

WESMONT EASTLEIGH APARTMENTS, 20619 & 20629 EASTLEIGH CRESCENT, LANGLEY, B.C.

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DP RESUBMISSION

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
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5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

WESMONT EASTLEIGH APARTMENTS

20619 & 20629 EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23-112
CITY FILE #

SHEET SCHEDULE

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SD1.02	SITE CONTEXT	SD3.02	BUILDING ELEVATIONS
SD1.10	PROJECT DATA	SD3.03	BUILDING ELEVATIONS
SD1.11	PROJECT DATA	SD4.01	MATERIAL BOARD
SD1.12	PROJECT DATA	SD5.01	STREETSCAPES
SD1.13	FSR PLANS	SD5.10	SHADOW STUDY
SD1.14	FSR PLANS	SD5.11	SHADOW STUDY
SD1.15	FSR PLANS	SD6.01	SITE SECTIONS
SD1.20	DESIGN RATIONALE	SD6.02	SITE SECTIONS
SD1.21	RENDERINGS	SD7.01	SITE LAYOUT PLAN
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SD2.02	1ST LEVEL PLAN		
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SD2.04	3RD/4TH LEVEL PLAN		
SD2.05	5TH LEVEL PLAN		
SD2.06	6TH LEVEL PLAN		
SD2.07	ROOF LEVEL PLAN		

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COVER PAGE

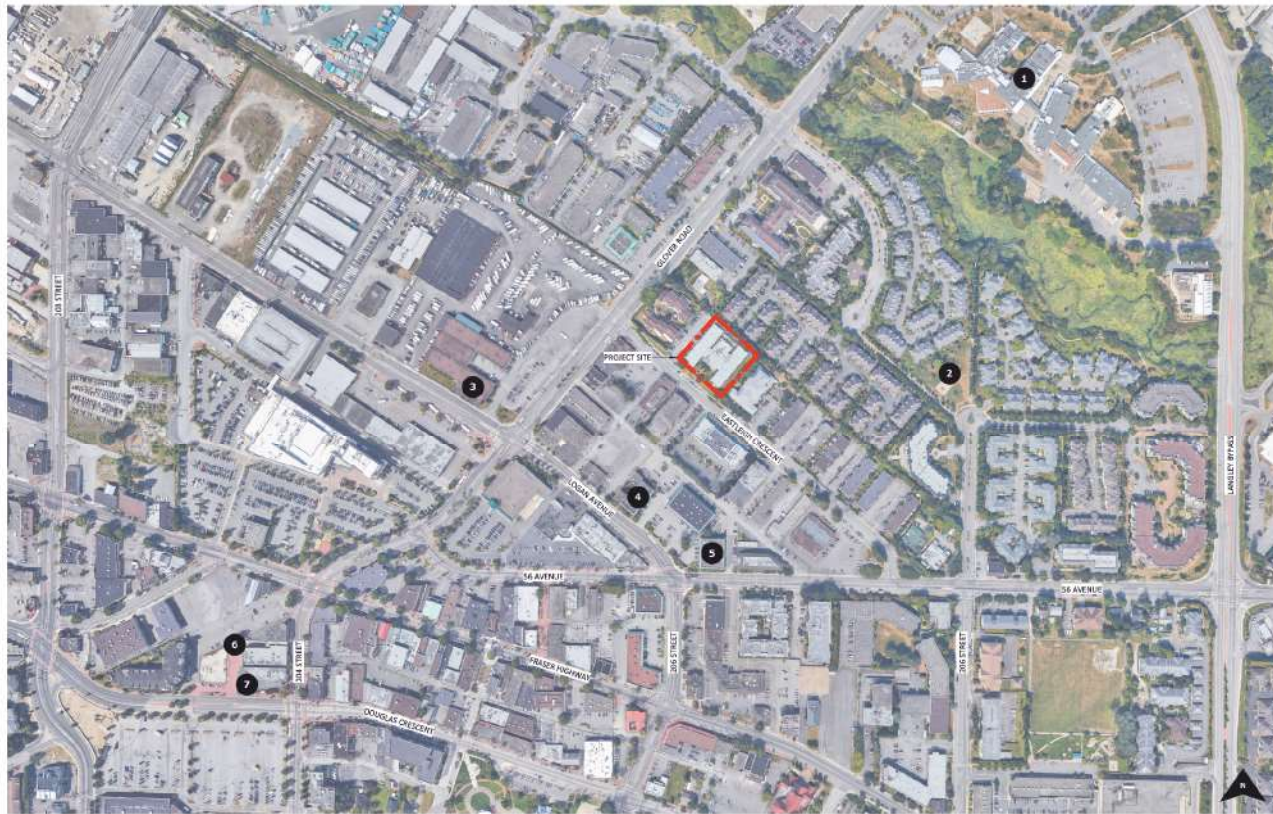
SCALE

SD0.01



SITE DESCRIPTION

THE PROPOSED DEVELOPMENT IS LOCATED IN CITY OF LANGLEY ON EASTLEIGH CRESCENT AND CONSISTS OF TWO PARCELS THAT WILL BE AMALGAMATED. BOTH LOTS ARE CURRENTLY OCCUPIED BY A SINGLE DWELLING. THE SITE CONNECTS TO THE DOWNTOWN AREA WITH PROXIMITY TO THE LANGLEY CITY HALL TO THE SOUTH WEST, KWANTLEN POLYTECHNIC UNIVERSITY TO THE NORTH EAST. FITNESS UNLIMITED ATHLETIC CLUB AND DUMAIS PARK ARE WITHIN WALKING DISTANCE FROM THE SITE. THE SITE IS ALSO WITHIN WALKING DISTANCE TO THE FUTURE SKY TRAIN STATION AT 203 STREET.



1 POU LANGLEY CAMPUS



2 DUMAIS PARK



3 FITNESS UNLIMITED ATHLETIC CLUB



4 FRASER VALLEY CONTINUING EDUCATION



5 FRASER HEALTH LANGLEY HOME HEALTH



6 TIMM'S COMMUNITY CENTRE



7 CITY OF LANGLEY LIBRARY

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SITE CONTEXT

SCALE: N.T.S.



SD1.01



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SITE CONTEXT



A EASTLEIGH CRESCENT LOOKING SOUTH WEST



B EASTLEIGH CRESCENT LOOKING NORTHEAST



C EASTLEIGH CRESCENT LOOKING SOUTH WEST

SCALE: N.T.S.



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WESMONT
EASTLEIGH
APARTMENTS

20619 & 20629 EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23112
CITY FILE #



PROJECT DATA

SCALE: N.T.S.

SD1.10

1.0.0 PROJECT DATA	
PROJECT:	WESTMONT EASTLEIGH - LANGLEY CITY
ZONING:	P2 (PRIVATE INSTITUTIONAL/RECREATION ZONE)
CIVIC ADDRESS:	20619 & 20629 EASTLEIGH CRESCENT, LANGLEY, BC
LEGAL DESCRIPTION:	PLAN S41801.07.00
VARIANCES APPLIED FOR:	PROPOSED ZONING CO SETBACK VARIANCE: REQUIRED (REFER TO PROVIDED SETBACKS FOR MORE INFORMATION) 2ND LEVEL BALCONY/STODIUM PROJECTS MORE THAN 1.0M INTO THE REAR SETBACK STAIRS ON LEVEL 2 LIES OUTSIDE THE SETBACK CANOPY ON TOP OF THE EXIST DOOR FROM LEVEL 1 CORRIDOR OF THE WEST BUILDING PROJECTS INTO THE SETBACK BY MORE THAN 1.0M
BYLAW EXEMPTIONS:	EAVES AND GUTTERS, CORNICES, SILLS, BAY WINDOWS, SUN SHADES, CHIMNEYS, STEPS OR OTHER SIMILAR FEATURES MAY PROJECT INTO OR BE LOCATED IN A REQUIRED FRONTAL, SIDE OR REAR YARD PROVIDED THAT SUCH PROJECTIONS DO NOT EXCEED 1.0M (3.29 ft)
COORDINATING REGISTERED PROFESSIONAL:	ERIC POULTER (P.ENG), KEYSTONE ARCHITECTURE
CERTIFIED PROFESSIONAL:	N/A
ZONING GRADE DEFINITION(S):	EXISTING GRADE: MEANS THE LOWEST GROUND ELEVATION EXISTING PRIOR TO CONSTRUCTION, AS ESTABLISHED ON A LEGAL SURVEY PLAN BY A REGISTERED BRITISH COLUMBIA LAND SURVEYOR, SUCH GROUND ELEVATION TO INCLUDE FILL MATERIALS PLACED ON THE LOT TO RAISE THE GROUND ELEVATION UP TO, BUT NOT ABOVE, THE AVERAGE ELEVATION OF ADJACENT LOTS AT THE ADJOINING LOT LINES FINISHED GRADE: THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING FIRST FLOOR: MEANS THE UPPERMOST STOREY HAVING ITS FLOOR ELEVATION NOT MORE THAN 2.0 METERS ABOVE THE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5 METERS ABOVE THE CROWN OF THE ROAD ADJACENT TO THE PROPERTY.
ZONING AVERAGE GRADE:	9.87 m (9.89+9.74+9.85+9.59)/4 AVG EXISTING GRADE NORTH ELEVATION: (9.99+9.76)/2 = 9.89 m AVG EXISTING GRADE EAST ELEVATION: (9.79+9.79) = 9.74 m AVG EXISTING GRADE SOUTH ELEVATION: (9.59+9.70)/2 = 9.65 m AVG EXISTING GRADE WEST ELEVATION: (9.59+9.59)/2 = 9.59 m
ZONING BUILDING HEIGHT:	21.94 m (6 STOREYS)
ZONING MAXIMUM BUILDING HEIGHT:	N/A
MINIMUM BUILDING ELEVATION:	N/A
FLOOD CONTROL LEVEL:	REQUIRED: 10.45 m (CIVIL ENGINEER) PROVIDED: 10.45 m (MEASURED TO FIRST FLOOR LEVEL)
FSR:	110072 SF / 40023 SF = 2.77
SITE AREA:	40023 SF = 1,319 m ²
GROSS FLOOR AREA (GFA):	110072 SF = 30,310 m ²
GROSS BUILDABLE AREA:	171117 SF = 16,897.33 m ²
LOT COVERAGE:	21745 SF / 40023 SF = 54.33%
ZONING SETBACKS:	FRONT: 4.5 m REAR: 6.0 m SIDE (EAST): 4.50 m SIDE (WEST): 4.50 m
PROVIDED SETBACKS:	FRONT: 3.0 m REAR: 6.0 m SIDE (EAST): 5.0 m SIDE (WEST): 2.0 m
GARBAGE & RECYCLING REQUIREMENTS:	
NOTES:	1. REFER TO FSR PLANS SHEET FOR GROSS FLOOR AREA (FSR) PLANS, SCHEDULE, METHOD OF MEASUREMENT & EXCLUSIONS. 2. REFER TO GROSS BUILDABLE AREA SUMMARY SCHEDULE FOR A BREAKDOWN OF AREAS, METHOD OF MEASUREMENT & EXCLUSIONS.

