

PROJECT TEAM DIRECTORY

OWNER: QUARRY ROCK DEVELOPMENTS
ARCHITECT: ATELIER PACIFIC ARCHITECTURE INC.
LANDSCAPE CONSULTANT: VAN DER ZALM + ASSOCIATES INC.
ARBORIST: VAN DER ZALM + ASSOCIATES INC.
CIVIL CONSULTANT: CENTRAS ENGINEERING LTD
SURVEYOR: SOUTH FRASER LAND SURVEYING LTD.

ARCHITECTURAL DRAWING LIST:

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- DP 2.2 FLOOR PLANS - BLOCK 3

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- DP 3.1 ELEVATIONS - BLOCK 2
- DP 3.2 ELEVATIONS - BLOCK 3

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DEVELOPMENT PERMIT APPLICATION

Proposed Multifamily Residential Townhouse Development

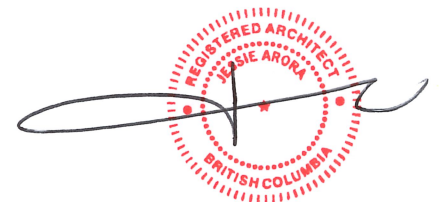
5324-5326/5334-5336 198th Street, Langley, B.C.

atelier pacific architecture inc.



PREPARED BY:

SEP 07 2021



BRYDON LANDING TOWNHOUSE DEVELOPMENT

QUARRY ROCK DEVELOPMENTS
5324-5326/5334-5336 198th Street Langley, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

Revised: AUGUST 25, 2021

Revised: JULY 09, 2021

DP Submission: FEBRUARY 22, 2021

Revised: JULY 21, 2021

Revised: JUNE 20, 2021

Revised: AUGUST 21, 2021

Revised: JULY 05, 2021

DP0.0

COVER SHEET





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BRYDON LANDING TOWNHOUSE DEVELOPMENT

DP0.1
CONTEXT PHOTO



QUARRY ROCK DEVELOPMENTS
5324-5326/5334-5336 198th Street Langley, B.C.

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Official Community Plan

A. OFFICIAL COMMUNITY PLAN

- THE SUBJECT PROPERTY IS CURRENTLY DESIGNATED “LOW-DENSITY RESIDENTIAL”, IN THE CITY OF LANGLEY’S OFFICIAL COMMUNITY PLAN WHICH ALLOWS A DENSITY OF 62 UNITS/HECTARE. WE ARE REQUESTING AN AMENDMENT TO THE OCP TO ALLOW OUR PROPOSED DENSITY OF 69 UNITS/HECTARE.
- THE PROPOSED DEVELOPMENT CONSISTS OF A REZONED CD ZONE WITH 13 TOWNHOUSE UNITS WITH A BUILDING HEIGHT OF 3 STOREYS ABOVE THE FINISH GRADE AND TANDEM GARAGES
- THE DEVELOPMENT ENHANCES PUBLIC SIDEWALK STREETSAPES AND PROVIDES AN ATTRACTIVE ENVIRONMENT FOR WALKWAYS
- UNITS ARE GROUND ORIENTED WITH ENTRANCE STATEMENTS FACING PUBLIC ROADS
- INTERNAL/STRATA ROADS PROVIDE VEHICLE ACCESS TO GARAGES
- SECURE BICYCLE PARKING FACILITIES ARE PROVIDED IN EACH UNIT

B. TRAFFIC & PARKING

- RESIDENTIAL PARKING IS PROVIDED IN SECURED GARAGES DOORS
- THREE VISITOR PARKING SPACES ARE PROVIDED AT GRADE
- GARAGE ENTRANCES ARE NOT PRESENTED TO PUBLIC ROADS

C. CRIME PREVENTION THOUGHT ENVIRONMENTAL DESIGN

- THE OVERALL DESIGN THEME ALLOWS OBSERVATION ONTO PUBLIC AND STRATA ROADS.
- NATURAL SURVEILLANCE AND ACCESS CONTROL THROUGH ‘EYES ON THE STREET’ WILL BE IMPROVED BY LARGE WINDOWS FACING YARDS, STREETS, AND INTERNAL ROADS
- UNITS WILL HAVE DIRECT ACCESS TO THE STREET OR THE STRATA ROAD
- GARAGES DOORS CAN BE OVERLOOKED FROM TOWNHOUSES
- FENCES ON THE SITE PERIMETER WILL DELINEATE THE PROPERTY LINE, DETER INTRUDERS, AND PROVIDE PRIVACY
- UTILITY BOXES WILL LAMINATED/WRAPPED TO RESIST GRAFFITI AND TO REDUCE CLEANING MAINTENANCE

D. SUSTAINABILITY FEATURES

- PAVERS WITH GRAVEL WILL FACILITATE RAINWATER INFILTRATION AND REDUCE THE LOADS ON MUNICIPAL SYSTEMS
- LOW FLUSH TOILETS
- WHEREVER POSSIBLE, THE PROJECT WILL SPECIFY MATERIALS AND EQUIPMENT THAT ARE:
 - EXTENSIVE RECYCLED MATERIAL CONTENT
 - WOOD CONSTRUCTION PRODUCTS THAT ARE CERTIFIED (FROM RESPONSIBLY MANAGED FORESTS)
 - LOW ENERGY CONSUMPTION FIXTURES AND APPLIANCES

E. AESTHETICS/ BUILDING COMPLIANCE

- THE MASSING OF EACH HOUSING ELEMENT HAS BEEN KEPT AS A SIMPLE FORM. BUMP OUTS AND RECESSES ON THE ELEVATIONS REDUCE THE MASSING AND ANIMATE THE FACADES.
- BUILDING ELEMENTS SUCH AS WINDOW SIZES, FASCIA, TRIMS, CANOPIES ELEMENTS ARE USED TO ENHANCE THE BASIC BUILDING FORMS
- THE UNITS ARE DESIGNED TO ENHANCE THE STREETScape ON 198 STREET AND 53 AVENUE WITH ENTRANCE STATEMENTS, CANOPIES, PAVED PATHS, AND PAVED PRIVATE YARDS.
- PRIVATE PATIO/YARD ARE PROVIDED FOR EACH UNIT, AS WELL AS ENCLOSED AND SECURED GARAGES
- THE DEVELOPMENT IS LANDSCAPED AND FENCED THROUGHOUT, DIFFERENTIATING THE PUBLIC AND PRIVATE SPACES
- RETAINING WALLS ARE KEPT TO A MINIMUM HEIGHT
- DECORATIVE METAL LATTICE TRELLISES ARE PROPOSED BETWEEN ENTRIES AS PRIVACY SCREENS WITH A ‘NATURAL’ CHARACTER

F. MATERIALITY

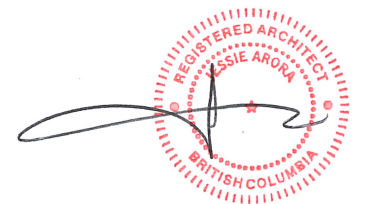
- THE BUILDING MATERIALS HAVE BEEN SELECTED AND COMBINED TO CREATE A CONTEMPORARY DESIGN
- THE PALETTE CHOSEN IS A COMBINATION OF COOL TONES – WHITE AND LIGHT AND MEDIUM GREY; OFFSET BY WARM WOOD TONES GIVING TEXTURE AND VISUAL INTEREST TO THE BUILDING
- THE ALTERNATING WHITE AND LIGHT GREY CEMENTITIOUS PANELS FROM UNIT TO UNIT PROVIDES VARIATION, AND CONTRAST WITH THE WOOD TONE SIDINGS AND DARK GREY SHINGLES BASE.



Legend

Estate Residential	Medium-Density Residential	Service Commercial	Institutional
Urban Residential	High-Density Residential	Mixed Employment	Agricultural
Low-Density Residential	Downtown Commercial	Industrial	Agricultural Land Reserve

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DP0.2

OFFICIAL
COMMUNITY PLAN

Project Data Sheet

CIVIC ADDRESS

5324-5326/5334-5336 198th Street, Langley, B.C., V3A 1E9

LEGAL DESCRIPTION

Plan NWS1183 Lot 1/ Plan NWS1182 Lot 2

SITE LOCATION

BETWEEN 53 Avenue and 54 Avenue

EXISTING ZONING

RS-1

PROPOSED ZONING

CD

OCP LAND USE

LOW DENSITY RESIDENTIAL

PROPOSED BUILDING TYPE

THREE-STOREY WOOD FRAME TOWNHOUSE

GROSS SITE AREA

20,376.07 ft² / 1,893.00 m² / 0.468 acre / 0.189 HA

ROAD DEDICATION

708.83 ft² / 65.85 m² / 0.02 acre / 0.01 HA

NET SITE AREA

19,667.24 ft² / 1,827.15 m² / 0.452 acre / 0.183 HA

*Note: Net site area excludes road dedications.

DENSITY, COVERAGE & HEIGHT REQUIREMENT

	REQUIRED/ ALLOWED Based off of RM-1	PROPOSED
DENSITY	12 Units (62 Units/Hectare)	13 Units (69 Units/Hectare)
FSR	1.2	*1.2
COVERAGE	35%	43.5%
BUILDING HEIGHT	2 Storey	3 Storey

*FSR Based off of Gross Floor area/Gross Site Area

BUILDING SETBACKS

	REQUIRED Based off of RM-1	PROPOSED
FRONT (SOUTH) (53rd AVENUE)	7.5 m	2.0m
EXTERIOR SIDE (WEST) (198TH STREET)	7.5 m	*3.0m
INTERIOR SIDE (EAST)	7.5 m	4.5m
REAR (NORTH)	7.5 m	3.0m

*Note: Unit A1-5 of Block 1 encroaches 0.7m into the Exterior Side (West) setback reducing the setback to 2.3m locally

PARKING REQUIREMENT

	REQUIRED	PROPOSED
RESIDENTIAL (0.5 SPACES PER EACH UNIT)	13 units x 2 = 26	26
VISITOR (0.2 SPACES PER UNIT)	13 X 0.2 = 3 (2.6)	3
TOTAL:	26 + 3 = 29	29 (INCLUDING 1 B/F SPACE)
B/F PARKING STALL (5%)	3 X 0.05 = 1 (0.15)	1
E.V. STALL (10%)	29 x 10% = 3 (2.9)	13*

*Note: Each garage will accommodate one (1) electrical outlet capable of housing a Level 2 electrical vehicle charging station.

BICYCLE PARKING REQUIREMENT

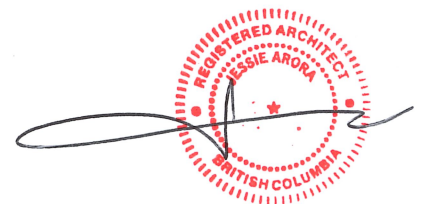
	REQUIRED	PROPOSED
RESIDENTIAL (0.5 SPACES PER EACH UNIT)	13 units x 7 (6.5)	13*
VISITOR	6	6
TOTAL:	7 + 6 = 13	19

*Residential bicycles can be stored in the garage of each unit.

