71 UNIT TOWNHOMES

8080 & 8126 ,197 ST. LANGLEY

DP SUBMISSION
SEPTEMBER 2026

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CONSULTANTS

ARCHITECTURAL:

COMPANY: FLAT ARCHITECTURE INC.
ADDRESS: 6321 King George Blvd, Surrey, BC, V3X 1G1
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TEL: (604) 445-8124
EMAIL: rajinder@flatarchitecture.ca

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COMPANY: HUB ENGINEERING
ADDRESS: 212, 12992 76 AVE, SURREY, BC, V3W 2V6
CONTACT: JAKUB CZOCH (PRINCIPAL)
TEL: (604) 572 4328
EMAIL: jakub@hub-inc.com

GEOTECH:

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ADDRESS: 15580 79A Avenue, Surrey, BC V3S8R8
CONTACT: TEGBIR S. BAJWA
TEL: (778) 995 2404
EMAIL: tegbir@ablegeo.com

LANDSCAPE:

COMPANY: PMG LANDSCAPE ARCHITECTS
ADDRESS: C100 4185 STILL CREEK DRIVE,BURNABY, B.C, V5C 6G9
CONTACT: YWEN RUAN
TEL: (604) 294 0011
EMAIL: Yiwen@pmglandscape.com

ENVIRONMENTAL:

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ADDRESS: UNIT 201-45269 keith Wilson Road, Chilliwack BC, V2R 5S1
CONTACT: REMI MASSON
TEL: (604) 621-9811
EMAIL: remi@redcedarenvironmental.com

ARBORIST:

COMPANY: Woodridge Tree Consulting Arborists Ltd
ADDRESS: 130-1959 152 Street, PO Box 521, Surrey, B.C. V4A 0C4
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FLAT ARCHITECTURE INC.

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REGISTERED ARCHITECT
RAJINDER S. WARRAICH
PROVINCE OF BRITISH COLUMBIA
2026.09.09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

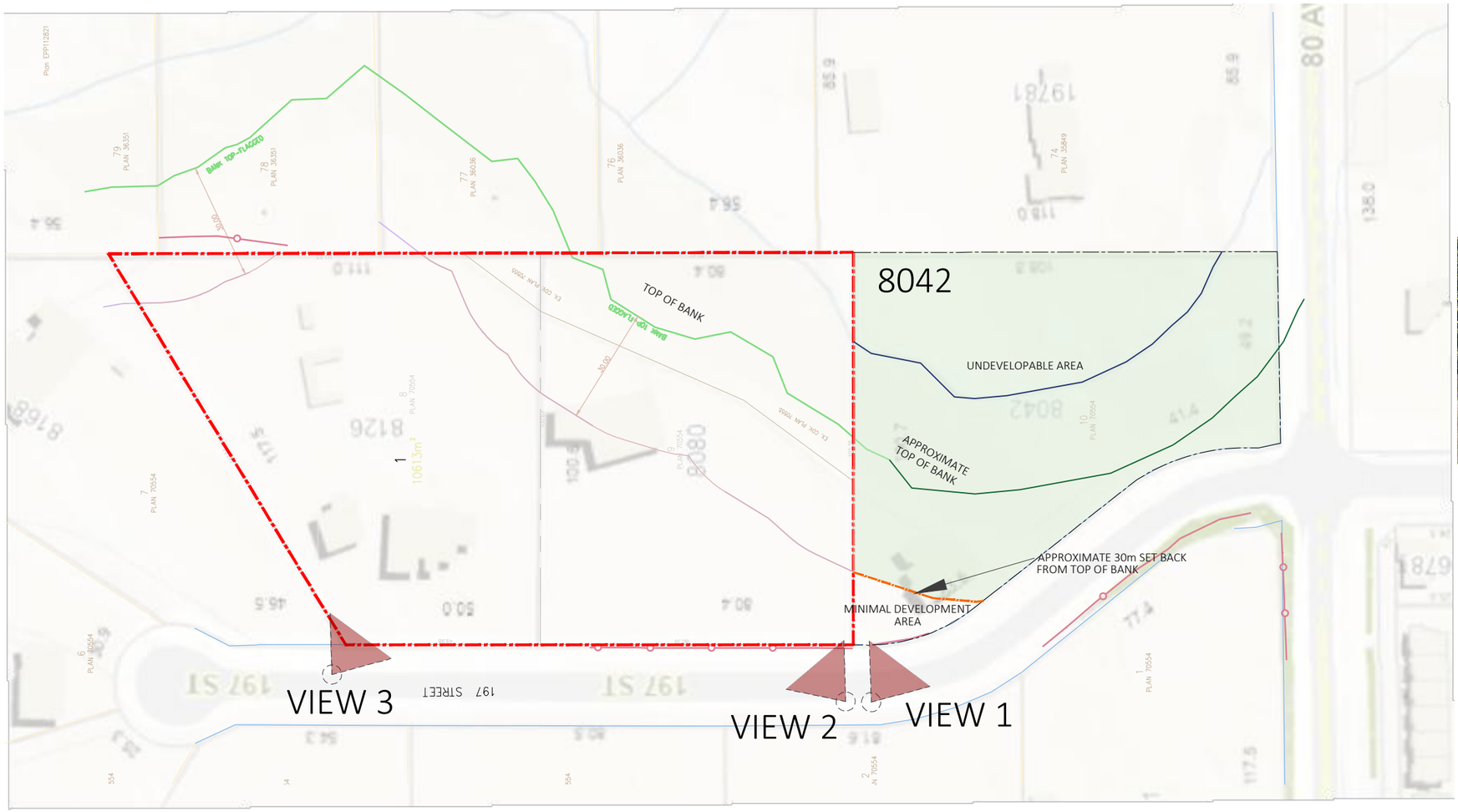
DATE
2026
PROJECT NO:
25-212
SCALE:
DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

COVER SHEET

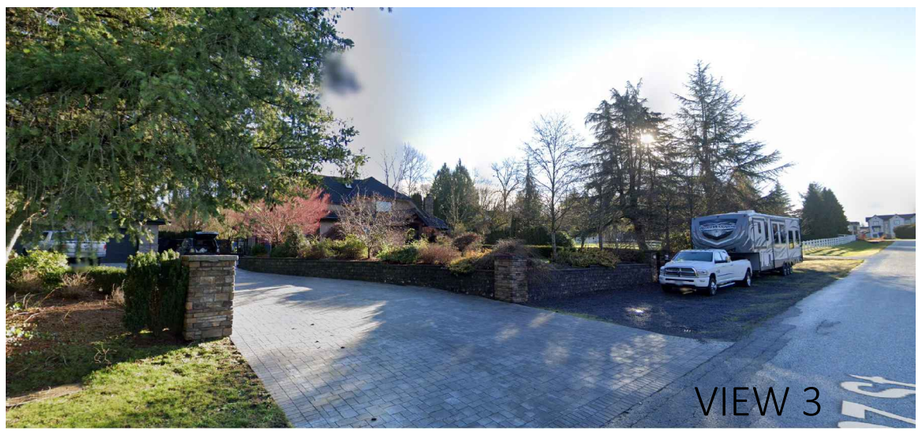
DP-001

SITE CONTEXT 8080 & 8126 ,197 ST. LANGLEY





VIEW ALONG 197 St.
- AT LOT 8042



VIEW ALONG 197 St. - NORTH/WEST SIDE



VIEW ALONG 197 St. - SOUTH/WEST SIDE

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REGISTERED ARCHITECT
S. MARIANI
BRITISH COLUMBIA
2026-09-09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE: 1"=90'-0"

DRAWN BY: AG

REV	DESCRIPTION	BY	DATE

SITE CONTEXT

DP-002

8126

8080

8168

8194

8159

8115

98'-5 1/4" [30.00M]

98'-6 1/2" [30.04M]

NORTH

LEGEND:

FLEX ADDITION: HABITAT GAIN

FLEX REDUCTION: HABITAT LOSS

SITE COVERAGE AREA

LEGEND - UNIT TYPE

TYPE-A
TYPE-A1
TYPE-C
TYPE-C1
TYPE-B
TYPE-B1
TYPE-D
TYPE-D1
TYPE-E

FLEX ADDITION

DP-502 SITE SECTION 1

FLEX ADDITION

2m LANDSCAPE BUFFER

FLEX REDUCTION

DP-503 SITE SECTION 3

TOP OF BANK

NEW PROPERTY LINE

FLEX ADDITION

SITE SECTION 2 DP-503

2m LANDSCAPE BUFFER

6.05M [19'-10"]

AFAA 290.97 SQM

NEW PROPERTY LINE

FLEX REDUCTION

2m LANDSCAPE BUFFER

DP-503 SITE SECTION 3

DP-502 SITE SECTION 1

BUILDING 08

BUILDING 07

BUILDING 04

BUILDING 03

BUILDING 09

BUILDING 06

BUILDING 05

BUILDING 02

BUILDING 01

BUILDING 10

BUILDING 11

BUILDING 12

6.10M WIDE ROAD

6.10M WIDE ROAD

6.10M WIDE ROAD

INDOOR AMENITY 143.44 sqm

SECONDARY EMERGENCY ACCESS

PRIMARY ENTRANCE

STREETSCAPE 01 DP-501

DP-503 SITE SECTION 2

197 STREET

1 SITE PLAN

SCALE 1"=50'-0"

FLAT ARCHITECTURE INC.

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REGISTERED ARCHITECT S. MARTIN BRITISH COLUMBIA 2026.09.09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

SITE PLAN

DP-100

DEVELOPMENT DATA

SITE AREA		S.F.	AC	SQ.M	Ha
	GROSS	174,295.00	4.01	16,192.53	1.569
	GROSS PER TOP OF BANK (DENSITY CALC.)	156,018.00	3.59	14,494.54	1.404
	UNDEVELOPABLE AREA @ CREEK	60,067.00	1.38	5,580.40	0.541
	NET (DEVELOPABLE)	114,365.00	2.63	10,624.85	1.029
FLEX AREA					
	FLEX ADDITION (HABITAT GAIN)	2,988.00	0.07	277.59	0.027
	FLEX REDUCTION (HABITAT LOSS)	2,970.00	0.07	275.92	0.027
DENSITY					
	UPA	UPHA	UNIT COUNT		
PER GROSS DEVELOPABLE	19.79	50.56	71.00		
(INCLUDES TOP OF BANK)					
		TOTAL BUILDING AREA (SF)	SQ.M		
F.A.R. (PER NET)	*1.04*	119,298.33	11,083.17		
		SF	SQ.M		
SITE COVERAGE	*44%*	50,700.25	4,710.21	(BASED ON NET)	
PARKING:					
			STALLS COUNT		
		MULTIPLIER	REQUIRED	PROVIDED	
	RESIDENTIAL:	2	142.00	142	
	VISITOR: (1 PER 5 DWELLING)	0.2	14.20	14	
	TOTAL:		*156.2*	*156*	
				(3 SC STALLS @ 20%)	
	TANDEM PARKING	0 UNITS (TANDEM PARKING)	0.00%		
AMENITY AREA					
	REQUIRED:				
		MULTIPLIER (SQ.M)	UNIT COUNT	SQ.M	SF
	AFAA	6	71.00	426	4,585.43
	PROVIDED:				
			SF	SQ.M	
		OUTDOOR	3,132	290.97	
		INDOOR	1,544.85	143.52	
		TOTAL	*4,677*	*434.49*	
SETBACK		REQUIRED	PROVIDED		
	NORTH - SIDE	1.2	3		
	SOUTH - SIDE	1.2	3		
	WEST - FRONT	4.5	4.5		
	EAST - FRONT	6	3		

5% ADAPTABLE UNIT REQUIREMENT
REQUIRED - 3.6
PROVIDED - 4

CURRENT LAND USE DESIGNATION:
SF-1 UPA
STREAMSIDE PROTECTION &
ENHANCEMENT AREAS

PROPOSED LAND USE:
TOWNHOUSE (22 UPA)

APPLICABLE DEVELOPMENT PERMIT AREA:
LATIMER (NW)

CURRENT ZONE:
SR-2

PROPOSED ZONE:
COMPREHENSIVE DEVELOPMENT
(CD) ZONE

UNIT BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF UNITS	TOTAL S.F. PER UNIT (EXCLUDING GARAGE) SQ.FT.	TOTAL S.F. (EXCLUDING GARAGE) SQ.FT.
UNIT 'A'	4 BED	20	1,763.25	35,265.00
UNIT 'A1'	4 BED	4	1,778.35	7,113.40
UNIT 'B'	4 BED	11	1,724.25	18,966.75
UNIT 'B1'	4 BED	4	1,739.27	6,957.08
UNIT 'C'	4 BED	16	1,572.41	25,158.56
UNIT 'C1'	4 BED	9	1,587.21	14,284.89
UNIT 'D'	3 BED	2	1,404.45	2,808.90
UNIT 'D1'	3 BED	1	1,417.35	1,417.35
UNIT 'E'	4 BED (ADAPTABLE)	4	1,831.60	7,326.40
	TOTAL COUNT =	71		119,298.33

FLAT ARCHITECTURE INC.
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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
BRITISH COLUMBIA
2026-05-05

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026
PROJECT NO:
25-212
SCALE:
DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

DEVELOPMENT DATA

DP-101

LEGEND:

FLEX ADDITION: HABITAT GAIN

FLEX REDUCTION: HABITAT LOSS

SITE COVERAGE AREA

LEGEND - UNIT TYPE

TYPE-A	TYPE-B
TYPE-A1	TYPE-B1
TYPE-C	TYPE-D
TYPE-C1	TYPE-D1
	TYPE-E

BUILDING 07

BUILDING 08

BUILDING 04

BUILDING 03

BUILDING 09

BUILDING 06

BUILDING 05

BUILDING 02

BUILDING 10

BUILDING 11

2m LANDSCAPE BUFFER

6.10M WIDE ROAD

197 STREET

AFAA
290.97 SQM

INDOOR AMENITY
143.44 sqm

PATIO
AT GRADE

8168

NORTH

FLAT ARCHITECTURE INC.

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REGISTERED ARCHITECT
ANDREW S. GRAY
BRITISH COLUMBIA
2026-09-09

PROJECT INFO:
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PRISM PROJECTS INC.

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2026

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SCALE:

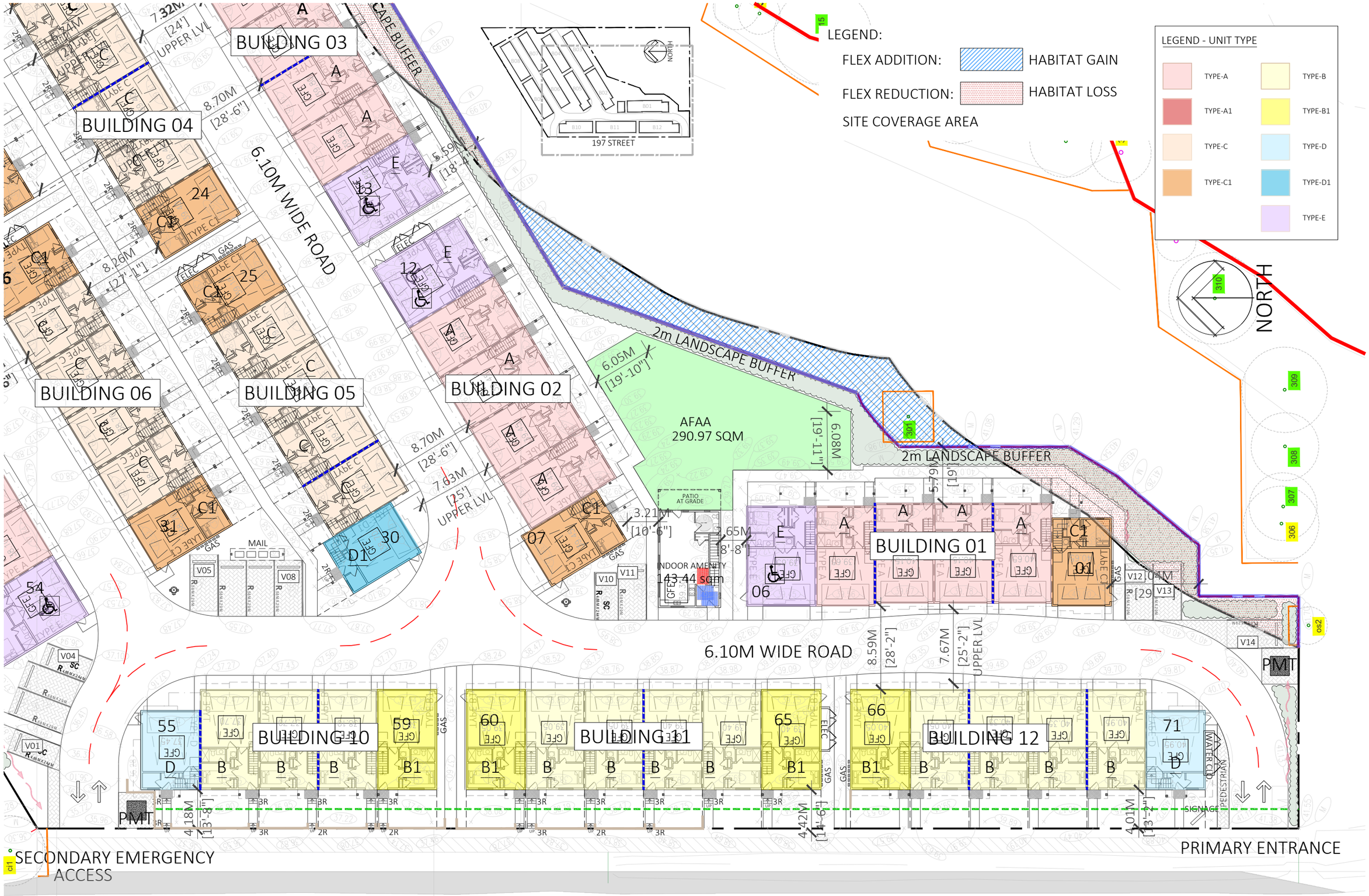
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REV	DESCRIPTION	BY	DATE

BLOW-UP

SITE PLAN (NORTH)

DP-100A



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REGISTERED ARCHITECT
S. MARSHALL
BRITISH COLUMBIA
2026-09-09

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8080 & 8126 - 197 STREET LANGLEY

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PRISM PROJECTS INC.

DATE
2026

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25-212

SCALE:

DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

BLOW-UP

SITE PLAN (SOUTH)

DP-100B

LEGEND:

- MINIMUM DISTANCE OF 90 M FROM THE FIRE TRUCK'S MANEUVERING POINT TO THE FURTHEST DEAD-END LOCATION.
- (UNIT WAYFINDING) MAX 45M UNOBSTRUCTED PATH OF TRAVEL FROM FIRE TRUCK TO ANY PRIMARY ENTRANCE
- (UNIT WAYFINDING) MAX 45M UNOBSTRUCTED PATH OF TRAVEL FROM HYDRANT TO FIRE TRUCK
- FIRE TRUCK
- FIRE HYDRANT
- 12m CENTERLINE TURNAROUND RADIUS
- FIRE TRUCK MANEUVERING / BACKING-UP LOCATIONS

41'
[12.50M]
FIRE TRUCK SIZE

8126 8080 8168 8194 8159 8115

BUILDING 07 BUILDING 08 BUILDING 04 BUILDING 03 BUILDING 06 BUILDING 05 BUILDING 09 BUILDING 02 BUILDING 01 BUILDING 12

FIRE HYDRANT

FIRE HYDRANT

2m LANDSCAPE BUFFER

AFAA
290.97 SQM

SECONDARY EMERGENCY ACCESS

PRIMARY ENTRANCE

197 STREET

NORTH

1 FIRE ACCESS PLAN
SCALE 1"=50'-0"

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REGISTERED ARCHITECT
JENNIFER S. MARSHALL
BRITISH COLUMBIA
2026-09-30

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

FIRE ACCESS PLAN

DP-102

DESIGN SCHEME LEGEND:

SCHEME-1

SCHEME-2

8126

8080

8168

8194

8159

8115

BUILDING 07

BUILDING 06

BUILDING 05

BUILDING 04

BUILDING 03

BUILDING 02

BUILDING 01

6.10M WIDE ROAD

6.10M WIDE ROAD

6.10M WIDE ROAD

20M LANDSCAPE BUFFER

20M LANDSCAPE BUFFER

AFAA
290.97 SQM

SECONDARY EMERGENCY ACCESS

PRIMARY ENTRANCE

197 STREET

NORTH

1 DESIGN SCHEME PLAN
SCALE 1"=50'-0"

FLAT ARCHITECTURE INC.

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REGISTERED ARCHITECT
JAGINDER S. WARAICH
BRITISH COLUMBIA
2026-09-09

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8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

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25-212

SCALE:

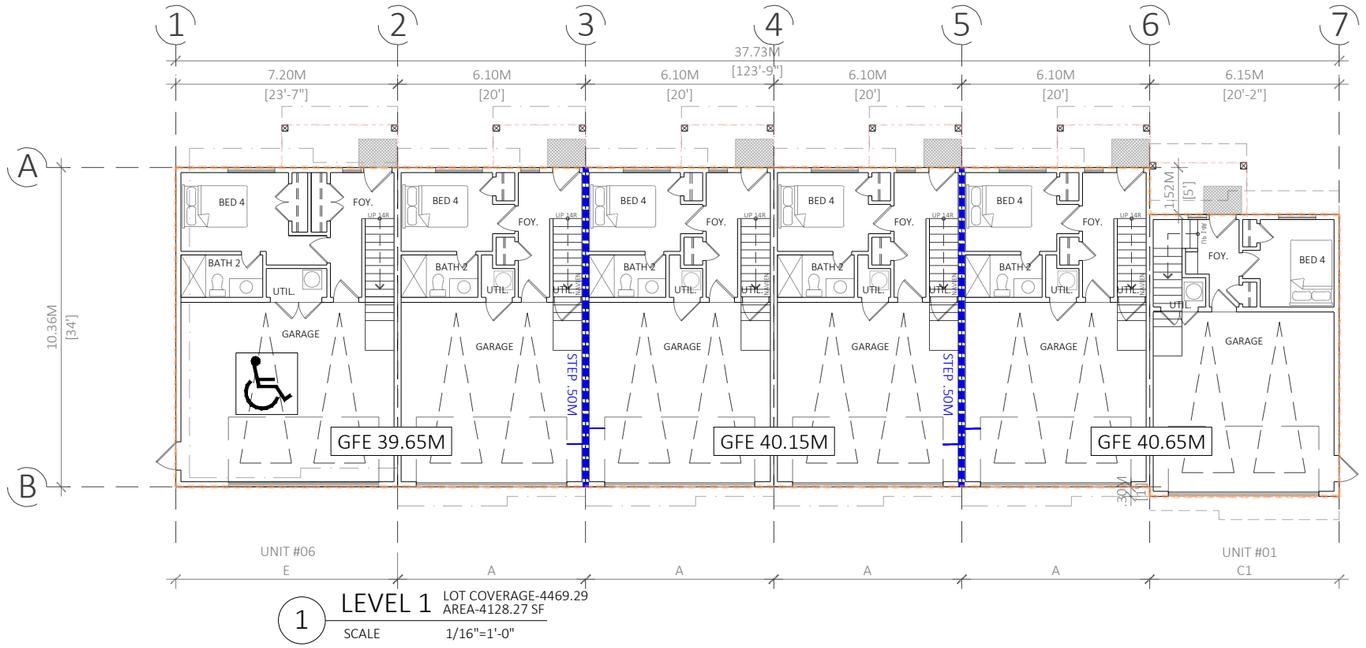
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REV	DESCRIPTION	BY	DATE

DESIGN SCHEME

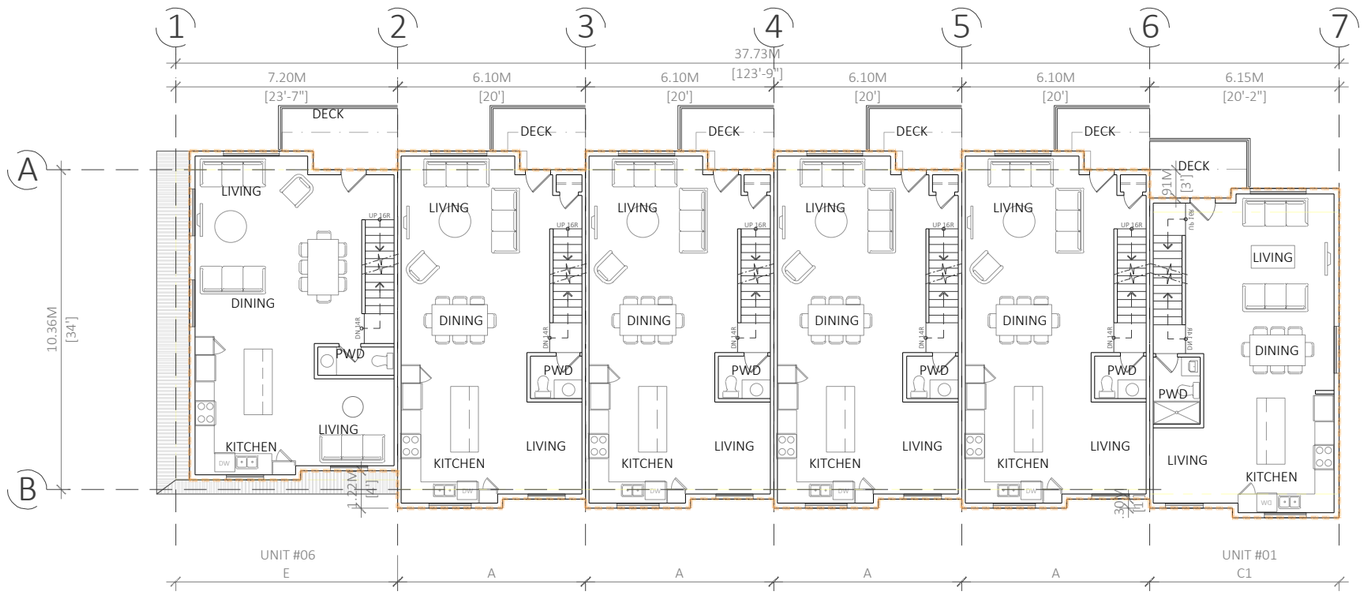
DP-103

BUILDING 01
TYP-E, A, C1



1 LEVEL 1 LOT COVERAGE-4469.29 AREA-4128.27 SF

SCALE 1/16"=1'-0"



2 LEVEL 2 AREA-4382.94 SF

SCALE 1/16"=1'-0"

BUILDING #1		
	SQ.FT.	SQ.M.
GROUND FLOOR AREA (INCL. GARAGE)	4,128.27	383.53
MAIN FLOOR AREA	4,382.94	407.19
UPPER FOOR AREA	4,388.76	407.73
TOTAL BLDG AREA (INCL. GARAGE)	12,899.97	1,198.45
	SQ.FT.	SQ.M.
TOTAL BUILDING AREA (BCBC 2024)	4,478.22	416.04
SITE COVERAGE	4,469.00	415.18

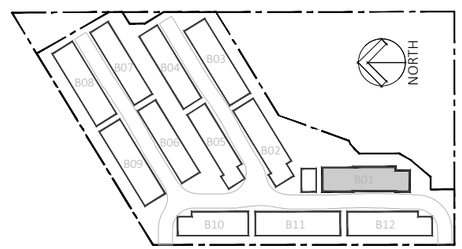
TOTAL BUILDING AREA - PER 2024 BC BLDG. CODE: (1.4.1.2.)

SITE COVERAGE - INCLUDING AL STRUCTURE 2'-0" OR MORE ABOVE GRADE

AREA LINE LEGEND

BUILDING AREA PER LVL

SITE COVERAGE



NORTH

FLAT ARCHITECTURE INC.

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REGISTERED ARCHITECT
JINDER S. WARAICH
BRITISH COLUMBIA
2026-03-09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

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25-212

SCALE:

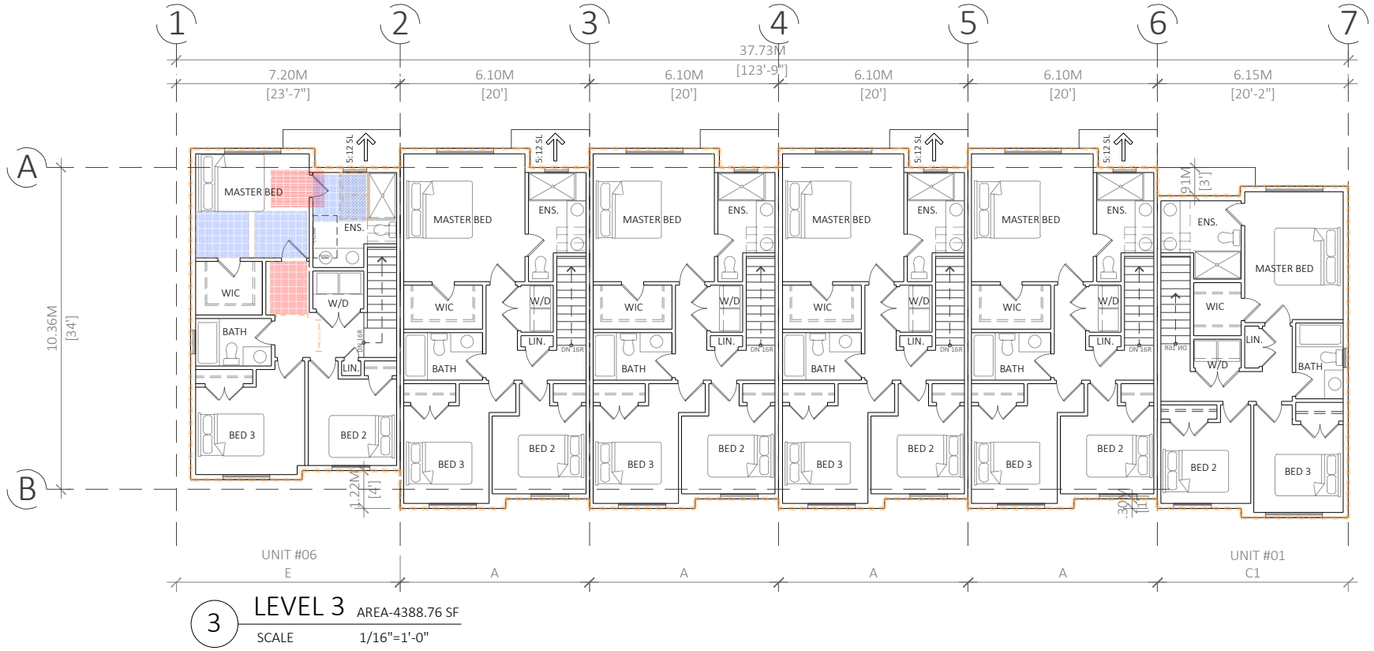
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REV	DESCRIPTION	BY	DATE

BUILDING PLANS

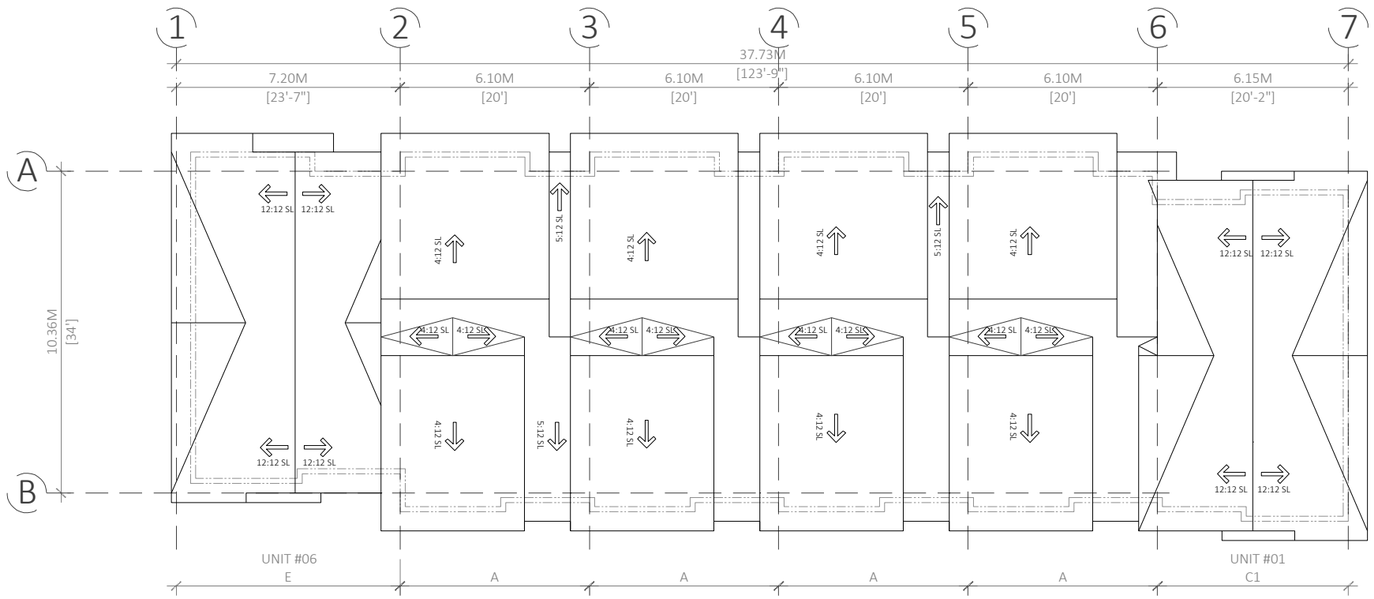
DP-201a

BUILDING 01
TYP-E, A, C1



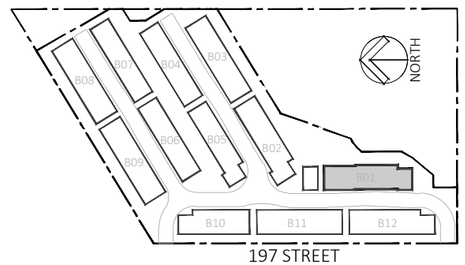
3 LEVEL 3 AREA-4388.76 SF

SCALE 1/16"=1'-0"



4 ROOF PLAN

SCALE 1/16"=1'-0"



FLAT ARCHITECTURE INC.

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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
BRITISH COLUMBIA
2026-09-09

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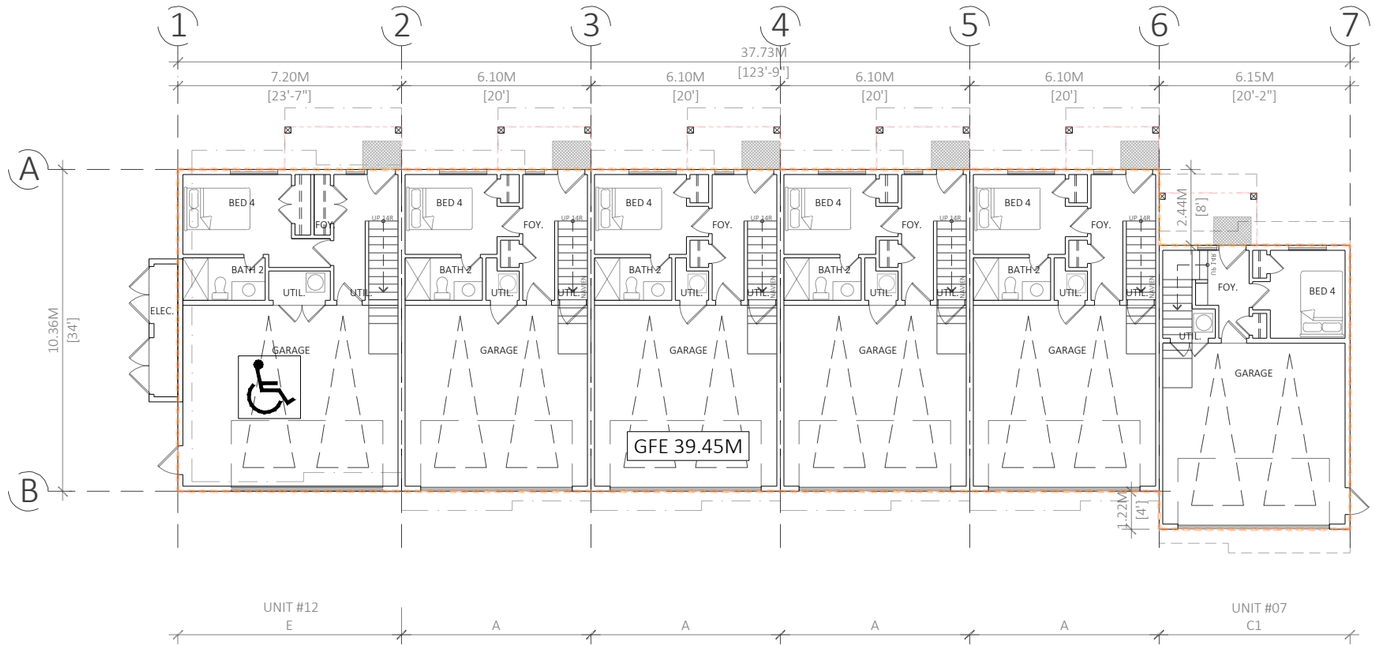
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REV	DESCRIPTION	BY	DATE

BUILDING PLANS

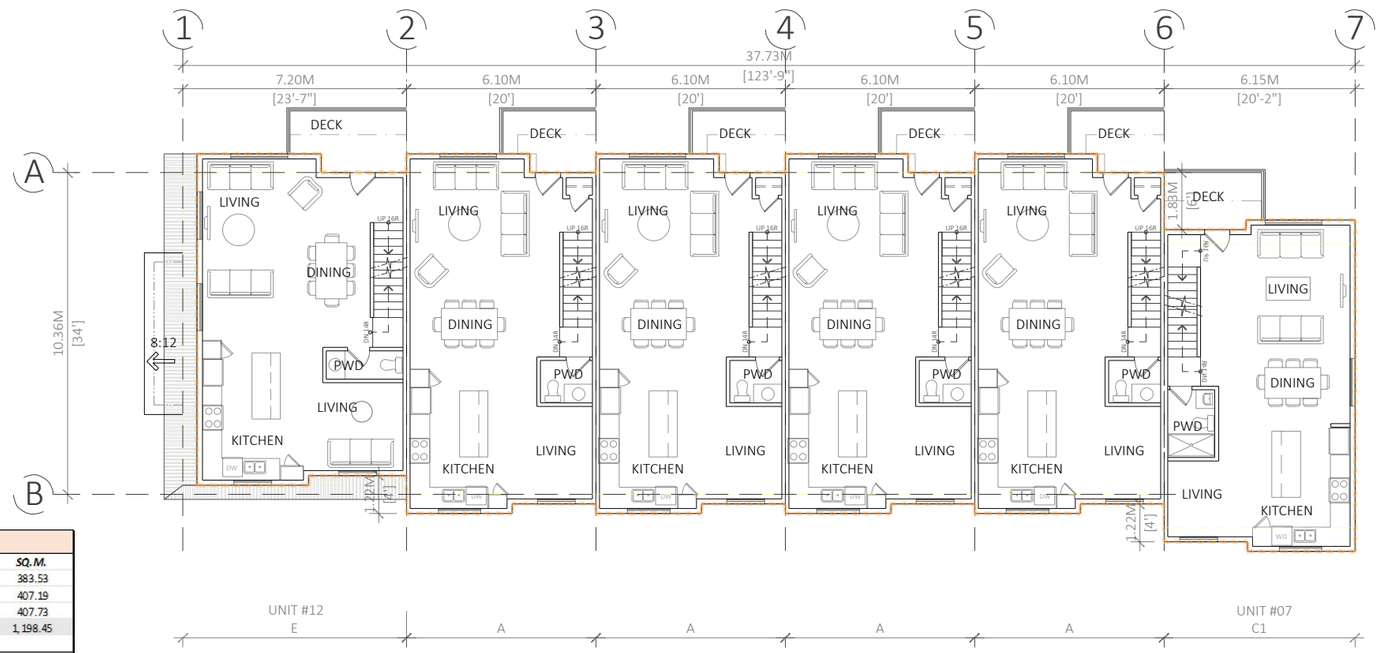
DP-201b

BUILDING 02
TYP-E, A, C1



1 LEVEL 1 LOT COVERAGE-4469.26 AREA-4128.28 SF

SCALE 1/16"=1'-0"



BUILDING #2		
	SQ.FT.	SQ.M.
GROUND FLOOR AREA (INCL. GARAGE)	4,128.28	383.53
MAIN FLOOR AREA	4,382.94	407.19
UPPER FOOR AREA	4,388.77	407.73
TOTAL BLDG AREA (INCL. GARAGE)	12,899.99	1,198.45
	SQ.FT.	SQ.M.
TOTAL BUILDING AREA (BCBC 2024)	4,478.25	416.04
SITE COVERAGE	4,469.00	415.18

TOTAL BUILDING AREA - PER 2024 BC BLDG. CODE: (1.4.1.2.)

