



LANGLEY LIONS - ALDER BUILDING REPLACEMENT
5470 203rd STREET LANGLEY BC
ISSUED FOR DP AMENDMENT
2025-07-16

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A2.43	UNIT PLANS	1/8" = 1'-0"		DP P0.52	LANDSCAPE SECTIONS	N/A	
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A2.98	UNIT PLANS	1/8" = 1'-0"		DP P1.07	SOFTSCAPE DETAILS	N/A	
A2.99	UNIT PLANS	1/8" = 1'-0"		DP P1.08	LANDSCAPE SECTIONS	N/A	
A2.100	UNIT PLANS	1/8" = 1'-0"		DP P1.09	SOFTSCAPE DETAILS	N/A	

CLIENT



NO. | DATE | ISSUE
01 | 2020-11-27 | ISSUED FOR DP
02 | 2025-07-16 | ISSUED FOR DP AMENDMENT

NO. | DATE | REVISION



PROJECT

LANGLEY LIONS
ALDER REPLACEMENT
5470 203RD ST. LANGLEY BC V3A 0A4

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PROJECT 217398

DRAWN AL CHECKED TCM

SCALE

DATE 7/16/2025

A0.00

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NO. | DATE | ISSUE
01 | 2020-11-27 | ISSUED FOR OP
02 | 2020-07-16 | ISSUED FOR UP AMENDMENT

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1 VIEW-SOUTHWEST PERSPECTIVE



2 PEDESTRIAN VIEW - NORTHWEST PERSPECTIVE



3 PEDESTRIAN VIEW - SOUTHWEST PERSPECTIVE



4 PEDESTRIAN VIEW - SOUTHEAST PERSPECTIVE



PROJECT
**LANGLEY LIONS
ALDER REPLACEMENT**
5470 203RD ST. LANGLEY BC V3A 0A4

PERSPECTIVES

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SCALE 7/16/2020

A0.02

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NO. | DATE | ISSUE
01 | 2020-11-27 | ISSUED FOR LP
02 | 2020-07-16 | ISSUED FOR LP AMENDMENT

NO. | DATE | REVISION



1 SKY VIEW - NORTHWEST PERSPECTIVE



2 SKY VIEW - SOUTHWEST PERSPECTIVE



3 SKY VIEW - SOUTHEAST PERSPECTIVE



4 PEDESTRIAN VIEW - OUTDOOR AMENITY



PROJECT

**LANGLEY LIONS
ALDER REPLACEMENT**
5470 203RD ST. LANGLEY BC V3A 0A4

PERSPECTIVES

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matter. The architect shall not be responsible for the
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PROJECT 217398
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SCALE 7/16/2020

A0.03

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NO. | DATE | ISSUE
01 | 2020-11-27 ISSUED FOR ICP
02 | 2020-07-18 ISSUED FOR ICP AMENDMENT

NO. | DATE | REVISION



MARCH 10AM



MARCH 12PM



MARCH 2PM



SEPTEMBER 10AM



SEPTEMBER 12PM



SEPTEMBER 2PM



PROJECT
**LANGLEY LIONS
ALDER REPLACEMENT**
5470 203RD ST. LANGLEY BC V3A 0A4

SHADOW STUDY

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PROJECT 217398
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SCALE
DATE 7/16/2020

A0.04

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NO. | DATE | ISSUE
01 | 2020-11-27 | ISSUED FOR OP
02 | 2020-07-15 | ISSUED FOR OP AMENDMENT

NO. | DATE | REVISION
1 | 2022-06-15 | PIRE TRUCK ROAD UPDATED



SYMBOL LEGEND	
	INTERPOLATED GRADE
	DESIGN SPOT ELEVATION
	EXISTING GRADE
	FIRE HYDRANT
	STREET LIGHT
	LAWN DRAIN
	CASED MANHOLE
	STORM MANHOLE
	EXISTING ROAD
	EXISTING PAVEDWAY
	PROPOSED ROAD
	RIGHT OF WAY

SEE CIVIL FOR EXACT LOCATIONS



PROJECT

LANGLEY LIONS
ALDER
5470 203RD ST. LANGLEY BC V5A 0A4

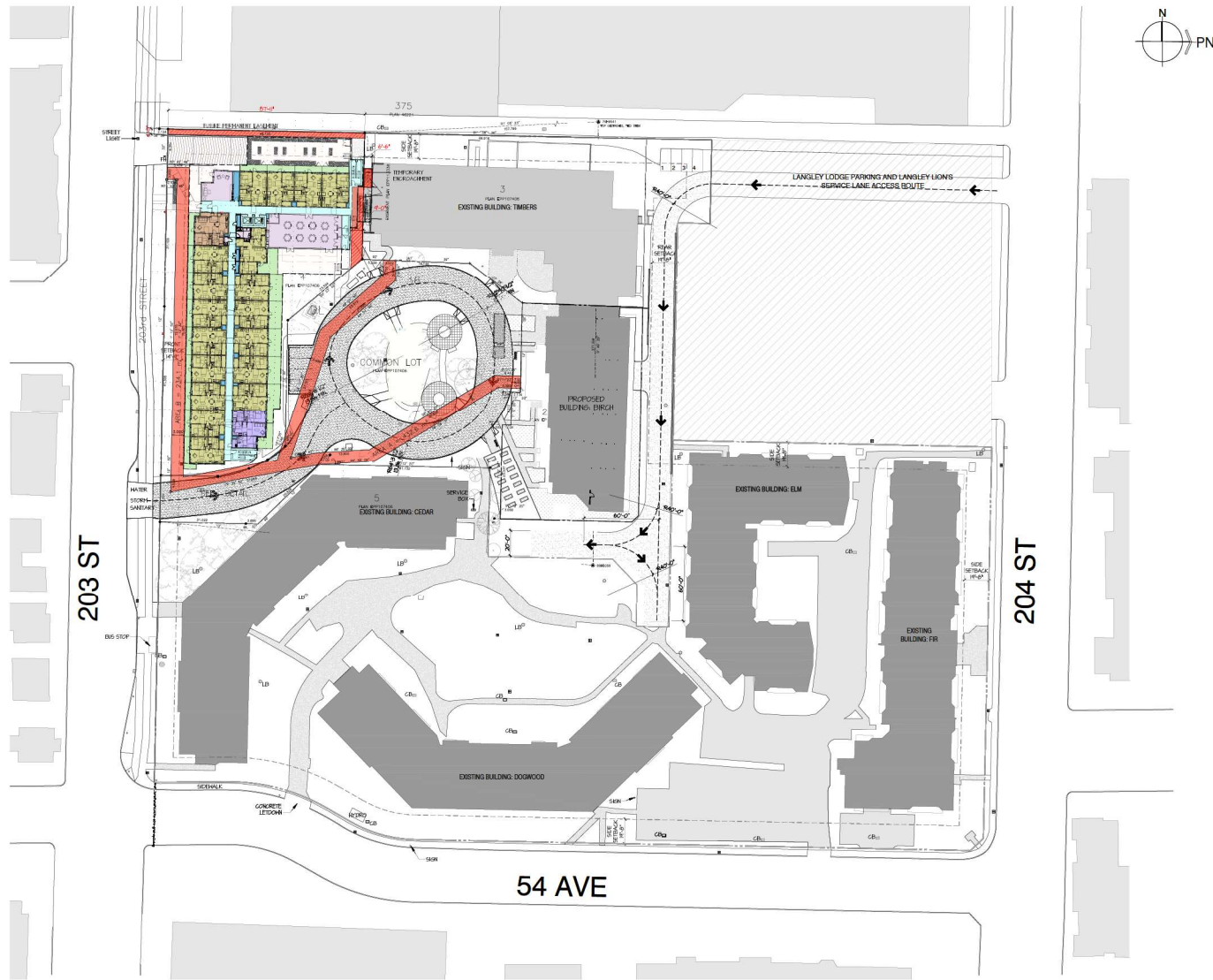
ALDER REPLACEMENT
CONTEXT PLAN

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performance of the project or for the
compliance of the project with the
requirements of the applicable laws and
regulations.

