HIGHMARK HOMES LTD.

CONDOMINIUM DEVELOPMENT

5349, 5359, 5367 Ladner Trunk Rd. & 4834 & 4844 53rd Street, Delta, B.C.

DEVELOPMENT DATA

ZONING :	CD				
PROPOSED SITE AREA:	76,130 S.F.	1.748 Ac.	7,073 M²	0.707 Ha.	
SITE AREA BEFORE REALIGNMENT:	78,186 S.F.	1.795 Ac.	7,264 M²	0.726 Ha.	
SETBACKS	NORTH: 4.57m				
	EAST: 0.53m				
	SOUTH: 18.0m	To centerline of Ladner Trunk Rd.			
	WEST: 4.57m				
F.S.R.	BASED ON PROP. AREA: (WITHOUT PARKING)	2.39	182,135 S.F.	16,920 M²	
	BASED ON PROP. AREA: (INCLUDING PARKING)	3.66	278,992 S.F.	25,918 M²	
DENSITY :	BASED ON PROP. AREA:	120.7	U.P. A.	298	U.P. HA.
SITE COVERAGE :	BASED ON PROP. AREA: (INCLUDING PARKING)	92%	69,678 S.F.	6,473 M²	
BUILDING HEIGHT:	PROPOSED:	(TOTAL SIX STORIES)		22.08 m	
AMENITY	INDOOR				
	REQUIRED :	(1m²/UNIT) : 211 UNITS	2,271 S.F.	211.0 M²	
	PROPOSED:		3,600 S.F.±	334.4 M²	
	OUTDOOR				
	REQUIRED :	(6m²/UNIT) : 211 UNITS	13,627 S.F.	1,266 M²	
	PROPOSED:		12,445 S.F.	1,156 M² ±	

BUILDING #1	1st FLOOR (Residenti	956 S.F.	88.8 M²			
FLOOR AREA	2nd FLOOR (Residenti	15,264 S.F.	1,418.0 M²	16 UNITS	3 Adaptable	
(MARKET)	3rdFLOOR	23,178 S.F.	2,153.2 M²	27 UNITS	5 Adaptable	
	4th FLOOR	22,992 S.F.	2,136.0 M²	27 UNITS	5 Adaptable	
	5th FLOOR	22,992 S.F.	2,136.0 M²	27 UNITS	5 Adaptable	
	6th FLOOR	22,655 S.F.	2,104.6 M²	27 UNITS	7 Adaptable	
BUILDING #1	Total Residential Area	108,037 S.F.	10,036.6 M²	124 UNITS	25 Adaptable	
BUILDING #2	1st FLOOR (Residenti	905 S.F.	84.1 M²			
FLOOR AREA	1st FLOOR (Offices)	1,088 S.F.	101.1 M²			
(RENTAL)	2nd FLOOR (Residenti	10,002 S.F.	929.2 M²	11 UNITS	3 Adaptable	
	3rdFLOOR	14,934 S.F.	1,387.4 M²	19 UNITS	4 Adaptable	
	4th FLOOR	14,756 S.F.	1,370.8 M²	19 UNITS	4 Adaptable	
	5th FLOOR	14,756 S.F.	1,370.8 M²	19 UNITS	4 Adaptable	
	6th FLOOR	14,086 S.F.	1,308.6 M²	19 UNITS	2 Adaptable	
BUILDING #2	Total Residential Area	70,527 S.F.	6,552.0 M²	87 UNITS	17 Adaptable	
PARKING	1st FLOOR (Parking)	63,114 S.F.	5,863.3 M²			
FLOOR AREA	2nd FLOOR (Parking)	31,844 S.F.	2,958.3 M²			
	Total Parking Area	94,958 S.F.	8,821.6 M²			
TOTAL AREA	Residential Only	178,564 S.F.	16,588.6 M²			
	Including Parking	273,522 S.F.	25,410.2 M²			
TOTAL NUMBER OF UNITS		211 Units	42 Adaptable	20%		

PARKING	**REQUIRED BUILDING #1 (MARKET):**				
REQUIRED:	RESIDENTIAL - 1 Bed (1.3/1 BED UNIT) :@	72 UNITS	=	93.6 SPACES	
	RESIDENTIAL - 2 Bed (1.5/2 BED UNIT) :@	52 UNITS	=	78.0 SPACES	
	VISITOR (0.1/UNIT) :@	124 UNITS	=	12.4 SPACES	
	TOTAL:			184.0 SPACES	
	REQUIRED BUILDING #2 (RENTAL):				
	RESIDENTIAL - 1 Bed (1.0/1 BED UNIT) :@	60 UNITS	=	60.0 SPACES	
	RESIDENTIAL - 2 Bed (1.0/2 BED UNIT) :@	27 UNITS	=	27.0 SPACES	
	VISITOR (0.1/UNIT) :@	87 UNITS	=	8.7 SPACES	
	TOTAL:			95.7 SPACES	
	TOTAL RESIDENTIAL REQUIRED		=	258.6 SPACES	
	TOTAL VISITOR REQUIRED		=	21.1 SPACES	
	TOTAL REQ'D BOTH BUILDINGS:		=	**279.7 SPACES**	
	ACCESSIBLE Unit	42 UNITS	=	21 SPACES	required
	SMALL CAR 25% of total stalls		=	46 SPACES	maximum
	ELECTRIC VEHICLE CHARGING				
	RESIDENTIAL *100% of all stalls*		=	259 SPACES	minimum
	VISITOR *0% of all visitor stalls*		=	0 SPACES	minimum
	ACCESSIBLE *100% of all stalls*		=	21 SPACES	minimum
PARKING PROPOSED:	**PROPOSED BOTH BUILDINGS :**				
	RESIDENTIAL MARKET		=	125 SPACES	
	RESIDENTIAL RENTAL		=	77 SPACES	
	VISITOR (0.1/UNIT) (including 1 Accessible)		=	21 SPACES	
	TOTAL:			**223 SPACES**	
	ACCESSIBLE (Including 9 Van)		=	14 SPACES	
	VISITOR ACCESSIBLE		=	1 SPACES	
	SMALL CAR		=	55 SPACES	25%
	ELECTRIC VEHICLE CHARGING				
	RESIDENTIAL *100% of all stalls*		=	202 SPACES	
	VISITOR *0% of all stalls*		=	0 SPACES	
	ACCESSIBLE *100% of all stalls*		=	14 SPACES	
BICYCLE PARKING	**REQUIRED :**				
	SECURE: (1 UNIT) :@	211 UNITS	=	211 SPACES	
	VISITOR: 5/ Building		=	10 SPACES	
	TOTAL:			**221 SPACES**	
	PROPOSED:				
	SECURE:		=	275 SPACES	
	VISITOR:		=	10 SPACES	
	TOTAL:			**285 SPACES**	

RESIDENTIAL	211 Units			
Required : Combined Garbage Storage and Recycling Storage Space				
0.31 m² x 211 Units	=	65.41 m²	[704 s.f.]	
	+	8.00 m²	[86 s.f.]	
		73.41 m²	[790 s.f.]	
+ Flex Storage in Recycling	=	19.38 m²	[209 s.f.]	
		92.79 m²	**[999 s.f.]**	
Provided : Combined Garbage Storage and Recycling Storage Space		**99.19 m²**	**[1,000 s.f.]**	
Required : Within the combined space, minimum size of Recycling Storage Space				
0.16 m² x 211 Units	=	33.76 m²	[363 s.f.]	
	+	5.00 m²	[54 s.f.]	
		38.76 m²	[417 s.f.]	
+ Flex Storage 38.76 x 0.5	=	19.38 m²	[209 s.f.]	
		58.14 m²	**[626 s.f.]**	
Provided : Within the combined space, minimum size of Recycling Storage Space		**58.14 m²**	**[626 s.f.]**	

UNIT BREAKDOWN - BUILDING #1 - MARKET

UNIT A	1 BED / DEN	594 S.F.±	x	55 UNITS = 32,670 S.F.	3035.14 M²	
UNIT A4	1 BED / DEN	591 S.F.±	x	4 UNITS = 2,364 S.F.	219.62 M²	
UNIT A6	1 BED	520 S.F.±	x	5 UNITS = 2,600 S.F.	241.55 M²	
UNIT A8	1 BED / DEN	876 S.F.±	x	8 UNITS = 7,008 S.F.	651.06 M²	
UNIT B1	2 BED / DEN - ADAPT.	902 S.F.±	x	13 UNITS = 11,726 S.F.	1089.38 M²	
UNIT B1a	2 BED / DEN - ADAPT.	898 S.F.±	x	10 UNITS = 8,980 S.F.	834.27 M²	
UNIT B2	2 BED - ADAPTABLE	812 S.F.±	x	1 UNITS = 812 S.F.	75.40 M²	
UNIT B2a	2 BED - ADAPTABLE	867 S.F.±	x	1 UNITS = 867 S.F.	80.58 M²	
UNIT B3	2 BED / DEN	787 S.F.±	x	1 UNITS = 787 S.F.	73.08 M²	
UNIT B3a	2 BED / DEN	822 S.F.±	x	1 UNITS = 822 S.F.	76.34 M²	
UNIT B3b	2 BED / DEN	844 S.F.±	x	2 UNITS = 1,687 S.F.	156.76 M²	
UNIT B7	3 BED	983 S.F.±	x	4 UNITS = 3,932 S.F.	365.25 M²	
UNIT B7b	2 BED / DEN	994 S.F.±	x	1 UNITS = 994 S.F.	92.33 M²	
UNIT B7c	3 BED	1,038 S.F.±	x	3 UNITS = 3,113 S.F.	289.22 M²	
UNIT B10	3 BED	922 S.F.±	x	5 UNITS = 4,609 S.F.	428.16 M²	
UNIT B11	2 BED / DEN	875 S.F.±	x	5 UNITS = 4,377 S.F.	406.60 M²	
UNIT B19	2 BED / DEN	838 S.F.±	x	2 UNITS = 1,677 S.F.	155.79 M²	
UNIT B19a	2 BED / DEN	853 S.F.±	x	3 UNITS = 2,558 S.F.	237.66 M²	
TOTAL UNITS				124 UNITS = 91,581 S.F.	8508.19 M²	

UNIT BREAKDOWN - BUILDING #2 - RENTAL

UNIT A	1 BED / DEN	594 S.F.±	x	28 UNITS = 16,632 S.F.	1545.16 M²	
UNIT A2	1 BED	519 S.F.±	x	7 UNITS = 3,635 S.F.	337.71 M²	
UNIT A5	1 BED	555 S.F.±	x	4 UNITS = 2,220 S.F.	206.24 M²	
UNIT A7	1 BED - ADAPTABLE	600 S.F.±	x	13 UNITS = 7,800 S.F.	724.64 M²	
UNIT B1b	2 BED / DEN	860 S.F.±	x	5 UNITS = 4,300 S.F.	399.48 M²	
UNIT B4	2 BED - ADAPTABLE	852 S.F.±	x	4 UNITS = 3,408 S.F.	316.58 M²	
UNIT B6	2 BED	854 S.F.±	x	1 UNITS = 854 S.F.	79.36 M²	
UNIT B8	3 BED	1,010 S.F.±	x	4 UNITS = 4,040 S.F.	375.30 M²	
UNIT B9	2 BED	773 S.F.±	x	5 UNITS = 3,865 S.F.	359.03 M²	
UNIT B18	2 BED / DEN	895 S.F.±	x	4 UNITS = 3,581 S.F.	332.71 M²	
UNIT C1	2 BED / DEN	907 S.F.±	x	4 UNITS = 3,627 S.F.	336.98 M²	
UNIT D	STUDIO	397 S.F.±	x	8 UNITS = 3,176 S.F.	295.06 M²	
TOTAL UNITS				87 UNITS = 57,138 S.F.	5308.25 M²	

RESIDENTIAL UNIT MIX - BUILDING #1 - MARKET

1 BED	5	4.03%	
1 BED / DEN	67	54.03%	
2 BED	0	0.00%	
2 BED - ADAPTABLE	2	1.61%	
2 BED / DEN ADAPT.	23	18.55%	
2 BED / DEN	15	12.10%	
3 BED	12	9.68%	
TOTAL UNITS	124	100.00%	
Adaptable =	25	20%	

RESIDENTIAL UNIT MIX - BUILDING #2 - RENTAL

STUDIO	8	9.20%	
1 BED	11	12.64%	
1 BED - ADAPTABLE	13	14.94%	
1 BED / DEN	28	32.18%	
2 BED	6	6.90%	
2 BED - ADAPTABLE	4	4.60%	
2 BED / DEN	13	14.94%	
3 BED	4	4.60%	
TOTAL UNITS	87	100.00%	
Adaptable =	17 Units	20%	

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ISSUE	DATE	BY	ISSUED FOR
# 1	FEB. 9/23	LFB	PRELIM. SUBMISSION
# 3	MAY. 2/23	LFB	PRELIM. SUBMISSION
# 4	MAY. 16/23	LFB	RESUBMISSION FOR DP
# 5	AUG. 11/23	LFB	RESUB. FOR COUNCIL
# 5a	AUG. 24/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT LANCE FRANCIS BARNETT BRITISH COLUMBIA

AUG 30 2023

DESIGN :	DRAWN :	DATE :	SCALE :
L.F.B.		Aug. 30 23	1" = 20'-0"

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA 5349,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : 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@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-1.01
PROJECT NO.	REV. NO.
22012	



48 A AVENUE STREETSCAPE



53RD STREET STREETSCAPE



LADNER TRUNK ROAD STREETSCAPE

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#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
LANCE FRANCIS BARNETT
AUG 11 2023
BRITISH COLUMBIA

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DRAWN :
DATE : Aug. 11, 23
SCALE : N.T.S.

