



sheet schedule

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0.1.0 project data

PROJECT:	BRYDON CRESCENT APARTMENTS(MULTI-FAMILY RESIDENTIAL)
CURRENT ZONING:	RS1 - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	CD ZONE BASED ON RM3 MULTIPLE RESIDENTIAL HIGH DENSITY ZONE
CIVIC ADDRESS:	19890 55A AVENUE AND 5494, 5500 & 5510 BRYDON CRESCENT, LANGLEY, BC
LEGAL DESCRIPTION:	LOTS 56 TO 59 - SECTION 3 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 21709
VARIANCES APPLIED FOR:	1) RESIDENT PARKING CALCULATION FACTOR FROM 1.2 / DU FOR STUDIO/1BED/1 BED + STORAGE TO 1.1 / DU 2) ACCESSIBLE STALL LENGTH FROM 5.8m (19ft) REQUIRED TO 5.5m (18ft) PROPOSED 3) INDOOR AMENITY SPACE FROM 2.3 SQ.M PER DWELLING UNIT (92 UNITS X 2.3M2 = 211.6 SQ.M) 156.76 SQ.M PROPOSED 4) RESIDENT SMALL CAR PERCENTAGE: 46%
BYLAW EXEMPTIONS:	PROJECTIONS INTO YARDS: - EAVES AND GUTTERS, CORNICES, SILLS, BAY WINDOWS, SUN SHADES, CHIMNEYS, STEPS OR OTHER SIMILAR FEATURES PROVIDED THAT SUCH PROJECTIONS DO NOT EXCEED 1.0M (3.25 FT) - STEPS, ABORS AND TRELLISES, FISH PONDS, ORNAMENTS, FLAG POLES OR SIMILAR LANDSCAPING FEATURES, UNCOVERED PATIOS OR TERRACES
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
ALLOWABLE LOT COVERAGE (ZONING):	40%
REQUIRED SETBACKS (ZONING):	7.5M
FSR DEFINITION (ZONING):	THE FIGURE OBTAINED WHEN THE AREA OF ALL THE FLOORS OF THE BUILDING CONSTRUCTED OR PROPOSED TO BE CONSTRUCTED ON A LOT IS DIVIDED BY THE AREA OF THE LOT
ALLOWABLE FSR (ZONING):	80 UNITS/ACRE = 80 x 0.761 ACRES = 61 UNITS - PROPOSED 90 UNITS
GROSS FLOOR AREA DEFINITION (ZONING):	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
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 TO 5.0M INTERVALS ALONG THE EXTERIOR BUILDING WALLS AT RIGHT ANGLES TO THE WALLS, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.
FINISHED GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
FIRST STOREY DEFINITION (ZONING):	THE UPPERMOST STOREY HAVING ITS FLOOR ELEVATION NOT MORE THAN 2.0M ABOVE THE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5M 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 STOREY TO THE CEILING OF THE UPPERMOST STOREY, WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY.
BUILDING CODE SUMMARY	1) GROUP F3 STORAGE GARAGE (PARKADE) 3.2.2.80 ANY AREA, ANY HEIGHT, SPRINKLERED, NON-COMBUSTIBLE CONSTRUCTION WITH FT RATED SLAB UNDER 3.2.1.2 STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING. 2) GROUP C RESIDENTIAL 3.2.2.50 UP TO 6 STOREYS, SPRINKLERED, COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION, MAX AREA 1,500 M2 AT 6 STOREY BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	4 STOREYS (ZONING) / 6 STOREYS (BCBC 3.2.2.50)
LOWEST AVERAGE GRADE (BCBC 2018):	10.55m
PROPOSED BUILDING HEIGHT (BCBC 2018):	6 STOREYS
1ST STOREY TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 18m [BCBC 2018, GROUP C 3.2.2.50 (1)(c), PROPOSED - 15.59m
1ST STOREY TO UPPERMOST ROOF:	MAXIMUM - 25m [BCBC 2018, GROUP C 3.2.2.50 (2)(c), PROPOSED - 21.82m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m [BCBC 2018 3.2.5.6(2)] PROPOSED - 16.95m
REQUIRED AMENITY SPACE (ZONING):	INDOOR AMENITY SPACE IN THE AMOUNT OF 2.3 SM (24.74 SF) PER DWELLING UNIT FOR ALL BUILDINGS CONTAINING MORE THAN 20 UNITS
GROSS SITE AREA:	33,118.76 S.F. (3,076.8 S.M.) (0.760 ACRES)
PROPOSED LOT COVERAGE:	12,148 S.F. / 33,118.76 S.F. = 37%
PROPOSED BUILDING AREA:	12,148 S.F. (1,128.6 S.M.)
PROPOSED GROSS FLOOR AREA (NOT INCL. PARKADE):	69,545 S.F. (6460.9 S.M.)
PROPOSED GROSS FLOOR AREA (PARKADE ONLY):	26,644 S.F. (2,475.3 S.M.)
PROPOSED FSR:	69,545 S.F. / 33,118.76 S.F. = 2.100
PROPOSED SETBACKS:	6.0M
PROPOSED INDOOR AMENITY SPACE:	156.76 SQ.M (1687.34 SF)
PROPOSED OUTDOOR AMENITY SPACE:	127 SQ.M (1,367 SF)

0.2.0 gross floor area summary notes

- GROSS FLOOR AREA IS MEASURED TO OUTSIDE FACE OF SHEATHING
- EXCLUSIONS: NONE

0.2.0 gross floor area summary (level)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
P1 LEVEL				
PARKADE	26644 SF	2475.32 m ²	27.7%	
	26644 SF	2475.32 m²	27.7%	
1ST LEVEL				
CIRCULATION	2189 SF	203.34 m ²	2.3%	
INDOOR AMENITY	1054 SF	97.93 m ²	1.1%	
RESIDENTIAL	4698 SF	436.48 m ²	4.9%	
SERVICE ROOMS/SHAFTS	50 SF	4.68 m ²	0.1%	
STORAGE	1842 SF	171.11 m ²	1.9%	
	9833 SF	913.55 m²	10.2%	
2ND LEVEL				
CIRCULATION	1352 SF	125.62 m ²	1.4%	
RESIDENTIAL	9334 SF	913.56 m ²	10.2%	
SERVICE ROOMS/SHAFTS	49 SF	4.59 m ²	0.1%	
STORAGE	714 SF	66.33 m ²	0.7%	
	11949 SF	1110.10 m²	12.4%	
3RD LEVEL				
CIRCULATION	1344 SF	124.88 m ²	1.4%	
RESIDENTIAL	10547 SF	979.85 m ²	11.0%	
SERVICE ROOMS/SHAFTS	49 SF	4.59 m ²	0.1%	
	11941 SF	1109.32 m²	12.4%	
4TH LEVEL				
CIRCULATION	1344 SF	124.88 m ²	1.4%	
RESIDENTIAL	10547 SF	979.85 m ²	11.0%	
SERVICE ROOMS/SHAFTS	49 SF	4.59 m ²	0.1%	
	11941 SF	1109.32 m²	12.4%	
5TH LEVEL				
CIRCULATION	1344 SF	124.88 m ²	1.4%	
RESIDENTIAL	10547 SF	979.85 m ²	11.0%	
SERVICE ROOMS/SHAFTS	49 SF	4.59 m ²	0.1%	
	11941 SF	1109.32 m²	12.4%	
6TH LEVEL				
CIRCULATION	1344 SF	124.88 m ²	1.4%	
RESIDENTIAL	10547 SF	979.85 m ²	11.0%	
SERVICE ROOMS/SHAFTS	49 SF	4.59 m ²	0.1%	
	11941 SF	1109.32 m²	12.4%	
AREA GRAND TOTAL	96189 SF	8936.27 m²	100.0%	

0.2.1 gross floor area summary (level)

Level	AREA SF	AREA m ²	AREA %	COMMENTS
1ST LEVEL	9833 SF	913.55 m ²	14.1%	
2ND LEVEL	11949 SF	1110.10 m ²	17.2%	
3RD LEVEL	11941 SF	1109.32 m ²	17.2%	
4TH LEVEL	11941 SF	1109.32 m ²	17.2%	
5TH LEVEL	11941 SF	1109.32 m ²	17.2%	
6TH LEVEL	11941 SF	1109.32 m ²	17.2%	
AREA GRAND TOTAL	69545 SF	6460.94 m²	100.0%	



BRYDON CRES. APMTS LANGLEY
19890 55A AVENUE AND 5494, 5500 & 5510 BRYDON CRESCENT, LANGLEY, BC

PROJECT DATA
SCALE: N.T.S.

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23-03-11 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-168.1



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0.2.0 gross floor area summary (area type)

AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
CIRCULATION				
CIRCULATION	8918 SF	828.47 m ²	9.3%	
CIRCULATION: 6	8918 SF	828.47 m²	9.3%	
INDOOR AMENITY				
INDOOR AMENITY	1054 SF	97.93 m ²	1.1%	
INDOOR AMENITY: 1	1054 SF	97.93 m²	1.1%	
PARKADE				
PARKADE	26644 SF	2475.32 m ²	27.7%	
PARKADE: 1	26644 SF	2475.32 m²	27.7%	
RESIDENTIAL				
RESIDENTIAL	56720 SF	5269.46 m ²	59.0%	
RESIDENTIAL: 9	56720 SF	5269.46 m²	59.0%	
SERVICE ROOMS/SHAFTS				
SERVICE ROOMS/SHAFTS	298 SF	27.64 m ²	0.3%	
SERVICE ROOMS/SHAFTS: 18	298 SF	27.64 m²	0.3%	
STORAGE				
STORAGE	2556 SF	237.44 m ²	2.7%	
STORAGE: 3	2556 SF	237.44 m²	2.7%	
ARFA GRAND TOTAL	96189 SF	8936.27 m²	100.0%	

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	8	8.7%	
1 BED + FLEX	20	21.7%	
2 BED	21	22.8%	
STUDIO	43	46.7%	
TOTAL UNITS: 92		100.0%	

