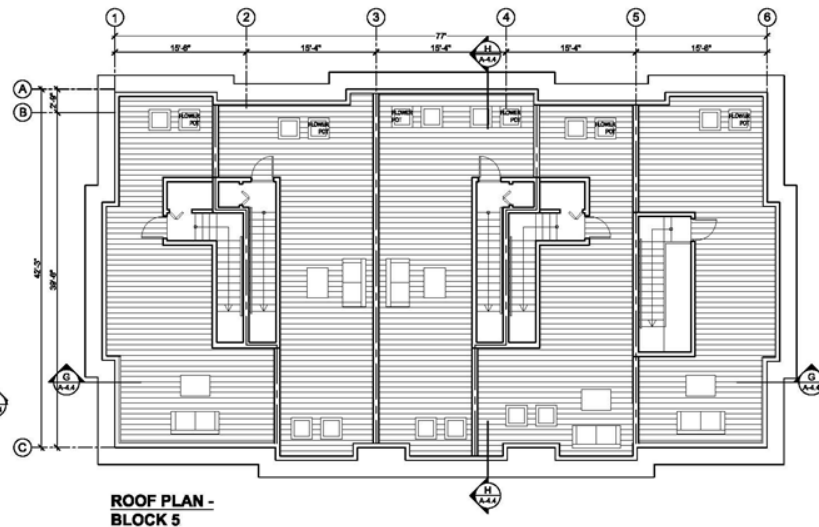
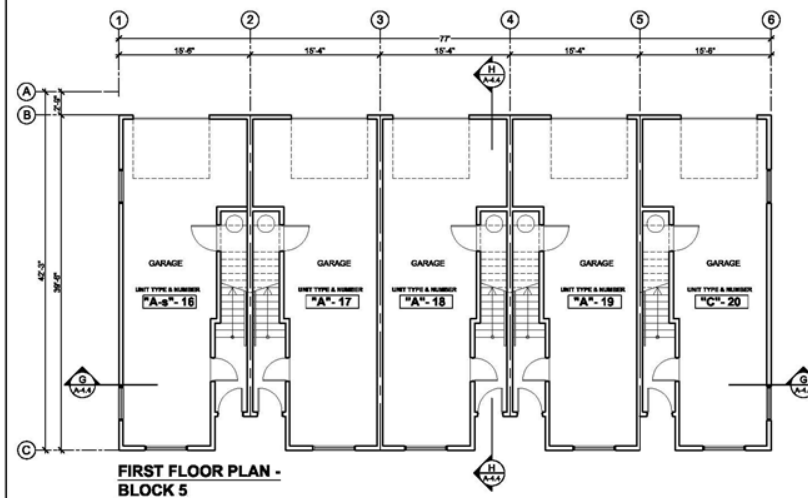
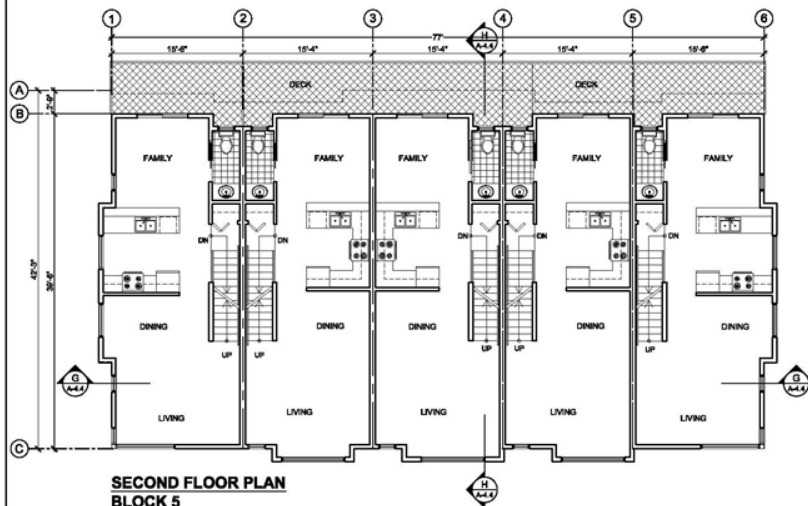


2	09-01-19	REISSUED FOR REZONING &
1	04-19-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727, 19737, 19755, 19763  
55 AVENUE, LANGLEY  
**FOR:**  
**55 AVENUE HOLDINGS INC.**  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

DRAWING TITLE:  
BLOCK 1 & 2  
THIRD FLOOR  
AND ROOF PLAN

DATE: OCT 2017	SHEET NO:
SCALE: NTS	A-2.1b
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1803	



# **F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3M4  
TEL: 604.967.0033 FAX: 604.967.0033  
E-MAIL: info@f.adab.com