SITE COVERAGE - INCLUDING ALSTRUCTURE 2'-0" OR MORE ABOVE GRADE

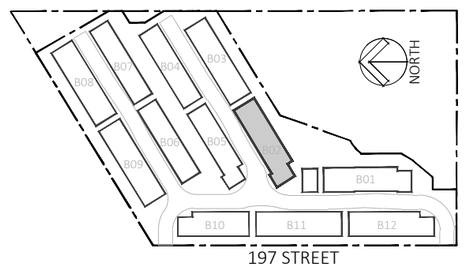
AREA LINE LEGEND

BUILDING AREA PER LVL

SITE COVERAGE

2 LEVEL 2 AREA-4382.94 SF

SCALE 1/16"=1'-0"



FLAT ARCHITECTURE INC.

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Ph: 604-503-4484

REGISTERED ARCHITECT
JAGINDER S. WARAICH
BRITISH COLUMBIA
2026-05-06

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

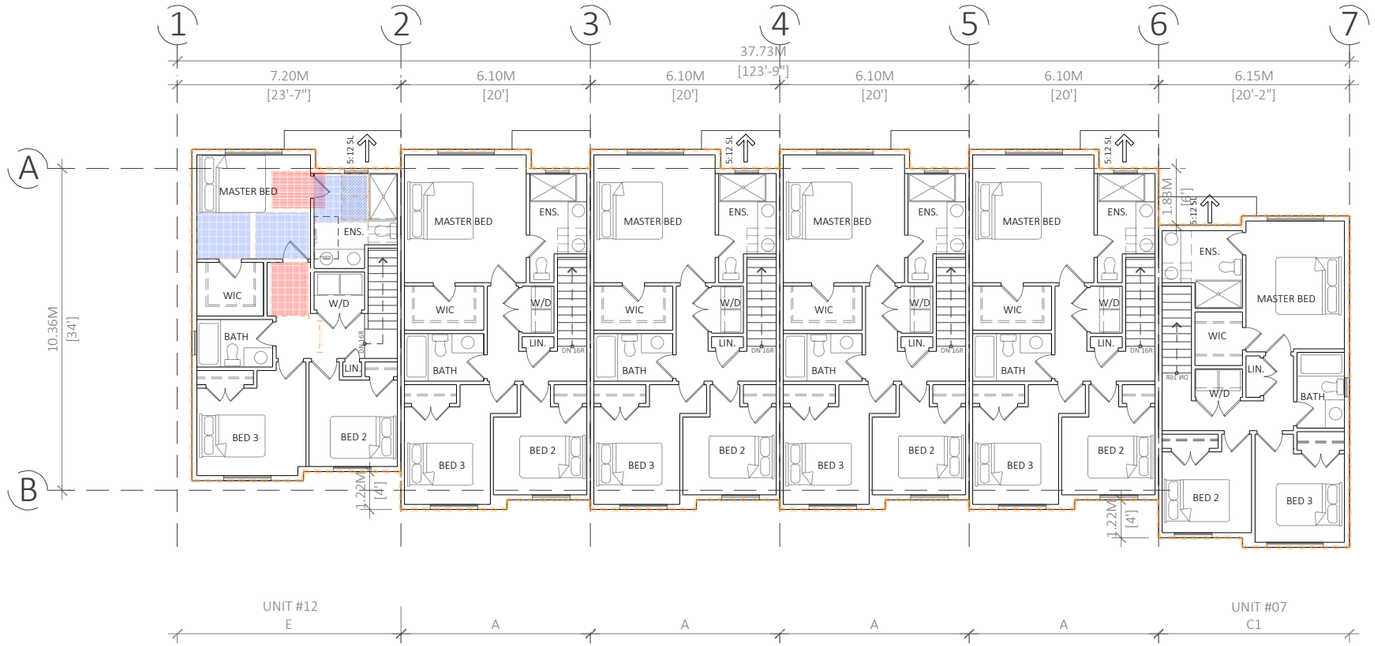
DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

BUILDING PLANS

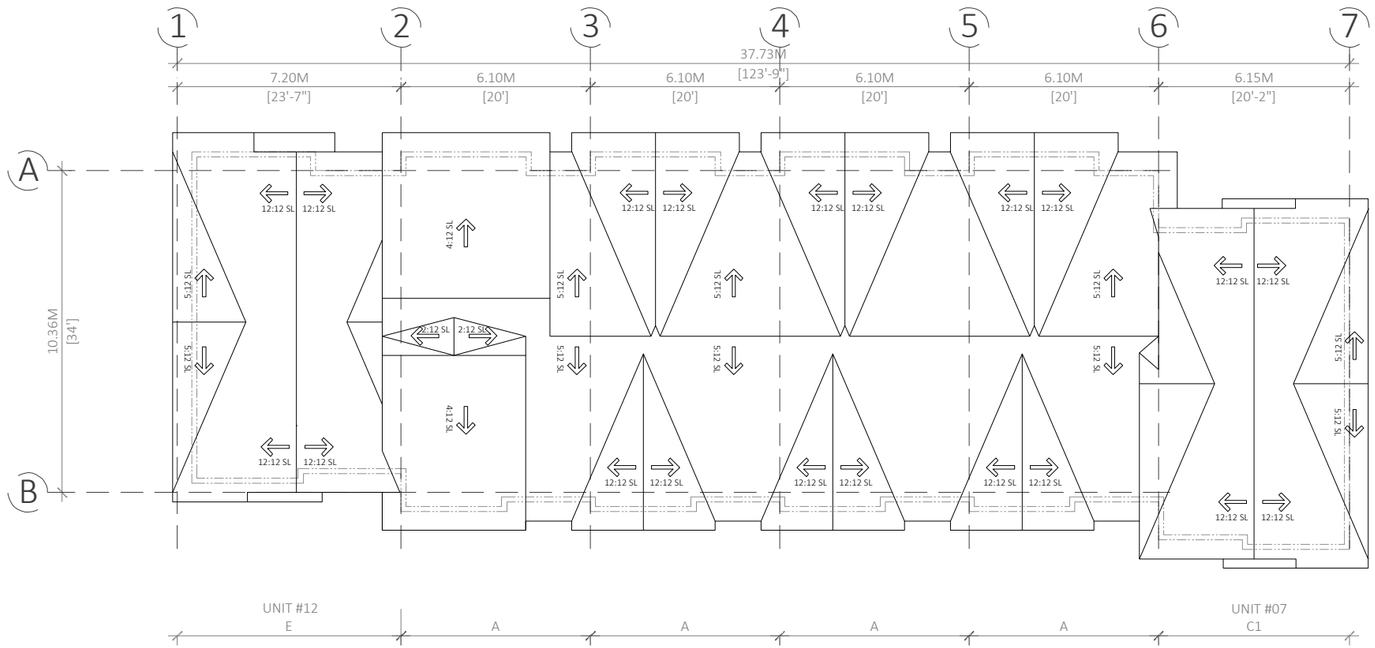
DP-202a

BUILDING 02
TYP-E, A, C1



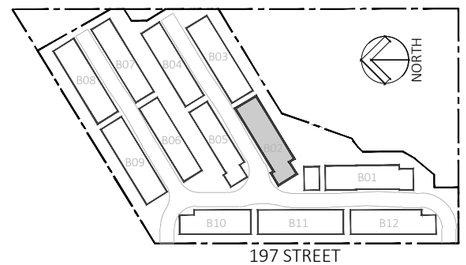
3 LEVEL 3 AREA-4388.77SF

SCALE 1/16"=1'-0"



4 ROOF PLAN

SCALE 1/16"=1'-0"



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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
BRITISH COLUMBIA
2026-09-09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

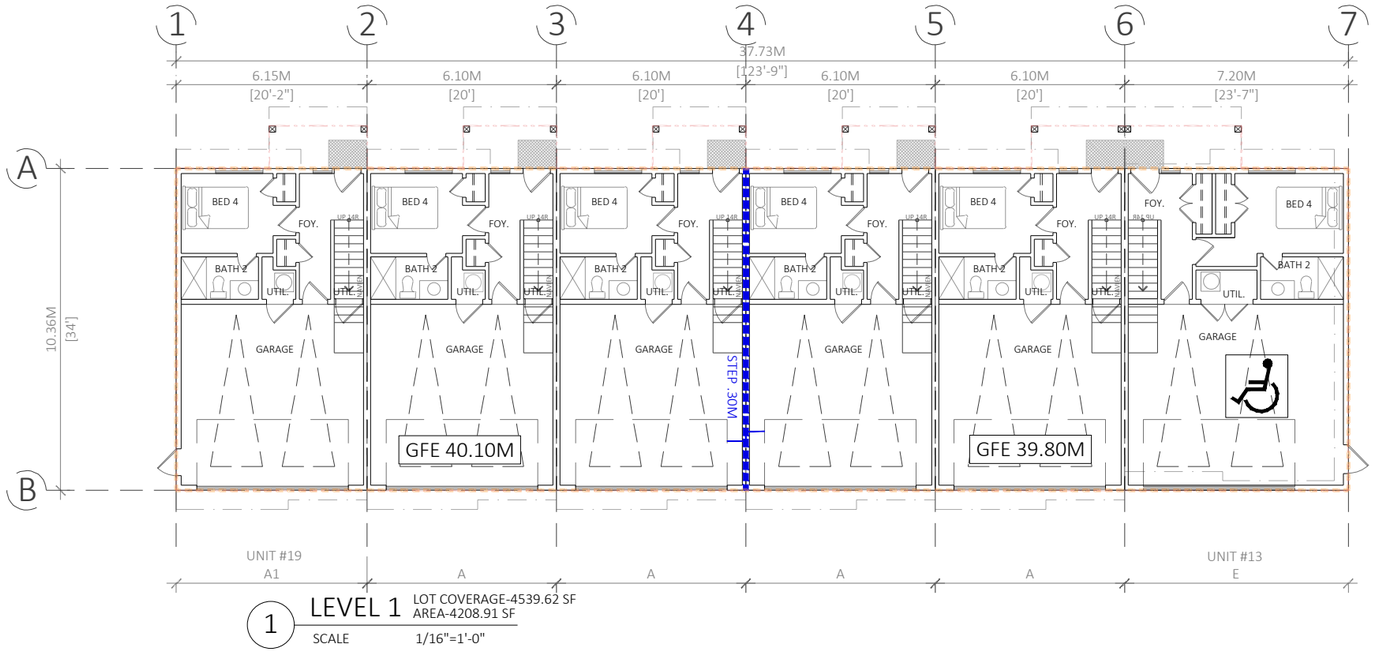
DRAWN BY:
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REV	DESCRIPTION	BY	DATE

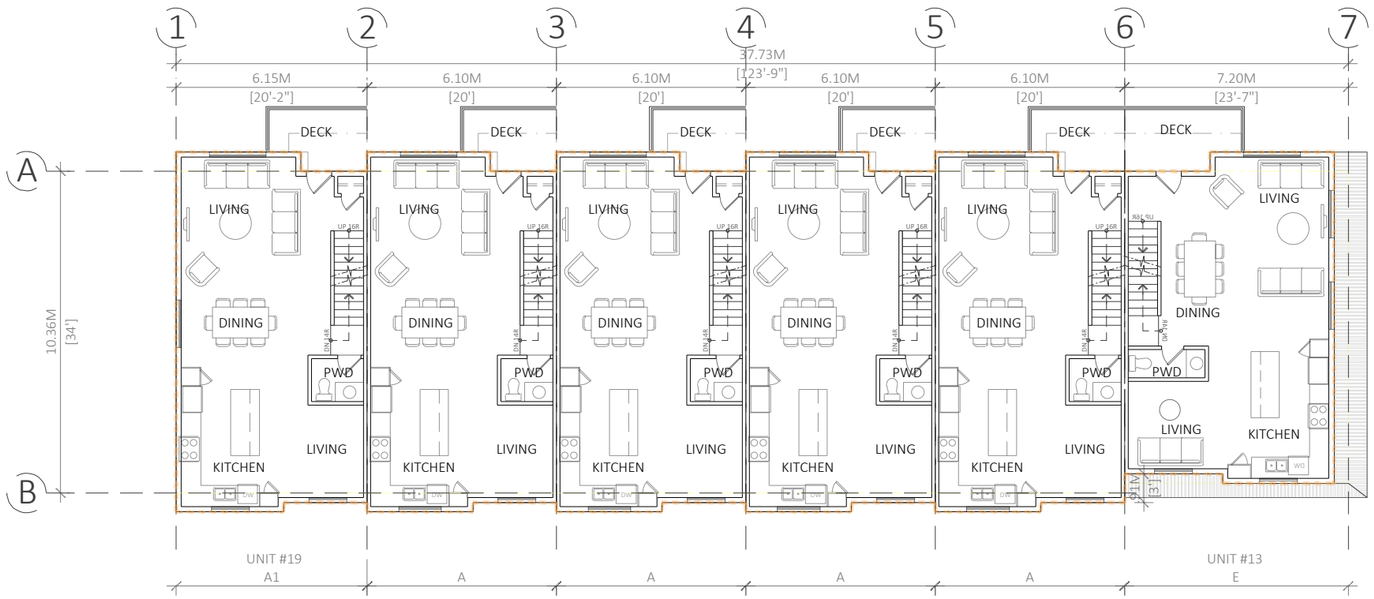
BUILDING PLANS

DP-202b

BUILDING 03
TYP-E, A1, A



1 LEVEL 1 LOT COVERAGE-4539.62 SF
AREA-4208.91 SF
SCALE 1/16"=1'-0"

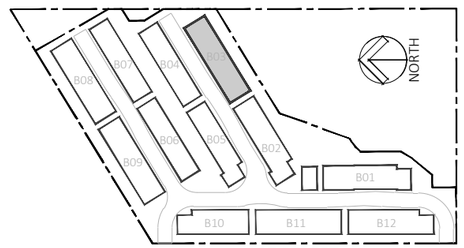


2 LEVEL 2 AREA-4438.09 SF
SCALE 1/16"=1'-0"

BUILDING #3		
	SQ.FT.	SQ.M.
GROUND FLOOR AREA (INCL. GARAGE)	4,208.91	391.02
MAIN FLOOR AREA	4,438.09	412.31
UPPER FOOR AREA	4,445.47	413.00
TOTAL BLDG AREA (INCL. GARAGE)	13,092.47	1,216.33
	SQ.FT.	SQ.M.
TOTAL BUILDING AREA (BCBC 2024)	4,547.17	422.45
SITE COVERAGE	4,539.62	421.74

TOTAL BUILDING AREA - PER 2024 BC BLDG. CODE: (1.4.1.2.)
SITE COVERAGE - INCLUDING AL STRUCTURE 2'-0" OR MORE ABOVE GRADE

AREA LINE LEGEND
BUILDING AREA PER LVL
SITE COVERAGE



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BRITISH COLUMBIA
2026-09-09

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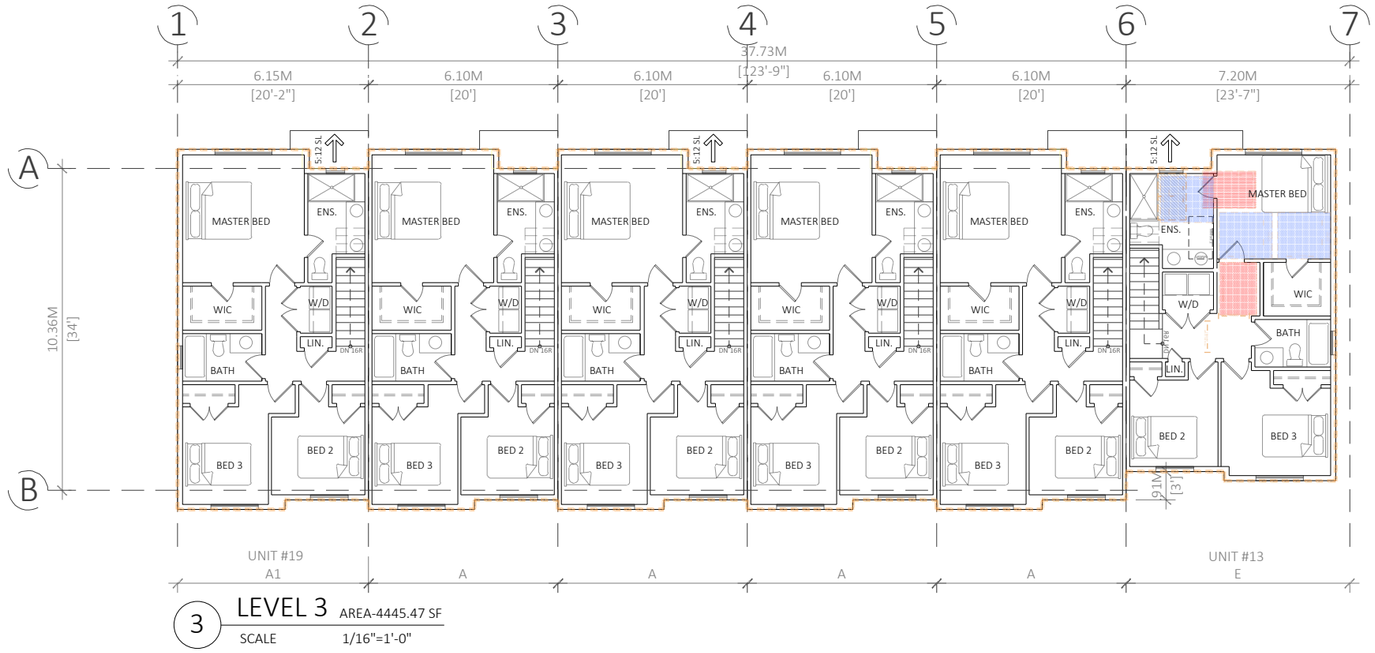
DATE
2026
PROJECT NO:
25-212
SCALE:
DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

BUILDING PLANS

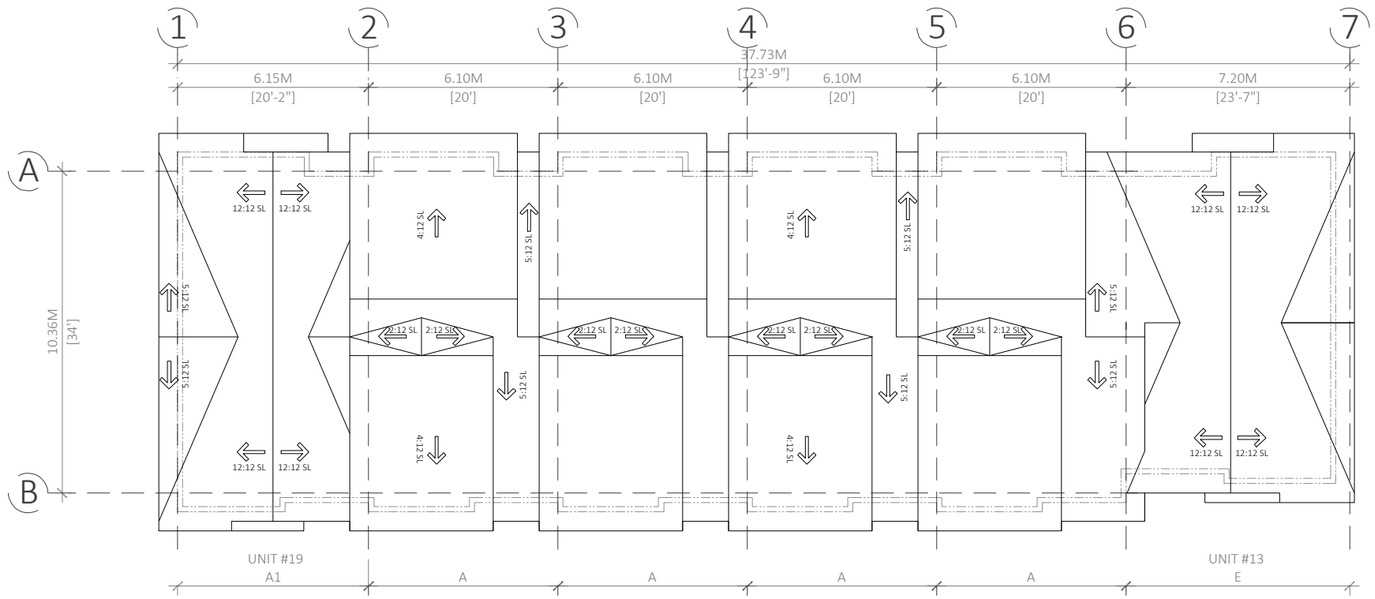
DP-203a

BUILDING 03
TYP-E, A1, A



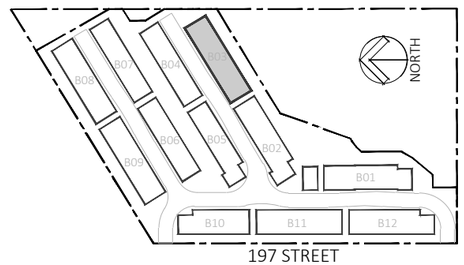
3 LEVEL 3 AREA-4445.47 SF

SCALE 1/16"=1'-0"



4 ROOF PLAN

SCALE 1/16"=1'-0"



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SCALE:

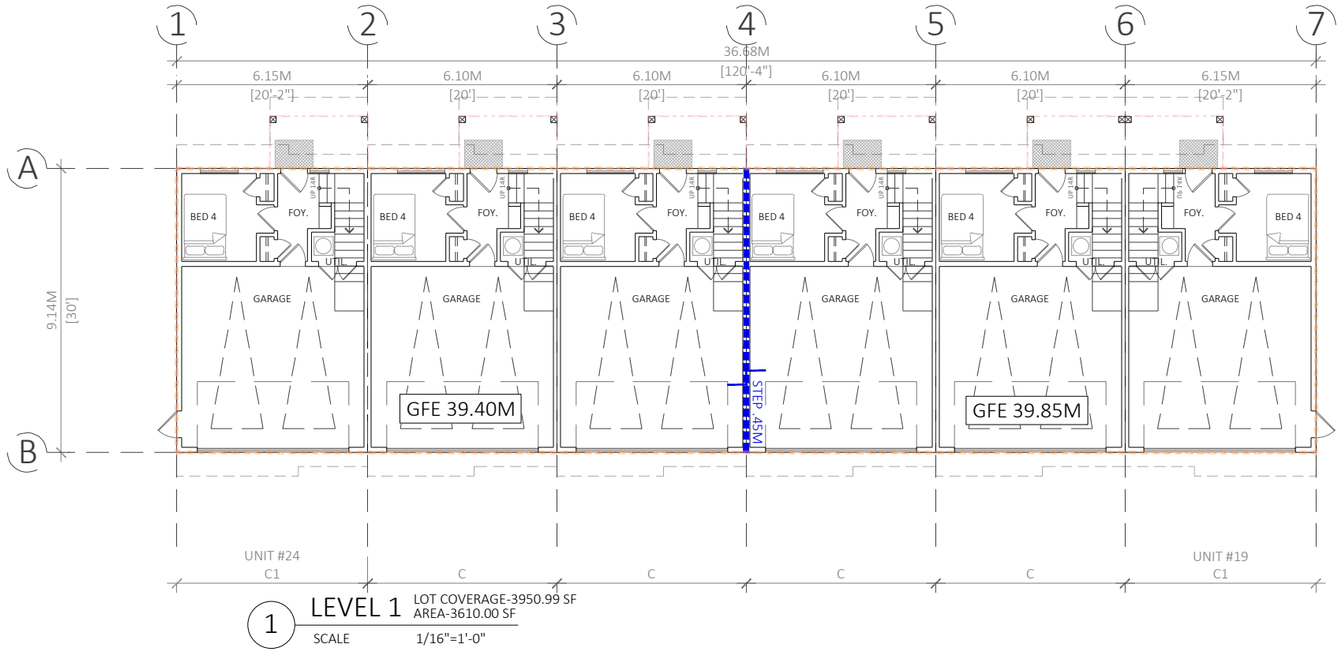
DRAWN BY:
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REV	DESCRIPTION	BY	DATE

BUILDING PLANS

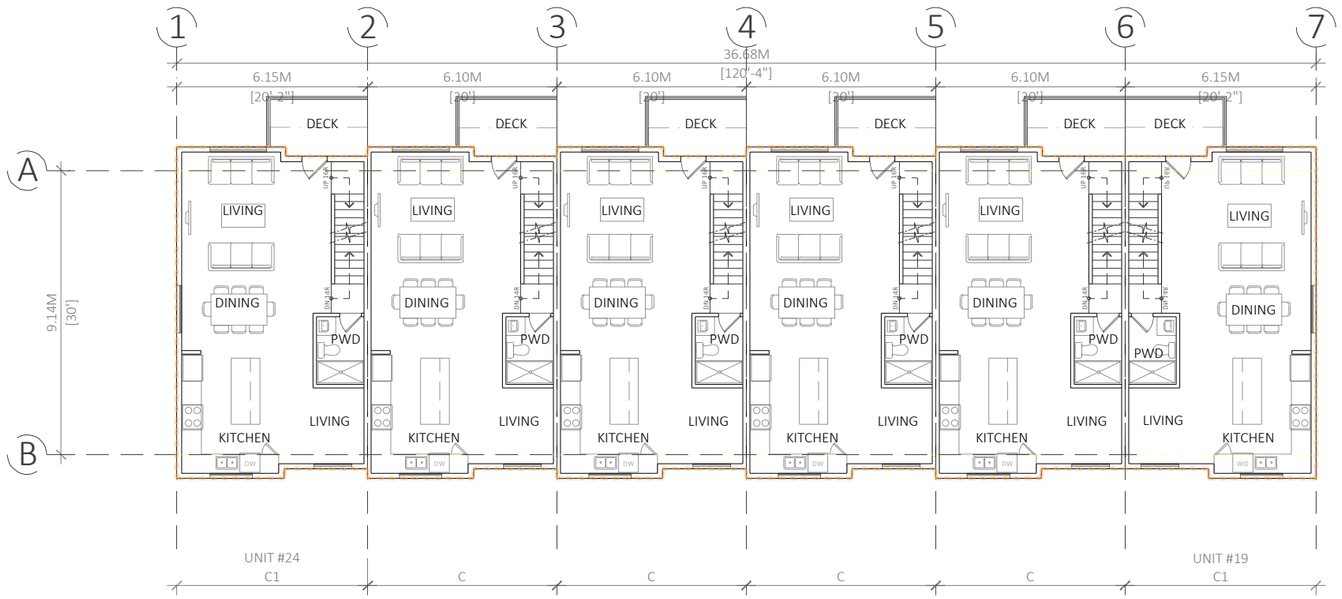
DP-203b

BUILDING 04
TYP-C1, C



1 LEVEL 1 LOT COVERAGE-3950.99 SF AREA-3610.00 SF

SCALE 1/16"=1'-0"



2 LEVEL 2 AREA-4106.33 SF

SCALE 1/16"=1'-0"

BUILDING #4		
	SQ.FT.	SQ.M.
GROUND FLOOR AREA (INCL. GARAGE)	3,610.00	335.38
MAIN FLOOR AREA	4,106.33	381.49
UPPER FOOR AREA	4,106.53	381.51
TOTAL BLDG AREA (INCL. GARAGE)	11,822.86	1,098.38
	SQ.FT.	SQ.M.
TOTAL BUILDING AREA (BCBC 2024)	4,106.29	381.49
SITE COVERAGE	3,950.99	367.06

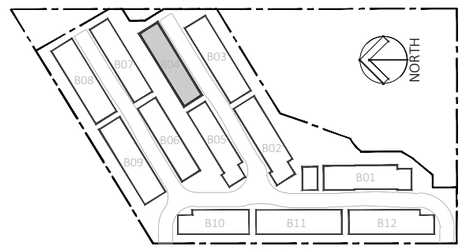
TOTAL BUILDING AREA - PER 2024 BC BLDG. CODE: (1.4.1.2.)

SITE COVERAGE - INCLUDING AL STRUCTURE 2'-0" OR MORE ABOVE GRADE

AREA LINE LEGEND

BUILDING AREA PER LVL

SITE COVERAGE



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ALEXANDER S. WARKENTIN
BRITISH COLUMBIA
2026-09-09

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71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

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2026

PROJECT NO:
25-212

SCALE:

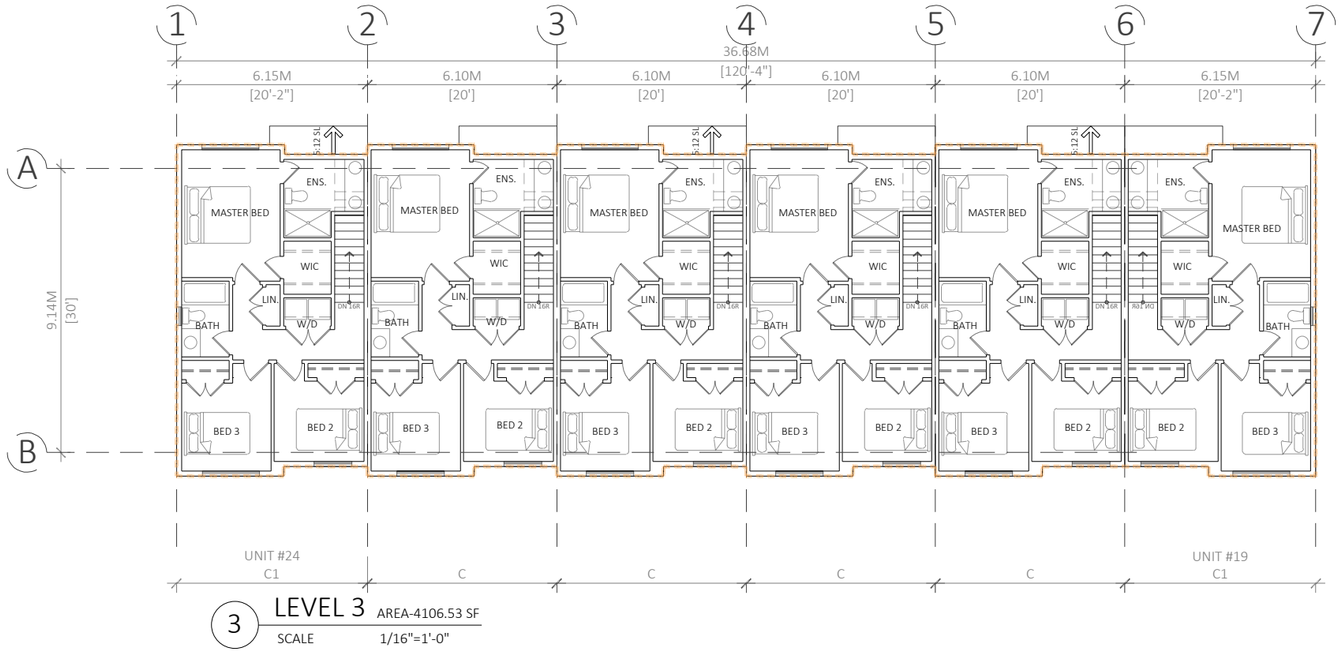
DRAWN BY:
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REV	DESCRIPTION	BY	DATE

BUILDING PLANS

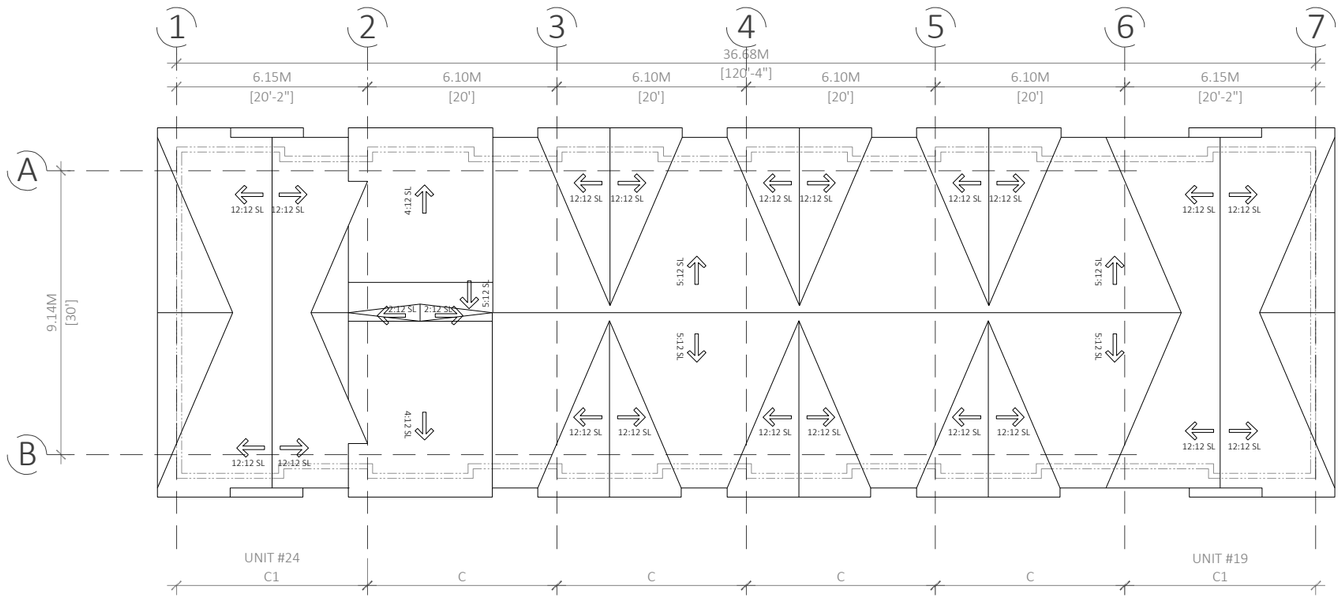
DP-204a

BUILDING 04
TYP-C1, C



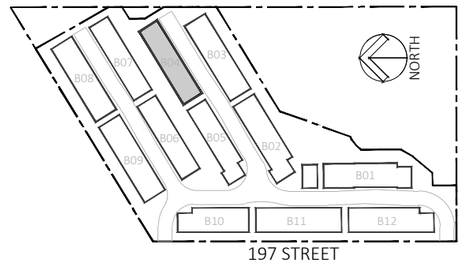
3 LEVEL 3 AREA-4106.53 SF

SCALE 1/16"=1'-0"



4 ROOF PLAN

SCALE 1/16"=1'-0"



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2026-09-09

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25-212

SCALE:

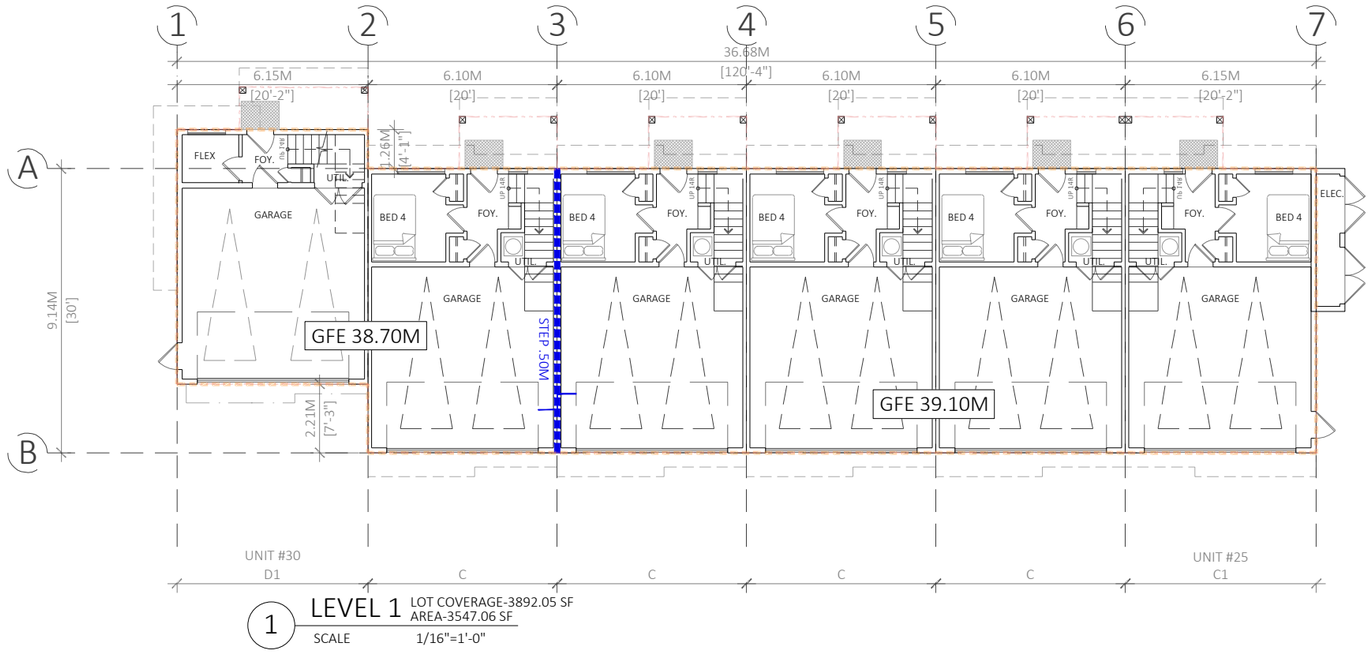
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REV	DESCRIPTION	BY	DATE

BUILDING PLANS

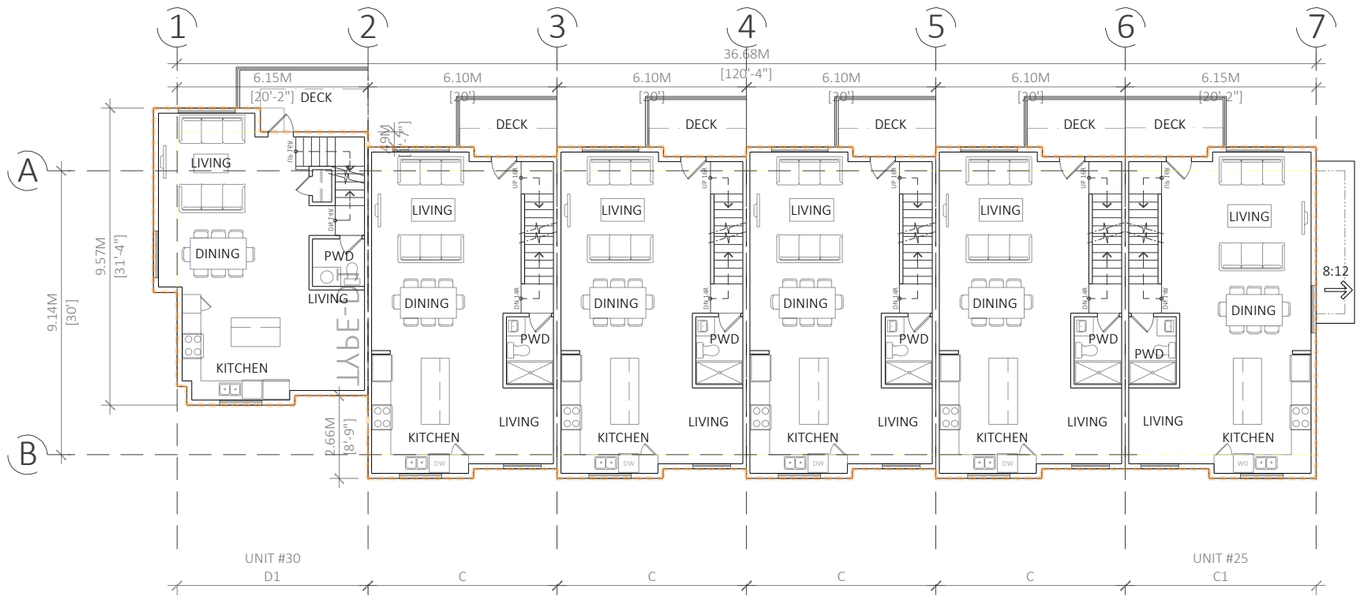
DP-204b

BUILDING 05
TYP-D1, C1, C



1 LEVEL 1 LOT COVERAGE-3892.05 SF AREA-3547.06 SF

SCALE 1/16"=1'-0"



2 LEVEL 2 AREA-4061.07 SF

SCALE 1/16"=1'-0"

BUILDING #5		
	SQ.FT.	SQ.M.
GROUND FLOOR AREA (INCL. GARAGE)	3,547.06	329.53
MAIN FLOOR AREA	4,061.07	377.29
UPPER FOOR AREA	4,067.94	377.92
TOTAL BLDG AREA (INCL. GARAGE)	11,676.07	1,084.74
	SQ.FT.	SQ.M.
TOTAL BUILDING AREA (BCBC 2024)	4,067.81	377.91
SITE COVERAGE	3,892.05	361.58

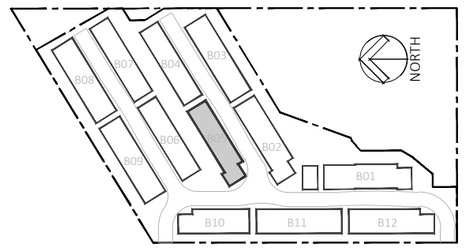
TOTAL BUILDING AREA - PER 2024 BC BLDG. CODE: (1.4.1.2.)

