



## sheet schedule

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## BRYDON CRES. APMTS LANGLEY

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

## COVER PAGE

SCALE: N.T.S.

## RE-ISSUED FOR DP

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



1292533 BC Ltd.



SD0.01

**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<br>2) ACCESSIBLE STALL LENGTH FROM 5.8m (19ft) REQUIRED TO 5.5m (18ft) PROPOSED<br>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<br>4) RESIDENT SMALL CAR PERCENTAGE: 46%                      |
| BYLAW EXEMPTIONS:                              | PROJECTIONS INTO YARDS:<br>- 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)<br>- 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<br>80 UNITS/ACRE = 80 x 0.761 ACRES = 61 UNITS - PROPOSED 90 UNITS                                                                                                                                    |
| ALLOWABLE FSR (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                                                                                                                                                                                               |
| GROSS FLOOR AREA 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 3.2.1.1.2 STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING.<br>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. (6,460.9 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 <sup>2</sup>          | AREA %        | COMMENTS |
|-------------------------|-----------------|------------------------------|---------------|----------|
| <b>P1 LEVEL</b>         |                 |                              |               |          |
| PARKADE                 | 26644 SF        | 2475.32 m <sup>2</sup>       | 27.7%         |          |
|                         | <b>26644 SF</b> | <b>2475.32 m<sup>2</sup></b> | <b>27.7%</b>  |          |
| <b>1ST LEVEL</b>        |                 |                              |               |          |
| CIRCULATION             | 2189 SF         | 203.34 m <sup>2</sup>        | 2.3%          |          |
| INDOOR AMENITY          | 1054 SF         | 97.93 m <sup>2</sup>         | 1.1%          |          |
| RESIDENTIAL             | 4698 SF         | 436.48 m <sup>2</sup>        | 4.9%          |          |
| SERVICE ROOMS/SHAFTS    | 50 SF           | 4.68 m <sup>2</sup>          | 0.1%          |          |
| STORAGE                 | 1842 SF         | 171.11 m <sup>2</sup>        | 1.9%          |          |
|                         | <b>9833 SF</b>  | <b>913.55 m<sup>2</sup></b>  | <b>10.2%</b>  |          |
| <b>2ND LEVEL</b>        |                 |                              |               |          |
| CIRCULATION             | 1352 SF         | 125.62 m <sup>2</sup>        | 1.4%          |          |
| RESIDENTIAL             | 9834 SF         | 913.56 m <sup>2</sup>        | 10.2%         |          |
| SERVICE ROOMS/SHAFTS    | 49 SF           | 4.59 m <sup>2</sup>          | 0.1%          |          |
| STORAGE                 | 714 SF          | 66.33 m <sup>2</sup>         | 0.7%          |          |
|                         | <b>11949 SF</b> | <b>1110.10 m<sup>2</sup></b> | <b>12.4%</b>  |          |
| <b>3RD LEVEL</b>        |                 |                              |               |          |
| CIRCULATION             | 1344 SF         | 124.88 m <sup>2</sup>        | 1.4%          |          |
| RESIDENTIAL             | 10547 SF        | 979.85 m <sup>2</sup>        | 11.0%         |          |
| SERVICE ROOMS/SHAFTS    | 49 SF           | 4.59 m <sup>2</sup>          | 0.1%          |          |
|                         | <b>11941 SF</b> | <b>1109.32 m<sup>2</sup></b> | <b>12.4%</b>  |          |
| <b>4TH LEVEL</b>        |                 |                              |               |          |
| CIRCULATION             | 1344 SF         | 124.88 m <sup>2</sup>        | 1.4%          |          |
| RESIDENTIAL             | 10547 SF        | 979.85 m <sup>2</sup>        | 11.0%         |          |
| SERVICE ROOMS/SHAFTS    | 49 SF           | 4.59 m <sup>2</sup>          | 0.1%          |          |
|                         | <b>11941 SF</b> | <b>1109.32 m<sup>2</sup></b> | <b>12.4%</b>  |          |
| <b>5TH LEVEL</b>        |                 |                              |               |          |
| CIRCULATION             | 1344 SF         | 124.88 m <sup>2</sup>        | 1.4%          |          |
| RESIDENTIAL             | 10547 SF        | 979.85 m <sup>2</sup>        | 11.0%         |          |
| SERVICE ROOMS/SHAFTS    | 49 SF           | 4.59 m <sup>2</sup>          | 0.1%          |          |
|                         | <b>11941 SF</b> | <b>1109.32 m<sup>2</sup></b> | <b>12.4%</b>  |          |
| <b>6TH LEVEL</b>        |                 |                              |               |          |
| CIRCULATION             | 1344 SF         | 124.88 m <sup>2</sup>        | 1.4%          |          |
| RESIDENTIAL             | 10547 SF        | 979.85 m <sup>2</sup>        | 11.0%         |          |
| SERVICE ROOMS/SHAFTS    | 49 SF           | 4.59 m <sup>2</sup>          | 0.1%          |          |
|                         | <b>11941 SF</b> | <b>1109.32 m<sup>2</sup></b> | <b>12.4%</b>  |          |
| <b>AREA GRAND TOTAL</b> | <b>96189 SF</b> | <b>8936.27 m<sup>2</sup></b> | <b>100.0%</b> |          |

**0.2.1 gross floor area summary (level)**

| Level                   | AREA SF         | AREA m <sup>2</sup>          | AREA %        | COMMENTS |
|-------------------------|-----------------|------------------------------|---------------|----------|
| <b>1ST LEVEL</b>        | 9833 SF         | 913.55 m <sup>2</sup>        | 14.1%         |          |
| <b>2ND LEVEL</b>        | 11949 SF        | 1110.10 m <sup>2</sup>       | 17.2%         |          |
| <b>3RD LEVEL</b>        | 11941 SF        | 1109.32 m <sup>2</sup>       | 17.2%         |          |
| <b>4TH LEVEL</b>        | 11941 SF        | 1109.32 m <sup>2</sup>       | 17.2%         |          |
| <b>5TH LEVEL</b>        | 11941 SF        | 1109.32 m <sup>2</sup>       | 17.2%         |          |
| <b>6TH LEVEL</b>        | 11941 SF        | 1109.32 m <sup>2</sup>       | 17.2%         |          |
| <b>AREA GRAND TOTAL</b> | <b>69545 SF</b> | <b>6460.94 m<sup>2</sup></b> | <b>100.0%</b> |          |

**0.2.0 gross floor area summary (area type)**

| AREA TYPE                       | AREA SF         | AREA m <sup>2</sup>          | AREA %        | COMMENTS |
|---------------------------------|-----------------|------------------------------|---------------|----------|
| <b>CIRCULATION</b>              |                 |                              |               |          |
| CIRCULATION                     | 8918 SF         | 828.47 m <sup>2</sup>        | 9.3%          |          |
| <b>CIRCULATION: 6</b>           | <b>8918 SF</b>  | <b>828.47 m<sup>2</sup></b>  | <b>9.3%</b>   |          |
| <b>INDOOR AMENITY</b>           |                 |                              |               |          |
| INDOOR AMENITY                  | 1054 SF         | 97.93 m <sup>2</sup>         | 1.1%          |          |
| <b>INDOOR AMENITY: 1</b>        | <b>1054 SF</b>  | <b>97.93 m<sup>2</sup></b>   | <b>1.1%</b>   |          |
| <b>PARKADE</b>                  |                 |                              |               |          |
| PARKADE                         | 26644 SF        | 2475.32 m <sup>2</sup>       | 27.7%         |          |
| <b>PARKADE: 1</b>               | <b>26644 SF</b> | <b>2475.32 m<sup>2</sup></b> | <b>27.7%</b>  |          |
| <b>RESIDENTIAL</b>              |                 |                              |               |          |
| RESIDENTIAL                     | 56720 SF        | 5269.46 m <sup>2</sup>       | 59.0%         |          |
| <b>RESIDENTIAL: 9</b>           | <b>56720 SF</b> | <b>5269.46 m<sup>2</sup></b> | <b>59.0%</b>  |          |
| <b>SERVICE ROOMS/SHAFTS</b>     |                 |                              |               |          |
| SERVICE ROOMS/SHAFTS            | 298 SF          | 27.64 m <sup>2</sup>         | 0.3%          |          |
| <b>SERVICE ROOMS/SHAFTS: 18</b> | <b>298 SF</b>   | <b>27.64 m<sup>2</sup></b>   | <b>0.3%</b>   |          |
| <b>STORAGE</b>                  |                 |                              |               |          |
| STORAGE                         | 2556 SF         | 237.44 m <sup>2</sup>        | 2.7%          |          |
| <b>STORAGE: 3</b>               | <b>2556 SF</b>  | <b>237.44 m<sup>2</sup></b>  | <b>2.7%</b>   |          |
| <b>ARFA GRAND TOTAL</b>         | <b>96189 SF</b> | <b>8936.77 m<sup>2</sup></b> | <b>100.0%</b> |          |

**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%         |          |
| <b>TOTAL UNITS: 92</b> |            | <b>100.0%</b> |          |

