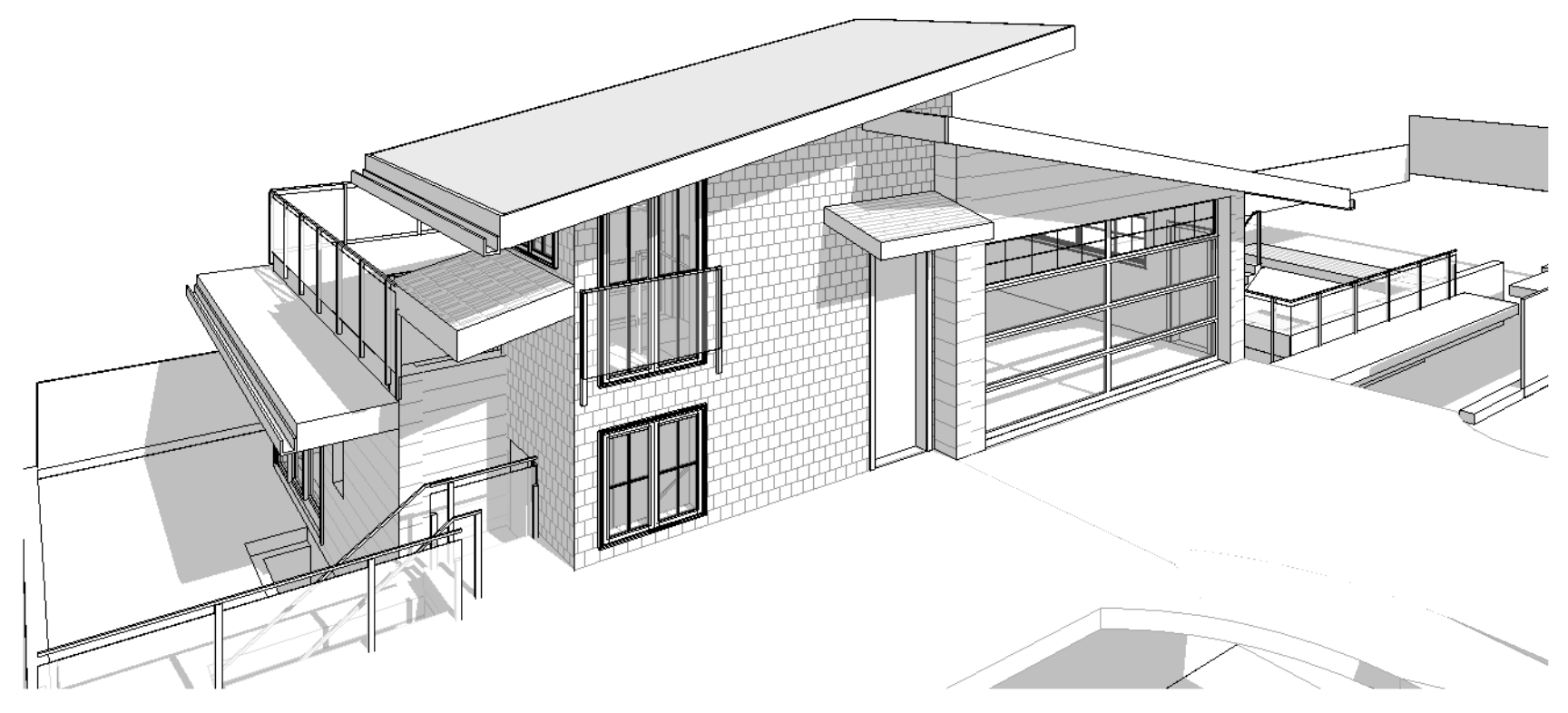
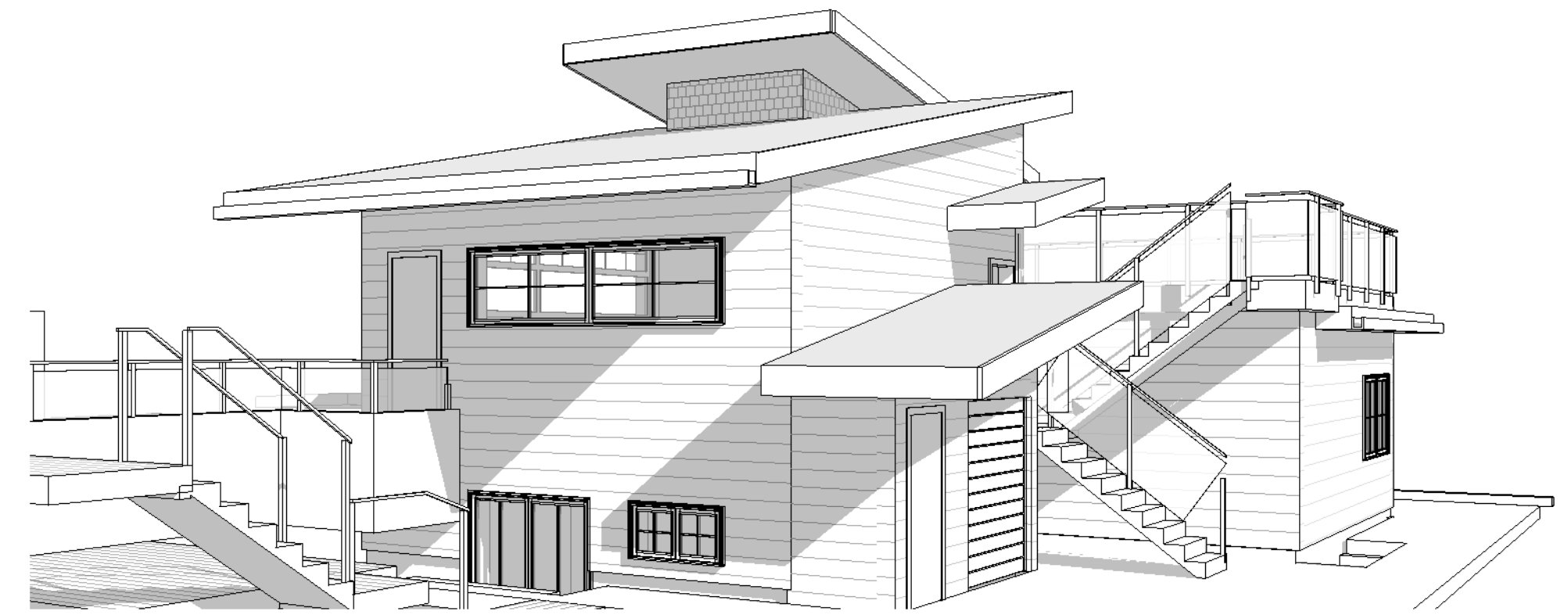




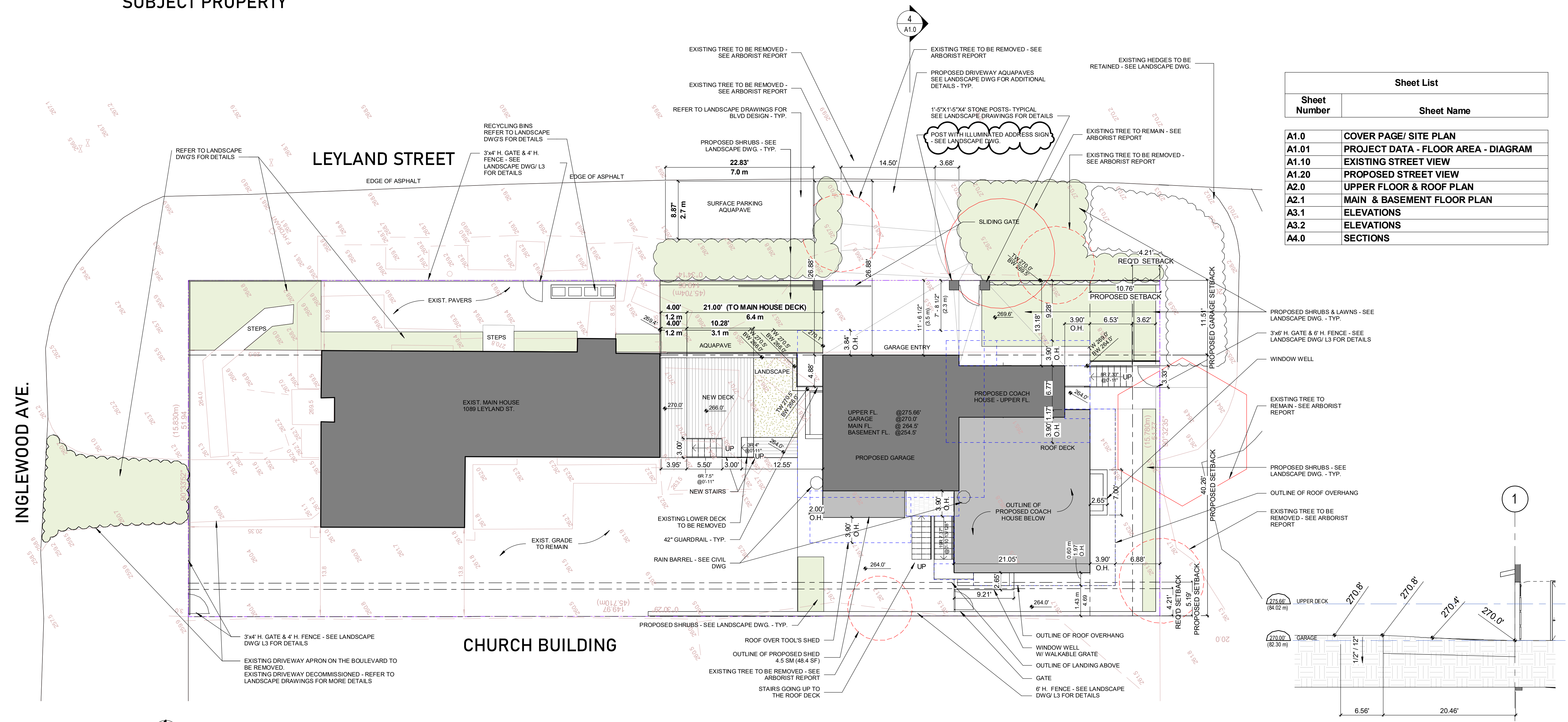
**SUBJECT PROPERTY**



**6 VIEW OF SOUTH EAST CORNER**



**5 VIEW OF NORTH WEST CORNER**



Sheet List	
Sheet Number	Sheet Name
A1.0	COVER PAGE/ SITE PLAN
A1.01	PROJECT DATA - FLOOR AREA - DIAGRAM
A1.10	EXISTING STREET VIEW
A1.20	PROPOSED STREET VIEW
A2.0	UPPER FLOOR & ROOF PLAN
A2.1	MAIN & BASEMENT FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.0	SECTIONS

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No.	Description	Date
1	DWV PLANNING REVIEW	21.10.01
3	DWV PLANNING REVIEW	21.11.16
5	ISSUED FOR DP	22.01.22
6	ISSUED FOR BP	22.01.28
7	ISSUED FOR BP-RESUBMISSION	22.06.16
8	ISSUED FOR BOV	22.10.24
9	ISSUED FOR DP RESUBMISSION	23.01.18
10	ISSUED FOR DP RESUBMISSION	23.02.05
11	ISSUED FOR DP RESUBMISSION	23.02.12
12	ISSUED FOR DP RESUBMISSION	23.05.18
13	ISSUED FOR DP RESUBMISSION	23.07.20
14	ISSUED FOR DP RESUBMISSION	23.09.21
15	ISSUED FOR DP RESUBMISSION	24.01.08
16	ISSUED FOR DP RESUBMISSION	24.01.15

