



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

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Vinson House Developments Ltd

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November 12, 2015

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

Dear Mr. Mikicich,

**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 panorama 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.

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.

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

Historic photographs courtesy of the West Vancouver Archives



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



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.

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.



Carol and Ian Howie

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

1425 Gordon Avenue, West Vancouver

Tuesday, April 28th, 2015

from 4pm until 6pm

RSVP geller@sfu.ca



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.

A house with a storied history



Grace Mulcahy, Valient Vivian Vinson and Carrie standing in the back garden of the Vinson house. [between 1920 and 1925].



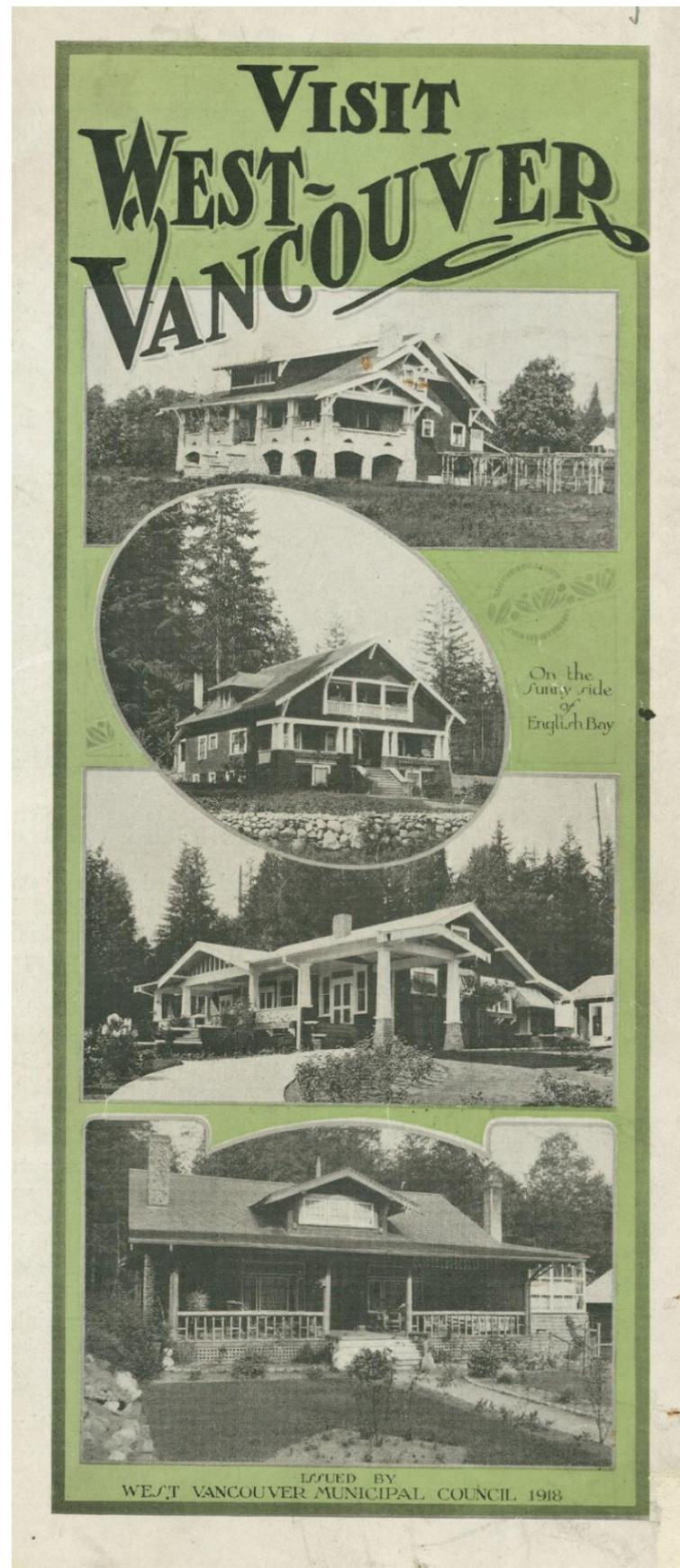
Blanche Vinson smelling roses in the Vinson House garden [between 1920 and 1925].



Valient 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



Faulknor 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



Rush House with cleared fields (between 1923 and 1933)



Kilby house 1930's



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

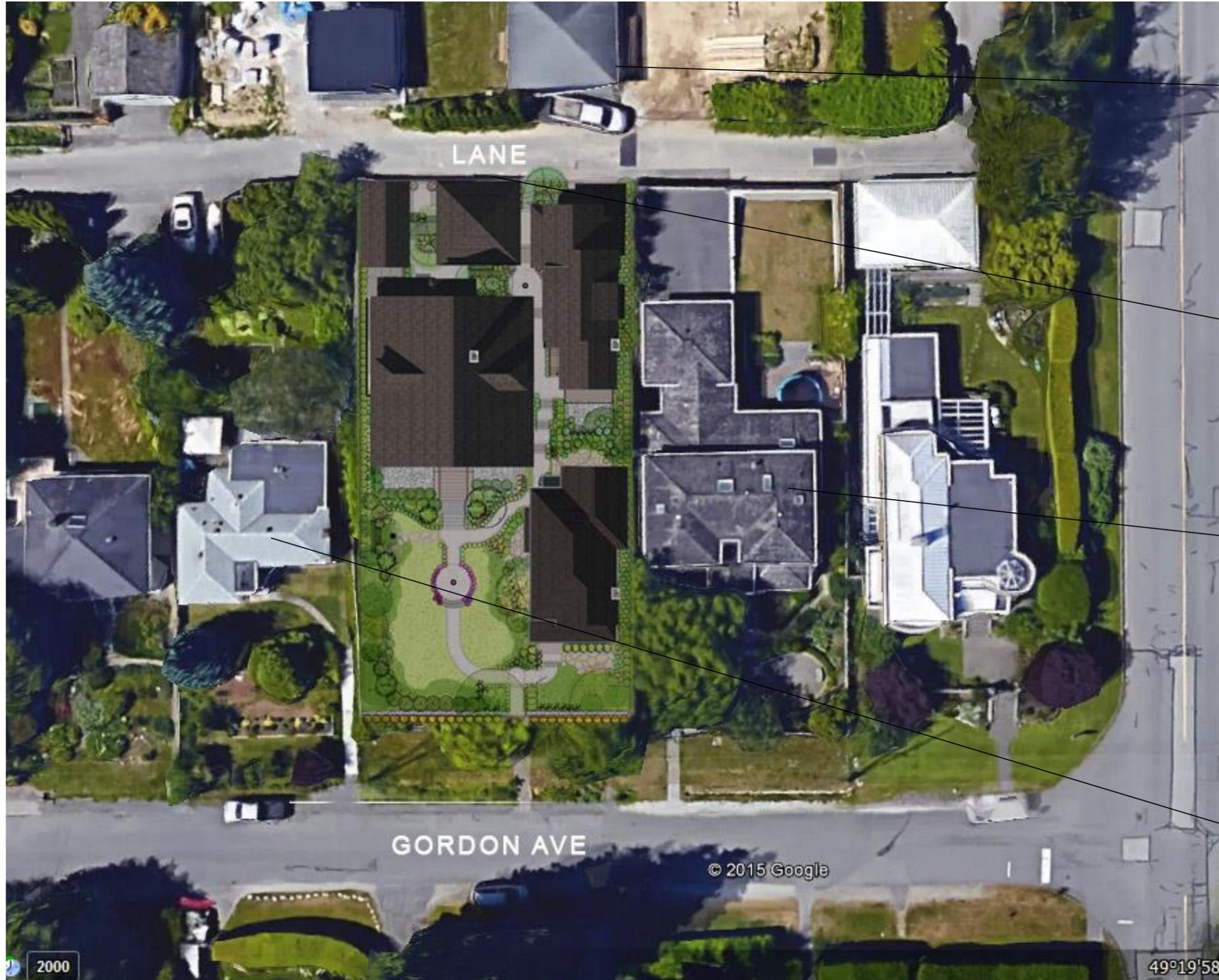


Street view of 1417 Gordon Ave to the east



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.

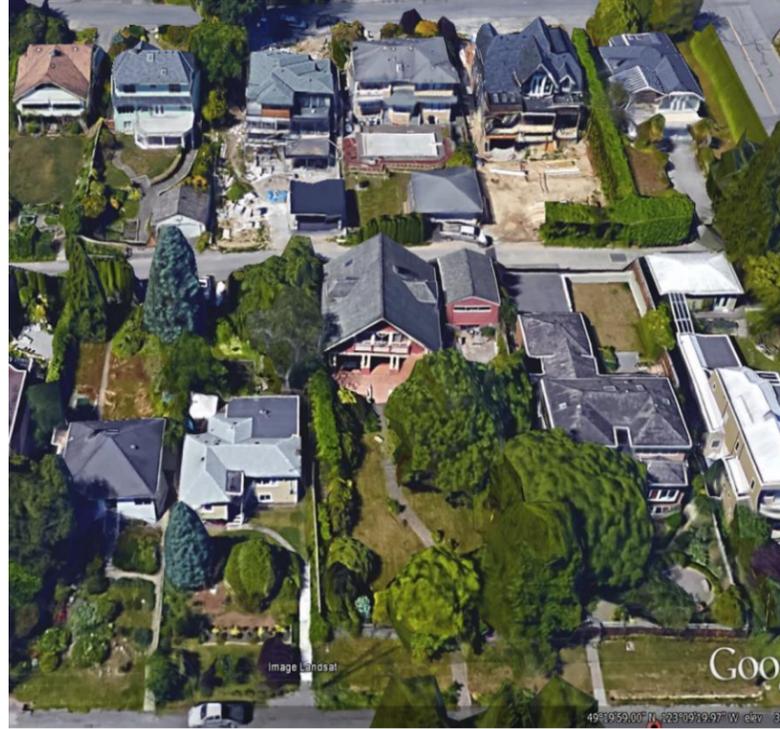
VIEW OF PROPERTY TO THE WEST



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. 9

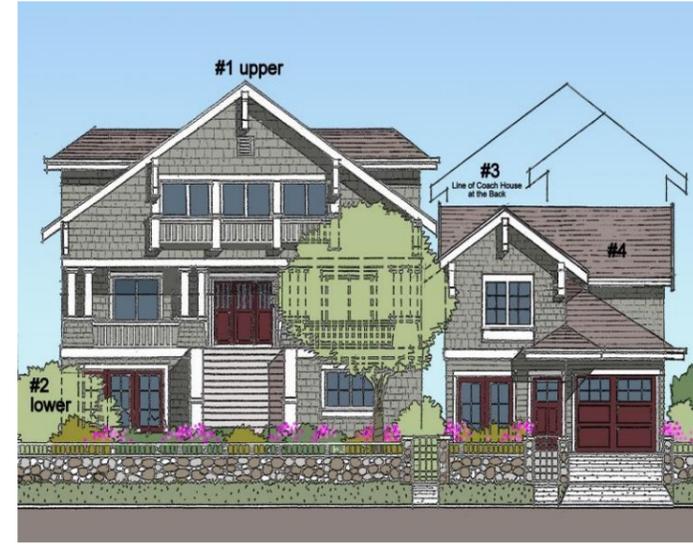
EVOLUTION OF THE PLANNING PROPOSAL (The original proposal)

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)

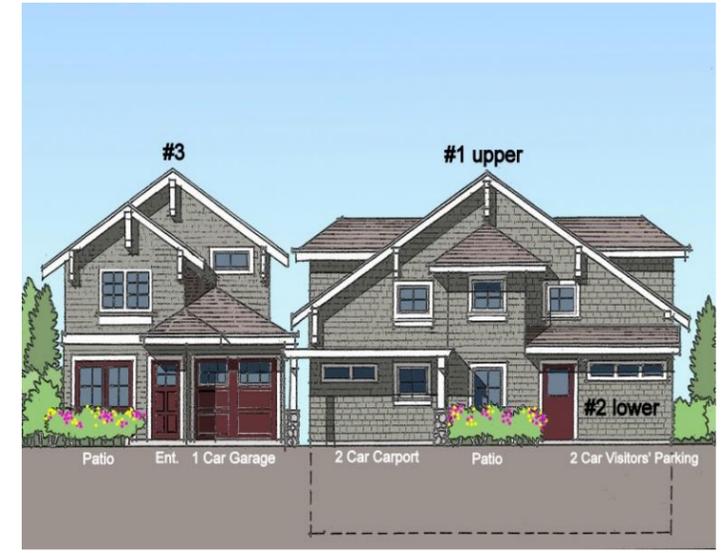


The Vinson House is a two storey plus basement structure sited near the rear of a large 77 foot wide by 150 foot deep lot. It has a floor area on the main and upper floors totalling approximately 2700 sf, which is less than the maximum above grade area permitted under RS5 zoning.

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 RS5 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 street¹¹



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

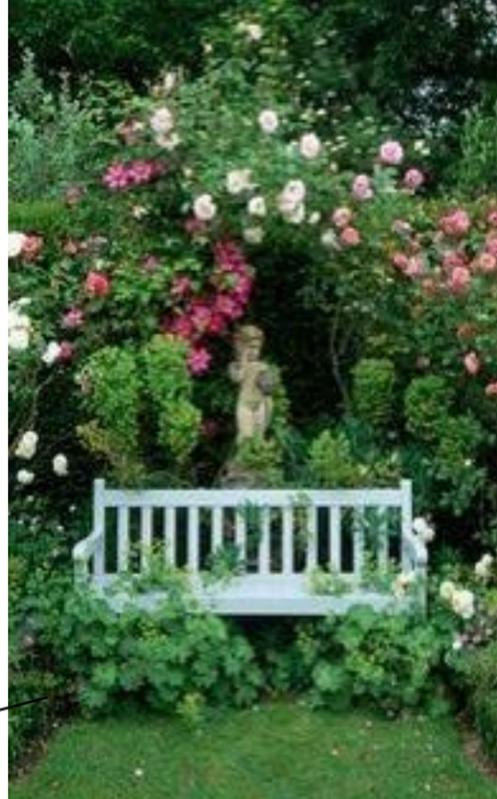
Careful consideration has been given to the massing and window placement in the laneway and garden cottages to minimize privacy and shadowing impacts on the properties to the east and west. As illustrated in the adjacent photos, the property to the west is currently well screened by existing landscaping. 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.

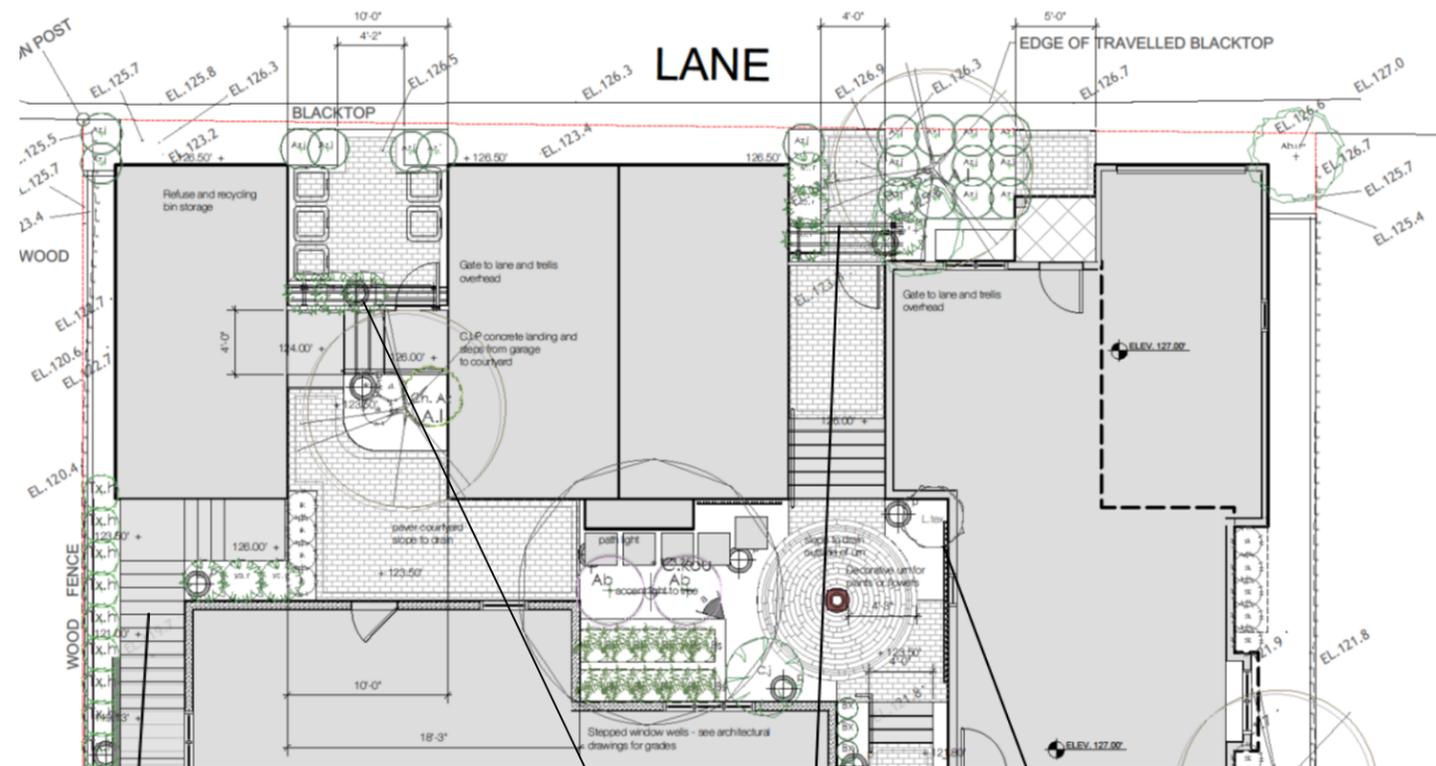
Other plants include flowering shrub roses, hardy fuchsia, flowering perennials and some taller evergreen spring bouquet around the dining patio, off the garden cottage.

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.

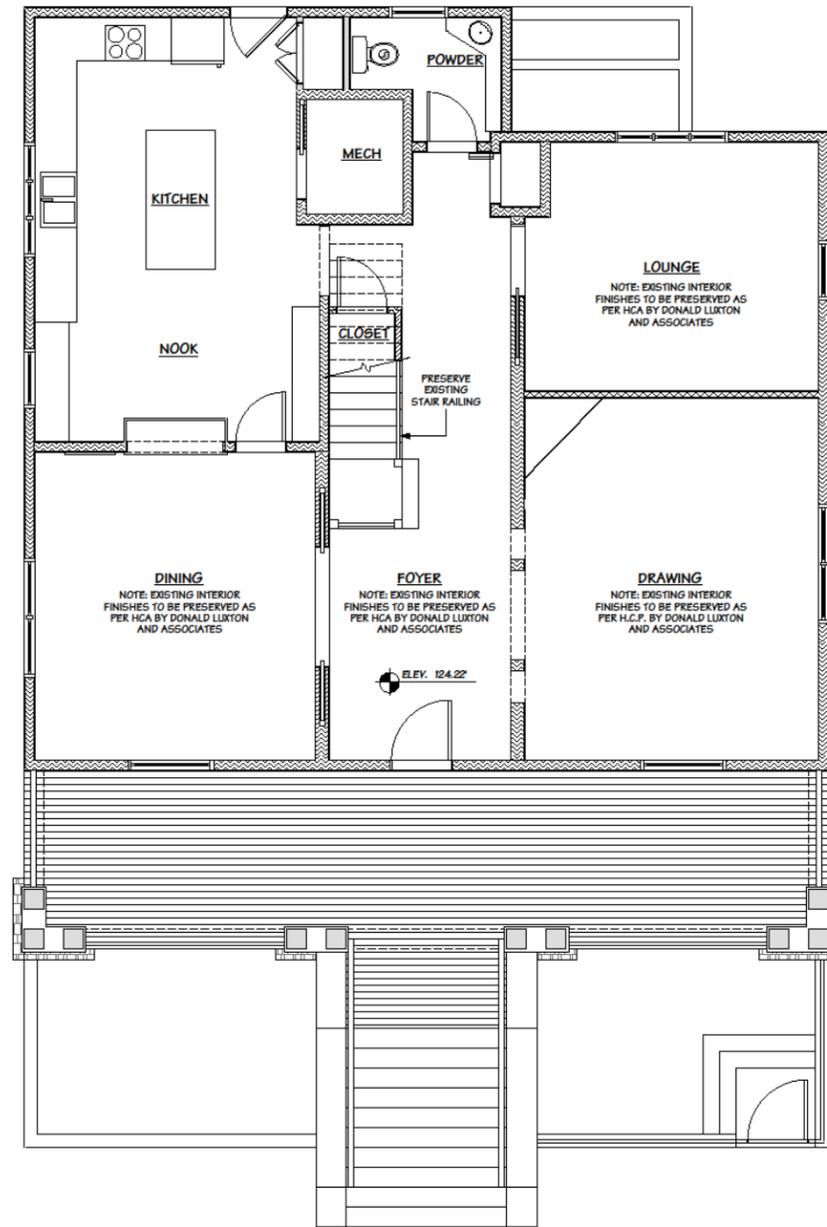
While some have questioned why garages are not being provided for second cars, based on our experience in West Vancouver, and conversations with potential buyers, we are confident that the proposed parking arrangements are appropriate, especially since there is ample visitor parking available along the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

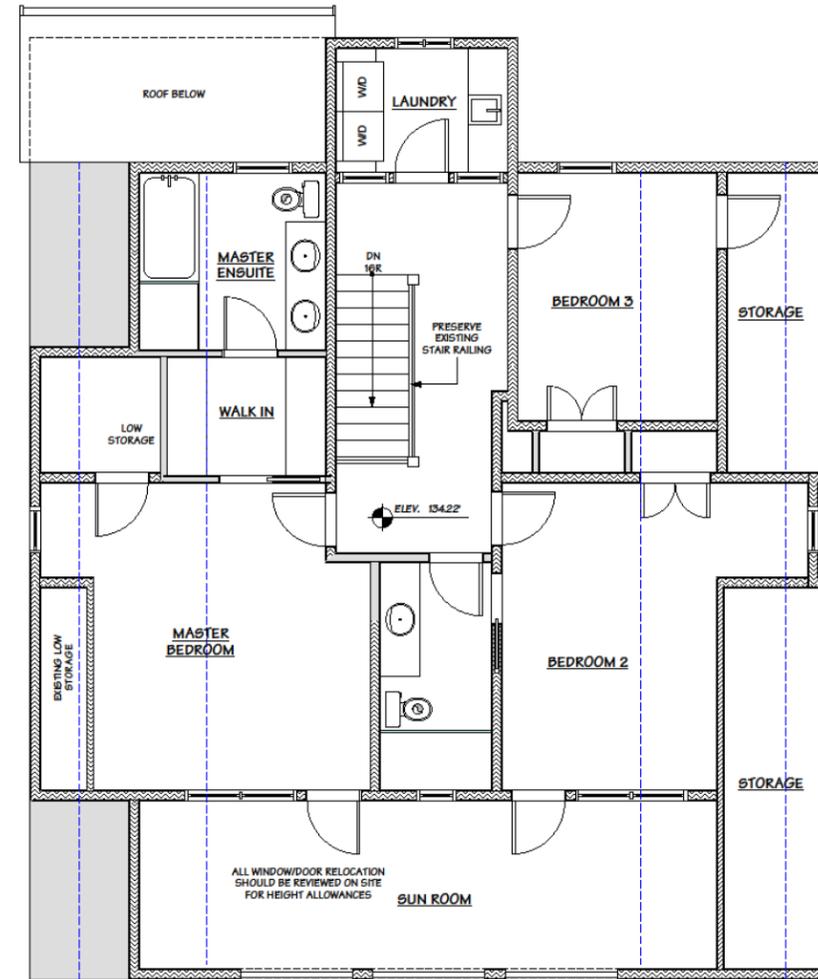
The garage exteriors incorporate West Vancouver heritage details to complement the existing heritage house. Variation in roof design has been provided to create interest along the lane. The garage doors shall be wood, not metal or vinyl, to further improve the appearance when viewed along the lane.

