

Gleneagles

6085 & 6093 Marine Drive

Re-Issue 2 for Rezoning, Development Permit
& OCP Amendment

DECEMBER 9, 2025

LEGAL DESCRIPTION:

LOT A (REFERENCE PLAN 2648) OF LOT 16 BLOCK 4 DISTRICT LOT 771
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 6025
Parcel Identifier (PIN): 011-007-591

LOT 16, EXCEPT PART IN REFERENCE PLAN 2648, BLOCK 4
DISTRICT LOT 771 GROUP 1 NWD PLAN 6025
Parcel Identifier (PIN): 011-007-656

CLIENT:

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ENERGY MODELLER:

RDH BUILDING SCIENCE
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CONTACT: TORSTEN ELY - tely@rdh.com



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DP-25-012
Schedule A



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Issue	Issue Date
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Project:
Gleneagles
6085 & 6093 MARINE DRIVE
WEST VANCOUVER
For
LPI MANAGEMENT LTD.

Sheet Title	Drawn By	Checked
COVER SHEET	CISB	LHW
	Project Number	Sheet
	202354	AS NOTED
	Revision	Sheet Number

A0.00

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PROJECT DESCRIPTION

THE PROPOSED SITE IS LOCATED AT 6085-6093 MARINE DRIVE, WITH A TOTAL AREA OF 0.7 ACRE (2,830 SQ.M.), IN THE GLENEAGLES NEIGHBOURHOOD. IT IS CURRENTLY OCCUPIED BY A ONE-STORY UTILITIES AND COMMUNICATIONS BUILDING (TELUS CENTRAL OFFICE 'CO'). ADJACENT USES INCLUDE THE SEAVIEW TRAIL GREENWAY TO THE EAST, A TRAILHEAD PARKING LOT TO THE NORTH, A SINGLE FAMILY HOME TO THE SOUTH, AND SINGLE FAMILY HOMES TO THE WEST (ACROSS MARINE DRIVE). THE SITE IS CURRENTLY ZONED AS SINGLE FAMILY DWELLING ZONE 4 (RS-4), WHICH PERMITS DEVELOPMENT OF A TWO-STORY, SINGLE FAMILY DWELLING WITH MAXIMUM FLOOR AREA OF 438 SQ.M. THE PROPOSAL REQUIRES REZONING OF THE PROPERTY TO A CD ZONE AND AN OFFICIAL COMMUNITY PLAN (OCP) AMENDMENT, TO PLACE THE SITE WITHIN A DEVELOPMENT PERMIT AREA (DPA), TO BE DETERMINED BY THE DISTRICT.

THE PROPOSED MULTI-FAMILY PROJECT HAS 12 TOWNHOUSES EACH WITH 3 STOREYS COMPRISING PARKING, DEN AND STORAGE SPACE ON LEVEL 1, LIVING, DINING AND KITCHEN SPACES ON LEVEL 2, AND BEDROOMS AND BATHROOMS ON LEVEL 3. LEVEL 2 INCLUDES OUTDOOR PATIO SPACES VIEWING THE FORESTED SLOPES OF THE SEAVIEW TRAIL GREENWAY. LEVELS 2 AND 3 WILL FEATURE WEST-FACING OUTDOOR DECK SPACES. BEHIND THE DEN AND ENTRANCE, LEVEL 1 IS LINKED TO THE PARKING GARAGE COMPLETE WITH SECURE STORAGE SPACE FOR TWO BICYCLES PER UNIT. THE TOWNHOUSES ARE SET BACK FROM MARINE DRIVE, BOTH TO MITIGATE ROAD NOISE AND TO TAKE ADVANTAGE OF THE WESTERN SUNLIGHT. THE CURRENT MASSING INDICATES A PROPOSED STAGGER TO THE TOWNHOUSES TO PROVIDE ARTICULATION IN THE FACADE AND ALSO PRIVACY BETWEEN UNITS. THE MARINE DRIVE CORRIDOR IS HOME TO AN ECLECTIC MIX OF ARCHITECTURAL STYLES. THIS PROJECT WILL RESPOND TO THE SURROUNDING WEST-COAST AESTHETIC.

THE DESIGN ALSO TAKE INTO CONSIDERATION TREE RETENTION ON THIS PARTLY WOODED SITE. GIVEN THE PROXIMITY TO THE SPIRIT TRAIL AND THE SITE'S ORIENTATION, THE NORTHERN SIDE IS MORE WOODED AND RELATES TO THE EXISTING TRAIL. WE ARE PROPOSING LARGE LIVABLE FRONT AND BACK GARDENS. THE INTENTION IS TO RETAIN THE TREES TO THE SOUTHERN AND NORTHERN END OF THE SITE, BASED ON ADVICE FROM A PROFESSIONAL ARBORIST.

PROJECT RATIONALE

THE SITE IS LOCATED ALONG THE MARINE DRIVE TRANSIT CORRIDOR WHERE A RANGE OF MISSING MIDDLE HOUSING FORMS, SUCH AS TOWNHOMES, ARE ENVISIONED BY THE OCP, TO A MAXIMUM OF 3 STOREYS, NEAR NEIGHBOURHOOD HUBS.

COMPLIANT WITH OCP:

THIS APPLICATION IS COMPLIANT WITH THE OCP POLICY 2.1.4 TO INCREASE MISSING MIDDLE HOUSING OPTIONS, UP TO 3 STOREYS, IN KEY AREAS ALONG THE MARINE DRIVE CORRIDOR. THE PROPOSAL HAS BEEN DEVELOPED REFERENCING ZONING PARAMETERS FOR RM-2 MULTIPLE DWELLING ZONE 2. WE ARE PROPOSING THREE STOREY FORMS, IN LINE WITH THE VISION UNDER THE OCP TO EXPAND MISSING MIDDLE HOUSING IN THIS AREA.

PROXIMITY TO A NEIGHBOURHOOD HUB:

ALIGNED WITH THE OCP'S DIRECTION FOR WHERE MISSING MIDDLE HOUSING CAN BE LOCATED, OUR PROPOSAL IS A SHORT 5-MINUTE WALK TO NEIGHBOURHOOD AMENITIES AND RECREATIONAL OPTIONS, INCLUDING A COMMUNITY CENTRE AND GOLF COURSE.

WELL CONNECTED:

THE SITE IS CONNECTED TO HORSESHOE BAY, DUNDARAVE VILLAGE, AMBLESIDE AND VANCOUVER VIA BUS TRANSIT AND IS A SHORT DRIVE TO THE WEST VANCOUVER YACHT CLUB AND MARINA, AND HIGHWAYS 99 & 1. THERE IS ALSO THE SPIRIT/SEAVIEW WALKING TRAIL EXTENDING NORTH AND EAST BEHIND THE SITE AND A BIKE ROUTE ALONG MARINE DRIVE.

DESIGNED TO RESPECT SURROUNDING CONTEXT:

DUE TO THE DEEPLY SLOPING TOPOGRAPHY, TOWNHOUSES HAVE BEEN GENEROUSLY SET BACK FROM MARINE DRIVE WITH GENEROUSLY LANDSCAPED FRONT YARDS. THIS WILL HELP TO MITIGATE ROAD NOISE AND RESPECT THE RESIDENTIAL CHARACTER OF THE SURROUNDING NEIGHBOURHOOD.



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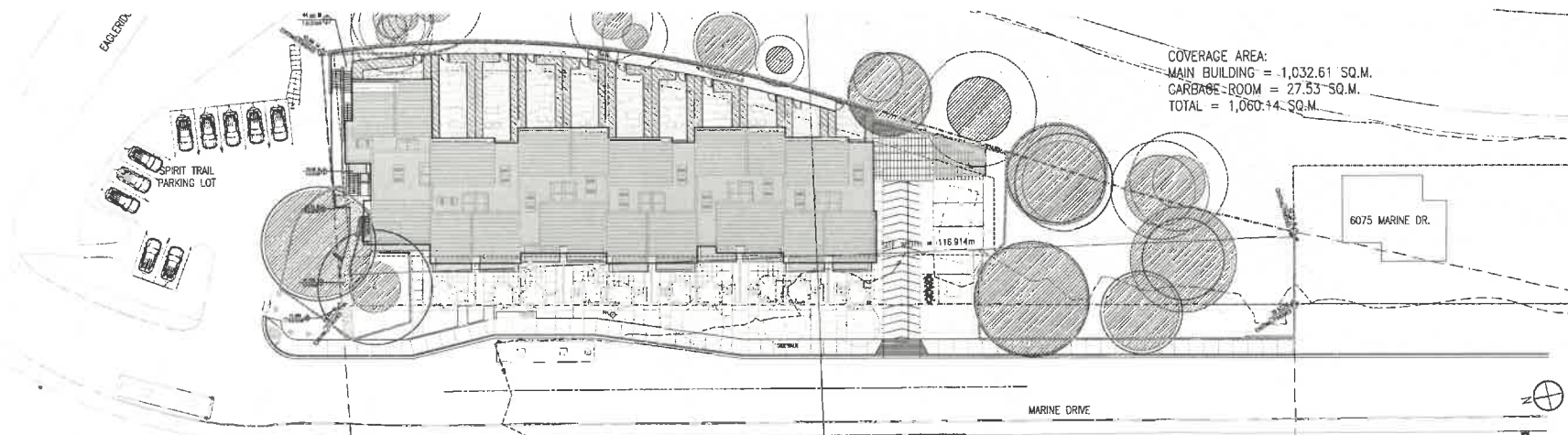
Project
Gleneagles
 8085 & 8083 MARINE DRIVE
 WEST VANCOUVER
 For
 LPI MANAGEMENT LTD.

Sheet
DEVELOPMENT STATEMENT BRIEF

Drawn By LHWCSB	Checked LHW
Project Number 202354	Scale AS NOTED
Revision	Sheet Number

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ZONING BYLAW TABLE - PROJECT STATISTICS

COMPREHENSIVE DEVELOPMENT CD				
SITE DIMENSIONS: 116.666m (LENGTH) X 31.200m (DEPTH AT NORTH); 1.872m (DEPTH AT SOUTH)				
TOTAL SITE AREA = 3,636.3 SQ.M.				
	EXISTING ZONE (IS = SINGLE FAMILY DWELLING ZONE 4)	ZONING BY-LAW REFERENCE	PROPOSED (CD ZONE)	VARIANCE REQUESTED
FAR	0.3 (STEP CODE 4) FOR SITE AREA GREATER THAN 487.3 SQ.M.	SECTION 204.04(1)	0.70 (1,060.14 SQ.M.) (ADJUSTED TO REDUCE 0.08 FLOOR AREA FOR STEP CODE 4 HIGH PERFORMANCE BUILDING PER ZONING BY-LAW 130.29(1)(b))	
FRONT YARD SETBACK	9.1 M	SECTION 204.07	6.00 M	
REAR YARD SETBACK	9.1 M	SECTION 204.08	3.66 M	VARIANCE REQUESTED FOR STEP CODE 4 HIGH PERFORMANCE BUILDING PER ZONING BY-LAW 130.29(1)(b))
SIDE YARD SETBACK	LINE OF SIDE YARD FROM MIN TO 3 M MAX FOR 2 STOREY DWELLING	SECTION 204.09(1)(B)	1.32 M (NORTH) 36.30 M (SOUTH)	
COMBINED SIDE YARD	20% OF SIDE YARD 14.57 M MIN TO 18.2 M MAX	SECTION 204.09(2)(B)	N/A	
SIDE YARD FROM A STREET	LINE OF A STREET	SECTION 204.09(3)	N/A	
SITE COVERAGE	30% FOR SITE AREA GREATER THAN 487.3 SQ.M.	SECTION 204.05(1)	34.40% (1,253.33 SQ.M.) (ADJUSTED TO REDUCE 0.08 FLOOR COVERAGE FOR STEP CODE 4 HIGH PERFORMANCE BUILDING PER ZONING BY-LAW 130.29(1)(b))	
SITE WIDTH	173 M MINIMUM (SECTION 204.14 FOR A PARKING LOT)	SECTION 204.04	116.67 M (PER ZONING BY-LAW 130.29(1)(b))	
BUILDING WIDTH	N/A		44.475 M	
HEIGHT	7.62 M	SECTION 204.10	11.88 M (ADJUSTED TO REDUCE BY 0.3 M FOR STEP CODE 4 HIGH PERFORMANCE BUILDING PER ZONING BY-LAW 130.29(1)(b))	
NUMBER OF STOREYS	2 STOREYS PLUS BASEMENT	SECTION 204.11	3 STOREYS	
HIGHEST BUILDING FACT RATIO	6.7 M	SECTION 204.12	11.88 M (ADJUSTED TO REDUCE BY 0.3 M FOR STEP CODE 4 HIGH PERFORMANCE BUILDING PER ZONING BY-LAW 130.29(1)(b))	
PARKING	1 SPACE PER DWELLING	SECTION 141.01(2)(a)	3 SPACES PER DWELLING	
ACCESSIBLE PARKING	3 SPACES PER 100+ REQUIRED PARKING SPACES	SECTION 142.01(1)	1 SPACE	
VISITOR PARKING	N/A		4 SPACES	
TOTAL PARKING SPACE			38 SPACES (INCLUDING 1 ACCESSIBLE SPACE)	
SECURED BICYCLE PARKING	1.5 SPACES PER DWELLING	SECTION 143.01(2)(b)	24 SPACES (2 PER DWELLING UNIT)	
SHARED BICYCLE PARKING	0.2 SPACES PER DWELLING	SECTION 143.02(2)(b)	0.25 SPACES PER DWELLING (3 SPACES)	
NUMBER OF DWELLING UNITS			13 UNITS	

FAR CALCULATIONS

	AREA (SQ.M.)	FAR
LEVEL F1	312.81	
LEVEL 1	924.59	
LEVEL 2	924.59	
TOTAL PROJECT FLOOR AREA (SQ.M.)	2,162.00	0.74

UNIT STATISTICS

TOWN/HOM TYPE	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	TOTAL
	BE	A2	B	A	B2	A3	B	A	B2	A2	D	C	
AREA (SQ.M.)	23.78	38.43	33.08	22.06	27.4	28.43	22.71	23.66	27.4	28.43	29.88	22.31	312.81
LEVEL 2	80.38	74.43	74.61	75.77	74.48	74.43	75.77	75.77	74.66	75.77	74.46	75.31	924.59
LEVEL 3	80.41	74.74	74.77	74.76	74.82	74.74	74.76	74.76	74.82	74.76	73.12	73.31	924.59
TOTAL	163.57	182.02	174.46	174.44	180.9	182.02	174.46	174.44	180.9	182.02	186.46	178.13	2,162.00

NUMBER OF BEDROOMS	3	2	2	3	3	3	3	3	3	3	3	3	
PARKING SPACES	2	2	2	2	2	2	2	2	2	2	2	2	
BIKE PARKING SPACES	2	2	2	2	2	2	2	2	2	2	2	2	

TOWN/HOM TYPE	TH A	TH B	TH C	TH D	TOTAL
TOTAL COUNT	8	8	1	1	12

CIRCULATION AND PARKING

ALL PARKING IS UNDERGROUND WITH THE EXCEPTION OF 4 VISITOR PARKING STALLS. PARKADE ENTRANCE IS NOT VISIBLE FROM THE STREET. BICYCLE PARKING PROVIDED FOR RESIDENTS AND VISITORS.

SUSTAINABILITY

IN KEEPING WITH THE OCP, THE PROJECT AIMS TO ACHIEVE A HIGHER DEGREE OF SUSTAINABILITY THROUGH ADDING GENTLE DENSITY TO A PREDOMINANTLY SINGLE FAMILY AREA. PROJECT AIMS TO MAINTAIN A WINDOW WALL RATIO. PROJECT WILL GO BEYOND CODE MINIMUM TO ACHIEVE BCBC STEP CODE 4 + EPT 3.

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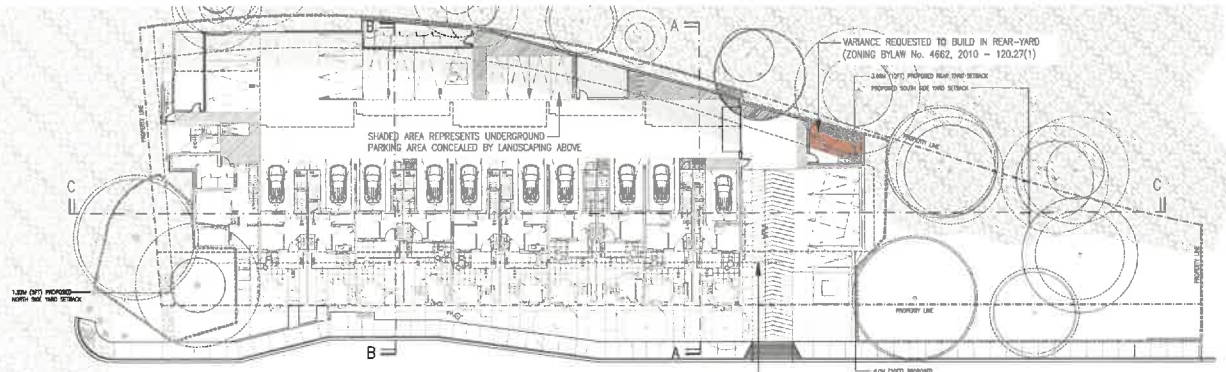
Revision No.	Description	Date

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ISSUED FOR OCP / REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
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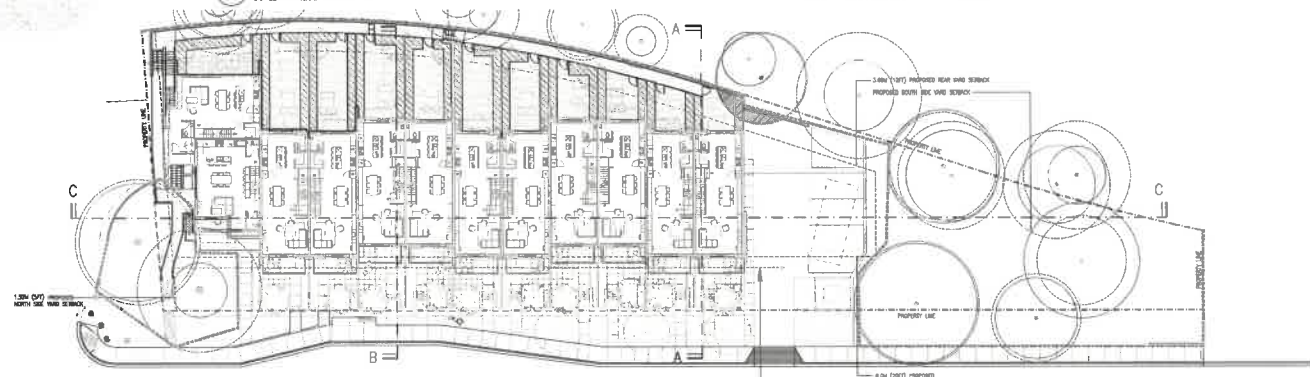


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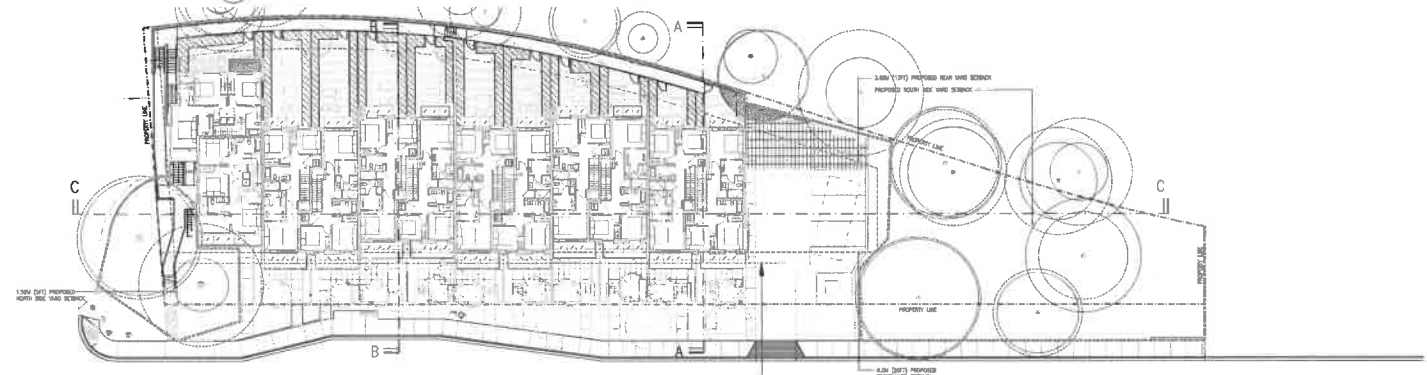
Sheet Title	PROJECT STATISTICS
Drawn By	Checked
LHW	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number



1 LEVEL 1 SETBACK DIAGRAM
SCALE = 1:250



2 LEVEL 2 SETBACK DIAGRAM
SCALE = 1:250



3 LEVEL 3 SETBACK DIAGRAM
SCALE = 1:250

VARIANCE REQUESTED



MERRICK ARCHITECTURE

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Consultant



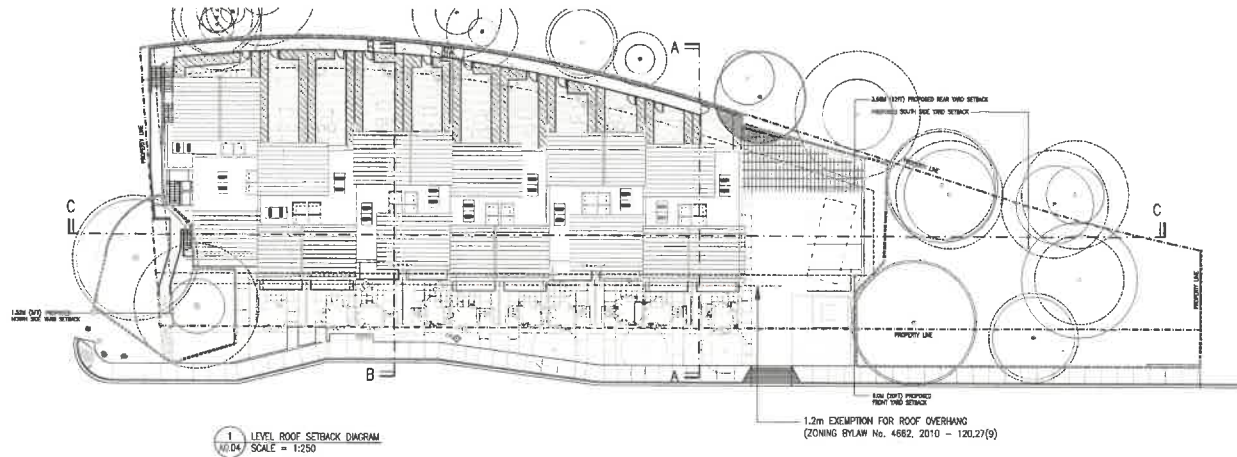
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Sheet
SETBACK DIAGRAM - FLOOR PLANS

