# 41 UNIT TOWNHOUSE DEVELOPMENT

## *19610-19648 55A AVE, LANGLEY*

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L2 PLANTING PLAN
L3 LANDSCAPE DETAILS


**CONTACT LIST:**


**OWNER :**

**LEONE HOMES INC.**
238-13986 CAMBIE ROAD
RICHMOND , B.C. V6V 2K3
TEL : 604 418 8678

**ARCHITECT :**

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

**SURVEYOR:**

**GREWAL & ASSOCIATES.**
204-15299, 68TH AVE.
SURREY, B.C. V3S 2C1
TEL : 604 597 8567

**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 CREEK DRIVE,
BURNABY, B.C. V5C 6G9
TEL : 604 297 0011



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| NO. | DATE | REVISION / ISSUED |
|---|---|---|
| 1 | 07-09-18 | ISSUED FOR APC MEETING |

PROJECT TITLE:

**41 UNIT TOWNHOUSE DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY

FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

COVER PAGE
CONTACT LIST/INDEX

| | | |
|---|---|---|
| DATE: | OCT 2017 | SHEET NO. |
| SCALE: | NTS. | A-1.0 |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO. | 1803 | |

## PROJECT STATISTICS

**CIVIC ADDRESS :**
19610, 19618/19626, 19630/19632,19638, 196480/19650,
55A AVENUE, LANGLEY, BC.

**LEGAL DESCRIPTION :**
LOT 112, PLAN 38427, LOT 2 OF STRATA PLAN LMS41,
LOT 2 OF STRATA PLAN LMS28
LOT 3 PLAN 84735 AND LOT 1 OF STRATA PLAN LMS139
ALL OF SECTION 3, TOWNSHIP 8

**LOT AREA :**
ORIGINAL LOT AREA : 54,334.7 SQ.FT.= 5047.7 SQ.M.=1.247 ACRES
LAND DEDICATED FOR NEW LANE : 3370 SQ.FT. = 313 SQ.M.
LAND PURCHASED FROM CITY : 6153 SQ.FT. = 571.6 SQ.M.

NEW LOT AREA : 57,161 SQ.FT. = 5310.2 SQ.M. = 1.312 ACRES

**ZONING :**
EXISTING : RS1 - SINGLE FAMILY RESIDENTIAL
PROPOSED : CD

**LOT COVERAGE :**
PROVIDED : 27,617 / 57,161 = 48%

**FLOOR AREA :**
PROVIDED : BLOCK 1 : 13,336 SQ.FT. = 1,238.96 SQ.M.
BLOCKS 2-3 : 8,916 SQ.FT. = 828.32 SQ.M.
BLOCKS 4-5-6-7 : 8,103 SQ.FT. = 752.79 SQ.M

**TOTAL : 63,580 SQ.FT. = 5,906.78 SQ.M.**

**FAR :**
PROVIDED : 63,580 / 57,161 = 1.11

**NO. OF UNITS :** 41

**DENSITY :**
PROPOSED : 31.2 UNIT / ACRE

**BUILDING HEIGHT :**
ALLOWED : 3 STORYS
PROVIDED : 3 STORYS

**SETBACKS :**
PROVIDED : NORTH PL. : AVERAGE : 10'-0"
SOUTH PL. : AVERAGE : 32'-3"
WEST PL. : AVERAGE : 10'-0"
EAST PL. : AVERAGE : 10'-0"

**PARKING :**
REQUIRED : 2 STALLS / TOWNHOUSE : 82 STALLS
VISITORS : 0.2 /UNIT = 8.2
PROVIDED : 2 STALLS / TOWNHOUSE : 82 STALLS
VISITORS : 8

| UNIT MIX | | | | | | |
|---|---|---|---|---|---|---|
| **UNIT TYPE** | A | A-s | B / B1 | B-s/B1-s | C1 | TOTAL |
| **NO OF BED RM.** | 3 | 3 | 3 | 3 | 3 | |
| **NO OF UNIT** | 12 | 8 | 15 | 5 | 1 | 41 |
| **AREA** | 1611 | 1635 | 1468 | 1522 | 1538 | |
| **TOTAL AREA** | 19332 | 13080 | 22020 | 7610 | 1538 | 63580 |


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**41 UNIT TOWNHOUSE DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY
FOR:
**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
STATISTICS - CONTEXT PLAN

| | | |
|---|---|---|
| DATE: | OCT 2017 | SHEET NO. |
| SCALE: | NTS. | A-1.1 |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |

1

2

3

4

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INC.

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55A AVENUE, LANGLEY

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238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

AERIAL MAP
CONTEXT PHOTOS

| | | |
|---|---|---|
| DATE: | OCT 2017 | SHEET NO: |
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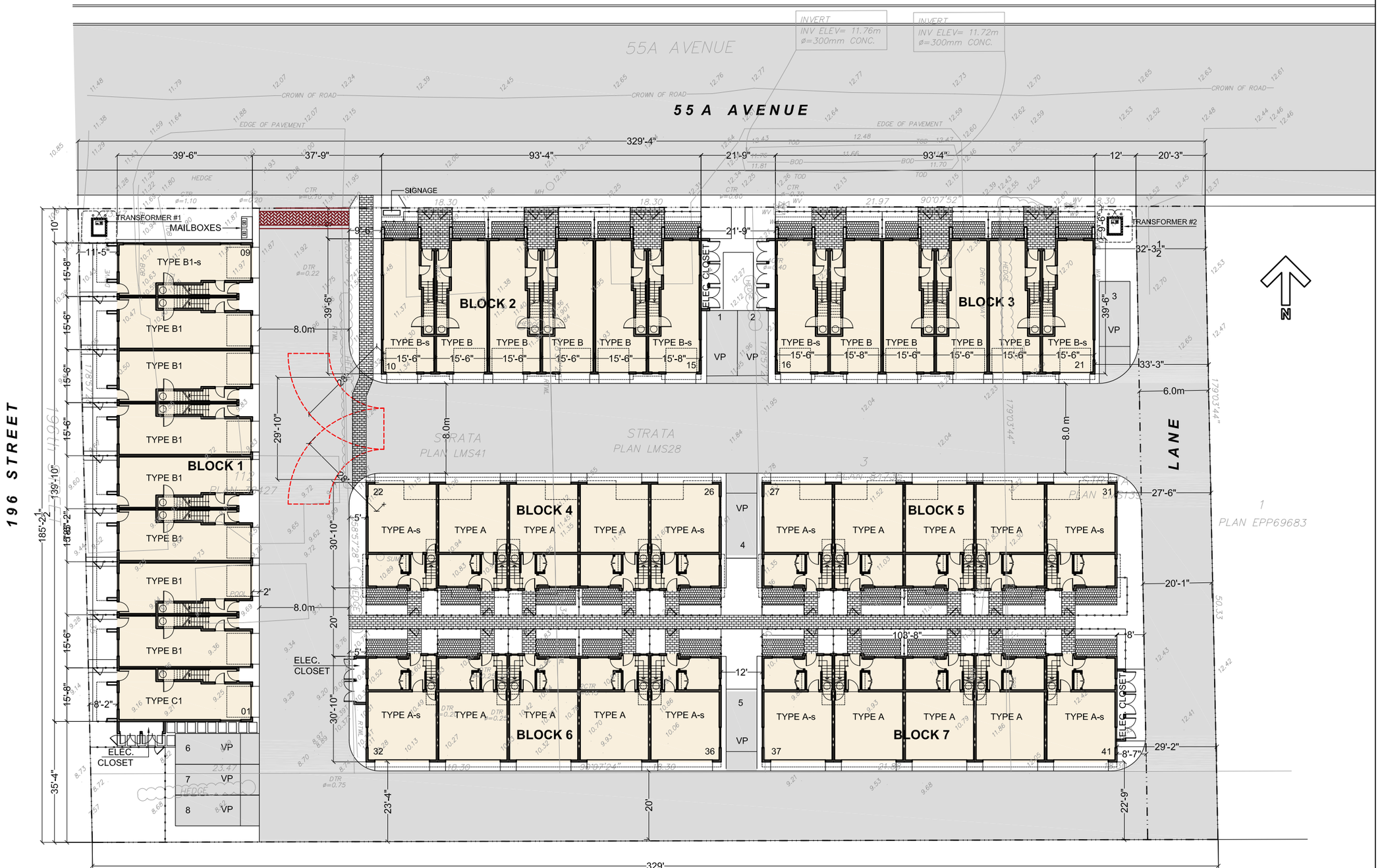
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |




# SITE PLAN


**F. ADAB ARCHITECTS INC.**

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55A AVENUE, LANGLEY

FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

SITE PLAN

| | | |
|---|---|---|
| DATE: | OCT 2017 | SHEET NO: |
| SCALE: | NTS. | A-1.3 |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |

## PERSPECTIVE VIEW FROM 55A AVENUE


**F. ADAB ARCHITECTS INC.**

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19610-19648
55A AVENUE, LANGLEY

FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

PERSPECTIVE VIEW FROM 55A AVENUE

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

## BLOCKS 4-5 NORTH ELEVATION

## BLOCKS 4-6 WEST ELEVATION


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55A AVENUE, LANGLEY

FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

COLOURED ELEVATIONS

| | | |
|---|---|---|
| DATE: | OCT 2017 | SHEET NO: |
| SCALE: | NTS. | A-1.5 |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |

## *Exterior Finishes and Colour*

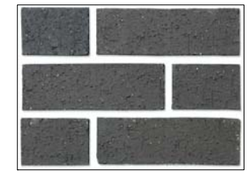
The selection of the exterior finishes is based on enhanced durability / longevity of the construction materials as part of a sustainable approach.

Emphasis is given on rich urban elements with stucco and brick being the dominant exposing material. Prefabricated hardy panels are used around the window frames and hardy siding between the frames.

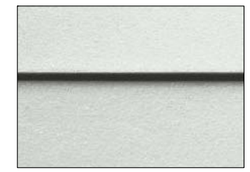
Widows and railings are black resulting in further contrast between the exterior finishing materials.

**EAST ELEVATION - BLOCK 1**

## *EXTERIOR FINISHES*

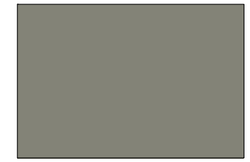


**BRICK VENEER**
CHARCOAL KLAYCOAT
BY IXL



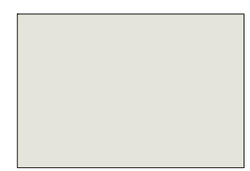
**HARDIE PANEL**
ARCTIC WHITE SMOOTH
BY JAMES HARDIE

**HARDIE LAP SIDING**
PEARL GRAY SMOOTH
BY JAMES HARDIE

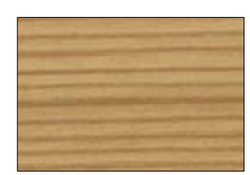


**STUCCO PAINT**
CHELSEA GRAY HC-168
BY BENJAMIN MOORE

**ENTRY DOOR PAINT**
LYONS RED CC-68
BY BENJAMIN MOORE



**GARAGE DOOR PAINT**
CALM OC-22
BY BENJAMIN MOORE



**PVC SIDING**
CARAMEL ZEBRAWOOD
REF #9 BY SAGIPER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55A AVENUE, LANGLEY

FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

EXTERIOR FINISH

| | | |
|---|---|---|
| DATE: | OCT 2017 | SHEET NO: |
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| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
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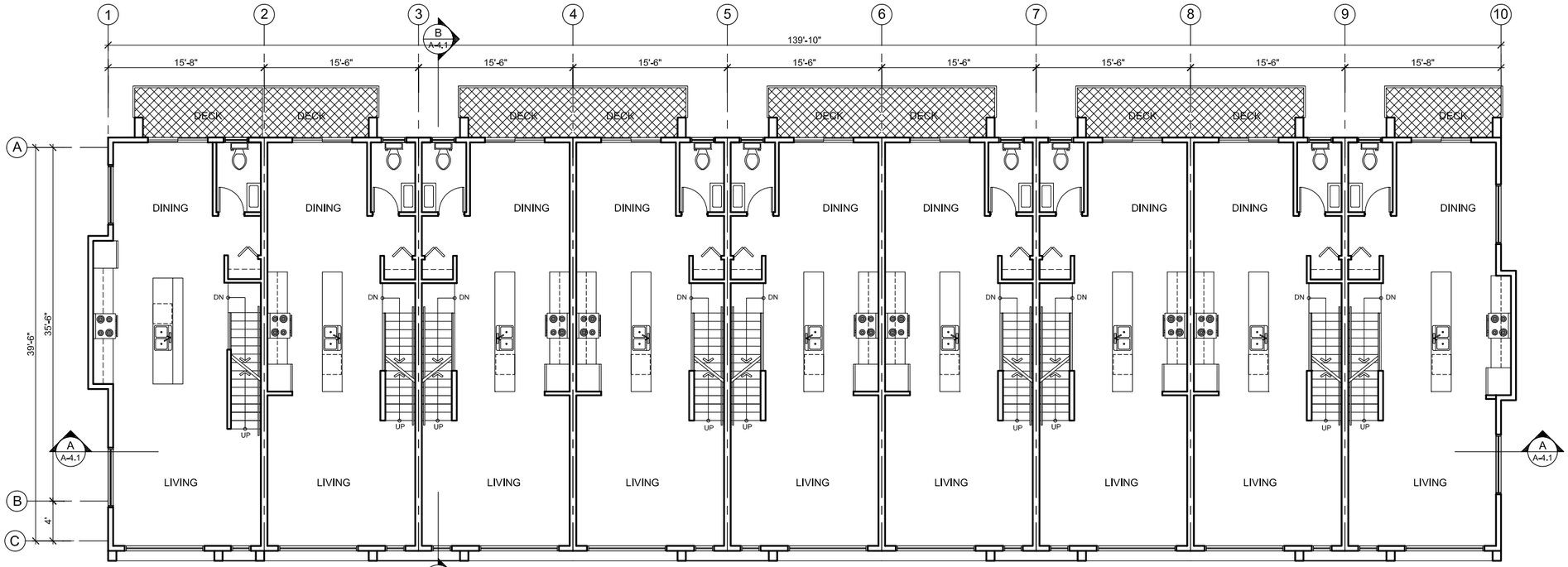
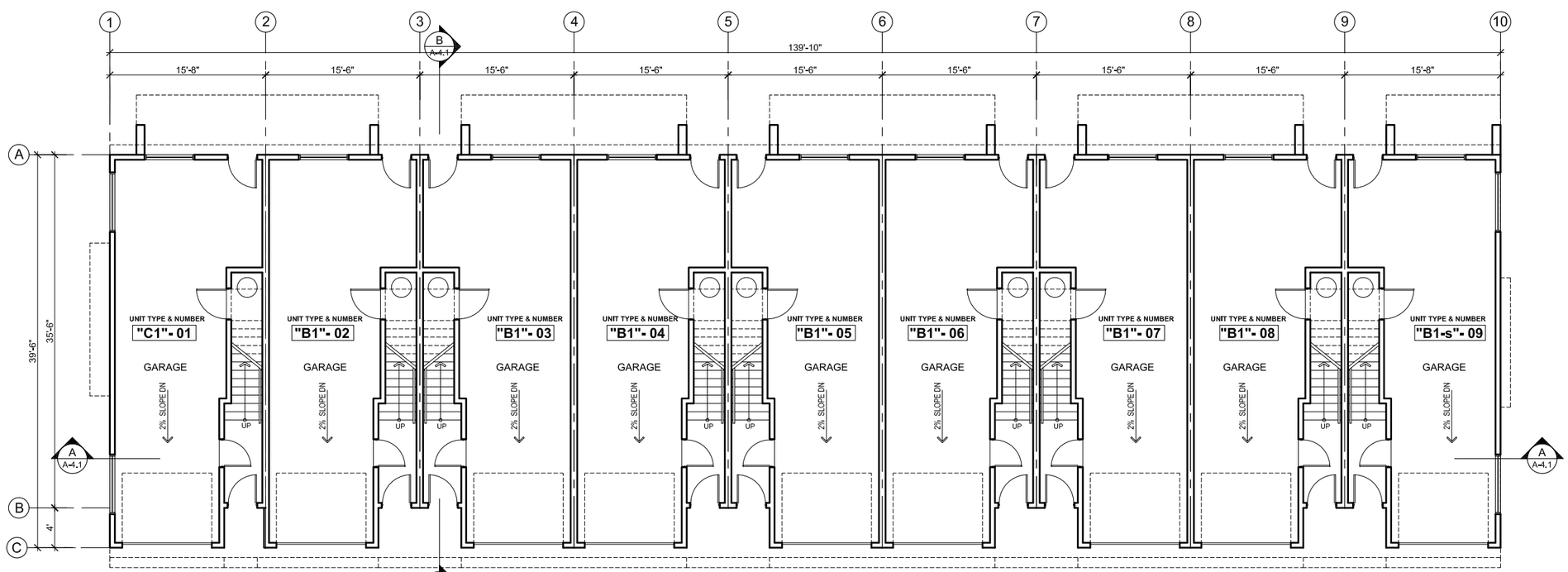



## SECOND FLOOR PLAN - BLOCK 1




## FIRST FLOOR PLAN - BLOCK 1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19610-19648
55A AVENUE, LANGLEY

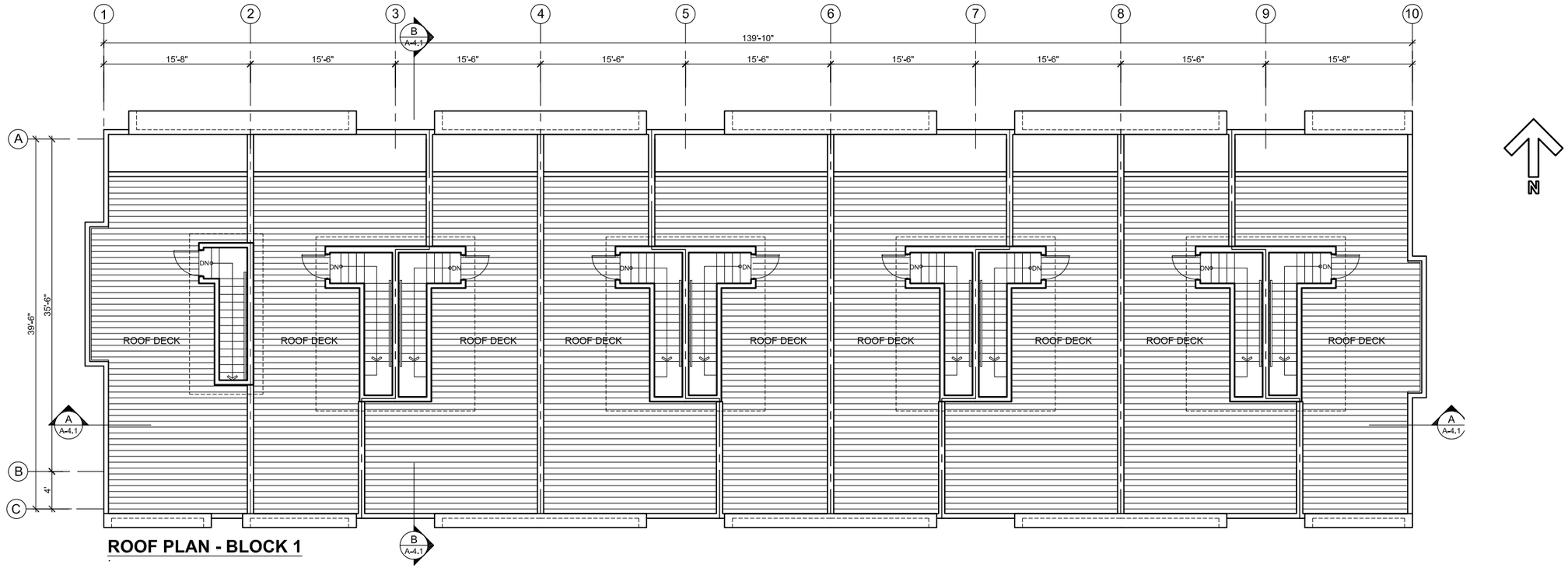
FOR:

**LEONE HOME INC.**
238 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

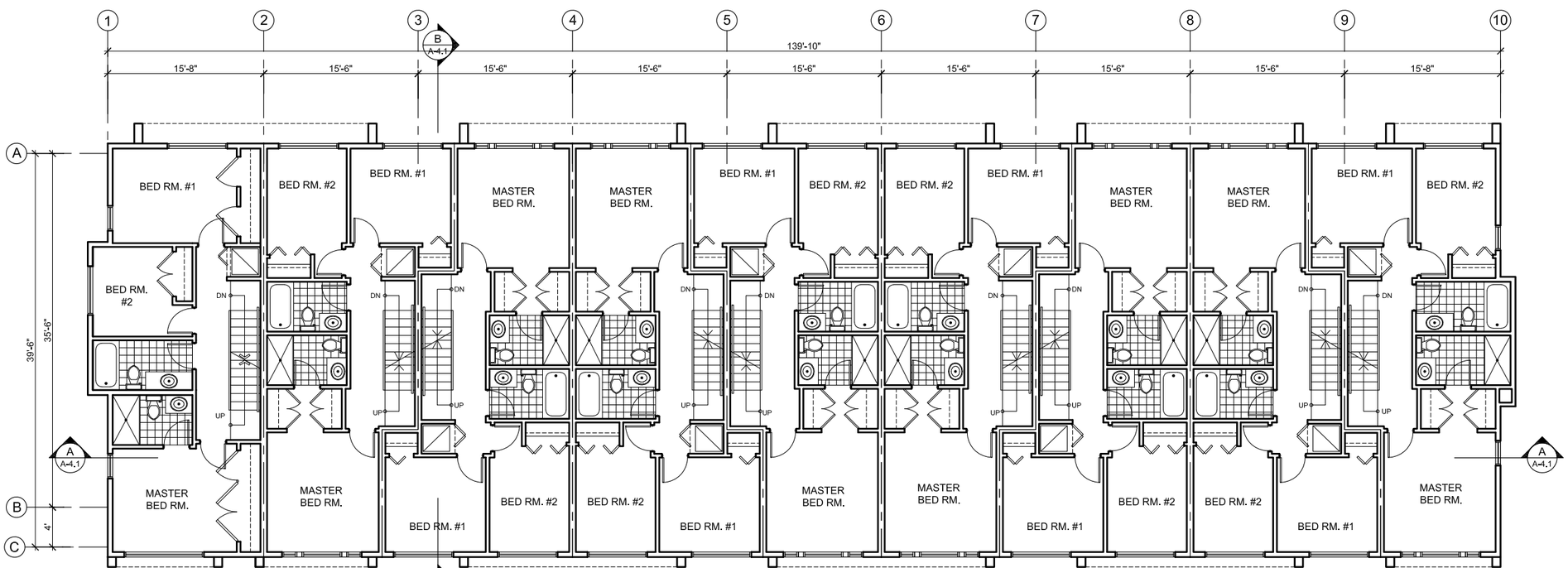
DRAWING TITLE:

