BRYDON CRESCENT
BY REDDALE

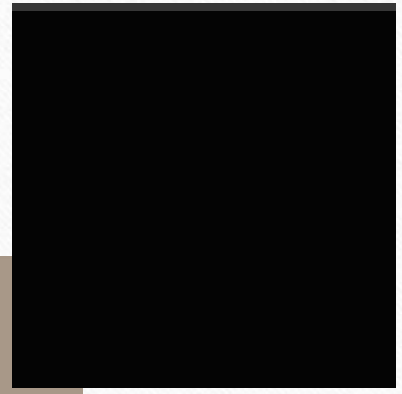
136 UNIT DEVELOPMENT

IN LANGLEY, BC

points west
ARCHITECTURE

BRYDON CRESCENT
BY REDDALE

COLOUR SCEME
FOR BRYDON CRESCENT



CPTED PRINCIPLES

CPTED Report Prepared By Liahona Security Consortium Inc.

Natural Surveillance:

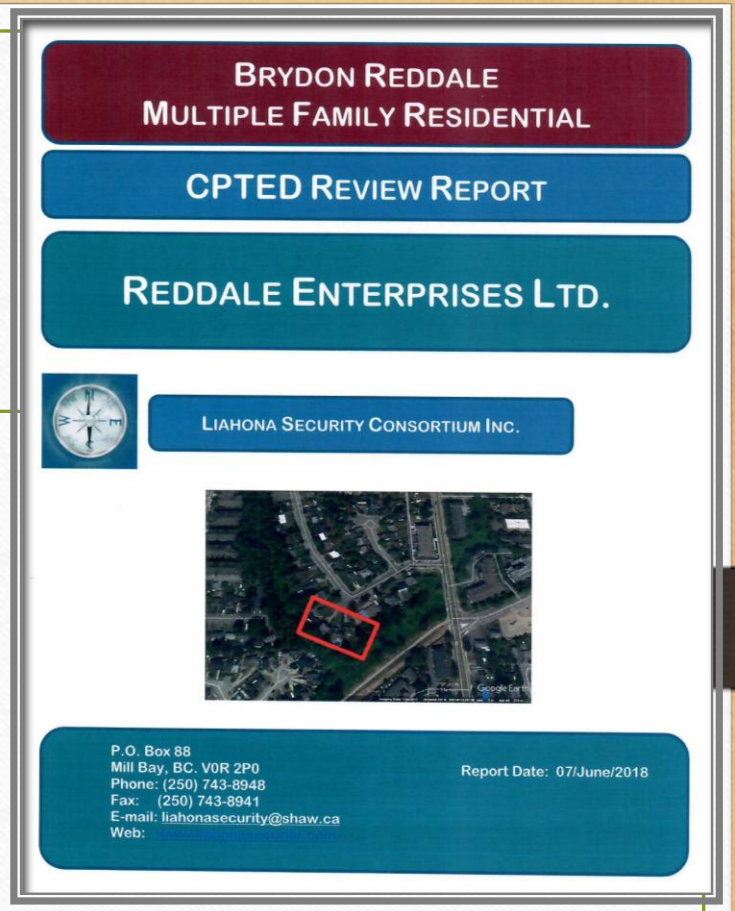
- Clear viewing points of the entire property from the residential unit windows & balconies.
- Secure underground parking for residents.
- Site lighting will evenly illuminate all public areas.

Natural Access Control:

- There are two clearly defined main entry points.
- The raised platform stops unwanted access from the perimeter of the property.

Maintenance & Management (Owner will initial programs such as):

- Landscape Maintenance program to avoid overgrowth.
- Building Maintenance program to repair/remove any vandalism or graffiti within 24-48 hours.


BRYDON REDDALE
MULTIPLE FAMILY RESIDENTIAL

CPTED REVIEW REPORT

REDDALE ENTERPRISES LTD.

LIAHONA SECURITY CONSORTIUM INC.

P.O. Box 88
Mill Bay, BC. V0R 2P0
Phone: (250) 743-8948
Fax: (250) 743-8941
E-mail: liahonasecurity@shaw.ca
Web:

Report Date: 07/June/2018

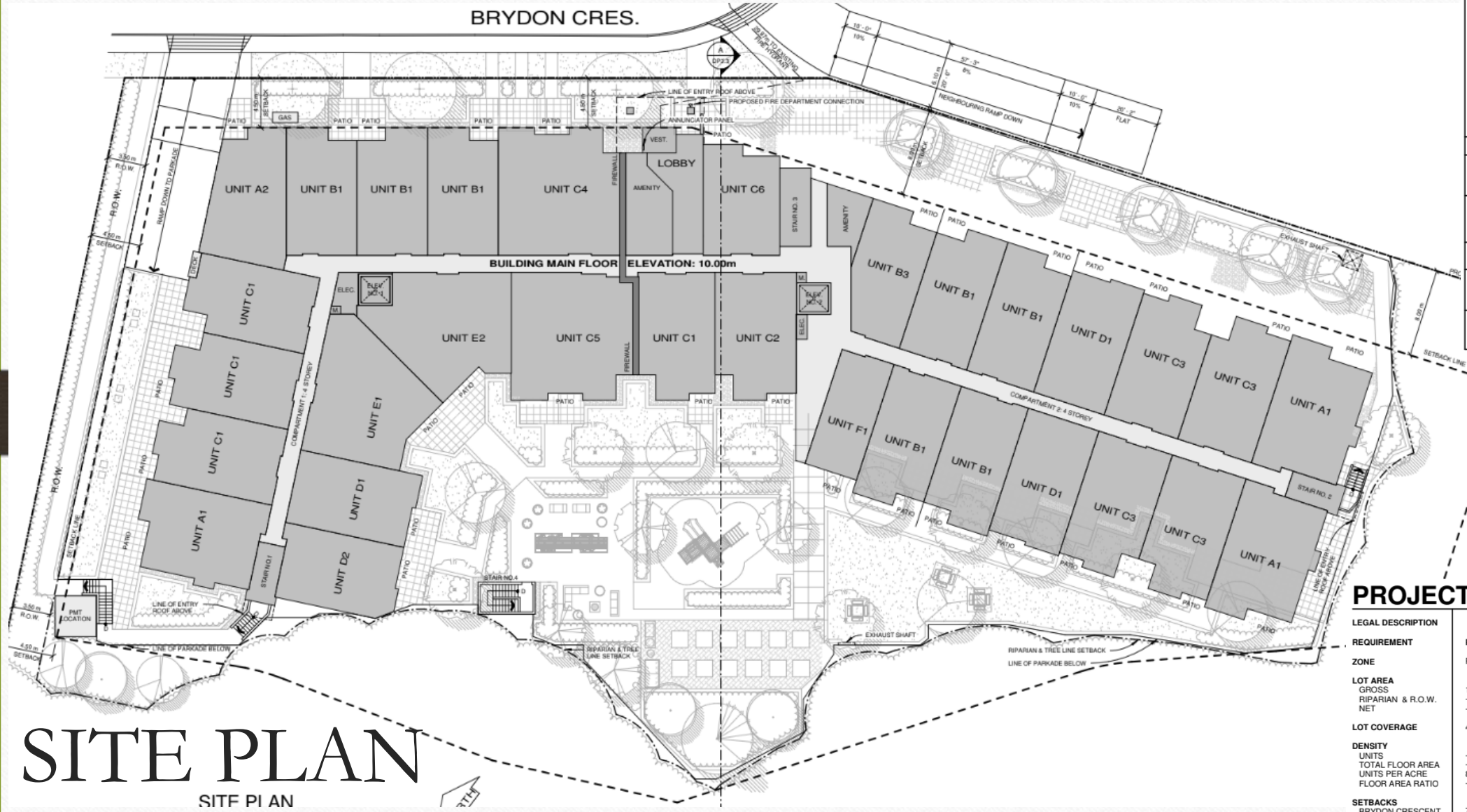
Territoriality:

- Each 1st Floor unit has a private, grassed yard area, which increases the sense of ownership.

SUSTAINABILITY

Sustainability for the building has been addressed with the following items:

- Large decks and substantial overhangs create shade in the summer months.
- All outdoor lights are ground-oriented.
- Energy efficient lighting will be used.
- Low v.o.c. paints will be used.
- Renewable wood is a major building component.
- Low maintenance materials will contribute to low life-cycle costs.



SITE PLAN

SITE PLAN

BUILDING INFORMATION

UNIT SUMMARY

UNIT TYPE	BEDROOMS	AREA - SQF	UNITS
A1/A1+	2	927/978	12
A2	2	865	4
B1/B1+	1	763/805	28
B2	1	889	3
B3	2	754	4
C1	2	815	19
C2	2	857	4
C3	2	861	16
C4	2	1325	4
C5	2	1309	4
C6	1	718	4
D1/D1+	2	802/846	12
D2	2	783	4
E1 ADAPT.	2	1181	4
E2 ADAPT.	2	1201	4
F1	1	578	1
TOTAL			127

FLOOR AREA - SQF (SQM)

BLDG. LEVEL	TOTAL AREA
1ST	31,786
2ND	31,786
3RD	31,786
4TH	31,786
TOTAL	127,144 (11,812.06)

