

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



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EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23-142
CITY FILE #



COVER SHEET



KEYSTONE
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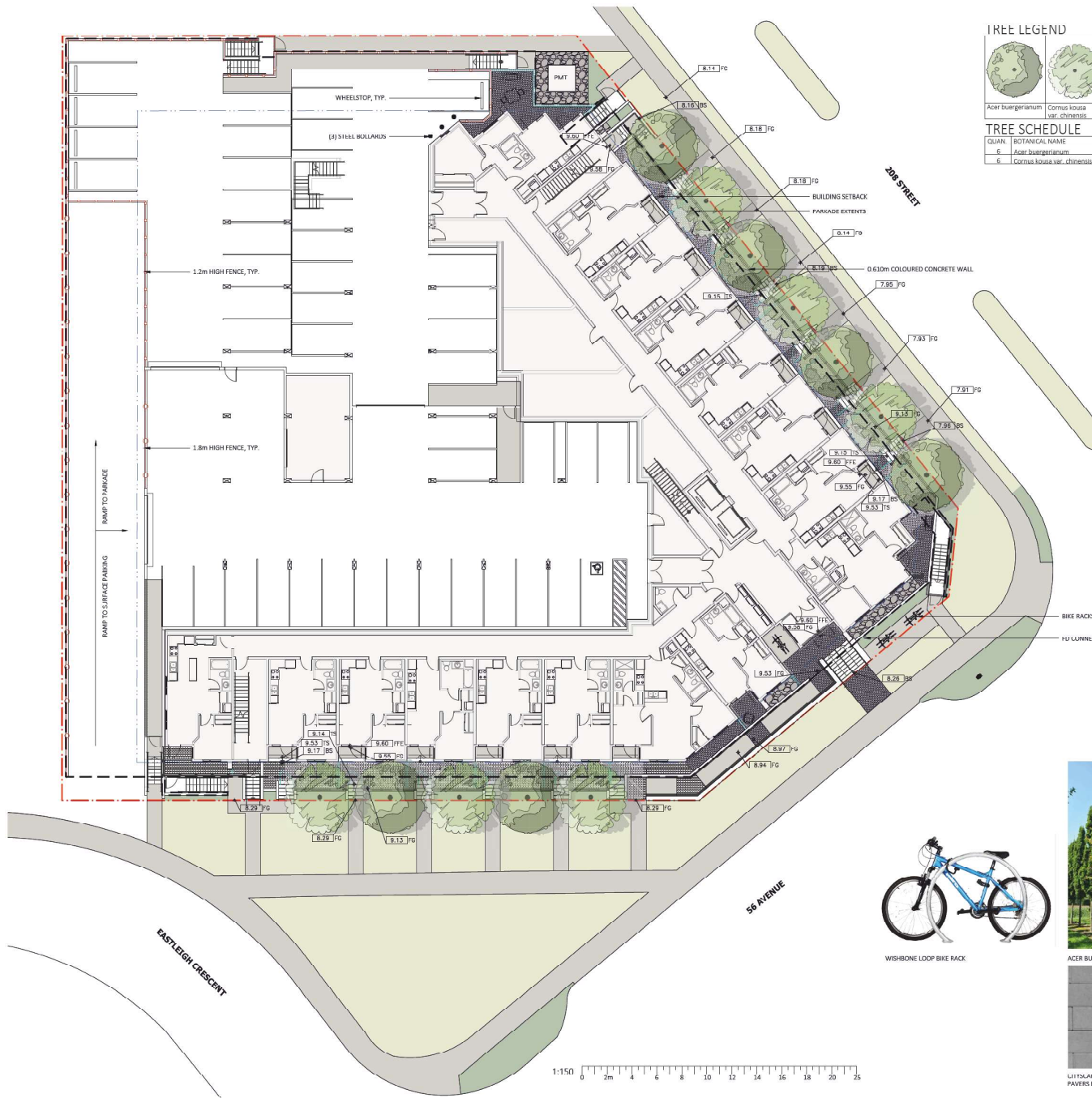
DESIGN RATIONALE

