



TOPOGRAPHIC SITE PLAN OVER LOT 4 BLOCK 9
 NORTH PART OF DISTRICT LOT 557 GROUP 1 NWD PLAN 8956
 PID: 009-874-771

3171 WESTMOUNT PLACE RENOVATION PROJECT

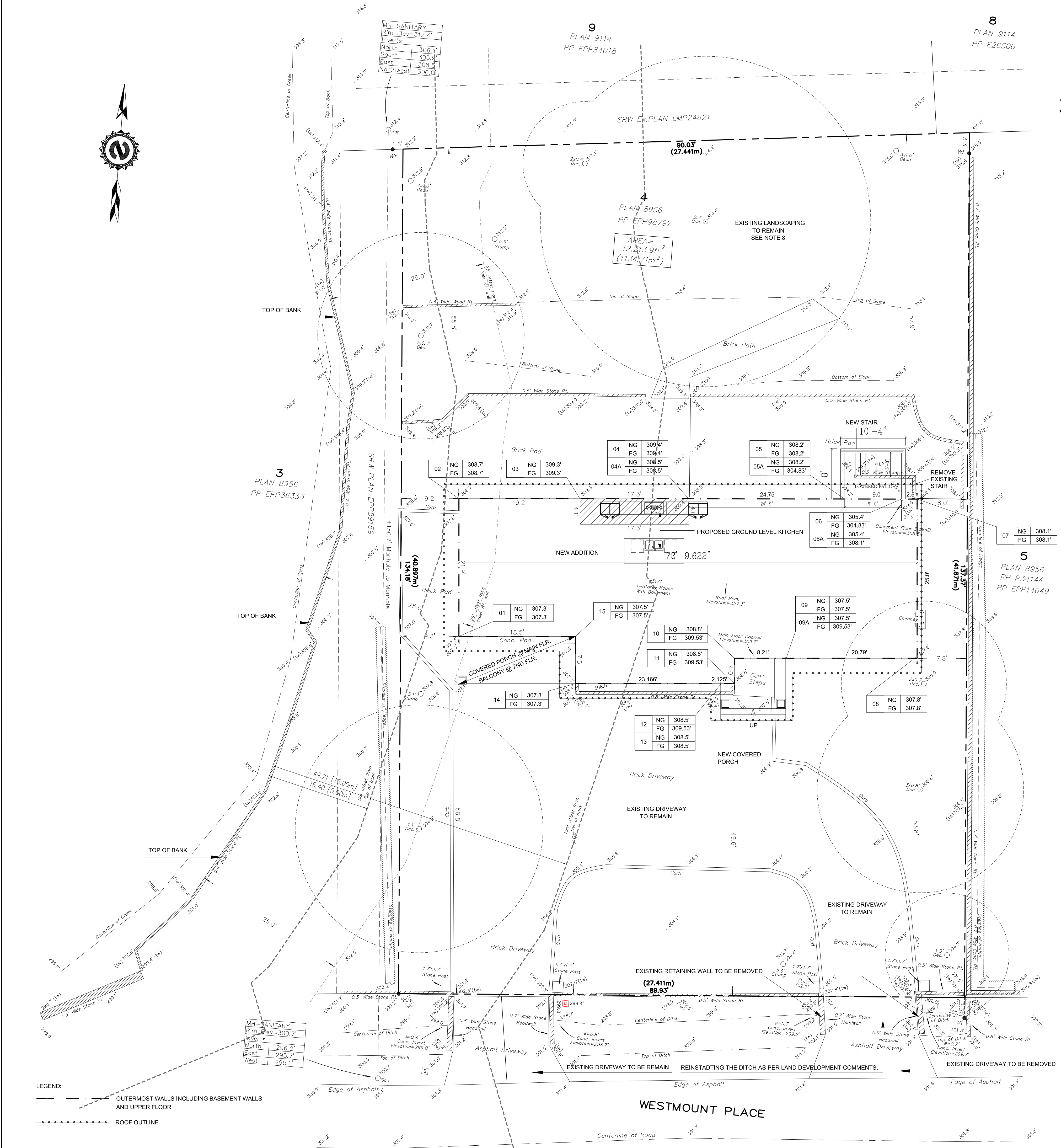
1. REMOVE EXISTING LIVING ROOM AND GARAGE, EXISTING FOUNDATION TO REMAIN.
2. INCREASE GROUND FLOOR WITH BEDROOMS AND BATH ROOMS AND A LAUNDRY ROOM.
3. ADDITION OF FRONT COVERED PORCH AND A NEW STAIR TO BASEMENT.
4. REMOVE EXISTING WOOD SIDING AND REPLACE WITH RAIN SCREEN AND ACRYLIC STUCCO.
5. REPLACE ALL EXISTING WINDOW AND EXTERIOR DOOR.
6. REPLACE EXISTING ROOF WITH NEW ASPHALT SHINGLE.
7. EXISTING DRIVEWAY TO BE REMAIN AT SOUTHWEST OF SITE, REMOVAL OF SECONDARY DRIVEWAY CROSSING TO SOUTHEAST OF SITE, REMOVAL OF RETAINING WALLS AT CROSSING, AND REINSTADTING THE DITCH AS PER LAND DEVELOPMENT COMMENTS.
8. EXISTING LANDSCAPING TO REMAIN EXCEPT ADDING A NEW FRONT PORCH AND A NEW STAIR TO BASEMENT.

SITE = 12,213.9 SQ. FT. ZONING: RS3 F.S.R. = 0.30 = 3,664.1 SQ. FT. GARAGE = 440 SQ. FT.				
ZONING REQUIREMENTS	PERMITTED		PROPOSED	
	(IMPERIAL)	(METRIC)	(IMPERIAL)	(METRIC)
FRONT SETBACK	29.855'	9.1m	49.4'	15.057m
BACK SETBACK	29.855'	9.1m	55.8'/57.9'	17.007m/17.647m
SIDE YARD SETBACK 20% COMBINED	18'	5.48m	17.2' COMBINED	5.242m COMBINED
NO. OF STORES	2+ BASEMENT	2+ BASEMENT	2+ BASEMENT	2+ BASEMENT
ROOF MEAN HEIGHT	Max. 25'	Max. 7.62m	23.458'	7.150m
SITE COVERAGE 30%	3,664.17 SQ. FT.	340,412 sq. m	2,062.4 SQ. FT.	191,603 sq. m
F.S.R. 0.3	3,664.17 SQ. FT.	340,412 sq. m	3,290.5 SQ. FT.	305,697 sq. m
GROUND FLOOR AREA	---	---	1,450.0 SQ. FT.	134,709 sq. m
SECOND FLOOR AREA	---	---	1,196.8 SQ. FT.	111,186 sq. m
BASEMENT AREA	---	---	643.7 SQ. FT.	59,801 sq. m

NOTE:
 THE ORIGINAL BUILDING PERMIT SHOW THE COMBINED SIDE YARD SETBACK IS 20%. UNFORTUNATELY THERE IS AN ERROR ON THE ORIGINAL BUILDING PERMIT DRAWING. THE SIDE YARD SETBACK SHOULD BE LESS THAN WHAT WAS SHOWN ON THE SITE PLAN DONE 76 YEARS AGO.

DWG. NO.	TITLE
001	SITE PLAN
002	EXISTING BASEMENT PLAN
003	EXISTING GROUND FLOOR PLAN
004	PROPOSED BASEMENT PLAN
005	PROPOSED GROUND FLOOR PLAN
006	PROPOSED SECOND FLOOR PLAN
007	ROOF PLAN
008	NORTH AND SOUTH ELEVATION
009	EAST ELEVATION
010	WEST ELEVATION
011	SECTION A, B AND C
012	WALL ASSEMBLY AND DETAILS
013	FLOOR AREA CALCULATION

