

**M2 LANDSCAPE ARCHITECTURE**  
220-26 LORNE MEWS,  
NEW WESTMINSTER, B.C. V3M 3L7  
TEL : 604 553 0044  
FAX : 604 553 0045

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2	08-01-16	REISSUED FOR REZONING & DP
1	04-16-08	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**  
7680 MONTANA RD.  
RICHMOND, B.C. V7C 2K3

DRAWING TITLE:  
**PROJECT INDEX -  
CONTACTS LIST**

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	A-1.0
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	

## PROJECT STATISTICS

### CIVIC ADDRESS :

19727, 19737, 19755, 19763, 55 AVENUE, LANGLEY, BC.

### LEGAL DESCRIPTION :

LOTS 1, 2, 3, ALL OF SECTION 3, TOWNSHIP 8, NWD PLAN 19625 & LOT 4, SECTION 3, TOWNSHIP 8, NWD PLAN 12439

### LOT AREA :

48,976.3 SQ.FT. = 4549.9 SQ.M. = 1.124 ACRES

### ZONING :

EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL  
PROPOSED : CD

### LOT COVERAGE :

PROVIDED : 24,558 / 48,976.3 = 50%

### FLOOR AREA :

PROVIDED : BLOCKS 1 & 2 : 6,715 SQ.FT. = 623.63 SQ.M.  
BLOCK 3 : 5,250 SQ.FT. = 487.72 SQ.M.  
BLOCK 4 : 6,980 SQ.FT. = 648.62 SQ.M.  
BLOCK 5 : 6,920 SQ.FT. = 642.58 SQ.M.  
BLOCK 6 : 8,280 SQ.FT. = 769.20 SQ.M.  
BLOCK 7 : 13,760 SQ.FT. = 1278.3 SQ.M.

**TOTAL : 54,620 SQ.FT. = 5074.2 SQ.M.**

### FAR :

PROVIDED : 54,610 / 48,976.3 = 1.115

### BUILDING HEIGHT :

ALLOWED : 3 STORIES  
PROVIDED : 3 STORIES

### SETBACKS :

PROVIDED : NORTH PL. : 8'-0" TO 13'-4"  
SOUTH PL. : 12'-0"  
WEST PL. : MIN. : 9'-0"  
MAX. : 14'-8"  
EAST PL. : MIN. : 12'-0"  
MAX. : 13'-0"