SITE COVERAGE - INCLUDING AL STRUCTURE 2'-0" OR MORE ABOVE GRADE

AREA LINE LEGEND

BUILDING AREA PER LVL

SITE COVERAGE



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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
PROVINCE OF BRITISH COLUMBIA
2026-09-09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

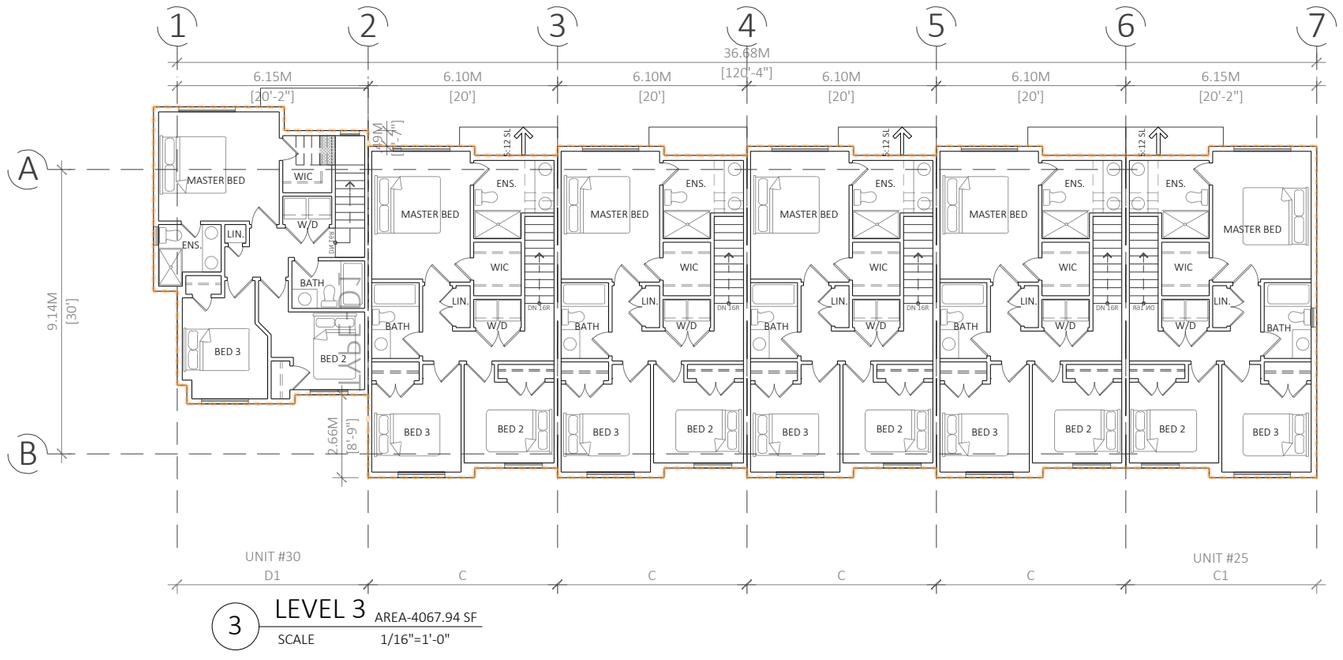
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REV	DESCRIPTION	BY	DATE

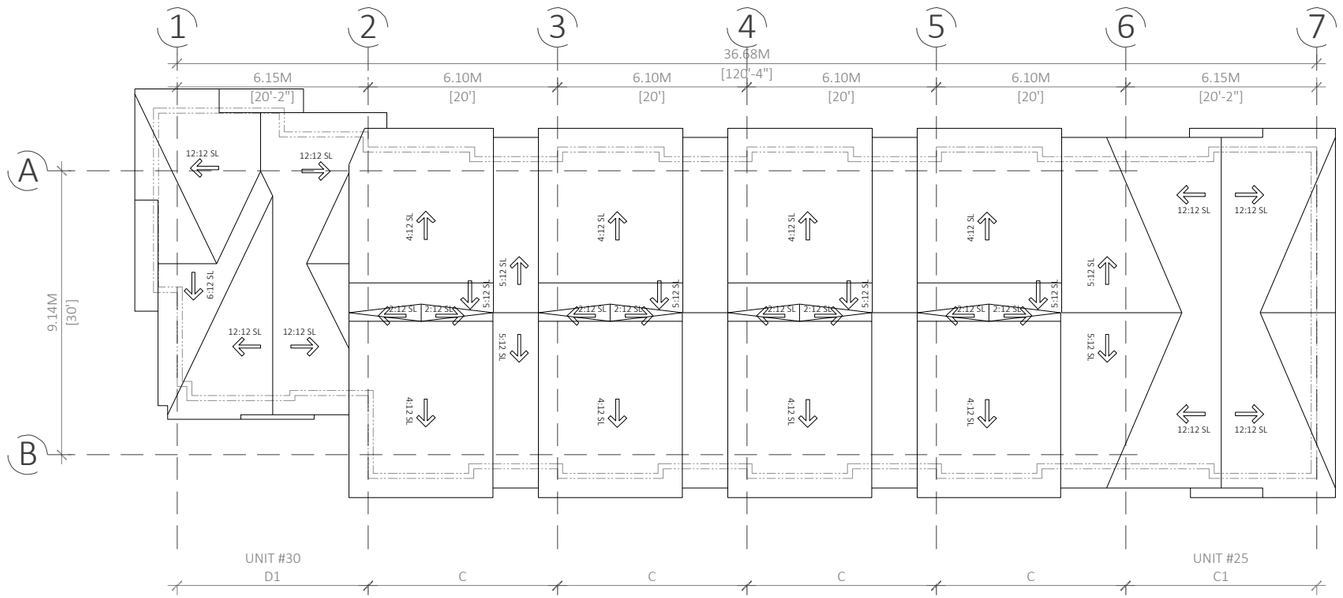
BUILDING PLANS

DP-205a

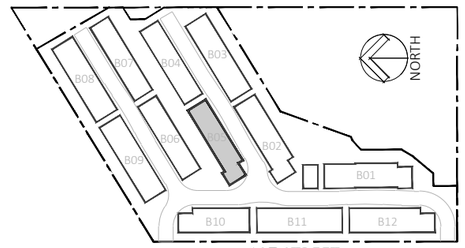
BUILDING 05
TYP-D1, C1, C



3 LEVEL 3 AREA-4067.94 SF
SCALE 1/16"=1'-0"



4 ROOF PLAN
SCALE 1/16"=1'-0"



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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
BRITISH COLUMBIA
2026-09-09

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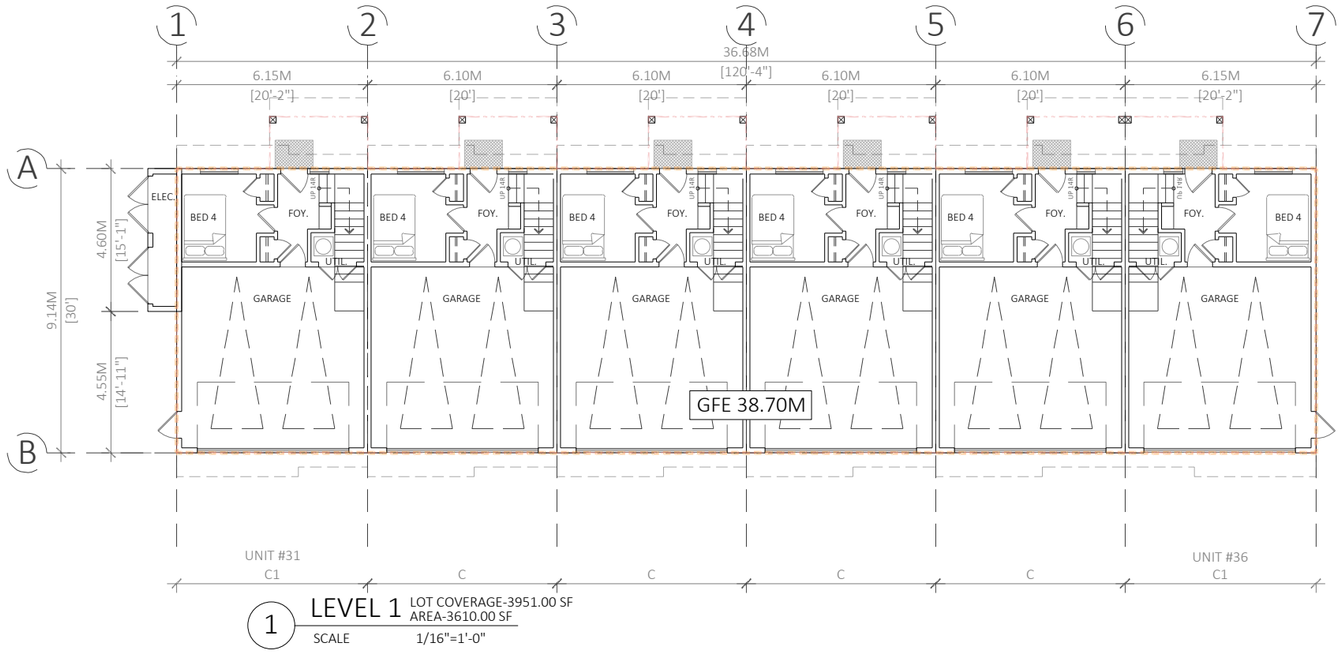
SCALE:
DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

BUILDING PLANS

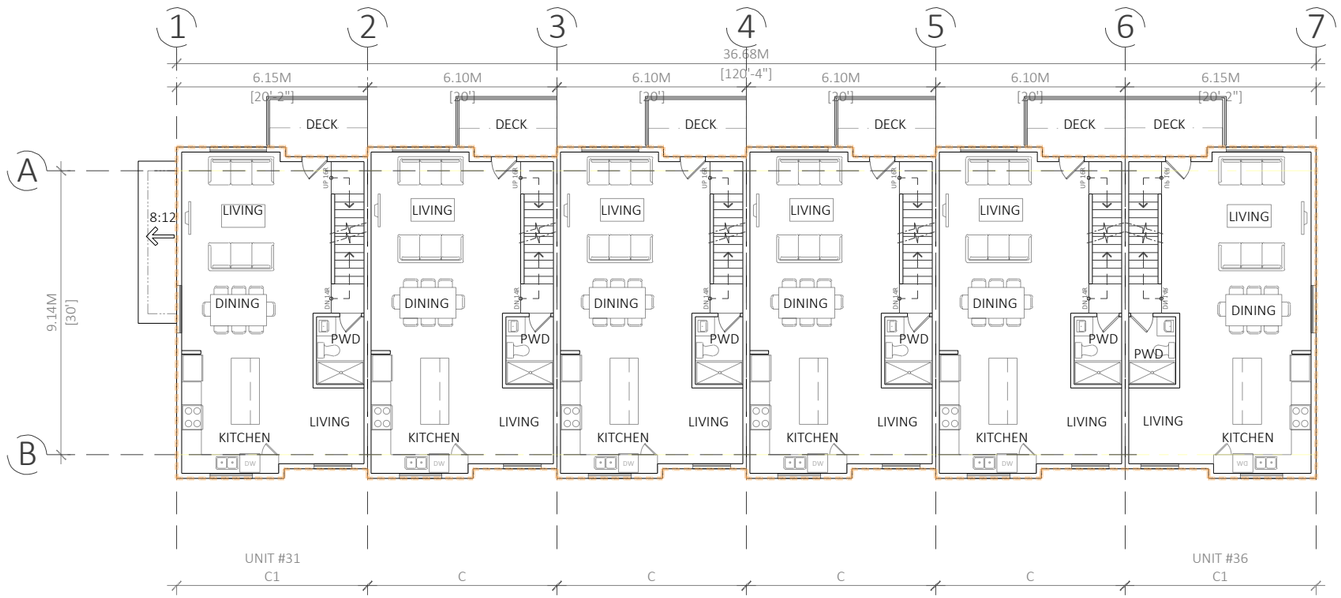
DP-205b

BUILDING 06
TYP-C1, C



1 LEVEL 1 LOT COVERAGE-3951.00 SF AREA-3610.00 SF

SCALE 1/16"=1'-0"



2 LEVEL 2 AREA-4106.33 SF

SCALE 1/16"=1'-0"

BUILDING #6		
	SQ.FT.	SQ.M.
GROUND FLOOR AREA (INCL. GARAGE)	3,610.00	335.38
MAIN FLOOR AREA	4,106.33	381.49
UPPER FOOR AREA	4,106.53	381.51
TOTAL BLDG AREA (INCL. GARAGE)	11,822.86	1,098.38
	SQ.FT.	SQ.M.
TOTAL BUILDING AREA (BCBC 2024)	4,106.56	381.51
SITE COVERAGE	3,951.00	367.06

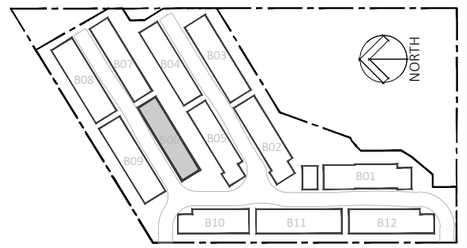
TOTAL BUILDING AREA - PER 2024 BC BLDG. CODE: (1.4.1.2.)

SITE COVERAGE - INCLUDING AL STRUCTURE 2'-0" OR MORE ABOVE GRADE

AREA LINE LEGEND

BUILDING AREA PER LVL

SITE COVERAGE



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ALEXANDER S. WARKENTIN
PROVINCE OF BRITISH COLUMBIA
2026.09.09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
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25-212

SCALE:

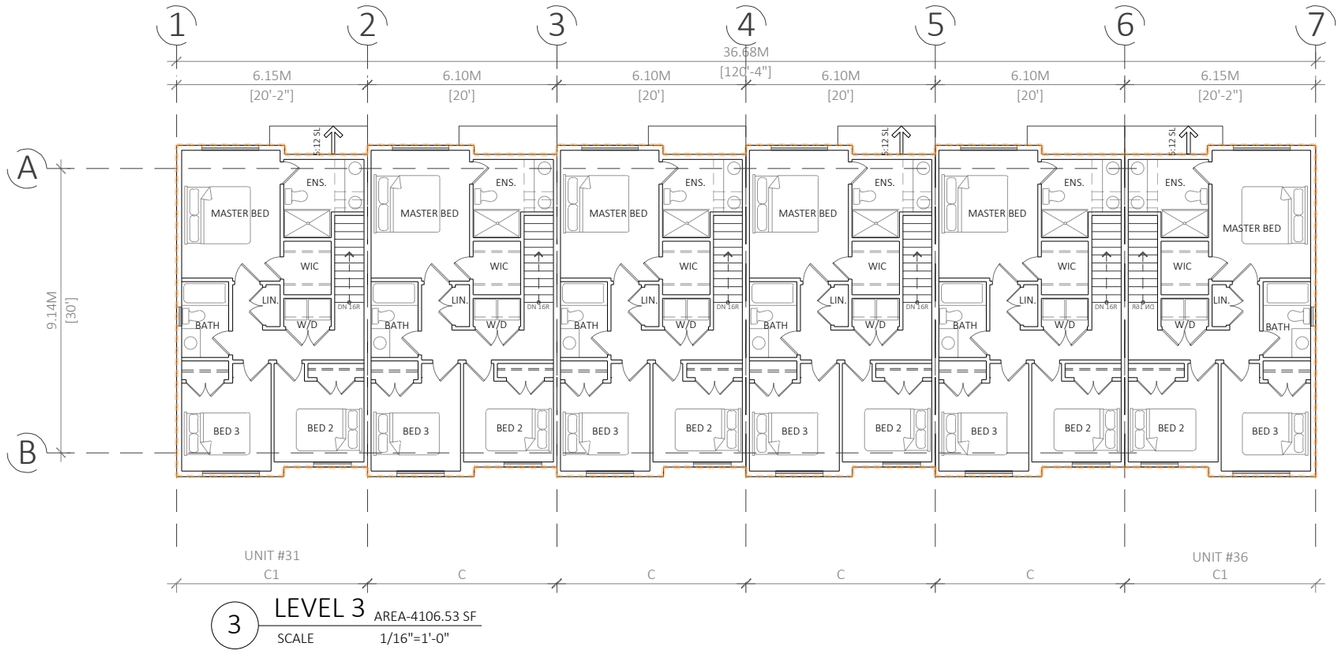
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REV	DESCRIPTION	BY	DATE

BUILDING PLANS

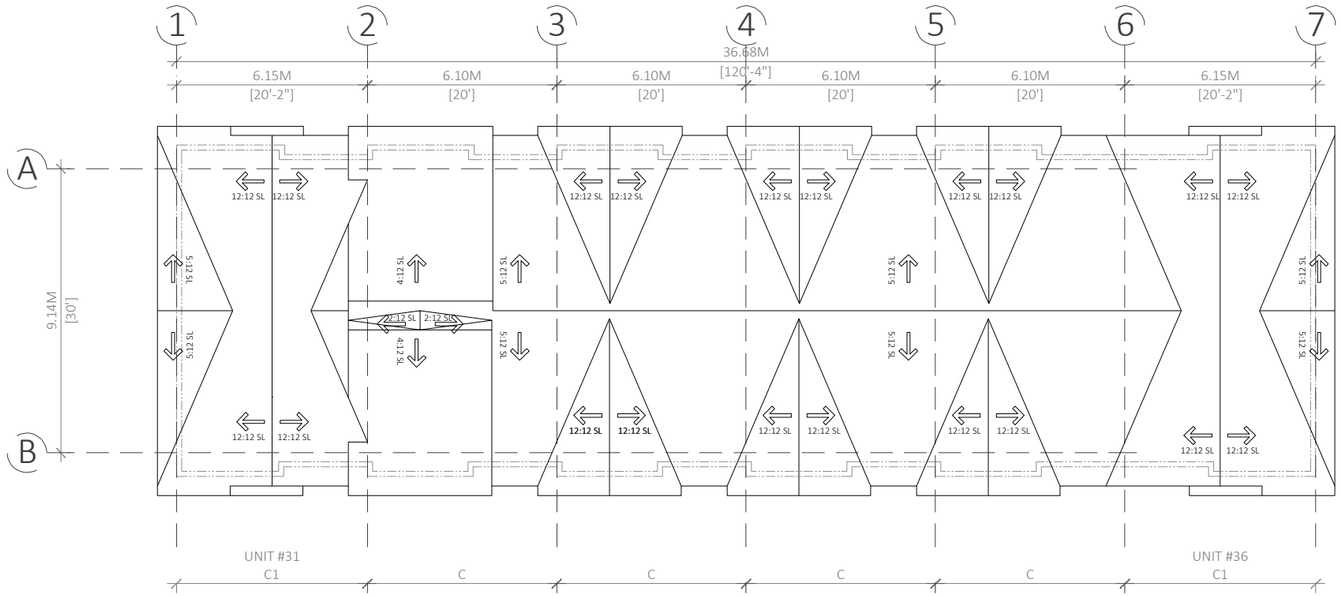
DP-206a

BUILDING 06
TYP-C1, C



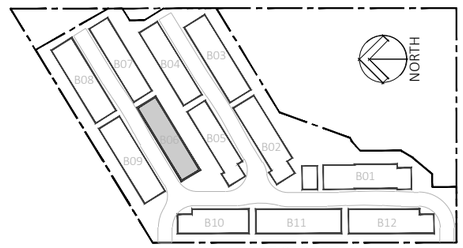
3 LEVEL 3 AREA-4106.53 SF

SCALE 1/16"=1'-0"



4 ROOF PLAN

SCALE 1/16"=1'-0"



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REGISTERED ARCHITECT
ALEXANDER S. GARAY
PROVINCE OF BRITISH COLUMBIA
2026-09-09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

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SCALE:

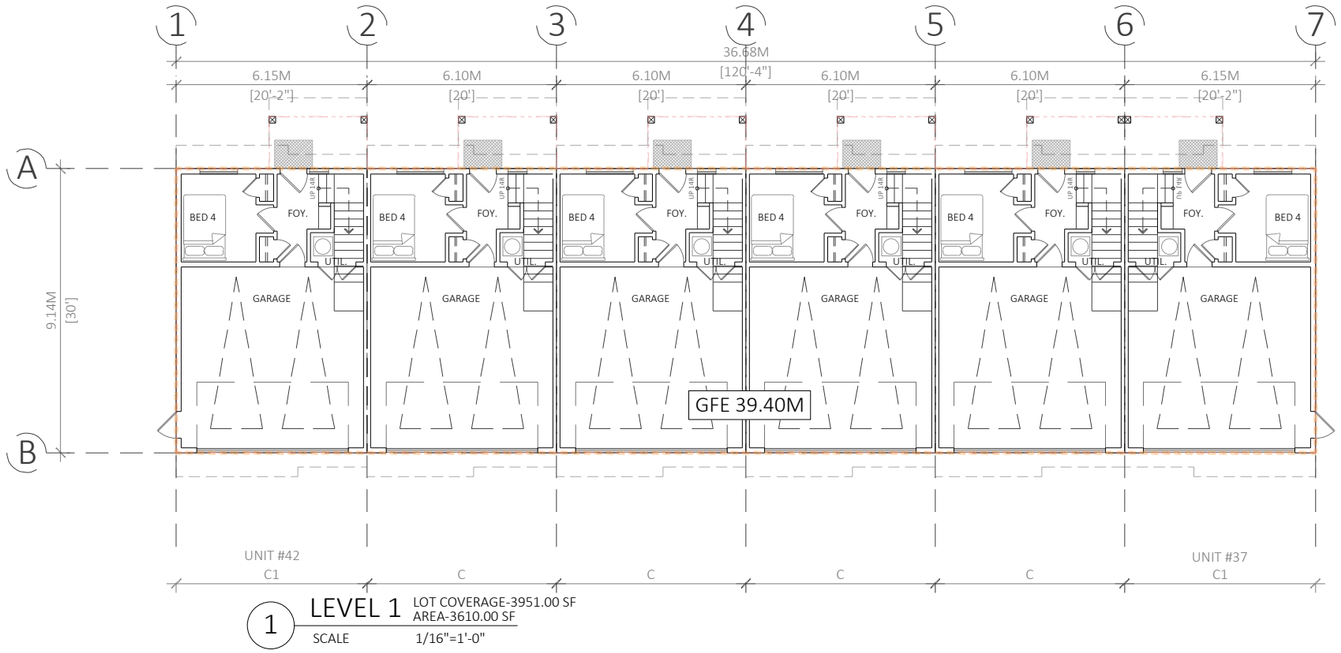
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REV	DESCRIPTION	BY	DATE

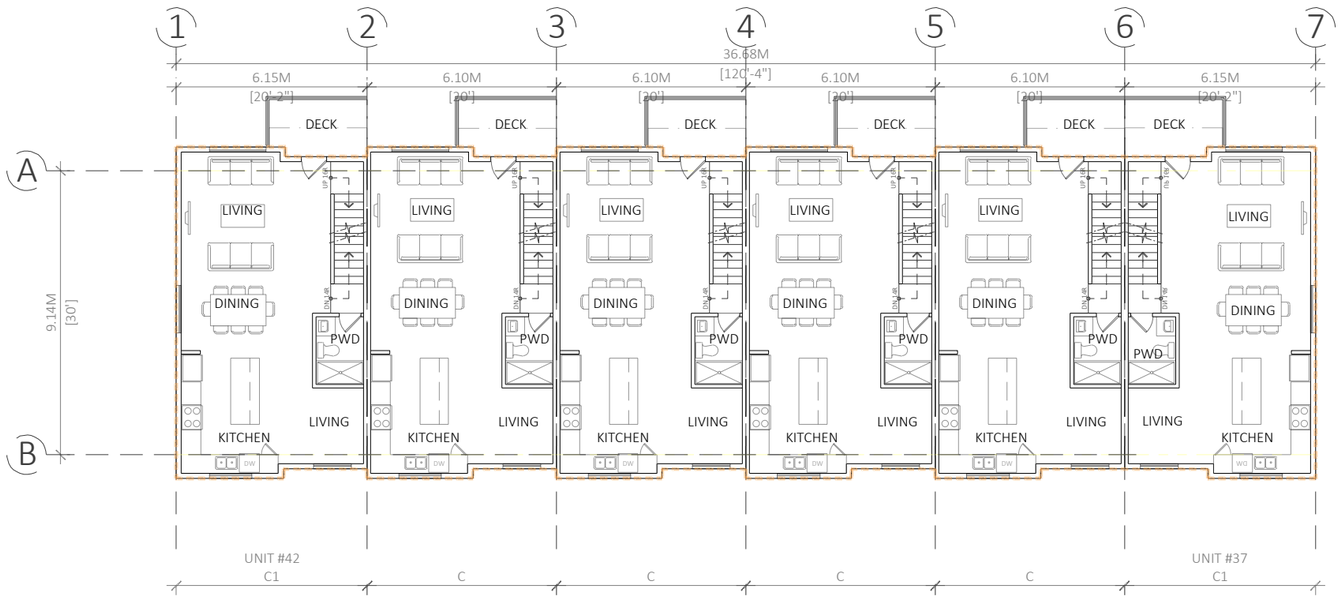
BUILDING PLANS

DP-206b

BUILDING 07
TYP-C1, C



1 LEVEL 1 LOT COVERAGE-3951.00 SF
AREA-3610.00 SF
SCALE 1/16"=1'-0"

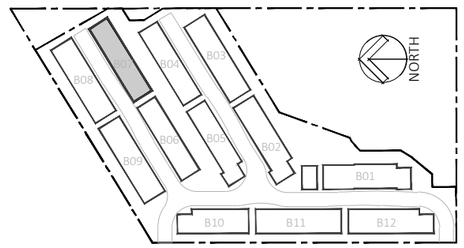


2 LEVEL 2 AREA-4106.32 SF
SCALE 1/16"=1'-0"

BUILDING #7		
	SQ.FT.	SQ.M.
GROUND FLOOR AREA (INCL. GARAGE)	3,610.00	335.38
MAIN FLOOR AREA	4,106.32	381.49
UPPER FOOR AREA	4,106.53	381.51
TOTAL BLDG AREA (INCL. GARAGE)	11,822.85	1,098.38
	SQ.FT.	SQ.M.
TOTAL BUILDING AREA (BCBC 2024)	4,106.43	381.50
SITE COVERAGE	3,951.00	367.06

TOTAL BUILDING AREA - PER 2024 BC BLDG. CODE: (1.4.1.2.)
SITE COVERAGE - INCLUDING AL STRUCTURE 2'-0" OR MORE ABOVE GRADE

AREA LINE LEGEND
BUILDING AREA PER LVL
SITE COVERAGE



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PROJECT NO:
25-212

SCALE:

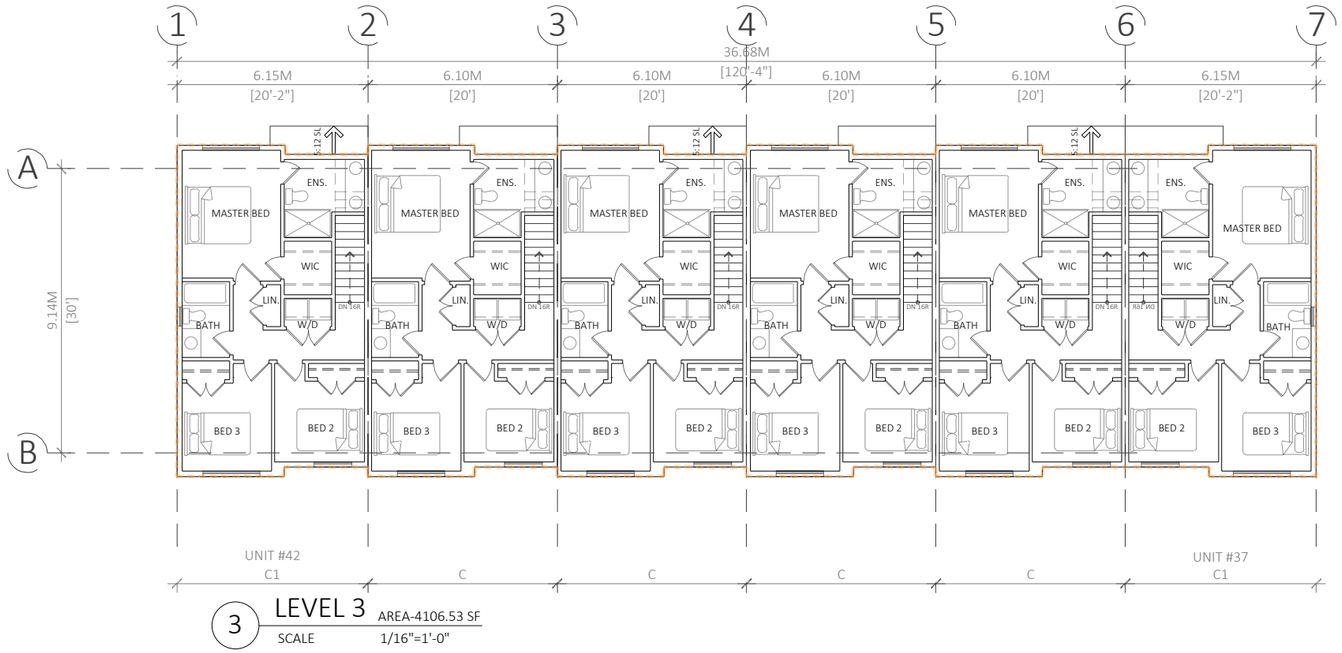
DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

BUILDING PLANS

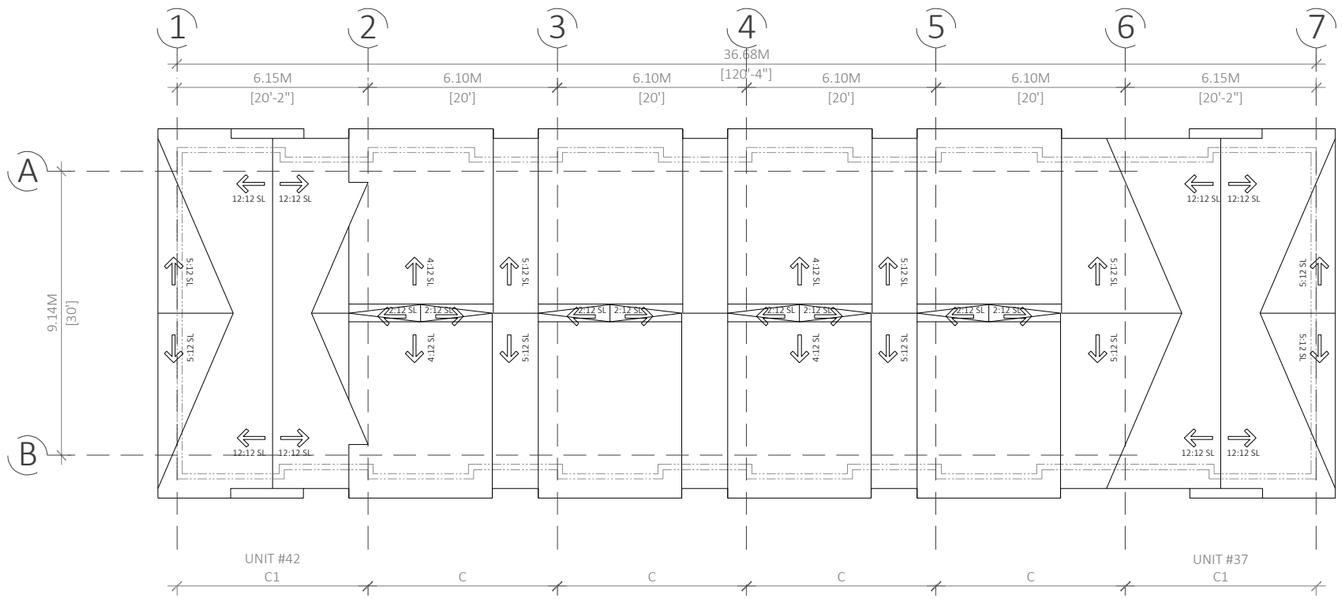
DP-207a

BUILDING 07
TYP-C1, C



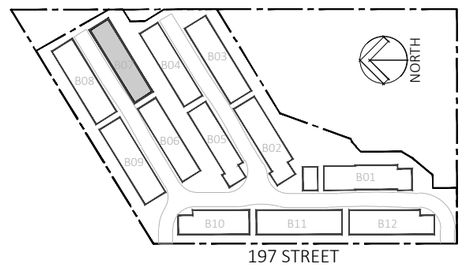
3 LEVEL 3 AREA-4106.53 SF

SCALE 1/16"=1'-0"



4 ROOF PLAN

SCALE 1/16"=1'-0"



FLAT ARCHITECTURE INC.

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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
BRITISH COLUMBIA
2026.09.09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

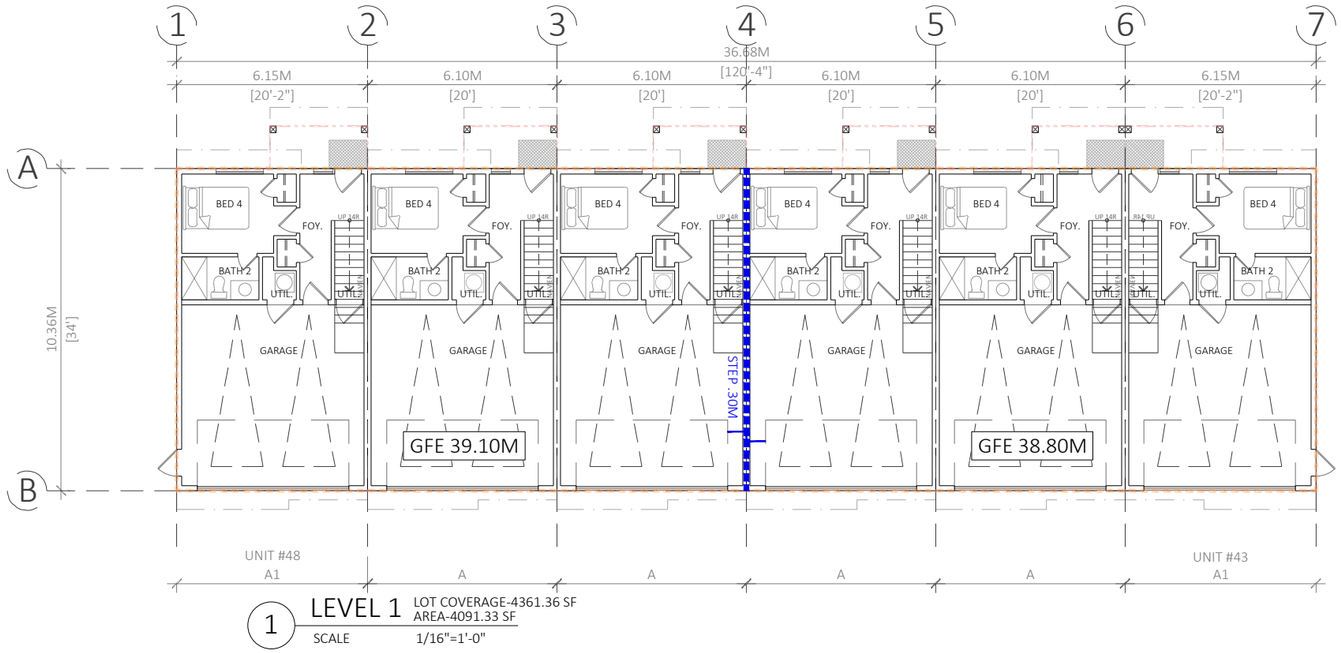
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REV	DESCRIPTION	BY	DATE

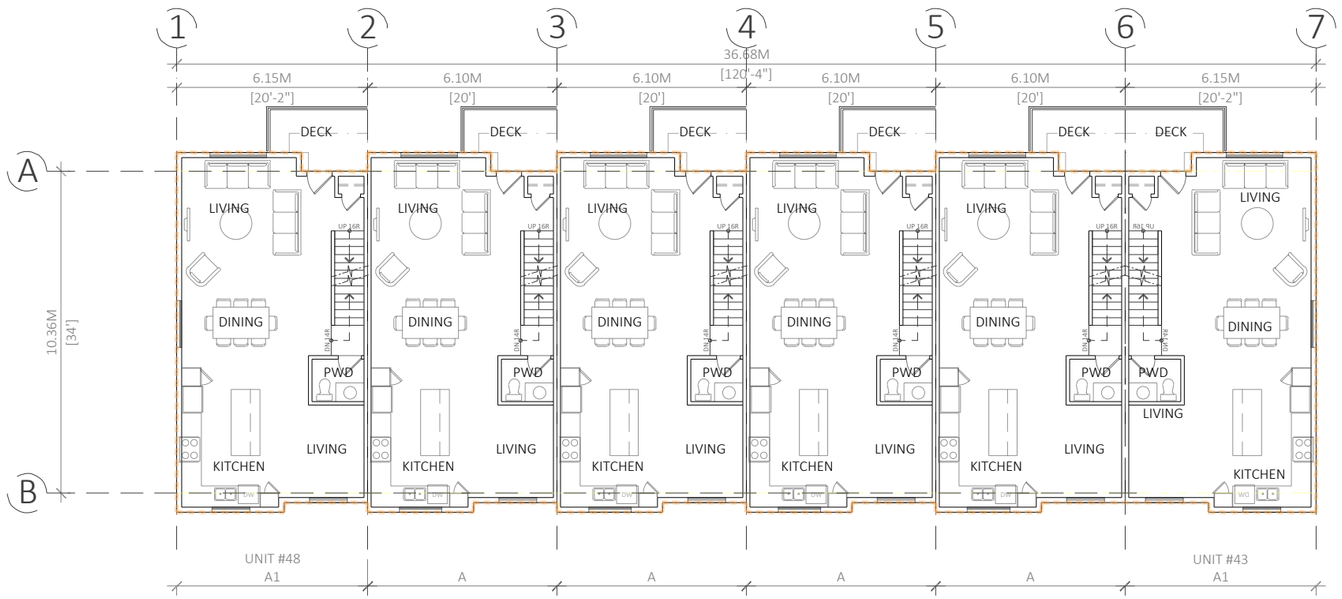
BUILDING PLANS

DP-207b

BUILDING 08
TYP-A1, A



1 LEVEL 1 LOT COVERAGE-4361.36 SF
AREA-4091.33 SF
SCALE 1/16"=1'-0"

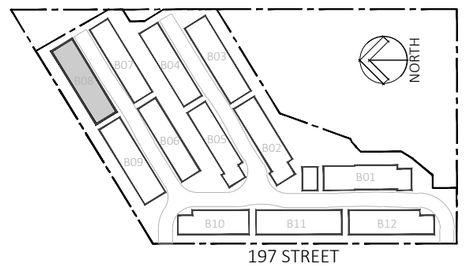


2 LEVEL 2 AREA-4435.54 SF
SCALE 1/16"=1'-0"

BUILDING #8		
	SQ.FT.	SQ.M.
GROUND FLOOR AREA (INCL. GARAGE)	4,091.33	380.10
MAIN FLOOR AREA	4,435.54	412.07
UPPER FOOR AREA	4,444.41	412.90
TOTAL BLDG AREA (INCL. GARAGE)	12,971.28	1,205.07
	SQ.FT.	SQ.M.
TOTAL BUILDING AREA (BCBC 2024)	4,444.52	412.91
SITE COVERAGE	4,361.36	405.18

TOTAL BUILDING AREA - PER 2024 BC BLDG. CODE: (1.4.1.2.)
SITE COVERAGE - INCLUDING ALL STRUCTURE 2'-0" OR MORE ABOVE GRADE

AREA LINE LEGEND
BUILDING AREA PER LVL
SITE COVERAGE



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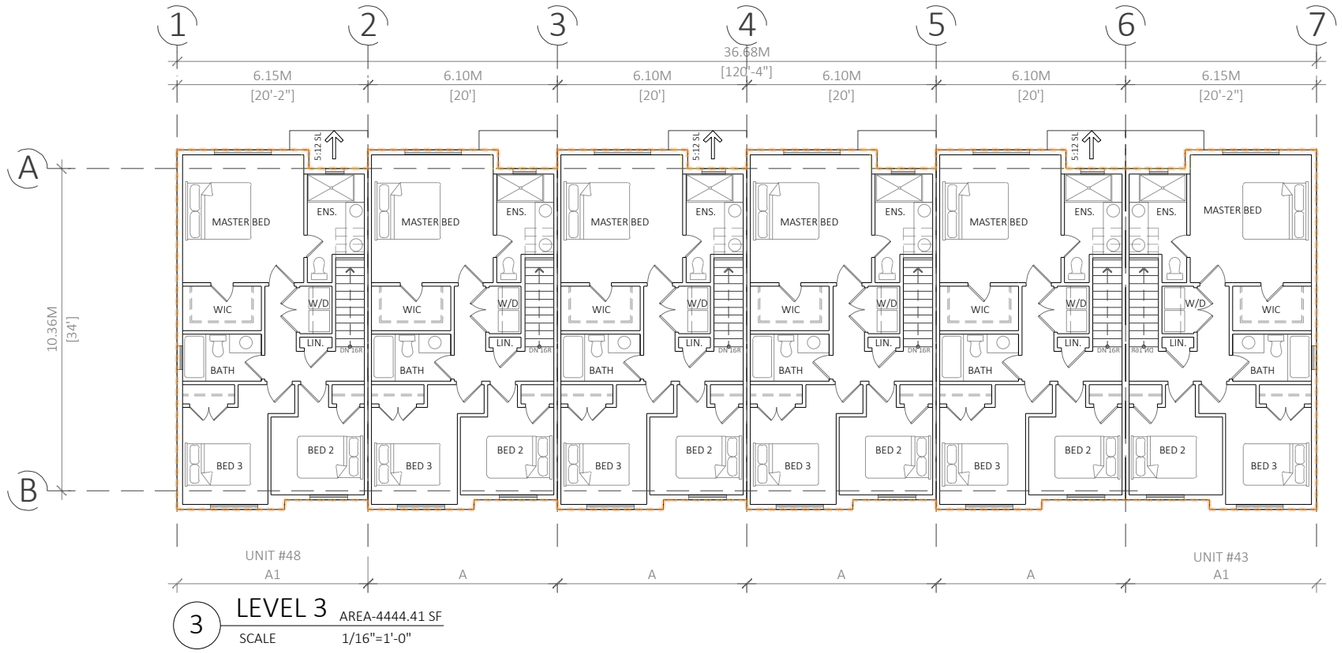
DATE
2026
PROJECT NO:
25-212
SCALE:
DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

