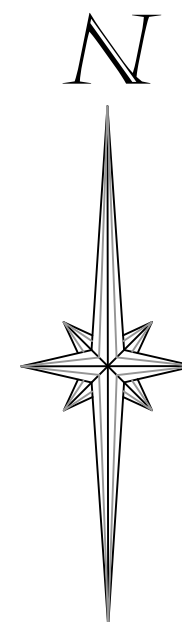


S I T E P L A N



SCALE: 1/8"=1'-0" [1:96]

DATA (NOTES: ALL EXIST. & PROP. ELEV'S. ARE IN METRES)

SITE AREA AND ZONING:

LOT AREA: 5,999.80 SQ.FT. [557.4M²)
ZONING: RM1 MULTIPLE RESIDENTIAL LOW DENSITY

LEGAL DESCRIPTION:

LOT 191, SECTION 3, TOWNSHIP 8, N.W.D. PLAN 50766

CIVIC ADDRESS:
19907-53 AVENUE, LANGLEY, B.C., CANADA V3A 6T3

PRINCIPAL STRUCTURE F.S.R.:

MAX. ALLOWABLE F.S.R. FLOOR SPACE RATIO:

THE ALLOWABLE F.S.R. IS TO BE DETERMINED BY THE MAX. PERMITTED SITE COVERAGE OF 35% OF THE LOT AREA.
[557.40M²) * 0.35 = 2,099.93 SQ.FT. [195.09M²)

(TOTAL PROPOSED SITE COVERAGE) [UNIT-1: 1,972.84 SQ.FT.]

- SUBTRACT (TOTAL ALLOWABLE SITE COVERAGE) [UNIT-2: 2,099.93 SQ.FT.] = 127.09 SQ.FT. UNDER

MAX. PROPOSED F.S.R. FLOOR SPACE RATIO:

BASEMENT: 986.42 SQ.FT. (UNIT-1) & 986.42 SQ.FT. (UNIT-2) = 1,972.84 SQ.FT.

MAIN FLOOR: 986.42 SQ.FT. (UNIT-1) & 986.42 SQ.FT. (UNIT-2) = 1,972.84 SQ.FT.

UPPER FLOOR: 986.42 SQ.FT. (UNIT-1) & 986.42 SQ.FT. (UNIT-2) = 1,934.84 SQ.FT.

(TOTAL MAIN/UPPER F.S.R.) [UNIT-1: 1,934.84 SQ.FT.] & [UNIT-2: 1,934.84 SQ.FT.] = 3,869.68 SQ.FT.

MAX. PERMITTED & PROPOSED SITE COVERAGE:

SITE COVERAGE PERMITTED: 35% = 2,099.93 SQ.FT. [195.09M²)

SITE COVERAGE PROPOSED: 33% = 1,976.00 SQ.FT. [183.58M²)

LOT 57 SETBACKS:

SOUTH | RIGHT: 14'-9-1/8" [4.50] | NORTH | LEFT: 9'-10-1/8" [3.00]

WEST | FRONT: 24'-7-1/4" [7.50] | EAST | REAR: 24'-7-1/4" [7.50]

MAX. PERMITTED & PROPOSED PRINCIPAL STRUCTURE HEIGHT:

PERMITTED PRINCIPAL STRUCTURE HEIGHT (MID-ROOF) = 29'-6-3/8" [9.00]

PROPOSED PRINCIPAL STRUCTURE HEIGHT (MID-ROOF) = 25'-6-7/8" [7.79]

MAX. PERMITTED & PROPOSED DECK AREA:

PERMITTED DECK AREA (PORCH/VERANDA) = 00.00 SQ.FT. [0.00M²)

PROPOSED DECK AREA (PORCH/VERANDA) = 61.87 SQ.FT. [5.75M²)

IMPERMEABILITY CALC:

PRINCIPAL STRUCTURE = 2,101.37 SQ.FT.

FRONT-REAR YARD STAIRS/PORCH = 190.85 SQ.FT.

CONC. SUNKEN WELL = 183.81 SQ.FT.

PAVED DRIVEWAY = 513.55 SQ.FT.

TENANT PARKING = 177.61 SQ.FT.

CONC. WALKWAYS = 642.98 SQ.FT.

TOTAL IMPERMEABILITY AMOUNT = 3,810.16 SQ.FT.

DIVIDED BY LOT AREA (6,458.35 SQ.FT. [600.00M²)

IMPERMEABILITY PERCENTAGE = 0.589958101 or 59%

PERMEABILITY CALC:

IMPERMEABILITY AMOUNT = 3,810.16 SQ.FT.

SUBTRACT LOT AREA (6,458.35 SQ.FT. [600.00M²)

TOTAL PERMEABILITY AMOUNT = 2,648.19 SQ.FT.

DIVIDED BY LOT AREA (6,458.35 SQ.FT. [600.00M²)

PERMEABILITY PERCENTAGE = 0.410041899 or 41%

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C.B.C. 2018

LEGEND :

