



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

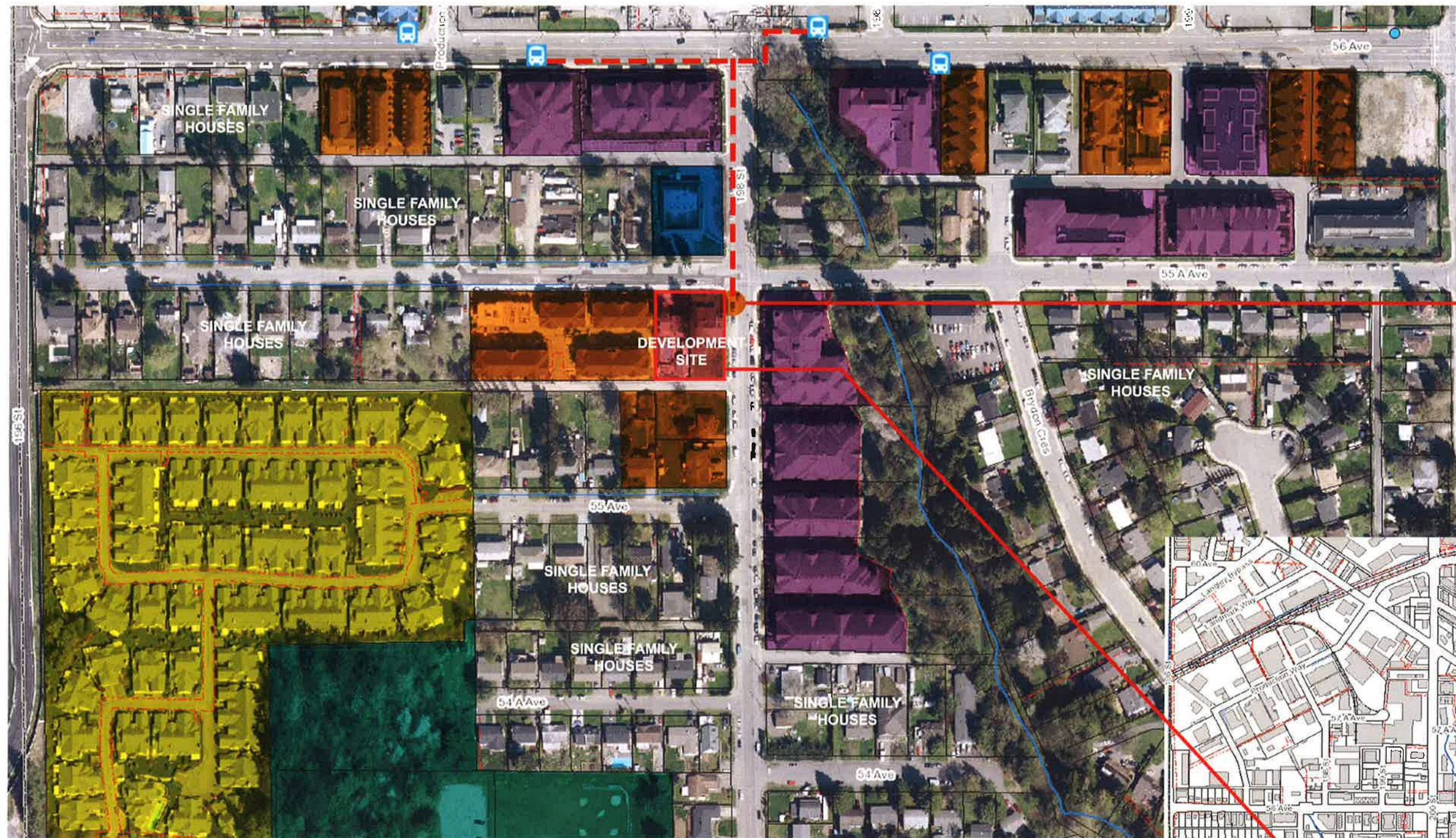
ATELIER PACIFIC ARCHITECTURE INC.

MAY 5th, 2017

Proposed Townhouse Development



COVER PAGE



DISTANCE FROM
DEVELOPMENT
SITE TO PUBLIC
BUS STOP IS
ABOUT 280m
(WITHIN 400m).



DEVELOPMENT SITE



MEDIUM DENSITY
MULTI-FAMILY
TOWNHOUSES



PARK AND
RECREATION



LOW DENSITY
MULTI-FAMILY
TOWNHOUSES



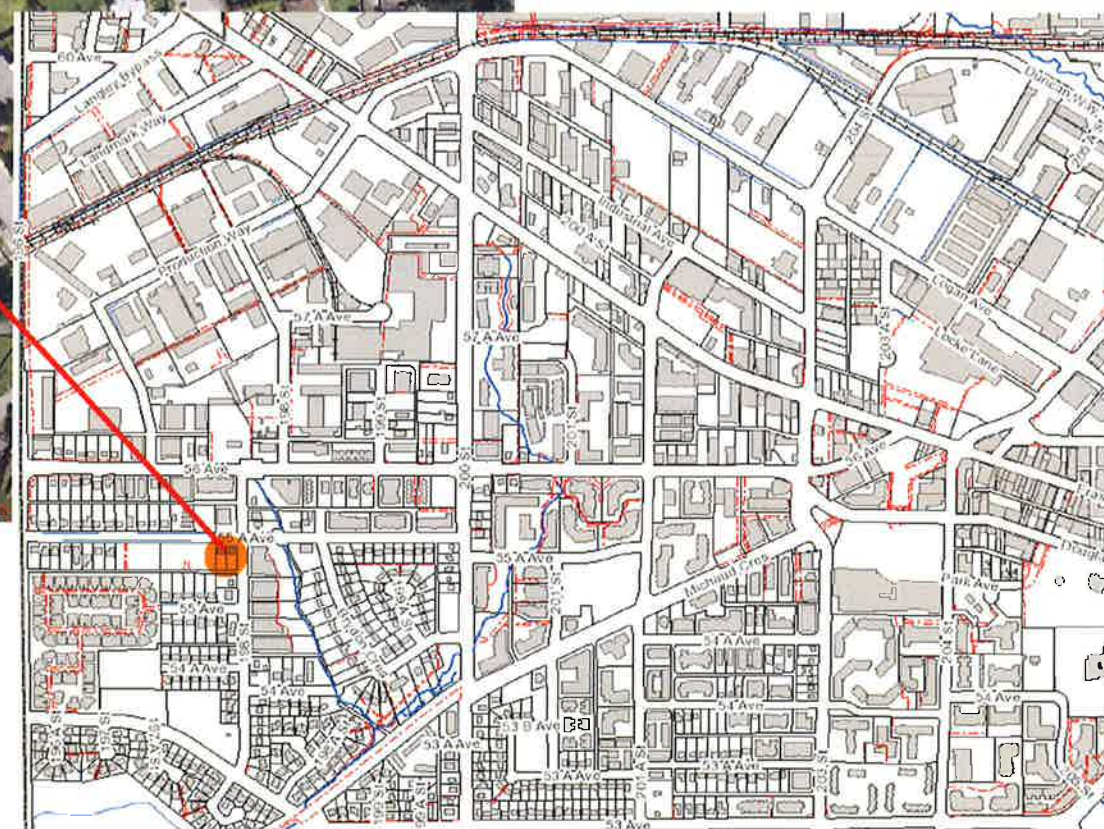
HIGH DENSITY
MULTI-FAMILY
TOWNHOUSES



COMMUNITY SERVICES
(DAYCARE)



PROJECT
NORTH



THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

MAY 5th, 2017

Proposed Townhouse Development



DP 0.0

CONTEXT PLAN
NEIGHBOURHOOD ANALYSIS

SCALE: N.T.S.

CITY OF LANGLEY
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
SCHEDULE "A" - LAND USE DESIGNATION MAP

PROPOSED SITE IS LOCATED ON
THE MEDIUM DENSITY RESIDENTIAL
AREA (SHOWN ON THE OFFICIAL
COMMUNITY PLAN)

CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

- THE PURPOSE OF THE OFFICIAL COMMUNITY PLAN IS TO GUIDE DECISION-MAKING BY OFFERING A LONG RANGE OUTLOOK ON THE CITY'S DEVELOPMENT.
- PROVIDES PROPERTY OWNERS AND DEVELOPERS WITH A REASONABLE DEGREE OF CERTAINTY CONCERNING LAND USE POLICIES AND FUTURE FORM AND CHARACTER OF DIFFERENT AREAS OF THE CITY.
- THE SUBJECT PROPERTY IS CURRENTLY DESIGNATED "MEDIUM DENSITY RESIDENTIAL" IN THE CITY'S OFFICIAL COMMUNITY PLAN.
- MEDIUM DENSITY RESIDENTIAL ALLOWS A DENSITY OF 70 UNITS PER ACRE (173 UNITS PER HECT-ARE) AND A BUILDING HEIGHT OF 4 STOREYS.
- THEREFORE, BASED UPON THE LOT AREA OF 0.491 ACRES, 17 MULTIPLE FAMILY RESIDENTIAL UNITS WOULD COMPLY WITH THE EXISTING CITY OCP BYLAW DESIGNATION.
- THE PROPOSED DEVELOPMENT CONSISTS OF 17 UNITS, A BUILDING HEIGHT OF 3 STOREYS AND 4 STOREYS.

