



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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## 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, UP TO 3 STOREYS      | 9.10.2                             |
| 5. COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION:                                                      | COMBUSTIBLE OR NONCOMBUSTIBLE | 9.10.14.5 -A                       |
| 6. COMBUSTIBLE OR NONCOMBUSTIBLE CLADDING:                                                          | NONCOMBUSTIBLE                | 9.10.14.5 -A                       |
| 7. HIGH BUILDING:                                                                                   | NA                            |                                    |
| 8. FIREWALL:                                                                                        | NA                            |                                    |
| 9. INTERCONNECTED FLOOR SPACE:                                                                      | NA                            |                                    |
| 10. HORIZONTAL FIRE SEPARATION:                                                                     | NO                            | 9.10.9.4                           |
| 11. SPRINKLER SYSTEM:                                                                               | YES                           |                                    |
| 12. STANDPIPE SYSTEM:                                                                               | NA                            |                                    |
| 13. FIRE ALARM SYSTEM:                                                                              | YES                           |                                    |
| 14. SMOKE CONTROL MEASURES:                                                                         | YES                           |                                    |
| 15. ANNUNCIATOR AND ZONE INDICATION:                                                                | NA                            |                                    |
| 16. STREETS:                                                                                        | 1 STREET                      | 9.2.2.10 (I)                       |
| 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 <sup>2</sup>    | AREA % | COMMENTS |
|-------------|----------|------------------------|--------|----------|
| TOWNHOUSE 1 |          |                        |        |          |
| LEVEL 1     | 3705 SF  | 344.21 m <sup>2</sup>  | 6.5%   |          |
| LEVEL 2     | 3822 SF  | 355.08 m <sup>2</sup>  | 6.7%   |          |
| LEVEL 3     | 3822 SF  | 355.08 m <sup>2</sup>  | 6.7%   |          |
|             | 11349 SF | 1054.36 m <sup>2</sup> | 20.0%  |          |
| TOWNHOUSE 2 |          |                        |        |          |
| LEVEL 1     | 3088 SF  | 286.84 m <sup>2</sup>  | 5.4%   |          |
| LEVEL 2     | 3185 SF  | 295.90 m <sup>2</sup>  | 5.6%   |          |
| LEVEL 3     | 3185 SF  | 295.90 m <sup>2</sup>  | 5.6%   |          |
|             | 9458 SF  | 878.63 m <sup>2</sup>  | 16.6%  |          |
| TOWNHOUSE 3 |          |                        |        |          |
| LEVEL 1     | 3088 SF  | 286.84 m <sup>2</sup>  | 5.4%   |          |
| LEVEL 2     | 3185 SF  | 295.90 m <sup>2</sup>  | 5.6%   |          |
| LEVEL 3     | 3185 SF  | 295.90 m <sup>2</sup>  | 5.6%   |          |
|             | 9458 SF  | 878.63 m <sup>2</sup>  | 16.6%  |          |
| TOWNHOUSE 4 |          |                        |        |          |
| LEVEL 1     | 3705 SF  | 344.21 m <sup>2</sup>  | 6.5%   |          |
| LEVEL 2     | 3822 SF  | 355.08 m <sup>2</sup>  | 6.7%   |          |
| LEVEL 3     | 3822 SF  | 355.08 m <sup>2</sup>  | 6.7%   |          |
|             | 11349 SF | 1054.36 m <sup>2</sup> | 20.0%  |          |
| TOWNHOUSE 5 |          |                        |        |          |
| LEVEL 1     | 3088 SF  | 286.84 m <sup>2</sup>  | 5.4%   |          |
| LEVEL 2     | 3185 SF  | 295.90 m <sup>2</sup>  | 5.6%   |          |
| LEVEL 3     | 3185 SF  | 295.90 m <sup>2</sup>  | 5.6%   |          |
|             | 9458 SF  | 878.63 m <sup>2</sup>  | 16.6%  |          |
| TOWNHOUSE 6 |          |                        |        |          |
| LEVEL 1     | 1877 SF  | 174.40 m <sup>2</sup>  | 3.3%   |          |
| LEVEL 2     | 1937 SF  | 179.91 m <sup>2</sup>  | 3.4%   |          |
| LEVEL 3     | 1937 SF  | 179.91 m <sup>2</sup>  | 3.4%   |          |
|             | 5750 SF  | 534.22 m <sup>2</sup>  | 10.1%  |          |
| AREA        |          |                        |        |          |
| GRAND TOTAL | 56821 SF | 5278.83 m <sup>2</sup> | 100.0% |          |

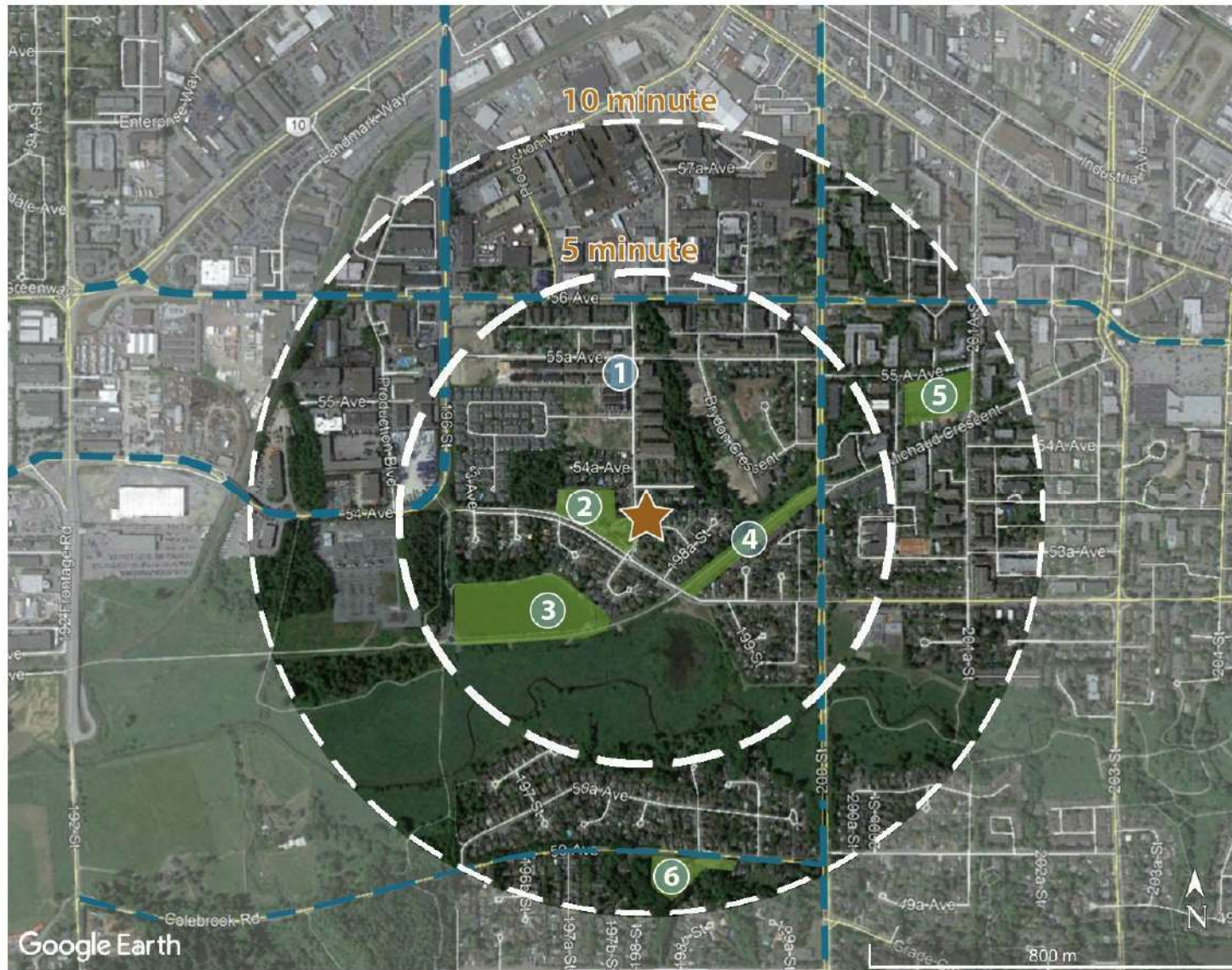
### 0.4.2 unit floor area summary townhome

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



- 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.