DT Denotes deciduous tree

STP Denotes stump of tree

CT Denotes coniferous tree

Denotes spot elevation

LS Denotes lamp stand

WV Denotes water valve

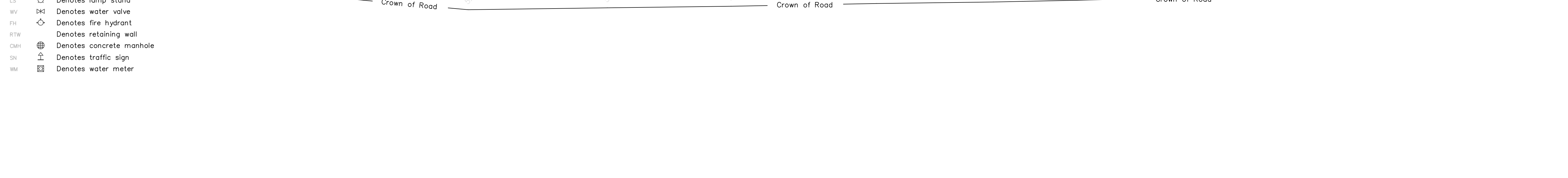
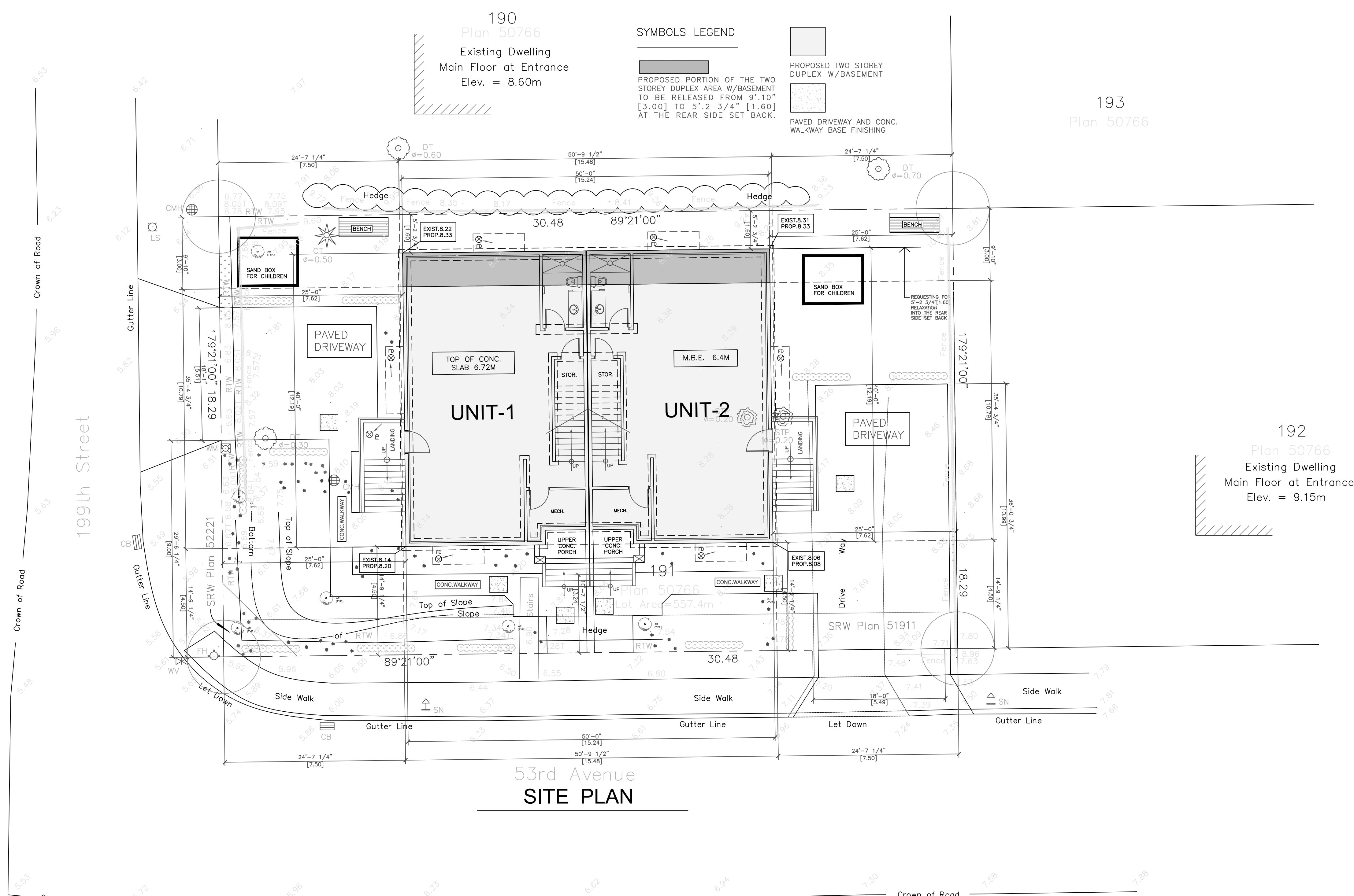
FH Denotes fire hydrant

RTW Denotes retaining wall

CMH Denotes concrete manhole

SN Denotes traffic sign

WM Denotes water meter







REV.	REVISION DATE
0	
REMARKS	
INTERNATIONAL DESIGN & PLANNING CONSULTANTS GREATER VANCOUVER, B.C. CANADA TEL: 604-364-1258 luisrossanacruz@mella.com https://www.andesurdevelopment.com/	
DRAWING NAME	
19907-53 AVENUE, LANGLEY, B.C., CANADA V3A 6T3 SITE PLAN RESIDENTIAL DEVELOPMENT	
PROJECT NAME	
MR. AMANDEEP SEKHON RES.	
DESIGNED BY	LUIS CRUZ
DRAWN BY	LJRCM/LC
SUBMISSION DATE	29 JUNE 2022
SCALE	1/8"=1'-0" [1:96]
START DATE, DRAWING & SET No.	REV. #
21-02-22- 811007 / 1 OF 15	0




FILE NAME: MR. AMANDEEP SEKHON RESIDENTIAL PROJECT DEVELOPMENT

REV.	REVISION DATE
0	
REMARKS	
<p>LUIS CRUZ & ASSOCIATES LTD.</p>  <p>A Division Of Andesur Development Corporation</p> <p>INTERNATIONAL DESIGN & PLANNING CONSULTANTS GREATER VANCOUVER, B.C. CANADA TEL: 604-364-1258 luisrossanacruz@mca.com https://www.andesurdevelopment.com/</p>	
DRAWING NAME	
19907-53 AVENUE, LANGLEY, B.C., CANADA V3A 6T3	
BASEMENT FLOOR PLAN	
RESIDENTIAL DEVELOPMENT	
PROJECT NAME	
MR. AMANDEEP SINGH SEKHON RES.	
DESIGNED BY	LUIS CRUZ
DRAWN BY	LJRCM/LC
SUBMISSION DATE	29 JUNE 2022
SCALE	1/4"=1'-0"
START DATE, DRAWING & SET No.	REV. #
16-01-22- 811007 / 4 OF 15	0

