



DRAWING LIST - ARCHITECTURAL

SHEET NO.	SHEET NAME
AC 0.0	COVER SHEET
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NO.	TITLE	
	DATE	BY
1	2024-05-24	M.P.
2	2024-05-24	M.M.
3	2024-05-24	N.T.S.
4	2024-05-24	M.P.
5	2024-05-24	M.P.
6	2024-05-24	M.P.
7	2024-05-24	M.P.
8	2024-05-24	M.P.
9	2024-05-24	M.P.
10	2024-05-24	M.P.
11	2024-05-24	M.P.
12	2024-05-24	M.P.
13	2024-05-24	M.P.
14	2024-05-24	M.P.
15	2024-05-24	M.P.
16	2024-05-24	M.P.
17	2024-05-24	M.P.
18	2024-05-24	M.P.
19	2024-05-24	M.P.
20	2024-05-24	M.P.
21	2024-05-24	M.P.
22	2024-05-24	M.P.
23	2024-05-24	M.P.
24	2024-05-24	M.P.
25	2024-05-24	M.P.

barnett dembek
ARCHITECTS INC.
UNIT 135, 7030 130 STREET, SURREY, B.C. V3W 5H8
784-567-7100 FROM 787-0288
info@barnettdebek.com

GROUP 161
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR PARTNERS WHO HOLD THE CERTIFICATE OF PRACTICE.

PROJECT
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT
T.M. CREST HOMES (2022)LTD

DRAWN	M.P.	
CHECKED	M.M.	
SCALE	N.T.S.	
ISSUE NO.	22011	
DATE	2024-05-24	

PROJECT TITLE
COVER SHEET

DRAWING NO.
AC-0.0

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DEVELOPMENT DATA

ZONING : EXISTING - R5 - 1
 PROPOSED - COMPREHENSIVE DEVELOPMENT(C.D) BASED ON RM-3
 SITE AREA (GROSS): 36,661 Sq. Ft. 0.842 acres 3406.4 M² 0.341 Ha.
 ROAD DEDICATION: 1,324 Sq. Ft. 0.031 acres 122.4 M² 0.013 Ha.
 SITE AREA (NET): 35,348 Sq. Ft. 0.811 acres 3283.5 M² 0.328 Ha.
 DENSITY (NET) : 48.6 U.P.A. 243.6 U.P.Ha. (80 UNITS)
 2.05
 75,121 Sq. Ft. 6979.0 M² (EXCLUDING PARKING STORAGE)
 GROSS FLOOR AREA: 315 114,825 Sq. Ft. 10,667.6 M² (INCLUDING PARKING STORAGE)
 SITE COVERAGE (NET) : 48% 16,900 Sq. Ft. 1,570.1 M²

SETBACKS :
 NORTH : 4.5M
 EAST : 6.0M 1.6M (GARAGE)
 SOUTH : 4.5M
 WEST : 6.0M

BUILDING HEIGHT :
 STORIES : 6 STORIES, WITH 1ST STOREY MAX 2M ABOVE EXISTING GRADE
 HEIGHT : 20.362M (66'-4" 5/8")
 AVERAGE GRADE : 0.8125M = (4.34+ 4.4+ 0.52+ 0.23)/4

GARAGE AND RECYCLING STORAGE SPACE :
 REQUIRED SIZE : (0.16m² x 80 UNITS) + 5m² = 17.8m²
 PROPOSED SIZE : 54.1m²

PARKING *
 REQUIRED :
 1 BED 1.1 SPACES x 45 UNITS = 49.5 SPACES
 2 BED 1.3 SPACES x 30 UNITS = 39 SPACES
 3 BED 1.5 SPACES x 5 UNITS = 7.5 SPACES
 VISITOR : 0.2 SPACES PER UNIT = 16 SPACES
 TOTAL : 112 SPACES

PROVIDED :
 RESIDENTIAL : 96 SPACES
 VISITOR : 16 SPACES
 TOTAL : 112 SPACES
 (INCLD 6 H/C SPACE 25%
 428 SMALL CAR SPACE = 25%)

AMENITY *
 REQUIRED :
 INDOOR : 2.3 M² PER UNIT = 184 M²
 PROVIDED :
 INDOOR : 205.9 M² (2216 S.F.)
 OUTDOOR (OPEN SPACE): 326.4 M² (3513 S.F.)

BICYCLE STALLS :
 REQUIRED : 0.5 PER UNIT = 40
 PROVIDED : 40

RESIDENTIAL STORAGE LOCKERS :
 REQUIRED : 1 PER UNIT = 80
 PROVIDED : 80

UNIT SUMMARY

1 BEDROOM APARTMENT :	45 UNITS	56.25%
2 BEDROOM APARTMENT :	30 UNITS	37.5%
3 BEDROOM APARTMENT :	5 UNITS	6.25%
TOTAL :	80 UNITS	100%

(INCLD 16 ADAPTABLE UNIT 20%)

UNIT BREAKDOWN

UNIT TYPE 'A'	1 BED +DEN	602 S.F.	35 UNITS	21,070 S.F.
UNIT TYPE 'A1'	1 BED +DEN	603 S.F.	4 UNITS	2,412 S.F.
UNIT TYPE 'A2'-ADAPTABLE	1 BED	656 S.F.	1 UNITS	656 S.F.
UNIT TYPE 'B'	1 BED	562 S.F.	1 UNITS	562 S.F.
UNIT TYPE 'C'	1 BED +DEN	607 S.F.	4 UNITS	2,428 S.F.
UNIT TYPE 'D'	2 BED	494 S.F.	11 UNITS	10,344 S.F.
UNIT TYPE 'E'	2 BED	844 S.F.	1 UNITS	844 S.F.
UNIT TYPE 'F'	2 BED +DEN	470 S.F.	3 UNITS	2,310 S.F.
UNIT TYPE 'G'	2 BED +DEN	498 S.F.	3 UNITS	2,494 S.F.
UNIT TYPE 'G1'-ADAPTABLE	2 BED	843 S.F.	1 UNITS	843 S.F.
UNIT TYPE 'H'	2 BED	848 S.F.	4 UNITS	3,392 S.F.
UNIT TYPE 'H1'-ADAPTABLE	2 BED	838 S.F.	1 UNITS	3,666 S.F.
UNIT TYPE 'K'	3 BED	1054 S.F.	5 UNITS	5,270 S.F.

TOTAL : 80 UNITS 59463 S.F.

PRELIMINARY BUILDING CODE SUMMARY
 GENERAL INFORMATION PER DIVISION C SENTENCE 2.2.2.(2) OF THE B.C. BUILDING CODE 2018

RESIDENTIAL BUILDING
 a) NEW BUILDING - RESIDENTIAL: GROUP C TO PART 3 OF DIVISION B AS PER DIVISION A, SUBCLAUSE 1.3.3.2 (1) c) i)

STORAGE GARAGE
 a) NEW BUILDING - LOW HAZARD INDUSTRIAL OCCUPANCIES: GROUP F TO PART 3 OF DIVISION B AS PER DIVISION A, SUBCLAUSE 1.3.3.2 (1) c) i)

b) APPLICABLE CODE: B.C.B.C. 2018 EDITION
 c) APPLICABLE UNDER PART 3

d) MAJOR OCCUPANCY, RESIDENTIAL: GROUP C4 UP TO 6 STOREYS
 ARTICLE 3.2.2.50
 SPRINKLERED
 a) BUILDING AREA: 22,702 S.F. / 6,8145 M²
 BUILDING HEIGHT: 6 STOREYS
 i) STREETS: 2
 g) ACCESSIBLE ENTRANCE: 2
 h) ACCESSIBLE FACILITIES: 2 ELEVATORS, INDOOR AND OUTDOOR AMENITY

NO.	DATE	DESCRIPTION

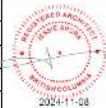
barnett dembek
 ARCHITECTS INC.
 UNIT 135, 7336 130 STREET SURREY, B.C. V3W 1W8
 TEL: 604-587-7100 FAX: 604-587-0288
 info@barnett.com

GROUP 161
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR PARTNERS WHO HOLD THE APPROPRIATE LICENSES.

PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022)LTD

OWNER:	M.P.
DRAWN BY:	M.M.
CHECKED BY:	N.T.S
DATE:	22011
DATE:	2024-05-24



DEVELOPMENT DATA

DESIGN NO.	REVISION NO.
AC-1.0	

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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-05-24
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

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 ARCHITECTS INC.
 UNIT 135, 7336 130 STREET, SURREY, B.C. V3W 1H8
 TEL: (604) 587-7100 FAX: (604) 587-0388
 info@barnett.com

GROUP 161
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR PARTNERS THAT HOLD THE PROFESSIONAL LICENSE.

PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022)LTD

DRAWN: M.P.
 CHECKED: M.M.
 SCALE: 1/16" = 1'-0"
 JDATE: 22011
 DATE: 2024-05-24



PROJECT TITLE:
CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN
 SCALE: 1/16" = 1'-0"

DRAWN BY: AC-1.1	REVISION BY:
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CONTEXT PLAN
SCALE: 1" = 30'-0"

NO.	DATE	DESCRIPTION

barnett dembek
ARCHITECTS INC.
UNIT 125, 7536 130 STREET, SURREY, B.C. V3W 1W8
7824 567-1100 FISH 567-0386
info@barnett.com

GROUP 161
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PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022)LTD

DRAWN: M.P.
CHECKED: M.M.
SCALE: 1" = 30'-0"
DATE: 22011
DATE: 2024-05-24



CONTEXT PLAN

DESIGNED BY: **AC-1.2**

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MARCH 21, 09:00 AM
*DST



JUNE 21, 09:00 AM
*DST



SEPTEMBER 21, 09:00 AM
*DST



MARCH 21, 12:00 PM
*DST



JUNE 21, 12:00 PM
*DST



SEPTEMBER 21, 12:00 PM
*DST



MARCH 21, 3:00 PM
*DST



JUNE 21, 3:00 PM
*DST



SEPTEMBER 21, 3:00 PM
*DST

REVISIONS	
NO.	DESCRIPTION

barnett dembek
ARCHITECTS INC.
UNIT 130, 7338 130 STREET, SURREY, B.C. V3W 1W8
734-9411 / 581-7100 / FISH @ 581-2368
info@barnett.com

GROUP 161
GROUP OF 161 ARCHITECTS, ENGINEERS AND DESIGNERS INC.
PROVIDING TURNKEY DESIGN SERVICES THROUGH OUR PRACTICE

PROJECT:
**20139/40/50 & 20139/47/53
LANGLEY CITY**

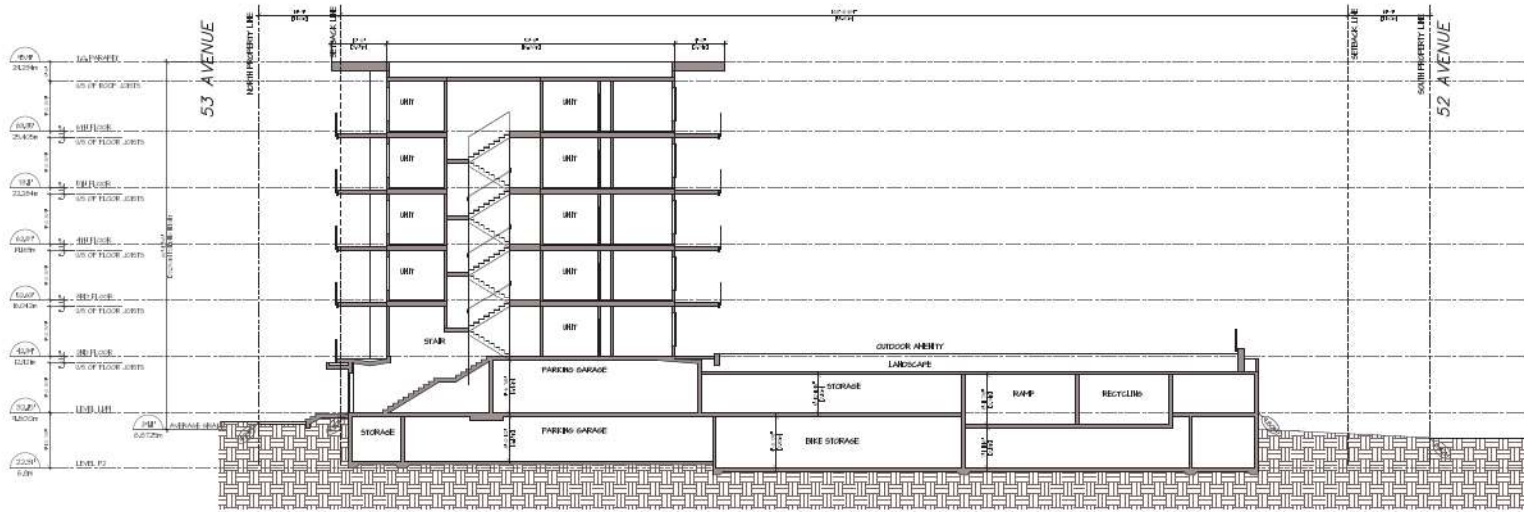
CLIENT:
T.M. CREST HOMES (2022)LTD

DRAWN: M.P.	
CHECKED: M.M.	
SCALE: N.T.S.	
DATE: 2024-05-24	

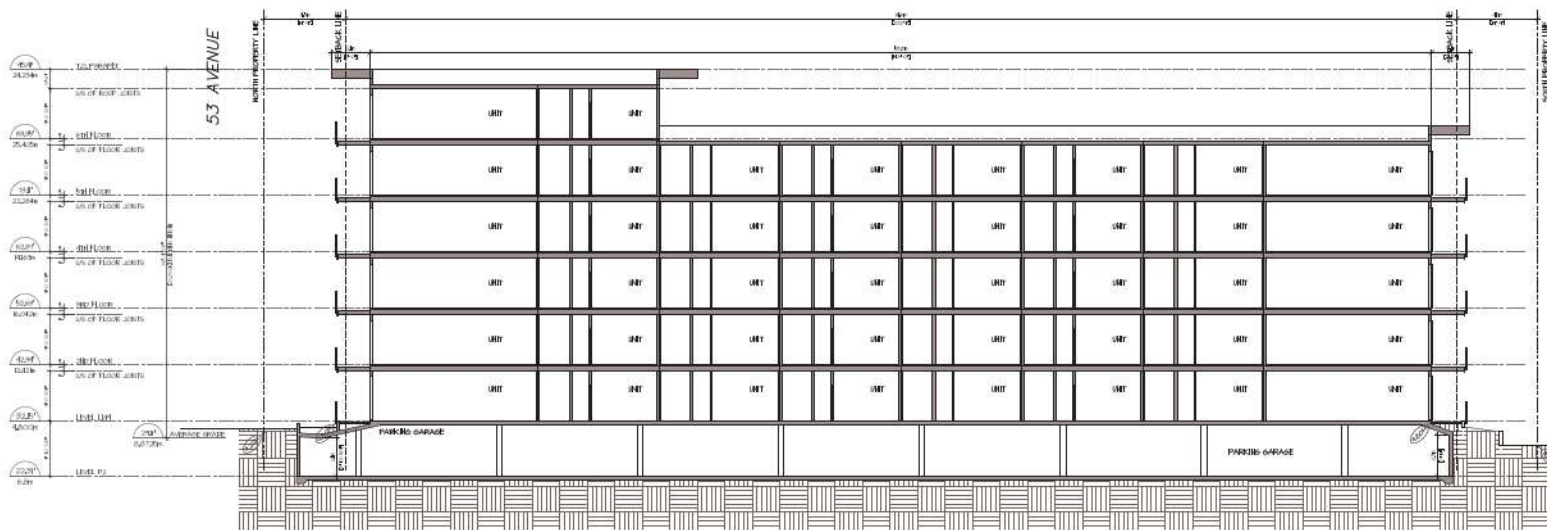
SHEET TITLE:
SHADOW ANALYSIS

DRAWN BY: **AC-1.3**

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SECTION A
SCALE: 3/32" = 1'-0"



SECTION B
SCALE: 3/32" = 1'-0"

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

barnett dembek
ARCHITECTS INC.
UNIT 130, 738 130 STREET, SURREY, B.C. V3W 9H8
780-587-7100 FAX 780-587-3889
info@barnett.com

GROUP 161
GROUP OF 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR PARTNER WHO HOLD THE OFFICE OF PRACTICE.

PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022)LTD

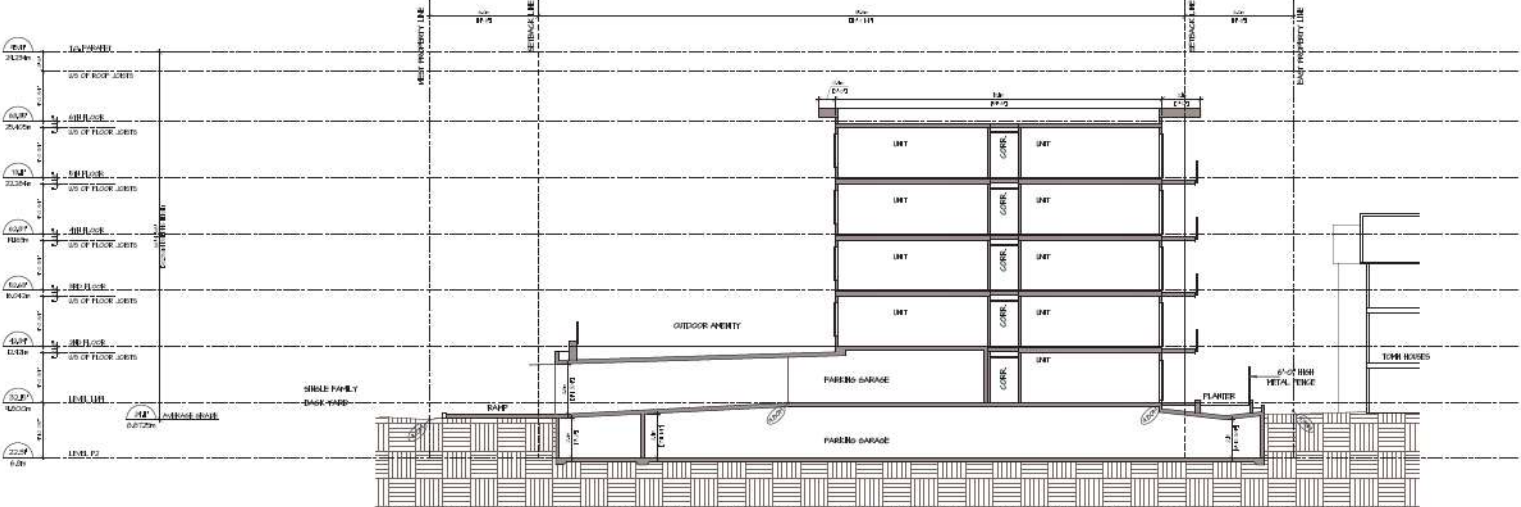
DRAWN: M.P.
CHECKED: M.M.
SCALE: 3/32" = 1'-0"
ISSUE: 22011
DATE: 2024-05-24