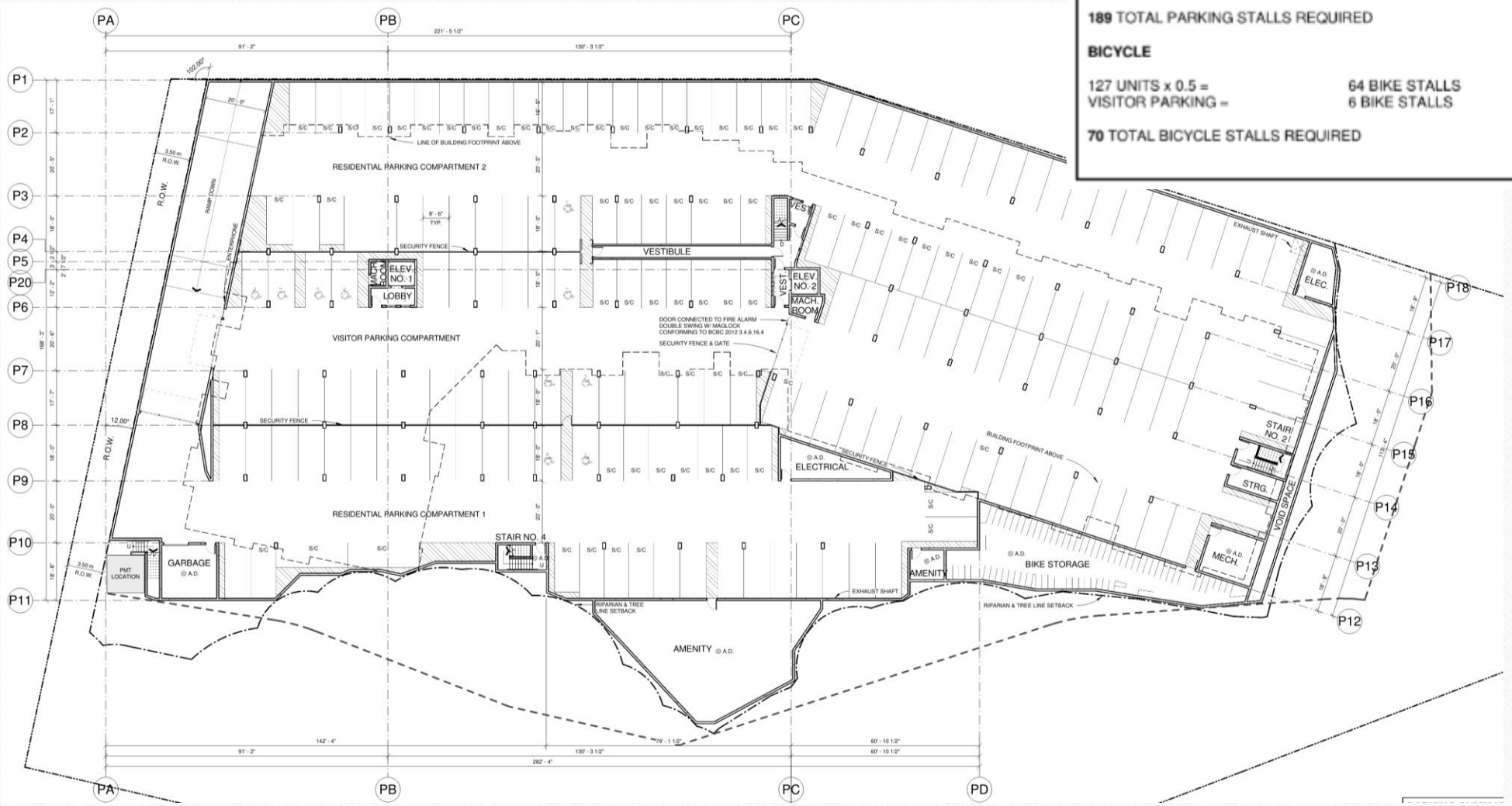
MAX COMPARTMENT AREA - SQF (SQM)

COMPARMENT	TOTAL AREA
COMPARTMENT 1	14,457 (1,343.29)
COMPARTMENT 2	17,327 (1,609.73)

PROJECT DATA

LEGAL DESCRIPTION		
REQUIREMENT	**PERMITTED**	**PROVIDED**
ZONE	RM3	RM3
LOT AREA		
GROSS	1,850 SQM MIN.	10,289.44 SQM (2.54 AC)
RIPARIAN & R.O.W.	-	4,625.89 SQM
NET	-	5,663.55 SQM
LOT COVERAGE	40%	28.69%
DENSITY		
UNITS	-	127
TOTAL FLOOR AREA	-	11,812.06 SQM (2.92 AC)
UNITS PER ACRE	80	50.00
FLOOR AREA RATIO	-	1.15
SETBACKS		
BRYDON CRESCENT	7.5m	4.5m
EAST SETBACK	7.5m	4.5m
WEST SETBACK	7.5m	4.5m
RIPARIAN	-	VARIES
BUILDING HEIGHT	4 STOREYS	4 STOREYS
AMENITY AREA		
INDOOR	NO. OF UNITS (128) x 2.3 SQM = 294.4 SQM	294.5 SQM

PARKADE LEVEL



PARKING SUMMARY

REQUIRED PARKING

AUTOMOBILE

1 BEDROOM UNIT - 36 x 1.2 =	44 PARKING STALLS
2 BEDROOM UNIT - 91 x 1.3 =	119 PARKING STALLS
VISITOR - 127 UNITS x 0.2 =	26 PARKING STALLS