UNIT-1 UNIT-2

SYMBOL LEGEND

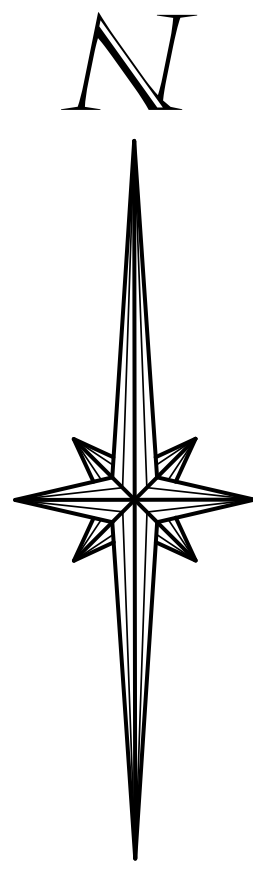
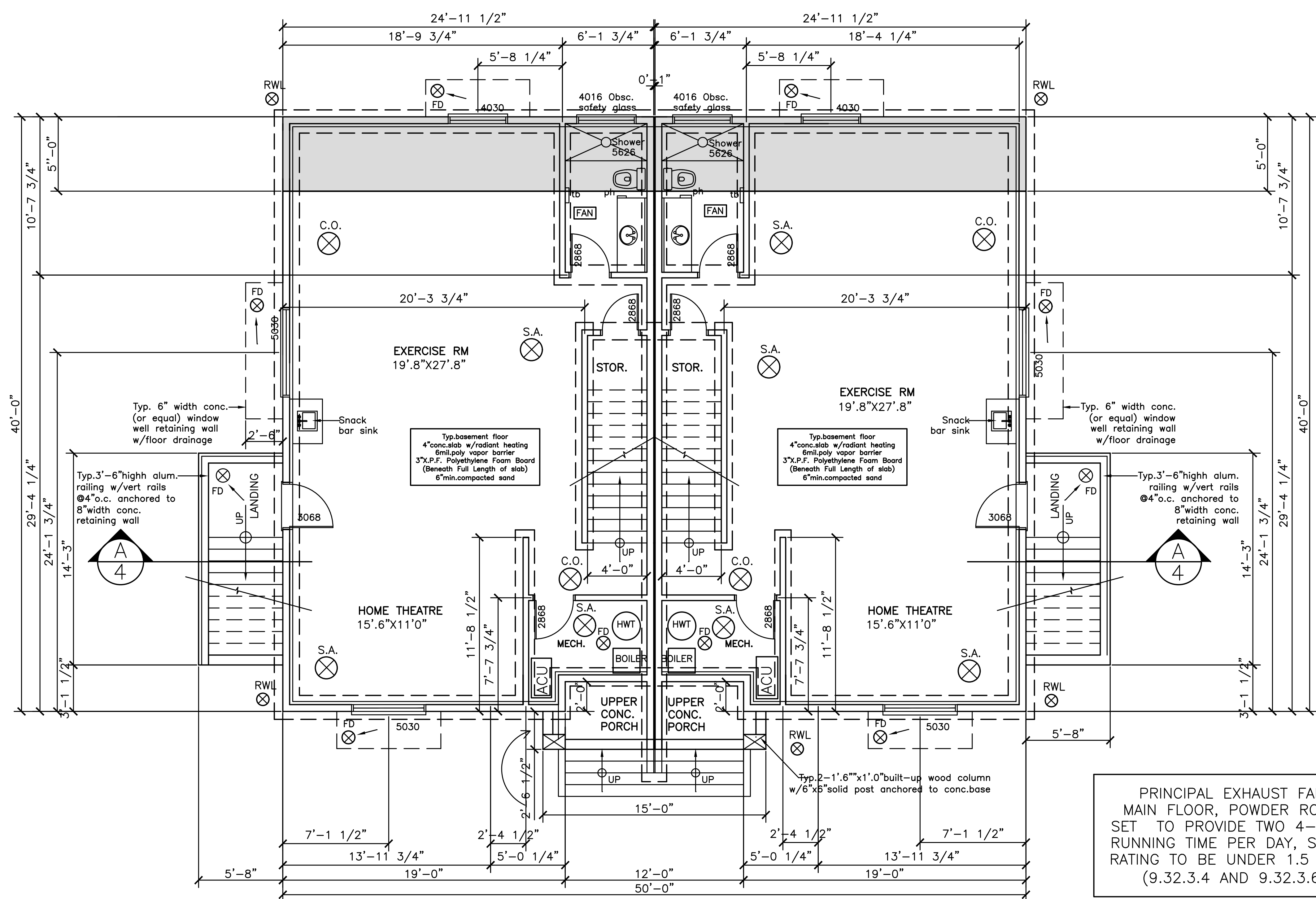
-  C.O. CARBON MONOXIDE DEVICE
-  FD FLOOR DRAIN
-  RWL RAIN WATER LEADER
-  S.A. SMOKE ALARM

-  Fire rated wood frame wall.
-  Typ. Window well w/drainage (min.30" clearance in front of window for egress)
-  Typ. flat torch down roof w/water proof material over 5/8" plywood sheathing over 2"-12" T.J. roof joists @16" o.c. w/roof drainage

- ### CONC.FDN WALLS & FTG.NOTES
- TYP. 8" INT.& EXT. CONC. FDN WALLS ON 18"x8" STRIP FTG. MIN. 16" BELOW GRADE.

- ### PLBG.WALL NOTES
- ALL WALL W/ TOILET TO BE 2"x6" TO ALLOW PLUMBING INSTALLATION.


- ### NOTES:
- all walls with toilet to be 2"x6" for plumbing allowance



PRINCIPAL EXHAUST FAN: MAIN FLOOR, POWDER ROOM, SET TO PROVIDE TWO 4-HOUR RUNNING TIME PER DAY, SOUND RATING TO BE UNDER 1.5 SONE (9.32.3.4 AND 9.32.3.6)

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018

SYMBOL LEGEND

 PROPOSED PORTION OF THE TWO STOREY DUPLEX AREA W/BASEMENT TO BE RELEASED FROM 9'.10" [3.00] TO 5'.2 3/4" [1.60] AT THE REAR SIDE SET BACK.