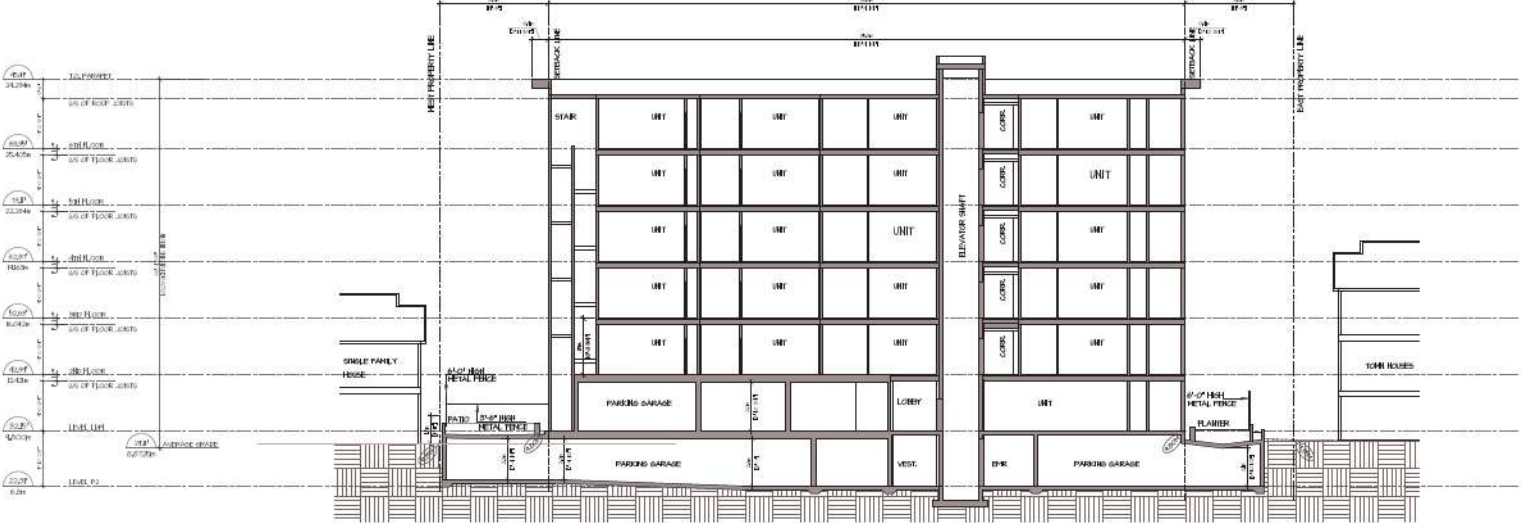
WORK TYPE:
BUILDING SECTIONS

DRAWING NO.:
AC-2.1

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SECTION C
SCALE: 3/32" = 1'-0"



SECTION D
SCALE: 3/32" = 1'-0"

NO.	REVISION	DATE

barnett dembek
ARCHITECTS INC.
UNIT 100, 7338 130 STREET SURREY, B.C. V3W 9B8
780-650-7100 FAX 780-650-2899
www.barnett-dembek.com

GROUP 161
GROUP IS NOT AN ARCHITECTURAL FIRM AS ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR FIRM THAT HOLD THE LICENSE OF PRACTICE.

PROJECT
20130/40/50 & 20130/47/53
LANGLEY CITY

CLIENT
T.M. CREST HOMES (2022)LTD

OWNER	M.P.
DESIGNED BY	M.M.
SCALE	3/32" = 1'-0"
REVISED	22011
DATE	2024-05-24
ISSUED FOR	BUILDING SECTIONS



DRAWING NO.	REVISION NO.
AC-2.2	

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STREET ELEVATION FROM 52 AVE

NO.		
REVISION		
DATE		
BY		
CHECKED		
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CHECKED		
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barnett dembek
ARCHITECTS INC.
UNIT 135, 7538 130 STREET, SURREY, B.C. V0W 1H8
780-451-7100 FISH@barnett.com
mel@barnett.com

GROUP 161
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PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022)LTD



STREET ELEVATION FROM 53 AVE

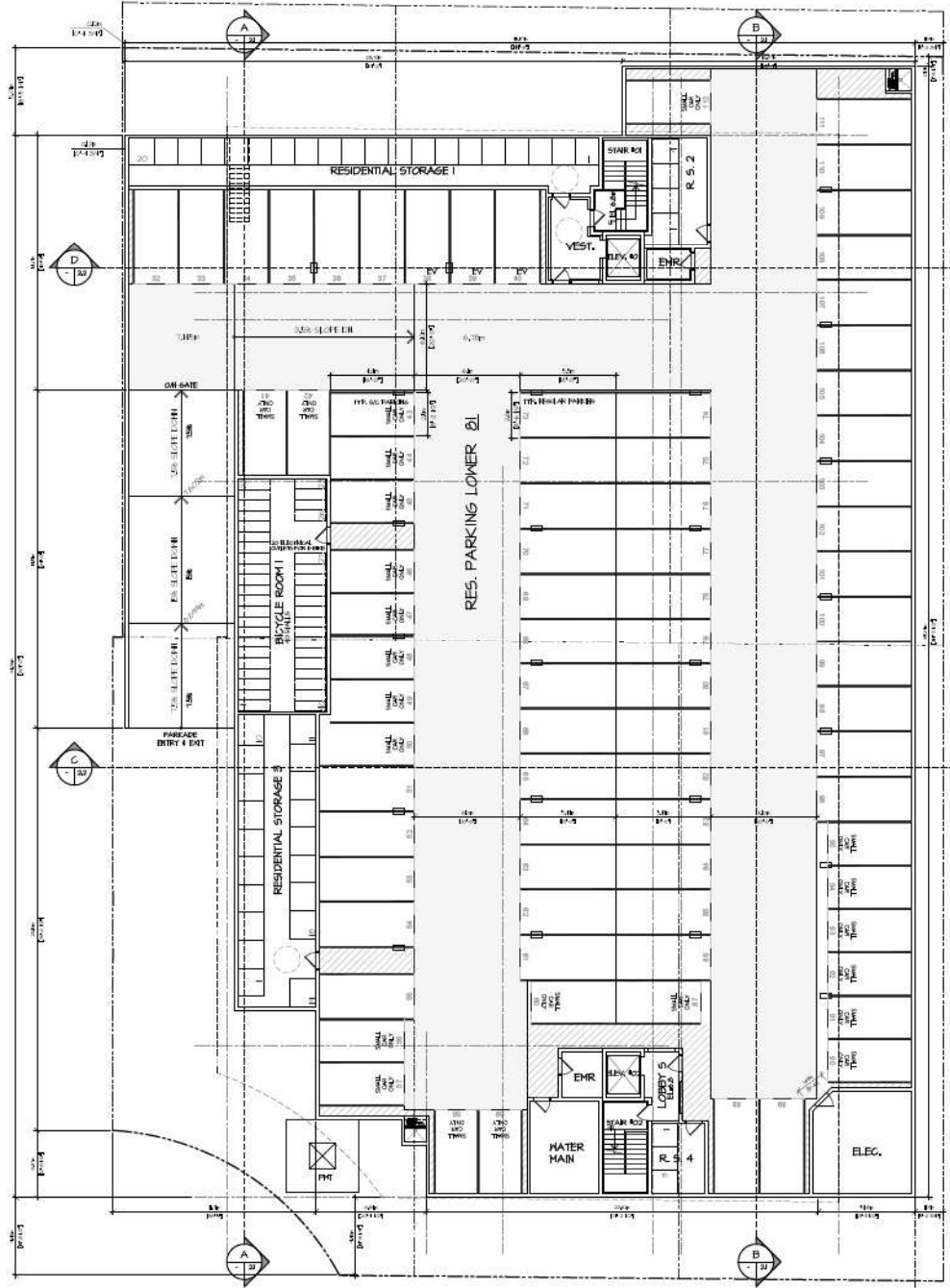
DRAWN: M.P.
CHECKED: M.M.
SCALE: N.T.S.
DATE: 2024-05-24



DATE PLOTTED:
STREET ELEVATIONS

DRAWN BY:
AC-2.3

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CEPTED REQUIREMENTS FOR UNDERGROUND PARKING

THE FOLLOWING IS A SUMMARY OF CEPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE RCMP:

- a) PAINT THE UNDERGROUND PARKING WALLS 4 COLOURS WHITE.
- b) INSTALL HARD-HINED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
- c) AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN U/G PARKING AND STAIRWELLS.
- d) PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
- e) ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
- f) ENSURE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
- g) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DEFER SKATEBOARDERS.

