5665 WESTPORT ROAD, WEST VANCOUVER, BC

Multi-Family Dwelling Infill Issued for Rezoning & Development - February 24, 2021

Held Enterprises Inc. #129 - 1305 Welch Street North Vancouver, BC V7P 1B3 Contact: Greg Nielsen Email: gregn@gdnielsen.com Tel: 604.926.4211

Architect

Ankenman Marchand Architects 1645 West 5th Avenue Vancouver, BC V6J 1N5 Contact: Tim Ankenman Email: Tim@amarchitects.com Tel: 604.872.2595 Fax: 604.872.2505

Surveyor

Landscape #107 - 100 Park Royal South, West Vancouver, BC V7T 1A2 Contact: Bill Chapman Email: bill@chapmansurvey.com Tel: 604.926.7311 Fax: 604.926.6923 Durante Kreuk Ltd. 102 - 1637 W. 5th Avenue Vancouver, BC V6J 1N5 Contact: Stephen Vincent Email: stephen@dkl.bc.ca Tel: 604.684.4611

Durante Kreuk Ltd. 102 - 1637 W. 5th Avenue Vancouver, BC V6J 1N5 Contact: Florian Fisch Email: florian@dkl.bc.ca Tel: 604.684.4611

Creative Traffic Solutions Ltd. (CTS)
Unit 101A - 1952 Kingsway Avenue
Port Coquillam, BC V3C 6C2
Contact: Brent Dozzi
Email: bdozzi@cts-bc.com
Tel: 604.936.6190 Sartori Environmental 106 - 185 Forester Street, North Vancouver, BC V7H 0A6 Contact: Assunta McCullough Email: assunta@sartorienv.com Tel: 604.987.5588 Fax: 604.897.7740

Traffic

Energy Consultant



SHEET NUMBER	SHEET NAME
A001	COVER PAGE
A002	STATISTICS
A030	CONTEXT
A040	3D RENDERINGS
A041	3D RENDERINGS
A090	SHADOW ANALYSIS
A091	SHADOW ANALYSIS
A100	SURVEY
A101	SITE PLAN
A110	OVERALL FLOOR PLAN - LEVEL 1
A111	OVERALL FLOOR PLAN - LEVEL 2
A112	OVERALL FLOOR PLAN - LEVEL 3
A113	OVERALL FLOOR PLAN - ROOF LEVEL
A120	DETAILED FLOOR PLAN -DUPLEX 1
A121	DETAILED FLOOR PLAN - DUPLEX 1

SHEET NUMBER	SHEET NAME
A122	ELEVATIONS - DUPLEX 1
A123	ELEVATIONS - DUPLEX 1
A124	SECTIONS - DUPLEX 1
A130	DETAILED FLOOR PLAN - DUPLEX 2
A131	DETAILED FLOOR PLAN - DUPLEX 2
A132	ELEVATIONS - DUPLEX 2
A133	ELEVATIONS - DUPLEX 2
A134	SECTIONS - DUPLEX 2
A140	DETAILED FLOOR PLAN - DUPLEX 3
A141	DETAILED FLOOR PLAN - DUPLEX 3
A142	ELEVATIONS - DUPLEX 3
A143	ELEVATIONS - DUPLEX 3
A144	SECTIONS - DUPLEX 3
A150	DETAILED FLOOR PLAN - TRIPLEX
A151	DETAILED FLOOR PLAN - TRIPLEX
A152	ELEVATIONS - TRIPLEX

HEET NUMBER	SHEET NAME
A153	ELEVATIONS - TRIPLEX
A154	SECTIONS - TRIPLEX
A200	LIMITING DISTANCE - PLAN
A201	OPENINGS - DUPLEX 1
A202	OPENINGS - DUPLEX 2
A203	OPENINGS - DUPLEX 3
A204	OPENINGS - TRIPLEX
A205	DETAILED GRADE CALCULATIONS
A206	CONSTRUCTION ASSEMBLIES
A300	SITE SECTION
A301	SITE SECTION
A600	SITE BIRDSEYE VIEW
A800	AREA OVERLAYS - LEVEL 1
A801	AREA OVERLAYS - LEVEL 2
A802	AREA OVERLAYS - LEVEL 3

1928

5665 WESTPORT ROAD

COVER PAGE

WEST VANCOUVER, BC

Project Status: REZONING

_2021-02-24 Issued fo	r Rezoning
	REVISION
	KEVISION
No. Date	Description

Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Ankenman Marchand Architects. All rights reserved.

5665 WESTPORT ROAD, WEST VANCOUVER, BC

Multi-Family Dwelling Infill Issued for Rezoning & Development - February 24, 2021

STATISTICS:

Legal Description: DISTRICT LOT 1374, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 22883, P.I.D 016-136-098

Civic Address: 5665 Westport Road, West Vancouver, BC

Current Zoning: RS-10

Proposed Zoning:

Proposed Use:

(3 Duplex & triplex = 9 units)

Survey Information: Chapman Land Surveyors Ltd. B.C. Land Surveyors Dated: February 19, 2021

TOTAL SITE AREA: LOT 2 67,823 sq. ft. (6,301m2)

TOTAL FLOOR AREA:

Permitted FSR under existing zoning: 23,738 / 67,823 sf = 0.35

Proposed FSR: 3 Duplex & Triplex

= 18,202 SF (1,691m2)

DUPLEX 2

DUPLEX 2

DUPLEX 2

DUPLEX 2

DUPLEX 2

Total proposed FSR = 0.27 (18,202SF)

DEVELOPMENT DATA SUMMARY:

Permitted site coverage under existing zoning: 20,347 / 67,823 = 30%

Proposed site coverage

9,280 / 67,823 = 13.7%

Proposed site impermeability (front yard): 1353 SF (125.7m2) - 27%

HEIGHT: Proposed

33.43' (10.19m) Duplex 1 Duplex 2 Duplex 3 41.76' (12.73m) 25.56' (7.79m)

SETBACKS:

Required & proposed within:

Front yard Side yards 9.1m (29.86') 2.4m (7.87') 9.1m (29.86')

UNIT COUNTS:

2 x three bedroom units + lock-off unit (Rough-in for potential private elevators in

Duplex 2: 2 x three bedroom units + lock-off unit

Duplex 3:

3 x three bedroom units + 2 lock-off units

Total number of units = 9 Units + 6 lock-off

CAR PARKING:

Duplex 1 -Unit A: 2 stalls Unit B: 2 stalls

Unit A: 2 stalls

Unit A: 1 stalls

Unit A: 2 stalls Unit B: 2 stalls Unit C: 2 stalls
Total: 17 stalls (r

Visitor parking:

Note: One level 2 or higher Electric Vehicle charging as per

REFUSE / RECYCLING:

Private refuse & recycling provided and stored in each garage of principle dwellings. Lock-off units provided dedicated area outside their unit.

Area Sche	Area Schedule (FSR) PER BUILDING & LEVEL Name Unit # Level Area DUPLEX 1 A LEVEL 1 80.05 SF DUPLEX 1 A LEVEL 1 511.40 SF DUPLEX 1 A LEVEL 1 27.19 SF DUPLEX 1 A LEVEL 2 949.27 SF DUPLEX 1 A LEVEL 3 798.78 SF DUPLEX 1 B LEVEL 1 93.20 SF DUPLEX 1 B LEVEL 1 324.16 SF DUPLEX 1 B LEVEL 1 30.82 SF DUPLEX 1 B LEVEL 2 949.27 SF		
Name	Unit #	Level	Area
DUPLEX 1	Α	LEVEL 1	80.05 SF
DUPLEX 1	Α	LEVEL 1	511.40 SF
DUPLEX 1	Α	LEVEL 1	27.19 SF
DUPLEX 1	Α	LEVEL 2	949.27 SF
DUPLEX 1	Α	LEVEL 3	798.78 SF
DUPLEX 1	В	LEVEL 1	93.20 SF
DUPLEX 1	В	LEVEL 1	324.16 SF
DUPLEX 1	В	LEVEL 1	30.82 SF
DUPLEX 1	В	LEVEL 2	949.27 SF
DUPLEX 1	В	LEVEL 3	799.80 SF
DUPLEX 2	Α	LEVEL 1	431.50 SF
DUPLEX 2	Α	LEVEL 1	118.39 SF
DUPLEX 2	Α	LEVEL 2	944.77 SF

LEVEL 3

LEVEL 1

LEVEL 1

LEVEL 2

B LEVEL 3

В

792.38 SF

338.00 SF

130 06 SF

944.77 SF

792.38 SF

rianno	011111111	2010.	,
DUPLEX 3	Α	LEVEL 1	98.24 SF
DUPLEX 3	Α	LEVEL 2	851.87 SF
DUPLEX 3	Α	LEVEL 3	751.21 SF
DUPLEX 3	В	LEVEL 1	95.82 SF
DUPLEX 3	В	LEVEL 2	840.33 SF
DUPLEX 3	В	LEVEL 3	722.80 SF
TRIPLEX	Α	LEVEL 1	156.00 SF
TRIPLEX	Α	LEVEL 2	692.50 SF
TRIPLEX	Α	LEVEL 3	771.42 SF
TRIPLEX	В	LEVEL 1	333.33 SF
TRIPLEX	В	LEVEL 1	80.84 SF
TRIPLEX	В	LEVEL 2	868.60 SF
TRIPLEX	В	LEVEL 3	747.69 SF
TRIPLEX	С	LEVEL 1	338.00 SF
TRIPLEX	С	LEVEL 1	113.14 SF
TRIPLEX	С	LEVEL 2	910.02 SF
TRIPLEX	С	LEVEL 3	774.13 SF
Grand total			18202.14 SF

Area Schedule (FSR) PER BUILDING & LEVEL

Unit # Level

Name Unit # Area						
DUPLEX 1	Α	2366.70 SF				
DUPLEX 1	В	2197.24 SF				
DUPLEX 2	Α	2287.04 SF				
DUPLEX 2	В	2205.20 SF				
DUPLEX 3	Α	1701.32 SF				
DUPLEX 3	В	1658.95 SF				
·						
TRIPLEX	Α	1619.91 SF				
TRIPLEX	В	2030.47 SF				
TRIPLEX	С	2135.29 SF				
Grand total 18202.14 SF						



NORTH-WEST AERIAL VIEW OF SITE



SOUTH-EAST ELEVATION VIEW OF TRIPLEX

BC Eth

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

STATISTICS

Project Status REZONING

S	SUBMISSION
Date (YYYY-MM-DD)	Description
2021-02-24 Issued for	Rezoning
	REVISION
	INE VIOLON

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

Description

1928

WEST VANCOUVER, BC

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

As indicated

DWG. NO: A030









VIEW LOOKING NORTH ON WESTPORT ROAD



SOUTH-WEST ELEVATION VIEW FROM WESTPORT Rd.



5669 WESTPORT ROAD

VIEW LOOKING SOUTH ON WESTPORT ROAD



WEST ELEVATION VIEW OF DUPLEX 1 & 2



NORTH-WEST ELEVATION VIEW OF DUPLEX 1 & 2



SOUTH ELEVATION VIEW OF DUPLEX 2 & TRIPLEX

COMMUNAL AREA



EAST ELEVATION VIEW OF TRIPLEX AND DUPLEX 1

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

3D RENDERINGS

Project Status: REZONING

5	SUBMISSION
Date (YYYY-MM-DD)	Description
2021-02-24 Issued for	Rezoning
	•

	REVISION
Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.



WEST ELEVATION VIEW OF DUPLEX 3



WEST ELEVATION VIEW OF DUPLEX 1 (FROM BALCONY OF DUPLEX 2)



SOUTH-WEST ELEVATION VIEW OF SITE



WEST ELEVATION VIEW OF DUPLEX 1 & 2

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

3D RENDERINGS

Project Status: **REZONING**

Date (YYYY-MM-DD)	Description	
2021-02-24 Issued for	Rezoning	
	DE1 (10101)	

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

t 5th Avenue r, BC V6J

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

SHADOW ANALYSIS

Project Status: **REZONING**

Date (YYYY-MM-DD) 2021-02-24 Issued for Rezoning

REVISION

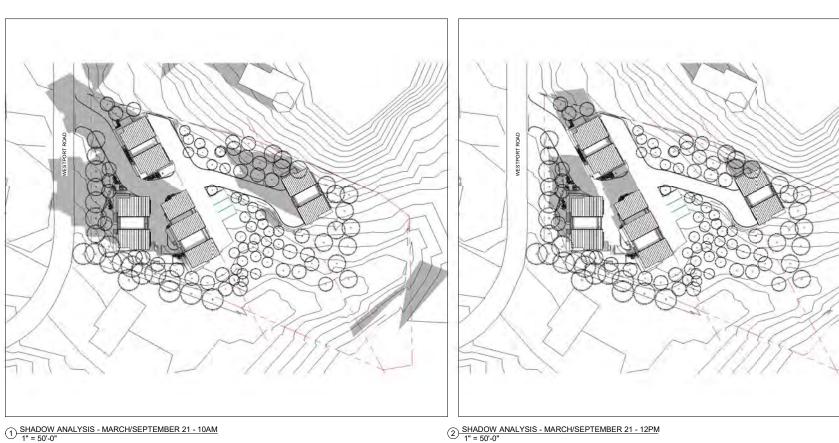
Description

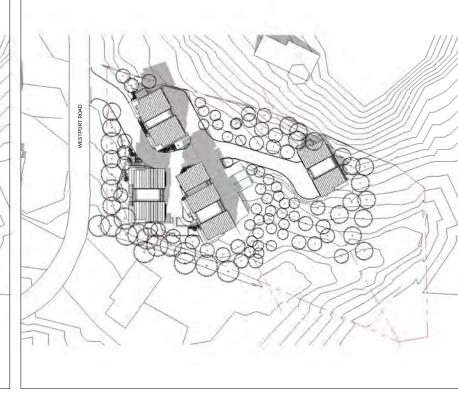
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

1" = 50'-0"

