



District of West Vancouver

**Heritage Revitalization Agreement Bylaw No. 4890, 2016
(1425 Gordon Avenue)**

Effective Date: June 6, 2016

District of West Vancouver

Heritage Revitalization Agreement Bylaw No. 4890, 2016 (1425 Gordon Avenue)

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District of West Vancouver

Heritage Revitalization Agreement Bylaw No. 4890, 2016

A bylaw to enter into a Heritage Revitalization Agreement (1425 Gordon Avenue).

WHEREAS the property at 1425 Gordon Avenue known as the Vinson Residence is recorded in the District's Community Heritage Register and has heritage value; and

WHEREAS the District of West Vancouver and the Owner of property at 1425 Gordon Avenue wish to enter into a Heritage Revitalization Agreement in respect of the property to ensure conservation of the property;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as "Heritage Revitalization Agreement Bylaw No. 4890, 2016 (1425 Gordon Avenue)."

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Heritage Revitalization Agreement

- 3.1 The Mayor and Municipal Clerk are authorized to sign and seal on behalf of the District the Heritage Revitalization Agreement attached to this bylaw as Schedule A.

Schedules

Schedule A – Heritage Revitalization Agreement for 1425 Gordon Avenue (Vinson Residence)

READ A FIRST TIME on April 25, 2016

PUBLICATION OF NOTICE OF PUBLIC HEARING on May 8 and May 11, 2016

PUBLIC HEARING HELD on May 16, 2016

READ A SECOND TIME on May 16, 2016

READ A THIRD TIME on May 16, 2016

ADOPTED by the Council on June 6, 2016

[Original signed by Mayor]

Mayor

[Original signed by Municipal Clerk]

Municipal Clerk

Schedule A
to Bylaw No. 4890, 2016

**HERITAGE REVITALIZATION AGREEMENT FOR 1425 GORDON AVENUE
(VINSON RESIDENCE)**

THIS AGREEMENT dated as of the day _____ of _____, 2016

BETWEEN:

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER, a municipal corporation having offices at 750 – 17th Street, West Vancouver, British Columbia, V7V 3T3

(the “District”)

AND:

VINSON HOUSE DEVELOPMENTS LTD., INC. NO. BC1047012 at 1754 West 3rd Avenue, Vancouver, British Columbia, V6J 1K4

(the “Owner”)

WHEREAS:

- A. The District may, by bylaw, enter into a Heritage Revitalization Agreement with the Owner of property identified as having heritage value, pursuant to section 610 of the *Local Government Act*; and
- B. The Owner owns certain real property on the northwest portion of which is situated a building of heritage value known as the Vinson Residence, listed on West Vancouver’s Community Heritage Register, which property and building are located at 1425 Gordon Avenue, West Vancouver, British Columbia and legally described as LOT 18 NORTH EAST ¼ OF DISTRICT LOT 1054 PLAN 6811 (the “Heritage Lands”); and
- C. The Owner has presented to the District a proposal for the use, development and conservation of the Heritage Lands that would change the density of use of the Heritage Lands, and has voluntarily and without any requirement by the District, entered into this Agreement pursuant to section 610 of the *Local Government Act*; and
- D. The District must hold a Public Hearing before entering into, or amending, a Heritage Revitalization Agreement if the Agreement or amendment would permit a change to the use or density of use of the Heritage Lands that is not otherwise authorized by the applicable zoning, and the District has held a Public Hearing on this Agreement; and

- E. The Council of the District has, concurrently with the adoption of the bylaw authorizing the execution of this Agreement, adopted a bylaw pursuant to section 611 of the Local Government Act designating the Vinson Residence as protected heritage property (“the Heritage Designation Bylaw”); and
- F. The Council of the District authorizes the subdivision of the Heritage Lands pursuant to the *Strata Property Act*, in accordance with the proposed architectural and landscape plans attached as **Appendix B**.

NOW THEREFORE in consideration of the mutual promises contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1.0 Conservation of the Heritage Lands

- 1.1 The Owner agrees to conserve, protect and maintain the Heritage Lands in accordance with this Agreement, including the Conservation Plan in **Appendix A** to this Agreement, and accordance with Heritage Maintenance Bylaw No. 4187, 1999 as amended or replaced from time to time, and in the event of any inconsistency this Agreement shall prevail.
- 1.2 Without limiting the generality of section 1.1, the Owner agrees not to do any of the following without the prior written approval of the District in the form of a Heritage Alteration Permit:
- a) make any interior or exterior alterations to the Vinson Residence;
 - b) alter or replace the exterior features of the house, typical of the Craftsman style, which include a front-gable roof with hipped dormers on the side slopes; the symmetrical massing, with paired and triple square tapered porch pillars; the original entry doors; the flared window surrounds; the triangular eave brackets, and the second-floor porch (currently glassed in, but to be reopened);
 - c) alter or replace the wood-frame construction, typical of the Craftsman style, clad in original cedar shingles;
 - d) alter or replace the interior features typical of a Craftsman-style house including the original fir floors and fir and plywood doors; original staircase and built-in cabinets in the dining room and master bedroom; original corner brick fireplace in the living room; original pocket doors between the hall and dining room; and the beamed ceilings and wooden detailing on the walls of the living room, dining room and master bedroom; and
 - e) make any exterior alterations to the Garden Cottage, Laneway Cottage or accessory garages, except for minor alterations

that in the opinion of the District are in keeping with the character of the Heritage Lands.

- 1.3 The Owner acknowledges that the District may refuse to issue a Heritage Alteration Permit required by section 1.2 if, in its sole discretion acting reasonably, the District considers that the alteration that the permit would authorize is inconsistent with this Agreement or the Heritage Designation Bylaw, and without limiting the generality of the foregoing the District may refuse to authorize the alteration of any of the character-defining elements set out within the Conservation Plan.
- 1.4 If the Owner fails within the time specified in the notice to conserve, protect or maintain the Heritage Lands in accordance with this Agreement after having been given notice in writing to do so, which notice must specify the work that the Owner is required to undertake, the Owner agrees that the District may enter on the Heritage Lands to carry out the work, and may recover the cost of doing so from the Owner in the same manner and with the same remedies as taxes in arrears.
- 1.5 In the event of any dispute between the Owner and the District as to the necessity for any work required by the District pursuant to section 1.4, the parties agree that the dispute will be resolved by a member of the Architectural Institute of British Columbia with training and experience in heritage conservation who has been chosen by the parties or, failing agreement between the parties, by the Architectural Institute of British Columbia, and that the fees of the architect shall be borne by the Owner if the dispute is resolved in the District's favour and by the District if the dispute is resolved in the Owner's favour.
- 1.6 The Heritage Lands may provide, notwithstanding the provisions of the RS5 Single Family Dwelling Zone 5 within the District of West Vancouver's Zoning Bylaw No. 4662, 2010, as amended or replaced from time to time, and in accordance with the further provisions of this Agreement:
 - a) the Vinson Residence is permitted to be relocated from its original location on the Lot to the new location on the Lot as set out in the drawings attached as **Appendix B** to this Agreement;
 - b) in addition to the Vinson Residence, the Lands may be developed with three additional dwelling units identified as the Garden Suite, Garden Cottage and Laneway Cottage plus accessory garages (attached and detached) as set out in the drawings attached as **Appendix B** to this Agreement; and

- c) the Lands may be subdivided pursuant to the *Strata Property Act* in accordance with the architectural and landscape plans attached as **Appendix B** to this Agreement.
- 1.7 The parties agree that the Owner may apply for and the District may in its sole discretion issue a building permit that includes minor variances from **Appendix B**, provided that any variances do not alter the character-defining elements or interfere with the overall appearance, or increase the floor area or building height of the Vinson Residence as described in **Appendix B** to this Agreement, or increase the total floor area or building heights of the Garden Cottage or Laneway Cottage or the garages (attached or detached).
 - 1.8 The Owner agrees that the District may withhold any building permit or occupancy permit or final building permit approval as the case may be, in respect of the Vinson Residence if the alteration of the Vinson Residence is not in accordance with **Appendix B** to this Agreement, notwithstanding that the construction may be in compliance with the British Columbia Building Code, the Zoning Bylaw and any applicable permit or guidelines.
 - 1.9 The parties agree that, except as varied or supplemented by the provisions of this Agreement, all bylaws and regulations of the District and all laws of any authority having jurisdiction shall continue to apply to the Heritage Lands, the Vinson House, the Garden Cottage, the Laneway Cottage, and the accessory garages.
 - 1.10 The Owner agrees that the Zoning Bylaw variances provided under this Agreement fully compensate the Owner for any reduction in the market value of the Heritage Lands that may result from the adoption of the Heritage Revitalization Agreement Bylaw, and waives absolutely all claims for compensation that the Owner is otherwise entitled to make under section 613 of the *Local Government Act* in respect of the adoption of the Heritage Revitalization Agreement Bylaw.

2.0 Zoning Bylaw Variances

- 2.1 The following variances to Zoning Bylaw No. 4662, 2010 are granted through this Agreement to enable the development of the Heritage Lands including the relocation of the Vinson Residence and construction of the Garden Cottage, Laneway Cottage and the garages in accordance with **Appendix B** attached to this Agreement, and for those purposes only:
 - a) Section 120.04 (One Principal Building Per Site) is varied to allow up to a maximum of four principal building on the Lands;
 - b) Section 205.05 (Site Coverage) is increased from 30% to 41%;

- c) Section 205.06 (Floor Area Ratio) is increased from 0.35 to 0.59;
- d) Section 205.07 (Front Yard) is reduced from 7.6 metres to 6.4 metres;
- e) Section 205.08 (Rear Yard) is reduced from 9.1 metres to 0.6 metres;
- f) Section 205.09(2)(a)(i) (Side Yard) is reduced from 2.3 metres to 0.9 metres on the east property line;
- g) Section 205.09(2)(a)(i) (Side Yard) is reduced from 2.3 metres to 0.6 metres on the west property line;
- h) Section 205.09(2)(b)(i) (Combined Side Yard) is reduced from 5.9 metres to 1.5 metres;
- i) Section 205.10 (Building Height) is increased from 7.62 meters to 8.5 metres (Vinson Residence) and 7.5 metres (Laneway Cottage);
- j) Section 205.12 (Highest Building Face) is increased from 6.72 metres to:
 - a. 9.8 metres (Vinson Residence);
 - b. 8.9 metres (Laneway Cottage); and
 - c. 7.8 metres (Garden Cottage).

3.0 Damage or Destruction

- 3.1 In the event that the Vinson Residence, the Garden Cottage and/or the Laneway Cottage are damaged by fire, earthquake, or any other cause, such that in the written opinion of a member of the Architectural Institute of British Columbia with training and experience in heritage conservation engaged and instructed by the District it is not possible or appropriate from a heritage conservation perspective to repair it, the Owner must construct on the Lands at the Owner's cost a replica of the Vinson Residence and rebuild the Garden Cottage and the Laneway Cottage in accordance with the original plans and specifications for the building and subject only to such variations from the original plans and specifications as are required to comply with the current British Columbia Building Code. Thereafter the provisions of this Agreement pertaining to the conservation, protection and maintenance of the Vinson Residence, including this provision, shall apply to the replica of the Vinson Residence.
- 3.2 As an alternative to constructing a replica of the Vinson Residence and rebuilding the Garden Cottage and Laneway Cottage in the event of such damage, the Owner may develop on the Lands in accordance with the then current zoning regulations, provided that no residential dwelling constructed on the lot shall have a Floor Area Ratio (FAR) not exceeding 0.28.

- 3.3 In the event that the Vinson Residence is damaged, the Owner must repair the Vinson Residence, within 24 months of the date of damage, after having obtained a Heritage Alteration Permit and building permit, and must carry out all repairs in accordance with **Appendix A** attached to this Agreement. Section 1.4 shall apply in the event of any failure of the Owner to repair the Vinson Residence in accordance with this section.

4.0 Amendment

- 4.1 The parties acknowledge and agree that this agreement may only be amended by bylaw with the consent of the Owner, provided that a Public Hearing shall be held if an amendment would permit a change to use or density of use of the Heritage Lands.

5.0 Representations

- 5.1 It is mutually understood and agreed upon between the parties that the District has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

6.0 Statutory Functions

- 6.1 Except as varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the District or its approving officer in the exercise of their statutory functions and responsibilities and their rights and powers under any enactments, bylaws, order or regulations, including but not limited to the *Local Government Act*, the *Land Title Act* and the *Strata Property Act*, all of which, except as expressly varied or supplemented herein, are applicable to the Heritage Lands, the Vinson Residence and the Garden Cottage and Laneway Cottage.
- 6.2 The Owner acknowledges that the subdivision of the Heritage Lands is subject to the District's approving authority, that the construction of or alteration of a building on any portion of the Heritage Lands requires a Heritage Alteration Permit and a building permit, and that the District may impose off-site works and services requirements and development cost charges in respect of subdivision and the development of the Heritage Lands.

7.0 Enurement

- 7.1 This Agreement enures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.
- 7.2 The District shall file a notice within the Land Titles Office, as provided for in section 594 of the *Local Government Act*, and upon registration of such notice, this Agreement and any amendment to

it shall be binding on all persons who acquire an interest in the land affected by this Agreement.

8.0 Other Documents

- 8.1 The Owner agrees at the request of the District, to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the District to give full effect to the intent of this Agreement.

9.0 Notices

- 9.1 Any notice required to be given pursuant to this Agreement shall be in writing and shall be delivered by registered mail as follows:

a) To the District:

**THE CORPORATION OF THE DISTRICT OF WEST
VANCOUVER**
750 – 17TH STREET
WEST VANCOUVER, BC V7V 3T3

b) To the Owner:

VINSON HOUSE DEVELOPMENTS LTD.
1754 WEST 3RD AVENUE
VANCOUVER, BC V6J 1K4

10.0 No Partnership or Agency

- 10.1 The parties agree that nothing contained in this Agreement creates a relationship between the parties of partnership, joint venture or agency.

APPENDICIES:

- A. Conservation Plan for the Vinson Residence prepared by Donald Luxton & Associates Inc., October 2015
- B. Architectural Drawings for proposed infill units by Formwerks Architectural Inc. dated _____, 2016 and Landscaping Plans prepared by _____ dated _____, 2016

VINSON HOUSE DEVELOPMENT LTD.

By its authorized signatory

CORPORATION OF THE DISTRICT OF WEST VANCOUVER

By its authorized signatory

Mayor

Municipal Clerk

VINSON RESIDENCE

1425 GORDON AVENUE,
WEST VANCOUVER

CONSERVATION PLAN

APRIL 2016



DONALD LUXTON
AND ASSOCIATES INC



DONALD LUXTON AND ASSOCIATES INC.
1010-470 BURNHAMMILL STREET VANCOUVER BC V6C 1V5
info@donaldluxton.com 604-588-1216 www.donaldluxton.com



DONALD LUXTON
ASSOCIATES

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DONALD LUXTON
ASSOCIATES



The Vinson Residence in 2015

1.0 INTRODUCTION

CURRENT ADDRESS: 1425 GORDON AVE

HISTORIC NAME: VINSON RESIDENCE

ORIGINAL RESIDENTS: VALIENT VIVIAN VINSON

ARCHITECT: UNKNOWN

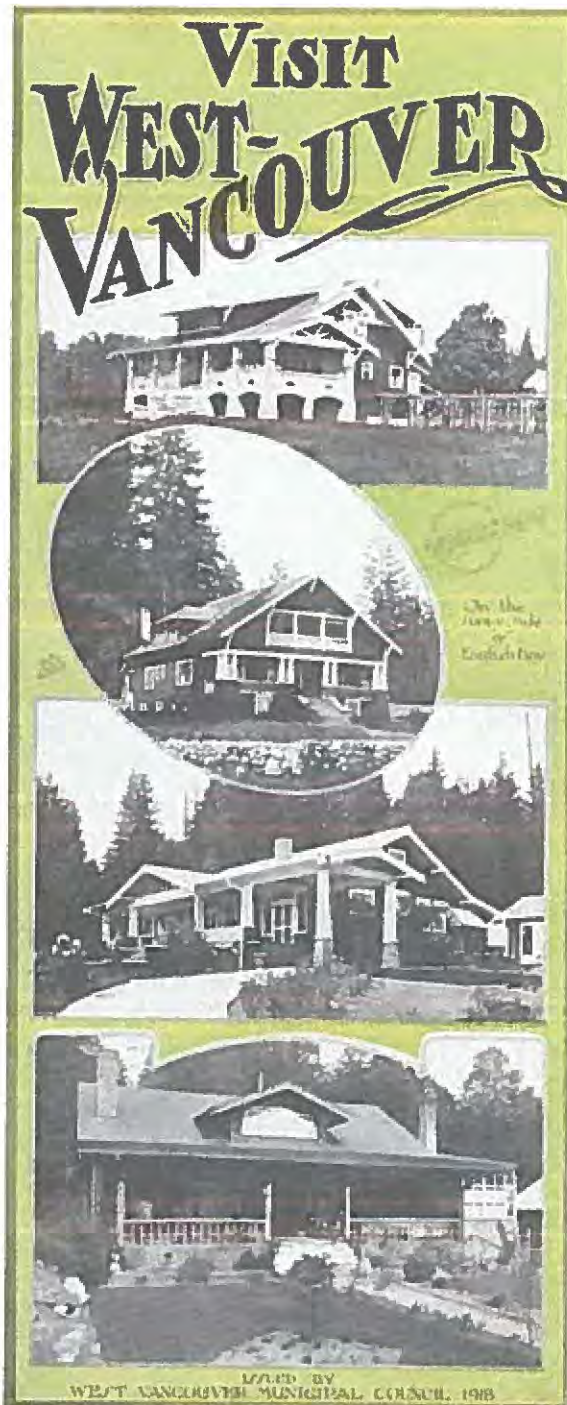
CONSTRUCTION DATE: 1913

HERITAGE STATUS: LISTED ON THE WEST VANCOUVER
COMMUNITY HERITAGE REGISTER

The Vinson Residence is a well-preserved early house in West Vancouver. It is now proposed to redevelop the site of the Vinson Residence, the first house in its neighbourhood, while conserving the historic structure.



2.0 HISTORIC CONTEXT



From the 1988 West Vancouver Heritage Inventory:

The striking Vinson home, which was the first to be built in this neighbourhood, originally stood on a property of more than 5.4 acres. Later subdivision in the 1920s produced a consistent streetscape of modest homes along Gordon Avenue, some of which still remain today.

Valient Vivien Vinson was a well-known professional photographer, and owner of the King Studio in Vancouver. Vinson was also elected the Reeve of West Vancouver in the years 1918 to 1920, 1922, and 1927 to 1929.

The well-preserved residence is an example of the new Craftsman influence on house design. Typical details include the decorative triangular brackets at the eaves, the tapered porch columns, and the slightly flared window surrounds.

The house was featured in a publicity poster issued by the District in 1918, as shown in this photograph. Comparison indicates that the house remains virtually intact today, a valuable link both with the early architecture and the history of West Vancouver.



Vinson House between 1920 and 1925 [009.WVA.MUL]



3.0 STATEMENT OF SIGNIFICANCE



Archival image of the Vinson Residence [source unknown]

Description of the Historic Place

The historic place is the Vinson House and its property. The house, built in 1913, is a large one-and-a-half storey, Craftsman-style bungalow on an over-sized lot on Gordon Avenue, in the Ambleside neighbourhood of West Vancouver.

Heritage Value of the Historic Place

The historic place has heritage value for its architecture, its age, the development patterns it illustrates, and the significance of its original owner.

The Vinson House is an excellent, very early, and unusually intact example of a Craftsman-style bungalow (also called a California bungalow) to be built in the area. It provides a valuable link with the early architecture and the history of West Vancouver. It illustrates many features of this style, which was so important to architectural development in the Lower Mainland. The style was just coming into its own in 1913, when the house was built.

The house also has value as a very early example of a large permanent residence in West Vancouver, built at a time when much construction was restricted to second homes and cottages. It sits on the southern edge of what was originally a 5.4-acre lot, which stretched north from Gordon Avenue to Inglewood Avenue and half a block west from 14th Street. This represents one quarter of a District Lot, which was a typical real estate purchase at the time. Unusual for West Vancouver and particularly for Ambleside, the property was not subdivided until 1940. The house now sits on one-quarter of an acre. The mixture of ages and lot sizes of the houses in this neighbourhood, which reveal early subdivision patterns, illustrates the themes of peopling West Vancouver and creating neighbourhoods.

The house also has historical value for having been built for Valient Vivian Vinson, who was born in Ohio, arrived in Vancouver from Oregon around 1907, and decided to settle in the Ambleside area of West Vancouver. The residence befitted a man of his means. Vinson was one of West Vancouver's more prominent pioneers. He played a very important role in the early development of both the municipality and the community, serving as Councillor in 1915 and holding the office of Reeve in 1918-20, 1922, and 1927-29, having been defeated at the polls only once. During his term as Reeve in 1918 West Vancouver Municipal Council published an illustrated publicity brochure entitled "Visit West Vancouver", which extolled the virtues of living here: "The garden spot of Greater Vancouver ... on the sunny side of English Bay" and encouraged people to make it their home. The Vinson House is featured prominently on the front cover of the brochure.

Much was accomplished during Vinson's terms in office, and represents the theme of governing West Vancouver. His death in 1934 at the age of 56 "threw the whole municipality this week into a state of gloom. And in view of his long and faithful public service it is only right and proper that this should be so. In his death West Vancouver has lost a very true and faithful citizen and we a loyal friend." (*West Vancouver News*, March 29, 1934)

Vinson was a well known professional photographer who owned and ran the King Studio on Hastings Street, one of the oldest established photographic studios in Vancouver. Many early West Vancouver school photos were taken by the King Studio. Vinson would have commuted to and from work on the ferry from the foot of 14th Street in Ambleside. Vinson Creek, which runs through the British Properties and Ambleside, and through what used to be the Vinson estate, was named after him.

Character-Defining Elements

The character-defining elements of the Vinson House include:

- The location on a ¼-acre lot and the relationship to the streetscape on Gordon Avenue.
- The mature gardens at front of the property.
- The mixture of post-1940 bungalows and other house-types that surround the house on all sides, and which reveal the later patterns of development.
- The exterior features of the house, typical of the Craftsman style, which include a front-gable roof with hipped dormers on the side slopes; the symmetrical massing, with paired and triple square tapered porch pillars; the original entry doors; the flared window surrounds; the triangular eave brackets, and the second-floor porch.
- The wood-frame construction, typical of the Craftsman style, clad in original cedar shingles.
- Interior features typical of a Craftsman-style house, including the original fir and plywood doors (reportedly an example of one of the earliest uses of plywood); original staircase and built-in cabinets in the dining room and master bedroom; original corner brick fireplace in the living room; original pocket doors between hall and dining room; and the beamed ceilings and wooden detailing on the walls of the living room, dining room and master bedroom.



4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The 1913 Vinson Residence is an important historic resource in West Vancouver. Interventions to the Vinson Residence should be based on the Standards outlined in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), which are conservation principles of best practice. Under the Guidelines, the work proposed for the Vinson Residence includes aspects of preservation, rehabilitation and restoration.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

National Park Service, Technical Preservation Services Preservation Briefs:

Preservation Brief 9: The Repair of Historic Wooden Windows.

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.

<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 41: The Seismic Retrofit of Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

Preservation Brief 45: Preserving Historic Wooden Porches.

<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>



4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the Vinson Residence on the site while dividing the historic house into two units and building two infill units on the large property.

Proposed Redevelopment Scheme

The major proposed interventions of the overall project are to:

- Relocate the house further away from the lane to accommodate additional parking and a rear patio.
- Convert the Vinson Residence into two units; one in the basement and one on the floors above grade.
- Build an infill house on the southeast corner of the lot.
- Build a coach house along the lane.

Proposed Infill Guidelines

Due to the proposed infill buildings on the site, all new visible construction will be considered a current-day intervention on the site. The *Standards and Guidelines* list recommendations for new construction related to historic places, which applies to new construction in the near vicinity of a historic structure. The proposed design scheme should follow Standards 11 and 12:

- Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

4.4 SUSTAINABILITY STRATEGY

Sustainability is most commonly defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs” (Common Future. The Bruntland Commission). The four-pillar model of sustainability by the City of Norwood Payneham and St. Peters identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment.

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.



Four Pillars of Sustainability [CityPlan 2030
- City of Norwood Payneham & St. Peters]

4.5 HERITAGE EQUIVALENCIES & EXEMPTIONS

The Vinson Residence is listed on the West Vancouver Community Heritage Register, and is eligible for heritage variances, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code (2012) that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the District can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial *Energy Efficiency Act* (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors. These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) for further detail about "Energy Efficiency Considerations."

4.6 SITE PROTECTION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken:

- Ensure all smoke detectors are in working order.
- Board up windows and secure doors if the building is vacant for an extended period.
- Protect the envelope from moisture penetration.
- Ensure ventilation of the building.
- Remove trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?



5.0 EXTERIOR CONSERVATION RECOMMENDATIONS




A condition review of the exterior and interior of the Vinson Residence was carried out during a site visit in September 2015. In addition to the visual review of the exterior of the home, paint samples were taken from original exterior building materials and examined. The recommendations for the preservation and restoration of the 1913 façades are based on the site review,

material samples and archival documents that provide valuable information about the original appearance of the historic building. The following chapter describes the materials, physical condition and recommended conservation strategy for the Vinson Residence based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).

CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

5.1 SITE

Overall Conservation Strategy: Rehabilitation

Item	Image	Conservation Recommendations
<p>Location on site The Vinson Residence is deeply recessed on its mid-block site, which was originally a 5.4 acre lot.</p>	—	<p>Rehabilitation</p> <ul style="list-style-type: none"> Relocating the house further from the lane will increase the visibility of the heritage house, while preserving the intent of the Vinson Residence's deeper setback from the street than the neighbouring houses.
<p>Later stone wall with wood top rail, garage There is a later stone wall with an upper wood top rail near the front of the property. The wall, and existing garage at the rear of the site have no heritage value and may be demolished.</p>		<p>Rehabilitation</p> <ul style="list-style-type: none"> The existing stone wall with wood railing is not original and may be preserved or removed. The later stone wall with wood railing may be replaced with a new fence, or other landscaping feature that is distinguishable from, but compatible to the historic character of the site. The garage may be demolished.



The following **Relocation Guidelines** should be implemented for the Vinson Residence:

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure to facilitate the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by a professional heritage consultant. The building should be structurally braced as required before relocation.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Preserve the original fabric of the exterior elevations as much as possible and remove the later addition prior to relocation.
- Appropriate foundation materials can be used at the new site, which can include reinforced concrete basement walls and slab.
- Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.



5.2 FORM, SCALE AND MASSING

Overall Conservation Strategy: Preservation

Item	Image	Conservation Recommendations
<p>Original form, scale and massing The original form, scale and massing of the Vinson Residence has not been altered significantly.</p>		<p>Preservation</p> <ul style="list-style-type: none">• Preserve the overall form, scale and massing of the Vinson Residence.
<p>Original sleeping porch with later glazing At some point in time the original sleeping porch was enclosed with later windows.</p>		<p>Restoration</p> <ul style="list-style-type: none">• Remove the later glazing enclosing the sleeping porch in order to restore the original appearance.• Restore the original sleeping porch columns and balustrade.• Upgrades to the sleeping porch balustrade should be investigated. If allowable, non-climbable flower boxes should be added to the balustrade to bring it to code or as part of an exemption. If not possible, utilize code-compliant metal picket railings mounted on the inside of the original balustrade. The metal picket railings should be painted Gloss Black (Benjamin Moore VC-35).

CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

5.3 FOUNDATION



Overall Conservation Strategy: Rehabilitation

Item	Image	Conservation Recommendations
<p>Foundation walls The existing foundation was not reviewed during the visual review.</p>	—	<p>Rehabilitation</p> <ul style="list-style-type: none"> The proposed residential use of the house requires the construction of a new reinforced concrete foundation.
<p>Utility connections</p>	—	<p>Rehabilitation</p> <ul style="list-style-type: none"> Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure. Any new panels on the building should either be detached from the structure, or placed on the cladding in a reversible manner.
<p>Landscaping around new foundation</p>	—	<p>Rehabilitation</p> <ul style="list-style-type: none"> To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.



5.4 EXTERIOR WALLS




Overall Conservation Strategy: Rehabilitation

Item	Image	Conservation Recommendations
<p>Exterior wood frame walls The exterior walls of the Vinson Residence are built in traditional wood-frame construction with dimensional lumber. Wood-frame construction is an affordable technique, which, in the past, utilized old growth lumber. The framing type could not be determined.</p>		<p>Preservation & Rehabilitation</p> <ul style="list-style-type: none"> • Preserve the original wood-frame structure of the 1921 building. • Design structural and seismic upgrades from the inside, where possible, without impacting interior character-defining elements that are to be protected. • Utilize Alternate Compliance Methods outlined in the VBBL for fire and spatial separations including installation of sprinklers where required.
<p>Original wood cladding The original cedar shingle cladding is still extant, and generally in good condition.</p>		<p>Preservation & Rehabilitation</p> <ul style="list-style-type: none"> • Preserve and repair the original cedar shingle cladding on the front facade in-situ. • Preserve and repair original cedar shingle cladding on the west and rear elevations in-situ, if possible. • Due to fire separation issues, the original cedar shingles on the east elevation must be replaced with non-combustible cladding. This will involve implementing a rainscreen and new shingle-style cladding to match the original shingles closely. • If not possible to retain the original cedar shingle cladding on the west and rear elevation, the strategy for the east elevation should be used on the west and rear elevation.

CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

5.5 PORCH AND PORCH STAIRS




Overall Conservation Strategy: Preservation

Item	Image	Conservation Recommendations
<p>Original porch columns The front porch features eight square, tapered wood columns with simple capitals, in paired and triple groupings.</p>		<p>Preservation</p> <ul style="list-style-type: none"> • Preserve the original square tapered wood porch columns of the Vinson Residence in situ, if possible. • If the porch is disassembled during relocation then the columns should be placed back in their original locations after relocation.
<p>Balustrade and handrails The original porch balustrade has been removed, but was still on site at the time of the visual review. The stairs feature low side walls with no handrail.</p>		<p>Rehabilitation</p> <ul style="list-style-type: none"> • The original porch balustrade has been removed in places, and should be reinstated using the original materials. • Upgrades to the porch balustrade and porch stair handrails should be investigated. If allowable, non-climbable flower boxes should be added to the balustrades to bring them to code or as part of an exemption. If not possible, utilize code-compliant metal picket railings mounted on the inside of the original balustrades and/or stair wall. The metal picket railings should be painted Gloss Black (Benjamin Moore VC-35).
<p>Porch decking and soffit The original tongue-and-groove porch decking and soffit are still extant. The decking runs perpendicular to the front facade, and the soffit runs parallel.</p>		<p>Preservation</p> <ul style="list-style-type: none"> • The original tongue-and-groove porch decking and soffit should be preserved. • If the porch is disassembled during the relocation of the house, the tongue-and-groove porch decking and soffit should be reinstated. The porch decking should run perpendicular to the front facade, and the porch soffit should be parallel to the front facade.