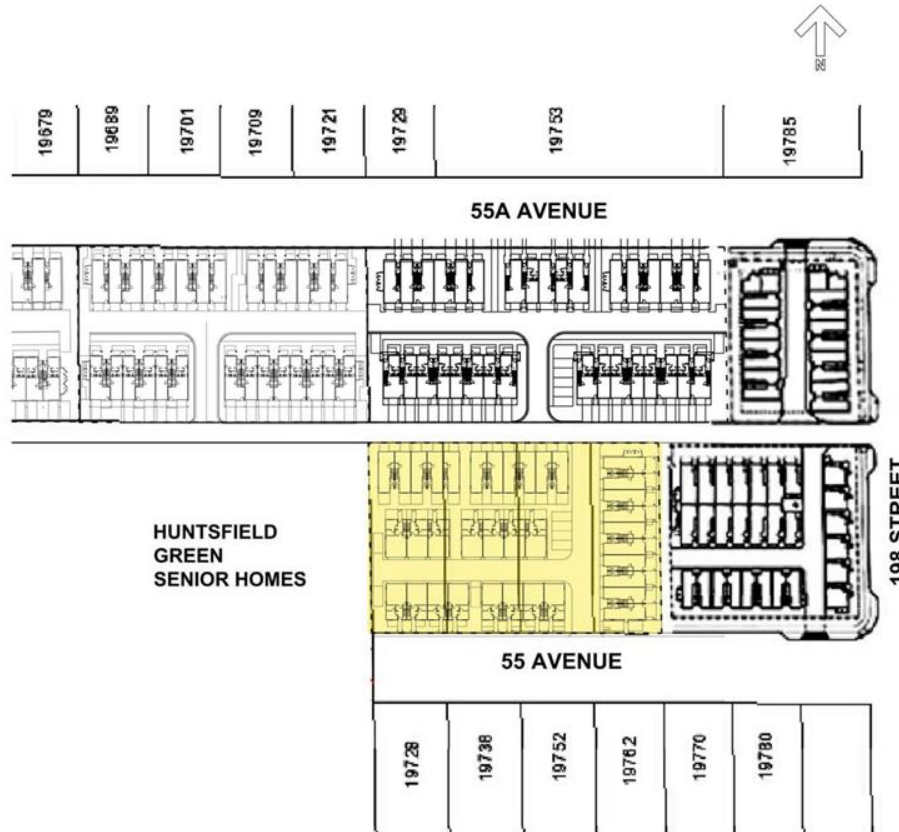
**NO. OF UNITS : 36**

### DENSITY :

PROPOSED : 32 UNIT / ACRE

### PARKING :

REQUIRED : 2 STALLS / TOWNHOUSE : 72 STALLS  
VISITORS : 0.2 / UNIT = 7.2  
PROVIDED : 2 STALLS / TOWNHOUSE : 72 STALLS  
VISITORS : 7



UNIT MIX					
UNIT TYPE	A-A1	B-Bs	B1-B1s	C	TOTAL
NO OF BED RM.	3	4	4	3	-
NO OF UNIT	20	8	7	1	36
AREA (SQ.FT.)	1380	1655	1720	1740	-
TOTAL AREA (SQ.FT.)	27600	13240	12040	1740	54620



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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:  
**STATISTICS -  
CONTEXT PLAN**

DATE:	OCT 2017	SHEET NO:	
SCALE:	N/A		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1963		

**A-1.1**





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1	04-16-18	ISSUED FOR REZONING & OP
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:  <b>A-1.2</b>
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	







**PERSPECTIVE VIEW FROM 55 AVENUE**



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3	08-01-18	REBUILT FOR REZONING & DP
1	04-18-18	REBUILT FOR REZONING & DP
NO.	DATE	REVISION / DRAWN

PROJECT TITLE:  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
19727, 19737, 19755, 19763  
55 AVENUE, LANGLEY  
FOR:  
**55 AVENUE HOLDINGS INC.**  
7850 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	



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3	06-01-16	REISSUED FOR REZONING & DP
1	04-10-16	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:  
**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



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

**PROJECT TITLE:**  
**36 UNIT TOWNHOUSE  
DEVELOPMENT**  
18727, 18737, 18756, 18783  
55 AVENUE, LANGLEY  
**FOR:**  
55 AVENUE HOLDINGS INC.  
7550 MONTANA RD.  
RICHMOND, B.C. V7C 2K5

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

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

**A-1.6**





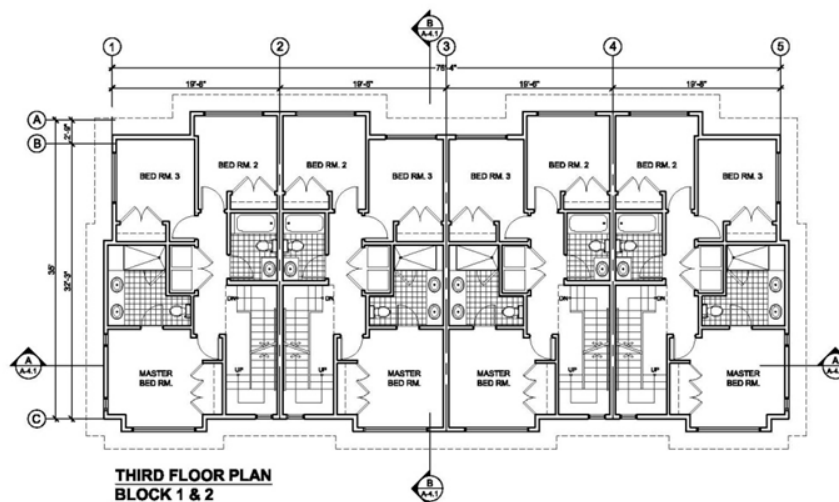


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**ROOF PLAN**  
**BLOCK 1 & 2**

