



sheet schedule

SD0.01	COVER PAGE	SD1.33	3D MASSING
SD1.01	PROJECT DATA	SD1.34	MATERIAL BOARD
SD1.02	PROJECT DATA	SD1.XX	DENSITY OPTION 2
SD1.03	CONTEXT PLAN	SD2.01	UNIT A1 PLAN
SD1.04	CONTEXT PLAN	SD2.02	UNIT A1.1 PLAN
SD1.05	DESIGN RATIONALE	SD2.XX	DENSITY OPTION 3
SD1.06	STREETSCAPES	SD3.01	FLOOR PLANS - TOWNHOUSE 1
SD1.07	DENSITY	SD3.02	FLOOR PLANS - TOWNHOUSE 1
SD1.08	UNIT ACCESS DIAGRAMS	SD3.03	FLOOR PLANS - TOWNHOUSE 2
SD1.20	SITE PLAN	SD3.04	FLOOR PLANS - TOWNHOUSE 2
SD1.21	ENLARGED SITE PLAN - NORTH	SD3.05	FLOOR PLANS - TOWNHOUSE 5
SD1.22	ENLARGED SITE PLAN - SOUTH	SD3.06	FLOOR PLANS - TOWNHOUSE 5
SD1.23	SURVEY PLAN	SD3.07	FLOOR PLANS - TOWNHOUSE 6
SD1.24	SITE PLAN - LAYOUT	SD4.01	ELEVATIONS - TOWNHOUSE 1
SD1.25	SITE PLAN - FIRE DEPT.	SD4.02	ELEVATIONS - TOWNHOUSE 2
SD1.26	SITE SECTIONS	SD4.03	ELEVATIONS - TOWNHOUSE 5
SD1.31	SHADOW STUDY	SD4.04	ELEVATIONS - TOWNHOUSE 6
SD1.32	3D MASSING	SD4.05	RENDERED ELEVATIONS
		SD4.06	RENDERED PERSPECTIVES
		SD4.07	RENDERED PERSPECTIVES

sync properties

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SYNC DEVELOPMENTS
19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

COVER PAGE
SCALE:

RE-ISSUED FOR DEVELOPMENT PERMIT

17/11/21 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



SD0.01

0.1.0 project data

PROJECT:	SYNC TOWNHOMES
CURRENT ZONING:	RS1 SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	CD COMPREHENSIVE DEVELOPMENT
CIVIC ADDRESS:	19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.
LEGAL DESCRIPTION:	LOT 100-105, SEC 3, TOWNSHIP 18, NWD PLAN 35562
VARIANCES APPLIED FOR:	N/A
BYLAW EXEMPTIONS:	
BUILDING AREA DEFINITION (BCBC 2018):	THE GREATEST HORIZONTAL AREA OF A BUILDING ABOVE GRADE WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS OR WITHIN THE OUTSIDE SURFACE OF EXTERIOR WALLS AND THE CENTER-LINE OF FIREWALLS
FSR DEFINITION (ZONING):	TECH TO REFER TO CITY ZONING BYLAW FOR DEFINITION
GROSS FLOOR AREA DEFINITION (ZONING):	ALL THE AREA OF THE FLOOR ENCLOSED BY THE OUTSIDE EDGE OF THE EXTERIOR WALLS OF A BUILDING, INCLUDING STAIRWAYS, ELEVATOR SHAFTS, STORAGE ROOMS AND MECHANICAL ROOMS.
FINISHED GRADE DEFINITION (ZONING):	THE LOWEST AVERAGE LEVELS OF THE PROPOSED GRADES ADJACENT TO EACH EXTERIOR WALL OF A BUILDING.
PROPOSED GRADE DEFINITION (ZONING):	THE AVERAGE BETWEEN THE ELEVATIONS IMMEDIATELY ADJACENT TO THE EXTERIOR BUILDING WALL AND THE NATURAL ELEVATION AT THE PROPERTY LINE. THESE EASUREMENTS SHALL BE TAKEN AT 5.0 METRE INTERVALS ALONG THE EXTERIOR BUILDING WALLS AT RIGHT ANGLES TO THE WALLS, EXCLUDING DRIVEWAYS, STAIRS AND RAMPS.
FIRST STOREY (ZONING):	THE UPPERMOST STOREY HAVING ITS FLOOR ELEVATION NOT MORE THAN 2.0 METRES ABOVE THE FINISHED GRADE, AND SHALL NOT BE MORE THAN 2.5 METRES ABOVE THE CROWN OF THE ROAD ADJACENT TO THE PROPERTY.
BUILDING HEIGHT DEFINITION (ZONING):	THE VERTICAL DISTANCE MEASURED IN METRES FROM THE FLOOR OF THE FIRST STOREY TO THE CEILING OF THE UPPERMOST STOREY; AND FOR ALL OTHER USES WHERE MEASURED IN STOREYS, THE NUMBER OF STOREYS FROM THE FIRST STOREY TO THE UPPER MOST STOREY
MAXIMUM BUILDING HEIGHT (ZONING & BCBC 2018):	2 STOREYS (ZONING RM1) / 3 STOREYS (BCBC 9.10.8)
MINIMUM BUILDING ELEVATION:	PROPOSED: TH01 - 8.83m, TH02 - 9.75m, TH03 - 9.75m, TH04 - 8.83m, TH05 - 7.92m, TH06 - 7.92m
PROPOSED BUILDING HEIGHT (BCBC 2018):	TH1, TH4, & TH5: 3 STOREY - 9.31m TH2, TH3, & TH6: 3 STOREY - 8.85m
SITE AREA:	42,721 S.F. (3,969 S.M.)
LOT COVERAGE:	18,551 S.F. / 42,721 S.F. = 43.4%
BUILDING AREA:	TH01 = 3,705 S.F., TH02 = 3,088 S.F., TH03 = 3,088 S.F., TH04 = 3,705 S.F., TH05 = 3,088 S.F., TH06 = 1,877 S.F. FOR A TOTAL = 18,551 S.F. (1,723 S.M.)
GROSS FLOOR AREA:	56,821 S.F. (5,279 S.M.)
FSR:	56,821 / 42,721 = 1.33
SETBACKS:	LOT LINE SETBACKS FOR PRINCIPLE BUILDINGS BASED ON CD ZONE: 4.5m ON EXTERIOR SIDE (EAST), 1.5m ON INTERIOR SIDE (SOUTH), 3.0m ON ALL...
NUMBER OF STREETS:	1 STREET / 36% OF PERIMETER

0.9.0 code data

APPLICABLE BUILDING CODES: 2018 BCBC/ 2018 BC FIRE CODE/ ASHRAE 90.1-2008		
BUILDING CODE COMPLIANCE/ALTERNATE SOLUTIONS REPORT:		
TITLE	VALUE	REFERENCE*
1. PART 3 OR PART 9 BUILDING:	PART 9	DIV. A - PART 1 COMPLIANCE 1.3.3.2
2. MAJOR OCCUPANCY (IES):	GROUP C, RESIDENTIAL	9.10.2, TABLE 9.10.2.1
3. BUILDING CLASSIFICATION (S):	GROUP C, LP TO 3 STOREYS	9.10.2
5. COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION:	COMBUSTIBLE OR NONCOMBUSTIBLE	9.10.14.5 -A
5. COMBUSTIBLE OR NONCOMBUSTIBLE CLADDING:	NONCOMBUSTIBLE	9.10.14.5 -A
6. HIGH BUILDING:	NA	
7. FIREWALL:	NA	
8. INTERCONNECTED FLOOR SPACE:	NA	
9. HORIZONTAL FIRE SEPARATION:	NO	9.10.9.4
10. SPRINKLER SYSTEM:	YES	
11. STANDPIPE SYSTEM:	NA	
12. FIRE ALARM SYSTEM:	YES	
13. SMOKE CONTROL MEASURES:	YES	
14. ANNUNCIATOR AND ZONE INDICATION:	NA	
15. STREETS:	1 STREET	3.2.2.10 (1)
NOTES:		
* UNLESS OTHERWISE NOTED, REFERENCE NUMBERS LISTED REFER TO THE BRITISH COLUMBIA BUILDING CODE 2018		

0.5.0 parking stall summary

	UNITS / AREA	CURRENT FACTOR	REQUIRED STALLS	PROPOSED FACTOR	PROPOSED STALLS
VEHICLE PARKING STALL DATA					
UNIT A1 & A1.1	30 UNITS	*2.0	60	*2.0	60 (DOUBLE CAR GARAGE FOR EACH UNIT)
VISITOR	30 UNITS	*0.20	0.20(30) = 6 STALLS	*0.2	6 STALLS
TOTAL STALLS			66		120
NOTE:					

0.1.1 north property density

TOWNHOUSE #	AREA SF	AREA M2	AREA %	COMMENTS
TOWNHOUSE 1	11,349 SF	1,054.4 M2	27.3%	
TOWNHOUSE 2	9,458 SF	878.7 M2	22.7%	
TOWNHOUSE 3	9,458 SF	878.7 M2	22.7%	
TOWNHOUSE 4	11,349 SF	1,054.4 M2	27.3%	
	41,614 SF	3,866.6 SM	100%	
MECHANICAL*	994.4 SF	92.4 SM		
TOTAL AREA	40,619.6 SF			
NORTH SITE AREA	30,501.6 SF			
FAR	40,619.6 / 30,501.6 = 1.33			
NOTES				
1. *MECHANICAL TO BE SUBTRACTED FROM GROSS FLOOR AREA.				

0.1.2 south property density

TOWNHOUSE #	AREA SF	AREA M2	AREA %	COMMENTS
TOWNHOUSE 5	9,458 SF	878.7 M2	62.5%	
TOWNHOUSE 6	5,685 SF	528.2 M2	37.5%	
	15,143 SF	1,406.9 M2	100%	
MECHANICAL*	361.6 SF	33.6 SM		
TOTAL AREA	14,781.4 SF			
SOUTH SITE AREA	13,595.7 SF			
FAR	14,781.4 / 13,595.7 = 1.09			
NOTES				
1. *MECHANICAL TO BE SUBTRACTED FROM GROSS FLOOR AREA.				

0.1.3 combined property density

TOWNHOUSE #	AREA SF	AREA M2	AREA %	COMMENTS
TOWNHOUSE 1	11,349 SF	1,054.4 M2	20.0%	
TOWNHOUSE 2	9,458 SF	878.7 M2	16.7%	
TOWNHOUSE 3	9,458 SF	878.7 M2	16.7%	
TOWNHOUSE 4	11,349 SF	1,054.4 M2	20.0%	
TOWNHOUSE 5	9,458 SF	878.7 M2	16.7%	
TOWNHOUSE 6	5,685 SF	528.2 M2	9.7%	
	56,757 SF	5,273.1 M2	100%	
MECHANICAL*	1,356 SF	126.0 SM		
TOTAL AREA	55,401 SF			
COMBINED SITE AREA	44,097.3 SF			
FAR	55,401 / 44,097.3 = 1.26			
NOTES				
1. *MECHANICAL TO BE SUBTRACTED FROM GROSS FLOOR AREA.				

0.3.0 unit count summary

UNIT TYPE	UNIT COUNT	UNIT TYPE %	COMMENTS
TOWNHOUSE 1			
UNIT A1	5	16.7%	
UNIT A1.1	1	3.3%	
TOWNHOUSE 2			
UNIT A1	5	16.7%	
TOWNHOUSE 3			
UNIT A1	5	16.7%	
TOWNHOUSE 4			
UNIT A1	5	16.7%	
UNIT A1.1	1	3.3%	
TOWNHOUSE 5			
UNIT A1	4	13.3%	
UNIT A1.1	1	3.3%	
TOWNHOUSE 6			
UNIT A1	3	10.0%	
TOTAL UNITS: 30		100.0%	

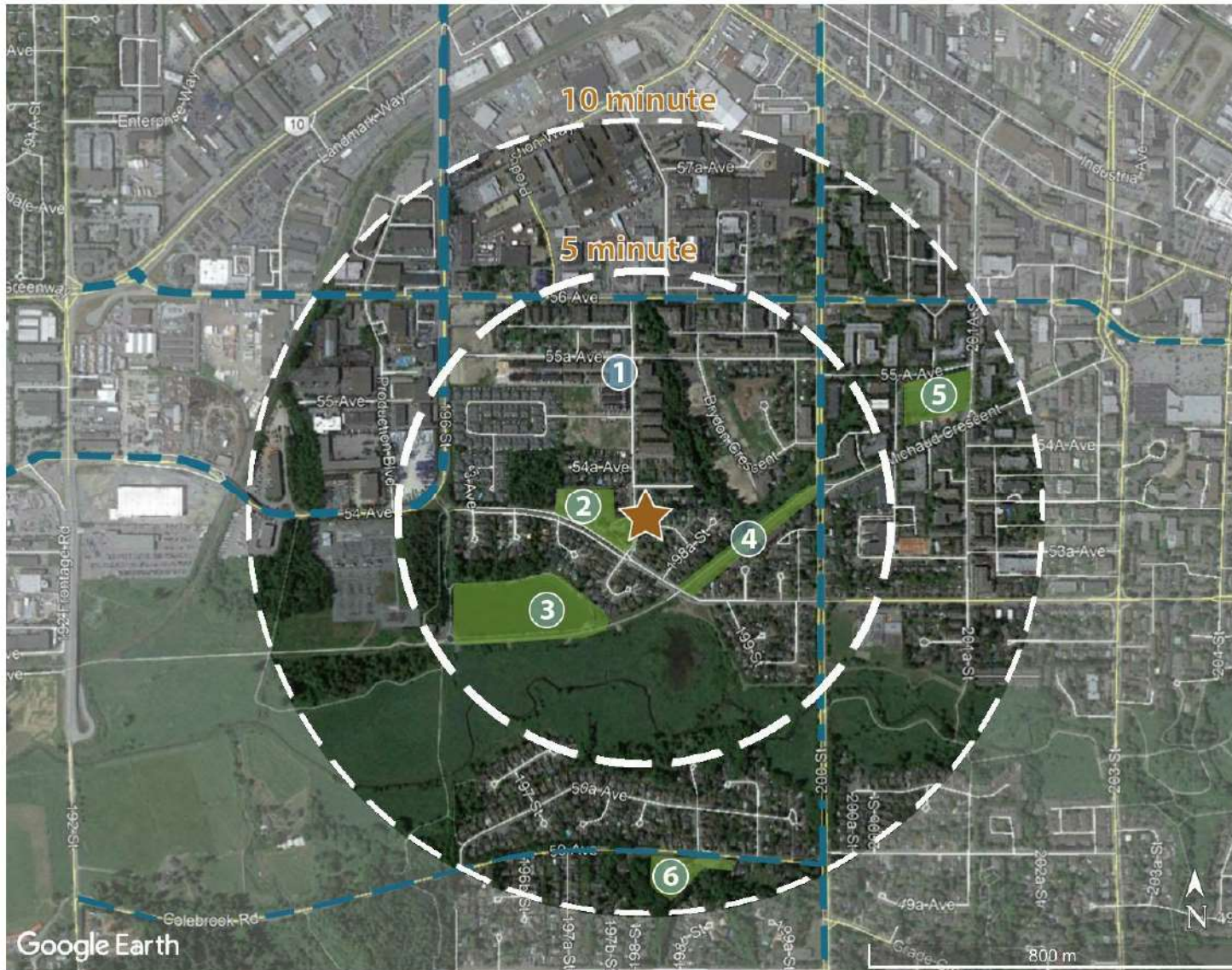
0.2.1 gross floor area summary (level)