UNIT AREA DISTRIBUTION

-See DP0.5 and DP0.6

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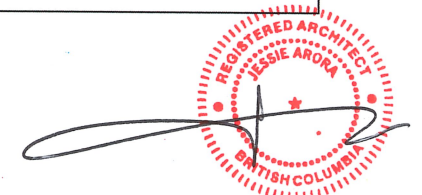
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Project Data Sheet

BLOCK AREA DISTRIBUTION

BLOCK	BLOCK 1										BLOCK 2								
	Aa-1 (3-storey)		Ac-2 (3-storey)		A-3 (3-storey)		Ac-4 (3-storey)		A1-5 (3-storey) TANDEM		A2-6 (3-storey)		Ac-7 (3-storey)		A-8 (3-storey)		A-9 (3-storey)		
	TANDEM		TANDEM		TANDEM		TANDEM		TANDEM		TANDEM		TANDEM		TANDEM		TANDEM		
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²	
GARAGE:	51.24 m ²	551.56 ft ²	47.42 m ²	510.44 ft ²	47.42 m ²	510.44 ft ²	47.40 m ²	510.23 ft ²	54.34m ²	584.91 ft ²	65.09 m ²	700.63 ft ²	47.32 m ²	509.35 ft ²	47.32 m ²	509.35 ft ²	48.24 m ²	519.23 ft ²	
BASEMENT:	2.55 m ²	27.50 ft ²	2.55 m ²	27.50 ft ²	2.55 m ²	27.50 ft ²	2.55 m ²	27.50 ft ²	2.64 m ²	28.44 ft ²	2.55 m ²	27.50 ft ²	2.55m ²	27.50 ft ²	2.55 m ²	27.50 ft ²	2.55 m ²	27.50 ft ²	
GROUND FLOOR:	6.10 m ²	65.66 ft ²	6.10 m ²	65.66 ft ²	6.10 m ²	65.66 ft ²	6.10 m ²	65.66 ft ²	7.19 m ²	77.37 ft ²	6.10m ²	65.66 ft ²	6.10 m ²	65.66 ft ²	6.10 m ²	65.66 ft ²	6.10 m ²	65.66 ft ²	
SECOND FLOOR:	59.38 m ²	639.20 ft ²	58.94 m ²	634.46 ft ²	56.77m ²	611.07 ft ²	58.92 m ²	634.23 ft ²	67.13 m ²	722.58 ft ²	59.38 m ²	639.20 ft ²	58.91 m ²	634.05 ft ²	56.73 m ²	610.66 ft ²	61.58 m ²	662.87 ft ²	
UPPER FLOOR:	59.38 m ²	639.19 ft ²	58.97 m ²	634.72 ft ²	56.77 m ²	611.06 ft ²	58.92 m ²	634.24 ft ²	67.13 m ²	722.58 ft ²	59.38 m ²	639.20 ft ²	58.91 m ²	634.06 ft ²	56.73 m ²	610.67 ft ²	61.58 m ²	662.85 ft ²	
UNIT SUBTOTAL (INCL. GARAGE/MECH):	178.66 m ²	1,923.11 ft ²	173.99 m ²	1,872.78 ft ²	169.62 m ²	1,825.73 ft ²	173.90 m ²	1,871.86 ft ²	198.43 m ²	2,135.88 ft ²	192.51 m ²	2,072.20 ft ²	173.79 m ²	1,870.62 ft ²	169.44 m ²	1,823.84 ft ²	180.06 m ²	1,938.11 ft ²	
UNIT SUBTOTAL (EXCL. GARAGE/MECH):	124.87m ²	1,344.05 ft ²	124.01 m ²	1,334.84 ft ²	119.64 m ²	1,287.79 ft ²	123.94 m ²	1,334.13 ft ²	141.45m ²	1,522.53 ft ²	124.87 m ²	1,344.07 ft ²	123.91 m ²	1,333.77 ft ²	119.57 m ²	1,286.99 ft ²	129.26 m ²	1,391.38 ft ²	
UNIT SUBTOTAL (EXCL. MECH) (FSR):	176.11 m ²	1,895.61 ft ²	171.43 m ²	1,845.28 ft ²	167.06 m ²	1,798.23 ft ²	171.35 m ²	1,844.36 ft ²	195.79 m ²	2,107.44 ft ²	189.96 m ²	2,044.70 ft ²	171.23 m ²	1,843.12 ft ²	166.89 m ²	1,796.34 ft ²	177.50 m ²	1,910.61 ft ²	
GROSS FLOOR AREA (INCL. GARAGE/MECH):	894.60 m ² (9,629.36 ft ²)										715.80 m ² (7,704.77 ft ²)								
GROSS FLOOR AREA (EXCL. GARAGE/MECH):	633.91 m ² (6,823.34 ft ²)										497.61 m ² (5,356.21 ft ²)								
GROSS FLOOR AREA (EXCL. MECH) (FSR):	881.74 m ² (9,490.92 ft ²)										705.58 m ² (7,594.77 ft ²)								SEP 07 2021



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DPO.4

PROJECT DATA



QUARRY ROCK
DEVELOPMENTS



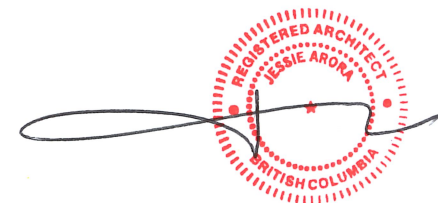
Project Data Sheet

BLOCK AREA DISTRIBUTION

BLOCK	BLOCK 3							
	A3a-10 (3-storey)		Ac-11 (3-storey)		A3-12 (3-storey)		A3b-13 (3-storey)	
	TANDEM		TANDEM		TANDEM		TANDEM	
	m ²	ft ²	m ²	ft ²	m ²	ft ²	m ²	ft ²
GARAGE:	47.14 m ²	507.4 ft ²	46.24 m ²	497.77 ft ²	46.24 m ²	497.77 ft ²	47.14 m ²	507.39 ft ²
BASEMENT:	2.55 m ²	27.50 ft ²	2.55m ²	27.50 ft ²	2.55 m ²	27.50 ft ²	2.55 m ²	27.50 ft ²
GROUND FLOOR:	6.10 m ²	65.66 ft ²	6.10 m ²	65.66 ft ²	6.10 m ²	65.66 ft ²	6.10 m ²	65.66 ft ²
SECOND FLOOR:	59.38 m ²	639.2 ft ²	58.91 m ²	634.07 ft ²	56.73 m ²	610.66 ft ²	61.58 m ²	662.87 ft ²
UPPER FLOOR:	59.38 m ²	639.21 ft ²	58.91 m ²	634.08 ft ²	56.73 m ²	610.67 ft ²	61.58 m ²	662.87 ft ²
UNIT SUBTOTAL (INCL. GARAGE/MECH):	174.56 m ²	1,878.97 ft ²	172.72 m ²	1,859.08 ft ²	168.36 m ²	1,812.26 ft ²	178.96 m ²	1,926.29 ft ²
UNIT SUBTOTAL (EXCL. GARAGE/MECH):	124.87 m ²	1,344.07 ft ²	123.92 m ²	1,333.81 ft ²	119.57 m ²	1,286.99 ft ²	129.27 m ²	1,391.40 ft ²
UNIT SUBTOTAL (EXCL. MECH) (FSR):	172.01 m ²	1,851.47 ft ²	170.16 m ²	1,831.58 ft ²	165.81 m ²	1,784.76 ft ²	176.40 m ²	1,898.79 ft ²
BLOCK FLOOR AREA (INCL. GARAGE/MECH):	694.60 m ² (7,476.60 ft ²)						GROSS FLOOR AREA (INCL. GARAGE/MECH):	2,304.99 m ² (24,810.73 ft ²)
BLOCK FLOOR AREA (EXCL. GARAGE/MECH):	497.61 m ² (5,356.27 ft ²)						GROSS FLOOR AREA (EXCL. GARAGE/MECH):	1,629.13 m ² (17,535.82 ft ²)
BLOCK FLOOR AREA (EXCL. MECH) (FSR):	684.38 m ² (7,366.60 ft ²)						GROSS FLOOR AREA (EXCL. MECH) (FSR):	*2,271.69 m ² (24,452.29 ft ²)

*Gross Floor Area used to calculate FSR excludes, all mechanical rooms.

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QUARRY ROCK
DEVELOPMENTS

DP0.5

PROJECT DATA



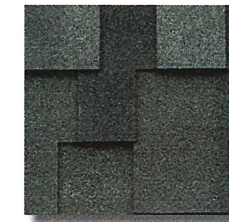
COLOUR & MATERIALS



BLOCK 1 - FRONT ELEVATION



BLOCK 1 - REAR ELEVATION



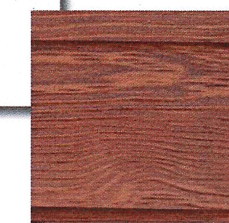
1
ASPHALT ROOFING
STORM GREY



6
PAINTED WOOD WINDOW TRIM
EBONY SLATE



2
FIBER CEMENT SMOOTH PANEL
ARCTIC WHITE



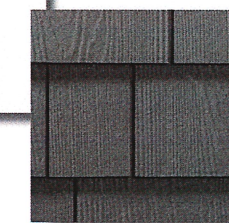
3
FIBER CEMENT LAP SIDING
WOODTONE - ROSEWOOD

7

FIBERGLASS O/H GARAGE DOOR
WHITE

8

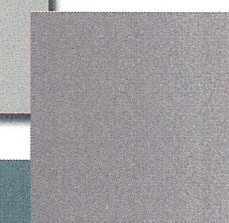
VINYL WINDOW
PREFINISHED WHITE



4
FIBER CEMENT SHINGLES
- RICH EXPRESSO

9a

PAINTED FIBERGLASS DOOR
LIGHT GRAY



5
FIBER CEMENT SMOOTH PANEL
PEARL GRAY

9b

PAINTED FIBERGLASS DOOR
LIGHT TEAL

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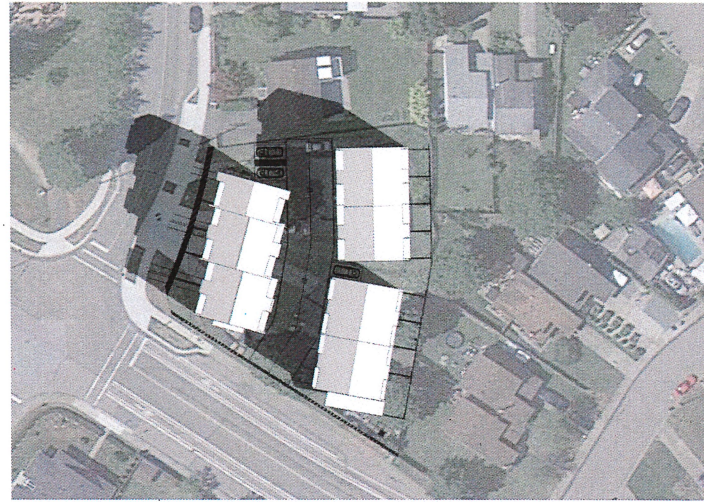
COLOUR
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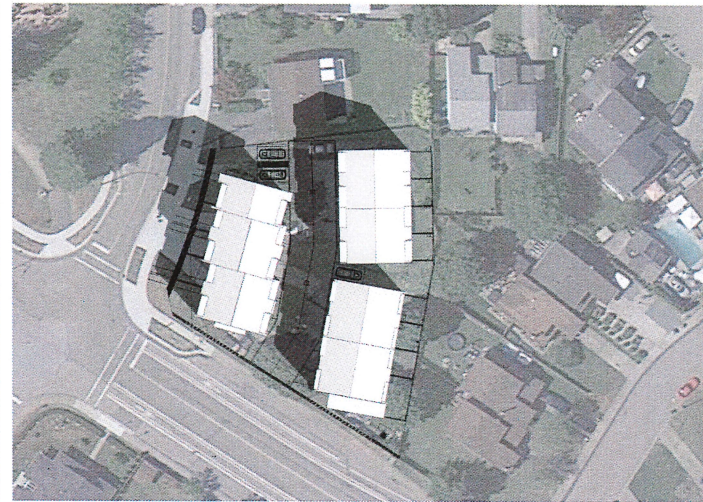
QUARRY ROCK
DEVELOPMENTS



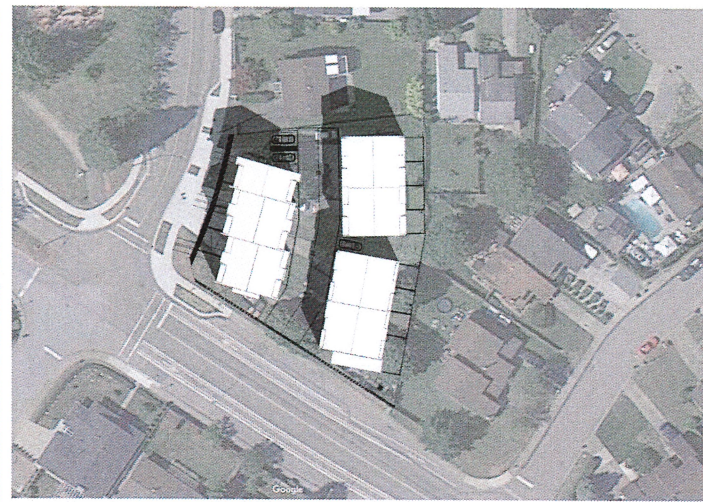
SHADOW STUDY



SPRING EQUINOX (MARCH 20, 2021) - 9:00 AM



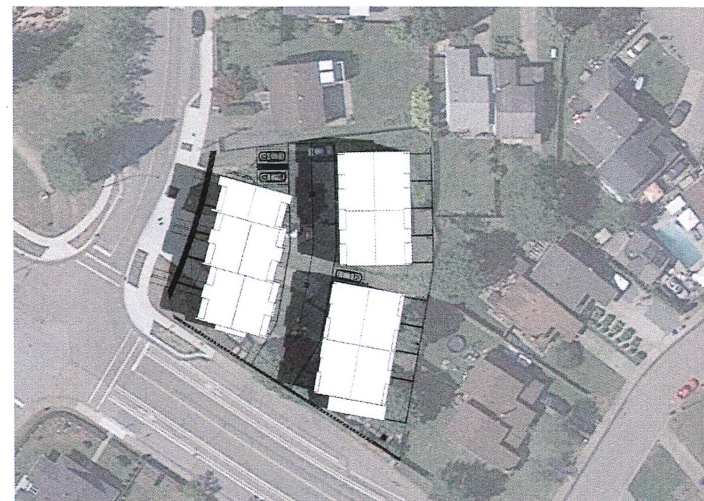
SPRING EQUINOX (MARCH 20, 2021) - 10:00 AM