	ALLOWED	PROPOSED
DENSITY	70 UNITS/ACRE	34.6 UNITS/ACRE
NUMBER OF UNIT	34.3 UNITS	17 UNITS
BUILDING HEIGHT	4 STOREY	3 AND 4 STOREY

MEDIUM DENSITY RESIDENTIAL

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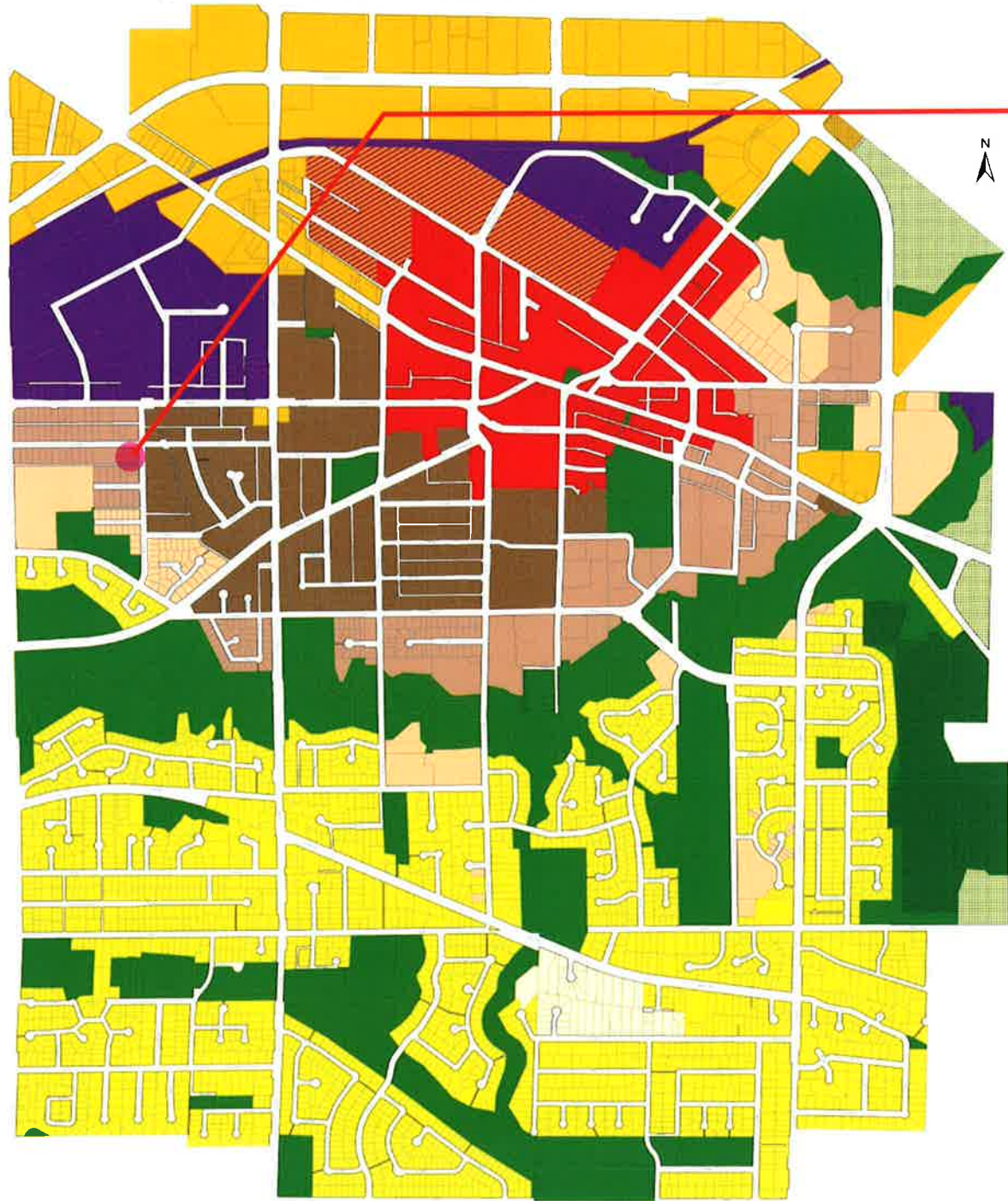
Proposed Townhouse Development



DP 0.0a

OFFICIAL COMMUNITY PLAN
COMPLIANCE
SCALE: N.T.S.

**CITY OF LANGLEY
OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600
SCHEDULE "A" - LAND USE DESIGNATION MAP**



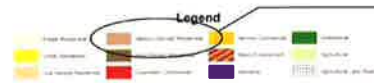
PROPOSED SITE IS LOCATED ON
THE MEDIUM DENSITY RESIDENTIAL
AREA (SHOWN ON THE OFFICIAL
COMMUNITY PLAN)

CITY OF LANGLEY OFFICAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

THE CITY'S OCP BYLAW STATES:

- ☒ • "TOWNHOUSE UNITS SHOULD BE ORIENTED TOWARD PUBLIC ROADS"
- ☒ • "VEHICLE ACCESS SHOULD BE PROVIDED FROM INTERNAL ROADS OR LANES"
- ☒ • "AVOID PRESENTING GARAGE ENTRANCES TO PUBLIC ROADS WHERE POSSIBLE"
- ☒ • THEREFORE, THE PROPOSED DEVELOPMENT COMPLIES WITH THE CITY OF LANGLEY'S OFFICIAL COMMUNITY PLAN BYLAW.

Adopted April 24, 2008
Map Amendments:
Bylaw No. 2689 - February 25, 2008
Bylaw No. 2795 - November 2, 2009
Bylaw No. 2827 - November 3, 2010
ALR Amendment - February 19, 2011
Bylaw No. 2815 - September 9, 2013



MEDIUM DENSITY RESIDENTIAL

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DP 0.0b

OFFICIAL COMMUNITY PLAN
COMPLIANCE

SCALE: N.T.S.

OFFICIAL COMMUNITY PLAN COMPLIANCE:

- MEDIUM DENSITY RESIDENTIAL=173 UNITS/HECTARE OR 34.3 UNITS ALLOWED, 17 UNITS PROPOSED;
- ENHANCE PUBLIC SIDEWALK STREETScape AND PROVIDE ATTRACTIVE ENVIRONMENT FOR WALKWAYS, PORCH STATEMENTS AND LANDSCAPING;
- PEDESTRIAN SAFETY, ACCESSIBILITY AND VISIBILITY AT CROSSINGS THROUGH DEMARKED CROSSINGS AND MATERIAL CHANGES;
- SECURE BICYCLE PARKING FACILITIES PROVIDED IN EACH UNIT;
- ENHANCE NEIGHBORHOOD IMAGE AND PROTECT NEIGHBORHOOD STABILITY THROUGH STRATA AND PRIDE OF OWNERSHIP;
- GROUND ORIENTED UNITS FACING MUNICIPAL STREETS;

TRAFFIC/ CALMING & PARKING:

- ROAD WIDTH REDUCTION IN THE ULTIMATE CROSS-SECTION ALONG 55 AVENUE TO SLOW DOWN MOTORISTS, AS WELL AS A CORNER BULB AT 55A AVE AND 198TH STREET;
- CREATE ON-STREET PARKING POCKETS ALONG 55A AVENUE AND 198 STREET;

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN *:

- THE OVERALL DESIGN THEME IS POSITIVE AND WILL PROJECT A SENSE OF OBSERVATION/ NATURAL SURVEILLANCE AND TERRITORIALITY ONTO THE LANE, 198th STREET AND 55A AVENUE;
- THE DEVELOPMENT WILL REMOVE TWO (2) EXISTING UNSIGHTLY PROPERTIES THAT PROJECT A SENSE OF DISORDER TO THE TRANSITIONING NEIGHBOURHOOD;
- NATURAL SURVEILLANCE AND ACCESS CONTROL THROUGH EYES ON THE STREET WINDOWS FACING YARDS, STREETS/ INTERNAL ROADS;
- COVERED GARAGES HAVE DOORS FACING TOWNHOUSE WHERE POSSIBLE;
- GARAGE DOORS WILL BE OVERLOOKED FROM TOWNHOUSES AND THE PUBLIC REALM;
- WRAP THE UTILITY BOX IN A LAMINATE TO RESIST GRAFFITI AND MAKE CLEAN UP EASIER;
- WOOD FENCE ON THE WEST SIDE OF THE PROPERTY TO DELINEATE THE PROPERTY LINE AND DETER INTRUDERS;
- PAVING STONE WALKWAY ALONG NORTHERN MOST DRIVEWAYS WILL INCREASE PEDESTRIAN TRAFFIC AND CREATE A SAFER SPACE ;

*SEE PROVIDED "CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REPORT".

SUSTAINABILITY FEATURES:

- STORM WATER MANAGEMENT TO MITIGATE AGAINST FLOODING AND HABITAT DESTRUCTION;
- DESIGNED TO PREVENT GROUND WATER CONTAMINATION;
- NO ADDITIONAL EXTERIOR LIGHTING TO CONTROL LIGHT POLLUTION CREATED;
- LIGHT COLOR PAVING MATERIAL ON ROOF DECK TO REDUCE HEAT ISLAND AFFECT;
- DROUGHT TOLERATE PLANTS ARE PROPOSED TO MITIGATE IRRIGATION;
- IRRIGATION SYSTEM, IF REQUIRED;
- WATER CONSERVATION THROUGH DUAL FLUSH TOILETS.

AESTHETICS / BUILDING COMPLIANCE:

- BUILDING DESIGN AND SITE PLANNING SHOULD COMPLEMENT ADJACENT MULTIFAMILY RESIDENTIAL DEVELOPMENT;
- HIGH QUALITY EXTERIOR FINISHES (HARDIE AND BRICKS) WILL BE USED TO ENSURE THE INTEGRITY OF THE BUILDING ENVELOPE AND TO PRESENT AN ATTRACTIVE APPEARANCE;
- 60 MINUTE SHEATHING PAPER WILL BE APPLIED TO ALL BUILDINGS;
- RCABC CERTIFICATION WILL BE REQUIRED FOR FLAT ROOF;
- ALL ASPHALT SHINGLE ROOFING MATERIAL SHALL HAVE A MINIMUM 40 YEAR PRODUCT WARRANTY - ALTERNATIVE MATERIALS WILL BE ASSESSED ON A CASE BY CASE BASIS;
- DIFFERENTIATE BETWEEN PUBLIC AND PRIVATE SPACES THROUGH FENCE AND LANDSCAPING;
- ENCOURAGE PRIVATE OUTDOOR LIVING SPACE THROUGH SECURED YARDS;
- ALL WOOD APPLICATIONS WILL BE PRESSURE TREATED;
- FENCING WILL BE WROUGHT IRON, ALUMINUM, OR APPROVED ALTERNATE AND RETAINING WALLS KEPT TO A MINIMUM HEIGHT;
- REQUIRED LOCK BOXES WILL BE RECESSED INTO THE BUILDING FACE;
- EXTERIOR EXIT DOOR HARDWARE WILL BE OF COMMERCIAL/LIGHT INDUSTRIAL QUALITY AND SHALL INCLUDED ASTRAGALS;
- ALL UNITS ARE GROUND ORIENTED UNITS;
- VEHICULAR ACCESS IS PROVIDED FROM THE INTERNAL ROAD OR LANE;
- RESIDENT PARKING IS PROVIDED IN ENCLOSED AND SECURED GARAGES ATTACHED TO INDIVIDUAL UNITS
- VISITOR PARKING IS PROVIDED AT-GRADE;
- PRIVATE PATIOS AND ROOF DECKS ARE PROVIDED FOR EACH UNIT;
- PROPOSED 3-4 STOREY BUILDING HEIGHT AND MASSING IS IN PROPORTION TO OPEN SPACE.



