



sheet schedule

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SD1.04	CONTEXT PLAN	SD2.02	UNIT A1.1 PLAN
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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
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SD1.24	SITE PLAN - LAYOUT	SD4.01	ELEVATIONS - TOWNHOUSE 1
SD1.25	SITE PLAN - FIRE DEPT.	SD4.02	ELEVATIONS - TOWNHOUSE 2
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SD1.32	3D MASSING	SD4.05	RENDERED ELEVATIONS
		SD4.06	RENDERED PERSPECTIVES
		SD4.07	RENDERED PERSPECTIVES

sync properties

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198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

COVER PAGE
SCALE:

RE-ISSUED FOR DEVELOPMENT PERMIT
28/11/22 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 MEASUREMENTS 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 90.1-2016		
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:		
1. *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				



198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

PROJECT DATA
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PROJECT NUMBER: 21-132



SYNC
PROPERTIES

SD1.01

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	6.7%	
LEVEL 2	3465 SF	321.89 m ²	6.3%	
LEVEL 3	3822 SF	355.08 m ²	7.0%	
	10992 SF	1021.17 m²	20.0%	
TOWNHOUSE 2				
LEVEL 1	3088 SF	286.84 m ²	5.6%	
LEVEL 2	2888 SF	268.34 m ²	5.3%	
LEVEL 3	3185 SF	295.90 m ²	5.8%	
	9161 SF	851.07 m²	16.7%	
TOWNHOUSE 3				
LEVEL 1	3088 SF	286.84 m ²	5.6%	
LEVEL 2	2888 SF	268.34 m ²	5.3%	
LEVEL 3	3185 SF	295.90 m ²	5.8%	
	9161 SF	851.07 m²	16.7%	
TOWNHOUSE 4				
LEVEL 1	3705 SF	344.21 m ²	6.7%	
LEVEL 2	3465 SF	321.89 m ²	6.3%	
LEVEL 3	3822 SF	355.08 m ²	7.0%	
	10992 SF	1021.17 m²	20.0%	
TOWNHOUSE 5				
LEVEL 1	3088 SF	286.84 m ²	5.6%	
LEVEL 2	2888 SF	268.34 m ²	5.3%	
LEVEL 3	3185 SF	295.90 m ²	5.8%	
	9161 SF	851.08 m²	16.7%	
TOWNHOUSE 6				
LEVEL 1	1855 SF	172.35 m ²	3.4%	
LEVEL 2	1736 SF	161.32 m ²	3.2%	
LEVEL 3	1914 SF	177.79 m ²	3.5%	
	5505 SF	511.46 m²	10.0%	
AREA GRAND TOTAL	54972 SF	5107.03 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					
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	576 SF	54 m ²	1729 SF	160.60 m ²
LEVEL 2	2	580 SF	54 m ²	1160 SF	107.75 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					
LEVEL 1	1	616 SF	57 m ²	616 SF	57.26 m ²
LEVEL 2	1	576 SF	54 m ²	576 SF	53.53 m ²
LEVEL 3	1	636 SF	59 m ²	636 SF	59.06 m ²
				10992 SF	1021.17 m²
TOWNHOUSE 2					
UNIT A1					
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	2	576 SF	54 m ²	1152 SF	107.02 m ²
LEVEL 2	1	577 SF	54 m ²	577 SF	53.61 m ²
LEVEL 2	2	580 SF	54 m ²	1159 SF	107.72 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
				9162 SF	851.14 m²
TOWNHOUSE 3					
UNIT A1					
LEVEL 1	3	616 SF	57 m ²	1848 SF	171.70 m ²
LEVEL 1	2	620 SF	58 m ²	1239 SF	115.14 m ²
LEVEL 2	2	576 SF	54 m ²	1152 SF	107.02 m ²
LEVEL 2	1	577 SF	54 m ²	577 SF	53.61 m ²
LEVEL 2	2	580 SF	54 m ²	1159 SF	107.72 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
				9161 SF	851.07 m²
TOWNHOUSE 4					
UNIT A1					
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	576 SF	54 m ²	1729 SF	160.60 m ²
LEVEL 2	2	580 SF	54 m ²	1160 SF	107.75 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					
LEVEL 1	1	616 SF	57 m ²	616 SF	57.26 m ²
LEVEL 2	1	576 SF	54 m ²	576 SF	53.53 m ²
LEVEL 3	1	636 SF	59 m ²	636 SF	59.06 m ²
				10992 SF	1021.17 m²
TOWNHOUSE 5					
UNIT A1					
LEVEL 1	2	616 SF	57 m ²	1232 SF	114.47 m ²
LEVEL 1	1	619 SF	58 m ²	619 SF	57.51 m ²
LEVEL 1	1	620 SF	58 m ²	620 SF	57.63 m ²
LEVEL 2	1	576 SF	54 m ²	576 SF	53.51 m ²
LEVEL 2	1	577 SF	54 m ²	577 SF	53.61 m ²
LEVEL 2	2	580 SF	54 m ²	1159 SF	107.71 m ²
LEVEL 3	2	636 SF	59 m ²	1271 SF	118.08 m ²
LEVEL 3	2	639 SF	59 m ²	1278 SF	118.78 m ²
UNIT A1.1					
LEVEL 1	1	616 SF	57 m ²	616 SF	57.23 m ²
LEVEL 2	1	576 SF	54 m ²	576 SF	53.51 m ²
LEVEL 3	1	636 SF	59 m ²	636 SF	59.04 m ²
				9161 SF	851.08 m²
TOWNHOUSE 6					
UNIT A1					
LEVEL 1	1	616 SF	57 m ²	616 SF	57.22 m ²
LEVEL 1	2	620 SF	58 m ²	1239 SF	115.12 m ²
LEVEL 2	1	578 SF	54 m ²	578 SF	53.65 m ²
LEVEL 2	1	579 SF	54 m ²	579 SF	53.81 m ²
LEVEL 2	1	580 SF	54 m ²	580 SF	53.86 m ²
LEVEL 3	1	636 SF	59 m ²	636 SF	59.10 m ²
LEVEL 3	1	638 SF	59 m ²	638 SF	59.32 m ²
LEVEL 3	1	639 SF	59 m ²	639 SF	59.38 m ²
				5505 SF	511.46 m²
AREA GRAND TOTAL				54972 SF	5107.09 m²



198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

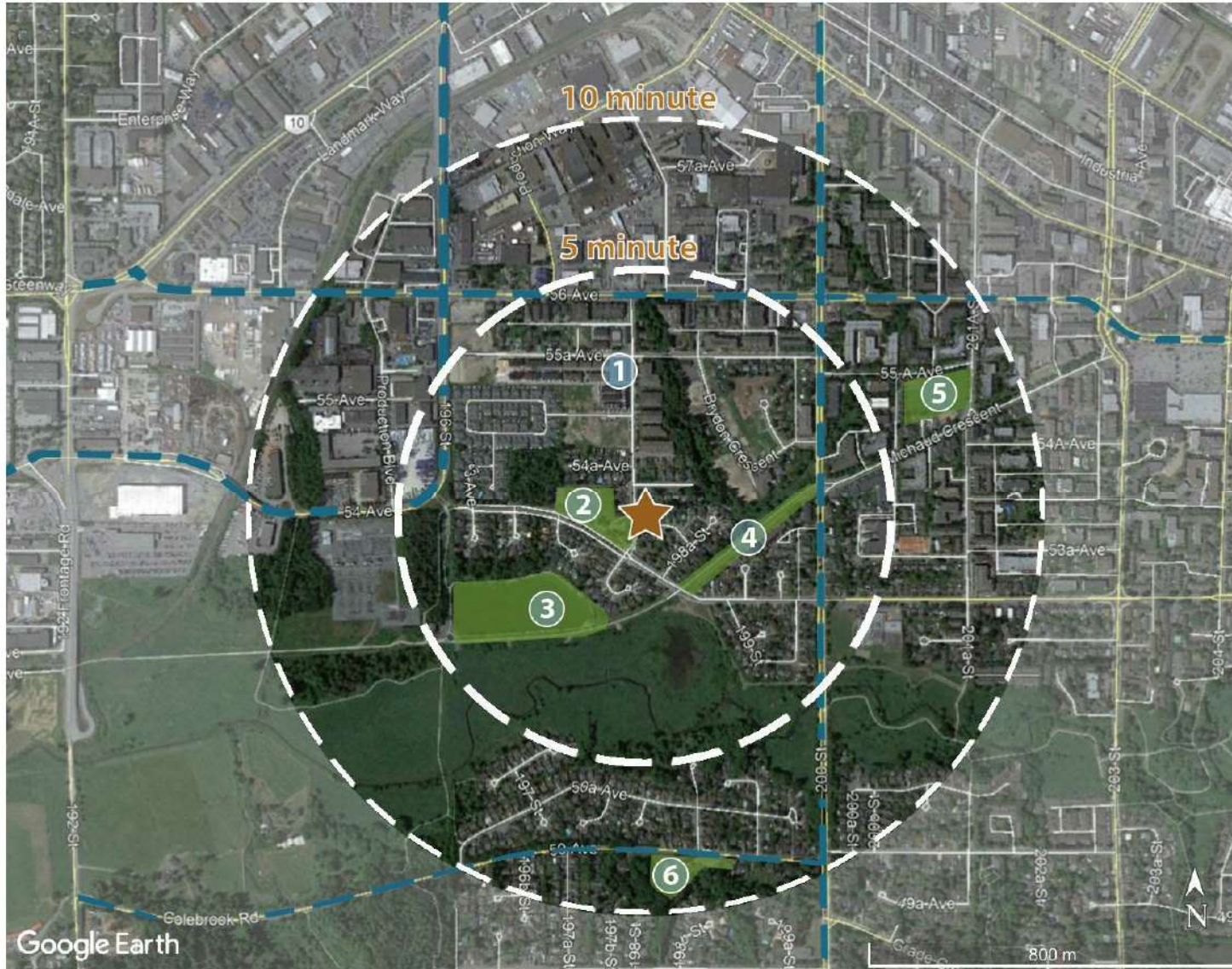
PROJECT DATA
SCALE:

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28/11/22 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



SYNC
PROPERTIES

SD1.02



★ 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 LAGOON LOCATED SOUTHWEST OF THE DEVELOPMENT.

