

ABBREVIATION LEGEND

Bottom of Wall	BOW
Carbon Monoxide detector	CO
Driveway Segment	DS
Electrical Fireplace	FP
Exhaust Fan	EF
Existing	EX
Fire Pit	FP
Floor Drain	FD
Gas Fireplace	GFP
High guard	HG
High Handrail	HH
Lot Width	LW
Lower Window Head	LWH
Property Line	PL
Proposed	PR
Ramp Segment	RS
Roof Drain	RD
Setback	SB
Setback line	SBL
Slope down	SDW
Slope Up	SUP
Smoke Alarm	SA
To Cladding	TCLD
To Foundation	TFND
To Nearest opening	TNO
To Road Center line	TRCL
Top of	TO
Top of Slab	TOS
Top of Wall	TOP
Trench Drain	TD
Under Side of	U/S
Upper Window Head	UWH

SITE PLAN LINE TYPES

PROPERTY LINE	---
SETBACK LINE	---
BLDG FOOTPRINT	---
BLDG LEVEL 1 OUTLINE	---
BLDG LEVEL 2 OUTLINE	---
UPPER ROOF OUTLINE	---
LOWER ROOF OVERHANG OUTLINE	---
CLADDING OUTLINE	---
TREE PROTECTION ZONE	---
BLDG SERVICES	---

SITE PLAN LEGEND

	LAWN
	GARDEN
	CONCRETE PAVER
	PAVERS ON PADSTALL
	CONCRETE SLAB
	ASPHALT
	PEA GRAVEL
	BUILDING FOOTPRINT
	EXTENT OF UPPER ROOF
	LIGHTWELL
	CONCRETE WALL

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

1	2025-12-05	ISSUED FOR PREDESIGN REVIEW	AF
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

CONSULTANT

PROJECT

MODERN DUO VILLAS

1405 FULTON AVENUE, WEST VANCOUVER

DRAWING TITLE

SITE PLAN

CURRENT REVISION DESCRIPTION

ISSUED FOR PREDESIGN REVIEW

PROJECT NO.	SUBMISSION DATE	DRAWN	NM
25330	2025-12-05	REVIEWED	AF
DRAWING NO.	SCALE	REVISION	
A-100	As indicated		

A-100

1

BUILDING ANALYSIS LOT A

1405 FULTON AVENUE WEST VANCOUVER

Building Data	Imperial		Metric		Comments
Lot Area	5080.05		471.95		
Lot Width	37.47		11.421		
Lot Depth	135.51		41.303		
Designated Zone	RD1				
FAR Ratio m²	235.9760442				
Duplex Development	Yes				
Adjacent Secondary suite	NO				
Detached Secondary suite/Coach House	NO				
Step 5 Performance Building	Yes				
Building Data	Allowed		Provided		Comments
	ft²	m²	ft²	m²	Balance
Maximum FAR	N/A	N/A			
Calculated FAR	2540.03	235.98			
Step 5 performance Building Bonus (0.08 FAR)	203.20	18.88	0.00	0.00	
Total FAR (includes Bonus)	2743.23	254.85	2742.48	254.78	
Bonus (Secondary Suite, Lesser of 0.05 or 46.5 m²)	0.00	0.00	0.00	0.00	0.00
Bonus (Coach House, Lesser of 0.1 or 74.3 m²)	0.00	0.00	0.00	0.00	0.00
Back Covered deck	0.00	0.00	0.00	0.00	
Front covered Deck/Porch	0.00	0.00	0.00	0.00	
Sun Deck/Balcony	0.00	0.00	0.00	0.00	
Garage area	441.32	41.00	410.7	38.16	
Site Coverage	0.40		0.31		
	ft	m	ft	m	
Front Yard	24.93	7.60	24.93	7.60	
Back Yard	29.86	9.10	40.11	12.23	
East Side Yard	4.99	1.52	5.29	1.61	10% LOT WIDTH
West Side Yard	4.99	1.52	7.36	2.24	10% LOT WIDTH
Combined Set Back (2 full story)	16.08	4.90	12.65	3.86	25 % LOT WIDTH, 3m Min. TO Max.18.3 or 18.3 in RS-5
Maximum Building Height	25.00	7.62	24.93	7.60	
Accessory Building Height	12.14	3.70	10	3.05	
FAR Calculation					
Other Countable areas;			ft²	m²	
Countable Garage	NOT APPLICABLE		0.00	0.00	
Countable Upper balcony and decks	NOT APPLICABLE		0.00	0.00	
Basement projection beyond 1st floor outline	NOT APPLICABLE		0.00	0.00	
level 1 (FAR)			1381.60	128.35	
Level 2 (FAR)			1349.00	125.33	
Basement area Within level 1 outline;			1359.24	126.28	
Basement Area with projection less than 1.5' AFF (100%...			1229.56	114.23	
Basement area, allowed for Partial exemption			129.68	12.05	
Calculated partial basement exemption area (lesser of Con...			-117.80	-10.94	
Countable Basement (FAR)			11.88	1.10	
Total Proposed FAR			2742.48	254.78	
FAR Balance			0.75	0.07	
Living space					
Level 1&2 living space			2730.60	253.68	
Basement Living space			1359.24	126.28	
Total Living space area			4089.84	379.96	
Basement partial exemption calculation; Condition 1					
AVERAGE GRADE			89.06	27.15	
LEVEL 1 FINISH LEVEL			90.00	27.43	
BASEMENT FINISH LEVEL			79.74	24.30	
BASEMENT PARTIAL EXCEPTION PERCENTAGE, Condition 1			90.84%		
BASEMENT PARTIAL EXCEPTION PERCENTAGE, Condition 2			100.00%		

BUILDING ANALYSIS LOT B

1405 FULTON AVENUE WEST VANCOUVER

Building Data	Imperial		Metric		Comments
Lot Area	5080.05		471.95		
Lot Width	37.46		11.418		
Lot Depth	135.64		41.343		
Designated Zone	RD1				
FAR Ratio m²	235.9760442				
Duplex Development	Yes				
Adjacent Secondary suite	No				
Detached Secondary suite/Coach House	No				
Step 5 Performance Building	Yes				
Building Data	Allowed		Provided		Comments
	ft²	m²	ft²	m²	Balance
Maximum FAR	N/A	N/A			
Calculated FAR	2540.03	235.98			
Step 5 performance Building Bonus (0.08 FAR)	203.20	18.88	0.00	0.00	
Total FAR (includes Bonus)	2743.23	254.85	2742.59	254.80	
Bonus (Secondary Suite, Lesser of 0.05 or 46.5 m²)	0.00	0.00	0.00	0.00	0.00
Bonus (Coach House, Lesser of 0.1 or 74.3 m²)	0.00	0.00	0.00	0.00	0.00
Back Covered deck	0.00	0.00	47.50	4.41	
Front covered Deck/Porch	0.00	0.00	47.50	4.41	
Sun Deck/Balcony	0.00	0.00	317.60	29.51	
Garage area	441.32	41.00	440	40.88	
Site Coverage	0.40		0.31		
	ft	m	ft	m	
Front Yard	24.93	7.60	29.71	9.06	
Back Yard	29.86	9.10	39.77	12.12	
East Side Yard	4.99	1.52	7.34	2.24	10% LOT WIDTH
West Side Yard	4.99	1.52	5.3	1.62	10% LOT WIDTH
Combined Set Back (2 full story)	16.08	4.90	12.64	3.85	25 % LOT WIDTH, 3m Min. TO Max.18.3 or 18.3 in RS-5
Maximum Building Height	25.00	7.62	24.42	7.44	
Accessory Building Height	12.14	3.70	10	3.05	
FAR Calculation					
Other Countable areas;			ft²	m²	
Countable Garage	NOT APPLICABLE		0.00	0.00	
Countable Upper balcony and decks	NOT APPLICABLE		0.00	0.00	
Basement projection beyond 1st floor outline	NOT APPLICABLE		0.00	0.00	
level 1 (FAR)			1381.60	128.35	
Level 2 (FAR)			1349.00	125.33	
Basement area Within level 1 outline;			1359.20	126.27	
Basement Area with projection less than 1.5' AFF (100%...			1249.03	116.04	
Basement area, allowed for Partial exemption			110.17	10.24	
Calculated partial basement exemption area (lesser of Con...			-98.18	-9.12	
Countable Basement (FAR)			11.99	1.11	
Total Proposed FAR			2742.59	254.80	
FAR Balance			0.64	0.06	
Living space					
Level 1&2 living space			2730.60	253.68	
Basement Living space			1359.20	126.27	
Total Living space area			4089.80	379.95	
Basement partial exemption calculation; Condition 1					
AVERAGE GRADE			89.58	27.30	
LEVEL 1 FINISH LEVEL			90.70	27.65	
BASEMENT FINISH LEVEL			80.41	24.51	
BASEMENT PARTIAL EXCEPTION PERCENTAGE, Condition 1			89.12%		
BASEMENT PARTIAL EXCEPTION PERCENTAGE, Condition 2			100.00%		

