



sheet schedule

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WHITETAIL EASTLEIGH APMTS.
20644 EASTLEIGH CRESCENT, LANGLEY, BC

COVER PAGE
SCALE: N.T.S.

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22/10/06 REVISION #:
CITY OF LANGLEY FILE # -
PROJECT NUMBER: 21192.1



SD0.01



eastleigh crescent looking west



eastleigh crescent looking east



existing building looking north



existing building looking south

location

THE PROPOSED DEVELOPMENT IS LOCATED IN DOWNTOWN OF LANGLEY ON EASTLEIGH CRESCENT ROAD.

THE SITE IS SURROUNDED BY A MIXTURE OF 2, 3 & 4 STOREY RESIDENTIAL APARTMENT BUILDINGS.

whitetail eastleigh multi-family residential building



location map / north langley

nts

development location



aerial view looking south / east

nts



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CONTEXT PLANS
SCALE: N.T.S.

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SD1.01

0.1.0 project data

PROJECT:	WHITETAIL EASTLEIGH APMT. BLDG
ZONING:	C1 (DOWNTOWN COMMERCIAL ZONE)
CIVIC ADDRESS:	20644, EASTLEIGH CRESCENT, LANGLEY, B.C.
LEGAL DESCRIPTION:	LOT F, DISTRICT LOT 37, GROUP 2, NWP PLAN 8633
VARIANCES APPLIED FOR:	PARKING RATES (REFER TO PARKING STALL SUMMARY SD1.13) / SETBACKS (REFER TO SETBACKS SECTION FOR MORE INFORMATION)
BYLAW EXEMPTIONS:	-
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.
FSR DEFINITION (ZONING):	TOTAL GROSS FLOOR AREA DIVIDED BY TOTAL SITE AREA (NOT DEFINED BY CITY OF LANGLEY)
GROSS FLOOR AREA DEFINITION (ZONING):	ALL 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.
GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
FIRST STOREY DEFINITION (BCBC 2018):	THE UPPERMOST STOREY HAVING ITS FLOOR LEVEL NOT MORE THAN 2 m ABOVE GRADE.
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	- 46.0 m (ZONING BYLAW) - 3.2.2.50. GROUP C, UP TO 6 STOREYS, SPRINKLERED IT HAS A HEIGHT NOT MORE THAN 18 m MEASURED BETWEEN THE FLOOR OF THE FIRST STOREY AND THE UPPERMOST FLOOR LEVEL, EXCLUDING ANY FLOOR LEVEL WITHIN A ROOFTOP ENCLOSURE THAT IS NOT CONSIDERED AS A STOREY IN CALCULATING BUILDING HEIGHT IN ACCORDANCE WITH SENTENCE 3.2.1.1.(1) (BCBC 3.2.2)
MINIMUM BUILDING ELEVATION:	NOT INDICATED / PROPOSED MFE : 10.50m
AVERAGE GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING
LOWEST AVERAGE GRADE DEFINITION (BCBC 2018):	THE LOWEST OF THE AVERAGE LEVELS OF FINISHED GROUND ADJOINING EACH EXTERIOR WALL OF A BUILDING, EXCEPT THAT LOCALIZED DEPRESSIONS NEED NOT BE CONSIDERED IN THE DETERMINATION OF AVERAGE LEVELS OF FINISHED GROUND.
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 - 15.59 m
1ST STOREY TO UPPERMOST COMBUSTIBLE ROOF:	MAXIMUM - 25m [BCBC 2018, GROUP C 3.2.2.50 (2)(c), NON-COMBUSTIBLE ROOF CONSTRUCTION IF > 25m] PROPOSED: 23.95m
FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	MAXIMUM - 20m [BCBC 2018 3.2.5.6(2)] PROPOSED - 16.58m
SITE AREA:	NET AREA: 52,256.07 S.F. (1,884.83 m ²) (1,190 acres) GROSS AREA: 52,822 S.F. (4,907 m ²) (1,212 acres)
ALLOWABLE LOT COVERAGE:	ALL BUILDINGS AND STRUCTURES COMBINED SHALL NOT COVER MORE THAN NINETY-FIVE (95) PERCENT OF THE LOT AREA. PARKING STRUCTURES ARE EXCLUDED FROM THE LOT COVERAGE REQUIREMENTS PROVIDED THEY ARE SCREENED BY BUILDINGS, BERMS AND / OR LANDSCAPING. 52,822 S.F. x .95 = 50,180.9 S.F. = 95%
PROPOSED LOT COVERAGE:	30,319 S.F. / 52,822 S.F. = 57%
BUILDING AREA:	BUILDING "A" AREA (BCBC): 14,732 SF (1,368 m ²) BUILDING "B" AREA (BCBC): 15,587 S.F. (1,448 m ²) COMBINED: 30,319 S.F. (2,816 m ²)
GROSS FLOOR AREA (NOT INCLUDING PARKADE) :	166,702 S.F. (15,487.12 S.M.)
GROSS FLOOR AREA (PARKADE ONLY):	45,395 S.F. (4,217.31 S.M.)
PROPOSED FSR:	166,702 S.F. (1,549 HECTARES) / 52,822 S.F. (,490 HECTARES) = 3.16 FSR
SETBACKS:	REQUIRED: WHERE STOREYS ARE USED FOR RESIDENTIAL PURPOSES, ALL LOT LINE SETBACKS SHALL BE A MINIMUM OF 6.0 M (19' 8 1/4") WITH RESPECT TO SUCH STOREYS. PROPOSED : FRONT SETBACK 3.0 M (9'-10 1/8") REAR SETBACK 2.0 M (6'-6 3/4" FT) SIDE SETBACK 6.0 M (19' 8 1/4") SIDE SETBACK 6.0 M (19' 8 1/4")
NUMBER OF STREETS:	1
OPEN SPACE:	AN OUTDOOR AREA WHICH IS INTENDED FOR PASSIVE OR ACTIVE RECREATIONAL PURPOSES. (OUTDOOR AMENITY AREA) OUTDOOR AMENITY AREA : 384 S.M. (4,140 S.F.)
SPECIAL REGULATIONS	AMENITY SPACE SHALL BE PROVIDED ON THE LOT AS FOLLOWS: 3 S.M. [32.29 S.F.]/UNIT TOTAL AMENITY SPACE (INDOOR & OUTDOOR COMBINED), WITH A MINIMUM OF 1 S.M. [32.29 S.F.] INDOOR AND OUTDOOR EACH. REQUIRED (MIN 1 S.M. INDOOR & 1 S.M. OUTDOOR): 178 UNITS x 3 S.M. = 534 S.M. (INDOOR AND OUTDOOR COMBINED) PROPOSED: 586 S.M. (6,307 S.F.) (INDOOR AMENITY 202 S.M. + OUTDOOR AMENITY 384 S.M. = 586 S.M.)

0.1.1 code summary

APPLICABLE BUILDING CODES: 2018 BCBC / 2018 BC FIRE CODE / ASHRAE 90.1-2016 (?)
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:

TITLE	VALUE	REFERENCE*
1. PART 3 OR PART 9 BUILDING:	PART 3	DIV. A - PART 1 COMPLIANCE 1.3.3.2.
2. MAJOR OCCUPANCY (IES):	RESIDENTIAL/ STORAGE GARAGE	3.1.2.1. & APPENDIX A - 3.1.2.1.(1)
3. BUILDING CLASSIFICATION (S):		
3.1.1 STORAGE GARAGE (BELOW GRADE)		
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED (ACTUAL AREA 4,217 sm)		3.2.2.80
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.80.(1), 3.2.2.80.(2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS		3.2.2.80.(2)(A)
MEZZANINES: N/A		3.2.2.80.(2)(B)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HOUR FIRE RESISTANCE RATING		3.2.2.80.(2)(C)
		3.2.2.80.(2)(D)
3.1.2 STORAGE GARAGE (ABOVE GRADE - UNCOVERED SURFACE PARKING AREA)		
STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING (ACTUAL AREA 239 sm)		3.2.1.2
FULLY SPRINKLERED : N/A		3.2.1.2.(1), 3.2.1.2.(2)
NON-COMBUSTIBLE CONSTRUCTION		3.2.1.2.(2)(A)
2 HOUR FIRE SEPARATION: EXTERIOR WALL OPENINGS EXEMPT		3.2.1.2.(1)
2 HOUR FIRE RESISTANCE RATING		3.2.1.2.(1), 3.2.1.2.(2)&(2)(A)
F.T. RATED FIRESTOP 3.1.9.1(2)		3.2.1.2.(1)
		3.1.9.1(2)
3.1.3 STORAGE GARAGE (ABOVE GRADE - COVERED SURFACE PARKING AREA)		
GROUP F, DIVISION 3, ANY HEIGHT, ANY AREA, SPRINKLERED (ACTUAL AREA 1,967 sm)		3.2.2.80.(1), 3.2.2.80.(2)
NON-COMBUSTIBLE CONSTRUCTION		3.2.2.80.(2)(A)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HOURS		3.2.2.80.(2)(B)
MEZZANINES: N/A		3.2.2.80.(2)(C)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HOUR FIRE RESISTANCE RATING		3.2.2.80.(2)(D)
3.2.1 RESIDENTIAL LEVEL 1		
GROUP C, UP TO 6 STOREYS, SPRINKLERED, NONCOMBUSTIBLE CONSTRUCTION		3.2.2.48
FULLY SPRINKLERED		3.2.2.48.(1), 3.2.2.48.(2)
NUMBER OF STOREYS: NOT MORE THAN 6 STOREYS IN BUILDING HEIGHT		3.2.2.48.(1)(B)
ALLOWABLE BUILDING AREA: <= 0,000 sm PROVIDED: BUILDING 'C' = 1,421 sm		3.2.2.48.(1)(C)
NONCOMBUSTIBLE CONSTRUCTION		3.2.2.48.(2)
FLOOR ASSEMBLIES: FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING		3.2.2.48.(2)(A)
MEZZANINES: 1 HOUR FIRE RESISTANCE RATING N/A		3.2.2.48.(2)(B)
LOAD BEARING WALLS, COLUMNS & ARCHES WITH F.R.R. NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.48.(2)(C)
3.2.2 RESIDENTIAL LEVEL 2 TO 6		
GROUP C, UP TO 6 STOREYS, SPRINKLERED		3.2.2.50
FULLY SPRINKLERED		3.2.2.50.(1), 3.2.2.50.(2)
NUMBER OF STOREYS: 6 STOREYS IN BUILDING HEIGHT		3.2.2.50.(1)(A)
< 18m BETWEEN FLOOR OF FIRST STOREY & UPPERMOST FLOOR LEVEL PROPOSED: 15.59 m		3.2.2.50.(1)(B)
ALLOWABLE BUILDING AREA: <= 1,500 sm PROVIDED: BUILDING 'A' = 1,368 sm & BUILDING 'B' = 1,448 sm		3.2.2.50.(1)(C)
BUILDING 'A' = 1,368 sm - 2 HOUR FIREWALL (CONCRETE)		3.2.2.50.(1)(D)(vi)
BUILDING 'B' = 1,448 sm - 2 HOUR FIREWALL (CONCRETE)		3.1.10.2(3)
COMBUSTIBLE CONSTRUCTION, EXCEPT NON COMBUSTIBLE ROOF ASSEMBLIES >25M ABOVE 1ST STOREY FLOOR		3.1.10.2(5)
FLOOR ASSEMBLIES: 1 HOUR FIRE SEPARATION WITH 1 HOUR FIRE RESISTANCE RATING		3.2.2.50.(2) EXCEPT (2)(C)
ROOF ASSEMBLIES: 1 HOUR FIRE RESISTANCE RATING		3.2.2.50.(2)(A)
ROOF ASSEMBLIES: <= 25m FROM FLOOR OF FIRST STOREY TO HIGHEST POINT OF ROOF ASSEMBLY PROPOSED: 23.75m		3.2.2.50.(2)(B)
MEZZANINES: 1 HOUR FIRE RESISTANCE RATING N/A		3.2.2.50.(2)(D)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY		3.2.2.50.(2)(E)



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SD1.10

0.1.1 code summary

APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2016
 BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:

4. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES	3.2.2.4, 3.2.2.50(5)
5. NON-COMBUSTIBLE CLADDING:	NON-COMBUSTIBLE	3.1.4.8.(1)
6. HIGH BUILDING:	NA	3.2.6., 3.1.13.7., 3.5.1.1., 3.2.2.50(1)(C)
7. FIREWALL:	2 HR.	3.1.10.
8. MEZZANINE(S):	NA	3.2.1.1. (3) - (8)
9. MEZZANINE EXITING:	NA	3.4.2.2.
10. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT	3.2.3.2.(3), 3.2.8., 3.1.3.1.(3), 3.2.8.2.(2)
11. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES	3.2.1.2.
12. SPRINKLER SYSTEM:	YES	3.2.2.18.
12.1. STORAGE GARAGE:	YES - NFPA 13 - 2013	3.2.5.12.(1)
12.2. RESIDENTIAL:	YES - NFPA 13 - 2013	3.2.5.12.(1)
12.3 FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013	BC FIRE CODE 2018
13. STANDPIPE SYSTEM:	YES - NFPA 14- 2013	3.2.5.8., 3.2.5.9., 3.2.5.16.
14. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC-5524-14	3.2.4.1. (2)&(4)
15. SMOKE CONTROL MEASURES:	YES	3.1.8.12
16. ANNUNCIATOR AND ZONE INDICATION:	YES	3.2.4.9., 3.2.4.8.

