



CHRISTOPHE VAISSADE  
BUILDING DESIGNER  
T: 604.614.6627  
E: chris@cvdesigns.ca  
WWW.CVDESIGNS.CA

3983  
200A STREET  
LANGLEY, BC

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## 3938 200A STREET, LANGLEY BC

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A3.1	ELEVATIONS
A3.2	ELEVATIONS

REV.	DATE	REMARKS
CC	APR. 1, 2026	ISSUED FOR PERMIT

CLIENT :	
PROJECT :	3983 200A STREET, LANGLEY
CONTENT :	COVER SHEET

DATE :	APR. 2026
SCALE :	
PROJECT No. :	
SHEET No. :	A - 1.0
REVISION :	



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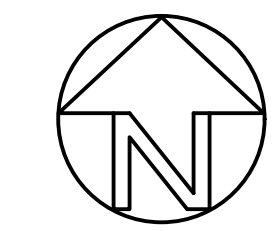
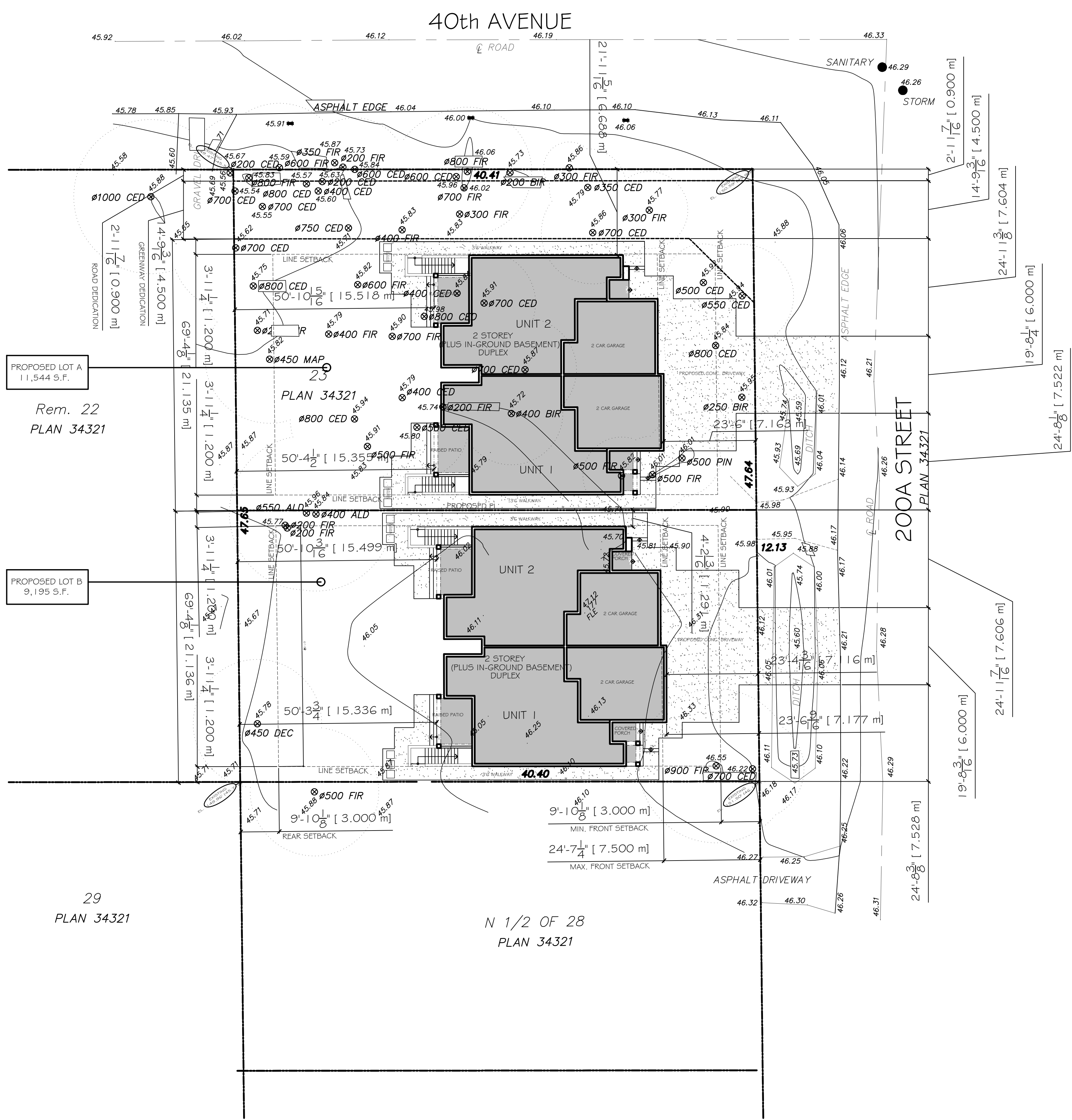
CLIENT :	3983 200A STREET, LANGLEY
PROJECT :	SITE PLAN
CONTENT :	

