



DRAWING LIST - ARCHITECTURAL

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NO.	DATE	DESCRIPTION
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GROUP 161

GROUP 161 IS THE EXCLUSIVE ARCHITECTURAL CONSULTANT FOR ALL RESIDENTIAL DEVELOPMENTS PROVIDED THROUGH OUR FRANCHISE 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.	
JOB NO.: 22011	
DATE: 2024-05-24	

SHEET TITLE:
COVER SHEET

DRAWING FILE:	REVISION 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): 36,665 Sq. Ft. 0.842 acres 3406.2 M² 0.341 Ha.

ROAD DEDICATION: 13,991 Sq. Ft. 0.032 acres 130.0 M² 0.013 Ha.

SITE AREA (NET): 35,265 Sq. Ft. 0.810 acres 3276.3 M² 0.328 Ha.

DENSITY (NET) : 98.76 U.P.A. 243.90 U.P.Ha. (80 UNITS)

2.13 75,121 Sq. Ft. 6,919.0 M² (EXCLUDING PARKING STORAGE)

GROSS FLOOR AREA: 313 114,825 Sq. Ft. 10,667.6 M² (INCLUDING PARKING STORAGE)

SITE COVERAGE (NET) : 48% 16,900 Sq. Ft. 1,570.1 M²

SETBACKS :

NORTH : 4.35M
 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 = (1.34+ 1.4+ 0.52+ 0.23)/4

GARAGE AND RECYCLING STORAGE SPACE :

REQUIRED SIZE : (0.16m² x 80 UNITS) + 5m² = 17.8m²
 PROPOSED SIZE : 54.m²

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 :	91 SPACES
VISITOR :	16 SPACES
TOTAL :	107 SPACES
	(INCL'D 6 H/C SPACE 25% 420 SMALL CAR SPACE = 25%)

AMENITY :

REQUIRED :

INDOOR : 2.3 M² PER UNIT = 184 M²

PROVIDED :

INDOOR : 2059 M² (2216 S.F.)
 OUTDOOR (OPEN SPACES): 546.2 M² (5,846 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%
 (INCL'D 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	454 S.F.	11 UNITS	10,544 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'-ADAPTABLE	2 BED +DEN	498 S.F.	3 UNITS	2,994 S.F.
UNIT TYPE 'G1'-ADAPTABLE	2 BED	843 S.F.	1 UNITS	843 S.F.
UNIT TYPE 'H'-ADAPTABLE	2 BED	848 S.F.	4 UNITS	3,392 S.F.
UNIT TYPE 'H1'-ADAPTABLE	2 BED	838 S.F.	7 UNITS	5,866 S.F.
UNIT TYPE 'K'	3 BED	1,054 S.F.	5 UNITS	5,270 S.F.

TOTAL : 80 UNITS 59,463 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 () c) ()

STORAGE GARAGE

a) NEW BUILDING - LOW HAZARD INDUSTRIAL
 OCCUPANCIES, GROUP F TO
 PART 3 OF DIVISION B
 AS PER DIVISION A, SUBCLAUSE

b) APPLICABLE CODE: B.C.B.C. 2018
 EDITION

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

c) APPLICABLE UNDER PART 3

d) MAJOR OCCUPANCY: RESIDENTIAL,
 GROUP C; UP
 TO 6 STOREYS

d) MAJOR OCCUPANCY: LOW HAZARD INDUSTRIAL
 OCCUPANCIES, GROUP F
 DIVISION 3
 ARTICLE 3.2.2.8.2
 SPRINKLERED

ARTICLE

3.2.2.50

e) BUILDING AREA: 28,805 S.F. / 2,767 M²
 BUILDING HEIGHT:
 f) STREETS: N/A
 FACES 2 STREETS

e) BUILDING AREA: 22,702 S.F. /

6,915 M²

BUILDING HEIGHT:

f) STREETS: FACES 2

STREETS

g) ACCESSIBLE ENTRANCE: 2

g) ACCESSIBLE ENTRANCE: 1

h) ACCESSIBLE FACILITIES: 2

h) ACCESSIBLE FACILITIES: 2 ELEVATORS, 6 H/C
 PARKING STALLS

ELEVATORS,
 INDOOR AND
 OUTDOOR
 AMENITY

NO.	DATE	DESCRIPTION
2024-03-17	4	REVISED FOR I/P
2024-04-11	2	REVISED FOR I/P
2024-11-24	2	ISSUED FOR I/P
2024-06-21	1	ISSUED FOR I/P

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GROUP 161
 GROUP 161 IS AN AFFILIATE OF BARNETT DEMBEK ARCHITECTS INC. AND CANNOT BE USED OR
 REPRODUCED WITHOUT THE ARCHITECTS WRITTEN CONSENT.

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.
JOB NO.:	22011
DATE:	2024-05-24

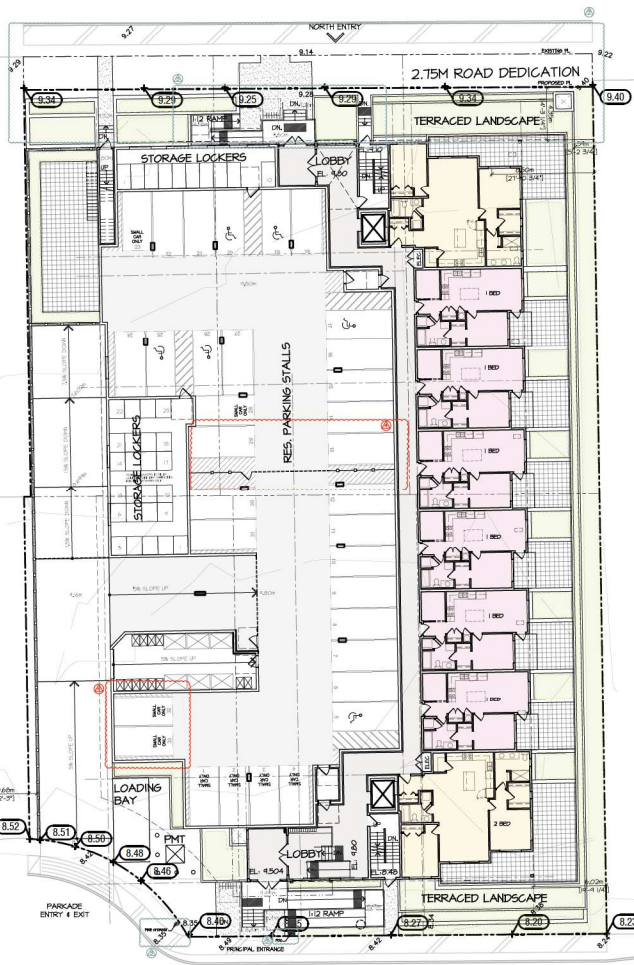


DRAWING TITLE:
DEVELOPMENT DATA

DRAWING NO.:	REVISION NO.:
AC-1.0	4

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53 AVENUE



52 AVENUE



CONCEPTUAL SITE PLAN
SCALE: 1/8" = 1'-0"