BASEMENT FLOOR PLAN

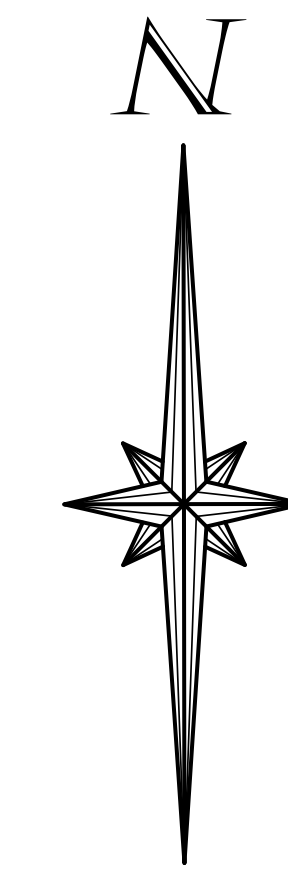
SCALE: 1/4"=1'-0"
TOTAL UNIT-1 FLOOR AREA = 986.42 SQ.FT.
ALLOWABLE 35%=2,100.0 SQ.FT. FOR UNITS 1-2

TOTAL UNIT-2 FLOOR AREA = 986.42 SQ.FT.
PROPOSED 33%=1,972.84 SQ.FT. [183.30M2] FOR UNITS 1-2

FILE NAME: MR. AMANDEEP SINGH SEKHON RESIDENTIAL PROJECT DEVELOPMENT

UNIT-1

UNIT-2



SYMBOL LEGEND

- C.O. CARBON MONOXIDE DEVICE
- FLOOR DRAIN
- RAIN WATER LEADER
- SMOKE ALARM

Fire rated wood frame wall.

Typ. Window well w/drainage (min.30" clearance in front of window for egress)

Typ.flat torch down roof w/water proof material over 3/8" plywood sheathing over 2"-12" T.J. roof joists @ 16" o.c. w/roof drainage

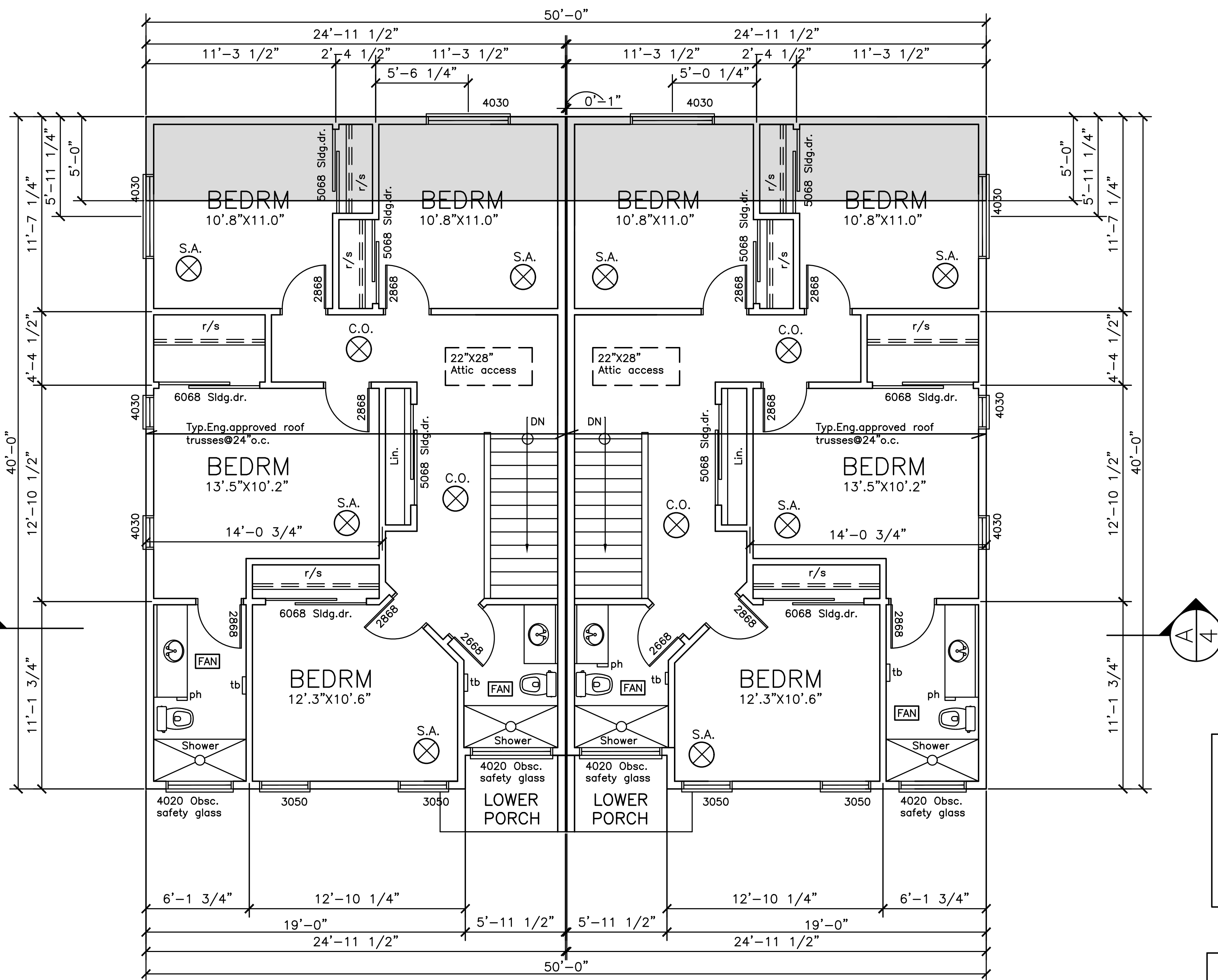
CONC.FDN WALLS & FTG.NOTES

TYP. 8" INT.& EXT. CONC. FDN WALLS ON 18"x8" STRIP FTG. MIN. 16" BELLOW GRADE.