1.2.0 CODE DATA	
APPLICABLE BUILDING CODES: 2018 BCBC / 2018 BC FIRE CODE / ASHRAE 90.1-2016	
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:	
1. PART 8 BUILDING	DIV. A - PART 1 COMPLIANCE 1.1.3.2
2. MAJOR OCCUPANCY(IES):	1.1.2, & APPENDIX A - 3.1.1.1 (1)
2.1. STORAGE GARAGE (3 LOW HAZARD INDUSTRIAL)	
2.2. RESIDENTIAL GROUP C	
3. BUILDING AREAS:	1.4.1.2. DEFINED TERMS-BUILDING AREA
EAST BUILDING AREA	20389 SF = 964 m ²
WEST BUILDING AREA	11356 SF = 1,055 m ²
BUILDING AREA (NO FIREWALL)	21745 SF = 2,010 m ²
BASEMENT STORAGE GARAGE	30456 SF = 2,824 m ²
4. BUILDING CLASSIFICATION(S):	1.1.2.19 - 3.1.2.90
4.1. BASEMENT STORAGE GARAGE - LEVEL P1	1.1.2.90
GROUP F, DIVISION 1, ANY HEIGHT, ANY AREA, FULLY SPRINKLERED	1.1.2.90
NON-COMBUSTIBLE CONSTRUCTION	1.1.2.80(2)
FLOOR ASSEMBLIES: FIRE SEPARATIONS WITH A FIRE RESISTANCE RATING NOT LESS THAN 2 HR	1.1.2.80(2)(B)
MEZZANINES: N/A	
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN 2 HR FIRE RESISTANCE RATING	1.1.2.80(2)(D)
4.2. STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING - LEVEL P1	1.1.2
FULLY SPRINKLERED	1.1.2.20(0)
NON-COMBUSTIBLE CONSTRUCTION	1.1.2.80
2 HR FIRE SEPARATION, EXTERIOR WALL OPENINGS EXEMPT	1.1.2.12 (1), 3.1.2.12 (2)(A)(i)(A)
2 HR FIRE RESISTANCE RATING	1.1.2.12 (1)
F.T. RATED FIRESTOP 1.1.9.1(1)	3.1.9.1(1)
4.3. STORAGE GARAGE - LEVEL 1	ALTERNATE SOLUTION
GROUP C, DIVISION 1, UP TO 6 STOREYS, SPRINKLERED	1.1.2.80
MAX. ALLOWABLE BUILDING AREA - < 1700 m ²	1.1.2.80(1)(C)(vi)
2 HR FIREWALL (MASONRY CONSTRUCTION)	1.1.10.2(1), ALTERNATE SOLUTION
NON-COMBUSTIBLE CONSTRUCTION	1.1.2.80(2)
FLOOR ASSEMBLIES: 2 HR FIRE SEPARATION WITH 2 HR FIRE RESISTANCE RATING	1.1.2.80(2), ALTERNATE SOLUTION
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY	1.1.2.80(2)(C)
4.4. RESIDENTIAL - LEVEL 1	ALTERNATE SOLUTION
GROUP C, UP TO 6 STOREYS, SPRINKLERED	1.1.2.45 (1), 3.1.2.45 (1)(A)
MAX. ALLOWABLE BUILDING AREA - < 6000 m ²	1.1.2.45 (1)(C)(vi)
2 HR FIREWALL (MASONRY CONSTRUCTION)	1.1.10.2(1), ALTERNATE SOLUTION
NON-COMBUSTIBLE CONSTRUCTION	1.1.2.45 (2)
FLOOR ASSEMBLIES: 2 HR FIRE SEPARATION WITH 2 HR FIRE RESISTANCE RATING	1.1.2.45 (2)(A), ALTERNATE SOLUTION
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY	1.1.2.45 (2)(C)
4.5. RESIDENTIAL - LEVEL 1 TO 6	ALTERNATE SOLUTION
GROUP C, UP TO 6 STOREYS, SPRINKLERED	1.1.2.50 (1), 3.1.2.50 (1)(B)
MAX. ALLOWABLE BUILDING AREA - < 1500 m ² (REFER TO 3. BUILDING AREAS ABOVE)	1.1.2.50 (1)(C)(vi)
2 HR FIREWALL (MASONRY CONSTRUCTION)	1.1.10.2(1)
COMBUSTIBLE CONSTRUCTION	1.1.2.50 (2) EXCEPT (2)(C)
FLOOR ASSEMBLIES: 1 HR FIRE SEPARATION WITH 1 HR FIRE RESISTANCE RATING	1.1.2.50 (2)(A)
ROOF ASSEMBLIES: 1 HR FIRE RESISTANCE RATING	1.1.2.60 (2)(C)
MEZZANINES: 1 HR FIRE RESISTANCE RATING	1.1.2.50 (2)(C)
LOAD BEARING WALLS, COLUMNS & ARCHES NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY	1.1.2.50 (2)(E)
4.5.1. BUILDING HEIGHT:	6 STOREYS
4.5.2. GRADE ELEVATION:	9.74 m (LOWEST AVG GRADE EAST ELEVATION: 9.74+9.70)/2
4.5.3. FIRST STOREY ELEVATION:	10.45m
4.5.4. 1ST STOREY TO UPPERMOST FLOOR LEVEL:	15.09 m (REFER TO ELEVATIONS)
4.5.5. 1ST STOREY TO UPPERMOST ROOF:	23.15 m (REFER TO ELEVATIONS)
5. BUILDINGS WITH MULTIPLE MAJOR OCCUPANCIES:	YES
6. NON-COMBUSTIBLE CLADDING:	YES
7. HIGH BUILDING:	NA
8. FIREWALL:	2 HR
9. MEZZANINES:	NA
10. MEZZANINE EXITS:	NA
11. INTERCONNECTED FLOOR SPACE:	NA, STORAGE GARAGE EXEMPT
12. STORAGE GARAGE-HORIZONTAL FIRE SEPARATION:	YES
13. SPRINKLER SYSTEM:	YES
13.1. STORAGE GARAGE:	YES - NFPA 13 - 2013
13.2. RESIDENTIAL:	YES - NFPA 13 - 2013
13.3. FIRE EXTINGUISHERS:	YES - NFPA 10 - 2013
14. STANDPIPE SYSTEM:	YES - NFPA 14 - 2019
15. FIRE ALARM SYSTEM:	YES - SINGLE STAGE - CAN/ULC 6524-14
16. SMOKE CONTROL MEASURES:	YES
17. ANNUNCIATOR AND ZONE INDICATION:	YES
18. FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:	15.38 m (REFER TO ELEVATIONS)
19. NUMBER OF STREETS:	1
NOTES:	
1. * UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODES 2018	



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PROJECT DATA

SCALE

SD1.11

1.3.0 GROSS BUILDABLE AREA SUMMARY NOTES

1. MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERLINE OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL.
2. INCLUSIONS: EXTERIOR PARKADE EXHAUST SHAWTS, EXTERIOR PARKADE EXT STAIRS, EXTERIOR PARKADE VEHICLE RAMP, EXTERIOR ROOFTOP AMENITY.

1.3.1 GROSS BUILDABLE AREA SUMMARY

LEVEL/AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
P1 LEVEL				
CIRCULATION	1435 SF	133.27 m ²	0.8%	
PARKADE	11728 SF	1,087.61 m ²	18.2%	
SERVICE ROOMS/SHAFTS	625 SF	58.05 m ²	0.4%	
STORAGE	1660 SF	155.94 m ²	1.0%	
15456 SF	1,393.98 m²	20.7%		
1ST LEVEL				
CIRCULATION	2709 SF	251.71 m ²	1.0%	
PARKADE	20913 SF	1,947.83 m ²	12.2%	
RESIDENTIAL	4085 SF	379.43 m ²	2.0%	
SERVICE ROOMS/SHAFTS	1435 SF	133.27 m ²	0.8%	
STORAGE	1850 SF	172.28 m ²	0.8%	
30463 SF	2,829.53 m²	17.8%		
2ND LEVEL				
CIRCULATION	1781 SF	164.32 m ²	1.0%	
INDOOR AMENITY	1548 SF	143.84 m ²	0.9%	
OUTDOOR AMENITY	1776 SF	165.85 m ²	2.2%	
RESIDENTIAL	16642 SF	1,548.06 m ²	9.7%	
SERVICE ROOMS/SHAFTS	88 SF	8.13 m ²	0.0%	
STORAGE	169 SF	15.82 m ²	0.1%	
15854 SF	1,458.48 m²	14.8%		
3RD LEVEL				
CIRCULATION	1036 SF	96.14 m ²	1.4%	
RESIDENTIAL	17903 SF	1,663.20 m ²	10.5%	
SERVICE ROOMS/SHAFTS	88 SF	8.12 m ²	0.0%	
STORAGE	1081 SF	100.39 m ²	0.6%	
11477 SF	1,068.45 m²	12.5%		
4TH LEVEL				
CIRCULATION	1436 SF	133.34 m ²	1.4%	
RESIDENTIAL	17903 SF	1,663.20 m ²	10.5%	
SERVICE ROOMS/SHAFTS	88 SF	8.12 m ²	0.0%	
STORAGE	1081 SF	100.39 m ²	0.6%	
11477 SF	1,068.45 m²	12.5%		
5TH LEVEL				
CIRCULATION	1000 SF	92.90 m ²	1.4%	
RESIDENTIAL	16246 SF	1,508.53 m ²	9.7%	
SERVICE ROOMS/SHAFTS	88 SF	8.14 m ²	0.0%	
STORAGE	1081 SF	100.39 m ²	0.6%	
18415 SF	1,711.90 m²	10.8%		
6TH LEVEL				
CIRCULATION	1400 SF	129.89 m ²	1.4%	
RESIDENTIAL	14946 SF	1,388.13 m ²	8.7%	
SERVICE ROOMS/SHAFTS	88 SF	8.14 m ²	0.0%	
STORAGE	1081 SF	100.39 m ²	0.6%	
18415 SF	1,711.90 m²	10.8%		
AREA GRAND TOTAL	171117 SF	15,897.29 m²	100.0%	

1.4.0 UNIT COUNT SUMMARY

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
1 BED	36	26.4%	
1 BED & DEN	17	19.9%	
1 BED ADAPTABLE	28	20.8%	
2 BED	24	17.6%	
2 BED & DEN	11	8.1%	
3 BED	10	7.4%	
TOTAL UNITS: 136		100.0%	

1.4.1 UNIT FLOOR AREA SUMMARY NOTES

1. ALL UNIT AREAS ARE MEASURED TO THE FOLLOWING: A) EXTERIOR WALL, EXTERIOR FACE OF SHEATHING; B) PARTY WALL, CENTER OF WALL; C) CORRIDOR/STAIR/ELLEVATOR WALL, FULL THICKNESS OF WALL.
2. AREAS GIVEN ON DRAWINGS AND IN SCHEDULES ARE NOT TO BE CONSIDERED LEGAL STRATA AREAS. CONFIRM STRATA AREAS BY SURVEY ON SITE.

1.4.2 UNIT FLOOR AREA SUMMARY

UNIT	UNIT TYPE	COUNT	UNIT AREA SF (1 SF)	UNIT AREA m ² (1 m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
UNIT A1	1 BED	5	529 SF	49 m ²	2645 SF	245.68 m ²
UNIT A2	1 BED	21	519 SF	48 m ²	10890 SF	1005.93 m ²
UNIT A2.1	1 BED	1	519 SF	48 m ²	519 SF	48.26 m ²
UNIT A3 ADAPTABLE	1 BED ADAPTABLE	9	537 SF	50 m ²	4836 SF	449.29 m ²
UNIT A3 ADAPTABLE	1 BED ADAPTABLE	18	538 SF	50 m ²	9684 SF	900.77 m ²
UNIT A3.1	1 BED	6	518 SF	48 m ²	3107 SF	288.68 m ²
UNIT A3.2	1 BED	4	527 SF	49 m ²	2109 SF	195.97 m ²
UNIT A4	1 BED	1	488 SF	45 m ²	488 SF	45.52 m ²
UNIT B1	1 BED & DEN	10	584 SF	54 m ²	7013 SF	653.53 m ²
UNIT B2	1 BED & DEN	1	527 SF	49 m ²	527 SF	49.42 m ²
UNIT B2	1 BED & DEN	5	626 SF	58 m ²	3128 SF	290.88 m ²
UNIT B3	1 BED & DEN	4	626 SF	58 m ²	2504 SF	233.08 m ²
UNIT B3	1 BED & DEN	4	609 SF	57 m ²	2436 SF	226.48 m ²
UNIT B4	1 BED & DEN	1	555 SF	52 m ²	555 SF	51.53 m ²
UNIT C1	2 BED	4	744 SF	69 m ²	2976 SF	278.60 m ²
UNIT C1	2 BED	5	748 SF	69 m ²	3740 SF	347.31 m ²
UNIT C1	2 BED	1	750 SF	70 m ²	750 SF	69.67 m ²
UNIT C1	2 BED	5	717 SF	67 m ²	3585 SF	333.18 m ²
UNIT C2	2 BED	10	714 SF	66 m ²	7140 SF	663.48 m ²
UNIT D1	2 BED & DEN	5	814 SF	76 m ²	4070 SF	378.08 m ²
UNIT D1	2 BED & DEN	5	824 SF	77 m ²	4119 SF	382.69 m ²
UNIT D1	2 BED & DEN	1	845 SF	79 m ²	845 SF	78.53 m ²
UNIT E1	3 BED	10	990 SF	92 m ²	9900 SF	919.97 m ²
UNIT TOTALS: 136					86384 SF	8023.30 m²



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PROJECT DATA

SCALE

SD1.12

1.5.0 OFF-STREET VEHICLE/BICYCLE/STORAGE PARKING DATA-REQUIRED			
	UNITS / AREA	REQUIRED FACTOR	REQUIRED STALLS
VEHICLE PARKING STALL DATA			
TENANTS:			
1 BED	64 UNITS	1.0	64 STALLS
1 BED & DEN	27 UNITS	1.0	27 STALLS
2 BED	24 UNITS	1.25	1.25(24) = 30 STALLS
2 BED & DEN	11 UNITS	1.25	1.25(11) = 14.75 STALLS
3 BED	10 UNITS	1.40	1.4(10) = 14.0 STALLS
SMALL CAR	N/A	40% MAX OF TOTAL STALLS	MAX. 0.40(149) = 60 STALLS
ACCESSIBLE	N/A	5% MIN OF TOTAL STALLS	MIN. 0.05(149) = 7.5 = 8 STALLS
ELECTRIC VEHICLE CHARGING	N/A	10% MIN OF TOTAL STALLS	MIN. 0.10(149) = 15 STALLS
TOTAL RESIDENT STALLS:			149 STALLS
VISITORS:			
STANDARD	136 UNITS	0.15	0.20(136) = 20.4 = 20 STALLS
SMALL CAR	N/A	40% MAX OF TOTAL STALLS	MAX. 0.40(20) = 8 STALLS
ACCESSIBLE	N/A	5% MIN OF TOTAL STALLS	MIN. 0.05(20) = 1 STALL
ELECTRIC VEHICLE CHARGING	N/A	10% MIN OF TOTAL STALLS	MIN. 0.10(20) = 2 STALLS
TOTAL VISITOR STALLS:			20 STALLS
SPECIALTY PARKING STALL:			
LOADING	N/A	1 (L x W @ H: 30m x 3m x 2.6m)	1
TOTAL COMMERCIAL STALLS:			1 STALL
TOTAL VEHICLE STALLS:			170 STALLS
BICYCLE STALL DATA			
RESIDENT (UNIT) (CLASS 1)	136 UNITS	0.5	0.5(136) = 68 STALLS
VISITOR / EMPLOYEE (CLASS 2)	N/A	6 SPACES PER BUILDING	6
TOTAL BICYCLE STALLS:			74 STALLS
STORAGE STALL DATA			
RESIDENT	136 UNITS	1.0	136
TOTAL STORAGE STALLS:			136
NOTES:			