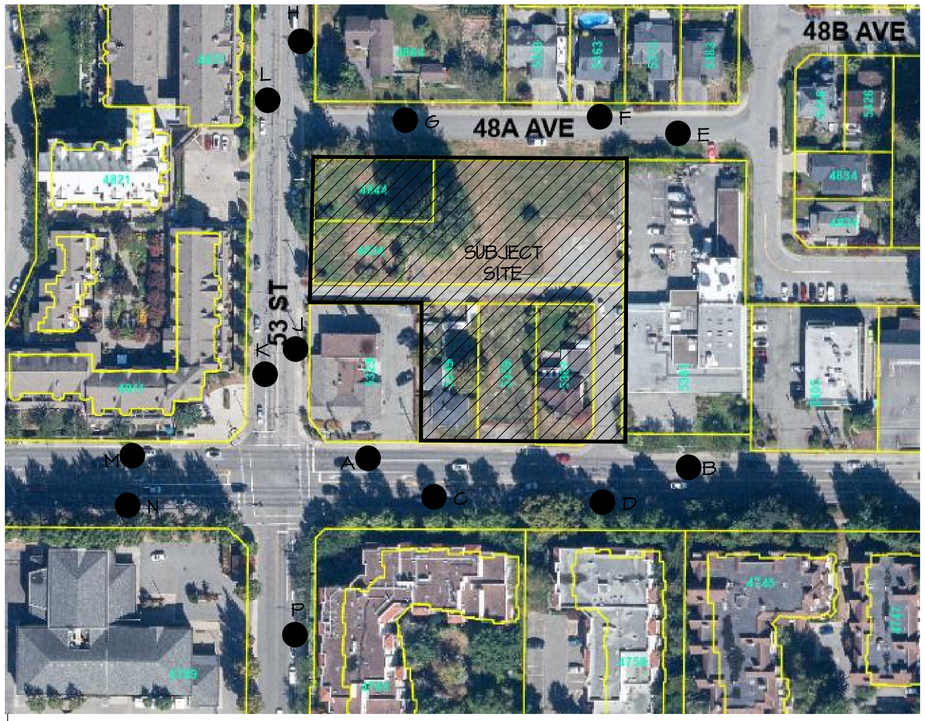
CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344,5354,5361 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : STREETSCAPES (SITE & SURROUNDINGS)

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-1.02
PROJECT NO.	REV. NO.
22012	



MAP/ PLAN VIEW OF SUBJECT SITE

NORTH



A) VIEW FROM LADNER TRUNK RD (LOOKING NORTH)



B) VIEW FROM LADNER TRUNK RD (LOOKING NORTH)



C) VIEW FROM LADNER TRUNK TD (LOOKING SOUTH)



D) VIEW FROM LADNER TRUNK TD (LOOKING SOUTH)



E) VIEW FROM 48A AVENUE (LOOKING SOUTH)



F) VIEW FROM 48A AVENUE (LOOKING NORTH)

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# 4	MAY 16/23	LFB	RESUBMISSION FOR DP

REV'N	DATE	DR'N	CK'D

DESIGN :	DRAWN :	DATE :	SCALE :
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CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344533945336 7 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : STREETSCAPES (SITE & SURROUNDINGS)

barnett dembek
ARCHITECTS INC.

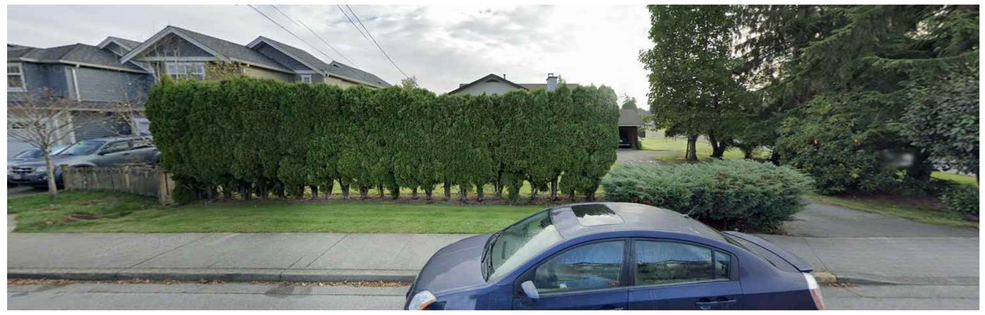
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	SHEET NO.
	AC-1.03
PROJECT NO.	REV. NO.
22012	



G) VIEW FROM 48A AVENUE (LOOKING NORTH)



H) VIEW FROM 53 STREET (LOOKING EAST)



J) VIEW FROM 53 STREET (LOOKING EAST)



K) VIEW FROM 53 STREET (LOOKING WEST)



L) VIEW FROM 53 STREET (LOOKING WEST)



M) VIEW FROM LADNER TRUNK RD. (LOOKING NORTH)



N) VIEW FROM LADNER TRUNK RD. (LOOKING SOUTH)



P) VIEW FROM 53 STREET (LOOKING EAST)

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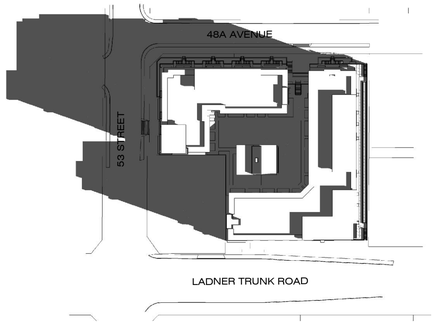
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barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
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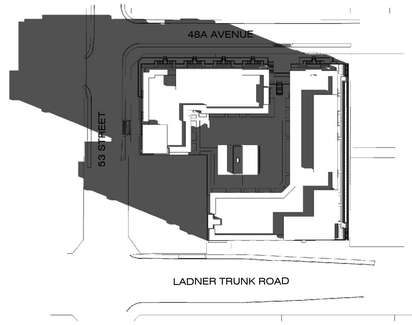
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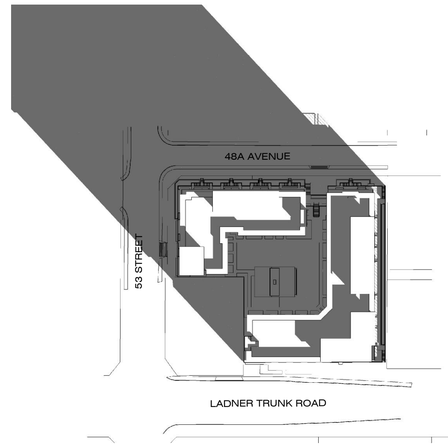
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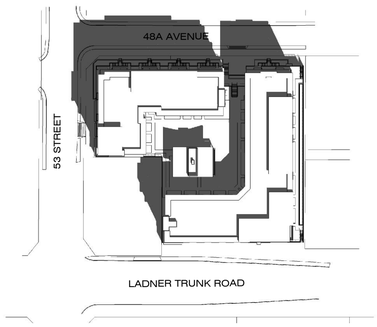
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SEPTEMBER 21, 9:00 AM
(DST)



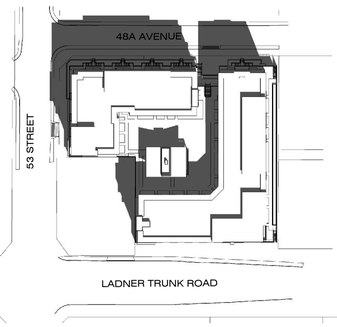
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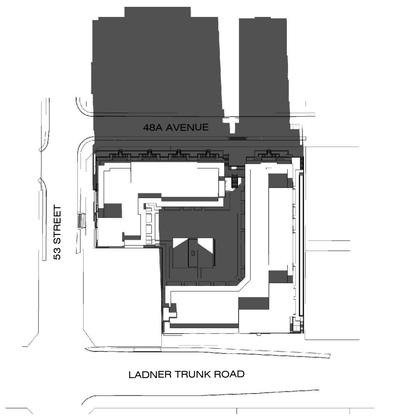
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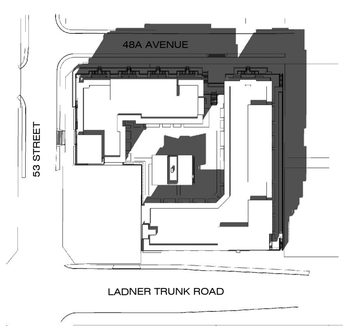
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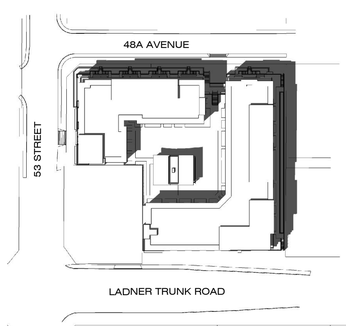
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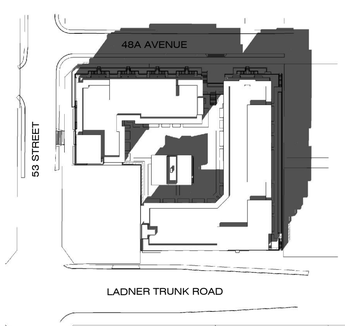
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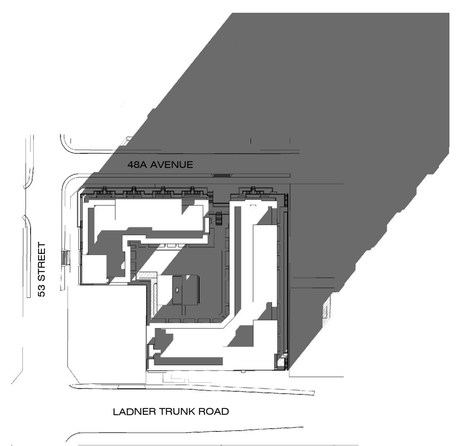
MARCH 21, 3:00 PM
(DST)



JUNE 21, 3:00 PM
(DST)



SEPTEMBER 21, 3:00 PM
(DST)



DECEMBER 21, 3:00 PM

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ISSUE	DATE	BY	ISSUED FOR
# 5	AUG. 11/23	LFB	REVIS. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

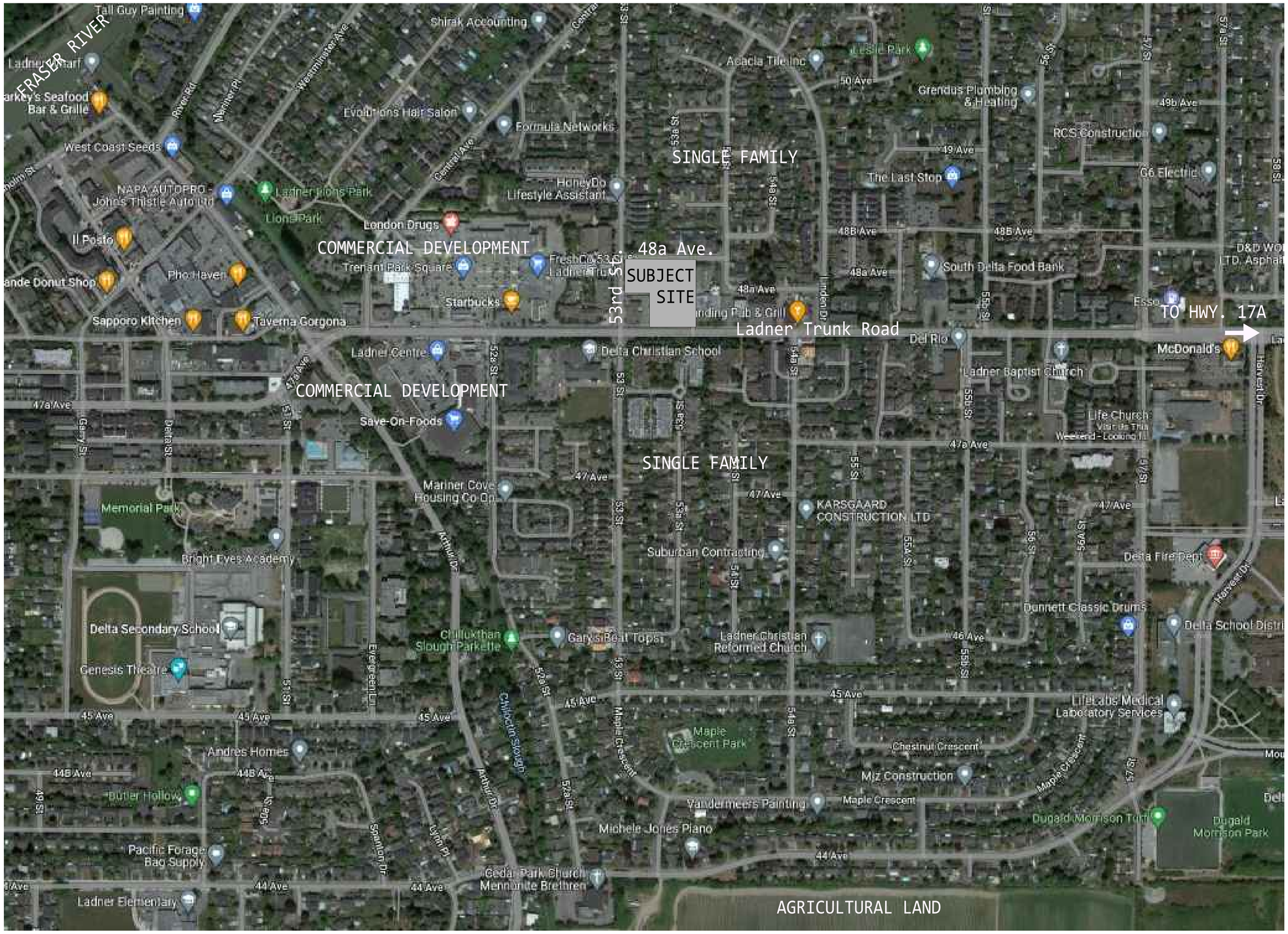
REGISTERED ARCHITECT
JANICE FRANCIS MARTIN
BRITISH COLUMBIA
AUG 11 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11, 23
SCALE : NTS

CLIENT : HIGHMARK HOMES LTD.
PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344,5354,5367 Ladner Trunk Rd., 4834,4844 53rd St.
SHEET CONTENTS : SHADOW STUDY

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-1.05
PROJECT NO.	REV. NO.
22012	



NORTH

URBAN CONTEXT PLAN

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ISSUE	DATE	BY	ISSUED FOR
# 1	FEB. 9/23	LFB	PRELIM. SUBMISSION
# 4	MAY 16/23	LFB	RESUBMISSION FOR DP
# 5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
LANCE FRANCIS BARNETT
AUG 11 2023
BRITISH COLUMBIA