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

**4 DRIVEWAY PROFILE**  
 1/8" = 1'-0"

**COACH HOUSE**  
 1089 LEYLAND ST.  
 WEST VANCOUVER

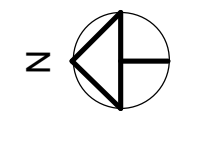
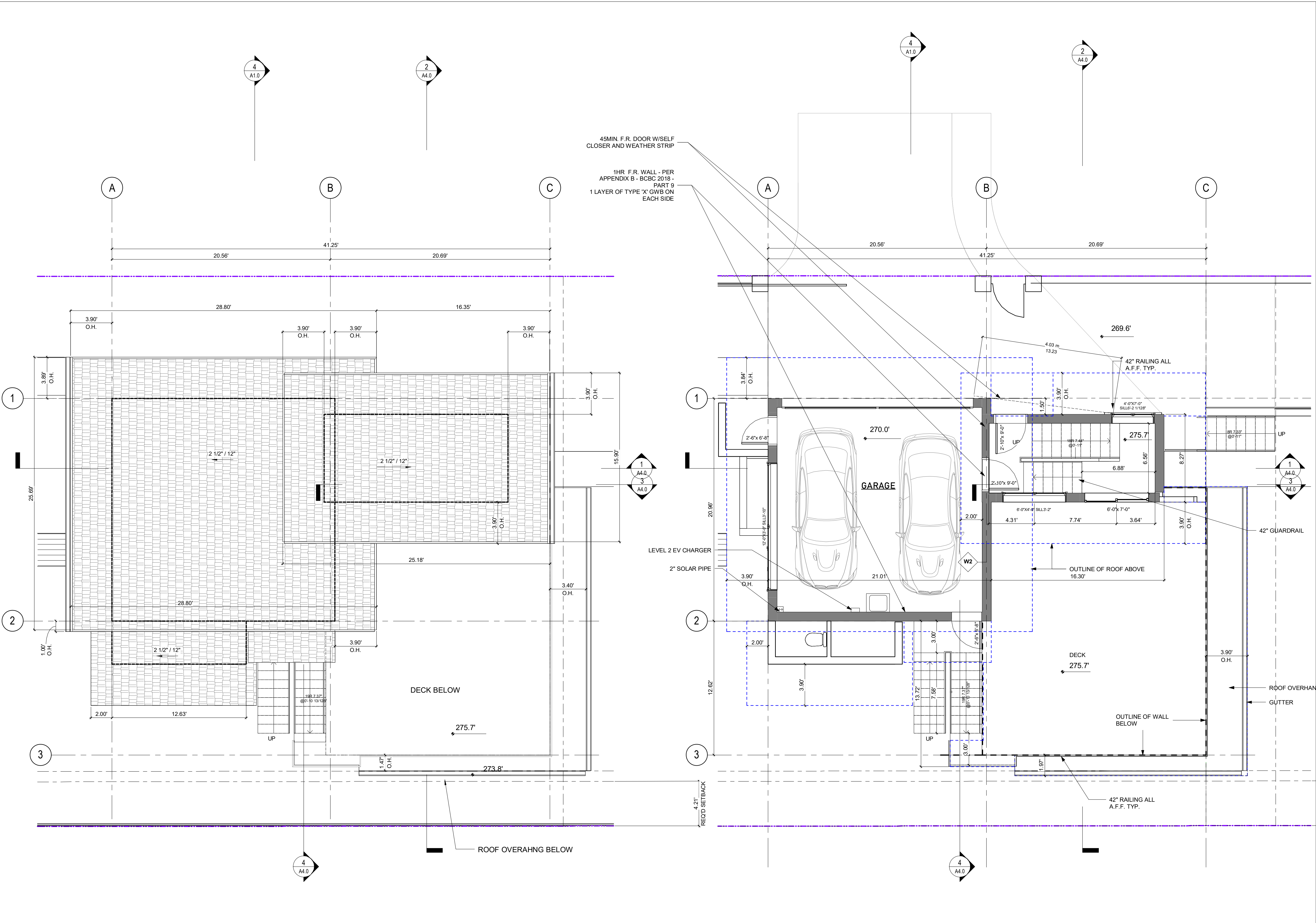
**COVER PAGE/ SITE PLAN**

Project number	2127
Date	2021 09 01
Drawn by	NM
Checked by	NM

**A1.0**

Scale As indicated





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No.	Description	Date
1	DWV PLANNING REVIEW	21.10.01
3	DWV PLANNING REVIEW	21.11.16
7	ISSUED FOR BP-RESUBMISSION	22.06.16
9	ISSUED FOR DP RESUBMISSION	23.01.18
10	ISSUED FOR DP RESUBMISSION	23.02.05
12	ISSUED FOR DP RESUBMISSION	23.05.18

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

1 UPPER FLOOR PLAN GARAGE + STAIRS = 575.22 SF  
 1/4" = 1'-0"

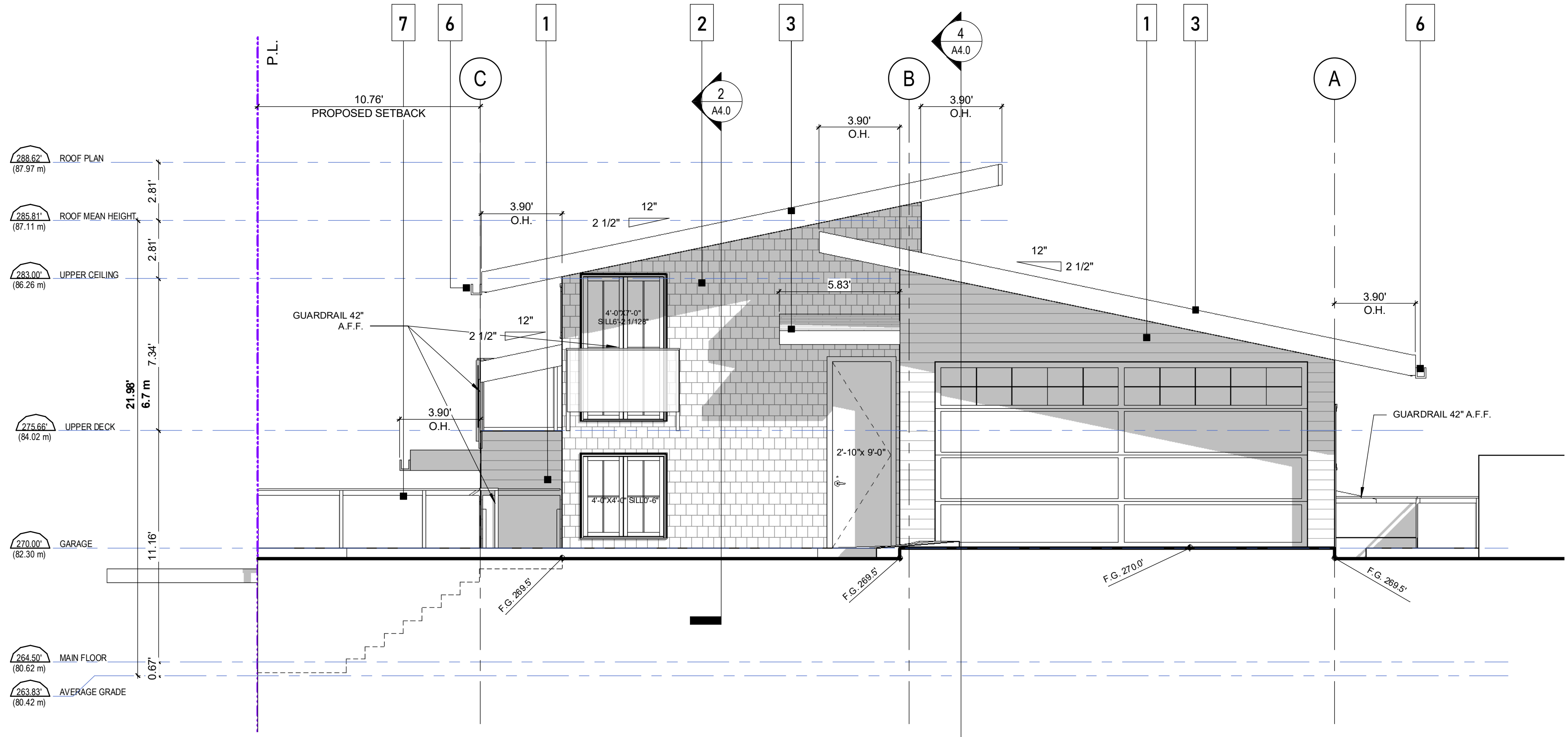
REC'D SETBACK  
 4.21'  
 COACH HOUSE  
 1089 LEYLAND St.  
 WEST VANCOUVER

UPPER FLOOR & ROOF PLAN

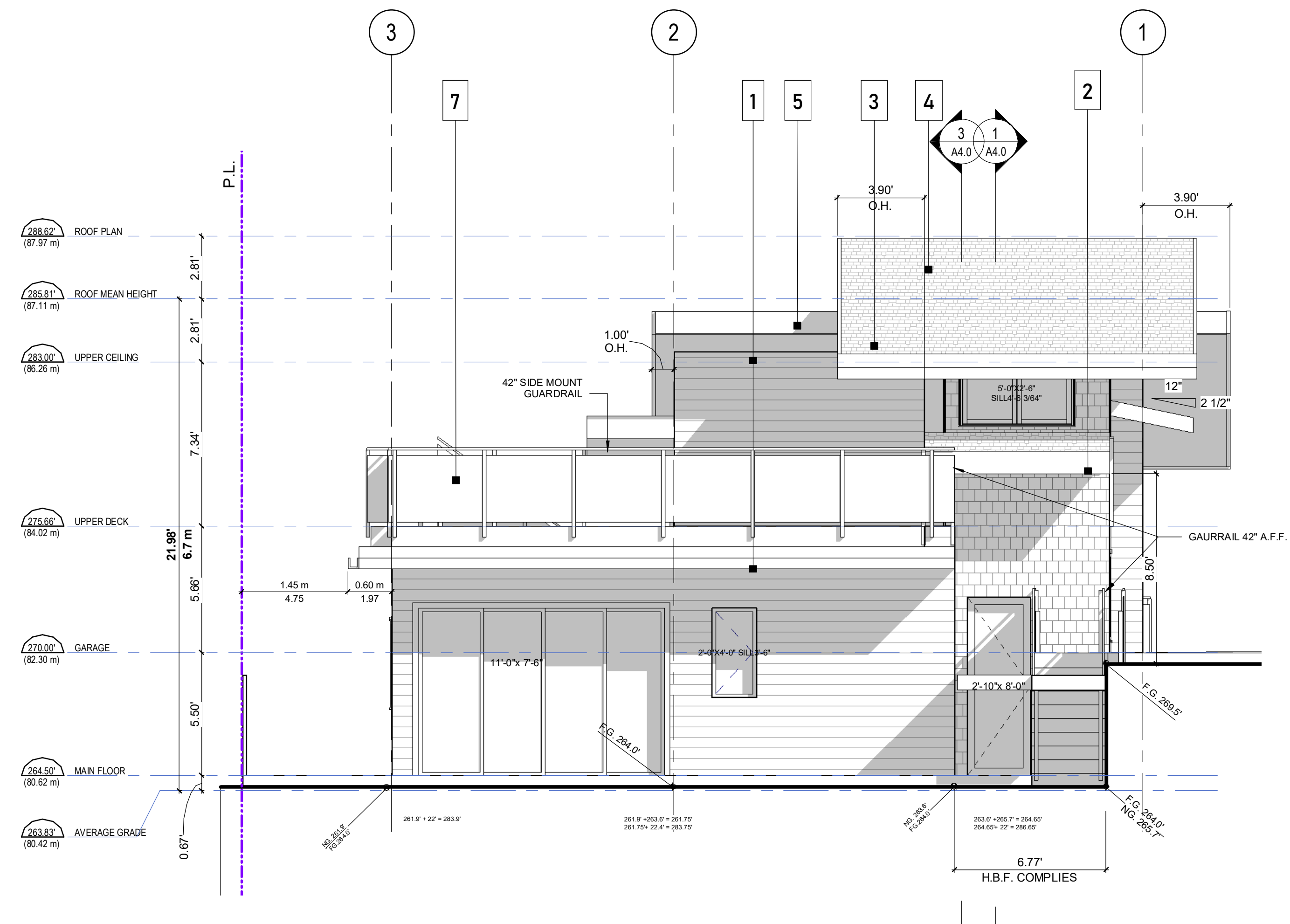
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Date	2021 09 01
Drawn by	NM
Checked by	Checker

A2.0

Scale 1/4" = 1'-0"



④ EAST ELEVATION  
 1/4" = 1'-0"



③ SOUTH ELEVATION  
 1/4" = 1'-0"

BCBC 2018, Table 3.2.3.1-D

WEST ELEVATION (COMPARTMENT 1)				
AREA OF EXPOSING BUILDING FACE	31.8	sqm	342	sqft
LIMITING DISTANCE	1.4	m	4.7	ft
MAX. ALLOWED PERCENTAGE OF UNPROTECTED OPENING IN EXTERIOR WALLS	16.70			
MAX. ALLOWED AREA OF UNPROTECTED OPENING IN EXTERIOR WALLS	5.3	sqm	57.1	sqft
PROVIDED PERCENTAGE	16.37			
AREA OF PROVIDED UNPROTECTED OPENING IN EXTERIOR WALL	5.2	sqm	56.0	sqft

SPRINKLERED BUILDINGS, THE MAXIMUM AGGREGATE AREA OF UNPROTECTED OPENING ARE TWICED.