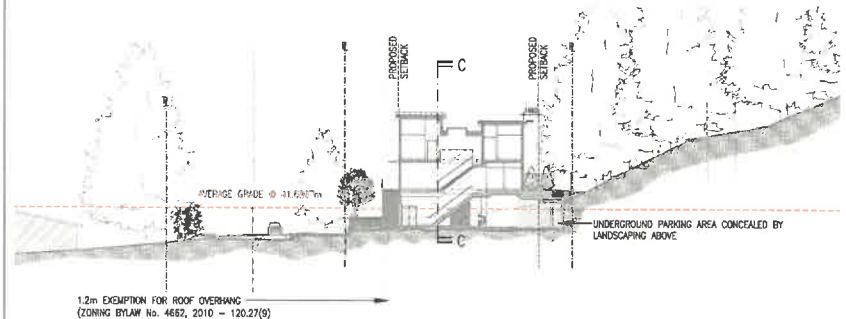
Drawn By lw	Checked LHW
Project Number 202354	Scale AS NOTED
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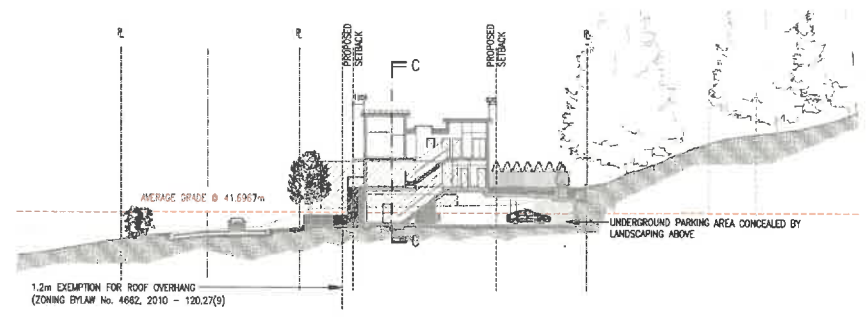
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1 LEVEL ROOF SETBACK DIAGRAM
SCALE = 1:250



2 CROSS SECTION A SETBACK DIAGRAM
SCALE = 1:250



3 CROSS SECTION B SETBACK DIAGRAM
SCALE = 1:250



4 LONGITUDINAL SECTION C SETBACK DIAGRAM
SCALE = 1:250

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Sheet Title
SETBACK DIAGRAM - LEVEL ROOF & SECTIONS

Drawn By: **lw** Checked: **LHW**
Project Number: **202354** Scale: **AS NOTED**
Revision: Sheet Number:

A0.04

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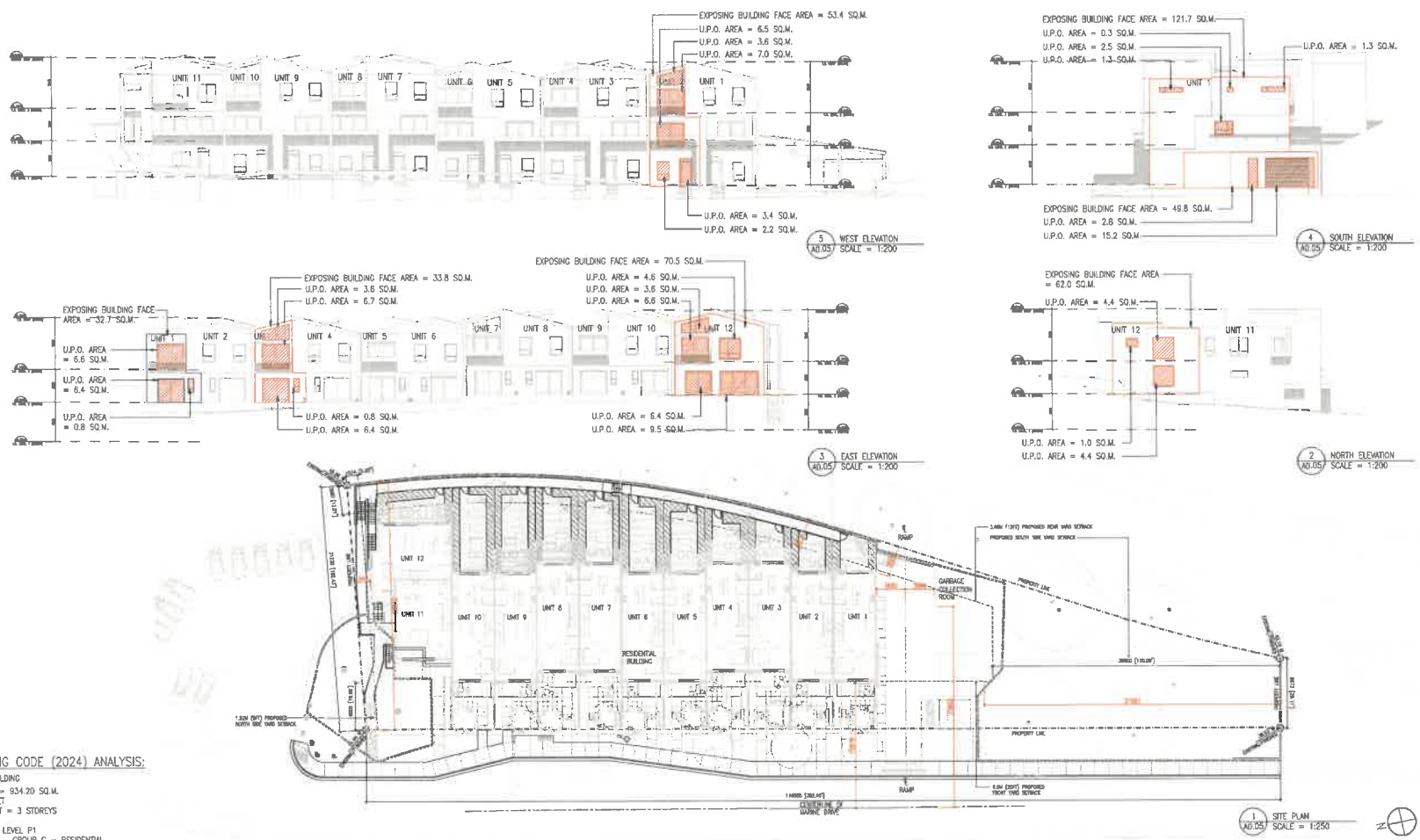


Project
Gleneagles
 8085 & 8093 MARINE DRIVE
 WEST VANCOUVER
 LPI MANAGEMENT LTD.

Sheet Title
 BC BUILDING CODE
 PROVISION & SPATIAL
 SEPARATION CALCULATION
 For
Checked
 LHW
Project Number
 202354
Scale
 AS NOTED
Revision

Sheet Number

A0.05



BC BUILDING CODE (2024) ANALYSIS:

RESIDENTIAL BUILDING
 BUILDING AREA = 934.20 SQ.M.
 FACING 4 STREET
 BUILDING HEIGHT = 3 STOREYS
 SPRINKLERED
 FIRST FLOOR = LEVEL P1
 OCCUPANCY = GROUP C - RESIDENTIAL
 GROUP F3 - STORAGE GARAGE

CONSTRUCTION CLASSIFICATIONS:
 GROUP C (RESIDENTIAL) - 3.2.2.55
 - COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION
 - FLOOR AND MEZZANINES SHALL HAVE FIRE RESISTANCE RATING NOT LESS THAN 45 MIN.
 - STRUCTURE TO HAVE FIRE-RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR SUPPORTED ASSEMBLY
 - FLOOR ASSEMBLY'S FIRE RATING IS WAVED AS THERE IS NO DWELLING UNIT ABOVE ANOTHER DWELLING UNIT

GROUP F3 (STORAGE GARAGE) - 3.2.2.86
 - COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION
 - FLOOR AND MEZZANINES SHALL HAVE FIRE RESISTANCE RATING NOT LESS THAN 45 MIN.
 - STRUCTURE TO BE NON COMBUSTIBLE CONSTRUCTION OR HAVE FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN.

ESTIMATION FOR SPATIAL SEPARATION - MAIN BUILDING:

LEVEL	UNIT	DIRECTION	OCCUPANCY	HEIGHT (m)	WIDTH (m)	AREA (sq.m.)	LIMITING DISTANCE (m)	LIMITING DISTANCE MEASUREMENT TO	SPRINKLERS	UNPROTECTED OPENING PERMITTED (%) ESTIMATED FROM B.C.B.C. (2024) TABLE 3.2.3.1-D	UNPROTECTED OPENING (U.P.O.) PROPOSED (%)	COMBUSTIBILITY OF WALL CONSTRUCTION FROM B.C.B.C. (2024) TABLE 3.2.3.7	COMBUSTIBILITY OF CLADDING FROM B.C.B.C. (2024) TABLE 3.2.3.7	REQUIRED FIRE RESISTANCE RATING FROM B.C.B.C. (2024) TABLE 3.2.3.7
1 - 2	UNIT 12	NORTH	RESIDENTIAL (C)	7.26	8.80	62.03	1.943	PROPERTY LINE	YES	19.37	15.81	COMBUSTIBLE OR NONCOMBUSTIBLE	NONCOMBUSTIBLE	1 HOUR
				7.40	9.08	70.47	5.306			71.99	43.55	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE	45 MINUTES
	6.97	5.54		32.71	3.805	68.39	42.20			COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE	45 MINUTES		
	7.40	5.16		33.80	5.811	99.71	51.78			COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE	45 MINUTES		
P1	-	SOUTH	PARKING (F3)	3.65	13.65	49.80	3.560	CENTER OF RAMP	-	49.03	36.14	COMBUSTIBLE OR NONCOMBUSTIBLE	NONCOMBUSTIBLE	45 MINUTES
P1 - 2	UNIT 1	SOUTH	RESIDENTIAL (C)	11.17	14.29	121.66	51.061	PROPERTY LINE	-	>100	4.44 (<100)	N/A	N/A	N/A
P1 - 2	UNIT 2	WEST	RESIDENTIAL (C)	12.36	5.10	53.40	15.879	CENTER OF ROAD	-	>100	42.51 (<100)	N/A	N/A	N/A

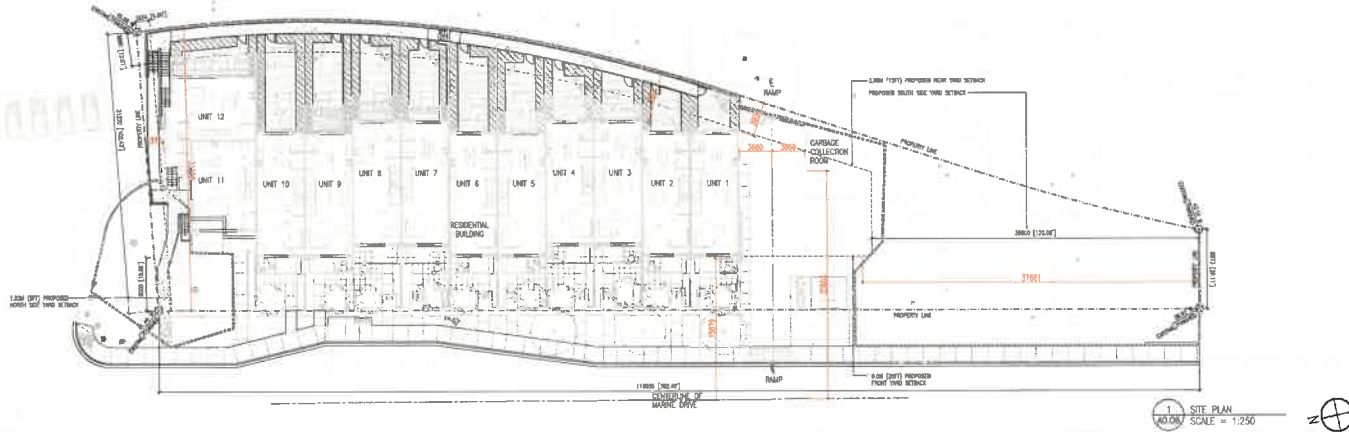
NOTE:
 * FIRE COMPARTMENT FOR EAST AND WEST ELEVATIONS ARE NOT RECTANGULAR. AREAS ARE CALCULATED FROM ELEVATIONS
 * SOUTH ELEVATION IS NOT RECTANGULAR. AREA IS ESTIMATED FROM ELEVATION

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3 NORTH ELEVATION - GARBAGE COLLECTION ROOM
SCALE = 1:200

2 WEST ELEVATION - GARBAGE COLLECTION ROOM
SCALE = 1:200



1 SITE PLAN
SCALE = 1:250

GARBAGE COLLECTION BUILDING
BUILDING AREA = 23.16 SQ.M.
FACING 1 STREET
BUILDING HEIGHT = 1 STOREY
SPRINKLERED
FIRST FLOOR = LEVEL P1
OCCUPANCY = GROUP F2 - GARBAGE COLLECTION

CONSTRUCTION CLASSIFICATIONS:
GROUP F2:
- 3.2.2.B1
- COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION
- FLOOR SHALL HAVE FIRE RESISTANCE RATING NOT LESS THAN 45 MIN. FOR COMBUSTIBLE CONSTRUCTION
- STRUCTURE TO HAVE FIRE-RESISTANCE RATING NOT LESS THAN 45 MIN. OR BE OF NONCOMBUSTIBLE CONSTRUCTION

ESTIMATION FOR SPATIAL SEPARATION - GARBAGE ROOM:

LEVEL	DIRECTION	OCCUPANCY	HEIGHT (m)	WIDTH (m)	AREA (sq.m.)	LIMITING DISTANCE (m)	LIMITING DISTANCE MEASUREMENT TO	SPRINKLERS	UNPROTECTED OPENING PERMITTED (%) (ESTIMATED FROM B.C.B.C. (2024) TABLE 3.2.3.1-E)	UNPROTECTED OPENING (L.P.O.) PROPOSED (%)	COMBUSTIBILITY OF WALL CONSTRUCTION FROM B.C.B.C. (2024) TABLE 3.2.3.7	COMBUSTIBILITY OF CLADDING FROM B.C.B.C. (2024) TABLE 3.2.3.7	REQUIRED FIRE RESISTANCE RATING FROM B.C.B.C. (2024) TABLE 3.2.3.7
P1	NORTH	GARBAGE COLLECTION ROOM (ASSUMED F2)	2.773	4.973	13.80	3.660	CENTER OF RAMP	YES	74.75	18.12	COMBUSTIBLE OR NONCOMBUSTIBLE	COMBUSTIBLE OR NONCOMBUSTIBLE	1 HOUR
	EAST		0	CONNECTED TO RETAINING WALL AND UNDERGROUND	0	PROPERTY LINE	0	N/A	N/A	N/A			
	SOUTH		37.661	N/A	37.661	PROPERTY LINE	>100	0	N/A	N/A			
	WEST		2.773	6.025	16.90	26.803	CENTER OF ROAD	>100	0	N/A	N/A	N/A	

Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP1 REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP1 REZONING / OCP AMENDMENT	2025-07-31
RESUBMITTED FOR DP1 REZONING / OCP AMENDMENT	2025-12-09

Consultant



Project

Gleneagles
8085 & 8093 MARINE DRIVE
WEST VANCOUVER
For
LPI MANAGEMENT LTD.

Sheet Title: **BC BUILDING CODE PROVISION & SPATIAL SEPARATION CALCULATION**
Drawn By: **LHN**
Checked: **LHN**
Project Number: **202354**
Scale: **AS NOTED**
Revision:
Sheet Number:

A0.06

GLENEAGLES
 6085 & 6093 MARINE DRIVE
 WEST VANCOUVER
 12 TOWNHOMES DEVELOPMENT

LEVEL	A TOTAL FLOORPLATE AREA (SQ.M.) (B+C)	B RESIDENTIAL (SQ.M.)	C EXEMPTED				D EXEMPTED FRONT YARD/BACK YARD (SQ.M.)	E FAR AREA (SQ.M.) (B)
			BALCONY (SQ.M.)	STORAGE/BIKE STORAGE (SQ.M.)	SERVICES (SQ.M.)	PARKING (SQ.M.)		
			PARKING P1	1,449.83	312.51			
LEVEL 1	1,022.86	925.39	97.47				661.41	925.39
LEVEL 2	952.12	924.59	77.53					924.59
TOTAL	3,424.81	2,162.49	175.00	66.07	87.76	988.83	1,072.53	2,162.49



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Revision
 No. Description Date

Issue	Issue Date
ISSUED FOR DP / REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09
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Project
Gleneagles
 6085 & 6093 MARINE DRIVE
 WEST VANCOUVER
 For
 LPI MANAGEMENT LTD.

Sheet
 Title
**FAR AREA OVERLAY
 SUMMARY**

Drawn By: LHW
 Checked: LHW
 Project Number: 202354
 Scale: AS NOTED
 Revision: ---
 Sheet Number: ---

A0.10

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1 LOCATION AND CONTEXT PLAN
A1.01 SCALE = 1:1000

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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP/ REZONING / OCP AMENDMENT	2025-01-26
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09
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Consultant



Project
Gleneagles
8085 & 8093 MARINE DRIVE
WEST VANCOUVER
For
LPI MANAGEMENT LTD.

Sheet Title
LOCATION AND CONTEXT PLAN

Drawn By	Checked
CSB	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number
---	---

A1.01

Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP / REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP / REZONING / OCP AMENDMENT	2025-12-08

Consultant



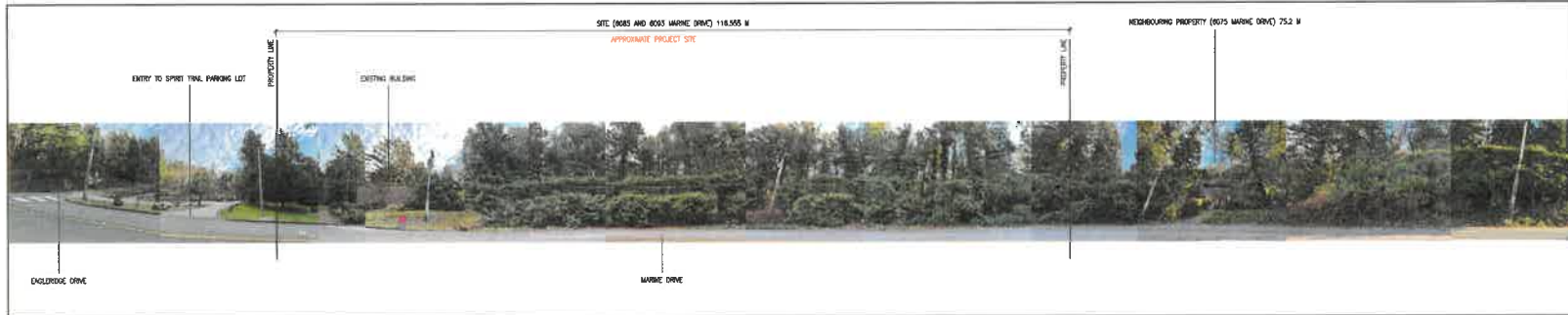
Project

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WEST VANCOUVER
For
LPI MANAGEMENT LTD.

Sheet Title
SITE PHOTOS

Drawn By	CSB	Checked	LHW
Project Number	202354	Scale	AS NOTED
Revision		Sheet Number	

A1.02



STREETSCAPE FROM MARINE DRIVE



1 VIEW FROM EAGLEBRIDGE DRIVE TOWARDS MARINE DRIVE



2 BUS STOP ACROSS MARINE DRIVE FROM SITE



3 VIEW FROM CAR PARK



4 VIEW TOWARDS THE EXISTING BUILDING ON SITE



5 VIEW FROM SCAVIEW WALK/SPIRIT TRAIL ENTRYWAY



6 VIEW FROM TRAIL TOWARDS EXISTING BUILDING ON SITE



7 VIEW FROM TRAIL TOWARDS SITE AND 8075



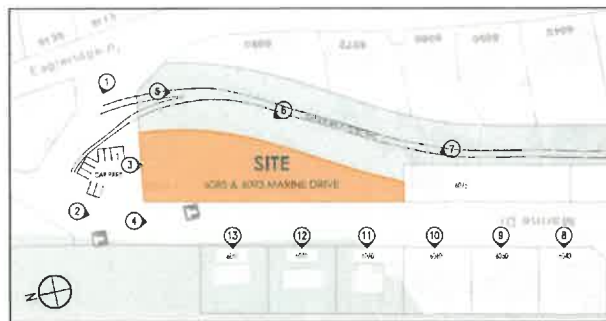
8 8040 MARINE DRIVE



9 6050 MARINE DRIVE



10 6050 MARINE DRIVE



11 6070 MARINE DRIVE

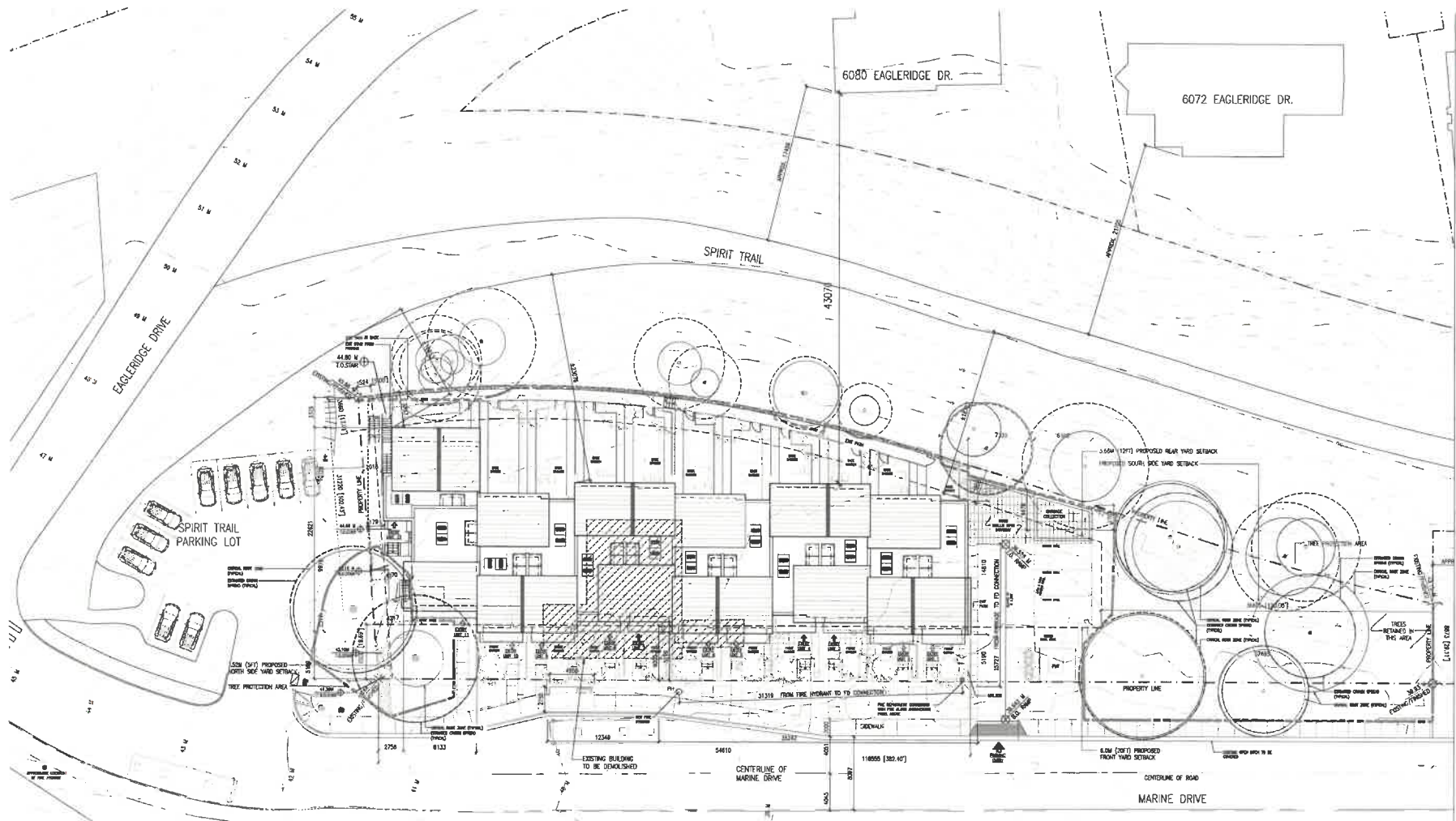


12 6080 MARINE DRIVE



13 6090 MARINE DRIVE

1 KEY PLAN
SCALE = NTS



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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP1 ZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP1 ZONING / OCP AMENDMENT	2028-07-31
REISSUE 2 FOR DP1 ZONING / OCP AMENDMENT	2025-12-09