DESIGN : LF.B.
DRAWN :
DATE : Aug. 11 23
SCALE : NTS

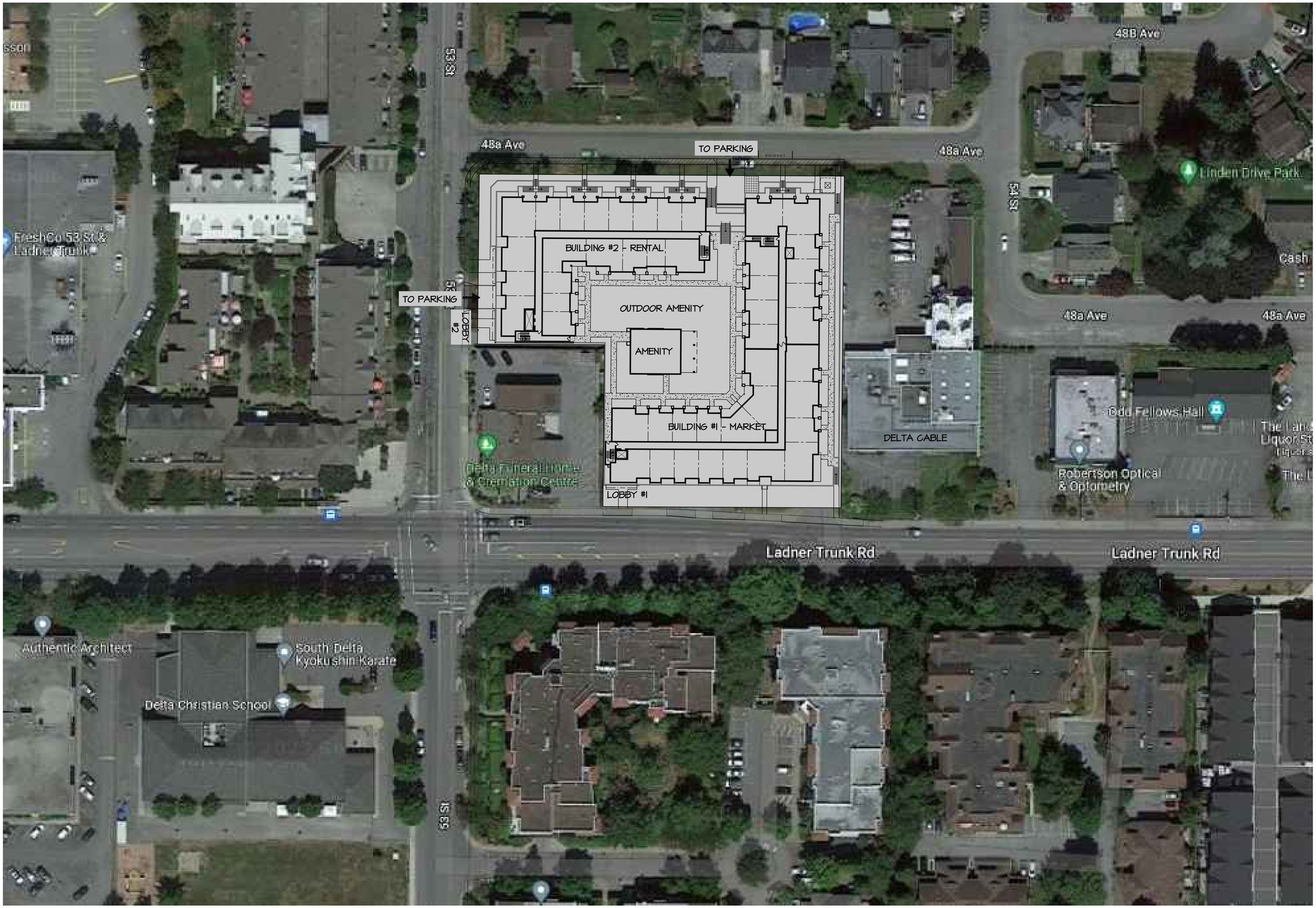
CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344,5354,5361 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : URBAN CONTEXT PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-2.01
PROJECT NO.	REV. NO.
22012	



SITE CONTEXT PLAN

SCALE : 1" = 40'-0"

NORTH

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REV'N	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR
				# 1	FEB. 9/23	LFB	PRELIM. SUBMISSION
				# 4	MAY 16/23	LFB	RESUBMISSION FOR DP
				# 5	AUG. 1/23	LFB	RESUB. FOR COUNCIL

REGISTERED ARCHITECT
LUKE FRANCIS MARTIN
BRITISH COLUMBIA
AUG 1 1 2023

DESIGN : LFB.	DRAWN :	DATE : Aug. 11 23	SCALE : 1" = 40'-0"

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344,5354,5361 Ladner Trunk Rd., 4834,4844 53rd St.

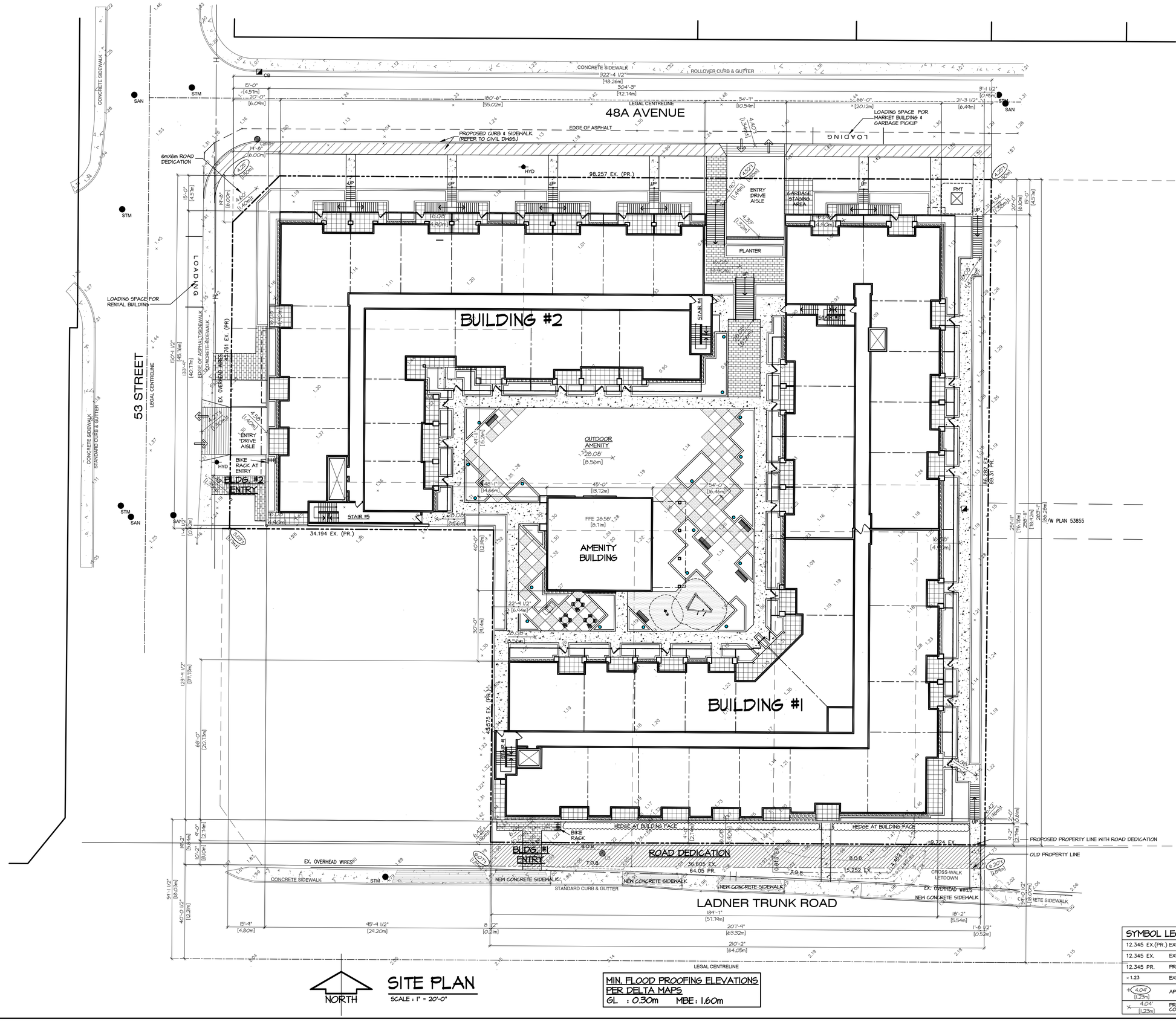
SHEET CONTENTS : SITE CONTEXT PLAN

barnett dembek
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
	AC-2.02
PROJECT NO.	REV. NO.
22012	



SITE PLAN

SCALE : 1" = 20'-0"

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ISSUE	DATE	BY	ISSUED FOR
#1	FEB. 9/23	LFB	PRELIM. SUBMISSION
#3	MAY 2/23	LFB	PRELIM. SUBMISSION
#4	MAY 16/23	LFB	RESUBMISSION FOR DP
#5	AUG. 11/23	LFB	REISB. FOR COUNCIL

REVN	DATE	DRN	CKD

REGISTERED ARCHITECT FRANCIS MARK BARNETT BRITISH COLUMBIA
AUG 11 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : 1" = 20'-0"

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344535345361 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : CONCEPTUAL SITE PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-2.03
PROJECT NO.	REV. NO.
22012	

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ISSUE	DATE	BY	ISSUED FOR
# 1	FEB. 9/23	LFB	PRELIM. SUBMISSION
# 3	MAY 2/23	LFB	PRELIM. SUBMISSION
# 4	MAY 16/23	LFB	RESUBMISSION FOR DP
# 5	AUG. 11/23	LFB	RESUB. FOR COUNCIL
# 5a	AUG. 24/23	LFB	RESUB. FOR COUNCIL

REVN	DATE	DRN	CKD

REGISTERED ARCHITECT
LANCE FRANCIS BARNETT
BRITISH COLUMBIA

AUG 30 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 30 23
SCALE : 1/16" = 1'-0"

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344,5354,5367 Ladner Trunk Rd., 4654,4644 53rd St.

SHEET CONTENTS : LEVEL P1 & 1ST FLOOR PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-4.01
PROJECT NO.	REV. NO.
22012	

48A AVENUE

53 STREET

LADNER TRUNK ROAD

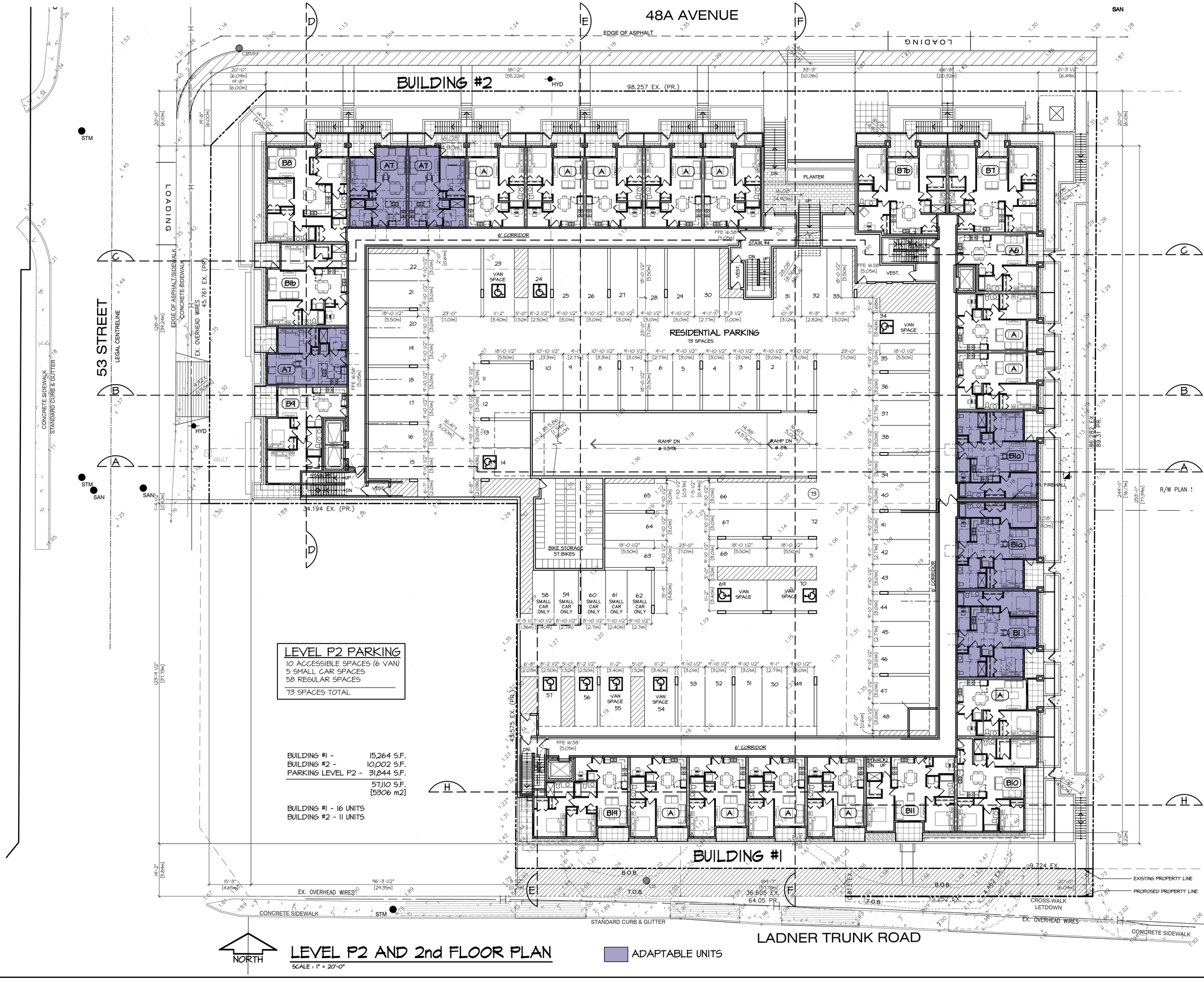
VISITOR PARKING
1 ACCESSIBLE SPACE
7 SMALL CAR SPACES
13 REGULAR SPACES
21 SPACES TOTAL

LEVEL P1 PARKING
4 ACCESSIBLE SPACES (3 VAN)
43 SMALL CAR SPACES
82 REGULAR SPACES
129 SPACES TOTAL

TOTAL RESIDENT PARKING
14 ACCESSIBLE SPACES (9 VAN)
48 SMALL CAR SPACES
140 REGULAR SPACES
202 SPACES TOTAL

LOBBY #1 -	956 S.F.
LOBBY #2 -	905 S.F.
OFFICE - BLDG. #2	1,088 S.F.
PARKING LEVEL P1 -	63,114 S.F.
	66,063 S.F. [6,137 m2]

LEVEL P1 & 1st FLOOR PLAN
SCALE : 1" = 20'-0"



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#3	MAY 2/23	LFB	PRELIM. SUBMISSION
#4	MAY 16/23	LFB	RESUBMISSION FOR DP
#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REVN	DATE	DRN	CKD

REGISTERED ARCHITECT · LANCE FRANCIS MARTIN · BRITISH COLUMBIA
AUG 11 2023

DESIGN : LF.B.
DRAWN :
DATE : Aug. 11 23
SCALE : 1/16" = 1'-0"

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344,5354,5367 Ladner Trunk Rd., 4934,4844 53rd St.

