

LEGAL ADDRESS: STRATA LOT 1, PLAN VAS358, DISTRICT LOT 554, GROUP 1, NEW WESTMINSTER LAND DISTRICT, RP LMP48135 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE. PID: 004-039-289

CIVIC ADDRESS: 2318 BELLEVUE AVE WEST VANCOUVER V7V 1C8 ZONING: RD-1

RD-1 Zoning Bylaw				
SITE INFORMATION	Legal Address:	STRATA LOT 1, PLAN VAS358, DISTRICT LOT 554, GROUP 1, NEW WESTMINSTER LAND DISTRICT, RP LMP48135 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE. PID: 004-039-289		
	Civic Address:	2318 BELLEVUE AVE. WEST VANCOUVER, V7V 1C8		
	Zoning:	R.D.1 - DUPLEX DWELLING ZONE 1		
	Year of Construction:	1975		
SITE DIMENSION	Site Width:	211.55 feet (average)	64.48 meters (average)	
	Site Length:	65.06 feet(average)	19.83 meters (average)	
	Site Area:	12277.00 sqft	1140.57 sqmt	
TOTAL FAR ALLOWED FOR BOTH UNIT ON THE LOT	50%	6138.50 sqft	570.29 sqmt	
TOTAL FLOOR AREA RATIO (FAR) ALLOWABLE FOR UNIT# 2318				
REFERENCE	DESCRIPTION	MAX. ALLOWABLE	EXISTING	PROPOSED
251.06	Allowable FSR = 6138.5/2	0.50 3069.25 square feet	0.59 3639.01	0.62 3785.32
FAR ANALYSIS PER FLOOR				
MAIN BUILDING		EXISTING SF	PROPOSED SF	
UPPER FLOOR		1305.20	1329.06	
MAIN FLOOR		1324.52	1424.71	
BASEMENT		1009.29	1031.55	
	TOTAL SQ/FT	3639.01	3785.32	
LOT COVERAGE				
251.05 (1)	MAX. ALLOWABLE COVERAGE	40%	4910.80 square feet	
	EXISTING COVERAGE	28.83%	3540.00 square feet	
	PROPOSED COVERAGE	29.93%	3674.39 square feet	



FRONT PHOTO



REAR PHOTO

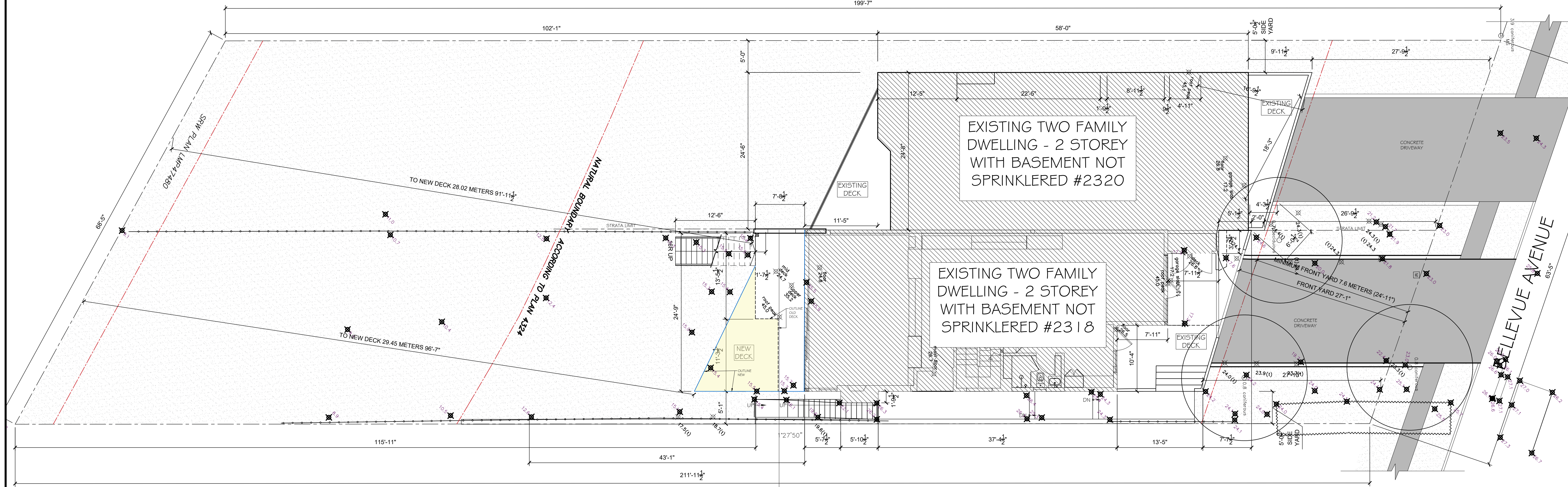
SCOPE OF WORK:

- NEW INTERIOR SPACE PLANING
- EXTERIOR MINOR ALTERATION ON ELEVATION EAST (SIDE), SOUTH (REAR) AND NORTH (FRONT). NO CHANGES IN THE WEST ELEVATION (DWELLING #2320).

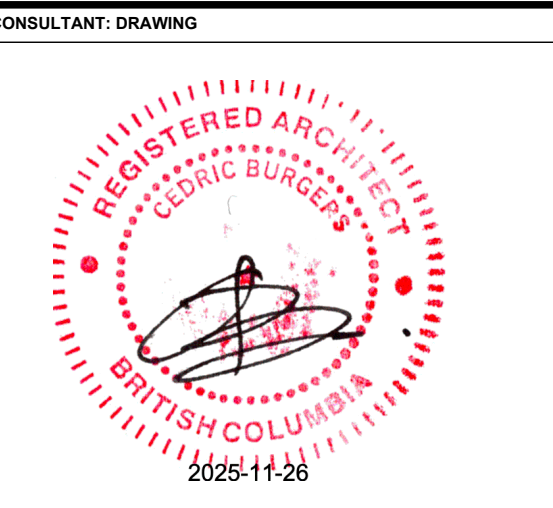
SETBACKS			
	MINIMUM REQUIRED	EXISTING	PROPOSED
FRONT (NORTH)	24.92 feet	27.08 feet	27.08 feet
	7.60 meters	8.25 meters	8.25 meters
SIDE (EAST)	4.98 feet	5.04 feet	5.04 feet
	1.52 meters	1.54 meters	1.54 meters
SIDE WEST (WEST)	4.98 feet	5.00 feet	5.00 feet
	1.52 meters	1.52 meters	1.52 meters
REAR (SOUTH)	29.85 feet	30.92 feet	96.58 feet
	9.10 meters	9.42 meters	29.44 meters

BUILDING HEIGHT			
REFERENCE	REQUIRED	EXISTING	PROPOSED
Zoning 251.10	25.00 feet	24.48 feet	24.48 feet
	7.62 meters	7.46 meters	7.46 meters

NUMBER OF STOREYS			
REFERENCE	MAX. ALLOWED	EXISTING	PROPOSED
Zoning 251.11	2 PLUS BASEMENT	2 PLUS BASEMENT	2 PLUS BASEMENT



1 SITE PLAN - EXISTING & PROPOSED
A-1.1 SCALE: 1/4" = 1'



DESIGNER:

CODE	ITEM	PAGE
A-2.2	CONVERT THE PORCH ARE INTO A LIVABLE SPACE. MAKE THE EXTERIOR WALL STRAIGHT. NEW SLIDING DOOR TO BE INSTALLED ON THE MAIN FLOOR.	A-2.2
A-2.3.A-3.1	CONVERT THE PORCH ARE INTO A LIVABLE SPACE. MAKE THE EXTERIOR WALL STRAIGHT. NEW SLIDING DOOR TO BE INSTALLED ON THE BASEMENT FLOOR.	A-2.3.A-3.1
A-2.2.A-3.1.A-3.2	EXTEND THE DECK ON THE MAIN FLOOR AND PARTIALLY COVER THE IT AS PER DRAWING. NEW 40" PRIVACY SCREEN INSTALLED ON THE EAST SIDE	A-2.2.A-3.1.A-3.2
A-2.1.A-3.1.A-3.2	EXTEND THE UPPER FLOOR DECK CANOPY TO THE HOUSE	A-2.1.A-3.1.A-3.2
A-2.1	NEW LOCATION FOR PRIMARY ENSUITE DOOR	A-2.1
A-2.1, A-2.2, A-3.2	REMOVE POST AND EXTEND DECK CANOPY TO THE HOUSE	A-2.1, A-2.2, A-3.2
A-2.2, A-3.1	REVERSE LOCATION OF THE DOOR AND SIDE WINDOW	A-2.2, A-3.1
A-2.2, A-3.2	REDUCE THE STAIR WIDTH. THE BASEMENT FOUNDATION WALL RESTRAIN US FROM EXTENDING MORE THAN 3"	A-2.2, A-3.2
A-2.1, A-3.2	SECOND FLOOR REAR DECK: ADDING A 40" PRIVACY SCREEN ON THE EAST SIDE	A-2.1, A-3.2

CONTRACTORS & OTHERS TO CONFIRM LOCATION & NATURE OF ALL EXISTING ASPECTS OF THE BUILDING. INFORMATION ON EXISTING CONDITIONS CONTAINED IN THIS DWG IS APPROXIMATE. NOT TO BE RELIED UPON & IS TO COMMUNICATE DESIGN INTENT ONLY

