



# PROJECT STATISTICS

## PROJECT DATA:

**CIVIC ADDRESS :**  
1308 28STREET, WEST VANCOUVER, BC.

**LEGAL DESCRIPTION :**  
LOT 9, BLOCK 26, DISTRICT LOT 555, PLAN 3403

**ZONING:**  
EXISTING: RS4  
PROPOSED: CD

**SITE AREA:**  
7917.97 SQ.FT (735.60 SQM)

**NUMBER OF STOREY:**  
PROPOSED: 2-STOREY

**SITE COVERAGE:**  
PROPOSED: 42%

**FLOOR AREA RATIO:**  
PROPOSED: 0.75 (5993.6 SQFT)

\* Whole level -2 and Level -1 (except area belong to Unit #1 in level -1) are excluded in FAR calculation

**BIKE STALLS**  
PROPOSED BIKE STALLS: 6 (4 HORIZONTAL + 2 VERTICAL)

**PARKING STALLS**  
PROPOSED PARKING STALLS: 6 (All equipped with EV charger)

## UNIT MIX

UNIT NO.	TYPE		FAR AREA	BASEMENT AREA (Excluded from FAR)	TOTAL
Unit #1:	3-Bedroom		953.8 Sqft	987.75 Sqft	1941.55 Sqft
Unit #2:	3-Bedroom (+1 Bedroom in basement)	ELEVATOR	2110.8 Sqft	578.11 Sqft	2688.91 Sqft
Unit #3:	3-Bedroom (+1 Bedrooms in basement)	ELEVATOR	2929 Sqft	616.93 Sqft	3545.93 Sqft
TOTAL			5993.6 Sqft		



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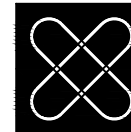
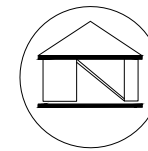
NO.	DATE	REVISION / ISSUED
3	Apr-2025	Revised Conceptual Design For City Review
2	Mar-2025	Revised Conceptual Design
1	Jan-2025	Conceptual Design

PROJECT TITLE:  
**TRIPLEX DEVELOPMENT**  
1308 28th Street,  
West Vancouver, BC

FOR:  
**Mr. Zargarzadeh**

DRAWING TITLE:  
STATISTICS

DATE:	JAN 2025	SHEET NO:	A-1.1
SCALE:	N/A		
DESIGN:	A.P.P.		
DRAWN:	N.K.		
PROJECT NO:	-		



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**TRIPLEX DEVELOPMENT**  
1308 28th Street.  
West Vancouver, BC

FOR:  
**Mr. Zargarzadeh**

DRAWING TITLE:  
**AERIAL MAP**

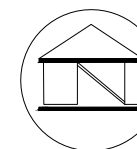
DATE:	JAN 2025	SHEET NO:	<b>A-1.2</b>
SCALE:	N/A		
DESIGN:	A.P.P.		
DRAWN:	N.K.		
PROJECT NO:	-		

**AERIAL MAP**



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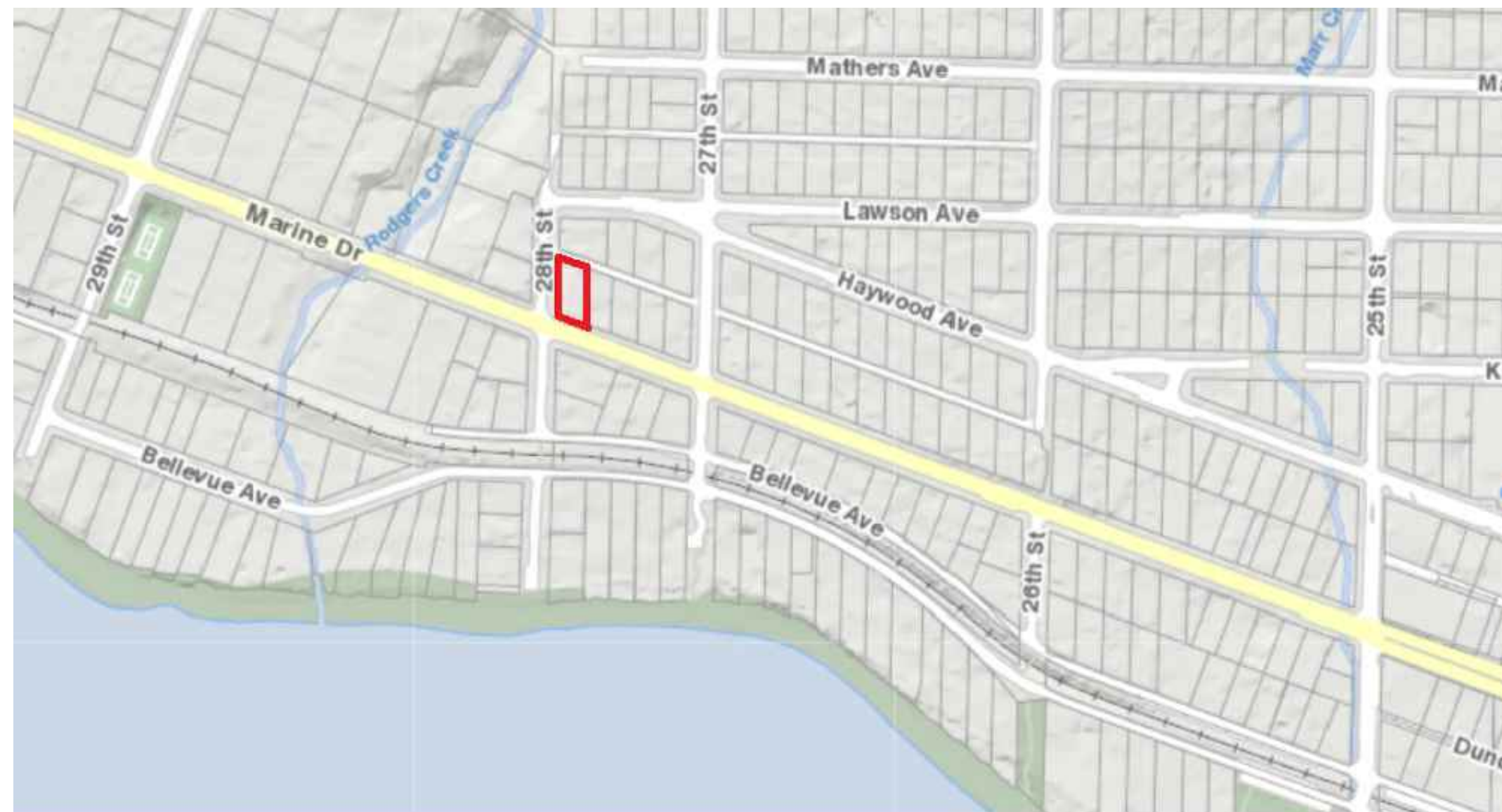
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## CONTEXT PLAN

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FOR:  
**Mr. Zargarzadeh**

DRAWING TITLE:  
**CONTEXT PLAN**

DATE:	JAN 2025	SHEET NO:	<b>A-1.3</b>
SCALE:	N/A		
DESIGN:	A.P.P.		
DRAWN:	N.K.		
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**AERIAL 3D VIEW**



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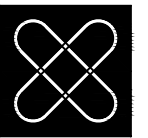
FOR:  
**Mr. Zargarzadeh**

DRAWING TITLE:  
**AERIAL 3D VIEW**

DATE:	JAN 2025	SHEET NO:	<b>A-1.4</b>
SCALE:	N/A		
DESIGN:	A.P.P.		
DRAWN:	N.K.		
PROJECT NO:	-		



**CONTEXT PHOTOS**



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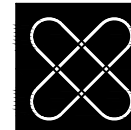
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DRAWING TITLE:  
**CONTEXT PHOTOS**