189 TOTAL PARKING STALLS REQUIRED

BICYCLE

127 UNITS x 0.5 =	64 BIKE STALLS
VISITOR PARKING =	6 BIKE STALLS

70 TOTAL BICYCLE STALLS REQUIRED

PROVIDED PARKING

AUTOMOBILE

163 RESIDENTIAL PARKING STALLS
(57 S/C & 6 H/C)
26 VISITOR STALLS
(11 S/C & 4 H/C)

189 TOTAL PARKING STALLS PROVIDED

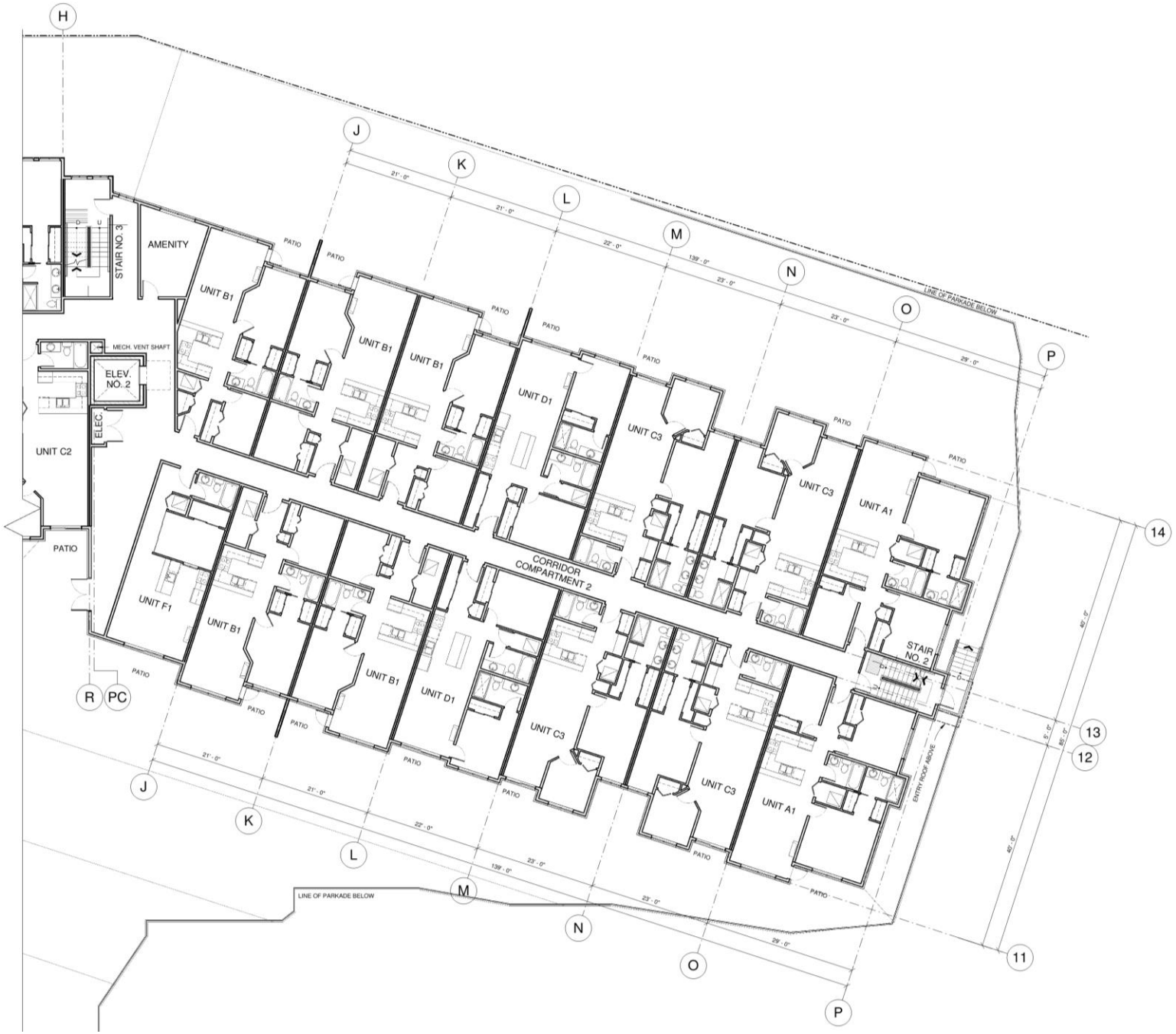
BICYCLE

64 BIKE STALLS
6 BIKE STALLS

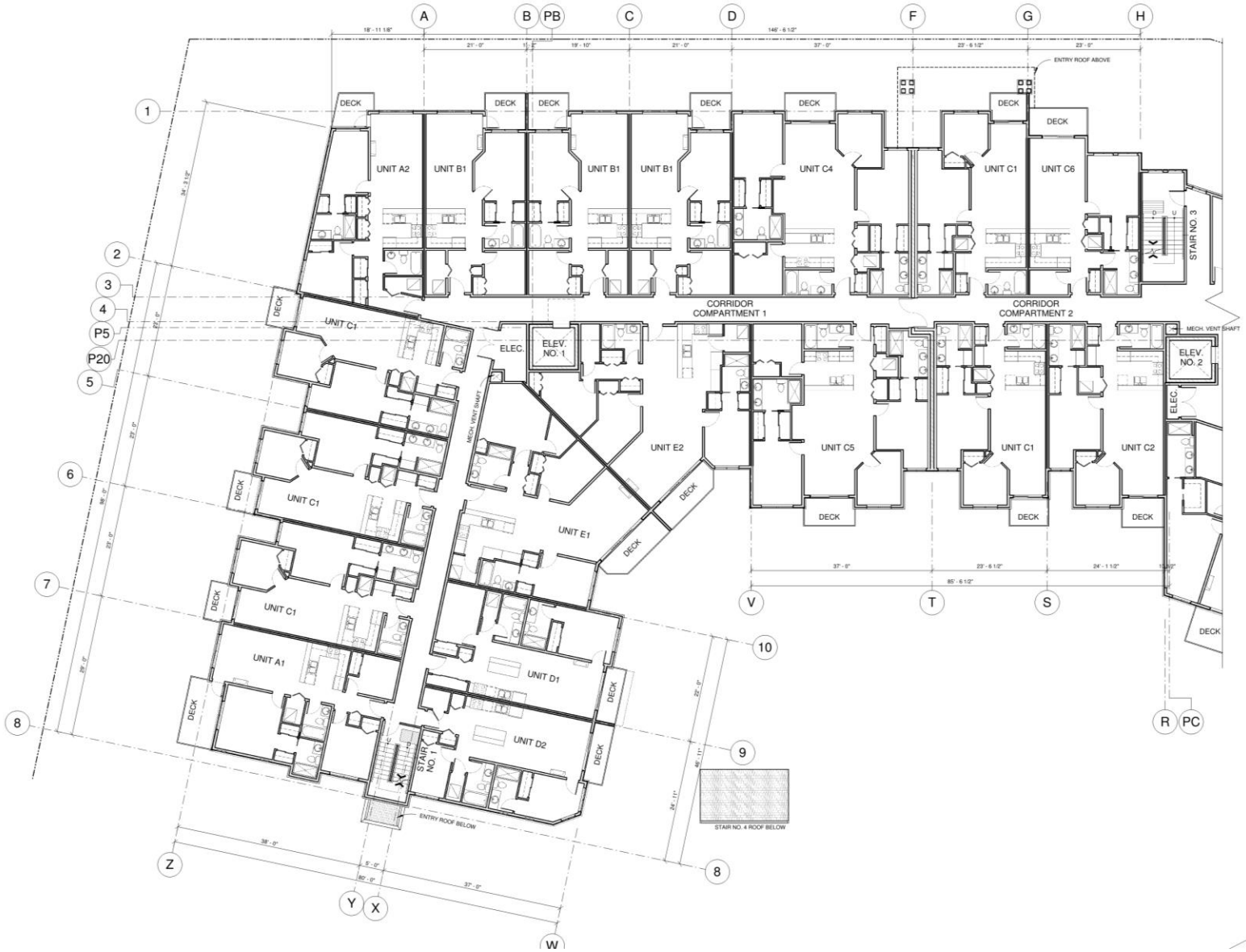
70 TOTAL BICYCLE STALLS PROVIDED

1ST FLOOR PLAN
~
COMPARTMENT 1

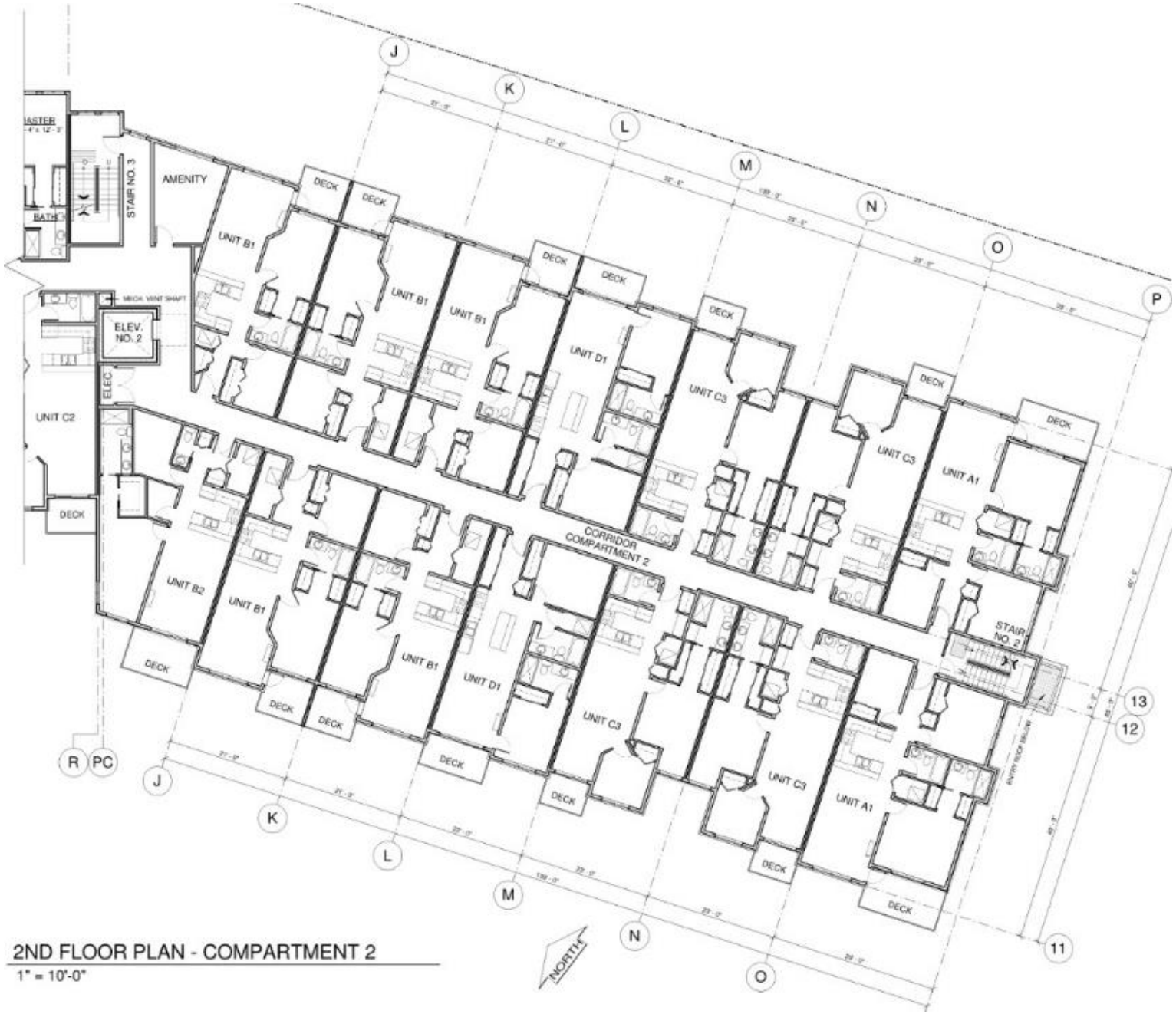
1ST FLOOR PLAN
~
COMPARTMENT 2



2ND FLOOR PLAN
~
COMPARTMENT 1



2ND FLOOR PLAN
~
COMPARTMENT 2



3RD FLOOR PLAN
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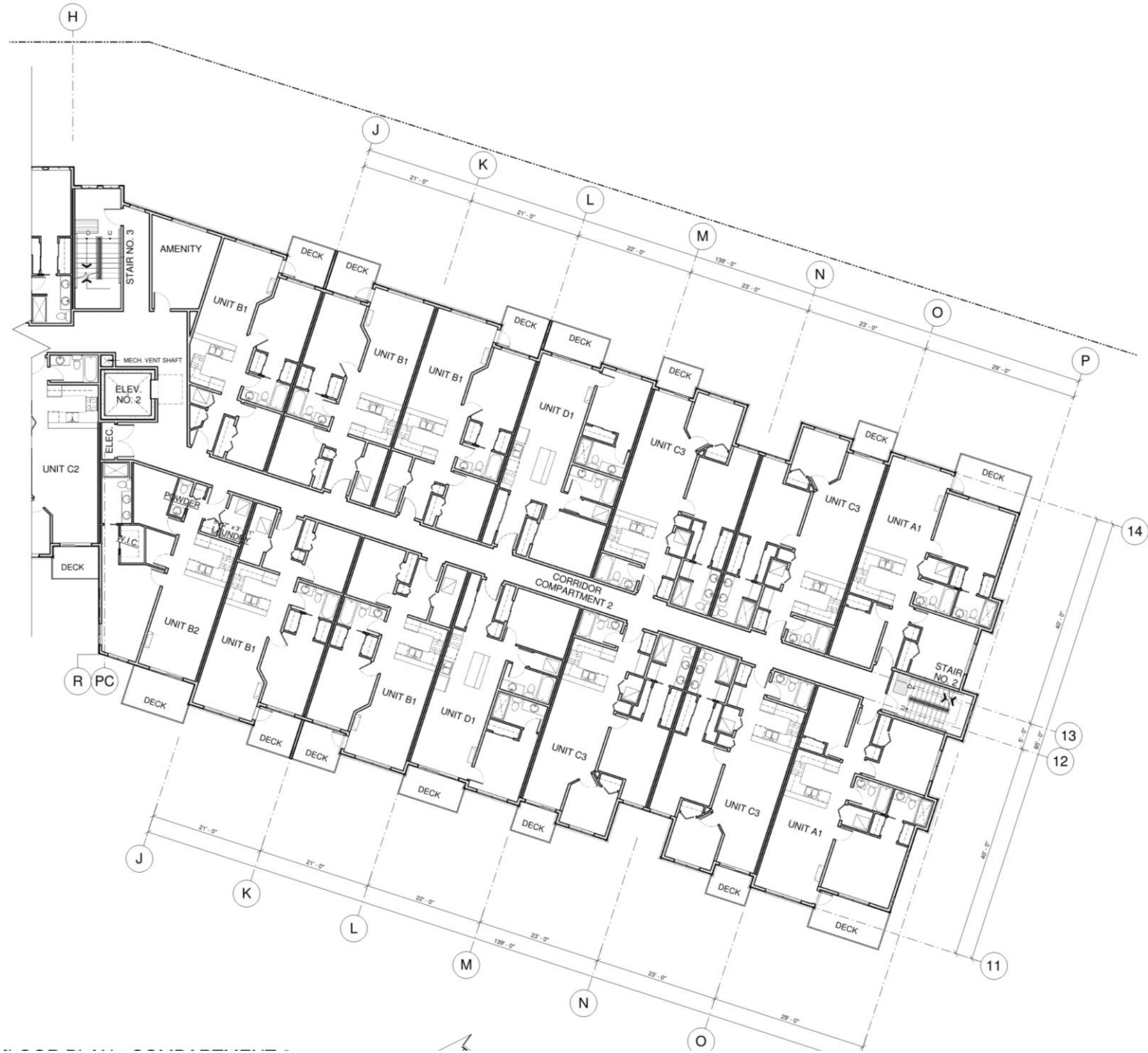
COMPARTMENT 1