WHITETAIL APARTMENTS ON EASTLEIGH AND 56 AVENUE WILL PROVIDE A DELIGHTFUL PRESENCE TO THE CORNER WITH BOLD EARTH TONES LIGHTING UP THE BUILDING, WHICH IN TURN IS COMPLEMENTED WITH ORANGE, WHITE AND GREEN TONES IN THE LANDSCAPE PLANTINGS. 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. BIKE RACKS HAVE BEEN ACCOMMODATED BOTH BY THE FRONT DOORS AND BY THE ENTRY STAIRS, BOTH IN HIGHLY VISIBLE AREAS. 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.

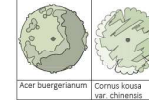
THE PODIUM ENCOMPASSES AN AMENITY AREA THAT IS DOTTED WITH SEVERAL EXPERIENCES FROM A 'HUNTING' THEMED PLAY AREA, TO AN OUTDOOR DINING SPACE, A RELAXING HAMMOCK NODE AND AN INTIMATE SEATING AREA UNDER A CANOPY OF TREES. THE HARDSCAPE MATERIALS, FROM THE RETAINING WALLS TO THE PAVERS, HAVE STAYED WITHIN NEUTRAL TONES, WITH COLOUR BROUGHT IN THROUGH THE PLANTING AND SITE FINISHING FINISHES. MOST OF THE PLANTING ON PODIUM IS EDIBLE, EITHER FOR CULINARY PURPOSES OR FRESH EATING. FINALLY, UNIT SEPARATION IS ENHANCED WITH A LAYERED WOOD FENCE THAT WILL BREAK UP THE HORIZONTALITY OF THE PATIO CONFIGURATIONS AND PROVIDE A PUBLIC/PRIVATE INTERFACE WHILE STILL ALLOWING FOR 'EYES' ON THE PUBLIC SPACES.

SCALE

L-0.00



TREE LEGEND



TREE SCHEDULE

QUAN	BOTANICAL NAME	COMMON NAME	SIZE
6	<i>Acer buergerianum</i>	Tender Maple	8-8, 6cm cal.
6	<i>Cornus kousa var. chinensis</i>	Chinese Dogwood	8-8, 6cm cal.

HARDSCAPE MATERIALS

KEY	DESCRIPTION
[Pattern]	117x117x45mm MINIFOR F7700P77E UNIT PAVERS SIZE: 158mm x 158mm x 45mm CULLUR: NATURAL MANUFACTURE: BASALITE
[Pattern]	CAST-IN-PLACE CONCRETE 100mm THICK COLOUR: NATURAL FINISH: BROOM FIN SAWCUTS
[Pattern]	DRIP STRIP
[Pattern]	CAST-IN-PLACE CONCRETE RETAINING WALL TO BE ARCHITECTURALLY FINISHED AND PAINTED ANCTIC WHITE

SOFTSCAPE MATERIALS

KEY	DESCRIPTION
[Color]	SHRUB PLANTING GROWING MEDIUM SHRUBS - 180-240mm MIN. DEPTH TREES - 900mm MIN. DEPTH
[Color]	SOD

SITE FURNISHINGS

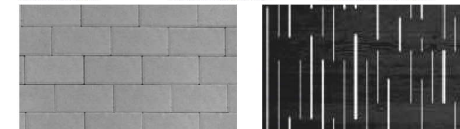
KEY	DESCRIPTION
[Symbol]	LOOP BIKE RACK Model # 1889-1-05 Colour: Modern Khaki Powder Coat Supplier: WISHBONE SITE FURNISHINGS Mount: SUNFACE

