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 THEREOF INTO ANY MATERIAL FORM  
 CANADA COPYRIGHT ACT R.S.C. 1970



ISSUE FOR	BY	DATE	ISSUE	DATE	BY	DATE	BY

**DEVELOPMENT DATA**

ZONING : EXISTING - R5 - 1  
 PROPOSED - COMPREHENSIVE DEVELOPMENT(C.D) BASED ON R4-3

SITE AREA (GROSS): 36,667 Sq. Ft. 0.842 acres 3406.4 M<sup>2</sup> 0.341 Ha.  
 ROAD DEDICATION: 1324 Sq. Ft. 0.031 acres 122.9 M<sup>2</sup> 0.013 Ha.  
 SITE AREA (NET): 35,343 Sq. Ft. 0.811 acres 3283.5 M<sup>2</sup> 0.328 Ha.  
 DENSITY (NET): 98.6 U.P.A. 243.6 U.P.Ha. ( 80 UNITS )  
 2.05 75,121 Sq. Ft. 6479.0 M<sup>2</sup> ( EXCLUDING PARKING STORAGE )  
 GROSS FLOOR AREA: 313 114,825 Sq. Ft. 10,667.6 M<sup>2</sup> ( INCLUDING PARKING STORAGE )  
 SITE COVERAGE (NET) : 48% 16,900 Sq. Ft. 1,570.1 M<sup>2</sup>

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'-11 5/8")  
 AVERAGE GRADE : 8.8725M = (4.34+ 9.40+ 8.52+ 8.23)/4

GARBAGE AND RECYCLING STORAGE SPACE :  
 REQUIRED SIZE : (0.16m<sup>2</sup> x 80 UNITS) + 5m<sup>2</sup> = 17.8m<sup>2</sup>  
 PROPOSED SIZE : 51.3m<sup>2</sup>

**PARKING :**

REQUIRED :

1 BED	11 SPACES x 45 UNITS = 495 SPACES
2 BED	13 SPACES x 30 UNITS = 390 SPACES
3 BED	15 SPACES x 5 UNITS = 75 SPACES
VISITOR :	0.2 SPACES PER UNIT = 16 SPACES
<b>TOTAL :</b>	<b>112 SPACES</b>

PROVIDED :

RESIDENTIAL :	96 SPACES
VISITOR :	16 SPACES
<b>TOTAL :</b>	<b>112 SPACES</b>

(INCL'D 6 H/C SPACE 5%  
 #28 SMALL CAR SPACE =25%)

**UNIT SUMMARY**

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

(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	658 S.F.	1 UNITS	658 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	2,410 S.F.
UNIT TYPE 'G' -ADAPTABLE	2 BED +DEN	498 S.F.	3 UNITS	2,944 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	3,342 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.	1 UNITS	5,245 S.F.
<b>TOTAL :</b>	<b>80 UNITS</b>	<b>54,963 S.F.</b>		

**AMENITY :**

REQUIRED :

INDOOR : 2.3 M<sup>2</sup> PER UNIT = 184 M<sup>2</sup>

PROVIDED :

INDOOR : 205.3 M<sup>2</sup> (2,210 S.F.)  
 OUTDOOR (OPEN SPACE): 326.4 M<sup>2</sup> (3,513 S.F.)

**BICYCLE LOCKERS :**

REQUIRED : 0.5 PER UNIT = 40  
 PROVIDED : 40

**STORAGE LOCKERS :**

REQUIRED : 1 PER UNIT = 80  
 PROVIDED : 80

**PRELIMINARY BUILDING CODE SUMMARY**

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

RESIDENTIAL BUILDING	STORAGE GARAGE
a) NEW BUILDING - RESIDENTIAL: GROUP C TO PART 3 OF DIVISION B AS PER DIVISION A, SUBCLAUSE 1.3.3.2 1) c) 1)	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) 1)
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 ARTICLE 3.2.2.50	d) MAJOR OCCUPANCY: LOW HAZARD INDUSTRIAL OCCUPANCIES: GROUP F DIVISION 3 ARTICLE 3.2.2.82 SPRINKLERED
e) BUILDING AREA: 6,914.5 M <sup>2</sup> BUILDING HEIGHT: 6 STOREYS	e) BUILDING AREA: 28,805 S.F. / 2,761 M <sup>2</sup> BUILDING HEIGHT: N/A FACES 2 STOREYS
f) STREETS: FACES 2	f) STREETS: g) ACCESSIBLE ENTRANCE: 1
g) ACCESSIBLE ENTRANCE: 2	h) ACCESSIBLE FACILITIES: 2 ELEVATORS, 6 H/C PARKING STALLS
h) ACCESSIBLE FACILITIES: 2 ELEVATORS, INDOOR AND OUTDOOR AMENITY	



DESIGN :	DRAWN :	DATE :	SCALE :
CUSTOMER :	PROJECT :	SHEET CONTAINS :	
T.M. CREST HOMES (2022) LTD	208HAG050 4 2024/FACES LANGLEY CITY	DEVELOPMENT DATA	

**barnett dembek**  
 ARCHITECTS INC.

UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

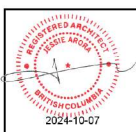
PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@barnett-dem-bek.com

CLIENT NO.	SHEET NO.
	AC-1.0a
PROJECT NO.	REV. NO.
22011	



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REV#	DATE	BY	ISSUE	ISSUED FOR



CS-C-043

CLIENT :	T.M. CREST HOMES (2022) LTD
PROJECT :	2024/0100 + 2024/0753 LANELEY CITY
SHEET CONTENTS :	CONCEPTUAL SITE PLAN
DESIGN :	M/D
DRAWN :	
DATE :	Nov 24 24
SCALE :	1/8" = 1'-0"