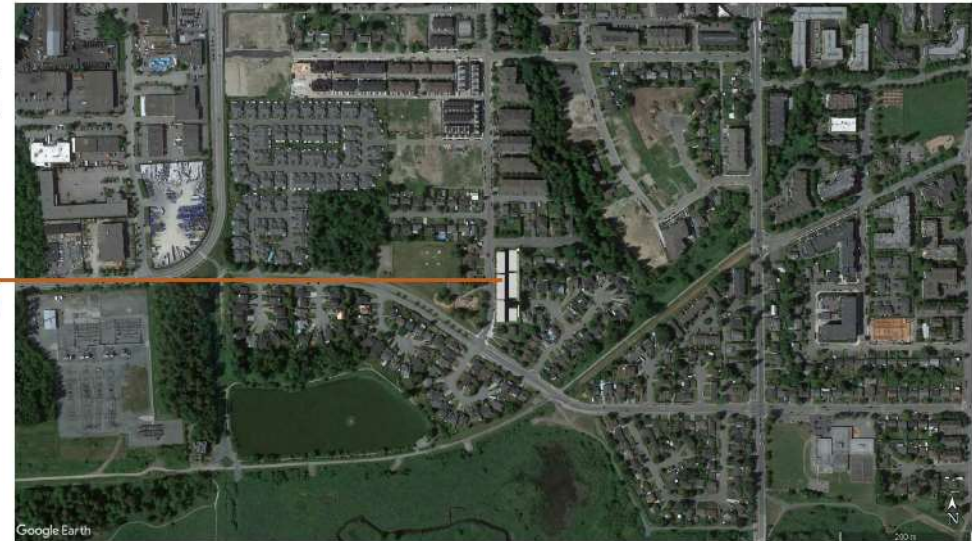


brydon lagoon



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



## 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"



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

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

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

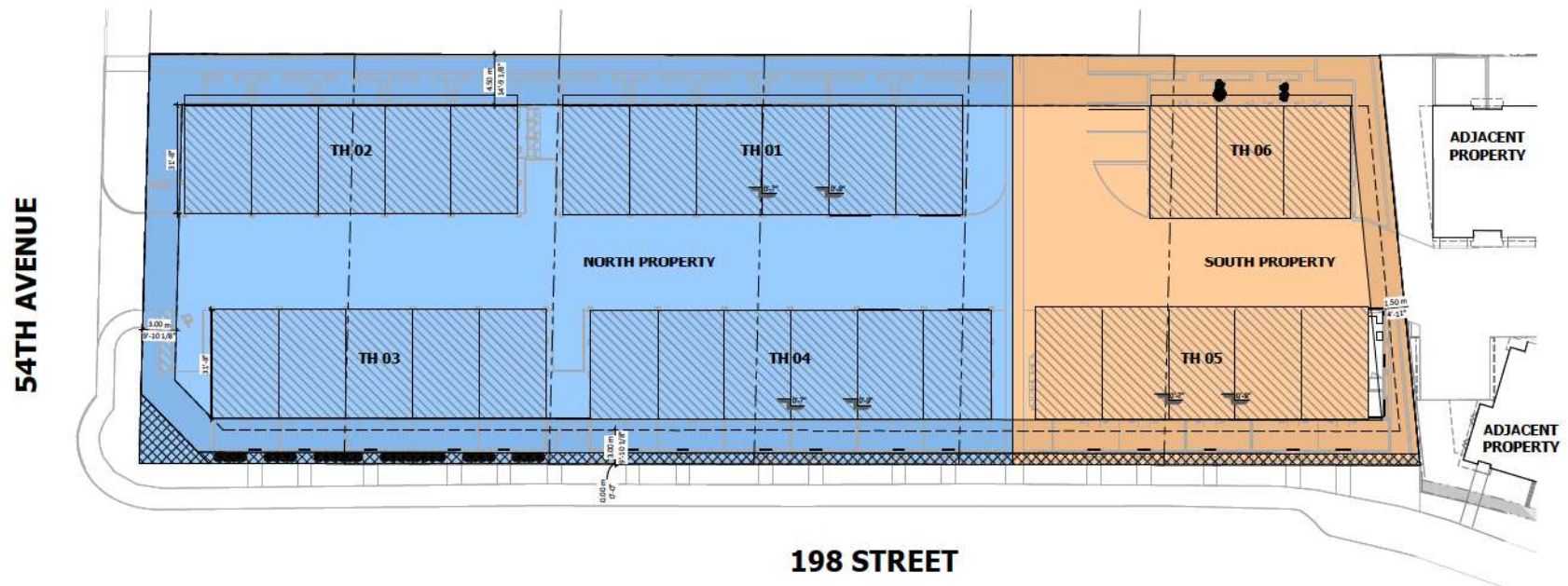


**SYNC**  
PROPERTIES

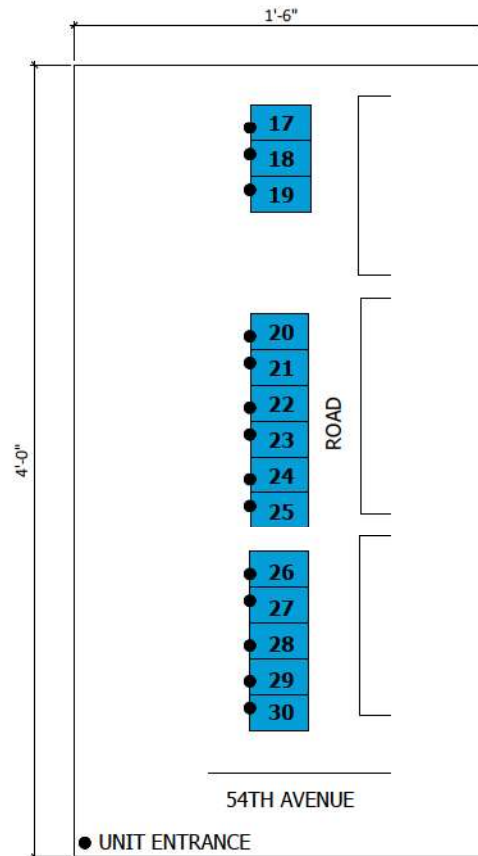
SD1.06



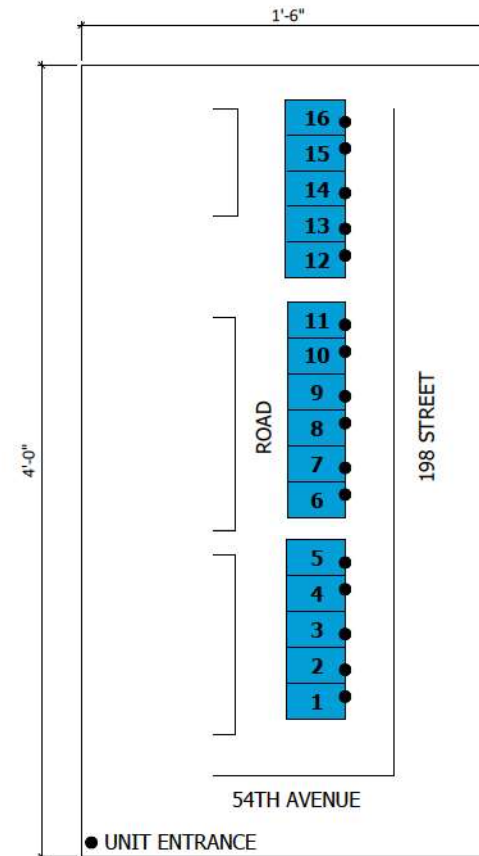
NOTE:  
REFER TO SD1.01 FOR  
DENSITY CALCULATIONS.