5.6 WINDOWS AND WINDOW TRIM

Overall Conservation Strategy: Rehabilitation

Item	Image	Conservation Recommendations
<p>Original windows Original window assemblies include: bipartite casements divided by thin wood muntins into four lites of true-divided glass; bipartite casements with clear fields of glass; double-hung 1-over-1; and fixed.</p>		<p>Preservation</p> <ul style="list-style-type: none"> • An initial visual review suggests the original windows to be in good or repairable condition. • Preserve and repair the remaining original windows of the Vinson Residence using the guidelines on the following page. • Original sleeping porch casement windows may be relocated on the sleeping porch wall.
<p>Later windows Most windows of the Vinson Residence have been replaced over time. Later windows may be replaced with new double-glazed wood windows.</p>		<p>Rehabilitation</p> <ul style="list-style-type: none"> • Later windows should be replaced with new wood windows that are appropriate to the historic character of the house. • Replicated windows may be double-glazed, if desired. • All new windows on the historic house to have clear glass. • New window openings may be installed on the sleeping porch. The new window should be wood, and appropriate. • Heritage Consultant can review window shop drawings and mock-ups for new windows. Ensure window manufacturer is aware of recommended sash paint colour prior to final order.
<p>All windows</p>		<ul style="list-style-type: none"> • All windows to be painted in appropriate colours based on the colour schedule devised by the heritage consultant. • All windows on the historic house to have clear glass.

CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



The following guidelines should be implemented for **original windows** on the Vinson Residence:




- Inspect each window to determine extent of recommended repair or replacement.
- Retain the original frames, sills, trim, and glazing, where possible.
- Overhaul, tighten/reinforce joints of original windows. Repair frame, trim and hardware. Each original window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass of original windows. Where broken glass exists in historic wood windows, it should be replaced. When removing broken glass, the exterior putty

should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window restoration should be undertaken by a contractor skilled in heritage restoration.





5.7 DOORS AND DOOR TRIM

Overall Conservation Strategy: Preservation

Item	Image	Conservation Recommendations
<p>Original front door assembly The original front door assembly features a door with four windows, decorative sill, mail slot, and twin sidelites with two windows each and decorative sills. This assembly is surrounded by original trim.</p>		<p>Preservation</p> <ul style="list-style-type: none">• Preserve the original front door assembly.• The front door and sidelites may be stripped of the existing paint and repainted or stained and varnished. The colour must be appropriate to the historic character of the house, and approved by the Heritage Consultant.
<p>Rear Dutch door The existing rear door is a wood dutch door with a decorative sill on the top portion.</p>		<p>Preservation or Replacement</p> <ul style="list-style-type: none">• The existing rear Dutch door may be replaced, if desired.• Any new door should be wood, and appropriate to the historic character of the house.
<p>Sleeping porch door The existing sleeping porch wood door features a large field of glass.</p>		<p>Rehabilitation</p> <ul style="list-style-type: none">• The existing door will be removed, and replaced by two single doors opening onto the sleeping porch from two of the bedrooms.• New doors should be wood, and appropriate to the historic character of the house.

5.8 ROOF AND GUTTERS


Overall Conservation Strategy: Preservation

Item	Image	Conservation Recommendations
<p>Existing roof The roof was recently replaced and appears to be in good condition after a brief visual review from the ground.</p>		<p>Preservation</p> <ul style="list-style-type: none"> The existing roof should be preserved, if possible.
<p>Original elements The roof features original wood brackets, bargeboards, raftertails and tongue-and-groove soffit.</p>		<p>Preservation</p> <ul style="list-style-type: none"> Preserve the original wood brackets, bargeboards, raftertails and tongue-and-groove soffits, if possible.
<p>Gutters and downspouts</p>	<p>—</p>	<p>Rehabilitation</p> <ul style="list-style-type: none"> The existing gutters and downspouts may be replaced, if desired. The colour of the gutters and downspouts should be based on the colour schedule devised by the Heritage Consultant.



5.9 CHIMNEY

Overall Conservation Strategy: Preservation

Item	Image	Conservation Recommendations
<p>Original internal chimney The Vinson Residence features an original internal chimney with a later cap.</p>		<p>Preservation</p> <ul style="list-style-type: none">• Preserve the original internal chimney. If the fireplace is converted to gas or electric, the appropriate venting should be done through the existing chimney shaft, if possible.



Vinson House between 1920 and 1925 [009.WVA.MUL]


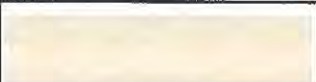


CONDITION REVIEW & CONSERVATION RECOMMENDATIONS

5.10 COLOUR SCHEDULE

Overall Conservation Strategy: Restoration

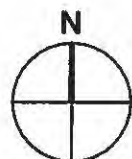
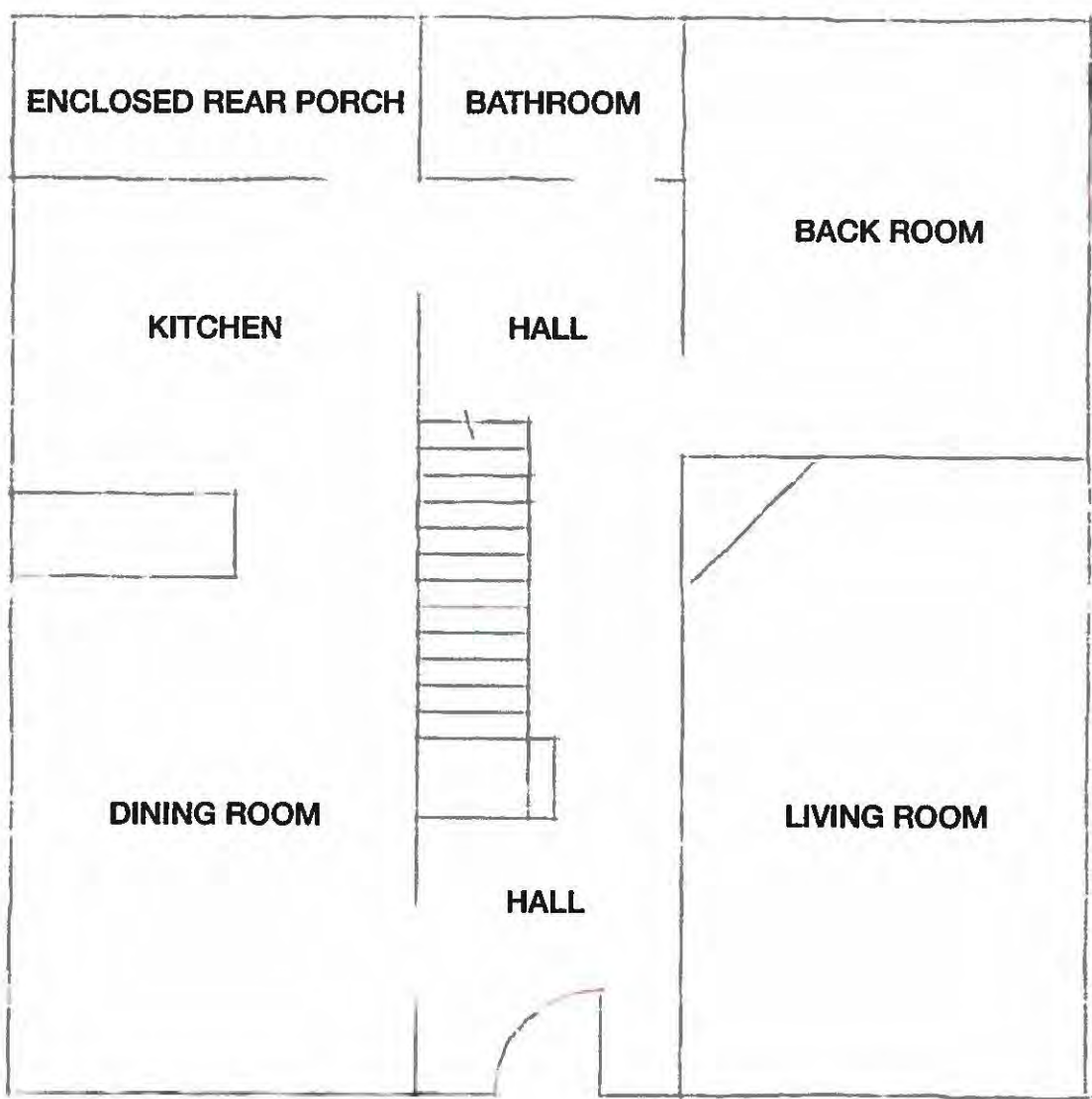
Item	Conservation Recommendations
<p>Original colours An important part of the conservation of the Vinson Residence is to finish the building in historically accurate paint colours. Testing and sampling of accessible original materials were carried out and paint samples assessed through microscopic analysis in order to reveal the original colour scheme of the house. The colour scheme is taken from Benjamin Moore's <i>Historical True Colours for Western Canada</i>, which is based on documented historic paint colours from this time period. See following colour table.</p>	<p>Restoration</p> <ul style="list-style-type: none"> • Restore the original finish, hue and placement of colour. Complete all basic repairs and replacements and remove surface dust and grime before preparing, priming and painting. Be sure that all surfaces to be painted are dry. Scrape and sand painted surfaces only as deep as necessary to reach a sound base. Do not strip all previous paint except to repair base-material decay. • Paint all areas of exposed wood elements with paint primer. Select an appropriate primer for materials being painted. • Any substitutions or matching of custom colours shall be reviewed by the Heritage Consultant. Test samples should be applied to the building prior to the commencement of painting so that the colour scheme can be reviewed under field conditions and approved.

5.10.1 PRELIMINARY COLOUR TABLE *Paint colours from Benjamin Moore's *Historical Vancouver True Colours*

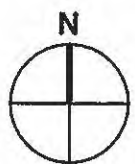
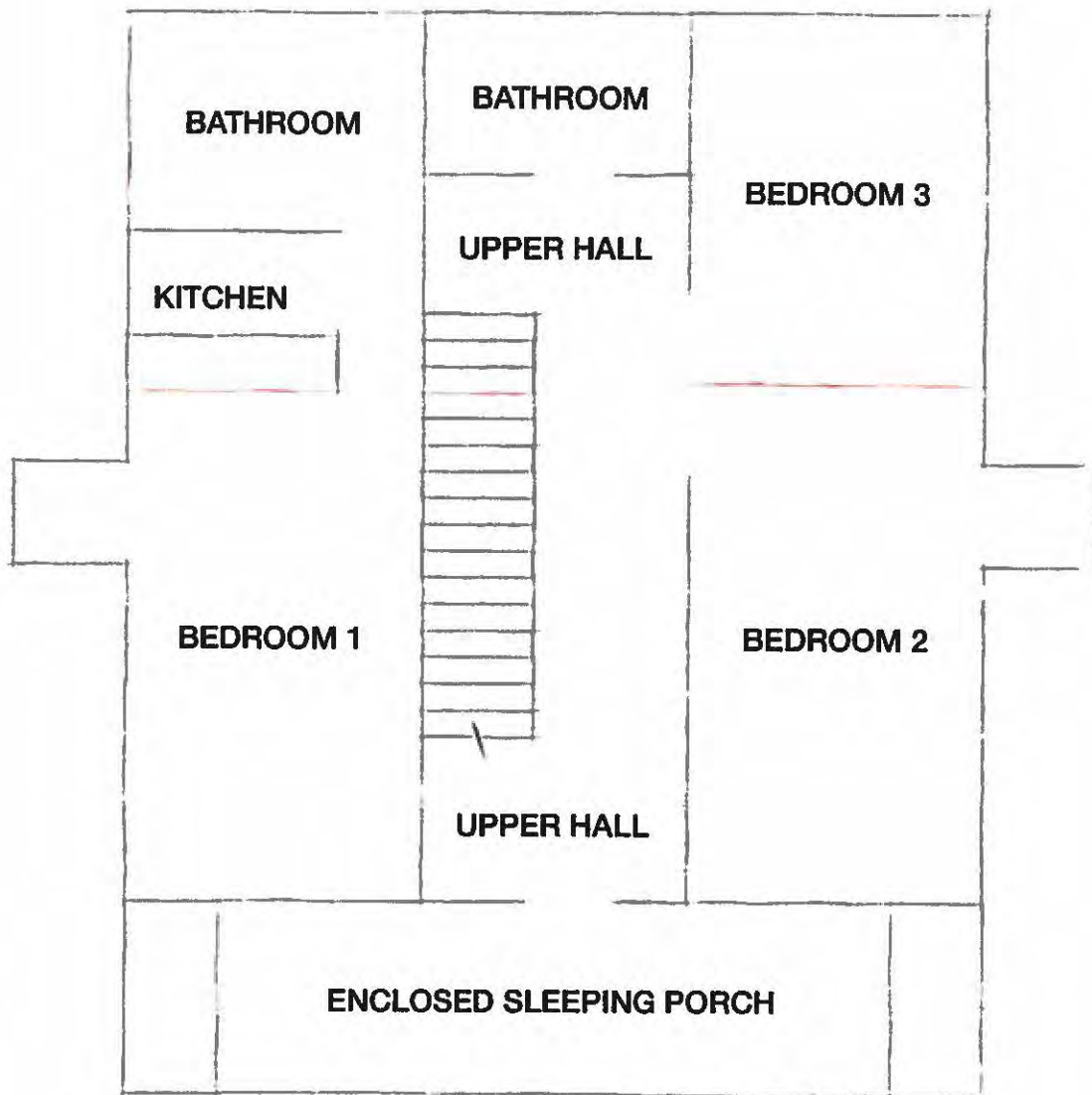
Element	Original Colour*	Proposed Colour*	Sample	Finish
Shingle Cladding	Craftsman Brown (VC-32)	Hastings Red (VC-30)		Matte
Trim, Blaustrades, Soffits, Window Frame	Oxford Ivory (VC-1)	Oxford Ivory (VC-1)		Semi-Gloss
Window Sash	Gloss Black (VC-35)	Gloss Black (VC-35)		Gloss
Front Door Assembly	Stained and Varnished	TBD	—	—
Porch Decking	Edwardian Porch Grey (VC-26)	Edwardian Porch Grey (VC-26)		Gloss
Roof	Cedar Shingles	Retain Existing	—	—



6.0 INTERIOR CONSERVATION RECOMMENDATIONS



Floor 1 As-Found Key Plan
not to scale



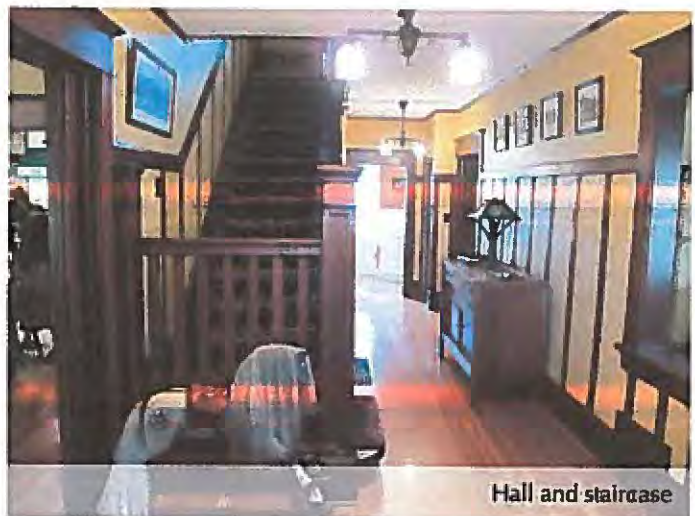
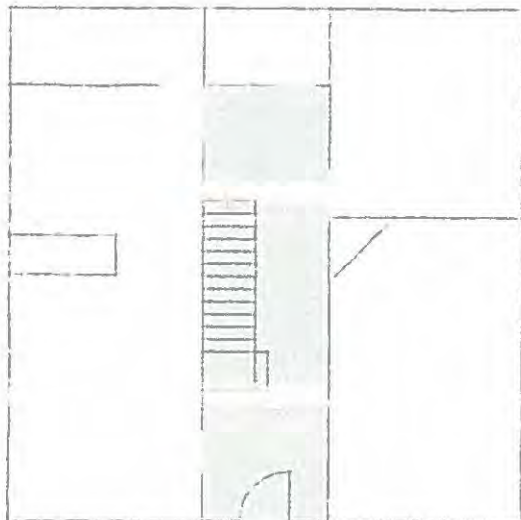
Floor 2 As-Found Key Plan
not to scale



6.1 HALL

Overall Conservation Strategy: Preservation

Description	Conservation Recommendations
<p>The intact original features of the hall include: hardwood floors; plaster; wood doors and trim; decorative wood moulding and paneling; and the original staircase and balustrade. Other than the floors, which are worn, the original wood elements are in good condition.</p>	<p>Preservation</p> <ul style="list-style-type: none">• The worn hardwood floors may be replaced with new hardwood floors.• Preserve the original staircase and balustrade in situ, if possible.• Preserve the remaining intact original features of the hall, as possible.



Hall and staircase

6.2 DINING ROOM

Overall Conservation Strategy: Preservation

Description	Conservation Recommendations
<p>The intact original features of the dining room include: hardwood floors; plaster; decorative wood mouldings; wood window trim; wood swing door and pocket doors; wood ceiling beams; and built-in cabinetry.</p>	<p>Preservation</p> <ul style="list-style-type: none">• The worn hardwood floors may be replaced with new hardwood floors.• Preserve the wood pocket doors, wood ceiling beams and built-in cabinetry in-situ, if possible.• Preserve the remaining intact original features of the hall, as possible.

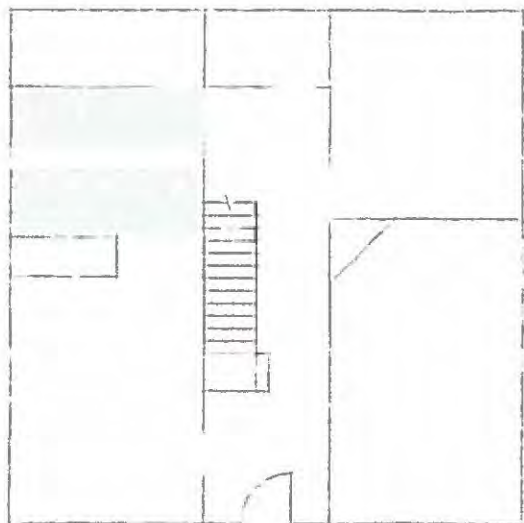




6.3 KITCHEN

Overall Conservation Strategy: Rehabilitation

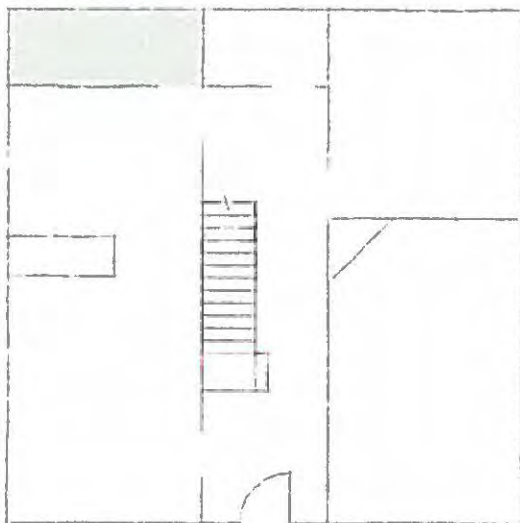
Description	Conservation Recommendations
<p>The kitchen is not original, and it is not known if the hardwood floors are original. There is a Dutch door leading to the rear porch. The existing kitchen does not contribute to the heritage character of the interior, and may be replaced.</p>	<p>Rehabilitation</p> <ul style="list-style-type: none">• The kitchen may be rehabilitated as necessary.



6.4 ENCLOSED REAR PORCH

Overall Conservation Strategy: Rehabilitation

Description	Conservation Recommendations
At some point in time the rear porch was enclosed.	Rehabilitation <ul style="list-style-type: none">• The rear enclosed porch may be rehabilitated as necessary.





6.5 BATHROOM

Overall Conservation Strategy: Rehabilitation

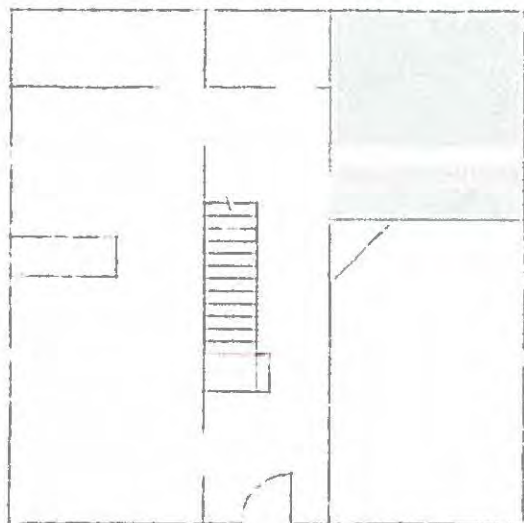
Description	Conservation Recommendations
<p>The existing bathroom does not contribute to the heritage character of the interior, and may be replaced.</p>	<p>Rehabilitation</p> <ul style="list-style-type: none">• The existing bathroom may be rehabilitated as necessary.



6.6 BACK ROOM

Overall Conservation Strategy: Preservation

Description	Conservation Recommendations
<p>The intact original features of the back room include: hardwood floors; plaster; wood mouldings; and wood window trim.</p>	<p>Preservation</p> <ul style="list-style-type: none">• The worn hardwood floors may be replaced with new hardwood floors.• Preserve the remaining intact original features of the hall, as possible.





6.7 LIVING ROOM

Overall Conservation Strategy: Preservation

Description	Conservation Recommendations
<p>The intact original features of the living room include: hardwood floors; plaster; decorative wood mouldings; wood window trim; an open entry with square tapered columns and wood beam; wood and brick corner fireplace with wood mantle and inset paneling; and a coffered ceiling with wood beams.</p>	<p>Preservation</p> <ul style="list-style-type: none">• The worn hardwood floors may be replaced with new hardwood floors.• Preserve the open entry with square tapered columns and wood beam, wood and brick corner fireplace with wood mantle and inset paneling, and coffered ceiling in-situ, if possible.• Preserve the remaining intact original features of the hall, as possible.



6.8 UPPER FLOOR

Overall Conservation Strategy: Rehabilitation

Description	Conservation Recommendations
<p>As part of the rehabilitation of the house, it is proposed to make changes to the layout of the upper floor.</p>	<p>Rehabilitation</p> <ul style="list-style-type: none">• To maintain visual continuity from the lower floor, the balustrade around the staircase opening should be preserved, if possible.• Rehabilitate the upper floor as necessary.

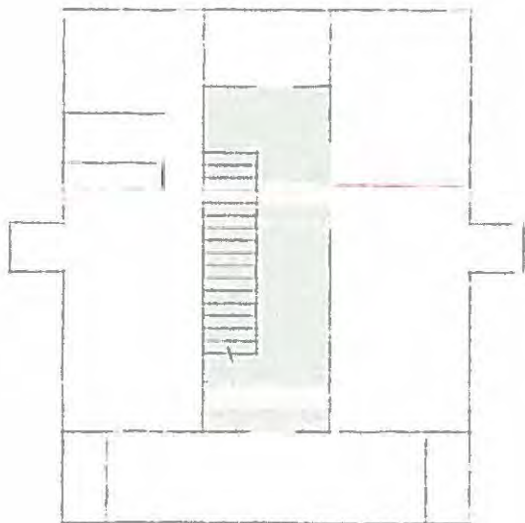
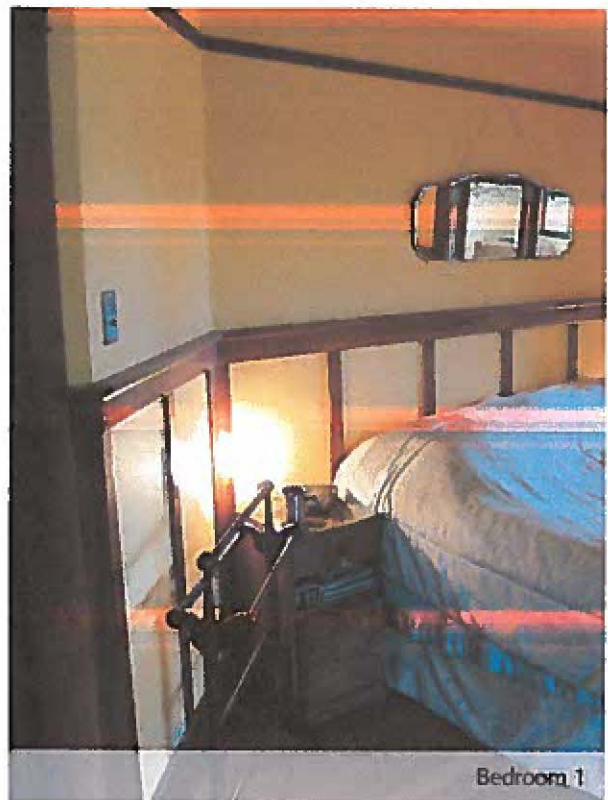
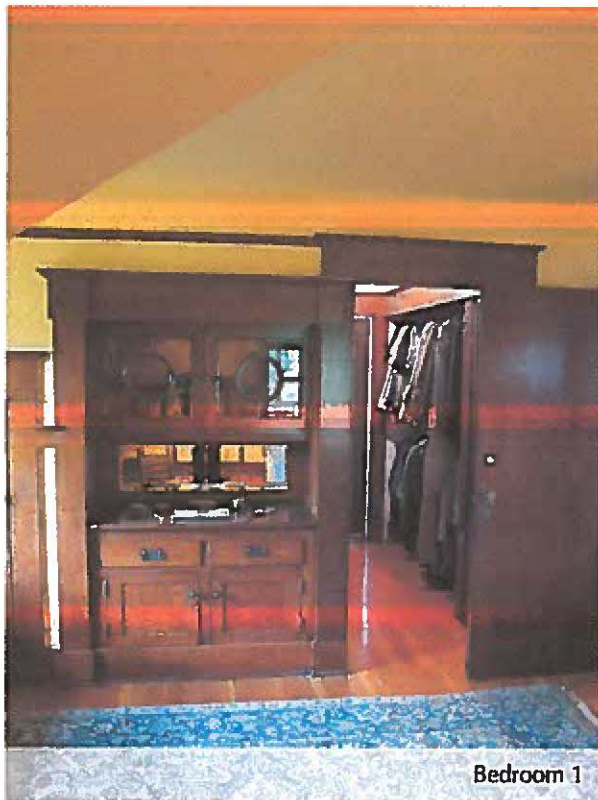
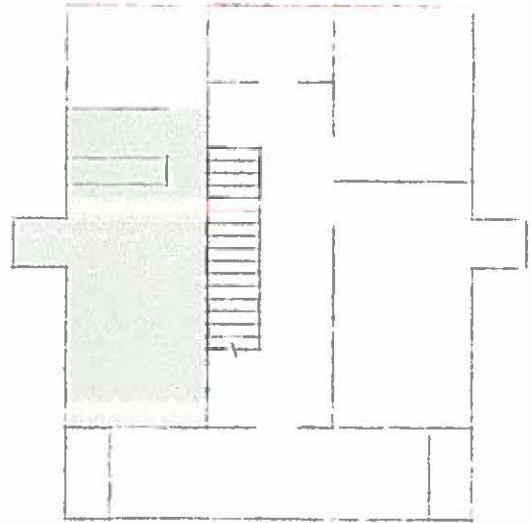


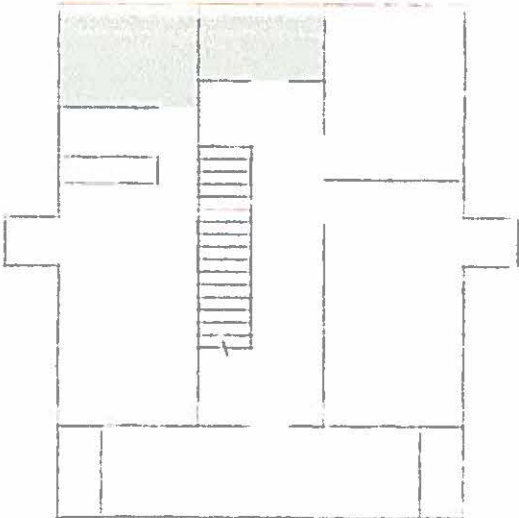


PHOTO CATALOGUE: UPPER FLOOR

Bedroom 1

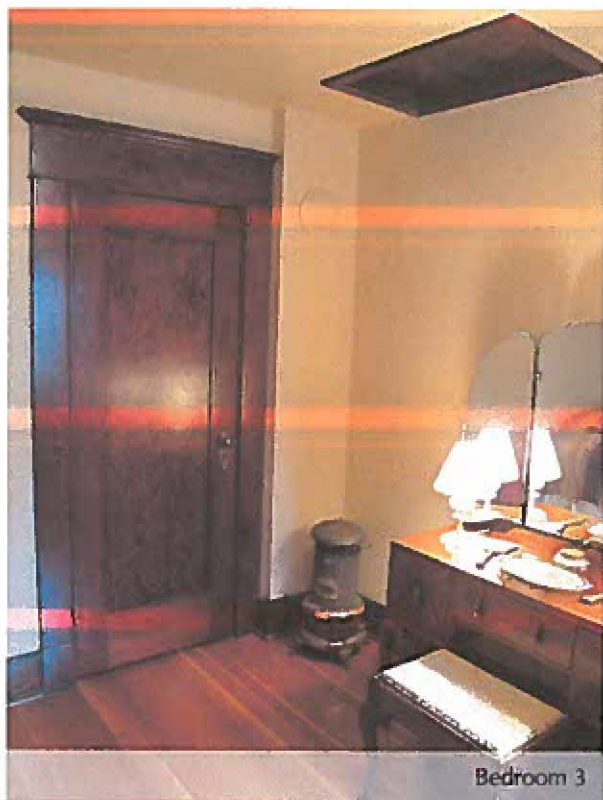
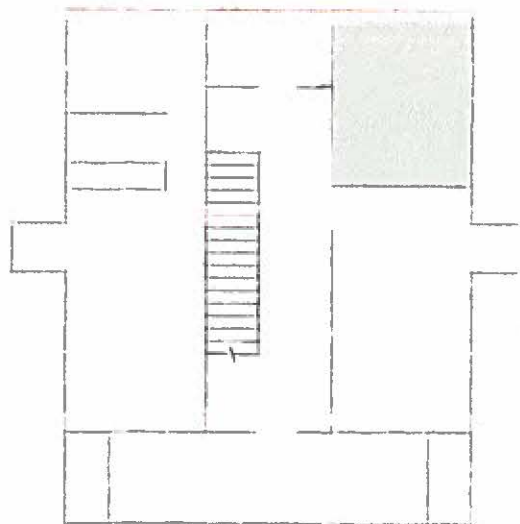