**barnett dembek**  
ARCHITECTS INC.

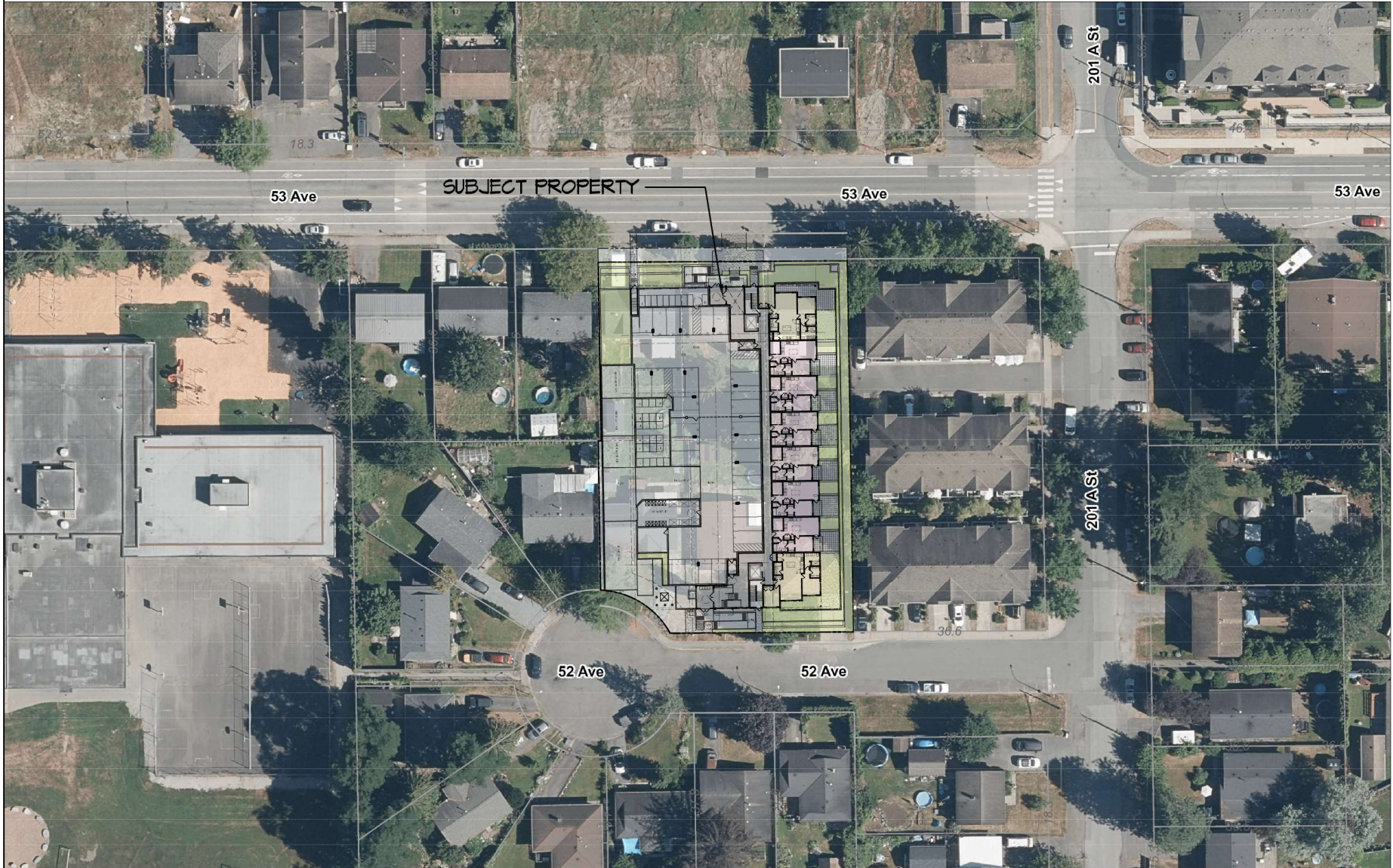
UNIT 135,  
7536 130 STREET,  
SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
22011	AC-1.0
PROJECT NO.	REV. NO.
22011	



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



SUBJECT PROPERTY

53 Ave

53 Ave

53 Ave

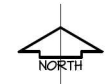
201 A St

201 A St

52 Ave

52 Ave

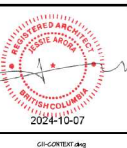
36.6



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

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REV. NO.	DATE	BY	ISSUE FOR



DESIGN NO. :	2024/0050 & 2024/0125
DRAWN BY :	LANGLEY CITY
DATE :	Aug 24 24
SCALE :	1" = 30'-0"
CLIENT :	T.M. CREST HOMES (2022) LTD
PROJECT :	2024/0050 & 2024/0125 LANGLEY CITY
SHEET CONTENTS :	CONTEXT PLAN

**barnett dember**  
ARCHITECTS INC.  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mo@b-dorltx.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22011	AC-11



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

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ISSUE	DATE	BY	ISSUED FOR

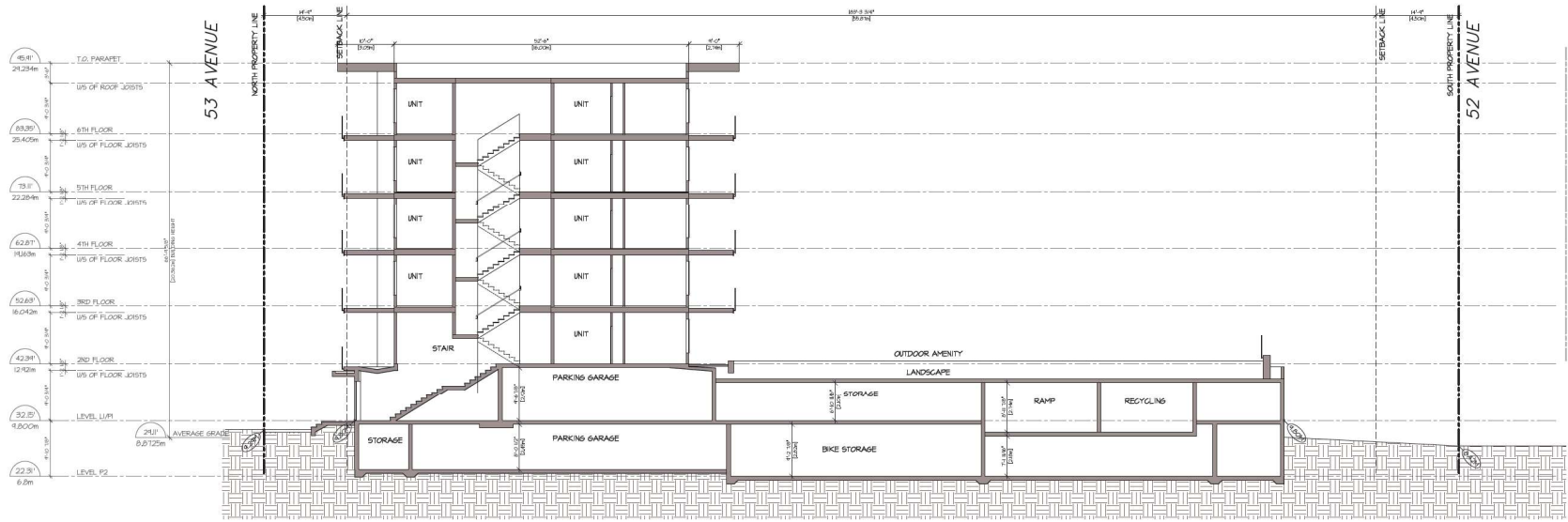


DESIGN : T.M. CREST HOMES (2022).ID	DRAWN : 	DATE : 10g 24 24	SCALE : 1/8" = 1'-0"
PROJECT : 2024/4050 & 2024/4125 LANGLEY CITY	SHEET CONTENTS : SHADOW ANALYSIS		

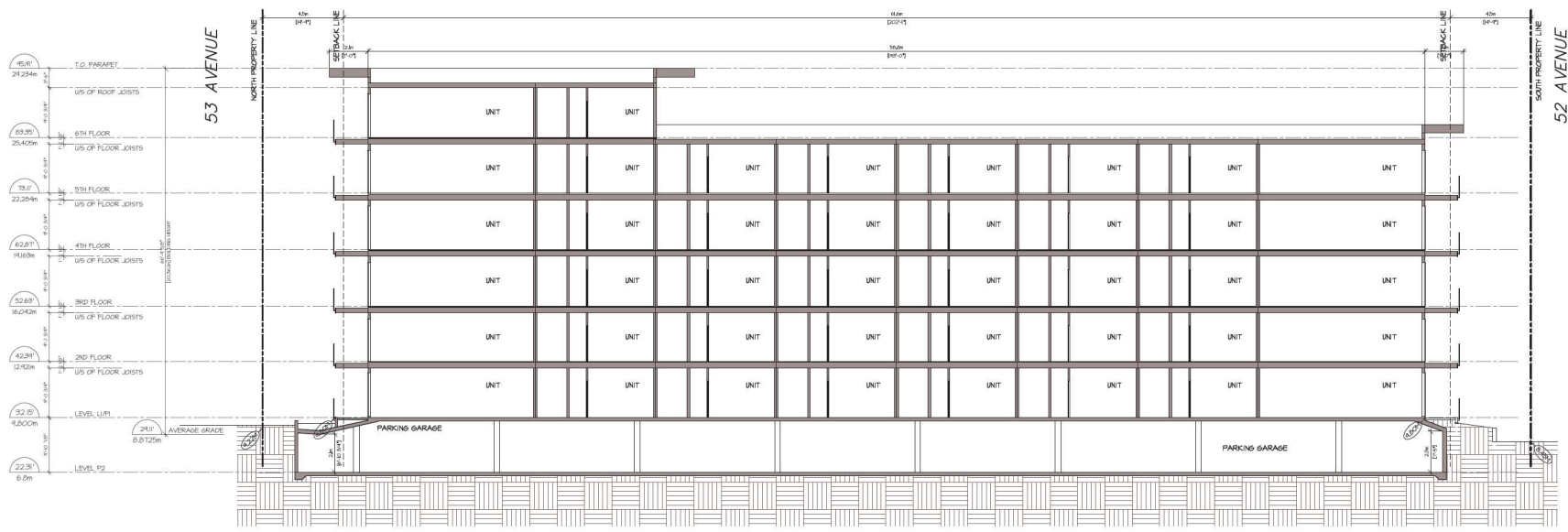
**barnett dembek**  
ARCHITECTS INC.  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: [md@bdarkitex.com](mailto:md@bdarkitex.com)