LEVEL	AREA SF	AREA m ²	AREA %	COMMENTS
TOWNHOUSE 1				
LEVEL 1	3705 SF	344.21 m ²	6.5%	
LEVEL 2	3622 SF	335.08 m ²	6.7%	
LEVEL 3	3822 SF	355.08 m ²	6.7%	
	11349 SF	1054.36 m²	20.0%	
TOWNHOUSE 2				
LEVEL 1	3088 SF	286.84 m ²	5.4%	
LEVEL 2	3185 SF	295.90 m ²	5.6%	
LEVEL 3	3185 SF	295.90 m ²	5.6%	
	9458 SF	878.63 m²	16.8%	
TOWNHOUSE 3				
LEVEL 1	3088 SF	286.84 m ²	5.4%	
LEVEL 2	3185 SF	295.90 m ²	5.6%	
LEVEL 3	3185 SF	295.90 m ²	5.6%	
	9458 SF	878.63 m²	16.8%	
TOWNHOUSE 4				
LEVEL 1	3705 SF	344.21 m ²	6.5%	
LEVEL 2	3822 SF	355.08 m ²	6.7%	
LEVEL 3	3822 SF	355.08 m ²	6.7%	
	11349 SF	1054.36 m²	20.0%	
TOWNHOUSE 5				
LEVEL 1	3088 SF	286.84 m ²	5.4%	
LEVEL 2	3185 SF	295.90 m ²	5.6%	
LEVEL 3	3185 SF	295.90 m ²	5.6%	
	9458 SF	878.63 m²	16.8%	
TOWNHOUSE 6				
LEVEL 1	1877 SF	174.40 m ²	3.3%	
LEVEL 2	1937 SF	179.91 m ²	3.4%	
LEVEL 3	1937 SF	179.91 m ²	3.4%	
	5750 SF	534.22 m²	10.1%	
AREA GRAND TOTAL	56821 SF	5278.83 m²	100.0%	

0.4.2 unit floor area summary townhome

LEVEL	COUNT	UNIT AREA SF (15F)	UNIT AREA m ² (1m ²)	TOTAL UNIT AREA SF	TOTAL UNIT AREA m ²
TOWNHOUSE 1					
UNIT A1	3				
LEVEL 1	2	616 SF	57 m ²	1849 SF	171.77 m ²
LEVEL 1	2	620 SF	58 m ²	1240 SF	115.19 m ²
LEVEL 2	3	636 SF	59 m ²	1907 SF	177.19 m ²
LEVEL 2	2	639 SF	59 m ²	1279 SF	118.82 m ²
LEVEL 3	3	636 SF	59 m ²	1907 SF	177.19 m ²
LEVEL 3	2	639 SF	59 m ²	1279 SF	118.82 m ²
UNIT A1.1	1				
LEVEL 1	1	616 SF	57 m ²	616 SF	57.26 m ²
LEVEL 2	1	636 SF	59 m ²	636 SF	59.06 m ²
LEVEL 3	1	636 SF	59 m ²	636 SF	59.06 m ²
				11349 SF	1054.36 m²
TOWNHOUSE 2					
UNIT A1	3				
LEVEL 1	3	616 SF	57 m ²	1848 SF	171.70 m ²
LEVEL 1	2	620 SF	58 m ²	1240 SF	115.20 m ²
LEVEL 2	3	635 SF	59 m ²	1906 SF	177.12 m ²
LEVEL 2	2	639 SF	59 m ²	1279 SF	118.78 m ²
LEVEL 3	3	635 SF	59 m ²	1906 SF	177.12 m ²
LEVEL 3	2	639 SF	59 m ²	1279 SF	118.78 m ²
				9458 SF	878.69 m²
TOWNHOUSE 3					
UNIT A1	3				
LEVEL 1	3	616 SF	57 m ²	1848 SF	171.70 m ²
LEVEL 1	2	620 SF	58 m ²	1240 SF	115.20 m ²
LEVEL 2	3	635 SF	59 m ²	1906 SF	177.12 m ²
LEVEL 2	2	639 SF	59 m ²	1279 SF	118.78 m ²
LEVEL 3	3	635 SF	59 m ²	1906 SF	177.12 m ²
LEVEL 3	2	639 SF	59 m ²	1279 SF	118.78 m ²
				9458 SF	878.69 m²
TOWNHOUSE 4					
UNIT A1	3				
LEVEL 1	3	616 SF	57 m ²	1849 SF	171.77 m ²
LEVEL 1	2	620 SF	58 m ²	1240 SF	115.19 m ²
LEVEL 2	3	636 SF	59 m ²	1907 SF	177.19 m ²
LEVEL 2	2	639 SF	59 m ²	1279 SF	118.82 m ²
LEVEL 3	3	636 SF	59 m ²	1907 SF	177.19 m ²
LEVEL 3	2	639 SF	59 m ²	1279 SF	118.82 m ²
UNIT A1.1	1				
LEVEL 1	1	616 SF	57 m ²	616 SF	57.26 m ²
LEVEL 2	1	636 SF	59 m ²	636 SF	59.06 m ²
LEVEL 3	1	636 SF	59 m ²	636 SF	59.06 m ²
				11349 SF	1054.36 m²
TOWNHOUSE 5					
UNIT A1	2				
LEVEL 1	2	616 SF	57 m ²	1232 SF	114.47 m ²
LEVEL 1	2	620 SF	58 m ²	1240 SF	115.20 m ²
LEVEL 2	2	636 SF	59 m ²	1271 SF	118.08 m ²
LEVEL 2	2	639 SF	59 m ²	1279 SF	118.79 m ²
LEVEL 3	2	636 SF	59 m ²	1271 SF	118.08 m ²
LEVEL 3	2	639 SF	59 m ²	1279 SF	118.79 m ²
UNIT A1.1	1				
LEVEL 1	1	616 SF	57 m ²	616 SF	57.23 m ²
LEVEL 2	1	636 SF	59 m ²	636 SF	59.04 m ²
LEVEL 3	1	636 SF	59 m ²	636 SF	59.04 m ²
				9459 SF	878.72 m²
TOWNHOUSE 6					
UNIT A1	1				
LEVEL 1	1	616 SF	57 m ²	616 SF	57.22 m ²
LEVEL 1	2	620 SF	58 m ²	1240 SF	115.18 m ²
LEVEL 2	1	636 SF	59 m ²	636 SF	59.10 m ²
LEVEL 2	2	639 SF	59 m ²	1279 SF	118.79 m ²
LEVEL 3	1	636 SF	59 m ²	636 SF	59.10 m ²
LEVEL 3	2	639 SF	59 m ²	1279 SF	118.79 m ²
				5685 SF	528.18 m²
				56758 SF	5273.00 m²





★ **SITE:**
19824 54A AVENUE - 5364 198 STREET
LANGLEY, B.C.

- ① MONTESSORI SCHOOL
- ② BRYDON PARK
- ③ BRYDON LAGOON
- ④ BALDI CREEK TRAIL
- ⑤ LINWOOD PARK
- ⑥ CONDER PARK

— ARTERIAL THROUGHFARE



conder park



global montessori school

location

THE PROPOSED DEVELOPMENT IS LOCATED IN LANGLEY ON 198 STREET. THE SITES ADJACENCIES INCLUDE A MIXTURE OF SINGLE FAMILY HOMES AND MULTI STOREY APARTMENTS, INCLUDING A NEW THREE STOREY DEVELOPMENT TO THE SOUTH. TO THE WEST OF THE SITE LIES BRYDON PARK, WITH BRYDON LAAGOON LOCATED SOUTHWEST OF THE DEVELOPMENT.

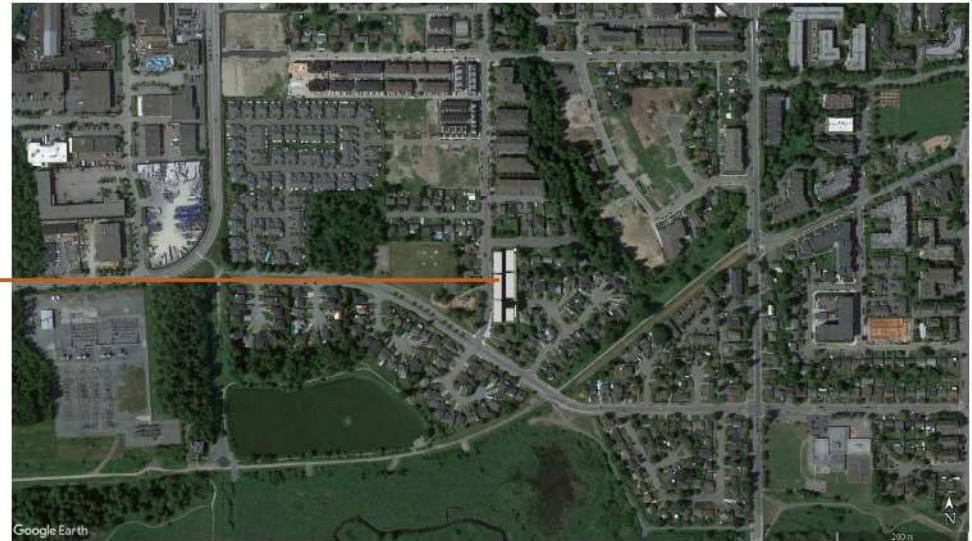


brydon lagoon



brydon park

sync townhomes development location



location map/north langley



linwood park



baldi creek trail

sync townhomes development location



aerial view looking n/w



198 street looking south



198 street looking north

sync townhomes development location



SYNC DEVELOPMENTS
19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

CONTEXT PLAN
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

17/11/21 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



SD1.04

design rationale

project description

THIS PROPOSED DEVELOPMENT IS COMPRISED OF SIX THREE-STORY WOOD FRAME MULTI-FAMILY RESIDENTIAL BUILDINGS CONSISTING OF 30 UNITS WITH INDIVIDUAL POINTS OF ENTRY ALONG THE EAST AND WEST OF THE SITE. A VEHICULAR THOROUGHFARE CONNECTS 54TH AVE AND 53A AVE WHILE PROVIDING ACCESS TO VISITOR PARKING AS WELL AS THE ENCLOSED GARAGE PARKING LOCATED WITHIN EACH UNIT. THE GENTLE SLOPE OF THE SITE IS INTEGRATED INTO THE EXTERIOR FACADE AS THE BUILDINGS STEP DOWN ALONG 198TH STREET WHILE MAINTAINING A CONSISTENT ARCHITECTURAL EXPRESSION.

massing, form & character

THE SITING AND MASSING OF THE BUILDINGS WITHIN THIS DEVELOPMENT IS DESIGNED TO INCORPORATE CONCEPTS THAT ARE BOTH MODERN AND SIMPLISTIC, WITH THE INCLUSION OF BUILDOUTS AND TRIM AROUND WINDOWS WITHIN THE LIVING ROOM AND MASTER BEDROOMS ALLOWING NATURAL DAYLIGHT TO PERMEATE INTO THESE SPACES WHILE ALSO CREATING AN EXTERIOR EXPRESSION THAT BRINGS A UNIQUE EXPERIENCE TO THE CITY OF LANGLEY.

THE USAGE OF ARCTIC WHITE CEMENTITIOUS PANELS AND LAP SIDING, IN COMBINATION WITH BUILDOUTS THAT FEATURE A DARKER TONE, CREATES A VISUAL INTEREST FOR BOTH MOTORISTS AND PEDESTRIANS ALONG 198TH STREET. CEMENTITIOUS BOARD AND BATTEN HIGHLIGHTS THE ROOF FORM AT BOTH THE INTERMEDIATE POP UPS AND ALONG THE RAISED END PORTIONS THAT WRAP AROUND THE BUILDING, WHICH CREATES A POINT OF INTEREST ALONG THE BUILDING EDGE.