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 mudroom 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

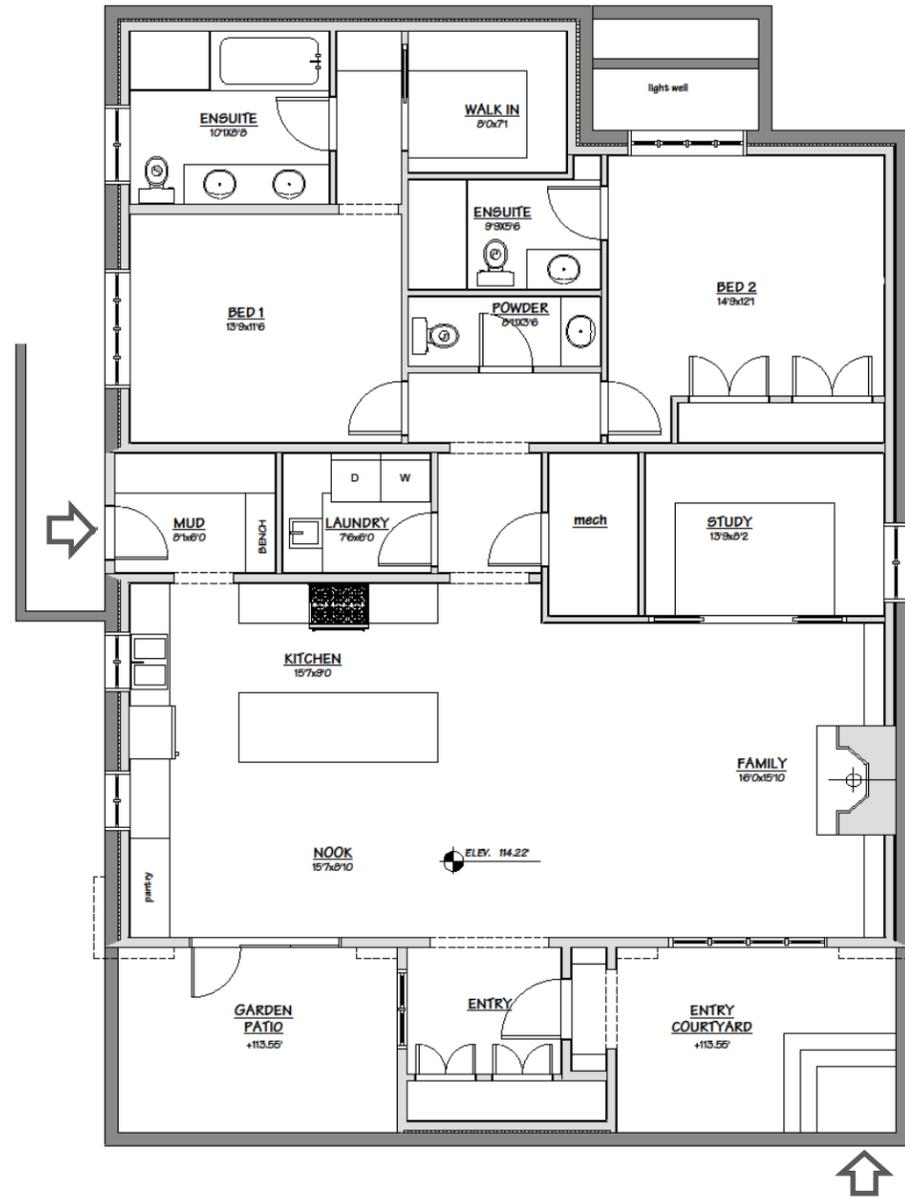


The upstairs vestibule will be retained but modified to accommodate the new bedroom and bathroom layouts



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

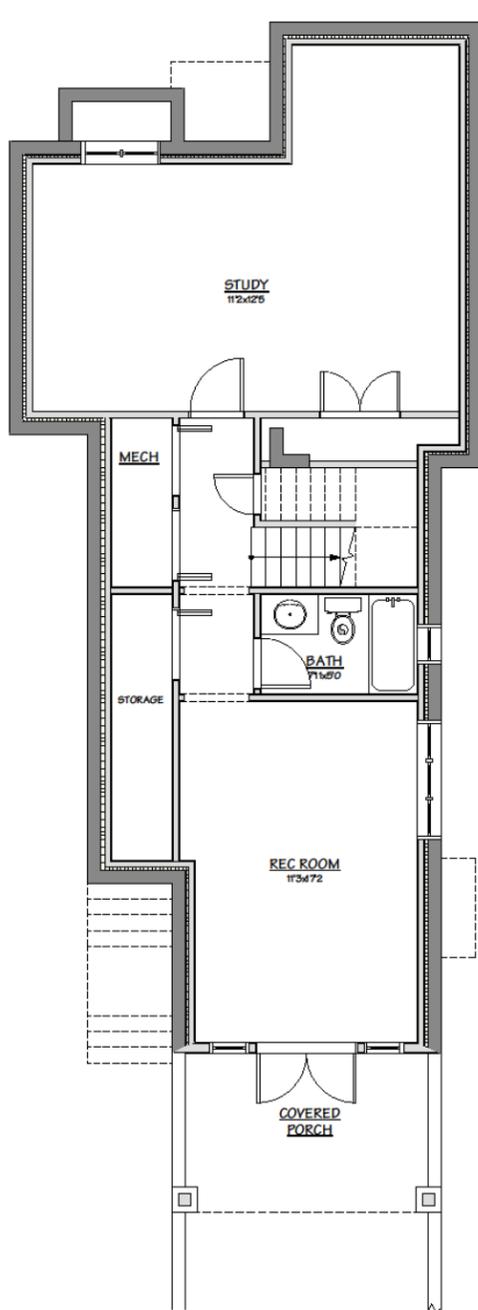
The laneway cottage has been designed to complement the heritage house both in form and character. It has an entrance off the lane and another entry from the street through a small porch accessed from the main pathway. There is also an entry from the attached garage.

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.

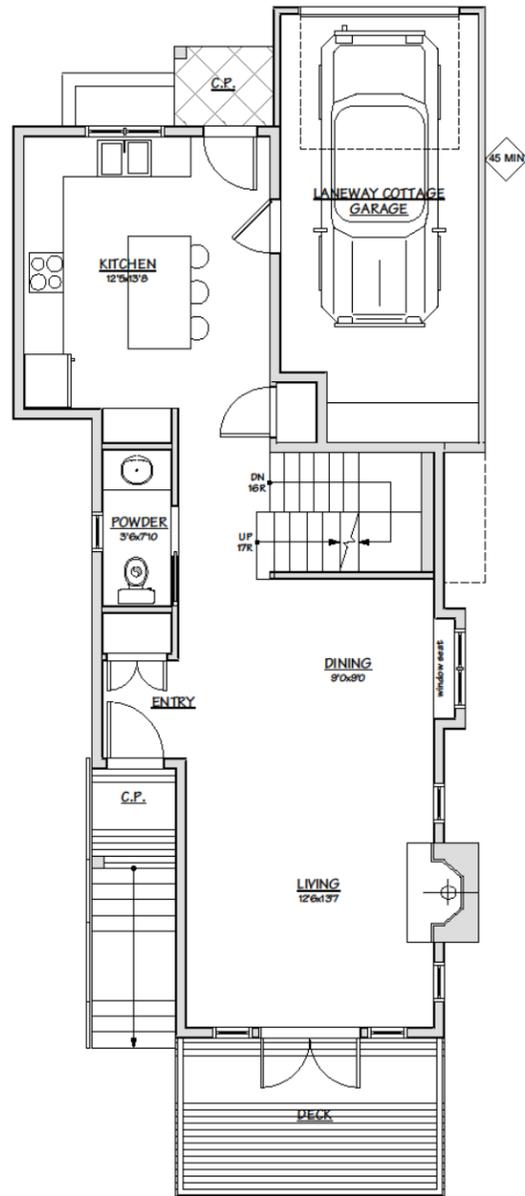
Given the slope of the property, there is a balcony off the living room and a walk-out patio at the basement level. A small covered sleeping porch has been added off the front master bedroom, in keeping with the Vinson House sleeping porch.

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.

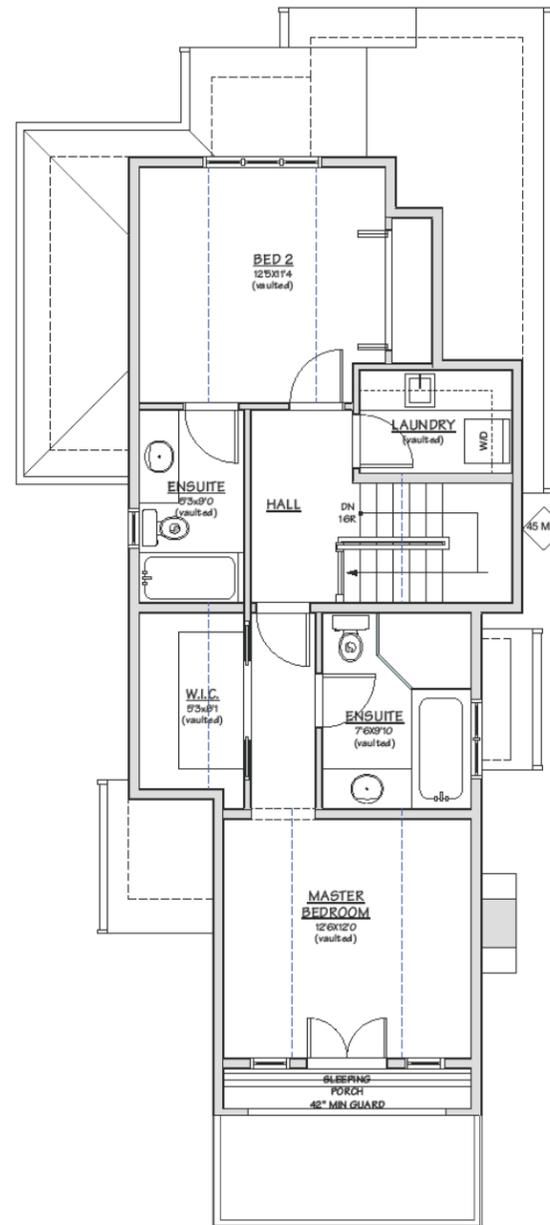
The area of the laneway cottage is approximately 1447 square feet plus basement.



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

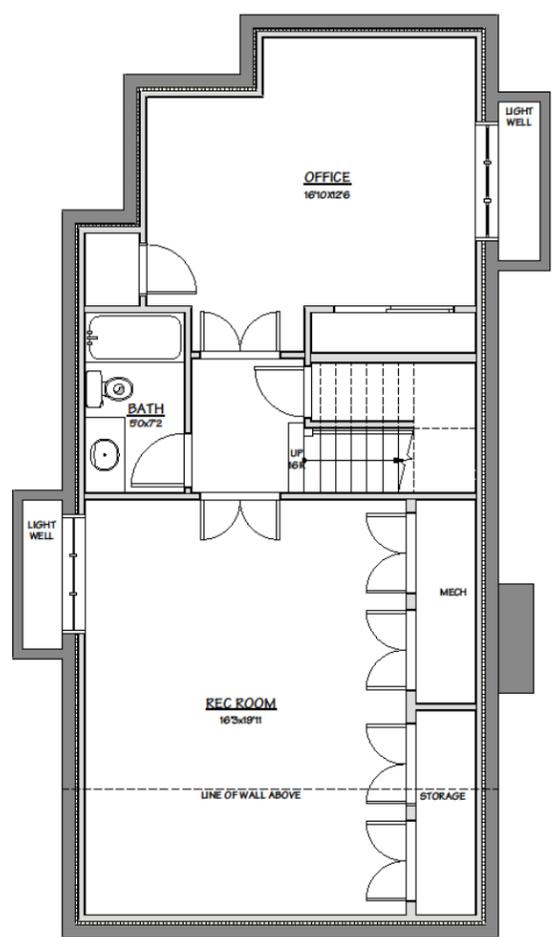
The front door of the garden cottage is off a large covered porch accessed from the winding path from Gordon Avenue. There is a small mud room at the rear entry leading to a private patio and pathway to the garage. Another small outdoor patio is provided off the dining area, overlooking the large Edwardian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

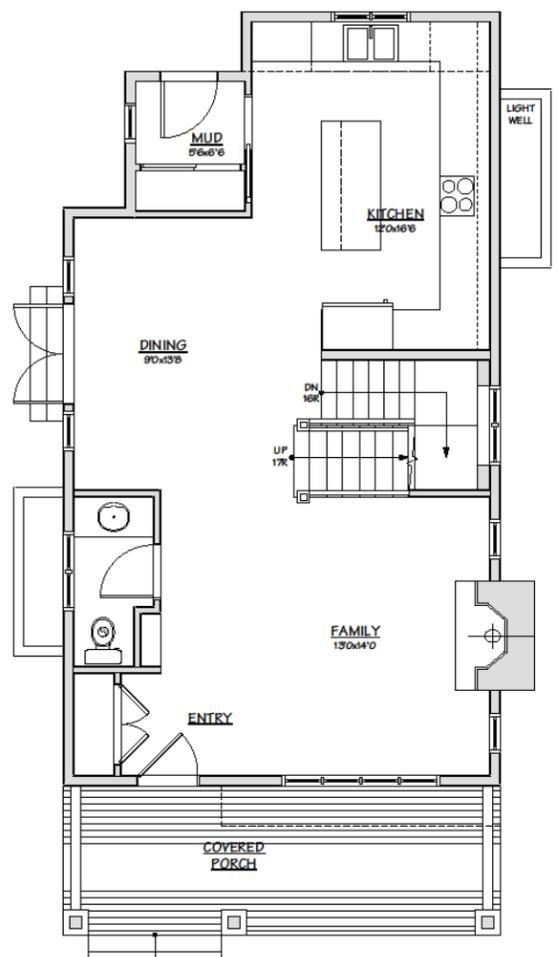
The basement comprises two multi-use spaces which can be used for a variety of purposes. Natural light and ventilation will be provided by two window wells. There is no provision for a basement suite.

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.

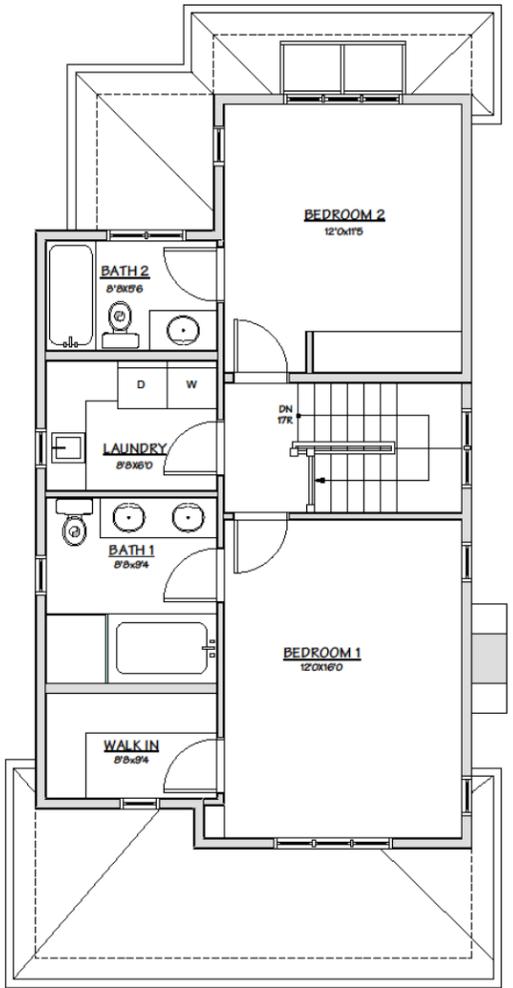
The area is approximately 1,574 square feet plus basement.



Basement



main floor



upper floor



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

HERITAGE CONSERVATION PLAN

VINSON RESIDENCE
 1425 GORDON AVENUE,
 WEST VANCOUVER
 CONSERVATION PLAN
 APRIL 2016



DONALD LUXTON AND ASSOCIATES INC.
 DONALD LUXTON AND ASSOCIATES INC.
 1090 - 470 GRANVILLE STREET VANCOUVER BC V6C 1G6
 www.donaldluxton.com 604 688 1216 info@donaldluxton.com

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
Original porch columns The front porch features eight square, tapered wood columns with simple capitals, in paired and triple groupings.		Preservation <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.
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.		Rehabilitation <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).
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.		Preservation <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.

5.7 DOORS AND DOOR TRIM

Overall Conservation Strategy: Preservation

Item	Image	Conservation Recommendations
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.		Preservation <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.
Rear Dutch door The existing rear door is a wood dutch door with a decorative sill on the top portion.		Preservation or Replacement <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.
Sleeping porch door The existing sleeping porch wood door features a large field of glass.		Rehabilitation <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.

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

SUSTAINABILITY MEASURES

This development is being designed to create healthy homes with reduced environmental impacts, in accordance with the BUILTGREEN single family checklist. The following summarizes key site planning and house features :

Sensitive Site Development

- Erosion and sediment control measures will be implemented and monitored during construction. Onsite stormwater management will maintain runoff at pre-development rates;
- Indigenous plant materials with low water requirements shall be used wherever possible without compromising the Edwardian landscape concept;
- The landscape plan shall exceed minimum plant requirements; the limited turf areas shall be drought-tolerant; soil shall meet the specified requirements;
- Trees and other plantings shall provide shading for at least 50% of hard surfaces within 15 meters of the homes.

Energy Efficiency

- Exterior walls in the new buildings shall have increased insulation values; new windows shall have EnergyStar labels;
- EnergyStar appliances shall be installed;
- Alternatives to incandescent bulbs shall be installed in all non-living spaces and habitable spaces where appropriate, respecting the heritage character;
- Main floor fireplaces shall be gas fuelled with electronic ignitions and direct vents; electric fireplaces may be installed in basements;
- Energy efficient combi boilers will be installed in the units; hot water piping shall meet minimum insulation requirements to avoid heat loss;
- Homes will have 'pre-piping' for future roof-mounted solar panels;
- An EnerGuide Rating System Report shall be prepared prior to occupancy;
- Glazing areas will be designed to support passive solar heating.

Water Efficiency

- Dual flush toilets and low flow fixtures shall be installed.

Indoor Environmental Quality

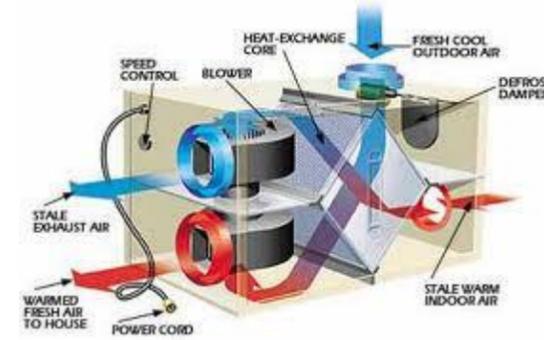
- Heat recovery ventilators shall be installed in the new cottages;
- Low VOC emitting paints, materials and flooring shall be specified where possible.

Waste Management

- A construction waste management plan will be prepared in accordance with the Metro Vancouver BuildSmart Waste Management Toolkit guidelines to target a 50% reduction from industry norms;
- Space for garbage and recycled waste shall be provided.

A transit oriented development

- The development is located in a highly walkable neighbourhood, close to a wide range of amenities and transit;
- Only one parking garage per unit is being provided; garages shall be pre-wired for electric vehicles



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.

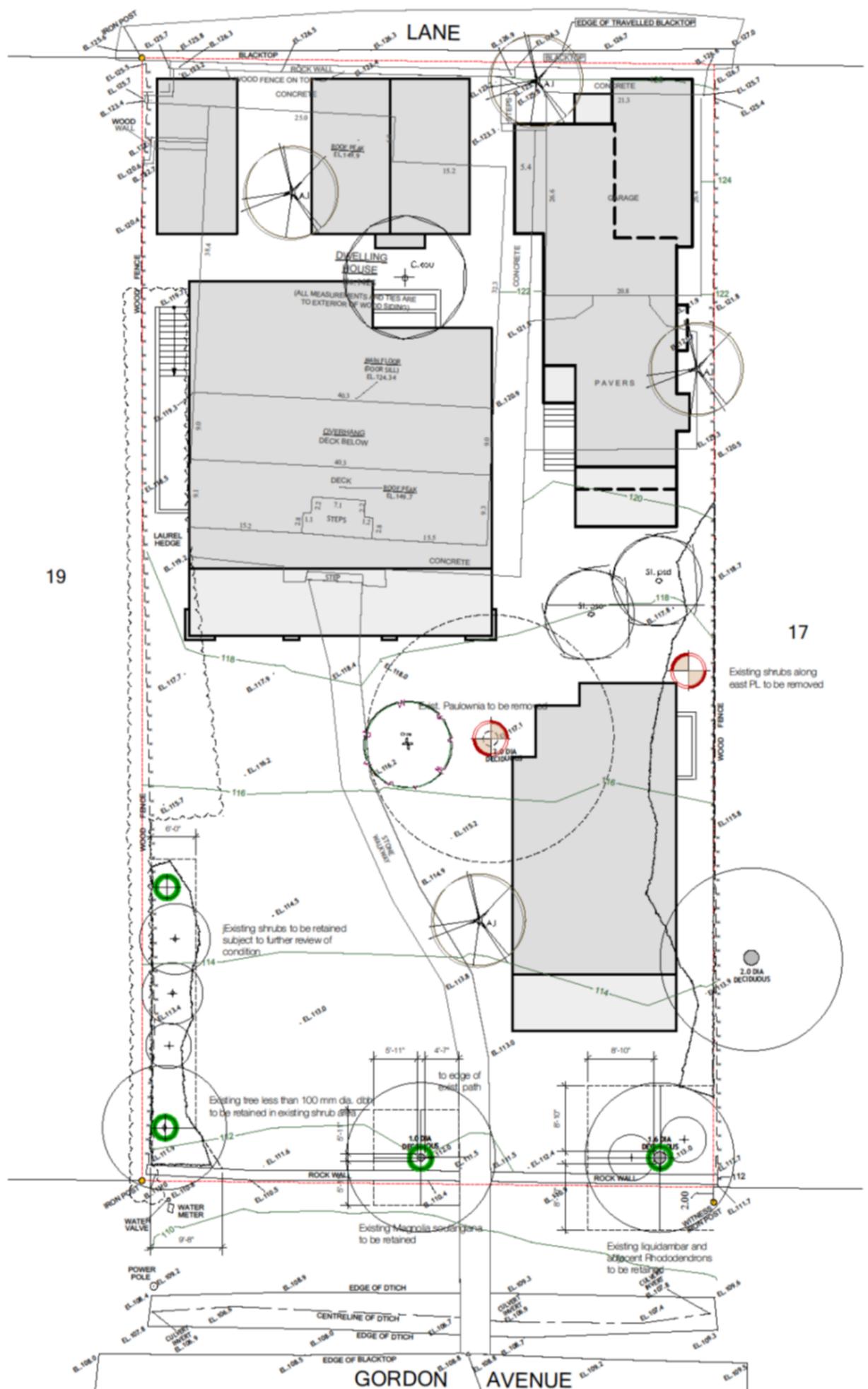
The garden suite has been designed for those 'empty nesters' and seniors seeking a home on one level.