Bathrooms

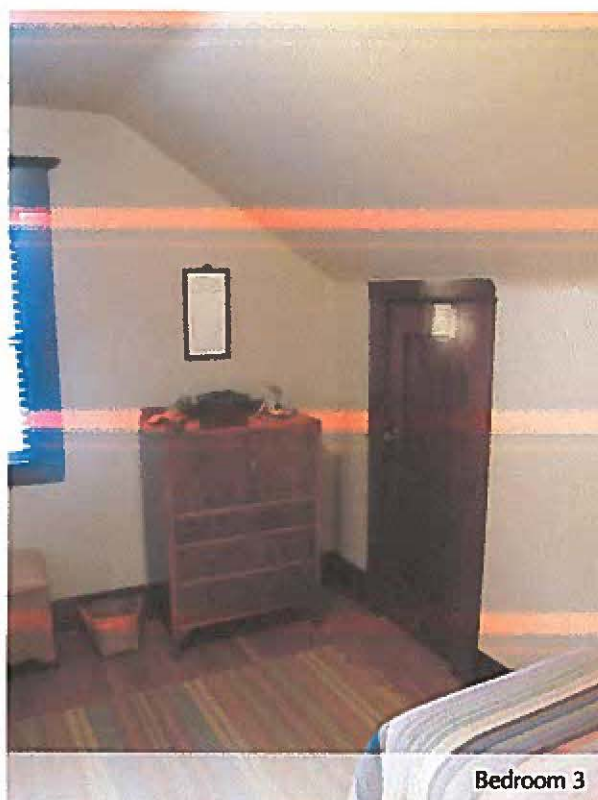




Bedroom 3

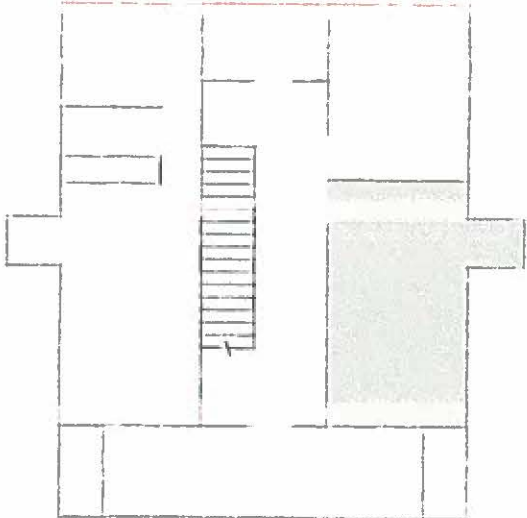


Bedroom 3

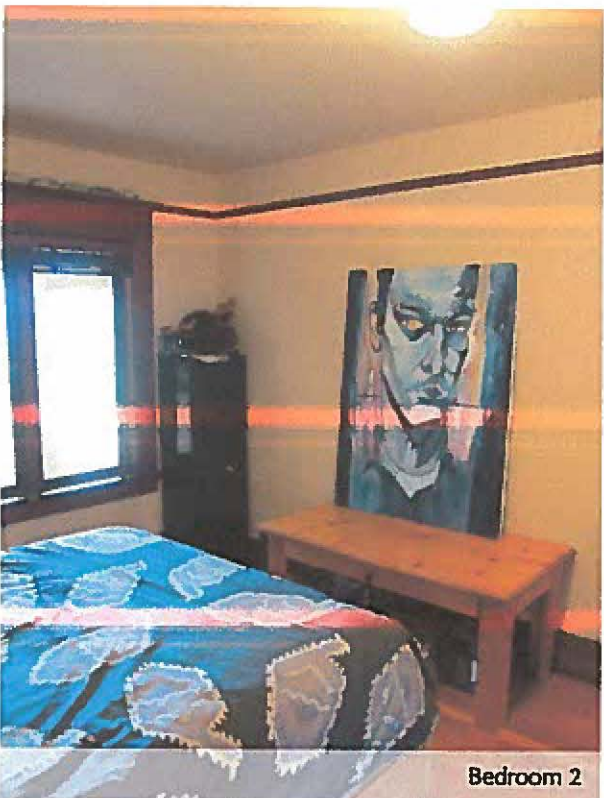


Bedroom 3

Bedroom 2



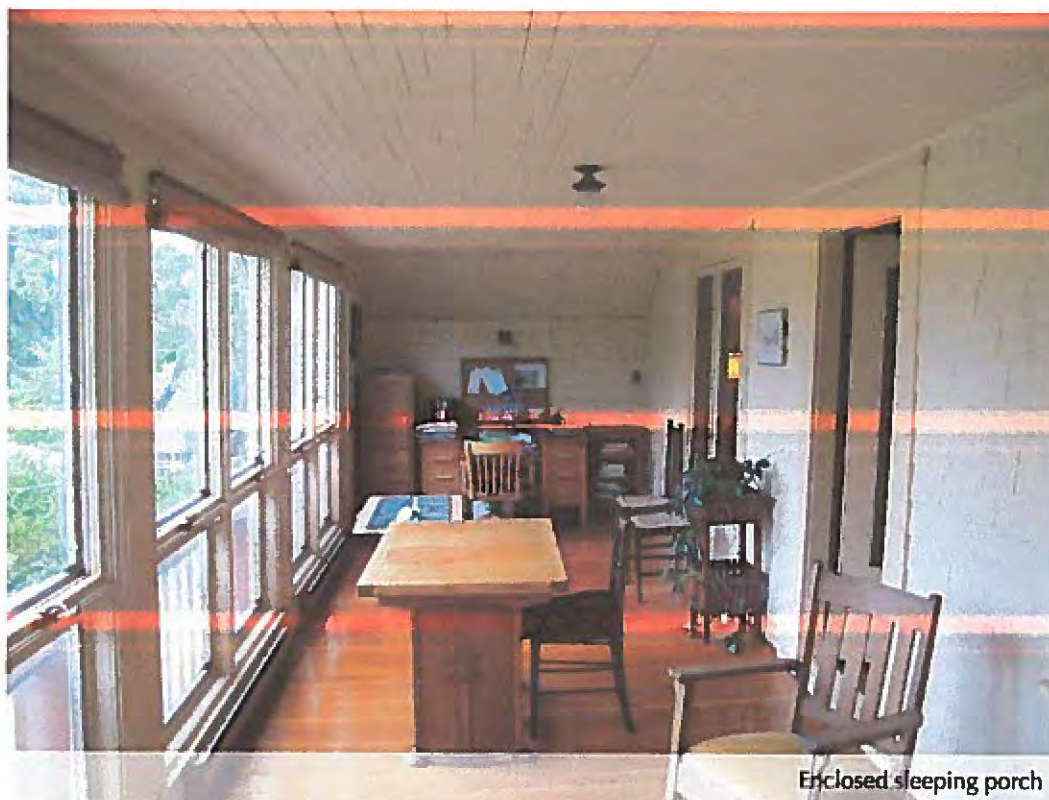
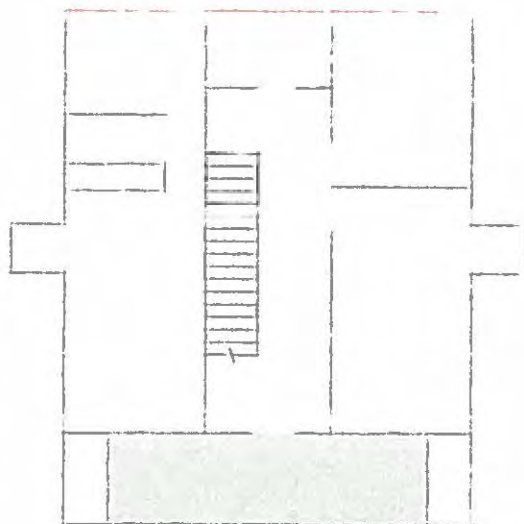
Bedroom 2



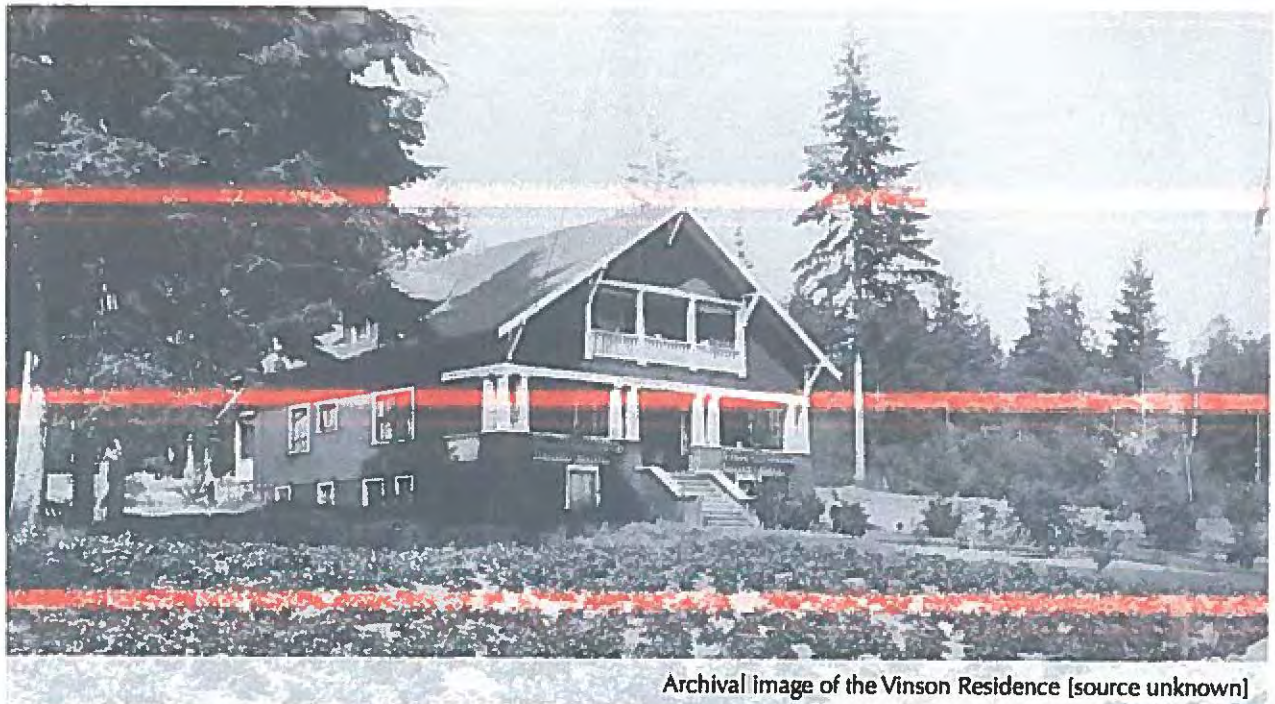
Bedroom 2



Enclosed Sleeping Porch



Enclosed sleeping porch



Archival image of the Vinson Residence [source unknown]

7.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the historic building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and Conservation Plan to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough Maintenance Plan will ensure that the integrity of the historic fabric is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

7.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). As defined by the *Standards and Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

7.2 PERMITTING

Once the project is completed, any repair activities, such as simple in-kind repair of materials, should be exempt from requiring municipal permits. Other, more intensive activities will require the issuance of a Heritage Alteration Permit.

7.3 ROUTINE CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible." Any cleaning procedures should be undertaken on a routine basis and should use non-destructive methods. Exterior elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

7.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive & gentlest means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

7.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and

rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

7.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall

maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity. Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate. The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section 6.6 Information File.

7.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings. The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

7.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the project, such as water/moisture penetration, material deterioration and structural deterioration.

EXTERIOR INSPECTION

Site Inspection:

Is the lot well drained? Is there pooling of water?
Does water drain away from foundation?

Foundation:

Moisture: Is rising damp present?
Is there back splashing from ground to structure?
Is any moisture problem general or local?
Is uneven foundation settlement evident?
Do foundation openings (doors and windows) show:
rust; rot; insect attack; paint failure; soil build-up?

Wood Elements:

Are there moisture problems present?
Is there insect or fungal attack present? Where and probable source?
Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
Is any wood warped, cupped or twisted?
Is any wood split? Are there loose knots?
Are nails pulling loose or rusted?
Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials:

Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
Paint cleanliness, especially at air vents?

Porches:

Are steps safe? Handrails secure?
Attachment – are porches, steps, etc. securely connected to the building?

Windows:

Is there glass cracked or missing?
Is there condensation or water damage to the paint?
Are the sashes easy to operate? If hinged, do they swing freely?
Is the frame free from distortion?
Do sills show weathering or deterioration?

Doors:

Do the doors create a good seal when closed?
 Are the hinges sprung? In need of lubrication?
 Do locks and latches work freely?
 Are door frames wicking up water? Where? Why?
 Are door frames caulked at the cladding? Is the
 caulking in good condition?
 What is the condition of the sill?

Gutters and Downspouts:

Are downspouts leaking? Clogged? Are there holes
 or corrosion? (Water against structure)
 Are downspouts complete without any missing
 sections? Are they properly connected?
 Is the water being effectively carried away from the
 downspout by a drainage system?
 Do downspouts drain completely away?

Roof:

Are there water blockage points?
 Is the leading edge of the roof wet?
 Is there evidence of biological attack? (Fungus, moss,
 birds, insects)
 Are the nails sound? Are there loose or missing
 shingles?
 Are joints and seams sound?
 If there is a lightning protection system are the
 cables properly connected and grounded?
 Does the soffit show any signs of water damage?
 Insect or bird infestation?
 Is there organic debris build-up on the roof?
 Are there blisters or slits in the membrane?
 Are the drain pipes plugged or standing proud?
 Are flashings well positioned and sealed?
 Is water ponding present?

INTERIOR INSPECTION

Basement (Storage Level):

Are there signs of moisture damage to the walls? Is
 masonry cracked, discoloured, spalling?
 Are there signs of past flooding, or leaks from the
 floor above? Is the floor damp?
 Are walls even or buckling or cracked? Is the floor
 cracked or heaved?

7.7.2 INSPECTION CYCLE:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect foundation for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for material failures, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Replacement of deteriorated building materials as required.



DONALD LUXTON
ASSOCIATES





Vinson House Cottages

A Heritage Revitalization Agreement proposal

*Submitted to the District of West Vancouver
by Vinson House Developments Ltd.*

Revised April 2016



The Vinson House as it appears today

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Project Team

<i>Developer:</i>	<i>Vinson House Developments Ltd. (A partnership between Trasolini/Chetner & The Geller Group)</i>
<i>Architect:</i>	<i>Formwerks Architectural</i>
<i>Landscape Architect:</i>	<i>Damon Oriente Ltd. Landscape Architects</i>
<i>Heritage Consultant:</i>	<i>Donald Luxton & Associates Inc.</i>
<i>Structural Engineer:</i>	<i>Ennova Engineering</i>
<i>Mechanical Engineer:</i>	<i>Fluid Engineering</i>
<i>Electrical Engineer:</i>	<i>Opal Engineering</i>
<i>Envelope Consultant:</i>	<i>Aqua Coast Engineering Ltd.</i>
<i>Environmental:</i>	<i>David Kelly Environmental</i>
<i>Geotechnical:</i>	<i>Braun Geotechnical Ltd.</i>
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Vinson House Developments Ltd

1754 West Third Avenue, Vancouver BC V6J 1K4
Telephone 604 675 9888

November 12, 2015

Mr. Stephen Mikich,
Manager, Community Planning,
District of West Vancouver,
750 17th Street, West Vancouver, BC, V7V 3T3

Dear Mr. Mikich,

**Re: Vinson House Cottages:
A Heritage Revitalization Agreement Proposal**

Vinson House Developments Ltd, a company formed by Trasolini Chetner and The Geller Group, is pleased to make this application for a Heritage Revitalization Agreement for the Vinson House. At a time when many older character houses are being demolished to make way for larger new houses, this application proposes the conservation of one of West Vancouver's most significant heritage houses, and the creation of new, much needed housing choices catering to local residents.

The planning concept set out in this report has been shaped over the past year by the work undertaken by the District's Working Groups on Neighbourhood Character and Housing, and Heritage Strategic Plan Implementation. It has been revised and fine-tuned following numerous discussions with neighbourhood residents and others concerned about West Vancouver's disappearing heritage. The planning was also influenced by meetings with local residents seeking alternative housing choices to allow them to downsize into new ground-oriented homes while remaining in the community. As a result of our meetings and discussions, we believe there is a high level of community support for what is now being proposed.

We understand this is the first application for a Heritage Revitalization Agreement for one of West Vancouver's early houses. As a result, the likelihood of future heritage conservation projects may be somewhat dependent on our success. Our companies have had considerable past experience with heritage conservation and innovative infill housing developments. The nearby Hollyburn Mews, developed by Geller Properties Ltd and constructed by Trasolini Chetner achieved a high level of community acceptance and acclaim following its completion. While this proposal seeks to achieve different objectives, we believe it too will become another successful model community development.

We want to thank you and your staff for guidance in preparing this proposal and hope it will meet with your approval. This will ultimately contribute to the further development of West Vancouver's heritage policies and procedures, along with a demonstration of how an older house can be successfully conserved for future generations.

Yours sincerely,

Vinson House Developments Ltd.

Michael Geller

Rob Chetner



This historic panoramic view of West Vancouver illustrates the Vinson House shortly after it was completed

Vinson House, located at 1425 Gordon Avenue, was built in 1913 for the well-known photographer Valient Vivian Vinson, who was also Reeve of West Vancouver from 1918 - 1920, 1922 and 1927 - 1929. This was the first house in the upper Hollyburn area, and originally stood on a two-hectare lot. Now it sits on a large 77' x 150' property and is a well preserved, excellent example of the Craftsman style.



Grace Mulcahy, Valient Vivian Vinson and Carrie standing on the front steps of Vinson House [between 1920 and 1925].

Vinson House has many decorative features, including triangular brackets at the eaves, tapered porch columns and flared window surrounds. In 1918, it was featured in a West Vancouver publicity program. The house underwent restoration work in 1994, and was given a Heritage Achievement Award in 1997. Further renovations have occurred in subsequent years.



While alterations have been made to the house over the years, it is in good condition and lends itself to conservation and renovation and a return to its former significance and glory.

Today Vinson House remains a valuable link to West Vancouver's early history.

Historic photographs courtesy of the West Vancouver Archives

INTRODUCTION

For a number of years, Vinson House was owned by Carol Howie, a former archives assistant in the West Vancouver Archives, and her husband Ian. During this time, they lovingly restored many areas within the house. However, eventually the time came when they needed to sell. Not wanting to see this important heritage house demolished, they approached District staff who advised that under West Vancouver's Heritage Conservation Program, a new purchaser could apply for a Heritage Revitalization Agreement.

In late 2014, Michael Geller and Rob Chetner learned that the property might be for sale and decided to investigate a purchase, with the intention of retaining and conserving the house in return for zoning incentives that could be offered by the District under the Heritage Conservation Program.

The planning process leading up to this proposal has taken place over the past 14 months. In April 2015, a Tea and Open House was held in the house attended by neighbours, District staff, and Mayor and Council. Members of the public interested in West Vancouver's heritage conservation and alternative housing choices were also in attendance. A number of presentation panels were on display, showcasing the history of the property, preliminary planning concepts, a comparison between what was being proposed and what could be built under the existing zoning, and previous heritage revitalization projects by Trasolini Chetner in Vancouver. The response was very positive and on this basis the property was purchased.

This report describes two proposals; the initial planning concept that was reviewed with neighbours, the heritage community, other interested parties and District staff; and the current proposal which has gone through a similar review process, as well as input from the Design Review Committee.

In both plans, the basic concept is the same; namely moving the Vinson House forward approximately 23 feet to allow new parking facilities along the lane, and conservation of the house with a single level garden suite in the basement. Two cottages have also been added onto the large lot: a laneway cottage abutting the rear lane, and a garden cottage near the south-east corner of the property. Each of the four homes would be sold as part of a strata-titled development.

The size of the Vinson House remains the same, while the size of the basement suite is dictated by the dimensions of the house above. The two cottages have been kept modest in size to cater to West Vancouver residents ready to downsize into new, but more affordable housing. Each cottage features a combined living/dining/kitchen space on the main level and two bedrooms above. The basements are finished to provide flexible spaces that can be used for offices, media and recreation rooms and storage. They are not designed to be suitable as secondary suites.

The architectural character of the development is inspired by Vinson House and other early West Vancouver heritage houses, many of which have sadly disappeared.



A photograph of the Vinson House dining room and the presentation panels on display at the April Open House and Tea.



An aerial view of Vinson House as it appears today, with its large front garden that has become a well-known neighbourhood landmark. To the east is a house built in 1999, and to the west a 1948 bungalow that will one day be demolished and replaced with a larger house, somewhat similar to those that have been built across the lane to the north.



Carol and Ian House

Michael Geller and Trasolini/Chetner
are pleased to invite you to an

Open House Tea

To review a proposal for the
conservation of the

Historic Vinson House

1825 Gordon Avenue, West Vancouver

Tuesday, April 28th, 2015

from 3pm until 8pm

RSVP: geller@ghc.ca

A house with a storied history



Grace Mulcahy, Valerit Vivian Vinson and Carrie standing in the back garden of the Vinson house. (between 1920 and 1925).



Blanche Vinson smelling roses in the Vinson House garden (between 1920 and 1925).



Valerit Vivian Vinson and his wife Blanche sitting in his car in the garden of their home



Looking south from the front porch



The Vinson House (in oval) was featured in this 1918 West Vancouver publicity program

Historic photographs courtesy of the West Vancouver Archives

A look inside the Vinson House



View from the front door of the entry vestibule



The living room with its paneled ceiling



The dining room with its extensive millwork details



Dining room millwork details



The upper floor vestibule



Built-in drawers and millwork in the master bedroom

Inside the house can be found interior features typical of a Craftsman-style house, including the original fir floors and fir and plywood doors (reportedly an example of one of the earliest uses of plywood); original staircase and built-in cabinets in the dining room and master bedroom; original corner brick fireplace in the living room; original pocket doors between hall and dining room; and the beamed ceilings and wooden detailing on the walls of the living room, dining room and master bedroom. It is proposed that these details be conserved wherever possible.

AN ARCHITECTURAL CHARACTER INSPIRED BY EARLY WEST VANCOUVER COTTAGES



Picnic at Mowats's Cottage 1921



Pilot Station at Pilot Bay 1906



Excerpt from 1918 poster



Faulkner house at 1328 Gordon Avenue 1916



Kay Meek's summer home (between 1940 and 1959)



With its strong but simple roof lines and dormers, large porches and framed windows, the Vinson House offers some wonderful design inspiration for the balance of the development



Kilby house 1930's



Rush House with cleared fields (between 1923 and 1933)



Dorothy Jone's house at 1252 14th Street 1915

The architectural character of the development is inspired by the design of Vinson House, and features found in other early West Vancouver houses.

To the extent possible, the original appearance of Vinson House will be conserved and restored. The design of the cottages and garages will complement the character of the main house by incorporating a variety of traditional details. These include:

- *covered porches with open railings, and various gable details;*
- *a mixture of horizontal and vertical siding, shakes and board and batten;*
- *window details with smaller panes and special trim;*
- *steeply sloping roofs with dormers, open soffits and joist tails;*
- *'Dutch doors' with separate opening top and bottom sections (if permitted by code);*
- *contemporary interpretation of traditional window detailing;*
- *a range of 'heritage' colours providing harmony and variety.*

There are some more modern details including discreet skylights in selected locations and rough-ins for future solar panels.

All photos: Courtesy of West Vancouver Archives

SITE CONTEXT PHOTOGRAPHS



Street view of the subject property and 1445 Gordon Ave to the west



Street view of 1445 Gordon Ave to the west



Street view of 1417 Gordon Ave to the east



Street view of 1428 Gordon Ave across the road to the south

CURRENT PROPOSAL AND SURROUNDING PROPERTIES



VIEW OF LANE AND HOUSES TO THE NORTH



(Below) The rear lane as it appears today. (Above) Newer houses have been built on Haywood Avenue along the north side of the lane. The grade elevation of these houses is more than one floor above the subject property



VIEW OF PROPERTY TO THE EAST



The house to the east, as it appears today. Existing trees will be retained to screen the garden cottage from this property.

VIEW OF PROPERTY TO THE WEST



The 67 year old bungalow to the west has been renovated over the years but is expected to be demolished to make way for a larger new home at some time in the future.

EVOLUTION OF THE PLANNING PROPOSAL (The original proposal)

The illustrations on this page were presented at the April 2015 Open House and Tea and provide information on the property, along with a comparison between what could be built under the existing zoning, and a proposal under a Heritage Revitalization Agreement (HRA)



The Vinson House is a two storey plus basement structure sited near the rear of a large 77 foot wide by 150 foot deep lot. It has a floor area on the main and upper floors totalling approximately 2700 sf, which is less than the maximum above grade area permitted under R55 zoning.

In the initial plans there was a driveway from Gordon Avenue leading to a garage in the garden cottage. However neighbours and members of the heritage community who reviewed the plans noted this would result in a loss of trees and compromise the existing heritage streetscape.



Artist's drawing illustrating the proposed view along Gordon Avenue with the existing house, a new lower level garden suite and the garden cottage with its own driveway and garage and the reconstructed stone wall along the front of the property.



Artist's drawing of the proposed view along the rear lane illustrating the existing house and new laneway cottage. It is worth noting that the grade elevation at the lane is approximately two full floors above Gordon Avenue.



Under the current R55 zoning, there is no obligation to retain the existing house. A new house with an FAR of 0.35 + basement and 0.30 site coverage could be constructed. While the final house design could vary, the above grade area would likely be the maximum 4042 square feet and the total area, including basement, could be as much as 7,000 square feet.



The proposal moves the existing house southward to accommodate new carports. A basement suite is created, along with a garden cottage with a driveway off Gordon Avenue, and a laneway cottage. There would be an increase in FAR and site coverage. However, no subdivision is required. Each of the four units would be sold as part of a strata-titled development.



This bird's-eye view illustrates the new laneway and garden cottages in relation to the main house and the neighbouring houses, as they might have appeared in the earlier scheme with the driveway off Gordon Avenue. This plan would have resulted in the loss of the existing street trees at the south-east corner of the property. Other trees are not drawn to scale.



FEATURES OF THE PROPOSED PLAN

- The driveway from Gordon Avenue has been eliminated in order to retain existing trees and preserve the character of the original stone wall and heritage streetscape. All parking is now at the rear of the property with each unit having its own private garage;
- The heritage house has been relocated approximately 23 feet to the south, in order to permit the new garages and create a small outdoor patio for the heritage house.
- The ridge of the roof of the heritage house is slightly below the elevation as it is today;
- The laneway cottage located to the east of the heritage house, has been reduced in width, and has its access from both the lane and the front garden. The overall height of the cottage has been reduced from the earlier plans so as not to exceed the height of the heritage house;
- The new garden cottage has been reduced in size and set back a further 10 feet from Gordon Avenue, where it is partially screened from both the street and neighbouring property by mature trees;
- The new garden suite in the basement of the heritage house has its main entry under the front stairs, from a sunken courtyard. A side entry along the western edge of the property provides access from the garage;
- The large front garden will be enhanced with Edwardian landscape planting and fixtures typical of the era when the house was built;
- The mature trees along the front property line will be retained;
- In order to make the heritage conservation of the Vinson House financially feasible, and create cottages of a size that will appeal to West Vancouver empty-nesters, there needs to be an increase in the allowable Floor Area Ratio (FAR) from the existing 0.35.
- Excluding basement areas, proposed FAR is 0.49. Including those portions of the garden suite and laneway cottage basements at or near grade, the proposed FAR is 0.59.
- Site Coverage increases from 0.30 to 0.41.
- Detailed calculations are provided on the architectural drawings at the back of this report.



The elimination of the driveway allows the garden cottage to have a large front porch facing the street



Moving the heritage house forward creates space for new garages and a small outdoor patio



Entry to the garden suite from Gordon Avenue is through a sunken courtyard off the main pathway



The laneway cottage has its entry from the rear lane. There is a second entry from the street 11



The view along Gordon Avenue showing the relationship between the main Heritage house, the garden cottage and laneway cottage beyond.



The view along the lane showing the relationship between the laneway cottage, Vinson House and new garages.



View of proposed location of the laneway cottage from driveway of property to the east



View looking south-east of Vinson House property as viewed from neighbouring house to the west



(Above and below) Additional views of Vinson House property from rear garden of house to the west



This illustration highlights the changes made following input from the Design Review Committee. Most significantly, the garden cottage was reduced in size and set back a further 10 feet from Gordon Avenue; and the length of the stairs leading up to Vinson House was reduced. A dark red colour is proposed to showcase the heritage house, with more muted colours proposed for the two cottages. The existing street trees will be retained to screen the garden cottage with its large, attractive front porch.

Consideration for neighbouring properties

Careful consideration has been given to the massing and window placement in the laneway and garden cottages to minimize privacy and shadowing impacts on the properties to the east and west. As illustrated in the adjacent photos, the property to the west is currently well screened by existing landscaping. Moving the Vinson House approximately 23 feet to the south will have little impact on privacy in the house and garden now or in the future. As for the property to the east, the laneway cottage will overlook a large paved driveway area at the rear. The garden cottage will be well screened from the front yard by existing trees and additional planting. For these reasons, it is expected there will be minimal impact on privacy or existing views for either of these neighbouring properties.

With regard to the properties along Haywood Avenue to the north of the lane, their elevation is well above the subject property. However, to minimize any concerns about negative view impacts, the house is not being raised and its ridge elevation will be maintained at its current elevation. The height of the laneway cottage has been reduced from the initial proposal and will be slightly below the ridge elevation of Vinson House.