THE EXTERIOR TREATMENT AT THE FIRST FLOOR INTRODUCES A BRICK VENEER THAT CREATES A VISUAL SEPARATION BETWEEN UNITS ALONG THE CENTRAL THOROUGHFARE, WITH THE OPPOSING FAÇADE'S MAIN ENTRANCE UTILIZING BRICK TO HIGHLIGHT THE PRIMARY ACCESS POINT AND WORKING IN COMBINATION WITH THE HEAVILY ACCENTED DOORS TO CREATE A STRIKING VISUAL THAT ENHANCES ONE'S EXPERIENCE AS THEY APPROACH THE BUILDING.

environmental sustainability

ADDRESSED WITHIN THE DEVELOPMENT BY THE PROVISION OF LIGHT POLLUTION REDUCTION BY MEANS OF DARK SKY COMPLIANT EXTERIOR LIGHTING SYSTEMS, WATER EFFICIENT LANDSCAPING AND PLUMBING SYSTEMS, NATURAL VENTILATION THROUGH OPERABLE WINDOWS AND ENERGY EFFICIENT HVAC SYSTEMS, STORAGE AND COLLECTION OF RECYCLABLES, AND RENEWABLE BASED WOOD BUILDING MATERIALS.

crime prevention

ENVIRONMENTAL DESIGN PRINCIPLES (CPTD) HAVE BEEN INCORPORATED INTO THE DESIGN BY MEANS OF NATURAL SURVEILLANCE THROUGHOUT THE PERIMETER, INTERIOR DRIVE AISLE BY MEANS OF CLEAR VIEWING LINES FROM THE RESIDENTIAL UNITS AND BALCONIES, AND ELIMINATION OF ALL POTENTIAL DARK AREAS AND ACCESSES/EXITS.

REFER ALSO TO THE ATTACHED CONCEPT STATEMENT BY THE PMG LANDSCAPE ARCHITECTS FOR FURTHER DETAIL ON THE LANDSCAPE DESIGN.



east perspective



east elevation



west elevation



townhouse 3 - east elevation



townhouse 4 - west elevation



SYNC DEVELOPMENTS
19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

DESIGN RATIONALE
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
17/11/21 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



SYNC
PROPERTIES

SD1.05



198th street streetscape

1/16" = 1'-0"

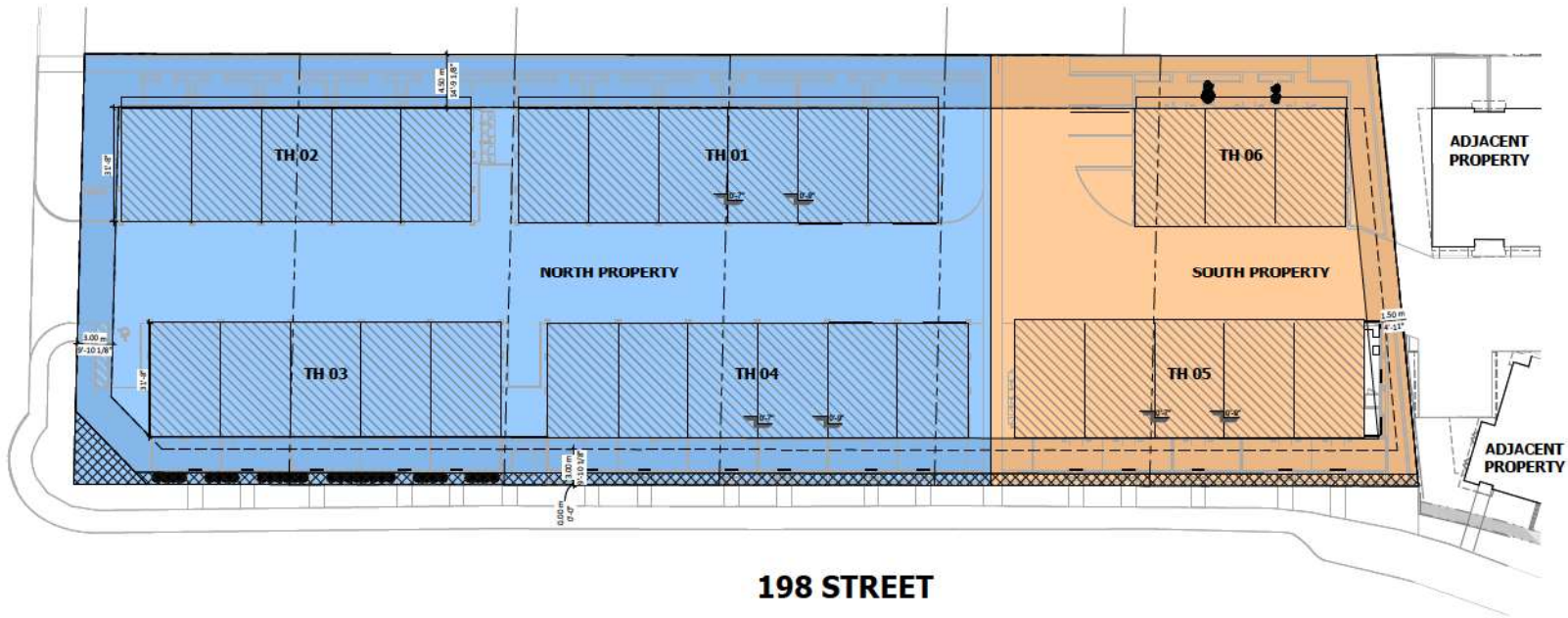


54th avenue streetscape

1/16" = 1'-0"

NOTE:
REFER TO SD1.05 FOR
DENSITY CALCULATIONS

54TH AVENUE



198 STREET



keystonearch.ca

SYNC DEVELOPMENTS

19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

DENSITY

SCALE: 1/16" = 1'-0"



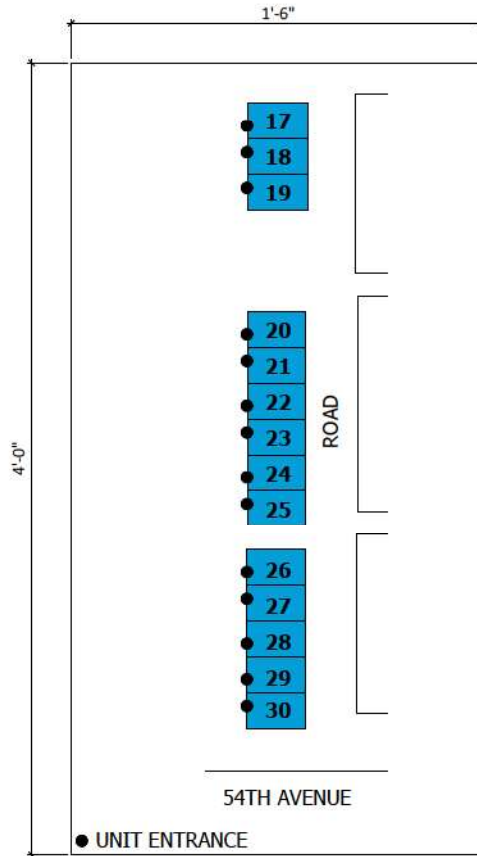
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17/11/21 REVISION #:
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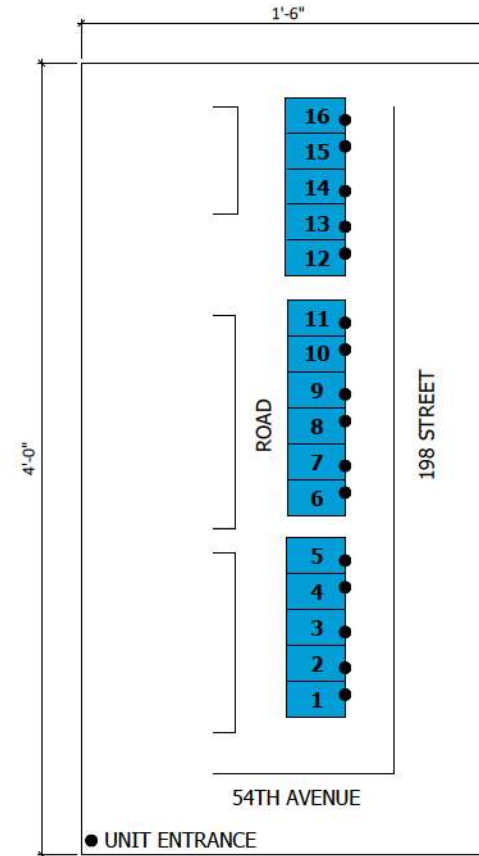


SYNC
PROPERTIES

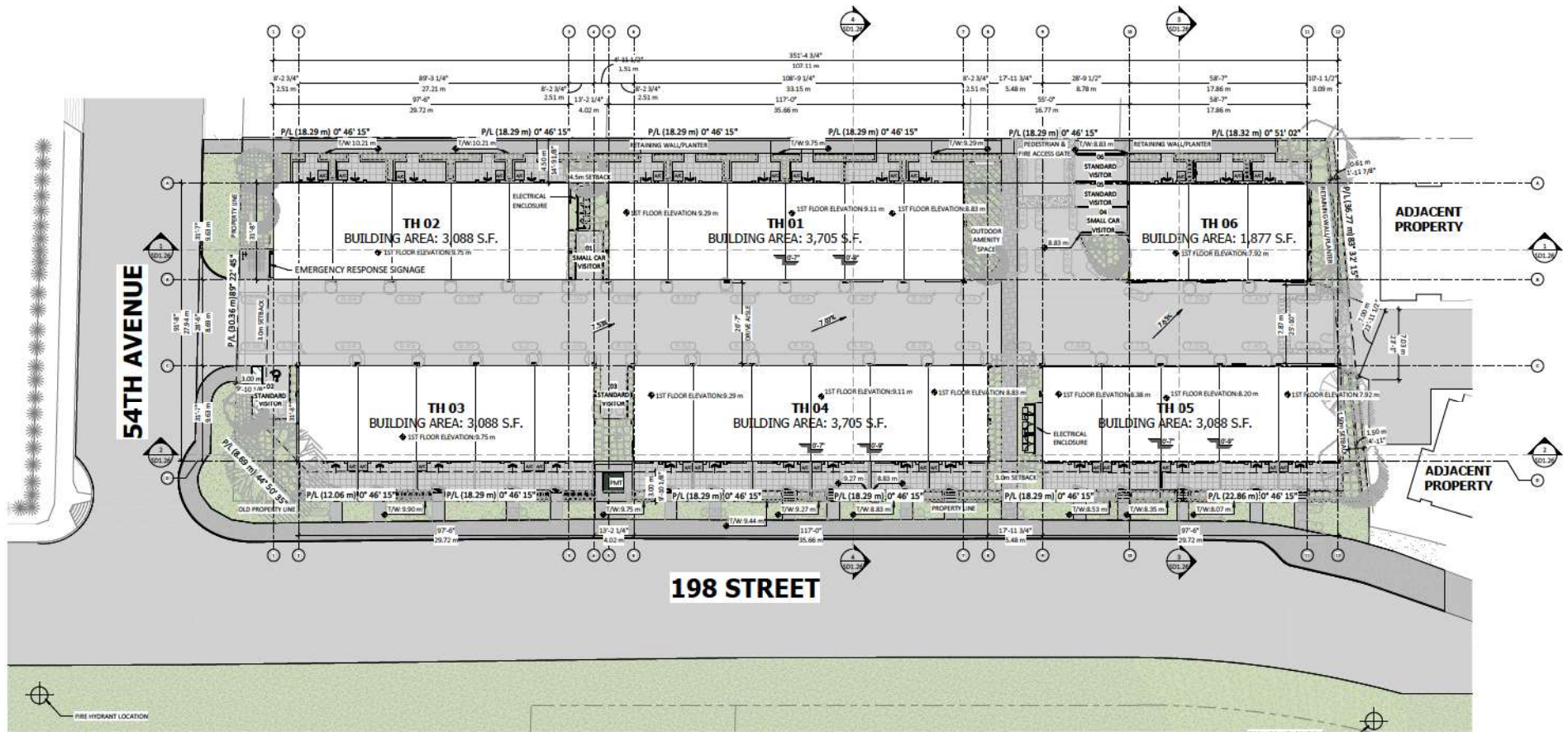
SD1.07



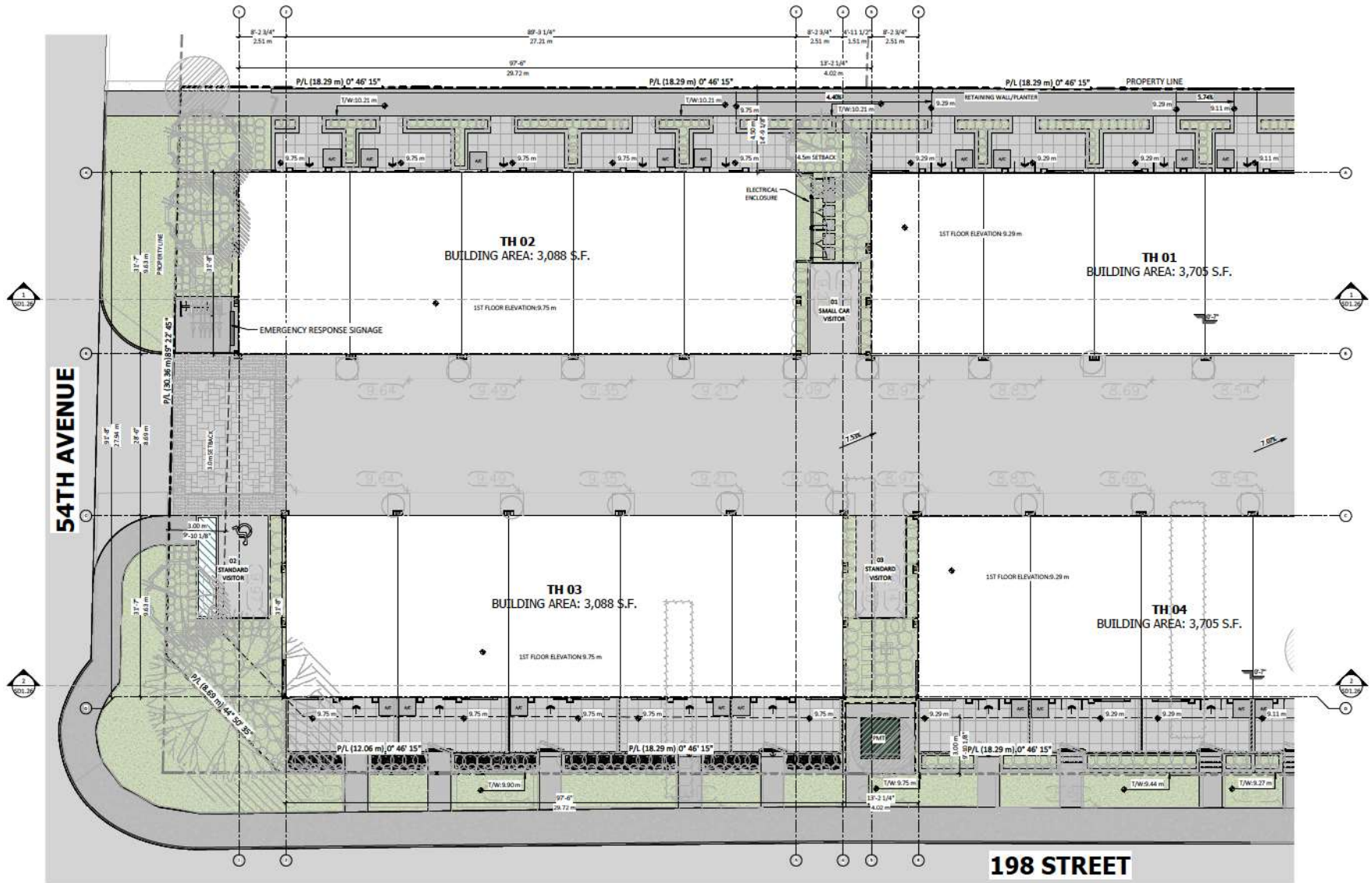
unit entry - east block
1/32" = 1'-0"



unit entry - west block
1/32" = 1'-0"



site plan
1/16" = 1'-0"



site plan - north

1/8" = 1'-0"