PLBG.WALL NOTES

ALL WALL W/ TOILET TO BE 2"x6" TO ALLOW PLUMBING INSTALLATION.

NOTES:
all walls with toilet to be 2"x6" for plumbing allowance



THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018

PRINCIPAL EXHAUST FAN: MAIN FLOOR, POWDER ROOM, SET TO PROVIDE TWO 4-HOUR RUNNING TIME PER DAY, SOUND RATING TO BE UNDER 1.5 SONE (9.32.3.4 AND 9.32.3.6)

SYMBOL LEGEND
 PROPOSED PORTION OF THE TWO STOREY DUPLEX AREA W/BASEMENT TO BE RELEASED FROM 9'.10" [3.00] TO 5'.2 3/4" [1.60] AT THE REAR SIDE SET BACK.

SECOND FLOOR PLAN

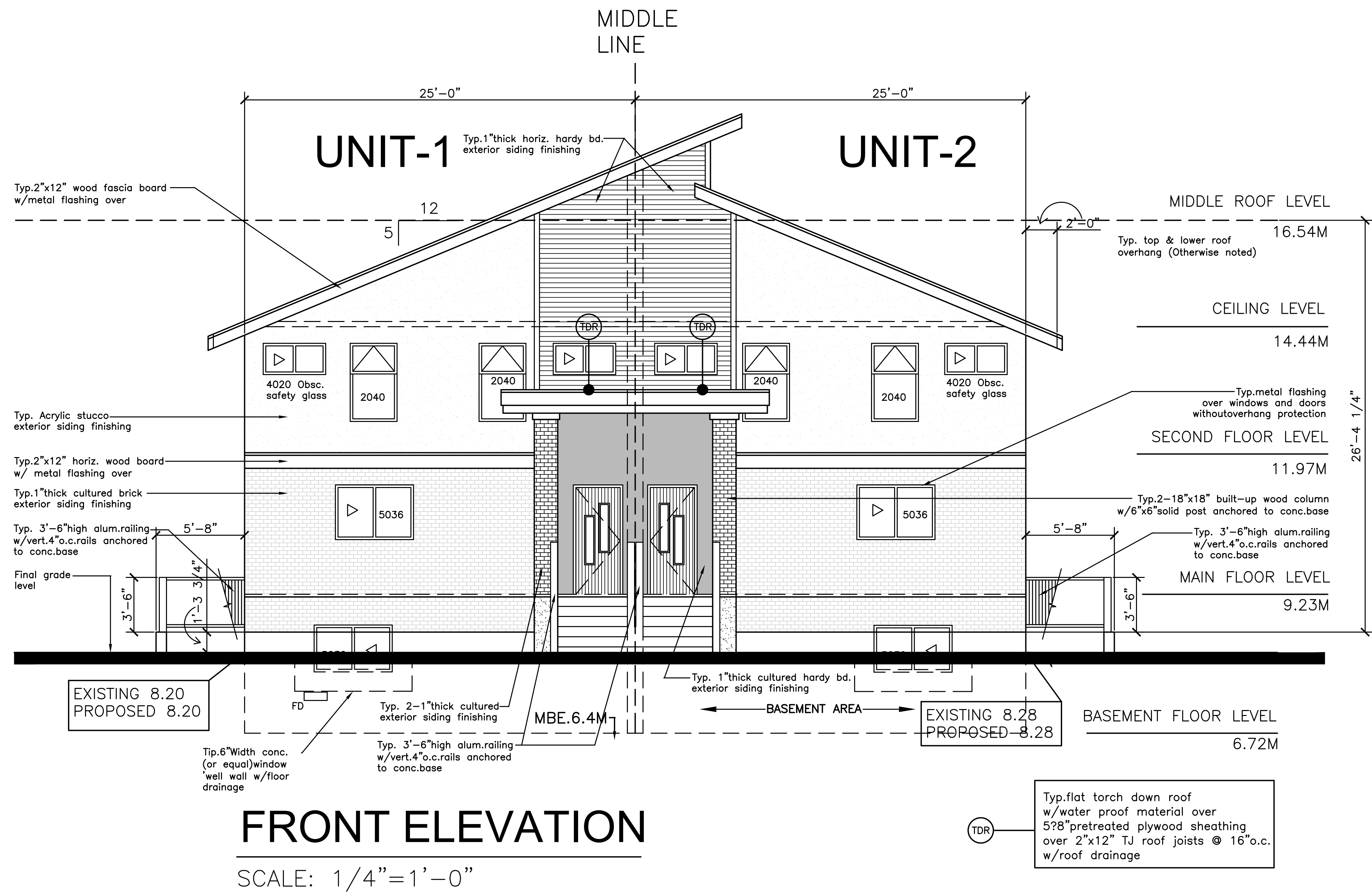
SCALE: 1/4" = 1'-0"

(UNIT-1) GROSS FLOOR AREA = 986.42 SQ.FT.
 (UNIT-1) LESS UPPER FLOOR STAIRCASE=38.00 SQ.FT.
 (UNIT-1) TOTAL FLOOR AREA PROP.=948.42 SQ.FT.

(UNIT-2) GROSS FLOOR AREA = 986.42 SQ.FT.
 (UNIT-2) LESS UPPER FLOOR STAIRCASE=38.00 SQ.FT.
 (UNIT-2) TOTAL FLOOR AREA PROP.=948.42 SQ.FT.