DATE:	JAN 2025	SHEET NO:	<b>A-1.5</b>
SCALE:	N/A		
DESIGN:	A.P.P.		
DRAWN:	N.K.		
PROJECT NO:	-		



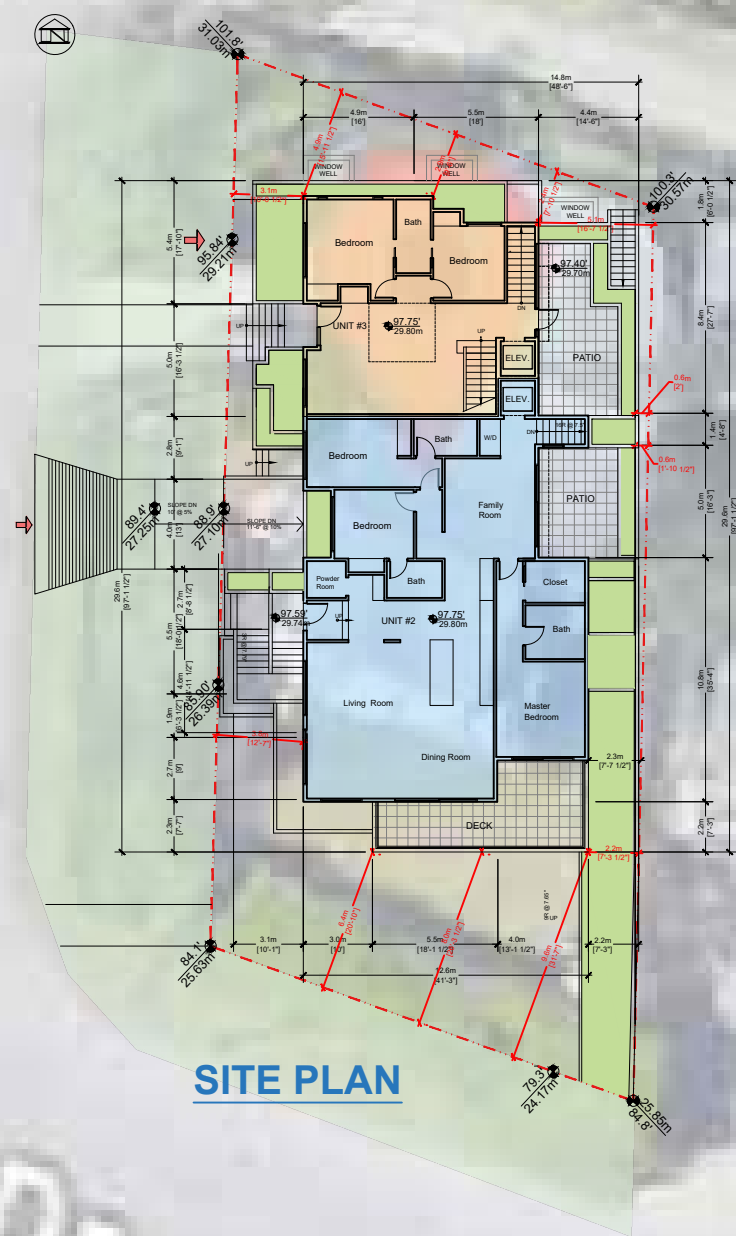
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**SITE PLAN**

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**TRIPLEX DEVELOPMENT**  
1308 28th Street,  
West Vancouver, BC

FOR:  
**Mr. Zargarzadeh**

DRAWING TITLE:  
**SITE PLAN**

DATE:	JAN 2025	SHEET NO:	<b>A-1.7</b>
SCALE:	1/16"=1'-0"		
DESIGN:	A.P.P.		
DRAWN:	N.K.		
PROJECT NO:	-		



**Massing, Form, and Character**

From a massing point of view, the intention is to design a modern west coast building that blends with the Altamont / Dundarave neighbourhood character and respect the privacy and view of the immediate single family houses to the north and the east.

To achieve the above objective, the building is designed as a single mass stepping down into the ground. Parking is located underground, and vehicular access is provided from 28<sup>th</sup> Street.

Exposed parking walls are covered with planters and landscaping. Outdoor patios are provided for each unit, creating a livable private amenity. Windows and balconies on 2<sup>nd</sup> floor provide “eyes on the street,” maintaining safety and security.

The number of windows is limited on the east elevation, maintaining privacy for the neighbour.

The building steps down along the slope of 28th Street. This results in two stories building on the north and three stories on the south.

Walls and planters are comprised of concrete, natural stone, wood siding, and prefabricated cement boards. All units have individual entries with identifiable canopies over the entry door.

Solid wood trims are introduced to enhance the architectural vocabulary. The windows and articulation on the façade are organized to give the appearance of a large single family home..

All units have elevators that are designed as adaptable units and comply with BC Building Code requirements for adaptable suites.

**Sustainability, Energy Performance, and Green Measures**

The location and the design measures that are introduced result in offering sustainable and green building strategies that meet the community objectives.

***These measures include:***

- Taking advantage of being located on the public transit corridor and at close walking distance to the school, shopping and recreational facilities, church, and neighbourhood parks.
- Most of the units face two directions and have large windows offering ample daylighting and cross ventilation, contributing to the overall sustainability of the project.
- Providing housing diversity and affordable **“middle housing”** accommodation suitable for young professionals, academics, and local employees, resulting in reducing commuting from DWV to the other communities.
- Use of renewable energy supply by introducing heat pump mechanical system, heat recovery system, and electrical furnace.
- Complying with step 4 building code energy conservation measures.
- Use of water efficient and energy efficient fixtures and appliances.
- Use of drought tolerance plants to minimize the use of potable water.
- The building envelope, glazing, and mechanical system will be designed in compliance with ASHRE 90, 2010
- All units have private patios at grade and outdoor amenities on 2<sup>nd</sup> floor decks, contributing to the livability of the units and creating a family oriented environment.
- All units have electric vehicular chargers complying with level one or level two standards.
- The provision of a green roof reduces solar intensity and provides increased insulation. It also reduces the rate of storm runoff from the site.

**Exterior Finishes and Colour**

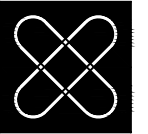
The selection of the exterior finishes is based on the enhanced durability/longevity of the construction materials as part of a sustainable approach.

Emphasis is given to the rich west coast appearance with wood and exposed concrete as being the dominant exposing materials.

The use of wood and concrete with rich architectural articulation and strong colours reflects the harmony of the natural environment with the building envelope. Wood siding, natural stained wood facials, and wood trims are local and sustainable materials introduced for the exterior finishes.

The dominant colours of the façade are combination of light and dark natural wood and grey prefabricated cement boards. The top roof is grey zinc, and the stone is grey.

The stairs and balcony railings are wood, and the windows are vinyl with a wood appearance on the outside and an off-white colour inside.



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**TRIPLEX DEVELOPMENT**  
**1308 28th Street.**  
West Vancouver, BC

FOR:  
**Mr. Zargarzadeh**

DRAWING TITLE:  
**DESIGN RATIONAL**

DATE:	JAN 2025	SHEET NO:	<b>A-1.8</b>
SCALE:	N/A		
DESIGN:	A.P.P.		
DRAWN:	N.K.		
PROJECT NO:	-		



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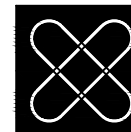
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**TRIPLEX DEVELOPMENT**  
1308 28th Street,  
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FOR:  
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DRAWING TITLE:  
**PERSPECTIVE VIEW**

DATE:	JAN 2025	SHEET NO:
SCALE:	N/A	<b>A-1.9</b>
DESIGN:	A.P.P.	
DRAWN:	N.K.	
PROJECT NO:	-	



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**TRIPLEX DEVELOPMENT**  
1308 28th Street,  
West Vancouver, BC