NOTE:
ALL PARKING STALLS AGAINST WALLS HAVE 0.2M EXTRA WIDTH.

NOTE:
ALL DECEDED DRIVEABLES AND PARKING STALLS ARE 0.2M LONGER AND WIDER THAN THE MINIMUM STALL WIDTH.

NOTE:
ALL PARKING STALLS AND DRIVEABLES TO CONFORM WITH LANSLEY CITY ZONING-BY-LAW 2000.

NOTE:
SUPPLY AND INSTALL ELEVATOR CALL BUTTONS IN A HORIZONTAL HANDBY COMPLIANT WITH BCBC AND SAFETY BC REQUIREMENTS.

NOTE:
10% OF RESIDENT PARKING STALLS MUST BE PROVIDED WITH LEVEL 2 EV CHARGERS, WITH REMAINING RESIDENT STALLS PRE-HIRED AND VISITOR STALLS PRE-DESIGNED FOR FUTURE INSTALLATION.



**DL PARKING STALLS
LEVEL P2
28,805 SQUARE FEET**

NO.	REVISION

barnett dembek
ARCHITECTS INC.
UNIT 102, 7536 130 STREET, SURREY, B.C. V0W 1W8
780.456.7100 FROM 9:00-5:00 PM
info@barnett.com

GROUP 161
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES ARE PROVIDED THROUGH OUR PARTNER THAT HOLDS THE CERTIFICATE OF PRACTICE.

PROJECT:
**20139/40/50 & 20139/47/53
LANGLEY CITY**

CLIENT:
T.M. CREST HOMES (2022)LTD

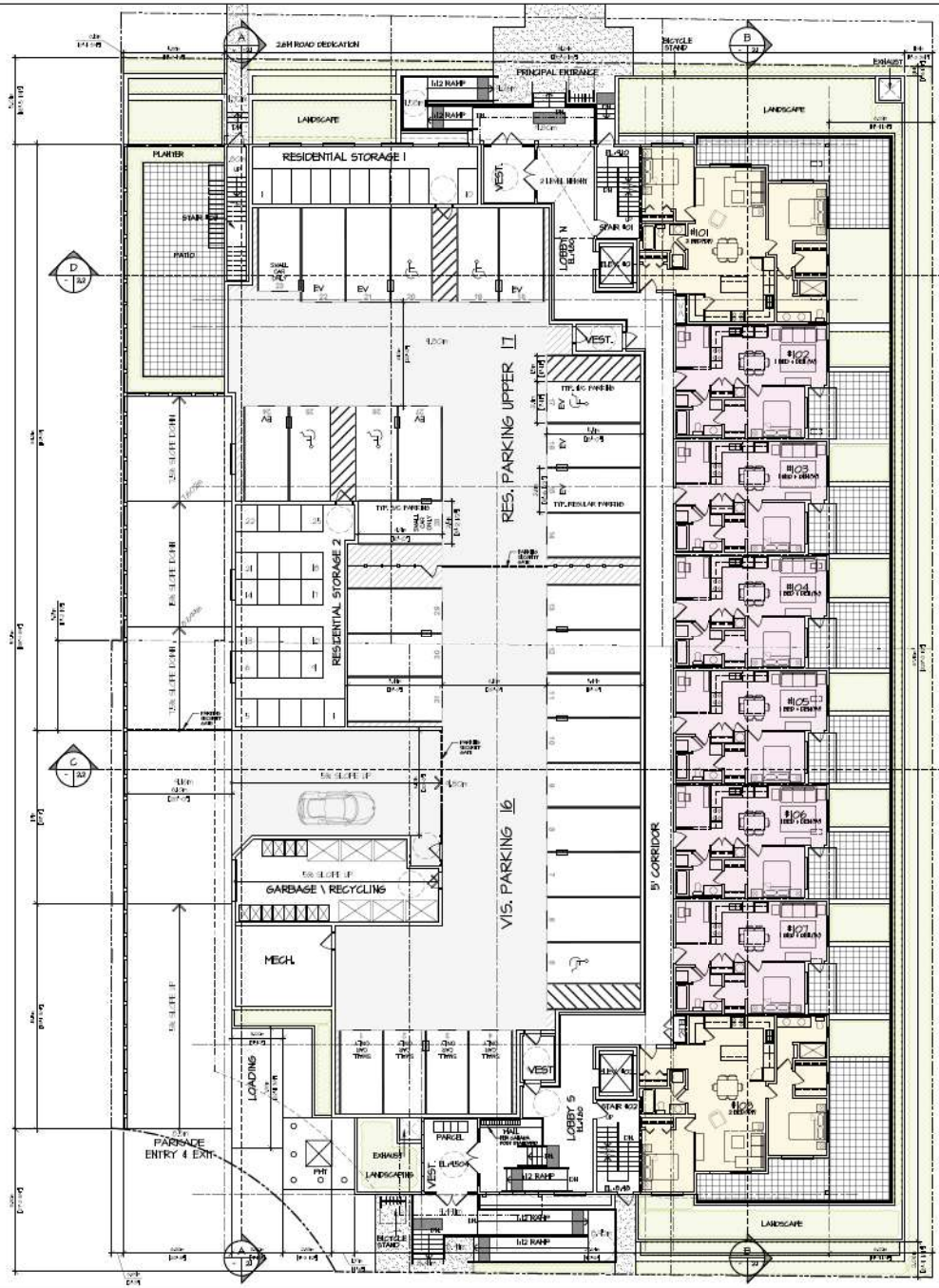
DRAWN:	M.P.
CHECKED:	M.M.
SCALE:	3/32" = 1'-0"
PROJECT:	22011
DATE:	2024-05-24



PROJECT TITLE:
U/G PARKING GARAGE

DRAWING NO.:
AC-3.1

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CPTED REQUIREMENTS FOR UNDERGROUND PARKING

THE FOLLOWING IS A SUMMARY OF CPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE RCMP.

- a) PAINT THE UNDERGROUND PARKING WALLS 4 COLORS WHITE.
- b) INSTALL HARD-FIBER VIDEO SURVEILLANCE EQUIPMENT IN US PARKING.
- c) AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN US PARKING AND STAIRWELLS.
- d) PROVIDE VISION PANELS IN ALL DOORS IN US PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
- e) ELEVATOR LOBBY IN US PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
- f) ENSURE ADEQUATE LIGHTING THROUGHOUT THE US PARKING.
- g) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.

NOTE: ALL PARKING STALLS AGAINST WALLS HAVE 0.2M EXTRA WIDTH.

NOTE: ALL DECEASED DRIVEWALES AND PARKING STALLS ARE 0.2M LONGER AND WIDER THAN THE MINIMUM STALL WIDTH.

NOTE: ALL PARKING STALLS AND DRIVEWALES TO CONFORM WITH LANSLEY CITY ZONING BY-LAW 300.

NOTE: SUPPLY AND INSTALL ELEVATOR CALL BUTTONS IN A HORIZONTAL MANNER COMPLIANT WITH BCBC AND SAFETY BC REQUIREMENTS.

NOTE: 10% OF RESIDENT PARKING STALLS MUST BE PROVIDED WITH LEVEL 2 EV CHARGERS, WITH REMAINING RESIDENTS STALLS PRE-WIRED AND VISITOR STALLS PRE-CUT FOR FUTURE INSTALLATION.

NOTE: PROVIDE CONDUIT TO PRINCIPAL ENTRY DOORS FOR FUTURE POWER DOOR OPERATIONS.

NOTE: SUPPLY AND INSTALL ELEVATOR CALL BUTTONS IN A HORIZONTAL MANNER COMPLIANT WITH BCBC AND SAFETY BC REQUIREMENTS.

NO.	DESCRIPTION	DATE

barnett dembek
ARCHITECTS INC.
 UNIT 132, 7004 132 STREET SURREY, B.C. V0W 1W8
 TEL: 779-7100 FAX: 779-7008
 info@barnett.com

GROUP 161
GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL ARCHITECTURAL SERVICES AND PROFESSIONAL SERVICES SHALL BE THE RESPONSIBILITY OF THE ARCHITECT OF RECORD.