0.4.0 all 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
1 BED	1 BED	5	530 SF	49 m ²	2649 SF	246.07 m ²
1 BED	1 BED	1	545 SF	51 m ²	545 SF	50.64 m ²
1 BED	1 BED	1	571 SF	53 m ²	571 SF	53.03 m ²
1 BED	1 BED	1	595 SF	55 m ²	595 SF	55.27 m ²
1 BED: 8					4359 SF	405.01 m²
1 BED & FLEX	1 BED + FLEX	5	634 SF	59 m ²	3168 SF	294.35 m ²
1 BED & FLEX	1 BED + FLEX	1	650 SF	60 m ²	650 SF	60.41 m ²
1 BED & FLEX	1 BED + FLEX	1	653 SF	61 m ²	653 SF	60.64 m ²
1 BED & FLEX	1 BED + FLEX	4	654 SF	61 m ²	2618 SF	243.19 m ²
1 BED & FLEX	1 BED + FLEX	1	680 SF	63 m ²	680 SF	63.19 m ²
1 BED & FLEX	1 BED + FLEX	4	684 SF	64 m ²	2737 SF	254.31 m ²
1 BED & FLEX	1 BED + FLEX	4	714 SF	66 m ²	2856 SF	265.31 m ²
1 BED & FLEX: 20					13362 SF	1241.40 m²
2 BED	2 BED	5	836 SF	78 m ²	4182 SF	388.48 m ²
2 BED	2 BED	1	840 SF	78 m ²	840 SF	78.04 m ²
2 BED	2 BED	5	848 SF	79 m ²	4239 SF	393.86 m ²
2 BED	2 BED	5	879 SF	82 m ²	4393 SF	408.11 m ²
2 BED	2 BED	5	895 SF	83 m ²	4476 SF	415.83 m ²
2 BED: 21					18130 SF	1684.32 m²
STUDIO	STUDIO	10	488 SF	45 m ²	4880 SF	453.32 m ²
STUDIO	STUDIO	33	489 SF	45 m ²	16133 SF	1498.76 m ²
STUDIO: 43					21012 SF	1952.09 m²
UNIT TOTALS: 92					56864 SF	5282.81 m²

0.4.0 unit floor area summary notes

- ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING:
 A) EXTERIOR WALL: EXTERIOR SIDE OF SHEATHING.
 B) PARTY WALL: CENTER OF WALL.
 C) CORRIDOR/STAIR/ELEVATOR WALL: FULL THICKNESS OF WALL
- AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE

0.5.0 parking stall summary

	UNITS / AREA	CURRENT FACTOR	REQUIRED STALLS	PROPOSED FACTOR	PROPOSED STALLS
VEHICLE PARKING STALL DATA					
STUDIO	43 UNITS	*1.0	43 STALLS	*1.0	43 STALLS
1 BED	28 UNITS	*1.1	31 STALLS	*1.1	31 STALLS
2 BED	21 UNITS	*1.5	31 STALLS	*1.3	27 STALLS
VISITOR	92 UNITS	*0.20	18 STALLS	*0.20	19 STALLS
ACCESSIBLE		5% OF TOTAL STALLS	6 STALLS	5% OF TOTAL STALLS	6 STALLS
SMALL CAR (TENANT)		50% MAX OF TOTAL STALLS	61 STALLS	45% MAX OF TOTAL STALLS	46 STALLS
SMALL CAR (VISITOR)		50% MAX OF TOTAL STALLS	9 STALLS	50% MAX OF TOTAL STALLS	9 STALLS
TOTAL STALLS			124		120
		CURRENT FACTOR / SIZE	REQUIRED	PROPOSED FACTOR / SIZE	PROPOSED
LOADING		9m x 3m x 3.6m (LWH)	1	9m x 3m x 3.6m (LWH)	1
ELECTRIC VEHICLE CHARGING			10 INSTALLED; REMAINING STALLS EV-READY		10 INSTALLED; REMAINING STALLS EV-READY
NOTE:					

0.5.1 vehicle parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
TENANT				
ACCESSIBLE	6	5.0%	P1 LEVEL	
SMALL CAR	34	28.3%	P1 LEVEL	
SMALL CAR	11	9.2%	1ST LEVEL	
STANDARD	39	32.5%	P1 LEVEL	
STANDARD	11	9.2%	1ST LEVEL	
TENANT: 101		84.2%		
VISITOR				
ACCESSIBLE	1	0.8%	1ST LEVEL	
SMALL CAR	9	7.5%	1ST LEVEL	
STANDARD	9	7.5%	1ST LEVEL	
VISITOR: 19		15.8%		
TOTAL PARKING STALLS: 120		100.0%		



BRYDON CRES. APMTS LANGLEY
 19890 55A AVENUE AND 5494, 5500 & 5510 BRYDON CRESCENT, LANGLEY, BC

PROJECT DATA
 SCALE: N.T.S.

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 PROJECT NUMBER: 21-168.1



SD1.02

0.6.0 storage stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
TENANT				
STORAGE	23	25.0%	P1 LEVEL	
STORAGE	26	28.3%	1ST LEVEL	
STORAGE	17	18.5%	2ND LEVEL	
UNIT				
STORAGE	2	2.2%	1ST LEVEL	
STORAGE	4	4.3%	2ND LEVEL	
STORAGE	5	5.4%	3RD LEVEL	
STORAGE	5	5.4%	4TH LEVEL	
STORAGE	5	5.4%	5TH LEVEL	
STORAGE	5	5.4%	6TH LEVEL	
TOTAL STORAGE STALLS: 92		100.0%		

0.6.1 bike space summary

BIKE SPACES USER/TYPE	BIKE SPACE COUNT	BIKE SPACE %	LEVEL	COMMENTS
BIKE				
STORAGE	47	100.0%	P1 LEVEL	
TOTAL STORAGE STALLS: 47		100.0%		



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SD1.03

LOCATION

THE PROPOSED DEVELOPMENT IS LOCATED IN LANGLEY ON BRYDON CRES. AND 55A AVE. THE SITE IS SURROUNDED BY A MIXTURE OF SINGLE FAMILY RESIDENTIAL HOMES AND 4 & 5 STOREY RESIDENTIAL APARTMENT BUILDINGS.

project site



encore



brydon living (south)



wesley



brydon crescent - keystone



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BRYDON CRES. APMTS LANGLEY

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CONTEXT PLAN

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SD1.04

design rationale

project description

THE PROPOSED DEVELOPMENT IS A 6 STOREY WOOD FRAME 91-UNIT MULTI-FAMILY RESIDENTIAL BUILDING SITUATED OVER A CONCRETE PARKADE AND POSITIONED ON THE CORNER OF BRYDON CRESCENT AND 55 A AVENUE, IN A WAY THAT FITS THE NEIGHBORHOODS EXISTING CONTEXT THROUGH ITS CENTRAL HIGHLIGHTED POINT OF ENTRY, AND FLAT RAISED PROJECTIONS THAT REDUCE THE BUILDINGS SCALE WHILE FILLING IN THE CORNER CREATING AN ELEGANT ENTRANCE AS YOU ENTER BRYDON CRESCENT.

THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS. THE OUTDOOR AMENITY SPACES ARE STRATEGICALLY POSITIONED AT THE NORTHWEST CORNER OF THE SITE SO AS TO RECEIVE AFTERNOON/EVENING SUN WHEN THE SPACE WILL MOST COMMONLY BE UTILIZED. THE FACADE IS RHYTHMICALLY DIVIDED UP AND MASSED VERTICALLY AND HORIZONTALLY IN SUCH A WAY TO CREATE A SENCE OF INDIVIDUALITY, WITH A GROUP FLOOR LEVEL SCALED TO ALLOW A STREET-FRIENDLY AND INVITING CONNECTION WITH THE STREET FACE.

THE EXPOSED PARKADE PROTRUSIONS ALONG THE STREET ARE SURFACE TREATED WITH BRICK VENEER IN A STEPPED FASHION AND LINED WITH A VEGETATIVE BUFFER AND ARE PERMEABLE FROM THE STREET BY MEANS OF WIDE STAIRS AND RAMPS. THE EXTERIOR TREATMENT'S USE OF GRAY ACCENTS, WHITE, WOOD, AND RED BRICK TONES BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE WITHIN THE CITY OF LANGLEY.

environmental sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS. ALSO INCLUDED ARE NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS.



hand sketch

massing, form & character

FEATURE PROJECTIONS PROVIDED AROUND THE BUILDING ADD HIGHLIGHTS OF COLOUR AND VISUAL INTEREST TO THE BUILDING FACADE. MATERIALS CONSIST OF A BLEND OF BRICK, CEMENTITIOUS CLADDING, WOOD AND GLASS. GUARDRAILS ALONG THE BALCONY PROJECTIONS THAT ARTICULATE A LOWER SCALE AT THE STREET. THESE ELEMENTS CREATE A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC WHICH ENHANCES VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS WHILE MAINTAINING PRIVACY WITHIN THE SUITES.

ALL UNITS WILL FIT WITH ROUGH-IN AIR CONDITIONING CONNECTIONS AND FEATURE 9-FOOT CEILINGS. WE BELIEVE THAT THIS DEVELOPMENT WILL FURTHER ENHANCE THE VIABILITY OF THE NEIGHBORHOOD AND THE SURROUNDING AREA.

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE REAR AND SIDE YARDS AS WELL AS THE REAR PARKING AND PARKADE LEVEL 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.



front entrance



entrance

55 A AVENUE

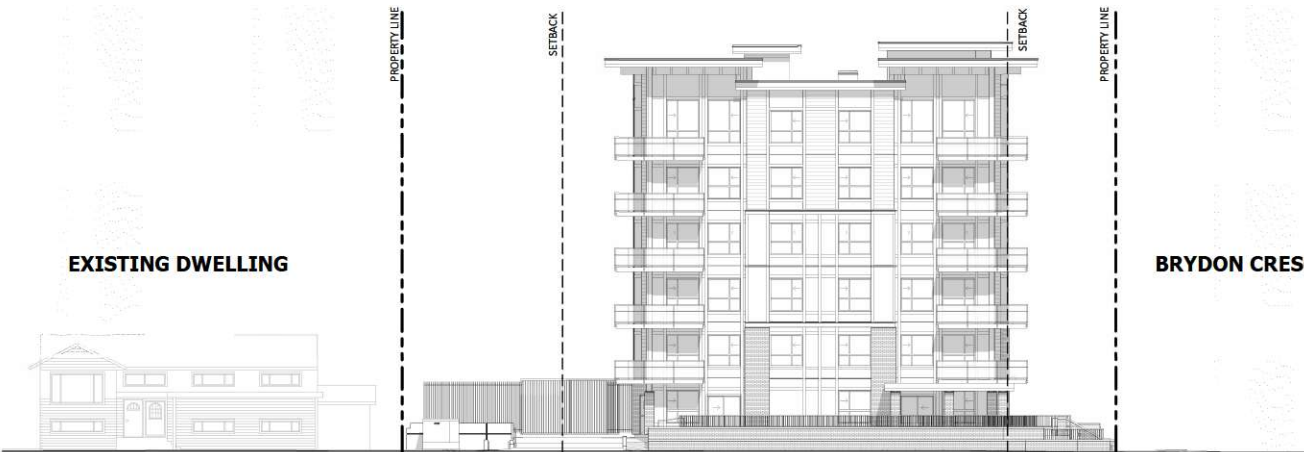


brydon crescent streetscape

3/32" = 1'-0"