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

PROJECT

MODERN DUO VILLAS

1405 FULTON AVENUE, WEST VANCOUVER

DRAWING TITLE

BULDING ANALYSIS

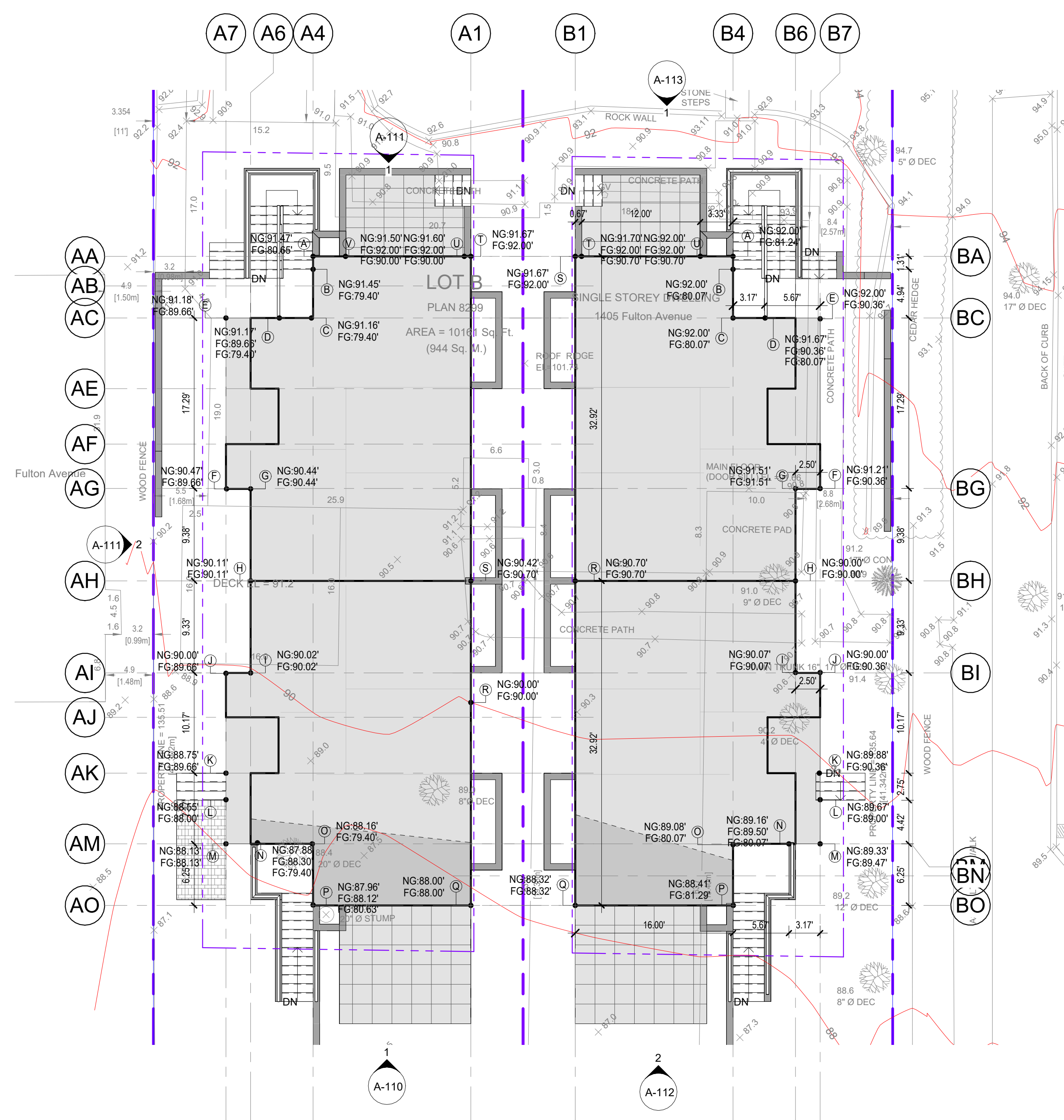
CURRENT REVISION DESCRIPTION

ISSUED FOR PREDESIGN REVIEW

PROJECT NO.	SUBMISSION DATE	DRAWN	NM
25330	2025-12-05	REVIEWED	AF
DRAWING NO.	REVISION		

A-101

1



AVERAGE NATURAL GRADE CALCULATION (BLDG B)					
wall section	Lower of Finished or Natural at wall Section...	Average Grade	segment Length	Average Grades...	
AB	92.00	92.00	1.31	120.52	
BC	92.00	92.00	4.94	454.48	
CD	92.00	91.67	3.17	291.12	
DE	80.07	90.36	85.22	5.67	483.17
EF	90.36	90.36	17.29	1562.32	
FG	90.36	91.51	90.94	2.50	227.34
GH	91.51	90.00	90.76	9.38	851.28
HI	90.00	90.07	90.04	9.38	844.53
IJ	90.07	90.00	90.04	2.50	225.09
JK	90.00	89.88	89.94	10.17	914.69
KL	89.88	89.00	89.44	2.75	245.96
LM	89.00	89.33	89.17	4.42	394.11
MN	89.33	80.07	84.70	3.17	268.50
NO	89.16	89.08	89.12	5.67	505.31
OP	89.08	88.41	88.75	6.25	554.66
PQ	81.29	88.32	84.81	16.00	1356.88
QR	88.32	90.70	89.51	32.92	2946.67
RS	90.70	91.67	91.19	32.92	3001.81
ST	91.67	91.70	91.69	0.67	61.43
TU	91.70	92.00	91.85	12.00	1102.20
UV	90.70	81.24	85.97	3.33	286.28
VA	0.00	0.00	0.00	0.00	0.00
TOTAL				186.41	16698.34
Average Natural Grade				89.58	

Endpoints	Natural Grade	Finish Grade	Finish Grade
A	92.00	81.24	
B	92.00	80.07	
C	92.00	80.07	
D	91.67	90.00	80.07
E	92.00	90.36	
F	91.21	90.36	
G	91.51	91.51	
H	90.00	90.00	
I	90.07	90.07	
J	90.00	90.36	
K	89.88	90.36	
L	89.67	89.00	
M	89.33	89.47	
N	89.16	89.50	80.07
O	89.08	80.07	
P	88.41	81.29	81.29
Q	88.32	88.32	
R	90.70	90.70	
S	91.67	92.00	
T	91.70	92.00	90.70
U	92.00	92.00	90.70
V	0.00	0.00	0.00

AVERAGE NATURAL GRADE CALCULATION (BLDG A)					
wall section	Lower of Finished or Natural at wall Section...	Average Grade	segment Length	Average Grades...	
AB	91.47	91.45	91.46	1.31	119.81
BC	91.45	91.16	91.31	4.94	451.05
CD	91.16	91.17	91.17	3.32	302.67
DE	79.40	89.66	84.53	5.50	464.92
EF	89.66	89.66	89.66	17.29	1550.22
FG	89.66	90.44	90.05	2.50	225.13
GH	90.44	90.11	90.28	9.38	846.78
HI	90.11	90.02	90.07	9.33	840.31
IJ	90.02	89.66	89.84	2.50	224.60
JK	89.66	88.75	89.21	10.17	907.21
KL	88.75	88.00	88.38	2.75	243.03
LM	88.00	88.13	88.07	4.42	389.25
MN	88.13	79.40	83.77	3.19	267.21
NO	87.88	88.16	88.02	5.64	496.43
OP	88.16	87.96	88.06	6.25	550.38
PQ	80.63	88.00	84.32	16.00	1349.04
QR	88.00	90.00	89.00	20.58	1831.62
RS	90.00	90.42	90.21	12.33	1112.29
ST	90.42	91.67	91.05	32.92	2997.20
TU	91.67	90.00	90.84	0.65	59.04
UV	90.00	90.00	90.00	12.00	1080.00
VA	90.00	80.65	85.33	3.33	284.13
TOTAL				186.30	16592.31
Average Natural Grade				89.06	

Endpoints	Natural Grade	Finish Grade	Finish Grade
A	91.47	80.65	
B	91.45	79.40	
C	91.16	79.40	
D	91.17	89.66	79.40
E	91.18	89.66	
F	90.47	89.66	
G	90.44	90.44	
H	90.11	90.11	
I	90.02	90.02	
J	90.00	89.66	
K	88.75	89.66	
L	88.55	88.00	
M	88.13	88.13	
N	87.88	88.30	79.40
O	88.16	79.40	
P	87.96	88.12	80.63
Q	88.00	88.00	
R	90.00	90.00	
S	90.42	90.70	
T	91.67	92.00	
U	91.60	92.00	90.00
V	91.50	92.00	90.00

