SCHEDULE A

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MAY 08 2019

Planning & Development Services

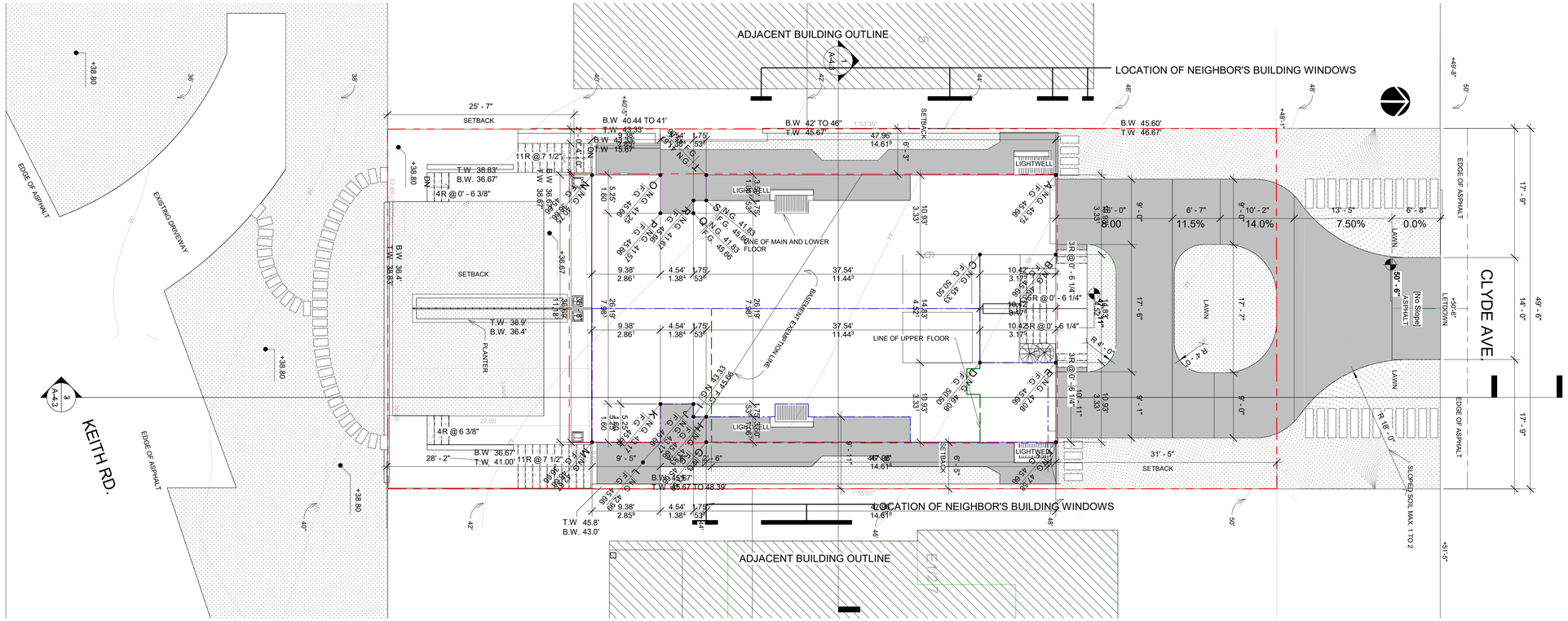
DUPLEX DEVELOPMENT PROPOSAL

1273 KEITH RD.

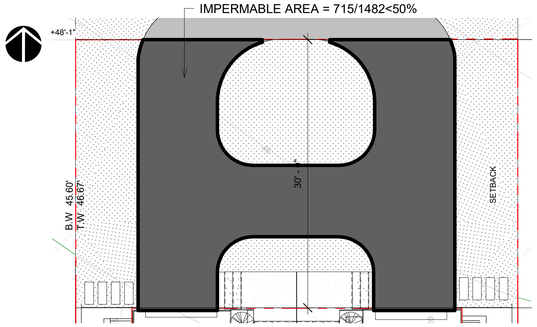
FARZIN YADEGARI ARCHITECT INC.

MARCH 2019

3906963



1/8" = 1'-0"
SITE PLAN 1



2 IMPERMABLE AREA CALCULATION
1/8" = 1'-0"

CALCULATION OF NATURAL GRADE

AVERAGE NATURAL GRADE ELEVATION							44.06
					242.48		10683.38
AB	(45.75 + 46.33) /2=	46.04 ×	10.93	=	503.22		
BC	(46.33 + 45.33) /2=	45.83 ×	10.42	=	477.55		
CD	(45.33 + 46.08) /2=	45.71 ×	14.83	=	677.81		
DE	(46.08 + 47.08) /2=	46.58 ×	10.42	=	485.36		
EF	(47.08 + 47.58) /2=	47.33 ×	10.93	=	517.32		
FG	(47.58 + 43.50) /2=	45.54 ×	47.96	=	2184.10		
GH	(43.50 + 43.33) /2=	43.42 ×	3.50	=	151.95		
HI	(43.33 + 43.33) /2=	43.33 ×	1.75	=	75.83		
IJ	(43.33 + 43.17) /2=	43.25 ×	1.75	=	75.69		
JK	(43.17 + 42.99) /2=	43.08 ×	4.54	=	195.58		
KL	(42.99 + 43.17) /2=	43.08 ×	5.25	=	226.17		
LM	(43.17 + 42.67) /2=	42.92 ×	9.38	=	402.59		
MN	(42.67 + 40.75) /2=	41.71 ×	36.69	=	1530.34		
NO	(40.75 + 41.25) /2=	41.00 ×	9.38	=	384.58		
OP	(41.25 + 41.57) /2=	41.41 ×	5.25	=	217.40		
PQ	(41.57 + 41.83) /2=	41.70 ×	4.54	=	189.32		
QR	41.83 + 41.67) /2=	41.75 ×	1.75	=	73.06		
RS	41.67 + 41.83) /2=	41.75 ×	1.75	=	73.06		
ST	41.83 + 41.67) /2=	41.75 ×	3.50	=	146.13		
TA	41.67 + 45.75) /2=	43.71 ×	47.96	=	2096.33		

CALCULATION OF FINISHED GRADE

AVERAGE FINISHED GRADE ELEVATION							44.59
					242.48		10813.20
AB	(45.66 + 45.66) /2=	45.66 ×	10.93	=	499.06		
BC	(45.66 + 45.66) /2=	45.66 ×	10.42	=	475.78		
CD	(50.50 + 50.50) /2=	50.50 ×	14.83	=	748.92		
DE	(45.66 + 45.66) /2=	45.66 ×	10.42	=	475.78		
EF	(45.66 + 45.66) /2=	45.66 ×	10.93	=	499.06		
FG	(45.66 + 45.66) /2=	45.66 ×	47.96	=	2189.85		
GH	(45.66 + 45.66) /2=	45.66 ×	3.50	=	159.81		
HI	(45.66 + 45.66) /2=	45.66 ×	1.75	=	79.91		
IJ	(45.66 + 45.66) /2=	45.66 ×	1.75	=	79.91		
JK	(45.66 + 45.66) /2=	45.66 ×	4.54	=	207.30		
KL	(45.66 + 45.66) /2=	45.66 ×	5.25	=	239.72		
LM	(45.66 + 45.66) /2=	45.66 ×	9.38	=	428.29		
MN	(36.66 + 36.66) /2=	36.66 ×	36.69	=	1345.06		
NO	(45.66 + 45.66) /2=	45.66 ×	9.38	=	428.29		
OP	45.66 + 45.66) /2=	45.66 ×	5.25	=	239.72		
PQ	45.66 + 45.66) /2=	45.66 ×	4.54	=	207.30		
QR	45.66 + 45.66) /2=	45.66 ×	1.75	=	79.91		
RS	45.66 + 45.66) /2=	45.66 ×	1.75	=	79.91		
ST	45.66 + 45.66) /2=	45.66 ×	3.50	=	159.81		
TA	45.66 + 45.66) /2=	45.66 ×	47.96	=	2189.85		