DATE :	APR. 2026
SCALE :	1/16" = 1'-0"
PROJECT No. :	
SHEET No. :	A - 1.1
REVISION :	

### GENERAL NOTES

- THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE B.C. BUILDING CODE 2024.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND WILL BE RESPONSIBLE FOR SAME.
- ALL WORK SHALL CONFORM TO THE B.C. BUILDING CODE (2024) AND ALL LOCAL MUNICIPAL CODES AND BY-LAWS.
- CONTRACTOR OR BUILDER TO VERIFY ROUGH OPENINGS OF ALL DOORS, WINDOWS, FITTINGS, AFFIANCES, AND BUILT-IN EQUIPMENT PRIOR TO CONSTRUCTION.
- SLOPE FINISHED GRADE AWAY FROM THE BUILDING. MINIMUM 1/4" / 1'-0" TO PROVIDE ADEQUATE DRAINAGE.
- CONCRETE STRENGTH SHALL CONFORM TO 9.3.1.6. B.C. BUILDING CODE 2024. CONFIRM WITH STRUCTURAL ENGINEER.
- ARCHITECTURAL CONCRETE TO BE WELL VENTILATED, CLEAR OF ANY HONEYCOMB AND TO HAVE A SMOOTH EVEN TEXTURED FINISH.
- CONCRETE SLABS TO BE SEALED IN ACCORDANCE WITH SUBSECTION 9.13.4.7 OF THE B.C. BUILDING CODE (2024 EDITION).
- ROOF TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS SEALED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO INSTALLATION.
- ROOF VENTING SHALL BE 1/300 OF INSULATED CEILING SPACE. VENTS SHALL BE UNIFORMLY DISTRIBUTED.
- WALL PLATES SHALL BE #2 OR BETTER KD SPRUCE. ALL BVU TO RESIDENTIAL STANDARDS OF THE CURRENT B.C.B.C. CONFIRM WITH STRUCTURAL ENGINEER.
- FRAMING TO BE ANCHORED WITH 1/2" DIA. ANCHOR BOLTS @ 4'-0" O.C. MAXIMUM OR ANCHOR STRAPS @ 4'-0" O.C. POSTS TO BE ANCHORED WITH METAL POST ANCHORS. CONFIRM WITH STRUCTURAL ENGINEER.
- DIMENSIONS SHOWN TO THE OUTSIDE OF BUILDING FACE ARE TO THE OUTSIDE FACE OF WALL SHEATHING.
- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS. LANCE JOISTS TO SUIT PLUMBING, HEATING, ETC.
- UNITS TO BE 2 - 2' X 10' WITH DOUBLE PLATE ON TOP UNLESS NOTED OTHERWISE.
- ALL WOOD IN CONTACT WITH CONCRETE TO BE DAMP PROOFED WITH 50# BUILDING FELT.
- FASTEN ALL GYPSUM WALL BOARD (G.W.B.) IN CONFORMANCE WITH SUB SECTION 9.29.5 OF THE B.C. BUILDING CODE (2024 EDITION).
- 9.29.5.8.(1) - B.C.B.C. 2024 - FOR SINGLE-LAYER GYPSUM BOARD APPLICATION, NAILS SHALL BE SPACED NOT MORE THAN 160 mm O.C. ON CEILING SUPPORTS AND NOT MORE THAN 200 mm APART ALONG VERTICAL WALL SUPPORTS, EXCEPT THAT NAILS MAY BE SPACED IN PAIRS ABOUT 50 mm APART EVERY 300 mm ALONG SUCH WALL OR CEILING SUPPORTS.
- 9.29.5.9 B.C.B.C. 2024 - WHERE SINGLE-LAYER GYPSUM BOARD IS APPLIED WITH DRYWALL SCREWS, THE SCREWS SHALL BE SPACED NOT MORE THAN 300 mm O.C. ALONG SUPPORTS, EXCEPT ON VERTICAL. WHERE THE SUPPORTS ARE NOT MORE THAN 400 mm O.C.
- FRE-FAB GAS FIREPLACE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND TO THE REQUIREMENTS OF THE CANADIAN GAS ASSOCIATION. INSTALL NON-COMBUSTIBLE HEARTH TO MEET THE REQUIREMENTS OF SUBSECTION 9.22.5 OF THE B.C. BUILDING CODE (2024 EDITION). FINISH MATERIALS AS PER OWNER'S SPECIFICATIONS.
- PROVIDE ATTIC ACCESS HATCHES AS PER ARTICLE 9.19.2 OF THE B.C. BUILDING CODE (2024 EDITION). ALL HATCHES TO BE MINIMUM 21.5" X 23.25" (545 mm X 590 mm)
- ELECTRICAL, PLUMBING AND VENTILATION MUST COMPLY WITH ALL RELEVANT CODES AND REGULATIONS IN ALL RESPECTS.
- EVERY EFFORT HAS BEEN MADE TO CAREFULLY PREPARE THESE DRAWINGS AND AVOID MISTAKES, HOWEVER, THE POSSIBILITY OF HUMAN ERROR DOES EXIST AND THEREFORE THE BUILDING CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE STRUCTURAL NOTES AND FLOOR PLANS AND ASSUME RESPONSIBILITY FOR ALL. BY USING THE PLANS HE ACCEPTS THAT RESPONSIBILITY.
- THE SCOPE OF THIS HOME DESIGN DOES NOT ALLOW FOR SITE CONDITIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE RESIDENCE. IT IS HIGHLY ADVISED THAT THE CONTRACTOR AND/OR OWNER ENGAGE THE SERVICES OF A PROFESSIONAL STRUCTURAL ENGINEER TO FULLY ASSES THE ABILITY OF THE STRUCTURE TO HANDLE ALL THE LOADS TO WHICH IT MAY COME IN CONTACT WITH. THE DESIGNER HAS NEITHER THE LEGAL ABILITY OR THE RESPONSIBILITY TO COUNSEL THE OWNER IN THIS REGARD.

