



sheet schedule

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BRYDON GREEN 2
 5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

COVER PAGE
 SCALE: N.T.S.

ISSUED FOR DEVELOPMENT PERMIT
 07/23/18 REVISION #:
 CITY OF LANGLEY FILE # - XXX-XXX
 PROJECT NUMBER: 18-113

SD0.01

0.1. project data

PROJECT:	BRYDON GREEN (RESIDENTIAL)
PROPOSED ZONING	CD (COMPREHENSIVE DEVELOPMENT ZONE)
CIVIC ADDRESS:	5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY, B.C.
LEGAL DESCRIPTION :	LOTS 29, 30, 31, SECTION 3, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 16572
VARIANCES APPLIED FOR:	
BYLAW EXEMPTIONS:	
MAXIMUM BUILDING HEIGHT:	5 STOREYS
MINIMUM BUILDING ELEVATION:	
TOTAL SITE AREA GROSS :	42,824 S.F. (3,978 S.M.) (0.98 ACRES)
TOTAL FAR :	72,812 S.F. (RESIDENTIAL) - 2,307 S.F. (AMENITY SPACE) = 70,505 S.F. / 42,824 S.F. = 1.65
TOTAL LOT COVERAGE:	14,651 S.F. / 42,824 S.F. = 34.2%
BUILDING HEIGHT :	5 STOREY

0.2. parking

REQUIRED (BYLAW REQUIREMENT)			
	UNITS / S.F.	FACTOR	TOTAL
TENANT (2 BED & FLEX, 2 BED)	42	*1.3	54 (53.3)
TENANT (1 BED & FLEX, 1 BED, STUDIO)	36	*1.2	44 (43.2)
VISITOR	78	*0.2	16 (15.6)
TOTAL STALLS			114
PROVIDED			
	SMALL CAR	H/C	TOTAL
TENANT (P2 FLOOR)	14	0	40
TENANT (P1 FLOOR)	16	5	59 (INCLUDING 2 EV STALLS)
VISITOR (P1 FLOOR)	6	1	16
TOTAL STALLS	26	6	115
BIKE PARKING REQUIRED (BYLAW REQUIREMENT)			
	UNITS	FACTOR	TOTAL
BIKE STALLS (RESIDENT / UNIT)	78	*0.5	39
BIKE STALLS (VISITOR / BLDG)	1	*6 / BLDG	6
TOTAL STALLS			45
BIKE PARKING PROVIDED			
			TOTAL
BIKE STALLS (RESIDENT / PARKADE)			39
BIKE STALLS (VISITOR / PARKADE)			6
TOTAL STALLS			45
STORAGE LOCKER REQUIRED (BYLAW REQUIREMENT)			
	UNITS	FACTOR	TOTAL
STORAGE LOCKER (RESIDENT / PARKADE)	78	1/UNIT	78
TOTAL			78
STORAGE LOCKER PROVIDED			
			TOTAL
STORAGE LOCKER (RESIDENT / PARKADE)			78

0.3. unit count

RESIDENTIAL	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	TOTAL	
2 BED & FLEX	0	1	1	1	1	4	5.1%
2 BED	7	7	8	8	8	38	48.7%
1 BED & FLEX	4	4	4	4	4	20	25.7%
1 BED	4	3	2	2	2	13	16.7%
STUDIO	0	0	1	1	1	3	3.8%
TOTAL UNITS	15	15	16	16	16	78	100%

0.4. unit floor area summary

UNIT TYPE	BEDROOMS	1ST	2ND	3RD	4TH	5TH	TOTAL	AREA	TOTAL AREA
A	2 BED	2	2	2	2	2	10	866 S.F.	8,660 S.F.
B	1 BED	2	2	2	2	2	10	600 S.F. (x8) / 604 S.F. (x4)	6,016 S.F.
B1	1 BED	1					1	609 S.F.	609 S.F.
B2	1 BED	1					1	601 S.F.	601 S.F.
B3	1 BED		1				1	664 S.F.	664 S.F.
B4	1 BED & FLEX			1	1	1	3	715 S.F.	2,145 S.F.
C	1 BED & FLEX	1	1	1	1	1	5	677 S.F. (x4) / 680 S.F. (x1)	3,388 S.F.
D	1 BED & FLEX	1					1	684 S.F.	684 S.F.
D1	1 BED & FLEX		1				1	738 S.F.	738 S.F.
D2	2 BED			1	1	1	3	788 S.F.	2,364 S.F.
E	2 BED	2	2	2	2	2	10	893 S.F. (x8) / 894 S.F. (x2)	8,932 S.F.
E1	2 BED	1	1	1	1	1	5	899 S.F. (x3) / 901 S.F. (x2)	4,499 S.F.
E2	2 BED	1	1	1	1	1	5	908 S.F.	4,540 S.F.
E3	2 BED	1	1	1	1	1	5	1,019 S.F.	5,095 S.F.
F	1 BED & FLEX	1	1	1	1	1	5	752 S.F.	3,760 S.F.
F1	1 BED & FLEX	1	1	1	1	1	5	690 S.F.	3,450 S.F.
G	2 BED & FLEX		1	1	1	1	4	1,020 S.F.	4,080 S.F.
H	STUDIO			1	1	1	3	451 S.F.	1,353 S.F.
TOTAL		15	15	16	16	16	78		61,578 S.F.

NOTE: ALL NON-GROUND ORIENTED UNITS HAVE PRIVATE DECKS PROVIDED (MIN 50 S.F. EACH)

0.5. building floor area

RESIDENTIAL	UNITS	AMENITY	CIRCULATION	TOTAL
1ST	11,571 S.F.	461 S.F.	2,619 S.F.	14,651 S.F.
2ND	12,098 S.F.	461 S.F.	1,651 S.F.	14,208 S.F.
3RD	12,637 S.F.	461 S.F.	1,553 S.F.	14,651 S.F.
4TH	12,637 S.F.	461 S.F.	1,553 S.F.	14,651 S.F.
5TH	12,637 S.F.	461 S.F.	1,553 S.F.	14,651 S.F.
TOTAL	61,578 S.F.	2,305 S.F.	8,929 S.F.	72,812 S.F.
PARKADE				
P2	16,744 S.F.			
P1	28,846 S.F.			
TOTAL	45,590 S.F.			45,590 S.F.
GRAND TOTAL				118,402 S.F.
FLOOR AREA SUMMARY				
EFFICIENCY				84.6%
GROSS BLDG AREA				72,812 S.F.
NET UNIT AREA				61,578 S.F.
NET CIRCULATION AREA				8,929 S.F.
INDOOR AMENITY				2,305 S.F.

NOTE: NI = NOT INCLUDED IN TOTALS



BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

PROJECT DATA
SCALE:

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SD1.01



looking north west



looking south west

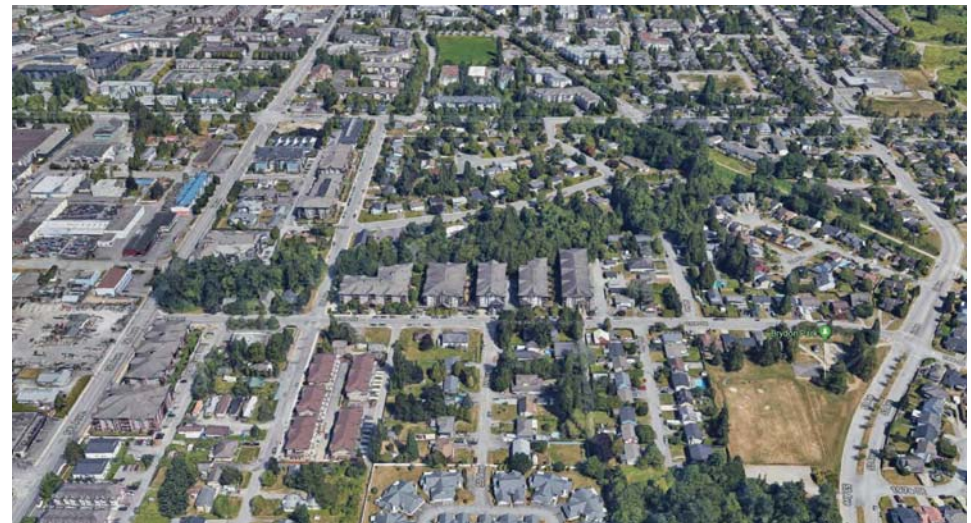


looking west



context plan

1" = 200'-0"