PROJECT A217398
DRAWN CHECKED
DATE 7/15/2025

SCALE 1/32" = 1'-0"
DATE 7/15/2025

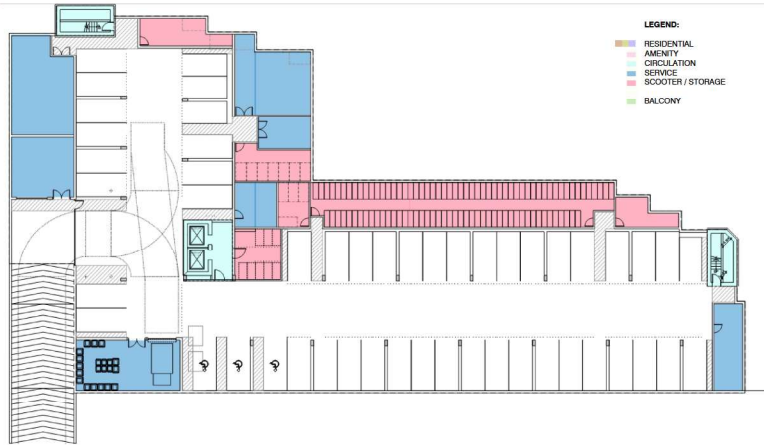


1 CONTEXT PLAN
1/32" = 1'-0"

CPTD DESIGN STRATEGIES

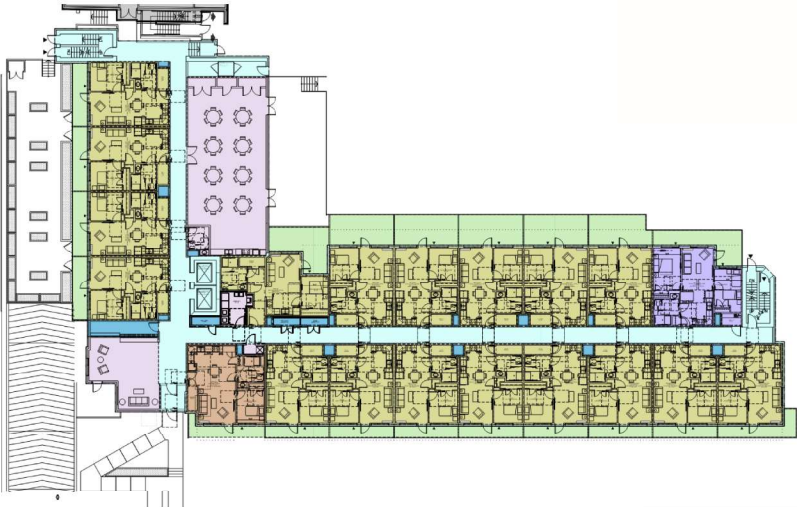
- ACCESS CONTROL:**
- THE BUILDING AND PARKADE HAVE GOOD ACCESS CONTROLS, THERE IS ONLY ONE PEDESTRIAN AND 1 VEHICLE ACCESS POINT. BOTH ARE CONTROLLED ELECTRONICALLY (INTERCOM AND FOB OR PROXIMITY CARD) AND CCTV.
 - THE MAIN ENTRANCE VISUALLY STANDS OUT AND REMOVES EXCUSES FOR LOITERING.
 - ALL THE GROUND FLOOR PATIOS WILL BE GATED FOR AN EXTRA LAYER OF ACCESS CONTROL.
 - EGRESS ONLY DOORS WILL HAVE DOOR HARDWARE REMOVED FROM THE PUBLIC SIDE.

- TERRITORIALITY:**
- LANDSCAPE DESIGN PROJECTS OWNERSHIP INTO THE PUBLIC REALM AND THE MAINTENANCE PROGRAM WILL KEEP UP THE BUILDING, LANDSCAPING, OUTDOOR AMENITY AND OUTDOOR FURNITURE.



- LIGHTING:**
- CPTD LIGHTING GUIDELINES WILL BE INCORPORATED IN THE DESIGN DEVELOPMENT STAGE.

- NATURAL SURVEILLANCE:**
- THE PATIOS, GLAZING AND BALCONIES CONTRIBUTE TO A STRONG SENSE OF NATURAL SURVEILLANCE.
 - PARKADE ELEVATOR LOBBY WILL HAVE GLAZING FOR BETTER SIGHT LINES.
 - VISION PANELS WILL BE INCLUDED IN PARKADE EGRESS DOORS TO STAIRWAYS.
 - LANDSCAPING WILL BE LOW AND MAINTAINED WHEN MATURE SO IT DOES NOT INTERFERE WITH SIGNAGE OR SIGHT LINES.
 - ANTI-GRAFFITI SEALANT WILL BE APPLIED TO ANY EXPOSED CONCRETE SURFACES.
 - SITE FENCING WILL BE PERMEABLE TO FACILITATE SIGHT LINES.
 - GLAZING HAS BEEN INTRODUCED ON THE SOUTH FAÇADE AT THE CORRIDOR TO FACILITATE SIGHT LINES.



SUSTAINABLE DEVELOPMENT SOCIAL ECONOMY CULTURE

- 1. BIODIVERSITY**
- N/A
- 2. ENVIRONMENTAL IMPACT**
- CONSTRUCTION TECHNIQUES DURING DEVELOPMENT INVOLVE MEANS TO PROTECT AIR QUALITY
 - CONSTRUCTION TECHNIQUES MINIMIZE SITE USE/URBANCE. SEE DOCUMENTATION AND EMISSION CONTROL REQUIREMENTS.
 - INCORPORATES GROUND-LEVEL LIGHT POLLUTION REDUCTION PRINCIPLES
 - INCORPORATES DARK SKIES LIGHT POLLUTION REDUCTION PRINCIPLES
- 3. SOLID WASTE AND RECYCLING**
- PROVIDES ENHANCES RECYCLING FACILITIES WITH DESIGN FEATURES TO ENHANCE THE ABILITY TO RECYCLE THE FULL RANGE OF RECYCLABLE MATERIALS
 - INCORPORATES A CONSTRUCTION RECYCLING PLAN. IF APPLICABLE, AN OPERATING RECYCLING PLAN HAS BEEN DEVELOPED
 - INCORPORATES THE USE OF RECYCLED BUILDING MATERIALS (E.G. FROM DEMOLISHED BUILDINGS)
- 4. STORM WATER MANAGEMENT**
- INCLUDED A MINIMUM OF 90 CM OF TOPSOIL. SEE STORM WATER BEST MANAGEMENT PRACTICES
 - INCORPORATES A STORM WATER MANAGEMENT PLAN INCLUDING A GROUNDWATER RECHARGING SYSTEM (SEE '4D' BELOW, IF APPLICABLE. SEE CCP POLICY 9.2.5. AND 9.2.8
 - WHEN COMPLETED, THE DEVELOPMENT PROTECTS GROUNDWATER FROM CONTAMINATION. SEE STORM WATER BEST MANAGEMENT PRACTICES.
 - PROTECTS RECEIVING WATER FROM NON-POINT SOURCE POLLUTION AND PROTECTS AGAINST WATER CHANGES IN BASE FLOWS.
- 5. ENERGY EFFICIENT CONSTRUCTION**
- ACHIEVES AN ENERGY PERFORMANCE OF 25% BETTER THAN THE CURRENT MODEL NATIONAL ENERGY CODE FOR MULTI-UNIT RESIDENTIAL BUILDINGS.
- 6. ENERGY SUPPLY AND CONNECTIVITY**
- PROVIDES ON-SITE RENEWABLE ENERGY GENERATION ... HEAT RECOVERY VENTILATION.
- 7. GREEN BUILDING FEATURES**
- PROJECT DESIGNED TO MEET A GREEN BUILDINGS STANDARD... (BC ENERGY STEP CODE (B))
 - REDUCES THE HEAT ISLAND EFFECT WITH ... UNDERGROUND PARKING, COMMUNITY GARDENS AND PLANTED SHRUBS.
 - USES CLIMATE SENSITIVE DESIGN FEATURES (E.G. PASSIVE SOLAR, MINIMIZE THE IMPACT OF WIND, AND RAIN, ETC.)
- 8. WATER CONSERVATION**
- USES DROUGHT-TOLERANT PLANTS. USES XERISCAPING AS A GUIDE AND AVOIDS OVER-LANDSCAPING.
 - USES NON-WATER DEPENDENT MATERIALS IN THE LANDSCAPING DESIGN SUCH AS A MIX OF ROCKS AND OTHER MATERIALS. DOES NOT EXCLUDE THE USE OF INDIGENOUS, DROUGHT-TOLERANT PLANTS.
 - INCORPORATES AN IRRIGATION SYSTEM WITH CENTRAL CONTROL AND RAIN SENSORS DESIGNED WITH WATER CONSERVATION IN MIND.
 - USES 1.5 LTR/L CM (1.5 LSH) AND/OR PLUM (1.5 LSH) FOR ITS AND OTHER WATER CONSERVING DEVICES (E.G. BUSH OR GROUNDWATER AND/OR WATER STORAGE FOR IRRIGATION)
- 9. BROWNFIELD AND GREYFIELD DEVELOPMENT**
- N/A