BUILDING PLANS

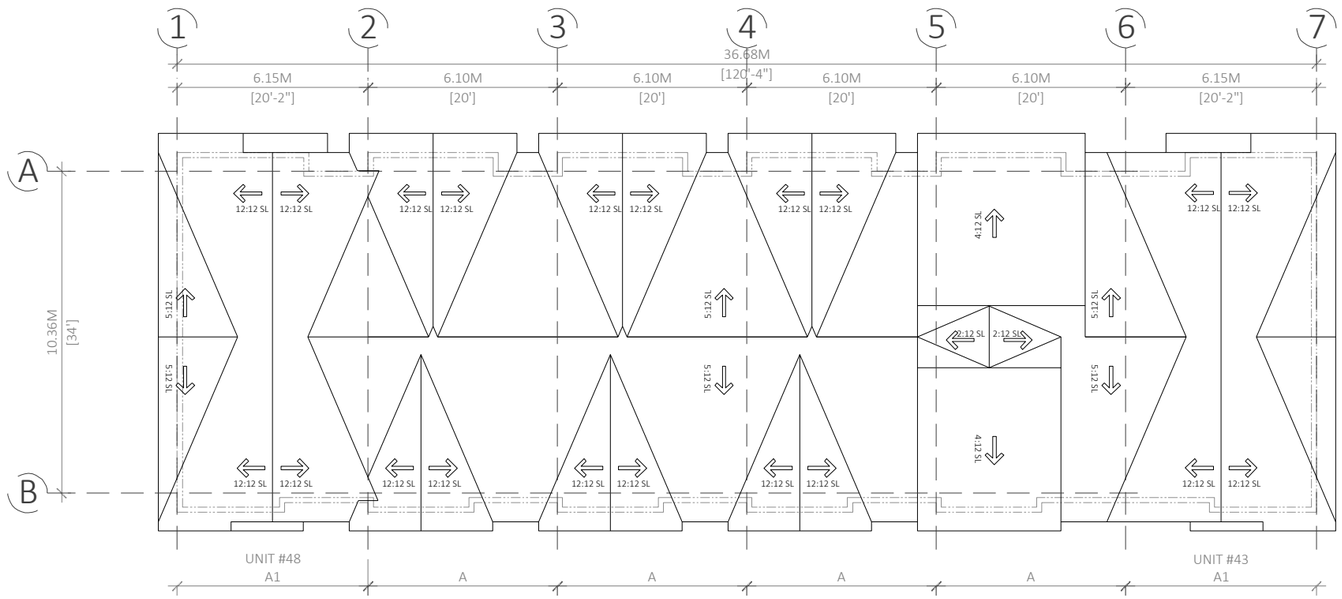
DP-208a

BUILDING 08
TYP-A1, A



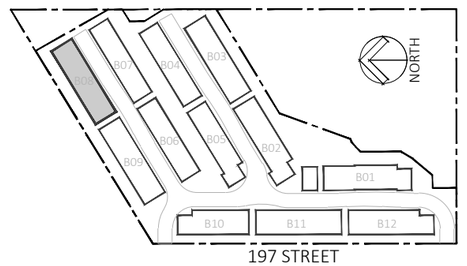
3 LEVEL 3 AREA-4444.41 SF

SCALE 1/16"=1'-0"



4 ROOF PLAN

SCALE 1/16"=1'-0"



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ALEXANDER S. WARKENTIN
BRITISH COLUMBIA
2026-05-06

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71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

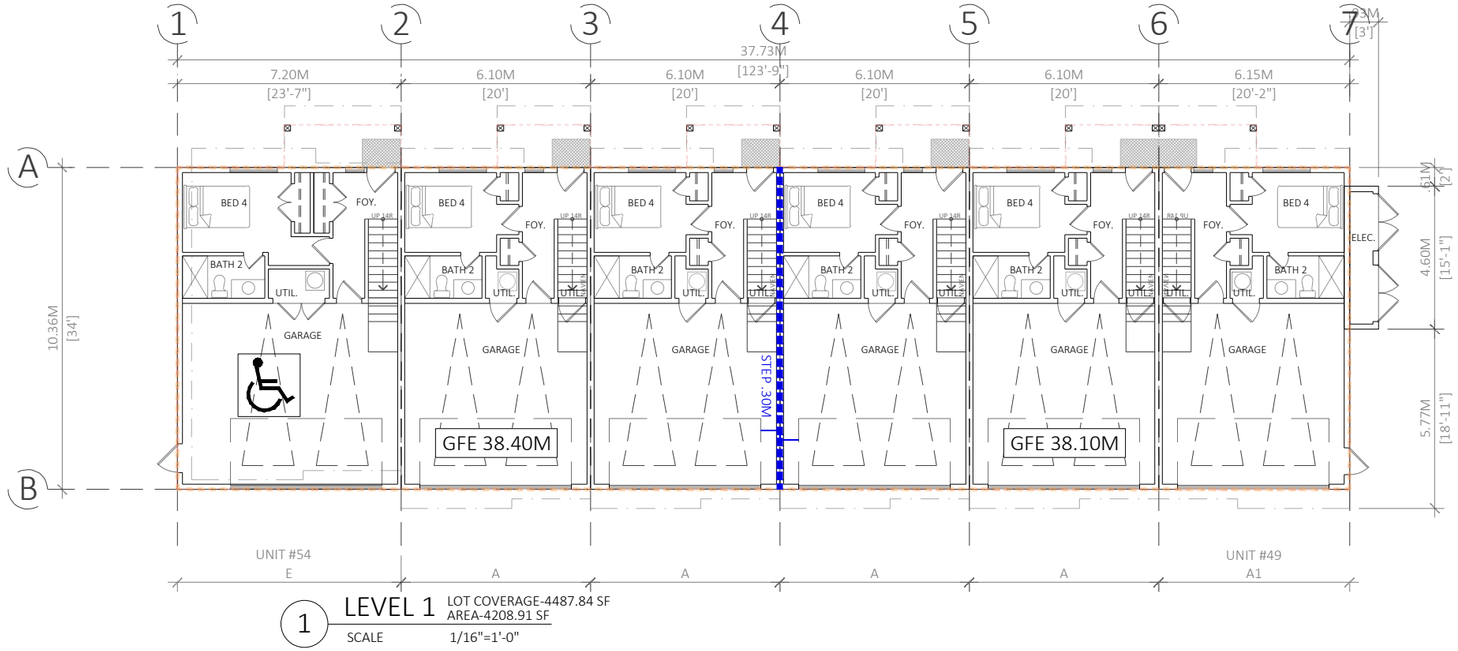
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REV	DESCRIPTION	BY	DATE

BUILDING PLANS

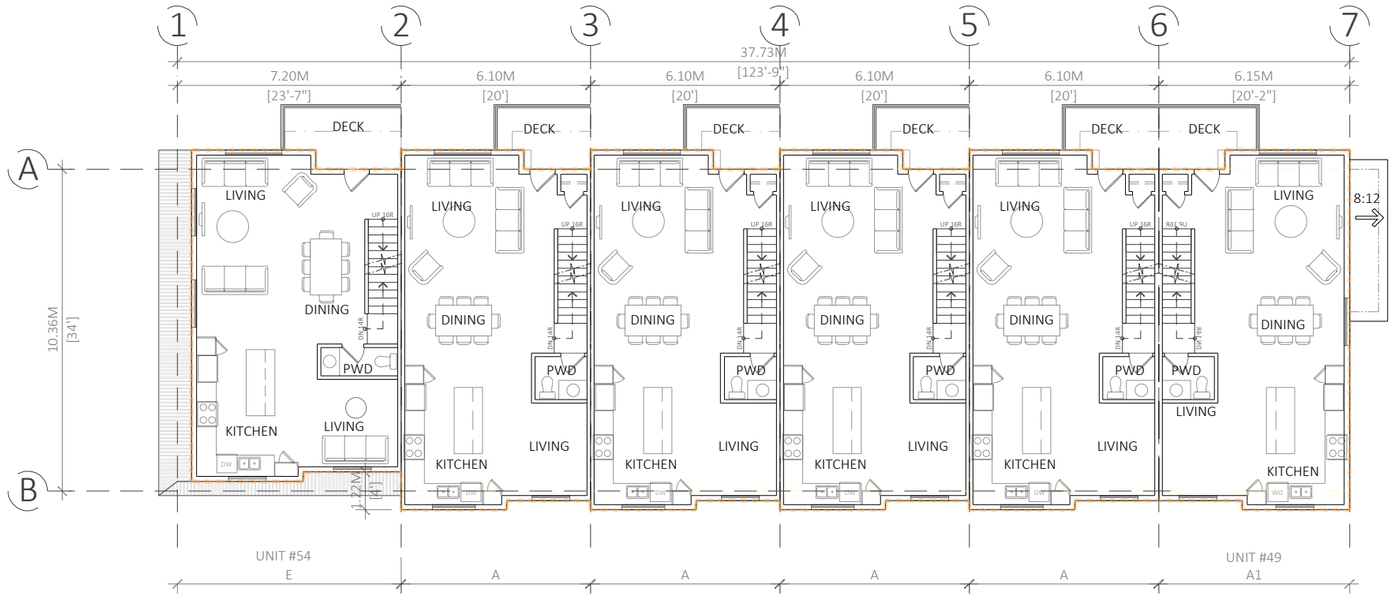
DP-208b

BUILDING 09
TYP-E, A1, A



1 LEVEL 1 LOT COVERAGE-4487.84 SF AREA-4208.91 SF

SCALE 1/16"=1'-0"



2 LEVEL 2 AREA-4438.09 SF

SCALE 1/16"=1'-0"

BUILDING #9		
	SQ.FT.	SQ.M.
GROUND FLOOR AREA (INCL. GARAGE)	4,208.91	391.02
MAIN FLOOR AREA	4,438.09	412.31
UPPER FOOR AREA	4,445.47	413.00
TOTAL BLDG AREA (INCL. GARAGE)	13,092.47	1,216.33
	SQ.FT.	SQ.M.
TOTAL BUILDING AREA (BCBC 2024)	4,528.94	420.75
SITE COVERAGE	4,487.84	416.93

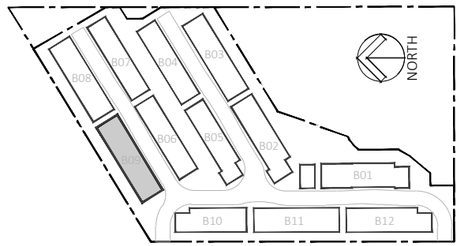
TOTAL BUILDING AREA - PER 2024 BC BLDG. CODE: (1.4.1.2.)

SITE COVERAGE - INCLUDING AL STRUCTURE 2'-0" OR MORE ABOVE GRADE

AREA LINE LEGEND

BUILDING AREA PER LVL

SITE COVERAGE



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PROVINCE OF BRITISH COLUMBIA
2026-09-09

PROJECT INFO: 71 UNITS TOWNHOUSE DEVELOPMENT
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CLIENT: PRISM PROJECTS INC.

DATE 2026

PROJECT NO: 25-212

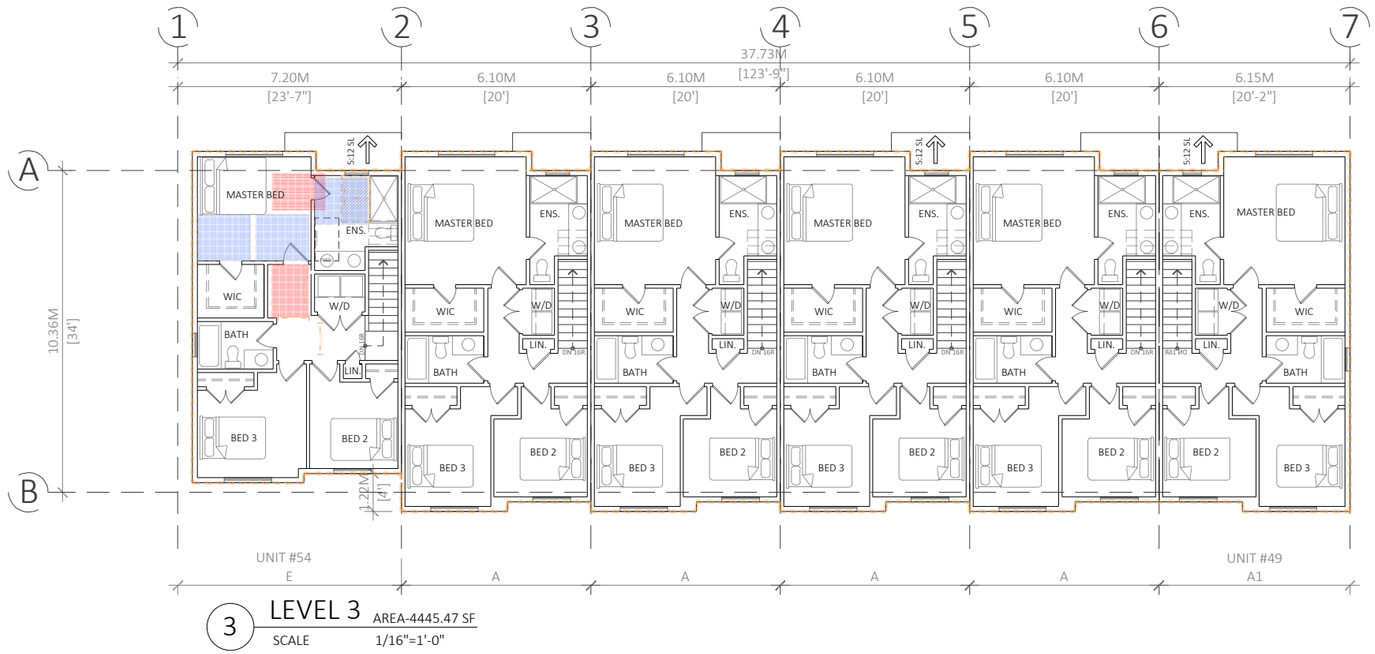
SCALE: DRAWN BY: AG

REV	DESCRIPTION	BY	DATE

BUILDING PLANS

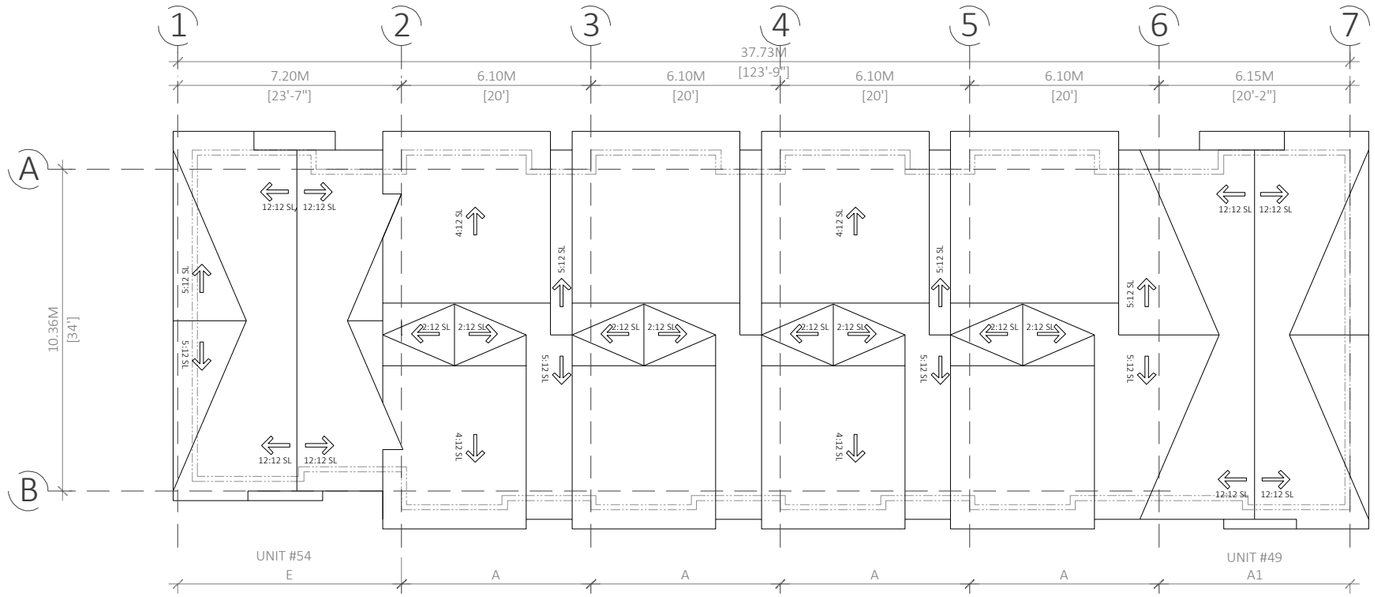
DP-209a

BUILDING 09
TYP-E, A1, A



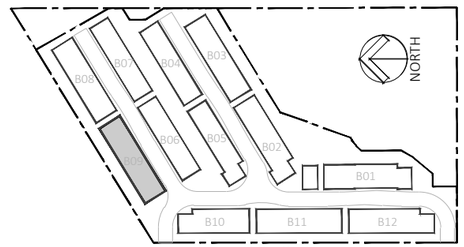
3 LEVEL 3 AREA-4445.47 SF

SCALE 1/16"=1'-0"



4 ROOF PLAN

SCALE 1/16"=1'-0"



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PROVINCE OF BRITISH COLUMBIA
2026-09-09

PROJECT INFO: 71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT: PRISM PROJECTS INC.

DATE 2026

PROJECT NO: 25-212

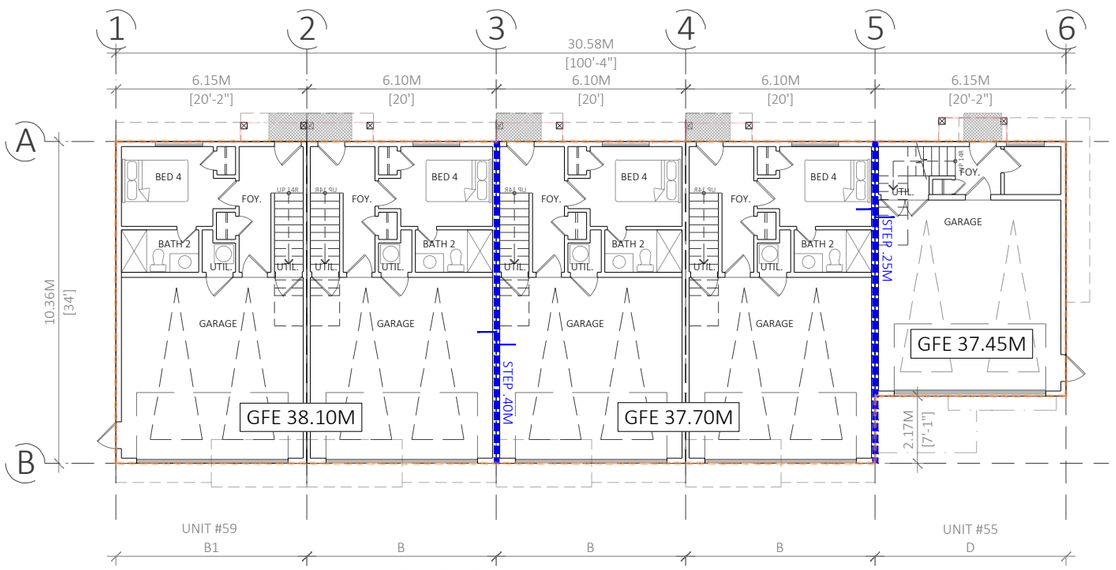
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REV	DESCRIPTION	BY	DATE

BUILDING PLANS

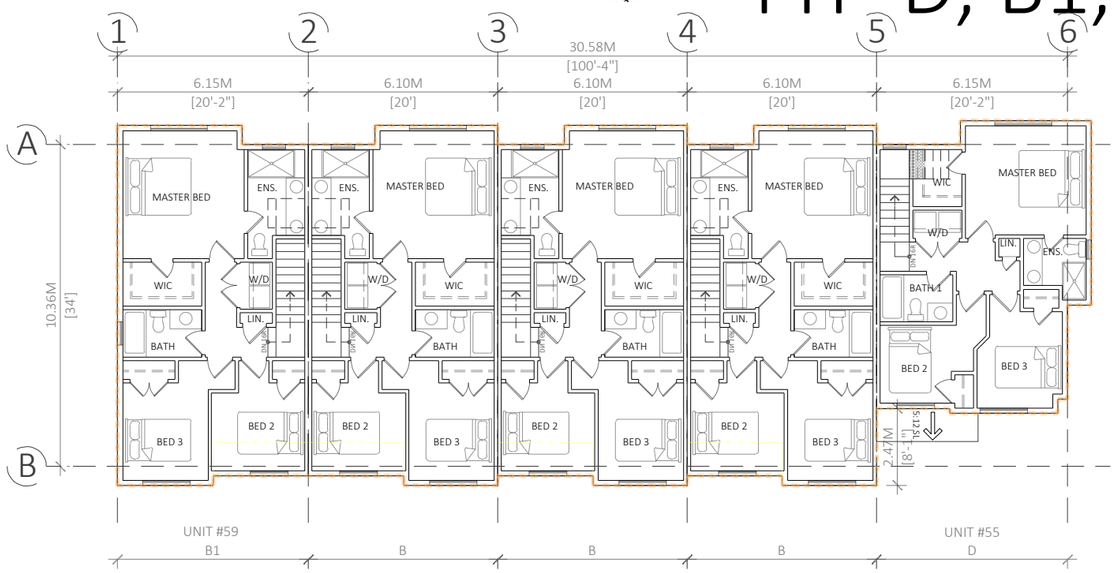
DP-209b

BUILDING 10
TYP-D, B1, B



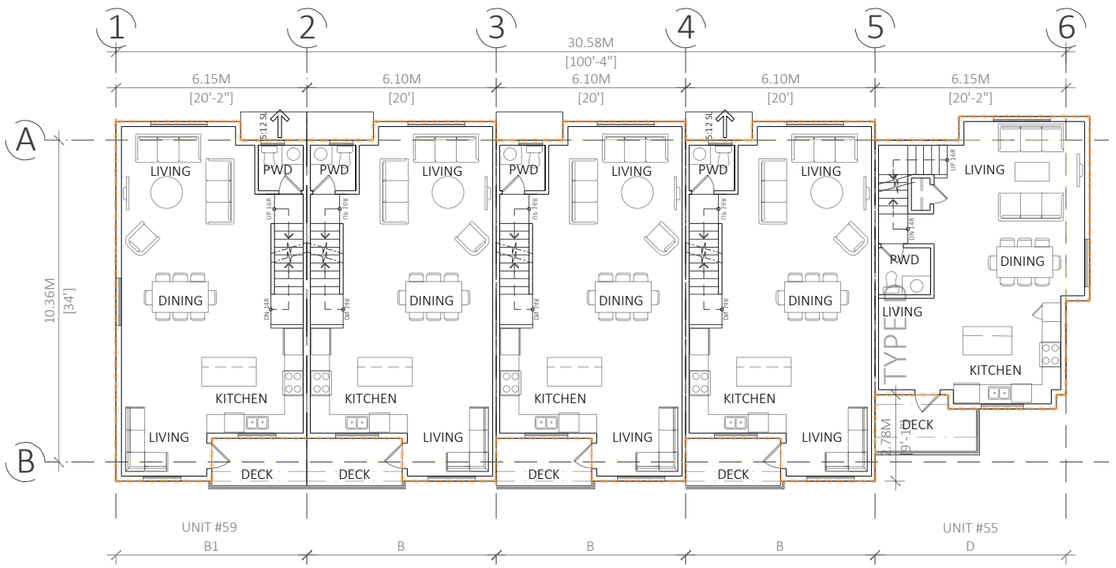
1 LEVEL 1 LOT COVERAGE-3340.62 SF AREA-3267.65 SF

SCALE 1/16"=1'-0"



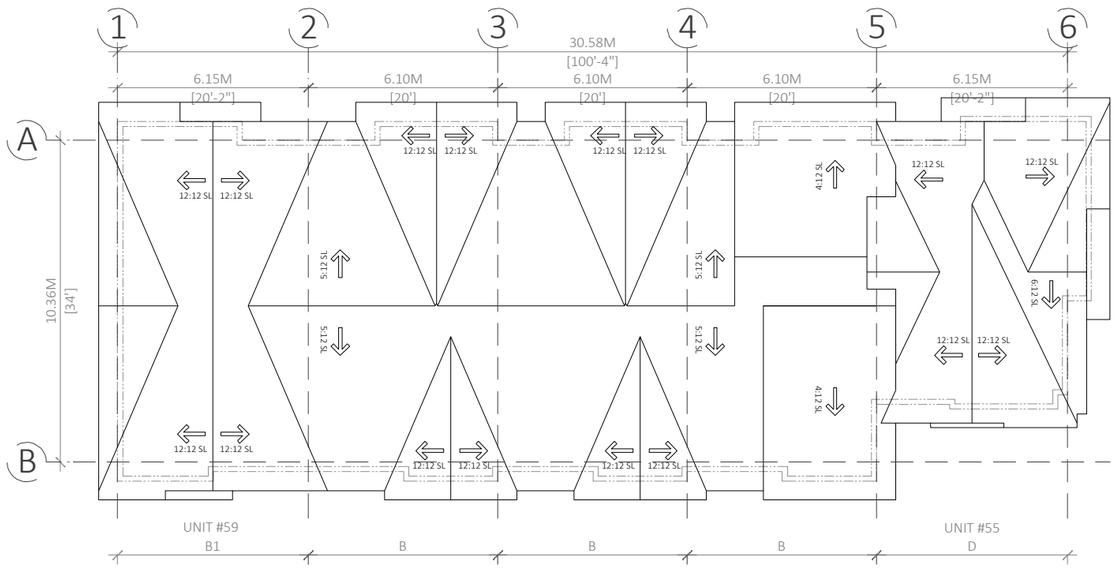
3 LEVEL 3 AREA-3594.07 SF

SCALE 1/16"=1'-0"



2 LEVEL 2 AREA-3445.65 SF

SCALE 1/16"=1'-0"



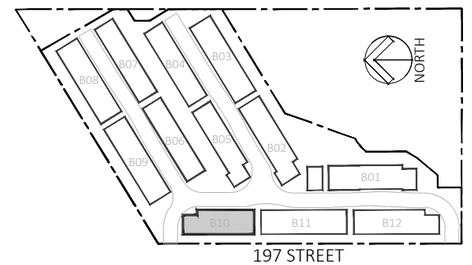
4 ROOF PLAN

SCALE 1/16"=1'-0"

BUILDING #10		
	SQ.FT.	SQ.M.
GROUND FLOOR AREA (INCL. GARAGE)	3,267.65	303.57
MAIN FLOOR AREA	3,445.65	320.11
UPPER FOOR AREA	3,594.07	333.90
TOTAL BLDG AREA (INCL. GARAGE)	10,307.37	957.59
	SQ.FT.	SQ.M.
TOTAL BUILDING AREA (BCBC 2024)	3,594.29	333.92
SITE COVERAGE	3,340.62	310.35

TOTAL BUILDING AREA - PER 2024 BC BLDG. CODE: (1.4.1.2.)
SITE COVERAGE - INCLUDING ALL STRUCTURE 2'-0" OR MORE ABOVE GRADE

AREA LINE LEGEND
BUILDING AREA PER LVL
SITE COVERAGE



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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
BRITISH COLUMBIA
2026-09-09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

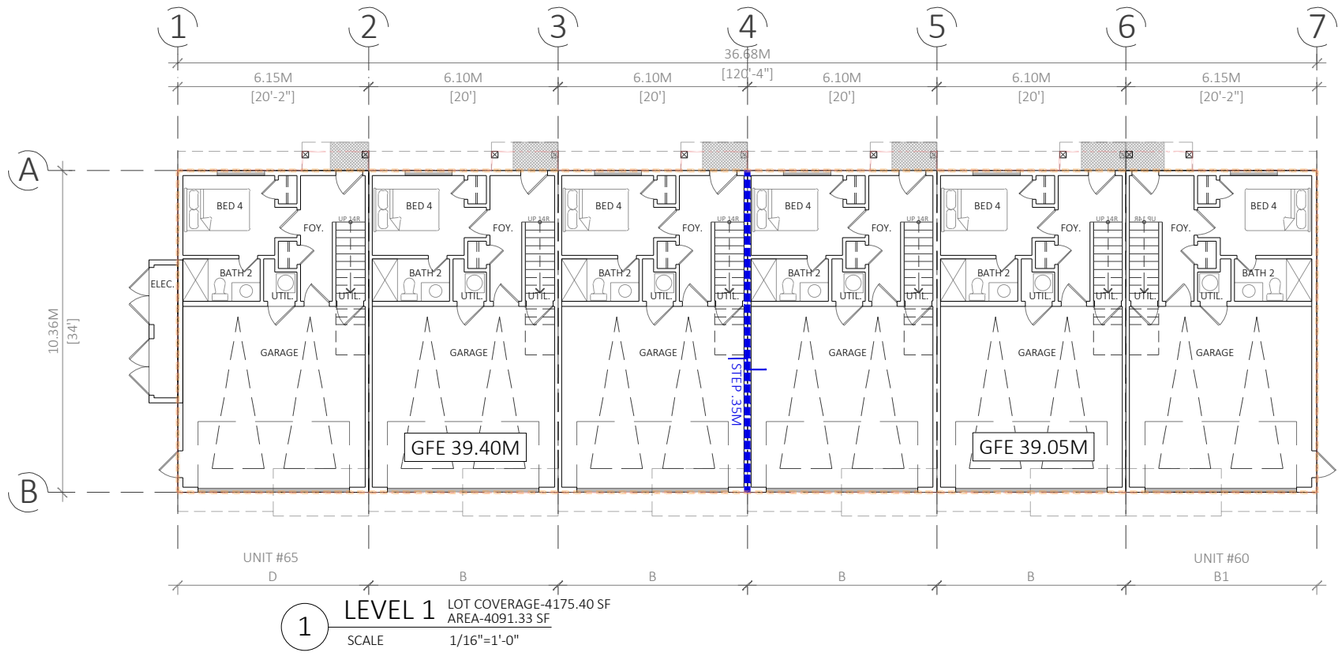
SCALE: DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

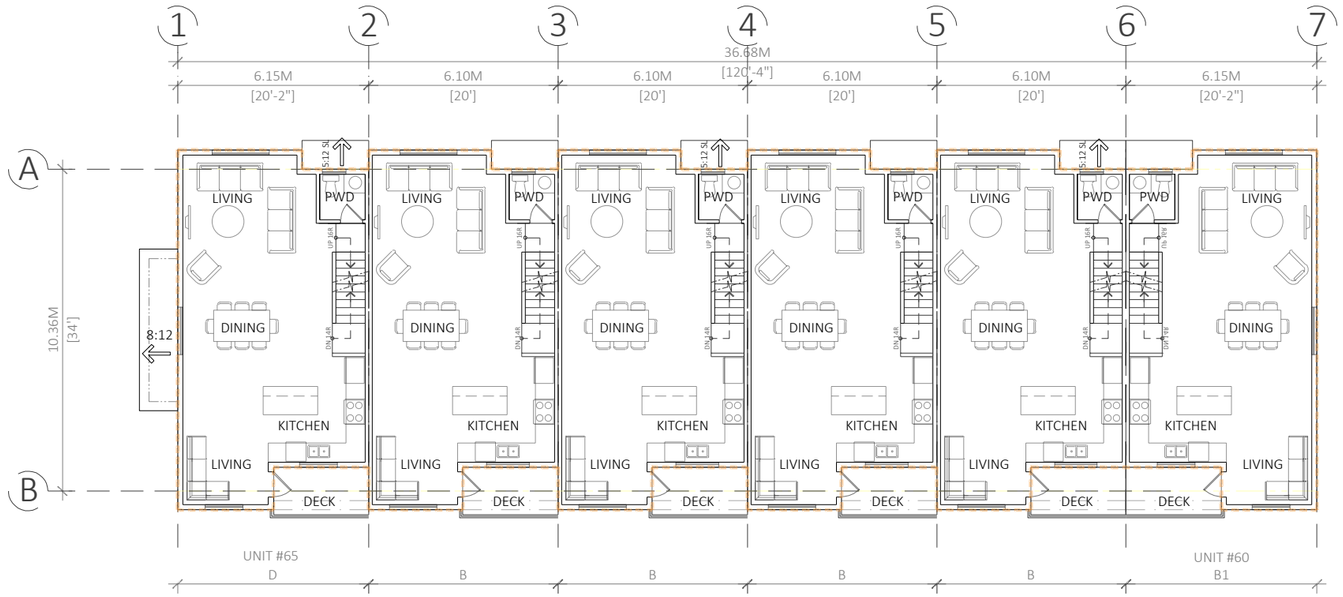
BUILDING PLANS

DP-210

BUILDING 11
TYP-B1, B



1 LEVEL 1 LOT COVERAGE-4175.40 SF
AREA-4091.33 SF
SCALE 1/16"=1'-0"

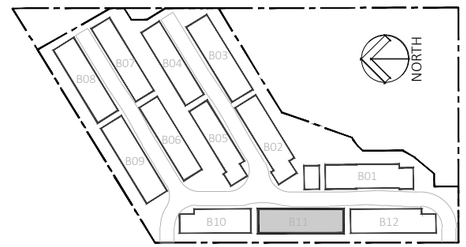


2 LEVEL 2 AREA-4217.41 SF
SCALE 1/16"=1'-0"

BUILDING #11		
	SQ.FT.	SQ.M.
GROUND FLOOR AREA (INCL. GARAGE)	4,091.33	380.10
MAIN FLOOR AREA	4,217.41	391.81
UPPER FOOR AREA	4,427.72	411.35
TOTAL BLDG AREA (INCL. GARAGE)	12,736.46	1,183.26
	SQ.FT.	SQ.M.
TOTAL BUILDING AREA (BCBC 2024)	4,428.29	411.40
SITE COVERAGE	4,175.40	387.91

TOTAL BUILDING AREA - PER 2024 BC BLDG. CODE: (1.4.1.2.)
SITE COVERAGE - INCLUDING AL STRUCTURE 2'-0" OR MORE ABOVE GRADE

AREA LINE LEGEND
BUILDING AREA PER LVL
SITE COVERAGE



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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
BRITISH COLUMBIA
2026-03-06

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

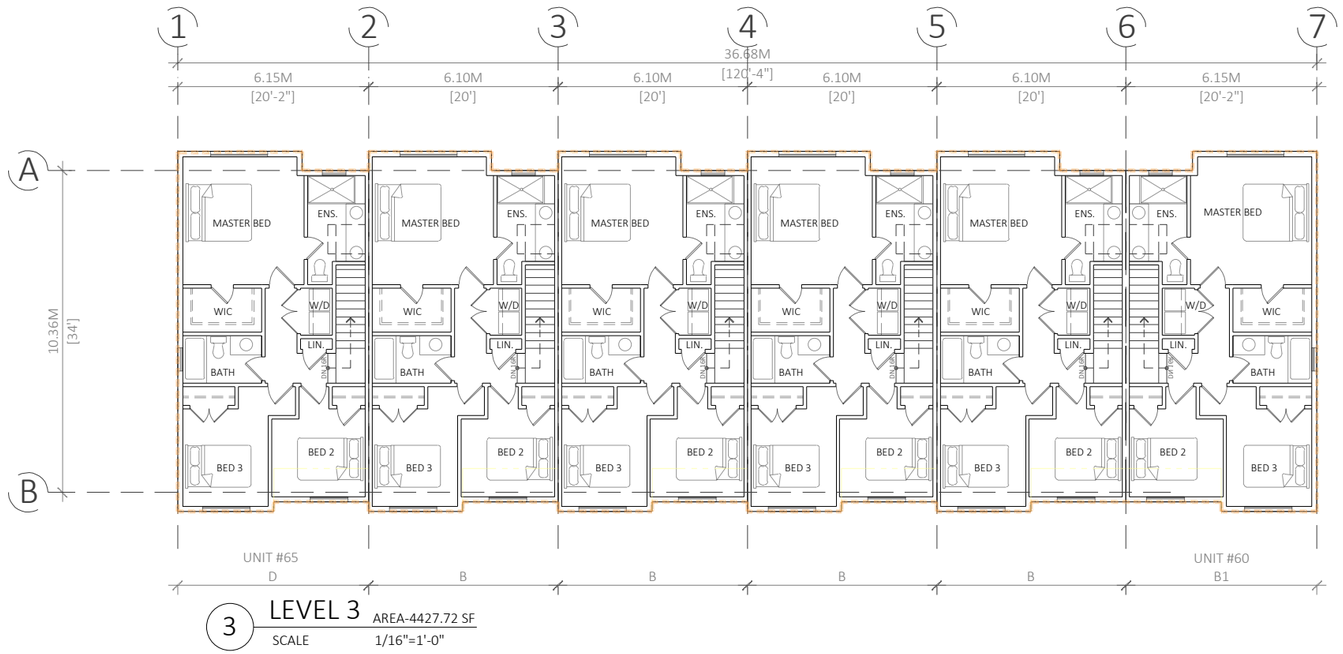
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REV	DESCRIPTION	BY	DATE

BUILDING PLANS

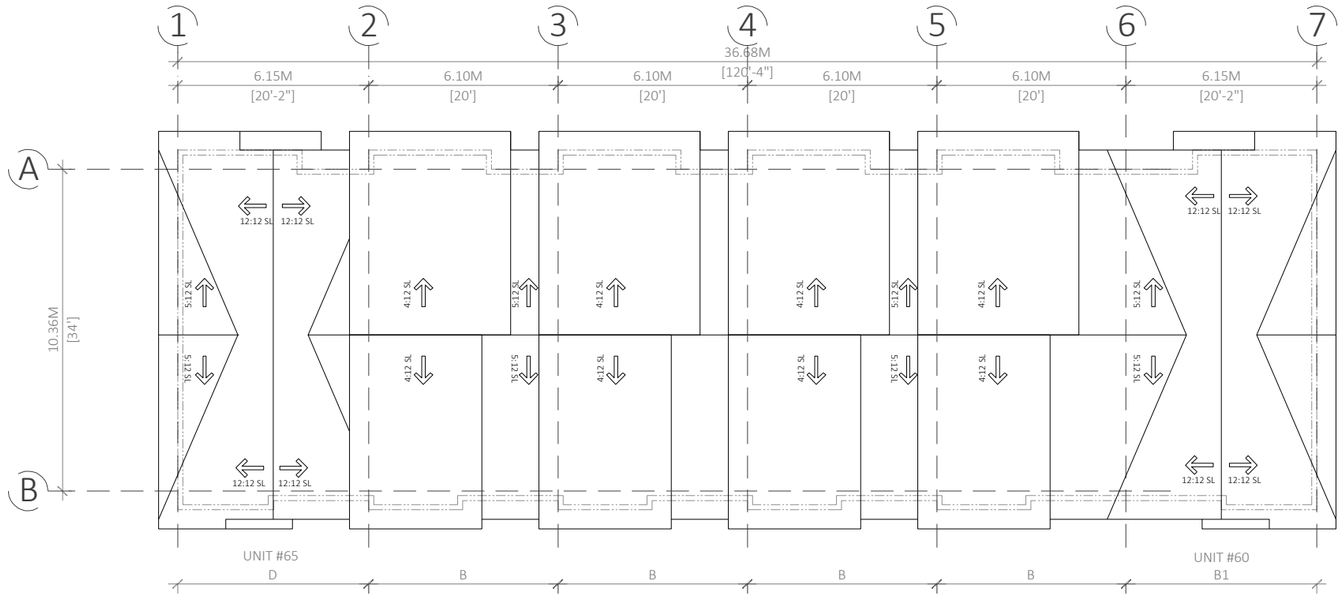
DP-211a

BUILDING 11
TYP-B1, B



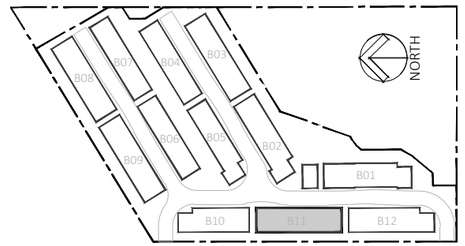
3 LEVEL 3 AREA-4427.72 SF

SCALE 1/16"=1'-0"



4 ROOF PLAN

SCALE 1/16"=1'-0"



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PROVINCE OF BRITISH COLUMBIA
2026-09-09