EXISTING DWELLING

BRYDON CRESCENT



55 A avenue streetscape

3/32" = 1'-0"



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BRYDON CRES. APMTS LANGLEY

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STREETSCAPES

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

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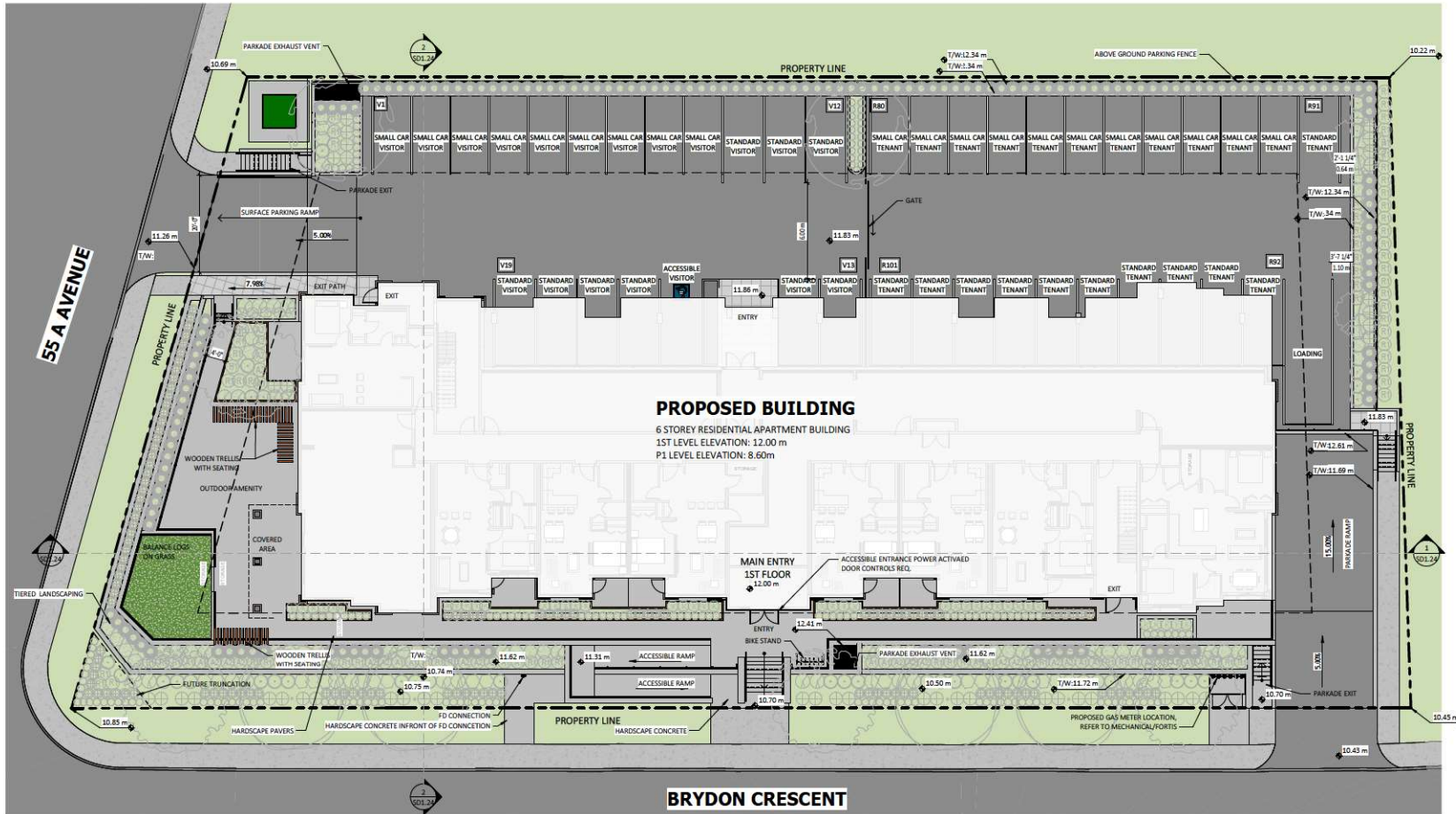
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SD1.06



site plan
 3/32" = 1'-0"



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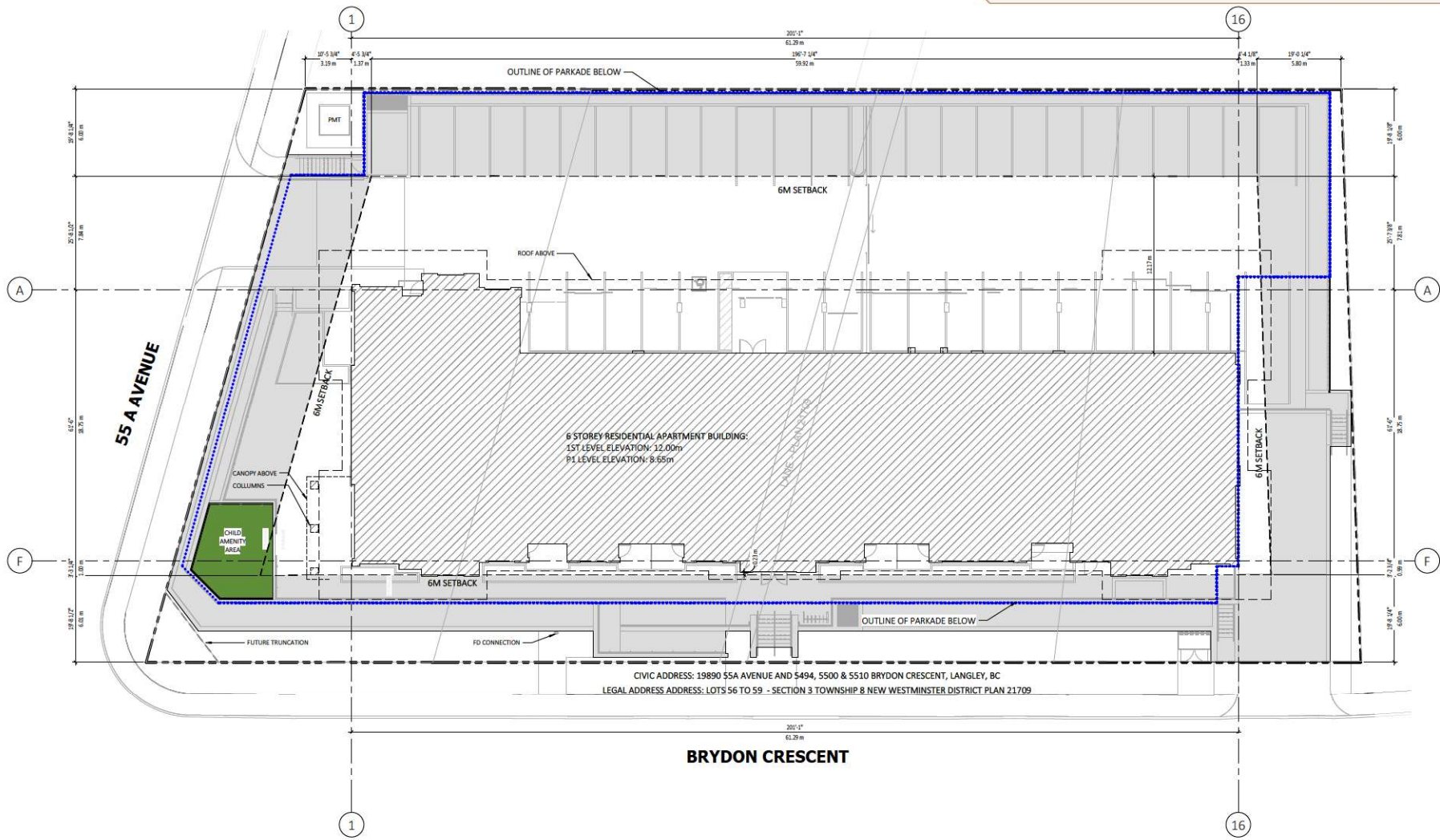
SITE PLAN
 SCALE: 3/32" = 1'-0"



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SD1.20



site plan-layout

3/32" = 1'-0"