SHEET CONTENTS : LEVEL P2 & 2ND FLOOR PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-4.02
PROJECT NO.	REV. NO.
22012	



BUILDING #1 - 23,178 S.F.
BUILDING #2 - 14,934 S.F.
AMENITY - 1,800 S.F. ±
39,912 S.F.
[3,708 m2]

BUILDING #1 - 27 UNITS
BUILDING #2 - 19 UNITS

3rd FLOOR PLAN

SCALE : 1" = 20'-0"

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ISSUE	DATE	BY	ISSUED FOR
#1	FEB. 9/23	LFB	PRELIM. SUBMISSION
#3	MAY 2/23	LFB	PRELIM. SUBMISSION
#4	MAY 16/23	LFB	RESUBMISSION FOR DP
#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
LAWRENCE FRANCIS MARK DEMBEK
PROVINCE OF BRITISH COLUMBIA
AUG 11 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : 1/16" = 1'-0"

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344,5354,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : 3RD FLOOR PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-4.03
PROJECT NO.	REV. NO.
22012	

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ISSUE	DATE	BY	ISSUED FOR
#1	FEB. 9/23	LFB	PRELIM. SUBMISSION
#3	MAY 2/23	LFB	PRELIM. SUBMISSION
#4	MAY 16/23	LFB	RESUBMISSION FOR DP
#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT JANICE FRANCIS MARTIN BRITISH COLUMBIA AUG 11 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : 1/16" = 1'-0"

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344,5354,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : 4TH & 5TH FLOOR PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-4.04
PROJECT NO.	REV. NO.
22012	

48A AVENUE

EDGE OF ASPHALT

53 STREET

LEGAL CENTRELINE

BUILDING #2

BUILDING #1

AMENITY BUILDING
LEVEL 2 AT
4th FLOOR

LOADING

CONCRETE SIDEWALK

STANDARD CURB & GUTTER

EDGE OF ASPHALT/SIDEWALK

CONCRETE SIDEWALK

EX. OVERHEAD WIRES

45.761 EX. (PR.)

98.257 EX. (PR.)

34.194 EX. (PR.)

43.575 EX. (PR.)

86.282 EX.
89.931 PR.

36.605 EX.
64.05 PR.

9.724 EX.

15.252 EX.

4.482 EX.

6.673 EX.

2 HR. FIREWALL

6' CORRIDOR

61'-0" CORRIDOR

FFE 29.55' [9.11m]

FFE 28.58' [8.71m]

STAIR #4

STAIR #5

VAULT

OPEN TO BELOW

MEETING

STOR.

AMENITY DECK 513 S.F.

YOGA

LOUNGE #2

CROSS-WALK LETDOWN

R/W PLAN

SAN

STM

CB/MH

LB

4th FLOOR		5th FLOOR	
BUILDING #1 -	22,992 S.F.	BUILDING #1 -	22,992 S.F.
BUILDING #2 -	14,756 S.F.	BUILDING #2 -	14,756 S.F.
AMENITY -	1,800 S.F. ±		
	39,478 S.F. [3,668 m2]		37,678 S.F. [3,500 m2]
BUILDING #1 - 27 UNITS		BUILDING #1 - 27 UNITS	
BUILDING #2 - 19 UNITS		BUILDING #2 - 19 UNITS	

NORTH

4th & 5th FLOOR PLANS

SCALE : 1" = 20'-0"

ADAPTABLE UNITS



BUILDING #1 - 22,655 S.F.
BUILDING #2 - 14,086 S.F.

36,741 S.F.
[3,413 m2]

BUILDING #1 - 27 UNITS
BUILDING #2 - 19 UNITS

NORTH

6th FLOOR PLAN

SCALE : 1" = 20'-0"

ADAPTABLE UNITS

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#4	MAY 16/23	LFB	RESUBMISSION FOR DP
#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
JANICE FRANCIS MARIE BARNETT
BRITISH COLUMBIA
AUG 11 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : 1/16" = 1'-0"

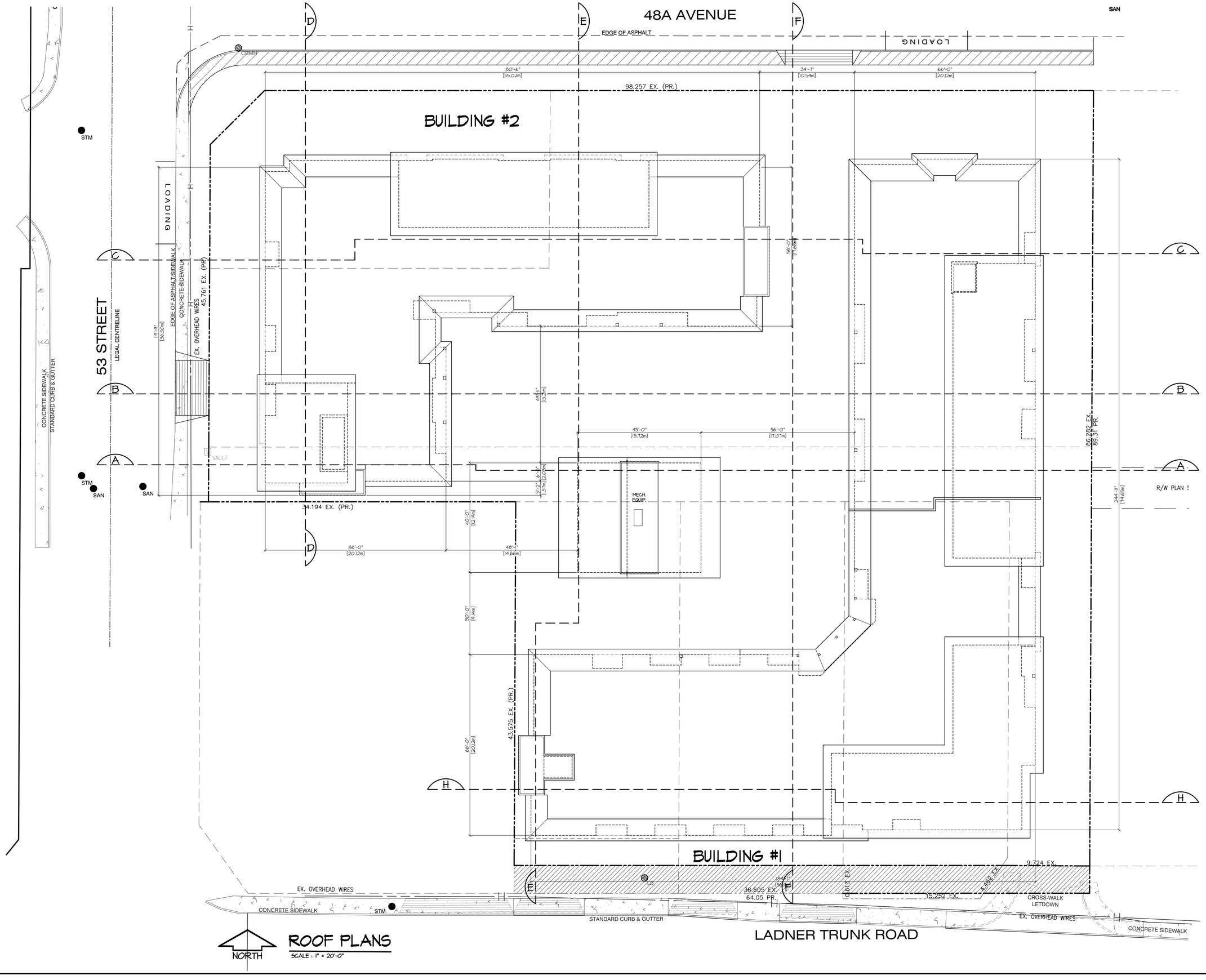
CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344,5354,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : 6TH FLOOR PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-4.05
PROJECT NO.	REV. NO.
22012	



ROOF PLANS

SCALE : 1" = 20'-0"

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ISSUE	DATE	BY	ISSUED FOR
#1	FEB. 9/23	LFB	PRELIM. SUBMISSION
#4	MAY 16/23	LFB	RESUBMISSION FOR DP
#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT FRANCIS MARK BARNETT BRITISH COLUMBIA AUG 11 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : 1/16" = 1'-0"

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344,5354,5367 Ladner Trunk Rd., 4834,4844 53rd St.

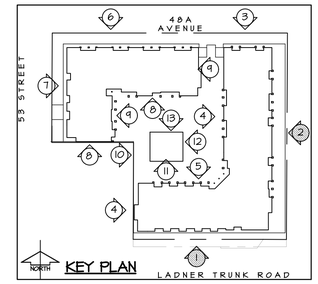
SHEET CONTENTS : ROOF PLAN

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-4.06
PROJECT NO.	REV. NO.
22012	



1 BUILDING #1 - SOUTH ELEVATION - LADNER TRUNK RD.



SCHEDULE OF FINISHES

- (1) FIBRE-CEMENT PANEL SIDING - ARGENT GRAY - [SMOOTH FINISH]
- (2A) FIBRE-CEMENT PANEL SIDING - ARCTIC WHITE - [SMOOTH FINISH]
- (2F) FIBRE-CEMENT PANEL SIDING - FELT GRAY - [SMOOTH FINISH]
- (3) FIBRE-CEMENT PLANK SIDING - ANVIL BLACK - [SMOOTH FINISH]
- (3A) FIBRE-CEMENT PANEL SIDING - ANVIL BLACK - [SMOOTH FINISH]
- (4) ALU PLANK SIDING - IPE RED OR FIBRE-CEMENT PLANK SIDING - COUNTRYLANE RED
- (4A) FIBRE-CEMENT PANEL SIDING - COUNTRYLANE RED
- (5) SEALED ARCHITECTURAL FINISHED CONCRETE - C/W REVEALS AS SHOWN
- (5G) COMPOSITE BRICK VENEER - THIN BRICK - HEBRON - BOOTLEGGER (DARK GREY)
- (6) THERMALLY BROKEN ALUMINUM FRAMED RESIDENTIAL WINDOWS. - WHITE OR BLACK
- (7) POWER COATED ALUMINUM GUARDRAIL C/W TEMPERED GLASS - FLAT BLACK
- (8) METAL CLAD CANOPY - FLAT BLACK
- (9) ADDRESS PANEL OR LOGO
- (10) PRIVACY SCREEN
- (11) CONCRETE REVEALS @ 8" O.C. OR CLADDING



2 BUILDING #1 - EAST ELEVATION

BUILDING #1

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ISSUE	DATE	BY	ISSUED FOR
#1	FEB. 9/23	LFB	PRELIM. SUBMISSION
#3	MAY 02/23	LFB	PRELIM. SUBMISSION
#4	MAY 16/23	LFB	RESUBMISSION FOR DP
#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT FRANCIS BARNETT BRITISH COLUMBIA AUG 11 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : 3/32" = 1'-0"

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA 53415,53453,53467 Ladner Trunk Rd., 4834,4844 53rd St.

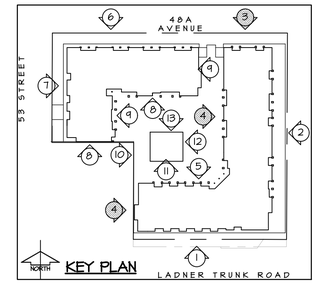
SHEET CONTENTS : BUILDING #1 SOUTH & EAST ELEVATIONS

barnett dembek ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-5.01
PROJECT NO. 22012	REV. NO.



3 BUILDING #1 - NORTH ELEVATION - 48A AVENUE



SCHEDULE OF FINISHES

- (1) FIBRE-CEMENT PANEL SIDING - ARGENT GRAY - [SMOOTH FINISH]
- (2A) FIBRE-CEMENT PANEL SIDING - ARCTIC WHITE - [SMOOTH FINISH]
- (2F) FIBRE-CEMENT PANEL SIDING - FELT GRAY - [SMOOTH FINISH]
- (3) FIBRE-CEMENT PLANK SIDING - ANVIL BLACK - [SMOOTH FINISH]
- (3A) FIBRE-CEMENT PANEL SIDING - ANVIL BLACK - [SMOOTH FINISH]
- (4) ALU PLANK SIDING - IPE RED OR FIBRE-CEMENT PLANK SIDING - COUNTRYLANE RED
- (4A) FIBRE-CEMENT PANEL SIDING - COUNTRYLANE RED
- (5) SEALED ARCHITECTURAL FINISHED CONCRETE - C/W REVEALS AS SHOWN
- (5C) COMPOSITE BRICK VENEER - THIN BRICK - HEBRON - BOOTLEGGER (DARK GREY)
- (6) THERMALLY BROKEN ALUMINUM FRAMED RESIDENTIAL WINDOWS. - WHITE OR BLACK
- (7) POWER COATED ALUMINUM GUARDRAIL C/W TEMPERED GLASS - FLAT BLACK
- (8) METAL CLAD CANOPY - FLAT BLACK
- (9) ADDRESS PANEL OR LOGO
- (10) PRIVACY SCREEN
- (11) CONCRETE REVEALS @ 8" O.C. OR CLADDING



4 BUILDING #1 - WEST ELEVATION

BUILDING #1

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#3	MAY 02/23	LFB	PRELIM. SUBMISSION
#4	MAY 16/23	LFB	RESUBMISSION FOR DP
#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
BRUCE FRANCIS BARNETT
BRITISH COLUMBIA
AUG 11 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : 3/32" = 1'-0"

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344533545367 Ladner Trunk Rd., 4834,4844 53rd St.