SITE INFO		
LEGAL DESCRIPTION:	LOT 23, SECTION 26, TOWNSHIP 7, NEW WEST DISTRICT, PLAN NWP34321 PART NW 1/4.	
PID:	007-006-284	
CIVIC ADDRESS:	3983 200A STREET, LANGLEY BC	
ZONE:	R-1E	
LOT A		
LOT AREA	11544 S.F.	
	PERMITTED	PROPOSED
SITE COVERAGE AREA (35%)	4040 S.F.	3215 S.F.
FLOOR AREA	N/A	7131 S.F.
BASEMENT FLOOR AREA	N/A	2025 S.F.
MAIN FLOOR AREA	N/A	2039 S.F.
UPPER FLOOR AREA	N/A	2209 S.F.
GARAGE FLOOR AREA	N/A	858 S.F.
COVERED EXTERIOR AREA	N/A	317 S.F.
FRONT SETBACK	9.84' (3.0m) - 24.60' (7.5m)	23.49' (7.16m)
LEFT SETBACK	3.93 (1.2m)	3.93' (1.20m)
RIGHT SETBACK	21.65' (6.60m)	21.92' (6.68m)
REAR SETBACK	9.84' (3.0m)	50.38' (15.36m)
LOT B		
LOT AREA	9195 S.F.	
	PERMITTED	PROPOSED
SITE COVERAGE AREA (35%)	3218 S.F.	3215 S.F.
FLOOR AREA	N/A	7131 S.F.
BASEMENT FLOOR AREA	N/A	2025 S.F.
MAIN FLOOR AREA	N/A	2039 S.F.
UPPER FLOOR AREA	N/A	2209 S.F.
GARAGE FLOOR AREA	N/A	858 S.F.
COVERED EXTERIOR AREA	N/A	317 S.F.
FRONT SETBACK	9.84' (3.0m) - 24.60' (7.5m)	23.35' (7.12m)
LEFT SETBACK	3.93 (1.2m)	3.93' (1.20m)
RIGHT SETBACK	14.76' (4.5m)	4.23' (1.29m)
REAR SETBACK	9.84' (3.0m)	50.31' (15.34m)



### SITE PLAN - 3983 200A STREET, LANGLEY, BC



# 40th AVENUE



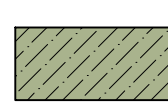


200A STREET  
PLAN 34.321

## LANDSCAPE PLAN - 3983 200A STREET, LANGLEY, BC

### LEGEND

\* COMMON NAME: BOXWOODS  
 BOTANICAL NAME: BUXUS  
 QUANTITY PROPOSED: 75  
 PLANTING SIZE: #3 POT  
 PLANTING SPACING: 600mm O.C.

-  HATCHED AREA INDICATES STAMPED CONCRETE
-  HATCHED AREA INDICATES SOD OR DROUGHT RESISTANT GRASS
-  HATCHED AREA INDICATES DESERT PLANTING BED



BOXWOODS - BUXUS

THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE BCBC 2024

SHEET NO. : A - 1.2	REVISION :
DATE : APR. 2026	SCALE : 1/1" = 1'-0"
PROJECT NO. :	

