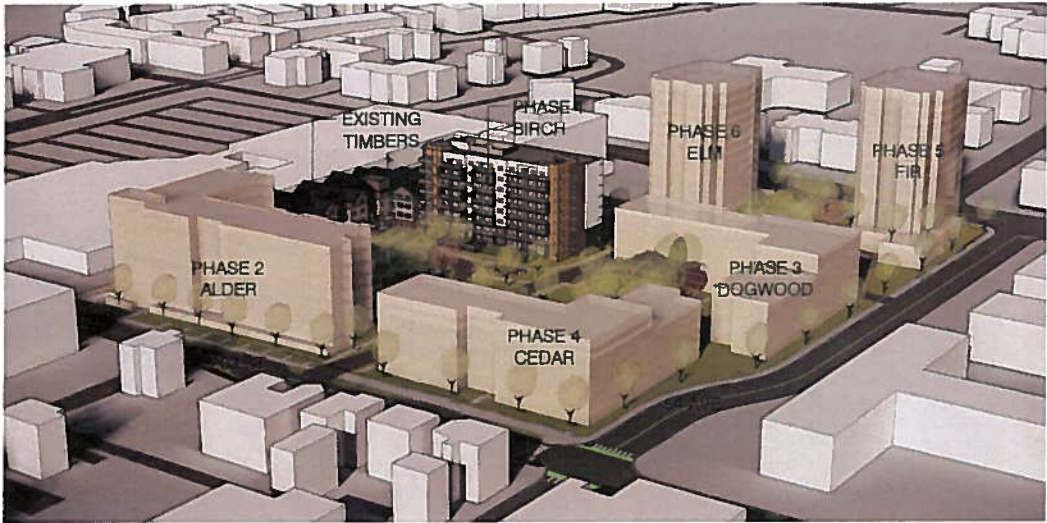


CLIENT



THIS SUBMISSION IS FOR THE REZONING OF THE LANGLEY LIONS HOUSING SOCIETY SITE FROM RM2/RM3 TO C0 COMPREHENSIVE DEVELOPMENT ZONE. THE SITE IS BOUNDED BY 203 STREET TO THE WEST AND 204 STREET TO THE EAST, 54 AVENUE TO THE SOUTH AND A COMMERCIAL RETAIL DEVELOPMENT TO THE NORTH. THE APPLICATION ALSO INCLUDES A DEVELOPMENT PERMIT APPLICATION FOR PHASE 1A OF THE MASTERPLAN FOR REPLACEMENT OF THE BIRCH BUILDING RECENTLY DEMOLISHED AFTER SUSTAINING DAMAGE IN A FIRE.

LANGLEY LIONS MASTER PLAN

MASTER PLAN REZONING
DEVELOPMENT PERMIT (PHASE 1A BIRCH REPLACEMENT)
O.C.P. AMENDMENT
LAND-USE CONTRACT AMENDMENT

OCT 10, 2019 SUBMISSION

PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

COVER SHEET

REZONING

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SCALE N/A
DATE NOV 15, 2019

A0.00

LANGLEY LIONS MASTER PLAN PHASE 1A BIRCH REPLACEMENT BUILDING

Langley, BC

PARKING SUMMARY						
Level	G.F.A. (ft²)	G.F.A. (m²)	Regular Stalls	Accessible Stalls	Visitor Stalls	Total Stalls
PO1	14691.3	1,364.9	24	2	0	26
Total	14691.3	1364.9	24	2	0	26
						26%

NOTE: EV PARKING (2 CHARGING STATIONS PROVIDED AND ROUGH-IN FOR 24 STALLS)

BIRCH REPLACEMENT BUILDING UNIT COUNT									
Level	G.F.A. (ft²)	G.F.A. (m²)	CIRCULATION (ft²)	CIRCULATION (m²)	N.S.A. (ft²)	N.S.A. (m²)	EFFICIENCY	No. of Units	
Level 1	9,567.9	888.9	3,677.5	341.7	5,890.4	547.2	61.6%	10	
Level 2	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 3	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 4	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 5	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 6	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 7	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
Level 8	9,567.9	888.9	1,774.7	164.9	7,793.2	724.0	81.5%	13	
TOTAL:	76,543.2	7,111.1	16,100.4	1,495.8	60,442.80	5,615.32	79.0%	101	

BIRCH REPLACEMENT BUILDING UNIT MIX						
Unit Type	Unit Name	Total Unit Count	Gross Area (ft²)	Gross Area (m²)	Storage (ft²)	Storage (m²)
1BR	A	7	612.7	56.9	25.0	2.3
1BR	B	72	556.9	51.7	25.0	2.3
1BR-ACC	C	7	630.0	58.5	25.0	2.3
1BR	D	8	609.0	56.6	39.0	3.6
1BR	E	7	634.7	59.0	39.0	3.6
		101				

BICYCLE SPACES	
REQUIRED	51
PROVIDED	62

SCOOTER SPACES	
REQUIRED	0
PROVIDED	16

SUMMARY	
Units	101
Area Per Floor (Typical)	9,567.9
Storeys	8
Gross Floor Area (ft²)	76,543.2
Gross Floor Area (m²)	7,111.1

BIRCH REPLACEMENT BUILDING UNIT COUNT			
Site / Level	1-Bedroom-ADAPTABLE	1-Bedroom-ACCESSIBLE	Total
Level 1	10	0	10
Level 2	12	1	13
Level 3	12	1	13
Level 4	12	1	13
Level 5	12	1	13
Level 6	12	1	13
Level 7	12	1	13
Level 8	12	1	13
TOTAL	94	7	101
%	93%	8%	100%

LANGLEY LIONS MASTER PLAN MASTERPLAN PROJECT INFORMATION AND STATISTICS

Langley, BC

PHASE	BLDG	GROUND FLOOR AREA		# STOREYS	GROSS FLOOR AREA		F.A.R.	*EXISTING AVG. GRADE LOWEST SIDE		BLDG. HEIGHT		# DWELLING UNITS	PROPOSED PARKING (0.25)
		SQ. M.	SQ. FT.		SQ. M.	SQ. FT.		M.	FT.	M.	FT.		
EXISTING BUILDING	EVERGREEN TIMBERS	1384.255	14900	4	5296.96	57016	0.18	10.1	33'-0"	13.7	45'-0"	58	36
1 (DEVELOPMENT PERMIT)	BIRCH	888.89	9567.9	8	7111.37	76546.2	0.25	10.0	32'-8"	26.2	85'-10"	101	26
2	ALDER	1692.51	18218	8	15436.56	144630	0.47	10.0	32'-8"	25.4	83'-4"	198	50
3	DOGWOOD	2071.90	22301.71	6	12481.37	133810.28	0.43	9.2	30'-2"	19.2	63'-1"	174	44
4	CEDAR	2091.55	22513.27	6	12549.30	135079.62	0.43	9.4	30'-9"	19.5	64'-0"	180	45
5	FIR	719.22	7741.62	15	10789.30	116124.1	0.37	8.6	28'-2"	46.3	152'-6"	135	34
6	ELM	719.22	7741.62	15	10789.30	116124.1	0.37	9.0	29'-6"	46.3	152'-6"	135	34
		9567.53	102984.12		72402.16	779330.68	2.51					981	269

LOT AREA	311007.37 SQ. FT.
	28893.52 SQ. M.

*EXISTING AVERAGE GRADE CALCULATED BY TAKING AVERAGE OF TWO GRADES AT EITHER END OF BUILDING FRONTS

PLOT STAMP 2019-Nov-15 @12:07pm - P:\A217398 - Langley Lions Masterplan\CAD\SD\A217398_cover.dwg - A0 02 - PROJECT STATS

dys architecture
290 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604 689 7710 www.dysarchitecture.com

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PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

PROJECT STATS

REZONING

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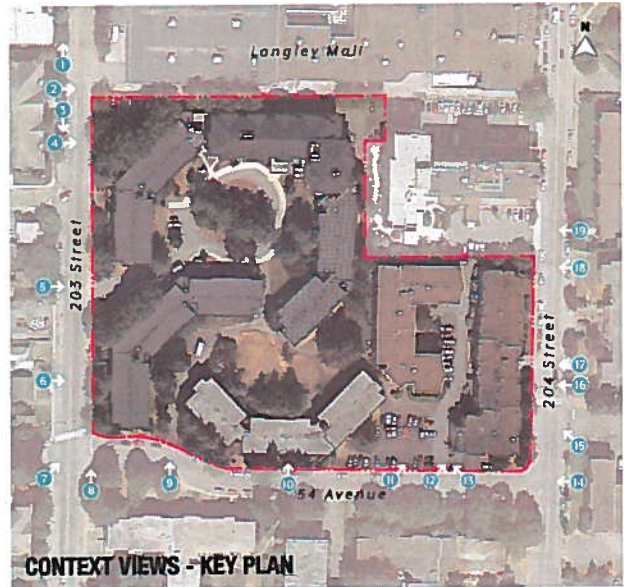
Written dimensions shall have precedence over verbal dimensions. Constructed shall signify and be interpreted as all dimensions and conditions on the lot and the construction shall be completed as per the drawings. These drawings shall be submitted to the appropriate authorities for review before proceeding with construction.

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PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

**URBAN CONTEXT
 REZONING**

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 DATE NOV 15, 2019

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DATE NOV 15, 2019

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LANGLEY LIONS DESIGN RATIONALE

SITE:

Langley Lions Housing is comprised of seven buildings on a 28,893.52 sq.m. (311,007.37 sq.ft.) site. The property is bounded by the Langley Mall to the north, 204 Street to the east, 54 Avenue to the south and 203 Street to the West. Langley Lodge is situated on their own site in the north east corner of the block. The two societies share access through the north parking lot adjacent to Langley Lodge with a vehicle crossing at 204 Street.