**ROOF PLAN**  
**BLOCK 1 & 2**



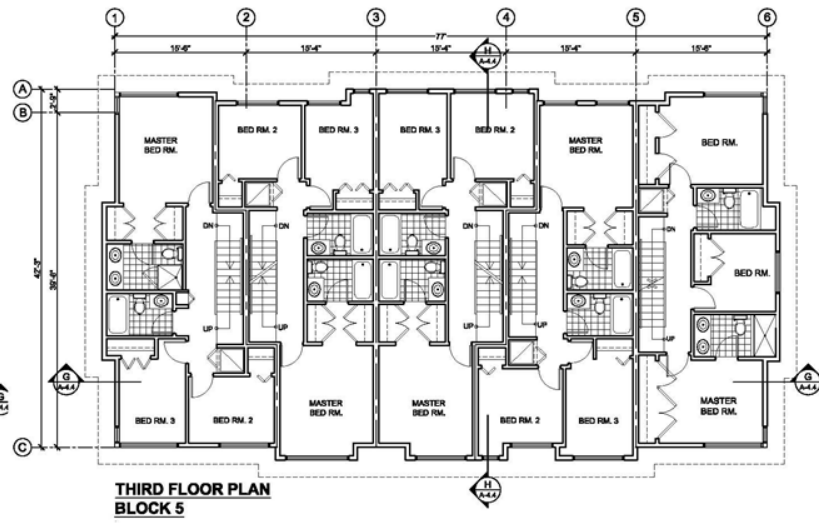
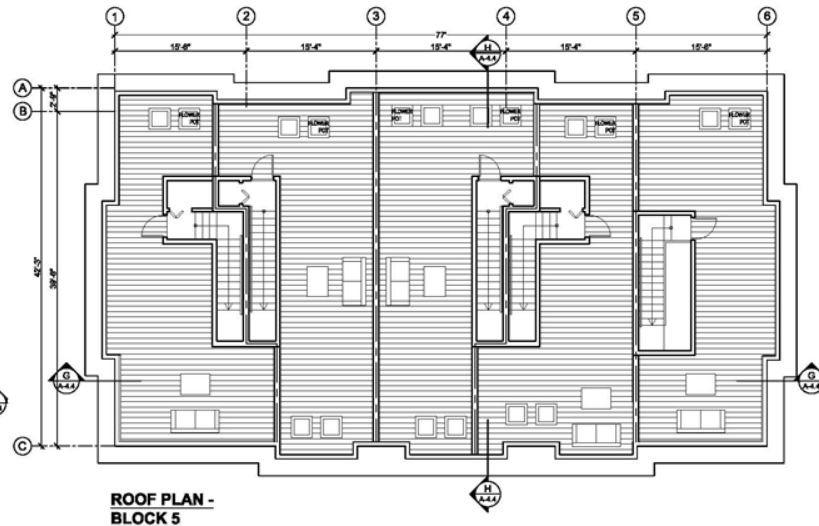
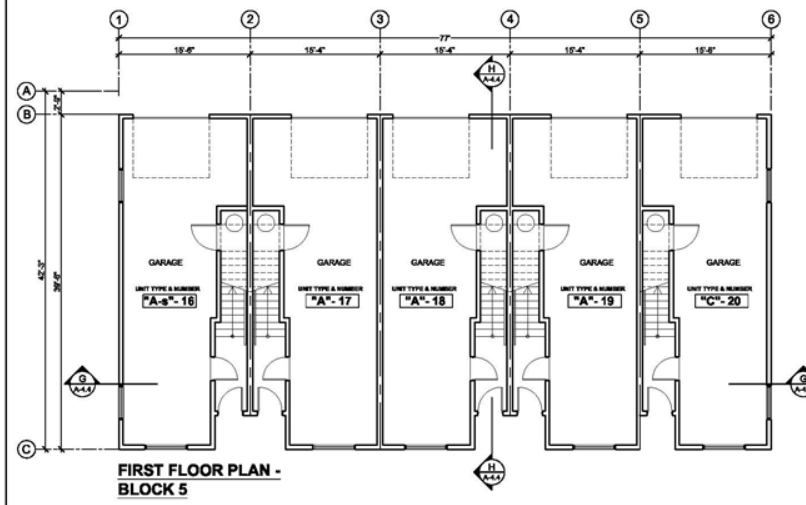
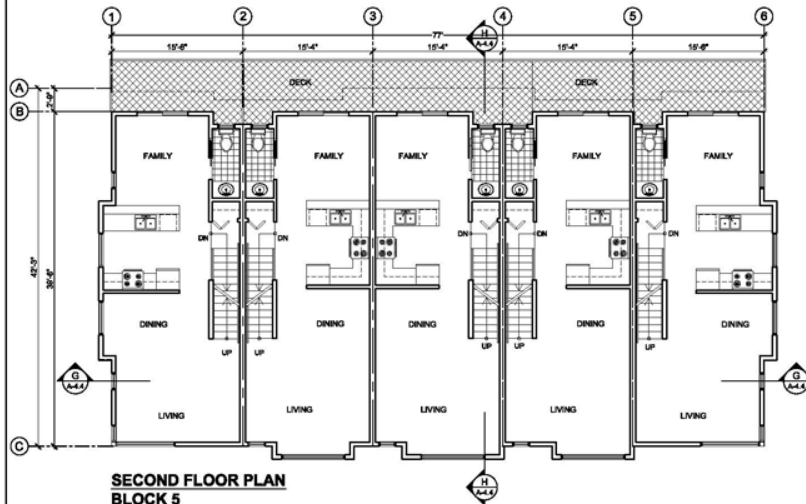
**THIRD FLOOR PLAN**  
**BLOCK 1 & 2**

