1445 QUEENS AVE. WEST VANCOUVER

DESCRIBTION	IMPERIAL(FT.)	METRIC(M)
ZONE	RD	RD
LOT AREA	31758	2950.4
SUBDIVIDED LOT WITH	52.3	15.95
SUBDIVIDED WEST LOT WEST...	204.4	62.28
SUBDIVIDED WEST LOT EAST LEANTH	203.09	61.9
SUBDIVIDED MIDDLE LOT WEST...	203.09	61.9
SUBDIVIDED MIDDLE LOT EAST...	201.7	61.47
SUBDIVIDED EAST LOT WEST LEANTH	201.7	61.47
SUBDIVIDED EAST LOT EAST LEANTH	200.36	61.06
SUBDIVIDED WEST LOT AREA	10656	989.9
SUBDIVIDED MIDDLE LOT AREA	10586	983.4
SUBDIVIDED EAST LOT AREA	10516	976.9
SITE COVERAGE (8706 SQ.FT.)	23%	23%
UPPER FLOOR (EACH UNIT)	1104	102.66
MAIN FLOOR (EACH UNIT)	1058	98.38
BASEMENT FLOOR (EACH UNIT)	1045	97.8
GRAND TOTAL FLOOR AREA (6 UNITS)	19242	1787.63
ALLOWABLE (FAR) @ 40%	15096.4	1402.5
PROVIDED FAR AREA	12703	1180.16
PROVIDED FAR AREA %	40%	40%
ALLOWED MAX. HEIGHT	25	7.62
PROVIDED MAX. HEIGHT	25	7.62

1445 QUEENS AVE.
WEST VANCOUVER

3 DUPLEX DWELLING UNITS

FARZIN YADEGARI ARCHITECT INC.
300 2240 CHIPPENDALE ROAD
WEST VANCOUVER, B.C. V7S 3J5
T: 778 340 4142 WWW.FYARCH.CA

REGISTERED ARCHITECT
FARZIN YADEGARI
BRITISH COLUMBIA

2025-08-19

No.	Description	Date

PROJECT:
1445 QUEEN , WEST VANCOUVER

DRAWN BY: F.Y. / M.K

CHECKED BY:

SCALE:

DATE: MAY 2025

TITLE:
COVER SHEET

SHEET NO:
A-0.1

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FARZIN
YADEGARI
ARCHITECT INC.

300 2240 CHIPPENDALE ROAD
WEST VANCOUVER, B.C. V7S 3J5
T: 778 340 4142 WWW.FYARCH.CA

REGISTERED ARCHITECT
FARZIN YADEGARI
BRITISH COLUMBIA

2025-08-19

No.	Description	Date

PROJECT:

1445
QUEEN ,
WEST
VANCOUVER

DRAWN BY:
F.Y. / M.K

CHECKED BY:

SCALE:

DATE:
MAY 2025

TITLE:

PERSPECTIVE
SW

SHEET NO:

A-0.2

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DUPLEX A

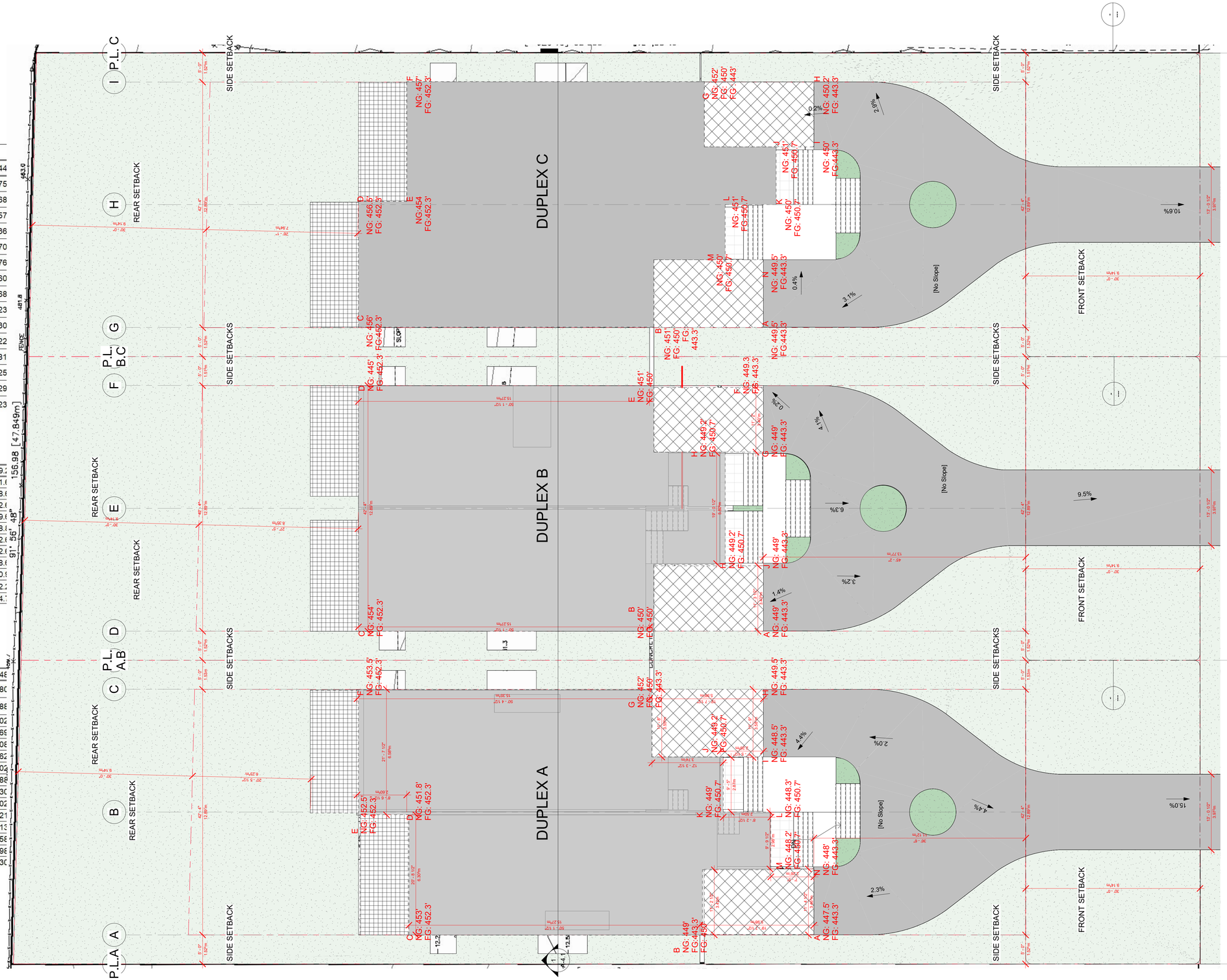
AVERAGE GRADE ELEVATION								44
					255.70			11475
AB	(	443.30 +	443.30	) /2=	443.30 ×	19.60	=	868
BC	(	449.00 +	452.30	) /2=	450.65 ×	50.10	=	2257
CD	(	452.30 +	452.30	) /2=	452.30 ×	20.70	=	936
DE	(	452.30 +	452.30	) /2=	452.30 ×	8.20	=	370
EF	(	452.30 +	452.30	) /2=	452.30 ×	21.60	=	976
FG	(	452.30 +	450.00	) /2=	451.15 ×	50.10	=	2260
GH	(	443.30 +	443.30	) /2=	443.30 ×	19.60	=	868
HI	(	443.30 +	443.30	) /2=	443.30 ×	11.80	=	523
IJ	(	443.30 +	449.20	) /2=	446.25 ×	7.40	=	330
JK	(	449.20 +	449.00	) /2=	449.10 ×	9.40	=	422
KL	(	449.00 +	448.40	) /2=	448.70 ×	8.50	=	381
LM	(	448.40 +	448.20	) /2=	448.30 ×	9.50	=	425
MN	(	448.20 +	443.30	) /2=	445.75 ×	7.40	=	329
NA	(	443.30 +	443.30	) /2=	443.30 ×	11.80	=	523