1273 KEITH ROAD

CIVIC ADDRESS: 1273 Keith Rd
West Vancouver, BC V7T 1N1
WEST VANCOUVER, BC V7S 2N9
LEGAL DESCRIPTION: LOT 6 BLOCK 16 DISTRICT LOT 237 PLAN 3459

DESCRIBTION	IMPERIAL	METRIC
ZONE	RD1	
LOT WIDTH	49.5	15
LOT AREA	6027	560
UPPER FLOOR AREA	1340	124
MAIN FLOOR AREA (GARAGE INCLUDED)	1902	177
LOWER FLOOR AREA	1902	177
ACCESSORY BUILDING	0	0
GRAND TOTAL FLOOR AREA	5144	478
GARAGE AREA (DETACHED)	0	0
GARAGE AREA (ATTACHED)	450	42
PART OF GARAGE FOR FAR.	10	1
MAIN FLOOR AREA (GARAGE EXCLUDED)	1452	135
LOWER FLOOR (100% INCLUDED)	0	0
LOWER FLOOR AREA (100% excluded)	1097	102
LOWER FLOOR PARTIALLY AREA(LOWER FLOOR-100% EXCUDED)	805	75
LOWER FLOOR AREA (CALCULATED AS FSR)	203	19
LOWER FLOOR PARTIALLY AREA PERCENTAGE	25.2%	

UPPER FLOOR GRADE	55.33	16.86
MAIN FLOOR GRADE	46.33	14.12
LOWER FLOOR LEVEL	37.33	11.38

ALLOWED (FSR) = 0.50 x Lot Area	3014	280
PROVIDED FSR AREA	3005	279
PROVIDED FSR %	49.86%	
ALLOWED- PROVIDED (FSR) =	8	1

LOWEST AVEARGE GRADE	44.06	13.43

ALLOWED SITE COVERAGE = 0.40 x Lot Area	2411	224
PROVIDED SITE COVERAGE AREA	2128	198
PROVIDED SITE COVERAGE%	35.31%	

FARZIN YADEGARI ARCHITECT INC.
100 2240 CHIPPENDALE ROAD
WEST VANCOUVER, B.C. V7S 3J5
T 778 340 4142 WWW.FYARCH.CA

No.	.	Date
1	CITY COMMENTS	FEB -2019
2	DRIVE WAY	MAR-20 19
3	CITY COMMENTS	APR-20 19

PROJECT: 1273 KEITH

DRAWN BY: F.Y.-A.A

CHECKED BY: F.Y

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

DATE: 2019-01-17

TITLE: SITE PLAN

SHEET NO: A-1.1

NOTE THIS DRAWING IS FOR COORDINATIONAND/OR REVIEW ONLY AND NOT FOR CONSTRUCTION UNLESS THE DRAWING IS SEALED AND SIGNED.
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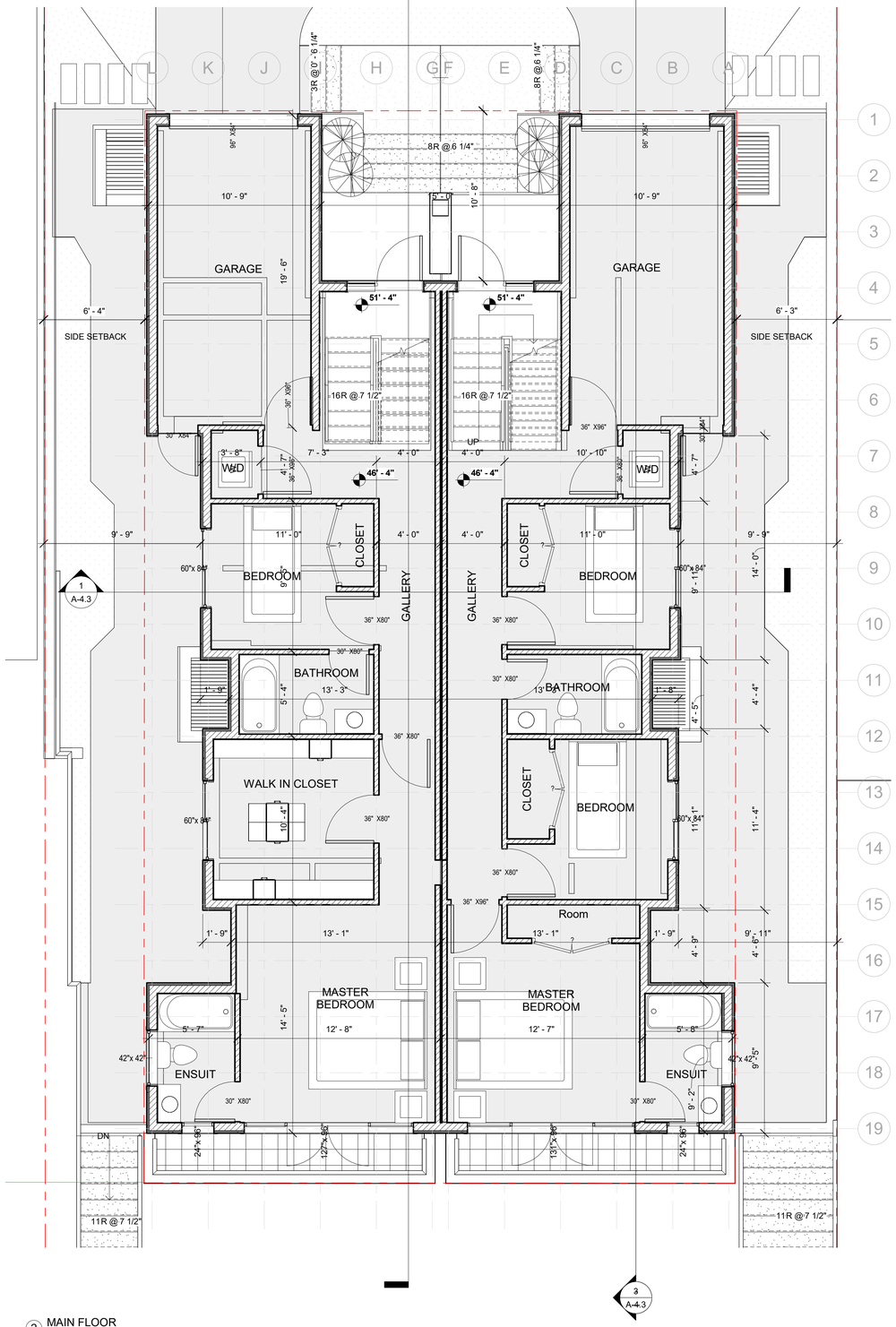
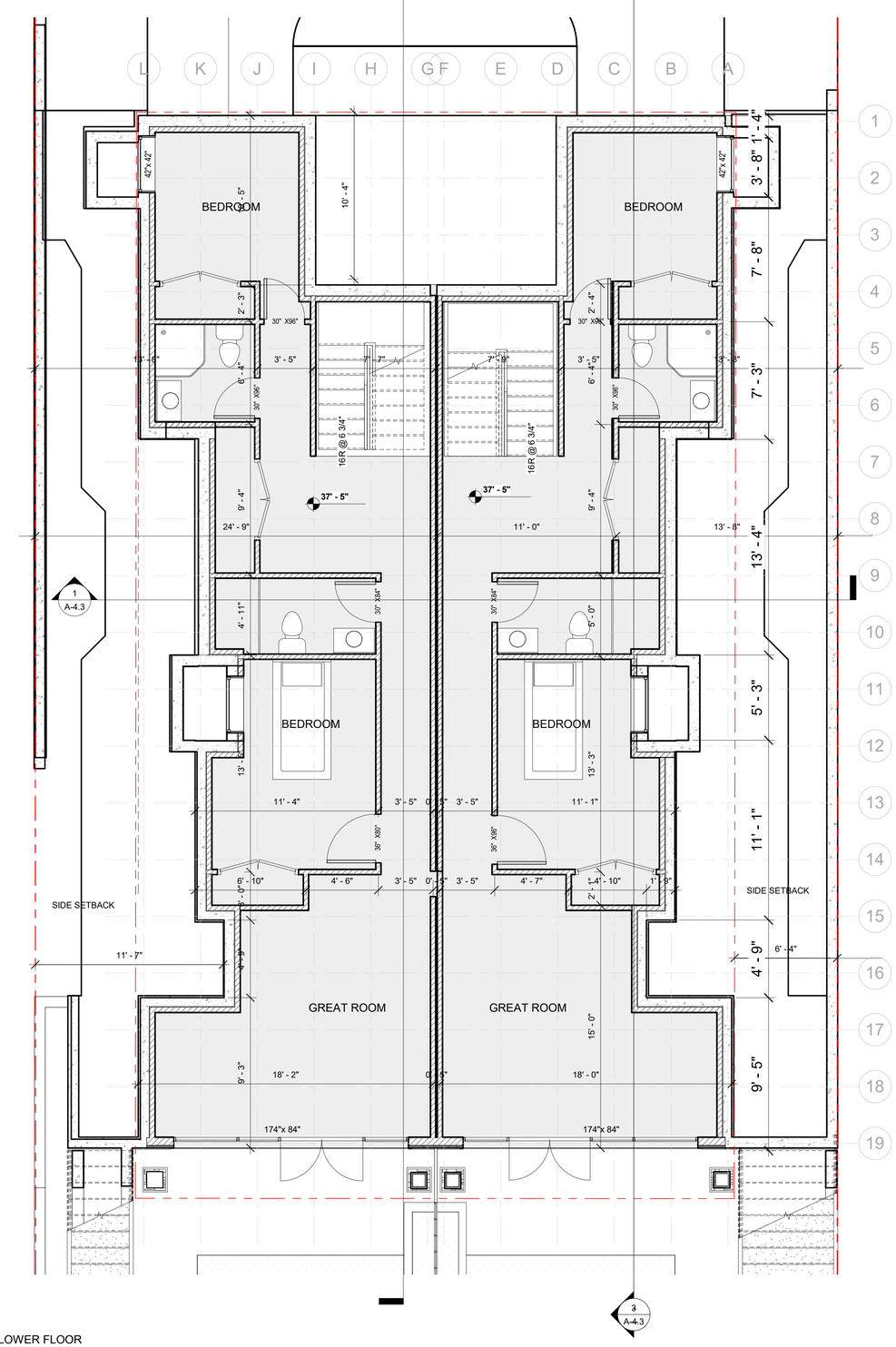