1.5.2 OFF-STREET VEHICLE PARKING DATA-PROVIDED				
PARKING STALL USER/TYPER	PARKING STALL COUNT	% BY STALL USER	% OF OVERALL	COMMENTS
	6	100.0%	0%	
	136	100.0%	37%	
SPECIALTY PARKING STALL:				
LOADING	1	100.0%	1%	
SPECIALTY PARKING STALL: 1			1%	
TENANT:				
ACCESSIBLE	8	5.4%	5%	
EV	15	10.3%	5%	
SMALL CAR	45	30.2%	26%	
STANDARD	87	59.1%	46%	
TENANT: 145			85%	
VISITOR:				
ACCESSIBLE	1	5.0%	1%	
EV	2	10.0%	1%	
SMALL CAR	8	40.0%	6%	
STANDARD	9	45.0%	5%	
VISITOR: 20			11%	
TOTAL PARKING STALLS: 176			100%	

1.5.3 BIKE PARKING STALL DATA-PROVIDED			
PARKING STALL USER/TYPER	PARKING STALL COUNT	PARKING STALL %	COMMENTS
TENANT:			
BIKE REPAIR	1	1.1%	
STANDARD BIKE	62	72.3%	
VERTICAL BIKE	25	28.4%	
TENANT: 68		100.0%	
TOTAL BIKE PARKING STALLS: 68		100.0%	

1.5.4 STORAGE STALL DATA-PROVIDED			
PARKING STALL USER/TYPER	PARKING STALL COUNT	PARKING STALL %	COMMENTS
TENANT:			
STORAGE COMPARTMENT STALL	142	100.0%	
TOTAL STORAGE STALLS: 142		100.0%	



**DP
RESUBMISSION**

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1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

**WESMONT
EASTLEIGH
APARTMENTS**

20619 & 20629 EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23.112
CITY FILE #



FSR PLANS

SCALE 1/32" = 1'-0"



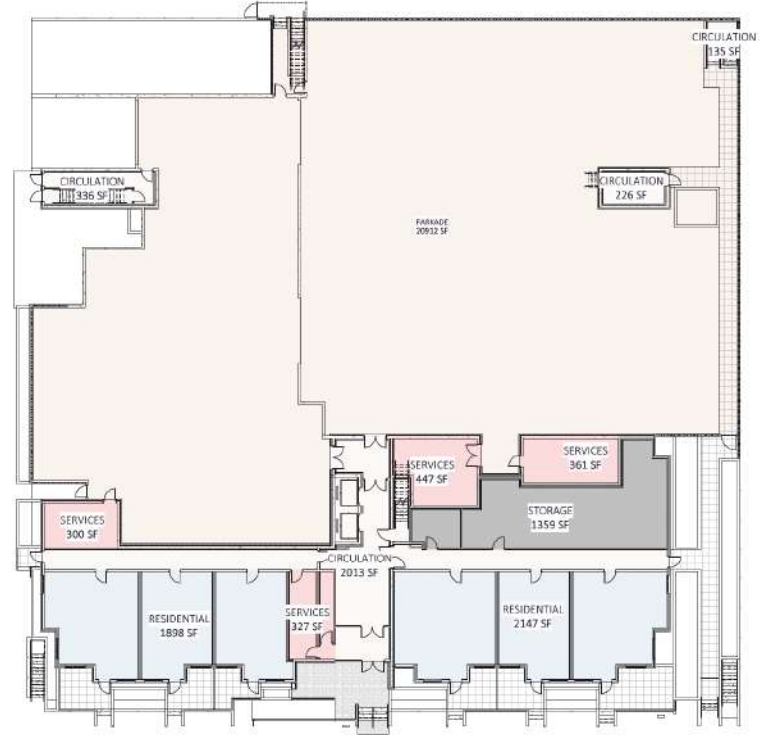
SD1.13

1.6.0 GROSS FLOOR AREA (FSR) SUMMARY NOTES		1.6.2 FSR CALCULATION	
1. MEASURED TO OUTSIDE FACE OF SHEATHING OR CONCRETE, CENTERING OF PARTY WALL & INSIDE FACE OF CORRIDOR/STAIR WALL		GROSS FLOOR AREA (FSR) SF	FSR
		110972 SF	2.77

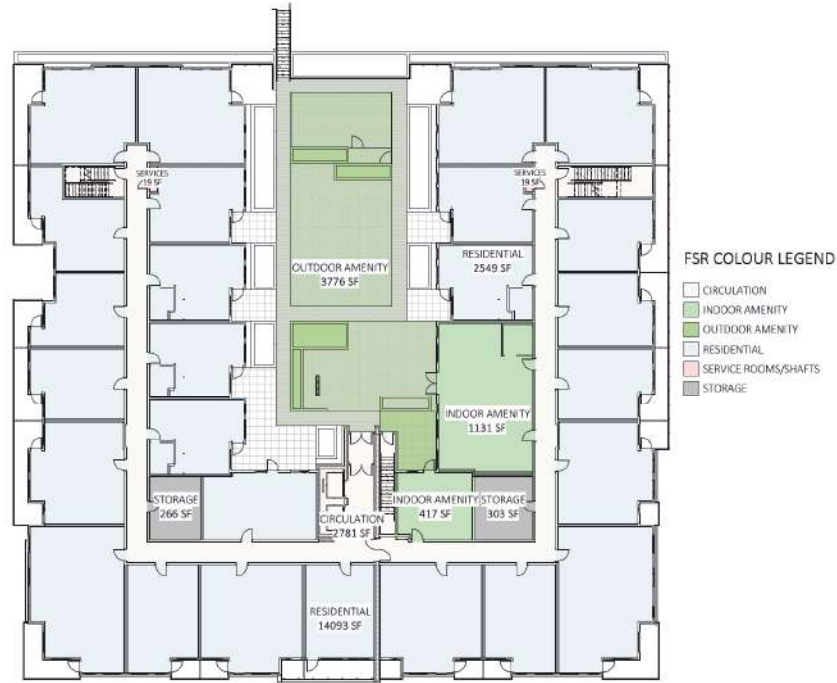
1.6.1 GROSS FLOOR AREA (FSR) SUMMARY				
LEVEL / AREA TYPE	AREA SF	AREA m ²	AREA %	COMMENTS
STORAGE				
1ST LEVEL	3359 SF	126.28 m ²	1.2%	STORAGE
2ND LEVEL	349 SF	52.88 m ²	0.5%	STORAGE
3RD LEVEL	1081 SF	100.39 m ²	1.0%	STORAGE
4TH LEVEL	1081 SF	100.39 m ²	1.0%	STORAGE
5TH LEVEL	1081 SF	100.39 m ²	1.0%	STORAGE
6TH LEVEL	1081 SF	100.39 m ²	1.0%	STORAGE
SERVICE ROOMS/SHAFTS				
1ST LEVEL	1435 SF	133.27 m ²	1.3%	
2ND LEVEL	38 SF	3.52 m ²	0.0%	
3RD LEVEL	38 SF	3.52 m ²	0.0%	
4TH LEVEL	38 SF	3.52 m ²	0.0%	
5TH LEVEL	38 SF	3.52 m ²	0.0%	
6TH LEVEL	38 SF	3.52 m ²	0.0%	
RESIDENTIAL				
1ST LEVEL	8041 SF	376.83 m ²	3.4%	
2ND LEVEL	18642 SF	1546.06 m ²	15.0%	
3RD LEVEL	17900 SF	1463.20 m ²	16.2%	
4TH LEVEL	17900 SF	1463.20 m ²	16.2%	
5TH LEVEL	14946 SF	1388.53 m ²	13.0%	
6TH LEVEL	14946 SF	1388.53 m ²	13.0%	
INDOOR AMENITY				
2ND LEVEL	1548 SF	143.84 m ²	1.4%	
3RD LEVEL	1548 SF	143.84 m ²	1.4%	
CIRCULATION				
1ST LEVEL	2709 SF	251.71 m ²	2.4%	
2ND LEVEL	2781 SF	258.02 m ²	2.5%	
3RD LEVEL	2430 SF	226.34 m ²	2.3%	
4TH LEVEL	2430 SF	226.34 m ²	2.3%	
5TH LEVEL	2400 SF	222.83 m ²	2.2%	
6TH LEVEL	2400 SF	222.83 m ²	2.3%	
AREA GRAND TOTAL	110972 SF	10209.63 m²	100.0%	

FSR COLOUR LEGEND

- CIRCULATION
- PARKADE
- RESIDENTIAL
- SERVICE ROOMS/SHAFTS
- STORAGE



1ST LEVEL
1/32" = 1'-0"



2ND LEVEL
1/16" = 1'-0"



3RD/4TH LEVEL
1/16" = 1'-0"

DP RESUBMISSION

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

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LANGLEY, B.C.

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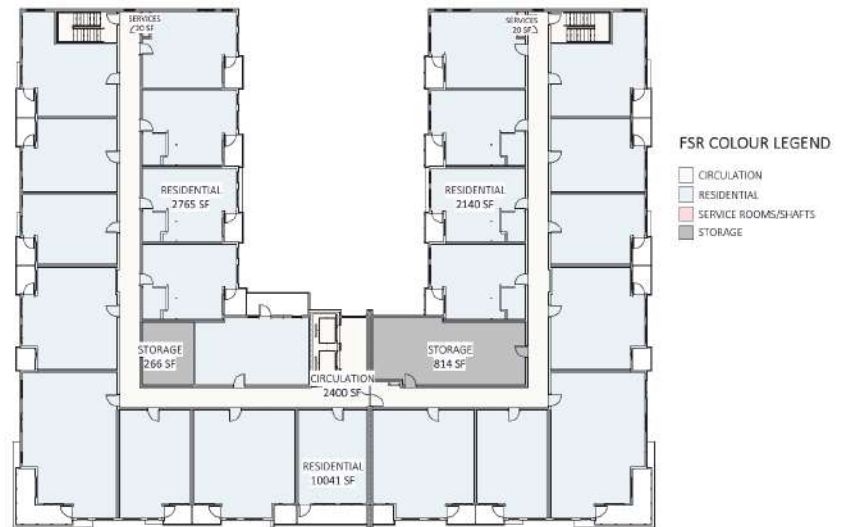
FSR PLANS

SCALE 1/16" = 1'-0"



DP
RESUBMISSION

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
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6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01



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FSR PLANS



SCALE 1/16" = 1'-0"

SD1.15

DESIGN RATIONALE

SITE DESCRIPTION

THIS MULTI-FAMILY DEVELOPMENT ALIGNS WITH THE CITY OF LANGLEY VISION, PROVIDING HOUSING FOR A DIVERSE AND INCLUSIVE DEMOGRAPHIC, AND INCORPORATING ENVIRONMENTAL SOLUTIONS AND A SIGNIFICANT OUTDOOR GREEN SPACE. THE PROJECT SITE IS LOCATED ON THE NORTHERN SIDE OF EASTLEIGH CRESCENT, ONE BLOCK FROM THE GLOVER ROAD INTERSECTION. CONSISTING OF 2 SITES, THE EXISTING BUILDING IS A VACANT SENIORS CARE FACILITY THAT STRADDLES BOTH PROPERTIES.

PROJECT DESCRIPTION

THE PROPOSED DEVELOPMENT IS A SIX-STOREY, 136-UNIT, MULTI-FAMILY RESIDENTIAL BUILDING CONSISTING OF ONE-LEVEL OF BELOW GRADE CONCRETE PARKADE, ONE LEVEL OF ABOVE GRADE PARKING WITH GROUND LEVEL UNITS FACE EASTLEIGH CRESCENT AND 5 LEVELS OF WOOD FRAME RESIDENTIAL UNITS ABOVE. A MIX OF 1-BED TO 3-BED UNITS SUPPORTS A VARIETY OF INCOME LEVELS AND DEMOGRAPHICS.

