



BRYDON CRESCENT  
BY REDDALE

136 UNIT DEVELOPMENT

IN LANGLEY, BC

points west

ARCHITECTURE

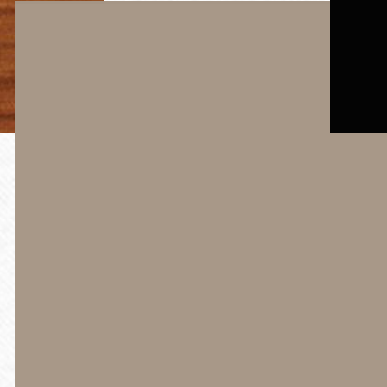
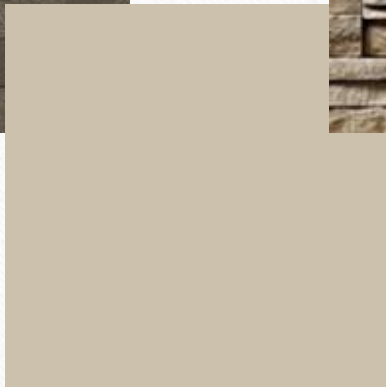
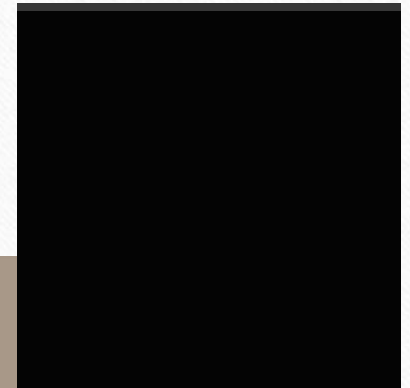
BRYDON  
CRESCENT  
BY  
REDDALE





# COLOUR SCHEME FOR BRYDON CRESCENT

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# 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.



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Web:

Report Date: 07/June/2018

## Territoriality:

- Each 1<sup>st</sup> floor unit has a private, grassed yard area, which increases the sense of ownership.



# SUSTAINABILITY

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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.