DUPLEX B

AVERAGE GRADE ELEVATION								449.
					218.50			98151.
AB	(	443.30 +	443.30	) /2=	443.30 ×	19.60	=	8688.
BC	(	450.00 +	452.30	) /2=	451.15 ×	50.10	=	22602.
CD	(	452.30 +	452.30	) /2=	452.30 ×	21.60	=	9769.
DE	(	452.30 +	452.30	) /2=	452.30 ×	8.20	=	3708.
EF	(	452.30 +	452.30	) /2=	452.30 ×	20.70	=	9362.
FG	(	452.30 +	450.00	) /2=	451.15 ×	50.10	=	22602.
GH	(	443.30 +	443.30	) /2=	443.30 ×	19.60	=	8688.
HI	(	443.30 +	443.30	) /2=	443.30 ×	11.80	=	5230.
IJ	(	443.30 +	449.20	) /2=	446.25 ×	7.40	=	3302.
JA	(	449.20 +	443.30	) /2=	446.25 ×	9.40	=	4194.

DUPLEX C

AVERAGE GRADE ELEVATION								448
					255.70			114780
AB	(	443.30 +	443.30	) /2=	443.30 ×	19.60	=	8688
BC	(	450.00 +	452.30	) /2=	451.15 ×	50.10	=	22602
CD	(	452.30 +	452.30	) /2=	452.30 ×	21.60	=	9769
DE	(	452.30 +	452.30	) /2=	452.30 ×	8.20	=	3708
EF	(	452.30 +	452.30	) /2=	452.30 ×	21.60	=	9362
FG	(	452.30 +	450.00	) /2=	451.15 ×	50.10	=	22602
GH	(	443.30 +	443.30	) /2=	443.30 ×	19.60	=	8688
HI	(	443.30 +	443.30	) /2=	443.30 ×	11.80	=	5230
IJ	(	443.30 +	449.20	) /2=	446.25 ×	7.40	=	3302
JK	(	449.20 +	449.00	) /2=	449.10 ×	9.40	=	4221
KL	(	449.00 +	448.40	) /2=	448.70 ×	8.50	=	3813
LM	(	448.40 +	448.20	) /2=	448.30 ×	9.50	=	4258
MN	(	448.20 +	443.30	) /2=	445.75 ×	7.40	=	3298
NA	(	443.30 +	443.30	) /2=	443.30 ×	11.80	=	5230



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300 2240 CHIPPENDALE ROAD
WEST VANCOUVER, B.C. V7S 3J5
T: 778 340 4142 WWW.FYARCH.CA

REGISTERED ARCHITECT FARZIN YADEGARI BRITISH COLUMBIA

[address]

2025-05-19

No.	Description	Date

PROJECT:

1445 QUEEN , WEST VANCOUVER

DRAWN BY: F.Y. / M.K

CHECKED BY:

SCALE: 1/8" = 1'-0"

DATE: MAY 2025

TITLE:

SITE PLAN

SHEET NO:

A-1.1

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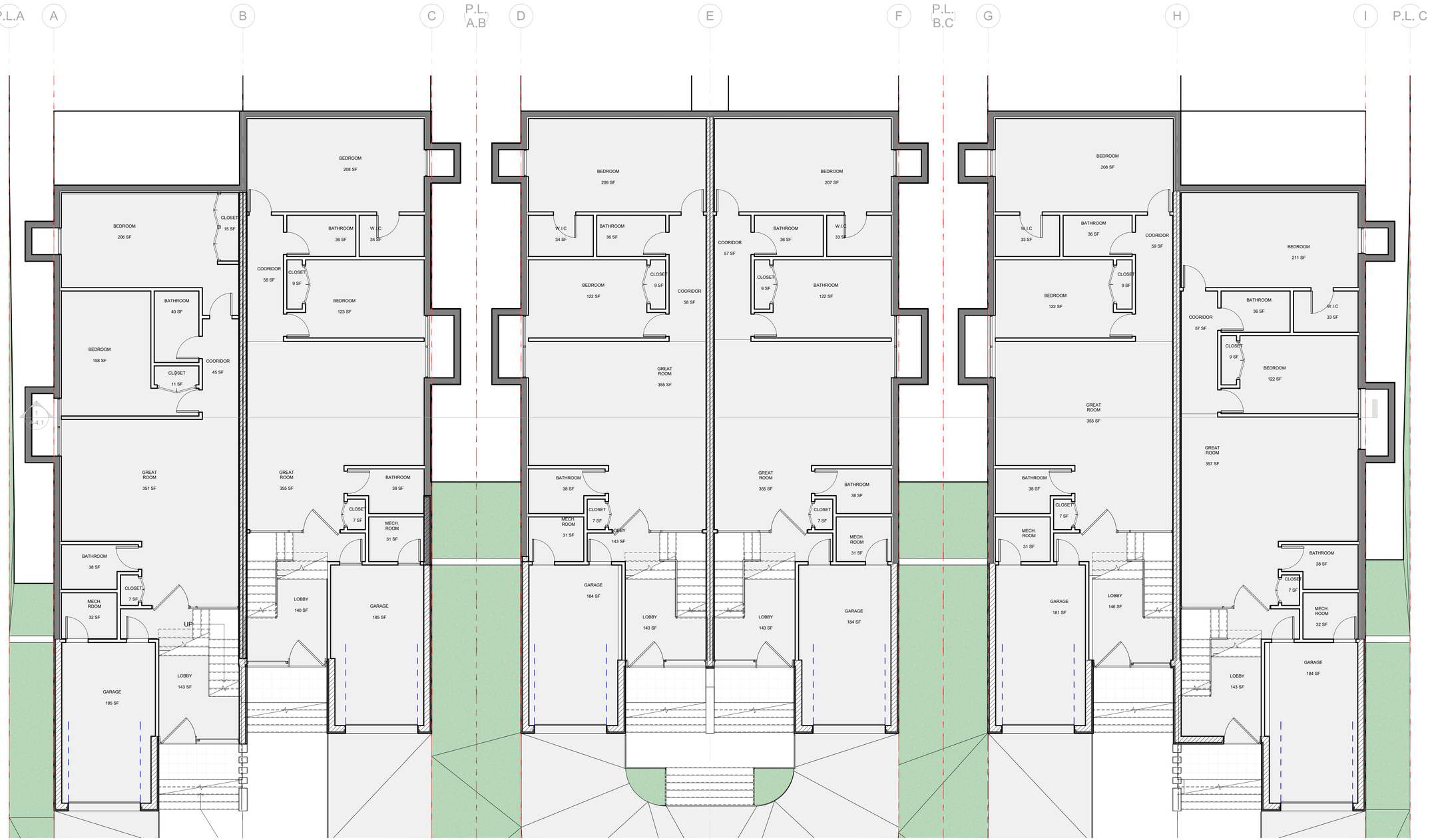

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300 2240 CHIPPENDALE ROAD
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T: 778 340 4142 WWW.FYARCH.CA

REGISTERED ARCHITECT FARZIN YADEGARI BRITISH COLUMBIA

2025-08-19

No.	Description	Date

PROJECT:
1445 QUEEN , WEST VANCOUVER

DRAWN BY: F.Y. / M.K

CHECKED BY:

SCALE: 3/16" = 1'-0"

DATE: MAY 2025

TITLE:
LOWER FLOOR PLAN

SHEET NO: A-2.1

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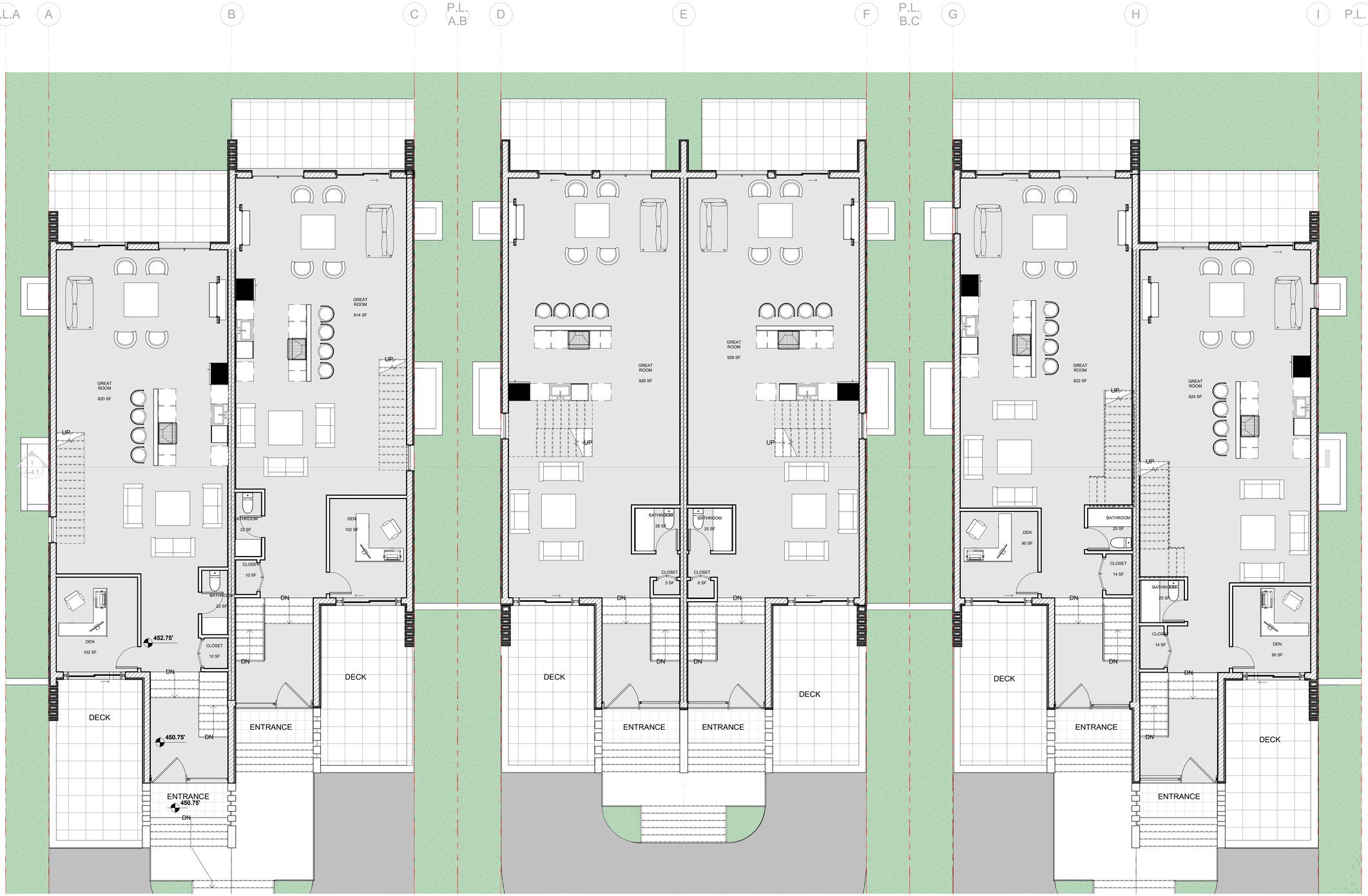