3RD FLOOR PLAN
~
COMPARTMENT 2



4TH FLOOR PLAN
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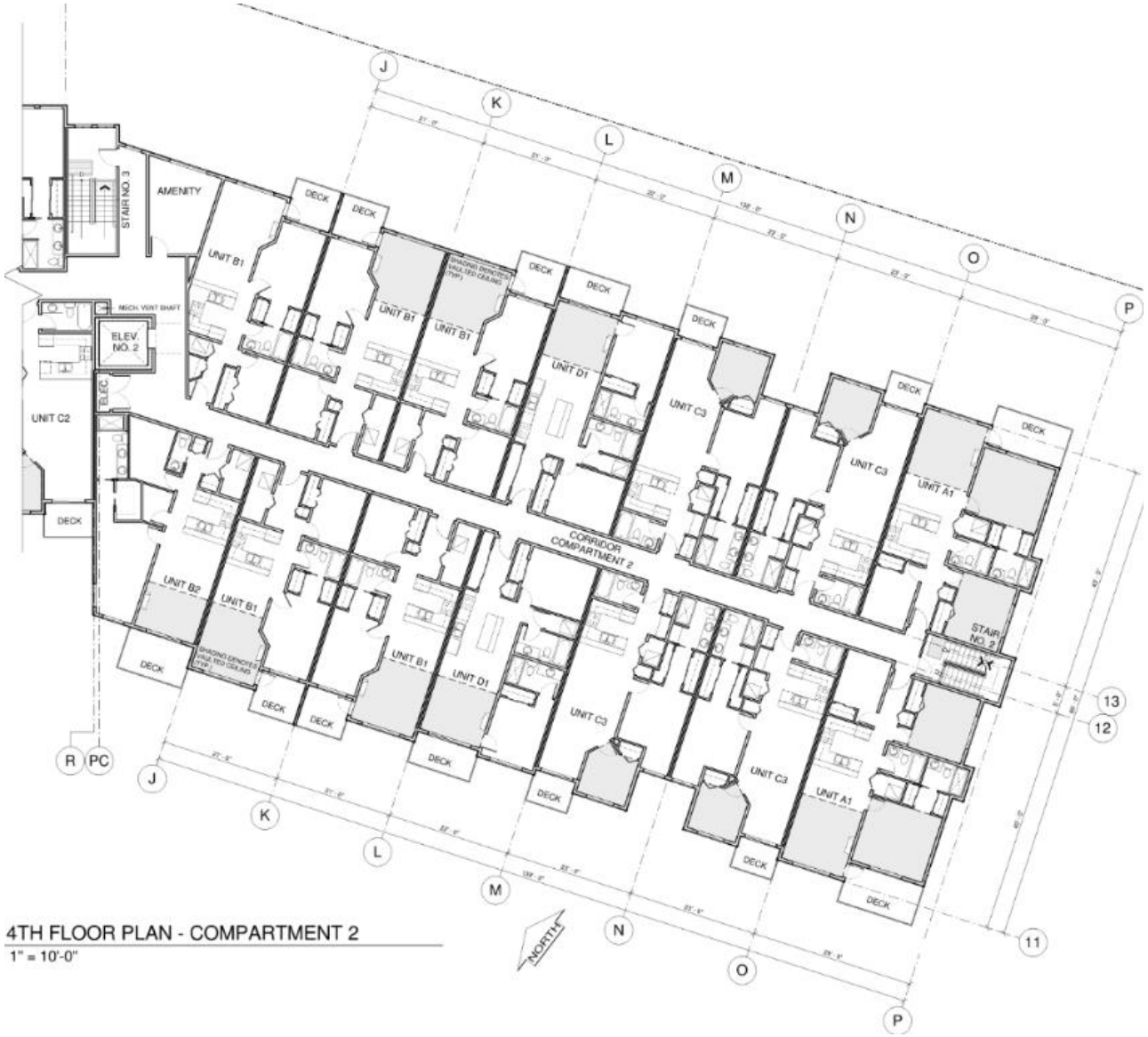
COMPARTMENT 1

4TH FLOOR PLAN
~
COMPARTMENT 2



4TH FLOOR PLAN - COMPARTMENT 2
1" = 10'-0"

NORTH & EAST ELEVATIONS

NORTH ELEVATION
1/16" = 1'-0"

BUILDING FINISHES

A - ROOF - FIBREGLASS SHINGLES (40 YR. WARRANTY)

B - FASCIA - PAINTED 2x12 FASCIA WITH PREFINISHED ALUMINUM GUTTERS WHERE REQUIRED

C - FASCIA - PAINTED 1x6 TRIM ON 2X12 FASCIA BOARD

D - WALL - VINYL VERTICAL SIDING

E - WALL - VINYL HORIZONTAL SIDING

F - WALL - CAST CONCRETE STONE

G - TRIM - PAINTED 2x12 MIDBAND & FLASHING (TYPICAL)

H - TRIM - PAINTED 2x6 CORNER TRIM

J - TRIM - PAINTED 2x6 WINDOW TRIM

K - GLAZING - VINYL FRAME WINDOW UNIT

L - GUARDRAIL - PREFINISHED ALUMINUM GUARDRAIL WHERE REQUIRED 42" HIGH MIN. (TYP.)

EAST ELEVATION
1/16" = 1'-0"

SOUTH & WEST ELEVATIONS

SOUTH ELEVATION
1/16" = 1'-0"

BUILDING FINISHES

A - ROOF - FIBREGLASS SHINGLES (40 YR. WARRANTY)

B - FASCIA - PAINTED 2x12 FASCIA WITH PREFINISHED ALUMINUM GUTTERS WHERE REQUIRED

C - FASCIA - PAINTED 1x6 TRIM ON 2X12 FASCIA BOARD

D - WALL - VINYL VERTICAL SIDING

E - WALL - VINYL HORIZONTAL SIDING

F - WALL - CAST CONCRETE STONE

G - TRIM - PAINTED 2x12 MIDBAND & FLASHING (TYPICAL)

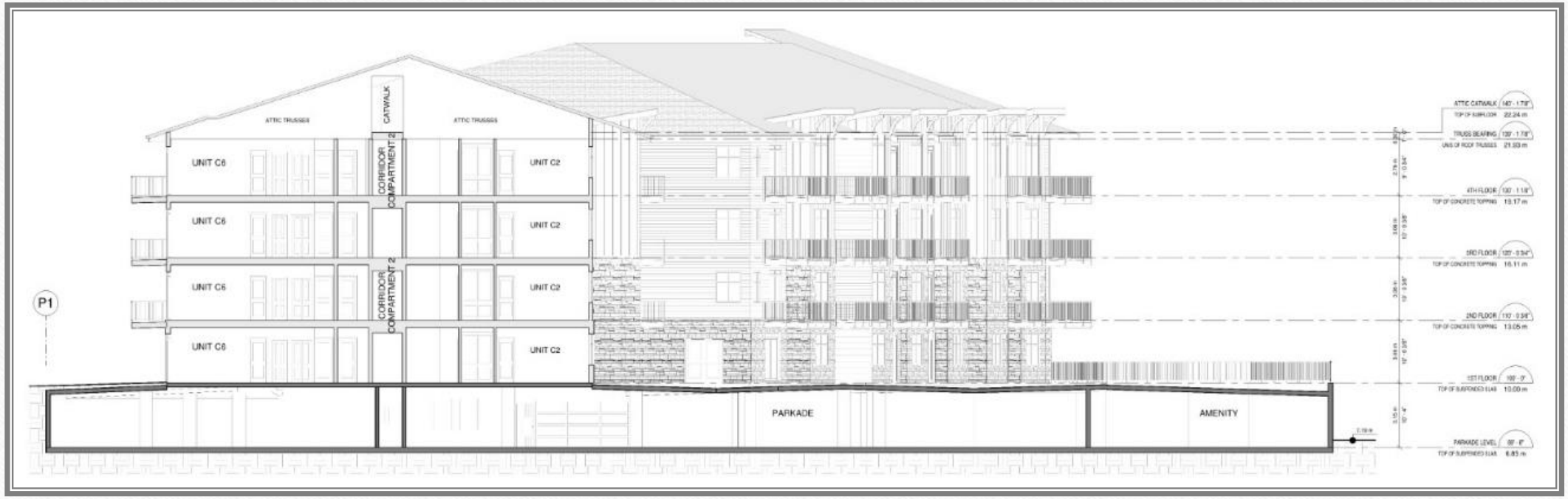
H - TRIM - PAINTED 2x6 CORNER TRIM

J - TRIM - PAINTED 2x6 WINDOW TRIM

K - GLAZING - VINYL FRAME WINDOW UNIT

L - GUARDRAIL - PREFINISHED ALUMINUM GUARDRAIL WHERE REQUIRED 42" HIGH MIN. (TYP.)