Consultant



Project

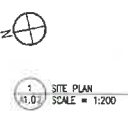
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Sheet

Title

SITE PLAN

Drawn By	Checked
CSB/aw	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number



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A1.03

Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP / REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
REVISED FOR DP / REZONING / OCP AMENDMENT	2025-12-09

Consultant



Project

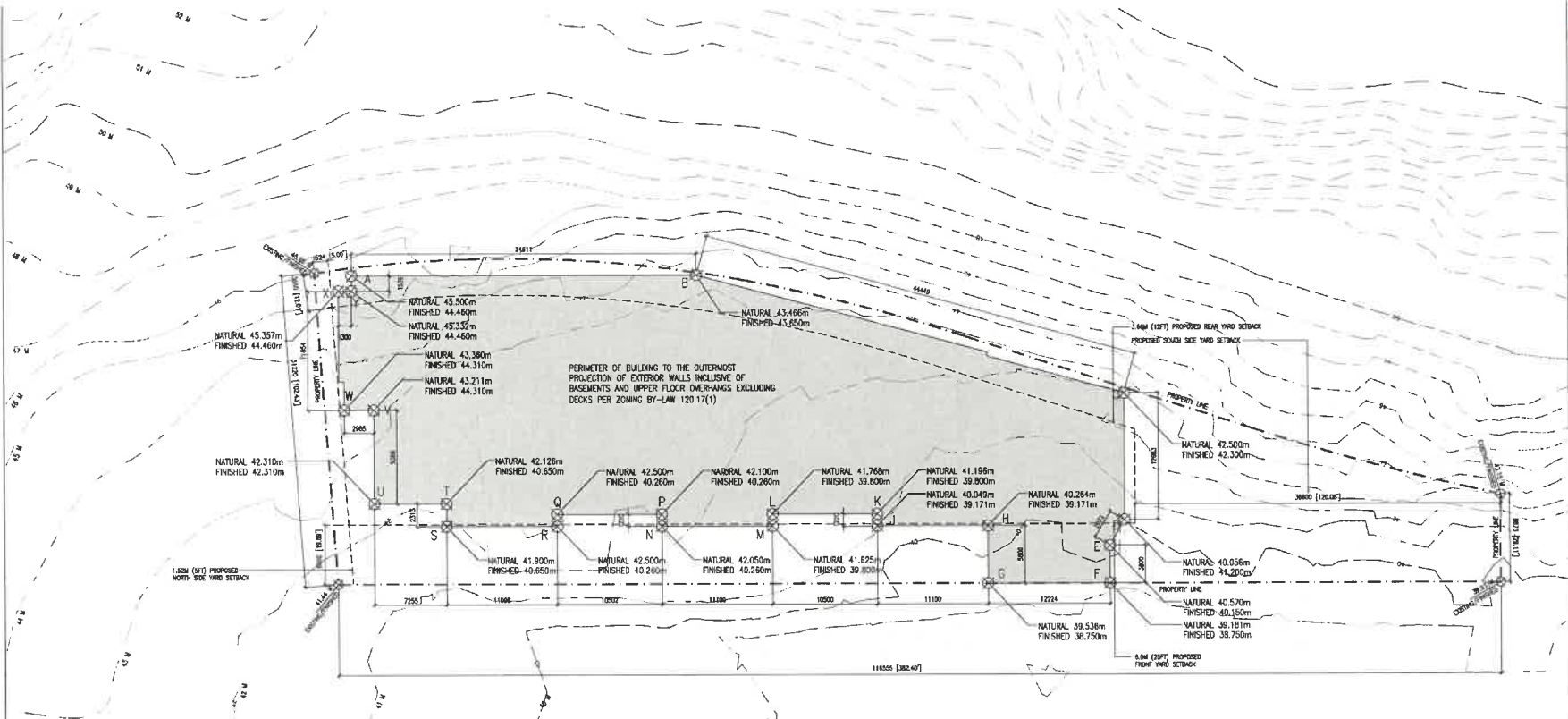
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Sheet

**AVERAGE GRADE
CALCULATIONS**

Drawn By	Checked
lhw	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

A1.04



AVERAGE GRADE CALCULATION
SCALE = 1:200

AVERAGE GRADE CALCULATION:

POINTS	AVERAGE GRADE	LENGTH	RATED GRADE
A & B:	$(44.460+43.466)/2$	34.611m	= 1,521.8034
B & C:	$(43.466+42.300)/2$	42.833m	= 1,901.3983
C & D:	$(42.300+40.058)/2$	13.097m	= 538.3083
D & E:	$(40.058+40.150)/2$	2.973m	= 119.2283
E & F:	$(40.150+38.750)/2$	3.800m	= 148.8100
F & G:	$(38.750+38.750)/2$	12.224m	= 473.8800
G & H:	$(38.750+39.171)/2$	5.800m	= 225.9709
H & J:	$(39.171+39.171)/2$	11.100m	= 434.7981
J & K:	$(39.171+39.800)/2$	1.220m	= 48.1723
K & L:	$(39.800+39.800)/2$	10.500m	= 417.8000
L & M:	$(39.800+39.800)/2$	1.220m	= 48.5580
M & N:	$(39.800+40.260)/2$	11.100m	= 444.3330
N & P:	$(40.260+40.260)/2$	1.220m	= 49.1172
P & Q:	$(40.260+40.260)/2$	10.500m	= 422.8105
Q & R:	$(40.260+40.260)/2$	1.220m	= 49.1172
R & S:	$(40.260+40.850)/2$	11.098m	= 448.9696
S & T:	$(40.850+40.850)/2$	2.318m	= 84.0235
T & U:	$(40.850+42.310)/2$	7.255m	= 300.0374
U & V:	$(42.310+43.211)/2$	9.366m	= 400.4948
V & W:	$(43.211+43.360)/2$	2.985m	= 128.3415
W & X:	$(43.360+44.460)/2$	11.854m	= 520.5291
X & Y:	$(44.460+44.460)/2$	1.300m	= 57.7860
Y & A:	$(44.460+44.460)/2$	1.535m	= 68.4239
TOTAL:		212.616m	8,865.3903
AVERAGE GRADE =	8.865.3903/212.616m =		41.6997m

NOTES:

- AVERAGE GRADES CALCULATION ACCORDING TO ZONING BYLAW 120.17
- CALCULATION FROM LOWER OF NATURAL GRADE OR FINISHED GRADE
- EXISTING (NATURAL) GRADES ARE ESTIMATED FROM CONTOUR
- FINISHED GRADES ARE ESTIMATED FROM PROPOSED DESIGN

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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP/REZONING/ OCP AMENDMENT	2025-01-28
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RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09

Consultant



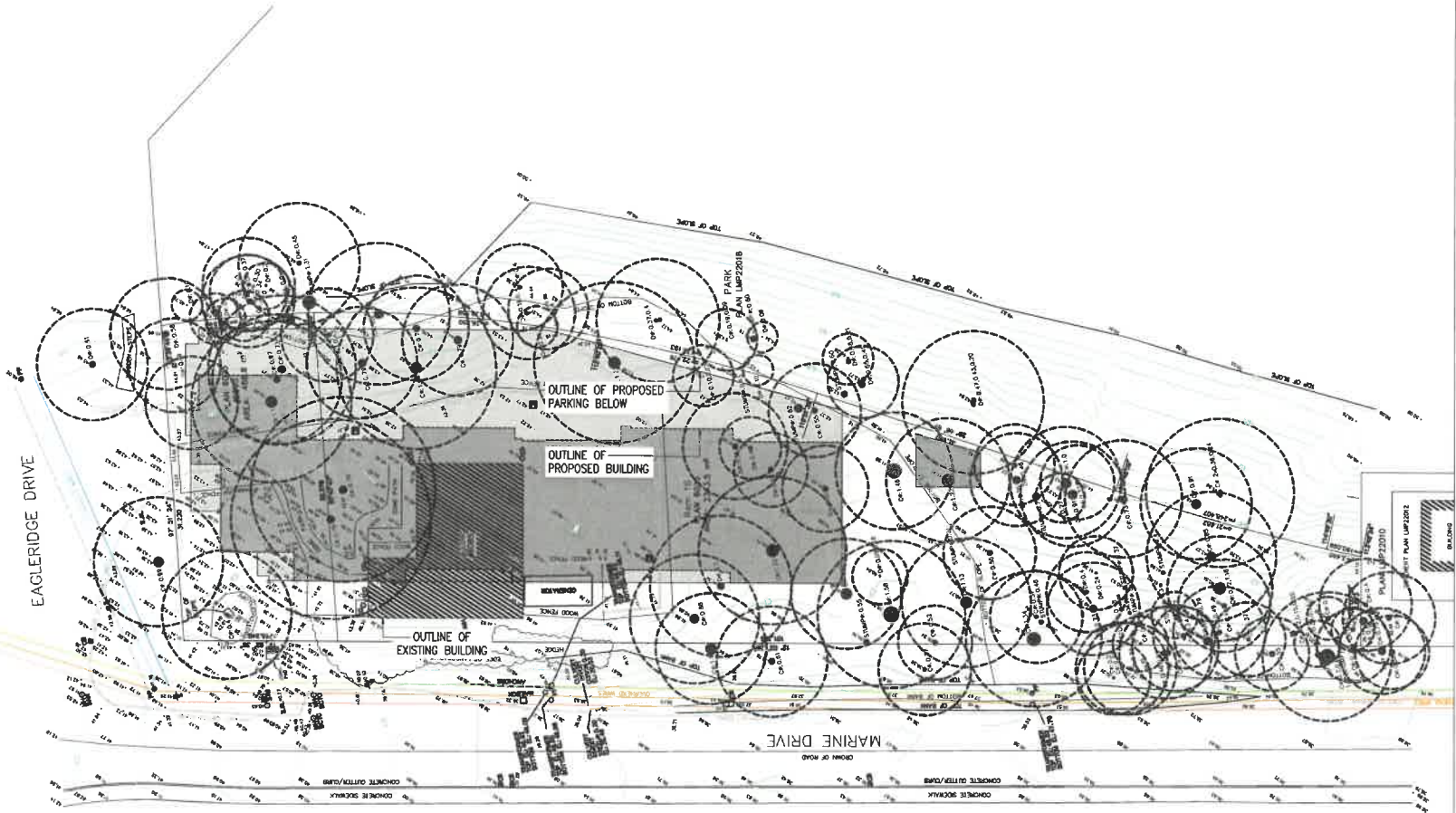
Project

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Sheet Title
PROPOSED BUILDING SURVEY OVERLAY

Drawn By BSB	Checked LHW
Project Number 202354	Scale AS NOTED
Revision 	Sheet Number

A1.05



1 SURVEY OVERLAY
SCALE = 1:200

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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR EPM REZONING / OCP AMENDMENT	2025-01-29
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
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Consultant



Project

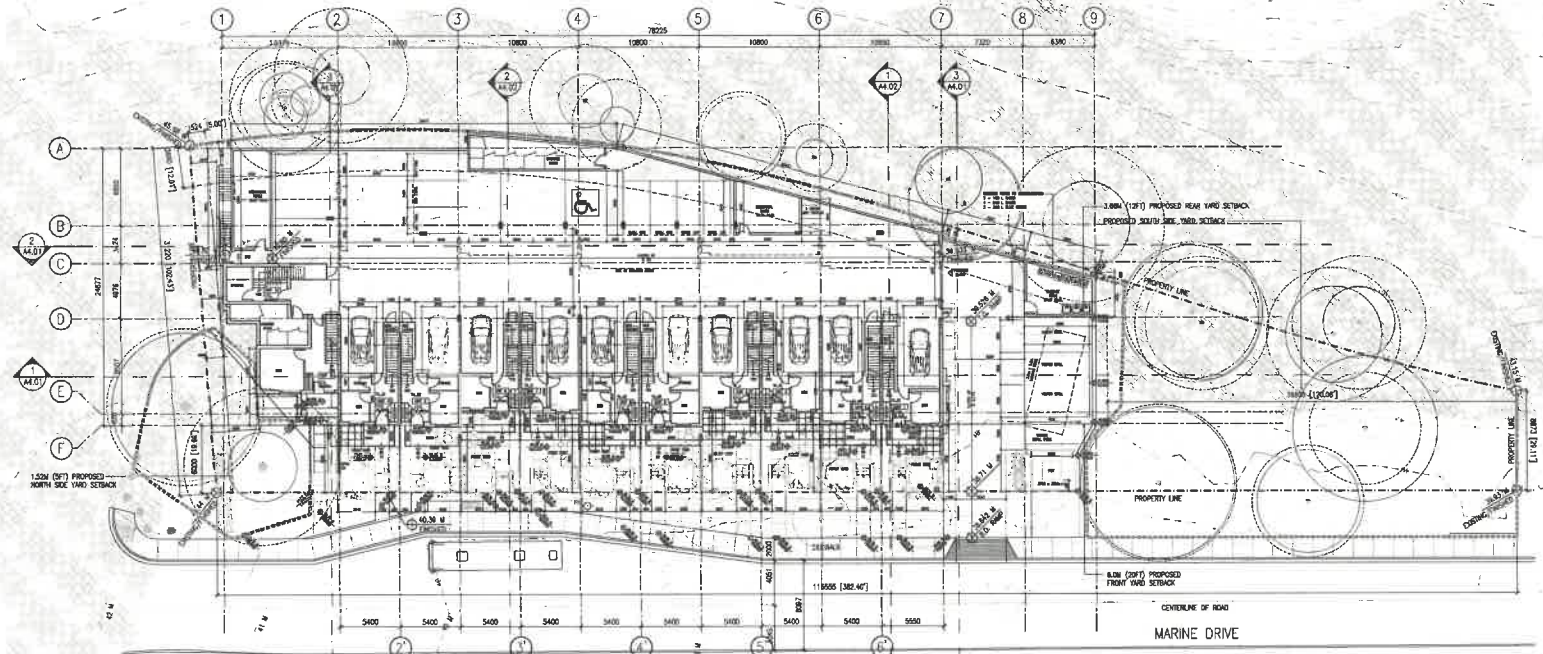
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Sheet Title

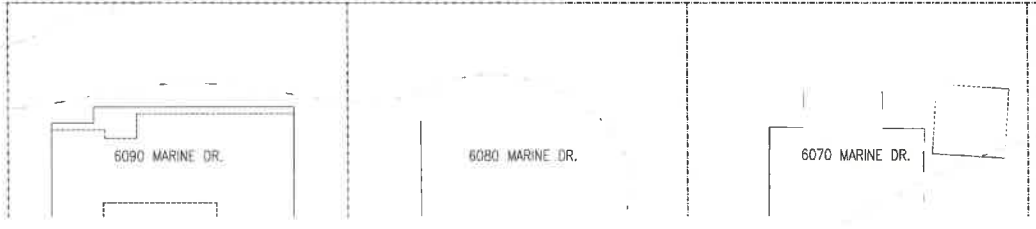
LEVEL 1 & PARKING PLAN

Drawn By	Checked
CSB	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

A2.01

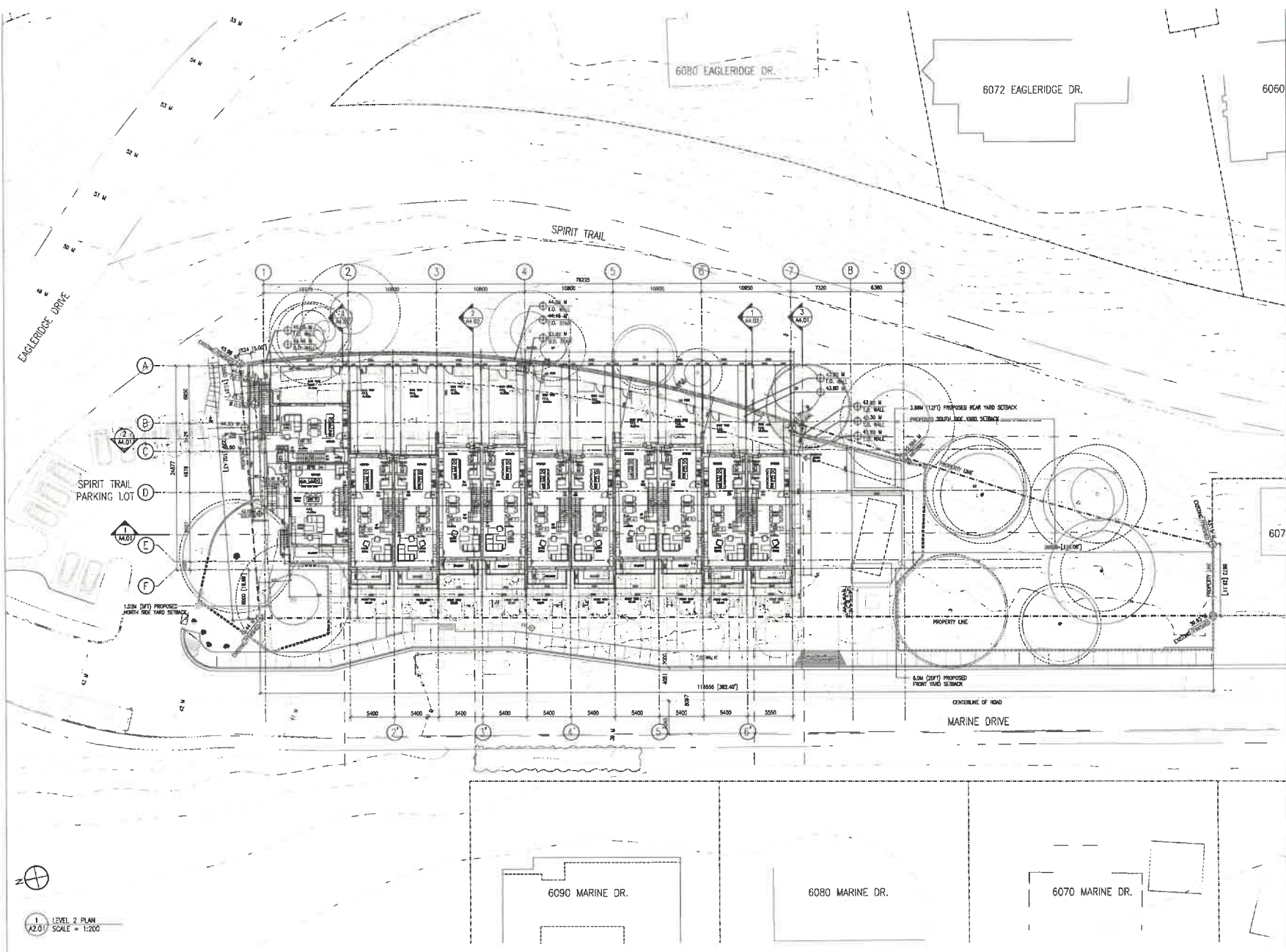


PERMEABLE VS IMPERMEABLE FRONT YARD AREA			
MATERIAL	AREA (SQ.M)	PERMEABLE / IMPERMEABLE	% OF TOTAL FRONT YARD AREA (704.72 SQ.M)
PLANTING	458.79	PERMEABLE	65.13
GRAVEL WALKWAY	17.00	PERMEABLE	2.41
STONE / BRICK / PAVES / CONCRETE	210.81	IMPERMEABLE	29.81



1
LEVEL 1 / PARKING PLAN
SCALE = 1:200

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1
A2.01 LEVEL 2 PLAN
SCALE = 1:200

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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP1 REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP1 / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP1 REZONING / OCP AMENDMENT	2025-12-09

Consultant



Project

Gleneagles
8085 & 8093 MARINE DRIVE
WEST VANCOUVER
For
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Sheet Title

LEVEL 2 PLAN

Drawn By

COSB

Checked

LMMW

Project Number

202354

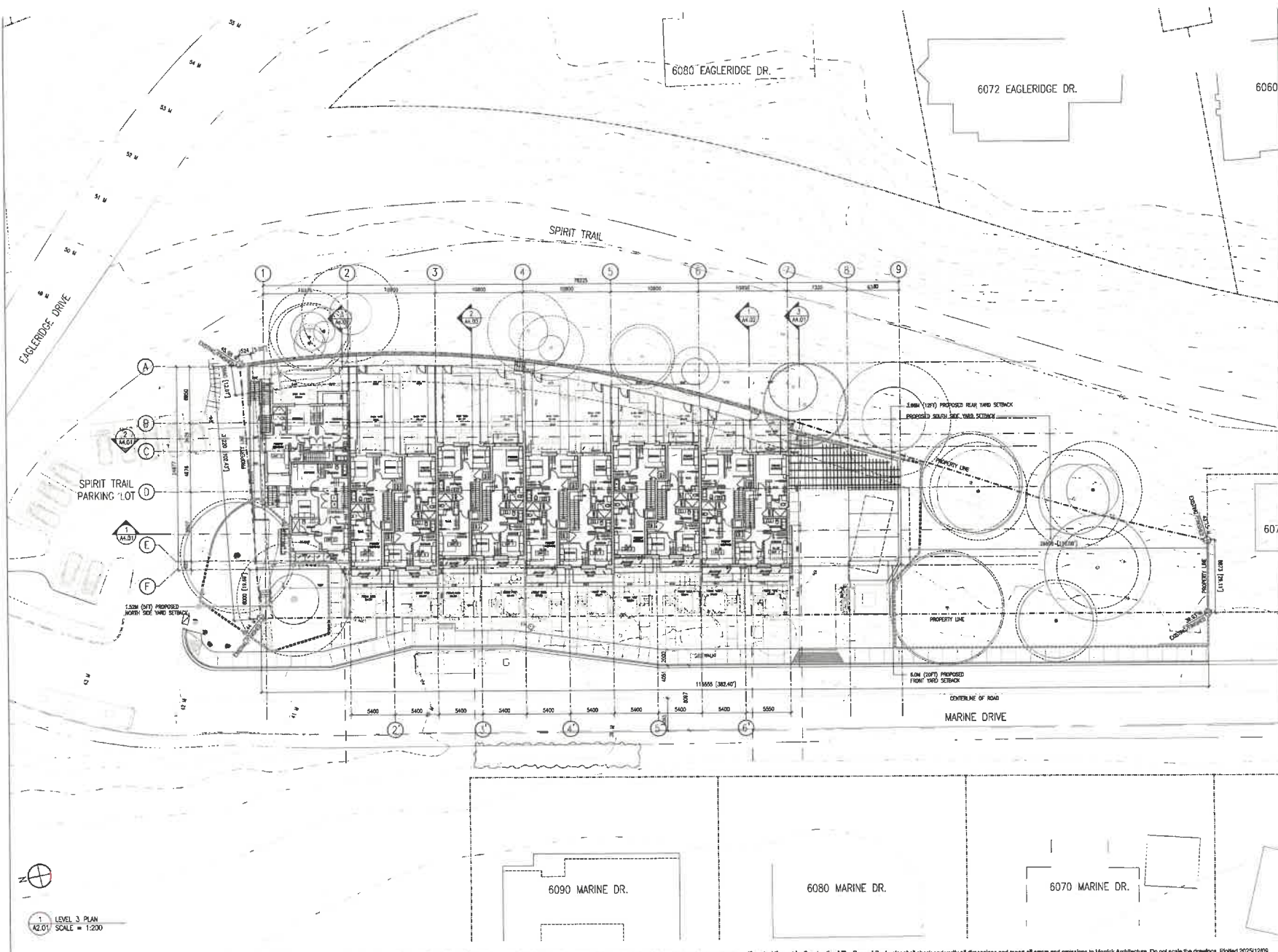
Scale

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Revision

Sheet Number

A2.02



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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP1 REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-06