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8080 & 8126 - 197 STREET LANGLEY

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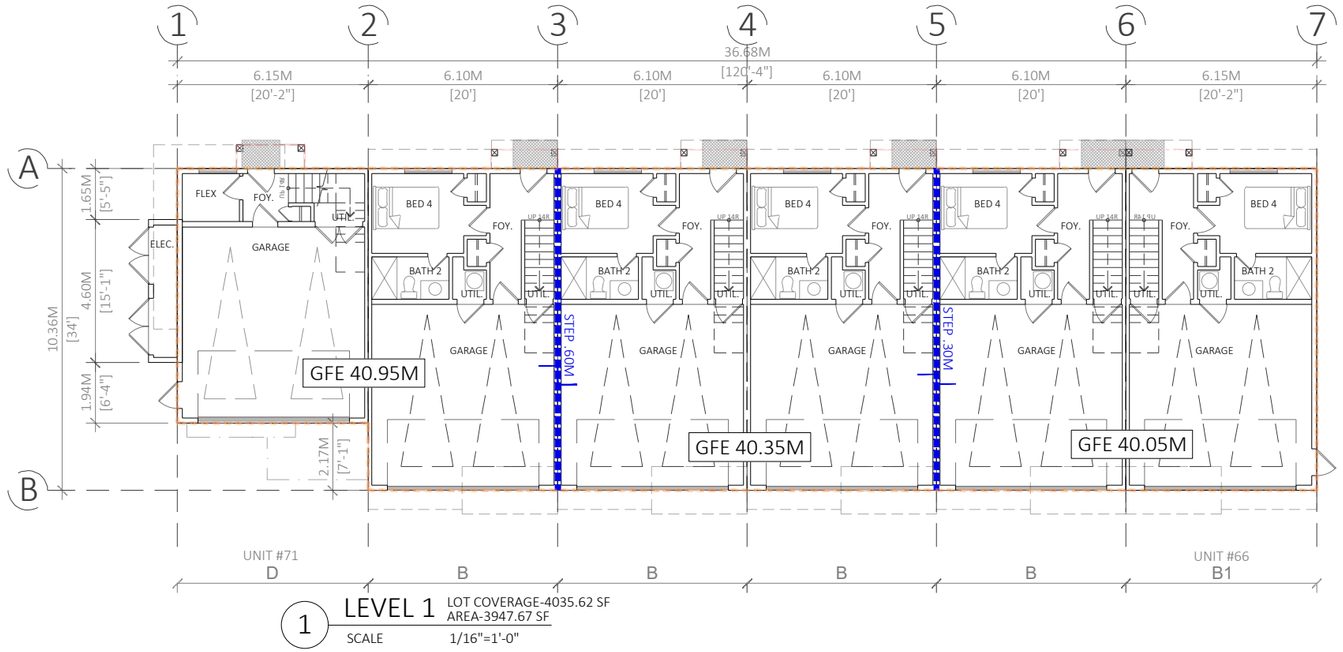
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REV	DESCRIPTION	BY	DATE

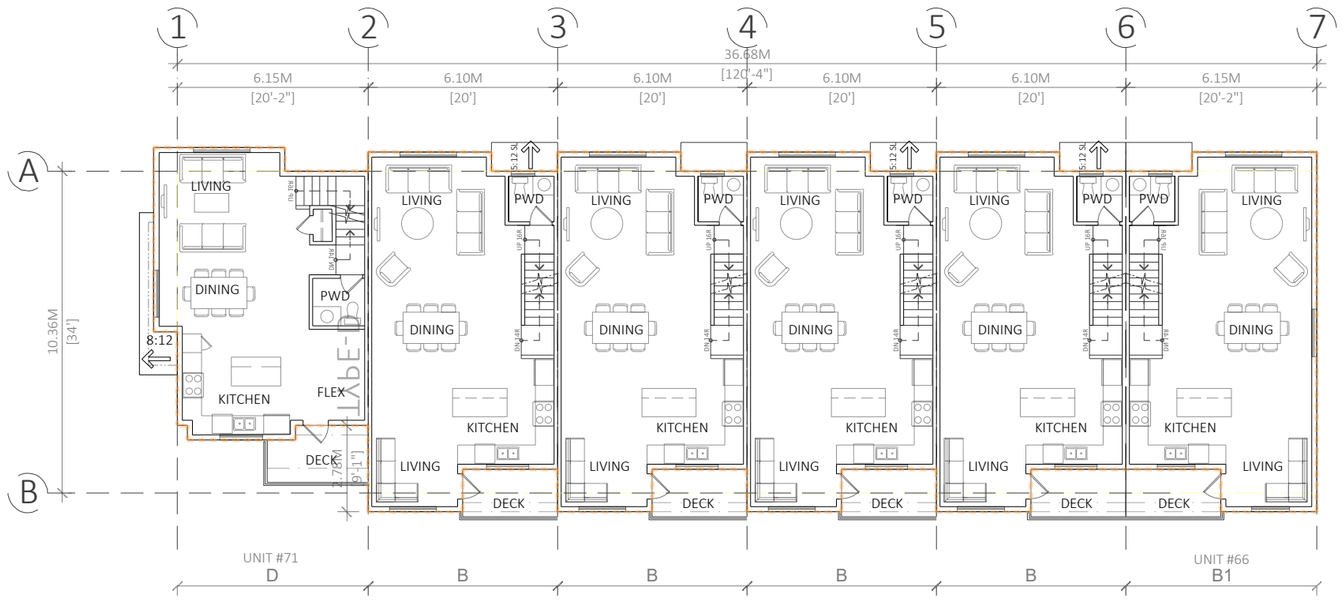
BUILDING PLANS

DP-211b

BUILDING 12
TYP-D, B1, B



1 LEVEL 1 LOT COVERAGE-4035.62 SF
AREA-3947.67 SF
SCALE 1/16"=1'-0"

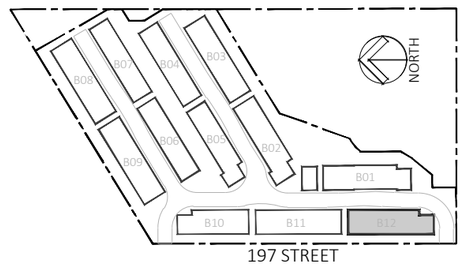


2 LEVEL 2 AREA-4146.48 SF
SCALE 1/16"=1'-0"

BUILDING #12		
	SQ.FT.	SQ.M.
GROUND FLOOR AREA (INCL. GARAGE)	3,947.67	366.75
MAIN FLOOR AREA	4,146.48	385.22
UPPER FOOR AREA	4,330.00	402.27
TOTAL BLDG AREA (INCL. GARAGE)	12,424.15	1,154.24
	SQ.FT.	SQ.M.
TOTAL BUILDING AREA (BCBC 2024)	4,329.13	402.19
SITE COVERAGE	4,035.62	374.92

TOTAL BUILDING AREA - PER 2024 BC BLDG. CODE: (1.4.1.2.)
SITE COVERAGE - INCLUDING ALL STRUCTURE 2'-0" OR MORE ABOVE GRADE

AREA LINE LEGEND
BUILDING AREA PER LVL
SITE COVERAGE



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BRITISH COLUMBIA
2026-09-09

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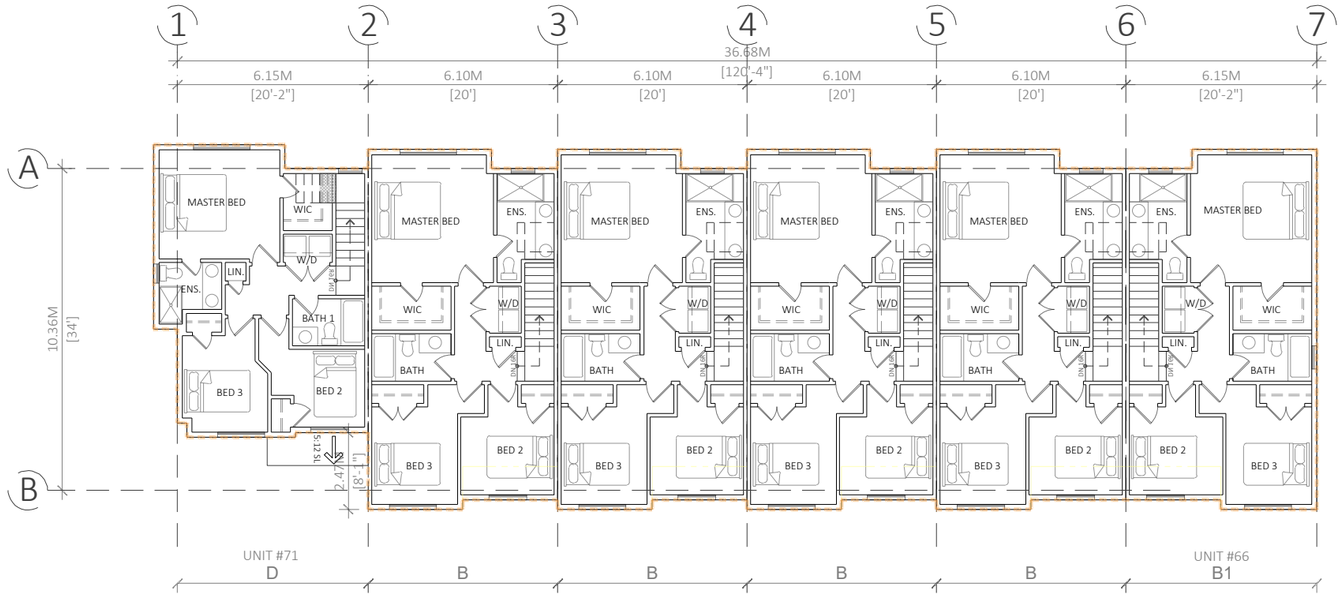
DATE
2026
PROJECT NO:
25-212
SCALE:
DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

BUILDING PLANS

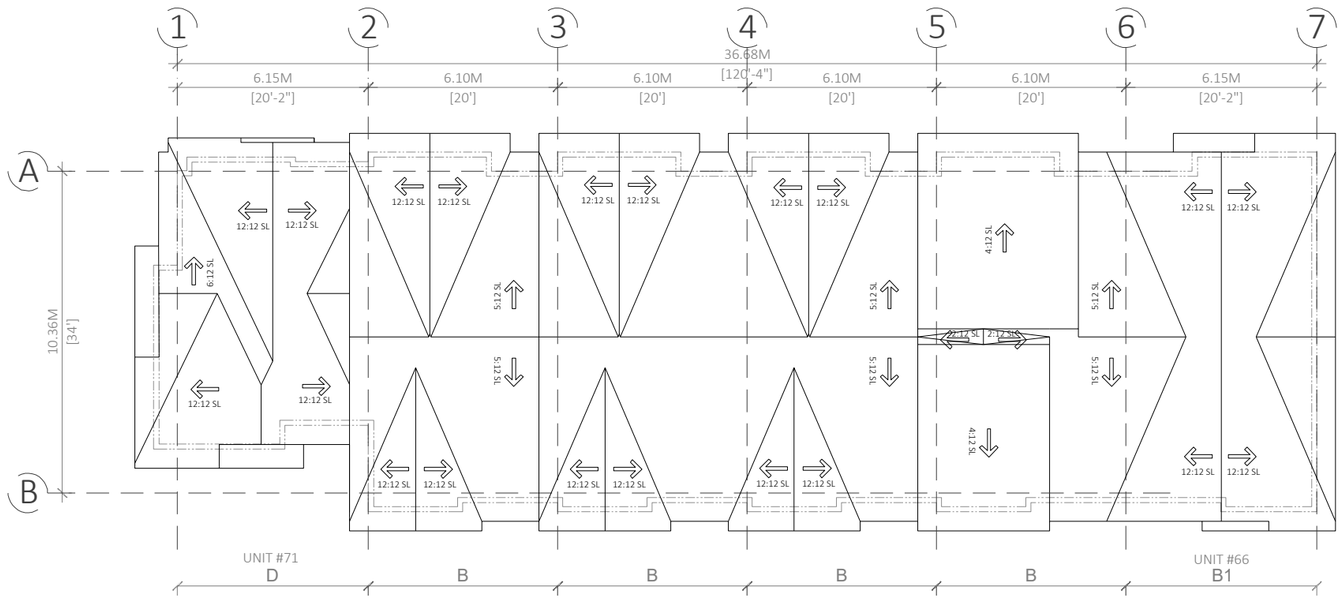
DP-212a

BUILDING 12
TYP-D, B1, B



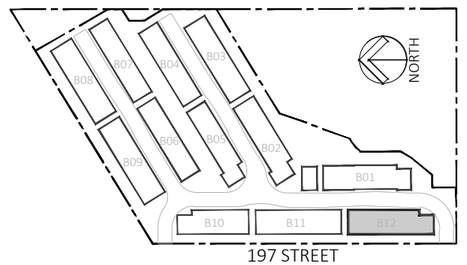
3 LEVEL 3 AREA-4330.00 SF

SCALE 1/16"=1'-0"



4 ROOF PLAN

SCALE 1/16"=1'-0"



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BRITISH COLUMBIA
2026-05-06

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25-212

SCALE:

DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

BUILDING PLANS

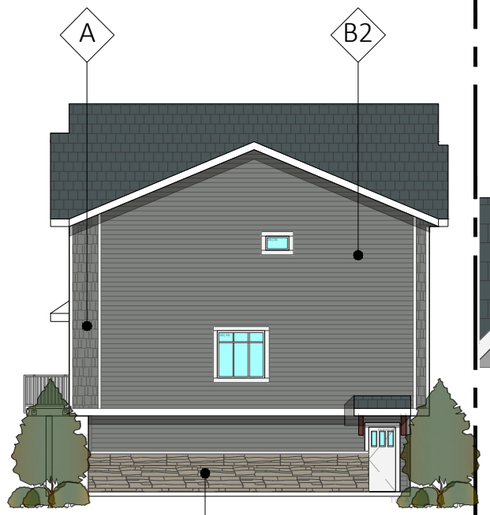
DP-212b

MATERIAL / COLOR PALETTE GREY SCHEME

COLOR - SW 7067 CITYSCAPE
COLOR - SW 7064 PASSIVE

TRIMS-ARCTIC WHITE
DOOR - IRON GREY AND ARCTIC WHITE







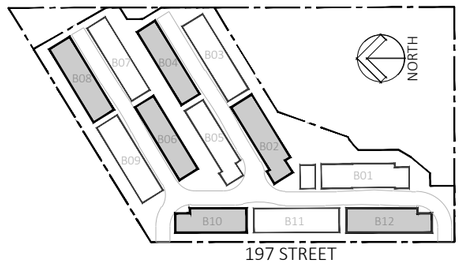


ARCHITECTURAL DESIGN RATIONALE

THE DEVELOPMENT UTILIZES TWO COMPLEMENTARY EXTERIOR COLOUR PALETTES (GREY AND BROWN) TO CREATE A COHESIVE YET VISUALLY VARIED STREETSCAPE. ALTERNATING COLOUR SCHEMES REDUCE REPETITION AND PROVIDE EACH BUILDING WITH A DISTINCT IDENTITY WHILE MAINTAINING AN OVERALL UNIFIED ARCHITECTURAL CHARACTER.

ARCHITECTURAL ARTICULATION IS ACHIEVED THROUGH VARIED ROOF FORMS, PROJECTING GABLES, RECESSED AND PROJECTING WALL PLANES, COVERED ENTRY CANOPIES, BALCONIES, AND CAREFULLY PROPORTIONED MASSING ELEMENTS THAT REDUCE THE PERCEIVED SCALE OF THE TOWNHOUSE BUILDINGS. A COORDINATED PALETTE OF HORIZONTAL LAP SIDING, VERTICAL ACCENT PANELS, CULTURED STONE VENEER, CONTRASTING TRIM, AND TEXTURED MATERIAL FINISHES ADDS DEPTH, VISUAL INTEREST, AND REINFORCES THE CONTEMPORARY RESIDENTIAL CHARACTER.

CONSISTENT ROOF COLOURS AND ARCHITECTURAL DETAILING UNIFY THE DEVELOPMENT, WHILE VARIATIONS IN EXTERIOR COLOURS, ACCENT MATERIALS, AND INDIVIDUAL DOOR COLOURS PROVIDE CLEAR UNIT IDENTIFICATION AND CREATE A SENSE OF SEPARATION BETWEEN HOMES. THESE DESIGN ELEMENTS CONTRIBUTE TO A PEDESTRIAN-SCALED ENVIRONMENT, ENHANCE WAYFINDING, AND ESTABLISH AN ATTRACTIVE, HIGH-QUALITY STREETSCAPE THAT COMPLEMENTS THE SURROUNDING NEIGHBOURHOOD.



MATERIAL LEGEND - SCHEME 01:

- A — SHAKE SIDING, COLOR TO MATCH JAMES HARDIE, A-"PASSIVE"
- B — 6" HARDIE HORIZONTAL SIDING, COLOR TO MATCH: B1-"CITYSCAPE" B2-"PASSIVE"
- C — I.X.L - Matera Kwik Stack
- D — 3'-6" HIGH GUARDRAIL, COLOR "ARCTIC WHITE", COLOR PRE-FINISH FROM MANUFACTURER
- E — ASPHALT SHINGLE ROOF
- F — WOOD TRIM AND FASCIA, COLOR TO MATCH: "ARCTIC WHITE"
- G — VINYL FRAMED WINDOWS, WHITE - COLOR PRE-FINISH FROM MANUFACTURER
- H — ENTRY DOOR, COLOR TO MATCH JAMES HARDIE, H1-"IRON GREY" H2-"ARCTIC WHITE"

FLAT ARCHITECTURE INC.
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REGISTERED ARCHITECT — ALEXANDER S. WARKENTIN — BRITISH COLUMBIA — 2026-05-05

PROJECT INFO: 71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT: PRISM PROJECTS INC.

DATE: 2026
PROJECT NO: 25-212
SCALE:
DRAWN BY: AG

REV	DESCRIPTION	BY	DATE

ELEVATIONS

DP-300a

MATERIAL / COLOR PALETTE BROWN SCHEME

COLOR - MONETEREY GREY
COLOR - SW 7008 ALABASTER

TRIMS-ARCTIC WHITE
DOOR - TIMBER GREEN AND ARCTIC WHITE



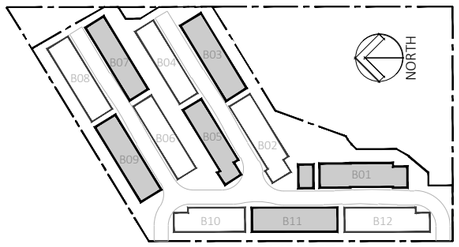


ARCHITECTURAL DESIGN RATIONALE

THE DEVELOPMENT UTILIZES TWO COMPLEMENTARY EXTERIOR COLOUR PALETTES (GREY AND BROWN) TO CREATE A COHESIVE YET VISUALLY VARIED STREETSCAPE. ALTERNATING COLOUR SCHEMES REDUCE REPETITION AND PROVIDE EACH BUILDING WITH A DISTINCT IDENTITY WHILE MAINTAINING AN OVERALL UNIFIED ARCHITECTURAL CHARACTER.

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MATERIAL LEGEND - SCHEME 02:

- A — HARDIE HORIZONTAL SIDING — COLOR TO MATCH: A-"MONETEREY GREY"
- B — 6" HARDIE HORIZONTAL SIDING — COLOR TO MATCH: B1-"MONETEREY GREY" B2-"ALABASTER"
- C — I.X.L - Matera Kwik Stack
- D — 3'-6" HIGH GUARDRAIL — COLOR "ARCTIC WHITE" COLOR PRE-FINISH FROM MANUFACTURER
- E — ASPHALT SHINGLE ROOF
- F — WOOD TRIM AND FASCIA — COLOR TO MATCH: "ARCTIC WHITE"
- G — VINYL FRAMED WINDOWS — WHITE - COLOR PRE-FINISH FROM MANUFACTURER
- H — ENTRY DOOR — COLOR TO MATCH JAMES HARDIE H1-"TIMBER GREEN" H2-"ARCTIC WHITE"

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REGISTERED ARCHITECT — JAGINDER S. MAHAL — BRITISH COLUMBIA — 2026.09.09

PROJECT INFO: 71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT: PRISM PROJECTS INC.

DATE: 2026
PROJECT NO: 25-212
SCALE:
DRAWN BY: AG

REV	DESCRIPTION	BY	DATE

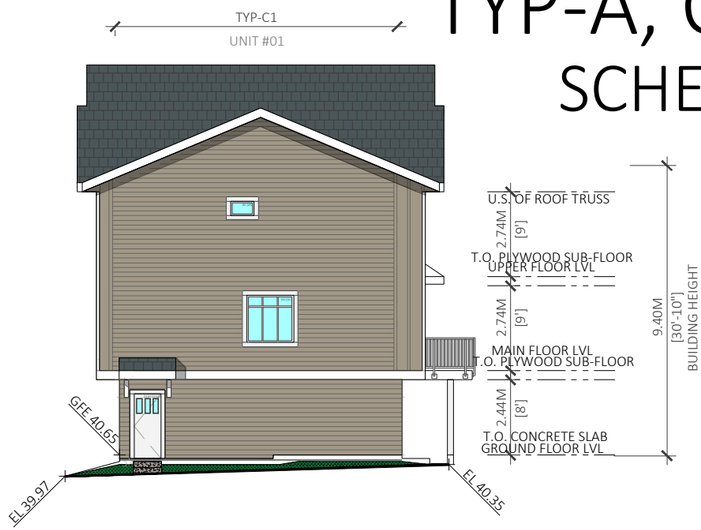
ELEVATIONS

DP-300b

BUILDING 1
TYP-A, C1, E
SCHEME-2



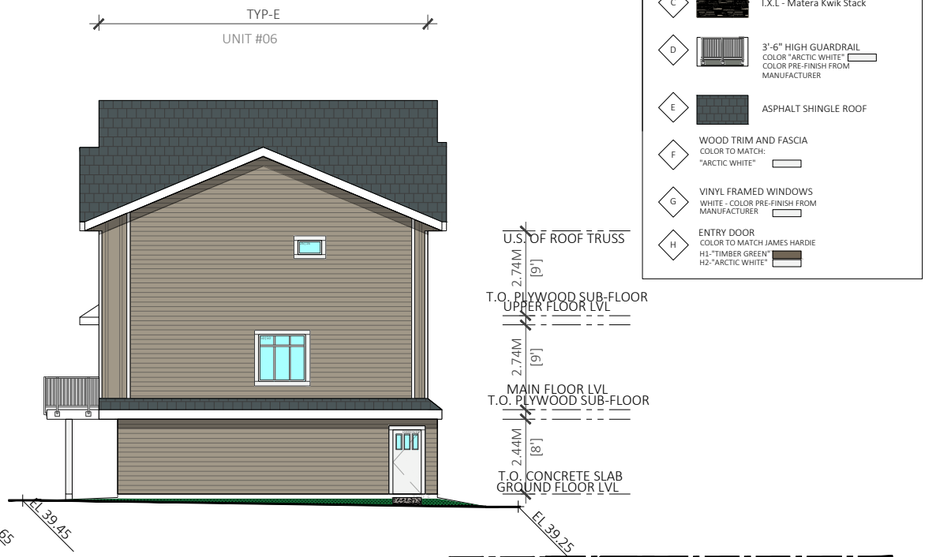
WEST FACING
1 GARAGE SIDE ELEVATION
SCALE 1/16"=1'-0"



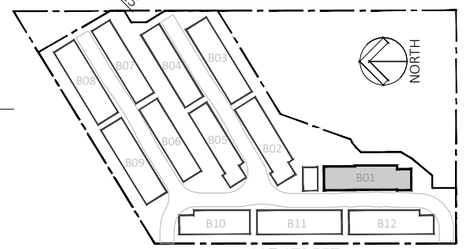
SOUTH FACING
2 SIDE ELEVATION
SCALE 1/16"=1'-0"



EAST FACING
3 REAR YARD SIDE ELEVATION
SCALE 1/16"=1'-0"



NORTH FACING
4 SIDE ELEVATION
SCALE 1/16"=1'-0"



MATERIAL LEGEND - SCHEME 02:

- A — HARDIE HORIZONTAL SIDING, COLOR TO MATCH: A-"MONETEREY GREY"
- B — 6" HARDIE HORIZONTAL SIDING, COLOR TO MATCH: B1-"MONETEREY GREY" B2-"ALABASTER"
- C — I.X.L - Matera Kwik Stack
- D — 3'-6" HIGH GUARDRAIL, COLOR "ARCTIC WHITE", COLOR PRE-FINISH FROM MANUFACTURER
- E — ASPHALT SHINGLE ROOF
- F — WOOD TRIM AND FASCIA, COLOR TO MATCH: "ARCTIC WHITE"
- G — VINYL FRAMED WINDOWS, WHITE - COLOR PRE-FINISH FROM MANUFACTURER
- H — ENTRY DOOR, COLOR TO MATCH JAMES HARDIE, H1-"TIMBER GREEN", H2-"ARCTIC WHITE"

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REGISTERED ARCHITECT
JINDER S. WARAICH
BRITISH COLUMBIA
2026-01-09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

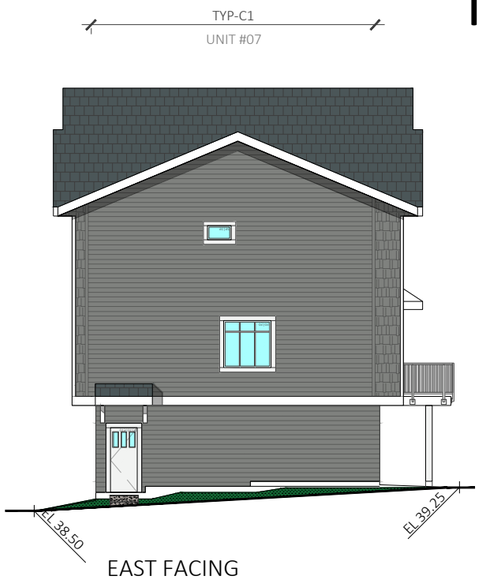
ELEVATIONS

DP-301

BUILDING 2
TYP-A, C1, E
SCHEME-1



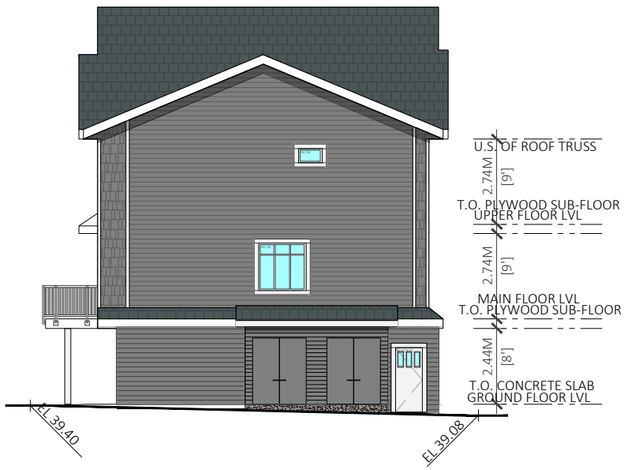
1 NORTH FACING
GARAGE SIDE ELEVATION
SCALE 1/16"=1'-0"



2 EAST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"



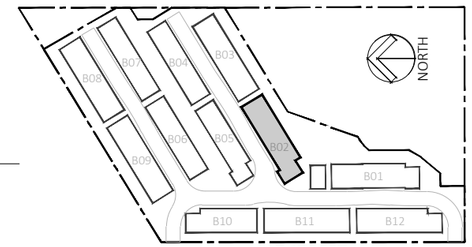
3 SOUTH FACING
REAR YARD SIDE ELEVATION
SCALE 1/16"=1'-0"



4 WEST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"

MATERIAL LEGEND - SCHEME 01:

- A — SHAKE SIDING
  COLOR TO MATCH JAMES HARDIE
  A-"PASSIVE"
- B — 6" HARDIE HORIZONTAL SIDING
  COLOR TO MATCH:
  B1-"CITYSCAPE"
  B2-"PASSIVE"
- C — I.X.L - Matera Kwik Stack
- D — 3'-6" HIGH GUARDRAIL
  COLOR "ARCTIC WHITE"
  COLOR PRE-FINISH FROM MANUFACTURER
- E — ASPHALT SHINGLE ROOF
- F — WOOD TRIM AND FASCIA
  COLOR TO MATCH:
  "ARCTIC WHITE"
- G — VINYL FRAMED WINDOWS
  WHITE - COLOR PRE-FINISH FROM MANUFACTURER
- H — ENTRY DOOR
  COLOR TO MATCH JAMES HARDIE
  H1-"EVENING BLUE"
  H2-"LIGHT MIST"



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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
PROVINCE OF BRITISH COLUMBIA
2026-03-09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

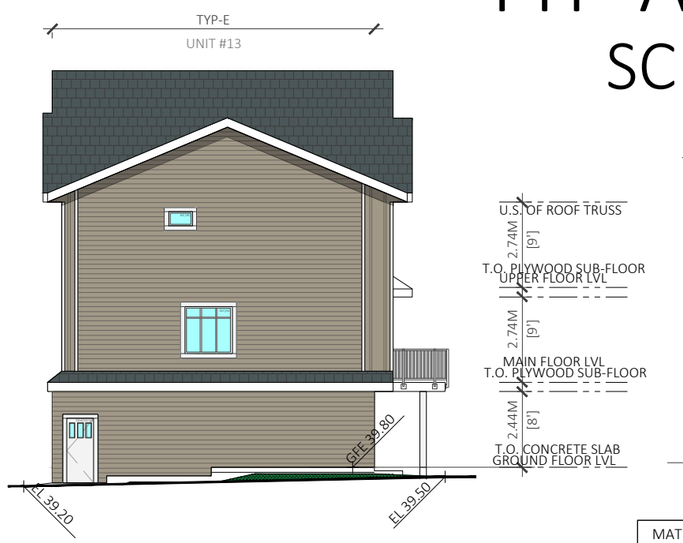
ELEVATIONS

DP-302

BUILDING 3
TYP-A, A1, E
SCHEME-2



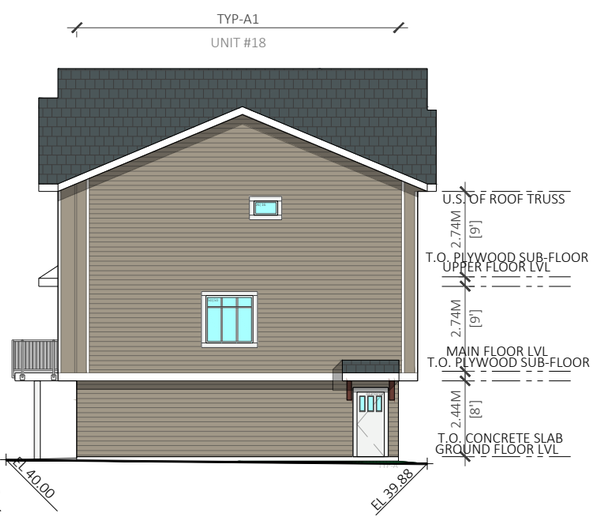
1 NORTH FACING
GARAGE SIDE ELEVATION
SCALE 1/16"=1'-0"



2 EAST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"



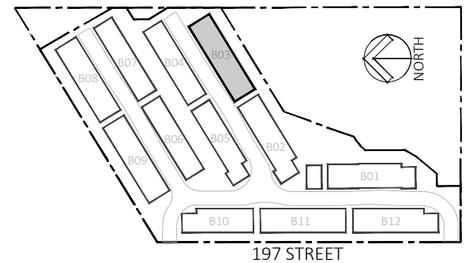
3 SOUTH FACING
REAR YARD SIDE ELEVATION
SCALE 1/16"=1'-0"



4 WEST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"

MATERIAL LEGEND - SCHEME 02:

- A — HARDIE HORIZONTAL SIDING
  COLOR TO MATCH:
  A-"MONETEREY GREY"
- B — 6" HARDIE HORIZONTAL SIDING
  COLOR TO MATCH:
  B1-"MONETEREY GREY"
  B2-"ALABASTER"
- C — I.X.L - Matera Kwik Stack
- D — 3'-6" HIGH GUARDRAIL
  COLOR "ARCTIC WHITE"
  COLOR PRE-FINISH FROM MANUFACTURER
- E — ASPHALT SHINGLE ROOF
- F — WOOD TRIM AND FASCIA
  COLOR TO MATCH:
  "ARCTIC WHITE"
- G — VINYL FRAMED WINDOWS
  WHITE - COLOR PRE-FINISH FROM MANUFACTURER
- H — ENTRY DOOR
  COLOR TO MATCH JAMES HARDIE
  H1-"TIMBER GREEN"
  H2-"ARCTIC WHITE"



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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
PROVINCE OF BRITISH COLUMBIA
2026.09.09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

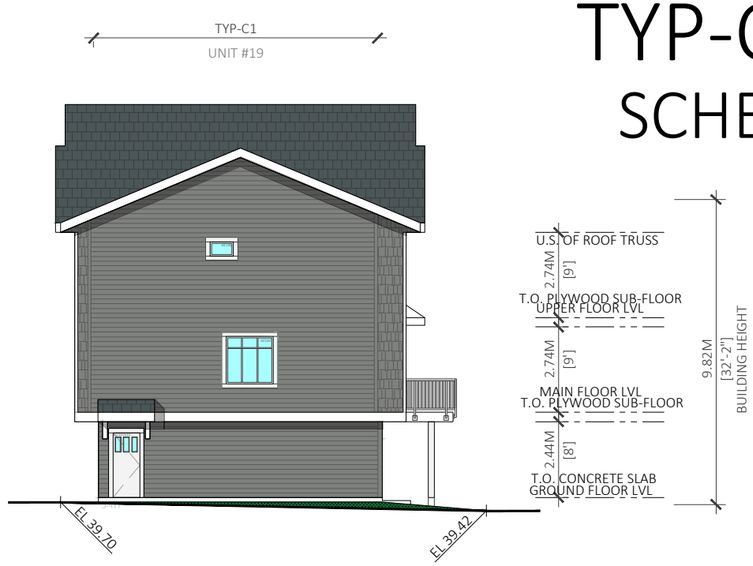
ELEVATIONS

DP-303

BUILDING 4
TYP-C, C1
SCHEME-1



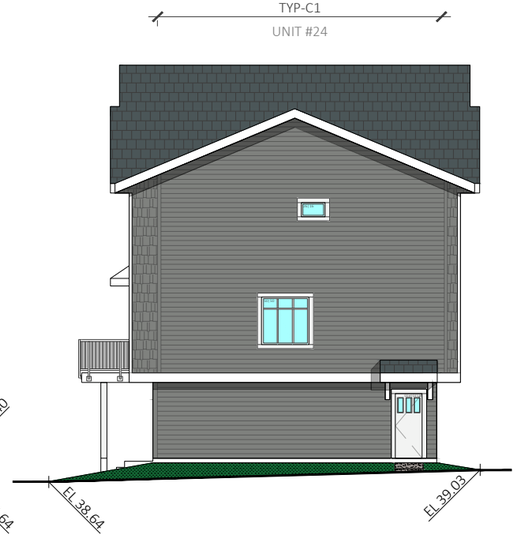
1 SOUTH FACING
GARAGE SIDE ELEVATION
SCALE 1/16"=1'-0"



2 EAST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"



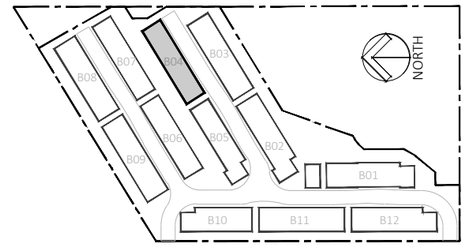
3 NORTH FACING
REAR YARD SIDE ELEVATION
SCALE 1/16"=1'-0"



4 WEST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"

MATERIAL LEGEND - SCHEME 01:

- A — SHAKE SIDING, COLOR TO MATCH JAMES HARDIE, A-"PASSIVE"
- B — 6" HARDIE HORIZONTAL SIDING, COLOR TO MATCH: B1-"CITYSCAPE", B2-"PASSIVE"
- C — I.X.L - Matera Kwik Stack
- D — 3'-6" HIGH GUARDRAIL, COLOR "ARCTIC WHITE", COLOR PRE-FINISH FROM MANUFACTURER
- E — ASPHALT SHINGLE ROOF
- F — WOOD TRIM AND FASCIA, COLOR TO MATCH: "ARCTIC WHITE"
- G — VINYL FRAMED WINDOWS, WHITE - COLOR PRE-FINISH FROM MANUFACTURER
- H — ENTRY DOOR, COLOR TO MATCH JAMES HARDIE, H1-"EVENING BLUE", H2-"LIGHT MIST"



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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
BRITISH COLUMBIA
2026-03-06

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026
PROJECT NO:
25-212
SCALE:
DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

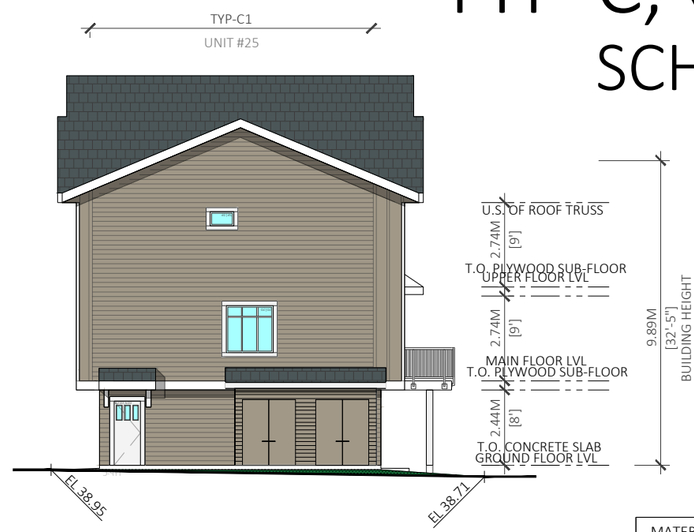
ELEVATIONS

DP-304

BUILDING 5
TYP-C, C1, D1
SCHEME-2



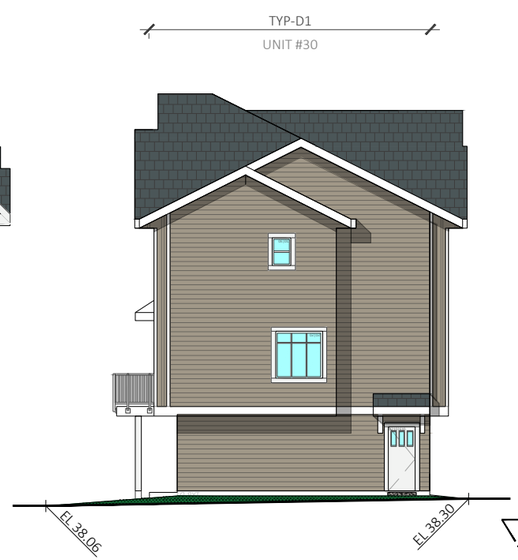
1 SOUTH FACING
GARAGE SIDE ELEVATION
SCALE 1/16"=1'-0"



2 WEST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"



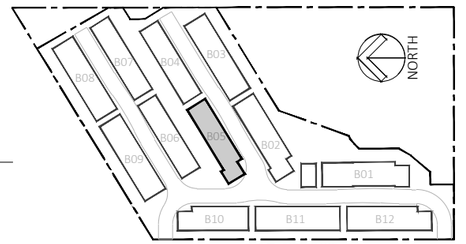
3 NORTH FACING
REAR YARD SIDE ELEVATION
SCALE 1/16"=1'-0"



4 EAST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"

MATERIAL LEGEND - SCHEME 02:

- A — HARDIE HORIZONTAL SIDING, COLOR TO MATCH: A-"MONETEREY GREY"
- B — 6" HARDIE HORIZONTAL SIDING, COLOR TO MATCH: B1-"MONETEREY GREY" B2-"ALABASTER"
- C — I.X.L - Matera Kwik Stack
- D — 3'-6" HIGH GUARDRAIL, COLOR "ARCTIC WHITE" COLOR PRE-FINISH FROM MANUFACTURER
- E — ASPHALT SHINGLE ROOF
- F — WOOD TRIM AND FASCIA, COLOR TO MATCH: "ARCTIC WHITE"
- G — VINYL FRAMED WINDOWS, WHITE - COLOR PRE-FINISH FROM MANUFACTURER
- H — ENTRY DOOR, COLOR TO MATCH JAMES HARDIE H1-"TIMBER GREEN" H2-"ARCTIC WHITE"



FLAT ARCHITECTURE INC.
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REGISTERED ARCHITECT
JINDER S. WARAICH
BRITISH COLUMBIA
2026-09-09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY, BC