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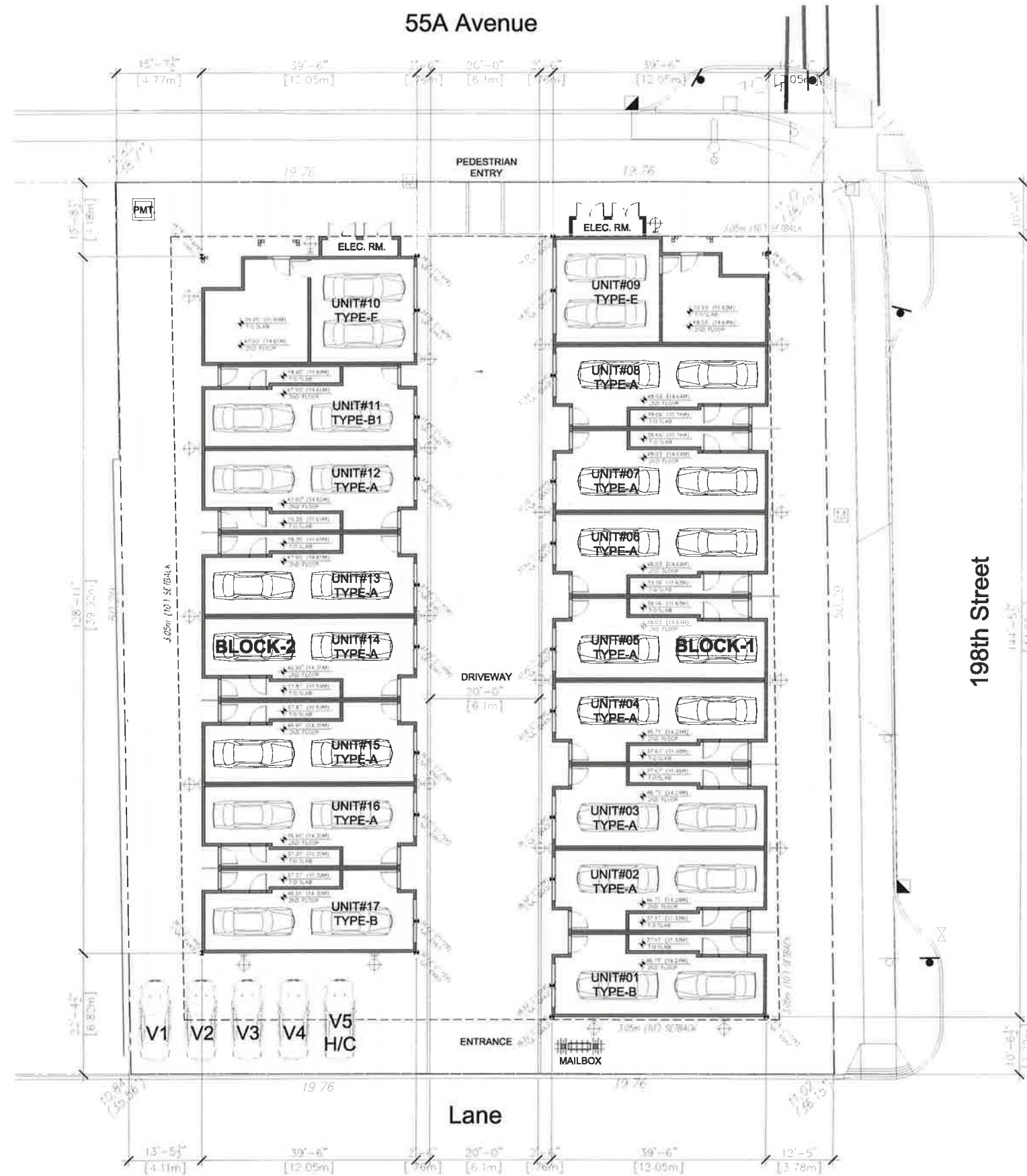


DP 0.0c

OFFICIAL COMMUNITY PLAN
COMPLIANCE
SCALE: N.T.S.



PROJECT
NORTH



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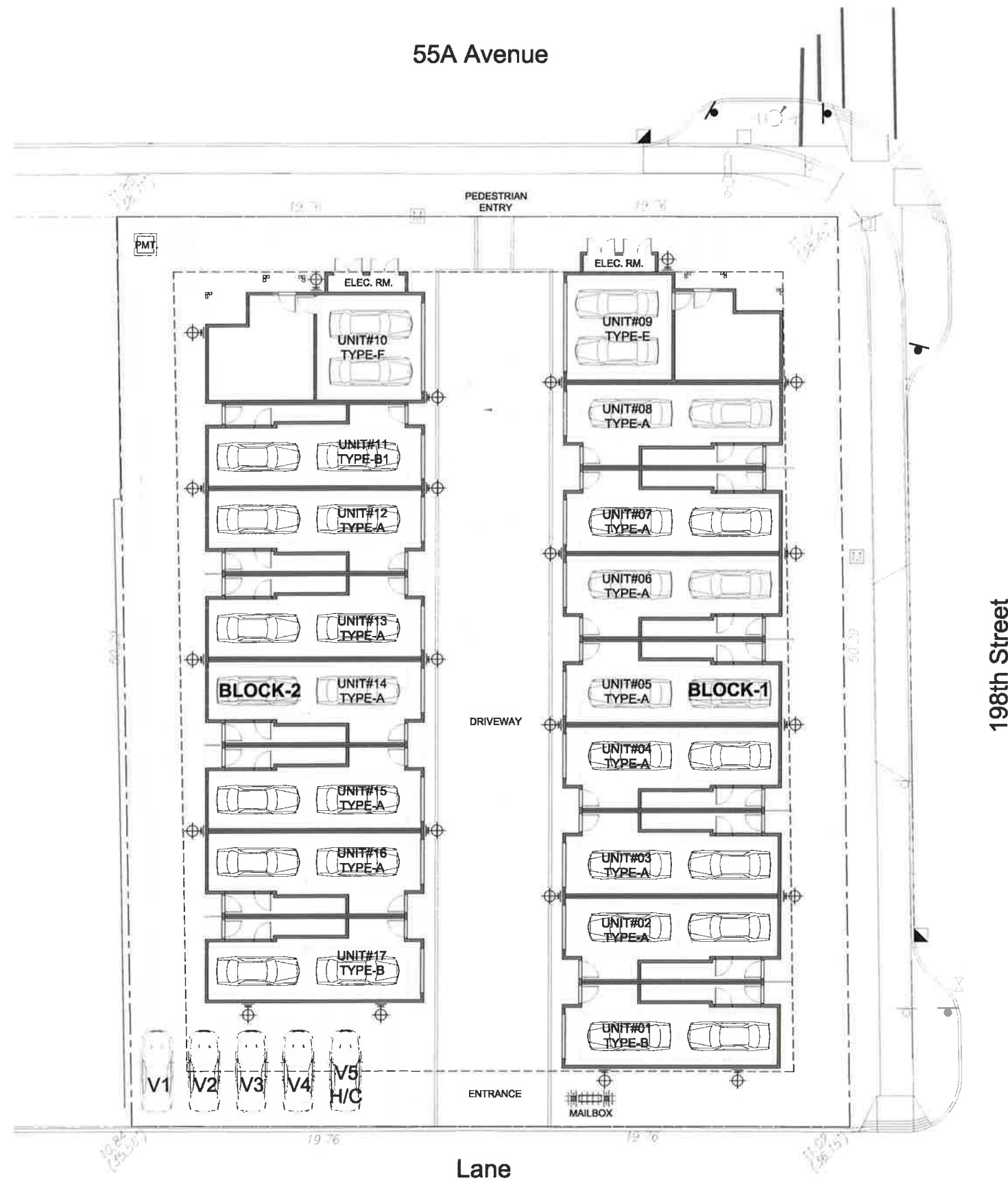
Proposed Townhouse Development



DP 0.1

SITE PLAN

SCALE: 3/32"=1'-0"



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ATELIER PACIFIC ARCHITECTURE INC.

MAY 5th, 2017

Proposed Townhouse Development



DP 0.1a

SITE LIGHTING PLAN

SCALE: 3/32"=1'-0"

PROJECT DATA

ARCHITECT'S INFO.:ATELIER PACIFIC ARCHITECTURE INC.
PHONE NUMBER:604 662 8689
FAX NUMBER: 604 662 8655

CIVIC ADDRESS:5519 198TH STREET AND 19782 55A AVE., LANGLEY, B.C.

SITE LOCATION: LOTS AT SOUTHWEST CORNER OF THE INTERSECTION OF 198TH STREET AND 55A AVE.,
LANGLEY, B.C.

EXISTING ZONING:RS1

PROPOSED ZONING:CD

PROPOSED HOUSING TYPE:17 TOWNHOUSE UNITS

GROSS LOT AREA:1987.32 SM (21391.34 SF)

UNIT YIELD: 17 TOWNHOUSE UNITS (8-9 CLUSTERS)

GROSS FLOOR AREA:2,373.89 SM (25,552.34 SF)

NUMBER OF DWELLING & RESIDENTIAL DENSITY PER HECTARE85.55 UNITS/HA (34.62 UNITS/ACRE)

SITE COVERAGE:	51% (1011.6 SM)
BUILDING HEIGHT:	4 STOREY (10.99M-13.08M)
SETBACKS:	
NORTH SETBACK: (55A AVE.)	3.05M
WEST SETBACK: (INTERIOR)	4.11M
SOUTH SETBACK: (LANE)	3.22M
EAST SETBACK: (198TH STREET)	3.05M

	REQUIRED/ALLOWABLE	PROPOSED/PROVIDED
PARKING:		
RESIDENTIAL PARKING SPACE:	34 @ 2/UNIT	34
VISITOR PARKING SPACE:	3.4 @ 0.2/UNIT	5 (INCLUDING 1 ACCESSIBLE STALL)
ACCESSIBLE PARKING SPACE:	(5%) 0.17	1
TOTAL PARKING SPACES:	37.57	39

AVERAGE GRADE CALCULATION:	
EXISTING AVERAGE GRADE AT PROPERTY LINES:	(11.51+11.55+10.94+10.84)/4 = 11.21 M
AVERAGE GRADING ADJACENT TO BLOCK-1	(11.68+11.68+11.12+11.04)/4 = 11.38 M
AVERAGE GRADING ADJACENT TO BLOCK-2	(11.64+11.64+11.10+11.18)/4 = 11.39 M

UNIT DISTRIBUTION:			
UNIT TYPES	APPROX. UNIT AREA	# OF UNIT	TOTAL AREA
A	129.97 SM (1398.96 SF)	12	1,559.64 SM (16,787.52 SF)
B	162.04 SM (1744.20 SF)	2	324.08 SM (3,488.4 SF)
B1	133.58 SM (1437.80 SF)	1	133.58 SM (1437.80 SF)
E	171.96 SM (1850.97 SF)	1	171.96 SM (1850.97 SF)
F	184.66 SM (1987.65 SF)	1	184.66 SM (1987.65 SF)
TOTAL:		17	2,373.89 SM (25,552.34 SF)
FSR=1.19			

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DP 0.2

PROJECT DATA

SCALE: N.T.S.

