



sheet schedule

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EASTLEIGH APARTMENT
20695 EASTLEIGH CRESCENT, LANGLEY, BC

COVER PAGE
SCALE:

RE-ISSUED FOR DP
21/07/21 REVISION #:
PROJECT NUMBER: 20-100



RF PROPERTIES
REDEKOP X FERRARIO

SD0.01

0.1.0 project data

PROJECT:	EASTLEIGH APARTMENT BUILDING IN LANGLEY CD ZONE BASED ON RM3 MULTIPLE RESIDENTIAL HIGH DENSITY ZONE (EXISTING ZONING:RM1 MULTIPLE RESIDENTIAL LOW DENSITY ZONE)
PROPOSED ZONING:	
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 BUILDINGS 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 2018):	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 MEANS 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. (973.98 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 (area type)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
CIRCULATION				
P1 LEVEL	1360 SF	126.37 m ²	1.3%	
1ST LEVEL	2400 SF	222.95 m ²	2.3%	
2ND LEVEL	2126 SF	197.53 m ²	2.0%	
3RD LEVEL	2067 SF	192.06 m ²	1.9%	
4TH LEVEL	2067 SF	192.06 m ²	1.9%	
5TH LEVEL	2067 SF	192.06 m ²	1.9%	
6TH LEVEL	2088 SF	193.94 m ²	2.0%	
	14178 SF	1318.98 m²	13.3%	
INDOOR AMENITY				
1ST LEVEL	1032 SF	95.87 m ²	1.0%	
	1032 SF	95.87 m²	1.0%	
PARKADE				
P1 LEVEL	28226 SF	2622.32 m ²	26.5%	
	28226 SF	2622.32 m²	26.5%	
RESIDENTIAL				
1ST LEVEL	3987 SF	370.37 m ²	3.7%	
2ND LEVEL	11882 SF	1103.89 m ²	11.2%	
3RD LEVEL	11941 SF	1109.36 m ²	11.2%	
4TH LEVEL	11941 SF	1109.36 m ²	11.2%	
5TH LEVEL	11320 SF	1051.65 m ²	10.6%	
6TH LEVEL	10196 SF	947.24 m ²	9.6%	
	61287 SF	5861.88 m²	57.8%	
SERVICE ROOM				
P1 LEVEL	142 SF	13.20 m ²	0.1%	
1ST LEVEL	590 SF	54.85 m ²	0.6%	
2ND LEVEL	154 SF	14.30 m ²	0.1%	
3RD LEVEL	154 SF	14.30 m ²	0.1%	
4TH LEVEL	154 SF	14.30 m ²	0.1%	
5TH LEVEL	154 SF	14.30 m ²	0.1%	
6TH LEVEL	154 SF	14.30 m ²	0.1%	
	1302 SF	139.54 m²	1.4%	
STORAGE				
1ST LEVEL	161 SF	14.93 m ²	0.2%	
	161 SF	14.93 m²	0.2%	
AREA GRAND TOTAL	106364 SF	9861.50 m²	100.0%	

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BEDROOM	38	43.2%	
1 BEDROOM + FLEX	14	15.9%	
2 BEDROOM	30	34.1%	
2 BEDROOM + FLEX	6	6.8%	
TOTAL UNITS: 88		100.0%	

0.4.0 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF	UNIT AREA m ²	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT B	1 BEDROOM	5	618 SF	57 m ²	3093 SF	287.19 m ²
UNIT B: 5					3093 SF	287.19 m²
UNIT B1	1 BEDROOM	1	600 SF	56 m ²	600 SF	55.71 m ²
UNIT B1: 1					600 SF	55.71 m²
UNIT B1.1	1 BEDROOM	4	608 SF	57 m ²	2434 SF	226.09 m ²
UNIT B1.1	1 BEDROOM	1	612 SF	57 m ²	612 SF	56.86 m ²
UNIT B1.1: 5					3046 SF	282.94 m²
UNIT B1.2	1 BEDROOM	5	589 SF	55 m ²	2943 SF	273.45 m ²
UNIT B1.2: 5					2943 SF	273.45 m²
UNIT B1.3	1 BEDROOM	5	588 SF	56 m ²	2899 SF	277.71 m ²
UNIT B1.3	1 BEDROOM	5	602 SF	56 m ²	3010 SF	279.68 m ²
UNIT B1.3: 10					6000 SF	557.39 m²
UNIT B2	1 BEDROOM	4	578 SF	54 m ²	2314 SF	214.66 m ²
UNIT B2	1 BEDROOM	1	586 SF	54 m ²	586 SF	54.46 m ²
UNIT B2: 5					2897 SF	269.12 m²
UNIT B2.1	1 BEDROOM	5	595 SF	55 m ²	2974 SF	276.28 m ²
UNIT B2.1: 5					2974 SF	276.28 m²
UNIT B3	1 BEDROOM	1	520 SF	48 m ²	520 SF	48.29 m ²
UNIT B3: 1					520 SF	48.29 m²
UNIT B4	1 BEDROOM	1	798 SF	74 m ²	798 SF	74.11 m ²
UNIT B4: 1					798 SF	74.11 m²
UNIT C	1 BEDROOM + FLEX	1	734 SF	68 m ²	734 SF	68.18 m ²
UNIT C: 1					734 SF	68.18 m²
UNIT C1	1 BEDROOM + FLEX	1	789 SF	73 m ²	789 SF	73.26 m ²
UNIT C1: 1					789 SF	73.26 m²
UNIT C2	1 BEDROOM + FLEX	1	797 SF	74 m ²	797 SF	74.04 m ²
UNIT C2: 1					797 SF	74.04 m²
UNIT C3	1 BEDROOM + FLEX	5	695 SF	65 m ²	3477 SF	322.99 m ²
UNIT C3: 5					3477 SF	322.99 m²
UNIT C4	1 BEDROOM + FLEX	5	581 SF	54 m ²	2906 SF	269.95 m ²
UNIT C4: 5					2906 SF	269.95 m²
UNIT C5	1 BEDROOM + FLEX	1	862 SF	80 m ²	862 SF	80.11 m ²
UNIT C5: 1					862 SF	80.11 m²
UNIT D1	2 BEDROOM	10	821 SF	76 m ²	8210 SF	762.71 m ²
UNIT D1: 10					8210 SF	762.71 m²
UNIT D2	2 BEDROOM	5	745 SF	69 m ²	3726 SF	346.19 m ²
UNIT D2	2 BEDROOM	5	746 SF	69 m ²	3728 SF	346.33 m ²
UNIT D2: 10					7454 SF	692.52 m²
UNIT D3	2 BEDROOM	1	777 SF	72 m ²	777 SF	72.20 m ²
UNIT D3	2 BEDROOM	7	778 SF	72 m ²	5446 SF	505.63 m ²
UNIT D3: 8					6223 SF	578.12 m²
UNIT D4	2 BEDROOM	1	758 SF	70 m ²	758 SF	70.68 m ²
UNIT D4	2 BEDROOM	1	759 SF	71 m ²	759 SF	70.56 m ²
UNIT D4: 2					1518 SF	141.02 m²
UNIT E1	2 BEDROOM + FLEX	1	841 SF	78 m ²	841 SF	78.13 m ²
UNIT E1: 1					841 SF	78.13 m²
UNIT E2	2 BEDROOM + FLEX	2	863 SF	80 m ²	1726 SF	160.36 m ²
UNIT E2: 2					1726 SF	160.36 m²
UNIT E3	2 BEDROOM + FLEX	3	887 SF	82 m ²	2660 SF	247.14 m ²
UNIT E3: 3					2660 SF	247.14 m²
UNIT TOTALS: 88					61064 SF	5673.03 m²



