



sheet schedule

SD0.01	COVER PAGE	SD2.01	UNIT PLANS
SD1.01	PROJECT DATA	SD2.02	UNIT PLANS
SD1.02	CONTEXT PLANS	SD2.03	UNIT PLANS
SD1.20	SITE PLAN	SD2.04	UNIT PLANS
SD1.21	SITE SECTIONS	SD2.05	UNIT PLANS
SD1.31	SHADOW STUDY	SD3.01	P1 LEVEL PLAN
SD1.32	3D MASSING PERSPECTIVES	SD3.02	1st & 2nd LEVEL PLANS
SD1.33	3D MASSING PERSPECTIVES	SD3.03	3rd - 5th LEVEL PLANS
SD1.34	3D MASSING PERSPECTIVES	SD3.04	ROOF LEVEL PLAN
		SD4.01	BUILDING ELEVATIONS
		SD4.02	BUILDING ELEVATIONS
		SD5.01	DEVELOPMENT INFORMATION
		SD5.02	Unnamed

keystone architecture & planning ltd.

T 604.850.0577 | 300 - 33131 south fraser way
F 1.855.398.4578 | abbotsford, bc v2s 2b1



SKYLINE APARTMENTS
199A STREET & BRYDON CRESCENT, LANGLEY, BC

COVER PAGE
SCALE:

ISSUED FOR DEVELOPMENT PERMIT
19/01/04 - REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-123

SD0.01



bridge community church



nicomekl elementary school

location

THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF LANGLEY ON 199A ST. AND BRYDON CRESC. IT IS SURROUNDED BY EXISTING RESIDENTIAL HOMES. THERE ARE MANY NEARBY APARTMENT BUILDINGS. WITHIN HALF A KILOMETER LIES BRIDGE COMMUNITY CHURCH AND NICOMEKL ELEMENTARY SCHOOL.

bridge community church
nearby aptm.
(53a avenue)

adjacent townhouse development
skyline aptm.
development location

neighbouring aptm.
(brydon cresc. & 200st.)

nicomekl elementary school
(0.5km away)



location map/langley



neighbouring apartment
(brydon cresc. & 200 street)



nearby apartment
(53a avenue)



199a looking southeast



199a turnaround



corner of 199a st. & brydon cresc.