NOTES:

1. *UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2018

0.2.0 gross floor area summary notes

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

0.2.1 gross floor area summary (level) (parkade not included)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
BUILDING A				
2ND LEVEL				
CIRCULATION	1341 SF	124.56 m ²	0.8%	
INDOOR AMENITY	806 SF	74.89 m ²	0.5%	
RESIDENTIAL	11971 SF	1112.13 m ²	7.2%	
SERVICE ROOMS/SHAFTS	66 SF	6.13 m ²	0.0%	
STORAGE	586 SF	54.45 m ²	0.4%	
	14770 SF	1372.16 m²	8.9%	
3RD LEVEL				
CIRCULATION	1264 SF	117.43 m ²	0.8%	
RESIDENTIAL	12854 SF	1194.16 m ²	7.7%	
SERVICE ROOMS/SHAFTS	66 SF	6.13 m ²	0.0%	
STORAGE	586 SF	54.45 m ²	0.4%	
	14770 SF	1372.16 m²	8.9%	
4TH LEVEL				
CIRCULATION	1264 SF	117.43 m ²	0.8%	
RESIDENTIAL	12854 SF	1194.16 m ²	7.7%	
SERVICE ROOMS/SHAFTS	66 SF	6.13 m ²	0.0%	
STORAGE	586 SF	54.45 m ²	0.4%	
	14770 SF	1372.16 m²	8.9%	
5TH LEVEL				
CIRCULATION	1264 SF	117.43 m ²	0.8%	
RESIDENTIAL	12854 SF	1194.16 m ²	7.7%	
SERVICE ROOMS/SHAFTS	66 SF	6.13 m ²	0.0%	
STORAGE	586 SF	54.45 m ²	0.4%	
	14770 SF	1372.16 m²	8.9%	
6TH LEVEL				
CIRCULATION	1264 SF	117.43 m ²	0.8%	
RESIDENTIAL	12854 SF	1194.16 m ²	7.7%	
SERVICE ROOMS/SHAFTS	66 SF	6.13 m ²	0.0%	
STORAGE	586 SF	54.45 m ²	0.4%	
	14770 SF	1372.16 m²	8.9%	

0.2.1 gross floor area summary (level) (parkade not included)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
BUILDING B				
2ND LEVEL				
CIRCULATION	1710 SF	158.83 m ²	1.0%	
INDOOR AMENITY	1370 SF	127.28 m ²	0.8%	
RESIDENTIAL	11726 SF	1089.35 m ²	7.0%	
SERVICE ROOMS/SHAFTS	136 SF	12.60 m ²	0.1%	
STORAGE	605 SF	56.24 m ²	0.4%	
	15546 SF	1444.30 m²	9.3%	
3RD LEVEL				
CIRCULATION	1597 SF	148.38 m ²	1.0%	
RESIDENTIAL	13272 SF	1233.00 m ²	8.0%	
SERVICE ROOMS/SHAFTS	72 SF	6.66 m ²	0.0%	
STORAGE	606 SF	56.26 m ²	0.4%	
	15546 SF	1444.30 m²	9.3%	
4TH LEVEL				
CIRCULATION	1597 SF	148.38 m ²	1.0%	
RESIDENTIAL	13272 SF	1233.00 m ²	8.0%	
SERVICE ROOMS/SHAFTS	72 SF	6.66 m ²	0.0%	
STORAGE	606 SF	56.26 m ²	0.4%	
	15546 SF	1444.30 m²	9.3%	
5TH LEVEL				
CIRCULATION	1597 SF	148.38 m ²	1.0%	
RESIDENTIAL	13272 SF	1233.00 m ²	8.0%	
SERVICE ROOMS/SHAFTS	72 SF	6.66 m ²	0.0%	
STORAGE	606 SF	56.26 m ²	0.4%	
	15546 SF	1444.30 m²	9.3%	
6TH LEVEL				
CIRCULATION	1597 SF	148.38 m ²	1.0%	
RESIDENTIAL	13272 SF	1233.00 m ²	8.0%	
SERVICE ROOMS/SHAFTS	72 SF	6.66 m ²	0.0%	
STORAGE	606 SF	56.26 m ²	0.4%	
	15546 SF	1444.30 m²	9.3%	
BUILDING C				
1ST LEVEL				
CIRCULATION	4042 SF	375.47 m ²	2.4%	
RESIDENTIAL	9709 SF	901.97 m ²	5.8%	
SERVICE ROOMS/SHAFTS	935 SF	86.88 m ²	0.6%	
STORAGE	436 SF	40.48 m ²	0.3%	
	15121 SF	1404.80 m²	9.1%	
AREA GRAND TOTAL	166702 SF	15487.11 m²	100.0%	

0.2.2 gross floor area summary (level) (parkade only)

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
UNDERGROUND PARKING				
P1 LEVEL				
CIRCULATION	1050 SF	97.52 m ²	2.3%	
PARKADE	41923 SF	3894.80 m ²	92.4%	
SERVICE ROOMS/SHAFTS	687 SF	63.79 m ²	1.5%	
STORAGE	1735 SF	161.21 m ²	3.8%	
	45395 SF	4217.31 m²	100.0%	
AREA GRAND TOTAL	45395 SF	4217.31 m²	100.0%	



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SD1.11

0.3.0 unit count summary (building)

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
BUILDING A			
1 BED	4	2.2%	
1 BED & DEN	37	20.8%	
1 BED (ADAPTABLE)	8	4.5%	
2 BED & DEN	25	14.0%	
3 BED & DEN	7	3.9%	
	81	45.5%	
BUILDING B			
1 BED	3	1.7%	
1 BED & DEN	8	4.5%	
1 BED (ADAPTABLE)	24	13.5%	
2 BED & DEN	42	23.6%	
3 BED & DEN	6	3.4%	
	83	46.6%	
BUILDING C			
1 BED & DEN	4	2.2%	
1 BED (ADAPTABLE)	6	3.4%	
2 BED & DEN	4	2.2%	
	14	7.9%	
GRAND TOTAL UNITS: 178	178	100.0%	

0.3.1 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	7	3.9%	
1 BED & DEN	49	27.5%	
1 BED (ADAPTABLE)	38	21.3%	
2 BED & DEN	71	39.9%	
3 BED & DEN	13	7.3%	
GRAND TOTAL UNITS: 178	178	100.0%	

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

0.4.1 unit floor area summary

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1SF)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
BUILDING A						
UNIT A1	1 BED (ADAPTABLE)	4	543 SF	50 m ²	2171 SF	201.68 m ²
UNIT A1.1	1 BED	4	545 SF	51 m ²	2181 SF	202.61 m ²
UNIT A1.2	1 BED (ADAPTABLE)	4	541 SF	50 m ²	2162 SF	200.90 m ²
UNIT B1	1 BED & DEN	2	595 SF	55 m ²	1191 SF	110.65 m ²
UNIT B1	1 BED & DEN	8	636 SF	59 m ²	5088 SF	472.67 m ²
UNIT B1.1	1 BED & DEN	14	595 SF	55 m ²	8336 SF	774.40 m ²
UNIT B1.1	1 BED & DEN	8	596 SF	55 m ²	4767 SF	442.83 m ²
UNIT B2	1 BED & DEN	4	737 SF	68 m ²	2946 SF	273.73 m ²
UNIT B4	1 BED & DEN	1	674 SF	63 m ²	674 SF	62.64 m ²
UNIT C5	2 BED & DEN	1	896 SF	83 m ²	896 SF	83.23 m ²
UNIT C5	2 BED & DEN	3	897 SF	83 m ²	2691 SF	250.03 m ²
UNIT C6	2 BED & DEN	4	902 SF	84 m ²	3608 SF	335.17 m ²
UNIT C6.1	2 BED & DEN	1	996 SF	93 m ²	996 SF	92.57 m ²
UNIT C7	2 BED & DEN	3	846 SF	79 m ²	2537 SF	235.65 m ²
UNIT C8.1	2 BED & DEN	4	806 SF	75 m ²	3225 SF	299.58 m ²
UNIT C9	2 BED & DEN	4	1143 SF	106 m ²	4573 SF	424.84 m ²
UNIT C10	2 BED & DEN	5	1050 SF	98 m ²	5248 SF	487.53 m ²
UNIT D2.1 (PH)	3 BED & DEN	1	1191 SF	111 m ²	1191 SF	110.65 m ²
UNIT D3 (PH)	3 BED & DEN	1	1388 SF	129 m ²	1388 SF	128.97 m ²
UNIT D5 (PH)	3 BED & DEN	1	1177 SF	109 m ²	1177 SF	109.31 m ²
UNIT D5.1 (PH)	3 BED & DEN	2	1191 SF	111 m ²	2382 SF	221.32 m ²
UNIT D6 (PH)	3 BED & DEN	1	1880 SF	175 m ²	1880 SF	174.64 m ²
UNIT D7.1 (PH)	3 BED & DEN	1	1181 SF	110 m ²	1181 SF	109.73 m ²
					62488 SF	5805.34 m²
BUILDING B						
UNIT A1	1 BED (ADAPTABLE)	24	543 SF	50 m ²	13027 SF	1210.22 m ²
UNIT A2	1 BED	3	576 SF	54 m ²	1729 SF	160.60 m ²
UNIT B1	1 BED & DEN	4	635 SF	59 m ²	2541 SF	236.07 m ²
UNIT B1	1 BED & DEN	4	636 SF	59 m ²	2544 SF	236.34 m ²
UNIT C2	2 BED & DEN	5	918 SF	85 m ²	4591 SF	428.54 m ²
UNIT C3	2 BED & DEN	5	928 SF	86 m ²	4640 SF	431.10 m ²
UNIT C4	2 BED & DEN	5	905 SF	84 m ²	4525 SF	420.38 m ²
UNIT C4	2 BED & DEN	4	906 SF	84 m ²	3623 SF	336.57 m ²
UNIT C5	2 BED & DEN	6	897 SF	83 m ²	5381 SF	499.90 m ²
UNIT C6	2 BED & DEN	5	902 SF	84 m ²	4510 SF	418.97 m ²
UNIT C7	2 BED & DEN	3	846 SF	79 m ²	2537 SF	235.65 m ²
UNIT C7.1	2 BED & DEN	1	833 SF	77 m ²	833 SF	77.37 m ²
UNIT C8	2 BED & DEN	3	958 SF	89 m ²	2873 SF	266.91 m ²
UNIT C11	2 BED & DEN	5	910 SF	84 m ²	4548 SF	422.49 m ²
UNIT D1 (PH)	3 BED & DEN	1	1534 SF	142 m ²	1534 SF	142.47 m ²
UNIT D2 (PH)	3 BED & DEN	1	1178 SF	109 m ²	1178 SF	109.47 m ²
UNIT D3 (PH)	3 BED & DEN	1	1388 SF	129 m ²	1388 SF	128.97 m ²
UNIT D4 (PH)	3 BED & DEN	1	1085 SF	101 m ²	1085 SF	100.84 m ²
UNIT D7 (PH)	3 BED & DEN	1	1179 SF	110 m ²	1179 SF	109.50 m ²
UNIT D8 (PH)	3 BED & DEN	1	1448 SF	135 m ²	1448 SF	134.56 m ²
					65713 SF	6104.91 m²
BUILDING C						
UNIT A1	1 BED (ADAPTABLE)	3	543 SF	50 m ²	1628 SF	151.26 m ²
UNIT A1	1 BED (ADAPTABLE)	1	555 SF	52 m ²	555 SF	51.57 m ²
UNIT A1	1 BED (ADAPTABLE)	1	560 SF	52 m ²	560 SF	52.01 m ²
UNIT A1.2	1 BED (ADAPTABLE)	1	556 SF	52 m ²	556 SF	51.69 m ²
UNIT B1	1 BED & DEN	3	636 SF	59 m ²	1908 SF	177.26 m ²
UNIT B3	1 BED & DEN	1	831 SF	77 m ²	831 SF	77.22 m ²
UNIT C2	2 BED & DEN	1	918 SF	85 m ²	918 SF	85.30 m ²
UNIT C3	2 BED & DEN	1	928 SF	86 m ²	928 SF	86.20 m ²
UNIT C4	2 BED & DEN	1	905 SF	84 m ²	905 SF	84.08 m ²
UNIT C4	2 BED & DEN	1	919 SF	85 m ²	919 SF	85.40 m ²
					9709 SF	901.99 m²
GRAND TOTAL UNITS: 178					137910 SF	12812.24 m²



WHITETAIL EASTLEIGH APMTS.
20644 EASTLEIGH CRESCENT, LANGLEY, BC

PROJECT DATA
SCALE: N.T.S.