- 10. COMPACT COMMUNITY DESIGN**
- THE DEVELOPMENT IS WITHIN 400 METERS OF PUBLIC TRANSIT OR THE DEVELOPMENT RESULTS IN THE ADDITION OF PUBLIC TRANSIT TO THE AREA.
 - ENCOURAGES PEDESTRIAN-ORIENTED STREETS.
- 11. PEDESTRIAN & CYCLING MOVEMENT**
- INCLUDES BICYCLING PARKING AND STORAGE LOCATIONS OF CYCLISTS. (PLEASE REFER TO ZONING BYLAW 210)
 - CREATES GREEN SPACES, OR STRONG CONNECTIONS TO ADJACENT NATURAL FEATURES, PARKS, AND OPEN SPACES.
 - IMPROVES PEDESTRIAN AMENITIES SUCH AS BENCHES, INFORMATION KIOSKS, TRAIL MAPS, ETC.
 - PROVIDES LINKS TO AMENITIES SUCH AS SCHOOL(S), TRAILS, GROCERY STORE, PUBLIC TRANSIT, ETC.
- 12. RESPONSIBLE TRANSPORTATION**
- INCLUDES INFRASTRUCTURE AND DEDICATED PARKING SPACES FOR ELECTRIC PLUG-IN VEHICLES
 - INCLUDES DEDICATED SPACES FOR MOTORCYCLE AND MOPEDS
 - CREATES TRANSIT-ORIENTED FACILITIES THAT ADDRESS USER SATISFACTION AND PROVIDES SAFE PICK-UP AND DROP-OFF AREAS.
- 13. SMART LOCATION**
- PROVIDES A VARIETY OF HOUSING IN CLOSE PROXIMITY TO A PUBLIC AMENITY, TRANSIT, OR COMMERCIAL AREA.
- 14. DIVERSITY OF USE**
- PROVIDES A DIVERSITY OF HOUSING TYPES
 - PROVIDES A DIVERSITY OF UNIT SIZES
 - INCLUDES SENIORS HOUSING
 - INCLUDES NON-MARKET RENTAL HOUSING
- 15. SAFE COMMUNITY**
- INCORPORATES CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTD) PRINCIPLES
 - INCORPORATES PHYSICAL TRAFFIC CALMING IN THE ROAD DESIGN SUCH AS TRAFFIC CIRCLES AND NARROWED INTERSECTIONS
- 16. SOCIAL COMMUNITY**
- CREATES OR ENHANCES COMMUNITY SOCIAL GATHERING PLACES (PUBLIC PLAZA, HALLS, MEETING SPACES, ETC.)
 - PROVIDES LAND FOR AMENITIES OR PROVIDES AMENITIES SUCH AS COMMUNITY ACTIVITY OPPORTUNITIES, DAYCARES, RECREATIONAL FACILITIES, ETC.
 - PROVIDES AN AREA FOR COMMUNITY GARDENS OR URBAN AGRICULTURE.
- 17. ECONOMIC SUSTAINABILITY**
- CREATES PERMANENT EMPLOYMENT OPPORTUNITIES AND/OR DENSITIES THAT WOULD ASSIST IN SUPPORTING LOCAL BUSINESSES.
 - RESULTS IN A NET INCREASE IN THE PROPERTY TAX BASE (A NET COMMISSION)
- 18. CULTURE**
- EMPLOYES HIGH-QUALITY DESIGN ELEMENTS AND PUBLIC ART TO ADD VIBRANCY AND PROMOTES COMMUNITY VALUES AND IDENTITY.

CLIENT



NO. | DATE | ISSUE
01 | 2020-11-27 | ISSUED FOR CP
02 | 2025-07-16 | ISSUED FOR UP AMENDMENT

NO. | DATE | REVISION

PROJECT

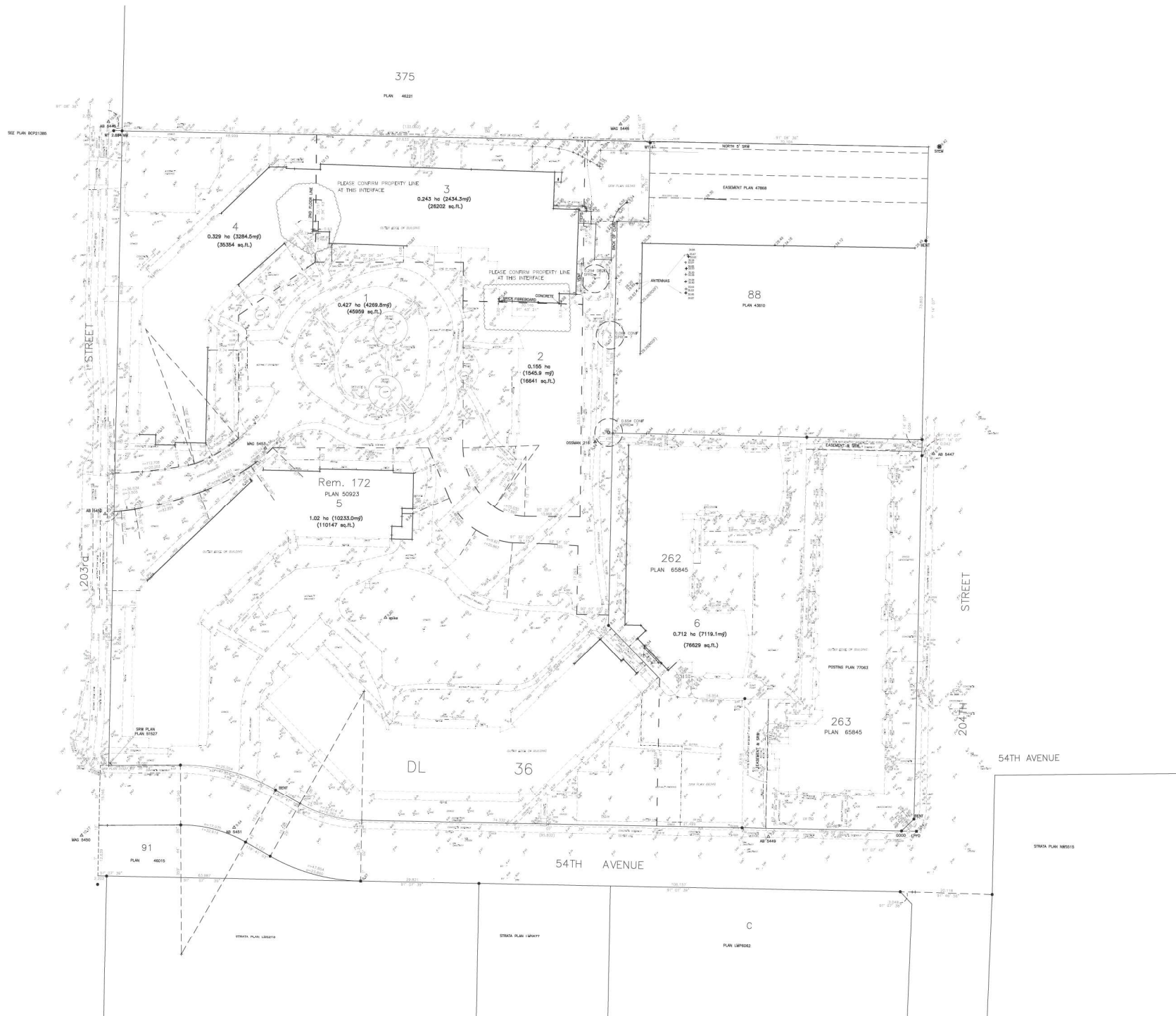
LANGLEY LIONS
ALDER REPLACEMENT
5470 203RD ST. LANGLEY BC V3A 0A4