EASTLEIGH APARTMENT
20695 EASTLEIGH CRESCENT, LANGLEY, BC

PROJECT DATA
SCALE: N.T.S.

RE-ISSUED FOR DP
21/07/21 REVISION #:
PROJECT NUMBER: 20-100



SD1.02

0.5.0 parking requirements

VEHICLE PARKING STALLS REQUIRED (BYLAW REQUIREMENT)				
	UNITS	FACTOR		TOTAL
TENANT (2 BED, 2 BED & FLEX)	36	*1.3		47
TENANT (1 BED & FLEX, 1 BED, STUDIO)	52	*1.2		62
VISITOR	88	*0.2		18
STALLS				127
STALLS @ 5% REDUCTION	127	-0.95		121
LOADING				1
ACCESSIBLE	127	*0.05		7
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	2.4%	P1 LEVEL	
ACCESSIBLE	2	1.6%	1ST LEVEL	
EV	6	4.9%	P1 LEVEL	
S/C	43	35.0%	P1 LEVEL	
S/C	3	2.4%	1ST LEVEL	
STANDARD	36	29.3%	P1 LEVEL	
STANDARD	12	9.8%	1ST LEVEL	
TENANT: 105		85.4%		
VISITOR				
ACCESSIBLE	2	1.6%	P1 LEVEL	
S/C	3	2.4%	1ST LEVEL	
STANDARD	13	10.6%	1ST LEVEL	
VISITOR: 18		14.6%		
TOTAL PARKING STALLS: 123		100.0%		

0.6.0 storage stall summary

STORAGE COMPARTMENT TYPE	STORAGE COMPARTMENT COUNT	STORAGE COMPARTMENT STALL %	LEVEL	COMMENTS
STORAGE	3	100.0%	1ST LEVEL	
TOTAL STORAGE STALLS: 3		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, 3.1.2, & APPENDIX A - 3.1.2.1.(1)
2. MAJOR OCCUPANCY (IES):		
2.1. PARKADE:	STORAGE GARAGE F3	
2.2. RESIDENTIAL:	C	
3. BUILDING CLASSIFICATION (S):		3.2.2.19-3.2.2.85, 3.2.2.80
3.1. STORAGE GARAGE (BELOW GRADE):		
• 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 - 3.2.2.80.(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-COMBUSTIBLE (3.2.2.50.(2))		
• FLOOR ASSEMBLIES: - LEVEL 2: NON-COMBUSTIBLE CONSTRUCTION, 1 1/2 HOUR FIRE SEPARATION WITH 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 - 5524 - 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 MULTIFLEX 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



EASTLEIGH APARTMENT
20695 EASTLEIGH CRESCENT, LANGLEY, BC

CONTEXT PLANS
SCALE: N.T.S.



RE-ISSUED FOR DP
21/07/21 REVISION #:
PROJECT NUMBER: 20-100



RF PROPERTIES
REALTOR OF CANADA

SD1.04

design rationale

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 COVERING THE SET BACK LOBBY AT THE FACE OF THE BUILDING.

massing, form & character

THE SITING 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.

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



main entrance



outdoor amenity area / surface parking



outdoor amenity area

conceptual rendering



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EASTLEIGH APARTMENT

20695 EASTLEIGH CRESCENT, LANGLEY, BC

DESIGN RATIONALE

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

RE-ISSUED FOR DP

21/07/21 REVISION #:

PROJECT NUMBER: 20-100



RF PROPERTIES



ROBERT F. PROPERTIES

SD1.05



eastleigh crescent streetscape

3/32" = 1'-0"