The property is relatively flat through its western half. 203 Street slopes about 0.3 m down from the north and by the same amount across the northern boundary to the extreme north east corner next to Langley Lodge. There is however a diagonal drop from the north-west corner down to the south east corner of about 2.6 m. The south side of the central open space is approximately 0.5 m below the north-west corner. The central open space features a loop road that is accessed from 203 Street. The inner loop road provides firetruck access to the buildings and is the principal route to the main entrance for both the Timbers and Birch buildings.



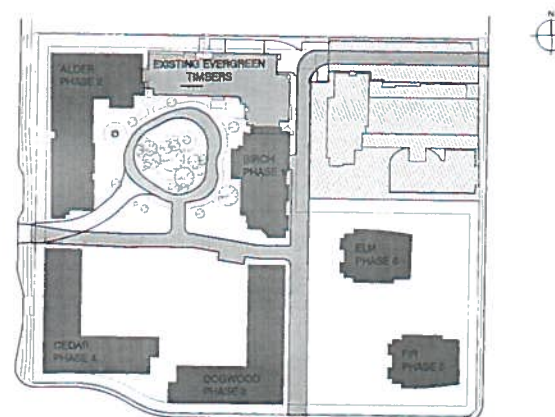
PURPOSE OF THE REZONING AND DEVELOPMENT PERMIT FOR THE BIRCH REPLACEMENT:

The process of renewing the site began over ten years ago with the replacement of the most northern building with a four storey independent living building called the Evergreen Timbers. Two years ago a fire rendered the building to the east of the Timbers unrecoverable. The Birch replacement project is the focal point of the Development Permit application.

On the west side of the Timbers is the Alder. Poor soil conditions have reduced the useable life of the structure. Depending on funding opportunities, the Alder will also be replaced in the very near future.

The Cedar and Dogwood buildings reside on the south west quadrant of the block south of the central open space. They continue the theme of the central open space concept creating and extending the quadrangle. The revised Cedar and Dogwood replacement buildings will have an eight story component which then terraces down on the south side paralleling 54th Avenue and allowing sunlight penetration into the central open space. Their renewal is expected within the next ten years.

It will be at least a decade or more before the Elm and the Fir are redeveloped. By then, it is anticipated that light rapid transit will have arrived in the City of Langley. This will likely place more pressure on the community to have additional density. It is therefore being contemplated that 15 story towers will be a more appropriate approach to replacing both the Elm and the Fir.



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**DESIGN RATIONALE
REZONING**

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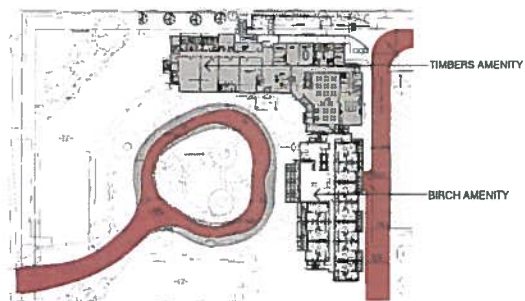
BIRCH REPLACEMENT:

The 8 storey high Birch replacement development has been placed generally within the footprint of the original Birch building. This is in part due to the future road systems and fire truck access points but largely owing to the concept of maintaining the existing central space. The central garden and treed area is the focus of the existing buildings. It is a place for residents to gather and is the focus of events for all the buildings. The client group mandated that the central open space be preserved in redeveloping all the buildings.



The Birch building is an extension of the Timbers independent living building. As a result, the main floors of both the Timbers and the Birch replacement are linked at the same finished floor height. Since the inner courtyard slopes down from the Timbers entrance, the Birch's main floor is half a storey above grade requiring stairs in entry lobby and the elevators to be accessed from both sides to bridge the grade difference for universal access.

A 1201.0 ft² amenity space is provided adjacent to the entrance lobby. Since the Birch is seen to be an extension of the adjacent Timbers, the amenity space has been sized to meet BC Housing's standards but will be below the area required by the city. This is due to the extensive amenity areas in the adjacent Timbers building the will supplement the shortfall in amenity area in the Birch.



BUILDING PHASING AND TENANT RELOCATION:

One of the requirements for the master plan is to generate a Birch replacement building with a sufficient number of units to compensate for some of those units lost when portions of the Birch were destroyed by fire and to eventually replace the Alder. It is a strategy throughout the master plan that as new buildings are being created that there is enough capacity to accommodate the tenants of the next building to be replaced at each phase.

In advance of studying the master plan, NAV Canada was contacted to determine the site's capacity for height. It was determined that buildings of up to about 180 feet (16-18 stories) could be achieved on the Langley Lyons housing site. Given the scale of the neighbouring buildings to the east, south and west, it was determined that the buildings on the western portion of the site would be held to eight stories.

It is anticipated that all the buildings on the western portion of the site will be constructed of Cross Laminated Timber (CLT) for the residential levels due to the site's poor soil conditions. The system of wood slab floors sitting on steel columns has necessitated that all the party walls are aligned across the building. Fortunately with all the buildings featuring one bedroom units, this has been accomplished in the Birch Replacement project and anticipated in the forms of the future Alder, Dogwood and Cedar buildings. The underground of each of the buildings will be concrete below the 8 floors of light weight CLT construction.

The Birch redevelopment will provide 101 one bedroom units that replaces the 66 units lost in the fire, plus a further 35 units, in preparation for decanting the 68 units in the existing Alder building as part of the phased redevelopment of the site. Due to BC Housing's mandate, 7 units will be accessible while the remaining 94 units will be adaptable.

Given BC Housing's energy and sustainability goals, the building is targeting Step Code 3 as a minimum.

MASTER PLAN ROAD SYSTEMS:

In preserving the existing central open space between the Birch, the Timbers, the Alder, and north of the Cedar, the circular road system will be maintained and upgraded for fire truck access. The fire department requires a second route adjacent to the Birch. The existing loading access for the Timbers passes through the Langley Lodge parking lot and turns south for truck turning. In developing the Birch replacement building, the access road will be extended to link up with an east west connector that will in the short term link to the inner loop road. In the long term the extension of the north-south route will link down to 54 Avenue. This new route will be widened to provide for firetruck access. The new north-south lane will also provide access to the Birch replacement parking, and its garbage pickup. The north-south road will also provide service access to the Dogwood and Cedar replacement buildings, as well as the future replacement of the Fir and the Elm.

Once the Cedar has been re-developed, the access off of 203 Street at the midpoint of the site will be converted into a more linear east-west route linking to the north-south service access road. It will also improve access to the central open space loop.

PROJECT

LANGLEY LYONS
MASTER PLAN
LANGLEY BC

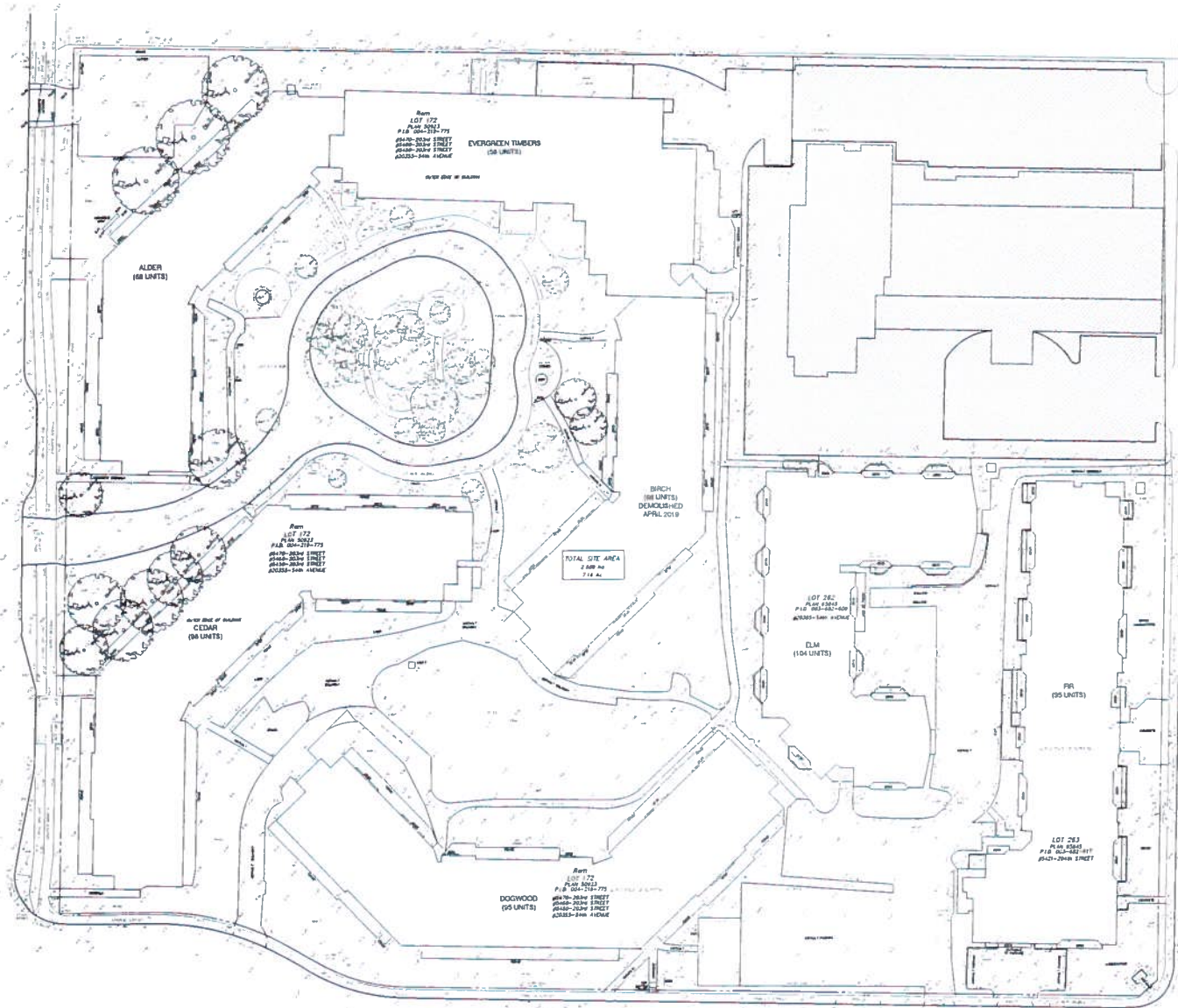
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DATE NOV 15, 2019