MATERIAL LEGEND	
1. 6" HORIZONTAL PAINTED HARDIE BOARD SIDING ARCTIC WHITE	
2. 5"x6" STRAIGHT EDGE PAINTED FIBER CEMENT SHINGLES NON COMBUSTIBLE ON SIDE YARD (N.C.) ARCTIC WHITE	
3. 2X8 PAINTED FASCIA BOARD-CHARCOAL	
4. ASPHALT SHINGLE ROOF CHARCOAL BLACK	
5. HARIDE SOFFIT PANEL ARCTIC WHITE	
6. 4" GALVANIZED GUTTER - CHARCOAL	
7. GLASS RAILING WITH ANODIZED PAINTED METAL POST - CHARCOAL	

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No.	Description	Date
2	DWV PLANNING REVIEW	21.10.21
3	DWV PLANNING REVIEW	21.11.16
5	ISSUED FOR DP	22.01.22
6	ISSUED FOR BP	22.01.28
7	ISSUED FOR BP-RESUBMISSION	22.06.16
8	ISSUED FOR BOV	22.10.24
9	ISSUED FOR DP RESUBMISSION	23.01.18
10	ISSUED FOR DP RESUBMISSION	23.02.05
11	ISSUED FOR DP RESUBMISSION	23.02.12

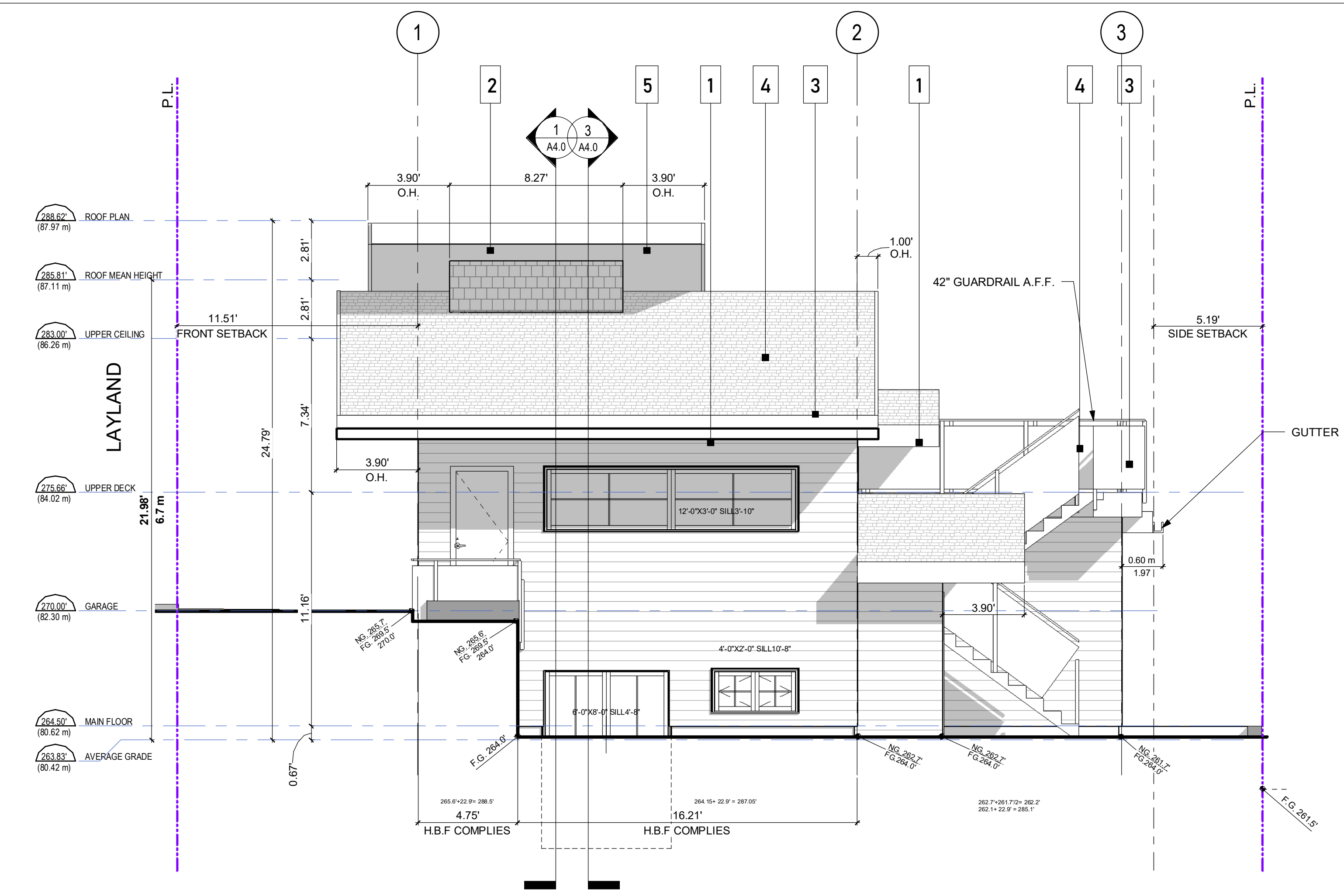
COACH HOUSE  
 1089 LEYLAND St.  
 WEST VANCOUVER

ELEVATIONS

Project number	2127
Date	2021 09 01
Drawn by	NM
Checked by	Checker

A3.1

Scale	As indicated
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BCBC 2018, Table 9.10.15.4

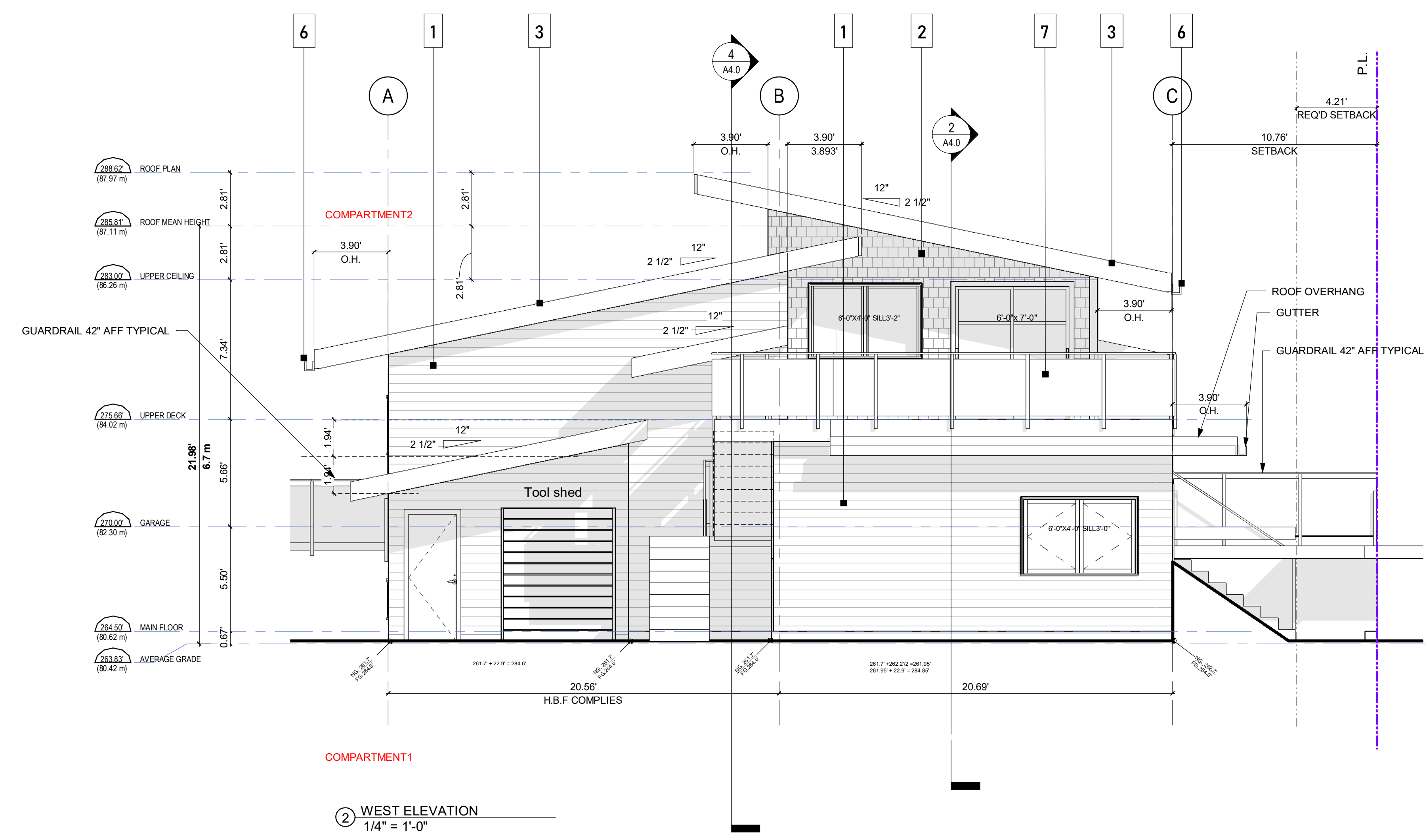
NORTH ELEVATION				
AREA OF EXPOSING BUILDING FACE	36.7	sqm	395	sqft
LIMITING DISTANCE	9.8	m	32.1	ft
MAX. ALLOWED PERCENTAGE OF UNPROTECTED OPENING IN EXTERIOR WALLS	100.00			
MAX. ALLOWED AREA OF UNPROTECTED OPENING IN EXTERIOR WALLS	36.7	sqm	395.0	sqft
PROVIDED PERCENTAGE	20.25			
AREA OF PROVIDED UNPROTECTED OPENING IN EXTERIOR WALL	7.4	sqm	80.0	sqft

MATERIAL LEGEND

1.	6" HORIZONTAL PAINTED HARDIE BOARD SIDING ARCTIC WHITE	
2.	5"X5" STRAIGHT EDGE PAINTED FIBER CEMENT SHINGLES NON COMBUSTIBLE ON SIDE YARD (N.C.) ARCTIC WHITE	
3.	2X8 PAINTED FASCIA BOARD- CHARCOAL	
4.	ASPHALT SHINGLE ROOF CHARCOAL BLACK	
5.	HARIDE SOFFIT PANEL ARCTIC WHITE	
6.	4" GALVANIZED GUTTER - CHARCOAL	
7.	GLASS RAILING WITH ANODIZED PAINTED METAL POST- CHARCOAL	

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No.	Description	Date
9	ISSUED FOR DP RESUBMISSION	23.01.18
10	ISSUED FOR DP RESUBMISSION	23.02.05
11	ISSUED FOR DP RESUBMISSION	23.02.12
12	ISSUED FOR DP RESUBMISSION	23.05.18



BCBC 2018, Table 9.10.15.4

WEST ELEVATION (COMPARTMENT2)				
AREA OF EXPOSING BUILDING FACE	22.0	sqm	237	sqft
LIMITING DISTANCE	9.8	m	32.0	ft
MAX. ALLOWED PERCENTAGE OF UNPROTECTED OPENING IN EXTERIOR WALLS	100.00			
MAX. ALLOWED AREA OF UNPROTECTED OPENING IN EXTERIOR WALLS	22.0	sqm	237.0	sqft
PROVIDED PERCENTAGE	21.52			
AREA OF PROVIDED UNPROTECTED OPENING IN EXTERIOR WALL	4.7	sqm	51.0	sqft

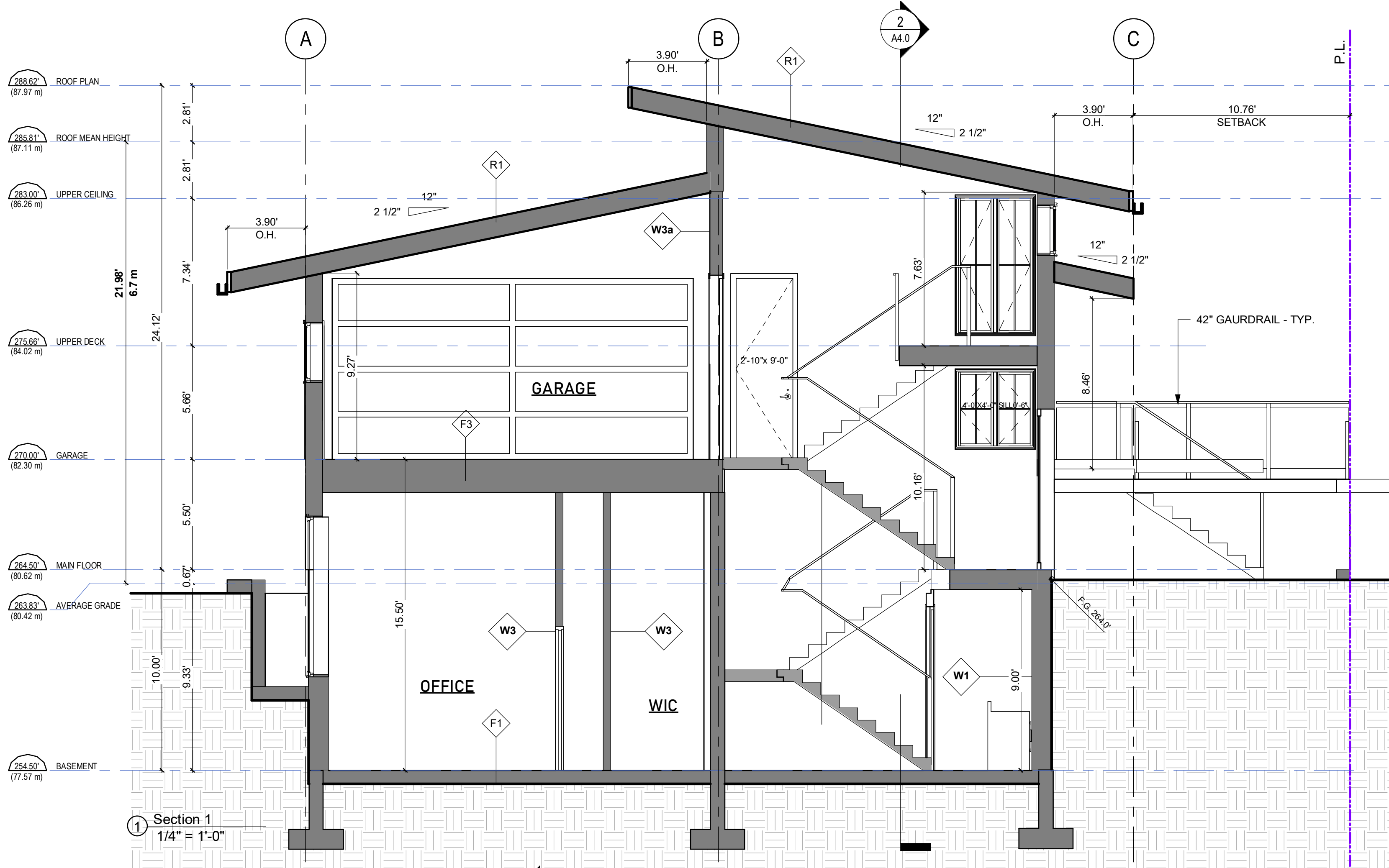
COACH HOUSE  
 1089 LEYLAND St.  
 WEST VANCOUVER