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PROJECT 217398
DRAWN AL CHECKED TDK
SCALE
DATE 7/16/2025

A0.06



LANGLEY LIONS
ALDER REPLACEMENT
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SURVEY PLAN

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01 | 2020-11-27 | ISSUED FOR DP
02 | 2020-07-16 | ISSUED FOR UP AMENDMENT

NO. | DATE | REVISION
1 | 2022-06-15 | FIRE TRUCK ROAD UPDATED



SYMBOL LEGEND	
	INTERPOLATED GRADE
	DESIGN SPOT ELEVATION
	EXISTING GRADE
	FIRE HYDRANT
	STREET LIGHT
	L&S
	C&S
	S&S
	EXISTING ROAD
	EXISTING PAVEMENT
	PROPOSED ROAD
	STORM WATER RETENTION SYSTEM BELOW GRADE
	FIRE HYDRANT
	FIRE HYDRANT

SEE CIVIL FOR EXACT LOCATIONS



PROJECT

LANGLEY LIONS
ALDER
5470 203RD ST. LANGLEY BC V3A 0A4

ALDER REPLACEMENT
SITE PLAN

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Tel: 604-689-7710. Fax: 604-689-7711.
www.dysarchitecture.com

PROJECT A217398
DRAWN CHECKED
SCALE 1/10" = 1'-0"
DATE 7/16/2025

A1.01



1 SITE PLAN
1/16" = 1'-0"

CLIENT



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01 | 2020-11-27 | ISSUED FOR DP
02 | 2020-07-16 | ISSUED FOR UP AMENDMENT

NO. | DATE | REVISION
1 | 2022-06-15 | FIRE TRUCK ROAD UPDATED



SYMBOL LEGEND	
	INTERPOLATED GRADE
	DESIGN SPOT ELEVATION
	EXISTING GRADE
	FIRE HYDRANT
	STREET LIGHT
	L&S
	C&S
	S&S
	NEW ROAD
	EXISTING PAVED AREA
	PROPOSED SIDEWALK
	STORM WATER RETENTION
	FIRE HYDRANT TRANSFER OVERHEAD

SEE 2022-06-15 FIRE TRUCK ROAD UPDATED



PROJECT

**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY BC V3A 0A4

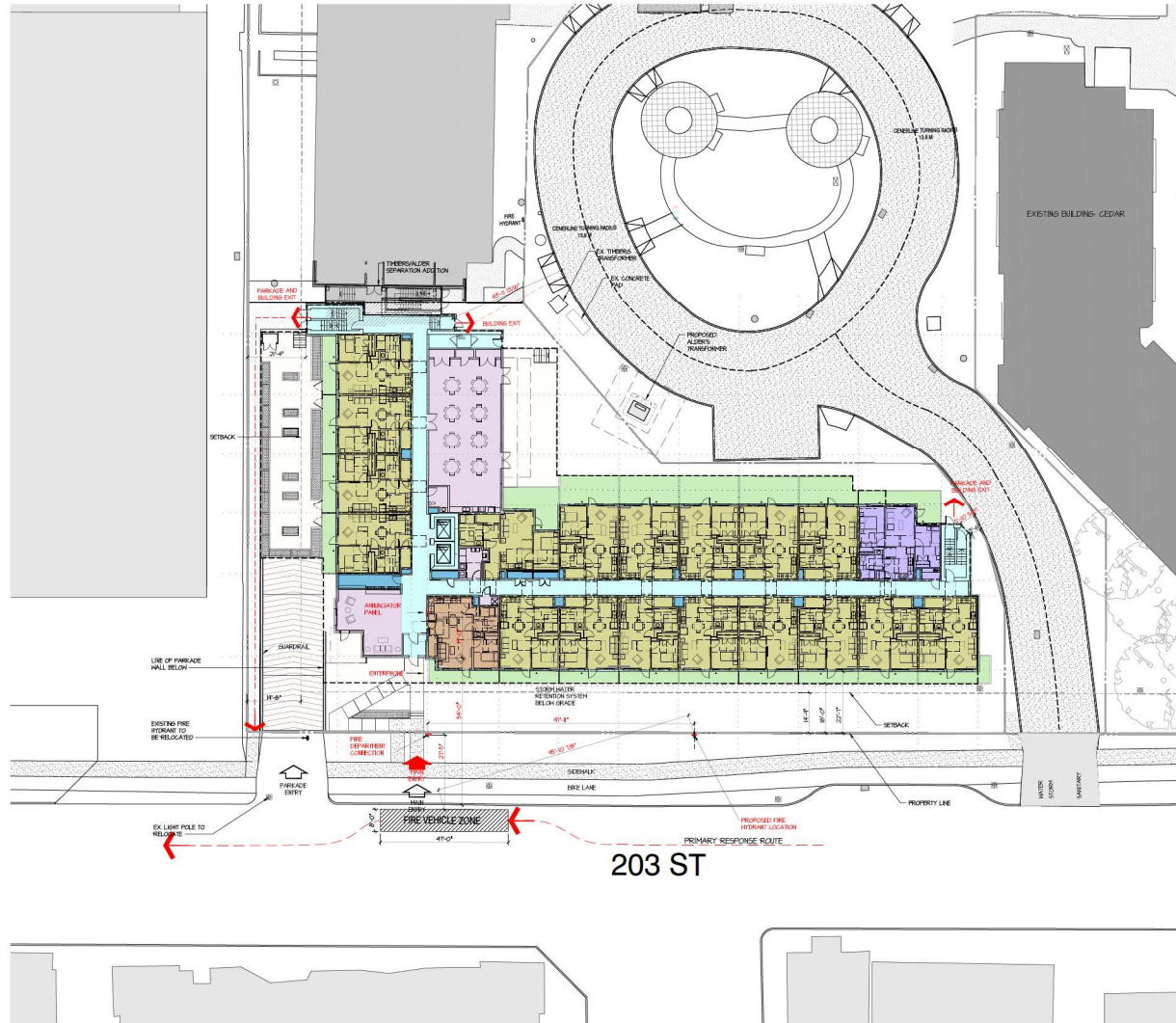
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FIRE ACCESS PLAN**

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revision number and date. Any changes shall be
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PROJECT A217398
DRAWN CHECKED
SCALE 1/16" = 1'-0"
DATE 7/16/2025