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0000-11-01	2	ISSUED FOR DP
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GROUP 161

GROUP 161 IS THE REGISTERED ARCHITECTURE FIRM 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:	1/16" = 1'-0"
JOB NO.:	22011
DATE:	2024-05-24



DRAWING TITLE:
CONCEPTUAL SITE PLAN

DRAWING NO.:	REVISION NO.:
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GROUP 161
GROUP 161 IS AN INCORPORATED COMPANY, THE FULL REGULATIONS, REGULATIONS AND BY-LAWS OF THE GROUP 161 ARE AVAILABLE ON THE WEBSITE OF THE GROUP 161.

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"
 JOB NO.: 22011
 DATE: 2024-05-24



DRAWING TITLE:
CONTEXT PLAN



CONTEXT PLAN
 SCALE: 1" = 30'-0"

DRAWING NO.	REVISION NO.
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
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JUNE 21, 12:00 PM
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SEPTEMBER 21, 12:00 PM
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MARCH 21, 3:00 PM
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JUNE 21, 3:00 PM
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SEPTEMBER 21, 3:00 PM
*DST

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GROUP 161
GROUP OF ARCHITECTS INC.

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

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

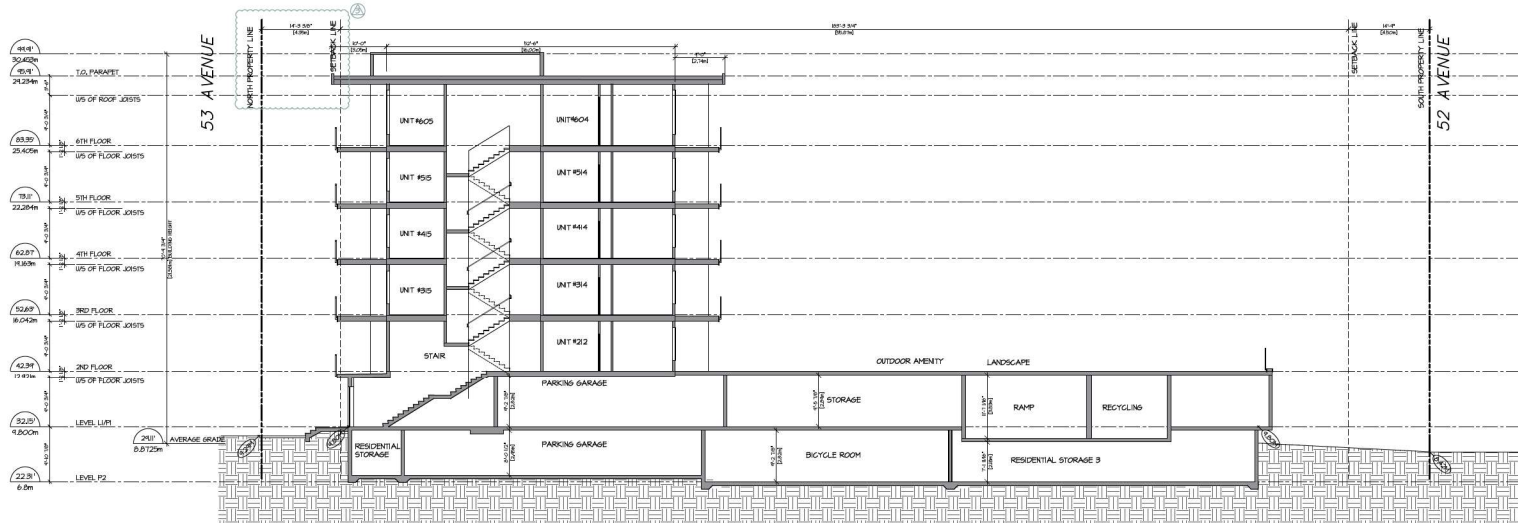
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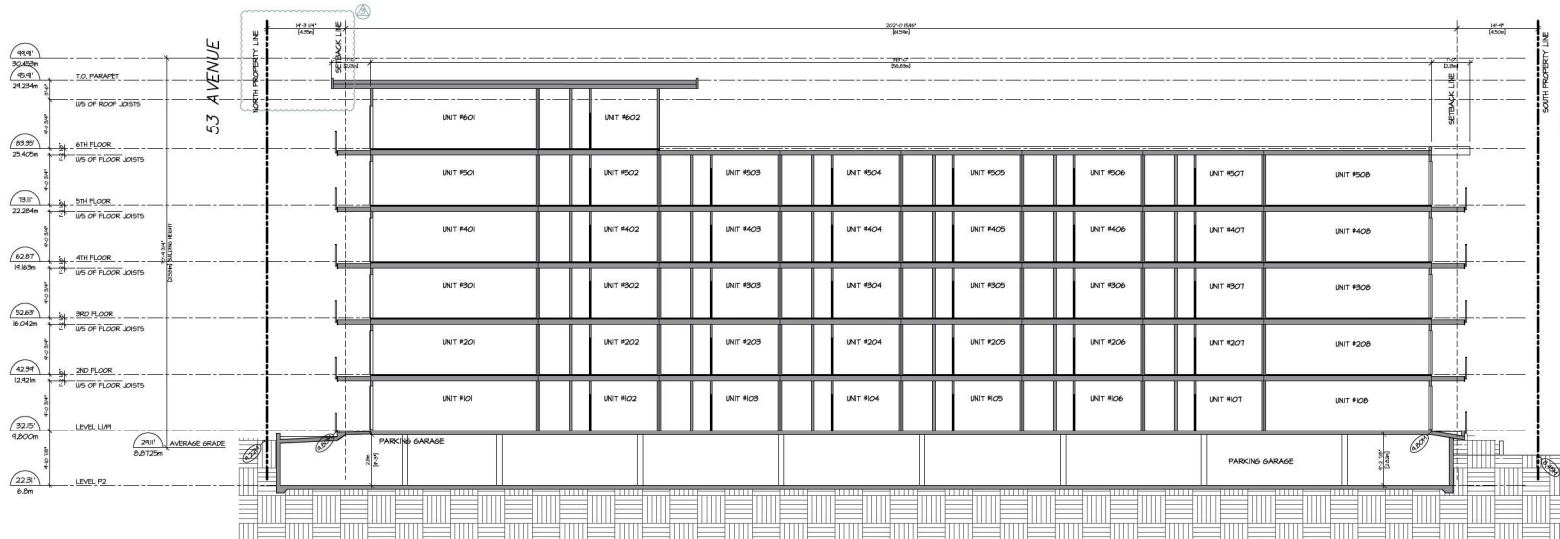
DRAWING TITLE:
SHADOW ANALYSIS

