

# WHITETAIL 56TH APARTMENTS, 20719, 20721 & 20729, 20731 EASTLEIGH CRESCENT, LANGLEY, B.C.



ABBOTSFORD BC | 300 - 33131 SOUTH FRASER WAY  
 V2S 2B1 | 604.850.0577  
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 T2R 1L9 | 587.391.4768  
 MAIL@KEYSTONEARCH.CA  
 LANDSCAPE ARCHITECTURE DIVISION



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NO.	ISSUE/REVISION	DATE
1	ISSUED FOR LP	23-12-08
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## WHITETAIL 56TH APARTMENTS

20719, 20721 & 20729, 20731  
 EASTLEIGH CRESCENT,  
 LANGLEY, B.C.

PROJECT # 23-142  
 CITY FILE # 13-23



COVER SHEET

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## DESIGN RATIONALE

WHITETAIL APARTMENTS ON EASTLEIGH AND 56 AVENUE WILL PROVIDE A DELIGHTFUL PRESENCE TO THE CORNER WITH BOLD EARTH TONES LIGHTING UP THE BUILDING, WHICH IS SOFTENED WITH THE NATURAL GREEN TONED HEDGE THE CONSISTENTLY GRAZES THE FRONT PATIOS. THE PROPERTY LINE IS SET QUITE A WAYS BACK FROM THE ROAD INTERFACES ALLOWING FOR LARGE EXPANSES OF OPEN LAWN AND STRONG GROUND-FLOOR UNIT CONNECTIONS TO THE PUBLIC SIDEWALK. A STRONG DECIDUOUS TREE CANOPY HAS BEEN PROPOSED ON-SITE ALONG BOTH THE SOUTH AND EAST SIDES, WHICH WILL DECREASE THE AMBIENT TEMPERATURE IN THE SUMMER MONTHS ON THE PRIVATE PATIOS AND ALLOW LIGHT TO PENETRATE THROUGH IN THE WINTER MONTHS. SHORT-TERM BIKE RACKS HAVE BEEN ACCOMMODATED BY THE FRONT DOORS - A HIGHLY VISIBLE AREA. THE SURFACE PARKING LOT WILL BE EDGED WITH A WOOD COLOURED/TONED STEEL FENCE THAT HAS LASER CUT SLIVERS, WHICH WILL ADD INTEREST TO THE PARKADE AND PARKING FACADES WHILE BLOCKING THE GLARE OF HEADLIGHTS TO NEIGHBOURING PROPERTIES. A FEW PLANTERS HAVE ALSO BEEN ADDED IN THE SURFACE PARKING LOT TO SOFTEN THE HARD APPEARANCE OF FENCING AND CONCRETE.

THE PODIUM ENCOMPASSES AN AMENITY AREA THAT IS DOTTED WITH SEVERAL EXPERIENCES FROM A 'HUNTING' THEMED PLAY AREA, TO AN OUTDOOR DINING SPACE, A RELAXING HAMMOCK NODE, AND AN INTIMATE SEATING AREA UNDER A CANOPY OF TREES. THE HARDSCAPE MATERIALS, FROM THE RETAINING WALLS TO THE PAVERS, HAVE STAYED WITHIN NEUTRAL TONES, WITH COLOUR BROUGHT IN THROUGH THE PLANTING, SITE FURNISHING FINISHES, AND PLAYGROUND SURFACING. THE PLANTING ON PODIUM HAS EDIBLES THROUGHOUT WITH A STRONG EVERGREEN PRESENCE FOR WINTER INTEREST. FINALLY, UNIT SEPARATION IS ENHANCED WITH THE REPETITION OF THE LASER CUT WOOD-TONED FENCE PANELS THAT ARE FOUND ALONG THE SURFACE PARKING LOT. AT JUST 1.2m HIGH THE SEPARATION OF PUBLIC AND PRIVATE SPACES IS MAINTAINED WHILE ENSURING AS MUCH SOLAR GAIN IS AVAILABLE TO THESE PATIOS AND MAINTAINING 'EYES' ON THE PUBLIC SPACES FOR A SENSE OF COLLECTIVE SECURITY.