(UNIT 1-2) GROSS FLOOR AREA = 1,972.84 SQ.FT. [183.30M2]

REV.	REVISION DATE
0	
REMARKS	
INTERNATIONAL DESIGN & PLANNING CONSULTANTS GREATER VANCOUVER, B.C. CANADA TEL: 604-364-1258 luisrossanacruz@mella.com https://www.andesurdevelopment.com/	
DRAWING NAME	
19907-53 AVENUE, LANGLEY, B.C., CANADA V3A 6T3 SECOND FLOOR PLAN RESIDENTIAL DEVELOPMENT	
PROJECT NAME	
MR. AMANDEEP SINGH SEKHON RES.	
DESIGNED BY	LUIS CRUZ
DRAWN BY	LJRCM/LC
SUBMISSION DATE	29 JUNE 2022
SCALE	1/4" = 1'-0"
START DATE, DRAWING & SET No.	REV. #
21-02-22- 811007 / 6 OF 15	0



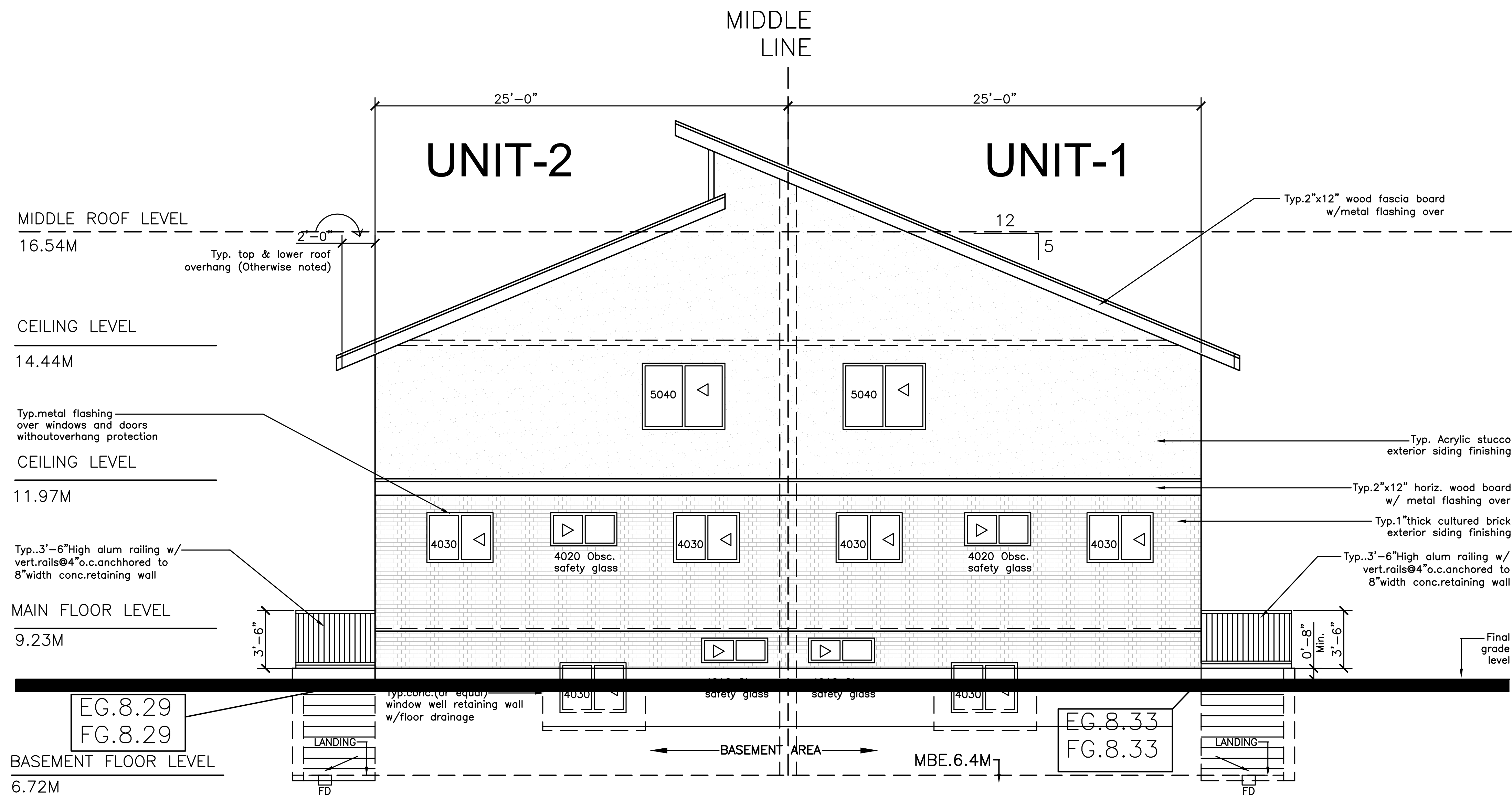
FRONT ELEVATION

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

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018

REV.	REVISION DATE
0	
REMARKS	
<p>LUIS CRUZ & ASSOCIATES LTD.</p>  <p>A Division Of Andesur Development Corporation</p>	
<p>INTERNATIONAL DESIGN & PLANNING CONSULTANTS GREATER VANCOUVER, B.C. CANADA TEL: 604-364-1258 luisrossanocruzme@me.com https://www.andesurdevelopment.com/</p>	
DRAWING NAME	
19907-53 AVENUE, LANGLEY, B.C., CANADA V3A 6T3	
FRONT ELEVATION PLAN	
RESIDENTIAL DEVELOPMENT	
PROJECT NAME	
MR. AMANDEEP SINGH SEKHON RES.	
DESIGNED BY	LUIS CRUZ
DRAWN BY	LJRCM/LC
SUBMISSION DATE	29 JUNE 2022
SCALE	1/4" = 1'-0"
START DATE, DRAWING & SET No.	REV. #
30-03-22- 811007 / 7 OF 15	0