DRAWING FILE	REVISION NO.
AC-1.3	

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



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

NO.	DATE	DESCRIPTION
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LANGLEY CITY

CLIENT:
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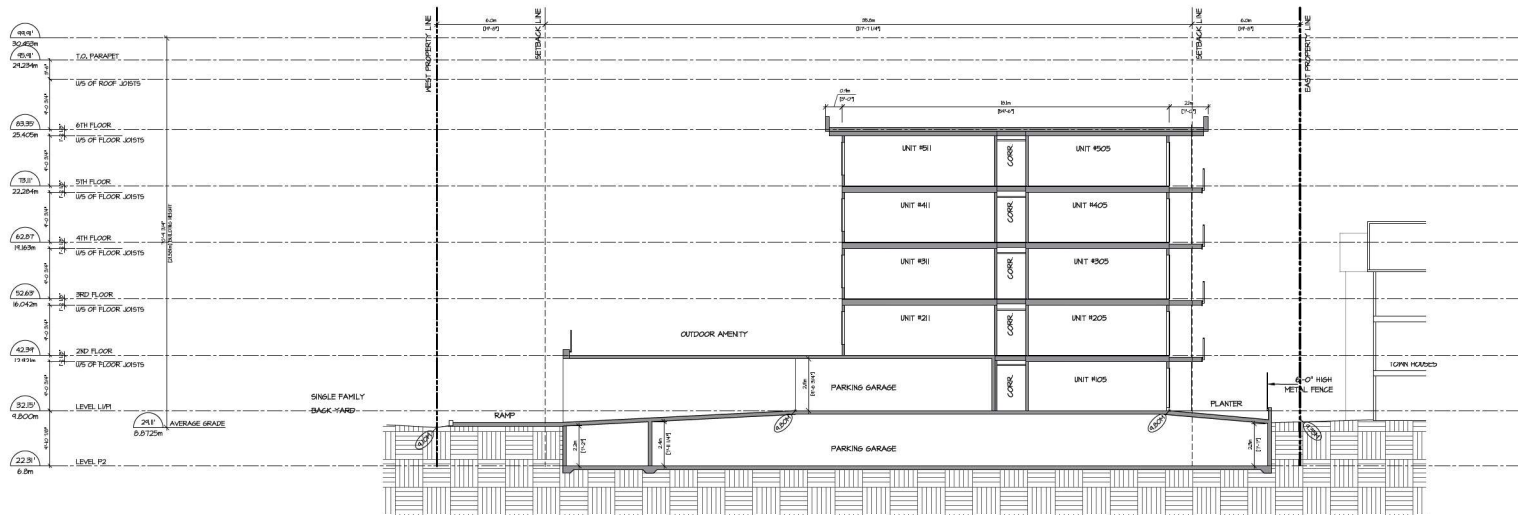
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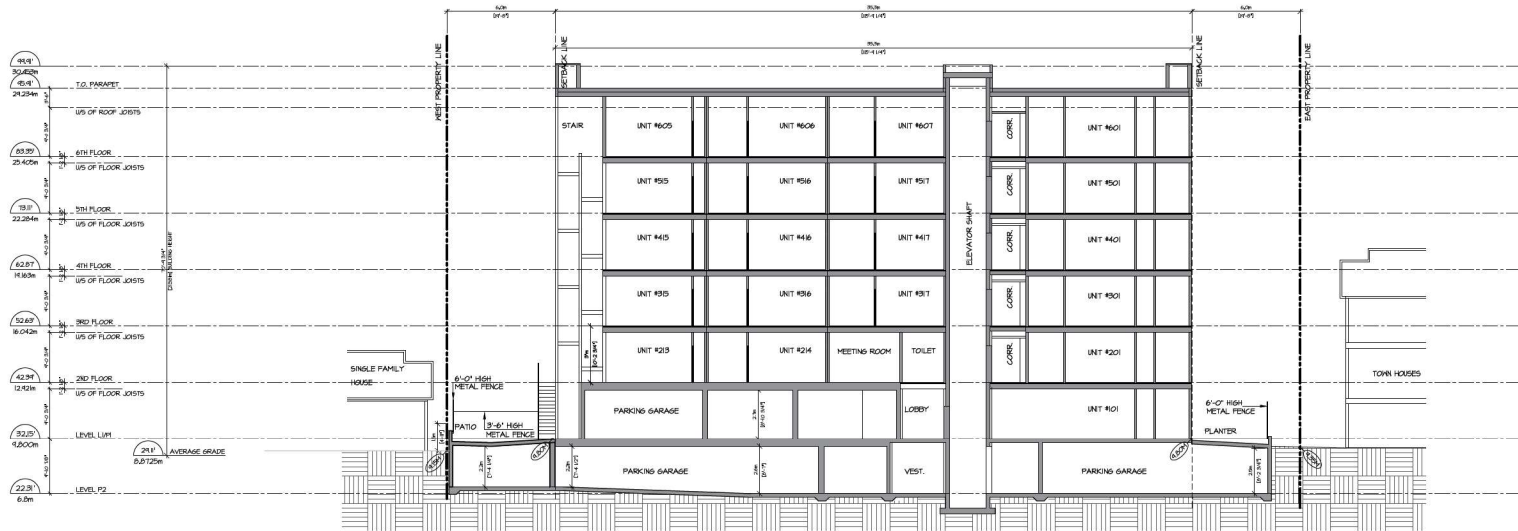
DRAWING TITLE:
BUILDING SECTIONS

DRAWING NO.:	REVISION NO.:
AC-2.1	3

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



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

NO.	REVISION	DATE	DESCRIPTION
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barnett dembek
ARCHITECTS INC.
UNIT 135, 7536 130 STREET SURREY, B.C. V3W 1R8
(604) 587-7100 F(604) 587-2099
info@barnett.com

GROUP 161
A GROUP OF ARCHITECTS, ENGINEERS, PLANNERS AND DESIGNERS
PROVIDING SERVICES THROUGH OUR FIRM 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: 3/32" = 1'-0"	
JOB NO.: 22011	
DATE: 2024-05-24	

DRAWING TITLE: **BUILDING SECTIONS**

DRAWING NO. AC-2.2	REVISION NO.
---------------------------	--------------

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STREET ELEVATION FROM 52 AVE

NO	DATE	DESCRIPTION
1	2024-05-24	ISSUED FOR PERMIT
2	2024-05-24	ISSUED FOR PERMIT
3	2024-05-24	ISSUED FOR PERMIT
4	2024-05-24	ISSUED FOR PERMIT

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ARCHITECTS INC.