**0.4.0 all floor area summary**

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

**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                            |
|-----------------------------------|--------------|------------------------------|--------------------------------------------|-------------------------------|--------------------------------------------|
| <b>VEHICLE PARKING STALL DATA</b> |              |                              |                                            |                               |                                            |
| 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                                   |
| <b>TOTAL STALLS</b>               |              |                              | <b>124</b>                                 |                               | <b>120</b>                                 |
|                                   |              | <b>CURRENT FACTOR / SIZE</b> | <b>REQUIRED</b>                            | <b>PROPOSED FACTOR / SIZE</b> | <b>PROPOSED</b>                            |
| LOADING                           |              | 9m x 3m x 3.6m (LWH)         | 1                                          | 9m x 3m x 3.6m (LWH)          | 1                                          |
| ELECTRIC VEHICLE CHARGING         |              |                              | 10 INSTALLED;<br>REMAINING STALLS EV-READY |                               | 10 INSTALLED;<br>REMAINING STALLS EV-READY |

NOTE:

**0.5.1 vehicle parking stall summary**

| PARKING STALL USER/TYPE          | PARKING STALL COUNT | PARKING STALL % | LEVEL     | COMMENTS |
|----------------------------------|---------------------|-----------------|-----------|----------|
| <b>TENANT</b>                    |                     |                 |           |          |
| 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 |          |
| <b>TENANT: 101</b>               |                     | <b>84.2%</b>    |           |          |
| <b>VISITOR</b>                   |                     |                 |           |          |
| ACCESSIBLE                       | 1                   | 0.8%            | 1ST LEVEL |          |
| SMALL CAR                        | 9                   | 7.5%            | 1ST LEVEL |          |
| STANDARD                         | 9                   | 7.5%            | 1ST LEVEL |          |
| <b>VISITOR: 19</b>               |                     | <b>15.8%</b>    |           |          |
| <b>TOTAL PARKING STALLS: 120</b> |                     | <b>100.0%</b>   |           |          |



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**BRYDON CRES. APMTS LANGLEY**

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

**PROJECT DATA**

SCALE: N.T.S.

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

1292533 BC Ltd.

**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%       |          |          |



encore



brydon living (south)

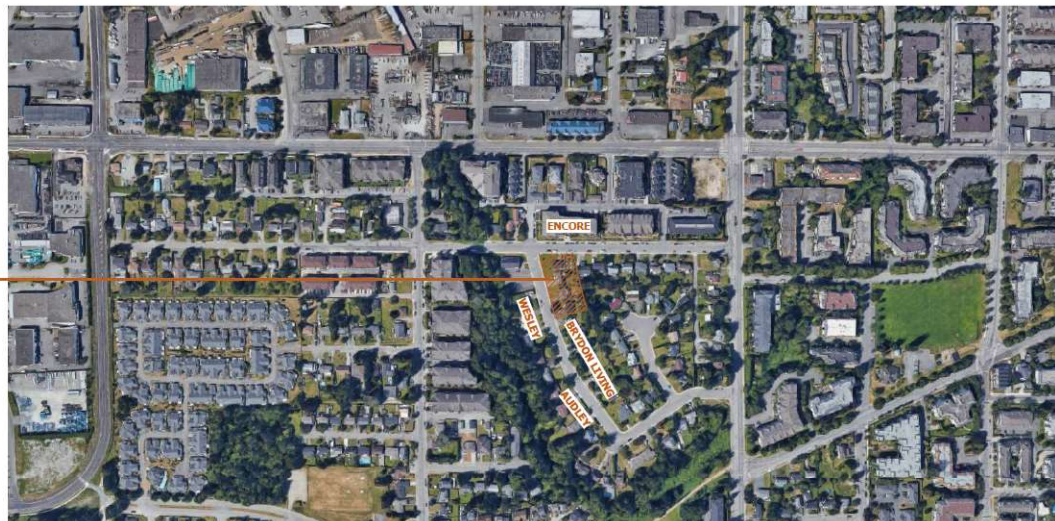


wesley

## 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



brydon crescent - keystone



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### BRYDON CRES. APMTS LANGLEY

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

### CONTEXT PLAN

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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SD1.04

## 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 SENSE 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.

### 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, CERAMITICUS 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 ROLLOUT-HIGH-RISE 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 (EDPTD) 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.



hand sketch



front entrance



entrance



#### BRYDON CRES. APMTS LANGLEY

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

#### DESIGN RATIONALE

SCALE: N.T.S.

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SD1.05



## brydon crescent streetscape

3/32" = 1'-0"



## 55 A avenue streetscape

3/32" = 1'-0"



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### BRYDON CRES. APMTS LANGLEY

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

### STREETSCAPES

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

### RE-ISSUED FOR DP

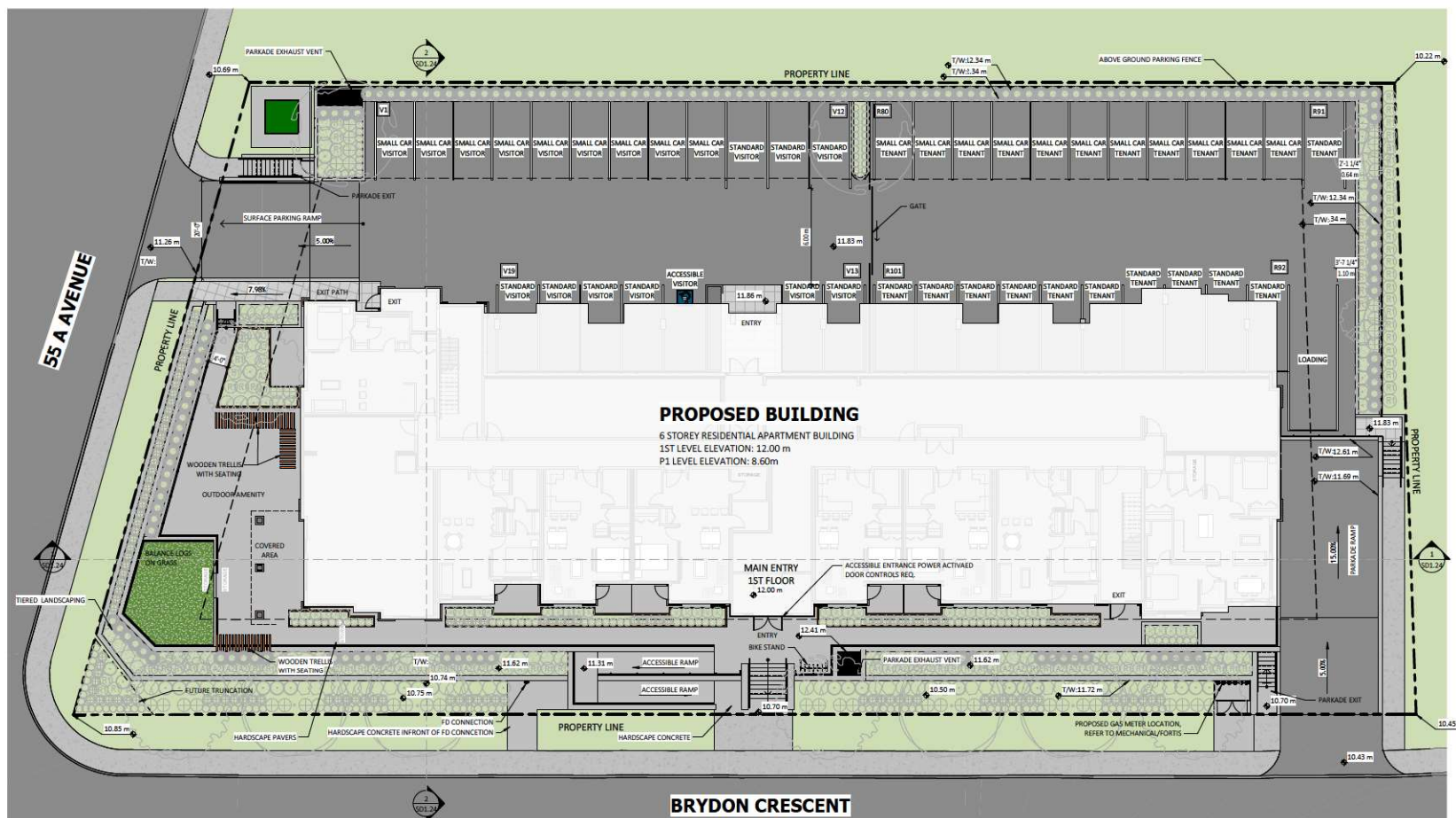
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CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21-168.1