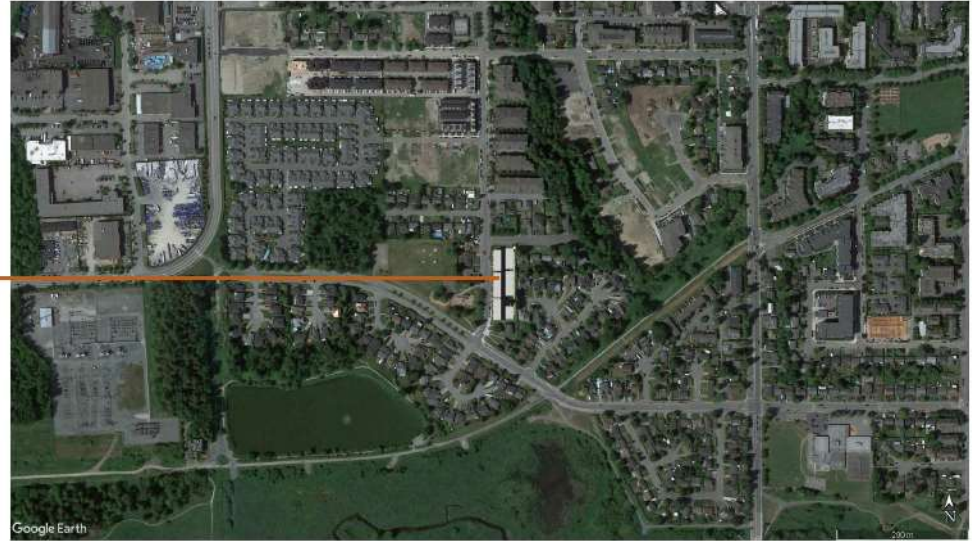


brydon lagoon



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



198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

CONTEXT PLAN
SCALE: N.T.S.

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28/11/22 REVISION #:
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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 (EDPT) 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



198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

DESIGN RATIONALE
SCALE: N.T.S.

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SYNC
PROPERTIES

SD1.05



198th street streetscape

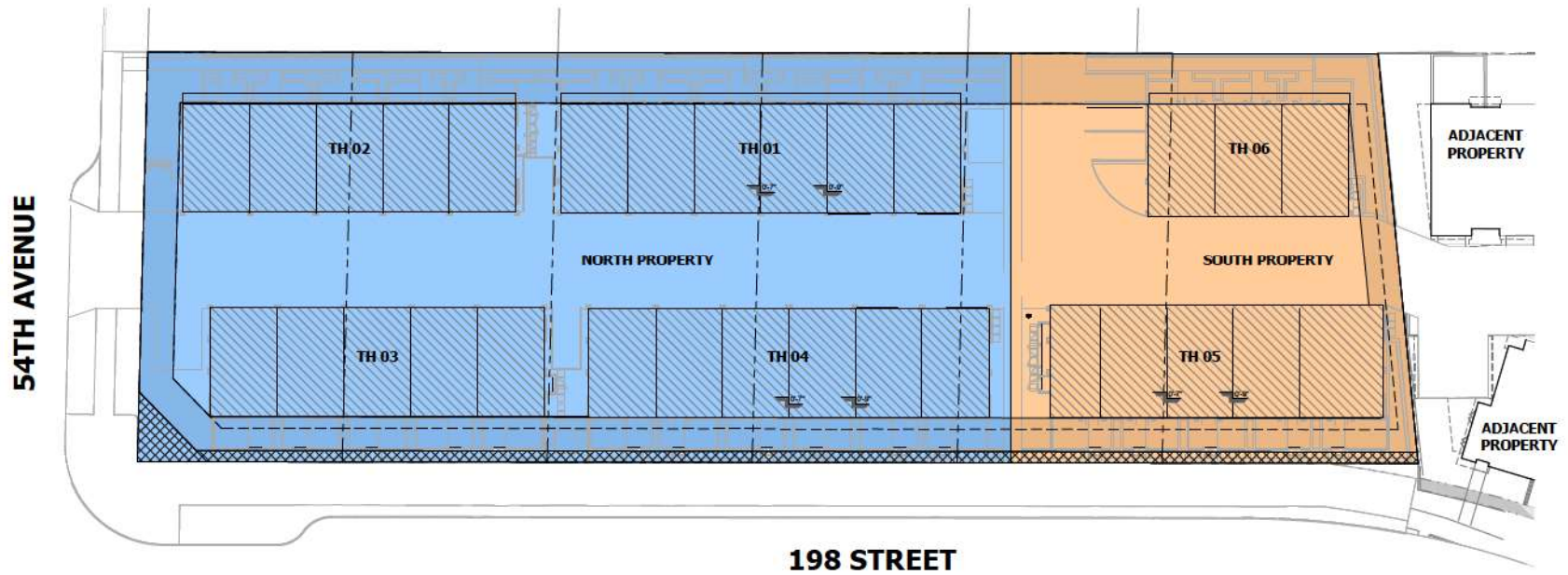
1/16" = 1'-0"



54th avenue streetscape

1/16" = 1'-0"

NOTE:
REFER TO SD1.03 FOR
DENSITY CALCULATIONS



54TH AVENUE

198 STREET



keystonearch.ca

198 & 54 TOWNHOMES

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DENSITY

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



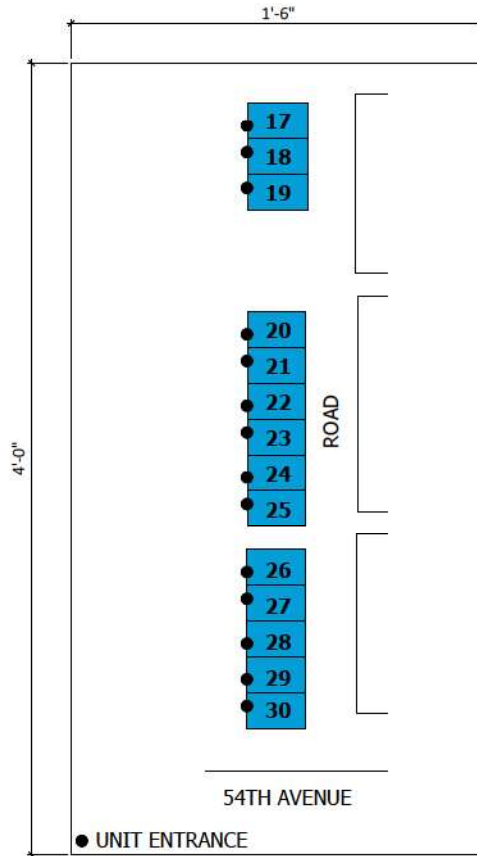
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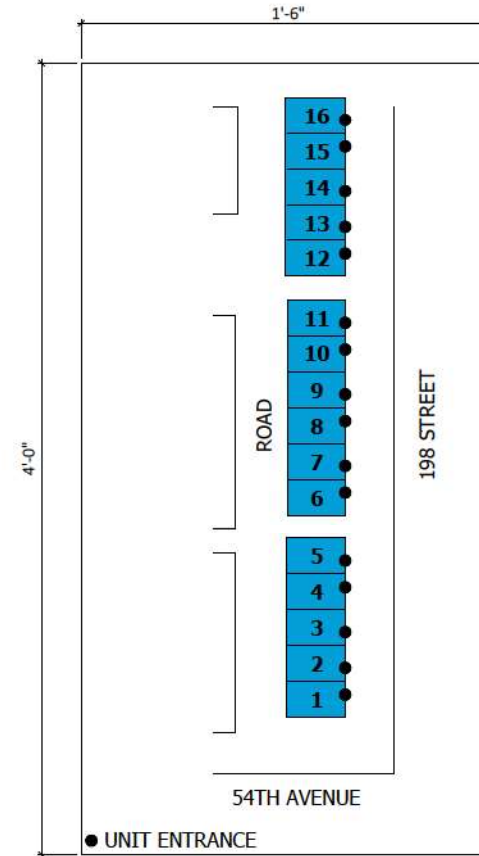
SYNC
PROPERTIES

SD1.07



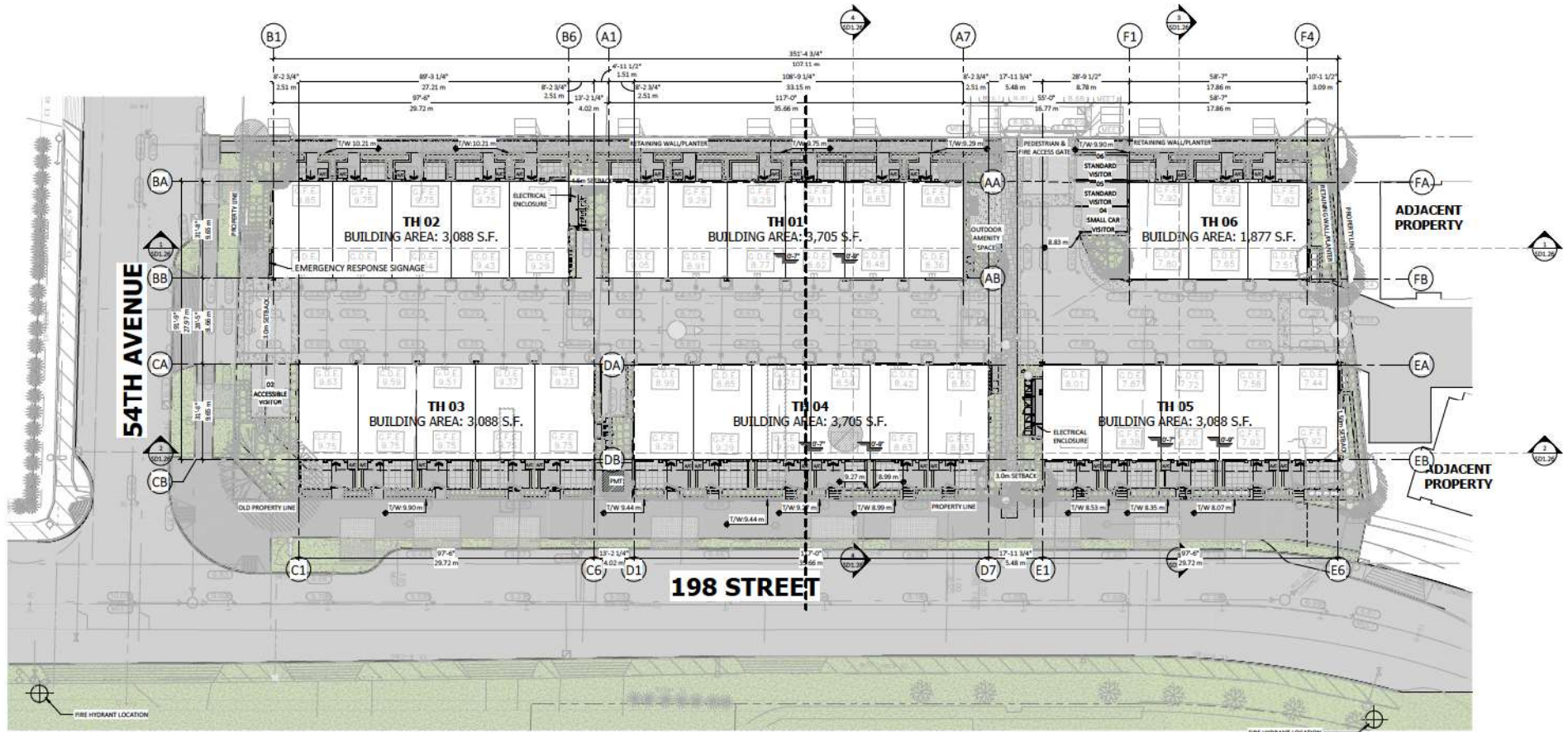
unit entry - east block

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"



