



sheet schedule

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RF PROPERTIES
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KEYSTONE
ARCHITECTURE



EASTLEIGH APTS
20689 & 20699 EASTLEIGH CRESCENT, LANGLEY, BC

COVER PAGE
SCALE:

RE-ISSUED FOR DP
20-12-10 REVISION #:
PROJECT NUMBER: 20-100



RF PROPERTIES
REDEKOP X FERRARIO

SD0.01

0.1.0 project data	
PROJECT:	EASTLEIGH APARTMENT BUILDING IN LANGLEY
PROPOSED ZONING:	CD ZONE BASED ON RM3 MULTIPLE RESIDENTIAL HIGH DENSITY ZONE (EXISTING ZONING:RM1 MULTIPLE RESIDENTIAL LOW DENSITY ZONE)
CIVIC ADDRESS:	#20689 EASTLEIGH CRESCENT, LANGLEY, BC #20699 EASTLEIGH CRESCENT, LANGLEY, BC
LEGAL DESCRIPTION:	PLAN 34280 LOT 46, 47
VARIANCES APPLIED FOR:	- BUILDING HEIGHT VARIANCE (BASED ON RM3 ZONE); REQUIRED: 4 STOREYS - PROPOSED: 6 STOREYS FRONT & REAR PRINCIPAL BUILDING LOT LINE SETBACKS (BASED ON RM3 ZONE); REQUIRED: FRONT 7.5m REAR 7.5m - PROPOSED: FRONT 3.0m REAR 6.0m - 5% PARKING STALL REDUCTION
BYLAW EXEMPTIONS:	
BUILDING CLASSIFICATION:	GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED (BCBC 3.2.2.47)
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
GROSS FLOOR AREA DEFINITION (ZONING):	ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
FINISHED GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING
PROPOSED GRADE DEFINITION (ZONING):	THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL BE TAKEN AT 5.0 METRE INTERVALS ALONG THE EXTERIOR BUILDING WALLS AT RIGHT ANGLES TO THE WALLS, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.
FIRST STOREY DEFINITION (ZONING):	THE UPPERMOST STOREY HAVING ITS FLOOR ELEVATION NOT MORE THAN 2.0 METERS ABOVE THE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5 METRES ABOVE THE CROWN OF THE ROAD ADJACENT TO THE PROPERTY
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STORY TO THE CEILING OF THE UPPERMOST STOREY; AND FOR ALL OTHER USES WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STORY TO THE UPPER MOST STOREY
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	4 STOREYS (ZONING RM3) [4.5m (ACCESSORY BUILDNGS AND STRUCTURES)]/ ANY HEIGHT (BCBC 3.2.2.47)
MINIMUM BUILDING ELEVATION:	REQUIRED - 6.58m PROPOSED - 6.87m
FINISHED GRADE (ZONING):	8.58m
LOWEST AVERAGE GRADE (BCBC 2018):	8.58m
PROPOSED BUILDING HEIGHT (BCBC 2013):	6 STOREY - 20.40m
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m [BCBC 2018, GROUP C 3.2.2.50 (1)(c)] PROPOSED - 16.58m
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25m [BCBC 2018, GROUP C 3.2.2.50 (2)(c)] PROPOSED - 21.43 m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m [BCBC 2018 3.2.5.6(2)] PROPOSED - 15.56m
GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING. PROPOSED GRADE MEAS THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE MEASUREMENTS SHALL BE TAKEN AT 5.0 METRE INTERVALS ALONG THE EXTERIOR BUILDING WALLS AT RIGHT ANGLES TO THE WALLS, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY; AND FOR ALL OTHER USES WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.
SITE AREA:	40,170.72 S.F. (373.98 S.M.)
LOT COVERAGE:	15,501.51 S.F. / 40,170.72 S.F. = 39% MAX. ALLOWABLE LOT COVERAGE = 40%
BUILDING AREA:	15,501.51 S.F. (1440.14 S.M.)
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	61,080 S.F. (RESIDENTIAL) + 1,052 S.F. (AMENITY SPACE) + 12,822 S.F. (CIRCULATION) + 1,899 S.F. (STORAGE) = 76,853 S.F. (7,140 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	30,661.25 S.F. (2,849 S.M.)
DENSITY:	MAX. ALLOWABLE DENSITY: # UNITS = 198/HA (80 UNITS/AC.) SITE AREA: 40,170.72 S.F. = 0.922 ACRES 80 UNITS X 0.922 ACRES= 74 UNITS (ALLOWABLE DENSITY) PROPOSED TOTAL UNITS: 88
FSR:	61,080 S.F. (RESIDENTIAL) + 1,052 S.F. (AMENITY SPACE) + 12,822 S.F. (CIRCULATION) + 1,899 S.F. (STORAGE) = 76,853 S.F. / 40,170.72 S.F. (SITE AREA) = 1.91 TOTAL FSR = 1.91 PRINCIPAL BUILDING: FRONT: 3.00 m / REAR: 6.00 m / INTERIOR: 7.50 m / EXTERIOR: 7.50 m
SETBACKS:	ACCESSORY BUILDING AND STRUCTURES: FRONT: 7.00 m / REAR: 3.00 m / INTERIOR: 3.00 m / EXTERIOR:7.50 m APARTMENT ABOVE SET BACK FRONT: 5.00 m / REAR: 6.00 m / INTERIOR: 7.50 m / EXTERIOR: 7.50 m
INDOOR AMENITY:	REQUIREMENT: 2.3 S.M. (24.76 S.F.) PER DWELLING UNIT DWELLING UNITS: 88 88 x 2.3 S.M (24.76 S.F.) = 494.5 S.M. (2,178.88 S.F.) PROVIDED: 97.54 S.M. (1,049.86 S.F.) = 48% OF REQUIRED
STORAGE LOCKERS:	REQUIREMENT: MIN. 5.67 M. CUBED PER DWELLING UNIT (MIN HEIGHT OF 1.8M) DWELLING UNITS: 88 = 88 STORAGE LOCKERS @ MIN. 5.67 M. CUBED PROVIDED: 88 LOCKERS, (FLEX SPACES WITHIN UNITS SUBSTITUTE STORAGE LOCKERS)

0.2.0 gross floor area summary				
LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
CIRCULATION				
1ST LEVEL	2061 SF	191.46 m ²	2.7%	
2ND LEVEL	2170 SF	201.59 m ²	2.8%	
3RD LEVEL	2161 SF	200.74 m ²	2.8%	
4TH LEVEL	2140 SF	198.82 m ²	2.8%	
5TH LEVEL	2150 SF	199.71 m ²	2.8%	
6TH LEVEL	2141 SF	198.89 m ²	2.8%	
	12822 SF	1191.20 m²	16.7%	
INDOOR AMENITY				
1ST LEVEL	1052 SF	97.73 m ²	1.4%	
	1052 SF	97.73 m²	1.4%	
RESIDENTIAL				
1ST LEVEL	4063 SF	377.42 m ²	5.3%	
2ND LEVEL	11845 SF	1100.44 m ²	15.4%	
3RD LEVEL	11866 SF	1102.35 m ²	15.4%	
4TH LEVEL	11883 SF	1103.99 m ²	15.5%	
5TH LEVEL	11251 SF	1045.25 m ²	14.6%	
6TH LEVEL	10173 SF	945.10 m ²	13.2%	
	61080 SF	5674.55 m²	79.5%	
STORAGE				
1ST LEVEL	950 SF	88.23 m ²	1.2%	
2ND LEVEL	192 SF	17.87 m ²	0.3%	
3RD LEVEL	189 SF	17.57 m ²	0.2%	
4TH LEVEL	189 SF	17.57 m ²	0.2%	
5TH LEVEL	189 SF	17.57 m ²	0.2%	
6TH LEVEL	189 SF	17.57 m ²	0.2%	
	1899 SF	176.39 m²	2.5%	
AREA GRAND TOTAL	76853 SF	7139.87 m²	100.0%	

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BEDROOM	41	46.6%	
1 BEDROOM + FLEX	10	11.4%	
2 BEDROOM	20	22.7%	
2 BEDROOM + FLEX	16	18.2%	
STUDIO	1	1.1%	
TOTAL UNITS: 88		100.0%	

0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A	STUDIO	1	507 SF	47 m ²	507 SF	47.09 m ²
UNIT A: 1					507 SF	47.09 m²
UNIT B	1 BEDROOM	5	620 SF	58 m ²	3100 SF	287.97 m ²
UNIT B: 5					3100 SF	287.97 m²
UNIT B1	1 BEDROOM	5	590 SF	55 m ²	2950 SF	274.11 m ²
UNIT B1	1 BEDROOM	2	600 SF	56 m ²	1201 SF	111.53 m ²
UNIT B1	1 BEDROOM	4	601 SF	56 m ²	2404 SF	223.34 m ²
UNIT B1	1 BEDROOM	2	604 SF	56 m ²	1208 SF	112.19 m ²
UNIT B1	1 BEDROOM	5	606 SF	56 m ²	3028 SF	281.30 m ²
UNIT B1	1 BEDROOM	3	607 SF	56 m ²	1820 SF	169.08 m ²
UNIT B1	1 BEDROOM	4	610 SF	57 m ²	2440 SF	226.72 m ²
UNIT B1	1 BEDROOM	1	613 SF	57 m ²	613 SF	56.93 m ²
UNIT B1	1 BEDROOM	5	623 SF	58 m ²	3115 SF	289.42 m ²
UNIT B1: 31					18779 SF	1744.62 m²
UNIT B2	1 BEDROOM	1	393 SF	36 m ²	393 SF	36.48 m ²
UNIT B2	1 BEDROOM	4	399 SF	37 m ²	1595 SF	148.22 m ²
UNIT B2: 5					1988 SF	184.70 m²
UNIT C	1 B:DROOM + FLEX	1	725 SF	67 m ²	725 SF	67.38 m ²
UNIT C: 1					725 SF	67.38 m²
UNIT C1	1 B:DROOM + FLEX	1	801 SF	74 m ²	801 SF	74.43 m ²
UNIT C1: 1					801 SF	74.43 m²
UNIT C2	1 B:DROOM + FLEX	1	809 SF	75 m ²	809 SF	75.13 m ²
UNIT C2: 1					809 SF	75.13 m²
UNIT C3	1 B:DROOM + FLEX	2	862 SF	80 m ²	1724 SF	160.14 m ²
UNIT C3: 2					1724 SF	160.14 m²
UNIT C4	1 B:DROOM + FLEX	1	776 SF	72 m ²	776 SF	72.13 m ²
UNIT C4	1 B:DROOM + FLEX	1	785 SF	73 m ²	785 SF	72.96 m ²
UNIT C4	1 B:DROOM + FLEX	3	789 SF	73 m ²	2366 SF	219.82 m ²
UNIT C4: 5					3928 SF	364.91 m²
UNIT D1	2 B:DROOM + FLEX	1	819 SF	76 m ²	819 SF	76.12 m ²
UNIT D1	2 B:DROOM + FLEX	9	822 SF	76 m ²	7399 SF	687.41 m ²
UNIT D1: 10					8219 SF	763.53 m²
UNIT D2	2 BEDROOM	4	748 SF	70 m ²	2993 SF	278.05 m ²
UNIT D2	2 BEDROOM	3	749 SF	70 m ²	2247 SF	208.76 m ²
UNIT D2	2 BEDROOM	3	750 SF	70 m ²	2249 SF	208.92 m ²
UNIT D2: 10					7489 SF	695.73 m²
UNIT D3	2 BEDROOM	1	781 SF	73 m ²	781 SF	72.53 m ²
UNIT D3	2 BEDROOM	7	782 SF	73 m ²	5476 SF	508.76 m ²
UNIT D3	2 BEDROOM	2	783 SF	73 m ²	1565 SF	145.41 m ²
UNIT D3: 10					7822 SF	726.70 m²
UNIT E2	2 B:DROOM + FLEX	1	839 SF	78 m ²	839 SF	77.98 m ²
UNIT E2	2 B:DROOM + FLEX	2	841 SF	78 m ²	1681 SF	156.20 m ²
UNIT E2: 3					2521 SF	234.17 m²
UNIT E3	2 B:DROOM + FLEX	3	890 SF	83 m ²	2669 SF	248.00 m ²
UNIT E3: 3					2669 SF	248.00 m²
UNIT TOTALS: 88					61080 SF	5674.49 m²