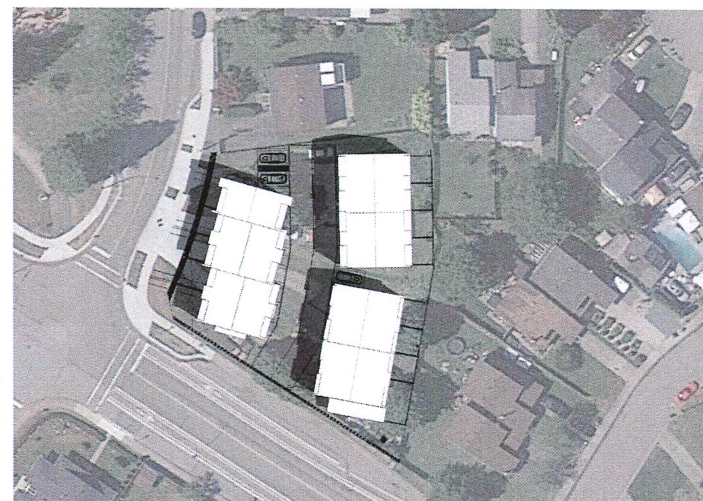
SPRING EQUINOX (MARCH 20, 2021) - 11:00 AM



SPRING EQUINOX (MARCH 20, 2021) - 12:00 PM



SUMMER SOLSTICE (JUNE 20, 2021) - 9:00 AM



SUMMER SOLSTICE (JUNE 20, 2021) - 10:00 AM



SUMMER SOLSTICE (JUNE 20, 2021) - 11:00 AM



SUMMER SOLSTICE (JUNE 20, 2021) - 12:00 PM

SUMMER SOLSTICE (JUNE 21, 2021) - 3:00 PM

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SHADOW STUDY



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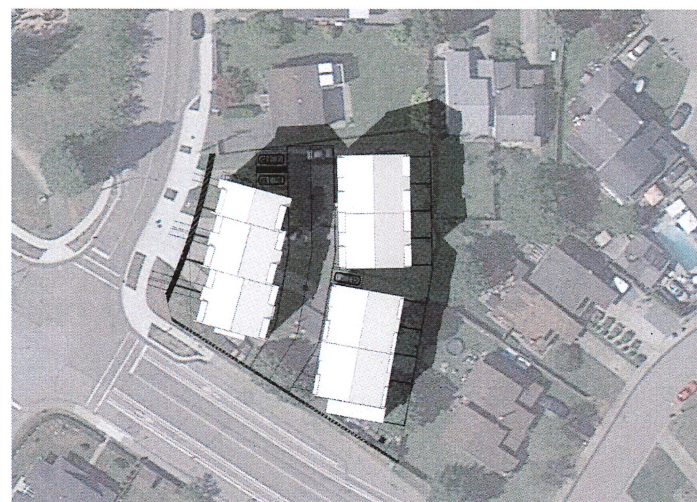
SHADOW STUDY



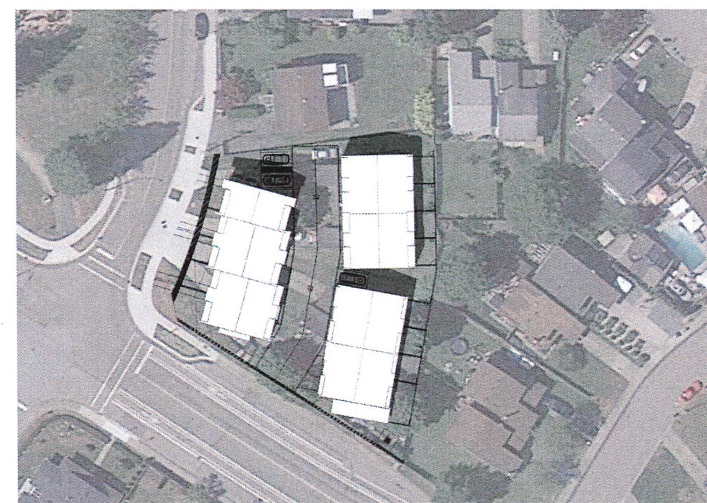
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SPRING EQUINOX (MARCH 20, 2021) - 2:00 PM



SPRING EQUINOX (MARCH 20, 2021) - 3:00 PM



SUMMER SOLSTICE (JUNE 20, 2021) - 1:00 PM



SUMMER SOLSTICE (JUNE 20, 2021) - 2:00 PM



SUMMER SOLSTICE (JUNE 20, 2021) - 3:00 PM

SUMMER SOLSTICE (JUNE 21, 2021) - 3:00 PM

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BRYDON LANDING TOWNHOUSE DEVELOPMENT

QUARRY ROCK DEVELOPMENTS

5324-5326/5334-5336 198th Street Langley, B.C.

ATELIER PACIFIC ARCHITECTURE INC.

Revised: AUGUST 25, 2021

Revised: JULY 09, 2021

Revised: JULY 21, 2021

Revised: AUGUST 21, 2021

DP Submission: FEBRUARY 22, 2021

Revised: JUNE 20, 2021

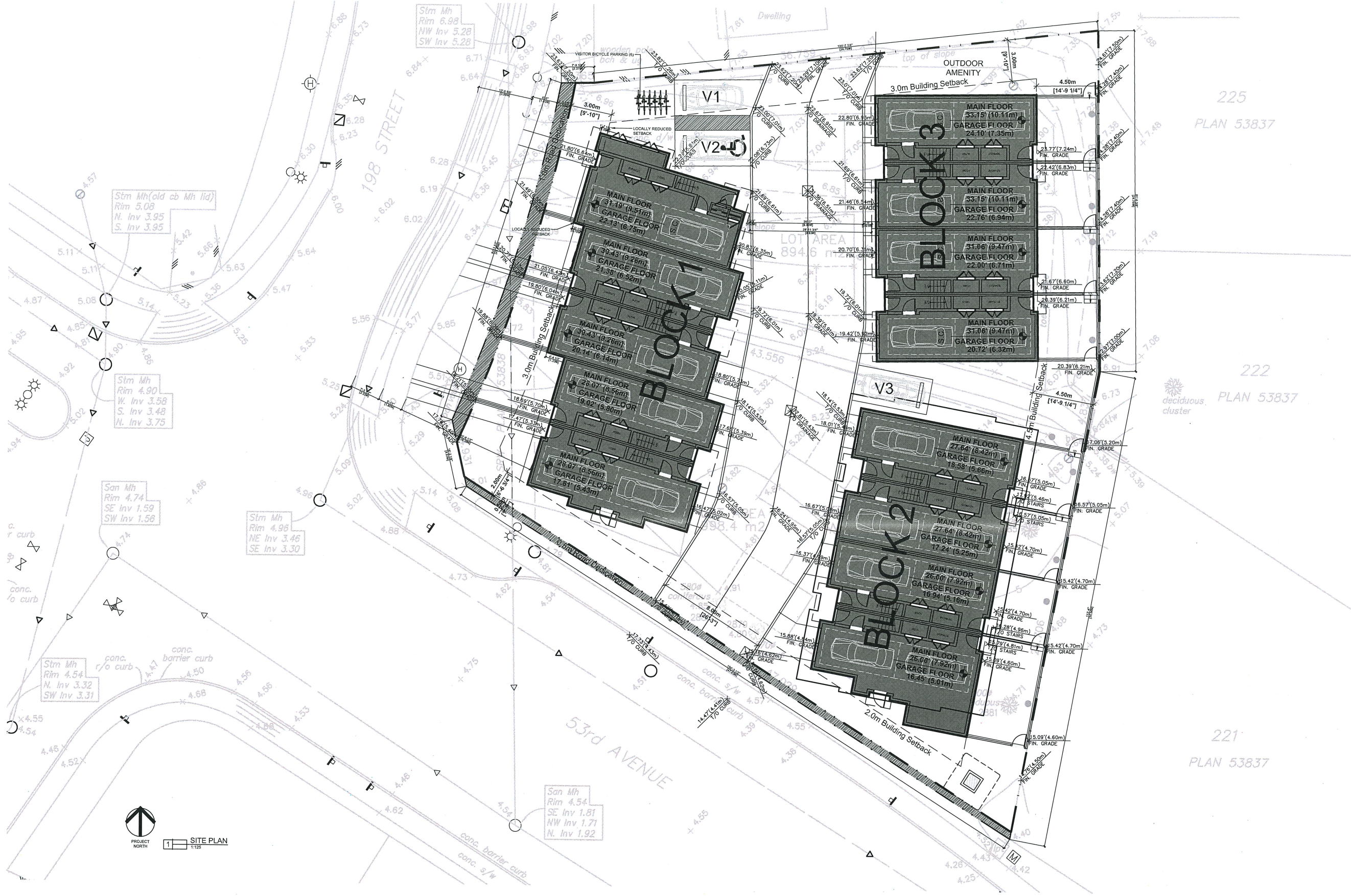
Revised: JULY 05, 2021

DP0.8
SHADOW STUDY



QUARRY ROCK
DEVELOPMENTS





225
PLAN 53837

222
deciduous cluster
PLAN 53837

221
PLAN 53837

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BRYDON LANDING TOWNHOUSE DEVELOPMENT

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DP1.0

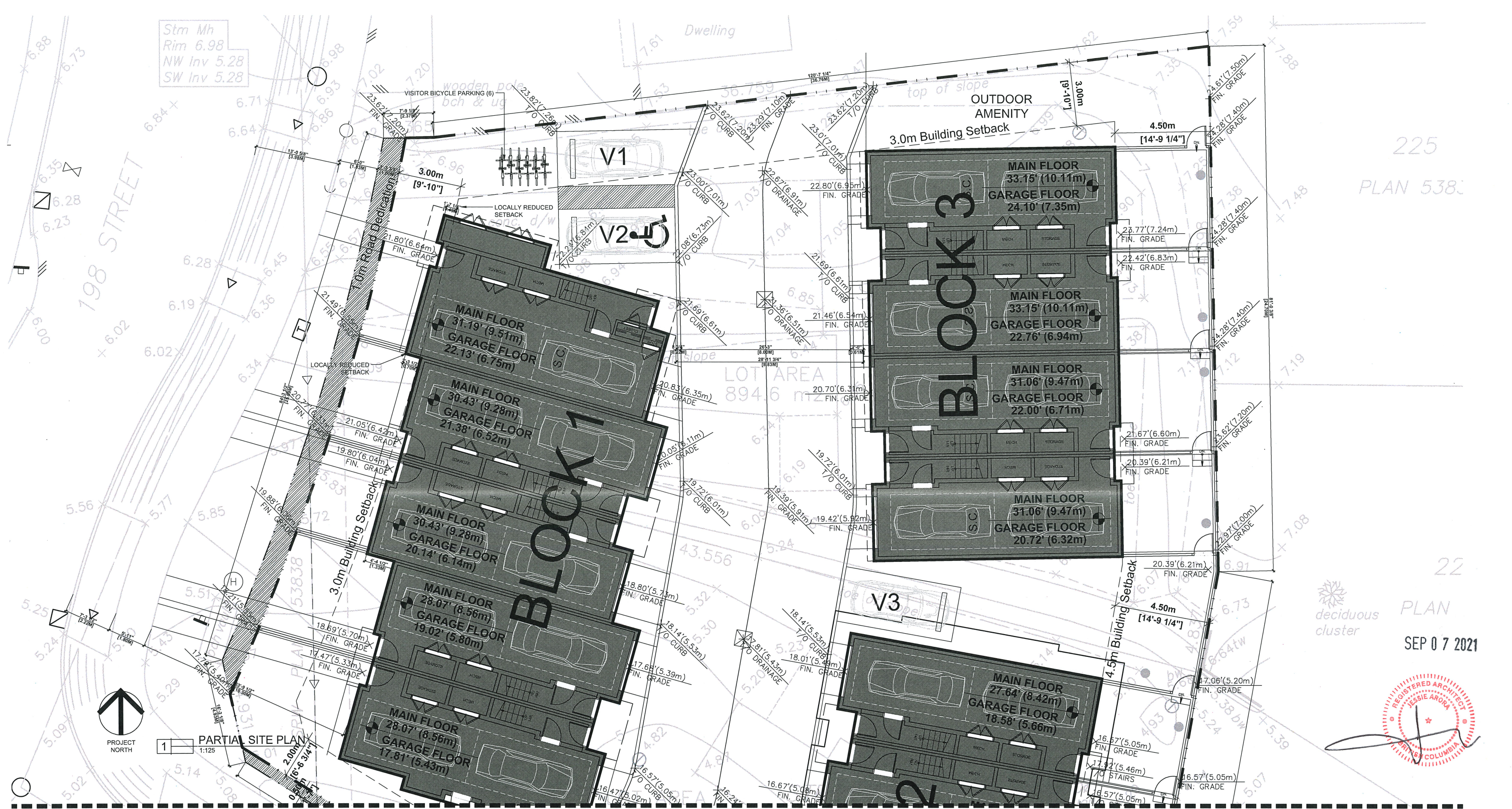
OVERALL SITE PLAN

SCALE: 1:125



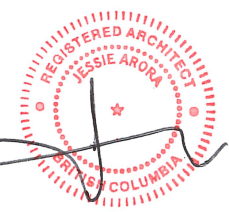
QUARRY ROCK DEVELOPMENTS





225
PLAN 538

22
PLAN
SEP 07 2021



SEE DRAWING DP1.1b FOR CONTINUATION

BRYDON LANDING TOWNHOUSE DEVELOPMENT

QUARRY ROCK DEVELOPMENTS
5324-5328/5334-5336 198th Street Langley, B.C.