PROJECT:
 20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022) LTD

DRAWN:	M.P.	
CHECKED:	M.M.	
SCALE:	3/32" = 1'-0"	
DATE:	2011	
DATE:	2024-05-24	

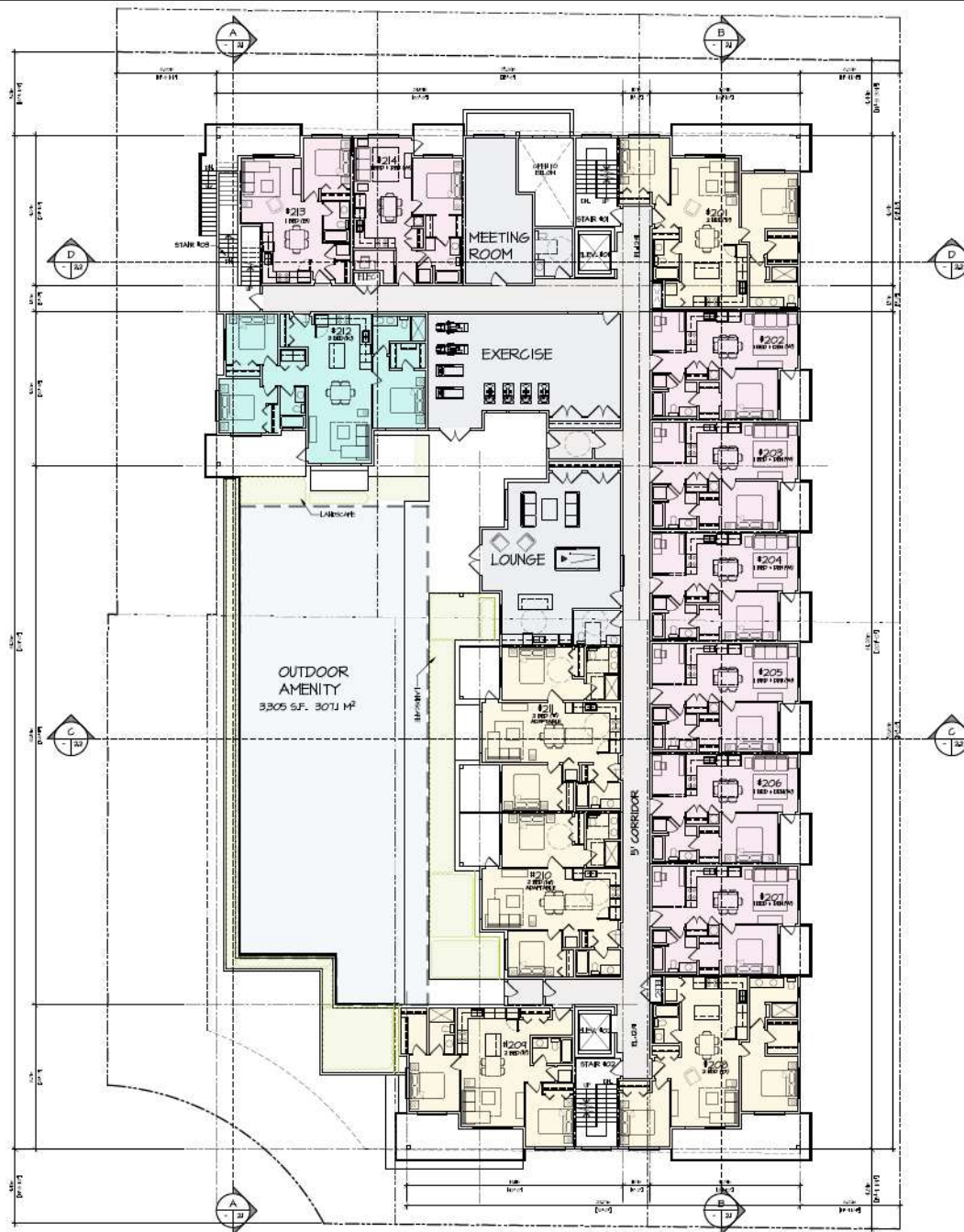
REVISION:
UPPER PARKING GARAGE & RESIDENTIAL LEVEL 1

NO.	DESCRIPTION

AC-3.2
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6 1-BED
 2 2-BED
 TOTAL 8 UNITS
 31 PARKING STALLS
 8381 SQFT.
 MIN 50/2 GARAGE





NOTES:
 SUPPLY AND INSTALL ELEVATOR CALL BUTTONS IN A HORIZONTAL
 MANNER COMPLIANT WITH CBC & SAFETY BC REQUIREMENTS

0 1-BED
 5 2-BED
 1 3-BED
 TOTAL 14 UNITS



RESIDENTIAL LEVEL 2
 SCALE: 1/8" = 1'-0"
 2305 SQFT / 210000 BMSH (TOLLER)

NO.	REVISION	DATE

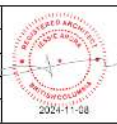
barnett dembek
 ARCHITECTS INC.
 UNIT 130, 7338 130 STREET SURREY, B.C. V0W 1W8
 (604) 567-7100 FAX (604) 567-0266
 info@barnett.com

GROUP 161
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PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022)LTD

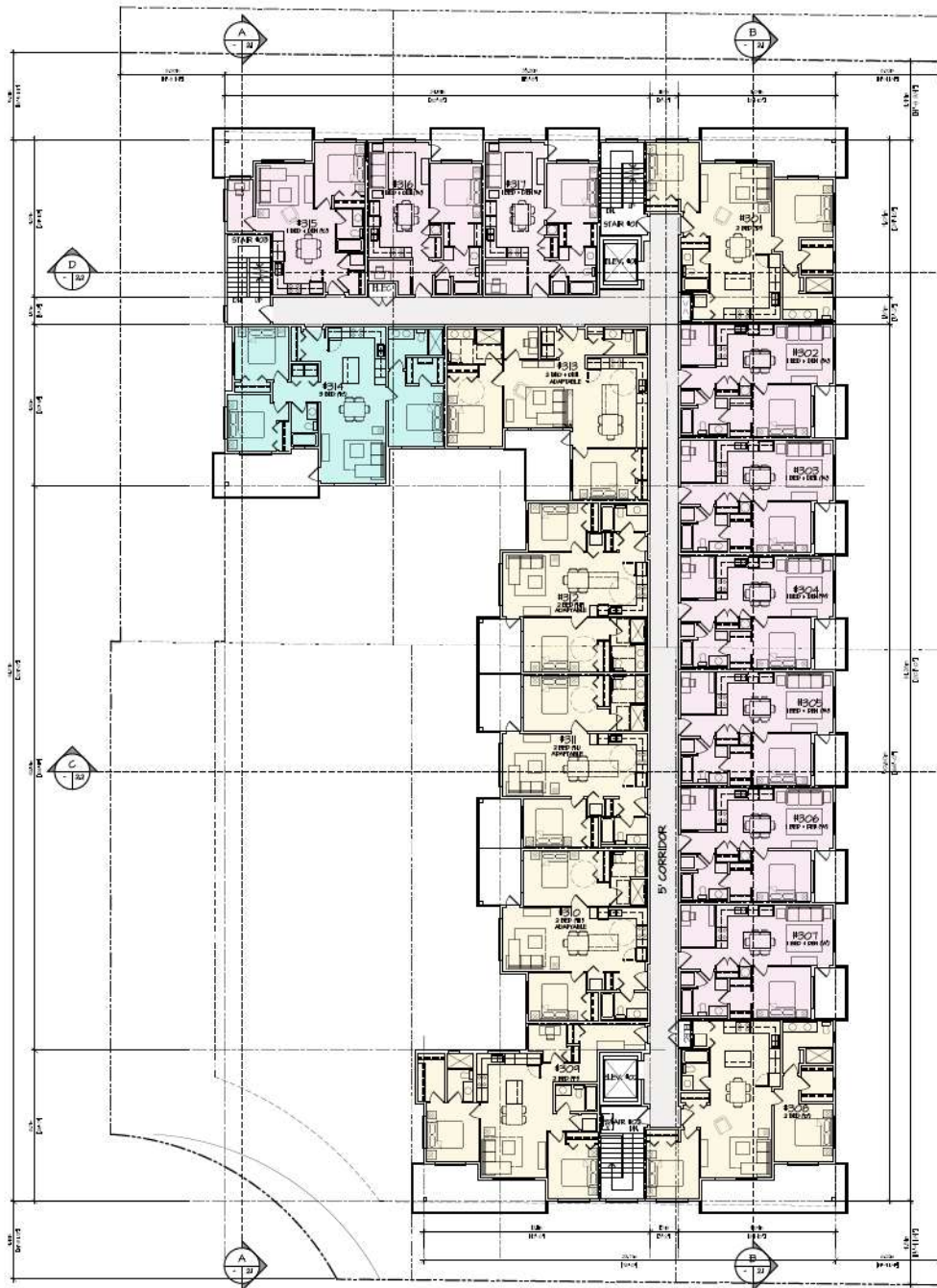
DRAWN:	M.P.
CHECKED:	M.M.
SCALE:	3/32" = 1'-0"
REVISED:	22011
DATE:	2024-05-24



SHEET TITLE:
RESIDENTIAL LEVEL 2

DRAWING NO. **AC-3.3**

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NOTE:
 SUPPLY AND INSTALL ELEVATOR CALL BUTTONS IN A HORIZONTAL
 MARKER COMPLIANT WITH BCBC AND SAFETY BC REQUIREMENTS

9 1-BED
 7 2-BED
 1 3-BED
 TOTAL 17 UNITS



RESIDENTIAL LEVEL 3~5
 SCALE: 1/8" = 1'-0"
 15,000 SQFT.