FILE NAME: MR. AMANDEEP SINGH SEKHON RESIDENTIAL PROJECT DEVELOPMENT



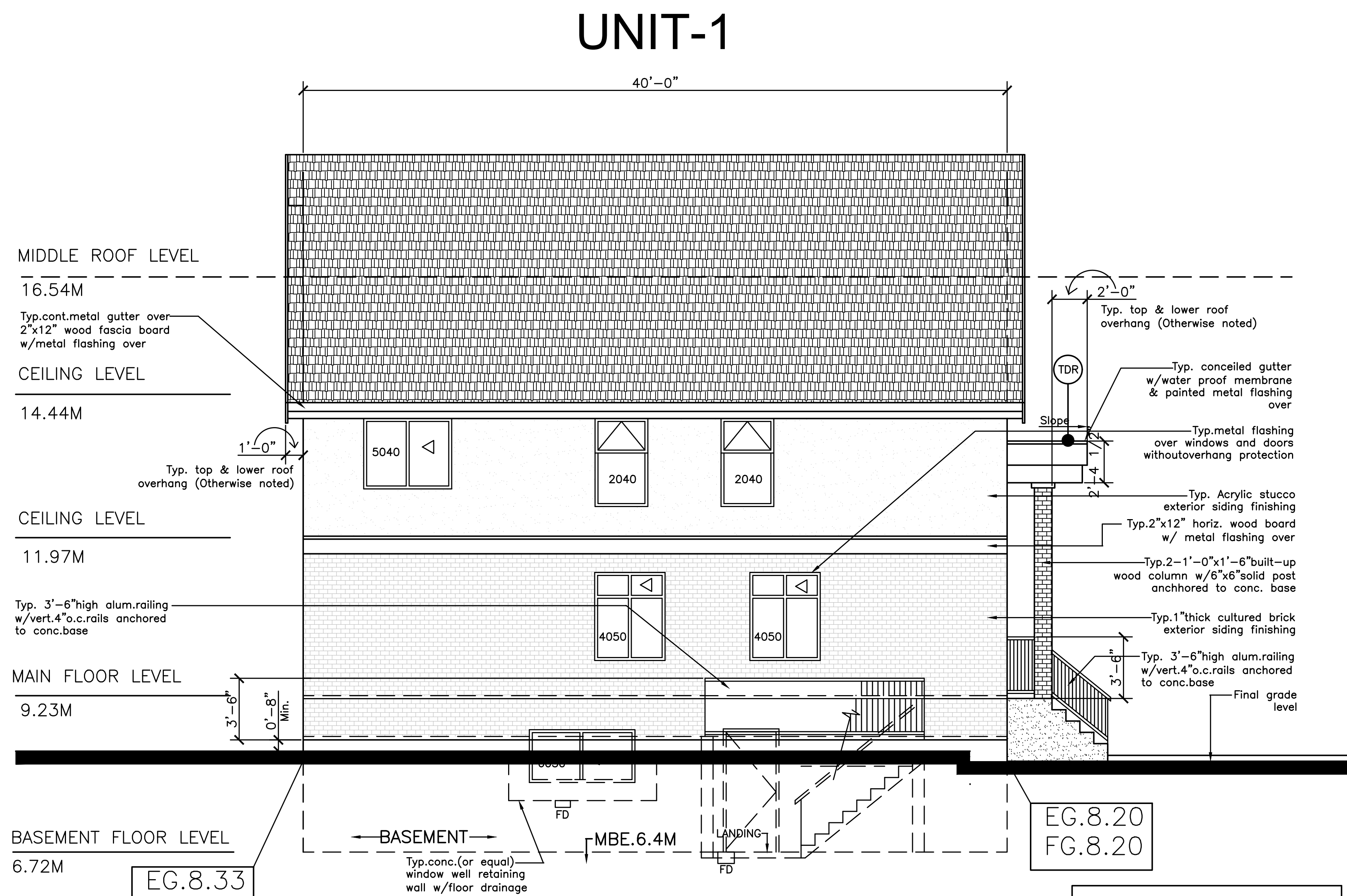
REAR ELEVATION

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

THESE PLANS CONFORM TO REQUIREMENTS
IN THE B.C. BUILDING CODE 2018

REV.	REVISION DATE
0	
REMARKS	
<p>LUIS CRUZ & ASSOCIATES LTD.</p>  <p>A Division Of Andesur Development Corporation</p>	
<p>INTERNATIONAL DESIGN & PLANNING CONSULTANTS GREATER VANCOUVER, B.C. CANADA TEL: 604-364-1258 luisrossanacruz@mella.me.com https://www.andesurdevelopment.com/</p>	
<p>DRAWING NAME</p> <p>19907-53 AVENUE, LANGLEY, B.C., CANADA V3A 6T3</p> <p>REAR ELEVATION PLAN RESIDENTIAL DEVELOPMENT</p>	
<p>PROJECT NAME</p> <p>MR. AMANDEEP SINGH SEKHON RES.</p>	
DESIGNED BY	LUIS CRUZ
DRAWN BY	LJRCM/LC
SUBMISSION DATE	29 JUNE 2022
SCALE	1/4" = 1'-0"
START DATE, DRAWING & SET No.	REV. #
21-02-22- 81007 / 10 OF 15	0

FILE NAME: MR. AMANDEEP SINGH SEKHON RESIDENTIAL PROJECT DEVELOPMENT



LEFT ELEVATION

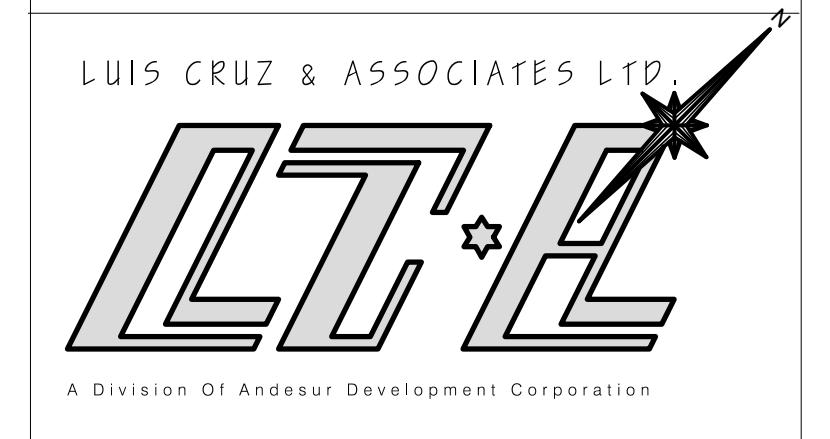
SCALE: 1/4" = 1'-0"