FENCING

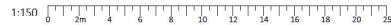
KEY	DESCRIPTION
[Symbol]	1.2m HIGH SEMI-PRIVATE STEEL FENCE COLOUR: WOOD
[Symbol]	1.8m HIGH SEMI-PRIVATE STEEL FENCE CULLUR: WOOD
[Symbol]	PRIVACY SCREEN / GLASS RAILING BY ARCHITECTURE



ACER BUERGERIANUM ACER BUERGERIANUM - FALL CORNUS KOUSA VAR. CHINENSIS



117x117x45mm MINIFOR F7700P77E UNIT PAVERS FROM BASALITE 1.2M x 1.8M WOOD-LOOK ALUMINUM STEEL FENCE FROM ARMOUR GUARD



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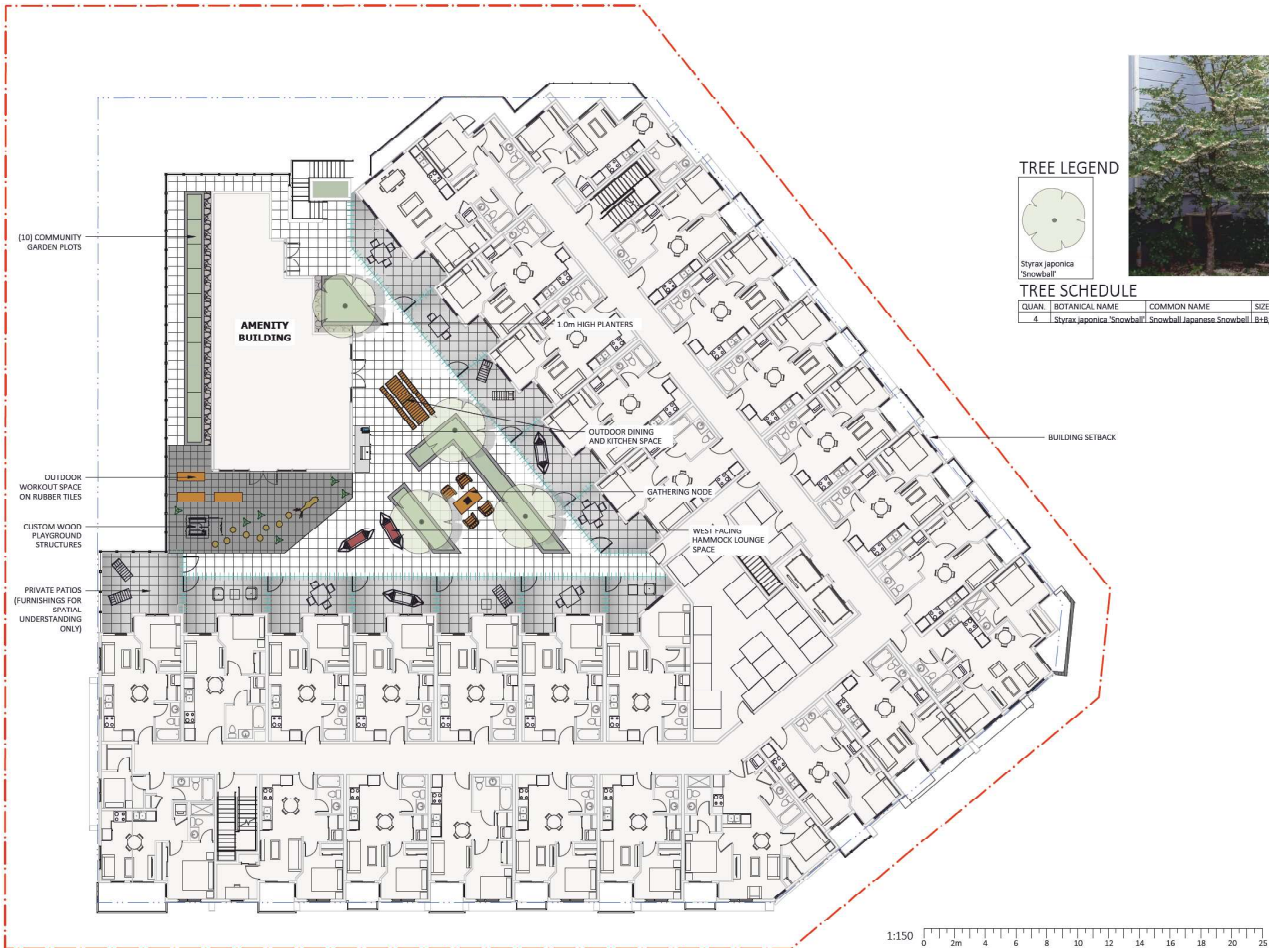


