

1286 DUCHESS  
NEW DUPLEX RESIDENTIAL BUILDING



SEPTEMBER 15, 2020

# 1286 DUCHESS

FOLIO: 10-0197  
 PID: 012-865-877  
 GISLINK: 9297  
 ADDRESS: 1286 DUCHESS AVENUE  
 LEGAL PLAN: 3459  
 BCAA LEGAL DESC: PLAN 3459 DISTRICT LOT 237 BLOCK 11 LOT 3  
 AMENDED  
 NEIGHBOURHOOD: -AMBLESIDE

DESCRIPTION	IMPERIAL	METRIC
ZONE	RD-1	
LOT WIDTH	49.45	15
LOT AREA	6032	560
UPPER FLOOR AREA	1081	100
MAIN FLOOR AREA	1450	135
LOWER FLOOR AREA	1450	135
ACCESSORY BUILDING	0	0
GARAGE AREA (DETACHED)	440	41
GRAND TOTAL FLOOR AREA	4421	411
GARAGE AREA (ATTACHED)	0	0
PART OF GARAGE INCLUDED IN FAR	0	0
MAIN FLOOR AREA	1450	135
LOWER FLOOR (% INCLUDED)	0	0
LOWER FLOOR AREA (% EXCLUDED)	1444	134
LOWER FLOOR PARTIALLY AREA (LOWER FLOOR-100% EXCLUDED-100% INCLUDED)	6	1
LOWER FLOOR AREA (INCLUDED IN FSR)	1	0

UPPER FLOOR GRADE	70.17	21.39
MAIN FLOOR GRADE	59.67	18.19
LOWER FLOOR LEVEL	50.75	15.47

ALLOWED (FSR)	2551	237
PROVIDED FSR AREA	2532	235
PROVIDED FSR %	41.98%	
ALLOWED- PROVIDED AREA	19	2
LOWEST AVERAGE GRADE	56.66	17.27