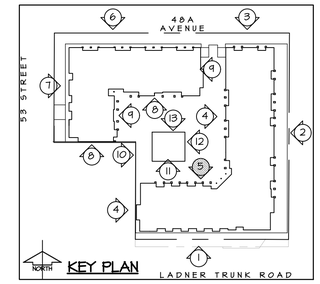
SHEET CONTENTS : BUILDING #1
NORTH & WEST ELEVATIONS

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A5.02
PROJECT NO. 22012	REV. NO.



5 BUILDING #1 - NORTH ELEVATION - INTERIOR



SCHEDULE OF FINISHES

- (1) FIBRE-CEMENT PANEL SIDING - ARGENT GRAY - [SMOOTH FINISH]
- (2A) FIBRE-CEMENT PANEL SIDING - ARCTIC WHITE - [SMOOTH FINISH]
- (2F) FIBRE-CEMENT PANEL SIDING - FELT GRAY - [SMOOTH FINISH]
- (3) FIBRE-CEMENT PLANK SIDING - ANVIL BLACK - [SMOOTH FINISH]
- (3A) FIBRE-CEMENT PANEL SIDING - ANVIL BLACK - [SMOOTH FINISH]
- (4) ALU PLANK SIDING - IPE RED OR FIBRE-CEMENT PLANK SIDING - COUNTRYLANE RED
- (4A) FIBRE-CEMENT PANEL SIDING - COUNTRYLANE RED
- (5) SEALED ARCHITECTURAL FINISHED CONCRETE - C/W REVEALS AS SHOWN
- (5C) COMPOSITE BRICK VENEER - THIN BRICK - HEBRON - BOOTLEGGER (DARK GREY)
- (6) THERMALLY BROKEN ALUMINUM FRAMED RESIDENTIAL WINDOWS. - WHITE OR BLACK
- (7) POWER COATED ALUMINUM GUARDRAIL C/W TEMPERED GLASS - FLAT BLACK
- (8) METAL CLAD CANOPY - FLAT BLACK
- (9) ADDRESS PANEL OR LOGO
- (10) PRIVACY SCREEN
- (11) CONCRETE REVEALS @ 8" O.C. OR CLADDING

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#3	MAY 02/23	LFB	PRELIM. SUBMISSION
#4	MAY 16/23	LFB	RESUBMISSION FOR DP
#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT BRUCE FRANCIS BARNETT BRITISH COLUMBIA AUG 11 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : 3/32" = 1'-0"

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA 5344 5354 5361 Ladner Trunk Rd., 4834, 4844 53rd St.

SHEET CONTENTS : BUILDING #1 NORTH ELEVATION - INTERIOR

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A5.03
PROJECT NO.	REV. NO.
22012	

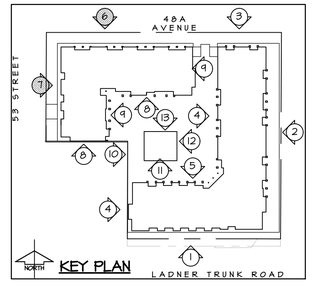
BUILDING #1



6 BUILDING #2 - NORTH ELEVATION - 48A AVENUE



7 BUILDING #2 - WEST ELEVATION - 53 STREET



SCHEDULE OF FINISHES

- (1) FIBRE-CEMENT PANEL SIDING - ARGENT GRAY - [SMOOTH FINISH]
- (2A) FIBRE-CEMENT PANEL SIDING - ARCTIC WHITE - [SMOOTH FINISH]
- (2F) FIBRE-CEMENT PANEL SIDING - FELT GRAY - [SMOOTH FINISH]
- (3) FIBRE-CEMENT PLANK SIDING - ANVIL BLACK - [SMOOTH FINISH]
- (3A) FIBRE-CEMENT PANEL SIDING - ANVIL BLACK - [SMOOTH FINISH]
- (4) ALU PLANK SIDING - IPE RED OR FIBRE-CEMENT PLANK SIDING - COUNTRYLANE RED
- (4A) FIBRE-CEMENT PANEL SIDING - COUNTRYLANE RED
- (5) SEALED ARCHITECTURAL FINISHED CONCRETE - C/M REVEALS AS SHOWN
- (5G) COMPOSITE BRICK VENEER - THIN BRICK - HEBRON - BOOTLEGGER (DARK GREY)
- (6) THERMALLY BROKEN ALUMINUM FRAMED RESIDENTIAL WINDOWS. - WHITE OR BLACK
- (7) POWER COATED ALUMINUM GUARDRAIL C/M TEMPERED GLASS - FLAT BLACK
- (8) METAL CLAD CANOPY - FLAT BLACK
- (9) ADDRESS PANEL OR LOGO
- (10) PRIVACY SCREEN
- (11) CONCRETE REVEALS @ 8" O.C. OR CLADDING

BUILDING #2

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#4	MAY 16/23	LFB	RESUBMISSION FOR DP
#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

RE/VN	DATE	DR'N	CK'D

REGISTERED ARCHITECT FRANCIS MARK BARNETT BRITISH COLUMBIA AUG 11 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : 3/32" = 1'-0"

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344153595367 Ladner Trunk Rd, 4834,4844 53rd St.

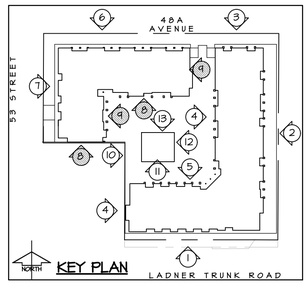
SHEET CONTENTS : BUILDING #2 NORTH & WEST ELEVATIONS

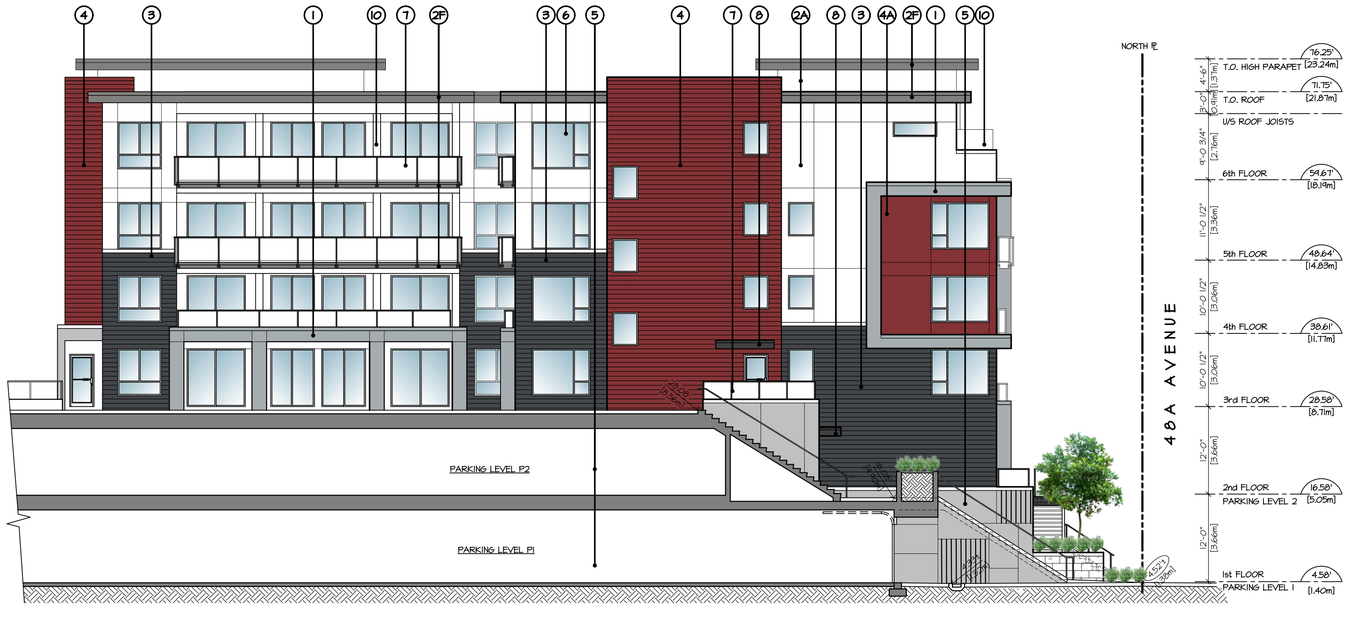
barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A5.04
PROJECT NO.	REV. NO.
22012	



8 BUILDING #2 - SOUTH ELEVATION - LADNER TRUNK RD.





9 BUILDING #2 - EAST ELEVATION

SCHEDULE OF FINISHES

- (1) FIBRE-CEMENT PANEL SIDING - ARGENT GRAY - [SMOOTH FINISH]
- (2A) FIBRE-CEMENT PANEL SIDING - ARCTIC WHITE - [SMOOTH FINISH]
- (2F) FIBRE-CEMENT PANEL SIDING - FELT GRAY - [SMOOTH FINISH]
- (3) FIBRE-CEMENT PLANK SIDING - ANVIL BLACK - [SMOOTH FINISH]
- (3A) FIBRE-CEMENT PANEL SIDING - ANVIL BLACK - [SMOOTH FINISH]
- (4) ALU PLANK SIDING - IPE RED OR FIBRE-CEMENT PLANK SIDING - COUNTRYLANE RED
- (4A) FIBRE-CEMENT PANEL SIDING - COUNTRYLANE RED
- (5) SEALED ARCHITECTURAL FINISHED CONCRETE - C/M REVEALS AS SHOWN
- (5G) COMPOSITE BRICK VENEER - THIN BRICK - HEBRON - BOOTLEGGER (DARK GREY)
- (6) THERMALLY BROKEN ALUMINUM FRAMED RESIDENTIAL WINDOWS. - WHITE OR BLACK
- (7) POWER COATED ALUMINUM GUARDRAIL C/M TEMPERED GLASS - FLAT BLACK
- (8) METAL CLAD CANOPY - FLAT BLACK
- (9) ADDRESS PANEL OR LOGO
- (10) PRIVACY SCREEN
- (11) CONCRETE REVEALS @ 8" O.C. OR CLADDING

BUILDING #2

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#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT JANICE FRANCIS MARTIN BRITISH COLUMBIA AUG 11 2023

DESIGN : LFB.
DRAWN :
DATE : Aug. 11 23
SCALE : 3/32" = 1'-0"

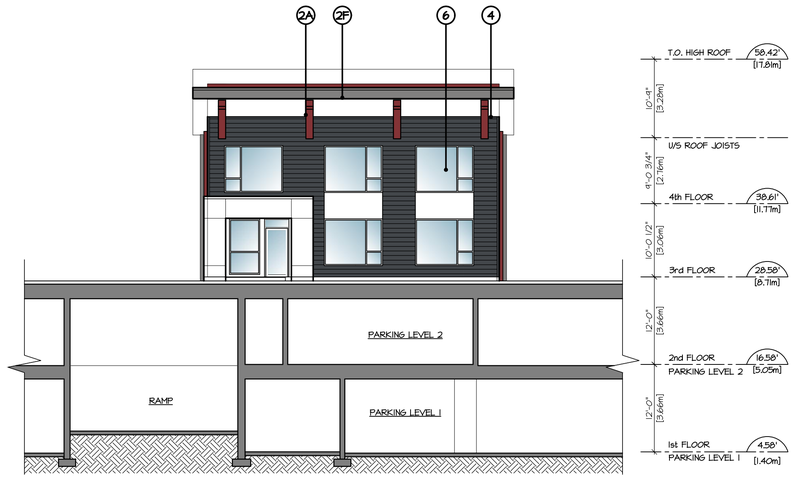
CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344535953367 Ladner Trunk Rd, 4834,4844 53rd St.