satellite plan



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BRYDON GREEN 2

5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

CONTEXT PLANS

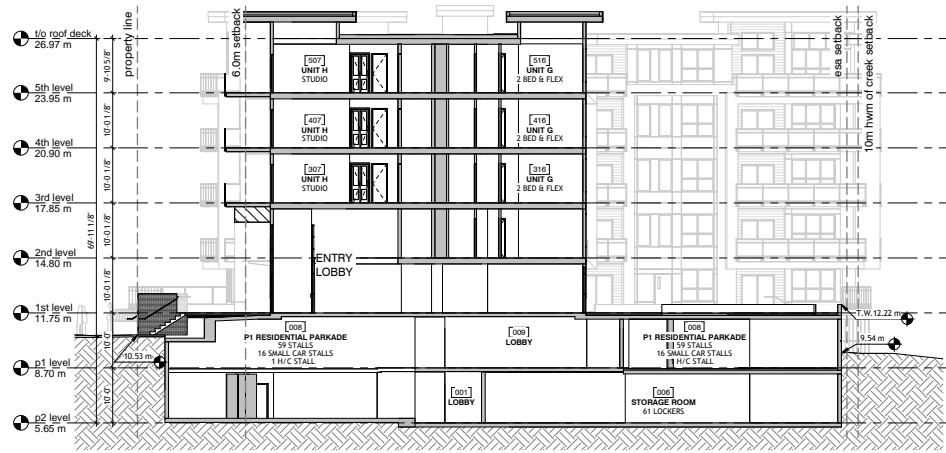
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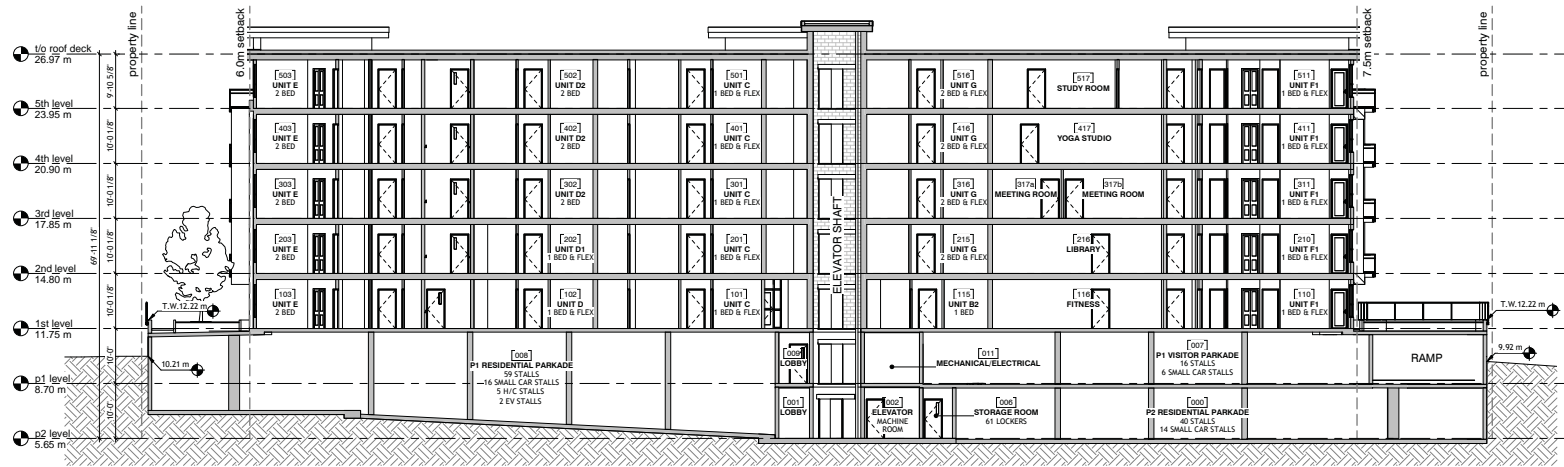
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SD1.02



site section a
3/32" = 1'-0"



site section b
3/32" = 1'-0"



BRYDON GREEN 2
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SITE SECTIONS
SCALE: 3/32" = 1'-0"

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SD1.21



north east perspective

12" = 1'-0"



north west perspective

12" = 1'-0"



south east perspective

12" = 1'-0"



south west perspective

12" = 1'-0"



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3D MASSING PERSPECTIVES
SCALE: 12" = 1'-0"

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SD1.33



front entry

12" = 1'-0"



corner frame

12" = 1'-0"



courtyard entry

12" = 1'-0"



courtyard

12" = 1'-0"



entry stair & ramp

12" = 1'-0"



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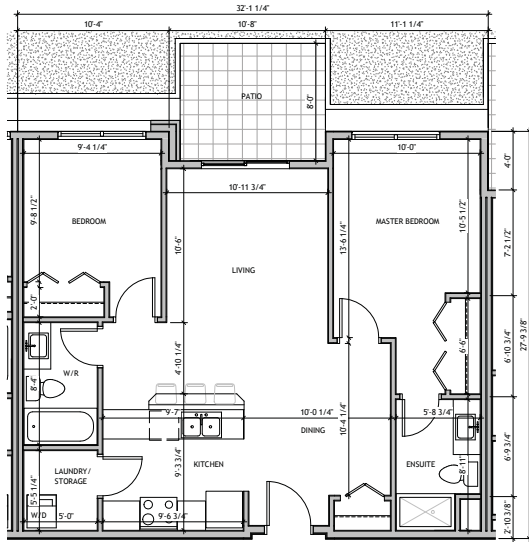
SITE PERSPECTIVES

SCALE: N.T.S.

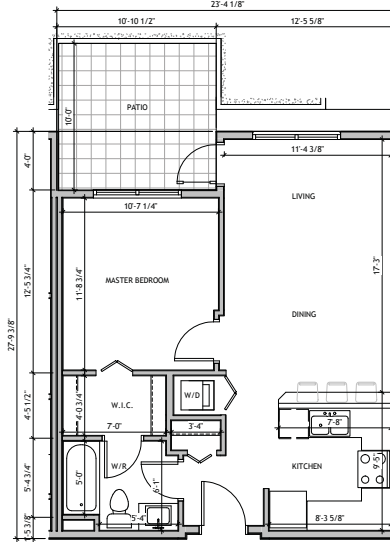
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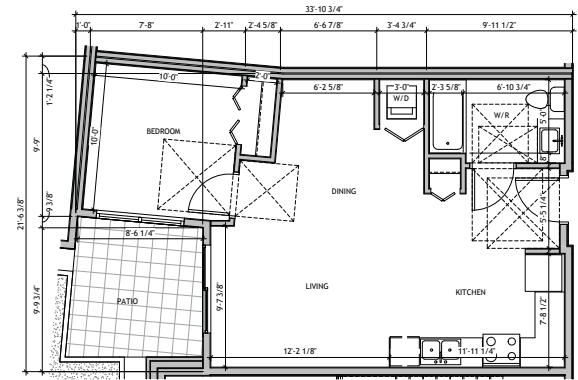
SD1.34



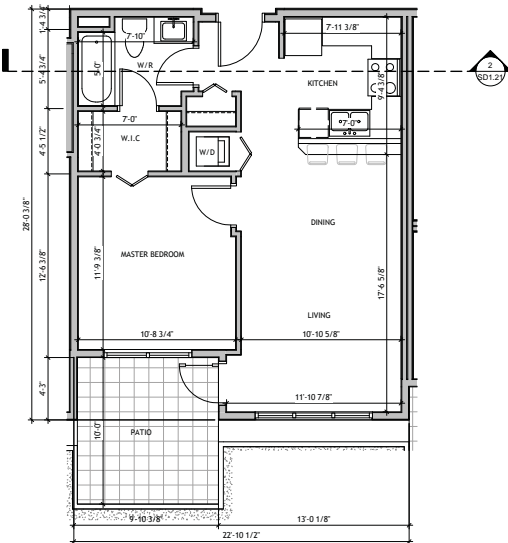
unit a
1/4" = 1'-0"
2 BED - 866 SF
OF UNITS: 10
FLOORS: 1 - 5



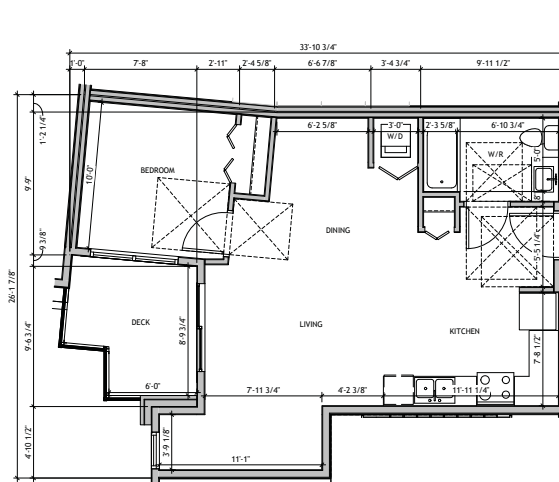
unit b
1/4" = 1'-0"
1 BED - 600-604 SF
OF UNITS: 10
FLOORS: 1 - 5