SYNC DEVELOPMENTS
19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

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



RE-ISSUED FOR DEVELOPMENT PERMIT
17/11/21 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



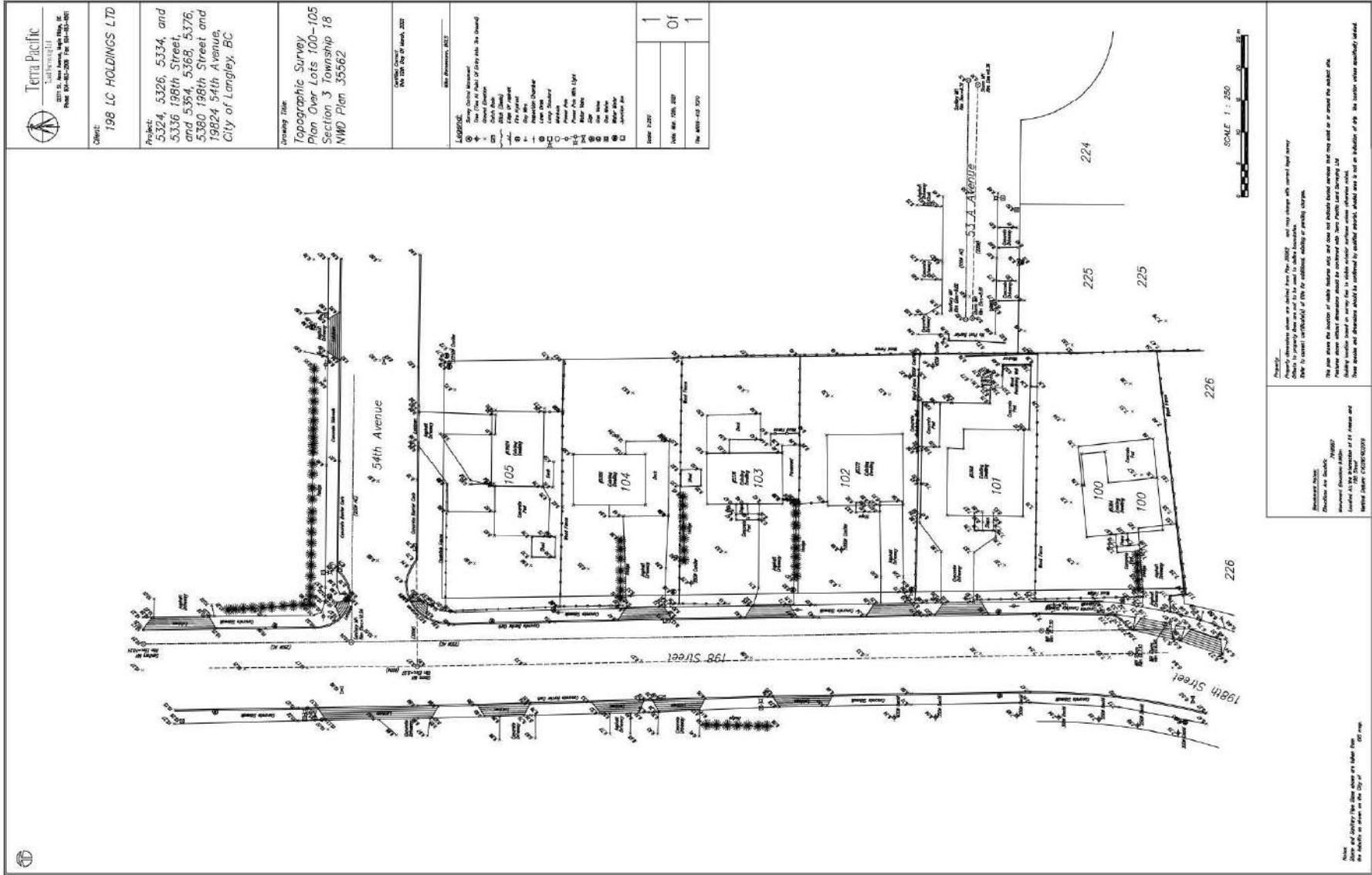
SYNC PROPERTIES

SD1.21

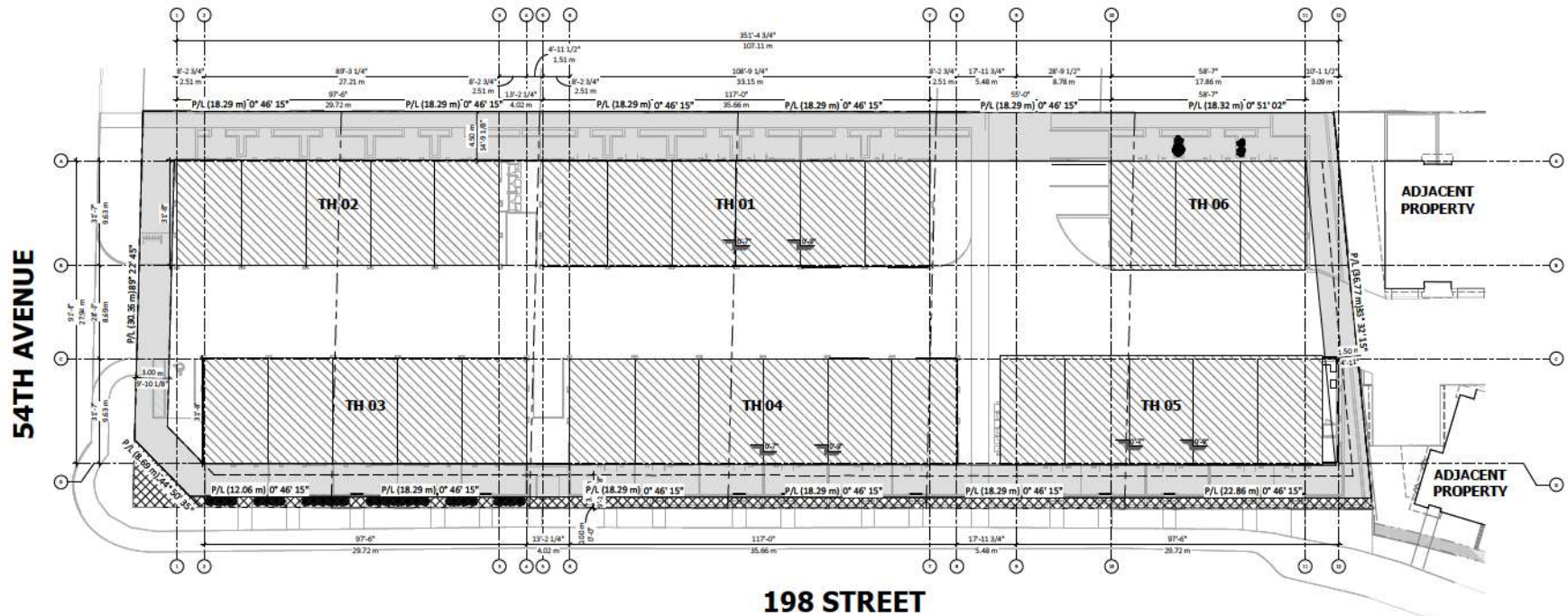


site plan - south

1/8" = 1'-0"



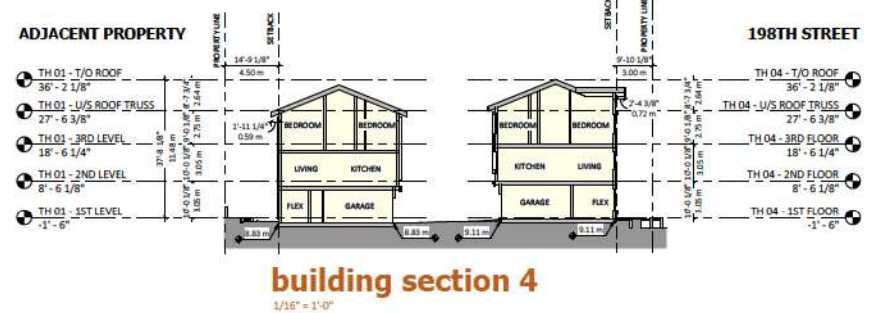
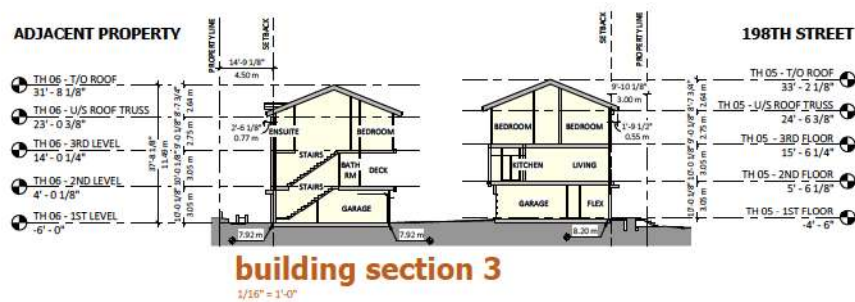
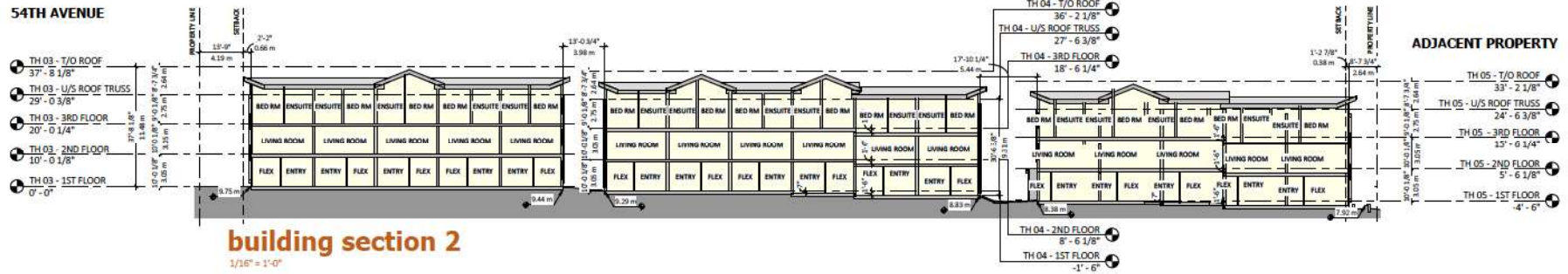
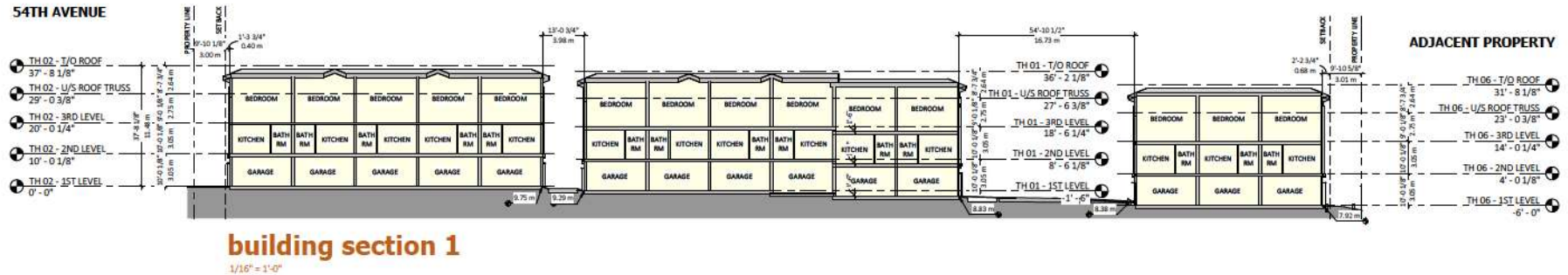
LEGAL ADDRESS: LOT 100 - 105, NWD PLAN 35562;
 CIVIC ADDRESS: 19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.



site plan - layout
 1/16" = 1'-0"



OCCUPANCIES
 □ GROUP C - RESIDENTIAL





shadow study - 9am - march 21



shadow study - 12pm - march 21



shadow study - 3pm - march 21



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SYNC DEVELOPMENTS

19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

SHADOW STUDY

SCALE: N.T.S.