2 MAIN FLOOR
1/4" = 1'-0"



1 LOWER FLOOR
1/4" = 1'-0"

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100 2240 CHIPPENDALE ROAD
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T 778 340 4142 WWW.FYARCH.CA

No.	.	Date
1	CITY COMMENTS	FEB -2019

PROJECT:
1273 KEITH

DRAWN BY: F.Y.-A.A

CHECKED BY: Checker

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

DATE: 2019-01-17

TITLE:
LOWER-MAIN

SHEET NO:
A-2.1

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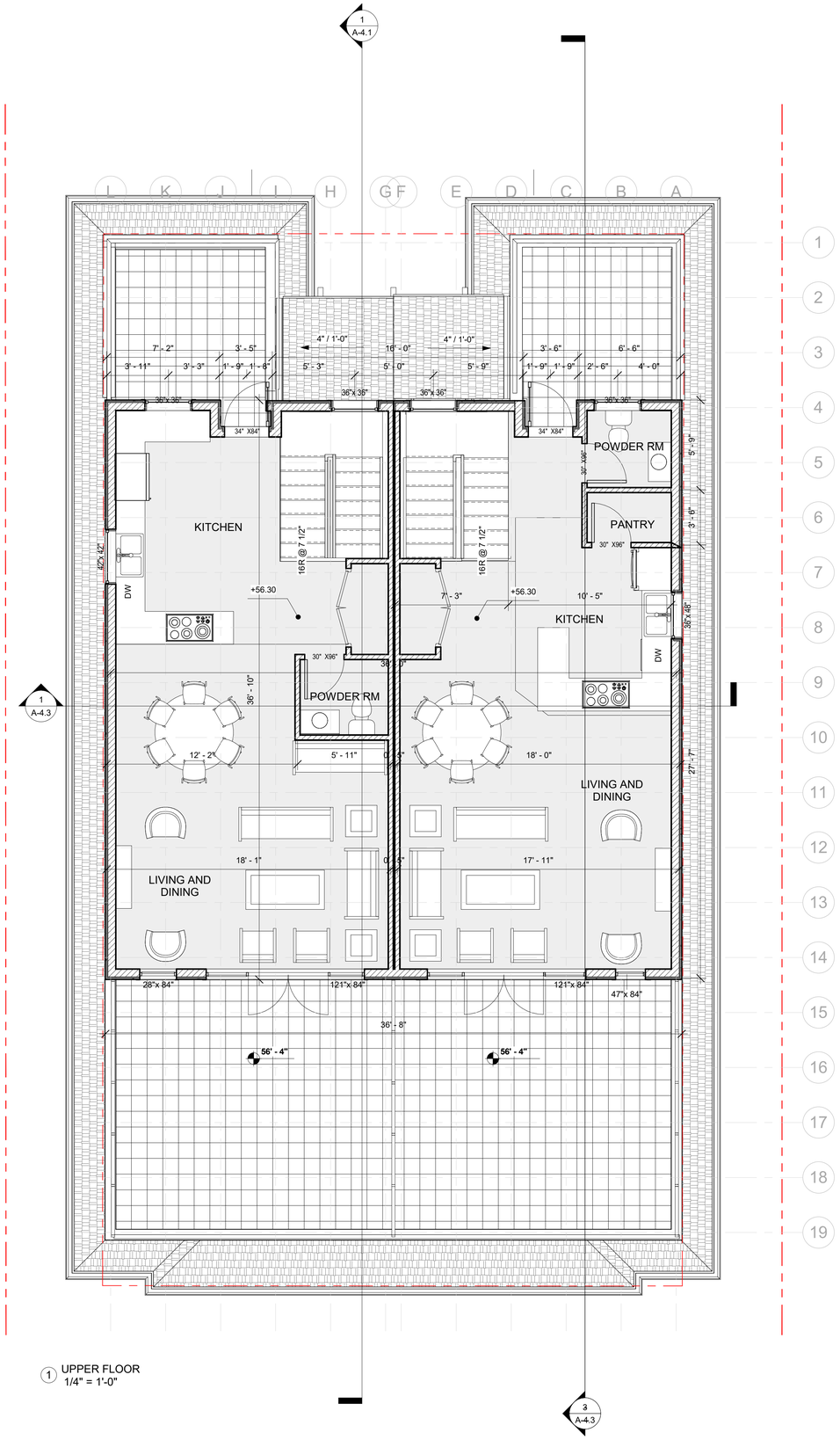
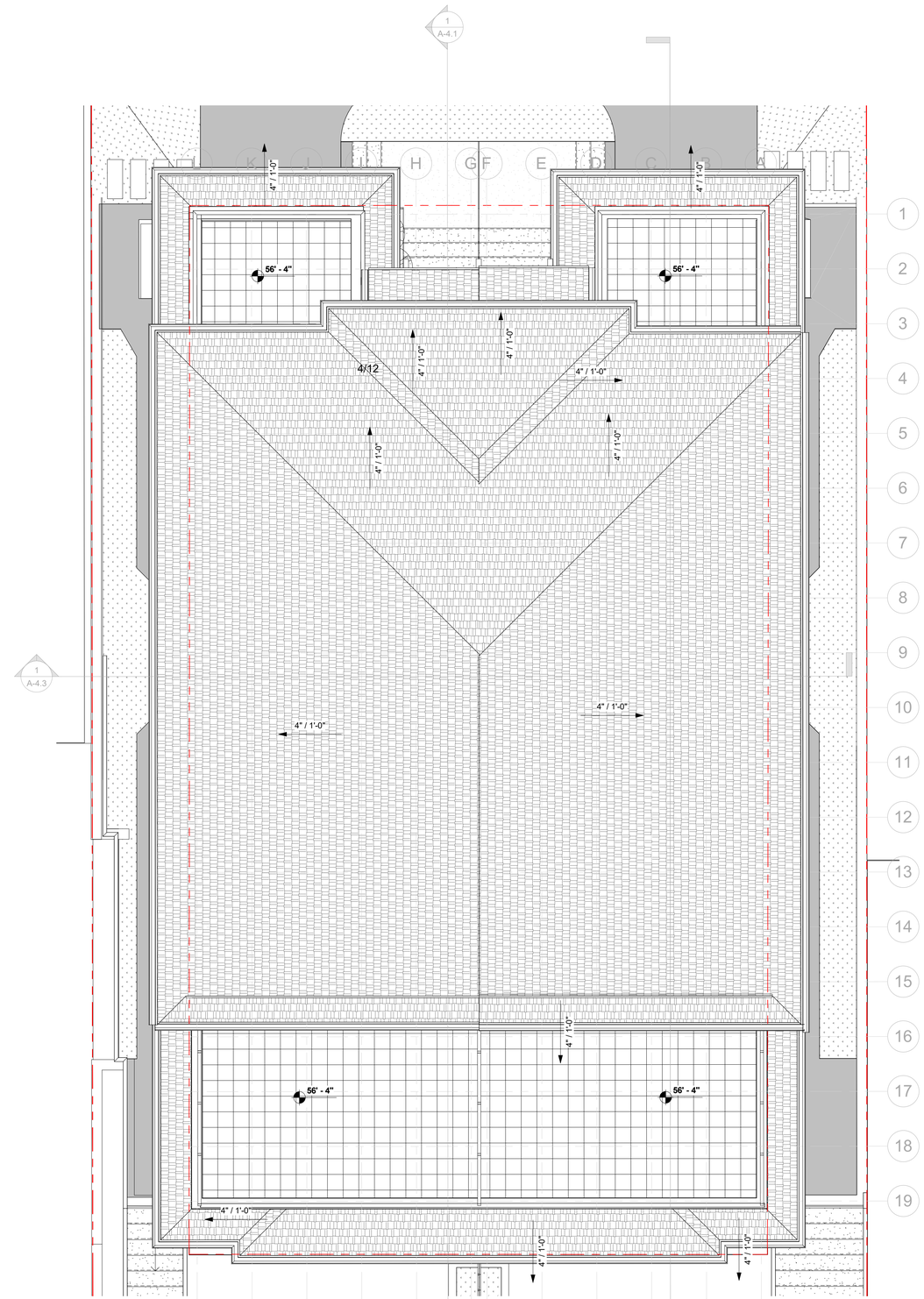