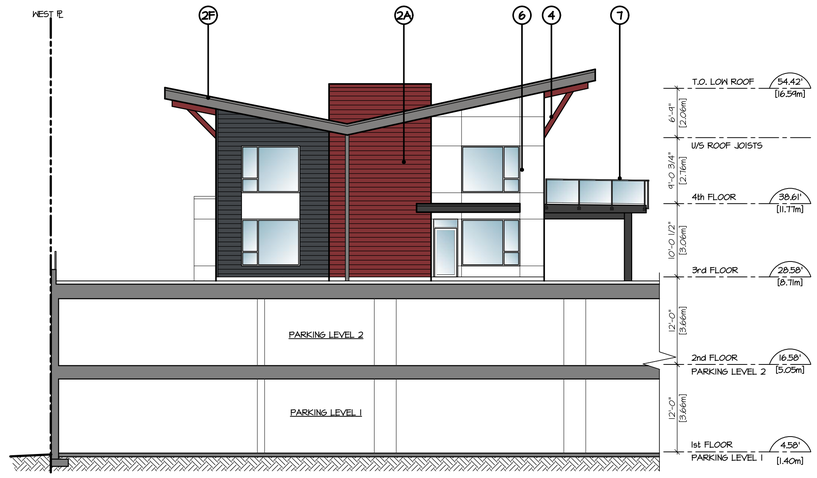
SHEET CONTENTS : BUILDING #2
SOUTH & EAST ELEVATIONS

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

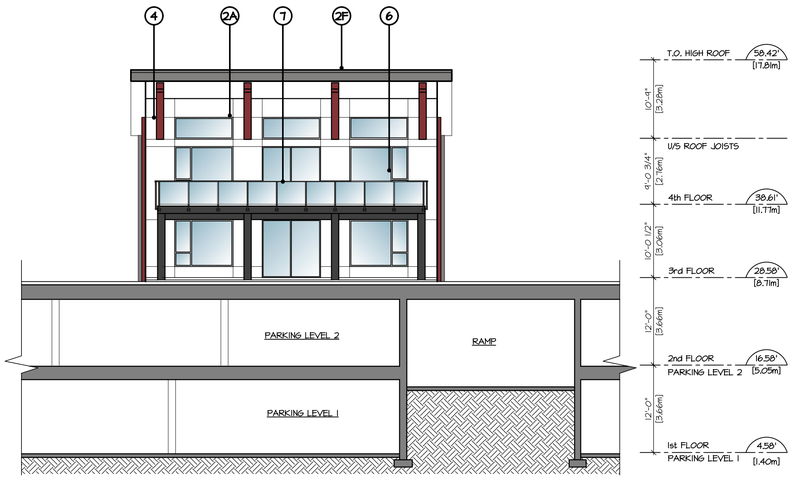
CLIENT NO.	SHEET NO.
	A5.05
PROJECT NO.	REV. NO.
22012	



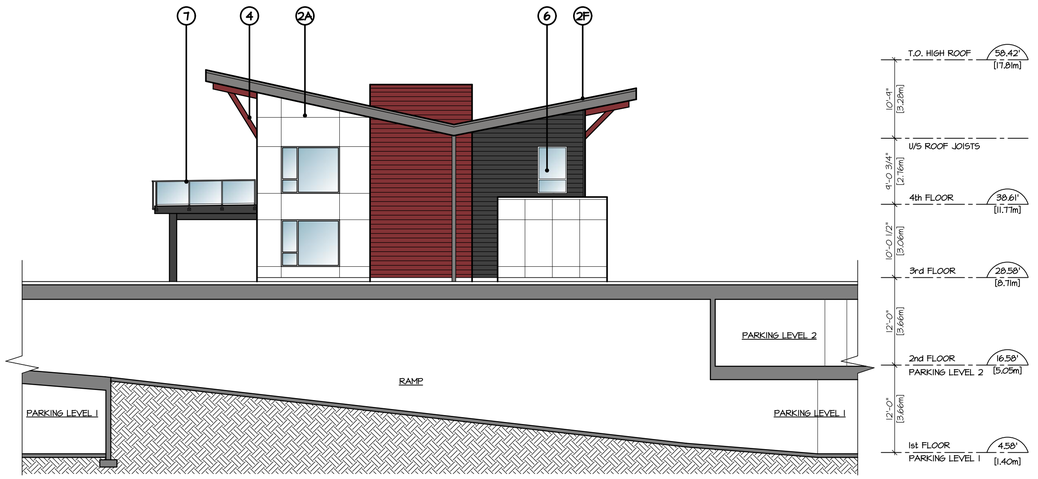
10 AMENITY BUILDING - WEST



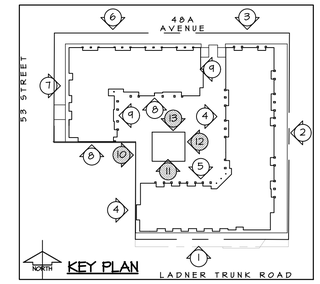
11 AMENITY BUILDING - SOUTH



12 AMENITY BUILDING - EAST



13 AMENITY BUILDING - NORTH



SCHEDULE OF FINISHES

- (1) FIBRE-CEMENT PANEL SIDING - ARGENT GRAY - [SMOOTH FINISH]
- (2A) FIBRE-CEMENT PANEL SIDING - ARCTIC WHITE - [SMOOTH FINISH]
- (2F) FIBRE-CEMENT PANEL SIDING - FELT GRAY - [SMOOTH FINISH]
- (3) FIBRE-CEMENT PLANK SIDING - ANVIL BLACK - [SMOOTH FINISH]
- (3A) FIBRE-CEMENT PANEL SIDING - ANVIL BLACK - [SMOOTH FINISH]
- (4) ALU PLANK SIDING - IPE RED OR FIBRE-CEMENT PLANK SIDING - COUNTRYLANE RED
- (4A) FIBRE-CEMENT PANEL SIDING - COUNTRYLANE RED
- (5) SEALED ARCHITECTURAL FINISHED CONCRETE - C/W REVEALS AS SHOWN
- (5C) COMPOSITE BRICK VENEER - THIN BRICK - HEBRON - BOOTLEGGER (DARK GREY)
- (6) THERMALLY BROKEN ALUMINUM FRAMED RESIDENTIAL WINDOWS. - WHITE OR BLACK
- (7) POWER COATED ALUMINUM GUARDRAIL C/W TEMPERED GLASS - FLAT BLACK
- (8) METAL CLAD CANOPY - FLAT BLACK
- (9) ADDRESS PANEL OR LOGO
- (10) PRIVACY SCREEN
- (11) CONCRETE REVEALS @ 8" O.C. OR CLADDING

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# 4	MAY 16/23	LFB	RESUBMISSION FOR DP
# 5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
BRUCE FRANCIS BARNETT
BRITISH COLUMBIA
AUG 11 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : 3/32" = 1'-0"

CLIENT : HIGHMARK HOMES LTD.

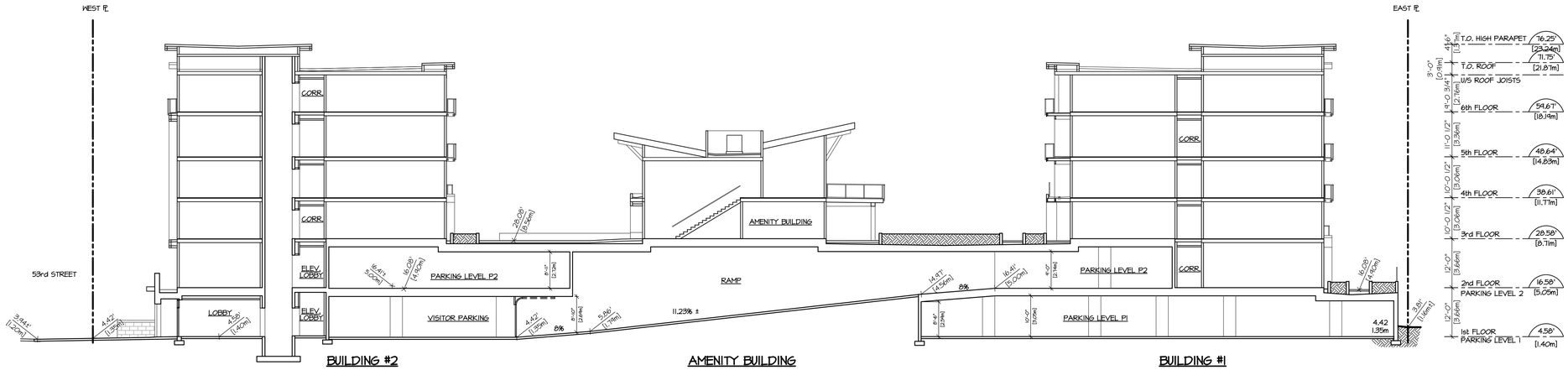
PROJECT : CONDOMINIUM DEVELOPMENT - DELTA 5344553545361 Ladner Trunk Rd., 4934,4944 53rd St.

SHEET CONTENTS : AMENITY BUILDING ELEVATIONS

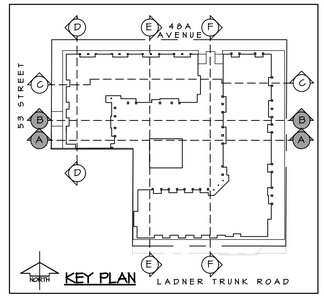
barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A5.06
PROJECT NO. 22012	REV. NO.

AMENITY BUILDING



SECTION A-A

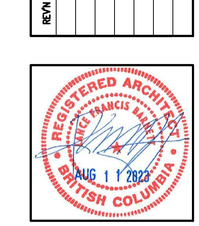




SECTION B-B

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				#1	FEB. 9/23	LFB	PRELIM. SUBMISSION
				#4	MAY 16/23	LFB	RESUBMISSION FOR DP
				#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL



DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : 1/16" = 1'-0"

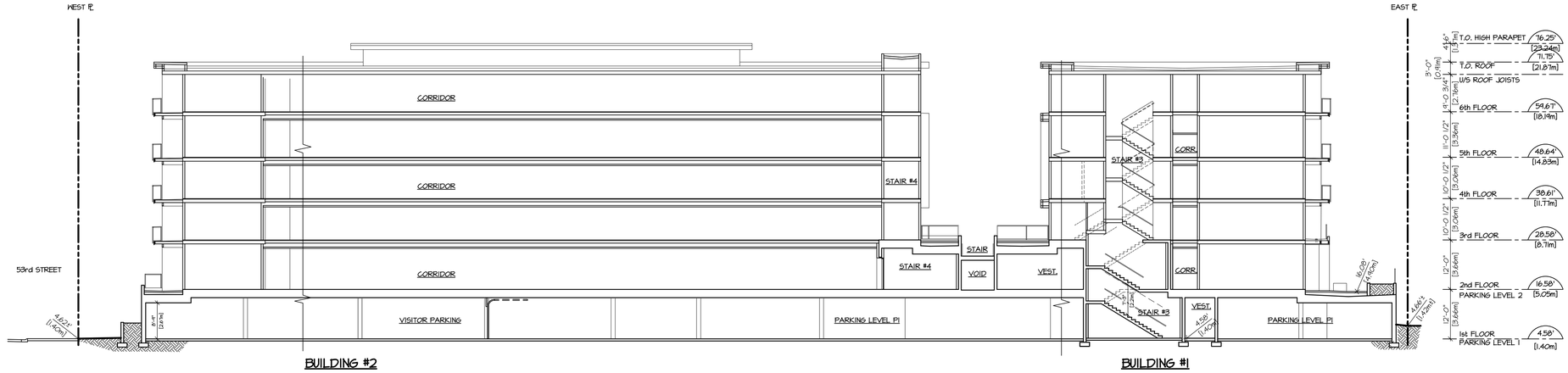
CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344535945361 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : BUILDING SECTIONS

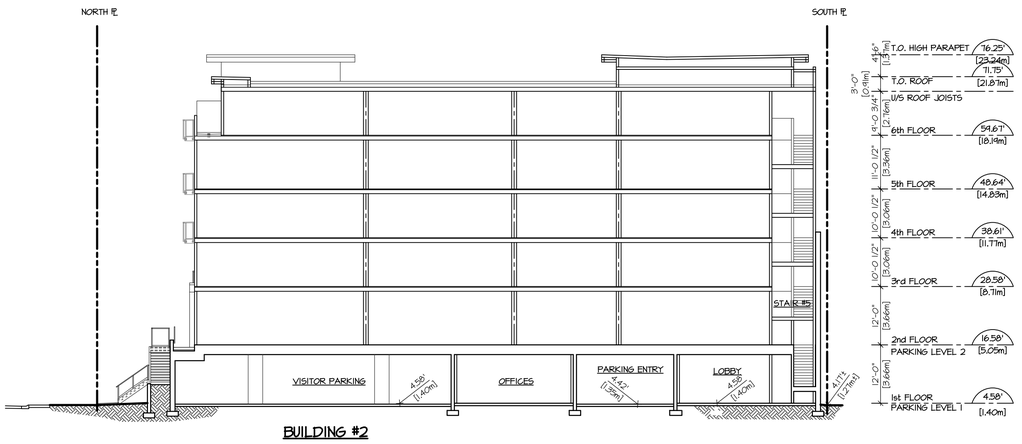
barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-6.01
PROJECT NO.	REV. NO.
22012	



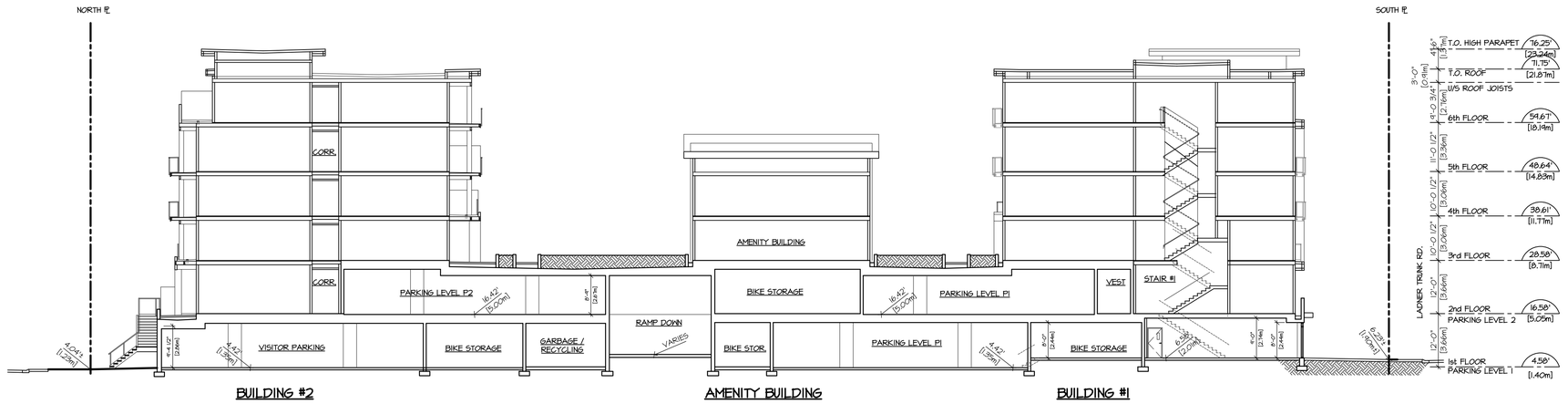
BUILDING #2 BUILDING #1

SECTION C-C



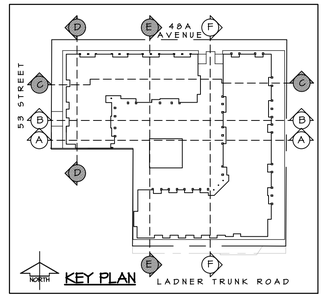
BUILDING #2

SECTION D-D



BUILDING #2 AMENITY BUILDING BUILDING #1

SECTION E-E



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				#4	MAY 16/23	LFB	RESUBMISSION FOR DP
				#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REGISTERED ARCHITECT LOUISE FRANCIS BARNETT BRITISH COLUMBIA AUG 11 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : 1/16" = 1'-0"