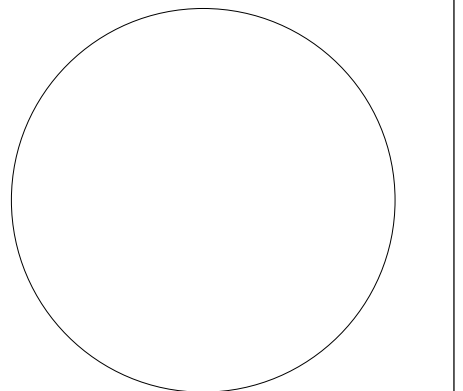
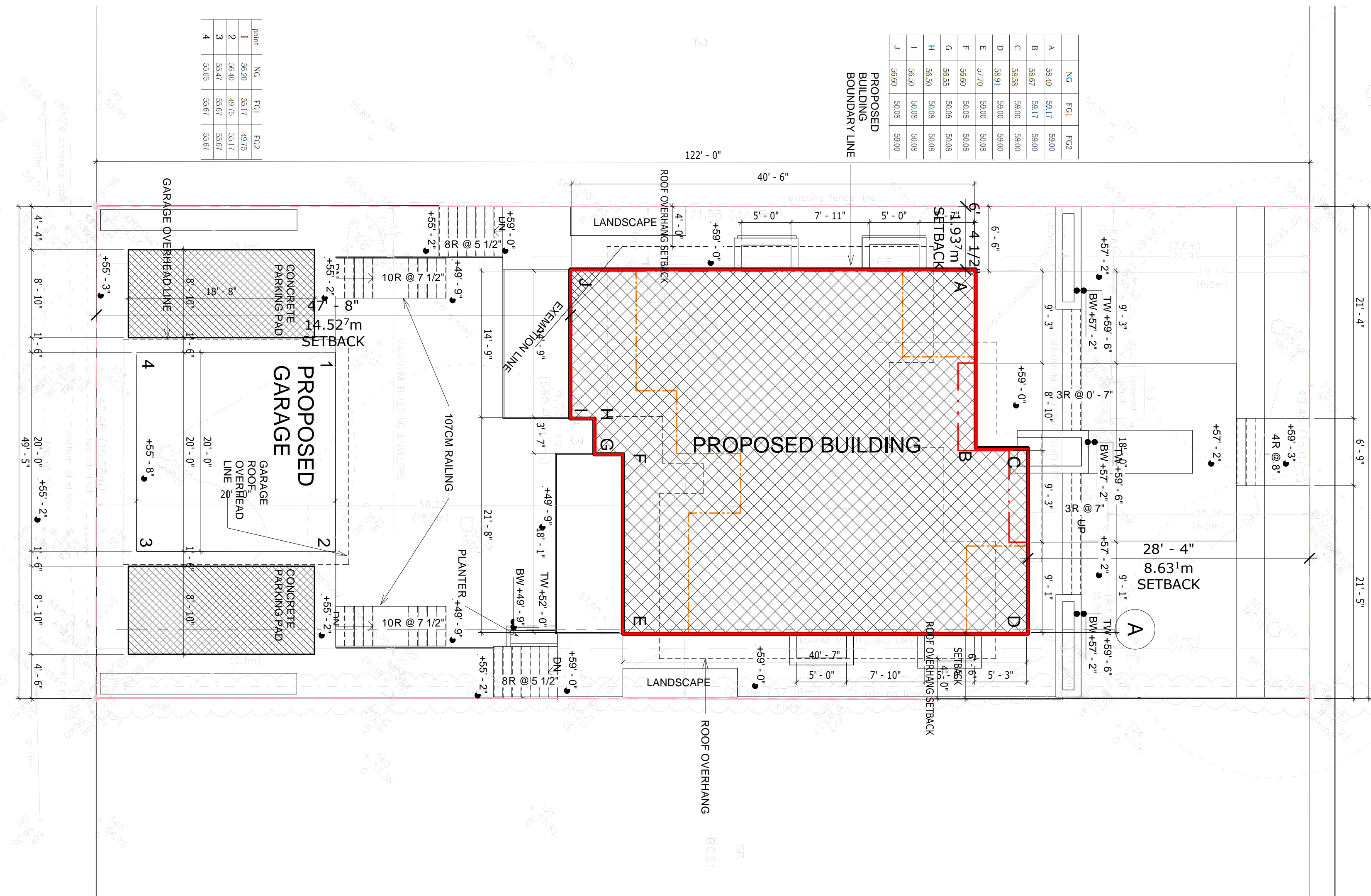
MAX. ALLOWED LOT COVERAGE	1810	168
PROVIDED SITE COVERAGE AREA	3784	352
PROVIDED SITE COVERAGE%	62.73%	

CALCULATION OF NATURAL GRADE						
AVERAGE NATURAL GRADE ELEVATION						57.92
					165.25	9570.90
AB	(	58.40	+	58.67	) /2=	58.54 x 18.00 = 1053.63
BC	(	58.67	+	58.58	) /2=	58.63 x 5.20 = 304.85
CD	(	58.58	+	59.50	) /2=	59.04 x 18.75 = 1107.00
DE	(	59.50	+	57.70	) /2=	58.60 x 40.70 = 2385.02
EF	(	57.70	+	56.60	) /2=	57.15 x 18.00 = 1028.70
FG	(	56.60	+	56.55	) /2=	56.58 x 2.80 = 158.41
GH	(	56.55	+	56.50	) /2=	56.53 x 3.60 = 203.49
HI	(	56.50	+	56.50	) /2=	56.50 x 2.45 = 138.43
IJ	(	56.50	+	56.60	) /2=	56.55 x 15.00 = 848.25
JA	(	56.60	+	58.40	) /2=	57.50 x 40.75 = 2343.13