1 UPPER FLOOR
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

FARZIN YADEGARI
ARCHITECT INC.
100 2240 CHIPPENDALE ROAD
WEST VANCOUVER, B.C. V7S 3J5
T 778 340 4142 WWW.FYARCH.CA

No.	.	Date
1	CITY COMMENTS	FEB -2019

PROJECT:
1273 KEITH

DRAWN BY: F.Y.-A.A

CHECKED BY: Checker

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

DATE: 2019-01-17

TITLE:
UPPER-ROOF

SHEET NO:
A-2.2

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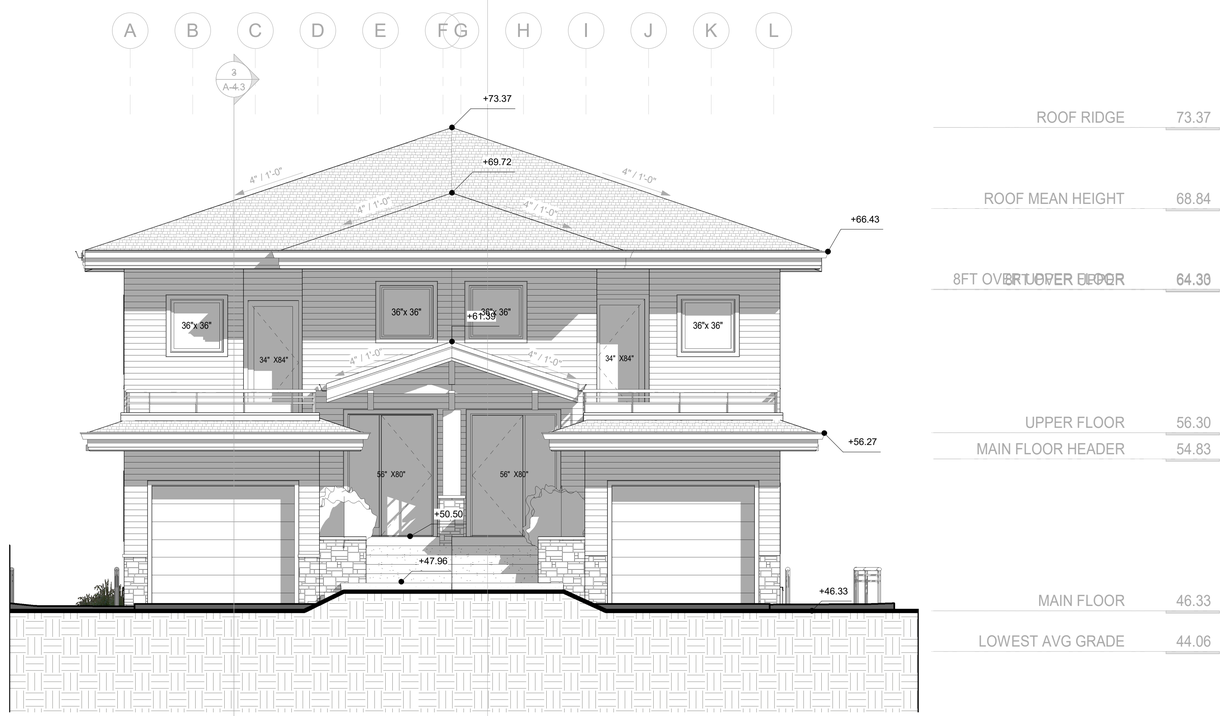
2 SOUTH ELEVATION
1/4" = 1'-0"



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

FARZIN YADEGARI ARCHITECT INC.
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No.	.	Date
1	CITY COMMENTS	FEB -2019
3	CITY COMMENTS	APR-20 19