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;

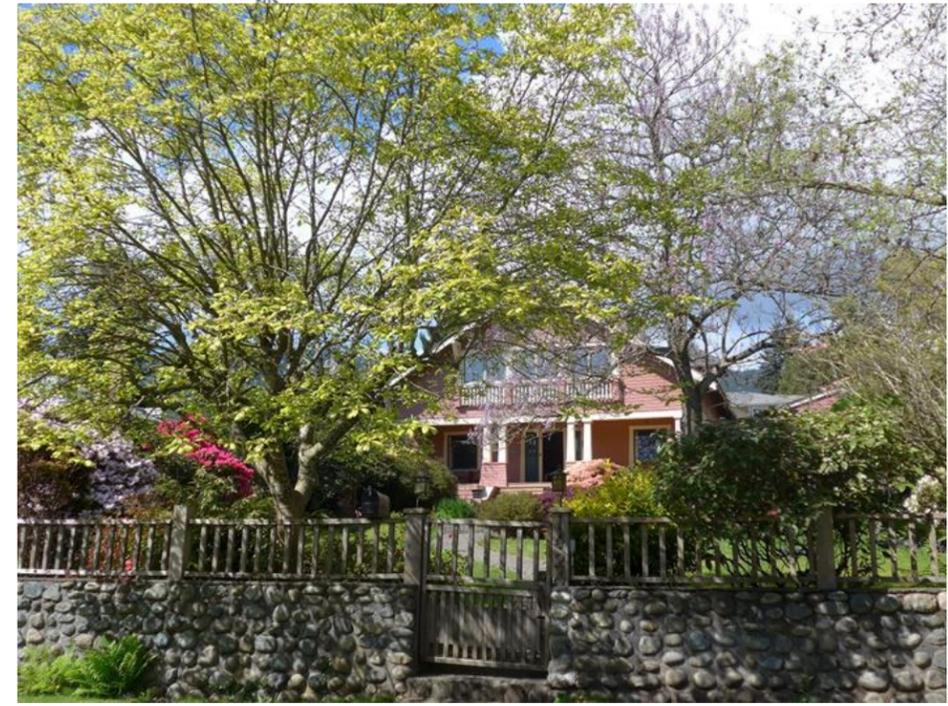
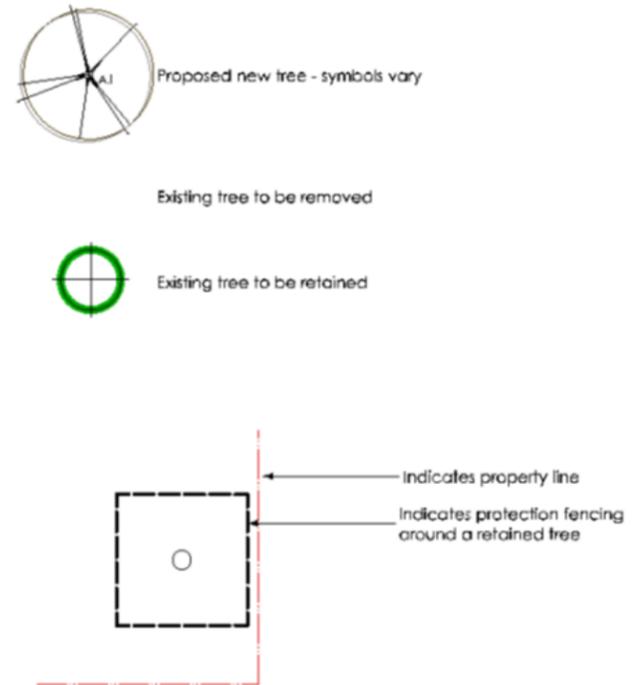




Tree Removal and Replacement

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

Quantity	Latin Name	Common Name	Scheduled Size
1	<i>Cornus canadensis</i>	Chinese Dogwood	6 cm. cal.
4	<i>Amelanchier laevis</i>	Allegheny Serviceberry	6 cm. cal.
2	<i>Stewartia pseudacumella</i>	Japanese Stewartia	6 cm. cal.
1	<i>Cercis canadensis</i>	Eastern redbud	6 cm. cal.



All existing trees along Gordon Avenue will be retained

DAMON ORIENTE LTD.
 landscape architects
 #300 - 4454 West 10th Avenue
 Vancouver, BC, Canada
 V6R 2H9
 T: 604-222-0200
 F: 604-222-0212
 e: do@du.net
 w: damonorienteltd.ca

Project
VINSON HOUSE HRA & INFILL
 1425 Garcon Avenue, DWV
 Gordic Avenue, DWV

Drawing
TREE REMOVAL, RETENTION & REPLACEMENT

ISSUE:
 18 Dec 2015 HRA Submission
 06 April 2016 HRA Re-submission

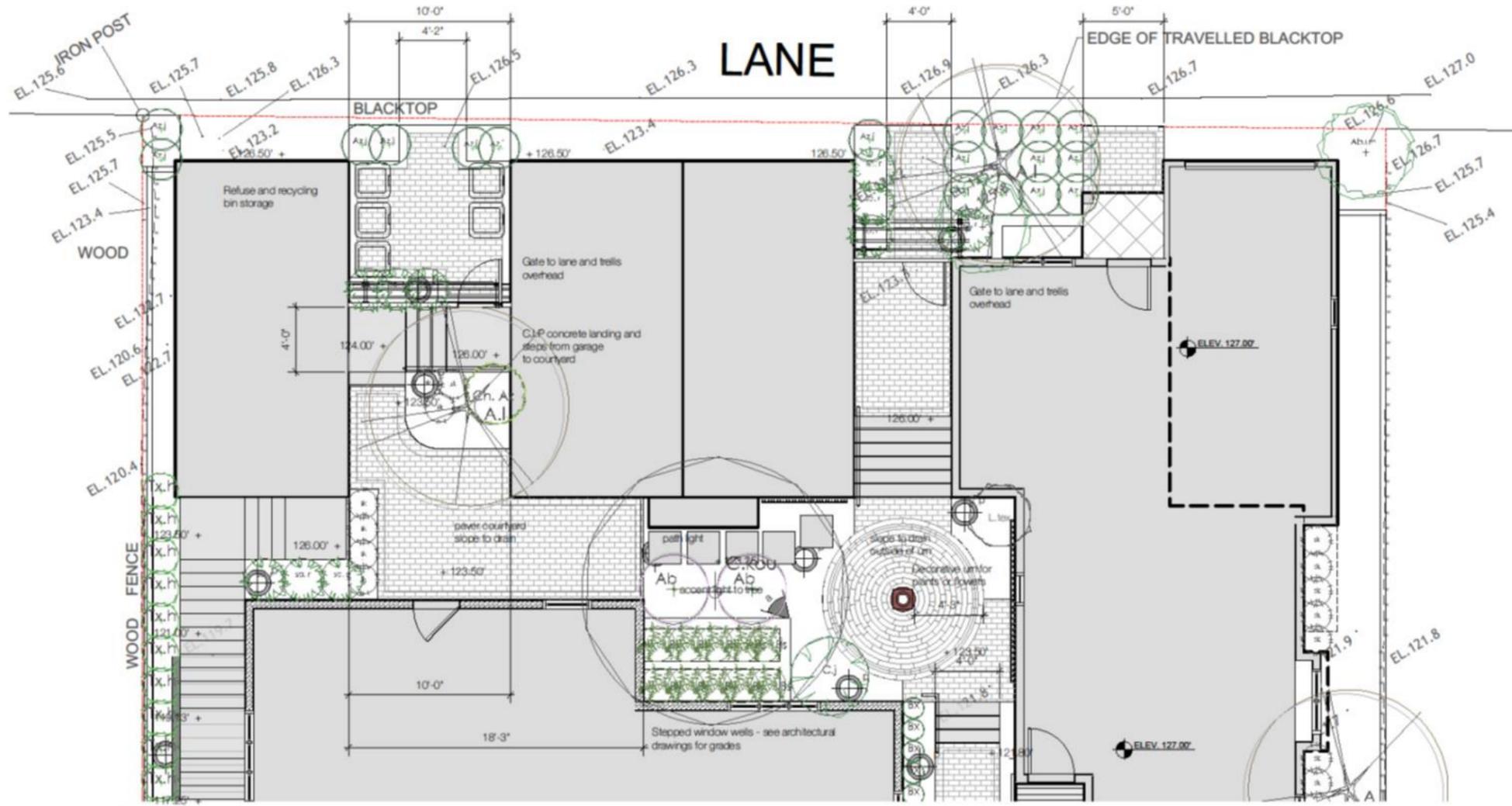
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 Date: Oct 2015

Project Number: 2015-301

DWG
L1.01



1 Section through laneway cottage and garden cottage patios 1/4" = 1'-0"



2 Courtyard Detail Area Plans 1/4" = 1'-0"

PROJECT DATA

CIVIC ADDRESS			
1425 GORDON AVE WEST VANCOUVER, BC			
LEGAL DESCRIPTION			
LOT B OF 4 NORTH EAST 1/4 OF DISTRICT LOT 1054 PLAN 6811			
ZONING			
R55			
LOT AREA	11555 sq.ft.	1073 sq.m.	
ALLOWABLE FAR	11555 x 0.35=	4044 sq.ft.	376 sq.m.
EXISTING FAR	3183 sq.ft.	296 sq.m.	0.25 FAR

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)	859 sq.ft.	80 sq.m.
	total	3556 sq.ft.	330 sq.m.
Garden Cottage:	Main	813 sq.ft.	76 sq.m.
	Upper	761 sq.ft.	71 sq.m.
	A.G. sub-total	1574 sq.ft.	146 sq.m.
	Lower	0 sq.ft.	0 sq.m.
	total	1574 sq.ft.	146 sq.m.
Laneway Cottage:	Main	696 sq.ft.	65 sq.m.
	Upper	751 sq.ft.	70 sq.m.
	A.G. sub-total	1447 sq.ft.	134 sq.m.
	Lower	266 sq.ft.	25 sq.m.
	total	1713 sq.ft.	159 sq.m.
A.G. Total	5718 sq.ft.	531 sq.m.	0.49 FAR
Total	6843 sq.ft.	636 sq.m.	0.59 FAR

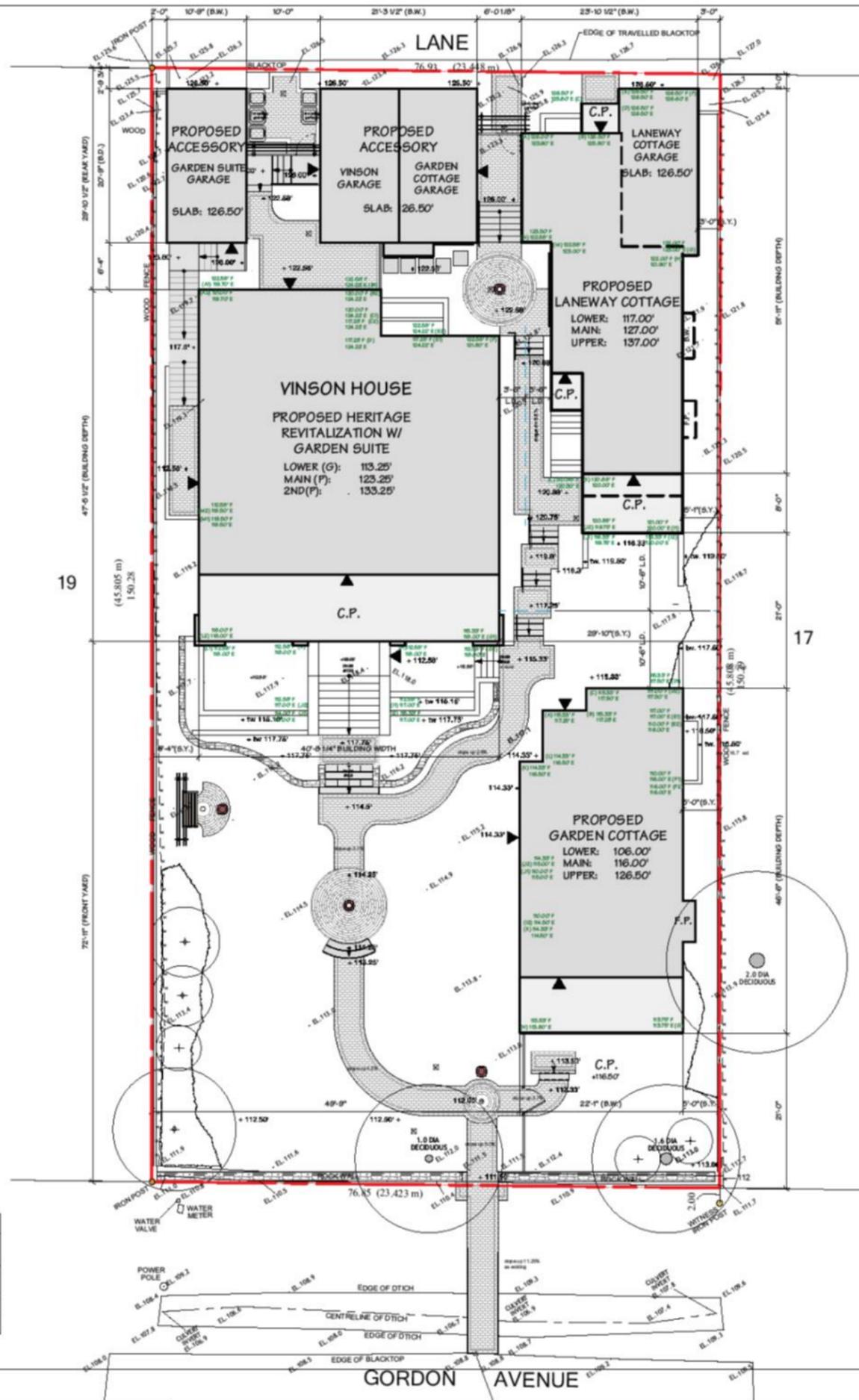
LOWER FLOOR AREA TOTALS			
Principal (Garden Suite)	1954 sq.ft.	182 sq.m.	
Garden Cottage	978 sq.ft.	91 sq.m.	
Laneway Cottage	940 sq.ft.	87 sq.m.	
total	3872 sq.ft.	360 sq.m.	

ACCESSORY BUILDINGS			
Vinson & Garden Cottage Accessory:	445 sq.ft.	41 sq.m.	
Garden Suite Garage Accessory:	223 sq.ft.	21 sq.m.	
Laneway Cottage:	222 sq.ft.	21 sq.m.	
Accessory Total	890 sq.ft.	83 sq.m.	0.08 FAR

COVERED PORCH			
Principal	638 sq.ft.	59 sq.m.	
Garden Suite	19 sq.ft.	2 sq.m.	
Garden Cottage	166 sq.ft.	15 sq.m.	
Laneway Cottage	182 sq.ft.	17 sq.m.	
Total	1005 sq.ft.	93 sq.m.	0.09 FAR

SITE COVERAGE			
Max Allowable: 30% x 11555=	3467 sq.ft.	322 sq.m.	
Principal	1972 sq.ft.	183 sq.m.	
Garden Cottage	988 sq.ft.	92 sq.m.	
Laneway Cottage	1068 sq.ft.	99 sq.m.	
Accessory	677 sq.ft.	63 sq.m.	
Total	4705 sq.ft.	437 sq.m.	0.41 S.C.

HEIGHT SUMMARY				
	PRINCIPAL (EXISTING)	PRINCIPAL (PROPOSED)	GARDEN COTTAGE	LANEWAY COTTAGE
ROOF RIDGE	149.7 ft.	148.75 ft.	141.22 ft.	148.99 ft.
AVERAGE GRADE	123.35 ft.	117.21 ft.	114.05 ft.	122.62 ft.
CALCULATED HEIGHT	22.52 ft.	27.70 ft.	23.56 ft.	24.38 ft.
ALLOWABLE BUILDING FACE	22.00 ft.	34.34 ft.	26.50 ft.	27.63 ft.
PROPOSED BUILDING FACE	26.50 ft.	31.92 ft.	25.38 ft.	29.17 ft.



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REVISIONS	
ISSUED FOR...	
CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
RFP	OCT 2015
DISTRICT REVIEW	OCT 2015
DE/HRA APP	NOV 2015
DE Re-APP	DEC 2015
HRA APP	16.04.01

FORMWERKS ARCHITECTURAL
1425 W. 5th Avenue, Vancouver, BC V6J 1N5
Fax 605-2070 Phone 605-5441

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

Drawing Title :
SITE PLAN

- NOTES**
- 1 ALL CONSTRUCTION TO COMPLY WITH B.C.B.C. CURRENT EDITION & THE CITY OF VANCOUVER ZONING BY-LAW.
 - 2 DIMENSIONS ARE TO :
a- FACE OF CONCRETE
b- FACE OF STONE ON EXTERIOR WALL
c- FACE OF SHEATHING ON EXTERIOR WALLS W.O. STONE
d- FACE OF STUDS (INT.)
 - 3 SITE PLAN BASED ON SURVEY BY HOBBS WINTER AND MACDONALD BCLAND SURVEYORS, JUNE 2015.
4 BUILDING TO BE SPREINLERED TO NFPA 130.
 - 5 CONTRACTOR TO NOTIFY FORMS BC 1-800-474-6886 OR CALL *6886 PRIOR TO DEMOLITION/DIGGING. QUOTE TICKET No. XXX TO VERIFY THE LOCATION OF ALL GAS LINES

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SCALE: 1/8" = 1'-0"	SHEET
DATE: MARCH 2016	A 01
JOB NUMBER: 4031	

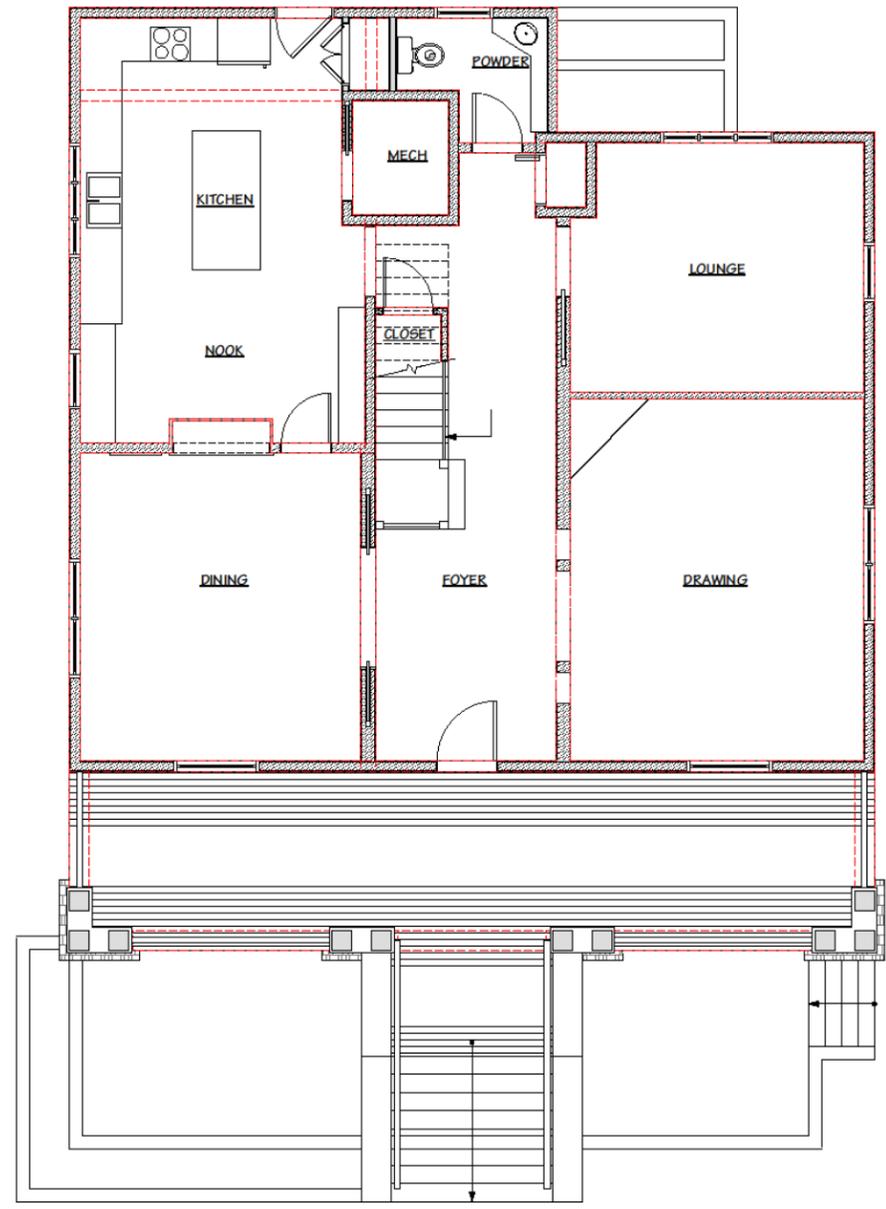


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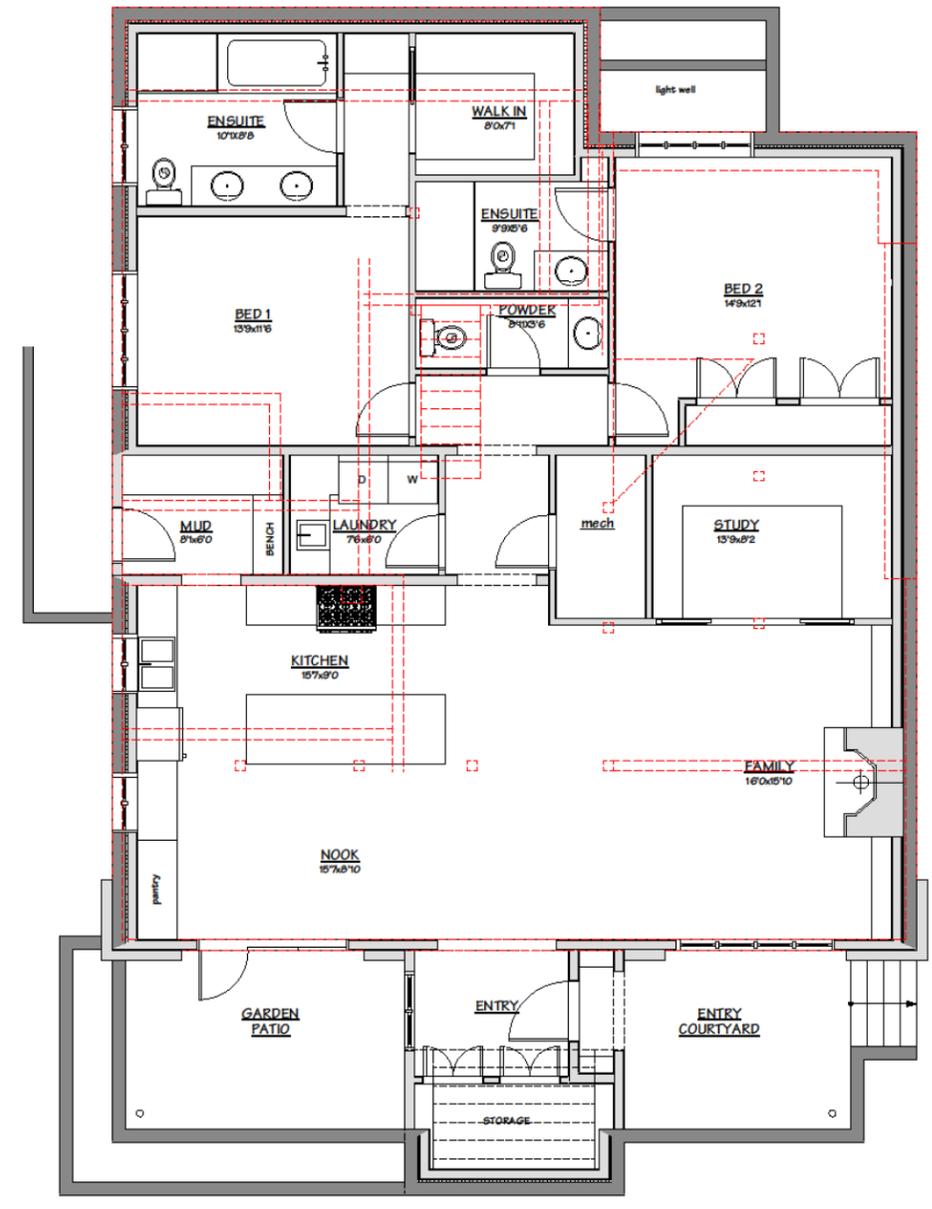
REVISIONS

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MAIN FLOOR PLAN



GARDEN SUITE PLAN

VINSON HOUSE STAIR INFO
 STAIRS TO CONFORM WITH B.C.A.A.B.C.B.C.