BLOCK 1
FIRST & SECOND
FLOOR PLANS

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




## ROOF PLAN - BLOCK 1




## THIRD FLOOR PLAN - BLOCK 1

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55A AVENUE, LANGLEY

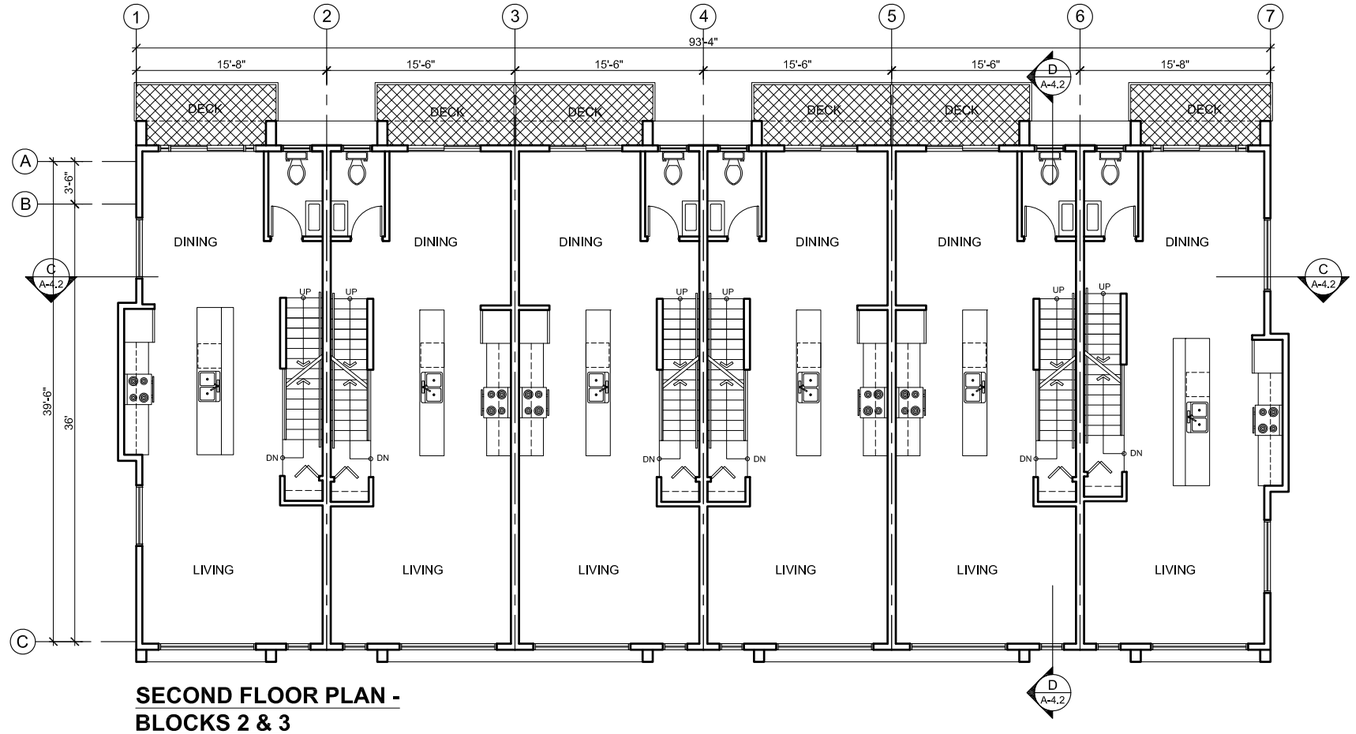
FOR:

**LEONE HOME INC.**
238 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

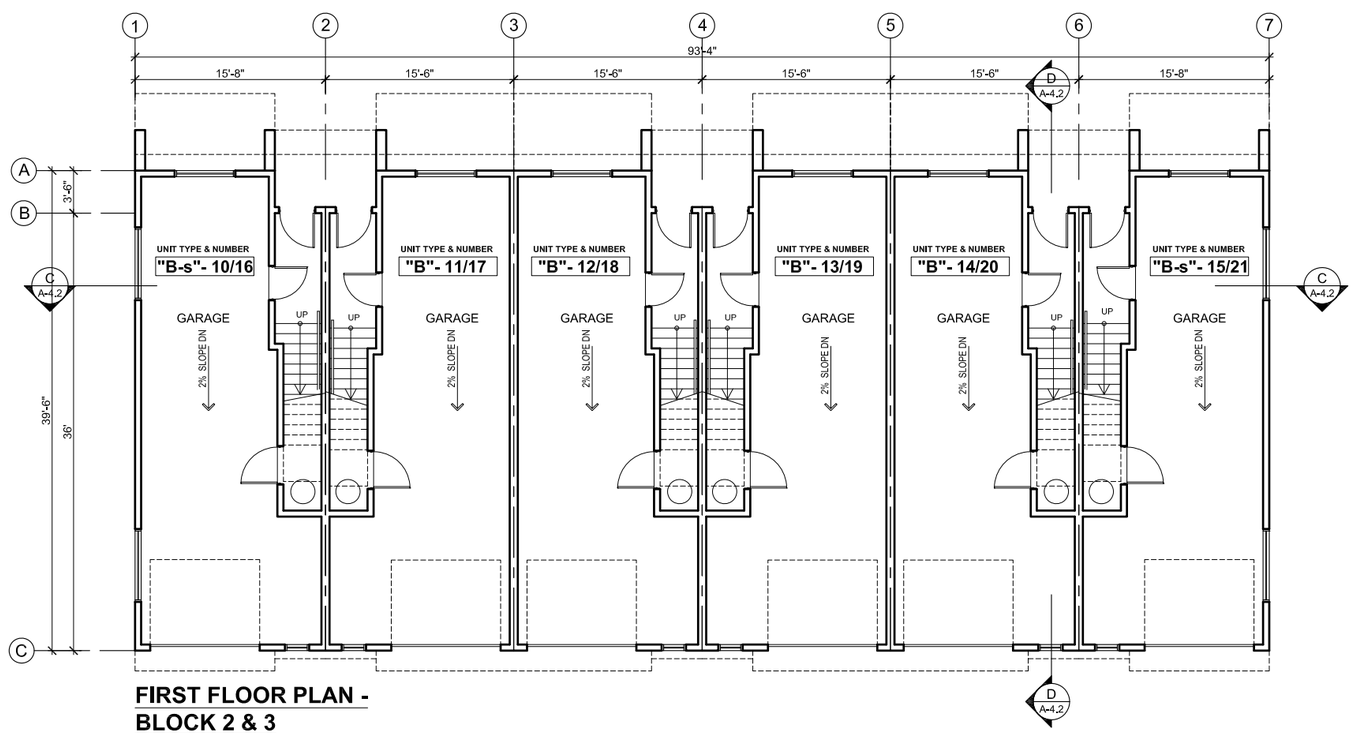
DRAWING TITLE:

BLOCK 1
THIRD FLOOR AND
ROOF PLANS

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




## SECOND FLOOR PLAN - BLOCKS 2 & 3




## FIRST FLOOR PLAN - BLOCK 2 & 3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| NO. | DATE | REVISION / ISSUED |
|---|---|---|
| 1 | 07-09-18 | ISSUED FOR APC MEETING |

PROJECT TITLE:

**41 UNIT TOWNHOUSE DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY

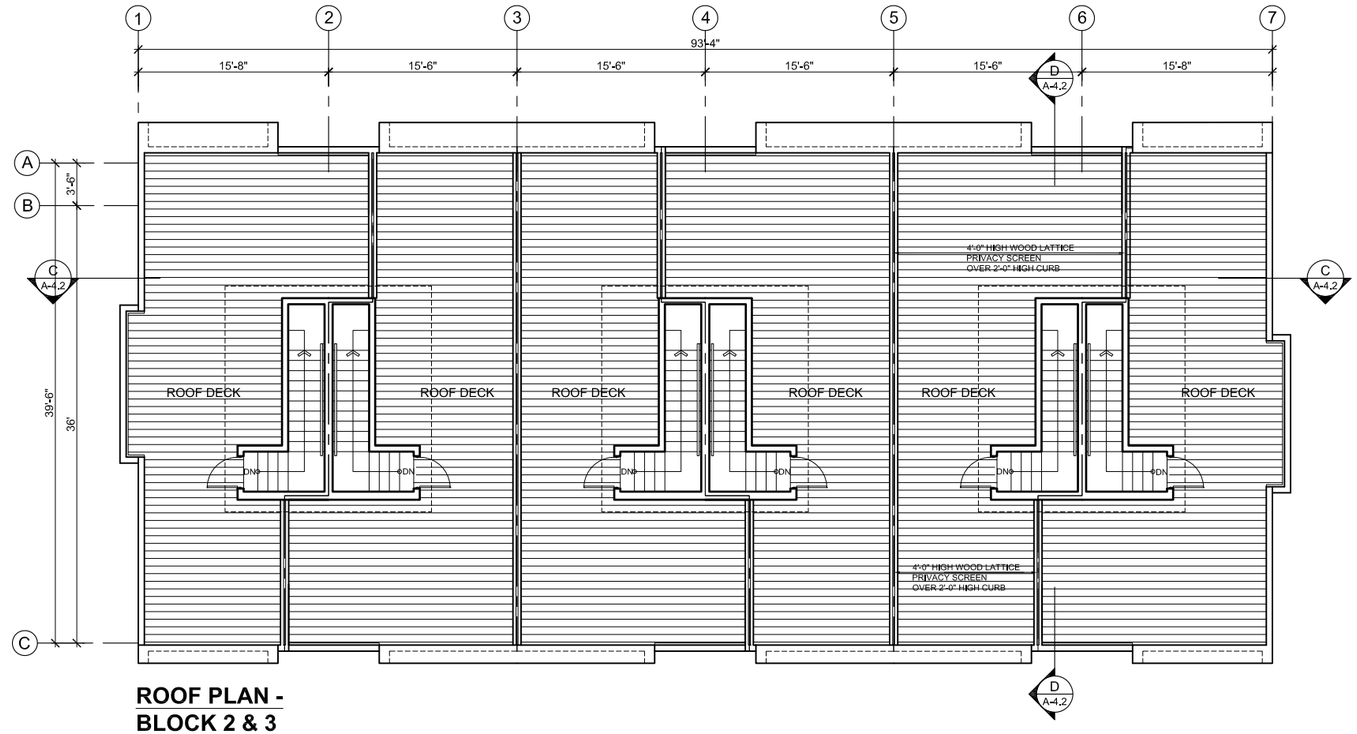
FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

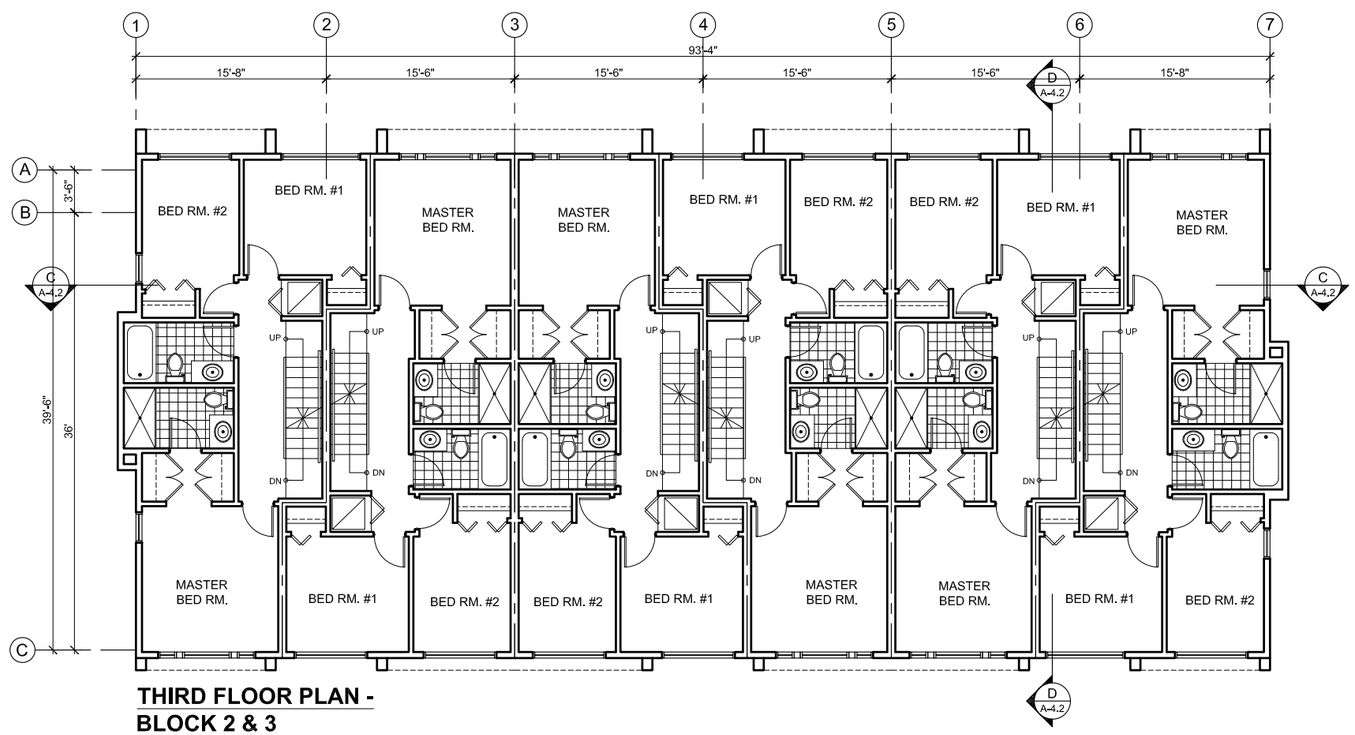
DRAWING TITLE:

BLOCKS 2 & 3
FIRST & SECOND
FLOOR PLANS

| | | |
|---|---|---|
| DATE: | OCT 2017 | SHEET NO: |
| SCALE: | NTS. | A-2.2a |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |




## ROOF PLAN - BLOCK 2 & 3




## THIRD FLOOR PLAN - BLOCK 2 & 3


**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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| 1 | 07-09-18 | ISSUED FOR APC MEETING |

PROJECT TITLE:

**41 UNIT TOWNHOUSE DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY

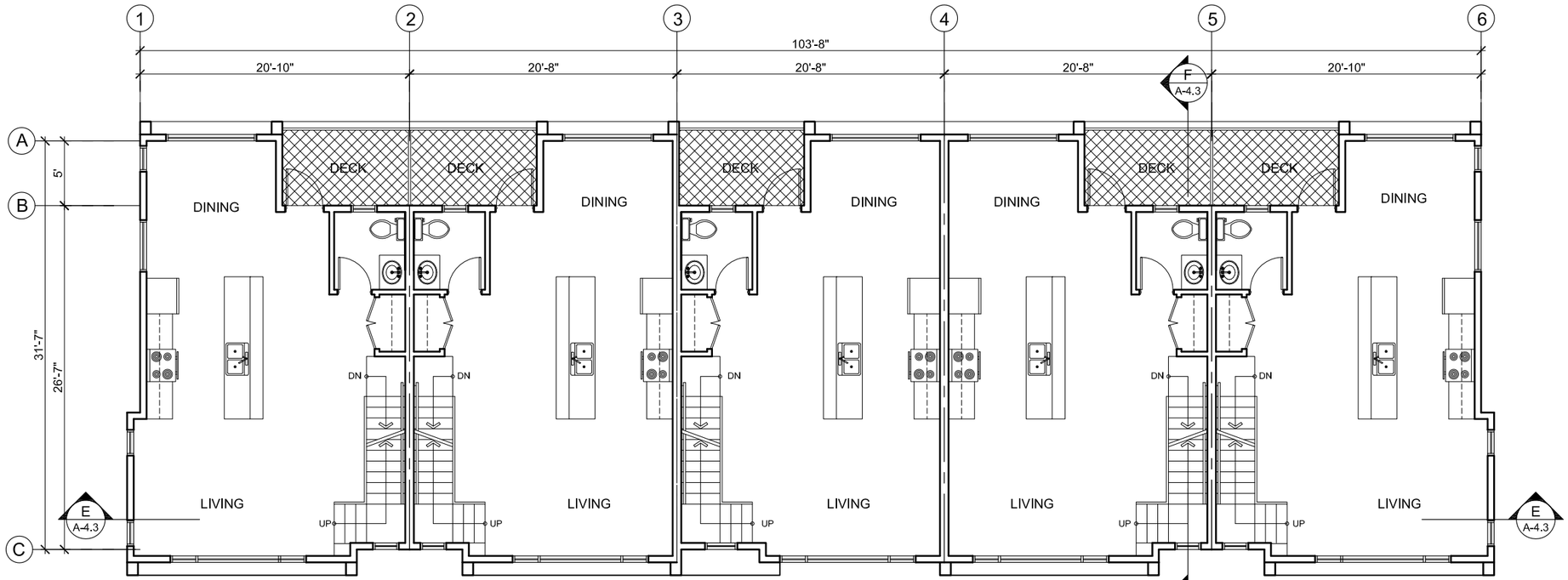
FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

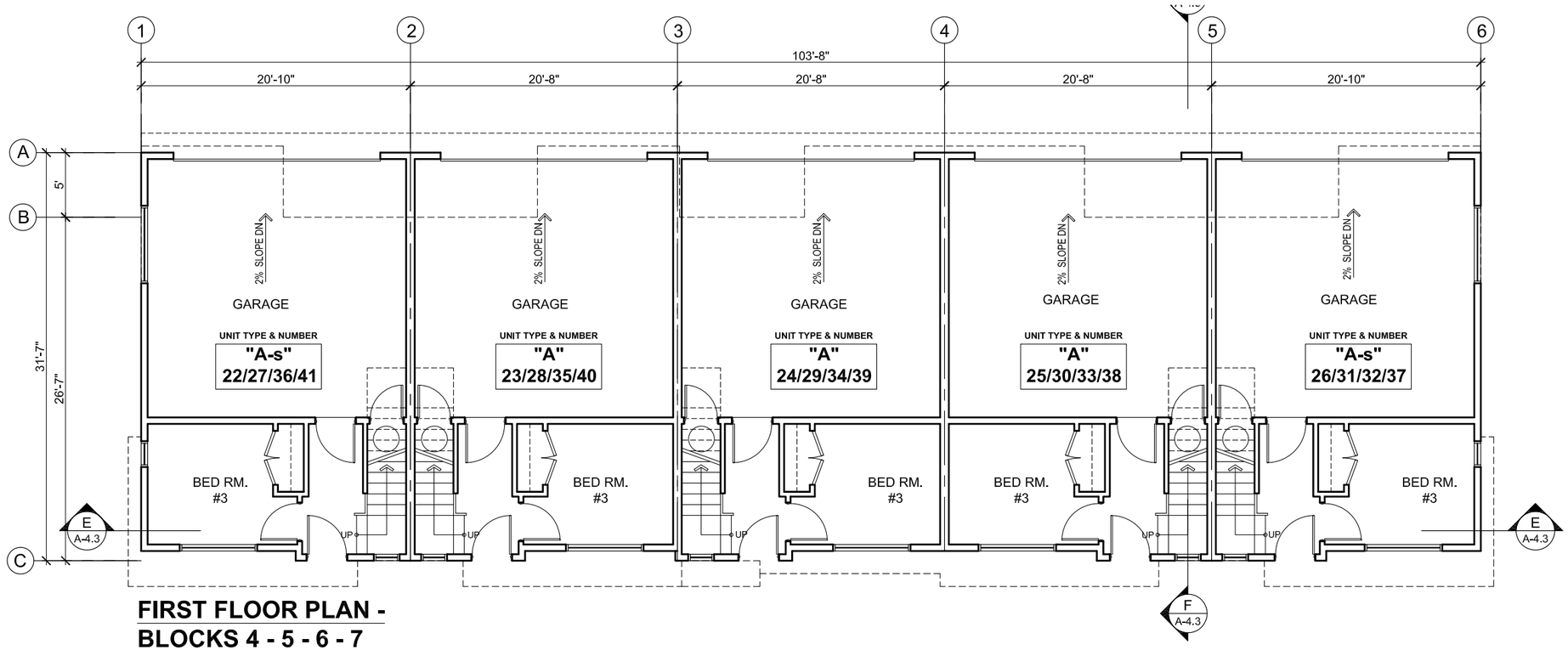
DRAWING TITLE:

BLOCKS 2 & 3
THRID FLOOR AND
ROOF PLANS

| | | |
|---|---|---|
| DATE: | OCT 2017 | SHEET NO: |
| SCALE: | NTS. | A-2.2b |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |




## SECOND FLOOR PLAN - BLOCKS 4 - 5 - 6 - 7




## FIRST FLOOR PLAN - BLOCKS 4 - 5 - 6 - 7


**F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
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| 1 | 07-09-18 | ISSUED FOR APC MEETING |

PROJECT TITLE:

**41 UNIT TOWNHOUSE DEVELOPMENT**
19610 - 19648
55A AVENUE, LANGLEY

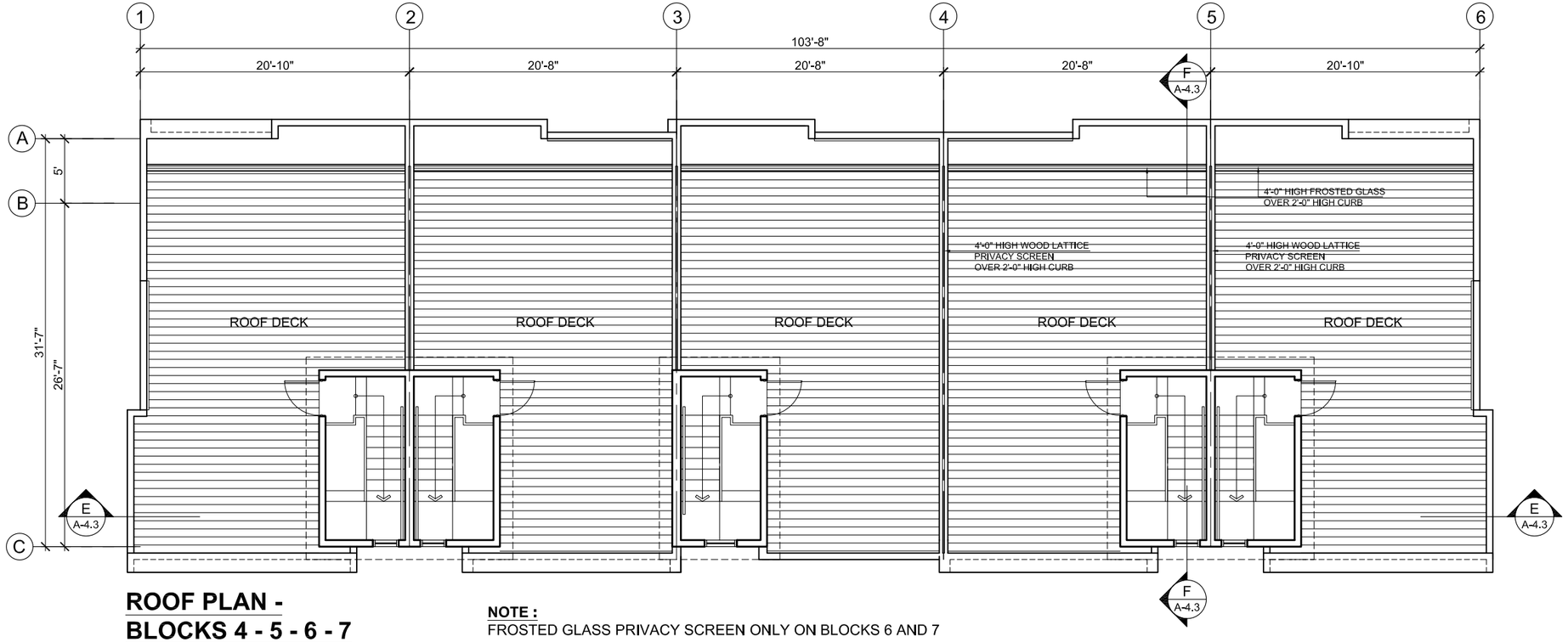
FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