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22/10/06 REVISION #:
CITY OF LANGLEY FILE # -
PROJECT NUMBER: 21192.1



SD1.12

0.5.0 parking stall summary

		UNITS / AREA	CURRENT FACTOR	REQUIRED STALLS	PROPOSED FACTOR	PROPOSED STALLS
VEHICLE PARKING STALL DATA						
TENANT - 1 BED		94 UNITS	*1.2	113 STALLS	*1.0	94 STALLS
TENANT - 2 BED		71 UNITS	*1.2	85 STALLS	*1.2	85 STALLS
TENANT - 3 BED / 4 BED		15 UNITS	*2	28 STALLS	*1.45	(18.85) 19 STALLS
				224 STALLS		198 STALLS + 3 EXTRA STALLS = 201
VISITOR		178 UNITS	*0.2 PARKING SPACES PER UNIT	35.6 STALLS	*0.15	(26.7) 27 STALLS
TOTAL STALLS				260 STALLS		228 STALLS + 1 LOADING STALL = 229 STALLS
PARKING PROVIDED						
TENANT	ACCESSIBLE	A MINIMUM OF 5% OF THE TOTAL PARKING SPACES REQUIRED SHALL BE DESIGNATED AS HANDICAPPED PARKING SPACES.		-	5 % OF THE TOTAL PROPOSED STALLS	201 x .05 = (10.1) 10 STALLS
	SMALL CAR	A MAXIMUM OF 40% OF THE TOTAL PARKING SPACES REQUIRED MAY BE DESIGNATED AS SMALL CAR PARKING SPACES.		-	30.8%	201 x .308 = 58 STALLS + 4 EV STALLS = 62 STALLS
	ELECTRIC VEHICLE	10% OF THE TOTAL TENANT PARKING SPACES ROUNDED TO NEAREST EVEN NUMBER		-	10% OF THE TOTAL TENANT PARKING SPACES ROUNDED TO NEAREST EVEN NUMBER	201 x .10 = (20.1) 20 EV STALLS (16 STANDARD SIZE AND 4 SMALL CAR SIZE)
	STANDARD SIZE	-		-	-	201 - 10 - 62 = 129 STALLS (16 STANDARD EV STALLS)
						201 STALLS
VISITOR	ACCESSIBLE	A MINIMUM OF 5% OF THE TOTAL PARKING SPACES REQUIRED SHALL BE DESIGNATED AS HANDICAPPED PARKING SPACES.		-	5% OF THE TOTAL PROPOSED STALLS	27 x .05 = (1.35) 1 STALL + 1 (ADDITIONAL) = 2 STALLS
	SMALL CAR	A MAXIMUM OF 40% OF THE TOTAL PARKING SPACES REQUIRED MAY BE DESIGNATED AS SMALL CAR PARKING SPACES.		-	74.0% OF THE TOTAL PROPOSED VISITOR STALLS (EXCLUDING THE ACCESSIBLE...)	27 x .74 = 20 STALLS
	ELECTRIC VEHICLE	10% OF THE TOTAL VISITOR PARKING SPACES ROUNDED TO NEAREST EVEN NUMBER		-	10% OF THE TOTAL VISITOR PARKING SPACES ROUNDED TO NEAREST EVEN NUMBER	27 x .10 = (2.7) 2 EV STALLS (STANDARD SIZE)
	STANDARD SIZE	-		-	-	27 - 2 - 20 = 5 STALLS (2 STANDARD EV STALLS)
						27 STALLS
TOTAL STALLS				256 STALLS		228 STALLS + 1 LOADING STALL = 229 STALLS
SPECIALTY PARKING STALL DATA						
		CURRENT FACTOR / SIZE		REQUIRED	PROPOSED FACTOR / SIZE	PROPOSED
LOADING		-		1	SIZE 11'-0" X 25'-0"	1
BIKE PARKING STALL DATA						
TENANT (UNIT) (CLASS 1)		178 UNITS	*0.5 SPACES PER UNIT	89	*.5	90 BIKE STALLS
	VERTICAL MOUNT BIKE STALL	-	VERTICAL PARKING IS ALLOWABLE UP TO 40% OF THE TOTAL REQUIRED NUMBER OF STALLS	35.6	24.4%	90 x .244 = 22 BIKE STALLS
	SURFACE L MOUNT BIKE STALL	-	-	53.4	-	90 - 22 = 68 BIKE STALLS
VISITOR (CLASS 2)	SURFACE BIKE STALL	N/A	6 SPACES PER BUILDING	6	6 SPACES PER BUILDING	6 STALLS
TOTAL STALLS				95 STALLS		96 STALLS
STORAGE LOCKERS DATA						
TENANTS		178	MIN 5.67m ³ OF USABLE STORAGE AREA PER UNIT WITH A LOCKER HEIGHT OF AT LEAST 1.8 M	1 STORAGE LOCKER PER UNIT	*1.0 (5.75 m ³)	178 + 1 = 179

0.5.1 vehicle parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	LEVEL	COMMENTS
LOADING					
LOADING	1	100%	0.4%	1ST LEVEL	SURFACE STALL GARBAGE TRUCK TRANSFER
LOADING: 1		100%	0.4%		
TENANT					
ACCESSIBLE	10	5%	4.4%	P1 LEVEL	
SMALL CAR	44	22%	19.2%	P1 LEVEL	
SMALL CAR (EV)	4	2%	1.7%	P1 LEVEL	
STANDARD	75	37%	32.8%	P1 LEVEL	
STANDARD (EV)	38	19%	16.6%	1ST LEVEL	
STANDARD SIZE (EV)	16	8%	7.0%	P1 LEVEL	
TENANT: 201		100%	87.8%		
VISITOR					
ACCESSIBLE	2	7%	0.9%	1ST LEVEL	
SMALL CAR	20	74%	8.7%	1ST LEVEL	
STANDARD	3	11%	1.3%	1ST LEVEL	
STANDARD (EV)	2	7%	0.9%	1ST LEVEL	
VISITOR: 27		100%	11.8%		
TOTAL PARKING STALLS: 229			100.0%		

0.5.2 vehicle parking stall summary (level)

PARKING STALL USER/TYPE	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	LEVEL	COMMENTS
LOADING					
LOADING	1	100%	0.4%	1ST LEVEL	SURFACE STALL GARBAGE TRUCK TRANSFER
LOADING: 1		100%	0.4%		
LOADING: 1			0.4%		
PARKADE					
TENANT					
ACCESSIBLE	10	7%	4.4%	P1 LEVEL	
SMALL CAR	44	30%	19.2%	P1 LEVEL	
SMALL CAR (EV)	4	3%	1.7%	P1 LEVEL	
STANDARD	75	50%	32.8%	P1 LEVEL	
STANDARD (EV)	16	11%	7.0%	P1 LEVEL	
TENANT: 149		100%	65.1%		
PARKADE: 149			65.1%		
SURFACE PARKING					
TENANT					
SMALL CAR	14	27%	6.1%	1ST LEVEL	
STANDARD	38	73%	16.6%	1ST LEVEL	
TENANT: 52		100%	22.7%		
VISITOR					
ACCESSIBLE	2	7%	0.9%	1ST LEVEL	
SMALL CAR	20	74%	8.7%	1ST LEVEL	
STANDARD	3	11%	1.3%	1ST LEVEL	
STANDARD (EV)	2	7%	0.9%	1ST LEVEL	
VISITOR: 27		100%	11.8%		
SURFACE PARKING: 79			34.5%		
TOTAL PARKING STALLS: 229			100.0%		

0.5.3 bike parking stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
PARKADE				
TENANT				
SURFACE MOUNT BIKE STALL	68	70.8%	P1 LEVEL	
VERTICAL MOUNT BIKE STALL	22	22.9%	P1 LEVEL	
TENANT: 90		93.8%		
PARKADE: 90		93.8%		
SURFACE PARKING				
VISITOR				
SURFACE MOUNT BIKE STALL	6	6.3%	1ST LEVEL	
VISITOR: 6		6.3%		
SURFACE PARKING: 6		6.3%		
TOTAL PARKING STALLS: 96		100.0%		

0.5.4 storage stall summary

PARKING STALL USER/TYPE	PARKING STALL COUNT	PARKING STALL %	LEVEL	COMMENTS
BUILDING A				
TENANT				
STORAGE COMPARTMENT STALL	17	9.5%	2ND LEVEL	
STORAGE COMPARTMENT STALL	17	9.5%	3RD LEVEL	
STORAGE COMPARTMENT STALL	17	9.5%	4TH LEVEL	
STORAGE COMPARTMENT STALL	17	9.5%	5TH LEVEL	
STORAGE COMPARTMENT STALL	17	9.5%	6TH LEVEL	
BUILDING A: 85		47.5%		
BUILDING B				
TENANT				
STORAGE COMPARTMENT STALL	17	9.5%	2ND LEVEL	
STORAGE COMPARTMENT STALL	17	9.5%	3RD LEVEL	
STORAGE COMPARTMENT STALL	17	9.5%	4TH LEVEL	
STORAGE COMPARTMENT STALL	17	9.5%	5TH LEVEL	
STORAGE COMPARTMENT STALL	17	9.5%	6TH LEVEL	
BUILDING B: 85		47.5%		
BUILDING C				
TENANT				
STORAGE COMPARTMENT STALL	9	5.0%	1ST LEVEL	
BUILDING C: 9		5.0%		
TOTAL STORAGE STALLS: 179		100.0%		



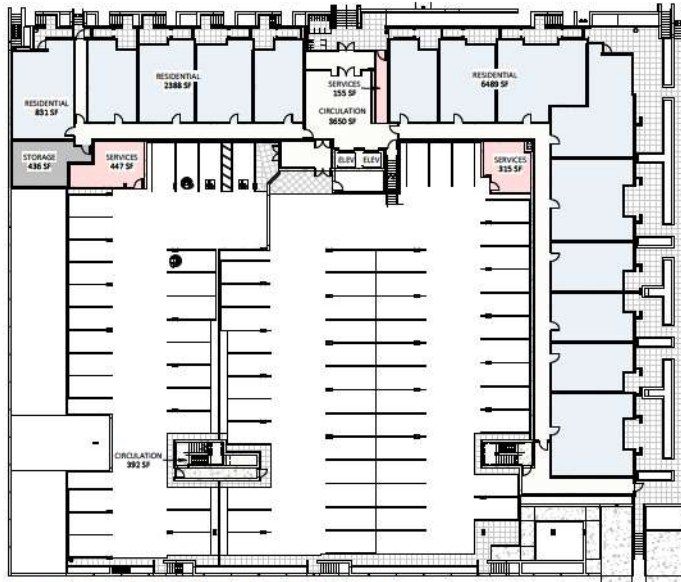
WHITETAIL EASTLEIGH APMTS.
20644 EASTLEIGH CRESCENT, LANGLEY, BC

PROJECT DATA
SCALE: N.T.S.

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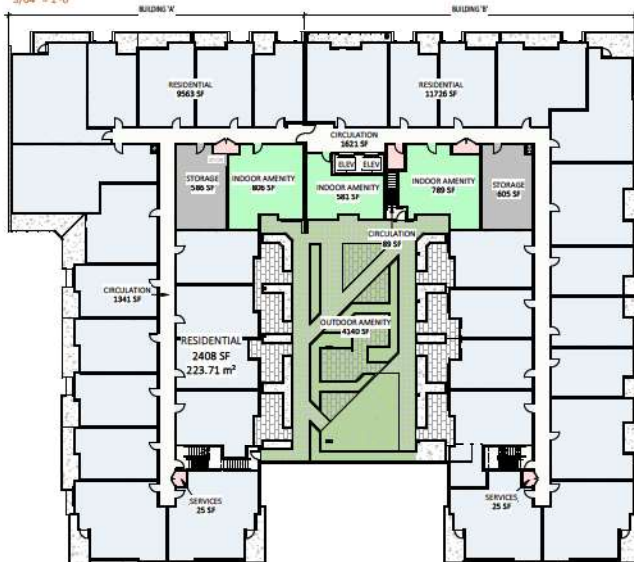
SD1.14



- CIRCULATION
- RESIDENTIAL
- SERVICE ROOMS/SHAFTS
- STORAGE

1st level / bldg. "c" area

3/64" = 1'-0"



- CIRCULATION
- INDOOR AMENITY
- OUTDOOR AMENITY
- RESIDENTIAL
- SERVICE ROOMS/SHAFTS
- STORAGE

2nd level / bldg. "a" & "b" area

3/64" = 1'-0"

0.6.0 fsr floor area summary notes

1. FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING

0.6.2 fsr calculation

1. 166,702 S.F. (1.549 HECTARES) / 52,822 S.F. (.490 HECTARES) = 3.16 FSR

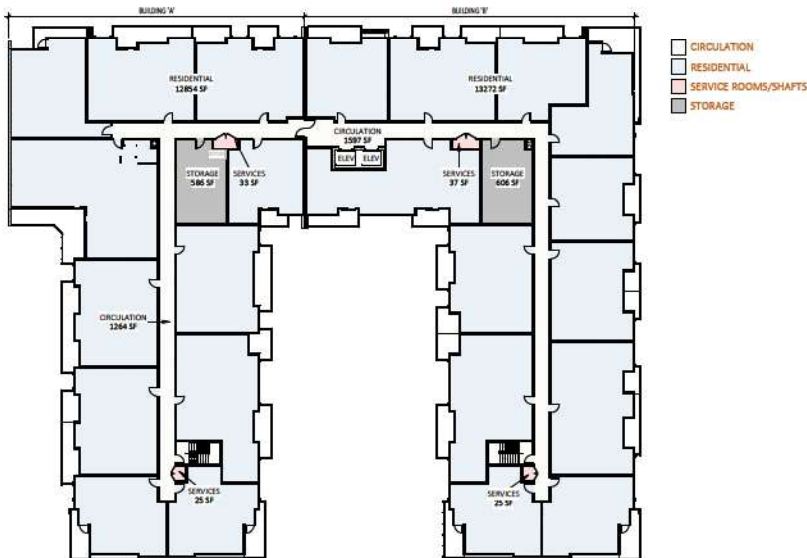
0.6.1 fsr floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
CIRCULATION				
1ST LEVEL	4042 SF	375.47 m ²	2.4%	
2ND LEVEL	3050 SF	283.39 m ²	1.8%	
3RD LEVEL	2861 SF	265.81 m ²	1.7%	
4TH LEVEL	2861 SF	265.81 m ²	1.7%	
5TH LEVEL	2861 SF	265.81 m ²	1.7%	
6TH LEVEL	2861 SF	265.81 m ²	1.7%	
18537 SF	1722.10 m²	11.1%		
INDOOR AMENITY				
2ND LEVEL	2176 SF	202.17 m ²	1.3%	
2176 SF	202.17 m²	1.3%		
RESIDENTIAL				
1ST LEVEL	9709 SF	901.97 m ²	5.8%	
2ND LEVEL	23697 SF	2201.48 m ²	14.2%	
3RD LEVEL	26126 SF	2427.16 m ²	15.7%	
4TH LEVEL	26126 SF	2427.16 m ²	15.7%	
5TH LEVEL	26126 SF	2427.16 m ²	15.7%	
6TH LEVEL	26126 SF	2427.16 m ²	15.7%	
137908 SF	12812.09 m²	82.7%		
SERVICE ROOMS/SHAFTS				
1ST LEVEL	935 SF	86.88 m ²	0.6%	
2ND L PVP	207 SF	19.7% m ²	0.1%	
3RD LEVEL	138 SF	12.79 m ²	0.1%	
4TH LEVEL	138 SF	12.79 m ²	0.1%	
5TH LEVEL	138 SF	12.79 m ²	0.1%	
6TH LEVEL	138 SF	12.79 m ²	0.1%	
1687 SF	156.77 m²	1.0%		
STORAGE				
1ST LEVEL	436 SF	40.48 m ²	0.3%	
2ND LEVEL	1192 SF	110.70 m ²	0.7%	
3RD LEVEL	1192 SF	110.71 m ²	0.7%	
4TH LEVEL	1192 SF	110.71 m ²	0.7%	
5TH LEVEL	1192 SF	110.71 m ²	0.7%	
6TH LEVEL	1192 SF	110.71 m ²	0.7%	
6394 SF	593.99 m²	3.8%		
AREA GRAND TOTAL	166702 SF	15487.12 m²	100.0%	