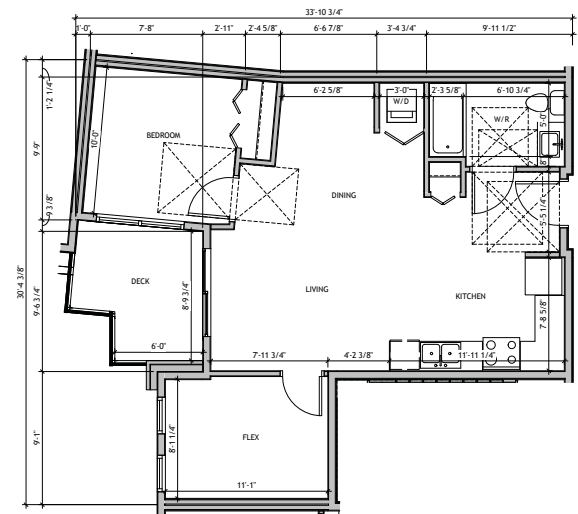
unit b1 (adaptable)
1/4" = 1'-0"
1 BED - 586 SF
OF UNITS: 1
FLOORS: 1



unit b2
1/4" = 1'-0"
1 BED - 598 SF-601 SF
OF UNITS: 2
FLOORS: 1 - 2



unit b3 (adaptable)
1/4" = 1'-0"
1 BED - 664 SF
OF UNITS: 1
FLOORS: 2



unit b4 (adaptable)
1/4" = 1'-0"
1 BED & FLEX - 715 SF
OF UNITS: 3
FLOORS: 3-5



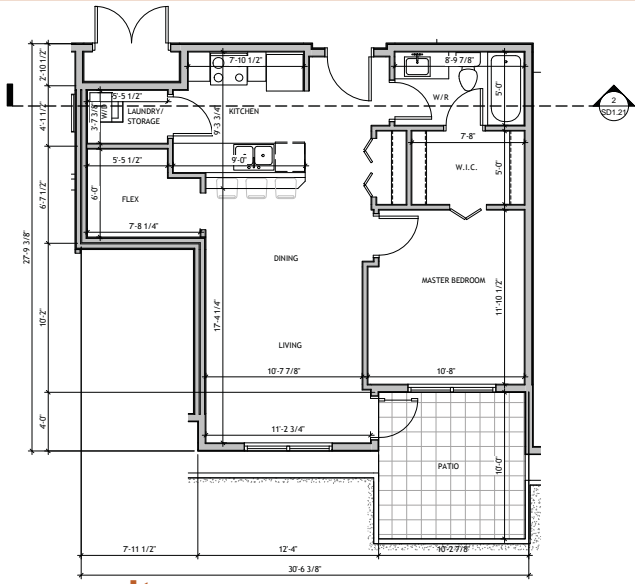
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UNIT PLANS
SCALE: 1/4" = 1'-0"

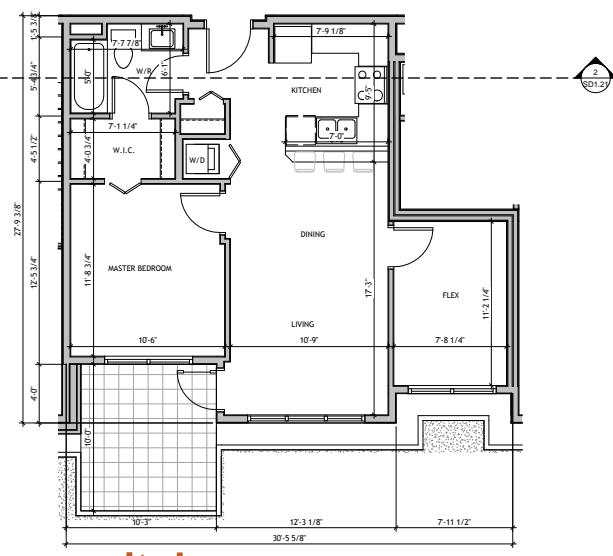
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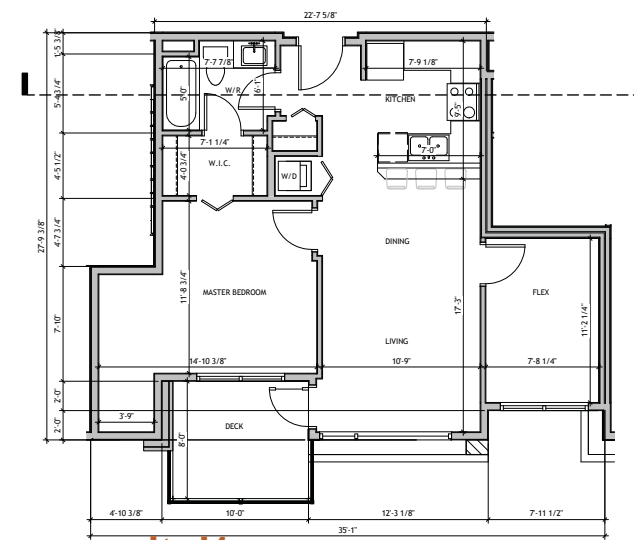
SD2.01



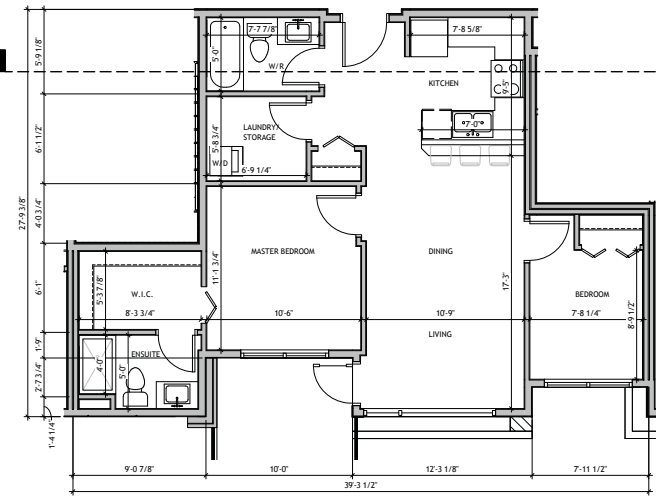
unit c
1 BED & FLEX - 677-680 SF
OF UNITS: 5
FLOORS: 1 - 5
1/4" = 1'-0"



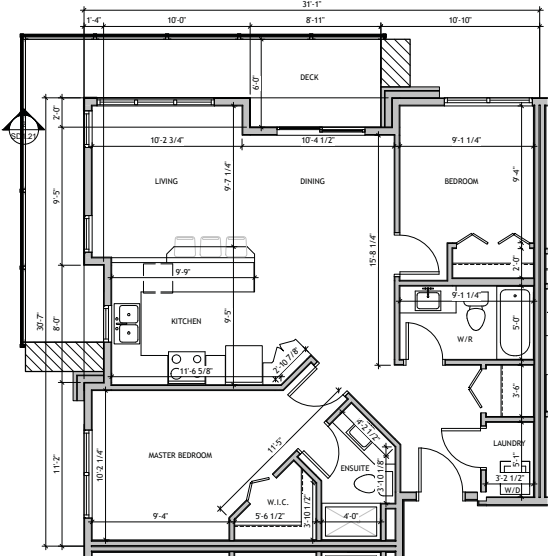
unit d
1 BED & FLEX - 684 SF
OF UNITS: 1
FLOORS: 1
1/4" = 1'-0"



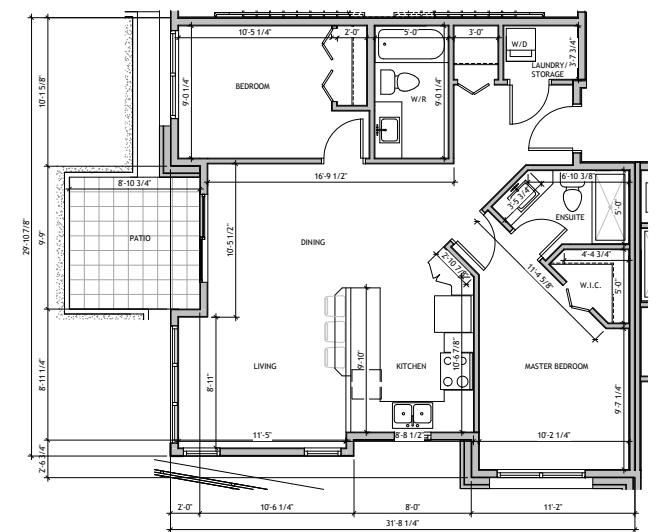
unit d1
1 BED & FLEX - 738 SF
OF UNITS: 1
FLOORS: 2
1/4" = 1'-0"



unit d2
2 BED - 788 SF
OF UNITS: 3
FLOORS: 3 - 5
1/4" = 1'-0"

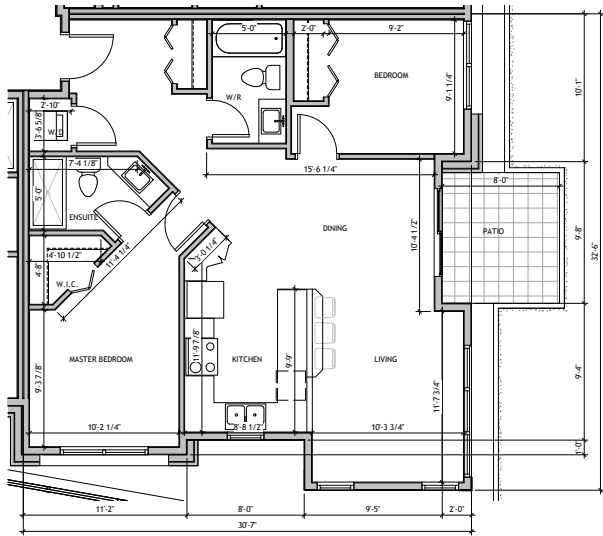


unit e
2 BED - 893-894 SF
OF UNITS: 10
FLOORS: 1 - 5
1/4" = 1'-0"