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA 5344 53543 53rd Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : BUILDING SECTIONS

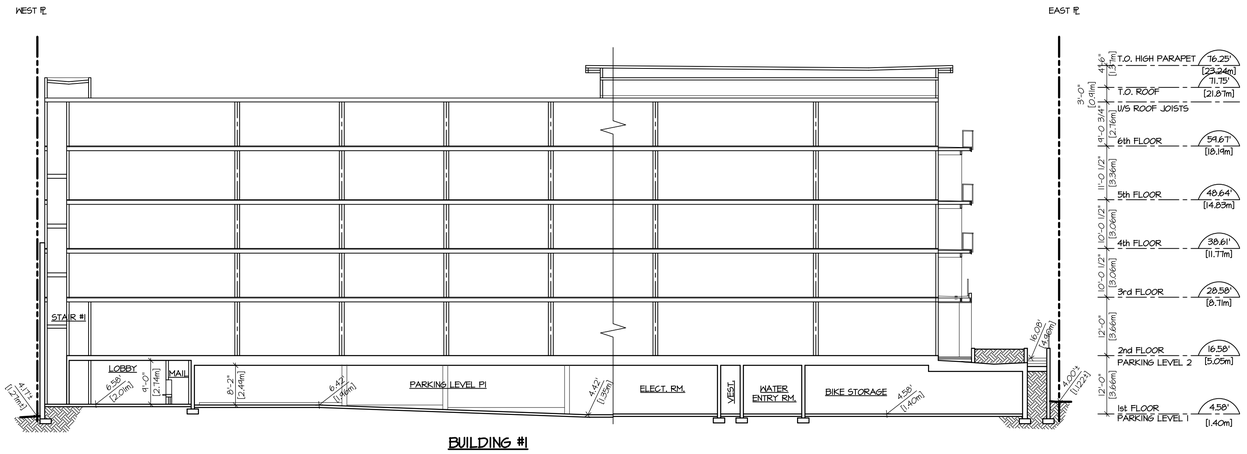
barnett dembek ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A6.02
PROJECT NO.	REV. NO.
22012	



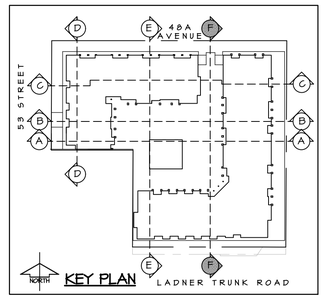
BUILDING #1

SECTION F-F



BUILDING #1

SECTION H-H



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#4	MAY 16/23	LFB	RESUBMISSION FOR DP
#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT — DEREK FRANCIS MARK DEMBEK — BRITISH COLUMBIA — AUG 11 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
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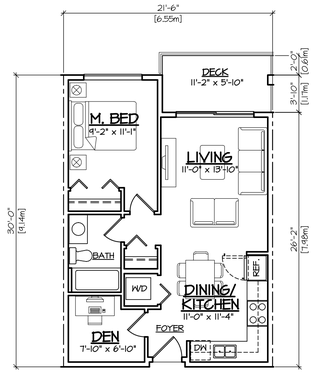
CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344535545367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : BUILDING SECTIONS

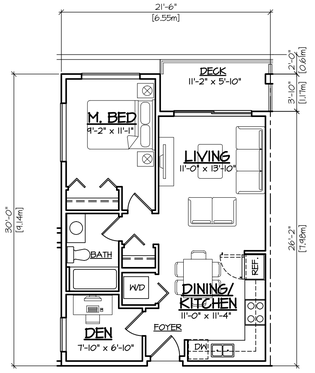
barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A6.03
PROJECT NO.	REV. NO.
22012	



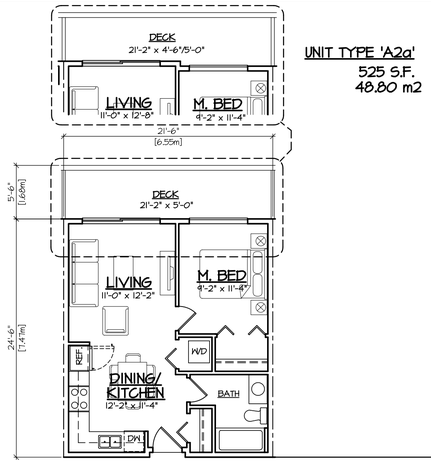
UNIT TYPE 'A' 1 BED/DEN

SCALE : 1/8" = 1'-0" 544 S.F. 55.19 m2



UNIT TYPE 'Aa' 1 BED/DEN

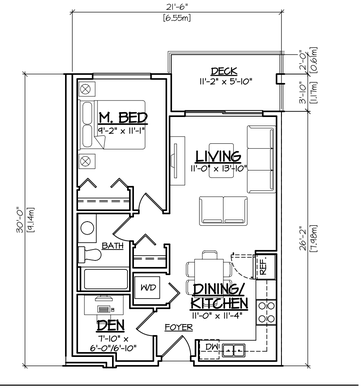
SCALE : 1/8" = 1'-0" 544 S.F. 55.19 m2



UNIT TYPE 'A2a'
525 S.F.
48.80 m2

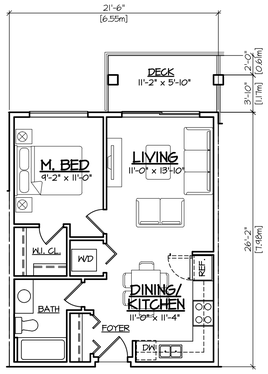
UNIT TYPE 'A2' 1 BED

SCALE : 1/8" = 1'-0" 519 S.F. 48.24 m2



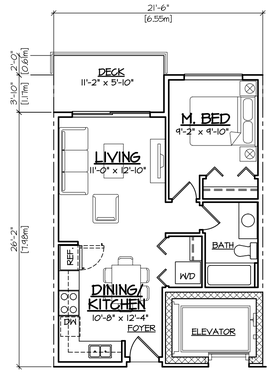
UNIT TYPE 'A4' 1 BED/DEN

SCALE : 1/8" = 1'-0" 591 S.F. 54.90 m2



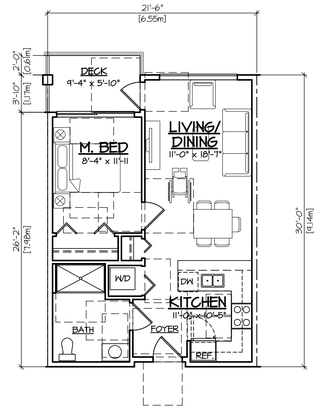
UNIT TYPE 'A5' 1 BED

SCALE : 1/8" = 1'-0" 555 S.F. 51.57 m2



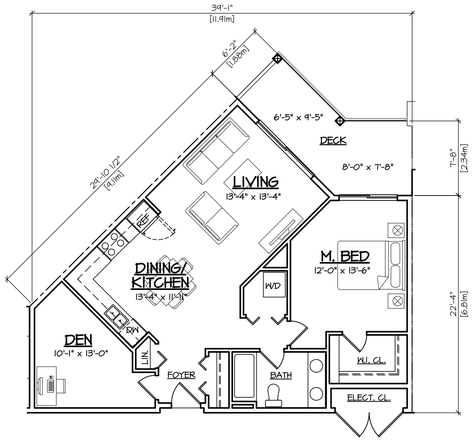
UNIT TYPE 'A6' 1 BED

SCALE : 1/8" = 1'-0" 520 S.F. 48.30 m2



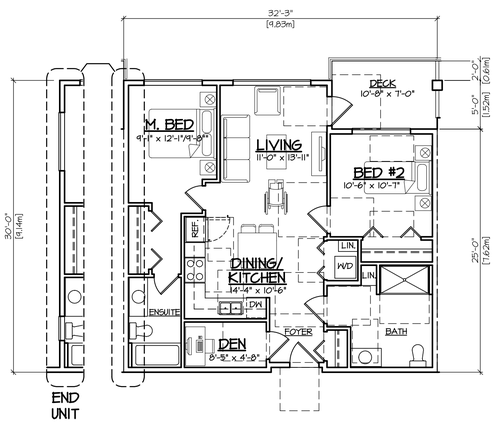
UNIT TYPE 'A7' 1 BED ADAPTABLE

SCALE : 1/8" = 1'-0" 600 S.F. 55.71 m2



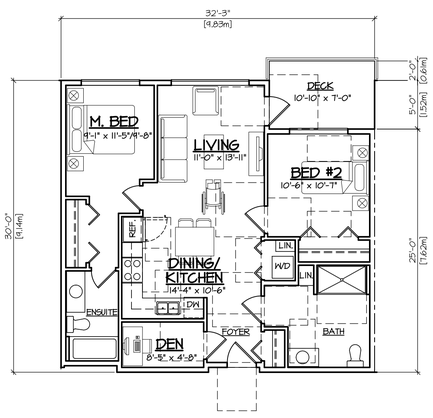
UNIT TYPE 'A8' 1 BED & DEN

SCALE : 1/8" = 1'-0" 876 S.F. 81.39 m2



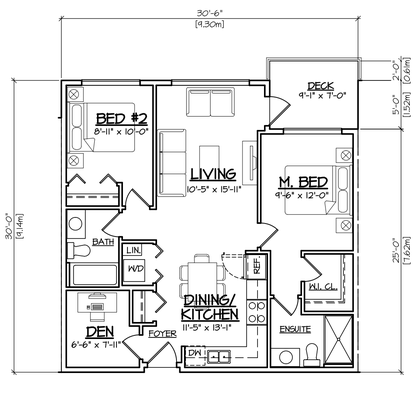
UNIT TYPE 'B1' 2 BED /DEN ADAPTABLE

SCALE : 1/8" = 1'-0" 902 S.F. 83.84 m2



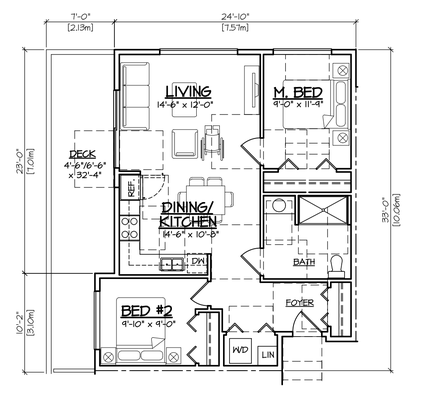
UNIT TYPE 'B1a' 2 BED /DEN ADAPTABLE

SCALE : 1/8" = 1'-0" 898 S.F. 83.46 m2



UNIT TYPE 'B1b' 2 BED / DEN

SCALE : 1/8" = 1'-0" 860 S.F. 79.89 m2



UNIT TYPE 'B2' 2 BED-ADAPTABLE

SCALE : 1/8" = 1'-0" 812 S.F. 75.40 m2

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# 4	MAY 16/23	LFB	RESUBMISSION FOR DP
# 5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT · BRITISH COLUMBIA · AUG 11 2023

DESIGN : LFB.
DRAWN :
DATE : Aug. 11 23
SCALE : 1/8" = 1'-0"

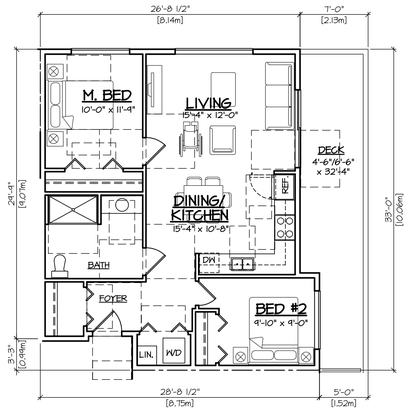
CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA 5344,5354,5367 Ladner Trunk Rd., 4834,4844 53rd St.