A1.02



1 FIRE ACCESS PLAN
1/16" = 1'-0"

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PROJECT

LANGLEY LIONS
MASTER PLAN
5470 203RD ST. LANGLEY BC V3A 0A4

ALDER REPLACEMENT
FLOOR PLAN
PARKING LEVEL 01

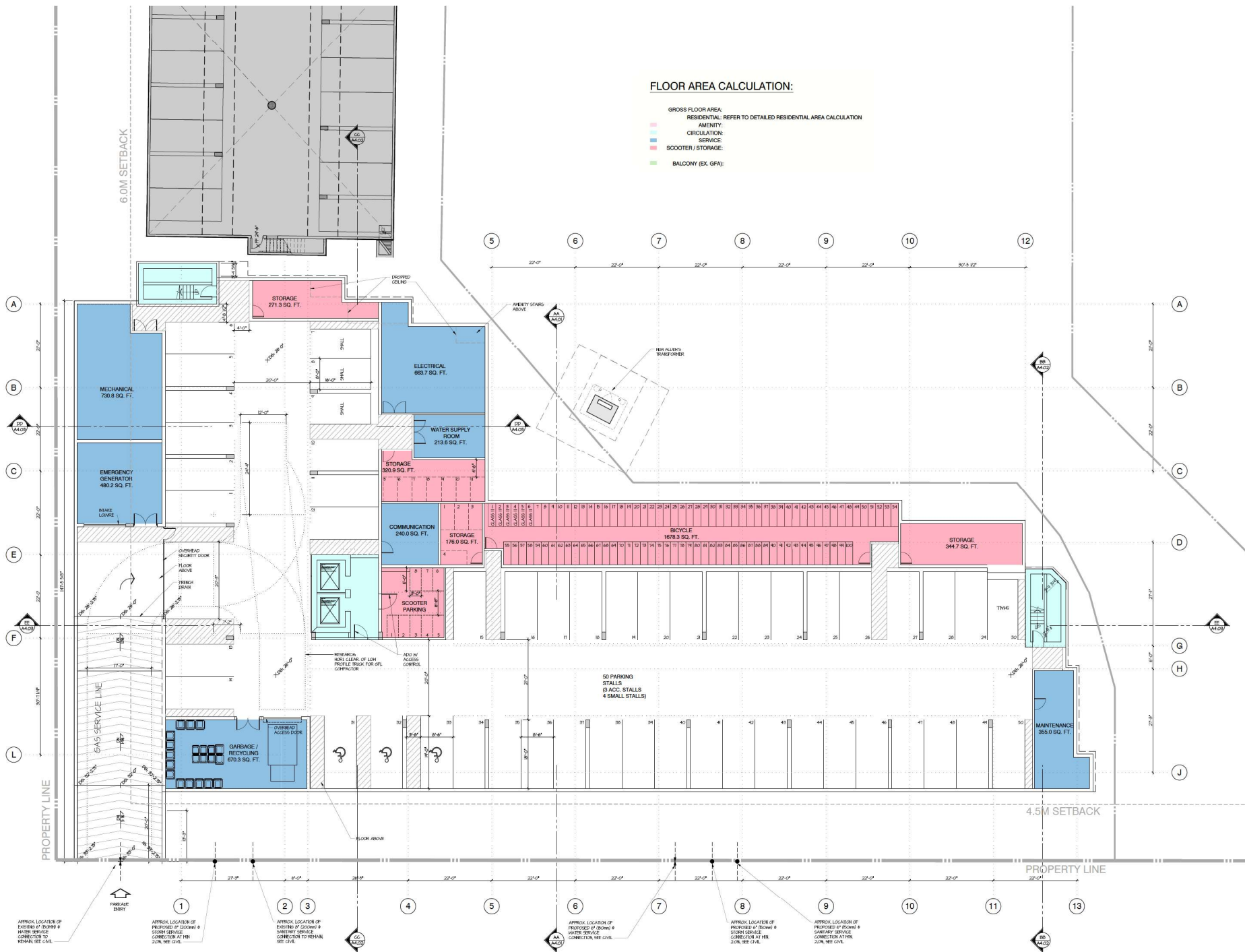
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PROJECT A217398
DRAWN AL CHECKED DK
SCALE 1/8" = 1'-0"
DATE 7/16/2025

A2.01

FLOOR AREA CALCULATION:

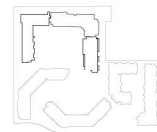
- GROSS FLOOR AREA:
RESIDENTIAL: REFER TO DETAILED RESIDENTIAL AREA CALCULATION
AMENITY:
CIRCULATION:
SERVICE:
SCOOTER / STORAGE:
BALCONY (EX. GFA):



CLIENT

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PROJECT

**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY BC V6A 0A4

**ALDER REPLACEMENT
FLOOR PLAN
LEVEL 01**

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Written dimensions and notes prevail over all other dimensions and notes.

PROJECT A217398
DRAWN AL CHECKED TKL

SCALE 1/8" = 1'-0"
DATE 7/16/2020

A2.02

FLOOR AREA CALCULATION:

GROSS FLOOR AREA: 18309.8 SQ. FT.
RESIDENTIAL REFER TO DETAILED RESIDENTIAL AREA CALCULATION
AMENITY: 2381.0 SQ. FT.
CIRCULATION: 2351.1 SQ. FT.
SERVICE: 299.8 SQ. FT.
BALCONY (EX. GFA): 2908.0 SQ. FT.

UNIT TYPE	ONE BEDROOM (SQF)						TWO BEDROOM (SQF)	
	A (ACCESS)	B1 (ADAPT)	B1-C (ADAPT)	B1-2 (ADAPT)	B1-3 (ADAPT)	B1 (ADAPT)	C1 (ADAPT)	C2 (ADAPT)
UNIT AREA (SQF)	671.4	591.6	589.9	591.6	545.6	540.6	660.1	754.2
UNIT AREA W/ CLADDING	690.6	610.4	608.6	610.4	559.7	554.7	673.2	764.2
IN SUITE STORAGE	25.4	25.3	25.3	25.1			25	25.5
UNDERGROUND STORAGE					25	25		25
UNIT NUMBER	4.3%			87.8%			8.6%	
TOTAL	8	1275	34	12	2	2	8	7
L1	1	13	2	2			1	1
L2	1	13	2	2			1	1
L3	1	13	2	2			1	1
L4	1	13	2	2			1	1
L5	1	13	2	2			1	1
L6	1	13	2	2			1	1
L7	1	13	2	2			1	1
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L208	1	13	2	2			1	1
L209	1	13	2	2			1	1
L210	1	13</						



FLOOR AREA CALCULATION:

- GROSS FLOOR AREA: 18285.9 SQ. FT.
- RESIDENTIAL: REFER TO DETAILED RESIDENTIAL AREA CALCULATION
- AMENITY: 144.1 SQ. FT.
- CIRCULATION: 2794.1 SQ. FT.
- SERVICE: 287.1 SQ. FT.
- BALCONY (EX. GFA): 2126.7 SQ. FT.

UNIT TYPE	ONE BEDROOM (SQF)						TWO BEDROOM (SQF)	
	A (ACCESS)	B1 (ADAPT)	B1-C (ADAPT)	B1-1 (ADAPT)	B1-2 (ADAPT)	B1-3 (ADAPT)	C1 (ADAPT)	C2 (ADAPT)
UNIT AREA (SQF)	671.4	591.6	589.9	591.6	545.6	545.6	690.1	763.7
UNIT AREA W/ CLADDING	693.4	613.4	610.9	613.4	567.4	567.4	712.1	785.4
IN SUITE STORAGE	25.4	25.3	25.3	25.1			25.4	
UNDERGROUND STORAGE					25	25		25

UNIT NUMBER	87.8%						8.6%	
	4.3%							
TOTAL	8	1375	34	12	2	2	8	2
L1	1	13	2	2			1	1
L2	1	18	2	2			1	1
L3	1	18	2	2			1	1
L4	1	18	2	2			1	1
L5	1	18	2	2			1	1
L6	1	18	2	2			1	1
L7	1	18	2	2			1	1
L8	1	18	2	2			1	1

UNIT AREA	85.5%						8.6%	
	4.3%							
TOTAL	5324.8	76290.75	9634.4	7731.2	561	1118	5393.4	6386.4
L1	693.4	5765.304	1201.8	1205.2			674.2	773.3
L2	693.4	5765.304	1201.8	1205.2			674.2	773.3
L3	693.4	5765.304	1201.8	1205.2			674.2	773.3
L4	693.4	5765.304	1201.8	1205.2			674.2	773.3
L5	693.4	5765.304	1201.8	1205.2			674.2	773.3
L6	693.4	5765.304	1201.8	1205.2			674.2	773.3
L7	693.4	5765.304	1201.8	1205.2			674.2	773.3
L8	693.4	5765.304	1201.8	1205.2			674.2	773.3

dys architecture
 260 - 1770 Burrard Street Vancouver BC V6J 3G7
 Tel 604 689 7710 www.dysarchitecture.com

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NO. | DATE | ISSUE
 01 | 2020-11-27 | ISSUED FOR OP
 02 | 2020-07-16 | ISSUED FOR OP AMENDMENT

NO. | DATE | REVISION



PROJECT
LANGLEY LIONS
ALDER
 5470 203RD ST. LANGLEY BC V3A 0A4

ALDER REPLACEMENT
FLOOR PLAN
LEVEL 02-06

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PROJECT A217398
DRAWN AL **CHECKED TK**
SCALE 1/8" = 1'-0"
DATE 7/16/2020

A2.03



FLOOR AREA CALCULATION:

GROSS FLOOR AREA: 18148.0 SQ. FT.
 RESIDENTIAL: REFER TO DETAILED RESIDENTIAL AREA CALCULATION
 AMENITY: 144.1 SQ. FT.
 CIRCULATION: 2797.7 SQ. FT.
 SERVICE: 287.1 SQ. FT.
 BALCONY (EX. GFA): 2213.9 SQ. FT.