EASTLEIGH APARTMENT
20695 EASTLEIGH CRESCENT, LANGLEY, BC

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

RE-ISSUED FOR DP
21/07/21 REVISION #:
PROJECT NUMBER: 20-100

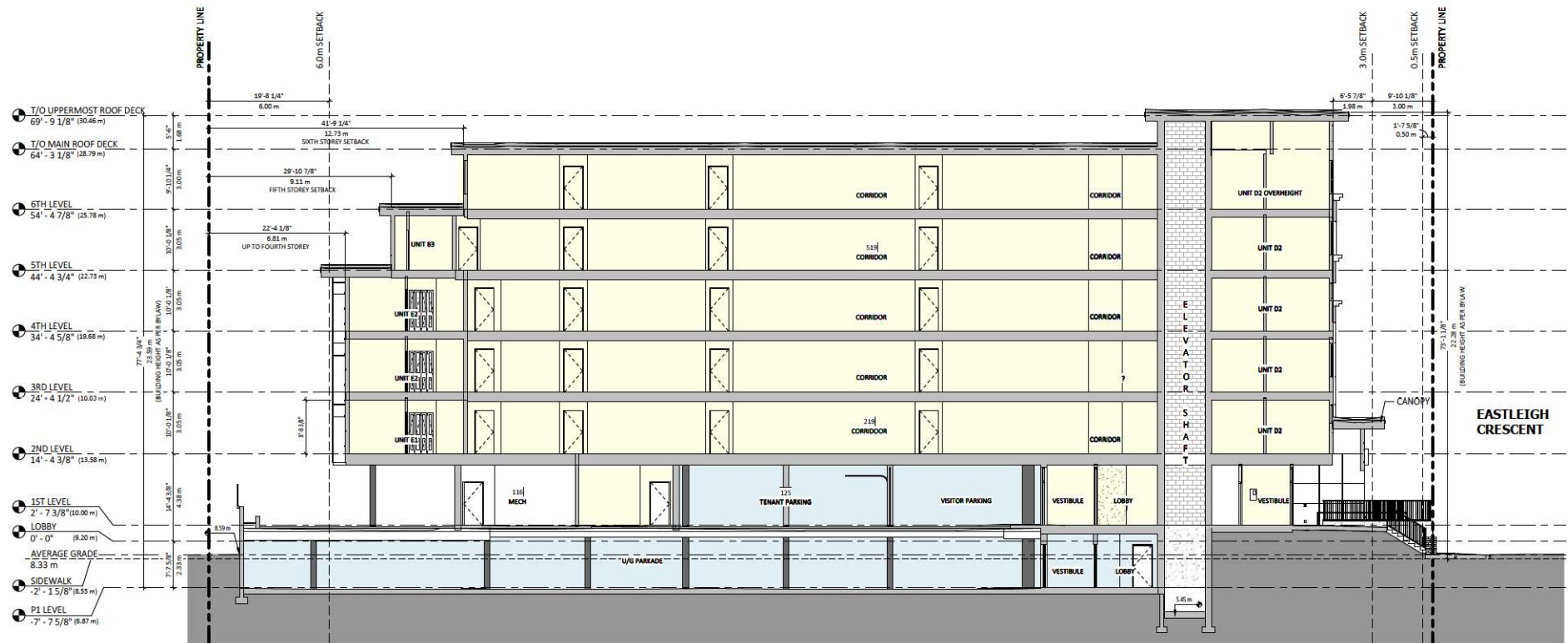


RF PROPERTIES
RESIDENTIAL DEVELOPMENT

SD1.06

OCCUPANCIES

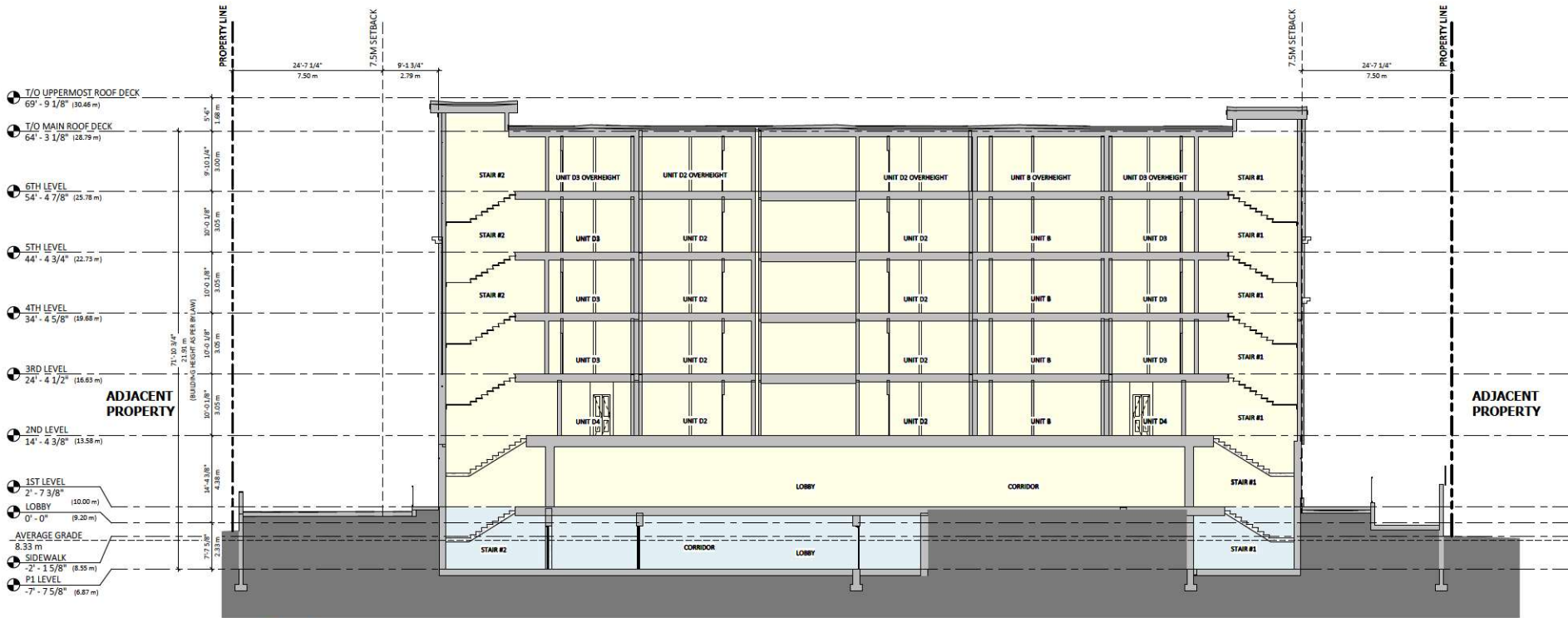
- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE



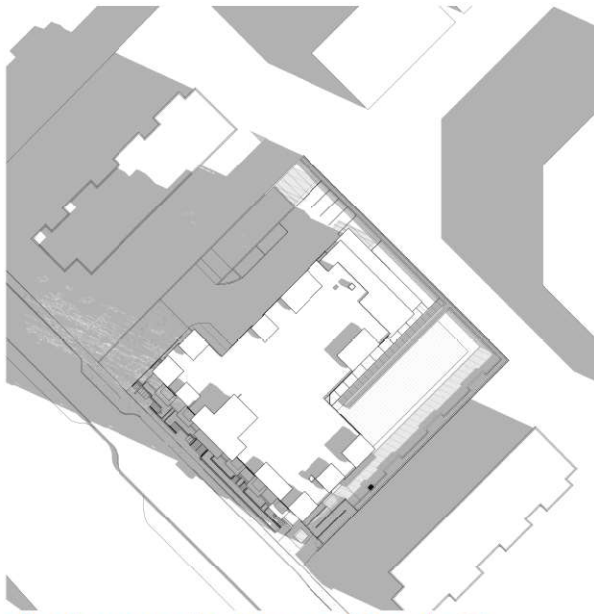
section a
1/8" = 1'-0"

OCCUPANCIES

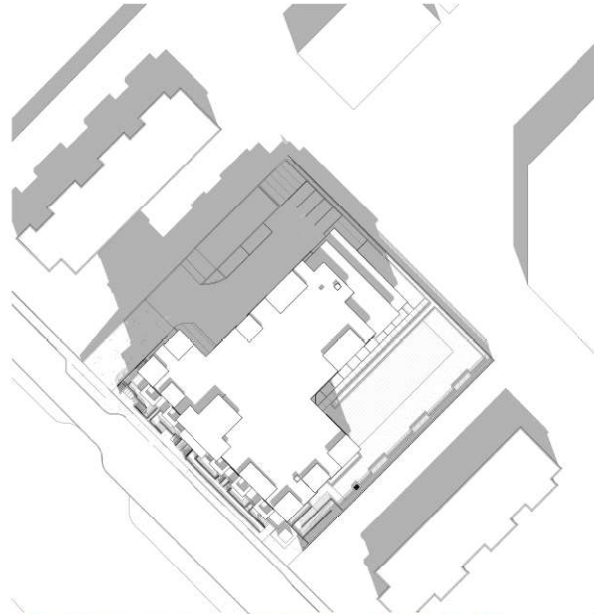
- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE



section b
1/8" = 1'-0"



shadow study - 9 am - March 21



shadow study - 12pm - March 21



shadow study - 3pm - March 21



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EASTLEIGH APARTMENT

20695 EASTLEIGH CRESCENT, LANGLEY, BC

SHADOW STUDY

SCALE:

RE-ISSUED FOR DP

21/07/21 REVISION #:

PROJECT NUMBER: 20-100

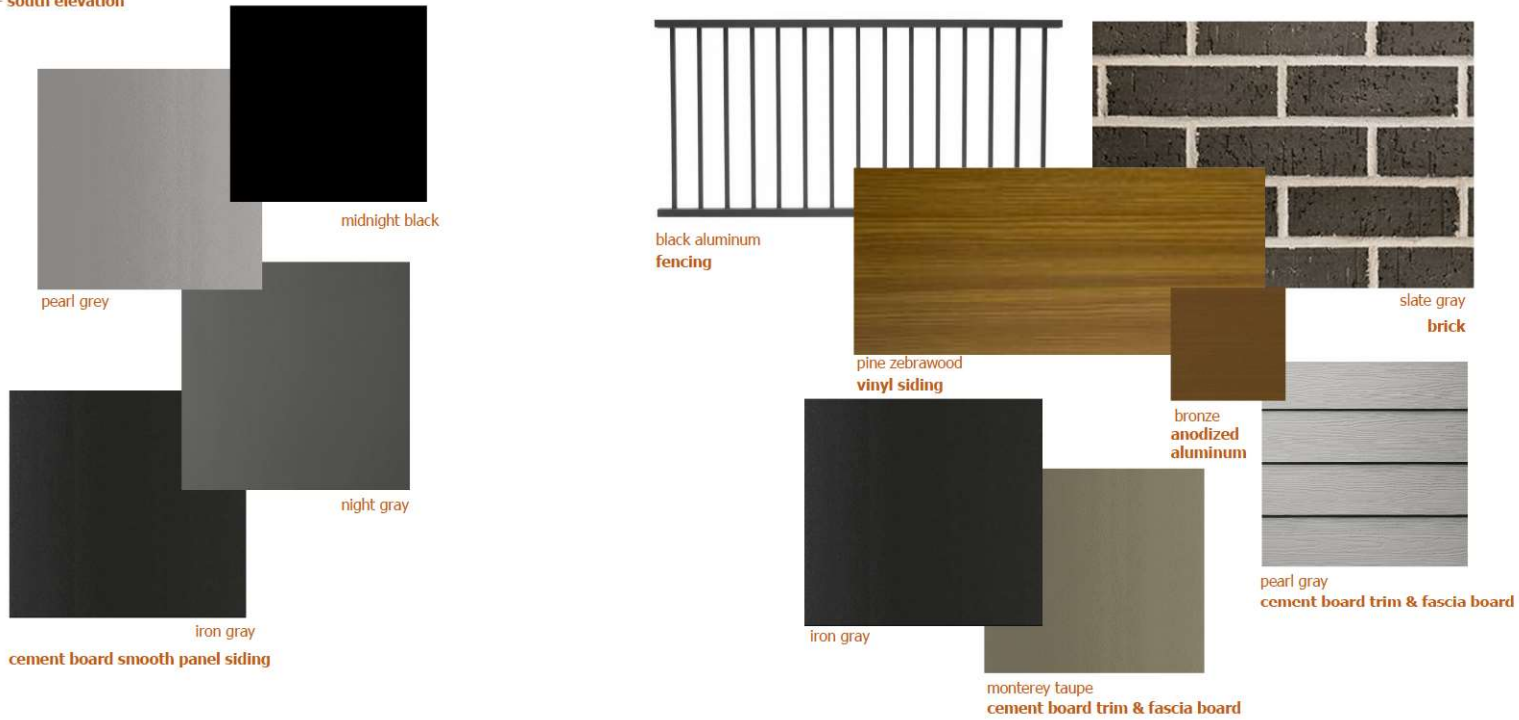


RF PROPERTIES
RESIDENTIAL SERVICES

SD1.31



main entrance - south elevation



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 SIDING W/ GROOVE SIDING (8" EXPOSURE):
- SAGREX, COLOUR: PINE ZEBRAWOOD
- 6 CEMENT BOARD CEDARBALL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: PEARL GRAY
- 7 BRICK (90mm X 64mm X 130mm):
- HERBON BRICK COMPANY, COLOUR: SLATE GRAY,
- TEXTURE: "VELOUR"
- MORTAR COLOUR: LIGHT GRAY
- 8 CONCRETE WALL:
- COLOUR: "CLEAR SEALER"
- 9 CURTAIN WALL:
- "KAWNEERS" 1600 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:
- FINISHED 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 ANODIZED ALUMINUM PANEL:
- COLOUR: "BRONZE"
- 23 HARDIE FASCIA BOARD (SMOOTH):
- JAMES HARDIE, COLOUR: IRON GRAY
- 24 SPANDREL PANEL:
- COLOUR: "GRAY"



EASTLEIGH APARTMENT
20695 EASTLEIGH CRESCENT, LANGLEY, BC

RE-ISSUED FOR DP

21/07/21 REVISION #:

PROJECT NUMBER: 20-100

ISSUED FOR INFORMATION

21/07/13 REVISION #:

PROJECT NUMBER: 20-100



RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD1.40



south-east perspective



south-west perspective



north-east perspective



north-west perspective



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EASTLEIGH APARTMENT
20695 EASTLEIGH CRESCENT, LANGLEY, BC

RENDERING
SCALE: N.T.S.