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22011	AC-12



**SECTION A**  
SCALE: 3/8" = 1'-0"



**SECTION B**  
SCALE: 3/8" = 1'-0"

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REV#	DATE	DRN	CHK	ISSUE	BY	ISSUED FOR



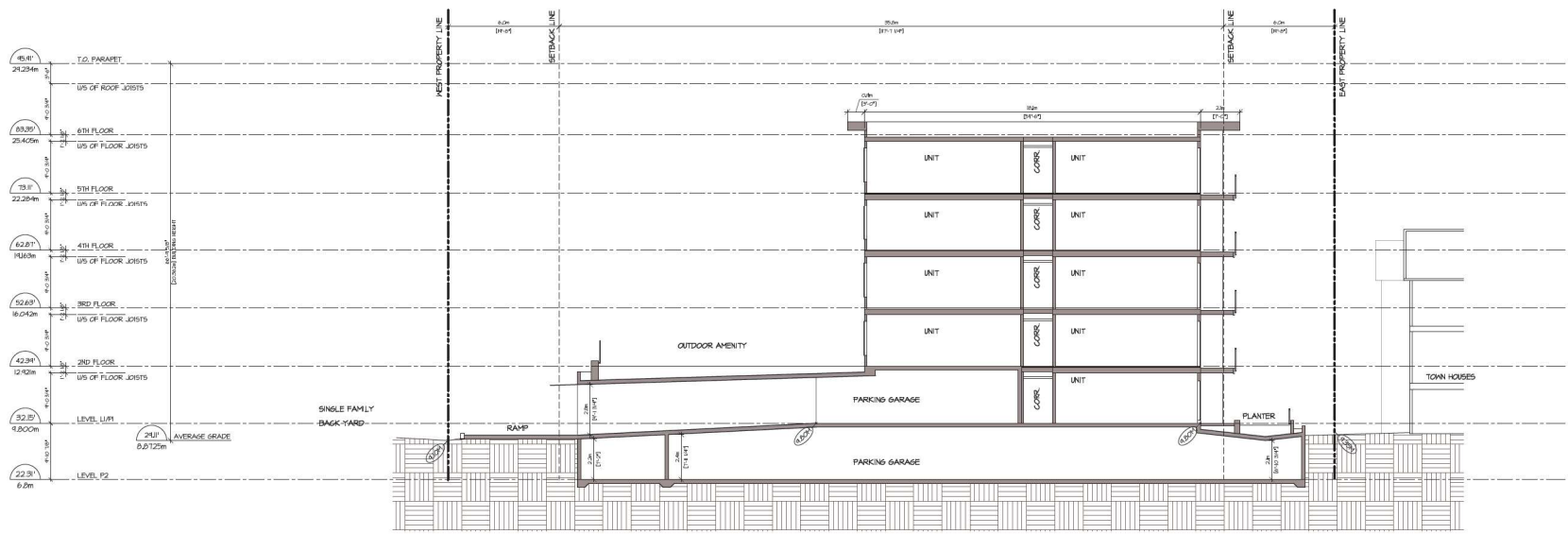
DESIGN :	T.M. CREST HOMES (2022).LTD
DRAWN :	
DATE :	10/24/24
PROJECT :	2024/0504 4 2024/1023 LANGLEY CITY
SHEET CONTENTS :	BUILDING SECTIONS
SCALE :	3/8" = 1'-0"

**barnett dembek** INC.  
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

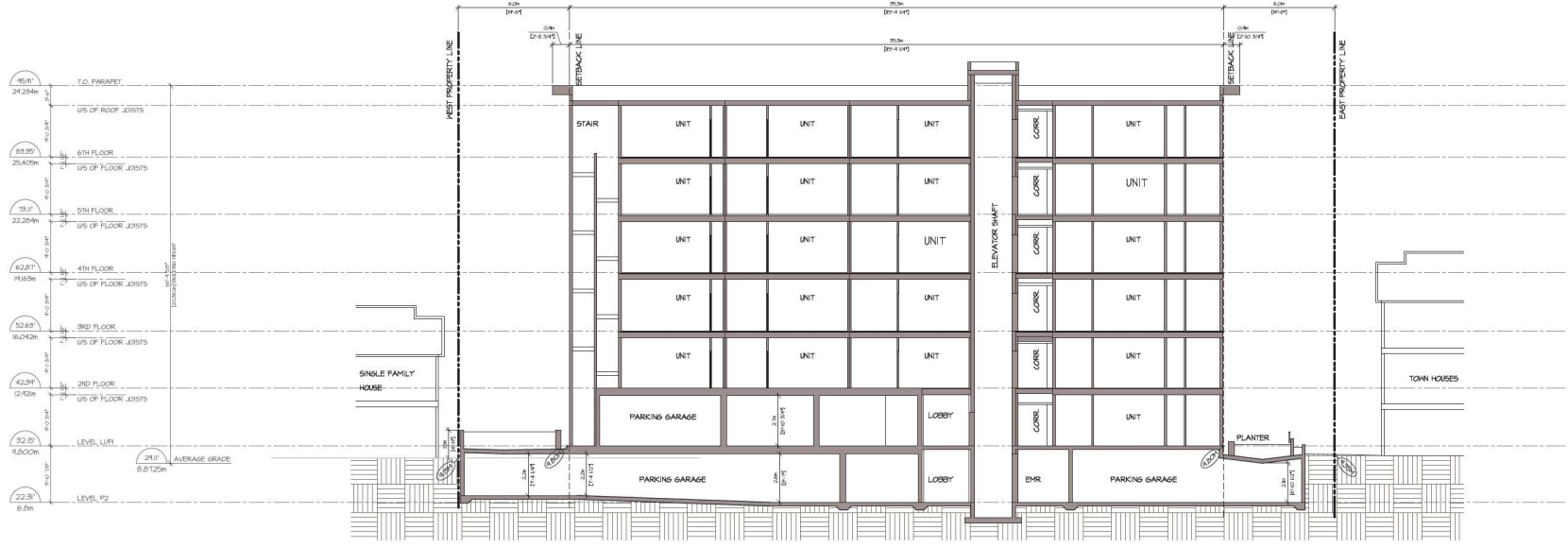
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mo@b-dorkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22011	AC-2.1

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



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

REV#	DATE	BY	ISSUE FOR



DESIGN :	150	DRAWN :	150
CLIENT :	T.M. CREST HOMES (2022).LTD	DATE :	May 24 24
PROJECT :	20394050 4 20394123 LANGLY CITY	SCALE :	3/32" = 1'-0"
SHEET CONTENTS :	BUILDING SECTIONS		

**barnett dembek**  
INC.  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mtd@b-dorkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-2.2
22011	REV. NO.