CLIENT :	
PROJECT :	3983 200A STREET, LANGLEY
CONTENT :	LANDSCAPE PLAN

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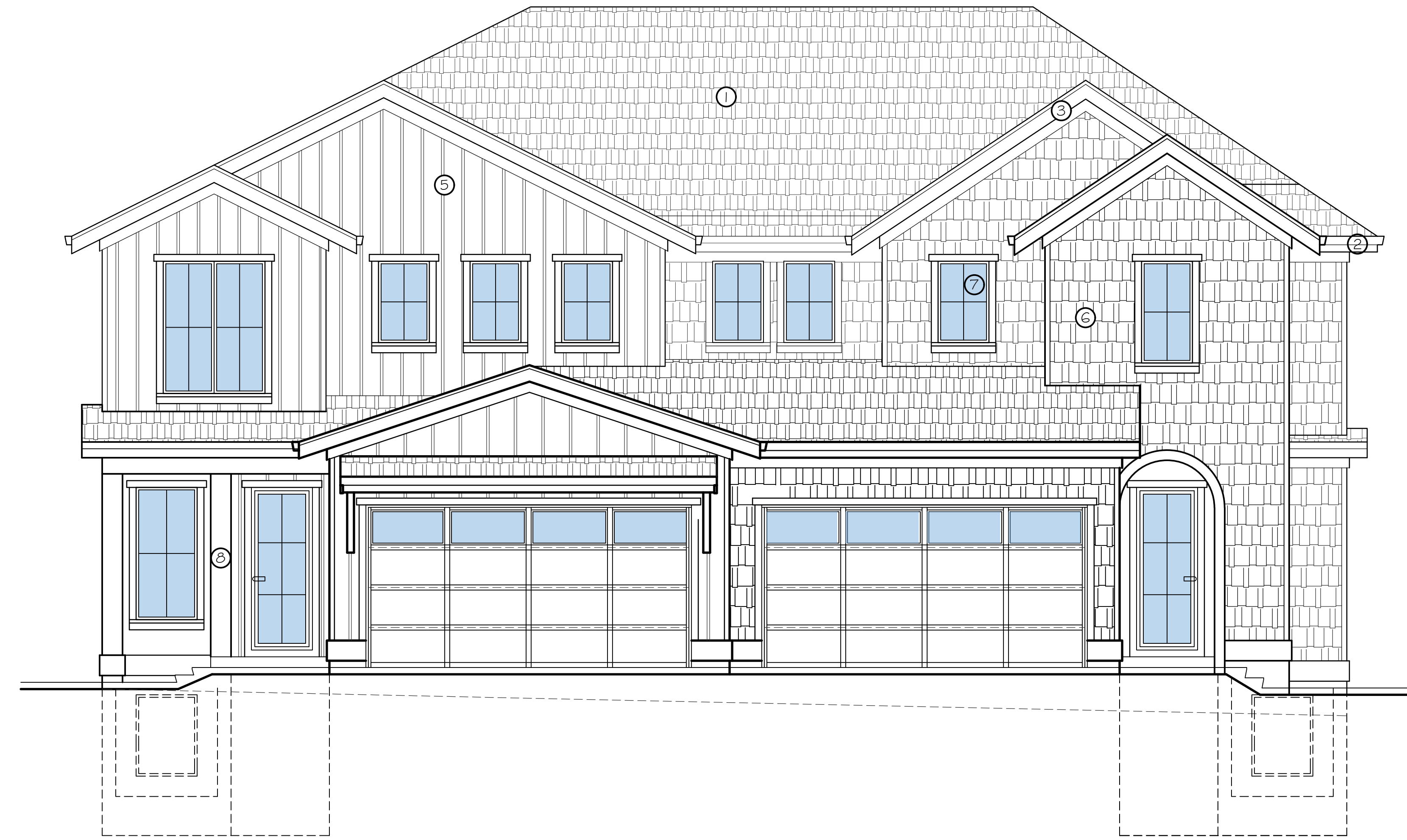
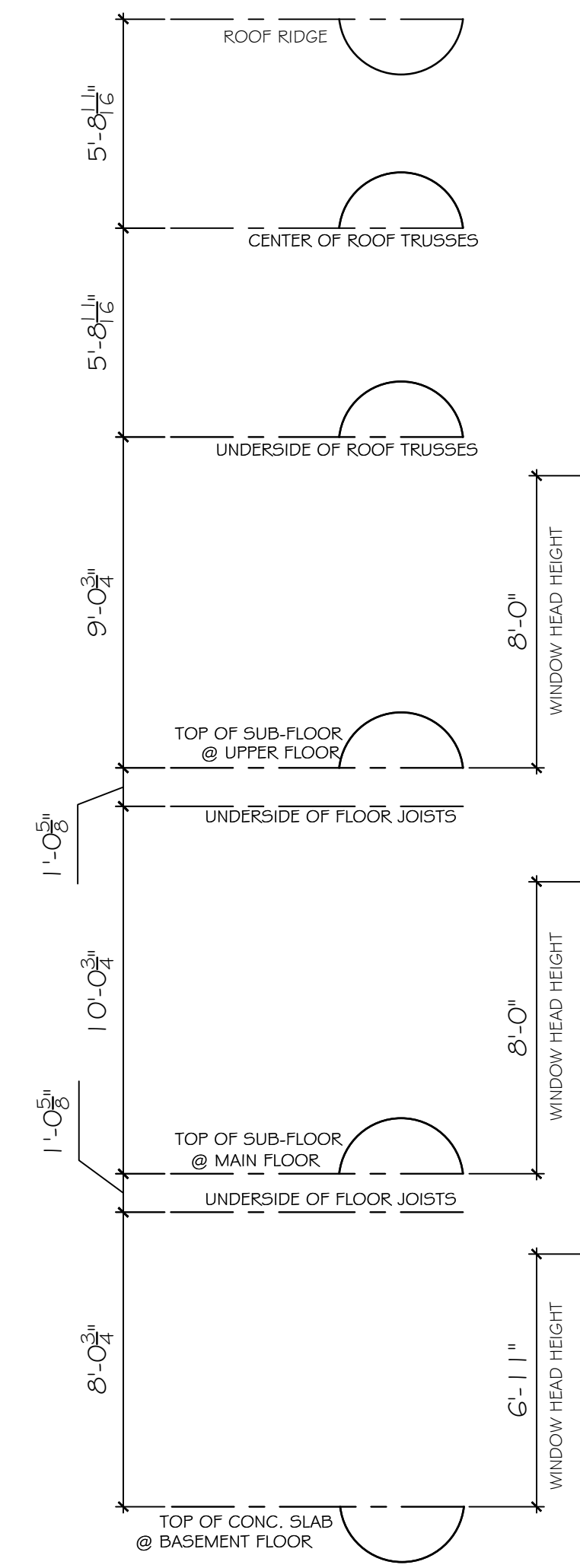