0.5.0 parking requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)			
	UNITS	FACTOR	TOTAL
TENANT (2 BED, 2 BED & FLEX)	36	*1.3	46.8
TENANT (1 BED & FLEX, 1 BED, STUDIO)	52	*1.2	62.4
VISITOR	88	*0.2	17.6
ACCESSIBLE (MINIMUM)	127	*0.05	6.35 (7)
SMALL CAR (MAXIMUM)	127	*0.4	50.8 (51)
LOADING			1
TOTAL STALLS			126.8 (127)
TOTAL STALLS @ 5% REDUCTION	127	*.95	120.95 (121)
BIKE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)			
	UNITS	FACTOR	TOTAL
TENANT (UNIT)	88	*0.5	44
VISITOR (BLDG)	1	*6	6
TOTAL STALLS			50
NOTE:			

0.5.1 vehicle parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
TENANT				
ACCESSIBLE	3	2.5%	P1 LEVEL	
ACCESSIBLE	2	1.7%	1ST LEVEL	
EV	6	5.0%	P1 LEVEL	
S/C	43	35.5%	P1 LEVEL	
S/C	2	1.7%	1ST LEVEL	
STANDARD	35	28.9%	P1 LEVEL	
STANDARD	12	9.9%	1ST LEVEL	
TENANT: 103		85.1%		
VISITOR				
ACCESSIBLE	2	1.7%	P1 LEVEL	
S/C	4	3.3%	1ST LEVEL	
STANDARD	12	9.9%	1ST LEVEL	
VISITOR: 18		14.9%		
TOTAL PARKING STALLS: 121		100.0%		

0.6.0 storage stall summary

STORAGE COMPARTMENT TYPE	STORAGE COMPARTMENT COUNT	STORAGE COMPARTMENT STALL %	LEVEL	COMMENTS
STORAGE	22	81.5%	1ST LEVEL	
STORAGE	5	18.5%	2ND LEVEL	
TOTAL STORAGE STALLS: 27		100.0%		
NOTES: *UNIT FLEX SPACE SUBSTITUTES STORAGE STALLS				

2.0.0 code data

APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2016 BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:		
TITLE	VALUE	REFERENCE*
1. PART 3 OR PART 9 BUILDING:	3	DIV. A - PART 1 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY (IES):		3.1.2., & APPENDIX A - 3.1.2.1.(1)
2.1. PARKADE:	STORAGE GARAGE F3	
2.2. RESIDENTIAL:	C	
3. BUILDING CLASSIFICATION (S):		3.2.2.19-3.2.2.83.
3.1. STORAGE GARAGE (BELOW GRADE):		3.2.2.80
• GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA FULLY SPRINKLERED (ACTUAL AREA 9,022.186 sm) -		3.2.2.80, 3.2.2.80(2)(A)
• NON-COMBUSTIBLE CONSTRUCTION -		3.2.2.86.(2)
• FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS -		3.2.2.80(2)(B)
• OPEN AIR STOREYS: N/A		
• MEZZANINES: N/A		
• LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HOUR FIRE RESISTANCE RATING -		3.2.2.80(2)(D)
3.2. RESIDENTIAL:		3.2.2.50
• GROUP C, UP TO 6 STOREYS, SPRINKLERED -		3.2.2.50.(1), 3.2.2.50.(1)(D)(VI) WITH GROUP F3 STORAGE GARAGE (LEVEL 1) PER 3.2.2.50.(5)
• < 18m BETWEEN FLOOR OF FIRST STOREY & UPPERMOST FLOOR LEVEL		
• ALLOWABLE BUILDING AREA: < 1500 sm		
• 1440 sm		
• COMBUSTIBLE AND/OR NON-CONSTRUCTION (3.2.2.50.(2))		
• FLOOR ASSEMBLIES: - LEVEL 2: NON-COMBUSTIBLE CONSTRUCTION, 1 1/2 HOUR FIRE SEPARATION WITH 1 1/2 HOUR FIRE RESISTANCE RATING (3.3.5.6)		
- LEVELS 3,4,5 & 6: COMBUSTIBLE CONSTRUCTION, 1 HOUR FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING (3.2.2.50(2)(A))		
• ROOF ASSEMBLIES: 1 HOUR FIRE RESISTANCE RATING (3.2.2.50(2)(B))		
• ROOF ASSEMBLIES: < 25m FROM FLOOR OF FIRST STOREY TO HIGHEST POINT OF ROOF ASSEMBLY		
• MEZZANINES: N/A		
• LOAD BEARING WALLS, COLUMNS & ARCHES: LEVEL 2 - 1 1/2 HOUR FIRE RESISTANCE RATING (3.3.5.6), LEVEL 3,4,5 & 6 - 1 HOUR FIRE RESISTANCE RATING...		
3.3 STORAGE GARAGE (BELOW GRADE) CONSIDERED AS SEPARATE BUILDING:		3.2.1.2.
• FULLY SPRINKLERED (3.2.1.2.(2)(A))		
• NON-COMBUSTIBLE CONSTRUCTION (3.2.1.2.(1))		
• 2 HOUR FIRE SEPARATION (3.2.1.2.(1))		
• 2 HOUR FIRE RESISTANCE RATING (3.2.1.2.(1))		
• F.T. RATED FIRESTOP (3.1.9.1(2))		
4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4.-3.2.2.8.
5. COMBUSTIBLE OR NONCOMBUSTIBLE CLADDING:	NON-COMBUSTIBLE	3.1.4.8.(1)
6. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.5.1.1.
7. FIREWALL:	NA	3.1.10.
8. MEZZANINE(S)	NA	3.2.1.1.(3) - (8)
9. MEZZANINE EXITING:	NA	3.4.2.2.
10. INTERCONNECTED FLOOR SPACE:	NA	3.2.3.2.(3), 3.2.8., 3.1.3.1.(3)
11. HORIZONTAL FIRE SEPARATION (BASEMENT STORAGE GARAGE):	YES	3.2.1.2.
12. SPRINKLER SYSTEM:		3.2.2.18, 3.2.5.13.
12.1. PARKADE:	YES - NFPA 13-2013	3.2.5.12.(1)
12.2. RESIDENTIAL:	YES - NFPA 13-2013	3.2.5.12.(1)
12.3. FIRE EXTINGUISHERS:	YES - NFPA 10-2013	BC FIRE CODE 2018
13. STANDPIPE SYSTEM:	YES - NFPA 13-2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
14. FIRE ALARM SYSTEM:	YES - SINGLE STAGE SYSTEM CAN/ULC - S524 - 24	3.2.4.1.(2)&(4)
15. SMOKE CONTROL MEASURES:	YES	3.1.8.12, 3.2.4.8
16. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9.
NOTES:		



eastleigh x Glover



eastleigh x 56 ave



eastleigh - looking east

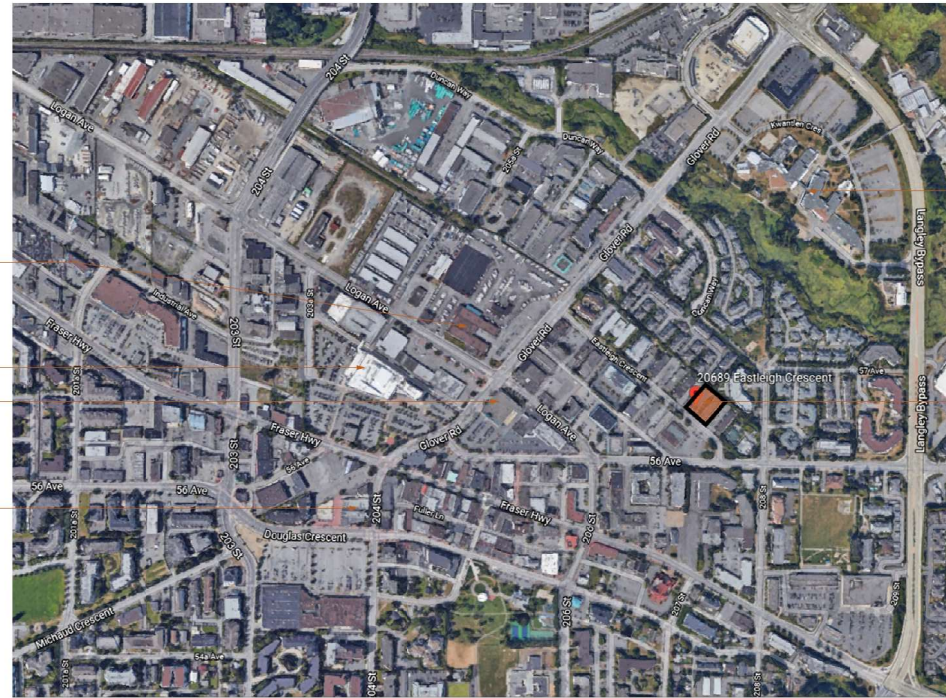
location

THE PROPOSED DEVELOPMENT IS LOCATED IN NORTH LANGLEY ON EASTLEIGH CRESCENT. THE SITE IS LOCATED IN RESIDENTIAL BLOCK WITH OLDER LOW RISE MULTIPLEX BUILDINGS ADJACENT TO THE PROPOSED DEVELOPMENT.

fitness unlimited
athletic club

cascade casino
value village

city of langley
library

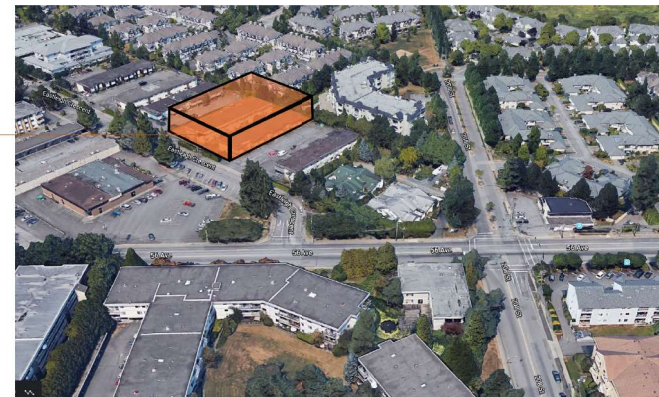


location map/ north langley

kwantlen polytechnic
university - langley
campus

eastleigh apartment
development location

eastleigh apartment
development location



aerial view looking north



keystonearch.ca

EASTLEIGH APTS

20689 & 20699 EASTLEIGH CRESCENT, LANGLEY, BC

CONTEXT PLANS

SCALE: N.T.S.