RE-ISSUED FOR DEVELOPMENT PERMIT

17/11/21 REVISION #:
CITY OF LANGLEY FILE #
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SD1.31



3d massing - northeast

3d massing - southwest



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SYNC DEVELOPMENTS

19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

3D MASSING

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

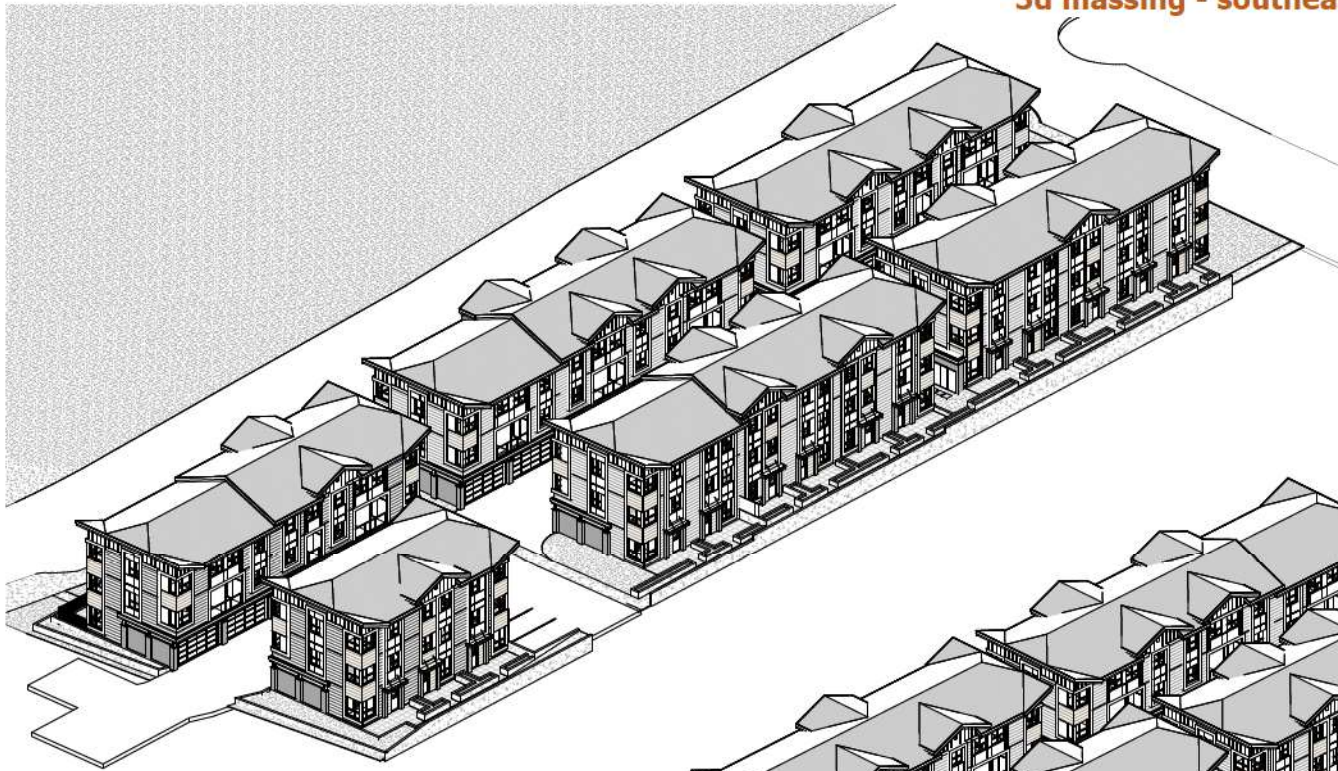
17/11/21 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



SYNC
PROPERTIES

SD1.32

3d massing - southeast



3d massing - northwest



SYNC DEVELOPMENTS
19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

3D MASSING
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
17/11/21 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



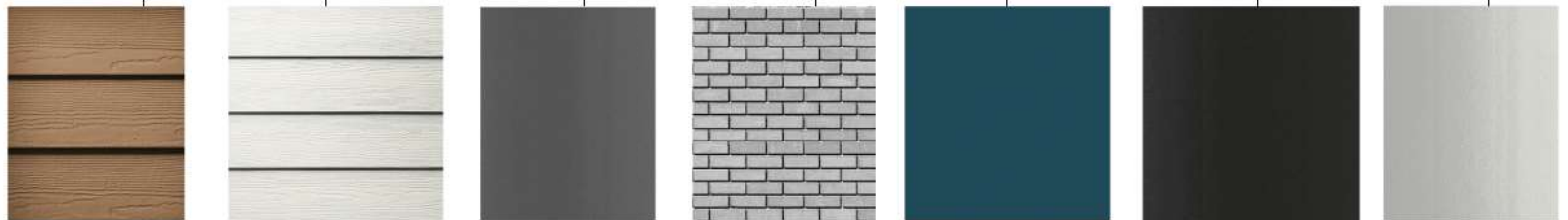
SYNC
PROPERTIES

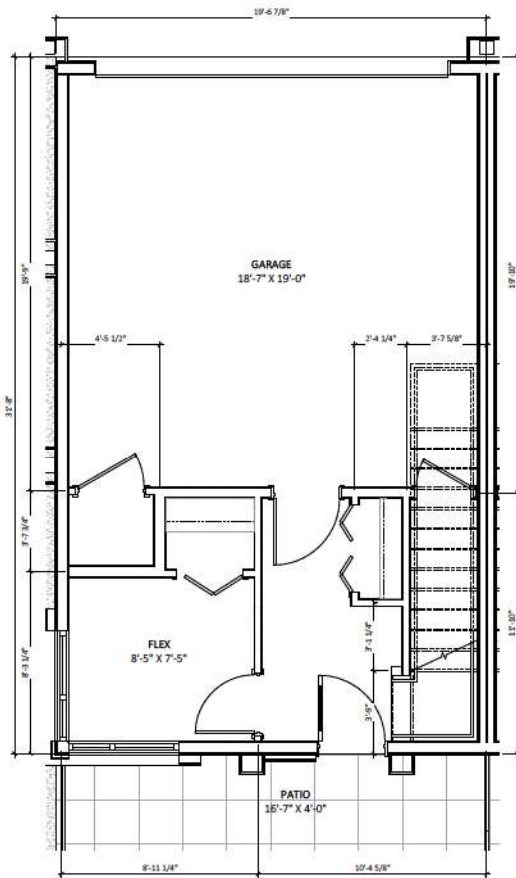
SD1.33



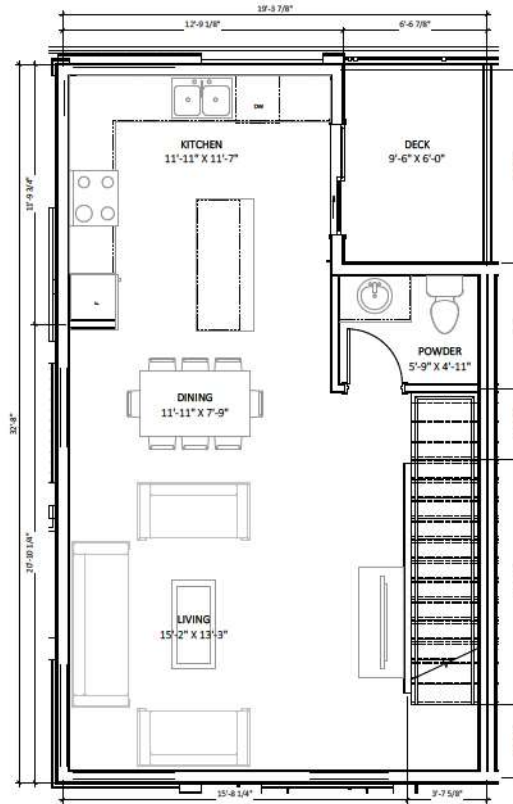
townhouse 2 - west elevation

3/16" = 1'-0"

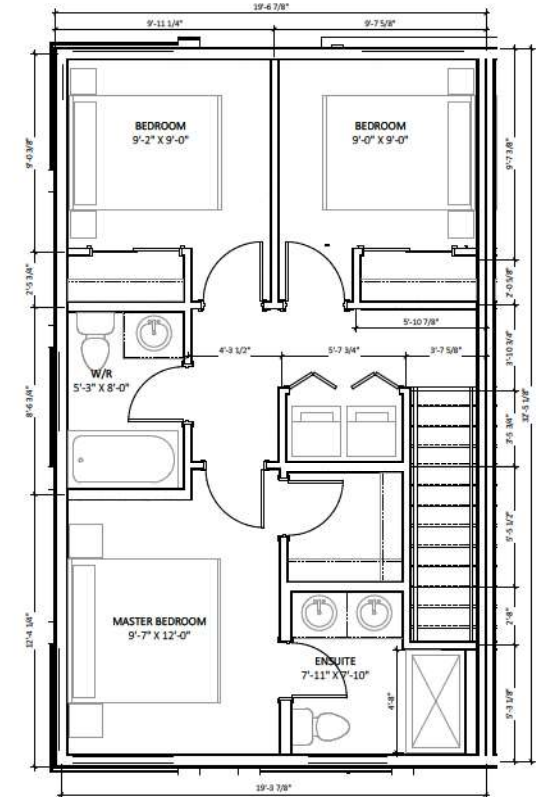




UNIT A1 221 SF END UNIT
LEVEL 1



UNIT A1 580 SF END UNIT
LEVEL 2



UNIT A1 639 SF END UNIT
LEVEL 3

TOTAL AREA: +/- 1,440 SQ. FT.



SYNC DEVELOPMENTS
19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

UNIT A1 PLAN
SCALE: 3/8" = 1'-0"

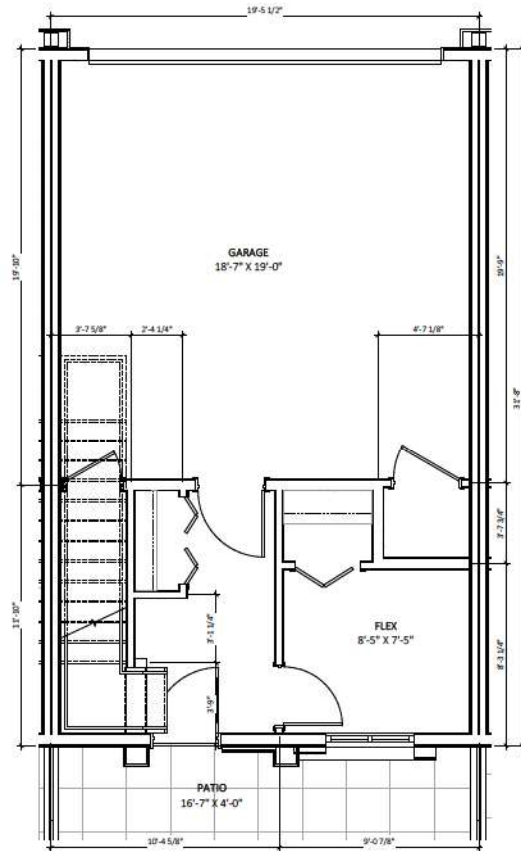
RE-ISSUED FOR DEVELOPMENT PERMIT

17/11/21 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132

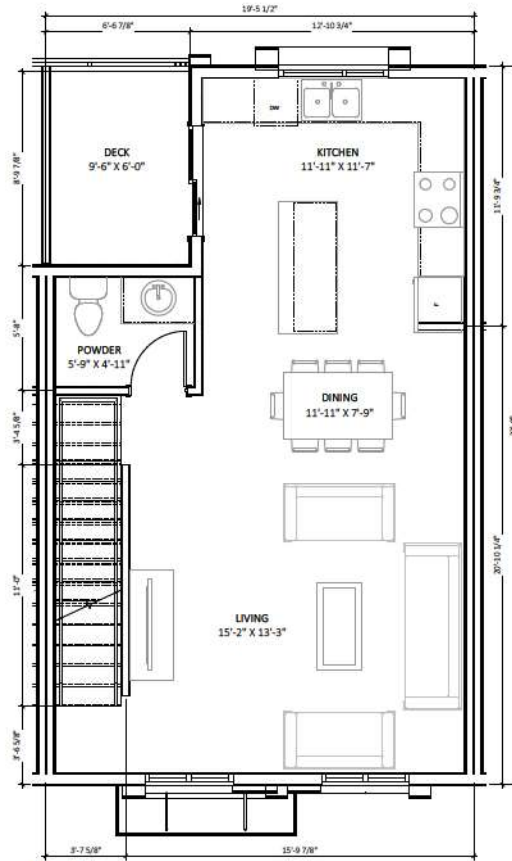


SYNC
PROPERTIES

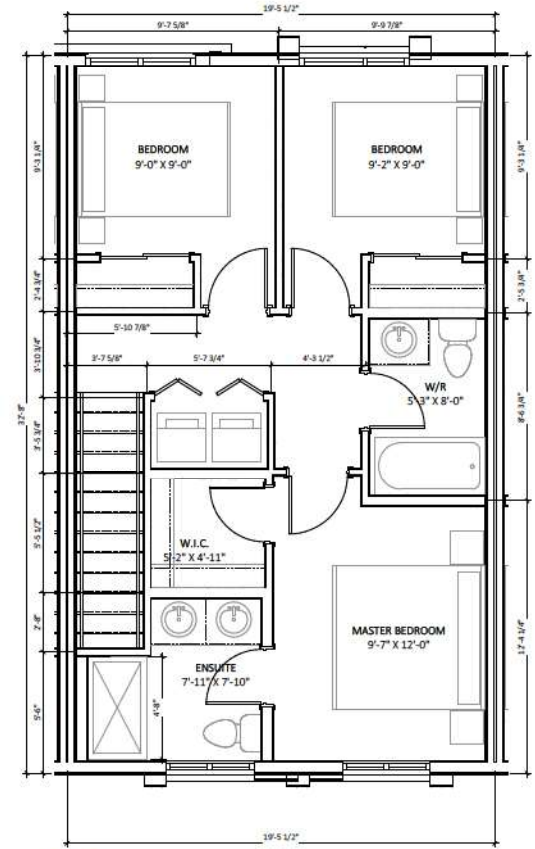
SD2.01



UNIT A1.1
220 SF DROPPED UNIT
LEVEL 1



UNIT A1.1
576 SF DROPPED UNIT
LEVEL 2



UNIT A1.1
636 SF DROPPED UNIT
LEVEL 3

TOTAL AREA: +/- 1,432 SQ. FT.