FOR:  
**Mr. Zargarzadeh**

DRAWING TITLE:  
**ELEVATION 3D VIEW**

DATE:	JAN 2025	SHEET NO:	<b>A-1.10</b>
SCALE:	N/A		
DESIGN:	A.P.P.		
DRAWN:	N.K.		
PROJECT NO:	-		



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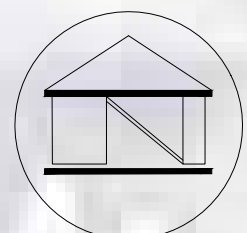
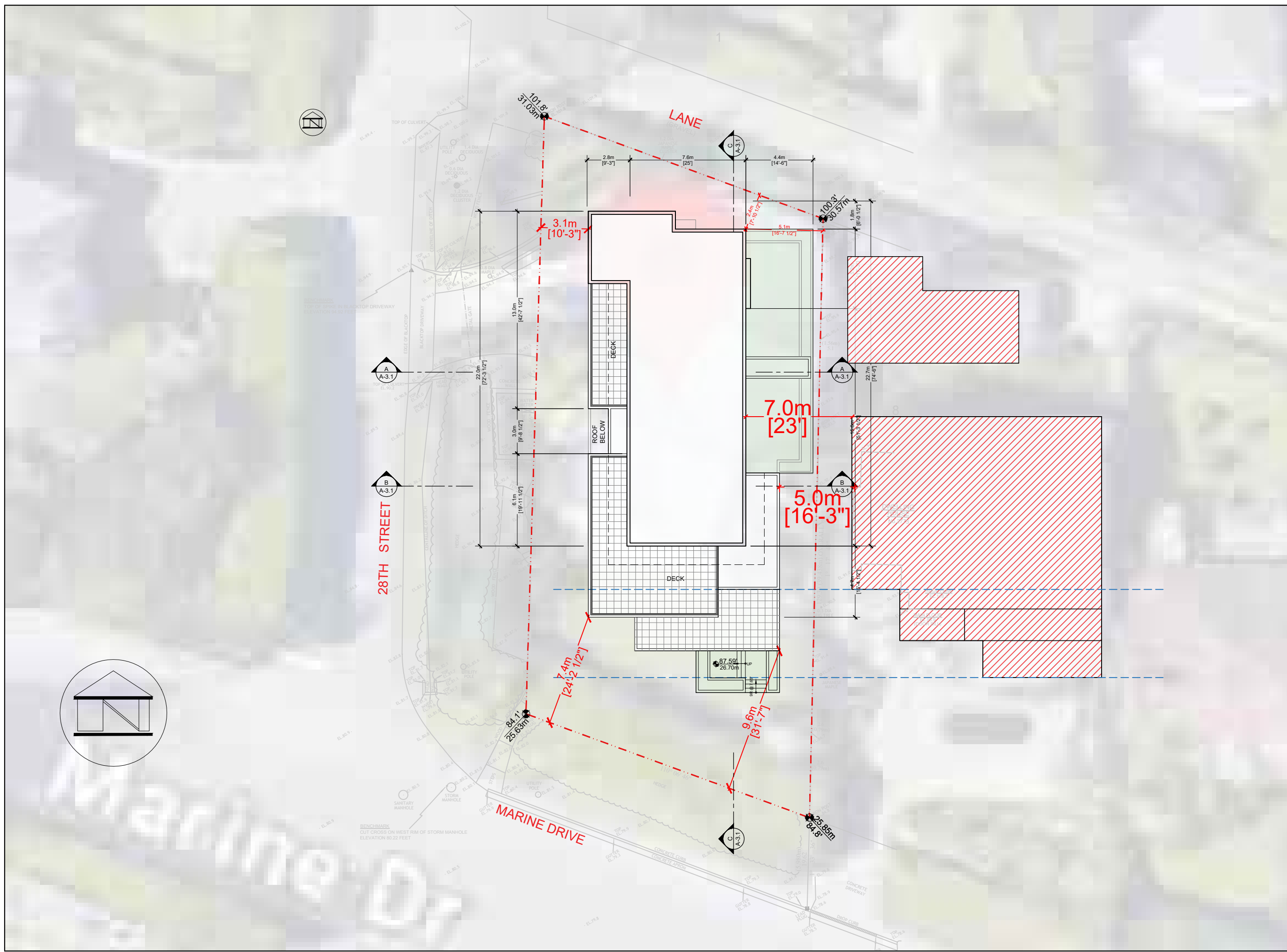
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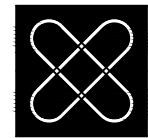
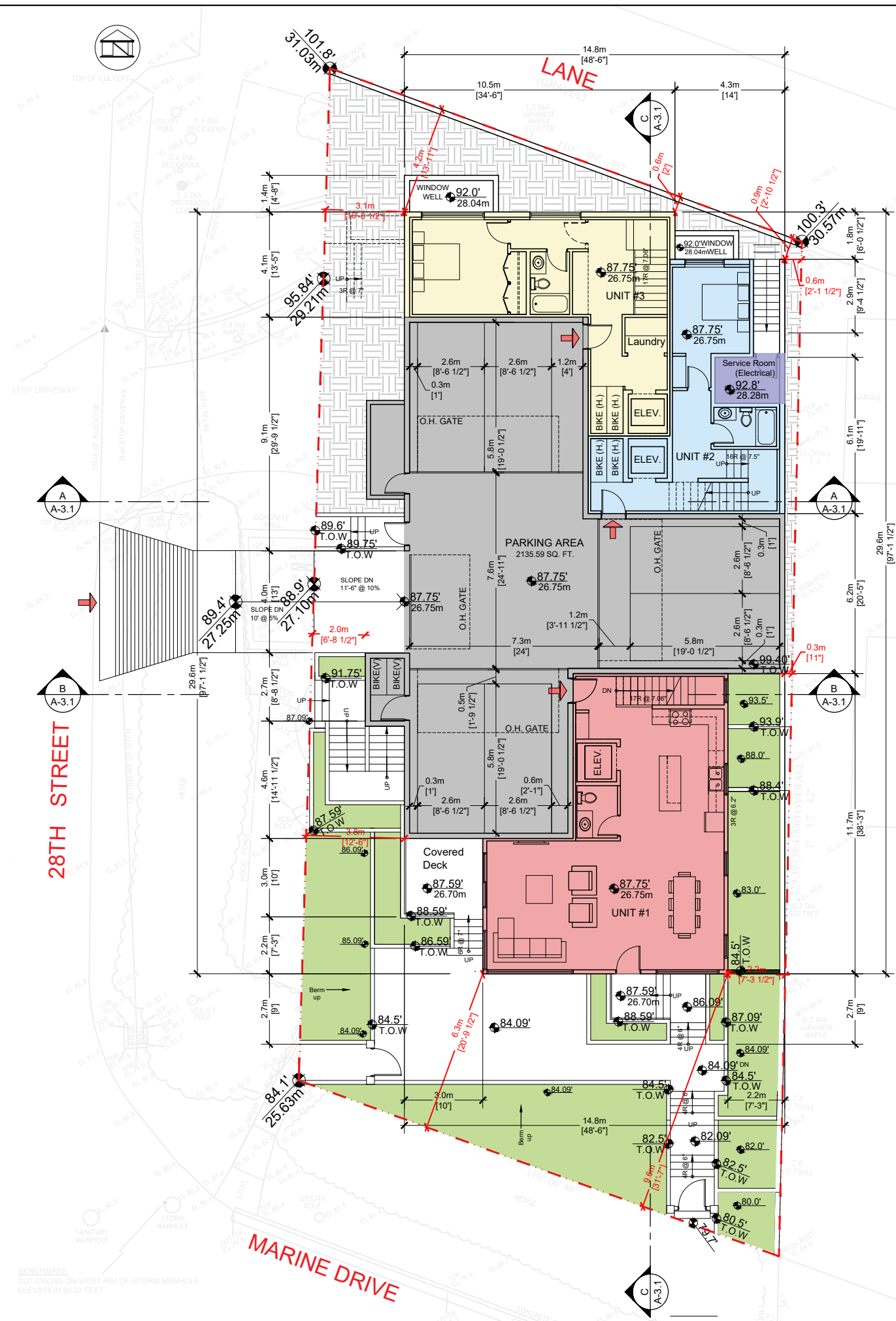
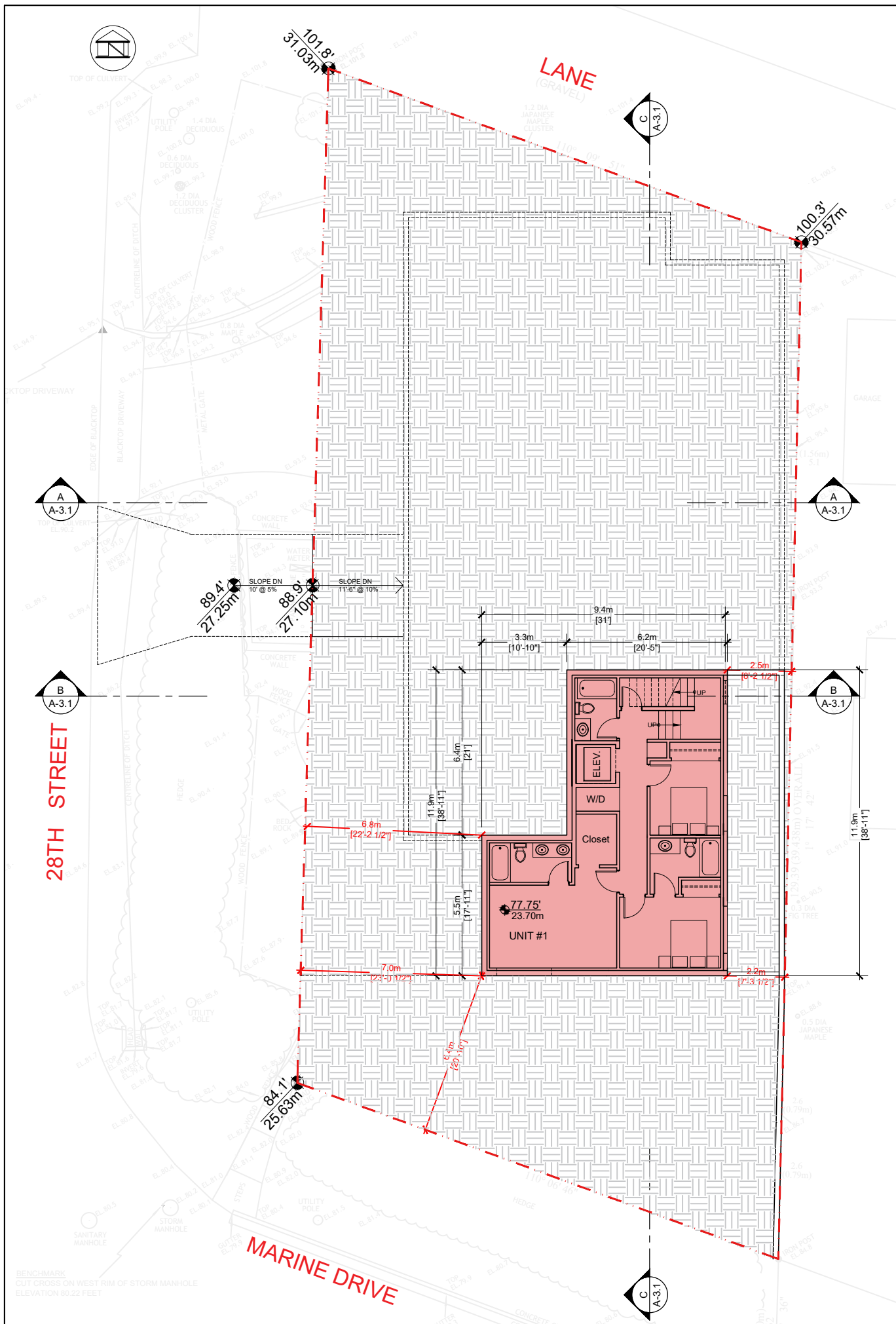
PROJECT TITLE:  
**TRIPLEX DEVELOPMENT**  
1308 28th Street,  
West Vancouver, BC