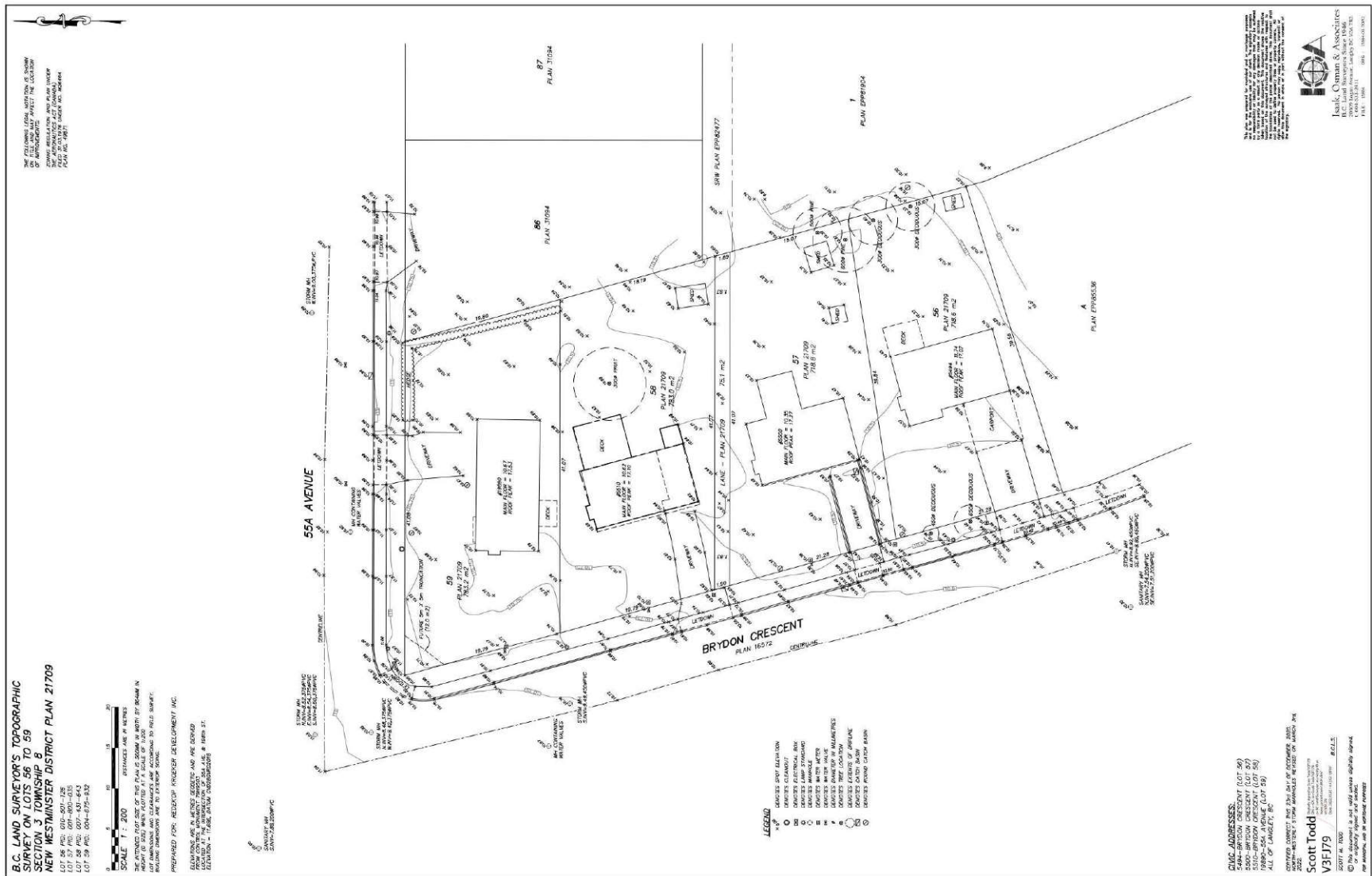


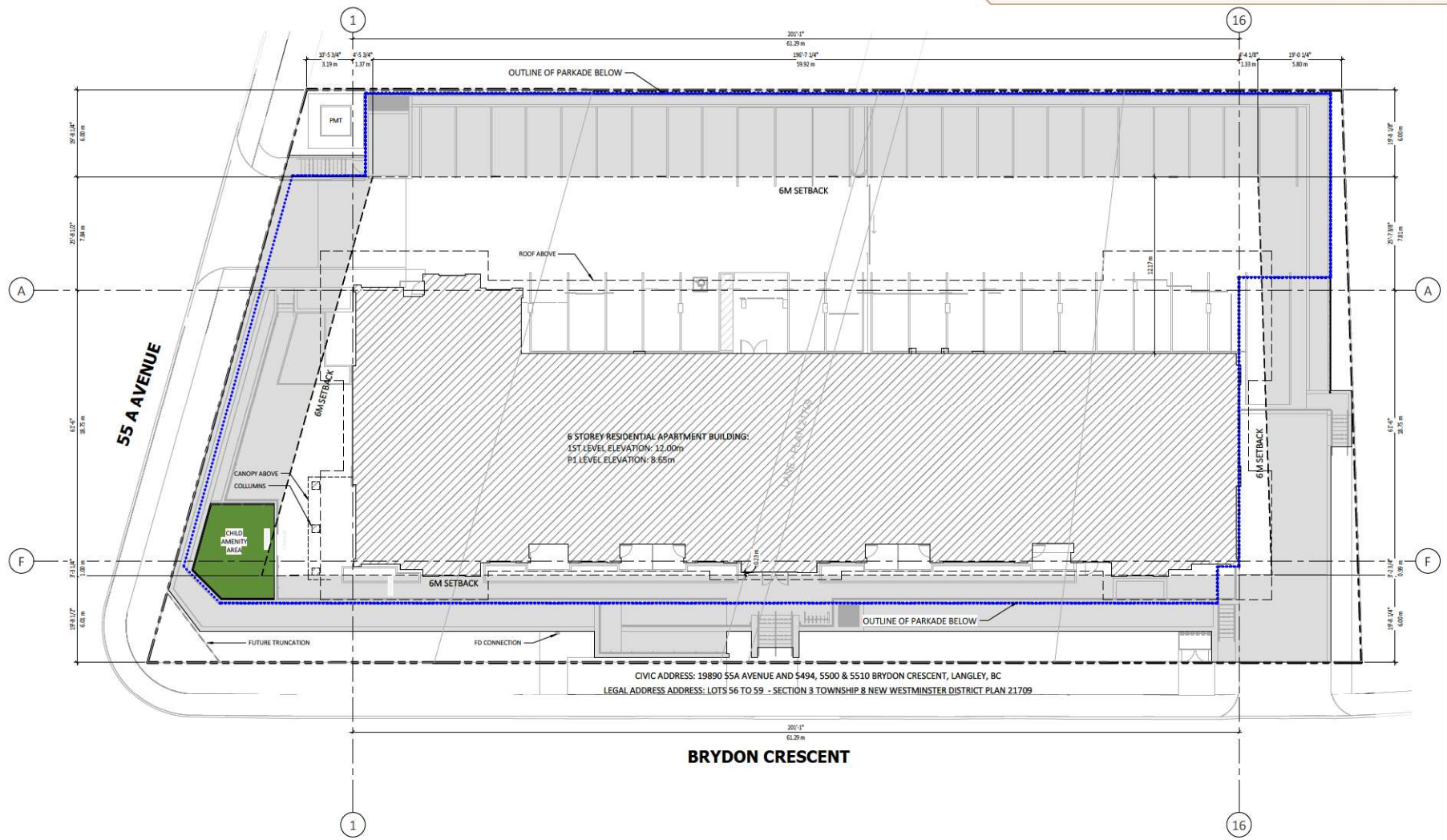
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SD1.06







## site plan-layout

3/32" = 1'-0"



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### BRYDON CRES. APMTS LANGLEY

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### SITE PLAN-LAYOUT

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



### RE-ISSUED FOR DP

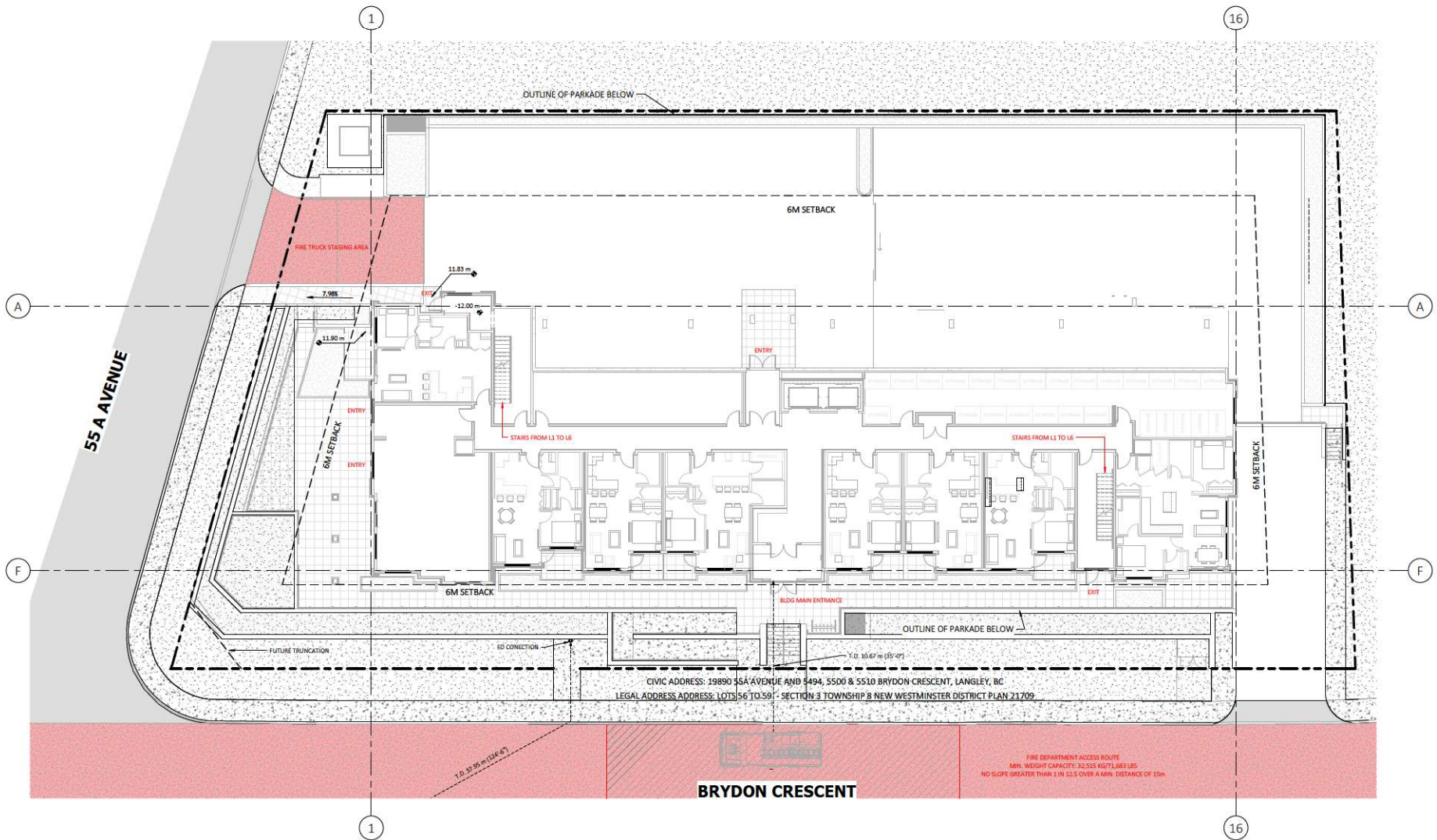
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PROJECT NUMBER: 21-168.1