MASSING, FORM & CHARACTER

THE EXTERIOR FORM AND CHARACTER MARRY A MODERN CONTEMPORARY VERNACULAR MASSING FROM THE NEW DEVELOPMENTS ON EASTLEIGH CRESCENT WITH THE INDUSTRIAL HERITAGE OF THE NEIGHBOURHOOD.

THE PROPOSAL OF WALK-OUT UNITS CONNECTING WITH THE PUBLIC SIDEWALK PROMOTES A PEDESTRIAN EXPERIENCE TO RESIDENTS, WHILE THE INTERNAL COURTYARD IS A SAFE, WELCOMING, AND COMMUNAL GATHERING PLACE WITH A STRONG COMMUNITY ATMOSPHERE, PROMOTING SOCIAL CONNECTION AND OVERALL WELLBEING.

THE GROUND LEVEL IS SCALED WITH PLANTERS TO ALLOW FOR A STREET-FRIENDLY AND INVITING CONNECTIVITY. THE BRICK VENEER ENHANCES A SENSE OF SECURITY AND STRENGTH, WHILE BRINGING WARMTH AND CRAFTSMANSHIP TO THE GROUND PLANE, BESIDES PROMOTING THE HIERARCHY OF ENTRANCE CANOPY. THE METAL HORIZONTAL FRAME PROVIDES WAYFINDING WITH SIGNAGE AND PROVIDES PRIVACY TO BALCONIES ABOVE THE MAIN ENTRY.

THE RESIDENTIAL LEVELS MAINLY CONSIST OF CORRUGATED METAL CLADDING, AND ITS USE OF COLORS AND TEXTURES EVOLVE THE INDUSTRIAL PAST. THE LIGHTER CEMENT BOARD ON LEVEL 2 AND 6 OPTICALLY REDUCES THE OVERALL SCALE TO THE BUILDING AND ALLOWS THE LIGHT METAL FRAMED VOLUMES TO FREELY FLOAT. BALCONY PROJECTIONS ARTICULATE A LOWER SCALE AND ALLOW A SENSE OF INTEREST, OPENNESS, AND LIVABILITY THROUGH THE DEVELOPMENT, WITH ENHANCED VIEWS ALLOWING RESIDENTS TO EXPERIENCE THE OUTDOORS WHILE MAINTAINING PRIVACY WITHIN THEIR HOMES.

ENVIRONMENTAL SUSTAINABILITY

SUSTAINABILITY IS ADDRESSED THROUGH SEVERAL DESIGN STRATEGIES AND INTERVENTIONS:

- A MID-RISE BUILDING WITH A HIGH-DENSITY HOUSING COMPONENT MAKES MORE EFFICIENT USE OF MUNICIPAL SERVICES AND FACILITATES ECONOMIES OF SCALE IN THE DELIVERY OF MASS TRANSIT. DENSIFICATION IS AN IMPORTANT STRATEGY TO HELP REDUCE CARBON EMISSIONS.
- THE USE OF WOOD FRAME CONSTRUCTION HAS A LIGHTER CARBON FOOTPRINT THAN STEEL.
- NEW WATER EFFICIENT LANDSCAPING AND OUTDOOR AMENITY SPACES WILL AID IN STORM WATER MANAGEMENT.

- LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS.
- THE BALCONY DESIGN PROVIDES SOLAR SHADING FOR MOST RESIDENTIAL UNITS, WITH PASSIVE VENTILATION SUPPLIED THROUGH OPERABLE WINDOWS.
- PROVISION OF EV PARKING STALLS AND HEAT ISLAND EFFECT REDUCTION BY MINIMIZING EXPOSED EXTERIOR PARKING.
- GENEROUS BIKE STORAGE SUPPORTS ACTIVE TRANSPORTATION FOR RESIDENTS AND VISITORS ALIKE.
- STORAGE AND COLLECTION OF RECYCLABLES.

CRIME PREVENTION

THE FOUR KEY PRINCIPLES OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) ARE NATURAL SURVEILLANCE, ACCESS CONTROL, TERRITORIALITY AND MAINTENANCE & MANAGEMENT.

NATURAL SURVEILLANCE IS INCORPORATED THROUGHOUT THE BUILDING PERIMETER AND THE INTERIOR COURTYARD THROUGH THE INTRODUCTION OF CLEAR SIGHTLINES AND "EYES ON THE STREET" VIA RESIDENTIAL WINDOWS, AND PRIVATE BALCONIES.

PRIMARY ENTRANCES ARE CLEARLY DEFINED AND GLAZED FOR HIGH VISIBILITY. THE INTERIOR OF THE PARKADE IS WELL-LIT WITH VISITOR PARKING CLEARLY DESIGNATED. THE BUILDING LOBBY AND THE PARKADE ARE SUPPLIED WITH AN ELECTRONIC ACCESS CONTROL SYSTEM.

TERRITORIAL REINFORCEMENT IS PROVIDED THROUGH THE PAVING DESIGN THAT CONNECTS THE PUBLIC SIDEWALK TO THE BUILDING ENTRANCES. RESIDENTIAL UNITS WITH GROUND FLOOR PATIOS OPEN DIRECTLY ONTO THE STREET BUT ARE RAISED WITH TIERED PLANTERS TO ESTABLISH A BUFFER ZONE BETWEEN COMMON AND PRIVATE SPACES.

ISSUES SUCH AS GRAFFITI CAN GIVE THE IMPRESSION THAT OWNERS DO NOT CARE ABOUT THEIR PROPERTY. KEEPING THE BUILDING WELL MAINTAINED BRINGS A POSITIVE APPEARANCE TO THE NEIGHBOURHOOD.



SOUTH/WEST CORNER OF DEVELOPMENT



MAIN ENTRANCE



DP RESUBMISSION

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-08-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

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DESIGN RATIONALE

SCALE

SD1.20



EASTLEIGH ELEVATION



OUTDOOR AMENITY LOOKING NORTH



OUTDOOR AMENITY LOOKING SOUTH



**DP
RESUBMISSION**

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

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RENDERINGS

SCALE

SD1.21



**DP
RESUBMISSION**

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1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

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RENDERINGS



COURTYARD

SCALE

SD1.22



1.9.0 GENERAL SITE NOTES **KEYSTONE ARCHITECTURE**

1. REFER TO SITE CODE PLAN & SITE LAYOUT PLAN FOR MORE INFORMATION.
2. 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.
3. VERIFY ALL SITE INFORMATION, BUILDING AREA, DIMENSIONS AND BEARINGS WITH LEGAL SURVEY PLAN.
4. REFER TO LANDSCAPE DRAWINGS FOR ALL HARD & SOFT LANDSCAPING.
5. FINISH OF WALL: TOC-TOP OF CURB; SBW-BOTTOM OF WALL; BOB-BOTTOM OF CURB.
6. NEW ELEVATION: 10.00 m; EXISTING ELEVATION: 9.00 m.

DP RESUBMISSION

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1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

WESMONT EASTLEIGH APARTMENTS

20619 & 20629 EASTLEIGH CRESCENT, LANGLEY, B.C.

PROJECT # 23112
CITY FILE #



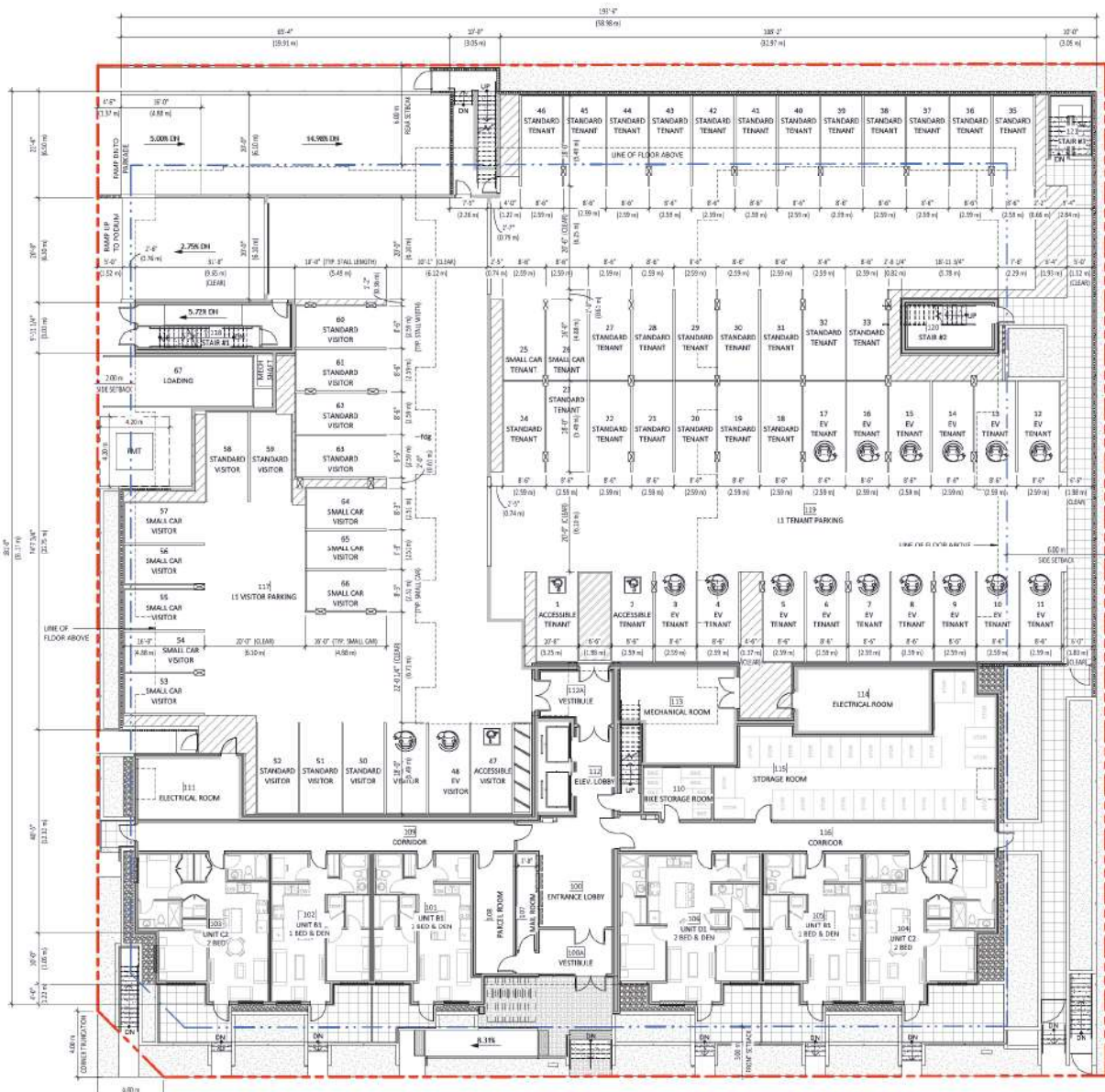
SITE PLAN

SCALE 3/32" = 1'-0"

SD.2.01

SITE PLAN
3/32" = 1'-0"

EASTLEIGH CRESCENT



1ST LEVEL
3/32" = 1'-0"

DP RESUBMISSION

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1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

WESMONT EASTLEIGH APARTMENTS

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LANGLEY, B.C.