PROJECT:
1273 KEITH

DRAWN BY: F.Y.-A.A

CHECKED BY: Checker

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

DATE: 2019-01-17

TITLE:
NORTH AND SOUTH ELEVATIONS

SHEET NO:
A-3.1

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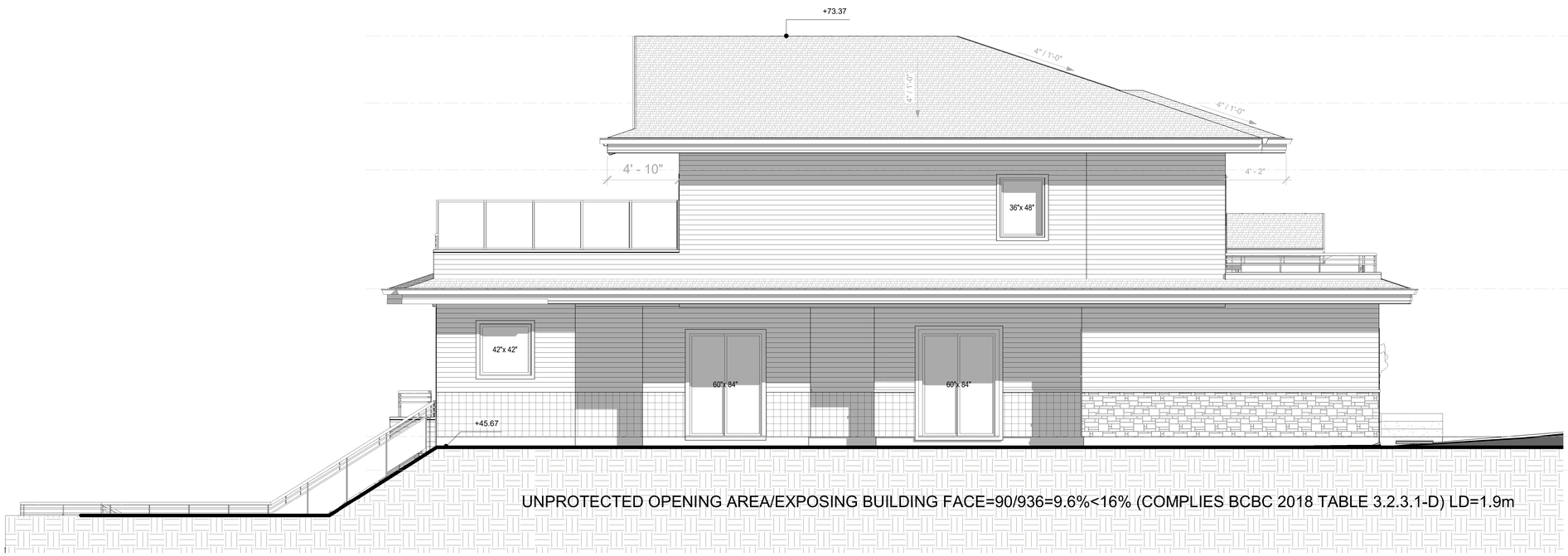
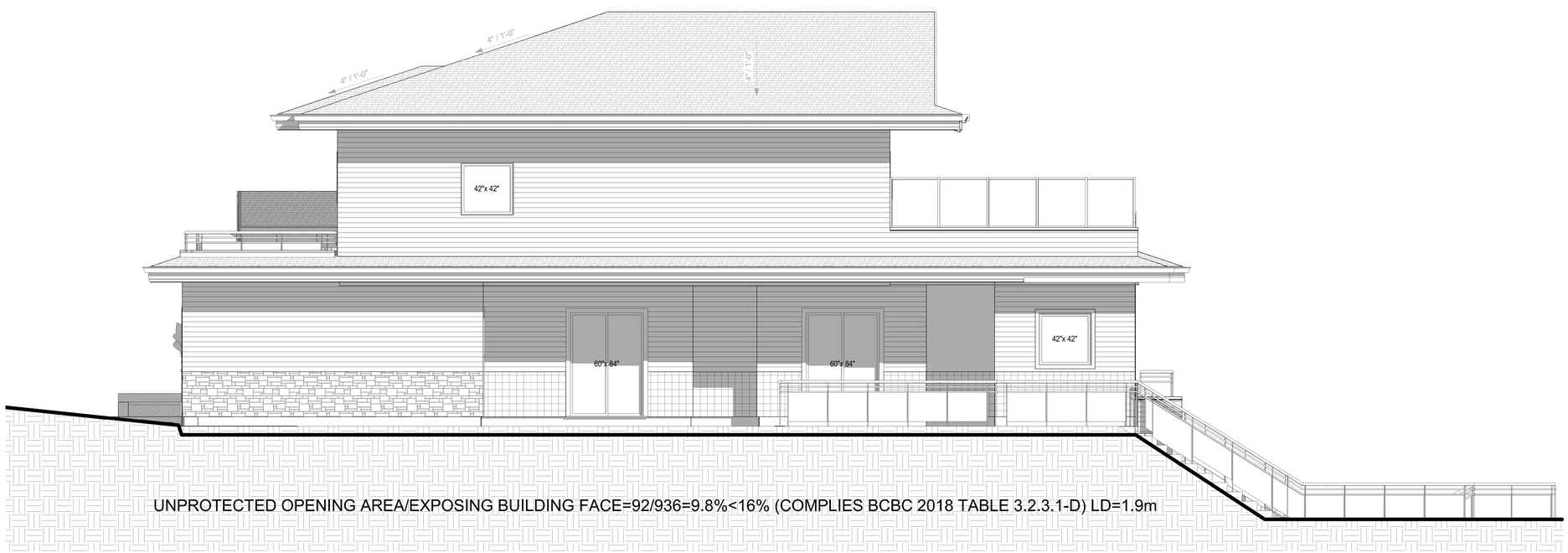


1 EAST ELEVATION
1/4" = 1'-0"

ROOF RIDGE	73.37
ROOF MEAN HEIGHT	68.84
8FT OVER UPPER FLOOR	64.33
UPPER FLOOR	56.30
MAIN FLOOR	46.33
LOWEST AVG GRADE	44.06



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

ROOF RIDGE	73.37
ROOF MEAN HEIGHT	68.84
8FT OVER UPPER FLOOR	64.33
UPPER FLOOR HEADER	63.83
UPPER FLOOR	56.30
MAIN FLOOR HEADER	54.83
MAIN FLOOR	46.33
LOWEST AVG GRADE	44.06
LOWER FLOOR	37.33

FARZIN YADEGARI ARCHITECT INC.
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No.	.	Date
1	CITY COMMENTS	FEB -2019
3	CITY COMMENTS	APR-20 19

PROJECT: 1273 KEITH

DRAWN BY: F.Y.-A.A

CHECKED BY: Checker

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

DATE: 2019-01-17

TITLE: EAST AND WEST ELEVATIONS

SHEET NO: A-3.2

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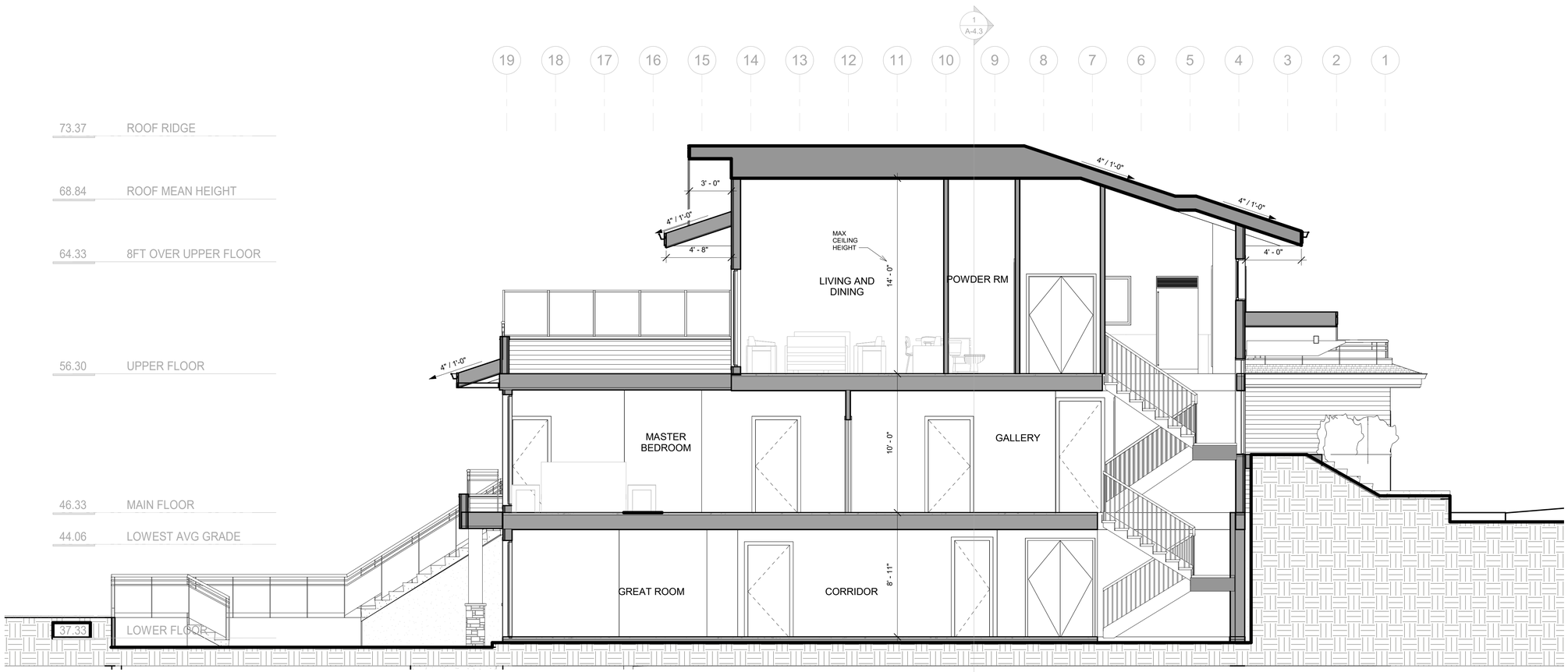