FOR:  
**Mr. Zargarzadeh**

DRAWING TITLE:  
**SITE PLAN  
SHOWING EAST  
NEIGHBOUR**

DATE:	JAN 2025	SHEET NO:	<b>A-1.14</b>
SCALE:	1/16"=1'-0"		
DESIGN:	A.P.P.		
DRAWN:	N.K.		
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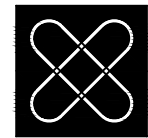
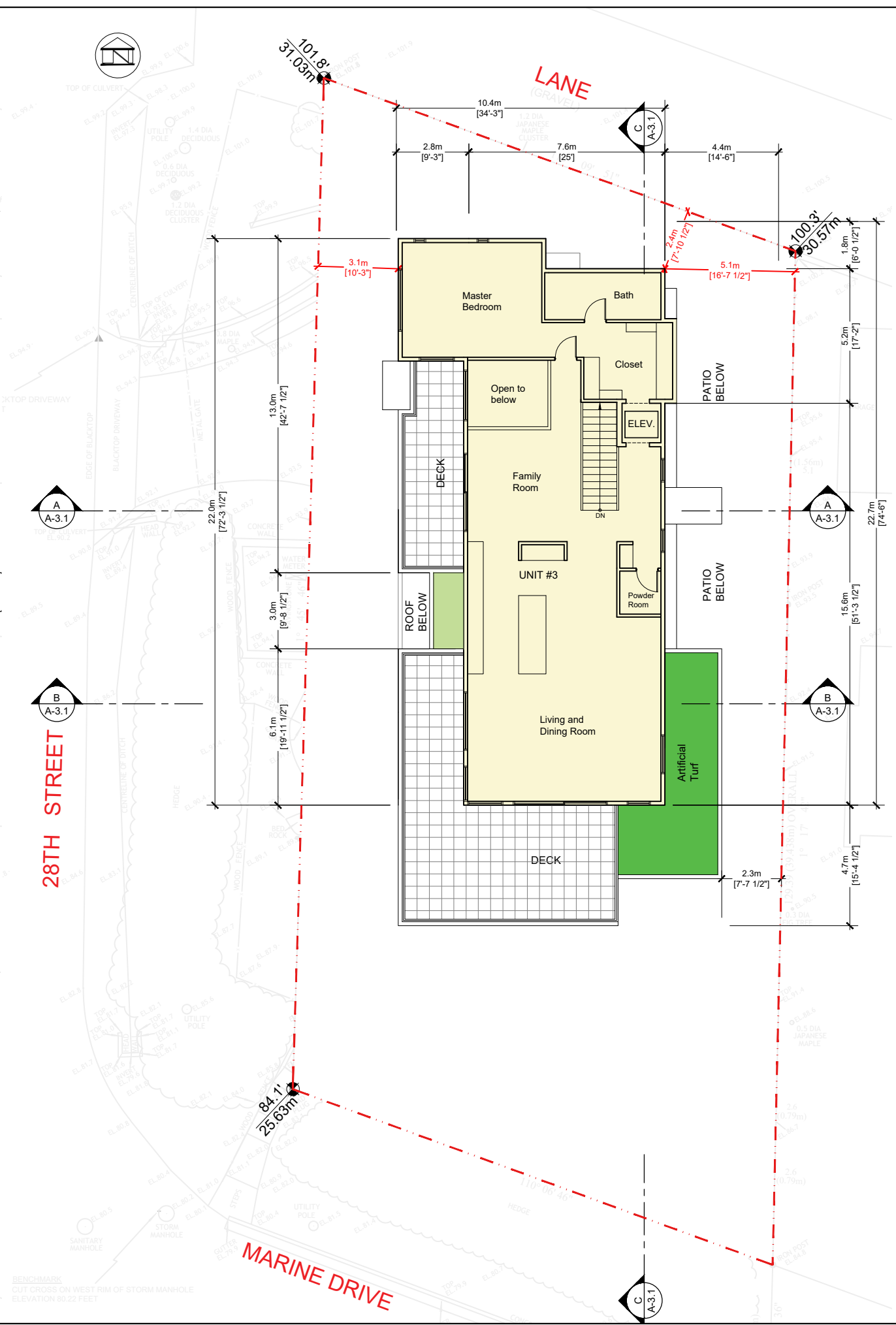
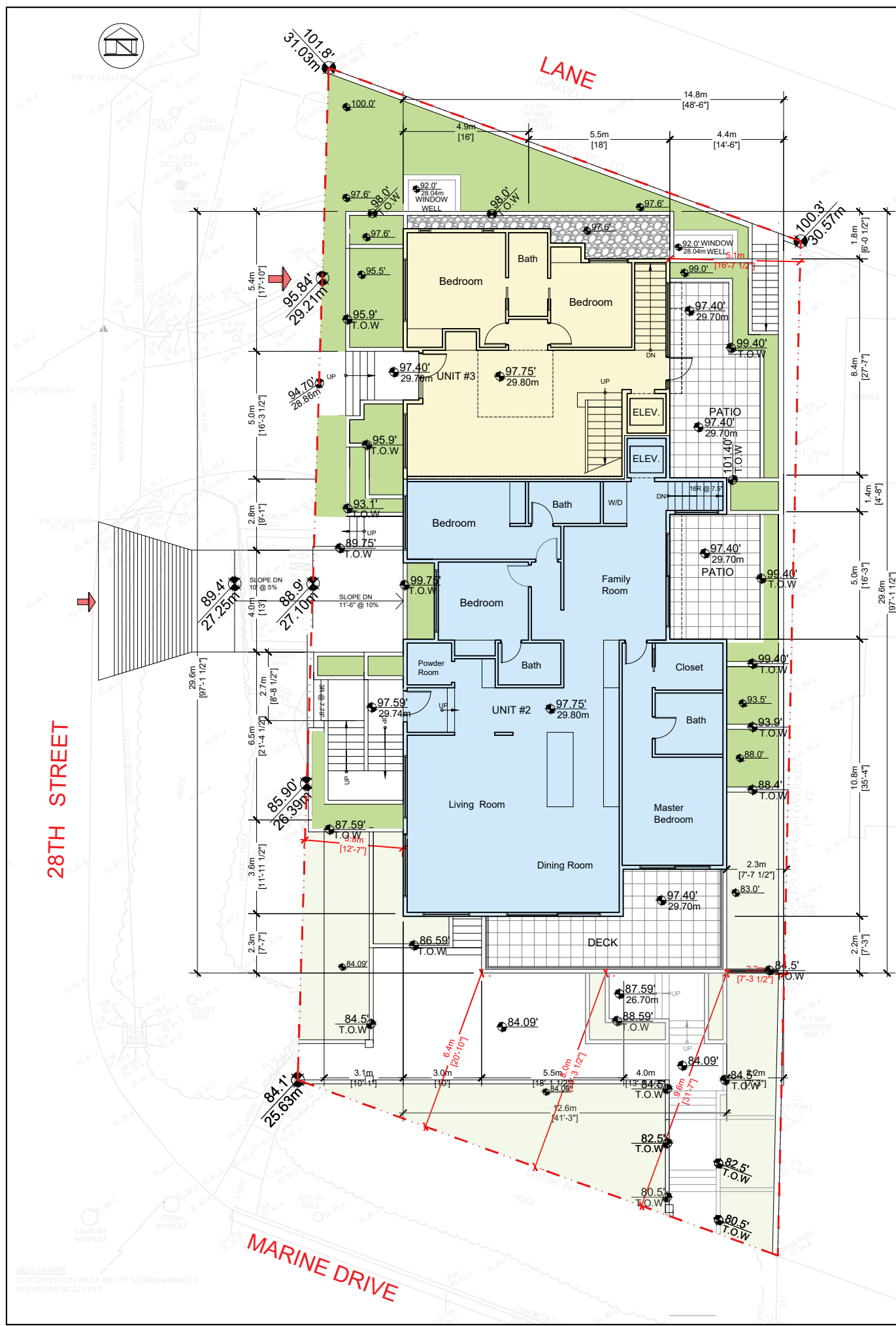
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FOR:  
**Mr. Zargarzadeh**