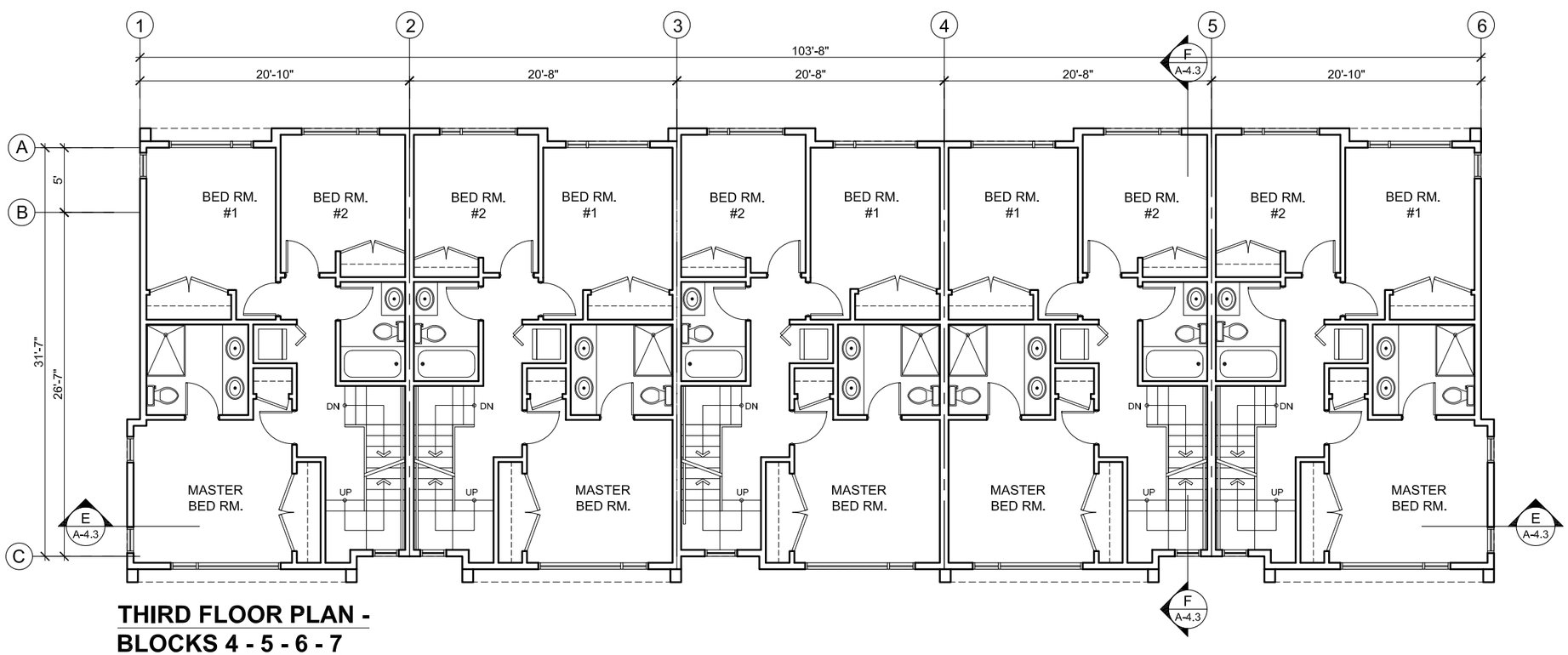
BLOCKS 4 - 5 - 6 - 7 TYP.
FIRST & SECOND
FLOOR PLANS

| | | |
|---|---|---|
| DATE: | OCT 2017 | SHEET NO: |
| SCALE: | NTS. | A-2.3a |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |




## ROOF PLAN - BLOCKS 4 - 5 - 6 - 7

**NOTE :**
FROSTED GLASS PRIVACY SCREEN ONLY ON BLOCKS 6 AND 7




## THIRD FLOOR PLAN - BLOCKS 4 - 5 - 6 - 7


**F. ADAB ARCHITECTS INC.**

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PROJECT TITLE:

**41 UNIT TOWNHOUSE DEVELOPMENT**
19610 - 19648
55A AVENUE, LANGLEY

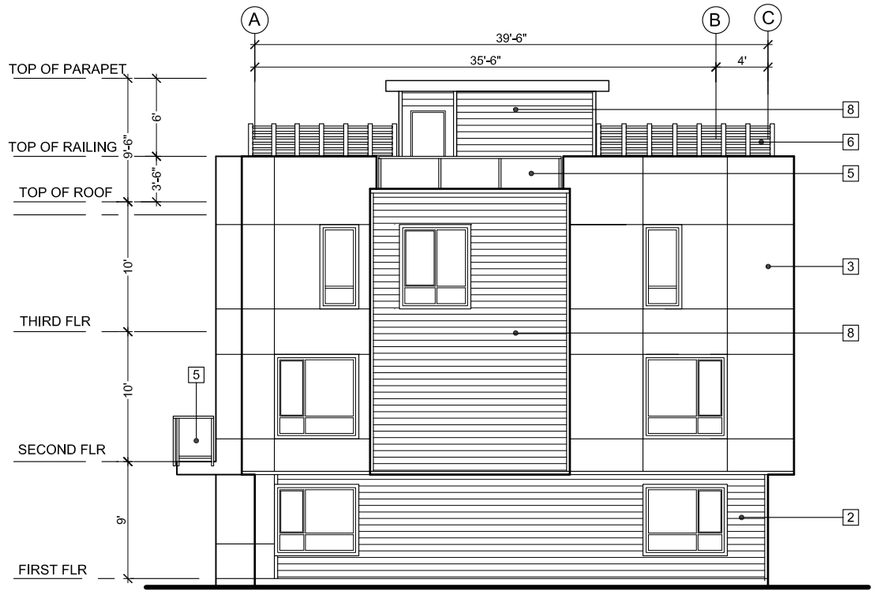
FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

BLOCKS 4 - 5 - 6 - 7 TYP.
THIRD FLOOR AND
ROOF PLANS

| | | |
|---|---|---|
| DATE: | OCT 2017 | SHEET NO: |
| SCALE: | NTS. | A-2.3b |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |




## SOUTH ELEVATION - BLOCK 1

## EAST ELEVATION - BLOCK 1

## EXTERIOR FINISHES

| | | |
|---|---|---|
| 1 | | **BRICK:** CHARCOAL KLAYCOAT BY IXL |
| 2 | | **HARDIE SIDING:** PEARL GRAY SMOOTH BY JAMES HARDIE |
| 3 | | **HARDIE PANEL:** ARCTIC WHITE SMOOTH BY JAMES HARDIE |
| 4 | | **STUCCO - CHELSEA GRAY HC-168 BY BENJAMINE MOORE** |
| 5 | | **GLASS & METAL RAILING** |
| 6 | | **PRIVACY SCREEN - WOOD LATTICE** |
| 7 | | **PRIVACY SCREEN - FROSTED GLASS** |
| 8 | | **6" HORIZONTAL SIDING -** PVC / CARAMEL ZEBRAWOOD REF #9 BY SAGIPER |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PROJECT TITLE:

**41 UNIT TOWNHOUSE DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY

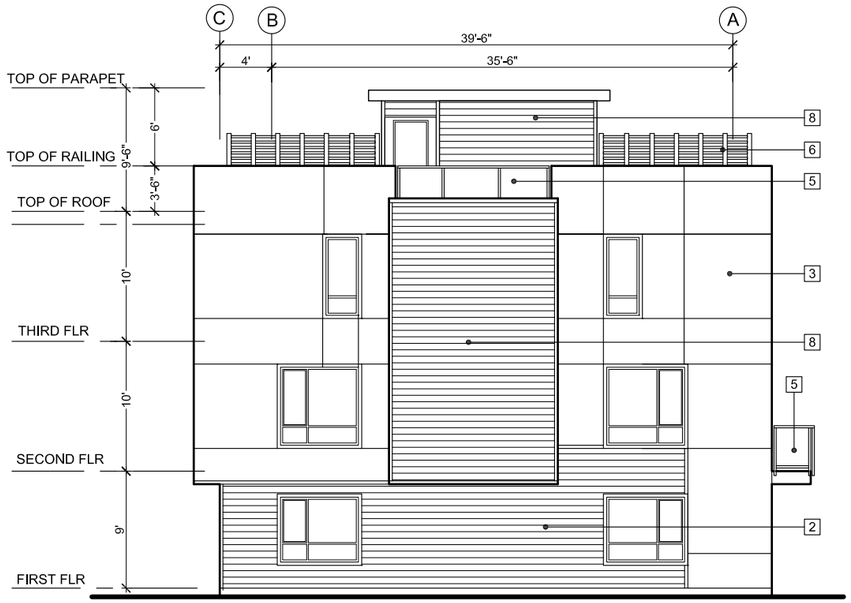
FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

BLOCK 1
ELEVATIONS

| | | |
|---|---|---|
| DATE: | APR 2018 | SHEET NO: |
| SCALE: | NTS. | A-3.1a |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |




## NORTH ELEVATION - BLOCK 1

## WEST ELEVATION - BLOCK 1

# EXTERIOR FINISHES

| | |
|---|---|
| 1 | **BRICK:** CHARCOAL KLAYCOAT BY IXL |
| 2 | **HARDIE SIDING:** PEARL GRAY SMOOTH BY JAMES HARDIE |
| 3 | **HARDIE PANEL:** ARCTIC WHITE SMOOTH BY JAMES HARDIE |
| 4 | **STUCCO - CHELSEA GRAY HC-168 BY BENJAMINE MOORE** |
| 5 | **GLASS & METAL RAILING** |
| 6 | **PRIVACY SCREEN - WOOD LATTICE** |
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19610-19648
55A AVENUE, LANGLEY

FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

BLOCK 1
ELEVATIONS

| | | |
|---|---|---|
| DATE: | APR 2018 | SHEET NO: |
| SCALE: | NTS. | A-3.1b |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |

## EXTERIOR FINISHES

| | |
|---|---|
| 1 | **BRICK:** CHARCOAL KLAYCOAT BY IXL |
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| 3 | **HARDIE PANEL:** ARCTIC WHITE SMOOTH BY JAMES HARDIE |
| 4 | **STUCCO - CHELSEA GRAY HC-168 BY BENJAMINE MOORE** |
| 5 | **GLASS & METAL RAILING** |
| 6 | **PRIVACY SCREEN - WOOD LATTICE** |
| 7 | **PRIVACY SCREEN - FROSTED GLASS** |
| 8 | **6" HORIZONTAL SIDING -** PVC / CARAMEL ZEBRAWOOD REF #9 BY SAGIPER |

## NORTH ELEVATION - BLOCKS 2-3


**F. ADAB ARCHITECTS INC.**

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|---|---|---|
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PROJECT TITLE:

**41 UNIT TOWNHOUSE DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY

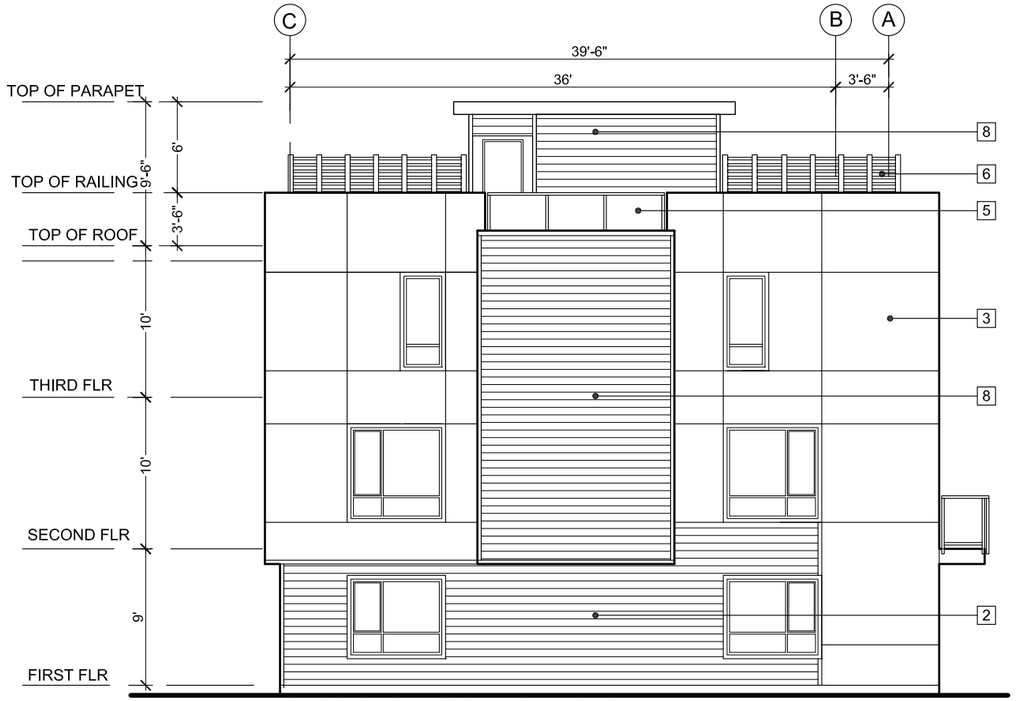
FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