SYNC DEVELOPMENTS
19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

UNIT A1.1 PLAN
SCALE: 3/8" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT

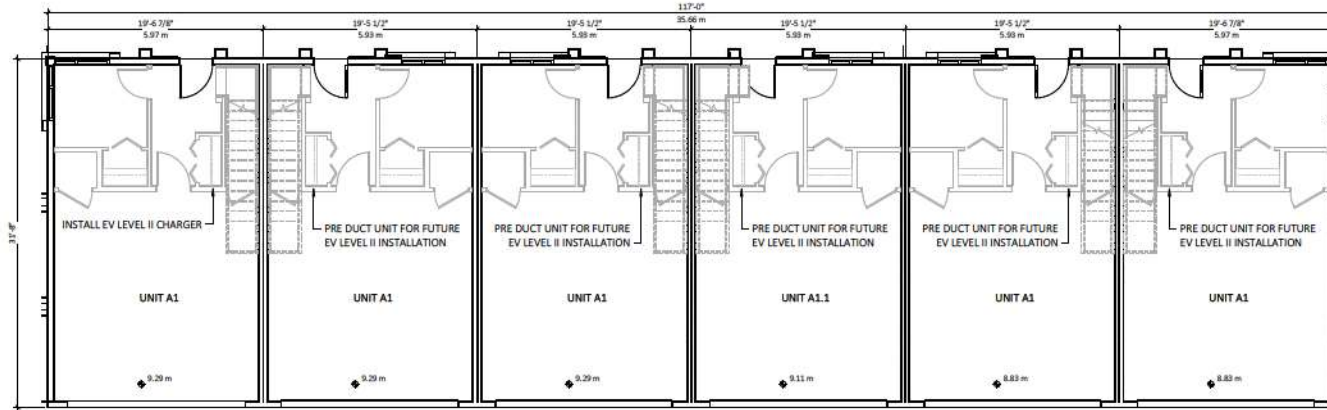
17/11/21 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



SYNC PROPERTIES

SD2.02

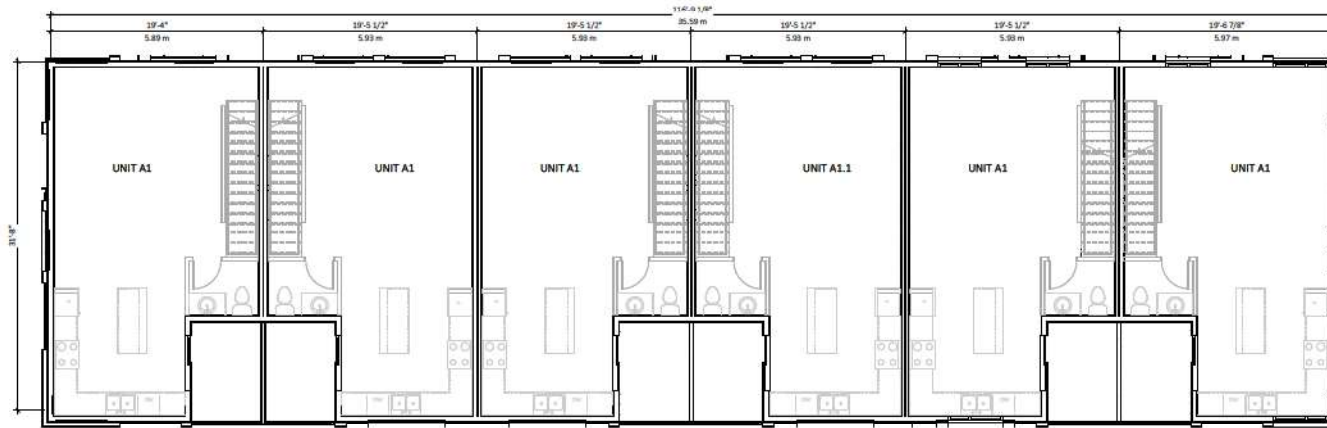
NOTE:
TOWNHOUSE 04 TO BE A
MIRROR OF TOWNHOUSE 01



TOTAL FLOOR AREA:	11,349 SF
UNIT A1 - MIDDLE UNITS:	4,475 SF
UNIT A1 - END UNITS:	3,000 SF
UNIT A1.1:	1,492 SF

townhouse 1 - 1st level

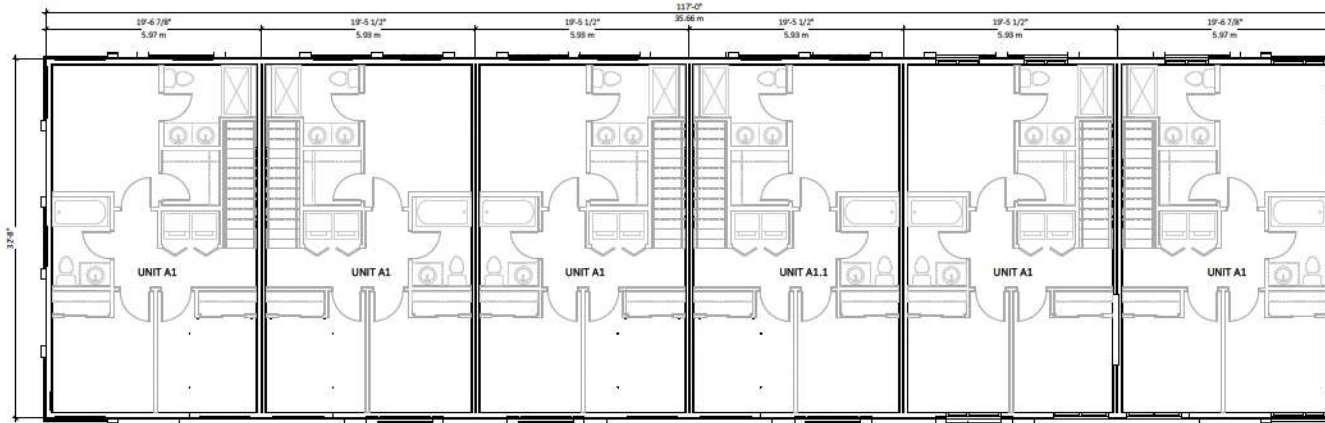
3/16" = 1'-0"



townhouse 1 - 2nd level

3/16" = 1'-0"

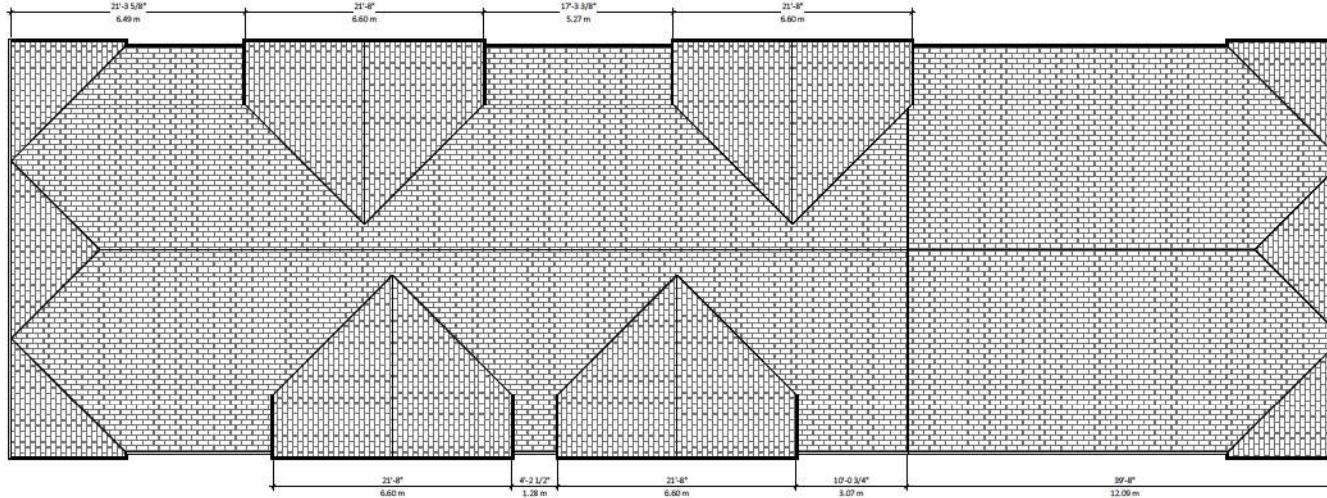
NOTE
TOWNHOUSE 04 TO BE A
MIRROR OF TOWNHOUSE 03



TOTAL FLOOR AREA:	11,349 SF
UNIT A1 - MIDDLE UNITS:	4,475 SF
UNIT A1 - END UNITS:	3,000 SF
UNIT A1.1:	1,492 SF

townhouse 1 - 3rd level

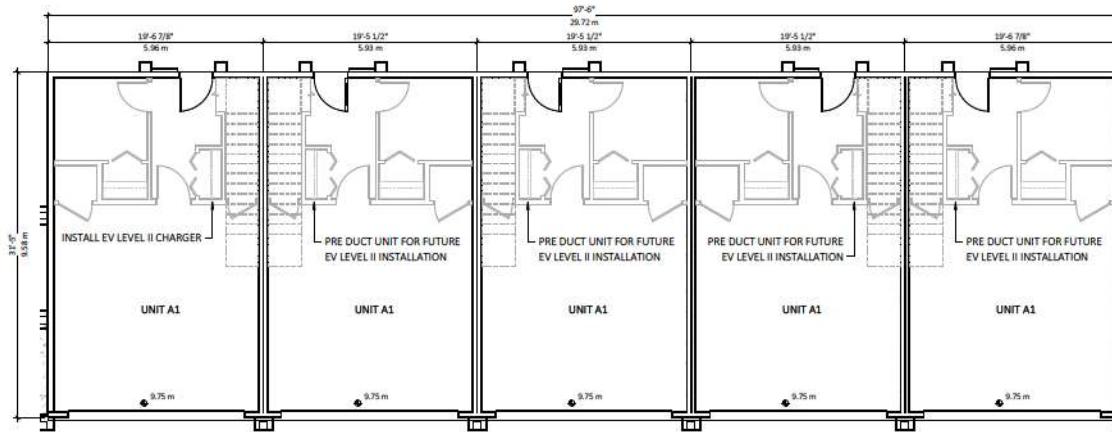
3/16" = 1'-0"



townhouse 1 - roof level

3/16" = 1'-0"

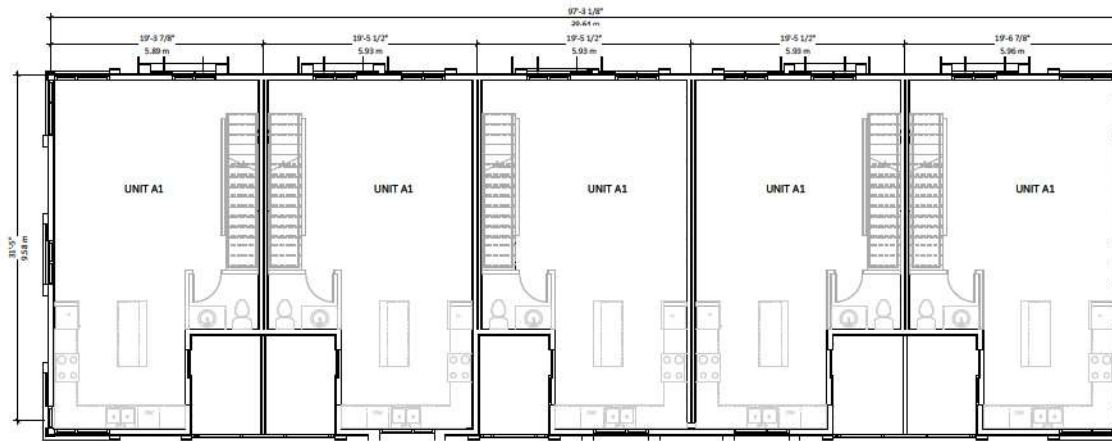
NOTE
TOWNHOUSE 03 TO BE A
MIRROR OF TOWNHOUSE 02