198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

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



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SYNC
PROPERTIES

SD1.21



site plan - south

1/8" = 1'-0"



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



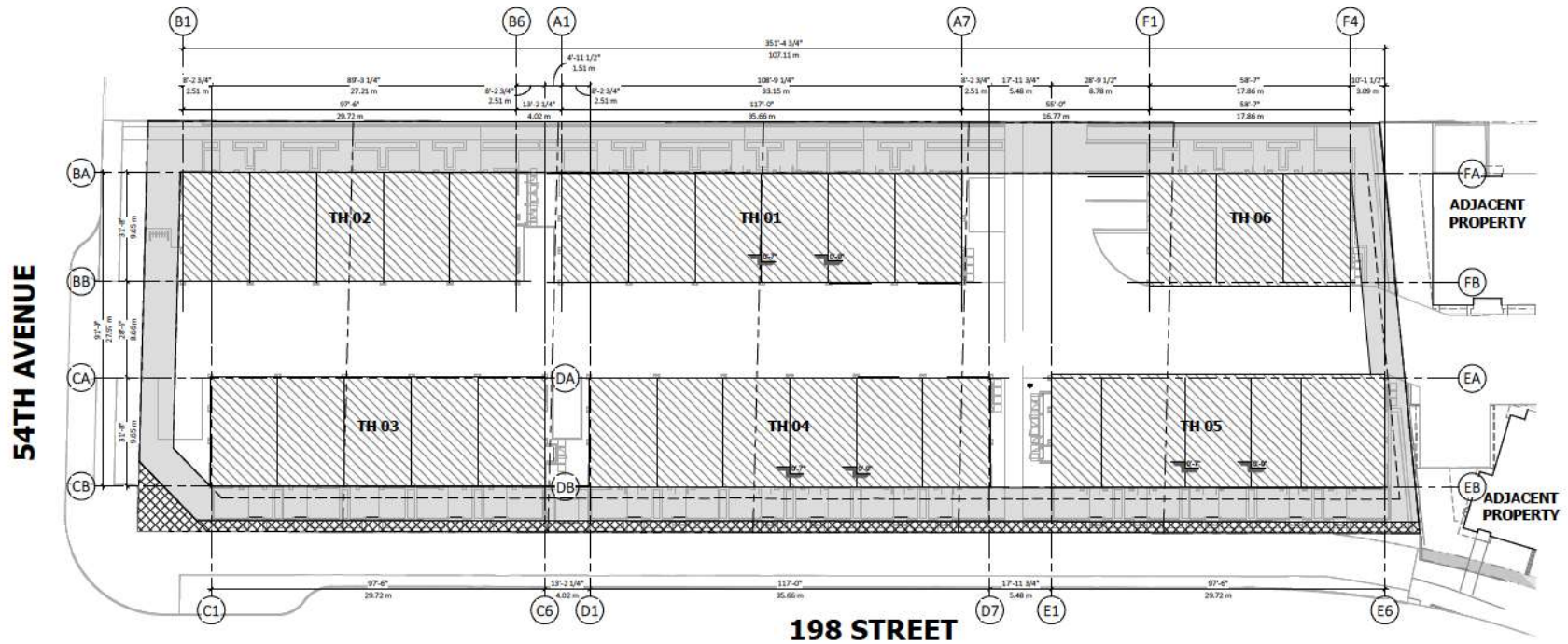
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28/11/22 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



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"



198 & 54 TOWNHOMES
 5378 198 STREET, LANGLEY, B.C.

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



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 CITY OF LANGLEY FILE #
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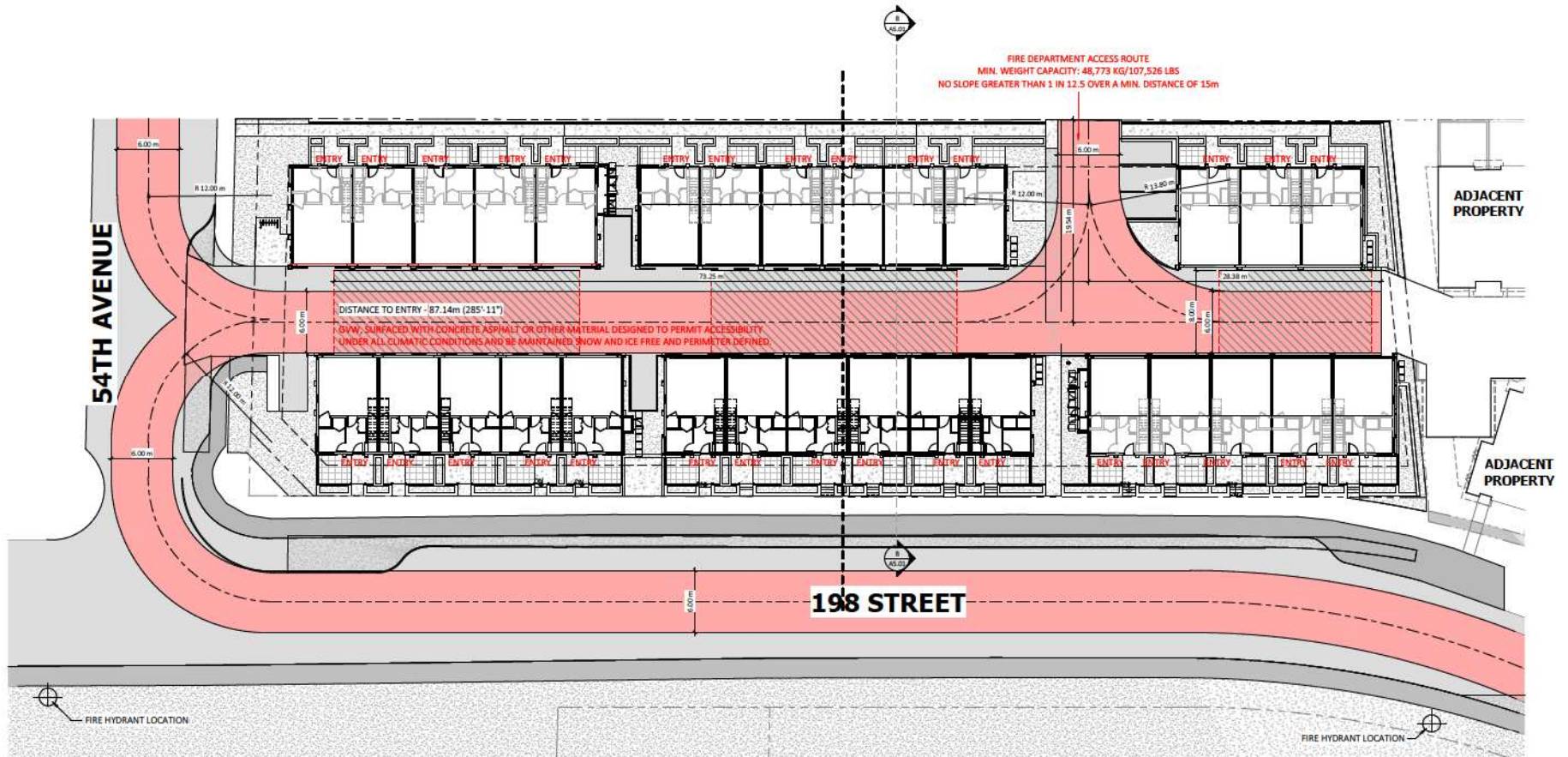
SYNC
 PROPERTIES

SD1.24

SYMBOL LEGEND

	SPRINKLER & WINDOW ALTERNATE SOLUTIONS FOR PROTECTION OF EXIT ROUTE (LEVEL 1 & 2)
--	---

NOTE:
PROVIDE SIGNAGE:
"FIRE LANE - NO PARKING"



site plan - fire dept.
1/16" = 1'-0"



198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

SITE PLAN - FIRE DEPT.
SCALE: As indicated



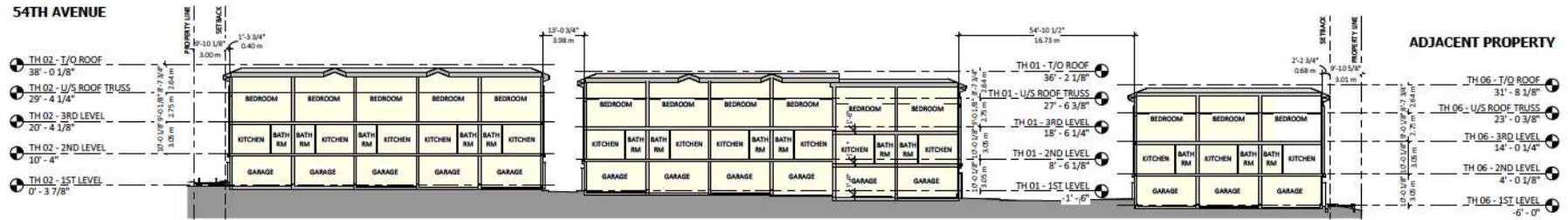
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SD1.25