# PARKADE LEVEL

## PARKING SUMMARY

### REQUIRED PARKING

#### AUTOMOBILE

1 BEDROOM UNIT - 36 x 1.2 =  
 2 BEDROOM UNIT - 91 x 1.3 =  
 VISITOR - 127 UNITS x 0.2 =

44 PARKING STALLS  
 119 PARKING STALLS  
 26 PARKING STALLS

**189 TOTAL PARKING STALLS REQUIRED**

#### BICYCLE

127 UNITS x 0.5 =  
 VISITOR PARKING =

64 BIKE STALLS  
 6 BIKE STALLS

**70 TOTAL BICYCLE STALLS REQUIRED**

### PROVIDED PARKING

#### AUTOMOBILE

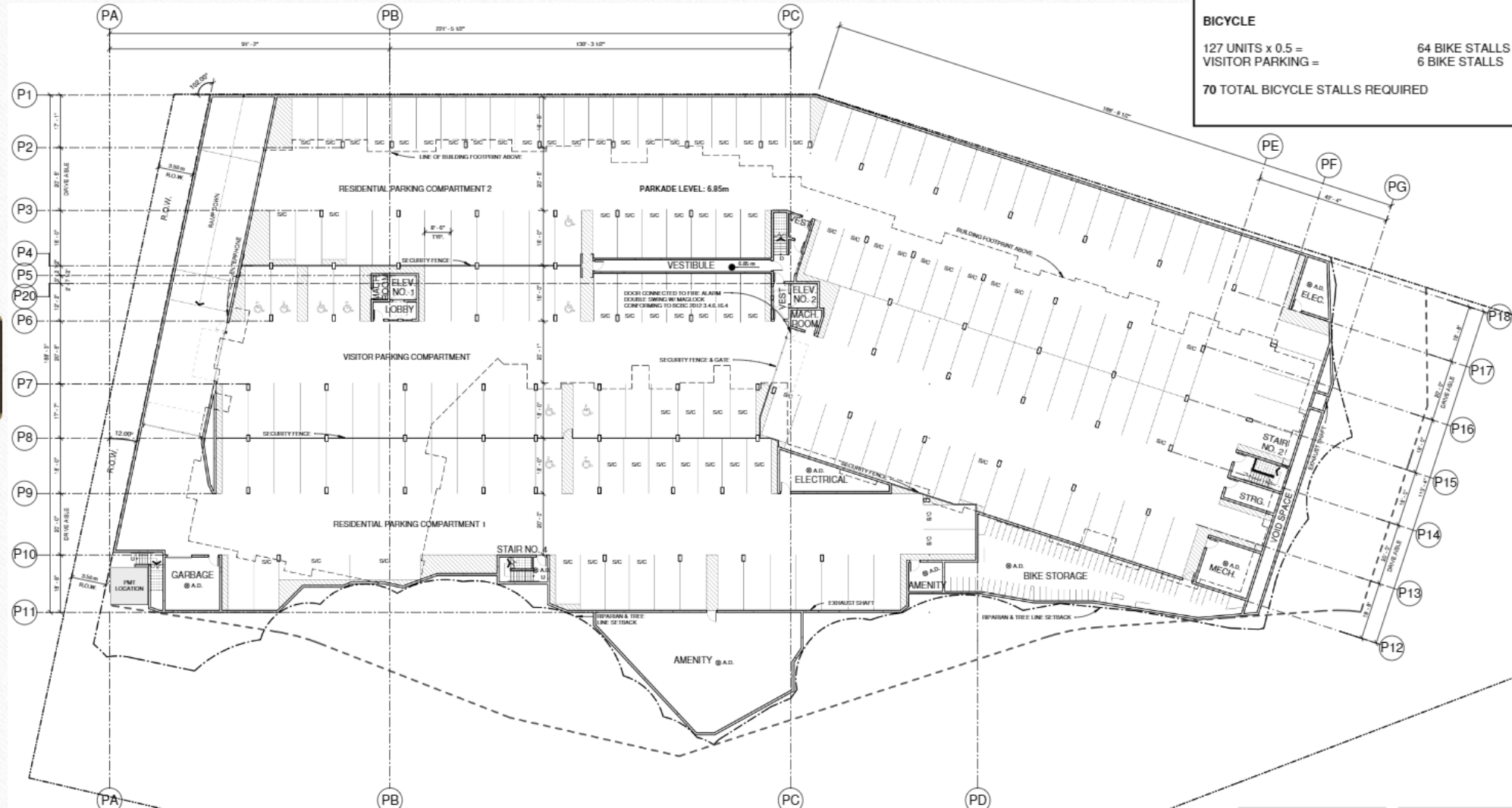
163 RESIDENTIAL PARKING STALLS  
 (59 S/C & 6 H/C)  
 26 VISITOR STALLS  
 (11 S/C & 4 H/C)