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REGISTERED ARCHITECT FARZIN YADEGARI BRITISH COLUMBIA

2025-08-19

No.	Description	Date

PROJECT:

1445 QUEEN , WEST VANCOUVER

DRAWN BY: F.Y. / M.K

CHECKED BY:

SCALE: 3/16" = 1'-0"

DATE: MAY 2025

TITLE:

MAIN FLOOR PLAN

SHEET NO:

A-2.2

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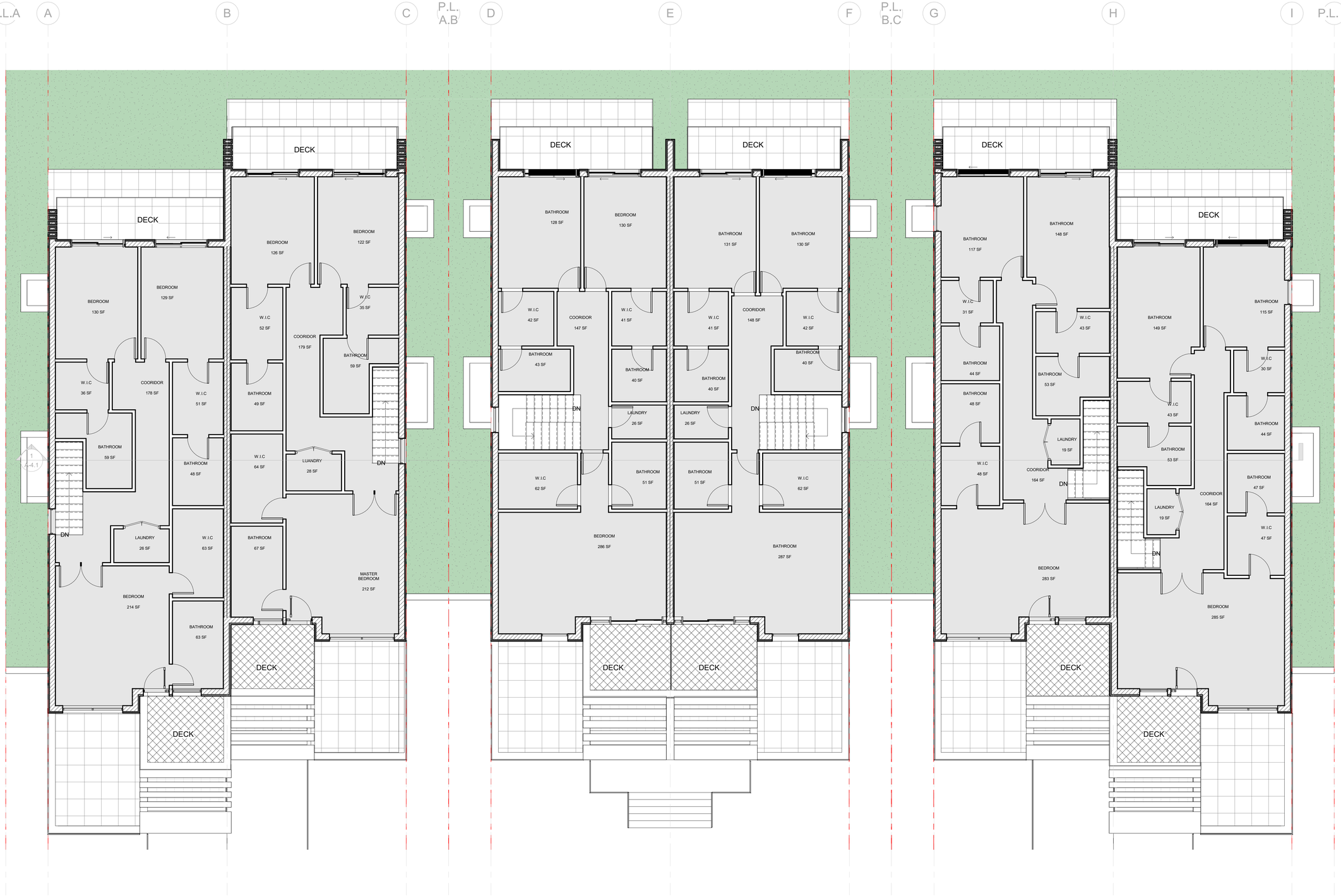

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REGISTERED ARCHITECT
FARZIN YADEGARI
BRITISH COLUMBIA

2025-08-19

No.	Description	Date

PROJECT:
1445 QUEEN , WEST VANCOUVER

DRAWN BY: F.Y. / M.K

CHECKED BY:

SCALE: 3/16" = 1'-0"