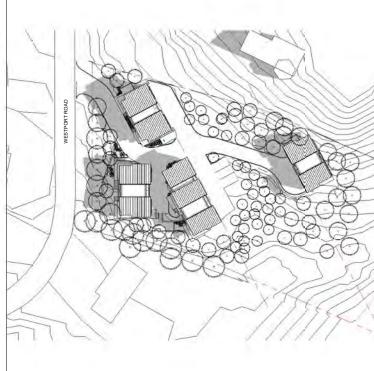
DWG. NO: A090





(2) SHADOW ANALYSIS - MARCH/SEPTEMBER 21 - 12PM

3 SHADOW ANALYSIS - MARCH/SEPTEMBER 21 - 2PM 1" = 50'-0"





5 SHADOW ANALYSIS - JUNE 21 - 10AM 1" = 50'-0"

6 SHADOW ANALYSIS - JUNE 21 - 12PM 1" = 50'-0"

4 SHADOW ANALYSIS - MARCH/SEPTEMBER 21 - 4PM 1" = 50'-0"



5 West 5th Avenue couver, BC V6J

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

SHADOW ANALYSIS

Project Status: **REZONING**

SUBMISSION

Description

2021-0	2-24 Issu	ed for Re	ezoning		

REVISION

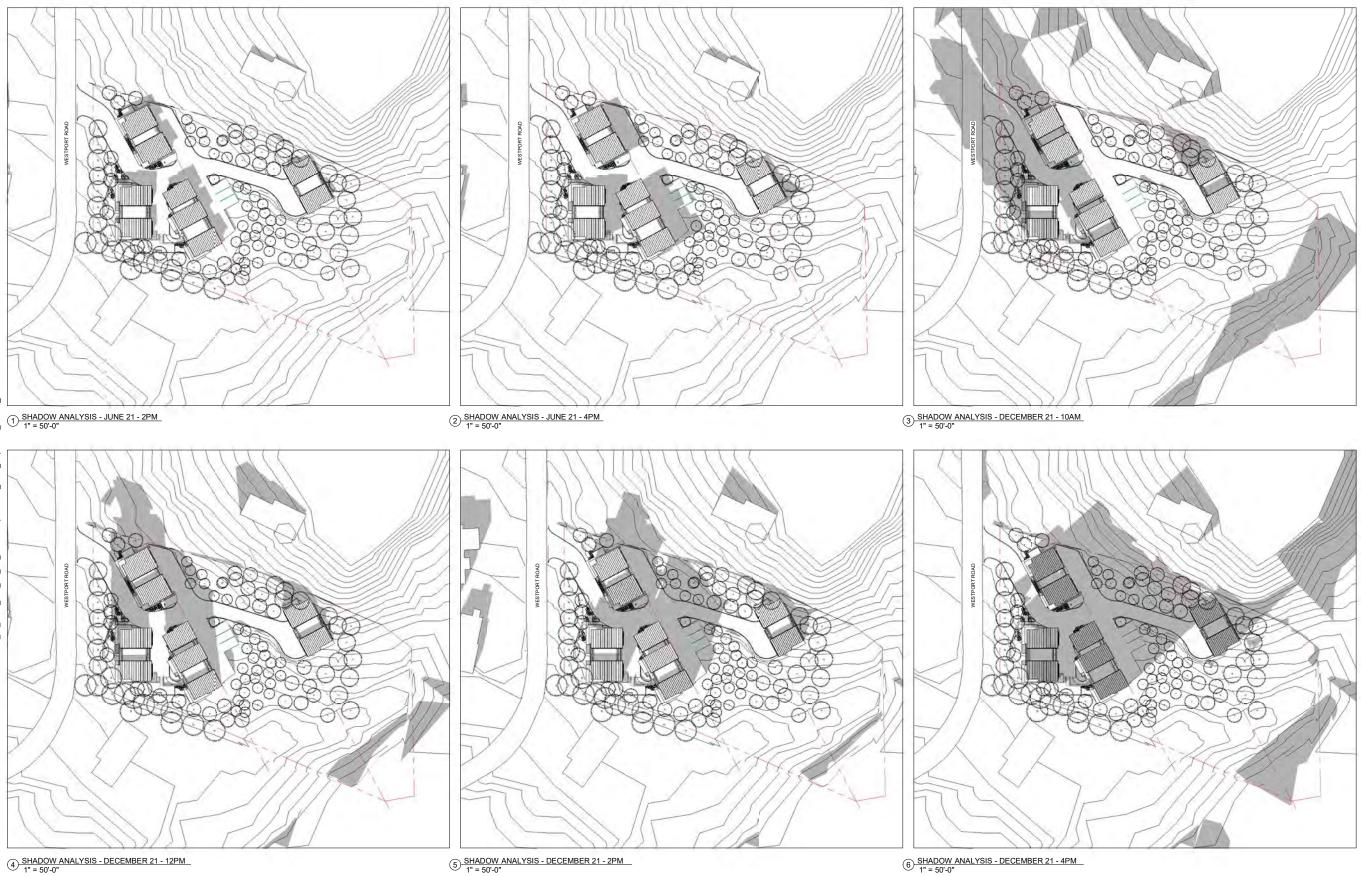
Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

DWG. NO: A091

Scale: 1" = 50'-0"



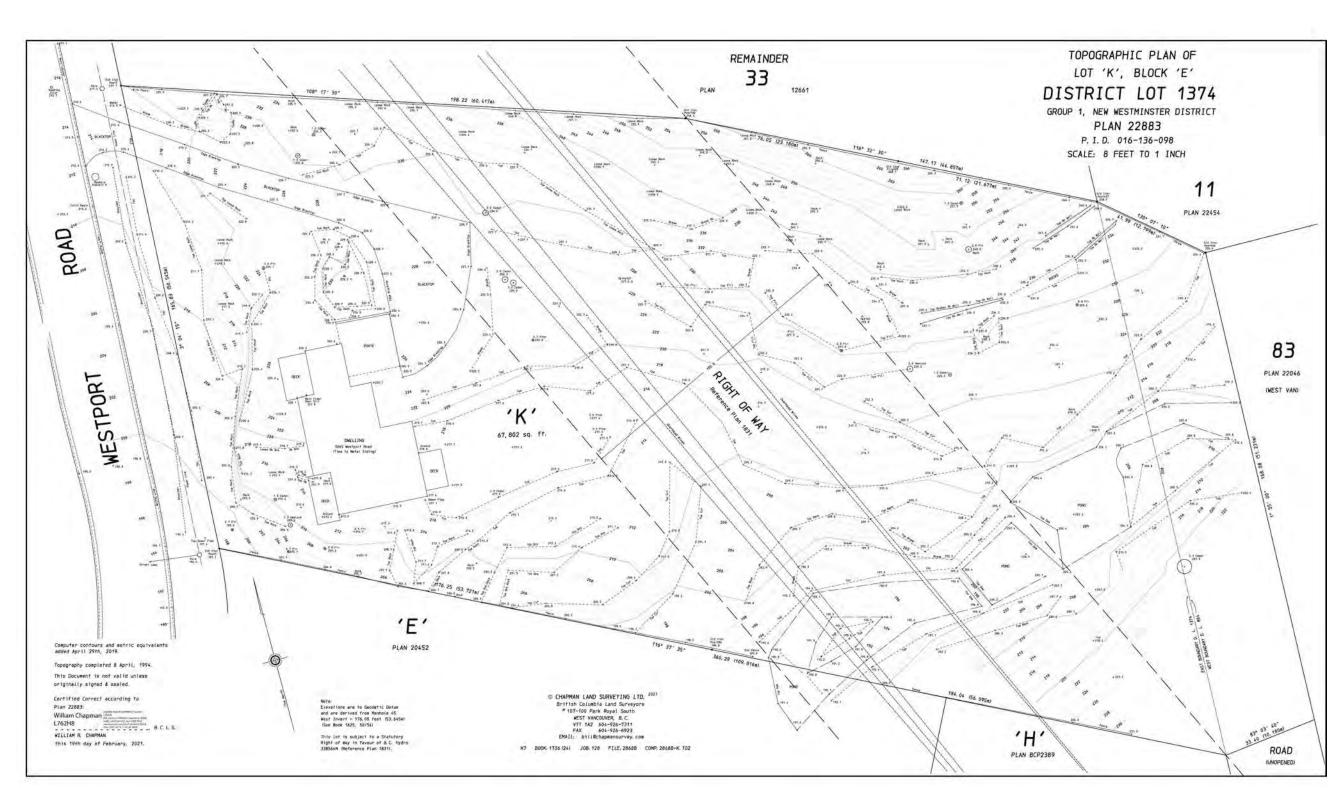
5 West 5th Avenue couver, BC V6J

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

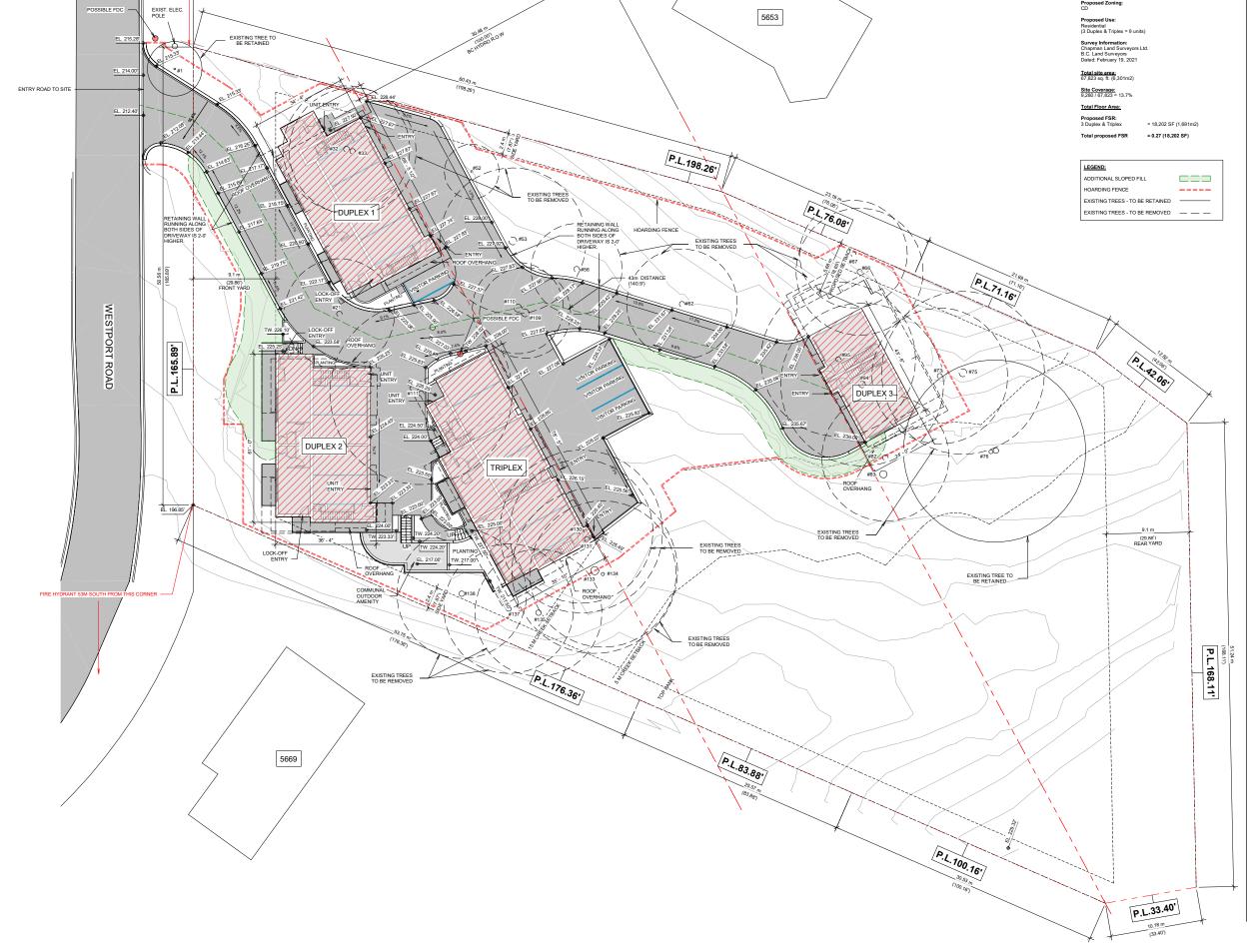
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:

DWG. NO: **A100**



E:\001 REVIT LOCAL FILES\1928 01 MAIN R19 CF SD 5665 Westport Road NEW 12 percent s



ANKENMAN MARCHAND

5 West 5th Avenue couver, BC V6J



1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

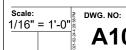
SITE PLAN

Project Status: **REZONING**

No. Date

Date (YYYY-MM-DD)	Description
2021-02-24 Issued for	Rezoning

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate
Building Code Authority.
© Copyright Ankenman Marchand
Architects. All rights reserved.



A101

Description



5th

5665 WESTPORT ROAD

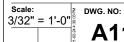
WEST VANCOUVER, BC

OVERALL FLOOR PLAN -LEVEL 1

Project Status: **REZONING**

SUBMISSION Description Date (YYYY-MM-DD) 2021-02-24 Issued for Rezoning REVISION Description No. Date

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Ankenman Marchand Architects. All rights reserved.



ARCHITECTS

15 West 5th Avenue ncouver, BC V6J

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

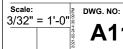
OVERALL FLOOR PLAN -LEVEL 2

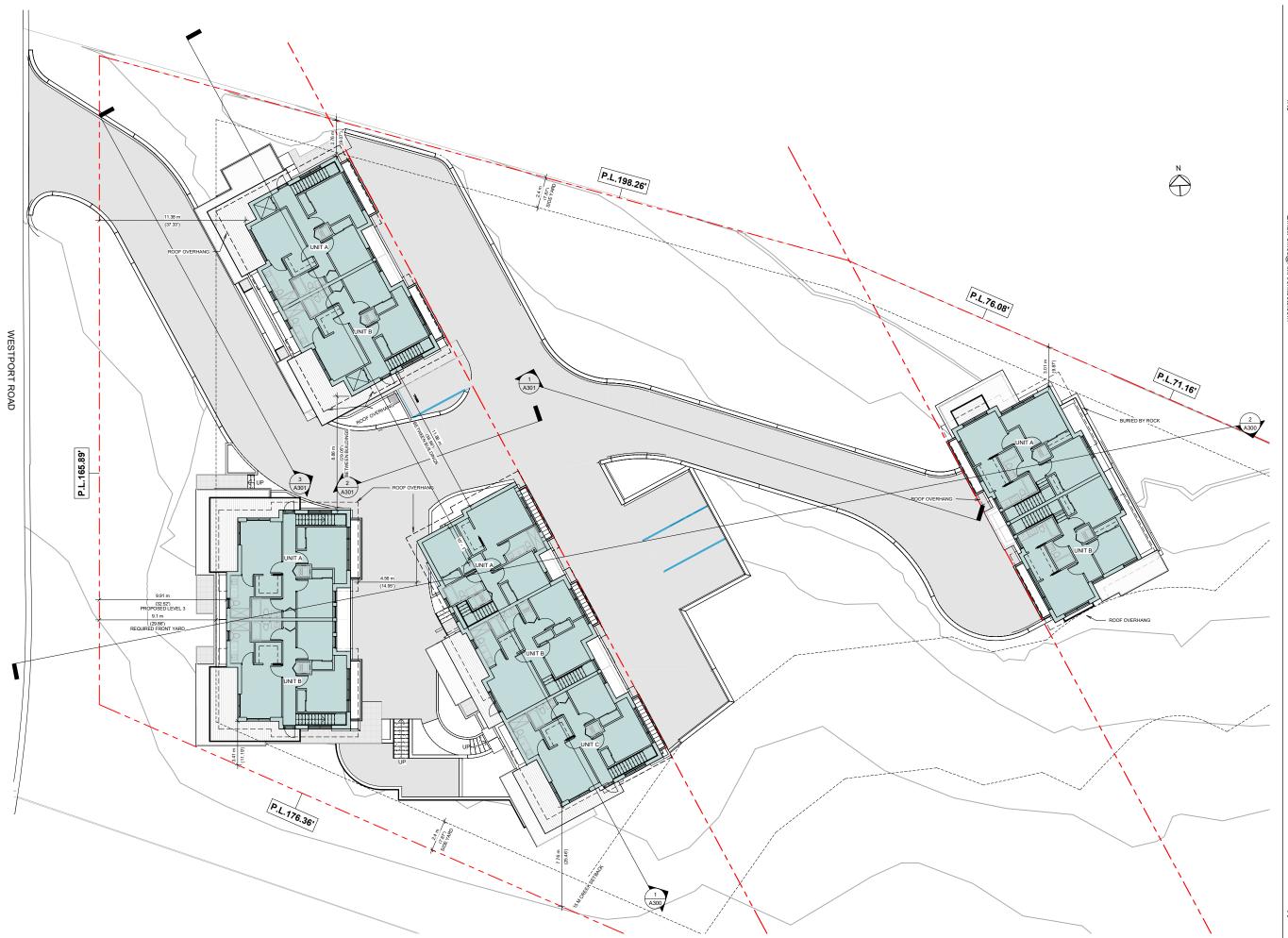
Project Status: REZONING

SUBMISSION Date (YYYY-MM-DD) Description 2021-02-24 Issued for Rezoning REVISION Description No. Date

All Drawings in this set to be read in All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.