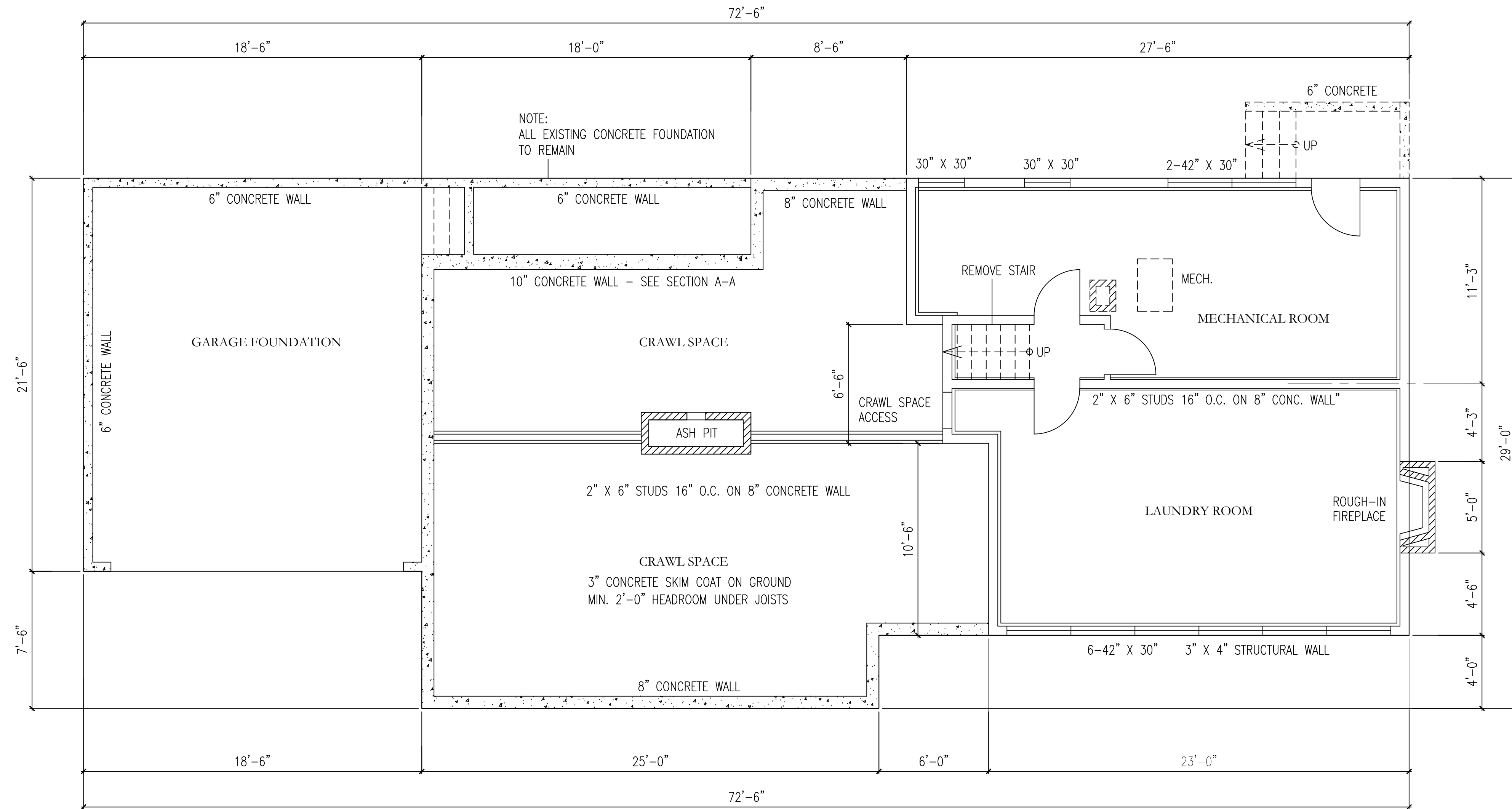
Average Grade Calculation					
PT. NO	ELEV.	ELEV.	AVE. ELEV.	DISTANCE	AVE. ELEV. X DISTANCE
1	307.3	308.7	308	21.9	6745.2
2	308.7	309.3	309	19.2	5932.8
3	309.3	309.4	309.35	17.3	5351.75
4	309.4	308.5	308.95	0	0
4A	308.5	308.2	308.35	24.75	7631.6625
5	308.2	304.83	306.515	0	0
5A	304.83	304.83	304.83	9	2743.47
6	304.83	305.4	305.115	0	0
6A	305.4	308.1	306.75	2	613.5
7	308.1	307.8	307.95	25	7698.75
8	307.8	307.5	307.65	20.79	6396.0435
9	307.5	307.5	307.5	0	0
9A	307.5	308.8	308.15	8.21	2529.9115
10	308.8	308.8	308.8	4	1235.2
11	308.8	308.5	308.65	2.125	655.88125
12	308.5	308.5	308.5	0	0
13	308.5	307.3	307.9	23.166	7132.8114
14	307.3	307.5	307.4	7.5	2305.5
15	307.5	307.3	307.4	18.5	5686.9
TOTAL			203.441		62659.38515
					AVE GRADE: 307.998



LEGEND:
 - - - - - OUTERMOST WALLS INCLUDING BASEMENT WALLS AND UPPER FLOOR
 - - - - - ROOF OUTLINE

DESIGN BY	ISSUE NO.	Date	ISSUE FOR:	ISSUE NO.	Date	ISSUE FOR:
	1	2022 08 22	BP PERMIT APPLICATION			
	2	2023 10 08	BP PERMIT APPLICATION			

PROJECT NAME	DRAWING TITLE	DRAWING NO.
3171 WESTMOUNT PLACE WEST VANCOUVER	SITE PLAN	001
		SCALE: 1/8"=1'-0"



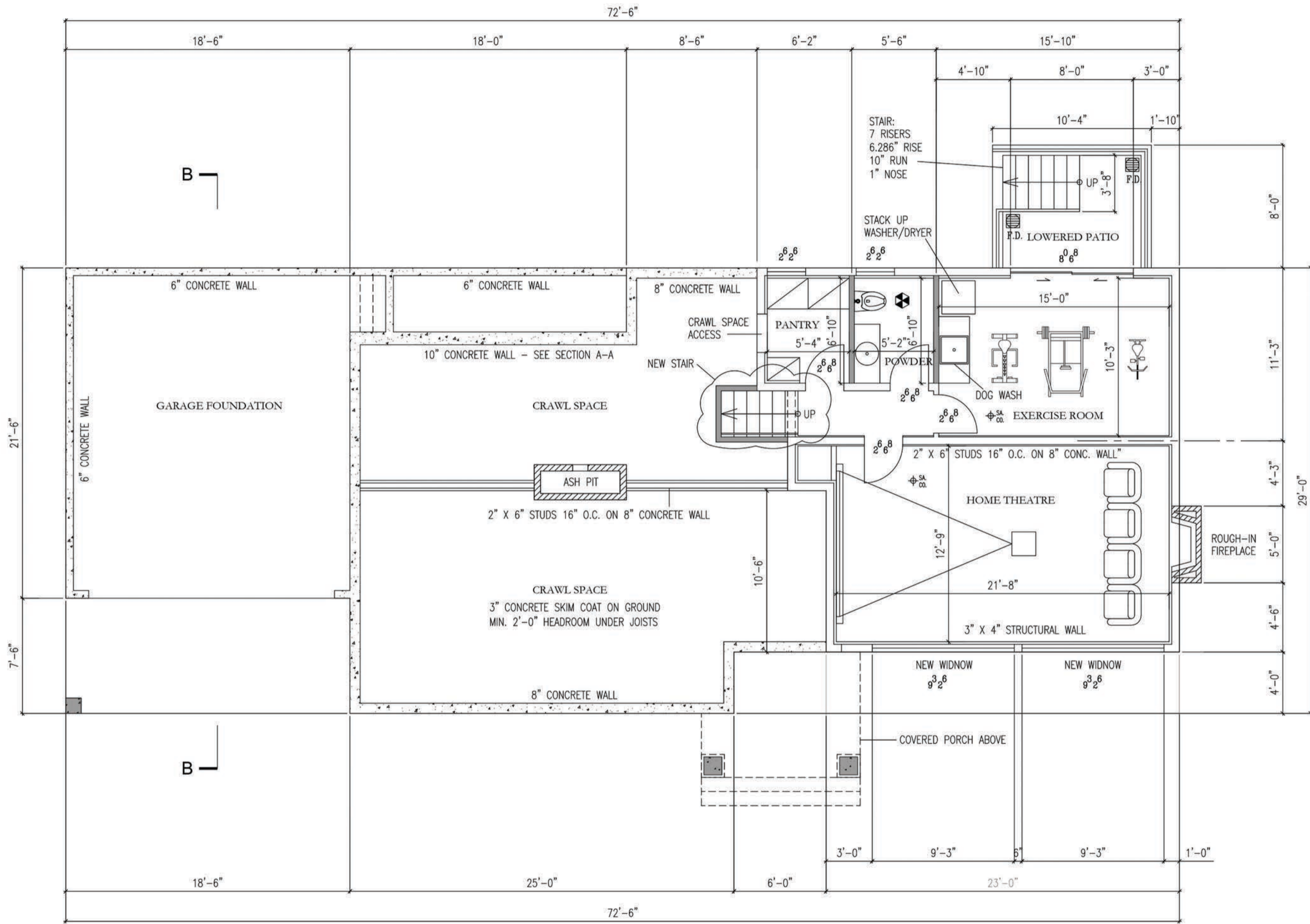
LEGEND:

- EXISTING WALL TO REMAIN
- ITEMS TO BE REMOVED

EXISTING BASEMENT FLOOR PLAN

NOTE:
FLOOR PLAN PREPARED ACCORDING TO ORIGINAL BUILDING PERMIT DATED MAY 1955.