ELEVATIONS

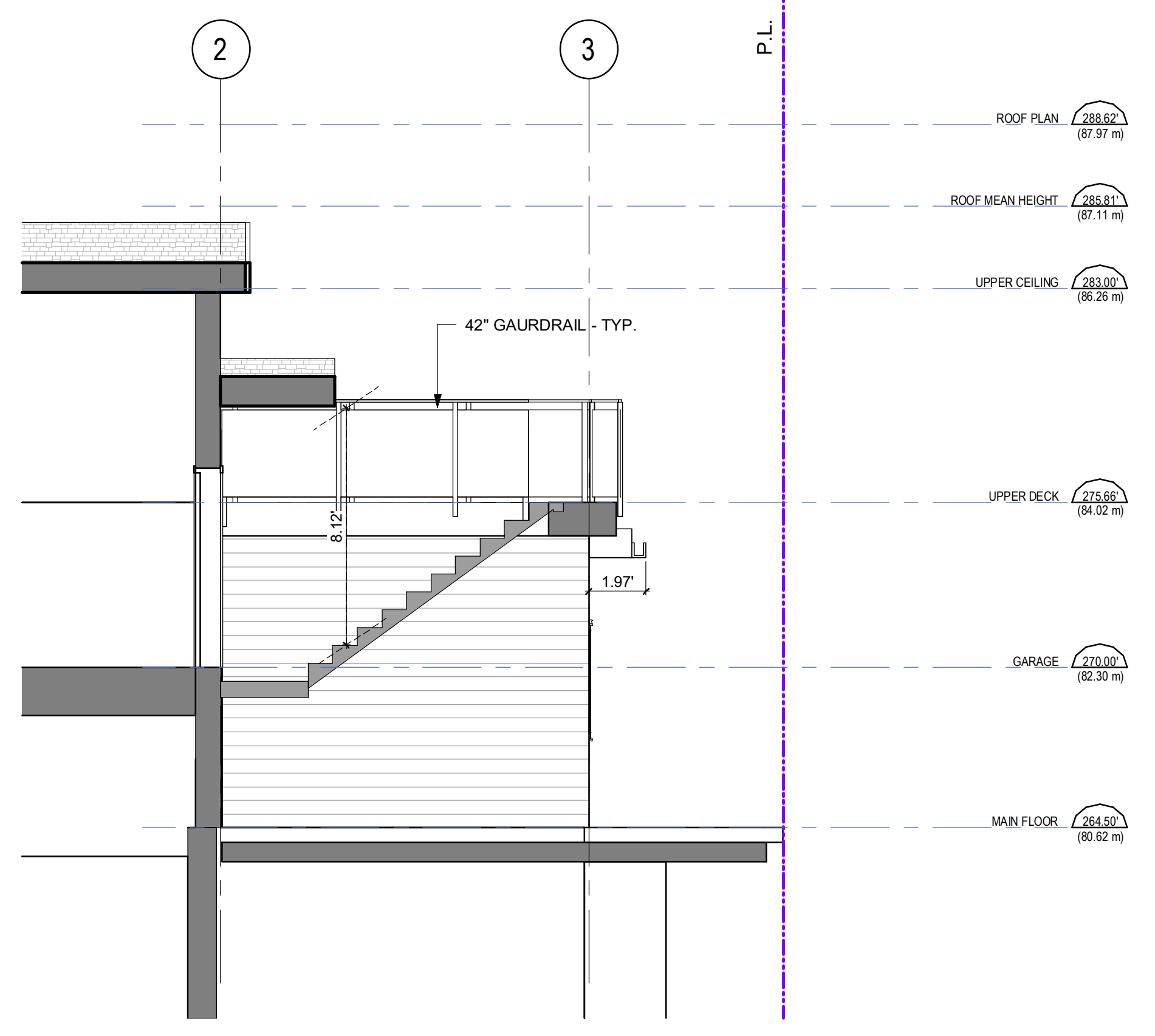
Project number	2127
Date	2021 09 01
Drawn by	Author
Checked by	Checker

A3.2

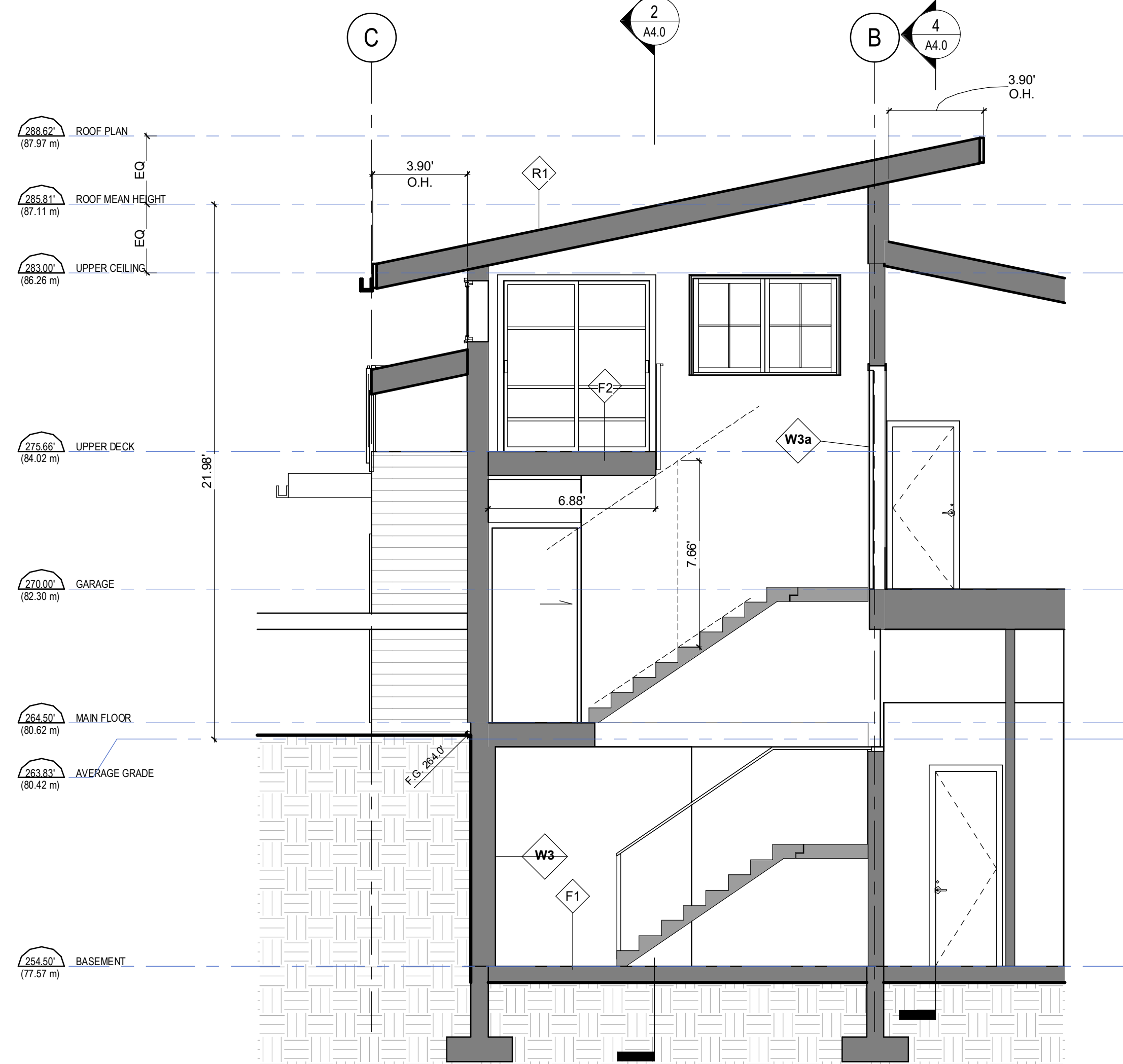
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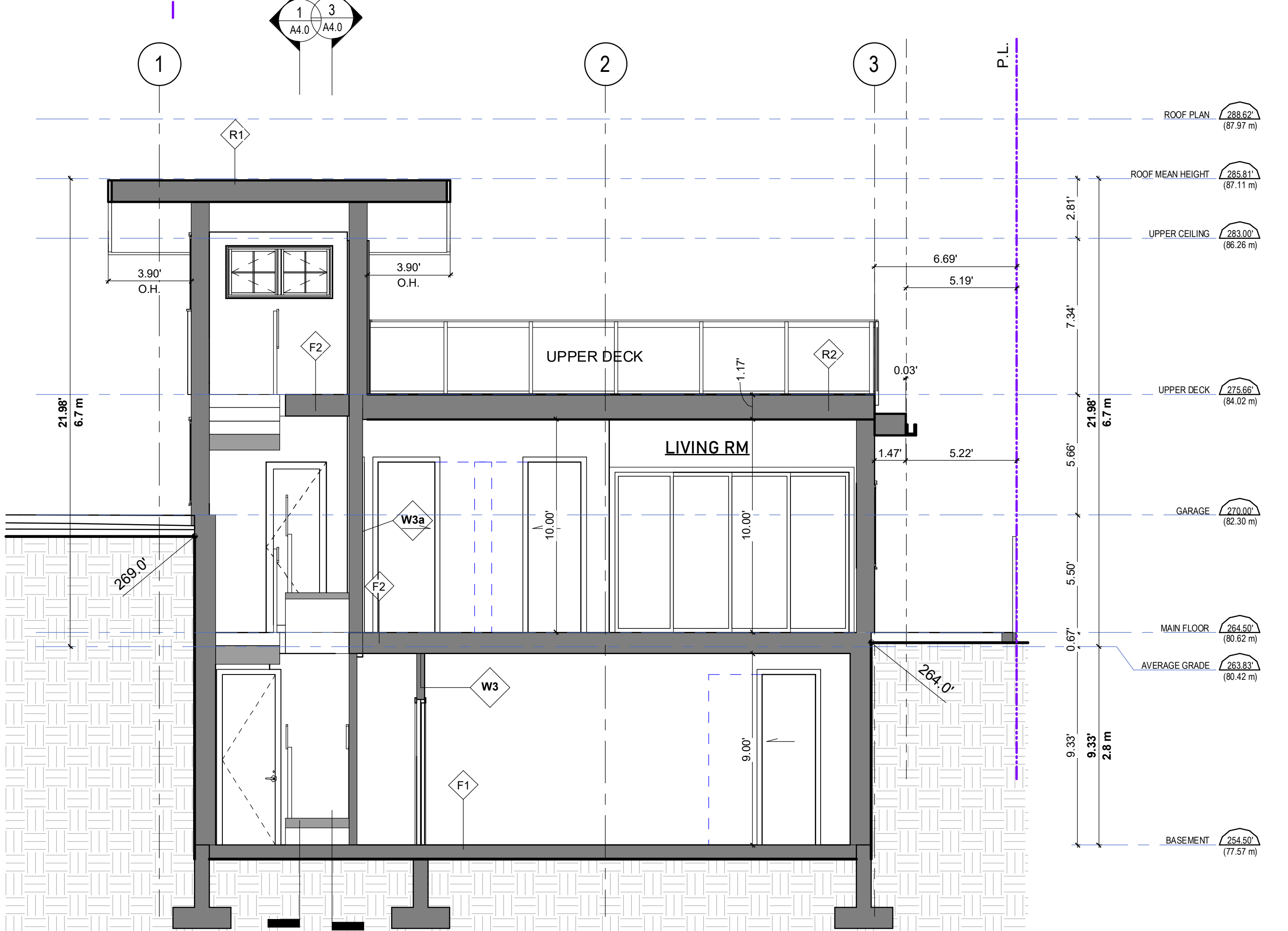
1 Section 1  
1/4" = 1'-0"



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



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



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

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No.	Description	Date
3	DWV PLANNING REVIEW	21.11.16
5	ISSUED FOR DP	22.01.22
6	ISSUED FOR BP	22.01.28
8	ISSUED FOR BOV	22.10.24
9	ISSUED FOR DP RESUBMISSION	23.01.18
10	ISSUED FOR DP RESUBMISSION	23.02.05
11	ISSUED FOR DP RESUBMISSION	23.02.12
12	ISSUED FOR DP RESUBMISSION	23.05.18