OCCUPANCIES

□ GROUP C - RESIDENTIAL



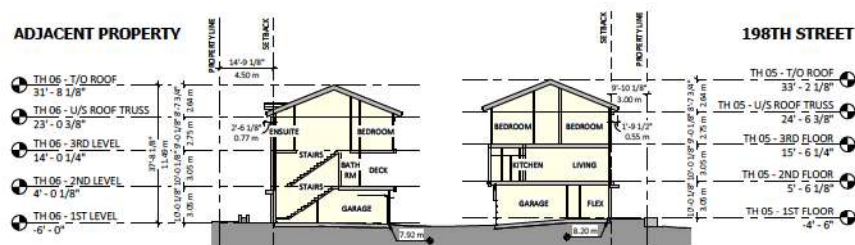
building section 1

1/16" = 1'-0"



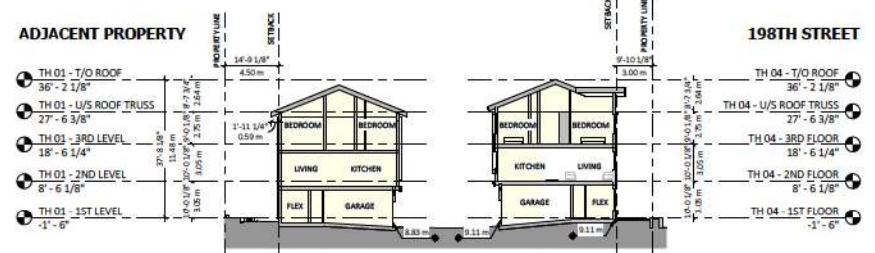
building section 2

1/16" = 1'-0"



building section 3

1/16" = 1'-0"



building section 4

1/16" = 1'-0"



198 & 54 TOWNHOMES
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SITE SECTIONS
SCALE: 1/16" = 1'-0"

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28/11/22 REVISION #:
CITY OF LANGLEY FILE #:
PROJECT NUMBER: 21-132



SYNC
PROPERTIES

SD1.26



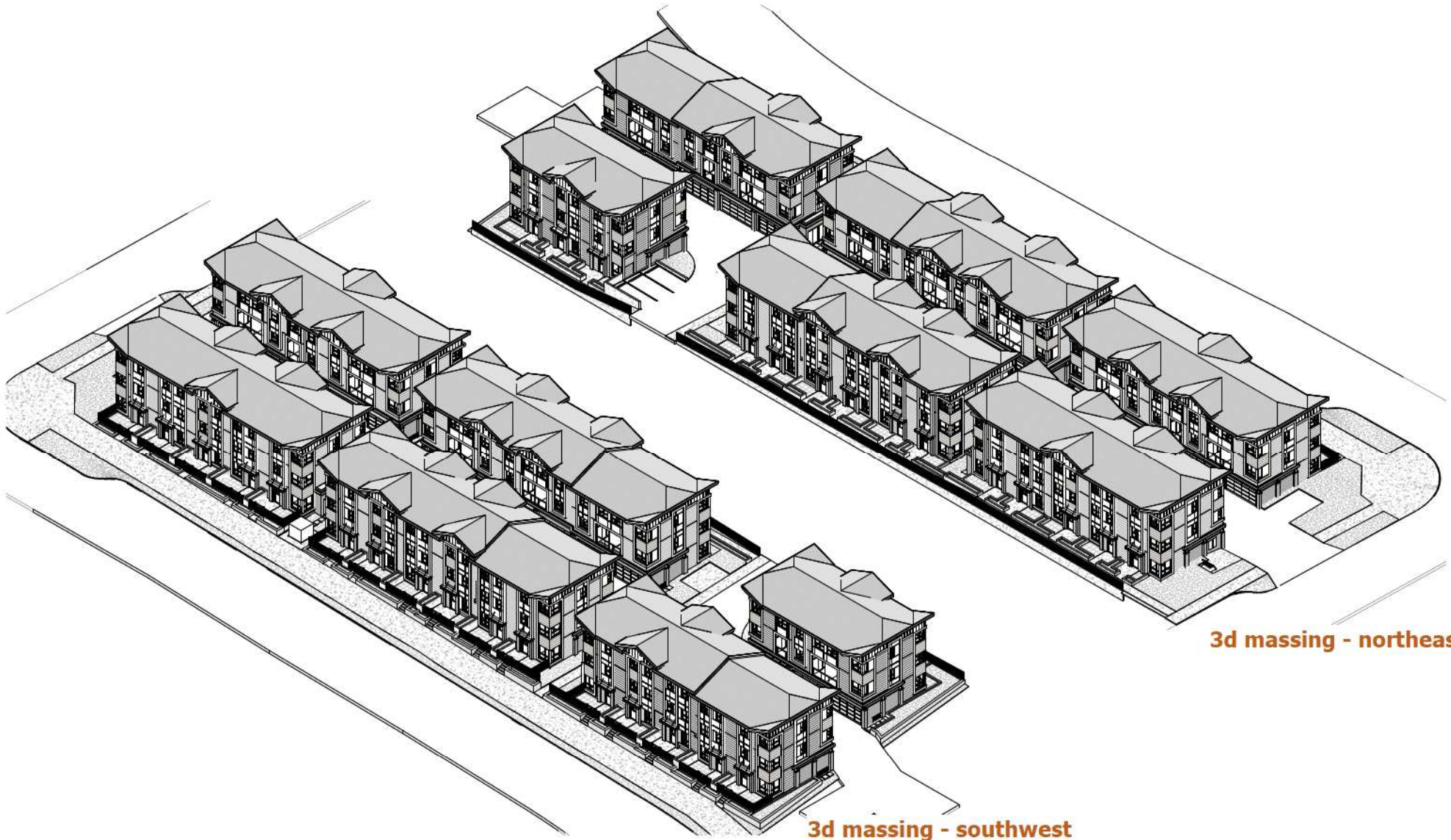
shadow study - 9am - march 21



shadow study - 12pm - march 21



shadow study - 3pm - march 21



3d massing - northeast

3d massing - southwest



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198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

3D MASSING
SCALE: N.T.S.

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28/11/22 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



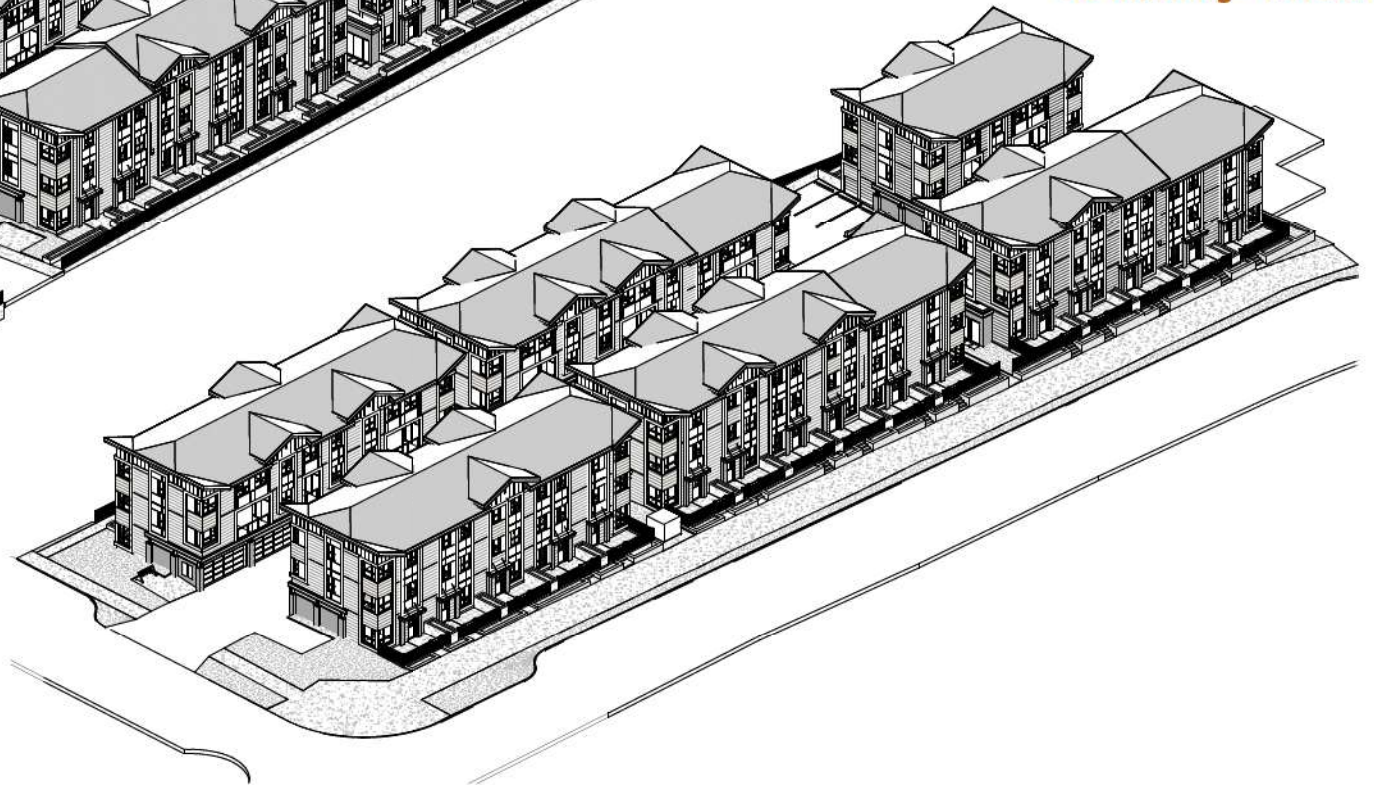
SYNC
PROPERTIES

SD1.32

3d massing - southeast



3d massing - northwest



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198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

3D MASSING
SCALE: N.T.S.