ISSUE NO.	Date	ISSUE FOR:	ISSUE NO.	Date	ISSUE FOR:	ISSUE NO.	Date	ISSUE FOR:	ISSUE NO.	Date	ISSUE FOR:	DESIGN BY	PROJECT NAME	DRAWING TITLE	DRAWING NO.
1	2022 08 22	BP PERMIT APPLICATION										 VICTOR WONG LUXURY HOME DESIGN	3171 WESTMOUNT PLACE WEST VANCOUVER	EXISTING BASEMENT PLAN	002
2	2023 08 16	BP PERMIT APPLICATION													



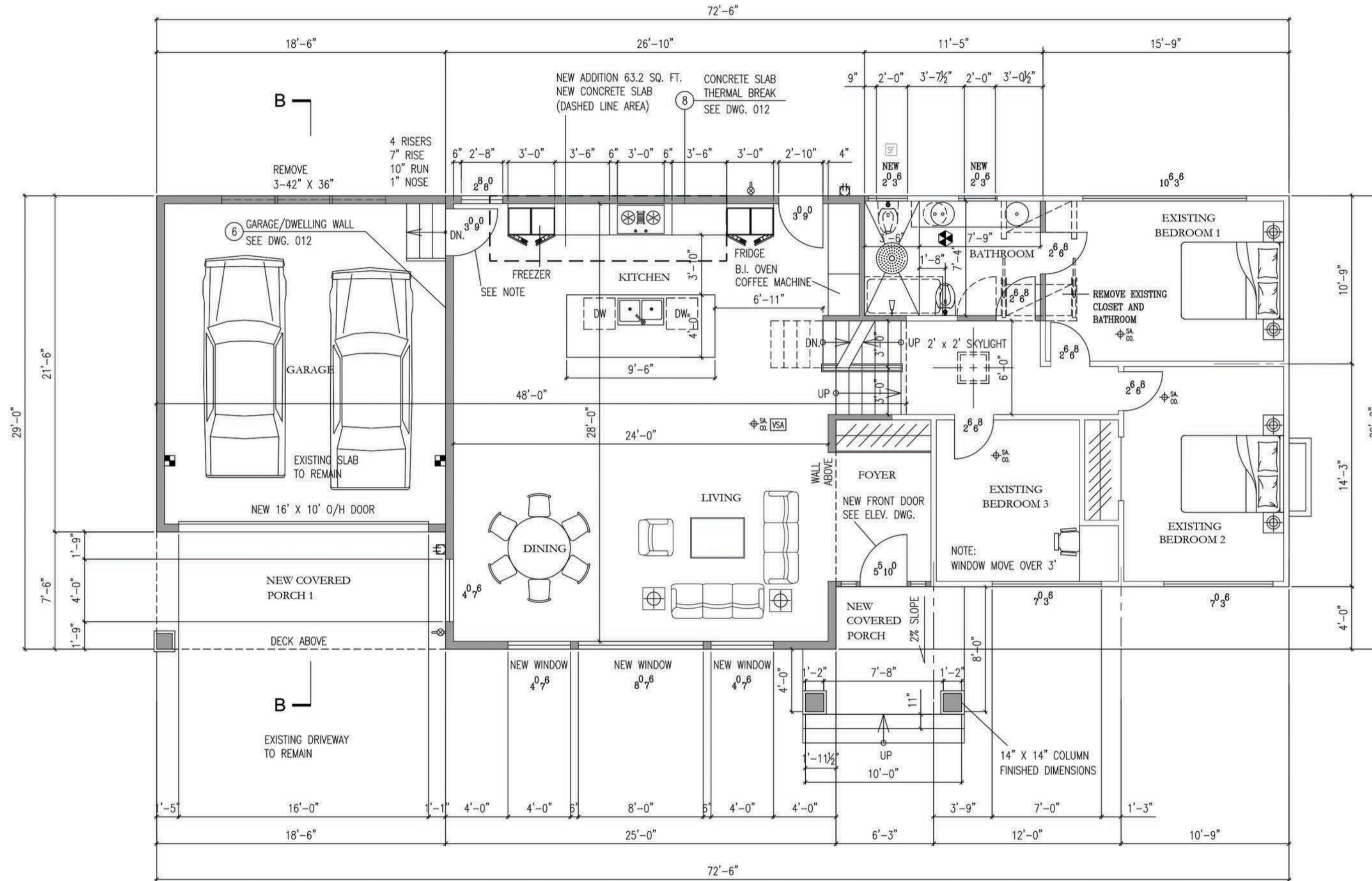
LEGEND:

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION

PROPOSED BASEMENT FLOOR PLAN

643.7 SQ. FT.

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1	2022 08 22	BP PERMIT APPLICATION										W VICTOR WONG LUXURY HOME DESIGN	3171 WESTMOUNT PLACE WEST VANCOUVER	PROPOSED BASEMENT PLAN	004
2	2023 08 16	BP PERMIT APPLICATION									SCALE: 1/8"=1'-0"				



PROPOSED GROUND FLOOR PLAN
1,450.0 SQ. FT.

NOTE:
1. GARAGE DOOR TO BE INSULATED METAL DOOR
COME WITH WEATHER STRIPPING AND SELF-CLOSING HINGE.

SITE AREA = 12,213.9 SQ. FT.	
ZONING: RS3	
0.3 F.S.R. = 3,664.17 SQ. FT.	
GROUND FLOOR	1,450.0 SQ. FT.
SECOND FLOOR	1,166.7 SQ. FT.
BASEMENT	643.7 SQ. FT.
TOTAL	3,260.4 SQ. FT.

LEGEND:

- PRINCIPAL FAN
- FLOOR DRAINAGE
- WASHROOM EXHAUST FAN
- HALLWAY SMOKE ALARM & CARBON MONOXIDE DETECTOR
- OUTLET ELECTRICAL VEHICLES
- ENERGY USAGE DISPLAY METER
- SAFETY GLASS
- OBSCURE GLASS
- HEAT RECOVERY VENTILATION SYSTEM
- VENTILATED SUPPLY AIR
- 36" H HANDRAIL TYP.
- 42" H HANDRAIL TYP.
- POST SEE STRUCTURAL DESIGN
- OUTDOOR WATER TAP
- OUTDOOR PLUG

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- ITEMS TO BE REMOVED

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1	2022 08 22	BP PERMIT APPLICATION										W VICTOR WONG LUXURY HOME DESIGN	3171 WESTMOUNT PLACE WEST VANCOUVER	PROPOSED GROUND FLOOR PLAN	005
2	2023 08 16	BP PERMIT APPLICATION													