RE-ISSUED FOR DP

20-12-10 REVISION #:
PROJECT NUMBER: 20-100



R
F PROPERTIES
REGISTERED PROFESSIONAL

SD1.04

design rationale

MULTI-FAMILY RESIDENTIAL

project description

THIS PROPOSED DEVELOPMENT IS COMPRISED OF A SIX-STORY WOOD FRAME 88 UNIT MULTI-FAMILY RESIDENTIAL BUILDING ON A SINGLE LEVEL CONCRETE PARKADE SURROUNDING A RAISED LANDSCAPED COURTYARD TO THE NORTH-EAST, PROVIDING AMPLE INDOOR AND OUTDOOR AMENITY SPACE FOR THE OVERALL DEVELOPMENT. UNITS LOCATED ALONG THE EASTLEIGH CRESCENT STREET FRONT ARE GROUND-ORIENTED TWO-STORY LOFT UNITS REPLICATING TWO-STORY TOWNHOMES WHICH CREATE HUMAN SCALE INTERACTION WITH THE STREET. FRONTING TWO AND FOUR-STORY RAISED PROJECTING FEATURES BRINGING REDUCED SCALE AND ARTICULATION TO THE FAÇADE. ENTRY IS CELEBRATED ALONG THE CENTER BY A DISTINCT ROOF PROJECTION AND CLERESTORY WINDOWS COVING THE SET BACK LOBBY AT THE FACE OF THE BUILDING.

massing, form & character

THE SITTING AND MASSING OF THE BUILDINGS WITHIN THIS DEVELOPMENT IS DESIGNED TO ALLOW NATURAL DAYLIGHT AND VISIBILITY WITHIN THE COURTYARD AND GROUND FLOOR AMENITY SPACES AND INCORPORATE AN APPROACH TO CREATE A UNIQUE SENSE OF WHERE WHICH TO LIVE, WORK, AND PLAY WHILE LOCATED WITHIN THE CITY OF LANGLEY'S URBAN CENTRE. DIVERSITY IN THE ARTICULATION AND USE OF MATERIALS AND COLOUR ACCENTS THROUGHOUT THE BUILDING FAÇADES ALONG THE STREET FACE CREATES VISUAL INTEREST FOR BOTH MOTORISTS AND PEDESTRIANS ENTERING THE SITE, AS WELL AS A STRONG SENSE OF HUMAN SCALE FOR PEDESTRIANS MOVING ALONG THE STREET AND THROUGHOUT THE DEVELOPMENT.

THE EXTERIOR TREATMENT OF THE BUILDING REFLECTS THAT OF A MODERN URBAN CONTEMPORARY THEME WITH THE USE OF GRAY, WHITE AND STEEL TONES AND RAISED ROOF PROJECTIONS AND CANOPIES, WHILE BRINGING WARMTH AND EXCITEMENT AS A LIVABLE PLACE BY USE OF GLASS, METAL PANEL, BRICK AND WOOD TONE FEATURES AND ACCENTS AND LANDSCAPE FEATURES.



conceptual rendering

MATERIALS CONSIST OF FINISHED AND TERRACED CONCRETE, BRICK VENEER, METAL PANEL, WOOD TONED CLADDING, CEMENTITIOUS PANEL AND LAP SIDING WITH HORIZONTAL CORNICES AND PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE AT THE STREET AND COURTYARD ENTRIES, AND ALSO ALLOW A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM WITH ENHANCED VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS MORE EFFECTIVELY, WHILE YET MAINTAINING PRIVACY WITHIN THE SUITES. OTHER FEATURES INCLUDE LARGE PROJECTING BALCONIES, GLASS RAILINGS, AND LANDSCAPED TERRACES AND STREET FRONTS.

environmental sustainability

ENVIRONMENTAL SUSTAINABILITY IS ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXTERIOR PARKING AND MAXIMIZING DENSITY.

crime prevention

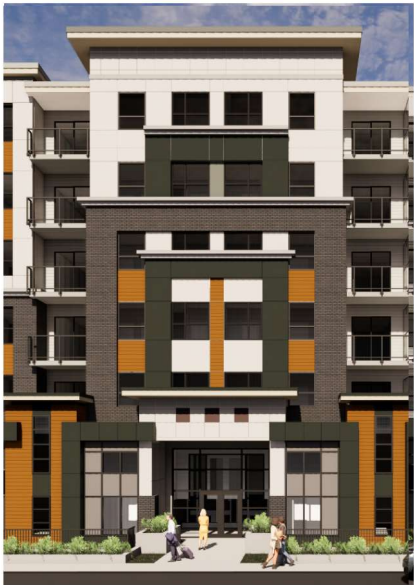
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARD AND PARKADE LEVELS BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS, CLEARLY DEFINED MAIN ENTRANCES AND SECURE AND FULLY ACCESSIBLE PARKING.



streetscape along eastleigh crescent



outdoor amenity area / surface parking



main entrance



outdoor amenity area



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DESIGN RATIONALE
SCALE: 1/4" = 1'-0"

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PROJECT NUMBER: 20-100



R
RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD1.05



eastleigh crescent streetscape

3/32" = 1'-0"



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STREETSCAPES

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

RE-ISSUED FOR DP

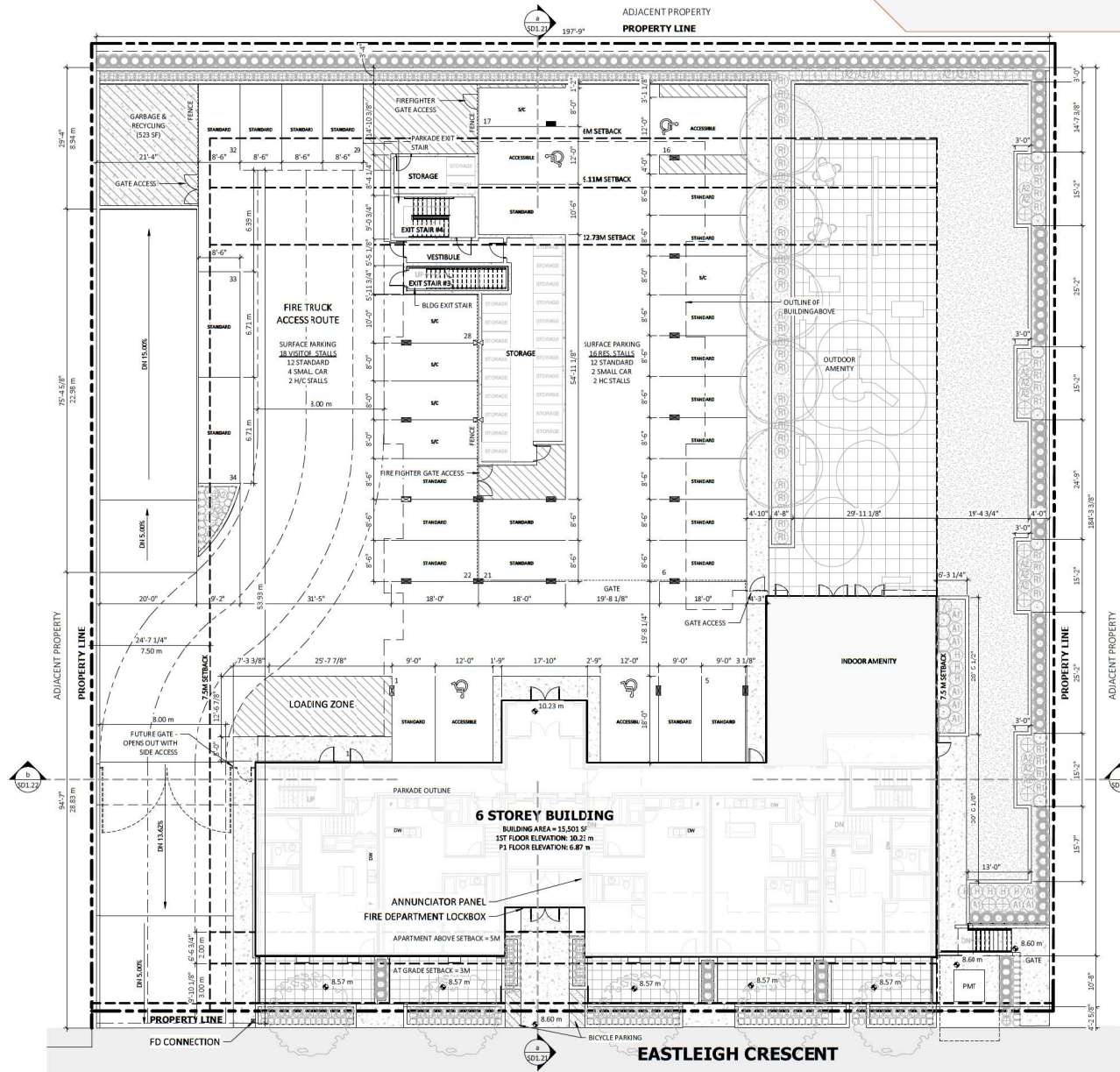
20-12-10 REVISION #:

PROJECT NUMBER: 20-100



RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD1.06



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

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20-12-10 REVISION #:
PROJECT NUMBER: 20-100