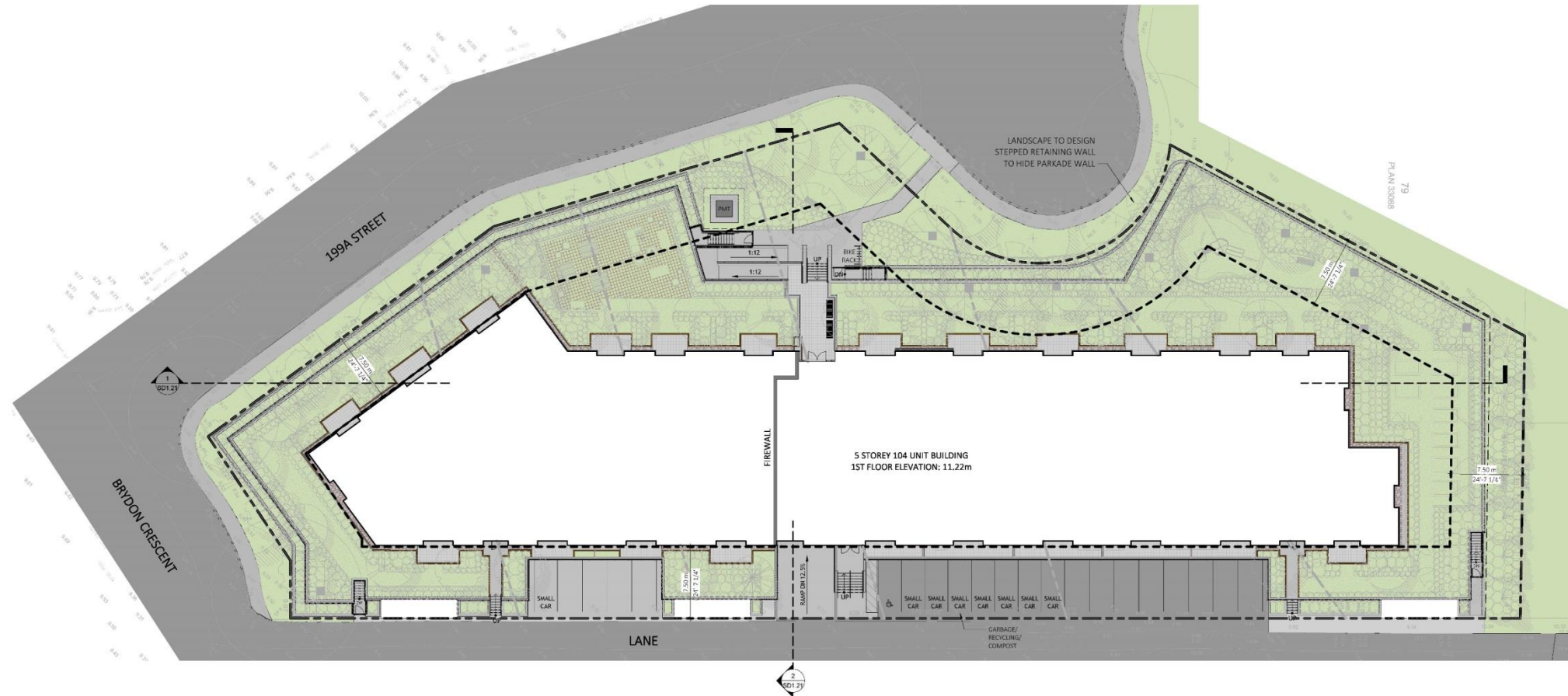


lane

skyline aptm.
development location



aerial view looking n/e



site plan

1/16" = 1'-0"



SKYLINE APARTMENTS
199A STREET & BRYDON CRESCENT, LANGLEY, BC

SITE PLAN

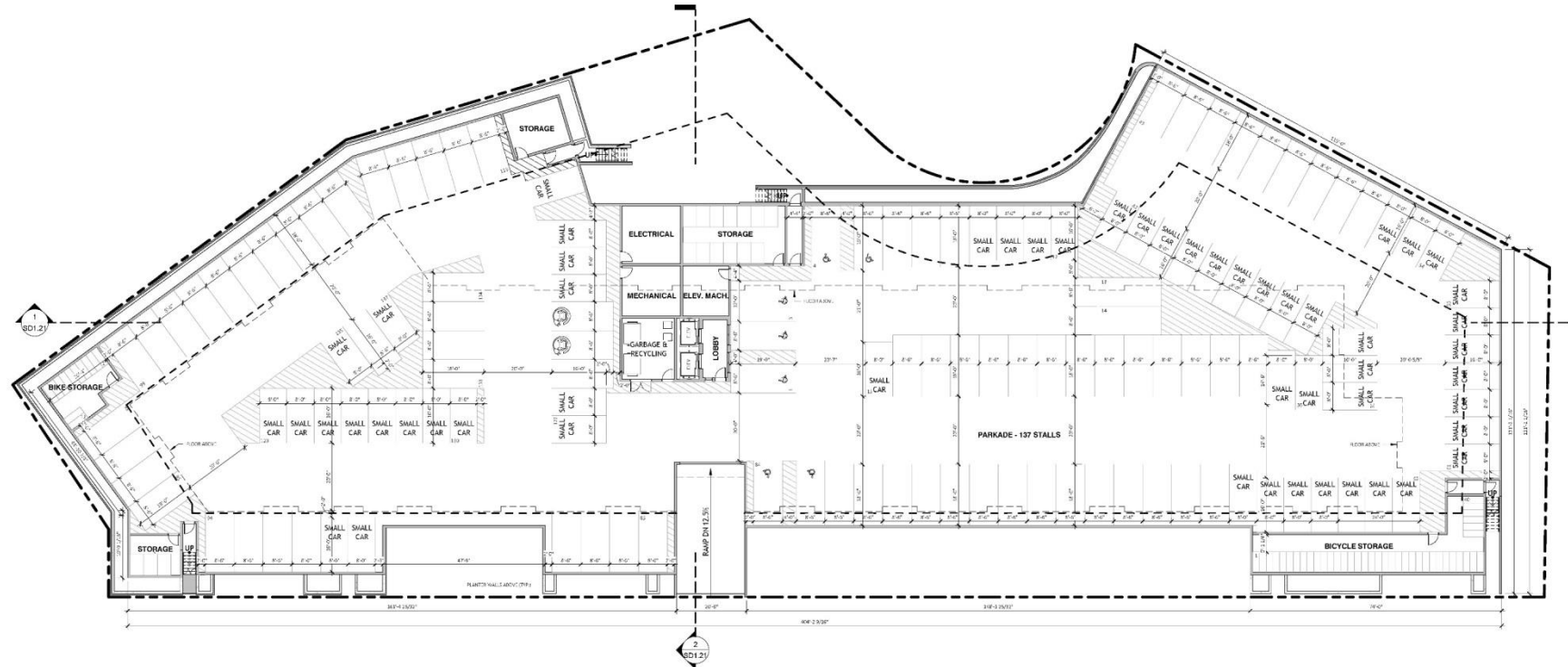
SCALE: 1/16" = 1'-0"