UNIT 135, 7538 130 STREET SURREY, B.C. V3W 1Y8
 (604) 587-7100 F: (604) 587-2099
 info@barnettdembek.com

GROUP 161

GROUP 161 IS NOT AN ARCHITECTURAL FIRM AND DOES NOT PROVIDE ARCHITECTURAL SERVICES. SERVICES PROVIDED THROUGH OUR PARTNERS THAT HOLD THE CERTIFICATE OF PRACTICE.

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

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



STREET ELEVATION FROM 53 AVE

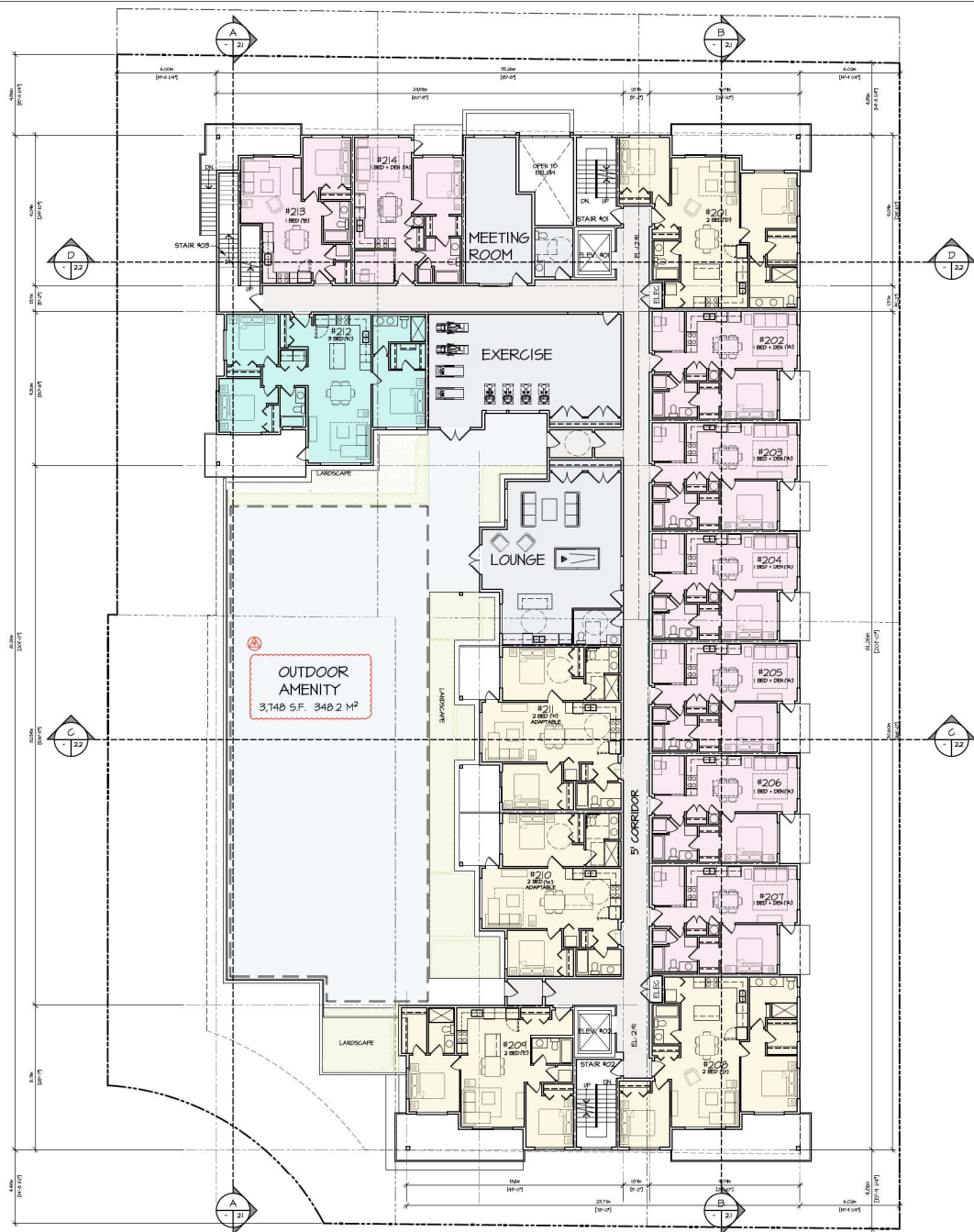
DRAWN:	M.P.
CHECKED:	M.M.
SCALE:	N.T.S.
JOB NO.:	22011
DATE:	2024-05-24



DRAWING TITLE:
STREET ELEVATIONS

DRAWING NO. **AC-2.3**

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



RESIDENTIAL LEVEL 2

SCALE: 3/32" = 1'-0"
 2210 SQ.FT. (INDOOR AMENITY INCLUDED) 14,884 SQ.FT.

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

NO.	DATE	DESCRIPTION
1	2024-03-11	ISSUED FOR DP
2	2024-03-11	ISSUED FOR DP
3	2024-11-24	ISSUED FOR DP
4	2024-05-24	ISSUED FOR RFP