## WHITETAIL HOMES

T 604.864.0714 | 104 - 3550 MT. LEHMAN RD  
 ABBOTSFORD, BC V4X 2M9



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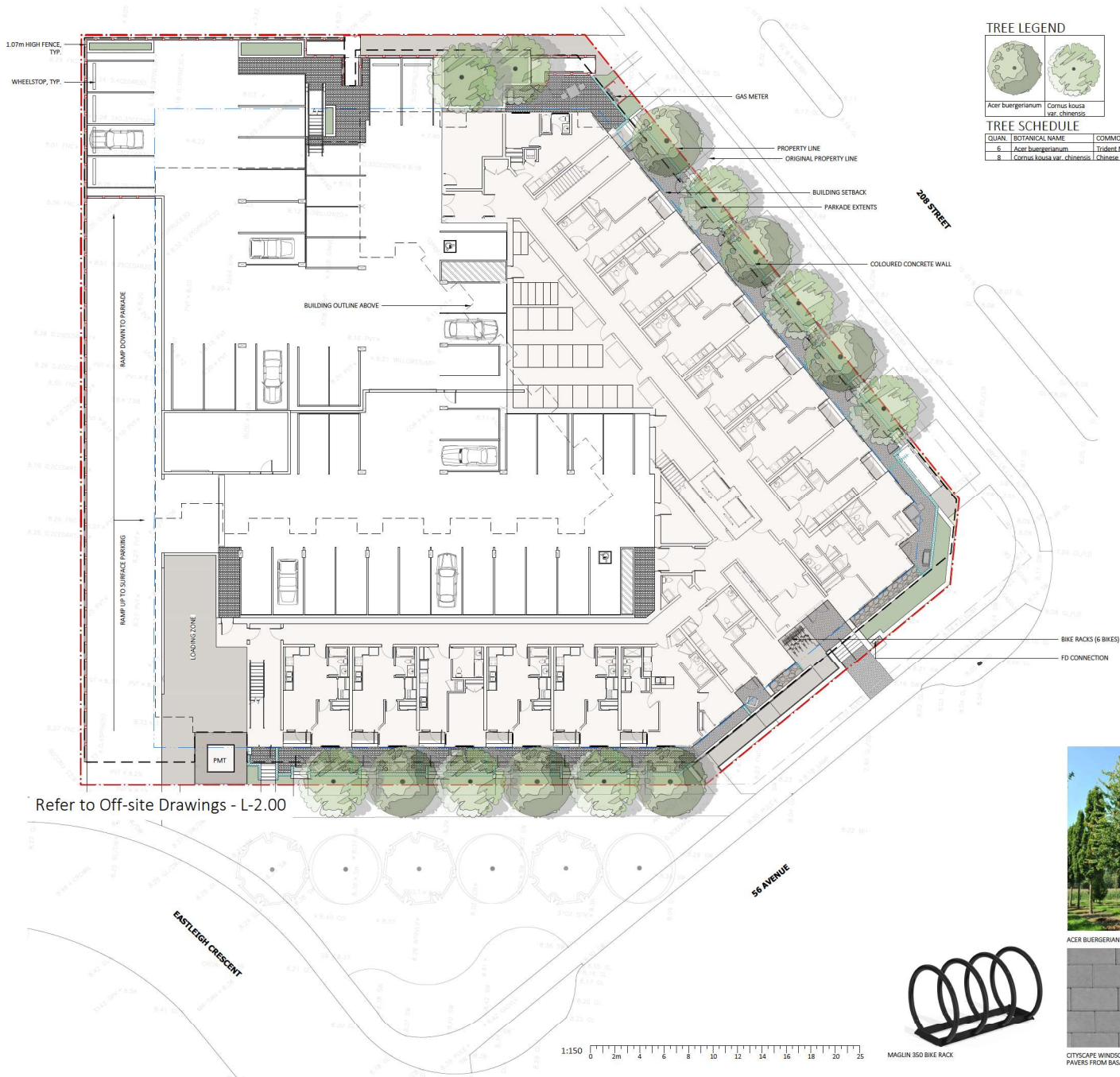


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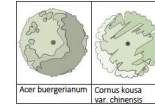
SCALE

L-0.00



Refer to Off-site Drawings - L-2.00

TREE LEGEND



TREE SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE
8	Acer buergerianum	Tribut Maple	4x4 - 6cm cal.
8	Cornus kousa var. chinensis	Chinese Dogwood	4x4 - 6cm cal.