WEST ELEVATION
1/16" = 1'-0"


ATTIC TRUSSES
CATWALK
ATTIC TRUSSES
UNIT C6
CORRIDOR COMPARTMENT 2
UNIT C2
UNIT C6
UNIT C2
UNIT C6
CORRIDOR COMPARTMENT 2
UNIT C2
UNIT C6
UNIT C2
P1
PARKADE
AMENITY
ATTIC CATWALK
TRUSS BEARING
4TH FLOOR
3RD FLOOR
2ND FLOOR
1ST FLOOR
PARKADE LEVEL

SECTIONS

UNIT A2 (865 SF)

UNIT A1

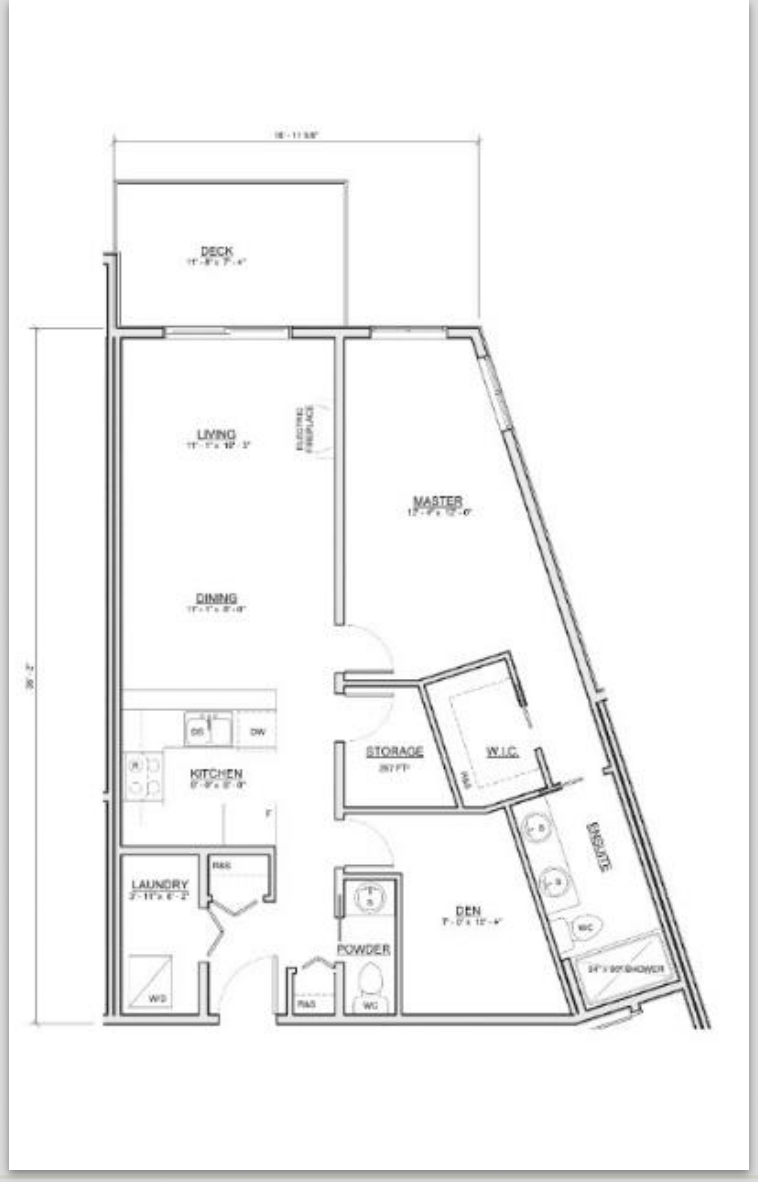
927 SF

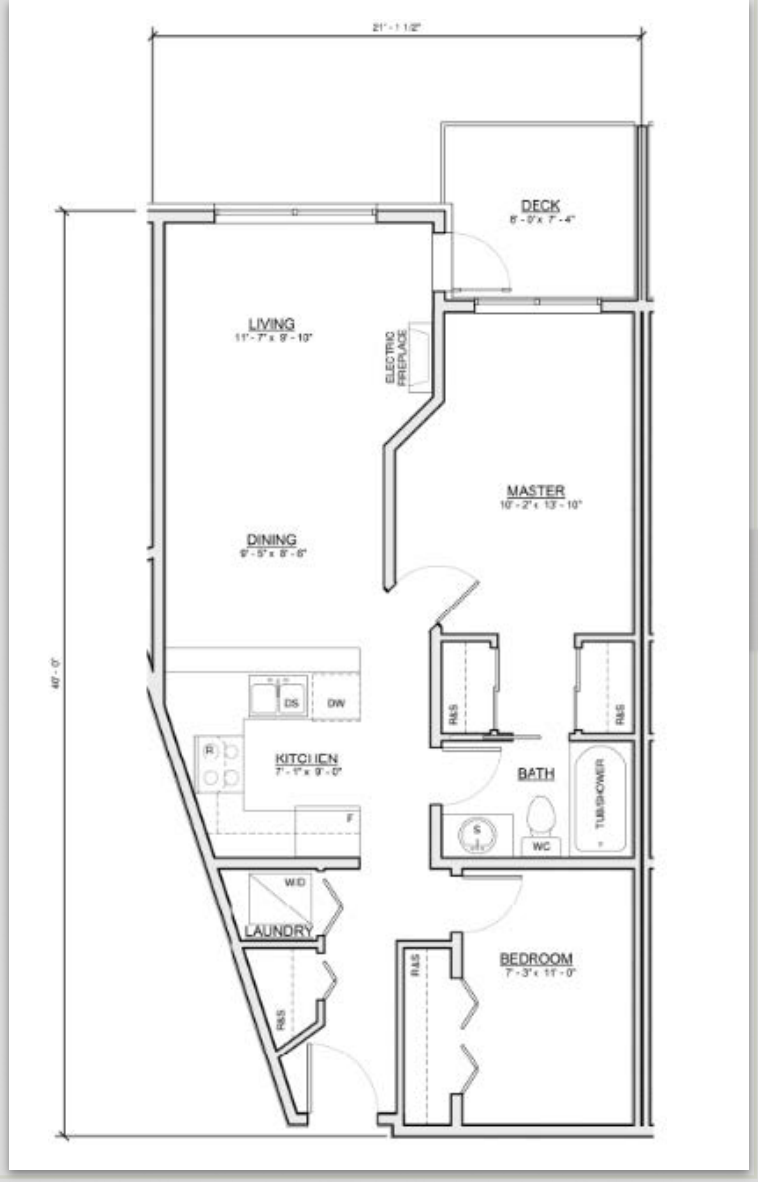
&

UNIT A1+

978 SF

UNIT B2 (889 SF)

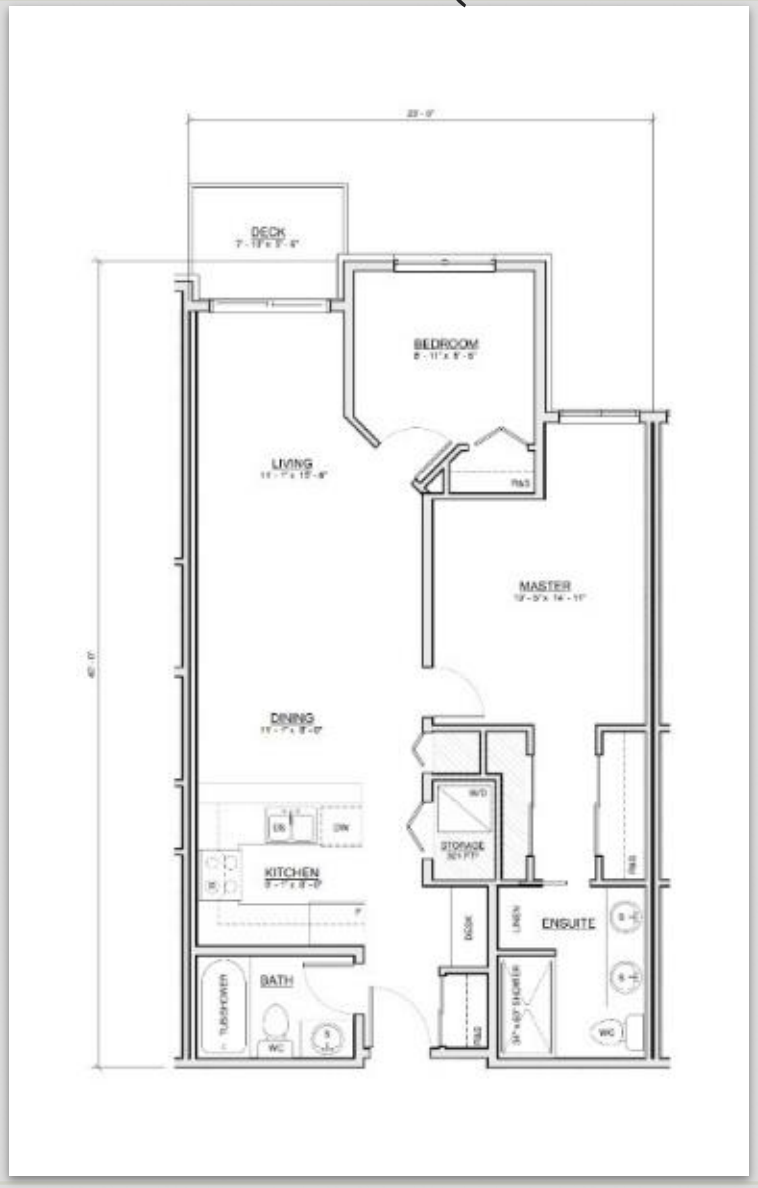


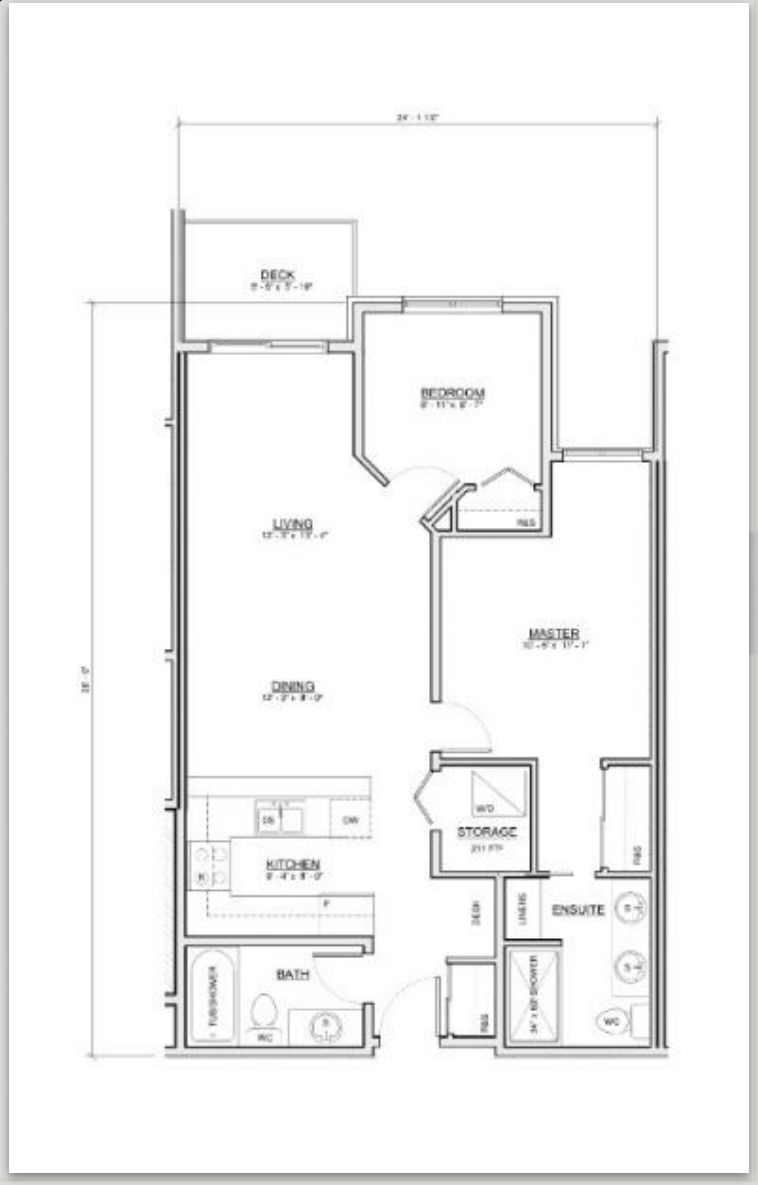


UNIT B1 (763 SF)