CALCULATION OF FINISHED GRADE						
AVERAGE FINISHED GRADE ELEVATION						56.66
					165.25	9362.64
AB	(	59.00	+	59.00	) /2=	59.00 x 18.00 = 1062.00
BC	(	59.00	+	59.00	) /2=	59.00 x 5.20 = 306.80
CD	(	59.00	+	59.00	) /2=	59.00 x 18.75 = 1106.25
DE	(	59.00	+	59.00	) /2=	59.00 x 40.70 = 2401.30
EF	(	49.75	+	49.75	) /2=	49.75 x 18.00 = 895.50
FG	(	49.75	+	49.75	) /2=	49.75 x 2.80 = 139.30
GH	(	49.75	+	49.75	) /2=	49.75 x 3.60 = 179.10
HI	(	49.75	+	49.75	) /2=	49.75 x 2.45 = 121.89
IJ	(	49.75	+	49.75	) /2=	49.75 x 15.00 = 746.25
JA	(	59.00	+	59.00	) /2=	59.00 x 40.75 = 2404.25

CALCULATION OF GARAGE NATURAL GRADE			
AVERAGE NATURAL GRADE ELEVATION			55.78
			80.00
1	2	(	56.20 + 56.40 ) /2= 56.30 x 20.00 = 1126.00
2	3	(	56.40 + 55.47 ) /2= 55.94 x 20.00 = 1118.70
3	4	(	55.47 + 55.05 ) /2= 55.26 x 20.00 = 1105.20
4	1	(	55.05 + 56.20 ) /2= 55.63 x 20.00 = 1112.50

CALCULATION OF GARAGE FINISHED GRADE			
AVERAGE FINISHED GRADE ELEVATION			54.07
			80.00
1	2	(	49.75 + 49.75 ) /2= 49.75 x 20.00 = 995.00
2	3	(	55.17 + 55.67 ) /2= 55.42 x 20.00 = 1108.40
3	4	(	55.67 + 55.67 ) /2= 55.67 x 20.00 = 1113.40
4	1	(	55.67 + 55.17 ) /2= 55.42 x 20.00 = 1108.40



No.	Date
1	D.P. ISSUE

PROJECT:  
**1286 DUCHESS**

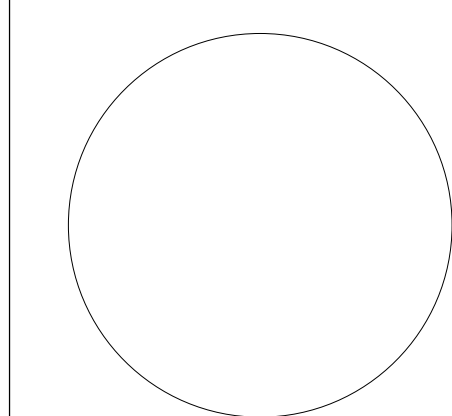
DRAWN BY:  
**F.Y/ M.H./A.A**  
 CHECKED BY:  
**F.Y.**  
 SCALE:  
**1/8" = 1'-0"**

DATE:  
 TITLE:  
**SITE PLAN & BUILDING DATA**

SHEET NO:  
**A-1.1**







No.	Date
1	D.P. ISSUE

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**1286 DUCHESS**

DRAWN BY:  
**F.Y./M.H./A.A**

CHECKED BY:  
**A.A**

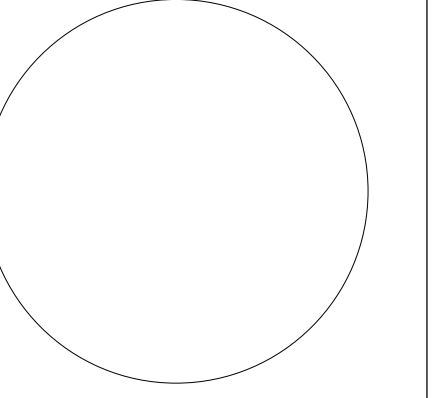
SCALE:  
**1/4" = 1'-0"**

DATE:

TITLE:  
**LOWER FLOOR**

SHEET NO:  
**A-2.1**

NOTE: THIS DRAWING IS FOR COORDINATION AND/OR REVIEW ONLY AND NOT FOR CONSTRUCTION UNLESS THE DRAWING IS SEALED AND SIGNED. ALL RIGHTS RESERVED. THIS DRAWING AND ALL THE DESIGN THEREIN ARE THE SOLE AND EXCLUSIVE PROPERTY OF THE ARCHITECT AT ALL TIMES AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ARCH.D



No. . Date

No.	Date
1	D.P. ISSUE

PROJECT:

**1286  
DUCHESS**

DRAWN BY:  
**F.Y./M.H./A.A**

CHECKED BY: **A.A**

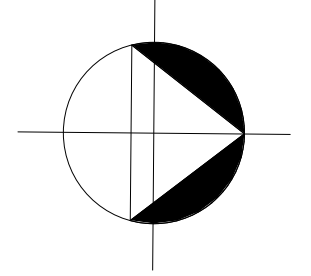
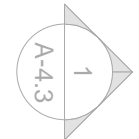
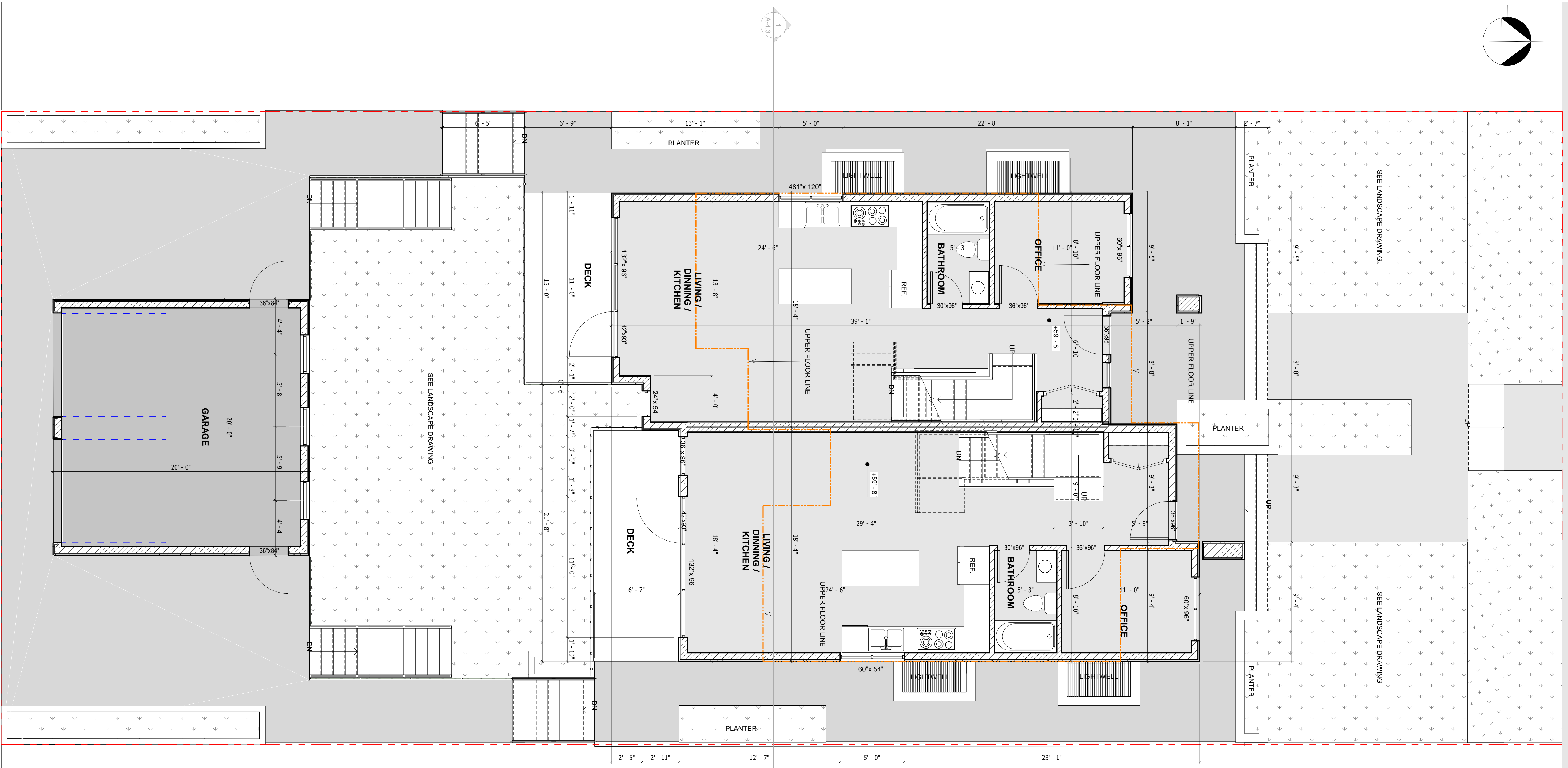
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**1/4" = 1'-0"**

