

# 26 UNIT TOWNHOUSE DEVELOPMENT

19608-19618-19630-19642, 56 AVENUE, LANGLEY



**CONTACT LIST:**

**OWNER :**

**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8  
TEL : 604 575 2214

**ARCHITECT :**

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**SURVEYOR:**

**GREWAL & ASSOCIATES**  
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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:**

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

**LIST OF DRAWINGS**

- A-1.0 PROJECT INDEX - CONTACTS LIST
- A-1.1 CONTEXT PLAN - PROJECT STATISTICS
- A-1.2 AERIAL MAP - CONTEXT PHOTOS
- A-1.3 SITE PLAN
- A-1.4 DESIGN RATIONALE - SITE CHARACTERISTICS AND CONTEXT-JURBAN DESIGN, FORM AND CHARACTER
- A-1.5 DESIGN RATIONALE - SUSTAINABILITY AND GREEN MEASURES
- A-1.6 DESIGN RATIONALE - CPTED
- A-1.7 PERSPECTIVE VIEW FROM 56 AVENUE
- A-1.8 196 STREET & 56 AVENUE STREETSCAPES
- A-1.9 EXTERIOR FINISH
- A-2.1a FLOOR PLANS - BLOCK 1 (1ST & 2ND FLOOR)
- A-2.1b FLOOR PLANS - BLOCK 1 (3RD & 4TH FLOOR)
- A-2.2a FLOOR PLANS - BLOCK 2 (1ST & 2ND FLOOR)
- A-2.2b FLOOR PLANS - BLOCK 2 (3RD & 4TH FLOOR)
- A-2.3a FLOOR PLANS - BLOCK 3 (1ST & 2ND FLOOR)
- A-2.3b FLOOR PLANS - BLOCK 3 (3RD & 4TH FLOOR)
- A-2.4a FLOOR PLANS - BLOCK 4 (1ST & 2ND FLOOR)
- A-2.4b FLOOR PLANS - BLOCK 4 (3RD & 4TH FLOOR)
- A-3.1a ELEVATIONS - BLOCK 1
- A-3.1b ELEVATIONS - BLOCK 1
- A-3.2a ELEVATIONS - BLOCK 2
- A-3.2b ELEVATIONS - BLOCK 2
- A-3.3a ELEVATIONS - BLOCK 3
- A-3.3b ELEVATIONS - BLOCK 3
- A-3.4a ELEVATIONS - BLOCK 4
- A-3.4b ELEVATIONS - BLOCK 4
- A-4.1 BUILDING 1 SECTIONS
- A-4.2 BUILDING 2 SECTIONS
- A-4.3 BUILDING 3 SECTIONS
- A-4.4 BUILDING 4 SECTIONS
- L1 LANDSCAPE PLAN
- L2 SHRUB PLAN
- L3 LIGHTING PLAN
- L4 LANDSCAPE DETAILS
- L5 LANDSCAPE SPECIFICATION
- 1-17 CPTED REPORT



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NO.	DATE	REVISION / ISSUED
1	01-03-18	ISSUED FOR REZONING & DP

PROJECT TITLE:  
**26 UNIT TOWNHOUSE DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY

FOR:  
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1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

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

DATE:	NOV 2017	SHEET NO:	
SCALE:	N/A		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1708		

**A-1.0**

**PROJECT STATISTICS**

**CIVIC ADDRESS :**  
 19608, 56TH AVENUE, LANGLEY, BC.  
 19618, 56TH AVENUE, LANGLEY, BC.  
 19630, 56TH AVENUE, LANGLEY, BC.  
 19642, 56TH AVENUE, LANGLEY, BC.

**LEGAL DESCRIPTION :**  
 LOT 1, SECTION 3, TOWNSHIP 8, NWD PLAN 9565  
 LOT 2, SECTION 3, TOWNSHIP 8, NWD PLAN 9565  
 LOT 3, SECTION 3, TOWNSHIP 8, EXCEPT PLAN BCP50413, NWD PLAN 9565  
 LOT 63, SECTION 3, TOWNSHIP 8, EXCEPT PLAN BCP50080, NWD PLAN 25734

**LOT AREA :**  
 EXISTING: 39,516.44 SQ.FT.=3671.2 SQ.M.=0.91 ACRES

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

**LOT COVERAGE :**  
 PROVIDED : 17,571 SF = 44%

**FLOOR AREA :**  
 PROVIDED : BLOCK 1 : 11,865 SQ.FT. = 1102.3 SQ.M.  
 BLOCK 2 : 13,691 SQ.FT. = 1271.94 SQ.M.  
 BLOCK 3 : 13,747 SQ.FT. = 1277.14 SQ.M.  
 BLOCK 4 : 11,819 SQ.FT. = 11098.02 SQ.M.

**TOTAL : 51122 SQ.FT. = 4749.39 SQ.M.**

**FAR :**  
 PROVIDED : 51122/39,516 = 1.29

**BUILDING HEIGHT :**  
 ALLOWED : 3 STORIES  
 PROVIDED : 3 STORIES

**SETBACKS :**  
 PROVIDED : NORTH PL. : 14'-7" TO 15'-3"  
 SOUTH PL. : 19'-0" TO 19'-6"  
 WEST PL. : MIN. : 10'-5"  
 MAX. : 28'-8"  
 EAST PL. : MIN. : 10'-0"  
 MAX. : 11'-0"

**NO. OF UNITS : 26**

**DENSITY :**  
 ALLOWED : 70 UNITS/ACRE  
 PROPOSED : 28.6 UNIT / ACRE

**PARKING :**  
 REQUIRED : 2 STALLS / TOWNHOUSE : 52 STALLS  
 VISITORS : 0.2 /UNIT = 5  
 PROVIDED : 2 STALLS / TOWNHOUSE : 52 STALLS  
 VISITORS : 5



UNIT MIX									
UNIT TYPE	A	As	A1	B	B1	C	C1	Cs	TOTAL
NO OF BED RM.	2	2	3	3	4	2	3	2	-
NO OF UNIT	2	1	1	5	6	4	6	1	26
AREA (SQ.FT.)	1420	1546	1675	1460	1680	1260	1480	1348	-
TOTAL AREA (SQ.FT.)	2840	1546	1675	7300	10080	5040	8880	1348	38709

NO OF 2 BED RM. : 8  
 NO OF 3 BED RM. : 12  
 NO OF 4 BED RM. : 6



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 1040 MADORE AVE  
 COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**STATISTICS  
 CONTEXT PLAN**

DATE	NOV 2017	SHEET NO
SCALE:	N/A	A-1.1
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	



1



3



4



2



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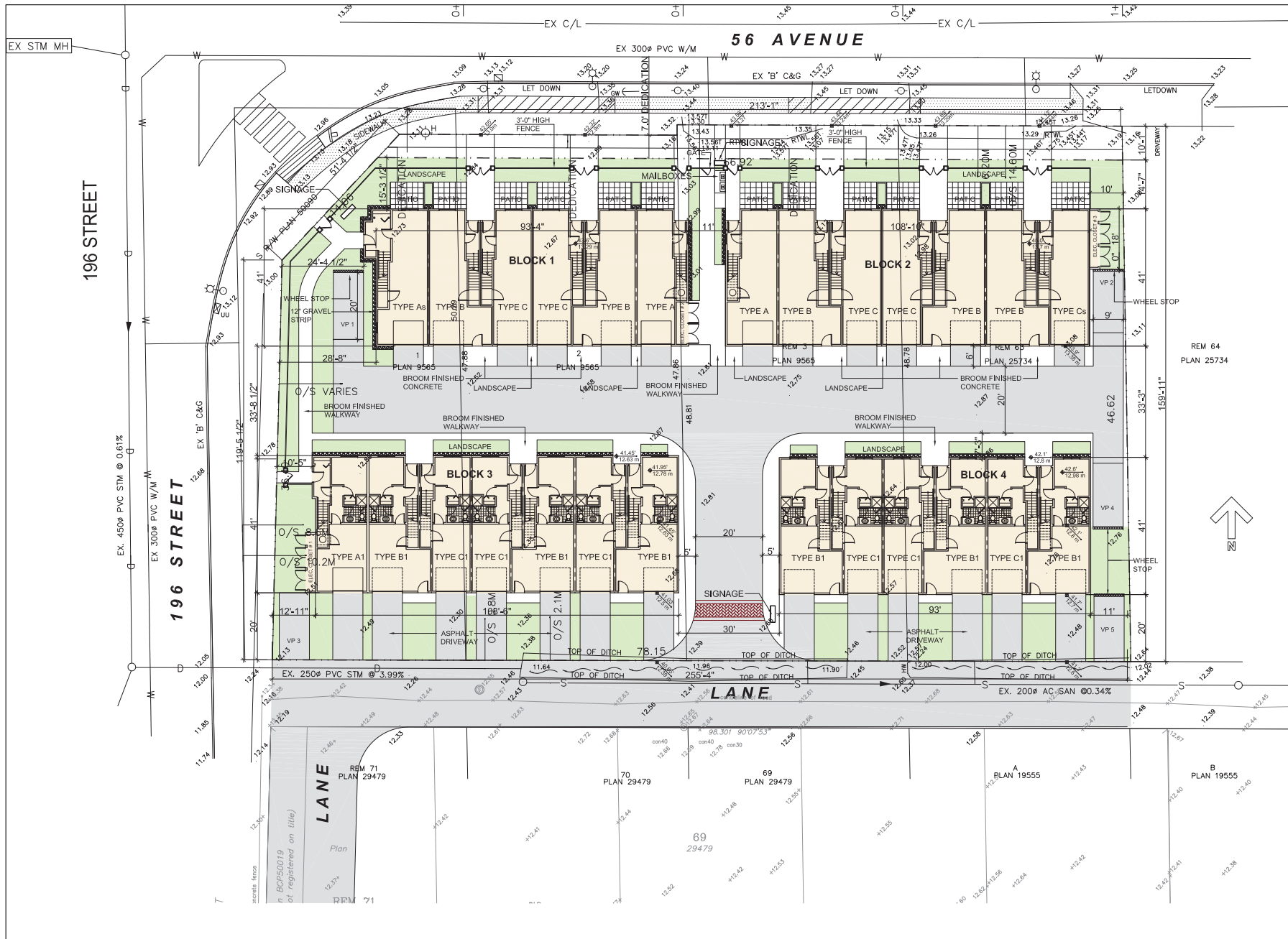
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NO.	DATE	REVISION / ISSUED
1	01-09-18	ISSUED FOR PERMITS/INVESTIGATOR

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19608-19618-19630-19642  
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FOR:  
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DRAWING TITLE:  
**AERIAL MAP  
CONTEXT PHOTOS**

DATE: NOV 2017	SHEET NO:
SCALE: N/A	A-1.2
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1706	



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19608-19618-19630-19642  
56 AVENUE, LANGLEY

**FOR:**  
QUADSTAR DEVELOPMENT LTD.  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

**NORTH TITLE:**  
SITE PLAN

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS	A-1.3
DESIGN:	A.A.	
DRAWING:	A.A.	
PROJECT NO:	1706	

## **Design Rationale**

### **Site Characteristics and Context**

The proposal would occupy 4 lots at the south west corner of 196 Street and 56 Avenue. The total lot area of the site is 39,516 sq ft (3671 sq m) and has a slight slope down from north-east corner to south-west corner. Provision has been made for 2.14 meter road widening along 56 Avenue.

There is an unused gravel lane to the south that will be will be paved by this developer and the developer of the townhouse development to the south. This lane turns southward and will be connected to 55A Street.

Southern portion of the site faces a 6'.0" high concrete block along 196 Street. This wall is intended to create a sound buffer between 196 Street and the developments to the south. The site faces single family lots to the east which are all designated for multifamily developments. The site faces commercial uses across the roads to the north and west.

Our firm is involved in designing a similar townhouse development on the south side of the lane. This development occupies 5 single family lots and the total number of units is 33 units. This proposal and the townhouse development to the south have the same time line for construction.

### **Zoning, Orientation, Massing and Statistics**

The proposal consists of four separate building blocks consisting of 28 units each with 2 car garages. The vehicular access is provided from the lane and pedestrian access provided from 56 Avenue.

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

The units at the rear have additional room at grade and the average size of the two bedroom homes is 1,350 sq ft. and the three bedroom townhouse is 1,500. Sq ft.

The site is designated for multiple family residential developments in compliance with the RM3 zoning. This density allows for a 4 storey development with a density up to a maximum of 70 units per acre. This development has a proposed ratio of 20.16 unit per acre.

Visitor parkings are at grade and meet the zoning requirements.

### **Urban Design, Form and Character**

The site is located at the intersection of two major streets and has a high visibility exposure. A large open space at the corner of the 56 Avenue and 196 Street is provided to lead the view into the courtyard and create a visually appealing architecture with enhanced quality character and rich landscaping.

The townhouses are arranged in a small clusters allowing for open spaces to be integrated into the development and creation of a central courtyard.

The units along 56 Avenue have direct pedestrian access to the road to respond to a streetscape and an urban concept that is anticipated for the neighborhood

The form and character introduces an articulated architectural expression with a contemporary vocabulary emohasizing on modern west coast architecture.

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

Buildings are modulated with repetitive vertical bay windows with intermediate colour contrast. Brick is introduces on all building blocks with emphasis given to the facades along the roads. Entries are identifiable with Individual canopies, posts and strong color expression.



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FOR:  
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COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**DESIGN RATIONALE :**  
**SITE CHARACTISTICS**

DATE:	NOV 2017	SHEET NO:
SCALE:	N/A	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1708	<b>A-1.4</b>

**Livability, Energy Saving and Green Measures**

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

1. Variety of unit types and sizes are introduced for both small and large families with children
2. Where possible, operating windows are located on the opposite walls to draw ventilation across the occupied spaces and overhangs provided at the roof level.
3. The site is located in the urban fabric zone of the City and is close to the public transportation and amenities
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. The building envelope, glazing, and mechanical system will be design based on the new code and incompliance with ASHRE 90, 2010
6. Water efficient fixtures, energy efficient appliances and drought tolerance plants will be used to minimize the use of potable water
7. All units have private patios at grade and decks on 2nd floor contributing to livability of the units and creating a family oriented environment

8. 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.
9. Mechanical system is equipped with has heat recovery system 'HRV' for recycling the heat energy and domestic cold water line is used for sprinkler system.



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 56 AVENUE, LANGLEY  
 FOR:  
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 COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**DESIGN RATIONALE :  
 ENERGY SAVING AND  
 GREEN MEASURES**

DATE: NOV 2017	SHEET NO:
SCALE: N/A	<b>A-1.5</b>
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1708	

### **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:**

- 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 56 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
- 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.



