

**1845 PALMERSTON AVENUE**

- Lot Area	35%	12065 s.f.	1121.3 s.m.
- Lot Width		106 ft.	32.3 m.
- Permitted Floor Area	35%	4222.75 s.f.	392.4 s.m.

**Main House - 1 Dwelling Unit - 2 Storeys**

- Lower Floor - To be calculated in calculation		131.5 s.f.	12.2 s.m.
- Main Floor		2117 s.f.	196.74 s.m.
- Upper Floor		1179 s.f.	109.6 s.m.
- Total - Main House		3427.5 s.f.	318.54 s.m.

**Coach House - 1 Dwelling Unit - 1 1/2 Stories**

- Lower Floor - Exempt from calculation		0 s.f.	
- Main Floor		506 s.f.	47.03 s.m.
- Upper Floor		240 s.f.	22.36 s.m.
- Total - Coach House		746 s.f.	73.88 s.m.
- Total - Main + Coach House		4222.5 s.f.	392.43 s.m.
- Garage Area - 440 s.f. - Exempt		0 s.f.	

- Site Coverage Permitted .3		3619 s.f.	336.34 s.m.
- Main House		2166 s.f.	201.3 s.m.
- Coach House		506 s.f.	47.03 s.m.
- Garage		440 s.f.	40.9 s.m.
- Total		3112 s.f.	289 s.m.

**Coach House Height Permitted**

- Average Finished Grade		381 ft.	116.1 m.
- Maximum Ridge Elevation Permitted		402 ft.	122.53 m.
- Proposed Ridge Elevation		401.86 ft.	122.49 m.

**Coach House Setbacks**

- North		7 ft.	2.13 m.
- South		74.67 ft.	22.76 m.
- East		11 ft.	3.35 m.
- West		79 ft.	24.08 m.



LOT 4

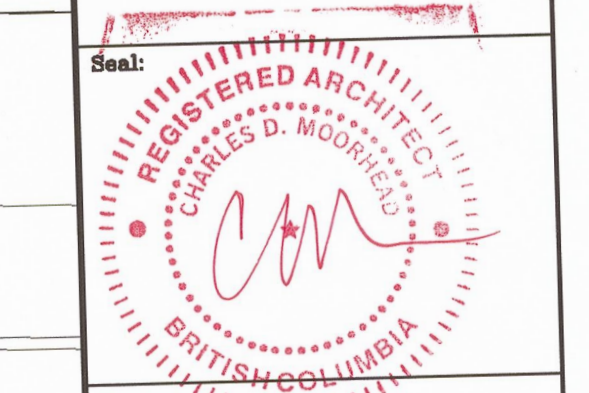
PALMERSTON AVENUE

ST. DENIS ROAD

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**FEB 4, 2020**  
 Planning & Development Services

3 REVISOR UPPER FLOOR AREA DELETE WINDOW FEB. 4/20  
 ZONING CALCS.  
 Δ SPATIAL SEP. DEC. 12/19 REVISIONS

**Architect:**  
**C. Moorhead Architect**  
 1210-207 W. Hastings street,  
 Vancouver, B.C. V6B 1H7  
 Tel.: 604 688 9438  
 Fax.: 604 681 1477



**Project:**  
 PROPOSED  
 1845 PALMERSTON AVE.  
 WEST VANCOUVER  
 B.C. R53

**Drawing Title:**  
 COACH-HOUSE  
 SITE PLAN  
 WITH MAIN-HOUSE  
 &  
 GARAGE

Date	DEC-2019	Job No.	
Scale	1/8"=1'-0"	Sheet	A12a
Drawn	V.F.N.	Checked	C.M.