UNIT B3 (754 SF)

UNIT C2 (857 SF)



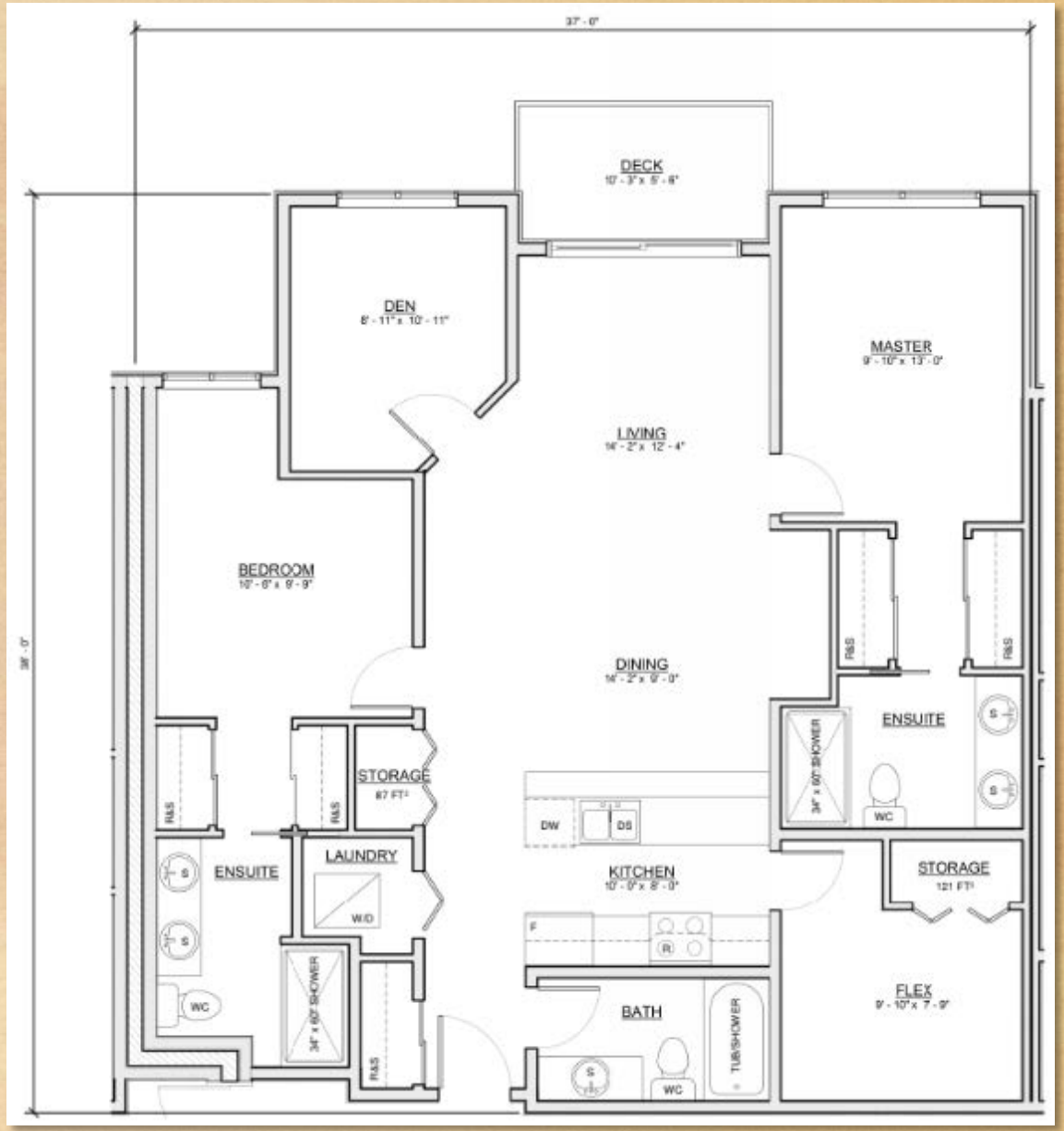


UNIT C1 (815 SF)

UNIT C3 (861 SF)

UNIT C4 (1325 SF)

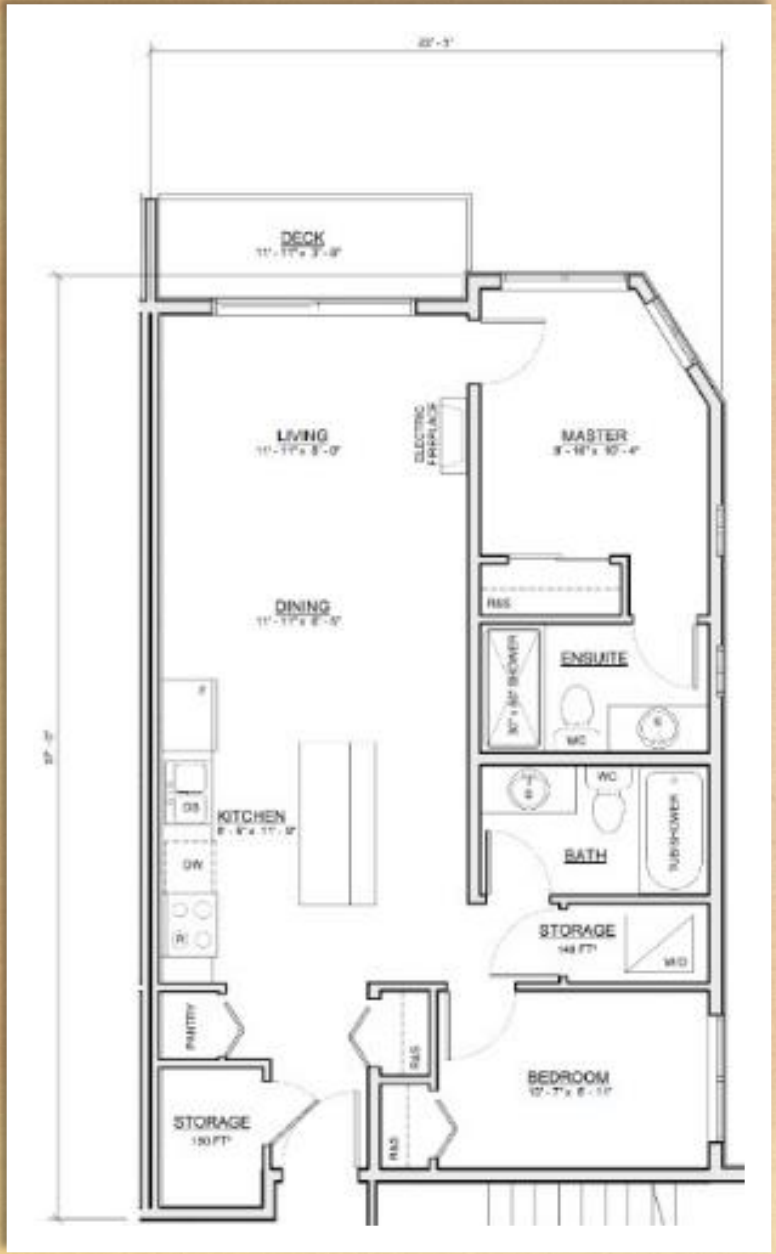
UNIT C5 (1309 SF)



UNIT D1 (802 SF)