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 info@barnettdembek.com



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

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

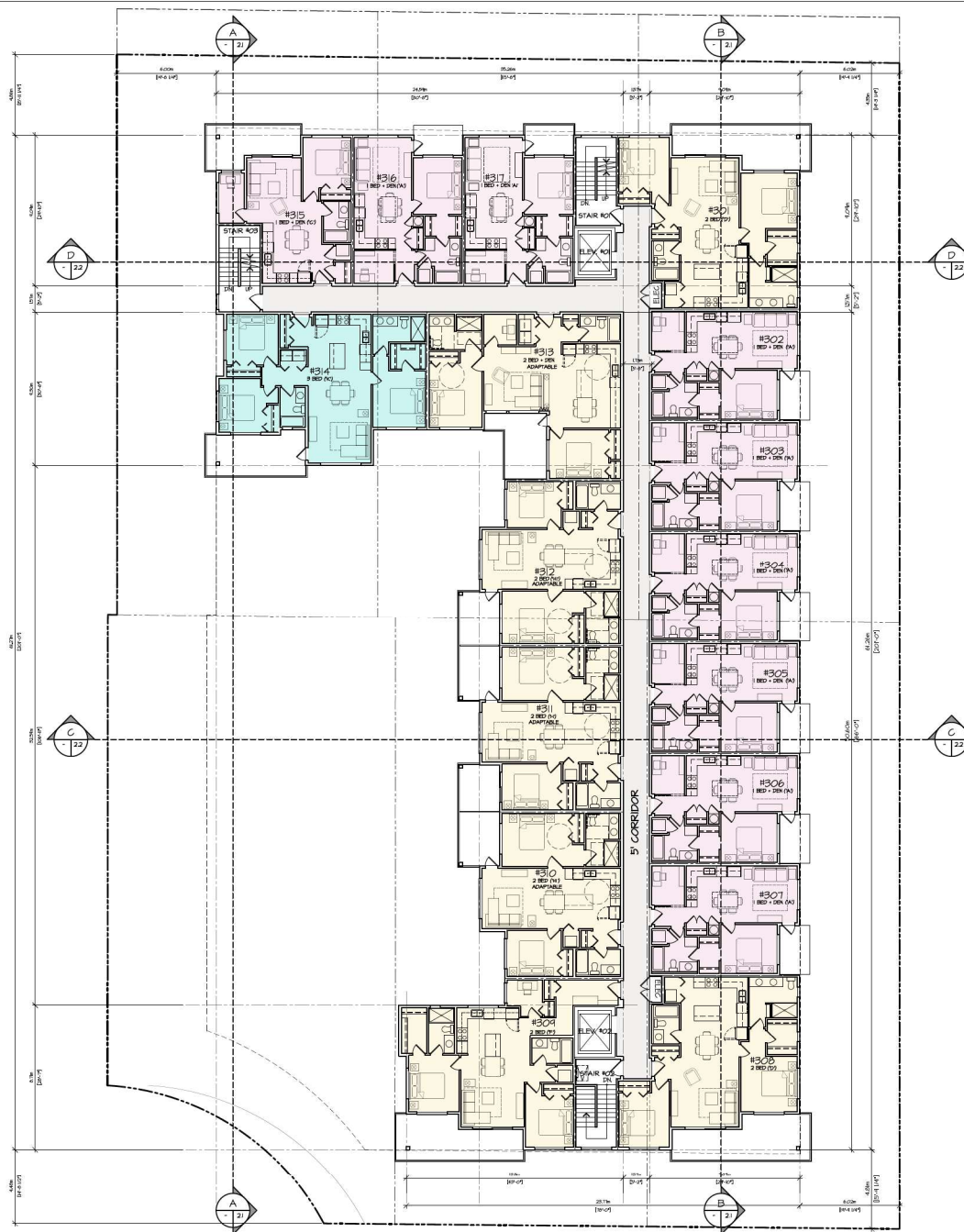
DRAWN:	M.P.
CHECKED:	M.M.
SCALE:	3/32" = 1'-0"
JOB NO.:	22011
DATE:	2024-05-24



DRAWING TITLE:
RESIDENTIAL LEVEL 2

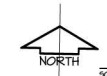
DRAWING NO.:	REVISION NO.:
AC-3.3	4

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

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



RESIDENTIAL LEVEL 3~5

SCALE: 3/32" = 1'-0" 15/320 562FT.

NO.	DATE	DESCRIPTION
0000-00-01	4	RE ISSUED FOR DP
0000-00-01	2	RE ISSUED FOR DP
0000-11-04	2	ISSUED FOR DP
0000-00-01	1	ISSUED FOR RFP

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info@barnett.com

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

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

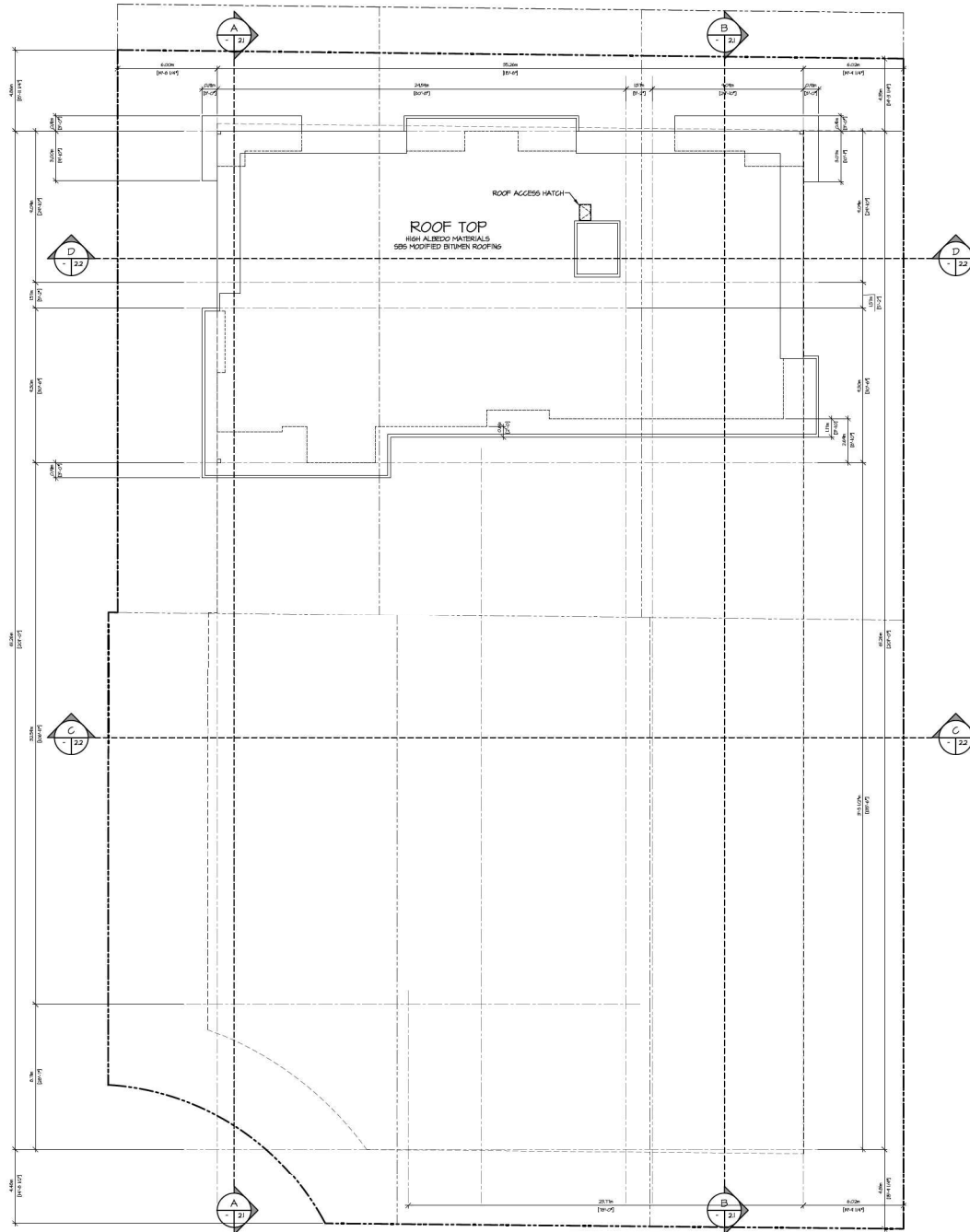
DRAWN:	M.P.
CHECKED:	M.M.
SCALE:	3/32" = 1'-0"
JOB NO.:	22011
DATE:	2024-05-24