DRAWING TITLE:  
**-1 & -2 LEVEL FLOOR PLANS**

DATE: JAN 2025	SHEET NO:
SCALE: 1/16"=1'-0"	<b>A-2.1</b>
DESIGN: A.P.P.	
DRAWN: N.K.	
PROJECT NO: -	



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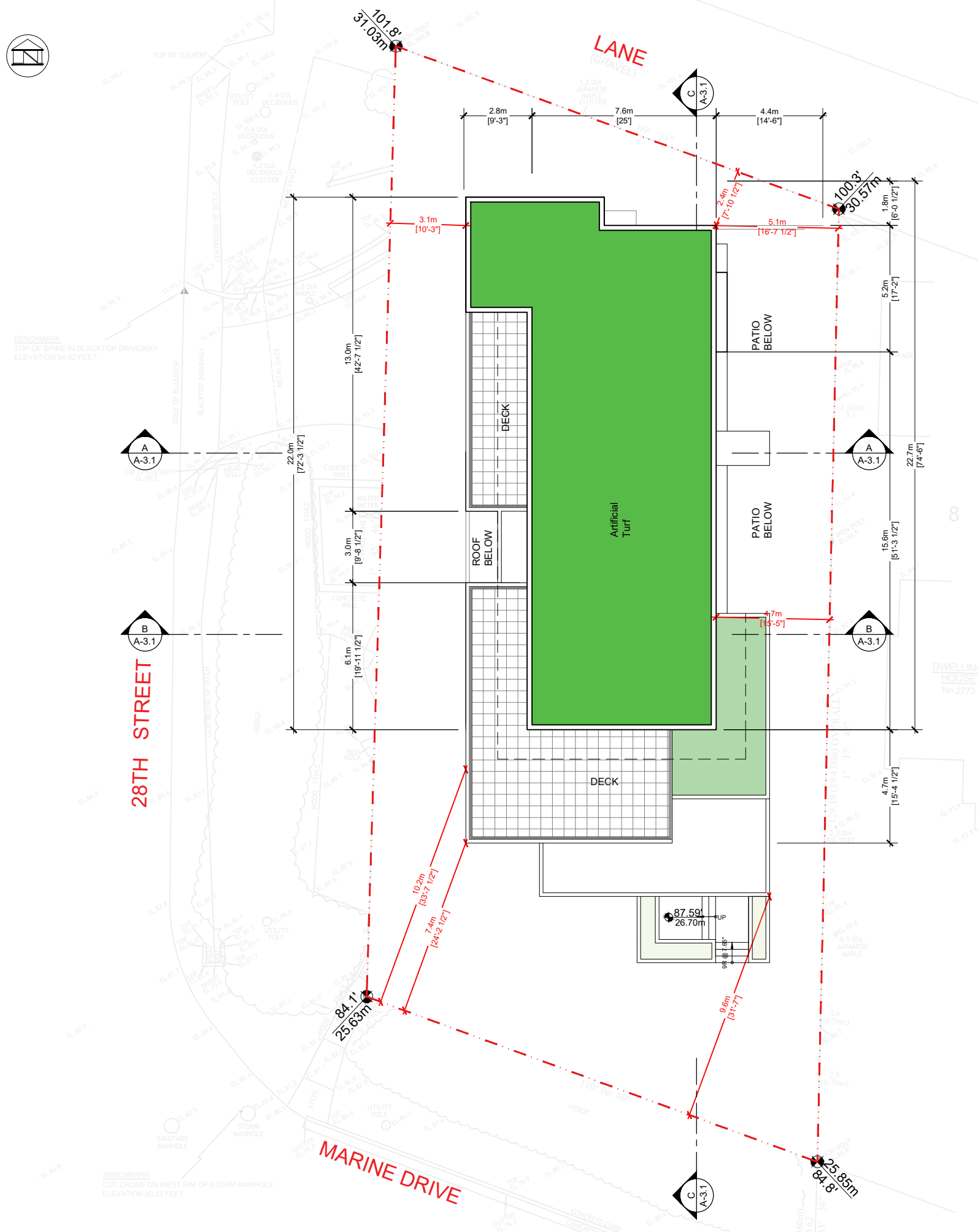
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DRAWING TITLE:  
**1ST & 2ND LEVEL FLOOR PLANS**

DATE: JAN 2025	SHEET NO:
SCALE: 1/16"=1'-0"	<b>A-2.2</b>
DESIGN: A.P.P.	
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NO.	DATE	REVISION / ISSUED
3	Apr-2025	Revised Conceptual Design For City Review
2	Mar-2025	Revised Conceptual Design
1	Jan-2025	Conceptual Design

PROJECT TITLE:  
**TRIPLEX DEVELOPMENT**  
1308 28th Street,  
West Vancouver, BC

FOR:  
**Mr. Zargarzadeh**

DRAWING TITLE:  
**ROOF PLAN**

DATE: JAN 2025	SHEET NO:
SCALE: 1/16"=1'-0"	<b>A-2.3</b>
DESIGN: A.P.P.	
DRAWN: N.K.	
PROJECT NO: -	



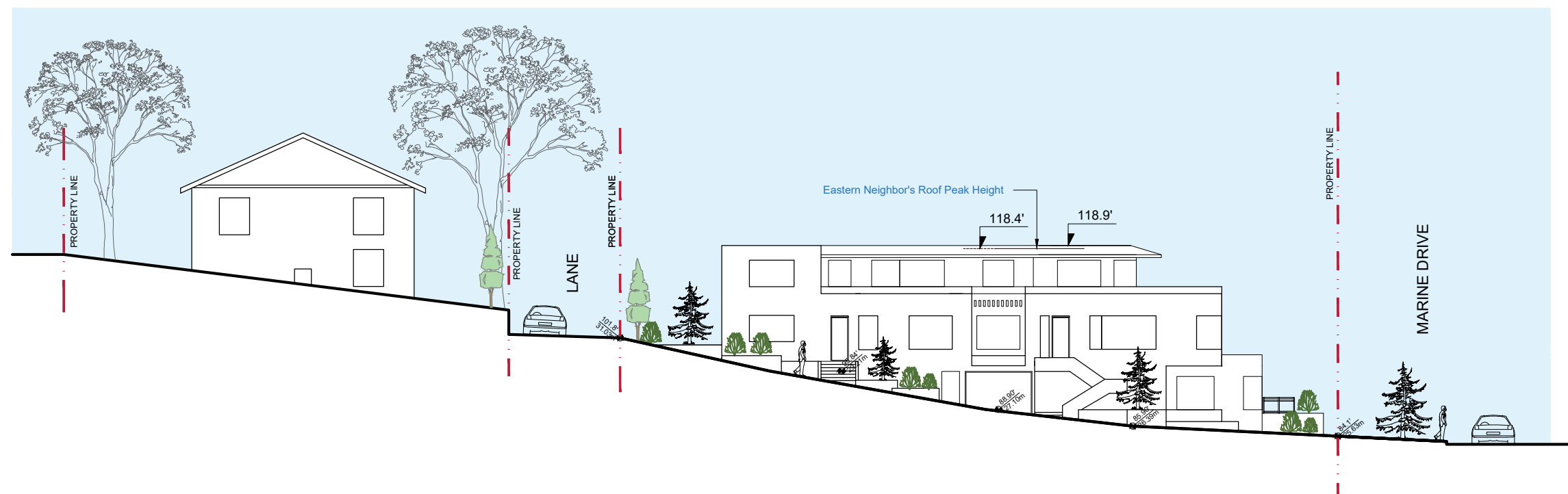
**F. ADAB  
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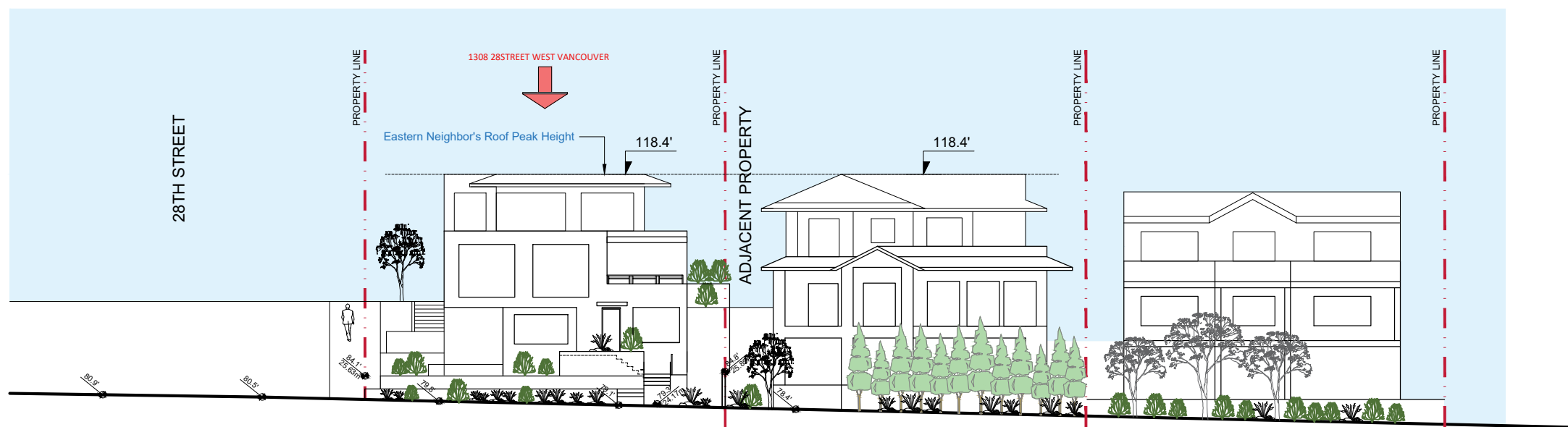
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**STREETSCAPE (28 STREET)**