SITE PLAN

SCALE 1:150



L-1.00



(1) COMMUNITY GARDEN PLOTS

AMENITY BUILDING

1.0m HIGH PLANTERS

OUTDOOR DINING AND KITCHEN SPACE

GATHERING NODE

WEST PALING HAMMOCK LOUNGE SPACE

1.0m x 1.0m WORKOUT SPACE ON RUBBER TILES

CLUSTER W/ PING PONG PLAYGROUND STRUCTURES

PRIVATE PATIOS (FURNISHINGS FOR SPATIAL UNDERSTANDING ONLY)

TREE LEGEND



Stryax japonica 'Snowball'



TREE SCHEDULE

QUAN.	BOTANICAL NAME	COMMON NAME	SIZE
1	Stryax japonica 'Snowball'	Snowball Japanese Snowball	1.8m, 6cm caliper

HARDSCAPE MATERIALS

KEY	DESCRIPTION
[Concrete Slab Symbol]	CONCRETE SLAB SIZE: 606 x 606 x 50.8mm COLOUR: WHITE MANUFACTURER: NEWSTONE GROUP
[Concrete Slab Symbol]	CONCRETE SLAB SIZE: 606 x 606 x 50.8mm COLOUR: NORTHERN SHADOW MANUFACTURER: NEWSTONE GROUP
[Rubber Tiles Symbol]	RUBBER PLAYTILES SIZE: 1.8m x 1.8m x 12.5mm MANUFACTURER: HABITAT SYSTEMS SUPPLIER: HABITAT SYSTEMS
[Wood Fiber Symbol]	ENGINEERED WOOD FIBER
[Dorado Planter Wall Symbol]	DORADO PLANTER WALL SIZE: 203 x 610 x 127mm COLOUR: CHARCOAL MANUFACTURER: NEWSTONE GROUP

SOFTSCAPE MATERIALS

KEY	DESCRIPTION
[Shrub Planting Symbol]	SHRUB PLANTING GROWING MEDIUM: SHRUBS - 450mm MIN. DEPTH TREES - 900mm MIN. DEPTH

SITE FURNISHINGS

KEY	DESCRIPTION
[Bayview Coffee Table Symbol]	BAYVIEW COFFEE TABLE Model #: BVCT-48 w/ gameboard Colour: Modern Khaki Powder Coat w/ Redwood Recycled Plastic Lumber Supplier: Wishbone Site Furnishings Mount: Surface
[Jem Lounging Chair Symbol]	JEM LOUNGING CHAIR Model #: JLC-34 Colour: Modern Khaki Powder Coat w/ Redwood Recycled Plastic Lumber Supplier: Wishbone Site Furnishings Mount: Surface
[Cluster Seating Symbol]	CLUSTER SEATING Model #: VINCENT PIVOT TABLE - 0' Colour: Modern Khaki Powder Coat w/ Redwood Recycled Plastic Lumber Supplier: Wishbone Site Furnishings Mount: Surface

FENCING

KEY	DESCRIPTION
[1.8m High Privacy Fence Symbol]	1.8M HIGH PRIVACY FENCE
[Guardrail Symbol]	GUARDRAIL BY ARCHITECTURE