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DP1.1a

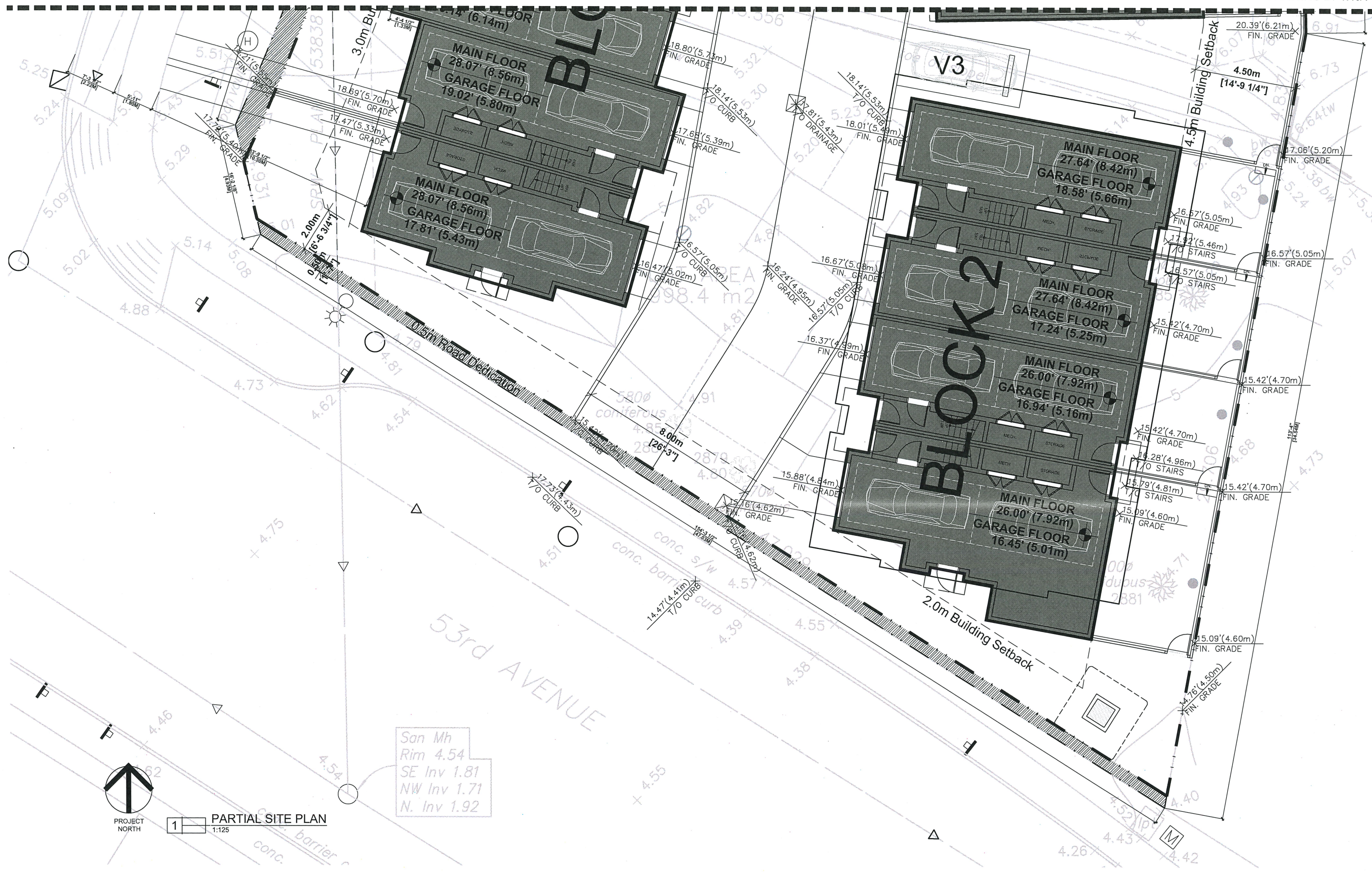
ENLARGED SITE PLAN

SCALE: 1:75





PLAN



San Mh
Rim 4.54
SE Inv 1.81
NW Inv 1.71
N. Inv 1.92

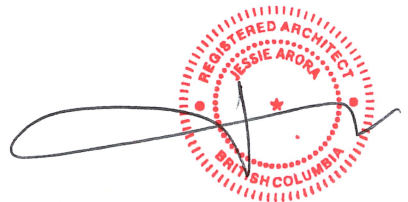


1 PARTIAL SITE PLAN
1:125

221

PLAN 538

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QUARRY ROCK DEVELOPMENTS

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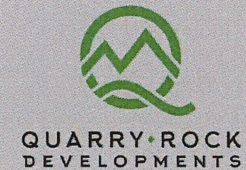
Revised: JULY 05, 2021



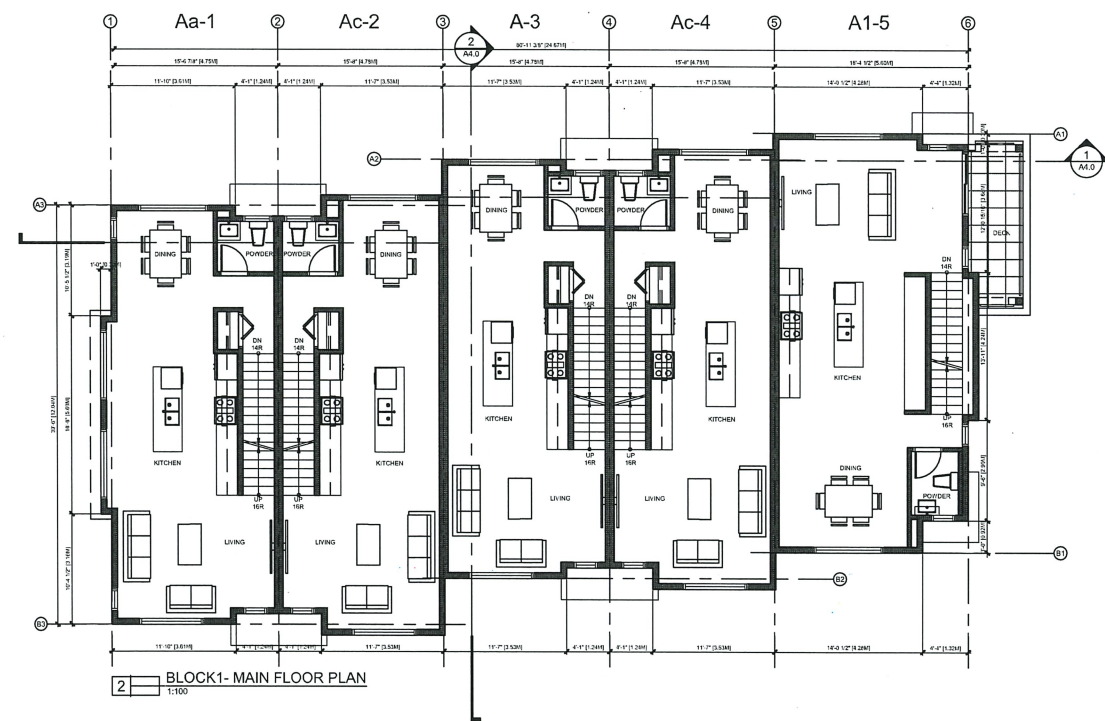
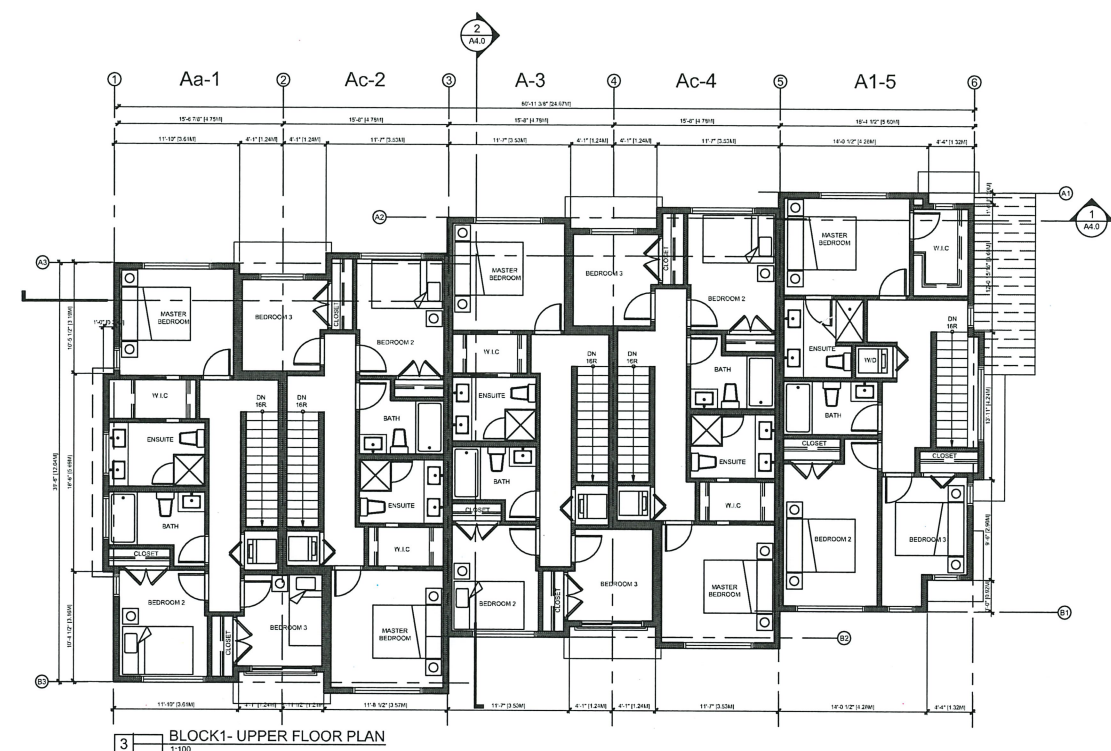
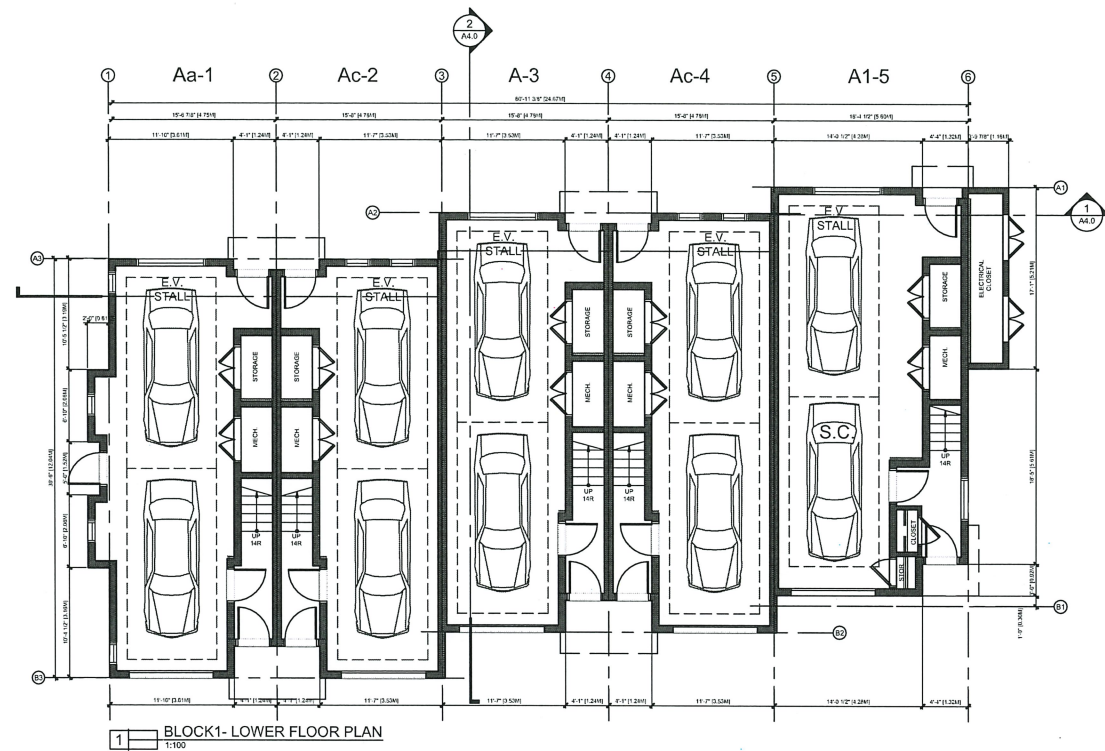
DP1.1b

ENLARGED SITE PLAN

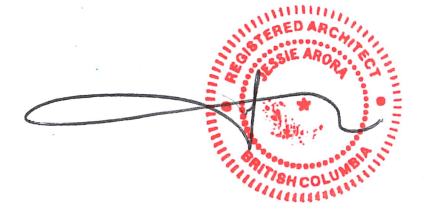
SCALE: 1:75



QUARRY ROCK DEVELOPMENTS



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BRYDON LANDING TOWNHOUSE DEVELOPMENT

QUARRY ROCK DEVELOPMENTS
5324-5326/5334-5336 198th Street Langley, B.C.