3rd /4th/5th level / bldg. "a" & "b" area
3/64" = 1'-0"



6th level / bldg. "a" & "b" area
3/64" = 1'-0"

0.6.0 fsr floor area summary notes

1. FSR IS MEASURED TO OUTSIDE FACE OF SHEATHING

0.6.2 fsr calculation

1. 166,702 S.F. (1,549 HECTARES) / 52,822 S.F. (.490 HECTARES) = 3.16 FSR

0.6.1 fsr floor area summary

LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
CIRCULATION				
1ST LEVEL	4042 SF	375.47 m ²	2.4%	
2ND LEVEL	3050 SF	283.39 m ²	1.8%	
3RD LEVEL	2861 SF	265.81 m ²	1.7%	
4TH LEVEL	2861 SF	265.81 m ²	1.7%	
5TH LEVEL	2861 SF	265.81 m ²	1.7%	
6TH LEVEL	2861 SF	265.81 m ²	1.7%	
18537 SF	1722.10 m²	11.1%		
INDOOR AMENITY				
2ND LEVEL	2176 SF	202.17 m ²	1.3%	
2176 SF	202.17 m²	1.3%		
RESIDENTIAL				
1ST LEVEL	9709 SF	901.97 m ²	5.8%	
2ND LEVEL	23697 SF	2201.48 m ²	14.2%	
3RD LEVEL	26126 SF	2427.16 m ²	15.7%	
4TH LEVEL	26126 SF	2427.16 m ²	15.7%	
5TH LEVEL	26126 SF	2427.16 m ²	15.7%	
6TH LEVEL	26126 SF	2427.16 m ²	15.7%	
137908 SF	12812.09 m²	82.7%		
SERVICE ROOMS/SHAFTS				
1ST LEVEL	935 SF	86.88 m ²	0.6%	
2ND L. PUPP	200 SF	18.73 m ²	0.1%	
3RD LEVEL	138 SF	12.79 m ²	0.1%	
4TH LEVEL	138 SF	12.79 m ²	0.1%	
5TH LEVEL	138 SF	12.79 m ²	0.1%	
6TH LEVEL	138 SF	12.79 m ²	0.1%	
1687 SF	156.77 m²	1.0%		
STORAGE				
1ST LEVEL	436 SF	40.48 m ²	0.3%	
2ND LEVEL	1192 SF	110.70 m ²	0.7%	
3RD LEVEL	1192 SF	110.71 m ²	0.7%	
4TH LEVEL	1192 SF	110.71 m ²	0.7%	
5TH LEVEL	1192 SF	110.71 m ²	0.7%	
6TH LEVEL	1192 SF	110.71 m ²	0.7%	
6394 SF	593.99 m²	3.8%		
AREA GRAND TOTAL	166702 SF	15487.12 m²	100.0%	



design rationale

project description

THIS PROPOSED DEVELOPMENT IS COMPRISED OF A SIX-STORY WOOD FRAME 174-UNIT MULTI-FAMILY RESIDENTIAL BUILDING ON A SINGLE LEVEL CONCRETE PARKADE SURROUNDING A RAISED COURTYARD TO THE SOUTH-EAST, PROVIDING AMPLE INDOOR, OUTDOOR AMENITY SPACE AND PARKING FOR THE OVERALL DEVELOPMENT.

UNITS LOCATED ALONG THE EASTLEIGH CRESCENT STREET FRONT ARE GROUND-ORIENTED SINGLE-STORY UNITS REPLICATING TWO-STORY TOWNHOME EXPRESSION WHICH CREATE HUMAN SCALE INTERACTION WITH THE STREET, BOOKENDED BY RAISED ANGULAR PROJECTING-COLOURED FEATURES BRINGING REDUCED SCALE AND ARTICULATION TO THE FAÇADE. ENTRY IS CELEBRATED ALONG THE CENTER BY A DISTINCT ROOF PROJECTION AND CLERESTORY WINDOWS COVERING THE SET BACK LOBBY OF THE BUILDING.

massing, form & character

THE SITING AND MASSING OF THE BUILDING IS DESIGNED TO ALLOW NATURAL DAYLIGHT INTO THE UNITS THROUGH LARGE WINDOWS AND BALCONY PROJECTIONS, WITH A LARGE OUTDOOR AMENITY SPACE ADJACENT TO AN OPEN COURTYARD ORIENTED TOWARD THE SOUTH OF THE SITE CREATING A SENSE OF OPENNESS AND BRINGING NATURAL LIGHT INTO THE UPPER FLOOR UNITS. THE BUILDING FAÇADE IS RHYTHMICALLY DIVIDED AND MASSED VERTICALLY TO BREAK UP THE BUILDING MASSING ALONG THE STREET FRONT, WITH A GROUND FLOOR PLANE SCALED HORIZONTALLY WITH REDUCED MASSING IN ORDER TO PRESENT A PEDESTRIAN-FRIENDLY HUMAN SCALE INVITING CONNECTION WITH THE STREET FACE.

THE EXTERIOR TREATMENT REFLECTS THAT OF AN URBAN CONTEMPORARY VERNACULAR WITH THE USE OF GRAY, WHITE, CHARCOAL TONES AND WOOD FEATURES ALONG THE BALCONIES AND FASCIA'S AS WELL AS MASONRY ELEMENTS ALONG THE GROUND PLANE TO BRING A SENSE OF WARMTH AND WELCOMING AS A LIVABLE PLACE ALONG STREET, AND IN CONTEXT WITH THE OTHER NEW DEVELOPMENTS IN THE NEIGHBORHOOD. FEATURE GREEN-TONED PROJECTIONS AT THE CORNERS AND OVER THE ENTRY THAT BREAK UP THE BUILDING HEIGHT, STRENGTHEN THE ENTRY AND BRING VISUAL INTEREST TO THE BUILDING FAÇADE.

MATERIALS CONSIST OF A BLEND OF BRICK, CEMENTITIOUS PANEL, LAP SIDING, AND WOOD TRIM ALONG THE BALCONY PROJECTIONS THAT BOTH ARTICULATE A LOWER SCALE ALONG THE STREET AND COURTYARD ENTRIES, AND ALSO PROVIDE A SENSE OF INTEREST, OPENNESS AND LIVABILITY AT THE UPPER EXTERIOR INTERFACES WITH THE PUBLIC REALM.

THE BALCONIES ALSO PROVIDE ENHANCED VIEWS ALLOWING TENANTS TO EXPERIENCE THE OUTDOORS WHILE MAINTAINING PRIVACY WITHIN THE SUITES.

environmental sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF BIKE RACKS AND BIKE STORAGE, LARGE OPEN GREEN SPACES, LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, RENEWABLE BASED WOOD BUILDING MATERIALS AND HEAT ISLAND EFFECT REDUCTION BY MAXIMIZING DENSITY AND INCORPORATING LIGHT COLOURED ROOFING FINISHES.

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTED) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR COURTYARDS AND PARKADE LEVELS 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.





WHITETAIL EASTLEIGH APMTS.
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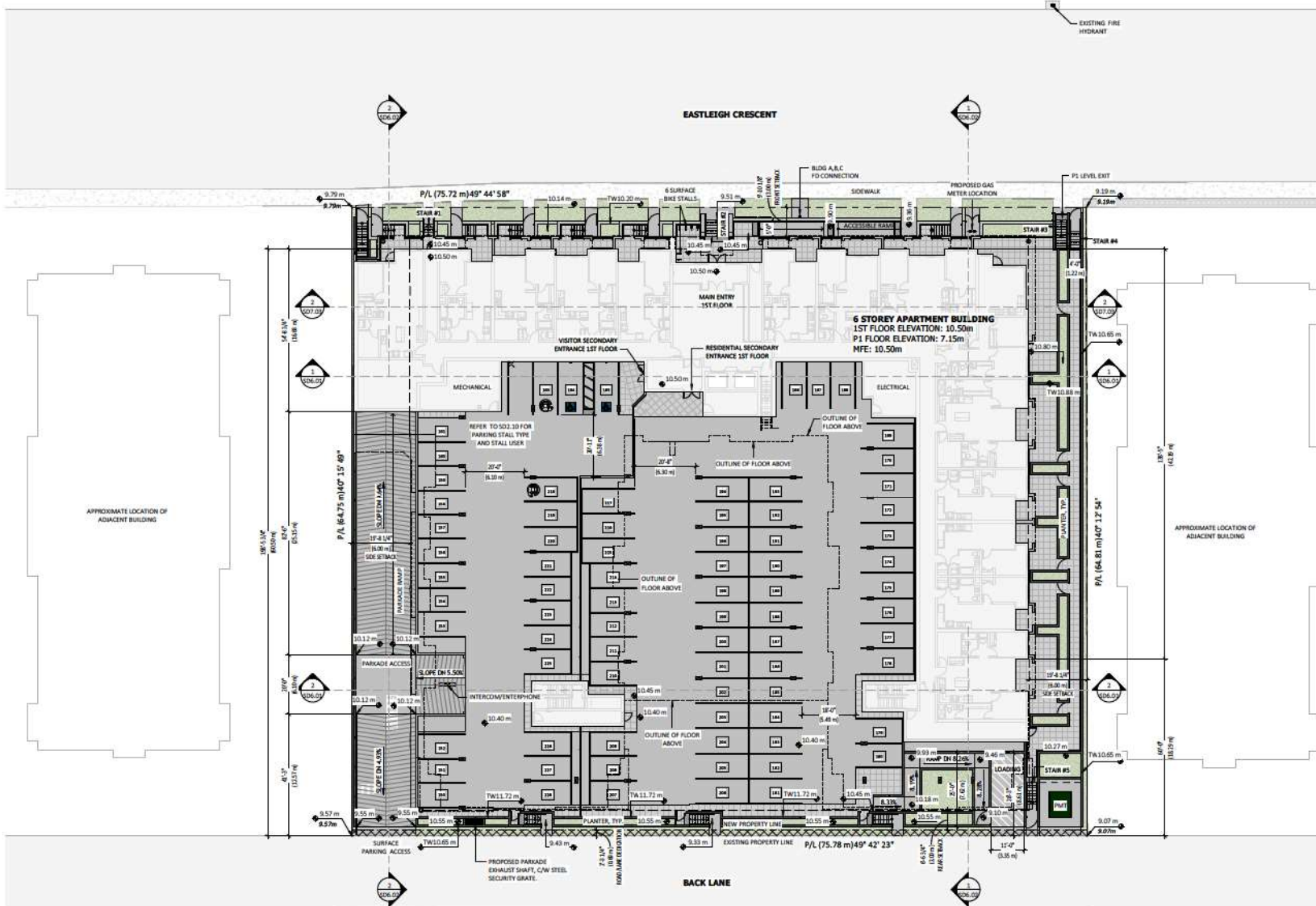
RENDERINGS
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

22/10/06 REVISION #:
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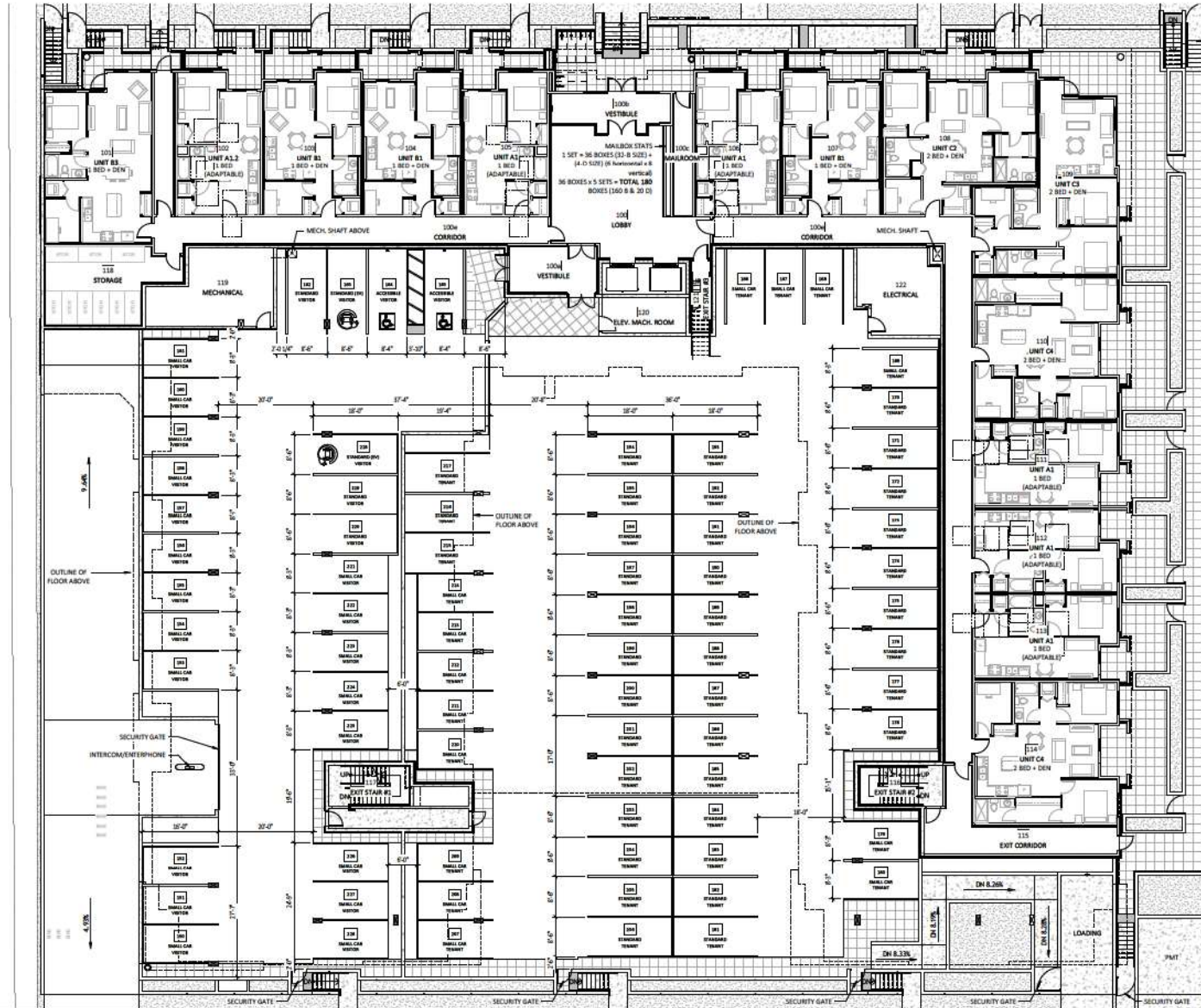