DRAWN BY: KN
CHECKED BY: SB

NO	Y/M/D	REVISION
X	Y/M/D	ISSUED FOR BP

SHEET NAME:
SITE PLAN

PROJECT NO: T1xxxxx
START DATE: YY.MM.DD
REVISION: 0

PROJECT NAME:
2318 BELLEVUE AVENUE WEST VANCOUVER

A-1.1

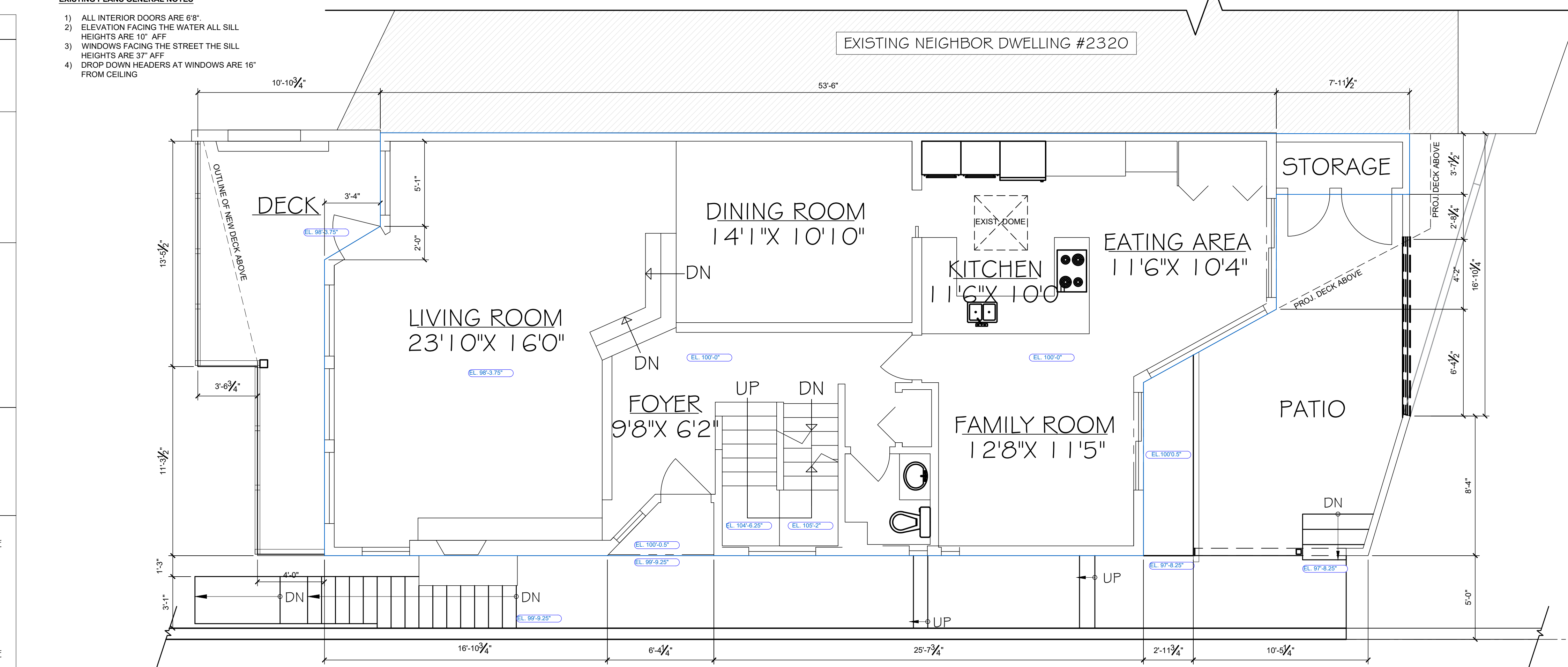
DATE LAST REVISED: 2025.11.22

WALL DETAILS

TYPE	PLAN	DESCRIPTION
W1	INTERIOR INTERIOR	NEW INTERIOR WALL - 1/2" DRYWALL (NEW) - 2x4 WOOD STUD @ 16" O.C (NEW) - 1/2" DRYWALL (NEW)
W2	INTERIOR EXTERIOR	NEW EXTERIOR WALL - 1/2" DRYWALL (NEW) - 2x4 WOOD STUD @ 16" O.C (EXT'G/NEW) WITH FULL DEPTH 2LB SPRAY FOAM (NEW) - 1/2" PLYWOOD SHEATHING (EXT'G/NEW) - 60 MIN BUILDING PAPER (EXT'G/NEW) - 1/2" RAIN SCREEN (EXT'G/NEW) - CLADDING TO MATCH WITH EXT'G (EXT'G/NEW)
W3	INTERIOR NEIGHOUR INTERIOR HOUSE	1 HR FRR PARTITION WALL (REFER TABLE 9.10.3.1 A 2 LAYER OF WALL STC RATING 68 (WALL# W1a)) NEW PARTITION WALL DOUBLED FOR PLUMBING PIPES - 3/8" TYPE X GYPSUM WALL BOARD (EXT'G) - 2x4 WOOD STUD @ 16" O.C (EXT'G) WITH R-12 SOUND BARRIER INSULATION (EXT'G) - 1" AIR SPACE - 1/2" GYPSUM WALL BOARD (EXT'G) - 2x4 WOOD STUD @ 16" O.C (EXT'G) WITH R-12 SOUND BARRIER INSULATION (NEW) - 3/8" TYPE X GYPSUM WALL BOARD (NEW) - 2x4 WOOD STUD @ 16" O.C (NEW) - 1/2" GYPSUM WALL BOARD (NEW)