HARDSCAPE MATERIALS

KEY	DESCRIPTION
	CITYSCAPE WINDSOR CONCRETE UNIT PAVERS SIZE: 150mm x 90mm x 60mm COLOUR: NATURAL MANUFACTURER: BASULTE
	CAST-IN-PLACE CONCRETE 100mm THICK COLOUR: NATURAL FINISH: BROOK/C/W SAWCUTS
	GRP STRIP
	CAST-IN-PLACE CONCRETE RETAINING WALL TO BE ARCHITECTURALLY FINISHED AND PAINTED ARCTIC WHITE

SOFTSCAPE MATERIALS

KEY	DESCRIPTION
	SHRUB PLANTING GROWING MEDIUM SHRUBS - 450mm MIN. DEPTH TREES - 900mm MIN. DEPTH
	SOIL

SITE FURNISHINGS

KEY	DESCRIPTION
	350 BIKE RACK Model #: LBRP-1-SS Colour: TRD Supplier: MAGLIN SITE FURNISHINGS Mount: SURFACE

FENCING

KEY	DESCRIPTION
	1.07m HIGH SEMI-PRIVATE STEEL FENCE COLOUR: WOOD
	PRIVACY SCREEN / GLASS RAILING BY ARCHITECTURE

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SITE PLAN



ACER BUERGERIANUM ACER BUERGERIANUM - FALL CORNUS KOUSA VAR. CHINENSIS



MAGLIN 350 BIKE RACK



CITYSCAPE WINDSOR CONCRETE UNIT  
PAVERS FROM BASULTE



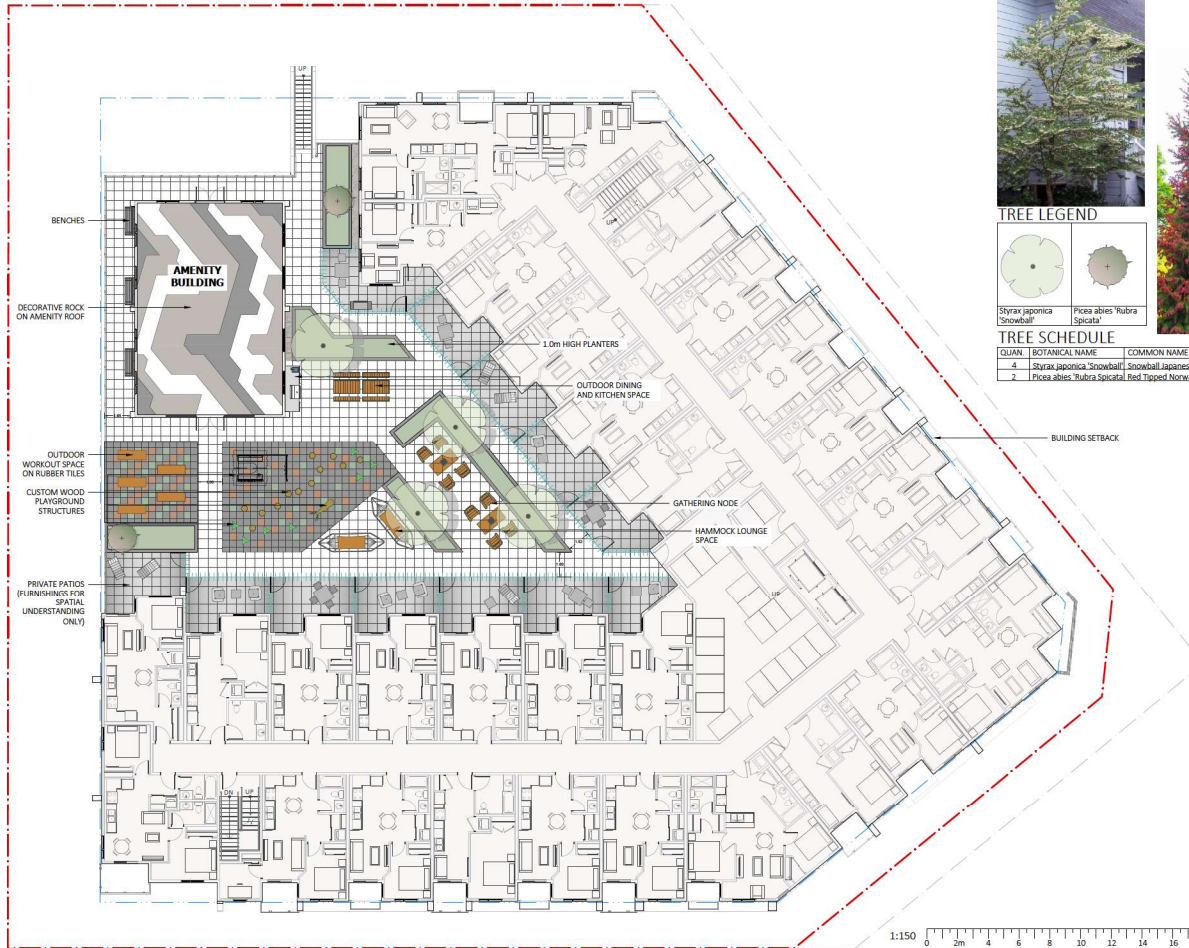
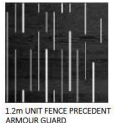
1.2M x 1.8M WOOD COLOURED STEEL  