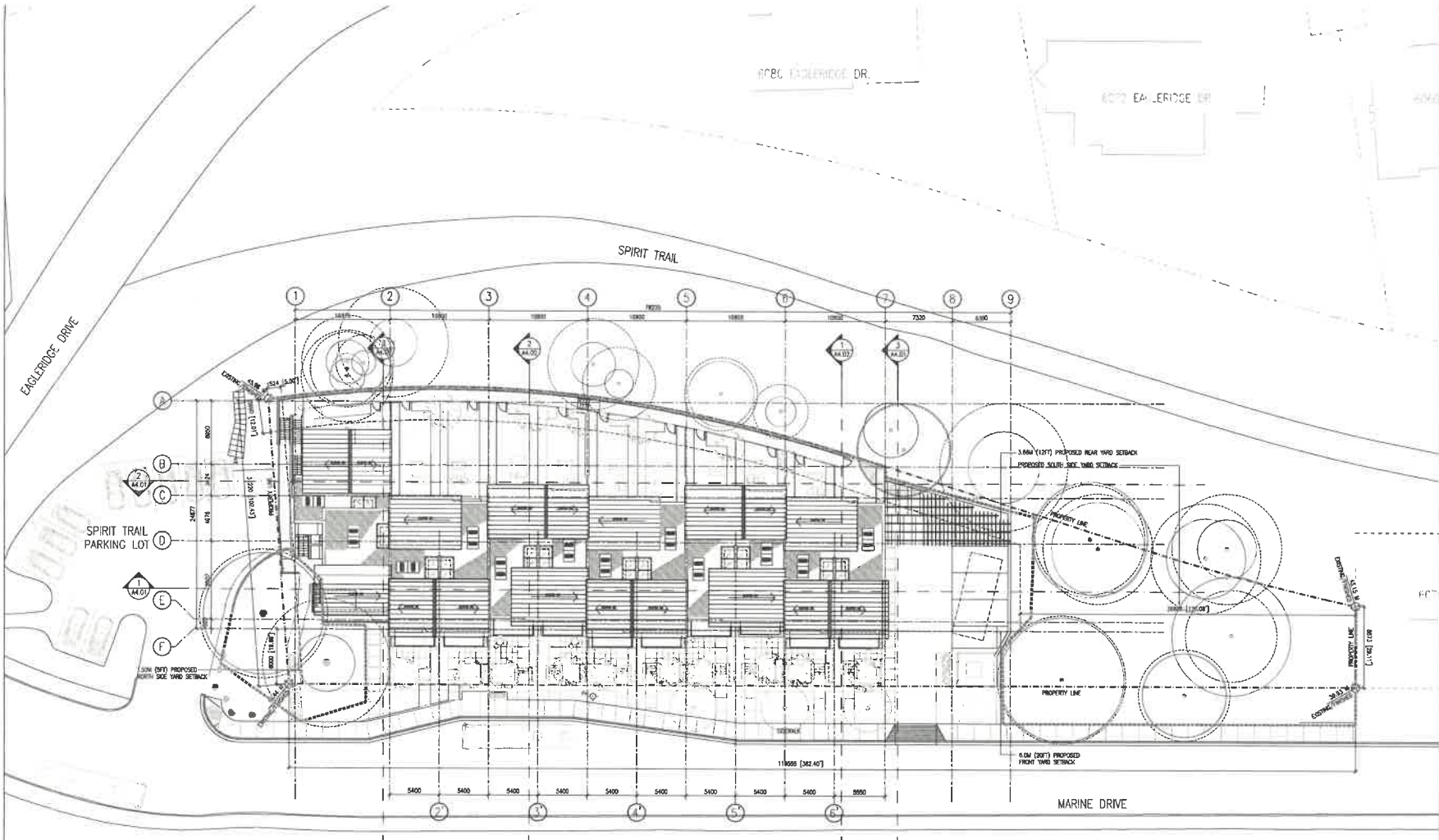
Project
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Sheet Title
LEVEL 3 PLAN

Drawn By CSB	Checked LHW
Project Number 202354	Scale AS NOTED
Revision	Sheet Number

1 LEVEL 3 PLAN
 SCALE = 1:200

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1 ROOF PLAN
SCALE = 1:200

Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP/ REZONING/ OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09

Consultant



Project
Gleneagles
8085 & 8083 MARINE DRIVE
WEST VANCOUVER
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Sheet Title
ROOF PLAN

Drawn By CSB	Checked LHW
Project Number 202354	Scale AS NOTED
Revision	Sheet Number

A2.04

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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP/REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
REISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09

Consultant



Project
Gleneagles
8085 & 8093 MARINE DRIVE
WEST VANCOUVER
For
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Sheet Title
STREETSCAPES

Drawn By	Checked
CSB	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

A3.00



1 WEST ELEVATION
SCALE = 1:200

2 EAST ELEVATION
SCALE = 1:200

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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DFP REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DFP / REZONING / OCP AMENDMENT	2025-07-31
REISSUE 2 FOR DFP REZONING / OCP AMENDMENT	2025-12-09

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Project
Gleneagles
6085 & 6093 MARINE DRIVE
WEST VANCOUVER
For
LPI MANAGEMENT LTD.

Sheet Title
WEST ELEVATION

Drawn By	Checked
Project Number	LHW
Scale	AS NOTED
Revision	Sheet Number

A3.01



1 WEST ELEVATION
A3.01 SCALE = 1:100

MATERIALS LEGEND	
① VERTICAL WOOD SING DARK GREEN, BM - BACKWOODS 408	④ CONCRETE
② VERTICAL WOOD SING LIGHT GREY, BM - CAMBRIDGE GREEN 408	⑤ GLASS RAILING
③ VERTICAL WOOD SING DARK BROWN, BM - OXFORD BROWN 03-87	⑥ VERTICAL WOOD SLATS
⑦ VERTICAL WOOD SING LIGHT BROWN, BM - STONE BROWN 2112-30	⑧ GLASS CHAIRS WITH METAL FRAME BLACK
⑨ STANDING SEAM METAL ROOF LIGHT GREY	⑩ WINDOWS WITH METAL SURROUNDING BLACK



1 EAST ELEVATION
SCALE = 1:100

MATERIALS LEGEND	
① VERTICAL WOOD SLATS DARK GREY, SW - BIRCHWOODS 489	④ CONCRETE
② VERTICAL WOOD SLATS LIGHT GREY, SW - CAMBRIDGE GREEN 488	⑤ GLASS RAILING
③ VERTICAL WOOD SLATS DARK BROWN, SW - ESPRESSO BROWN EX-67	⑥ VERTICAL WOOD SLATS
⑦ VERTICAL WOOD SLATS LIGHT BROWN, SW - SCHE BROWN 2112-35	⑧ GLASS CANOPIES WITH METAL FRAME BLACK
⑨ STANDING SEAM METAL ROOF LIGHT GREY	⑩ WINDOWS WITH METAL SURROUND BLACK

Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP / REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-08



Project
Gleneagles
8085 & 8093 MARINE DRIVE
WEST VANCOUVER
For
LPI MANAGEMENT LTD.

Sheet Title
EAST ELEVATION

Drawn By
CSB

Checked
LHW

Project Number
202354

Scale
AS NOTED

Revision

Sheet Number

A3.02

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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP / REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
REISSUE 2 FOR DP / REZONING / OCP AMENDMENT	2025-12-08

Consultant



Project
Gleneagles
6085 & 6093 MARINE DRIVE
WEST VANCOUVER
For
LPI MANAGEMENT LTD.

Sheet Title
SOUTH ELEVATION

Drawn By CSB	Checked LHW
Project Number 202354	Scale AS NOTED
Revision 	Sheet Number



1 SOUTH ELEVATION
SCALE = 1:100

MATERIALS LEGEND	
① VERTICAL WOOD SING DARK GREEN, BM - BACKWOODS 489	④ CONCRETE
② VERTICAL WOOD SING LIGHT GREEN, BM - CAMBRIDGE GREEN 488	⑤ GLASS PANELING
③ VERTICAL WOOD SING DARK BROWN, BM - OXFORD BROWN 43-47	⑥ VERTICAL WOOD SLATS
⑦ VERTICAL WOOD SING LIGHT BROWN, BM - STONE BROWN 2112-30	⑧ GLASS CANOPIES WITH METAL FRAME BLACK
⑨ STANDING SEAM METAL ROOF LIGHT GREY	⑩ WINDOWS WITH METAL SURROUNDING BLACK

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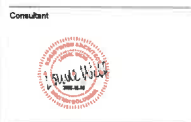


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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DIP REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DIP / REZONING / OCP AMENDMENT	2025-07-21
RE-ISSUE 2 FOR DIP REZONING / OCP AMENDMENT	2025-12-08

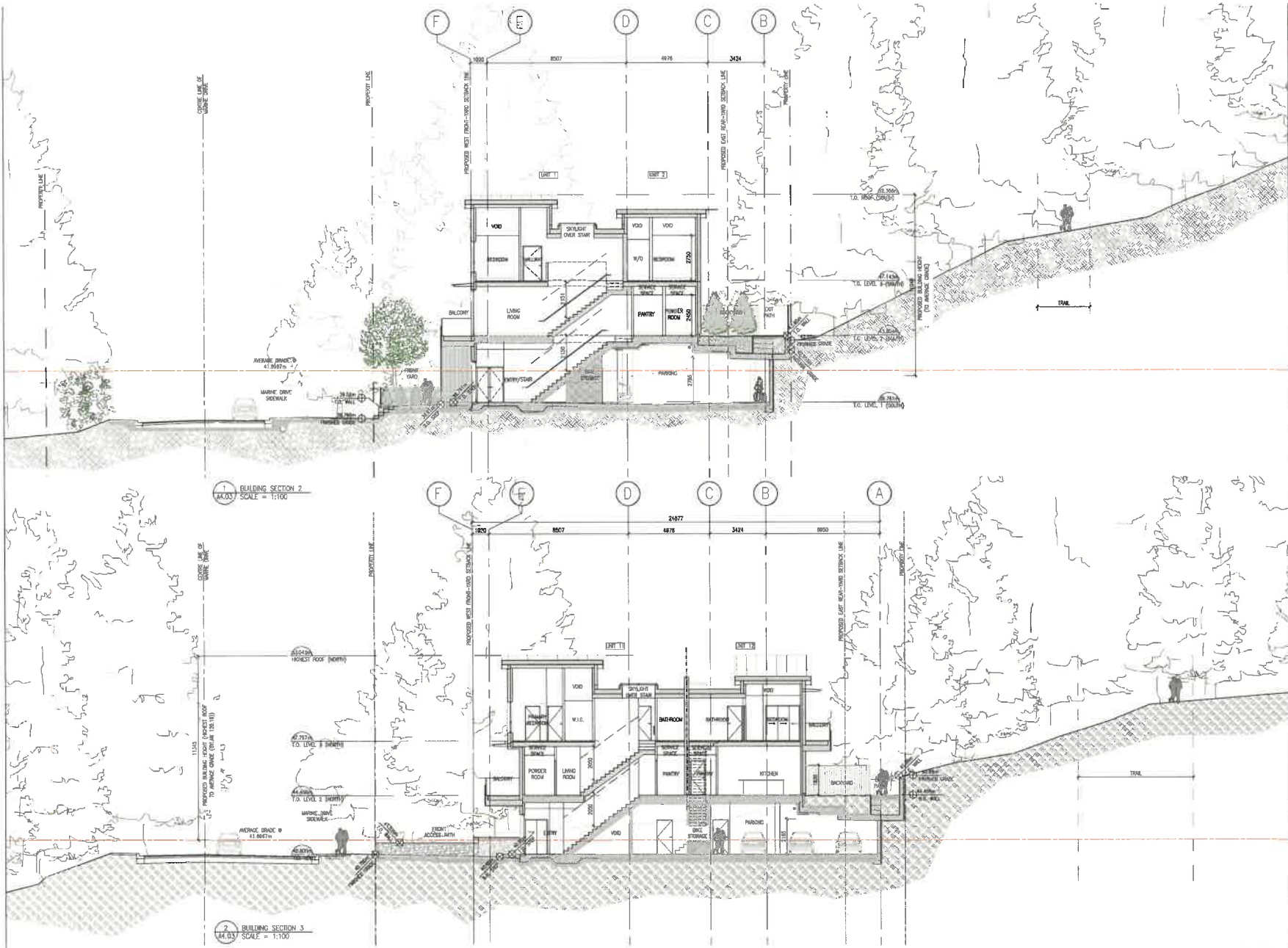


Project
Gleneagles
6085 & 6093 MARINE DRIVE
WEST VANCOUVER
For
LPI MANAGEMENT LTD.

Sheet Title
MATERIALS

Drawn By CSB	Checked LHW
Project Number 202354	Scale AS NOTED
Revision	Sheet Number

A3.05



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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP1 REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP1 REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09



Project
Gleneagles
6085 & 6093 MARINE DRIVE
WEST VANCOUVER
FOR
LPI MANAGEMENT LTD.

Sheet Title
BUILDING CROSS SECTIONS

Drawn By	Checked
lhw	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

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1 SOUTH-WEST VIEW
A5.01 N/A



2 FRONT ENTRIES VIEW THROUGH MARINE DR.
A5.01 N/A

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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP / REZONING / OCP AMENDMENT	2025-01-08
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
REISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09

Consultant



Proposed
Gleneagles
6085 & 6093 MARINE DRIVE
WEST VANCOUVER
For
LPI MANAGEMENT LTD.

Sheet Title
RENDERINGS

Drawn By	Checked
C8B	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

A5.01



1 NORTH - WEST VIEW
A5.02 N/A



2 WEST ELEVATION NIGHT VIEW
A5.02 N/A

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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP / REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP / REZONING / OCP AMENDMENT	2025-12-08
REZONING / OCP AMENDMENT	---
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Consultant

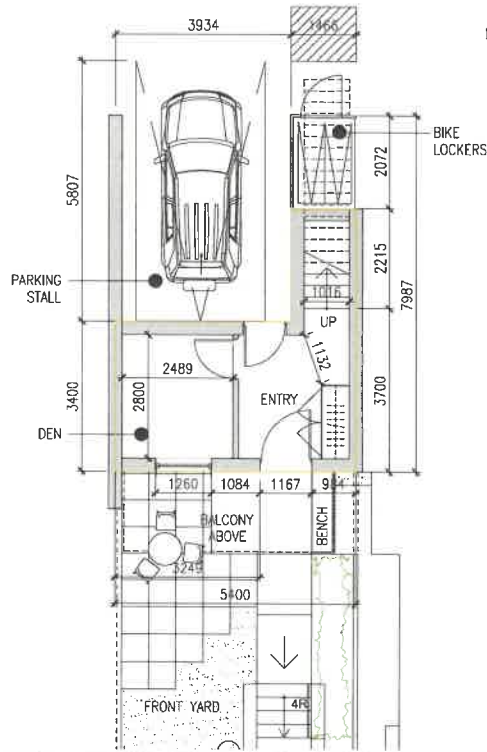


Project
Gleneagles
8085 & 8093 MARINE DRIVE
WEST VANCOUVER
For
LPI MANAGEMENT LTD.

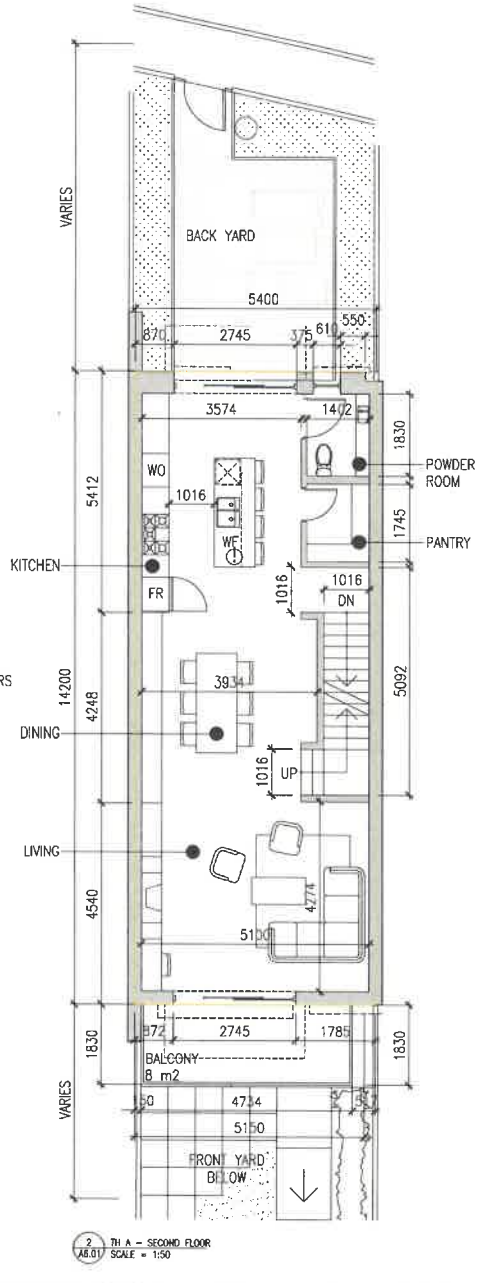
Sheet Title
RENDERINGS

Drawn By CSB	Checked LHW
Project Number 202354	Scale AS NOTED
Revision ---	Sheet Number ---

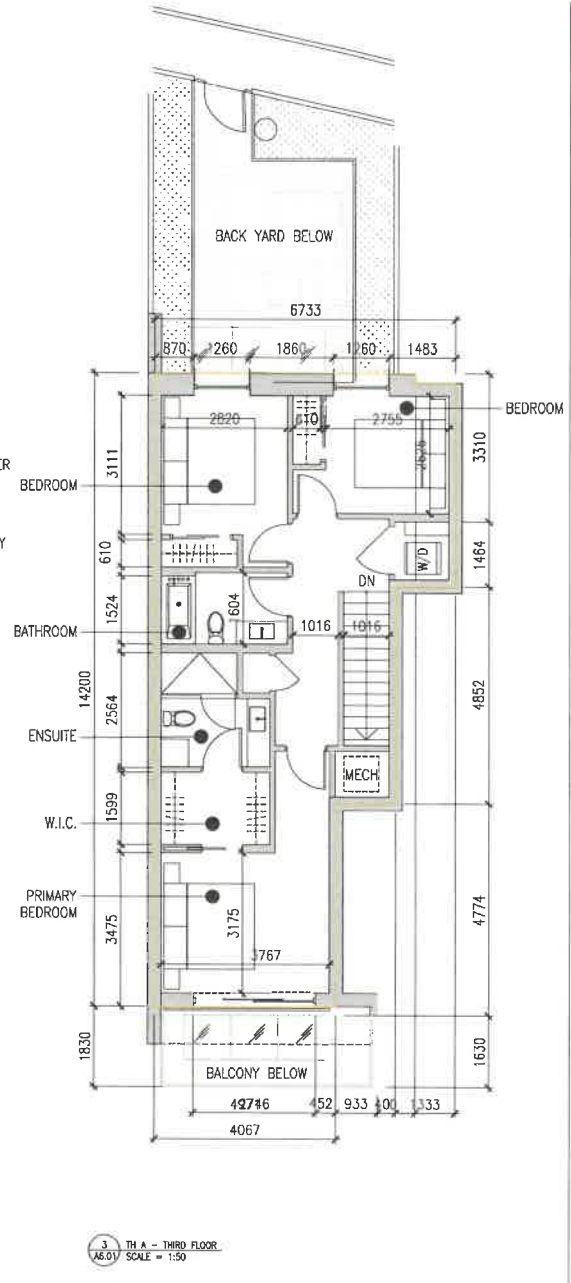
INTERLOCK A – UNIT STATS			
LEVEL P1	22.05 sq.m.	237.34 sq.ft.	
LEVEL 1	76.63 sq.m.	815.58 sq.ft.	
LEVEL 2	76.76 sq.m.	828.61 sq.ft.	
TOTAL	175.44 sq.m.	1,868.42 sq.ft.	



1 TH A - FIRST FLOOR
A6.01 SCALE = 1:50



2 TH A - SECOND FLOOR
A6.01 SCALE = 1:50



3 TH A - THIRD FLOOR
A6.01 SCALE = 1:50

Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP / REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
REISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09

Consultant



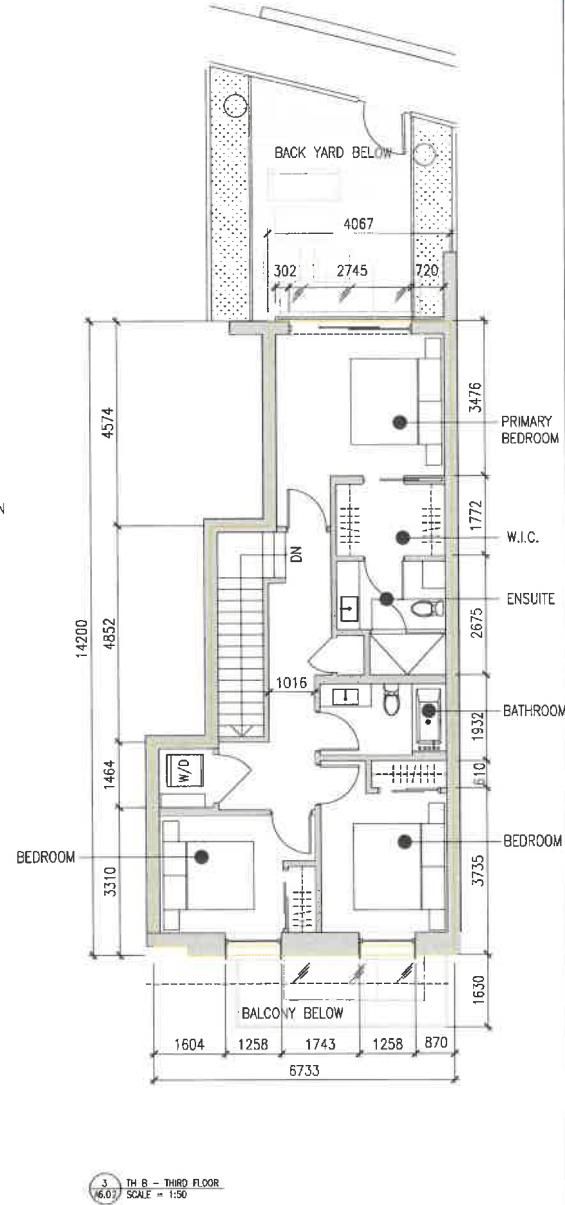
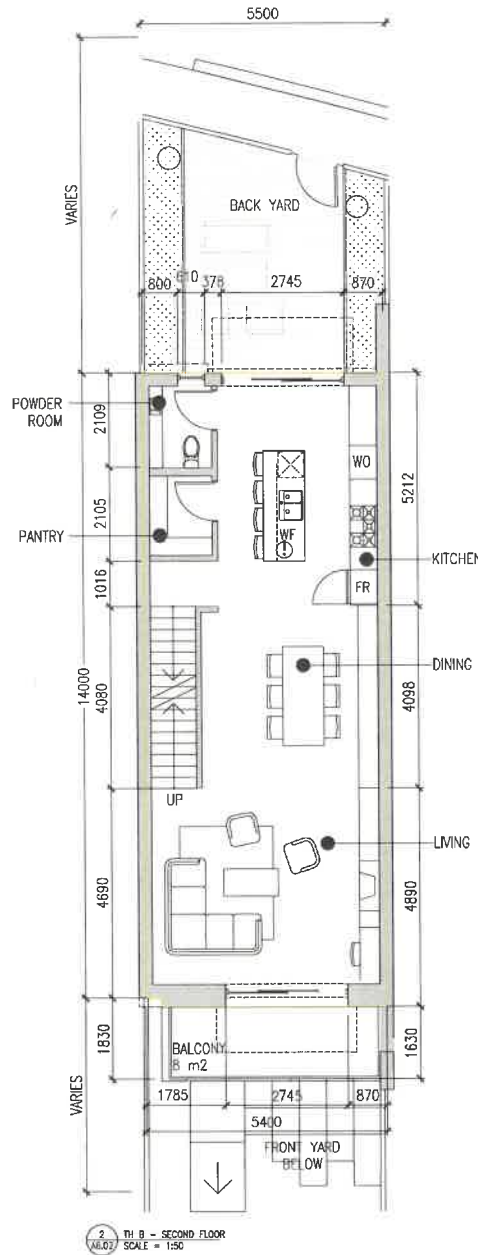
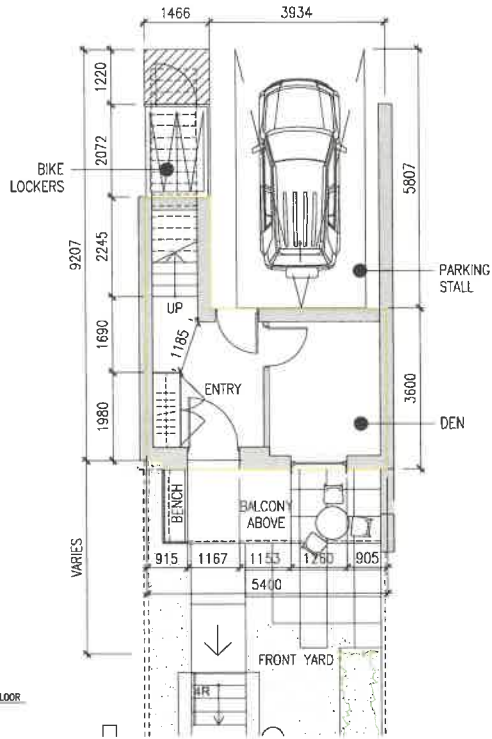
Project
Gleneagles
6085 & 6095 MARINE DRIVE
WEST VANCOUVER
For
LPI MANAGEMENT LTD.