W4	INTERIOR NEIGHOUR INTERIOR HOUSE	EXITING WALL UPDATED WALL FOR PLUMBING PIPES - 1/2" DRYWALL (EXT'G) - 6MIL CONTINUOUS VAPOR / AIR BARRIER (EXT'G) - 2x6 WOOD STUD @ 16" O.C (EXT'G) WITH R-22 BATT INSULATION (NEW) - 6MIL CONTINUOUS VAPOR / AIR BARRIER (NEW) - 1/2" DRYWALL (NEW)
W5	BALCONY EXTERIOR	NEW PONY WALL - 42" HEIGHT - NEW HORIZONTAL HARDIE LAP SIDING @ 4" EXPOSURE TO MATCH EXISTING PROFILE SIDING (NEW) - 1/2" RAIN SCREEN (NEW) - TYVEK (NEW) - 1/2" PLYWOOD SHEATHING (NEW) - 2x4 WOOD STUD @ 16" O.C (NEW) WITH 1/2" PLYWOOD SHEATHING (NEW) - TYVEK (NEW) - 1/2" RAIN SCREEN (NEW) - NEW HORIZONTAL HARDIE LAP SIDING @ 4" EXPOSURE TO MATCH EXISTING PROFILE SIDING (NEW)
W6		1 HR FRR PARTITION WALL (REFER TABLE 9.10.3.1 A 2 LAYER OF WALL STC RATING 68 (WALL# W1a)) - 3/8" TYPE X GYPSUM WALL BOARD (EXT'G) - 2x4 WOOD STUD @ 16" O.C (EXT'G) WITH R-12 SOUND BARRIER INSULATION (EXT'G) - 1" AIR SPACE - 1/2" GYPSUM WALL BOARD (EXT'G) - 2x4 WOOD STUD @ 16" O.C (EXT'G) WITH R-12 SOUND BARRIER INSULATION (NEW) - 3/8" TYPE X GYPSUM WALL BOARD (NEW)
W7		- 1/2" DRYWALL (NEW) - VAPOR BARRIER / AIR G MIL (NEW) - 3 1/2" WOOD STUD @ 16" O.C (NEW) / WITH R-14 BATT INSULATION (NEW) - 1" AIR SPACE (NEW) - 8" REINFORCED CONCRETE WALL (EXT'G) - DAMPROOFING (EXT'G) - DIMPLEBOARD (EXT'G)