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1	01-03-19	ISSUED FOR REZONING & DP
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DRAWING TITLE:  
**DESIGN RATIONALE :**  
**CPTED**

DATE:	NOV 2017	SHEET NO:	A-1.6
SCALE:	N/A		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1708		



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**PERSPECTIVE VIEW FROM 56 AVENUE**

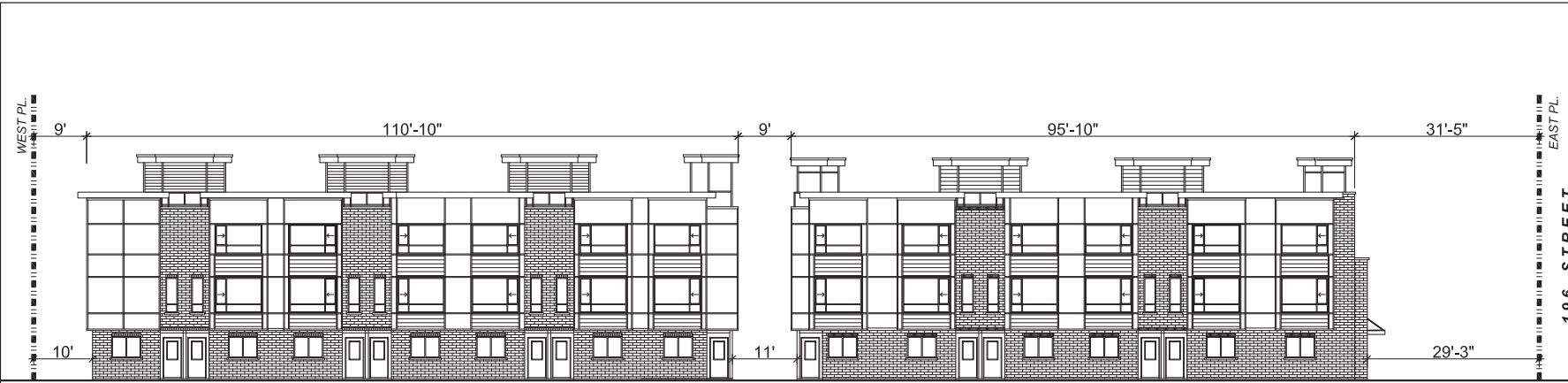
1	01-03-18	ISSUED FOR REZONING & DP
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DRAWING TITLE:  
**PERSPECTIVE VIEW**

DATE: NOV 2017	SHEET NO:
SCALE: N/A	A-1.7
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1708	





NORTH (FRONT) ELEVATION - BLOCK 2

NORTH (FRONT) ELEVATION - BLOCK 1

**56 AVENUE STREETSCAPE**



**STREETSCAPE OF 196 STREET**



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WEST PL. 196 STREET EAST PL.


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DRAWING TITLE:  
**196 STREET & 56 AVENUE STREETSCAPES**

DATE:	NOV 2017	SHEET NO:	<b>A-1.8</b>
SCALE:	N/A		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1708		

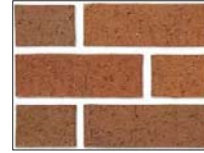
**Exterior Finishes and Colours**

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 in two different tones and hardy 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 the natural wood colour in selected areas.

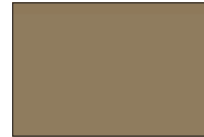
Widows and railings are back resulting in further contrast between the exterior finishing materials.



**CHESTNUT -**  
BY MUTUAL MATERIALS CO.



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



**HARDIE PANEL**  
SW 9093 NEARLY BROWN -  
BY SHERWIN WILLIAMS



**HARDIE SIDING**  
SW 6099 SAND DOLLAR  
BY SHERWIN WILLIAMS



**BLOCK 4 FRONT ELEVATION**



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TEL: (604) 987-3993 FAX: (604) 987-3033  
E-MAIL: [mla@fjadab.com](mailto:mla@fjadab.com)

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1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION /ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**EXTERIOR FINISH**

DATE:	NOV 2017	SHEET NO.:
SCALE:	N/A	<b>A-1.9</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1706	



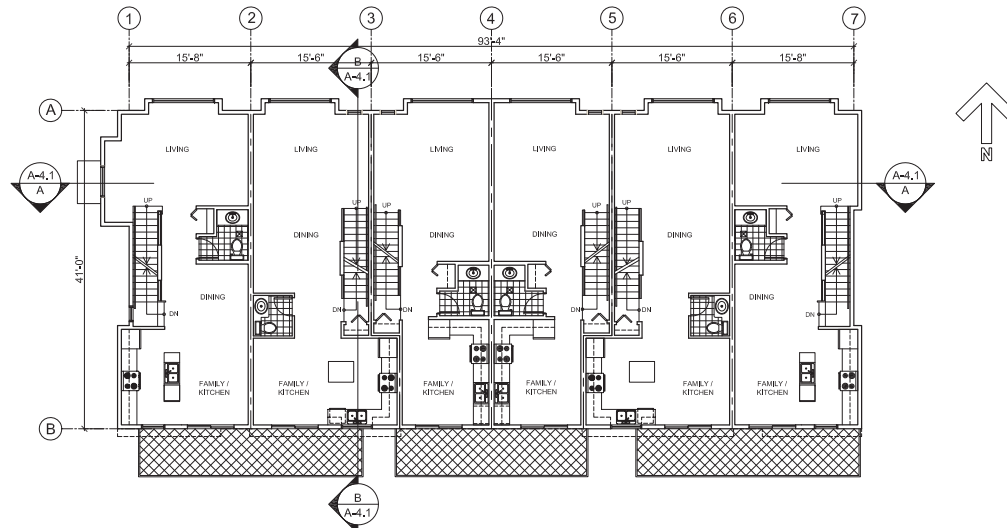
**F. ADAB  
ARCHITECTS  
INC.**

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

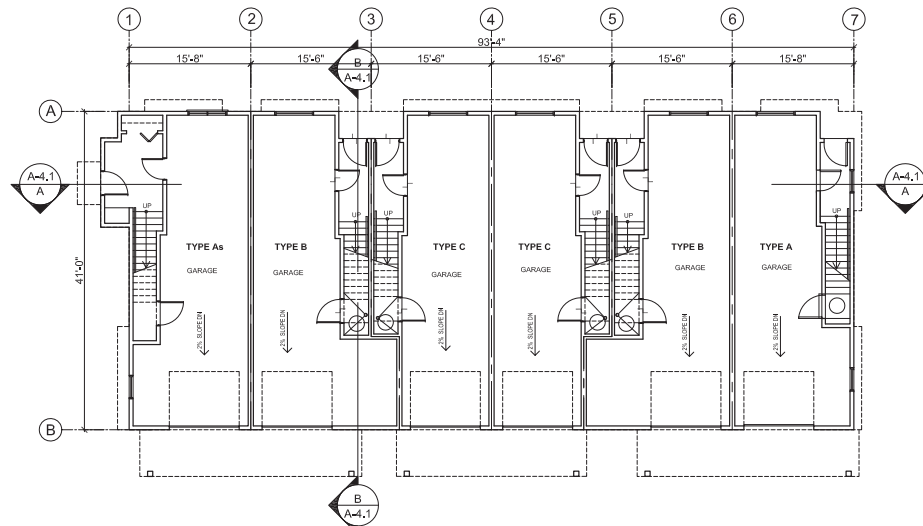
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**SECOND FLOOR PLAN-BLOCK 1**



**FIRST FLOOR PLAN-BLOCK 1**


1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY

FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 1 FLOOR PLANS  
1ST & 2ND FLOOR PLANS**

DATE:	NOV 2017	SHEET NO.:
SCALE:	1/16" = 1'-0"	<b>A-2.1a</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1708	



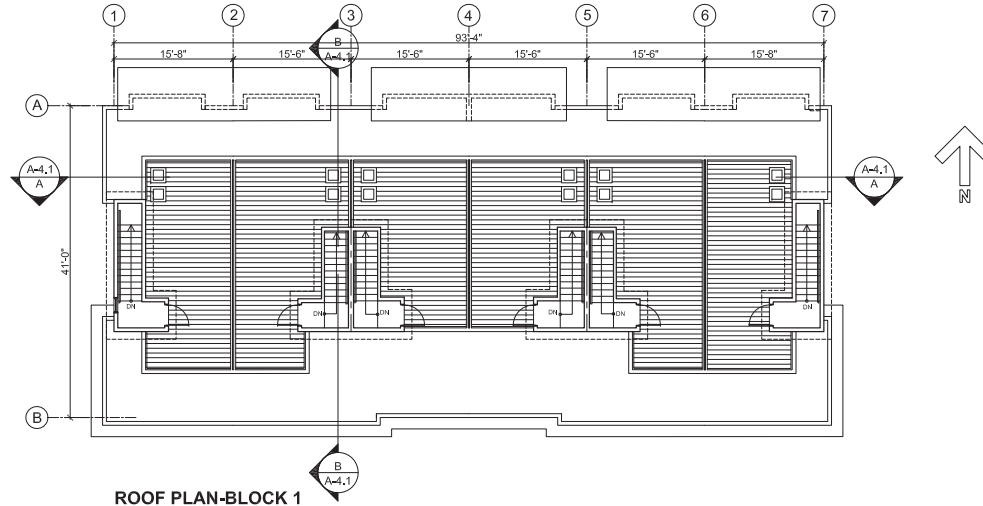
**F. ADAB  
ARCHITECTS  
INC.**

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NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3003  
E-MAIL: info@f.adab.com

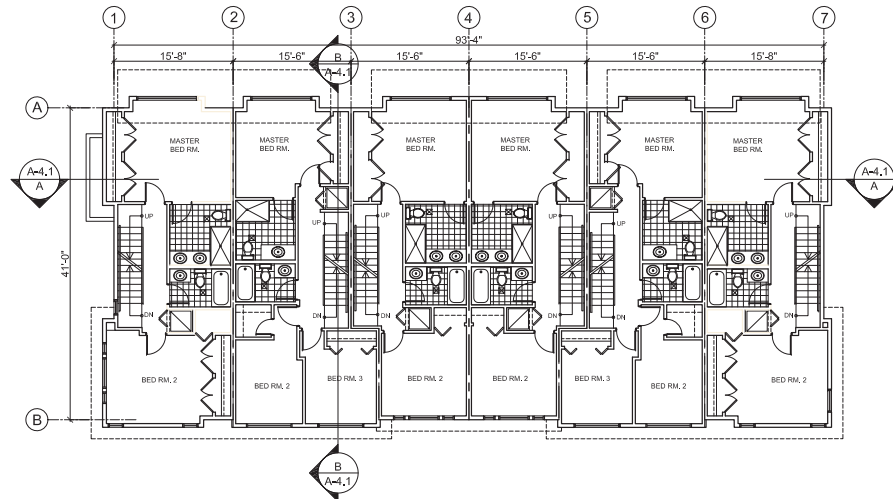
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**ROOF PLAN-BLOCK 1**



**THIRD FLOOR PLAN-BLOCK 1**


1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**26 UNIT TOWNHOUSE DEVELOPMENT**  
 19608-19618-19630-19642  
 56 AVENUE, LANGLEY  
**FOR:**  
**QUADSTAR DEVELOPMENT LTD.**  
 1040 MADORE AVE  
 COQUITLAM, B.C. V3K 3B8

**DRAWING TITLE:**  
**BLOCK 1 FLOOR PLANS  
 3RD FLOOR & ROOF PLAN**

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16" = 1'-0"	<b>A-2.1b</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1708	



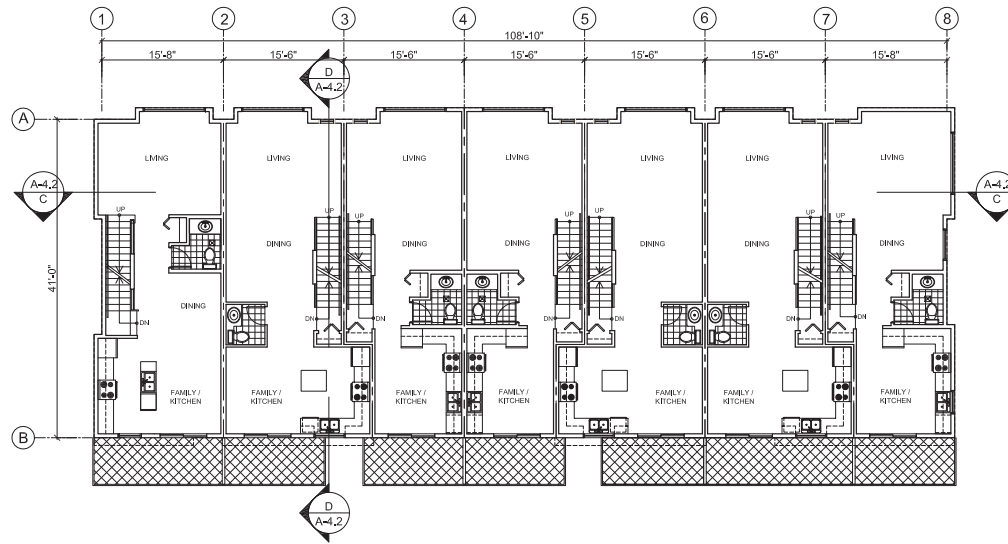
**F. ADAB  
ARCHITECTS  
INC.**

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TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mhb@mfjparfiteadab.com

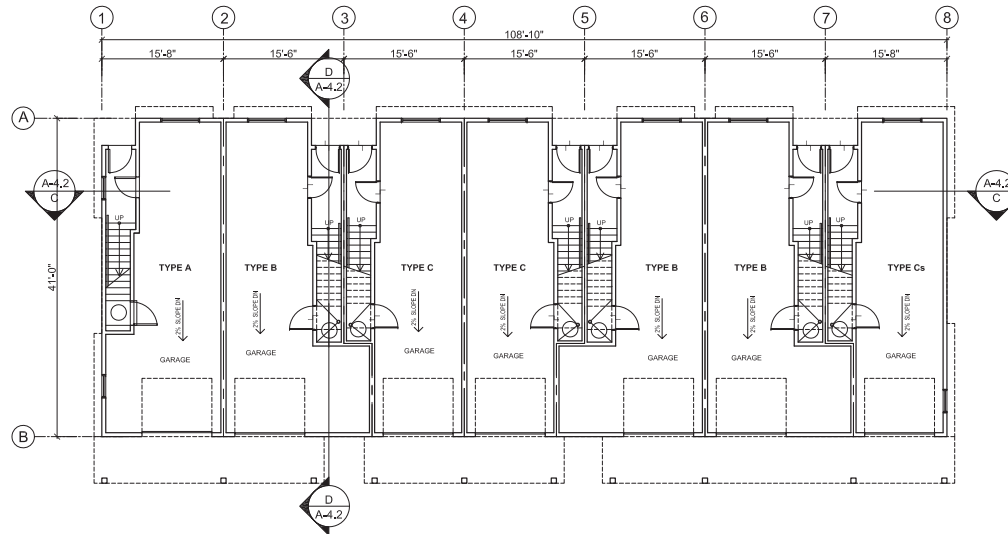
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**SECOND FLOOR PLAN - BLOCK 2**



**FIRST FLOOR PLAN - BLOCK 2**


1	01-03-16	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
 DEVELOPMENT**  
 19608-19618-19630-19642  
 56 AVENUE, LANGLEY  
 FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
 1040 MADORE AVE  
 COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 2 FLOOR PLAN  
 1ST & 2ND FLOOR PLANS**

DATE:	NOV 2017	SHEET NO.:
SCALE:	1/16" = 1'-0"	<b>A-2.2a</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1708	