DRAWING TITLE: **&RESIDENTIAL LEVEL 3-5**

DRAWING NO. **AC-3.4**

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



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

ROOF PLAN

NO	DATE	DESCRIPTION
1	2024-05-24	ISSUED FOR DP
2	2024-05-24	ISSUED FOR DP
3	2024-11-04	ISSUED FOR DP
4	2024-05-24	ISSUED FOR RFP

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 info@barnettdembek.com



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"
 JOB NO.: 22011
 DATE: 2024-05-24



DRAWING TITLE:
ROOF PLAN

DRAWING NO.: **AC-3.6** REVISION NO.:

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SCHEDULE OF FINISHES

- ① HARDEPANEL VERTICAL SIDING SIERRA 0 - WITH WOOD GRAIN FINISH
COLOUR : BENJAMIN MOORE - BLACK BEAUTY 2129-10
CORNER PATH - IRON MOUNTAIN 234-30
- ② FIBRE-CEMENT PANEL SIDING G/M FRY REGLETS
COLOUR: BENJAMIN MOORE - A LA MODE 2104-10
- ③ PAINTED ARCHITECTURAL FINISHED CONCRETE
G/M REVEALS AS SHOWN
COLOUR: BENJAMIN MOORE - A LA MODE 2104-10
- ④A FIBER CEMENT CLAD CANOPY / FASCIA
COLOUR: BENJAMIN MOORE - A LA MODE 2104-10
- ④B FIBER CEMENT CLAD CANOPY / FASCIA
COLOUR: BENJAMIN MOORE - BLACK BERRY 2114-20
- ⑤ GAP FLASHING - COLOUR TO MATCH ADJACENT SIDING
- ⑥ VINYL WINDOWS G/M TRIM AS SHOWN - WHITE
- ⑦ STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS
ANODIZED ALUMINUM & FIXED TEMPERED GLAZING
COLOUR: BENJAMIN MOORE - BLACK BERRY 2114-20
- ⑧ POWDER COAT ALUMINUM RAILING G/M SAFETY GLASS PANELS
COLOUR: MATTE BLACK
- ⑨ WHITE 6" HIGH INDIVIDUAL LETTERS AND NUMBERS
OFFSET FROM FINISH SUBSTRATE ON 1" NEOPRENE SPACES
AND COMPLETE WITH REAR MOUNTED LED LEVEL LIGHTING



NORTH ELEVATION (ALONG 53 AVE)

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

NO.	DATE	DESCRIPTION
1	2024-05-24	ISSUED FOR DP
2	2024-05-24	ISSUED FOR DP
3	2024-11-04	ISSUED FOR DP
4	2024-05-24	ISSUED FOR DP
5	2024-05-24	ISSUED FOR DP
6	2024-05-24	ISSUED FOR DP
7	2024-05-24	ISSUED FOR DP
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45	2024-05-24	ISSUED FOR DP
46	2024-05-24	ISSUED FOR DP
47	2024-05-24	ISSUED FOR DP
48	2024-05-24	ISSUED FOR DP
49	2024-05-24	ISSUED FOR DP
50	2024-05-24	ISSUED FOR DP

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GROUP 161
REGISTERED ARCHITECTS
REGISTERED ENGINEERS
REGISTERED GEOTECHNICAL ENGINEERS
REGISTERED LANDSCAPE ARCHITECTS
REGISTERED PLANNERS
REGISTERED SURVEYORS

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"
JOB NO.: 22011
DATE: 2024-05-24



SHEET TITLE: BUILDING ELEVATIONS
NORTH & WEST

DRAWING NO.: AC-4.1
REVISION NO.: 3

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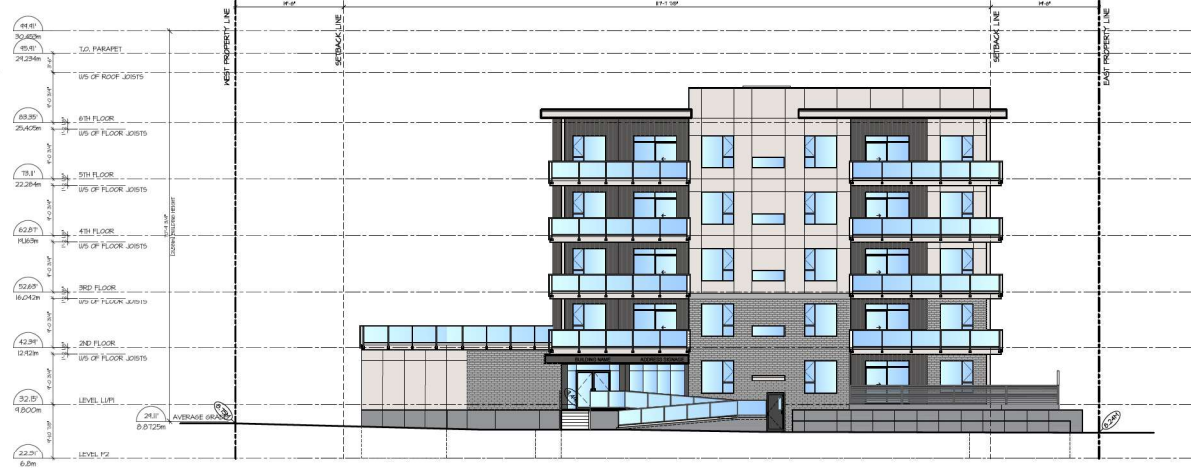