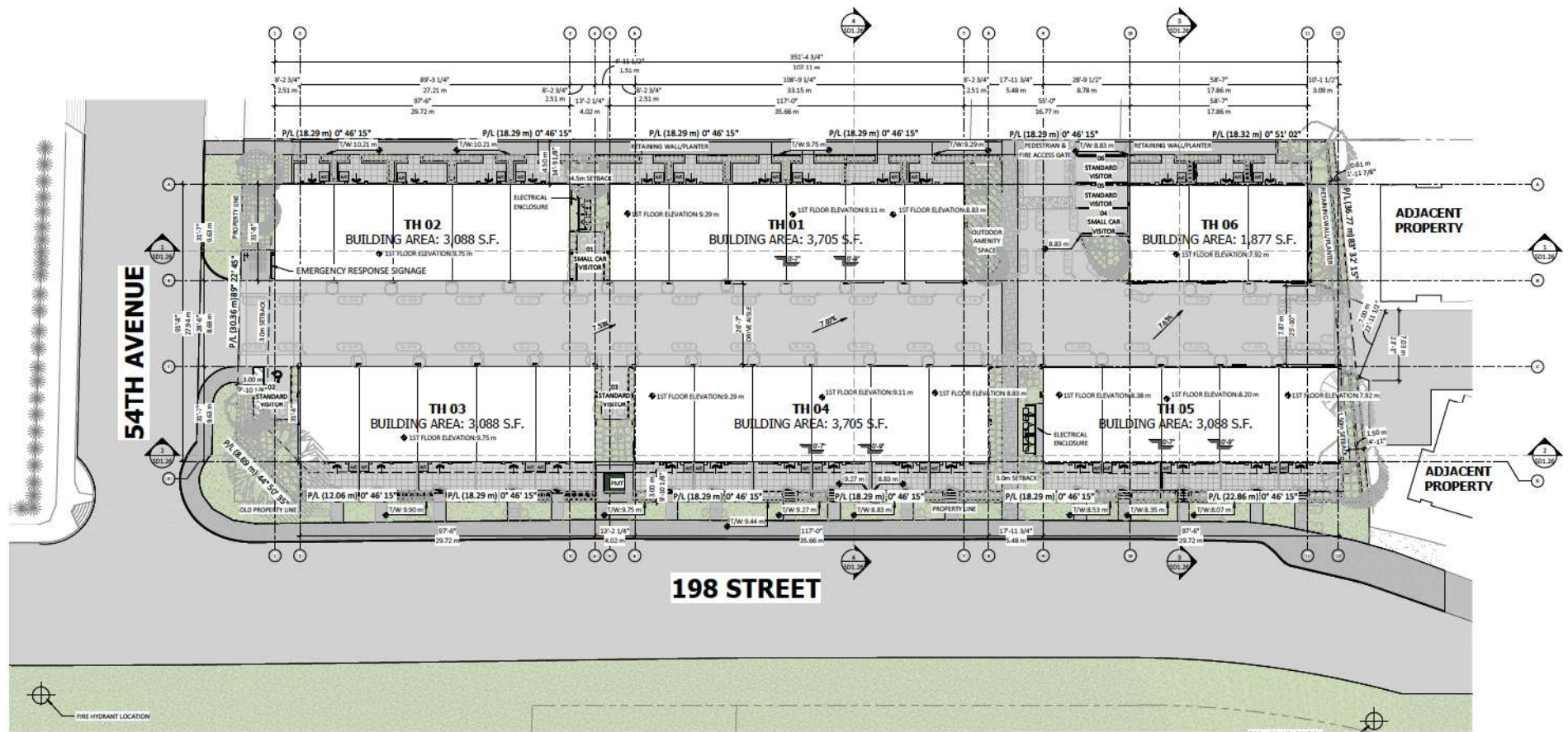




**unit entry - east block**  
1/32" = 1'-0"



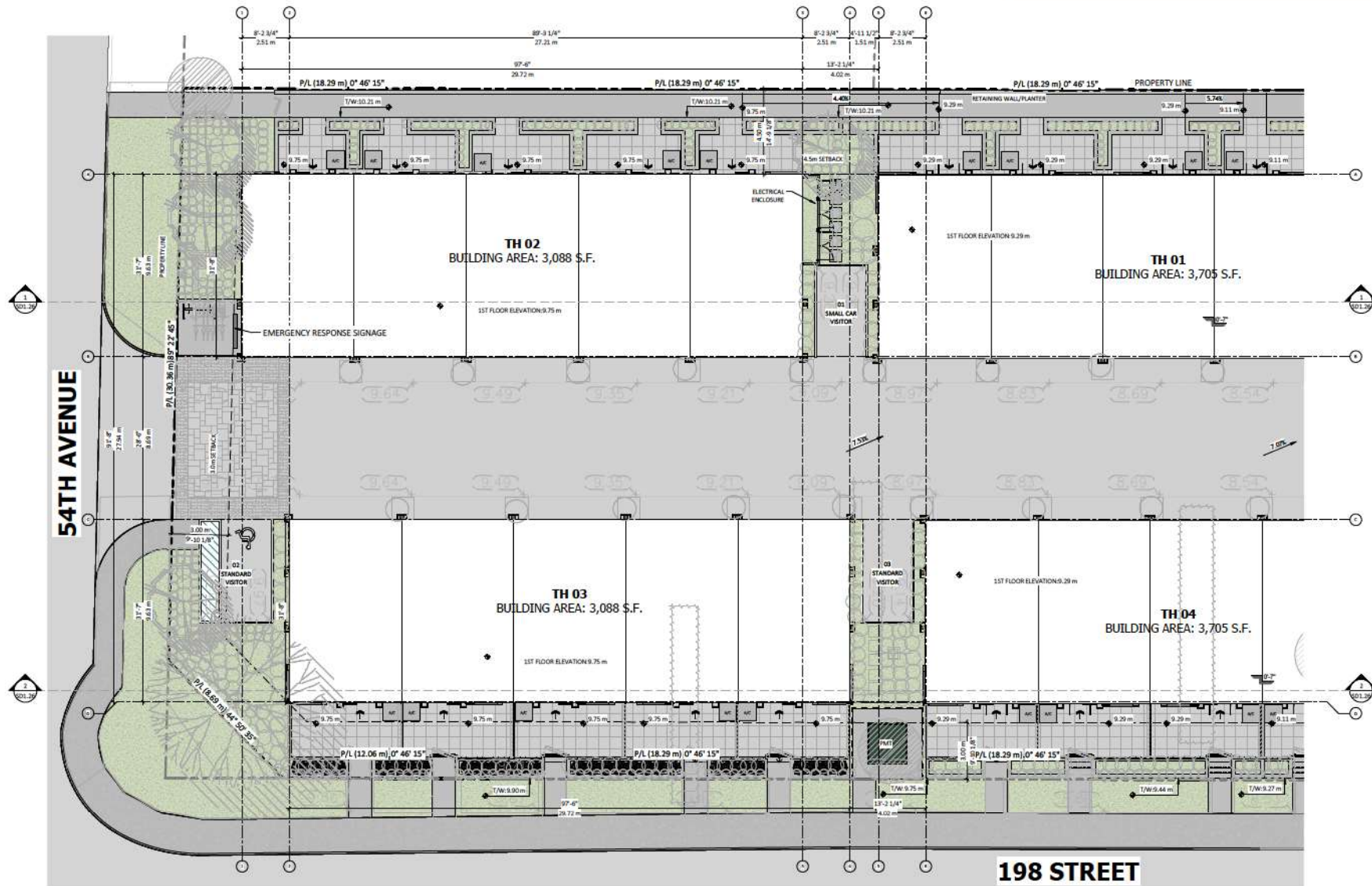
**unit entry - west block**  
1/32" = 1'-0"



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"

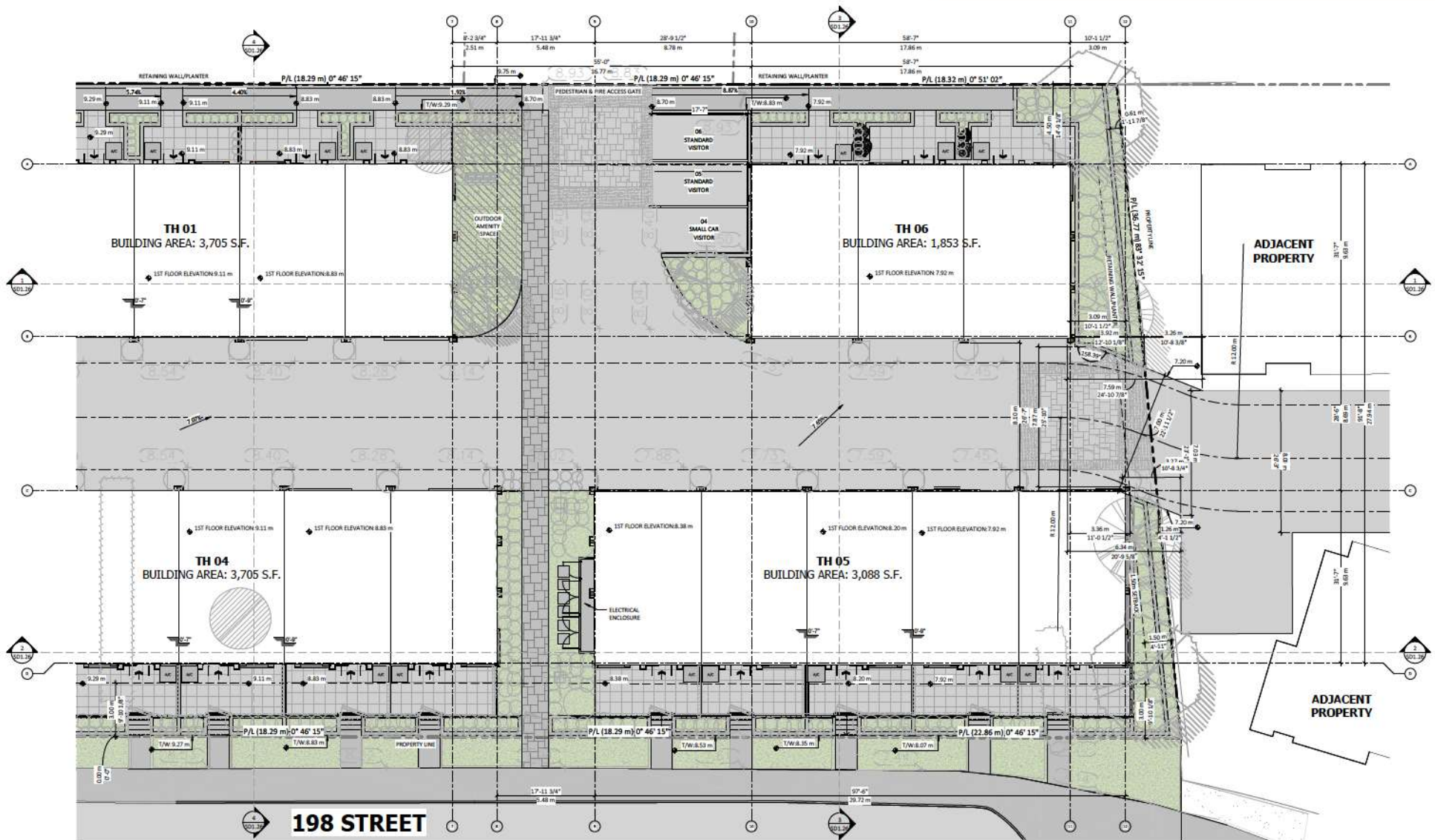


**RE-ISSUED FOR DEVELOPMENT PERMIT**  
17/11/21 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21-132



**SYNC**  
PROPERTIES

SD1.21



site plan - south

1/8" = 1'-0"



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**SYNC DEVELOPMENTS**

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

**ENLARGED SITE PLAN - SOUTH**

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



**RE-ISSUED FOR DEVELOPMENT PERMIT**

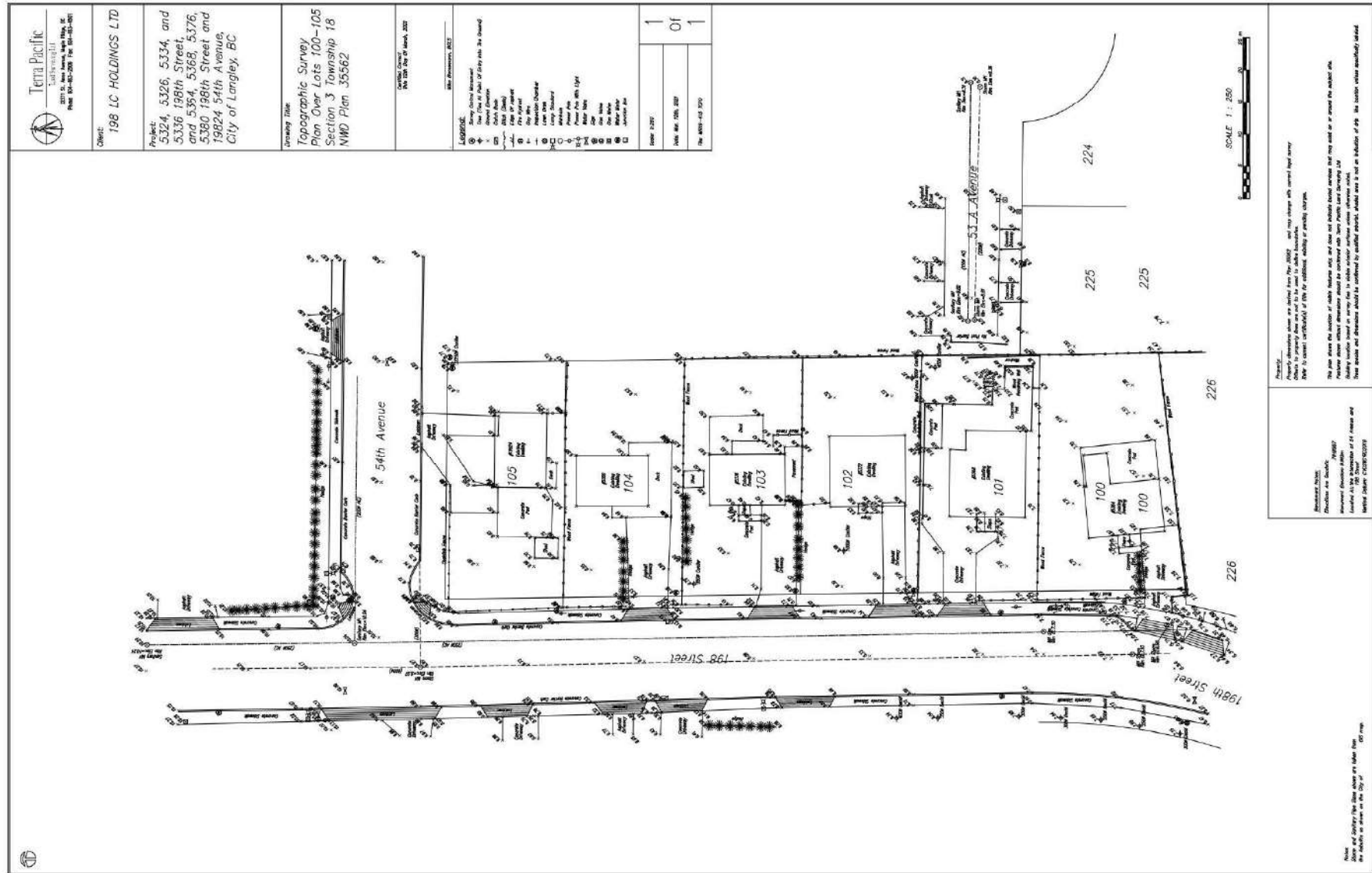
17/11/21 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21-132