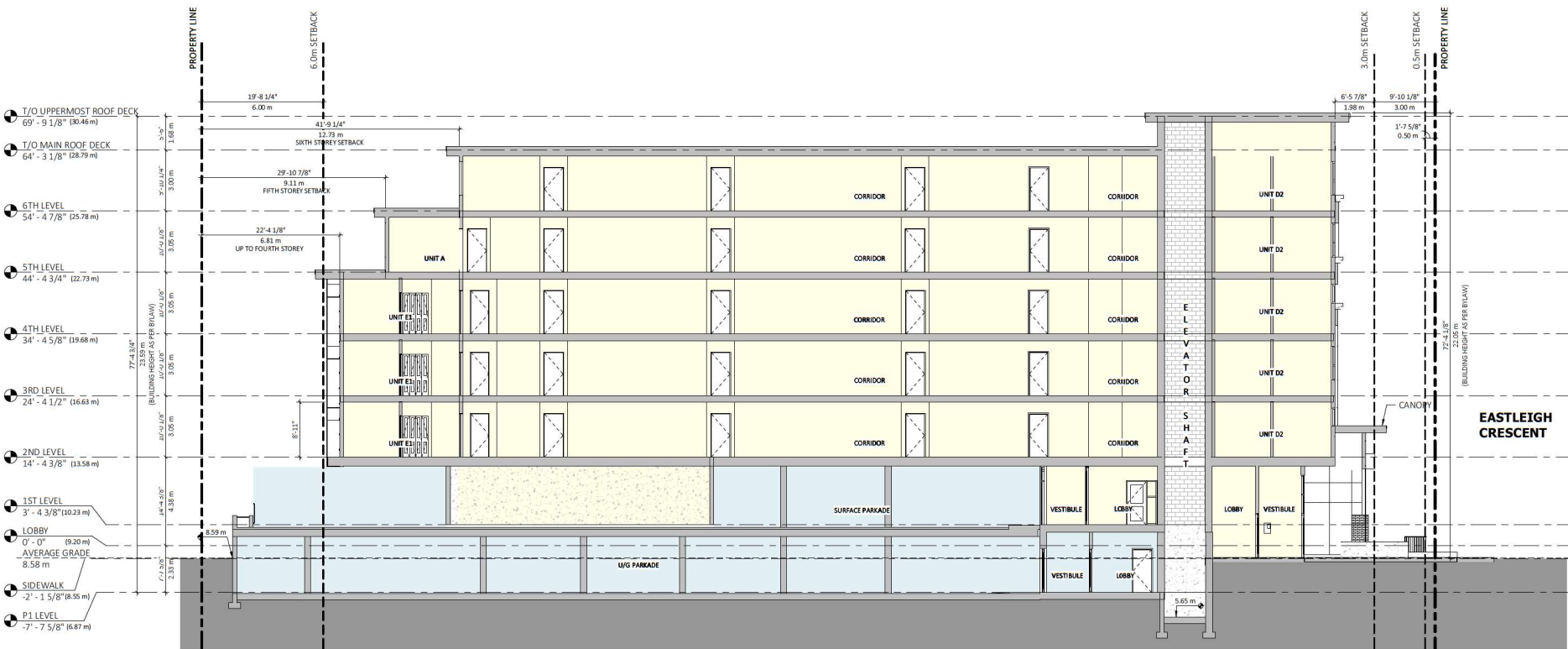


RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD1.20

OCCUPANCIES

- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE

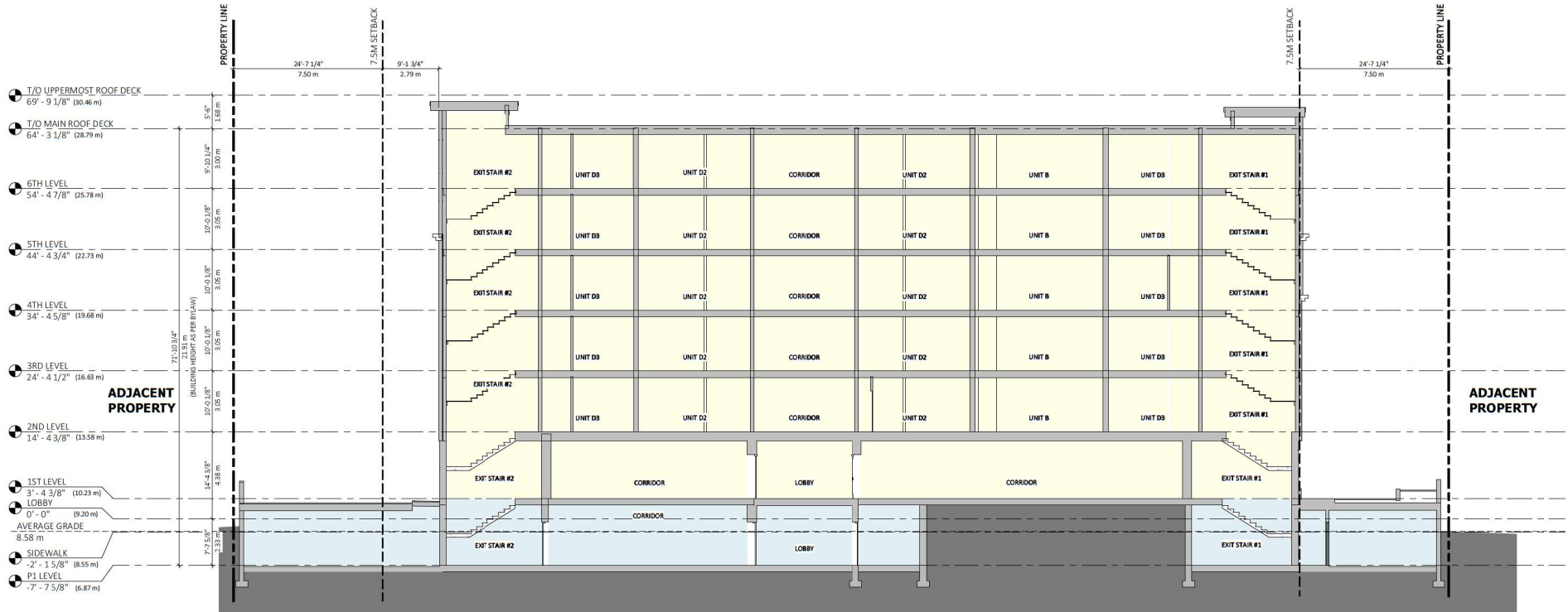


section a

1/8" = 1'-0"

OCCUPANCIES

- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE



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SITE SECTION

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

RE-ISSUED FOR DP

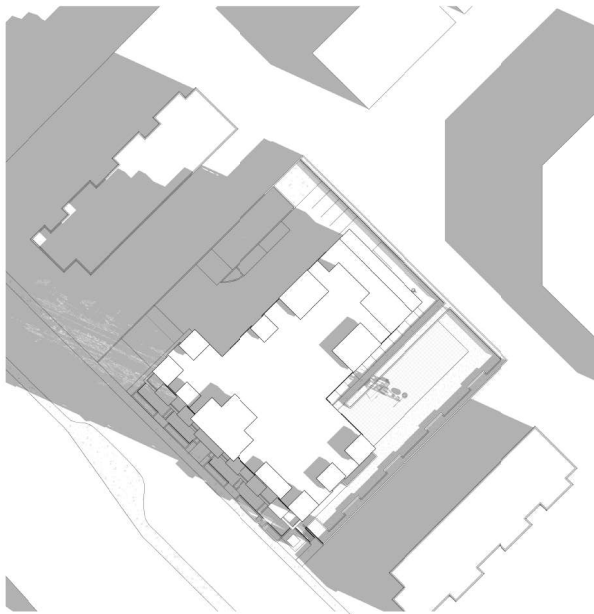
20-12-10 REVISION #:

PROJECT NUMBER: 20-100

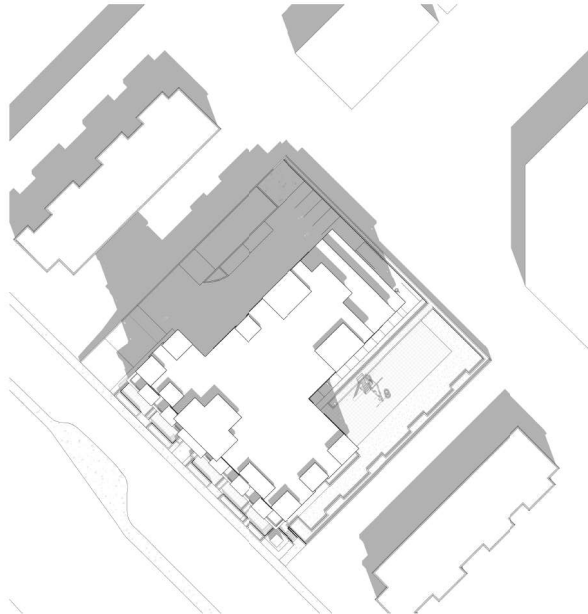


R. F. PROPERTIES
RESIDENTIAL & COMMERCIAL

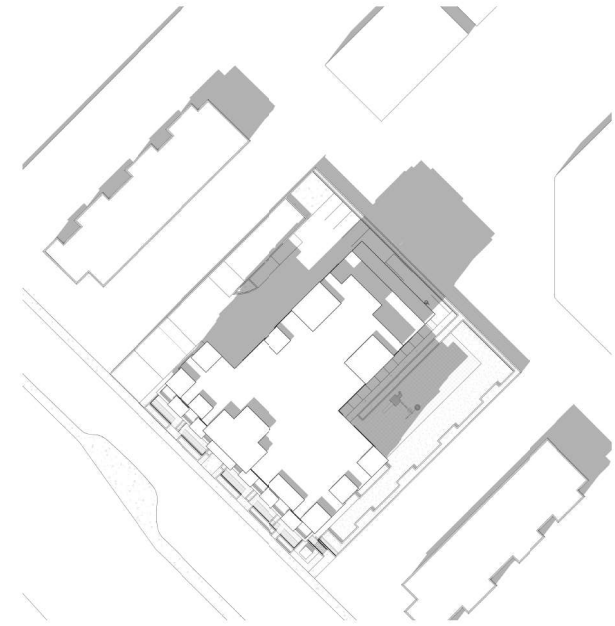
SD1.22



shadow study - 9 am - March 21



shadow study - 12pm - March 21



shadow study - 3pm - March 21



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SHADOW STUDY

SCALE:

RE-ISSUED FOR DP

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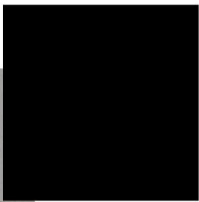


RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD1.31



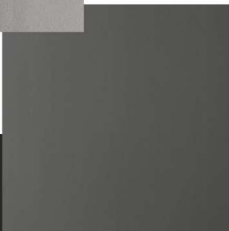
main entrance - south elevation



midnight black



pearl grey



night gray



iron gray



cement board smooth panel siding



black aluminum
fencing



pine zebra wood
vinyl siding



iron gray



monterey taupe
cement board trim & fascia board



slate gray
brick



bronze
anodized
aluminum



pearl gray
cement board trim & fascia board

material legend	
1	CEMENT BOARD SMOOTH PANEL SIDING (W/ EASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: MIDNIGHT BLACK
2	CEMENT BOARD SMOOTH PANEL SIDING (W/ EASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: PEARL GRAY
3	CEMENT BOARD SMOOTH PANEL SIDING (W/ EASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: NIGHT GRAY
4	CEMENT BOARD SMOOTH PANEL SIDING (W/ EASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: IRON GRAY
5	EXTRUDED VINYL SAGWALLY-GROOVE SIDING (6" EXPOSURE): - SAGPEX, COLOUR: "PINE ZEBRAWOOD"
6	CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): - JAMES HARDIE, COLOUR: PEARL GRAY
7	BRICK (90mm X 54mm X 100mm): - HEBBON BRICK COMPANY, COLOUR: "SLATE GRAY", - TEXTURE: "VELOUR", - MORTAR COLOUR: LIGHT GRAY
8	CONCRETE WALL: - COLOUR: "CLEAR SEALER"
9	CURTAIN WALL: - "XANIMET", 1500 UT SYSTEM 1 COLOUR: "BLACK ANODIZED", C/W GRAY SPANDREL PANEL
10	WINDOW VINYL: - COLOUR: "BLACK EXT. / WHITE INT."
11	SLIDING PATIO DOOR VINYL: - COLOUR: "BLACK EXT. / WHITE INT."
12	SWINGING PATIO DOOR VINYL: - COLOUR: "BLACK EXT. / WHITE INT."
13	ALUMINUM/GLASS DECK RAILING: - COLOUR: "BLACK ANODIZED"
14	PRIVACY SCREEN: - COLOUR (STEEL): "BLACK"
15	HARDIE TRIM (SMOOTH): - JAMES HARDIE, COLOUR: MONTEREY TAUPE
16	HARDIE FASCIA BOARD (SMOOTH): - JAMES HARDIE, COLOUR: MONTEREY TAUPE
17	HARDIE FASCIA BOARD (SMOOTH): - JAMES HARDIE, COLOUR: NIGHT GRAY
18	BREAK SHAPE: - PREFINISHED PROFILE, COLOUR TO MATCH: - JAMES HARDIE, COLOUR: IRON GRAY
19	PRECAST "CONCRETE" CORNICE: - COLOUR: "CLEAR SEALER"
20	EXTERIOR METAL GUARD/RAILING (W/ HANDRAIL @ MAIN ENTRANCE): - COLOUR: "BLACK"
21	EXTERIOR METAL DOOR: - "BENJAMIN MOORE", COLOUR: "BLACK"
22	ANNOIDIZED ALUMINUM PANEL: - COLOUR: "BRONZE"
23	HARDIE FASCIA BOARD (SMOOTH): - JAMES HARDIE, COLOUR: IRON GRAY
24	SPANDREL PANEL: - COLOUR: "GRAY"



south-east perspective



south-west perspective



north-east perspective



north-west perspective



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RENDERING

SCALE: N.T.S.

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20-12-10 REVISION #:

PROJECT NUMBER: 20-100



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SD1.50



south-east aerial



south aerial



north-east aerial



south entrance perspective



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RENDERING

SCALE: N.T.S.