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28/11/22 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



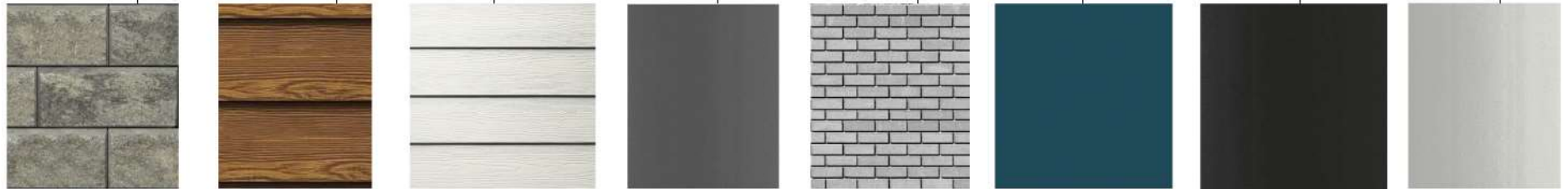
SYNC
PROPERTIES

SD1.33



townhouse 2 - west elevation

3/16" = 1'-0"



*ALLAN BLOCK PLANTER WALLS
FACING 198 ST.



198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

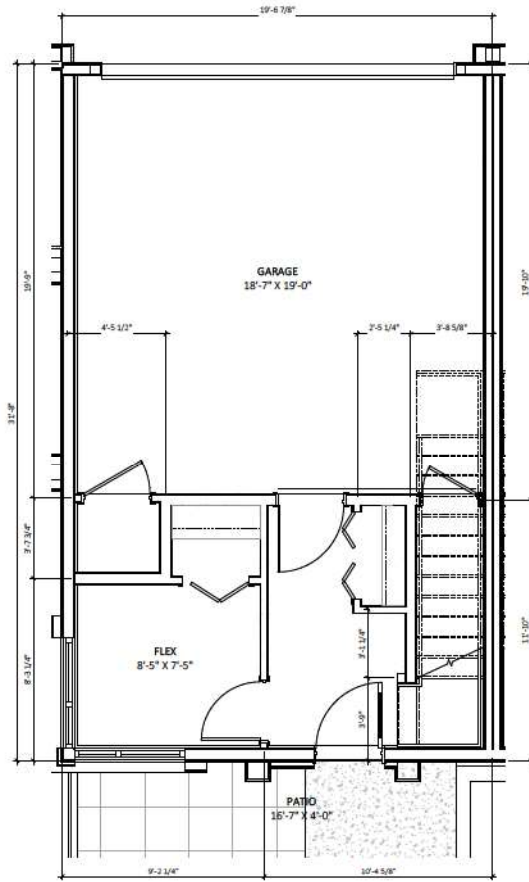
MATERIAL BOARD
SCALE: 3/16" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT
28/11/22 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132

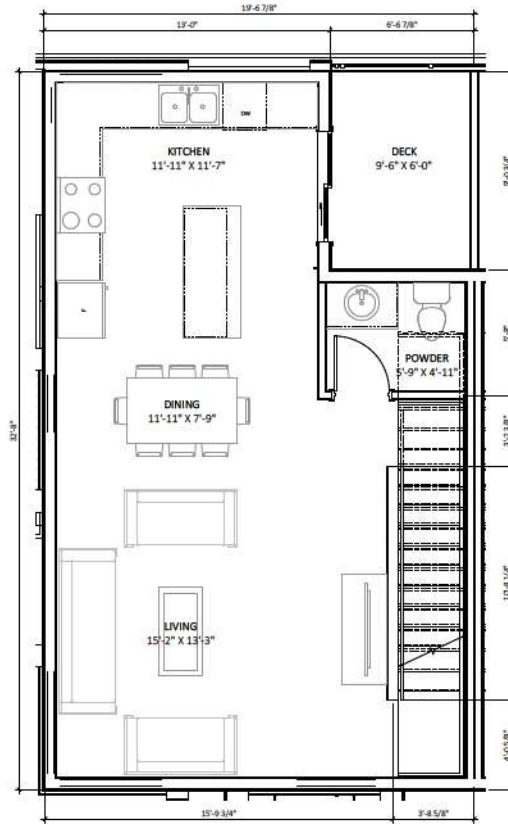


SYNC
PROPERTIES

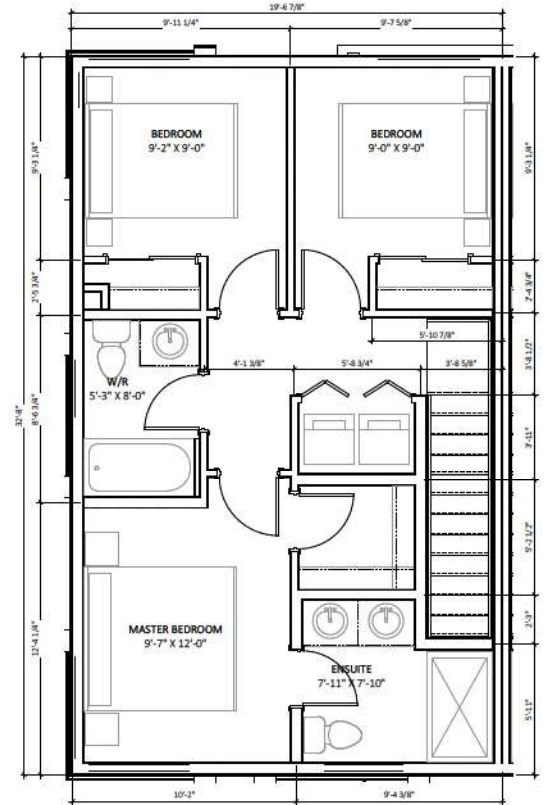
SD1.34



UNIT A1 221 SF END UNIT
LEVEL 1
TH 1,2,3,4,5,6



UNIT A1 580 SF END UNIT
LEVEL 2
TH 1,2,3,4,5,6



UNIT A1 639 SF END UNIT
LEVEL 3
TH 1,2,3,4,5,6

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



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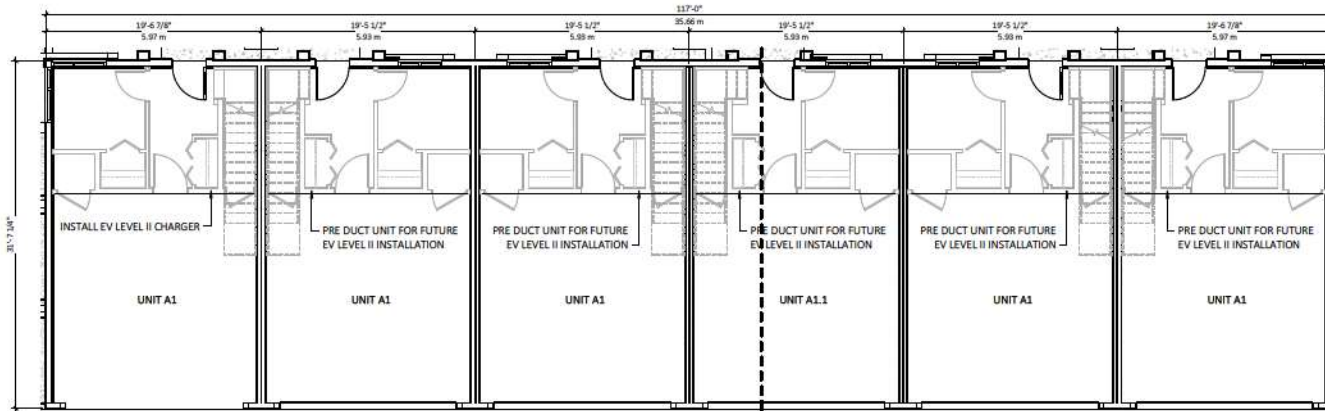
UNIT A1 PLAN
SCALE: 3/8" = 1'-0"

RE-ISSUED FOR DEVELOPMENT PERMIT
28/11/22 REVISION #:
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



SD2.01

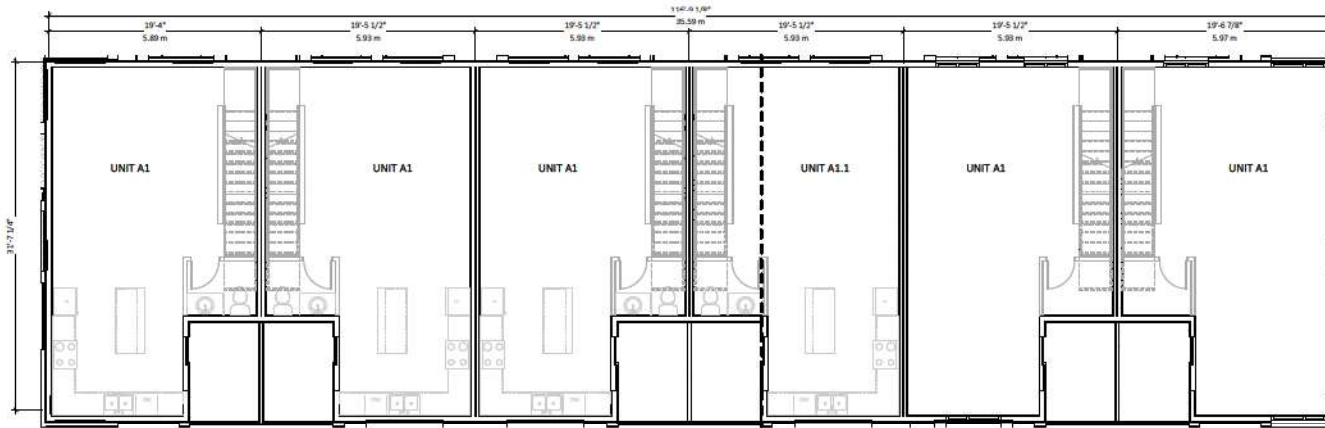
NOTE:
TOWNHOUSE 04 TO BE A
MIRROR OF TOWNHOUSE 01