MAIN FLOOR TO 2ND FLOOR
 RISE = 7.36"
 RUN = 10.0"
 TREAD = 11.0"
 PROVIDE A HANDRAIL TO ONE SIDE OF THE STAIR 36" ABOVE NOSING

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

LEGEND

	NEW WALLS
	REMOVED WALLS
	RETAINED WALLS

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

Drawing Title:
 PRINCIPAL HOUSE PLANS

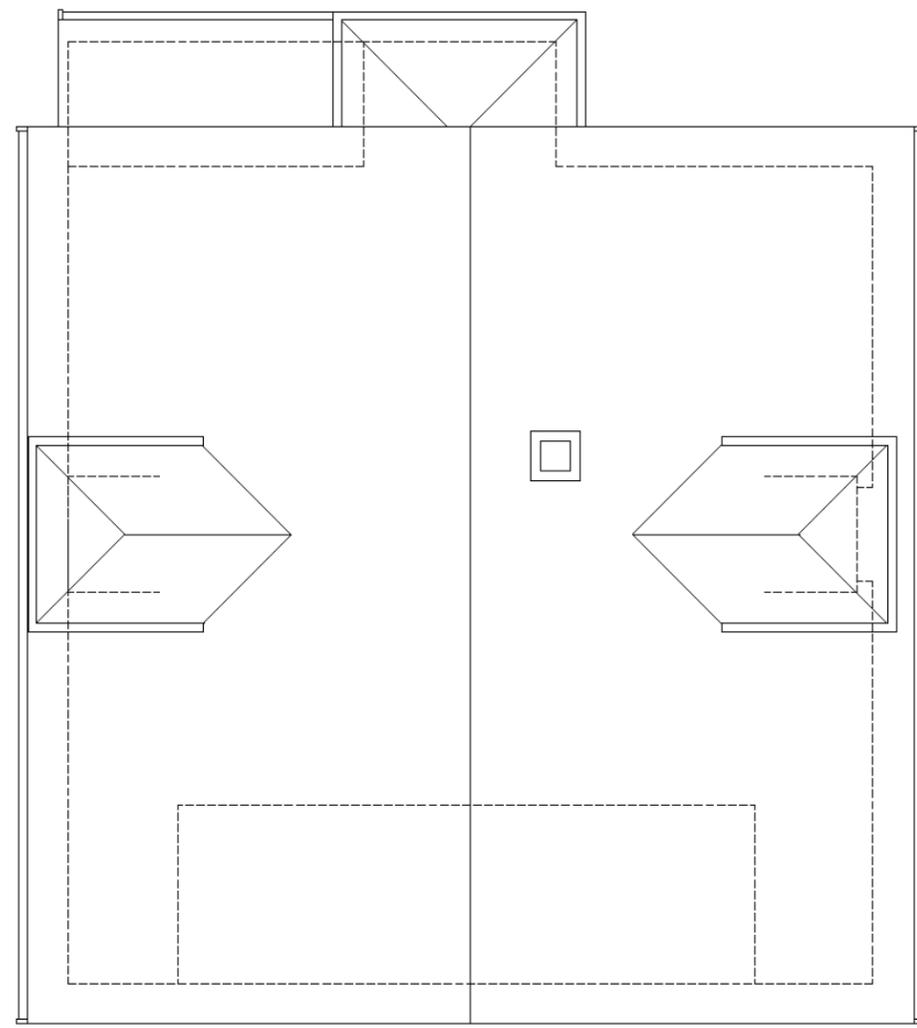
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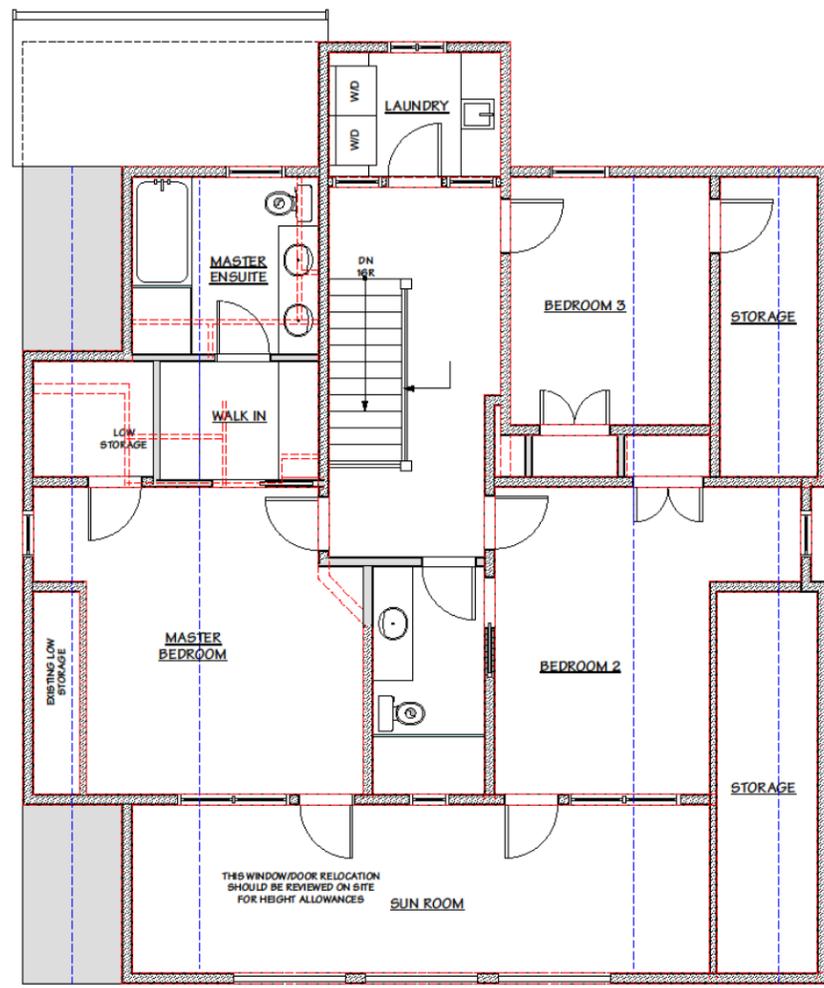
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ROOF PLAN



UPPER FLOOR PLAN

REVISIONS

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 Fax: 685-2076 Phone: 683-3441

Project:
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 WEST VANCOUVER, B.C.

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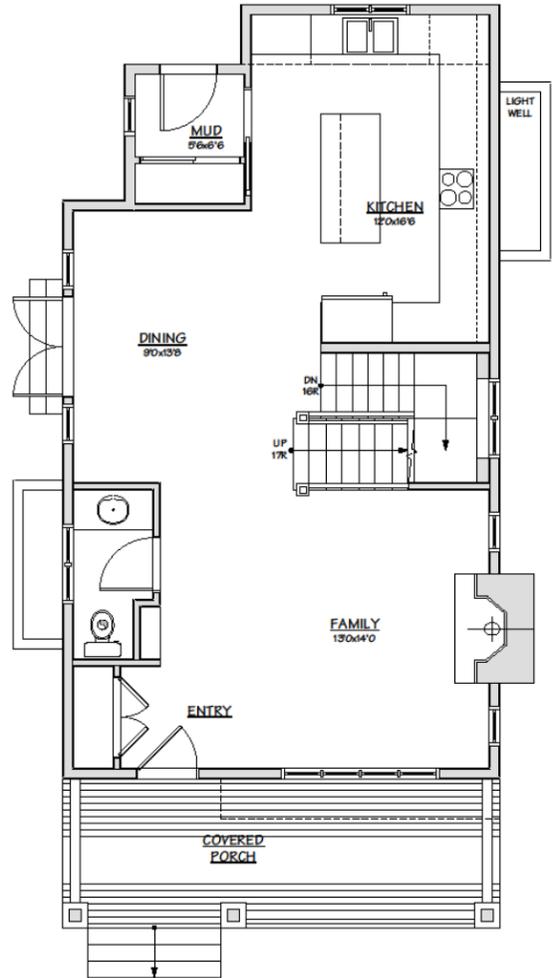
LEGEND

	NEW WALLS
	REMOVED WALLS
	RETAINED WALLS

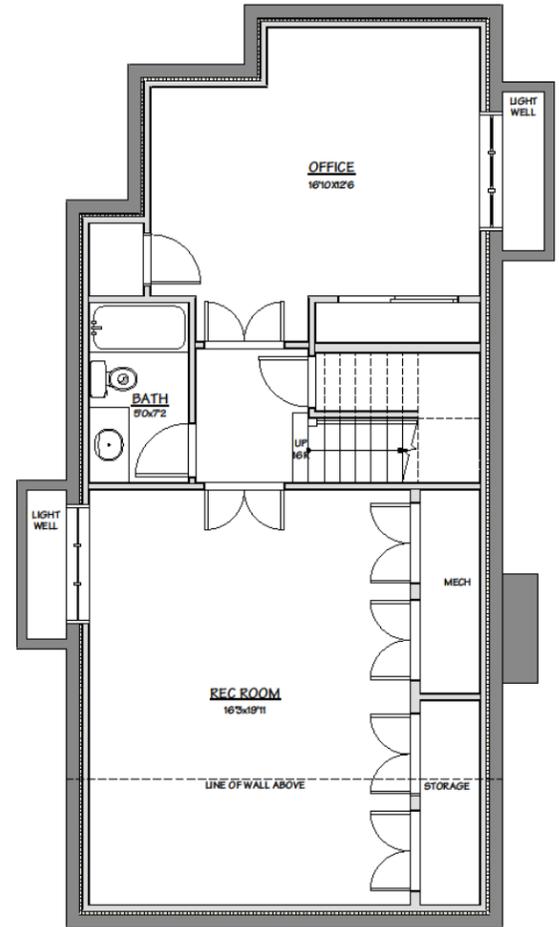
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○ MAIN FLOOR PLAN



○ LOWER PLAN

REVISIONS

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FORMWERKS ARCHITECTURAL
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Project:

1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title:

GARDEN COTTAGE PLANS

GARDEN COTTAGE STAIR INFO
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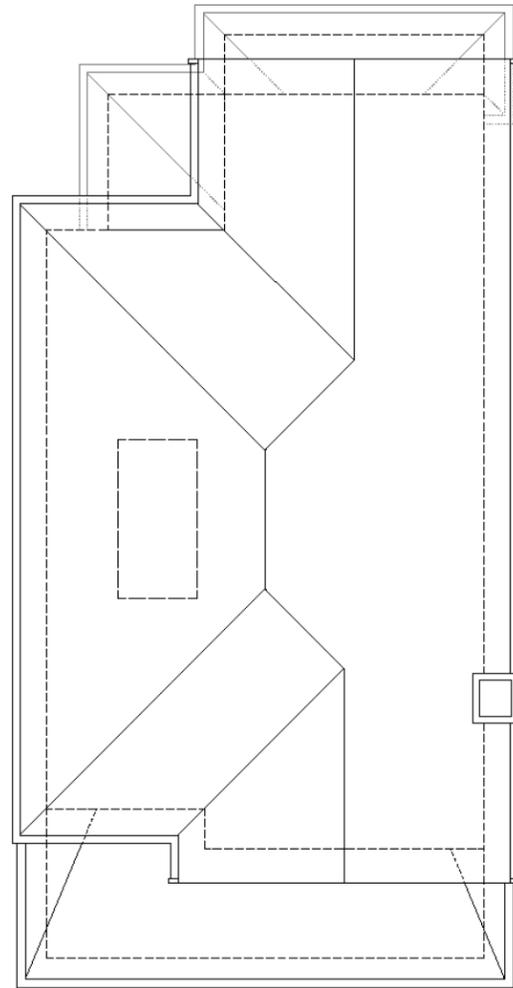
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MAIN FLOOR TO 2ND FLOOR
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 RUN = 10.0"
 TREAD = 11.0"
 PROVIDE A HANDRAIL TO ONE SIDE OF THE STAIR 36" ABOVE NOSING

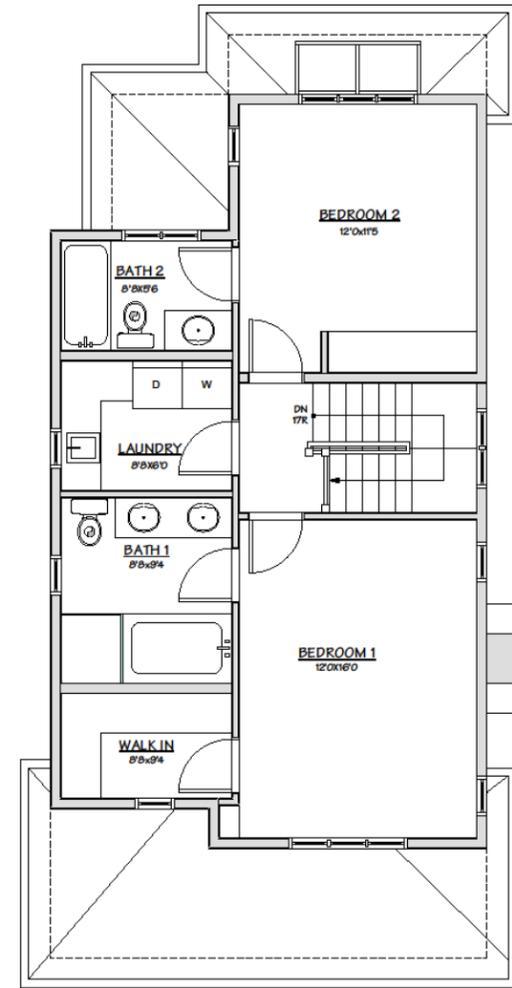
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ROOF PLAN



UPPER FLOOR PLAN

REVISIONS

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FORMWERKS ARCHITECTURAL
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1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax: 685-2076 Phone: 683-3441

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

Drawing Title:
 GARDEN COTTAGE PLANS

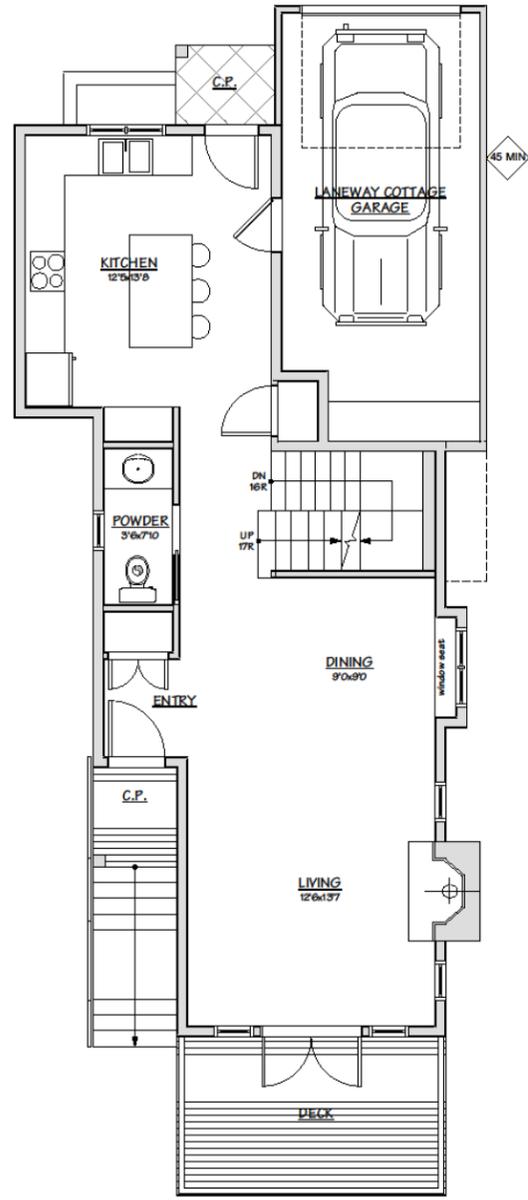
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RUN	= 9.5"
TREAD	= 10.5"
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MAIN FLOOR TO 2ND FLOOR	
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RUN	= 10.0"
TREAD	= 11.0"
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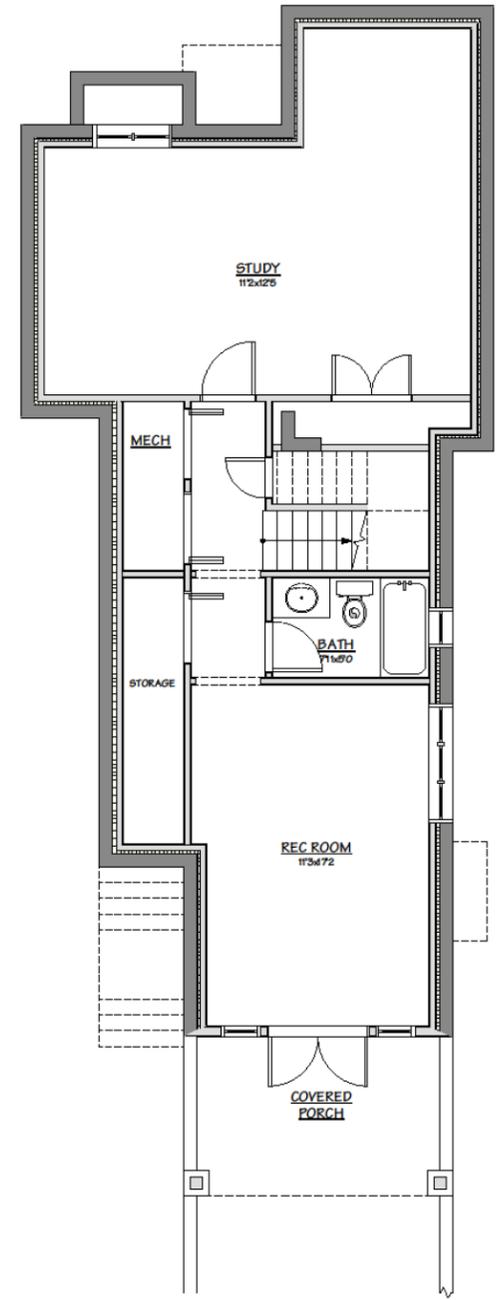
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○ MAIN FLOOR PLAN



○ LOWER PLAN

LANEWAY COTTAGE STAIR INFO
 STAIRS TO CONFORM WITH B.S.4.4 B.C.B.C.
 BASEMENT TO MAIN FLOOR
 RISER = 7.5"
 RUN = 10.0"
 TREAD = 11.0"
 PROVIDE A HANDRAIL TO ONE SIDE OF THE STAIR 36" ABOVE NOSING
 MAIN FLOOR TO 2ND FLOOR
 RISER = 7.06"
 RUN = 10.0"
 TREAD = 11.0"
 PROVIDE A HANDRAIL TO ONE SIDE OF THE STAIR 36" ABOVE NOSING

REVISIONS

ISSUED FOR...

CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
RFP	OCT 2015
DISTRICT REVIEW	OCT 2015
DE/HRA APP	NOV 2015
DE Re-APP	DEC 2015
HRA APP	16.04.01

FORMWERKS ARCHITECTURAL
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax: 685-2076 Phone: 683-3441

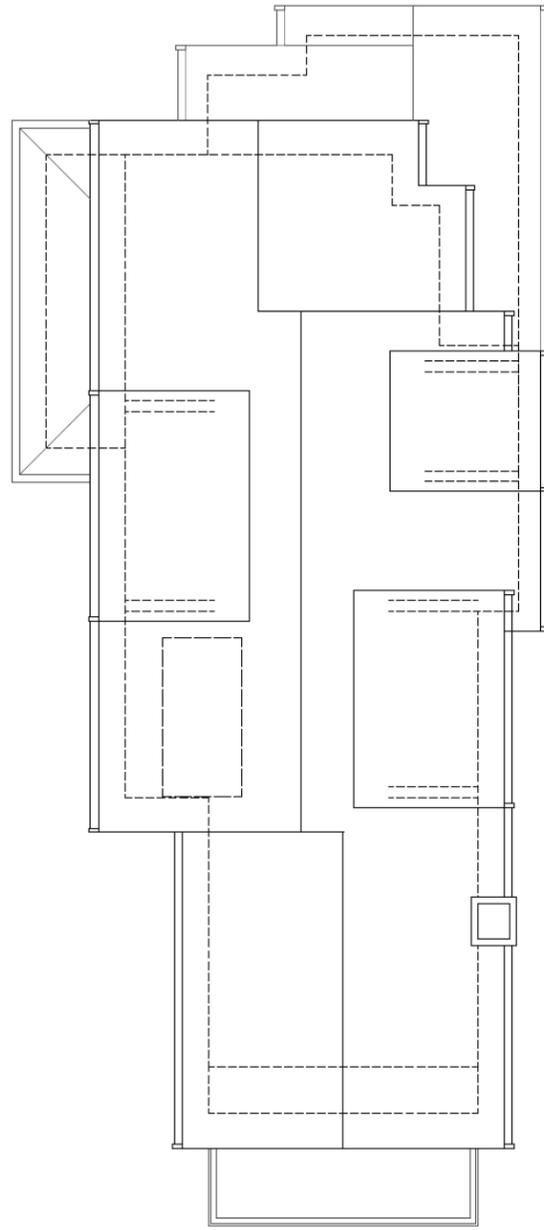
Project:
 1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title:
 LANEWAY COTTAGE PLANS

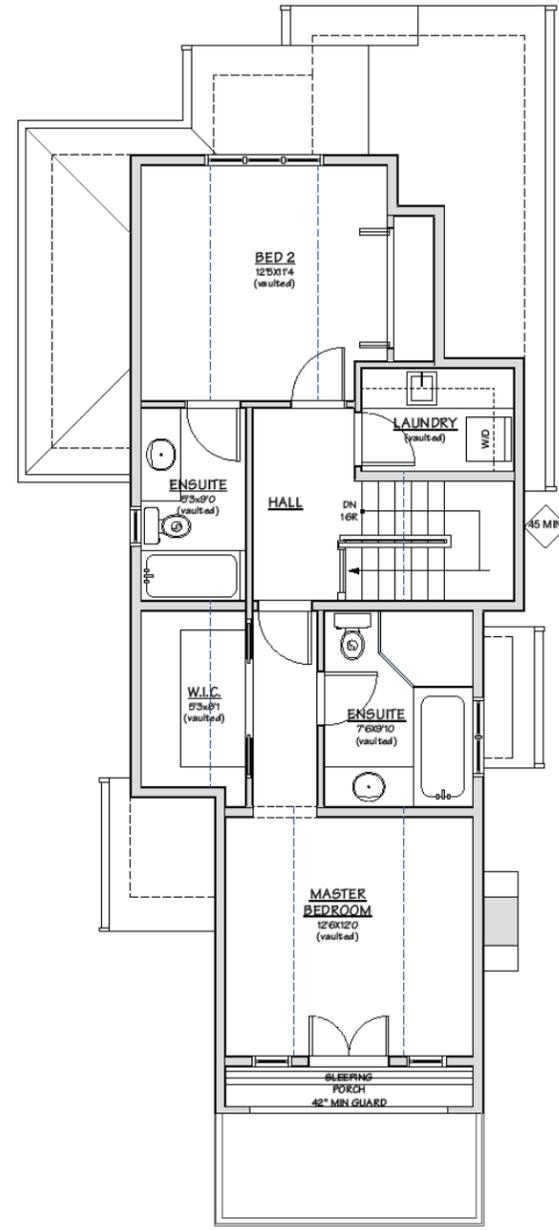
DRAWN BY: MM	CHECKED BY:
SCALE: 1/4" = 10"	SHEET
DATE: MARCH 2016	A 06
JOB NUMBER: 4031	



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ROOF PLAN



UPPER FLOOR PLAN

REVISIONS

ISSUED FOR...

CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
RFP	OCT 2015
DISTRICT REVIEW	OCT 2015
DE/HRA APP	NOV 2015
DE Re-APP	DEC 2015
HRA APP	16.04.01

FORMWERKS ARCHITECTURAL
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax: 685-2076 Phone: 683-3441

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

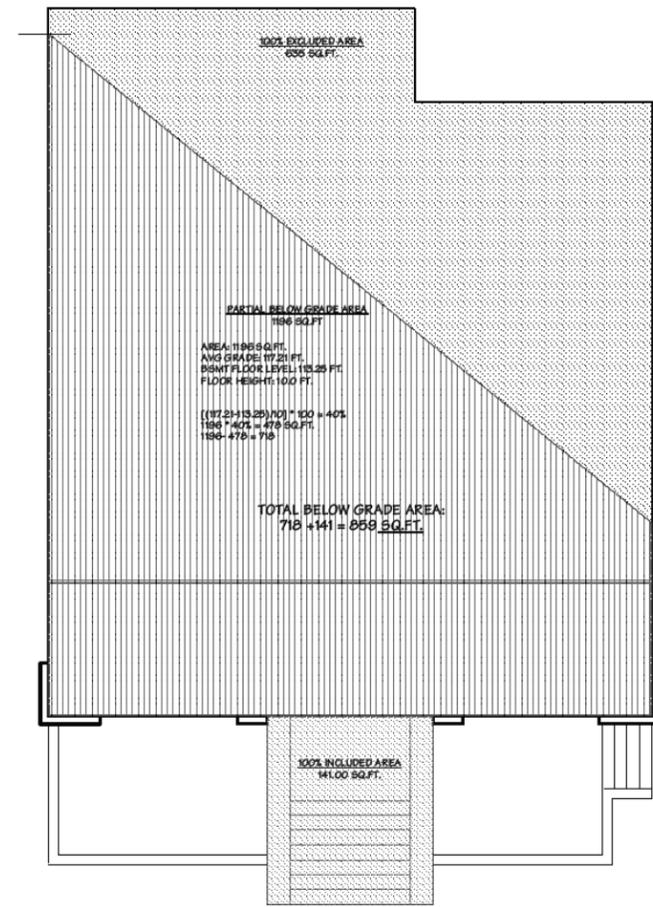
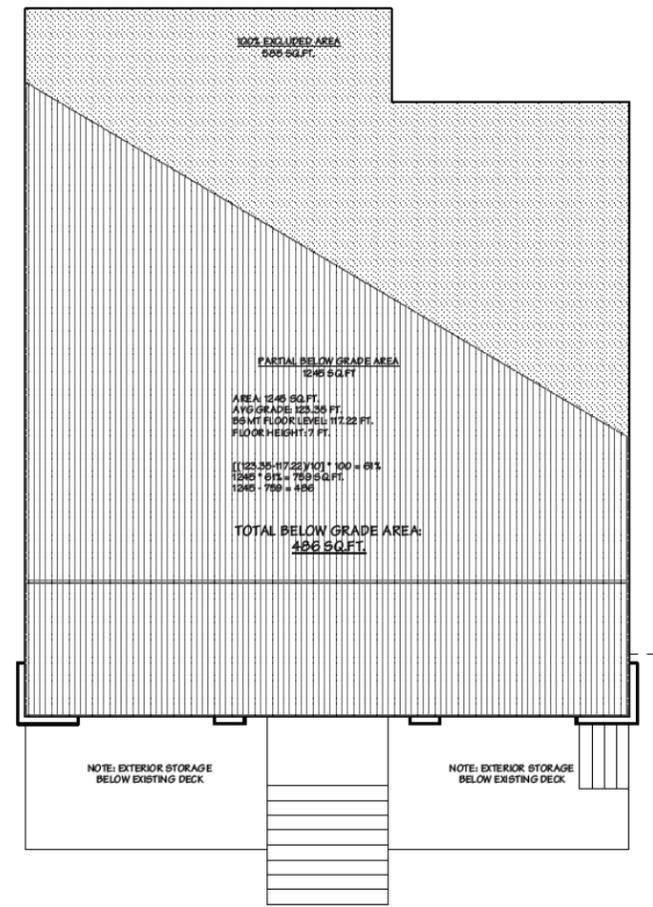
Drawing Title:
 LANEWAY COTTAGE PLANS

LANEWAY COTTAGE STAIR INFO
 STAIRS TO CONFORM WITH B.C. 4.4 BCBC

BASEMENT TO MAIN FLOOR	
RISER	= 7.5"
RUN	= 10.0"
TREAD	= 11.0"
PROVIDE A HANDRAIL TO ONE SIDE OF THE STAIR 36" ABOVE NOSING	
MAIN FLOOR TO 2ND FLOOR	
RISER	= 7.06"
RUN	= 10.0"
TREAD	= 11.0"
PROVIDE A HANDRAIL TO ONE SIDE OF THE STAIR 36" ABOVE NOSING	

DRAWN BY: MM	CHECKED BY:
SCALE: 1/4" = 10"	SHEET
DATE: MARCH 2016	A 07
JOB NUMBER: 4031	

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AVERAGE GRADE: FINISH (VINSON HOUSE)						
POINT	ELEVATION	POINT	ELEVATION	DISTANCE (D)	AVG. ELEV. (E)	D x E
A	124.00	B	124.10	25.00	124.05	3,101.25
B	124.10	C	124.00	6.00	124.05	744.30
C	124.00	D	123.90	95.20	123.90	1,683.28
D	123.90	E	119.30	50.60	121.95	6,150.43
E	119.30	F	119.20	40.15	119.25	4,787.89
F	119.20	G1	120.20	51.52	119.70	6,166.04
G1	120.20	G2	122.70	0.00	121.45	0.00
G2	122.70	A	124.00	4.91	123.35	605.65
TOTAL:				195.36	TOTAL:	25,459.74
				AVERAGE GRADE:	123.35	
				EXISTING MEAN HEIGHT:	146.04	
				EXISTING HEIGHT:	22.69	

AVERAGE GRADE: FINISH (VINSON HOUSE)						AVERAGE GRADE: EXISTING (VINSON HOUSE)							
POINT	ELEVATION	POINT	ELEVATION	DISTANCE (D)	AVG. ELEV. (E)	D x E	POINT	ELEVATION	POINT	ELEVATION	DISTANCE (D)	AVG. ELEV. (E)	D x E
A1	122.58	B1	122.58	24.87	122.58	3,024.05	A1	119.70	B1	124.22	24.87	121.96	3,008.76
B1	122.58	B2	120.00	0.00	121.29	0.00	B1	124.22	B2	124.22	0.00	124.22	0.00
B2	120.00	C1	120.00	3.17	120.00	390.40	B2	124.22	C1	124.22	3.17	124.22	393.79
C1	120.00	C2	117.25	0.00	119.63	0.00	C1	124.22	C2	124.22	0.00	124.22	0.00
C2	117.25	D	117.25	3.10	117.25	363.49	C2	124.22	D	124.22	3.10	124.22	386.08
D	117.25	E1	117.25	6.48	117.25	865.42	D	124.22	E1	124.22	6.48	124.22	1,047.37
E1	117.25	E2	122.58	0.00	119.92	0.00	E1	124.22	E2	124.22	0.00	124.22	0.00
E2	122.58	F	122.58	7.60	122.58	931.61	E2	124.22	F	124.22	7.60	124.22	945.88
F	122.58	G1	116.33	32.21	119.36	3,831.54	F	124.22	G1	119.00	32.21	119.00	3,861.98
G1	116.33	G2	112.58	0.00	113.96	0.00	G1	119.00	G2	119.00	0.00	119.00	0.00
G2	112.58	H	112.58	14.78	112.58	1,663.93	G2	119.00	H	119.00	14.78	119.00	1,744.04
H	112.58	I	112.58	10.00	112.58	1,125.80	H	119.00	I	117.00	10.00	117.50	1,175.00
I	112.58	I2	114.00	0.00	113.29	0.00	I	117.00	I2	117.00	0.00	117.00	0.00
I2	114.00	J1	114.00	11.14	114.00	1,268.36	I2	117.00	J1	117.00	11.14	117.00	1,305.38
J1	114.00	J2	112.58	0.00	113.29	0.00	J1	117.00	J2	117.00	0.00	117.00	0.00
J2	112.58	K	112.58	10.00	112.58	1,125.80	J2	117.00	K	119.00	10.00	117.50	1,175.00
K	112.58	L1	112.58	14.78	112.58	1,663.93	K	119.00	L1	119.00	14.78	119.00	1,744.04
L1	112.58	L2	119.00	0.00	115.29	0.00	L1	119.00	L2	119.00	0.00	119.00	0.00
L2	119.00	M1	119.50	16.96	119.75	2,044.00	L2	119.00	M1	119.50	16.96	119.75	2,014.00
M1	119.50	M2	113.50	0.00	116.50	0.00	M1	119.50	M2	119.50	0.00	119.50	0.00
M2	113.50	A2	121.00	30.50	117.25	3,576.13	M2	119.50	A2	119.70	30.50	119.60	3,647.80
A2	121.00	A1	122.58	0.00	121.79	0.00	A2	119.70	A1	119.70	0.00	119.70	0.00
TOTAL:				197.34	TOTAL:	21,959.04	TOTAL:				197.34	TOTAL:	22,454.90
				AVERAGE GRADE:	117.21						AVERAGE GRADE:	119.76	
				PROPOSED MEAN HEIGHT:	144.91						PROPOSED ROOF PEAK:	149.90	
				TOTAL HEIGHT:	27.70						TOTAL HEIGHT:	30.14	

REVISIONS

ISSUED FOR...

CLIENT REVIEW	JUNE 2015
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CLIENT REVIEW	AUG 2015
RFP	OCT 2015
DISTRICT REVIEW	OCT 2015
DE/HRA APP	NOV 2015
DE Re-APP	DEC 2015
HRA APP	16.04.01

FORMWERKS ARCHITECTURAL
 1625 W. 5th Avenue, Vancouver, BC V6J 1N5
 Fax: 685-2076 Phone: 683-3441

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

Drawing Title:
 AVERAGE GRADE CALCULATIONS

DRAWN BY: MM	CHECKED BY:
SCALE: 1/8" = 1'-0"	SHEET
DATE: MARCH 2016	A 08.a
JOB NUMBER: 4031	

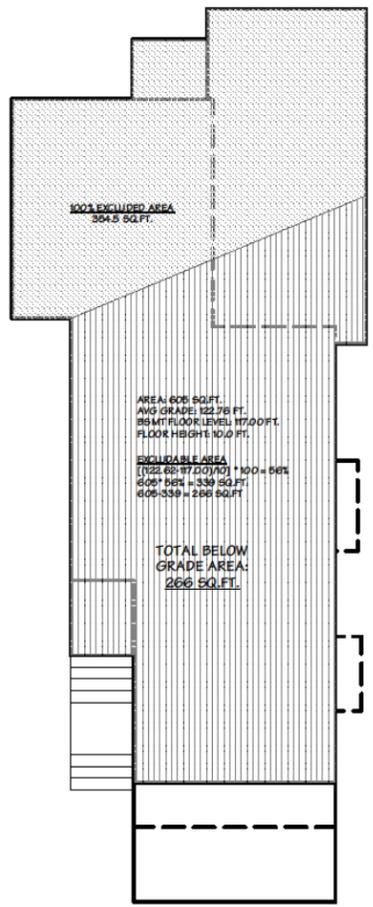
HEIGHT SUMMARY	PRINCIPAL (EXISTING)	PRINCIPAL (PROPOSED)	GARDEN COTTAGE	LANEWAY COTTAGE
ROOF RIDGE	148.7	148.75	141.22	148.99
AVERAGE GRADE	123.35	117.21	114.05	122.62
CALCULATED HEIGHT	22.55	27.70	25.56	24.55
ALLOWABLE BUILDING FACE	22.00	34.34	26.50	27.63
PROPOSED BUILDING FACE	26.50	31.92	25.30	28.17

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REVISIONS

ISSUED FOR...

CLIENT REVIEW JUNE 2015
 CLIENT REVIEW JULY 2015
 CLIENT REVIEW AUG 2015
 RFP OCT 2015
 DISTRICT REVIEW OCT 2015
 DE/HRA APP NOV 2015
 DE Re-APP DEC 2015
 HRA APP 16.04.01



AVERAGE GRADE: FINISHED (LANEWAY COTTAGE)

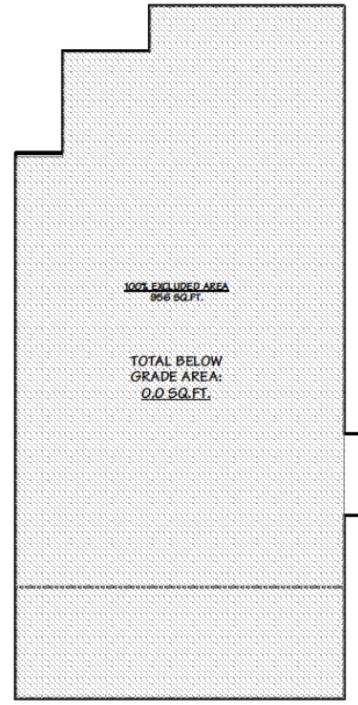
POINT	ELEVATION	POINT	ELEVATION	DISTANCE (D)	AVG. ELEV. (E)	D x E
A	126.20	B	126.50	8.15	126.25	1,026.41
B	126.50	C	126.50	4.00	126.50	506.00
C	126.50	D	126.50	5.00	126.50	632.50
D	126.50	E	126.50	2.00	126.50	253.00
E	126.50	F	126.50	10.75	126.50	1,309.88
F	126.50	G	122.00	22.46	124.25	2,790.66
G	122.00	H	122.00	2.08	122.00	253.76
H	122.00	I	121.00	37.46	121.50	4,501.39
I	121.00	J	116.33	0.00	116.67	0.00
J	116.33	K	116.33	13.58	116.33	1,579.76
K	116.33	L	120.88	0.00	119.61	0.00
L	120.88	M	120.88	7.50	120.88	901.60
M	120.88	N	120.88	4.25	120.88	513.74
N	120.88	A	123.50	31.67	122.19	3,868.76
A	123.50	B	123.50	3.98	123.50	489.06
B	123.50	C	126.00	14.75	124.75	1,840.06
TOTAL:				187.59	TOTAL:	20,572.57

AVERAGE GRADE: 122.76 ft
 PROPOSED MEAN HEIGHT: 147.00 ft
 TOTAL HEIGHT: 24.24 ft

AVERAGE GRADE: EXISTING (LANEWAY COTTAGE)

POINT	ELEVATION	POINT	ELEVATION	DISTANCE (D)	AVG. ELEV. (E)	D x E
A	125.30	B	125.80	8.15	124.85	1,016.03
B	125.80	C	125.80	4.00	125.80	503.20
C	125.80	D	126.50	5.00	126.15	630.75
D	126.50	E	126.50	2.00	126.50	253.00
E	126.50	F	126.60	10.75	126.56	1,360.41
F	126.60	G	123.00	22.46	124.80	2,803.01
G	123.00	H	121.90	2.08	122.45	254.70
H	121.90	I	120.00	37.46	120.96	4,530.79
I	120.00	J	120.00	0.00	120.00	0.00
J	120.00	K	119.75	13.58	119.88	1,627.90
K	119.75	L	119.75	0.00	119.75	0.00
L	119.75	M	120.00	7.50	119.85	899.08
M	120.00	N	120.30	4.25	120.15	501.64
N	120.30	A	123.00	31.67	121.65	3,862.66
A	123.00	B	123.00	3.98	123.00	487.08
B	123.00	C	123.90	14.75	123.45	1,820.89
TOTAL:				187.59	TOTAL:	20,548.11

AVERAGE GRADE: 122.62 ft
 PROPOSED MEAN HEIGHT: 147.00 ft
 TOTAL HEIGHT: 24.38 ft



AVERAGE GRADE: FINISHED (GARDEN COTTAGE)

POINT	ELEVATION	POINT	ELEVATION	DISTANCE (D)	AVG. ELEV. (E)	D x E
A	115.33	B	115.33	5.58	115.33	675.14
B	115.33	C	115.33	3.00	115.33	346.99
C	115.33	D	115.33	13.08	115.33	1,508.82
D	115.33	E	117.00	0.00	116.17	0.00
E	117.00	F	117.00	4.42	117.00	517.14
F	117.00	G	110.00	0.00	113.50	0.00
G	110.00	H	110.00	8.00	110.00	880.00
H	110.00	I	116.00	0.00	113.00	0.00
I	116.00	J	113.75	32.58	114.88	3,742.63
J	113.75	K	113.75	22.08	113.64	2,509.17
K	113.75	L	114.33	14.03	113.95	1,589.44
L	114.33	M	110.00	0.00	112.17	0.00
M	110.00	N	110.00	8.50	110.00	895.00
N	110.00	O	114.33	0.00	112.17	0.00
O	114.33	P	114.33	14.03	114.33	1,609.77
P	114.33	Q	114.33	3.12	114.33	356.71
Q	114.33	R	115.33	6.88	114.83	790.03
TOTAL:				135.65	TOTAL:	15,471.55

AVERAGE GRADE: 114.05 ft
 PROPOSED MEAN HEIGHT: 137.61 ft
 TOTAL HEIGHT: 23.56 ft

AVERAGE GRADE: EXISTING (GARDEN COTTAGE)

POINT	ELEVATION	POINT	ELEVATION	DISTANCE (D)	AVG. ELEV. (E)	D x E
A	117.25	B	117.25	5.58	117.25	689.43
B	117.25	C	117.50	3.00	117.38	352.13
C	117.50	D	117.50	13.08	117.50	1,506.80
D	117.50	E	117.50	0.00	117.50	0.00
E	117.50	F	117.00	4.42	117.25	518.25
F	117.00	G	110.00	0.00	113.50	0.00
G	110.00	H	110.00	8.00	110.00	880.00
H	110.00	I	116.00	0.00	113.00	0.00
I	116.00	J	113.75	32.58	114.88	3,742.63
J	113.75	K	113.75	22.08	113.75	2,509.17
K	113.75	L	114.50	14.03	114.15	1,601.52
L	114.50	M	110.00	0.00	112.25	0.00
M	110.00	N	110.00	8.50	110.00	895.00
N	110.00	O	114.50	0.00	112.25	0.00
O	114.50	P	114.50	14.03	114.50	1,601.52
P	114.50	Q	114.50	3.12	114.50	356.71
Q	114.50	R	115.50	6.88	115.00	790.03
TOTAL:				135.65	TOTAL:	15,505.72

AVERAGE GRADE: 115.04 ft
 PROPOSED MEAN HEIGHT: 137.61 ft
 TOTAL HEIGHT: 22.57 ft

FORMWERKS ARCHITECTURAL
 1625 W. 5th Avenue, Vancouver, BC V6J 1N5
 Fax: 685-2076 Phone: 683-3441

Project:

1425 GORDON AVE
 WEST VANCOUVER, B.C.

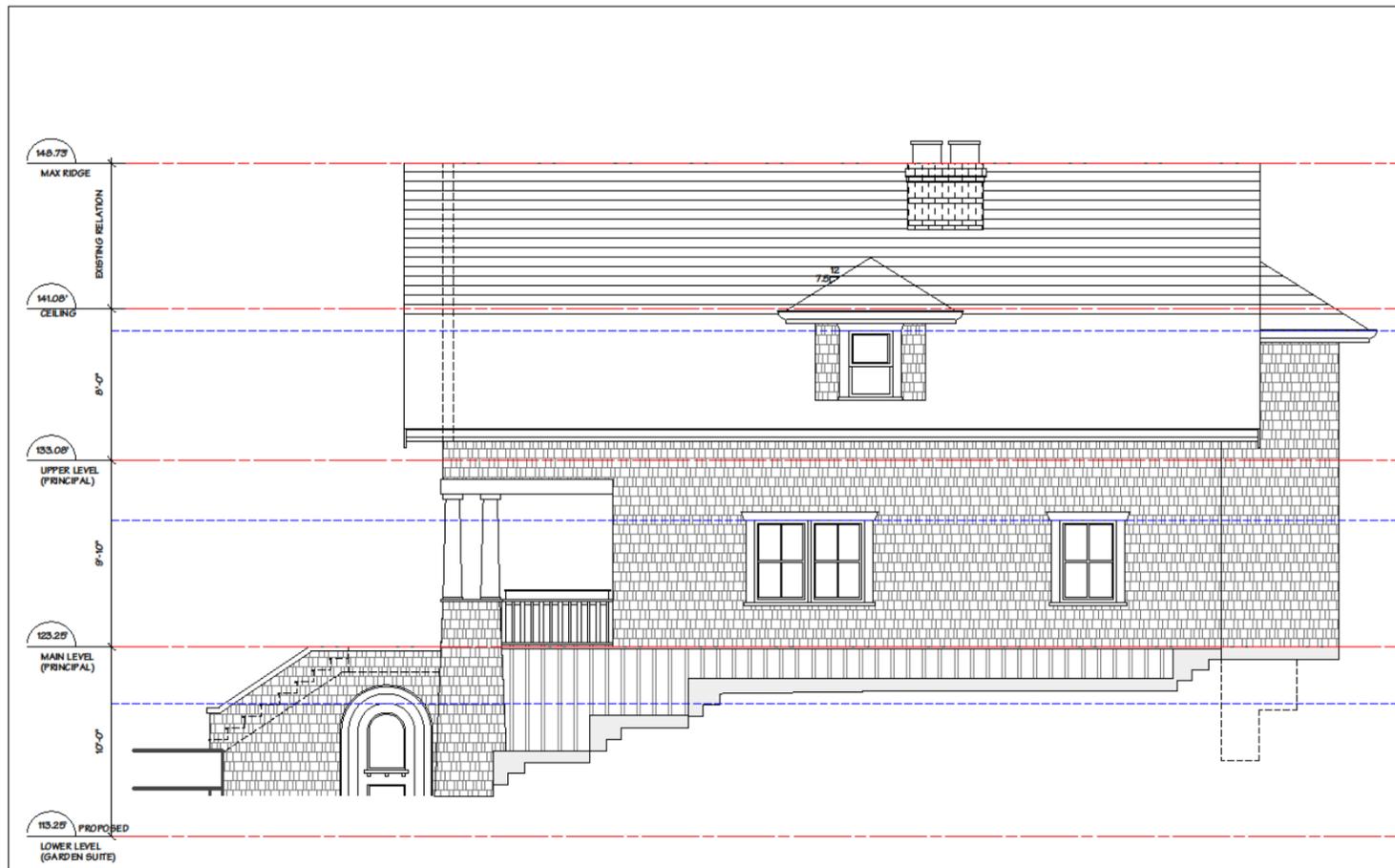
Drawing Title:

AVERAGE GRADE CALCULATIONS

DRAWN BY: MM	CHECKED BY:
SCALE: 1/8" = 10'	SHEET
DATE: MARCH 2016	A 08.b
JOB NUMBER: 4031	

HEIGHT SUMMARY

	PRINCIPAL (EXISTING)	PRINCIPAL (PROPOSED)	GARDEN COTTAGE	LANEWAY COTTAGE
ROOF RIDGE	148.75 ft	148.75 ft	141.22 ft	148.89 ft
AVERAGE GRADE	123.35 ft	117.21 ft	114.05 ft	122.62 ft
CALCULATED HEIGHT	22.52 ft	27.70 ft	23.56 ft	24.38 ft
ALLOWABLE BUILDING FACE	22.00 ft	34.36 ft	26.50 ft	27.63 ft
PROPOSED BUILDING FACE	26.50 ft	31.92 ft	25.30 ft	28.17 ft



EAST ELEVATION



SOUTH ELEVATION



HASTINGS RED (BM - VC-50)
-CEDAR WALL SHINGLE
-HARDI SHINGLE
-VERTICAL BATTE



OXFORD IVORY (BM - VC-1)
-WINDOWS
-WOOD DETAILING
(WINDOW FRAMESTRIMS, BRACKETS, COLUMNS,
BARGEBOARD, RAFTER TAILS, RAILINGS)



GLOSS BLACK (BM - VC-30)
-WINDOW SASH

FINISH SCHEDULE: PRINCIPAL

- 1 ASPHALT ROOF SHINGLES
- 2 2X10 BARGEBOARD
- 3 5" CONTINUOUS METAL GUTTER ON 2X8 FASCIA
- 4 HARDI BOARD AND BATTEN
- 5 CEDAR SIDEWALL SHINGLES
- 6 **HARDI SHINGLE SIDING**
- 7 WOOD WINDOWS c.w. 2X6 TRIM
- 8 WOOD DOORS
- 9 WOOD RAILINGS
- 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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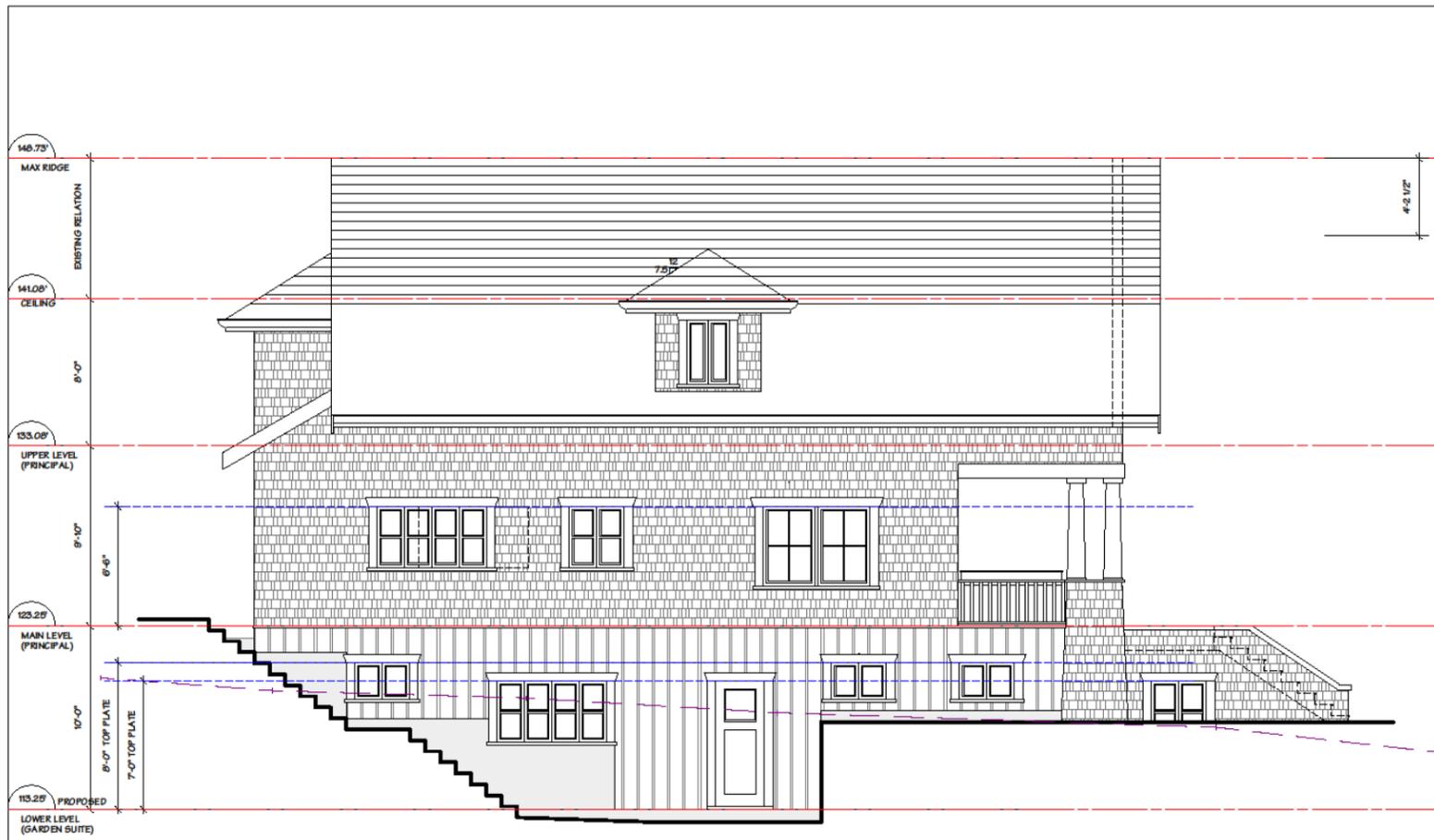
FORMWERKS ARCHITECTURAL
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax: 685-2076 Phone: 683-3441

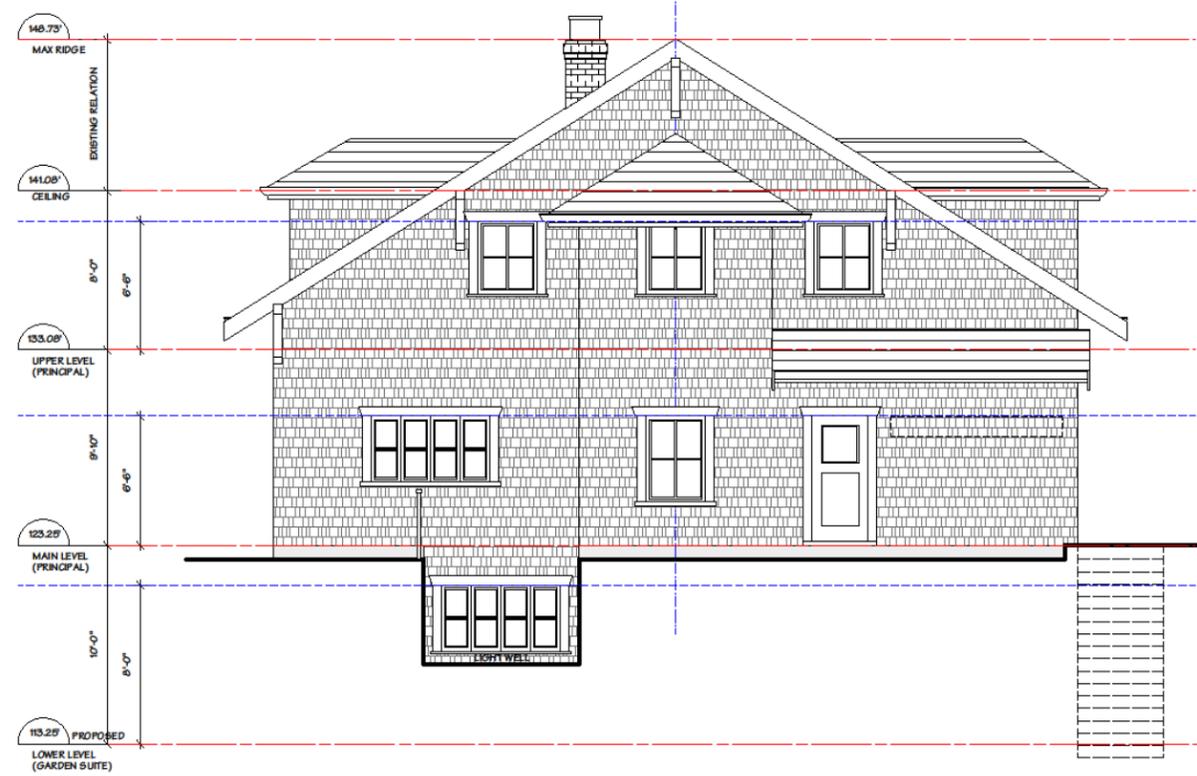
Project:
**1425 GORDON AVE
WEST VANCOUVER, B.C.**

Drawing Title:
PRINCIPAL HOUSE ELEVATIONS

DRAWN BY: MM	CHECKED BY:
SCALE: 1/4" = 10"	SHEET
DATE: MARCH 2016	A 09
JOB NUMBER: 4031	



WEST ELEVATION



NORTH ELEVATION



HASTINGS RED (BM - VC-30)
-CEDAR WALL SHINGLE
-HARDI SHINGLE
-VERTICAL BATTIE



OXFORD IVORY (BM - VC-1)
-WINDOWS
-WOOD DETAILING
(WINDOW FRAMESTRIMS, BRACKETS, COLUMNS,
BARGEBOARD, RAFTER TAILS, RAILINGS)



GLOSS BLACK (BM - VC-36)
-WINDOW SASH

FINISH SCHEDULE: PRINCIPAL

- 1 ASPHALT ROOF SHINGLES
- 2 2X10 BARGEBOARD
- 3 5" CONTINUOUS METAL GUTTER ON 2X6 FASCIA
- 4 HARDI BOARD AND BATTEN
- 5 CEDAR SIDEWALL SHINGLES
- 6 **HARDI SHINGLE SIDING**
- 7 WOOD WINDOWS c.w. 2X6 TRIM
- 8 WOOD DOORS
- 9 WOOD RAILINGS
- 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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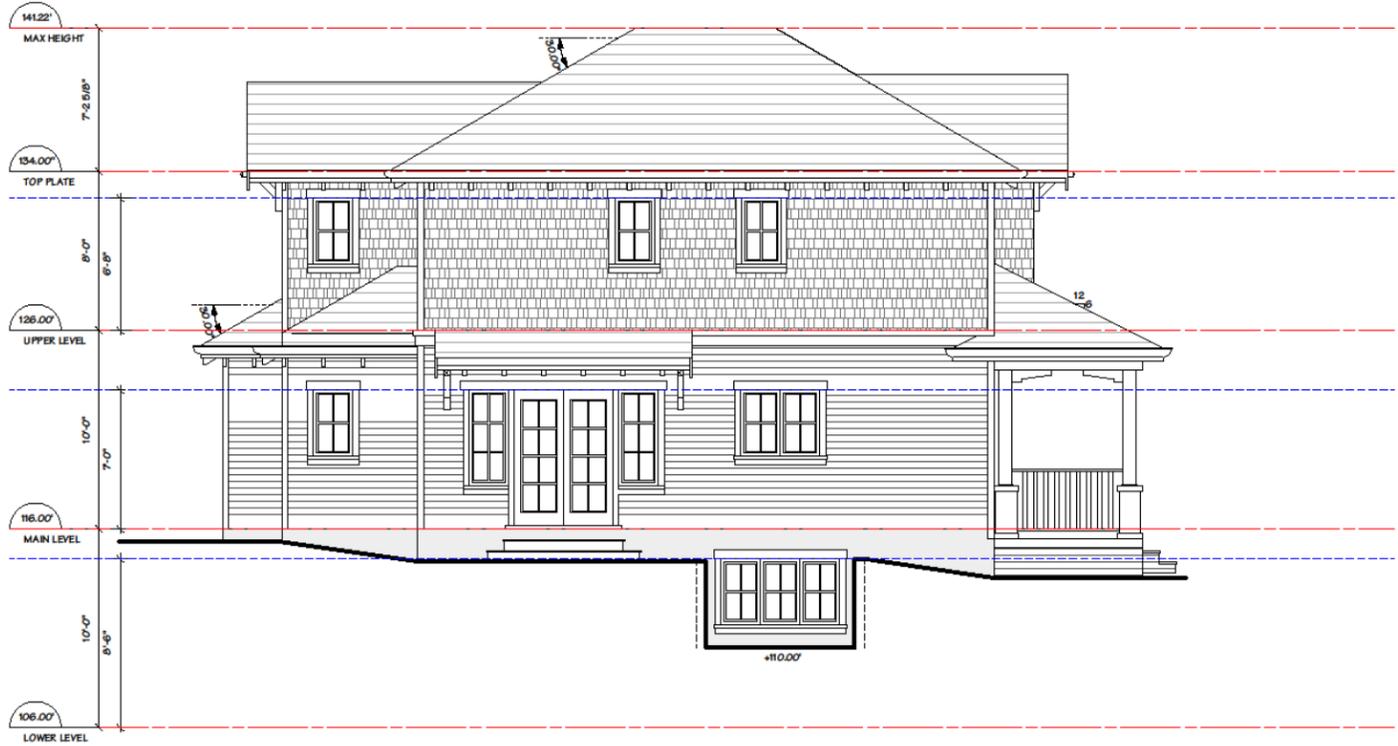
FORMWERKS ARCHITECTURAL
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax: 685-2076 Phone: 683-3441

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

Drawing Title:
PRINCIPAL HOUSE ELEVATIONS

DRAWN BY: MM	CHECKED BY:
SCALE: 1/4" = 10"	SHEET
DATE: MARCH 2016	A 10
JOB NUMBER: 4031	



WEST ELEVATION



KHAKI BROWN (JAMES HARDI)
-HARDI SHINGLES
-HORIZONTAL SIDING



COBBLESTONE (JAMES HARDI)
-WOOD DETAILING
(TRIMS, BRACKETS, COLUMNS,
BARGEBOARD, RAFTER TAILS, RAILINGS)

FINISH SCHEDULE: GARDEN & L.W. COTTAGE

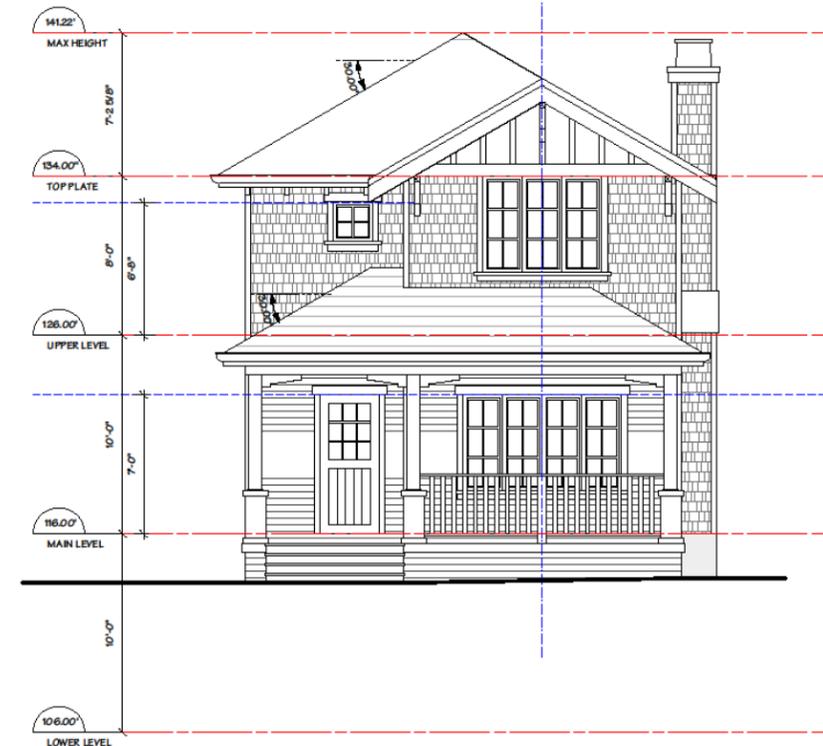
- 1 ASPHALT ROOF SHINGLES
- 2 2X10 BARGEBOARD W/ 1X4 TRIM
- 3 5" CONTINUOUS METAL GUTTER ON 2XB FASCIA
- 4 HARDI SHINGLE SIDING
- 5 HARDI HORIZONTAL SIDING
- 6 VINYL WINDOWS c.w. 2x4 TRIM, 2X6 HEAD TRIM
- 7 BOARD & BATTEN
- 8 WOOD DOORS
- 9 WOOD RAILINGS (PAINTED)
- 10 WOOD POSTS (PAINTED)
- 11 WOOD BRACKETS
- 12 WOOD STAIRS
- 13 CONCRETE CHIMNEY BOX
- 14 WOOD LATTICE

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REVISIONS

ISSUED FOR...

CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
RFP	OCT 2015
DISTRICT REVIEW	OCT 2015
DE/HRA APP	NOV 2015
DE Re-APP	DEC 2015
HRA APP	16.04.01



SOUTH ELEVATION

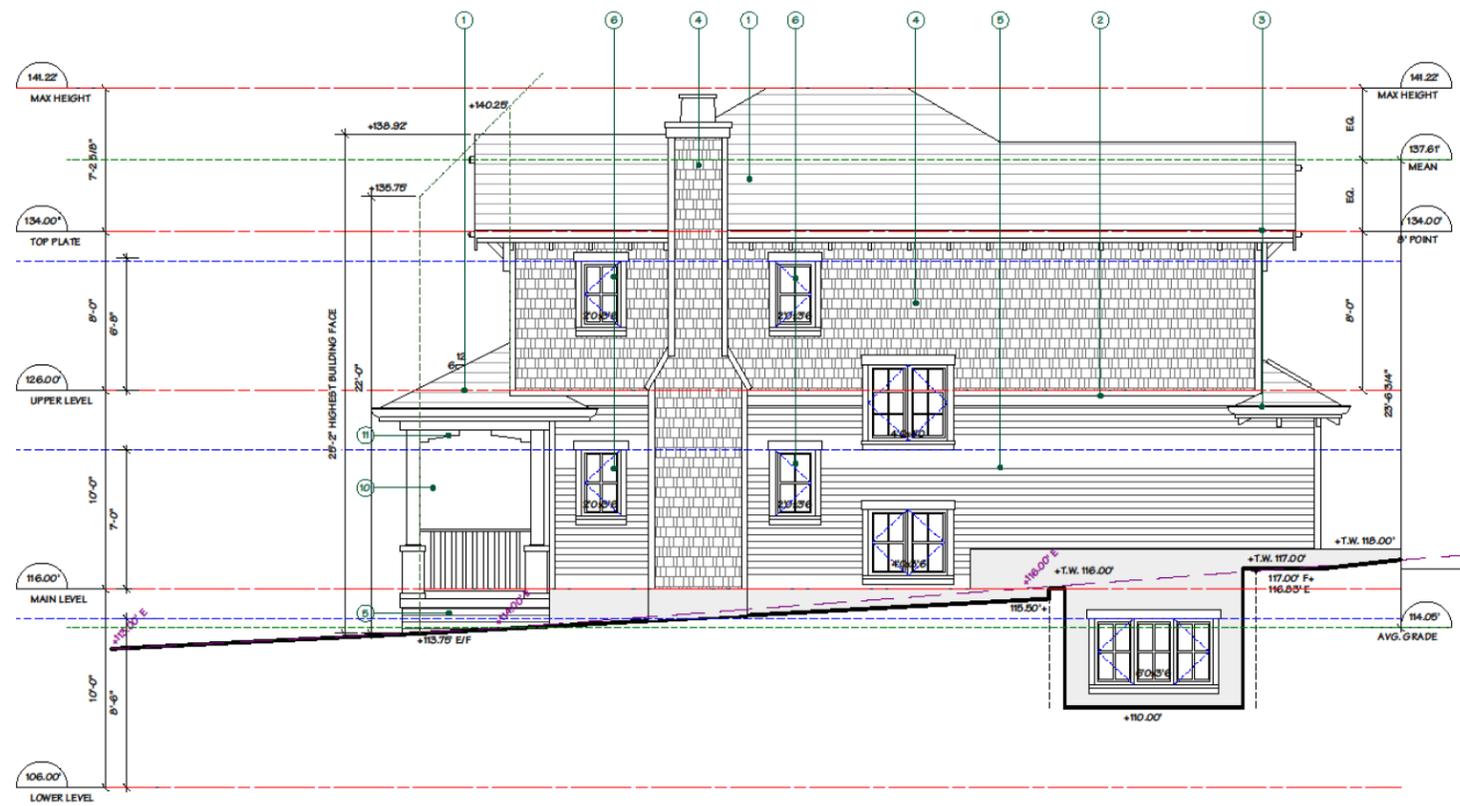
FORMWERKS ARCHITECTURAL
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax: 685-2076 Phone: 683-3441

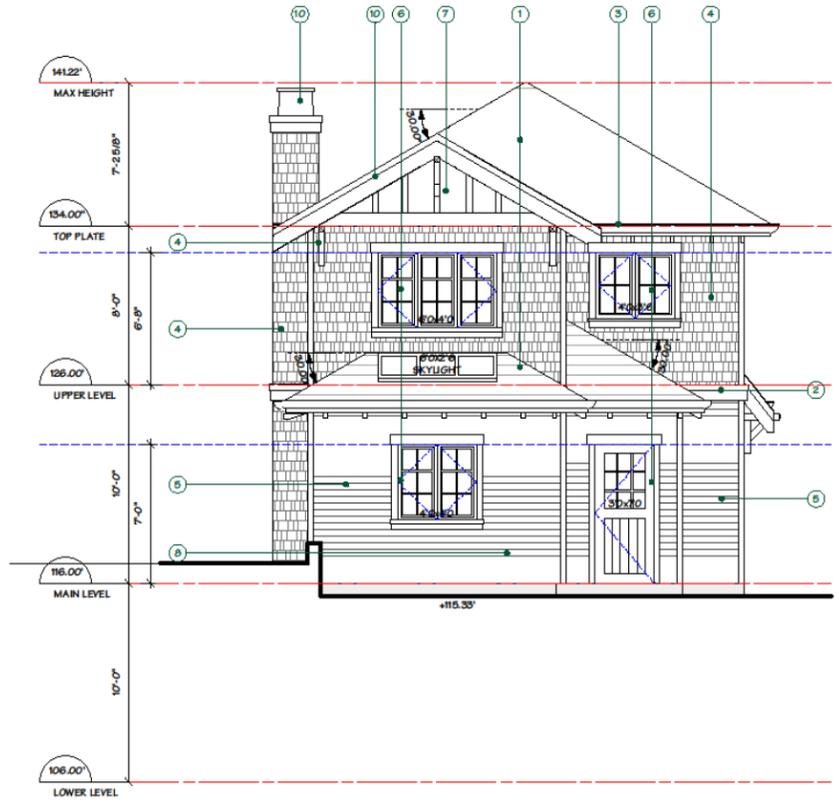
Project:
**1425 GORDON AVE
WEST VANCOUVER, B.C.**

Drawing Title:
GARDEN COTTAGE ELEVATIONS

DRAWN BY: MM	CHECKED BY:
SCALE: 1/4" = 10"	SHEET
DATE: MARCH 2016	A 11
JOB NUMBER: 4031	



EAST ELEVATION



NORTH ELEVATION



KHAKI BROWN (JAMES HARDI)
-HARDI SHINGLES
-HORIZONTAL SIDING



COBBLESTONE (JAMES HARDI)
-WOOD DETAILING
(TRIMS, BRACKETS, COLUMNS,
BARGEBOARD, RAFTER TAILS, RAILINGS)