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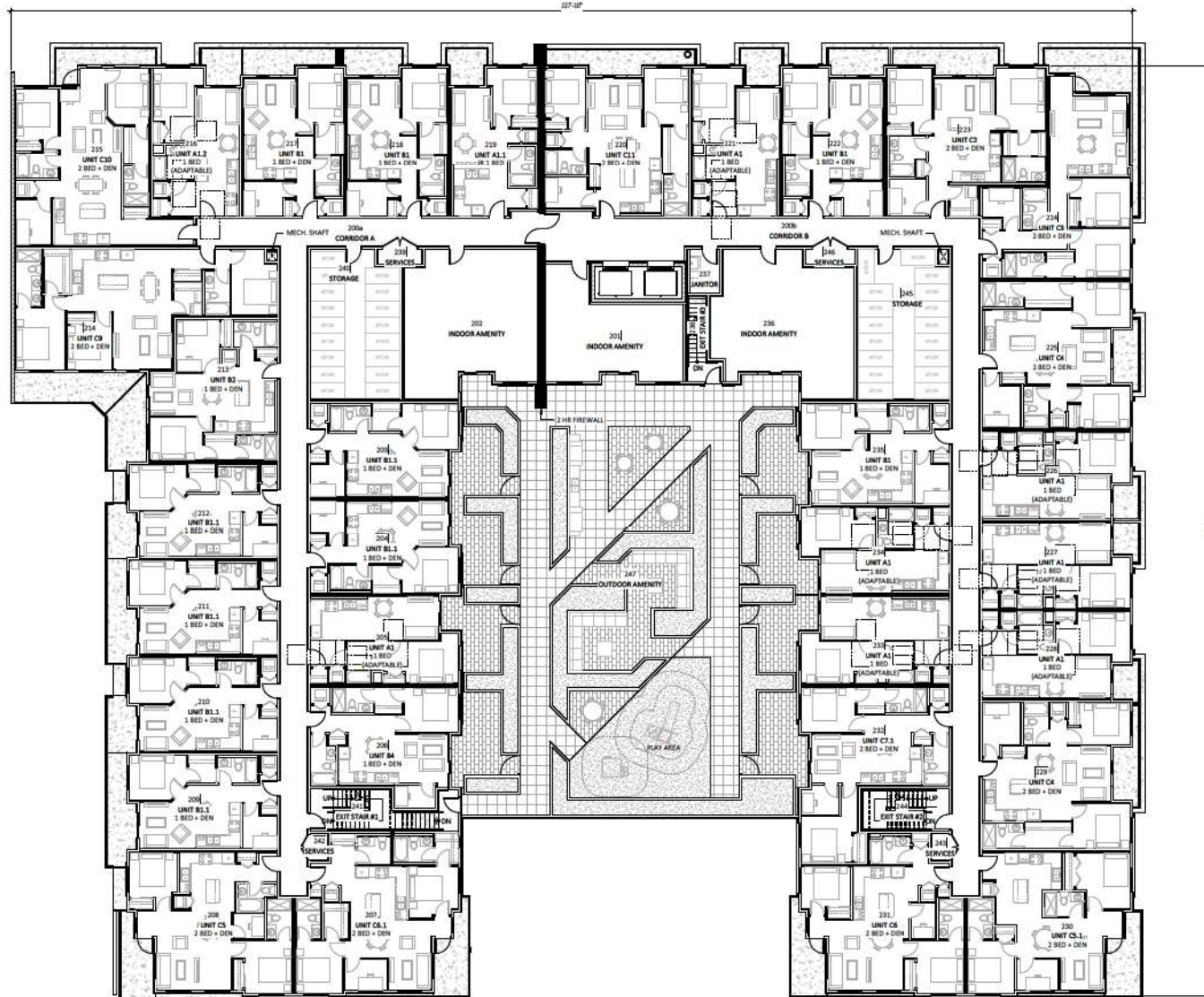


- general site notes**
1. REFER TO SITE LAYOUT PLAN FOR BUILDING POSITIONING ON SITE.
 2. REFER TO SITE CODE PLAN.
 3. REFER TO CIVIL ENGINEER'S DRAWINGS FOR PAVED AREA DRAINAGE, SITE ELEVATIONS, SANITARY AND SEWER LINES, EXTENT OF DEMO, NEW AND REPAIRED PAVING, OTHER SERVICES, ETC.
 4. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
 5. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
 6. TW = TOP OF WALL
BW = BOTTOM OF WALL
BOC = BOTTOM OF CURB
TOC = TOP OF CURB
 7. NEW ELEVATION: 10.00m
EXISTING ELEVATION: 99.90m

site plan
1/16" = 1'-0"



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



2nd level

3/32" = 1'-0"



WHITETAIL EASTLEIGH APMTS.
20644 EASTLEIGH CRESCENT, LANGLEY, BC

2nd LEVEL PLAN
SCALE: 3/32" = 1'-0"

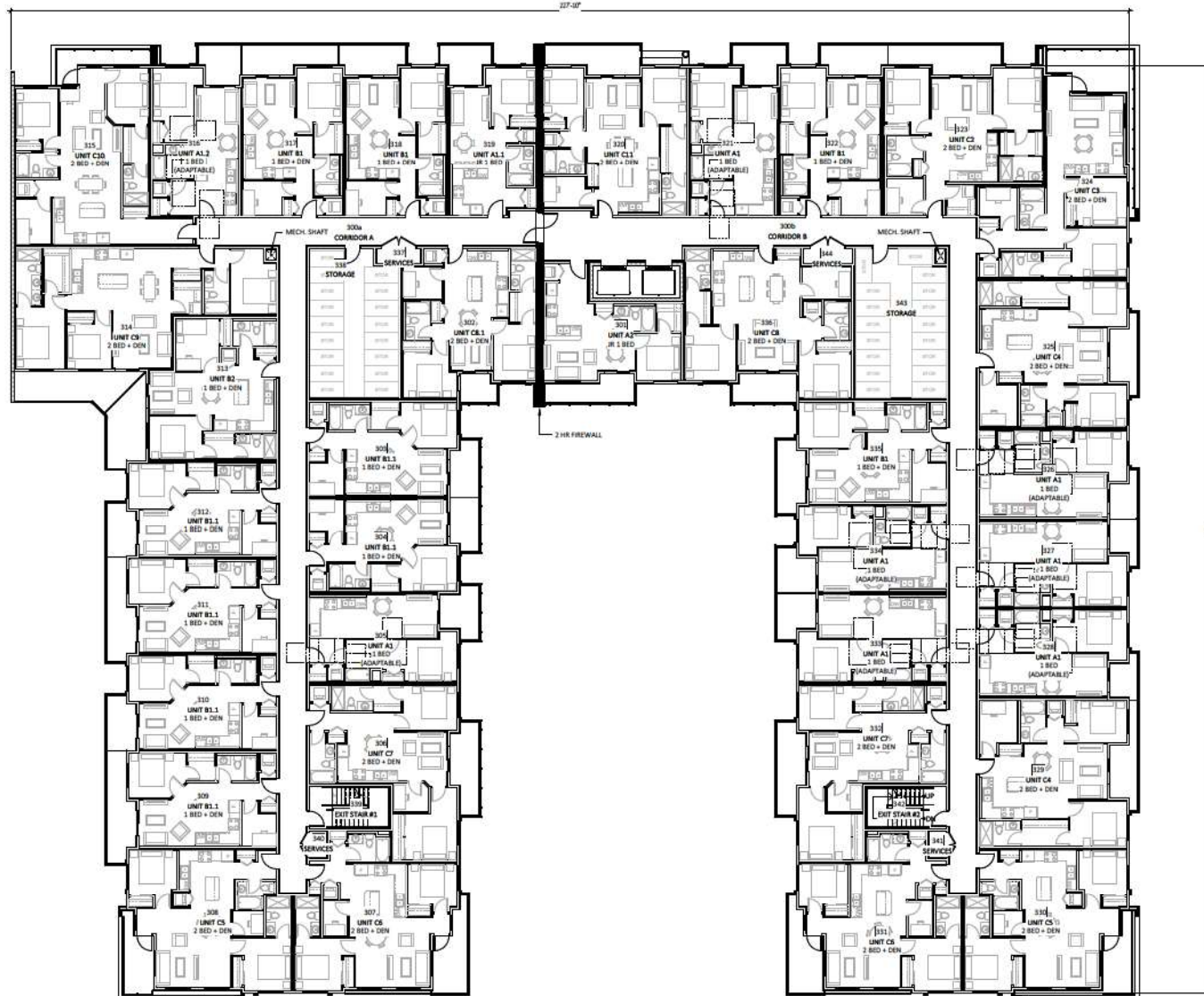


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PROJECT NUMBER: 21192.1



SD2.11



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



WHITETAIL EASTLEIGH APMTS.
20644 EASTLEIGH CRESCENT, LANGLEY, BC

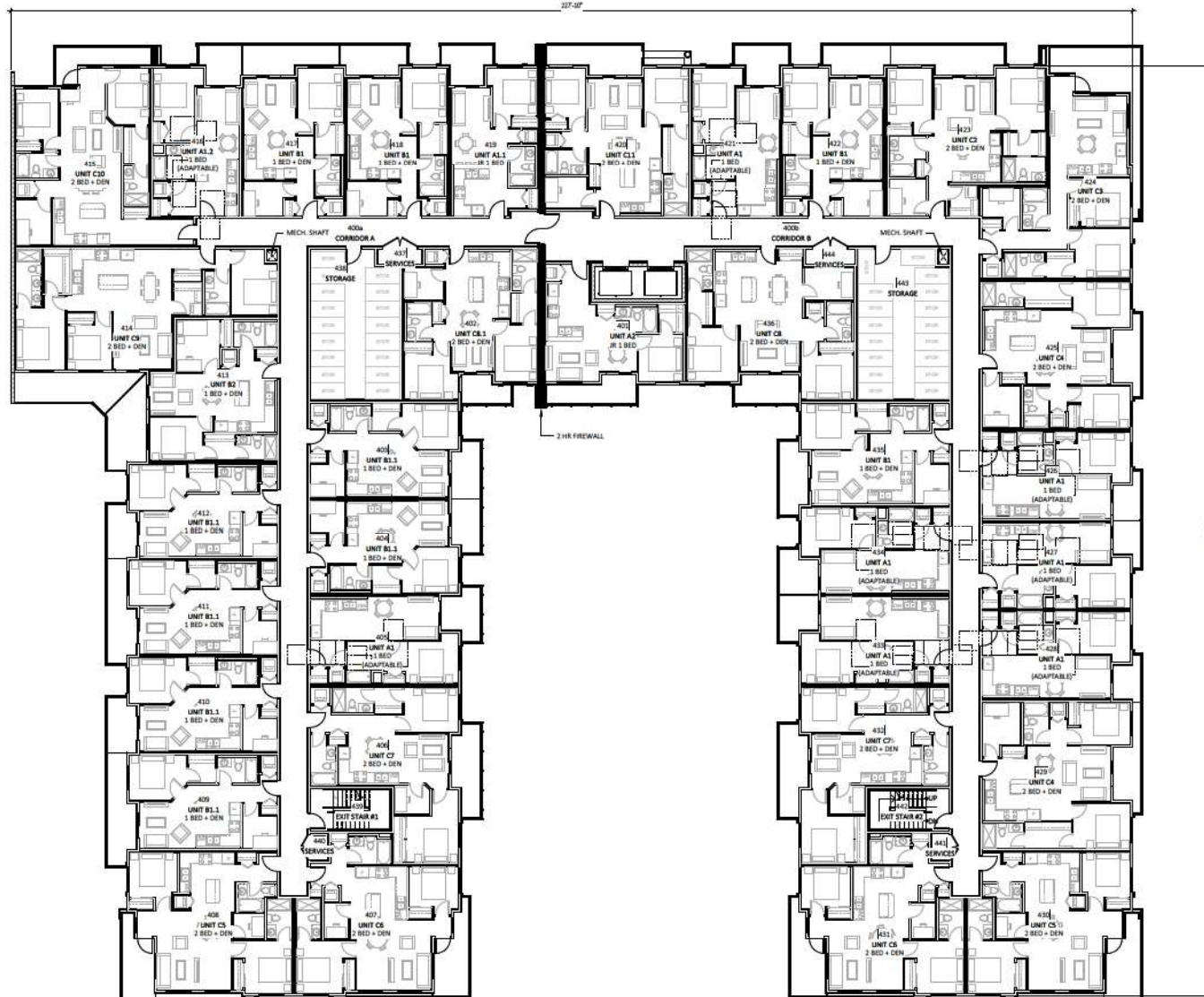
3rd LEVEL PLAN
SCALE: 3/32" = 1'-0"