UNIT TYPE	ONE BEDROOM (SQF)						TWO BEDROOM (SQF)	
	A (ACCESS)	B1 (ADAPT.)	B1-C (ADAPT.)	B1-1 (ADAPT.)	B1-2 (ADAPT.)	B1-3 (ADAPT.)	C1 (ADAPT.)	C2 (ADAPT.)
UNIT AREA (SQF)	671.4	591.1	589.9	591.6	545.6	545.6	660.1	751.5
UNIT AREA W/ CLARIFICATIONS	690.6	610.4	608.0	610.4	560.0	560.0	674.2	773.9
IN SUITE STORAGE	25.6	25.3	25.3	25.1			26	25.5
UNDERGROUND STORAGE					25	25		25
UNIT NUMBER	4.3%			87.8%			8.6%	
TOTAL	8	1375	34	12	2	2	8	7
L1	1	13	2	2			1	1
L2	1	18	2	2			1	1
L3	1	18	2	2			1	1
L4	1	18	2	2			1	1
L5	1	18	2	2			1	1
L6	1	18	2	2			1	1
L7	1	18	2	2			1	1
L8	1	18	2	2			1	1
L9	1	18	2	2			1	1
UNIT AREA	4.7%			85.5%			9.8%	
TOTAL	5458.6	7629.29	9614.4	7231.2	5461	11189	5393.4	6386.4
L1	690.6	7731.12	1201.8	1201.2	5461	11189	624.2	7731.9
L2	690.6	7766.306	1201.8	1201.2			624.2	773.9
L3	690.6	7766.306	1201.8	1201.2			624.2	773.9
L4	690.6	7766.306	1201.8	1201.2			624.2	773.9
L5	690.6	7766.306	1201.8	1201.2			624.2	773.9
L6	690.6	7766.306	1201.8	1201.2			624.2	773.9
L7	690.6	7766.306	1201.8	1201.2	5461		624.2	773.9
L8	690.6	7766.306	1201.8	1201.2		11189	624.2	773.9



FLOOR AREA CALCULATION:

- GROSS FLOOR AREA: 18148.0 SQ. FT.
- RESIDENTIAL: REFER TO DETAILED RESIDENTIAL AREA CALCULATION
- AMENITY: 144.1 SQ. FT.
- CIRCULATION: 2797.7 SQ. FT.
- SERVICE: 287.1 SQ. FT.
- BALCONY (EX. GFA): 2026.8 SQ. FT.

UNIT TYPE	ONE BEDROOM (SQF)							TWO BEDROOM (SQF)	
	A (ACCESS)	B1 (ADAPT)	B1-C (ADAPT)	B1-1 (ADAPT)	B1-2 (ADAPT)	B1-3 (ADAPT)	B1 (ADAPT)	C1 (ADAPT)	C2 (ADAPT)
UNIT AREA (SQF)	671.4	591.1	589.9	591.6	545.6	545.6	660.1	751.5	763.7
UNIT AREA (SQF)	600.4	600.4	600.4	600.4	600.4	600.4	600.4	754.5	764.2
CLADINGS									
IN SUITE STORAGE	25.6	25.3	25.3	25.1			26	25.5	
UNDERGROUND STORAGE					25	25			25
UNIT NUMBER	4.3%			87.8%				8.6%	
TOTAL	8	1375	34	12	2	2	8	2	2
L1	1	13	2	2			1	1	1
L2	1	10	2	2			1	1	1
L3	1	10	2	2			1	1	1
L4	1	10	2	2			1	1	1
L5	1	10	2	2			1	1	1
L6	1	10	2	2			1	1	1
L7	1	10	2	2			1	1	1
L8	1	10	2	2			1	1	1
L9	1	10	2	2			1	1	1
L10	1	10	2	2			1	1	1
UNIT AREA	4.7%			85.5%				9.8%	
TOTAL	5458.6	76299.36	9614.4	7231.2	561	1139	5393.4	6386.4	5349.7
L1	690.6	7764.32	1201.8	1201.2	624.2	624.2	773.3	773.3	773.3
L2	690.6	7764.36	1201.8	1201.2			773.3	773.3	764.2
L3	690.6	7764.36	1201.8	1201.2			773.3	773.3	764.2
L4	690.6	7764.36	1201.8	1201.2			773.3	773.3	764.2
L5	690.6	7764.36	1201.8	1201.2			773.3	773.3	764.2
L6	690.6	7764.36	1201.8	1201.2			773.3	773.3	764.2
L7	690.6	7764.36	1201.8	1201.2	561		773.3	773.3	764.2
L8	690.6	7764.36	1201.8	1201.2		1139	773.3	773.3	764.2

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PROJECT

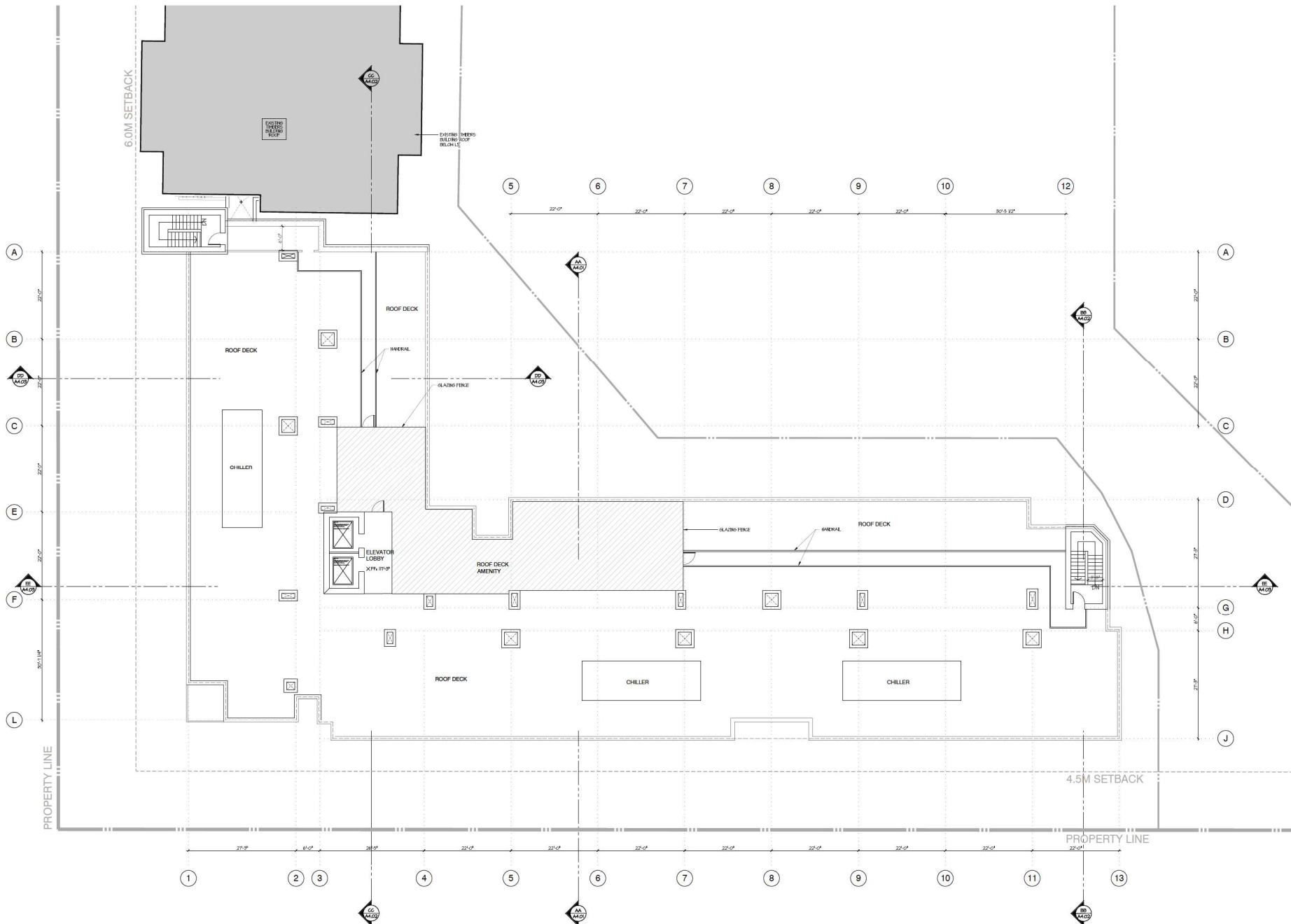
**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY BC V3A 0A4