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

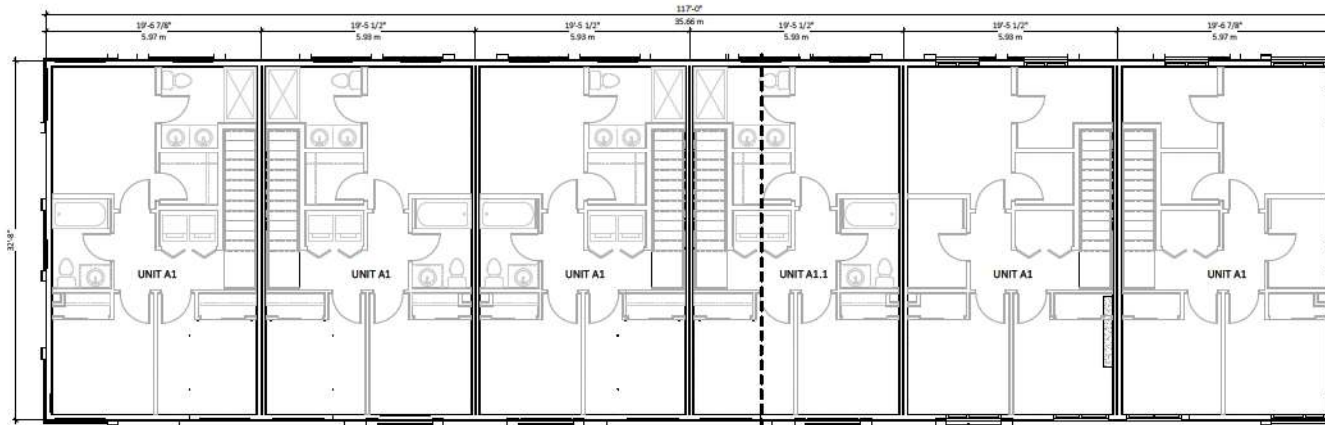
3/16" = 1'-0"



townhouse 1 - 2nd level

3/16" = 1'-0"

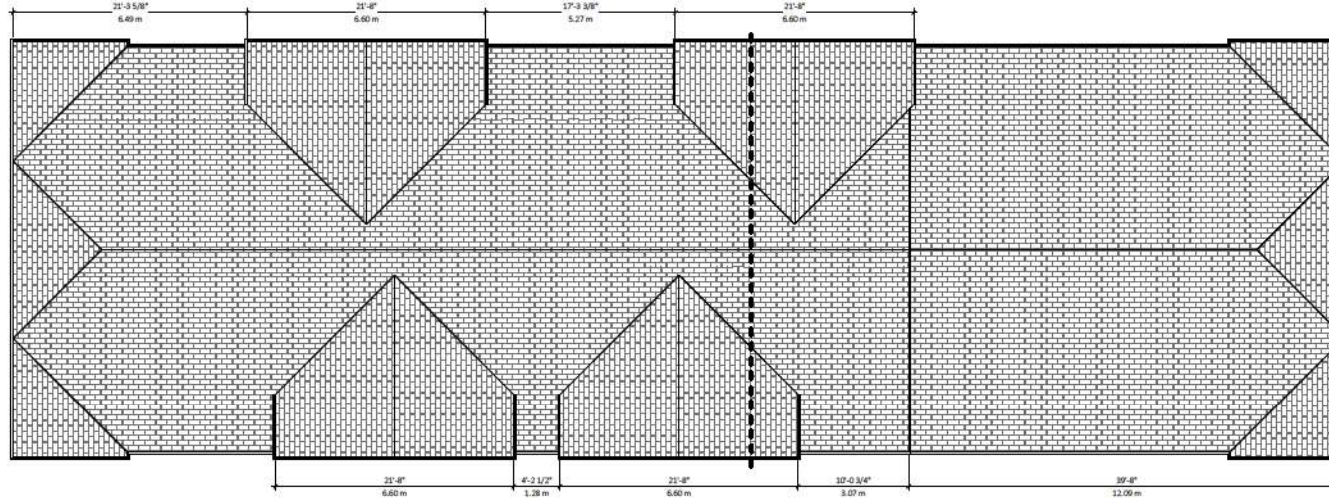
NOTE:
TOWNHOUSE 04 TO BE A
MIRROR OF TOWNHOUSE 01



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 - 3rd level

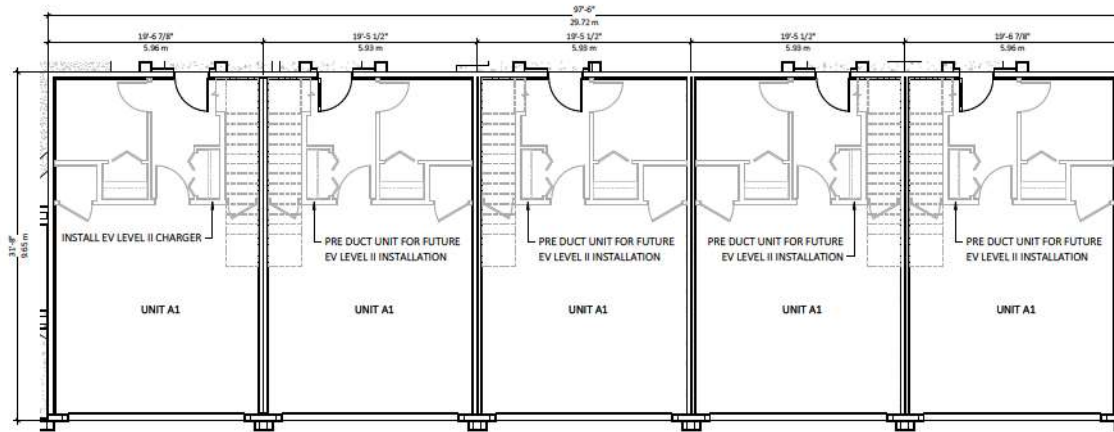
3/16" = 1'-0"



townhouse 1 - roof level

3/16" = 1'-0"

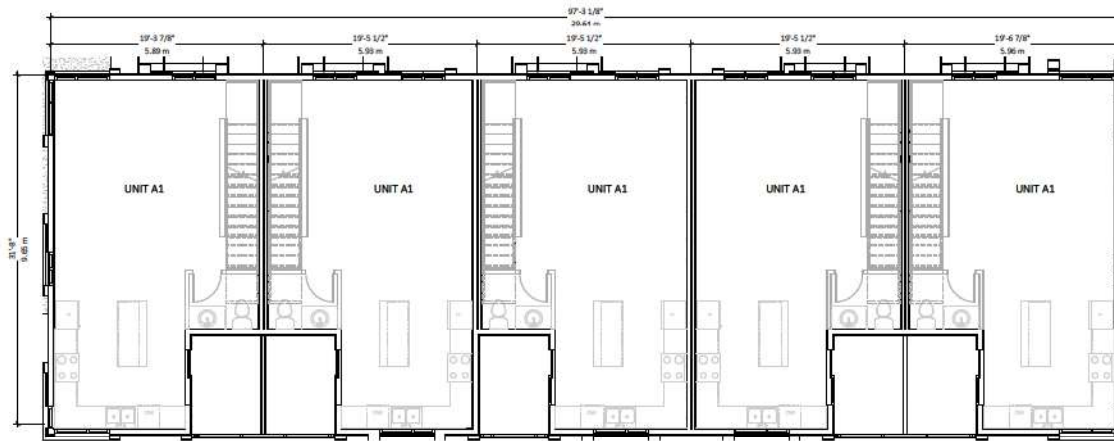
NOTE:
TOWNHOUSE 03 IS TO BE A
MIRROR OF TOWNHOUSE 02



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"



198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

FLOOR PLANS - TOWNHOUSE 2
SCALE: As indicated

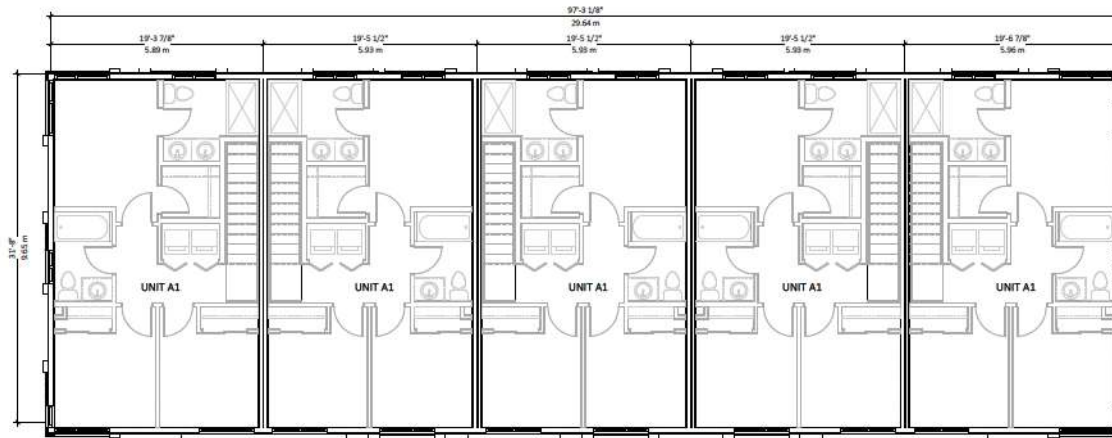


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SD3.03

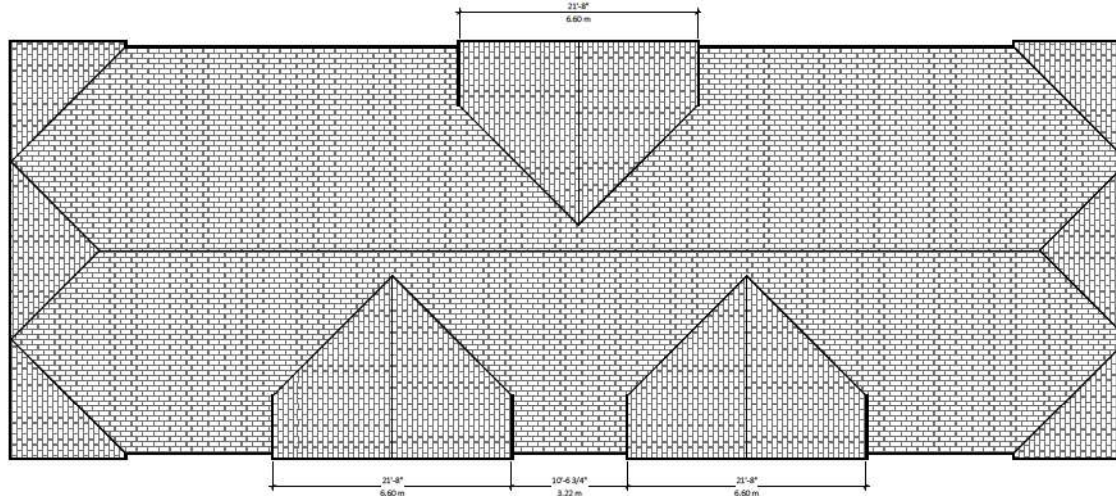
NOTE:
TOWNHOUSE 03 TO BE A
MIRROR OF TOWNHOUSE 02