1 SITE PLAN_AVERAGE GRADE
1/8" = 1'-0"

PROJECT

MODERN DUO VILLAS

1405 FULTON AVENUE, WEST VANCOUVER

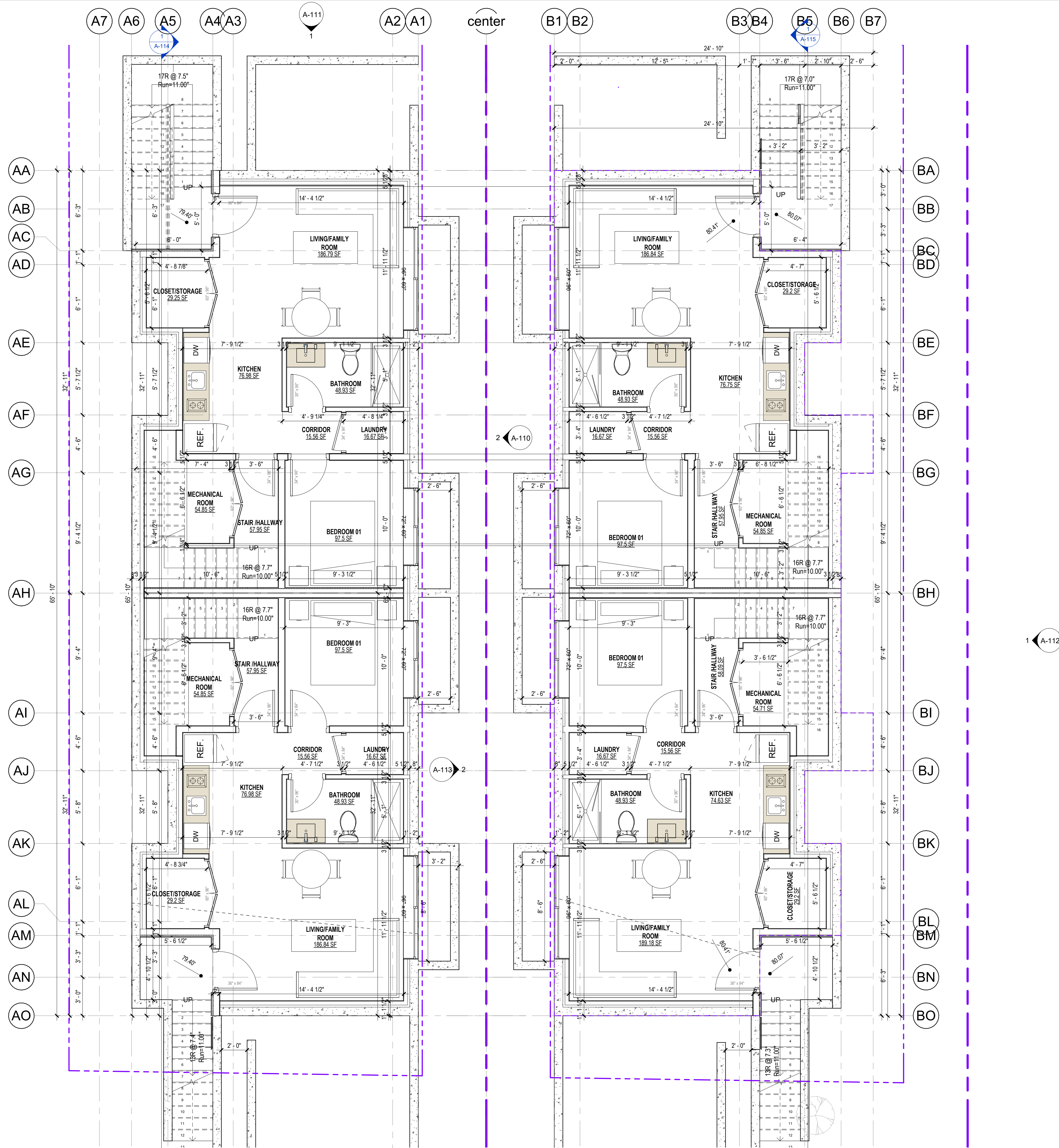
DRAWING TITLE

SITE - AVERAGE GRADE

CURRENT REVISION DESCRIPTION

ISSUED FOR PREDESIGN REVIEW

PROJECT NO.	SUBMISSION DATE	DRAWN	Author
25330	2025-12-05	REVIEWED	Checker
DRAWING NO.	SCALE	REVISION	
A-102	1/8" = 1'-0"		1



1 BASEMENT PLAN
1/4" = 1'-0"

1	2025-12-05	ISSUED FOR PREDESIGN REVIEW	AF
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