FENCE FROM ARMOUR GUARD

SCALE 1:150

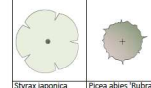


L-1.00





TREE LEGEND



TREE SCHEDULE

QUAN	BOTANICAL NAME	COMMON NAME	SIZE
4	Syrax japonica 'Snowball'	Snowball Japanese Snowball	1.8m, 6cm caliper
2	Picea abies 'Rubra Spicata'	Red Tapped Norway Spruce	1.8m, 2.5m Height



HARDSCAPE MATERIALS

KEY	DESCRIPTION
[Pattern]	CONCRETE SLABS SIZE: 606 x 606 x 50.8mm COLOUR: WHITE MANUFACTURER: NEWSTONE GROUP
[Pattern]	CONCRETE SLABS SIZE: 606 x 606 x 50.8mm COLOUR: NORTHERN SHADOW MANUFACTURER: NEWSTONE GROUP
[Pattern]	RUBBER PLAYFILES COLOUR: BLACK WITH FOREST GREEN & STONE BEIGE BLACK BOMBER MANUFACTURER: DINOFLIX SUPPLIER: HABITAT SYSTEMS
[Pattern]	DORADO PLANTER WALL SIZE: 209 x 610 x 127mm COLOUR: CHARCOAL MANUFACTURER: NEWSTONE GROUP
[Pattern]	DECORATIVE ROCK SIZE: VARIABLE COLOUR: CHARCOAL, WHITE AND GREY WITH SECURED EDGES/DIVIDER

SOFTSCAPE MATERIALS

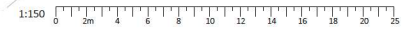
KEY	DESCRIPTION
[Pattern]	SHRUB PLANTING GROWING MEDIUM SPACING: 450mm MIN. DEPTH TREES: 900mm MIN. DEPTH