NO.	DESCRIPTION	DATE	BY	CHECKED

barnett dembek
 ARCHITECTS INC.
 UNIT 105, 7336 130 STREET, SURREY, B.C. V3W 1W8
 (604) 567-7100 FAX (604) 567-0268
 info@barnett.com

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PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022) LTD

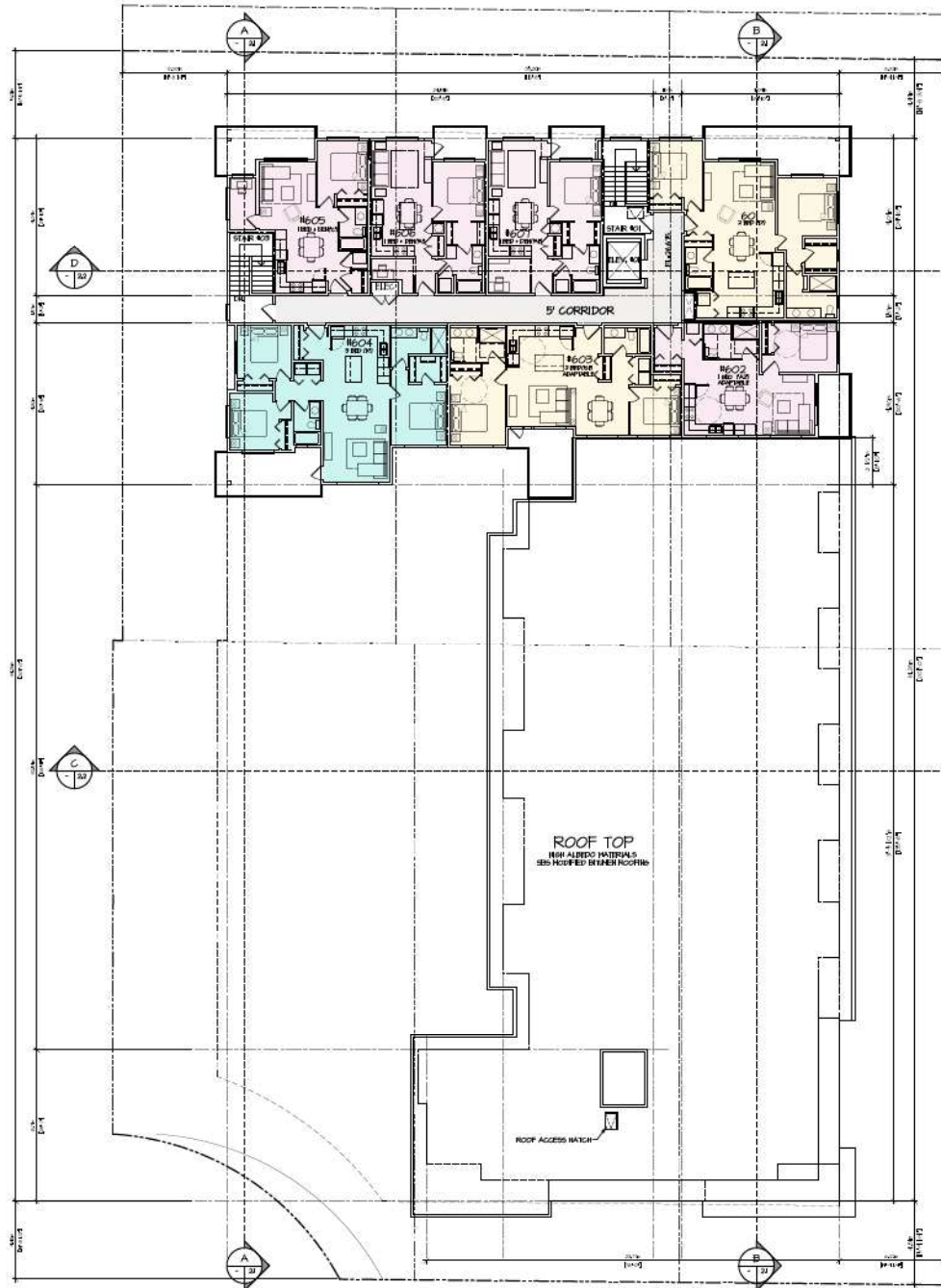
DRAWN: M.P.
 CHECKED: M.M.
 SCALE: 3/32" = 1'-0"
 SHEET: 22011
 DATE: 2024-05-24



PROJECT TITLE:
& RESIDENTIAL LEVEL 3-5

DRAWN BY: **AC-3.4**

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NOTE:
 SUPPLY AND INSTALL ELEVATOR CALL BUTTONS IN A HORIZONTAL
 MARKER COMPLIANT WITH BCBC AND SAFETY BC REQUIREMENTS

NOTE: PROVIDE HIGH ALBEDO, 2 FLY SBS ROOFING WITH
 WHITE GRANULAR FINISH

4 1-BED
 2 2-BED
 1 3-BED
 TOTAL 7 UNITS



RESIDENTIAL LEVELS 6
 6362 SQFT.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-05-24
2	ISSUED FOR CONSTRUCTION	2024-11-08

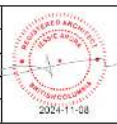
barnett dembek
 ARCHITECTS INC.
 UNIT 125, 7336 130 STREET, SURREY, B.C. V3W 5H8
 TEL: 604-587-7100 FAX: 604-587-0288
 info@barnett.com

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PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022)LTD

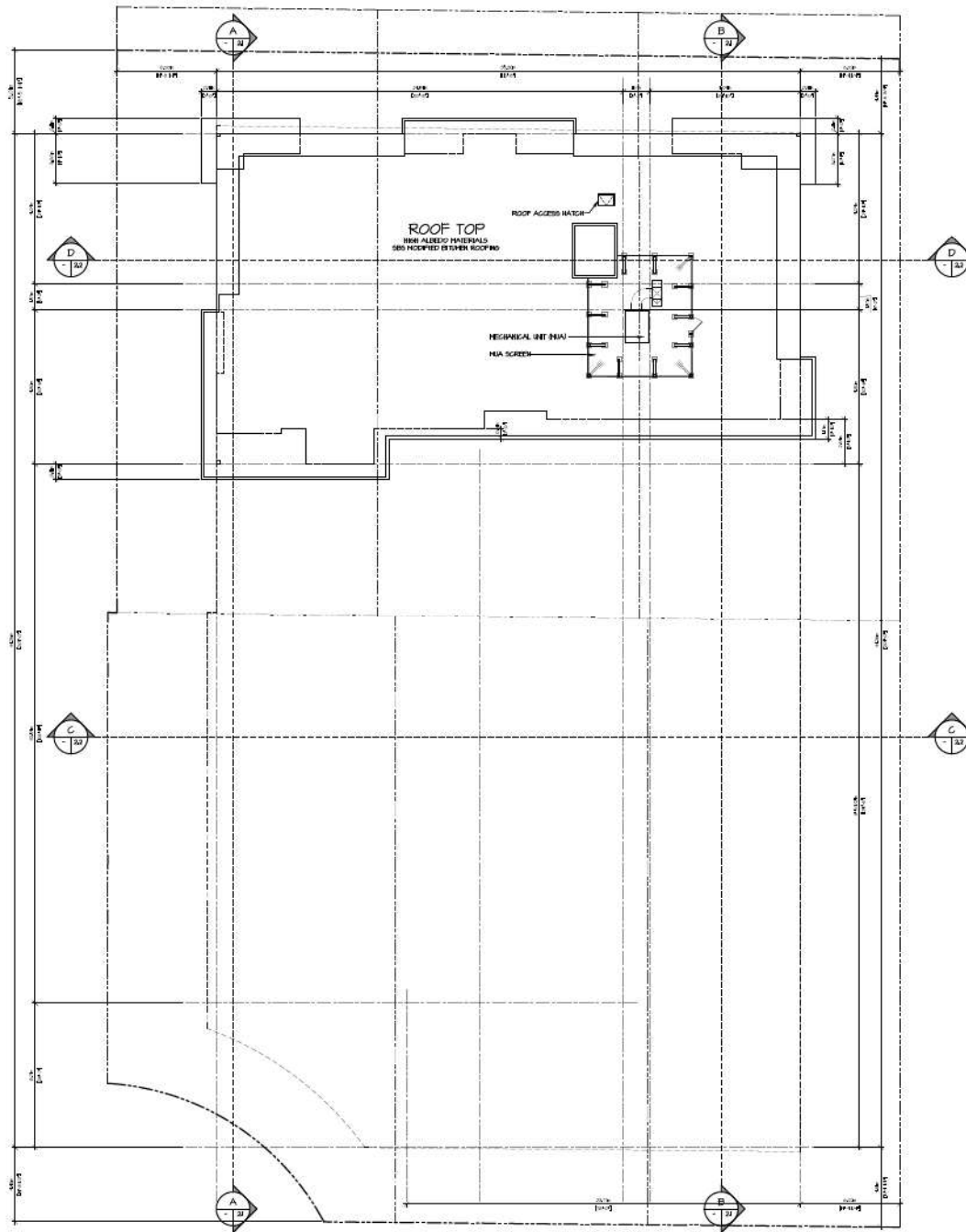
DRAWN:	M.P.
CHECKED:	M.M.
SCALE:	3/32" = 1'-0"
DATE:	2024-05-24