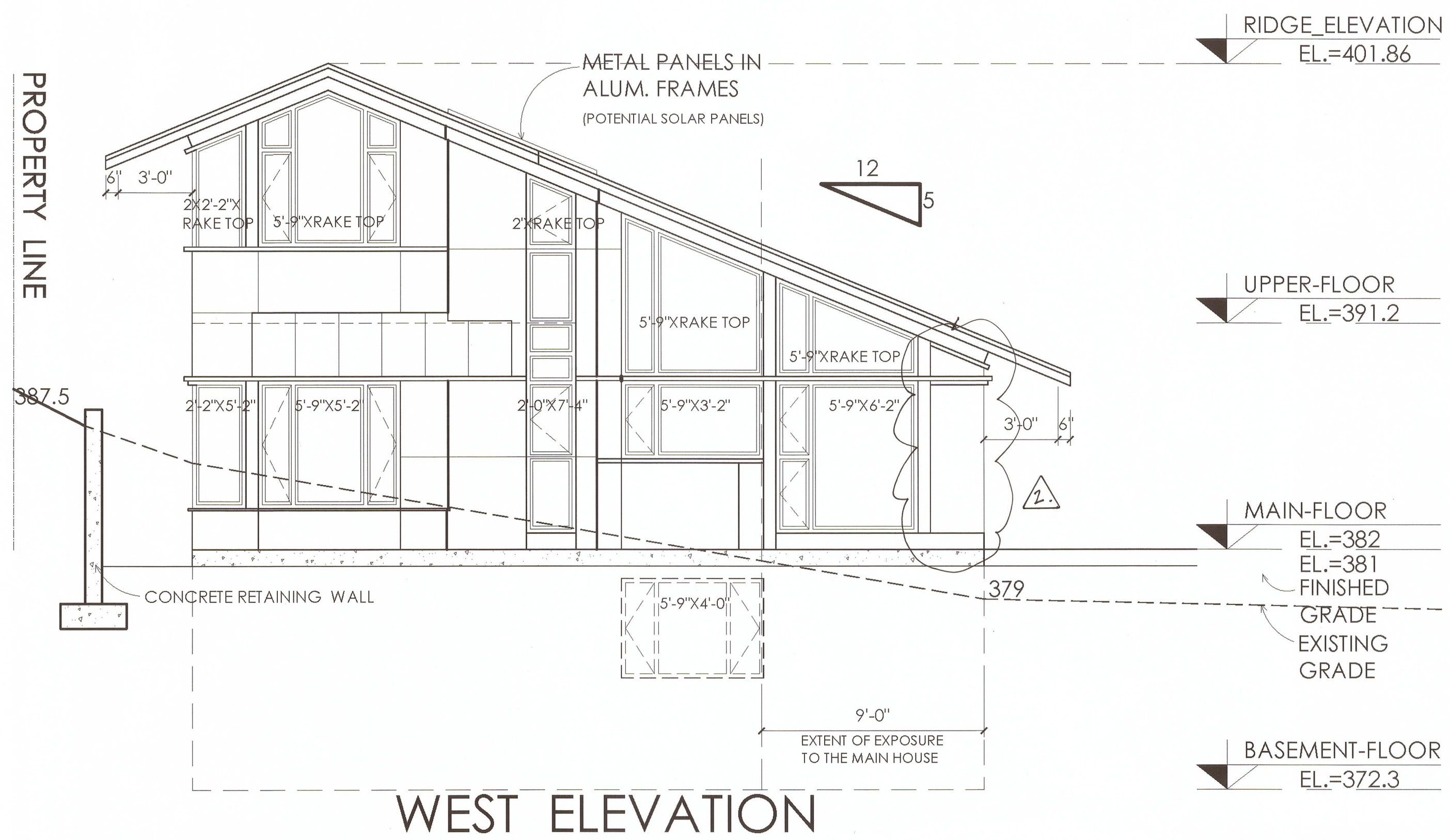






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**WEST ELEVATION**

**SPATIAL SEPARATION**  
 B.C.B.C. TABLE 3.2.3.1.d

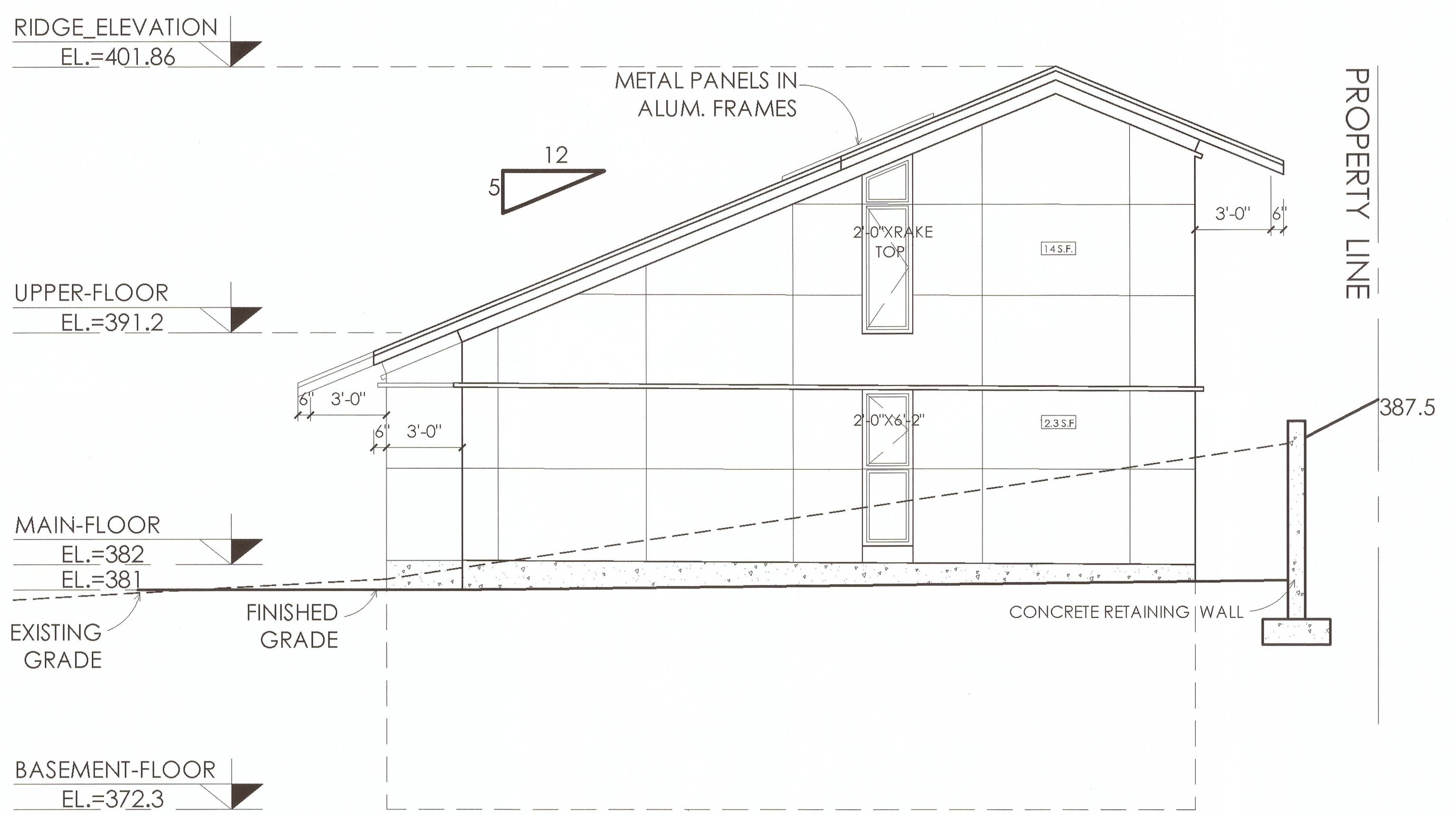
- LIMITING DISTANCE TO WEST PROPERTY LINE 23.7M
- PERMITTED OPENINGS 100%

**SPATIAL SEPARATION  
 MAIN HOUSE TO COACH HOUSE**  
 B.C.B.C. TABLE 9.10.15.4

- LIMITING DISTANCE (DINING)	11'-0"	
- AREA OF BUILDING FACE	96 S.F.	
- PERMITTED OPENINGS	58 S.F.	60.4 %
- PROPOSED OPENINGS	51.3 S.F.	53.4 %