TOTAL FLOOR AREA:	9,458 SF
UNIT A1 - MIDDLE UNITS:	5,472 SF
UNIT A1 - END UNITS:	3,000 SF

townhouse 2 - 1st level

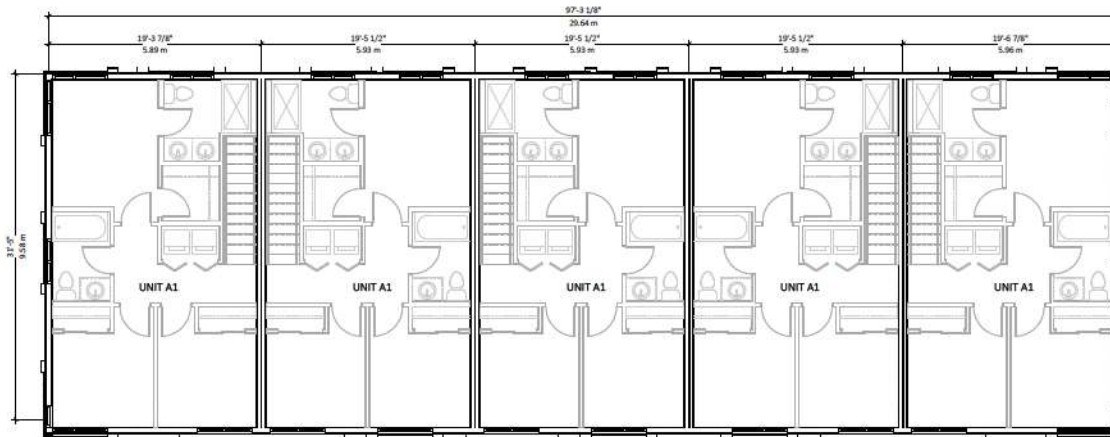
3/16" = 1'-0"



townhouse 2 - 2nd level

3/16" = 1'-0"

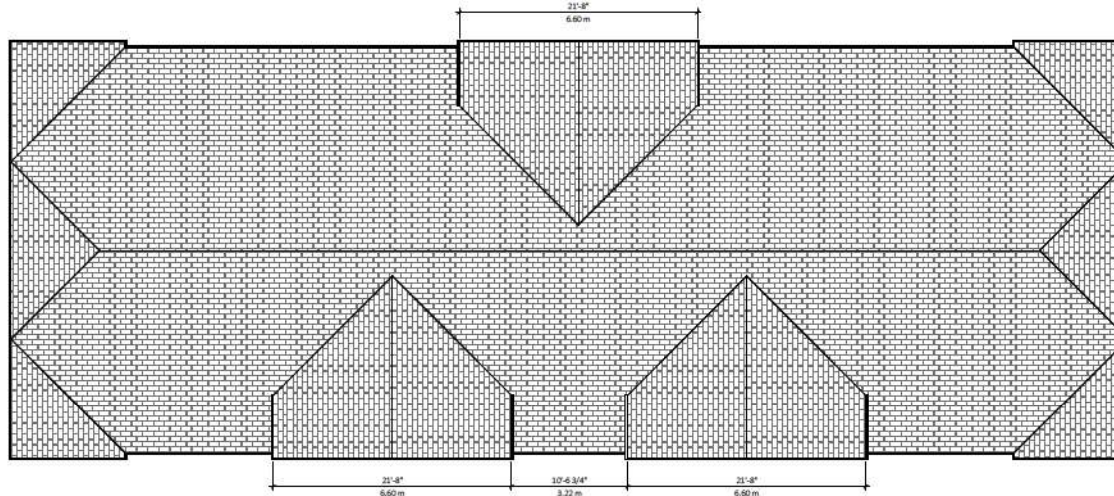
NOTE:
TOWNHOUSE 03 TO BE A
MIRROR OF TOWNHOUSE 02



TOTAL FLOOR AREA:	9,458 SF
UNIT A1 - MIDDLE UNITS:	5,472 SF
UNIT A1 - END UNITS:	3,000 SF

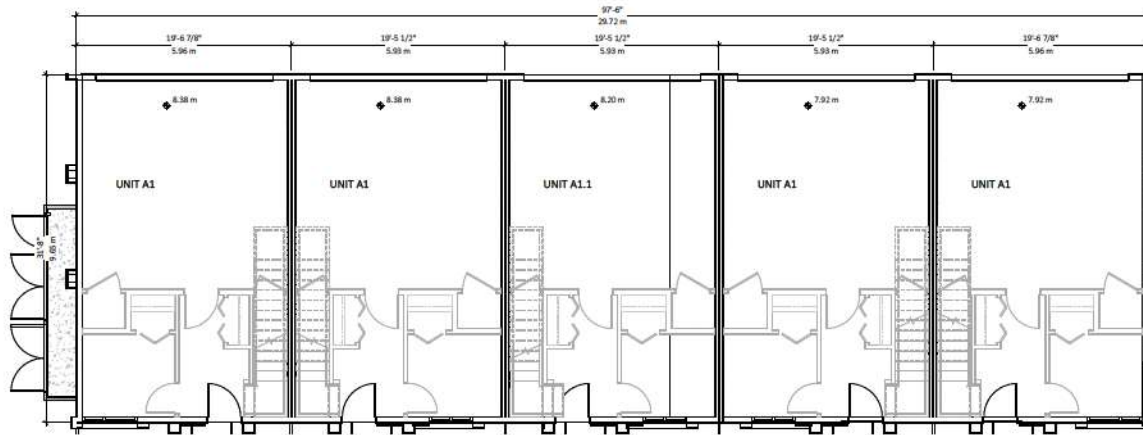
townhouse 2 - 3rd level

3/16" = 1'-0"



townhouse 2 - roof level

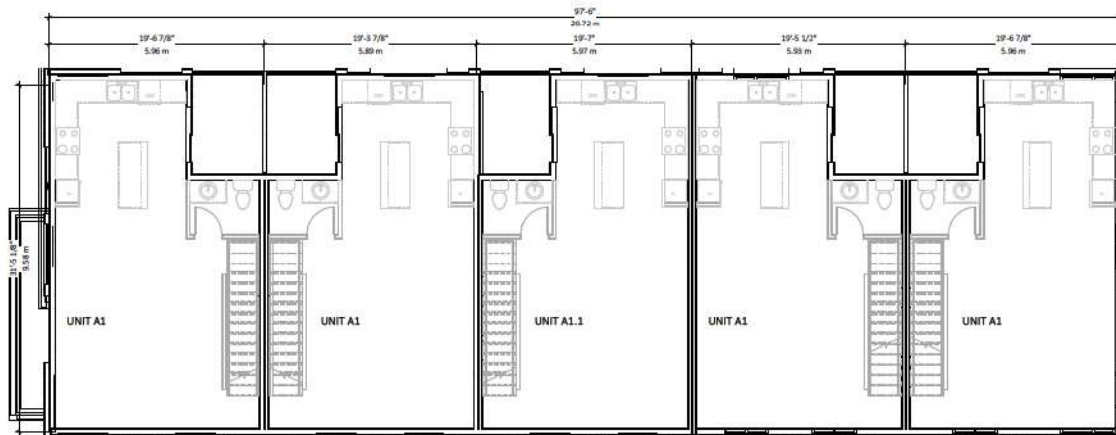
3/16" = 1'-0"



TOTAL FLOOR AREA:	9,458 SF
UNIT A1 - MIDDLE UNITS:	2,982 SF
UNIT A1 - END UNITS:	3,000 SF
UNIT A1.1:	1,492 SF

townhouse 5 - 1st level

3/16" = 1'-0"



townhouse 5 - 2nd level

3/16" = 1'-0"



SYNC DEVELOPMENTS
19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

FLOOR PLANS - TOWNHOUSE 5
SCALE: As indicated

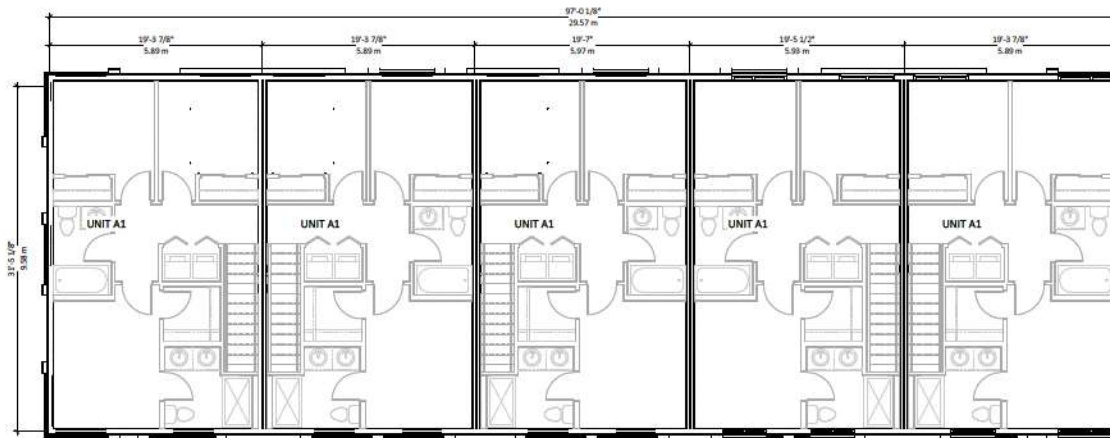


RE-ISSUED FOR DEVELOPMENT PERMIT
17/11/21 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



SYNC PROPERTIES

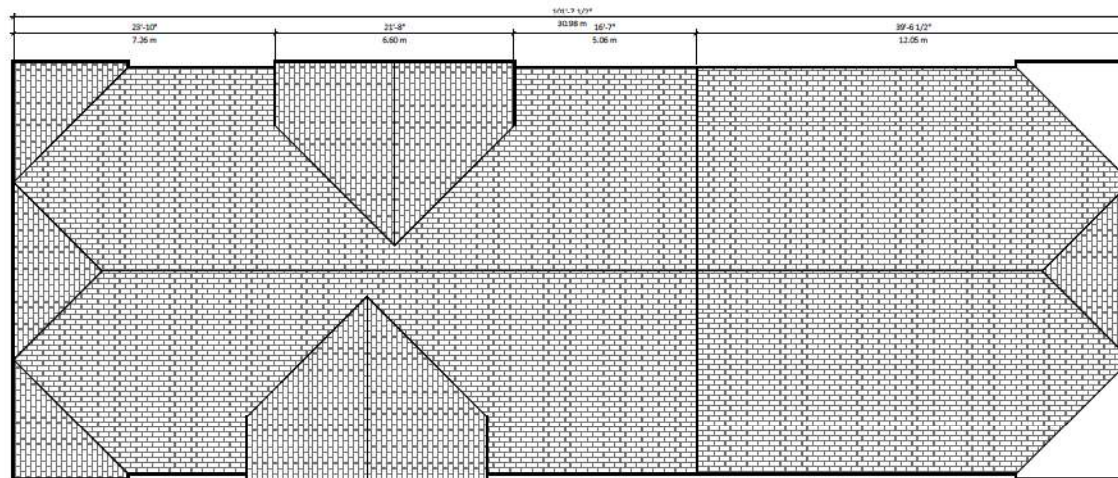
SD3.05



TOTAL FLOOR AREA:	9,458 SF
UNIT A1 - MIDDLE UNITS:	2,982 SF
UNIT A1 - END UNITS:	3,000 SF
UNIT A1.1:	1,492 SF

townhouse 5 - 3rd level

3/16" = 1'-0"



townhouse 5 - roof level

3/16" = 1'-0"



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SYNC DEVELOPMENTS

19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

FLOOR PLANS - TOWNHOUSE 5

SCALE: As indicated

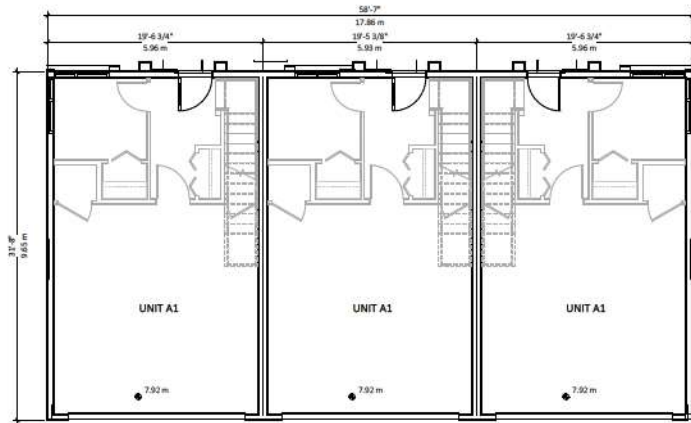


RE-ISSUED FOR DEVELOPMENT PERMIT

17/11/21 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132

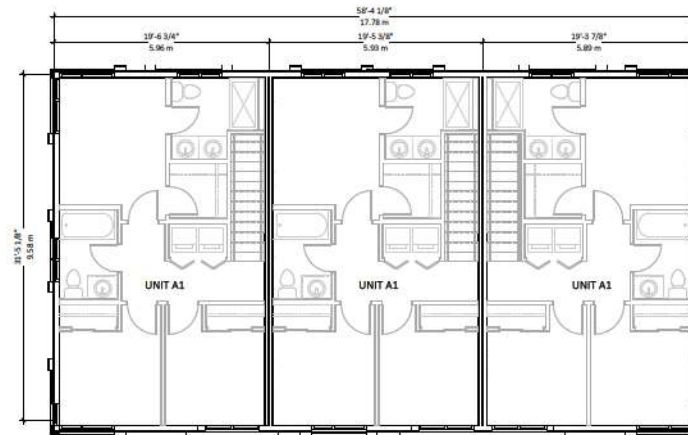


SD3.06



townhouse 6 - 1st level

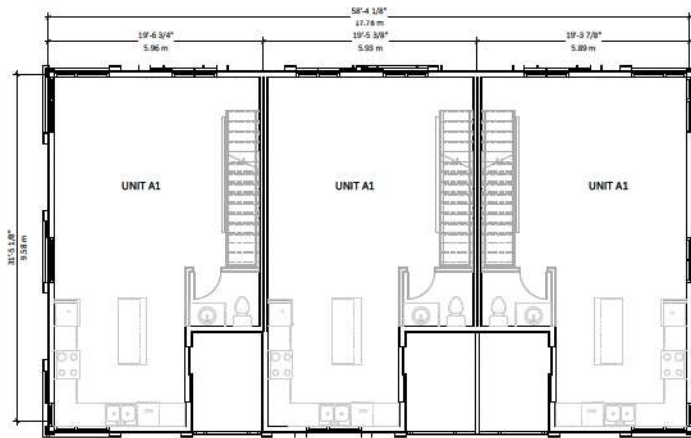
3/16" = 1'-0"



townhouse 6 - 3rd level

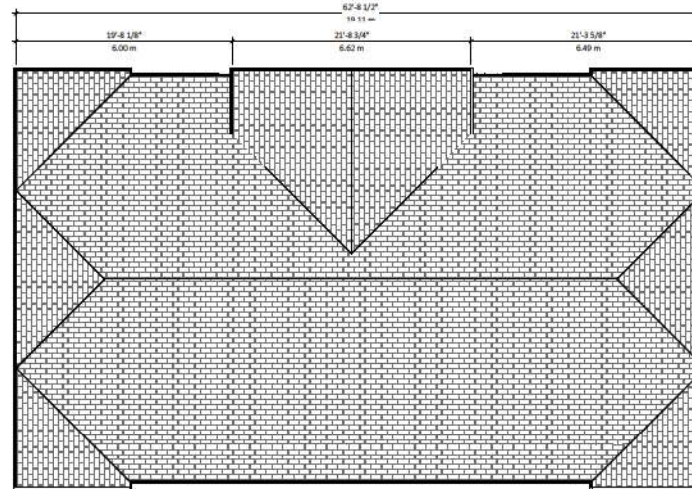
3/16" = 1'-0"