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NO.	DATE	REVISION / ISSUED
2	08-01-18	REISSUED FOR REZONING & OP
1	06-10-18	ISSUED FOR REZONING & OP

**PROJECT TITLE:**  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727, 19737, 19755, 19763  
55 AVENUE, LANGLEY  
FOR:  
**55 AVENUE HOLDINGS INC.**  
7650 MONTANA RD.  
RICHMOND, B.C. V7C 2X8

**DRAWING TITLE:**  
**BLOCKS 5  
FLOOR PLANS**

DATE:	OCT 2017	SHEET NO:
SCALE:	NTS	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

**A-2.4**

### **Livability, Energy Saving and Green Measures**

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

1. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces and overhangs provided at the roof level.
2. The site is located in the urban fabric zone of the City and is close to the public transportation and amenities.
3. The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010
4. 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
5. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
6. All units have private patios at grade, decks on 2nd floors and also amenity on roof decks contributing to livability of the units and creating a family oriented environment
7. Mechanical system is equipped with heat recovery system "HRV" for recycling the heat energy.

### **Crime Prevention Through Environmental Design. "CPTED"**

Liahona Security has been hired by the developer and provided a CPTED report for the proposed development. Architectural and the landscape designs have incorporated the recommendations in their designs.

The rationale behind the CPTED strategy follows the principles introduced by Liahona Security and takes into account the 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:***

- 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 55 Avenue and the lane 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 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
- Brick has been introduced at the base of the buildings representing 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.



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3B4  
TEL: (604) 867-7001 FAX: (604) 867-7005  
E-MAIL: info@f-adab.com

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2	06-01-18	REISSUED FOR REZONING & DP
1	04-18-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727,19737,19755,19763  
55 AVENUE, LANGLEY  
FOR:  
**55 AVENUE HOLDINGS INC.**  
7650 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

DRAWING TITLE:  
**DESIGN RATIONALE  
FORM AND CHARACTER,  
LIVABILITY**

DATE:	OCT 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	

**A-5.2**





NO.	DATE	REVISION DESCRIPTION	BY
1		KEY PLAN FOR NEW SITE PLAN	BN
2		FINAL PLAN	BN

PROJECT:  
19727, 19763  
55TH AVENUE,  
LANGLEY, BC

DRAWING TITLE:  
**KEY PLAN**

DATE: 2008/MAR/22  
SCALE: NTS  
DRAWN: BN  
DESIGN: BN  
CHECK: HM

**LO**

OF 5

M2LA PROJECT NUMBER: JOB NO. # 022

LANE

55 AVENUE





#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2ia.com



NO.	DATE	REVISION DESCRIPTION	BY
1	2018-11-02	ISSUE FOR PERMIT	BR
2	2018-11-02	REV AS PER NEW SITE PLAN	BR
3	2018-11-02	REV AS PER NEW SITE PLAN	BR