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CITY FILE #



1ST LEVEL PLAN

SCALE 3/32" = 1'-0"



SD.02



**DP
RESUBMISSION**

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

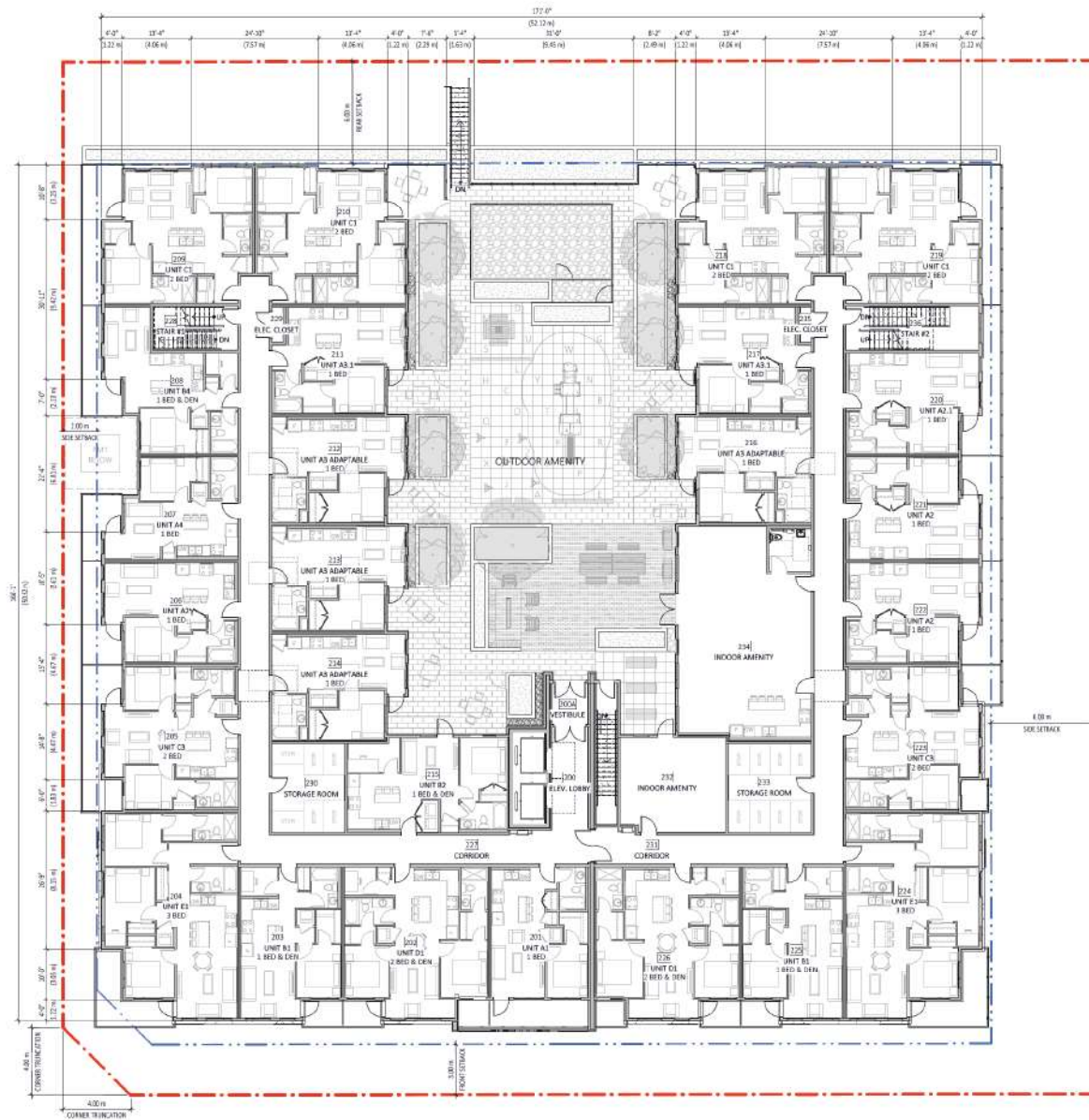
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2ND LEVEL PLAN



2ND LEVEL
3/32" = 1'-0"



**DP
RESUBMISSION**

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

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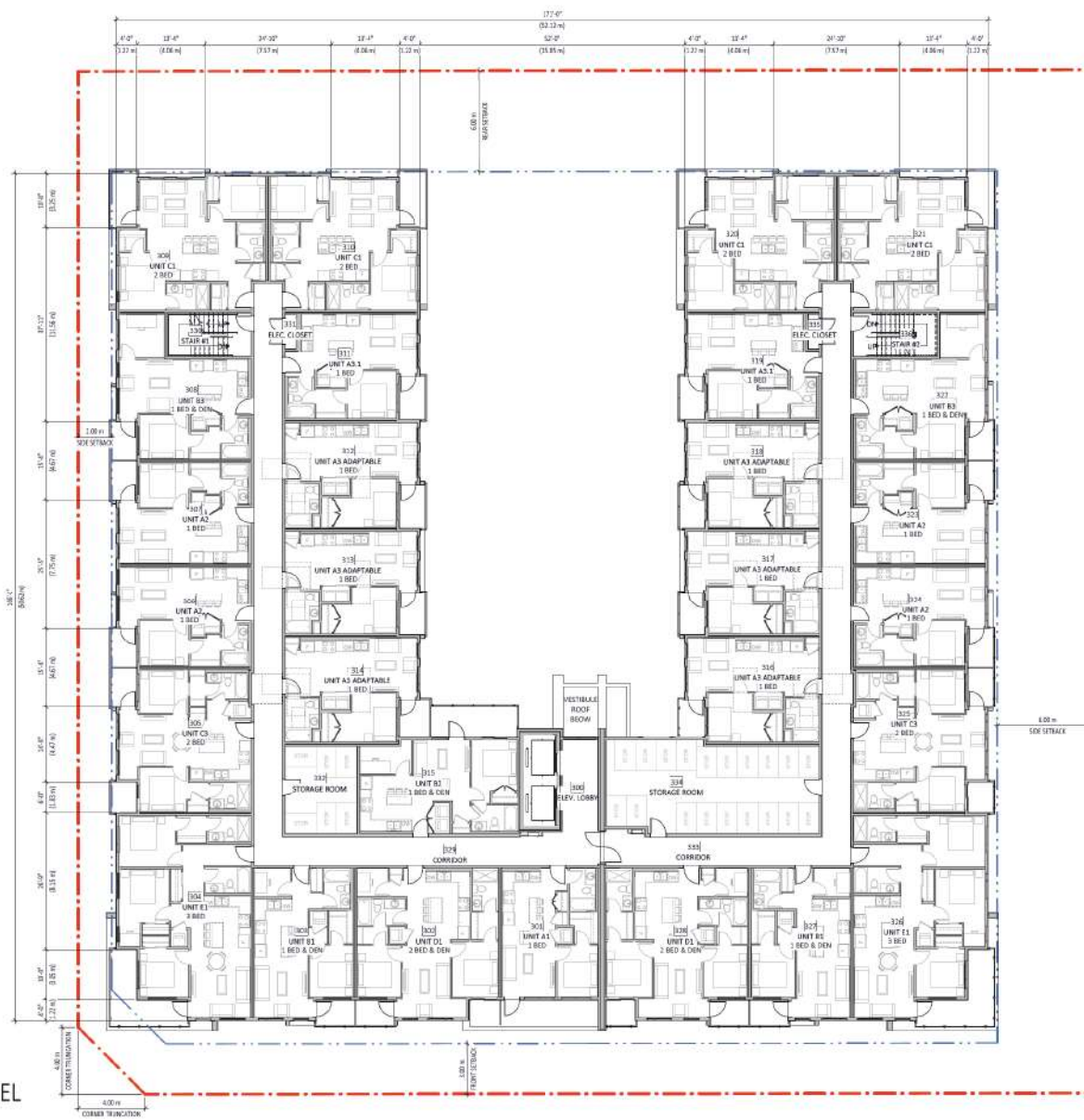


**3RD/4TH LEVEL
PLAN**

SCALE 3/32" = 1'-0"



SD2.04



3RD/4TH LEVEL
3/32" = 1'-0"



DP
RESUBMISSION

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1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

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5TH LEVEL PLAN

5TH LEVEL
3/32" = 1'-0"



SCALE 3/32" = 1'-0"



SD2.05



DP
RESUBMISSION

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

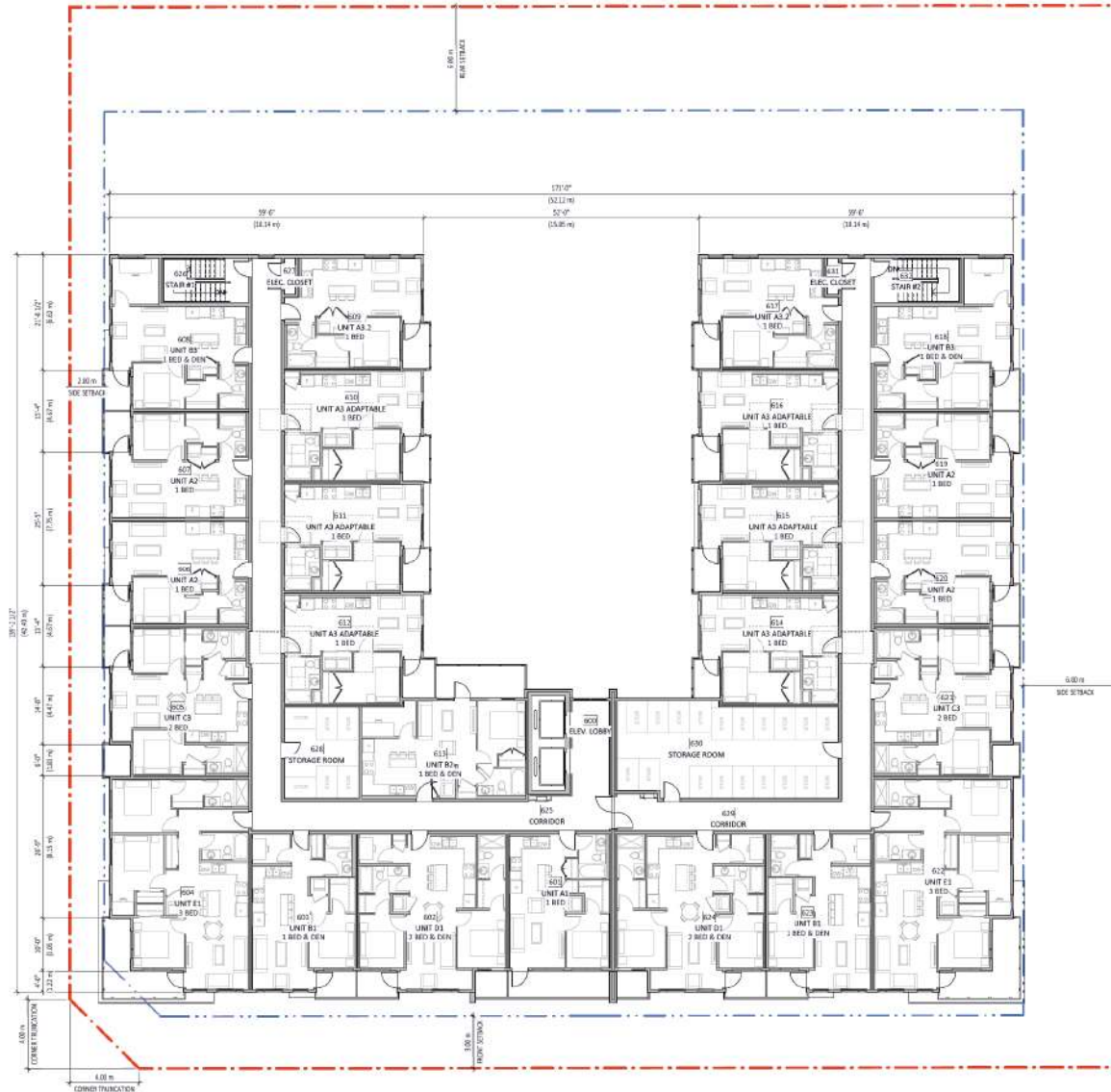
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LANGLEY, B.C.

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6TH LEVEL PLAN



6TH LEVEL
3/32" = 1'-0"

SCALE 3/32" = 1'-0"



**DP
RESUBMISSION**

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2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

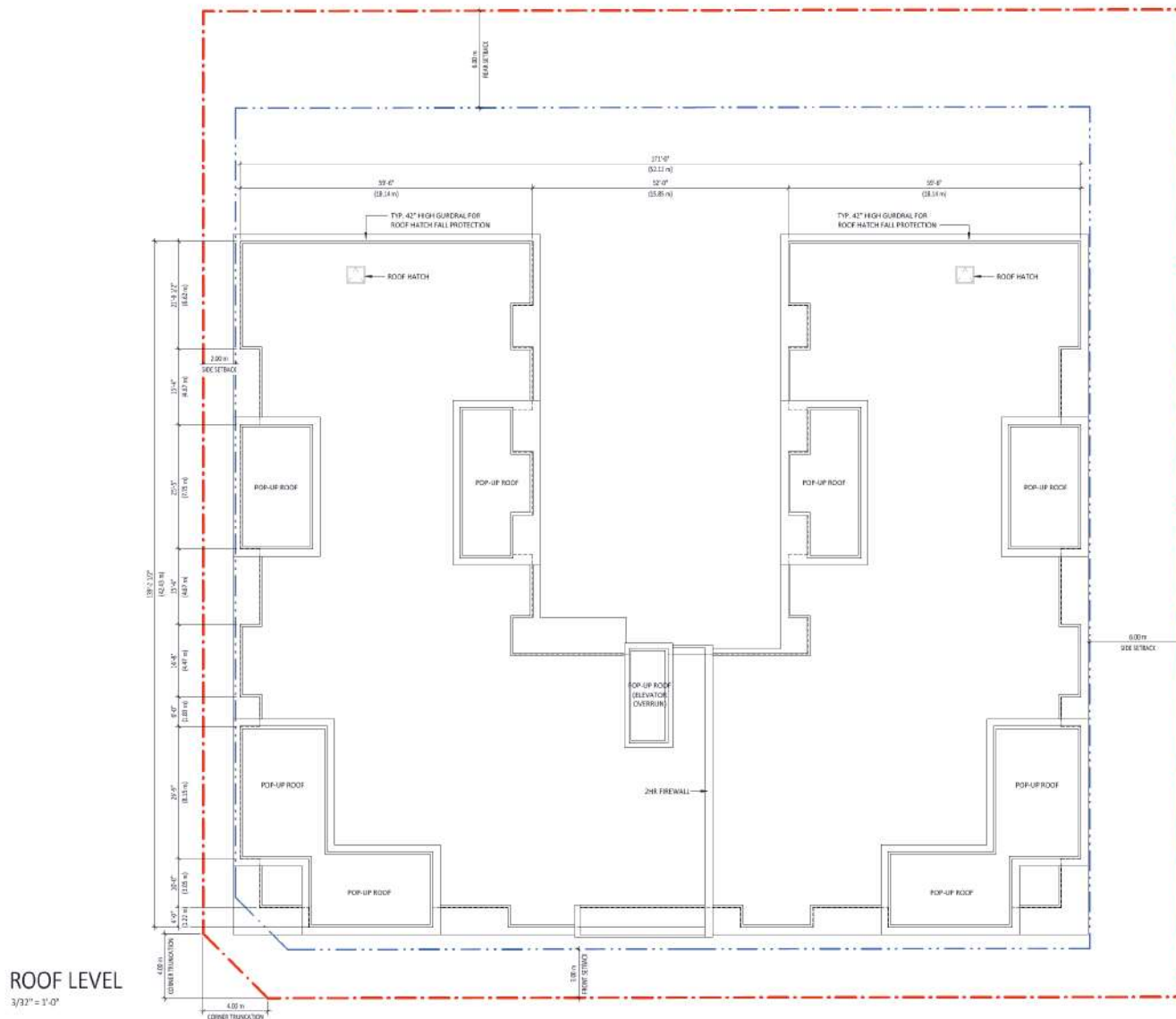
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ROOF LEVEL PLAN