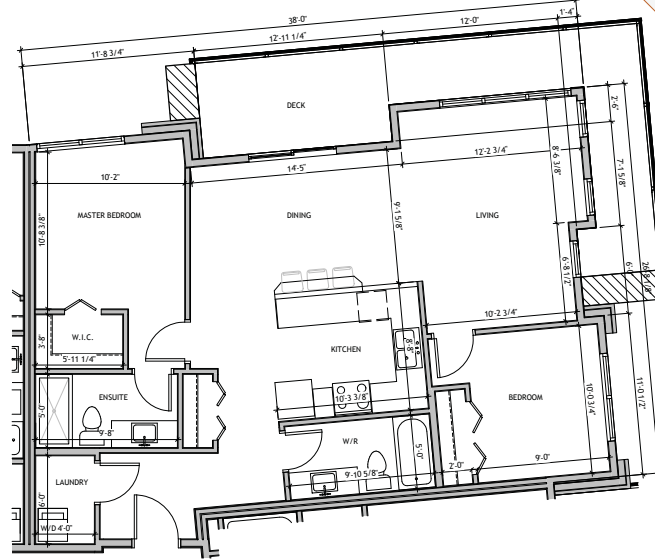
unit e1
2 BED - 899-901 SF
OF UNITS: 5
FLOORS: 1 - 5
1/4" = 1'-0"





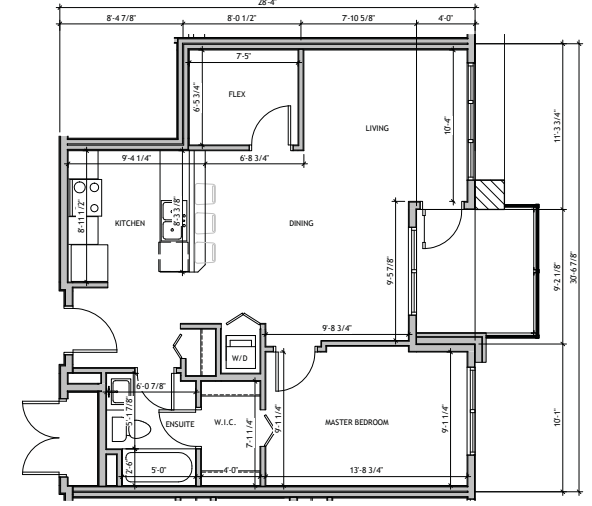
unit e2
1/4" = 1'-0"

2 BED - 908 SF
OF UNITS: 5
FLOORS: 1 - 5



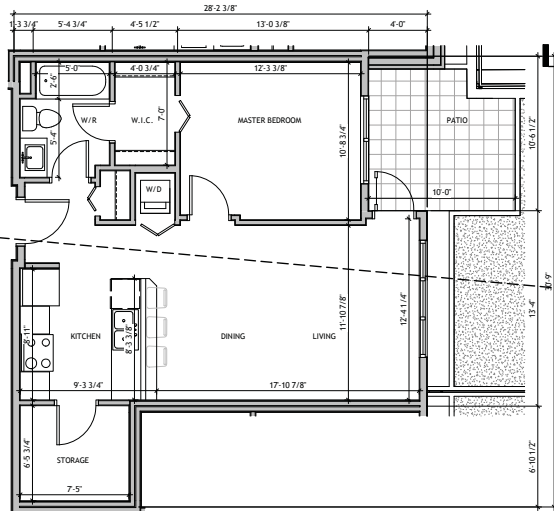
unit e3
1/4" = 1'-0"

2 BED - 1019 SF
OF UNITS: 5
FLOORS: 1 - 5



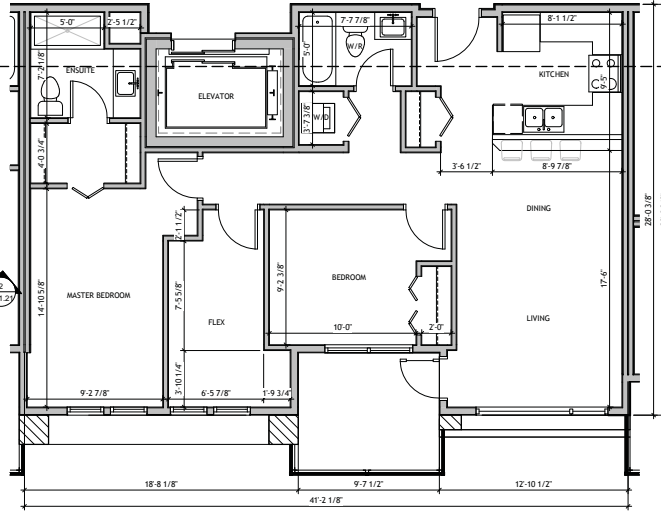
unit f
1/4" = 1'-0"

1 BED & FLEX - 752 SF
OF UNITS: 5
FLOORS: 1 - 5



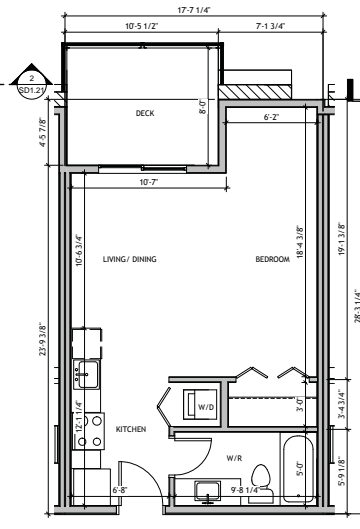
unit f1
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1 BED & FLEX - 690 SF
OF UNITS: 5
FLOORS: 1 - 5



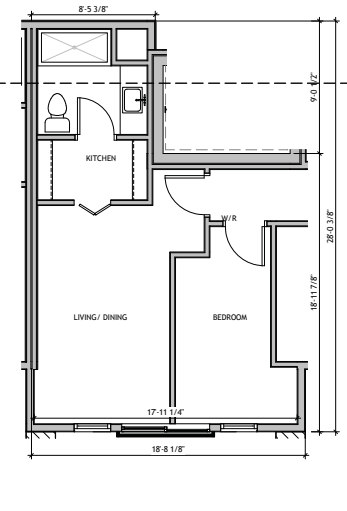
unit g
1/4" = 1'-0"

2 BED & FLEX - 1020 SF
OF UNITS: 2
FLOORS: 3 - 5



unit h
1/4" = 1'-0"

STUDIO - 451 SF
OF UNITS: 3
FLOORS: 3 - 5



unit h1
1/4" = 1'-0"

STUDIO - 422 SF
OF UNITS: 1
FLOORS: 2



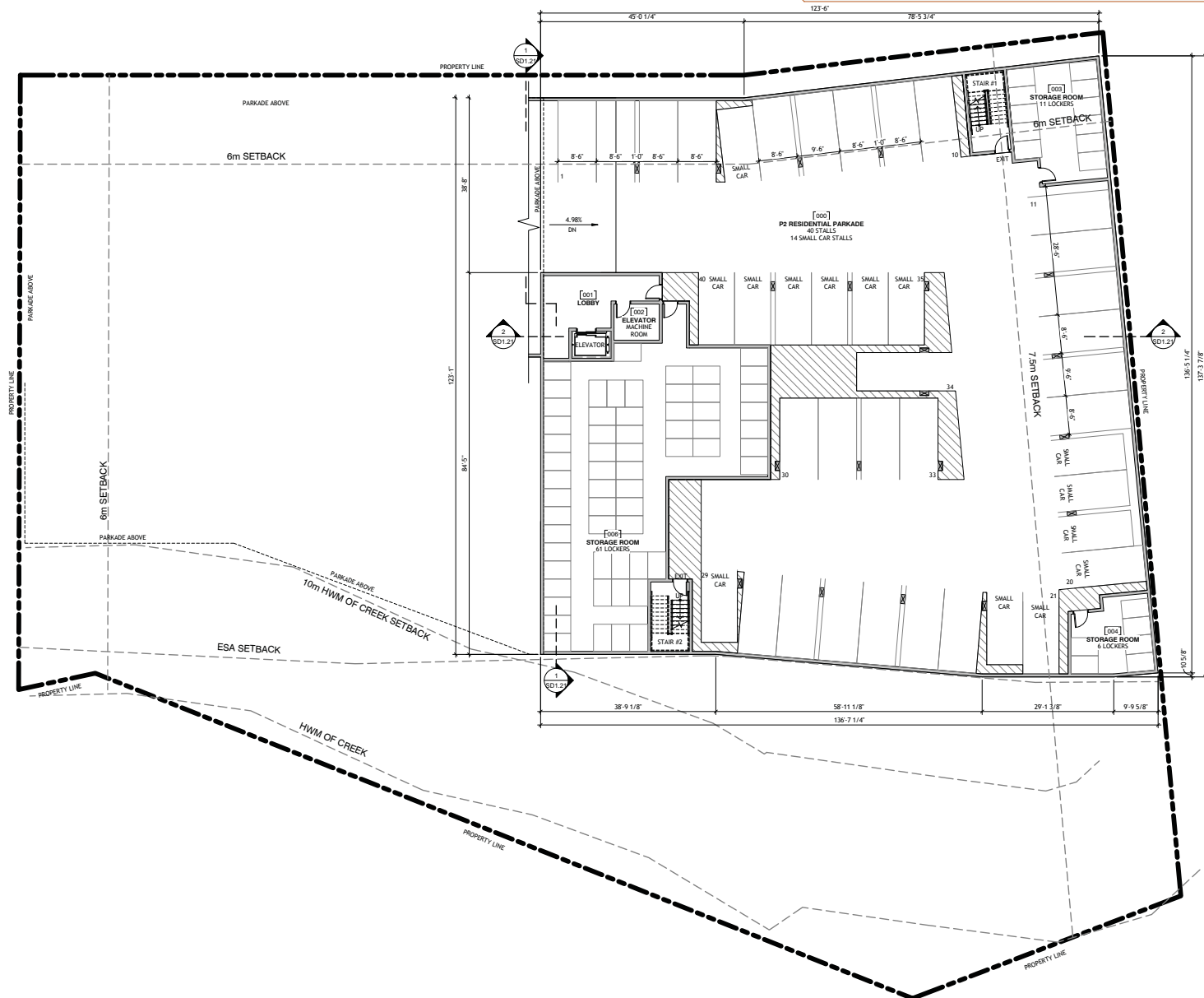
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UNIT PLANS
SCALE: 1/4" = 1'-0"