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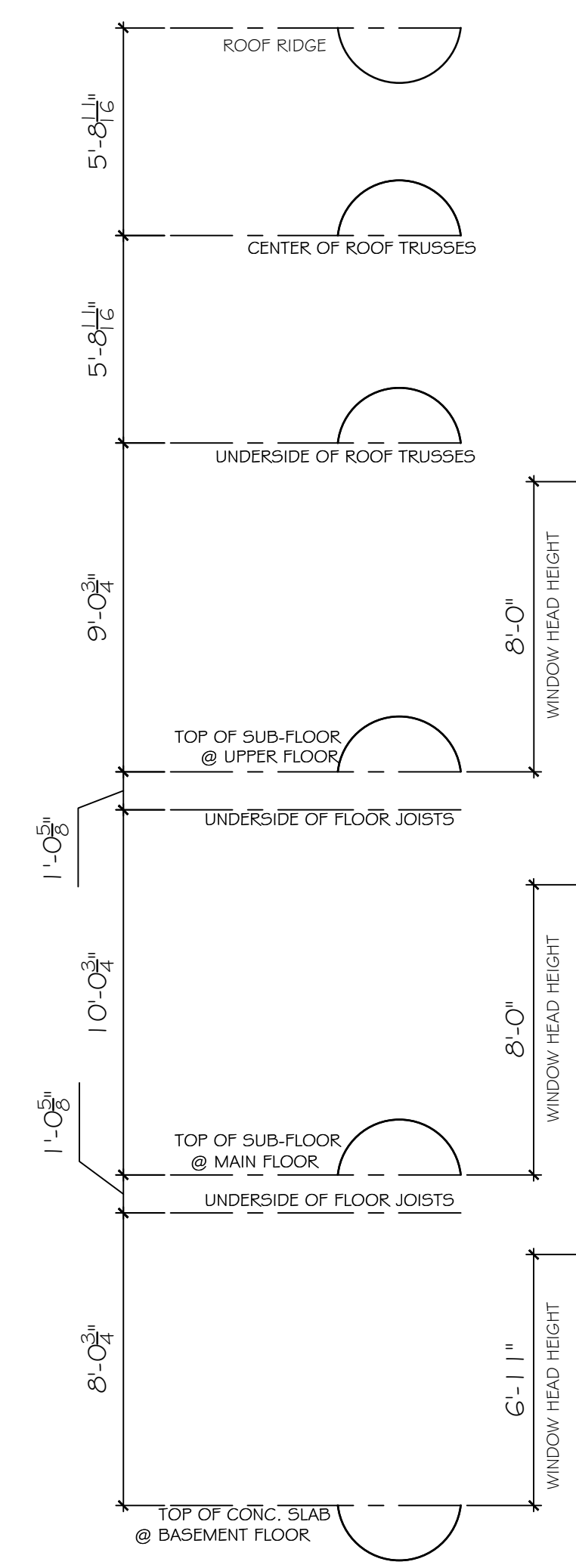
SCHEDULE OF FINISHES

- ① LAMINATED FIBERGLASS ASPHALT SHINGLES
- ② PREFINISHED ALUMINUM FASCIA GUTTER 2 X 8 FASCIA BOARD
- ③ 1X4 ON 2X10 GABLE BARGE BOARD
- ④ 2X12 WOOD TRIM
- ⑤ VERTICAL, "HARDIE-PANEL" BOARD & BATTEN
- ⑥ HARDIE SIDING
- ⑦ VINYL FRAMED WINDOWS
- ⑧ WOOD COLUMN



FRONT ELEVATION - EAST

NOTE: SPATIAL SEPARATION CALCULATION NOT REQUIRED



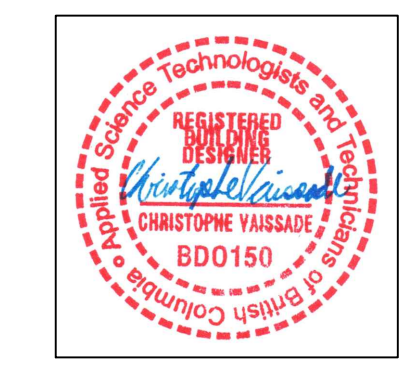
REAR ELEVATION - WEST

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PROJECT :	ELEVATIONS

DATE :	APR. 2026
SCALE :	1/4" = 1'-0"
PROJECT No. :	
SHEET No. :	A - 3.1
REVISION :	