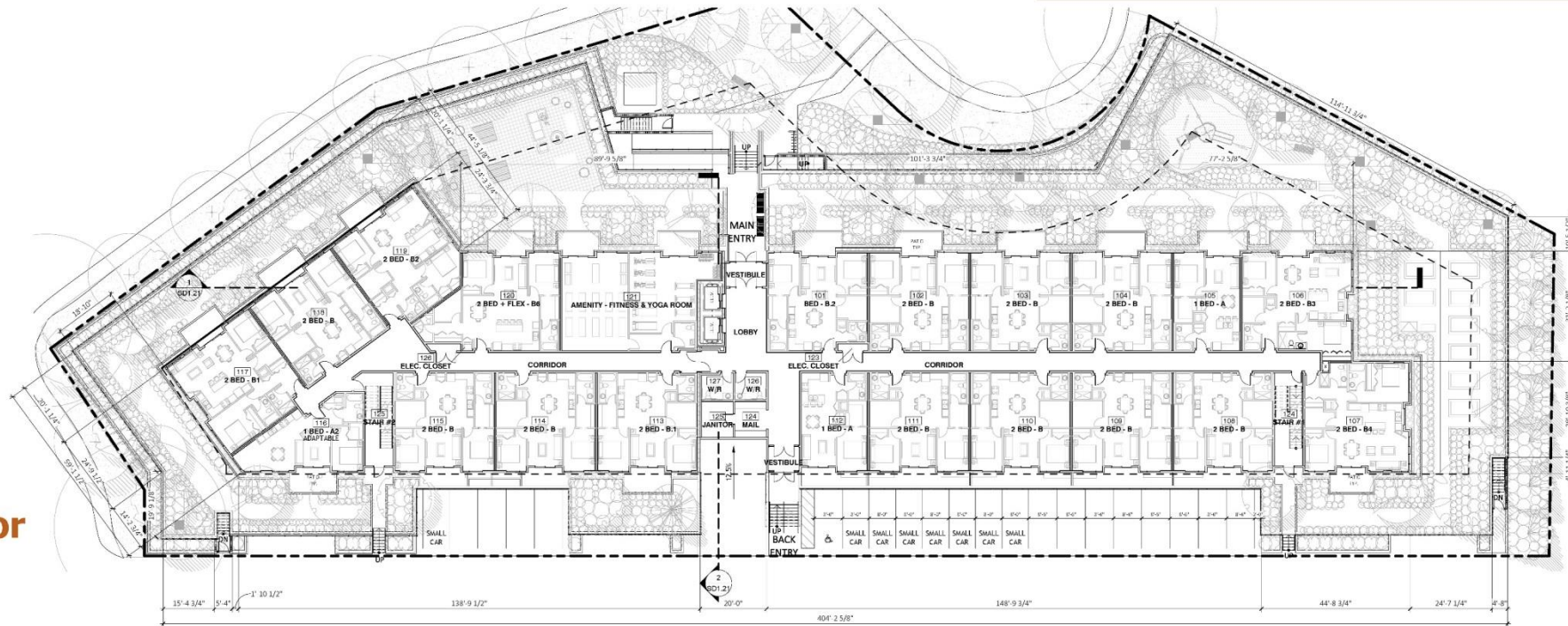


ISSUED FOR DEVELOPMENT PERMIT

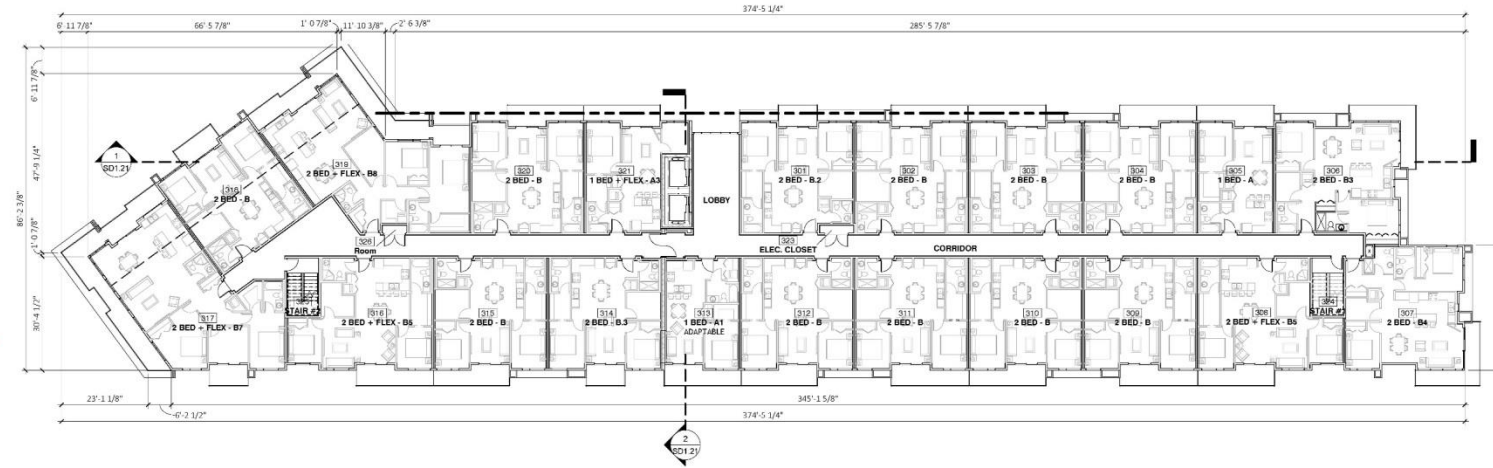
19/01/04 - REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-123

SD1.20





3rd floor

$$1/16'' = 1'-0''$$


4th-5th floor

$$1/16'' = 1'-0''$$


SKYLINE APARTMENTS
199A STREET & BRYDON CRESCENT, LANGLEY, BC

3rd - 5th LEVEL PLANS



ISSUED FOR DEVELOPMENT PERMIT

19/01/04 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 18-123

SD3.03





east elevation (south half)

3/32" = 1'-0"

material legend

1. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- JAMES HARDIE: COLOUR: NIGHT GRAY
2. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- JAMES HARDIE: COLOUR: GRAY SLATE
3. CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS):
- JAMES HARDIE: COLOUR: PEARL GRAY