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SD2.12



4th level

3/32" = 1'-0"



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4th LEVEL PLAN
SCALE: 3/32" = 1'-0"

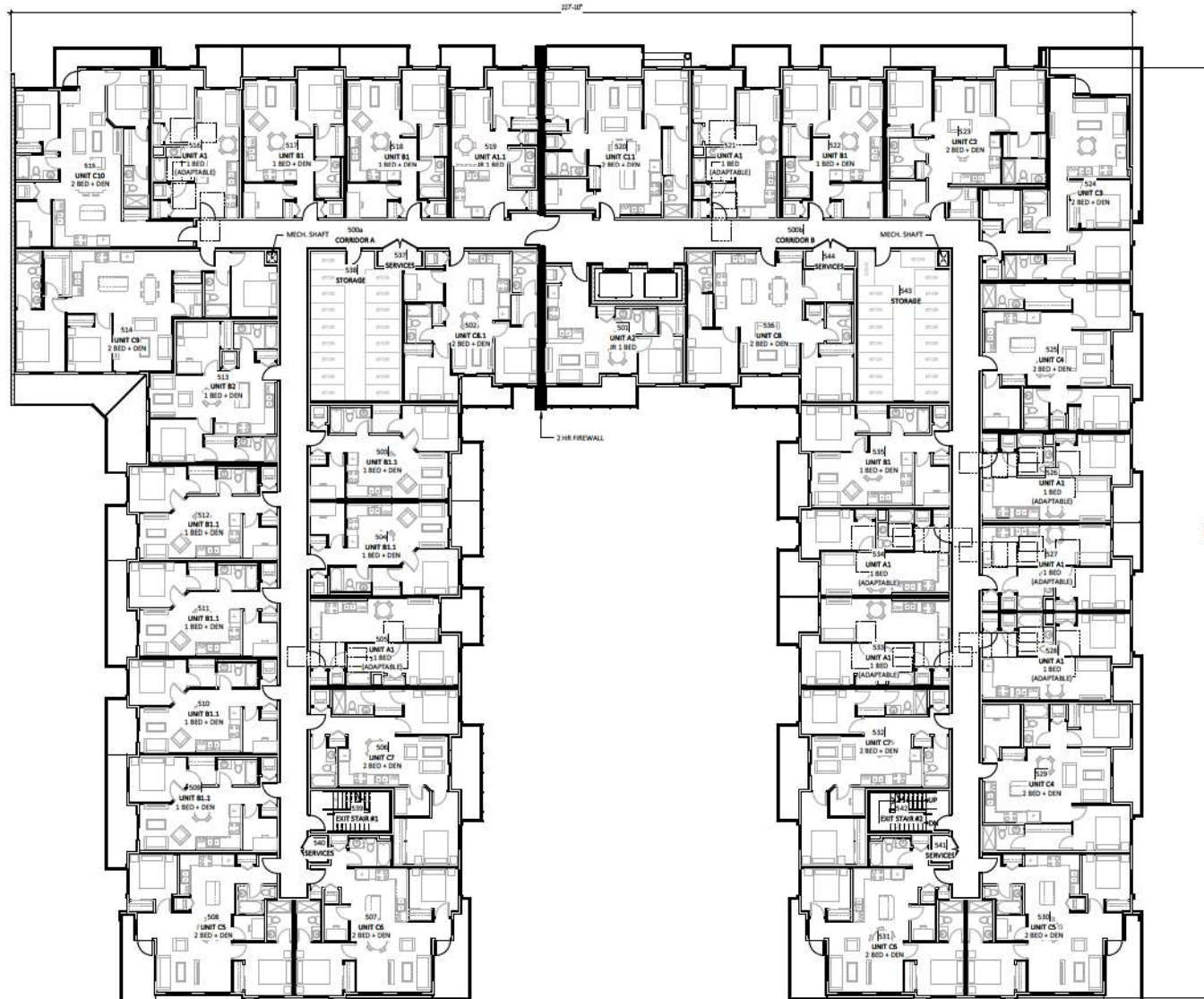


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PROJECT NUMBER: 21192.1



SD2.13



5th level

3/32" = 1'-0"



WHITETAIL EASTLEIGH APMTS.
20644 EASTLEIGH CRESCENT, LANGLEY, BC

5th LEVEL PLAN
SCALE: 3/32" = 1'-0"

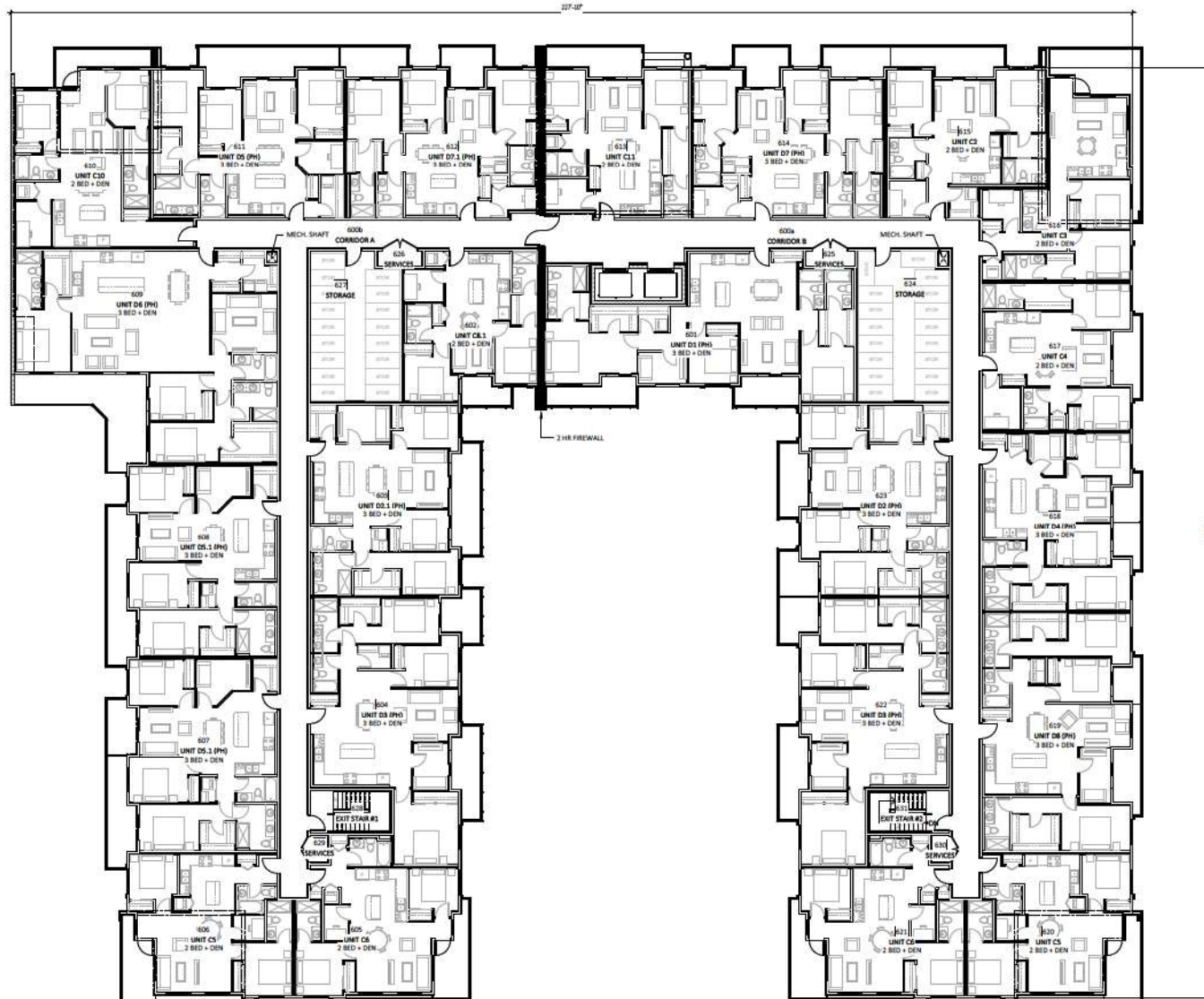


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PROJECT NUMBER: 21192.1



SD2.14



6th level

3/32" = 1'-0"



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6th LEVEL PLAN
SCALE: 3/32" = 1'-0"



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SD2.15



roof level

3/32" = 1'-0"



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WHITETAIL EASTLEIGH APMTS.
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ROOF LEVEL PLAN
SCALE: 3/32" = 1'-0"

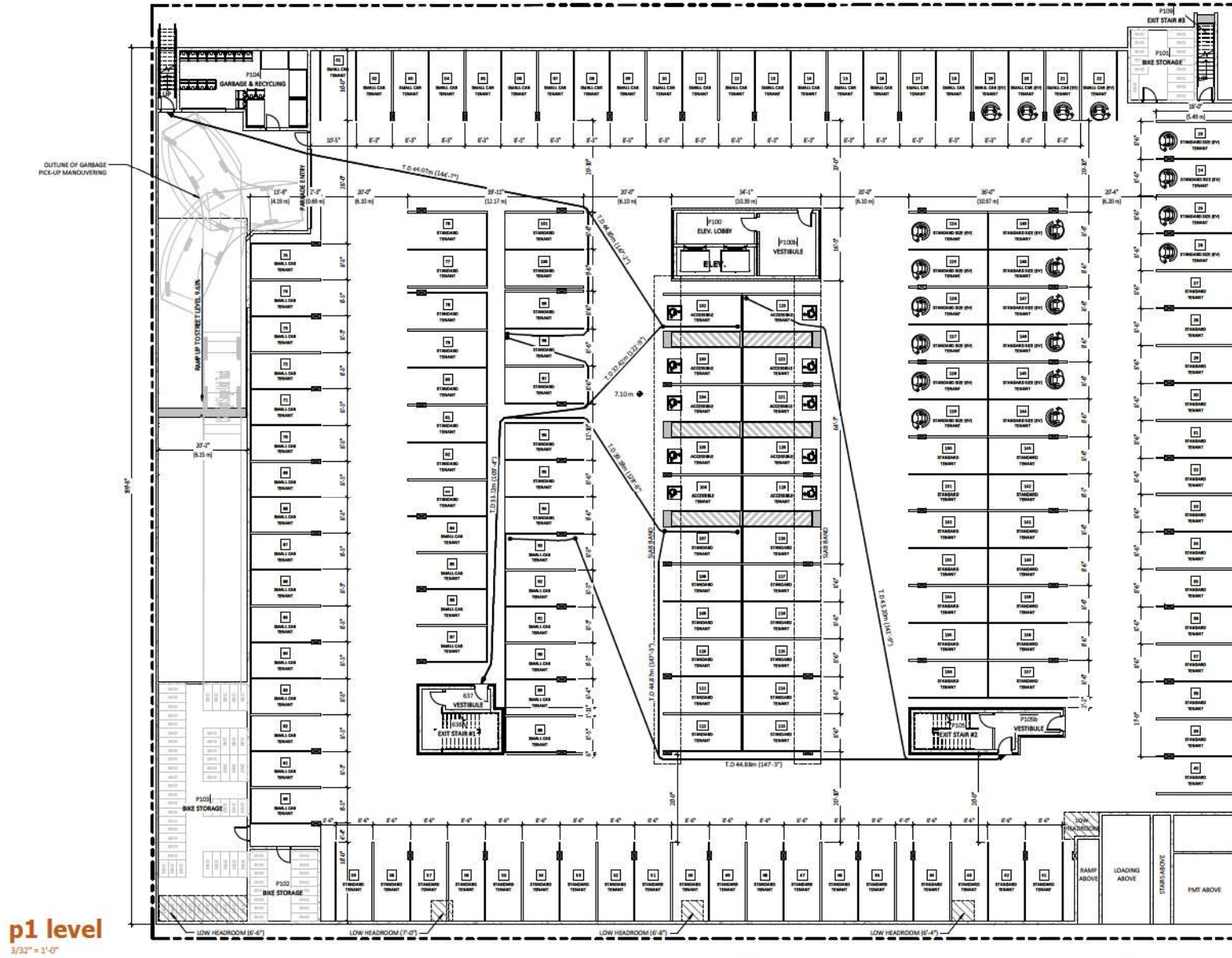


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PROJECT NUMBER: 21192.1



SD2.16



p1 level
3/32" = 1'-0"



WHITETAIL EASTLEIGH APMTS.
20644 EASTLEIGH CRESCENT, LANGLEY, BC

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

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PROJECT NUMBER: 21192.1



SD2.20



north elevation
3/32" = 1'-0"



east elevation
3/32" = 1'-0"

material legend

- 1 PERMENT FINISH (CONCRETE) PANEL: (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE: COLOUR: 'IRON GRAY'
- 2 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE: COLOUR: 'NIGHT GRAY'
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE: COLOUR: 'IRON GRAY'
- 4 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (8" EXPOSURE)
- JAMES HARDIE: COLOUR: 'SOFT MIST'
- 5 CEMENT BOARD CEDARWALL HORIZONTAL LAP SIDING (8" EXPOSURE)
- JAMES HARDIE: COLOUR: 'NIGHT GRAY'
- 6 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH'
- JAMES HARDIE: COLOUR: 'WEATHERED BRONZE'
- 7 CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH'
- JAMES HARDIE: COLOUR: 'IRON GRAY'
- 8 BRICK, TEXTURE: 'SMOOTH'
- TRISTAR, COLOUR: 'GRAY', MORTAR COLOUR: 'DARK GRAY'
- 9 ALUMINUM GLAZED SYSTEM:
- COLOUR: 'CLEAR ANODIZED', C/W GRAY SPANDREL PANEL
- 10 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
- COLOUR: 'BLACK ANODIZED'
- 11 VINYL WINDOW:
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 12 ALUMINUM CLADDING (WOODGRAIN):
- EDINGBOARD: COLOUR: 'DARK WALNUT'
- 13 ALUMINUM COMPOSITE METAL PANEL:
- COLOUR: 'BOTANICAL'
- 14 ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: 'CLEAR ANODIZED'
- 15 VINYL DOOR:
- COLOUR: 'WHITE EXT. / WHITE INT.'
- 16 METAL DOOR:
- COLOUR: 'NIGHT GRAY'
- 17 CONCRETE WALL:
- COLOUR TO MATCH
- JAMES HARDIE: COLOUR: 'IRON GRAY'
- 18 CONCRETE WALLCAP:
- COLOUR: 'CLEAR SEALER'
- 19 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS)
- JAMES HARDIE: COLOUR: 'ARTIC WHITE'