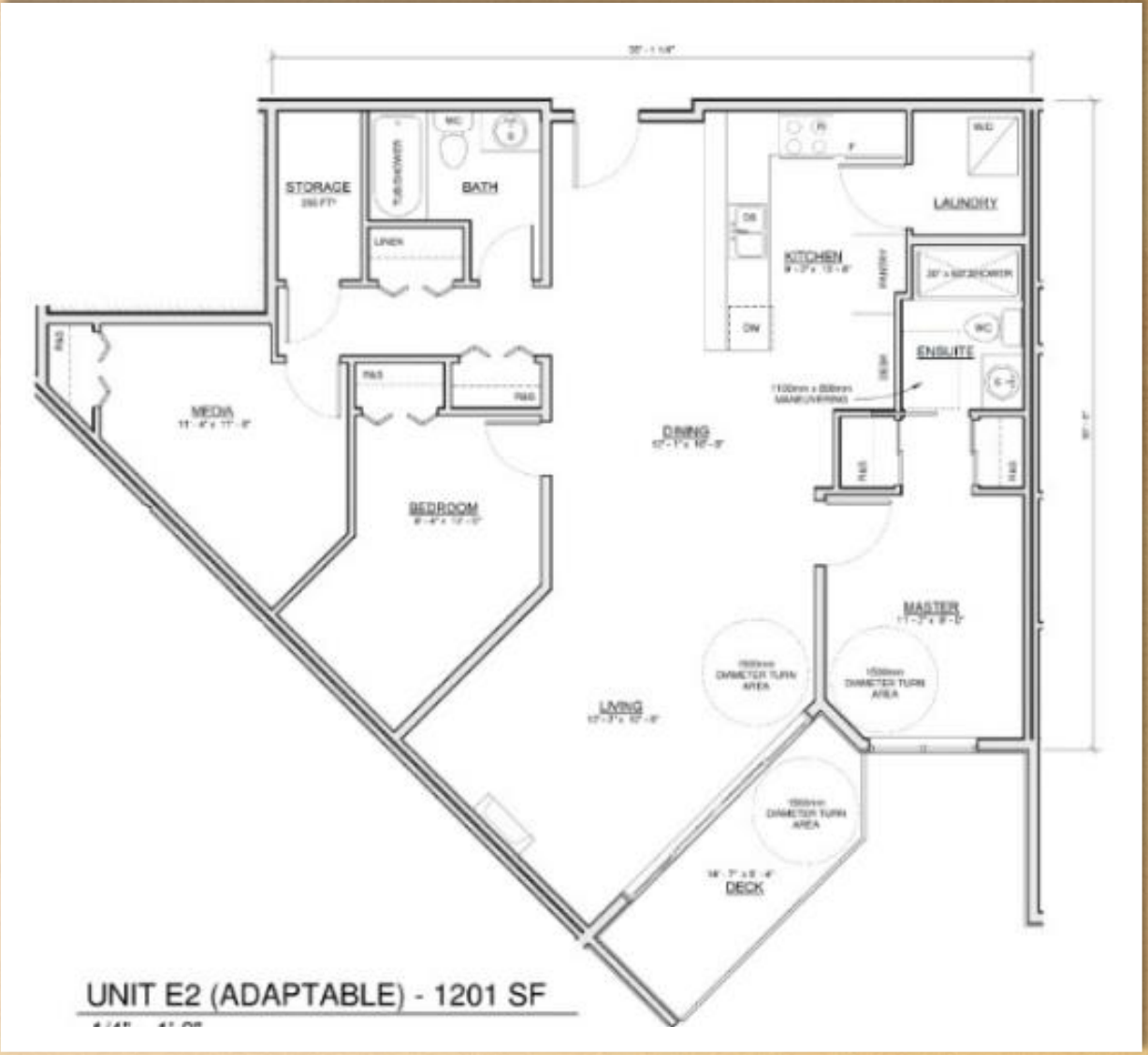
UNIT C6 (718 SF)

UNIT F1 (578 SF)



UNIT D2 (783 SF)

UNIT E1 (ADAPTABLE)
1181 SF



UNIT E2 (ADAPTABLE)
1201 SF

LANDSCAPE BY

pmg
LANDSCAPE ARCHITECTS

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME
TREE			
	2	ACER CIRCINATUM	VINE MAPLE
	8	ACER PALMATUM	JAPANESE MAPLE
	3	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE
	3	ARBUTUS MENZIESII	PACIFIC MADRONA
	2	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD
	6	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD
	4	MAGNOLIA KOBUS	KOBUS MAGNOLIA (WHITE)
	1	THUJA PLICATA	WESTERN RED CEDAR

LANDSCAPE PLAN

PLANT SCEDULE

PLANT SCHEDULE

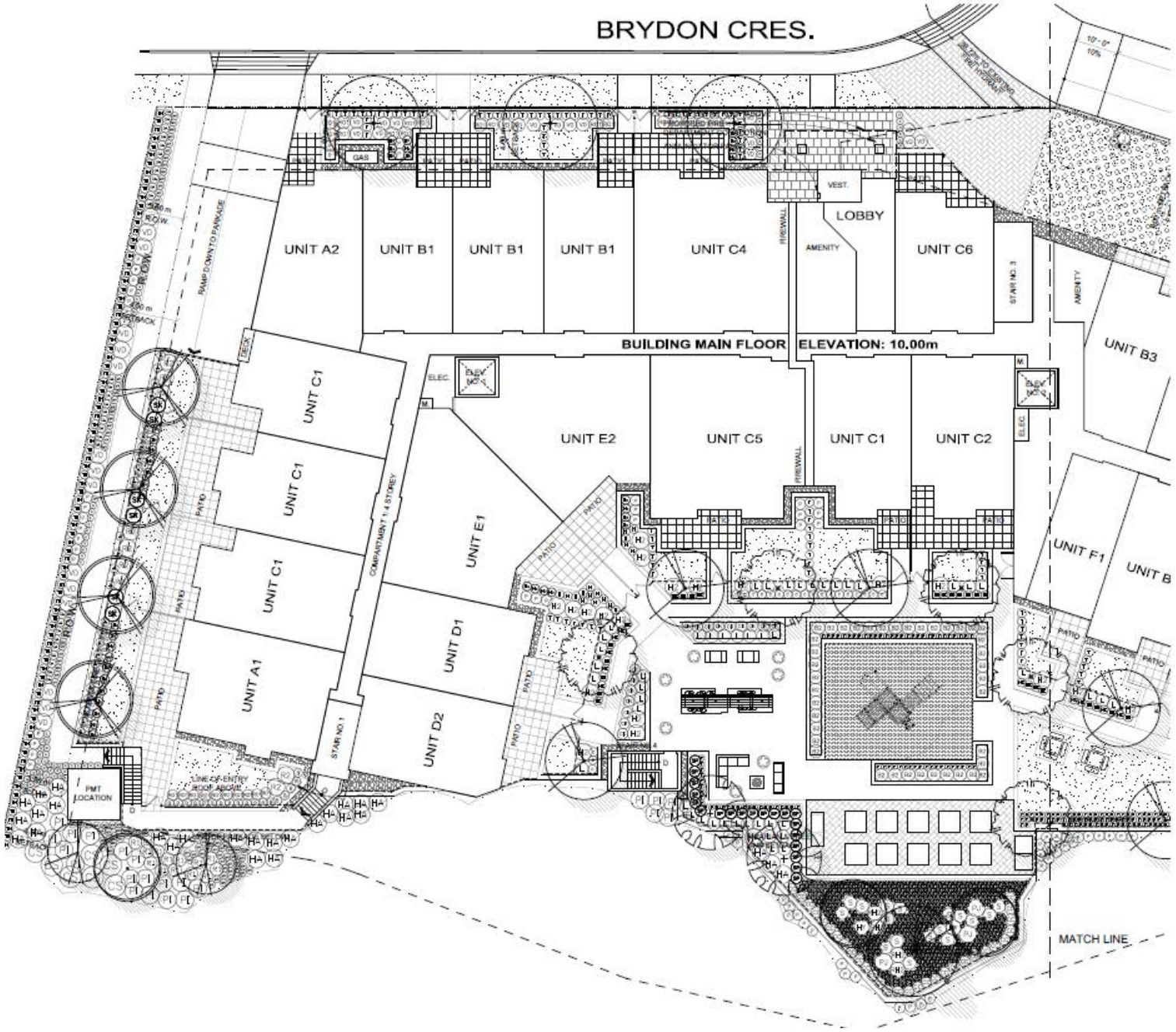
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	2	ACER CIRCINATUM	VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
	8	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 2M HT; B&B
	3	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL; 2M STD; B&B
	3	ARBUTUS MENZIESII	PACIFIC MADRONA	#3 POT #5 POT; B&B
	2	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	5CM CAL; 2.5M HT; B&B
	6	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	2.5M HT; B&B
	4	MAGNOLIA KOBUS	KOBUS MAGNOLIA (WHITE)	2M HT; B&B (Specify STD Or Shrub Form)
	1	THUJA PLICATA	WESTERN RED CEDAR	2M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

SHRUB PLAN

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME
SHRUB			
B	18	BUXUS MICROPHYLLA 'GREEN VELVET'	BOXWOOD
C	36	CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	BLUEBEARD
CC	30	CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC
CS	10	CORNUS SERICEA	RED OSIER DOGWOOD
HA	33	HOLODISCUS DISCOLOR	OCEANSPRAY
H2	24	HYDRANGEA MACROPHYLLA 'MERRITT'S SUPREME'	BIGLEAF HYDRANGEA;
HY	2	HYDRANGEA SERRATA 'BLUEBIRD'	BLUEBIRD HYDRANGEA
I	3	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS
J	7	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER
MN	96	MAHONIA NERVOSA	LONGLEAF MAHONIA
P1	28	PHILADELPHUS LEWISII	LEWIS' MOCK ORANGE
PJ	3	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA
L	59	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL
R2	9	RHODODENDRON 'ANNA ROSE WHITNEY'	RHODODENDRON; ROSE PINK; APRIL
RH2	4	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK
R1	34	ROSA NUTKANA	NOOTKA ROSE
SK	6	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA
S	17	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK
SP	20	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA
T	105	TAXUS BACCATA	ENGLISH YEW
TH	88	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
B2	40	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY
VD	33	VIBURNUM DAVIDII	DAVID'S VIBURNUM
GRASS			
CK	19	CAREX FLAGELLIFERA 'KIWI'	KIWI WEEPING SEDGE
H	17	HAKONECHLOA MACRA ' AUREOLA'	JAPANESE FOREST GRASS
HE	51	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
S1	4	STIPA TENUISSIMA	MEXICAN FEATHER GRASS
PERENNIAL			
Ho	36	HOSTA VAR	HOSTA;
SE	4	SEDUM 'AUTUMN JOY'	STONECROP
GC			
A	35	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK
E	3	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK
F	156	FRAGARIA x ANANASSA	GARDEN STRAWBERRY
GA	30	GAULTHERIA SHALLON	SALAL
O	75	PACHYSANDRA TERMINALIS	JAPANESE SPURGE
P	77	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
TI	712	THYMUS SERPHLLUM	MOTHER OF THYME