2	06-01-18	REISSUED FOR REZONING &
1	04-10-18	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:  <b>A-2.1</b>
SCALE:	NTS	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1803	



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NO.	DATE	REVISION / ISSUED
2	08-01-18	RESUBMITTED FOR REZONING & DP
1	04-10-18	ISSUED FOR REZONING & DP

**PROJECT TITLE:**  
36 UNIT TOWNHOUSE  
DEVELOPMENT  
18727, 18737, 18755, 18783  
55 AVENUE, LANGLEY  
FOR:  
55 AVENUE HOLDINGS INC.  
7500 MONTANA RD.  
RICHMOND, B.C. V7C 2K8

**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**





[illegible]

OF 5

MO22-C2.1B MO2LA PROJECT NUMBER: JOB NO. IS 022

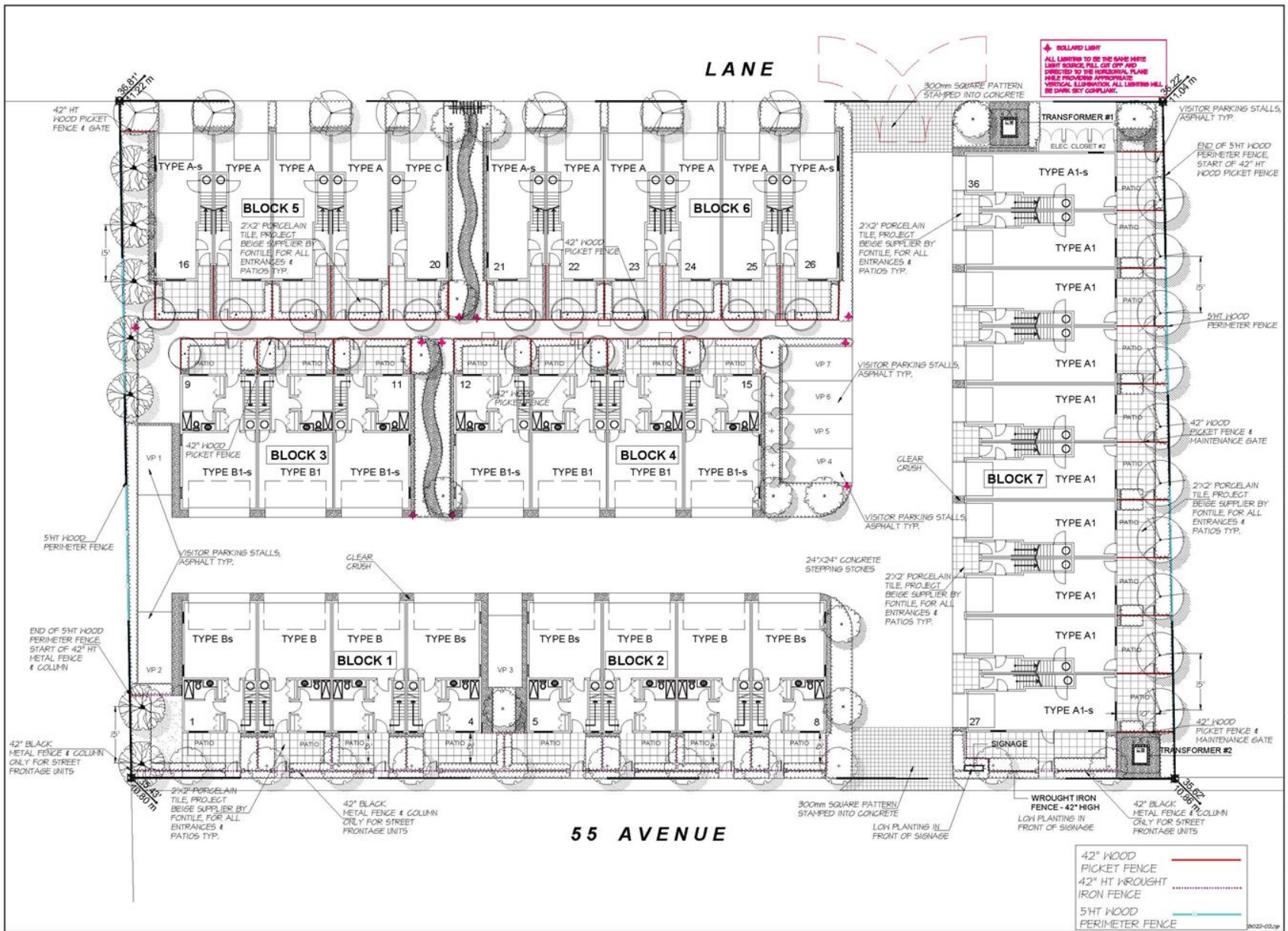


PROJECT: \_\_\_\_\_

DRAWING TITLE:

**LIGHTING/FENCE  
PLAN**

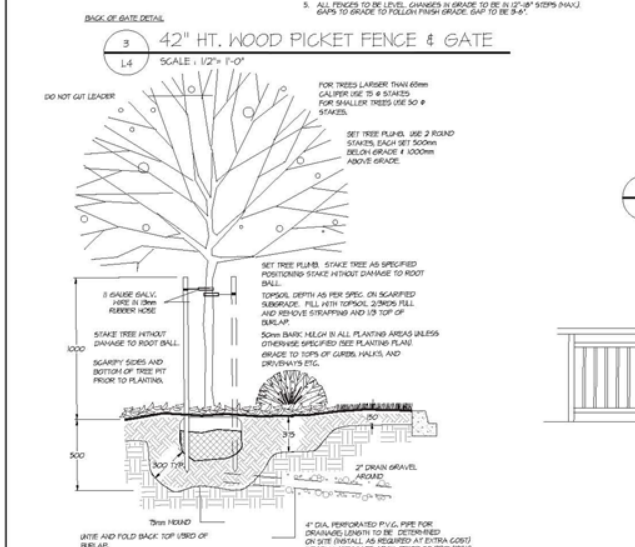
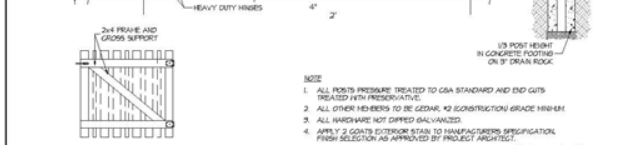
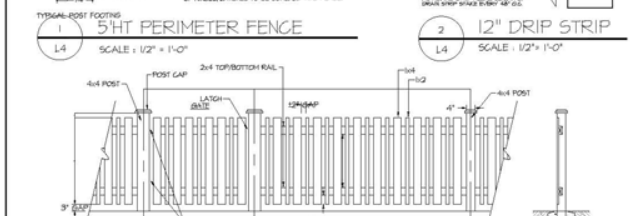
DATE: 2018-MAR-22	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	<b>L3</b>
DRAWN: BR	
DESIGN: BR	
CHECKED: FM	
MQLA PROJECT NUMBER: <b>JOB NO. 18 022</b>	