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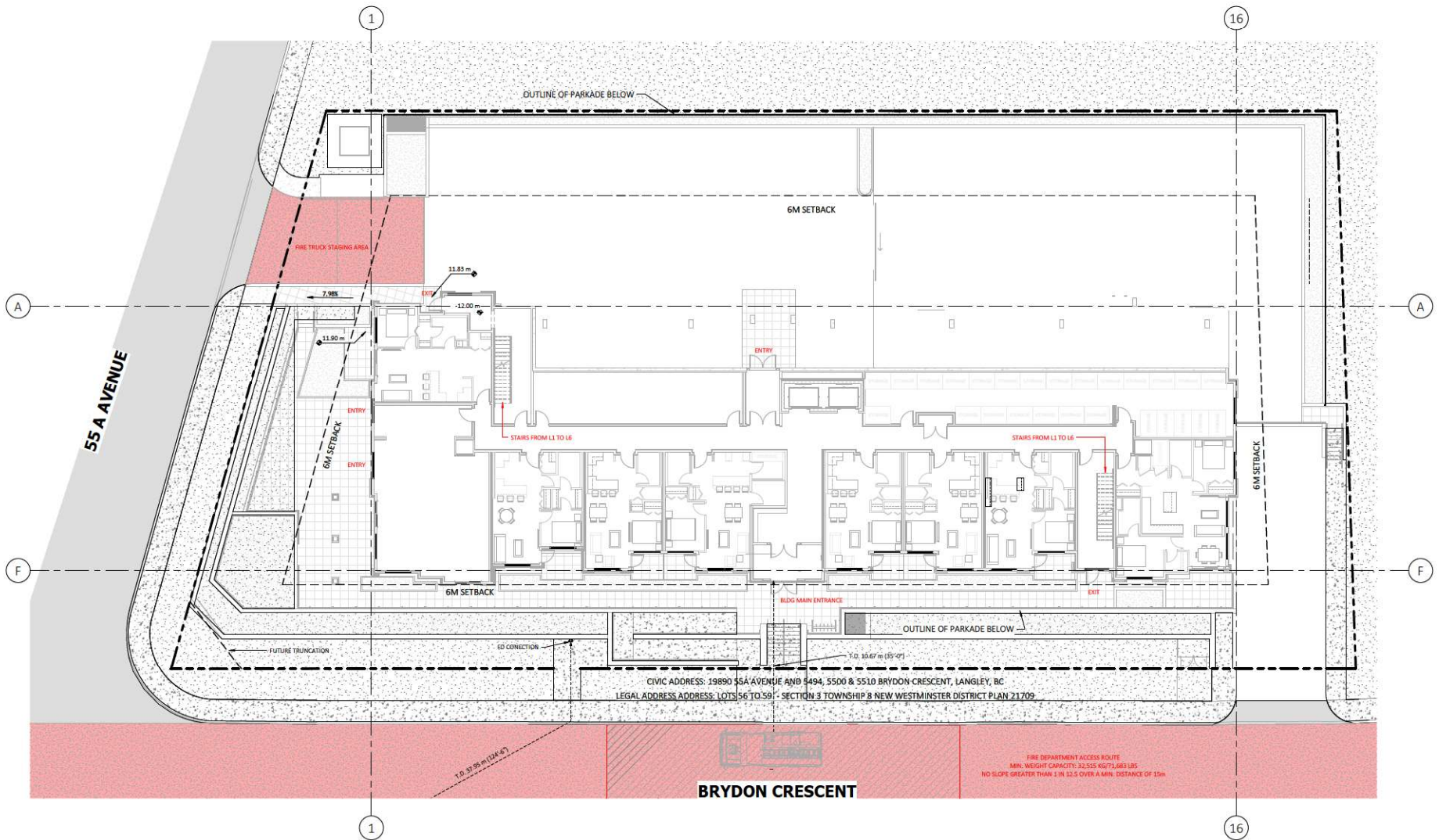
SITE PLAN-LAYOUT
SCALE: 3/32" = 1'-0"



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SD1.22



site plan - fire dept.
3/32" = 1'-0"

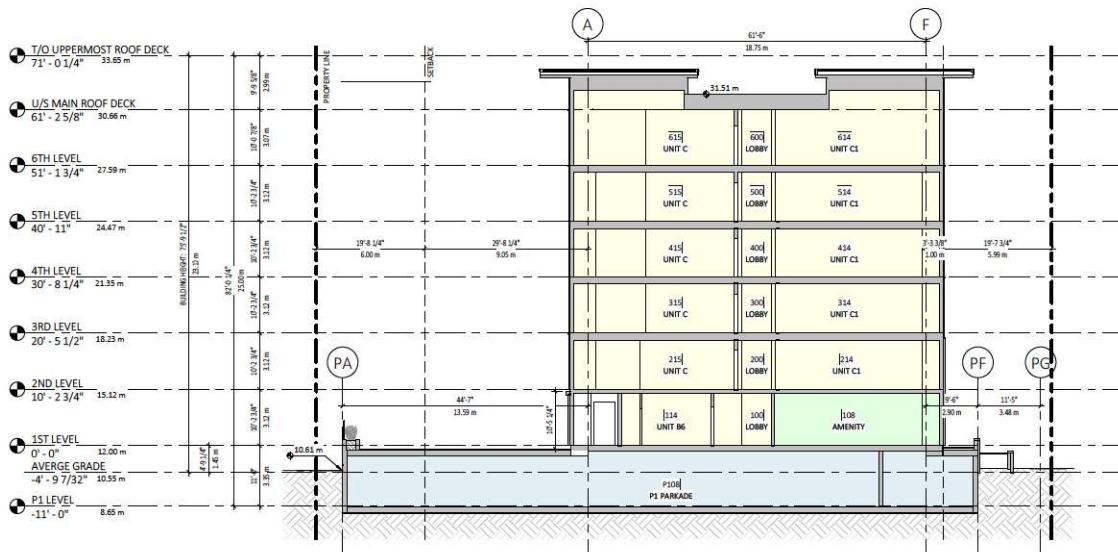
OCCUPANCIES

- GROUP A2 - AMENITY
- GROUP C - RESIDENTIAL
- GROUP F3 - PARKADE



section a

3/32" = 1'-0"



section b

3/32" = 1'-0"



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BRYDON CRES. APMTS LANGLEY

19890 55A AVENUE AND 5494, 5500 & 5510 BRYDON CRESCENT, LANGLEY, BC

SITE SECTIONS

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

RE-ISSUED FOR DP

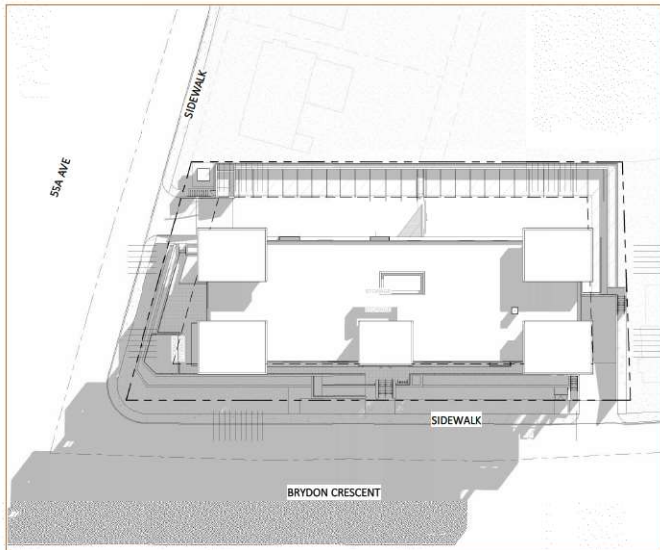
22-03-11 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-168.1



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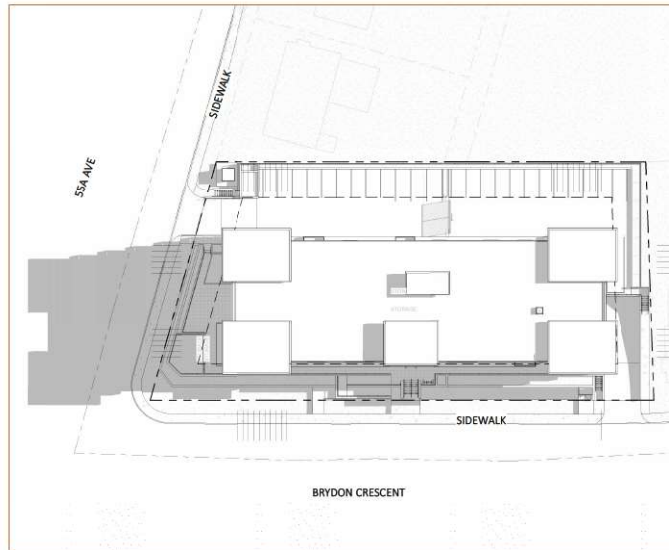


SD1.24



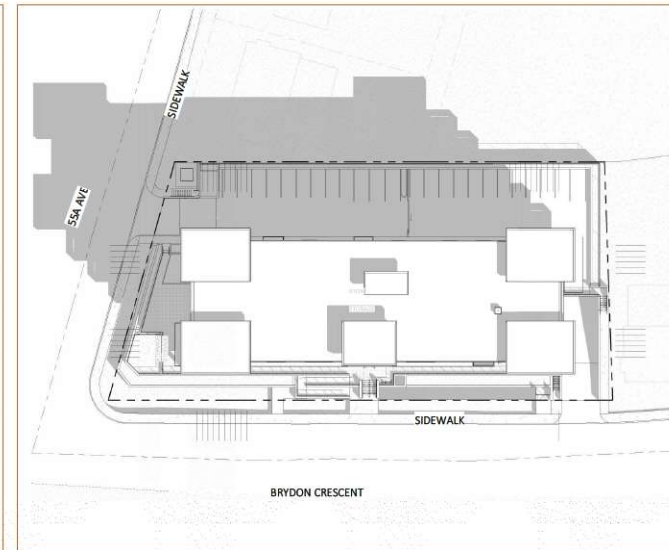
Shadow Study - 9 AM March 21

1/32" = 1'-0"



Shadow Study - 12 PM March 21

1/32" = 1'-0"



Shadow Study - 3 PM March 21

1/32" = 1'-0"



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SHADOW STUDY

SCALE: N.T.S.



RE-ISSUED FOR DP

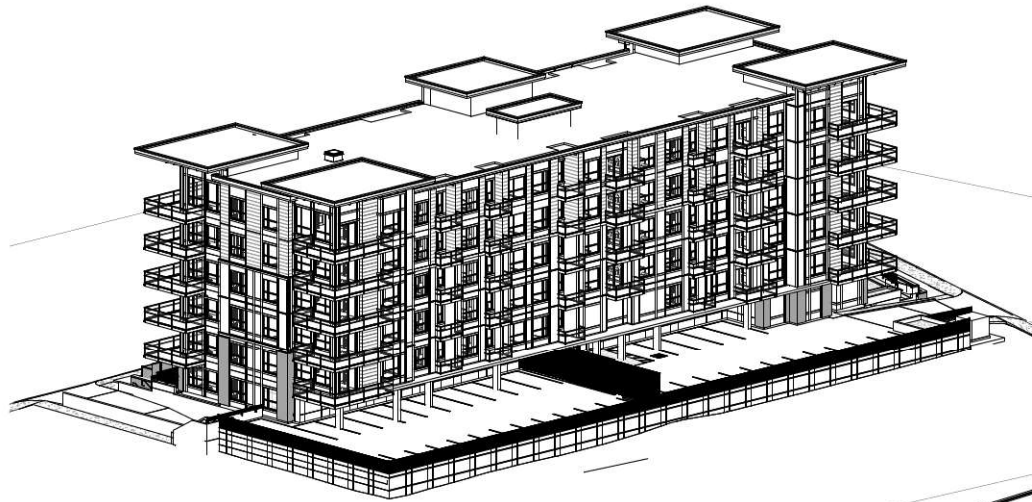
22-03-11 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-168.1