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SD2.03



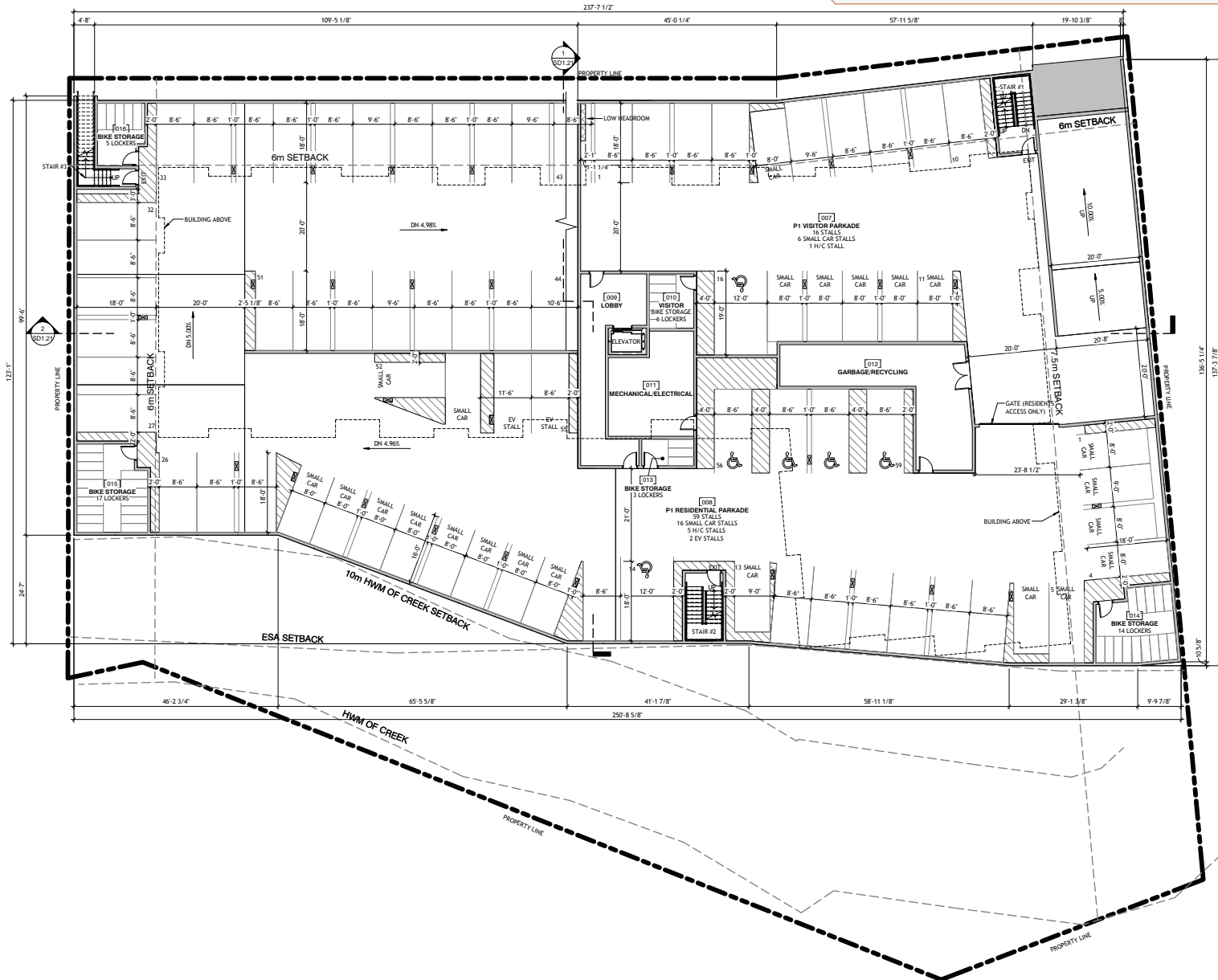
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P2 LEVEL PLAN
 SCALE: 3/32" = 1'-0"



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SD3.01



BRYDON GREEN 2
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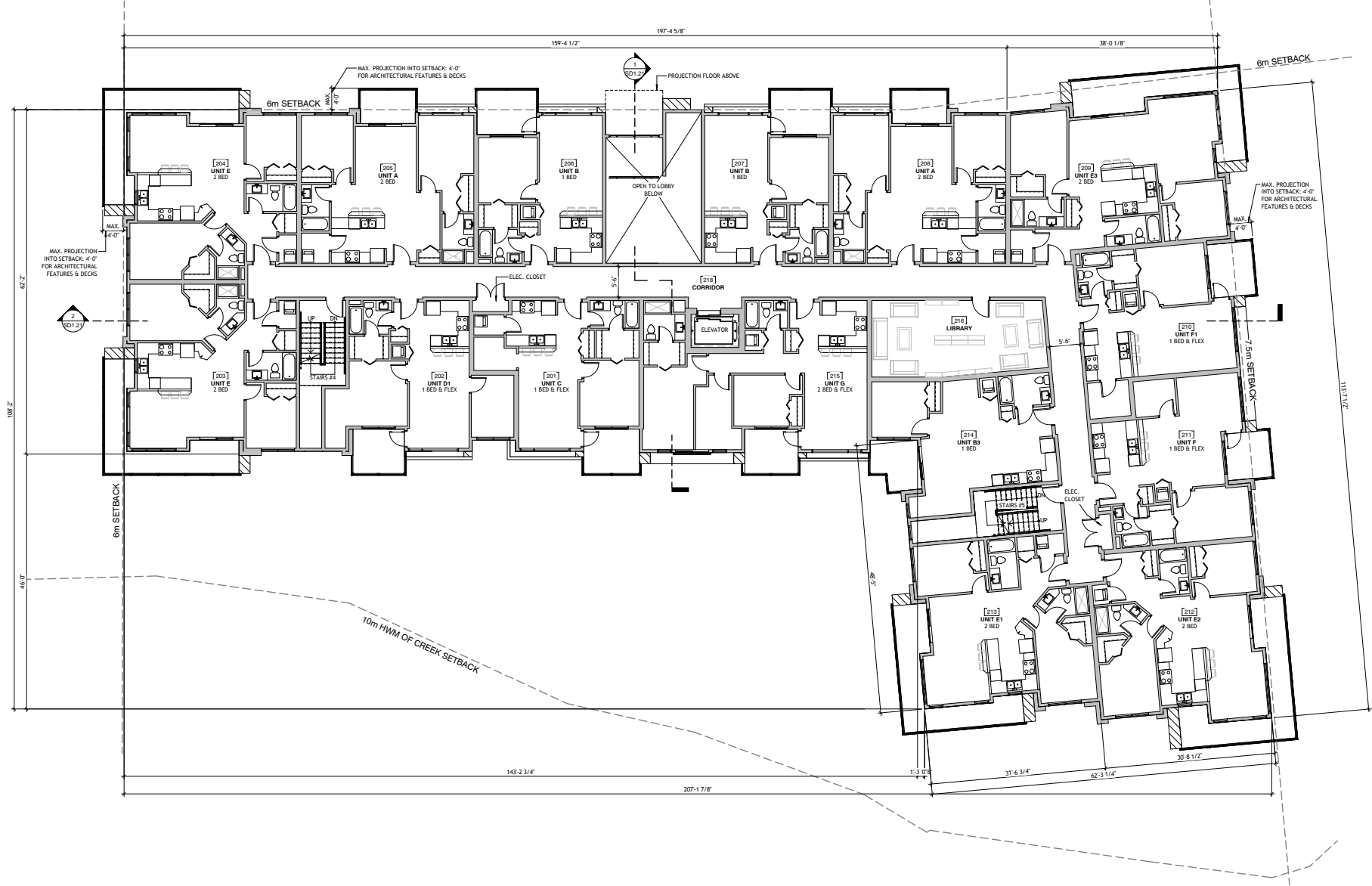
P1 LEVEL PLAN
SCALE: 3/32" = 1'-0"