**ALDER REPLACEMENT
ROOF LEVEL
FLOOR PLAN
DEVELOPMENT PERMIT**

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SCALE 1/8" = 1'-0"
DATE 7/10/2025

A2.06

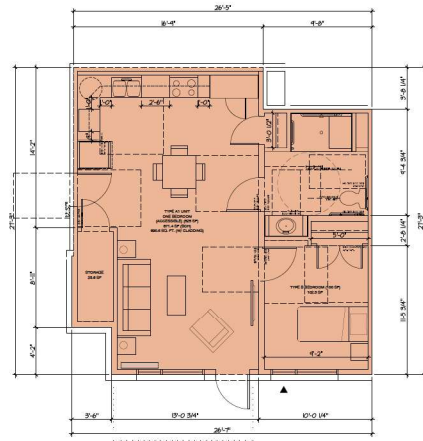


CLIENT

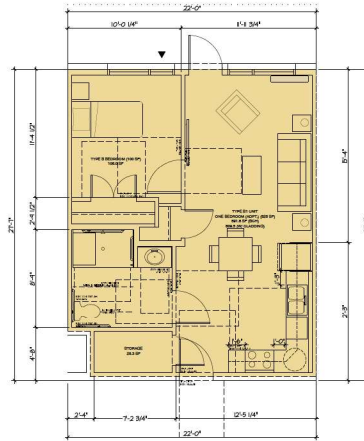


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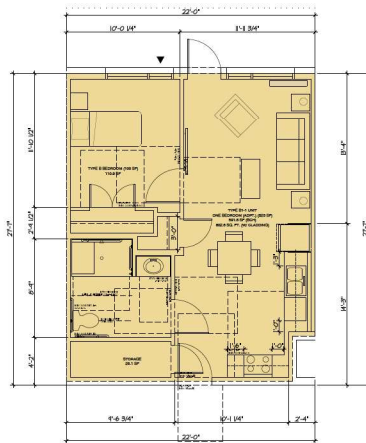
UNIT A - ACCESSIBLE
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UNIT AREA 886.5 SQ. FT.



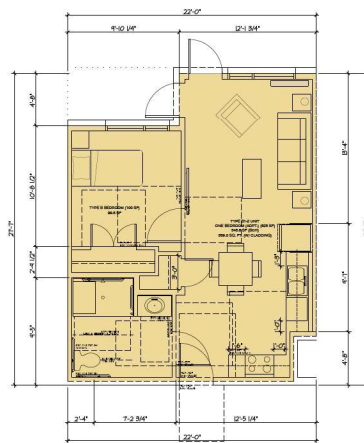
UNIT B1 - ADAPTABLE
1/4" = 1'-0"
UNIT AREA 883.9 SQ. FT.



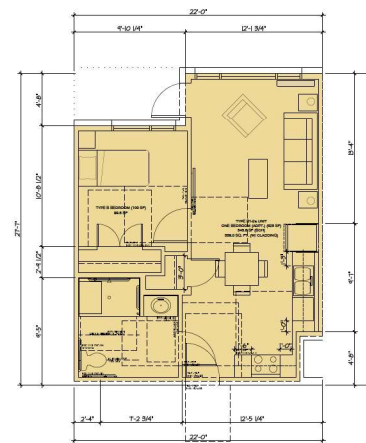
UNIT B1-C - ADAPTABLE
1/4" = 1'-0"
UNIT AREA 883.9 SQ. FT.



UNIT B1-1 - ADAPTABLE
1/4" = 1'-0"
UNIT AREA 882.9 SQ. FT.



UNIT B1-2 - ADAPTABLE
1/4" = 1'-0"
UNIT AREA 883.9 SQ. FT.



UNIT B1-2a - ADAPTABLE
1/4" = 1'-0"
UNIT AREA 883.9 SQ. FT.



PROJECT

**LANGLEY LIONS
ALDER**
5470 208RD ST. LANGLEY BC V3A 0A4

**ALDER REPLACEMENT
UNIT PLANS**

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DATE 7/16/2025

A2.07

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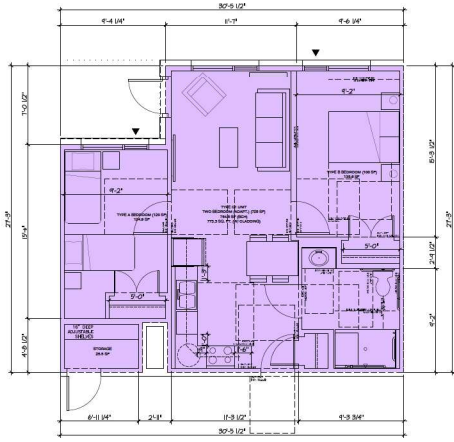


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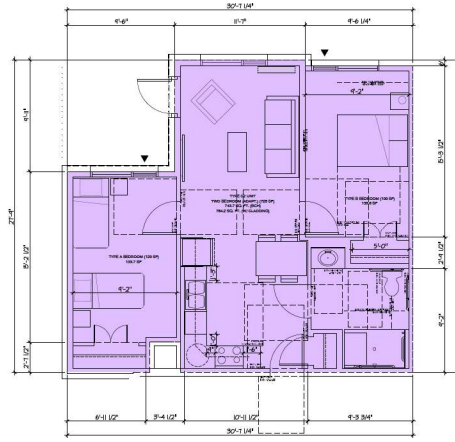
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UNIT B2
A2.08 1/4" = 1'-0"
UNIT AREA 674.2 SQ. FT.



UNIT C1
A2.09 1/4" = 1'-0"
UNIT AREA 733.9 SQ. FT.



UNIT C2
A2.10 1/4" = 1'-0"
UNIT AREA 764.2 SQ. FT.



PROJECT

LANGLEY LIONS
ALDER
5470 208RD ST. LANGLEY BC V3A 0A4

ALDER REPLACEMENT
UNIT PLANS

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consent of the architect. It shall not be used
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consent of the architect. It shall not be used
for any other project without the written
consent of the architect.