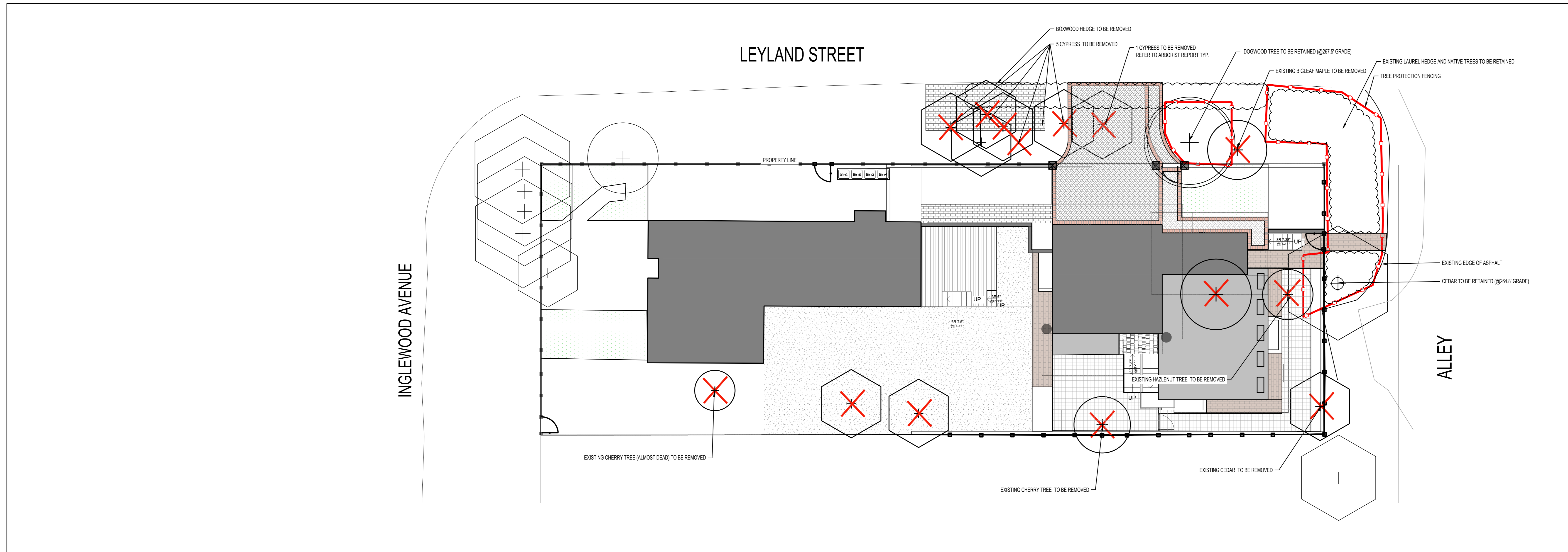
COACH HOUSE  
 1089 LEYLAND St.  
 WEST VANCOUVER

SECTIONS

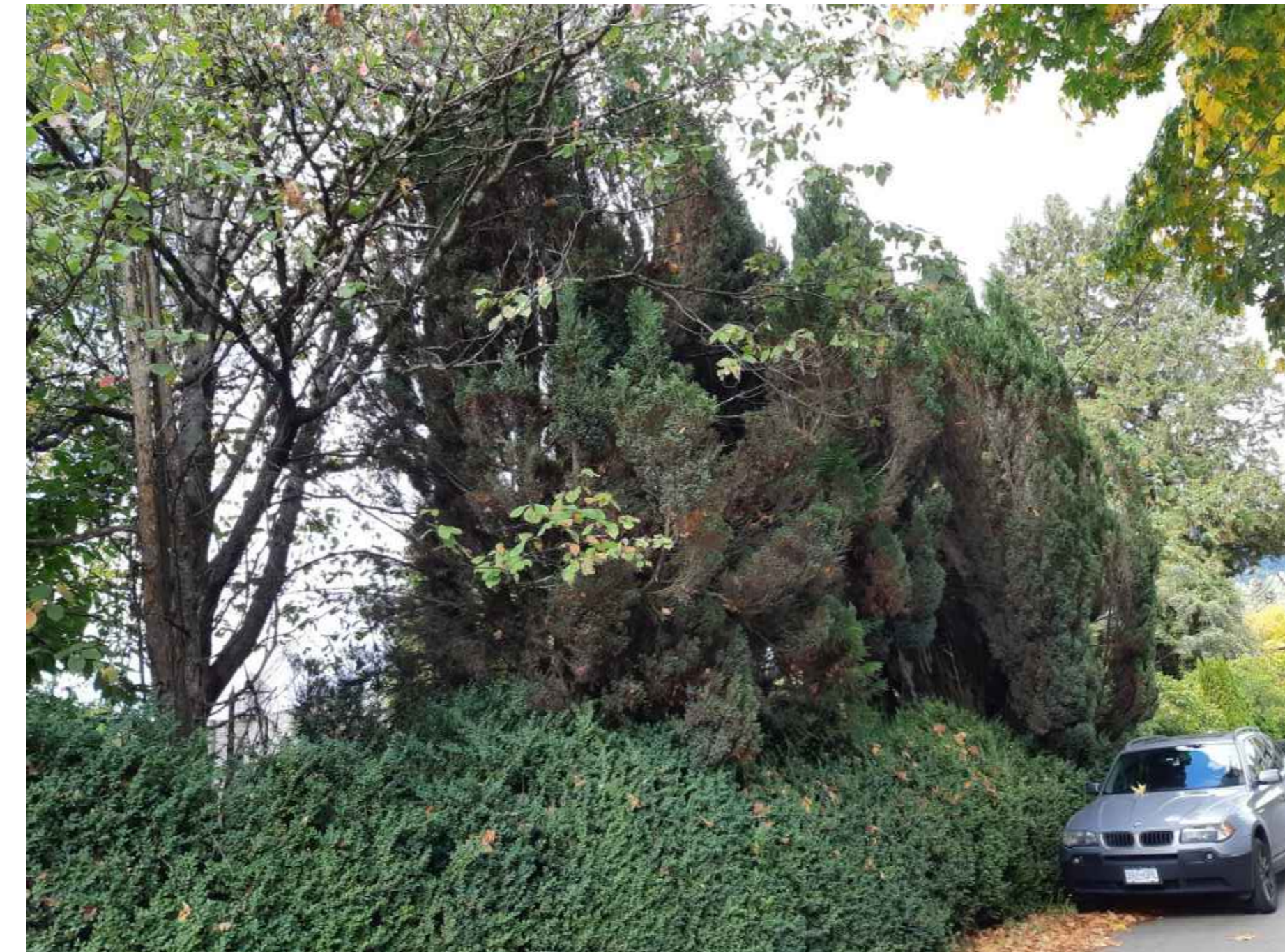
Project number	2127
Date	2021 09 01
Drawn by	Author
Checked by	Checker

A4.0

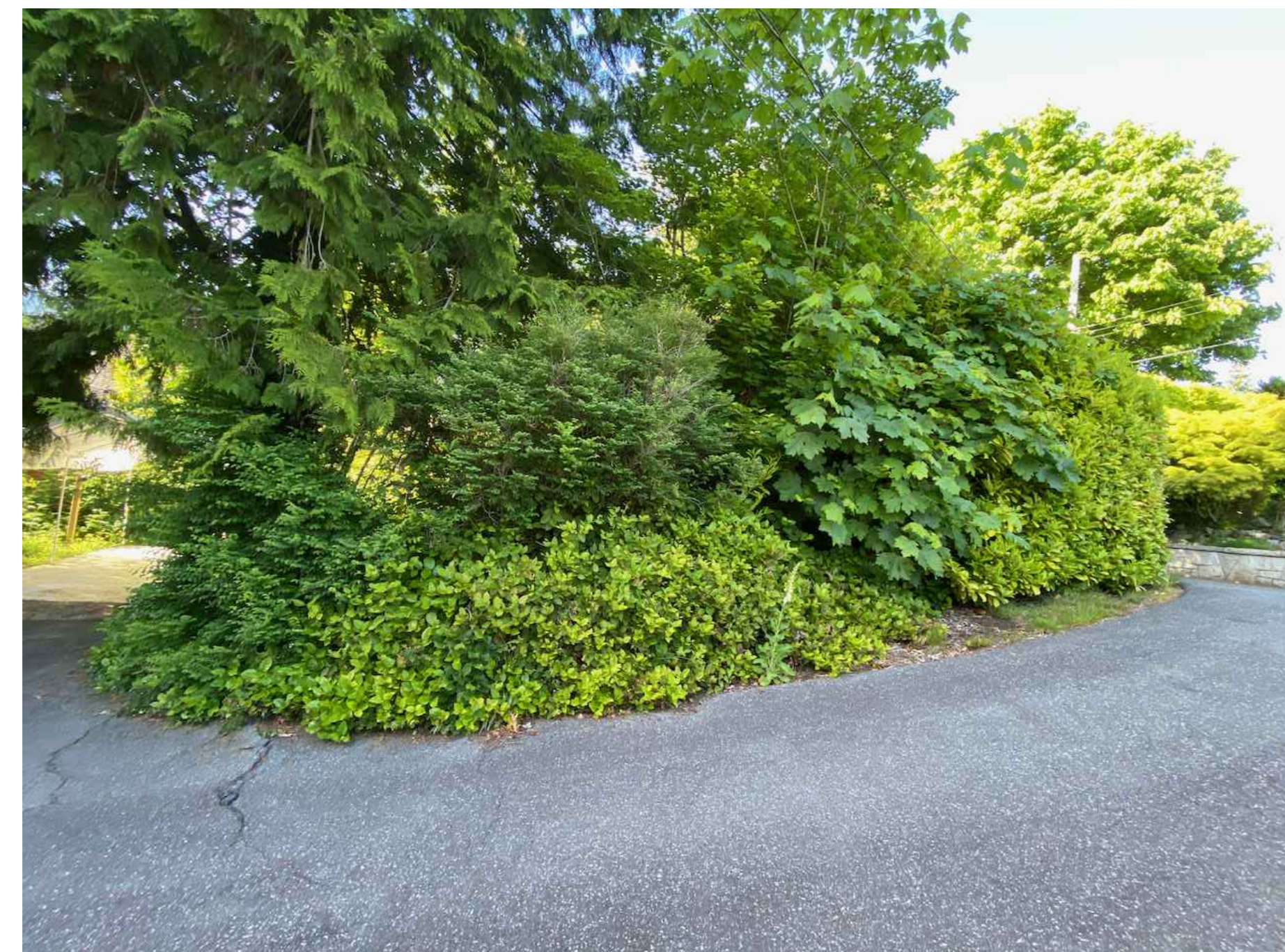
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EXISTING CYPRESS ALONG LEYLAND STREET

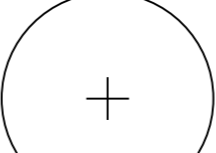
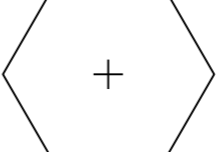
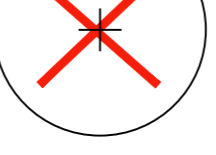



EXISTING CYPRESS ALONG LEYLAND STREET



EXISTING CEDAR, LAUREL AND NATIVE TREES AND PLANTS TO RETAIN OFF ALLEY

LEGEND

-  DECIDUOUS TREE TO BE RETAINED
-  CONIFER TO BE RETAINED
-  DECIDUOUS TREE TO BE REMOVED
-  CONIFER TO BE REMOVED

No.	DESCRIPTION	DATE	BY
J	ADDED ADDRESS SIGNAGE	JAN 15, 2024	RH
I	ADDED FENCE DETAILS	OCT 30, 2023	RH
H	REVISED FRONT YARD SOFTSCAPE	SEP 13, 2023	RH
G	ADDED ECO-PRIORA PAVER DETAIL	AUGUST 22, 2023	RH
F	REMOVED GRASS PAVE	JULY 27, 2023	RH
E	REVISED PAVERS, PLANTING	JULY 19, 2023	RH
D	REVISED SITE PLAN	MAY 2, 2023	RH
C	ISSUED FOR BOV	OCT 19, 2022	RH
B	ISSUED FOR BP	JAN 28, 2022	RH
A	ISSUED FOR DP	JAN 21, 2022	RH

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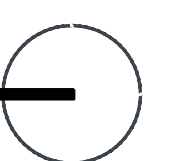
Rev/J

DESIGN CREW SEAL  
surveyed by  
drawn by RH  
designed by RH  
checked by RH

**BINNIE**  
Landscape Architects, Sports Facility Designers  
**R.F. BINNIE & ASSOCIATES LTD.**  
300 - 4940 Canada Way,  
Burnaby, BC V5G 4K6  
TEL 604 420 1721  
[BINNIE.com](http://BINNIE.com)