SITE FURNISHINGS

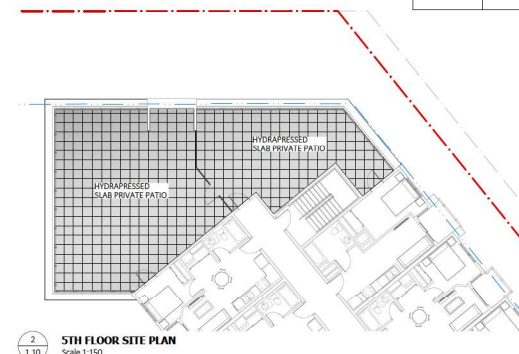
KEY	DESCRIPTION
[Image]	BAVVIEW COFFEE TABLE Model #: BVCT-68 w/ gameboard Colour: Modern Khaki Powder Coat w/ Redwood Recycled Plastic Lumber Supplier: Wishbone Site Furnishings Mount: Surface
[Image]	JEM LOUNGE CHAIR Model #: JLC-94 Colour: Modern Khaki Powder Coat w/ Redwood Recycled Plastic Lumber Supplier: Wishbone Site Furnishings Mount: Surface
[Image]	CLUSTER SEATING Model #: VINCENT PICNIC TABLE - 6' Colour: Modern Khaki Powder Coat w/ Redwood Recycled Plastic Lumber Supplier: Wishbone Site Furnishings Mount: Surface
[Image]	BENCH Model #: VINCENT BENCH - 6' Colour: Modern Khaki Powder Coat w/ Redwood Recycled Plastic Lumber Supplier: Wishbone Site Furnishings Mount: Surface

FENCING

KEY	DESCRIPTION
[Image]	1.2m HIGH UNIT FENCE
[Image]	GUARDRAIL BY ARCHITECTURE



1 1:10 PODIUM SITE PLAN Scale 1:150



2 1:10 5TH FLOOR SITE PLAN Scale 1:150

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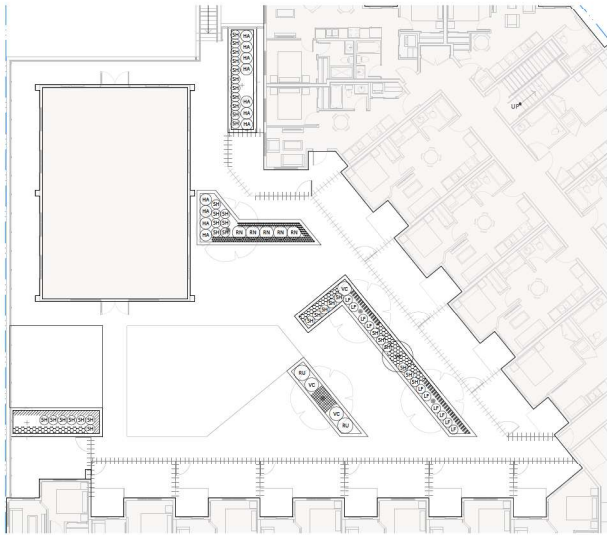
PODIUM PLAN

SCALE 1:150



L-1.10





**1** **PODIUM PLANTING PLAN**  
Scale 1:150

**PLANTING SCHEDULE - PODIUM**

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE
AS	16	<i>Asplenium scolopendrium</i>	Hart's Tongue Fern	No. 1 Pot
BE	30	<i>Bergenia 'Fire and Ice'</i>	Fire and Ice Bergenia	No. 1 Pot
CA	24	<i>Carex schismensis 'Evercolor 'Easlime'</i>	Everlime Japanese Sedge	No. 1 Pot
FR	22	<i>Fragaria chilensis</i>	Beach Strawberry	No. 1 Pot
HA	11	<i>Hydrangea arborescens 'Invinibelle 'Wee White'</i>	Invinibelle Wee White Hydrangea	No. 3 Pot
LA	37	<i>Lavandula angustifolia 'Arctic Snow'</i>	Arctic Snow Lavender	No. 1 Pot
LI	10	<i>Leucothoe fontanensis 'Rainbow Improved'</i>	Rainbow Leucothoe	No. 3 Pot
PN	5	<i>Ribes nigrum 'Ben Nevis'</i>	Ben Nevis Black Currant	No. 3 Pot
RI	2	<i>Ribes ssp. 'Little Ben'</i>	Little Ben Gooseberry	No. 3 Pot
SH	36	<i>Sarcococca hookeriana 'Sweet &amp; Lo'</i>	Sweet & Lo Sweetbox	No. 3 Pot
VC	3	<i>Vaccinium corymbosum 'Sky Dew Gold'</i>	Sky Dew Gold Blueberry	No. 3 Pot
VP	1	<i>Vaccinium parvifolium</i>	Red Huckleberry	No. 5 Pot