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REV#	DATE	BY	ISSUE



STREET ELEVATION FROM 52 AVE



DESIGN NO. :  
 DRAWN BY :  
 DATE : 10/24/24  
 SCALE : N.S.  
 CLIENT : T.M. CREST HOMES (2022) LTD.  
 PROJECT : 2034/4050 & 2034/4125 LANGLEY CITY  
 SHEET CONTENTS : STREET ELEVATIONS

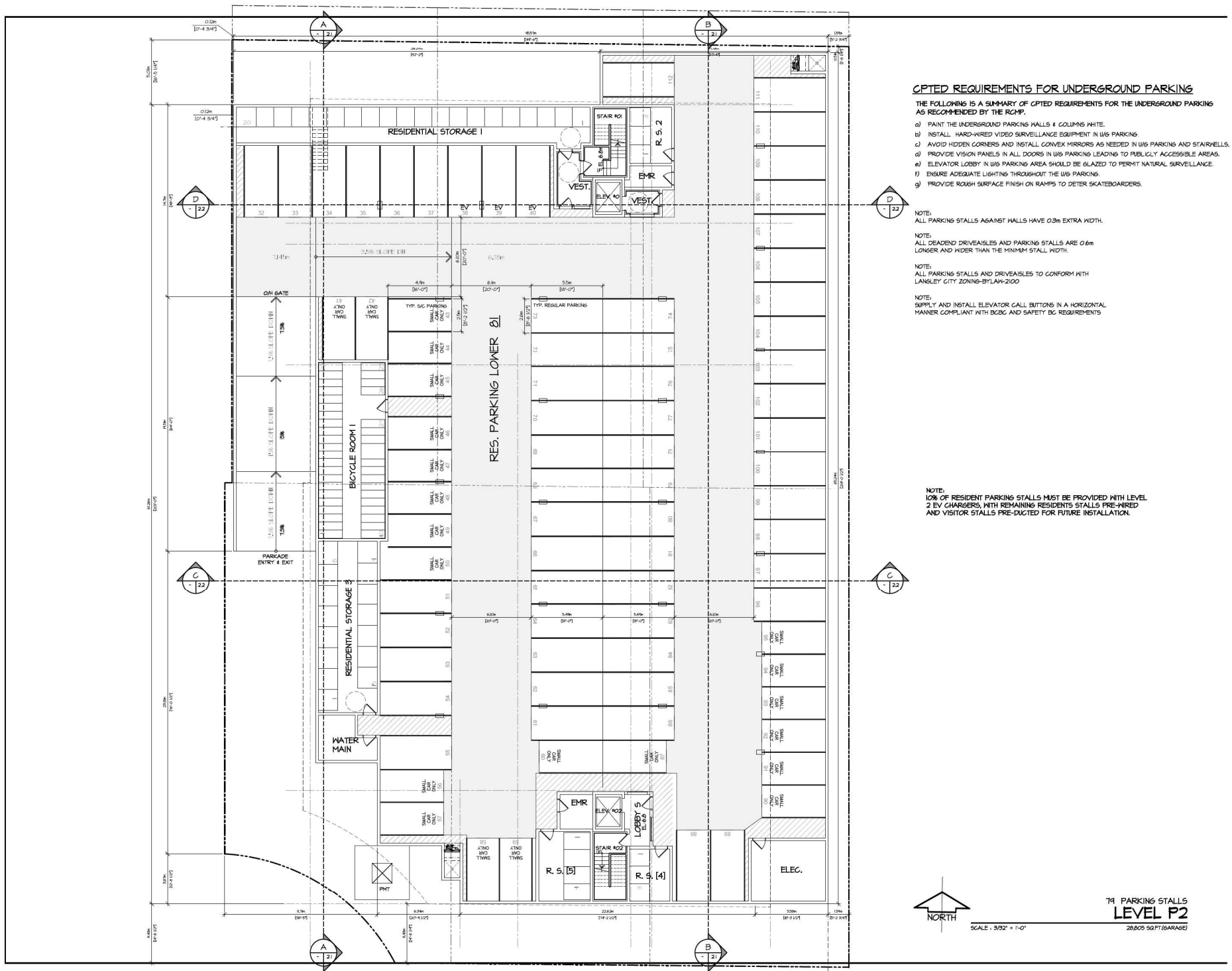


STREET ELEVATION FROM 53 AVE

**barnett dembek**  
 ARCHITECTS INC.  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mtd@b-dorkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-23
22011	REV. NO.



**CFPTED REQUIREMENTS FOR UNDERGROUND PARKING**

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

- a) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
- b) INSTALL HARD-WIRED 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 DETER SKATEBOARDERS.

NOTE:  
ALL PARKING STALLS AGAINST WALLS HAVE 0.3m EXTRA WIDTH.

NOTE:  
ALL DEAD-END DRIVEABLES AND PARKING STALLS ARE 0.6m LONGER AND WIDER THAN THE MINIMUM STALL WIDTH.

NOTE:  
ALL PARKING STALLS AND DRIVEABLES TO CONFORM WITH LANSLEY CITY ZONING-BY-LAW-2100

NOTE:  
SUPPLY AND INSTALL ELEVATOR CALL BUTTONS IN A HORIZONTAL MANNER COMPLIANT WITH BCBG 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-DUCTED FOR FUTURE INSTALLATION.



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

**14 PARKING STALLS  
LEVEL P2  
28,005 SQFT (GARAGE)**

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ISSUE NO.	ISSUE DATE	BY	FOR



DESIGN : P.C.	DRAWN :	DATE : 19/04/24	SCALE : AS SHOWN
CLIENT : T.M. CREST HOMES (2022) LTD		PROJECT : 2094050 4 20940103 LANGLEY CITY	
		SHEET COMMENTS : U/G PARKING GARAGE	