The properties to the south are well screened from the subject property by existing trees on both sides of the road. Most are likely to be redeveloped over time and other than some disruption during the construction phase, the proposed development is not likely to have any lasting negative impacts.



An artist's illustration looking south-east from a property across the lane at the proposed laneway cottage and garages. Considerable effort has been made to introduce landscaping along the somewhat barren lane.



LANDSCAPING CONCEPT

The overall landscaping concept and planting plan is intended to recreate an Edwardian garden. The lawn area has been kept as large as possible in order to be in proportion with the heritage house. The planting exhibits considerable variety, with an extensive use of deciduous shrubs and perennials.

The planting plan incorporates the existing rhododendrons and other mature plants along the west property line in the front garden. A heather edge has been designed along the front entry path similar to what appears in early photographs. Boxwood has been added against the garden suite courtyard railings and along the east side of the heritage house path, and the north-south walk.

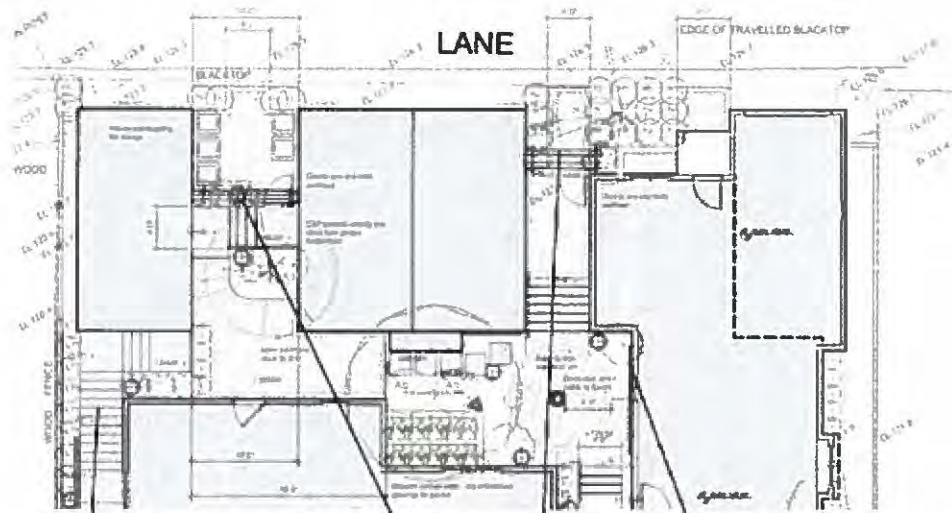
Other plants include flowering shrub roses, hardy fuchsia, flowering perennials and some taller evergreen spring bouquet around the dining patio, off the garden cottage.

Yew is proposed for all hedges. Chocolate vine is proposed on one of the trellises along the lane near the centre garage, and apricot color climbing roses on the other trellis. Autumn Sunset does well with less sun than most other climbers. A low kinnikinnick groundcover is proposed along the side yards between the houses and the side property line fences. The extent of hedges along the side property lines will be finalized after further discussions with the adjacent property owners.

A number of small seating areas are proposed in the garden to be shared by all the residents. Edwardian-style planters, bird baths and other similar fixtures will be installed.

Efforts have been made to maximize the amount of landscaping along the lane, while recognizing the need to provide adequate space for garbage can storage, and safe and convenient access for vehicles and pedestrians.

A variety of paving stones are proposed including tumbled heritage pavers along the main entry pathway, to be set in a traditional pattern, and flagstone pavers in the private patios,



The proposed garage configuration, with attached and free-standing garages will result in an attractive appearance along the lane



A variety of landscape treatments including trellises and wall lattice will enhance the small spaces between the garages and the steps leading from the garden suite garage to the garden suite (left)



An artist's illustration of the garages and related landscaping along the lane

PARKING ARRANGEMENTS

This development has been designed to cater to those ready to downsize close to transit and a wide range of community amenities, and not be dependent on a car for getting around. Given the convenient site location just a few blocks from Marine Drive and Ambleside Village, and the proximity to good public transit, one garage is being provided for each unit.

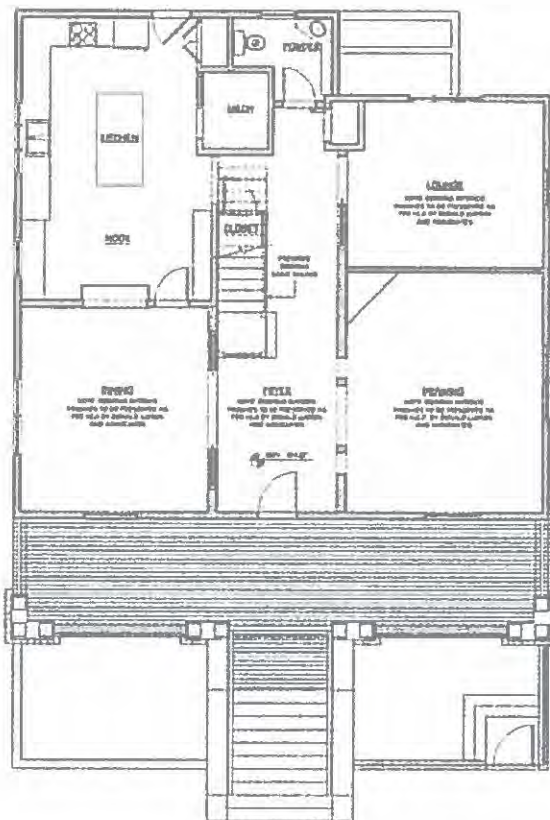
While some have questioned why garages are not being provided for second cars, based on our experience in West Vancouver, and conversations with potential buyers, we are confident that the proposed parking arrangements are appropriate, especially since there is ample visitor parking available along the street.

The westerly garage is assigned to the garden suite, with direct access provided down stairs along the westerly property line. The heritage house has a garage adjacent to its private outdoor space. The adjacent garage is for the garden cottage, with direct access by stairs and pathway to the rear door. The garage for the laneway cottage is attached to the unit.

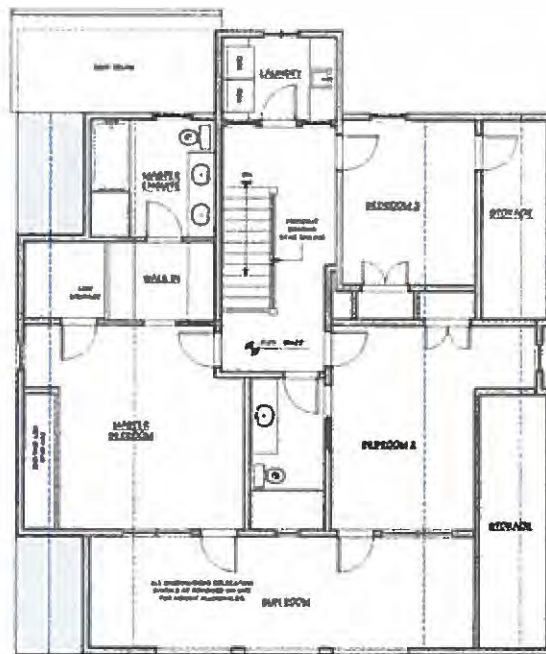
The garage exteriors incorporate West Vancouver heritage details to complement the existing heritage house. Variation in roof design has been provided to create interest along the lane. The garage doors shall be wood, not metal or vinyl, to further improve the appearance when viewed along the lane.

Some garage walls will be covered with lattice to allow vines to climb the walls. Careful attention has also been given to create small landscaped areas between the garages to further improve the appearance along the lane.

Special electrical outlets will be installed in each garage to charge electric vehicles. Space will also be provided for garbage cans, bicycles and storage.



Main level Vinson House



Upper level Vinson House

VINSON HOUSE FLOOR PLANS

The planning of the Vinson House has been guided by the Heritage Conservation Plan prepared by Donald Luxton Associates Inc. The main floor plan retains the existing layout with a couple of minor exceptions. The area occupied by the rear bedroom has been incorporated into the kitchen, and a new mechanical room has been created off the kitchen. While the flooring will be replaced, efforts will be made to retain as many of the existing heritage features as possible, as recommended in the conservation plan.

The upper floor has been reconfigured to better suit today's liveability requirements. The original open sleeping porch along the front of the house, that was enclosed in recent years, will be opened up. Direct access to the porch will be provided from each bedroom by reusing existing doors and windows. Every effort will be made to retain and reuse the original built-in drawers and other millwork.

Over the years, most of the original windows have been replaced. However, it is intended that the remaining original windows be retained. New wood windows will be fabricated to replicate the original windows. The wood balustrades will be reused to the extent possible. The roof and dormer design will remain and to the extent possible, the upper two storeys of the house will be conserved so as to appear as in the original design.

Private outdoor space for the heritage house will be provided in a small courtyard at the rear and the large front porch and second floor sleeping porch. In addition, the residents will share the large front Edwardian garden.

The usable area of the heritage house will remain at approximately 2697 square feet.



The entry vestibule will remain as it appears today



The living room, with its traditional detailing, will remain in its current plan configuration



The dining room with its original glass window and details will be conserved



Dining room: millwork will be retained, although the existing mirror may be replaced by a small pass-through



The upstairs vestibule will be retained but modified to accommodate the new bedroom and bathroom layouts



The bedroom millwork will be relocated and reused wherever possible

GARDEN SUITE FLOOR PLAN



The major changes to the heritage house will occur at the basement level. New foundation and basement walls will be constructed, resulting in a highly liveable single level garden suite.

While consideration was given to incorporating the basement as part of the house above, it was determined that the resulting plan would be too large for the desired market, and out of scale with the cottages, noting this will be a strata development.

The garden suite has its main entry off the front pathway through a partially sunken courtyard, with the front door directly below the stairs leading to the front porch. A side entry is located along the western property line, providing direct access from the garage.

New wood windows and doors will be fabricated to replicate those in the house above. The exterior siding will be designed to match the original siding. A variety of window wells will bring natural light into the unit.

Given that the unit is generally below grade, the interior will be kept light in colour, rather than the dark wood that is expected to be retained above. However, the suite will be designed with extensive millwork and heritage-style details, as illustrated below.

Private outdoor space for the garden suite will be provided in two sunken courtyards at the front. Residents can also share the front garden.

The size of the garden suite is dictated by the size of the house above. It will be approximately 1928 square feet.



An example of the type of millwork that will be built into the main living areas



An example of the fireplace detail and built-ins in the family room.



An example of the kitchen cabinets and central island proposed for the kitchen



A contemporary interpretation of heritage details is proposed for the bathrooms



An example of the type of window-well detail proposed for the rear bedroom

LANEWAY COTTAGE FLOOR PLANS

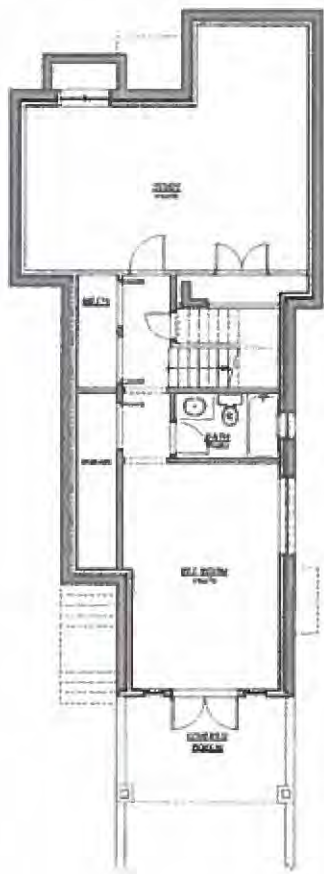
The laneway cottage has been designed to complement the heritage house both in form and character. It has an entrance off the lane and another entry from the street through a small porch accessed from the main pathway. There is also an entry from the attached garage.

It features an open living/dining/kitchen space on the main level and two 'master bedrooms' above, each with an ensuite bathroom. The basement level will be finished with a recreation/media room and study/office that can also be used as a guest bedroom. However, the basement has not been designed, nor is it suitable, for use as a secondary suite.

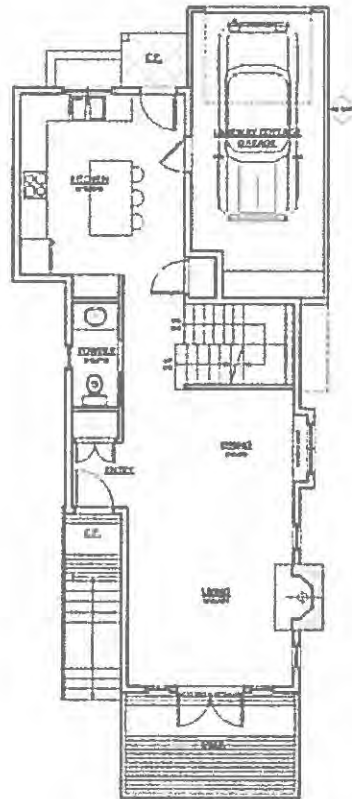
Given the slope of the property, there is a balcony off the living room and a walk-out patio at the basement level. A small covered sleeping porch has been added off the front master bedroom, in keeping with the Vinson House sleeping porch.

The exterior materials are a mix of hardie board siding and shingles in a warm grey, so as not to conflict with the rich mahogany red proposed for the heritage house. Careful attention has been given to the roof shapes to complement the main house. The roofing material will be similar in appearance.

The area of the laneway cottage is approximately 1447 square feet plus basement.



basement



main floor



upper floor



With its open plan and well-designed kitchen, the laneway cottage is expected to appeal to longstanding West Vancouver residents seeking to downsize into a new, smaller and less expensive home, while remaining in their community.

GARDEN COTTAGE FLOOR PLANS

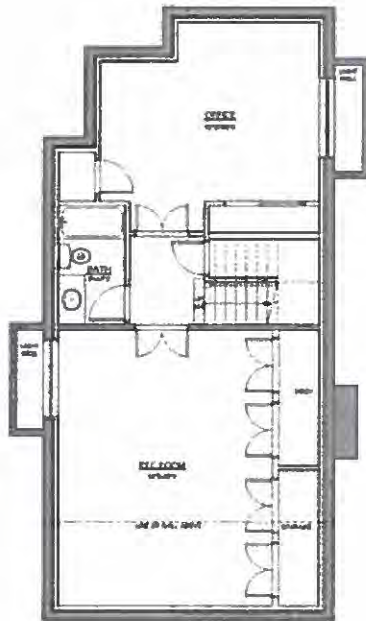
The front door of the garden cottage is off a large covered porch accessed from the winding path from Gordon Avenue. There is a small mud room at the rear entry leading to a private patio and pathway to the garage. Another small outdoor patio is provided off the dining area, overlooking the large Edwardian garden.

The main floor plan features an open living/dining/kitchen space. There are two master bedrooms on the upper level, each with a walk-in closet and ensuite bathroom. There is also a small laundry room on this level.

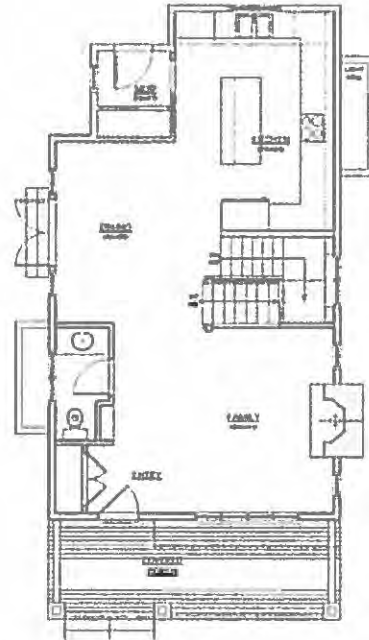
The basement comprises two multi-use spaces which can be used for a variety of purposes. Natural light and ventilation will be provided by two window wells. There is no provision for a basement suite.

Like the laneway cottage, the garden cottage has been designed to appeal to longstanding West Vancouver residents seeking to downsize into a smaller, less expensive home in their community.

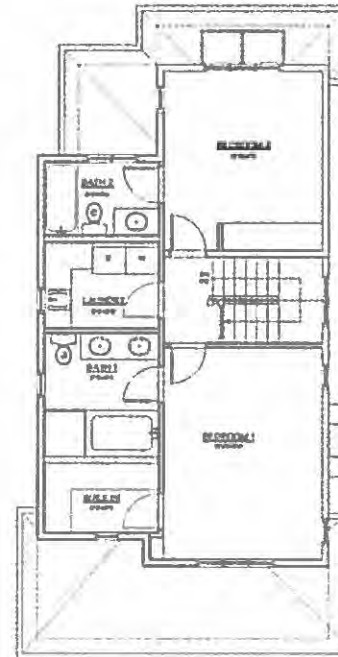
The area is approximately 1,574 square feet plus basement.



Basement



main floor



upper floor



An example of the heritage details being proposed for the garden cottage interior

HERITAGE CONSERVATION PLAN



The heritage conservation of the Vinson House will be carried out in accordance with the recommendations of the Heritage Conservation Plan prepared by Donald Luxton & Associates Inc.

Particular attention will be given to the exterior of the house, with the goal of replicating the way it looked more than 100 years ago.

Furthermore, many of the interior features, especially on the main floor, will also be conserved. The upper floor period millwork will be refinished and reused wherever feasible.

CONDITION REVIEW & CONSERVATION RECOMMENDATIONS



5.5 PORCH AND PORCH STAIRS

Overall Conservation Strategy: Preservation

Item	Image	Conservation Recommendations
<p>Original porch columns The same porch features eight square tapered wood columns with turned capitals, in paired and triple groupings.</p>		<p>Preservation</p> <ul style="list-style-type: none"> Preserve the original square tapered wood porch columns of the 1 1/2" diameter in situ, if possible. If the porch is dismantled during restoration then the columns should be placed back in their original locations after restoration.
<p>Substrate and balustrade The original porch balustrade has been removed, but was still in use at the time of the visual review. The stairs feature iron cast-iron railings with no handrail.</p>		<p>Rehabilitation</p> <ul style="list-style-type: none"> The original porch balustrade has been removed in places, and should be reinstated using the original material. Light rails to the porch balustrade and porch stair handrails should be re-installed, if available, non-combustible flame treated should be added to the balustrade to bring them to code or as part of an exemption, if not possible utilize code compliant metal pocket railings mounted on the studs of the original balustrade under stair well. The metal pocket railings should be painted Class II black Benjamin Moore (C-21).
<p>Porch decking and joists The original tongue and groove porch decking and joists are still intact. The decking runs perpendicular to the main facade, and the joists run parallel.</p>		<p>Preservation</p> <ul style="list-style-type: none"> The original tongue and groove porch decking and joists should be preserved. If the porch is dismantled during the restoration of the house, the tongue and groove porch decking and joists should be re-installed. The porch decking should run perpendicular to the main facade and the joists should be parallel to the main facade.

5.7 DOORS AND DOOR TRIM

Overall Conservation Strategy: Preservation

Item	Image	Conservation Recommendations
<p>Original front door assembly The original front door assembly features a door with four transoms, decorative full lead glass and iron hardware with two windows each and decorative sill. The assembly is surrounded by original trim.</p>		<p>Preservation</p> <ul style="list-style-type: none"> Preserve the original front door assembly. The front door and substrate may be supported or spaced and varnished. The colour may be appropriate to the historic character of the house, and approved by the Heritage Consultant.
<p>Door Double door The existing rear door is a solid Dutch door with a decorative sill on the top portion.</p>		<p>Preservation or Replacement</p> <ul style="list-style-type: none"> The existing rear Dutch door may be replaced, if desired. Any new door should be wood, and appropriate to the historic character of the house.
<p>Sleeping porch door The existing sleeping porch door features a large field of glass.</p>		<p>Rehabilitation</p> <ul style="list-style-type: none"> The existing door will be removed, and replaced by four single doors opening onto the sleeping porch from two of the bedrooms. New doors should be wood, and appropriate to the historic character of the house.

Excerpts from the Heritage Conservation Plan. A more legible version of the report has been submitted as a separate document.

ACCESSIBILITY, ADAPTABILITY AND LIVEABILITY FEATURES

Many West Vancouver residents are living in homes or on properties that are too big or unsuitable for aging in place. While some are choosing to move into apartments or townhouses, others would prefer smaller ground oriented detached homes with their own yard and outdoor spaces. The Vinson House Cottages development is being designed for these households.

While the new homes are not large, they will have many features to make them comfortable and liveable for those seeking to age in place.

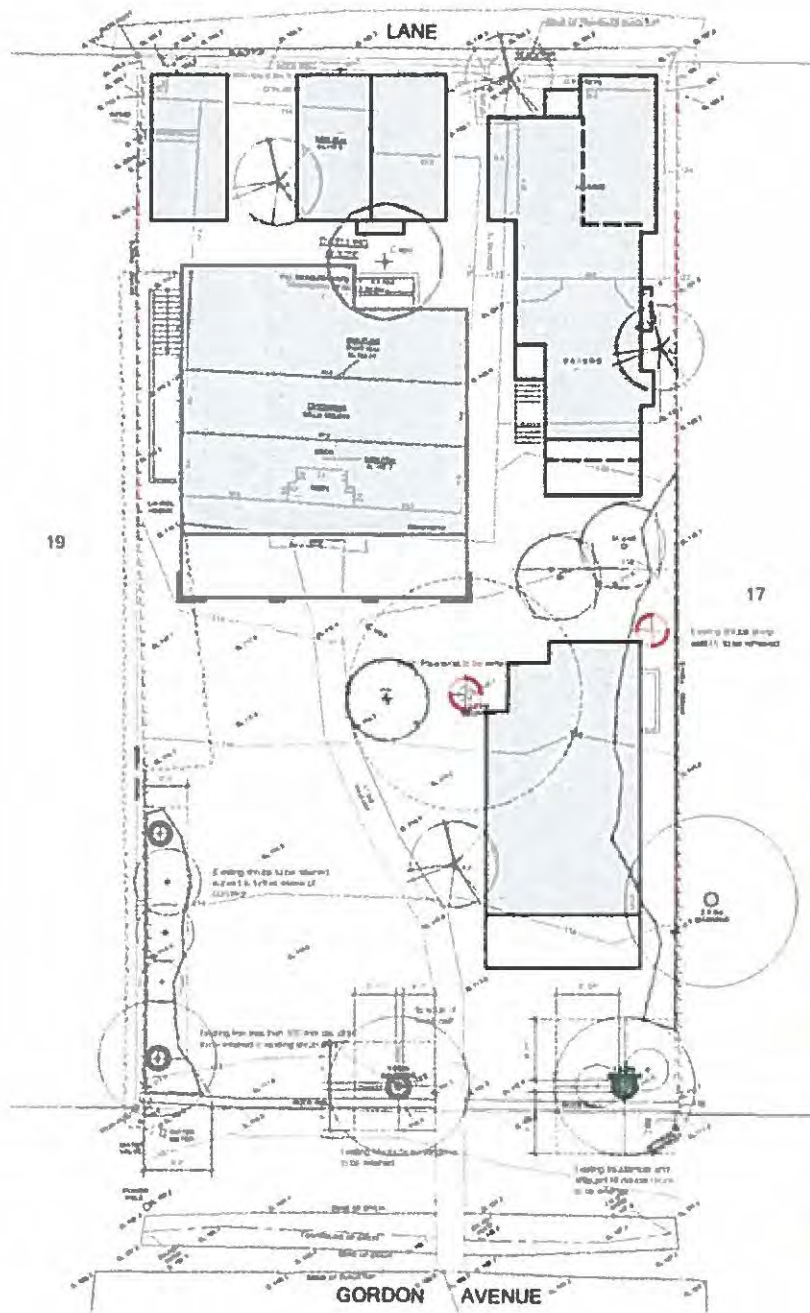
The garden suite has been designed for those 'empty nesters' and seniors seeking a home on one level.

The garden and laneway cottages have been designed with wider stairs which could accommodate a stair lift if required at some time in the future. A stair lift could also be added to the heritage house stairs if necessary.

A number of other features have been incorporated into the house designs to make them more attractive and liveable for an aging population. Features in the garden suite and new cottages include:

- Kitchens with full height pantries, accessible cupboards, drawers in the lower cabinets, 'lazy susans' and an island seating area;
- Higher levels of lighting in bedrooms, closets, kitchens, bathrooms and corridors;
- Provision for support bars in bathrooms if and when needed; medicine cabinets and drawers for toiletries and medications;
- Raised electrical outlets and lower light switches for easier access;
- Lever hardware on all doors and bathroom fixtures; larger showers with fixed and European-style handheld shower heads;
- Wider corridors, wider door openings and flush door thresholds;
- Raised planting beds in patio areas;
- Incorporation of SAFERHOME design standards wherever feasible;



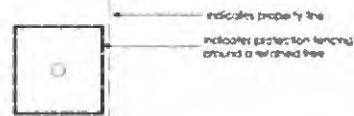


Tree Removal and Replacement

The survey shows two existing trees greater than 100 mm DBH. One of these will be removed. Eight new trees are proposed as shown below.

Structures along the west property line, and at the southeast corner are proposed for retention.

Quantity	Tree Name	Common Name	Specimen Size
1	Large tree to be removed	Cherry	80 mm DBH
4	Small tree to be removed	Cherry	40 mm DBH
1	Tree for replacement	Cherry	80 mm DBH
1	Tree for replacement	Cherry	40 mm DBH



All existing trees along Gordon Avenue will be retained

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 www.stanleylorriveau.com

Project:
STANLEY LORRIVEE LTD & INTER
 1475 Dufferin Avenue SW
 Calgary, Alberta T2C 1K4

Drawing:
**TREE REMOVAL, RETENTION
 & REPLACEMENT**

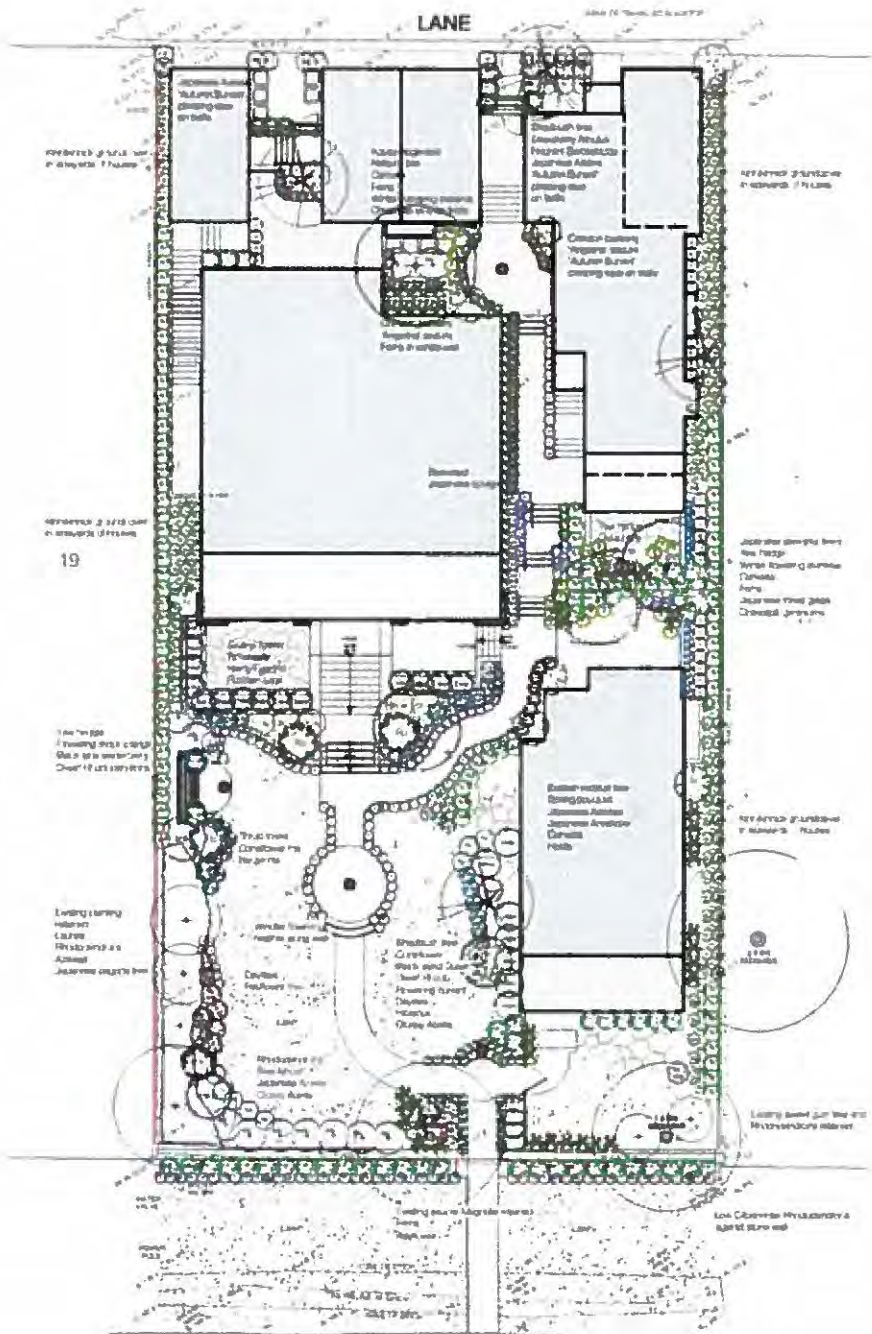
Scale:
 1:100 (or 1:200) - unless otherwise
 noted on drawing

Client:
 STANLEY LORRIVEE LTD

Project Number: 2015-011

Sheet:
LI.D1

Section through laneway cottage and garden cottage patios



RECOMMENDED PLANT LIST

TRIALS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
A1	4	Amorpha fruticosa	Algebraic Sophora	6 cm. cor.	
C2cd	1	Erica canadensis	Eastern heath	6 cm. cor.	
C2AD	1	Cornus kousa chinensis	Chinese Dogwood	6 cm. cor.	
S12AD	2	Sierbia pseudocornuta	Japanese Stewartia	6 cm. cor.	