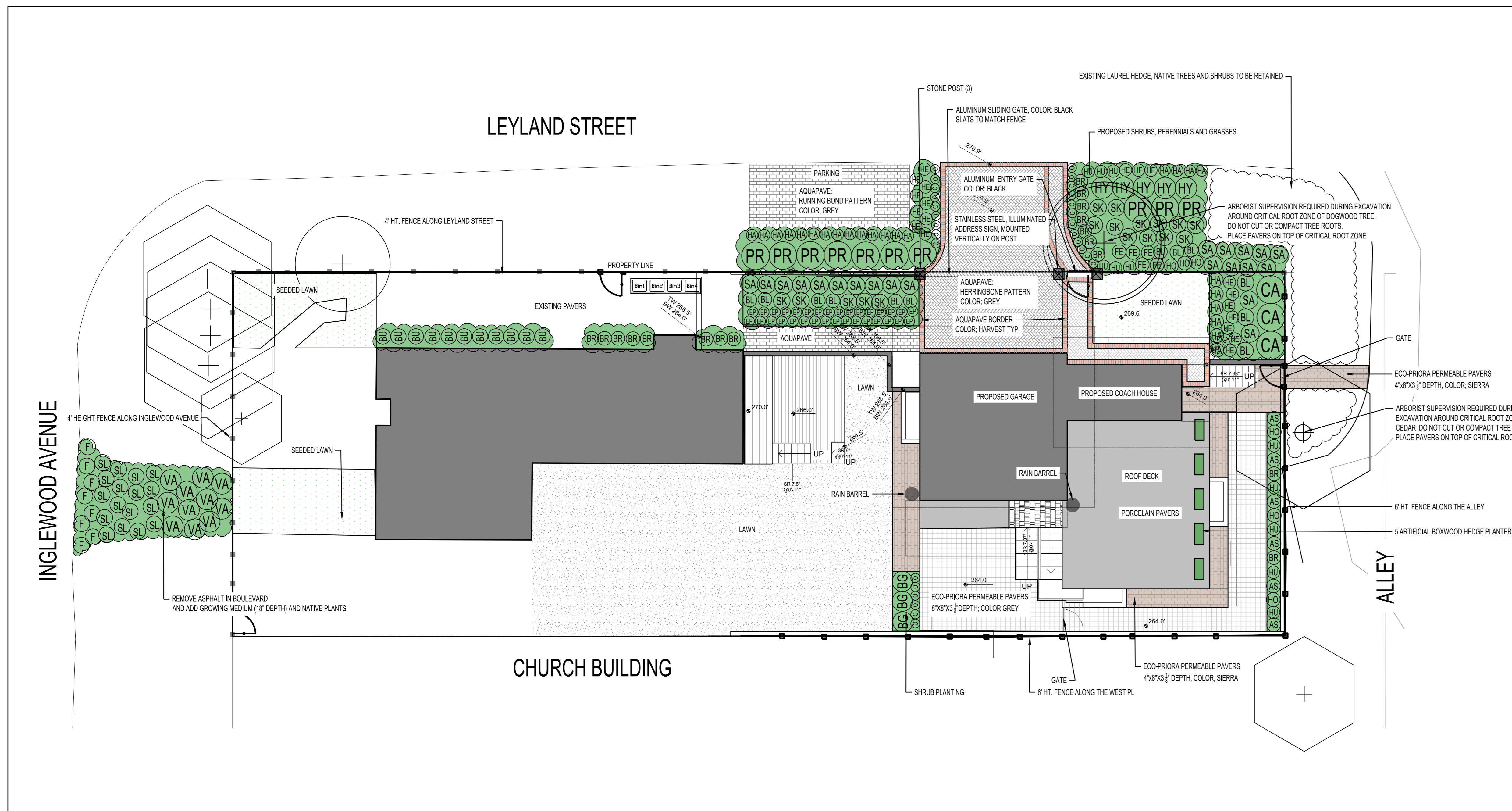
DRAWING TITLE  
**TREE REMOVAL AND RETENTION PLAN**

0 1:100 4m



project n021-0928  
scale 1:100  
date October 26, 2023

L1/3



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE / REMARKS	SPACING
<b>SHRUBS</b>					
(HY)	5	HYDRANGEA LIMELIGHT	LIMELIGHT HYDRANGEA	#3 POT	900mm
(BG)	3	BRACHYGLOTTIS GREYI	DAISY BUSH	#2 POT	900mm
(BU)	11	BUXUS SEMPERVIRENS	BOXWOOD	#2 POT	600mm
(CA)	3	CAMELLIA CORAL DELIGHT	CORAL DELIGHT CAMELLIA	#3 POT	1000mm
(SA)	21	SARCOCOCCA RUSCOIFOLIA	SWEET BOX	#2 POT	800mm
(PR)	10	PRUNUS LUSITANICA	PORTUGAL LAUREL	#5 POT	1000mm
(SL)	17	GAULTHERIA SHALLON	SALAL	#2 POT	700mm
(SK)	17	SKIMMIA JAPONICA BOWLES DWARF	BOWLES DWARF SKIMMIA	#2 POT	700mm
(VA)	11	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT	900mm
<b>GRASS</b>					
(HA)	24	HAKONECHLOA MACRA 'SUNFLARE'	JAPANESE FOREST GRASS	#1 POT	400mm
(O)	27	OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT	400mm
<b>PERENNIAL</b>					
(AS)	6	ASTILBE AMBER MOON	AMBER MOON ASTILBE	#1 POT	600mm
(FE)	5	ASPLENIUM SCOLOPENDRIUM	HART'S TONGUE FERN	#1 POT	500mm
(BR)	17	BRUNNERA 'JACK FROST'	JACK FROST SIBERIAN BUGLOSS	#1 POT	500mm
(BL)	12	DICENTRA SPECTABILIS 'GOLD HEART'	DICENTRA GOLD HEART	#1 POT	500mm
(HE)	19	HELLEBORUS X BALLARDIAE 'HGC CAMELOT'	LENTEN ROSE	#1 POT	500mm
(HU)	11	HEUCHERA 'BELLA NOTTE'	BELLA NOTTE CORAL BELLS	#1 POT	400mm
(HO)	6	HOSTA HALYCON	HALYCON HOSTA	#1 POT	400mm
(F)	9	POLISTICHUM MUNITUM	SWORD FERN	#1 POT	700mm
<b>GROUND COVER</b>					
(EP)	32	EPIMEDIUM X PERRALCHICUM 'FROHNLEITEN'	BARRENWORT	4" POT	500mm

- GENERAL NOTES:
- ALL WORK, PLANT SIZES, AND LANDSCAPE MATERIAL SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE BC LANDSCAPE STANDARDS, LATEST EDITION - BC SLA/BC LNA.
  - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS.
  - PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY.
  - SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE.
  - AMENDMENTS: LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE DESIGN INTENT TO SUIT SITE CONDITIONS, AND MUST BE APPROVED PRIOR TO PLANT INSTALLATION.

No.	DESCRIPTION	DATE	BY
J	ADDED ADDRESS SIGNAGE	JAN 15, 2024	RH
I	ADDED FENCE DETAILS	OCT 30, 2023	RH
H	REVISED FRONT YARD SOFTSCAPE	SEP 13, 2023	RH
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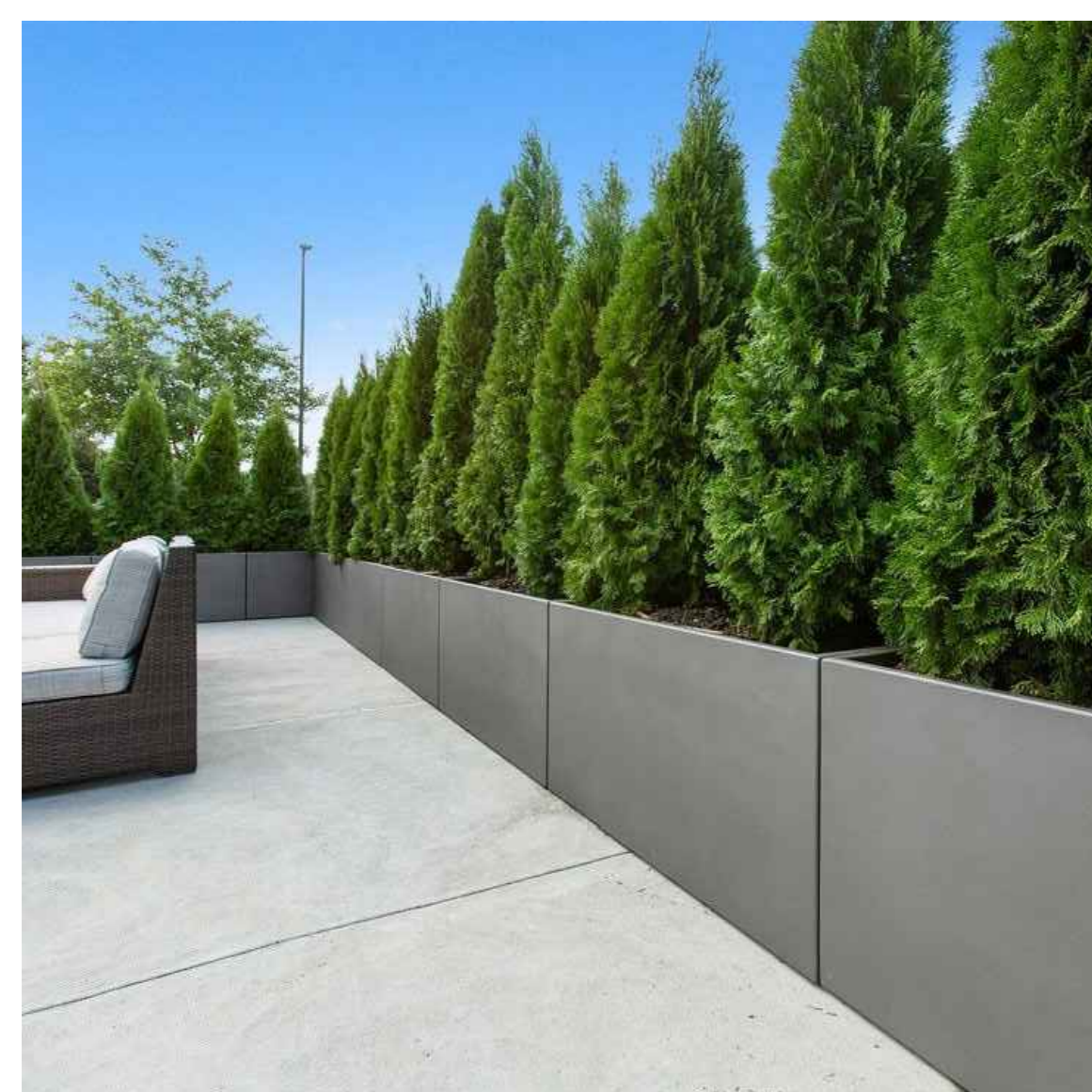
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Rev/J