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203 ST



204 ST

54 AVE

PROJECT

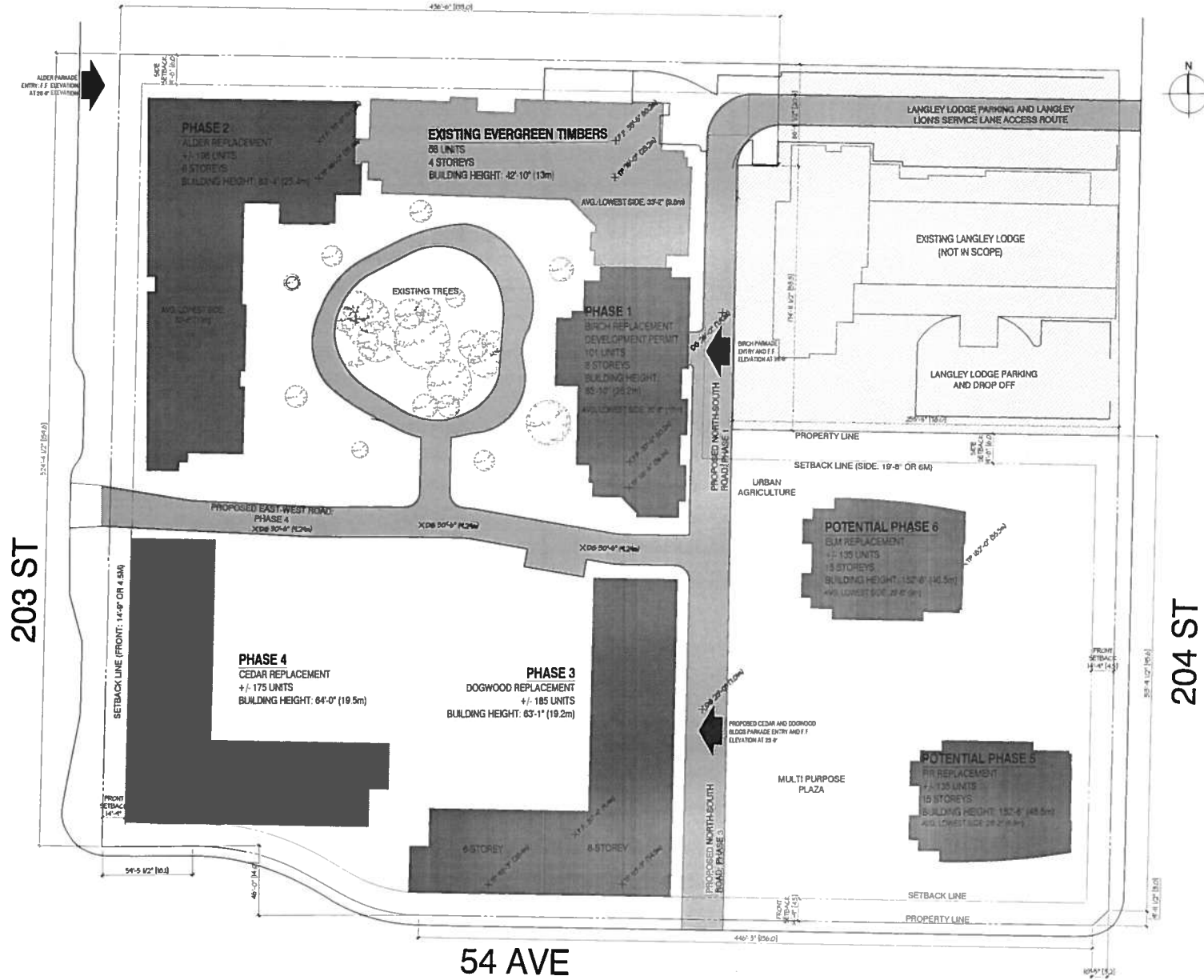
LANGLEY LIONS
MASTER PLAN
LANGLEY BC

SURVEY

PROJECT A217398

SCALE 1/32" = 1'-0"
DATE NOV 15, 2019

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

MASTER PLAN

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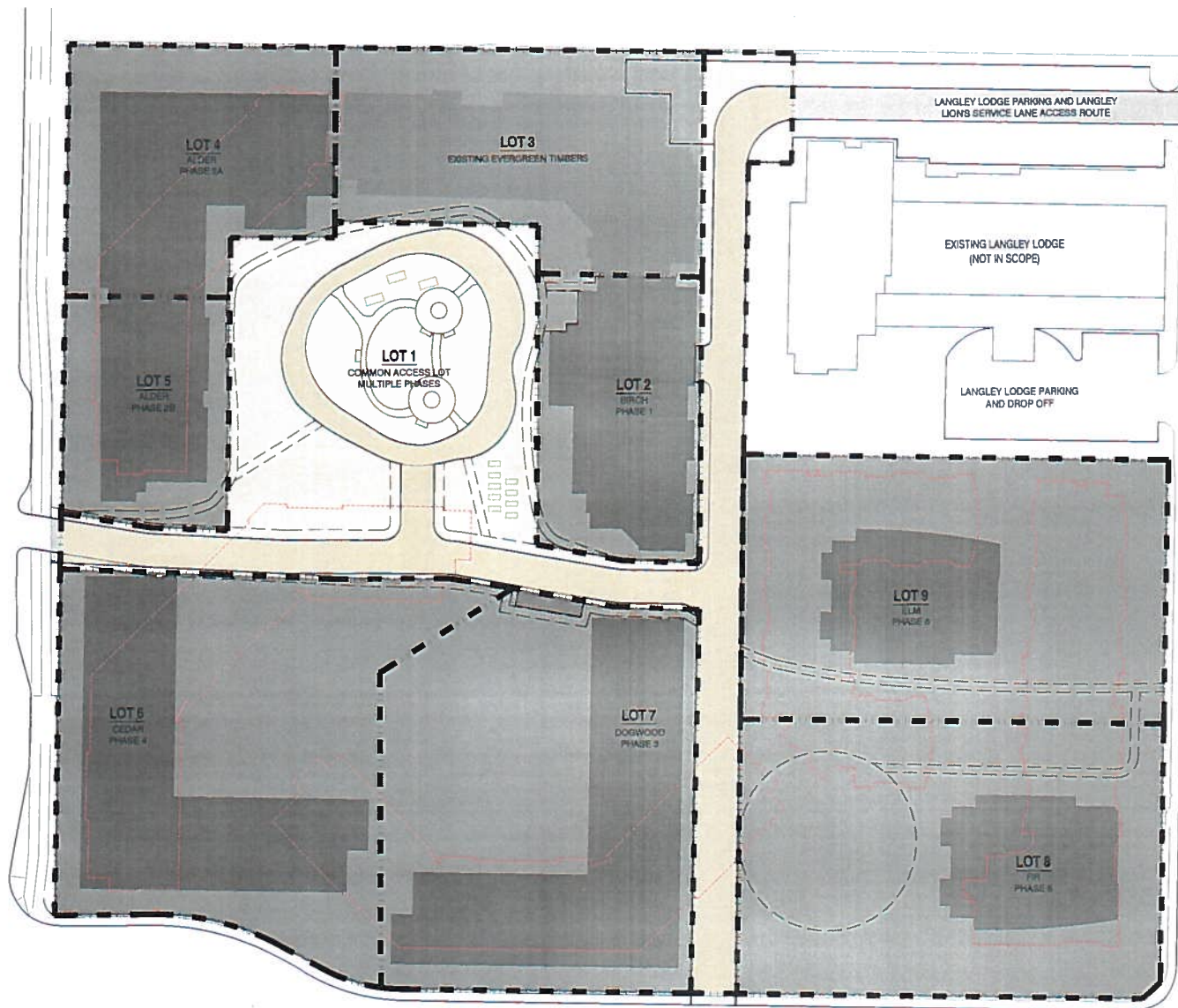
PROJECT A217398
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SCALE 1/32" = 1'-0"
DATE NOV 15, 2019