SHRUBS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
A0	11	Azalea grandiflora	Green azalea		
A01n	2	Abutilon unedo Compacta	Compact Strawberry Bush	1.0 m. ht.	
A2j	28	Azalea japonica	Japanese azalea	#2 pot	
B1	40	Buxus sinensis	Green Box	#2 pot	
B1	46	Buxus japonica	Japanese Boxwood	#2 pot	
C1aD	1	Camellia japonica Profusion	Profusion Camellia	1.0 m. ht.	
C1	4	Camellia japonica	Japanese Camellia	#2 pot	
C1A1	4	Camellia japonica Anzac Pearl	Anzac Pearl Camellia	#2 pot	
D1cd	14	Euonymus alatus	Red Wing	#2 pot	
H0	1	Hedera helix	Common Ivy	1.5 m. ht.	
L1a1	1	Ligustrum japonicum	Japanese Privet	#2 pot	
M1A1	1	Phododendron amboinense	Phododendron Amboinense	#2 pot	
M1A1	43	Phododendron chinensis	Phododendron chinensis	#2 pot	
M1A1	3	Phododendron x Blue Diamond	Blue Diamond Phododendron	#2 pot	
M1	3	Phododendron	Flowering shrub rose	#2 pot	
M1B1	1	Sorbus domestica	Black Lace Elder	#10	
M1B1	8	Sorbus domestica var. nana	Miniature Black Lace Elder	#2 pot	
M1B1	10	Sorbus domestica	Ingram Black Lace Elder	#2 pot	
M1	29	Sorbus domestica	Japanese Sorbus	#2 pot	
M1	94	Taxus	Yew	1.5 m. ht.	
M1	10	Wisteria sinensis	Spring Bouquet	#2 pot	

PERENNIALS

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
A1a	1	Anemone japonica	Japanese Anemone	#1 pot	
B1	53	Geranium carolinianum	Carolinian Geranium	#1 pot	
B1B1	9	Geranium psilostachyon	Purple Geranium	#1 pot	
B1B1	2	Geranium psilostachyon	Purple Geranium	#1 pot	
C1a2	19	Geranium psilostachyon	Purple Geranium	#1 pot	
F1	14	Heuchera	Heuchera	#1 pot	
F1	18	Heuchera	Heuchera	#1 pot	
G1	5	Ligularia deltoidea	Deltoidea Ligularia	#1 pot	
G1	5	Ligularia deltoidea	Deltoidea Ligularia	#1 pot	
G1	20	Perovskia atrorubra	Russian Sage	#1 pot	
H1	4	Rudbeckia hirta	Black-eyed Susan	#1 pot	

GRASS/TWIG

ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
A1a	2	Azalea grandiflora	Green azalea	#2 pot	
A1a	183	Andropogon scoparius	Andropogon	#1 pot	
A1a	137	Elymus canadensis	Canada Wild Rye	#1 pot	
A1a	47	Panicum termites	Japanese Broom	#1 pot	
A1a	3	Panicum termites	Japanese Broom	#1 pot	
A1a	30	Setaria viridis	Crabgrass	#1 pot	

All materials and workmanship to BCLM/CLM standards, latest edition.

Common Name	Scheduled Size	Notes
Algebraic Sophora	6 cm. cor.	
Eastern heath	6 cm. cor.	
Chinese Dogwood	6 cm. cor.	
Japanese Stewartia	6 cm. cor.	

Common Name	Scheduled Size	Notes
Green azalea		
Compact Strawberry Bush	1.0 m. ht.	
Japanese azalea	#2 pot	
Green Box	#2 pot	
Japanese Boxwood	#2 pot	
Profusion Camellia	1.0 m. ht.	
Anzac Pearl Camellia	#2 pot	
Red Wing	#2 pot	
Common Ivy	1.5 m. ht.	
Japanese Privet	#2 pot	
Phododendron Amboinense	#2 pot	
Phododendron chinensis	#2 pot	
Blue Diamond Phododendron	#2 pot	
Flowering shrub rose	#2 pot	
Black Lace Elder	#10	
Miniature Black Lace Elder	#2 pot	
Ingram Black Lace Elder	#2 pot	
Japanese Sorbus	#2 pot	
Yew	1.5 m. ht.	
Spring Bouquet	#2 pot	

Common Name	Scheduled Size	Notes
Japanese Anemone	#1 pot	
Carolinian Geranium	#1 pot	
Purple Geranium	#1 pot	
Purple Geranium	#1 pot	
Purple Geranium	#1 pot	
Heuchera	#1 pot	
Heuchera	#1 pot	
Deltoidea Ligularia	#1 pot	
Deltoidea Ligularia	#1 pot	
Russian Sage	#1 pot	
Black-eyed Susan	#1 pot	

Common Name	Scheduled Size	Notes
Green azalea	#2 pot	
Andropogon	#1 pot	
Canada Wild Rye	#1 pot	
Japanese Broom	#1 pot	
Japanese Broom	#1 pot	
Crabgrass	#1 pot	



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Contact: Andrew Park

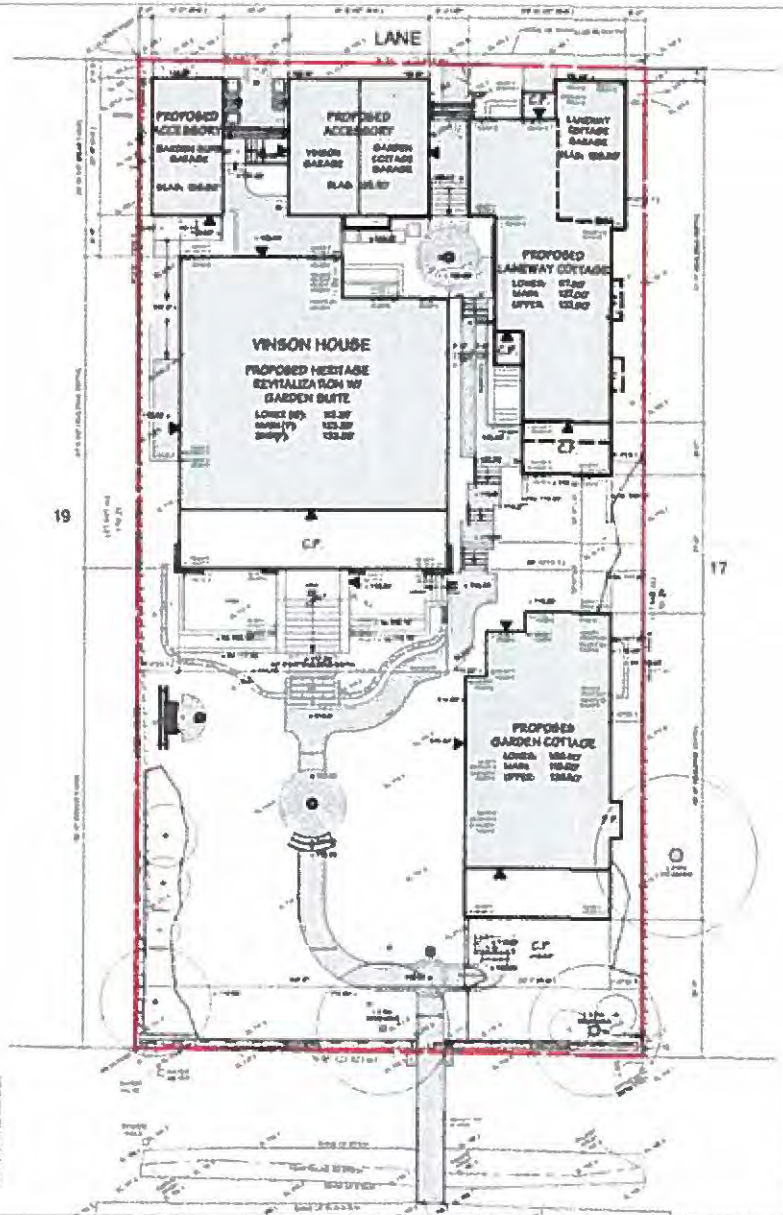
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Scale: 1/8" = 1'-0"
Date: 04/11/11

Sheet Number: 25 of 25

15.01

PROJECT DATA				
CIVIC ADDRESS				
1425 GORDON AVE WEST VANCOUVER, BC				
LEGAL DESCRIPTION				
LOT 9 OF 4 NORTH EAST 1/4 OF DISTRICT LOT 1384 PLAN 8041				
ZONING				
R80				
LOT AREA	1036 sq ft 1073 sq m			
ALLOWABLE FAR	6044 sq ft 578 sq m			
EXISTING FAR	2463 sq ft 228 sq m 0.28 FAR			
FLOOR AREAS				
Principal House	Main	1464 sq ft 136 sq m		
	Upper	823 sq ft 76 sq m		
	A.G. end-total	2287 sq ft 212 sq m		
	Principal (Garden Suite)	358 sq ft 33 sq m		
Total		2645 sq ft 245 sq m		
Garden Cottage	Main	85 sq ft 8 sq m		
	Upper	74 sq ft 7 sq m		
	A.G. end-total	159 sq ft 15 sq m		
	Lower	0 sq ft 0 sq m		
Total		159 sq ft 15 sq m		
Laneway Cottage	Main	696 sq ft 65 sq m		
	Upper	731 sq ft 68 sq m		
	A.G. end-total	1427 sq ft 133 sq m		
	Lower	250 sq ft 23 sq m		
Total		1703 sq ft 156 sq m		
A.G. Total		3778 sq ft 351 sq m 0.46 FAR		
Total		6843 sq ft 636 sq m 0.68 FAR		
LOWER FLOOR AREA TOTALS				
Principal (Garden Suite)	358 sq ft 33 sq m			
Garden Cottage	85 sq ft 8 sq m			
Laneway Cottage	640 sq ft 60 sq m			
Total		1083 sq ft 101 sq m		
ACCESSORY BUILDINGS				
Vinson & Garden Cottage Accessory	44 sq ft 4 sq m			
Garden Suite Garage Accessory	213 sq ft 20 sq m			
Laneway Cottage	222 sq ft 21 sq m			
Accessory Total		280 sq ft 26 sq m 0.08 FAR		
COVERED PORCH				
Principal	630 sq ft 58 sq m			
Garden Suite	89 sq ft 8 sq m			
Garden Cottage	180 sq ft 17 sq m			
Laneway Cottage	142 sq ft 13 sq m			
Total		1042 sq ft 96 sq m 0.28 FAR		
SITE COVERAGE				
Min. Maximum 30% + 10880	3487 sq ft 323 sq m			
Principal	1773 sq ft 163 sq m			
Garden Cottage	268 sq ft 25 sq m			
Laneway Cottage	1258 sq ft 116 sq m			
Accessory	277 sq ft 26 sq m			
Total		4706 sq ft 439 sq m 0.45 S.C.		
HEIGHT SUMMARY				
EDGE EDGE	PRINCIPAL (RESPOND)	PRINCIPAL (PROPOSED)	GARDEN COTTAGE	LANEWAY COTTAGE
GRADE OR GRADE	148.7 ft	148.75 ft	112.2 ft	148.88 ft
MAXIMIZED HEIGHT	22.36 ft	17.75 ft	34.08 ft	32.82 ft
ALLOWABLE BUILDING FACE	22.00 ft	34.34 ft	38.00 ft	37.63 ft
PROPOSED BUILDING FACE	38.80 ft	34.82 ft	22.30 ft	29.77 ft





Client Review

This plan and design are, and it is to be understood that the addition property of the architect and cannot be held responsible for any errors or omissions. The architect shall have no responsibility for any errors or omissions. The architect shall have no responsibility for any errors or omissions. The architect shall have no responsibility for any errors or omissions.

REVISIONS

CLIENT REVIEW	JUNE 2018
CLIENT REVIEW	JULY 2018
CLIENT REVIEW	AUG 2018
BY	OCT 2018
DISTRICT REVIEW BY	OCT 2018
DEVELOPER	NOV 2018
DEVELOPER	DEC 2018
DEVELOPER	MAR 2019

FORMWORKS ARCHITECTURAL

1425 GORDON AVE
WEST VANCOUVER, B.C.

Project

1425 GORDON AVE
WEST VANCOUVER, B.C.

Drawing Title

SITE PLAN

NOTES

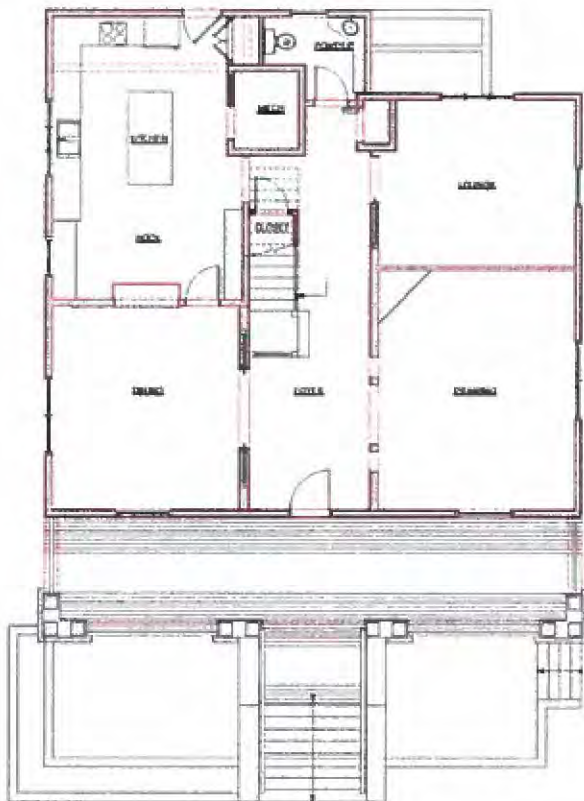
- All dimensions shall be given in feet and inches.
- General notes and details shall be in accordance with the current edition of the National Building Code of Canada.
- Structural notes shall be in accordance with the current edition of the National Building Code of Canada.
- Notes of work shall be in accordance with the current edition of the National Building Code of Canada.
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DATE 10/11/18

SCALE 1/8" = 1'-0"

PROJECT NO. 18011

A 01



MAIN FLOOR PLAN



GARDEN SUITE PLAN



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REVISIONS

REVISIONS

CLIENT REVIEW	JAN 2010
CLIENT REVIEW	JULY 2010
CLIENT REVIEW	AUG 2010
RFI	OCT 2010
PERFECT CLIENT	NOV 2010
DE RE-APP	DEC 2010
RE-APP	15.01.21



Project:

1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title:

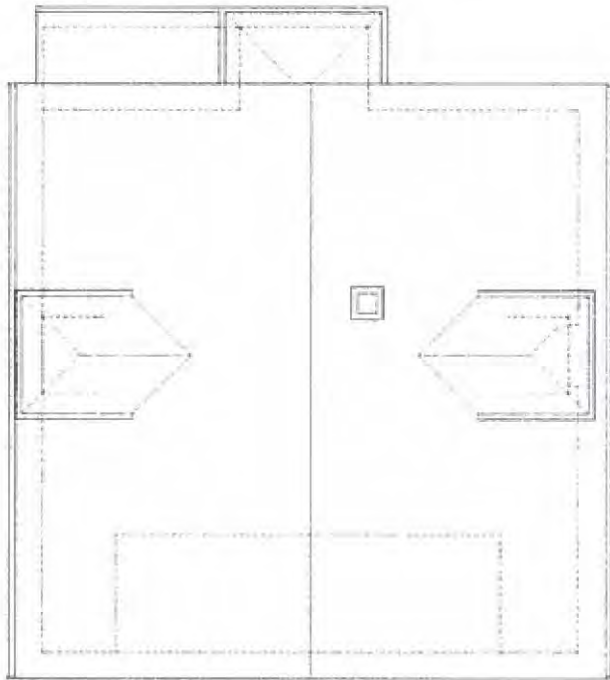
FEDERAL HOUSE PLANS

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 CHECKED BY: [Name]
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 SHEET: 02 OF 02
 PROJECT: 1425 GORDON AVE
 DRAWING TITLE: FEDERAL HOUSE PLANS

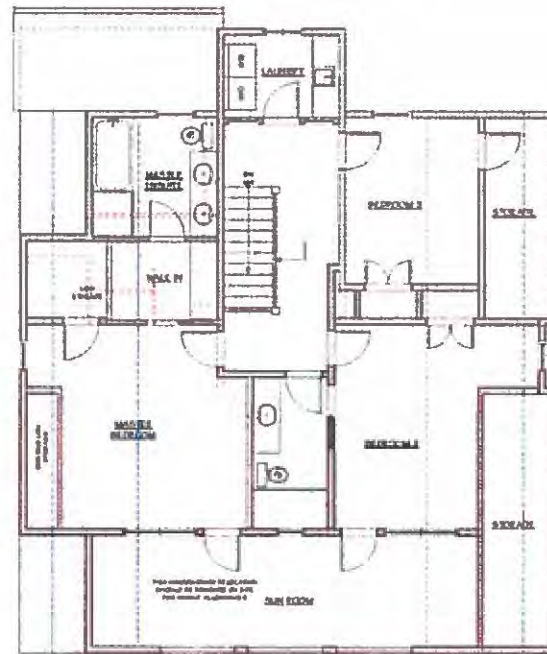
DATE	15.01.21
DRAWN BY	[Name]
CHECKED BY	[Name]
SCALE	1/8" = 1'-0"
SHEET	02 OF 02
PROJECT	1425 GORDON AVE
DRAWING TITLE	FEDERAL HOUSE PLANS

DATE	15.01.21
DRAWN BY	[Name]
CHECKED BY	[Name]
SCALE	1/8" = 1'-0"
SHEET	02 OF 02
PROJECT	1425 GORDON AVE
DRAWING TITLE	FEDERAL HOUSE PLANS

A 02



○ EODF PLAN



○ UPPER FLOOR PLAN



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REVISIONS

REVISION	DATE
CLIENT REVIEW	JUNE 2019
CLIENT REVIEW	JULY 2019
CLIENT REVIEW	AUG 2019
APP	OCT 2019
DISTRICT REVIEW	OCT 2019
TRMHA APP	NOV 2019
DCR APP	DEC 2019
HRM APP	MAR 2020



Project:
 1425 GORDON AVE
 WEST VANCOUVER, B.C.

Project Title:
 PRINCIPAL HOUSE PLANS

PREPARED BY:
 NAME: [Redacted]
 TITLE: ARCHITECT
 FIRM: FORMWERKS ARCHITECTURAL

DATE:
 2019

NOT: ALL DIMENSIONS AND DISTANCES ARE APPROXIMATE. NEW MEASUREMENTS PROVIDED TO BE VERIFIED ON SITE BY CONTRACTOR.

LEGEND

EXISTING WALL	---
PROPOSED WALL	---
EXISTING DOOR	---
PROPOSED DOOR	---

DATE	BY	CHECKED BY
JUN 19	[Redacted]	[Redacted]
JUL 19	[Redacted]	[Redacted]
AUG 19	[Redacted]	[Redacted]

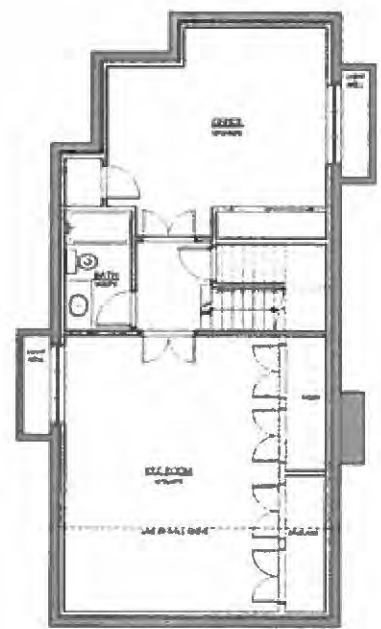
PROJECT NO: A 03



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○ MAIN FLOOR PLAN



○ LOWER PLAN

REVISIONS

ISSUED FOR:

CLIENT REVIEW #	JUNE 2016
CLIENT REVIEW #	JULY 2016
CLIENT REVIEW #	AUG 2016
REV	OCT 2016
DISTRICT REVIEW #	OCT 2016
DEVELOP APP	NOV 2016
DEVELOP APP	DEC 2016
DEVELOP APP	18.04.18



Project:
**M25 GOLDEN AVE
 WEST VANCOUVER, B.C.**

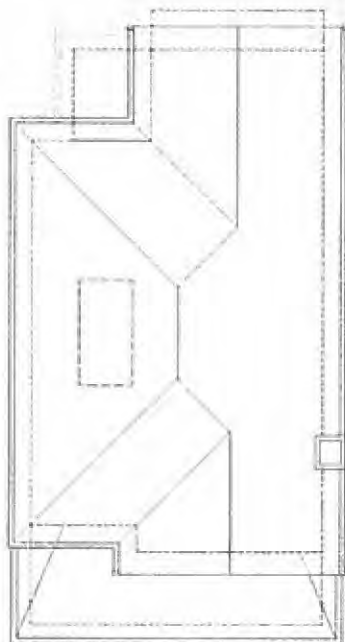
Drawing Title:
GARDEN COTTAGE PLANS

REVISIONS

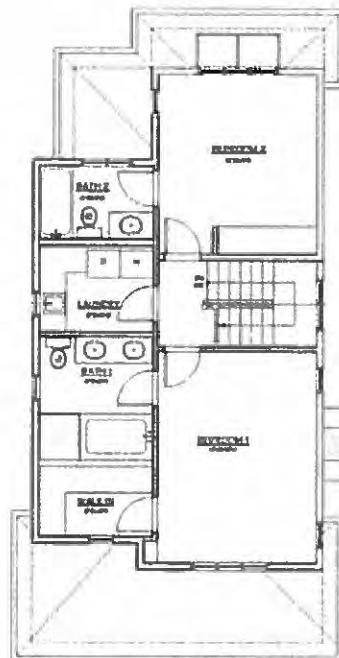
DATE	BY	DESCRIPTION
18.04.18	JON HARRIS	ISSUED FOR
18.04.18	JON HARRIS	ISSUED FOR
18.04.18	JON HARRIS	ISSUED FOR

DATE	BY	DESCRIPTION
18.04.18	JON HARRIS	ISSUED FOR
18.04.18	JON HARRIS	ISSUED FOR
18.04.18	JON HARRIS	ISSUED FOR

A 04



ROOF PLAN



UPPER FLOOR PLAN



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Revisions

REVISION

CLIENT REVIEW	JUNE 2010
CLIENT REVIEW	JULY 2010
CLIENT REVIEW	AUG 2010
SEPP	OCT 2010
DISTRICT REVIEW	OCT 2010
DEVELOP APP	NOV 2010
DEVELOP APP	DEC 2010
DEVELOP APP	FEB 2011



Project

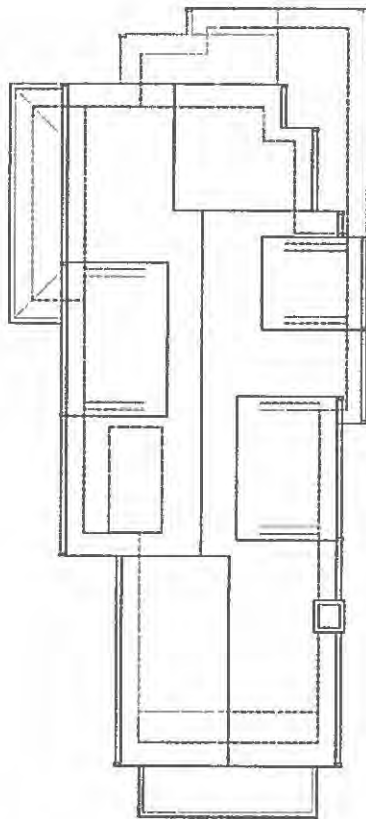
1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title

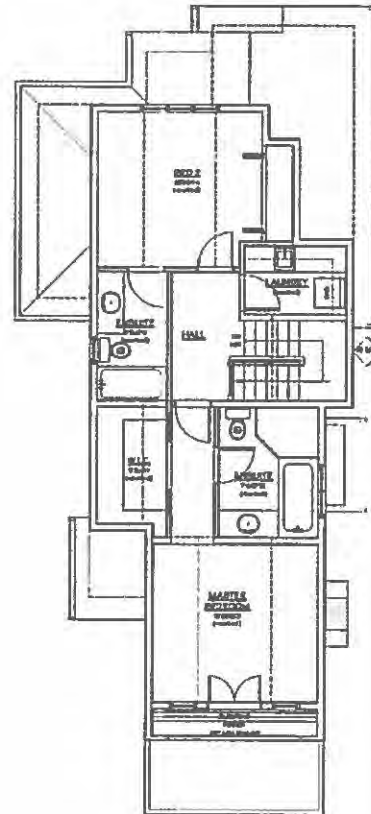
GARDEN COTTAGE PLANS

DATE	BY	REVISION
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12/10/10	MEP	1.2
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02/11/11	MEP	1.4
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04/11/11	MEP	1.6
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04/18/18	MEP	10.0

DESIGNED BY	DATE	CHECKED BY
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DATE	BY	REVISION
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12/10/10	MEP	1.2
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04/18/18	MEP	10.0



ROOF PLAN



UPPER FLOOR PLAN



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REVISIONS
 NONE PER.

CLIENT REVIEW	JUNE 2018
CLIENT REVIEW	JULY 2018
CLIENT REVIEW	AUG 2018
RFP	OCT 2018
CONTRACT REVIEW	OCT 2018
DEVELOP APP	NOV 2018
DEVELOP APP	DEC 2018
DEVELOP APP	18.04.01

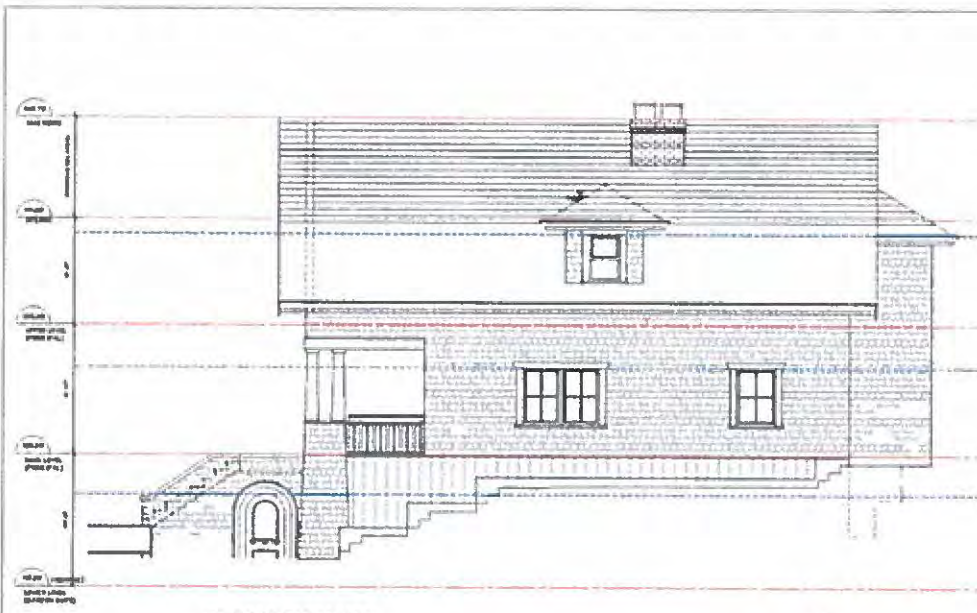


Project:
 1420 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title:
 LANEWAY COTTAGE PLANS

Architect's General Notes
 REFER TO DRAWING FILE SECTION
 DIMENSIONS TO INTERIORS
 WALL = 1/2" P
 FLOOR = 1/2" P
 CEILING = 1/2" P
 FINISHES AS NOTED, SEE PLAN NOTES FOR FINISH SCHEDULE
 DIMENSIONS TO INTERIORS
 WALL = 1/2" P
 FLOOR = 1/2" P
 CEILING = 1/2" P
 FINISHES AS NOTED, SEE PLAN NOTES FOR FINISH SCHEDULE

DRAWN BY: MIA	DESIGNED BY: MIA
SCALE: 1/8" = 1'-0"	DATE: 18.04.01
DATE: 18.04.01	PROJECT: A 07
JOB NUMBER: 18.04.01	



EAST ELEVATION



SOUTH ELEVATION



ASPHALT ROOF SHINGLES
 1/2" x 3/8" x 24" x 36" (18" x 36")
 1/2" x 3/8" x 24" x 36" (18" x 36")



CEDRAR SHAKE WALL SHINGLES
 1/2" x 3/8" x 24" x 36" (18" x 36")
 1/2" x 3/8" x 24" x 36" (18" x 36")



WOOD FASCIA
 1/2" x 3/8" x 24" x 36" (18" x 36")
 1/2" x 3/8" x 24" x 36" (18" x 36")

FINISH SCHEDULE PRINCIPAL

- 1 ASPHALT ROOF SHINGLES
- 2 2X6 BANDING RD
- 3 0" CONTINUOUS METAL GUTTER ON 2X6 T&BCA
- 4 WOOD BOARD AND BATTEN
- 5 CEDAR SHAKE WALL SHINGLES
- 6 "HARD SHINGLE SIDING"
- 7 WOOD SHEDDING 2 in. 2X6 TERM
- 8 WOOD ROOFS
- 9 WOOD EAVE FASIA
- 10 WOOD COLUMNS
- 11 WOOD BRACKETS
- 12 WOOD BRAYS
- 13 WFLA
- 14 WOOD PARAPET CAP
- 15 WOOD PLASTER BOX
- 16 CONCRETE CHIMNEY BOX

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 alterations. Engineer shall verify and be responsible
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 and completed on the drawing.

