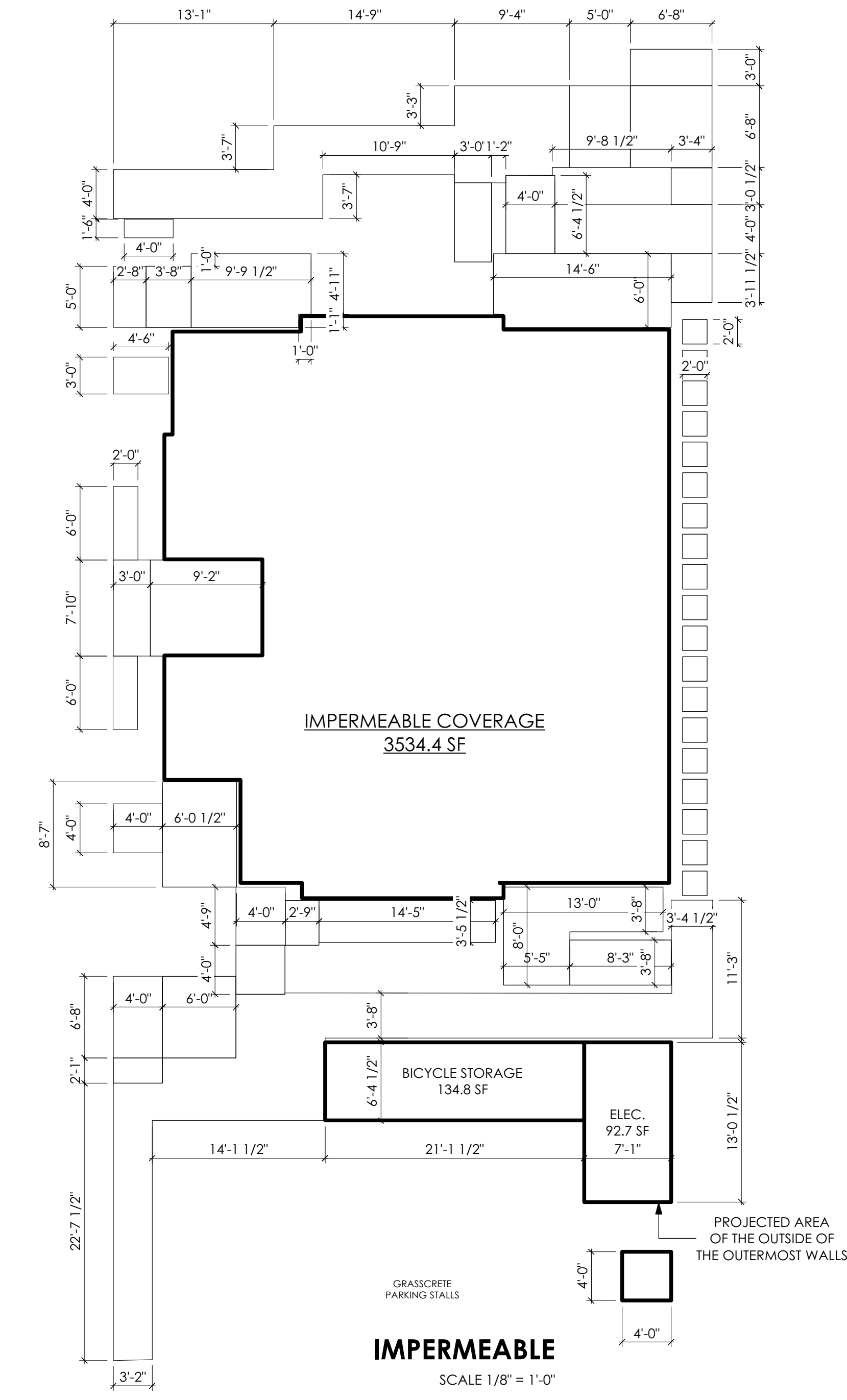


**SITE PLAN**  
SCALE 1/8" = 1'-0"

**NOTE:**  
ALL EXTERIOR COMMON STAIRS:  
MIN. RUN=12"+1" NOSING  
MAX. RISE = 180mm (7")

GARBAGE BIN COUNTS						
WASTE	CONTAINER CHOICE (L)	# OF UNITS	GENERATION RATE	TOTAL VOLUME GENERATED	CONTAINER CAPACITY	# OF CONTAINERS REQUIRED
GARBAGE	240	6	95	570	240	2 CART
RECYCLING-NEWSPRINTS	120	6	8.5	51	120	1 CART
RECYCLING-MIXED PAPERS W/ CARDBOARD	120	6	40	240	120	2 CART
RECYCLING-MIXED CONTAINERS	120	6	9	54	120	1 CART
COMPOSTABLES	120	6	14	84	120	1 CART

AS PER GARBAGE AND RECYCLING STORAGE FACILITIES DESIGN SUPPLEMENT



**IMPERMEABLE**  
SCALE 1/8" = 1'-0"

SHEETS:

NO.	TITLE
A0.0	COVER PAGE
A1.0	SITE PLAN & SITE ANALYSIS, IMPERMEABILITY
A1.1	TRELLIS & SITE COVERAGE
A1.2	CONTEXT PLAN
A1.3	STREETSCAPE
A2.0	BASEMENT FLOOR & MAIN PLAN
A2.1	2ND FLOOR & ATTIC FLOOR PLAN
A2.2	ROOF PLAN
A2.3	FSR CALCULATIONS
A2.4	FSR OVERLAY
A2.5	FSR OVERLAY
A3.0	FRONT & REAR ELEVATIONS
A3.1	EAST & WEST ELEVATIONS
A3.2	BICYCLE STORAGE/ELECTRICAL ROOM
A4.0	BUILDING SECTIONS A-A & DETAILS

**SITE INFORMATION & ANALYSIS**

LEGAL		
LOT 3		
BLOCK 18 TO 20		
DISTRICT LOT 52, GROUP 1		
NEW WESTMINSTER DISTRICT		
PLAN 9402		
CIVIC ADDRESS	4770 DUCHESS ST., VANCOUVER, BC	
ZONING	RM-7	
SITE AREA	5262 sq ft	
LOT WIDTH	49.50'	
LOT DEPTH	106.25'	
<b>SETBACK</b>	<b>PERMITTED</b>	<b>PROPOSED</b>
FRONT YARD (N)	20.00'	20.00'
SIDE YARD (W)	4.00'	4.00'
SIDE YARD (E)	4.00'	4.00'
REAR YARD (S)	N/A	38.42'

AREA UNIT BREAKDOWN			
UNIT	ACTUAL AREA	STORAGE	PROPOSED AREA
<b>UNIT 1</b>			
1ST FL	553.51		553.51
BASEMENT	601.25	40.00	561.25
<b>TOTAL</b>	<b>1154.76</b>		<b>1114.76</b>
<b>UNIT 2</b>			
1ST FL	599.21		599.21
BASEMENT	601.37	40.00	561.37
<b>TOTAL</b>	<b>1200.57</b>		<b>1160.57</b>
<b>UNIT 3</b>			
1ST FL	624.94		624.94
BASEMENT	606.33	40.00	566.33
<b>TOTAL</b>	<b>1231.27</b>		<b>1191.27</b>
<b>UNIT 4</b>			
2ND L	553.60	40.00	513.60
ATTIC	403.21		403.21
<b>TOTAL</b>	<b>956.81</b>		<b>916.81</b>
<b>UNIT 5</b>			
2ND L	628.61	40.00	588.61
ATTIC	396.11		396.11
<b>TOTAL</b>	<b>1024.72</b>		<b>984.72</b>
<b>UNIT 6</b>			
2ND L	622.64	40.00	582.64
ATTIC	371.59		371.59
<b>TOTAL</b>	<b>994.23</b>		<b>954.23</b>
TOTAL UNIT AREA	<b>6562.36</b>		<b>6314.36</b>
<b>OVERALL AREA</b>			
BASEMENT	1808.94	120.00	1688.94
1ST FL	1777.66		1777.66
2ND L	1804.85	120.00	1684.85
ATTIC	1170.91		1170.91
TOTAL	6562.36	240.00	6314.36
PROPOSED FSR	<b>6562.36</b>		<b>6314.36</b>
PERMITTED FSR	<b>6314.40</b>		

FLOOR SPACE RATIO		
	PERMITTED	PROPOSED
<b>TOTAL</b>	6314	6314
	1.2	1.20
<b>FSR - PROPOSED CONT'D</b>		
	PERMITTED	PROPOSED
PORCH	253	201 sq ft
DECKS	758	545 sq ft
.16 EXCLUSION OF FSR	1010 sq ft	745 sq ft
<b>PARKING COUNTS</b>		
REQUIRED		
VEHICLE	STALL/UNIT	
	6 UNITS	0.65
PROPOSED		4
BICYCLE		
	6 UNITS	2.25
PROPOSED		14
<b>SITE COVERAGE</b>	PERMITTED	PROPOSED
.55 OF SITE AREA	2892 sq ft	2004 sq ft
<b>IMPERMEABLE COVERAGE</b>		
.70 OF SITE AREA	3681 sq ft	3534 sq ft
<b>FSR - ALLOWED</b>		
MAX. FSR PERMITTED	1.2 OF SITE AREA	6314 sq ft

NO.	DATE	DESCRIPTION
1	JAN 7, 2019	DP SUBMISSION 01

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	JAN 7, 2019	DP SUBMISSION 01

**ISSUE:**

**GA** GRADUAL ARCHITECTURE INC.

p. 604.733.7679  
f. 604.222.0198  
e. info@gradualarchitecture.com  
a. 2/F - 1892 West Broadway, Vancouver, B.C., V6J 1Y9  
w. www.gradualarchitecture.com

**FIRM**

**SEAL**

**DUCHESS STREET DEVELOPMENT**

**PROJECT NAME**

**4770 DUCHESS ST., VANCOUVER, BC**

**PROJECT ADDRESS**

DRAWN:	ISSUE #:
J.T.	
SCALE:	PROJECT NO.:
AS NOTED	GA-G 138

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM GRADUAL ARCHITECTURE INC (GA). THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GA AND CAN BE REPRODUCED ONLY WITH GA'S WRITTEN PERMISSION. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTEND TO BE ISSUED FOR CONSTRUCTION.

**NOTE**

**SITE PLAN SITE ANALYSIS**

SHEET TITLE:

REVISION NO.: **0** SHEET NO.: **A1.0**

**SHEET**