WEST ELEVATION

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

SCHEDULE OF FINISHES

- ① HARDEPANEL VERTICAL SIDING SIERRA 0 - WITH WOOD GRAIN FINISH
COLOUR : BENJAMIN MOORE - BLACK BEAUTY 2129-10
CORNER PATH - IRON MOUNTAIN 234-20
- ② FIBRE-CEMENT PANEL SIDING G/M FRY REGLETS
COLOUR: BENJAMIN MOORE - A LA MODE 2104-10
- ③ PAINTED ARCHITECTURAL FINISHED CONCRETE
G/M REVEALS AS SHOWN
COLOUR: BENJAMIN MOORE - A LA MODE 2104-10
- ④A FIBER CEMENT CLAD CANOPY / FASCIA
COLOUR: BENJAMIN MOORE - A LA MODE 2104-10
- ④B FIBER CEMENT CLAD CANOPY / FASCIA
COLOUR: BENJAMIN MOORE- BLACK BERRY 2114-20
- ⑤ GAP FLASHING - COLOUR TO MATCH ADJACENT SIDING
- ⑥ VINYL WINDOWS G/M TRIM AS SHOWN - WHITE
- ⑦ STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS
ANODIZED ALUMINUM & FIXED TEMPERED GLAZING
COLOUR: BENJAMIN MOORE- BLACK BERRY 2114-20
- ⑧ POWDER COAT ALUMINUM RAILING G/M SAFETY GLASS PANELS
COLOUR: MATTE BLACK
- ⑨ WHITE 6" HIGH INDIVIDUAL LETTERS AND NUMBERS
OFFSET FROM FINISH SUBSTRATE ON 1" NEOPRENE SPACES
AND COMPLETE WITH REAR MOUNTED LED JEWEL LIGHTING



SOUTH ELEVATION (ALONG 52 AVE)

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

NO	DATE	DESCRIPTION
1	2024-05-24	ISSUED FOR PERMIT
2	2024-05-24	ISSUED FOR PERMIT
3	2024-05-24	ISSUED FOR PERMIT
4	2024-05-24	ISSUED FOR PERMIT

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info@barnettdembek.com

GROUP 161
REGISTERED ARCHITECTS
PROVIDED THROUGH OUR FIRM 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: 3/32" = 1'-0"
JOB NO.: 22011
DATE: 2024-05-24



DRAWING TITLE:
BUILDING ELEVATIONS
SOUTH & EAST

DRAWING NO.: **AC-4.2**
REVISION NO.:

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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 MOUNTAIN 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

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

NO	DESCRIPTION
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION
11	REVISION
12	REVISION

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mail@barnettdembek.com

GROUP 161
REGISTERED ARCHITECTS AND PROFESSIONAL ENGINEERS
PROVIDED THROUGH OUR FIRM THAT HOLD THE CERTIFICATE OF PRACTICE.

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

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

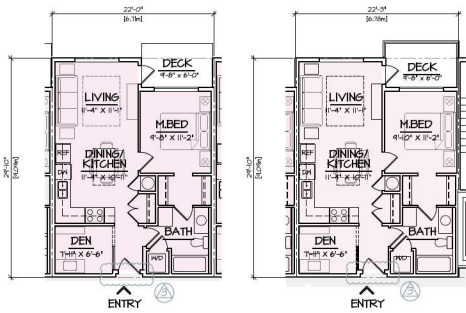
DRAWN: M.P.
CHECKED: M.M.
SCALE: N.T.S.
JOB NO.: 22011
DATE: 2024-05-24



DRAWING TITLE:
COLOUR & MATERIAL BOARD

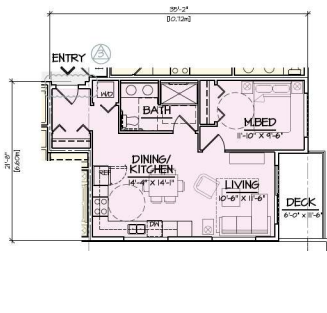
DRAWING NO.: **AC-4.3**

REVISION NO.:
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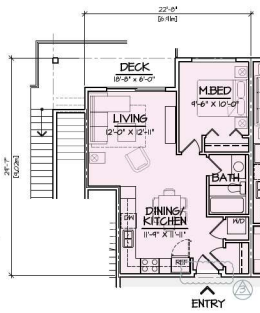


UNIT ' A '
1 BED + DEN 612 S.F.

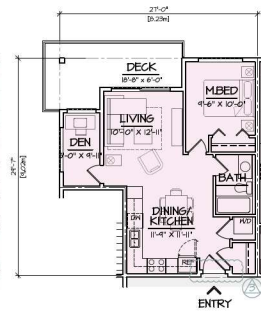
UNIT ' AI '
1 BED + DEN 613 S.F.



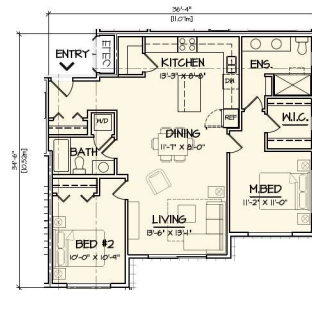
UNIT ' A2 ' ADAPTABLE
1 BED 658 S.F.



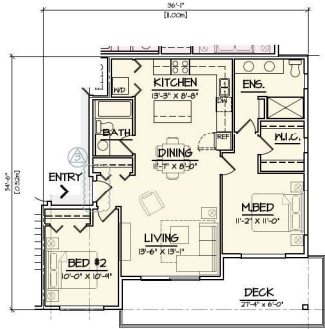
UNIT ' B '
1 BED 562 S.F.



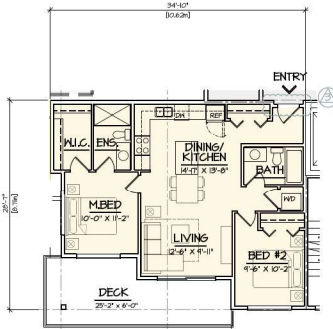
UNIT ' C '
1 BED + DEN 601 S.F.



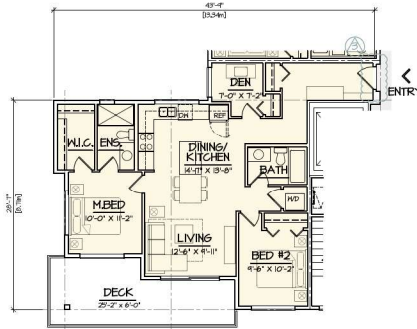
UNIT ' DI '
2 BED 1051 S.F.



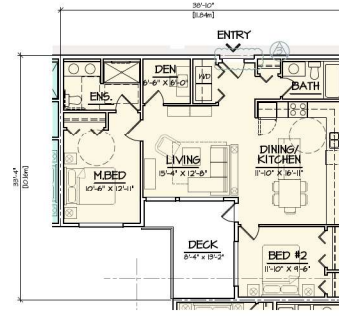
UNIT ' D '
2 BED 454 S.F.



UNIT ' E '
2 BED 844 S.F.