DATE:

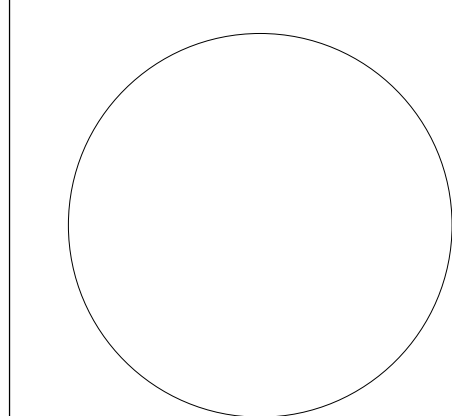
TITLE:  
**MAIN FLOOR**

SHEET NO:

**A-2.2**



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DRAWN BY:  
F.Y./M.H./A.A

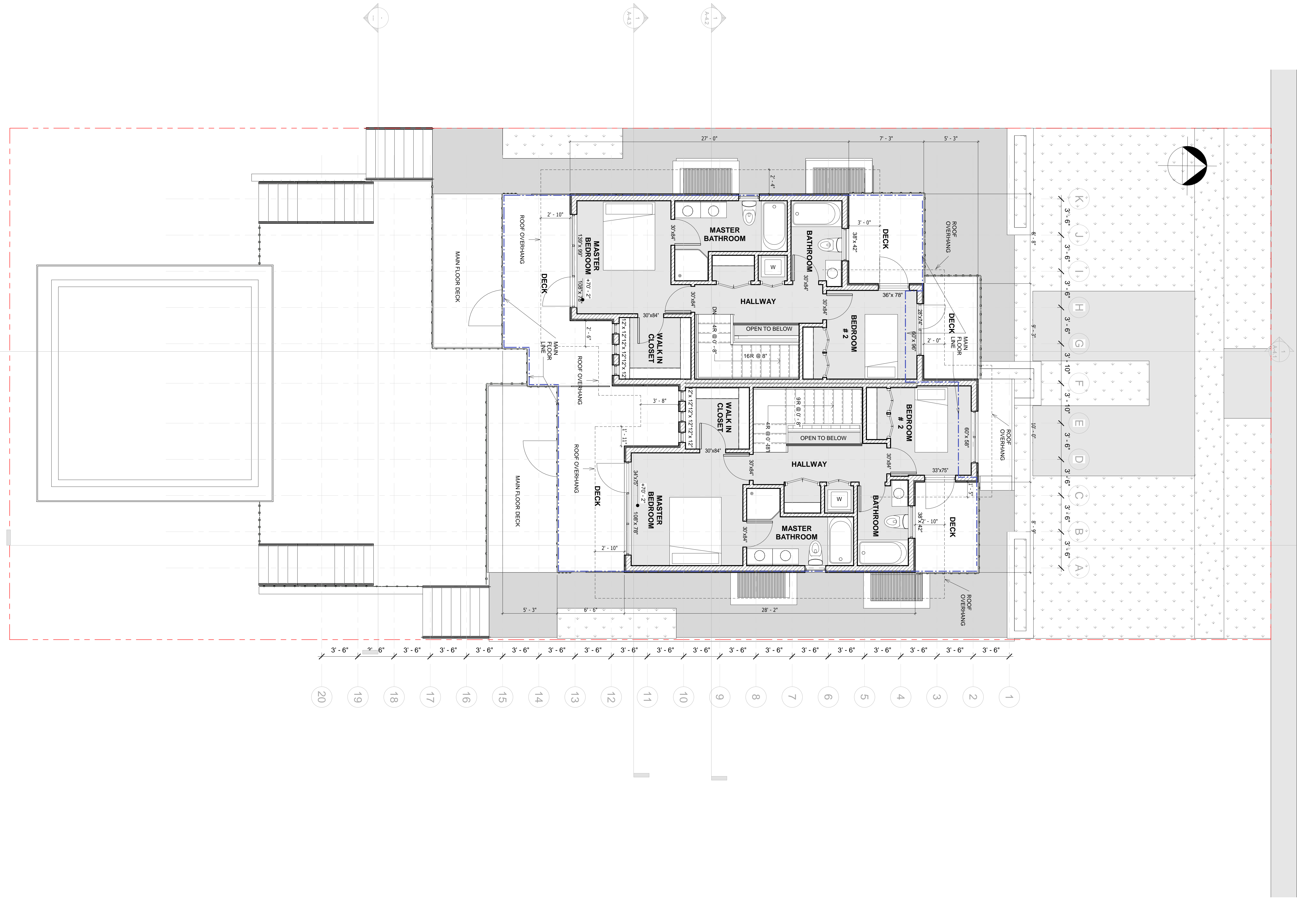