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

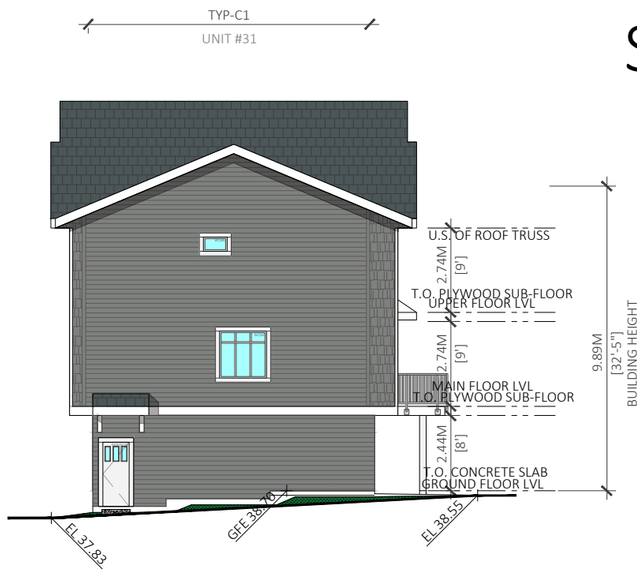
ELEVATIONS

DP-305

BUILDING 6
TYP-C, C1
SCHEME-1



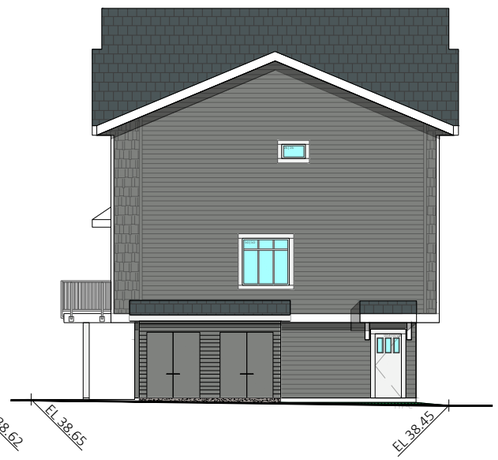
1 NORTH FACING
GARAGE SIDE ELEVATION
SCALE 1/16"=1'-0"



2 WEST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"



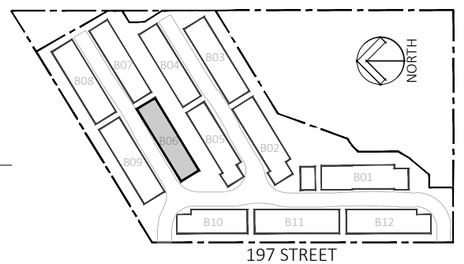
3 SOUTH FACING
REAR YARD SIDE ELEVATION
SCALE 1/16"=1'-0"



4 EAST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"

MATERIAL LEGEND - SCHEME 01:

- A — SHAKE SIDING, COLOR TO MATCH JAMES HARDIE, A-"PASSIVE"
- B — 6" HARDIE HORIZONTAL SIDING, COLOR TO MATCH: B1-"CITYSCAPE", B2-"PASSIVE"
- C — I.X.L - Matera Kwik Stack
- D — 3'-6" HIGH GUARDRAIL, COLOR "ARCTIC WHITE", COLOR PRE-FINISH FROM MANUFACTURER
- E — ASPHALT SHINGLE ROOF
- F — WOOD TRIM AND FASCIA, COLOR TO MATCH: "ARCTIC WHITE"
- G — VINYL FRAMED WINDOWS, WHITE - COLOR PRE-FINISH FROM MANUFACTURER
- H — ENTRY DOOR, COLOR TO MATCH JAMES HARDIE, H1-"EVENING BLUE", H2-"LIGHT MIST"



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REGISTERED ARCHITECT
JINDER S. MARWAHA
BRITISH COLUMBIA
2026-01-09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

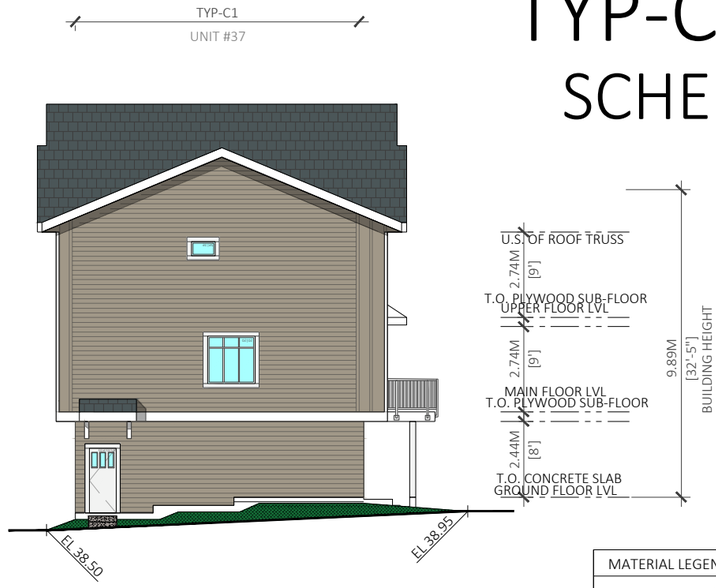
ELEVATIONS

DP-306

BUILDING 7
TYP-C, C1
SCHEME-2



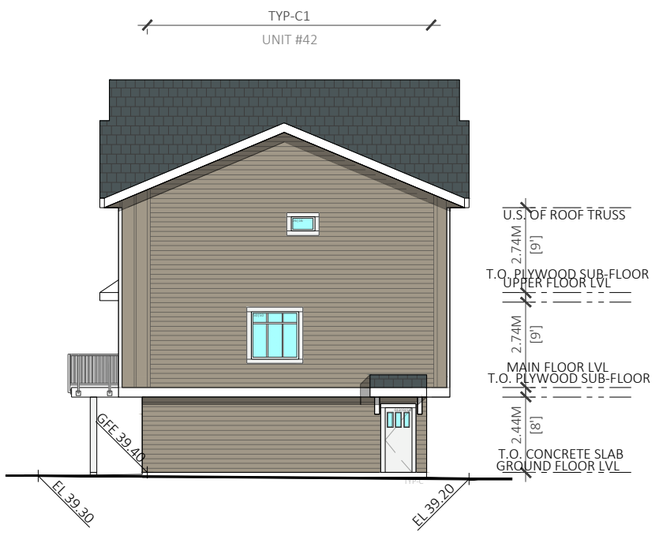
1 NORTH FACING
GARAGE SIDE ELEVATION
SCALE 1/16"=1'-0"



2 WEST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"



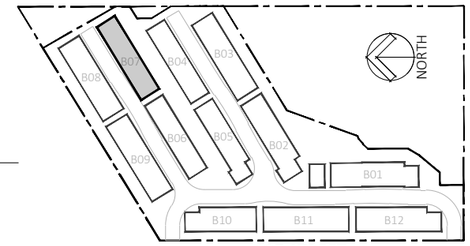
3 SOUTH FACING
REAR YARD SIDE ELEVATION
SCALE 1/16"=1'-0"



4 EAST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"

MATERIAL LEGEND - SCHEME 02:

- A — HARDIE HORIZONTAL SIDING, COLOR TO MATCH: A-"MONETEREY GREY"
- B — 6" HARDIE HORIZONTAL SIDING, COLOR TO MATCH: B1-"MONETEREY GREY" B2-"ALABASTER"
- C — I.X.L - Matera Kwik Stack
- D — 3'-6" HIGH GUARDRAIL, COLOR "ARCTIC WHITE" COLOR PRE-FINISH FROM MANUFACTURER
- E — ASPHALT SHINGLE ROOF
- F — WOOD TRIM AND FASCIA, COLOR TO MATCH: "ARCTIC WHITE"
- G — VINYL FRAMED WINDOWS, WHITE - COLOR PRE-FINISH FROM MANUFACTURER
- H — ENTRY DOOR, COLOR TO MATCH JAMES HARDIE H1-"TIMBER GREEN" H2-"ARCTIC WHITE"



FLAT ARCHITECTURE INC.
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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
BRITISH COLUMBIA
2026-09-09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
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SCALE: DRAWN BY:
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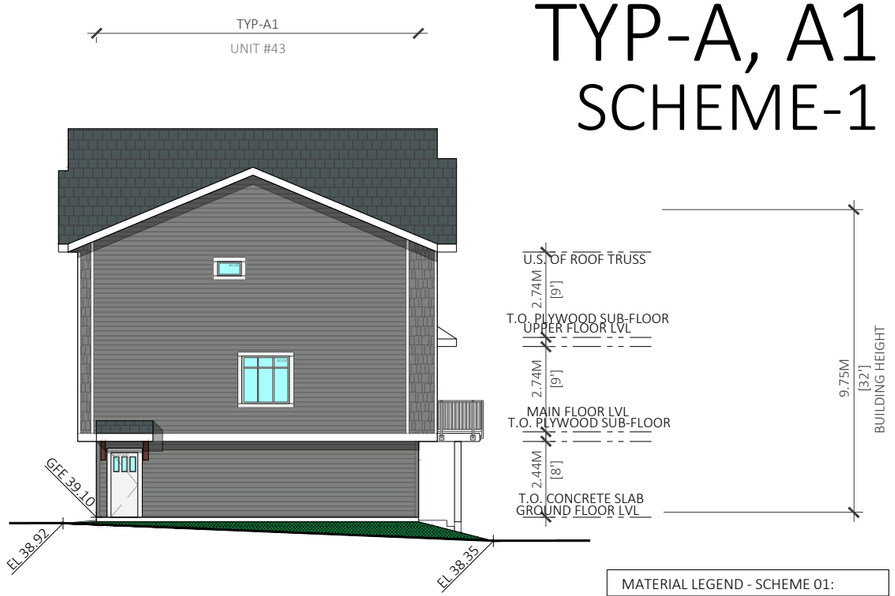
ELEVATIONS

DP-307

BUILDING 8
TYP-A, A1
SCHEME-1



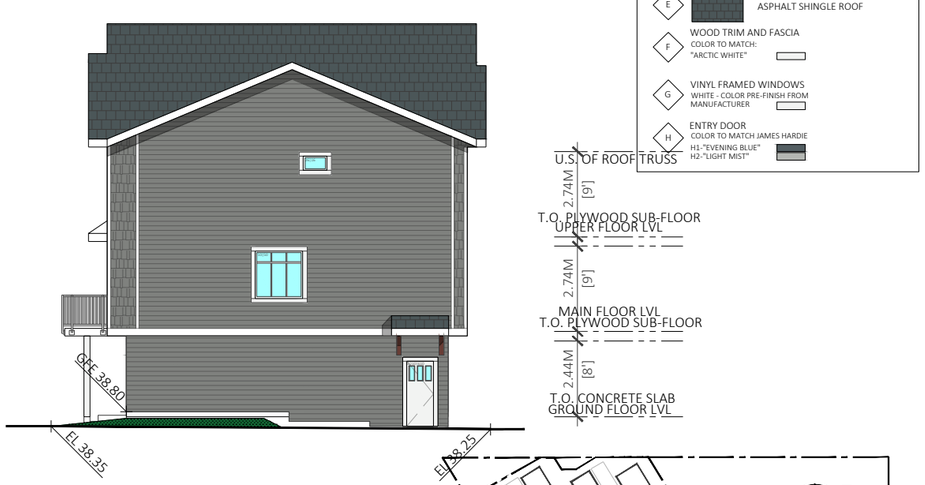
1 SOUTH FACING
GARAGE SIDE ELEVATION
SCALE 1/16"=1'-0"



2 EAST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"



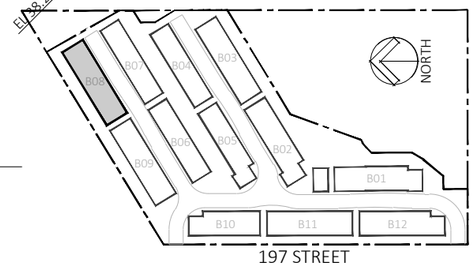
3 NORTH FACING
REAR YARD SIDE ELEVATION
SCALE 1/16"=1'-0"



4 WEST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"

MATERIAL LEGEND - SCHEME 01:

- A — SHAKE SIDING, COLOR TO MATCH JAMES HARDIE, A-"PASSIVE"
- B — 6" HARDIE HORIZONTAL SIDING, COLOR TO MATCH: B1-"CITYSCAPE", B2-"PASSIVE"
- C — I.X.L - Matera Kwik Stack
- D — 3'-6" HIGH GUARDRAIL, COLOR "ARCTIC WHITE", COLOR PRE-FINISH FROM MANUFACTURER
- E — ASPHALT SHINGLE ROOF
- F — WOOD TRIM AND FASCIA, COLOR TO MATCH: "ARCTIC WHITE"
- G — VINYL FRAMED WINDOWS, WHITE - COLOR PRE-FINISH FROM MANUFACTURER
- H — ENTRY DOOR, COLOR TO MATCH JAMES HARDIE, H1-"EVENING BLUE", H2-"LIGHT MIST"



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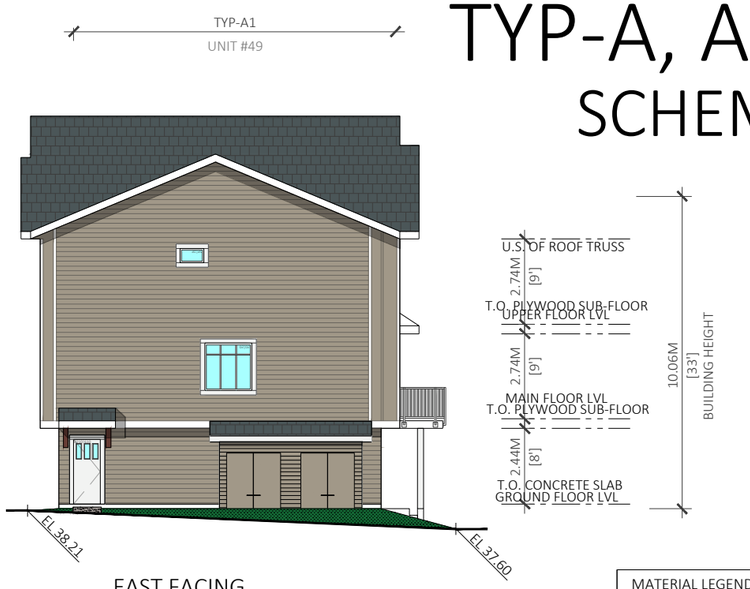
ELEVATIONS

DP-308

BUILDING 9
TYP-A, A1, E
SCHEME-2



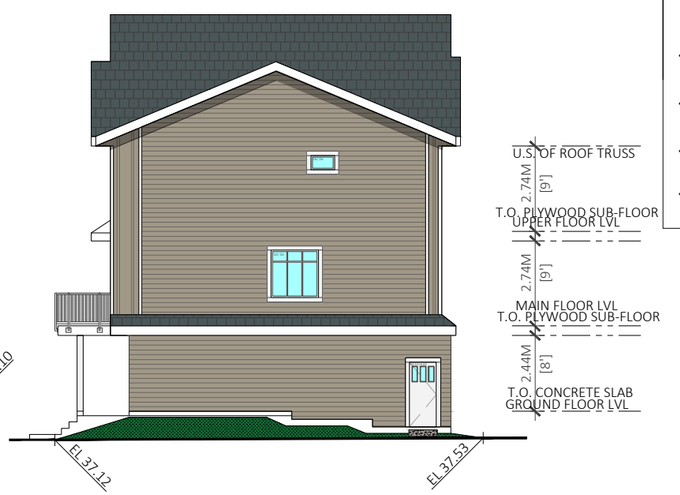
1 SOUTH FACING
GARAGE SIDE ELEVATION
SCALE 1/16"=1'-0"



2 EAST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"



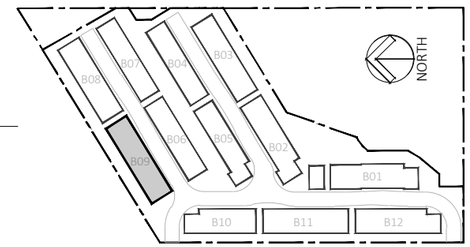
3 NORTH FACING
REAR YARD SIDE ELEVATION
SCALE 1/16"=1'-0"



4 WEST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"

MATERIAL LEGEND - SCHEME 02:

- A — HARDIE HORIZONTAL SIDING
  COLOR TO MATCH:
  A-"MONETERY GREY"
- B — 6" HARDIE HORIZONTAL SIDING
  COLOR TO MATCH:
  B1-"MONETERY GREY"
  B2-"ALABASTER"
- C — I.X.L - Matera Kwik Stack
- D — 3'-6" HIGH GUARDRAIL
  COLOR "ARCTIC WHITE"
  COLOR PRE-FINISH FROM MANUFACTURER
- E — ASPHALT SHINGLE ROOF
- F — WOOD TRIM AND FASCIA
  COLOR TO MATCH:
  "ARCTIC WHITE"
- G — VINYL FRAMED WINDOWS
  WHITE - COLOR PRE-FINISH FROM MANUFACTURER
- H — ENTRY DOOR
  COLOR TO MATCH JAMES HARDIE
  H1-"TIMBER GREEN"
  H2-"ARCTIC WHITE"



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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
PROVINCE OF BRITISH COLUMBIA
2026-03-06

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

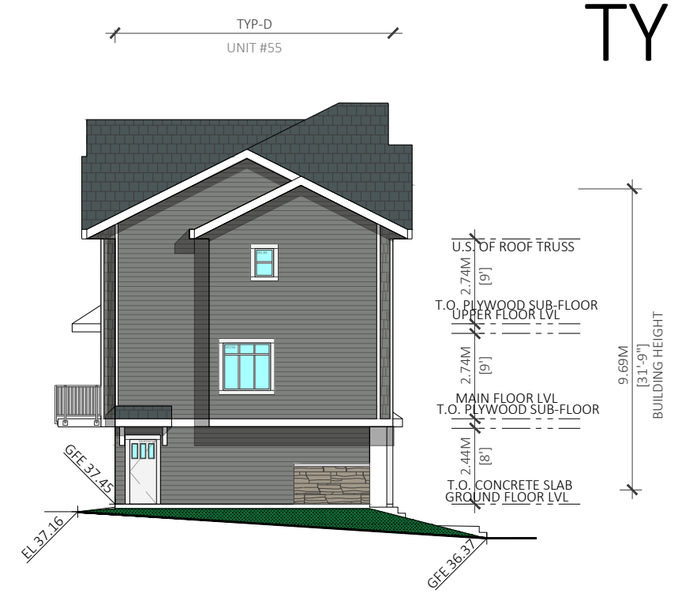
ELEVATIONS

DP-309

BUILDING 10
TYP-B, B1, D
SCHEME-1



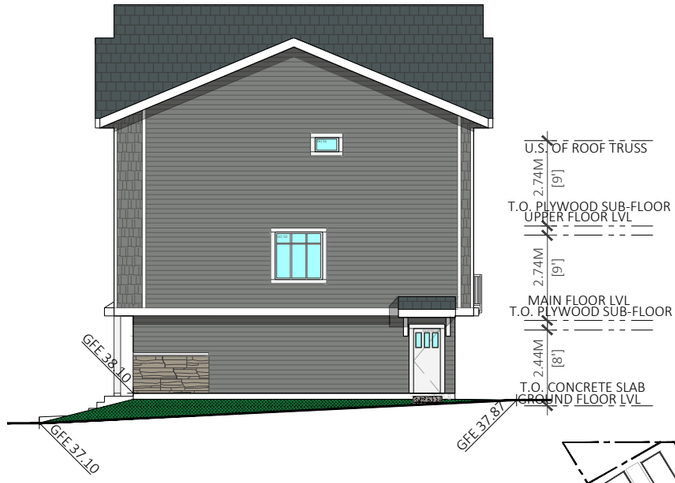
1 EAST FACING
GARAGE SIDE ELEVATION
SCALE 1/16"=1'-0"



2 NORTH FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"



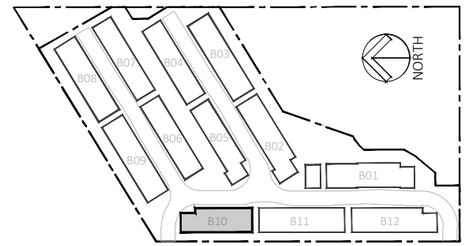
3 WEST FACING
REAR YARD SIDE ELEVATION
SCALE 1/16"=1'-0"



4 SOUTH FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"

MATERIAL LEGEND - SCHEME 01:

- A — SHAKE SIDING, COLOR TO MATCH JAMES HARDIE, A-"PASSIVE"
- B — 6" HARDIE HORIZONTAL SIDING, COLOR TO MATCH: B1-"CITYSCAPE", B2-"PASSIVE"
- C — I.X.L - Matera Kwik Stack
- D — 3'-6" HIGH GUARDRAIL, COLOR "ARCTIC WHITE", COLOR PRE-FINISH FROM MANUFACTURER
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- G — VINYL FRAMED WINDOWS, WHITE - COLOR PRE-FINISH FROM MANUFACTURER
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REGISTERED ARCHITECT — ALEXANDER S. WARKENTIN — BRITISH COLUMBIA — 2026-03-09

PROJECT INFO: 71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY, BC

CLIENT: PRISM PROJECTS INC.

DATE 2026
PROJECT NO: 25-212
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DRAWN BY: AG

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ELEVATIONS

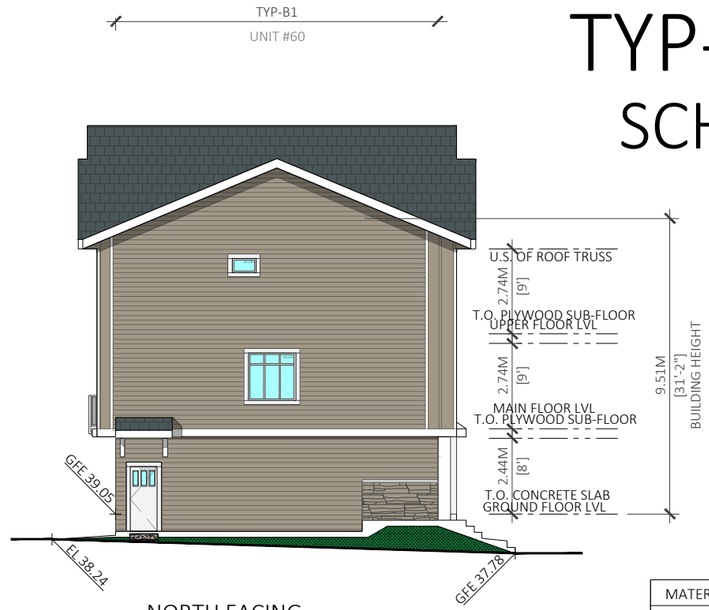
DP-310

BUILDING 11
TYP-B, B1
SCHEME-2



EAST FACING
GARAGE SIDE ELEVATION

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



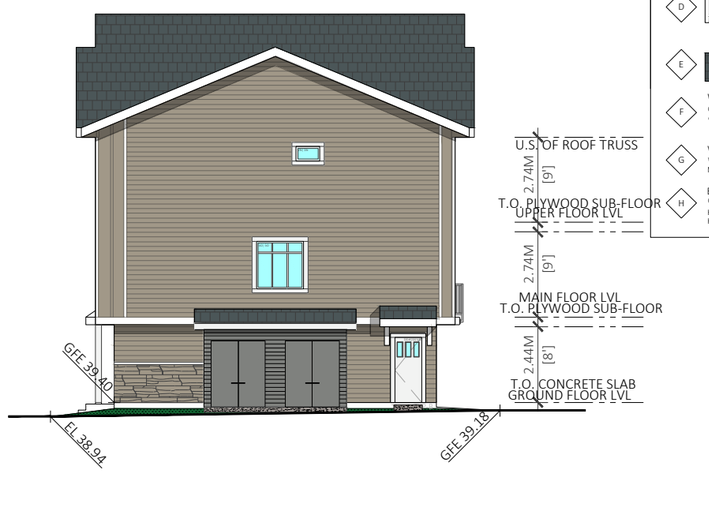
NORTH FACING
SIDE ELEVATION

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



WEST FACING
REAR YARD SIDE ELEVATION

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

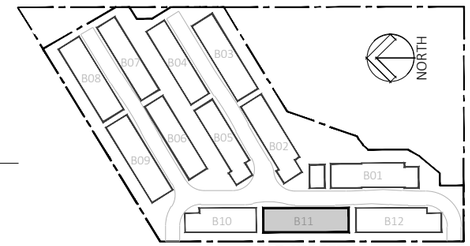


SOUTH FACING
SIDE ELEVATION

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

MATERIAL LEGEND - SCHEME 02:

- A — HARDIE HORIZONTAL SIDING
  COLOR TO MATCH:
  A-"MONETEREY GREY"
- B — 6" HARDIE HORIZONTAL SIDING
  COLOR TO MATCH:
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- C — I.X.L - Matera Kwik Stack
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  COLOR "ARCTIC WHITE"
  COLOR PRE-FINISH FROM MANUFACTURER
- E — ASPHALT SHINGLE ROOF
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  COLOR TO MATCH JAMES HARDIE
  H1-"TIMBER GREEN"
  H2-"ARCTIC WHITE"



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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
PROVINCE OF BRITISH COLUMBIA
2026-03-09

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SCALE:

DRAWN BY:
AG

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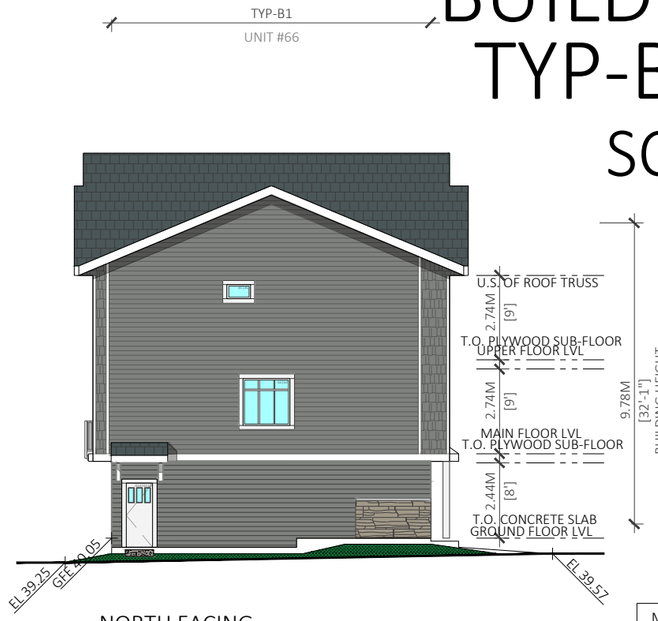
ELEVATIONS

DP-311

BUILDING 12
TYP-B, B1, D
SCHEME-1



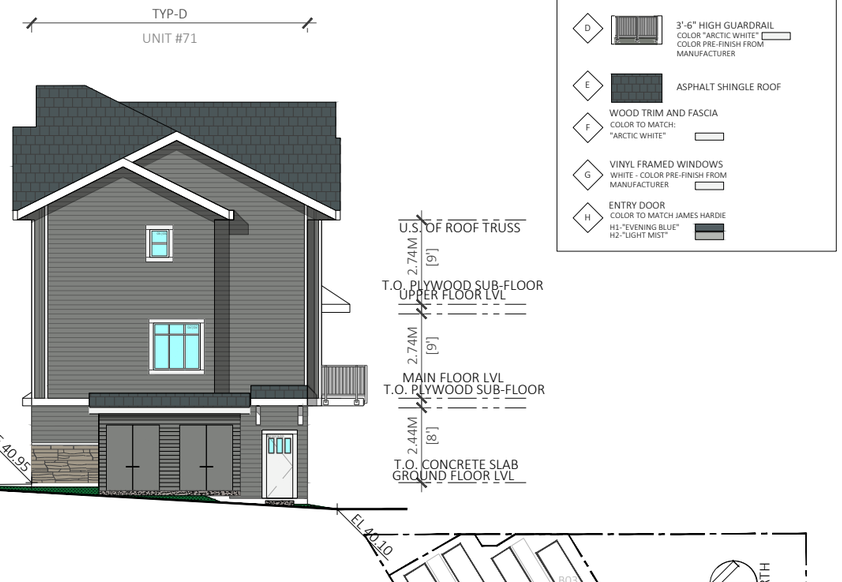
1 EAST FACING
GARAGE SIDE ELEVATION
SCALE 1/16"=1'-0"



2 NORTH FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"



3 WEST FACING
REAR YARD SIDE ELEVATION
SCALE 1/16"=1'-0"



4 SOUTH FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"

MATERIAL LEGEND - SCHEME 01:

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REGISTERED ARCHITECT
JINDER S. WARAICH
PROVINCE OF BRITISH COLUMBIA
2026-03-06

PROJECT INFO:
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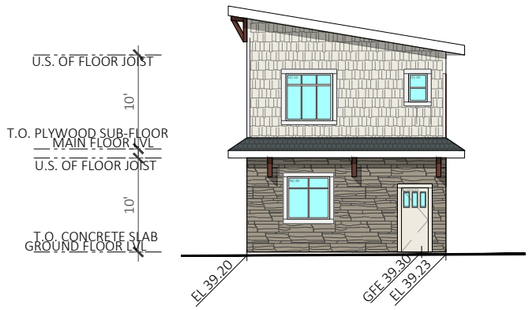
ELEVATIONS

DP-312

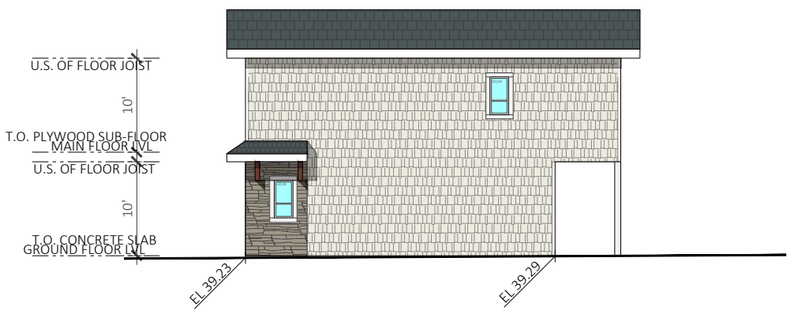
AMENITY
SCHEME-2



1 NORTH FACING
FRONT SIDE ELEVATION
SCALE 1/16"=1'-0"



2 WEST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"



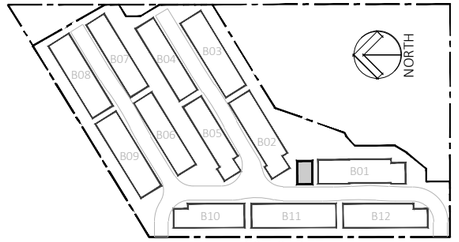
3 SOUTH FACING
REAR YARD SIDE ELEVATION
SCALE 1/16"=1'-0"



4 EAST FACING
SIDE ELEVATION
SCALE 1/16"=1'-0"

MATERIAL LEGEND - SCHEME 02:

- A — HARDIE HORIZONTAL SIDING, COLOR TO MATCH: A-"MONETEREY GREY"
- B — 6" HARDIE HORIZONTAL SIDING, COLOR TO MATCH: B1-"MONETEREY GREY" B2-"ALABASTER"
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PROVINCE OF BRITISH COLUMBIA
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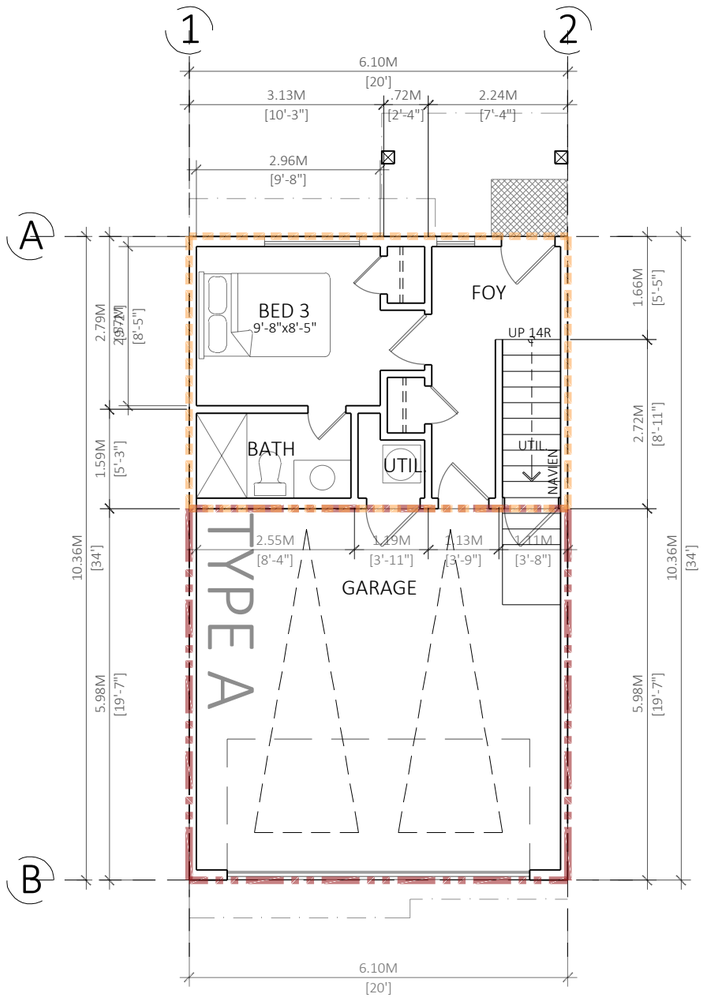
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ELEVATIONS

DP-313

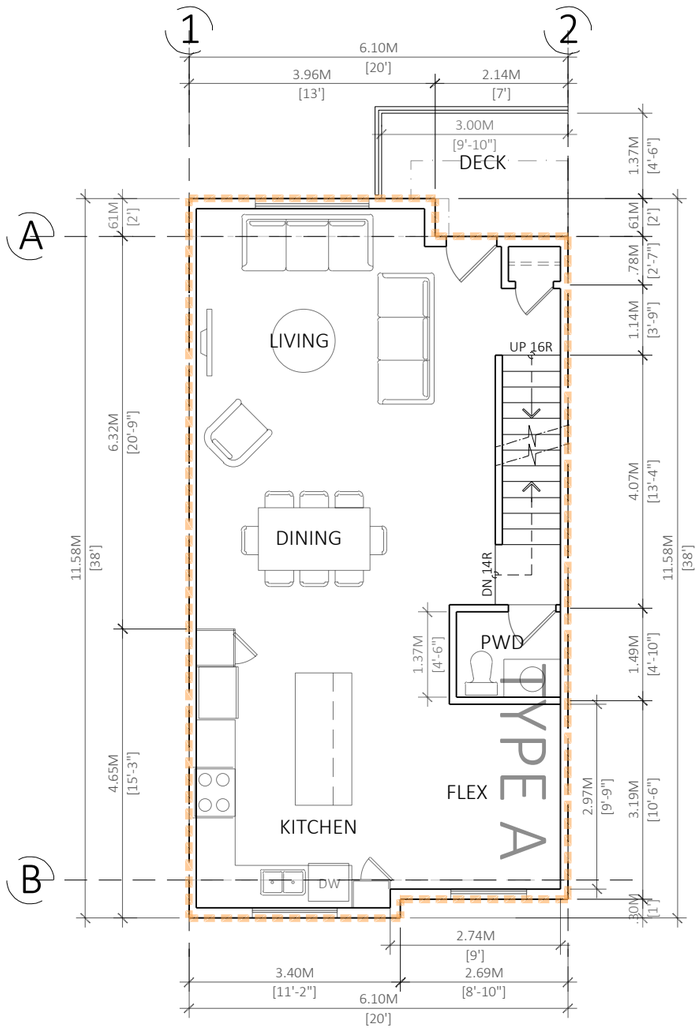
TYPE A



GARAGE 392.50 SF
287.50 SF

1 LEVEL 1

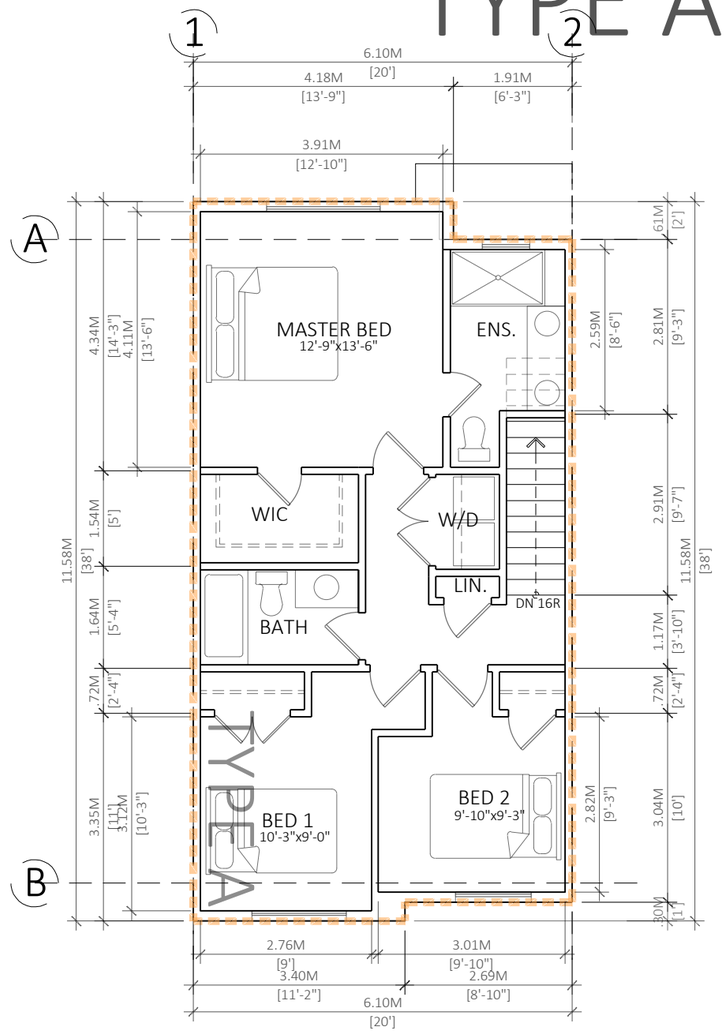
SCALE 1/8"=1'-0"



737.15 SF

2 LEVEL 2

SCALE 1/8"=1'-0"



738.60 SF

3 LEVEL 3

SCALE 1/8"=1'-0"

1,763.25 SF

UNIT # - 2-5,8-11,14-17,44-47,50-53
UNIT COUNT - 20

AREA LINE LEGEND

- LINE OF UNIT AREA NOT INCLUDING GARAGE
- LINE OF GARAGE AREA

UNIT TYPE A - DATA

	SQFT	SQM
GROUND FLOOR	287.50	26.71
MAIN FLOOR	737.15	68.48
UPPER FLOOR	738.60	68.62
GARAGE	392.50	36.46
GROSS AREA	2,155.75	200.28
NET AREA	1,763.25	163.81

NOTE:
1. GROUND FLOOR DOES NOT INCLUDE GARAGE AREA
2. GROSS - TOTAL FLOOR AREA INCLUDING GARAGE
3. NET AREA - TOTAL FLOOR AREA EXC. GARAGE AREA

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REGISTERED ARCHITECT
ALEXANDER S. GRAHAM
BRITISH COLUMBIA
2026-09-09

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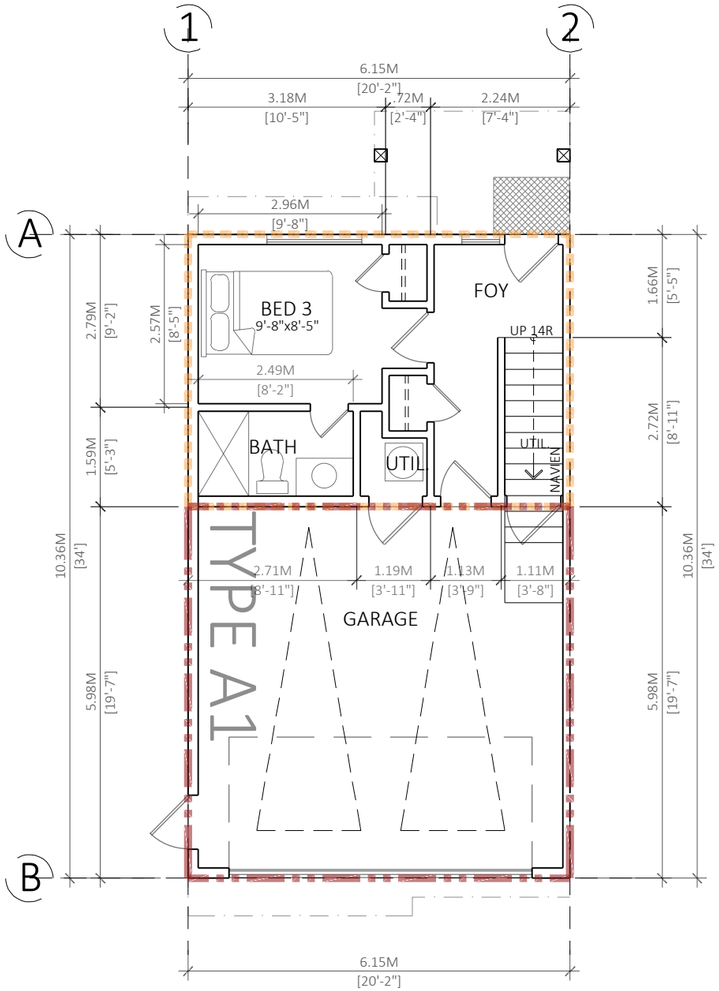
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REV	DESCRIPTION	BY	DATE