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CLIENT



203 ST



54 AVE

204 ST

PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

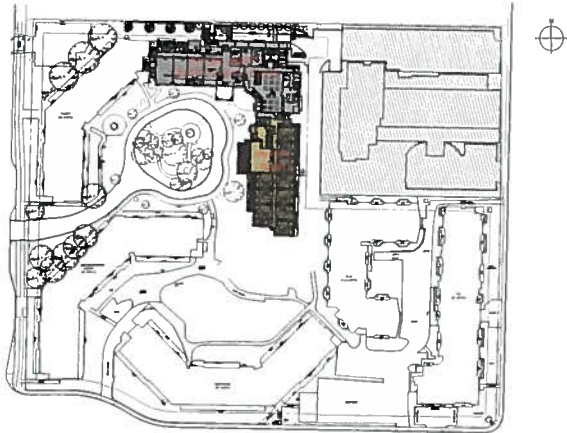
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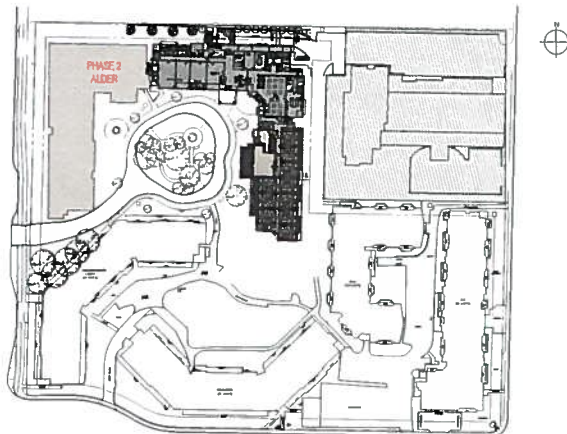
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PHASE 1: BIRCH REPLACEMENT AND NORTH-SOUTH SERVICE ROAD



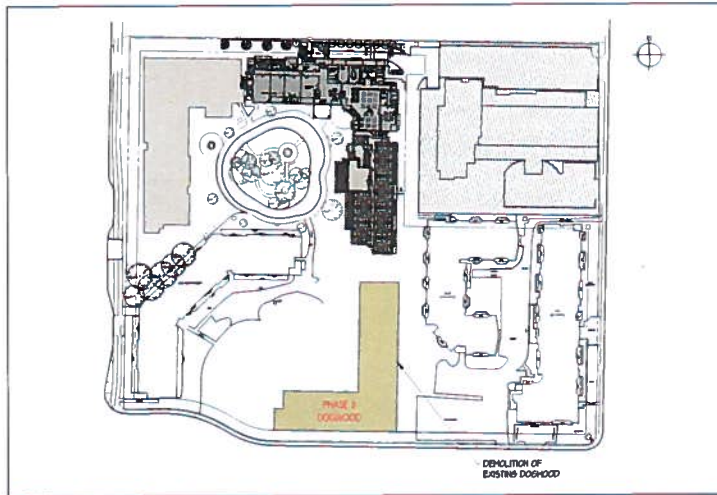
VIEW LOOKING NORTH EAST

PHASE 2: ALDER REPLACEMENT



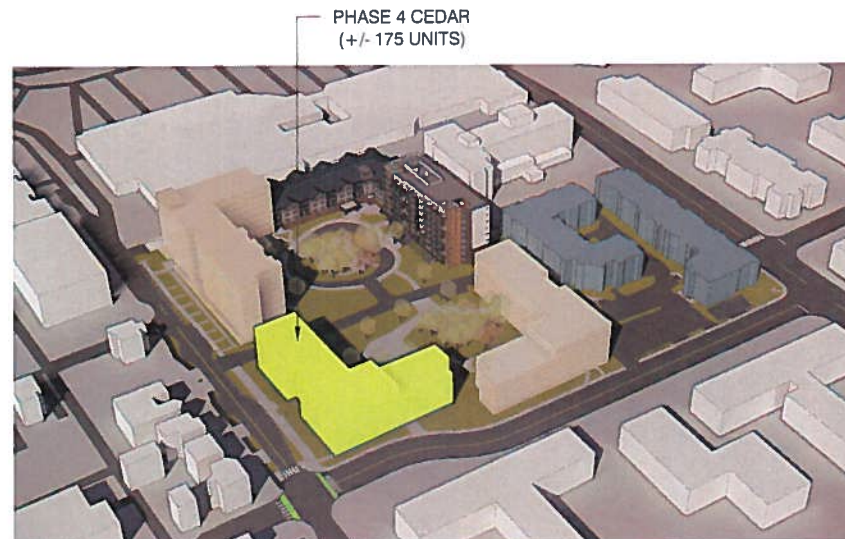
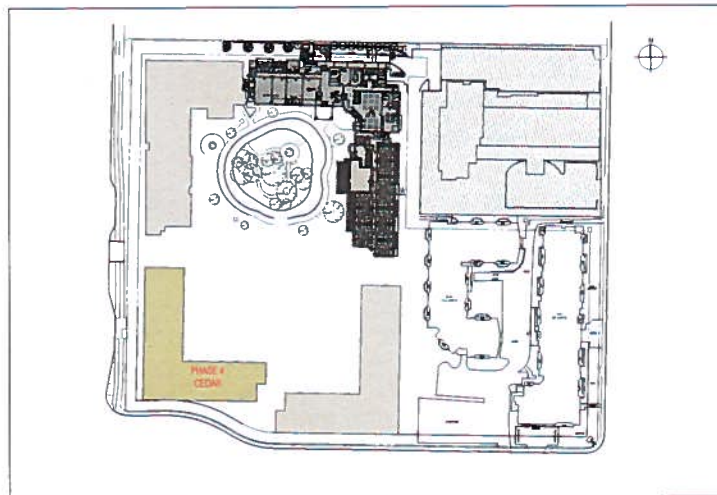
VIEW LOOKING NORTH EAST

PHASE 3: DOGWOOD REPLACEMENT AND NORTH-SOUTH SERVICE ROAD EXTENSION



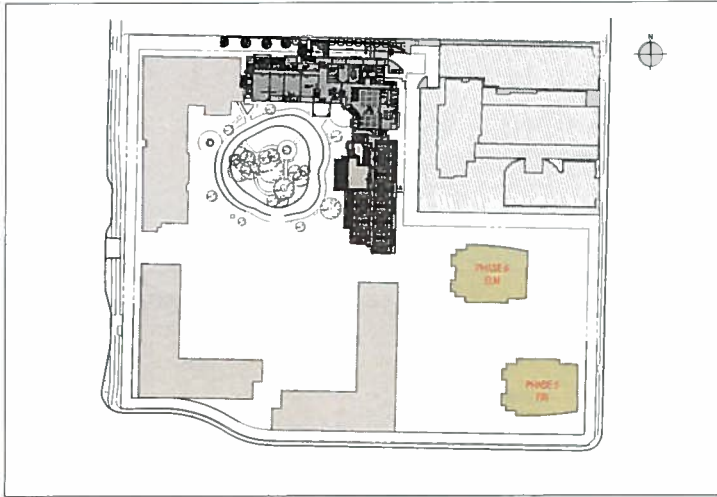
VIEW LOOKING EAST

PHASE 4: CEDAR REPLACEMENT AND EAST-WEST SERVICE ROAD



VIEW LOOKING NORTH WEST

PHASE 5 & 6: FIR AND ELM SITE POTENTIAL DEVELOPMENT



VIEW LOOKING SOUTH EAST

LANGLEY LIONS MASTER PLAN PHASING UNIT REPLACEMENT SUMMARY												
ORIGINAL BUILDING UNIT COUNT												
PHASE	REPLACEMENT	STORIES	CURRENTLY EXISTING UNITS	PROPOSED UNITS								
					BIRCH 66 UNITS	ALDER 88 UNITS	DOEWOOD 95 UNITS	CEDAR 98 UNITS	FRS 85 UNITS	ELM 104 UNITS		
EXISTING	THAMES	4	58	58								
1	BIRCH	8	87	88	66	22						
2	ALDER	8	88	100			12	76				
3	DOEWOOD	6	95	178					28	91	56	
4	CEDAR	6	98	175							48	127 Additional Units
5	FRS	10	85	135								
6	ELM	10	104	135								275 Additional Units
TOTAL			518	881								
*ORIGINAL BUILDINGS HAS BEEN BEEN DEMOLISHED												

PLOT STAMP: 2019-Nov-15 @12:08pm - P:\A217398 - Langley Lions Masterplan\CAD\SD\A217398_phasing.dwg - A1.04 - PHASING

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PROJECT

LANGLEY LIONS
MASTER PLAN
LANGLEY BC

MASTER PLAN PHASE 5 AND 6 FIR AND ELM REPLACEMENTS REZONING

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Unique dimensions shall be given prominence over stated dimensions. Construction shall verify and be responsible for all dimensions and conditions on the job and dye architecture shall be informed at any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dye architecture for review before proceeding with fabrication.

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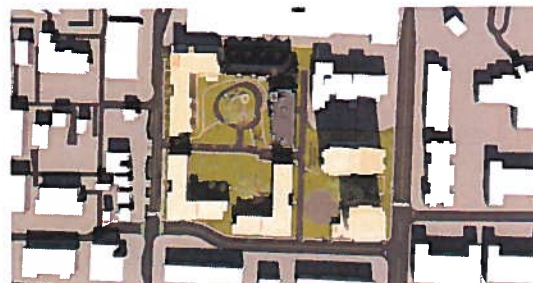
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DATE NOV 15, 2019

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MARCH 10AM



MARCH 12PM



MARCH 2PM



SEPTEMBER 10AM



SEPTEMBER 12PM



SEPTEMBER 2PM

PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

**MASTER PLAN
SHADOW STUDY**

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Within dimensions shall have provisions over section dimensions. Contractors shall verify and be responsible for all dimensions and conditions at the job and the architect shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to the architect by the fabricator providing all required details.