CHECKED BY: A.A

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

DATE:

TITLE:  
UPPER FLOOR

SHEET NO:  
A-2.3



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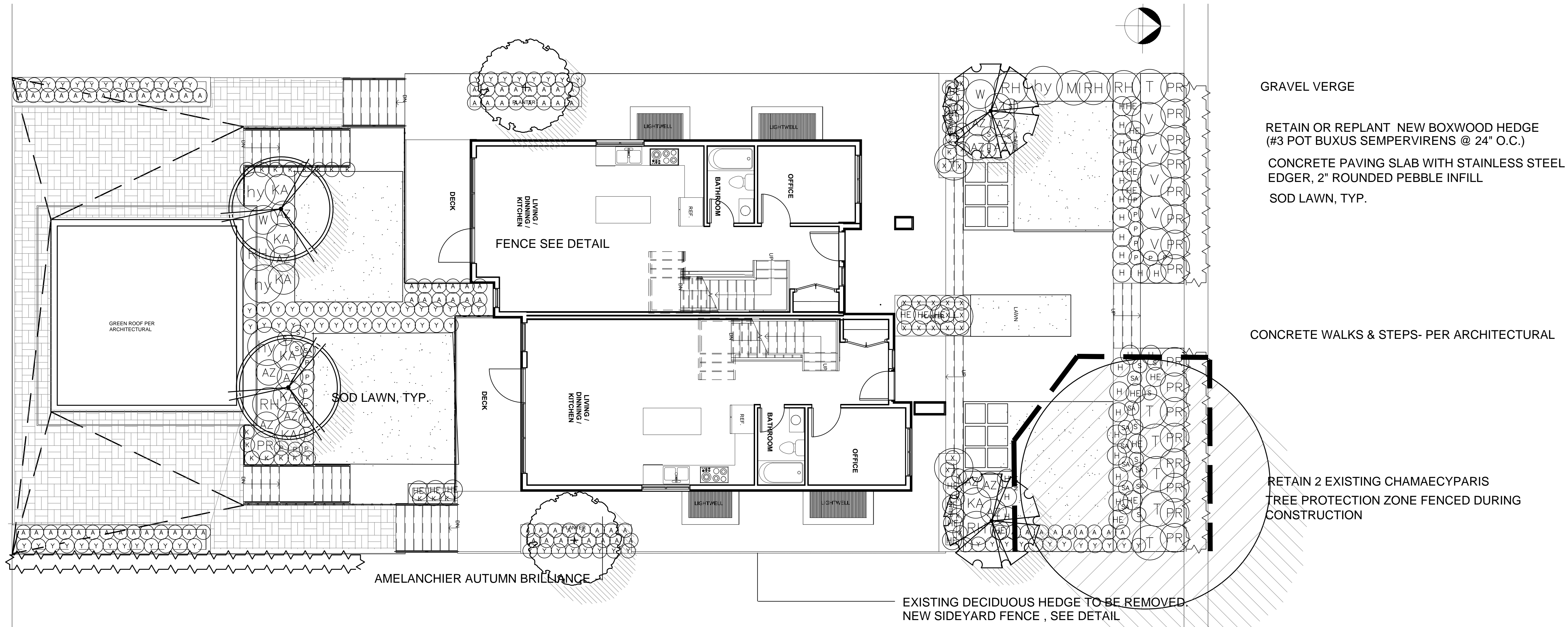