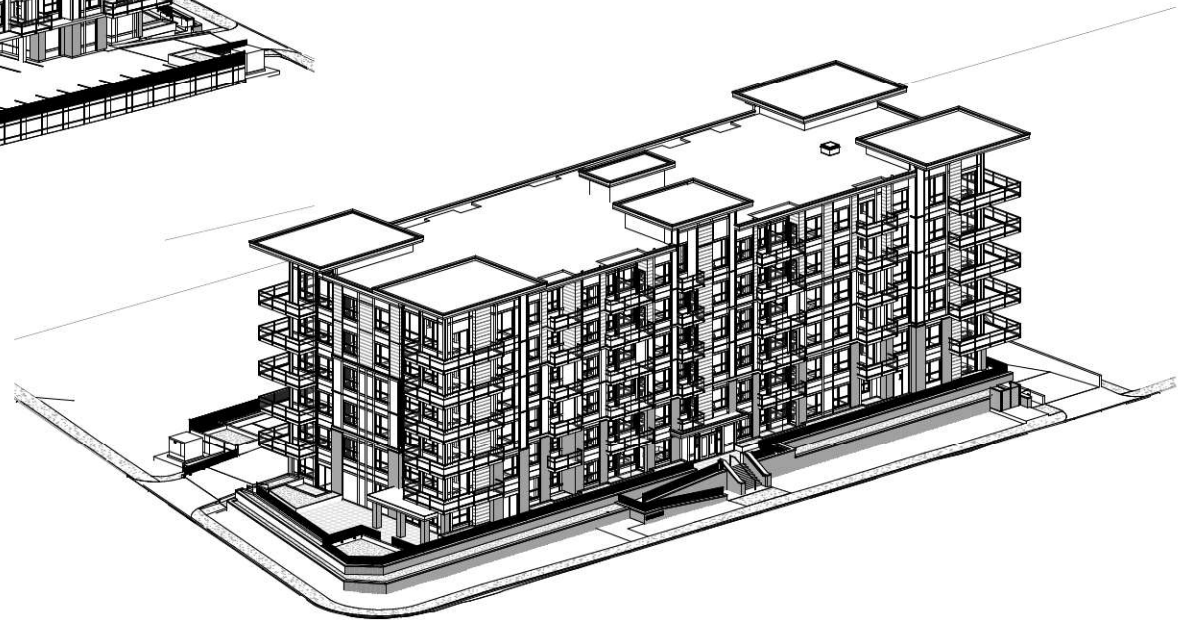
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SD1.31



massing - southeast



massing - northwest



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3D MASSING

SCALE: N.T.S.

RE-ISSUED FOR DP

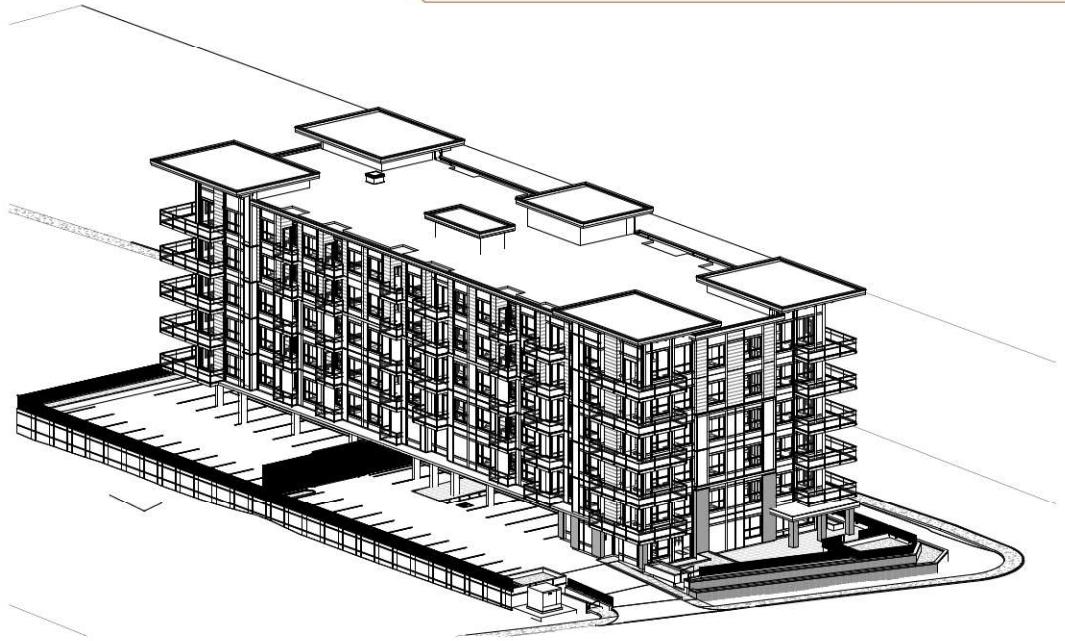
23-03-11 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-168.1



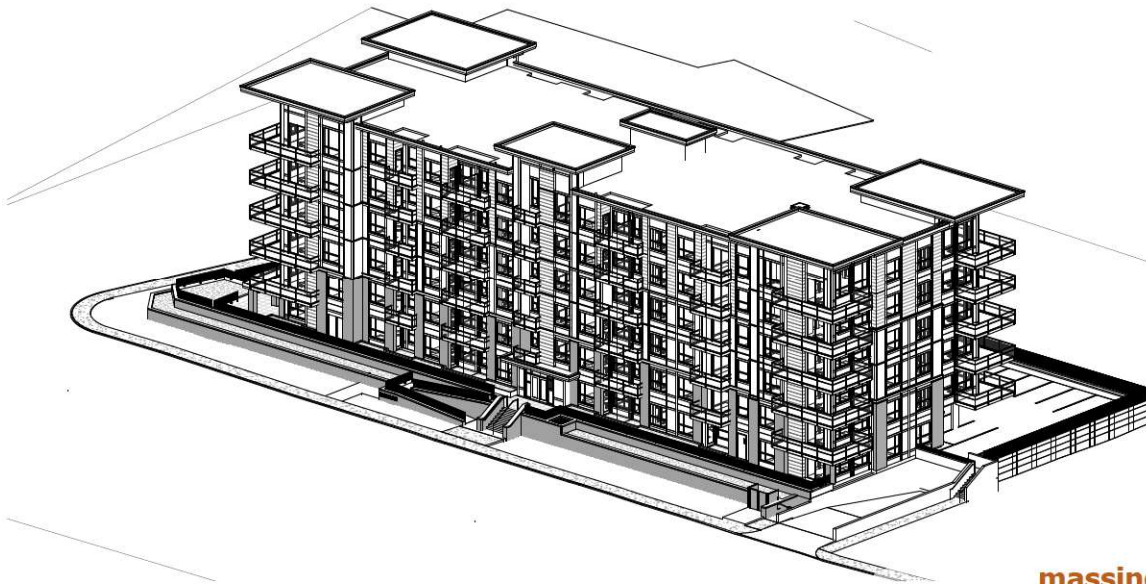
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SD1.32



massing - northeast



massing - southwest



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3D MASSING
SCALE: N.T.S.

RE-ISSUED FOR DP
22-03-11 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-168.1

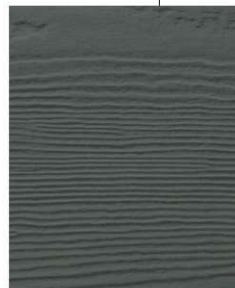
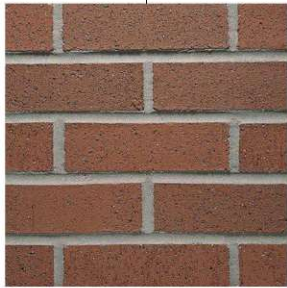


SD1.33



west elevation

1/8" = 1'-0"



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BRYDON CRES. APMTS LANGLEY

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MATERIAL BOARD

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

RE-ISSUED FOR DP

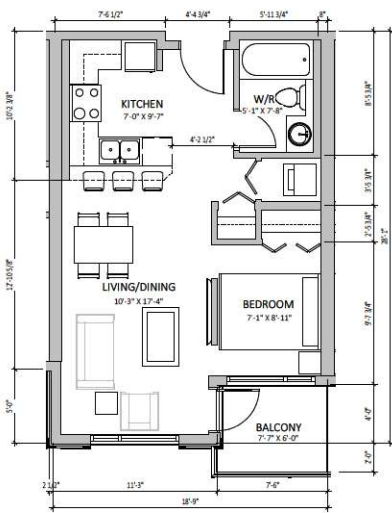
22-03-11 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-168.1



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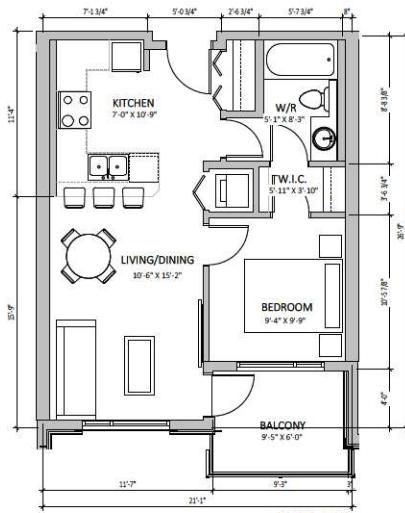


SD1.34



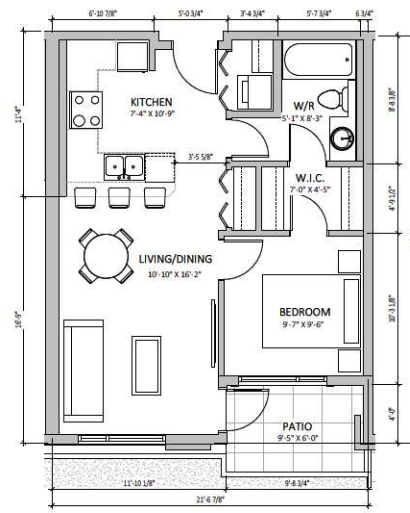
UNIT A
1/4" = 1'-0"

489 SF STUDDING
UNIT COUNT: 43
LEVEL: 1-6



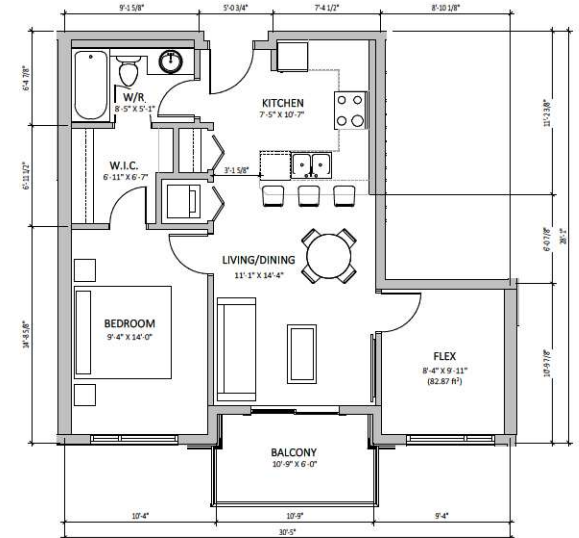
UNIT B
1/4" = 1'-0"