BLOCKS 2 - 3
ELEVATIONS

| | | |
|---|---|---|
| DATE: | APR 2018 | SHEET NO: |
| SCALE: | 1/8"=1'-0" | A-3.2a |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |




## EAST ELEVATION - BLOCKS 2-3
## WEST ELEVATION IS REVERSED

## SOUTH ELEVATION - BLOCKS 2-3

## EXTERIOR FINISHES

| | | |
|---|---|---|
| 1 | | **BRICK:** CHARCOAL KLAYCOAT BY IXL |
| 2 | | **HARDIE SIDING:** PEARL GRAY SMOOTH BY JAMES HARDIE |
| 3 | | **HARDIE PANEL:** ARCTIC WHITE SMOOTH BY JAMES HARDIE |
| 4 | | **STUCCO - CHELSEA GRAY HC-168 BY BENJAMINE MOORE** |
| 5 | | **GLASS & METAL RAILING** |
| 6 | | **PRIVACY SCREEN - WOOD LATTICE** |
| 7 | | **PRIVACY SCREEN - FROSTED GLASS** |
| 8 | | **6" HORIZONTAL SIDING -** PVC / CARAMEL ZEBRAWOOD REF #9 BY SAGIPER |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PROJECT TITLE:

**41 UNIT TOWNHOUSE DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY

FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

BLOCK 2 - 3
ELEVATIONS

| | | |
|---|---|---|
| DATE: | APR 2018 | SHEET NO: |
| SCALE: | NTS. | A-3.2b |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |

## EXTERIOR FINISHES

| | |
|---|---|
| 1 | **BRICK:** CHARCOAL KLAYCOAT BY IXL |
| 2 | **HARDIE SIDING:** PEARL GRAY SMOOTH BY JAMES HARDIE |
| 3 | **HARDIE PANEL:** ARCTIC WHITE SMOOTH BY JAMES HARDIE |
| 4 | **STUCCO - CHELSEA GRAY HC-168 BY BENJAMINE MOORE** |
| 5 | **GLASS & METAL RAILING** |
| 6 | **PRIVACY SCREEN - WOOD LATTICE** |
| 7 | **PRIVACY SCREEN - FROSTED GLASS** |
| 8 | **6" HORIZONTAL SIDING -** PVC / CARAMEL ZEBRAWOOD REF #9 BY SAGIPER |

**SOUTH ELEVATION - BLOCK 4-5**
**NORTH ELEVATION - BLOCK 6-7**


**F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT
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PROJECT TITLE:

**41 UNIT TOWNHOUSE DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY

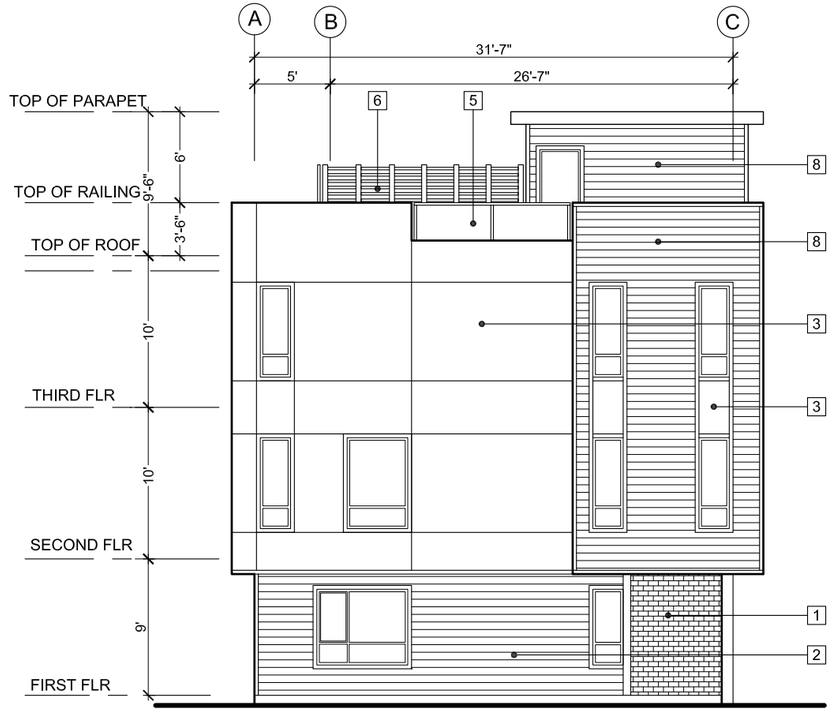
FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

BLOCKS 4-5-6-7
ELEVATIONS

| | | |
|---|---|---|
| DATE: | APR 2018 | SHEET NO: |
| SCALE: | NTS. | A-3.3a |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |




## WEST ELEVATION - BLOCK 4-5
## EAST ELEVATION - BLOCK 6-7

## NORTH ELEVATION - BLOCK 4-5
## SOUTH ELEVATION - BLOCK 6-7

## EXTERIOR FINISHES

| | |
|---|---|
| 1 | **BRICK:** CHARCOAL KLAYCOAT BY IXL |
| 2 | **HARDIE SIDING:** PEARL GRAY SMOOTH BY JAMES HARDIE |
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| 4 | **STUCCO - CHELSEA GRAY HC-168 BY BENJAMINE MOORE** |
| 5 | **GLASS & METAL RAILING** |
| 6 | **PRIVACY SCREEN - WOOD LATTICE** |
| 7 | **PRIVACY SCREEN - FROSTED GLASS** |
| 8 | **6" HORIZONTAL SIDING -** PVC / CARAMEL ZEBRAWOOD REF #9 BY SAGIPER |


**F. ADAB ARCHITECTS INC.**

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**41 UNIT TOWNHOUSE DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY

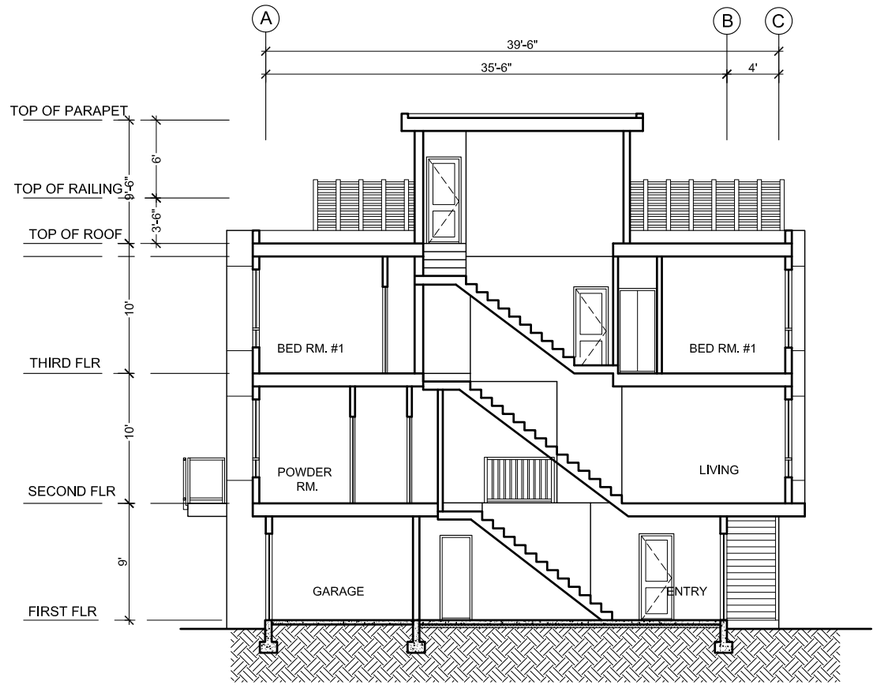
FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

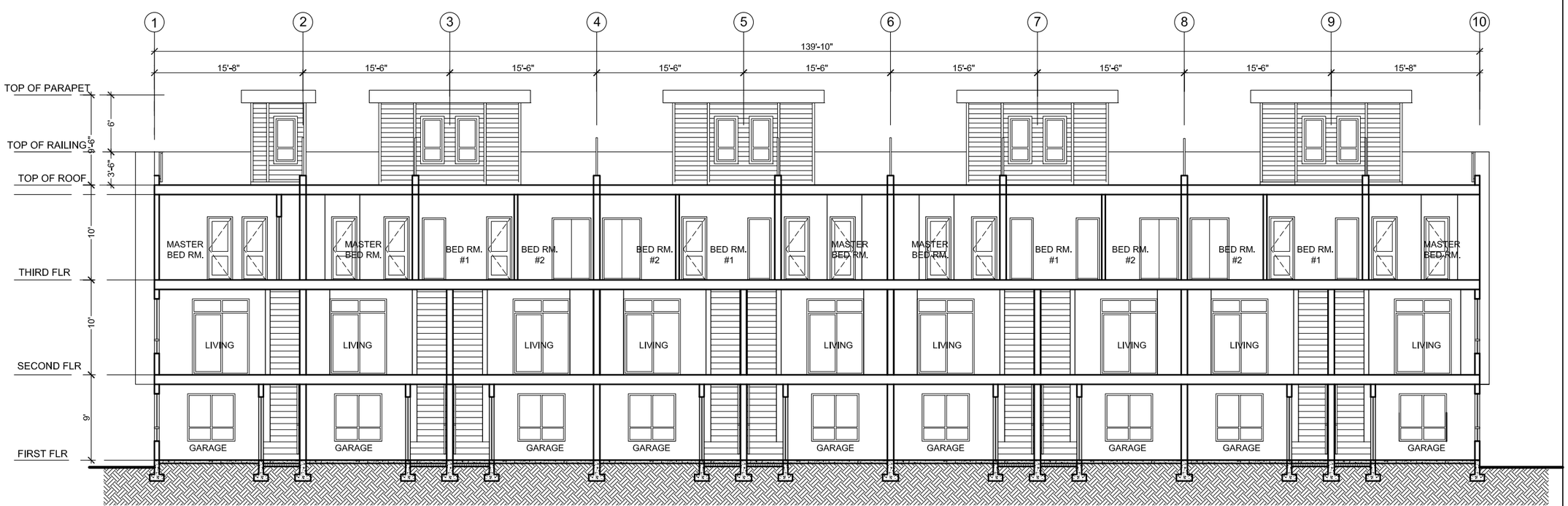
DRAWING TITLE:

BLOCKS 4-5-6-7
ELEVATIONS

| | | |
|---|---|---|
| DATE: | OCT 2017 | SHEET NO: |
| SCALE: | NTS. | A-3.3b |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |




**SECTION B-B**
**BLOCK 1**




**SECTION A-A**
**BLOCK 1**


**F. ADAB ARCHITECTS INC.**

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| NO. | DATE | REVISION / ISSUED |
|---|---|---|
| 1 | 07-09-18 | ISSUED FOR APC MEETING |

PROJECT TITLE:

**41 UNIT TOWNHOUSE DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY

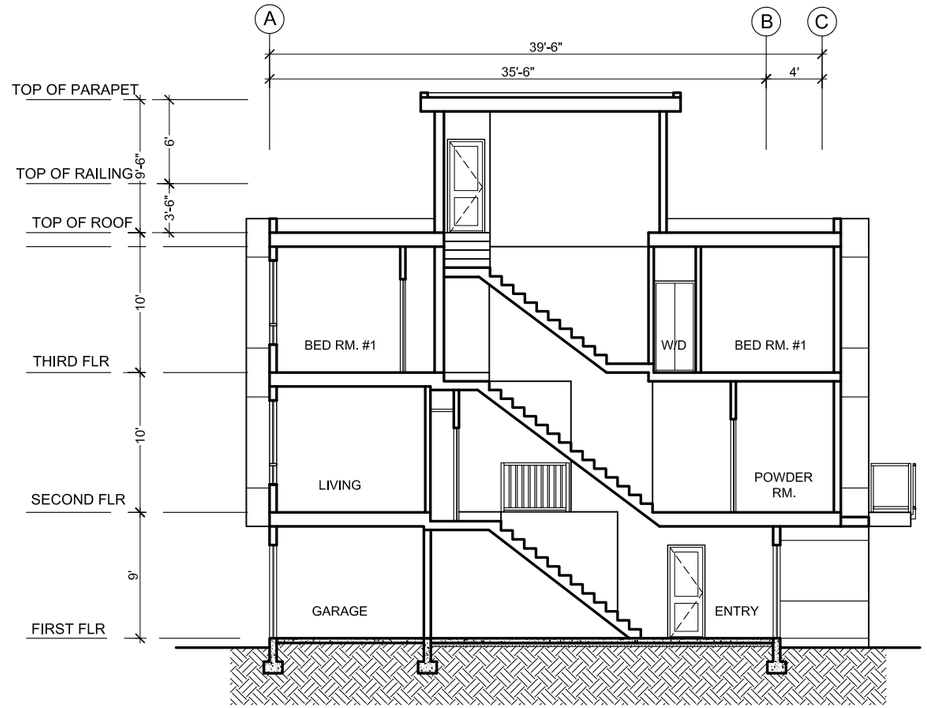
FOR:

**LEONE HOME INC.**
238 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

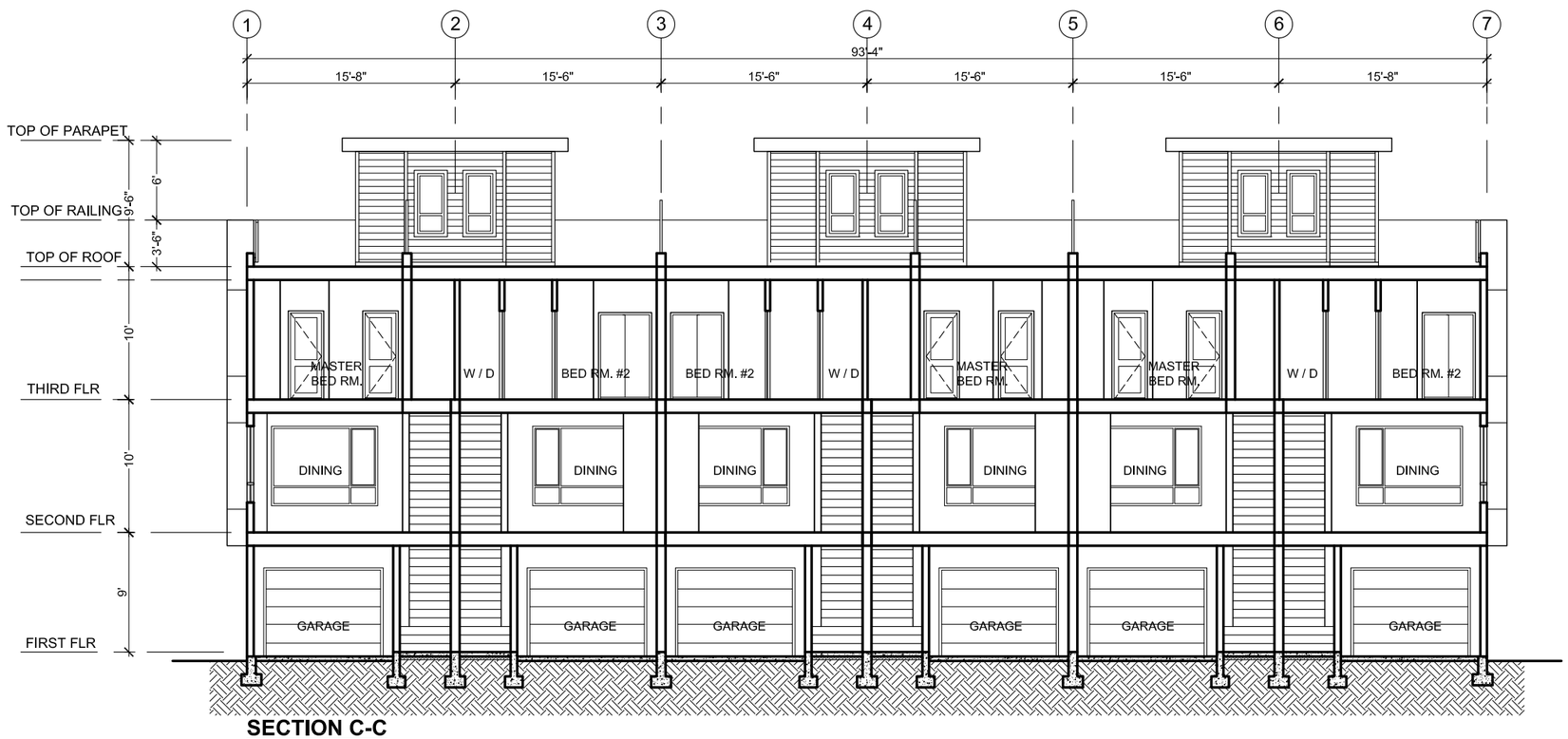
DRAWING TITLE:

BLOCK 1
SECTIONS

| | | |
|---|---|---|
| DATE: | OCT 2017 | SHEET NO: |
| SCALE: | NTS. | A-4.1 |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |




**SECTION D-D**
**BLOCKS 2- 3**




**SECTION C-C**
**BLOCKS 2- 3**


**F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT
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PROJECT TITLE:

**41 UNIT TOWNHOUSE DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY

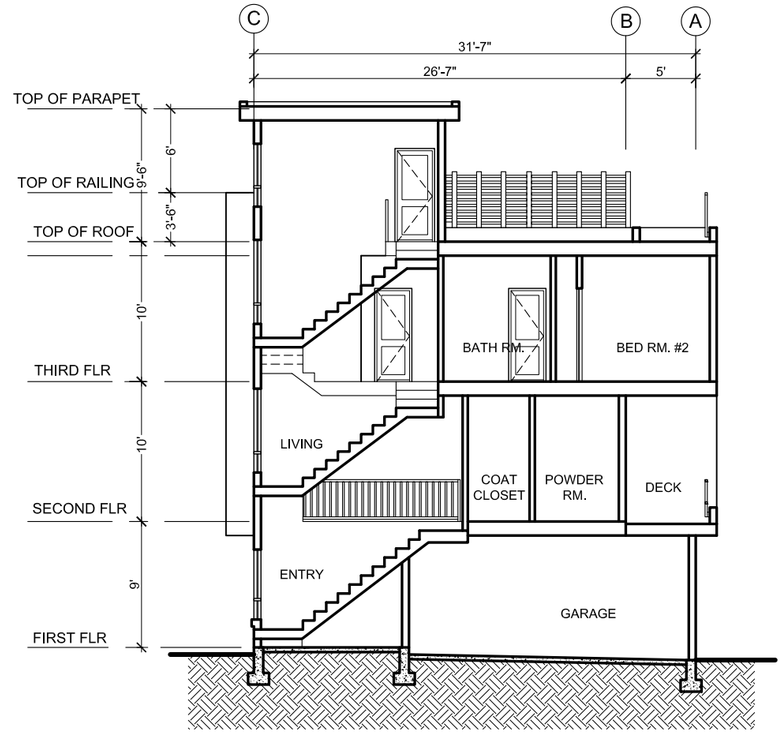
FOR:

**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

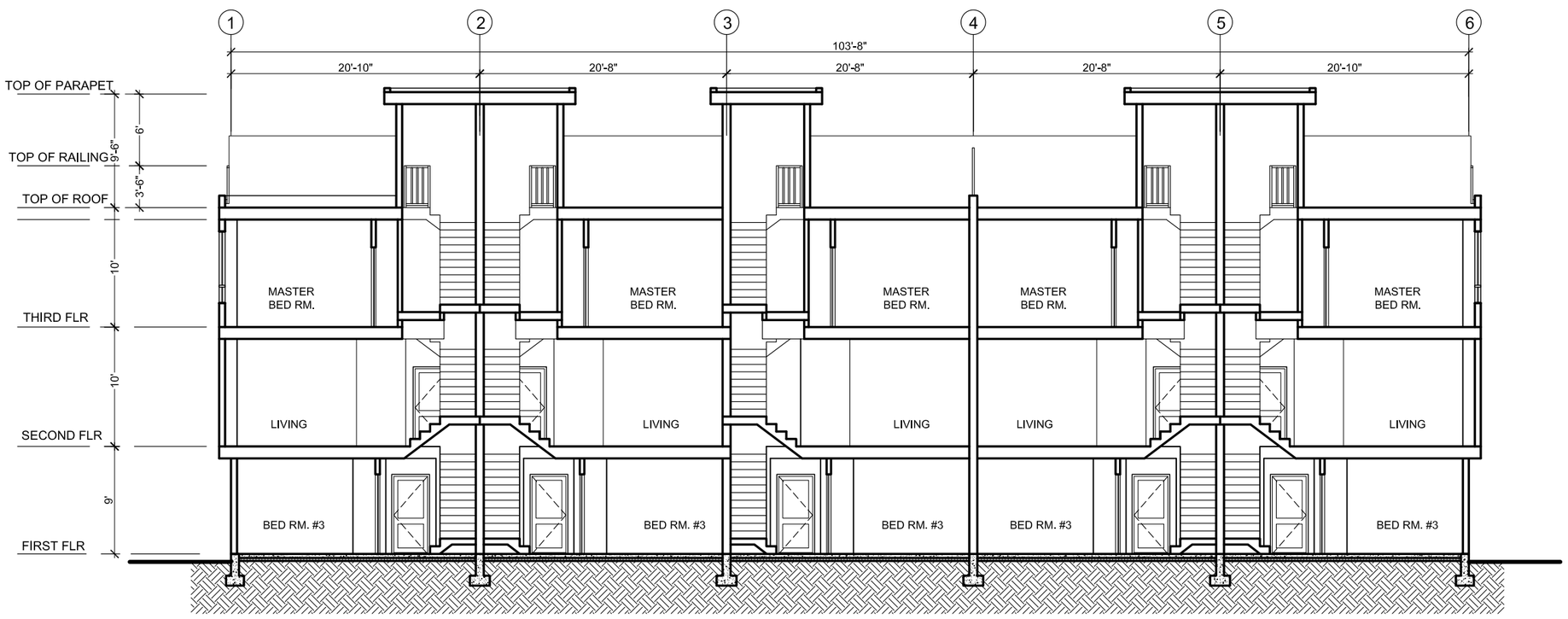
DRAWING TITLE:

BLOCKS 2 - 3
SECTIONS

| | | |
|---|---|---|
| DATE: | APR 2018 | SHEET NO: |
| SCALE: | 1/8"=1'-0" | A-4.2 |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |




**SECTION F-F**
**BLOCKS 4-5-6-7 TYP.**




**SECTION E-E**
**BLOCKS 4-5-6-7 TYP.**


**F. ADAB ARCHITECTS INC.**

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RICHMOND, B.C. V6V 2K3

DRAWING TITLE:

BLOCKS 4-5-6-7
TYP. SECTIONS

| | | |
|---|---|---|
| DATE: | APR 2018 | SHEET NO: |
| SCALE: | NTS. | A-4.3 |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |

# Design Rationale

## Site Characteristics and Context

The proposed development occupies the last 5 single family lots on the south side of 55A Avenue for a total area of 5047 sqm or 1.24 acres. The site slopes from east to west along 55 A Avenue and the lane. The highest point being at south east corner and the lowest point at south west corner.

A 20'.0 wide paved lane starts from 198 Street and turns north into 55A Avenue along the east property line. The land for this new lane is dedicated by the developer to the City in exchange for purchasing the existing lane at the south side of the site. As a result of this land exchange the size of the original site has been increased from 5047 sqm to 5310 sqm.