PROJECT:  
19727, 19763  
55TH AVENUE,  
LANGLEY, BC

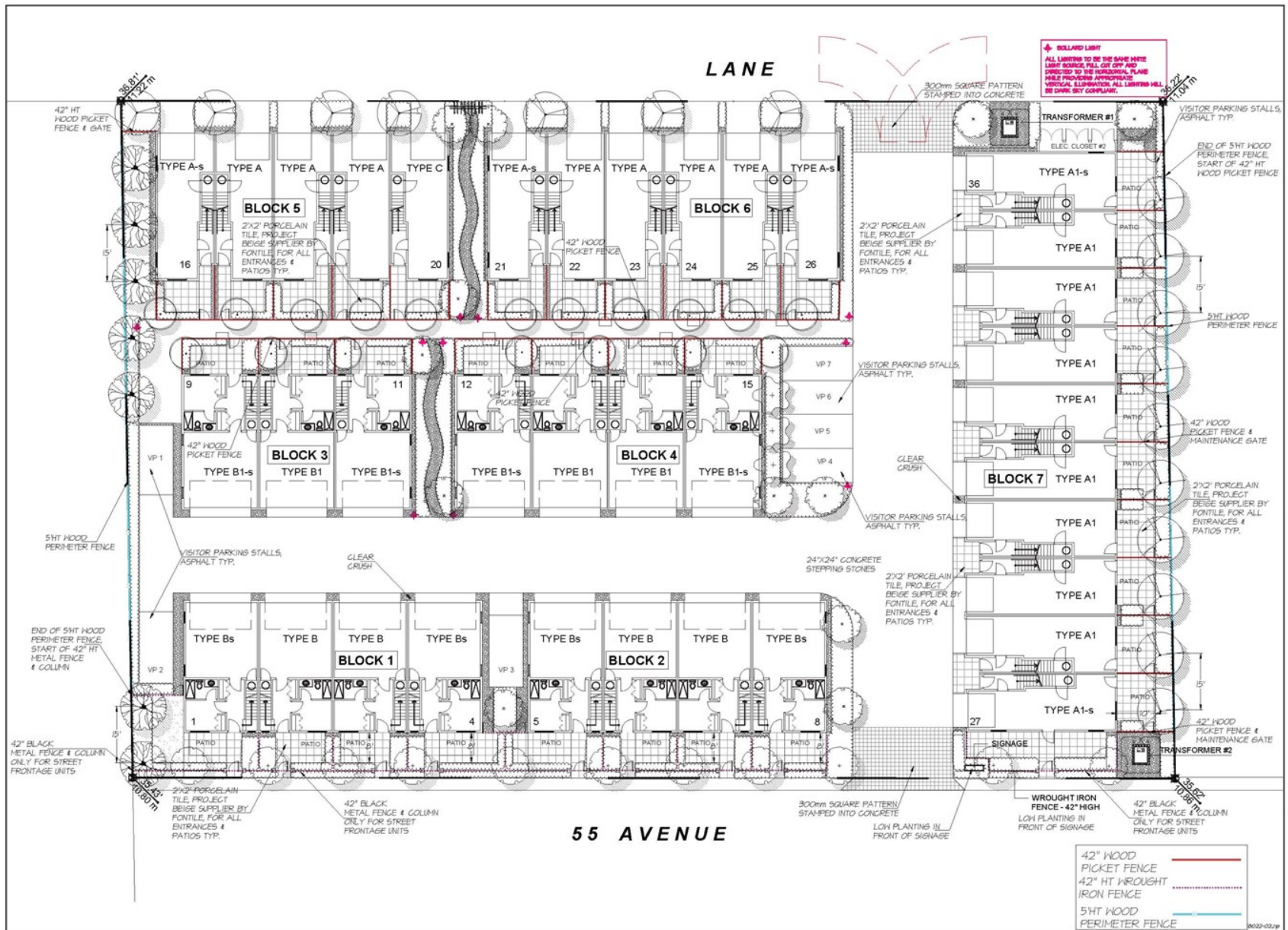
DRAWING TITLE:  
**LIGHTING/FENCE PLAN**

DATE: 2018-11-02  
SCALE: 1/8" = 1'-0"  
DRAWN: BR  
DESIGN: BR  
CHECK: HY  
JOB NO. 18-022

**L3**

OF 5

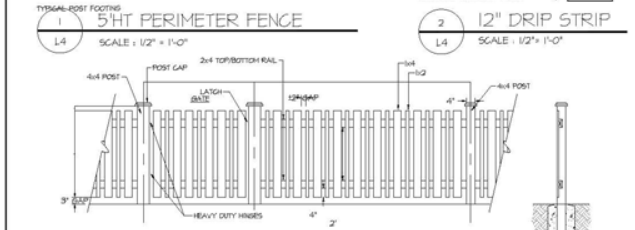
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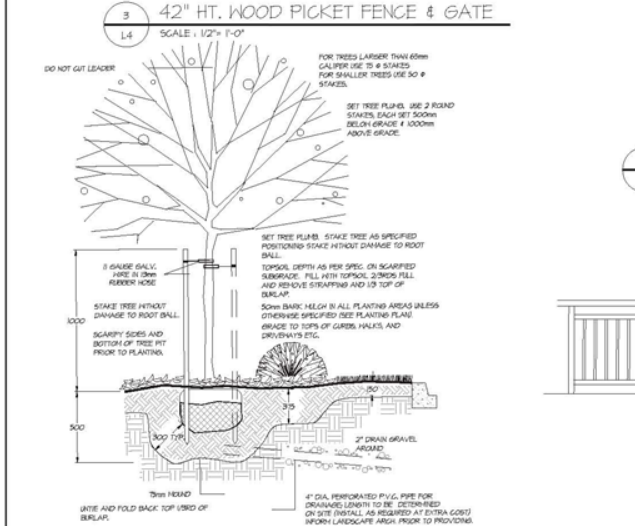




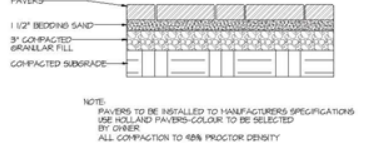
- NOTES:
1. ALL WOOD PICKET FENCE.
  2. STAIN TWO COATS PRESERVATIVE LEATHERPROOFING STAIN TO MATCH ARCHITECTURAL TRIM COLOR TO BE PREAPPROVED BY OWNER.
  3. ALL HARDWARE NOT DIPPED GALVANIZED. PICKETS TO BE ATTACHED WITH CORROSION RESISTANT.
  4. GATE HARDWARE TO BE PREAPPROVED BY OWNER.
  5. WOODWARE TO BE HEAVY DUTY.
  6. HINGES, LATCHES TO BE BORED INTO PLUG.