SCALE 3/32" = 1'-0"



SD2.07



DP
RESUBMISSION

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REVISED FOR DP	23-09-27
3	REVISED FOR DP	23-10-04
4	REVISED FOR DP	23-10-13
5	REVISED FOR DP	23-11-06
6	REVISED FOR DP	23-11-23
7	REVISED FOR DP	23-12-01

WESMONT
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APARTMENTS

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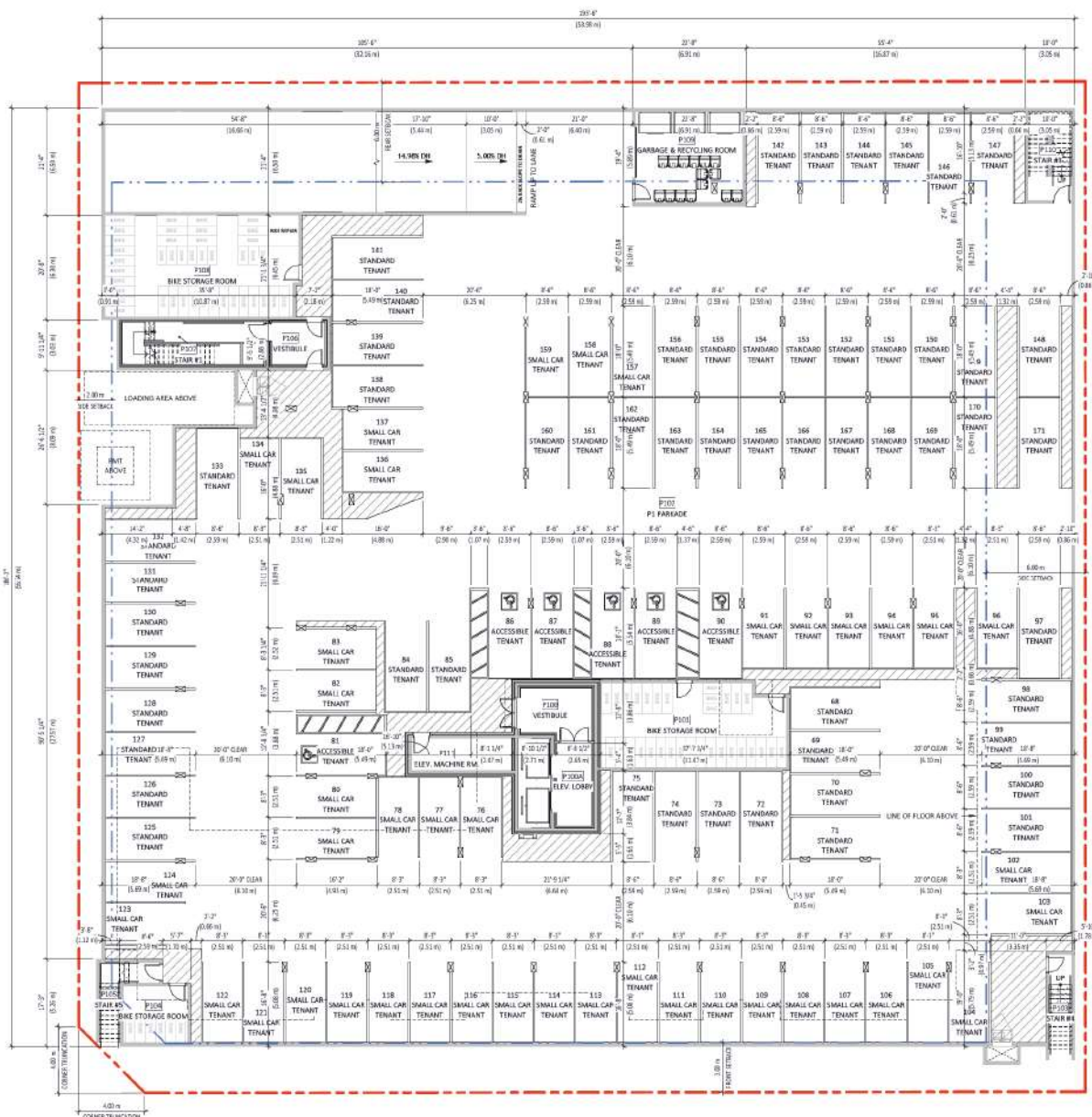
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CITY FILE #



P1 LEVEL PLAN

SCALE 3/32" = 1'-0"

SD.08



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





DP
RESUBMISSION

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1	ISSUED FOR DP	23-06-01
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4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01



SOUTH ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"

WESMONT
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BUILDING
ELEVATIONS

SCALE 3/32" = 1'-0"



**DP
RESUBMISSION**

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2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01



NORTH ELEVATION

3/32" = 1'-0"



EAST ELEVATION

3/32" = 1'-0"

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**BUILDING
ELEVATIONS**

SCALE 3/32" = 1'-0"



DP
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6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

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BUILDING
ELEVATIONS

SCALE: 1/8" = 1'-0"

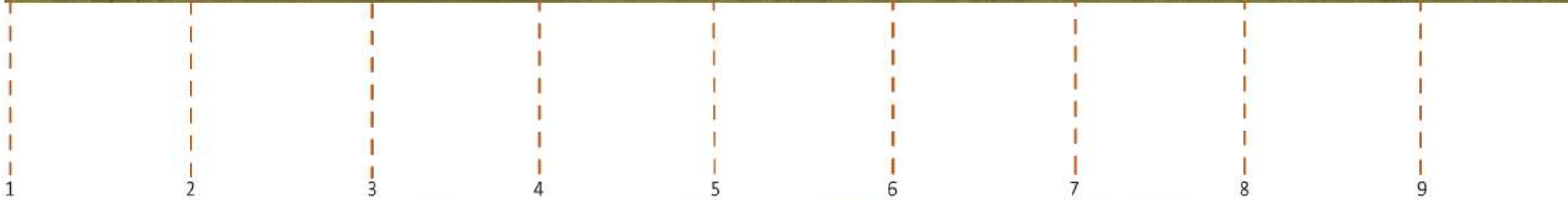
SD3.03





DP
RESUBMISSION

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01



1 METAL PANEL COLOUR: WHITE
 2 CONCRETE WALL COLOUR: 'PAINTED TO MATCH BRICK'
 3 CEMENT BOARD PANEL SIDING COLOUR: LIGHT MIST
 4 BRICK, TEXTURE: 'SMOOTH' COLOUR: 'DARK CHARCOAL GRAY'
 5 ALUMINUM/GLASS GUARD/RAILING COLOUR: BLACK
 6 CORRUGATED METAL (VERTICAL) COLOUR: 'CHARCOAL'
 7 WINDOW COLOUR: VARIES BLACK EXT. / WHITE INT. WHITE EXT. / WHITE INT. GREY EXT. / WHITE INT.
 8 FASCIA BOARD AND PARAPET COLOUR: IRON GRAY
 9 ALUMINUM SOFFIT COLOUR: BLACK

WESMONT
EASTLEIGH
APARTMENTS

20619 & 20629 EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23.112
CITY FILE #



MATERIAL BOARD

SCALE: 1/8"=1'-0"



**DP
RESUBMISSION**

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01



EASTLEIGH CRESCENT STREETSCAPE
3/32" = 1'-0"



LANE STREETSCAPE
3/32" = 1'-0"

**WESMONT
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20619 & 20629 EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23.112
CITY FILE #



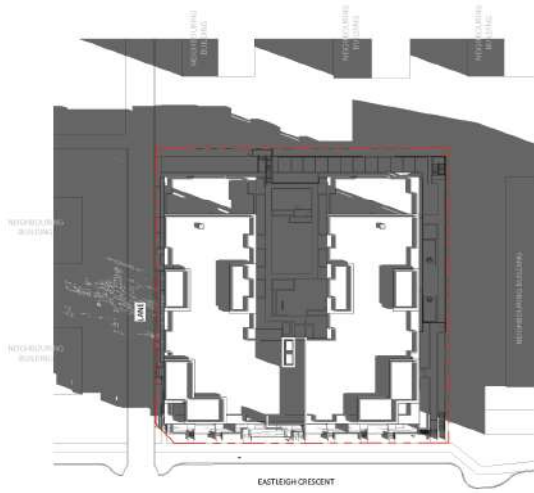
STREETSCAPES

SCALE 3/32" = 1'-0"

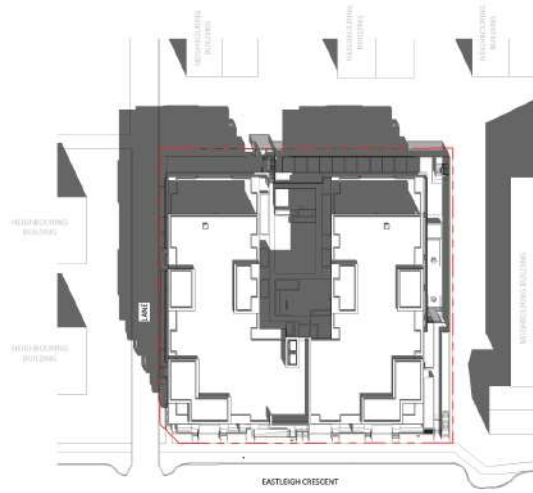


DP
RESUBMISSION

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01



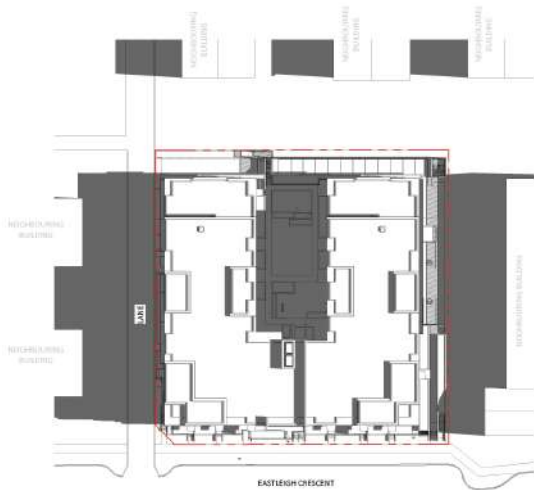
MARCH 21 - 9AM
1" = 40'-0"



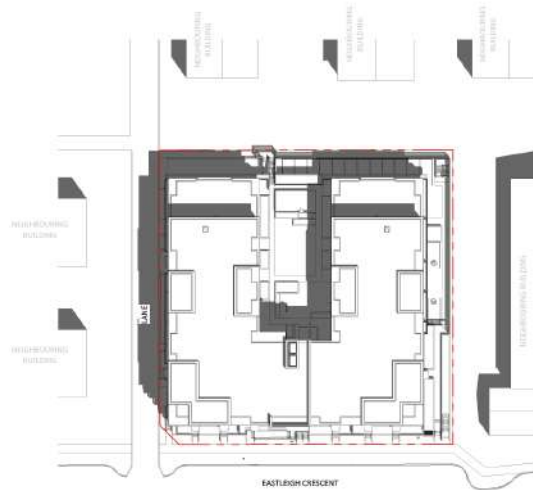
MARCH 21 - 12PM
1" = 40'-0"



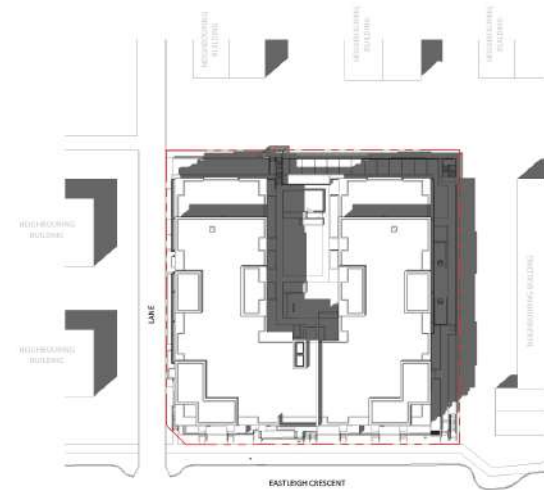
MARCH 21 - 3PM
1" = 40'-0"