The site faces a 19-unit townhouse development to the east that is presently under construction and 196 Street to the west which is blocked by 7'.0 high concrete wall. Huntsfield Green Senor Homes is located immediately to the south.

## Zoning, Orientation, and Massing

The proposed development consists of 7 separate building blocks consisting of 41 townhouses each with 2 car garages. The unit mixes offer variety of unit types with 3 and 4 bedrooms.

The area of the townhouses ranges from 1, 380 to 1555 square feet. The site is designated for multi- family residential development “RM3 zoning”. This density allows for a 4 storey apartment building with a maximum density of 70 units per acre. This development offers a floor space ratio of 1.05 FSR and a density of 31 units per acre.

Diversity in unit types and sizes offers variations in treatment of the facades, windows and material.

Townhouses along 55A Avenue have direct access to the street and the rest of the units have accesses from internal roads. All vehicular accesses are provided from the internal roads and there is no vehicular access into 55 A Avenue.

Attempt has been made to create a pedestrian friendly development with Identifiable entries and Individual canopies, creating active engaging interest and fostering vitality

## Urban Design, Form and Character

From a massing point of view, the buildings have been designed to create a visually modern urban appearance with contrasting material and colours.

Buildings are modulated with balanced repetitive framed bay windows with intermediate recessed contrast colour and material.

All units have private roof top decks acting as outdoor amenity as well as large balconies.

Entries are identifiable with Individual canopies, and strong color expression.

Brick is introduced at the base of the building with emphasis given to the facades along 55 A Avenue. Brick presents a solid base and horizontal expression in order to respond to the verticality of the bay windows.

Form and character presents an articulated architectural expression with a contemporary vocabulary. Large windows are introduced to create transparency and eye on the street.


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**41 UNIT TOWNHOUSE DEVELOPMENT**
19610-19648
55A AVENUE, LANGLEY

FOR:
**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

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

| | | |
|---|---|---|
| DATE: | OCT 2017 | SHEET NO: |
| SCALE: | N/A | A-5.1 |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |

## *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.

2. The building envelope, glazing, and mechanical system will be designed based on the new energy code and in compliance with ASHRE 90, 2010

3. Selection of the material is based on the use of low / non-toxic, low-maintenance, durable and sustainable products.

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

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

6. Mechanical system is equipped with heat recovery system 'HRV" for recycling the heat energy.

7. All units have vehicular electric chargers in the garage.

## *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 CPTED 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 A 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. Lights are also installed next to the signage and mail box. 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.

- Trees, shrubs and hedges are designed in a manner to increase visibility and avoid creating hidden spaces.


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19610-19648
55A AVENUE, LANGLEY

FOR:
**LEONE HOMES INC.**
238 - 13986 CAMBIE ROAD.
RICHMOND, B.C. V6V 2K3

DRAWING TITLE:
DESIGN RATIONALE -2

| | | |
|---|---|---|
| DATE: | OCT 2017 | SHEET NO: |
| SCALE: | N/A | A-5.2 |
| DESIGN: | A.A. | |
| DRAWN: | A.A. | |
| PROJECT NO: | 1803 | |

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SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 2 | 18 JULY 02 | TO CPTED REVIEW | PC |
| 1 | 18 JUN 27 | NEW SITE PLAN- ISSUE TO ARCH | PC |

CLIENT:

**LEONE HOMES**

PROJECT:

**RESIDENTIAL DEVELOPMENT**

**55A AVENUE**
**LANGLEY, BC**

**With F. Adab Architects**

DRAWING TITLE:

# LANDSCAPE PLAN

DATE: 18.MAY.28
SCALE: 1/16"=1'-0"
DRAWN:
DESIGN:
CHK'D: PCM

DRAWING NUMBER: **L1** OF 3

18106-3.ZIP

PMG PROJECT NUMBER: **18-106**

## PLANT SCHEDULE

PMG PROJECT NUMBER: 18106

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| TREE | | | | |
| | 12 | ACER CAPILLIPES | STRIPE BARK MAPLE | 5CM CAL;B&B |
| | 9 | CORNUS KOUSA 'CHINENSIS' | CHINESE KOUSA DOGWOOD | 2.5M HT; BUSH FORM; B&B |
| | 17 | MAGNOLIA x 'GALAXY' | MAGNOLIA | 5CM CAL; 1.5M STD; B&B |
| | 10 | PYRUS CALLERYANA 'CHANTICLEER' | CHANTICLEER PEAR | 5CM CAL; 1.5M STD; B&B |
| | 6 | STYRAX JAPONICUS 'SNOW CHARM' | SNOW CHARM JAPANESE SNOWBELL | 6CM CAL, 1.5M STD; B&B |
| SHRUB | | | | |
| BX | 288 | BUXUS SEMPERVIRENS GREEN VELVET | BOXWOOD | #3 POT; 40CM |
| CH | 26 | CHOISYA TERNATA | MEXICAN MOCK ORANGE | #3 POT; 50CM |
| HY | 9 | HYDRANGEA ARBORESCENS 'ANNABELLE' | HYDRANGEA | #3 POT; 80CM |
| G2 | 74 | PHORMIUM TENAX RED | NEW ZEALAND FLAX | #7 POT; 70CM |
| PH | 7 | PHYSOCARPUS OPULIFOLIUS 'DIABOLO' | PURPLE NINEBARK | #3 POT; 50CM |
| PI | 48 | PIERIS TAIWANENSIS 'PRELUDE' | TAIWAN PIERIS; DWARF; WHITE BLOOMS | #2 POT; 25CM |
| P | 65 | PRUNUS LAUROCERASUS 'REYNVAANII' | RUSSIAN LAUREL | 1.2M |
| RH | 31 | RHODODENDRON 'DORA AMATEUS' | RHODODENDRON; DWARF WHITE | #3 POT; 40CM |
| Y | 81 | TAXUS X MEDIA 'HICKSII' | HICK'S YEW | 1.2M HT |
| GRASS | | | | |
| C | 351 | CAREX OSHIMENSIS 'EVERGOLD' | EVERGOLD JAPANESE SEDGE | #1 POT |
| F | 287 | FESTUCA OVINA 'GLAUCA' | BLUE FESCUE | #1 POT |
| K | 86 | HAKONECHLOA MACRA 'ALL GOLD' | GOLDEN JAPANESE FOREST GRASS | #1 POT |
| G1 | 123 | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | #1 POT |
| MI | 60 | MISCANTHUS SINENSIS 'YAKU JIMA' | YAKU JIMA JAP. SILVER GRASS | #2 POT |
| PA | 43 | PANICUM VIRGATUM 'ROTSTRAHLBUSCH' | RED SWITCH GRASS | #3 POT |
| PE | 141 | PENNISETUM ORIENTALE | ORIENTAL FOUNTAIN GRASS | #1 POT |
| PERENNIAL | | | | |
| I | 200 | IBERIS SEMPERVIRENS | EVERGREEN CANDYTUFT | 11 CM POT |
| N | 128 | NEPETA x JR WALKER | DWARF CATMINT | 15 CM POT |
| B | 321 | BERGENIA CORDIFOLIA | BERGENIA | 11 CM POT |
| GC | | | | |
| E | 256 | MAHONIA NERVOSA | DWARF OREGON GRAPE | #1 POT |

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

18106-3.ZIP

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| 2 | 18 JULY 02 | TO CPTED REVIEW | PC |
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CLIENT:

**LEONE HOMES**

PROJECT:

**RESIDENTIAL DEVELOPMENT**

**55A AVENUE**
**LANGLEY, BC**

**With F. Adab Architects**

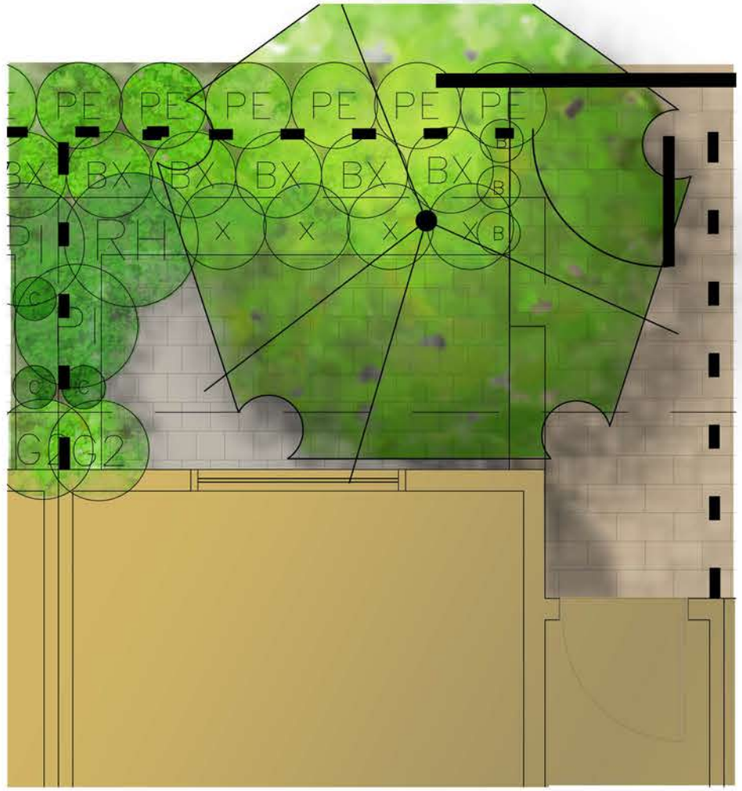
DRAWING TITLE:

# PLANTING PLAN

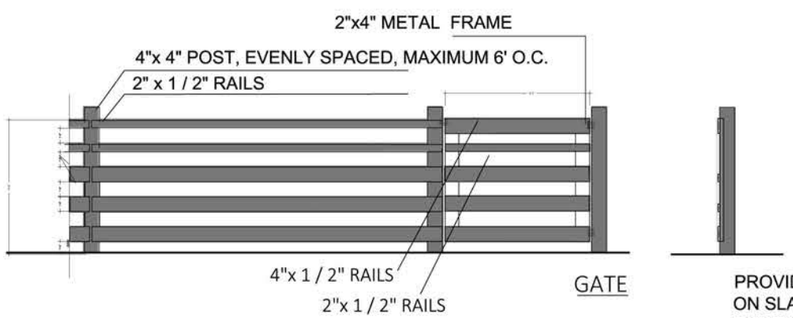
DATE: 18.MAY.28
SCALE: 1/16"=1'-0"
DRAWN:
DESIGN:
CHK'D: PCM

DRAWING NUMBER: **L2** OF 3

PMG PROJECT NUMBER: **18-106**




PATIO DETAIL 1:20




PROVIDE SHOPE DWG FOR SUPPORT ON SLAB, ON GRADE POST TO CONCRETE FOOTING TO 1/3 HT. OF POST

ALUMINUM FENCE NOTES:

1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE. INSTALL PER MANUFACURER'S INSTRUCTIONS.
3. GATE HARDWARD TO BE CHOSEN BY OWNER.
4. ALUMINIUM FENCE TO BE POWDER COATED CONFIRM COLOUR

## 1 0.9m (3') HT ALUMINUM FENCE WITH ENTRY GATE

1/8"=1'-0"

BUXUS

PENNISETUM

ACER CAPILLIPES

STYRAX

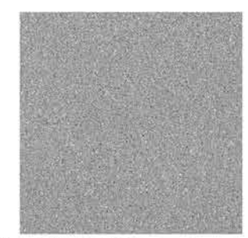
PLANTING PALLETE

CORNUS

PAVER COLOURS

ROUNDED PEBBLES IN GAPS

CHARCOAL-RANDOM-20%



GRAY- FIELD

ENGINEERED BASE WITH GRAVEL AT VISITOR PARKING

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**LANGLEY, BC**

**With F. Adab Architects**

DRAWING TITLE:

**LANDSCAPE DETAILS**

DATE: 20.JUL.18
SCALE:
DRAWN:
DESIGN:
CHK'D: PCM

DRAWING NUMBER: **L3** OF 3

18106-3.ZIP

PMG PROJECT NUMBER: **18-106**