PROJECT DATA

(DWELLING UNIT BREAKDOWN BY TYPE):

TOWN HOUSE TYPE	TYPE "A" TENDANT (sf)	TYPE "B" TENDANT (sf)	TYPE "B1" SIDE BY SIDE (sf)	TYPE "E" SIDE BY SIDE (sf)	TYPE "F" SIDE BY SIDE (sf)	FLOOR AREA AMOUNT (sf)
GROUND FLOOR (EXCLUDED GARAGE):	96.77	96.77	96.76	306.71	358.92	
SECOND FLOOR:	621.06	625.99	621.03	751.17	803.72	
THIRD FLOOR:	621.1	625.91	659.89	731.17	764.89	
FOURTH FLOOR:	60.03	395.53	60.12	61.92	60.12	
ROOF:						
GARAGE EXCLUSION:	492.62	497.55	492.63	389.17	389.59	
UNIT SUBTOTAL (GARAGE EXCLUDED):	1398.96	1744.2	1437.8	1850.97	1987.65	
UNIT SUBTOTAL (GARAGE INCLUDED):	1891.58	2241.75	1930.43	2240.14	2377.24	
TOTAL: 17UNITS	12	2	1	1	1	
TOTAL GROSS FLOOR AREA (GARAGE EXCLUDED):	16787.52	3488.4	1437.8	1850.97	1987.65	25552.34
TOTAL GROSS FLOOR AREA: (GARAGE INCLUDED)	22698.96	4483.5	1930.43	2240.14	2377.24	33730.27

(YARD AREA AND ROOF DECK AREA):

UNIT NUMBER AND TYPE	FRONT YARD AREA (sf)
UNIT #01 - TYPE B	336.4
UNIT #02 - TYPE A	198.8
UNIT #03 - TYPE A	194.7
UNIT #04 - TYPE A	190.6
UNIT #05 - TYPE A	186.5
UNIT #06 - TYPE A	182.4
UNIT #07 - TYPE A	178.3
UNIT #08 - TYPE A	174.2
UNIT #09 - TYPE E	554.1
UNIT #10 - TYPE F	709.1
UNIT #11 - TYPE B1	245.7
UNIT #12 - TYPE A	243.9
UNIT #13 - TYPE A	239.8
UNIT #14 - TYPE A	235.8
UNIT #15 - TYPE A	231.7
UNIT #16 - TYPE A	227.6
UNIT #17 - TYPE B	270.3
TOTAL FRONT YARD AREA (sf)	4599.9

UNIT TYPE	ROOF DECK AREA (sf)	# OF UNITS	TOTAL AREAS
TYPE "A"	532.4	12	6388.8
TYPE "B"	206.0	2	412.0
TYPE "B1"	530.7	1	530.7
TYPE "E"	617.9	1	617.9
TYPE "F"	705.7	1	705.7

TOTAL ROOF DECK AREA (sf) **8655.1**

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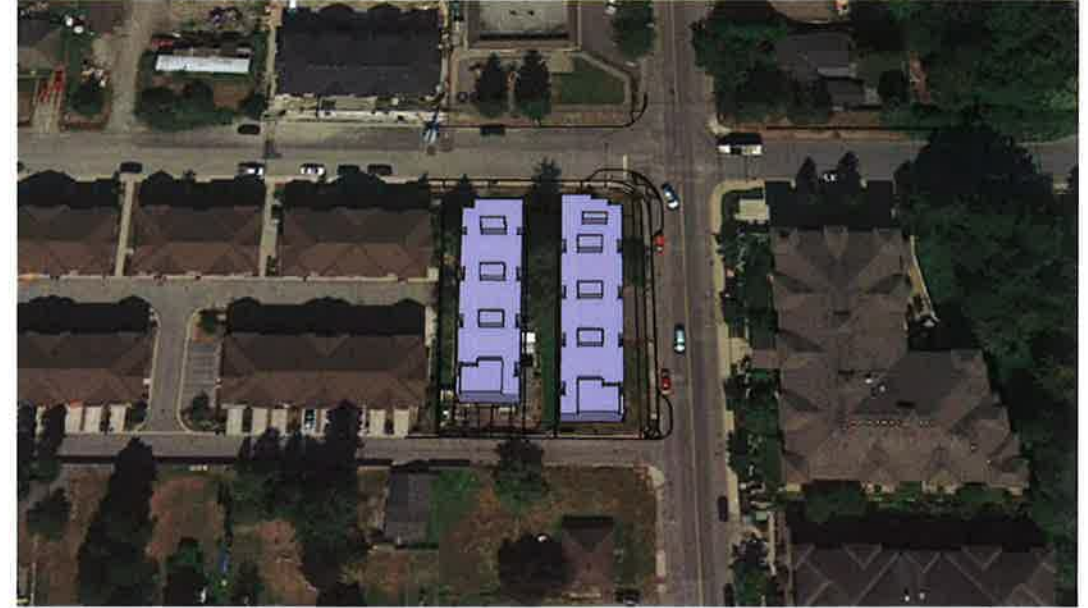
DP 0.3

PROJECT DATA

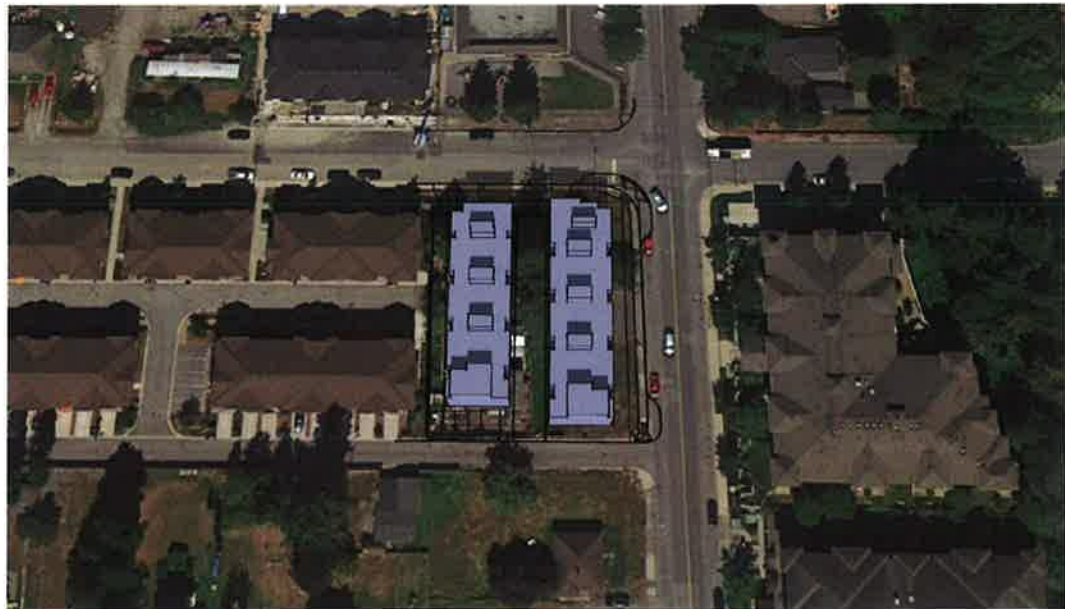
SCALE: N.T.S.



MARCH 21 (12:00PM)



JUNE 22 (12:00PM)



SEPTEMBER 23 (12:00PM)



DECEMBER 22 (12:00PM)

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DP 0.4

SHADOW ANALYSIS

SCALE: N.T.S.



- PARKING WITHIN UNIT (34 STALLS)
- VISITOR PARKING (5 STALLS)
- ON-STREET PARKING (10 STALLS)
- BULB OUT AREA

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DP 0.5

PARKING AND
TRAFFIC CALMING PLAN

SCALE: 1:150



FASCIA BOARD
METAL RAILING
CHARCOAL



IXL BRICK
MIDNIGHT-MATTE
BRICK



HARDIE PANEL
(JAMES HARDIE)
(COBBLES STONE)



HARDIE PANEL
(JAMES HARDIE)
(PEARL GRAY)



HARDIE SIDING
WOODTONE
MOUNTAIN CEDAR



ENTRY DOOR,
GARAGE DOOR
CEDAR
(TO MATCH HARDIE
SIDING COLOR)

THE TERRACES (PHASE-2)

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DP 0.6

COLOR ELEVATIONS

SCALE: 3/16"=1'-0"



FASCIA BOARD
METAL RAILING
CHARCOAL



IXL BRICK
MIDNIGHT-MATTE
BRICK



HARDIE PANEL
(JAMES HARDIE)
(COBBLES STONE)



HARDIE PANEL
(JAMES HARDIE)
(PEARL GRAY)



HARDIE SIDING
WOODTONE
MOUNTAIN CEDAR



ENTRY DOOR,
GARAGE DOOR
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(TO MATCH HARDIE
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DP 0.7

COLOR ELEVATIONS

SCALE: 3/16"=1'-0"



INTERIOR ELEVATION (FACING DRIVEWAY.)