Sheet Title
UNIT PLANS - TH A
UNITS 4 & 8

Drawn By CSB	Checked LHW
Project Number 202354	Scale AS NOTED
Revision	Sheet Number

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INTERLOCK B - UNIT STATS		
LEVEL P1	23.05 sq.m.	244.45 sq.ft.
LEVEL 1	76.61 sq.m.	815.58 sq.ft.
LEVEL 2	76.79 sq.m.	828.61 sq.ft.
TOTAL	176.45 sq.m.	1,899.29 sq.ft.



Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DPI REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
REISSUE 2 FOR DP REZONING / OCP AMENDMENT	2025-12-06

Consultant



Project
Gleneagles
8085 & 8093 MARINE DRIVE
WEST VANCOUVER
For LPI MANAGEMENT LTD.

Sheet Title
UNIT PLANS - TH B
UNITS 3 & 7

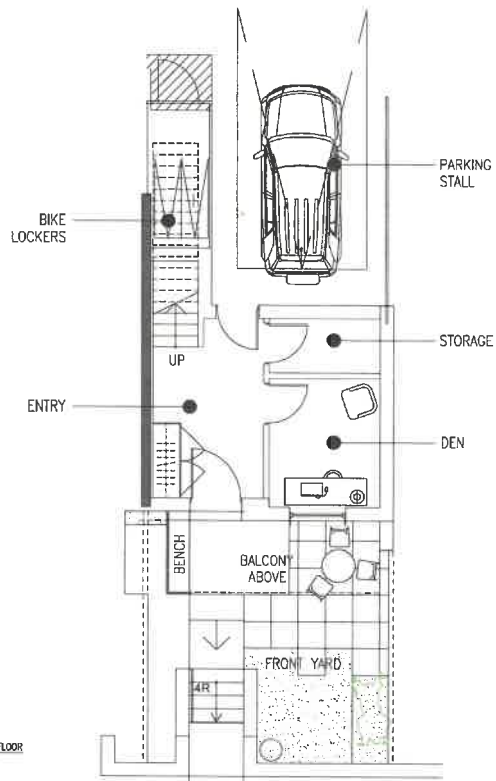
Drawn By
CSB
Project Number
202354
Scale
AS NOTED

Checked By
LHW
Scale
AS NOTED

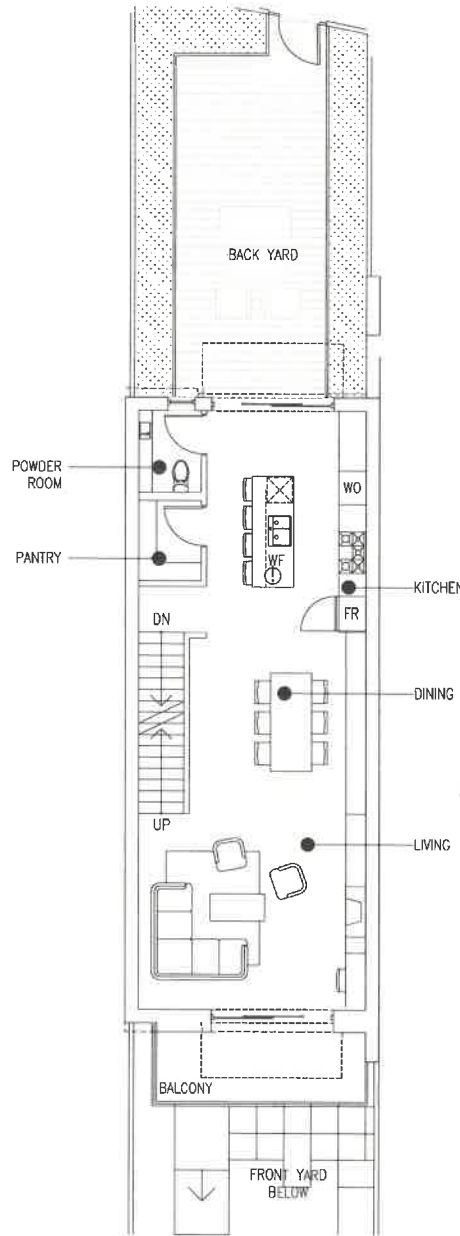
Revision
Sheet Number

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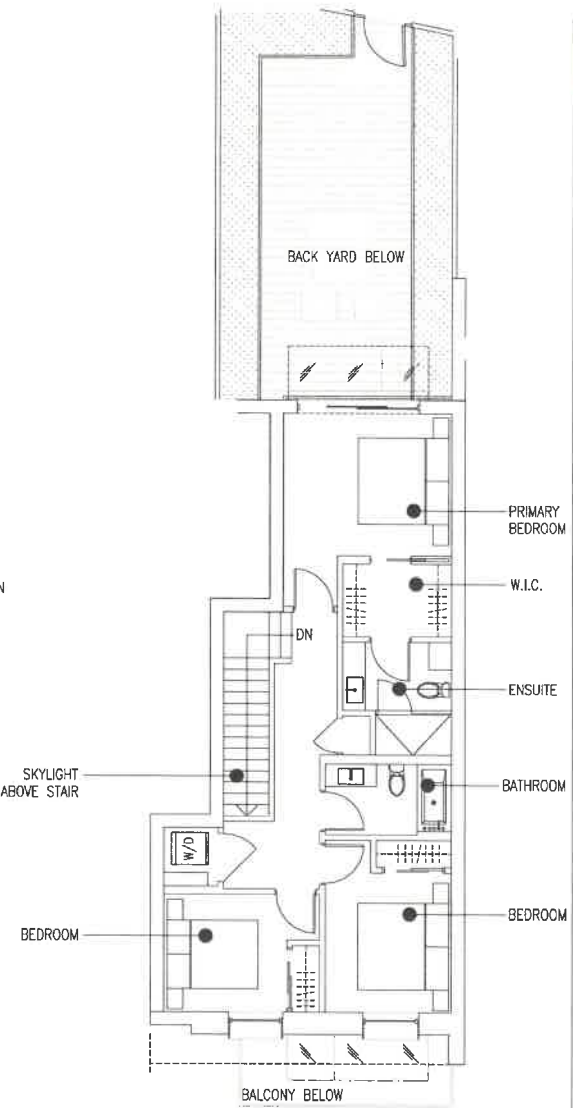
INTERLOCK B2 - UNIT STATS		
LEVEL P1	27.50 sq.m.	296.01 sq.ft.
LEVEL 1	76.58 sq.m.	815.58 sq.ft.
LEVEL 2	76.82 sq.m.	828.61 sq.ft.
TOTAL	180.9 sq.m.	1,947.19 sq.ft.



1 TH B2 - FIRST FLOOR
SCALE = 1:50



2 TH B2 - SECOND FLOOR
SCALE = 1:50



3 TH B2 - THIRD FLOOR
SCALE = 1:50

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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DRY REZONING / OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP / REZONING / OCP AMENDMENT	2025-07-31
RESUBMIT FOR DP / REZONING / OCP AMENDMENT	2025-12-09

Consultant



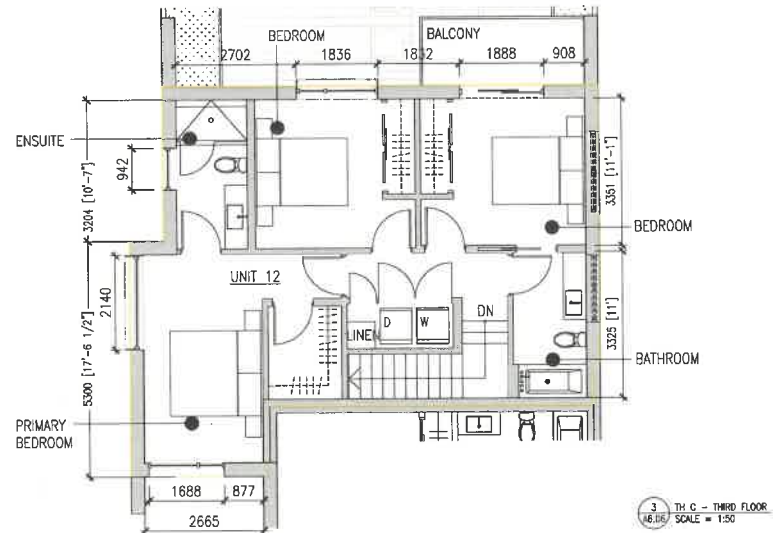
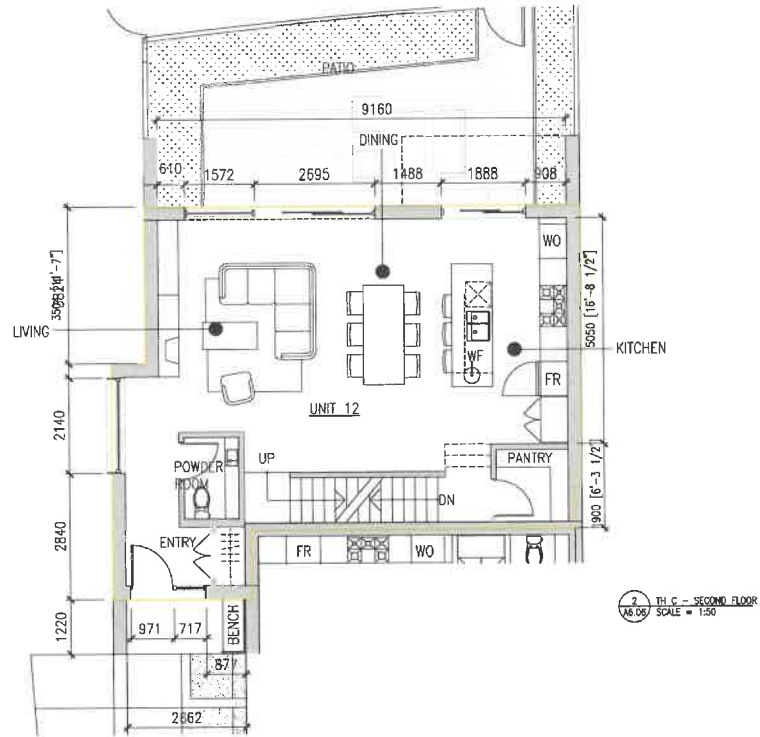
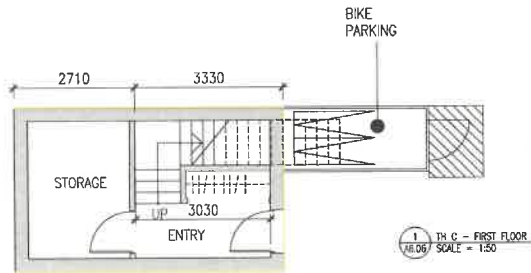
Project
Gleneagles
8085 & 8093 MARINE DRIVE
WEST VANCOUVER
For
LPI MANAGEMENT LTD.

Sheet Title
UNIT PLANS - TH B2
UNITS 5 & 9

Drawn By CSB	Checked LHW
Project Number 202354	Scale AS NOTED
Revision	Sheet Number

A6.05

TOWNHOME UNIT C		
	UNIT 12	
LEVEL P1	22.31 sq.m.	240.14 sq.ft.
LEVEL 1	78.31 sq.m.	842.92 sq.ft.
LEVEL 2	78.31 sq.m.	842.92 sq.ft.
TOTAL	178.93 sq.m.	1,925.99 sq.ft.



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Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP/REZONING/ OCP AMENDMENT	2025-01-08
RESUBMITTED FOR DP/ REZONING/ OCP AMENDMENT	2025-07-31
RE-ISSUE 2 FOR DP REZONING/ OCP AMENDMENT	2025-12-06

Consultant



Project

Gleneagles
6085 & 6093 MARINE DRIVE
WEST VANCOUVER
For
LPI MANAGEMENT LTD.

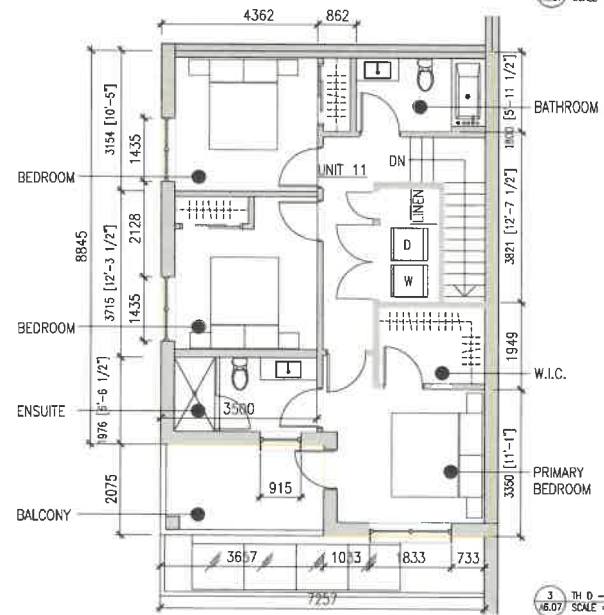
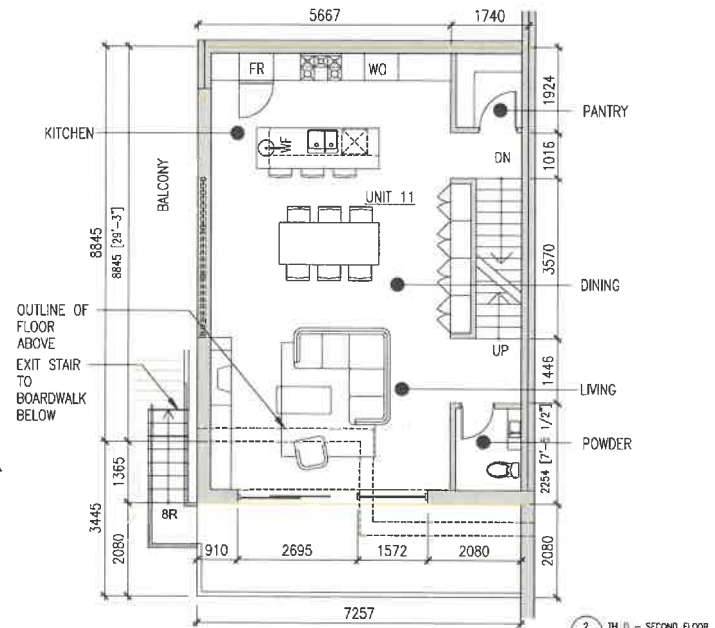
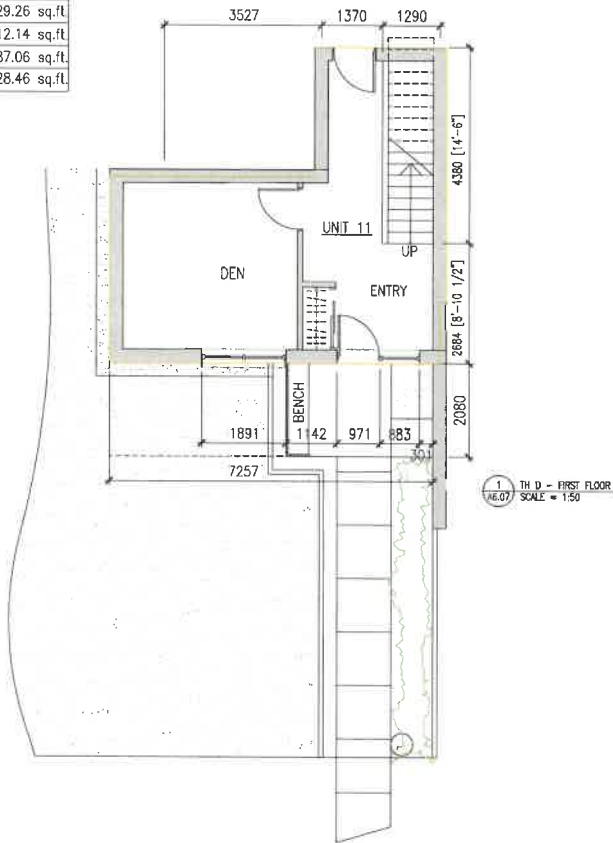
Sheet

UNIT PLANS - TH C
UNIT 12

Drawn By	Checked
C/SB	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

A6.06

TOWNHOME UNIT D			
	UNIT 11		
LEVEL P1	39.88 sq.m.	429.26 sq.ft	
LEVEL 1	75.45 sq.m.	812.14 sq.ft	
LEVEL 2	73.12 sq.m.	787.06 sq.ft	
TOTAL	188.45 sq.m.	2,028.46 sq.ft.	



Revision No.	Description	Date

Issue	Issue Date
ISSUED FOR DP/REZONING/ OCP AMENDMENT	2025-01-28
RESUBMITTED FOR DP/ REZONING / OCP AMENDMENT	2025-07-31
RESUBMIT 2 FOR DP REZONING / OCP AMENDMENT	2025-12-09

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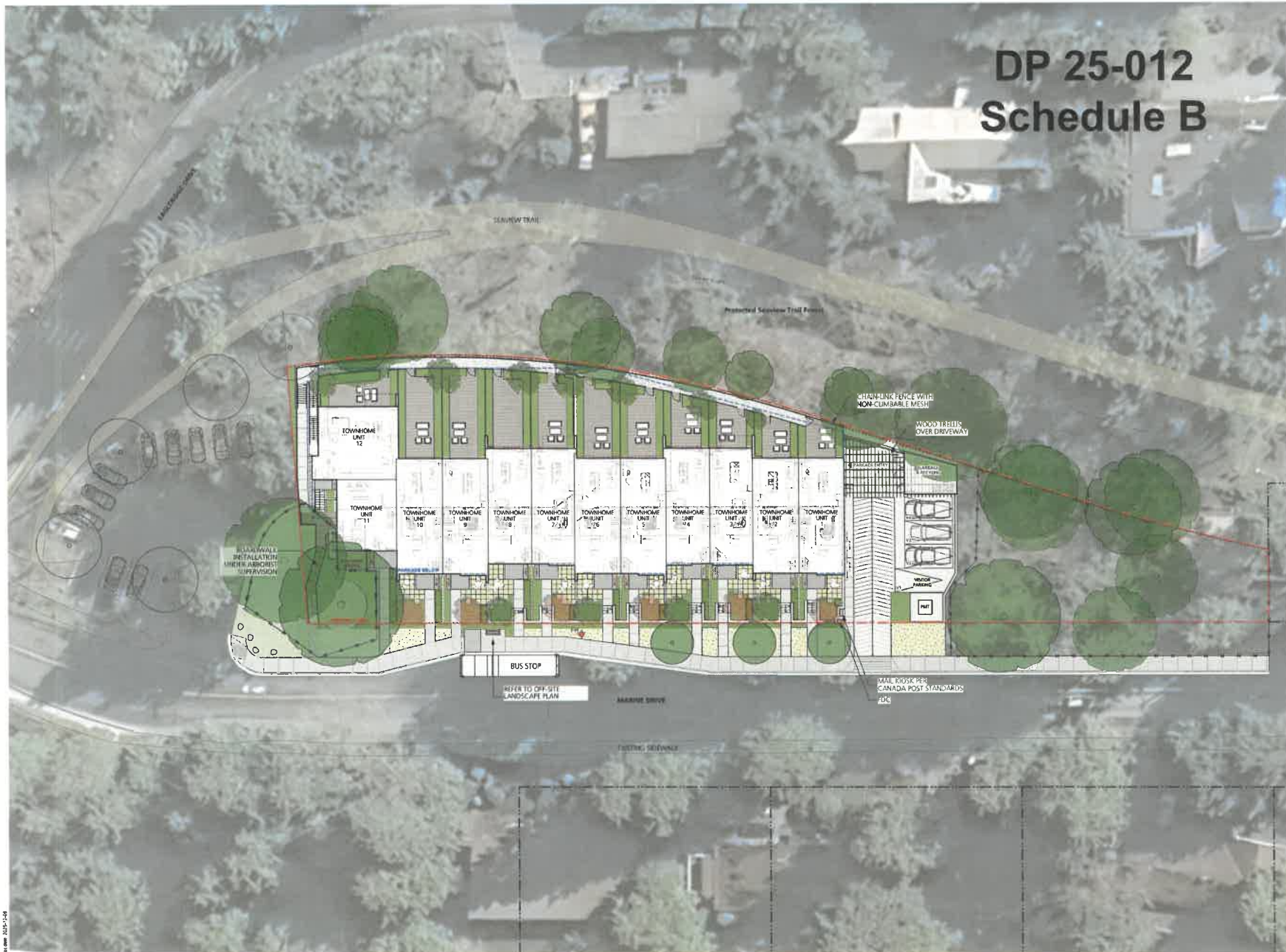
Project
Gleneagles
 8085 & 8093 MARINE DRIVE
 WEST VANCOUVER
 For
 LPI MANAGEMENT LTD.