DATE: MAY 2025

TITLE:
UPPER FLOOR PLAN

SHEET NO:
A-2.3

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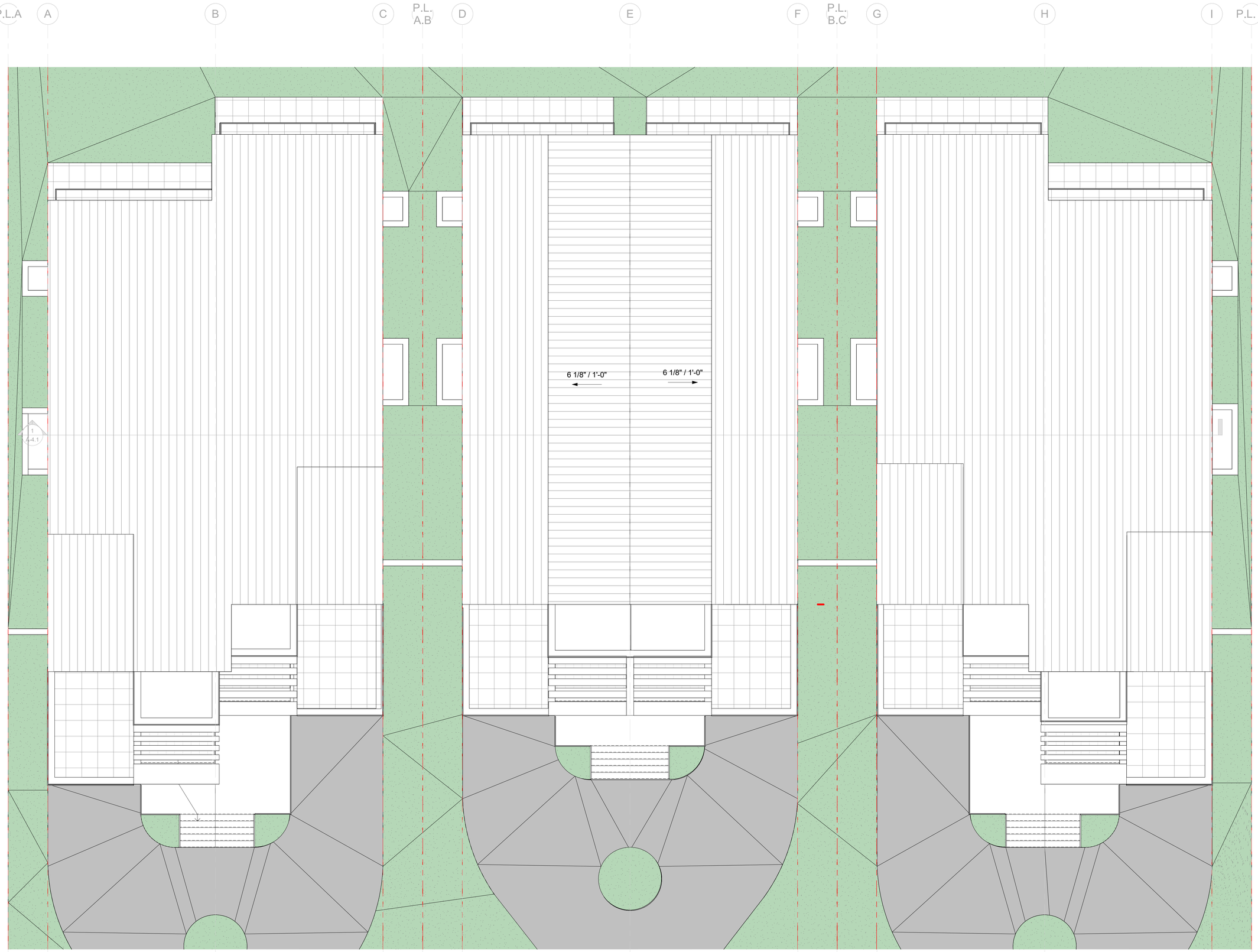

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YADEGARI
ARCHITECT INC.

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REGISTERED ARCHITECT
FARZIN YADEGARI
BRITISH COLUMBIA

2025-08-19

No.	Description	Date

PROJECT:

1445
QUEEN ,
WEST
VANCOUVER

DRAWN BY: F.Y. / M.K

CHECKED BY:

SCALE: 3/16" = 1'-0"

DATE: MAY 2025

TITLE:

ROOF PLAN

SHEET NO:

A-2.4

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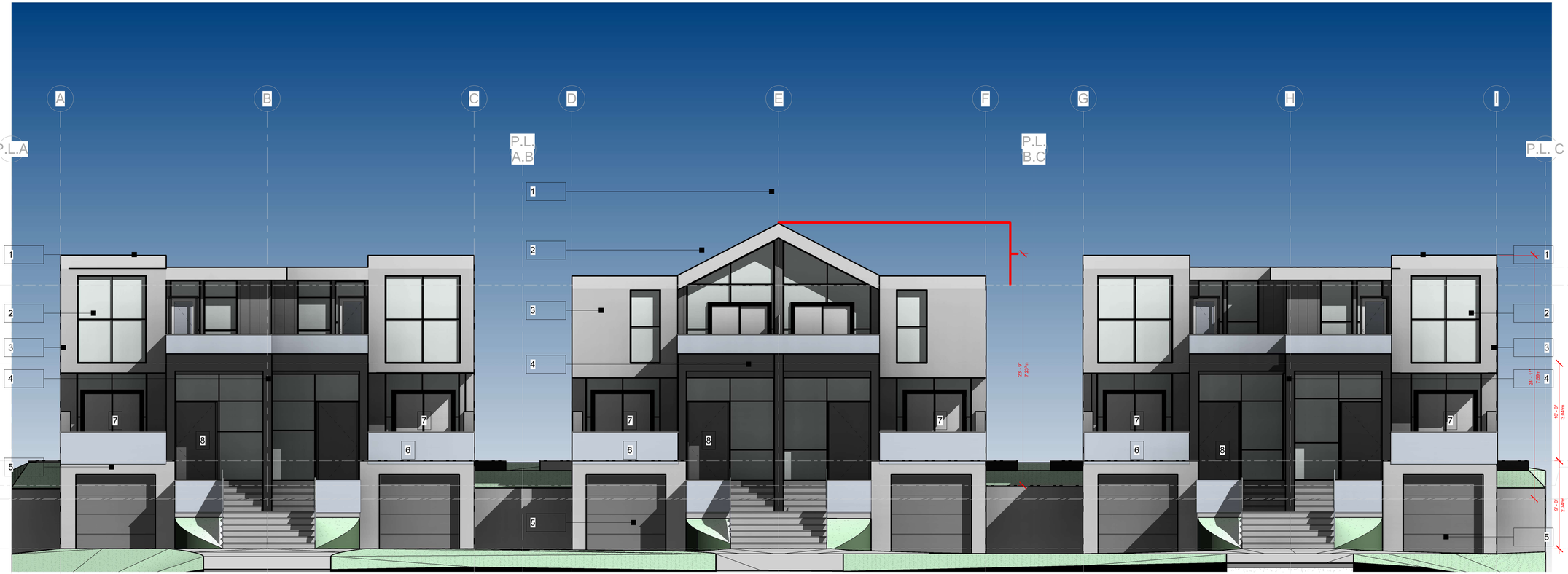
GNED.