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SD1.22



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



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

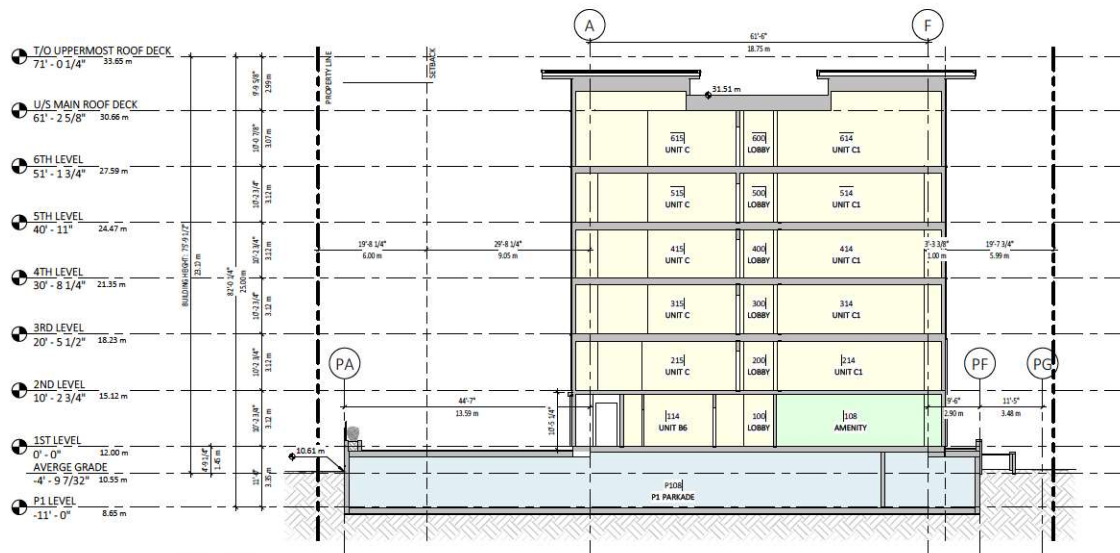
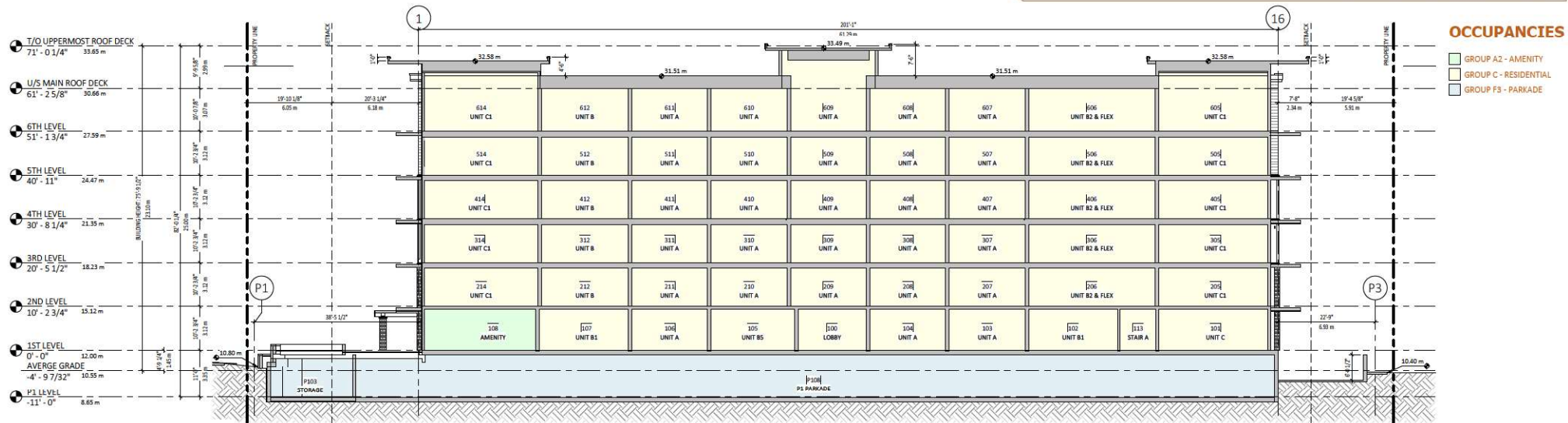
**SITE PLAN - FIRE DEPT.**  
SCALE: 3/32" = 1'-0"

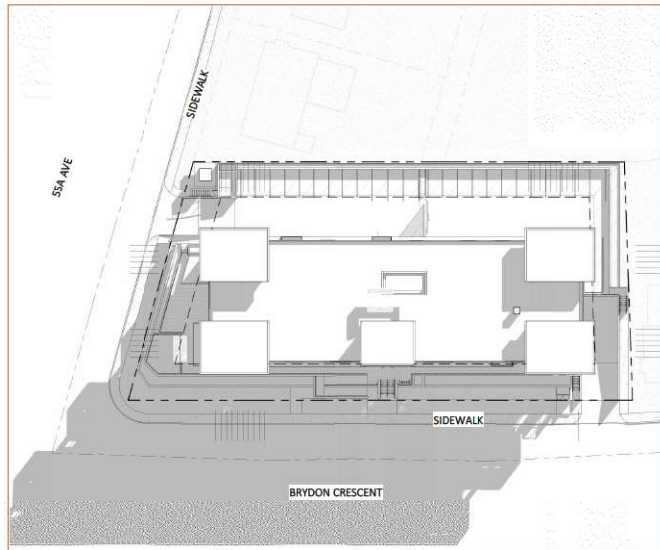


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22-03-11 REVISION #:  
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PROJECT NUMBER: 21-168.1



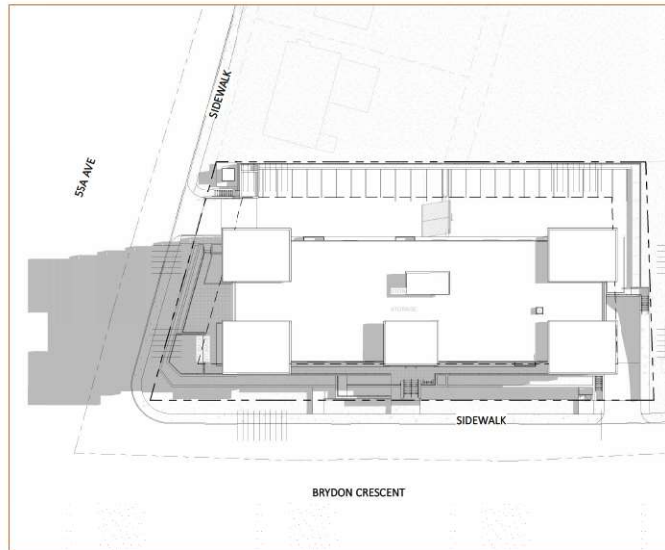
**SD1.23**





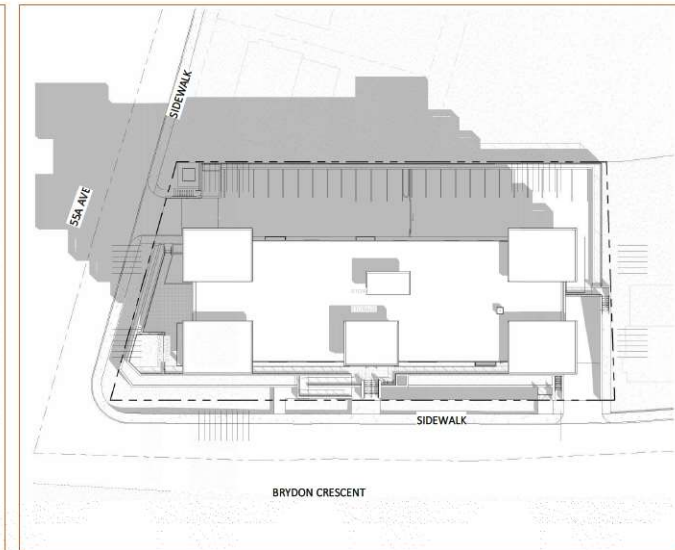
**Shadow Study - 9 AM March 21**

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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**BRYDON CRES. APMTS LANGLEY**

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**SHADOW STUDY**

SCALE: N.T.S.