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PROJECT

MODERN DUO VILLAS

1405 FULTON AVENUE, WEST VANCOUVER

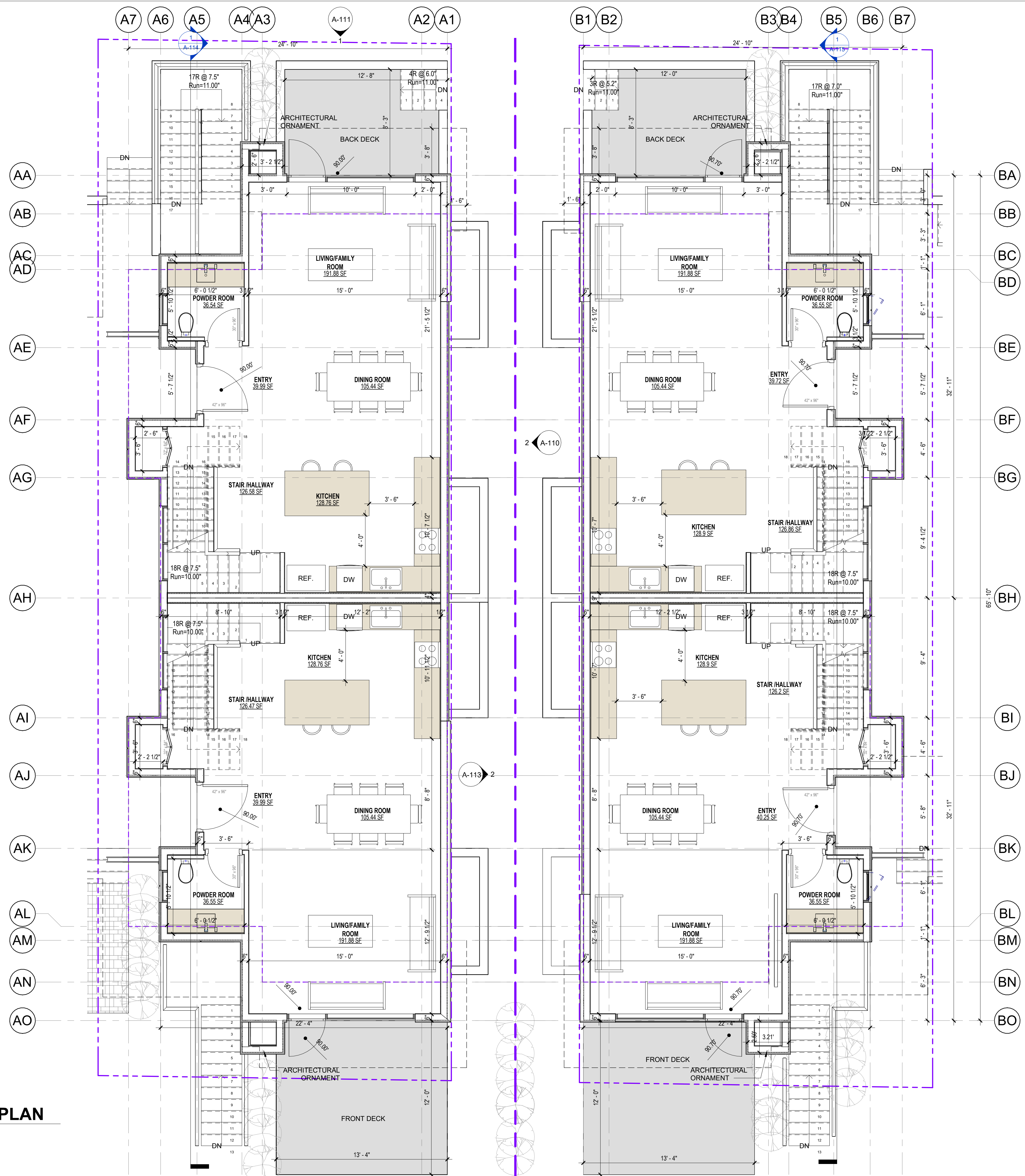
DRAWING TITLE

BASEMENT FLOOR PLAN

CURRENT REVISION DESCRIPTION

ISSUED FOR PREDESIGN REVIEW

PROJECT NO.	SUBMISSION DATE	DRAWN	NM
25330	2025-12-05	REVIEWED	AF
DRAWING NO.	SCALE	REVISION	
A-103	1/4" = 1'-0"	1	



1 FIRST FLOOR PLAN
1/4" = 1'-0"

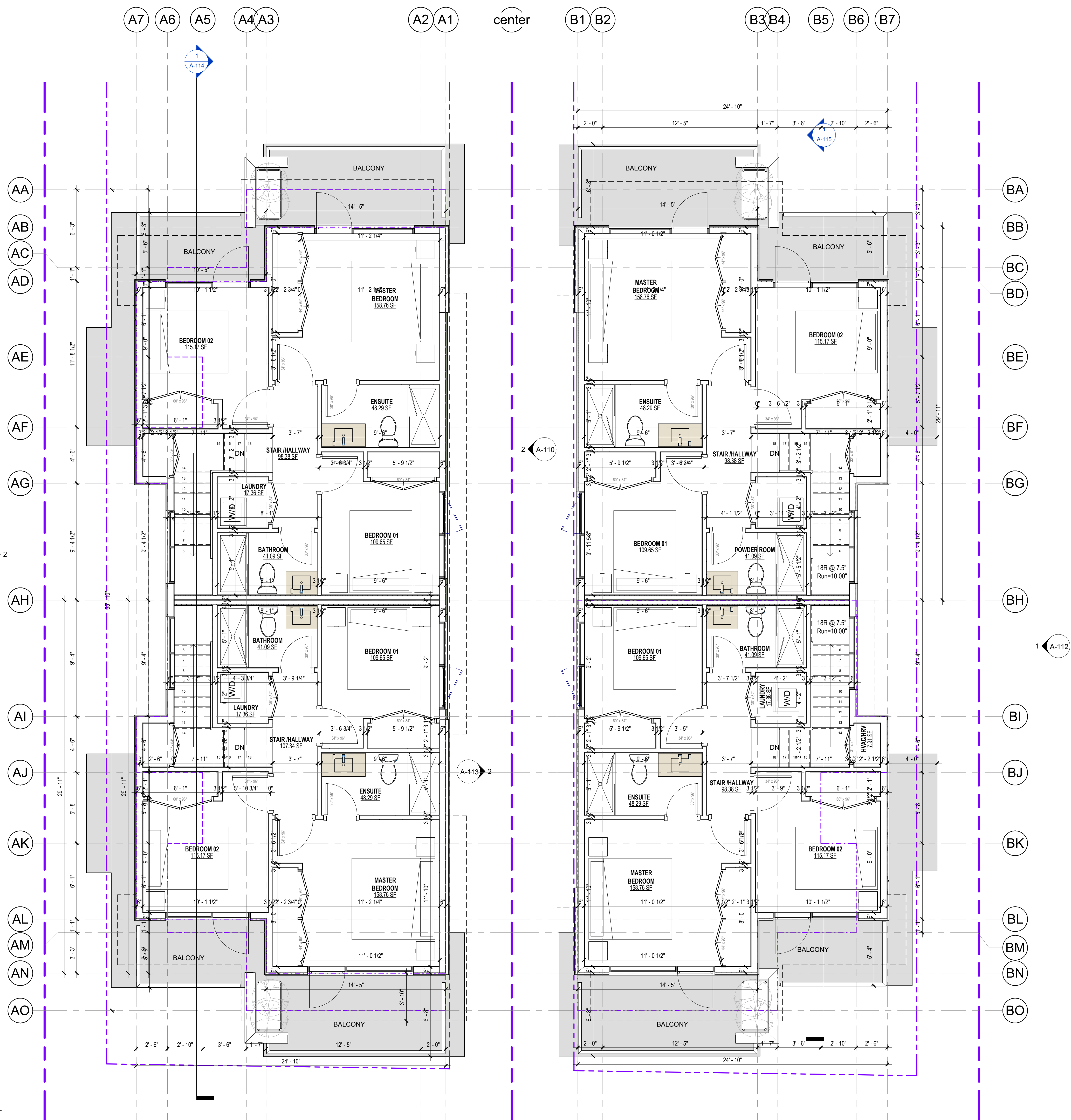
1	2025-12-05	ISSUED FOR PREDESIGN REVIEW	AF
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
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PROJECT
MODERN DUO VILLAS
1405 FULTON AVENUE, WEST VANCOUVER
DRAWING TITLE
LEVEL 1 FLOOR PLAN

CURRENT REVISION DESCRIPTION
ISSUED FOR PREDESIGN REVIEW

PROJECT NO.	SUBMISSION DATE	DRAWN	NM
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DRAWING NO.	SCALE	REVISION	
A-104	1/4" = 1'-0"	1	

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1 SECOND FLOOR PLAN
1/4" = 1'-0"

1	2025-12-05	ISSUED FOR PREDESIGN REVIEW	AF
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

PROJECT
MODERN DUO VILLAS
1405 FULTON AVENUE, WEST VANCOUVER

DRAWING TITLE
LEVEL 2 FLOOR PLAN

CURRENT REVISION DESCRIPTION
ISSUED FOR PREDESIGN REVIEW

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DRAWING NO.	SCALE	REVISION	
A-105	1/4" = 1'-0"		1



Building Area Schedule (Gross Building)

Building	Name	Level	Area	Area Use
A	A-R-SECONDARY SUITE	B-F-Basement	543.28 SF	EXCLUSION
A	A-R-BASEMENT	B-F-Basement	136.31 SF	EXCLUSION
A	A-F-BASEMENT	B-F-Basement	136.27 SF	EXCLUSION
A	A-F-SECONDARY SUITE	B-F-Basement	543.37 SF	EXCLUSION

EXCLUSION: 4			1359.24 SF	
B-F-Basement: 4			1359.24 SF	
A	A-R-LEVEL1	B-F-Level 1	690.75 SF	FSR
A	A-F-LEVEL1	B-F-Level 1	690.75 SF	FSR

AREA USE LEGEND				
A	A-FRONT DECK	B-F-Level 1	111.09 SF	VERANDA
A	A-BACK DECK	B-F-Level 1	70 SF	VERANDA
A	A-COVERED DRONT DECK	B-F-Level 1	47.53 SF	VERANDA
A	A-BACK COVERED DECK	B-F-Level 1	47.53 SF	VERANDA

VERANDA: 4			276.16 SF	
B-F-Level 1: 6			1657.66 SF	
A	A-R-LEVEL2	B-F-Level 2	674.52 SF	FSR
A	A-F-LEVEL2	B-F-Level 2	674.4 SF	FSR

FSR: 2			1348.92 SF	
A	A-F-BALCONY	B-F-Level 2	161.3 SF	VERANDA
A	A-R-BALCONY	B-F-Level 2	161.18 SF	VERANDA

VERANDA: 2			322.47 SF	
B-F-Level 2: 4			1671.39 SF	
A: 14			4688.29 SF	

B	B-F-SECONDARY SUITE	B-F-Basement	543.48 SF	EXCLUSION
B	B-F-BASEMENT	B-F-Basement	136.13 SF	EXCLUSION
B	B-R-SECONDARY SUITE	B-F-Basement	543.48 SF	EXCLUSION
B	B-R-BASEMENT	B-F-Basement	136.13 SF	EXCLUSION

EXCLUSION: 4			1359.24 SF	
B-F-Basement: 4			1359.24 SF	
B	B-F-LEVEL 1	B-F-Level 1	690.75 SF	FSR
B	B-R-LEVEL1	B-F-Level 1	690.75 SF	FSR

FSR: 2			1381.5 SF	
B	B-FRONT DECK	B-F-Level 1	111.11 SF	VERANDA
B	B-BACK DECK	B-F-Level 1	70 SF	VERANDA
B	B-COVERED FRONT DECK	B-F-Level 1	47.53 SF	VERANDA
B	B-BACK COVERED DECK	B-F-Level 1	47.53 SF	VERANDA

VERANDA: 4			276.18 SF	
B-F-Level 1: 6			1657.68 SF	
B	B-F-LEVEL2	B-F-Level 2	674.46 SF	FSR
B	B-R-LEVEL2	B-F-Level 2	674.46 SF	FSR