RESIDENTIAL LEVEL 6

DESIGN NO.: **AC-3.5**

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NOTE: PROVIDE HIGH ALBEDO, 2 FLY SBS ROOFING WITH WHITE GRANULAR FINISH



ROOF PLAN

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-05-24
2	ISSUED FOR PERMIT	2024-05-24
3	ISSUED FOR PERMIT	2024-05-24
4	ISSUED FOR PERMIT	2024-05-24
5	ISSUED FOR PERMIT	2024-05-24
6	ISSUED FOR PERMIT	2024-05-24
7	ISSUED FOR PERMIT	2024-05-24
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18	ISSUED FOR PERMIT	2024-05-24
19	ISSUED FOR PERMIT	2024-05-24
20	ISSUED FOR PERMIT	2024-05-24

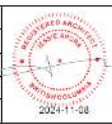
barnett dembek
 ARCHITECTS INC.
 UNIT 102, 7336 130 STREET, SURREY, B.C. V0W 1W8
 (781) 567-7100 FAX (781) 567-0288
 info@barnett.com

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PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022)LTD

DRAWN:	M.P.
CHECKED:	M.M.
SCALE:	3/32" = 1'-0"
DATE:	2024-05-24
DATE:	2024-11-08



ROOF PLAN

DESIGN NO.	REVISION NO.
AC-3.6	

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SCHEDULE OF FINISHES

- ① HARDFEEL VERTICAL SIDING SIERRA 0 - HIGH HOOD GRAN FINER
COLOUR: DELAMBI NOOKE - BLACK BERRY 204-10
CORNER: HIGH HOOD GRAN 204-10
- ② PERE-CEMENT PANEL SIDING GALLERY RESLEYS
COLOUR: DELAMBI NOOKE - A LA MOE 204-10
- ③ PAINTED ARCHITECTURAL FINISHED CONCRETE
GIR REVEALS AS SIGNI
COLOUR: DELAMBI NOOKE - A LA MOE 204-10
- ④ PERE-CEMENT CLAD CANOPY / FASCIA
COLOUR: DELAMBI NOOKE - A LA MOE 204-10
- ⑤ PERE-CEMENT CLAD CANOPY / FASCIA
COLOUR: DELAMBI NOOKE - BLACK BERRY 204-20
- ⑥ GAP FLASHING - COLOUR TO MATCH ADJACENT SIDING
- ⑦ VINYL SIDING GIR HIGH AS SIGNI - HIDE
- ⑧ STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS
ANDLED ALUMINUM & FINED TEMPERED GLAZING
COLOUR: DELAMBI NOOKE - BLACK BERRY 204-20
- ⑨ POWDER COAT ALUMINUM RAILING GIR SAFETY GLASS PANELS
COLOUR: WHITE BLACK
- ⑩ WHITE 6" HIGH INDIVIDUAL LETTERS AND NUMBERS
SETTET FROM FINISH SURFACE ON 1" REGREDE SPACES
AND COMPLETE WITH REAR HOUSED LED LEVEL LIGHTING



NORTH ELEVATION (ALONG 53 AVE)

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-05-24
2	ISSUED FOR PERMIT	2024-11-08

barnett dembek
ARCHITECTS INC.

UNIT 130, 7030 130 STREET SURREY, B.C. V0W 1W8
7804 567-1100 FROM 567-0388
info@barnett.com

GROUP 161

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PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022)LTD

DRAWN: M.P.
CHECKED: M.M.
SCALE: 3/32" = 1'-0"
DATE: 22011
DATE: 2024-05-24



PROJECT TITLE:
BUILDING ELEVATIONS
NORTH & WEST

DRAWN BY:
AC-4.1

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SCHEDULE OF FINISHES

- ① HARDFEEL PANEL VERTICAL SIDING - SIERRA 0 - HIGH HOOD GRAN FINISH
COLOUR: DELANIH HOORE - BLACK BERRY 2104-10
CORNER: HIGH HOOD GRAN FINISH 2104-10
- ② FERRE-CEMENT PANEL SIDING - GALLERY RESLET'S
COLOUR: DELANIH HOORE - A LA HOUC 2104-10
- ③ PAINTED ARCHITECTURAL FINISHED CONCRETE
GR REVEALS AS SIGNI
COLOUR: DELANIH HOORE - A LA HOUC 2104-10
- ④ FERRE-CEMENT CLAD GAROPY / PASGIA
COLOUR: DELANIH HOORE - A LA HOUC 2104-10
- ⑤ FERRE-CEMENT CLAD GAROPY / PASGIA
COLOUR: DELANIH HOORE - BLACK BERRY 2104-20
- ⑥ GAP FLASHING - COLOUR TO MATCH ADJACENT SIDING
- ⑦ VINYL SIDING GR IRIS AS SIGNI - HIDE
- ⑧ STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS
ANODIZED ALUMINUM & FINED TEMPLERD GLAZING
COLOUR: DELANIH HOORE - BLACK BERRY 2104-20
- ⑨ POWDER COAT ALUMINUM RAILING GR SAFETY GLASS PANELS
COLOUR: WHITE BLACK
- ⑩ WHITE 1/4" HIGH INDIVIDUAL LETTERS AND NUMBERS
CUT-OUT FROM FINISH SUBSTRATE ON F RECREATE SPACES
AND COMPLETE WITH REAR HOUMED LED - LEVEL LIGHTING



SOUTH ELEVATION (ALONG 52 AVE)

SCALE: 3/32" = 1'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	
2	ISSUED FOR PERMIT	
3	ISSUED FOR PERMIT	

barnett dembek
ARCHITECTS INC.
UNIT 100, 708 130 STREET SURREY, B.C. V0W 1W8
7840-567-1100 F7840-567-2288
info@barnett.com

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PROJECT
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT
T.M. CREST HOMES (2022)LTD

DRAWN BY	M.P.
CHECKED BY	M.M.
SCALE	3/32" = 1'-0"
ISSUED FOR PERMIT	22011
DATE	2024-05-24



BUILDING ELEVATIONS
SOUTH & EAST

AC-4.2

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EAST ELEVATION














SCALE: 3/32" = 1'-0"

COLOUR LEGEND

-  HARDIEPANEL VERTICAL SIDING
SIERRA 8 - WITH WOOD GRAIN FINISH
BENJAMIN MOORE - BLACK BEAUTY 2128-10
COMBINE WITH -IRON MOUNTIAN 2134-30
-  APARTMENT SIDING/ TRIM
JAMES HARDIE
BENJAMIN MOORE - A LA MODE 2104-70
-  APARTMENT SIDING/ TRIM
JAMES HARDIE
BENJAMIN MOORE- BLACK BERRY 2114-20
-  PAINTED ARCHITECTURAL FINISHED CONCRETE
BENJAMIN MOORE - A LA MODE 2104-70



MATERIAL LEGEND

-  1 HARDIEPANEL VERTICAL SIDING
SIERRA 8 - WITH WOOD GRAIN FINISH
BENJAMIN MOORE - BLACK BEAUTY 2128-10
COMBINE WITH -IRON MOUNTIAN 2134-30
-  2 APARTMENT SIDING/ TRIM
JAMES HARDIE
BENJAMIN MOORE - A LA MODE 2104-70
-  3 PAINTED ARCHITECTURAL FINISHED CONCRETE
C/W REVEALS AS SHOWN
COLOUR- BENJAMIN MOORE - A LA MODE 2104-70
-  4A FIBER CEMENT GLAD CANOPY / FASCIA
JAMES HARDIE
BENJAMIN MOORE - A LA MODE 2104-70
-  4B STEEL CANOPY
SIMILAR TO JAMES HARDIE
BENJAMIN MOORE- BLACK BERRY 2114-20
-  5 CAP FLASHING
COLOUR TO MATCH ADJACENT SIDING
-  6 VINYL FRAMED WINDOWS
-ARGON FILLED, LOW E COATED
-  7 CLEAR ANODIZED ALUMINUM FRAME WINDOWS
BENJAMIN MOORE- BLACK BERRY 2114-20 (LOW LUSTRE)
C/W MATCHING CLOSURE PANELS AT CORNERS, OVER AND UNDER
WINDOWS
-ARGON FILLED, LOW E COATED ON SOUTH
-  PE POWDER COAT ALUMINUM RAILING
C/W SAFETY GLASS PANELS
MATTE BLACK
-  4 WHITE 8' HIGH INDIVIDUAL LETTERS AND NUMBERS
OFFSET FROM FINISH SUBSTRATE ON 1" NEOPRENE SPACES
AND COMPLETE WITH REAR MOUNTED LED JEWEL LIGHTING
-  10 PRE-FINISHED THRU-WALL FLASHING
COLOUR TO MATCH ADJACENT SIDING
-  11 BRICK VENEER 'GRAY'
-  12 HARDIE PANEL NIGHT GRAY'

NO.	DESCRIPTION	DATE
1	REVISION	
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3	REVISION	
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10	REVISION	
11	REVISION	
12	REVISION	

barnett dembek
ARCHITECTS INC.
UNIT 130, 7038 130 STREET, SURREY, B.C. V0W 1W8
780.450.7100 FAX 780.450.7098
info@barnett.com

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PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022)LTD

DRAWN BY:	M.P.
CHECKED BY:	M.M.
SCALE:	N.T.S
DATE:	2024-05-24
DATE:	2024-05-24



REVISION TITLE:
COLOUR & MATERIAL BOARD

DRAWING NO.	REVISION NO.
AC-4.3	

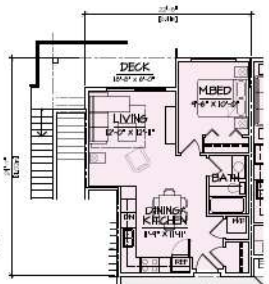
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UNIT ' A ' T.BED + DEN 612 SF.
UNIT ' A1 ' T.BED + DEN 618 SF.