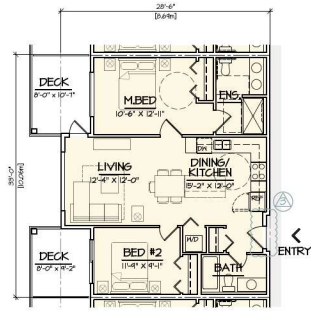
UNIT ' F '
2 BED + DEN 470 S.F.



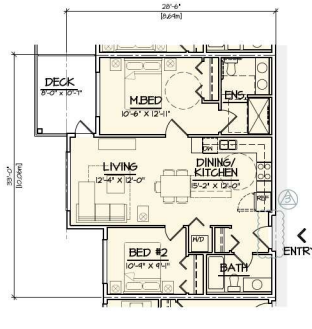
UNIT ' G ' ADAPTABLE
2 BED + DEN 448 S.F.



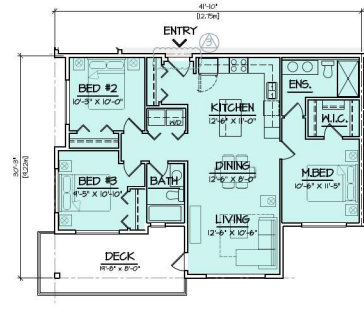
UNIT ' G1 ' ADAPTABLE
2 BED 843 S.F.



UNIT ' H ' ADAPTABLE
2 BED 848 S.F.



UNIT ' HI ' ADAPTABLE
2 BED 838 S.F.



UNIT ' K '
3 BED 1054 S.F.

NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR CP		
2	ISSUED FOR CP		
3	ISSUED FOR CP		
4	ISSUED FOR CP		

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UNIT 135, 7536 130 STREET SURREY, B.C. V3W 1R8
(604) 587-7100 F1040 587-2099
me@barnett.com

GROUP 161
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"	
JOB NO.: 22011	
DATE: 2024.05.24	

UNIT PLANS

DRAWING NO. AC-5.1	REVISION NO. 3
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AERIAL VIEW FROM NORTHEAST
N.I.S.

AERIAL VIEW FROM NORTHWEST
N.I.S.

NO	DATE	DESCRIPTION
1	2024-05-24	ISSUED FOR RFP
2	2024-11-04	ISSUED FOR RFP
3	2024-11-04	ISSUED FOR RFP
4	2024-03-31	RE-ISSUED FOR RFP
5	2024-02-11	RE-ISSUED FOR RFP

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mail@barnett.com

GROUP 161
WHICH IS IN FULL COMPLIANCE WITH ALL REGULATIONS, STANDARDS AND PROVISIONS THROUGHOUT BRITAIN 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.
JOB NO.: 22011
DATE: 2024-05-24



DRAWING TITLE:
AERIAL VIEW FROM NORTH

DRAWING FILE: **AC-6.1** REVISION NO.

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AERIAL VIEW FROM SOUTHWEST

N.T.S.

AERIAL VIEW FROM SOUTHEAST

N.T.S.

NO	DATE	DESCRIPTION
1	2024-05-24	ISSUED FOR RFP
2	2024-05-24	ISSUED FOR RFP
3	2024-11-04	ISSUED FOR RFP
4	2024-05-24	ISSUED FOR RFP

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GROUP 161

GROUP 161 IS THE EXCLUSIVE CONSULTING ARCHITECTURAL, ENGINEERING AND DESIGN PROVIDER THROUGH OUR FIRM THAT HOLDS THE CERTIFICATE OF PRACTICE.

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

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

AERIAL VIEW FROM SOUTHWEST

N.T.S.

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



SHEET TITLE:
AERIAL VIEW FROM SOUTH
PRINCIPAL ENTRANCE -1

DRAWING FILE:	REVISION NO.:
AC-6.2	

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NO	DATE	DESCRIPTION
1	2024-05-24	ISSUED FOR RFP
2	2024-11-01	ISSUED FOR RFP
3	2024-11-01	ISSUED FOR RFP
4	2024-05-24	RE ISSUED FOR RFP
5	2024-05-24	RE ISSUED FOR RFP

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GROUP 161
GROUP 161 IS THE TRADE NAME OF GROUP 161 ARCHITECTURAL CONSULTANTS INC. A PROFESSIONAL CORPORATION INCORPORATED IN BRITISH COLUMBIA, CANADA. GROUP 161 ARCHITECTS INC. IS A TRADE NAME OF GROUP 161 ARCHITECTURAL CONSULTANTS INC. A PROFESSIONAL CORPORATION INCORPORATED IN BRITISH COLUMBIA, CANADA.

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



DRAWING TITLE:
AERIAL VIEW FROM SOUTH WEST

DRAWING FILE	REVISION NO.
AC-6.3	

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AERIAL VIEW FROM SOUTHWEST - AMENITY AREA
 N.T.S.



PERSPECTIVE FROM 52 AVENUE - SOUTH ENTRANCE
N/S.

DATE	NO	DESCRIPTION
2024-05-24	1	ISSUED FOR PERMIT
2024-05-24	2	ISSUED FOR PERMIT
2024-11-04	3	ISSUED FOR PERMIT
2024-05-24	1	ISSUED FOR PERMIT

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info@barnettdembek.com

GROUP 161

GROUP 161 IS AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER. WE ENCOURAGE DIVERSITY AND PROMOTE THROUGH OUR TEAM 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.
JOB NO.: 22011
DATE: 2024-05-24



DRAWING TITLE:
PERSPECTIVE FROM 52 AVENUE
SOUTH ENTRANCE - 1

DRAWING FILE	REVISION NO.
AC-6.4	

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PERSPECTIVE FROM 53 AVENUE - PRINCIPAL ENTRANCE

N/S.

NO	DATE	DESCRIPTION
1	2024-05-24	ISSUED FOR RFP
2	2024-05-24	ISSUED FOR RFP
3	2024-05-24	ISSUED FOR RFP
4	2024-05-24	ISSUED FOR RFP

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GROUP 161
 ARCHITECTS INC.

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



DRAWING TITLE:
PERSPECTIVE FROM 53 AVENUE
PRINCIPAL ENTRANCE

DRAWING NO.: **AC-6.5**
 REVISION NO.:

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NO	DATE	DESCRIPTION
1	2024-05-24	ISSUED FOR RFP
2	2024-11-04	ISSUED FOR RFP
3	2024-02-14	ISSUED FOR RFP
4	2024-03-21	ISSUED FOR RFP

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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



DRAWING TITLE:
PERSPECTIVE FROM 52 AVENUE
SOUTH ENTRANCE

DRAWING FILE	REVISION NO.
AC-6.6	

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PERSPECTIVE FROM 52 AVENUE - SOUTH ENTRANCE
 N.T.S.