HUMIDISTAT RECOMMENDED FOR ALL THE WASHROOMS

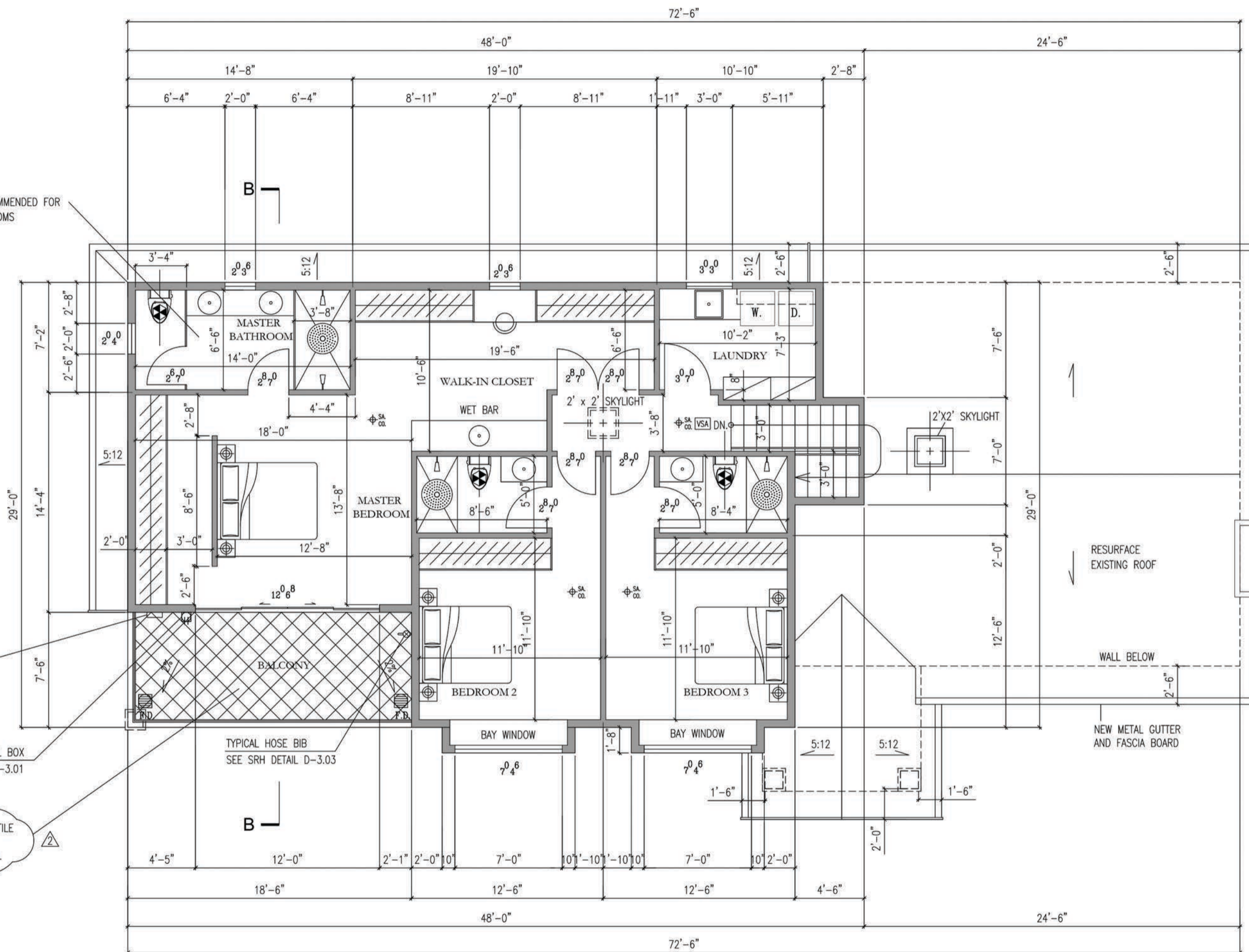
VENT BOX AT DECK
SEE SRH DETAIL D-4.05

TYPICAL ELECTRICAL BOX
SEE SRH DETAIL D-3.01

ALL BALCONY / DECK TO HAVE TILE FINISHED. TYPICAL ALL METAL FLASHING OVER CURB WALL

NOTES:

- ROOF/DECK VENTILATION TO MEET 2018 BCBC 9.19.1 ALL THE WASHROOMS
- ROOF DRAINS AND OVERFLOW REQUIRED. WATER DAMAGE TOWARDS THE EDGE IS TYPICALLY NOT RECOMMENDED.
- FLAT ROOFS/DECKS WITH 2 PERCENT SLOPE TOWARDS THE ROOF DRAINS.
- ALL THE SERVICE PENETRATIONS AT ROOFS/DECKS TO BE INSTALLED APPROX. 2" APART TO FACILITATE THE WATERPROOFING MEMBRANE DETAILING.
- SKYLIGHTS AT SLOPE ROOFS OVER 2'-5" WIDE WILL REQUIRE CRICKET TO DIRECT WATER AWAY FROM SKYLIGHTS.



PROPOSED SECOND FLOOR PLAN

1,196.8 SQ. FT.

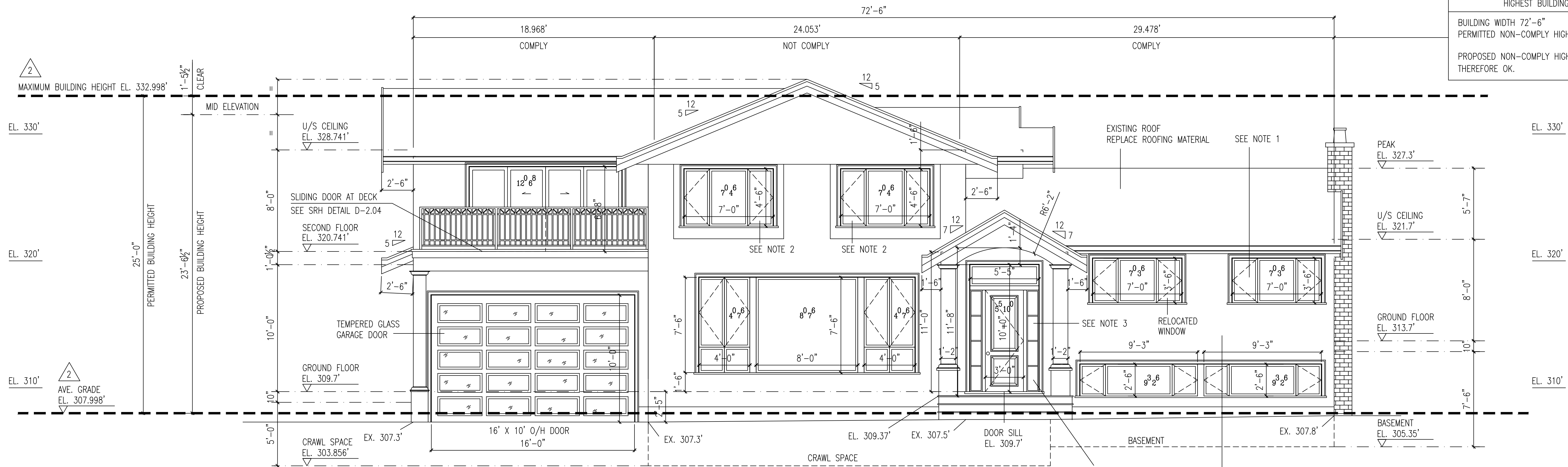
LEGEND:

- PRINCIPAL FAN
- FLOOR DRAINAGE
- WASHROOM EXHAUST FAN
- HALLWAY SMOKE ALARM & CARBON MONOXIDE DETECTOR
- OUTLET ELECTRICAL VEHICLES
- ENERGY USAGE DISPLAY METER
- SAFETY GLASS
- OBSCURE GLASS
- HEAT RECOVERY VENTILATION SYSTEM
- VENTILATED SUPPLY AIR
-

- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION

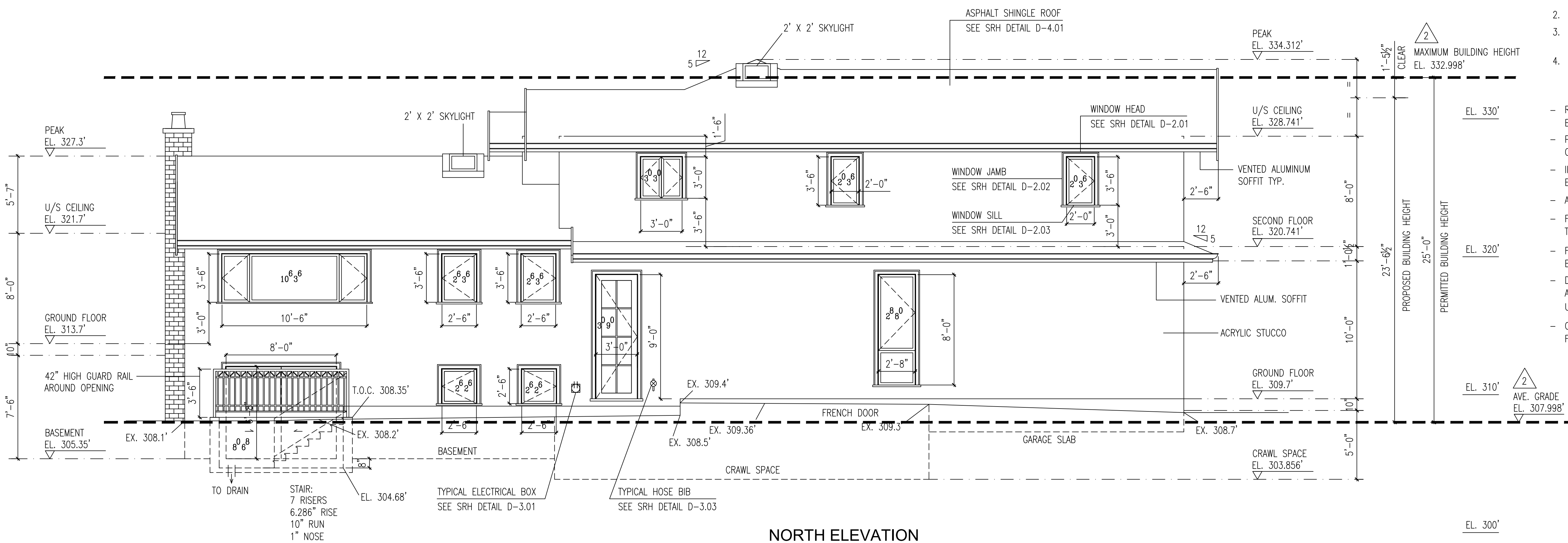
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1	2022 08 22	BP PERMIT APPLICATION										 VICTOR WONG LUXURY HOME DESIGN	3171 WESTMOUNT PLACE WEST VANCOUVER	PROPOSED SECOND FLOOR PLAN	006
2	2022 10 13	CHANGE TO FIRE PROOF MATERIAL													
3	2023 08 16	BP PERMIT APPLICATION													
															SCALE: 1/4"=1'-0"