Sheet Title
UNIT PLANS - TH D
 UNIT 11

Drawn By	Checked
CSB	LHW
Project Number	Scale
202354	AS NOTED
Revision	Sheet Number

A6.07

DP 25-012 Schedule B



ISSUES	No	Description	Date
	1	Issued for DP/Resubmittal	2015-01-28
	2	Revised for DP/Resubmittal	2015-03-20
	3	Revised for DP/Resubmittal	2015-11-09

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Client:
LPI Management Ltd.

Project Title:
Gleneagles
805 & 803 MARINE DRIVE
WEST VANCOUVER, BC

Drawing Title:
Overall Context Plan

Project No: 10
Drawn By: KC
Checked By: THMP

Scale: 1:200
Job No.: 24-016
Sheet No.

L0.0

DATE: 2015-11-09

No.	Description	Date
1	Issued for DP / Planning / OCP Amendment	2023-01-28
2	Revised for DP / Planning / OCP Amendment	2025-01-31
3	Revised for DP / Planning / OCP Amendment	2025-12-09

LEGEND:

- ① CIP CONCRETE SIDEWALK
- ② CONCRETE STOOP
- ③ HYDRAPRESSED SLABS
- ④ GRAVEL WALKWAYS
- ⑤ COMPOSITE WOOD DECKING
- ⑥ BOARDWALK
- ⑦ ROMAN STAIR TREADS
- ⑧ GATE
- ⑨ 6" REAR YARD PRIVACY FENCE
- ⑩ FRONT YARD 7'-6" FENCE
- ⑪ GRANITE FACED RETAINING WALL
- ⑫ CONCRETE RETAINING WALL
- ⑬ FEATURE SHOTCRETE WALL
- ⑭ FURNITURE FOR ILLUSTRATION ONLY
- ⑮ TREE PROTECTION FENCE

MATERIAL LEGEND:

- CIP CONCRETE PAVING
- HYDRAPRESSED SLABS
- GRAVEL PATHWAY
- PLANTING
- HEDGING
- EXISTING BIRCH TREES TO BE RETAINED PER ARBORIST REPORT
- CRITICAL ROOT COLE OF EXISTING TREES
- PROPOSED TREES



PRIVATE OUTDOOR SPACE:
NOTE: ABOVE GRADE BALCONIES ARE NOT INCLUDED IN AREAS SHOWN.

UNIT	FRONT YARD	BACKYARD	TOTAL
UNIT 1	23 m ²	23 m ²	46 m ²
UNIT 2	23 m ²	25 m ²	48 m ²
UNIT 3	31 m ²	27 m ²	58 m ²
UNIT 4	31 m ²	34 m ²	65 m ²
UNIT 5	26 m ²	45 m ²	71 m ²
UNIT 6	27 m ²	51 m ²	78 m ²
UNIT 7	32 m ²	50 m ²	82 m ²
UNIT 8	33 m ²	51 m ²	84 m ²
UNIT 9	32 m ²	56 m ²	88 m ²
UNIT 10	32 m ²	57 m ²	89 m ²
UNIT 11	12 m ²	N/A	21 m ²
UNIT 12	N/A	40 m ²	40 m ²

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Client:
LPI Management Ltd.

Project Title:
Gleneagles
6085 & 8093 Marine Drive
West Vancouver, BC

Drawing Title:
Landscape Plan

Project North: Drawn By: **KC**
Checked By: **THAMP**
Scale: **1:150** Job No: **24-016**
Sheet No:

EXCHANGE DRIVE

SEAVIEW TRAIL

Protected Seaview Trail Forest

BUS STOP

MARINE DRIVE

EXISTING SIDEWALK

LEGEND:

- ARCHITECTURAL LIGHT
- CATENARY LIGHT
- BOLLARD LIGHT
- WALL LIGHT

LIGHTING NOTES:

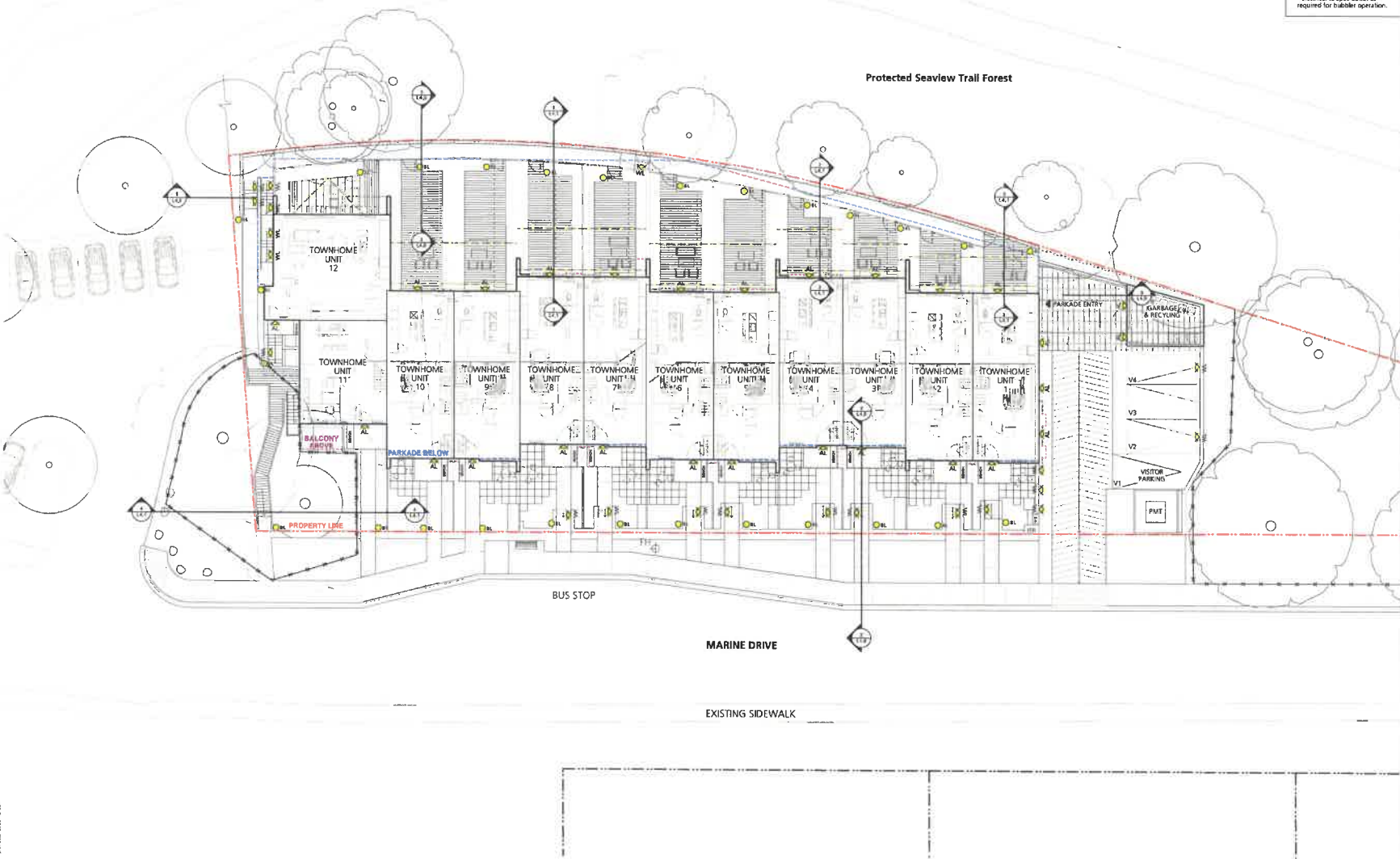
- Read this plan in conjunction with Electrical drawings.
- Electrical to spec outlet as required for Dabbler operation.

P+A

Perry + Associates
Landscape Architecture
Site Planning
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T: 604 738 4118
perryandassociates.ca

ISSUES

NO.	Description	Date
1	Issued for DP / Issuing / OCP Approved	2018-01-28
2	Revised for DP / Issuing / OCP Approved	2018-01-31
3	Revised 3 for DP / Issuing / OCP Approved	2018-12-09



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Client:
LPI Management Ltd.

Project Title:
Gleneagles
8085 & 8093 MARINE DRIVE
WEST VANCOUVER, BC

Drawing Title:
**Schematic Lighting
Coordination Plan**

Project Name: Drawn By: **KC**
Checked By: **THAMP**




Scale: **1:150** Job No: **24-016**

Sheet No:

L1.1

09/11/2018 11:47 AM

LEGEND

-  Existing tree to be retained
-  Critical Root Zone (CRZ) as per arborist report
-  Existing tree to be removed
-  Tree protection barrier as per arborist report

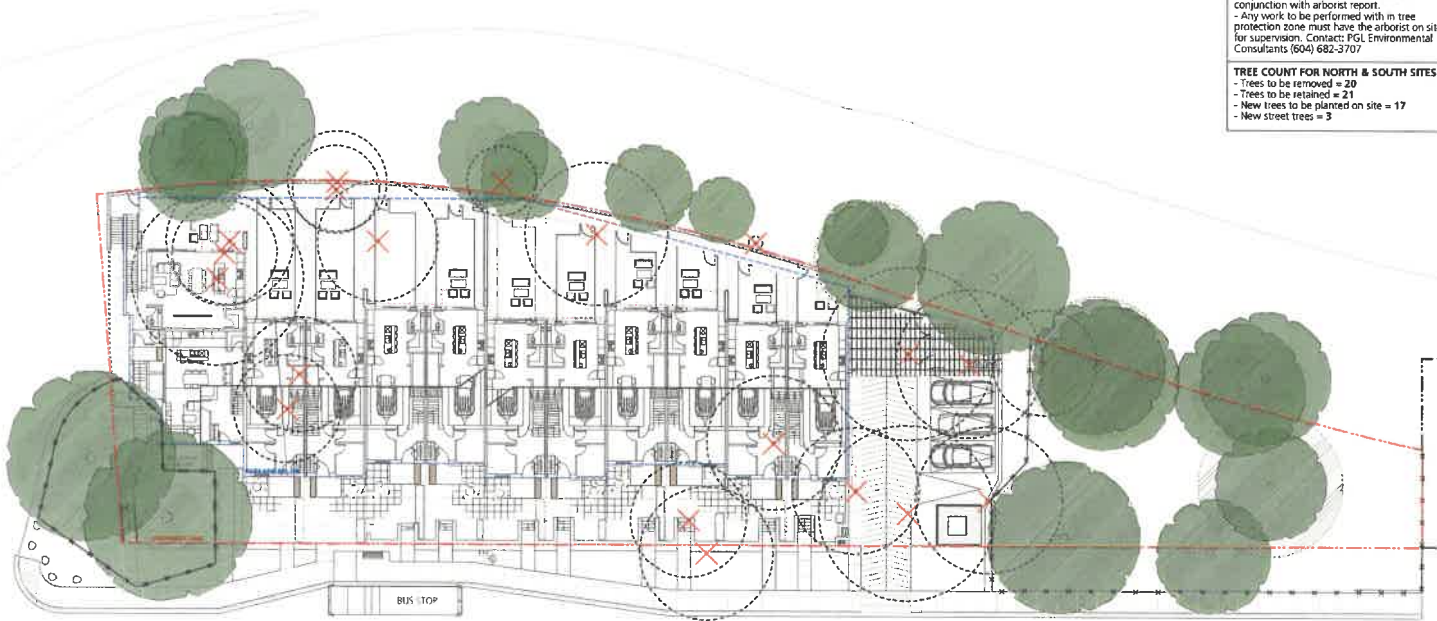
NOTES

- Tree management plan is to be read in conjunction with arborist report.
- Any work to be performed within tree protection zone must have the arborist on site for supervision. Contact: FCI Environmental Consultants (604) 682-3707

TREE COUNT FOR NORTH & SOUTH SITES:

- Trees to be removed = 20
- Trees to be retained = 21
- New trees to be planted on site = 17
- New street trees = 3

Issue No.	Description	Date
1	Revised for OP / Rezoning / DCI Amendment	2023-01-28
2	Revised for RP / Rezoning / DCI Amendment	2025-01-11
3	Revised 2 for OP / Rezoning / DCI Amendment	2025-11-05



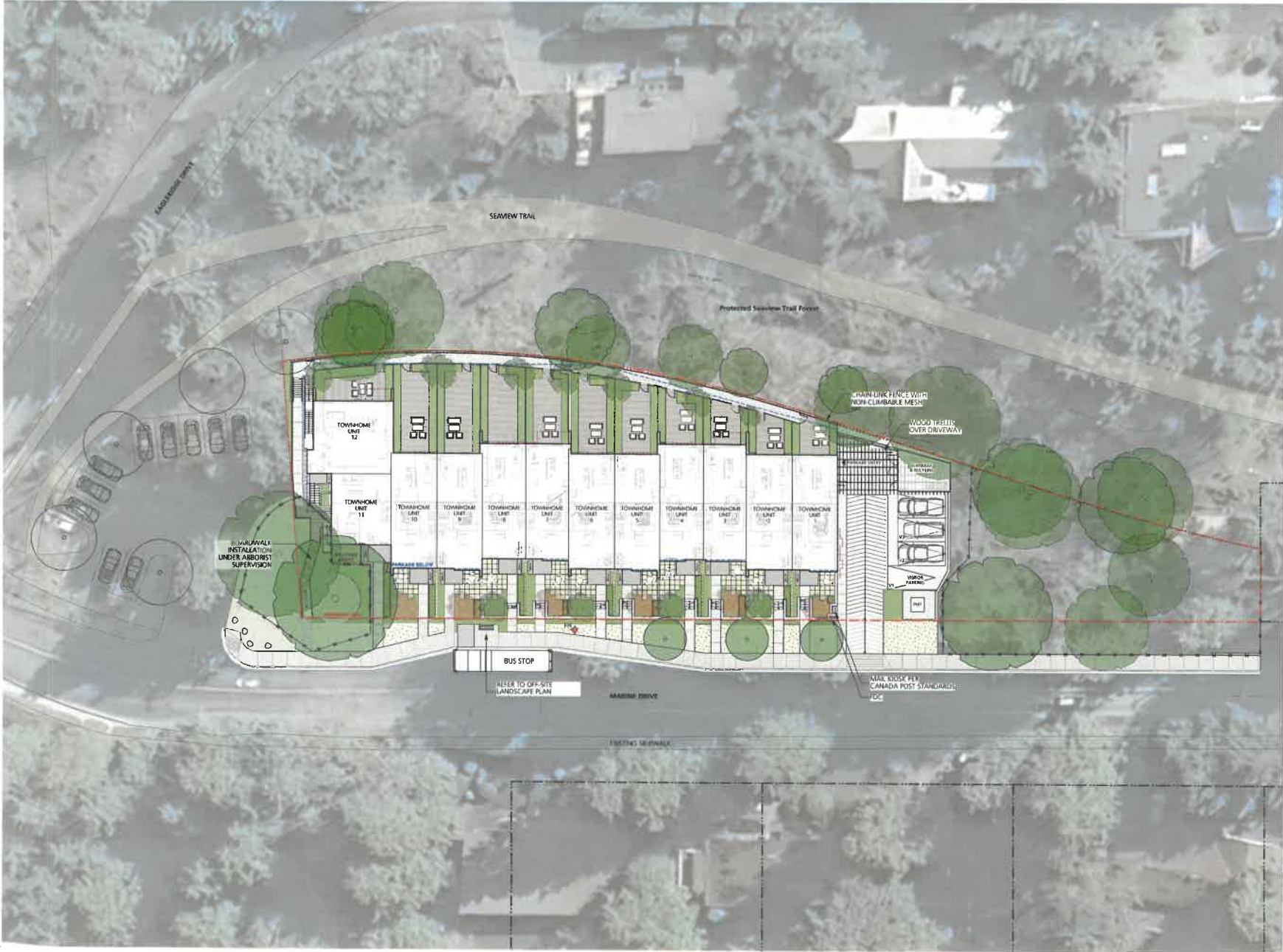
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Client:
LPI Management Ltd.

Project Title
Gleneagles

Drawing Title
Tree Management Plan

Project Name	Drawn By	KC
	Checked By	TRAMP
Scale	Job No	24-016
Sheet No		




ISSUES	DESCRIPTION	DATE
1	Issued for Development/OCF Approval	2025-01-29
2	Re-issued for DP / Planning / OCP Approval	2025-03-31
3	Re-issued 2 for DP / Planning / OCP Approval	2025-12-09

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Client:
LPI Management Ltd.

Project Title:
Gleneagles
8086 & 8083 MARINE DRIVE
WEST VANCOUVER, BC

Drawing Title:
Overall Context Plan

Project North:  Drawn By: **KC**
Checked By: **THMP**
Scale: 1:200 Job No: 24-015
Sheet No:

LEGEND:

- ① C/P CONCRETE SIDEWALK
- ② CONCRETE STOOP
- ③ HYDRAPRESSED SLABS
- ④ GRAVEL WALKWAYS
- ⑤ COMPOSITE WOOD DECKING
- ⑥ BOARDWALK
- ⑦ ROMAN STAIR TREADS
- ⑧ GATE
- ⑨ 6' REAR YARD PRIVACY FENCE
- ⑩ FRONT YARD 3'-6" FENCE
- ⑪ GRANITE FACED RETAINING WALL
- ⑫ CONCRETE RETAINING WALL
- ⑬ FEATURE SHOTCRETE WALL
- ⑭ FURNITURE FOR ILLUSTRATION ONLY
- ⑮ TREE PROTECTION FENCE

MATERIAL LEGEND:

- C/P CONCRETE PAVING
- HYDRAPRESSED SLABS
- GRAVEL PATHWAY
- PLANTINGS
- HEDGING
- EXISTING BY-LAW TREES TO BE RETAINED PER ARBORIST REPORT
- CRITICAL ROOT ZONE OF EXISTING TREES
- PROPOSED TREES



PRIVATE OUTDOOR SPACE:
NOTE: ABOVE GRADE BALCONIES ARE NOT INCLUDED IN AREAS SHOWN.

UNIT	FRONT YARD	BACKYARD	TOTAL
UNIT 1	23 m ²	23 m ²	46 m ²
UNIT 2	23 m ²	25 m ²	48 m ²
UNIT 3	31 m ²	27 m ²	58 m ²
UNIT 4	31 m ²	34 m ²	65 m ²
UNIT 5	26 m ²	45 m ²	71 m ²
UNIT 6	27 m ²	51 m ²	78 m ²
UNIT 7	32 m ²	50 m ²	82 m ²
UNIT 8	33 m ²	51 m ²	84 m ²
UNIT 9	32 m ²	56 m ²	88 m ²
UNIT 10	32 m ²	57 m ²	89 m ²
UNIT 11	12 m ²	N/A	21 m ²
UNIT 12	N/A	40 m ²	40 m ²

ISSUES

No.	Description	Date
1	Issued for DP / Rezoning / OCP Amendment	2015-01-28
2	Revised for DP / Rezoning / OCP Amendment	2015-07-31
3	Revised for DP / Rezoning / OCP Amendment	2015-12-09

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Client:
LPI Management Ltd.

Project Title:
Gleneagles
8085 & 8093 Marine Drive
West Vancouver, BC

Drawing Title:
Landscape Plan

Project Starts: 1 Drawn By: **KC**
Checked By: **THMP**
Scale: 1:150 Job No: 24-015
Sheet No:

BAGLEBRIDGE DRIVE

SEAVIEW TRAIL





Protected Seaview Trail Forest

BUS STOP

MARINE DRIVE

EXISTING SIDEWALK

LEGEND:

-  ARCHITECTURAL LIGHT
-  CATENARY LIGHT
-  BOLLARD LIGHT
-  WALL LIGHT

LIGHTING NOTES:

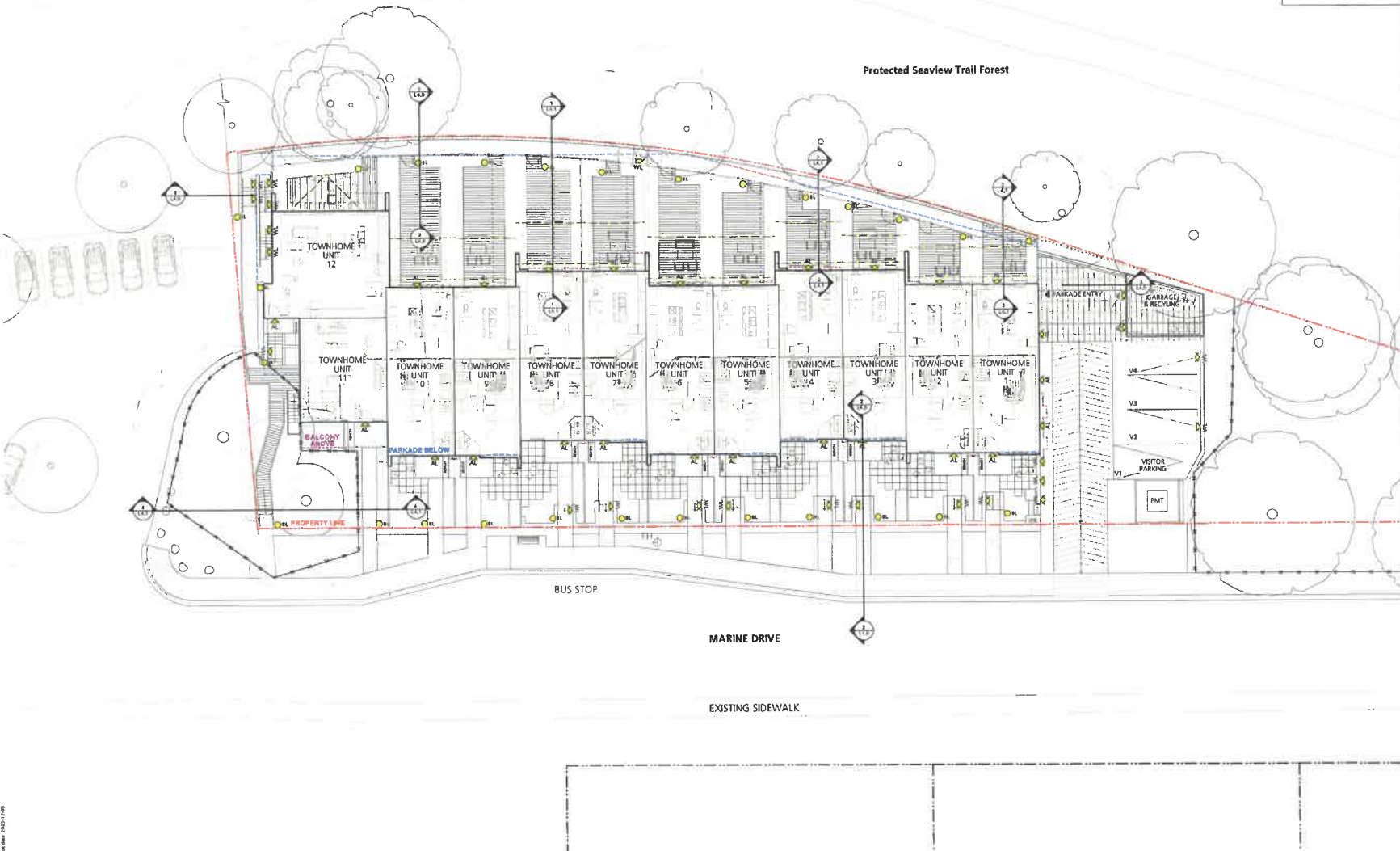
- Read this plan in conjunction with Electrical drawing.
- Electrical to spec outlet as required for outdoor operation.