SEAL:



GRAVEL VERGE

RETAIN OR REPLANT NEW BOXWOOD HEDGE  
(#3 POT BUXUS SEMPERVIRENS @ 24" O.C.)

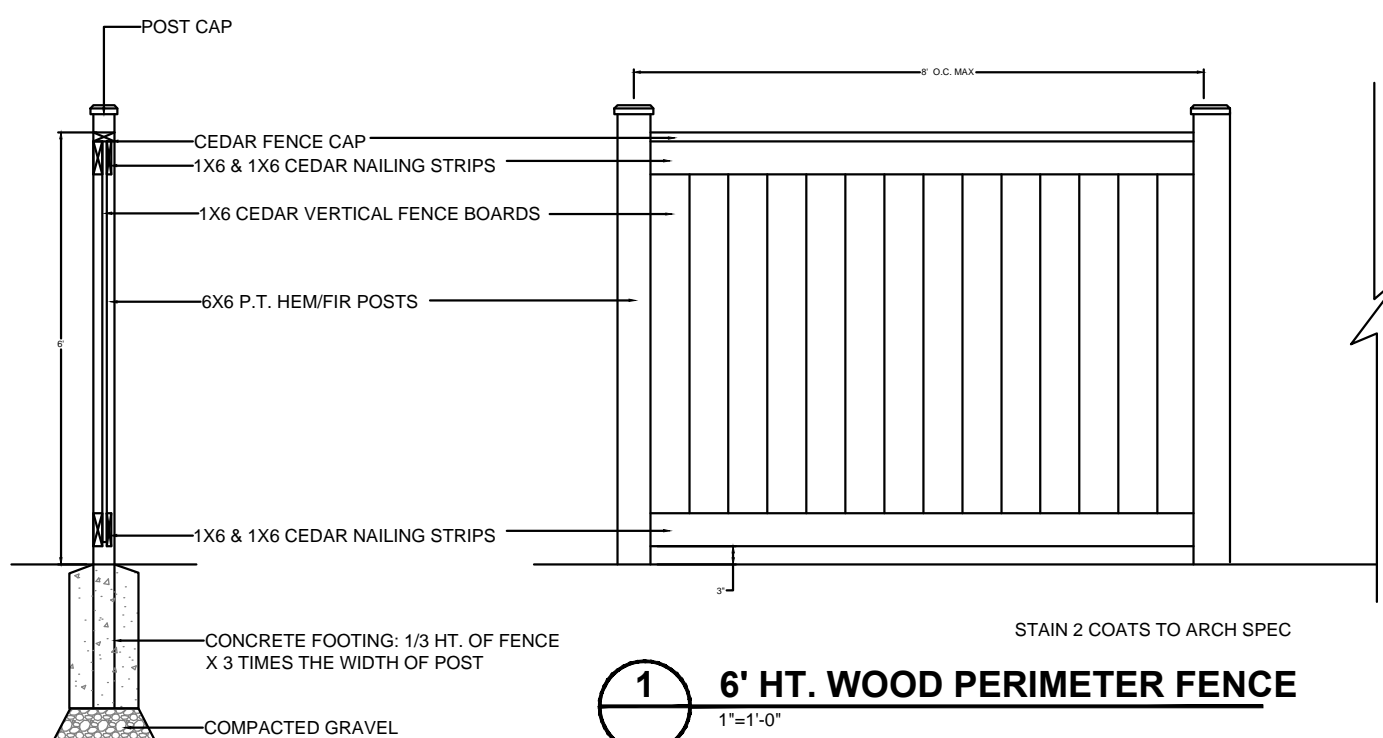
CONCRETE PAVING SLAB WITH STAINLESS STEEL  
EDGER, 2" ROUNDED PEBBLE INFILL

SOD LAWN, TYP.

CONCRETE WALKS & STEPS- PER ARCHITECTURAL

RETAIN 2 EXISTING CHAMAECYPARIS  
TREE PROTECTION ZONE FENCED DURING  
CONSTRUCTION

EXISTING DECIDUOUS HEDGE TO BE REMOVED  
NEW SIDEYARD FENCE, SEE DETAIL



PLANT SCHEDULE				PMG PROJECT NUMBER: 20-016
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>TREE</b>				
(+)	2	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	50CM CAL., 1.5M STD; B&B
(+)	3	CEDRUS DEODORA 'FEELING BLUE'	HIMALAYAN CEDAR	1M+ HT. SPECIMEN, B&B
(+)	2	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	2.5M HT; B&B
(+)	2	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	2M HT; B&B
<b>SHRUB</b>				
(*)	14	AZALEA JAPONICA 'CAROLINE GABLE'	AZALEA; RADIANT PINK	#2 POT; 25CM
(*)	4	HYDRANGEA MACROPHYLLA 'AYESHA'	BIGLEAF HYDRANGEA; LILAC-LIKE FLOWERS	#3 POT; 80CM
(*)	7	KALMA LATIFOLIA 'BULLSEYE'	MOUNTAIN LAUREL	#3 POT; 50CM
(*)	6	RHODODENDRON 'MRS. FURNIVAL'	RHODODENDRON; ROSE PINK; MAY	#3 POT; 50CM
(*)	6	TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW	#3 POT