DESIGN	CREW	SEAL
surveyed by		
drawn by	RH	
designed by	RH	
checked by	RH	

**BINNIE**  
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Burnaby, BC V5G 4K6  
TEL 604.420.1721  
BINNIE.com

DRAWING TITLE  
LANDSCAPE PLAN



ALUMINUM PLANTERS ON ROOF DECK

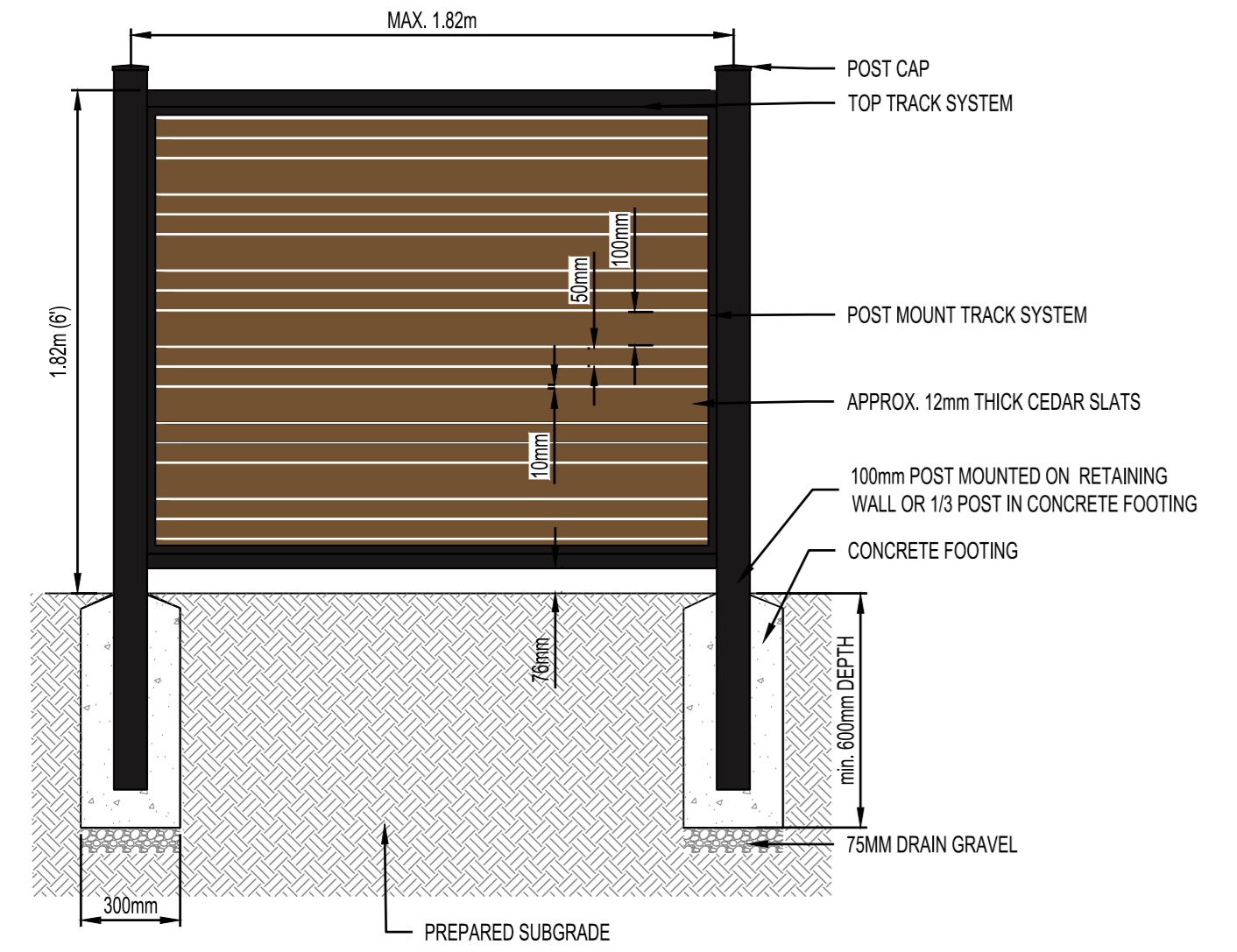


SLIDING GATE AT DRIVEWAY

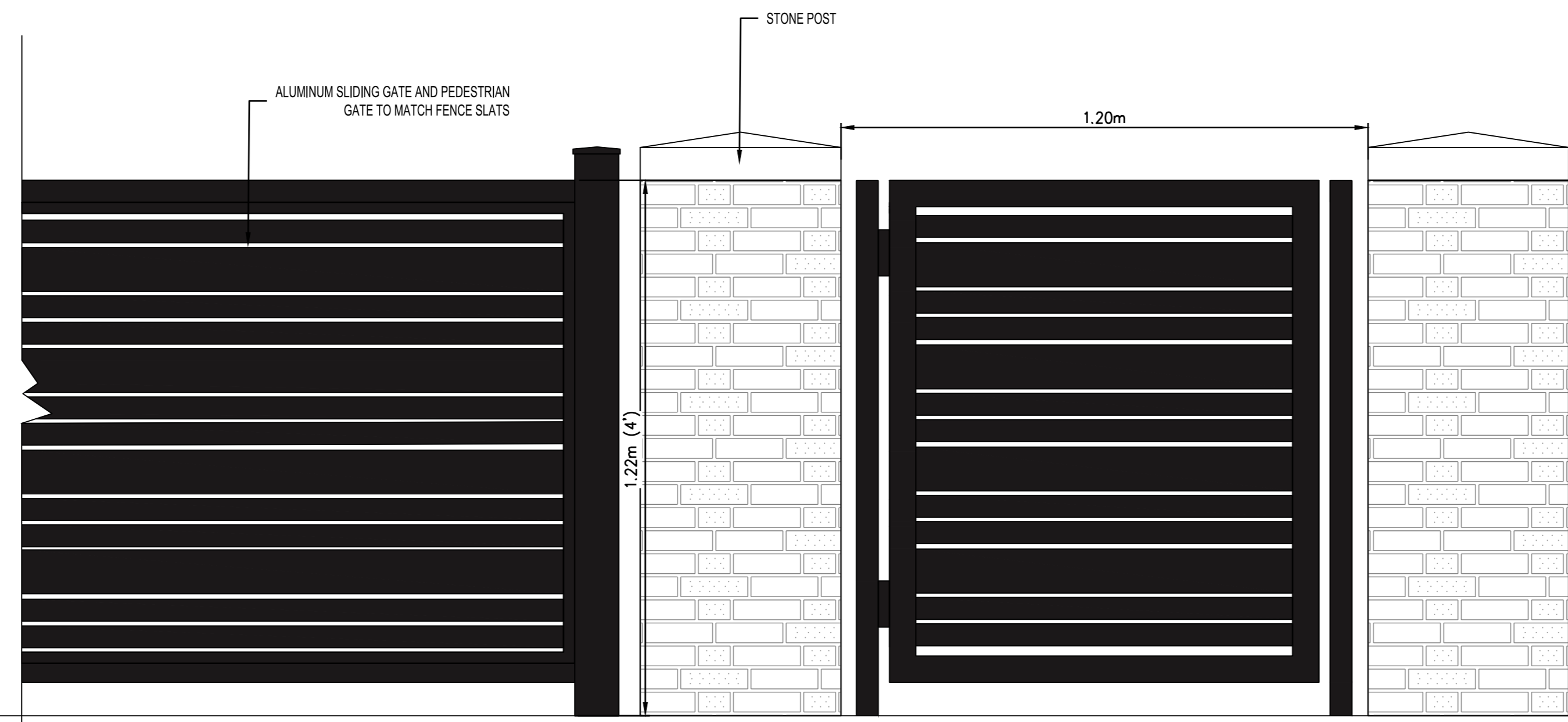


PORCELAIN PAVERS - REFER TO TERRAZZA TILES



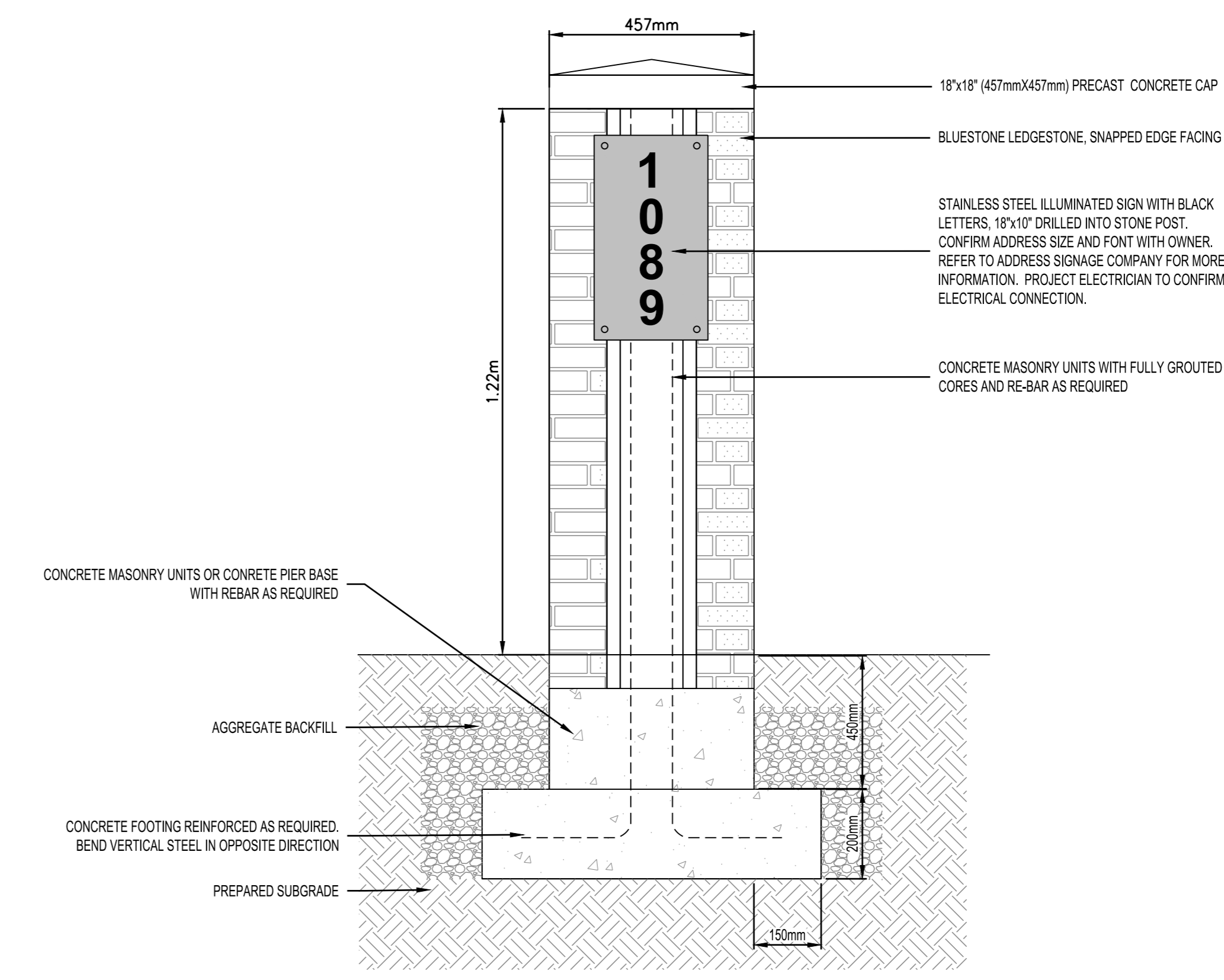


1 6' HT ALUMINUM FENCE WITH WOOD SLATS  
Scale: NTS



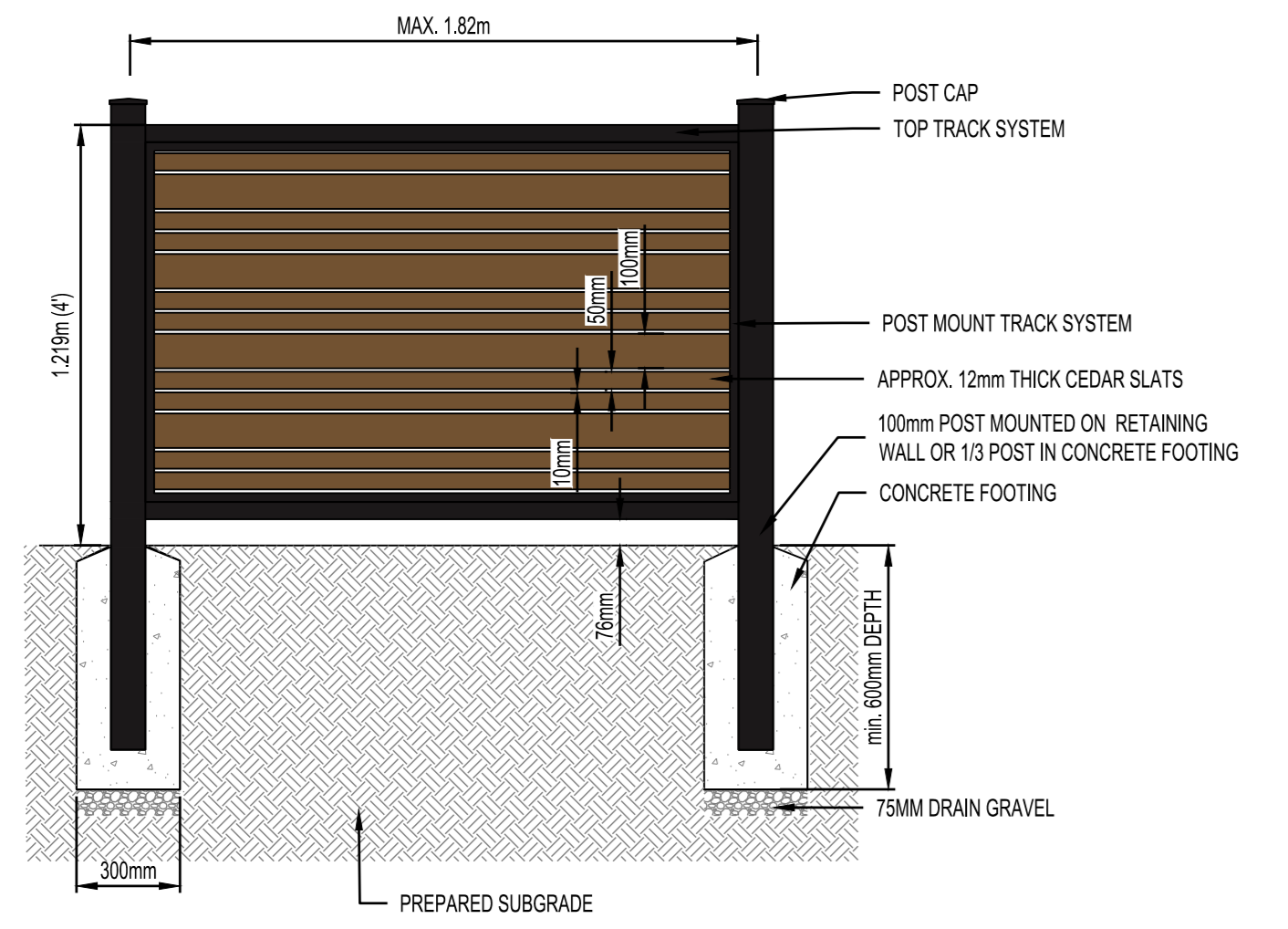
3 4' HT. ALUMINUM SLIDING GATE AND ALUMINUM PEDESTRIAN GATE  
Scale: NTS

NOTES  
1. SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO INSTALL.