FASCIA BOARD
METAL RAILING
CHARCOAL



IXL BRICK
MIDNIGHT-MATTE
BRICK



HARDIE PANEL
(JAMES HARDIE)
(COBBLES STONE)



HARDIE PANEL
(JAMES HARDIE)
(PEARL GRAY)



HARDIE SIDING
WOODTONE
MOUNTAIN CEDAR



ENTRY DOOR,
GARAGE DOOR
CEDAR
(TO MATCH HARDIE
SIDING COLOR)

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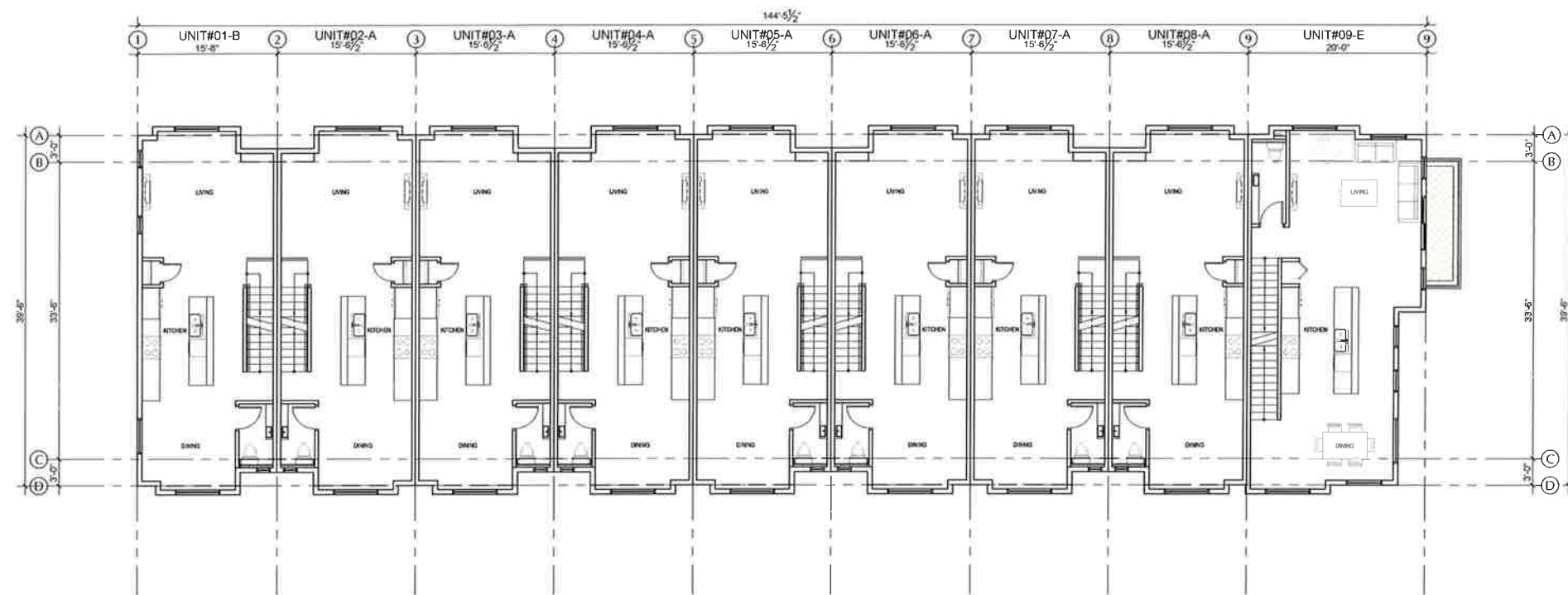
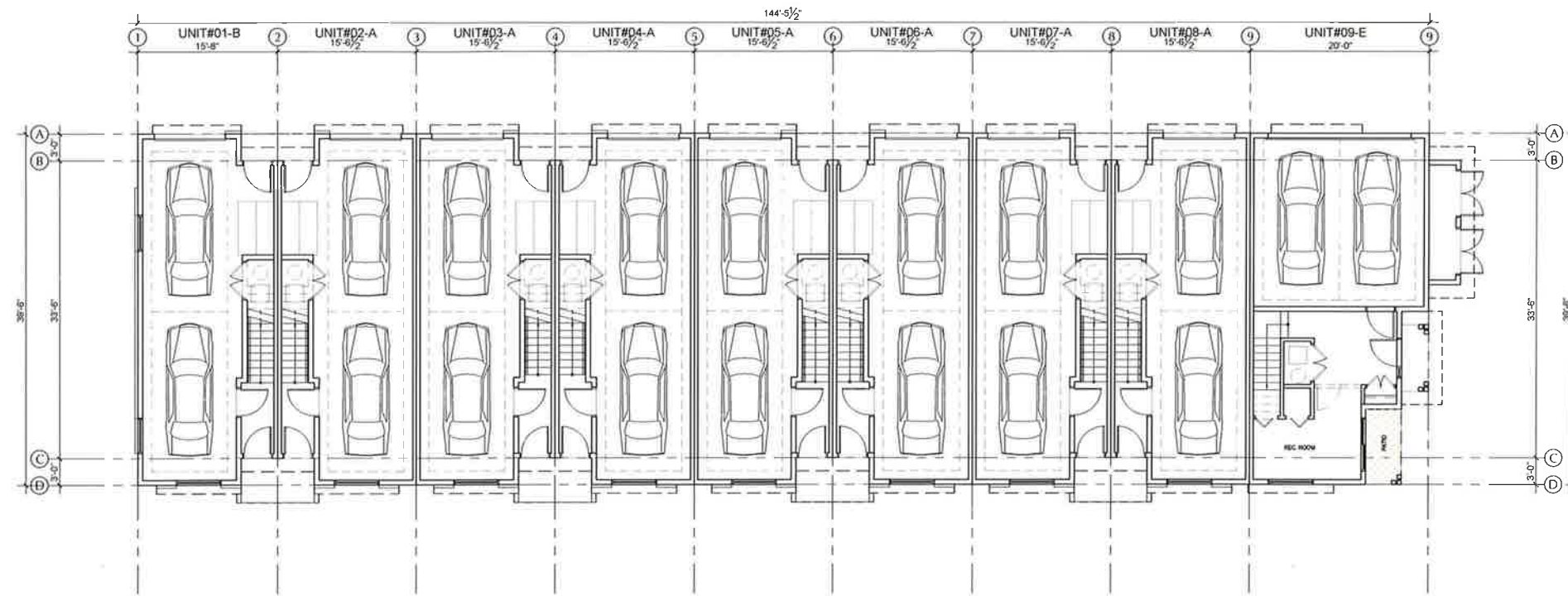
Proposed Townhouse Development



DP 0.8

COLOR ELEVATIONS

SCALE: 3/16"=1'-0"



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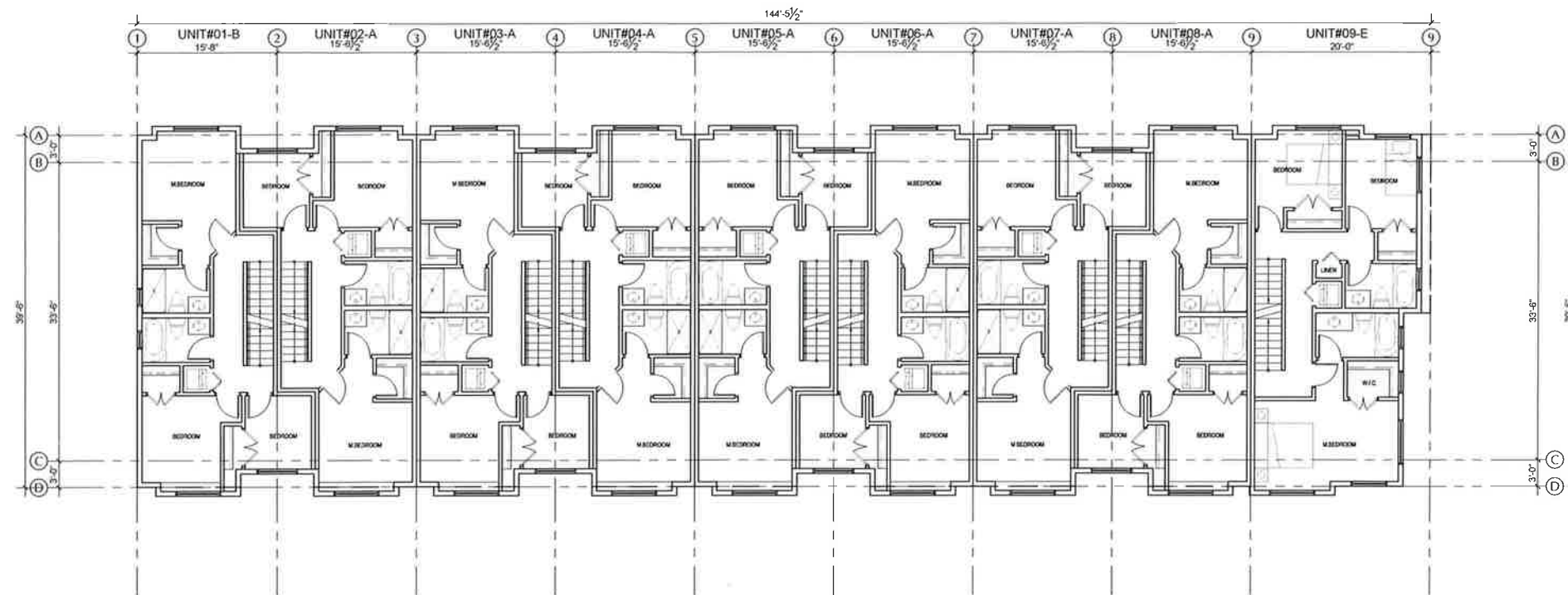
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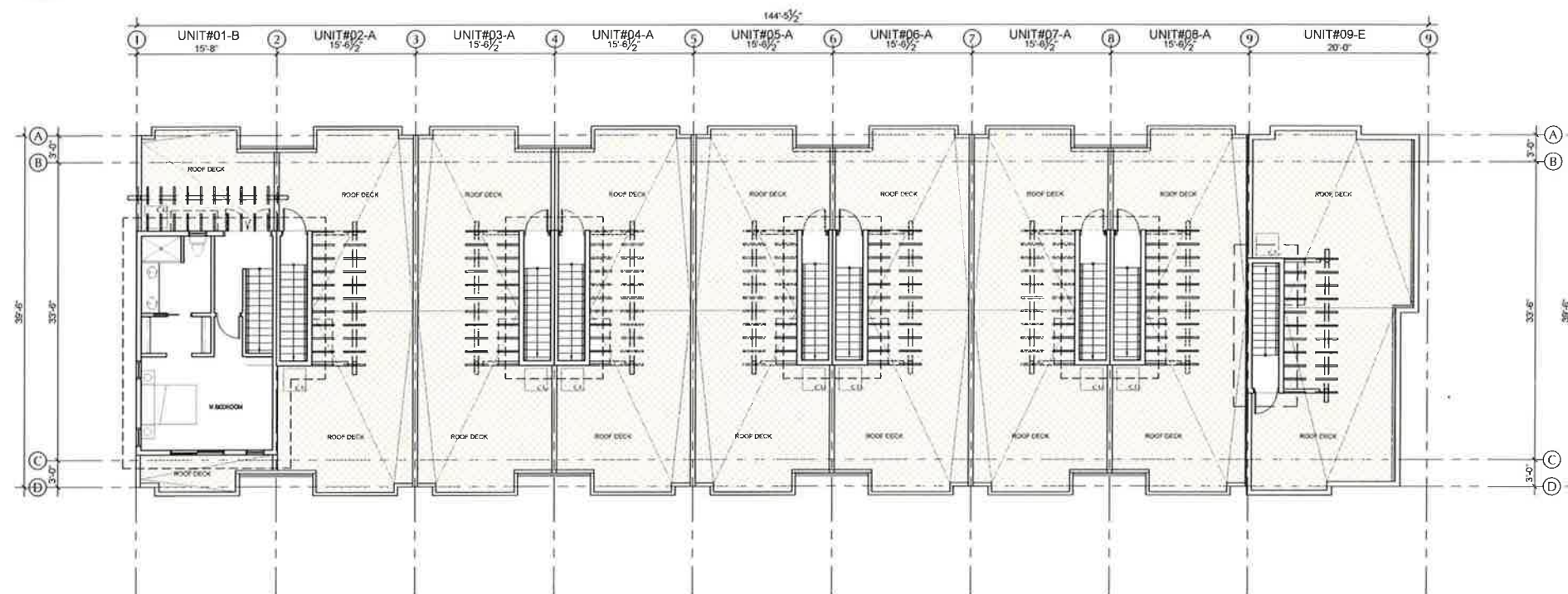
DP 1.1