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SD3.02



BRYDON GREEN 2
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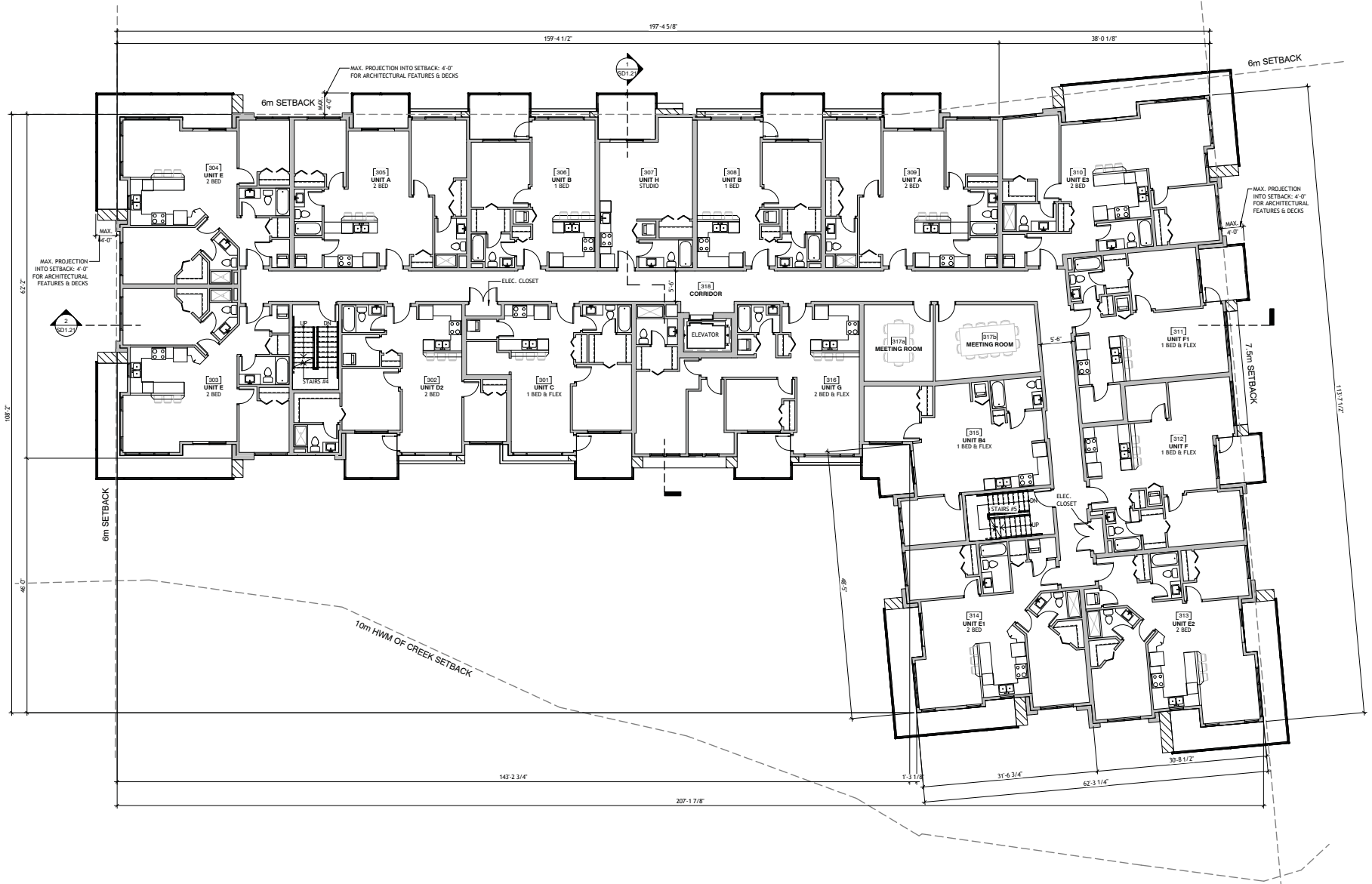
2nd LEVEL PLAN
SCALE: 1/8" = 1'-0"



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SD3.04



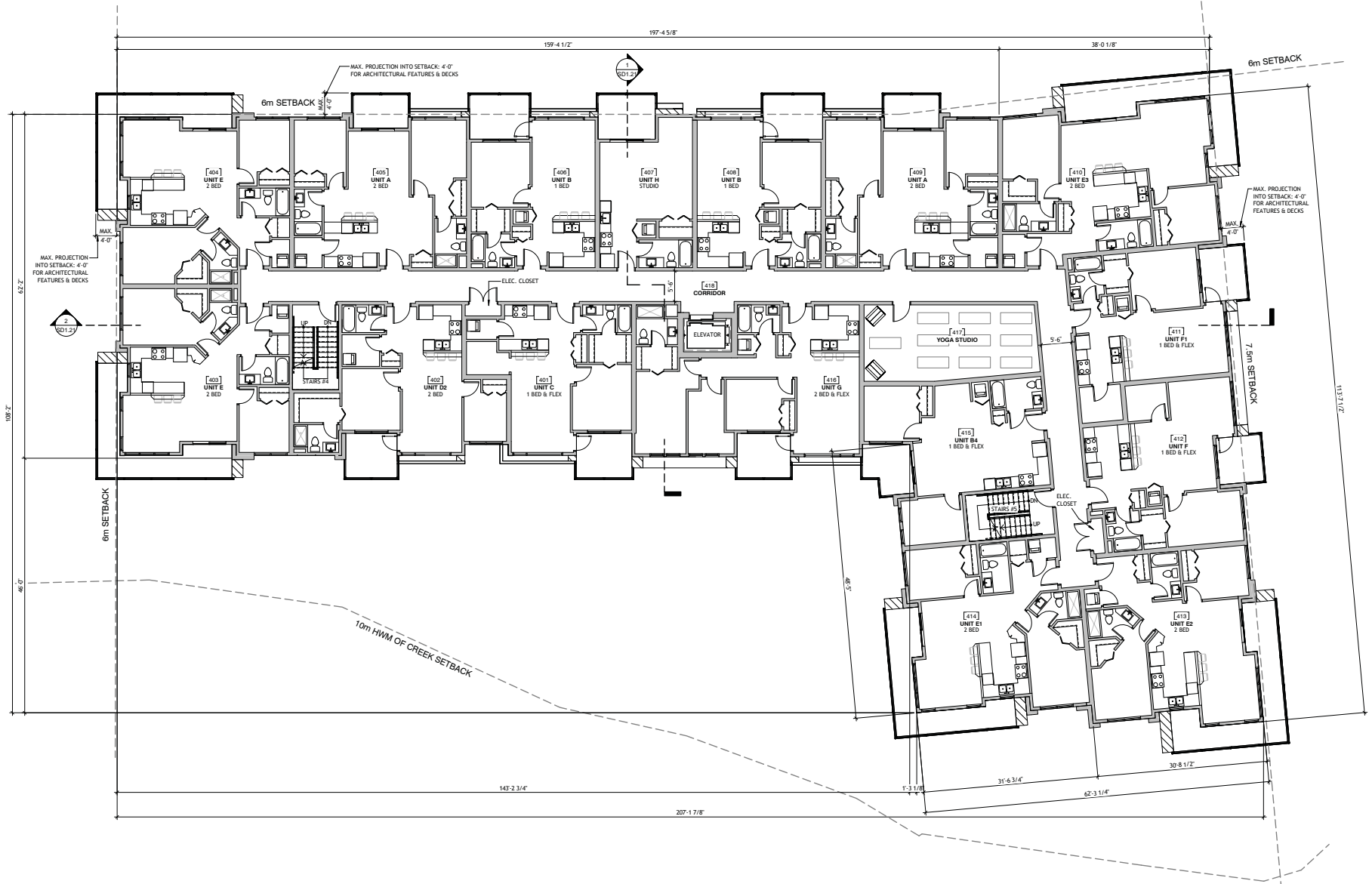
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3rd LEVEL PLAN
SCALE: 1/8" = 1'-0"



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SD3.05



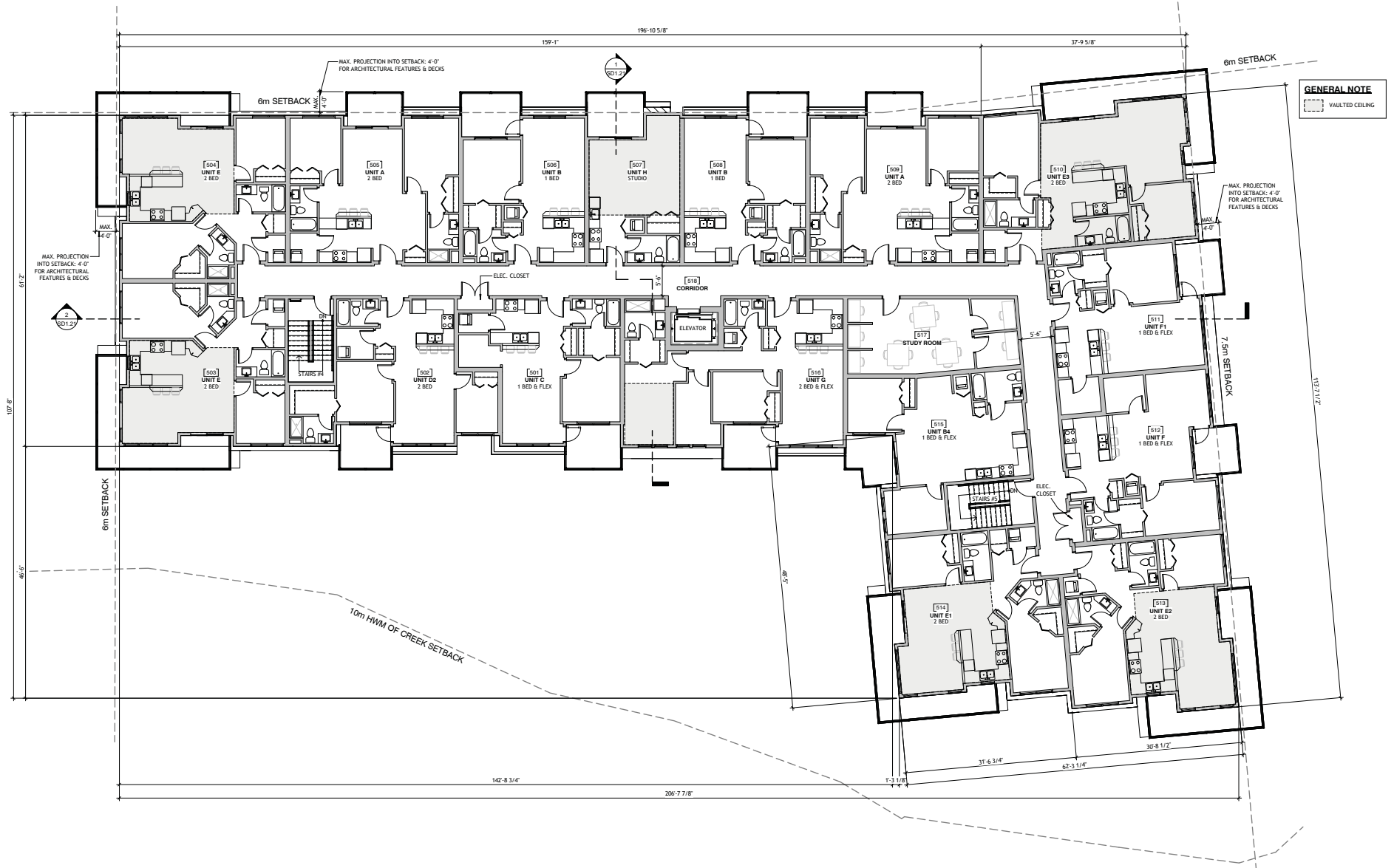
BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESENT, LANGLEY CITY