PROJECT A217398

DRAWN

CHECKED

SCALE

DATE NOV 15, 2019

A1.05

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PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**MASTER PLAN - FUTURE
FIRE TRUCK ACCESS**

REZONING

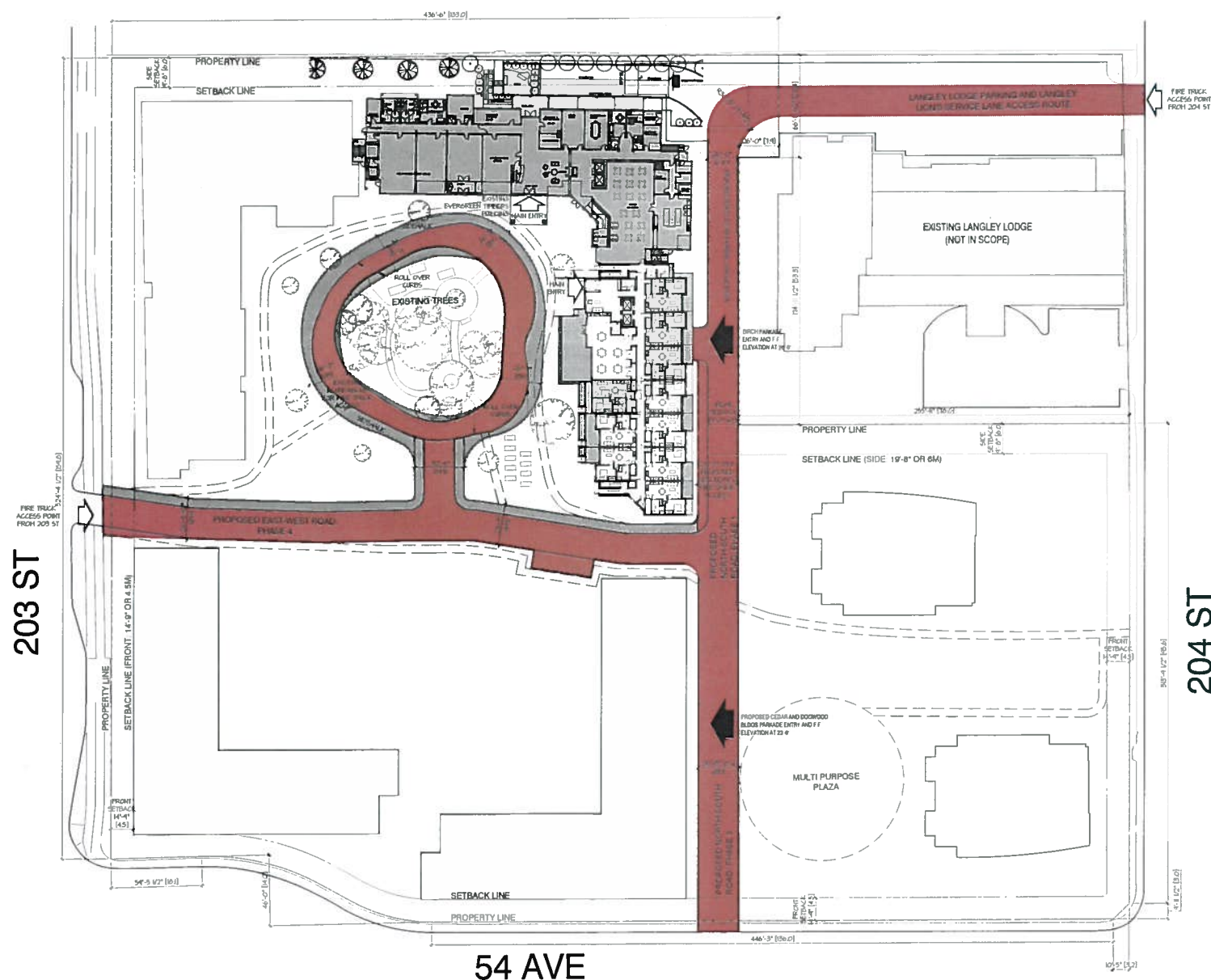
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Master drawings shall form a complete set and shall be submitted to the relevant authorities for review and approval. The architect assumes no responsibility for the construction of the project or for the performance of the project after completion of the drawing. The drawing shall be submitted to the relevant authorities for review and approval.

PROJECT A217308
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SCALE 1/8" = 1'-0"
DATE NOV 15, 2019