ANKENMAN MARCHAND

15 West 5th Avenue ncouver, BC V6J

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

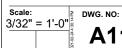
OVERALL FLOOR PLAN -LEVEL 3

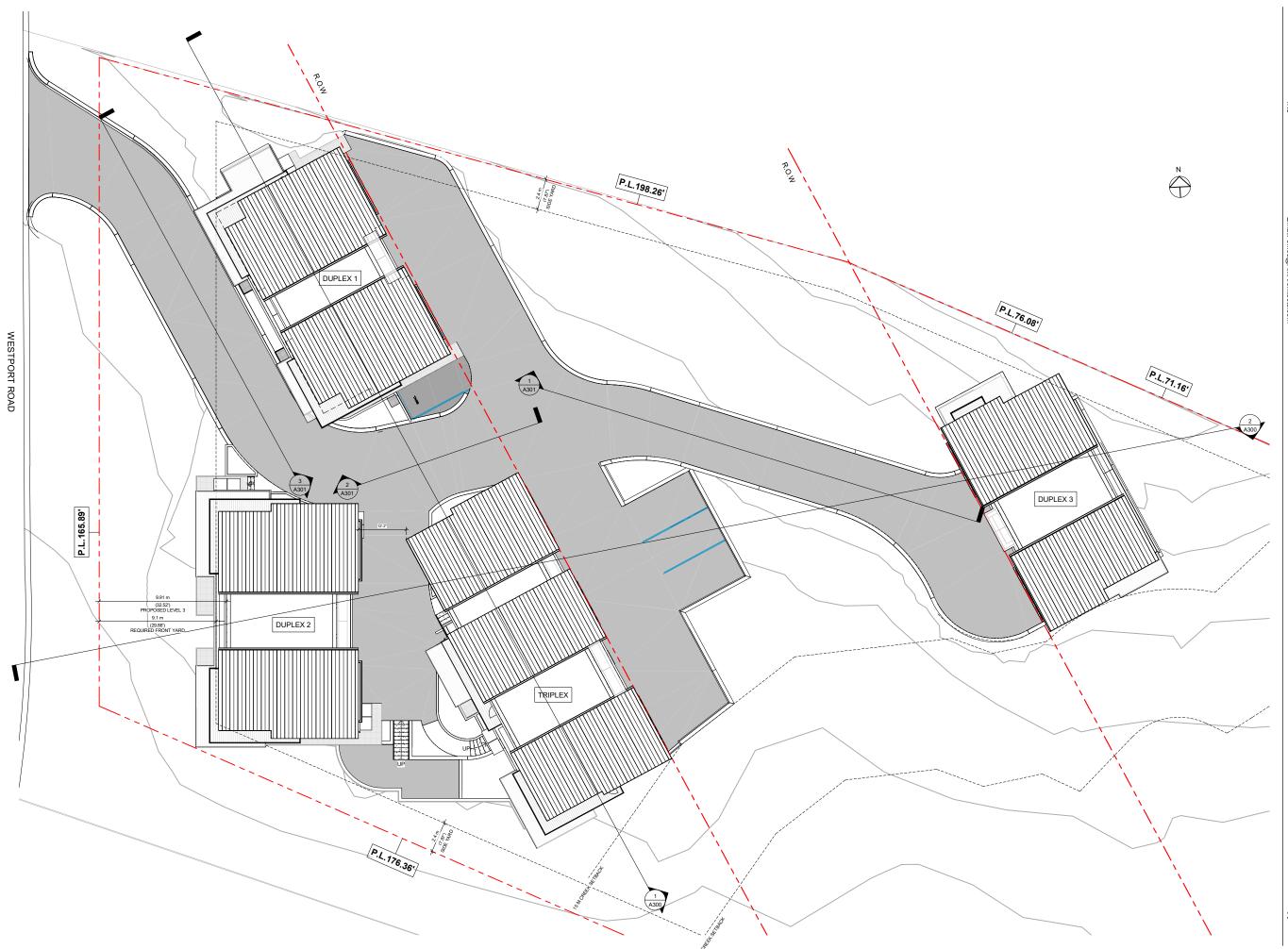
Project Status: **REZONING**

SUBMISSION Date (YYYY-MM-DD) Description 2021-02-24 Issued for Rezoning REVISION Description No. Date

All Drawings in this set to be read in All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.





ARCHITECTS

1645 West 5th Avenue Vancouver, BC V6J 1N5

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

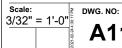
OVERALL FLOOR PLAN -ROOF LEVEL

Project Status: **REZONING**

Date (YYYY-MM-	DD)	Description	
2021-02-24	Issued for Rezor	ning	
	RE	VISION	

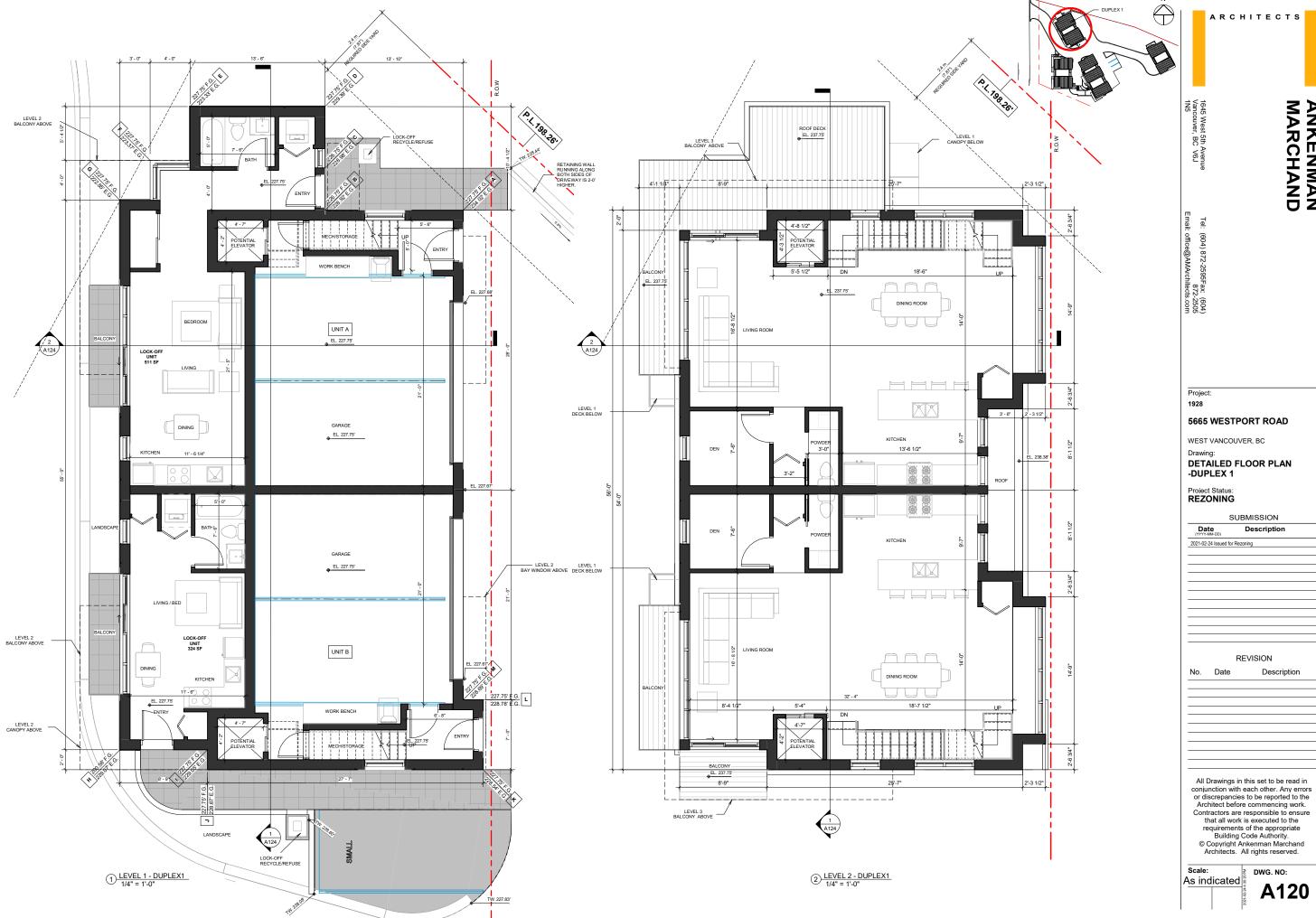
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.









5 West 5th Avenue couver, BC V6J

5665 WESTPORT ROAD

WEST VANCOUVER, BC

DETAILED FLOOR PLAN -DUPLEX 1

Project Status: **REZONING**

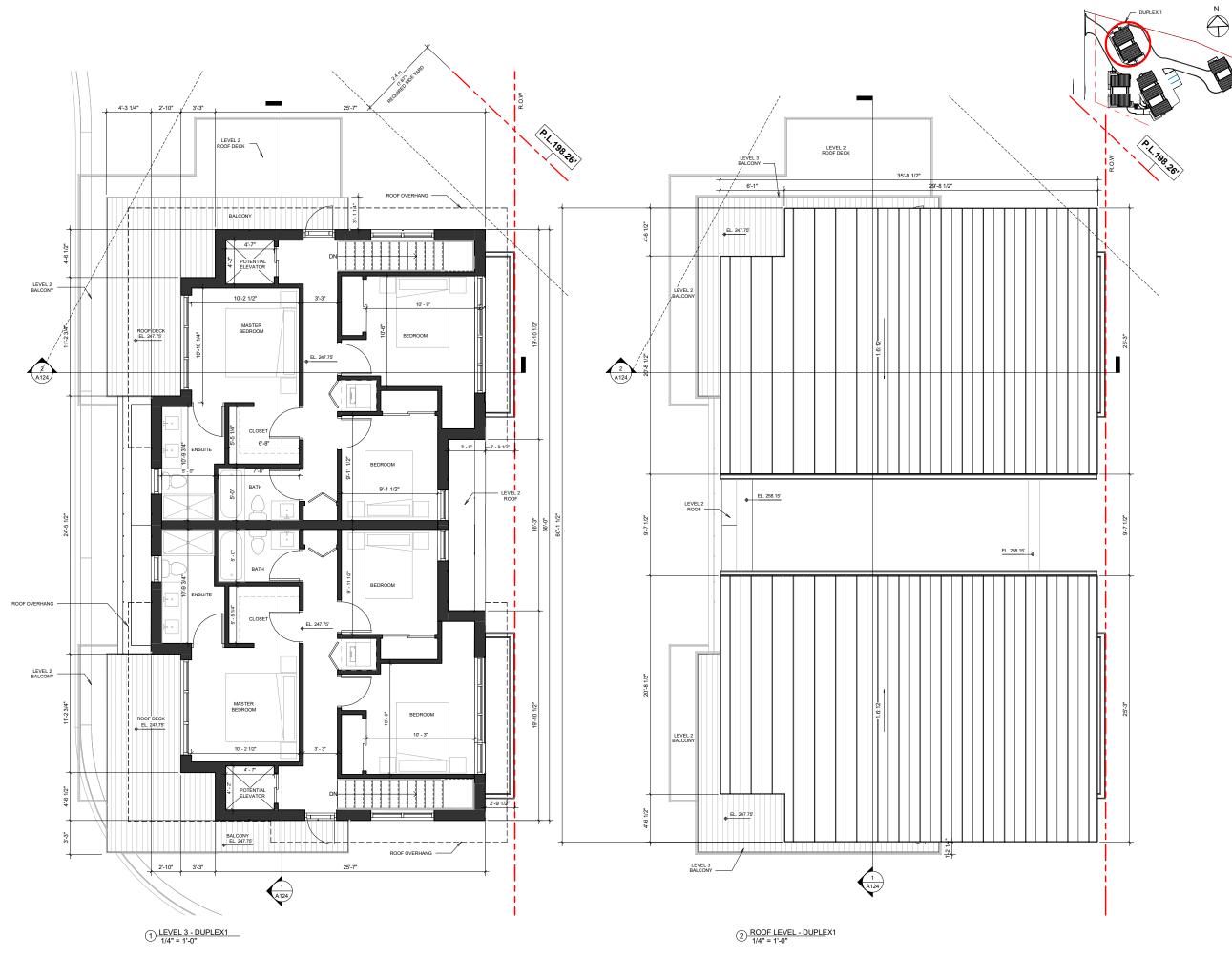
SI	JBM	ISSIC

SUBMISSION	
Date (YYYY-MM-DD)	Description
2021-02-24 Issued for	Rezoning
	REVISION

	TILLVIOIOIT
•	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate
Building Code Authority.
© Copyright Ankenman Marchand
Architects. All rights reserved.

As indicated



ARCHITECTS

1928

5 West 5th Avenue couver, BC V6J

5665 WESTPORT ROAD

WEST VANCOUVER, BC

DETAILED FLOOR PLAN -DUPLEX 1

Project Status: REZONING

Dat		Description
2021-02-2	24 Issued for Rea	zoning
	R	REVISION

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

As indicated



6 4

6

11

13

1/4" = 1'-0"

MATERIAL LEGEND Key Value Keynote Text FIBER CEMENT PANEL. WOOD SERIES. COLOUR: ESPRESSO FIBER CEMENT PANEL. COLOUR: ARCTIC WHITE METAL VERTICAL SIDING. WOOD GRAIN SERIES. COLOUR: CEDAR NATURAL STONE VENEER -QUARRY LEDGESTONE. COLOUR: WOLVERINE STEEL & GLASS CANOPY. FRAME COLOUR: CHARCOAL CAST-IN-PLACE CONCRETE ALUMINUM AND GLASS GUARD RAIL. COLOUR: CHARCOAL VINYL WINDOWS. MULLION
COLOUR: CHARCOAL GREY
WOOD ROOF FASCIA. PAINTED.
COLOUR: CHARCOAL METAL SOFFIT. WOOD GRAIN SERIES. COLOUR: WALNUT OVERHEAD INSULATED GARAGE DOOR. METAL. COLOUR: GRAY DOOR. METAL. COLOUR: GR.
VINYL DOORS. COLOUR:
CHARCOAL GREY
FIBERGLASS FRONT DOOR.
COLOUR: CEDAR

2 DUPLEX 1 - EAST ELEVATION
1/4" = 1'-0"

ANKENMAN MARCHAND

ARCHITECTS

5 West 5th Avenue couver, BC V6J

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

ELEVATIONS - DUPLEX 1

Project Status: **REZONING**

SUBMISSION

Description

Date (YYYY-MM-DD)	Description
2021-02-24 Issued for	Rezoning
	REVISION
No. Date	Description
NO. Date	Description
All Drawings	in this set to be read in
	ith each other. Any errors
	cies to be reported to the fore commencing work.
	are responsible to ensure
	ork is executed to the
	nts of the appropriate
	ng Code Authority.
	t Ankenman Marchand

DWG. NO: 1/4" = 1'-0"

5 West 5th Avenue couver, BC V6J

Keynote Text FIBER CEMENT PANEL. WOOD SERIES. COLOUR: ESPRESSO

FIBER CEMENT PANEL. COLOUR: ARCTIC WHITE

METAL VERTICAL SIDING. WOOD GRAIN SERIES. COLOUR: CEDAR NATURAL STONE VENEER -QUARRY LEDGESTONE. COLOUR: WOLVERINE STEEL & GLASS CANOPY. FRAME COLOUR: CHARCOAL CAST-IN-PLACE CONCRETE ALUMINUM AND GLASS GUARD RAIL. COLOUR: CHARCOAL

VINYL WINDOWS. MULLION COLOUR: CHARCOAL GREY

WOOD ROOF FASCIA. PAINTED. COLOUR: CHARCOAL METAL SOFFIT. WOOD GRAIN SERIES. COLOUR: WALNUT

OVERHEAD INSULATED GARAGE DOOR. METAL. COLOUR: GRAY

VINYL DOORS. COLOUR: CHARCOAL GREY FIBERGLASS FRONT DOOR.