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**SD1.31**



massing - southeast



massing - northwest



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**3D MASSING**

SCALE: N.T.S.

**RE-ISSUED FOR DP**

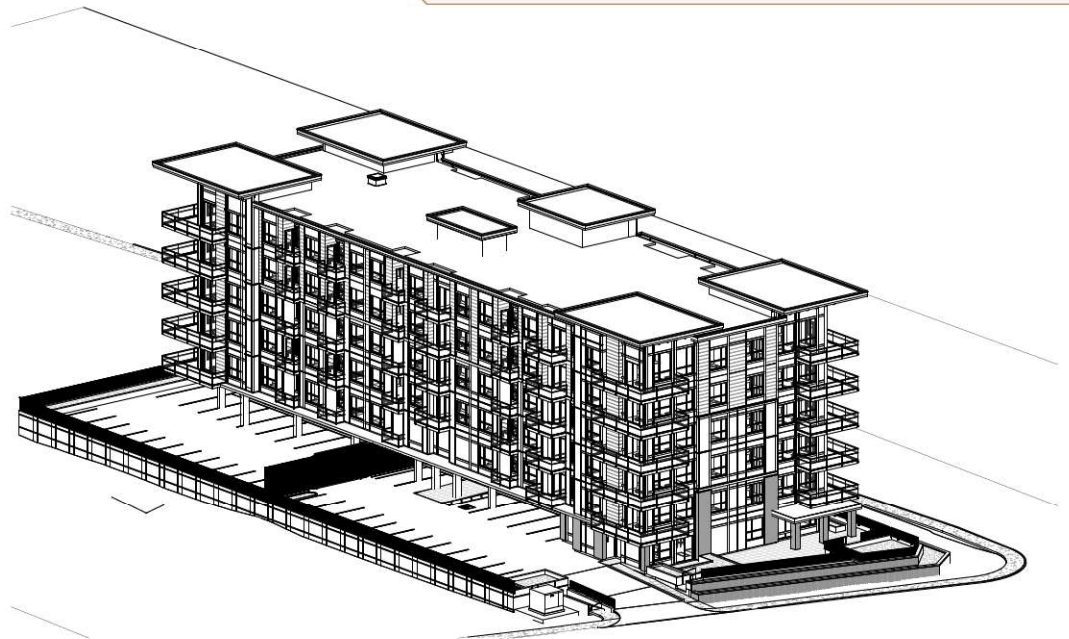
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CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21-168.1



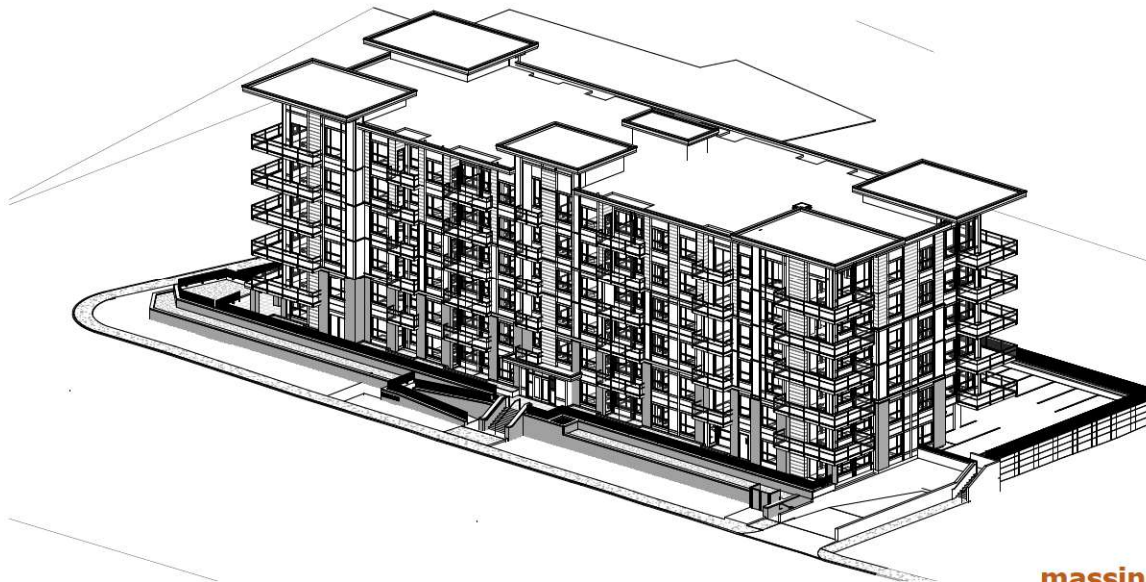
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**SD1.32**



massing - northeast



massing - southwest



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**BRYDON CRES. APMTS LANGLEY**

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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



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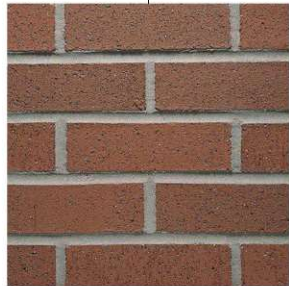


**SD1.33**



west elevation

1/8" = 1'-0"



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**BRYDON CRES. APMTS LANGLEY**

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

**MATERIAL BOARD**

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

**RE-ISSUED FOR DP**

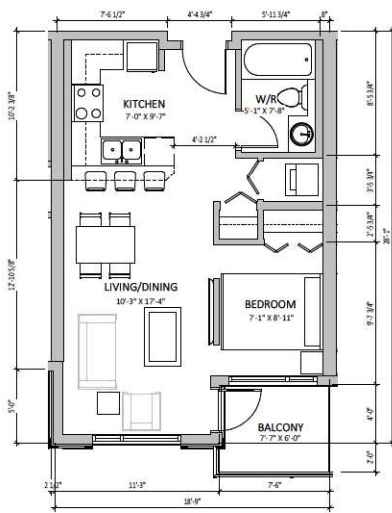
22-03-11 REVISION #:  
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PROJECT NUMBER: 21-168.1



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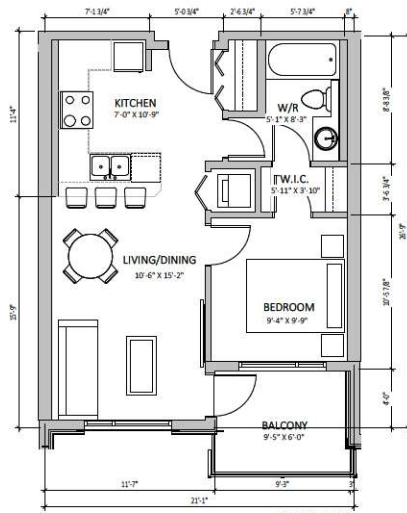


**SD1.34**



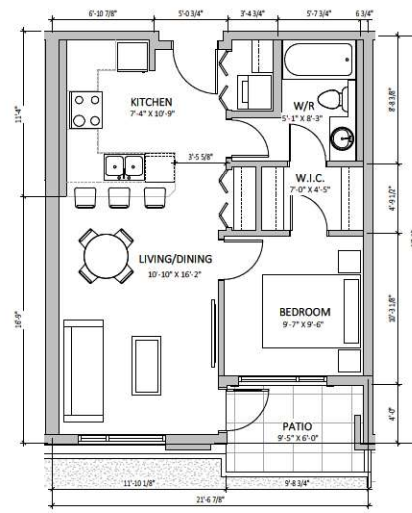
**UNIT A**  
1/4" = 1'-0"

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



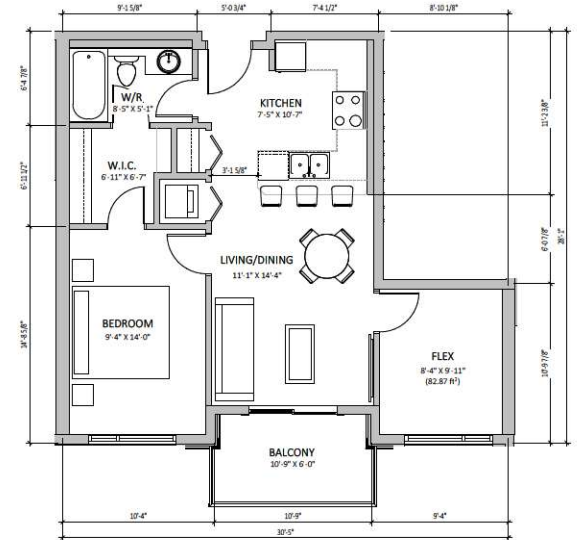
**UNIT B**  
1/4" = 1'-0"

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



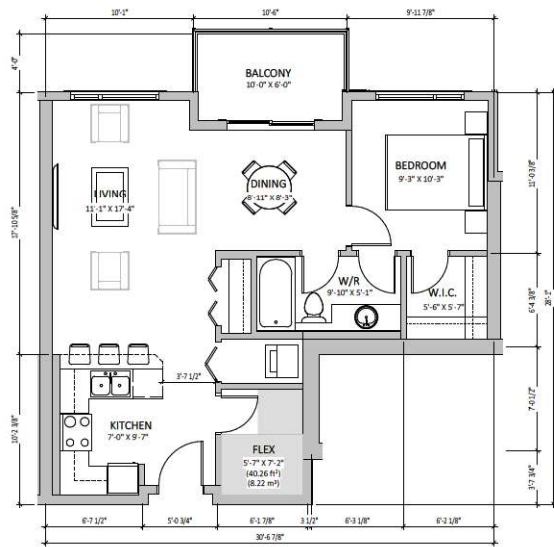
**UNIT B1**  
1/4" = 1'-0"