UNIT PLAN

DP-401

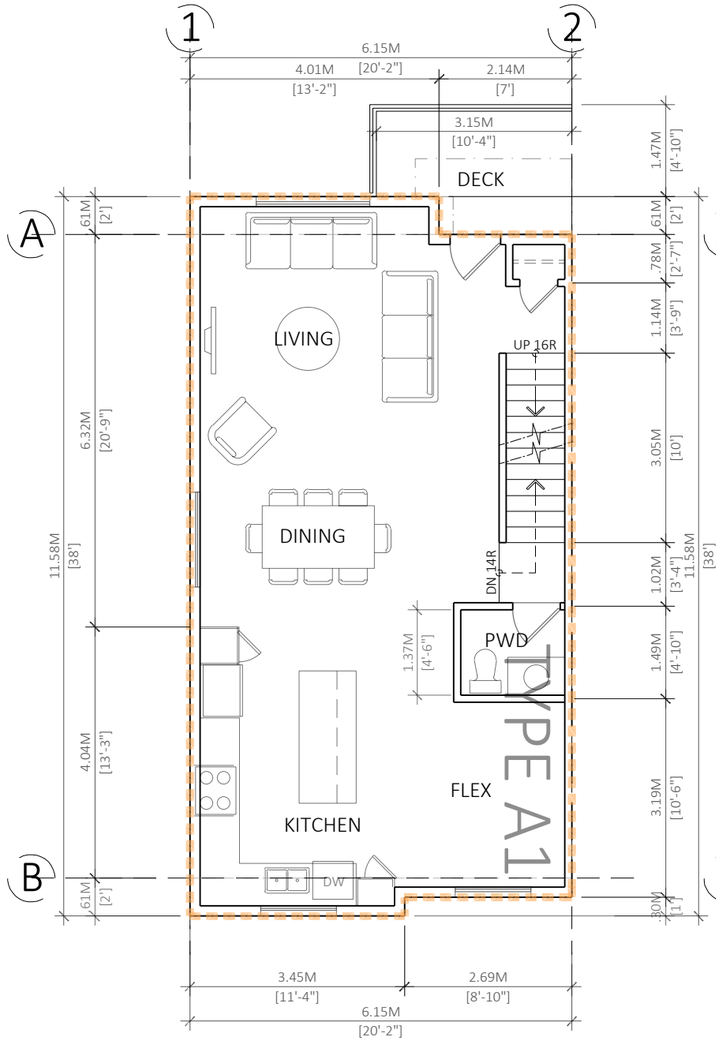
TYPE A1



GARAGE 395.75 SF
289.90 SF

1 LEVEL 1

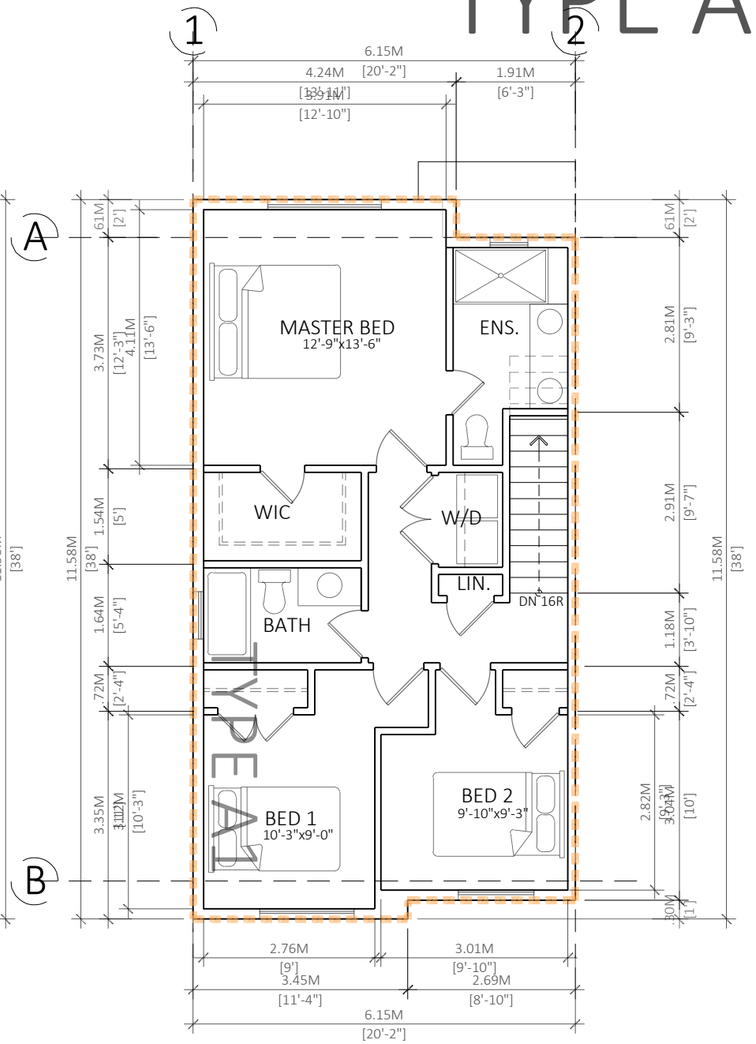
SCALE 1/8"=1'-0"



743.50 SF

2 LEVEL 2

SCALE 1/8"=1'-0"



744.95 SF

3 LEVEL 3

SCALE 1/8"=1'-0"

1,778.35 SF

UNIT # - 18,43,48,49
UNIT COUNT - 4

AREA LINE LEGEND

- LINE OF UNIT AREA NOT INCLUDING GARAGE
- LINE OF GARAGE AREA

UNIT TYPE A1 - DATA

	SQFT	SQM
GROUND FLOOR	289.90	26.93
MAIN FLOOR	743.50	69.07
UPPER FLOOR	744.95	69.21
GARAGE	395.75	36.77
GROSS AREA	2,174.10	201.98
NET AREA	1,778.35	165.21

NOTE:
1. GROUND FLOOR DOES NOT INCLUDE GARAGE AREA
2. GROSS - TOTAL FLOOR AREA INCLUDING GARAGE
3. NET AREA - TOTAL FLOOR AREA EXC. GARAGE AREA

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REGISTERED ARCHITECT
ALEXANDER S. GARAY
BRITISH COLUMBIA
2026-09-09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

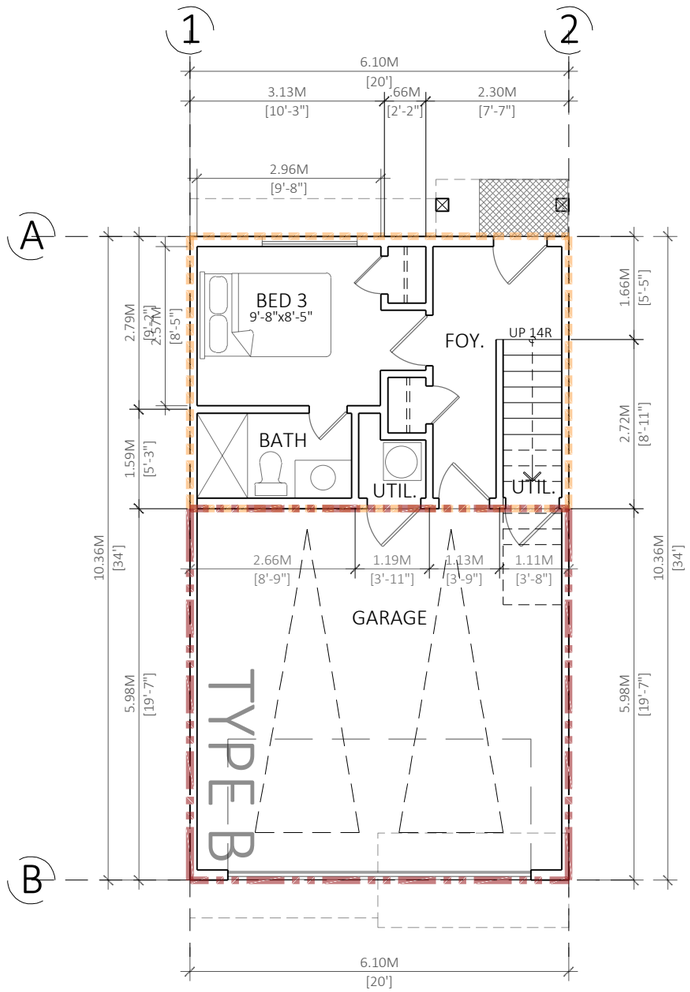
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REV	DESCRIPTION	BY	DATE

UNIT PLAN

DP-402

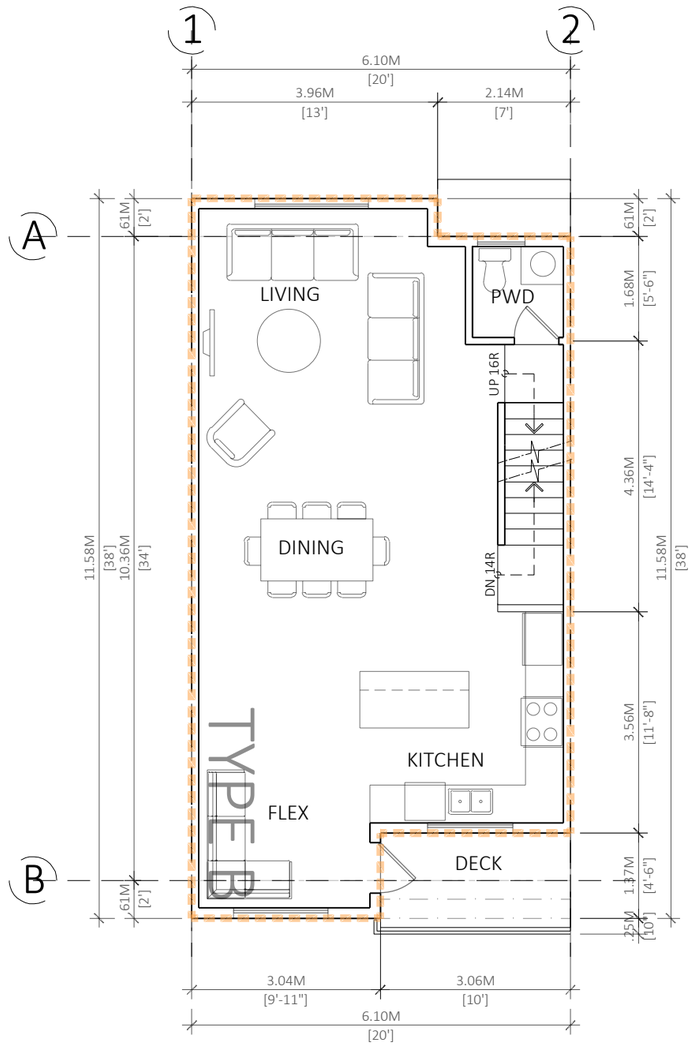
TYPE B



GARAGE 392.50 SF
287.50 SF

1 LEVEL 1

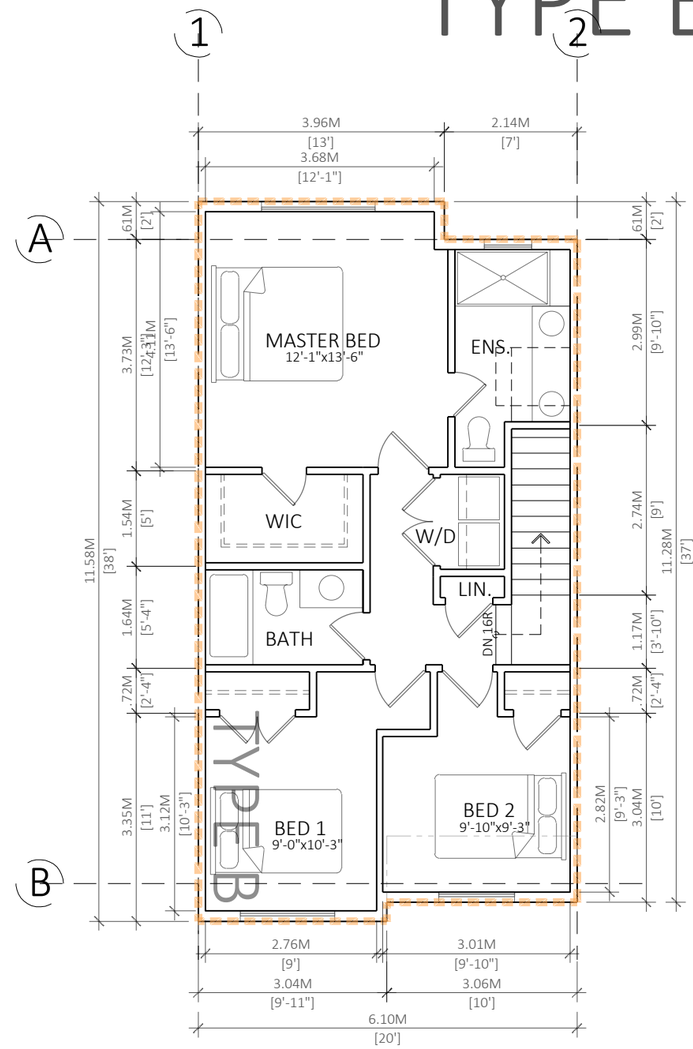
SCALE 1/8"=1'-0"



700.80 SF

2 LEVEL 2

SCALE 1/8"=1'-0"



735.95 SF

3 LEVEL 3

SCALE 1/8"=1'-0"

1,724.25 SF

UNIT # - 56-58,61-64,67-70
UNIT COUNT - 11

AREA LINE LEGEND

- LINE OF UNIT AREA NOT INCLUDING GARAGE
- LINE OF GARAGE AREA

UNIT TYPE B - DATA

	SQFT	SQM
GROUND FLOOR	287.50	26.71
MAIN FLOOR	700.80	65.11
UPPER FLOOR	735.95	68.37
GARAGE	392.50	36.46
GROSS AREA	2,116.75	196.65
NET AREA	1,724.25	160.19

NOTE:
1. GROUND FLOOR DOES NOT INCLUDE GARAGE AREA
2. GROSS - TOTAL FLOOR AREA INCLUDING GARAGE
3. NET AREA - TOTAL FLOOR AREA EXC. GARAGE AREA

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REGISTERED ARCHITECT
JUNDER S. MARWAHA
PROVINCE OF BRITISH COLUMBIA
2026.09.09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

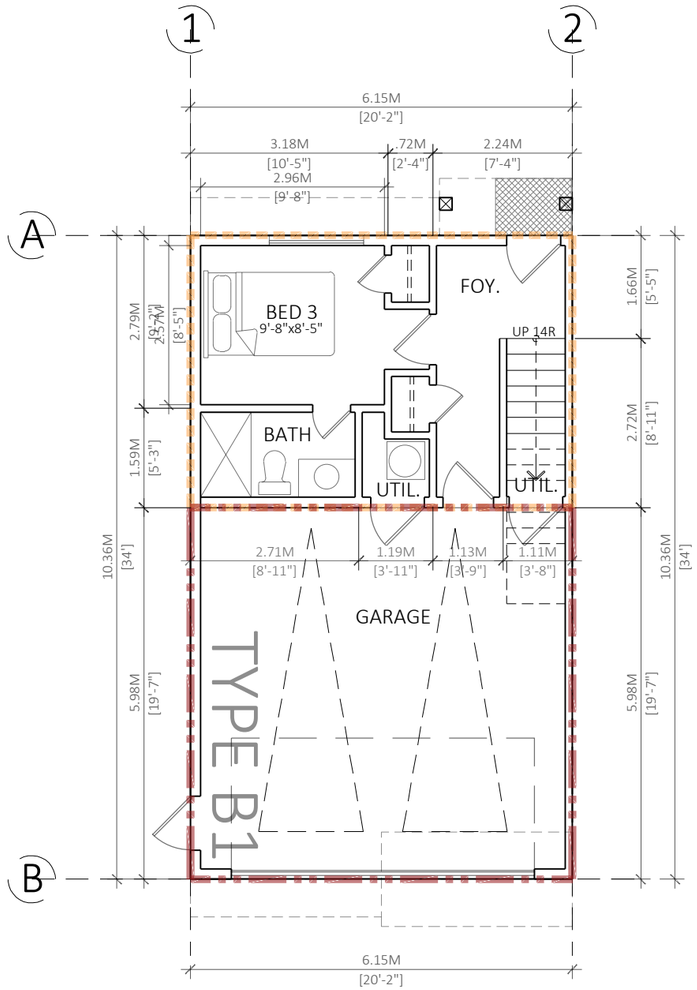
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REV	DESCRIPTION	BY	DATE

UNIT PLAN

DP-403

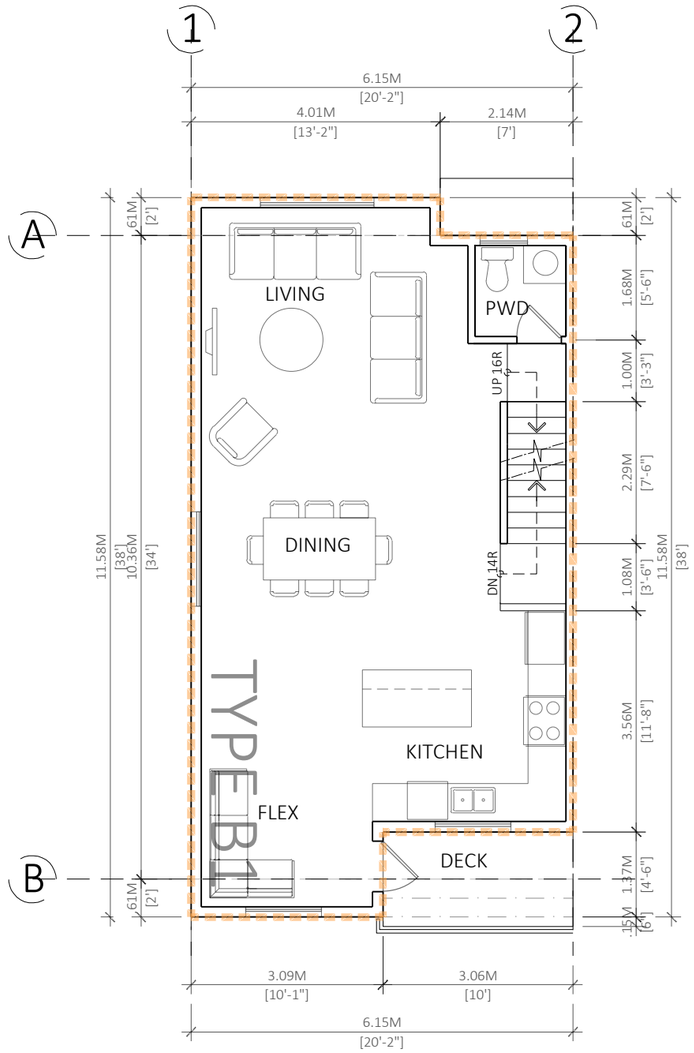
TYPE B1



GARAGE 395.75 SF
289.89 SF

1 LEVEL 1

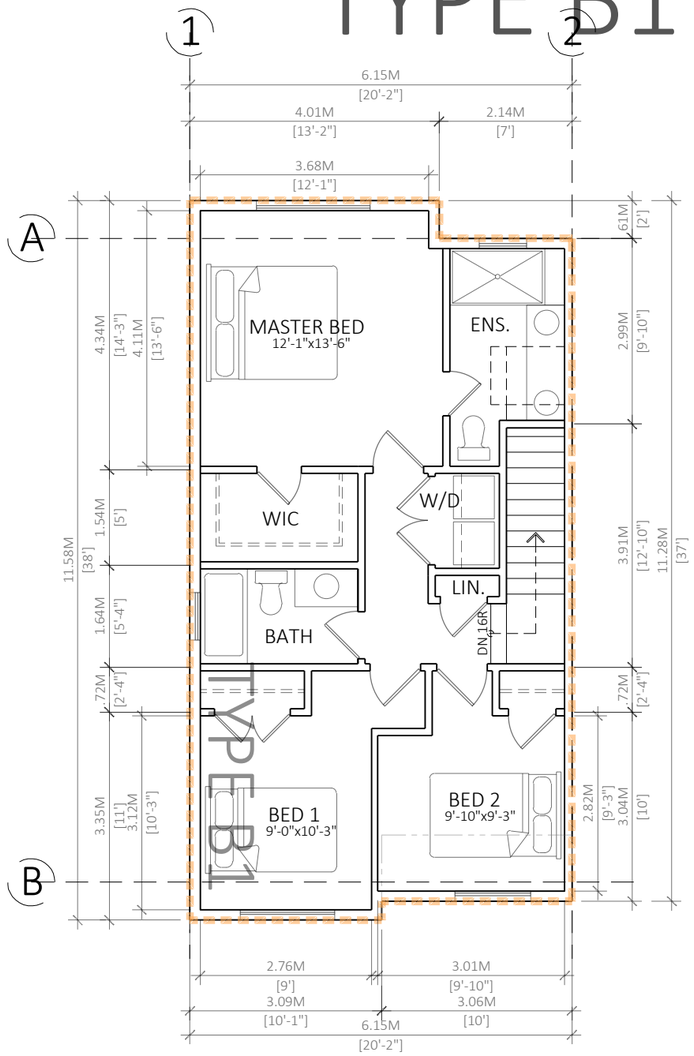
SCALE 1/8"=1'-0"



707.12 SF

2 LEVEL 2

SCALE 1/8"=1'-0"



742.27 SF

3 LEVEL 3

SCALE 1/8"=1'-0"

1,739.27 SF

UNIT # - 59,60,65,66
UNIT COUNT - 4

AREA LINE LEGEND

- LINE OF UNIT AREA NOT INCLUDING GARAGE
- LINE OF GARAGE AREA

UNIT TYPE B1 - DATA

	SQFT	SQM
GROUND FLOOR	289.90	26.93
MAIN FLOOR	707.12	65.69
UPPER FLOOR	742.25	68.96
GARAGE	395.75	36.77
GROSS AREA	2,135.02	198.35
NET AREA	1,739.27	161.58

NOTE:
1. GROUND FLOOR DOES NOT INCLUDE GARAGE AREA
2. GROSS - TOTAL FLOOR AREA INCLUDING GARAGE
3. NET AREA - TOTAL FLOOR AREA EXC. GARAGE AREA

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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
BRITISH COLUMBIA
2026-09-09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

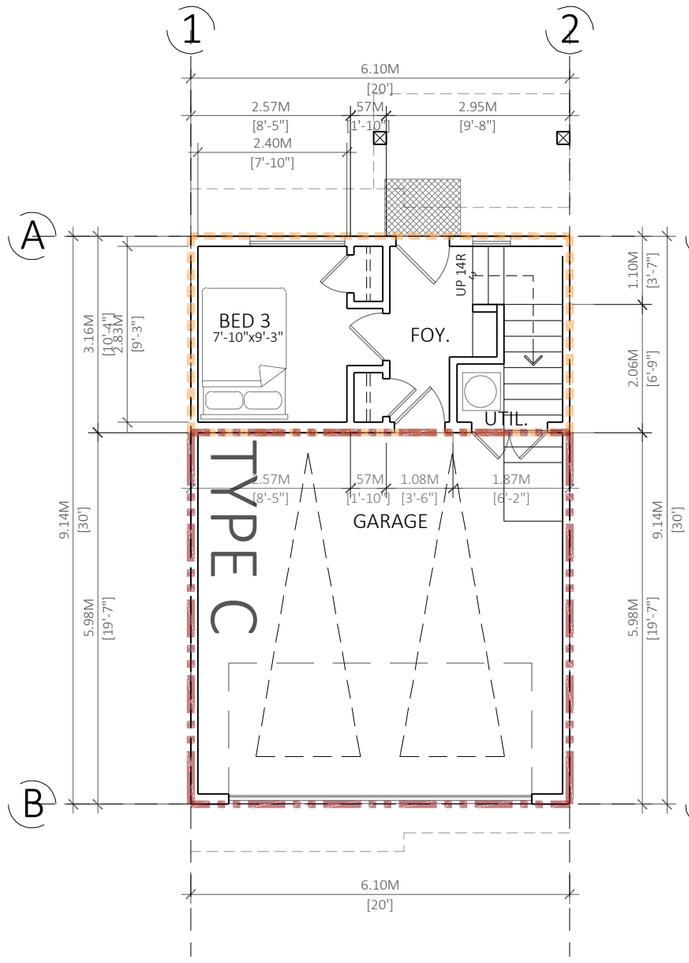
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REV	DESCRIPTION	BY	DATE

UNIT PLAN

DP-404

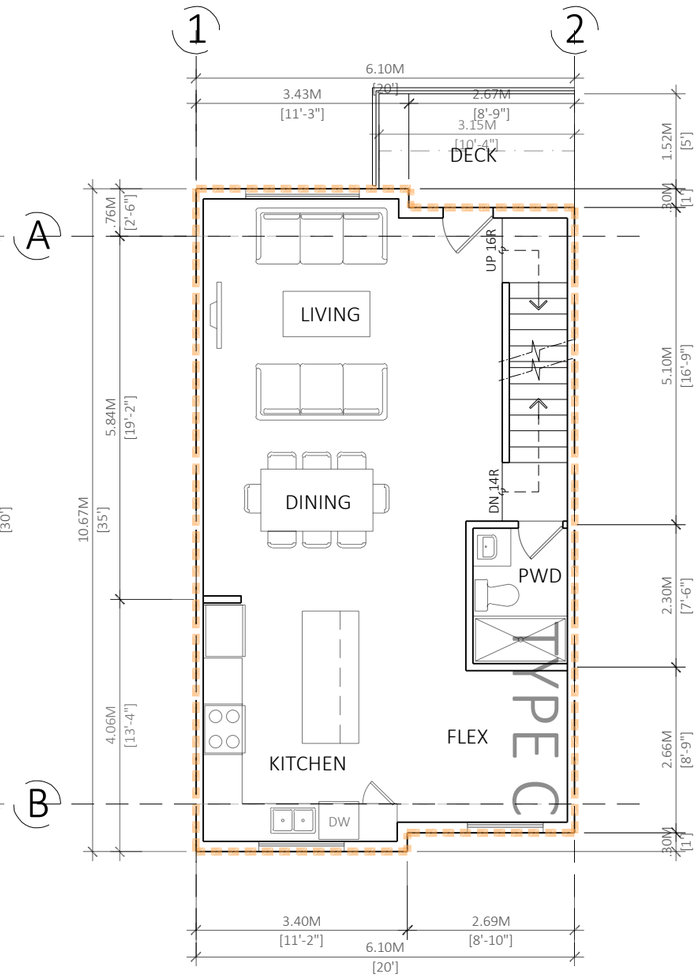
TYPE C



GARAGE 392.50 SF
207.50 SF

1 LEVEL 1

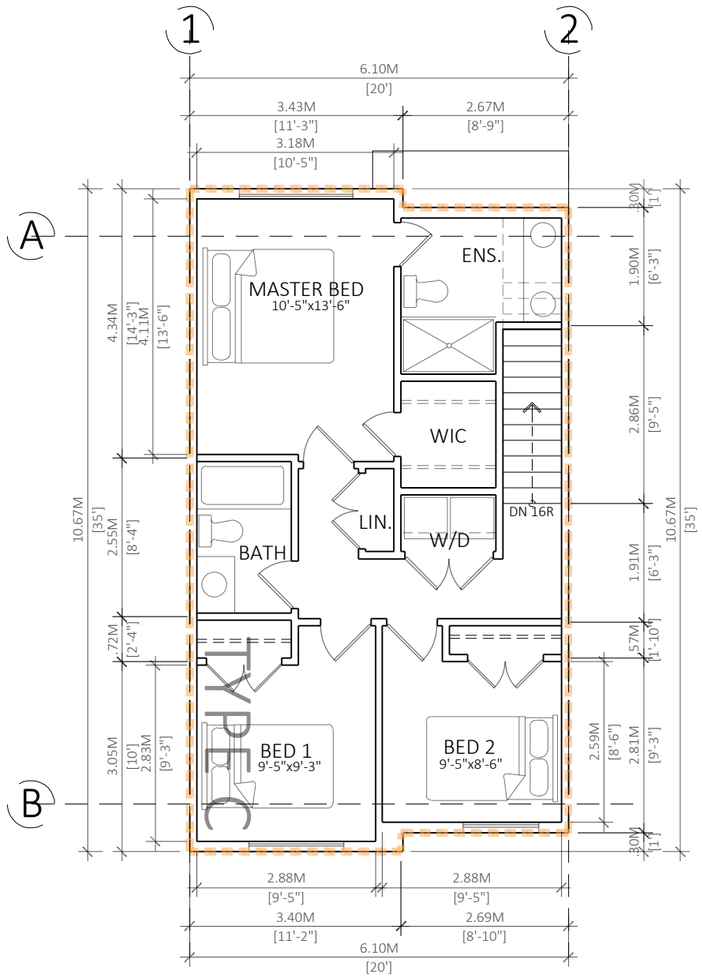
SCALE 1/8"=1'-0"



682.50 SF

2 LEVEL 2

SCALE 1/8"=1'-0"



682.41 SF

3 LEVEL 3

SCALE 1/8"=1'-0"

1,572.41 SF

UNIT # - 20-23,26-29,32-35,38-41
UNIT COUNT - 16

AREA LINE LEGEND

- LINE OF UNIT AREA NOT INCLUDING GARAGE
- LINE OF GARAGE AREA

UNIT TYPE C - DATA

	SQFT	SQM
GROUND FLOOR	207.50	19.28
MAIN FLOOR	682.50	63.41
UPPER FLOOR	682.41	63.40
GARAGE	392.50	36.46
GROSS AREA	1,964.91	182.55
NET AREA	1,572.41	146.08

NOTE:
1. GROUND FLOOR DOES NOT INCLUDE GARAGE AREA
2. GROSS - TOTAL FLOOR AREA INCLUDING GARAGE
3. NET AREA - TOTAL FLOOR AREA EXC. GARAGE AREA

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REGISTERED ARCHITECT
ALEXANDER S. GRAHAM
BRITISH COLUMBIA
2026.09.09

PROJECT INFO: 71 UNITS TOWNHOUSE DEVELOPMENT
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CLIENT: PRISM PROJECTS INC.

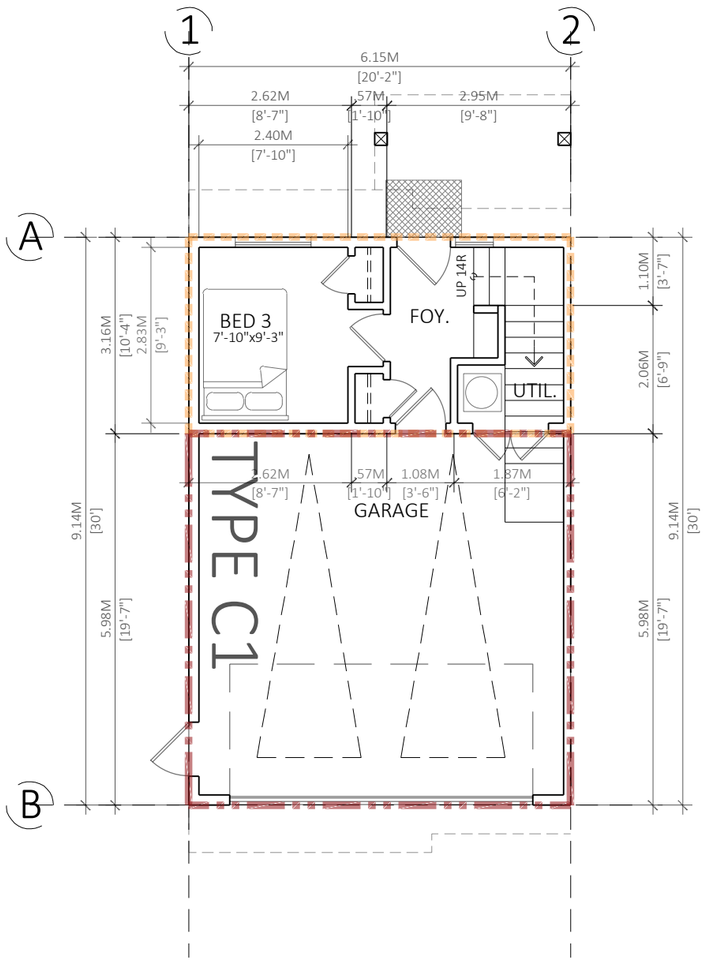
DATE 2026
PROJECT NO: 25-212
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REV	DESCRIPTION	BY	DATE

UNIT PLAN

DP-405

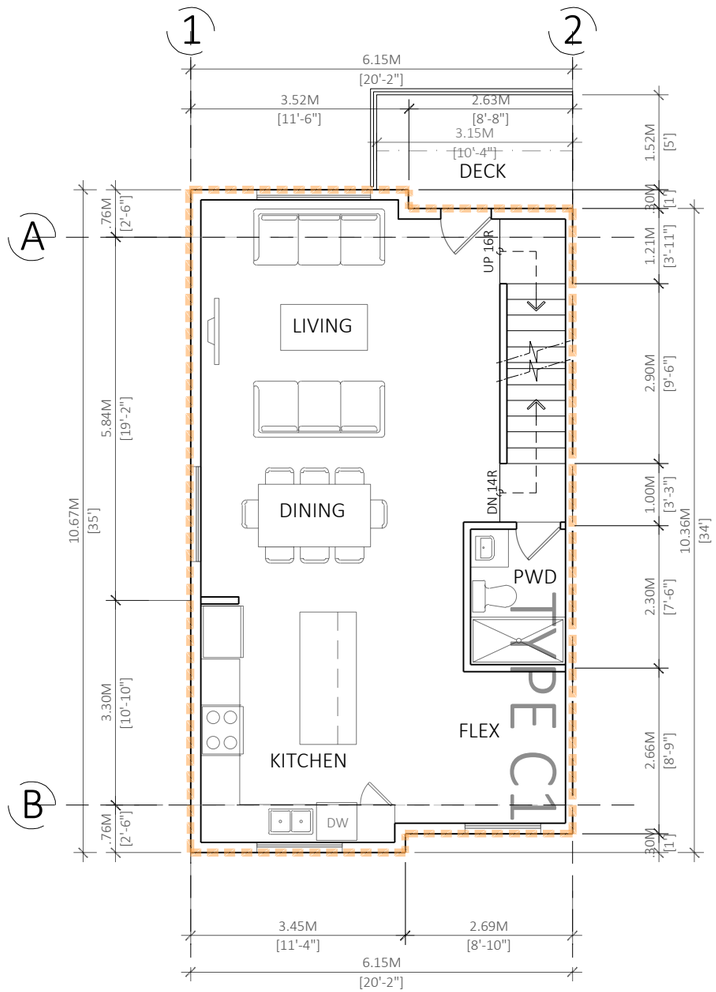
TYPE C1



GARAGE 395.75 SF
209.22 SF

1 LEVEL 1

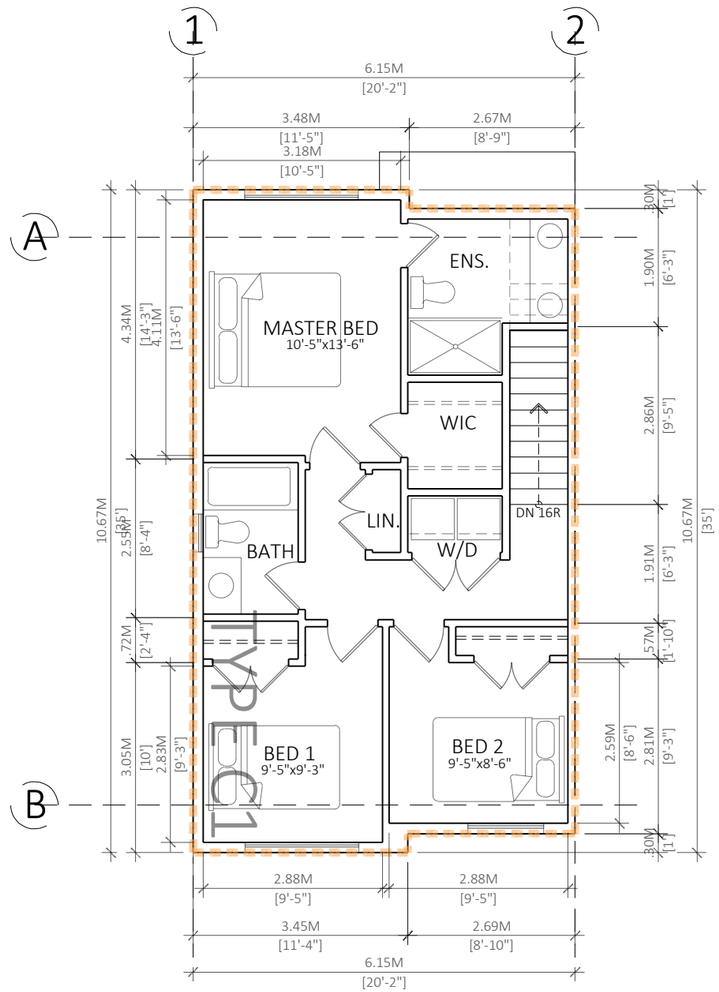
SCALE 1/8"=1'-0"



689.74 SF

2 LEVEL 2

SCALE 1/8"=1'-0"



688.25 SF

3 LEVEL 3

SCALE 1/8"=1'-0"

1,587.21 SF

UNIT # - 01,07,19,24,25,31,36,37,42
UNIT COUNT - 9

AREA LINE LEGEND

- LINE OF UNIT AREA NOT INCLUDING GARAGE
- LINE OF GARAGE AREA

UNIT TYPE C1 - DATA		
	SQFT	SQM
GROUND FLOOR	209.22	19.44
MAIN FLOOR	689.74	64.08
UPPER FLOOR	688.25	63.94
GARAGE	395.75	36.77
GROSS AREA	1,982.96	184.22
NET AREA	1,587.21	147.46
NOTE:		
1. GROUND FLOOR DOES NOT INCLUDE GARAGE AREA		
2. GROSS - TOTAL FLOOR AREA INCLUDING GARAGE		
3. NET AREA - TOTAL FLOOR AREA EXC. GARAGE AREA		

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REGISTERED ARCHITECT
ALEXANDER S. GARAY
BRITISH COLUMBIA
2026-09-09

PROJECT INFO: 71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT: PRISM PROJECTS INC.