REV.	REVISION DATE
0	
REMARKS	
<p>LUIS CRUZ & ASSOCIATES LTD.</p>  <p>A Division Of Andesur Development Corporation</p> <p>INTERNATIONAL DESIGN & PLANNING CONSULTANTS GREATER VANCOUVER, B.C. CANADA TEL: 604-364-1258 luisrossanocruzme@me.com https://www.andesurdevelopment.com/</p> <p>DRAWING NAME 19907-53 AVENUE, LANGLEY, B.C., CANADA V3A 6T3</p> <p>LEFT ELEVATION PLAN RESIDENTIAL DEVELOPMENT</p> <p>PROJECT NAME MR. AMANDEEP SINGH SEKHON RES.</p>	
DESIGNED BY	LUIS CRUZ
DRAWN BY	LJRCM/LC
SUBMISSION DATE	29 JUNE 2022
SCALE	1/4" = 1'-0"
START DATE, DRAWING & SET No.	REV. #
21-02-22- 811007 / 8 OF 15	0

FILE NAME: MR. AMANDEEP SINGH SEKHON RESIDENTIAL PROJECT DEVELOPMENT

REV.	REVISION DATE
0	

REMARKS



INTERNATIONAL
DESIGN & PLANNING
CONSULTANTS
GREATER VANCOUVER,
B.C. CANADA
TEL: 604-364-1258
luisrossanacruzsmella@me.com
<https://www.andesurdevelopment.com/>

DRAWING NAME
19907-53 AVENUE, LANGLEY,
B.C., CANADA V3A 6T3

RIGHT ELEVATION PLAN
RESIDENTIAL DEVELOPMENT

PROJECT NAME

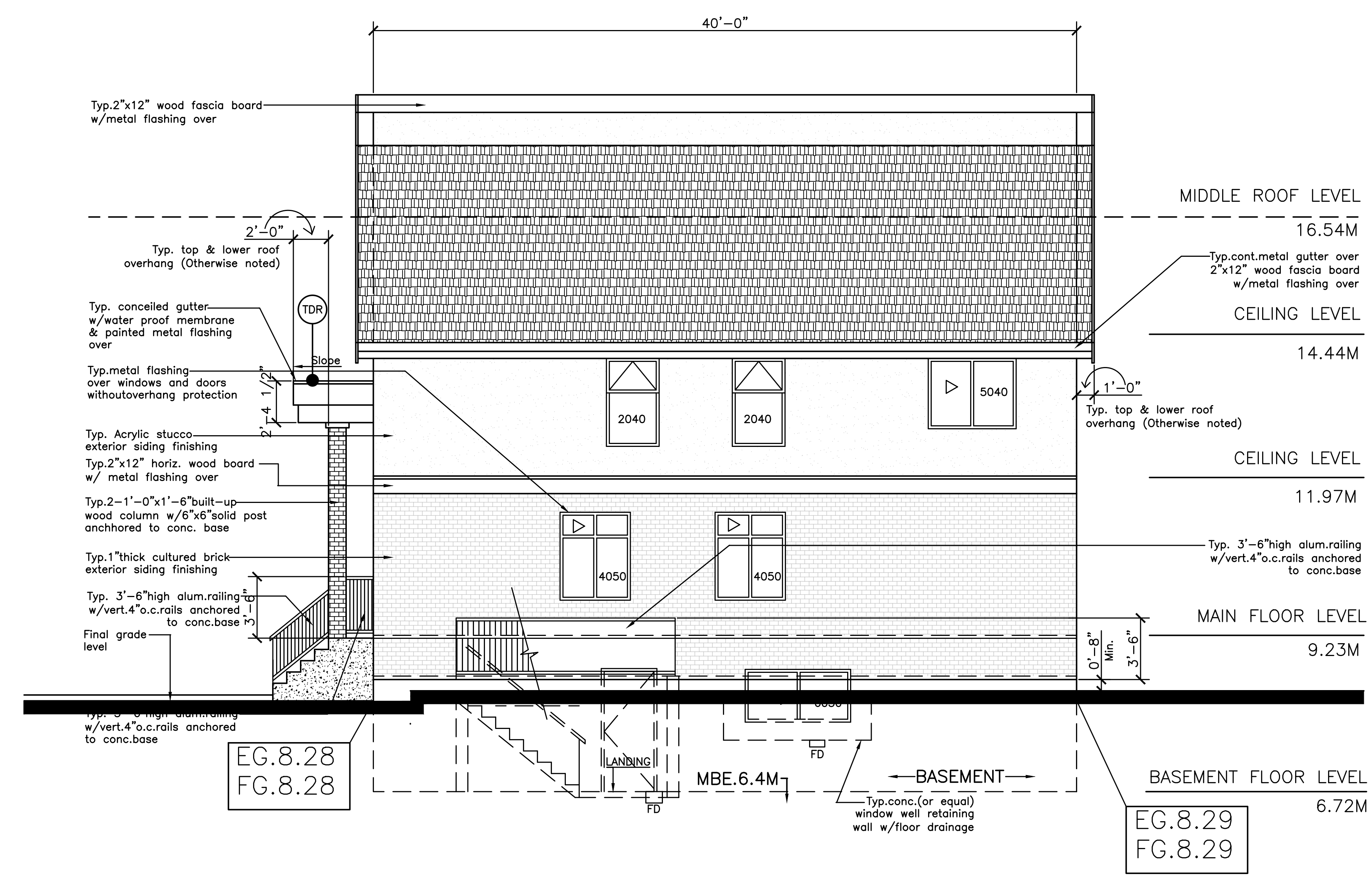
MR. AMANDEEP SINGH SEKHON RES.

DESIGNED BY	LUIS CRUZ
DRAWN BY	LJRCM/LC
SUBMISSION DATE	29 JUNE 2022
SCALE	1/4" = 1'-0"

START DATE, DRAWING & SET No.	REV. #
21-02-22- 811007 / 9 OF 15	0

FILE NAME: MR. AMANDEEP SINGH SEKHON RESIDENTIAL PROJECT DEVELOPMENT

UNIT-2



EG.8.28
FG.8.28

EG.8.29
FG.8.29

Typ. flat torch down roof
w/water proof material over
5/8" pretreated plywood sheathing
over 2"x12" TJ roof joists @ 16" o.c.
w/roof drainage

RIGHT ELEVATION

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

THESE PLANS CONFORM TO REQUIREMENTS
IN THE B.C. BUILDING CODE 2018