(*)	87	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#2 POT; 50CM #3 POT; 80CM 1.5M B&B
(*)	5	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 40CM
(*)	2	WEIGELA FLORIDA 'WINE AND ROSES'	WINE AND ROSES WEIGELA	#3 POT; 60CM
<b>GRASS</b>				
(*)	33	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT
(*)	1	MISCANTHUS SINENSIS 'MORNING LIGHT'	MAIDEN HAIR GRASS VARIETY	#2 POT
(*)	17	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	RED SWITCH GRASS	#1 POT
<b>PERENNIAL</b>				
(*)	24	HELLEBORUS x HYBRIDUS	LENTEN ROSE	#2 POT
(*)	16	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	15CM POT
(*)	13	SALVIA CARADONNA	VIOLET SAGE	15 CM POT
(*)	10	STACHYS BYZNATINA 'SILVER CARPET'	LAMB'S EAR	15CM POT
<b>GC</b>				
(*)	82	ATHYRIUM FELIX-FEMINA	LADY FERN	#2 POT; 35CM
(*)	24	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK	#1 POT

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

1 2020 02 13 DWV Comments PC

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**DUPLEX**  
1286 DUCHESS AVENUE  
WEST VANCOUVER

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 2020 02 13 DRAWING NUMBER:

SCALE:

DRAWN: **L1**

DESIGN:

CHK'D: PC **OF 1**