FSR: 2			1348.92 SF	
B	B-F-BALCONY	B-F-Level 2	161.24 SF	VERANDA
B	B-R-BALCONY	B-F-Level 2	161.24 SF	VERANDA

VERANDA: 2			322.47 SF	
B-F-Level 2: 4			1671.39 SF	
B: 14			4688.31 SF	

Grand total: 28 9376.6 SF

1	2025-12-05	ISSUED FOR PREDESIGN REVIEW	AF
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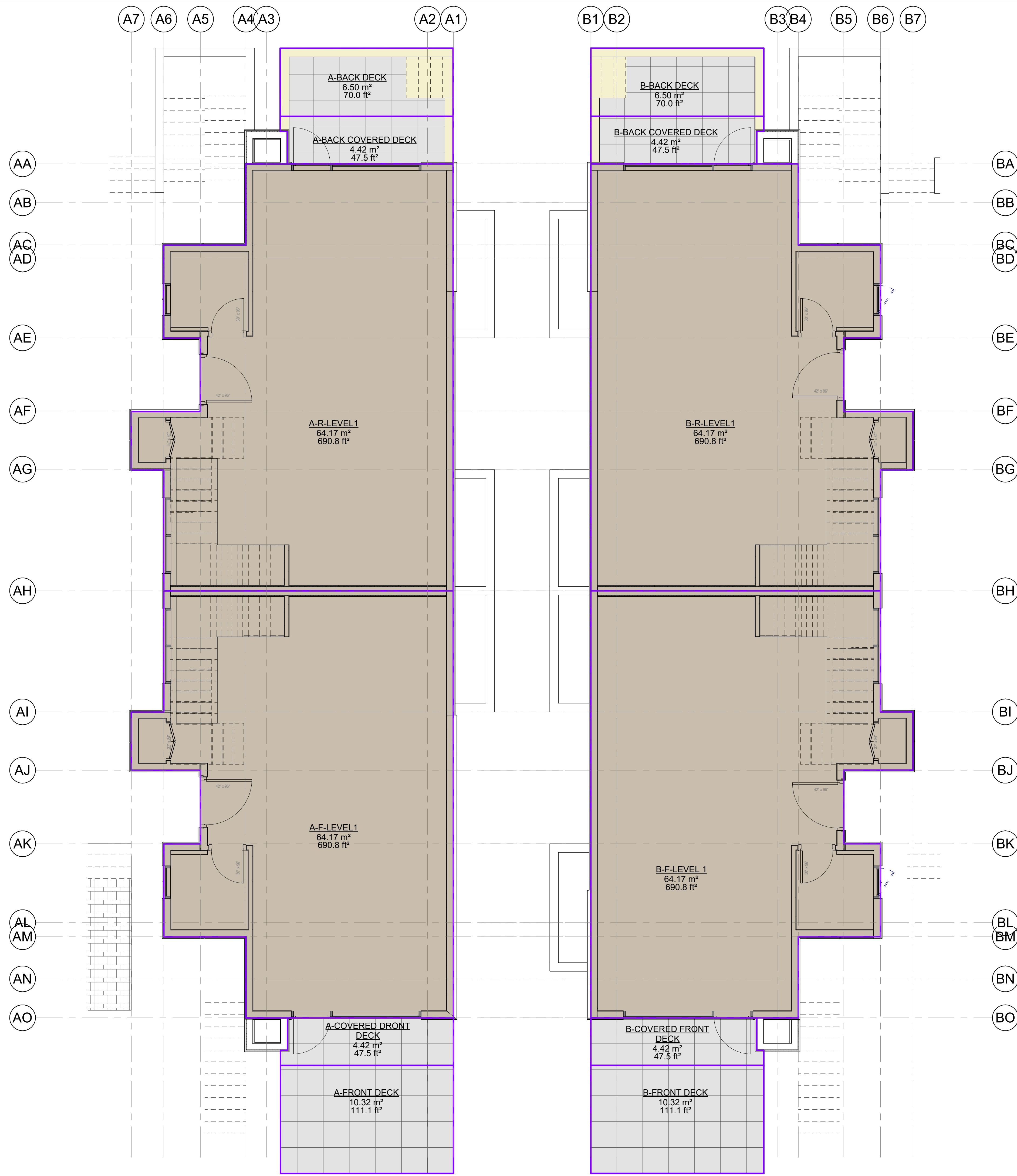
PROJECT
MODERN DUO VILLAS
1405 FULTON AVENUE, WEST VANCOUVER

DRAWING TITLE
BASEMENT AREA PLAN

CURRENT REVISION DESCRIPTION
ISSUED FOR PREDESIGN REVIEW

PROJECT NO.	SUBMISSION DATE	DRAWN	NM
25330	2025-12-05	REVIEWED	AF
DRAWING NO.	SCALE	REVISION	

A-107 1



Building Area Schedule (Gross Building)

Building	Name	Level	Area	Area Use	
A	B-F-SECONDARY SUITE	B-F-Basement	543.28 SF	EXCLUSION	
	A-R-BASEMENT	B-F-Basement	136.31 SF	EXCLUSION	
	A-F-BASEMENT	B-F-Basement	136.27 SF	EXCLUSION	
	A-F-SECONDARY SUITE	B-F-Basement	543.37 SF	EXCLUSION	
	VERANDA		1359.24 SF		
	EXCLUSION: 4		1359.24 SF		
	B-F-Basement: 4		1359.24 SF		
	A	A-R-LEVEL1	B-F-Level 1	690.75 SF	FSR
	A	A-F-LEVEL1	B-F-Level 1	690.75 SF	FSR
	FSR: 2			1381.5 SF	
A	A-FRONT DECK	B-F-Level 1	111.09 SF	VERANDA	
A	A-BACK DECK	B-F-Level 1	70 SF	VERANDA	
A	A-COVERED DRONT DECK	B-F-Level 1	47.53 SF	VERANDA	
A	A-BACK COVERED DECK	B-F-Level 1	47.53 SF	VERANDA	
VERANDA: 4			276.16 SF		
B-F-Level 1: 6			1657.66 SF		
A	A-R-LEVEL2	B-F-Level 2	674.52 SF	FSR	
A	A-F-LEVEL2	B-F-Level 2	674.4 SF	FSR	
FSR: 2			1348.92 SF		
A	A-F-BALCONY	B-F-Level 2	161.3 SF	VERANDA	
A	A-R-BALCONY	B-F-Level 2	161.18 SF	VERANDA	
VERANDA: 2			322.47 SF		
B-F-Level 2: 4			1671.39 SF		
A: 14			4688.29 SF		
B	B-F-SECONDARY SUITE	B-F-Basement	543.48 SF	EXCLUSION	
	B-F-BASEMENT	B-F-Basement	136.13 SF	EXCLUSION	
	B-R-SECONDARY SUITE	B-F-Basement	543.48 SF	EXCLUSION	
	B-R-BASEMENT	B-F-Basement	136.13 SF	EXCLUSION	
	EXCLUSION: 4		1359.24 SF		
	B-F-Basement: 4		1359.24 SF		
	B	B-F-LEVEL 1	B-F-Level 1	690.75 SF	FSR
	B	B-R-LEVEL1	B-F-Level 1	690.75 SF	FSR
	FSR: 2			1381.5 SF	
	B	B-FRONT DECK	B-F-Level 1	111.11 SF	VERANDA
B	B-BACK DECK	B-F-Level 1	70 SF	VERANDA	
B	B-COVERED FRONT DECK	B-F-Level 1	47.53 SF	VERANDA	
B	B-BACK COVERED DECK	B-F-Level 1	47.53 SF	VERANDA	
VERANDA: 4			276.18 SF		
B-F-Level 1: 6			1657.68 SF		
B	B-F-LEVEL2	B-F-Level 2	674.46 SF	FSR	
B	B-R-LEVEL2	B-F-Level 2	674.46 SF	FSR	
FSR: 2			1348.92 SF		
B	B-F-BALCONY	B-F-Level 2	161.24 SF	VERANDA	
B	B-R-BALCONY	B-F-Level 2	161.24 SF	VERANDA	
VERANDA: 2			322.47 SF		
B-F-Level 2: 4			1671.39 SF		
B: 14			4688.31 SF		
Grand total: 28			9376.6 SF		