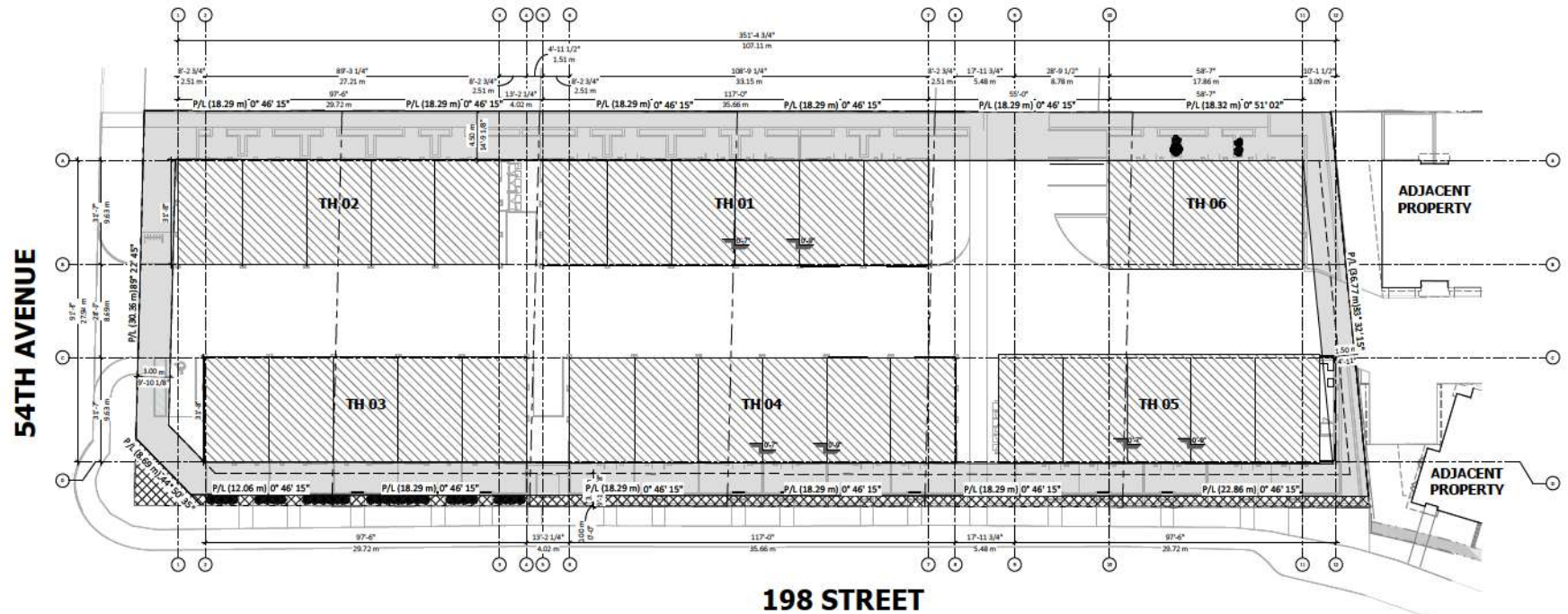
**SYNC**  
PROPERTIES

SD1.22





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"



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

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



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CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21-132



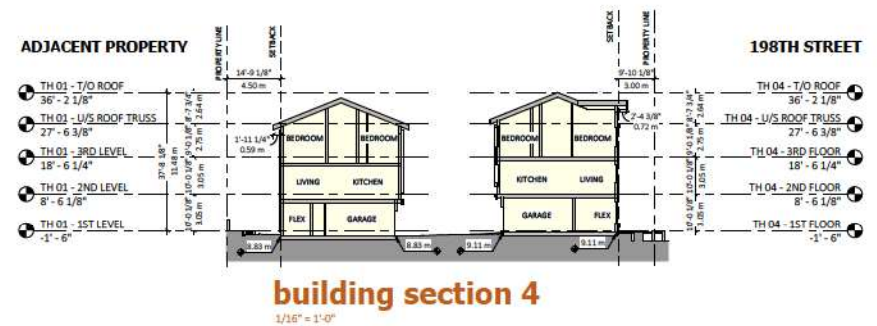
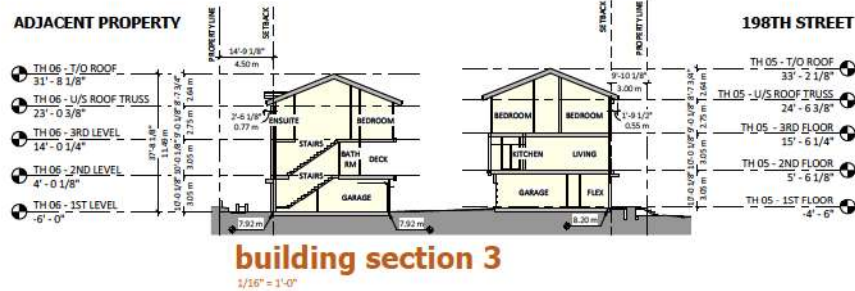
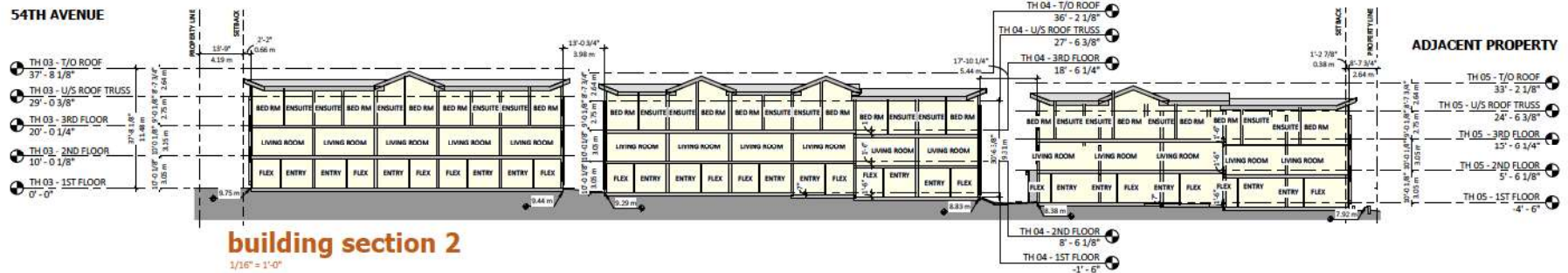
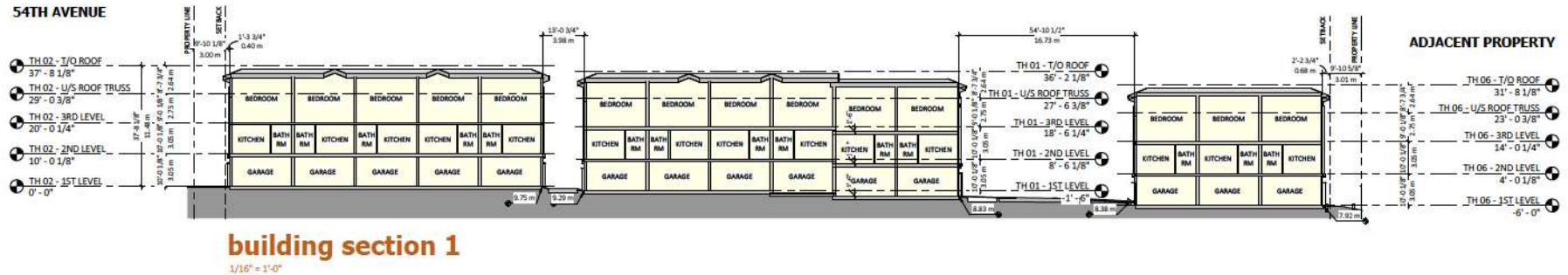
SYNC  
PROPERTIES

SD1.24





**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 #  
PROJECT NUMBER: 21-132



**SYNC**  
PROPERTIES

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



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**SYNC DEVELOPMENTS**

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

**3D MASSING**

SCALE: N.T.S.