**189 TOTAL PARKING STALLS PROVIDED**

#### BICYCLE

64 BIKE STALLS  
 6 BIKE STALLS

**70 TOTAL BICYCLE STALLS PROVIDED**



1<sup>ST</sup> FLOOR PLAN  
~  
COMPARTMENT 1

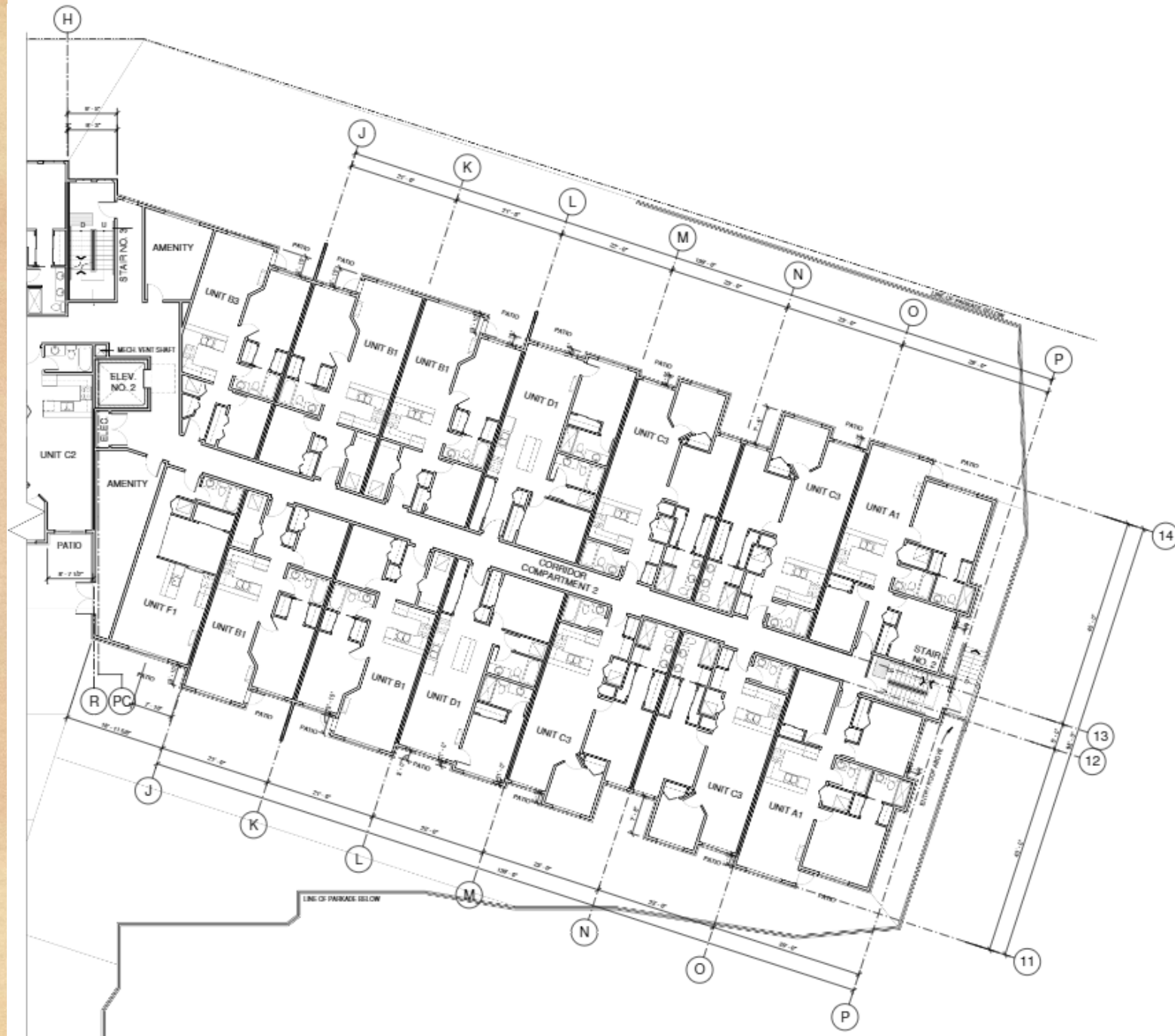


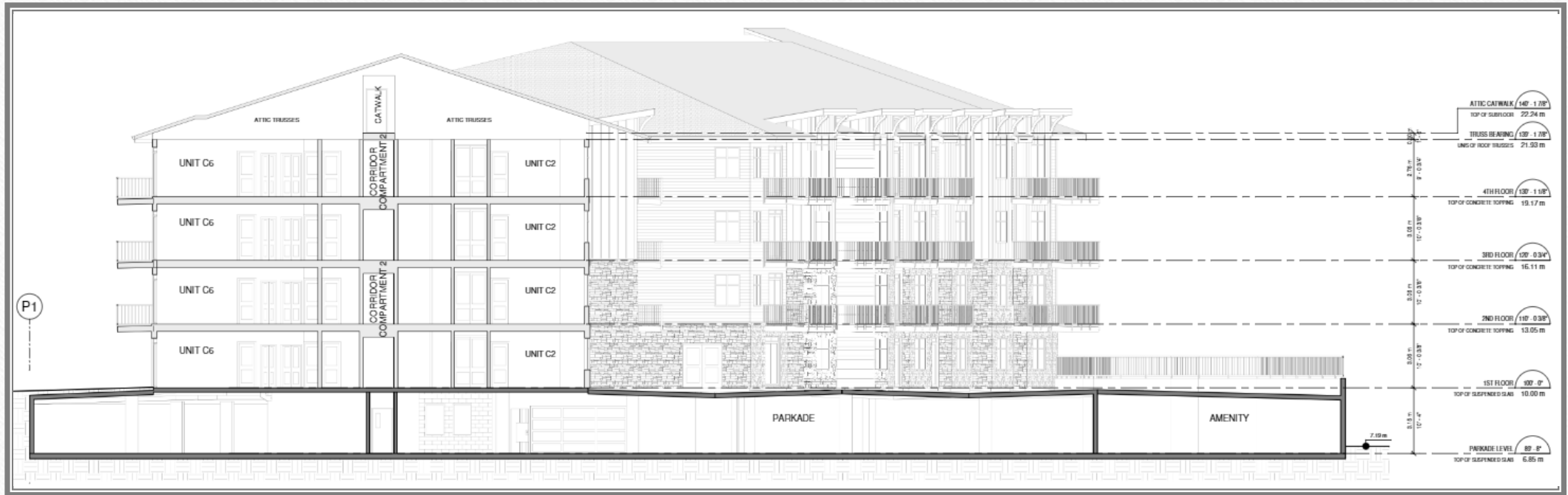


# 1<sup>ST</sup> FLOOR PLAN



# COMPARTMENT 2





# SECTION

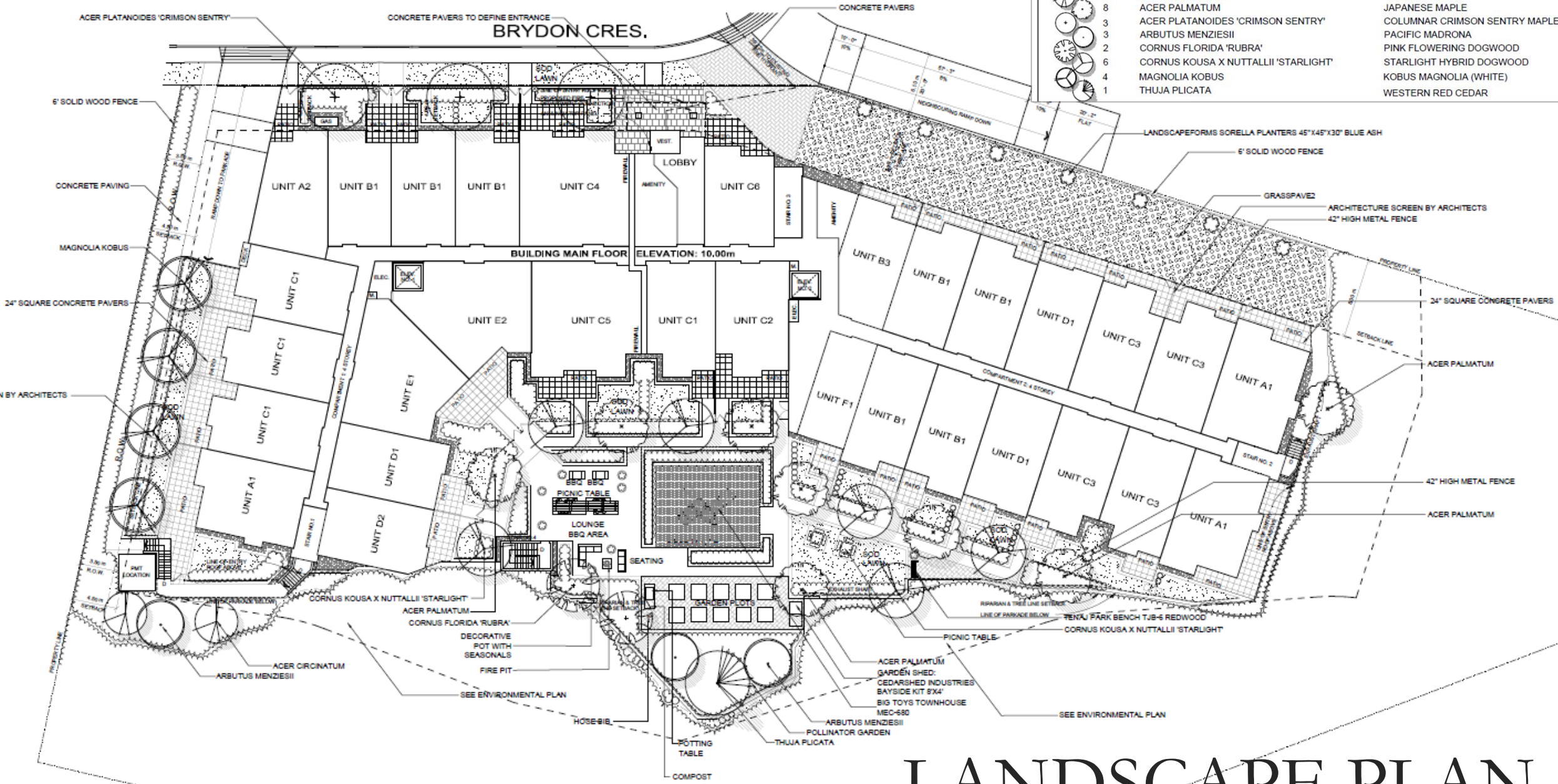


LANDSCAPE  
BY



### 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 SCHEDULE

## PLANT SCHEDULE

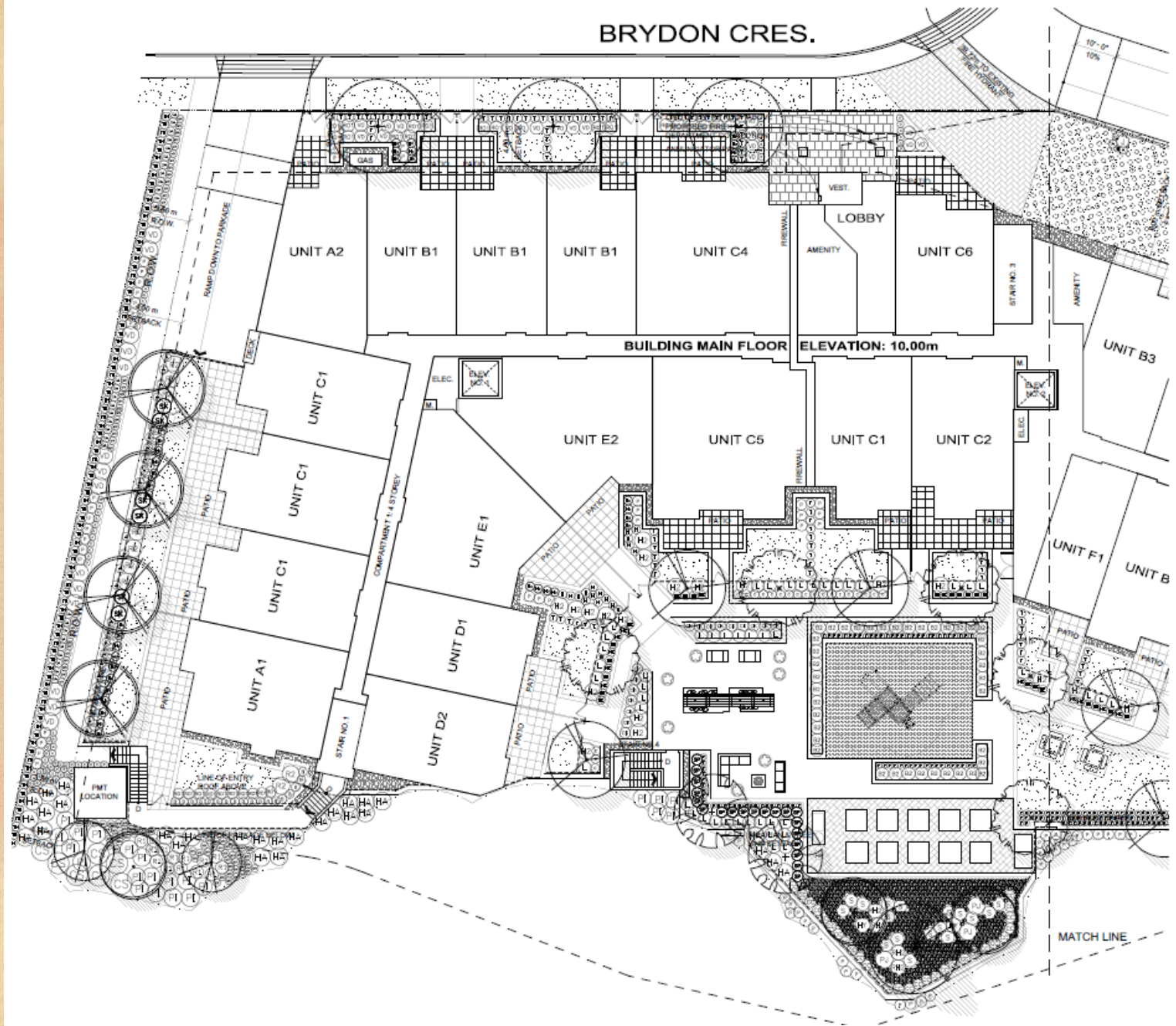
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	2	ACER CIRCINATUM	VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
	8	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 2M HT; B&B
	3	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL; 2M STD; B&B
	3	ARBUTUS MENZIESII	PACIFIC MADRONA	#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