**TYPICAL EXTERIOR FINISHES**

- METAL ROOFING
- ALUMINUM & GLASS SKYLIGHTS
- VINYL WINDOWS & DOORS
- WOOD FRONT DOOR
- WOOD FASCIAS & TRIMS
- METAL GUTTERS & DOWNPIPES
- FIBRE CEMENT SIDING
- EXPOSED CONCRETE RETAINING WALLS



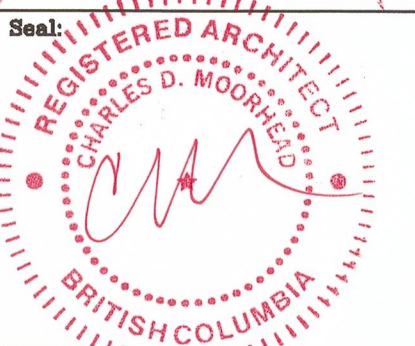
**EAST ELEVATION**

**SPATIAL SEPARATION**

- LIMITING DISTANCE 11'-0"
- AREA OF BUILDING FACE 43.3 Square Meter
- PERMITTED OPENINGS 48%
- PROPOSE OPENINGS 26.3 S.F. = 5.8%

DELETE WINDOW  
 REVISE SPATIAL  
 FEB. 4/20.  
 SPATIAL SEP. DEC. 12/19  
 REVISIONS

**C. Moorhead  
 Architect**  
 1210-207 W. Hastings Street,  
 Vancouver, B.C. V6B 1H7  
 Tel.: 604 688 9438  
 Fax.: 604 681 1477



**Project:**  
 PROPOSED  
 1845 PALMERSTON AVE.  
 WEST VANCOUVER  
 B.C.

**Drawing Title:**  
 COACH HOUSE  
 WEST & EAST  
 ELEVATION

Date	DEC-2019	Job No.	
Scale	1/4"=1'-0"	Sheet	A13
Drawn	V.F.N.	Checked	C.M.



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No.	Description	Date

Architect:  
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Consultant:

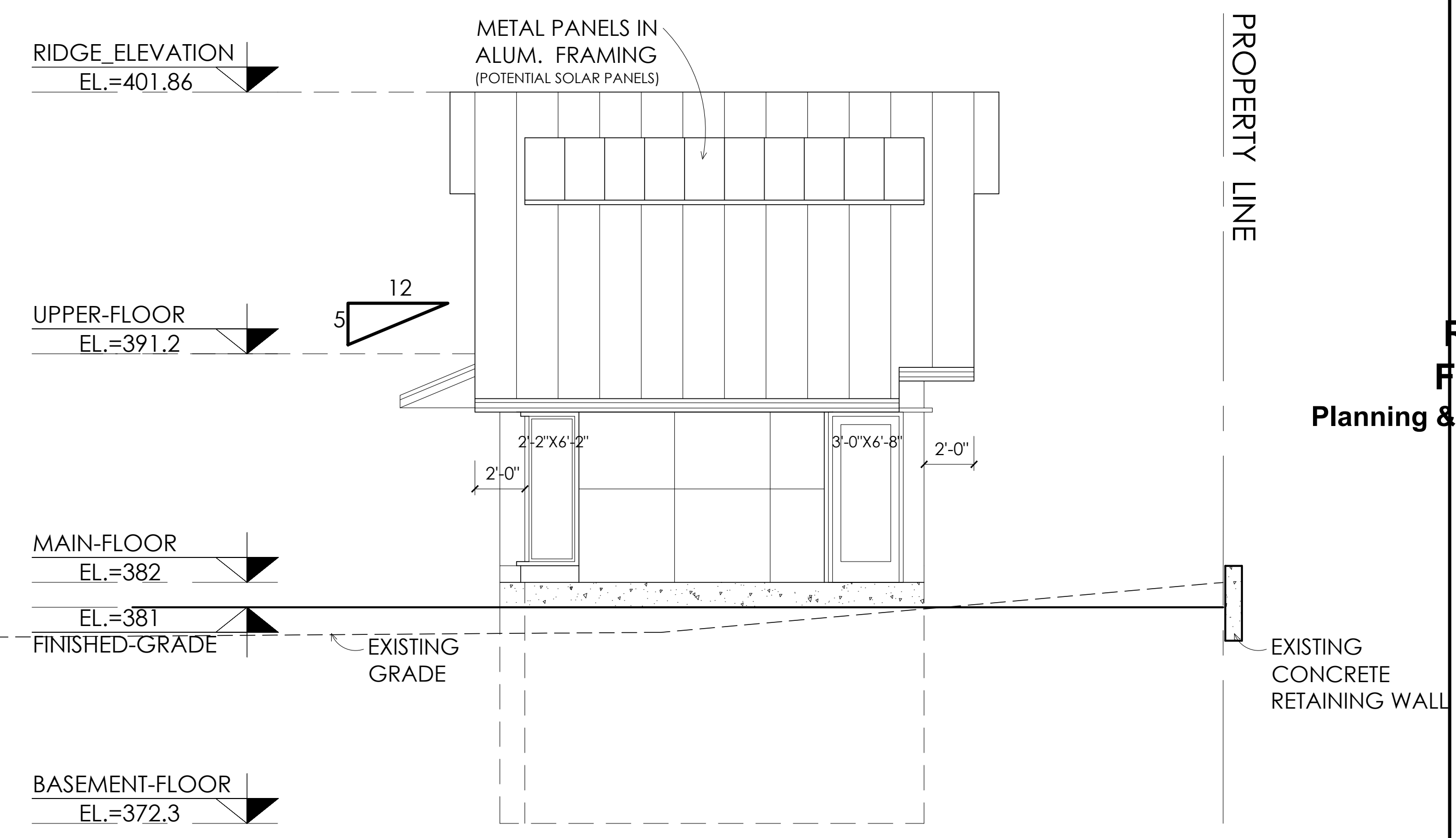
Seal:

Project:  
 PROPOSED  
 1845 PALMERSTON AVE.  
 WEST VANCOUVER  
 B.C.

Drawing Title:  
**COACH HOUSE  
 NORTH & SOUTH  
 ELEVATIONS**

Date	JUNE-2019	Job No.	
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Drawn	V.F.N.		
Checked	C.M.	Rev.	