As indicated

DWG. NO: A123





MATERIAL LEGEND











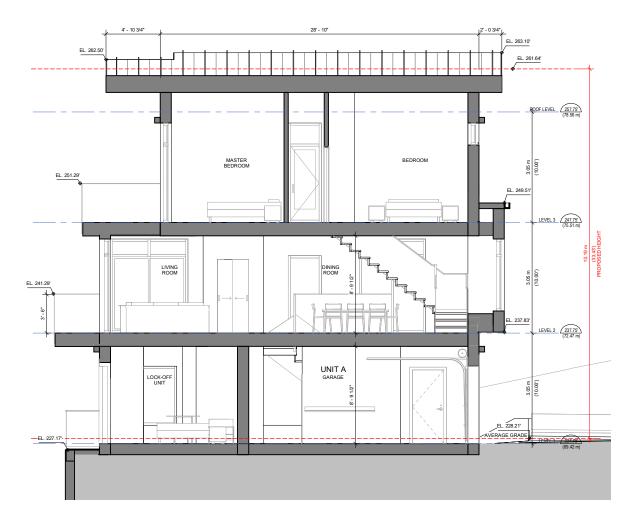
FIBER CEMENT PANEL -COLOUR WHITE

METAL PANEL SOFFIT CAST IN-PLACE CONCRETE WALNUT

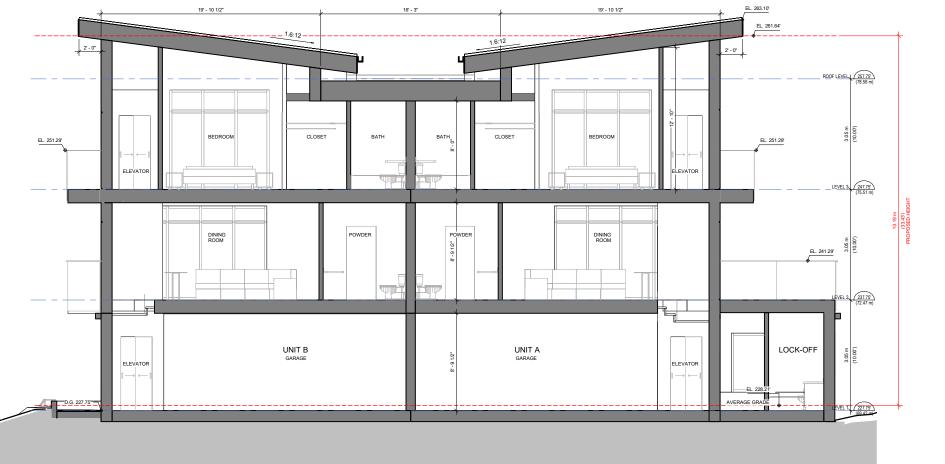
RANDOM VERTICAL METAL SIDING

STONE VENEER CLADDING

FIBER CEMENT PANEL -WOOD SERIES - ESPRESSO



2 DUPLEX 1 - CROSS SECTION
1/4" = 1'-0"



ARCHITECTS

1645 West 5th Avenue Vancouver, BC V6J 1N5

ANKENMAN MARCHAND

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

SECTIONS - DUPLEX 1

Project Status: **REZONING**

Date (YYYY-MM-DD)	Description
2021-02-24 Issued for	Rezoning

REVISION

No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

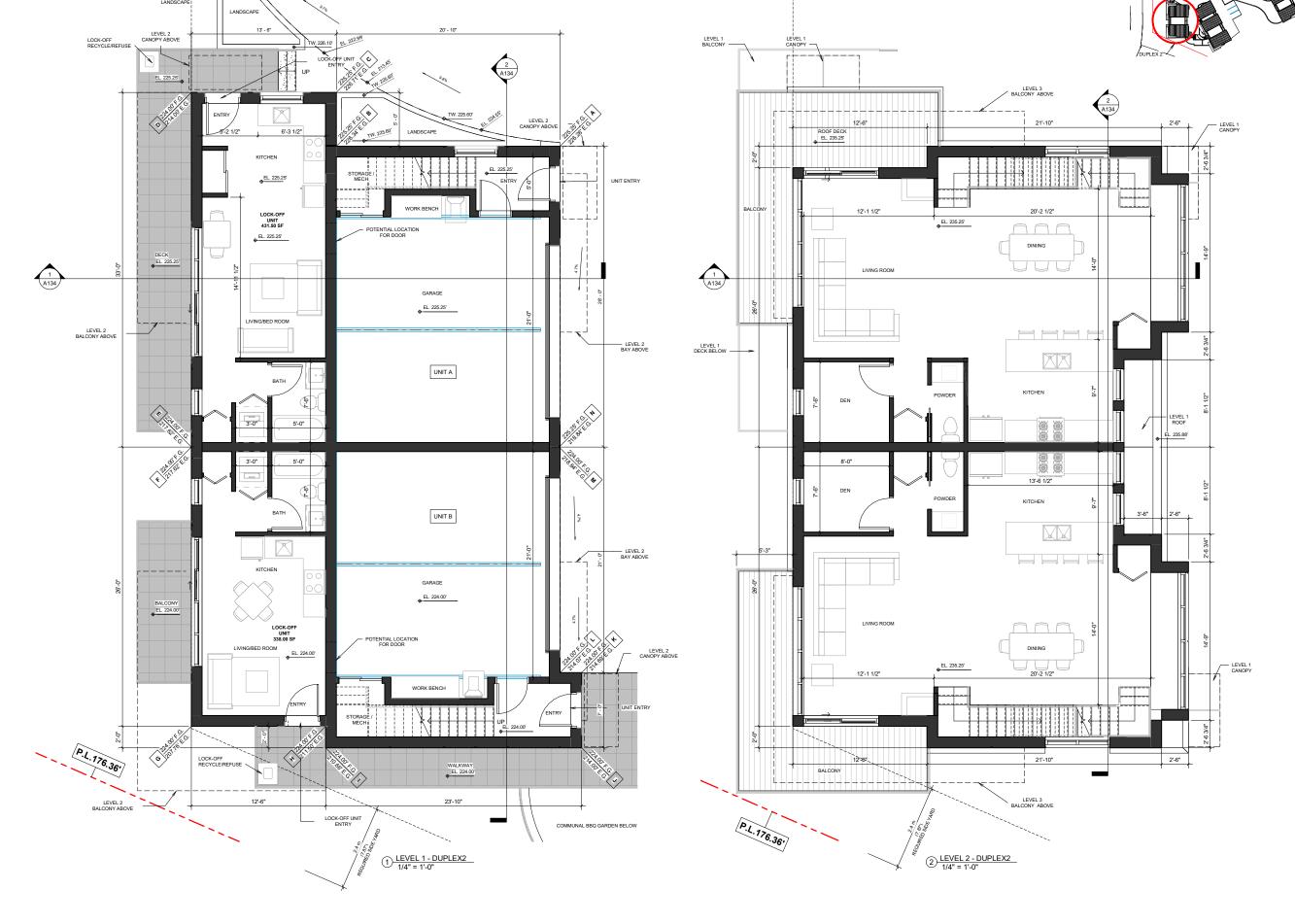
© Copyright Ankenman Marchand Architects. All rights reserved.

Scale: 1/4" = 1'-0" DWG. NO:

A124

1/4" = 1'-0"





5 West 5th Avenue

ANKENMAN MARCHAND

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

DETAILED FLOOR PLAN -DUPLEX 2

Project Status REZONING

	ODIVISSION
Date (YYYY-MM-DD)	Description
2021-02-24 Issued for	Rezoning
	DEV/ICION
	REVISION

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

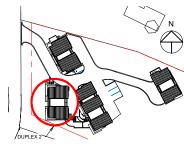
© Copyright Ankenman Marchand Architects. All rights reserved.

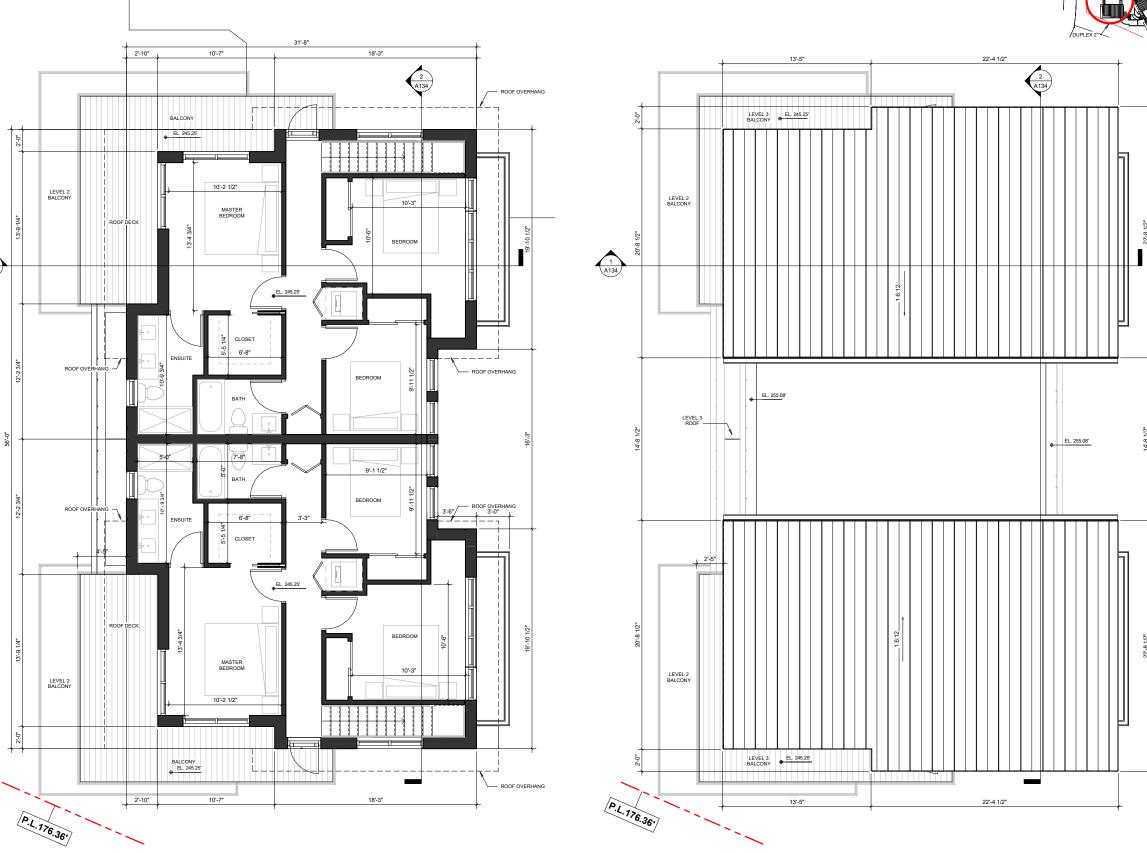
Description

DWG. NO: A130

As indicated

No. Date





1) LEVEL 3 - DUPLEX2 1/4" = 1'-0"

ARCHITECTS

1645 West 5th Avenue Vancouver, BC V6J 1N5

ANKENMAN MARCHAND

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

DETAILED FLOOR PLAN -DUPLEX 2

Project Status: REZONING

Date (YYYY-MM-DD)	escription
021-02-24 Issued for Rezonii	ng

Description No. Date

All Drawings in this set to be read in All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

As indicated

2 ROOF LEVEL - DUPLEX 2 1/4" = 1'-0"



1 DUPLEX 2 - EAST ELEVATION 1/4" = 1'-0"



	MATERIAL LEGEND	
Key Value	Keynote Text	
1	FIBER CEMENT PANEL. WOOD SERIES. COLOUR: ESPRESSO	
2	FIBER CEMENT PANEL. COLOUR: ARCTIC WHITE	
3	METAL VERTICAL SIDING. WOOD GRAIN SERIES. COLOUR: CEDAR	
4	NATURAL STONE VENEER - QUARRY LEDGESTONE. COLOUR: WOLVERINE	
5	STEEL & GLASS CANOPY. FRAME COLOUR: CHARCOAL	
6	CAST-IN-PLACE CONCRETE	
7	ALUMINUM AND GLASS GUARD RAIL. COLOUR: CHARCOAL	
8	VINYL WINDOWS. MULLION COLOUR: CHARCOAL GREY	
9	WOOD ROOF FASCIA. PAINTED. COLOUR: CHARCOAL	
10	METAL SOFFIT. WOOD GRAIN SERIES. COLOUR: WALNUT	
11	OVERHEAD INSULATED GARAGE DOOR. METAL. COLOUR: GRAY	
12	VINYL DOORS. COLOUR: CHARCOAL GREY	
13	FIBERGLASS FRONT DOOR.	