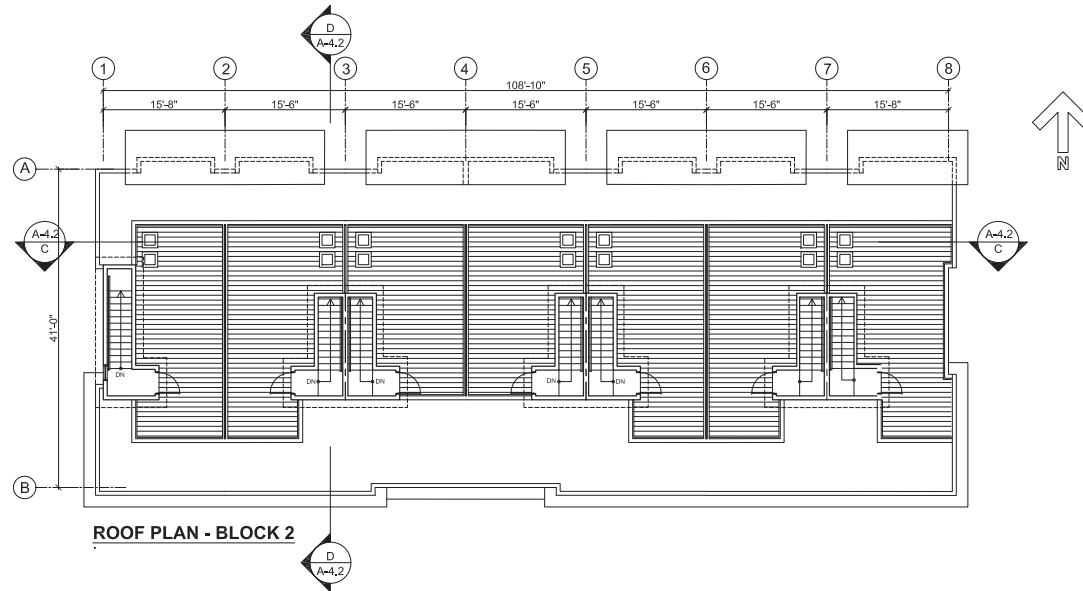
**F. ADAB  
ARCHITECTS  
INC.**

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

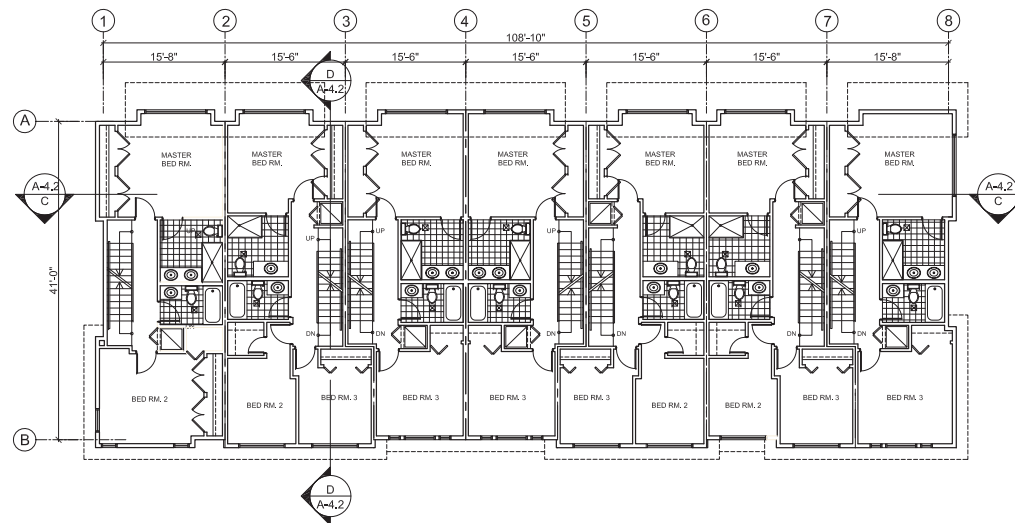
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**ROOF PLAN - BLOCK 2**



**THIRD FLOOR PLAN - BLOCK 2**


1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY

FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 2 FLOOR PLANS  
3RD FLOOR & ROOF PLAN**

DATE:	NOV 2017	SHEET NO.:
SCALE:	1/16"=1'-0"	
DESIGN:	A.A.	<b>A-2.2b</b>
DRAWN:	A.A.	
PROJECT NO.:	1708	



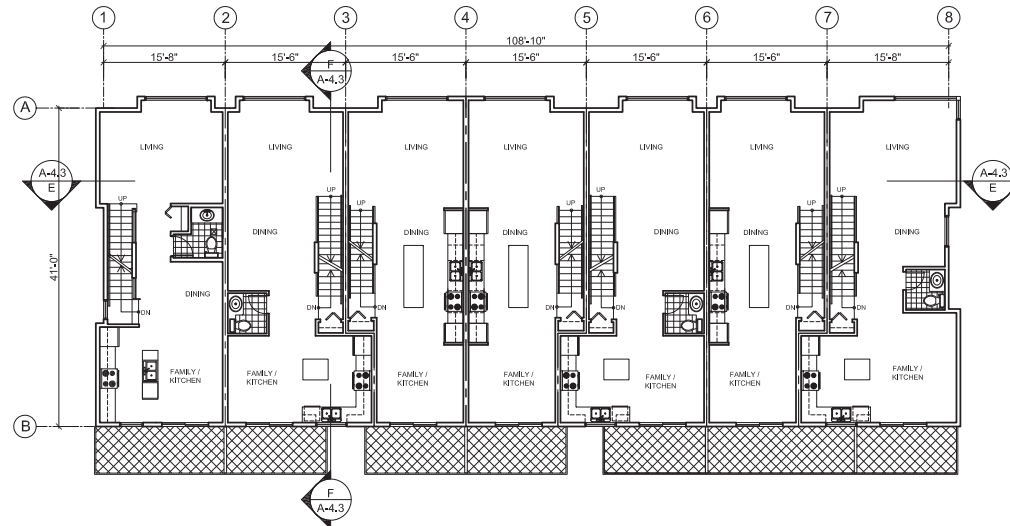
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NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3003  
E-MAIL: info@f.adab.com

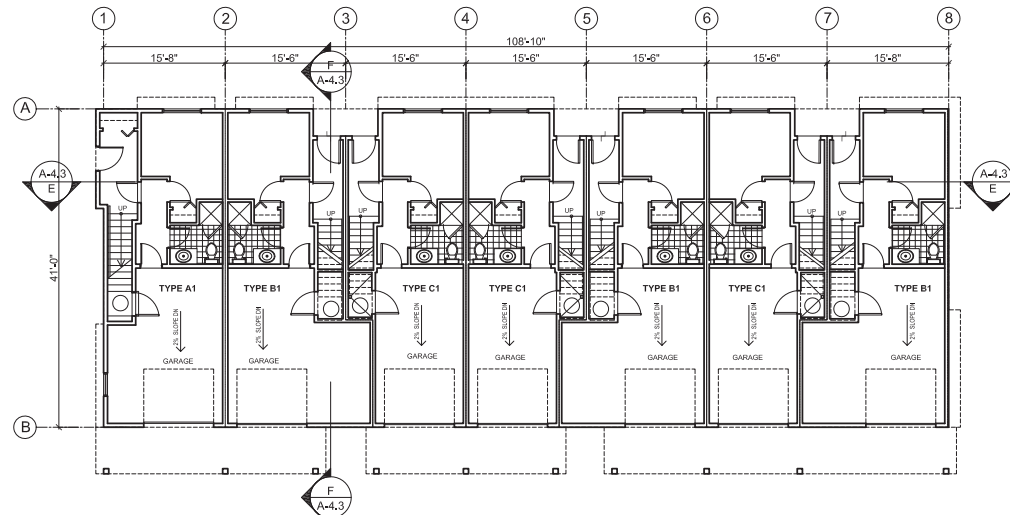
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**SECOND FLOOR PLAN-BLOCK 3**



**FIRST FLOOR PLAN-BLOCK 3**

NO.	DATE	REVISION / ISSUED
1	01-03-18	ISSUED FOR REZONING & DP

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 3 FLOOR PLANS  
1ST & 2ND FLOOR PLANS**

DATE:	NOV 2017	SHEET NO.:	
SCALE:	1/16"=1'-0"		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	1708		

**A-2.3a**



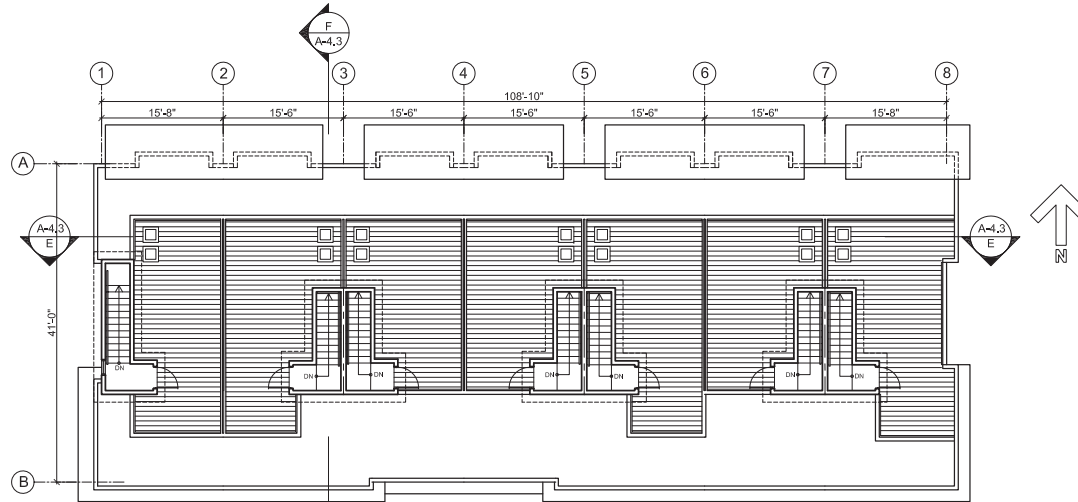
**F. ADAB ARCHITECTS INC.**

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NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3003  
E-MAIL: info@f.adab.com

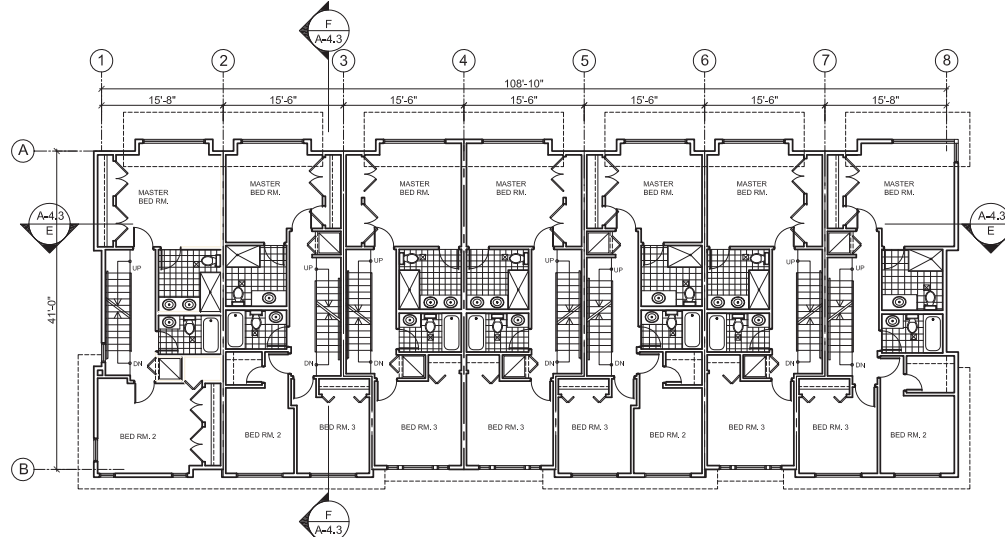
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**ROOF PLAN-BLOCK 3**



**THIRD FLOOR PLAN-BLOCK 3**


NO.	DATE	REVISION / ISSUED
1	01-03-18	ISSUED FOR REZONING & OP

PROJECT TITLE:  
**26 UNIT TOWNHOUSE DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY

FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 3 FLOOR PLANS  
3RD FLOOR & ROOF PLAN**

DATE: NOV 2017	SHEET NO:
SCALE: 1/16"=1'-0"	
DESIGN: A.A.	<b>A-2.3b</b>
DRAWN: A.A.	
PROJECT NO: 1708	





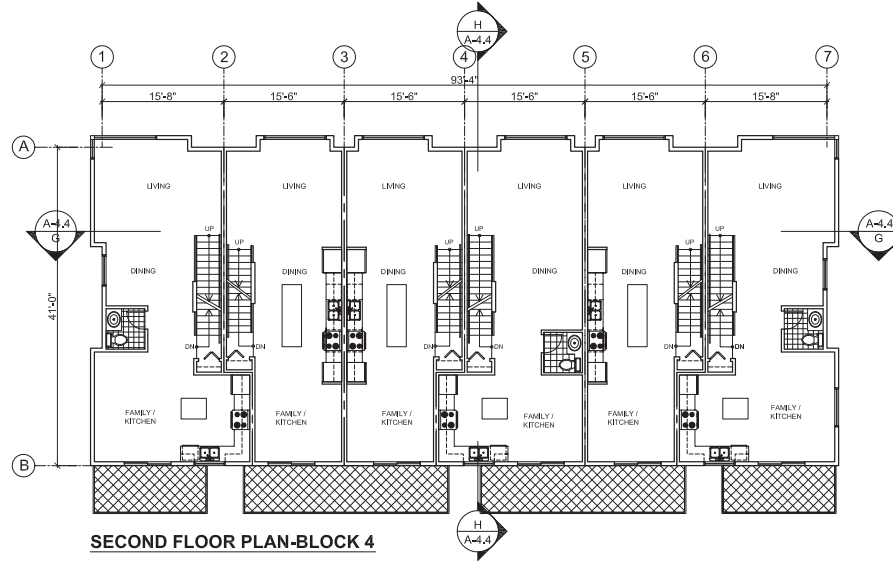
**F. ADAB  
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NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3003  
E-MAIL: info@fadoradab.com