HIGHEST BUILDING FACE COMPLIANCE	
BUILDING WIDTH	72'-6"
PERMITTED NON-COMPLY HIGHEST BUILDING FACE	= 33.3%
	= 24.142'
PROPOSED NON-COMPLY HIGHEST BUILDING FACE	= 24.053'
	THEREFORE OK.



SOUTH ELEVATION

- NOTE:
1. ALL EXISTING WINDOWS TO BE REMOVED AND REPLACE WITH NEW WINDOWS. WINDOW AND DOOR SUPPLIER SHALL SITE MEASURE ALL OPENINGS, CONFIRM ALL DIMENSIONS PRIOR TO MANUFACTURING AND INSTALLATION.
 2. 4" MAX. OPENING FOR BAY WINDOWS.
 3. SIDE LITES BY THE FRONT DOOR TO BE TEMPERED SAFETY GLASS.
 4. REMOVE EXISTING SIDING, INSTALL RAINSCREEN AND NEW STUCCO SIDING.

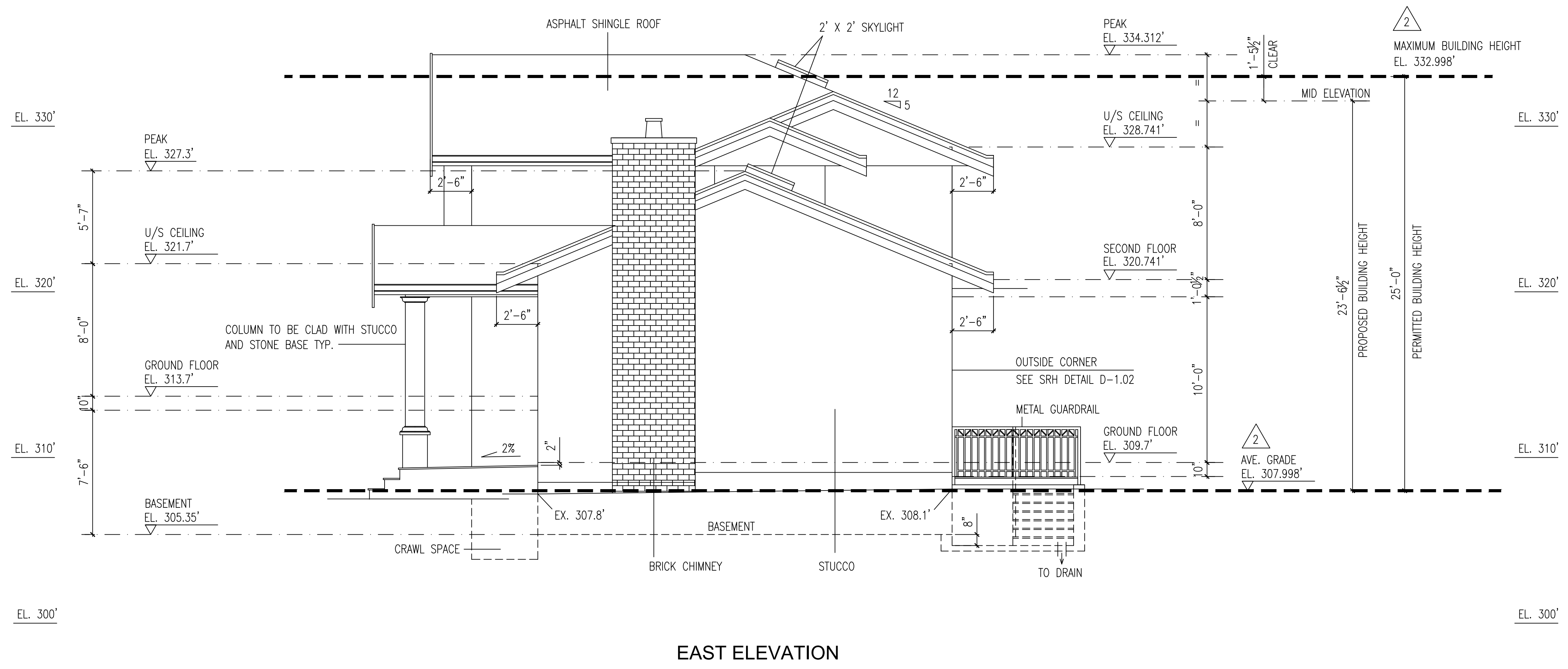



NORTH ELEVATION

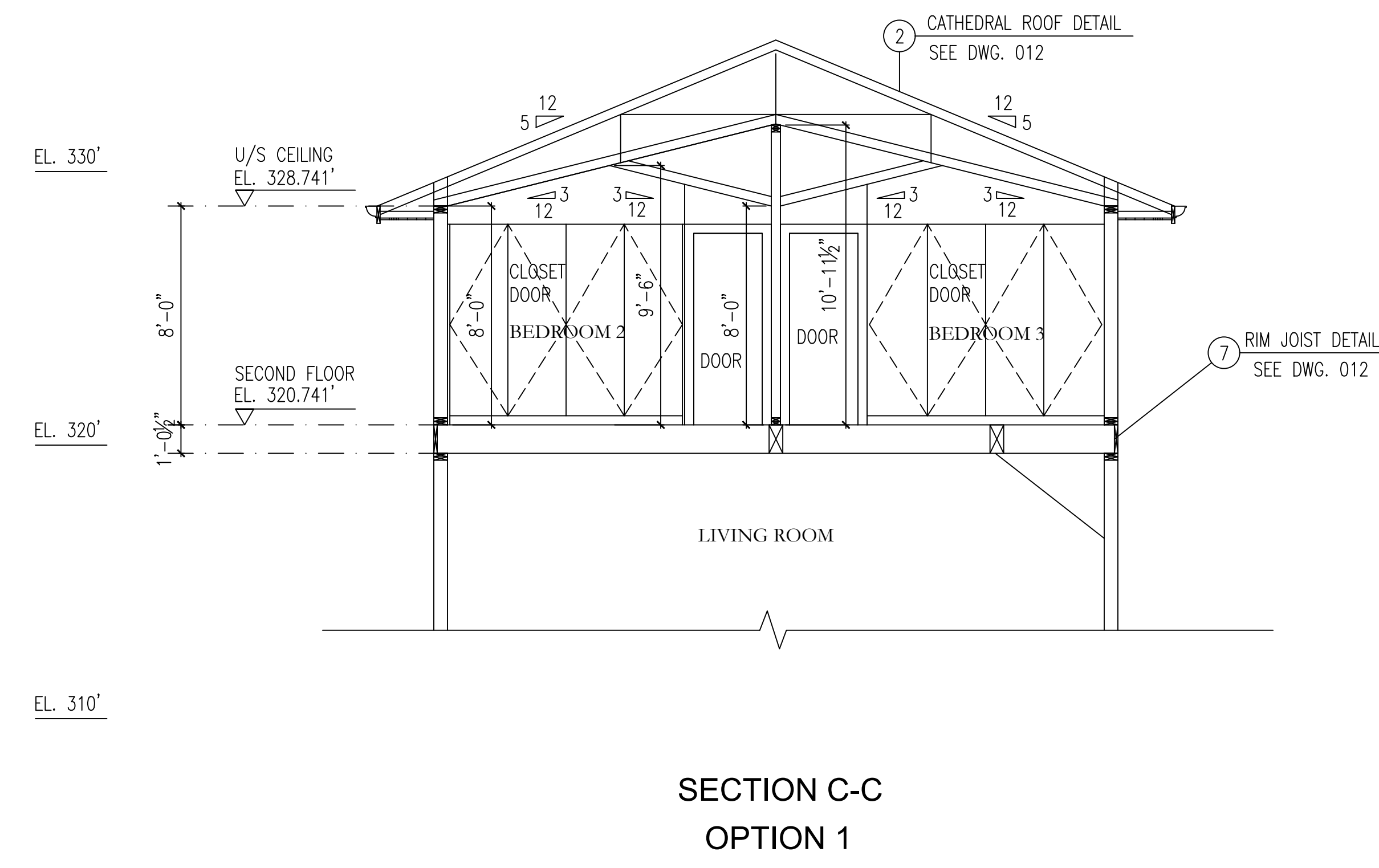
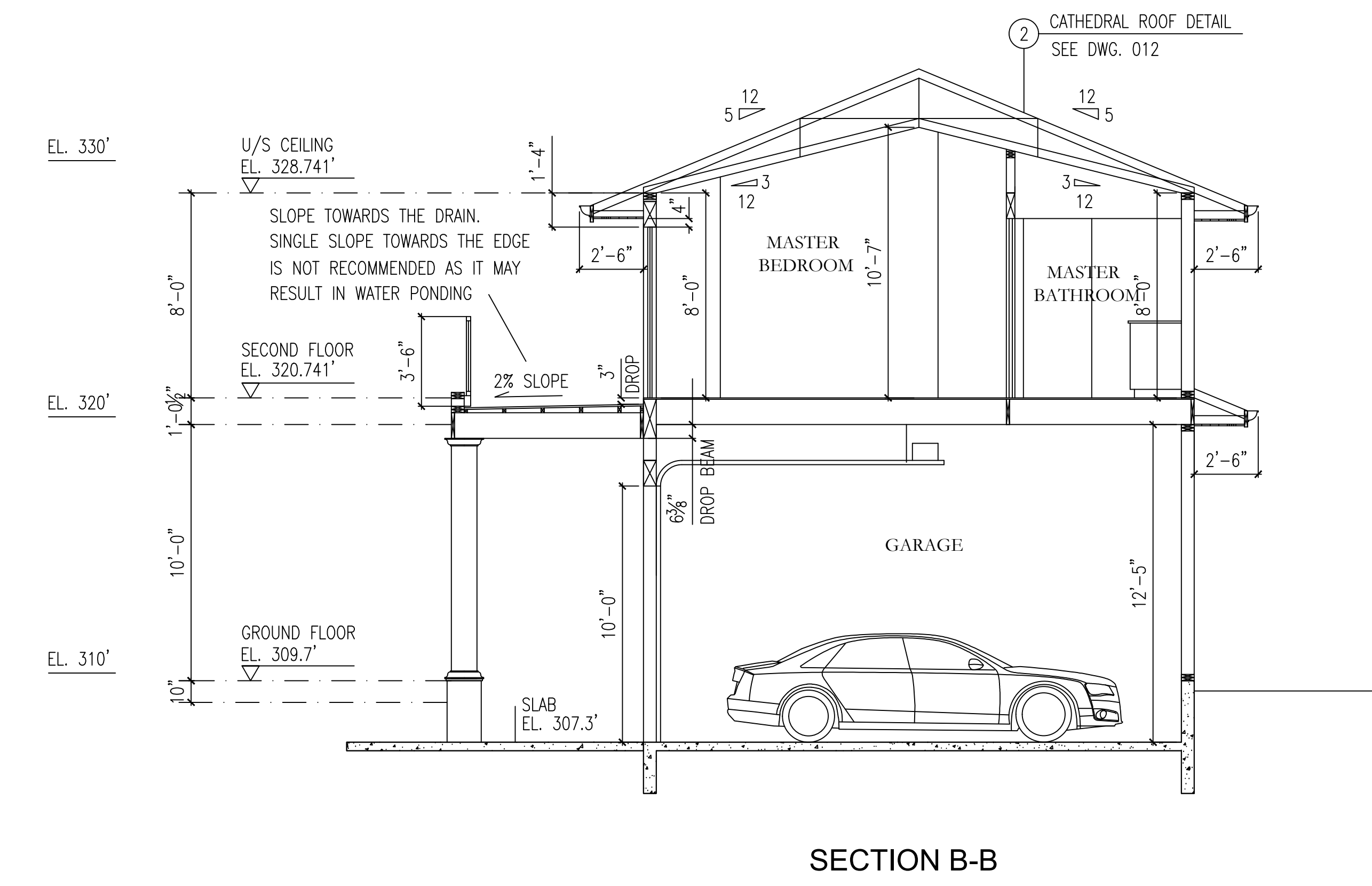
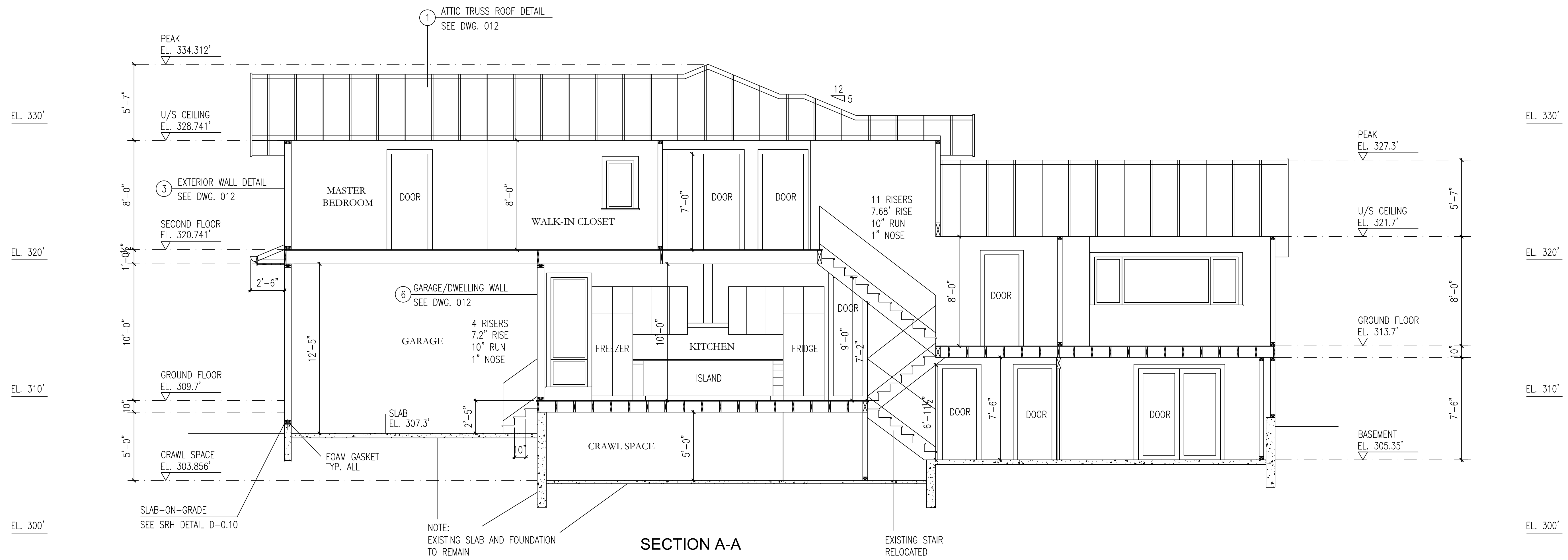
- RECOMMENDED ALL THE EXTERIOR DOORS TO BE PROTECTED BY THE OVERHANGS WITH AN OVERHANG RATIO APPROX. 1.4
- PROVIDE THROUGH WALL METAL FLASHING AT DIFFERENT WALL CLADDING TRANSITIONS AND FLOOR LINES.
- IF THERE ARE STRUCTURAL STEEL ELEMENTS IN THE EXTERIOR WALLS, EXTERIOR INSULATION IS RECOMMENDED TO MINIMIZE CONDENSATION.
- ALL THE GUARDRAIL TO BE SIDE MOUNTED.
- FLAT ROOFS/DECKS WITH APPROX. 2% SLOPE TOWARDS THE DRAINS TO MINIMIZE WATER PONDING.
- FLAT ROOFS/DECKS DRAINS AND OVERFLOWS PER RELATED BUILDING CODE.
- DO NOT LOCATE VENT IN WALL BELOW SOFFIT, AS WARM AND MOIST AIR MAY BACKFLOW INTO THE SOFFIT AND CONDENSE AT THE UNDERSIDE OF THE BALCONY SHEATHING.
- CRICKET AT BALCONY TO WALL INTERFACE TO DIRECT WATER AWAY FROM THE EXTERIOR WALLS.