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



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

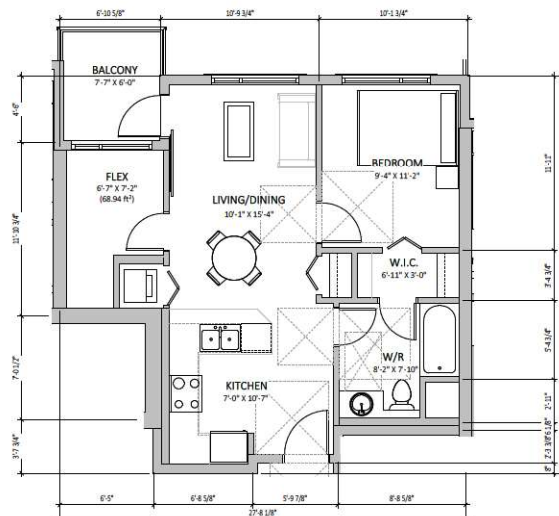
654 - 684 SF - 1 BED + FLEX  
UNIT COUNT: 8  
LEVEL: 3-6



**UNIT B3**

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

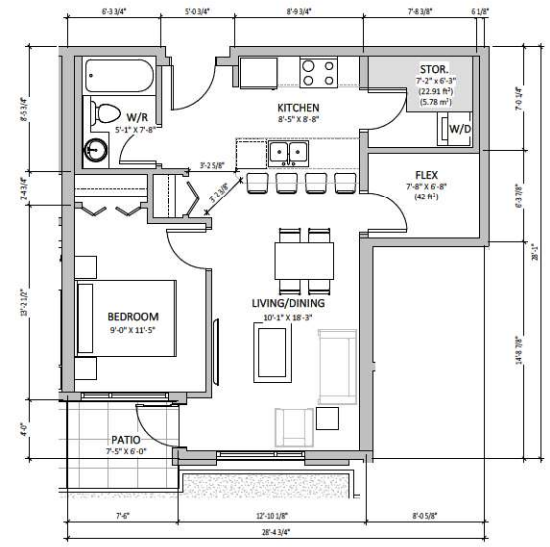
1/4" = 1'-0"



**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"



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

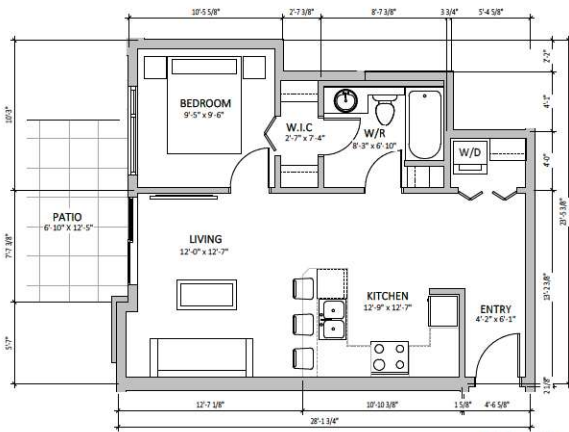
**UNIT PLANS**  
SCALE: 1/4" = 1'-0"

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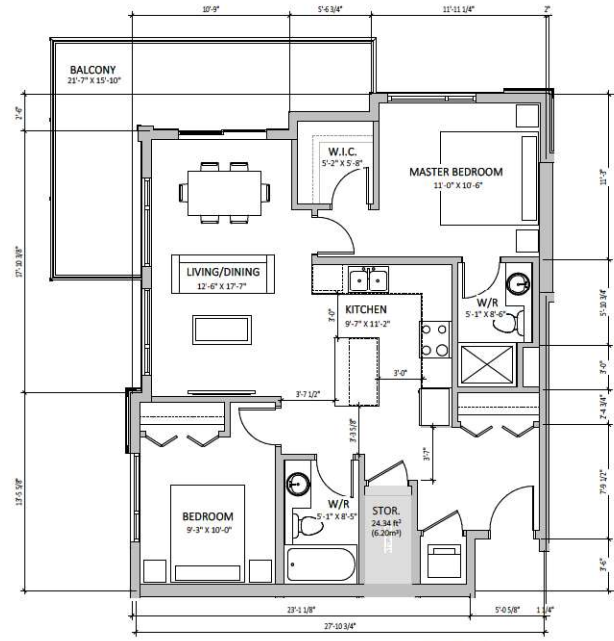


**SD2.02**



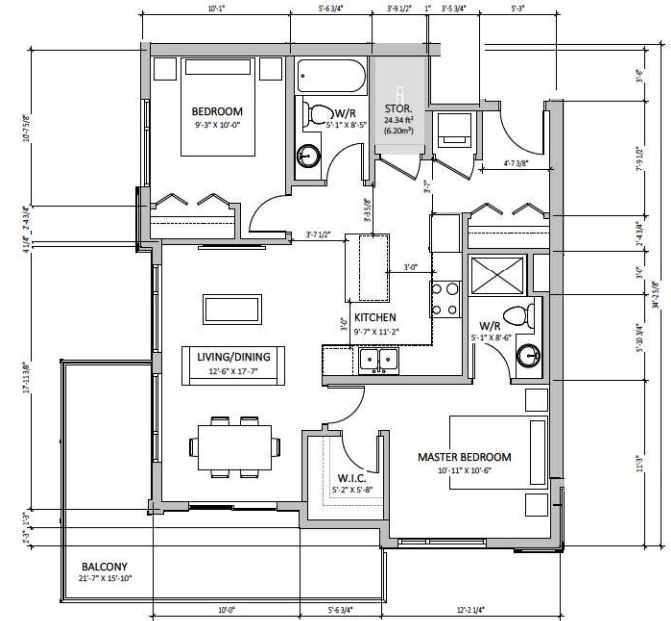
**UNIT B6**  
1/4" = 1'-0"

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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**BRYDON CRES. APMTS LANGLEY**

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**UNIT PLANS**

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

**RE-ISSUED FOR DP**

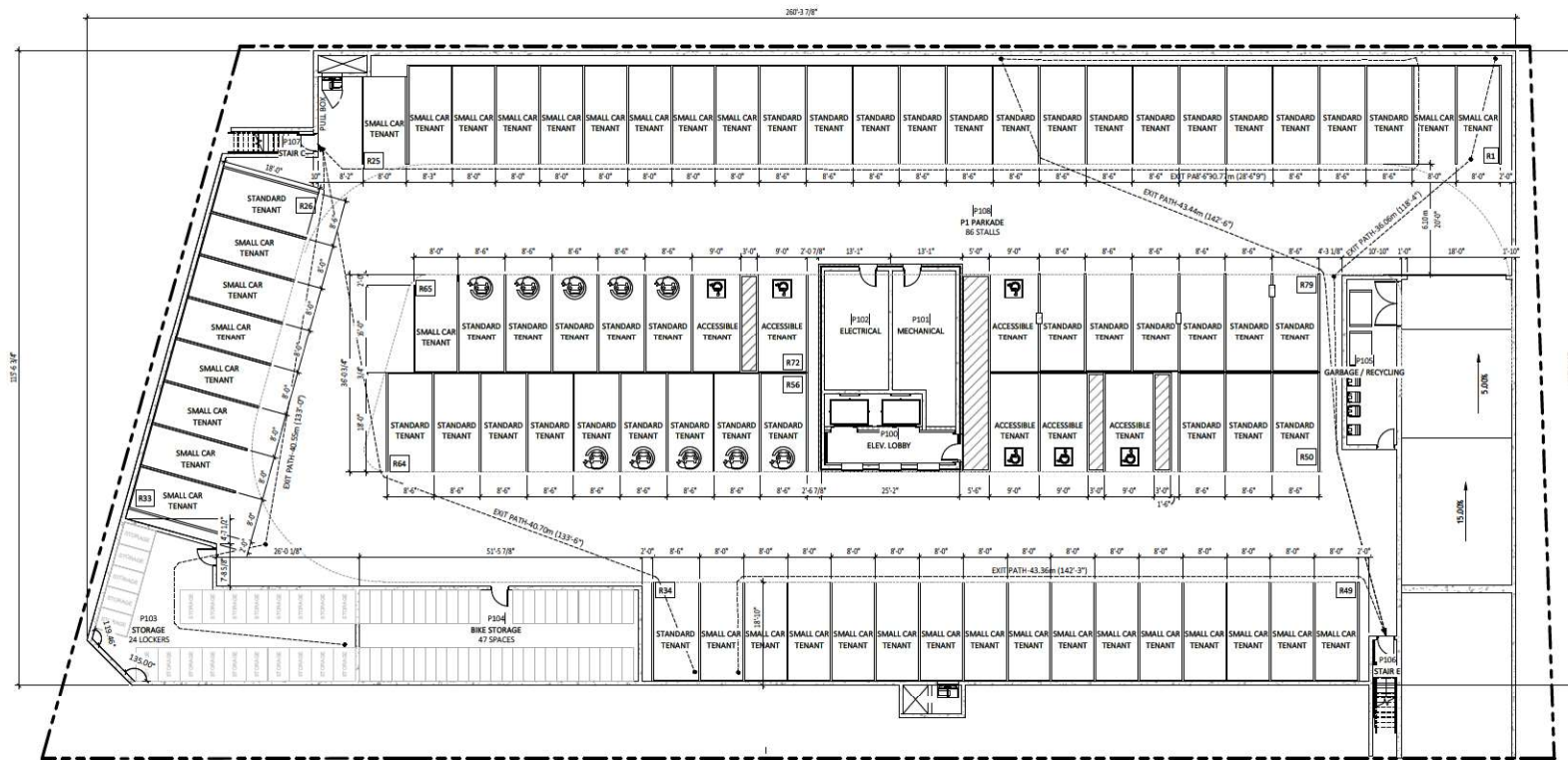
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**SD2.03**