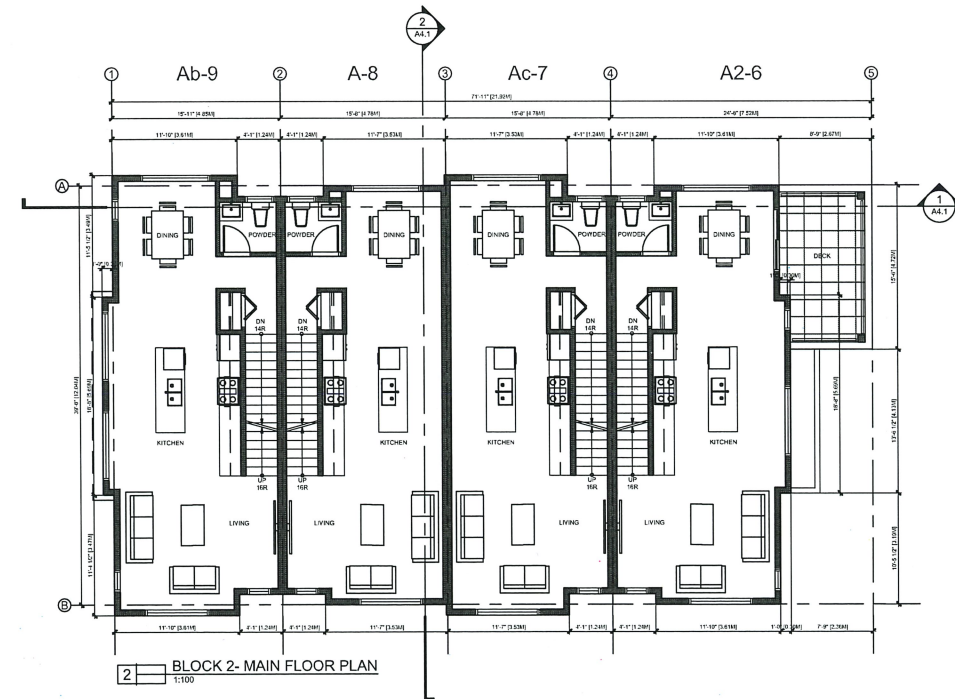
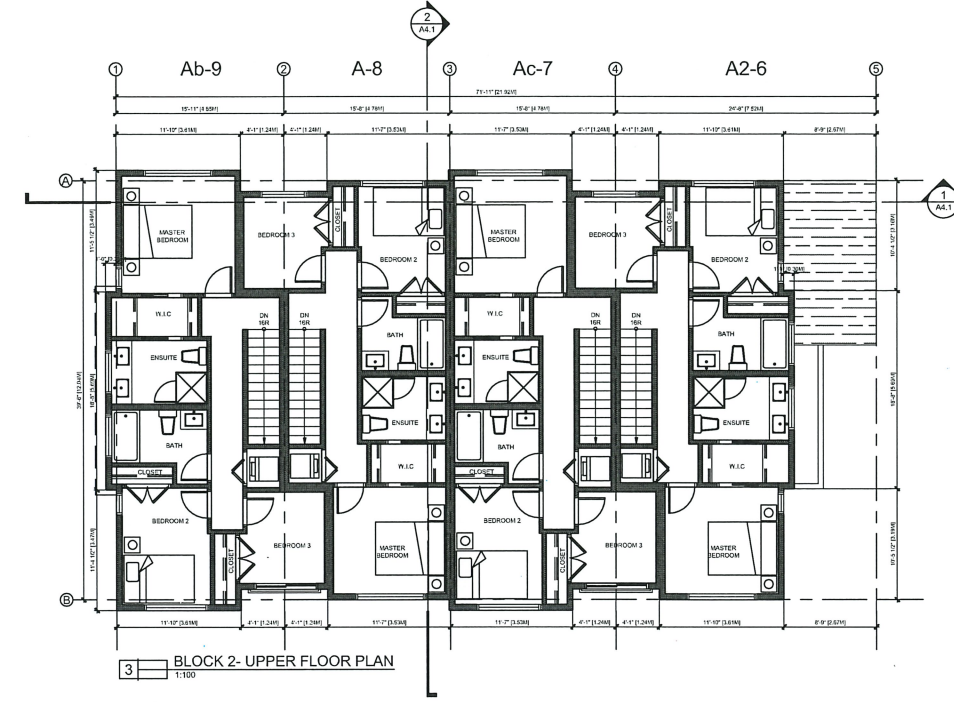
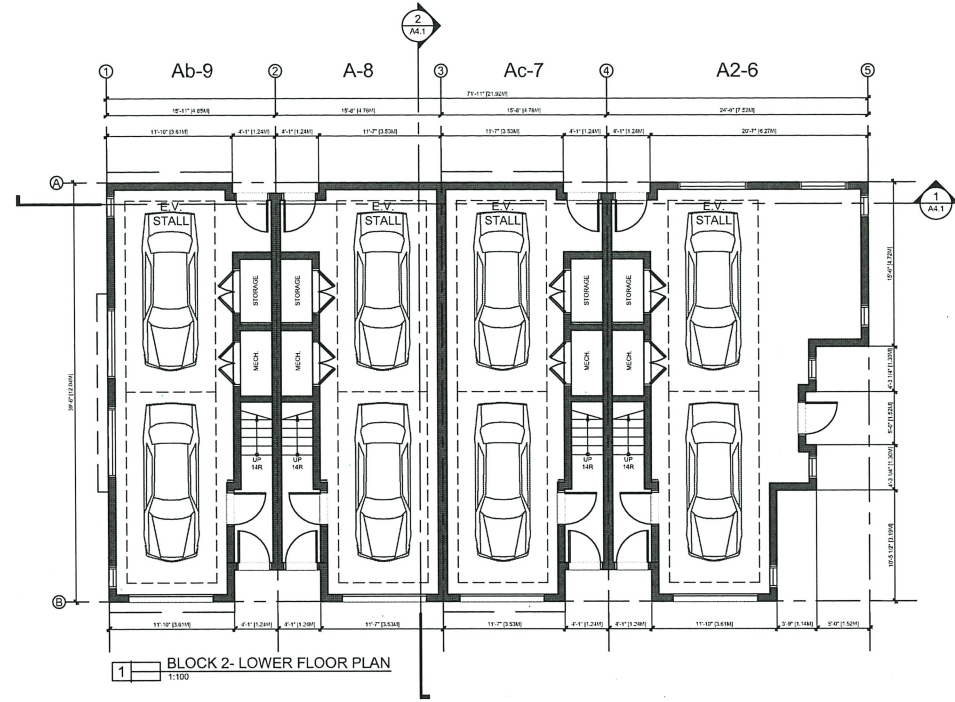
ATELIER PACIFIC ARCHITECTURE INC.
Revised: AUGUST 25, 2021 Revised: JULY 09, 2021 DP Submission: FEBRUARY 22, 2021
Revised: JULY 21, 2021 Revised: JUNE 20, 2021
Revised: AUGUST 21, 2021 Revised: JULY 05, 2021

DP2.0

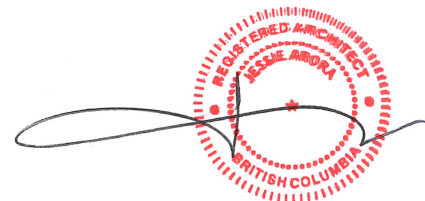
FLOOR PLANS
BLOCK 1

SCALE: 1:100





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BRYDON LANDING TOWNHOUSE DEVELOPMENT

QUARRY ROCK DEVELOPMENTS

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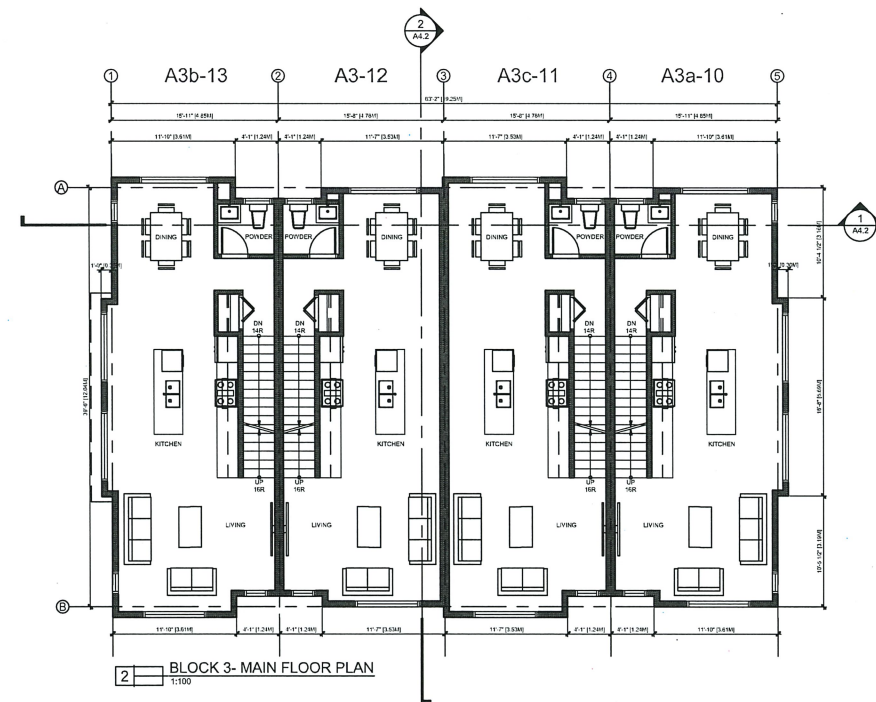
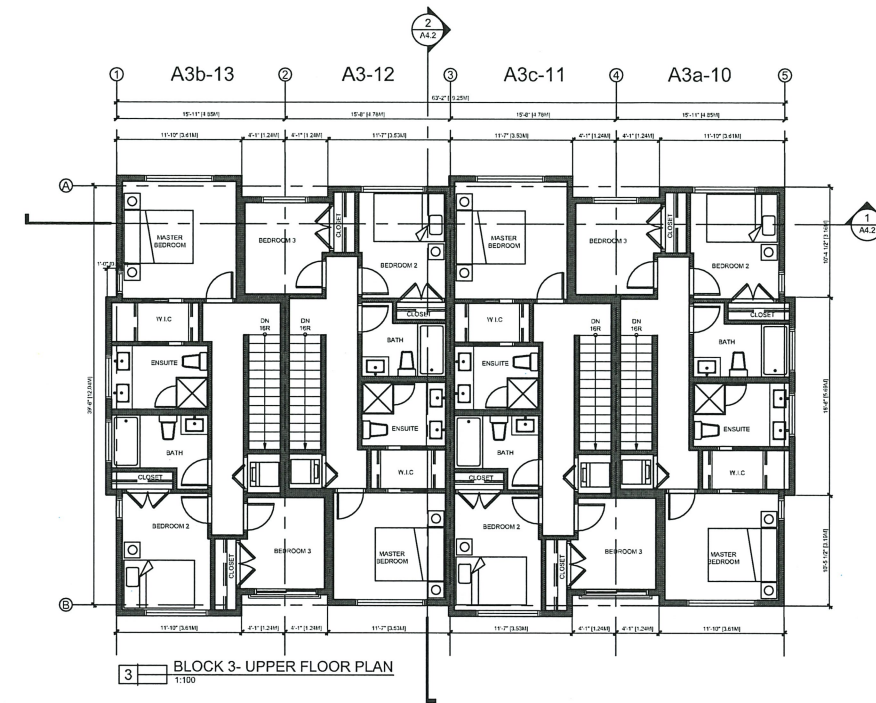
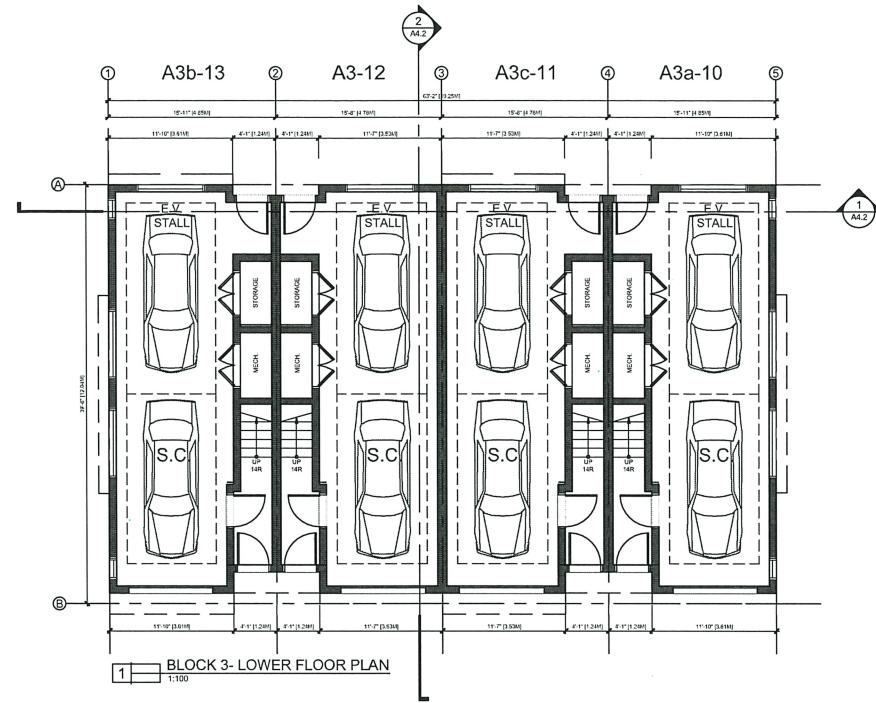
Revised: JULY 05, 2021