A1.06



CLIENT



PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

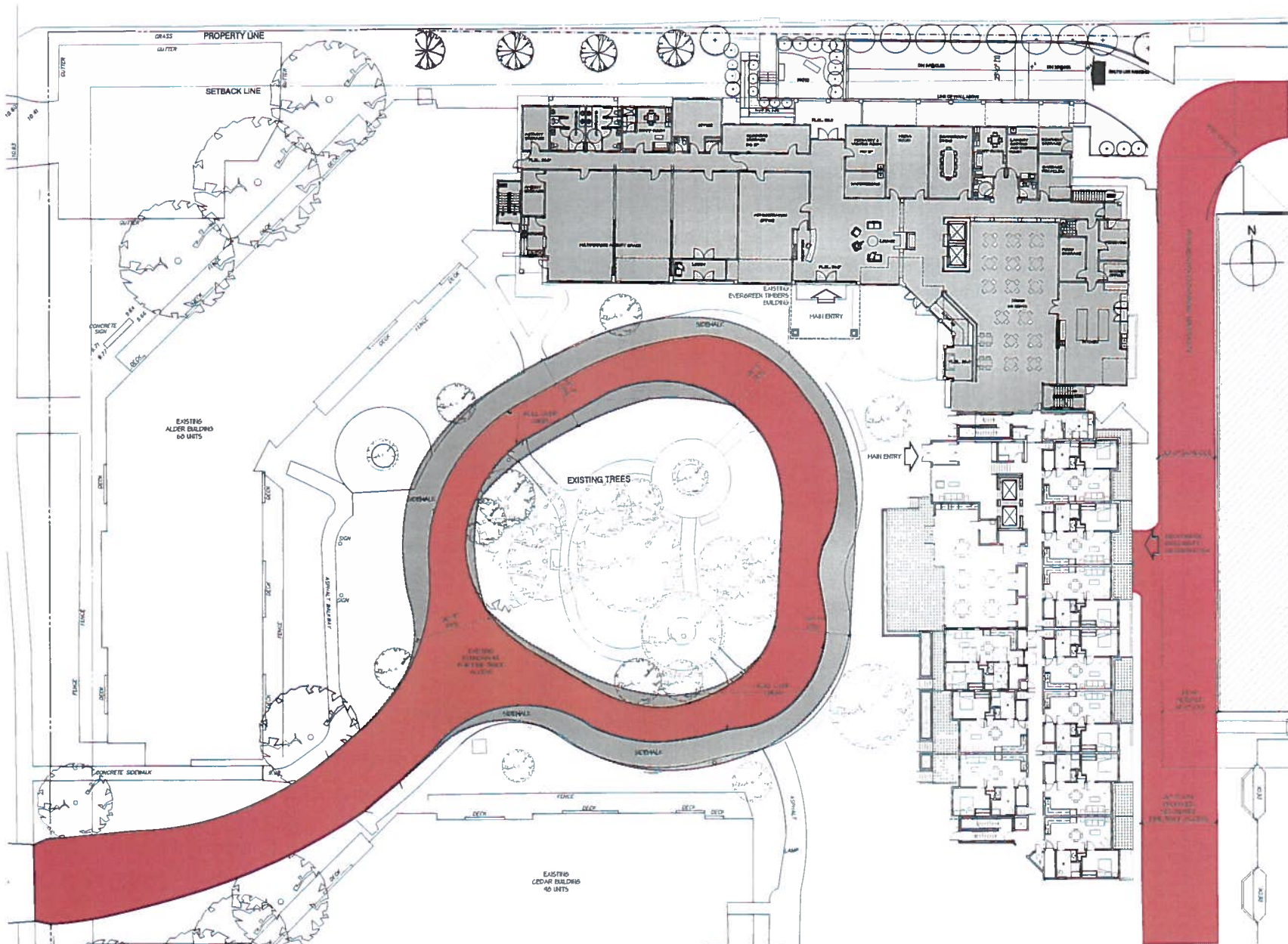
**PHASE 1
 FIRE TRUCK ACCESS**

REZONING

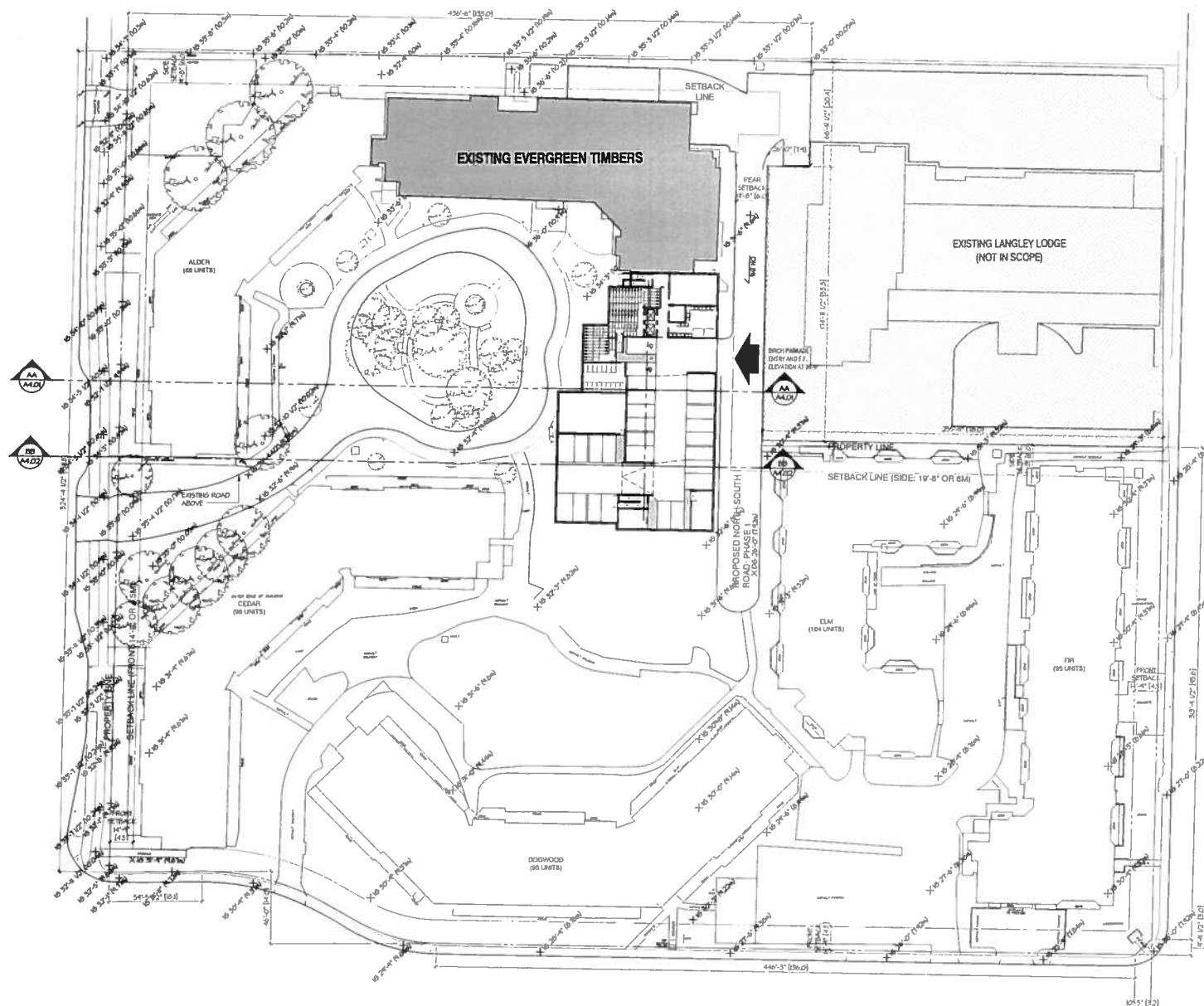
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 DATE NOV 15, 2019

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CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

**PHASE 1 BIRCH
PARKING PLAN**

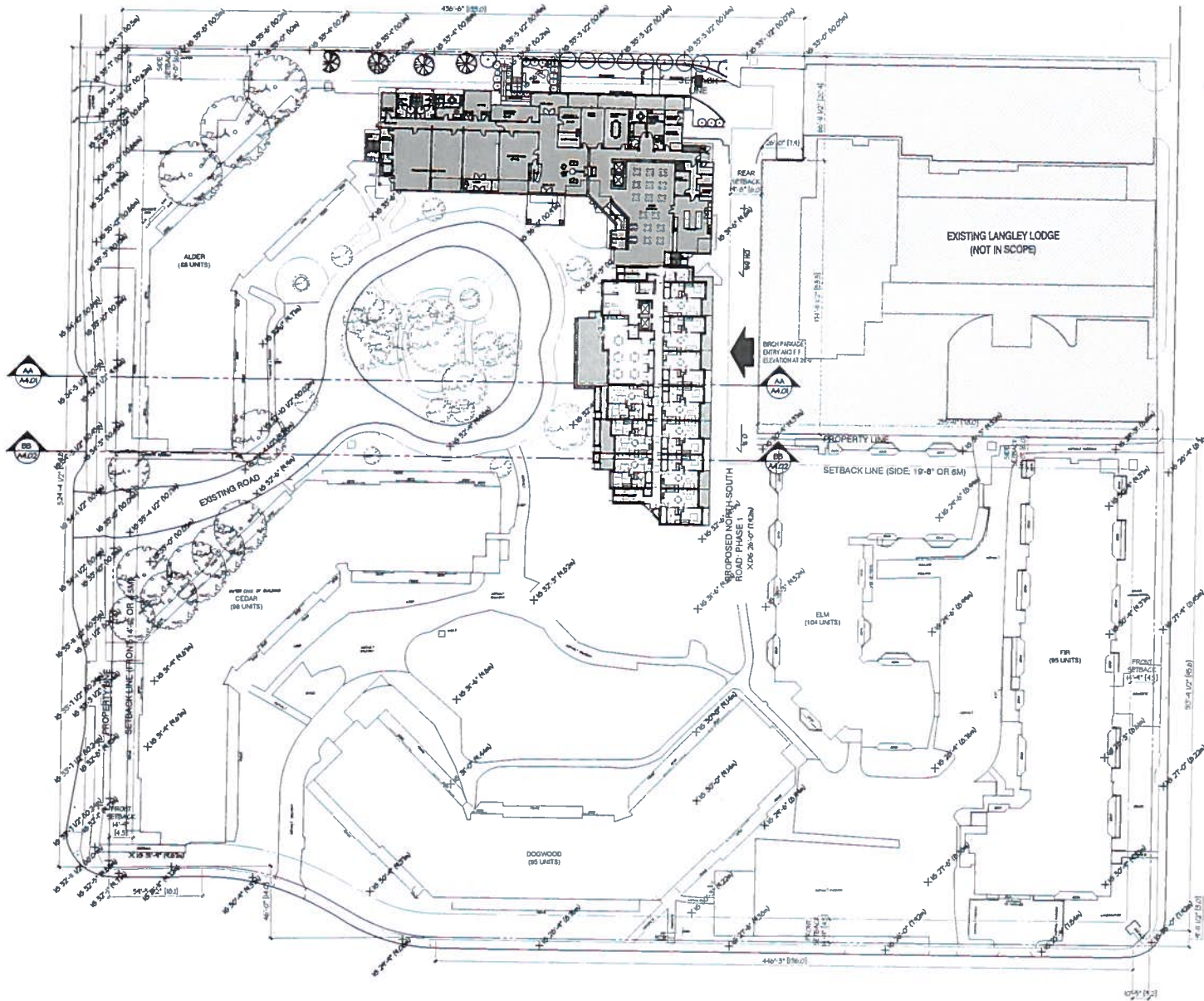
REZONING

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PROJECT A217398
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SCALE 1/32" = 1'-0"
DATE NOV 15, 2019

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**PHASE 1 BIRCH
GROUND FLOOR PLAN**

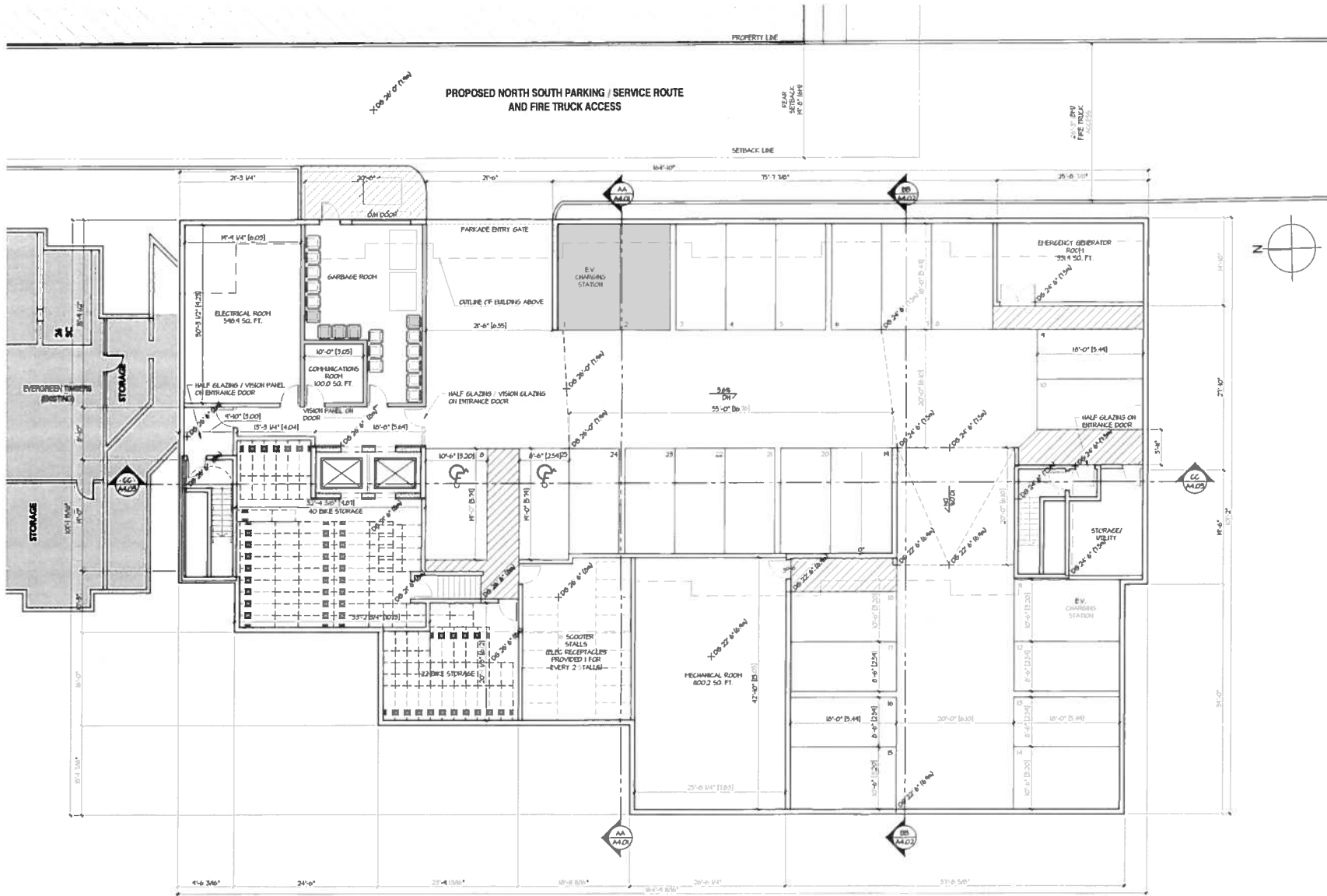
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DATE NOV 15, 2019

A1.09

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEYBC**

**BIRCH REPLACEMENT
PARKING PLAN**

REZONING

The drawings are an indication of intent, to the property of the client and may not be representative of the actual conditions and circumstances of the site and the conditions shall be determined at the time of construction. The drawings shall be used as a guide only and shall not be used for any other purpose without the written consent of the architect. The drawings shall be used as a guide only and shall not be used for any other purpose without the written consent of the architect.