4. CEMENT BOARD HORIZONTAL LAP SIDING (6" EXPOSURE):
- JAMES HARDIE: COLOUR: PLYMING BLUF
5. ALUMINUM FACED COMPOSITE (AL3):
- ARCHITECTURAL PANEL SYSTEM: COLOUR: '61 LIP'
6. ALUMINUM FACED COMPOSITE (AL3):
- ARCHITECTURAL PANEL SYSTEM: COLOUR: 'RED'
7. WINDOW VINYL:
- COLOUR: 'GRAY EXT. / WHITE INT.'
8. SLIDING PATIO DOOR VINYL:
- COLOUR: 'GRAY EXT. / WHITE INT.'
9. ALUMINUM GLAZED SYSTEM:
- COLOUR: '13 FAR AND OFF'
10. ALUMINUM/GLASS DECK RAILING:
- COLOUR: 'BLACK'
11. EXTERIOR METAL DOOR:
- BENJAMIN MOORE: COLOUR: 'BLACK' 2132-10
12. CONCRETE WALL:
- COLOUR: 'GRAY C/W ANTI-GRAFFITI COATING'
13. HARDIE FASCIA BOARD (SMOOTH):
- JAMES HARDIE: COLOUR: 'ARCTIC WHITE'
14. STEEL TRELLIS:
- COLOUR: 'STEEL DARK GRAY'
15. BRICK:
- 'MODULAR FACE BRICK': COLOUR: 'DARK GRAY'
16. CORRUGATED METAL:
- COLOUR: 'RED'