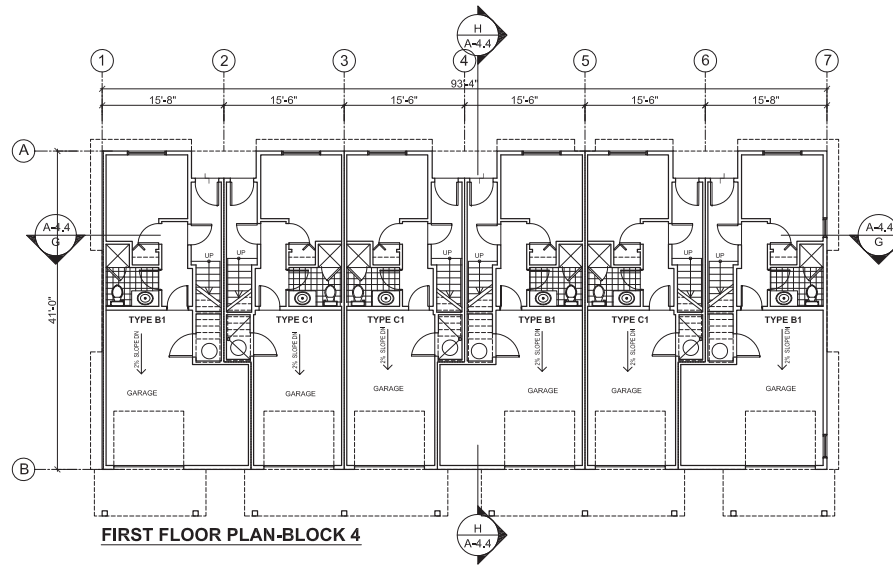
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**SECOND FLOOR PLAN-BLOCK 4**



**FIRST FLOOR PLAN-BLOCK 4**


1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
 DEVELOPMENT**  
 19608-19618-19630-19642  
 56 AVENUE, LANGLEY  
 FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
 1040 MADORE AVE  
 COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 4 FLOOR PLANS  
 1ST & 2ND FLOOR PLANS**

DATE:	NOV 2017	SHEET NO:	<b>A-2.4a</b>
SCALE:	1/16" = 1'-0"		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1708		



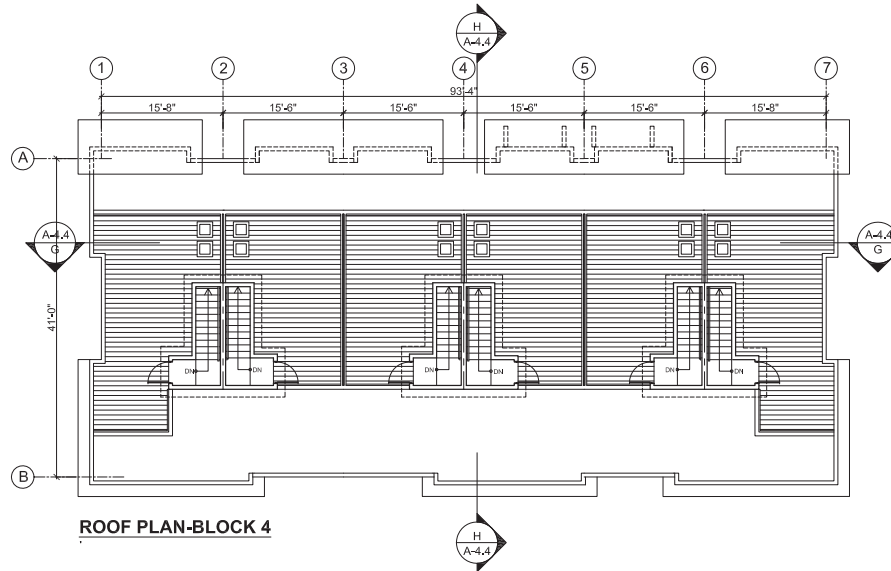
**F. ADAB ARCHITECTS INC.**

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NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3003  
E-MAIL: info@f.adabinc.com

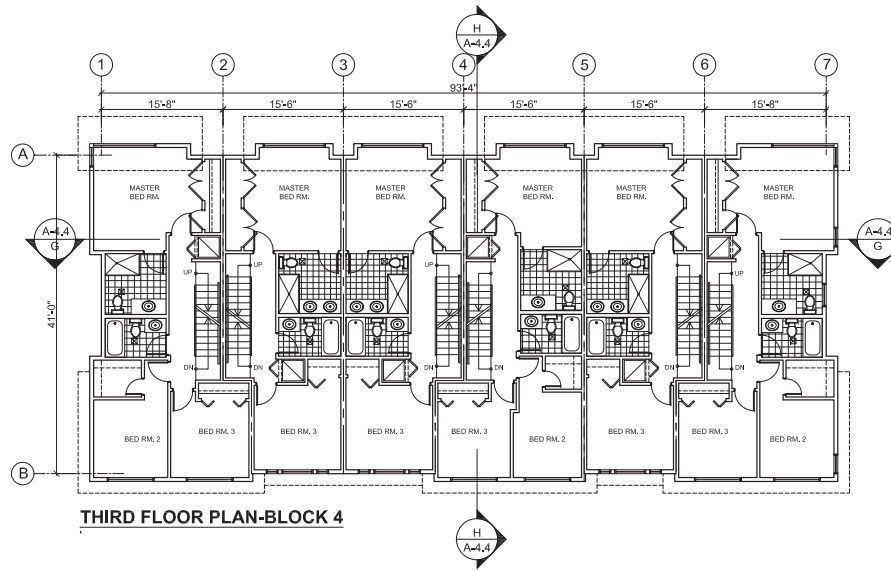
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**ROOF PLAN-BLOCK 4**



**THIRD FLOOR PLAN-BLOCK 4**


1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

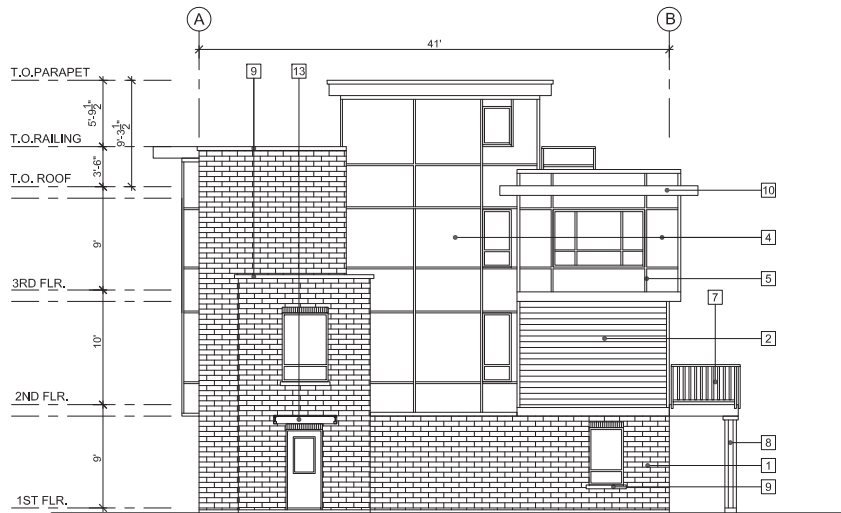
PROJECT TITLE:  
**26 UNIT TOWNHOUSE DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 4 FLOOR PLANS  
3RD FLOOR & ROOF PLAN**

DATE:	NOV 2017	SHEET NO:
SCALE:	1/16" = 1'-0"	<b>A-2.4b</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1708	



**NORTH (FRONT) ELEVATION - BLOCK 1**



**WEST ELEVATION -  
BLOCK 1**

**EXTERIOR FINISHES**

- 1 BRICK  
CHESTNUT - BY MUTUAL MATERIALS CO.
- 2 6" HORIZONTAL SIDING -  
PVC / HAZEL OAK REF #6 BY SAGIPER
- 3 6" HORIZONTAL HARDIE SIDING  
/ BAND BOARD  
SW 6099 SAND DOLLAR - BY SHERWIN WILLIAMS
- 4 HARDIE PANEL / BOARD  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 5 TRIM  
BLACK
- 6 WINDOW  
VINYL - BLACK
- 7 RAILING  
ALUMINUM - BLACK  
GLASS (SAFETY) - CLEAR
- 8 COLUMN  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 9 WINDOW SILL - WALL CAP  
PRE-CAST CONCRETE
- 10 ROOF OVERHANG  
SW 6103 TEA CHEST - BY SHERWIN WILLIAMS
- 11 ENTRY DOOR  
BLOCKS 1 & 2; SW 6244 - BY SHERWIN WILLIAMS
- 12 GARAGE DOOR  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 13 CANOPY  
BLACK METAL FRAME  
CLEAR GLASS



**F. ADAB  
ARCHITECTS  
INC.**

#130-1080 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3K4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: [info@fjadab.com](mailto:info@fjadab.com)

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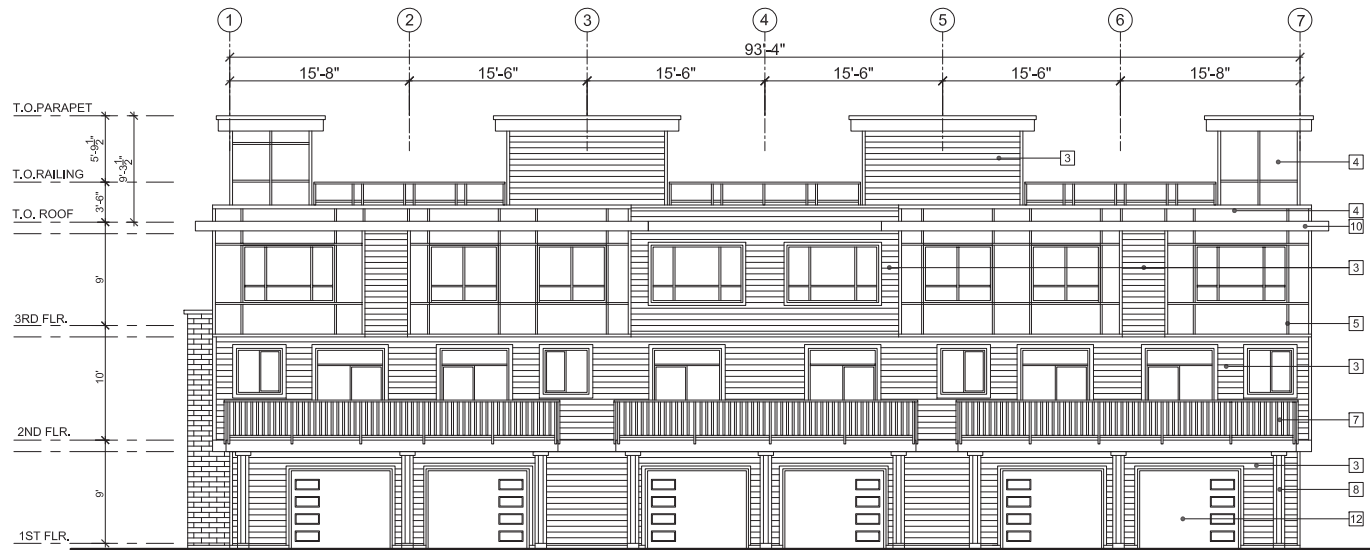
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1	01-03-10	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

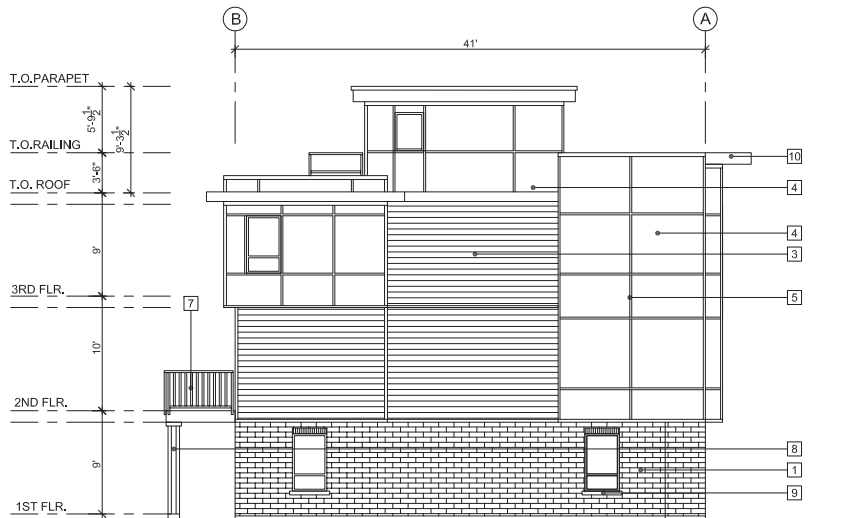
PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 1 NORTH AND  
WEST ELEVATIONS**

DATE:	NOV 2017	SHEET NO:	<b>A-3.1a</b>
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1706		



**SOUTH (REAR) ELEVATION - BLOCK 1**



**EAST ELEVATION - BLOCK 1**

**EXTERIOR FINISHES**

- 1 **BRICK**  
CHESTNUT - BY MUTUAL MATERIALS CO.
- 2 **6" HORIZONTAL SIDING -**  
PVC / HAZEL OAK REF #6 BY SAGIPER
- 3 **6" HORIZONTAL HARDIE SIDING**  
**/ BAND BOARD**  
SW 6099 SAND DOLLAR - BY SHERWIN WILLIAMS
- 4 **HARDIE PANEL / BOARD**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 5 **TRIM**  
BLACK
- 6 **WINDOW**  
VINYL - BLACK
- 7 **RAILING**  
ALUMINUM - BLACK  
GLASS (SAFETY) - CLEAR
- 8 **COLUMN**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 9 **WINDOW SILL - WALL CAP**  
PRE-CAST CONCRETE
- 10 **ROOF OVERHANG**  
SW 6103 TEA CHEST - BY SHERWIN WILLIAMS
- 11 **ENTRY DOOR**  
BLOCKS 1 & 2; SW 6244 - BY SHERWIN WILLIAMS
- 12 **GARAGE DOOR**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 13 **CANOPY**  
BLACK METAL FRAME  
CLEAR GLASS



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3K4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
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1	01-03-10	ISSUED FOR REZONING & DP
NO.	DATE	REVISION/ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 1 SOUTH AND  
EAST ELEVATIONS**

DATE:	NOV 2017	SHEET NO:
SCALE:	NTS.	<b>A-3.1b</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	