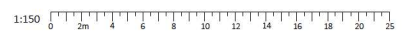
**PLANTING SCHEDULE - SITE**

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DS	65	<i>Deutzia 'Yuki Snowflake'</i>	Yuki Snowflake Japanese Snow Flower	No. 2 Pot	0.30m O.C.
ER	63	<i>Erica carnea 'Springwood White'</i>	Springwood White Heather	No. 1 Pot	0.45m O.C.
EU	21	<i>Euonymus japonicus 'Paloma Bianca'</i>	Paloma Bianca Euonymus	No. 2 Pot	0.45m O.C.
HA	12	<i>Hydrangea arborescens 'Invinibelle Wee White'</i>	Invinibelle Wee White Hydrangea	No. 3 Pot	
HP	4	<i>Hydrangea anomala petiolaris</i>	Climbing Hydrangea	No. 3 Pot	
IV	30	<i>Ilex verticillata 'Little Goblin Orange'</i>	Little Goblin Orange Holly	No. 3 Pot	
TM	54	<i>Thymus media 'hilly'</i>	Hilly Thyme	No. 5 Pot	

**2** **SITE PLANTING PLAN**  
Scale 1:150



**ARCHITECTURAL PALETTE**



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**PLANTING PLANS**

SCALE 1:150



L-1.20

OFFSITE LEGEND

KEY	DESCRIPTION
	CAST-IN-PLACE CONCRETE 100mm THICK COLOUR: NATURAL FINISH: BROOM C/W SAWCUTS
	CITYSCAPE WINSOR CONCRETE UNIT PAVERS SIZE: 150mm x 50mm x 50mm COLOUR: NATURAL MANUFACTURER: BASALITE
	SHRUB PLANTINGS GROWING MEDIUM: SHRUBS - 450mm MIN. DEPTH TREES - 900mm MIN. DEPTH
	SOIL

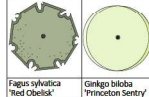


CITYSCAPE WINSOR CONCRETE UNIT PAVERS FROM BASALITE



FAGUS SYLVATICA 'RED OBELISK' GINKGO BILOBA 'PRINCETON SENTRY'

TREE LEGEND (OFFSITE)