1 SECTION 1
1/4" = 1'-0"

FARZIN YADEGARI
ARCHITECT INC.
100 2240 CHIPPENDALE ROAD
WEST VANCOUVER, B.C. V7S 3J5
T 778 340 4142 WWW.FYARCH.CA

No.	.	Date
1	CITY COMMENTS	FEB -2019

PROJECT:
1273 KEITH

DRAWN BY: F.Y.-A.A

CHECKED BY: Checker

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

DATE: 2019-01-17

TITLE:
SECTION 1

SHEET NO:
A-4.1

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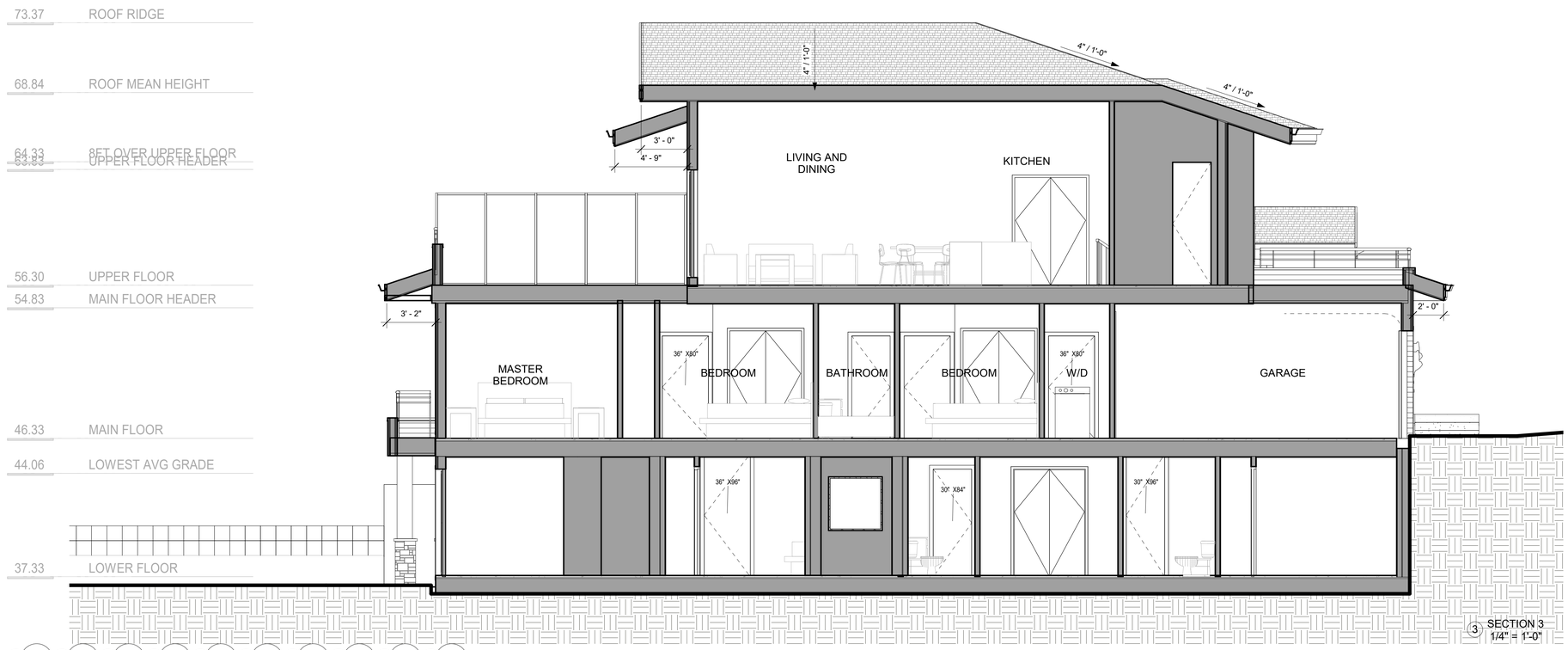
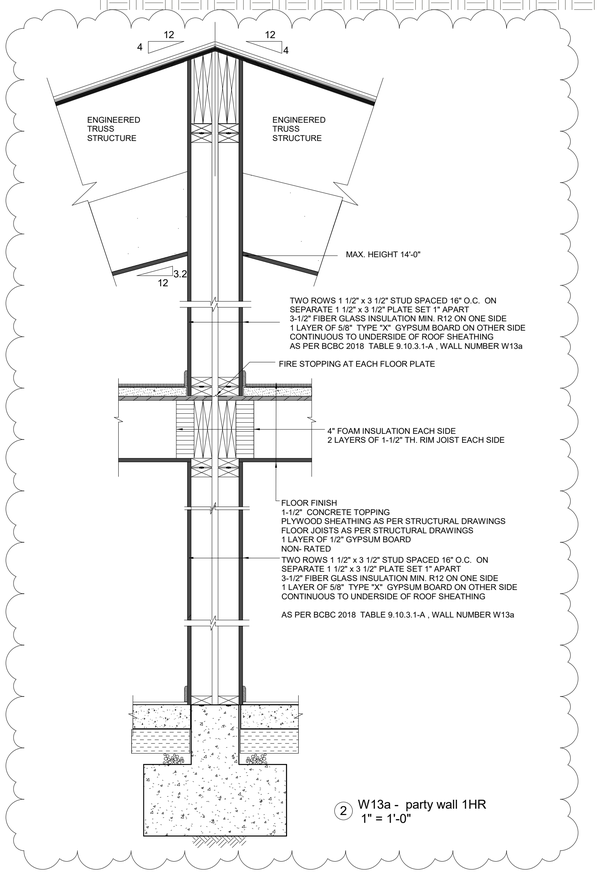
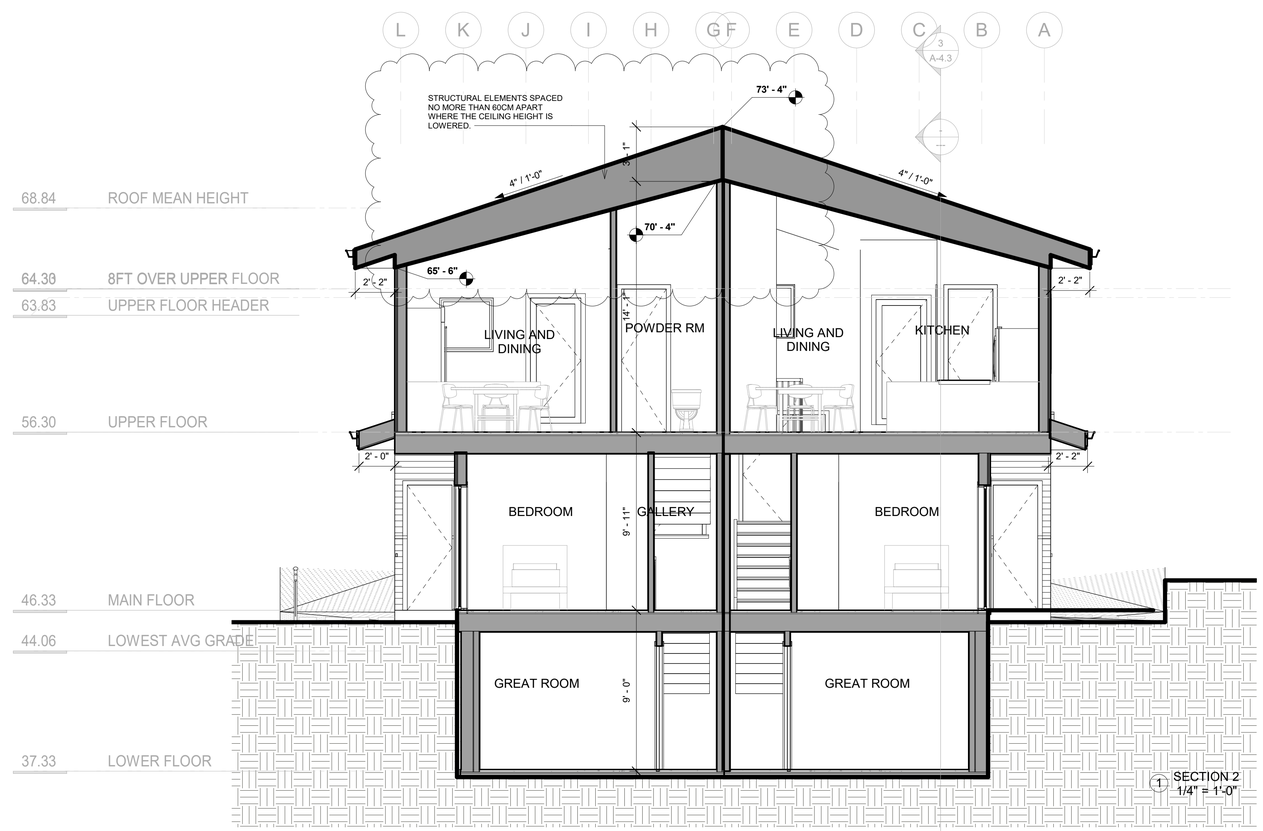


3 SECTION 3
1/4" = 1'-0"



2 W13a - party wall 1HR
1" = 1'-0"



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

FARZIN YADEGARI
ARCHITECT INC.