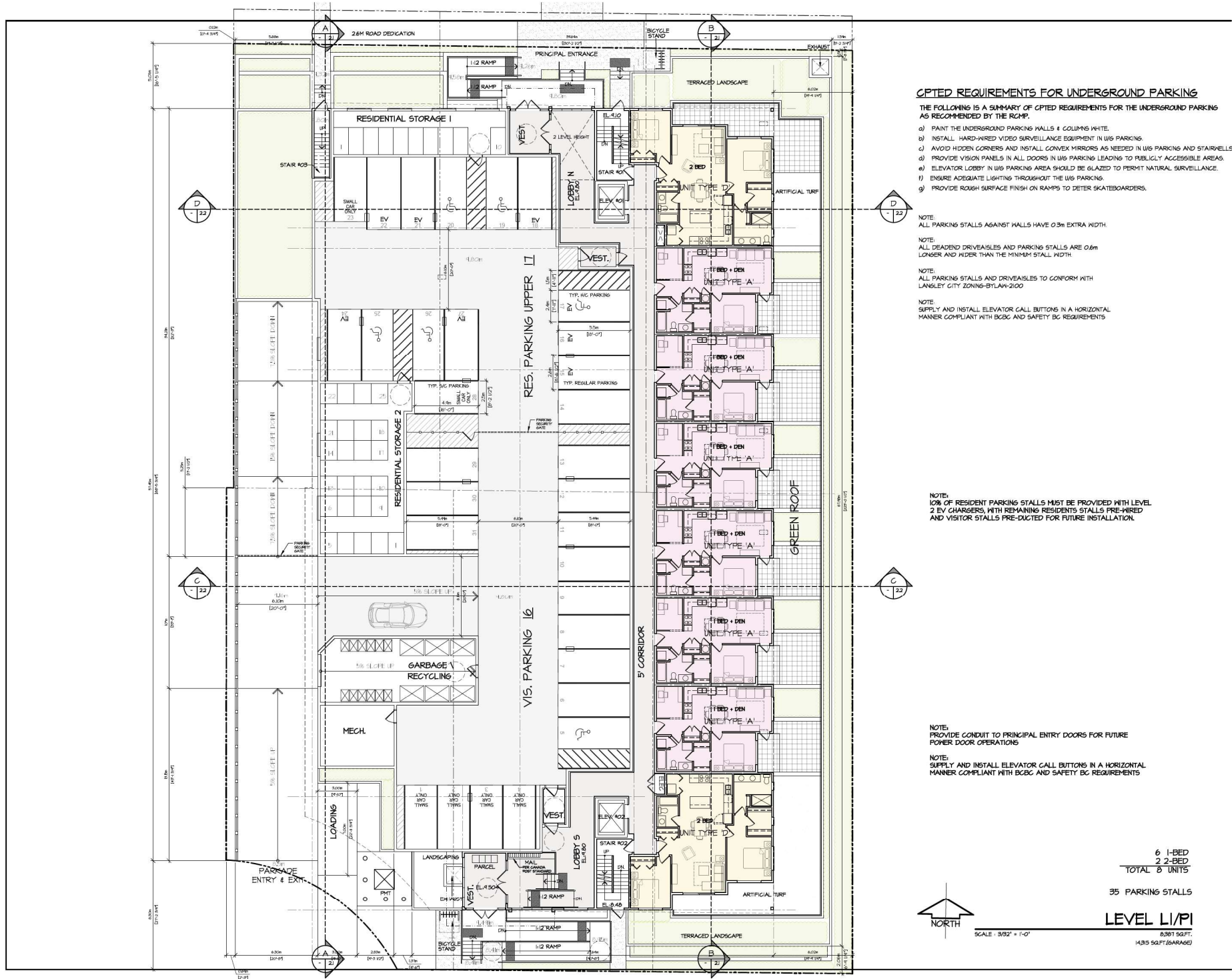
**barrett dembec**  
I N C

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: [moi@barritex.com](mailto:moi@barritex.com)

CLIENT NO. 22011	SHEET NO. AC-3.1
PROJECT NO.	REV. NO.





**CPED REQUIREMENTS FOR UNDERGROUND PARKING**

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

- a) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
- b) INSTALL HARD-WIRED 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 DETER SKATEBOARDERS.

NOTE: ALL PARKING STALLS AGAINST WALLS HAVE 0.3M EXTRA WIDTH.

NOTE: ALL DEADEND DRIVEABLES AND PARKING STALLS ARE 0.6M LONGER AND WIDER THAN THE MINIMUM STALL WIDTH.

NOTE: ALL PARKING STALLS AND DRIVEABLES TO CONFORM WITH LANGLEY CITY ZONING-BYLAW-2100

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-DUCTED FOR FUTURE INSTALLATION.

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

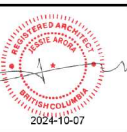
NOTE: SUPPLY AND INSTALL ELEVATOR CALL BUTTONS IN A HORIZONTAL MANNER COMPLIANT WITH BCBC AND SAFETY BC REQUIREMENTS



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

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REV#	DATE	BY	ISSUED FOR



DESIGN :	T.M. CREST HOMES (2022) LTD.
DRAWN :	2024/05/05 & 2024/07/25 LANGLEY CITY
DATE :	Aug 24 24
SCALE :	3/32" = 1'-0"
PROJECT :	2024/04/05 & 2024/07/25 LANGLEY CITY
SHEET COMMENTS :	UPPER PARKING GARAGE & RESIDENTIAL LEVEL 1

**barnett dembek** I.N.C.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mdi@dembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22011	AC-3.2

6 1-BED  
2 2-BED  
TOTAL 8 UNITS

35 PARKING STALLS

**LEVEL L1/P1**

8,261 SQ.FT.  
14,915 SQ.FT. (GARAGE)

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

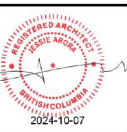
0 1-BED  
5 2-BED  
1 3-BED  
TOTAL 14 UNITS



**RESIDENTIAL LEVEL 2**

SCALE: 3/32" = 1'-0" 14,884 SQ.FT. 2,210 SQ.FT. (INDOOR AMENITY INCLUDED)

REV#	DATE	BY	ISSUED FOR



CLIENT :	T.M. CREST HOMES (2022).LTD
PROJECT :	2024/0050 & 2024/0125 LANGLEY CITY RESIDENTIAL LEVELS 2
DESIGN :	
NO. :	
DRAWN :	
DATE :	Nov 24 24
SCALE :	3/32" = 1'-0"

**barnett dembek** I.N.C.  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mo@barnett-dem-bek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22011	AC-3.3



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

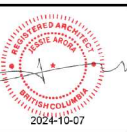


**RESIDENTIAL LEVEL 3-5**

SCALE: 3/8" = 1'-0" 15000 SQ.FT.