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1	2022 08 22	BP PERMIT APPLICATION										 VICTOR WONG LUXURY HOME DESIGN	3171 WESTMOUNT PLACE WEST VANCOUVER	NORTH AND SOUTH ELEVATION	008
2	2023 08 16	AVE GRADE CALCULATION													

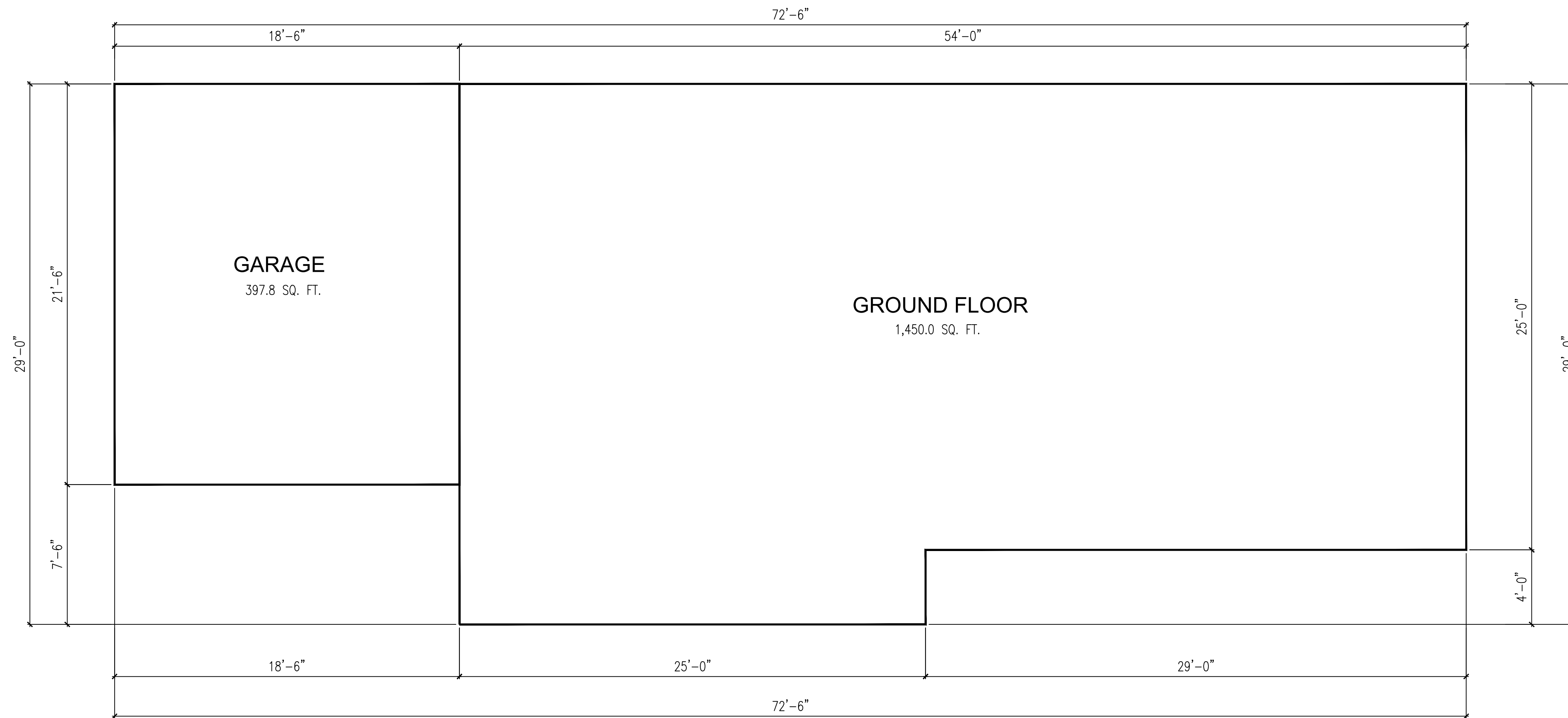
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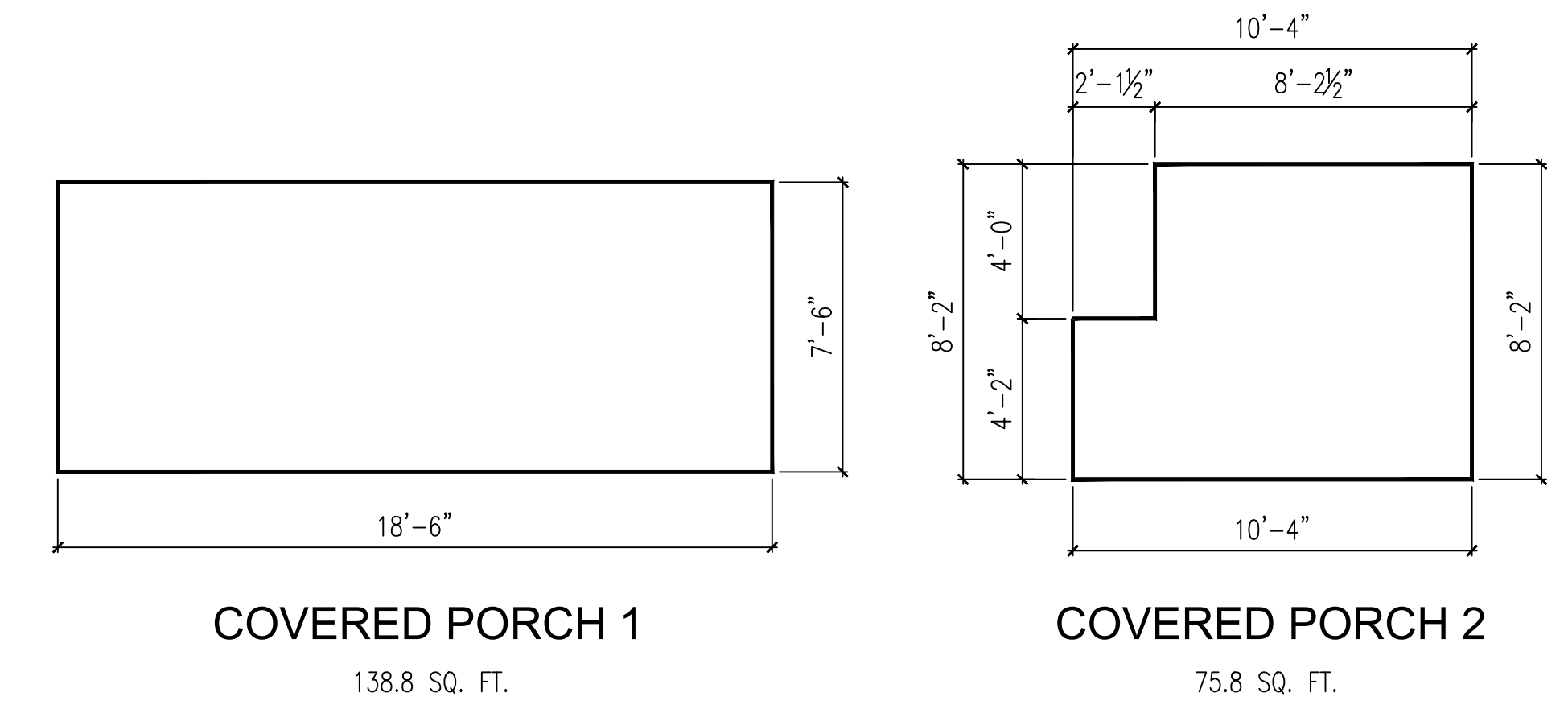
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1	2022 08 22	BP PERMIT APPLICATION										 VICTOR WONG LUXURY HOME DESIGN	3171 WESTMOUNT PLACE WEST VANCOUVER	EAST ELEVATION	009
2	2023 08 16	AVE GRADE CALCULATION													SCALE: 1/4"=1'-0"