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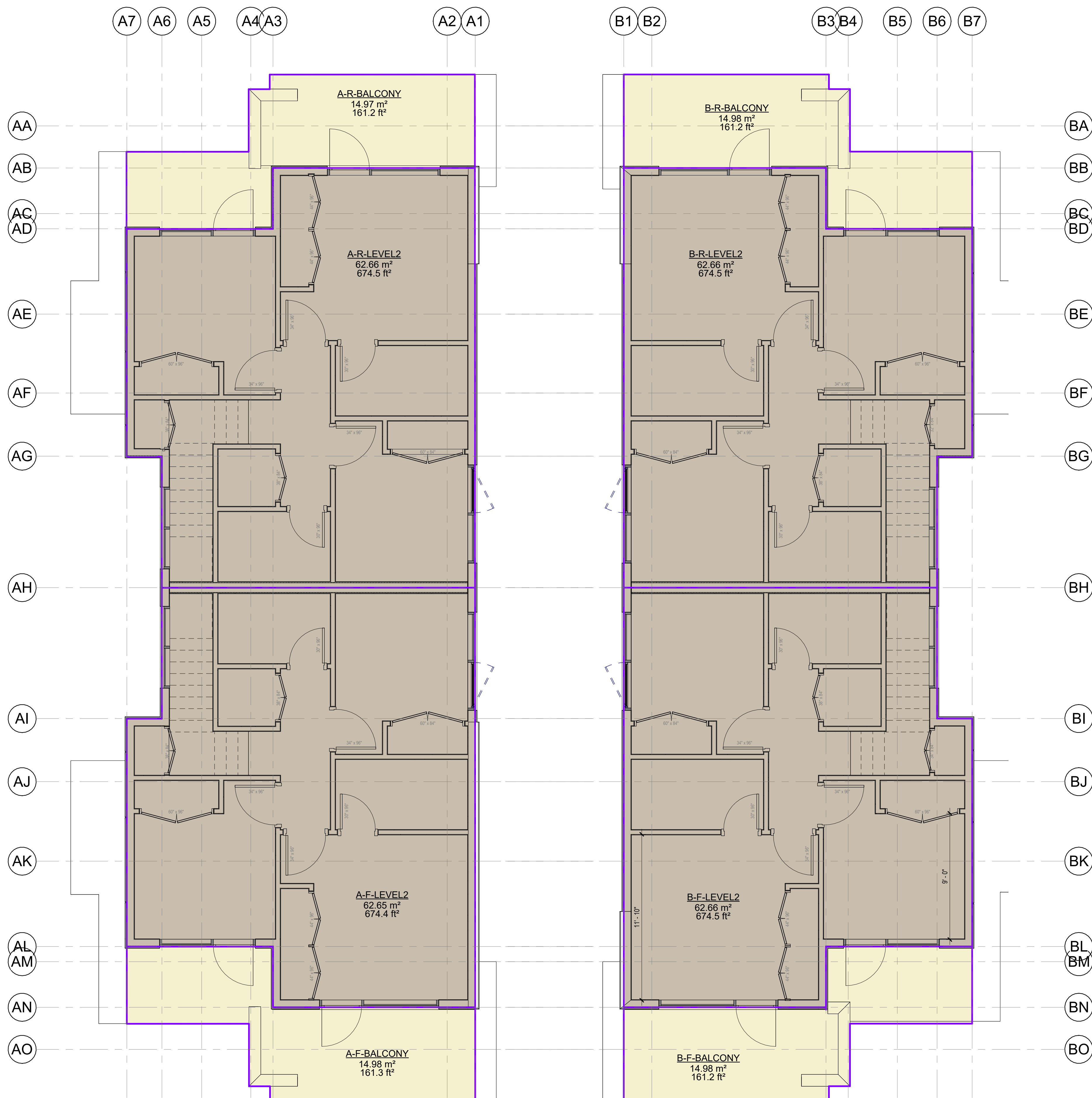
1	2025-12-05	ISSUED FOR PREDESIGN REVIEW	AF
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

PROJECT
MODERN DUO VILLAS
1405 FULTON AVENUE, WEST VANCOUVER
DRAWING TITLE
LEVEL 1 AREA PLAN

CURRENT REVISION DESCRIPTION
ISSUED FOR PREDESIGN REVIEW

PROJECT NO.	SUBMISSION DATE	DRAWN	NM
25330	2025-12-05	REVIEWED	AF
SCALE	1/4" = 1'-0"		

DRAWING NO. **A-108** REVISION **1**



Building Area Schedule (Gross Building)

Building	Name	Level	Area	Area Use
A	A-R-SECONDARY SUITE	B-F-Basement	543.28 SF	EXCLUSION
A	A-R-BASEMENT	B-F-Basement	136.31 SF	EXCLUSION
A	A-F-BASEMENT	B-F-Basement	136.27 SF	EXCLUSION
A	A-F-SECONDARY SUITE	B-F-Basement	543.37 SF	EXCLUSION

AREA USE LEGEND

EXCLUSION: 4			1359.24 SF	
B-F-Basement: 4			1359.24 SF	
FSR: 1	A-R-LEVEL1	B-F-Level 1	690.75 SF	FSR
VERANDA: 1	A-F-LEVEL1	B-F-Level 1	690.75 SF	FSR
FSR: 2			1381.5 SF	
A	A-FRONT DECK	B-F-Level 1	111.09 SF	VERANDA
A	A-BACK DECK	B-F-Level 1	70 SF	VERANDA
A	A-COVERED DRONT DECK	B-F-Level 1	47.53 SF	VERANDA
A	A-BACK COVERED DECK	B-F-Level 1	47.53 SF	VERANDA
VERANDA: 4			276.16 SF	
B-F-Level 1: 6			1657.66 SF	
A	A-R-LEVEL2	B-F-Level 2	674.52 SF	FSR
A	A-F-LEVEL2	B-F-Level 2	674.4 SF	FSR
FSR: 2			1348.92 SF	
A	A-F-BALCONY	B-F-Level 2	161.3 SF	VERANDA
A	A-R-BALCONY	B-F-Level 2	161.18 SF	VERANDA
VERANDA: 2			322.47 SF	
B-F-Level 2: 4			1671.39 SF	
A: 14			4688.29 SF	
B	B-F-SECONDARY SUITE	B-F-Basement	543.48 SF	EXCLUSION
B	B-F-BASEMENT	B-F-Basement	136.13 SF	EXCLUSION
B	B-R-SECONDARY SUITE	B-F-Basement	543.48 SF	EXCLUSION
B	B-R-BASEMENT	B-F-Basement	136.13 SF	EXCLUSION
EXCLUSION: 4			1359.24 SF	
B-F-Basement: 4			1359.24 SF	
B	B-F-LEVEL 1	B-F-Level 1	690.75 SF	FSR
B	B-R-LEVEL1	B-F-Level 1	690.75 SF	FSR
FSR: 2			1381.5 SF	
B	B-FRONT DECK	B-F-Level 1	111.11 SF	VERANDA
B	B-BACK DECK	B-F-Level 1	70 SF	VERANDA
B	B-COVERED FRONT DECK	B-F-Level 1	47.53 SF	VERANDA
B	B-BACK COVERED DECK	B-F-Level 1	47.53 SF	VERANDA
VERANDA: 4			276.18 SF	
B-F-Level 1: 6			1657.68 SF	
B	B-F-LEVEL2	B-F-Level 2	674.46 SF	FSR
B	B-R-LEVEL2	B-F-Level 2	674.46 SF	FSR
FSR: 2			1348.92 SF	
B	B-F-BALCONY	B-F-Level 2	161.24 SF	VERANDA
B	B-R-BALCONY	B-F-Level 2	161.24 SF	VERANDA
VERANDA: 2			322.47 SF	
B-F-Level 2: 4			1671.39 SF	
B: 14			4688.31 SF	
Grand total: 28			9376.6 SF	

REV	DATE	DESCRIPTION	BY
1	2025-12-05	ISSUED FOR PREDESIGN REVIEW	AF
		REVISION / DRAWING ISSUE	REVIEW

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PROJECT
MODERN DUO VILLAS
1405 FULTON AVENUE, WEST VANCOUVER
DRAWING TITLE
LEVEL 2 AREA PLAN

CURRENT REVISION DESCRIPTION			
ISSUED FOR PREDESIGN REVIEW			
PROJECT NO.	SUBMISSION DATE	DRAWN	NM
25330	2025-12-05		
SCALE	1/4" = 1'-0"	REVIEWED	AF
DRAWING NO.	REVISION		
A-109			1



1	2025-12-05	ISSUED FOR PREDESIGN REVIEW	AF
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PROJECT
MODERN DUO VILLAS
1405 FULTON AVENUE, WEST VANCOUVER

DRAWING TITLE
BLDG A - SOUTH - EAST ELEVATIONS

CURRENT REVISION DESCRIPTION
ISSUED FOR PREDESIGN REVIEW

PROJECT NO.	SUBMISSION DATE	DRAWN	NM
25330	2025-12-05	REVIEWED	AF
DRAWING NO.	SCALE	REVISION	
A-110	1/4" = 1'-0"		1



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



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

1	2025-12-05	ISSUED FOR PREDESIGN REVIEW	AF
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PROJECT