## P1 level

3/32" = 1'-0"



**BRYDON CRES. APMTS LANGLEY**  
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**P1 LEVEL PLAN**  
SCALE: 3/32" = 1'-0"

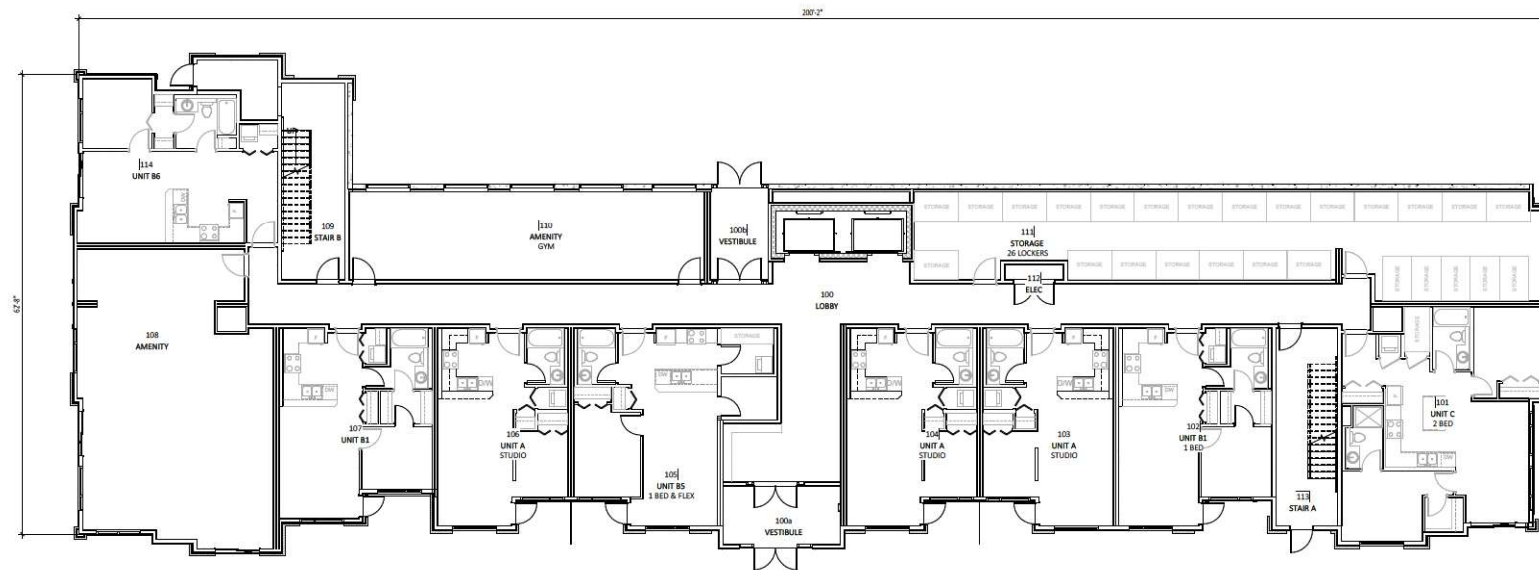


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**R**  
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**SD3.01**

**1st level**

1/8" = 1'-0"



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**BRYDON CRES. APMTS LANGLEY**

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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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### BRYDON CRES. APMTS LANGLEY

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### L2 LEVEL PLAN

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



### RE-ISSUED FOR DP

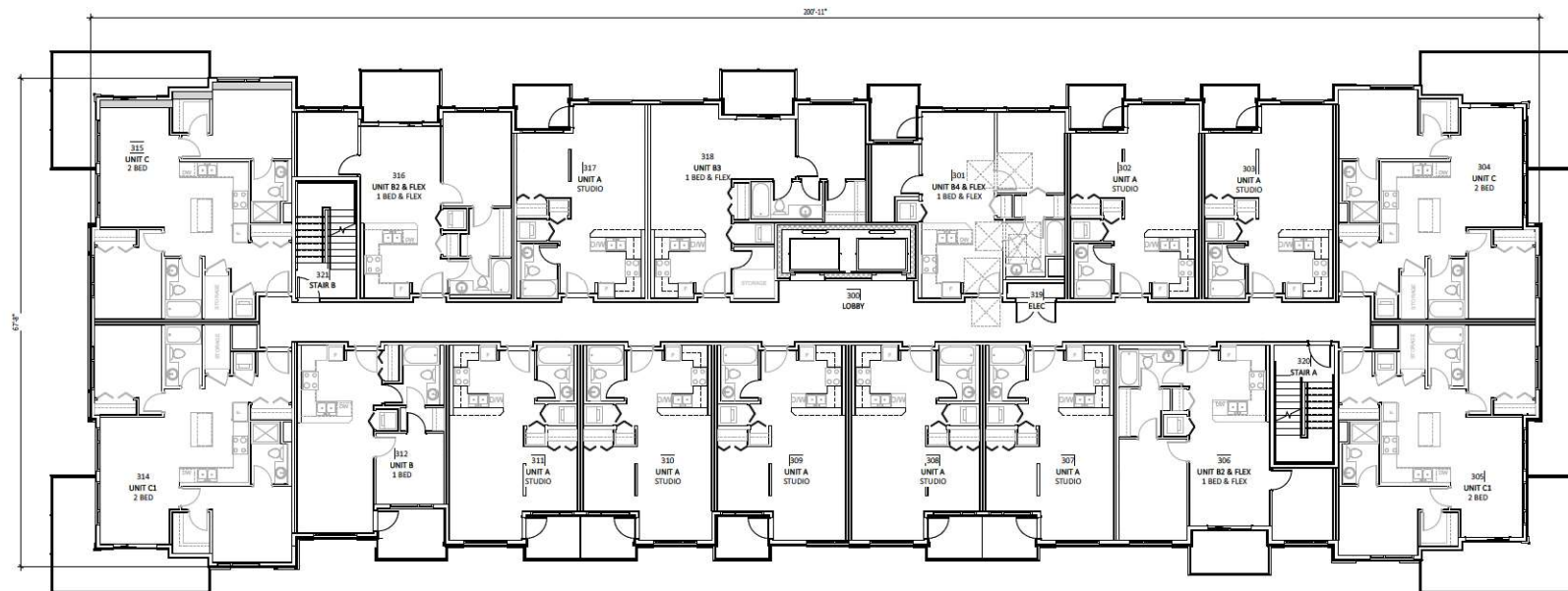
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SD3.03



### 3rd level

1/8" = 1'-0"



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#### BRYDON CRES. APMTS LANGLEY

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#### L3 LEVEL PLAN

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



#### RE-ISSUED FOR DP

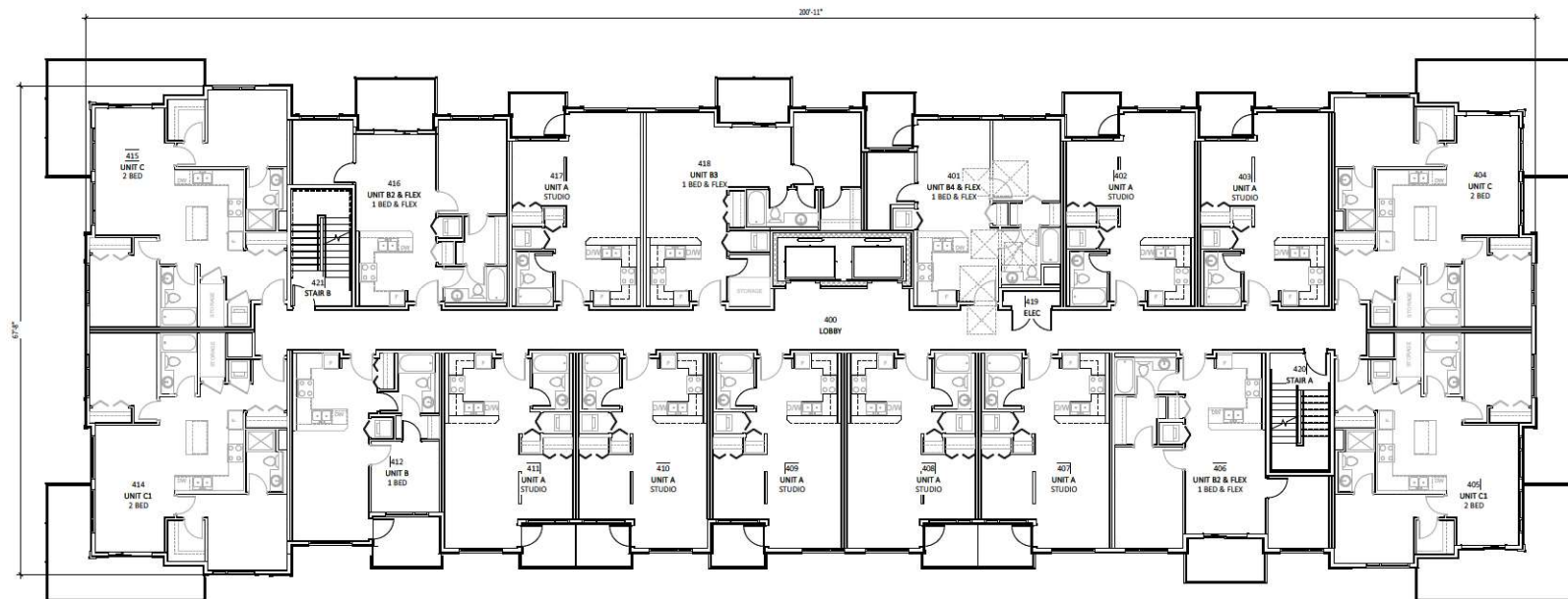
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CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21-168.1