EXTERIOR FINISHES:

1 - STONE SATURATED 2 PLYWOOD SBS / LIGHT GREY

2 - VINYL WINDOW CLEAR GLASS BLACK FRAME

3 - CEMENTITIOUS BOARD NICHIHA SIDING / WHITE

4- CEMENTITIOUS BOARD NICHIHA SIDING / BLACK

5- PORCELAIN TILE ON PADSTONE , SIRIUS COLOR DEKTON

6 - BLACK COLOUR, ALUMINUM RAILING CLEAR TEMPERED GLASS

7 - BLACK COLOUR ,FRAME ALUMINUM WINDOWS AND PATIO DOOR

8 - SOLID CORE GRAY PIVOT DOOR

FARZIN YADEGARI ARCHITECT INC.
300 2240 CHIPPENDALE ROAD
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REGISTERED ARCHITECT
FARZIN YADEGARI
BRITISH COLUMBIA

2025-08-19

No.	Description	Date

PROJECT:
1445 QUEEN , WEST VANCOUVER

DRAWN BY: F.Y. / M.K

CHECKED BY:

SCALE: 3/16" = 1'-0"

DATE: MAY 2025

TITLE:
SOUTH ELEVATION

SHEET NO:
A-3.1

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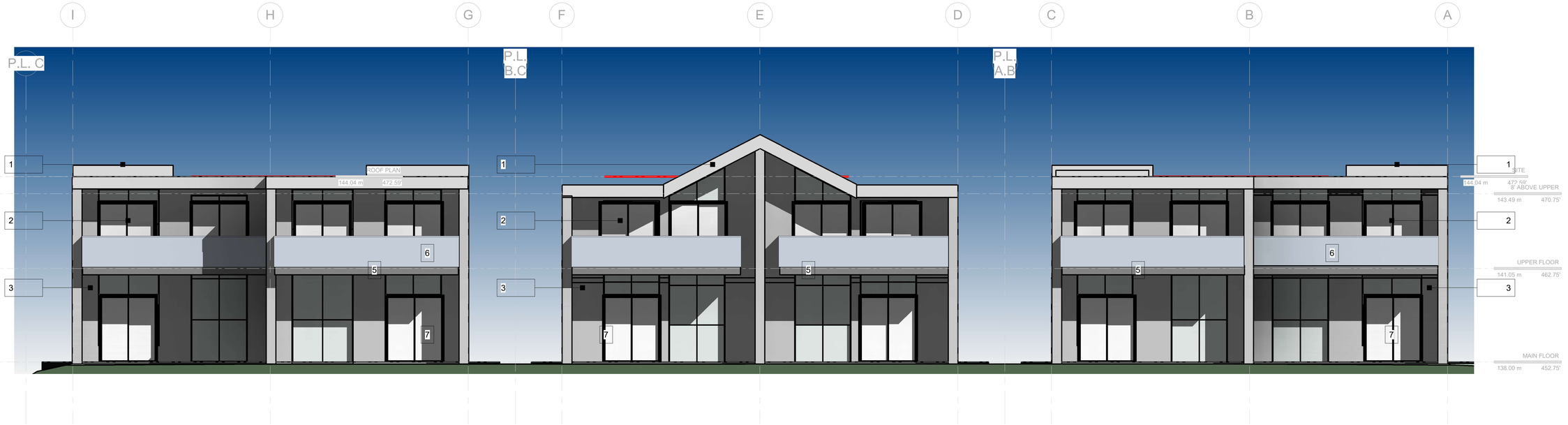

EXTERIOR FINISHES:

1 - STONE SATURATED 2 PLYWOOD SBS / LIGHT GREY

2 - VINYL WINDOW CLEAR GLASS BLACK FRAME

3 - CEMENTITIOUS BOARD NICHIHA SIDING / WHITE

4- CEMENTITIOUS BOARD NICHIHA SIDING / bLACK

5- PORCELAIN TILE ON PADSTONE EXTERIOR, SIRIUS COLOR DEKTON

6 - BLACK COLOUR, ALUMINUM RAILING CLEAR TEMPERED GLASS

7 - BLACK COLOUR ,FRAME ALUMINUM WINDOWS AND PATIO DOOR

8 - BLACK COLOUR ALUMINUM FRAME SWING GLASS DOOR

FARZIN YADEGARI ARCHITECT INC.
300 2240 CHIPPENDALE ROAD
WEST VANCOUVER, B.C. V7S 3J5
T: 778 340 4142 WWW.FYARCH.CA

REGISTERED ARCHITECT FARZIN YADEGARI BRITISH COLUMBIA

2025-08-19

No.	Description	Date

PROJECT:
1445 QUEEN , WEST VANCOUVER

DRAWN BY: F.Y. / M.K

CHECKED BY:

SCALE: 3/16" = 1'-0"

DATE: MAY 2025

TITLE:
NORTH ELEVATION

SHEET NO:
A-3.2

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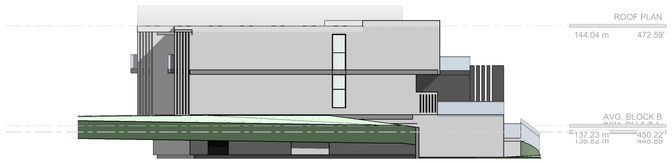
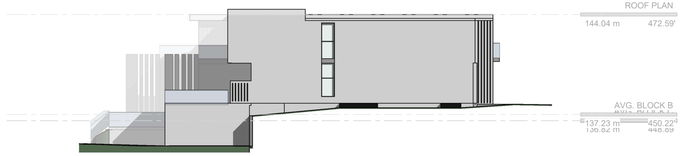
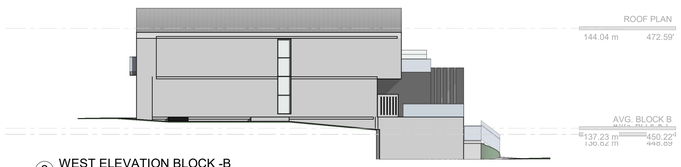