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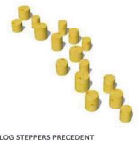
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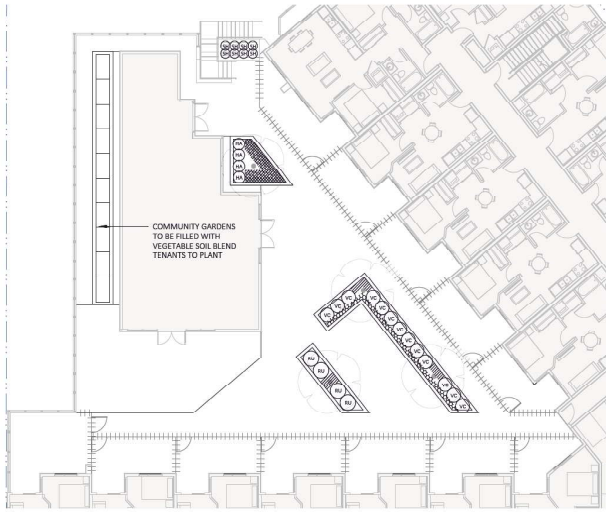
PODIUM PLAN



SCALE 1:150



L-1.10



1
1:20
PODIUM PLANTING PLAN
Scale 1:150

PLANTING SCHEDULE - PODIUM

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE
[Hatched Pattern]	10	Allium schoenoprasum	Culinary Chives	No. 1 Pot.
[Hatched Pattern]	10	Fragaria virginiana	Strawberry	No. 4 Pot.
[Hatched Pattern]	4	Hydrangea arborescens 'Innocentia White'	Innocentia White Hydrangea	No. 3 Pot.
[Hatched Pattern]	9	Origanum vulgare	Culinary Oregano	No. 1 Pot.
[Hatched Pattern]	4	Ribes sive Little Berry	Little Berry Gooseberry	No. 3 Pot.
[Hatched Pattern]	8	Sarcococca hookeriana 'Sweet & Lo'	Sweet & Lo Sweetbox	No. 3 Pot.
[Hatched Pattern]	10	Thymus vulgaris	Culinary Thyme	No. 1 Pot.
[Hatched Pattern]	11	Vaccinium corymbosum 'Sky Dew Gold'	Sky Dew Gold Blueberry	No. 3 Pot.



ALLIUM FRAGARICUS HYDRANGEA ORIGANUM



RIBES SARCOCOCCA THYMUS VACCINIUM



DEUTZIA



ERICA



EUONYMUS



GEUM



ILEX



KNIPHOFIA



POTENTILLA



ROSA

2
1:20
SITE PLANTING PLAN
Scale 1:150



ARCHITECTURAL PALETTE

PLANTING SCHEDULE - SITE

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE
[Hatched Pattern]	29	Deutzia 'Yuki Snowflake'	Yuki Snowflake Japanese Snow Flower	No. 3 Pot.
[Hatched Pattern]	16	Erica carnea 'Springwood White'	Springwood White Heather	No. 1 Pot.
[Hatched Pattern]	38	Euonymus japonicus 'Paloma Blanca'	Paloma Blanca Euonymus	No. 3 Pot.
[Hatched Pattern]	20	Leum. 'Sunsetted Lime'	Sunsetted Lime Leum.	No. 1 Pot.
[Hatched Pattern]	14	Illex verticillata 'Little Debbie Orange'	Little Debbie Orange Ilex	No. 3 Pot.
[Hatched Pattern]	10	Kniphofia 'Mango Popicle'	Mango Popicle Torch Lily	No. 2 Pot.
[Hatched Pattern]	64	Potentilla tridentata 'Blauk'	Wineleaf Cinquefoil	No. 1 Pot.
[Hatched Pattern]	33	Rosa 'Oso Easy Hot Paprika'	Hot Paprika Rose	No. 3 Pot.



1:150 0 2m 4 6 8 10 12 14 16 18 20 25



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PLANTING PLANS

SCALE 1:150



L-1.20