FINISH SCHEDULE: GARDEN & L.W. COTTAGE

- 1 ASPHALT ROOF SHINGLES
- 2 2X10 BARGEBOARD W/ 1X4 TRIM
- 3 5" CONTINUOUS METAL GUTTER ON 2X6 FASCIA
- 4 HARDI SHINGLE SIDING
- 5 HARDI HORIZONTAL SIDING
- 6 VINYL WINDOWS c.w. 2x4 TRIM, 2X6 HEAD TRIM
- 7 BOARD & BATTEN
- 8 WOOD DOORS
- 9 WOOD RAILINGS (PAINTED)
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DISTRICT REVIEW	OCT 2015
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HRA APP	16.04.01

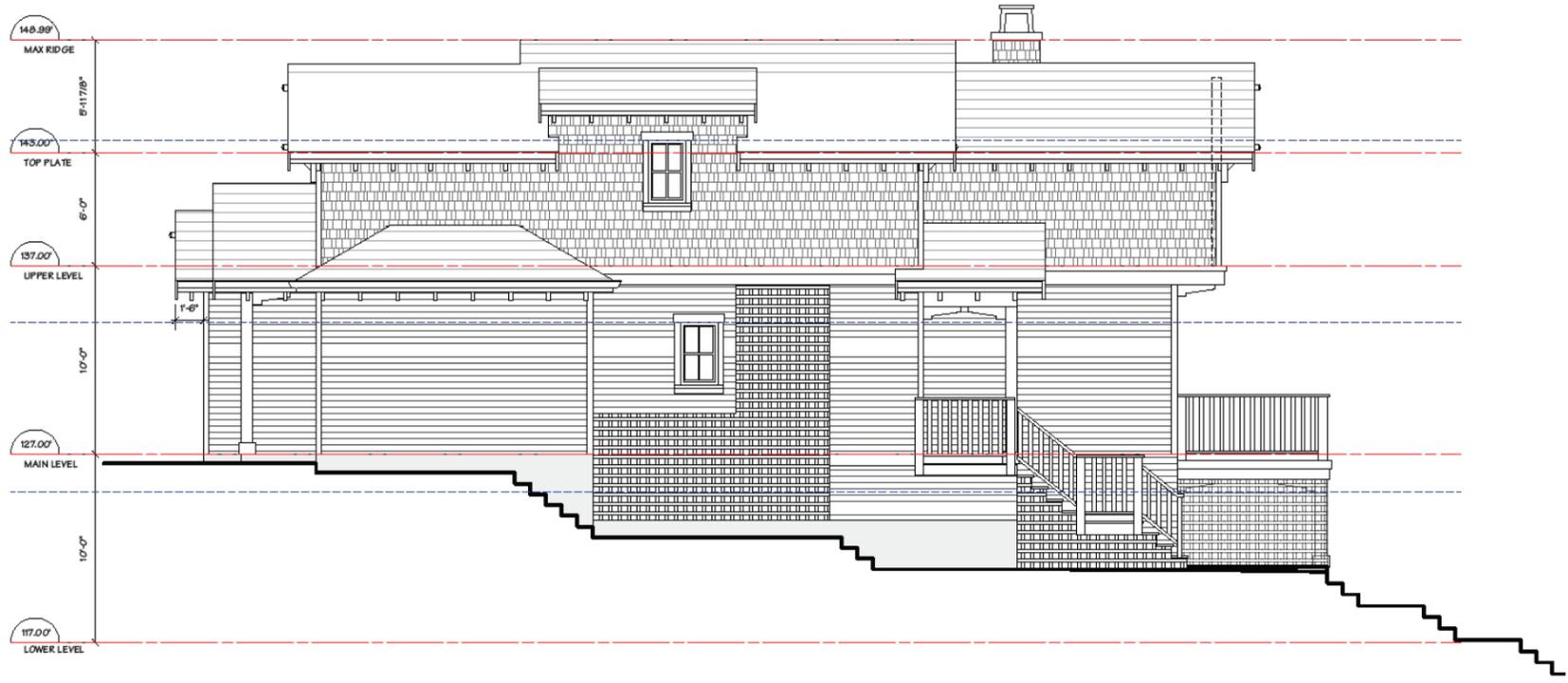
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1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax: 685-2076 Phone: 683-3441

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

Drawing Title:
GARDEN COTTAGE ELEVATIONS

DRAWN BY: MM	CHECKED BY:
SCALE: 1/4" = 10"	SHEET
DATE: MARCH 2016	A 12
JOB NUMBER: 4031	



WEST ELEVATION

FINISH SCHEDULE: GARDEN & L.W. COTTAGE

- 1 ASPHALT ROOF SHINGLES
- 2 2X10 BARGEBOARD W/ 1X4 TRIM
- 3 5" CONTINUOUS METAL GUTTER ON 2X8 FASCIA
- 4 HARDI SHINGLE SIDING
- 5 HARDI HORIZONTAL SIDING
- 6 VINYL WINDOWS c.w. 2x4 TRIM, 2X6 HEAD TRIM
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- 11 WOOD BRACKETS
- 12 WOOD STAIRS
- 13 CONCRETE CHIMNEY BOX
- 14 WOOD LATTICE



MONTEREY TAUPE (JAMES HARDI)
-HARDI SHINGLES
-HORIZONTAL SIDING



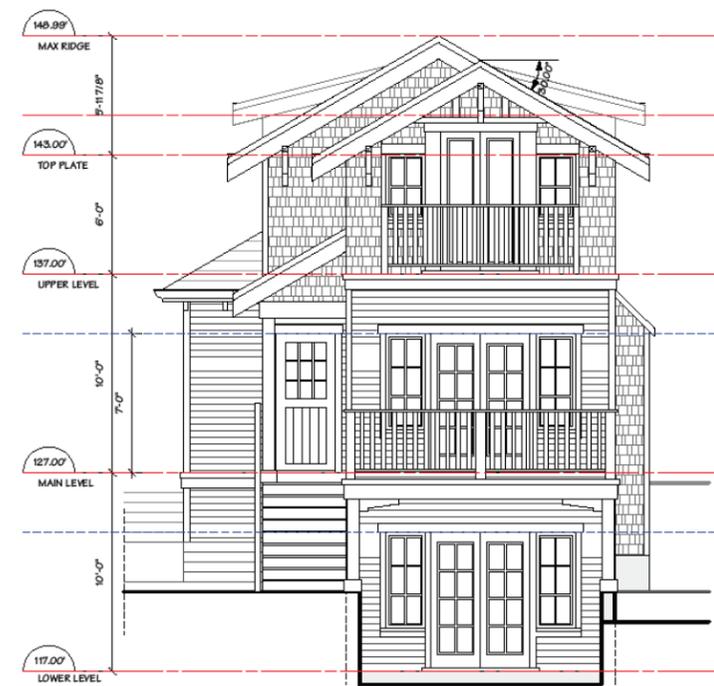
COBBLESTONE (JAMES HARDI)
-WOOD DETAILING
(TRIMS, BRACKETS, COLUMNS,
BARGEBOARD, RAFTER TAILS,
RAILINGS, LATTICE)

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SOUTH ELEVATION

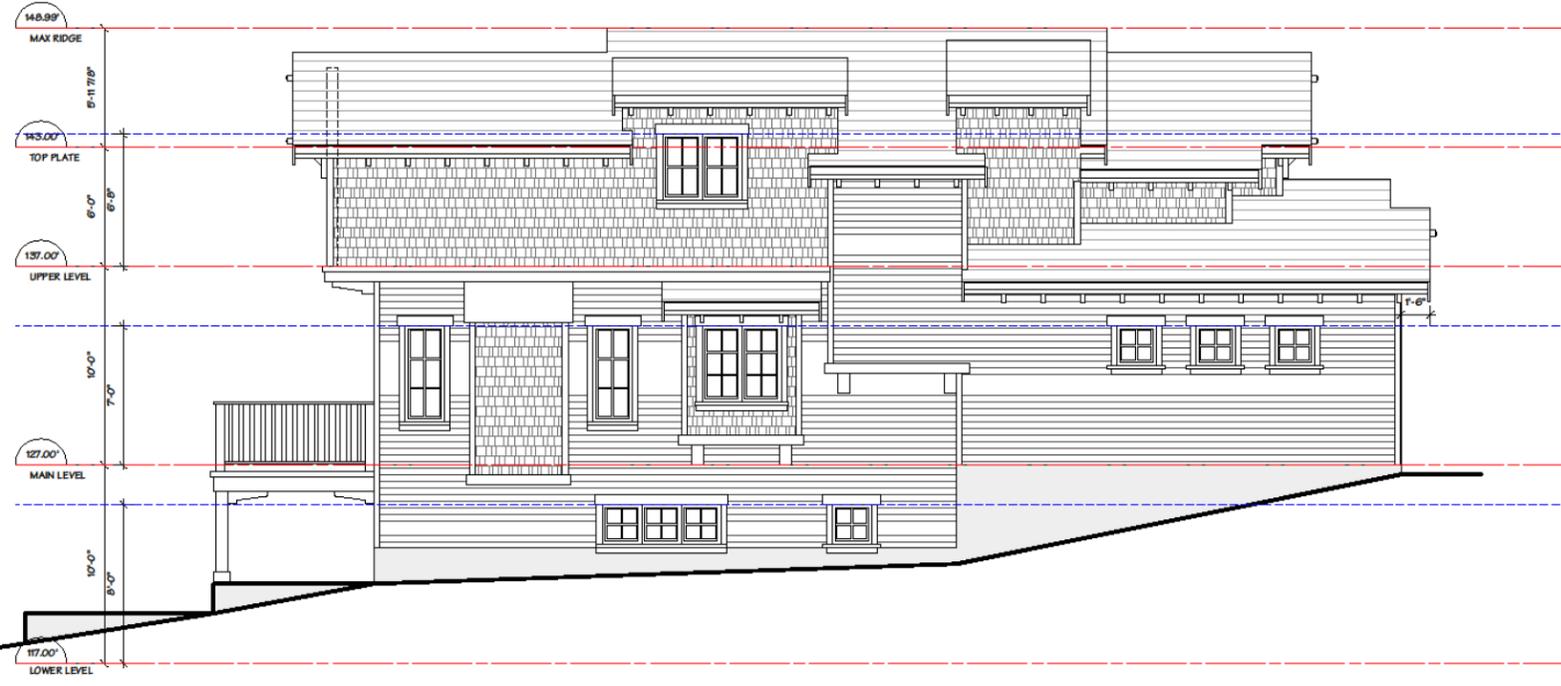
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1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax: 685-2076 Phone: 683-3441

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

Drawing Title:
LANEWAY COTTAGE ELEVATIONS

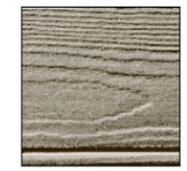
DRAWN BY: MM	CHECKED BY:
SCALE: 1/4" = 10"	SHEET
DATE: MARCH 2016	A 13
JOB NUMBER: 4031	



EAST ELEVATION

FINISH SCHEDULE: GARDEN & L.W. COTTAGE

- 1 ASPHALT ROOF SHINGLES
- 2 2X10 BARGEBOARD W/ 1X4 TRIM
- 3 5" CONTINUOUS METAL GUTTER ON 2X8 FASCIA
- 4 HARDI SHINGLE SIDING
- 5 HARDI HORIZONTAL SIDING
- 6 VINYL WINDOWS c.w. 2x4 TRIM, 2X6 HEAD TRIM
- 7 BOARD & BATTEN
- 8 WOOD DOORS
- 9 WOOD RAILINGS (PAINTED)
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- 11 WOOD BRACKETS
- 12 WOOD STAIRS
- 13 CONCRETE CHIMNEY BOX
- 14 WOOD LATTICE



MONTEREY TAUPE (JAMES HARDI)
-HARDI SHINGLES
-HORIZONTAL SIDING



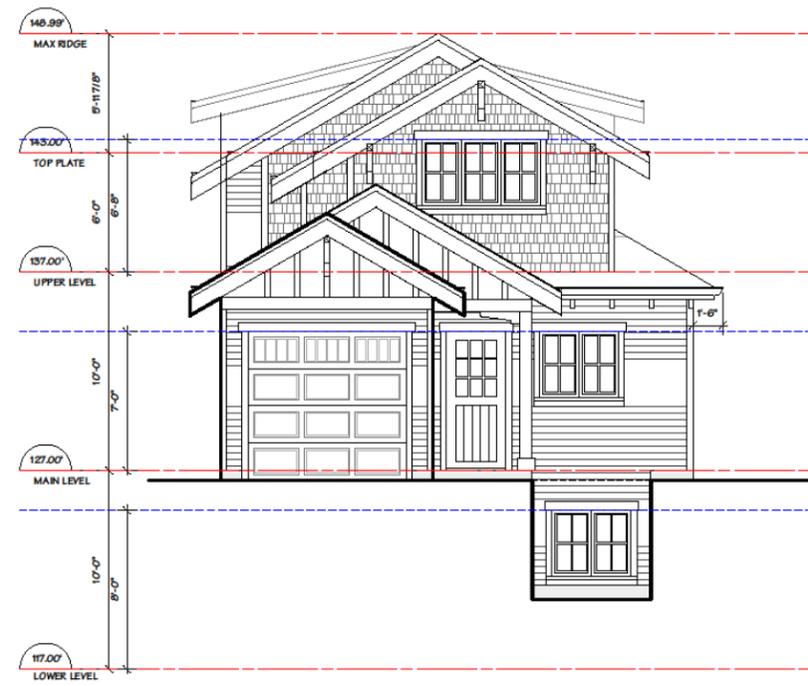
COBBLESTONE (JAMES HARDI)
-WOOD DETAILING
(TRIMS, BRACKETS, COLUMNS,
BARGEBOARD, RAFTER TAILS,
RAILINGS, LATTICE)

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DE Re-APP	DEC 2015
HRA APP	16.04.01



NORTH ELEVATION

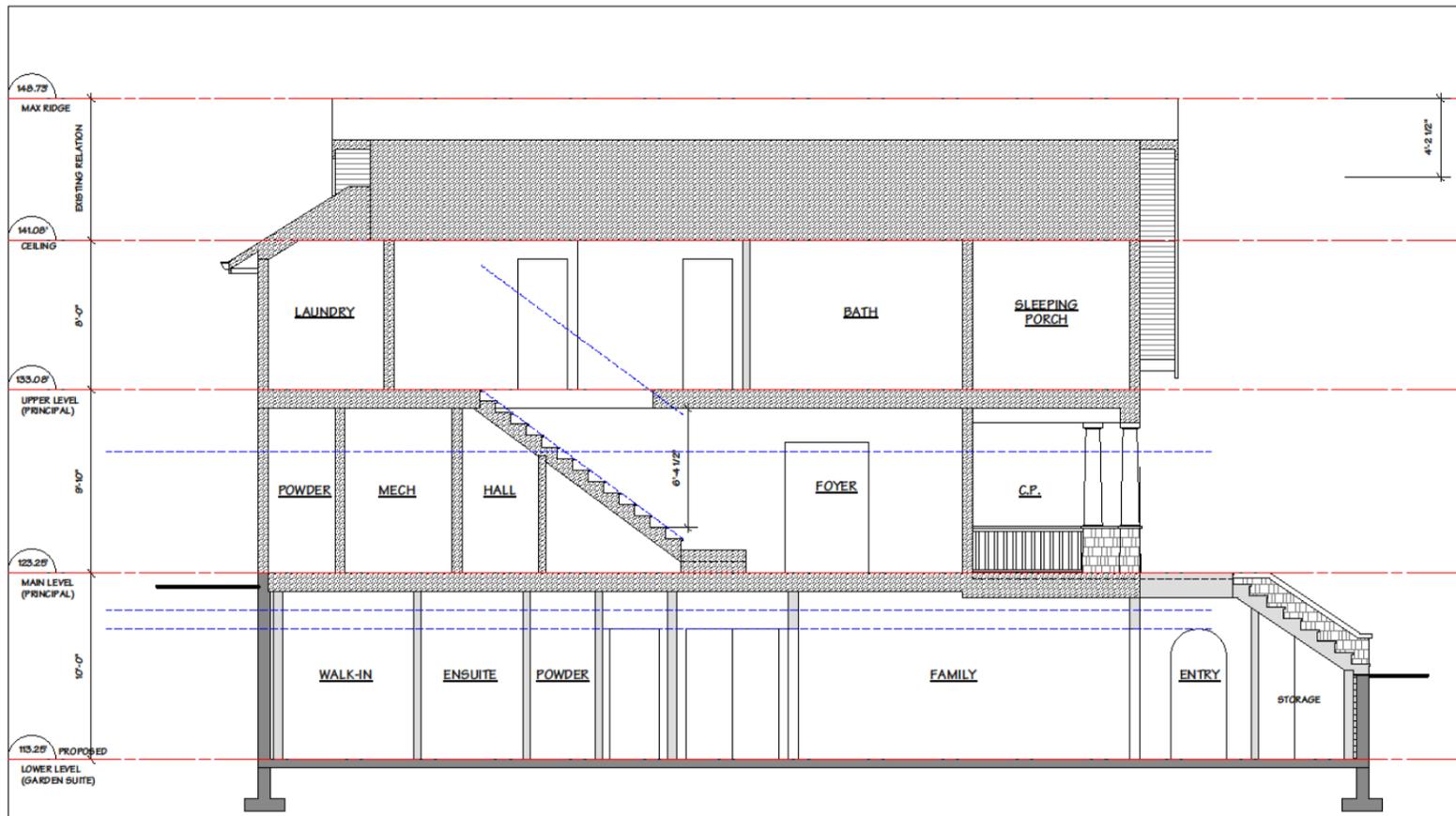
FORMWERKS ARCHITECTURAL
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1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax: 685-2076 Phone: 683-3441

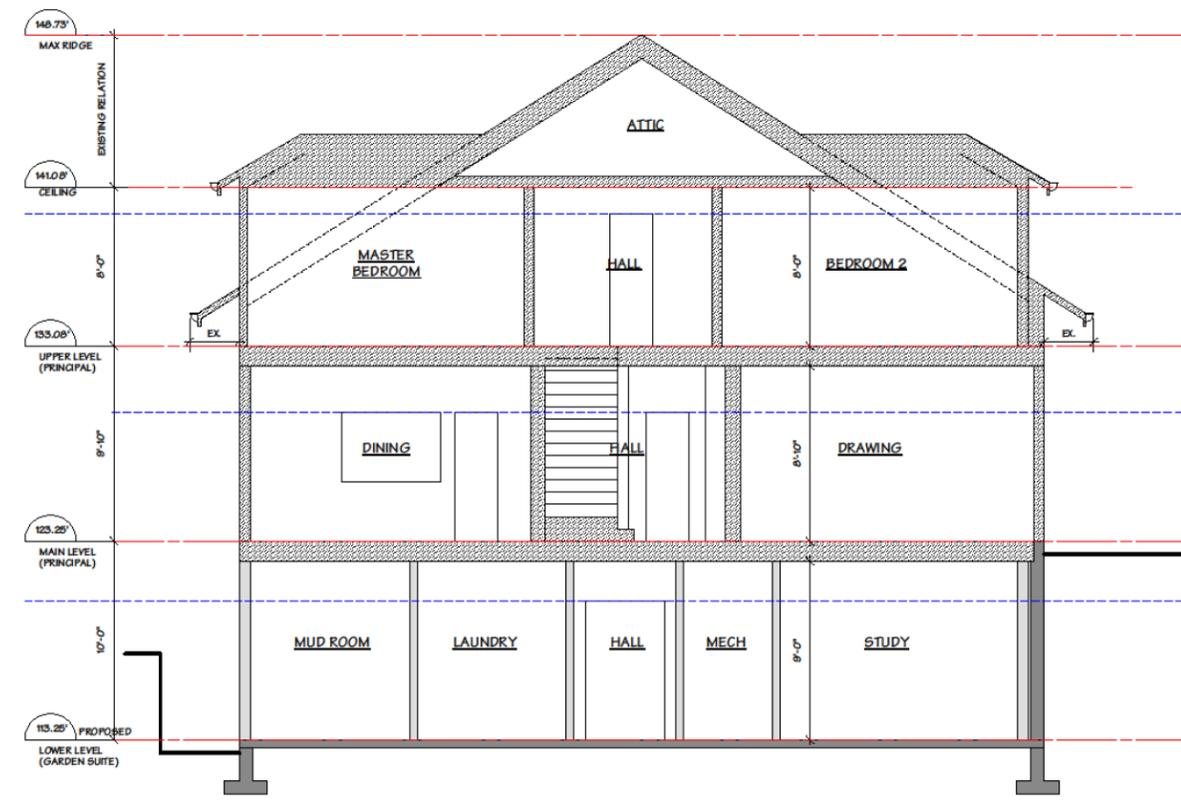
Project:
**1425 GORDON AVE
WEST VANCOUVER, B.C.**

Drawing Title:
LANEWAY COTTAGE ELEVATIONS

DRAWN BY: MM	CHECKED BY:
SCALE: 1/4" = 10"	SHEET
DATE: MARCH 2016	A 14
JOB NUMBER: 4031	



SECTION BB



SECTION AA

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DISTRICT REVIEW	OCT 2015
DE/HRA APP	NOV 2015
DE Re-APP	DEC 2015
HRA APP	16.04.01

FORMWERKS ARCHITECTURAL
 1 2 3 4 5 6 7 8 9 10 11 12

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax: 685-2076 Phone: 683-3441

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

Drawing Title:
 PRINCIPAL HOUSE SECTIONS

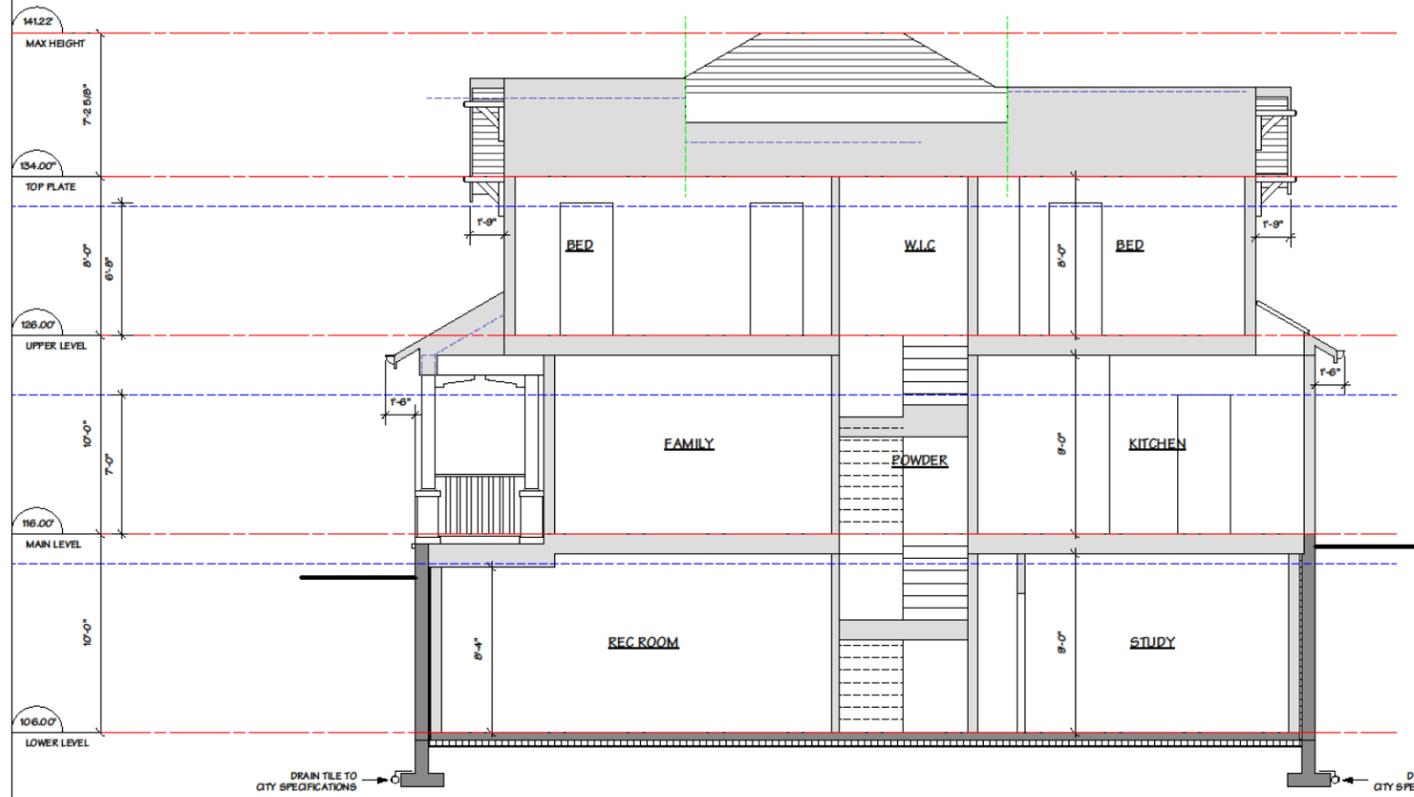
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SCALE: 1/4" = 10"	SHEET
DATE: MARCH 2016	A 15
JOB NUMBER: 4031	

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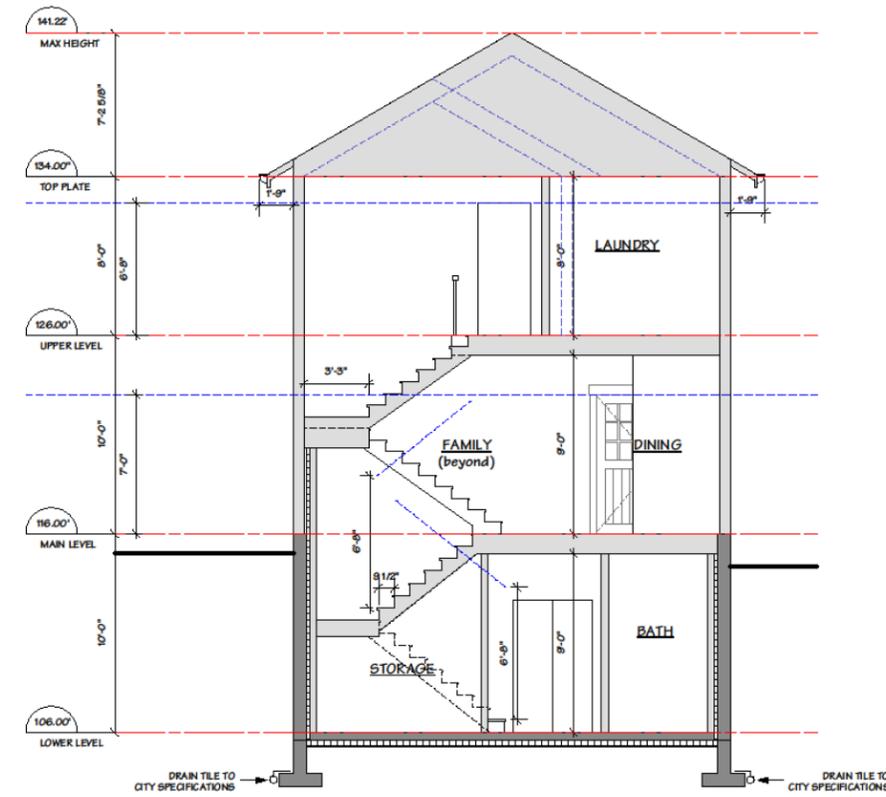
REVISIONS

ISSUED FOR...