RE-ISSUED FOR DP
21/07/21 REVISION #:
PROJECT NUMBER: 20-100



RF PROPERTIES
RESIDENTIAL DEVELOPMENT

SD1.50



south-east aerial



south west aerial



north-east aerial



south entrance perspective



EASTLEIGH APARTMENT
20695 EASTLEIGH CRESCENT, LANGLEY, BC

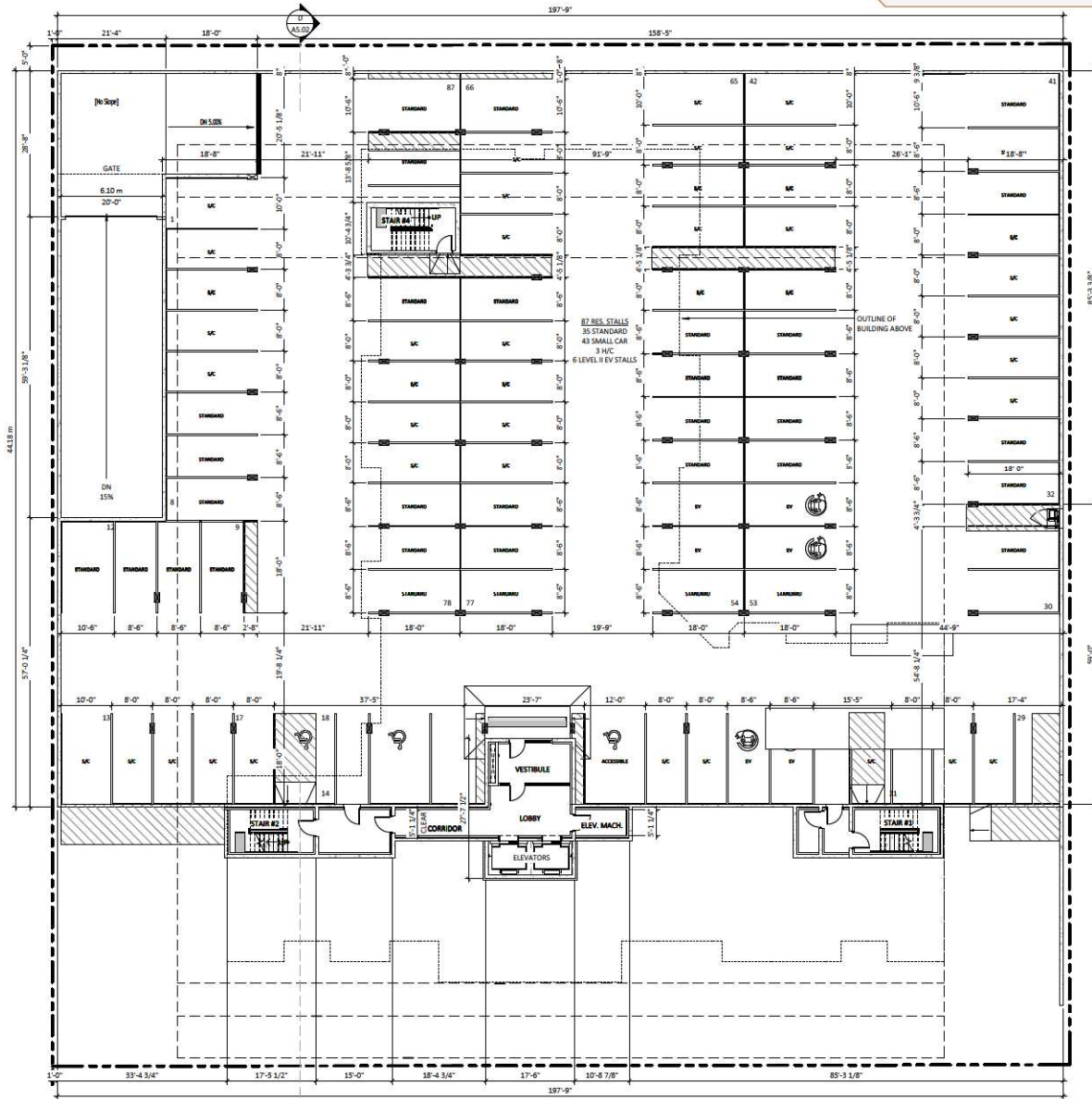
RENDERING
SCALE: N.T.S.