- NOTE:
1. ALL PICKETS PRESERVE TREATED TO CSA STANDARD AND DED GITS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE GEDRAL #2 CONSTRUCTION GRADE HINGERS.
  3. ALL HARDWARE NOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FROM SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL PICKETS TO BE LEVEL, CHANGES IN GRADE TO BE IN 12\"/>

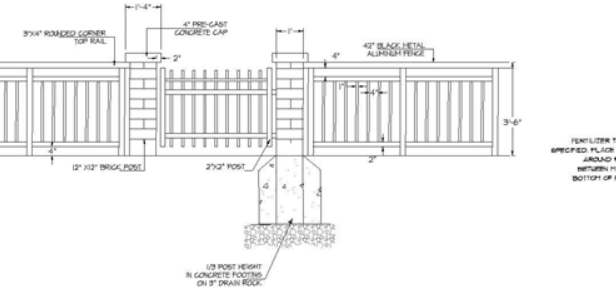


6 TREE PLANTING DETAIL  
SCALE: 1/2\"/>



4 CONCRETE UNIT PAVERS ON GRADE  
SCALE: 1/2\"/>

5 BOLLARD DP-30  
BY PHILIPS HADCO  
SCALE: 1/2\"/>

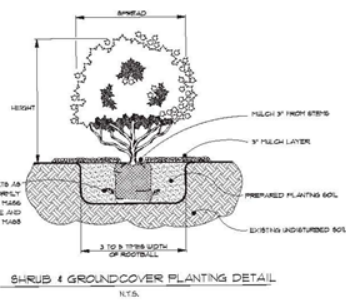


7 42\"/>

PLANT SCHEDULE				M2 JOB NUMBER: 18022	
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
1	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	25H HT, B4B, UPRIGHT FORM		
12	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	25H HT, B4B		
1	PARROTIA PERGICA	PARSIAN IRONWOOD	25H HT, B4B		
10	PRUNUS SEROTINA 'HONANSAHA'	HANDBLANK CHERRY	60H CAL, 15H STD, B4B		
1	PRUNUS X YEDONENSIS 'AKESBONO'	AKESBONO CHERRY	60H CAL, B4B, 150H STD		
10	SYRAX JAPONICUS	JAPANESE SNOEWELL	3M, B4B		
3	SYRINGA RETICULATA	IVORY SILK TREE	60H CAL, 15H STD, B4B		
SHRUBS					
23	AZALEA PALMATUM 'BLOODGOOD'	AZALEA, SINGLE DEEP CRIMSON	#2 POT, 25CM		
17	ELONHUS ALATA 'CO-PACTUS'	CO-PACT HINED BURNING BUSH	#3 POT		
141	ELONHUS FORTUNEI 'COLORATUS'	INTERCREEPER	#2 POT, 30CM		
64	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER NANDINA	#2 POT		
226	PRUNUS LUSTANICA	PORTUGUESE LAUREL	1 1/2 B4B		
51	RHOODENDRON ELIZABETH	RHOODENDRON, RED	#3 POT		
30	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT		
50	SPRAEA SHIROBANA 'LITTLE PRINCESS'	LITTLE PRINCESS SPREA	#2 POT		
102	TAXUS X MEDIA 'HIGASHI'	HIGASHI YEN	# 5 POT		
61	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT		
PERENNIAL					
1	HEUGHERA 'PALACE PURPLE'	PALACE PURPLE GORAL BELLS	#1 POT		
105	CALLUNA VULGARIS 'DARK BEAUTY'	HEATHER, PINK	#1 POT		
110	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT, 15CM		

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CSA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS 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 BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**



8 SHRUB & GROUND COVER PLANTING DETAIL  
SCALE: 1/2\"/>

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4220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	BY
2	2008.03.22	REV. AS PER NEW SITE PLAN	BN
1	2008.03.22	PRELIMINARY PLAN	BN

PROJECT:  
19727, 19763  
55TH AVENUE,  
LANGLEY, BC

DRAWING TITLE:  
**LANDSCAPE  
DETAILS**

DATE: 2008.03.22	DRAWING NUMBER:
SCALE:	<b>L4</b>
DRAWN: BN	
DESIGN: BN	
CHECK: BN	
MOA PROJECT NUMBER:	JOB NO. 18 022