4th LEVEL PLAN
SCALE: 1/8" = 1'-0"

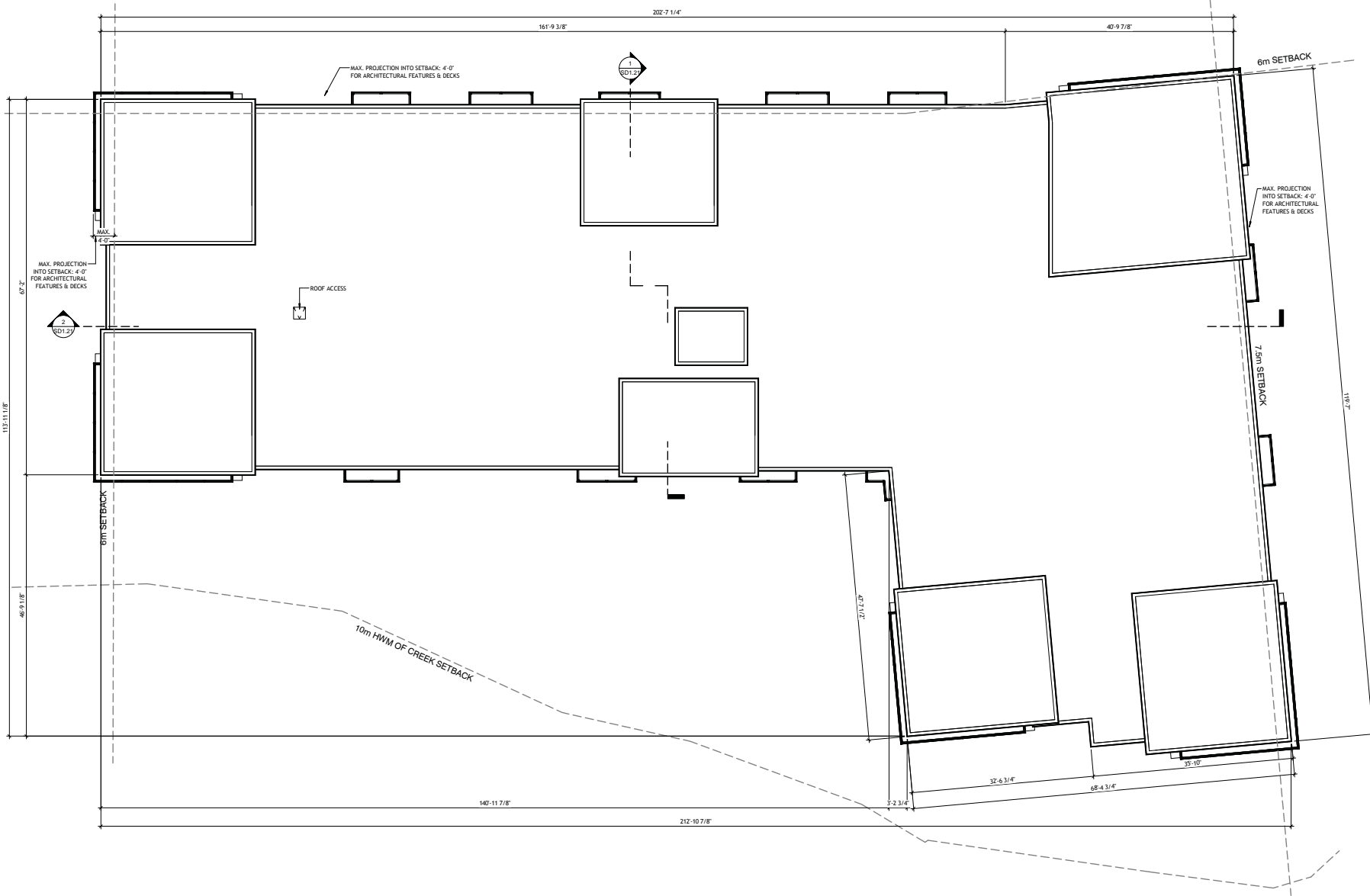


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SD3.06



GENERAL NOTE
 - - - - - VAULTED CEILING



BRYDON GREEN 2
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ROOF LEVEL PLAN
SCALE: 1/8" = 1'-0"



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SD3.08



east elevation

1/8" = 1'-0"



south elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: LIGHT MIST
- 2 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: MIDNIGHT BLACK
- 3 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: MONTEREY TAUPE
- 4 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: NIGHT GRAY
- 5 CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS):
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: IRON GRAY
- 7 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: LIGHT MIST
- 8 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: MIDNIGHT BLACK
- 9 ALUMINUM FACED COMPOSITE (AL3):
- ARCHITECTURAL PANEL SYSTEM, COLOUR: CAYENNE
- 10 WINDOW VINYL:
- COLOUR: BLACK EXT. / WHITE INT.
- 11 SLIDING PATIO DOOR VINYL:
- COLOUR: BLACK EXT. / WHITE INT.
- 12 EXTERIOR ALUMINUM GUARDRAILING:
- COLOUR: BLACK
- 13 HARDIE TRIM (SMOOTH):
- JAMES HARDIE, COLOUR: IRON GRAY
- 14 HARDIE FASCIA BOARD (SMOOTH):
- JAMES HARDIE, COLOUR: ARCTIC WHITE
- 15 METAL FLASHING:
- GENTLE, COLOUR: SLATE 523
- 16 CONCRETE WALL:
- COLOUR: CLEAR SEALER
- 17 REVEAL:
- EASYTRIM, COLOUR: CLEAR ANODIZED
- 18 EXTERIOR METAL DOOR:
- BENJAMIN MOORE, COLOUR: GRAY
- 19 BRICK:
- MODULAR FACE BRICK, COLOUR: GRAY



west elevation
1/8" = 1'-0"



north elevation
1/8" = 1'-0"

material legend

1	CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: 'LIGHT MIST' - JAMES HARDIE, COLOUR: 'MIDNIGHT BLACK'
2	CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: 'MIDNIGHT BLACK'
3	CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: 'MONTEREY TAUPE'
4	CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: 'NIGHT GRAY'
5	CEMENT BOARD SMOOTH PANEL SIDING (WEASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
6	CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (Ø EXPOSURE): - JAMES HARDIE, COLOUR: 'IRON GRAY'
7	CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (Ø EXPOSURE): - JAMES HARDIE, COLOUR: 'LIGHT MIST'
8	CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (Ø EXPOSURE): - JAMES HARDIE, COLOUR: 'MIDNIGHT BLACK'
9	ALUMINUM FACED COMPOSITE (A13): - ARCHITECTURAL PANEL SYSTEM, COLOUR: 'CAYENNE'
10	WINDOW VINYL: - COLOUR: 'BLACK EXT. / WHITE INT.'
11	SLIDING PATIO DOOR VINYL: - COLOUR: 'BLACK EXT. / WHITE INT.'
12	EXTERIOR ALUMINUM GUARDRAILING: - COLOUR: 'BLACK'
13	HARDIE TRIM (SMOOTH): - JAMES HARDIE, COLOUR: 'IRON GRAY'
14	HARDIE FASCIA BOARD (SMOOTH): - JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
15	METAL FLASHING: - SENTEK, COLOUR: 'SLATE 523'
16	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
17	REVEAL: - EASYTRIM, COLOUR: 'CLEAR ANODIZED'
18	EXTERIOR METAL DOOR: - BENJAMIN MOORE, COLOUR: 'GRAY'
19	BRICK: - MODULAR FACE BRICK, COLOUR: 'GRAY'