RE-ISSUED FOR DP
21/07/21 REVISION #:
PROJECT NUMBER: 20-100



R
RF PROPERTIES
MULTI-FAMILY RESIDENTIAL

SD1.51



EASTLEIGH APARTMENT
20695 EASTLEIGH CRESCENT, LANGLEY, BC

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

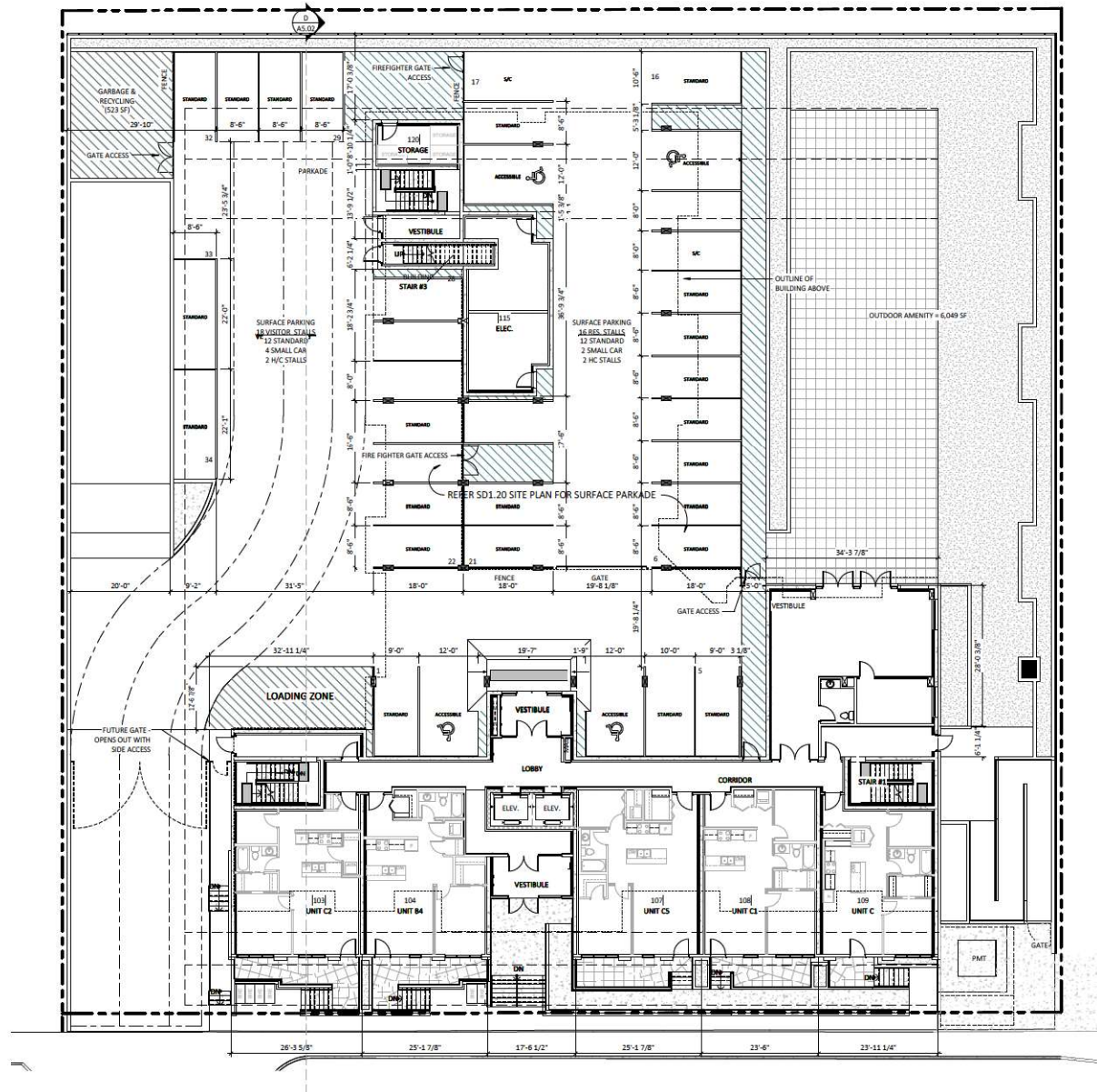


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21/07/21 REVISION #:
PROJECT NUMBER: 20-100



RF PROPERTIES
RESIDENTIAL CONSULTING

SD3.01



EASTLEIGH APARTMENT
20695 EASTLEIGH CRESCENT, LANGLEY, BC

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

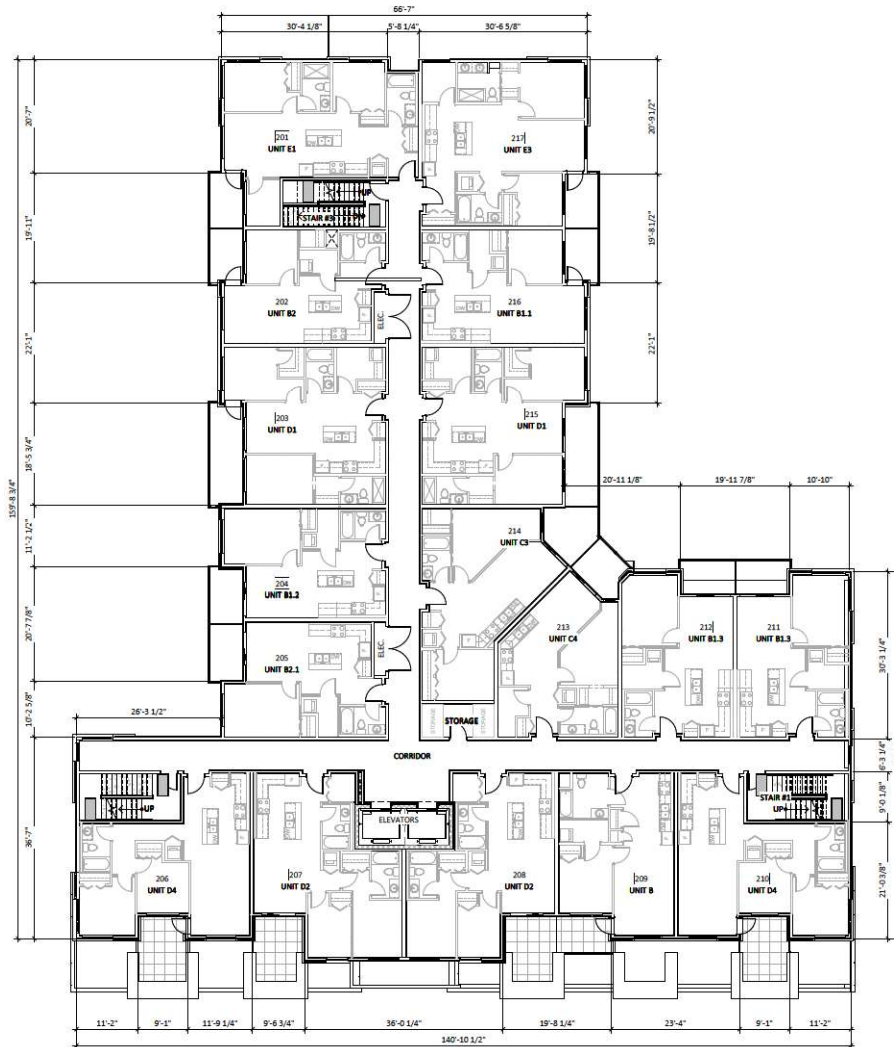


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21/07/21 REVISION #:
PROJECT NUMBER: 20-100



RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD3.02



EASTLEIGH APARTMENT
20695 EASTLEIGH CRESCENT, LANGLEY, BC

2nd LEVEL PLAN
SCALE: 3/32" = 1'-0"