FLOOR PLANS

SCALE: 1/8"=1'-0"



1
D1.2 THIRD FLOOR PLAN (BLOCK-1)
SCALE: 1/18"=1'-0"



2
D1.2 FOURTH FLOOR PLAN (BLOCK-1)
SCALE: 1/18"=1'-0"



PROJECT
NORTH

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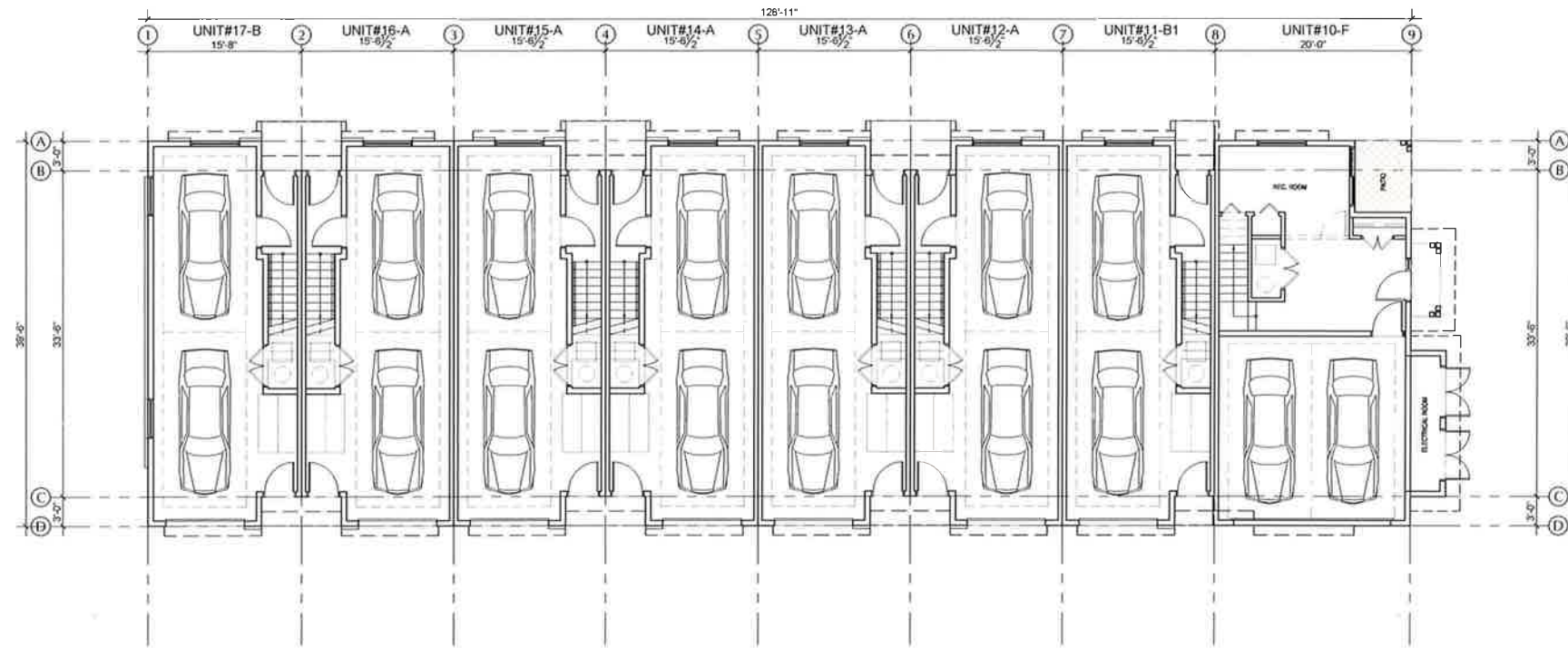
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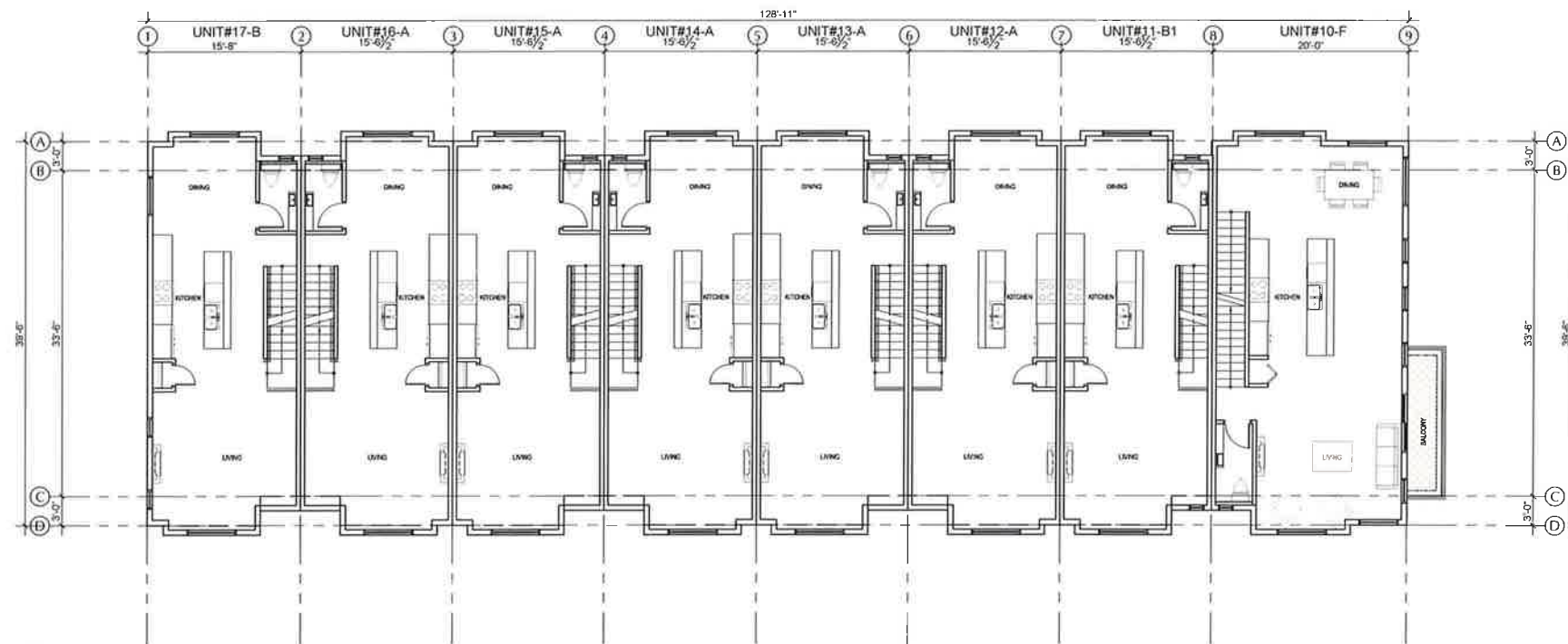
DP 1.2

FLOOR PLANS

SCALE: 1/18"=1'-0"