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

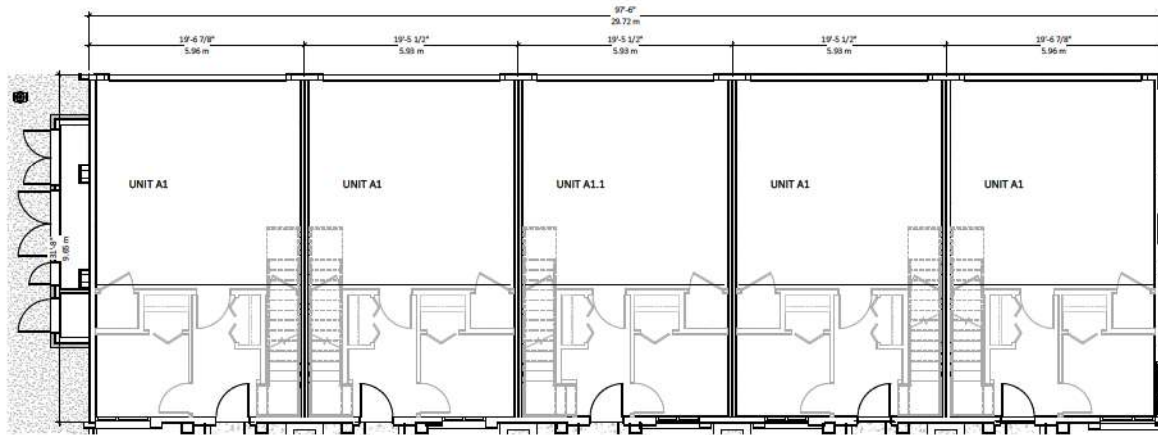
townhouse 2 - 3rd level

3/16" = 1'-0"



townhouse 2 - roof level

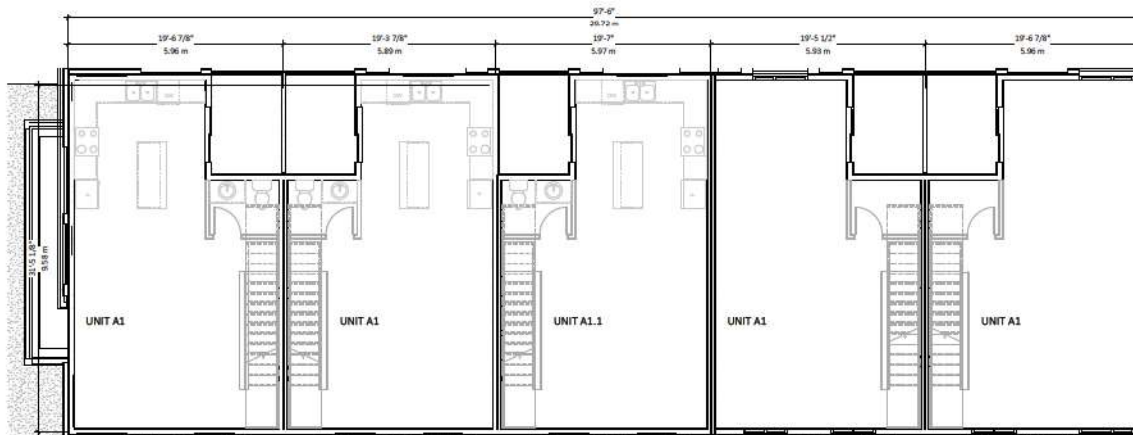
3/16" = 1'-0"



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"



198 & 54 TOWNHOMES
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FLOOR PLANS - TOWNHOUSE 5
SCALE: As indicated

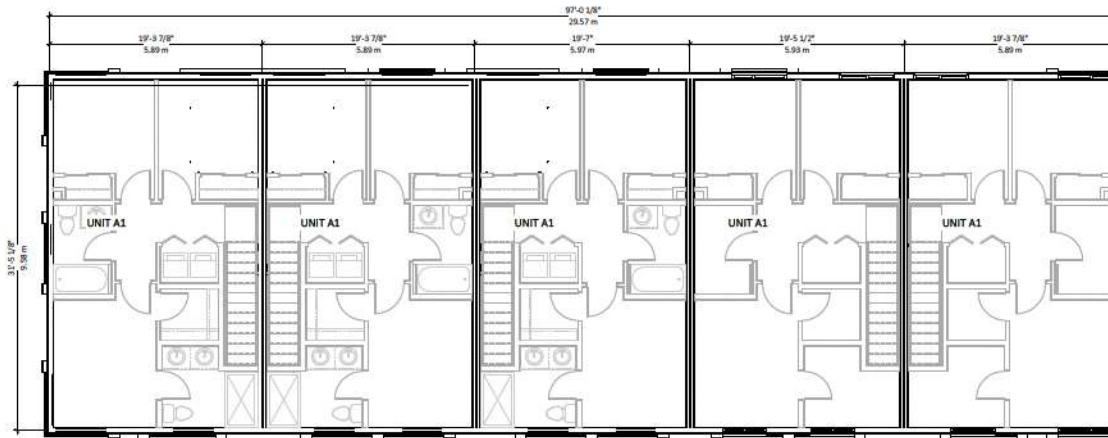


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SYNC
PROPERTIES

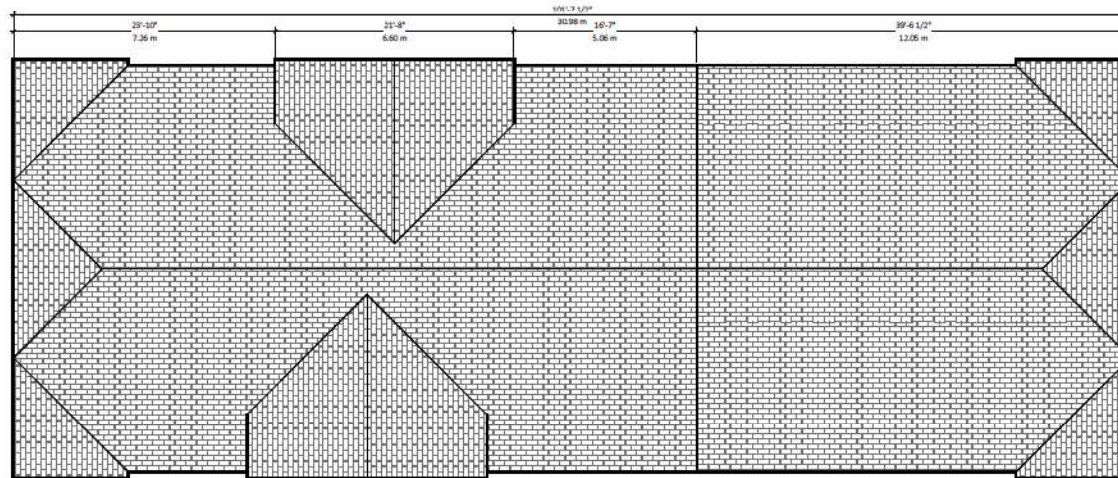
SD3.05



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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FLOOR PLANS - TOWNHOUSE 5
SCALE: As indicated



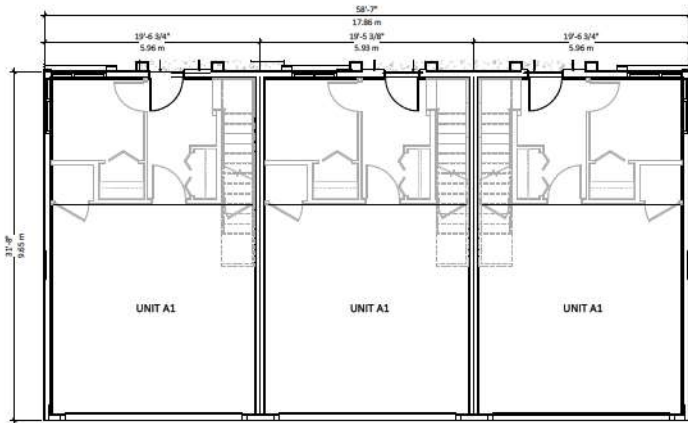
RE-ISSUED FOR DEVELOPMENT PERMIT

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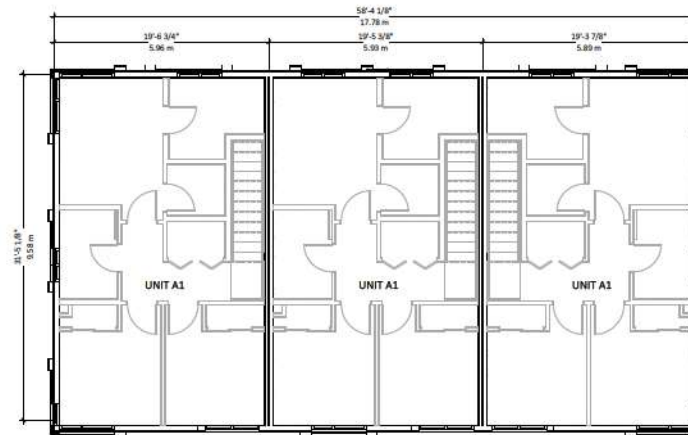
SYNC
PROPERTIES