TOTAL FLOOR AREA:	9,458 SF
UNIT A1 - MIDDLE UNITS:	2,982 SF
UNIT A1 - END UNITS:	3,000 SF
UNIT A1.1:	1,492 SF



townhouse 6 - 2nd level

3/16" = 1'-0"



townhouse 6 - roof level

3/16" = 1'-0"



SYNC DEVELOPMENTS
19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

FLOOR PLANS - TOWNHOUSE 6
SCALE: As indicated



RE-ISSUED FOR DEVELOPMENT PERMIT
17/11/21 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



SYNC PROPERTIES

SD3.07

NOTE:
TOWNHOUSE 04 TO BE A
MIRROR OF TOWNHOUSE 01



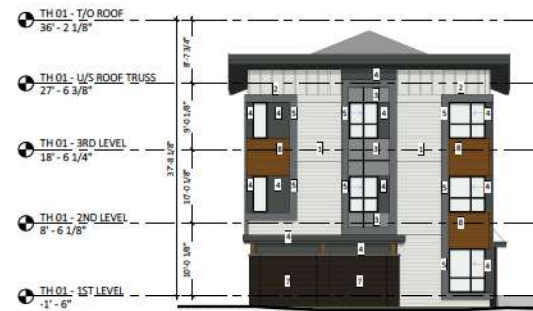
townhouse 1 - east elevation
1/8" = 1'-0"



townhouse 1 - north elevation
1/8" = 1'-0"



townhouse 1 - west elevation
1/8" = 1'-0"



townhouse 1 - south elevation
1/8" = 1'-0"

material legend

1. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (S' EXPOSURE):
- JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
2. CEMENT BOARD (BOARD AND BATTEN), 1x3 VERT. SIDING WOOD TRIM BOARDS,
PAINTED TO MATCH HARDIE: JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
3. CEMENT BOARD SMOOTH PANEL SIDING (CW COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: 'IRON GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
4. CEMENT BOARD SMOOTH PANEL SIDING (CW COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: 'IRON GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
5. CEMENT BOARD SMOOTH PANEL SIDING (CW COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: 'INDIGO GRAY - EASY TRIM 5/16" REVEAL PANEL SYS.
6. CEMENT BOARD SMOOTH PANEL SIDING (CW COLOUR MATCHED REVEALS):
- JAMES HARDIE, COLOUR: 'EVENING BLUE - EASY TRIM 5/16" REVEAL PANEL SYS.
7. CONCRETE BRICK (90mmx64mmx90mm):
- 'TRISTAR', COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH
MORTAR COLOUR: LIGHT GREY'
8. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (S' EXPOSURE):
- JAMES HARDIE, COLOUR: 'RAW HONEY'
9. HEAVY TIMBERS (STAINED AND SEALED)
- 'BENJAMIN MOORE COLOUR: 'SEM SOLID HIDDEN VALLEY'
10. METAL DOOR:
- PAINTED TO MATCH HARDIE: JAMES HARDIE, COLOUR: 'EVENING BLUE'
11. VINYL BALCONY DOOR:
- COLOUR: 'BLACK EXT. / WHITE INT.'
12. VINYL WINDOW:
- COLOUR: 'BLACK EXT. / WHITE INT.'
13. ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: 'BLACK ANODIZED'
14. METAL FLASHING:
- 'SENTEK', COLOUR: 'CLEAR ANODIZED'
15. CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
16. ALUMINUM/GLASS PATIO PRIVACY SCREEN:
- COLOUR: 'BLACK ANODIZED'
17. ROOF/BALCONY SOFFIT:
- COLOUR: 'GRAY, PERFORATED VINYL'
18. ALUMINUM GUTTER:
- COLOUR: 'CLEAR ANODIZED'

NOTES:
1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE
MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES UNTO.

NOTE:
TOWNHOUSE 03 TO BE A
MIRROR OF TOWNHOUSE 02



townhouse 2 - east elevation

1/8" = 1'-0"



townhouse 2 - north elevation

1/8" = 1'-0"



townhouse 2 - west elevation

1/8" = 1'-0"



townhouse 2 - south elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (S' EXPOSURE):
-JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
- 2 CEMENT BOARD (BOARD AND BATTEN), 1x3 VERT. SIDING WOOD TRIM BOARDS,
PAINTED TO MATCH HARDIE: JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'GRAY SLATE' -EASY TRIM 5/16" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'IRON GRAY' -EASY TRIM 5/16" REVEAL PANEL SYS.
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'INDIG' GRAY' -EASY TRIM 5/16" REVEAL PANEL SYS.
- 6 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'EVENING BLUE' -EASY TRIM 5/16" REVEAL PANEL SYS.
- 7 CONCRETE BRICK (90mmx64mmx90mm):
-'TRISTAR', COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH
MORTAR COLOUR: LIGHT GREY'
- 8 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (S' EXPOSURE):
-JAMES HARDIE, COLOUR: 'RAW HONEY'
- 9 HEAVY TIMBERS (STAINED AND SEALED)
-BENJAMIN MOORE COLOUR: 'SEM SOLID HIDDEN VALLEY'
- 10 METAL DOOR:
-PAINTED TO MATCH HARDIE: JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 11 VINYL BALCONY DOOR:
-COLOUR: 'BLACK EXT. / WHITE INT.'
- 12 VINYL WINDOW:
-COLOUR: 'BLACK EXT. / WHITE INT.'
- 13 ALUMINUM/GLASS BALCONY RAILING:
-COLOUR: 'BLACK ANODIZED'
- 14 METAL FLASHING:
-'SENTEC', COLOUR: 'CLEAR ANODIZED'
- 15 CONCRETE WALL:
-COLOUR: 'CLEAR SEALER'
- 16 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
-COLOUR: 'BLACK ANODIZED'
- 17 ROOF/BALCONY SOFFIT:
-COLOUR: 'GRAY, PERFORATED VINYL'
- 18 ALUMINUM GUTTER:
-COLOUR: 'CLEAR ANODIZED'

NOTES:
1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE
MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES UNTO.



SYNC DEVELOPMENTS
19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

ELEVATIONS - TOWNHOUSE 2
SCALE: 1/8" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT
17/11/21 REVISION #:
CITY OF LANGLEY FILE #:
PROJECT NUMBER: 21-132



**SYNC
PROPERTIES**

SD4.02



townhouse 5 - west elevation

1/8" = 1'-0"



townhouse 5 - north elevation

1/8" = 1'-0"



townhouse 5 - east elevation

1/8" = 1'-0"



townhouse 5 - south elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (8" EXPOSURE):
-JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
- 2 CEMENT BOARD (BOARD AND BATTEN), 1x3 VERT. SIDING WOOD TRIM BOARDS,
PAINTED TO MATCH HARDIE: JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
- 3 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'GRAY SLATE' -EASY TRIM 5/16" REVEAL PANEL SYS.
- 4 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'IRON GRAY' -EASY TRIM 5/16" REVEAL PANEL SYS.
- 5 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'INDIGO GRAY' -EASY TRIM 5/16" REVEAL PANEL SYS.
- 6 CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'EVENING BLUE' -EASY TRIM 5/16" REVEAL PANEL SYS.
- 7 CONCRETE BRICK (90mmx64mmx90mm):
-'FIRSTSTEP', COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH
MONITOR' COLOUR: 'LIGHT GREY'
- 8 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (8" EXPOSURE):
-JAMES HARDIE, COLOUR: 'RAW HONEY'
- 9 HEAVY TIMBERS (STAINED AND SEALED)
-'SENAWANA MOORE' COLOUR: 'SEM SOLID HIDDEN VALLEY'
- 10 METAL DOOR:
-PAINTED TO MATCH HARDIE: JAMES HARDIE, COLOUR: 'EVENING BLUE'
- 11 VINYL BALCONY DOOR:
-COLOUR: 'BLACK EXT. / WHITE INT.'
- 12 VINYL WINDOW:
-COLOUR: 'BLACK EXT. / WHITE INT.'
- 13 ALUMINUM/GLASS BALCONY RAILING:
-COLOUR: 'BLACK ANODIZED'
- 14 METAL FLASHING:
-'SENTEX', COLOUR: 'CLEAR ANODIZED'
- 15 CONCRETE WALL:
-COLOUR: 'CLEAR SEALER'
- 16 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
-COLOUR: 'BLACK ANODIZED'
- 17 ROOF/BALCONY SOFFIT:
-COLOUR: 'GRAY, PERFORATED VINYL'
- 18 ALUMINUM GUTTER:
-COLOUR: 'CLEAR ANODIZED'

NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES UNTO.



SYNC DEVELOPMENTS
19824 54A AVENUE • 5364 198 STREET, LANGLEY, B.C.

ELEVATIONS - TOWNHOUSE 5
SCALE: 1/8" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT
17/11/21 REVISION #:
CITY OF LANGLEY FILE #:
PROJECT NUMBER: 21-132



SYNC PROPERTIES

SD4.03



townhouse 6 - east elevation

1/8" = 1'-0"



townhouse 6 - north elevation

1/8" = 1'-0"



townhouse 6 - west elevation

1/8" = 1'-0"



townhouse 6 - south elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (B' EXPOSURE):
-JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
- 2 CEMENT BOARD (BOARD AND BATTEN), 1x3 VERT. SIDING WOOD TRIM BOARDS,
PAINTED TO MATCH HARDIE: 'JAMES HARDIE', COLOUR: 'ARCTIC WHITE'
- 3 CEMENT BOARD SMOOTH PANEL SIDING (CW COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'IRON GRAY -EASY TRIM 5/16\"
- 4 CEMENT BOARD SMOOTH PANEL SIDING (CW COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'IRON GRAY -EASY TRIM 5/16\"
- 5 CEMENT BOARD SMOOTH PANEL SIDING (CW COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'INDIGO GRAY -EASY TRIM 5/16\"
- 6 CEMENT BOARD SMOOTH PANEL SIDING (CW COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'EVENING BLUE -EASY TRIM 5/16\"
- 7 CONCRETE BRICK (50mmx64mmx90mm):
-'FIRSTAR', COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH
MORTAR COLOUR: LIGHT GREY'
- 8 CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (B' EXPOSURE):
-JAMES HARDIE, COLOUR: 'RAW HONEY'
- 9 HEAVY TIMBERS (STAINED AND SEALED)
-BENJAMIN MOORE COLOUR: 'SEM SOLID HIDDEN VALLEY'
- 10 METAL DOOR:
-PAINTED TO MATCH HARDIE: 'JAMES HARDIE', COLOUR: 'EVENING BLUE'
- 11 VINYL BALCONY DOOR:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 12 VINYL WINDOW:
- COLOUR: 'BLACK EXT. / WHITE INT.'
- 13 ALUMINUM/GLASS BALCONY RAILING:
- COLOUR: 'BLACK ANODIZED'
- 14 METAL FLASHING:
- 'SENTEK', COLOUR: 'CLEAR ANODIZED'
- 15 CONCRETE WALL:
- COLOUR: 'CLEAR SEALER'
- 16 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
- COLOUR: 'BLACK ANODIZED'
- 17 ROOF/BALCONY SOFFIT:
- COLOUR: 'GRAY, PERFORATED VINYL'
- 18 ALUMINUM GUTTER:
- COLOUR: 'CLEAR ANODIZED'

NOTES:

1. MATERIAL TERMINATIONS AND INTERSECTIONS WITH OTHER MATERIALS REQUIRE MOCK-UPS AS PER PROJECT MANUAL.
2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES UNTO.



SYNC DEVELOPMENTS
19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

ELEVATIONS - TOWNHOUSE 6
SCALE: 1/8" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT
17/11/21 REVISION #:
CITY OF LANGLEY FILE #:
PROJECT NUMBER: 21-132



SYNC
PROPERTIES

SD4.04



townhouse 3 - entry elevation



townhouse 5 - entry elevation



townhouse 4 - entry elevation



townhouse 6 - entry elevation



SYNC DEVELOPMENTS
19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

RENDERED ELEVATIONS
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
17/11/21 REVISION #:
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PROJECT NUMBER: 21-132



SYNC
PROPERTIES

SD4.05



198 street perspective



keystonearch.ca

SYNC DEVELOPMENTS

19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

RENDERED PERSPECTIVES

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

17/11/21 REVISION #:
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PROJECT NUMBER: 21-132



SYNC
PROPERTIES

SD4.06



54th street perspective



keystonearch.ca

SYNC DEVELOPMENTS

19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

RENDERED PERSPECTIVES

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

17/11/21 REVISION #:
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PROJECT NUMBER: 21-132



SYNC
PROPERTIES

SD4.07