DP2.1

FLOOR PLANS
BLOCK 2

SCALE: 1:100





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BRYDON LANDING TOWNHOUSE DEVELOPMENT

QUARRY ROCK DEVELOPMENTS

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Revised: JULY 05, 2021

DP2.2

FLOOR PLANS
BLOCK 3

SCALE: 1:100

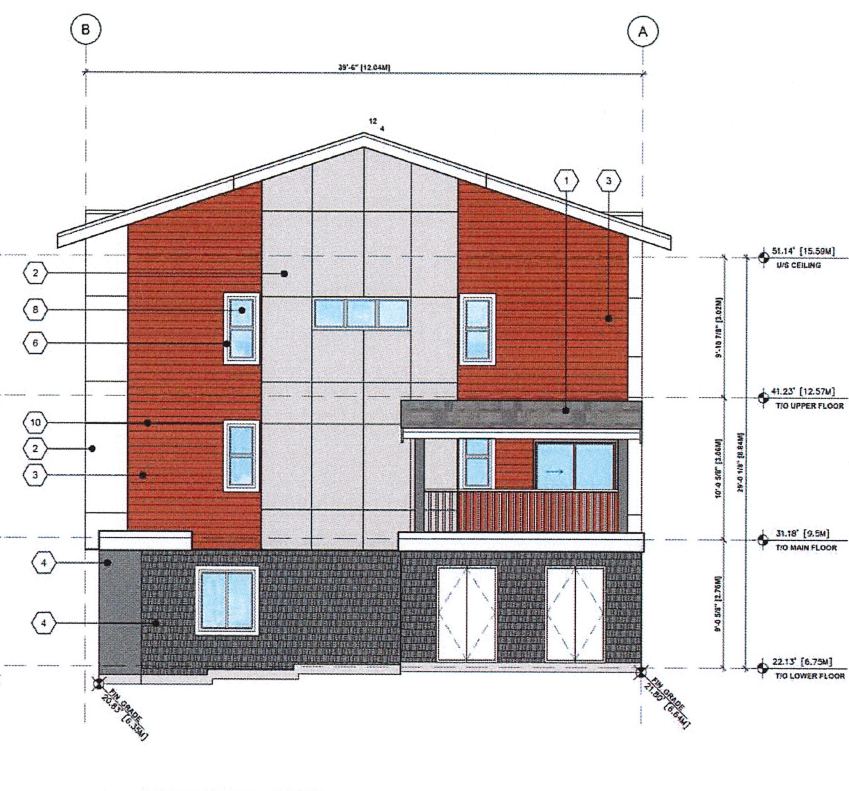


QUARRY ROCK
DEVELOPMENTS





1 BLOCK1- FRONT ELEVATION
1/75



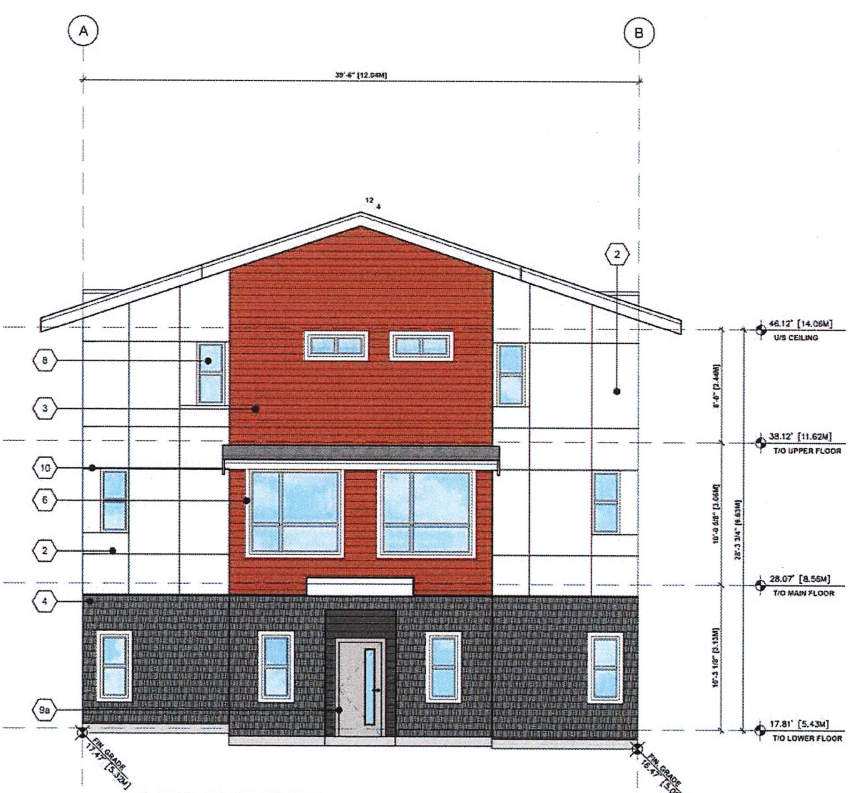
3 BLOCK1- SIDE ELEVATION
1/75

MATERIAL FINISHES LEGEND

1	ASPHALT ROOFING - STORM GREY
2	FIBER CEMENT SMOOTH PANEL - ARCTIC WHITE
3	FIBER CEMENT LAP SIDING 'WOOD-TONE' - ROSEWOOD
4	FIBER CEMENT ASPHALT SHINGLES - RICH EXPRESSO
5	FIBER CEMENT SMOOTH PANEL - PEARL GRAY
6	PAINTED WOOD TRIM/FACIA - EBONY SLATE
7	FIBERGLASS O/H GARAGE DOOR AND DOOR - WHITE
8	VINYL WINDOWS - PREFINISHED (WHITE)
9a	PAINTED FIBERGLASS DOOR - LIGHT GRAY
9b	PAINTED FIBERGLASS DOOR - LIGHT TEAL
10	THROUGH WALL FLASHING TO MATCH ADJACENT CLADDING COLOUR
11	PREFINISHED JULIET BALCONY GUARD RAIL
12	PAINTED CEMENTITIOUS TRIM



2 BLOCK1- REAR ELEVATION
1/75



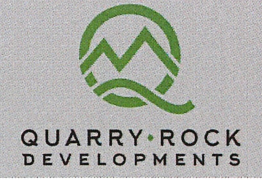
4 BLOCK1- SIDE ELEVATION
1/75

SEP 07 2021
 REGISTERED ARCHITECT
 JESSIE ARORA
 BRITISH COLUMBIA

BRYDON LANDING TOWNHOUSE DEVELOPMENT

QUARRY ROCK DEVELOPMENTS
 5324-5326/5334-5336 198th Street Langley, B.C.

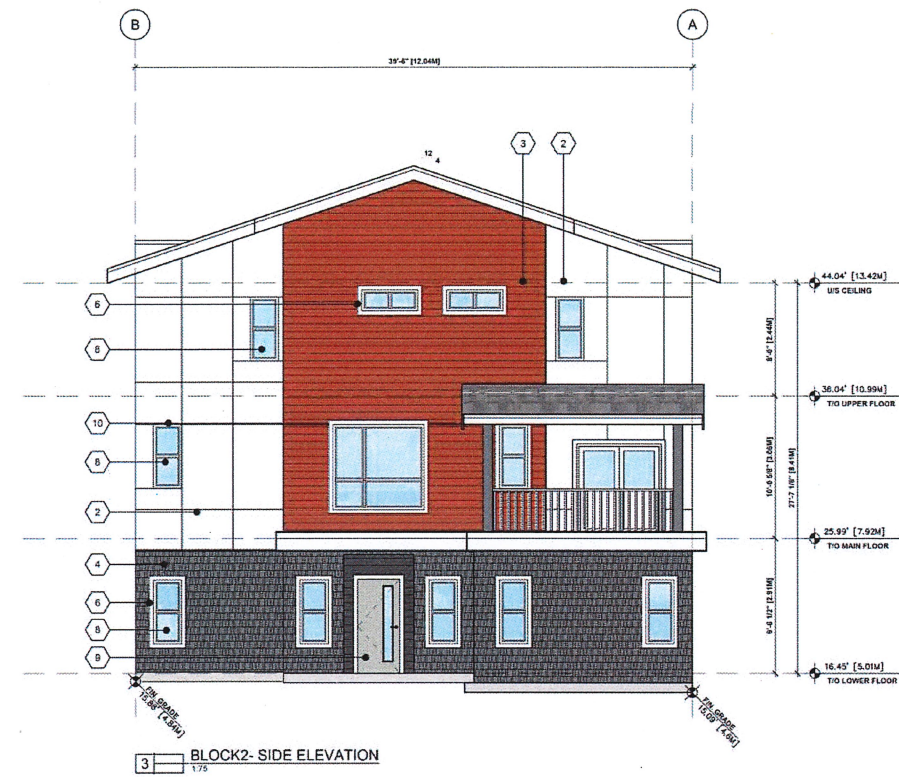
ATELIER PACIFIC ARCHITECTURE INC.
 DP Submission: FEBRUARY 22, 2021
 Revised: AUGUST 21, 2021
 Revised: JULY 09, 2021
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 Revised: JUNE 20, 2021
 Revised: JULY 05, 2021