EXISTING PLANS GENERAL NOTES

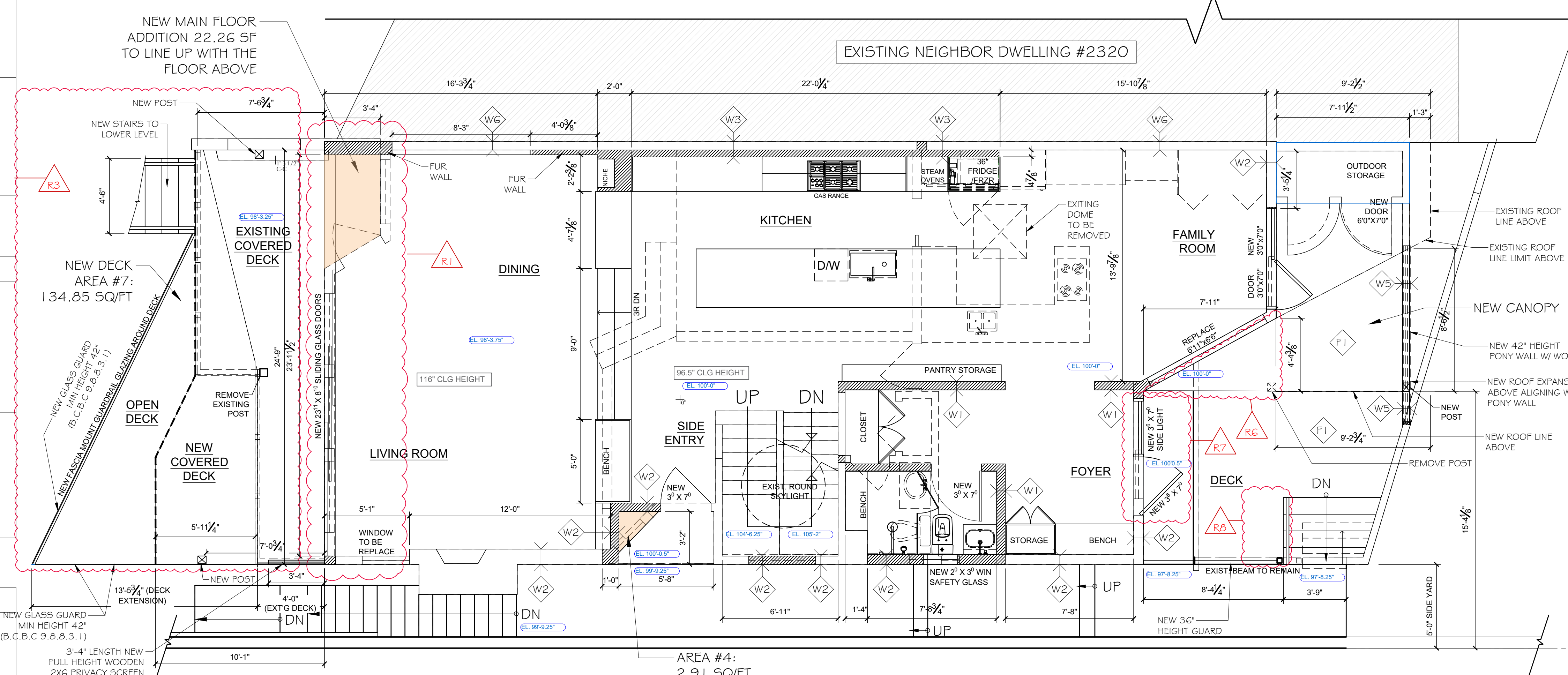
- 1) ALL INTERIOR DOORS ARE 68"
- 2) ELEVATION FACING THE WATER ALL SILL HEIGHTS ARE 10" AFF
- 3) WINDOWS FACING THE STREET THE SILL HEIGHTS ARE 37" AFF
- 4) DROP DOWN HEADERS AT WINDOWS ARE 16" FROM CEILING



1
A-2.1
EXISTING MAIN FLOOR PLAN
SCALE: 1/4" = 1'

ROOF DETAILS

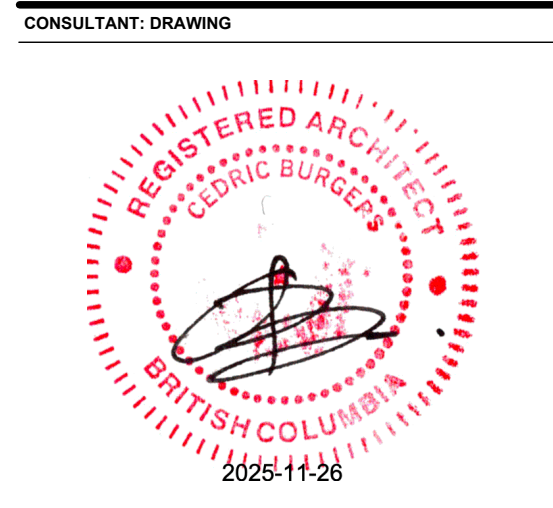
TYPE	PLAN	DESCRIPTION
R1	EXTERIOR INTERIOR HOUSE	NEW ROOF EXPANSION - 2 PLYES OF TORCH-ON (NEW) - 1/2" FIRE RESISTANT UNDERLAY - 3/8" PLYWOOD SHEETING (NEW) - 2x4 WOOD PURLIN @ 24" O.C (NEW) - 2x10 ROOF JOIST @ 16" O.C (NEW) - WITH R-28 BATT INSULATION (NEW) - 6MIL CONTINUOUS VAPOR / AIR BARRIER (NEW) - 5/8" DRYWALL (NEW)
R2	EXTERIOR INTERIOR HOUSE	NEW ROOF EXPANSION OVER NON LIVABLE SPACE - 2 PLYES OF TORCH-ON (NEW) - 1/2" FIRE RESISTANT UNDERLAY - 3/8" PLYWOOD SHEETING (NEW) - 2x4 WOOD PURLIN @ 24" O.C (NEW) - 2x10 ROOF JOIST @ 16" O.C (NEW) - 6MIL CONTINUOUS VAPOR / AIR BARRIER (NEW) - 5/8" DRYWALL (NEW)