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No.	.	Date
1	CITY COMMENTS	FEB -2019
3	CITY COMMENTS	APR-20 19

PROJECT:
1273 KEITH

DRAWN BY: F.Y.-A.A

CHECKED BY: Checker

SCALE: As indicated

DATE: 2019-01-17

TITLE:
SECTION 2-3 AND WALL SECTION

SHEET NO:
A-4.3

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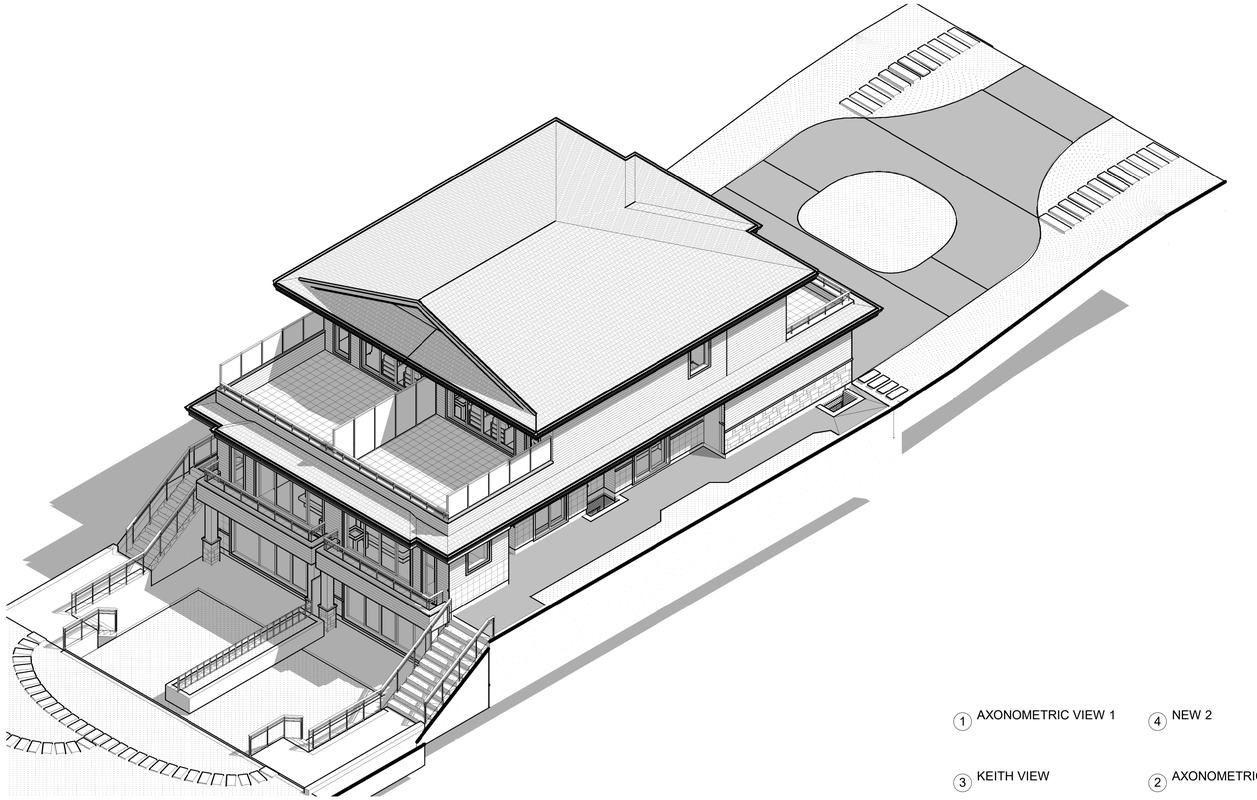
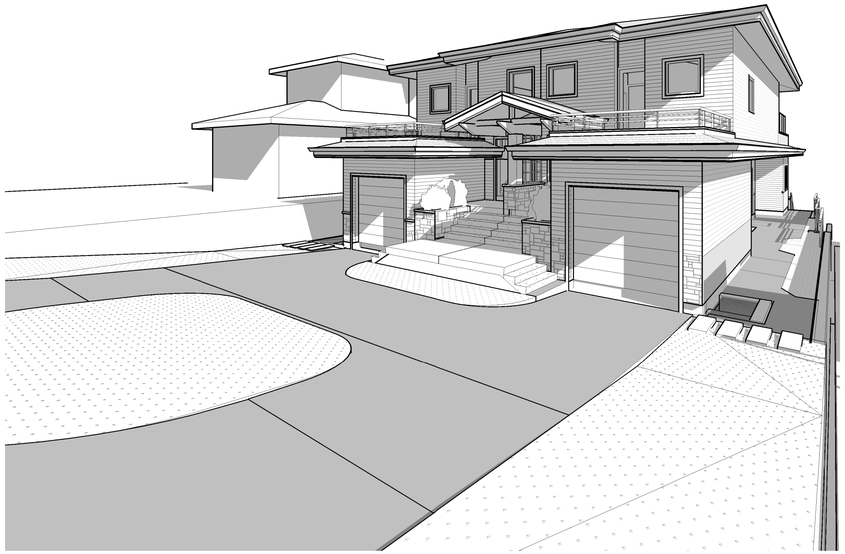


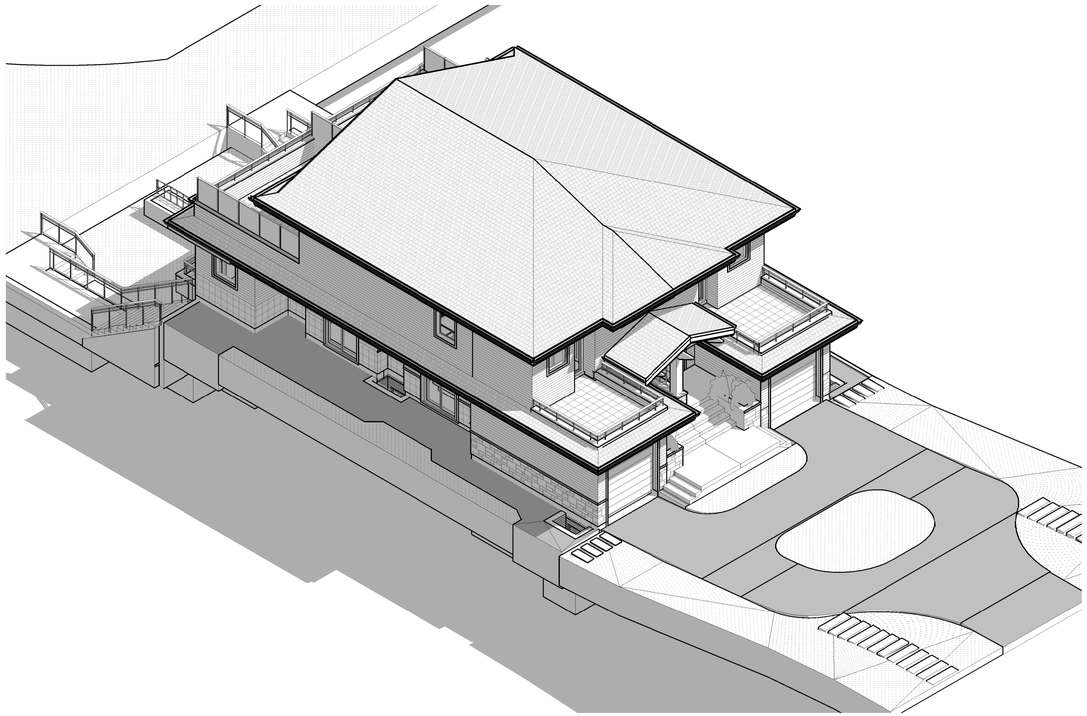


1 AXONOMETRIC VIEW 1

4 NEW 2

3 KEITH VIEW

2 AXONOMETRIC VIEW 2



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WEST VANCOUVER, B.C. V7S 3J5
T 778 340 4142 WWW.FYARCH.CA