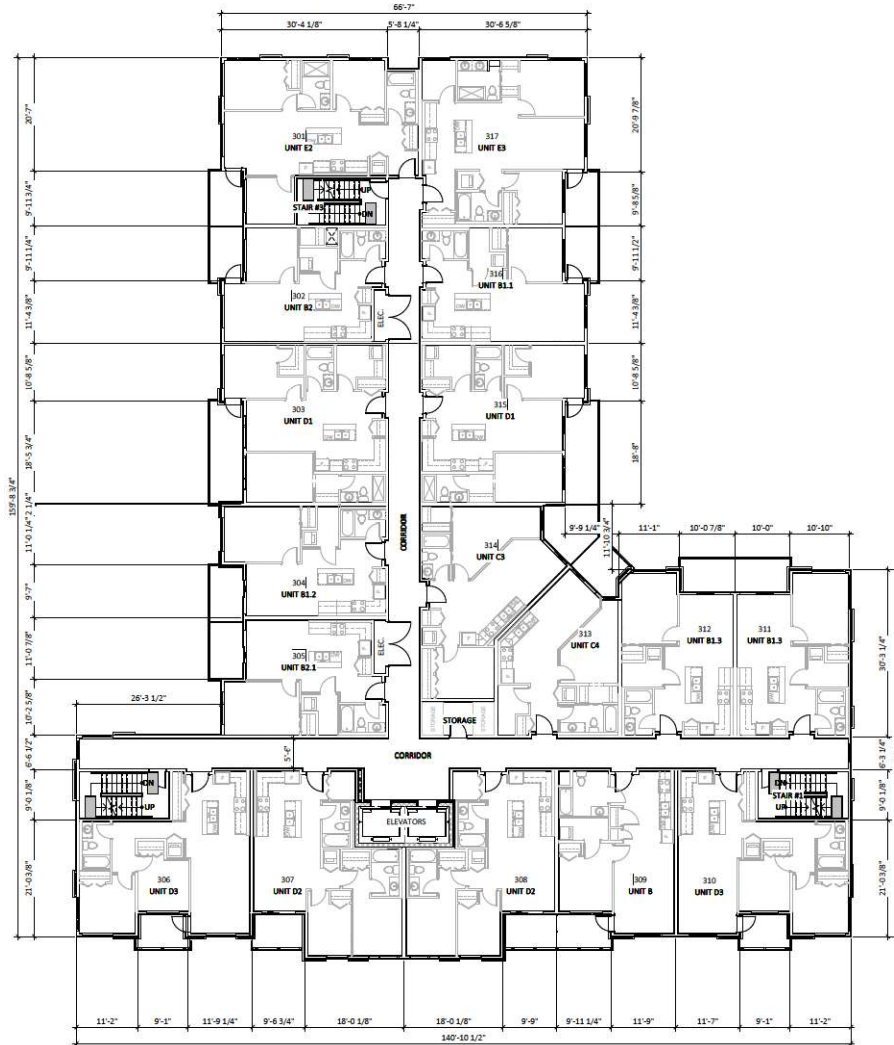


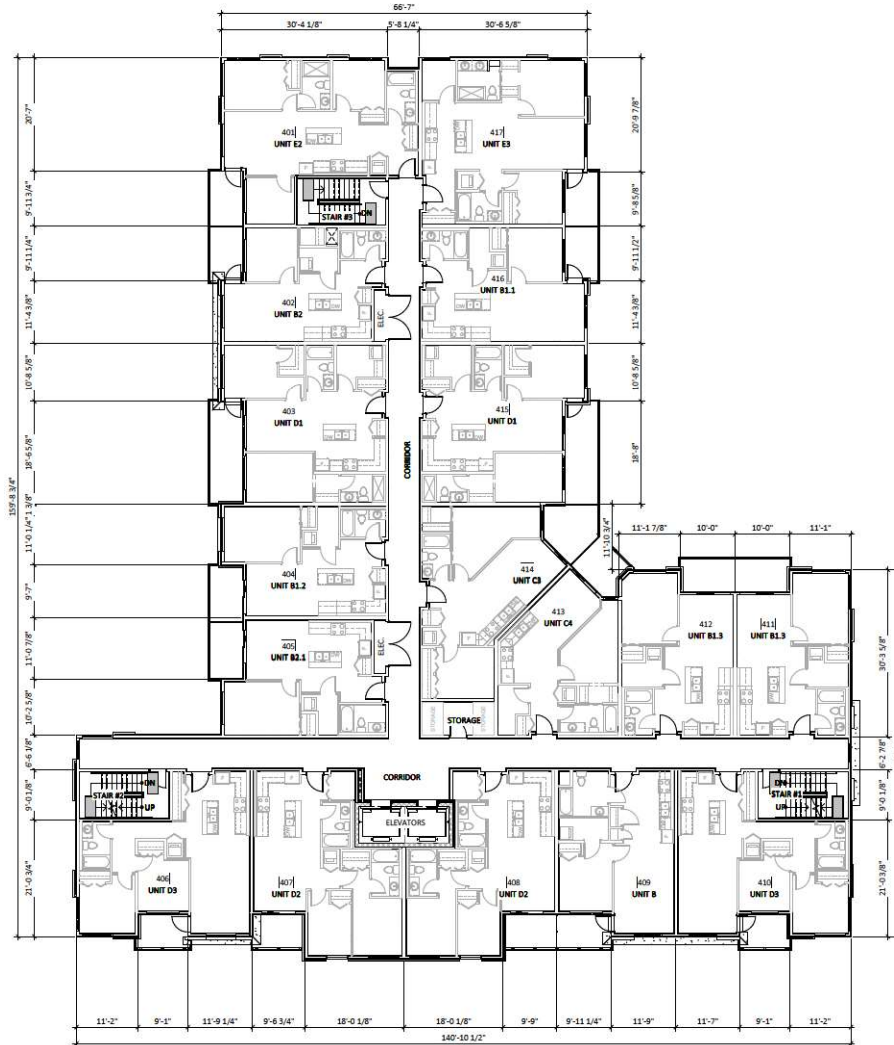
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PROJECT NUMBER: 20-100



RF PROPERTIES
RESIDENTIAL DEVELOPMENT

SD3.03





EASTLEIGH APARTMENT
 20695 EASTLEIGH CRESCENT, LANGLEY, BC

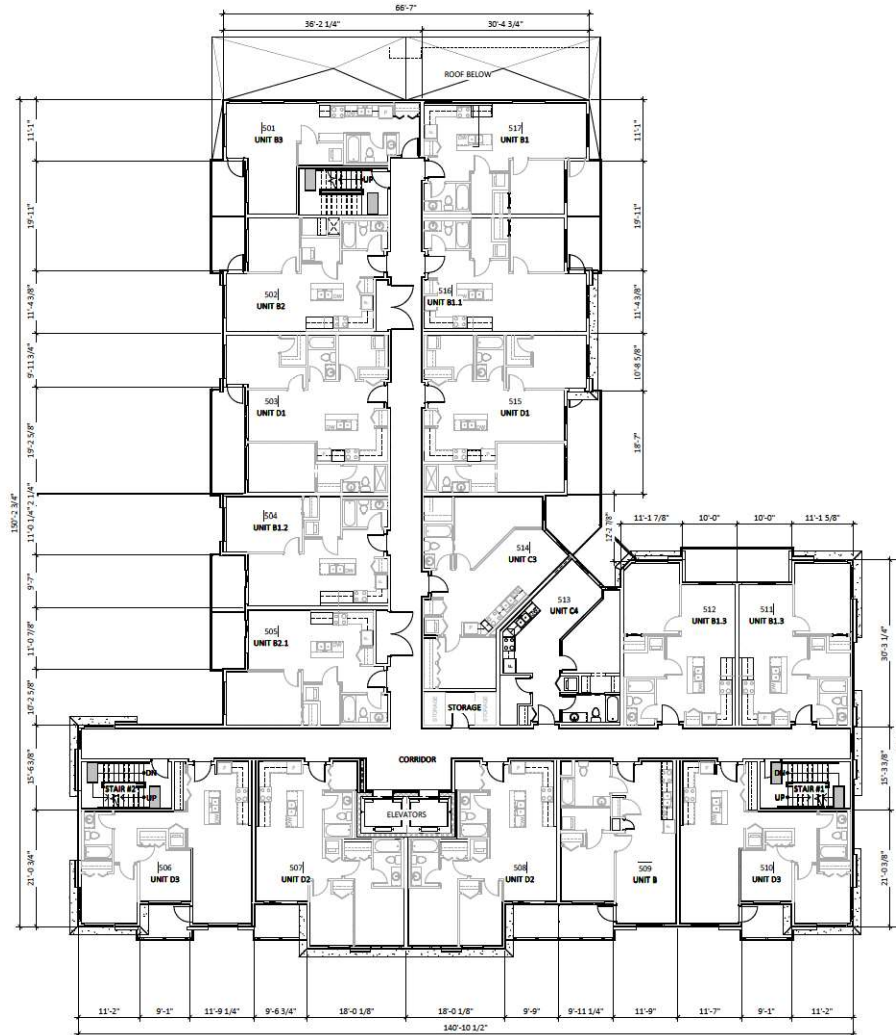
4th LEVEL PLAN
 SCALE: 3/32" = 1'-0"