3 WEST ELEVATION A
1/16" = 1'-0"

SPATIAL SEPARATION TABLE- DUPLEX A					
ELEVATION	EXPOSING BUILDING FACE	LILMITING DISTANCE	PERCENTAGE ALLOWABLE OPENING	ALLOWABLE OPENING AREA	OPENING FACE
WEST	1293.33 SQ.FT	5 FT	14%	181 SQ.FT	49.5 SQ.FT
EAST	1274.73 SQ.FT	5 FT	14%	178.5 SQ.FT	49.5 SQ.FT

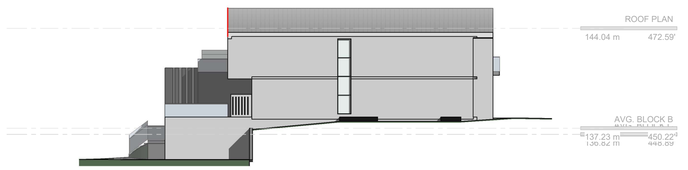


4 EAST ELEVATION BLOCK A
1/16" = 1'-0"

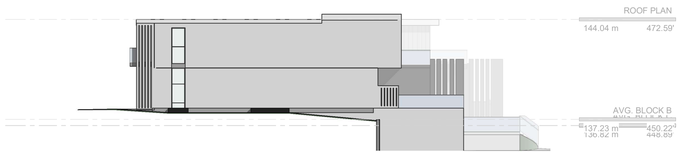


2 WEST ELEVATION BLOCK -B
1/16" = 1'-0"

SPATIAL SEPARATION TABLE					
ELEVATION	EXPOSING BUILDING FACE	LILMITING DISTANCE	PERCENTAGE ALLOWABLE OPENING	ALLOWABLE OPENING AREA	OPENING FACE
WEST	1327 SQ.FT	5 FT	14%	185.7 SQ.FT	48 SQ.FT
EAST	1327 SQ.FT	5 FT	14%	185.7 SQ.FT	48 SQ.FT

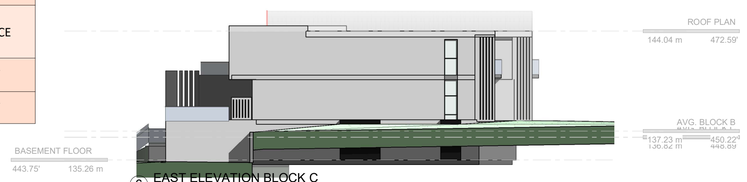


1 EAST ELEVATION BLOCK- B
1/16" = 1'-0"



5 WEST ELEVATION BLOCK C
1/16" = 1'-0"

SPATIAL SEPARATION TABLE					
ELEVATION	EXPOSING BUILDING FACE	LILMITING DISTANCE	PERCENTAGE ALLOWABLE OPENING	ALLOWABLE OPENING AREA	OPENING FACE
WEST	1327 SQ.FT	5 FT	14%	185.7 SQ.FT	48 SQ.FT
EAST	1327 SQ.FT	5 FT	14%	185.7 SQ.FT	48 SQ.FT



6 EAST ELEVATION BLOCK C
1/16" = 1'-0"

FARZIN YADEGARI ARCHITECT INC.
300 2240 CHIPPENDALE ROAD
WEST VANCOUVER, B.C. V7S 3J5
T: 778 340 4142 WWW.FYARCH.CA

REGISTERED ARCHITECT
FARZIN YADEGARI
BRITISH COLUMBIA

2025-08-19

No.	Description	Date

PROJECT:
1445 QUEEN , WEST VANCOUVER

DRAWN BY:
F.Y. / M.K

CHECKED BY:

SCALE:
1/16" = 1'-0"

DATE:
MAY 2025

TITLE:
SPATIAL SEPRATION

SHEET NO:
A-3.4

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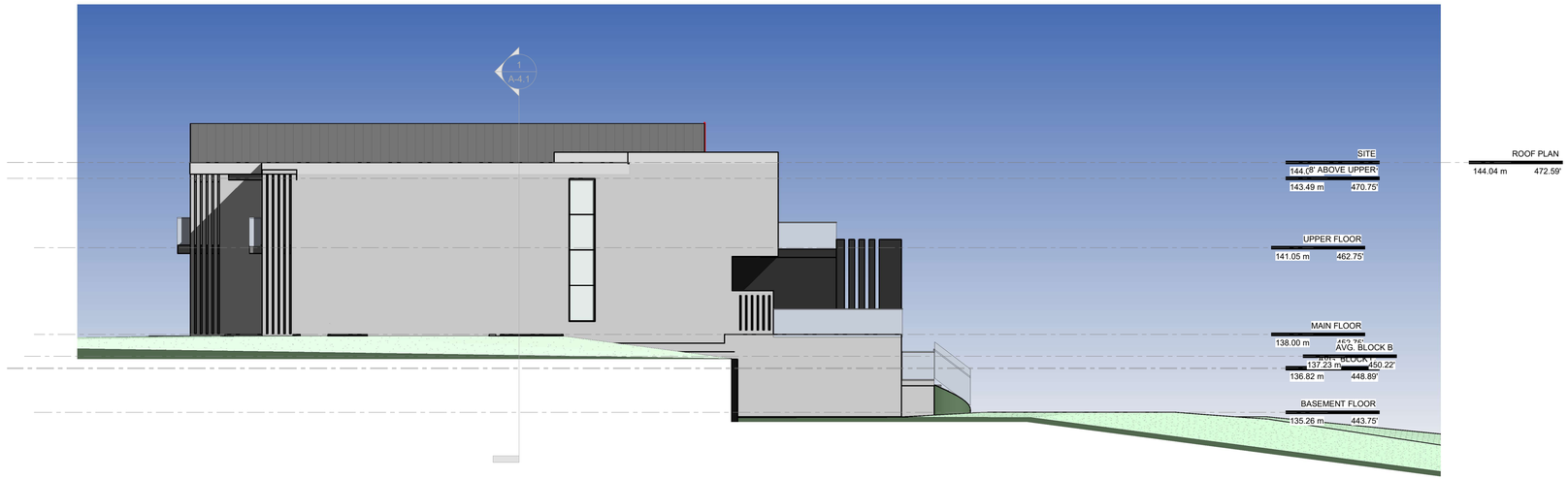
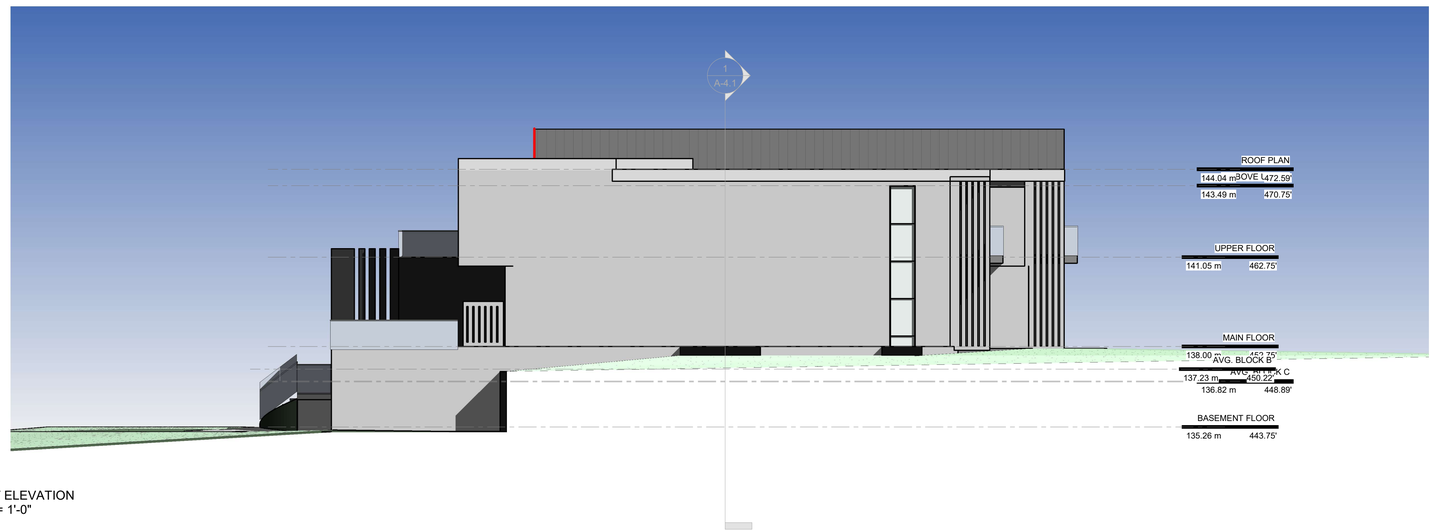