DP3.0

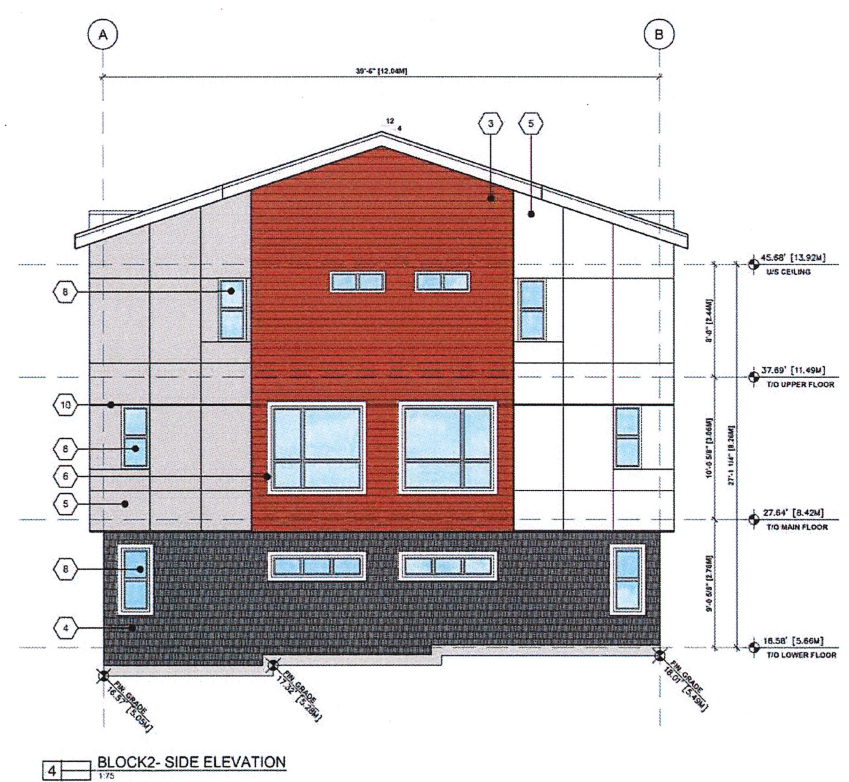
ELEVATIONS
 BLOCK 1

SCALE: 1:100



MATERIAL FINISHES LEGEND

1	ASPHALT ROOFING - STORM GREY
2	FIBER CEMENT SMOOTH PANEL - ARCTIC WHITE
3	FIBER CEMENT LAP SIDING 'WOOD-TONE' - ROSEWOOD
4	FIBER CEMENT ASPHALT SHINGLES - RICH EXPRESSO
5	FIBER CEMENT SMOOTH PANEL - PEARL GRAY
6	PAINTED WOOD TRIM/FACIA - EBONY SLATE
7	FIBERGLASS O/H GARAGE DOOR AND DOOR - WHITE
8	VINYL WINDOWS - PREFINISHED (WHITE)
9	PAINTED FIBERGLASS DOOR - DARK GRAY
10	THROUGH WALL FLASHING TO MATCH ADJACENT CLADDING COLOUR



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BRYDON LANDING TOWNHOUSE DEVELOPMENT

QUARRY ROCK DEVELOPMENTS

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Revised: AUGUST 25, 2021
Revised: SEPTEMBER 7, 2021

Revised: JULY 09, 2021
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Revised: AUGUST 21, 2021

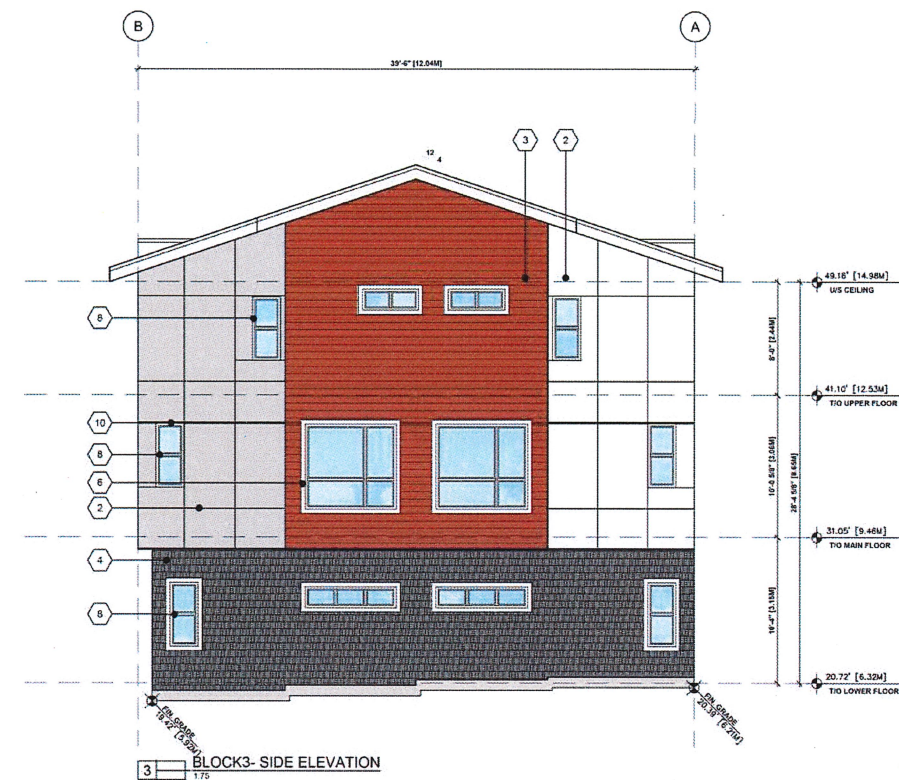
DP Submission: FEBRUARY 22, 2021
Revised: JUNE 20, 2021
Revised: JULY 05, 2021

DP3.1

ELEVATIONS
BLOCK 2

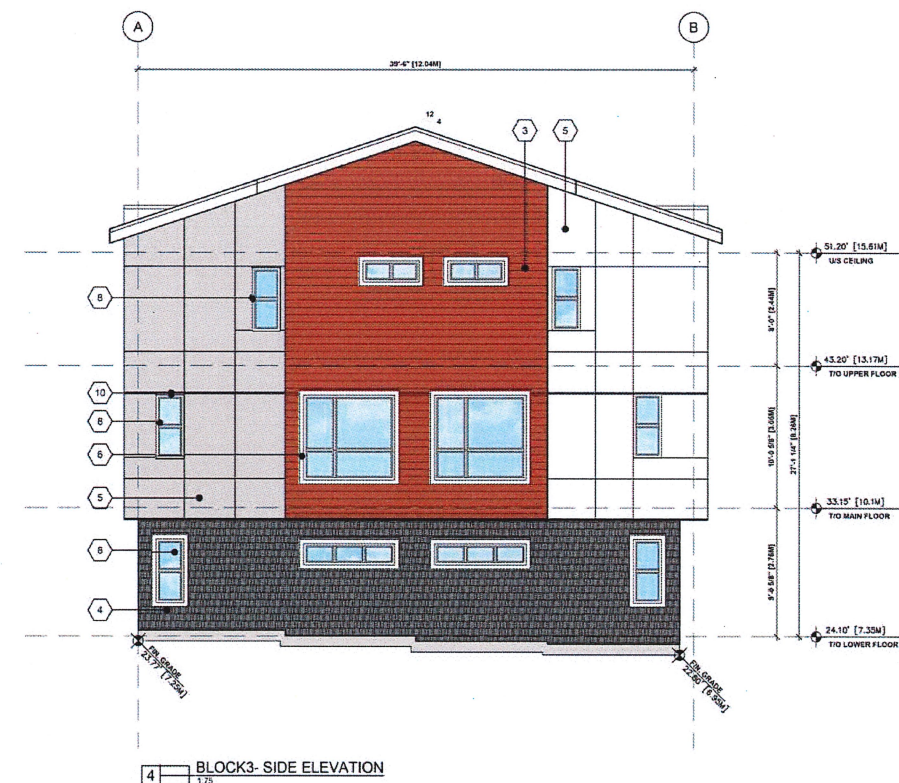
SCALE: 1:100





MATERIAL FINISHES LEGEND

1	ASPHALT ROOFING - STORM GREY
2	FIBER CEMENT SMOOTH PANEL - ARCTIC WHITE
3	FIBER CEMENT LAP SIDING 'WOOD-TONE' - ROSEWOOD
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BRYDON LANDING TOWNHOUSE DEVELOPMENT

DP3.2

ELEVATIONS
BLOCK 3



Revised: AUGUST 25, 2021
Revised: SEPTEMBER 7, 2021

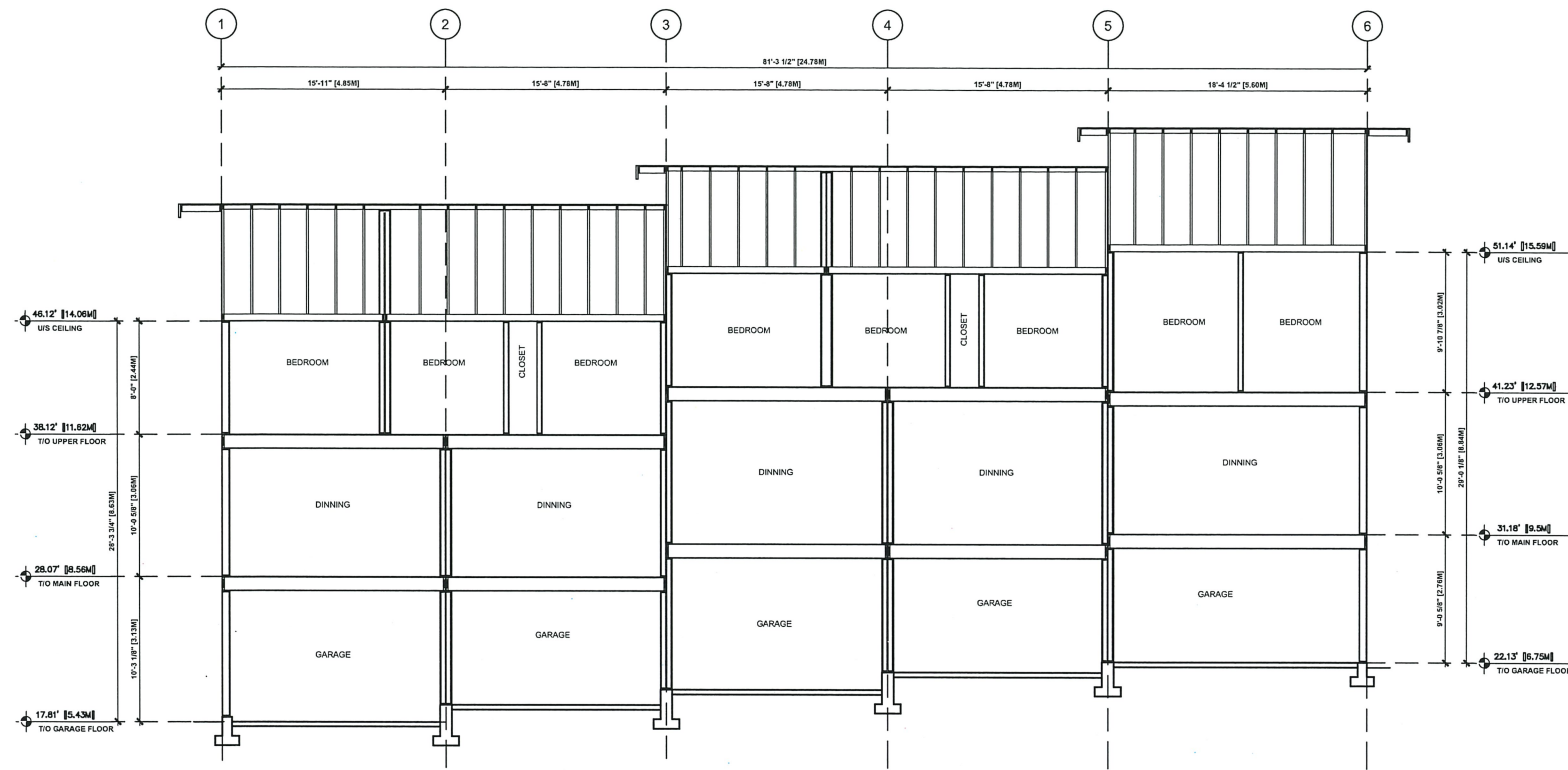
Revised: JULY 09, 2021
Revised: JULY 21, 2021
Revised: AUGUST 21, 2021

QUARRY ROCK DEVELOPMENTS
5324-5326/5334-5336 198th Street Langley, B.C.