P+A

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112 East Broadway
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T: 604.738.4138
perryandassociates.ca

Issues

No	Description	Date
1	Issued for DP / Assembly / OCP Amendment	2025-01-28
2	Revised for DP / Assembly / OCP Amendment	2025-01-28
1	Revised for DP / Assembly / OCP Amendment	2025-12-09



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Client
LPI Management Ltd.





Project Title
Gleneagles
4086 & 6083 MARINE DRIVE
WEST VANCOUVER, BC

Drawing Title
Schematic Lighting Coordination Plan

Project North  Drawn by **KC**
Checked by **TH/MP**
Scale 1:150 Job No. 24-016
Sheet No.

L1.1

LEGEND

-  Existing tree to be retained
-  Critical Root Zone (CRZ) as per arborist report
-  Existing tree to be removed
-  Tree protection barrier as per arborist report

ISSUES

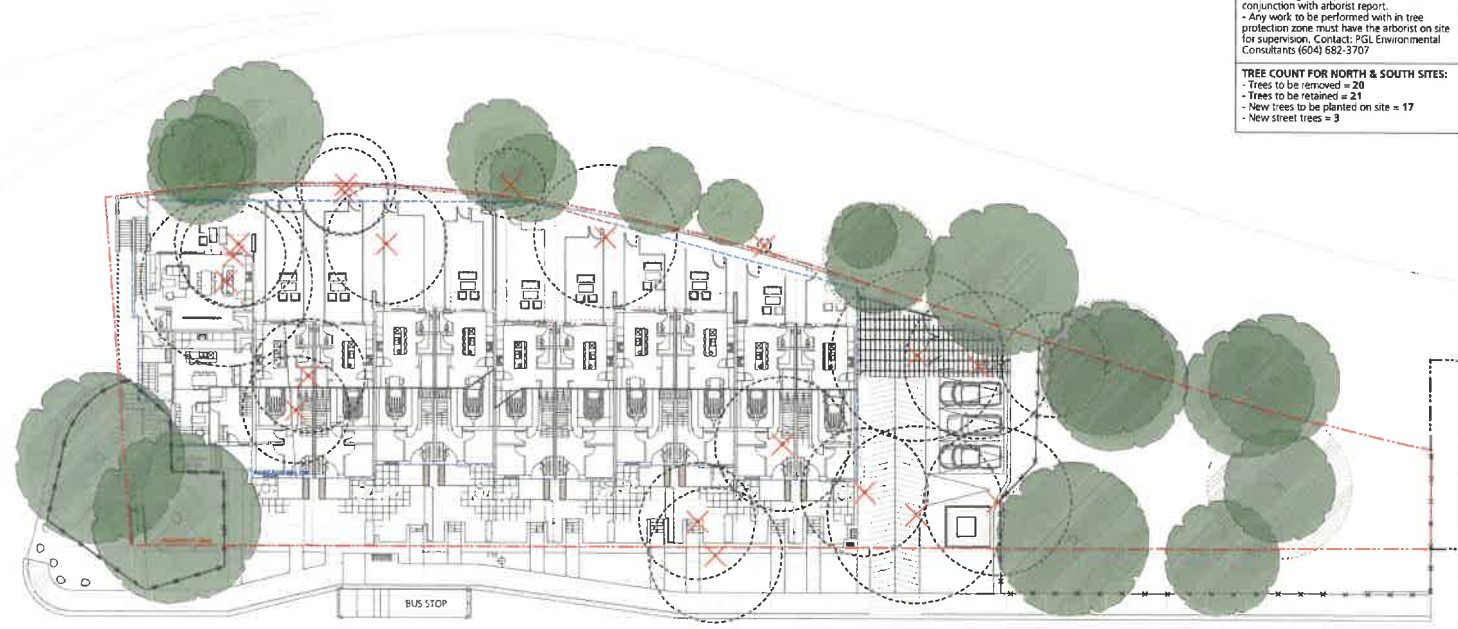
No	Description	Date
1	Issued for DP / Rezoning / OCP Amendment	2017-01-28
2	Revised for DP / Rezoning / OCP Amendment	2018-01-29
3	Revised 2 for DP / Rezoning / OCP Amendment	2019-12-09

NOTES

- Tree management plan is to be read in conjunction with arborist report;
- Any work to be performed with in tree protection zone must have the arborist on site for supervision. Contact: SGL Environmental Consultants (604) 682-3707

TREE COUNT FOR NORTH & SOUTH SITES:

- Trees to be removed = 20
- Trees to be retained = 21
- New trees to be planted on site = 17
- New street trees = 3




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Client
LPI Management Ltd.

Project Title
Gleneagles

Drawing Title
Tree Management Plan

Project North  Drawn By **KC**
Checked By **THAMP**
Scale **1:150** Job No **24-016**
Sheet No

EAGLERIDGE DRIVE

SEAVIEW TRAIL

LEGEND

- Proposed Grade from Civil
- Grade from Survey
- Proposed Finish Grade
- Proposed Top of Wall Grade
- Proposed Bottom of Wall Grade
- Proposed Top of Stairs Grade
- Proposed Bottom of Stairs Grade
- Proposed Top of Curb Grade

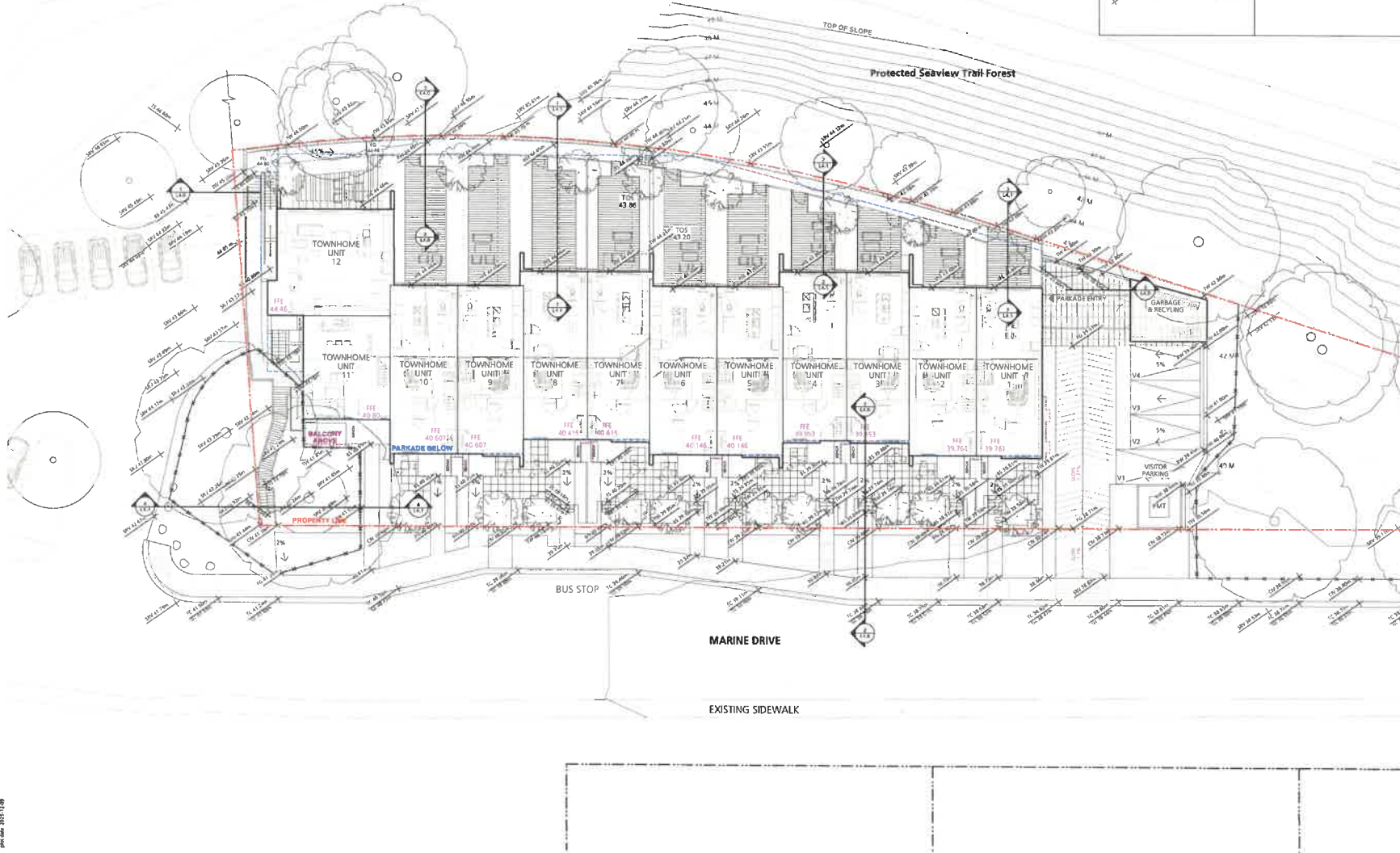
GRADING NOTES

1. Ensure hard surfaces are sloped to drain away from buildings
2. Ensure topsoil slopes and drains away from buildings
3. Soft landscape finished grade to be min. 200mm below any finished building elevations
4. Contractor to report any grading discrepancies to consultant
5. Refer to Civil drawings for offsite grading.

P+A

Perry + Associates
Landscape Architecture
Site Planning
112 East Broadway
Vancouver, BC V5Y 1Y9
T: 604 738 4118
perryandassociates.ca

ISSUES	No.	Description	Date
	1	Issued for DP / Planning / OCP Amendments	2024-10-28
	2	Revised for DP / Planning / OCP	2024-10-15
	3	Revised for DP / Planning / OCP	2025-12-09



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Owner:
LPI Management Ltd.

Project Name:
Gleneagles
6085 & 6093 Marine Drive
West Vancouver, BC

Drawing Title:
Landscape Grading Plan

Project Name: **Gleneagles**
Drawn By: **KC**
Checked By: **THAMP**
Scale: **1:150** Job No: **24-016**
Sheet No:


L2.0


EAGLEHEDGE DRIVE

SEAVIEW TRAIL

Protected Seaview Trail Forest

LEGEND:
SOIL DEPTH

 Min. 0.6m

 Min. 1.0m

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Landscape Architecture
Site Planning
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Vancouver, BC V5C 1V9
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perryandassociates.ca

Issues

No.	Description	Date
1	Issued for DP / Revisions / OCP Amendment	2023-01-28
2	Revised for DP / Revisions / OCP Amendment	2023-01-27
3	Revised 2 for DP / Revisions / OCP Amendment	2023-12-09



BUS STOP

MARINE DRIVE

EXISTING SIDEWALK

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Client: **LPI Management Ltd.**

Project File: **Gleneagles**

Drawing Title: **Soil Volume Plan**

Project North:  Drawn By: **KC**
Checked By: **THAMP**

Scale: **1:150** Job No: **24-015**

Sheet No:

L2.1

4/16/2023 11:09

EAGLEIDGE DRIVE

SEAVIEW TRAIL

Protected Seaview Trail Forest



MARINE DRIVE

EXISTING SIDEWALK

LEGEND:
SOIL DEPTH

Min. 0.6m

Min. 1.0m

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Vancouver, BC V5Y 1V9
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perryandassociates.ca

ISSUES

No.	Description	Date
1	Issued for DP / Issuing / OCP Amendment	2024-01-28
2	Revised for DP / Issuing / OCP Amendment	2024-01-31
3	Revised 3 for DP / Issuing / OCP Amendment	2024-12-09

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Client
LPI Management Ltd.

Project Title
Gleneagles

Drawing Title
Soil Volume Plan

Project North **Drawn By** KC
Checked By THAMP

Scale 1:150 **Job No** 24-015

Sheet No

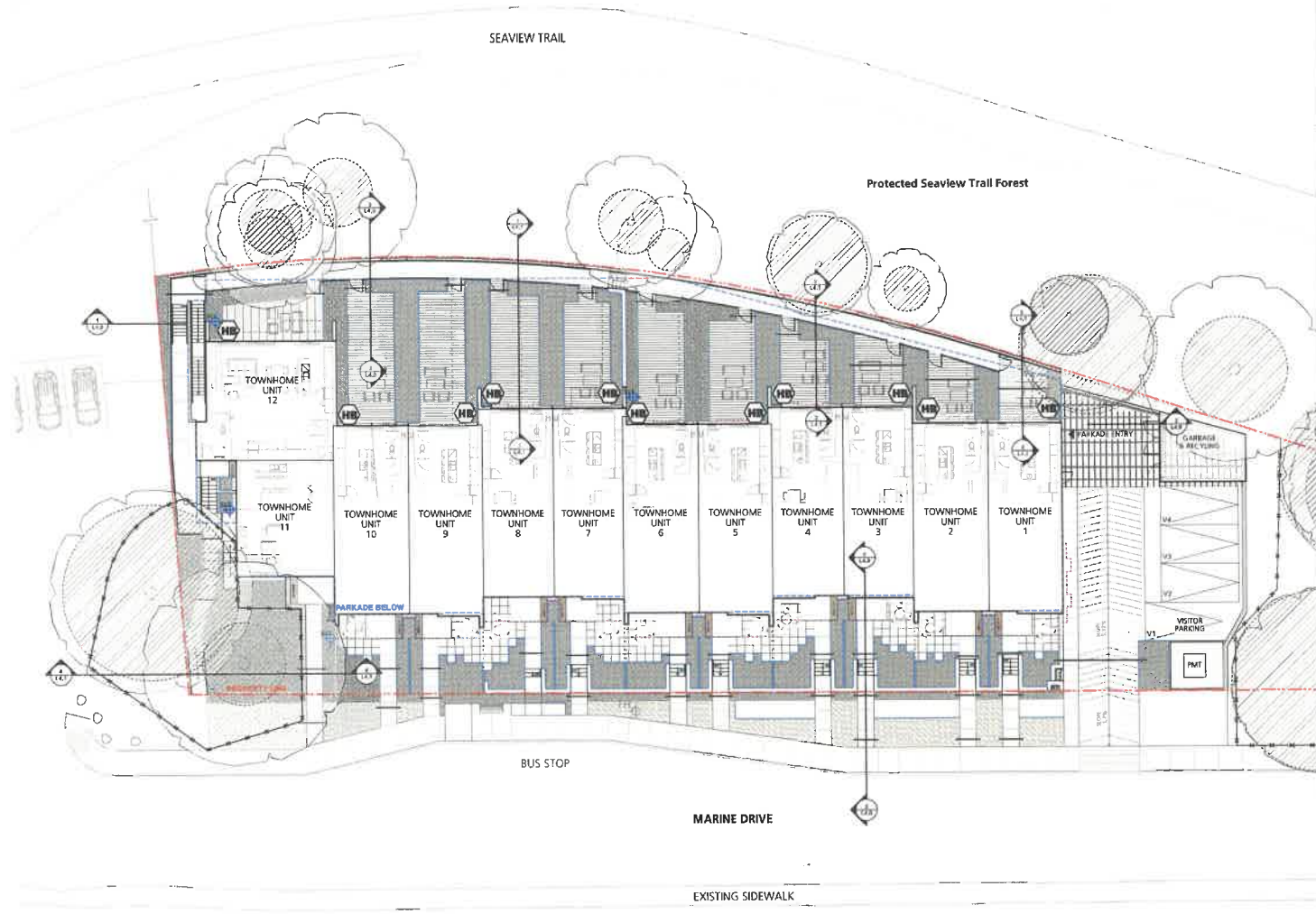
L2.1

DWG DATE: 2024.12.09

LEGEND:

625 sqm	SHRUB ZONE ON SITE Use Rainbird Sprinklers, Valves and Dringles
	IRRIGATION SLEEVES 2" Diameter Sleeve
	STUBOUTS 1.5" Ball Valve & #30C in 1419 box 70 PSI @ 305GPM QTY TBD
	SHRUB ZONE
	LAWN ZONE
	HOSE BIB QTY 11

Sheet No	Description	Date
1	Revised for DP / Planning / OCP Amendment	2024-07-11
1	Revised for DP / Planning / OCP Amendment	2024-12-09



- ELECTRICAL COORDINATION:**
1. Provide 120V power source for irrigation controller in water entry room.
 2. Provide conduit with pull string (for low voltage wiring by others) from water entry room to all stub-out locations.

- MECHANICAL COORDINATION:**
1. Provide back-flow-preventer, blow-out-tee and irrigation controller in water entry rooms.
 2. Provide piping from water entry room to all stub-out locations indicated on drawings.
 3. Provide copper to PVC fitting at each stub-out.

- GENERAL NOTES:**
1. The irrigation contractor to provide a complete and functioning design-build landscape irrigation system.
 2. The irrigation contractor shall confirm on site the location of the stub-outs provided by the Mechanical contractor.
 3. The mechanical contractor shall install the double check valve and a blow out connection in the water entry room and run supply lines to all stub out locations. See plans.
 4. The Electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.
 5. The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
 6. Provide rain sensor on system, location to be determined.
 7. Flow thru all piping not to exceed 5ft/sec
 8. Irrigation contractor to ensure all sleeves, conduits and location of the rain sensor are coordinated with general contractor.
 9. The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
 10. The irrigation system shall be installed as per the landscape architect's specifications and IABC standards or better.
 11. The irrigation contractor shall provide irrigation system for all street trees and boulevard to District of West Vancouver standards.
 12. The irrigation contractor to submit shop drawings for approval prior to installation.
 13. The irrigation contractor to provide as-built drawings following construction.
 14. All irrigation products to be "Rainbird" brand, or approved equivalent.
 15. Irrigation for Off-site area to meet District of West Vancouver specification.
 16. Provide separate zones for offsite irrigation.

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Client:
LPI Management Ltd.

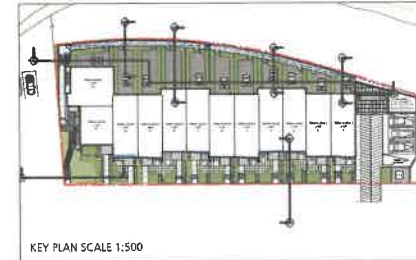
Project Title
Gleneagles
8065 & 8053 Marine Drive
West Vancouver, BC

Drawing Title
Schematic Irrigation Plan

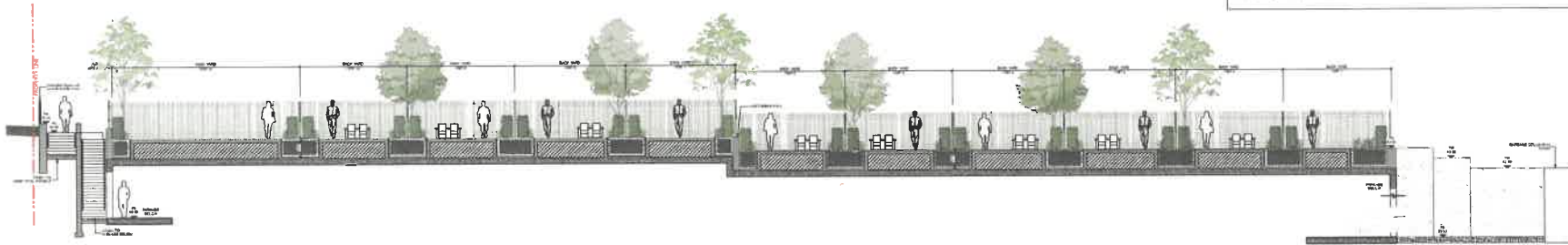
Project No: Drawn By: **KC**
Checked by: **THAMP**

Scale: 1:150 Job No: 24-016
Sheet No:

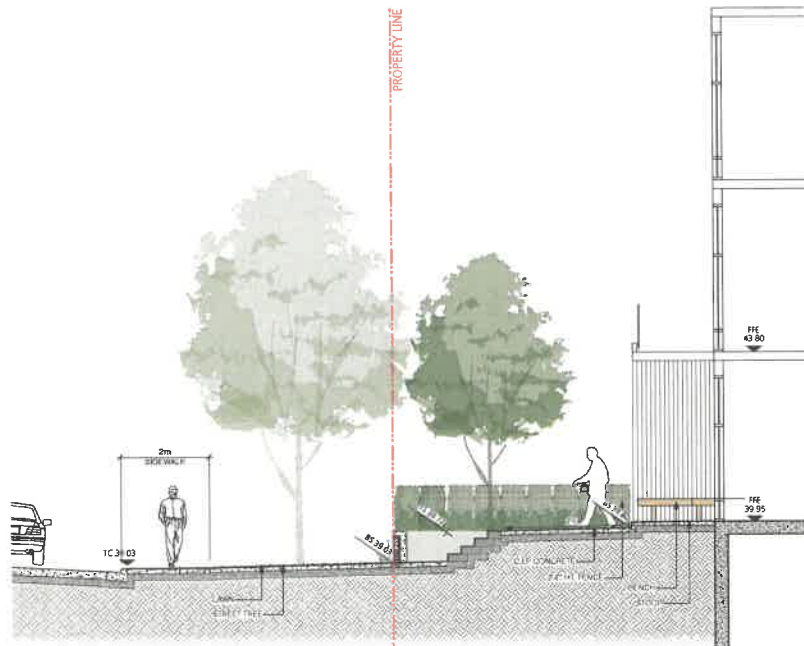
Issues	No	Description	Date
1	1	Issued for DP Planning / DCP Amendment	2025-01-19
2	2	Revised for DP Planning / DCP Amendment	2025-01-19
3	3	Revised for DP Planning / DCP Amendment	2025-12-09



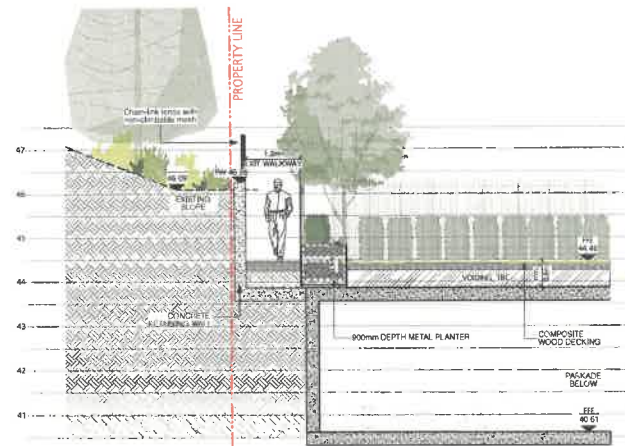
KEY PLAN SCALE 1:500



1 Section at Back Yards
SCALE: 1:100



2 Section between Unit 3 to Marine Drive
SCALE: 1:50



3 Section between Exit and Unit 10
SCALE: 1:50

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Client:
LPI Management Ltd.