**MARINE DRIVE STREETSCAPE**

NO.	DATE	REVISION / ISSUED
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PROJECT TITLE:  
**TRIPLEX DEVELOPMENT**  
1308 28th Street,  
West Vancouver, BC

FOR:  
**Mr. Zargarzadeh**

DRAWING TITLE:  
**STREETSCAPES**

DATE:	JAN 2025	SHEET NO:	<b>A-1.11</b>
SCALE:	1/16"=1'-0"		
DESIGN:	A.P.P.		
DRAWN:	N.K.		
PROJECT NO:	-		



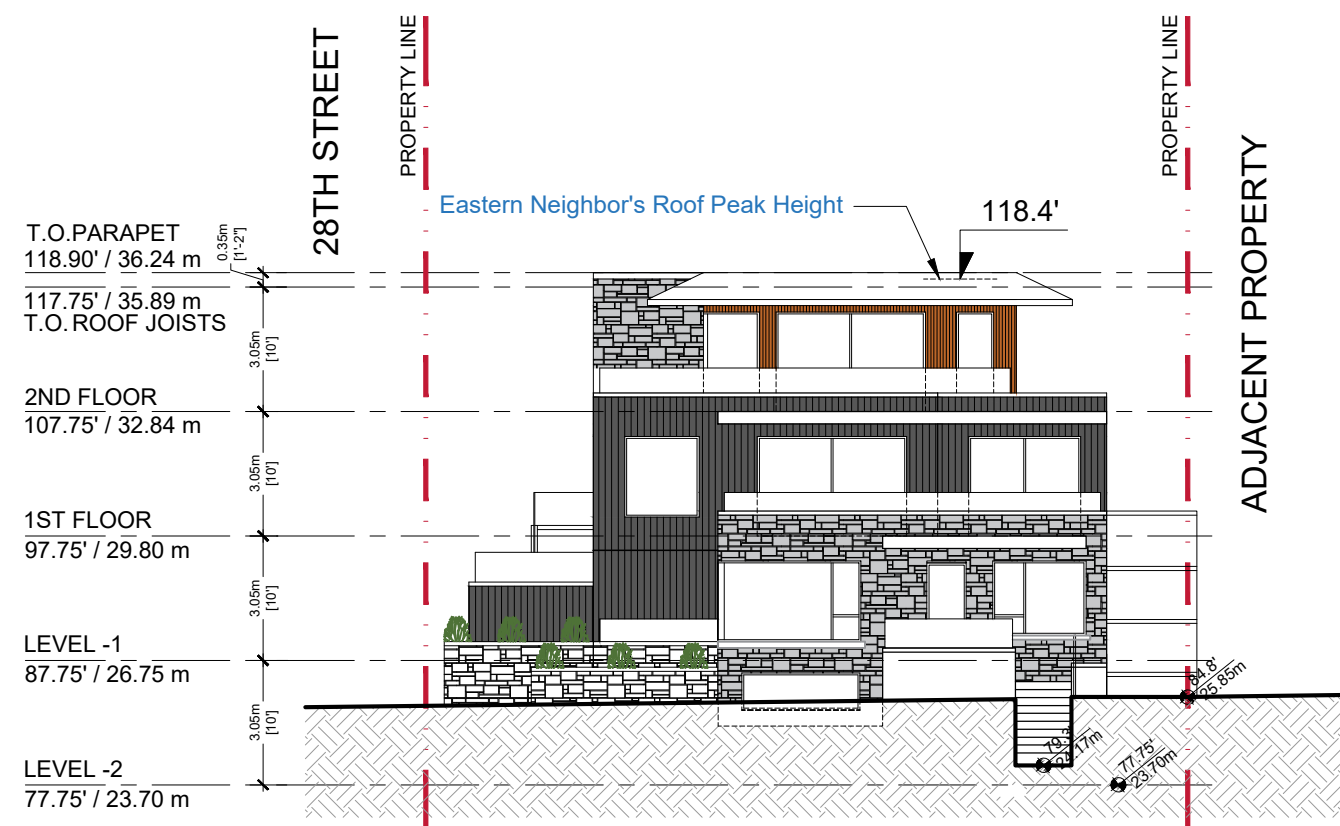
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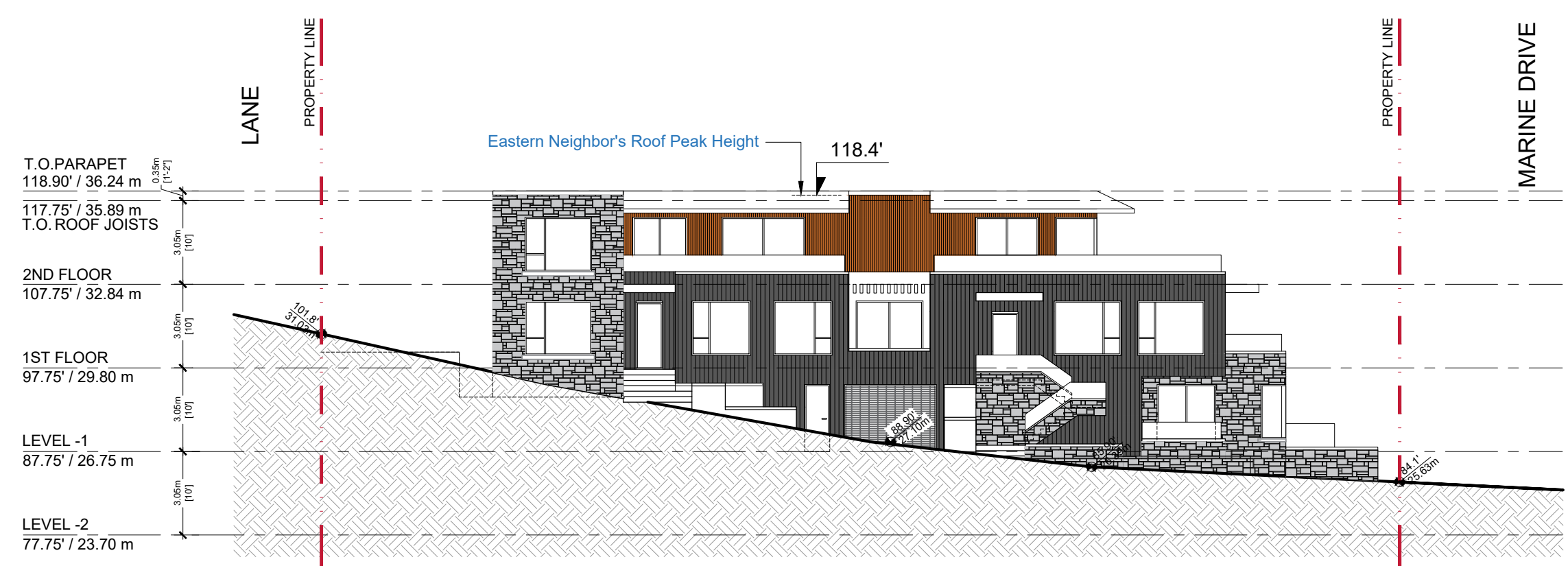
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**SOUTH ELEVATION (MARINE DRIVE)**



**WEST ELEVATION (28 STREET)**

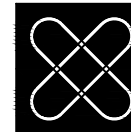
NO.	DATE	REVISION / ISSUED
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PROJECT TITLE:  
**TRIPLEX DEVELOPMENT**  
1308 28th Street,  
West Vancouver, BC