ACER RUBRUM
RED MAPLE



CORNUS EDDIE'S 'WHITE WONDER'
WHITE WONDER DOGWOOD



FICUS OMORIKA 'PENDULA'
HEEPING SERBIAN SPRUCE



PINUS NIGRA
AUSTRIAN BLACK PINE



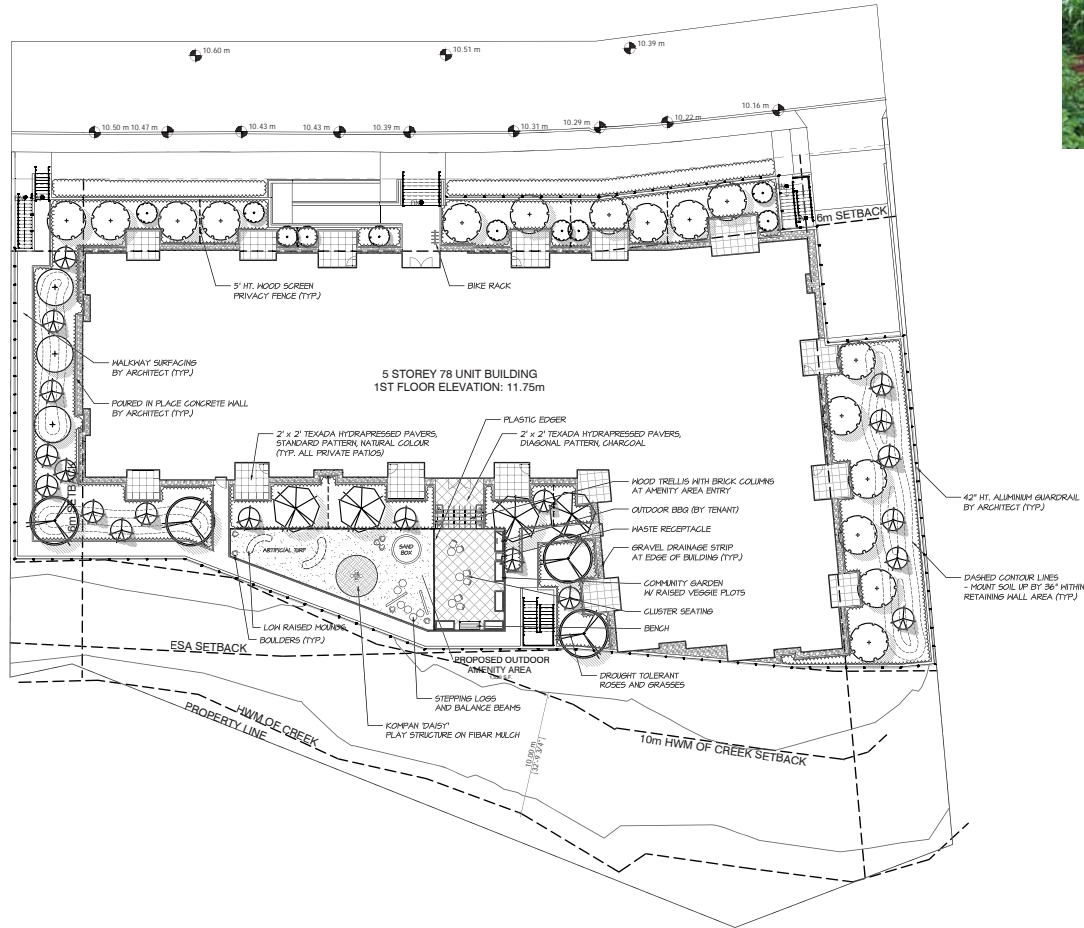
PRUNUS SERRULATA 'AMANOGAWA'
AMANOGAWA CHERRY



STYRAX 'OBASSIA'
FRAGRANT SHONBELL



ARTIFICIAL TURF
LOW RAISED MOUNDS



COMMUNITY GARDEN
RAISED VEGGIE PLOTS

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LANDSCAPE ARCHITECTURE

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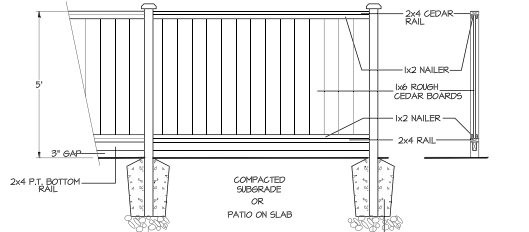
NO.	DATE	REVISION DESCRIPTION	DR.
1	JUN 18	ISSUED FOR DEVELOPMENT PERMIT	PHF
2	JUN 18	PRELIMINARY DESIGN	PHF

SEAL:

PROJECT:
BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESCENT
LANGLEY CITY

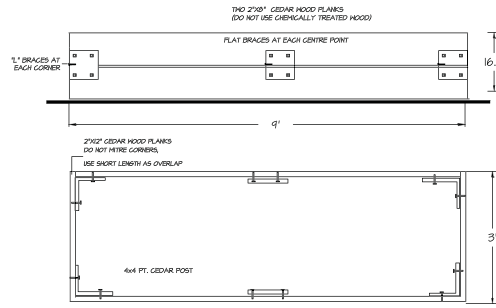
DRAWING TITLE:
LANDSCAPE PLAN

DATE: JUN 18	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L1
DRAWN: PHF	
DESIGN: PHF	
CHK'D: HTLM	



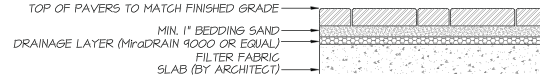
- NOTES:**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 2'-0\"/>

1 5' HT. WOOD SCREEN PRIVACY FENCE
SCALE: 1/2"=1'-0"



2 RAISED VEGGIE PLOTS @ COMMUNITY GARDEN
SCALE: 3/4"=1'-0"

NOTE: 2' x 2' TEXADA HYDRAPRESSED SLABS FOR ALL PRIVATE PATIO AREAS
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS (ABBOTSFORD CONCRETE)

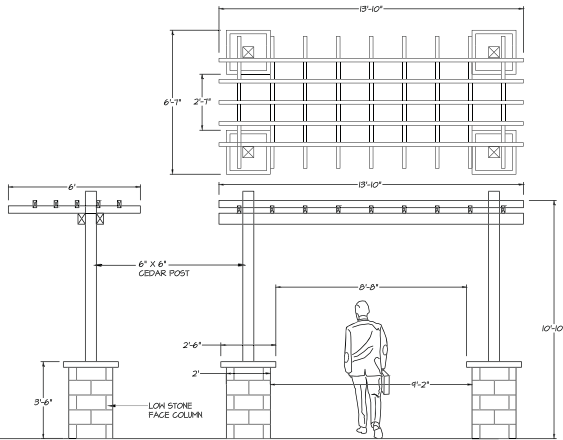


3 PAVERS ON SLAB
SCALE: 1-1/2"=1'-0"

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4 WOOD TRELLIS WITH BRICK COLUMNS @ AMENITY AREA ENTRY
SCALE: 3/8"=1'-0"



PARKER BENCH
BY WISHBONE SITE FURNISHINGS
MODEL NUMBER: PKB-6
COLOUR: LIGHT GREY



PUBLIC PLACE WASTE RECEPTACLE
BY WISHBONE SITE FURNISHINGS
MODEL NUMBER: 19-441B
COLOUR: ASH GREY



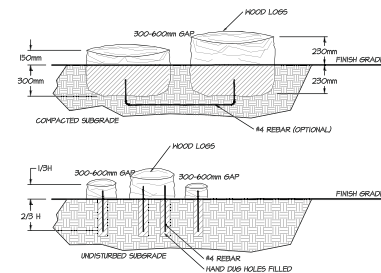
SPIRAL BIKE RACK
BY WISHBONE SITE FURNISHINGS
MODEL NUMBER: 5BRP-4 (4 SPACE)
COLOUR: BLACK



TABLE AND CHAIRS (CLUSTER SEATING)
METAL LASER DESIGN 1, FREE STANDING
BY MAGLIN SITE FURNITURE
MODEL NUMBER: FRITTOO-RD-M1-F5-36
COLOUR: BLACK, GLOSS

Category	Standard	Traditional
Product Line	Standard	Traditional
Age from	3 - 6	3 - 6
Max. Seat Height (CM)	62	62
Total Height (CM)	62	62
Safety Base	0.8 x 0.2	0.8 x 0.2

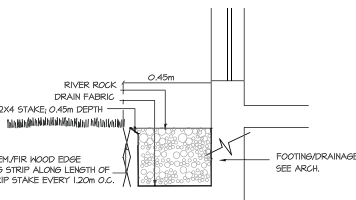
Weight/Seated parts	No.	Installation (Minimum)	Person
Concrete required	Not incl.	Installation (Minimum)	Hours
Foundation assembly/finishing	Not incl.	Installation	Hours



5 STEPPING LOGS @ AMENITY AREA
SCALE: 1/2"=1'-0"



BALANCE BEAMS



6 DRAINAGE STRIP
SCALE: 3/4"=1'-0"

PROJECT:
BRYDON GREEN 2
5475, 5483 & 5493 BRYDON CRESCENT
LANGLEY CITY

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: JUN/14/10	DRAWING NUMBER:
SCALE: AS SHOWN	L3
DRAWN: PMT	
DESIGN: PMT	
CHK'D: HTLM	
MZLA PROJECT NUMBER: 18-047	OF 4