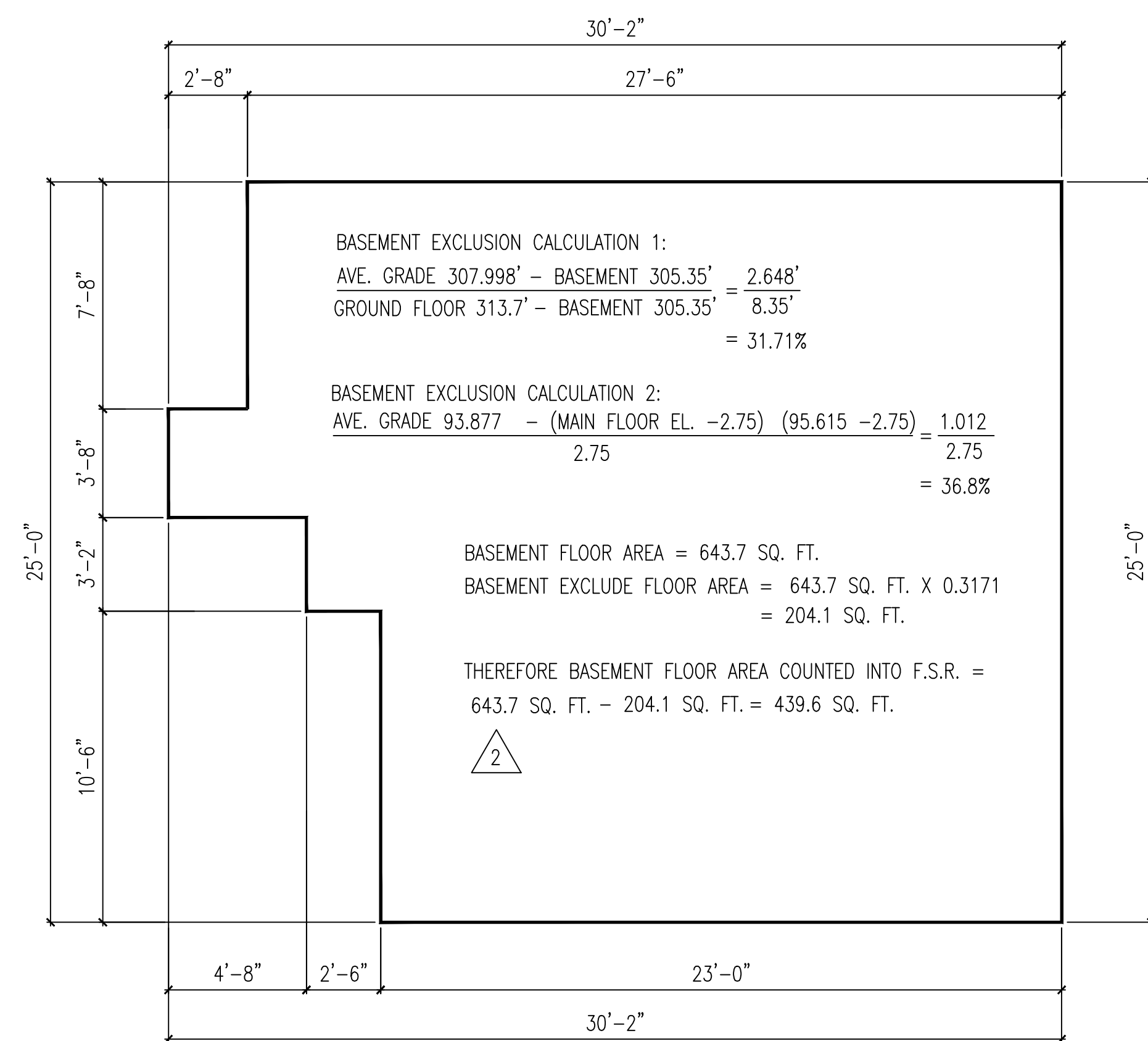
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1	2022 08 22	BP PERMIT APPLICATION										 VICTOR WONG LUXURY HOME DESIGN	3171 WESTMOUNT PLACE WEST VANCOUVER	SECTION A, B AND C	011
2	2023 08 16	BP PERMIT APPLICATION													



GROUND FLOOR AREA CALCULATION
1,450.0 SQ. FT.

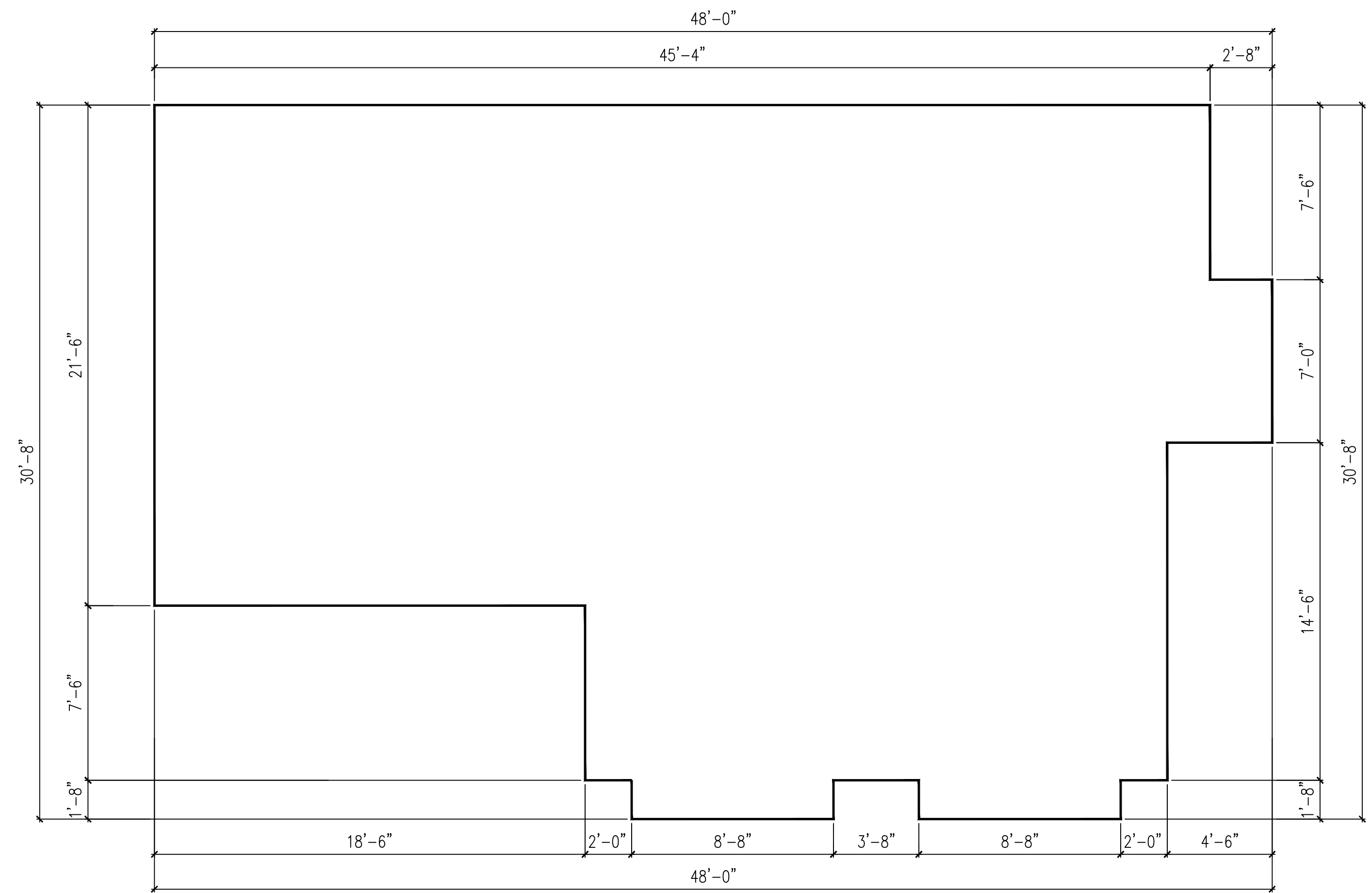


SITE COVERAGE CALCULATION	
GROUND FLOOR	1,450.0 SQ. FT.
GARAGE	397.8 SQ. FT.
COVERED PORCH 1	138.8 SQ. FT.
COVERED PORCH 2	75.8 SQ. FT.
TOTAL	2,062.4 SQ. FT.



BASEMENT FLOOR AREA CALCULATION
439.6 SQ. FT.

F.S.R. CALCULATION	
GROUND FLOOR	1,450.0 SQ. FT.
SECOND FLOOR	1,196.8 SQ. FT.
BASEMENT	439.6 SQ. FT.
TOTAL	3,086.4 SQ. FT.
SITE = 12,213.9 SQ. FT.	
ZONING: RS3	
F.S.R. = 0.30 = 3,664.1 SQ. FT.	
THEREFORE OK	



SECOND FLOOR AREA CALCULATION
1,196.8 SQ. FT.

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1	2022 08 22	BP PERMIT APPLICATION										VICTOR WONG LUXURY HOME DESIGN	3171 WESTMOUNT PLACE WEST VANCOUVER	FLOOR AREA CALCULATION	013
2	2023 08 16	BASEMENT AREA CALCULATION													
															SCALE: 1/8"=1'-0"