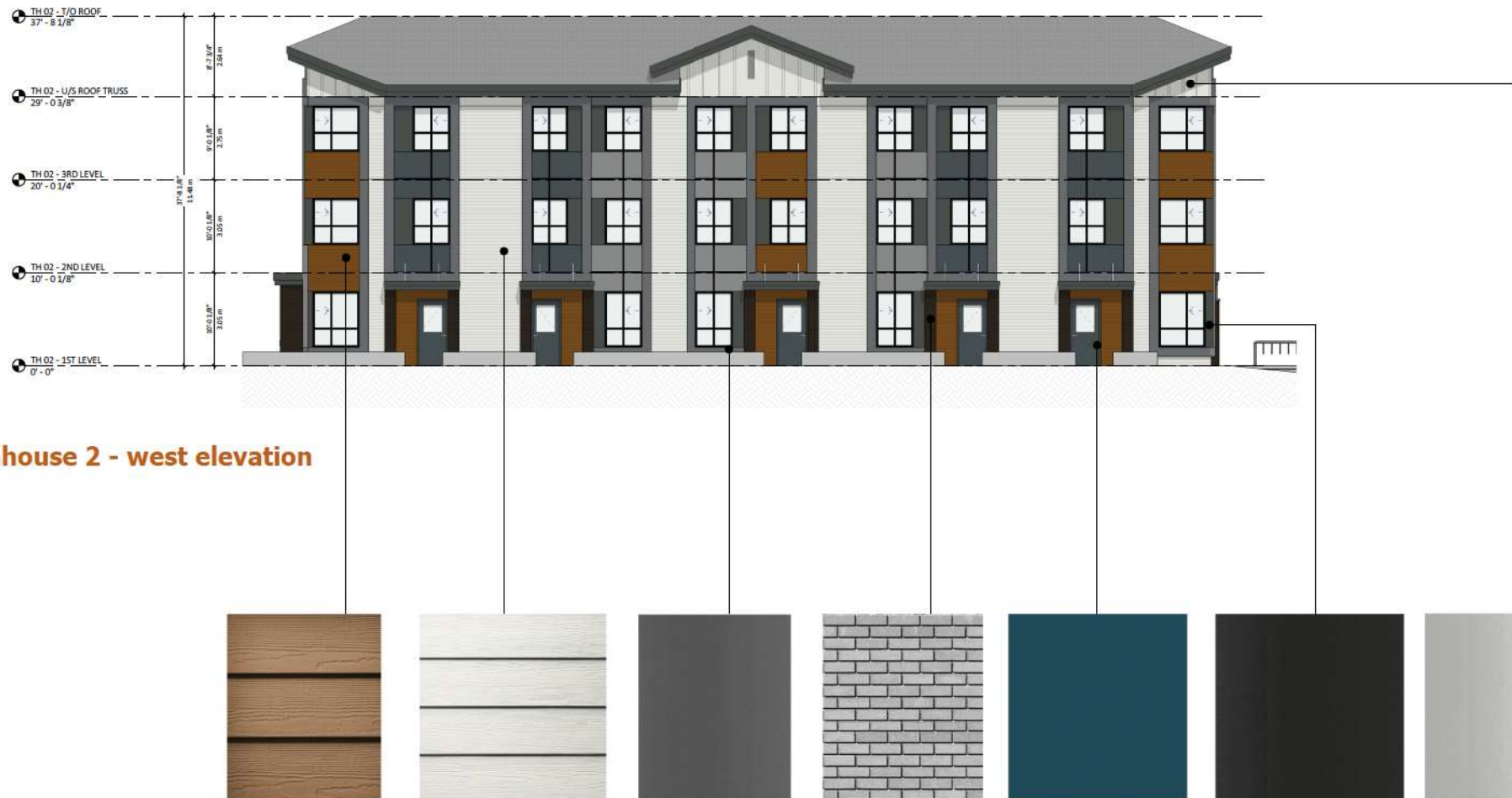
**RE-ISSUED FOR DEVELOPMENT PERMIT**

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

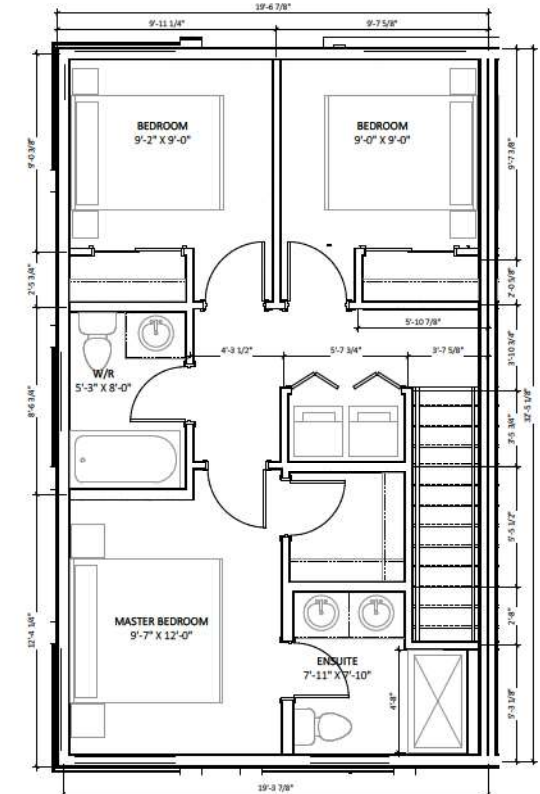
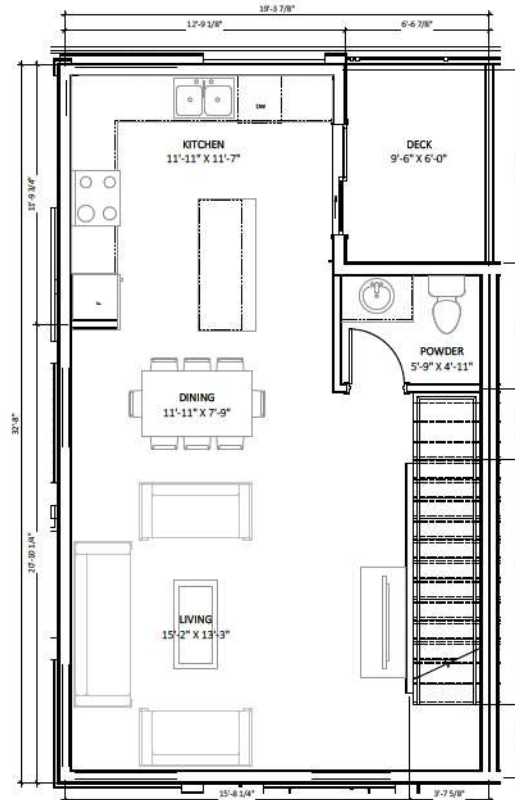
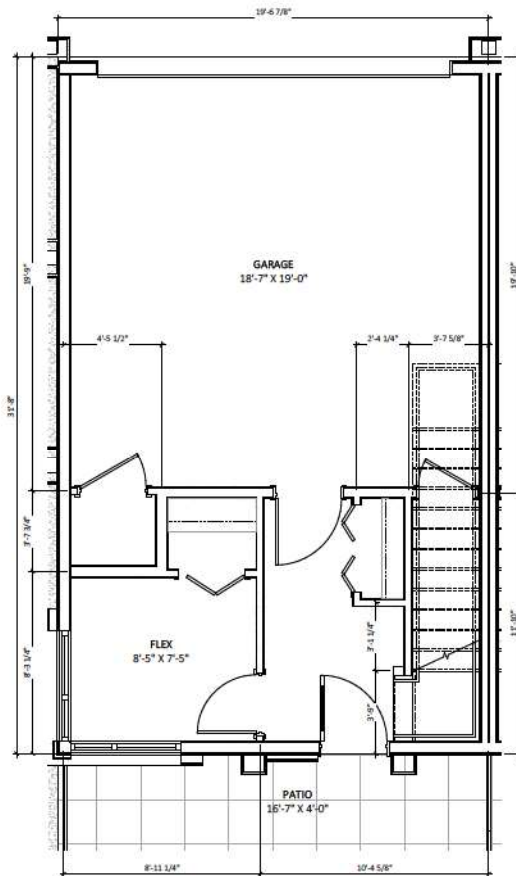


**SYNC**  
PROPERTIES

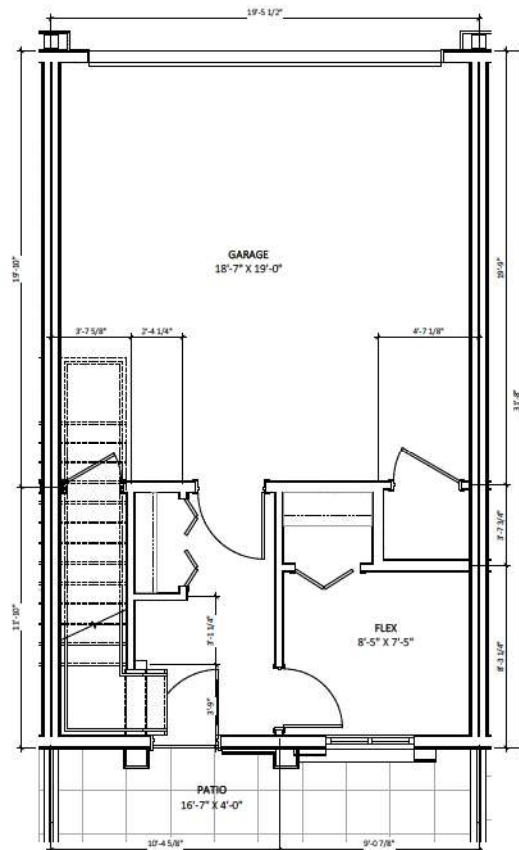
SD1.33



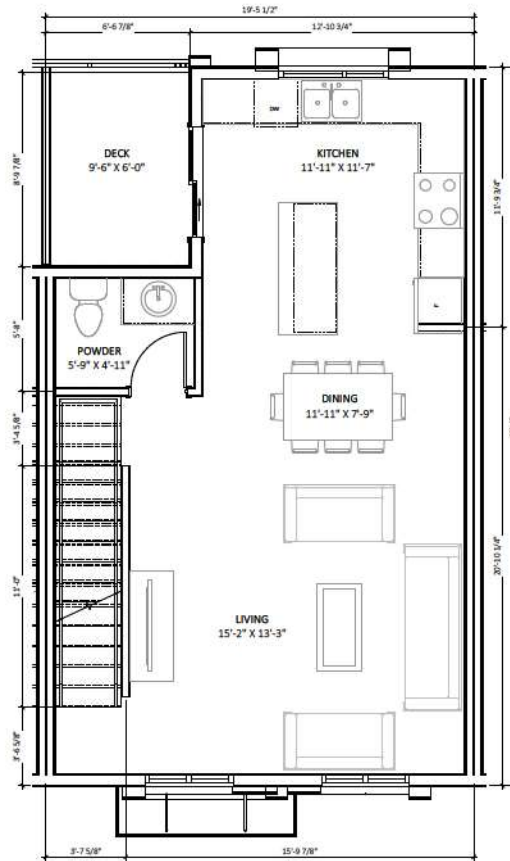




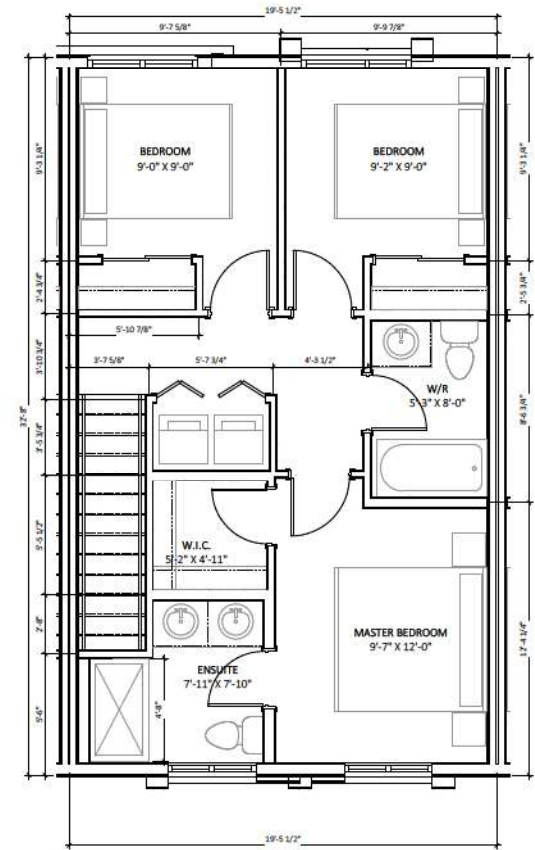
TOTAL AREA: +/- 1,440 SQ. FT.