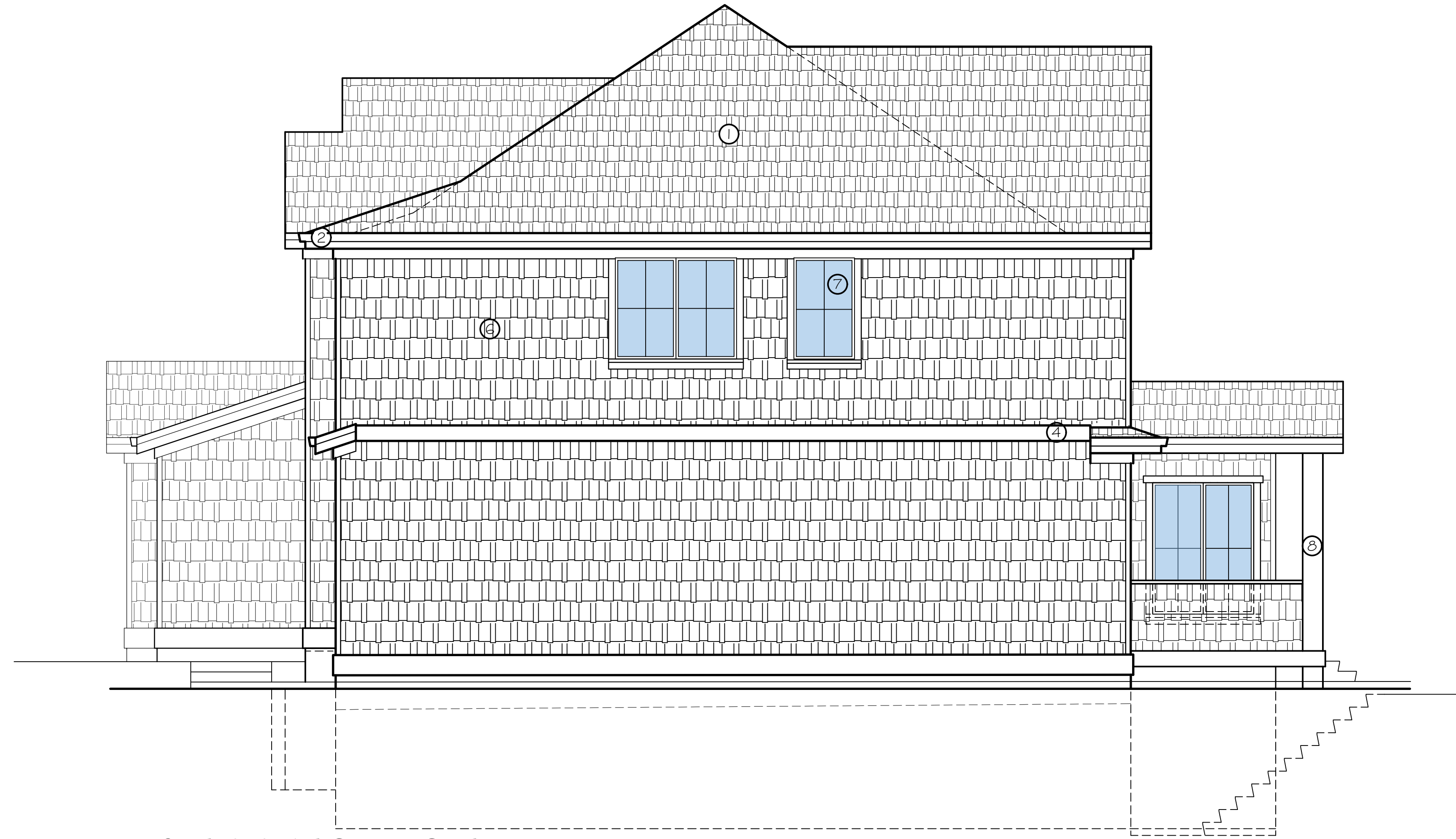
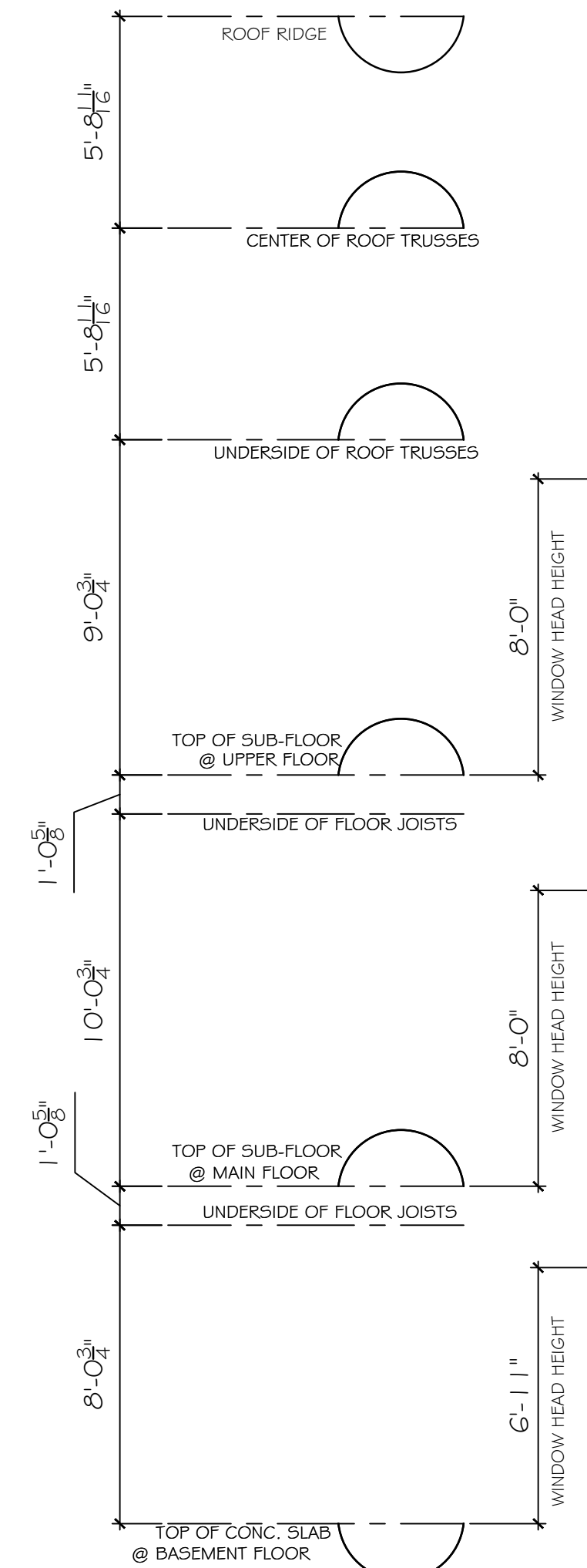