FOR:  
**Mr. Zargarzadeh**

DRAWING TITLE:  
**SOUTH & WEST  
ELEVATIONS**

DATE: JAN 2025	SHEET NO:
SCALE: 1/16"=1'-0"	<b>A-4.1</b>
DESIGN: A.P.P.	
DRAWN: N.K.	
PROJECT NO: -	



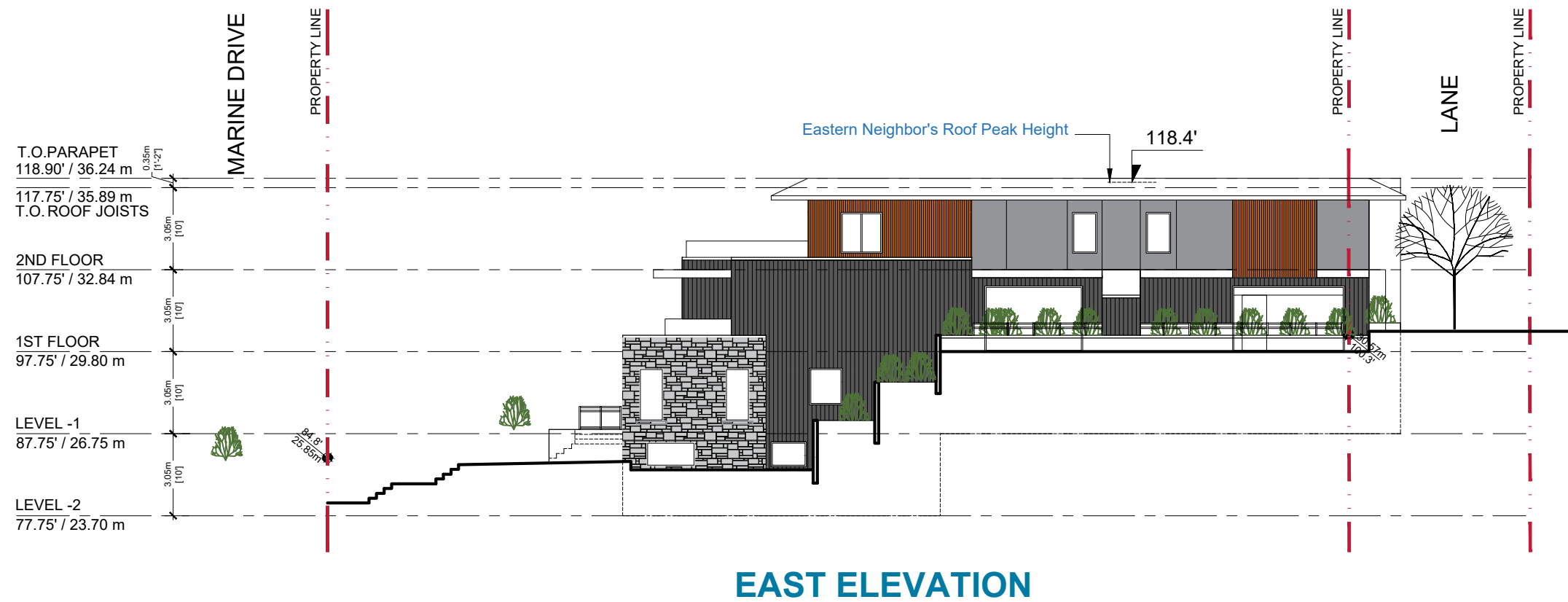
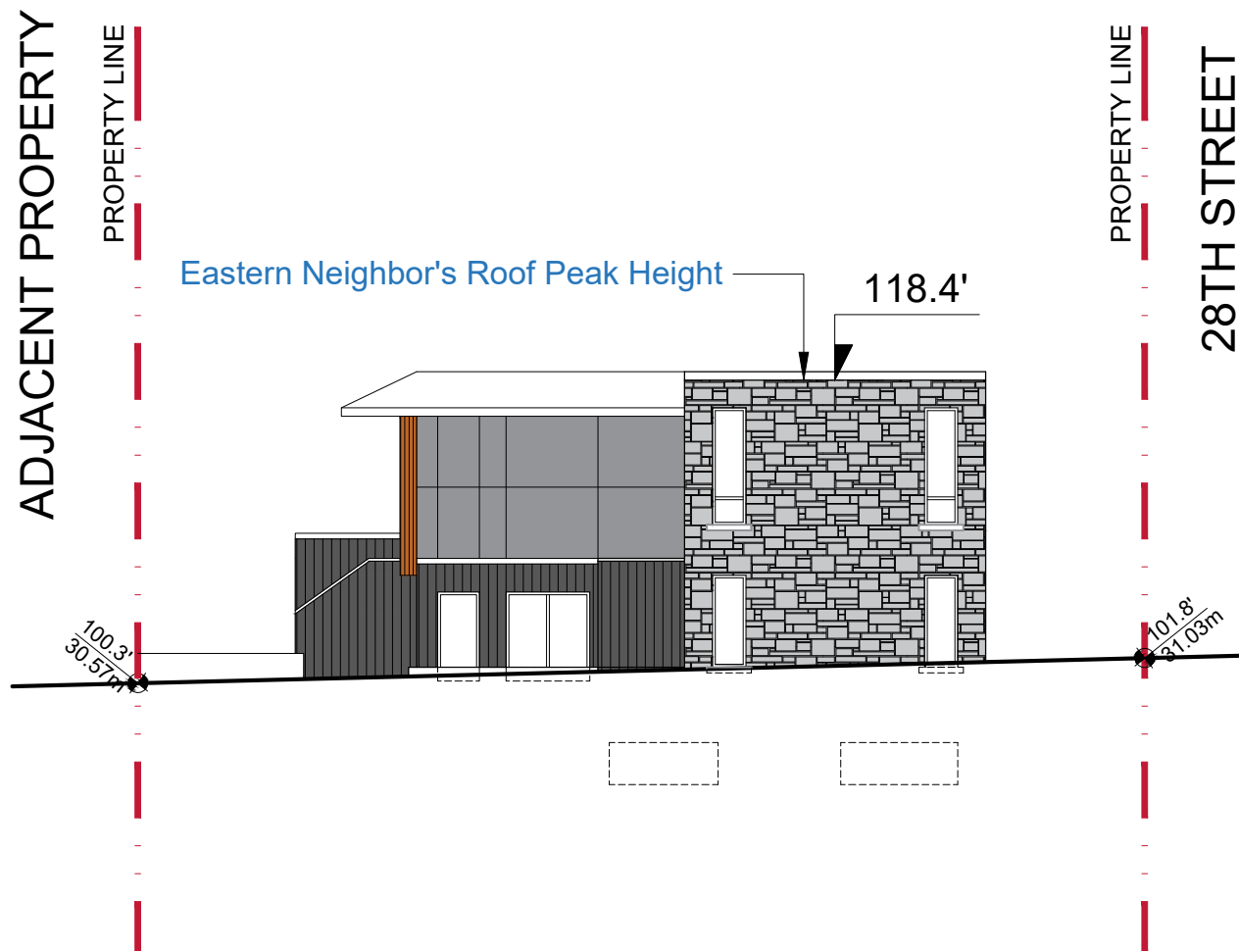
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**EAST ELEVATION**

NO.	DATE	REVISION / ISSUED
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2	Mar-2025	Revised Conceptual Design
1	Jan-2025	Conceptual Design

PROJECT TITLE:  
**TRIPLEX DEVELOPMENT**  
1308 28th Street,  
West Vancouver, BC