2
A-2.1
PROPOSED MAIN FLOOR PLAN
SCALE: 1/4" = 1'

FLOOR DETAILS

TYPE	PLAN	DESCRIPTION
F1		EXISTING FLOOR - 1x6 GREEN SALT TREATED DECK (EXT'G) - 2x2 SLEEPERS @ 16" OC (EXT'G) - 3/4" T&G PLYWOOD SUBFLOOR (EXT'G) - 2x10 FLOOR JOIST @ 16" O.C (EXT'G) WITH BATT INSULATION (EXT'G) - 5/8" T&G PLYWOOD SUBFLOOR (EXT'G)



DESIGNER:

REVISION LIST	CODE	ITEM	PAGE
CONVERT THE PORCH ARE INTO A LIVABLE SPACE. MAKE THE EXTERIOR WALL STRAIGHT. NEW SLIDING DOOR TO BE INSTALLED ON THE MAIN FLOOR.	A-2.2		A-2.2
CONVERT THE PORCH ARE INTO A LIVABLE SPACE. MAKE THE EXTERIOR WALL STRAIGHT. NEW SLIDING DOOR TO BE INSTALLED ON THE BASEMENT FLOOR.	A-2.3-A-3.1		A-2.3-A-3.1
EXTEND THE DECK ON THE MAIN FLOOR AND PARTIALLY COVER THE IT AS PER DRAWING. NEW 40" PRIVACY SCREEN INSTALLED ON THE EAST SIDE.	A-2.2-A-3.1-A-3.2		A-2.2-A-3.1-A-3.2
EXTEND THE UPPER FLOOR DECK.	A-2.1-A-3.1-A-3.2		A-2.1-A-3.1-A-3.2
NEW LOCATION FOR PRIMARY ENSUITE DOOR.	A-2.1		A-2.1
REMOVE POST AND EXTEND DECK CANOPY TO THE HOUSE.	A-2.1, A-2.2, A-3.2		A-2.1, A-2.2, A-3.2
REVERSE LOCATION OF THE DOOR AND SIDE WINDOW.	A-2.2, A-3.1		A-2.2, A-3.1
REDUCE THE STAIR WIDTH. THE BASEMENT FOUNDATION WALL RESTRAIN US FROM EXTENDING MORE THAN 3".	A-2.2, A-3.2		A-2.2, A-3.2
SECOND FLOOR REAR DECK. ADDING A 40" PRIVACY SCREEN ON THE EAST SIDE.	A-2.1, A-3.2		A-2.1, A-3.2

CONTRACTORS & OTHERS TO CONFIRM LOCATION & NATURE OF ALL EXISTING ASPECTS OF THE BUILDING. INFORMATION ON EXISTING CONDITIONS CONTAINED IN THIS DWG IS APPROXIMATE, NOT TO BE RELIED UPON & IS TO COMMUNICATE DESIGN INTENT ONLY

DRAWN BY: KN
CHECKED BY: SB

NO	Y/M/D	REVISION
X	Y/M/D	ISSUED FOR BP

SHEET NAME:

MAIN FLOOR (EXISTING & PROPOSED)

PROJECT NO: T1xxxxx
START DATE: YY.MM.DD
REVISION: 0

PROJECT NAME:
2318 BELLEVUE AVENUE
WEST VANCOUVER

A-2.2

DATE LAST REVISED: 2025.11.22