south elevation

3/32" = 1'-0"



east elevation (north half)

3/32" = 1'-0"





south/east perspective



south/west perspective



north/west perspective



north/east perspective



MAGLIN BENCH



MAGLIN BIKE RACK



WISHBONE BAYVIEW PICNIC TABLE



LANDSCAPE FORMS ROSA PLANTER



HAUSER LIGHT CONCRETE FIREBOWL 32"




SUNBURY CEDAR POTTING TABLE



HAUSER OUTDOOR LOUNGE SEATING



KOMPAN - CIRCUIT ELE400037-3717

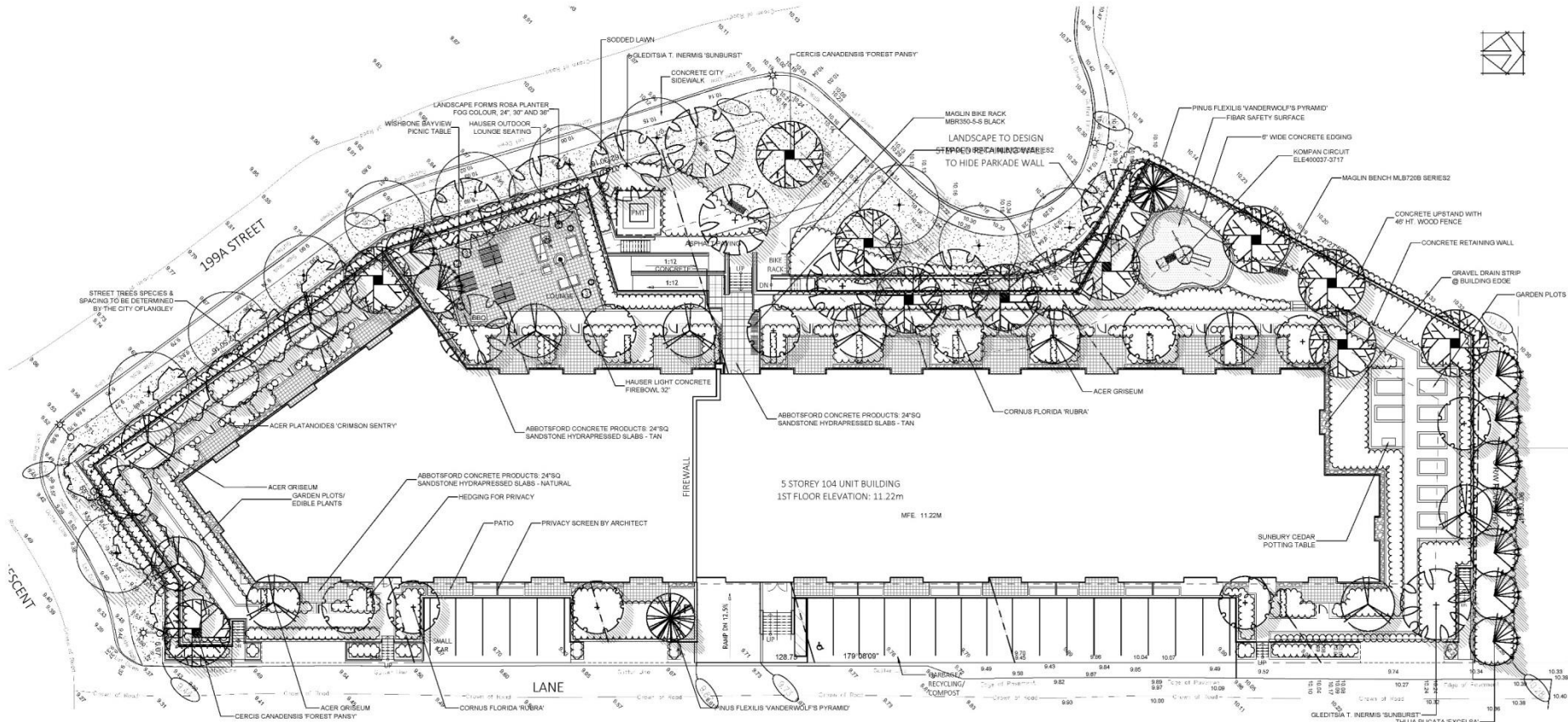
PLANT SCHEDULE				PMG PROJECT NUMBER: 18-177	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
	11	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B	
	6	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL; 2M STD; B&B	
	11	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; 1.5M STD; B&B	
	12	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL; B&B	
	1	GLEDETZIA T. INERMIS 'SUNBURST'	SUNBURST HONEY LOCUST	6CM CAL; 1.8M STD; B&B	
	2	PRINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LEMBER PINE	2M HT; B&B	
	8	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	2.5M HT; B&B	
<p>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 OPTIMAL 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. * BIG-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.</p>					