MODERN DUO VILLAS

1405 FULTON AVENUE, WEST VANCOUVER

DRAWING TITLE

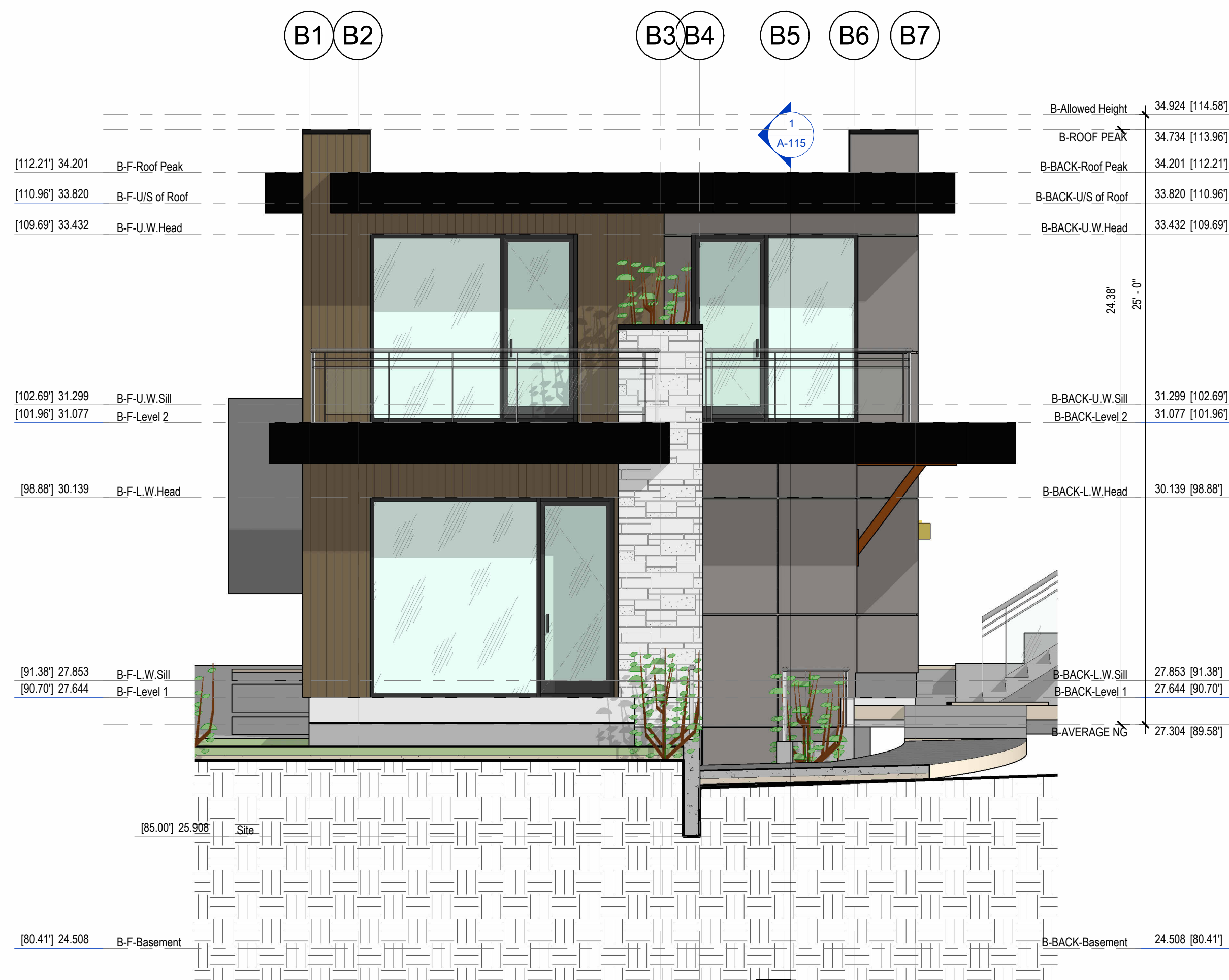
BLDG A - NORTH -WEST
ELEVATIONS

CURRENT REVISION DESCRIPTION

ISSUED FOR PREDESIGN
REVIEW

PROJECT NO.	SUBMISSION DATE	DRAWN	NM
25330	2025-12-05	REVIEWED	AF
DRAWING NO.	SCALE	REVISION	
A-111	1/4" = 1'-0"		

1



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



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

1	2025-12-05	ISSUED FOR PREDESIGN REVIEW	AF
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PROJECT

MODERN DUO VILLAS

1405 FULTON AVENUE, WEST VANCOUVER

DRAWING TITLE

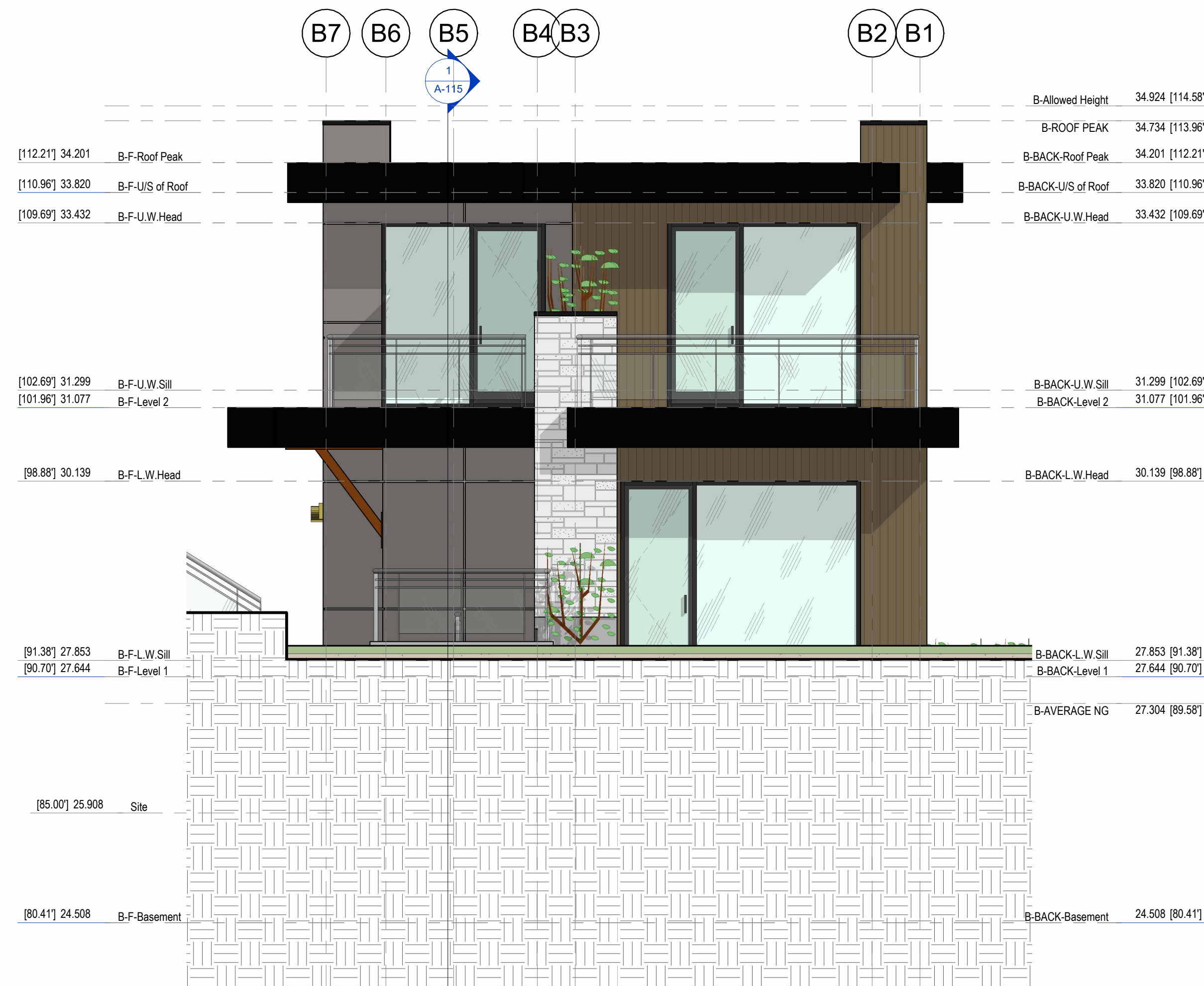
BLDG B - SOUTH - EAST
ELEVATIONS

CURRENT REVISION DESCRIPTION

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REVIEW

PROJECT NO.	SUBMISSION DATE	DRAWN	NM
25330	2025-12-05	REVIEWED	AF
DRAWING NO.	SCALE	REVISION	
A-112	1/4" = 1'-0"		