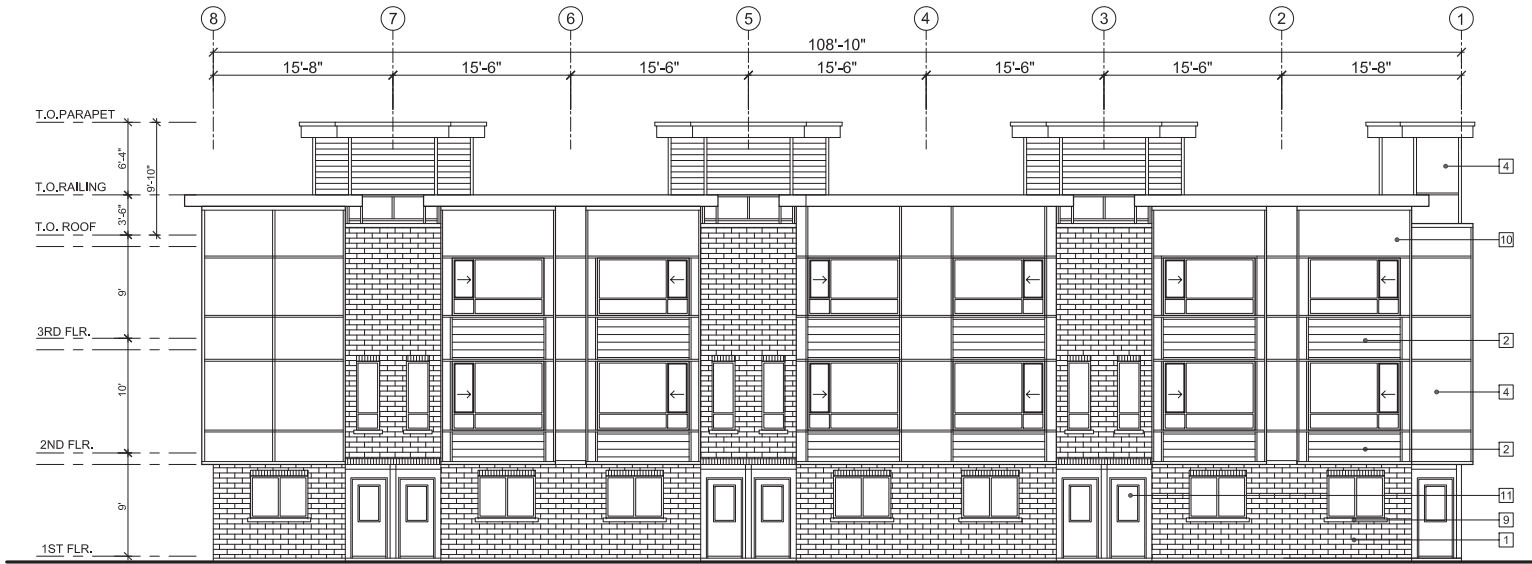
**F. ADAB  
ARCHITECTS  
INC.**

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

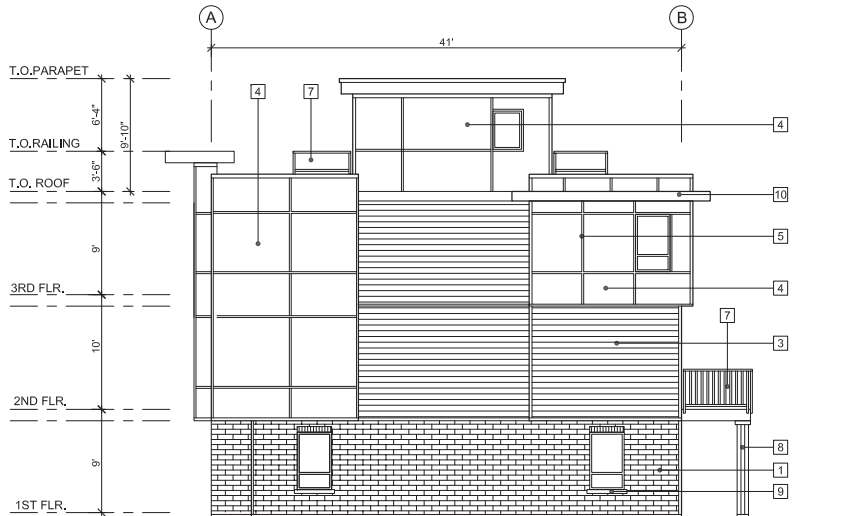
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**NORTH (FRONT) ELEVATION - BLOCK 2**



**WEST ELEVATION -  
BLOCK 2**

**EXTERIOR FINISHES**

- 1 BRICK  
CHESTNUT - BY MUTUAL MATERIALS CO.
- 2 6" HORIZONTAL SIDING -  
PVC / HAZEL OAK REF #6 BY SAGIPER
- 3 6" HORIZONTAL HARDIE SIDING  
/ BAND BOARD  
SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
- 4 HARDIE PANEL / BOARD  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 5 TRIM  
BLACK
- 6 WINDOW  
VINYL -BLACK
- 7 RAILING  
ALUMINUM - BLACK  
GLASS (SAFETY) - CLEAR
- 8 COLUMN  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 9 WINDOW SILL - WALL CAP  
PRE-CAST CONCRETE
- 10 ROOF OVERHANG  
SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
- 11 ENTRY DOOR  
BLOCKS 1 & 2: SW 6244 - BY SHERWIN WILLIAMS
- 12 GARAGE DOOR  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 13 CANOPY  
BLACK METAL FRAME  
CLEAR GLASS


1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY

FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 2 NORTH AND  
WEST ELEVATIONS**

DATE:	NOV 2017	SHEET NO.:
SCALE:	NTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1706	

A-3.2a



**F. ADAB  
ARCHITECTS  
INC.**

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

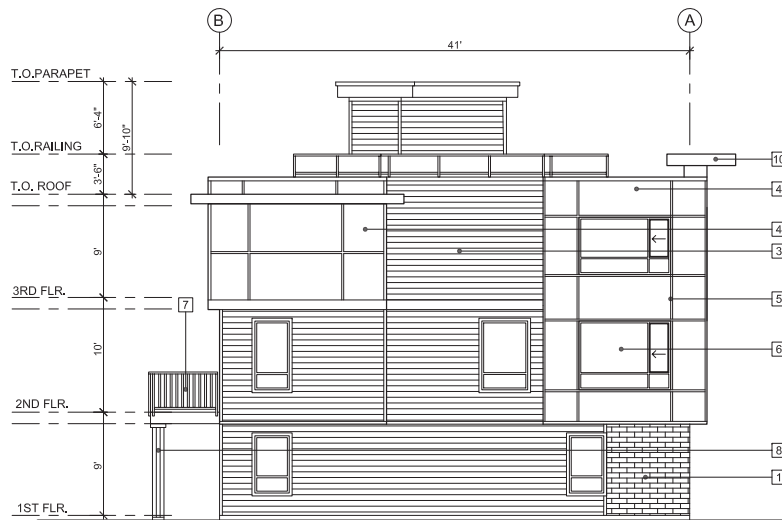
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**SOUTH (REAR) ELEVATION - BLOCK 2**



**EAST ELEVATION -  
BLOCK 2**

**EXTERIOR FINISHES**

- 1 BRICK CHESTNUT - BY MUTUAL MATERIALS CO.
- 2 6" HORIZONTAL SIDING - PVC / HAZEL OAK REF #6 BY SAGIPER
- 3 6" HORIZONTAL HARDIE SIDING / BAND BOARD SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
- 4 **HARDIE PANEL / BOARD** SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 5 **TRIM** BLACK
- 6 **WINDOW** VINYL -BLACK
- 7 **RAILING** ALUMINUM - BLACK GLASS (SAFETY) - CLEAR
- 8 **COLUMN** SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 9 **WINDOW SILL - WALL CAP** PRE-CAST CONCRETE
- 10 **ROOF OVERHANG** SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
- 11 **ENTRY DOOR** BLOCKS 1 & 2: SW 6244 - BY SHERWIN WILLIAMS
- 12 **GARAGE DOOR** SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 13 **CANOPY** BLACK METAL FRAME CLEAR GLASS

NO.	DATE	REVISION / ISSUED
1	01/03/18	ISSUED FOR REZONING & DP

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY

FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 2 SOUTH AND  
EAST ELEVATIONS**

DATE:	NOV 2017	SHEET NO.:	<b>A-3.2b</b>
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	1706		



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1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

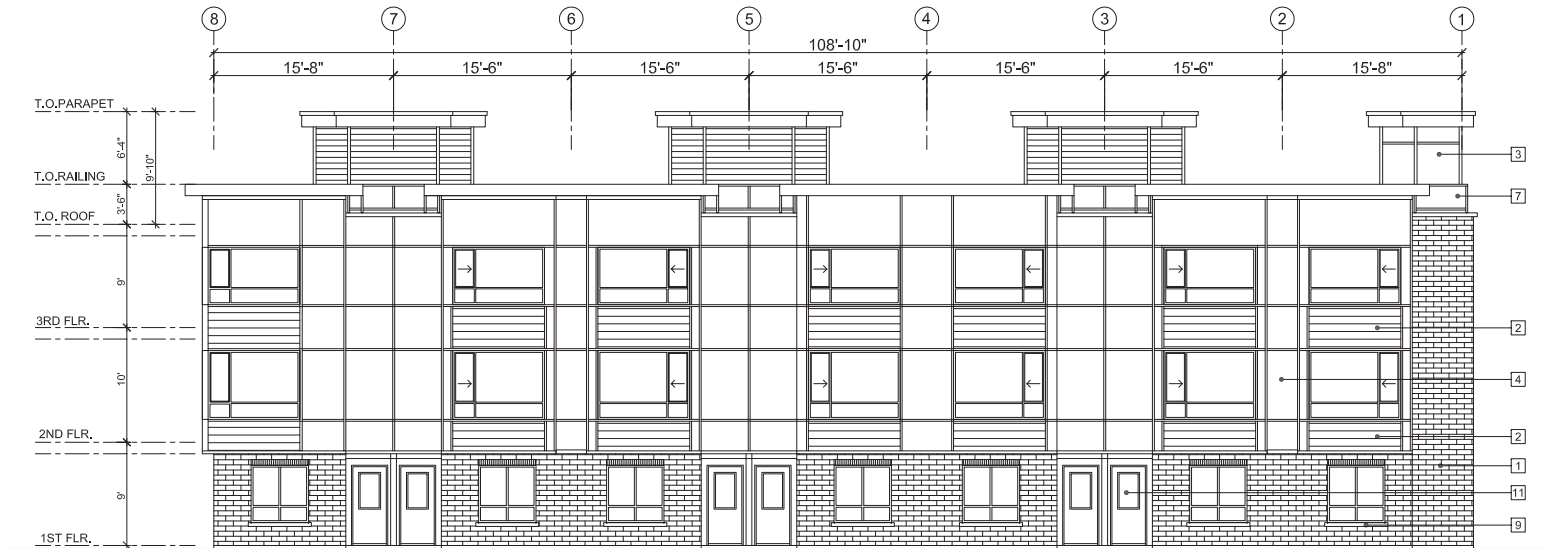
PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
66 AVENUE, LANGLEY

FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3K8

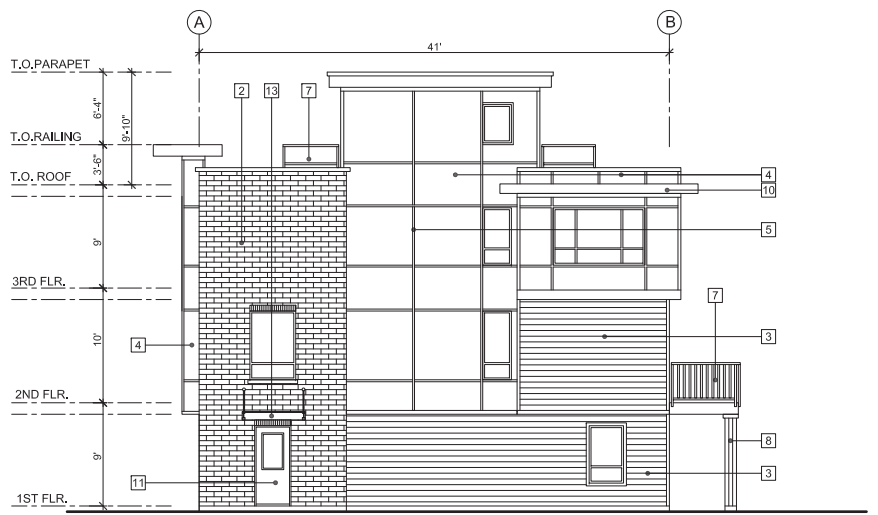
DRAWING TITLE:  
**BLOCK 3 NORTH AND  
WEST ELEVATIONS**

DATE:	NOV 2017	SHEET NO:
SCALE:	INTS.	
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO:	1706	

A-3.3a



**NORTH ELEVATION  
BLOCK 3**



**WEST ELEVATION  
BLOCK 3**

**EXTERIOR FINISHES**

- |    |  |   |
|----|--|---|
| 1  |  | <b>BRICK</b><br>CHESTNUT - BY MUTUAL MATERIALS CO.  |
| 2  |  | <b>6" HORIZONTAL SIDING -</b><br>PVC / HAZEL OAK REF #6 BY SAGIPER                                |
| 3  |  | <b>6" HORIZONTAL HARDIE SIDING</b><br>/ BAND BOARD<br>SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS |
| 4  |  | <b>HARDIE PANEL / BOARD</b><br>SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS                         |
| 5  |  | <b>TRIM</b><br>BLACK  |
| 6  |  | <b>WINDOW</b><br>VINYL - BLACK  |
| 7  |  | <b>RAILING</b><br>ALUMINUM - BLACK<br>GLASS (SAFETY) - CLEAR                                      |
| 8  |  | <b>COLUMN</b><br>SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS                                       |
| 9  |  | <b>WINDOW SILL - WALL CAP</b><br>PRE-CAST CONCRETE  |
| 10 |  | <b>ROOF OVERHANG</b><br>SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS                               |
| 11 |  | <b>ENTRY DOOR</b><br>BLOCKS 3 & 4 : SW 7585 - BY SHERWIN WILLIAMS                                 |
| 12 |  | <b>GARAGE DOOR</b><br>SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS                                  |
| 13 |  | <b>CANOPY</b><br>BLACK METAL FRAME<br>CLEAR GLASS   |



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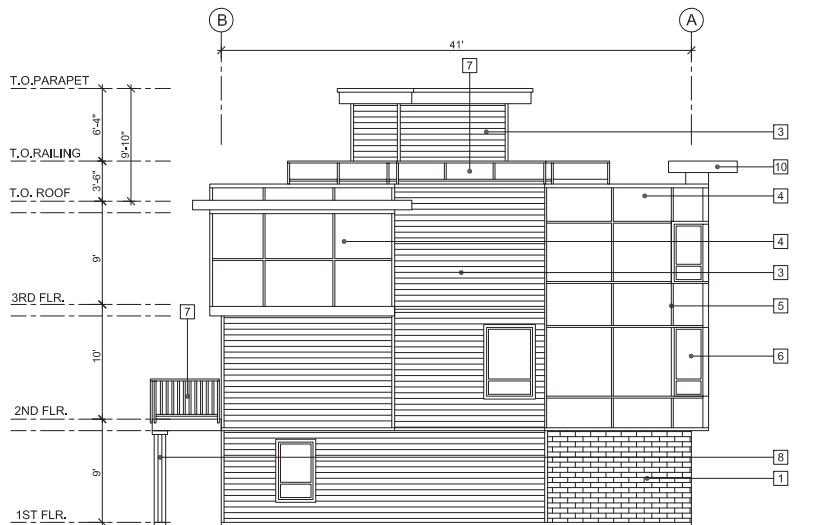
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




**SOUTH ELEVATION  
BLOCK 3**



**EAST ELEVATION  
BLOCK 3**

**EXTERIOR FINISHES**

- |    |  |
|----|--|
| 1  |  <b>BRICK</b><br>CHESTNUT - BY MUTUAL MATERIALS CO.   |
| 2  |  <b>6" HORIZONTAL SIDING -</b><br>PVC / HAZEL OAK REF #6 BY SAGIPER                                       |
| 3  |  <b>6" HORIZONTAL HARDIE SIDING</b><br>/ <b>BAND BOARD</b><br>SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS |
| 4  | <b>HARDIE PANEL / BOARD</b><br>SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS  |
| 5  | <b>TRIM</b><br>BLACK   |
| 6  | <b>WINDOW</b><br>VINYL -BLACK  |
| 7  | <b>RAILING</b><br>ALUMINUM - BLACK<br>GLASS (SAFETY) - CLEAR   |
| 8  | <b>COLUMN</b><br>SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS  |
| 9  | <b>WINDOW SILL - WALL CAP</b><br>PRE-CAST CONCRETE   |
| 10 | <b>ROOF OVERHANG</b><br>SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS  |
| 11 | <b>ENTRY DOOR</b><br>BLOCKS 3 & 4 : SW 7585 - BY SHERWIN WILLIAMS  |
| 12 | <b>GARAGE DOOR</b><br>SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS   |
| 13 | <b>CANOPY</b><br>BLACK METAL FRAME<br>CLEAR GLASS  |