<b>SHRUB</b>			
(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
(H)	24	HYDRANGEA MACROPHYLLA 'MERRITT'S SUPREME'	BIGLEAF HYDRANGEA;
(H)	2	HYDRANGEA SERRATA 'BLUEBIRD'	BLUEBIRD HYDRANGEA
(I)	3	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS
(L)	7	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER
(MH)	96	MAHONIA NERVOSA	LONGLEAF MAHONIA
(M)	28	PHILADELPHUS LEWISII	LEWIS' MOCK ORANGE
(R)	3	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA
(L)	59	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL
(R)	9	RHODODENDRON 'ANNA ROSE WHITNEY'	RHODODENDRON; ROSE PINK; APRIL
(RH)	4	RHODODENDRON 'BOW BELLS'	RHODODENDRON; PINK
(R)	34	ROSA NUTKANA	NOOTKA ROSE
(K)	6	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA
(M)	17	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK
(M)	20	SPIRAEA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA
(T)	105	TAXUS BACCATA	ENGLISH YEW
(H)	88	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
(BS)	40	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY
(B)	33	VIBURNUM DAVIDII	DAVID'S VIBURNUM
<b>GRASS</b>			
(K)	19	CAREX FLAGELLIFERA 'KIWI'	KIWI WEEPING SEDGE
(H)	17	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS
(HE)	51	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
(SI)	4	STIPA TENUISSIMA	MEXICAN FEATHER GRASS
<b>PERENNIAL</b>			
(H)	36	HOSTA VAR	HOSTA;
(SC)	4	SEDUM 'AUTUMN JOY'	STONECROP
<b>GC</b>			
(A)	35	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINICK
(E)	3	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK
(F)	156	FRAGARIA x ANANASSA	GARDEN STRAWBERRY
(M)	30	GAULTHERIA SHALLON	SALAL
(D)	75	PACHYSANDRA TERMINALIS	JAPANESE SPURGE
(P)	77	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
(TI)	712	THYMUS SERPILLUM	MOTHER OF THYME