1 GROUND FLOOR PLAN (BLOCK-2)
D1.3 SCALE: 1/18"=1'-0"



2 SECOND FLOOR PLAN (BLOCK-2)
D1.3 SCALE: 1/18"=1'-0"



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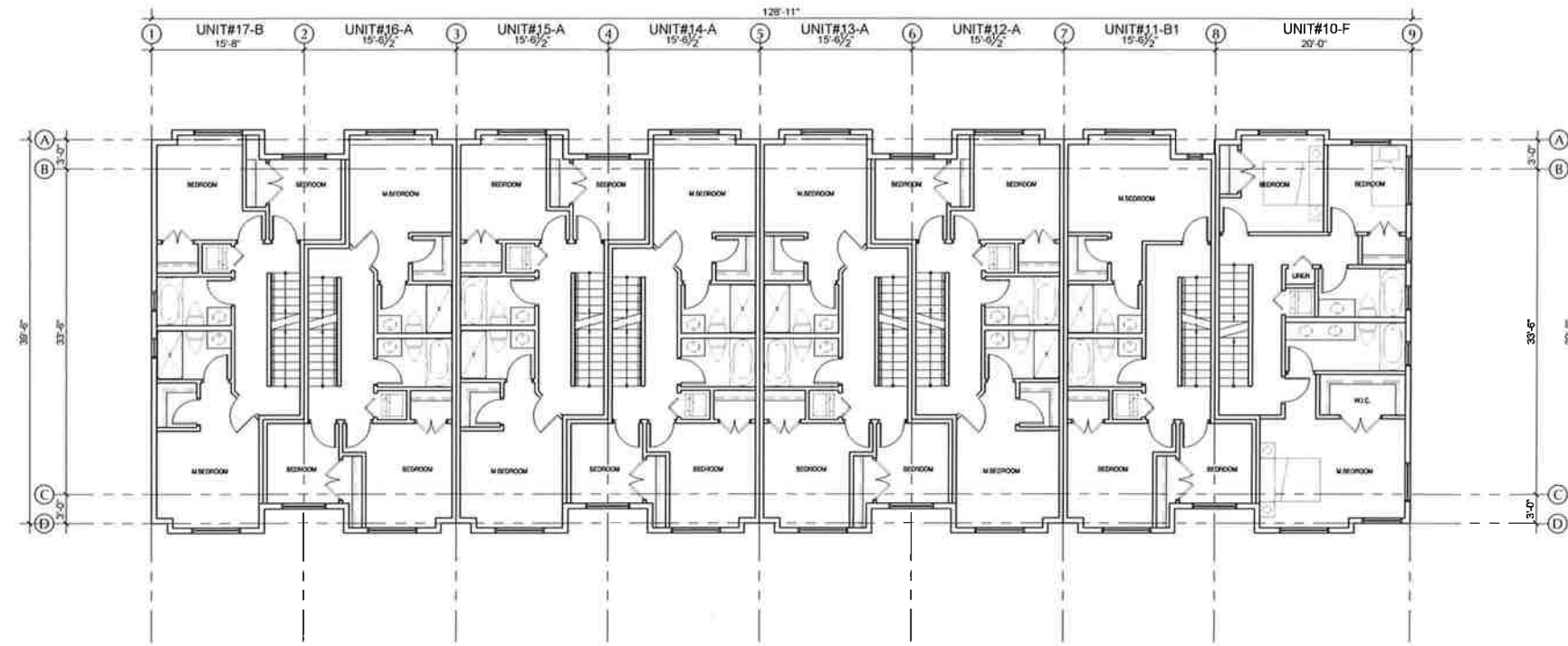
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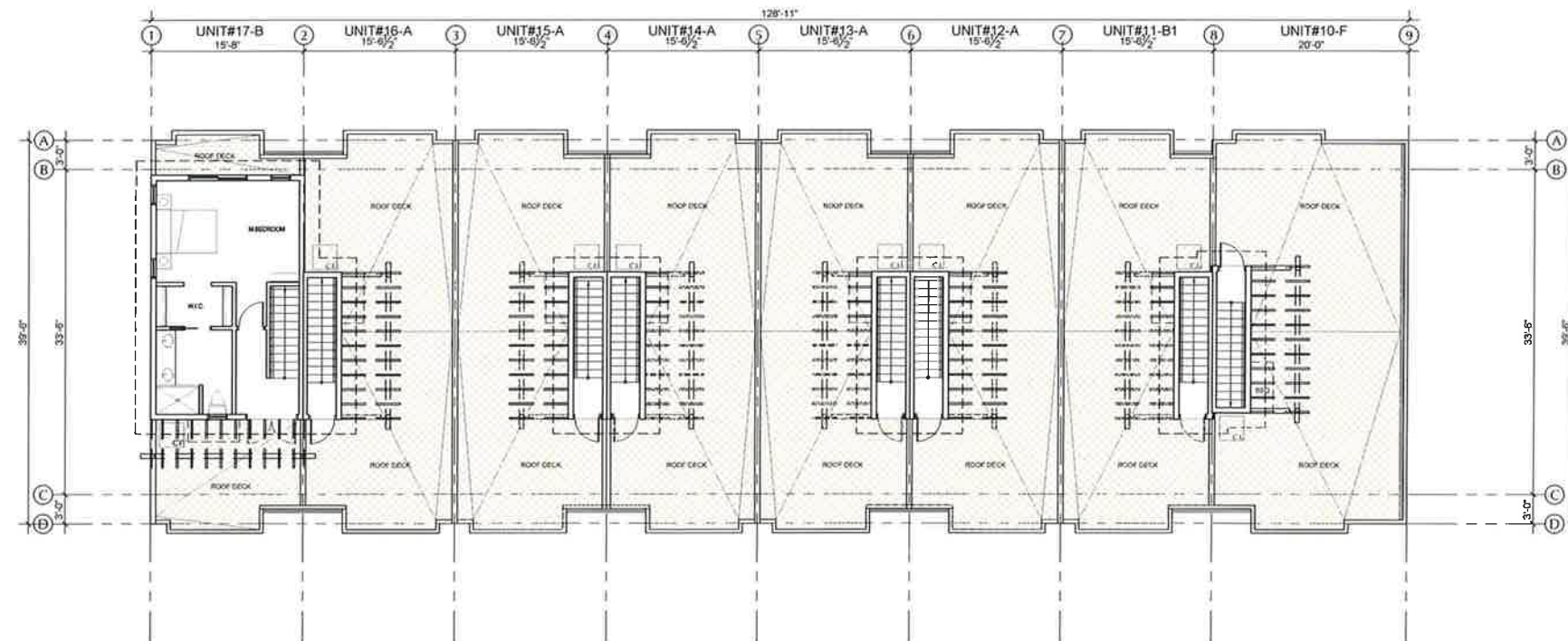
DP 1.3

FLOOR PLANS

SCALE: 1/18"=1'-0"



1
D1.4
THRID FLOOR PLAN (BLOCK-2)
SCALE: 3/16"=1'-0"



2
D1.4
FOURTH FLOOR PLAN (BLOCK-2)
SCALE: 3/16"=1'-0"



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DP 1.4

FLOOR PLANS

SCALE: 1/18"=1'-0"

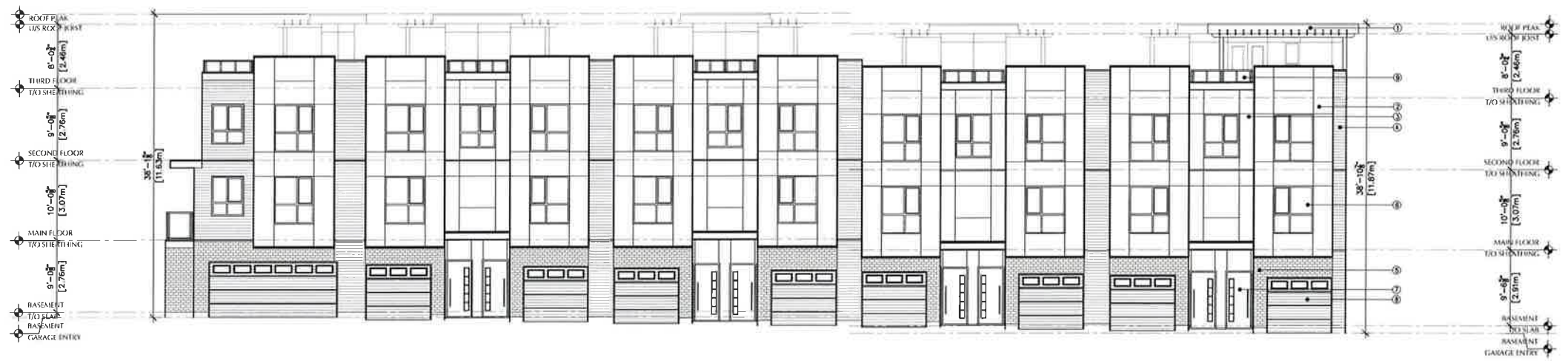


1 BLOCK-1 EAST ELEVATION (FACING 198TH STREET)
A2.1 SCALE: 1/8"=1'-0"

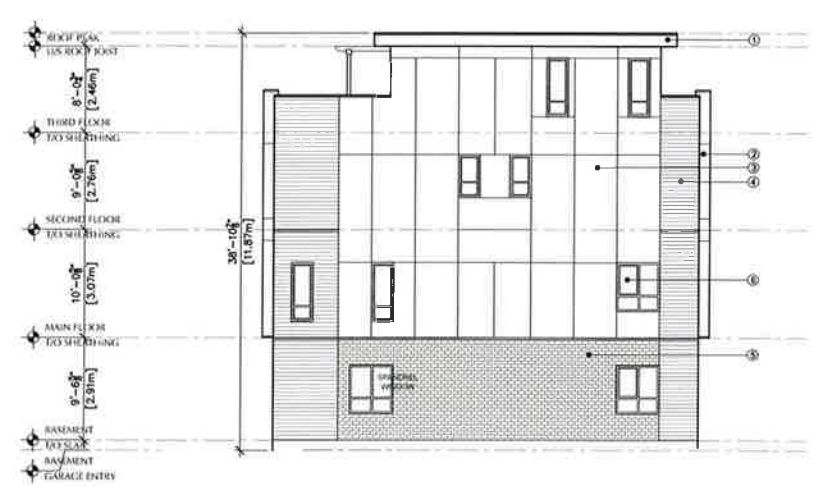


2 BLOCK-1 NORTH ELEVATION (FACING 55A AVE.)
A2.1 SCALE: 1/8"=1'-0"

MATERIALS LEGEND	
① PAINTED WOOD FASCIA BOARD (CHARCOAL)	⑤ BRICK VENEER (XL BRICK-MIDNIGHT-MATTE)
② FIBER CEMENT PANELING (JAMES HARDIE-PEARL GRAY)	⑥ VINYL WINDOW
③ FIBER CEMENT PANELING (JAMES HARDIE-COBBLE STONE)	⑦ PAINTED / STAINED FIBER GLASS ENTRY DOOR (WOOD-STAIN CEDAR)
④ FIBER CEMENT HORIZONTAL SIDING (WOODTONE- MOUNTAIN CEDAR)	⑧ INSULATED GARAGE DOOR (STEEL-GRAFT CONTEMPORARY-CEDAR)
	⑨ GLASS RAILING (CHARCOAL METAL FRAME)



3 BLOCK-1 WEST ELEVATION (FACING DRIVEWAY)
A2.1 SCALE: 1/8"=1'-0"



4 BLOCK-1 SOUTH ELEVATION (FACING LANE)
A2.1 SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

MAY 5th, 2017

Proposed Townhouse Development



DP 2.1

ELEVATIONS

SCALE: 1/8"=1'-0"