2 DUPLEX 2 - WEST ELEVATION
1/4" = 1'-0"

ANKENMAN MARCHAND 5 West 5th Avenue scouver, BC V6J

ARCHITECTS

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

ELEVATIONS - DUPLEX 2

Project Status: **REZONING**

SUBMISSION Description Date (YYYY-MM-DD) 2021-02-24 Issued for Rezoning

Description No. Date

REVISION

All Drawings in this set to be read in All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

Scale: 1/4" = 1'-0" DWG. NO:

5 West 5th Avenue couver, BC V6J

MATERIAL LEGEND

Keynote Text

FIBER CEMENT PANEL. WOOD SERIES. COLOUR: ESPRESSO

ARCTIC WHITE

FIBER CEMENT PANEL. COLOUR:

METAL VERTICAL SIDING. WOOD GRAIN SERIES. COLOUR: CEDAR NATURAL STONE VENEER -QUARRY LEDGESTONE. COLOUR: WOLVERINE STEEL & GLASS CANOPY. FRAME COLOUR: CHARCOAL CAST-IN-PLACE CONCRETE ALUMINUM AND GLASS GUARD RAIL. COLOUR: CHARCOAL

VINYL WINDOWS. MULLION COLOUR: CHARCOAL GREY WOOD ROOF FASCIA. PAINTED. COLOUR: CHARCOAL

METAL SOFFIT. WOOD GRAIN SERIES. COLOUR: WALNUT

VINYL DOORS. COLOUR: CHARCOAL GREY

FIBERGLASS FRONT DOOR. COLOUR: CEDAR

OVERHEAD INSULATED GARAGE DOOR. METAL. COLOUR: GRAY

© Copyright Ankenman Marchand Architects. All rights reserved. 1/4" = 1'-0" DWG. NO:

A133

1) DUPLEX 2 - NORTH ELEVATION 1/4" = 1'-0"

D.G. 225.25

2 DUPLEX 2 - SOUTH ELEVATION
1/4" = 1'-0"



1645 West 5th Avenue Vancouver, BC V6J 1N5 ANKENMAN MARCHAND

Tel: (604) 872-2595Fax: (604) 872-2505 Email: office@AMArchitects.com

Project 1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

Drawing:

SECTIONS - DUPLEX 2

Project Status: **REZONING**

SUBMISSION

Date (YYYY-MM-DD)	Description
2021-02-24 Issued for	Rezoning

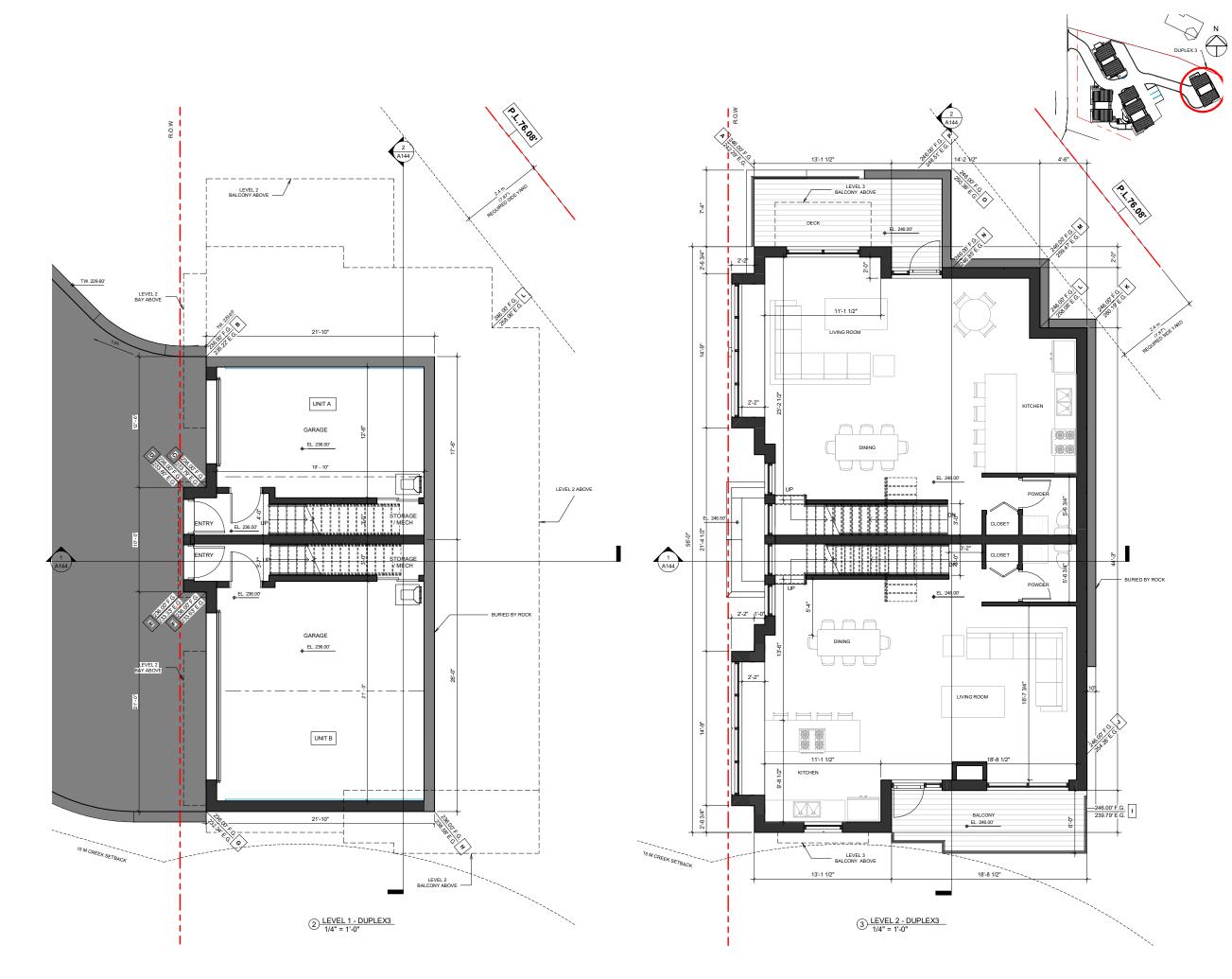
REVISION

).	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

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



A R C H I T E C T S

ANKENMAN MARCHAND

5 West 5th Avenue couver, BC V6J

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

DETAILED FLOOR PLAN -DUPLEX 3

Project Status: **REZONING**

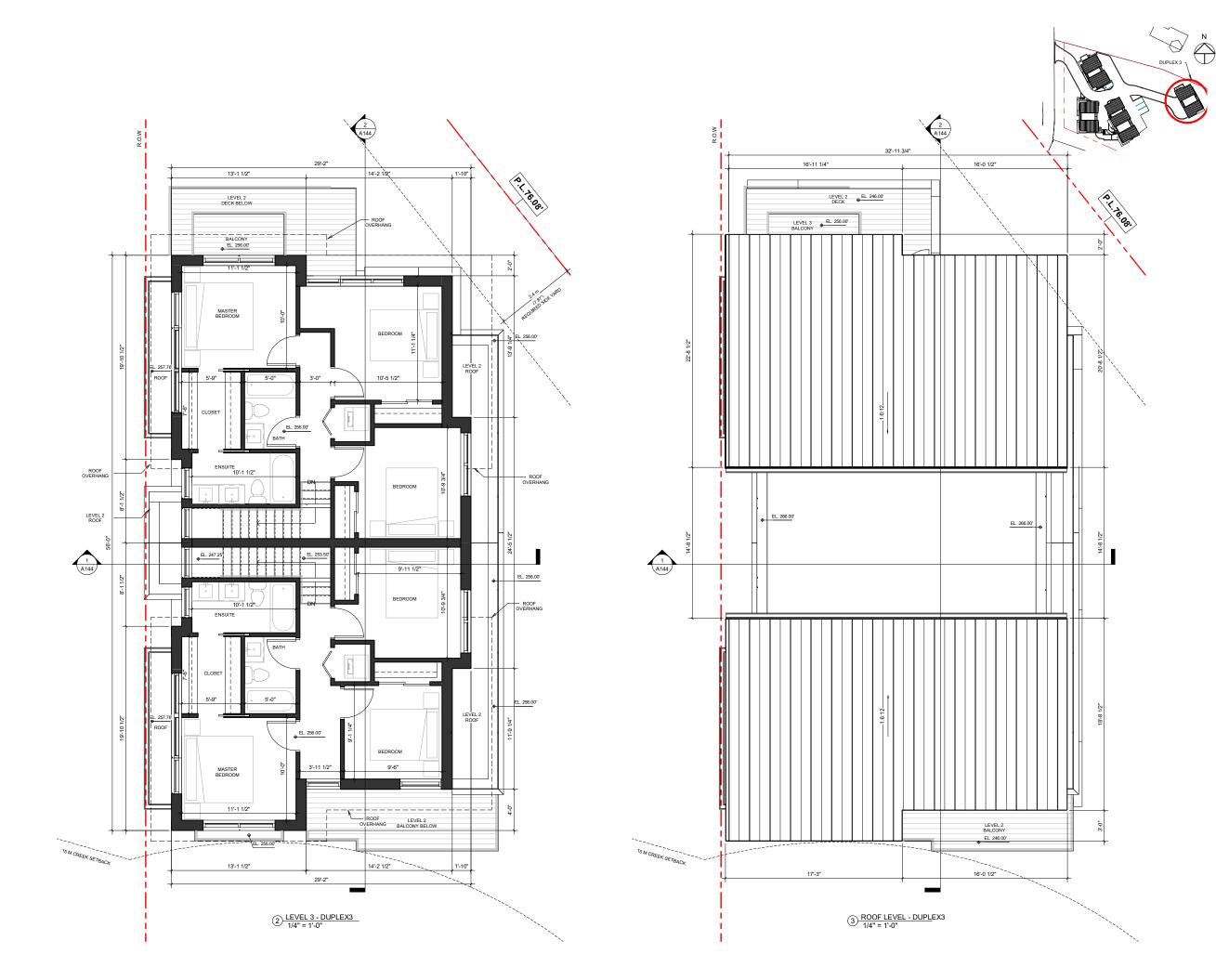
Date (YYYY-MM-DD)	Description
2021-02-24 Issued for	Rezoning

۰	 ٠	.0	 •

	٠

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate
Building Code Authority.
© Copyright Ankenman Marchand
Architects. All rights reserved.

As indicated



ANKENMAN MARCHAND

5 West 5th Avenue couver, BC V6J

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

DETAILED FLOOR PLAN -**DUPLEX 3**

Project Status: **REZONING**

SUBMISSION

-	
Date (YYYY-MM-DD)	Description
2021-02-24 Issued for Rezoning	

REVISION Description

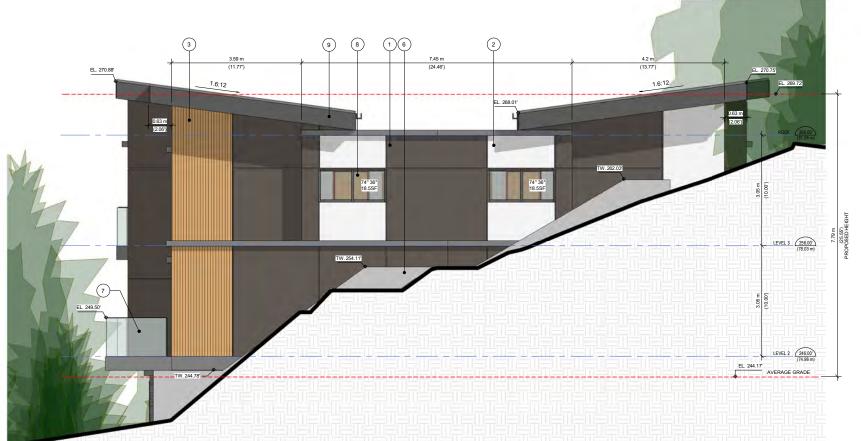
No. Date

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate
Building Code Authority.
© Copyright Ankenman Marchand
Architects. All rights reserved.

As indicated



1) DUPLEX 3 - WEST ELEVATION
1/4" = 1'-0"



	MATERIAL LEGEND
Key Value	Keynote Text
1	FIBER CEMENT PANEL. WOOD SERIES. COLOUR: ESPRESSO
2	FIBER CEMENT PANEL. COLOUR: ARCTIC WHITE
3	METAL VERTICAL SIDING. WOOD GRAIN SERIES. COLOUR: CEDAR
4	NATURAL STONE VENEER - QUARRY LEDGESTONE. COLOUR: WOLVERINE
5	STEEL & GLASS CANOPY. FRAME COLOUR: CHARCOAL
6	CAST-IN-PLACE CONCRETE
7	ALUMINUM AND GLASS GUARD RAIL. COLOUR: CHARCOAL
8	VINYL WINDOWS. MULLION COLOUR: CHARCOAL GREY
9	WOOD ROOF FASCIA. PAINTED. COLOUR: CHARCOAL
10	METAL SOFFIT. WOOD GRAIN SERIES. COLOUR: WALNUT
11	OVERHEAD INSULATED GARAGE DOOR. METAL. COLOUR: GRAY
12	VINYL DOORS. COLOUR: CHARCOAL GREY
13	FIBERGLASS FRONT DOOR. COLOUR: CEDAR

2 DUPLEX 3 - EAST ELEVATION 1/4" = 1'-0"

ARCHITECTS

1645 West 5th Avenue Vancouver, BC V6J 1N5

ANKENMAN MARCHAND

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

ELEVATIONS - DUPLEX 3

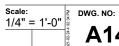
Project Status: **REZONING**

SUBMISSION		
Date (YYYY-MM-DD)	Description	
2021-02-24 Issued for Rezoning		
	REVISION	

No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.





Tel: (604) 872-2595Fax: (604) 872-2505 mail: office@AMArchitects.com

t 5th Avenue r, BC V6J

Project 1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

ELEVATIONS - DUPLEX 3

Project Status: REZONING

FIBER CEMENT PANEL. COLOUR:
ARCTIC WHITE
METAL VERTICAL SIDING. WOOD
GRAIN SERIES. COLOUR: CEDAR
NATURAL STONE VENEER QUARRY LEDGESTONE. COLOUR:
WOLVERINE
STEEL & GLASS CANOPY. FRAME
COLOUR: CHARCOAL
CAST-IN-PLACE CONCRETE
ALUMINUM AND GLASS GUARD
RAIL. COLOUR: CHARCOAL

VINYL WINDOWS. MULLION COLOUR: CHARCOAL GREY

WOOD ROOF FASCIA. PAINTED. COLOUR: CHARCOAL

OVERHEAD INSULATED GARAGE DOOR. METAL. COLOUR: GRAY

METAL SOFFIT. WOOD GRAIN SERIES. COLOUR: WALNUT

VINYL DOORS. COLOUR: CHARCOAL GREY FIBERGLASS FRONT DOOR. COLOUR: CEDAR SUBMISSION

Date Description
2021-02-24 Issued for Rezoning

REVISION

No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

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

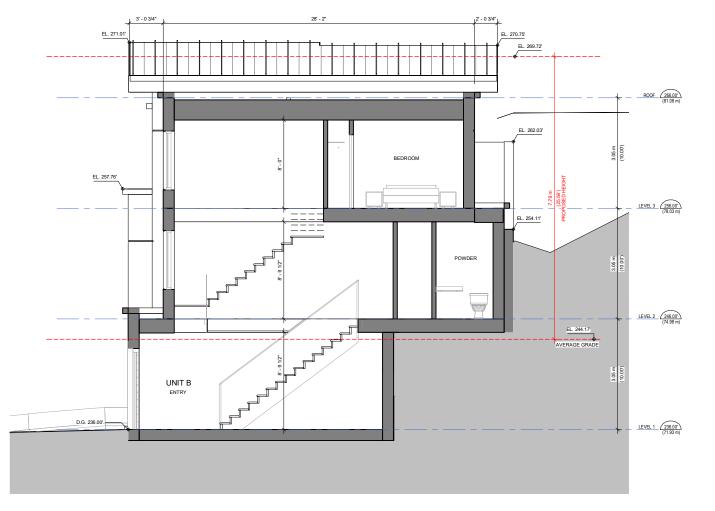
DWG. NO:
A143





Key Value Keynote Text

1 FIBER CEMENT PANEL. WOOD SERIES. COLOUR: ESPRESSO



1.6:12 EL. 268.01' ROOF 266.00' (81.08 m) LIVING ROOM LIVING ROOM LEVEL 2 246.00° (74.98 m) UNIT B GARAGE UNIT A GARAGE

1) DUPLEX 3 - CROSS SECTION 1/4" = 1'-0"