Project Title:
Gleneagles
8085 & 8083 Marine Drive
West Vancouver, BC

Drawing Title:
Landscape Sections

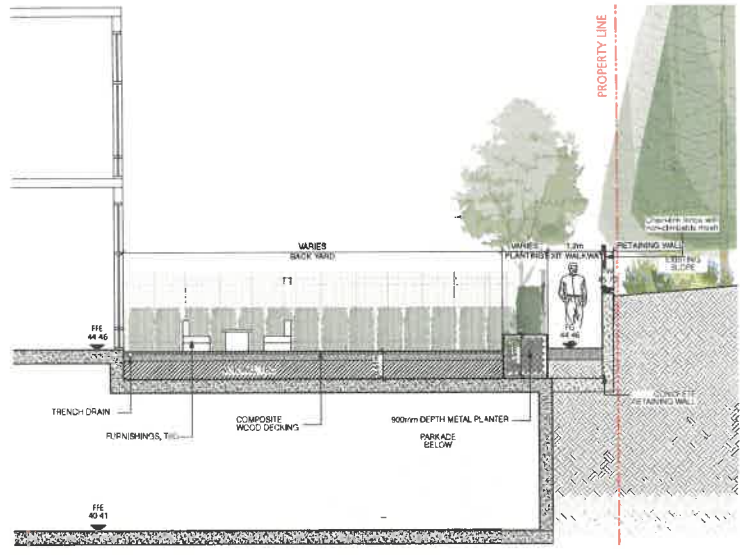
Drawn By:
KC

Checked By:
THMP

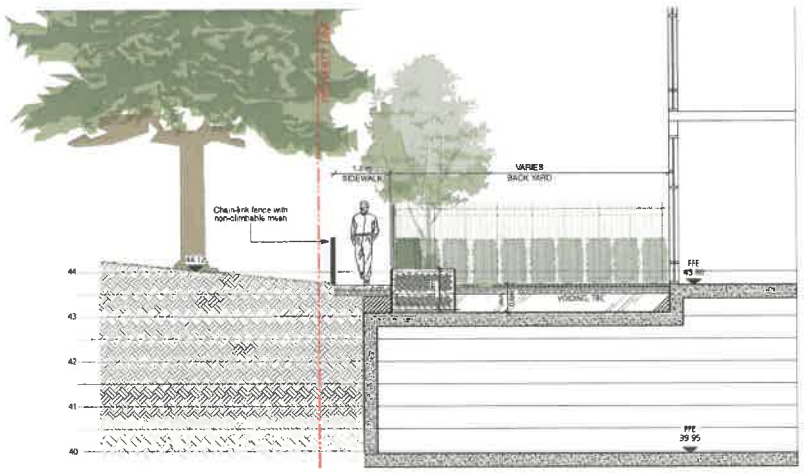
Scale: **AS NOTED** Job No: **24-016**

Sheet No.:

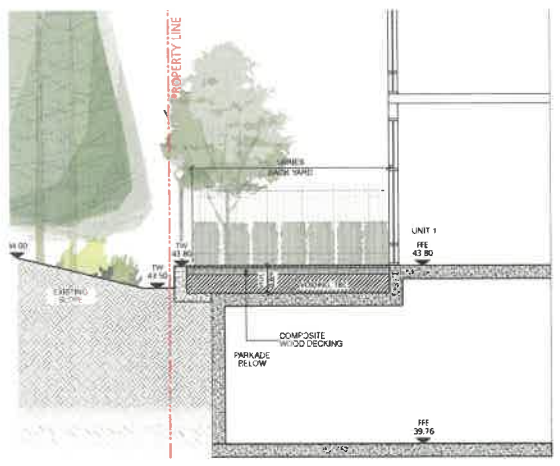
No.	Description	Date
1	Issued for DP / Rezoning / OCP Amendment	2014-11-28
2	Revised for DP / Rezoning / OCP Amendment	2015-07-27
3	Revised for DP / Rezoning / OCP Amendment	2015-12-09



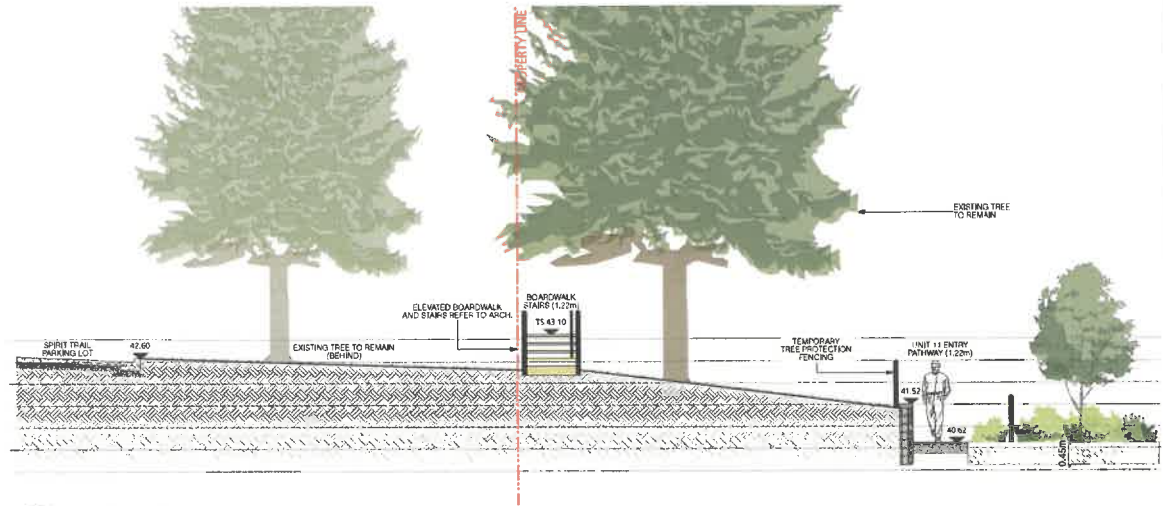
1 Section between Back Pathway and Unit 8
SCALE: 1:50



2 Section between Exit and Unit 4
SCALE: 1:50



3 Section between Exit and Unit 1
SCALE: 1:50



4 Section at Northwest PL
SCALE: 1:50

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Client:
LPI Management Ltd.

Project Title:
Gleneagles
6085 & 6083 Mainway Drive
West Vancouver, BC

Drawing Title:
Landscape Sections

Drawn By: **KC**
Checked by: **THAMP**
Scale: **AS NOTED**
Job No.: **24-016**
Sheet No.



Composite wood - neutral colour



Catenary Lighting over rear yard deck



Rear yard - Privacy fence option: vertical slats



Metal & wood combination



Rosetta Kodah - stone faced retaining wall



Precast Concrete - Roman stair treads



Lower elevation planter at rear yards



Hydrapressed slabs at front yard patios



Cast in Place - Shotcrete Feature Wall



Compacted gravel at rear yard exit walkway



Front yard shade garden planting palette - Diversity in size, colour and texture.

No.	Description	Date
1	Issued for DP / Reasoning / DCP Amendment	2023-01-18
2	Approved for DR/Reasoning/DCP Amendment	2023-01-18
3	Re-issue 2 for DP / Reasoning / DCP Amendment	2023-11-08

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Client:
LPI Management Ltd.

Project Title:
Gleneagles
8085 & 8083 Marine Drive
West Vancouver, BC

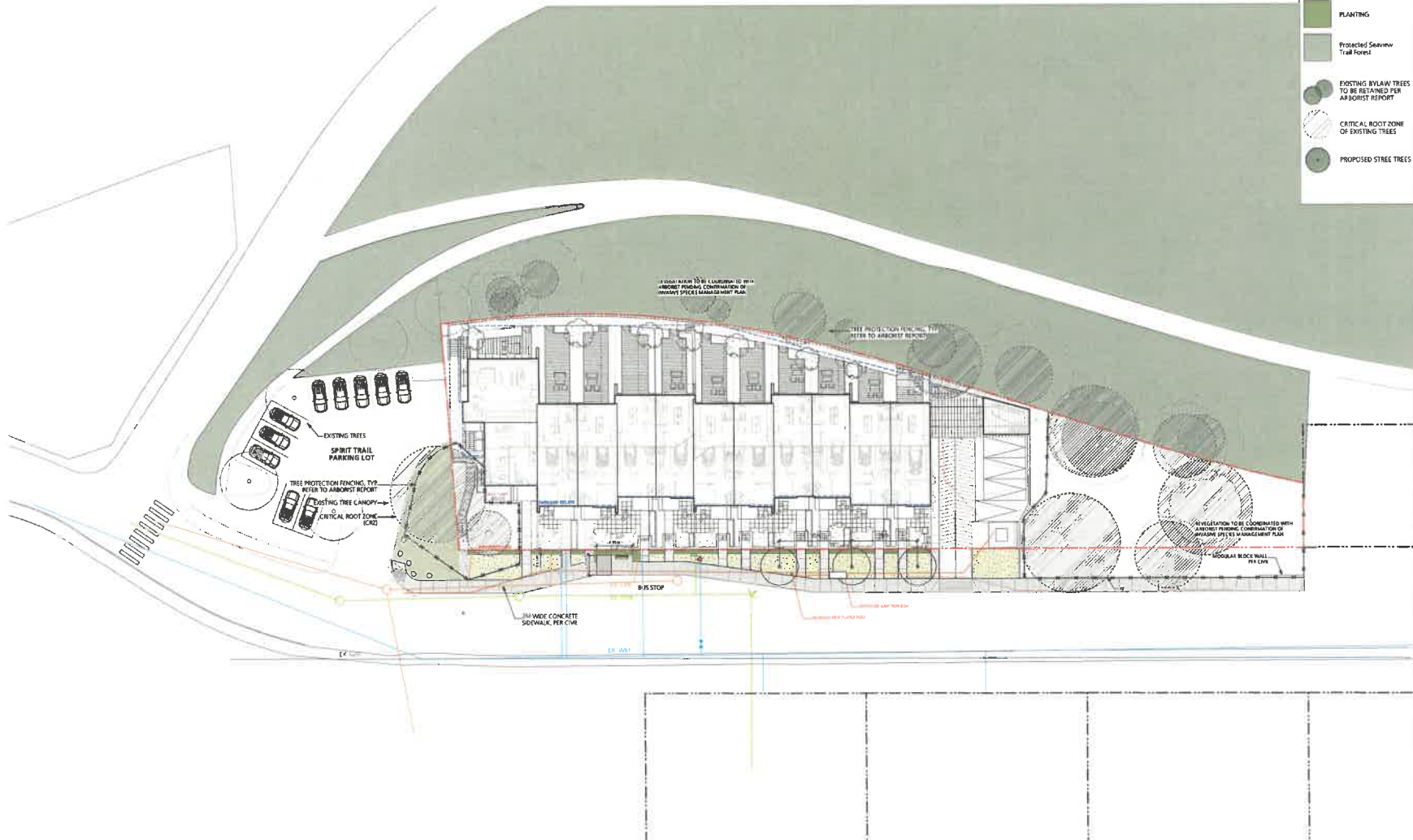
Drawing Title:
Precedent Images

Drawn By: **KC**
Checked by: **TH/MP**
Scale: **As Shown**
Job No.: **24-018**
Sheet No.:

MATERIAL LEGEND:

-  CIP CONCRETE PAVING
-  SODDED LAWN
-  PLANTING
-  Protected Seaview Trail Forest
-  EXISTING BYLAW TREES TO BE RETAINED PER ARBORIST REPORT
-  CRITICAL ROOT ZONE OF EXISTING TREES
-  PROPOSED STREET TREES

NO	DESCRIPTION	DATE
1	Revised for DP / Rezoning / OCP Amendment	2015-07-31
2	Revised 2 for OCP / Rezoning / OCP Amendment	2015-12-09



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Client:
LPI Management Ltd.

Project Title:
Gleneagles
6085 & 6083 Marine Drive
West Vancouver, BC

Drawing Title:
**Off-site
Landscape Plan**

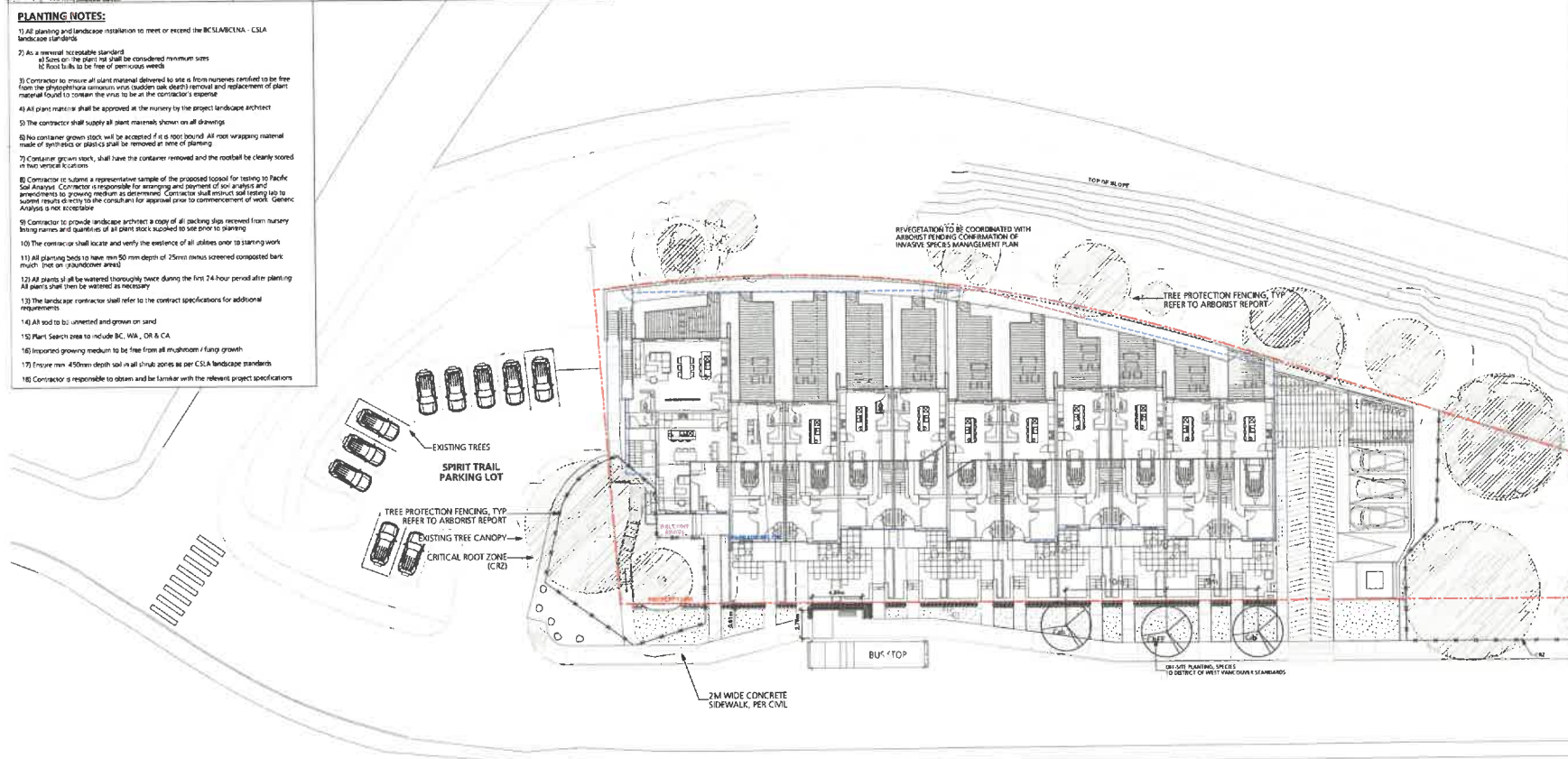
Project Month: **01** Drawn By: **KC**
Checked By: **THOMP**

Scale: **1:200** Job No: **24-016**

Sheet No:

Plant List - Off-site					
Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
T1	1	Calluna heisteria	Heather Horsetail	100mm DBH	
T2	1	Calluna heisteria 'Trains Fantasy'	Trains Fantasy Horsetail	100mm DBH	
Shrubs					
Grasses, Ferns, Parasitals and Mosses					
A1	1	Calluna heisteria	Himalayan Maicholai Fern	4' pot	
A2	1	Calluna heisteria	Lepidopeltis	4' pot	
A3	1	Calluna heisteria	Trichomanes	4' pot	
A4	1	Calluna heisteria	Trichomanes	4' pot	

- PLANTING NOTES:**
- All planting and landscape installation to meet or exceed the BCLABCINA - CSA landscape standards.
 - As a general rule, all plants shall be considered minimum sizes.
 - Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the phytophthora common root rot (soil depth) removal and replacement of plant material found to contain the virus to be at the contractor's expense.
 - All plant material shall be approved at the nursery by the project landscape architect.
 - The contractor shall supply all plant materials shown on all drawings.
 - No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at time of planting.
 - Container grown stock, shall have the container removed and the rootball be clearly scored on two vertical locations.
 - Contractor to submit a representative sample of the proposed topsoil for testing to Pacific Soil Analysis. Contractor is responsible for arranging and payment of soil analysis and amendments to growing medium as determined. Contractor shall restrict soil testing to 10 samples per hectare to the consultant for approval prior to commencement of work. Generic analysis is not acceptable.
 - Contractor to provide landscape architect a copy of all packing slips received from nursery listing names and quantities of all plant stock supplied to site prior to planting.
 - The contractor shall locate and verify the existence of all utilities prior to starting work.
 - All planting beds to have min 50mm depth of 25mm minus screened composted bark mulch (not on unexcavated areas).
 - All plants to be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered as necessary.
 - The landscape contractor shall refer to the contract specifications for additional requirements.
 - All top soil to be unmetted and grown on sand.
 - Plant Search area to include BC, WA, OR & CA.
 - Imported growing medium to be free from all mushroom / fungi growth.
 - Ensure min 450mm depth soil in all shrub zones as per CSA landscape standards.
 - Contractor is responsible to obtain and be familiar with the relevant project specifications.



Issue No	Description	Date
1	Revised for DP Planning / OCP Amendment	2023-01-01
2	Revised for DP Planning / OCP Amendment	2023-11-08

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Client
LPI Management Ltd.

Project Title
Gleneagles
6085 & 6083 Marine Drive
West Vancouver, BC

Drawing Title
Off-site Planting Plan

Project North
Drawn by: **KC**
Checked by: **THAMP**
Scale: Job No: **24-016**
Sheet No:

CREUS Engineering

Civil Engineers & Project Managers
#610 EAST TOWER - 221 ESPLANADE WEST, NORTH VANCOUVER BC, V7M3J0
PH: 604-987-9070 WEBSITE: www.creus.ca

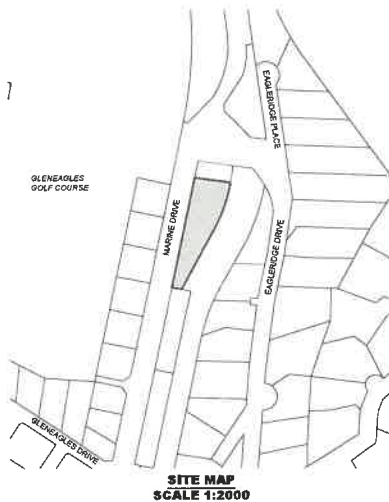
DP 25-012
Schedule C

PROJECT:

6085 & 6093 MARINE DRIVE WEST VANCOUVER, BC

CLIENT:

LPI MANAGEMENT LTD.



DRAWING LIST	
DWG No.	
KEY	KEY PLAN
SERV	SERVICING PLAN
SMP	STORMWATER MANAGEMENT
R-1	ROADWORKS

2025-12-09

RE-ISSUED FOR DEVELOPMENT PERMIT

SEE DRAWING KEY FOR GENERAL NOTES
 SEE DRAWING R-1 FOR ROADWORKS NOTES
 SEE DRAWING SERV FOR WATERWORKS NOTES
 SEE DRAWING SERV FOR STORM & SANITARY NOTES

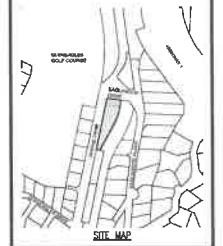
CONTRACTOR TO VERIFY & LOCATE EXISTING MAINS & SERVICE CONNECTIONS & NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

ROADWORKS NOTES

1. ALL ROADWORKS CONSTRUCTION AND METHODS MUST BE IN ACCORDANCE WITH MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD).
2. PAVING CAN ONLY PROCEED IN THE PRESENCE OF THE ENGINEER OR DESIGNATED INSPECTORS.
3. CONTRACTOR TO SUBMIT SEME, TEST AND SOURCE DATA FOR AGGREGATES AND MIX DESIGN FOR ASPHALT TO ENGINEER OF CONTRACT FOR REVIEW AND APPROVAL.
4. ALL LOOSE AND ORGANIC MATERIAL TO BE REMOVED FROM ROADWAY. ALL SURFACES TO BE COMPACTED TO 95% MOIST PROCTOR DENSITY. SUBGRADE TO BE INSPECTED BY ENGINEER PRIOR TO PLACEMENT OF GRAVEL SUBBASE. ANY WATER SATURATED SUBGRADE SOIL SHALL BE DRYED AND THE GRADE RESTORED WITH GRANULAR SOLLS COMPACTED TO 95% MOIST PROCTOR DENSITY.
5. THE BASE AND SUBBASE MATERIALS SHALL BE PROPERLY PLACED AND COMPACTED TO A MINIMUM OF 95% MOIST PROCTOR DRY DENSITY (ASTM D1557).
6. THE CONTRACTOR WILL OBEY ENGINEER THEN D.M.V. 48 HOURS NOTICE PRIOR TO SUBGRADE PROOF ROLL, BASE COMPACTON AND PAVING.
7. THE CONTRACTOR MUST NOTIFY ENGINEER 48 HOURS PRIOR TO STARTING CONSTRUCTION TO ESTABLISH AN INSPECTION SCHEDULE.
8. A PORTION OF THE CONTRACT DOCUMENTS IS INCLUDED BY REFERENCE. COPIES OF THESE DOCUMENTS HAVE BEEN REFERENCED IN THE TENDER PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT CORRECT RELEVANT COPIES OF ALL SURBASE AND CONTRACT DOCUMENTS ARE FORWARDED TO SUBGRADER, TESTING AGENCIES, SUBCONTRACTORS, SUPERINTENDENTS, ESTIMATORS, PROJECT MANAGERS, SITE STAFF AND ANY OTHER RELEVANT PARTIES. CONTRACTOR CONFIRMS THEY HAVE REVIEWED SAME PRIOR TO SUBMITTING TENDER.
9. ALL CUTS IN EXISTING ASPHALT REQUIRED FOR CONSTRUCTION SHALL BE VERTICAL, FULL DEPTH WITH A FINISHED SURF AND REPAVED TO FULL / CORNER DEPTH WITH MINIMUM 80mm ASPHALT CONCRETE FOR MAIN ROADS AND 100mm ASPHALT CONCRETE FOR LANEWAYS. AFTER SIGGELL AND COMPACTION. ALL PAVEMENTS, BOLLERWARDS, DRIVEWAYS, FENCES, ETC. ARE TO BE RESTORED TO THE SATISFACTION AND APPROVAL OF THE CITY. BEST PRACTICE TO BE PROVIDED UNDER THIS CONTRACT.
10. TOP LIFT OF ASPHALT TO BE MINIMUM 40 mm OR AS NOTED.
11. ALL PAVEMENTS, BOLLERWARDS, DRIVEWAYS, FENCES, ETC. ARE TO BE RESTORED TO ORIGINAL CONDITION WHEN NO APPROVED IS PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO REGRADE THE BOLLERWARDS AT THE SAME TRACK AS ROAD GRADING.
12. CHANGES IN GRADE TO BE FORMED WITH SMOOTH CURVES.
13. COVERS FOR INSPECTION CHAMBERS AND VALVE REISERS IN DRIVEWAYS SHALL BE SUITABLE FOR TRAVELLED AREAS.
14. ALL MANHOLE LIDS, VALVE COVERS, CATCHBAM RISER AND LIDS OF OTHER STRUCTURES TO BE SET AT FIRST LEFT ROAD ELEVATIONS AND RAISED WHILE FINAL LIFT INSTALLED.
15. ENSURE ALL NEW PAVEMENT WORKS ARE KEYED INTO EXISTING ASPHALT AS PER MMCD STANDARD.

Civil Engineers & Project Managers
 6085 & 6093 MARINE DRIVE
 WEST VANCOUVER, BC V8W 2M1
 TEL: 604-273-8888 FAX: 604-273-8889

PERMIT TO PRACTICE # 1001643



DRAWING LEGEND

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