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REV#	DATE	BY	ISSUE FOR

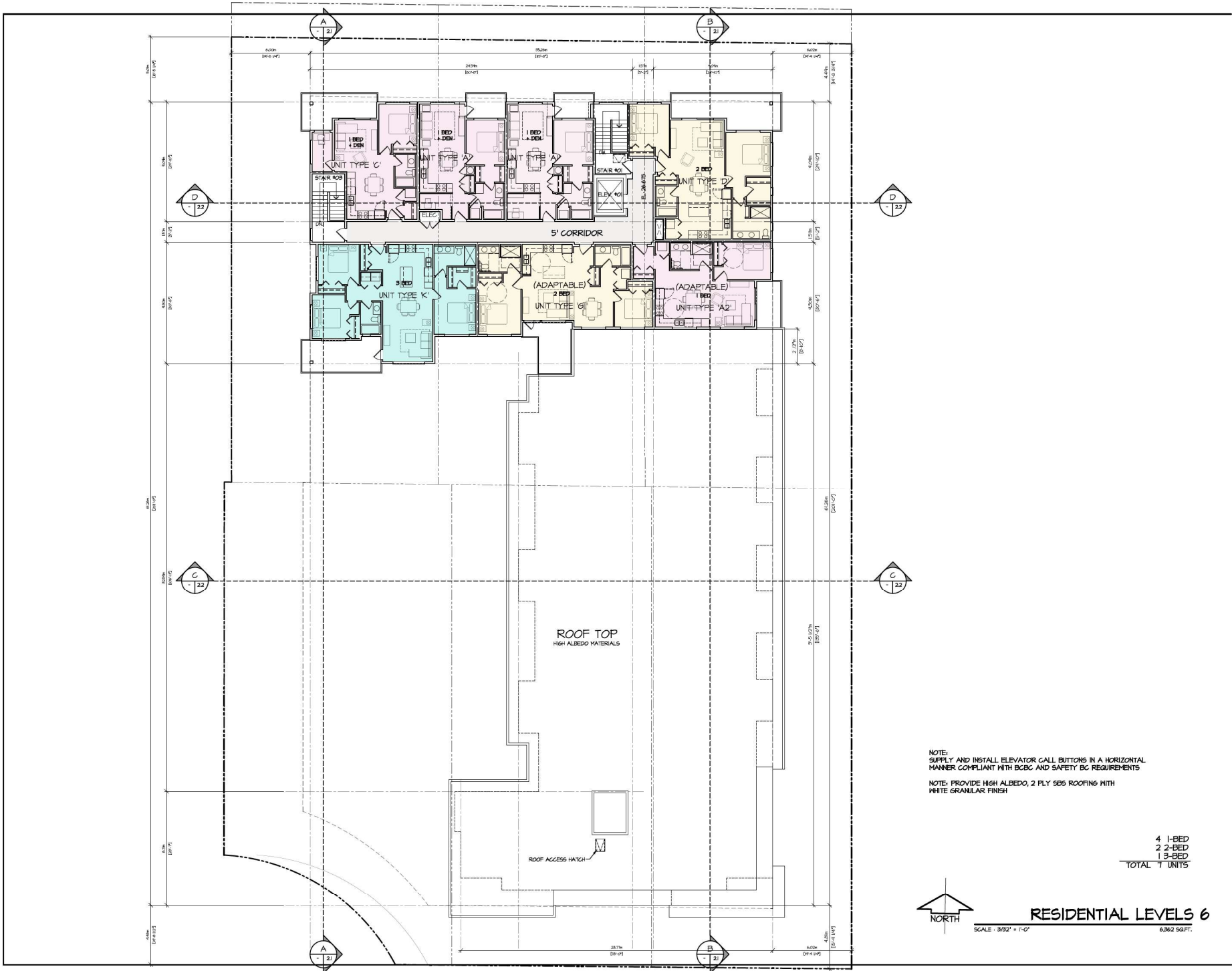


DESIGN NO.:	2024/050
DATE:	May 24, 24
SCALE:	3/8" = 1'-0"
CLIENT:	T.M. CREST HOMES (2022).LTD
PROJECT:	2024/050 & 2024/102 LANGLEY CITY
SHEET COMMENTS:	RESIDENTIAL LEVEL 3-5

**barnett dembek** I.N.C.  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: [moi@barnett.com](mailto:moi@barnett.com)

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22011	AC-3A



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

NOTE: PROVIDE HIGH ALBEDO, 2 PLY 585 ROOFING WITH WHITE GRANULAR FINISH

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

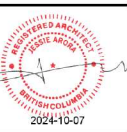


**RESIDENTIAL LEVELS 6**

SCALE: 3/32" = 1'-0" 6362 SQ.FT.

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REV#	DATE	DRN	CRJ	ISSUE	DATE	BY	ISSUED FOR

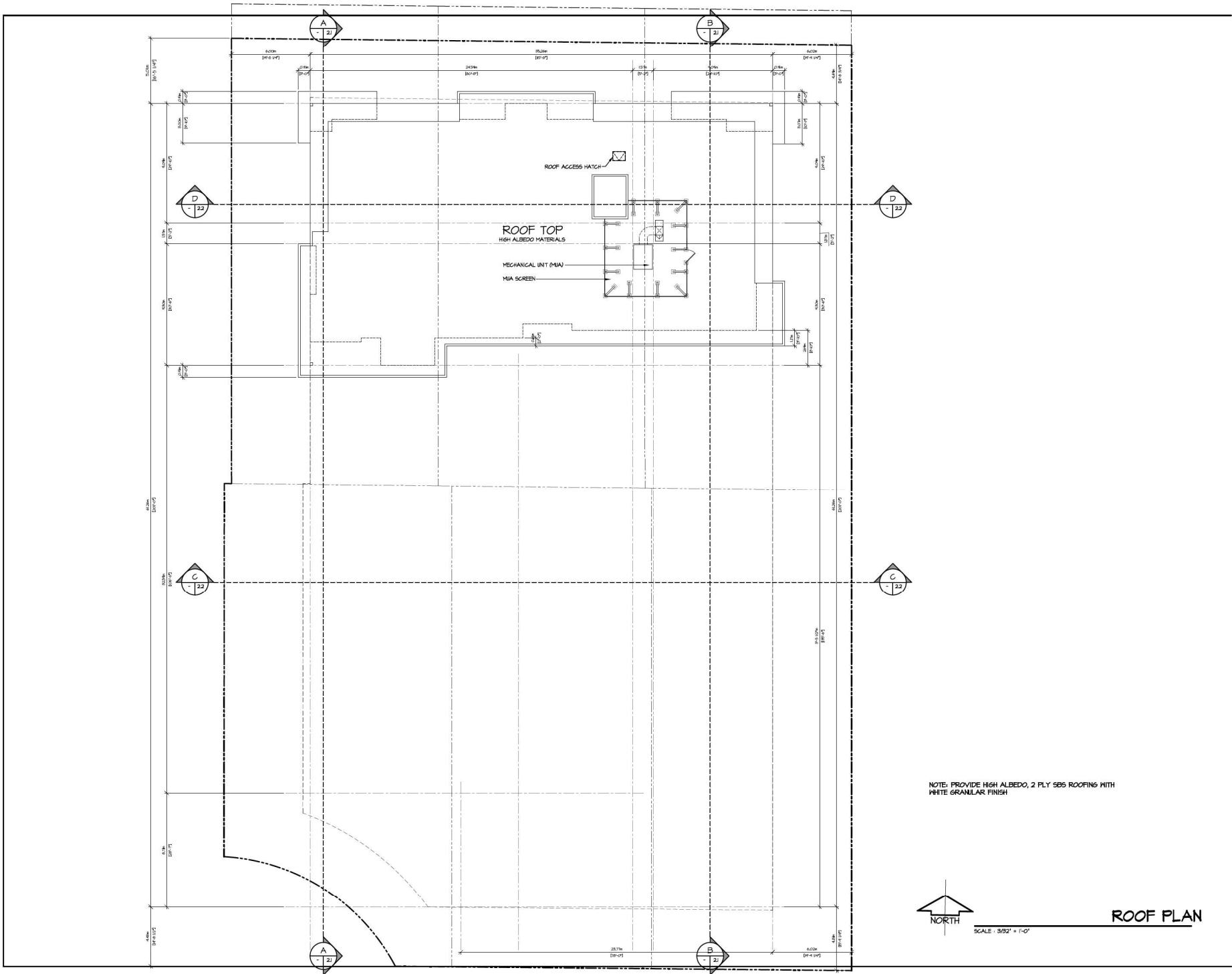


DESIGN NO.:	T.M. CREST HOMES (2022).ITD
DATE:	2024/05/04
SCALE:	1/32" = 1'-0"
PROJECT:	2024/05/04 2024/05/04 LANGLEY CITY RESIDENTIAL LEVELS 6

**barnett dembek** I.N.C.  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mo@barnett-dembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22011	AC-35



NOTE: PROVIDE HIGH ALBEDO, 2 PLY 585 ROOFING WITH WHITE GRANULAR FINISH

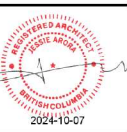


SCALE: 3/32" = 1'-0"

**ROOF PLAN**

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REV#	DATE	BY	ISSUE FOR



DESIGN :	T.M. CREST HOMES (2022).LTD
NO. :	
DRAWN :	
DATE :	Nov 24 24
SCALE :	3/32" = 1'-0"
PROJECT :	2024/10/25 LANGLEY CITY
SHEET CONTENTS :	ROOF PLAN