RE-ISSUED FOR DP

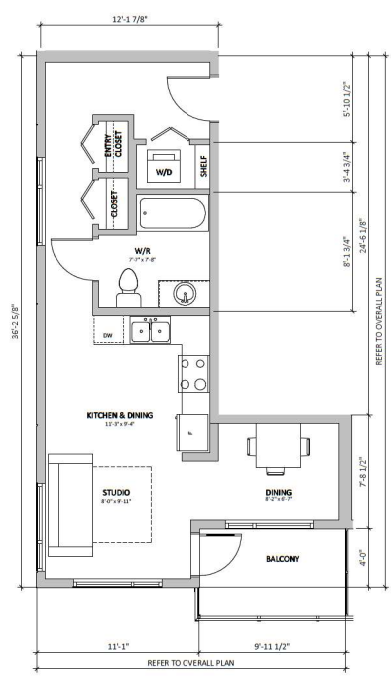
20-12-10 REVISION #:

PROJECT NUMBER: 20-100



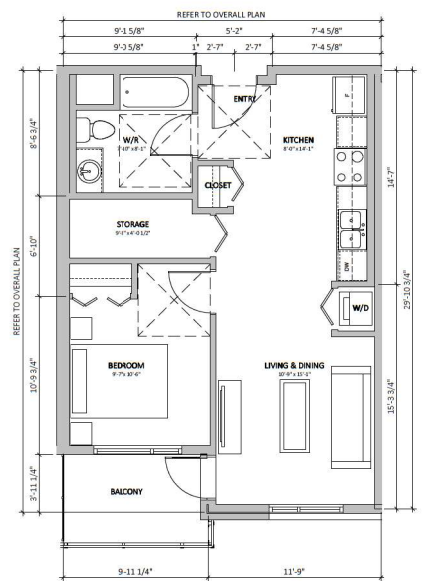
RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD1.51



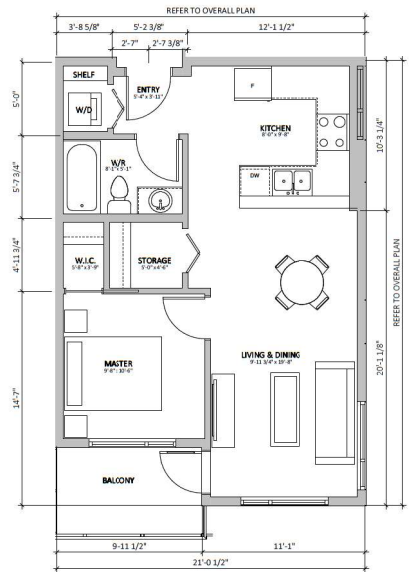
UNIT A - STUDIO

1/4" = 1'-0"
OF UNITS: 1
AREA: 497 S.F.



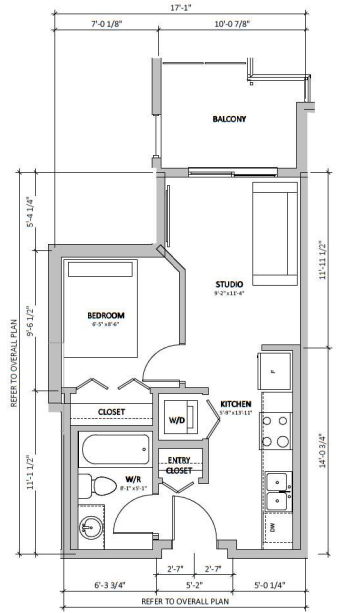
UNIT B - 1 BED (ADAPTABLE)

1/4" = 1'-0"
OF UNITS: 5
AREA: 620 S.F.



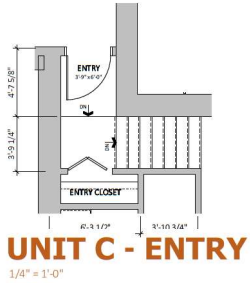
UNIT B1 - 1 BED

1/4" = 1'-0"
OF UNITS: 31
AREA: 590 S.F. - 623 S.F.



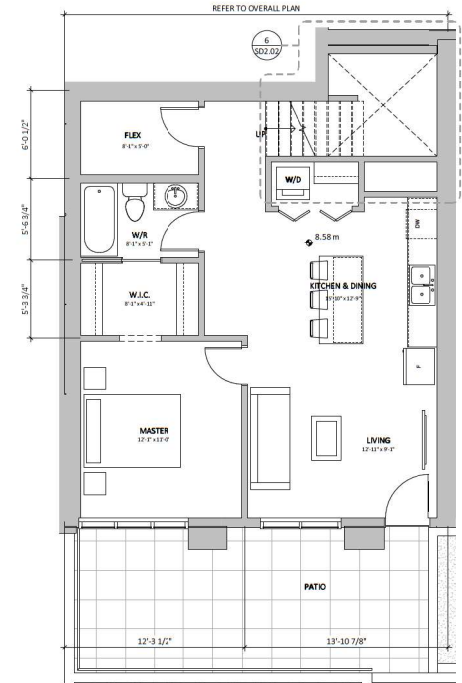
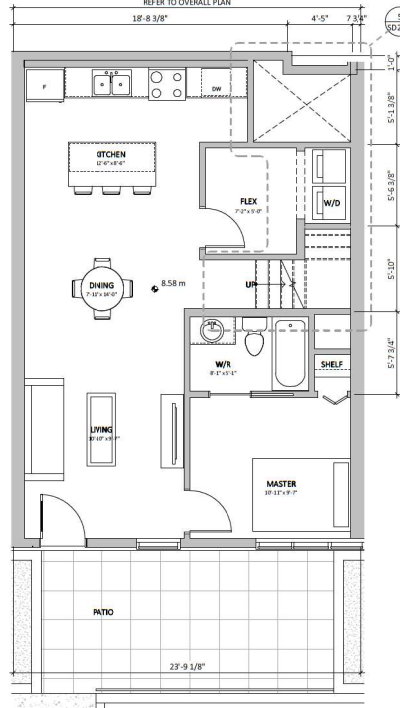
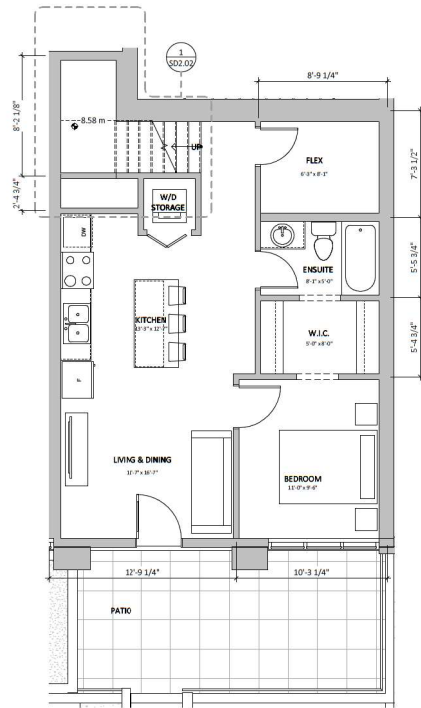
UNIT B2 - 1 BED

1/4" = 1'-0"
OF UNITS: 5
AREA: 391 S.F. - 395 S.F.



UNIT C1 - ENTRY
1/4" = 1'-0"

UNIT C2 - ENTRY
1/4" = 1'-0"



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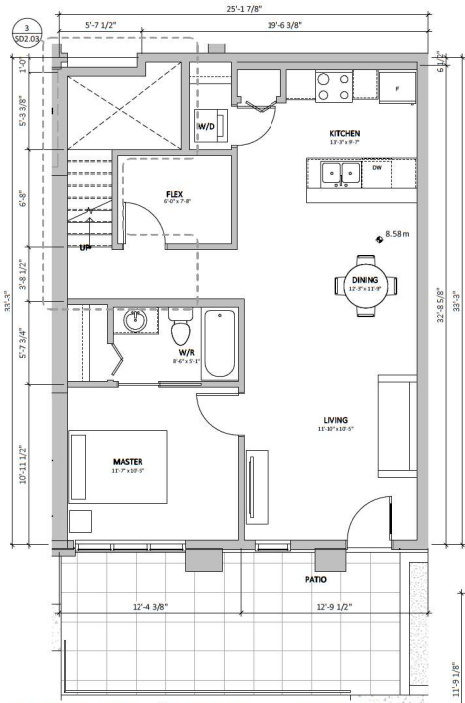
UNIT PLANS
SCALE: 1/4" = 1'-0"

RE-ISSUED FOR DP
20-12-10 REVISION #:
PROJECT NUMBER: 20-100



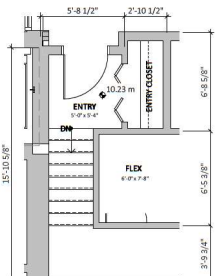
RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD2.02



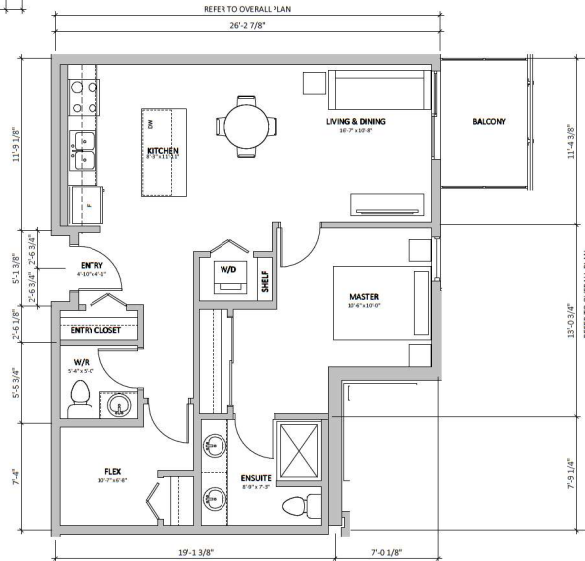
UNIT C3 - 1 BED + FLEX

1/4" = 1'-0"
OF UNITS: 2
AREA: 863 S.F.



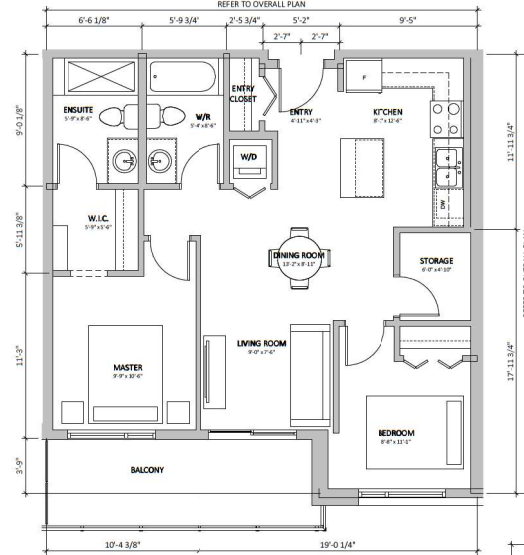
UNIT C3 - ENTRY

1/4" = 1'-0"



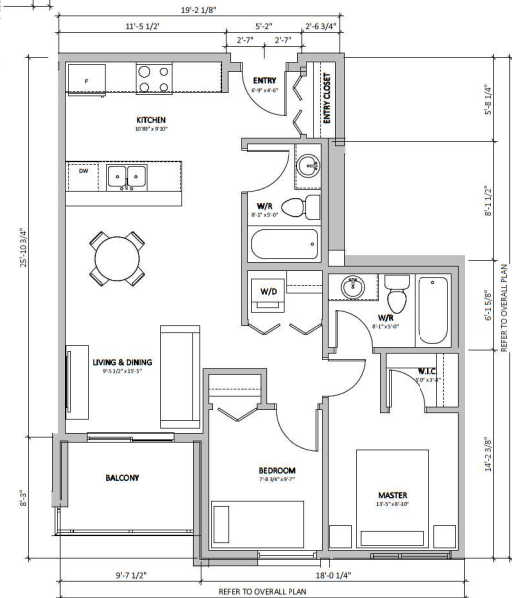
UNIT C4 - 1 BED + FLEX

1/4" = 1'-0"
OF UNITS: 5
AREA: 771-781 S.F.