CLIENT REVIEW	JUNE 2015
CLIENT REVIEW	JULY 2015
CLIENT REVIEW	AUG 2015
RFP	OCT 2015
DISTRICT REVIEW	OCT 2015
DE/HRA APP	NOV 2015
DE Re-APP	DEC 2015
HRA APP	16.04.01



SECTION BB



SECTION AA

FORMWERKS ARCHITECTURAL
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20
 1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-3441

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

Drawing Title:
 GARDEN COTTAGE SECTION

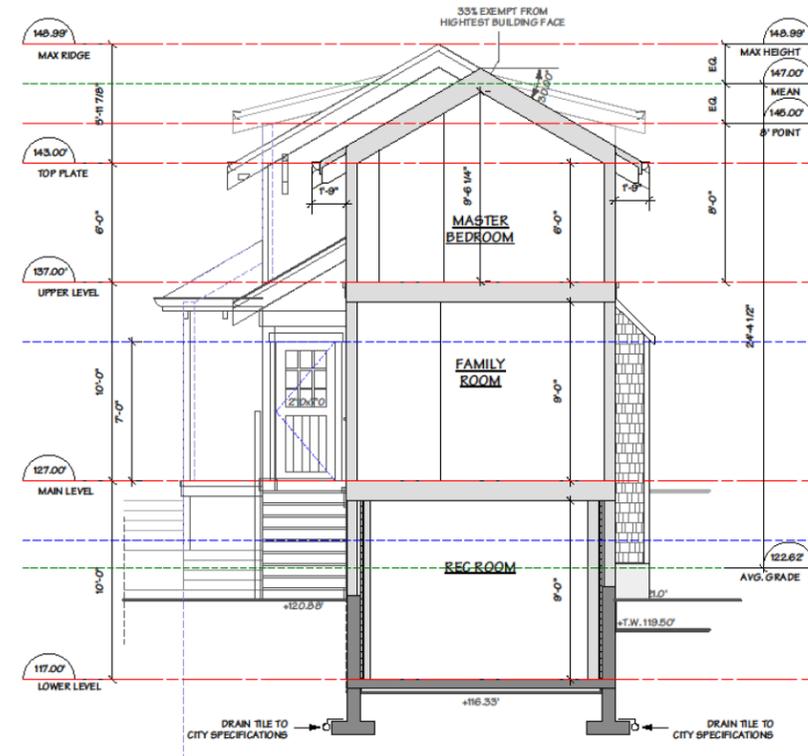
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SCALE: 1/4" = 10"	SHEET
DATE: MARCH 2016	A 16
JOB NUMBER: 4031	

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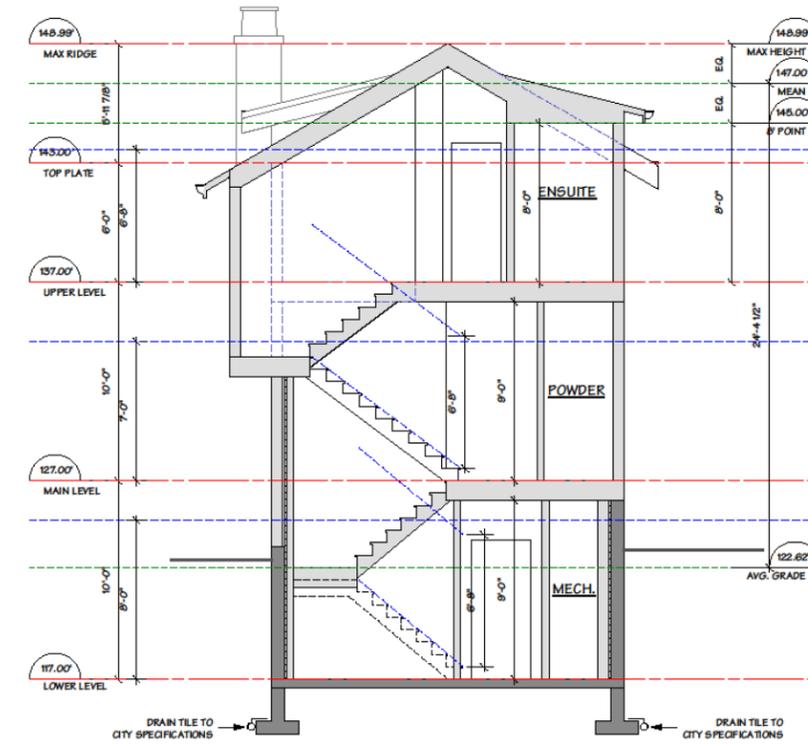
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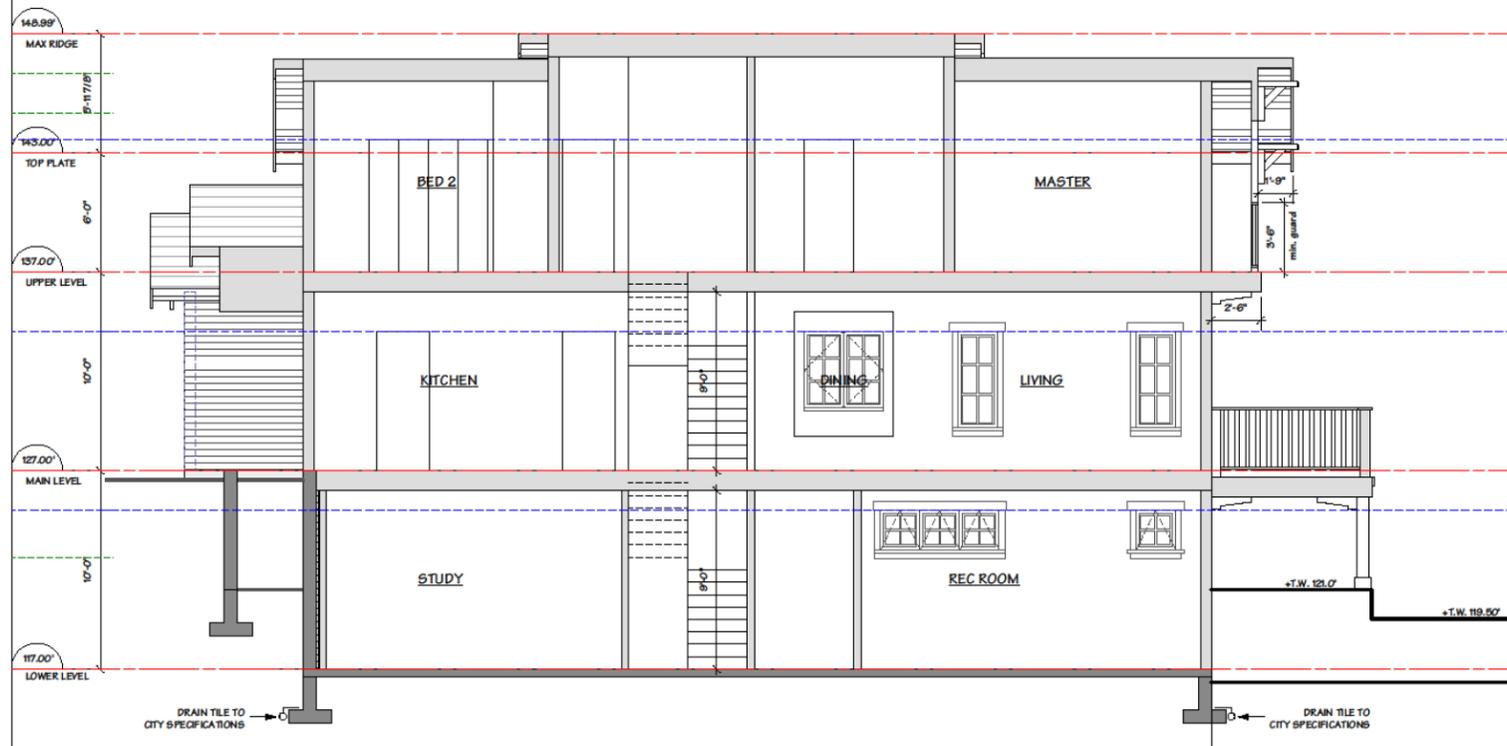
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CLIENT REVIEW	AUG 2015
RFP	OCT 2015
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DE/HRA APP	NOV 2015
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HRA APP	16.04.01



SECTION CC



SECTION AA



SECTION BB

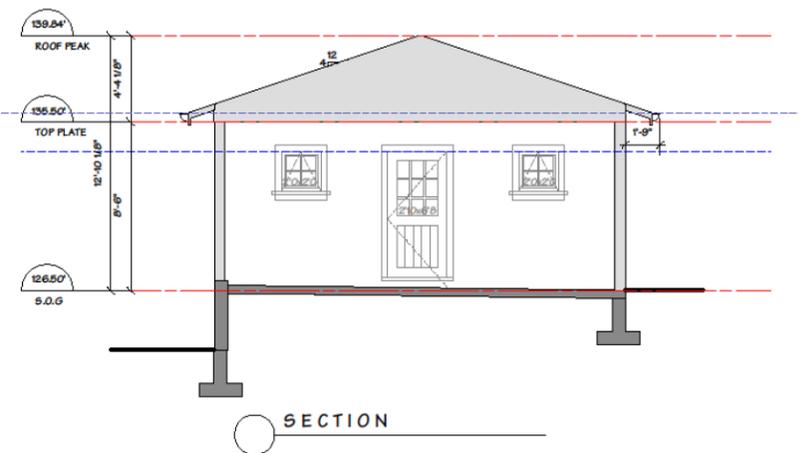
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1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax: 685-2076 Phone: 683-3441

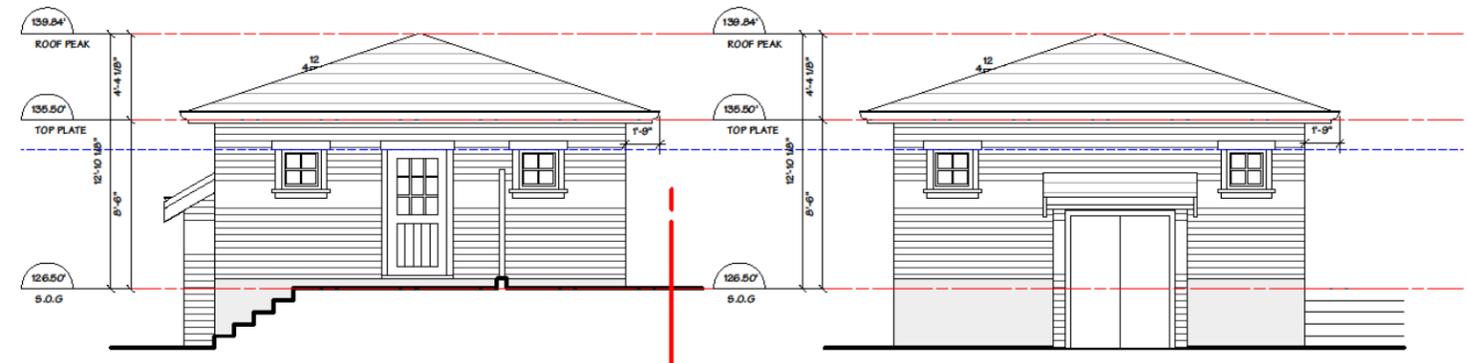
Project:
 1425 GORDON AVE
 WEST VANCOUVER, B.C.

Drawing Title:
 LANEWAY COTTAGE SECTION

DRAWN BY: MM	CHECKED BY:
SCALE: 1/4" = 10"	SHEET
DATE: MARCH 2016	A 17
JOB NUMBER: 4031	

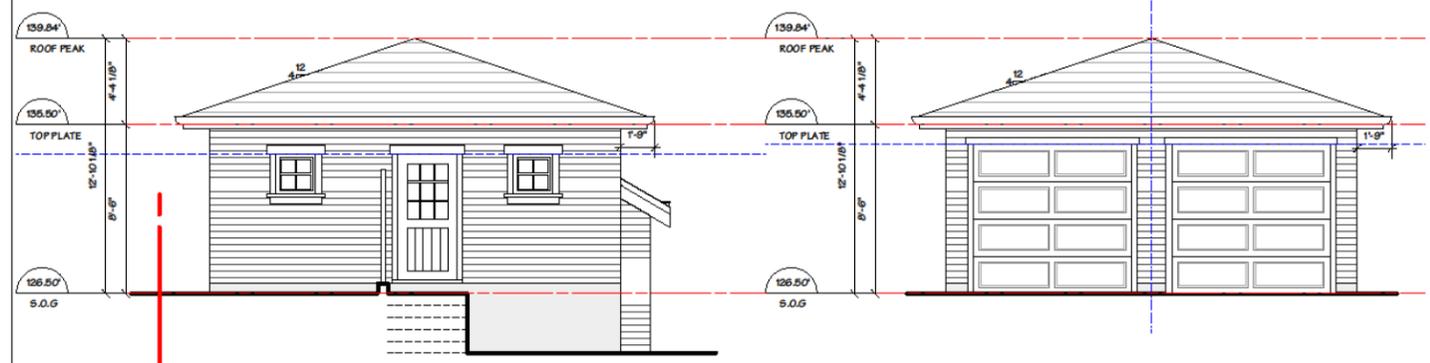


SECTION



EAST

SOUTH

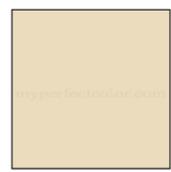


WEST

NORTH



TRADITIONAL RED (HARDIE)
-CEDAR WALL SHINGLE
-HARDI SHINGLE
-VERTICAL BATTE



OXFORD MORY (SM - VC-1)
-WINDOWS
-WOOD DETAILING
(WINDOW FRAME TRIMS, BRACKETS, COLUMNS,
BARGEBOARD, RAFTER TAILS, RAILINGS)

FINISH SCHEDULE: GARDEN & L.W. COTTAGE

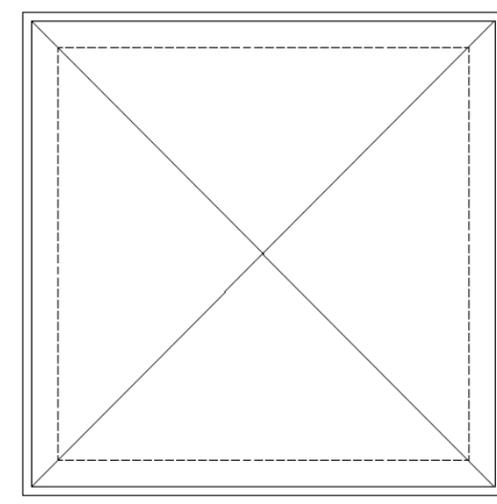
- 1 ASPHALT ROOF SHINGLES
- 2 2X10 BARGEBOARD W/ 1X4 TRIM
- 3 5" CONTINUOUS METAL GUTTER ON 2XB FASCIA
- 4 HARDI SHINGLE SIDING
- 5 HARDI HORIZONTAL SIDING
- 6 VINYL WINDOWS c.w. 2x4 TRIM, 2X6 HEAD TRIM
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- 14 WOOD LATTICE

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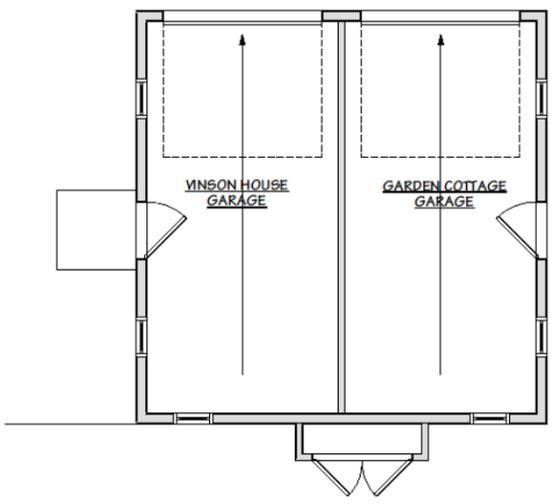
REVISIONS

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CLIENT REVIEW	AUG 2015
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ROOF PLAN



PLAN

FORMWERKS ARCHITECTURAL
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax: 685-2076 Phone: 683-3441

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

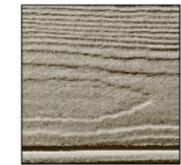
Drawing Title:
VINSON & GARDEN COTTAGE
ACCESSORY PLAN

DRAWN BY: MM	CHECKED BY:
SCALE: 1/4" = 10"	SHEET
DATE: MARCH 2016	A 18
JOB NUMBER: 4031	

FINISH SCHEDULE: GARDEN & L.W. COTTAGE

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MONTEREY TAUPE (JAMES HARDI)
-HARDI SHINGLES
-HORIZONTAL SIDING



COBBLESTONE (JAMES HARDI)
-WOOD DETAILING
(TRIMS, BRACKETS, COLUMNS,
BARGEBOARD, EAFETER TAILS,
RAILINGS, LATTICE)

- 1 ASPHALT ROOF SHINGLES
- 2 2X10 BARGEBOARD W/ 1X4 TRIM
- 3 5" CONTINUOUS METAL GUTTER ON 2X8 FASCIA
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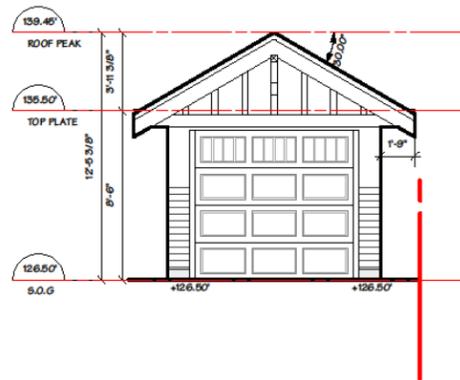
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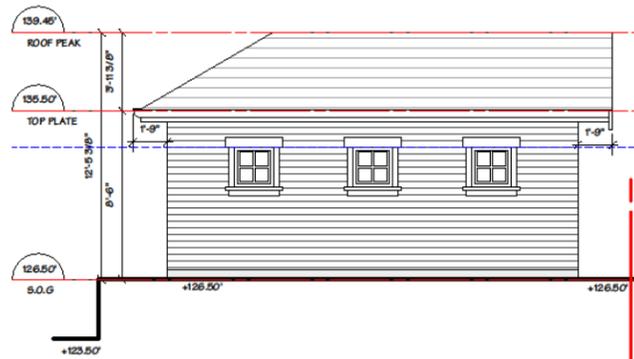
CLIENT REVIEW	JUNE 2015
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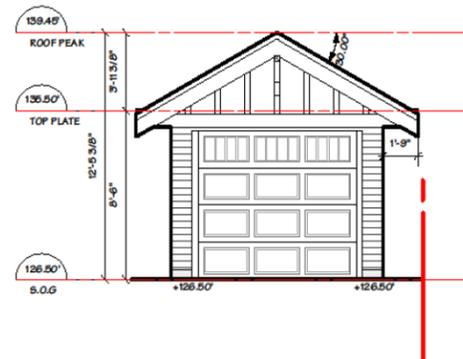
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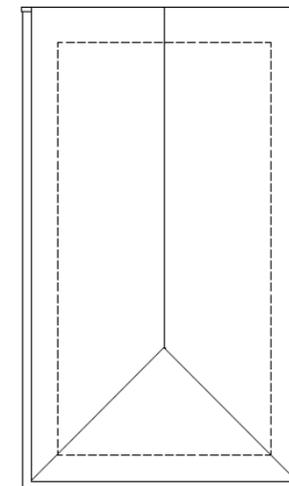
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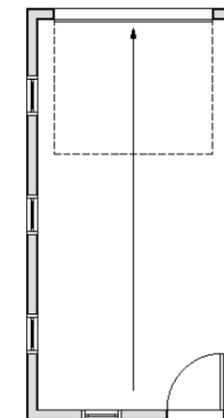
WEST



NORTH



ROOF PLAN



PLAN

FORMWERKS ARCHITECTURAL
1 2 3 4 5 6 7 8 9 10 11 12 13 14

1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax: 685-2076 Phone: 683-3441

Project:

1425 GORDON AVE
WEST VANCOUVER, B.C.

Drawing Title:

GARDEN SUITE
ACCESSORY PLAN

DRAWN BY: MM

CHECKED BY:

SCALE: 1/4" = 10"

SHEET

DATE: MARCH 2016

JOB NUMBER: 4031

A 19