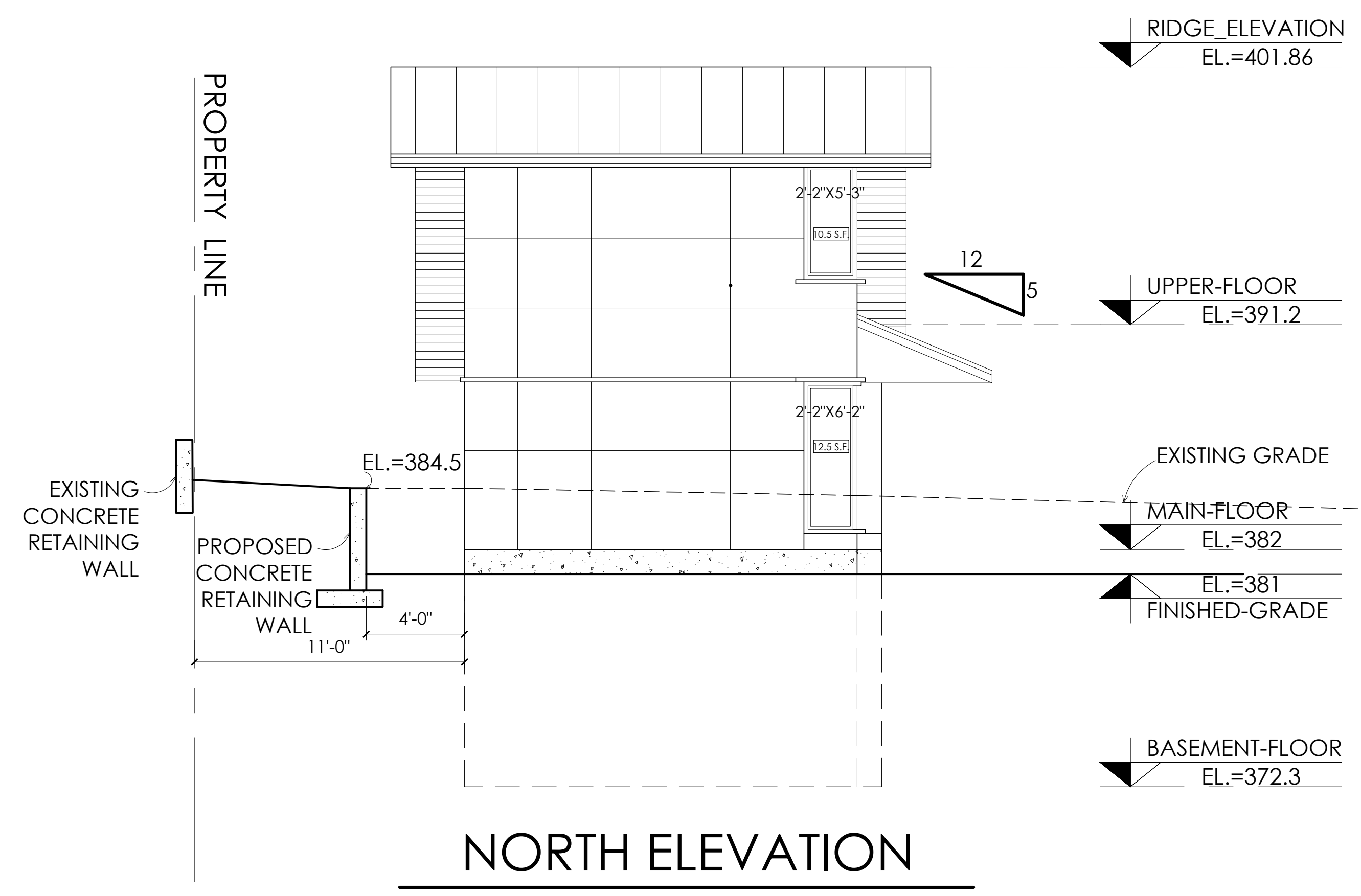
- ### TYPICAL EXTERIOR FINISHES
- METAL ROOFING
  - ALUMINUM & GLASS SKYLIGHTS
  - VINYL WINDOWS & DOORS
  - WOOD FRONT DOOR
  - WOOD FASCIAS & TRIMS
  - METAL GUTTERS & DOWNPIPES
  - FIBRE CEMENT SIDING
  - EXPOSED CONCRETE RETAINING WALLS



**SOUTH ELEVATION**

- ### SPATIAL SEPARATION-SOUTH EL.
- LIMITING DISTANCE 15.5'=4.72 M
  - AREA OF BUILDING FACE 240 S.F. = 22.3 M2
  - PERMITTED OPENNINGS (SPRINKLED) 100%

- ### SPATIAL SEPARATION NORTH EL.
- LIMITING DISTANCE 7'-1" = 2.16 M
  - AREA OF BUILDING FACE 22.3 M2
  - PERMITTED OPENNINGS 28.32 % - 6.3 M2
  - PROPOSED OPENNINGS 9.6 % - 2.14 M2