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Bell Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
2	18 JUL 22	REV AS PER ARCH COMMENTS	MM
1	18 JUL 22	NEW SITE PLAN	MM

CLIENT:

PROJECT:

SKYLINE APARTMENTS

BYRON & 199 A
LANGLEY, B.C.

DRAWING TITLE:

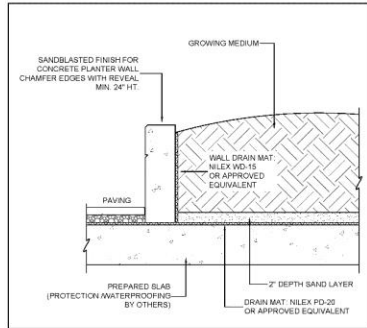
LANDSCAPE
PLAN

DATE: 18 SEPT 12
SCALE: 1/25"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD: MCV

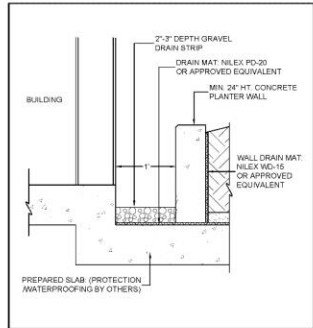
DRAWING NUMBER:

L1

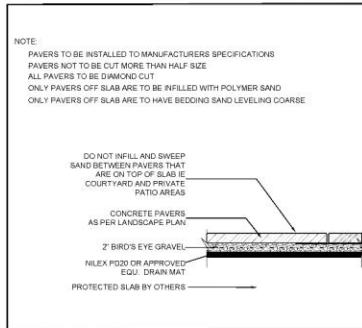
OF 2



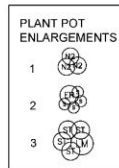
1 PLANTER WALL ON SLAB
1"=1'-0"