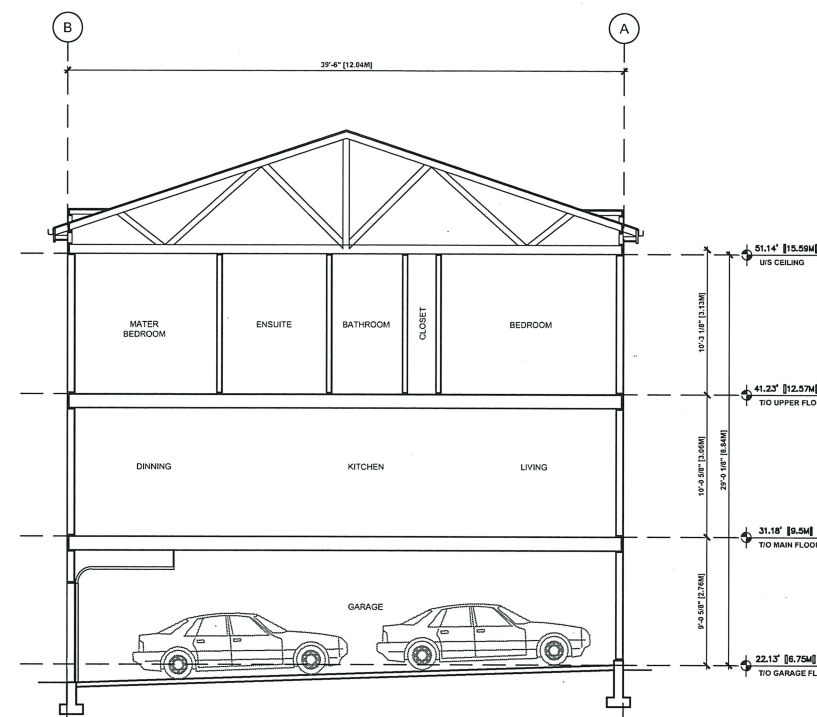
ATELIER PACIFIC ARCHITECTURE INC.
DP Submission: FEBRUARY 22, 2021
Revised: JUNE 20, 2021
Revised: JULY 05, 2021



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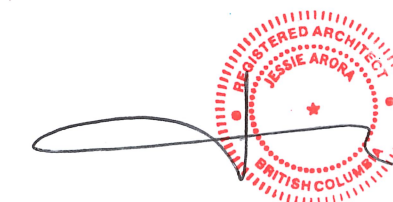


1 BLOCK1- N-S SECTION
1/75



2 BLOCK1- E-W SECTION
1/75

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QUARRY ROCK DEVELOPMENTS

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DP4.0

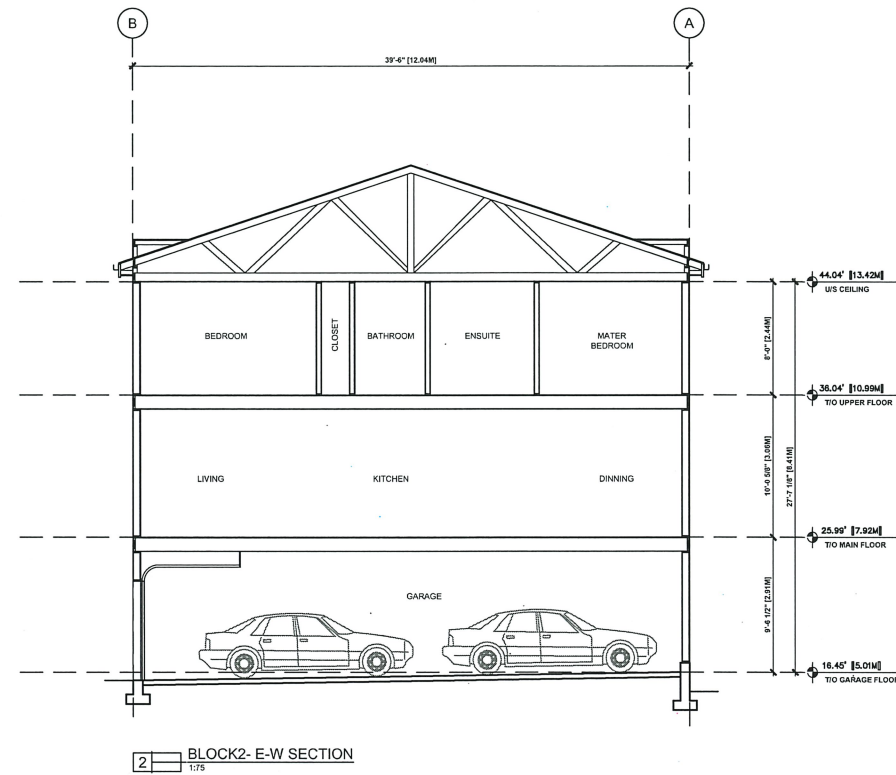
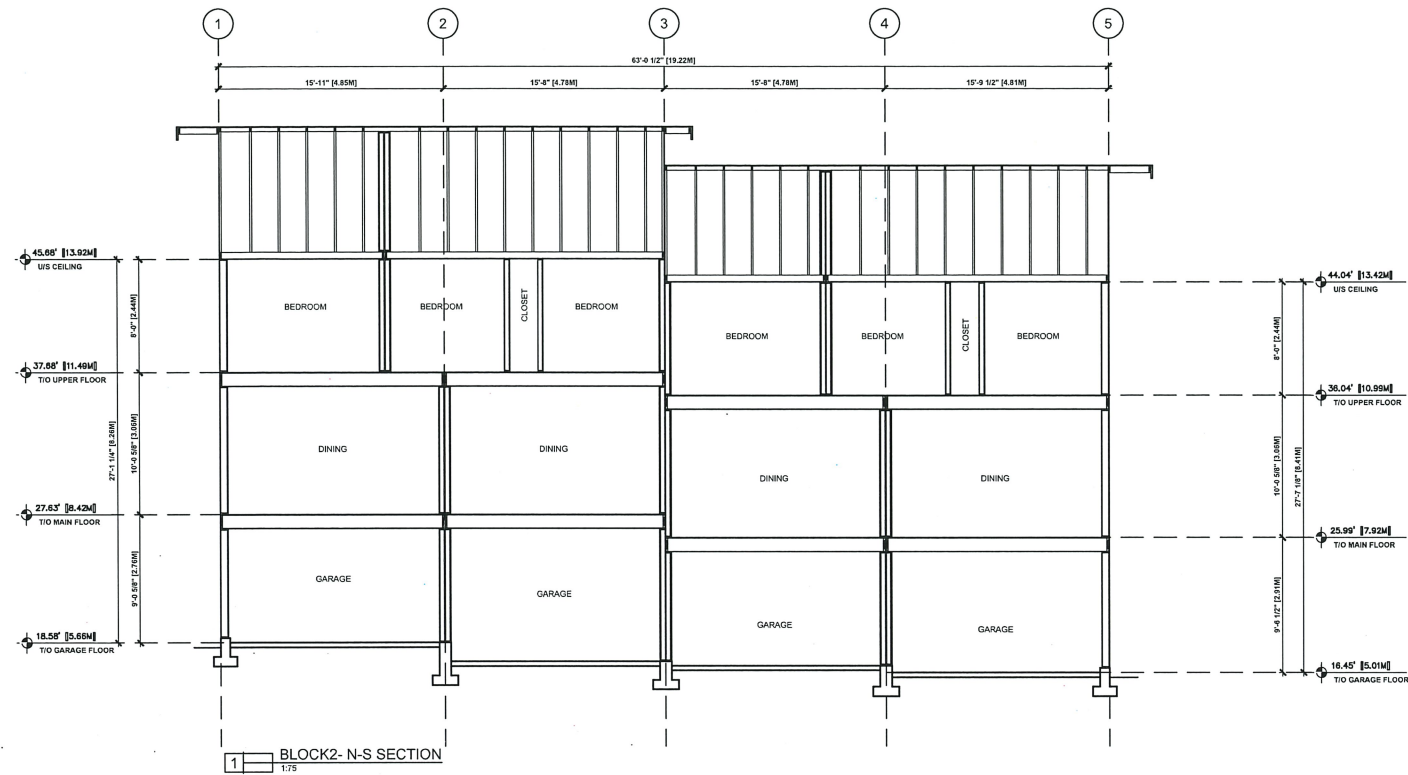
SECTIONS
BLOCK 1

SCALE: 1:100



QUARRY ROCK
DEVELOPMENTS





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BRYDON LANDING TOWNHOUSE DEVELOPMENT

QUARRY ROCK DEVELOPMENTS

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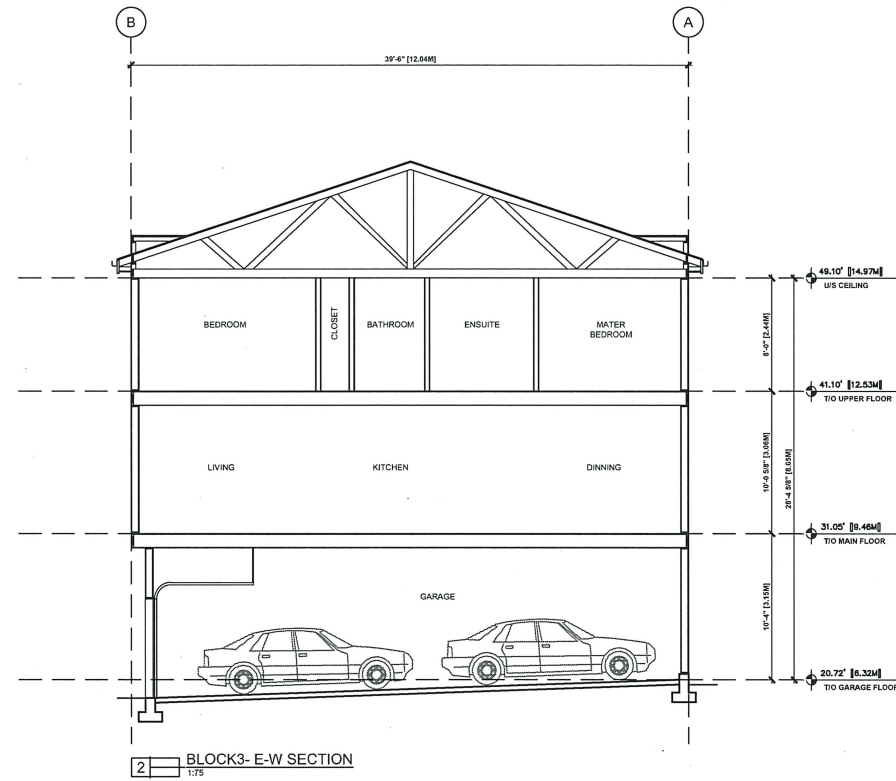
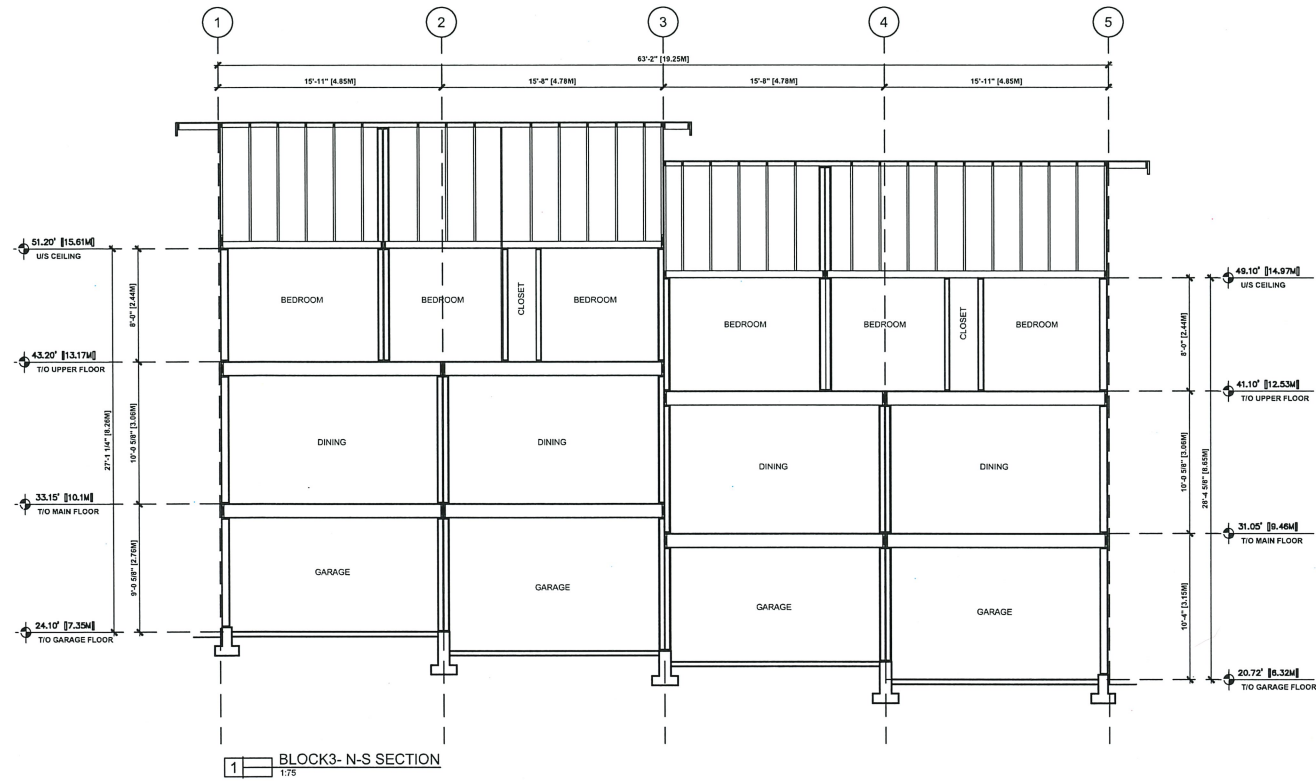
Revised: JULY 05, 2021

DP4.1

SECTIONS
BLOCK 2

SCALE: 1:100





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DP4.2

SECTIONS
BLOCK 3

SCALE: 1:100