1	01-23-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY

FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3K8

DRAWING TITLE:  
**BLOCK 3 SOUTH AND EAST ELEVATIONS**

DATE:	NOV 2017	SHEET NO.:	
SCALE:	INTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO.:	1706		

**A-3.3b**





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E-MAIL: mfa@mfadab.com

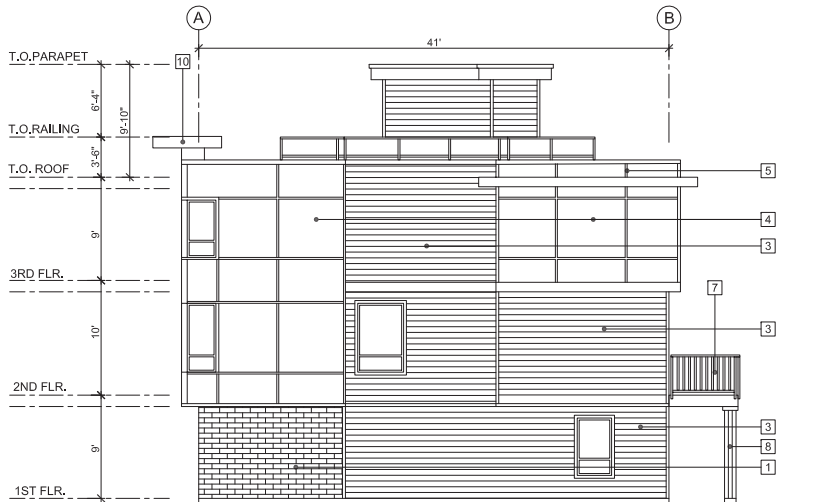
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**NORTH ELEVATION -  
BLOCK 4**



**WEST ELEVATION -  
BLOCK 4**

**EXTERIOR FINISHES**

- |    |  |
|----|--|
| 1  | BRICK<br>CHESTNUT - BY MUTUAL MATERIALS CO.  |
| 2  | 6" HORIZONTAL SIDING -<br>PVC / HAZEL OAK REF #6 BY SAGIPER                                |
| 3  | 6" HORIZONTAL HARDIE SIDING<br>/ BAND BOARD<br>SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS |
| 4  | HARDIE PANEL / BOARD<br>SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS                         |
| 5  | TRIM<br>BLACK  |
| 6  | WINDOW<br>VINYL - BLACK  |
| 7  | RAILING<br>ALUMINUM - BLACK<br>GLASS (SAFETY) - CLEAR                                      |
| 8  | COLUMN<br>SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS                                       |
| 9  | WINDOW SILL - WALL CAP<br>PRE-CAST CONCRETE  |
| 10 | ROOF OVERHANG<br>SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS                               |
| 11 | ENTRY DOOR<br>BLOCKS 3 & 4 ; SW 7585 - BY SHERWIN WILLIAMS                                 |
| 12 | GARAGE DOOR<br>SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS                                  |
| 13 | CANOPY<br>BLACK METAL FRAME<br>CLEAR GLASS   |


1	01-03-16	ISSUED FOR REZONING & CP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 4 NORTH AND  
WEST ELEVATIONS**

DATE:	NOV 2017	SHEET NO:	
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1708		

A-3.4a



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E-MAIL: mta@mfjgofadab.com

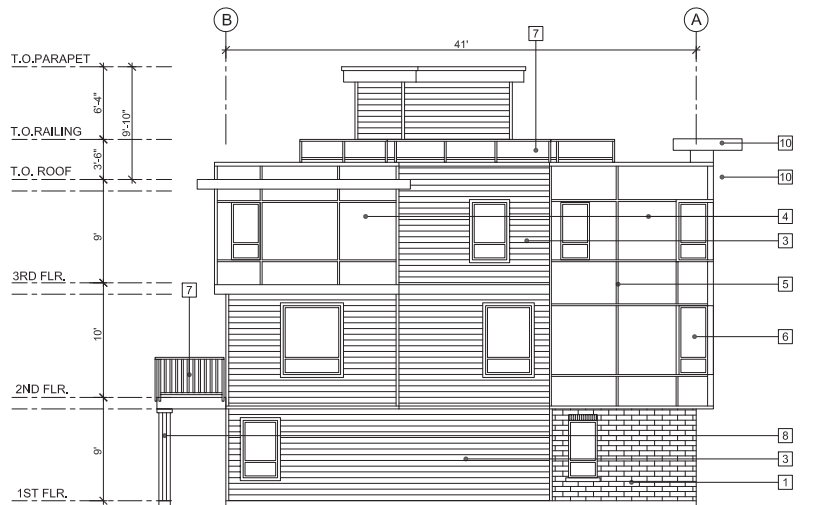
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**SOUTH ELEVATION -  
BLOCK 4**



**EAST ELEVATION -  
BLOCK 4**

**EXTERIOR FINISHES**

- 1 BRICK  
CHESTNUT - BY MUTUAL MATERIALS CO.
- 2 6" HORIZONTAL SIDING -  
PVC / HAZEL OAK REF #6 BY SAGIPER
- 3 6" HORIZONTAL HARDIE SIDING  
/ BAND BOARD  
SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
- 4 **HARDIE PANEL / BOARD**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 5 **TRIM**  
BLACK
- 6 **WINDOW**  
VINYL - BLACK
- 7 **RAILING**  
ALUMINUM - BLACK  
GLASS (SAFETY) - CLEAR
- 8 **COLUMN**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 9 **WINDOW SILL - WALL CAP**  
PRE-CAST CONCRETE
- 10 **ROOF OVERHANG**  
SW 7516 KESTREL WHITE - BY SHERWIN WILLIAMS
- 11 **ENTRY DOOR**  
BLOCKS 3 & 4 ; SW 7585 - BY SHERWIN WILLIAMS
- 12 **GARAGE DOOR**  
SW 9093 NEARLY BROWN - BY SHERWIN WILLIAMS
- 13 **CANOPY**  
BLACK METAL FRAME  
CLEAR GLASS


1	01-03-16	ISSUED FOR REZONING & CP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 4 SOUTH AND  
EAST ELEVATIONS**

DATE:	NOV 2017	SHEET NO:	
SCALE:	NTS.		
DESIGN:	A.A.		
DRAWN:	A.A.		
PROJECT NO:	1708		

**A-3.4b**



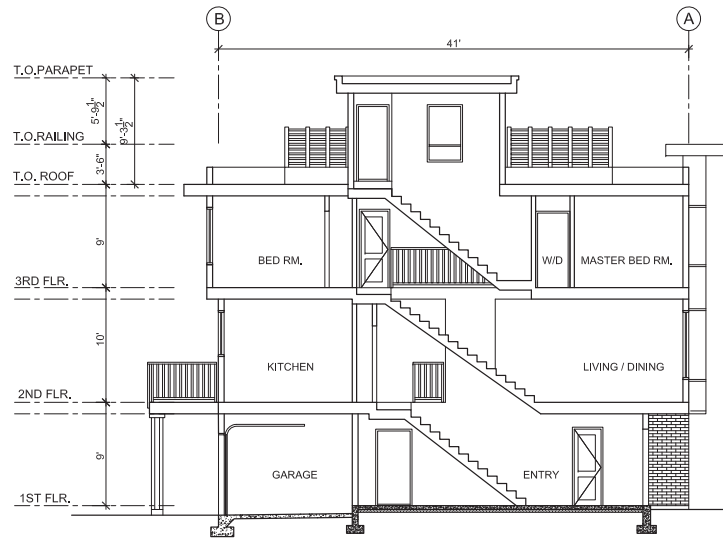
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NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3003  
EMAIL: info@f.adab.com

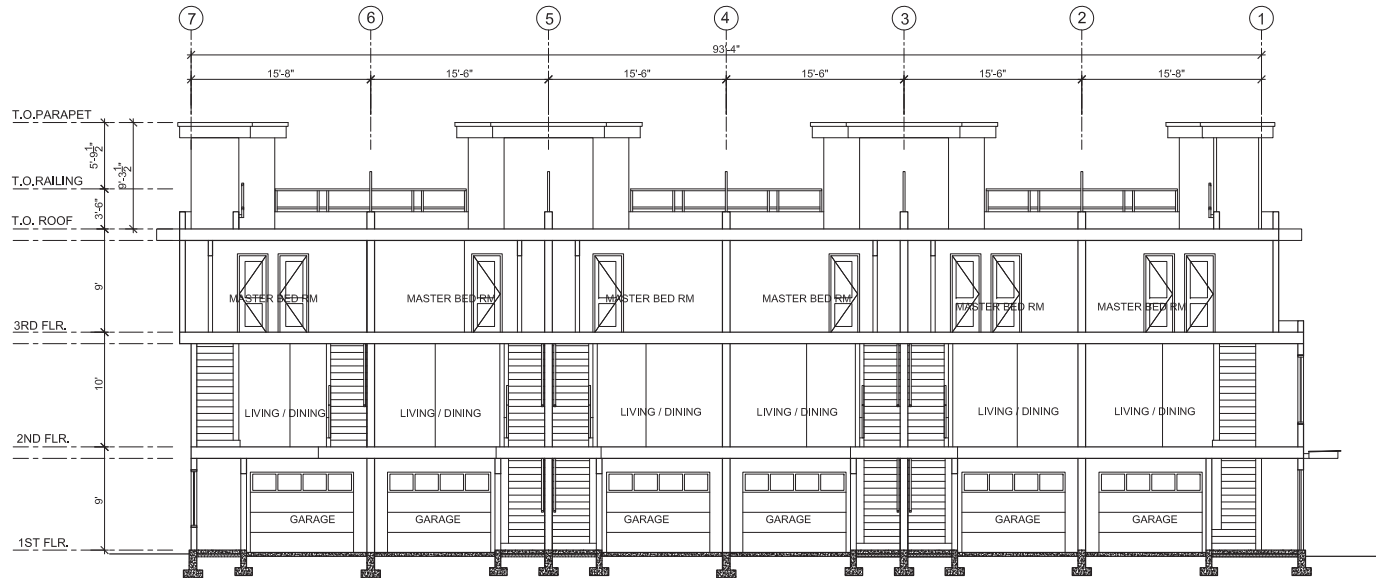
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**SECTION B-B - BLOCK 1**



**SECTION A-A - BLOCK 1**


1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 1  
SECTIONS A-A & B-B**

DATE: NOV 2017	SHEET NO:
SCALE: NTS.	<b>A-4.1</b>
DESIGN: A.A.	
DRAWN: A.A.	
PROJECT NO: 1706	



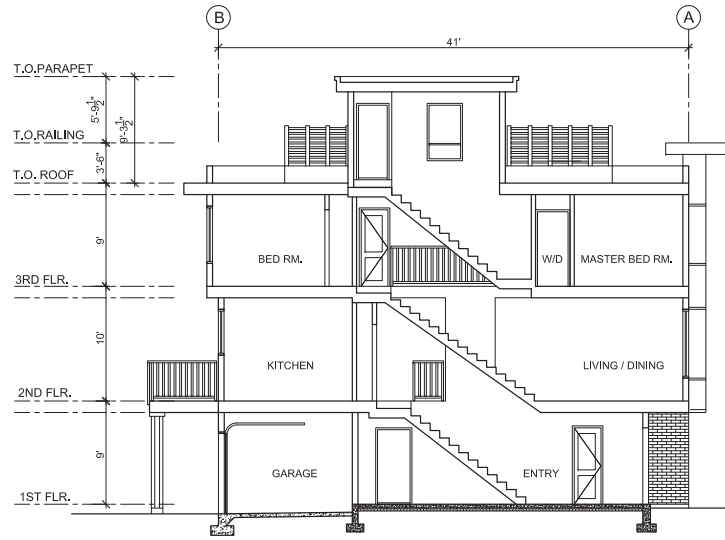
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E-MAIL: [mfa@fjadab.com](mailto:mfa@fjadab.com)

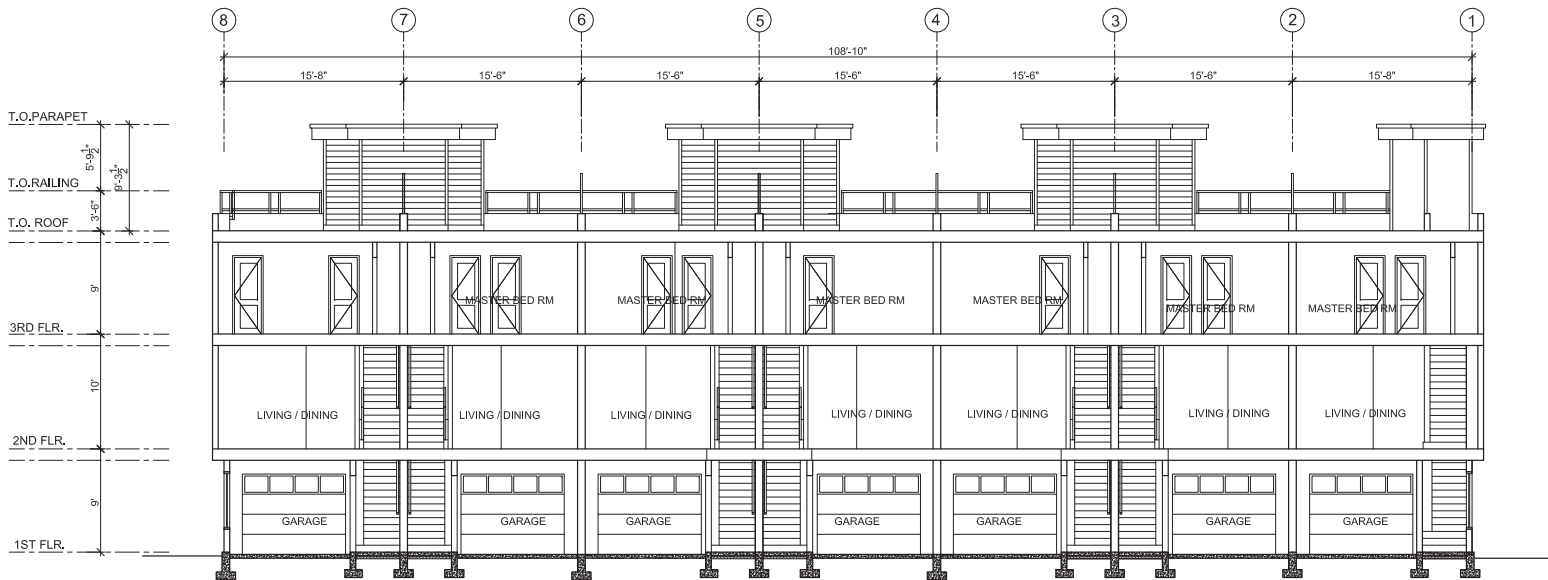
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**SECTION D-D - BLOCK 2**