**UNIT A1.1**  
220 SF DROPPED UNIT  
LEVEL 1



**UNIT A1.1**  
576 SF DROPPED UNIT  
LEVEL 2

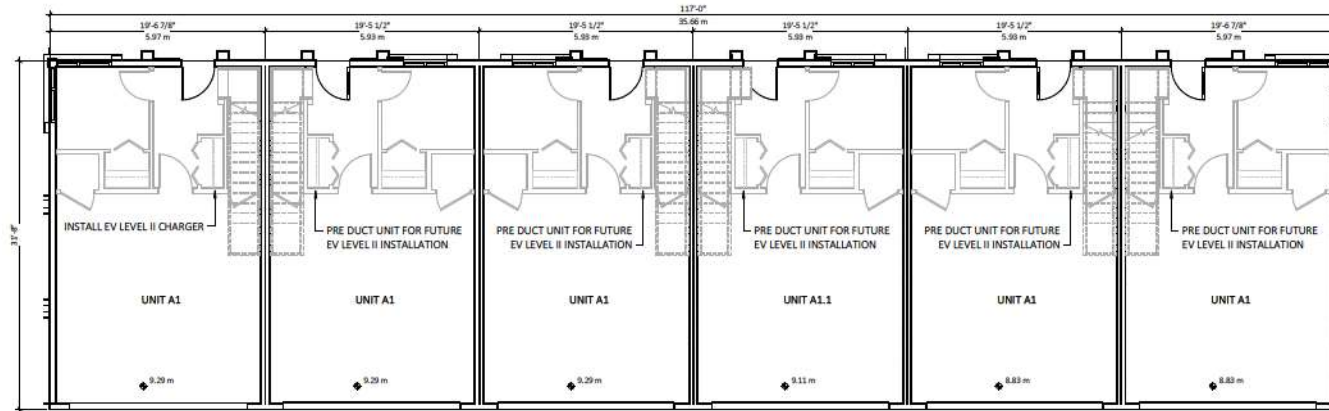


**UNIT A1.1**  
636 SF DROPPED UNIT  
LEVEL 3

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



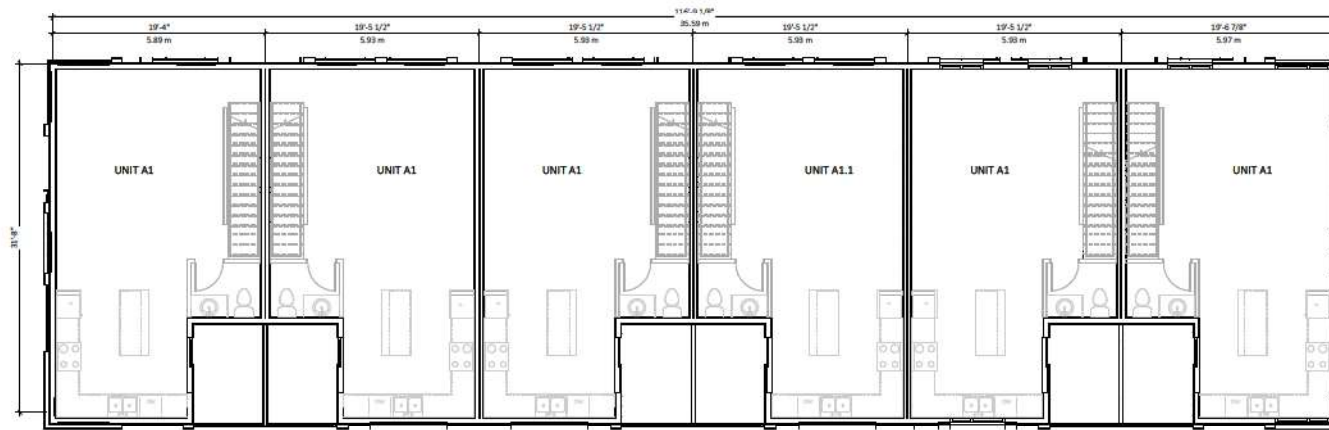
NOTE:  
TOWNHOUSE 04 TO BE A  
MIRROR OF TOWNHOUSE 03



|                          |                  |
|--------------------------|------------------|
| <b>TOTAL FLOOR AREA:</b> | <b>11,349 SF</b> |
| 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"



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

**FLOOR PLANS - TOWNHOUSE 1**  
SCALE: As indicated

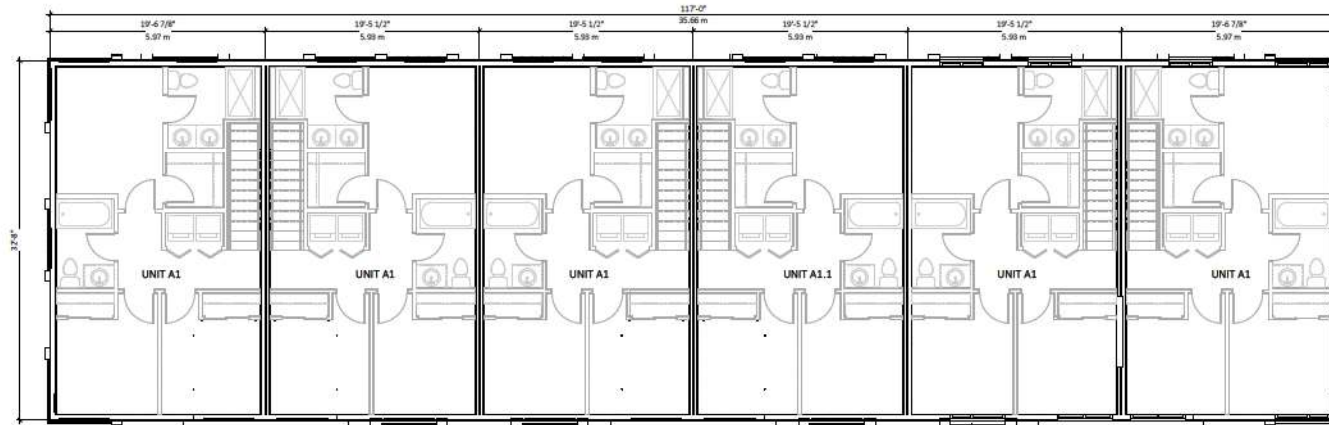


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17/11/21 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21-132



SD3.01

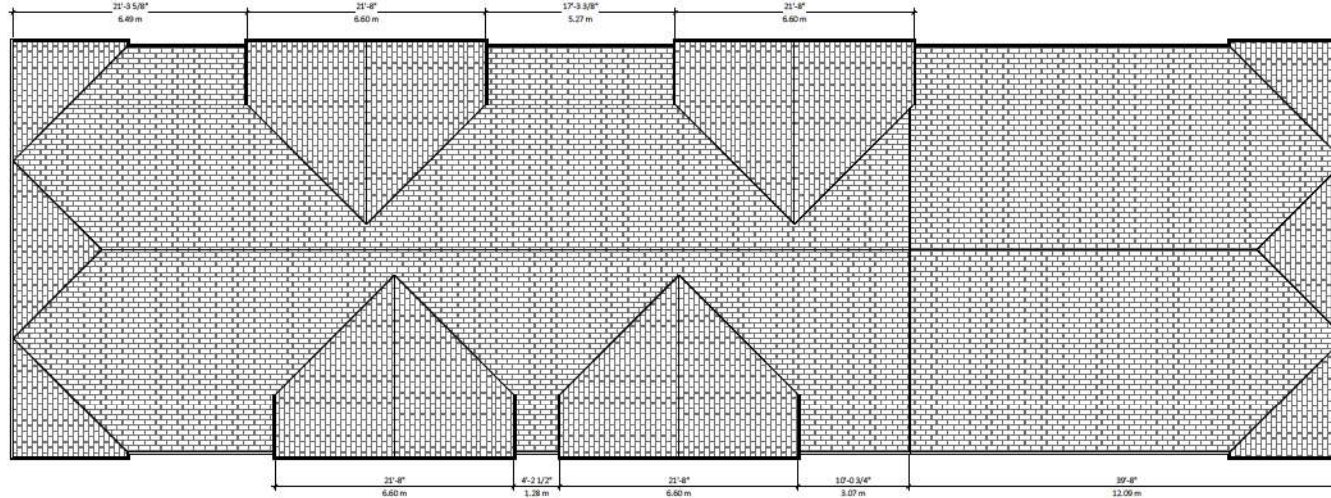
NOTE:  
TOWNHOUSE 04 TO BE A  
MIRROR OF TOWNHOUSE 03



|                          |                  |
|--------------------------|------------------|
| <b>TOTAL FLOOR AREA:</b> | <b>11,349 SF</b> |
| 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"



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

**FLOOR PLANS - TOWNHOUSE 1**  
SCALE: As indicated



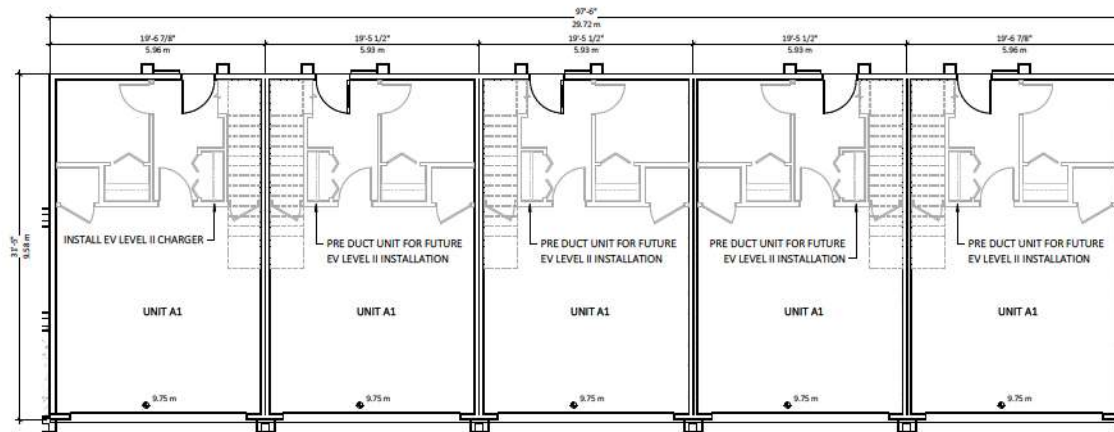
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17/11/21 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21-132