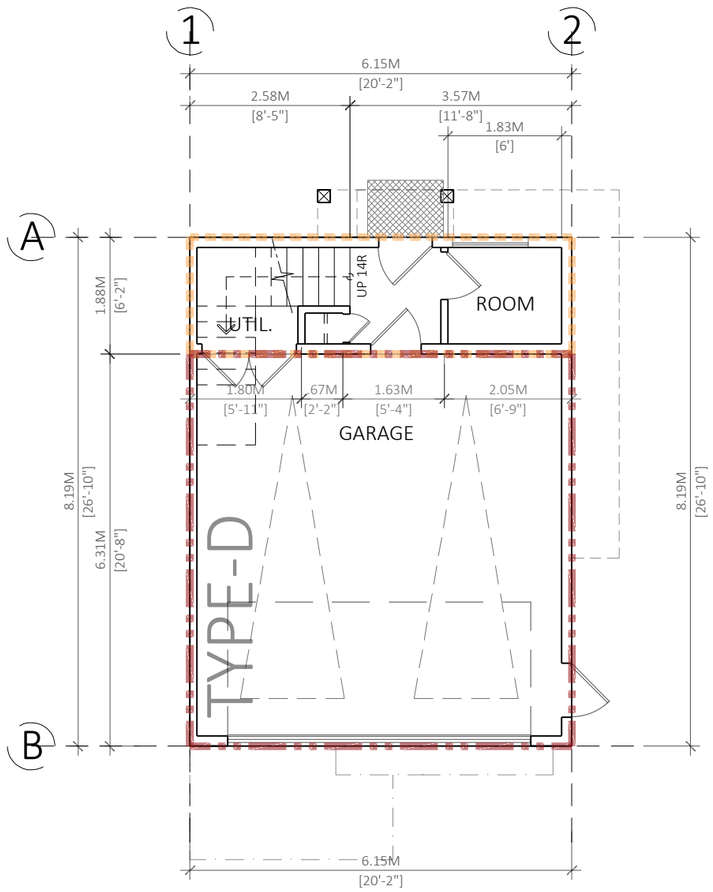
DATE 2026
PROJECT NO: 25-212
SCALE:
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REV	DESCRIPTION	BY	DATE

UNIT PLAN

DP-406

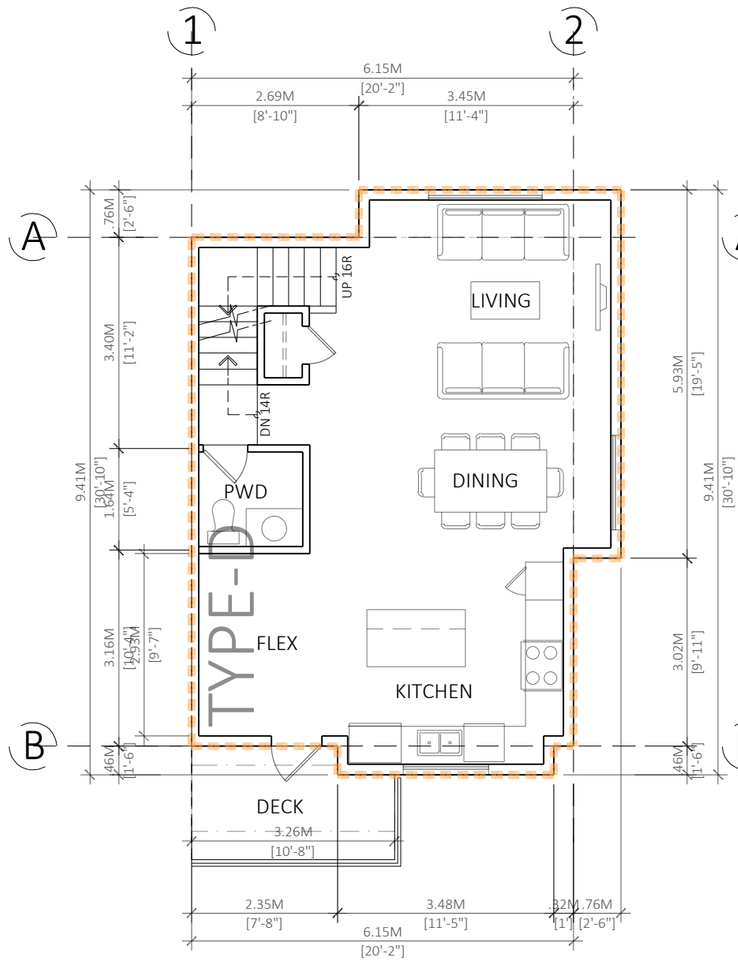
TYPE D



GARAGE 417.60 SF
124.35 SF

1 LEVEL 1

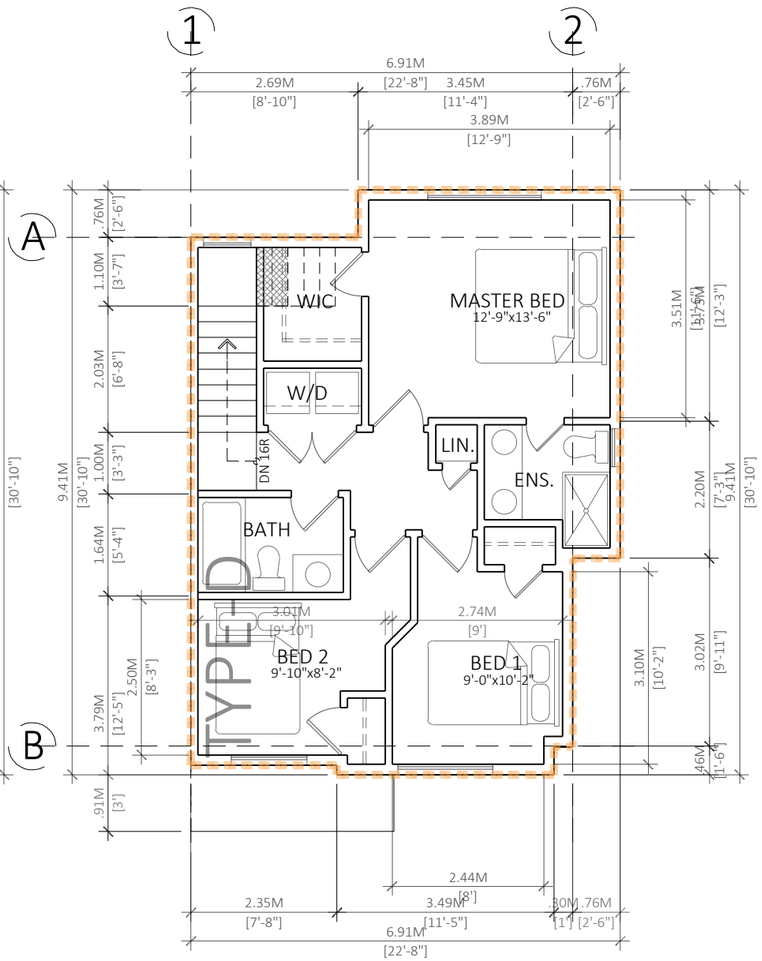
SCALE 1/8"=1'-0"



636.10 SF

2 LEVEL 2

SCALE 1/8"=1'-0"



644.00 SF

3 LEVEL 3

SCALE 1/8"=1'-0"

1,404.45 SF

UNIT # - 55,71
UNIT COUNT - 2

AREA LINE LEGEND

- LINE OF UNIT AREA NOT INCLUDING GARAGE
- LINE OF GARAGE AREA

UNIT TYPE D - DATA

	SQFT	SQM
GROUND FLOOR	124.35	11.55
MAIN FLOOR	636.10	59.10
UPPER FLOOR	644.00	59.83
GARAGE	417.60	38.80
GROSS AREA	1,822.05	169.27
NET AREA	1,404.45	130.48

NOTE:
1. GROUND FLOOR DOES NOT INCLUDE GARAGE AREA
2. GROSS - TOTAL FLOOR AREA INCLUDING GARAGE
3. NET AREA - TOTAL FLOOR AREA EXC. GARAGE AREA

FLAT ARCHITECTURE INC.
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REGISTERED ARCHITECT
S. MARIAN KOLODZIEJ
BRITISH COLUMBIA
2026.09.09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

SCALE:

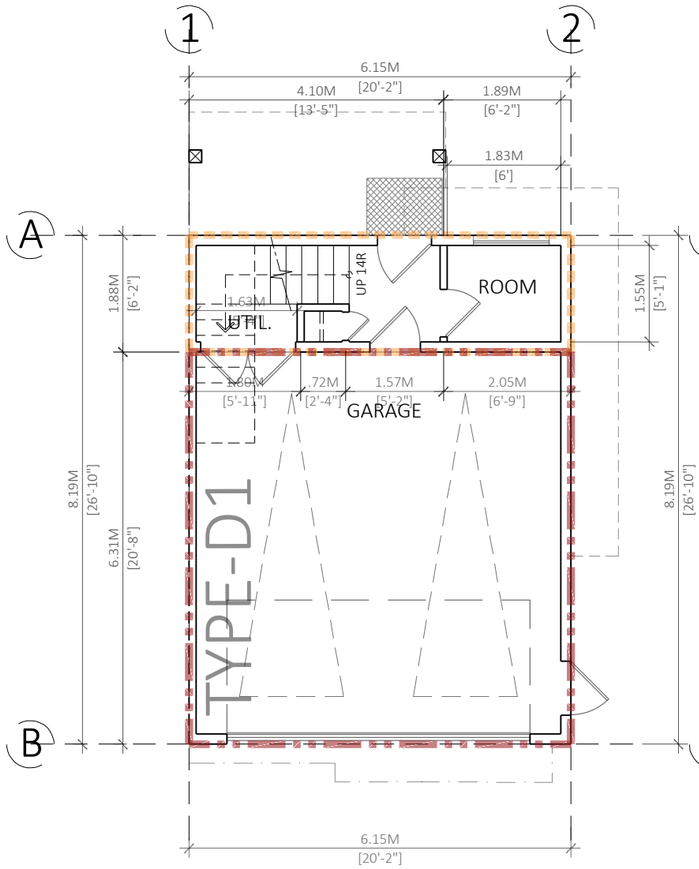
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REV	DESCRIPTION	BY	DATE

UNIT PLAN

DP-407

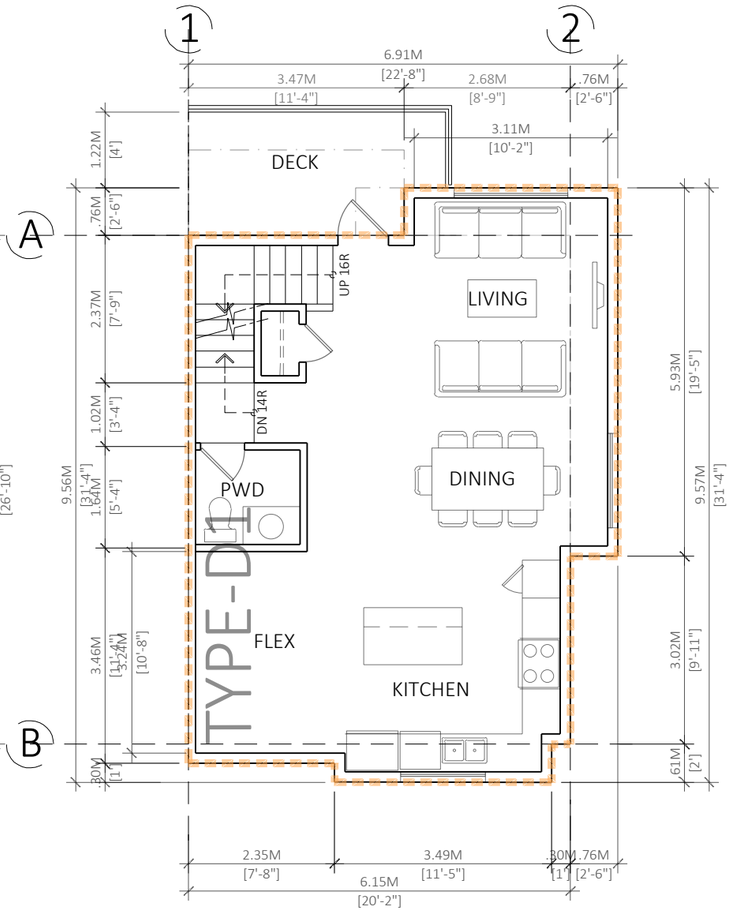
TYPE D1



GARAGE 417.60 SF
124.35 SF

1 LEVEL 1

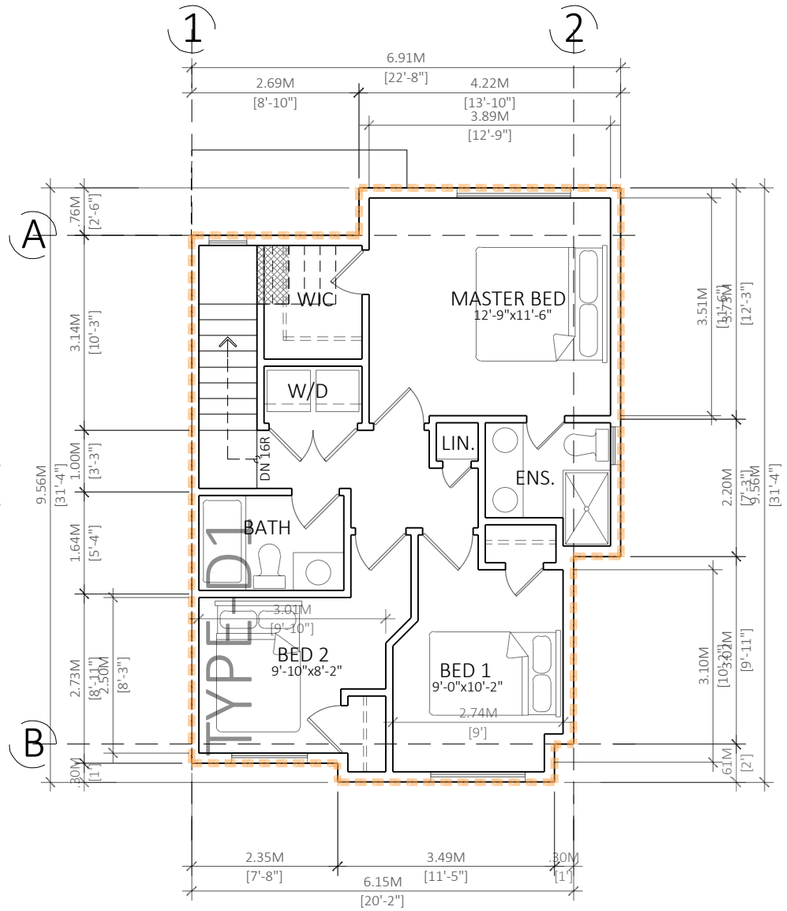
SCALE 1/8"=1'-0"



643.35 SF

2 LEVEL 2

SCALE 1/8"=1'-0"



649.65 SF

3 LEVEL 3

SCALE 1/8"=1'-0"

1,417.35 SF

UNIT # - 30
UNIT COUNT - 1

AREA LINE LEGEND

- LINE OF UNIT AREA NOT INCLUDING GARAGE
- LINE OF GARAGE AREA

UNIT TYPE D1 - DATA

	SQFT	SQM
GROUND FLOOR	124.35	11.55
MAIN FLOOR	643.35	59.77
UPPER FLOOR	649.65	60.35
GARAGE	417.60	38.80
GROSS AREA	1,834.95	170.47
NET AREA	1,417.35	131.68

NOTE:
1. GROUND FLOOR DOES NOT INCLUDE GARAGE AREA
2. GROSS - TOTAL FLOOR AREA INCLUDING GARAGE
3. NET AREA - TOTAL FLOOR AREA EXC. GARAGE AREA

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REGISTERED ARCHITECT
S. MARSHALL
PROVINCE OF BRITISH COLUMBIA
2026.09.09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

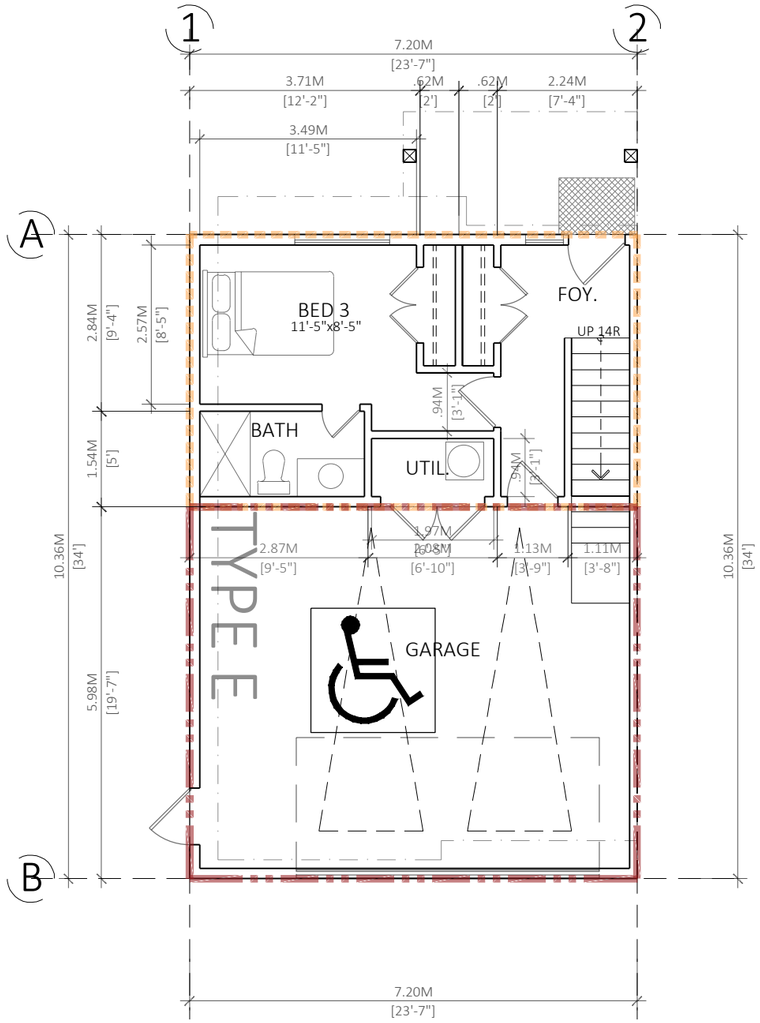
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REV	DESCRIPTION	BY	DATE

UNIT PLAN

DP-408

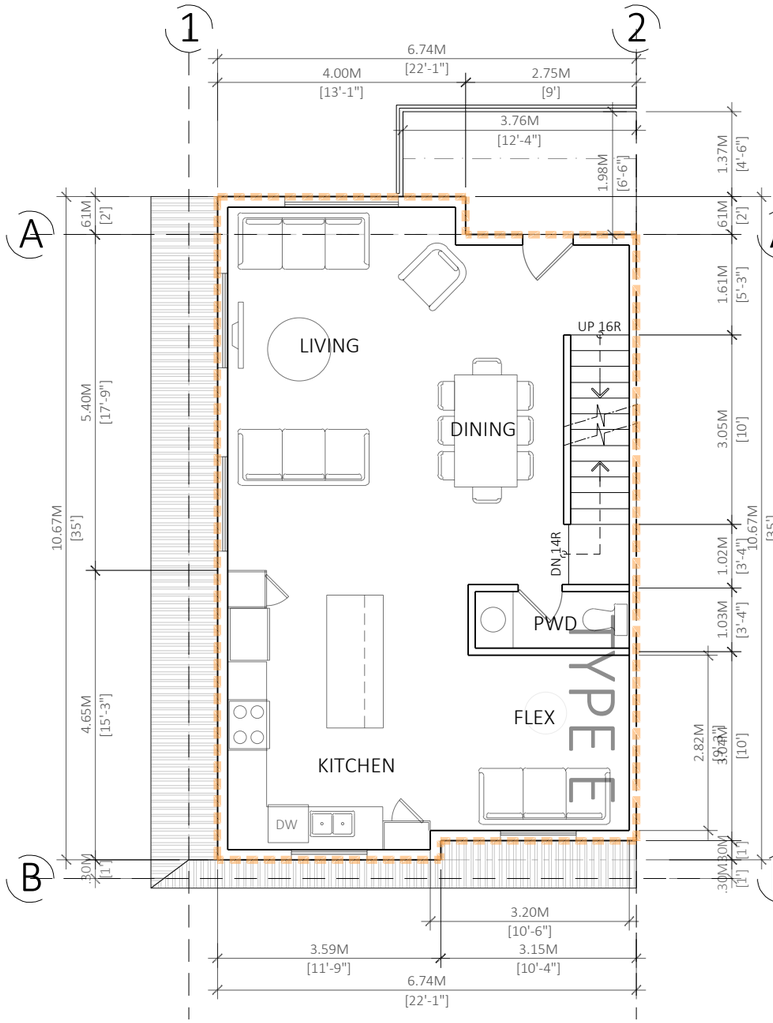
TYPE E



GARAGE 463.65 SF
339.60 SF

1 LEVEL 1

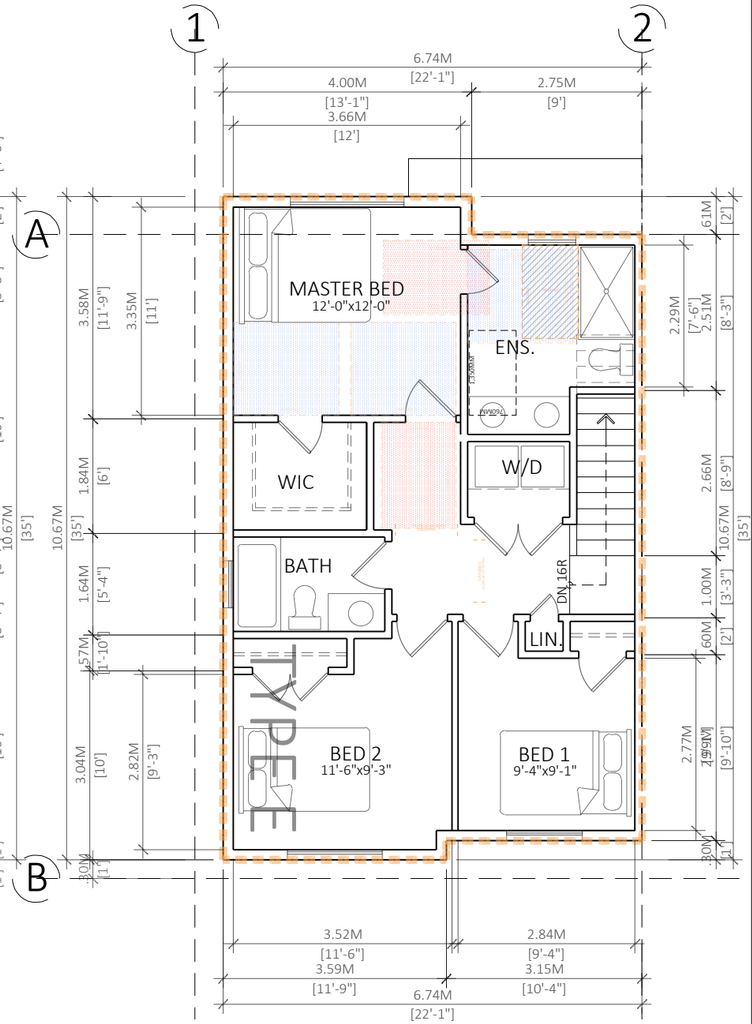
SCALE 1/8"=1'-0"



746.00 SF

2 LEVEL 2

SCALE 1/8"=1'-0"



746.00 SF

3 LEVEL 3

SCALE 1/8"=1'-0"

1,831.60 SF

UNIT # - 06,12,13,54
UNIT COUNT - 4

AREA LINE LEGEND

- LINE OF UNIT AREA NOT INCLUDING GARAGE
- LINE OF GARAGE AREA

UNIT TYPE E - DATA

	SQFT	SQM
GROUND FLOOR	339.60	31.55
MAIN FLOOR	746.00	69.31
UPPER FLOOR	746.00	69.31
GARAGE	463.65	43.07
GROSS AREA	2,295.25	213.24
NET AREA	1,831.60	170.16

NOTE:
1. GROUND FLOOR DOES NOT INCLUDE GARAGE AREA
2. GROSS - TOTAL FLOOR AREA INCLUDING GARAGE
3. NET AREA - TOTAL FLOOR AREA EXC. GARAGE AREA

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REGISTERED ARCHITECT
ALEXANDER S. GARAGA
PROVINCE OF BRITISH COLUMBIA
2026.09.09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

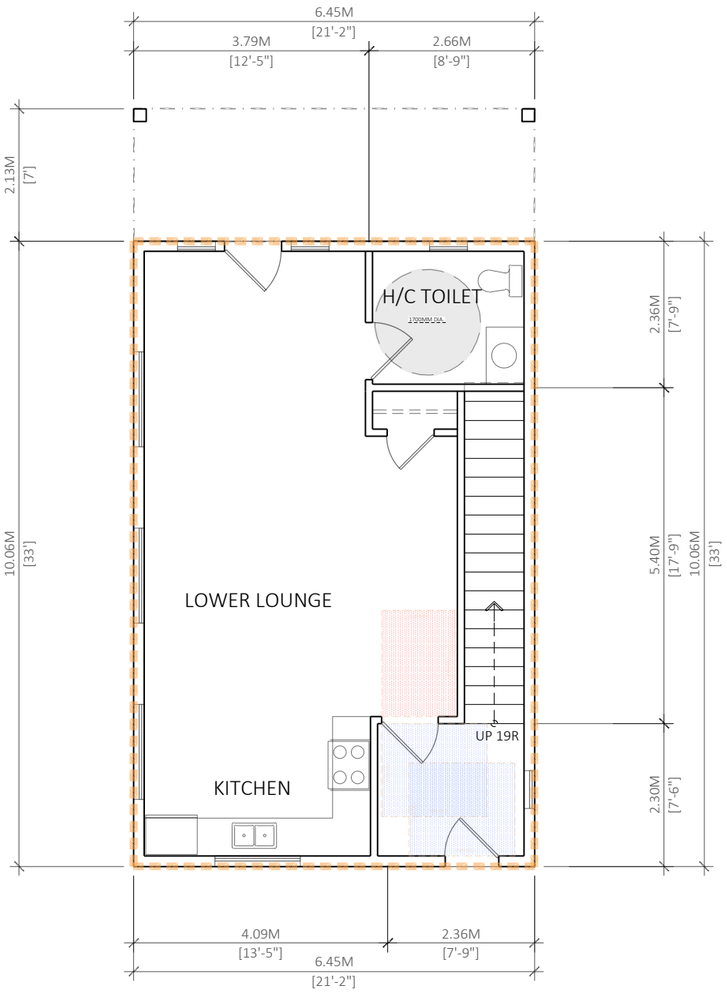
DATE
2026
PROJECT NO:
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SCALE:
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REV	DESCRIPTION	BY	DATE

UNIT PLAN

DP-409

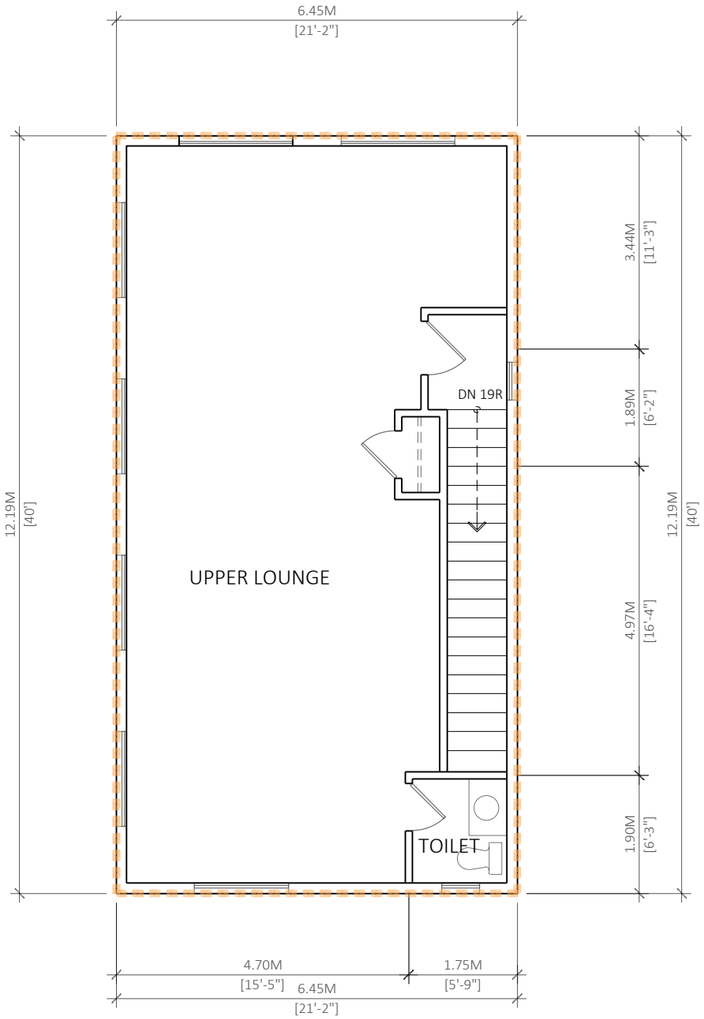
AMENITY



698.35 SF

1 LEVEL 1

SCALE 1/8"=1'-0"



846.50 SF

2 LEVEL 2

SCALE 1/8"=1'-0"

1,544.85 SF

AREA LINE LEGEND

LINE OF UNIT AREA NOT INCLUDING GARAGE

LINE OF GARAGE AREA

INDOOR AMENITY - DATA

	SQFT	SQM
LEVEL 1	698.35	64.88
LEVEL 2	846.50	78.64
GROSS AREA	1,544.85	143.52

FLAT ARCHITECTURE INC.

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REGISTERED ARCHITECT
ALEXANDER S. WARKENTIN
PROVINCE OF BRITISH COLUMBIA
2026-09-09

PROJECT INFO: 71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT: PRISM PROJECTS INC.

DATE 2026

PROJECT NO: 25-212

SCALE: DRAWN BY: AG

REV	DESCRIPTION	BY	DATE

UNIT PLAN

DP-410

STREETSCAPE ALONG 197 STREET

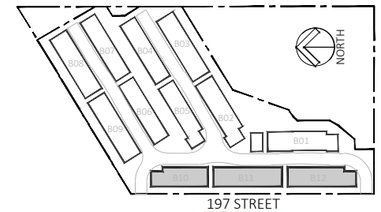




A STREETSCAPE 1-1
STREETSCAPE ALONG 197 STREET
SCALE 1"=20'-0"



A STREET SCAPE 1-2
STREETSCAPE ALONG 197 STREET
SCALE 1"=20'-0"



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REGISTERED ARCHITECT
SUKHINDER S. MAHAL
BRITISH COLUMBIA
2026.09.09

DEVELOPMENT PERMIT SET

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
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2026

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SCALE:

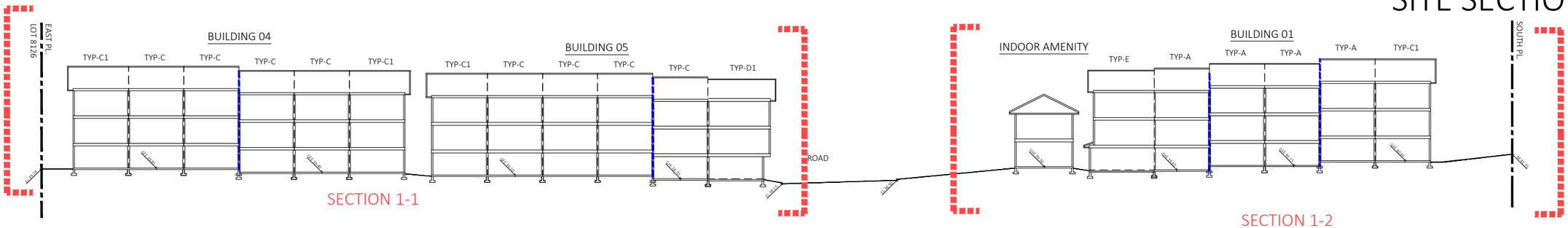
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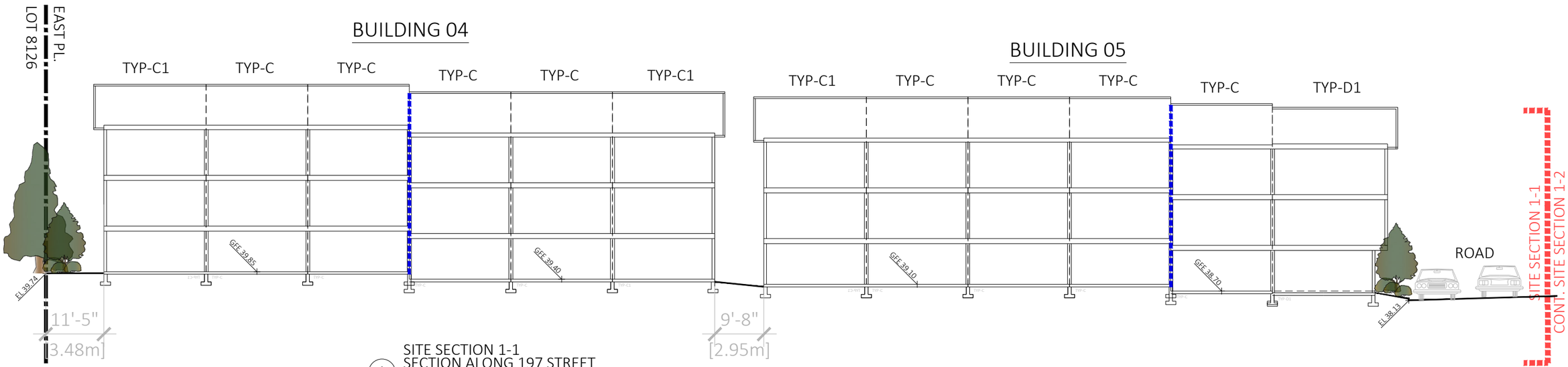
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STREETSCAPE

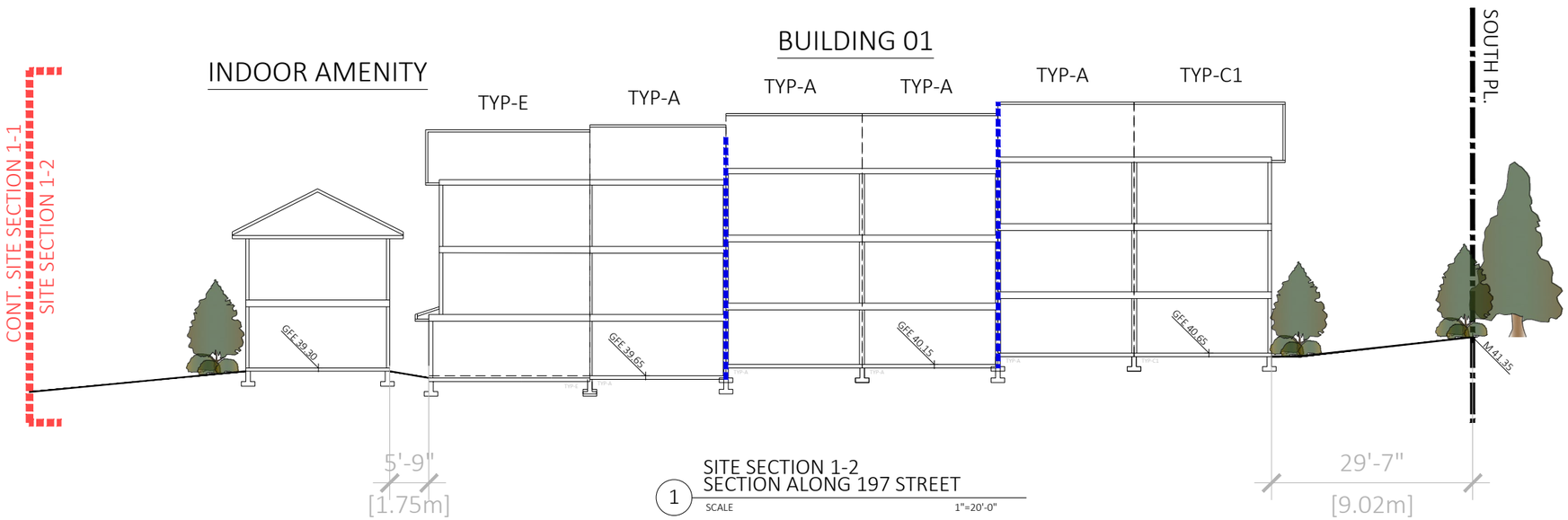
DP-501

SITE SECTION 01

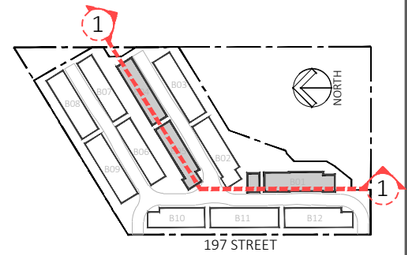




1 SITE SECTION 1-1
SECTION ALONG 197 STREET
SCALE 1"=20'-0"



1 SITE SECTION 1-2
SECTION ALONG 197 STREET
SCALE 1"=20'-0"



FLAT ARCHITECTURE INC.

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484

REGISTERED ARCHITECT
JAGINDER S. WARAICH
PROVINCE OF BRITISH COLUMBIA
2026.09.09

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026

PROJECT NO:
25-212

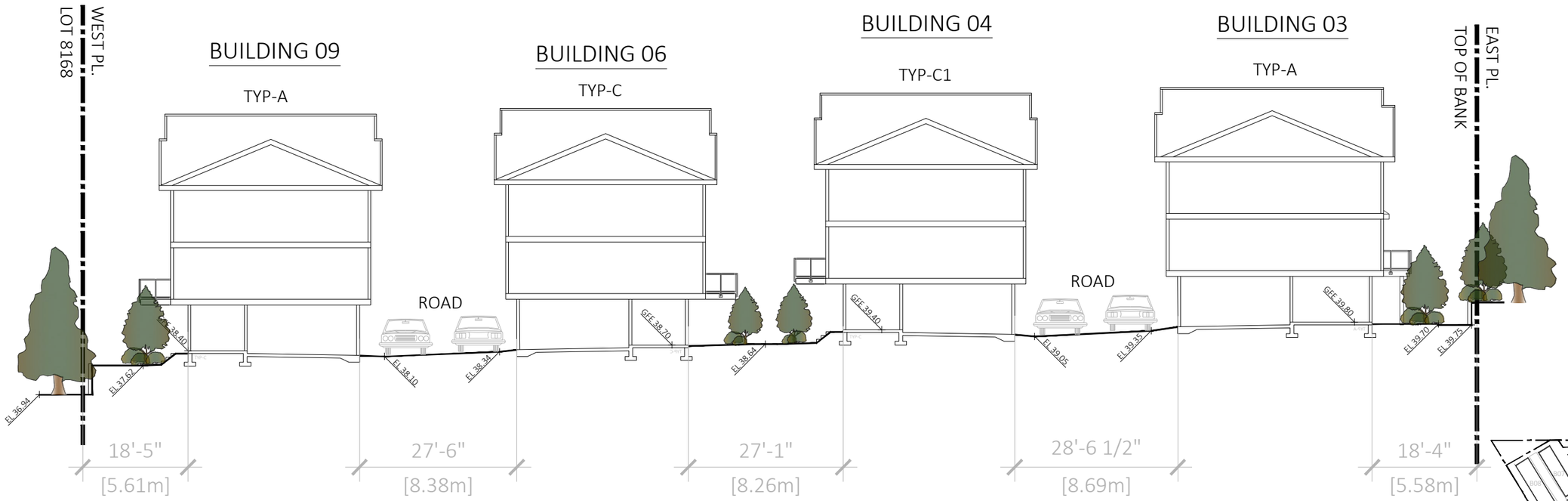
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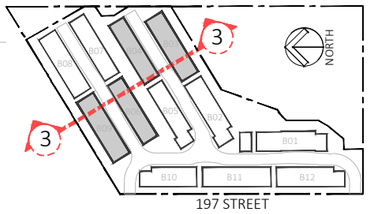
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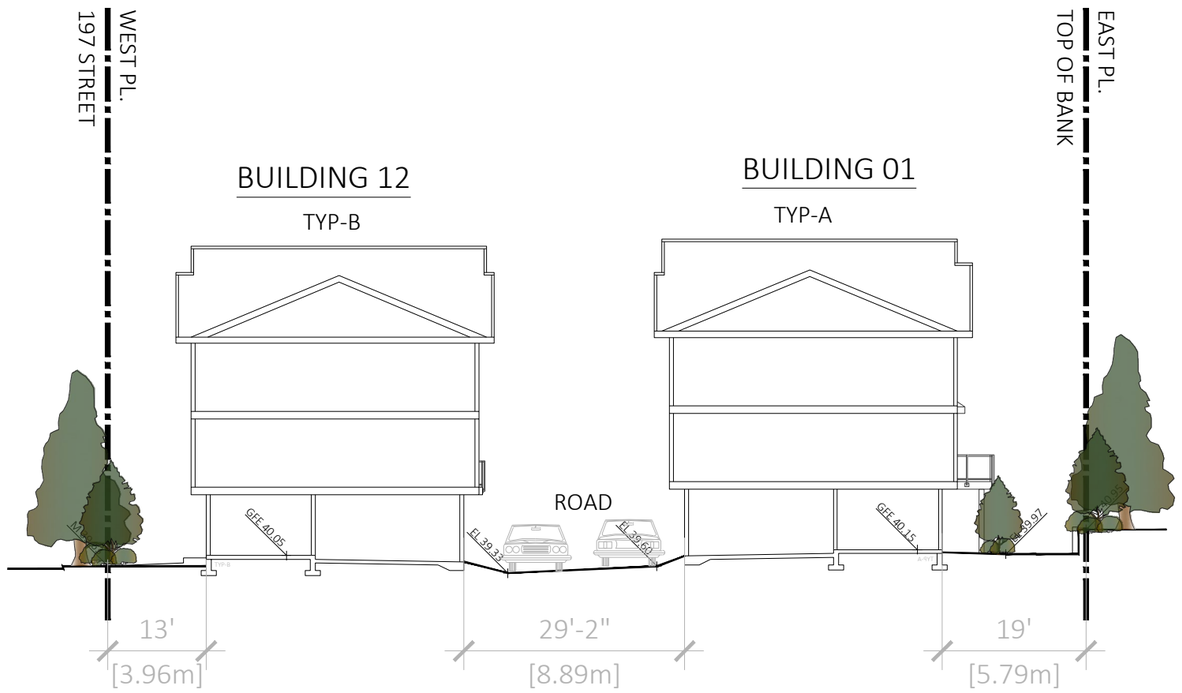
SITE SECTION

DP-502

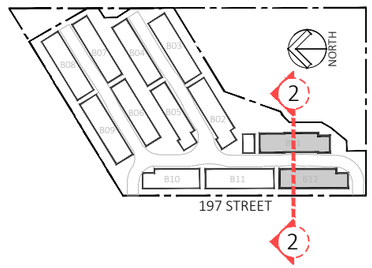


3 SITE SECTION 3
SECTION ALONG 197 STREET
SCALE 1"=20'-0"





2 SITE SECTION 2
SECTION ALONG 197 STREET
SCALE 1"=20'-0"



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REGISTERED ARCHITECT
ALEXANDER S. MARSHALL
BRITISH COLUMBIA
2026-05-06

PROJECT INFO:
71 UNITS TOWNHOUSE DEVELOPMENT
8080 & 8126 - 197 STREET LANGLEY

CLIENT:
PRISM PROJECTS INC.

DATE
2026
PROJECT NO:
25-212
SCALE:
DRAWN BY:
AG

REV	DESCRIPTION	BY	DATE

SITE SECTION

DP-503