530 SF 1 BED
UNIT COUNT: 5
LEVEL: 2-6



UNIT B1
1/4" = 1'-0"

545 - 571 SF 1 BED
UNIT COUNT: 2
LEVEL: 1



UNIT B2
1/4" = 1'-0"

654 - 684 SF 1 BED + FLEX
UNIT COUNT: 8
LEVEL: 3-6



BRYDON CRES. APMTS LANGLEY
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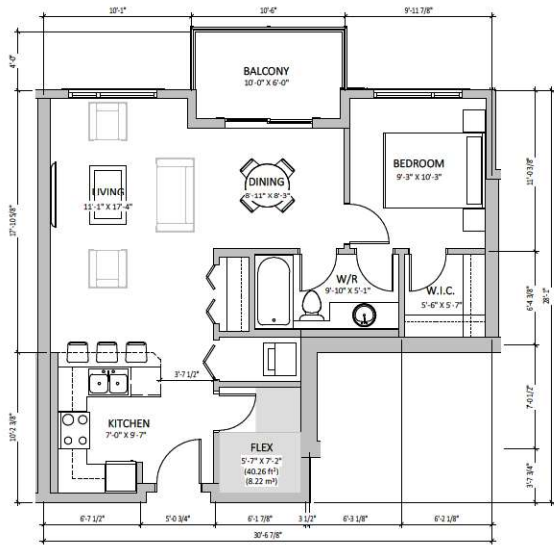
UNIT PLANS
SCALE: 1/4" = 1'-0"

RE-ISSUED FOR DP

22-03-11 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-168.1



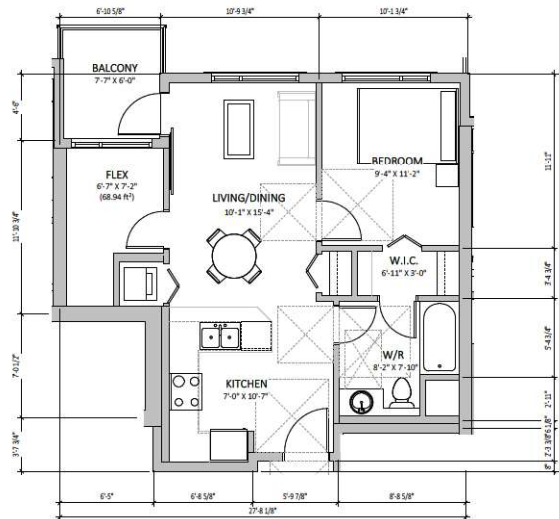
SD2.01



UNIT B3

714 SF 1 BED + FLEX
UNIT COUNT: 4
LEVEL: 3-6

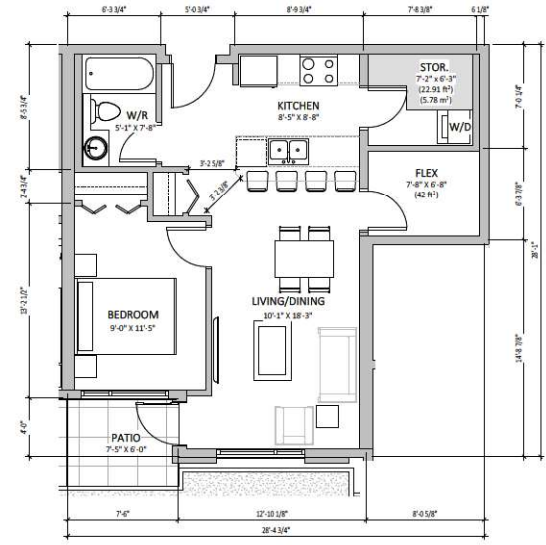
1/4" = 1'-0"



UNIT B4 (ADAPTABLE)

634 SF 1 BED + FLEX
UNIT COUNT: 5
LEVEL: 2-6

1/4" = 1'-0"



UNIT B5

653 SF 1 BED + FLEX
UNIT COUNT: 1
LEVEL: 1

1/4" = 1'-0"



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UNIT PLANS

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

RE-ISSUED FOR DP

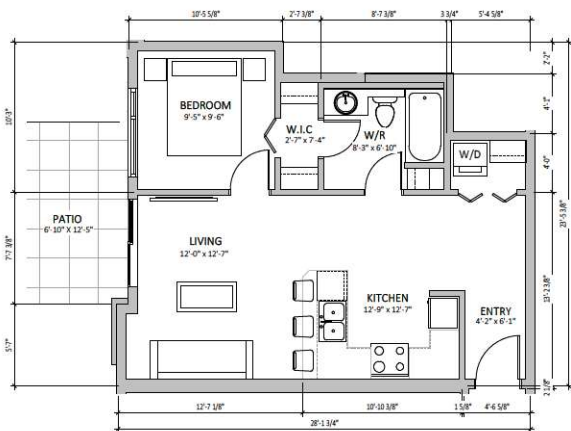
22-03-11 REVISION #:
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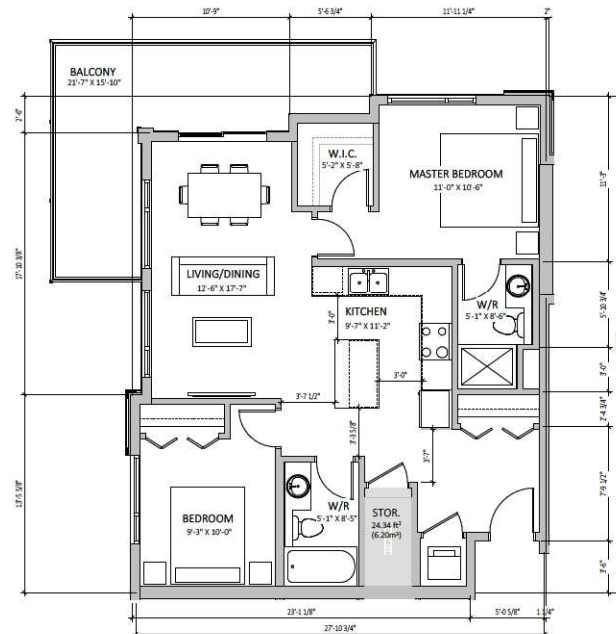


SD2.02



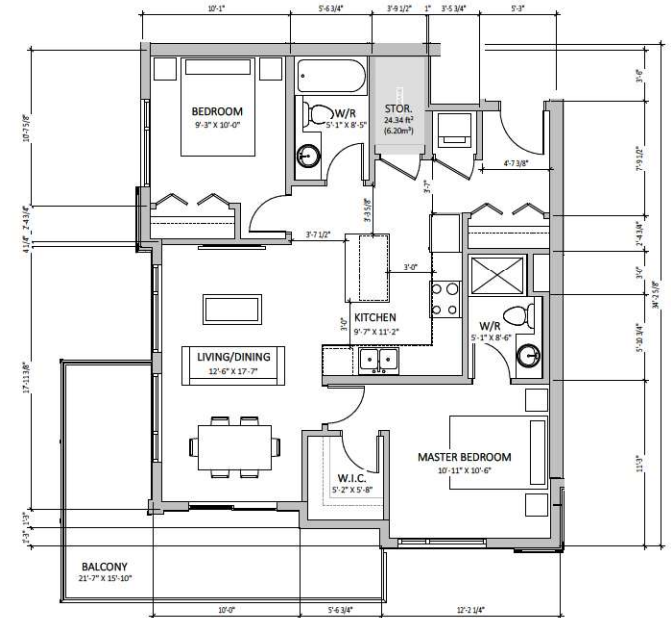
UNIT B6
1/4" = 1'-0"

595 SF - 1 BED
UNIT COUNT: 1
LEVEL: 1



UNIT C
1/4" = 1'-0"

848 SF - 895 SF - 2 BED
UNIT COUNT: 10
LEVEL: 2-6



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

836 SF - 879 SF - 2 BED
UNIT COUNT: 11
LEVEL: 1-6



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UNIT PLANS

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

RE-ISSUED FOR DP

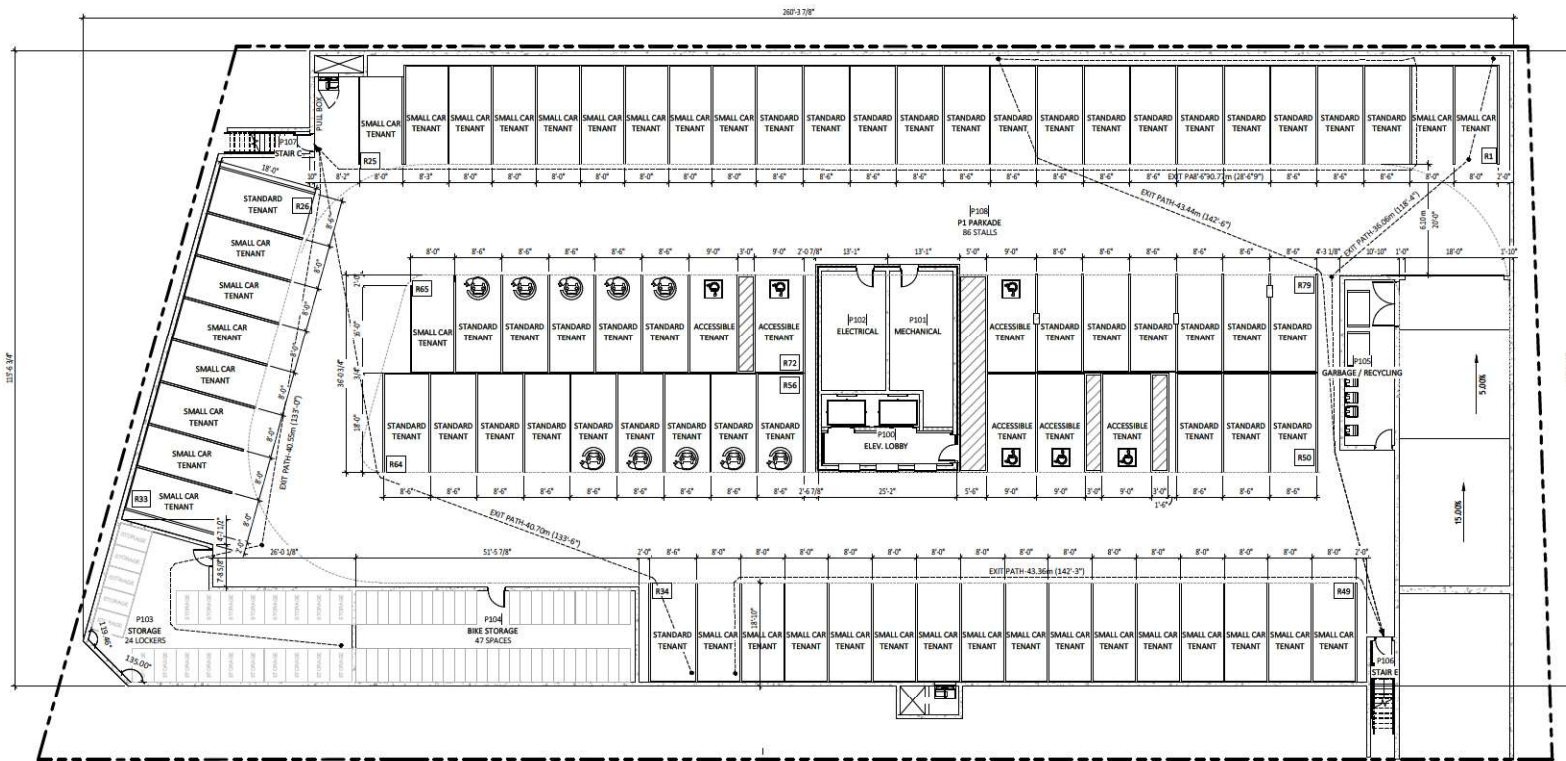
22-03-11 REVISION #:
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SD2.03