Proposed

CLIENT REVIEW	DATE
CLIENT REVIEW	JUNE 2018
CLIENT REVIEW	JULY 2018
CLIENT REVIEW	AUG 2018
REV	OCT 2018
DIRECTOR REVIEW	OCT 2018
DESIGNER APPROVE	NOV 2018
DE SA APPROVE	DEC 2018
MEAS APPROVE	MAR 2019

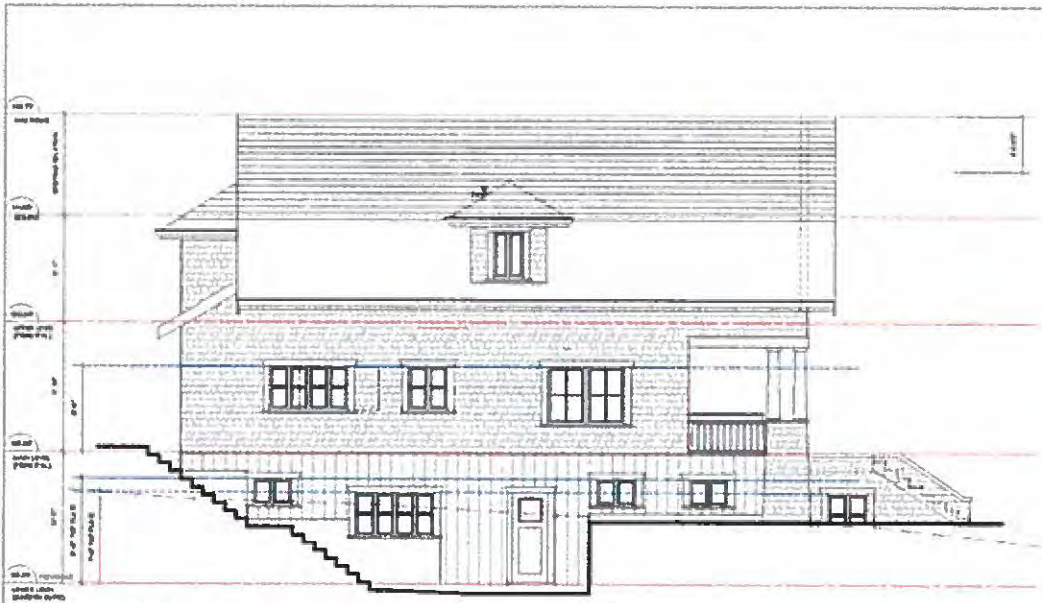


Project:
 1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title:
 PRINCIPAL HOUSE ELEVATIONS

DESIGNED BY	DATE	DRAWN BY	DATE
SCALE	1/4" = 1'-0"	SCALE	1/4" = 1'-0"
DATE	NOV 2018	DATE	NOV 2018
DATE	NOV 2018	DATE	NOV 2018

A 09



WEST ELEVATION



NORTH ELEVATION

FINISH SCHEDULE PRINCIPAL

- 1 ASPHALT FIBER SHINGLES
- 2 ZINC BARGEBOARD
- 3 2" CONTINUOUS METAL GUTTER ON 2x10 FASCIA
- 4 HARD BOARDS AND BATTEN
- 5 CEDAR SHINGLE SHINGLES
- 6 "HARD SHINGLE SHINGLES"
- 7 WOOD WINDOWS c.s. 2 1/2" TRIM
- 8 WOOD DOORS
- 9 WOOD CASINGS
- 10 WOOD COLUMNS
- 11 WOOD BRACKETS
- 12 WOOD STAIRS
- 13 PEEK
- 14 WOOD PARAPET CAP
- 15 WOOD PLASTER BOB
- 16 CONCRETE CHIMNEY BOB

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Revised

CLIENT REVIEW	JUNE 2019
CLIENT REVIEW	JULY 2019
CLIENT REVIEW	AUG 2019
RFP	OCT 2019
DIRECT REVIEW	OCT 2019
PERMITS	NOV 2019
DE RFP	DEC 2019
HE RFP	MAR 2021



Project:
1425 GORDON AVE
WEST VANCOUVER, B.C.

Drawing Title:
PRINCIPAL HOUSE ELEVATIONS

DESIGN BY	FORMWORKS	CHECKED BY	FORMWORKS
SCALE	1/4" = 1'-0"	SHEET	A10
DATE	MARCH 2020		
LEAD ARCHITECT	FORMWORKS		



WEST ELEVATION



WOOD LUMBER (see notes)
 CONCRETE (see notes)

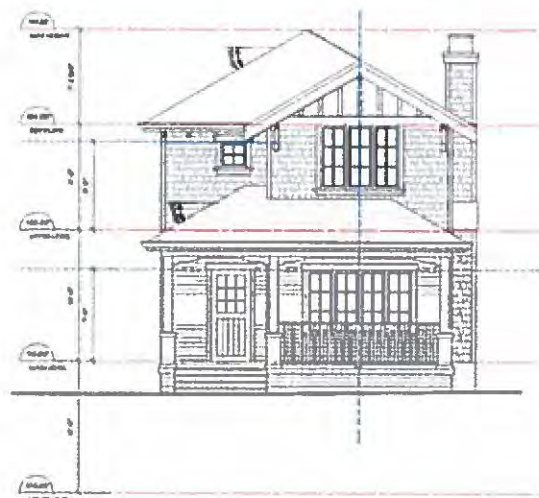
FINISH SCHEDULE: GARDEN & L.W. COTTAGE

- 1 ASPHALT ROOF SHINGLES
- 2 2X10 SARGE BOARD RW 1/4" TRIM
- 3 9" CORRUGATED METAL CURTIS ON 2X4 FASCIA
- 4 HARD SHINGLE SIDING
- 5 HARD HORIZONTAL SIDING
- 6 VINTS WINDOWS c/w 2x4 TRIM, 2X6 HEAD TRIM
- 7 BOARD & BATTEN
- 8 WOOD DOORS
- 9 WOOD RAILINGS (PAINTED)
- 10 WOOD POSTS (PAINTED)
- 11 WOOD BEACLES
- 12 WOOD STAIRS
- 13 CONCRETE CHIMNEY POB
- 14 WOOD LATH

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 and conditions on the drawings.

REVISIONS

NO.	DATE	DESCRIPTION
1	JUNE 2016	CLIENT REVIEW
2	JULY 2016	CLIENT REVIEW
3	AUG 2016	CLIENT REVIEW
4	SEP 2016	CLIENT REVIEW
5	OCT 2016	CLIENT REVIEW
6	NOV 2016	CLIENT REVIEW
7	DEC 2016	CLIENT REVIEW
8	JAN 2017	CLIENT REVIEW



SOUTH ELEVATION



Project:
**125 GORDON AVE
 WEST VANCOUVER, B.C.**

Drawing Title:
GARDEN COTTAGE ELEVATIONS

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
SCALE	APP
A 11	



EAST ELEVATION



Hardi Board siding
Hardi Horizontal Siding

FINISH SCHEDULE: GARDEN & L.W. COTTAGE

- 1 ASPHALT ROOF SHINGLES
- 2 2X10 BARGE BOARD ON 1X4 TYP
- 3 3" CONTINUOUS METAL GUTTER ON 2X4 FASCIA
- 4 HARDI BOARD SIDING
- 5 HARDI HORIZONTAL SIDING
- 6 VINYL WINDOWS 4" x 24" TYP, 2X6 HEAD TYP
- 7 BOARD & BATTEN
- 8 WOOD DOORS
- 9 WOOD KAILINGS (PAINTED)
- 10 WOOD PORCH (PAINTED)
- 11 WOOD BEACETS
- 12 WOOD STAKES
- 13 CONCRETE CHIMNEY PCE
- 14 WOOD LATTICE

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dimensions. Extensions shall apply, and be responsible
for all dimensions and shall not be the job. This office
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and conditions on the drawing.

REVISED	
REVISIONS	
CLIENT REVIEW	JUNE 2019
CLIENT REVIEW	JULY 2019
CLIENT REVIEW	AUGUST 2019
CLIENT REVIEW	SEPTEMBER 2019
CLIENT REVIEW	OCTOBER 2019
CLIENT REVIEW	NOVEMBER 2019
CLIENT REVIEW	DECEMBER 2019
CLIENT REVIEW	JANUARY 2020



NORTH ELEVATION



Project:
**1425 GOLDEN AVE
WEST VANCOUVER, B.C.**

Drawing Title:
GARDEN COTTAGE ELEVATIONS

DATE BY	DESIGNED BY
SCALE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

A 12



EAST ELEVATION

FINISH SCHEDULE: GARDEN & L.W. COTTAGE

- 1 ASPHALT ROOF SHINGLES
- 2 2X10 BAR DE BOARD SW GR TYP
- 3 1" CONTINUOUS METAL GUTTER ON 2X4 FASCIA
- 4 HARD SHINGLE SIDING
- 5 HARD HORIZONTAL SIDING
- 6 VINYL WINDOWS c/w 2x4 TYP. 2X6 HEAD TYP
- 7 BOARD & BATTEN
- 8 WOOD DOORS
- 9 WOOD RAILINGS (PAINTED)
- 10 WOOD POSTS (PAINTED)
- 11 WOOD BRACKETS
- 12 WOOD STAIRS
- 13 CONCRETE CHIMNEY POT
- 14 WOOD LATTICE



HARD SHINGLE SIDING



HARD HORIZONTAL SIDING

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REVISIONS	
ISSUED FOR	
CLIENT REVIEW	JUNE 2019
CLIENT REVIEW	JULY 2019
CLIENT REVIEW	AUG 2019
CLIENT REVIEW	SEP 2019
DISTRICT REVIEW	OCT 2019
DEVELOPER APPROVE	NOV 2019
PERMIT APPROVE	DEC 2019
MEAS APPROVE	16-04-20



NORTH ELEVATION

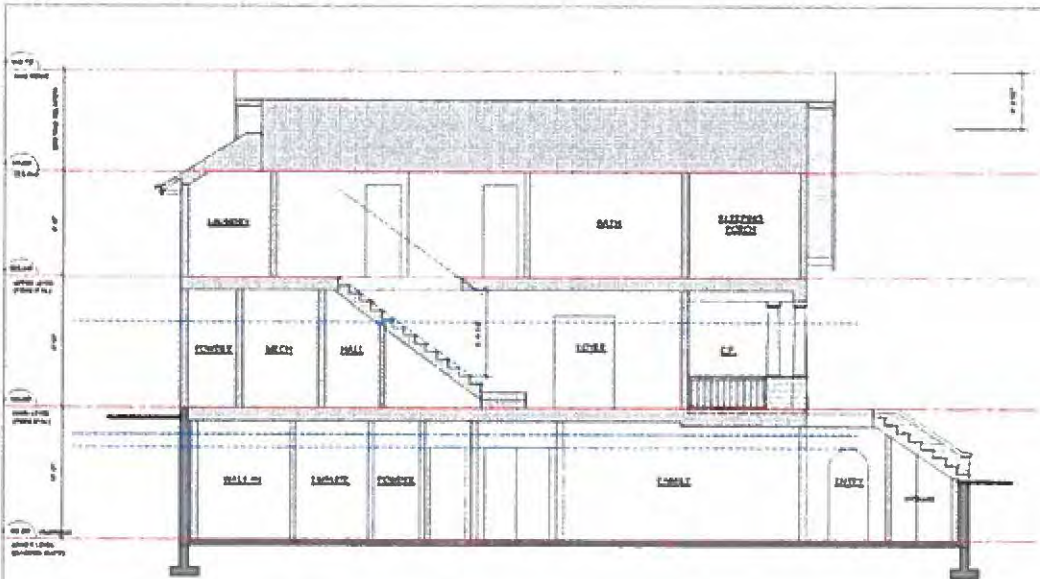


Project:
1425 GORDON AVE
WEST VANCOUVER, B.C.

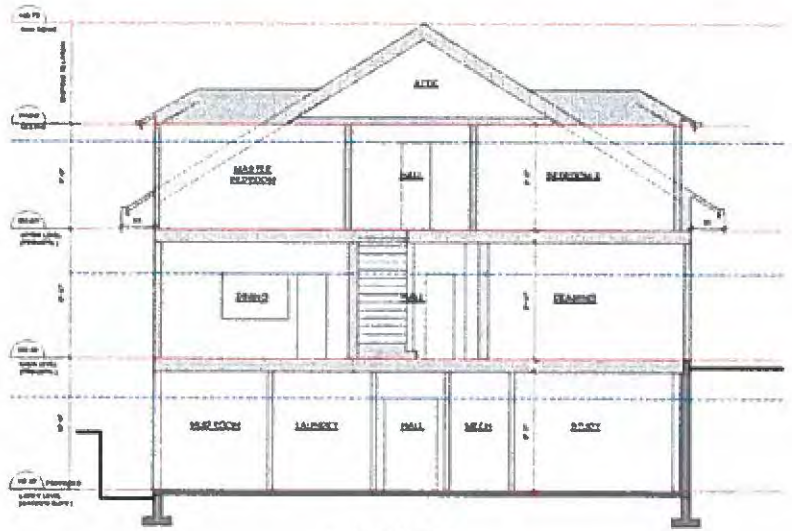
Drawing Title:
LANEWAY COTTAGE ELEVATIONS

DESIGNED BY	DATE	CHECKED BY	DATE
MEAS	16-04-20	MEAS	16-04-20
MEAS	16-04-20	MEAS	16-04-20
MEAS	16-04-20	MEAS	16-04-20

A 14



SECTION 0B



SECTION AA

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CONTRACT
 DRAWN FOR:

CLIENT REVIEW	JUNE 2018
CLIENT REVIEW	JULY 2018
CLIENT REVIEW	AUG 2018
6 FP	OCT 2018
DISTRICT REVIEW	OCT 2018
DEVELOPER APP	NOV 2018
DEVELOPER APP	DEC 2018
DEVELOPER APP	18-04-01



Project
 1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title
 PRINCIPAL HOUSE SECTIONS

DATE:	06/11/18	DRAWN BY:	JOHN
SCALE:	1/8" = 1'-0"	CHECKED BY:	JOHN
		A 15	

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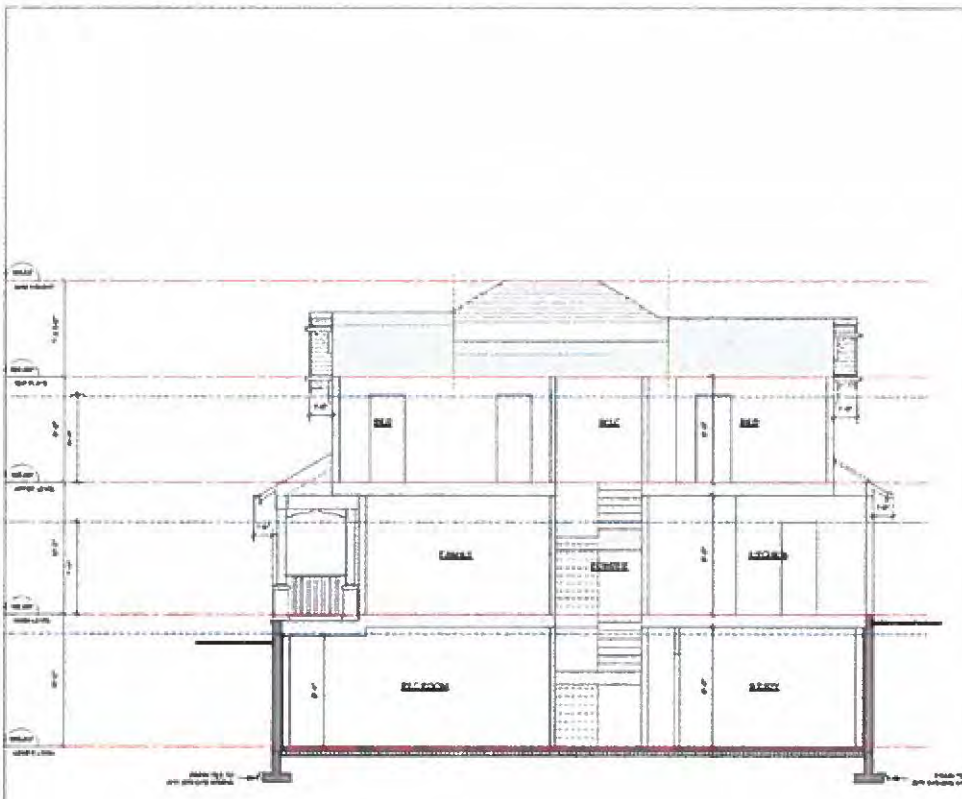
Revised For:
 CLIENT REVIEW JUNE 2016
 CLIENT REVIEW JULY 2016
 CLIENT REVIEW AUGUST 2016
 RFP OCT 2016
 DISTRICT REVIEW OCT 2016
 DE-AREA APP NOV 2016
 DE-CA APP DEC 2016
 DE-CA APP 05.04.17



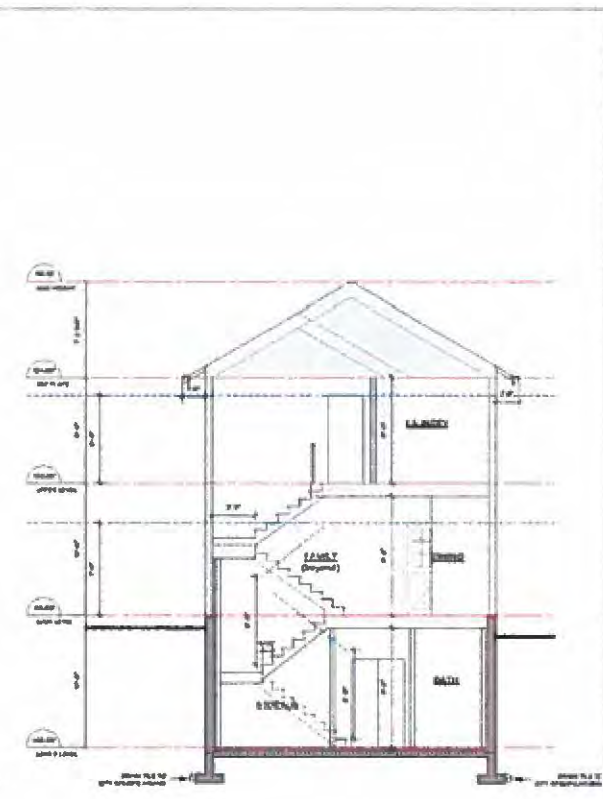
Project:
 1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title:
 GARDEN COTTAGE SECTION

DESIGNED BY	DRIVEN BY
SCALE 1/8" = 1'-0"	SHEET
DATE 2016-04-20	A 16
JOB NUMBER 1425	



SECTION BB



SECTION AA

1:4 scale
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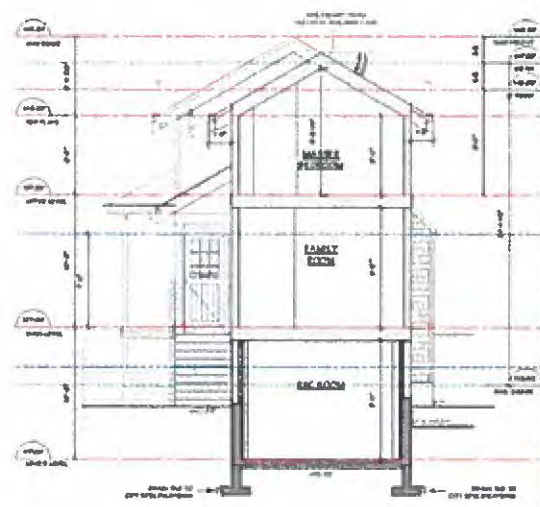
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CLIENT REVIEW	JAN 2019
CLIENT REVIEW	AUG 2018
PPP	OCT 2018
PRELIMINARY REVIEW	OCT 2018
DEVELOP APP	NOV 2018
DEVELOP APP	DEC 2018
DEVELOP APP	MAY 2019



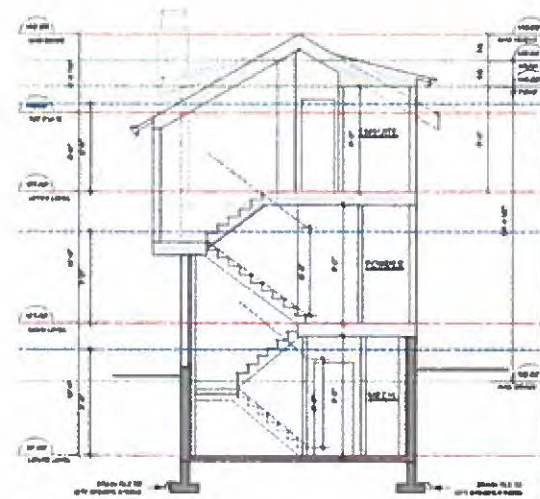
Project:
 1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title:
 LANEWAY COTTAGE SECTION

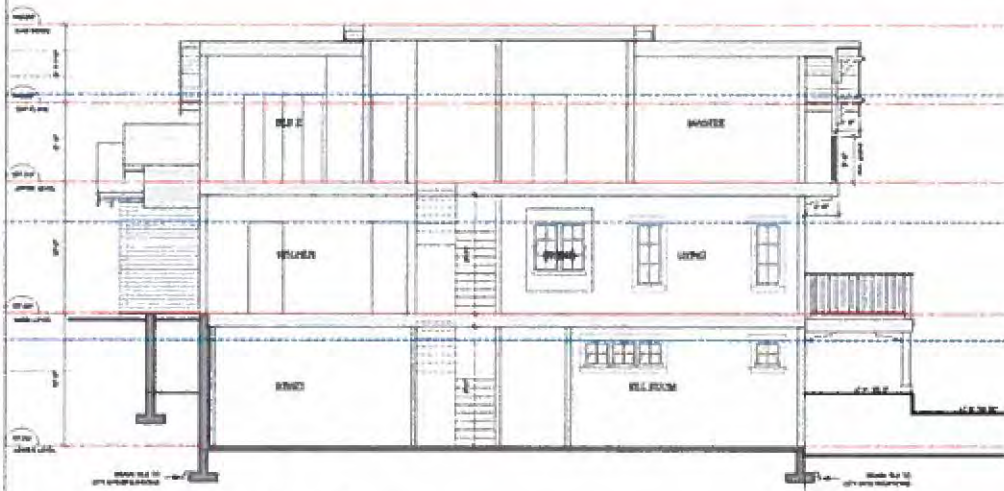
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SHEET	ARCH-2019		
JOB NUMBER			A 17



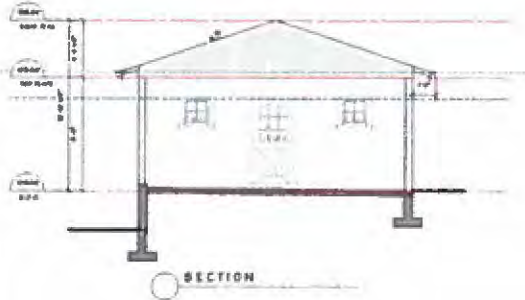
SECTION CC



SECTION AA



SECTION BB



SECTION



EAST

SOUTH



WEST

NORTH



Multi-tone 600 series
color and finish
color and finish
of 6000 series



Multi-tone 600 series
color and finish
color and finish
of 6000 series

FINISH SCHEDULE: GARDEN & L.W. COTTAGE

- 1 ASPHALT ROOF SHINGLES
- 2 2X12 BALK BEAMS @ 16" O.C.
- 3 1" CONTINUOUS METAL OUTRIGS ON 2X4 FASCIA
- 4 HARD SHINGLE SIDING
- 5 HARD HORIZONTAL SIDING
- 6 VINYL WINDOWS 2.0 3/4 TYPAL 2X6 HEAD TYP
- 7 BOARD & BATTEN
- 8 WOOD DOORS
- 9 WOOD RAILINGS (PAINTED)
- 10 WOOD POSTS (PAINTED)
- 11 WOOD BRACKETS
- 12 WOOD STAIRS
- 13 LOWVOLT CHIMNEY POLE
- 14 WOOD LATTICE

4 sheets format
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REVISIONS

NO.	DESCRIPTION	DATE
1	CLIENT REVIEW	JUNE 2016
2	CLIENT REVIEW	JULY 2016
3	CLIENT REVIEW	AUG 2016
4	CLIENT REVIEW	OCT 2016
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312	CLIENT REVIEW	JUN 2042
313		

FINISH SCHEDULE: GARDEN & L.W. COTTAGE

- 1 ASPHALT ROOF SHINGLES
- 2 1/2" BALSANCED W/ 24 T&M
- 3 3" CONTINUOUS METAL GUTTER ON 2x4 FASCIA
- 4 HARD SHINGLE (HORN)
- 5 HARD HORIZONTAL SIDING
- 6 VINYL WINDOWS 2 - 3/4" TRAIL 2x6 HEAD TRIM
- 7 BOARD & BATTEN
- 8 WOOD DOORS
- 9 WOOD KAILINGS (PAINTED)
- 10 WOOD POSTS (PAINTED)
- 11 WOOD BRACKETS
- 12 WOOD STAIRS
- 13 CONCRETE CHIMNEY BOX
- 14 WOOD LATTICE



ASPHALT SHINGLES (Lined) showing
metal drainage
with 24 T&M



HORIZONTAL SIDING (Lined) showing
wood trim
with 24 T&M, 2x6
continuous metal gutter
with 24 T&M
with 24 T&M

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than that intended by the architect.

REVISIONS

REVISION	DATE
CLIENT REVIEW	JUNE 2016
CLIENT REVIEW	JUN 7 2016
CLIENT REVIEW	JULY 2016
APP	OCT 2016
DISPACT BY ME W	OCT 2016
DE-NEA APP	NOV 2016
DE-NEA APP	DEC 2016
NEA APP	16.04.21



Project:
1425 GORDON AVE
WEST VANCOUVER, B.C.

Drawing Title:
GARDEN SUITE
ACCESSORY PLAN

DESIGNED BY	DATE	DRAWN BY	DATE
SCALE	1/4" = 1'-0"	SHEET	
DATE			
JOB NUMBER			

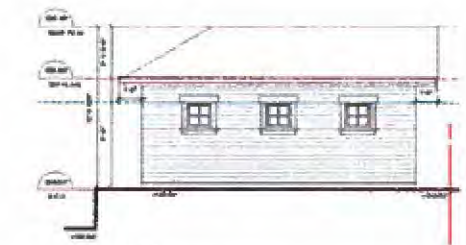
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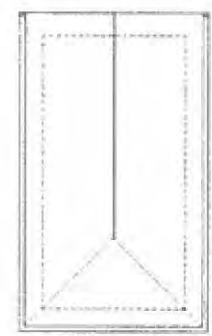
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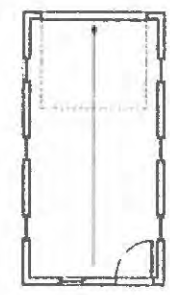
WEST



NORTH



ROOF PLAN



PLAN

PROJECT DATA

CIVIC ADDRESS			
1425 GORDON AVE WEST VANCOUVER, BC			
LEGAL DESCRIPTION			
LOT 5 OF 4 NORTH EAST 1/4 OF DISTRICT LOT 1054 PLAN 6811			
ZONING			
R5B			
LOT AREA	1355 sq. ft.	1073 sq. m.	
ALLOWABLE F.A.R.	4044 sq. ft.	370 sq. m.	
EXISTING F.A.R.	3183 sq. ft.	296 sq. m.	0.23 F.A.R.

FLOOR AREAS				
Vinson House	Main	1464 sq. ft.	136 sq. m.	
	Upper	1233 sq. ft.	115 sq. m.	
	A.G. sub-total	2697 sq. ft.	251 sq. m.	
	Principal (Garden Suite)	858 sq. ft.	80 sq. m.	
	total	3555 sq. ft.	330 sq. m.	
Garden Cottage	Main	613 sq. ft.	57 sq. m.	
	Upper	781 sq. ft.	73 sq. m.	
	A.G. sub-total	1394 sq. ft.	129 sq. m.	
	Lower	0 sq. ft.	0 sq. m.	
	total	1394 sq. ft.	129 sq. m.	
Laneway Cottage	Main	688 sq. ft.	64 sq. m.	
	Upper	751 sq. ft.	70 sq. m.	
	A.G. sub-total	1439 sq. ft.	134 sq. m.	
	Lower	268 sq. ft.	25 sq. m.	
	total	1707 sq. ft.	159 sq. m.	
	A.O. Total	5718 sq. ft.	531 sq. m.	0.49 F.A.R.
	Total	6843 sq. ft.	636 sq. m.	0.59 F.A.R.

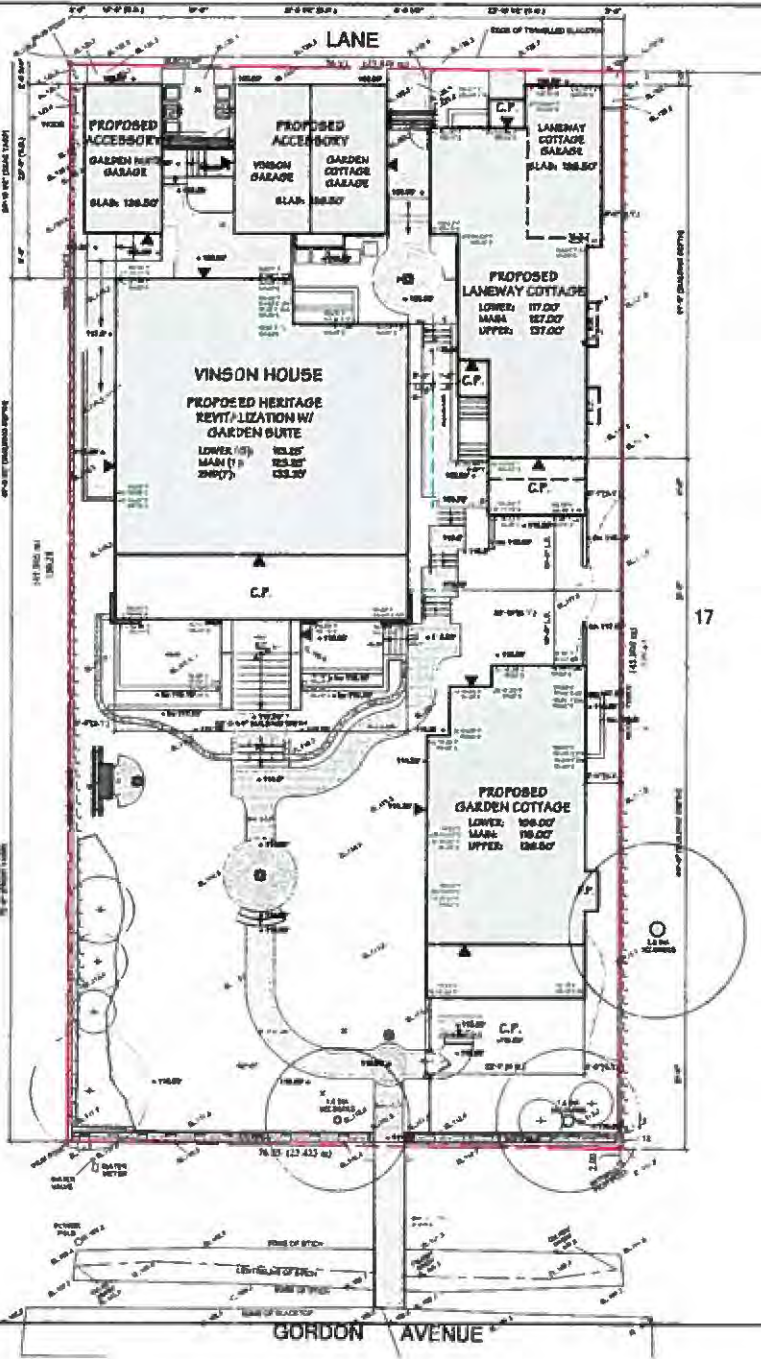
LOWER FLOOR AREA TOTALS			
Principal (Garden Suite)	1394 sq. ft.	129 sq. m.	
Garden Cottage	878 sq. ft.	81 sq. m.	
Laneway Cottage	840 sq. ft.	77 sq. m.	
total	3072 sq. ft.	287 sq. m.	