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



WHITETAIL EASTLEIGH APMTS.
20644 EASTLEIGH CRESCENT, LANGLEY, BC

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

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22/10/06 REVISION #:
CITY OF LANGLEY FILE #:
PROJECT NUMBER: 21192.1



SD3.01



south elevation

3/32" = 1'-0"

material legend

1. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: 'IRON GRAY'
2. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
3. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: 'IRON GRAY'
4. CEMENT BOARD CEDAR/MILL HORIZONTAL LAP SIDING (8" EXPOSURE):
- JAMES HARDIE, COLOUR: 'SUNNY WEST'
5. CEMENT BOARD CEDAR/MILL HORIZONTAL LAP SIDING (8" EXPOSURE):
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
6. CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH':
- JAMES HARDIE, COLOUR: 'SABOTERRES BLENDED'
7. CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH':
- JAMES HARDIE, COLOUR: 'IRON GRAY'
8. BRICK, TEXTURE: 'SMOOTH':
- TRISTAR, COLOUR: 'GRAY', MORTAR COLOUR: 'DARK GRAY'
9. ALUMINUM GLAZED SYSTEM:
- COLOUR: 'CLEAR ANODIZED', C/W GRAY SPANDREL PANEL
10. ALUMINUM/GLASS PATIO PRIVACY SCREEN:
- COLOUR: 'BLACK ANODIZED'
11. VINYL WINDOW:
- COLOUR: 'WHITE EXT. / WHITE INT.'
12. ALUMINUM CLADDING (WOODGRAIN):
- 'CONTOUR', COLOUR: 'DARK WALNUT'
13. ALUMINUM COMPOSITE METAL PANEL:
- COLOUR: 'BOTANICAL'
14. ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: 'CLEAR ANODIZED'
15. VINYL DOOR:
- COLOUR: 'WHITE EXT. / WHITE INT.'
16. METAL DOOR:
- COLOUR: 'NIGHT GRAY'
17. CONCRETE WALL:
- COLOUR TO MATCH
- JAMES HARDIE, COLOUR: 'IRON GRAY'
18. CONCRETE WALL/CAP:
- COLOUR: 'CLEAR SEALER'
19. CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: 'ARTIC WHITE'

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



west elevation

3/32" = 1'-0"



elevation - east courtyard
3/32" = 1'-0"

material legend

- 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 SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: 'IRON GRAY'
- CEMENT BOARD CEDAR/MALL HORIZONTAL LAP SIDING (B' EXPOSURE):
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
- CEMENT BOARD CEDAR/MALL HORIZONTAL LAP SIDING (B' EXPOSURE):
- JAMES HARDIE, COLOUR: 'NIGHT GRAY'
- CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH':
- JAMES HARDIE, COLOUR: 'SILVERED BRONZE'
- CEMENT BOARD FASCIA BOARD, TEXTURE: 'SMOOTH':
- JAMES HARDIE, COLOUR: 'IRON GRAY'
- BRICK, TEXTURE: 'SMOOTH':
- TRISTAR, COLOUR: 'GRAY', MORTAR COLOUR: 'DARK GRAY'
- ALUMINUM GLAZED SYSTEM:
- COLOUR: 'CLEAR ANODIZED', C/W GRAY SPANDREL PANEL
- ALUMINUM/GLASS PATIO PRIVACY SCREEN:
- COLOUR: 'BLACK ANODIZED'
- VINYL WINDOW:
- COLOUR: 'WHITE EXT. / WHITE INT.'
- ALUMINUM CLADDING (WOODGRAIN):
- 'CONTOURWAY', COLOUR: 'DARK WALNUT'
- ALUMINUM COMPOSITE METAL PANEL:
- COLOUR: 'BOTANICAL'
- ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: 'CLEAR ANODIZED'
- VINYL DOOR:
- COLOUR: 'WHITE EXT. / WHITE INT.'
- METAL DOOR:
- COLOUR: 'NIGHT GRAY'
- CONCRETE WALL:
- COLOUR TO MATCH
- JAMES HARDIE, COLOUR: 'IRON GRAY'
- CONCRETE WALL/CAP:
- COLOUR: 'CLEAR SEALER'
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: 'ARTIC WHITE'

NOTES
1. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES I.L.D.O.



elevation - west courtyard
3/32" = 1'-0"



elevation - north courtyard
3/32" = 1'-0"



north elevation



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WHITETAIL EASTLEIGH APMTS.

20644 EASTLEIGH CRESCENT, LANGLEY, BC

RENDERED ELEVATIONS

SCALE: N.T.S.

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SD3.10



east elevation



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WHITETAIL EASTLEIGH APMTS.

20644 EASTLEIGH CRESCENT, LANGLEY, BC

RENDERED ELEVATIONS

SCALE: N.T.S.

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SD3.11



south elevation



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WHITETAIL EASTLEIGH APMTS.

20644 EASTLEIGH CRESCENT, LANGLEY, BC

RENDERED ELEVATIONS

SCALE: N.T.S.

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SD3.12



west elevation



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WHITETAIL EASTLEIGH APMTS.

20644 EASTLEIGH CRESCENT, LANGLEY, BC

RENDERED ELEVATIONS

SCALE: N.T.S.

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SD3.13



north east perspective



north west perspective



north entry elevation



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WHITETAIL EASTLEIGH APMTS.
20644 EASTLEIGH CRESCENT, LANGLEY, BC

RENDERED PERSPECTIVES
SCALE: N.T.S.

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SD3.14



WHITETAIL EASTLEIGH APMTS.
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RENDERED PERSPECTIVES
SCALE: N.T.S.

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CITY OF LANGLEY FILE # -
PROJECT NUMBER: 21192.1

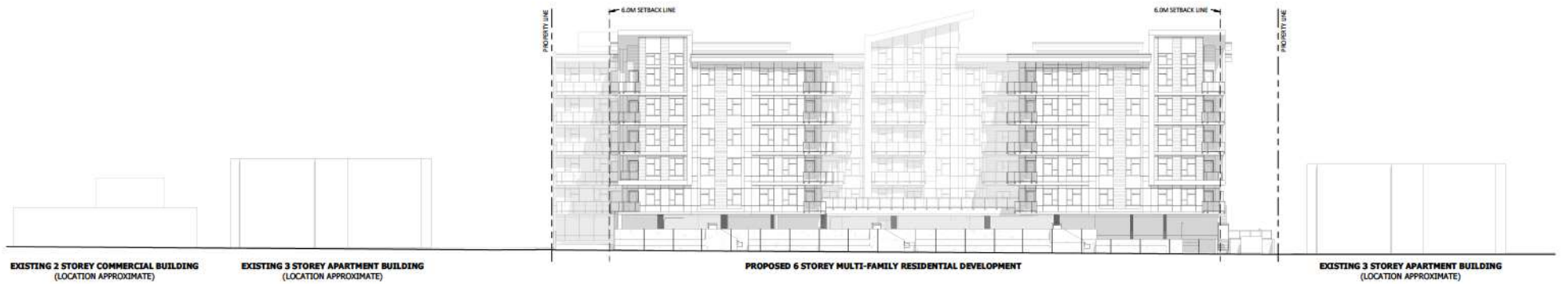


SD3.15



eastleigh crescent streetscape

1/16" = 1'-0"



rear lane streetscape

1/16" = 1'-0"



WHITETAIL EASTLEIGH APMTS.
20644 EASTLEIGH CRESCENT, LANGLEY, BC

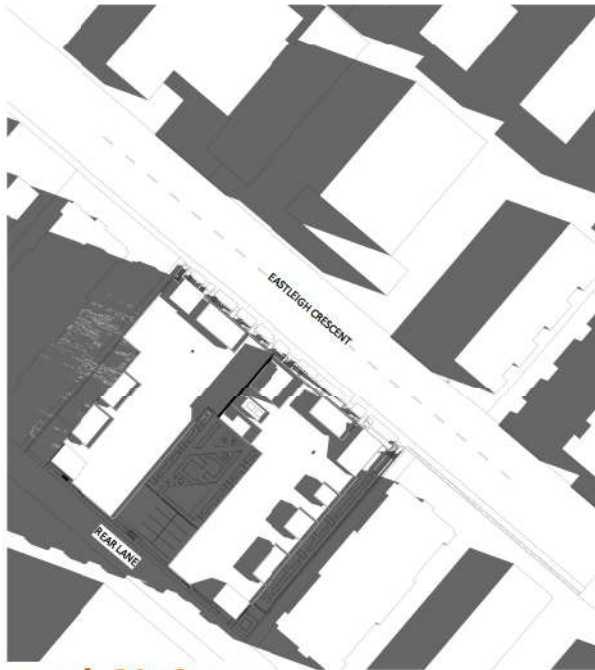
STREETSCAPES
SCALE: 1/16" = 1'-0"

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CITY OF LANGLEY FILE # -
PROJECT NUMBER: 21192.1



SD5.01



march 21 -9 am
1" = 50'-0"



march 21 -12 pm
1" = 50'-0"



march 21 -3 pm
1" = 50'-0"



WHITETAIL EASTLEIGH APMTS.
20644 EASTLEIGH CRESCENT, LANGLEY, BC

SHADOW STUDY
SCALE: 1" = 50'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

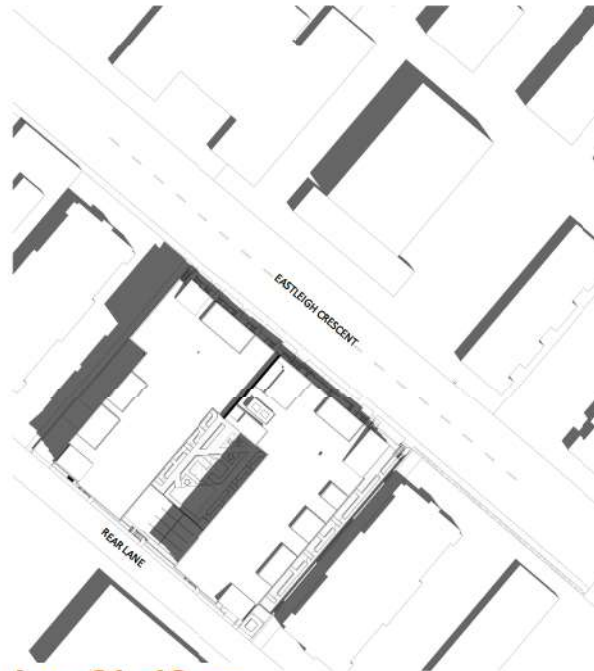
22/10/06 REVISION #:
CITY OF LANGLEY FILE # -
PROJECT NUMBER: 21192.1



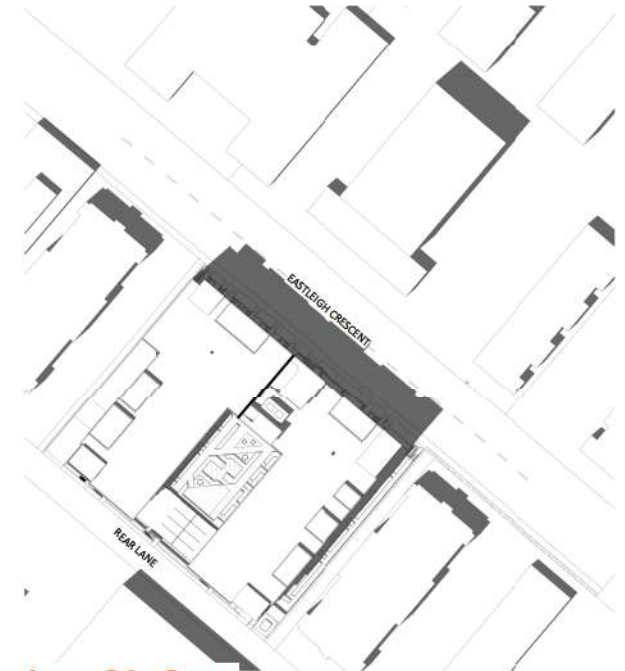
SD5.10



June 21 -9 am
1" = 50'-0"



June 21 -12 pm
1" = 50'-0"



June 21 -3 pm
1" = 50'-0"



WHITETAIL EASTLEIGH APMTS.
20644 EASTLEIGH CRESCENT, LANGLEY, BC

SHADOW STUDY
SCALE: 1" = 50'-0"

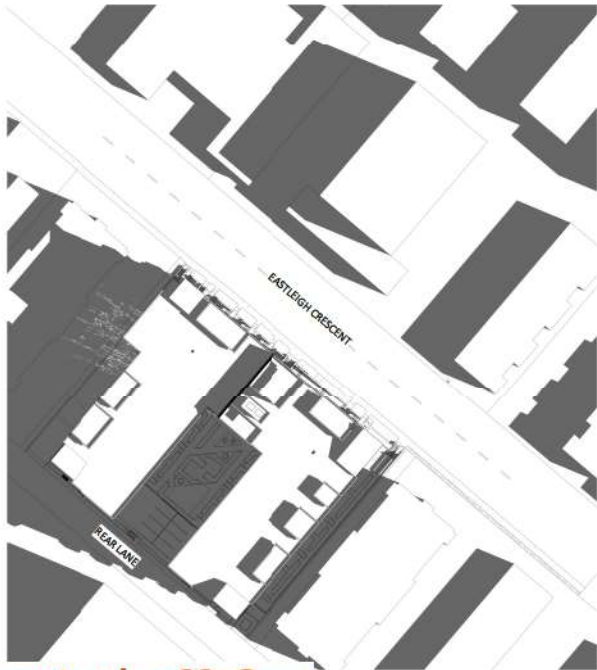


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PROJECT NUMBER: 21192.1



SD5.11



september 22 -3 pm

1" = 50'-0"



september 22 -3 pm

1" = 50'-0"



september 22 -3 pm

1" = 50'-0"



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WHITETAIL EASTLEIGH APMTS.