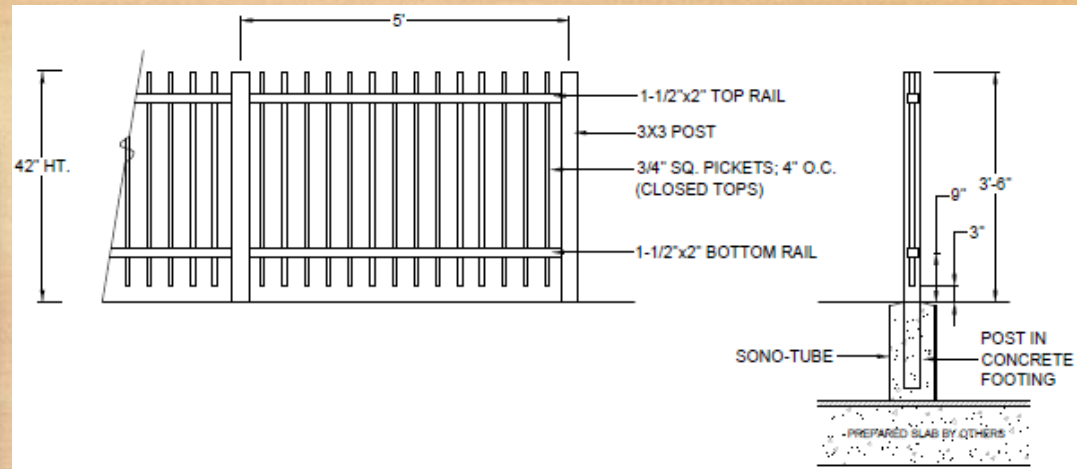
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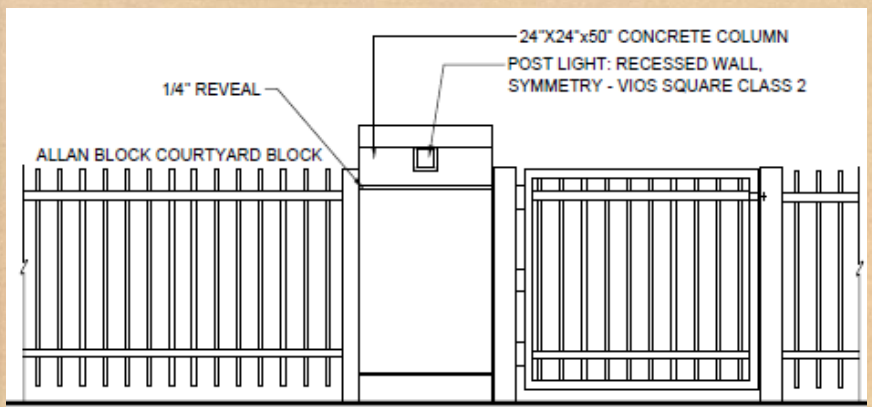