1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

FARZIN YADEGARI ARCHITECT INC.
300 2240 CHIPPENDALE ROAD
WEST VANCOUVER, B.C. V7S 3J5
T: 778 340 4142 WWW.FYARCH.CA

REGISTERED ARCHITECT
FARZIN YADEGARI
BRITISH COLUMBIA

2025-08-19

No.	Description	Date

PROJECT:
1445 QUEEN , WEST VANCOUVER

DRAWN BY: F.Y. / M.K

CHECKED BY:

SCALE: 1/8" = 1'-0"

DATE: MAY 2025

TITLE:
EAST & WEST ELEVATION

SHEET NO:
A-3.3

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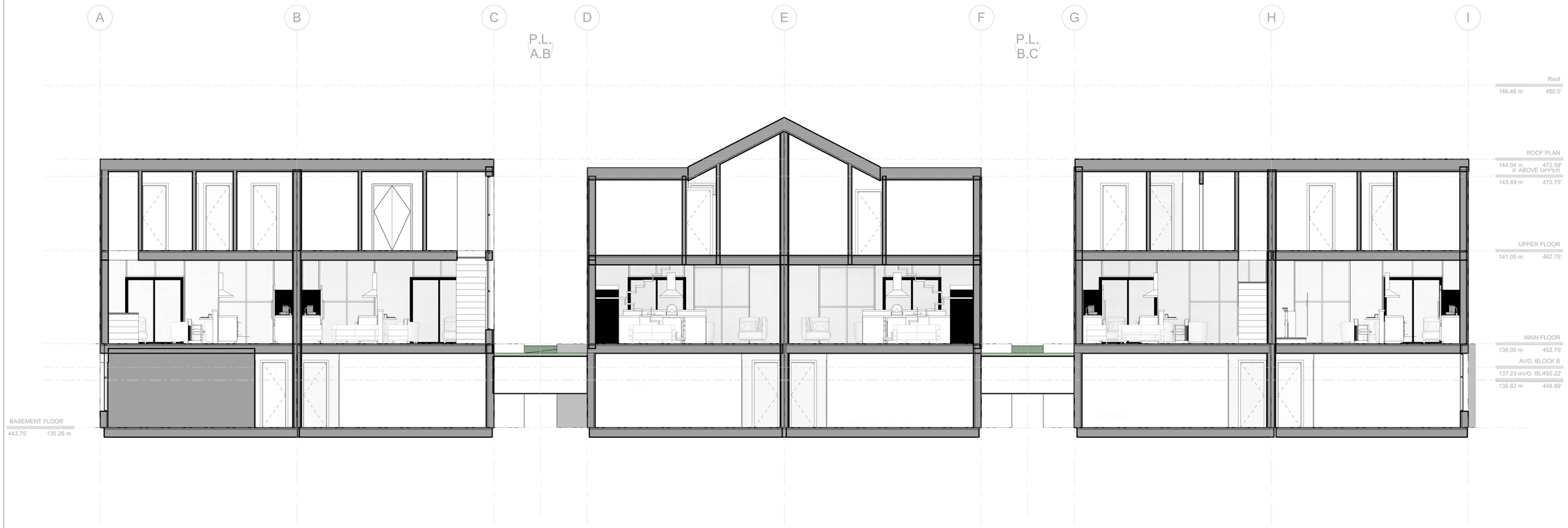

1 Section 1
3/16" = 1'-0"

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300 2240 CHIPPENDALE ROAD
WEST VANCOUVER, B.C. V7S 3J5
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REGISTERED ARCHITECT
FARZIN YADEGARI
BRITISH COLUMBIA

2025-08-19

No.	Description	Date

PROJECT:
1445 QUEEN , WEST VANCOUVER

DRAWN BY: F.Y. / M.K

CHECKED BY:

SCALE: 3/16" = 1'-0"

DATE: MAY 2025

TITLE:
SECTION 1

SHEET NO:
A-4.1

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