20644 EASTLEIGH CRESCENT, LANGLEY, BC

SHADOW STUDY

SCALE: 1" = 50'-0"



RE-ISSUED FOR DEVELOPMENT PERMIT

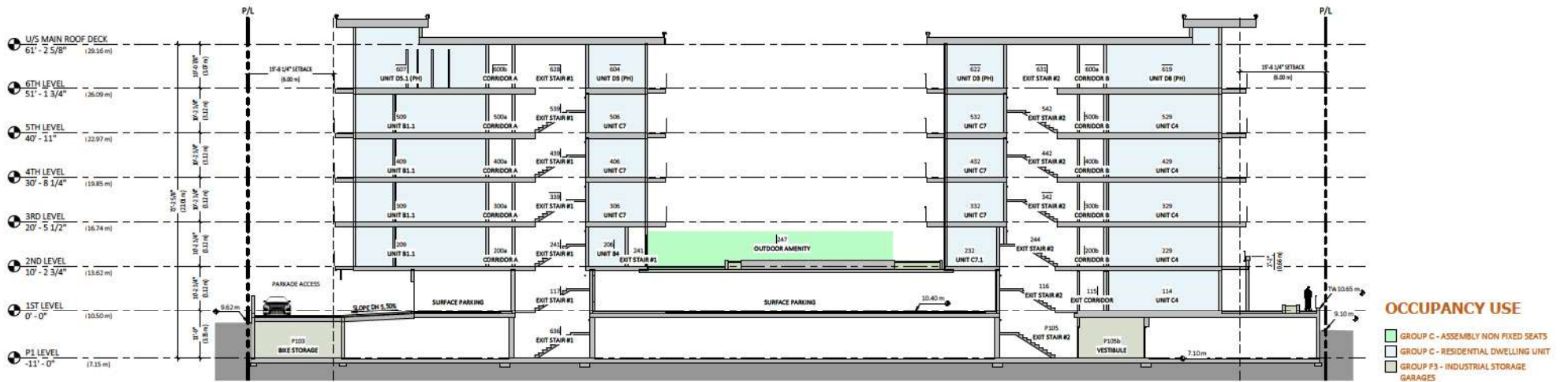
22/10/06 REVISION #:
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PROJECT NUMBER: 21192.1



SD5.12



e/w site section
 3/32" = 1'-0"

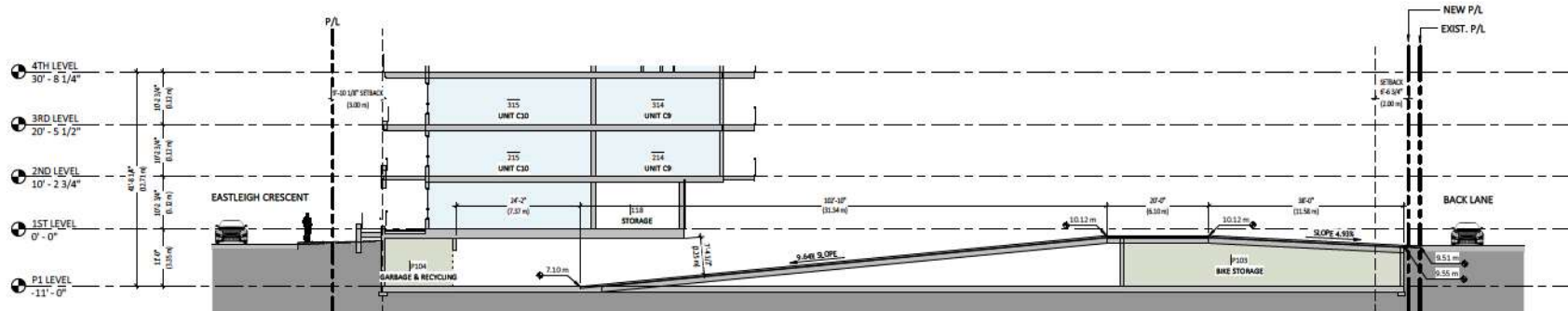


e/w site section (stairs)
 3/32" = 1'-0"



OCCUPANCY USE
 GROUP C - RESIDENTIAL DWELLING UNIT

n/s site section
 3/32" = 1'-0"



OCCUPANCY USE
 GROUP C - RESIDENTIAL DWELLING UNIT
 GROUP F3 - INDUSTRIAL STORAGE GARAGES

n/s site section (parkade access)
 3/32" = 1'-0"



WHITETAIL EASTLEIGH APMTS.
 20644 EASTLEIGH CRESCENT, LANGLEY, BC

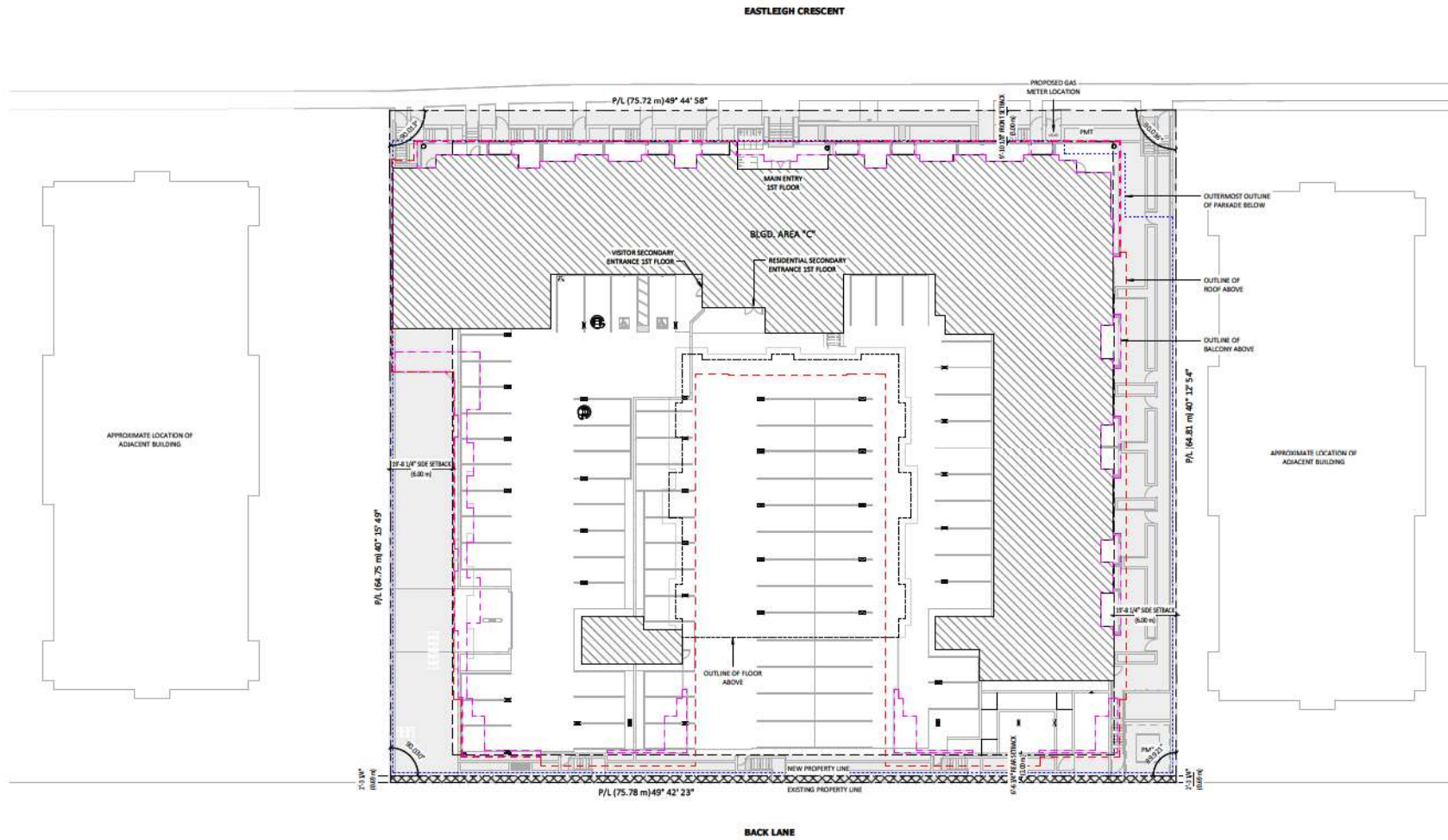
SITE SECTIONS
 SCALE: 3/32" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT
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 PROJECT NUMBER: 21192.1



SD6.02

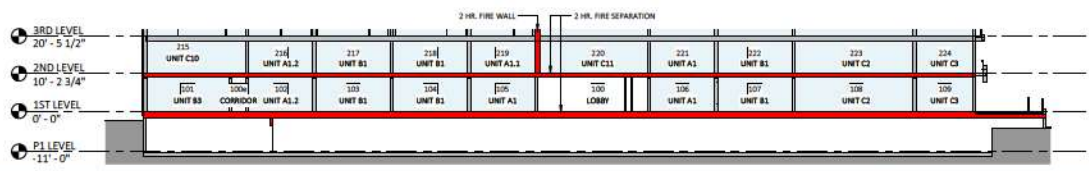
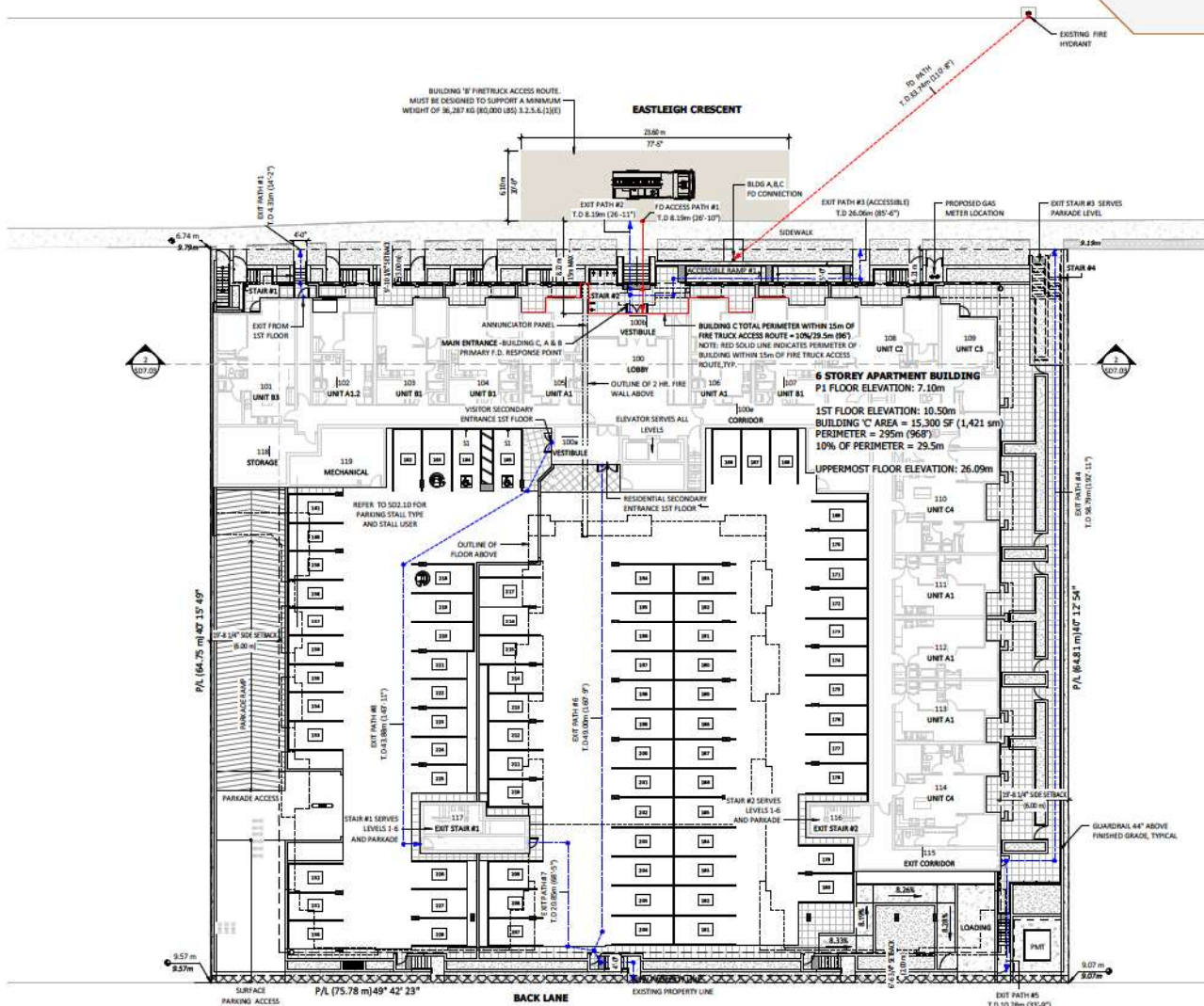
LEGAL ADDRESS: LOT F, DISTRICT LOT 37, GROUP 2, NWP PLAN 8633
 CIVIC ADDRESS: 20644, EASTLEIGH CRESCENT, LANGLEY, B.C.



site plan-layout
 1/16" = 1'-0"

4.0.2 SIGNAGE LEGEND

- 51 ACCESSIBLE PARKING STALL
- 52 LOADING ZONE-NO PARKING



OCCUPANCY USE
 GROUP C - RESIDENTIAL DWELLING UNIT