No.	.	Date

PROJECT: 1273 KEITH

DRAWN BY: F.Y.-A.A

CHECKED BY: Checker

SCALE:

DATE: 2019-01-17

TITLE: 3D VIEWS

SHEET NO: A-5.1

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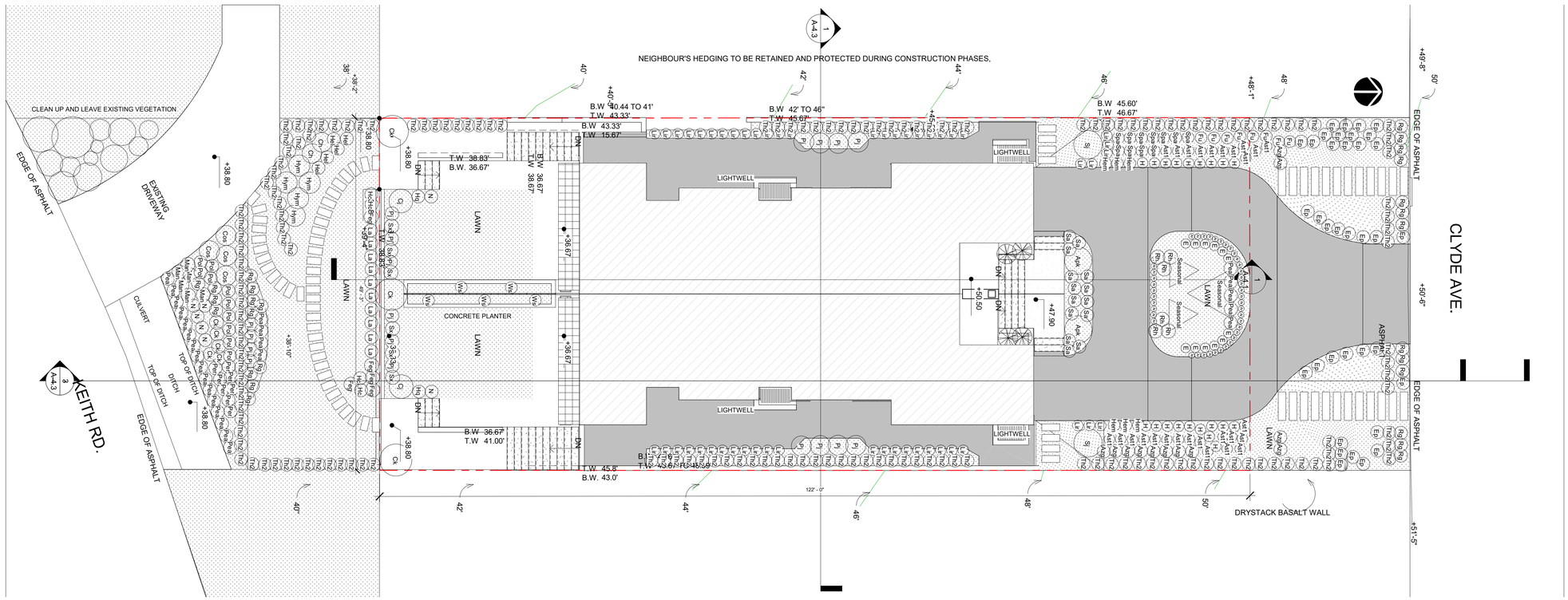
1/8" = 1'-0"
LANDSCAPE 1



Type	Code		Botanical Name	Common Name	Height	Size
	0					
Tree	APK	2	Acer Palmatum Sangro Kaku	Coral Bark Maple	2.5m	B&B
Tree	CK	3	Cornus Kousa	Chinese Dogwood	3.0m	6cm cal
Tree	CON	2	Chamaecyparis Obtusa Nana Gracilis	Hinoke Cypress	1.5m	B&B
Tree	SJ	2	Styrax Japonica	Japanese Snowbell	3m	6cm cal
Tree	Th2	166	Thuja Occidentalis Fastigata	Pyramid Cedar	1m	B&B
Shrub	Azg	12	Azalea Japonica. Girard Fuchsia	Evergreen Azalea		#2
Shrub	Ch	2	Choisya Ternata	Mexican Mock Orange		#3
Shrub	Cj	2	Camellia Japonica 'Rose Dawn'	Rose Dawn Camellia		#3
Shrub	Ck	5	Cornus Kelseyi	Dwarf Cornus		#2
Shrub	Cos	6	Cornus alba 'Siberica'	Red Stem Dogwood		#2
Shrub	Fu	8	Fuschia Magellancia Riccartoni	Hardy Fuschia		#2
Shrub	Hq	2	Hydrangea Quercifolia	Oak Leaf Hydrangea		#3
Shrub	Hym	4	Hydrangea Macrophylla 'Nikko Blue'	Hydrangea 'Nikko Blue'		#3
Shrub	La	14	Lavandula Angustifolia	English Lavender		#2
Shrub	Man	7	Mahonia Nervosa	Long Leaf Mahonia		#2
Shrub	Pij	20	Pieris Japonica Mountain Fire	Lily of the Valley shrub		#3
Shrub	Rh1	11	Rhododendron Cheer	Rhodo Cheer		#3
Shrub	Sa	14	Sarcococca Confusa Ruscifolia	Sarcococca		#3
Shrub	Spa	5	Spirea japonica 'Little Princess'	Dwarf Spirea		#2
Shrub	Sx	6	Salix purpurea nana			#2
Grass/Grnd	ar	52	Arctostaphylos u.u.' Van. Jade'	Kinnickinick		#1
Grass/Grnd	ast1	5	Astilbe	Dwarf Astilbe		#1
Grass/Grnd	cxm	6	Carex Morrowii 'Ice Dance'	Ice Dance Sedge		#1
Grass/Grnd	e	9	Erica Carnea Winter/Spring Pink	Heather		#1
Grass/Grnd	ep	24	Echinacea Purpurea			#1
Grass/Grnd	feg	5	Festuca glauca 'Elijah Blue'	Elijah's Blue Fescue		#1
Grass/Grnd	h	3	Hosta			#1
Grass/Grnd	hc	5	Hueuchera	Obsidian		#1
Grass/Grnd	hel	4	Helictotrichon Sempervirens	Blue Oat Grass		#1
Grass/Grnd	hem	5	Hemerocallis	Day Lily		#1
Grass/Grnd	lir	36	Liriope	Lily Turf		#1
Grass/Grnd	n	10	Nepeta	Nepeta		#1
Grass/Grnd	pea	30	Pennisetum Alopecuroides Hameln	Dwarf Fountain Grass		#1
Grass/Grnd	per	8	Perovskia atriplicifolia	Russian Sage		#1
Grass/Grnd	pol	13	Polystichum munitum	Western Sword Fern		#1
Grass/Grnd	rg	23	Rudbeckia Goldsturm	Blackeyed Susan		#1
Vine	Hp	7	Hydrangea Amomala Petiolaris	Climbing Hydrangea		#2
Vine	Ws	5	Wisteria Sinensis	Blue Chinese Wisteria		#3

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No.	.	Date

PROJECT: 1273 KEITH

DRAWN BY: F.Y.-A.A

CHECKED BY: Checker

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

DATE: 2019-01-17

TITLE: LANDSCAPING

SHEET NO: L-0.1

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