**NORTH ELEVATION**

PROPERTY LINE

379.4

PROPERTY LINE

PROPERTY LINE

382



# SCHEDULE B



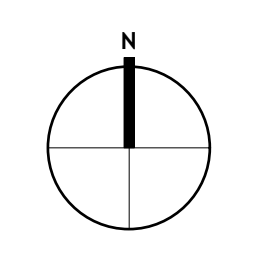
DA ROZA RESIDENCE

1845 PALMERSTON AVE  
WEST VANCOUVER, BC

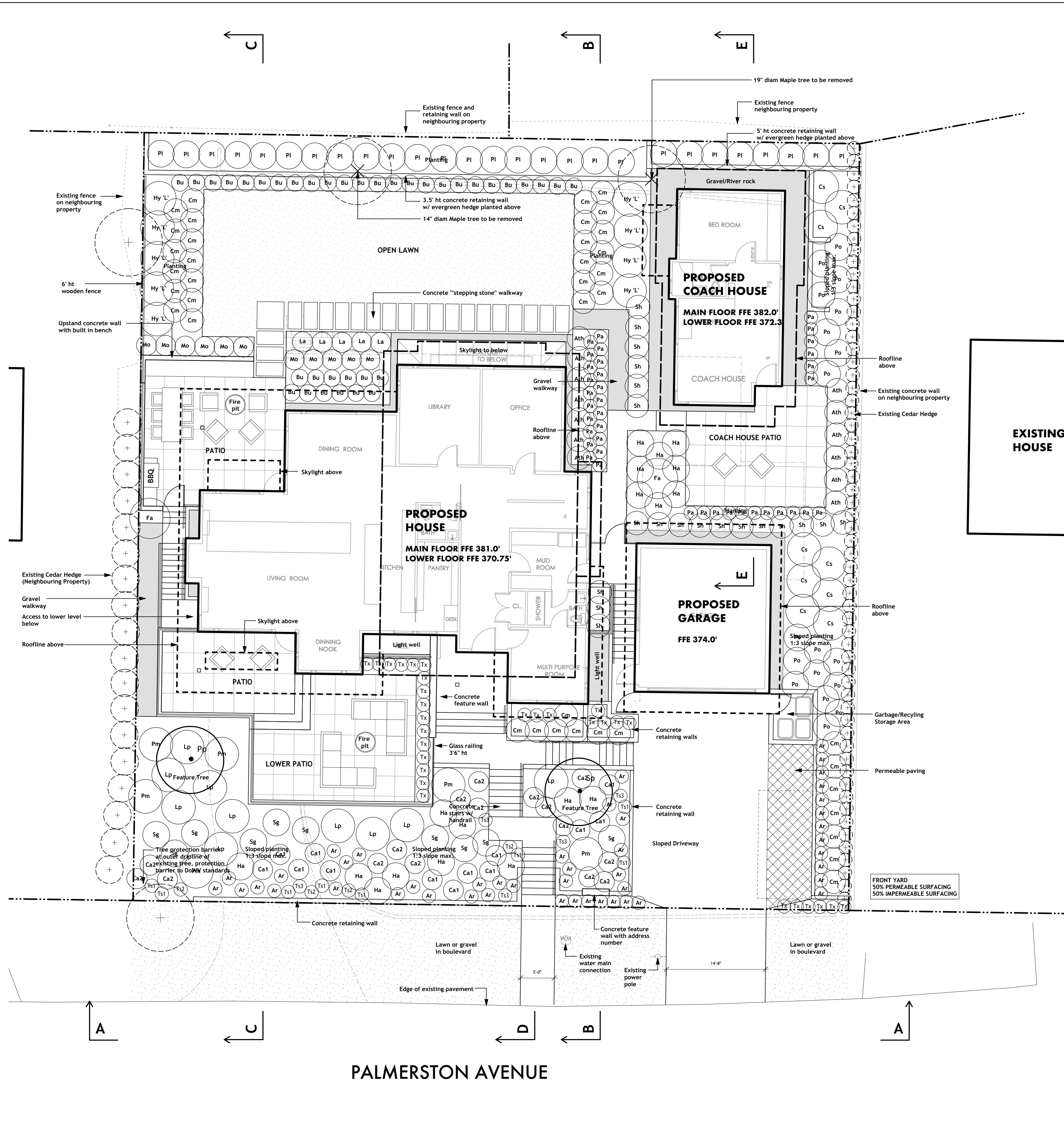
## LANDSCAPE PLANTING PLAN

No.	Date	Description
F	April 21, 2020	△ title block address correction
E	June 19, 2019	Coach House Issued for Develop./Build. Permit
D	June 4, 2019	Main House Re-issued for Building Permit
C	April 7, 2019	Main House Re-issued for Building Permit
B	February 5, 2019	Main House Issued for Building Permit
A	January 16, 2019	Issued for Development Permit