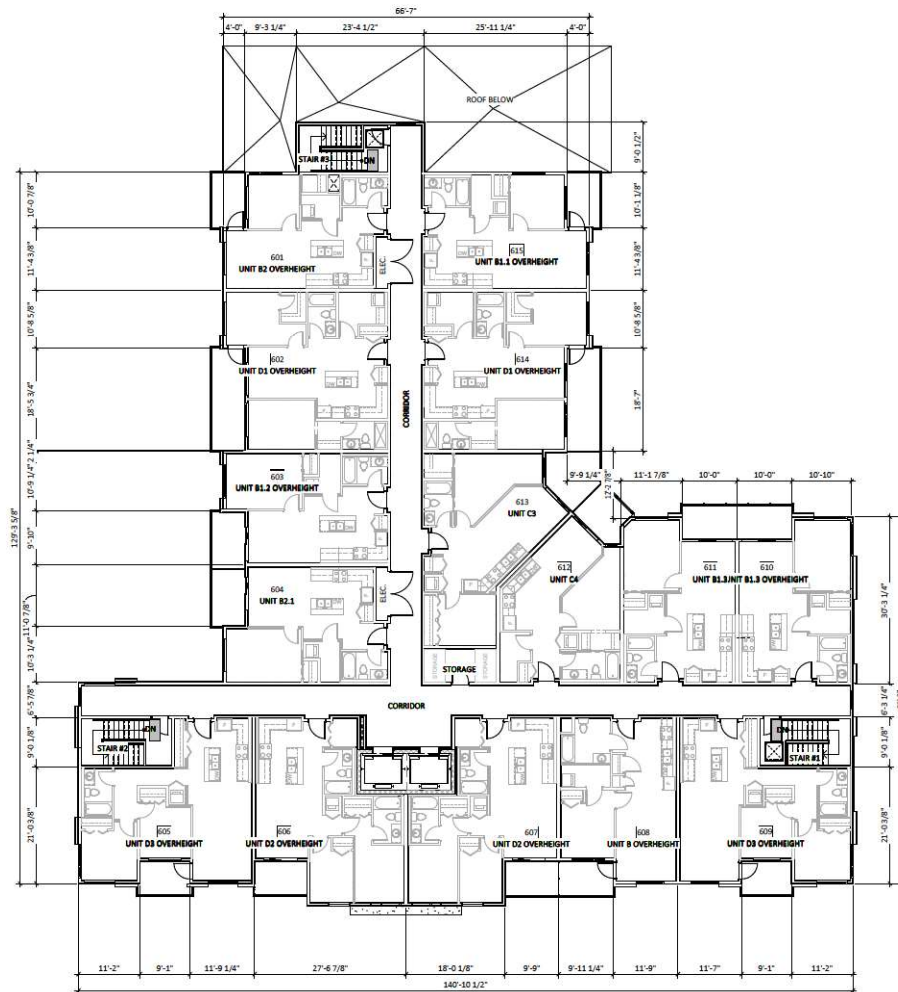
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 PROJECT NUMBER: 20-100



RF PROPERTIES
 REAL ESTATE & CONSTRUCTION

SD3.05





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EASTLEIGH APARTMENT

20695 EASTLEIGH CRESCENT, LANGLEY, BC

6th LEVEL PLAN

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



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21/07/21 REVISION #:

PROJECT NUMBER: 20-100



RF PROPERTIES
RESIDENTIAL

SD3.07



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: NIGHT GRAY
- 5 EXTRUDED VINYL SAGWALL V-GROOVE SIDING (6" EXPOSURE):
- SAGROF, COLOUR: TRIN ZEBRAWOOD
- 6 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: PEARL GRAY
- 7 BRICK (30mm x 64mm x 130mm):
- HERBON BRICK COMPANY, COLOUR: SLATE GRAY,
- TEXTURE: 'VELOUR'
- MORTAR COLOUR: LIGHT GRAY
- 8 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- 9 CURTAIN WALL:
- 'RAINERS': 800 LIT SYSTEM 1
- COLOUR: 'BLACK ANODIZED', 'C/W GRAY SPANDEL 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 TALPE
- 16 HARDIE FASCIA BOARD (SMOOTH):
- JAMES HARDIE, COLOUR: MONTEREY TALPE
- 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 ANODIZED ALUMINUM PANEL:
- COLOUR: 'BRONZE'
- 23 HARDIE FASCIA BOARD (SMOOTH):
- JAMES HARDIE, COLOUR: IRON GRAY
- 24 SPANDEL PANEL:
- COLOUR: 'GRAY'



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EASTLEIGH APARTMENT
20695 EASTLEIGH CRESCENT, LANGLEY, BC

BUILDING ELEVATIONS

SCALE: As Indicated

RE-ISSUED FOR DP

21/07/21 REVISION #:

PROJECT NUMBER: 20-100



RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD4.01



south elevation

3/32" = 1'-0"



west 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):
- SAGPEF, COLOUR: PINE ZEBRAWOOD
- 6 CEMENT BOARD CEDARHULL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE, COLOUR: PEARL GRAY
- 7 BRICK (50mm X 64mm X 100mm):
- HERBON BRICK COMPANY, COLOUR: SLATE GRAY,
- TEXTURE: VELOUR,
- MORTAR COLOUR: LIGHT GRAY
- 8 CONCRETE WALL:
- COLOUR: CLEAR SEALER
- 9 CURTAIN WALL:
- SAKWEEK, 3500 LIT 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 ANNOXIDIZED ALUMINUM PANEL:
- COLOUR: BRONZE
- 23 HARDIE FASCIA BOARD (SMOOTH):
- JAMES HARDIE, COLOUR: IRON GRAY
- 24 SPANDREL PANEL:
- COLOUR: GRAY



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EASTLEIGH APARTMENT

20695 EASTLEIGH CRESCENT, LANGLEY, BC

BUILDING ELEVATIONS

SCALE: As indicated

RE-ISSUED FOR DP

21/07/21 REVISION #:

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RF PROPERTIES
RESIDENTIAL & COMMERCIAL

SD4.02