**barnett dembek**  
I.N.C.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: [moi@dbk1t.com](mailto:moi@dbk1t.com)

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22011	AC-3.6

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**SCHEDULE OF FINISHES**

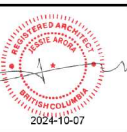
- ① HARDIPANEL VERTICAL SIDING SIERRA Ø - WITH WOOD GRAIN FINISH  
COLOUR : BENJAMIN MOORE - BLACK BEAUTY 2128-10  
COMBINE WITH - IRON MOUNTAIN 2134-30
- ② FIBRE-CEMENT PANEL SIDING C/M FRY REGLETS  
COLOUR: BENJAMIN MOORE - A LA MODE 2104-10
- ③ PAINTED ARCHITECTURAL FINISHED CONCRETE  
C/M REVEALS 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 CAP FLASHING - COLOUR TO MATCH ADJACENT SIDING
- ⑥ VINYL WINDOWS C/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 RAILINGS C/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"

REV#	DATE	DRN	CHK	ISSUE	DATE	BY	ISSUED FOR



**WEST ELEVATION**

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

DESIGN :	NO. :	DRAWN :	DATE :
CLIENT :	PROJECT :	SHEET CONTENTS :	SCALE :
T.M. CREST HOMES (2022).LTD	2034/4050 & 2034/4125 LANGLEY CITY	BUILDING ELEVATIONS	3/32" = 1'-0"
		NORTH & WEST	

**barnett dembek**  
INC.  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: [md@b-dor.kitex.com](mailto:md@b-dor.kitex.com)

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22011	AC-4.1

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**SCHEDULE OF FINISHES**

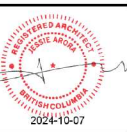
- ① HARDIPANEL VERTICAL SIDING SIERRA Ø - WITH WOOD GRAIN FINISH  
COLOUR : BENJAMIN MOORE - BLACK BEAUTY 2128-10  
COMBINE WITH - IRON MOUNTAIN 2134-30
- ② FIBRE-CEMENT PANEL SIDING C/M FRY REGLETS  
COLOUR: BENJAMIN MOORE - A LA MODE 2104-10
- ③ PAINTED ARCHITECTURAL FINISHED CONCRETE  
C/M REVEALS 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 2119-20
- ⑤ CAP FLASHING - COLOUR TO MATCH ADJACENT SIDING
- ⑥ VINYL WINDOWS C/M TRIM AS SHOWN - WHITE
- ⑦ STOREFRONT ALUMINUM FRAMED WINDOWS & DOORS  
ANODIZED ALUMINUM & FIXED TEMPERED GLAZING  
COLOUR: BENJAMIN MOORE- BLACK BERRY 2119-20
- ⑧ POWDER COAT ALUMINUM RAILINGS C/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 JELK LIGHTING



**SOUTH ELEVATION (ALONG 52 AVE)**

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

ISSUE FOR	BY	DATE	ISSUE	REV	DATE	DRN	CHK



CH-ELK-049



**EAST ELEVATION**

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

DESIGN :	T.M. CREST HOMES (2022).LTD
DRAWN :	
DATE :	NOV 24 24
SCALE :	3/32" = 1'-0"
PROJECT :	2034/0450 & 2034/0452 LANGLEY CITY
SHEET COMMENTS :	BUILDING ELEVATIONS
	SOUTH & EAST

**barnett dembek**  
I.N.C.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mtd@barnett-dembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4.2
22011	REV. NO.

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ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
DRN	
CITY	
DATE	
REV. NO.	



DESIGN :	
NO.	
DRAWN :	
DATE :	Nov 24 24
SCALE :	N/T/S
CLIENT :	T.M. CREST HOMES (2022) LTD.
PROJECT :	2024/4050 & 2024/4125 LANGLEY CITY
SHEET COMMENTS :	COLOR & MATERIAL BOARD

**barnett dembek**  
ARCHITECTS INC.  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mol@b-dorltd.com














CLIENT NO.	SHEET NO.
	AC-43
PROJECT NO.	REV. NO.
22011	

**COLOUR LEGEND**

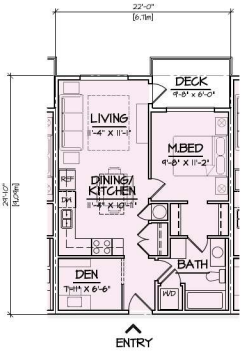
-  **HARDIEPANEL VERTICAL SIDING**  
SIERRA 8 - WITH WOOD GRAIN FINISH  
BENJAMIN MOORE - BLACK BEAUTY 2128-10  
COMBINE WITH -IRON MOUNTAIN 2134-30
-  **APARTMENT SIDING/ TRIM**  
JAMES HARDIE  
BENJAMIN MOORE - A LA MODE 2104-70
-  **APARTMENT SIDING/ TRIM**  
JAMES HARDIE  
BENJAMIN MOORE- BLACK BERRY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



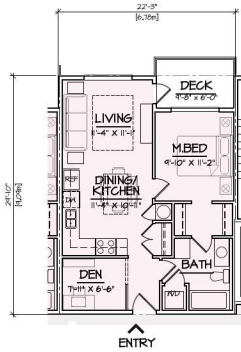
**MATERIAL LEGEND**

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

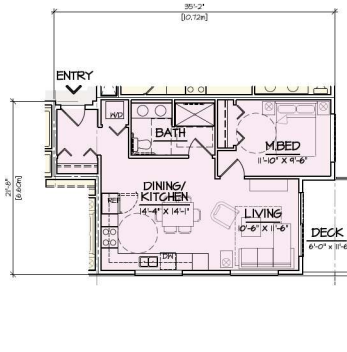




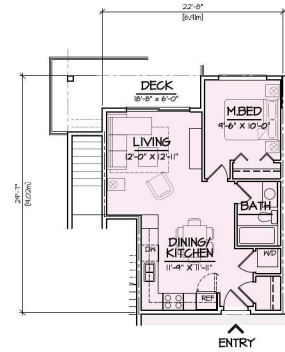
UNIT 'A' 1 BED + DEN 612 S.F.



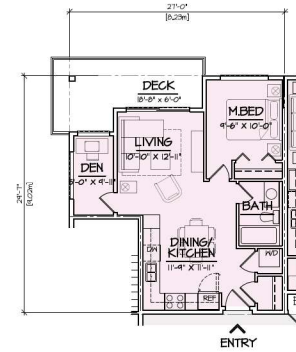
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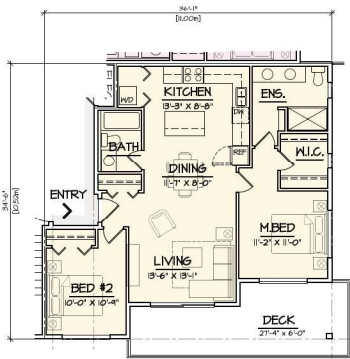
UNIT 'A2' ADAPTABLE 1 BED 656 S.F.



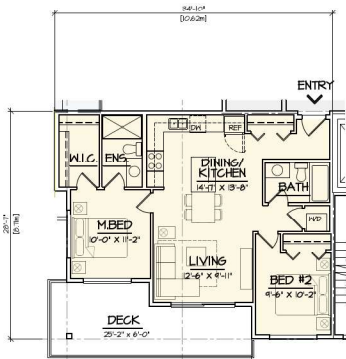
UNIT 'B' 1 BED 562 S.F.