SD3.06



townhouse 6 - 1st level

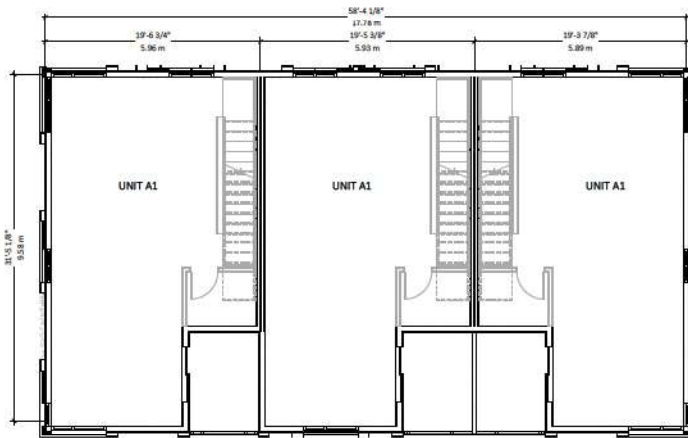
3/16" = 1'-0"



townhouse 6 - 3rd level

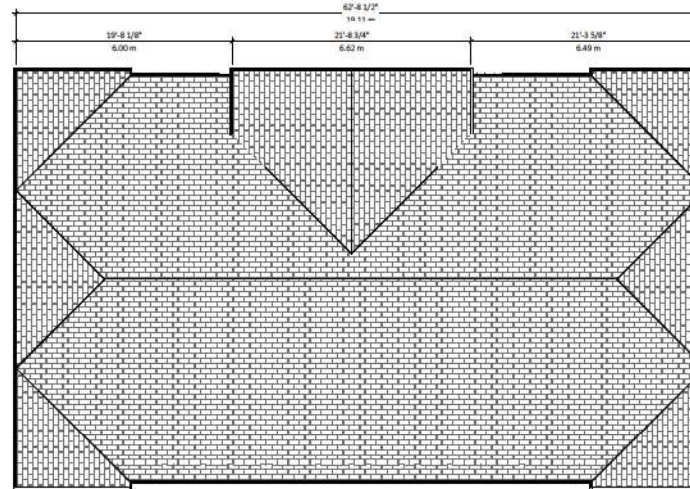
3/16" = 1'-0"

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"



198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

FLOOR PLANS - TOWNHOUSE 6
SCALE: As indicated



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28/11/22 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

- CEMENT BOARD CEDAR/MILL HORIZONTAL LAP SIDING (8" EXPOSURE):
-JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
- CEMENT BOARD BOARD AND BATTEN, 1x3 VERT. SIDING WOOD TRIM BOARDS, PAINTED TO MATCH HARDIE, JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'IRON GRAY -EASY TRIM 5/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'IRON GRAY -EASY TRIM 5/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'IRON GRAY -EASY TRIM 5/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'IRON GRAY -EASY TRIM 5/16" REVEAL PANEL SYS.
- CONCRETE BRICK (90mmx64mmx190mm):
-TRISTAR, COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH
MORTAR COLOUR: LIGHT GREY
- CEMENT BOARD WOODSTONE RUSTIC SERIES LAP SIDING (8" EXPOSURE):
-JAMES HARDIE, COLOUR: 'SUMMER WHEAT'
- HEAVY TIMBERS (STAINED AND SEALED)
-BENJAMIN MOORE COLOUR: 'SEMI SOLID HIDDEN VALLEY'
- METAL DOOR:
-PAINTED TO MATCH HARDIE, JAMES HARDIE, COLOUR: 'EVENING BLUE'
- VINYL BALCONY DOOR:
-COLOUR: 'BLACK EXT. / WHITE INT.'
- VINYL WINDOW:
-COLOUR: 'BLACK EXT. / WHITE INT.'
- ALUMINUM/GLASS BALCONY RAILING:
-COLOUR: 'BLACK ANODIZED'
- METAL FLASHING:
-SINTERX, COLOUR: 'CLEAR ANODIZED'
- CONCRETE WALL:
-COLOUR: 'CLEAR SEALER'
- ALUMINUM/GLASS PATIO PRIVACY SCREEN:
-GLASS: 'BLACK ANODIZED'
- ROOF/BALCONY SOFFIT:
-COLOUR: 'GRAY, PERFORATED VINYL'
- 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.L.D.

NOTE:
TOWNHOUSE 03 TO BE A
MIRROR OF TOWNHOUSE 02



material legend

- CEMENT BOARD CEDAR/MILL HORIZONTAL LAP SIDING (8" EXPOSURE):
-JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
- CEMENT BOARD (BOARD AND BATTEN), 1x3 VERT. SIDING WOOD TRIM BOARDS,
PAINTED TO MATCH HARDIE: JAMES HARDIE, COLOUR: 'ARCTIC WHITE'
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'GRAY SLATE' -EASY TRIM 5/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'IRON GRAY' -EASY TRIM 5/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'INDY GRAY' -EASY TRIM 5/16" REVEAL PANEL SYS.
- CEMENT BOARD SMOOTH PANEL SIDING (C/W COLOUR MATCHED REVEALS):
-JAMES HARDIE, COLOUR: 'EVENING BLUE' -EASY TRIM 5/16" REVEAL PANEL SYS.
- CONCRETE BRICK (90mmx64mmx190mm):
-TRISTAR, COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH
INDYTOR COLOUR: 'LIGHT GREY'
- CEMENT BOARD WOODSTONE RUSTIC SERIES LAP SIDING (8" EXPOSURE):
-JAMES HARDIE, COLOUR: 'SUMMER WHEAT'
- HEAVY TIMBERS (STAINED AND SEALED)
-BENJAMIN MOORE COLOUR: 'SEM SOLID HIDDEN VALLEY'
- METAL DOOR:
-PAINTED TO MATCH HARDIE: JAMES HARDIE, COLOUR: 'EVENING BLUE'
- VINYL BALCONY DOOR:
-COLOUR: 'BLACK EXT. / WHITE INT.'
- VINYL WINDOW:
-COLOUR: 'BLACK EXT. / WHITE INT.'
- ALUMINUM/GLASS BALCONY RAILING:
-COLOUR: 'BLACK ANODIZED'
- METAL FLASHING:
- 'SENTEX', COLOUR: 'CLEAR ANODIZED'
- CONCRETE WALL:
-COLOUR: 'CLEAR SEALER'
- ALUMINUM/GLASS PATIO PRIVACY SCREEN:
-COLOUR: 'BLACK ANODIZED'
- ROOF/BALCONY SOFFIT:
-COLOUR: 'GRAY, PERFORATED VINYL'
- ALUMINUM GUTTER:
-COLOUR: 'CLEAR ANODIZED'

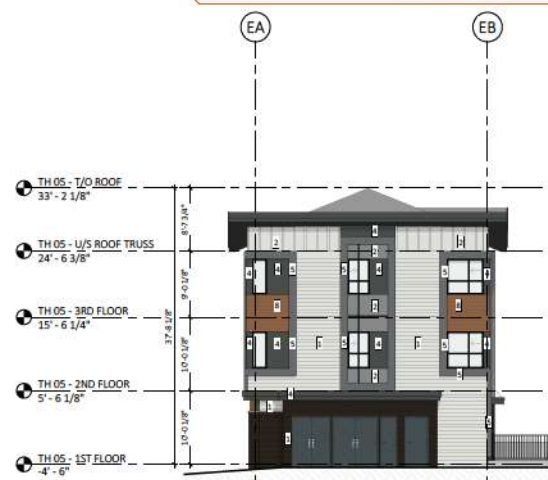
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2. ALL CLADDING MATERIALS SHOWN RETURN AT BUILDING PERIMETER RECESSES U.L.D.





townhouse 5 - west elevation

1/8" = 1'-0"



townhouse 5 - north elevation

1/8" = 1'-0"

material legend

- 1 CEMENT BOARD CEDAR/MILL 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: 'INDY 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 (90mmx64mmx190mm):
-TRISTAR, COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH
MORTAR COLOUR: LIGHT GRAY'
- 8 CEMENT BOARD WOODSTONE RUSTIC SERIES LAP SIDING (8" EXPOSURE):
-JAMES HARDIE, COLOUR: 'SUMMER WHEAT'
- 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:
-SENTEX, COLOUR: 'CLEAR ANODIZED'
- 15 CONCRETE WALL:
-COLOUR: 'CLEAR SEALER'
- 16 ALUMINUM/GLASS PATIO PRIVACY SCREEN:
-GLAZER: 'BLACK ANODIZED'
- 17 ROOF/BALCONY SOFFIT:
-COLOUR: 'GRAY, PERFORATED VINYL'
- 18 ALUMINUM GUTTER:
-COLOUR: 'CLEAR ANODIZED'

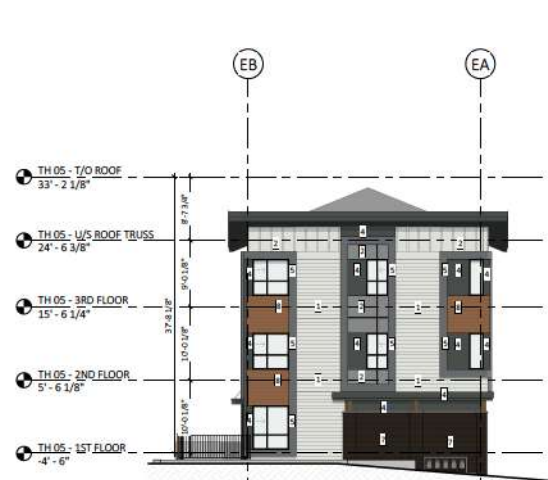
NOTES:

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.L.D.



townhouse 5 - east elevation

1/8" = 1'-0"



townhouse 5 - south elevation

1/8" = 1'-0"



198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

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

RE-ISSUED FOR DEVELOPMENT PERMIT
28/11/22 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 (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: 'INDY 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 (90mmx64mmx190mm):
-TRISTAR, COLOUR: 'MEDIUM GRAY', TEXTURE: 'SMOOTH
INDUSTRIAL COLOUR: 'LIGHT GREY'
- 8 CEMENT BOARD WOODTONE RUSTIC SERIES LAP SIDING (8" EXPOSURE):
-JAMES HARDIE, COLOUR: 'SUMMER WHEAT'
- 9 HEAVY TIMBERS (STAINED AND SEALED)
-BENJAMIN MOORE COLOUR: 'SEMI 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:
-GLAZER: '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.



198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

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

RE-ISSUED FOR DEVELOPMENT PERMIT
28/11/22 REVISION #
CITY OF LANGLEY FILE #
PROJECT NUMBER: 21-132



SD4.04



townhouse 3 - entry elevation



townhouse 5 - entry elevation



townhouse 4 - entry elevation



townhouse 6 - entry elevation



198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

RENDERED ELEVATIONS
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT
28/11/22 REVISION #:
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SD4.05



198 street perspective



keystonearch.ca

198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

RENDERED PERSPECTIVES

SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

28/11/22 REVISION #:
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SYNC
PROPERTIES

SD4.06



54th street perspective



keystonearch.ca

198 & 54 TOWNHOMES
5378 198 STREET, LANGLEY, B.C.

RENDERED PERSPECTIVES
SCALE: N.T.S.

RE-ISSUED FOR DEVELOPMENT PERMIT

28/11/22 REVISION #:
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SYNC
PROPERTIES

SD4.07