SD3.02



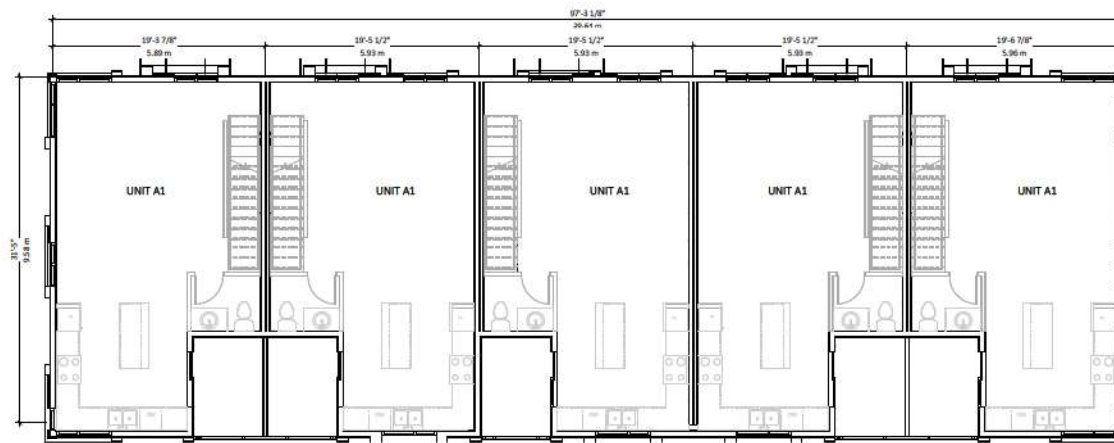
## NOTE:

TOWNHOUSE 03 TO BE A  
MIRROR OF TOWNHOUSE 02

|                          |                 |
|--------------------------|-----------------|
| <b>TOTAL FLOOR AREA:</b> | <b>9,458 SF</b> |
| 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"



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## SYNC DEVELOPMENTS

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

## FLOOR PLANS - TOWNHOUSE 2

SCALE: As indicated



## RE-ISSUED FOR DEVELOPMENT PERMIT

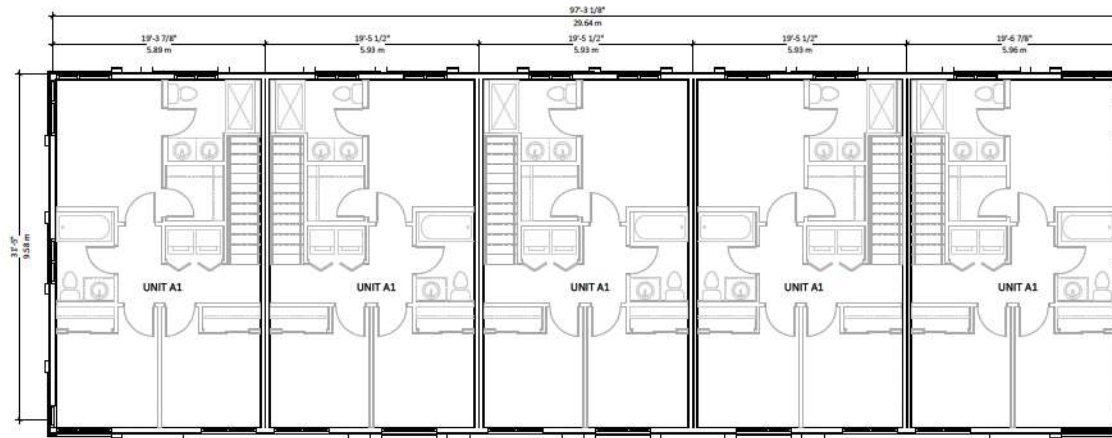
17/11/21 REVISION #:  
CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21-132
**SYNC**  
PROPERTIES

SD3.03

## NOTE:

TOWNHOUSE 03 TO BE A  
MIRROR OF TOWNHOUSE 02

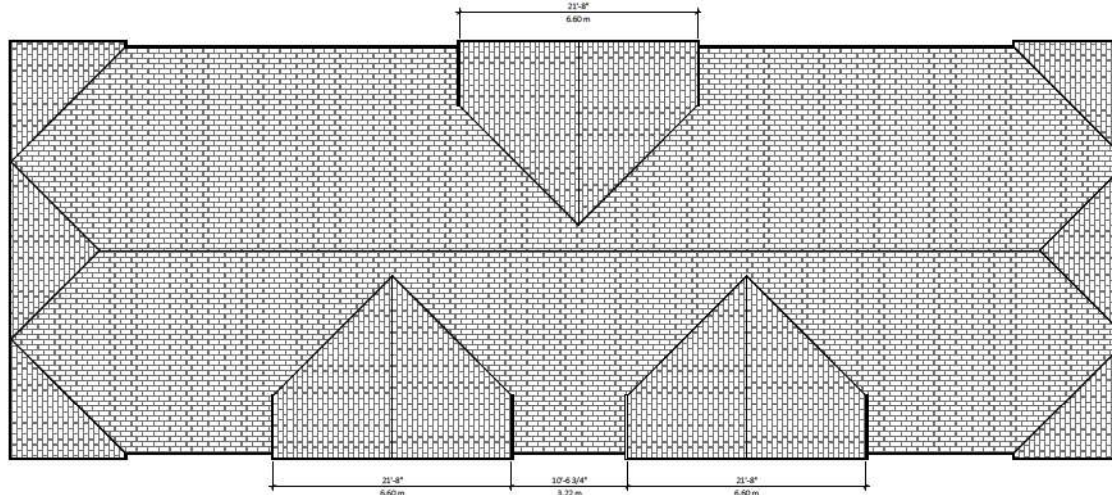
## SYNC TOWNHOMES / MULTI-FAMILY RESIDENTIAL



|                          |                 |
|--------------------------|-----------------|
| <b>TOTAL FLOOR AREA:</b> | <b>9,458 SF</b> |
| 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"



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## SYNC DEVELOPMENTS

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

## FLOOR PLANS - TOWNHOUSE 2

SCALE: As indicated

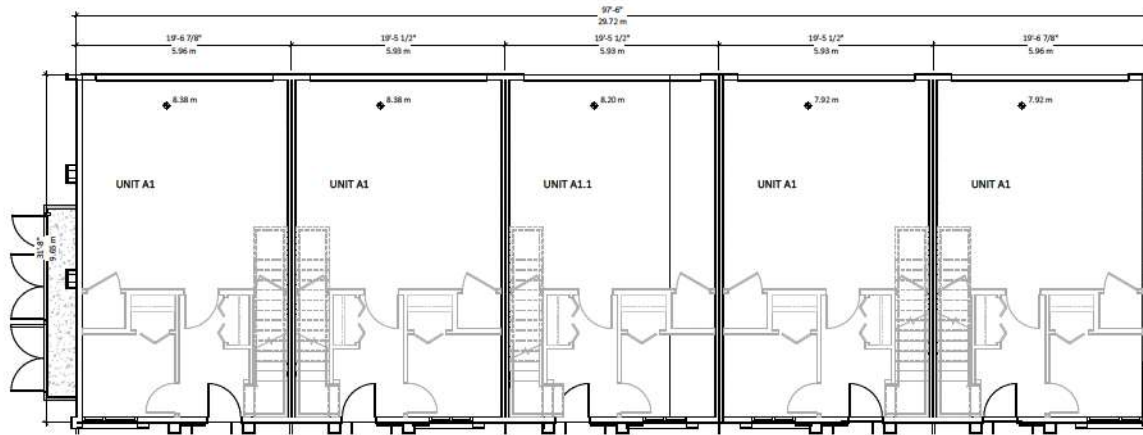


## RE-ISSUED FOR DEVELOPMENT PERMIT

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

SD3.04

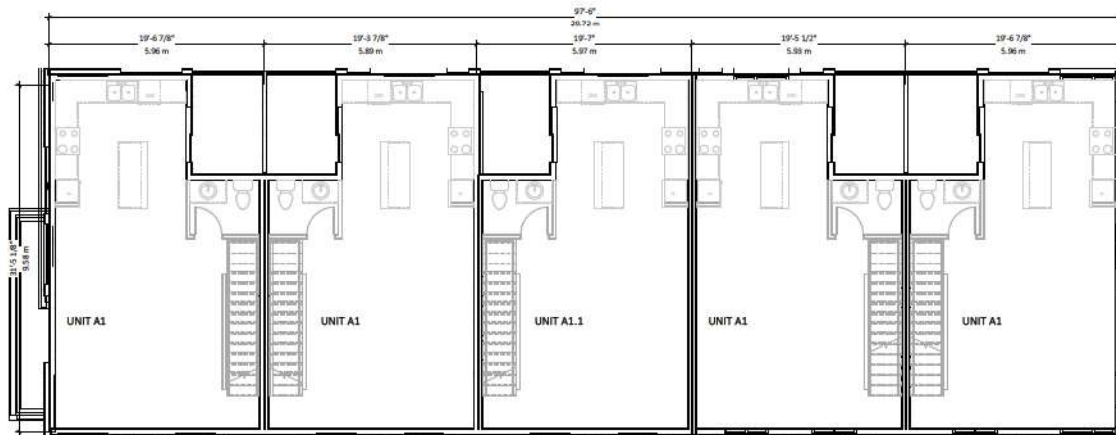




|                          |                 |
|--------------------------|-----------------|
| <b>TOTAL FLOOR AREA:</b> | <b>9,458 SF</b> |
| UNIT A1 - MIDDLE UNITS:  | 2,982 SF        |
| UNIT A1 - END UNITS:     | 3,000 SF        |
| UNIT A1.1:               | 1,492 SF        |

**townhouse 5 - 1st level**

3/16" = 1'-0"



**townhouse 5 - 2nd level**

3/16" = 1'-0"