P1 level
3/32" = 1'-0"



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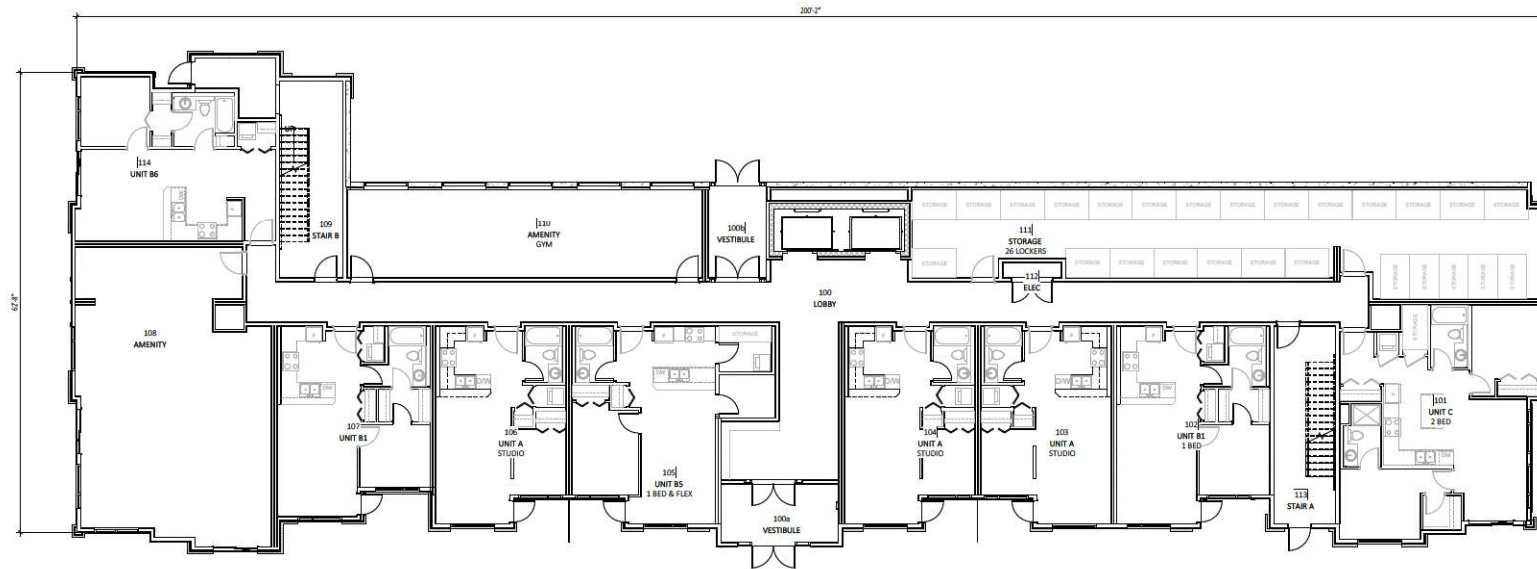
P1 LEVEL PLAN
SCALE: 3/32" = 1'-0"



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SD3.01



1st level
1/8" = 1'-0"



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L1 LEVEL PLAN
SCALE: 1/8" = 1'-0"



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SD3.02



2nd level
1/8" = 1'-0"



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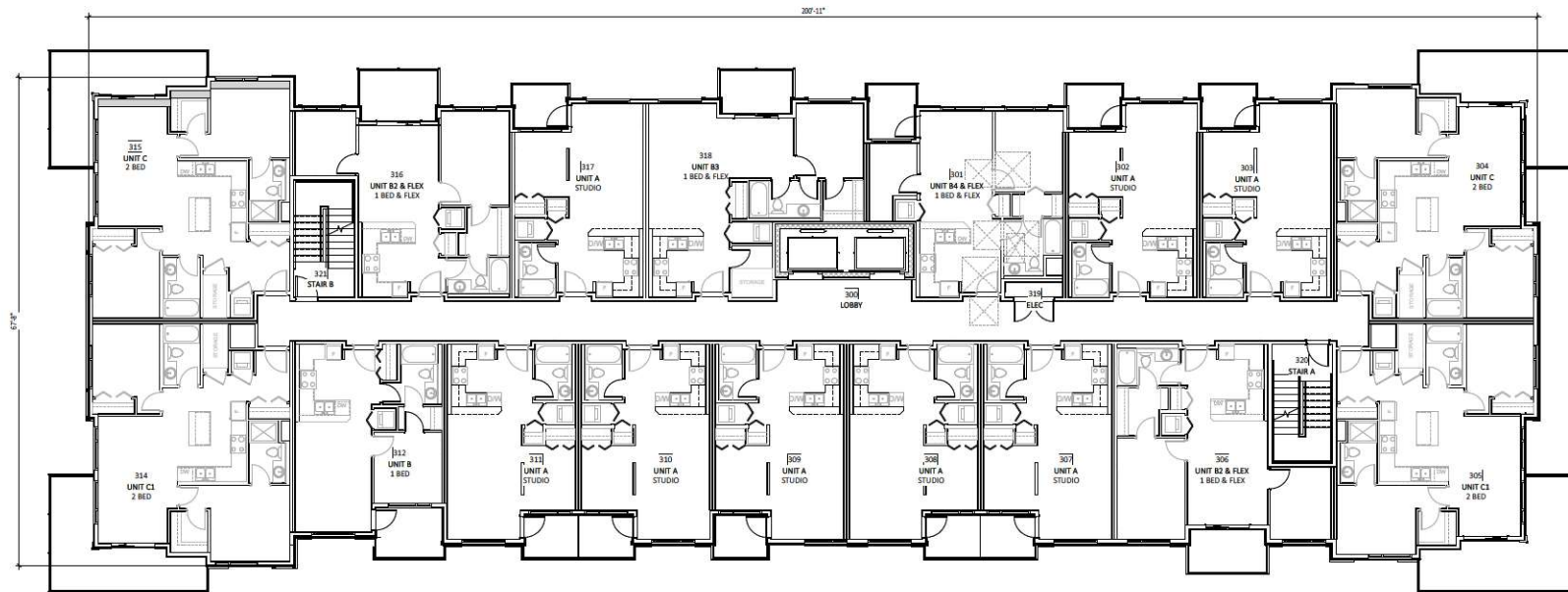
L2 LEVEL PLAN
SCALE: 1/8" = 1'-0"



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SD3.03



3rd level

1/8" = 1'-0"



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L3 LEVEL PLAN

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



RE-ISSUED FOR DP

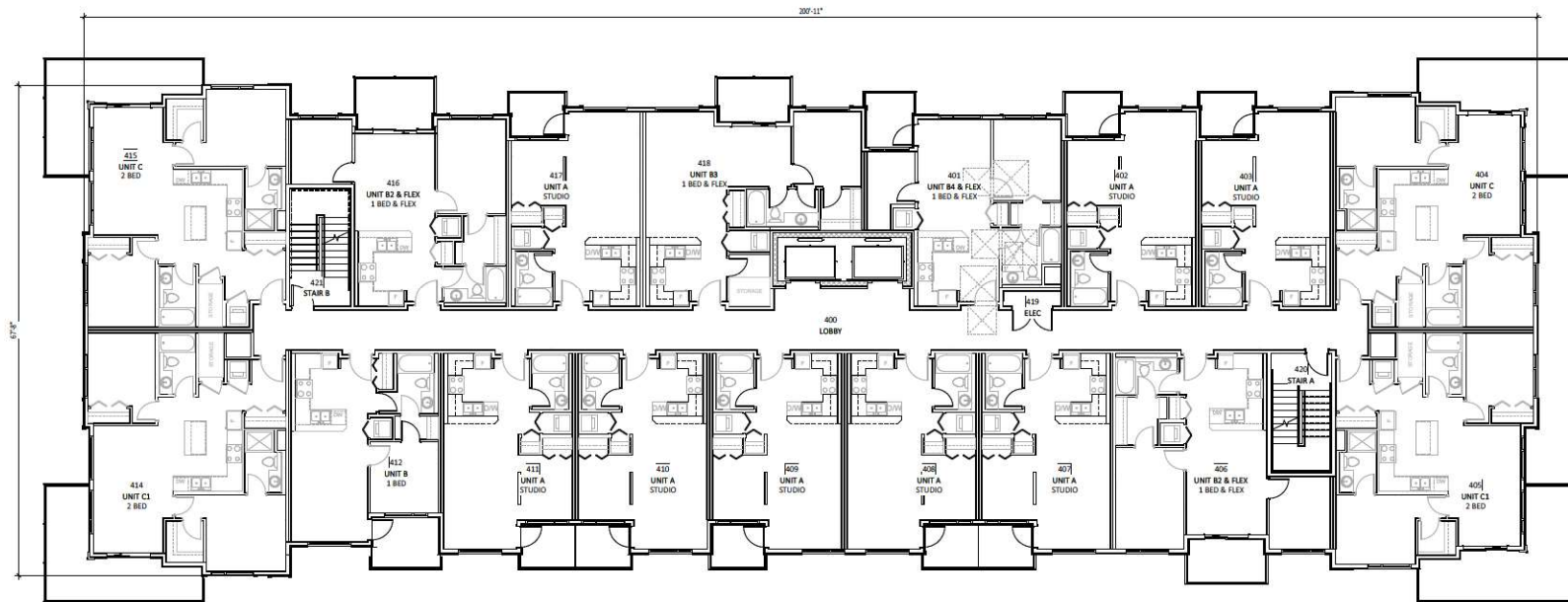
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SD3.04