UNIT D1 - 2 BED

1/4" = 1'-0"
OF UNITS: 10
AREA: 822 S.F.



UNIT D2 - 2 BED

1/4" = 1'-0"
OF UNITS: 10
AREA: 748-750 S.F.



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UNIT PLANS

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

RE-ISSUED FOR DP

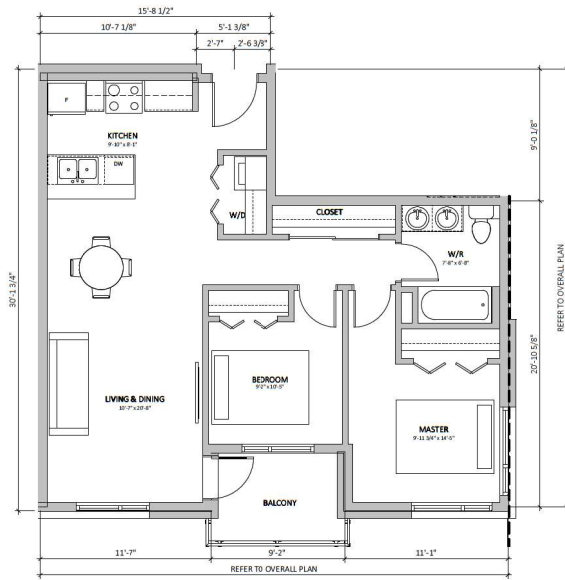
20-12-10 REVISION #:

PROJECT NUMBER: 20-100



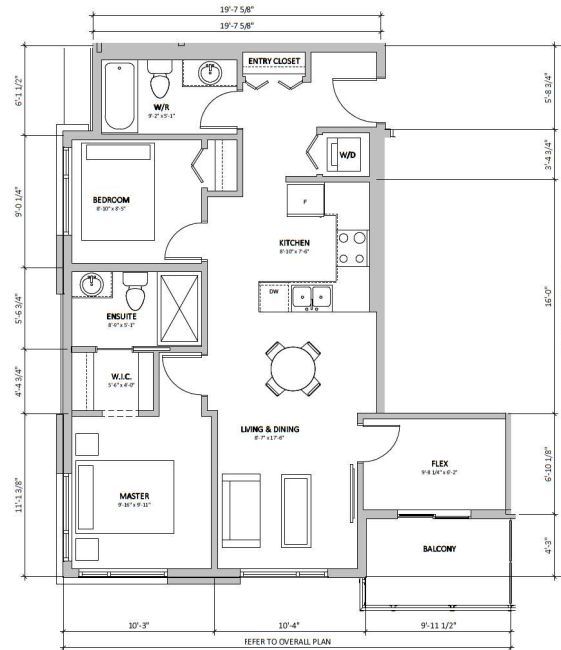
RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD2.03



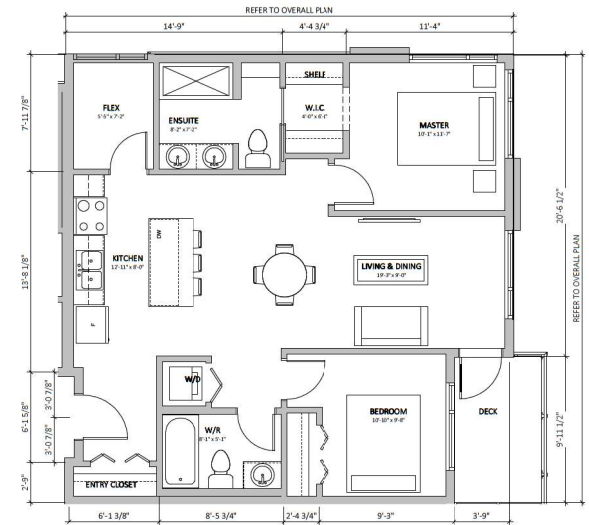
UNIT D3 - 2 BED

1/4" = 1'-0"
OF UNITS: 10
AREA: 781 S.F.



UNIT E1 - 2 BED + FLEX

1/4" = 1'-0"
OF UNITS: 3
AREA: 829 S.F.



UNIT E2 - 2 BED + FLEX

1/4" = 1'-0"
OF UNITS: 3
AREA: 885 S.F.



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UNIT PLANS

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

RE-ISSUED FOR DP

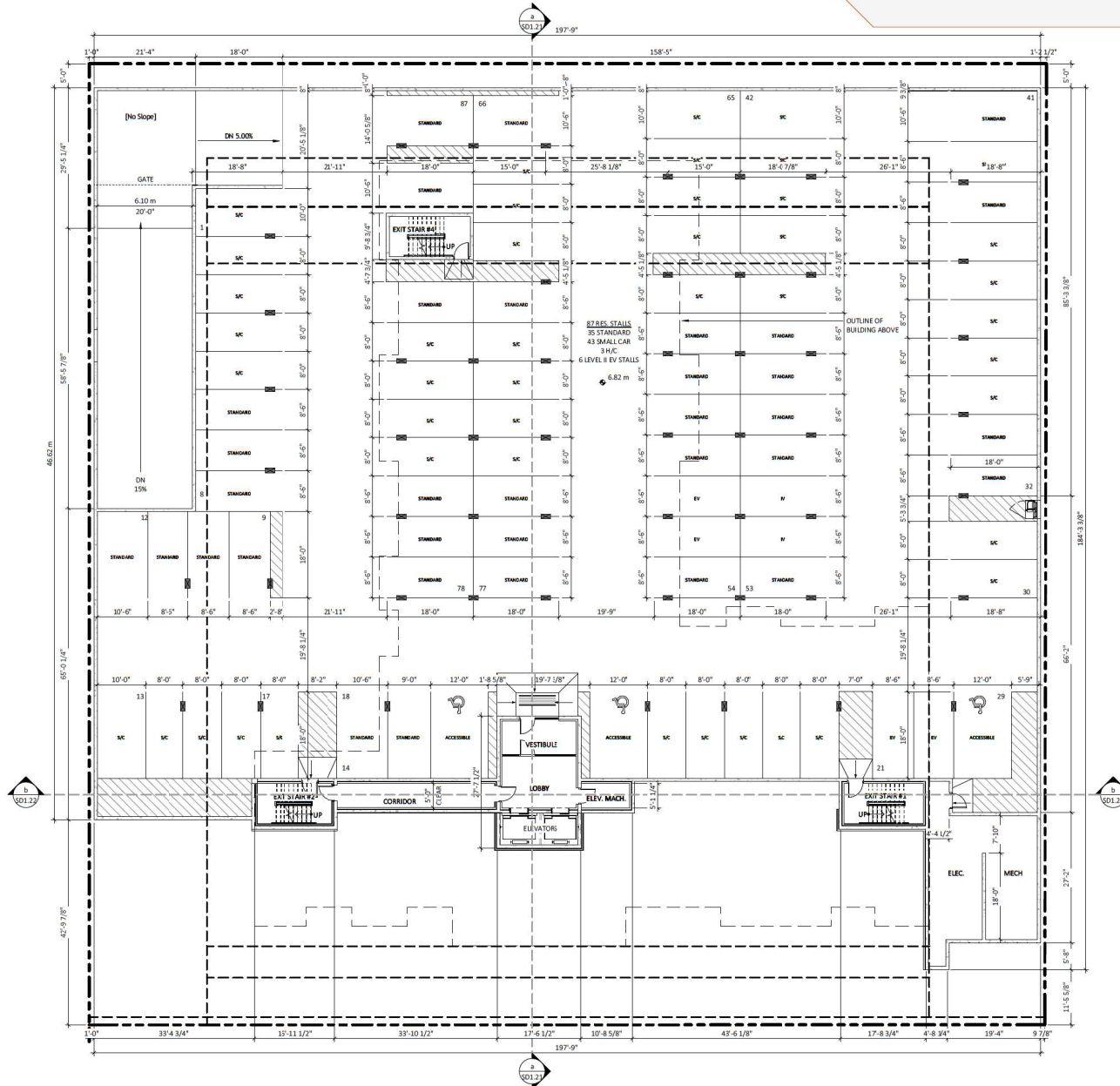
20-12-10 REVISION #: 1

PROJECT NUMBER: 20-100



RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD2.04



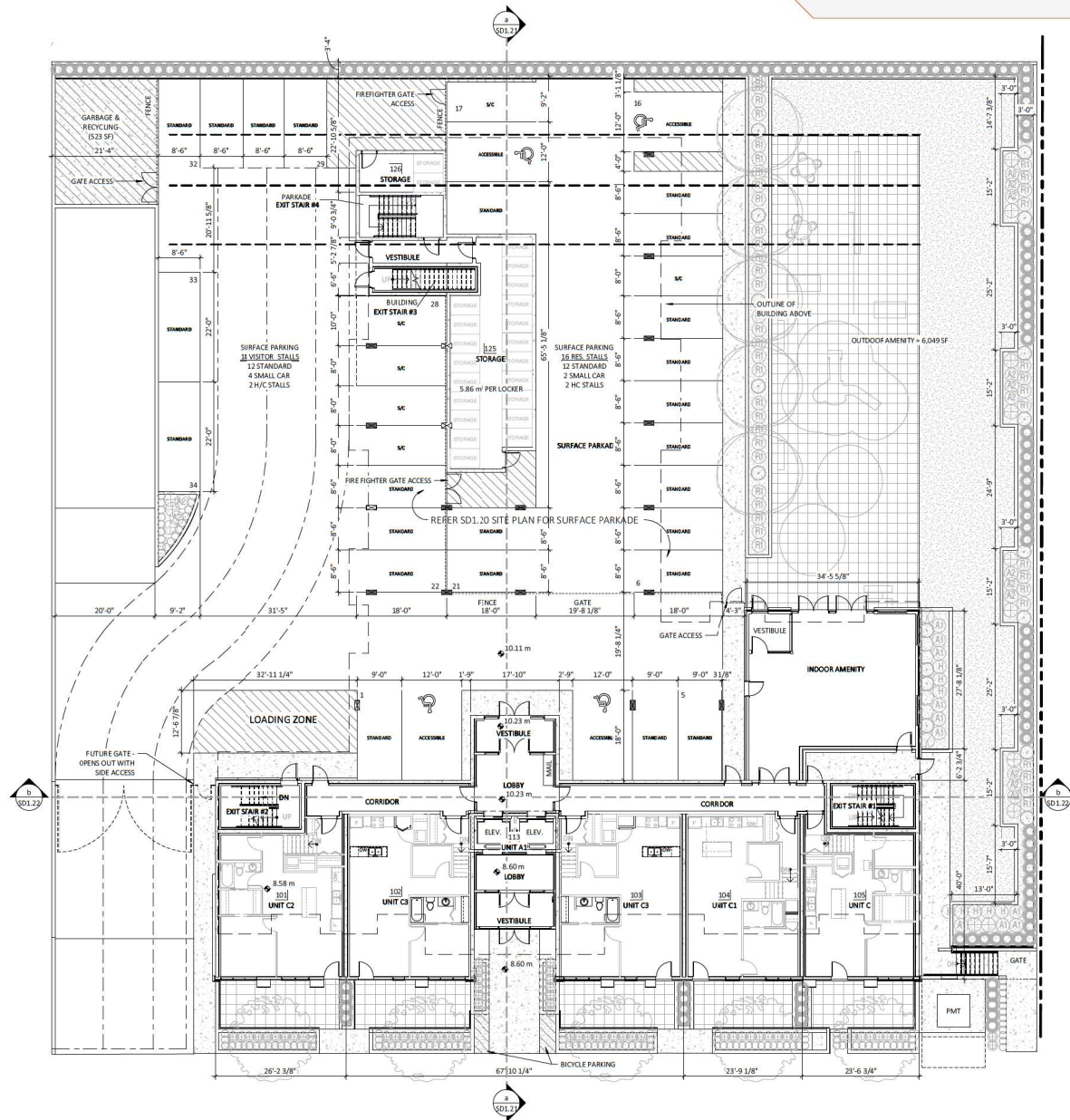
P1 LEVEL PLAN
SCALE: 3/32" = 1'-0"