**SECTION C-C - BLOCK 2**


NO.	DATE	REVISION/ISSUED
1	01-03-18	ISSUED FOR REZONING & DP

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 2  
SECTIONS C-C & D-D**

DATE:	NOV 2017	SHEET NO.:
SCALE:	NTS.	<b>A-4.2</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1706	



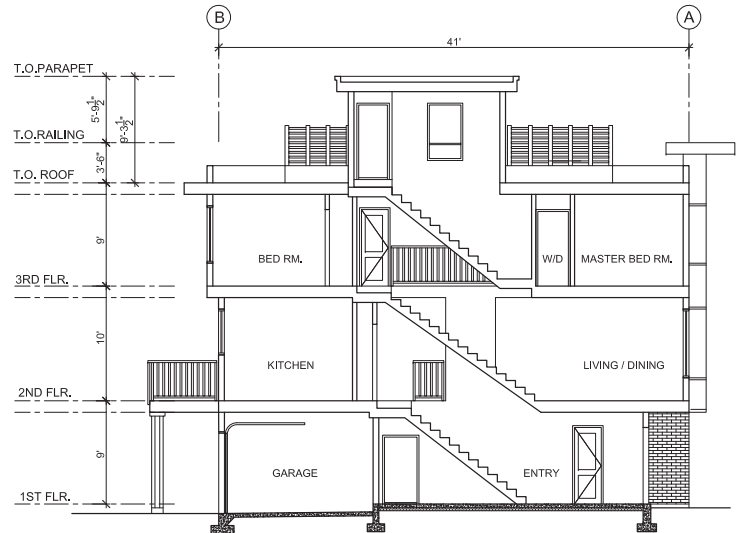
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NORTH VANCOUVER, BC V7P 3R4  
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E-MAIL: [mfa@fjadab.com](mailto:mfa@fjadab.com)

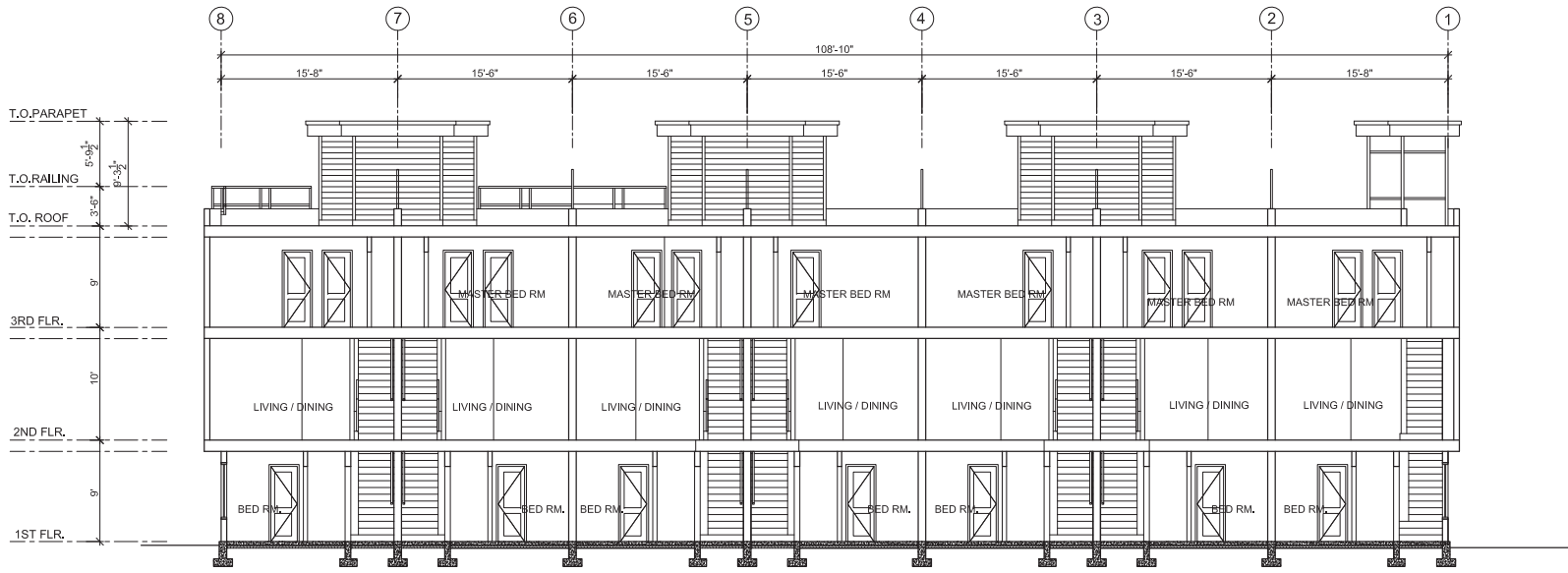
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**SECTION F-F - BLOCK 3**



**SECTION E-E - BLOCK 3**


1	01-03-18	ISSUED FOR REZONING & DP
NO.	DATE	REVISION/ISSUED

PROJECT TITLE:  
**26 UNIT TOWNHOUSE DEVELOPMENT**  
1960S-1961S-1963S-1964S  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 3 SECTIONS E-E & F-F**

DATE:	NOV 2017	SHEET NO.:
SCALE:	NTS	<b>A-4.3</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1706	



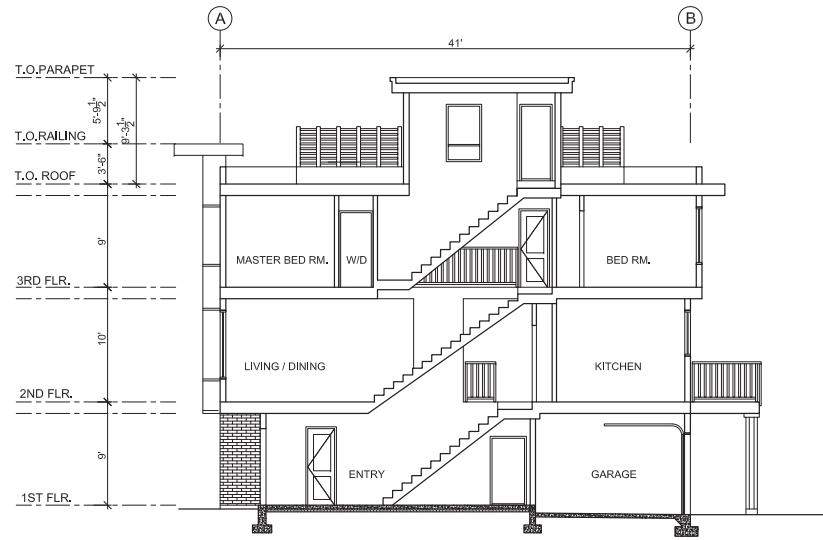
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INC.**

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NORTH VANCOUVER, BC V7P 3R4  
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E-MAIL: [info@fjadab.com](mailto:info@fjadab.com)

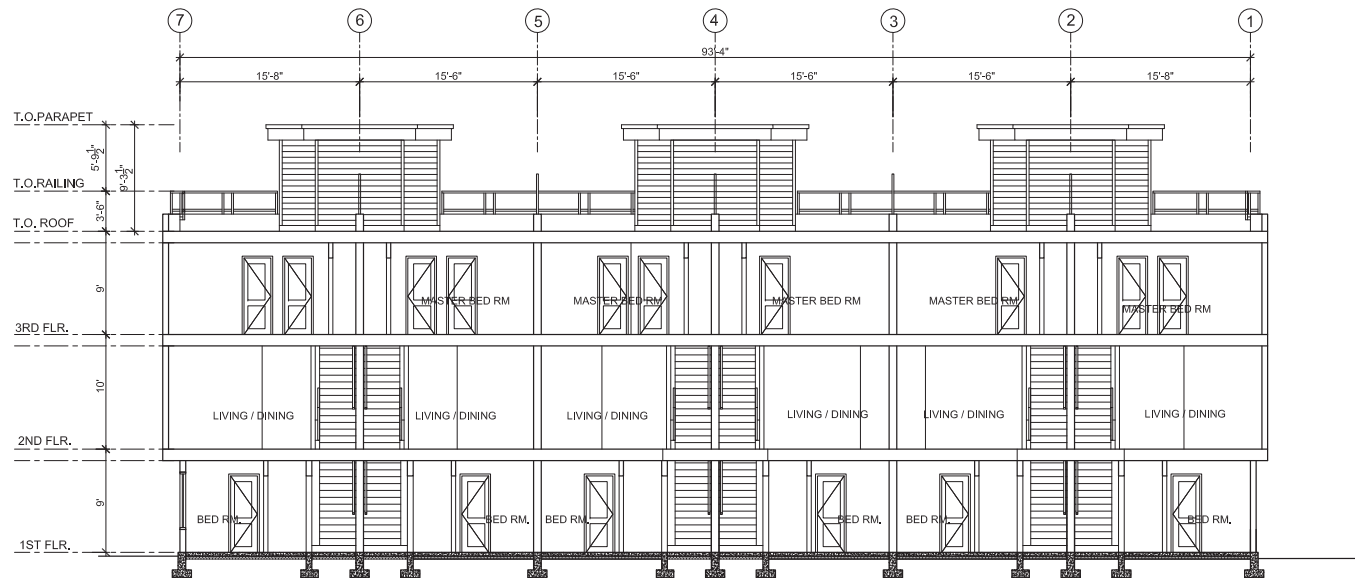
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Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**SECTION H-H - BLOCK 4**



**SECTION G-G - BLOCK 4**


NO.	DATE	REVISION/ISSUED
1	01-03-18	ISSUED FOR REZONING & DP

PROJECT TITLE:  
**26 UNIT TOWNHOUSE  
DEVELOPMENT**  
19608-19618-19630-19642  
56 AVENUE, LANGLEY  
FOR:  
**QUADSTAR DEVELOPMENT LTD.**  
1040 MADORE AVE  
COQUITLAM, B.C. V3K 3B8

DRAWING TITLE:  
**BLOCK 4  
SECTIONS G-G & H-H**

DATE:	NOV 2017	SHEET NO.:
SCALE:	NTS	<b>A-4.4</b>
DESIGN:	A.A.	
DRAWN:	A.A.	
PROJECT NO.:	1706	

**TREE SCHEDULE**

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
4	GARRETTSPIND NORTONII	NORTONII CYPRESS	20H P1L B1B
2	CORDON FLORIDA YUKKA	PINK FLOWERING YUCCAS	60H CAL. B1B
4	LEUCODENDRUM STRYACIFOLIA 'PARROT'	COLORADO BLUE SPRUCE	10H CAL. L1B STD B1B
4	FRAXINUS TEXENSIS 'WAZENOP'	ARIZONA CHERY	60H CAL. B1B L1B1 STD
1	STYRAX JAPONICA	JAPANESE SMOKEBELL	34L B1B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA SHEET. \*\* PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER HEADSIZES AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRINCE GEORGE 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.

**56 AVENUE**



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NO.	DATE	REVISION DESCRIPTION	DR.
1	DEC 18, 2017	REV AS PER NEW SITE PLAN	EN
2	JAN 20, 2018	REVISED PER OPTED REPORT	PH
3	DEC 18, 2017	PRELIMINARY PLAN	EN

PROJECT:  
**26 TOWNHOUSE DEVELOPMENT**  
196 STREET & 56 AVENUE  
LANGLEY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: DEC 18, 2017	DRAWING NUMBER:
SCALE: 3/32"=1'-0"	<b>L1</b>
DRAWN: EN	
DESIGN: EN	
CHECK: HLT	
M2LA PROJECT NUMBER: <b>JOB NO. 17 087</b>	<b>OF 6</b>