4th level
1/8" = 1'-0"



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L4 LEVEL PLAN
SCALE: 1/8" = 1'-0"



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SD3.05



5th level
1/8" = 1'-0"



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L5 LEVEL PLAN
SCALE: 1/8" = 1'-0"

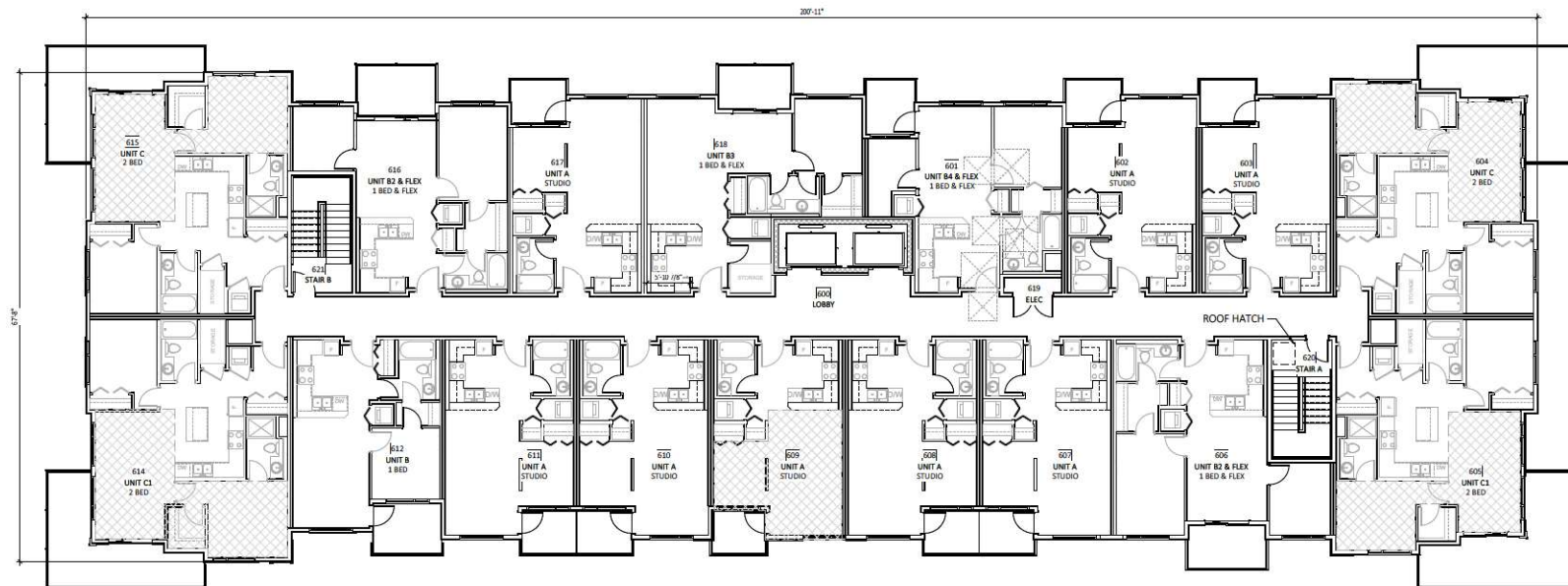


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PROJECT NUMBER: 21-168.1

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SD3.06



6th level  6TH LEVEL POP-UP ROOF LOCATIONS
 CEILING HEIGHT: 14'-1"
 1/8" = 1'-0"



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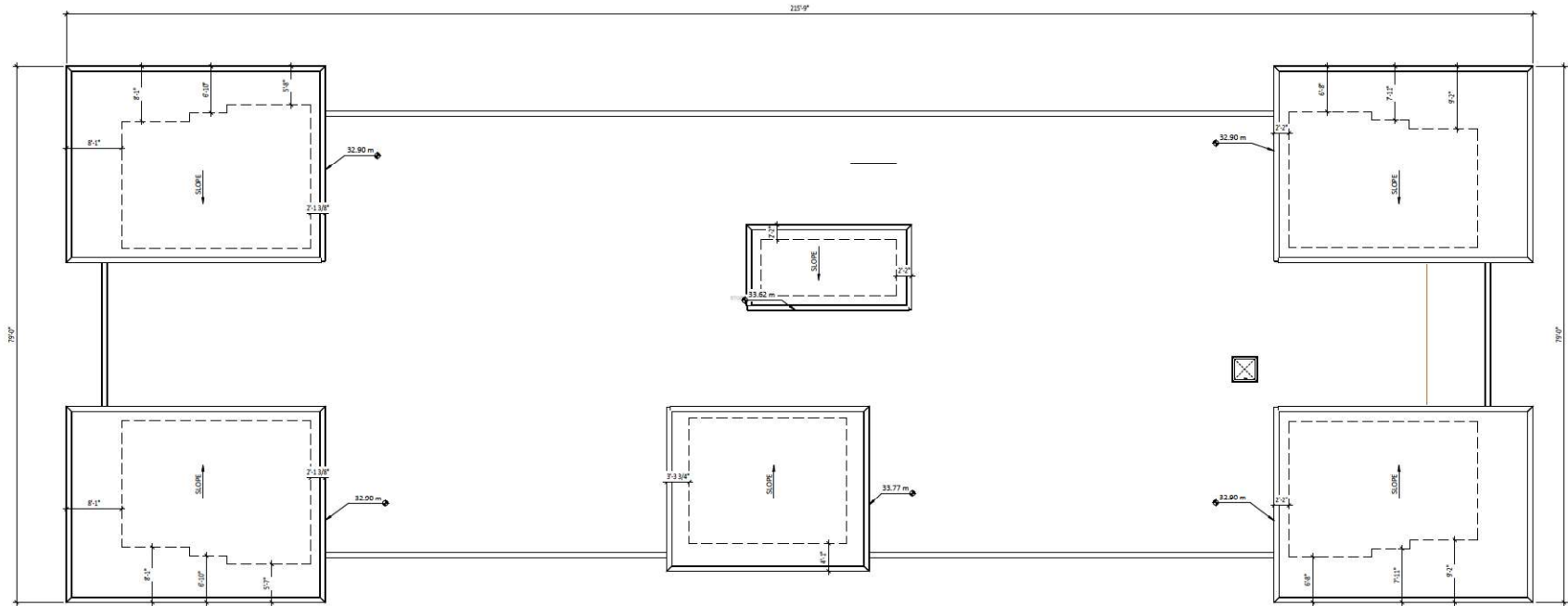
L6 LEVEL PLAN
 SCALE: 1/8" = 1'-0"



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 PROJECT NUMBER: 21-168.1



SD3.07



roof level
1/8" = 1'-0"



west elevation

3/32" = 1'-0"



south elevation

3/32" = 1'-0"

material legend

- 1 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE - COLOUR: ARCTIC WHITE
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE - COLOUR: IRON GRAY
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE - COLOUR: NIGHT GRAY
- 4 CEMENT BOARD CEDAR MILL HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE - COLOUR: ACTIC WHITE
- 5 WOOD EFFECT CEMENT BOARD SIDING (6" EXPOSURE):
- "WOODTONE" - COLOUR: "MOUNTAIN CEDAR"
- 6 MANUFACTURED BRICK VENEER (SLIM BRICK - 35mmx164mmx130mm):
- MATERIAL MATERIALS - COLOUR: BURGUNDY, TEXTURE: SMOOTH
MORTAR COLOUR: MEDIUM GRAY
- 7 CONCRETE WALL:
- COLOUR: PAINTED 'BENJAMIN MOORE COVENTRY GRAY'
- 8 ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: 'CLEAR ANODIZED'
- 9 WINDOW:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 10 2 X 10 FASCIA
- COLOUR: 'ARCTIC WHITE'
- 11 2 X 10 FASCIA
- COLOUR: 'IRON GRAY'

NOTES:
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



BRYDON CRES. APMTS LANGLEY
19890 55A AVENUE AND 5494, 5500 & 5510 BRYDON CRESCENT, LANGLEY, BC

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

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CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-168.1



SD4.01



east elevation

3/32" = 1'-0"



north elevation

3/32" = 1'-0"

material legend

- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
-JAMES HARDIE: COLOUR: ARCTIC WHITE
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
-JAMES HARDIE: COLOUR: IRON GRAY
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS);
-JAMES HARDIE: COLOUR: NIGHT GRAY
- CEMENT BOARD CEDAR/MILL HORIZONTAL LAP SIDING (6" EXPOSURE);
-JAMES HARDIE: COLOUR: ACTIC WHITE
- WOOD EFFECT CEMENT BOARD SIDING (6" EXPOSURE);
-WOODSTONE: COLOUR: MOUNTAIN CEDAR
- MANUFACTURED BRICK VENEER (SLIM BRICK - 13mmx66mmx130mm);
-MATHAL MATERIALS: COLOUR: BURGUNDY, TEXTURE: SMOOTH
MORTAR COLOUR: MEDIUM GRAY
- CONCRETE WALL;
-COLOUR: PAINTED 'BENJAMIN MOORE COVENTRY GRAY'
- ALUMINUM/GLASS BALCONY RAILING;
-COLOUR: 'CLEAR ANODIZED'
- WINDOW;
-COLOUR: 'BLACK EXT. / WHITE INT.'
- 2 X 10 FASCIA
-COLOUR: 'ARCTIC WHITE'
- 2 X 10 FASCIA
-COLOUR: 'IRON GRAY'

NOTES:
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.N.O.



north west



north east



south west



south east



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RENDERED PERSPECTIVES
SCALE: N.T.S.

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SD4.03



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RENDERINGS
SCALE: N.T.S.



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SD4.04