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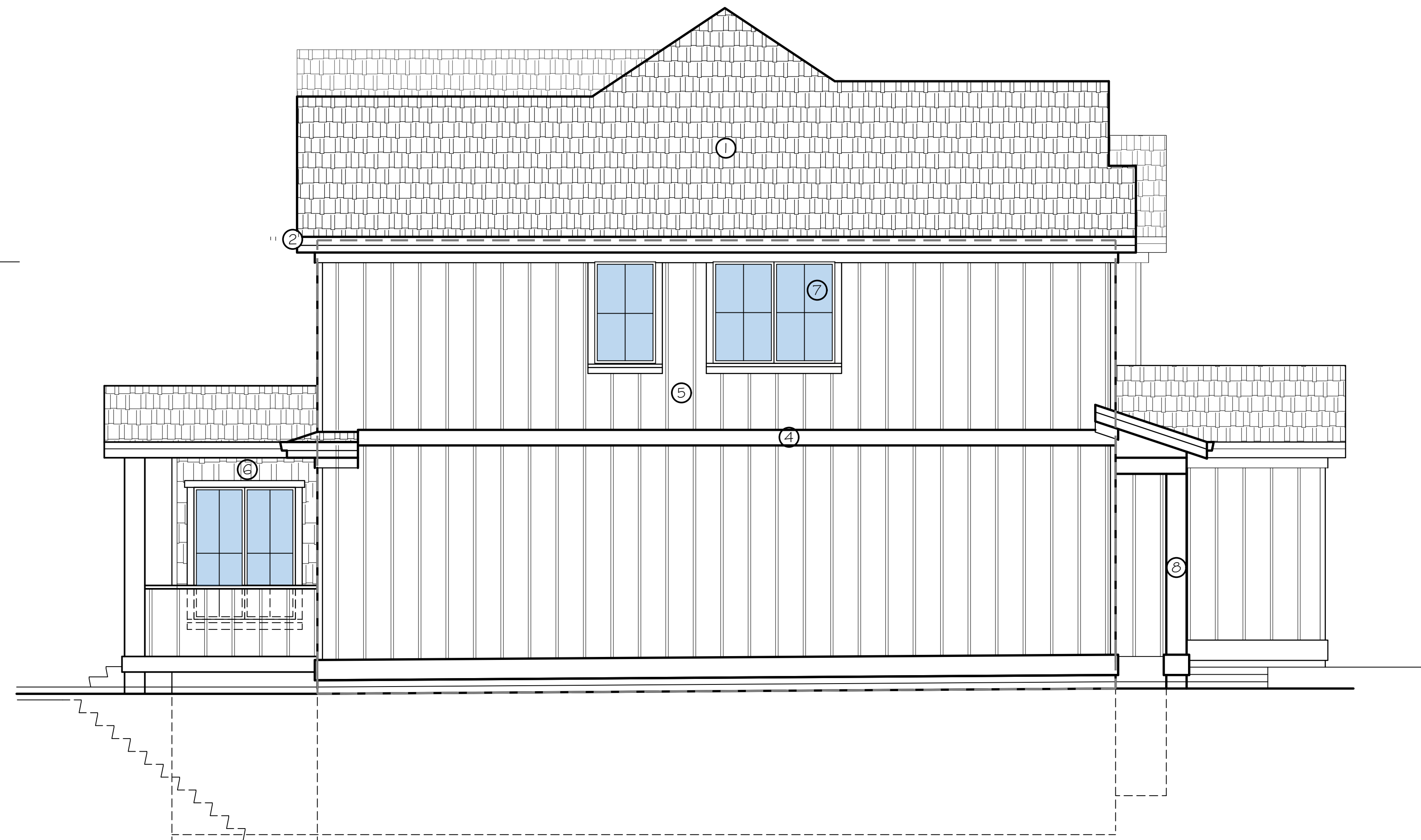
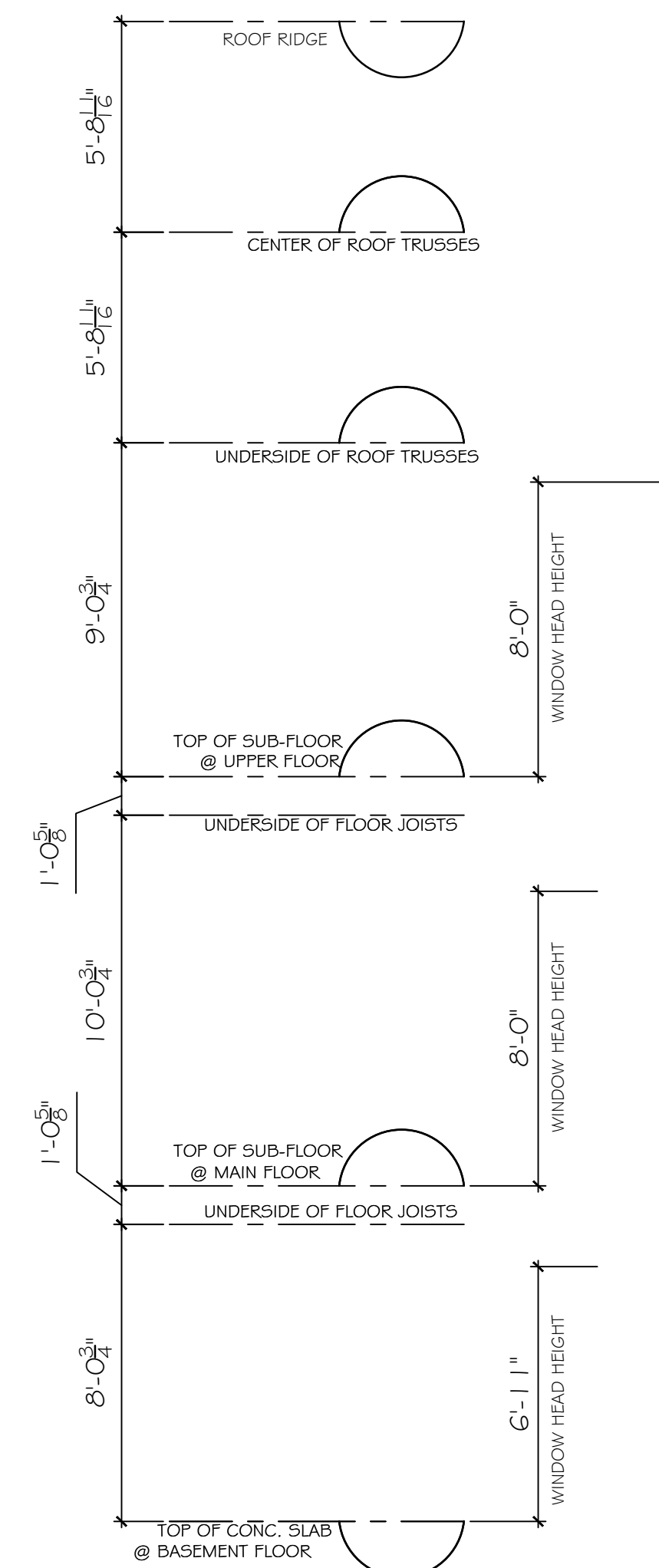
SCHEDULE OF FINISHES

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- ② PREFINISHED ALUMINUM FASCIA GUTTER  
2 X 8 FASCIA BOARD
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- ④ 2X12 WOOD TRIM
- ⑤ VERTICAL, "HARDIE-PANEL" BOARD & BATTEN
- ⑥ HARDIE SIDING
- ⑦ VINYL FRAMED WINDOWS
- ⑧ WOOD COLUMN



**RIGHT ELEVATION - NORTH**

NOTE: SPATIAL SEPARATION CALCULATION NOT REQUIRED



**LEFT ELEVATION - SOUTH**

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CONTENT :	ELEVATIONS

DATE :	APR. 2026
SCALE :	1/4" = 1'-0"
PROJECT No. :	
SHEET No. :	A - 3.2
REVISION :	