# LANDSCAPE DETAILS



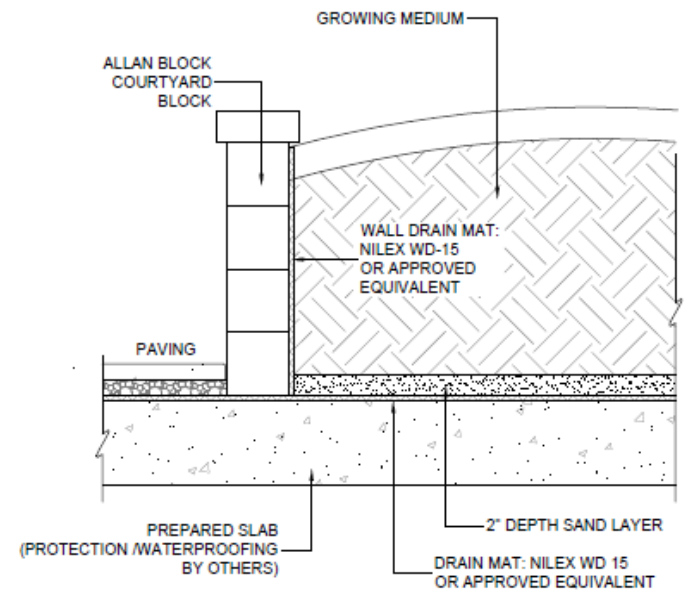
NOTE:  
ALL METAL PICKETS TO BE FINISHED IN BLACK

**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

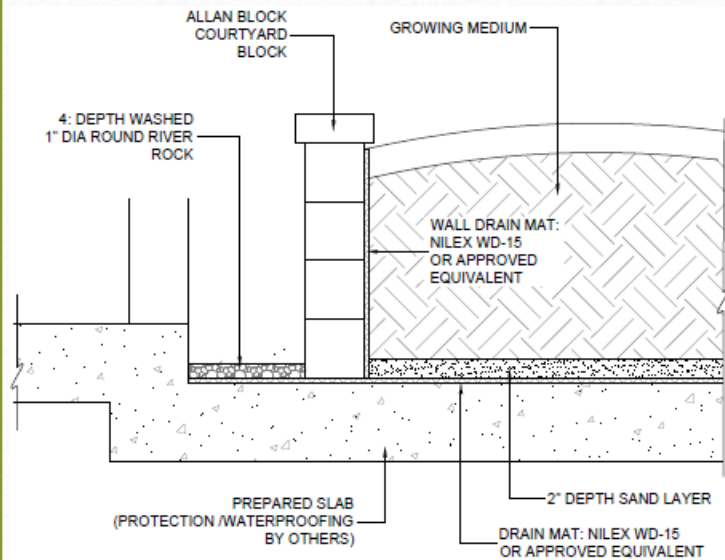
**2 ADDRESS COLUMN AND GATE**  
SCALE: 1/2"=1'-0"