RE-ISSUED FOR DP
20-12-10 REVISION #:
PROJECT NUMBER: 20-100



R. F. PROPERTIES
REGISTERED PROFESSIONAL ENGINEER

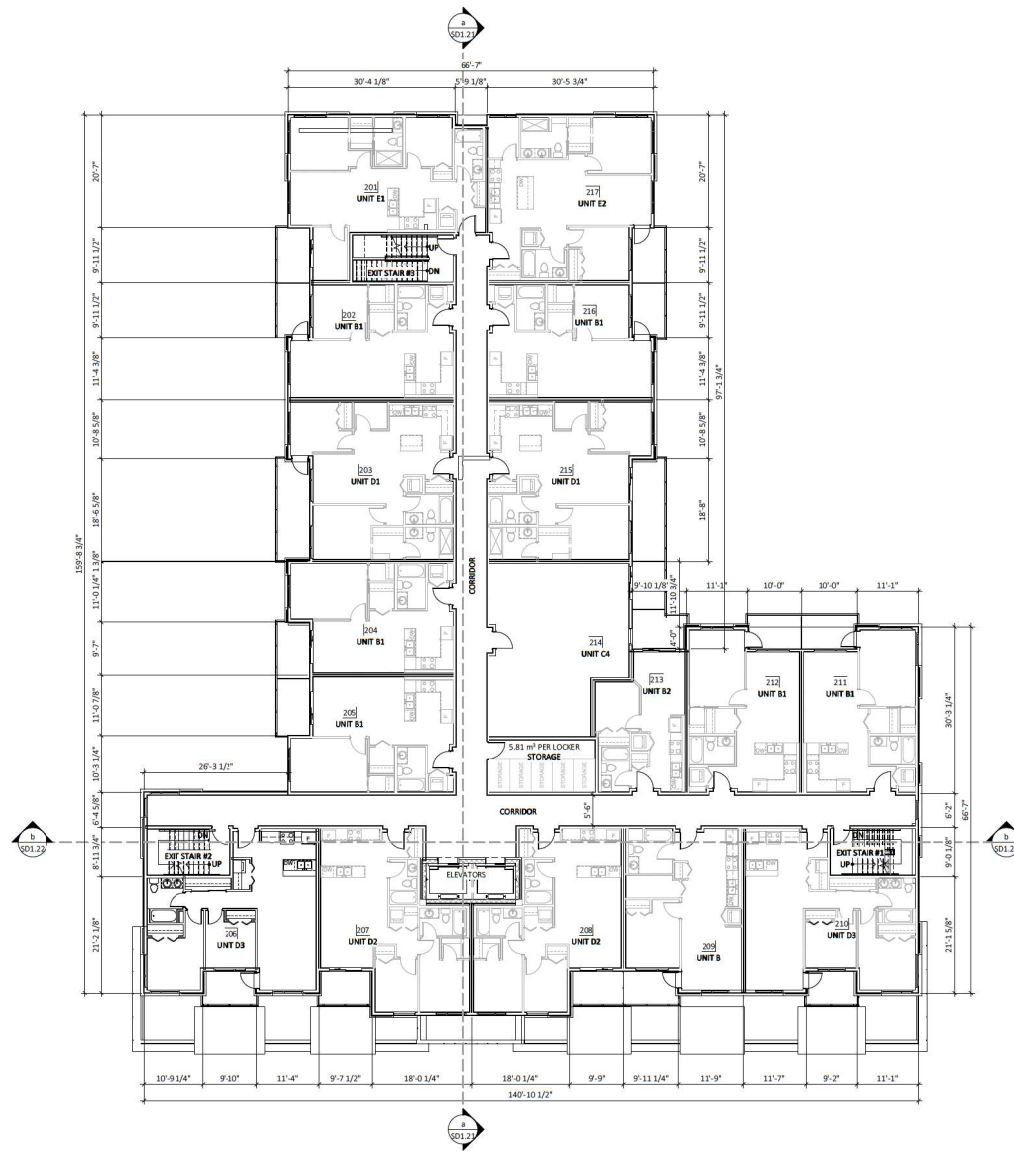
SD3.01



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

RE-ISSUED FOR DP

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PROJECT NUMBER: 20-100



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2nd LEVEL PLAN

SCALE: 3/52" = 1'-0"



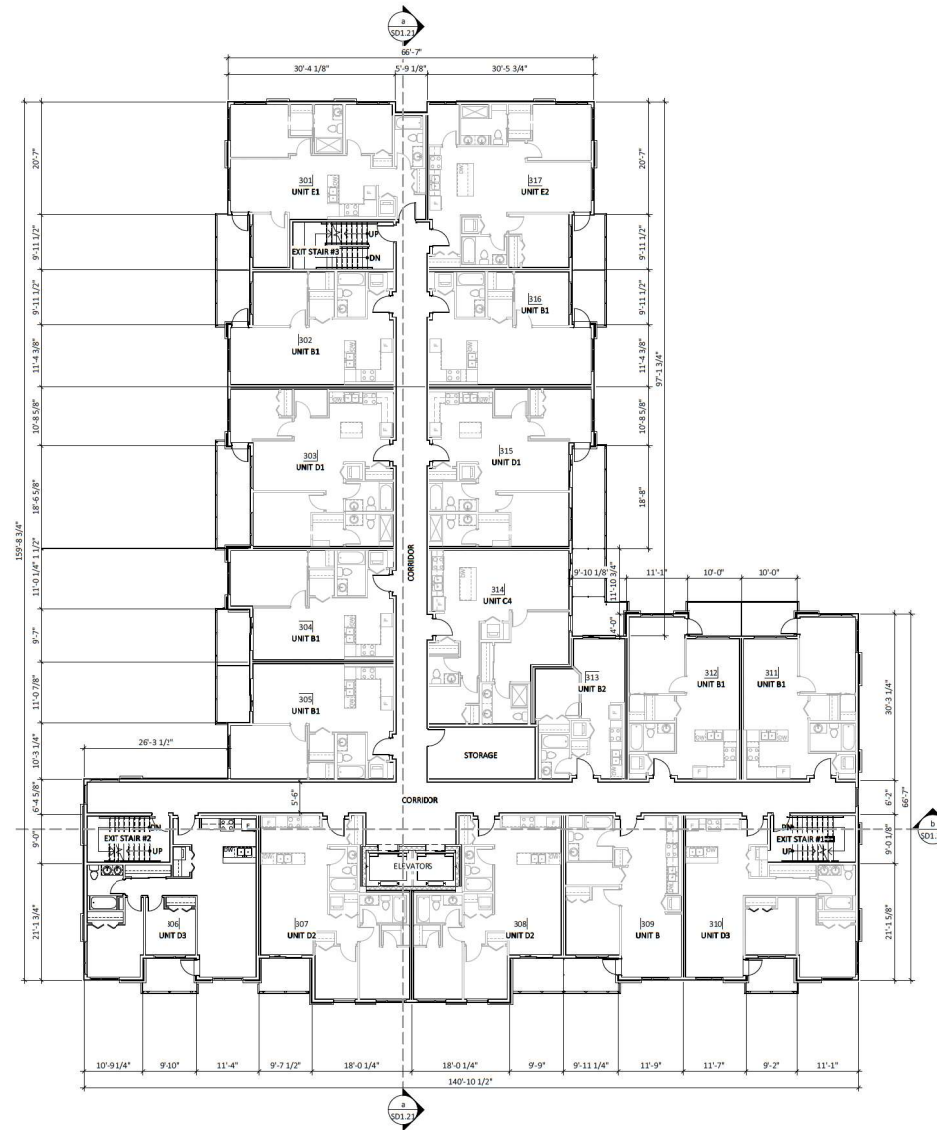
RE-ISSUED FOR DP

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R
RF PROPERTIES
REGISTERED & LICENSED

SD3.03



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3rd LEVEL PLAN

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



RE-ISSUED FOR DP

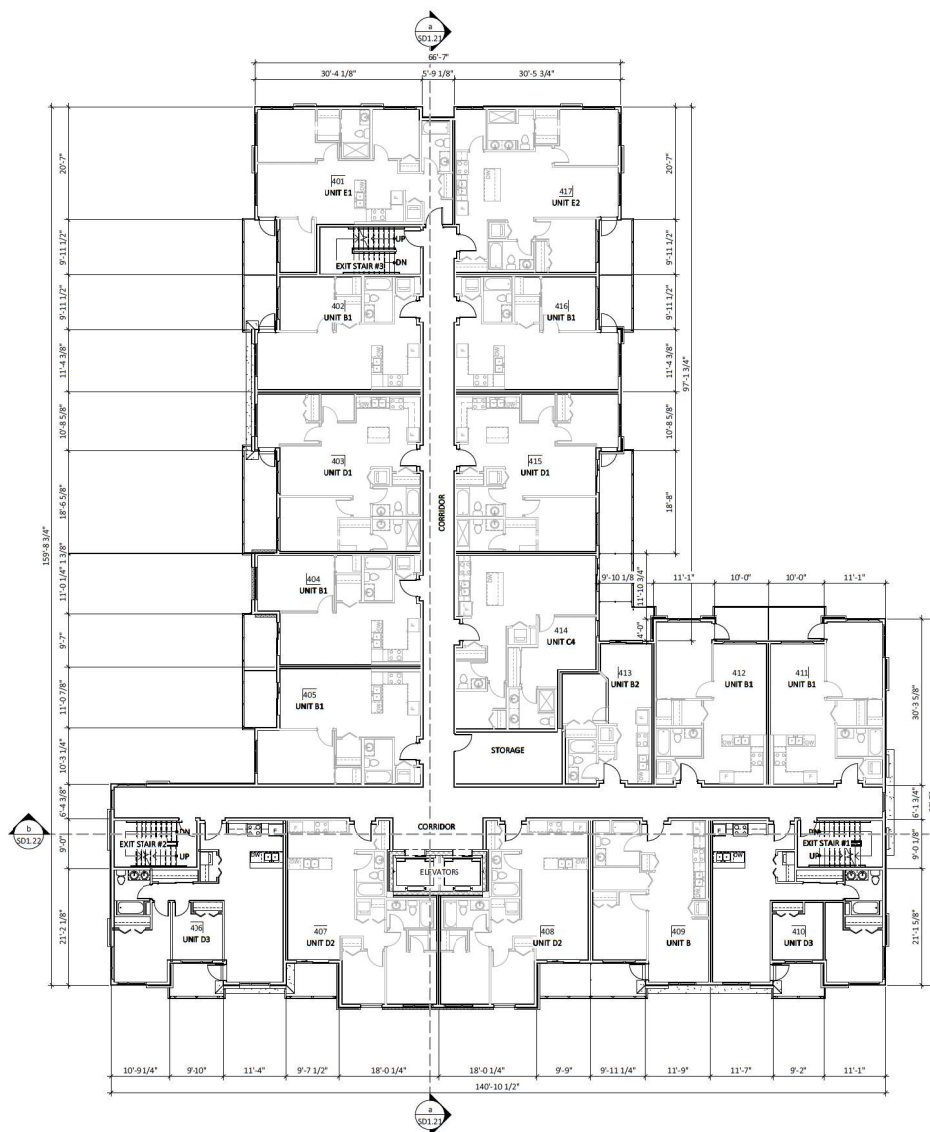
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PROJECT NUMBER: 20-100



RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD3.04





EASTLEIGH APTS

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5th LEVEL PLAN

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



RE-ISSUED FOR DP

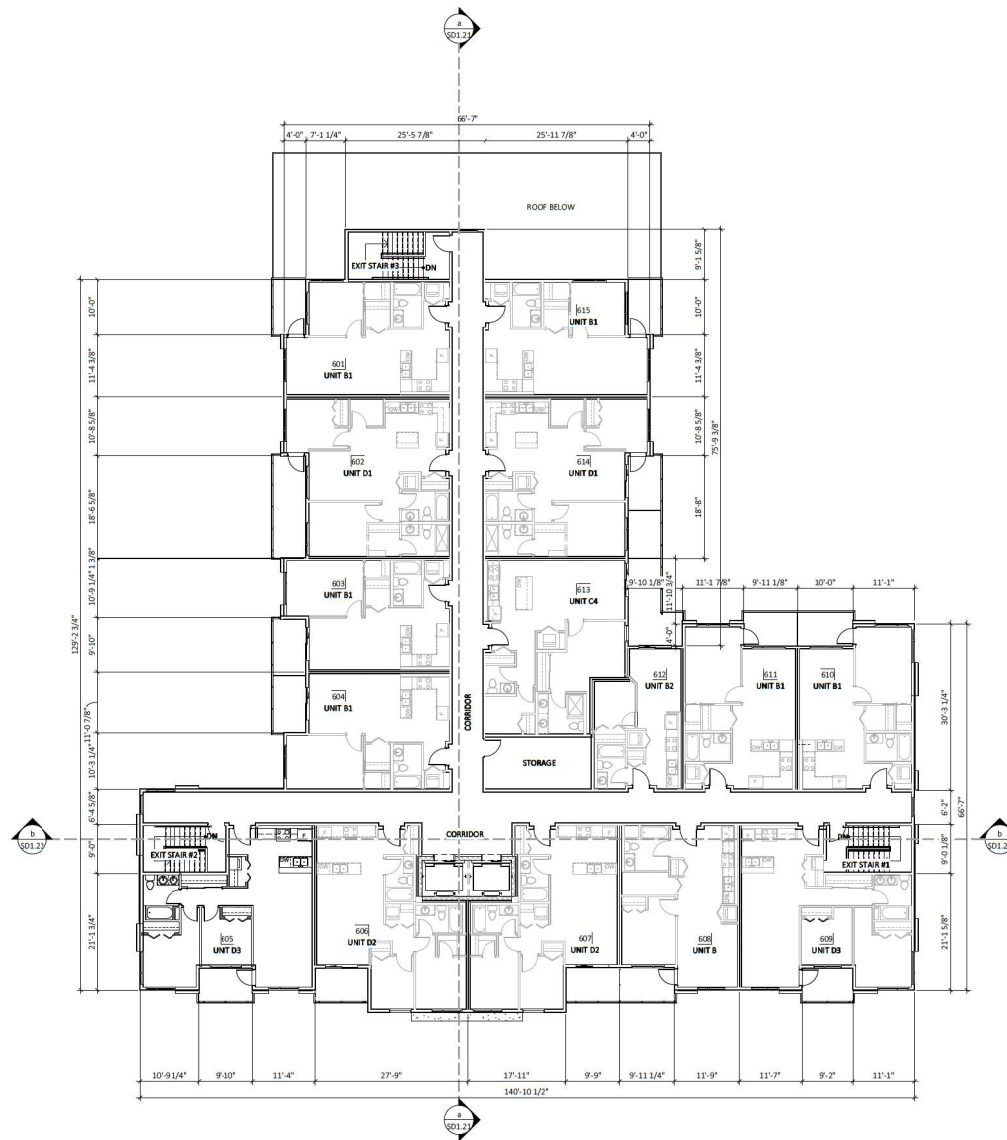
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PROJECT NUMBER: 20-100



RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD3.06



EASTLEIGH APTS

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6th LEVEL PLAN

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



RE-ISSUED FOR DP

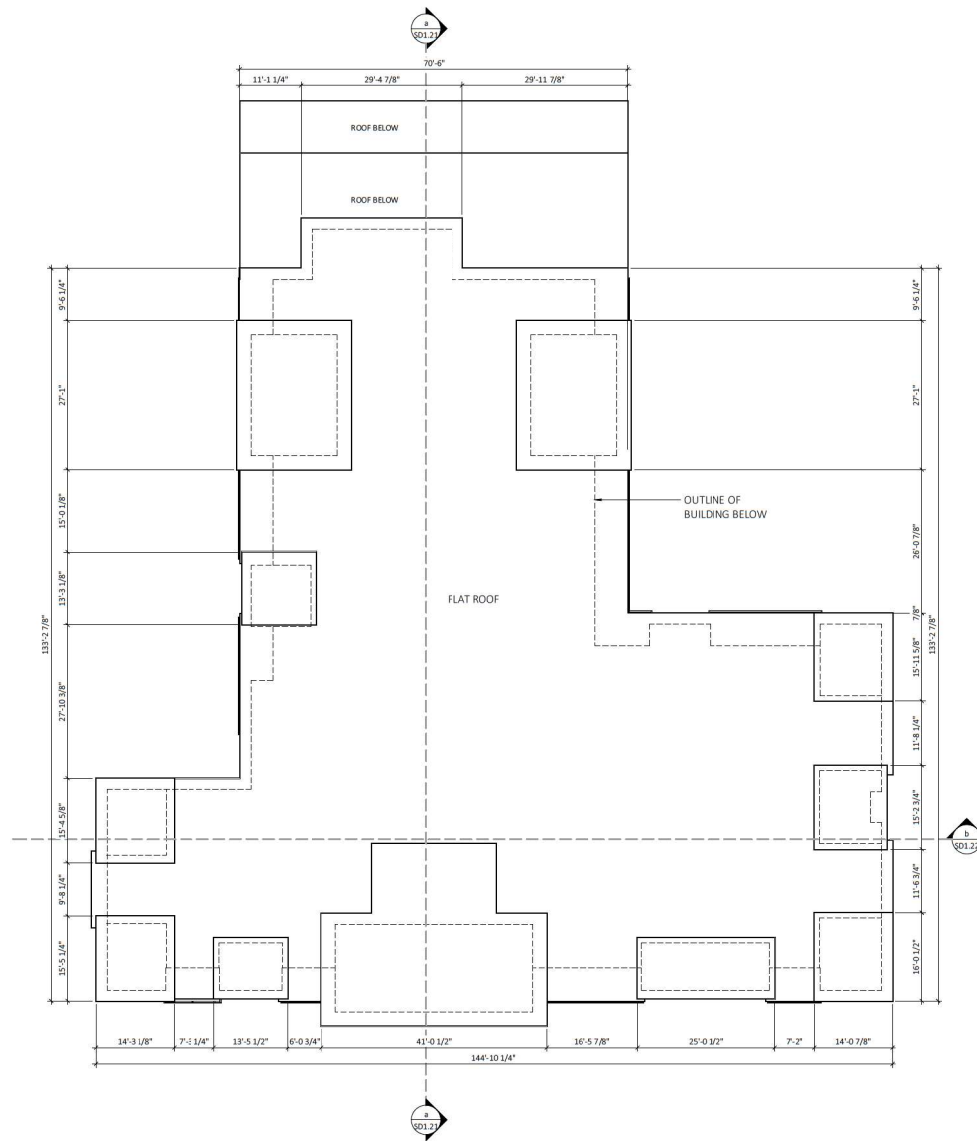
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PROJECT NUMBER: 20-100



R
RF PROPERTIES
REGISTERED PROFESSIONAL ENGINEER

SD3.07



EASTLEIGH APTS

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ROOF LEVEL PLAN

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



RE-ISSUED FOR DP

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RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD3.08



north elevation

3/32" = 1'-0"



east elevation

3/32" = 1'-0"

material legend	
1	CEMENT BOARD SMOOTH PANEL SIDING (W/ EASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: MIDNIGHT BLACK
2	CEMENT BOARD SMOOTH PANEL SIDING (W/ EASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: PEARL GRAY
3	CEMENT BOARD SMOOTH PANEL SIDING (W/ EASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: NIGHT GRAY
4	CEMENT BOARD SMOOTH PANEL SIDING (W/ EASY TRIM ALUM. REVEALS): - JAMES HARDIE, COLOUR: IRON GRAY
5	EXTRUDED VINYL SAGWALL V-GROOVE SIDING (6" EXPOSURE): - SAGSIP, COLOUR: TRIE ZEBRAWOOD
6	CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE): - JAMES HARDIE, COLOUR: PEARL GRAY
7	BRICK (30mm x 64mm x 130mm): - HERBACH BRICK COMPANY, COLOUR: SLATE GRAY, - TEXTURE: "VELOUR" - MORTAR COLOUR: LIGHT GRAY
8	CONCRETE WALL: - COLOUR: "CLEAR SEALER"
9	CURTAIN WALL: - "RAINIER", 3500 UT SYSTEM 1, COLOUR: "BLACK ANODIZED", C/W GRAY SPANDREL PANEL
10	WINDOW VINYL: COLOUR: "BLACK EXT. / WHITE INT."
11	SLIDING PATIO DOOR VINYL: COLOUR: "BLACK EXT. / WHITE INT."
12	SWINGING PATIO DOOR VINYL: COLOUR: "BLACK EXT. / WHITE INT."
13	ALUMINUM/GLASS DECK RAILING: COLOUR: "BLACK ANODIZED"
14	PRIVACY SCREEN: COLOUR (STEEL): "BLACK"
15	HARDIE TRIM (SMOOTH): - JAMES HARDIE, COLOUR: MONTEREY TAUPE
16	HARDIE FASCIA BOARD (SMOOTH): - JAMES HARDIE, COLOUR: MONTEREY TAUPE
17	HARDIE FASCIA BOARD (SMOOTH): - JAMES HARDIE, COLOUR: NIGHT GRAY
18	BREAK SHAPE: - PREFINISHED PACIFIC, COLOUR TO MATCH: - JAMES HARDIE, COLOUR: IRON GRAY
19	PRECAST "CONCRETE" CORNICE: COLOUR: "CLEAR SEALER"
20	EXTERIOR METAL GUARD/RAILING (W/ HANDRAIL @ MAIN ENTRANCE): COLOUR: "BLACK"
21	EXTERIOR METAL DOOR: - "BENJAMIN MOORE", COLOUR: "BLACK"
22	ANODIZED ALUMINUM PANEL: COLOUR: "BRONZE"
23	HARDIE FASCIA BOARD (SMOOTH): - JAMES HARDIE, COLOUR: IRON GRAY
24	SPANDREL PANEL: COLOUR: "GRAY"



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BUILDING ELEVATIONS
SCALE: As indicated

RE-ISSUED FOR DP
20-12-10 REVISION #:
PROJECT NUMBER: 20-100



RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD4.01



south elevation

3/32" = 1'-0"



west elevation

3/32" = 1'-0"

BUILDING ELEVATIONS

SCALE: As Indicated

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RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD4.02

EASTLEIGH APTS

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