2 DRAIN ROCK STRIP AT BUILDING
1"=1'-0"



3 HYDRAPRESSED SLABS ON SLAB
1"=1'-0"



- 1
- 2
- 3

PLANT SCHEDULE

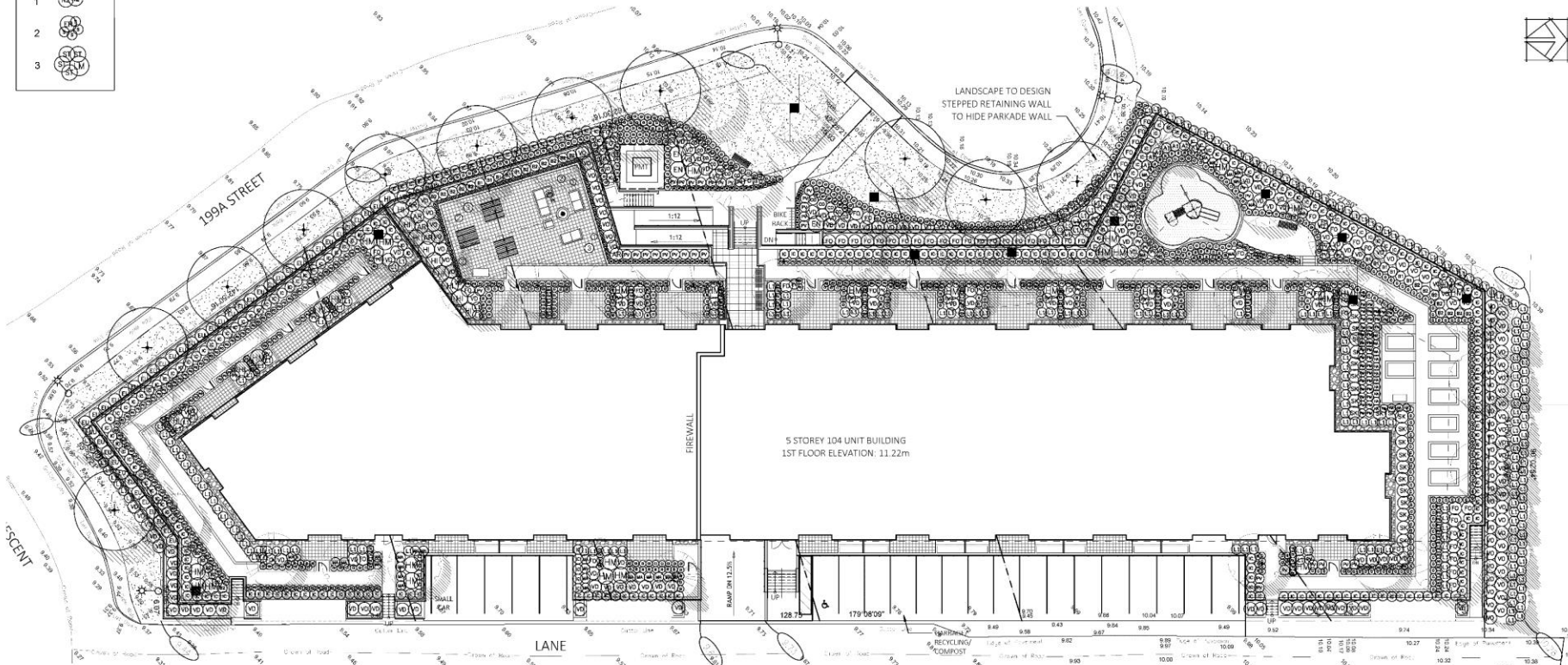
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
5	5	ARBITUS UNEDO COMPACTA	COMPACT STRAWBERRY BUSH	#3 POT, 80CM
6	6	AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA RED VIOLET	#2 POT, 25CM
14	14	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	#2 POT, 50CM
3	3	ENKIANTHUS CAMPANULATUS	ENKIANTHUS	#3 POT, 50CM
43	43	EVONYMUS ALATA SELECT	FIRE BALL BURNING BUSH	#2 POT, 30CM
70	70	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#2 POT, 40CM
13	13	HIBISCUS SYRIACUS 'OISEAU BLEU'	BLUE ROSE OF SHARON	#3 POT, 50CM
30	30	HYDRANGEA PANDULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA, LIME GREEN PINK	#2 POT, 50CM
293	293	ILEX CRENATA 'GREEN THUMB'	HOLLY COMPACT	#2 POT, 30CM
23	23	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT, 30CM
16	16	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA, PINK	#2 POT, 40CM
89	89	TALUS X MEDIA 'HICKS'	HICKS YEW	1.2M B&B
26	26	VACCINIUM 'CHIPPewa'	CHIPPewa BLUEBERRY	#2 POT, 30CM
11	11	VACCINIUM 'NORTHBELLIE'	NORTHBELLIE BLUEBERRY	#2 POT, 50CM
75	75	VACCINIUM OVALIFOLIUM	OVAL-LEAF BLUEBERRY	#3 POT, 60CM
112	112	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT, 30CM
GRASS				
378	378	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
15	15	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
33	33	MISCANTHUS SINENSIS 'ADAGIO'	MAIDEN GRASS	#1 POT
354	354	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
8	8	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
2	2	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT
3	3	HEPETA X R. WALKER	DWARF GATMINT	15 CM POT
69	69	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	15CM POT
66	66	RUDBECKIA FULGIDA VAR. BULLIANTII	GOLDSTURM RUDBECKIA, YELLOW	15CM POT
53	53	SEDUM 'AUTUMN JOY'	STONECROP	#1 POT
58	58	STACHYS BYZNATINA 'SILVER CARPET'	LAMB'S EAR	15CM POT
EC				
3	3	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH, PINK	#1 POT
48	48	FRAGRARIA ANANASSA	GARDEN STRAWBERRY	1CM POT
130	130	GAULTHERIA SHALLON	SALAL	#1 POT, 20CM
258	258	LONICERA PLEATA	PRIVET HONEYBUCKLE	#1 POT, 25CM
38	38	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM

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 ONLY 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. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 Bell Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0511 ; f: 604 294-0522

SEAL:



1	19 JAN 03	REV AS PER ARCH COMMENTS	NM
2	18 JUL 21	REV FOR PLAN	BI
NO.	DATE	REVISION DESCRIPTION	DR

CLIENT:

PROJECT:

SKYLINE APARTMENTS

**BRYDON & 199 A
LANGLEY, B.C.**

DRAWING TITLE:

**LANDSCAPE
SHRUB PLAN**

DATE: 18 SEPT 12 DRAWING NUMBER:

SCALE: 1/16"=1'-0"

DRAWN: NM

DESIGN: NM

CHK'D: MAC

PMG PROJECT NUMBER:

L2

OF 2

18177-3.2H

18-177

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (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 of the building.
- Site lighting will evenly illuminate all public areas

Natural Access Control:

- There are two clearly-defined entry points.

Territoriality

- Each 1st floor unit has access to grassed yard area, which increases the sense of ownership

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 to 48 hours

ADDITIONAL PROJECT FEATURES

Adaptable Units:

- 6 adaptable 1 bed or 1 bed + flex units

A/C:

- We have provided A/C rough in for each unit

PROJECT SUSTAINABILITY PRINCIPALS

Bike Parking:

- 52 tenant bike stalls provided in the parkade and 6 on the surface

Electric Car Parking:

- We have made allowance for electric car rough ins for all 137 parking stalls in the parkade

New Energy Code Requirements:

- We meet or exceed all new energy/ASHRAE code requirements

Exterior Lighting:

- Exterior lighting will be dark sky compliant using more energy efficient fixtures (LED)

Heat Island Effect:

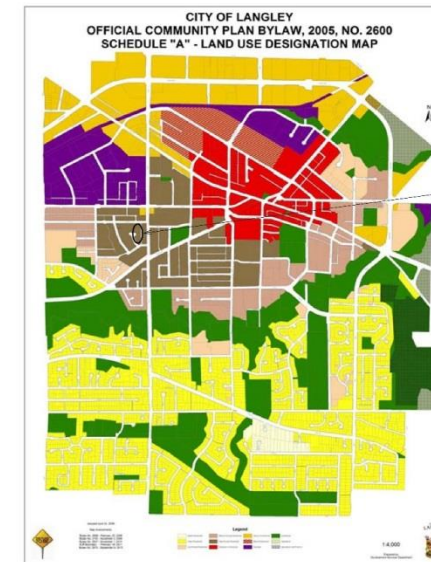
- We have located all of our resident parking in the U/G parkade limiting the amount of surface asphalt
- Landscaping on top of our parkade where the building is not located.

CITY OF LANGLEY OFFICIAL COMMUNITY PLAN BYLAW, 2005, No. 2600

- Land use designation proposed – High Density Residential
- Proposed Density 198 Units/Hectare.
198 x 0.537 Ha = 106 units.

104 units proposed

- Therefore, the proposed development complies with the City of Langley's Official Community Plan Bylaw.



SUBJECT PROPERTY
OCP DESIGNATED -
HIGH DENSITY RESIDENTIAL