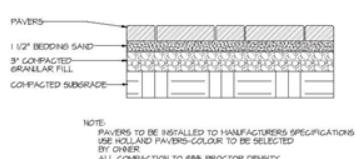




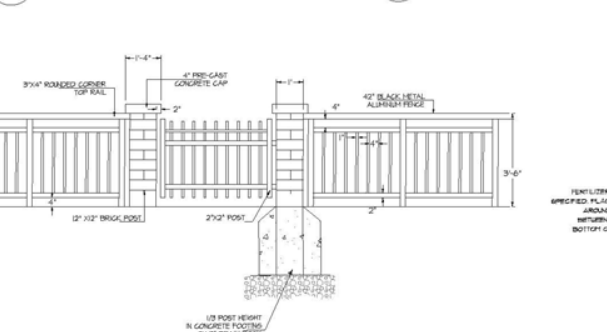
- NOTES:
1. ALL WOOD FENCE: WEATHER-RESISTANT STAIN TO MATCH ARCHITECTURAL TRIM COLOR TO BE PRE-APPLIED BY OTHERS.
  2. STAIN TWO COATS PRE-APPLIED WEATHER-RESISTANT STAIN TO MATCH ARCHITECTURAL TRIM COLOR TO BE PRE-APPLIED BY OTHERS.
  3. ALL HARDWARE NOT DIPPED GALVANIZED. PICKETS TO BE ATTACHED WITH CORROSION-RESISTANT NAILS.
  4. GATE HARDWARE TO BE PRE-APPLIED BY OTHERS.
  5. WEATHER-RESISTANT STAIN TO MATCH ARCHITECTURAL TRIM COLOR TO BE PRE-APPLIED BY OTHERS.
  6. HINGES, LATCHES TO BE BORED INTO PLUGS.



6 TREE PLANTING DETAIL  
SCALE: NTS



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

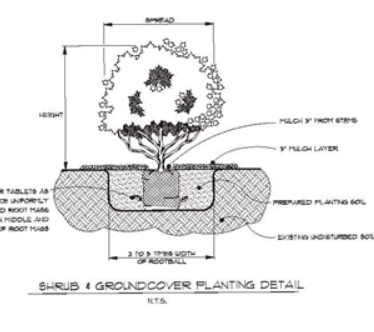


7 42\"/>

PLANT SCHEDULE				M2 JOB NUMBER: 18022	
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
1	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	25H HT, B&B, UPRIGHT FORM		
12	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	25H HT, B&B		
1	PARROTIA PERGICA	PARSIAN IRONWOOD	25H HT, B&B		
10	PRUNUS SEROTINA 'HANOI' (HANOI CHERRY)	HANOI CHERRY	60H CAL, 15H STD, B&B		
1	PRUNUS X YEDONENSIS 'AKESBONO'	AKESBONO CHERRY	60H CAL, B&B, 150H STD		
10	SYRAX JAPONICUS	JAPANESE SNOEWELL	3H, B&B		
3	SYRINGA RETICULATA	IVORY SILK TREE	60H CAL, 15H STD, B&B		
SHRUBS					
23	AZALEA PALMATUM 'BLOODGOOD'	AZALEA, SINGLE DEEP CRIMSON	42 POT, 25CH		
17	ELONIA ALATA 'CO-PACTUS'	CO-PACT HINED BURNING BUSH	42 POT		
141	ELONIA ALATA 'CO-PACTUS'	CO-PACT HINED BURNING BUSH	42 POT, 30CH		
64	NAIDIA DOMESTICA 'FIREPOWER'	FIREPOWER NAIDIA	42 POT		
226	PRUNUS LUSTANICA	PORTUGUESE LAUREL	1 H B&B		
51	RHOODENDRON ELIZABETH	RHOODENDRON, RED	42 POT		
30	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	42 POT		
50	SPRAEA SHIROBANA 'LITTLE PRINCESS'	LITTLE PRINCESS SPREA	42 POT		
102	TAXUS X MEDIA 'HIGASHI'	HIGASHI YEN	42 POT		
61	VIBURNUM DAVIDI	DAVID'S VIBURNUM	42 POT		
PERENNIAL					
1	HEUGHERIA 'PALACE PURPLE'	PALACE PURPLE GORAL BELLS	42 POT		
105	CALLUNA VULGARIS 'DARK BEAUTY'	HEATHER, PINK	42 POT		
110	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	42 POT, 30CH		

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. \* CONTAINER SIZES SPECIFIED AS PER CANADA 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: NTS

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NO.	DATE	REVISION DESCRIPTION	BY
1	2020-09-22	PRELIMINARY PLAN	BN
2	2020-09-22	REV. AS PER NEW SITE PLAN	BN

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

DRAWING TITLE:  
**LANDSCAPE  
DETAILS**

DATE: 2020-09-22	DRAWING NUMBER:
SCALE:	<b>L4</b>
DRAWN BY:	
DESIGN BY:	
CHECK: BN	
MOA PROJECT NUMBER:	JOB NO. 18 022