ACCESSORY BUILDINGS			
Vinson & Garden Cottage Accessory	443 sq. ft.	41 sq. m.	
Garden Suite Garage Accessory	323 sq. ft.	30 sq. m.	
Laneway Cottage	222 sq. ft.	21 sq. m.	
Accessory Total	988 sq. ft.	93 sq. m.	0.08 F.A.R.

COVERED PORCH			
Principal	636 sq. ft.	59 sq. m.	
Garden Suite	18 sq. ft.	2 sq. m.	
Garden Cottage	168 sq. ft.	16 sq. m.	
Laneway Cottage	102 sq. ft.	17 sq. m.	
Total	924 sq. ft.	85 sq. m.	0.08 F.A.R.

SITE COVERAGE			
Max Allowable 30% x 1350'	2487 sq. ft.	229 sq. m.	
Principal	1872 sq. ft.	173 sq. m.	
Garden Cottage	988 sq. ft.	92 sq. m.	
Laneway Cottage	1060 sq. ft.	98 sq. m.	
Accessory	877 sq. ft.	82 sq. m.	
Total	4795 sq. ft.	447 sq. m.	0.41 S.C.

HEIGHT SUMMARY				
	PRINCIPAL (EXISTING)	PRINCIPAL (PROPOSED)	GARDEN COTTAGE	LANEWAY COTTAGE
ROOF EIGHT	148.7 FL	148.78 FL	141.11 FL	143.58 FL
AVERAGE GRADE	123.36 FL	117.21 FL	141.05 FL	123.53 FL
CALCULATED HEIGHT	25.41 FL	31.57 FL	0.06 FL	20.05 FL
ALLOWABLE BUILDING FACE	32.00 FL	34.34 FL	28.50 FL	27.63 FL
PROPOSED BUILDING FACE	26.50 FL	31.82 FL	25.35 FL	20.17 FL



- NOTES**
- 1 ALL GROUND FACTORS TO COMPLY WITH B.C.O.C. GARDEN SUITE IS THE BEST OF HOUSEKEEPING.
 - 2 PHOTOGRAPHY AND 3D.
 - 3 - PLAN OF CONCEPTS.
 - 4 - PLAN OF PROPOSED CONSTRUCTION SHALL.
 - 5 - FACE OF THIS BUILDING IS 10' FROM GARDEN SUITE.
 - 6 - PLAN SHALL BE 10' FROM GARDEN SUITE.
 - 7 - GARDEN SUITE SHALL BE 10' FROM GARDEN SUITE.
 - 8 - GARDEN SUITE SHALL BE 10' FROM GARDEN SUITE.
 - 9 - GARDEN SUITE SHALL BE 10' FROM GARDEN SUITE.
 - 10 - GARDEN SUITE SHALL BE 10' FROM GARDEN SUITE.

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REVISIONS	
ISSUED FOR:	
CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
CLIENT REVIEW	OCT 2015
PROTECT REVIEW	OCT 2015
OVERSEA APP	NOV 2015
DE LA-APP	DEC 2015
IRA APP	MAR 2016

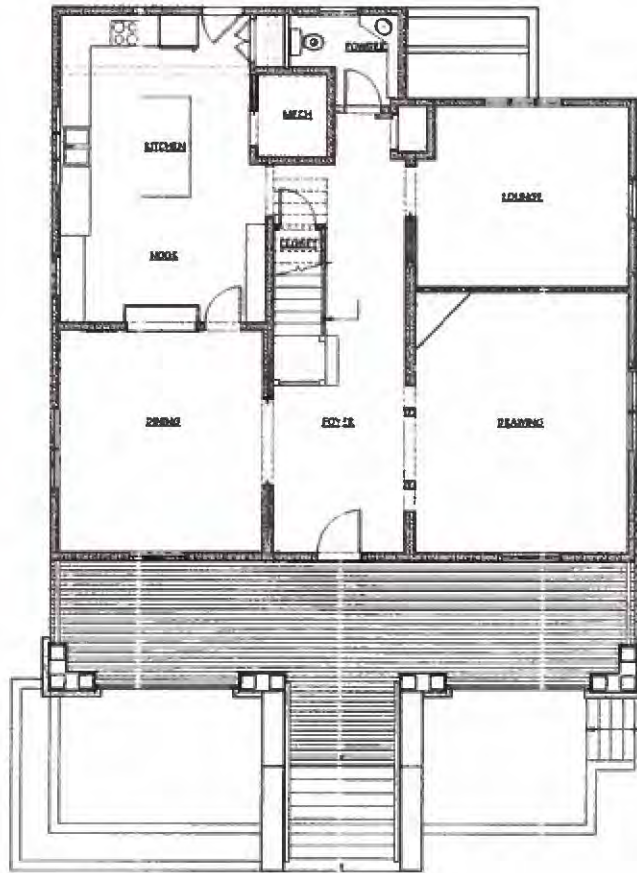


Project:
1425 GORDON AVE
WEST VANCOUVER, B.C.

Drawing Title:

SITE PLAN

DESIGNED BY	DATE	CHECKED BY	DATE
DRAWN BY	DATE	SCALE	SHEET
TITLE	NO. OF SHEETS	A 01	



○ MAIN FLOOR PLAN



○ GARDEN SUITE PLAN



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REVISIONS

ISSUED FOR:

CLIENT REVIEW	JUNE 2018
CLIENT REVIEW	JULY 2018
CLIENT REVIEW	AUG 2018
PERM REVIEW	OCT 2018
PERM REVIEW	NOV 2018
PERM REVIEW	DEC 2018
PERM REVIEW	JAN 2019
PERM REVIEW	FEB 2019



Project:
 1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title:
 PRINCIPAL HOUSE PLANS

REVISIONS EVERY TIME
 FROM 10/20/18 TO 10/20/18

ADD IN PLANS TO ADD FLOOR
 CHG = 7/18
 ADD = 10/18
 REAR = 10/18

PLEASE A HANDING TO THE SIDE OF THE 1/4" = 1" SCALE ABOUT 1/2"

NOTE: ALL EXISTING DIMENSIONS ARE APPROXIMATE. NEW MEASUREMENTS PROVIDED TO BE VERIFIED ON SITE BY CONTRACTOR.

LEGEND

NEW WALL	1/4"
EXISTING WALL	1/4"
GLAZING	1/4"
1/4" WALL	1/4"

DESIGN BY: [Signature]	CHECKED BY: [Signature]
SCALE: 1/4" = 1'-0"	SHEET: A 02
DATE: 10/20/18	
JOB NUMBER: 1425	

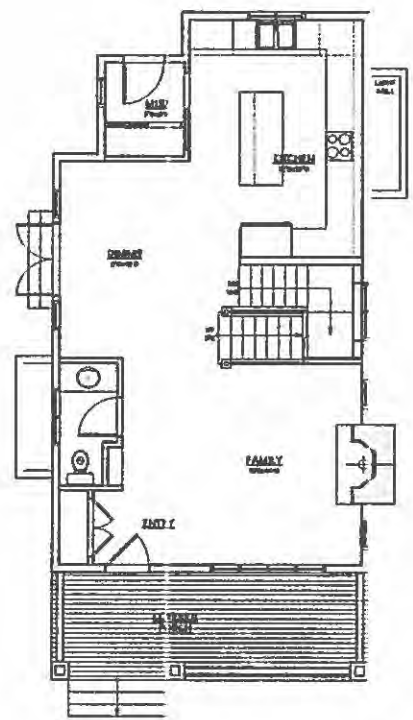


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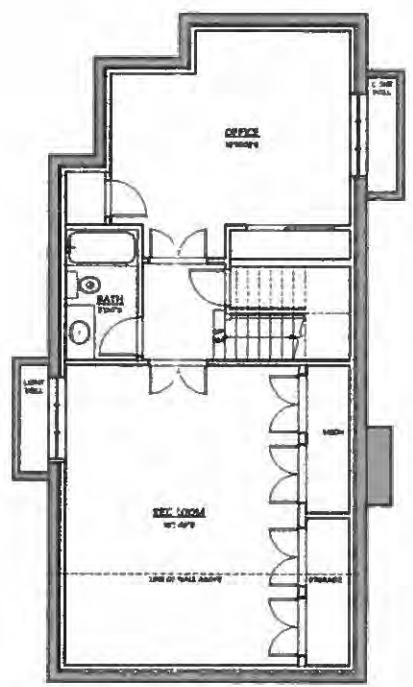
REVISIONS

ISSUED FOR:

CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
STY	OCT 2015
DISTRICT REVIEW	OCT 2015
DE/PLA APP	NOV 2015
DE R-APP	DEC 2015
DEA APP	01.04.16



○ MAIN FLOOR PLAN



○ LOWER PLAN



Project:

1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title:

GARDEN COTTAGE PLANS

CONCRETE FINISHES WITH TOP FINISH TO MATCH THE EXISTING

FOUNDATION TO MAIN FLOOR	
FLOOR	2.0"
WALL	3.0"
CEILING	0.5"
*PROVIDE A HANDRAIL TO ONE SIDE OF THE STAIR BY ABOVE NUMBER	
ROOF FLOOR TO 2ND FLOOR	
FLOOR	7.0"
WALL	6.0"
CEILING	0.5"
*PROVIDE A HANDRAIL TO ONE SIDE OF THE STAIR BY ABOVE NUMBER	

DESIGNED BY:	100	CHECKED BY:	
SCALE:	1/4" = 1'-0"	DATE:	06/04/16
DATE:	06/04/16	SCALE:	1/4" = 1'-0"
DATE:	06/04/16	SCALE:	1/4" = 1'-0"

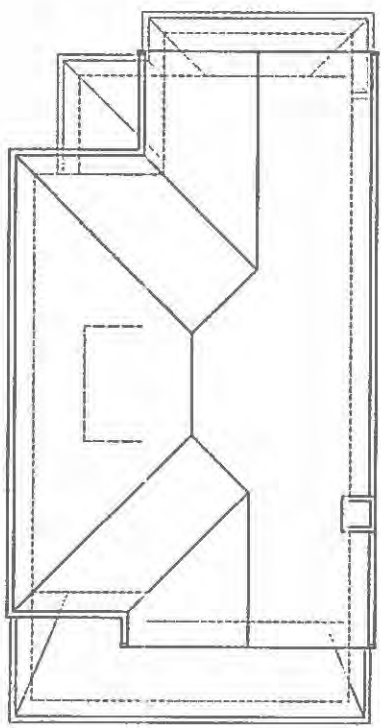
A 04



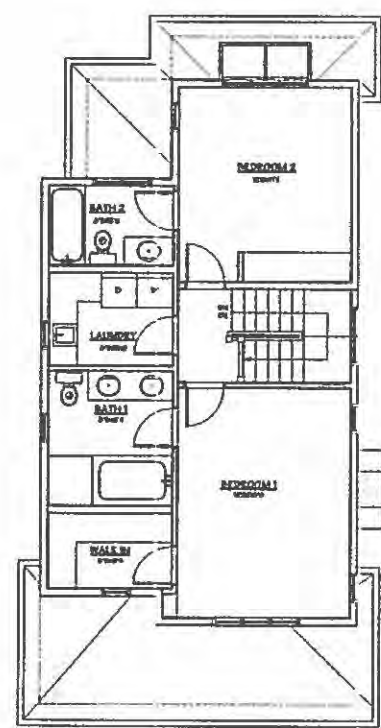
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REVISIONS
ISSUED FOR:

CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
RFI	OCT 2015
DISTRICT REVIEW	OCT 2015
DE/HA APP	NOV 2015
DC-APP	DEC 2015
HA-APP	15.04.01



ROOF PLAN



UPPER FLOOR PLAN



Project:
 1425 GORDON AVE
 WEST VANCOUVER, B.C.

Containing This:
 GARDEN COTTAGE PLANS

BASELINE (UPPER) FLOOR PLAN
 (DO NOT DIMENSION THESE)

BASED ON: 1425 FLOOR PLAN
 1425 - 72"
 1425 - 96"
 1425 - 96"

PROVIDE A PARALLEL TO ONE SIDE OF THE STAIR UP ABOVE HALLWAY

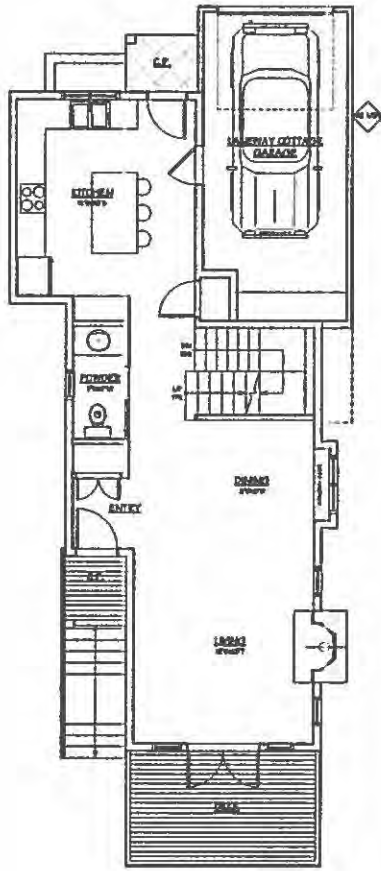
ADDED FLOOR TO 1425 FLOOR
 1425 - 72"
 1425 - 96"
 1425 - 96"

PROVIDE A PARALLEL TO ONE SIDE OF THE STAIR UP ABOVE HALLWAY

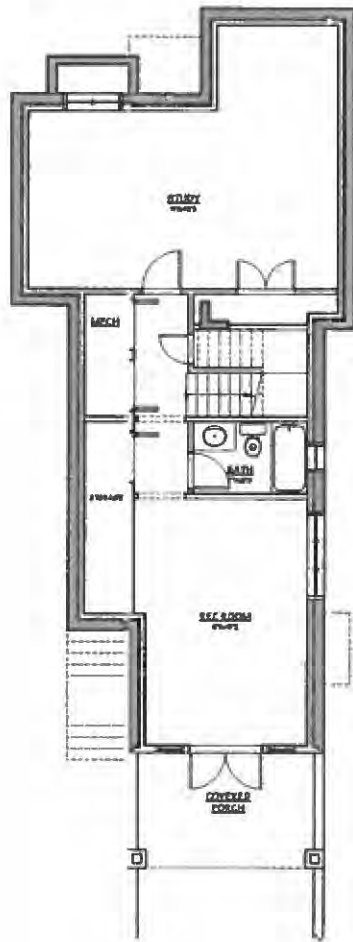
DESIGNED BY: <small>arch</small>	CHECKED BY:
SCALE: 1/4" = 1'-0"	SHEET
DATE: 1425-04-01	A 05
JOB NUMBER: <small>1425</small>	



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○ MAIN FLOOR PLAN



○ LOWER PLAN

EXPLANATION OF SYMBOLS
 THESE SYMBOLS APPLY TO ALL PLANS
 AND REFER TO MAIN FLOOR
 KITCHEN = 1/2"
 BATH = 1/4"
 STAIR = 1/8"
 PORCH = 1/8"
 FURNITURE = 1/8"
 WALLS = 1/8"
 FLOORING = 1/8"
 ROOF = 1/8"
 CEILING = 1/8"
 STAIRS = 1/8"
 PORCHES = 1/8"
 FURNITURE = 1/8"
 WALLS = 1/8"
 FLOORING = 1/8"
 ROOF = 1/8"
 CEILING = 1/8"
 STAIRS = 1/8"
 PORCHES = 1/8"

KEYDOWNS

ISSUED FOR:

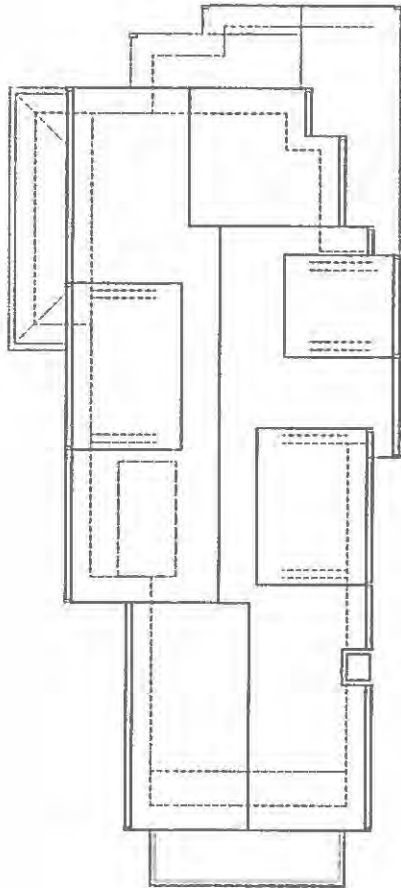
CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
100%	OCT 2015
PERFECT REVIEW	OCT 2015
PERMIA APP	NOV 2015
DE-APP	DEC 2015
HEA APP	16.04.01



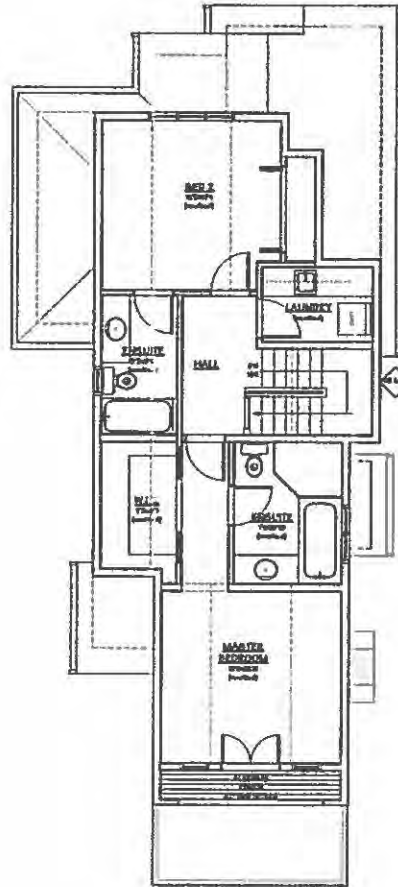
Project:
 1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title:
 LANEWAY COTTAGE PLANS

DESIGN BY: 142	CHECKED BY:
SCALE: 1/4" = 1'-0"	SHEET
DATE: MARCH 2015	A 06
DWG NUMBER: 4021	



ROOF PLAN



UPPER FLOOR PLAN



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KEYDOWNS

ISSUED FOR...

CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
IFP	OCT 2015
DETRACT REVIEW	OCT 2015
DE/HA APP	NOV 2015
DE/HA APP	DEC 2015
HRA APP	18.04.01



Project:
 1425 GORDON AVE
 WEST VANCOUVER, B.C.

Working Title:
 LANEWAY COTTAGE PLANS

LANEWAY COTTAGE FLOOR PLAN
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 SCALE: 1/8" = 1'-0"

DATE: [Date]
 SCALE: 1/8" = 1'-0"
 SHEET: A 07

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REVISIONS

ROUND FOR...

CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
ESTY	OCT 2015
INSTRUCT REVIEW	OCT 2015
DEVELO APP	NOV 2015
DE Rv-APP	DEC 2015
DEA APP	16.04.01



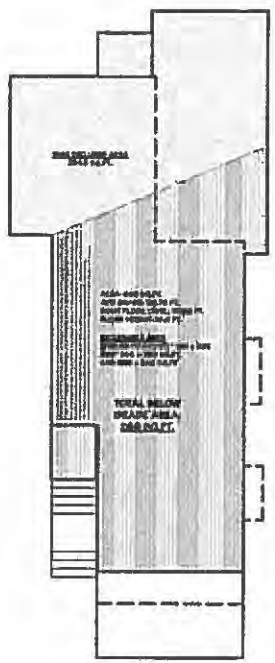
Project:

1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title:

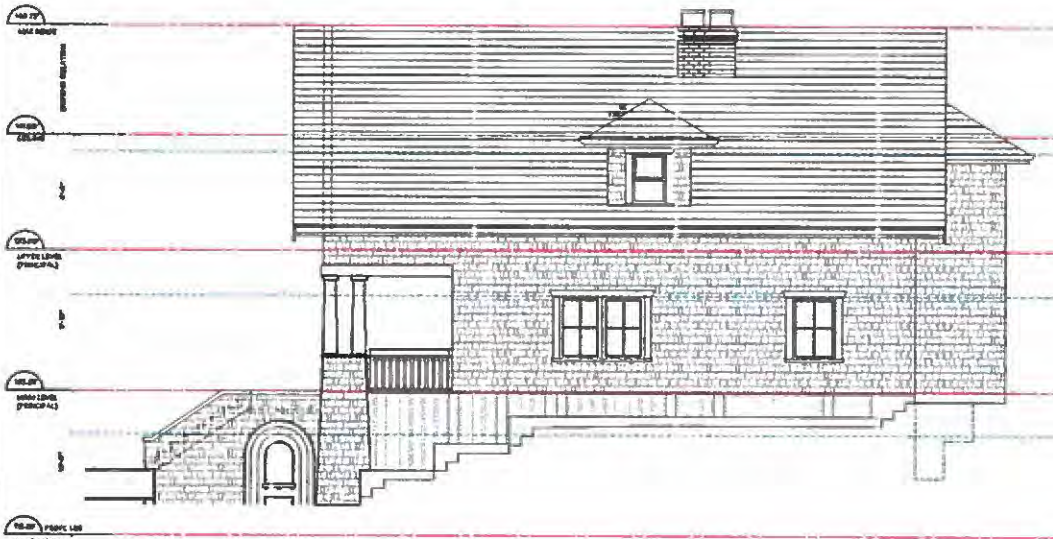
AVERAGE GRADE CALCULATIONS

SCALE:	1" = 10'	CHECKED BY:	
SHEET:			



AVERAGE GRADE, FINISHED (LANEWAY COTTAGE)

Point	Station	Elevation	Proposed	Diff. (ft)	Area (sq ft)	±
A	100.00	0	100.00	0.00	100.00	100.00
B	100.00	0	100.00	0.00	100.00	100.00
C	100.00	0	100.00	0.00	100.00	100.00
D	100.00	0	100.00	0.00	100.00	100.00
E	100.00	0	100.00	0.00	100.00	100.00
F	100.00	0	100.00	0.00	100.00	100.00
G	100.00	0	100.00	0.00	100.00	100.00
H	100.00	0	100.00	0.00	100.00	100.00
I	100.00	0	100.00	0.00	100.00	100.00
J	100.00	0	100.00	0.00	100.00	100.00
K	100.00	0	100.00	0.00	100.00	100.00
L	100.00	0	100.00	0.00	100.00	100.00
M	100.00	0	100.00	0.00	100.00	100.00
N	100.00	0	100.00	0.00	100.00	100.00
O	100.00	0	100.00	0.00	100.00	100.00
P	100.00	0	100.00	0.00	100.00	100.00
Q	100.00	0	100.00	0.00	100.00	100.00
R	100.00	0	100.00	0.00	100.00	100.00
S	100.00	0	100.00	0.00	100.00	100.00
T	100.00	0	100.00	0.00	100.00	100.00
U	100.00	0	100.00	0.00	100.00	100.00
V	100.00	0	100.00	0.00	100.00	100.00
W	100.00	0	100.00	0.00	100.00	100.00
X	100.00	0	100.00	0.00	100.00	100.00
Y	100.00	0	100.00	0.00	100.00	100.00
Z	100.00	0	100.00	0.00	100.00	100.00
AA	100.00	0	100.00	0.00	100.00	100.00
AB	100.00	0	100.00	0.00	100.00	100.00
AC	100.00	0	100.00	0.00	100.00	100.00
AD	100.00	0	100.00	0.00	100.00	100.00
AE	100.00	0	100.00	0.00	100.00	100.00
AF	100.00	0	100.00	0.00	100.00	100.00
AG	100.00	0	100.00	0.00	100.00	100.00
AH	100.00	0	100.00	0.00	100.00	100.00
AI	100.00	0	100.00	0.00	100.00	100.00
AJ	100.00	0	100.00	0.00	100.00	100.00
AK	100.00	0	100.00	0.00	100.00	100.00
AL	100.00	0	100.00	0.00	100.00	100.00
AM	100.00	0	100.00	0.00	100.00	100.00
AN	100.00	0	100.00	0.00	100.00	100.00
AO	100.00	0	100.00	0.00	100.00	100.00
AP	100.00	0	100.00	0.00	100.00	100.00
AQ	100.00	0	100.00	0.00	100.00	100.00
AR	100.00	0	100.00	0.00	100.00	100.00
AS	100.00	0	100.00	0.00	100.00	100.00
AT	100.00	0	100.00	0.00	100.00	100.00
AU	100.00	0	100.00	0.00	100.00	100.00
AV	100.00	0	100.00	0.00	100.00	100.00
AW	100.00	0	100.00	0.00	100.00	100.00
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AY	100.00	0	100.00	0.00	100.00	100.00
AZ	100.00	0	100.00	0.00	100.00	100.00
BA	100.00	0	100.00	0.00	100.00	100.00
BB	100.00	0	100.00	0.00	100.00	100.00
BC	100.00	0	100.00	0.00	100.00	100.00
BD	100.00	0	100.00	0.00	100.00	100.00
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BF	100.00	0	100.00	0.00	100.00	100.00
BG	100.00	0	100.00	0.00	100.00	100.00
BH	100.00	0	100.00	0.00	100.00	100.00
BI	100.00	0	100.00	0.00	100.00	100.00
BJ	100.00	0	100.00	0.00	100.00	100.00
BK	100.00	0	100.00	0.00	100.00	100.00
BL	100.00	0	100.00	0.00	100.00	100.00
BM	100.00	0	100.00	0.00	100.00	100.00
BN	100.00	0	100.00	0.00	100.00	100.00
BO	100.00	0	100.00	0.00	100.00	100.00
BP	100.00	0	100.00	0.00	100.00	100.00
BQ	100.00	0	100.00	0.00	100.00	100.00
BR	100.00	0	100.00	0.00	100.00	100.00
BS	100.00	0	100.00	0.00	100.00	100.00
BT	100.00	0	100.00	0.00	100.00	100.00
BU	100.00	0	100.00	0.00	100.00	100.00
BV	100.00	0	100.00	0.00	100.00	100.00
BW	100.00	0	100.00	0.00	100.00	100.00
BX	100.00	0	100.00	0.00	100.00	100.00
BY	100.00	0	100.00	0.00	100.00	100.00
BZ	100.00	0	100.00	0.00	100.00	100.00
CA	100.00	0	100.00	0.00	100.00	100.00
CB	100.00	0	100.00	0.00	100.00	100.00
CC	100.00	0	100.00	0.00	100.00	100.00
CD	100.00	0	100.00	0.00	100.00	100.00
CE	100.00	0	100.00	0.00	100.00	100.00
CF	100.00	0	100.00	0.00	100.00	100.00
CG	100.00	0	100.00	0.00	100.00	100.00
CH	100.00	0	100.00	0.00	100.00	100.00
CI	100.00	0	100.00	0.00	100.00	100.00
CJ	100.00	0	100.00	0.00	100.00	100.00
CK	100.00	0	100.00	0.00	100.00	100.00
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CM	100.00	0	100.00	0.00	100.00	100.00
CN	100.00	0	100.00	0.00	100.00	100.00
CO	100.00	0	100.00	0.00	100.00	100.00
CP	100.00	0	100.00	0.00	100.00	100.00
CQ	100.00	0	100.00	0.00	100.00	100.00
CR	100.00	0	100.00	0.00	100.00	100.00
CS	100.00	0	100.00	0.00	100.00	100.00
CT	100.00	0	100.00	0.00	100.00	100.00
CU	100.00	0	100.00	0.00	100.00	100.00
CV	100.00	0	100.00	0.00	100.00	100.00
CW	100.00	0	100.00	0.00	100.00	100.00
CX	100.00	0	100.00	0.00	100.00	100.00
CY	100.00	0	100.00	0.00	100.00	100.00
CZ	100.00	0	100.00	0.00	100.00	100.00
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DB	100.00	0	100.00	0.00	100.00	100.00
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DF	100.00	0	100.00	0.00	100.00	100.00
DG	100.00	0	100.00	0.00	100.00	100.00
DH	100.00	0	100.00	0.00	100.00	100.00
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DN	100.00	0	100.00	0.00	100.00	100.00
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DQ	100.00	0	100.00	0.00	100.00	100.00
DR	100.00	0	100.00	0.00	100.00	100.00
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DZ	100.00	0	100.00	0.00	100.00	100.00
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EI	100.00	0	100.00	0.00	100.00	100.00
EJ	100.00	0	100.00	0.00	100.00	100.00
EK	100.00	0	100.00	0.00	100.00	100.00
EL	100.00	0	100.00	0.00	100.00	100.00
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EN	100.00	0	100.00	0.00	100.00	100.00
EO	100.00	0	100.00	0.00	100.00	100.00
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EV	100.00	0	100.00	0.00	100.00	100.00
EW	100.00	0	100.00	0.00	100.00	100.00
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EZ	100.00	0	100.00	0.00	100.00	100.00
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FG	100.00	0	100.00	0.00	100.00	100.00
FH	100.00	0	100.00	0.00	100.00	100.00
FI	100.00	0</				



EAST ELEVATION



SOUTH ELEVATION



FINISH SCHEDULE: PRINCIPAL

- 1 ASPHALT ROOF SHINGLES
- 2 ZINC BARGEBOARD
- 3 3" CONTINUOUS METAL GUTTER ON ZIB FASCIA
- 4 HARDI BOARD AND BATTEN
- 5 CEDAR SIDEWALL SHINGLES
- 6 "HARDI SHINGLE SIDING"
- 7 WOOD WINDOWS c.s.v. 2x8 TRIM
- 8 WOOD DOORS
- 9 WOOD SILLINGS
- 10 WOOD COLUMNS
- 11 WOOD BRACKETS
- 12 WOOD STAIRS
- 13 BRICK
- 14 WOOD PARAPET CAP
- 15 WOOD PLANTER BOX
- 16 CONCRETE CHIMNEY BOX

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REVISIONS

ISSUED FOR:

CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
IPP	OCT 2015
DISTRICT REVIEW	OCT 2015
DE/HEA APP	NOV 2015
DE/SA/APP	DEC 2015
HEA APP	16.04.16



Project:

1425 GORDON AVE
WEST VANCOUVER, B.C.

Drawing Title:

PRINCIPAL HOUSE ELEVATIONS

DESIGN BY: 000	CHECKED BY:
SCALE: 1/4" = 1'-0"	SHEET
DATE: 08/20/2015	A 09
JOB NUMBER: 0001	



WEST ELEVATION



NORTH ELEVATION

FINISH SCHEDULE: PRINCIPAL

- 1 ASPHALT ROOF SHINGLES
- 2 ZED BARGEBOARD
- 3 5" CONTINUOUS METAL GUTTER ON ZED FASCIA
- 4 HARD BOARD AND BATTEN
- 5 CEDAR SIDEWALL SHINGLES
- 6 "HARDI SINGLE SIDING"
- 7 WOOD WINDOWS c.w. ZED TRIM
- 8 WOOD DOORS
- 9 WOOD SILLINGS
- 10 WOOD COLUMNS
- 11 WOOD BRACKETS
- 12 WOOD STAIRS
- 13 BRICK
- 14 WOOD PARAPET CAP
- 15 WOOD PLANTER BOX
- 16 CONCRETE CHIMNEY BOX



HARDI SINGLE SIDING
4" x 8" (24" x 96")
CLASSIC BRICK
1/2" x 1 1/2" x 8"
1/2" x 1 1/2" x 8"



WOOD SILLINGS
1 1/2" x 4" (38" x 102")
CLASSIC BRICK
1/2" x 1 1/2" x 8"
1/2" x 1 1/2" x 8"



WOOD PARAPET CAP
1 1/2" x 4" (38" x 102")
CLASSIC BRICK
1/2" x 1 1/2" x 8"
1/2" x 1 1/2" x 8"

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REVISIONS	
MADE FOR:	
CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
RFI	OCT 2015
DISTRICT REVIEW	OCT 2015
DE/HA APP	NOV 2015
DE/HA APP	DEC 2015
HA APP	18.04.17



Project:
1425 GORDON AVE
WEST VANCOUVER, B.C.