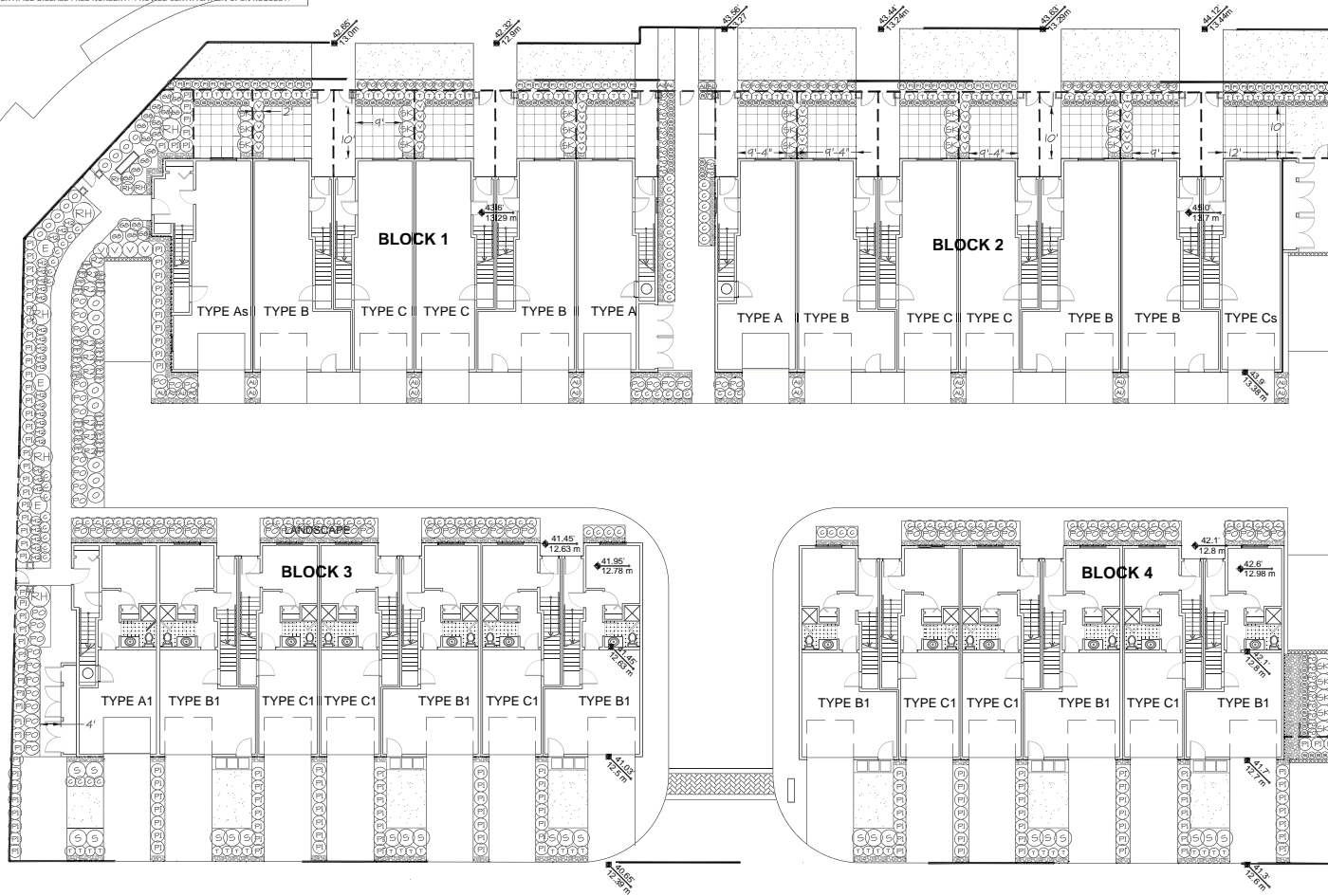
1/2017-05/19

PLANT SCHEDULE			M2 JOB NUMBER: 17087
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB			
3	BUCKTHORN ALATA	HINDED BURNING BUSH	#5 POT
22	BURNING BROOM YOLORATUS	WINTERGREEN	#2 POT, 20CM
17	OSANTHUS BIRCHOODII	FALSE HOLLY, FRAGRANT WHITE	#5 POT
15	FRAX JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#5 POT
103	FRAX LUTEA	PORTUGUESE LANCE	#1 B&B
4	RHOODENDRON 'VARININGHANS WHITE'	RHOODENDRON WHITE L HAY	#5 POT
2	RHOODENDRON 'YADI PRINCE'	YADI PRINCE RHOODENDRON	#5 POT, 50CM IN DIA
21	ROSA 'PEARL MEDLAMP'	HEDLAND ROSE	#5 POT
22	SARGOLLOCA 'KORNERIANA' 'ROSEFOLIA'	FRAGRANT SARGOLLOCA	#2 POT
23	SIKHA JAPONICA 'ORH HALL'	JAPANESE SIKHA	#5 POT
103	TAMARIX MEDIA 'NIGRA'	HICKS YEW	#5 POT
54	VERBENA 'DAVID'	DAVID'S VERBENA	#2 POT
GRASSES			
50	HAKONECALDA 'HAGA' 'AUREOLA'	JAPANESE FOREST GRASS	#2 POT
26	PENSTEM ALPESTRIS 'DIDES' 'HAWELIN'	DWARF FOXTAIL GRASS	#1 POT
11	PENSTEM ALPESTRIS 'MOODY'	MOODY FOXTAIL GRASS	#1 POT
GRANDCOVER			
376	EPHEDRA X RUBRA	BARRENHORT	#1 POT, 25CM
18	LONGERA PLEATA	PRIVET 'KOREYSUCKLE'	#1 POT, 25CM
51	PACHYSTACHYA 'TERMINALIS'	JAPANESE SPURGE	#1 POT, 20CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER HEADSIZES AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW HAVE BEEN AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECTS AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HAILAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ORDERING 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.

## 56 AVENUE



196 STREET

LANE

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NO.	DATE	REVISION DESCRIPTION	DR.
3	JAN 26	REV AS PER NEW SITE PLAN	BN
2	DEC 20	REVISED PER COTED REPORT	BN
1	DEC 8, 2017	PRELIMINARY PLAN	BN

PROJECT:  
**26 TOWNHOUSE DEVELOPMENT**  
 196 STREET & 56 AVENUE  
 LANGLEY, BC

DRAWING TITLE:  
**SHRUB PLAN**

DATE: DEC 15, 2017 DRAWING NUMBER:  
 SCALE: 3/32" = 1'-0"  
 DRAWN: BN  
 DESIGN: BN  
 CHECKED: MLTM  
**L2**  
 OF 5



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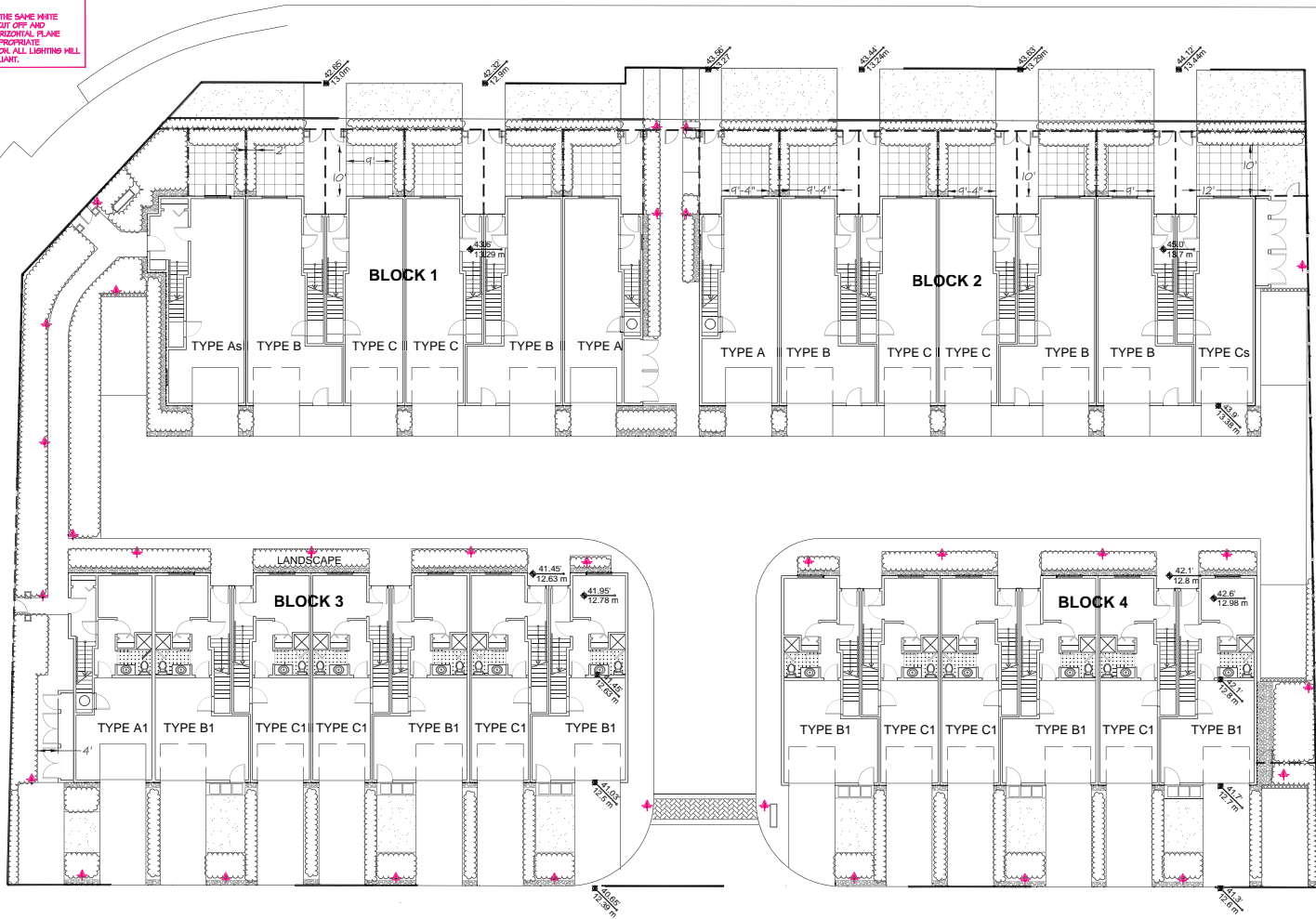


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 Tel: 604.553.0044  
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# 56 AVENUE

**BOLLARD LIGHT**  
 ALL LIGHTING TO BE THE SAME WHITE LIGHT SOURCE, FULL CUT OFF AND DIRECTED TO THE HORIZONTAL PLANE WHILE PROVIDING APPROPRIATE VERTICAL ILLUMINATION. ALL LIGHTING WILL BE DARK SKY COMPLIANT.



196 STREET

LANE

NO.	DATE	REVISION DESCRIPTION	DR.
3	JAN 26, 2017	REV A5 PER NEW SITE PLAN	BN
2	NOV 22, 2016	REVISED PER COTED REPORT	BN
1	DEC 8, 2015	PRELIMINARY PLAN	BN

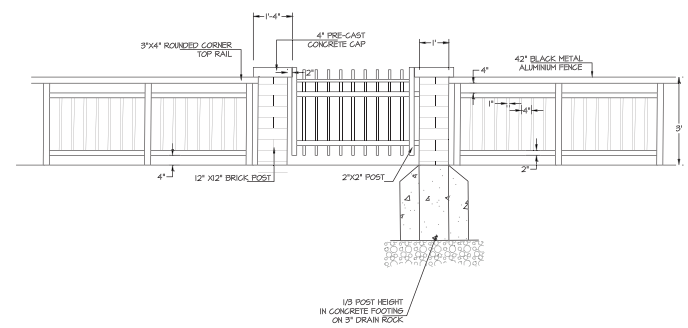
PROJECT:  
**26 TOWNHOUSE DEVELOPMENT**  
 196 STREET & 56 AVENUE  
 LANGLEY, BC

DRAWING TITLE:  
**LIGHTING PLAN**

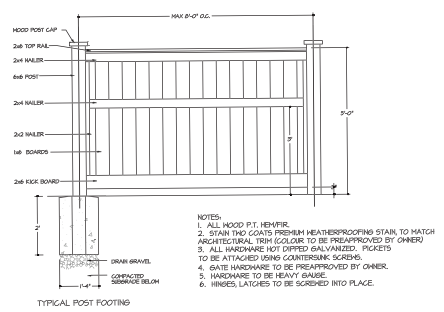
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 SCALE: 3/32"=1'-0"  
 DRAWN: BN  
 DESIGN: BN  
 CHKD: MLTM  
**L3**  
 OF 5



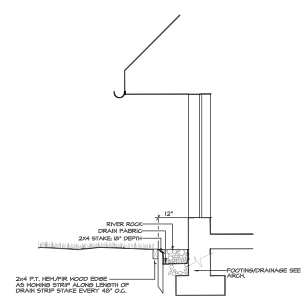
#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
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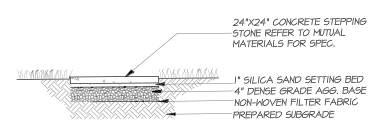
1 36" HT. BLACK METAL FENCE & GATE  
 L4 SCALE: 1/2" = 1'-0"



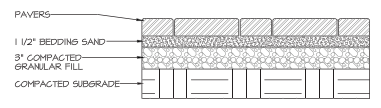
2 5' HT. WOOD PERIMETER FENCE  
 L4 SCALE: 1/2" = 1'-0"



3 12" DRIP STRIP  
 L4 SCALE: 1/2" = 1'-0"



4 24"X24" STEPPING STONES  
 L4 SCALE: 3/4" = 1'-0"



5 CONCRETE UNIT PAVERS ON GRADE  
 L4 SCALE: 1-1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
3	JAN/26	REV AS PER NEW SITE PLAN	EM
2	APR/20	REVISED PER COTED REPORT	PHY
1	DEC/20	PRELIMINARY PLAN	EM

SEAL:

PROJECT:  
 26 TOWNHOUSE  
 DEVELOPMENT  
 196 STREET & 56 AVENUE  
 LANGLEY, BC

DRAWING TITLE:  
**LANDSCAPE  
 DETAILS**

DATE: DEC. 03, 2017	DRAWING NUMBER:
SCALE: AS SHOWN	
DRAWN: EM	
DESIGN: EM	
CHK'D: MLTM	

L4  
 OF 5

PART ONE GENERAL REQUIREMENTS

1.0 REFERENCES

- 1.1 CODES & LATEST EDITION
1.2 LANDSCAPE ARCHITECT'S LETTERS OF INTENT TO PROCEED WITH THE PROJECT...
1.3 LANDSCAPE ARCHITECT'S LETTERS OF INTENT TO PROCEED WITH THE PROJECT...

2.0 MATERIALS SPECIFICATIONS

- 2.1 STANDARD FOR SPECIFICATIONS FOR STAINLESS STEEL LATEST EDITION...
2.2 METAL FABRICATION AND FINISHING SPECIFICATIONS...
2.3 METAL FABRICATION AND FINISHING SPECIFICATIONS...

3.0 TESTING

- 3.1 All material and work shall be installed...
3.2 All material and work shall be installed...
3.3 All material and work shall be installed...

4.0 CONTRACTORS

- 4.1 All work shall be installed...
4.2 All work shall be installed...
4.3 All work shall be installed...

5.0 SITE WORK

- 5.1 Under the terms of the Landscape Architect's Contract...
5.2 Under the terms of the Landscape Architect's Contract...
5.3 Under the terms of the Landscape Architect's Contract...

6.0 LANDSCAPE DRAINAGE

- 6.1 All drains shall be installed...
6.2 All drains shall be installed...
6.3 All drains shall be installed...

7.0 WINDSTOPPING

- 7.1 All fences shall be installed...
7.2 All fences shall be installed...
7.3 All fences shall be installed...

8.0 MAINTENANCE

- 8.1 All work shall be installed...
8.2 All work shall be installed...
8.3 All work shall be installed...

9.0 CONTRACTORS

- 9.1 All work shall be installed...
9.2 All work shall be installed...
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10.0 CONTRACTORS

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- 26.1 All work shall be installed...
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27.0 CONTRACTORS

- 27.1 All work shall be installed...
27.2 All work shall be installed...
27.3 All work shall be installed...

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

1.0 APPLICATIONS

- 1.1 Application for...
1.2 Application for...
1.3 Application for...

2.0 MATERIALS

- 2.1 Application for...
2.2 Application for...
2.3 Application for...

3.0 TESTING

- 3.1 Application for...
3.2 Application for...
3.3 Application for...

4.0 CONTRACTORS

- 4.1 Application for...
4.2 Application for...
4.3 Application for...

5.0 SITE WORK

- 5.1 Application for...
5.2 Application for...
5.3 Application for...

6.0 LANDSCAPE DRAINAGE

- 6.1 Application for...
6.2 Application for...
6.3 Application for...

7.0 WINDSTOPPING

- 7.1 Application for...
7.2 Application for...
7.3 Application for...

8.0 MAINTENANCE

- 8.1 Application for...
8.2 Application for...
8.3 Application for...

9.0 CONTRACTORS

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9.2 Application for...
9.3 Application for...

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26.2 Application for...
26.3 Application for...

27.0 CONTRACTORS

- 27.1 Application for...
27.2 Application for...
27.3 Application for...

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

1.0 APPLICATIONS

- 1.1 Application for...
1.2 Application for...
1.3 Application for...

2.0 MATERIALS

- 2.1 Application for...
2.2 Application for...
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3.0 TESTING

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27.0 CONTRACTORS

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27.2 Application for...
27.3 Application for...



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Table with 4 columns: #, REV, DESCRIPTION, DATE. Contains revision history for the drawing.

Table with 4 columns: NO., DATE, REVISION DESCRIPTION, DR. Contains revision details.

SEAL:

PROJECT: 26 TOWNHOUSE DEVELOPMENT

196 STREET & 56 AVENUE LANGLEY, BC

DRAWING TITLE: LANDSCAPE SPECIFICATIONS

DATE: DEC. 03, 2017 DRAWING NUMBER:

SCALE: -

DRAWN BY: BM

DESIGN: BM

CHECK: MXTM

M2LA PROJECT NUMBER: JOB NO. 17 087

17001-05.qxd



OF 5