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**SYNC DEVELOPMENTS**

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

**FLOOR PLANS - TOWNHOUSE 5**

SCALE: As indicated

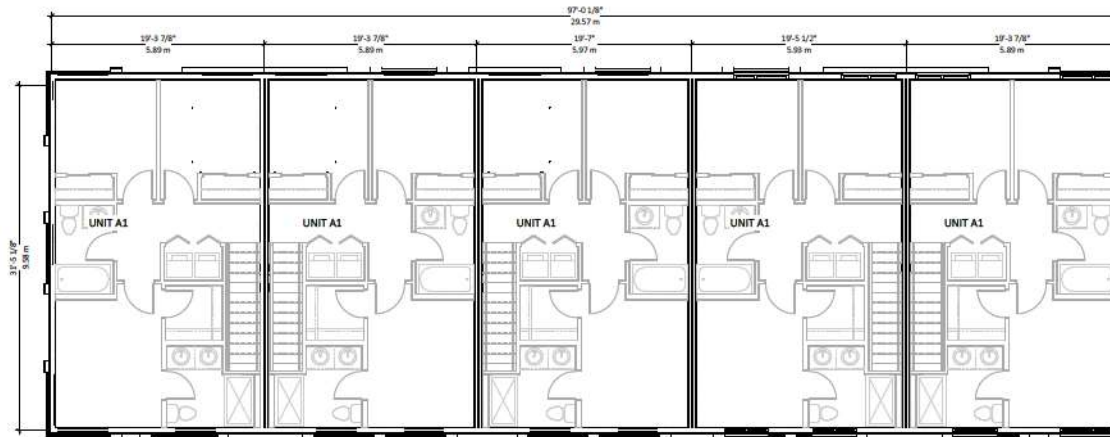


**RE-ISSUED FOR DEVELOPMENT PERMIT**

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



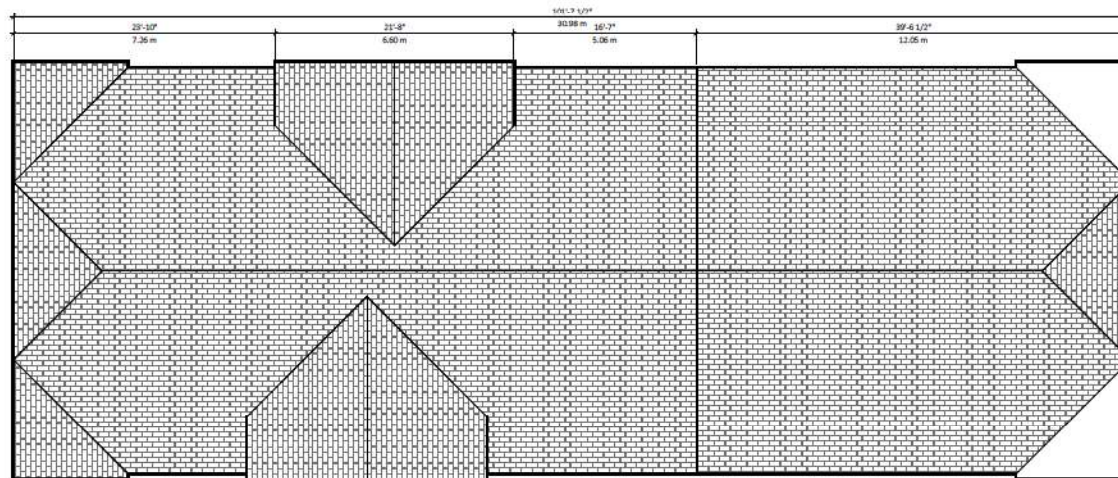
SD3.05



|                          |                 |
|--------------------------|-----------------|
| <b>TOTAL FLOOR AREA:</b> | <b>9,458 SF</b> |
| 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



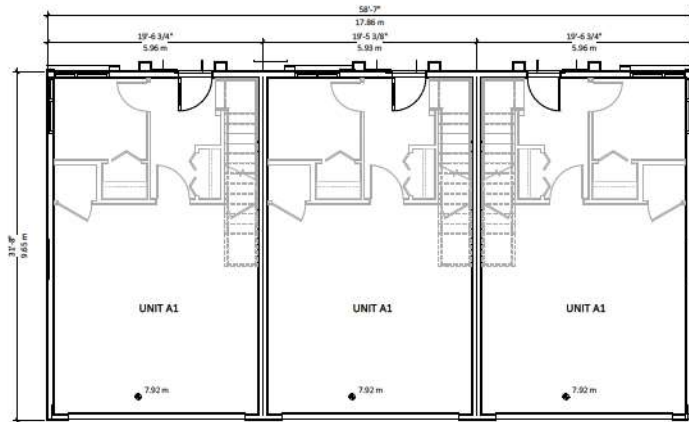
**RE-ISSUED FOR DEVELOPMENT PERMIT**

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



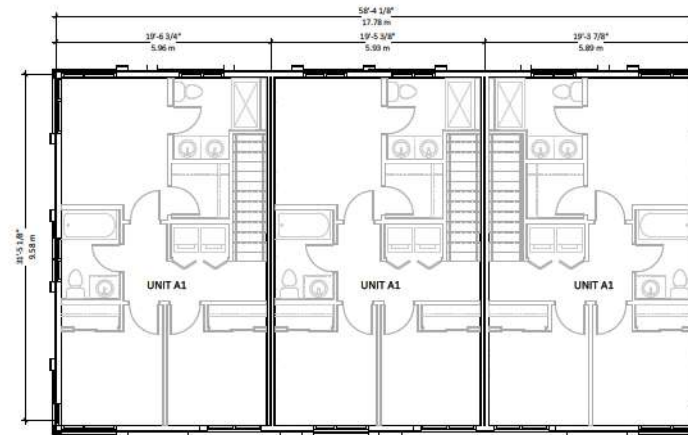
SD3.06





**townhouse 6 - 1st level**

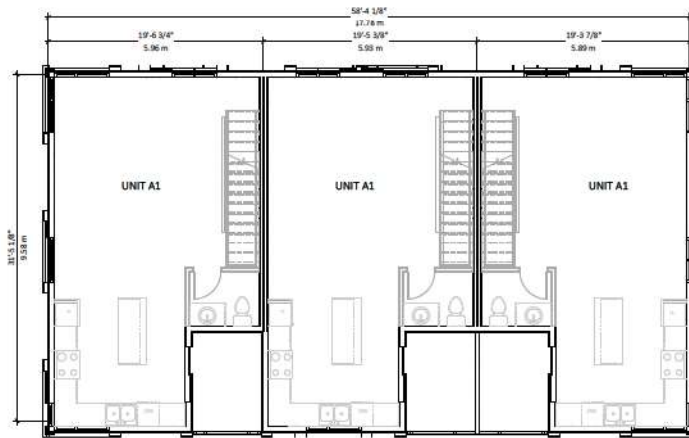
3/16" = 1'-0"



**townhouse 6 - 3rd level**

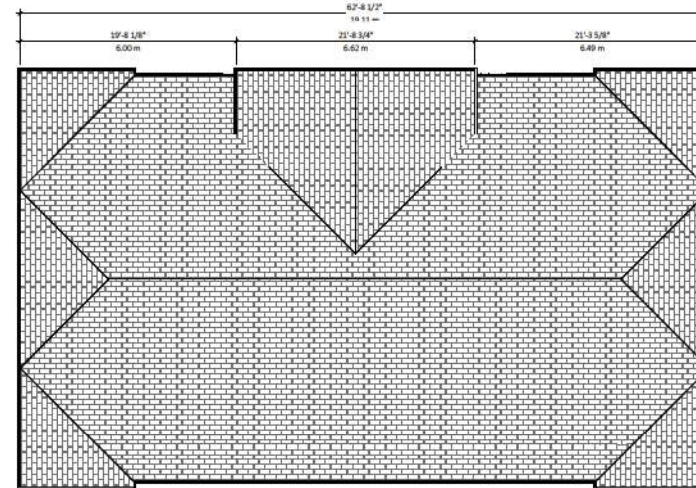
3/16" = 1'-0"

|                          |                 |
|--------------------------|-----------------|
| <b>TOTAL FLOOR AREA:</b> | <b>9,458 SF</b> |
| 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



SD3.07

NOTE:  
TOWNHOUSE 04 TO BE A  
MIRROR OF TOWNHOUSE 01

## SYNC TOWNHOMES / MULTI-FAMILY RESIDENTIAL



**townhouse 1 - east elevation**

1/8" = 1'-0"



**townhouse 1 - north 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):  
-TRISTAR, COLOUR: "MEDIUM GRAY", TEXTURE: "SMOOTH"  
MORTAR COLOUR: "LIGHT GRAY"
8. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (8" 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:  
- "GENTEC", 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 U.N.O.



**townhouse 1 - west elevation**

1/8" = 1'-0"



**townhouse 1 - south elevation**

1/8" = 1'-0"



### SYNC DEVELOPMENTS

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

### ELEVATIONS - TOWNHOUSE 1

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

### RE-ISSUED FOR DEVELOPMENT PERMIT

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



SD4.01



NOTE:  
TOWNHOUSE 03 IS TO BE A  
MIRROR OF TOWNHOUSE 02

## SYNC TOWNHOMES / MULTI-FAMILY RESIDENTIAL



**townhouse 2 - east elevation**

1/8" = 1'-0"



**townhouse 2 - north 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):  
-TRISTAR, COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH  
MORTAR COLOUR: LIGHT GREY'
8. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (8" 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:  
-JENSEN, 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:

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MOCK-UPS AS PER PROJECT MANUAL.
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**townhouse 2 - west elevation**

1/8" = 1'-0"



**townhouse 2 - south elevation**

1/8" = 1'-0"



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### SYNC DEVELOPMENTS

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### ELEVATIONS - TOWNHOUSE 2

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

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CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21-132



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**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: NIGHT 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 (8" 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:  
- "GENTEK", 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:**

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

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

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CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21-132



**SYNC**  
PROPERTIES

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**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 (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):  
-TRISTAR, COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH'
8. CEMENT BOARD CEDARMILL HORIZONTAL LAP SIDING (8" 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:  
-VENTEC, 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.
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**SYNC DEVELOPMENTS**  
19824 54A AVENUE - 5364 198 STREET, LANGLEY, B.C.

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

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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





198 street perspective



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**SYNC DEVELOPMENTS**

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**RENDERED PERSPECTIVES**

SCALE: N.T.S.

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CITY OF LANGLEY FILE #  
PROJECT NUMBER: 21-132



**SYNC**  
PROPERTIES

SD4.06



54th street perspective



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**SYNC DEVELOPMENTS**

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

**RENDERED PERSPECTIVES**

SCALE: N.T.S.

**RE-ISSUED FOR DEVELOPMENT PERMIT**

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**SYNC**  
PROPERTIES

SD4.07