Project No.	18_012
Drawn By	AT
Checked By	
Date	20_04_21
Scale	1/8" = 1'-0"



L-3.0



### PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>			
1	<i>Parrotia persica</i> 'Vanessa'	Persian Ironwood	6cm caliper
1	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm caliper
<b>SHRUBS AND PERENNIALS</b>			
46	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	10cm pot
13	<i>Athyrium niponicum</i> var. <i>pictum</i>	Japanese Painted Fern	#1 pot
37	<i>Buxus macrophylla</i>	Boxwood	#3 pot
13	<i>Calluna vulgaris</i> 'Silver Knight'	Silver Knight Heather	#1 pot
16	<i>Calluna vulgaris</i> 'Firefly'	Firefly Heather	#1 pot
39	<i>Carex morrowii</i> 'Ice Dance'	Japanese Sedge	#2 pot
9	<i>Cornus alba</i> 'Sibirica'	Red Twig Dogwood	#3 pot
2	<i>Fatsia japonica</i>	Japanese Aurelia	#5 pot
18	<i>Hakemochloa macra</i> 'Aureola'	Japanese Forest Grass	#2 pot
9	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	#5 pot
5	<i>Lavandula angustifolia</i> 'Munstead'	Lavender	#2 pot
10	<i>Lonicera pileata</i>	Boxleaf Honeysuckle	#3 pot
11	<i>Molina caerulea</i>	Purple Moor Grass	#2 pot
38	<i>Pachysandra terminalis</i>	Japanese Spurge	10cm pot
6	<i>Pinus mugo</i> var. <i>pumilio</i>	Dwarf Mugo Pine	#3 pot
18	<i>Polystichum munitum</i>	Sword Fern	#2 pot
27	<i>Prunus lusitanica</i>	Portuguese Laurel	#5 pot
20	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Sweet Box	#2 pot
10	<i>Senecio greyi</i>	Daisy Bush	#3 pot
30	<i>Taxus media</i> 'Hicksii'	Yew Hedge	0.9m ht B&B
8	<i>Thymus serpyllum</i> var. 1	Pink Creeping Thyme	10cm pot
4	<i>Thymus serpyllum</i> var. 2	White Creeping Thyme	10cm pot
5	<i>Thymus serpyllum</i> var. 3	Dark Pink Creeping Thyme	10cm pot

### GENERAL PLANTING NOTES:

- 1) ALL PLANTING AND LANDSCAPE INSTALLATION TO CONFORM TO LATEST EDITION OF BCSLA/BCLNA LANDSCAPE STANDARDS
- 2) SIZES ON THE PLANT LIST SHALL BE CONSIDERED MINIMUM SIZES
- 3) ALL PLANT MATERIAL TO BE DISEASE AND PEST FREE, ROOTBALLS TO BE FREE OF PERNICIOUS WEEDS
- 4) ALL PLANT MATERIAL TO BE FULL AND EVEN IN FORM
- 5) CONTRACTOR TO INSTALL MIN. 50MM (2") DEPTH COMPOSTED BARK MULCH ON ALL SHRUB BEDS AFTER PLANTING AND RAKE SMOOTH. MULCH TO BE 9.5MM (3/8") SCREENED COMPOSTED BARK MULCH
- 6) CONTRACTOR TO MAKE GOOD ALL EDGE CONDITIONS
- 7) CONTRACTOR TO REPORT ANY DISCREPANCIES IN PLANT NUMBERS IMMEDIATELY TO LANDSCAPE ARCHITECT