ARCHITECTS

1645 West 5th Avenue Vancouver, BC V6J 1N5

ANKENMAN MARCHAND

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

SECTIONS - DUPLEX 3

Project Status: **REZONING**

SUDIVIISSION	
Date (YYYY-MM-DD)	Description
2021-02-24 Issued for Rezoning	

REVISION

0.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

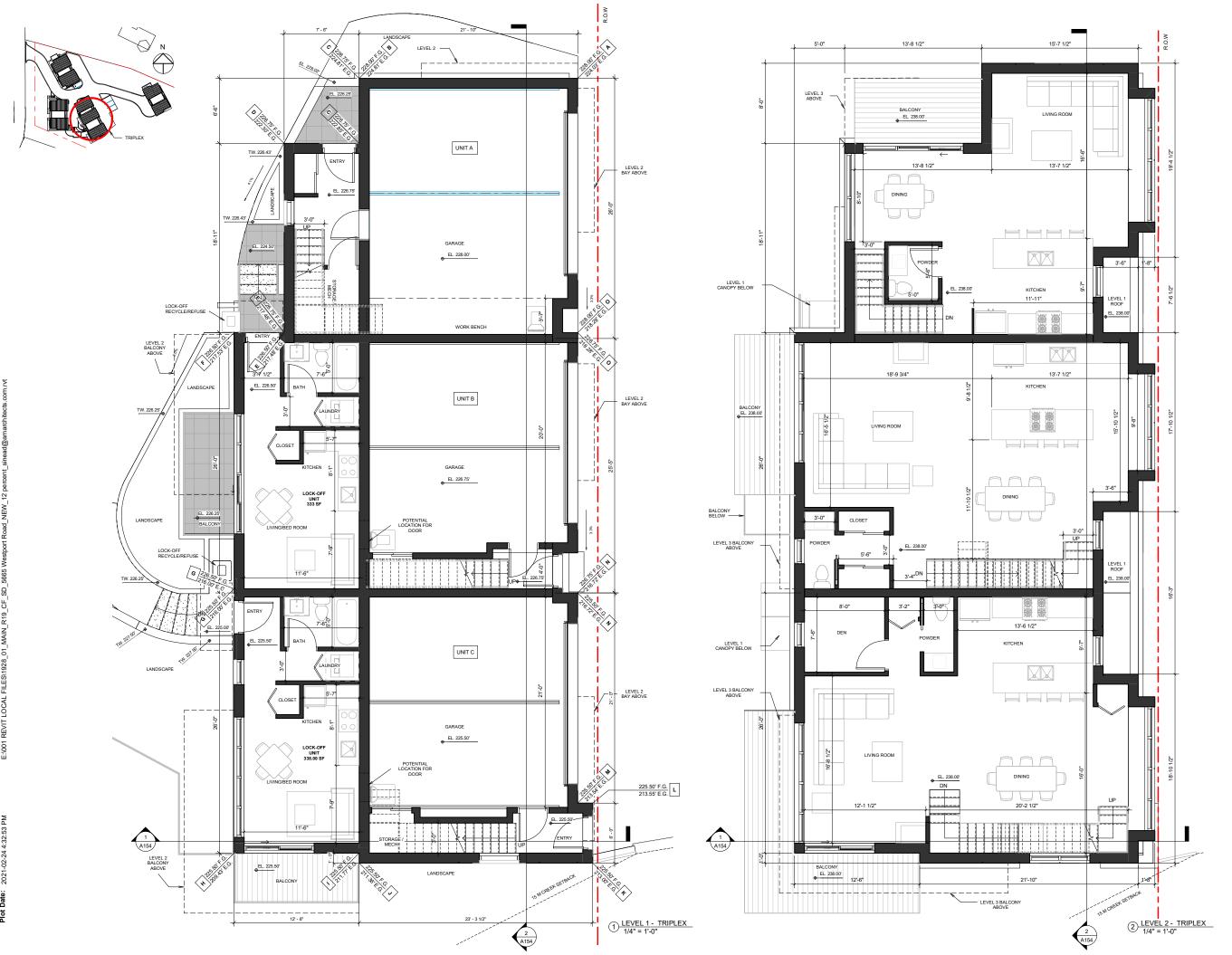
© Copyright Ankenman Marchand Architects. All rights reserved.

A144



Scale: DWG. NO:

2 DUPLEX 3 - LONGITUDINAL SECTION 1/4" = 1'-0"



1645 West 5th Avenue Vancouver, BC V6J 1N5

ANKENMAN MARCHAND

el: (604) 872-2595Fax: (604) 872-2505 all: office@AMArchitects.com

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

DETAILED FLOOR PLAN TRIPLEX

Project Status: REZONING

SUBMISSIO

	SUDIVIISSION		
Date (YYYY-MM-DD)	Description		
2021-02-24 Issued for	Rezoning		

REVISION ate Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

Scale: As indicated



ANKENMAN MARCHAND

1645 West 5th Avenue Vancouver, BC V6J 1N5

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

DETAILED FLOOR PLAN -TRIPLEX

Project Status: REZONING

SH	вмі	SS	ıc
30	DIVII	\circ	

Date (YYYY-MM-DD)	Description
2021-02-24 Issued fo	r Rezoning

REVISION

10.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

As indicated



13

1 6

8

46

5

1

9

ANKENMAN MARCHAND

ARCHITECTS

5 West 5th Avenue couver, BC V6J

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

ELEVATIONS - TRIPLEX

Project Status REZONING

Da	te _{MM-DD)}	Description
2021-02-	24 Issued for Re	zoning
	F	REVISION
No.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Ankenman Marchand Architects. All rights reserved.

1/4" = 1'-0"

5 West 5th Avenue couver, BC V6J

MATERIAL LEGEND

Keynote Text FIBER CEMENT PANEL. WOOD SERIES. COLOUR: ESPRESSO

FIBER CEMENT PANEL. COLOUR: ARCTIC WHITE

METAL VERTICAL SIDING. WOOD GRAIN SERIES. COLOUR: CEDAR NATURAL STONE VENEER -QUARRY LEDGESTONE. COLOUR: WOLVERINE STEEL & GLASS CANOPY. FRAME COLOUR: CHARCOAL CAST-IN-PLACE CONCRETE ALUMINUM AND GLASS GUARD RAIL. COLOUR: CHARCOAL

VINYL WINDOWS. MULLION COLOUR: CHARCOAL GREY

WOOD ROOF FASCIA. PAINTED. COLOUR: CHARCOAL METAL SOFFIT. WOOD GRAIN SERIES. COLOUR: WALNUT

OVERHEAD INSULATED GARAGE DOOR. METAL. COLOUR: GRAY

VINYL DOORS. COLOUR: CHARCOAL GREY FIBERGLASS FRONT DOOR. COLOUR: CEDAR conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Ankenman Marchand Architects. All rights reserved.

1/4" = 1'-0"

DWG. NO: A153



2 TRIPLEX - SOUTH ELEVATION 1/4" = 1'-0"

ROOF LEVEL 258.00' (78.64 m) LEVEL 3 248.00° 3.05 m (10.00") - D.G. 225.45'

6 4

1) TRIPLEX - NORTH ELEVATION 1/4" = 1'-0"



1645 West 5th Avenue Vancouver, BC V6J 1N5

ANKENMAN MARCHAND

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

SECTIONS - TRIPLEX

Project Status: **REZONING**

Description	
Rezoning	
	·

REVISION

Description No. Date

All Drawings in this set to be read in All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

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



ARCHITECTS

5 West 5th Avenue Icouver, BC V6J

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

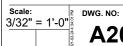
LIMITING DISTANCE - PLAN

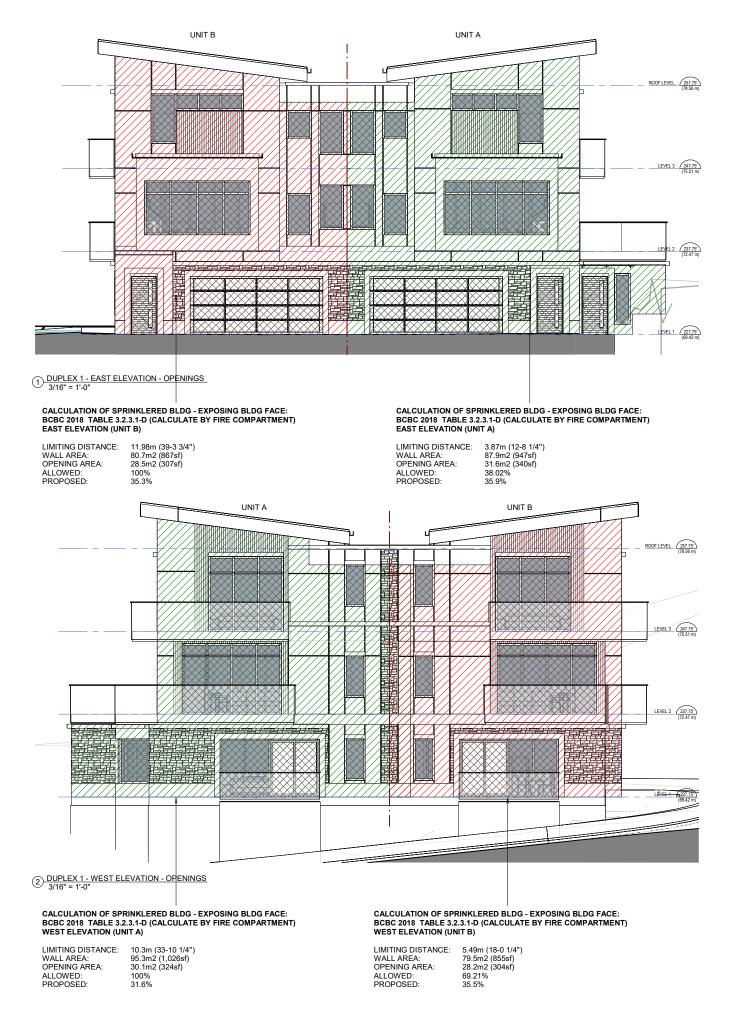
Project Status: **REZONING**

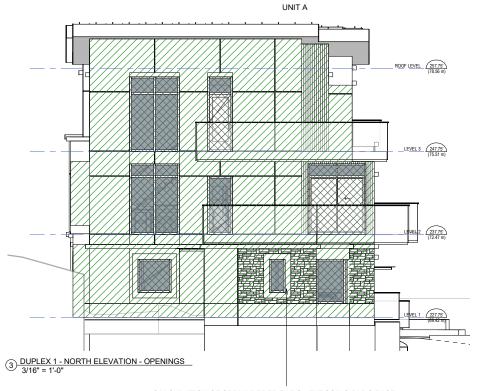
SUBMISSION Date (YYYY-MM-DD) Description 2021-02-24 Issued for Rezoning REVISION Description No. Date

All Drawings in this set to be read in All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

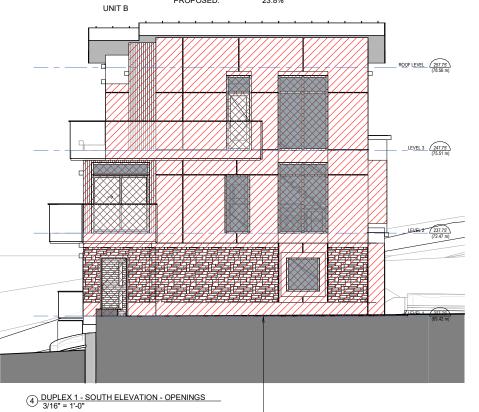






CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)

LIMITING DISTANCE: 4.53m (14-10 1/4") 105m2 (1,131sf) 25m2 (269sf) WALL AREA: OPENING AREA: ALLOWED: 42.61%



CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)

LIMITING DISTANCE: 4.93m (16-2")
WALL AREA: 105m2 (1,131sf)
OPENING AREA: 23.1m2 (250sf) OPENING AREA: ALLOWED: 48.05% PROPOSED: 22%

NOTE: SPATIAL SEPARATION CALCULATED BY INTERPOLATION OF TABLE 3.2.3.1-D

ANKENMAN MARCHAND BC BC Avenue V6J

ARCHITECTS

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

OPENINGS - DUPLEX 1

REZONING

SUBMISSION Date (YYYY-MM-DD) Description 2021-02-24 Issued for Rezoning REVISION

Description No. Date

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Ankenman Marchand Architects. All rights reserved.



LIMITING DISTANCE: 9.1m (29-10 1/4")

83m2 (894sf)

100%

31%

25.8m2 (278sf)

WALL AREA:

PROPOSED:

OPENING AREA: ALLOWED:



LIMITING DISTANCE: 6.14m (20-1 3/4")

82.2m2 (885sf) 25.8m2 (277sf)

81.48%

31.2%

WALL AREA

OPENING AREA: ALLOWED: ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue Vancouver, BC V6J 1N5

T-1: (604) 0

Projec 1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

OPENINGS - DUPLEX 2

Calculated by interpolation of Table 3.2

REZONING

SUBMISSION

Date Description

2021-02-24 Issued for Rezoning

REVISION

No. Date Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.



NOTE: SPATIAL SEPARATION CALCULATED

BY INTERPOLATION OF TABLE 3.2.3.1-D

LIMITING DISTANCE: 2.68m (8-9 1/2")

107.1m2 (1,153sf) 24.7m2 (266sf)

23.1% 23.1%

WALL AREA

PROPOSED:

OPENING AREA: ALLOWED: 1'-0" DWG. NO: **A202**

LIMITING DISTANCE: 15.34m (50-4") WALL AREA: 70.3m2 (757sf) OPENING AREA: 23.6m2 (254sf) WALL AREA: OPENING AREA: ALLOWED: 100% PROPOSED: 33.6%

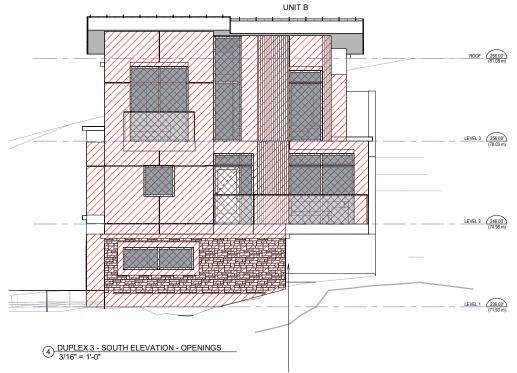
CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT) WEST ELEVATION (UNIT B)

LIMITING DISTANCE: 15.34m (50-4")
WALL AREA: 78.2m2 (842sf)
OPENING AREA: 28.7m2 (309sf) OPENING AREA: ALLOWED: 100% 36.7%

UNIT A

CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT) NORTH ELEVATION (UNIT A)

LIMITING DISTANCE: 4.45m (14-7 1/4") WALL AREA: OPENING AREA: 52.1m2 (561sf) 20.9m2 (225sf) ALLOWED: PROPOSED: 66.06% 40%



CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)

LIMITING DISTANCE: 57m (186-11") WALL AREA: 86.9m2 (935sf) 26.3m2 (283sf) OPENING AREA: ALLOWED: 100% PROPOSED: 30.2%

NOTE: SPATIAL SEPARATION CALCULATED BY INTERPOLATION OF TABLE 3.2.3.1-D

ARCHITECTS

BC BC

5665 WESTPORT ROAD

WEST VANCOUVER, BC

OPENINGS - DUPLEX 3

REZONING

SUBMISSION Date (YYYY-MM-DD) Description 2021-02-24 Issued for Rezoning REVISION

Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Ankenman Marchand Architects. All rights reserved.