FOR:  
**Mr. Zargarzadeh**

DRAWING TITLE:  
**NORTH & EAST  
ELEVATIONS**

DATE:	JAN 2025	SHEET NO:	<b>A-4.2</b>
SCALE:	1/16"=1'-0"		
DESIGN:	A.P.P.		
DRAWN:	N.K.		
PROJECT NO:	-		



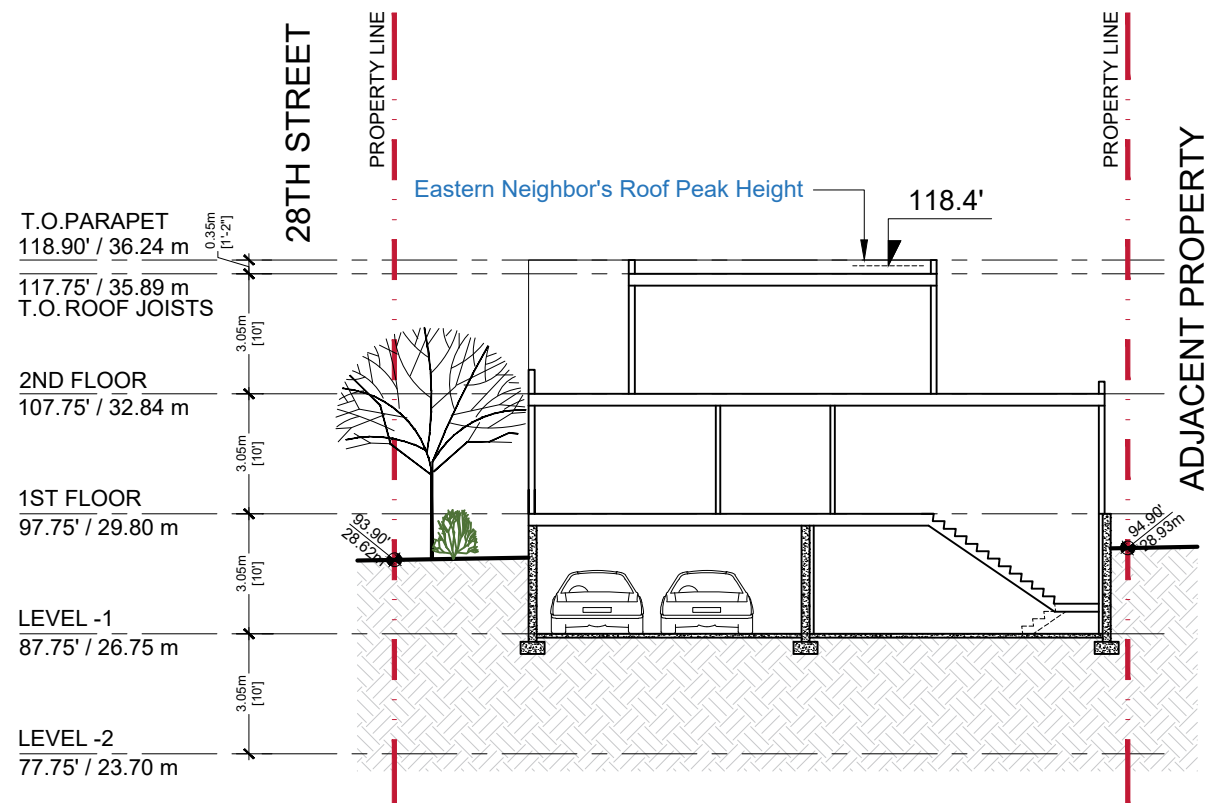
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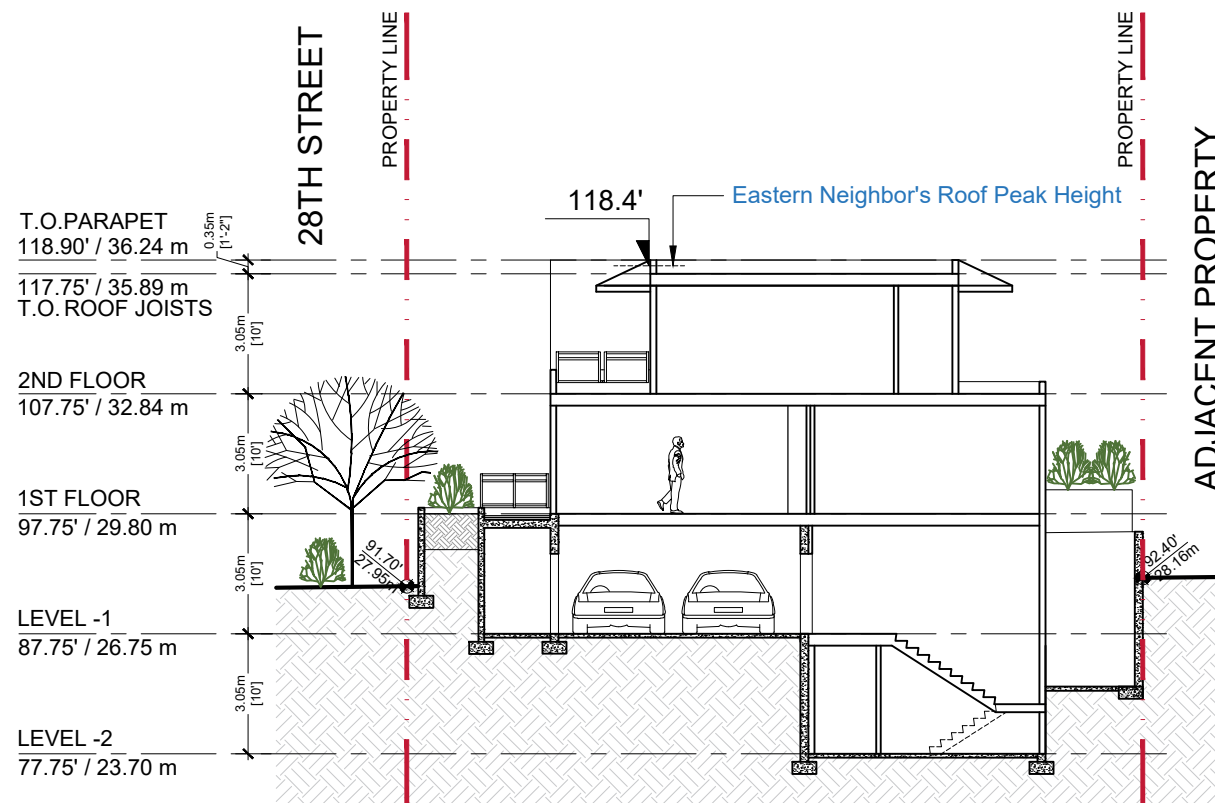
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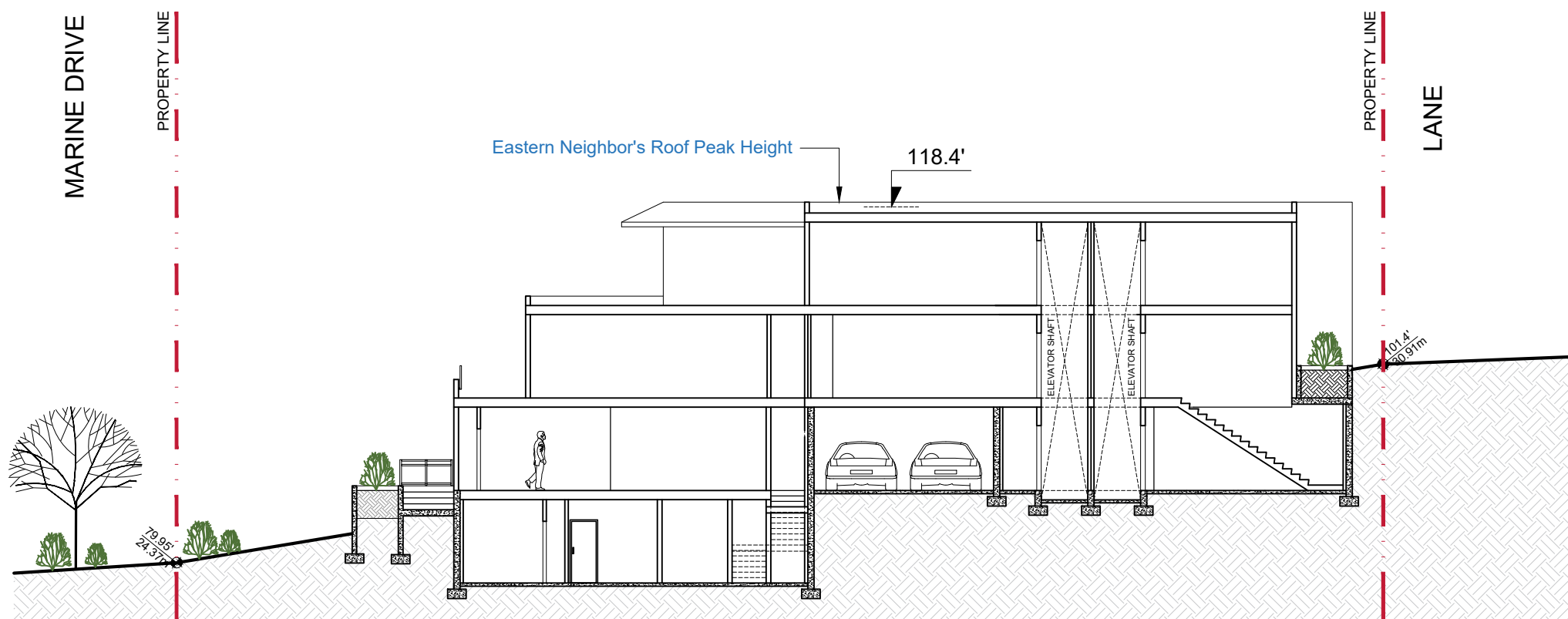
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**SECTION A-A**



**SECTION B-B**



**SECTION C-C**

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PROJECT TITLE:  
**TRIPLEX DEVELOPMENT**  
1308 28th Street,  
West Vancouver, BC

FOR:  
**Mr. Zargarzadeh**

DRAWING TITLE:  
**SECTION A-A & B-B & C-C**

DATE:	JAN 2025	SHEET NO:	<b>A-3.1</b>
SCALE:	1/16"=1'-0"		
DESIGN:	A.P.P.		
DRAWN:	N.K.		
PROJECT NO:	-		