1



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



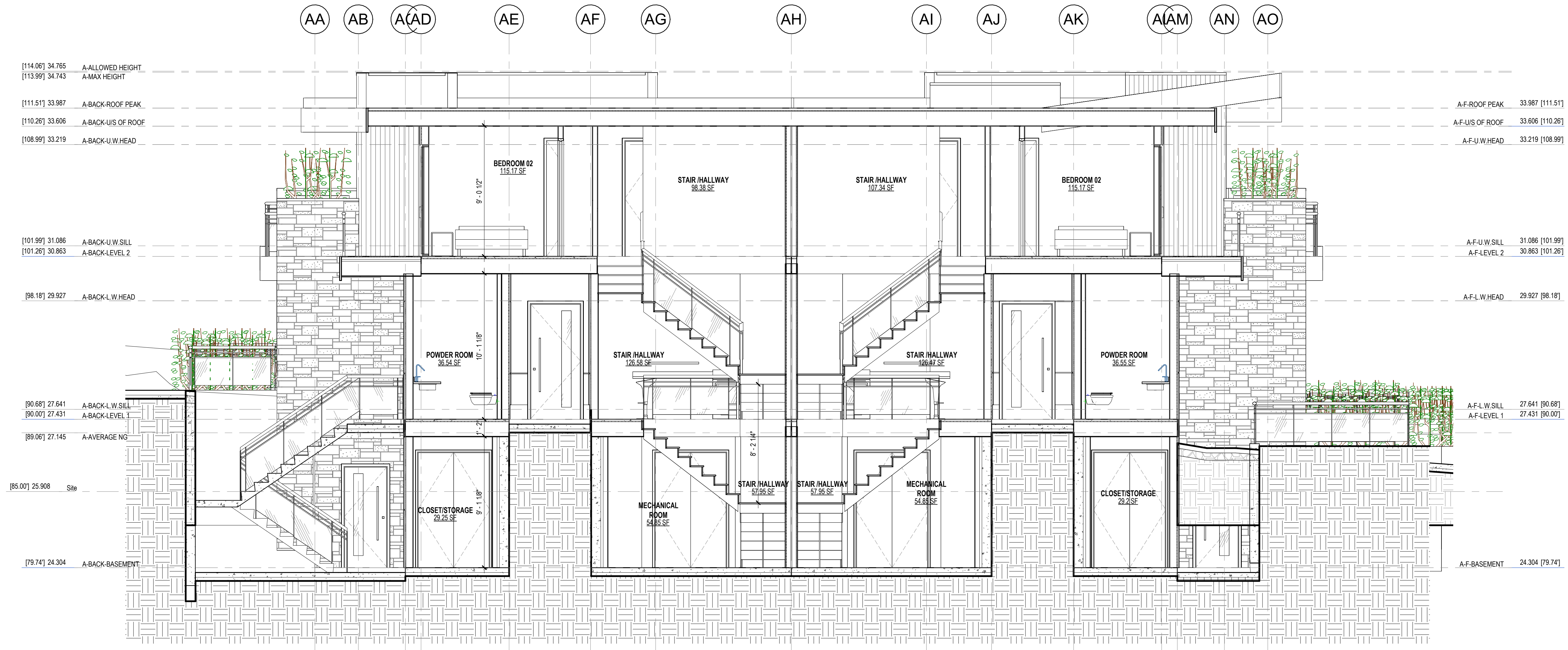
2 B-WEST ELEVATION
1/4" = 1'-0"

1	2025-12-05	ISSUED FOR PREDESIGN REVIEW	AF
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PROJECT
MODERN DUO VILLAS
1405 FULTON AVENUE, WEST VANCOUVER
DRAWING TITLE
BLDG B - NORTH -WEST ELEVATIONS

CURRENT REVISION DESCRIPTION
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PROJECT NO.	SUBMISSION DATE	DRAWN	NM
25330	2025-12-05	REVIEWED	AF
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A-113	1/4" = 1'-0"	1	



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

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PROJECT

MODERN DUO VILLAS

1405 FULTON AVENUE, WEST VANCOUVER

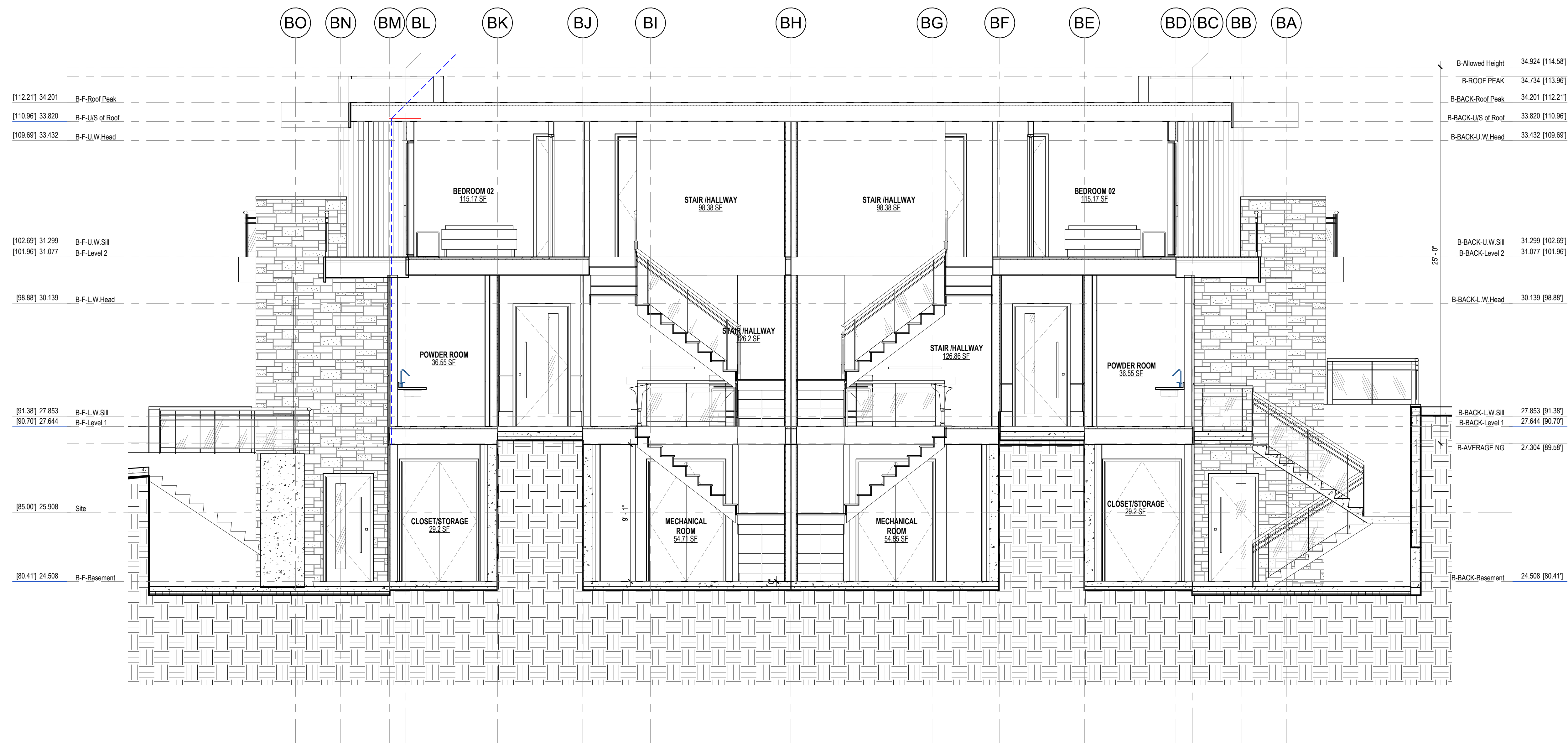
DRAWING TITLE

SECTION A

CURRENT REVISION DESCRIPTION

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25330	2025-12-05	REVIEWED	AF
DRAWING NO.	SCALE	REVISION	
A-114	1/4" = 1'-0"	1	



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

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PROJECT

MODERN DUO VILLAS

1405 FULTON AVENUE, WEST VANCOUVER

DRAWING TITLE

SECTION B

CURRENT REVISION DESCRIPTION

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PROJECT NO.	SUBMISSION DATE	DRAWN	NM
25330	2025-12-05	REVIEWED	AF
DRAWING NO.	SCALE	REVISION	
A-115	1/4" = 1'-0"	1	