₹ DWG. NO: 3/16" = 1'-0"

A203

UNIT B UNIT A

LEVEL 3 256.00° (78.03 m) LEVEL 2 246.00°

① DUPLEX 3 - EAST ELEVATION - OPENINGS
3/16" = 1'-0" CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT) **EAST ELEVATION (UNIT B)**

UNIT A

LIMITING DISTANCE: 8.41m (27-7 1/4") WALL AREA: 43.3m2 (466sf) 43.3m2 (466sf) OPENING AREA: 1.7m2 (19sf) ALLOWED: PROPOSED: 100%

LEVEL 1 236.00° (71.93 m)

24.6m2 (265sf) 1.7m2 (19sf) WALL AREA

UNIT B

CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT) EAST ELEVATION (UNIT A) LIMITING DISTANCE: 3.52m (11-6 3/4") OPENING AREA: ALLOWED: PROPOSED: 72.48% 7%

ALLOWED:

100%



ROOF LEVEL 258.00' (78.64 m) LEVEL 3 248.00' (75.59 m) EVEL 1 228.00' (69.49 m) LEVEL (UNIT B) EL. 226.50' (69.04 m) 1 TRIPLEX - EAST ELEVATION - OPENINGS 3/16" = 1'-0" CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT) CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT) CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT) **EAST ELEVATION (UNIT A)** LIMITING DISTANCE: 15.34m (50-4") LIMITING DISTANCE: 15.34m (50-4") LIMITING DISTANCE: 15.34m (50-4") WALL AREA: 82.6m2 (889sf) WALL AREA: 77.0m2 (829sf) WALL AREA: 76.2m2 (821sf) OPENING AREA: 28.3m2 (305sf) OPENING AREA: 26.7m2 (288sf) OPENING AREA: 26.9m2 (289sf)

UNIT B



3.66m (12-0 1/4")

75.3m2 (810sf)

25.2m2 (271sf) 38.80%

33.5%

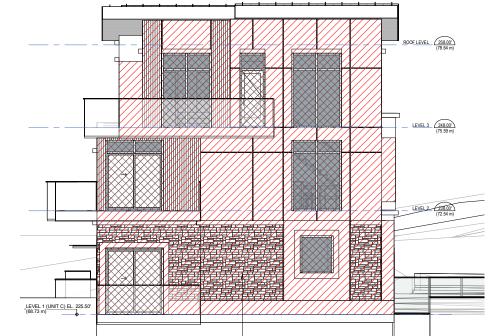
100%

ALLOWED:

LIMITING DISTANCE:

OPENING AREA:

PROPOSED:



4 TRIPLEX - SOUTH ELEVATION - OPENINGS
3/16" = 1'-0" CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT) SOUTH ELEVATION (UNIT C)

> LIMITING DISTANCE: 9.38m (30-9 1/4") WALL AREA: 111.3 (1,198sf) OPENING AREA: PROPOSED:

29.7m2 (319sf) 26.7%

NOTE: SPATIAL SEPARATION CALCULATED BY INTERPOLATION OF TABLE 3.2.3.1-D

ROOF LEVEL 258.00 5th BC LEVEL 3 248.00 (75.59 m) Avenue V6J UNIT B

1928

5665 WESTPORT ROAD

ARCHITECTS

ANKENMAN MARCHAND

WEST VANCOUVER, BC

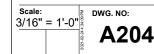
OPENINGS - TRIPLEX

REZONING

SUBMISSION Date (YYYY-MM-DD) Description 2021-02-24 Issued for Rezoning REVISION Description Date

All Drawings in this set to be read in

conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Ankenman Marchand Architects. All rights reserved.



Ref: BCBC 2018 9.10.15.2.4) & A3.2.3.1.4) -

CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE:

BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT) WEST ELEVATION (UNIT A)

UNIT C

CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT) WEST FLEVATION (UNIT B)

> LIMITING DISTANCE: 7.36m (24-2") WALL AREA: 82.1m2 (884sf) OPENING AREA: PROPOSED: 30.7%

LINIT A

ALLOWED:

100%

CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT) WEST ELEVATION (UNIT C)

25.2m2 (271.74sf) 99.19%

CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT) CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE: BCBC 2018 TABLE 3.2.3.1-D (CALCULATE BY FIRE LIMITING DISTANCE: 5.76m (18-10 3/4")

LIMITING DISTANCE: 1.87m (6-1 3/4") 93.13m2 (1,002sf) 16.28m2 (175sf) WALL AREA: OPENING AREA: ALLOWED: 17.48%

NORTH ELEVATION (UNIT A)

UNIT C

3 TRIPLEX - NORTH ELEVAT ON - OPENINGS 3/16" = 1'-0"

UNIT A

WALL AREA: OPENING AREA: ALLOWED:

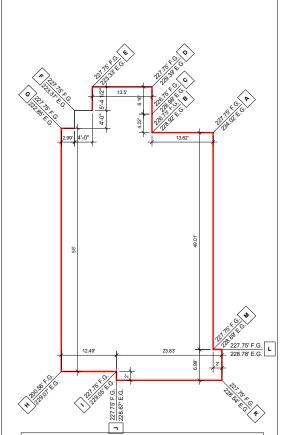
9.43m2 (101sf) 1.95m2 (21sf) 100%

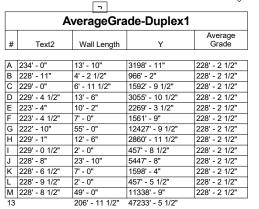
5 West 5th Avenue couver, BC V6J

Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Ankenman Marchand Architects. All rights reserved.

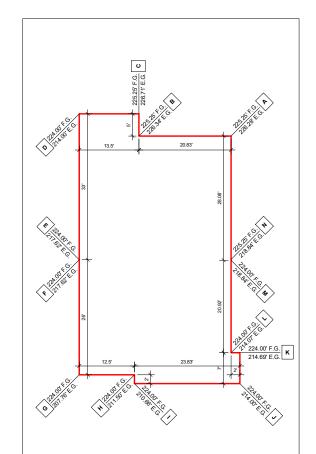
1" = 10'-0"



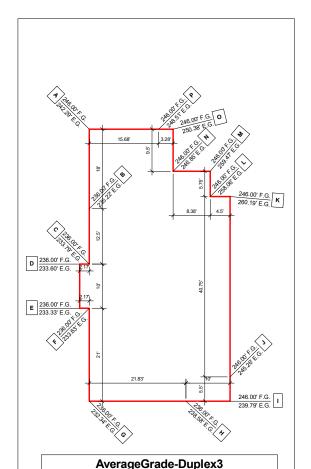




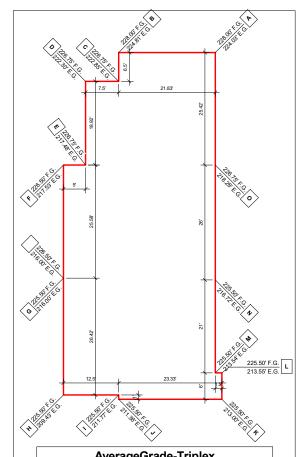
E:\001



#	Text2	Wall Length	Y	Average Grade
Α	226' - 3 1/2"	20' - 10"	4714' - 9 1/2"	217' - 2 1/2"
В	226' - 4"	5' - 0"	1132' - 7 1/2"	217' - 2 1/2"
С	226' - 8 1/2"	13' - 6"	2974' - 1"	217' - 2 1/2"
D	214' - 0"	33' - 0"	7121' - 9"	217' - 2 1/2"
Е	217' - 7 1/2"	0' - 0"	0' - 0"	217' - 2 1/2"
F	217' - 7 1/2"	26' - 0"	5529' - 11 1/2"	217' - 2 1/2"
G	207' - 9"	12' - 6"	2620' - 4 1/2"	217' - 2 1/2"
Н	211' - 6"	2' - 0"	422' - 2"	217' - 2 1/2"
I	210' - 8"	23' - 10"	5059' - 10"	217' - 2 1/2"
J	214' - 0"	7' - 0"	1500' - 5"	217' - 2 1/2"
K	214' - 8 1/2"	2' - 0"	428' - 9"	217' - 2 1/2"
L	214' - 1"	20' - 11"	4528' - 2 1/2"	217' - 2 1/2"
М	218' - 10"	0' - 0"	0' - 0"	217' - 2 1/2"
N	218' - 10"	28' - 1"	6249' - 0 1/2"	217' - 2 1/2"
14		194' - 8"	42281' - 11 1/2"	



#	Text2	Wall Length	Y	Average Grade
Α	242' - 3 1/2"	18' - 0"	4297' - 7"	244' - 2"
В	235' - 2 1/2"	12' - 6"	2931' - 4"	244' - 2"
С	233' - 9 1/2"	2' - 2"	507' - 1"	244' - 2"
D	233' - 7"	10' - 0"	2334' - 8"	244' - 2"
Ε	233' - 4"	2' - 2"	506' - 7 1/2"	244' - 2"
F	233' - 7 1/2"	21' - 0"	4892' - 8"	244' - 2"
G	232' - 4"	21' - 10"	5143' - 5 1/2"	244' - 2"
Н	238' - 7"	10' - 0"	2393' - 5"	244' - 2"
I	239' - 9 1/2"	5' - 6"	1358' - 7 1/2"	244' - 2"
J	254' - 3"	42' - 9"	10996' - 4 1/2"	244' - 2"
K	260' - 2 1/2"	3' - 1"	798' - 1 1/2"	244' - 2"
L	258' - 0 1/2"	3' - 9"	970' - 4 1/2"	244' - 2"
М	259' - 5 1/2"	9' - 9 1/2"	2478' - 5"	244' - 2"
N	246' - 10"	9' - 6"	2361' - 10"	244' - 2"
0	250' - 4 1/2"	3' - 3 1/2"	818' - 2"	244' - 2"
Р	248' - 6"	15' - 8"	3847' - 10 1/2"	244' - 2"
16		191' - 0"	46636' - 8"	•



	AverageGrade-Triplex			
#	Text2	Wall Length	Y	Average Grade
Α	224' - 0 1/2"	21' - 10"	4899' - 1 1/2"	217' - 2"
В	224' - 9 1/2"	6' - 6"	1454' - 10 1/2"	217' - 2"
С	222' - 10"	7' - 6"	1669' - 4"	217' - 2"
D	222' - 3 1/2"	18' - 11"	4160' - 3 1/2"	217' - 2"
Е	217' - 6"	5' - 0"	1087' - 6 1/2"	217' - 2"
F	217' - 6 1/2"	25' - 7"	5544' - 10 1/2"	217' - 2"
G	216' - 0"	26' - 5"	5619' - 11"	217' - 2"
Н	209' - 5"	12' - 6"	2632' - 6"	217' - 2"
Ι	211' - 9"	1' - 0"	211' - 7"	217' - 2"
J	211' - 4 1/2"	23' - 4"	4950' - 2"	217' - 2"
K	213' - 0"	6' - 0"	1279' - 8"	217' - 2"
L	213' - 6 1/2"	1' - 6"	320' - 4"	217' - 2"
М	213' - 6 1/2"	21' - 0"	4517' - 9"	217' - 2"
N	216' - 8 1/2"	26' - 0"	5655' - 0"	217' - 2"
0	218' - 3 1/2"	25' - 5"	5621' - 9"	217' - 2"
15		228' - 6"	49624' - 7 1/2"	

W1b SITE: Concrete planter wall/ retaining wall

- Planter soil or retained soil

Prainage mat (Delta drain or approved equal)
 Coats damproofing membrane down to bottom of footing (below grade)
 Cast-in place concrete wall, 6" or 8" (refer to structural for reinforcement)

W5 - EXTERIOR WOOD STUD WALLS

Effective R-value: 30

W5a INFILL: Exterior wood stud wall, fiber cement panel siding

Loadbearing FRR:1 hr. (Ref: BCBC 2018, Table D-2.3.4 A&C)

- Fiber cement panel with recessed reveals (Easy-trim), smooth exposure conforming to evaluation report CCMC 1276-R (or approved equal), prepainted. Colour: Refer to Elevations for colours
- 3/4" PT Vertical strapping @ 16" o.c.
- 13/4" pT Vertical strapping @ 16" o.c.

- Breathable air / weather barrier sheathing membrane (Commercial Dupc approved equal) sealed on perimeter and at all penetrations
- 1/2" Plywood sheathing (refer to structural)
- R8 (2") right mineral wool insulation
- 2x6 (Wood studs @ 16" o.c. (refer to structural)
- R22 (5 1/2") Batt insulation within stud cavity
- 6 Mil poly air/vapour barrier sealed on perimeter and at all penetrations
- 5/36" (Sypsum wall board type "X")
- Paint finish*

Refer to Elevations for material colours.



Effective R-value: 30

W5d INFILL: Exterior wood stud wall, metal vertical panel siding

Loadbearing FRR:1 hr. (Ref: BCBC 2018, Table D-2.3.4 A&C) STC:Not required

Vertical metal panel siding, colour: cedar

- vertical metal panel sloing, colour, cedar
- 3/8° Clip system @ 16° o.c.
- 3/8° TP Vertical strapping @ 16° o.c.
- 3/4° PT Vertical strapping @ 16° o.c.
- 874° PT Vertical strapping @ 16° o.c.
- 874° PT Vertical strapping @ 16° o.c.
- 172° Plywood sheathing (refer to structural)
- 172° Plywood sheathing (refer to structural)
- 188 (2") rigid mineral wool insulation
- 256′ Wood studie @ 16° o.c. (refer to structural)
- R22 (5′ 12") Batt insulation within stud cavity

- Net () 1/2 | Datt insulation within stud cavity
- 6 Mil poly air/vapour barrier sealed on perimeter and at all penetrations
-5/8" Gypsum wall board type 'x'
- Paint finish



Effective R-value: 30

W5e INFILL: Exterior wood stud wall, level 1, stone veneer

Loadbearing FRR:1 hr. (Ref: BCBC 2018, Table D-2.3.4 A&C) STC:Not required

- 1 3/8" Natural Stone Veneer on metal lath
- Breathable air / weather barrier sheathing membrane (Commercial Dupont Tyvek of approved equal) sealed on perimeter and at all penetrations
- 1/12" Plywood sheathing (refer to structural)
- 2/8 (Wood studs @ 16" o.c. (refer to structural)
- 2/8 (Wood studs @ 16" o.c. (refer to structural)
- 2/2 (5 1/2") Datt insulation within stud cavity
- 6 Mil poly air/vapour barrier sealed on perimeter and at all penetrations
- 5/8" Covasum wall board from \$\frac{1}{2}\$ \text{ or operations}

- 5/8" Gypsum wall board type 'x' - Paint finish

W6 - INTERIOR WOOD STUD WALLS



W6a INFILL: Party wall between residential units

FRR:45 mins - 1hr provided (Ref1 hr. (Ref: BCBC 2018, Table D-2.3.4 A&C) STC:57 (Ref: BCBC 2018 Table A-9.10.3.1A Wall Type W13b)

- Paint initish
- 5/8" Gypsum wall board Type 'X'
- 1/2" Plywood shearwall sheathing where noted on Structural drawings
- 2x4 Wood studs @ 16" o.c.