JUNE 21 - 9AM
1" = 40'-0"



JUNE 21 - 12PM
1" = 40'-0"



JUNE 21 - 3PM
1" = 40'-0"

WESMONT
EASTLEIGH
APARTMENTS

20619 & 20629 EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23.112
CITY FILE #

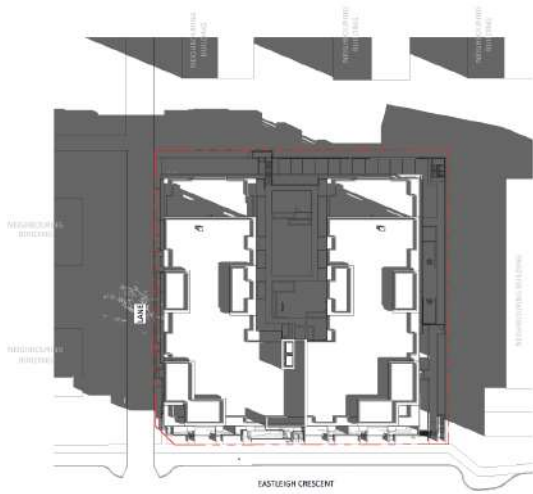


SHADOW STUDY

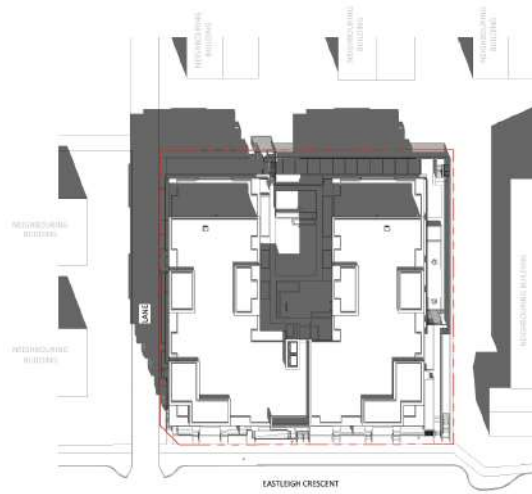


SCALE 1" = 40'-0"

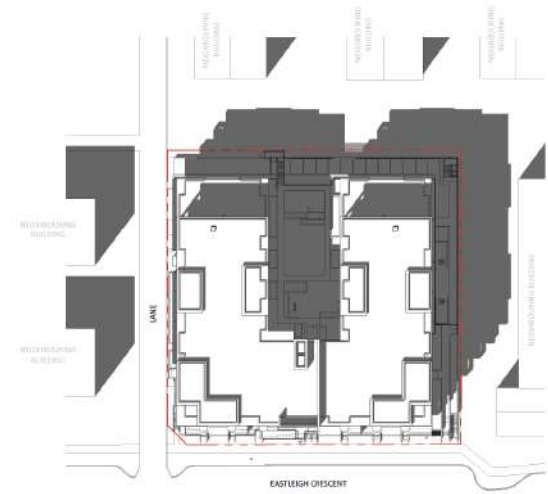
SD5.10



SEPTEMBER 21 - 9AM
1" = 40'-0"



SEPTEMBER 21 - 12PM
1" = 40'-0"



SEPTEMBER 21 - 3PM
1" = 40'-0"



**DP
RESUBMISSION**

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
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6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

**WESMONT
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APARTMENTS**

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PROJECT # 23.112
CITY FILE #



SHADOW STUDY



SCALE: 1" = 40'-0"

SD5.11



**DP
RESUBMISSION**

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

**WESMONT
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20619 & 20629 EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23.112
CITY FILE #



SITE SECTIONS

SCALE 1/8" = 1'-0"



NW/SE SECTION
1/8" = 1'-0"

OCCUPANCY USE

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



NE/SW SECTION
1/8" = 1'-0"

OCCUPANCY USE
 [Light Blue Box] GROUP C - RESIDENTIAL DWELLING UNIT
 [Green Box] GROUP F3 - INDUSTRIAL STORAGE GARAGES

DP
RESUBMISSION

NO.	ISSUE/REVISION	DATE
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6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

WESMONT
EASTLEIGH
APARTMENTS

20619 & 20629 EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23.112
CITY FILE #

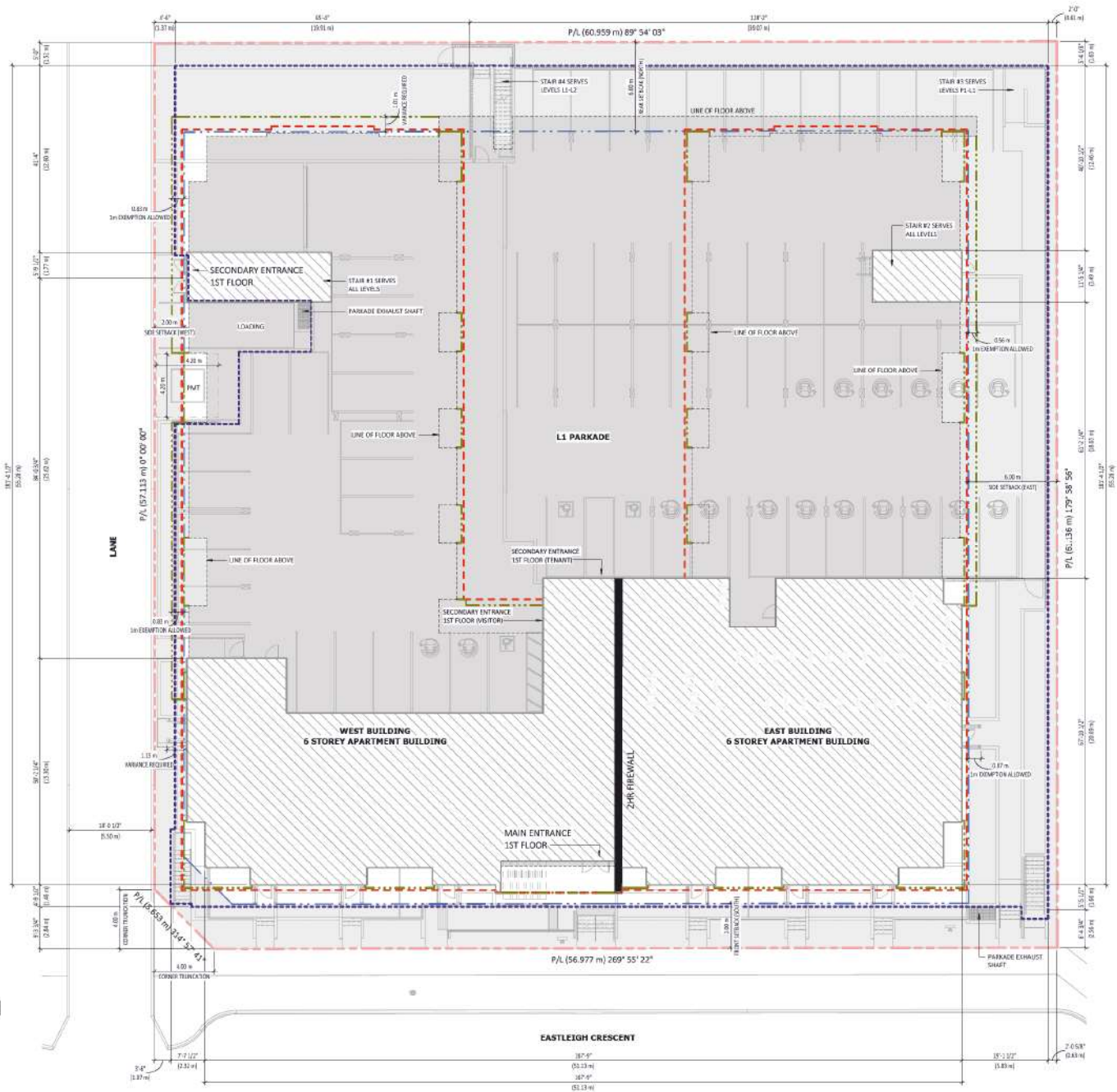


SITE SECTIONS

SCALE 1/8" = 1'-0"

SD6.02

SITE LAYOUT PLAN
3/32" = 1'-0"



1.9.1 SITE LAYOUT PLAN

LEGEND

- PROPERTY LINE
- OUTLINE OF PARKADE
- OUTLINE OF ROOF ABOVE
- OUTLINE OF BALCONY ABOVE
- SETBACK
- BUILDING FOOTPRINT
- RIGHT OF WAY/SEWAGEMENT

NOTES

- REFER TO LEGAL SURVEY PLAN, COMPLETED BY CANSIM/INTER LAND SURVEYING DATED APRIL 30, 2019 TO VERIFY ALL SITE INFORMATION.

KEYSTONE
ARCHITECTURE

310 - 3181 1 SOUTH PLEASER WAY, ABBOTSFORD BC
V3S 3B1 | (604) 850-8377
410 - 381 117 AVENUE SW, CALGARY AB
T2R 1A9 | (403) 243-4768
INFO@KEYSTONEARCH.CA



DP
RESUBMISSION

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

WESMONT
EASTLEIGH
APARTMENTS

20619 & 20629 EASTLEIGH CRESCENT,
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CITY FILE #



SITE LAYOUT PLAN

SCALE 3/32" = 1'-0"



SD.7.01



DP
RESUBMISSION

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	23-06-01
2	REISSUED FOR DP	23-09-27
3	REISSUED FOR DP	23-10-04
4	REISSUED FOR DP	23-10-13
5	REISSUED FOR DP	23-11-06
6	REISSUED FOR DP	23-11-23
7	REISSUED FOR DP	23-12-01

WESMONT
EASTLEIGH
APARTMENTS

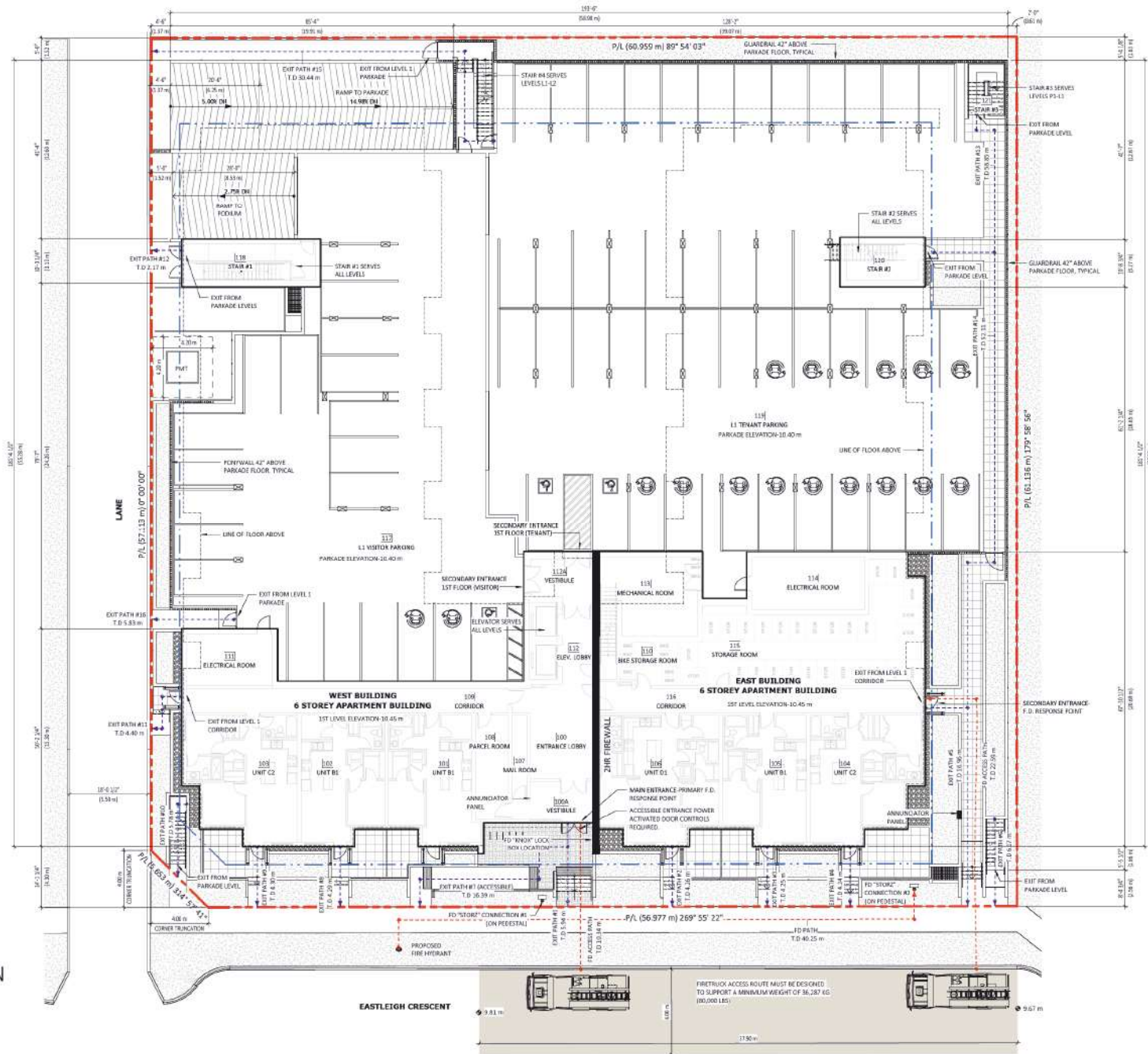
20619 & 20629 EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23112
CITY FILE #