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SD3.04



## 4th level

1/8" = 1'-0"



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### BRYDON CRES. APMTS LANGLEY

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### L4 LEVEL PLAN

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



### RE-ISSUED FOR DP

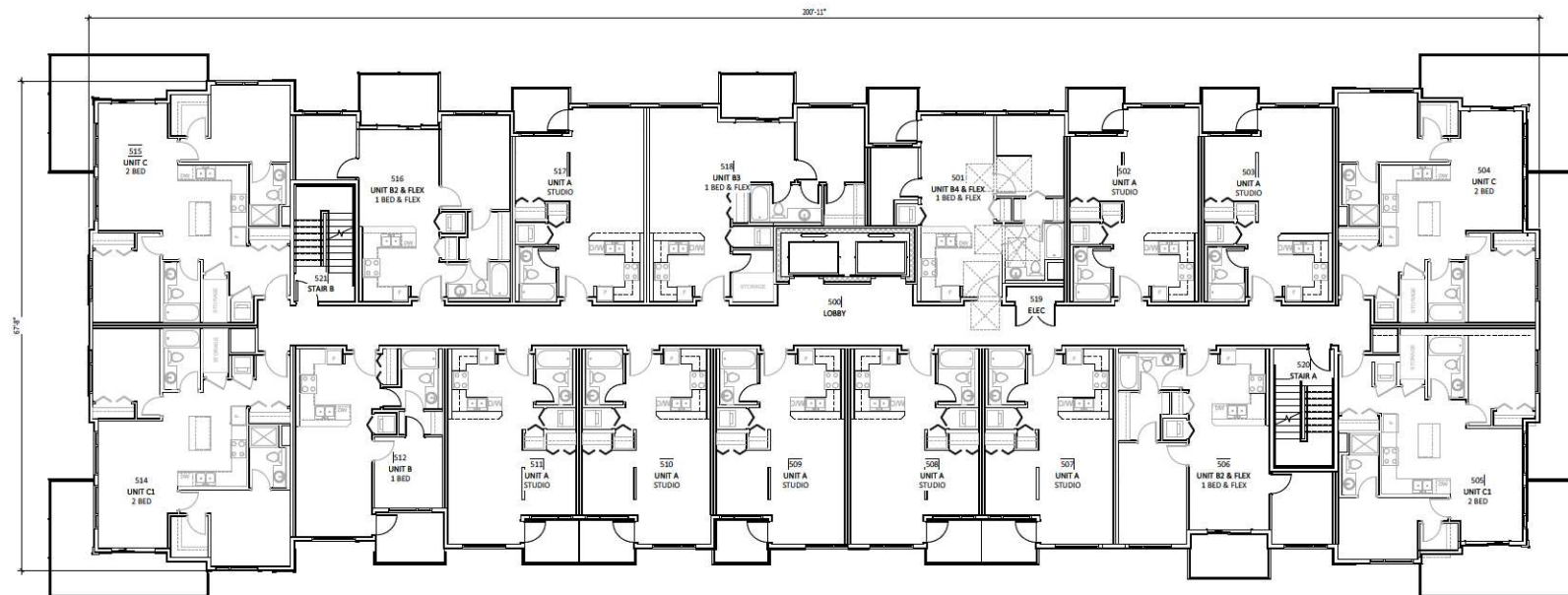
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CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21-168.1



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SD3.05



## 5th level

1/8" = 1'-0"



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### BRYDON CRES. APMTS LANGLEY

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### L5 LEVEL PLAN

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



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SD3.06



**6th level**

1/8" = 1'-0"



6TH LEVEL POP-UP ROOF LOCATIONS  
CEILING HEIGHT: 14'-1"

### L6 LEVEL PLAN

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



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CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21-168.1

**R**  
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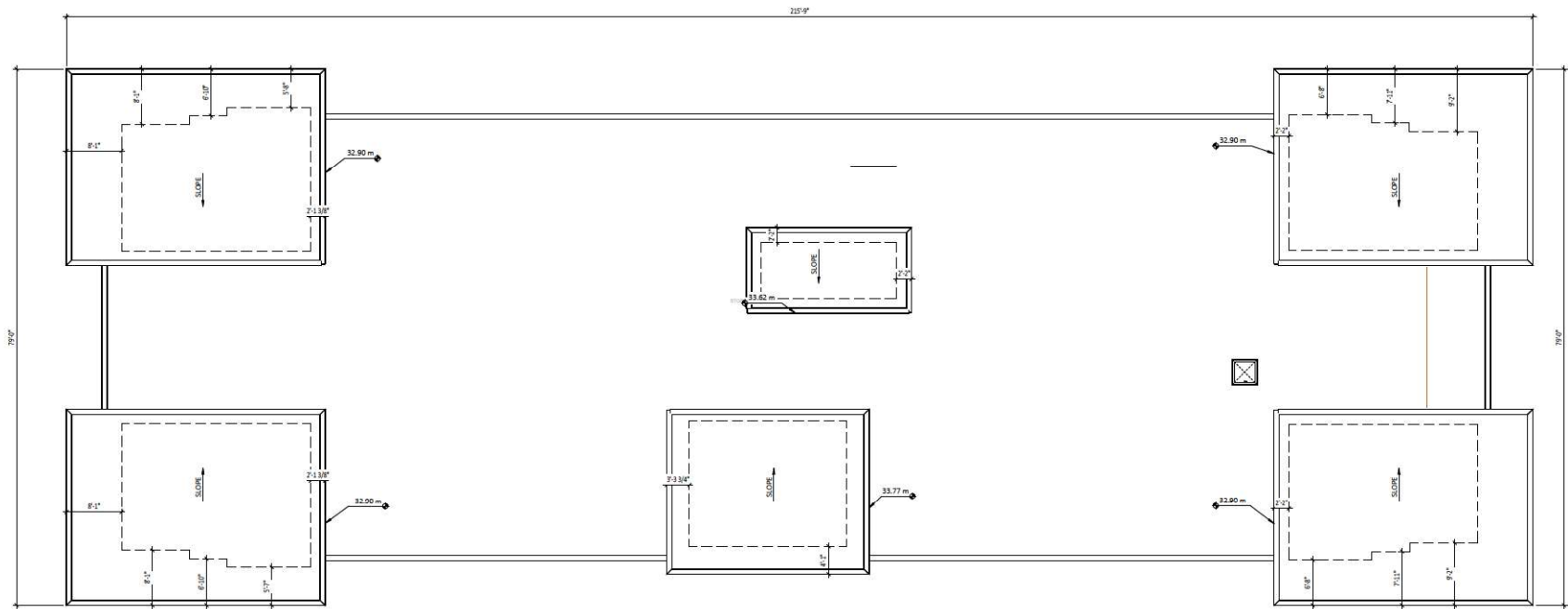
**SD3.07**



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### BRYDON CRES. APMTS LANGLEY

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



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

**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



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**SD3.08**



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 CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE - COLOUR: ARCTIC WHITE
- 5 WOOD EFFECT CEMENT BOARD SIDING (6" EXPOSURE):  
- WOODSTONE - COLOUR: MOUNTAIN CEDAR
- 6 MANUFACTURED BRICK VENER (SLIM BRICK - 13mmx104mmx130mm):  
- MUTHIA 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"

**RE-ISSUED FOR DP**

22-03-11 REVISION #:  
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 CEDARMILL HORIZONTAL LAP SIDING (6" EXPOSURE):  
- JAMES HARDIE: COLOUR: ACTIC WHITE
- WOOD EFFECT CEMENT BOARD SIDING (6" EXPOSURE):  
- WOODTONE: COLOUR: MOUNTAIN CEDAR
- MANUFACTURED BRICK VENER (SLIM BRICK - 13mmx86mmx130mm):  
- MUTHAL 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.



### BRYDON CRES. APMTS LANGLEY

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

### BUILDING ELEVATIONS

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

### RE-ISSUED FOR DP

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SD4.02



north west



north east



south west



south east



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**BRYDON CRES. APMTS LANGLEY**

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

**RENDERED PERSPECTIVES**

SCALE: N.T.S.

**RE-ISSUED FOR DP**

22-03-11 REVISION #:  
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1292533 BC Ltd.



**SD4.03**