Batt insulation within stud cavity
- 2x4 Wood studs @ 16" o.c.
- Batt insulation within stud cavity
- 5/8" Gypsum wall board Type 'X'
- Paint finish

Paint finish on both sides

- 1/2" Gypsum wall board on both sides - 2x4 Wood studs @ 16" o.c.

F1 - CONCRETE FLOORS



F1a GARAGE: Concrete slab-on-grade, insulated

FRR:Not Required STC:Not Required

> - Floor finish Cast-in-place reinforced concrete slab-on-grade (Refer to structural drawings for reinforcement and thickness)

- 6 Mil poly vapour barrier ´ - R15 (3") XPS Rigid insulation (Styrofoam SM or approved equal)

Effective R-value: 15 - 6" Compact gravel - Refer to Geotechnical for substrate

F3 - WOOD FLOORS



F3a INFILL: Floor between units

FRR:45 mins - 50 mins provided (Ref: BCBC 2018, Table D-2.3.4 A&C) STC:63 (Ref: BCBC 2018, Table 9.10.3.1B floor type F20c

- Floor finish
- Min. 11/2" concrete topping for installation of radiant heating system.
- 5/8" Plywood sheathing (refer to structural)
- 10 mine] - 2X10 Floor jost & 9f °o. c. (refer to structural)
- R14 (4") Thermal/ acoustic batt insulation within joist cavity, tight to underside (for radiant heating). held in place with wire supports
- 1/2" Resilient channels @ 16" o.c.
- (40 mine) 5/6" Cypsum wall board type 'X'
- Paint finish

F3b INFILL: New floor within units

- Floor finish
- Min. 11/2" concrete topping for installation of radiant heating system. Match floor level to existing floors.
- 5/8" P/wood sheathing (refer to structural)
- 2x10 floor (pists @ 16" oc. (refer to structural)
- R14 (4)" Thermal/ acoustic batt insulation within joist cavity, tight to underside (for radiant heating), held in place with wire supports
- 1/2" Cypsum wall board

- Paint finish Note: This floor is not a fire separation



F3c INFILL: New floor within units exposed to exterior

- Floor finish
- Min. 1 1/2' concrete topping for installation of radiant heating system. Match floor level to existing floors.
- 5/5' Plywood sheathing (refer to structural)
- 2x 10 floor piosts @ 16' o.c. (refer to structural)
- 2x 10 floor piosts @ 16' o.c. (refer to structural)
- 2' deep wood strapping to increase cavity depth for insulation
- R40 (6' min.) closed cell spray foam insulation within joist cavity
- 5/5' Cysum wall board type 'x' exterior sheathing, densglass gold or approved equal
- Breathable weather barrier sheathing membrane (Commercial dupont Tyvek or approved equal) sealed on perimeter and at all penetrations
- 1x3 PT strapping @ 16' o.c.
- T & G smooth sanded sofft planks
Note: This floor is not a fire separation



F3d INFILL: Wood stair assembly within unit

FRR:Not Required STC:Not Required

- Floor finish - 3/4" Plywood stair treads - 2x12 Wood stair stringers - 1/2" Gypsum wall board - Paint finish

R3 - WOOD FRAMED ROOFS CLASS: 'A', 'B', OR 'C'



R3a INFILL: Lower root

FRR:Not required STC:Not required

- Waterproof membrane: 2-ply SBS by "Soprema" or approved equal

Protection board R35 (7") XPS insulation

- Self adhere air /vapour barrier
- 5/8" Exterior grade plywood sheathing (refer to structural)
- Wood sleepers @ 16" o.c. for slope to drain (+/- 2% slope towards drain scuppers

min.)
- 2x10 Wood joists @ 16" o.c. (refer to structural)
- R12 (3.5") Batt insulation held tight against u/s of sheathing with metal support
- 1/2" Gypsum wall board
- Paint finish

R3b INFILL: Vaulted roof

FRR:Not required STC:Not required

- Waterproof membrane: 2-ply SBS by "Soprema" or approved equal

- Protection board - R35 (7") XPS insulation

R3 - WOOD FRAMED ROOFS CLASS: 'A', 'B', OR 'C'



Effective R-value: R30

R3e INFILL BUILDING: Roof deck with heated space below

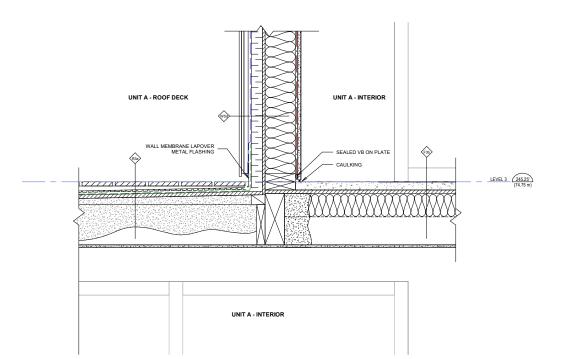
- 1x6 Composite decking, grooved edge, Fiberon armorguard decking or equal, colour:
 Gray (Nantucket), mounted to PT sleepers @ 16" o.c., minimum 1/4" gap between

Gray (Nantucket), mounted to P1 sleepers @ 16" o.c., minimum 1/4" gap between planks for drainage
- Drainage structure (Miradrain or approved equal)
- Vaterproof membrane: 2-ply SBS by "Soprema" or approved equal
- 5/6" Exterior grade plywood sheathing (refer to structural)
- Wood sleepers @ 16" o.c. (20"% minimum slope out)
- 2.4 8" floor josts @ 16" o.c. (20"% minimum slope out)
- 2.8 6" floor josts @ 16" o.c. (eight of structural)

16 TYPICAL ROOF DECK DETAIL 1 1/2" = 1'-0"

- R35 (5.5 min.) closed cer space - 1/2" Gypsum wall board - Paint finish

TYPICAL ROOF DECK DETAIL ABOVE HEATED SPACE



5665 WESTPORT ROAD

1928

BC Sth

Wenue V6J

WEST VANCOUVER, BC CONSTRUCTION **ASSEMBLIES**

REZONING

ARCHITECTS

ANKEN MARCI

CHAND

SUBMISSION Date (YYYY-MM-DD) Description 2021-02-24 Issued for Rezoning

REVISION

No. Date

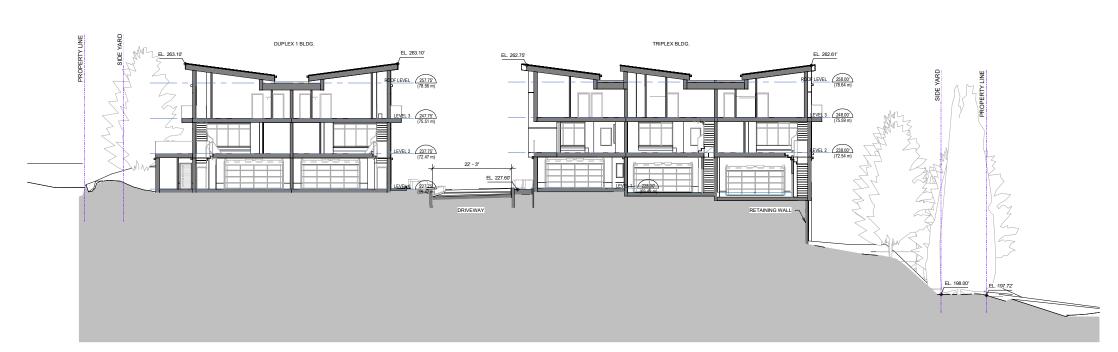
Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority. © Copyright Ankenman Marchand

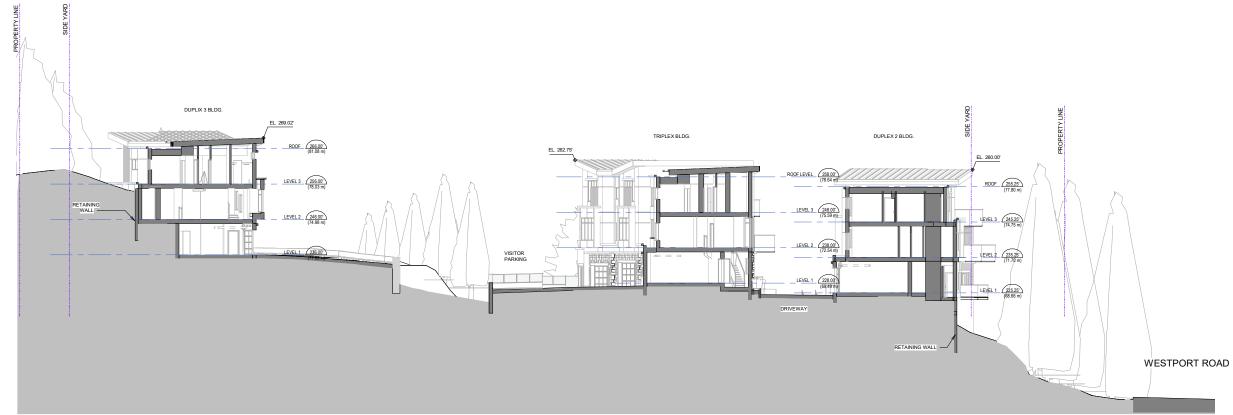
Architects. All rights reserved.

As indicated

A206



1 SITE SECTION 1 1 : 150



2 SITE SECTION 2 1:150

ARCHITECTS ANKENMAN MARCHAND

1645 West 5th Avenue Vancouver, BC V6J 1N5

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

SITE SECTION

Project Status: REZONING

SUBMISSION

0001111001011	
Date (YYYY-MM-DD)	scription
2021-02-24 Issued for Rezoning	

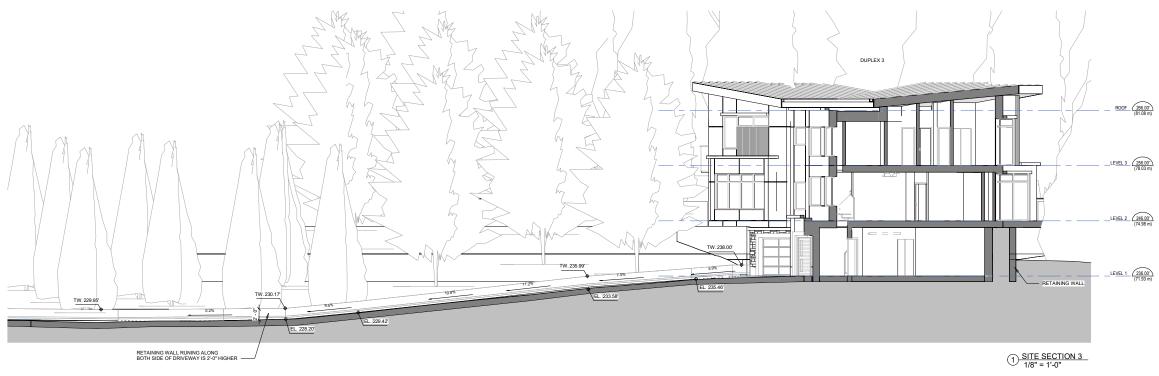
REVISION

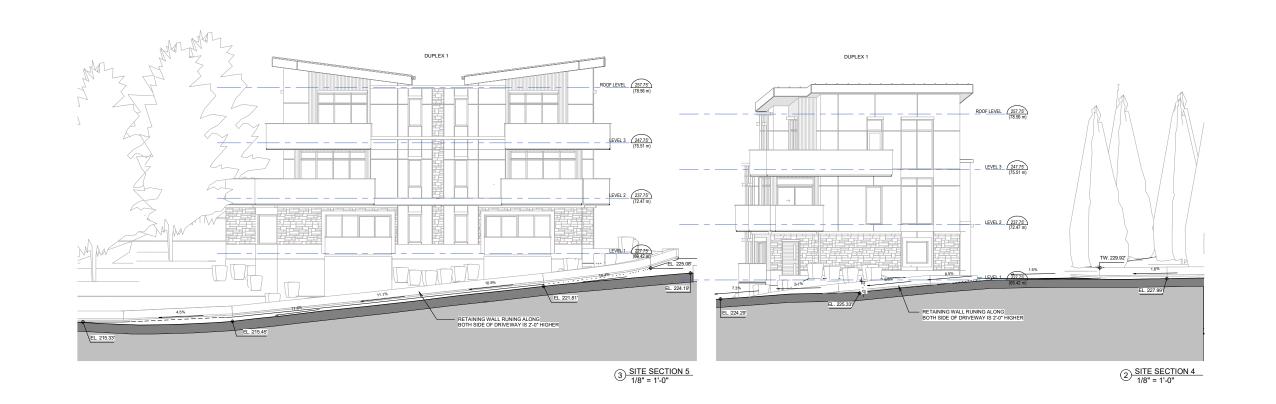
10.	Date	Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

Scale:	
_ 1:	150





ARCHITECTS ANKENMAN MARCHAND

5 West 5th Avenue couver, BC V6J

Project: 1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

Drawing:
SITE SECTION

Project Status: REZONING

SU	BM	ISS	IC

Date (YYYY-MM-DD)	Description	
2021-02-24 Issued for	Rezoning	

REVISION

		_

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.



5665 WESTPORT ROAD

WEST VANCOUVER, BC

SITE BIRDSEYE VIEW

Project Status: **REZONING**

SUBMISSION		
Date (YYYY-MM-DD)	Description	
2021-02-24 Issued fo	r Rezoning	
	•	

REVISION

Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.



1645 West 5th Avenue Vancouver, BC V6J 1N5

ANKENMAN MARCHAND

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

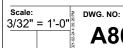
AREA OVERLAYS - LEVEL 1

Project Status: **REZONING**

SUBMISSION Description Date (YYYY-MM-DD) 2021-02-24 Issued for Rezoning REVISION Description No. Date

All Drawings in this set to be read in All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.



A800

1) AREA OVERLAYS - LEVEL 1



ARCHITECTS

1645 West 5th Avenue Vancouver, BC V6J 1N5

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

AREA OVERLAYS - LEVEL 2

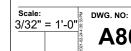
Project Status: **REZONING**

Date (YYYY-MM-DD) Description 2021-02-24 Issued for Rezoning REVISION

Description

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.



15 West 5th Avenue ncouver, BC V6J

ANKENMAN MARCHAND

1928

5665 WESTPORT ROAD

WEST VANCOUVER, BC

AREA OVERLAYS - LEVEL 3

Project Status: **REZONING**

Date (YYYY-MM-DD) Description 2021-02-24 Issued for Rezoning REVISION

Description No. Date

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

© Copyright Ankenman Marchand Architects. All rights reserved.