UNIT ' A2 ' ADAPTABLE T.BED 658 SF.



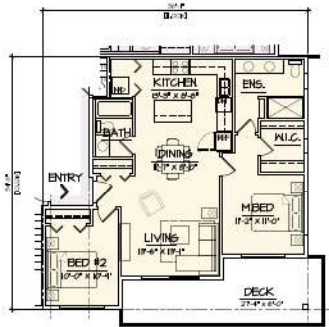
UNIT ' B ' T.BED 562 SF.



UNIT ' C ' T.BED + DEN 607 SF.



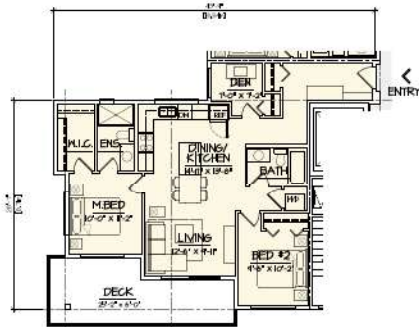
UNIT ' D1 ' 2 BED 1251 SF.



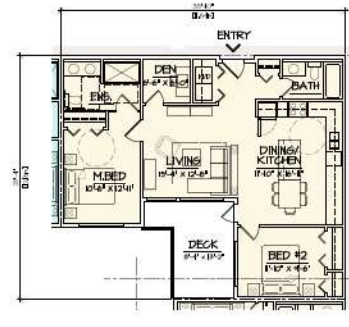
UNIT ' D ' 2 BED 894 SF.



UNIT ' E ' 2 BED 844 SF.



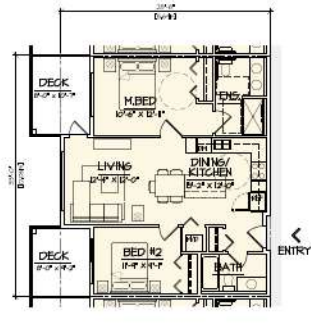
UNIT ' F ' 2 BED + DEN 910 SF.



UNIT ' G ' ADAPTABLE 2 BED + DEN 446 SF.



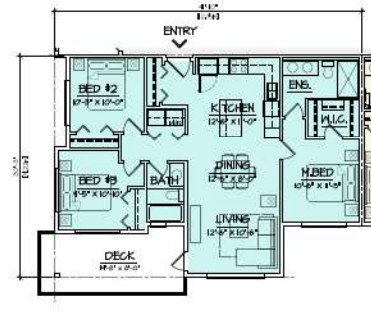
UNIT ' G1 ' ADAPTABLE 2 BED 648 SF.



UNIT ' H ' ADAPTABLE 2 BED 846 SF.



UNIT ' H1 ' ADAPTABLE 2 BED 836 SF.



UNIT ' K ' 3 BED 1094 SF.

DATE	DESCRIPTION

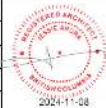
barnett dembek
ARCHITECTS INC.
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780.457.1100 FAX 780.457.0288
info@barnett.com

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PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022)LTD

DRAWN	M.P.
CHECKED	M.M.
SCALE	1/8" = 1'-0"
DATE	22011
DATE	2024-05-24



UNIT PLANS

DESIGNED BY: **AC-5.1**

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AERIAL VIEW FROM NORTHEAST
N.S.

AERIAL VIEW FROM NORTHWEST
N.S.

NO.	DESCRIPTION	DATE	BY

barnett dembek
ARCHITECTS INC.
UNIT 130, 7536 130 STREET SURREY, B.C. V0W 1H6
780.431.5110 FISH@BD-BC.COM
bdi@barnett-dem-bek.com

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PROJECT
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT
T.M. CREST HOMES (2022) LTD

DRAWN M.P.
CHECKED M.M.
SCALE N.T.S.
JOB NO. 22011
DATE 2024-05-24



PROJECT TITLE
AERIAL VIEW FROM NORTH

DRAWN BY
AC-6.1

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AERIAL VIEW FROM SOUTHWEST

N.O.S.

AERIAL VIEW FROM SOUTHWEST

N.O.S.

NO.	DESCRIPTION	DATE
1	PRELIMINARY	
2	REVISED	
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barnett dembek
 ARCHITECTS INC.
 UNIT 130, 7538 130 STREET, SURREY, B.C. V0W 1H8
 (779) 452-7100 FISH@barnett.com
 info@barnett.com

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PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022)LTD

OWNER:	M.P.
DESIGNED:	M.M.
DRAWN:	N.T.S
DATE:	22011
DATE:	2024-05-24



VIEW TITLE:
AERIAL VIEW FROM SOUTH
PRINCIPAL ENTRANCE -1

DRAWN BY:	REVISION NO.:
AC-6.2	

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NO.	DESCRIPTION
1	REVISION
2	REVISION
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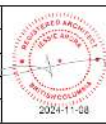
barnett dembek
 ARCHITECTS INC.
 UNIT 130, 7338 130 STREET, SURREY, B.C. V0W 1W8
 (779) 451-7100 FISH@barnett.com
 info@barnett.com

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PROJECT
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT
T.M. CREST HOMES (2022)LTD

DRAWN: M.P.
 CHECKED: M.M.
 SCALE: N.T.S.
 SHEET: 22011
 DATE: 2024-05-24



VIEW TITLE
AERIAL VIEW FROM SOUTH WEST

AERIAL VIEW FROM SOUTHWEST - AMENITY AREA
 RL5.

DESIGNED BY	REVISION NO.
AC-6.3	

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PERSPECTIVE FROM 52 AVENUE - SOUTH ENTRANCE
 RLS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-11-08
2	REVISION	
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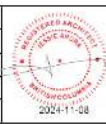
barnett dembek
 ARCHITECTS INC.
 UNIT 130, 7338 130 STREET, SURREY, B.C. V3W 1H8
 (779) 567-7100 FISH@BD-ARCH.COM
 mail@barnett.com

GROUP 161
 GROUP OF 161 ARCHITECTS INC. ALL ARCHITECTS, ENGINEERS AND PROFESSIONALS ARE MEMBERS OF THE SOCIETY OF ARCHITECTS OF BRITISH COLUMBIA

PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022)LTD

DRAWN	M.P.
CHECKED	M.M.
SCALE	N.T.S.
DATE	2024-11-08
DATE	2024-05-24



VIEW TITLE:
PERSPECTIVE FROM 52 AVENUE
SOUTH ENTRANCE - 1

DESIGN NO.	REVISION NO.
AC-6.4	

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PERSPECTIVE FROM 53 AVENUE - PRINCIPAL ENTRANCE
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barnett dembek
 ARCHITECTS INC.
 UNIT 130, 7338 130 STREET, SURREY, B.C. V3W 1H6
 TEL: 604/597-7100 FAX: 604/597-0299
 info@barnettdembek.com

GROUP 161
 GROUP OF SIX ARCHITECTURAL PROFESSIONAL SERVICES ARE PROVIDED THROUGH OUR PRACTICE THAT HOLD THE CERTIFICATE OF PRACTICE

PROJECT:
 20139/40/50 & 20139/47/53
 LANGLEY CITY

CLIENT:
 T.M. CREST HOMES (2022)LTD

DRAWN:	M.P.
CHECKED:	M.M.
SCALE:	N.T.S.
DATE:	2024-05-24
DATE:	2024-11-08



VIEW TITLE:
 PERSPECTIVE FROM 53 AVENUE
 PRINCIPAL ENTRANCE

DRAWING NO.	REVISION NO.
AC-6.5	

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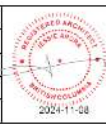
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GROUP 161
 GROUP OF 161 ARCHITECTURAL PROFESSIONAL SERVICES ARE PROVIDED THROUGH OUR PARTNERSHIP WITH THE OFFICE OF PRACTICE

PROJECT:
20139/40/50 & 20139/47/53
LANGLEY CITY

CLIENT:
T.M. CREST HOMES (2022)LTD

DRAWN: M.P.
 CHECKED: M.M.
 SCALE: N.T.S.
 DRAWING NO.: 22011
 DATE: 2024-05-24



VIEW TITLE:
PERSPECTIVE FROM 52 AVENUE
SOUTH ENTRANCE

DRAWING NO.: **AC-6.6**

PERSPECTIVE FROM 52 AVENUE - SOUTH ENTRANCE
 A15.

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