1
A2.2 BLOCK-2 WEST ELEVATION
SCALE: 1/8"=1'-0"

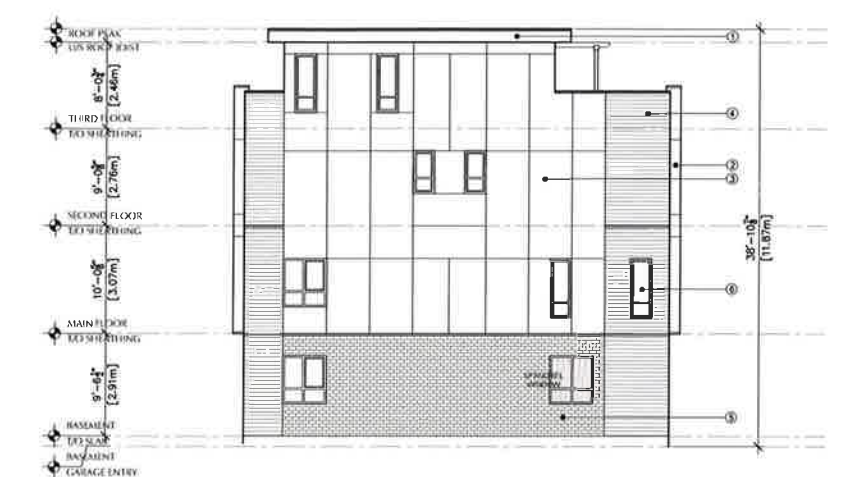


2
A2.2 BLOCK-2 NORTH ELEVATION (FACING 55A AVE.)
SCALE: 1/8"=1'-0"

MATERIALS LEGEND			
①	PAINTED WOOD FASCIA BOARD (CHARCOAL)	⑤	BRICK VENEER (XL BRICK-MIDNIGHT-MATTE)
②	FIBER CEMENT PANELING (JAMES HARDIE-PEARL GRAY)	⑥	VINYL WINDOW
③	FIBER CEMENT PANELING (JAMES HARDIE-COBBLE STONE)	⑦	PAINTED / STAINED FIBER GLASS ENTRY DOOR (WOOD-STAIN CEDAR)
④	FIBER CEMENT HORIZONTAL SIDING (WOODTONE- MOUNTAIN CEDAR)	⑧	INSULATED GARAGE DOOR (STEEL-CRAFT CONTEMPORARY-CEDAR)
		⑨	GLASS RAILING (CHARCOAL METAL FRAME)



3
A2.2 BLOCK-2 EAST ELEVATION (FACING DRIVEWAY)
SCALE: 1/8"=1'-0"



4
A2.2 BLOCK-2 SOUTH ELEVATION (FACING LANE)
SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

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ATELIER PACIFIC ARCHITECTURE INC.

MAY 5th, 2017

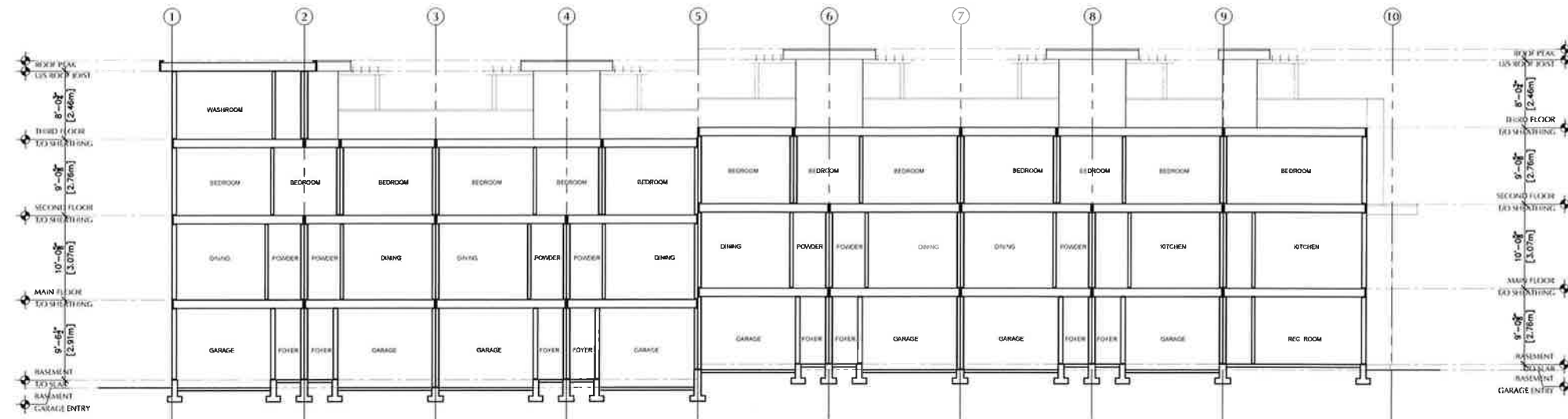
Proposed Townhouse Development



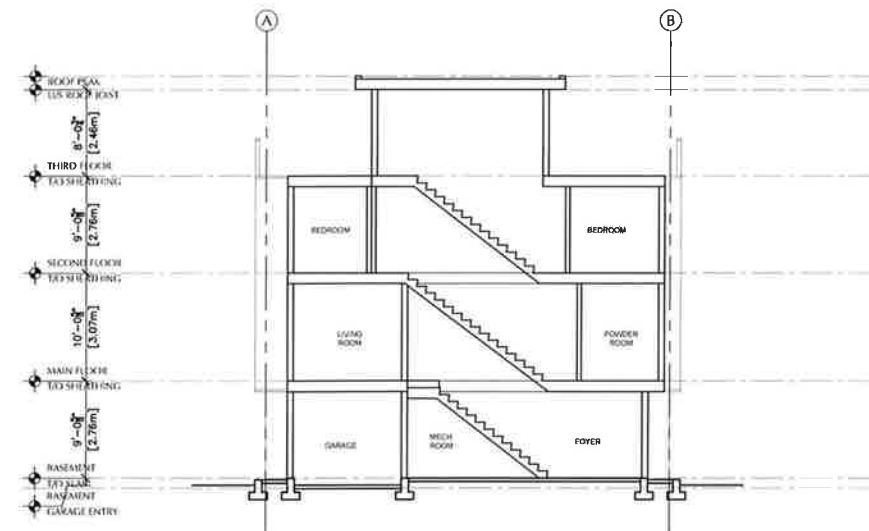
DP 2.2

ELEVATIONS

SCALE: 1/8"=1'-0"



1 BLOCK-1 CROSS SECTION
A3.1 SCALE: 1/8"=1'-0"



2 BLOCK-1 SIDE SECTION (TYPICAL)
A3.1 SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

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MAY 5th, 2017

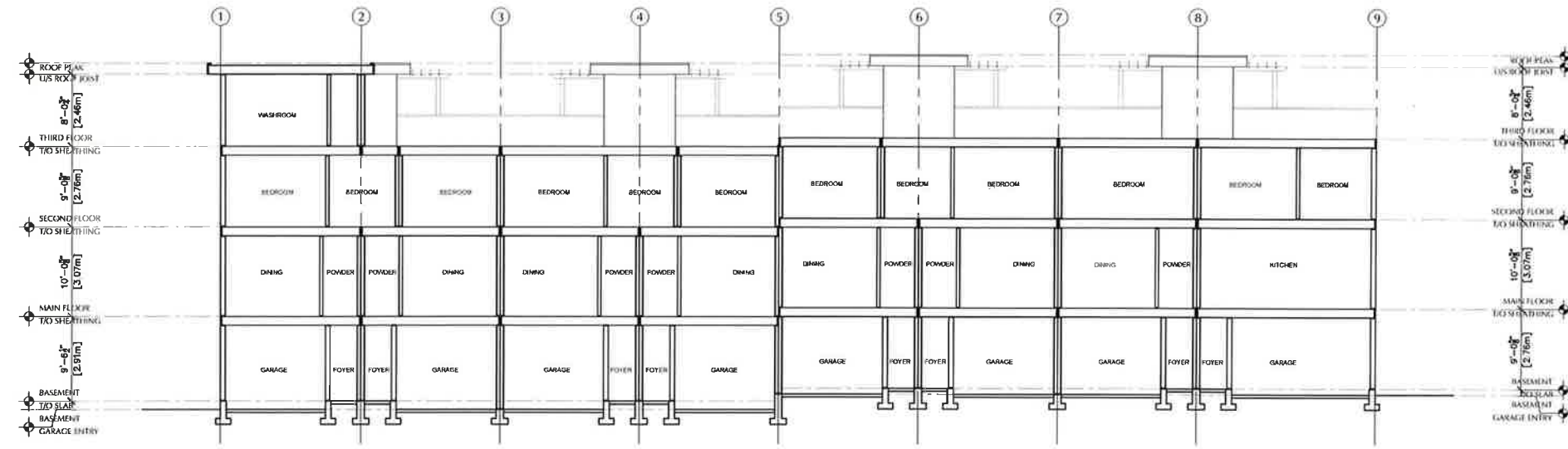
Proposed Townhouse Development



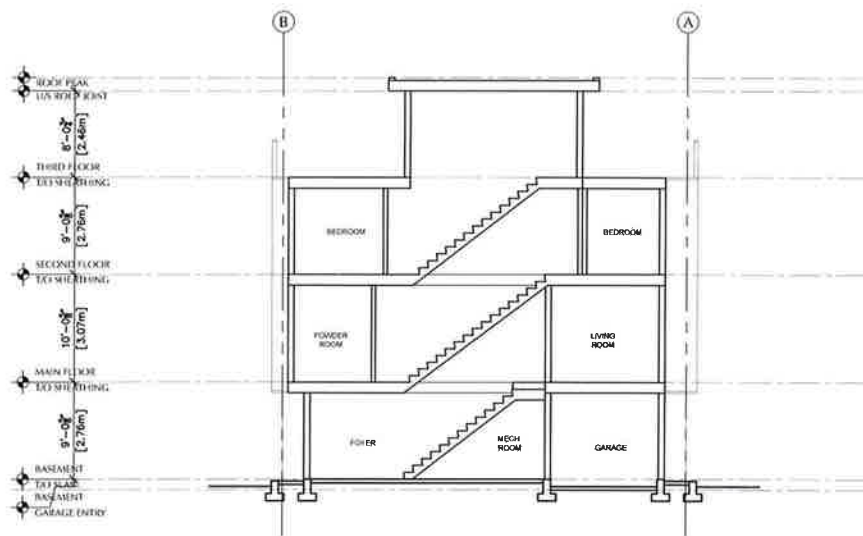
DP 3.1

SECTIONS

SCALE: 1/8"=1'-0"



1 BLOCK-2 CROSS SECTION
A3.2 SCALE: 1/8"=1'-0"



2 BLOCK-2 SIDE SECTION (TYPICAL)
A3.2 SCALE: 1/8"=1'-0"

THE TERRACES (PHASE-2)

5519 - 198th Street and 19782 - 55A Avenue, Langley, BC

ATELIER PACIFIC ARCHITECTURE INC.

MAY 5th, 2017

Proposed Townhouse Development



DP 3.2

SECTIONS

SCALE: 1/8"=1'-0"