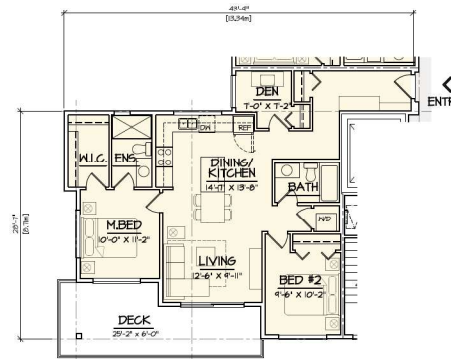
UNIT 'C' 1 BED + DEN 601 S.F.



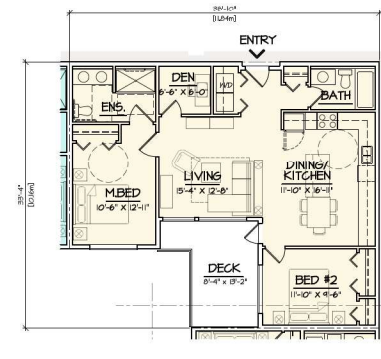
UNIT 'D' 2 BED 454 S.F.



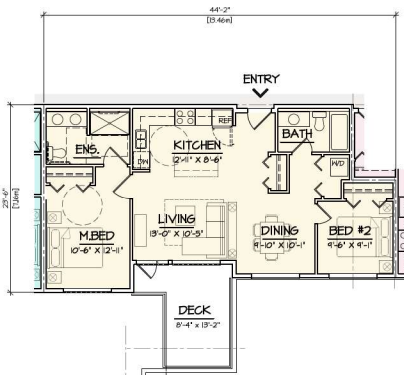
UNIT 'E' 2 BED 844 S.F.



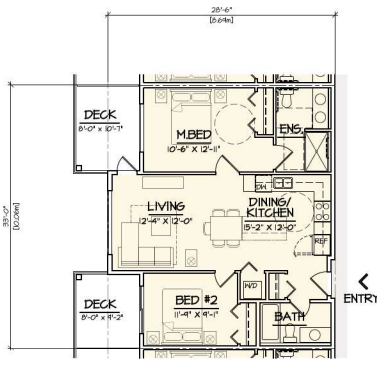
UNIT 'F' 2 BED + DEN 970 S.F.



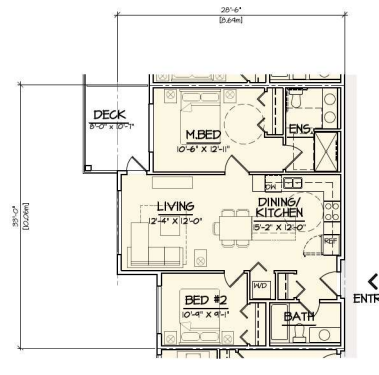
UNIT 'G' ADAPTABLE 2 BED + DEN 948 S.F.



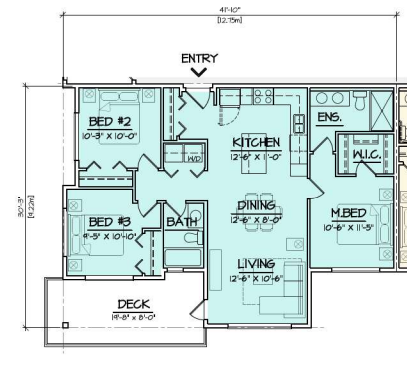
UNIT 'G1' ADAPTABLE 2 BED 843 S.F.



UNIT 'H' ADAPTABLE 2 BED 846 S.F.

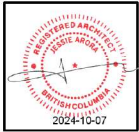


UNIT 'H1' ADAPTABLE 2 BED 836 S.F.



UNIT 'K' 3 BED 1094 S.F.

REV	DATE	BY	ISSUED FOR



DESIGN : M.D.	DRAWN : M.D.	DATE : Nov 24 24	SCALE : 1/8" = 1'-0"
CLIENT : T.M. CREST HOMES (2022) LTD		PROJECT : 2084H050 & 2084H125 LANGLEY CITY	
SHEET CONTENTS : UNIT PLANS			

**barnett dembek**  
ARCHITECTS INC.  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@derkitek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22011	AC-51



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ISSUE FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
DRN	
CITY	



DESIGN NO.	DRAWN BY
DATE : 10/24/24	SCALE : N.T.S.

CLIENT : T.M. CREST HOMES (2022) LTD.  
 PROJECT : 2034/4050 & 2034/4125 LANGLEY CITY  
 SHEET CONTENTS : AERIAL VIEW FROM NORTHWEST



UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mo@b-dor.kitex.com

CLIENT NO.	SHEET NO.
PROJECT NO. 22011	AC-6.J
REV. NO.	



AERIAL VIEW FROM NORTHWEST  
N.S.

AERIAL VIEW FROM NORTHEAST  
N.S.

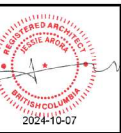


AERIAL VIEW FROM SOUTHEAST  
N.I.S.

AERIAL VIEW FROM SOUTHWEST  
N.I.S.

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REV. NO.	DATE	BY	ISSUE



DESIGN NO.:	
DRAWN BY:	
DATE:	10/24/24
SCALE:	N.T.S.

CLIENT: T.M. CREST HOMES (2022). LTD  
PROJECT: 2036/4050 & 2036/4125 LANGLEY CITY  
SHEET COMMENTS: AERIAL VIEW FROM SOUTH

**barnett dembek**  
I.N.C.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

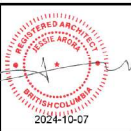
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mol@b-dor.kitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22011	AC-6.2

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ISSUE FOR	BY	DATE	ISSUE	DATE	DRN	DTY



DESIGN :	NO. :	DATE :	SCALE :
		NOV 24 24	N 1/5
CLIENT :	PROJECT :		
T.M. CREST HOMES (2022) LTD	203404050 & 203404052 LANGLEY CITY		
	SHEET CONTAINS : PERSPECTIVE FROM 53 AVENUE		
	- PRINCIPAL ENTRANCE - 1		

**barnett dembek**  
I N C.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mo@bd-arkitex.com

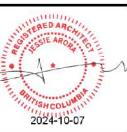
CLIENT NO.	SHEET NO.
	AC-6.3
PROJECT NO.	REV. NO.
22011	

PERSPECTIVE FROM 53 AVENUE - PRINCIPAL ENTRANCE  
N15.

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 NO. : 2024/0050 & 2024/0125 LANGLEY CITY  
 DRAWN :  
 DATE : Nov 24 24  
 SCALE : N.T.S.  
 SHEET COMMENTS : PERSPECTIVE FROM 52 AVENUE - SOUTH ENTRANCE -1

**barnett dembek**  
I.N.C.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mol@b-dor.kitex.com

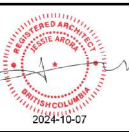
CLIENT NO.	SHEET NO.
PROJECT NO.	AC-6.4
22011	REV. NO.

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



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SHEET CONTENTS :	PERSPECTIVE FROM 53 AVENUE - PRINCIPAL ENTRANCE -2

**barnett dembek**  
I.N.C.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE : (604) 597-7100  
FAX : (604) 597-2099  
EMAIL: moji@barnett-dem-bek.com

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	PROJECT : 203614050 & 203614125 LANGLEY CITY			
	SHEET COMMENTS : PERSPECTIVE FROM 52 AVENUE - SOUTH ENTRANCE - 2			

**barnett dembek**  
I.N.C.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mdi@b-dorkitex.com

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