4 STONE POST DETAIL WITH ADDRESS SIGN  
Scale: NTS

NOTES  
1. SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO INSTALL.



2 4' HT ALUMINUM FENCE WITH WOOD SLATS  
Scale: NTS



ARTIFICIAL BOXWOOD HEDGE  
SCALE: NTS  
NOTES:  
1. DIMENSIONS: 3\"/>



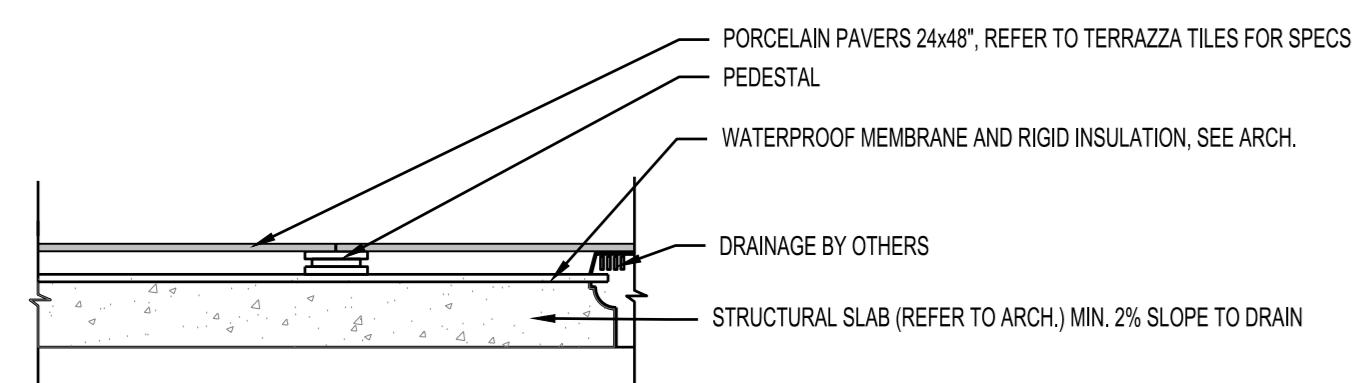
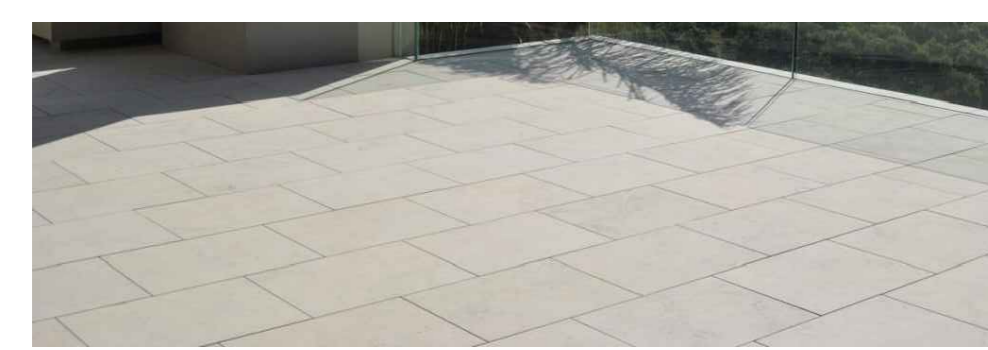
ELLIS RECTANGULAR PLANTER BOX  
SCALE: NTS  
NOTES:  
1. REFER TO CRESCENTGARDEN.COM FOR SPECS.  
2. DIMENSIONS: 20\"/>

5 ARTIFICIAL BOXWOOD HEDGE IN ELLIS RECTANGULAR PLANTER  
Scale: NTS

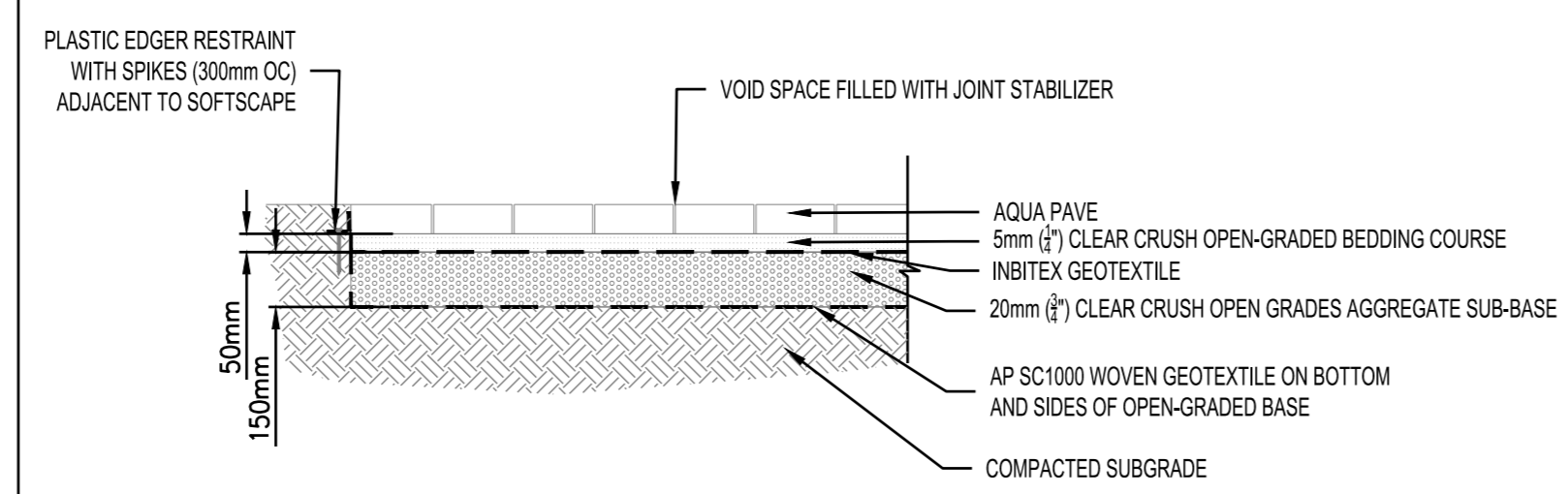


ADDRESS SIGN EXAMPLE  
SCALE: NTS  
NOTES:  
1. STAINLESS STEEL ILLUMINATED SIGN WITH BLACK LETTERS, SIZE 18\"/>

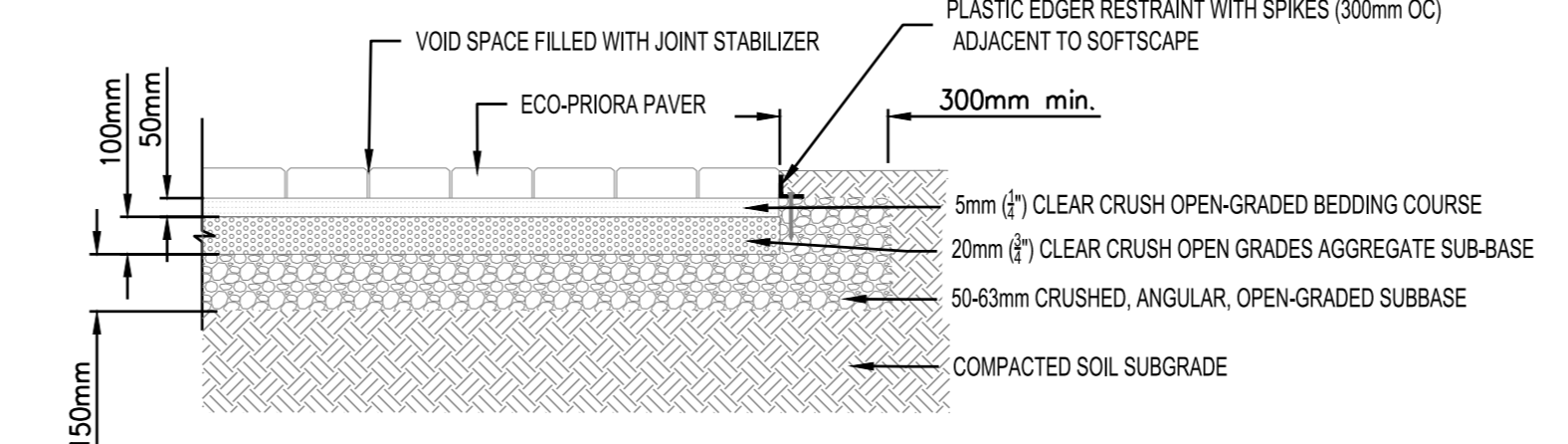
10 ADDRESS SIGN EXAMPLE  
Scale: NTS



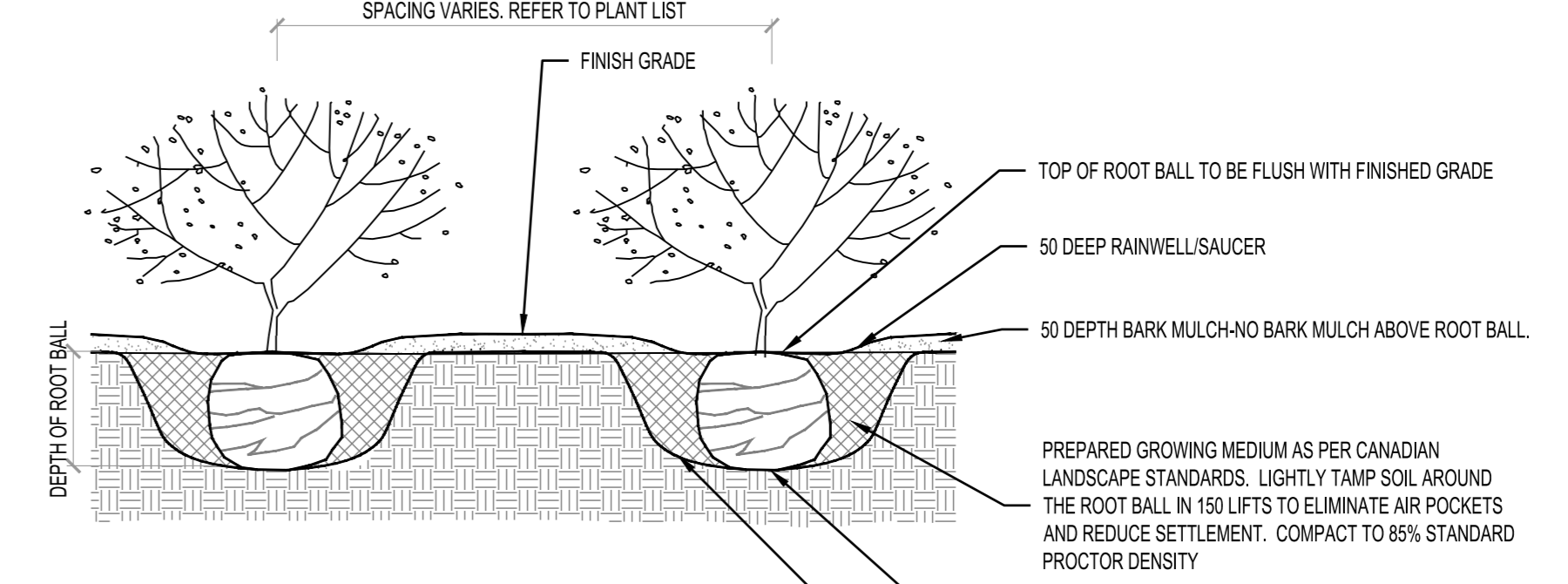
6 PORCELAIN PAVERS ON PATIO  
Scale: NTS



7 AQUA PAVE PERMEABLE PAVERS  
Scale: NTS



8 ECO-PRIORA PERMEABLE PAVERS  
Scale: NTS



NOTES:  
1. PROTECT ROOT BALLS AT ALL TIMES AND GENTLY SEPARATE OVERGROWN ROOTS AND SPREAD OUT PRIOR TO BACKFILLING.  
2. REFER TO CANADIAN LANDSCAPE STANDARDS.  
3. AT TIME OF PLANTING, REMOVE ALL STRING, TWINE, POTS, TAGS, ETC.  
4. MOISTEN SOIL AROUND ROOT BALLS.  
5. MINIMUM GROWING MEDIUM DEPTH OF 500mm.

SHRUB PLANTING  
SCALE: NTS  
9 PORCELAIN PAVERS ON PATIO  
Scale: NTS

No.	DESCRIPTION	DATE	BY
J	ADDED ADDRESS SIGNAGE	JAN 15, 2024	RH
I	ADDED FENCE DETAILS	OCT 30, 2023	RH
H	REVISED FRONT YARD SOFTSCAPE	SEP 13, 2023	RH
G	ADDED ECO-PRIORA PAVES DETAIL	AUGUST 22, 2023	RH
F	REMOVED GRASS PAVE	JULY 27, 2023	RH
E	REVISED GRASS PLANTING	JULY 19, 2023	RH
D	REVISED SITE PLAN	MAY 2, 2023	RH
C	ISSUED FOR BOV	OCT 19, 2022	RH
B	ISSUED FOR BP	JAN 28, 2022	RH
A	ISSUED FOR DP	JAN 21, 2022	RH

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DESIGN CREW SEAL  
surveyed by  
drawn by RH  
designed by RH  
checked by RH

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