Master drawings shall have permission and signed drawings. Contractors shall verify and be responsible for all dimensions and conditions on the site and the conditions shall be determined at the time of construction. The drawings shall be used as a guide only and shall not be used for any other purpose without the written consent of the architect.

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SCALE 1/8" = 1'-0"
DATE NOV 15, 2019

A2.01

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PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

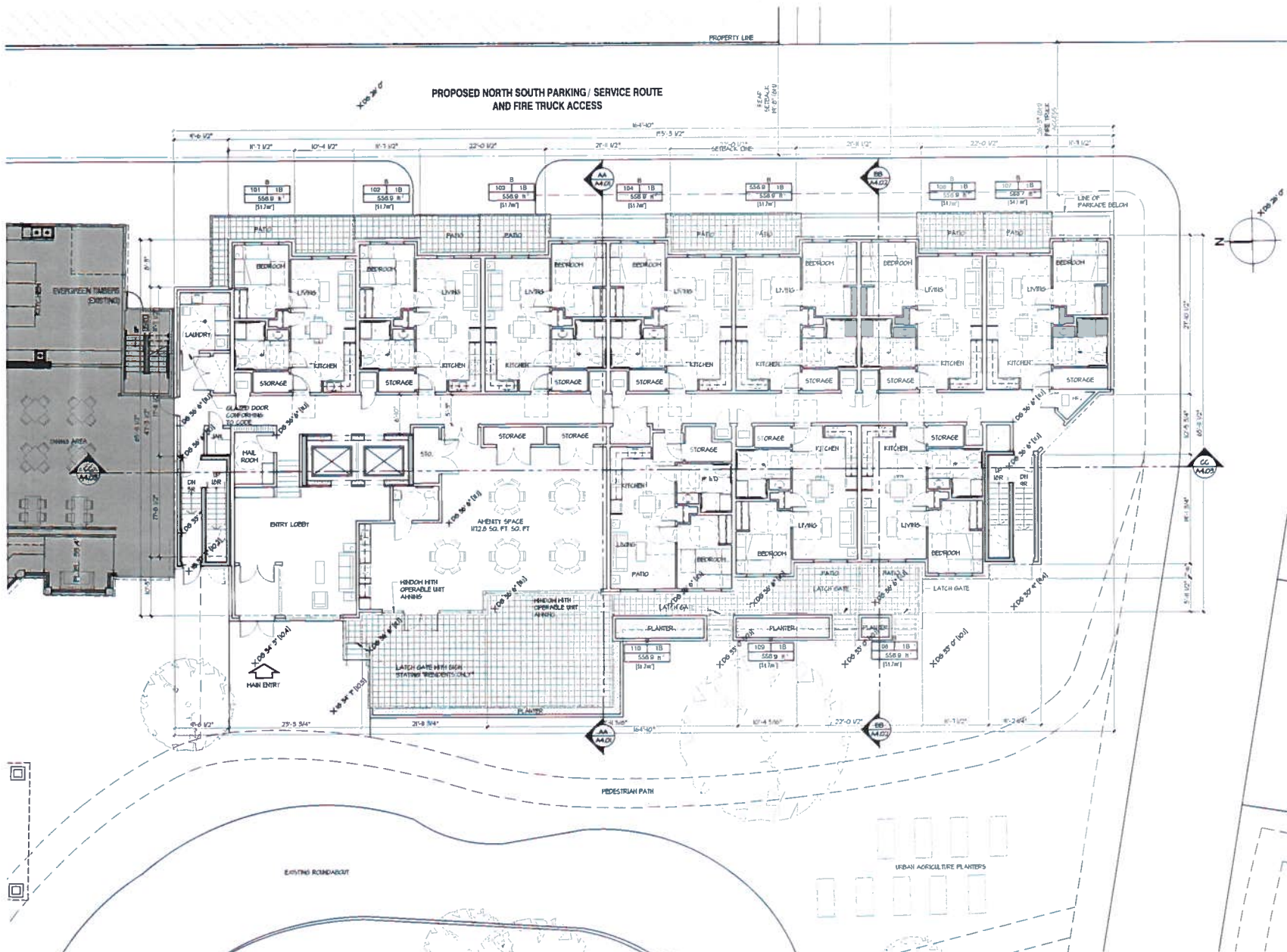
**BIRCH REPLACEMENT
LEVEL 01 PLAN**

REZONING

This drawing, as an instrument of service, is the property of the architect and may not be reproduced or used in any manner without the written consent of the architect. All changes and other modifications to this drawing are to be made only by the architect. The drawings shall be submitted to the City of Langley for review and approval. The drawings shall be submitted to the City of Langley for review and approval. The drawings shall be submitted to the City of Langley for review and approval.

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DRAWN NM CHECKED DJ
SCALE 1/8" = 1'-0"
DATE NOV 15, 2019

A2.02





PROJECT

**LANGLEY LIONS
MASTER PLAN
LANGLEY BC**

**BIRCH REPLACEMENT
LEVEL 02-08 (TYPICAL)**

REZONING

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Within districts that have precedents over signal dimensions, Contractors shall verify and be responsible for all dimensions and conditions on the job and sign architecture shall be informed of any variations from the standards and conditions shown on the drawings. Shop drawings shall be submitted to sign architecture for review before proceeding with fabrication.

PROJECT A217308
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SCALE 1/8" = 1'-0" 

DATE NOV 15, 2019

PLOT STAMP: 2019-Nov-15 12:09pm - P:\A217398 - Langley Lions Masterplan\CAD\SD\Birch\A217398_birch_fp02-08.dwg - A2 03 - L2-8 - BIRCH

A2.03

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**BIRCH REPLACEMENT
ROOF PLAN**

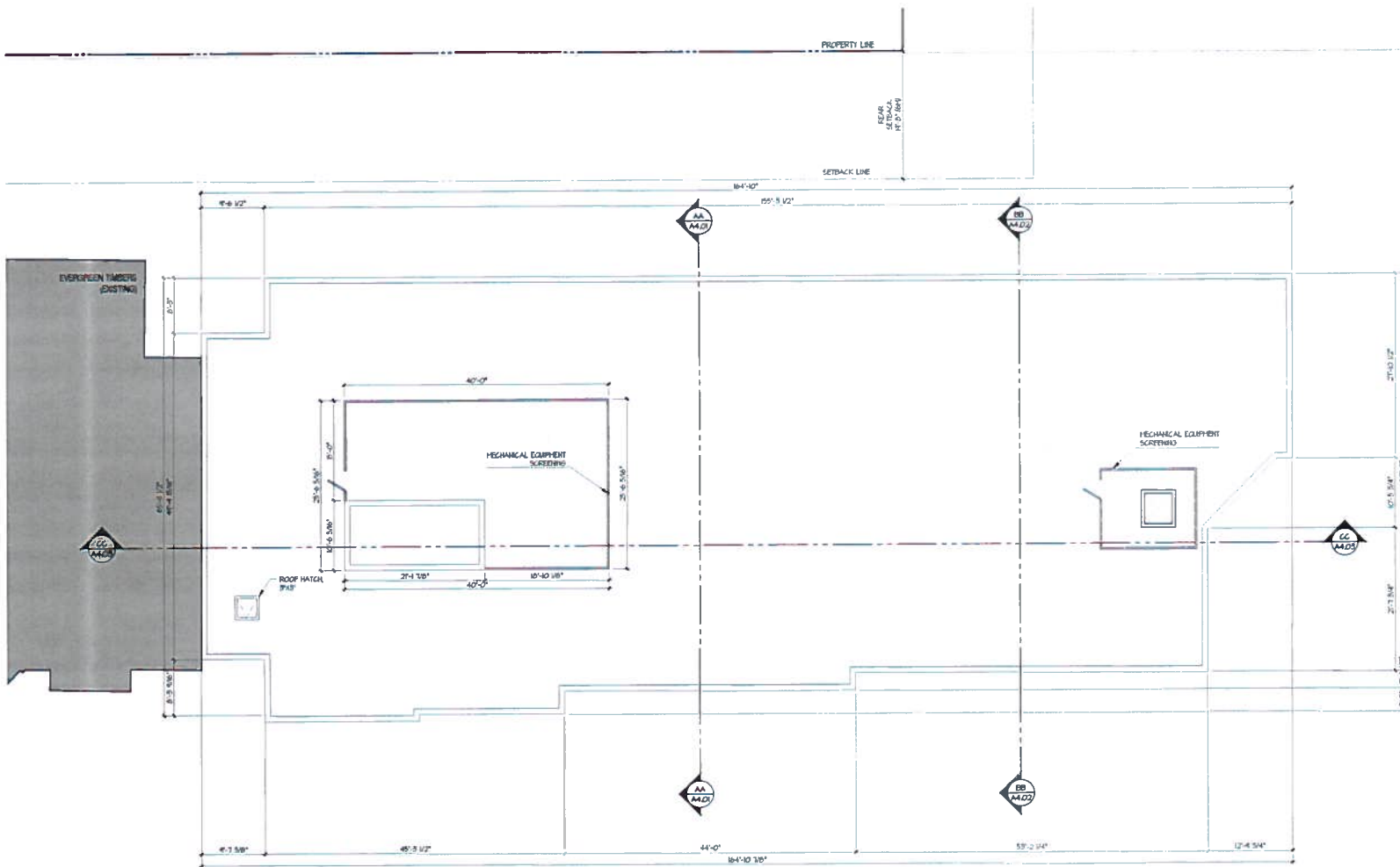
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Unless otherwise noted, the dimensions and materials shown on this drawing are for informational purposes only and are not to be used for construction. The architect assumes no responsibility for the construction of the building or for the performance of the building after its completion.