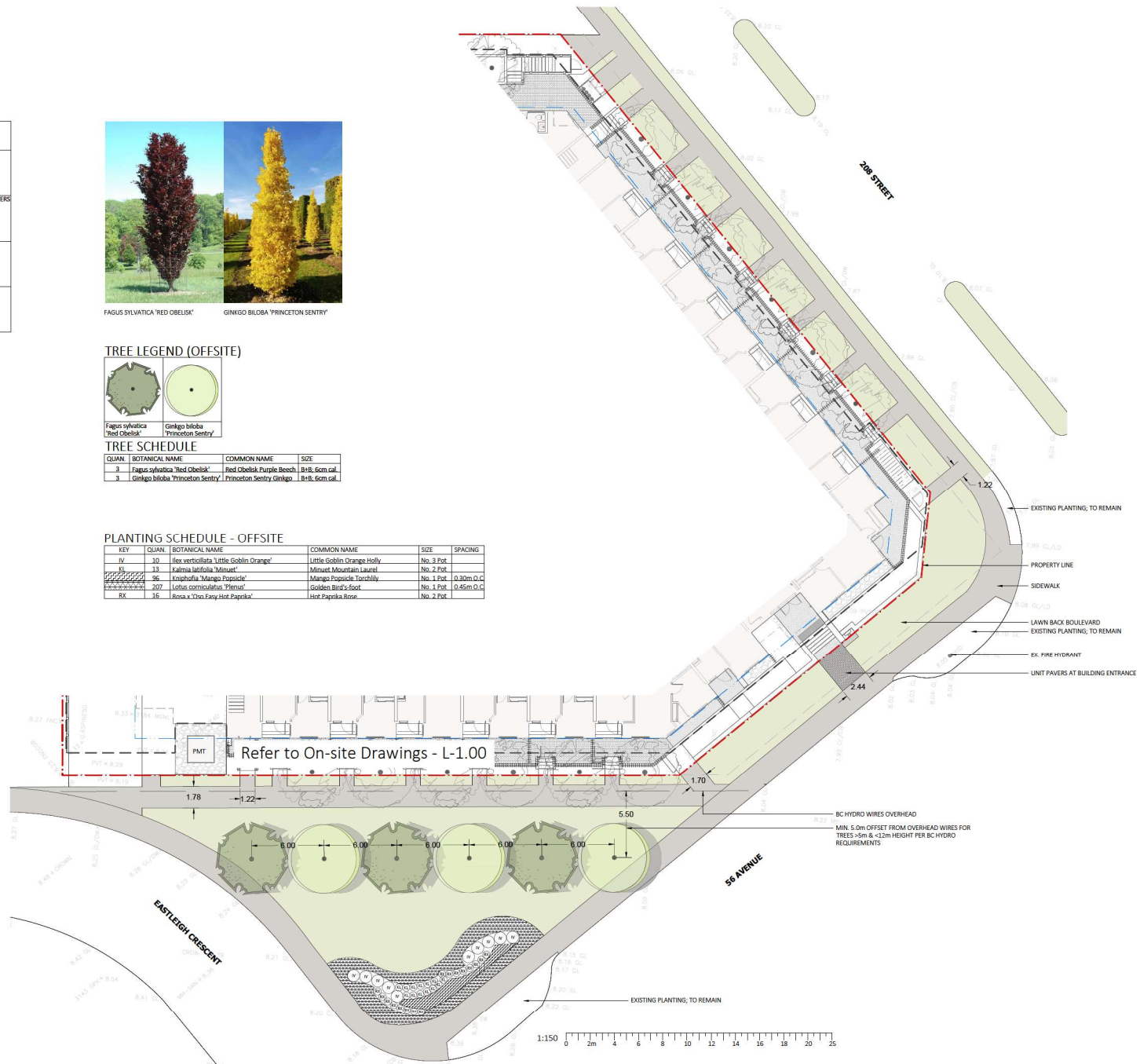
Fagus sylvatica 'Red Obelisk' Ginkgo biloba 'Princeton Sentry'

TREE SCHEDULE

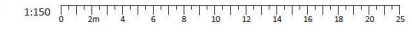
QUAN.	BOTANICAL NAME	COMMON NAME	SIZE
3	Fagus sylvatica 'Red Obelisk'	Red Obelisk Purple Beech	B18; 6m cal.
3	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B18; 6m cal.

PLANTING SCHEDULE - OFFSITE

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
IV	10	Ilex verticillata 'Little Gobbler Orange'	Little Gobbler Orange Holly	No. 3 Pot	
KL	13	Kalmia latifolia 'Minuet'	Minuet Mountain Laurel	No. 2 Pot	
96	96	Koehpfeia 'Mango Popsicle'	Mango Popsicle Torch Lily	No. 1 Pot - 0.30m O.C.	
207	207	Lotus corniculatus 'Plenus'	Golden Bird's-foot	No. 1 Pot - 0.45m O.C.	
IK	16	Hebe x 'Dorothy Wood Paprika'	Hebe Paprika Stone	No. 2 Pot	



Refer to On-site Drawings - L-1.00



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OFF-SITE LANDSCAPE PLAN

SCALE 1:150



L-2.00