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MN	96	MAHONIA NERVOSA	LONGLEAF MAHONIA
PT	28	PHILADELPHUS LEWISII	LEWIS' MOCK ORANGE
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T	105	TAXUS BACCATA	ENGLISH YEW
TH	88	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
B2	40	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY
VD	33	VIBURNUM DAVIDII	DAVID'S VIBURNUM
GRASS			
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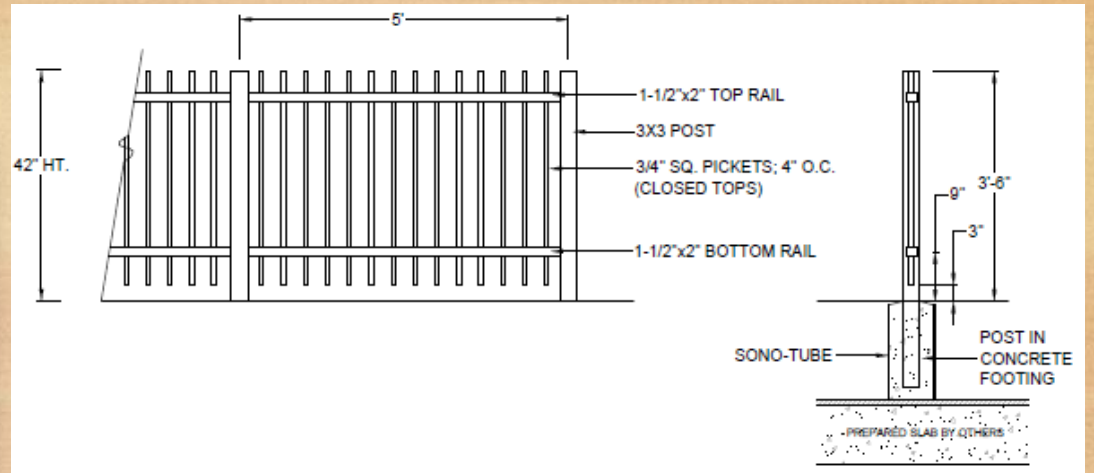
E	3	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK
F	156	FRAGARIA x ANANASSA	GARDEN STRAWBERRY
GA	30	GAULTHERIA SHALLON	SALAL
O	75	PACHYSANDRA TERMINALIS	JAPANESE SPURGE
P	77	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
TI	712	THYMUS SERPHLLUM	MOTHER OF THYME

LANDSCAPE DETAILS

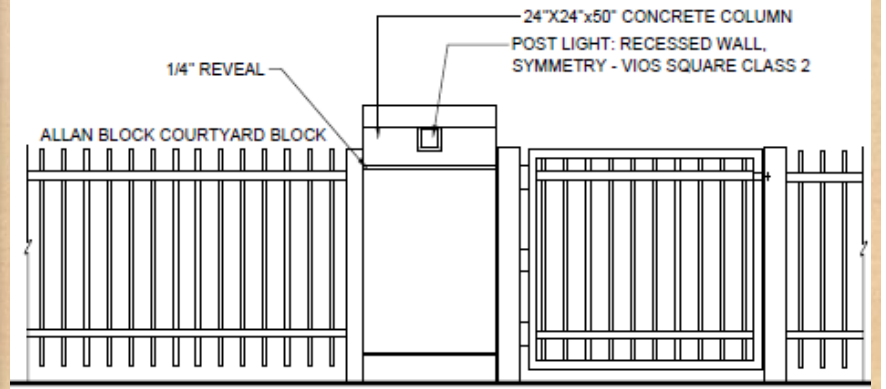


NOTE:

ALL METAL PICKETS TO BE FINISHED IN BLACK

1 42" HIGH METAL FENCE DETAIL

SCALE: 1/2"=1'-0"

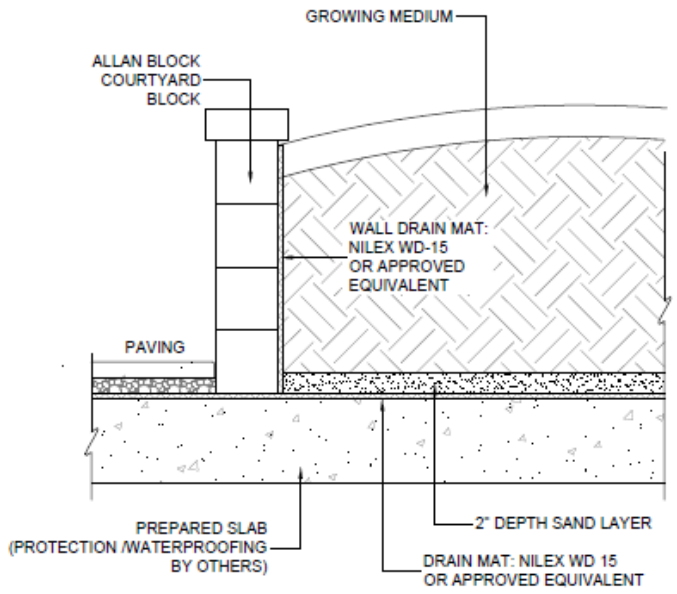


NOTE:

ALL METAL PICKETS TO HAVE 2 COATS OF POWDER COATING IN SEMI-GLOSS BLACK
ALL JOINTS TO BE WELDED

2 ADDRESS COLUMN AND GATE

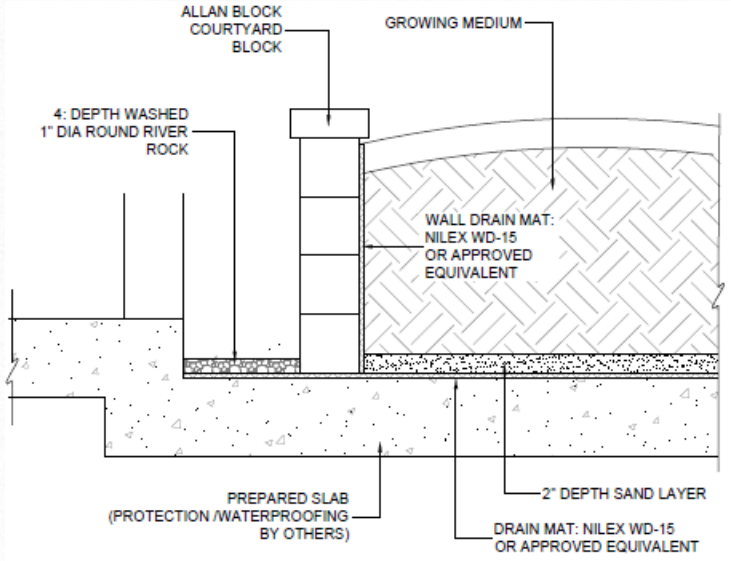
SCALE: 1/2"=1'-0"



3 CONCRETE WALL ON SLAB

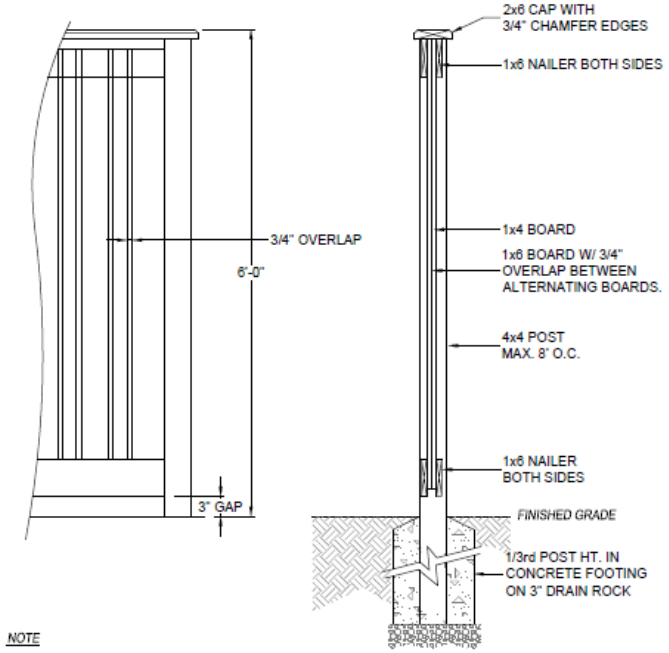
SCALE: 1"=1'-0"

LANDSCAPE DETAILS



4 DRAIN STRIP AT BUILDING

SCALE: 1"=1'-0"

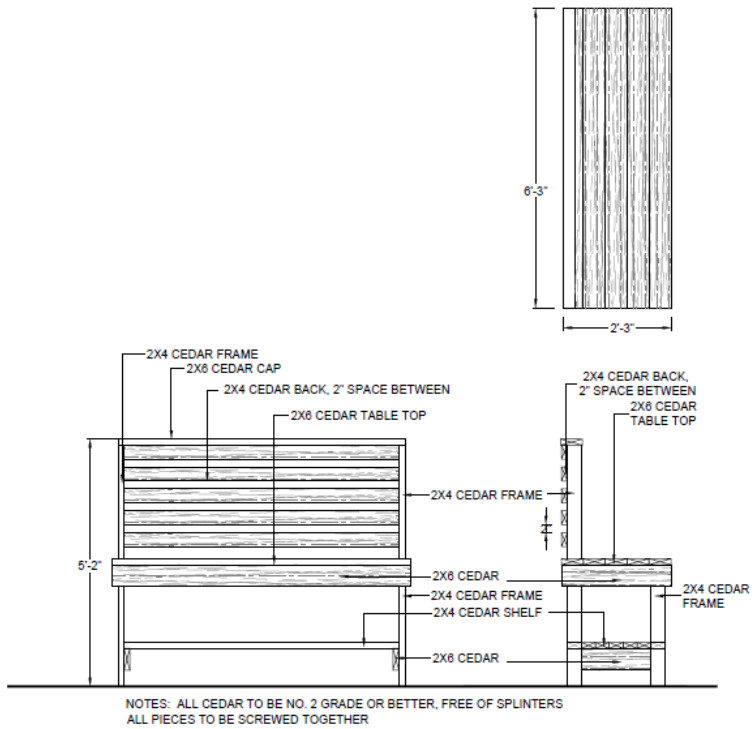


NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

5 6'- 0" HEIGHT SOLID WOOD FENCE

SCALE: 3/4"=1'-0"



NOTES: ALL CEDAR TO BE NO. 2 GRADE OR BETTER, FREE OF SPLINTERS
ALL PIECES TO BE SCREWED TOGETHER

6 POTTING TABLE/ BENCH

SCALE: 1/2"=1'-0"

LANDSCAPE DETAILS

LANDSCAPEFORMS SORELLA PLANTER

RATANA LOUNGE SEATING

BAYVIEW PICNIC TABLE

BRYDON CRESCENT
BY REDDALE