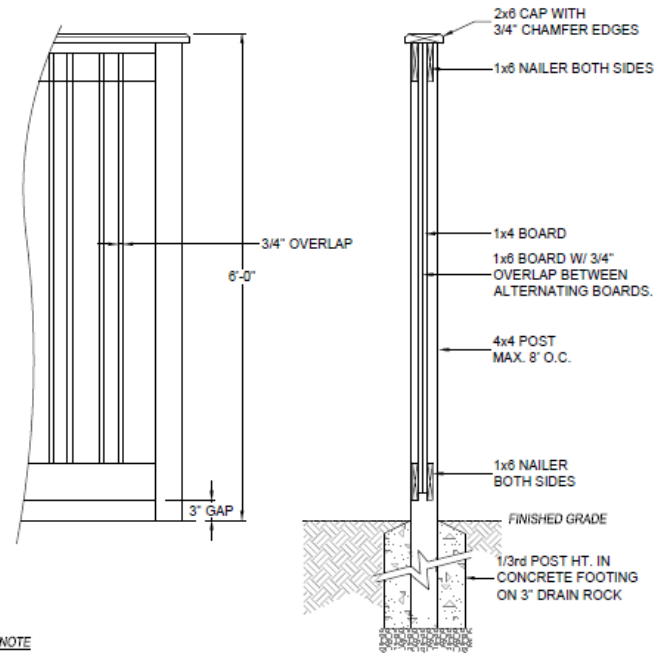
**3 CONCRETE WALL ON SLAB**  
SCALE: 1"=1'-0"



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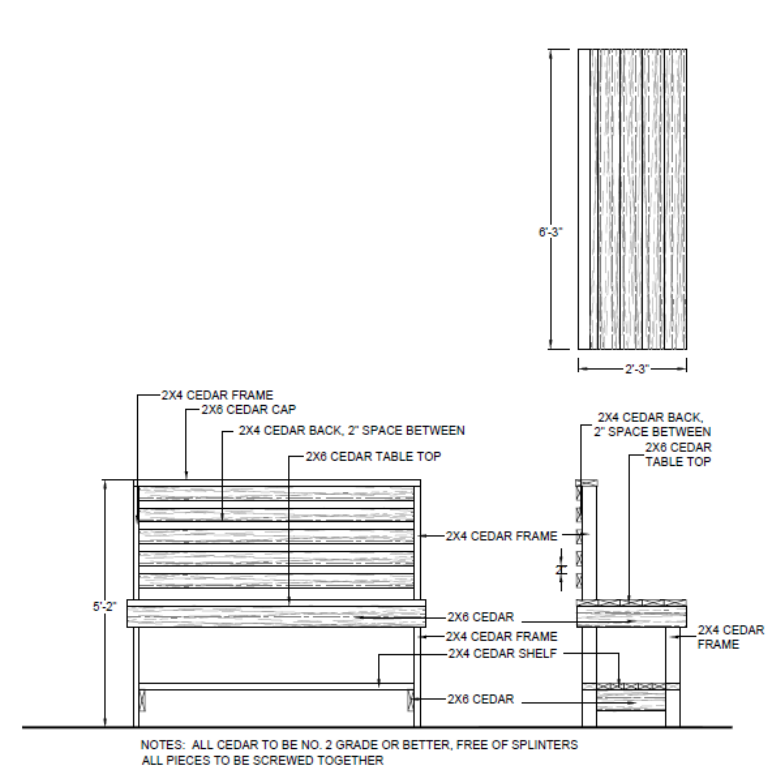
**4 DRAIN STRIP AT BUILDING**  
SCALE: 1"=1'-0"



**NOTE**

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
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"



**6 POTTING TABLE/ BENCH**  
SCALE: 1/2"=1'-0"

# LANDSCAPE DETAILS

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**LANDSCAPEFORMS SORELLA PLANTER**



**RATANA LOUNGE SEATING**



**BAYVIEW PICNIC TABLE**



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# BRYDON CRESCENT

BY REDDALE