SITE CODE PLAN

SITE CODE PLAN
3/32" = 1'-0"



SCALE 3/32" = 1'-0"

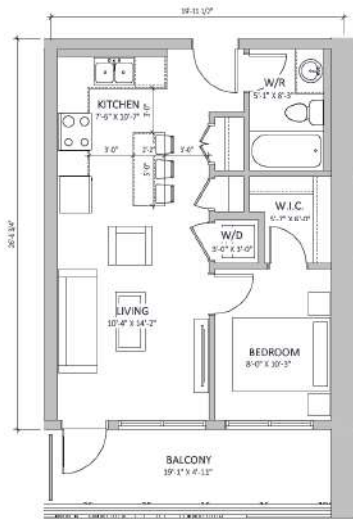


SD7.02

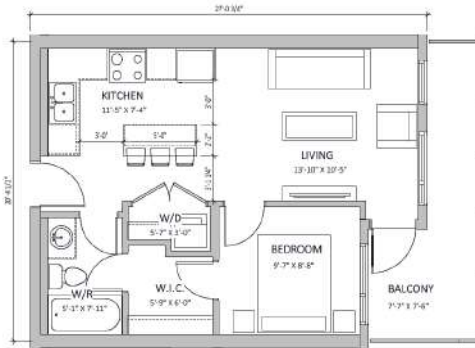


DP
 RESUBMISSION

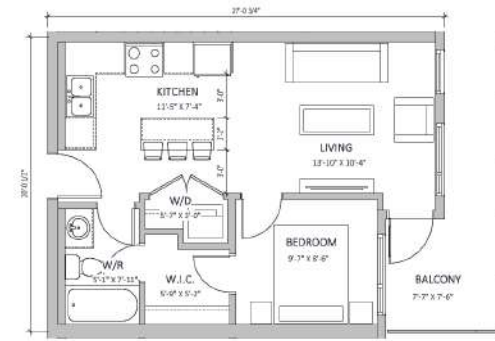
NO.	ISSUE/REVISION	DATE
4	ISSUED FOR DP	23-10-13
7	REISSUED FOR DP	23-12-01



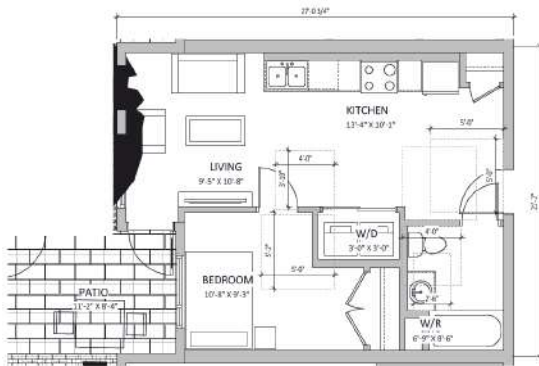
UNIT A1
 529 SF, 1 BED
 # OF UNITS: 5
 LEVEL: 2 - 6
 1/4" = 1'-0"



UNIT A2
 519 SF, 1 BED
 # OF UNITS: 20
 LEVEL: 2 - 6
 1/4" = 1'-0"



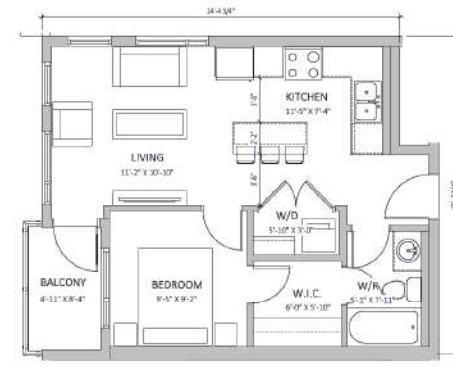
UNIT A2.1
 519 SF, 1 BED
 # OF UNITS: 10
 LEVEL: 2 - 6
 1/4" = 1'-0"



UNIT A3 ADAPTABLE
 538 SF, 1 BED ADAPTABLE
 # OF UNITS: 28
 LEVEL: 2 - 6
 1/4" = 1'-0"



UNIT A3.1
 518 SF, 1 BED
 # OF UNITS: 6
 LEVEL: 2 - 4
 1/4" = 1'-0"



UNIT A3.2
 527 SF, 1 BED
 # OF UNITS: 4
 LEVEL: 5 - 6
 1/4" = 1'-0"

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 EASTLEIGH
 APARTMENTS

20619 & 20629 EASTLEIGH CRESCENT,
 LANGLEY, B.C.

PROJECT # 23.112
 CITY FILE #



UNIT PLANS

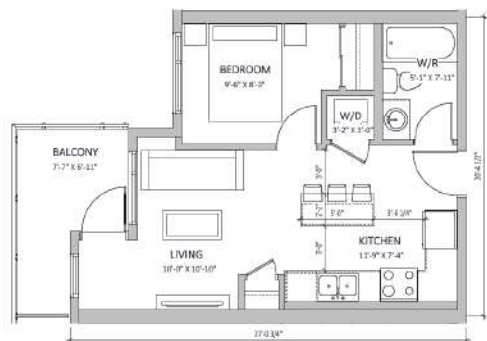
SCALE 1/4" = 1'-0"



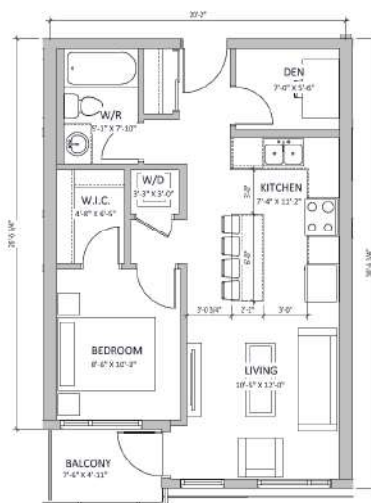


DP
RESUBMISSION

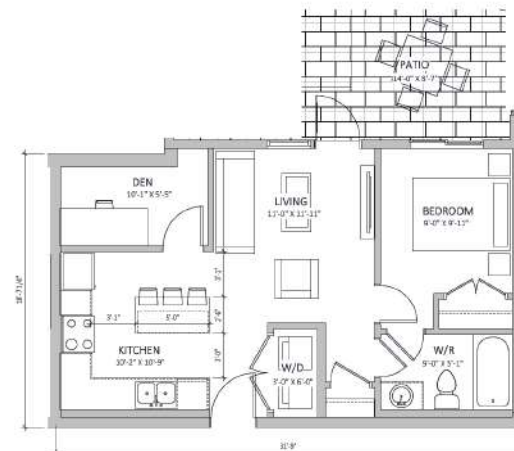
NO.	ISSUE/REVISION	DATE
4	ISSUED FOR DP	23-10-13
7	ISSUED FOR DP	23-12-01



UNIT A4 468 SF, 1 BED
OF UNITS: 1
LEVEL: 2
1/4" = 1'-0"



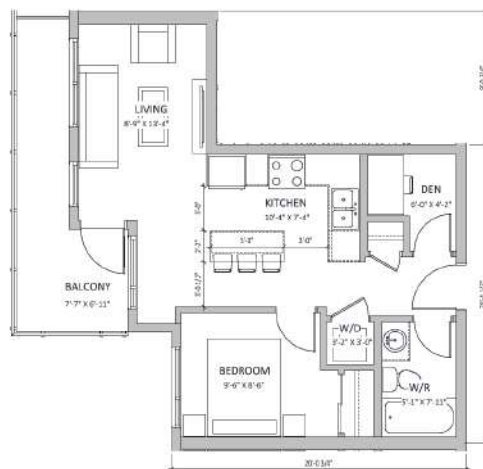
UNIT B1 564 SF, 1 BED & DEN
OF UNITS: 13
LEVEL: 1 - 6
1/4" = 1'-0"



UNIT B2 626 SF, 1 BED & DEN
OF UNITS: 5
LEVEL: 2 - 6
1/4" = 1'-0"



UNIT B3 606 SF, 1 BED & DEN
OF UNITS: 8
LEVEL: 3 - 6
1/4" = 1'-0"



UNIT B4 555 SF, 1 BED & DEN
OF UNITS: 1
LEVEL: 2
1/4" = 1'-0"



UNIT C1 744 SF, 3 BED
OF UNITS: 12
LEVEL: 2 - 4
1/4" = 1'-0"

WESMONT
EASTLEIGH
APARTMENTS

20619 & 20629 EASTLEIGH CRESCENT,
LANGLEY, B.C.

PROJECT # 23112
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UNIT PLANS

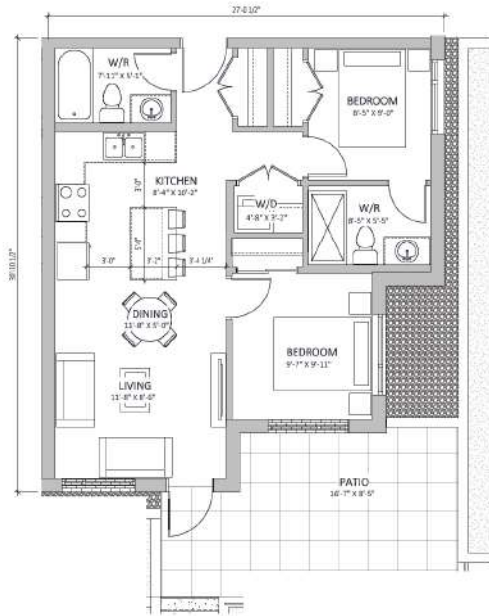
SCALE 1/4" = 1'-0"





DP
RESUBMISSION

NO.	ISSUE/REVISION	DATE
4	ISSUED FOR DP	23-10-13
7	ISSUED FOR DP	23-12-01



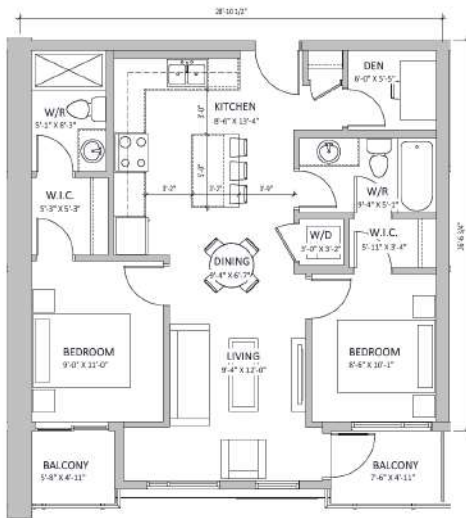
UNIT C2
1/4" = 1'-0"

717 SF, 2 BED
OF UNITS: 2
LEVEL: 1



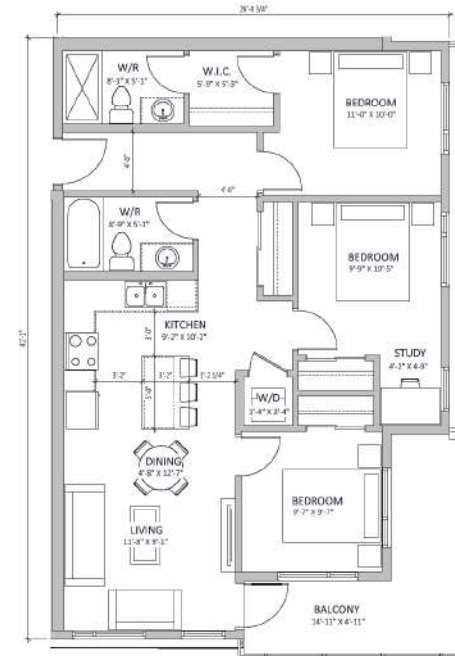
UNIT C3
1/4" = 1'-0"

714 SF, 2 BED
OF UNITS: 30
LEVEL: 2-6



UNIT D1
1/4" = 1'-0"

824 SF, 2 BED & DEN
OF UNITS: 11
LEVEL: 1-6



UNIT E1
1/4" = 1'-0"

990 SF, 3 BED
OF UNITS: 10
LEVEL: 7-6

WESMONT
EASTLEIGH
APARTMENTS

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LANGLEY, B.C.

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UNIT PLANS

SCALE 1/4" = 1'-0"