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@bdarkitex.com

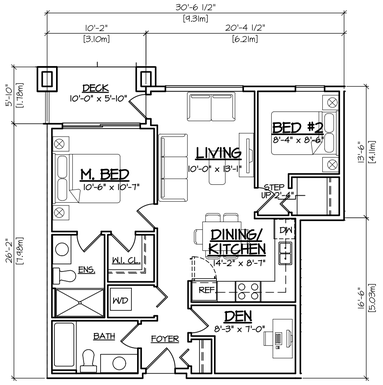
CLIENT NO.	SHEET NO.
	AC-7.01
PROJECT NO.	REV. NO.
22012	



UNIT TYPE 'B2a' 2 BED ADAPTABLE

SCALE : 1/8" = 1'-0"

867 S.F.
80.58 m2



UNIT TYPE 'B3' 2 BED/DEN

SCALE : 1/8" = 1'-0"

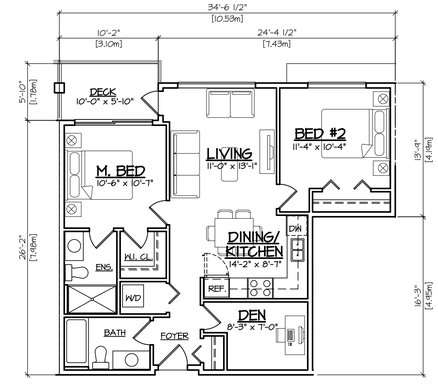
787 S.F.
73.08 m2



UNIT TYPE 'B3a' 2 BED/DEN

SCALE : 1/8" = 1'-0"

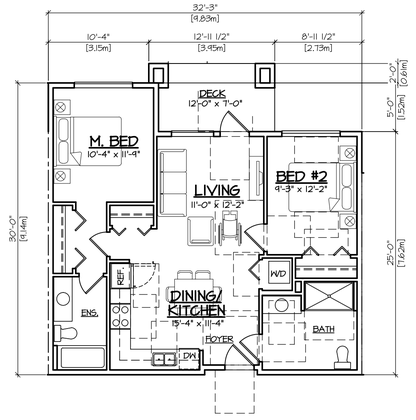
822 S.F.
76.35 m2



UNIT TYPE 'B3b' 2 BED/DEN

SCALE : 1/8" = 1'-0"

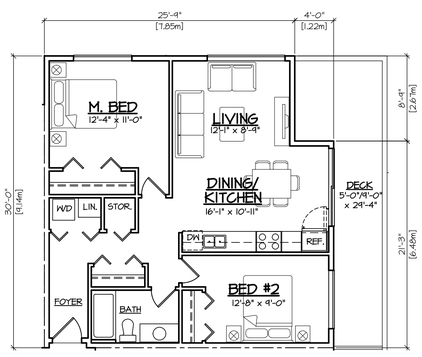
844 S.F.
78.38 m2



UNIT TYPE 'B4' 2 BED ADAPTABLE

SCALE : 1/8" = 1'-0"

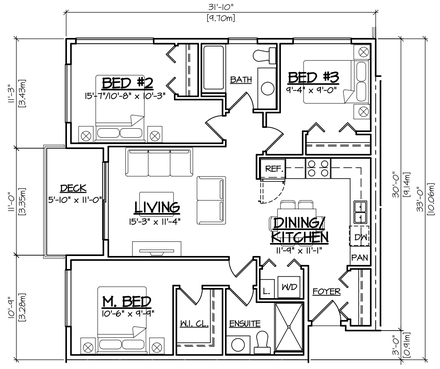
852 S.F.
79.14 m2



UNIT TYPE 'B6' 2 BED

SCALE : 1/8" = 1'-0"

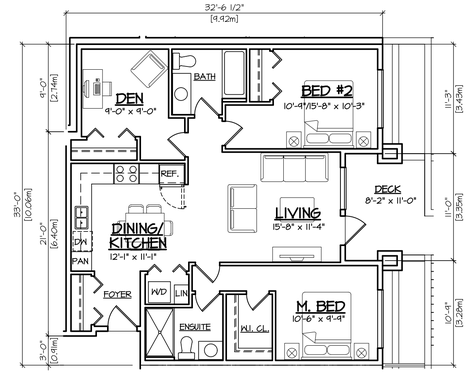
854 S.F.
79.36 m2



UNIT TYPE 'B7' 3 BED

SCALE : 1/8" = 1'-0"

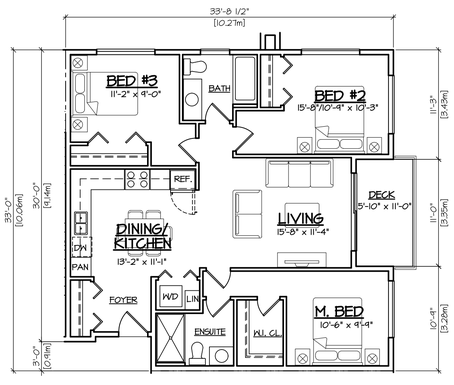
983 S.F.
91.31 m2



UNIT TYPE 'B7b' 2 BED / DEN

SCALE : 1/8" = 1'-0"

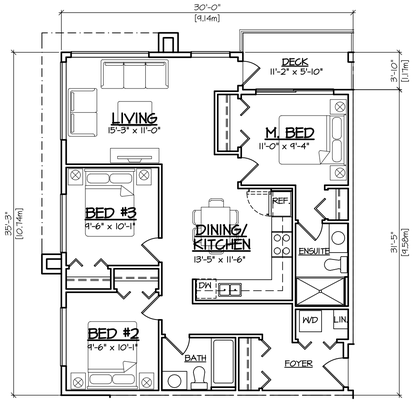
994 S.F.
92.33 m2



UNIT TYPE 'B7c' 3 BED

SCALE : 1/8" = 1'-0"

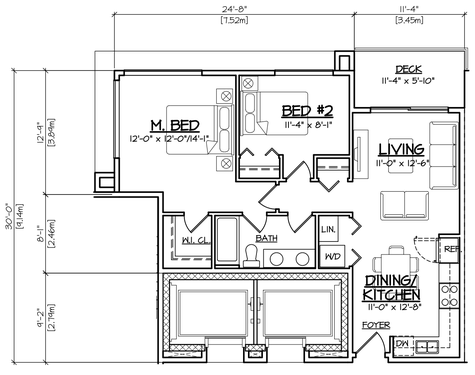
1038 S.F.
96.41 m2



UNIT TYPE 'B8' 3 BED

SCALE : 1/8" = 1'-0"

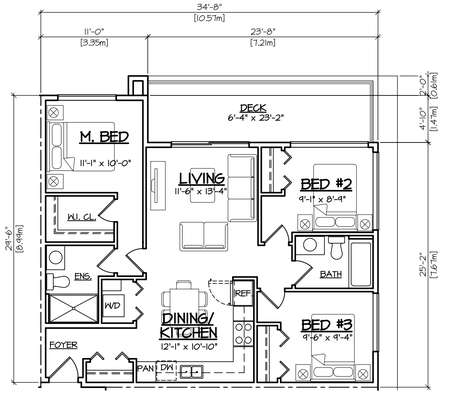
1010 S.F.
93.83 m2



UNIT TYPE 'B9' 2 BED

SCALE : 1/8" = 1'-0"

773 S.F.
71.81 m2



UNIT TYPE 'B10' 3 BED

SCALE : 1/8" = 1'-0"

922 S.F.
86.63 m2

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#4	MAY 16/23	LFB	RESUBMISSION FOR DP
#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
NANCY FRANCIS BARNETT
BRITISH COLUMBIA
AUG 11 2023

DESIGN : LFB.
DRAWN :
DATE : Aug. 11 23
SCALE : 1/8" = 1'-0"

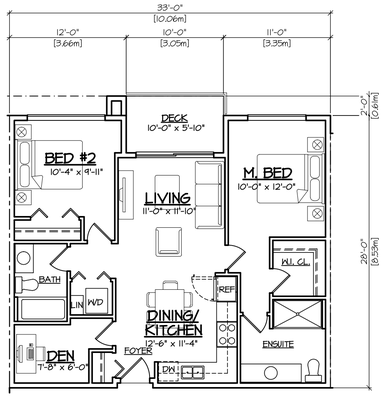
CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
53441,53545,53671 Ladner Trunk Rd., 4834,4844 53rd St.

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@bdarkitex.com

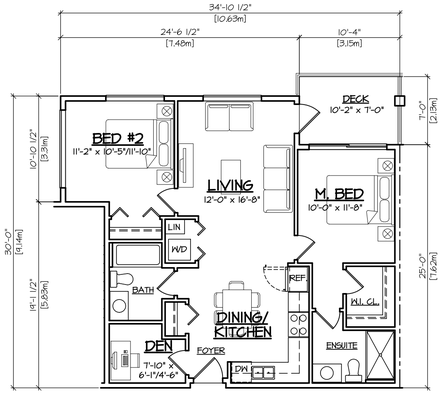
CLIENT NO.	SHEET NO.
	AC-7.02
PROJECT NO.	REV. NO.
22012	



UNIT TYPE 'B11' 2 BED / DEN

SCALE : 1/8" = 1'-0"

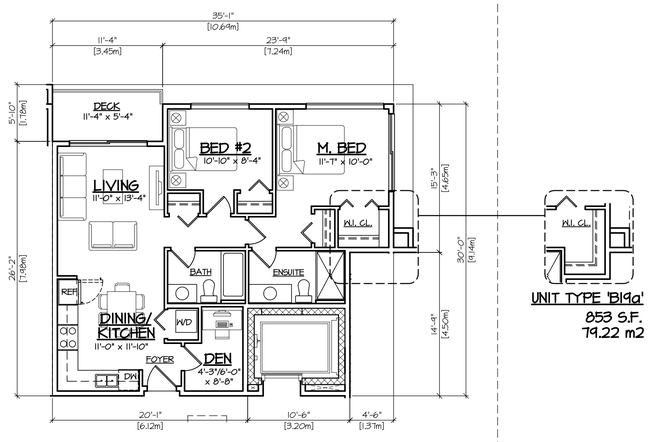
875 S.F.
81.32 m2



UNIT TYPE 'B18' 2 BED / DEN

SCALE : 1/8" = 1'-0"

895 S.F.
83.18 m2

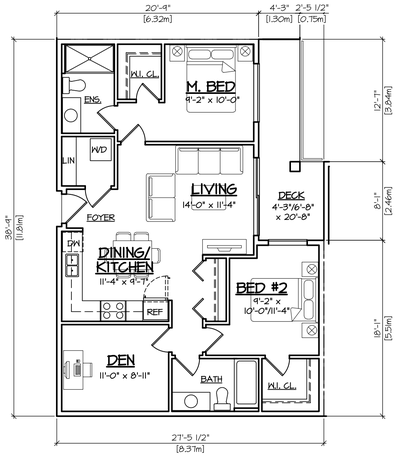


UNIT TYPE 'B19' 2 BED / DEN

SCALE : 1/8" = 1'-0"

838 S.F.
77.90 m2

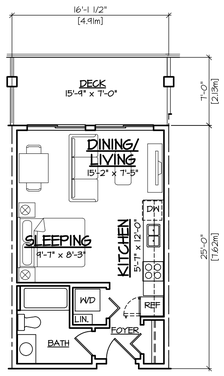
UNIT TYPE 'B19a'
853 S.F.
79.22 m2



UNIT TYPE 'C1' 2 BED/DEN

SCALE : 1/8" = 1'-0"

907 S.F.
84.24 m2



UNIT TYPE 'D' STUDIO

SCALE : 1/8" = 1'-0"

397 S.F.
36.85 m2

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# 4	MAY 16/23	LFB	RESUBMISSION FOR DP
# 5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
LANCE FRANCIS BARNETT
BRITISH COLUMBIA
AUG 11 2023

DESIGN : LFB.
DRAWN :
DATE : Aug. 11 23
SCALE : 1/8" = 1'-0"

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344,5354,5367 Ladner Trunk Rd., 4834,4844 53rd St.

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@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-7.03
PROJECT NO.	REV. NO.
22012	



AERIAL VIEW FROM NORTHEAST

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REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
JANICE FRANCIS NEMBEK
BRITISH COLUMBIA
AUG 11 2023

DESIGN : L.F.B.	DRAWN :
DATE : Aug. 11 23	SCALE : N.I.S.

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344533453367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : PERSPECTIVE

barnett dembek
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
	A-0.01
PROJECT NO.	REV. NO.
22012	



AERIAL VIEW FROM SOUTHEAST

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ISSUE	DATE	BY	ISSUED FOR
# 1	FEB. 9/23	LFB	PRELIM. SUBMISSION
# 5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
LAWRENCE FRANCIS MARK DEMBEK
BRITISH COLUMBIA
AUG 11 2023

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : N.I.S.

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344,5354,5361 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : PERSPECTIVE

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-8.02
PROJECT NO.	REV. NO.
22012	



AERIAL VIEW FROM NORTHWEST

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# 5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
LAURENCE FRANCIS BARNETT
AUG 11 2023
BRITISH COLUMBIA

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : N.I.S.

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
53445 53545 5367 Ladner Trunk Rd., 4934, 4844 53rd St.

SHEET CONTENTS : PERSPECTIVE

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-8.03
PROJECT NO.	REV. NO.
22012	





PERSPECTIVE FROM EAST PROPERTY LINE



PERSPECTIVE FROM LADNER TRUCK ROAD - ENTRY OF BUILDING #1

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ISSUE	DATE	BY	ISSUED FOR
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#5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
FRANCIS KA-FAI LEE
BRITISH COLUMBIA
AUG 11 2023

DESIGN :	DRAWN :	DATE :	SCALE :
L.F.B.		Aug. 11 23	N.I.S.

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344,5359,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : PERSPECTIVE

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-8.04
PROJECT NO.	REV. NO.
22012	



PERSPECTIVE FROM THE CORNER OF 53 STREET & 48A AVENUE - ENTRY OF BUILDING #2

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ISSUE	DATE	BY	ISSUED FOR
# 1	FEB. 9/23	LFB	PRELIM. SUBMISSION
# 5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
FRANCIS MARK DEMBEK
AUG 11 2023
BRITISH COLUMBIA

DESIGN : L.F.B.
DRAWN :
DATE : Aug. 11 23
SCALE : N.I.S.

CLIENT : HIGHMARK HOMES LTD.
PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344535453367 Ladner Trunk Rd., 4834,4844 53rd St.
SHEET CONTENTS : PERSPECTIVE

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-8.05
PROJECT NO.	REV. NO.
22012	







PERSPECTIVE FROM 48A AVENUE

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# 5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REV'N	DATE	DR'N	CK'D

REGISTERED ARCHITECT
LEWIS FRANCIS BARNETT
BRITISH COLUMBIA
AUG 11 2023

DESIGN :	DRAWN :	DATE :	SCALE :
L.F.B.		Aug. 11 23	N.I.S.

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344/5354/5367 Ladner Trunk Rd., 4834/4844 53rd St.

SHEET CONTENTS : PERSPECTIVE

barnett dembek
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
	A-8.06
PROJECT NO.	REV. NO.
22012	



ALONG EAST PROPERTY LINE



ALONG NORTH PROPERTY LINE



ALONG WEST PROPERTY LINE



ALONG SOUTH PROPERTY LINE

PERSPECTIVE ALONG PROPERTY LINE

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REV'N	DATE	DR'N	CK'D	ISSUE	DATE	BY	ISSUED FOR
				# 5	AUG. 11/23	LFB	RESUB. FOR COUNCIL

REGISTERED ARCHITECT
LANCE FRANCIS MARTIN
BRITISH COLUMBIA
AUG 11 2023

DESIGN : L.F.B.	DRAWN :	DATE : Aug. 11 /23	SCALE : N.I.S.

CLIENT : HIGHMARK HOMES LTD.

PROJECT : CONDOMINIUM DEVELOPMENT - DELTA
5344,5354,5367 Ladner Trunk Rd., 4834,4844 53rd St.

SHEET CONTENTS : PERSPECTIVE

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	A-8.07
PROJECT NO.	REV. NO.
22012	