Drawing Title:
PRINCIPAL HOUSE ELEVATIONS

DESIGN BY:	400	CHECKED BY:	
SCALE:	1/4" = 1'-0"	SHEET	
DATE:	2015.08.10		
DWG NUMBER:	400		
		A 10	



WEST ELEVATION



SOUTH ELEVATION



FINISH SCHEDULE: GARDEN & L.W. COTTAGE

- 1 ASPHALT ROOF SHINGLES
- 2 2X4 BARGEBOARD W/ D4 TRIM
- 3 1" CONTINUOUS METAL GUTTER ON 2X6 FASCIA
- 4 HARDI SHINGLE SIDING
- 5 HARDI HORIZONTAL SIDING
- 6 VINYL WINDOWS S.W. 2x4 TRUS, 2X6 HEAD TRIM
- 7 BOARD & BATTEN
- 8 WOOD DOORS
- 9 WOOD SHALBAGS (PAINTED)
- 10 WOOD POSTS (PAINTED)
- 11 WOOD BRACKETS
- 12 WOOD STAIRS
- 13 CONCRETE CHIMNEY BOX
- 14 WOOD LATTICE

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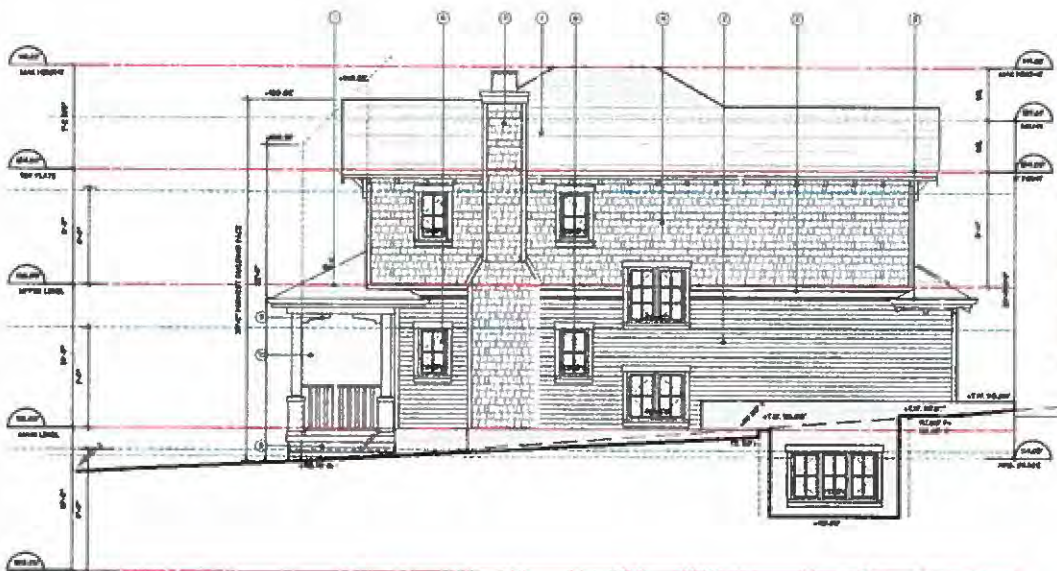
EXTERIOR	
GRADED FLOOR	
CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
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SPF	OCT 2015
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DEVELOP APP	NOV 2015
DEVELOP APP	DEC 2015
HCA APP	16.04.01



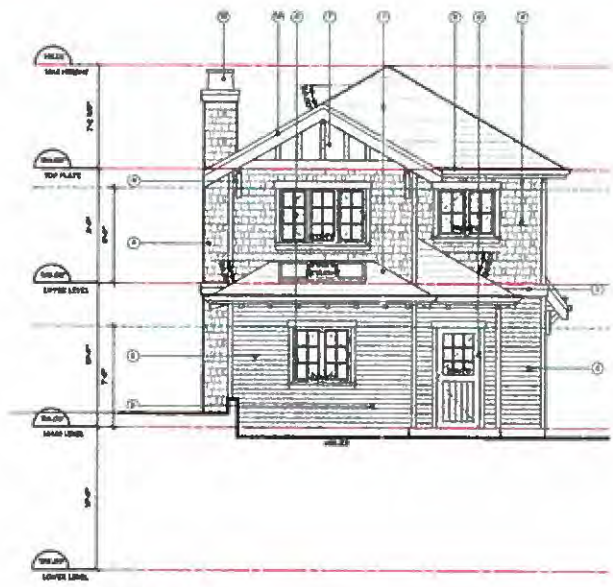
Project :
**1825 GORDON AVE
WEST VANCOUVER, B.C.**

Drawing Title :
GARDEN COTTAGE ELEVATIONS

DESIGNED BY: MB	CHECKED BY:
SCALE: 1/4" = 1'	SHEET
DATE: 10/21/2015	A 11
DWG NUMBER: 1001	



EAST ELEVATION



NORTH ELEVATION

FINISH SCHEDULE: GARDEN & L.W. COTTAGE

- 1 ASPHALT ROOF SHINGLES
- 2 2X10 BARGEBOARD W/ 1-4 TRIM
- 3 8" CONTINUOUS METAL JUTTER ON 2X8 FASCIA
- 4 HARD SHINGLE SIDING
- 5 HARD HORIZONTAL SIDING
- 6 VINYL WINDOWS w.o. 2x4 TRIM, 2X8 HEAD TRIM
- 7 BOARDS & BATTEN
- 8 WOOD DOORS
- 9 WOOD RAILINGS (PAINTED)
- 10 WOOD POSTS (PAINTED)
- 11 WOOD BRACKETS
- 12 WOOD STAIRS
- 13 CONCRETE CHIMNEY BC!
- 14 WOOD LATTICE



HARD SHINGLES (L.A. TO SHINGLES)
#1000000000
#1000000000



HORIZONTAL (L.A. TO SHINGLES)
#1000000000
#1000000000
#1000000000
#1000000000

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KEYWORDS

BASED FOR:

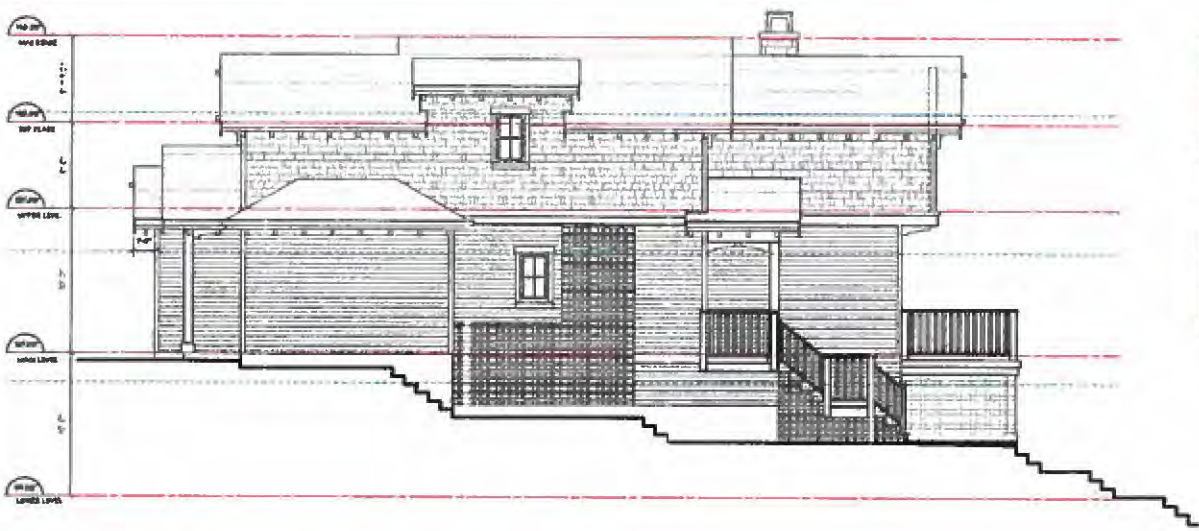
CLIENT REVIEW	JUNE 2015
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ICF	OCT 2015
DISTRICT REVIEW	OCT 2015
DE-HEA APP	NOV 2015
DE-BA APP	DEC 2015
HEA APP	18.04.01



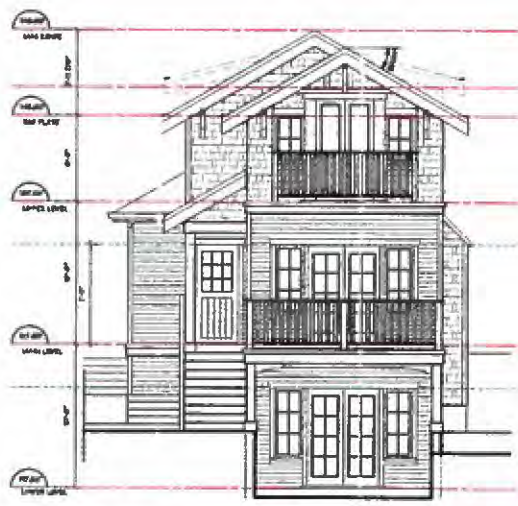
Project:
1425 GORDON AVE
WEST VANCOUVER, B.C.

Drawing Title:
GARDEN COTTAGE ELEVATIONS

DESIGNED BY:	CHECKED BY:
SCALE: 1/4" = 1'-0"	DATE:
DATE: MARCH 2015	DATE:
DATE: MARCH 2015	DATE:
DATE: MARCH 2015	DATE:



WEST ELEVATION



SOUTH ELEVATION

FINISH SCHEDULE: GARDEN & L.W. COTTAGE

- 1 ASPHALT ROOF SHINGLES
- 2 2X10 BAF DECKBOARD W/ 1/4 TRIM
- 3 6" CONTINUOUS METAL GUTTER ON 2X6 FASCIA
- 4 HARDI SHINGLE SIDING
- 5 HARDI 1/2 HORIZONTAL SIDING
- 6 VINYL TRIM DOORS E.G. 2x4 TRIM, 2X6 HEAD TRIM
- 7 BOARD & BATTEN
- 8 WOOD DOORS
- 9 WOOD RAILINGS (PAINTED)
- 10 WOOD PICKETS (PAINTED)
- 11 WOOD BRACKETS
- 12 WOOD STAIRS
- 13 CONCRETE CHIMNEY BOX
- 14 WOOD LATHICE



HARDY SHIP 1/2 ASH SIDING
SHOWN PROBABLY
HORIZONTAL SIDING



CONCRETE CHIMNEY BOX
SHOWN AS 2x4 TRIM
2x6 HEAD TRIM
2x4 TRIM ON LOWER LEVEL
2x4 TRIM ON UPPER LEVEL
2x4 TRIM ON LOWER LEVEL
2x4 TRIM ON UPPER LEVEL

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REVISED

ISSUED FOR:

CLIENT REVIEW	JUNE 2018
CLIENT REVIEW	JULY 2018
CLIENT REVIEW	AUG 2018
REV	OCT 2018
DISTRICT REVIEW	OCT 2018
DE-RE-APP	NOV 2018
DE-RE-APP	DEC 2018
DE-RE-APP	18.04.01

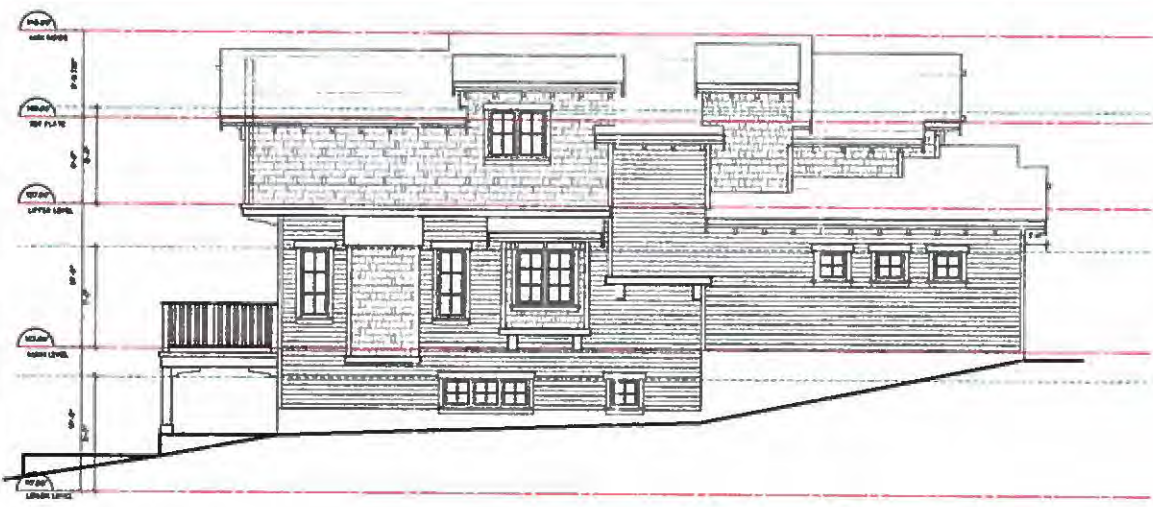


Project:
1425 GORDON AVE
WEST VANCOUVER, B.C.

Drawing Title:
LANEWAY COTTAGE ELEVATIONS

DESIGNED BY: [blank]
SCALE: 1/4" = 1'-0"
DATE: [blank]
JOB NUMBER: [blank]

CHECKED BY: [blank]
SHEET
A 13



EAST ELEVATION

FINISH SCHEDULE: GARDEN & L.V. COTTAGE

- 1 ASPHALT ROOF SHINGLES
- 2 2X12 BALLOEBOARD W/ 1/4" TEAK
- 3 3" CONTINUOUS METAL GUTTER ON 2X6 FASCIA
- 4 HARD SHINGLE SIDING
- 5 HARD HORIZONTAL SIDING
- 6 VINYL WINDOWS s.w. 2x4 TRIM, 2X6 1- EAD TRIM
- 7 BOARD & BATTEN
- 8 WOOD DOORS
- 9 WOOD PANELS (PAINTED)
- 10 WOOD POSTS (PAINTED)
- 11 WOOD BRACKETS
- 12 WOOD STAIRS
- 13 CONCRETE CHIMNEY BOX
- 14 WOOD LATTICE



1x4 TEAK TRIM (PAINTED) HARD SHINGLE SIDING



1x4 TEAK TRIM (PAINTED) HARD SHINGLE SIDING

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REVISIONS

ISSUED FOR:

CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
SPF	OCT 2015
DISTRICT REVIEW	OCT 2015
DE/HA APP	NOV 2015
DE/HA APP	DEC 2015
HA APP	16-01-15



NORTH ELEVATION

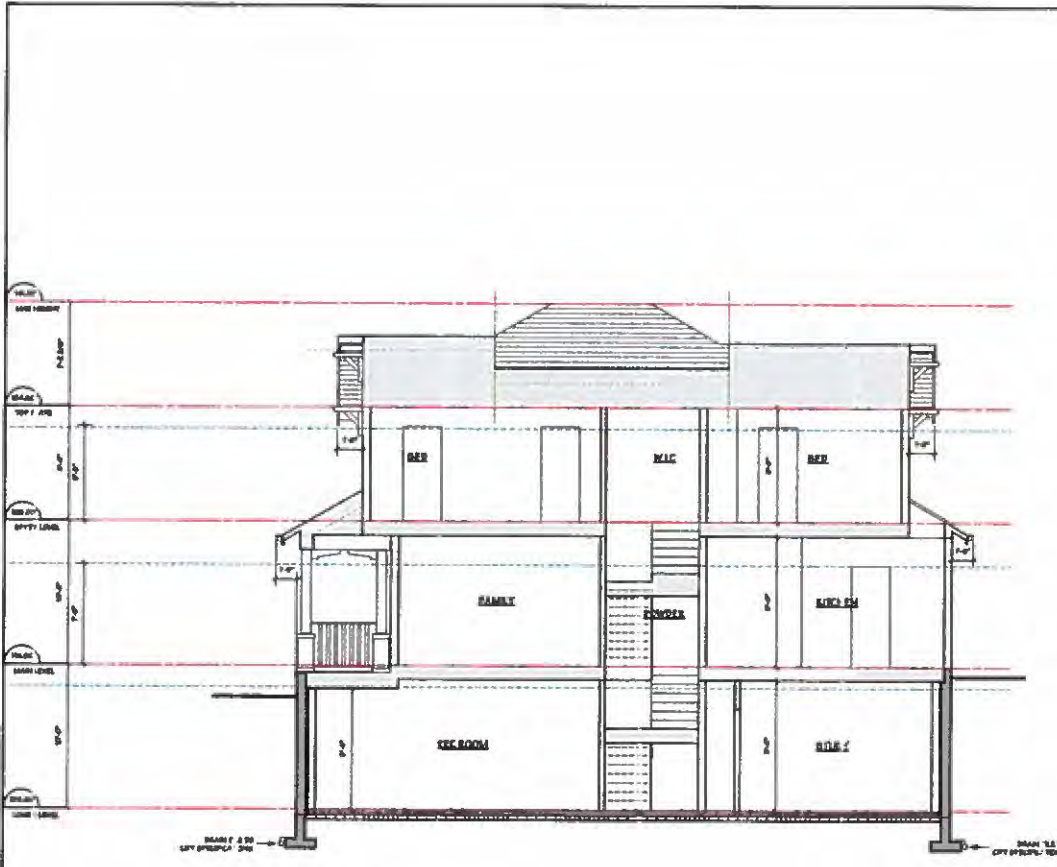


Project:
**1425 GORDON AVE
WEST VANCOUVER, B.C.**

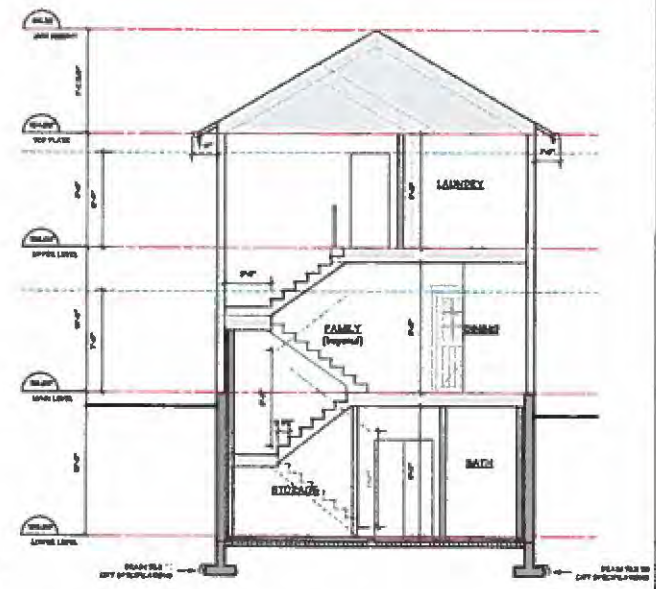
Drawing Title:
LANEWAY COTTAGE ELEVATIONS

DESIGNED BY:	100	DRAWN BY:	
SCALE:	1/4" = 1'	SHEET:	
DATE:	MARCH 2015		
DATE:			
DATE:			

A 14



SECTION BB



SECTION AA

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REVISIONS

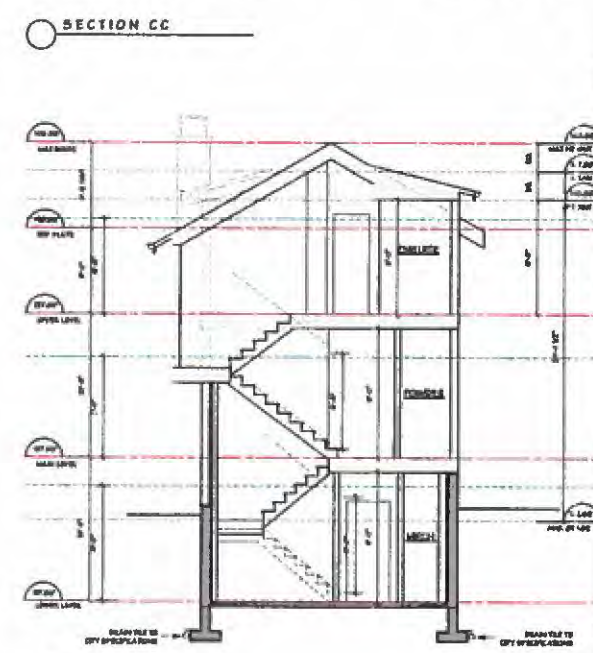
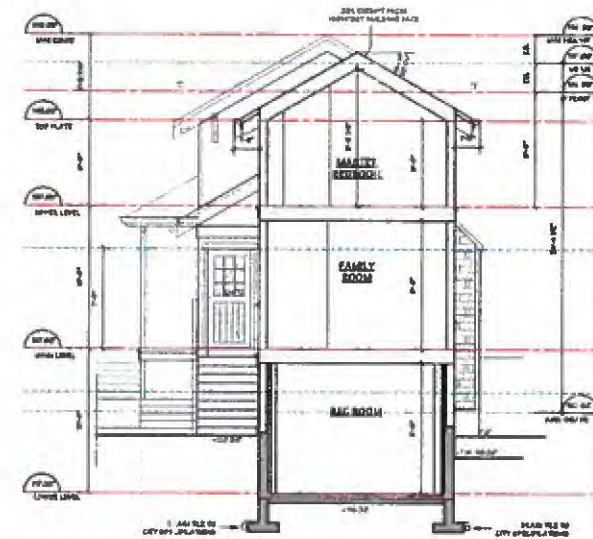
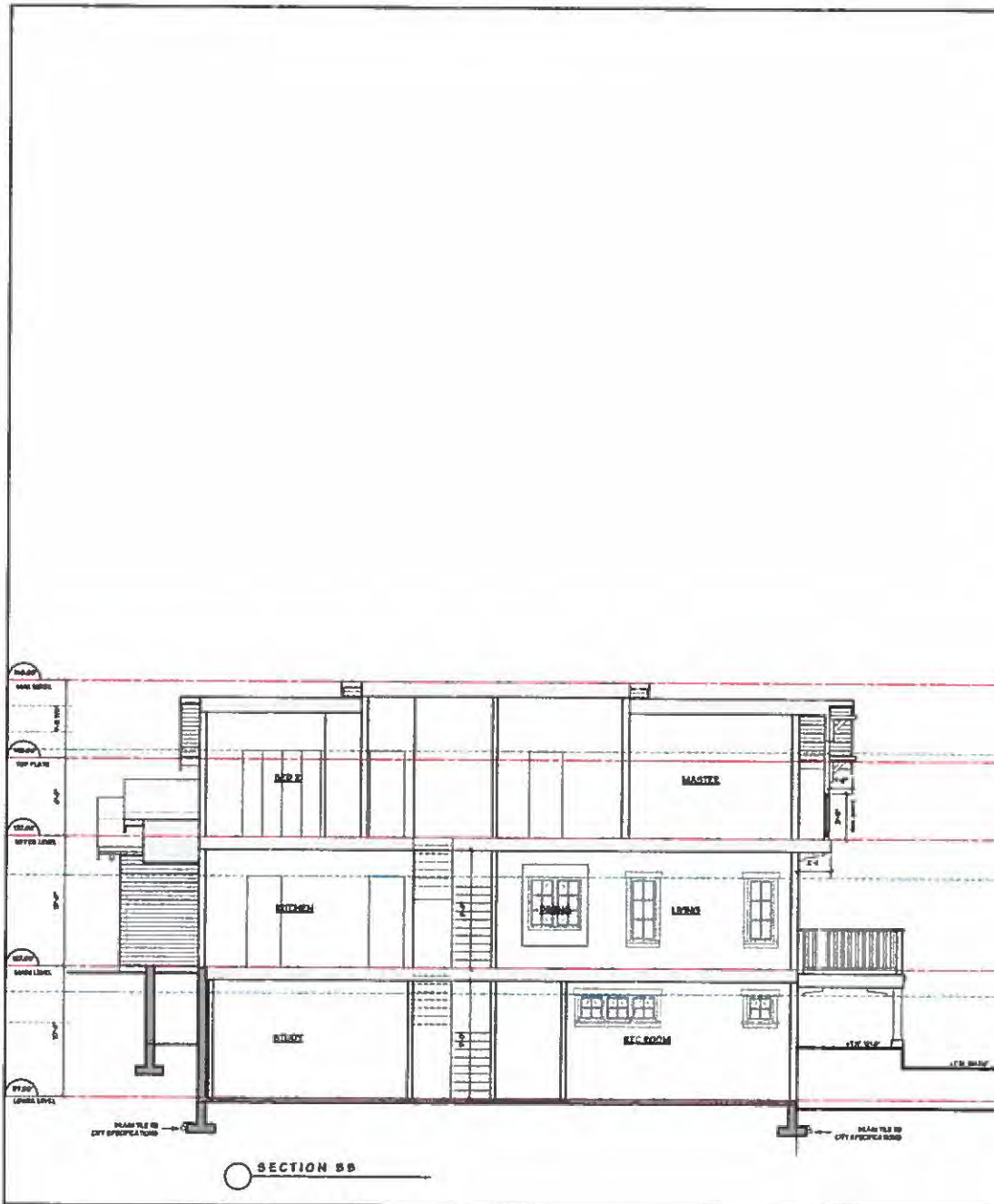
REVISIONS	DATE
ISSUED FOR...	
CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
SPF	OCT 2015
DISTRICT REVIEW	OCT 2015
DEVELOP APP	NOV 2015
DEVELOP APP	DEC 2015
DEVELOP APP	16.04.01



Project :
 1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title :
 GARDEN COTTAGE SECTION

DATE: 16.04.01	SCALE: 1/4" = 1'-0"	DESIGNED BY:	SHEET
DRAWN BY: GARDNER		CHECKED BY:	A 16
DATE: 16.04.01			



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REVISIONS	
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CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
RFP	OCT 2015
DISTRICT REVIEW	OCT 2015
DEVELOPER APP	NOV 2015
DEVELOPER APP	DEC 2015
DEVELOPER APP	NOV 2015
DEVELOPER APP	NOV 2015



Project:
 1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title:
 LANEWAY COTTAGE SECTION

DESIGNED BY:	WSP	CHECKED BY:	
SCALE:	1/4" = 1'-0"	SHEET:	
DATE:	NOVEMBER 2015		
DATE:	NOVEMBER 2015		

FINISH SCHEDULE: GARDEN & L.W. COTTAGE



WEATHER GREY (PAINTED SIDING)
HORIZONTAL GRAIN



WEATHER GREY (PAINTED SIDING)
VERTICAL GRAIN

- 1 ASPHALT ROOF SHINGLES
- 2 2X12 BARGEBOARD W/ 1/4" TS 3M
- 3 6" CONTINUOUS METAL OUTLET ON 2X6 FASCIA
- 4 HARDI SHINGLE SIDING
- 5 HARDI HORIZONTAL SIDING
- 6 VINYL WINDOWS c.s.r. 2x4 TRS L, 2X6 HEAD TRM
- 7 BOARD & BATTEN
- 8 WOOD DOORS
- 9 WOOD RAILINGS (PAINTED)
- 10 WOOD POSTS (PAINTED)
- 11 WOOD BRACKETS
- 12 WOOD STAIRS
- 13 CONCRETE CHIMNEY BOX
- 14 WOOD LATTICE

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REVISIONS	
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CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
EPF	OCT 2015
DISTRICT REVIEW	OCT 2015
DEMEA APP	NOV 2015
DE Co-APP	DEC 2015
MEA APP	18.04.17



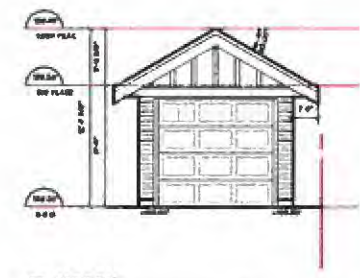
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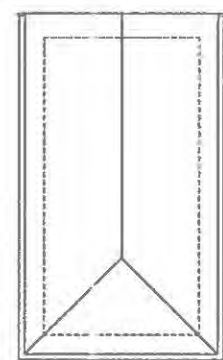
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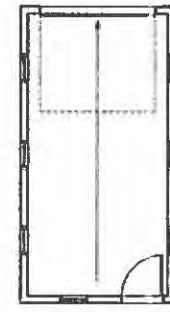
WEST



NORTH



ROOF PLAN



PLAN



Project:
**1425 GORDON AVE
WEST VANCOUVER, B.C.**

Drawing Title:
**GARDEN SUITE
ACCESSORY PLAN**

DESIGNED BY: me	CHECKED BY:
SCALE: 1/4" = 1'-0"	SHEET:
DATE: JANUARY 2016	A 19
DWG NUMBER: 4000	