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DATE 7/16/2025

A2.08



MATERIAL LEGEND

- | | |
|---|--|
|  | 1 CERAMIC-COATED FIRED ENAMEL SERIES - LAWRENCE SPECTRO BLUE |
|  | 2 CERAMIC-COATED FIRED ENAMEL SERIES - LAWRENCE SPECTRO BLUE GRAY |
|  | 3 CERAMIC-COATED FIRED ENAMEL SERIES - LAST STEP ASH |
|  | 4 CERAMIC-COATED FIRED ENAMEL SERIES - SUNSET SILVER |
|  | 5 CERAMIC-COATED FIRED ENAMEL SERIES - RENAL SAPPHIRE |
|  | 6 CERAMIC-COATED FIRED ENAMEL SERIES - SUNBAKED LIGHT GRAY |
|  | 7 METAL MESH, METAL PANEL, GRATE/GUARD |
|  | 8 METAL SCREEN |
|  | 9 VINYL FRAMED DOUBLE GLAZED SLIDING DOORS AND WINDOWS - IMPERIAL GREEN |
|  | 10 VINYL FRAMED DOUBLE GLAZED SLIDING DOORS AND WINDOWS - IMPERIAL GREEN |
|  | 11 SEALED CONCRETE |
|  | 12 DEFORMED GLASS AND METAL PRIVACY SYSTEM |
|  | 13 ALUMINUM SOLAR SHADING DEVICE |
|  | 14 STEEL AND GLASS CANOPY |
|  | 15 PREFORMED ALUMINUM STRUCTURAL PANEL WITH DEFORMED GLAZING |



PROJECT

**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY BC V3A 0M4

ALDER REPLACEMENT ELEVATIONS

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DATE 7/10/2025

A3.01



1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

CLIENT



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MATERIAL LEGEND

- [illegible]



PROJECT

**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY BC V3A 0M4

ALDER REPLACEMENT ELEVATIONS

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Notes: dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dyes architecture shall be advised of any variances from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dyes architecture for review before proceeding with

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A3.02



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2 STREETScape

$$\frac{1}{15} = \frac{1}{5}$$


PROJECT

**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY BC V3A 0M4

ALDER REPLACEMENT STREETSCAPE

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PROJECT A217398

DRAWN

SALE

SCALE
DATE[illegible]

RECEIVED

A3 03

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PROJECT

**LANGLEY LIONS
ALDER**
5470 203RD ST. LANGLEY BC V3A 0A4

**ALDER REPLACEMENT
BUILDING SECTIONS**

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Drawn: [Name] and [Name] (Professional Engineer)
Checked: [Name] (Professional Engineer)
Date: 2020-07-16

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DRAWN [Name] CHECKED [Name]
SCALE 1/8" = 1'-0"
DATE 7/16/2020

A4.01



1 SECTION AA
1/8" = 1'-0"



2 SECTION BB
1/8" = 1'-0"

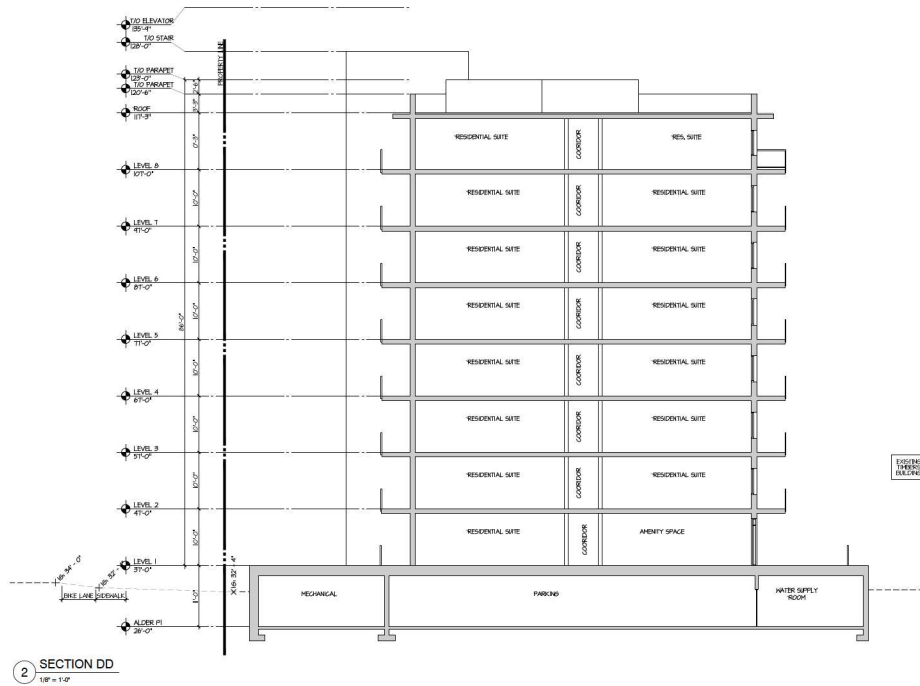
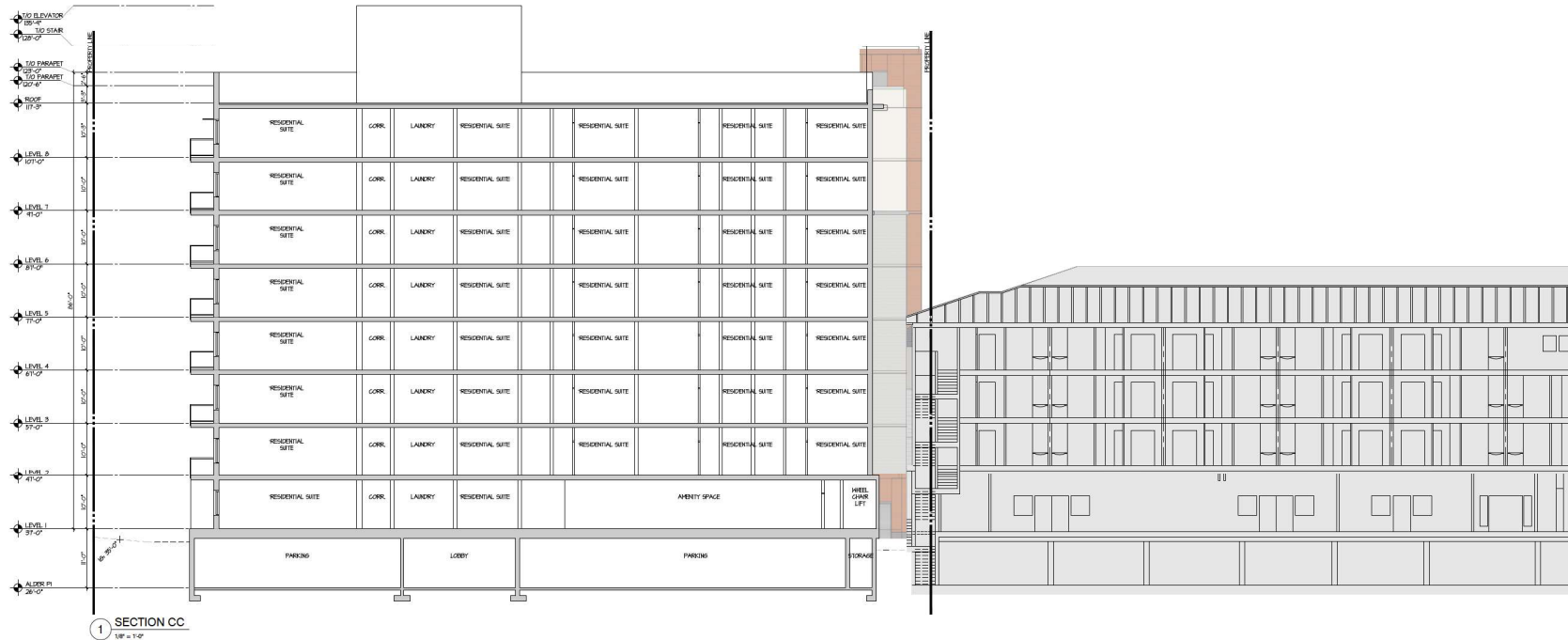
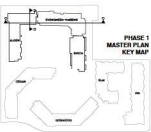


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PROJECT

**LANGLEY LIONS
ALDER**
5470 208RD ST. LANGLEY BC V3A 0A4

**ALDER REPLACEMENT
BUILDING SECTIONS**

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A4.02

CLIENT



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1 SECTION EE
1/8" = 1'-0"



PROJECT

LANGLEY LIONS
ALDER
5470 203RD ST. LANGLEY BC V3A 0A4

ALDER REPLACEMENT
BUILDING SECTIONS

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DATE 7/16/2025

A4.03