PROJECT A217398
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SCALE 1/8" = 1'-0"
DATE NOV 15, 2019

A2.04



CLIENT



MATERIAL / FINISH LEGEND

- 1 FIBRE CEMENT PANEL - GREY
- 2 FIBRE CEMENT BATTEN - YELLOW
- 3 FIBRE CEMENT PANEL SYSTEM WITH BATTEN - YELLOW
- 4 ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT MAIN ENTRY - FINISHED ALUMINUM
- 5 FIBRE CEMENT PANEL - WHITE
- 6 VINYL FRAME, DOUBLE GLAZED WINDOWS / DOORS - WHITE
- 7 GLASS PRIVACY SCREEN / PARTITION (OPAQUE) WITH ALUMINUM FRAME (WHITE)
- 8 METAL FASCIA - GREY
- 9 ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT AMENITY PATIO - FINISHED ALUMINUM
- 10 METAL SIDING - CHARCOAL
- 11 FIBRE CEMENT PLANK / LAP SIDING 6" - GREY
- 12 GLASS GUARDRAIL (TRANSLUCENT / DIFFUSED GLAZING) WITH ALUMINUM POSTS, CAP AND RAIL (CLEAR ANODIZED) POSTS, CAP AND RAILS PAINTED WHITE
- 13 VINYL FRAME, DOUBLE GLAZED WINDOWS, DOORS - WHITE
- 14 METAL FRAME - YELLOW



PROJECT
LANGLEY LIONS
MASTER PLAN
LANGLEY BC

BIRCH REPLACEMENT SOUTH AND WEST ELEVATIONS REZONING

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SCALE 1/10" = 1'-0"
DATE NOV 15, 2019

A3.01

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**BIRCH REPLACEMENT
NORTH AND EAST
ELEVATIONS
REZONING**

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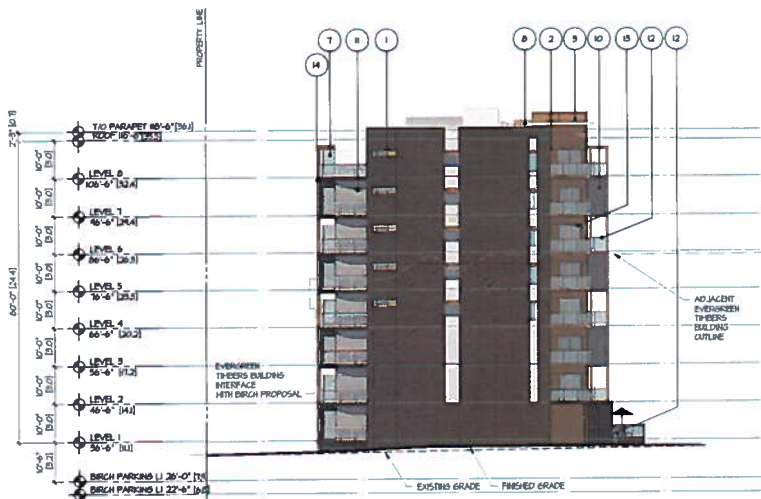
PROJECT A217398

DRAWN RM CHECKED DJ

SCALE 1/16" = 1'-0"

DATE NOV 15, 2019

A3.02



**NORTH ELEVATION
BIRCH BUILDING**



**EAST ELEVATION
BIRCH BUILDING**

MATERIAL / FINISH LEGEND	
1	FIBRE-CEMENT PANEL - GREY
2	FIBRE-CEMENT BATTEN - YELLOW
3	FIBRE-CEMENT PANEL SYSTEM WITH BATTEN - YELLOW
4	ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT MAIN ENTRY - FINISHED ALUMINUM
5	FIBRE-CEMENT PANEL - WHITE
6	VINYL FRAME, DOUBLE GLAZED WINDOWS / DOORS - WHITE
7	GLASS PRIVACY SCREEN / PARTITION (OPAQUE) WITH ALUMINUM FRAME (WHITE)
8	METAL FASCIA - GREY
9	ALUMINUM FRAME, DOUBLE GLAZED STOREFRONT WINDOWS / DOORS AT AMENITY PATIO - FINISHED ALUMINUM
10	METAL SIDING - CHARCOAL
11	FIBRE-CEMENT PLANK / LAP SIDING 6" - GREY
12	GLASS GUARDRAIL (TRANSLUCENT / DIFFUSED GLAZING) WITH ALUMINUM POSTS, CAP AND RAIL (CLEAR ANODIZED) POSTS CAP AND RAILS PAINTED WHITE
13	VINYL FRAME, DOUBLE GLAZED WINDOWS DOORS - WHITE
14	METAL FRAME - YELLOW

CLIENT



LOOKING SOUTHEAST



LOOKING EAST



LOOKING NORTHEAST



LOOKING SOUTHWEST

PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

**BIRCH REPLACEMENT
 PERSPECTIVES
 REZONING**

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Written statements that have previously been made by the architect or its representatives shall not be used in connection with the project for which it was prepared. It is to be used only for the purposes intended and no part of it may be used for any other purpose without written approval of the architect. Payment of all fees due to the architect is to be made at the time of the drawing is to be made in full.

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SCALE N.A.

DATE NOV 15, 2019



A3.03

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**SITE SECTION AA
REZONING**

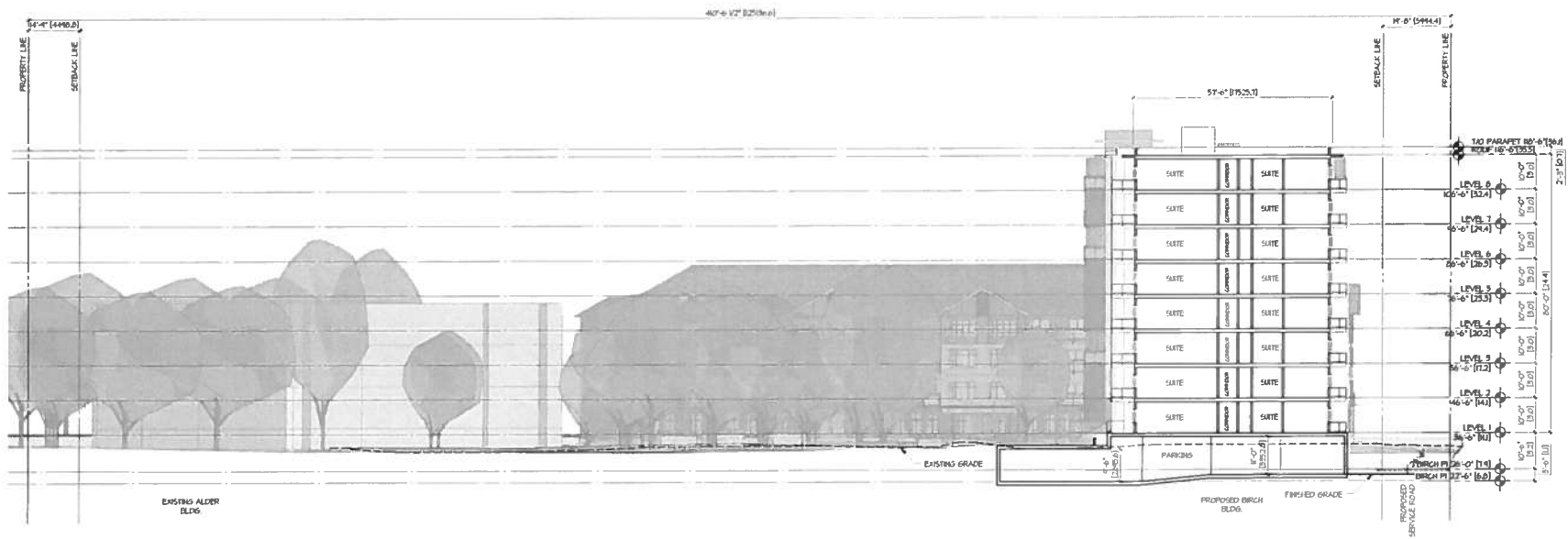
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These drawings shall have no legal effect unless they are accompanied by a certificate of approval from the relevant authority. The client is responsible for the accuracy of the information provided and for the results of any action taken based on this drawing.

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SCALE 1/16" = 1'-0"
DATE NOV 15, 2019

A4.01

CLIENT



PROJECT

**LANGLEY LIONS
MASTER PLAN**
LANGLEY BC

**SITE SECTION BB
REZONING**

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Within drawings and text, any words that are underlined, bolded, or italicized shall be read as such. The drawings are the property of dys architecture and shall remain the property of dys architecture. The drawings are the property of dys architecture and shall remain the property of dys architecture.

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SCALE 1/16" = 1'-0"
DATE NOV 15, 2019

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SECTION CC - BIRCH



PROJECT

**LANGLEY LIONS
 MASTER PLAN**
 LANGLEY BC

**SECTION CC - BIRCH
 REZONING**

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 SCALE 1/16" = 1'-0"
 DATE NOV 15, 2019

A4.03