



2019 DEVELOPMENT PROPOSAL





ARCHITECTURAL EVOLUTION

1914



THE CLACHAN, WEST VANCOUVER MUSEUM AND ARCHIVES, 096.WVA.ALL

1940



THE CLACHAN, WEST VANCOUVER MUSEUM AND ARCHIVES, 2465.WVA.RAH

1979



THE CLACHAN, WEST VANCOUVER MUSEUM AND ARCHIVES, 1182.WVML.COL

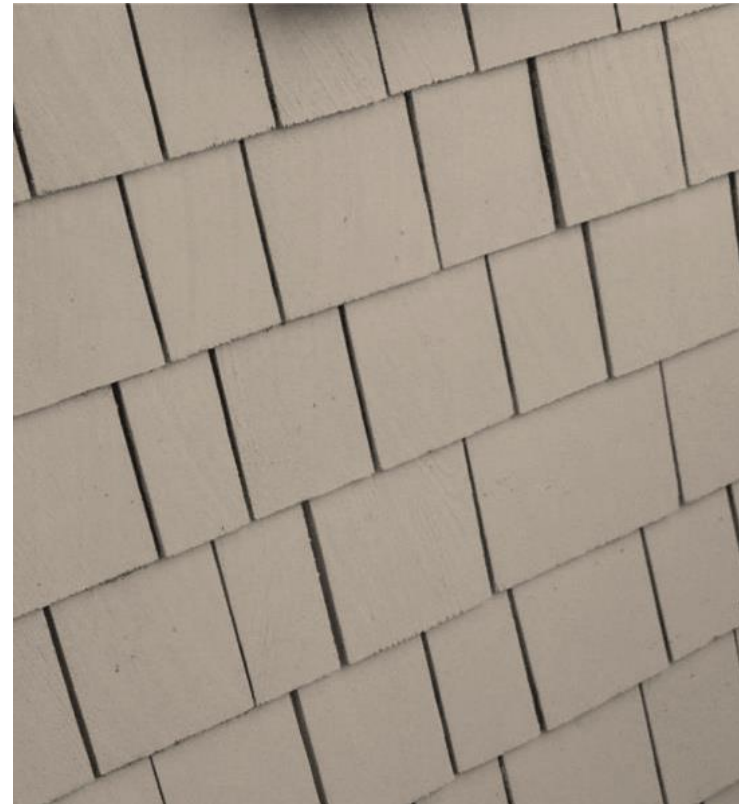
CURRENT

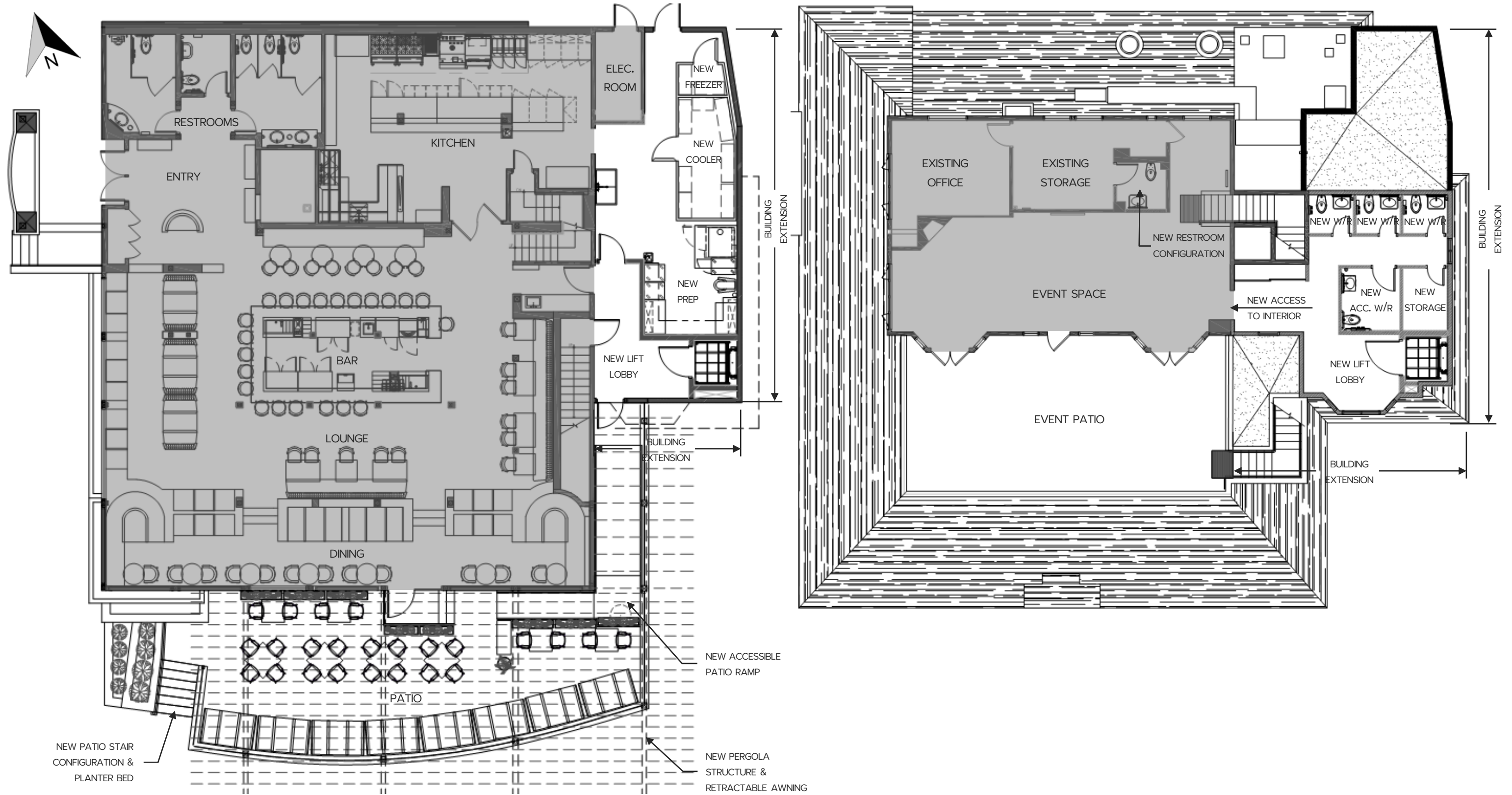


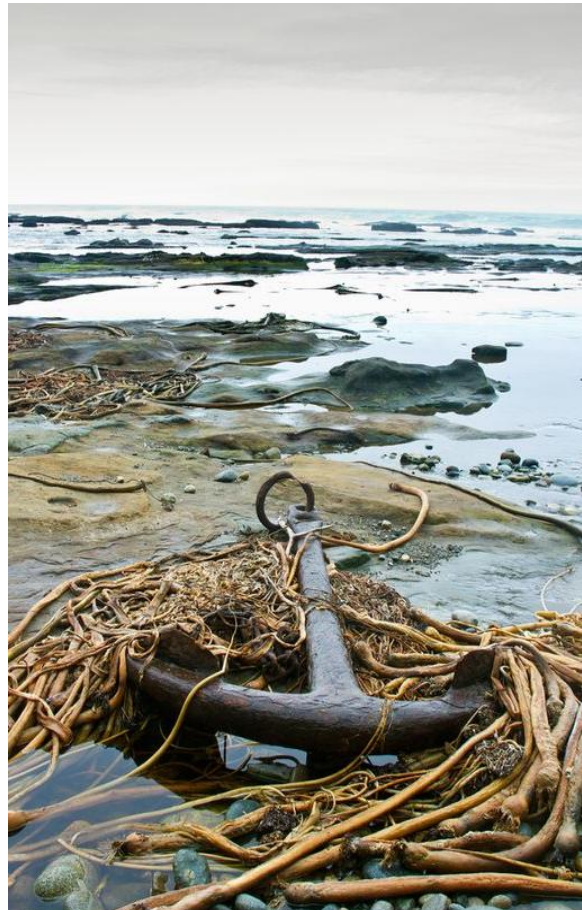
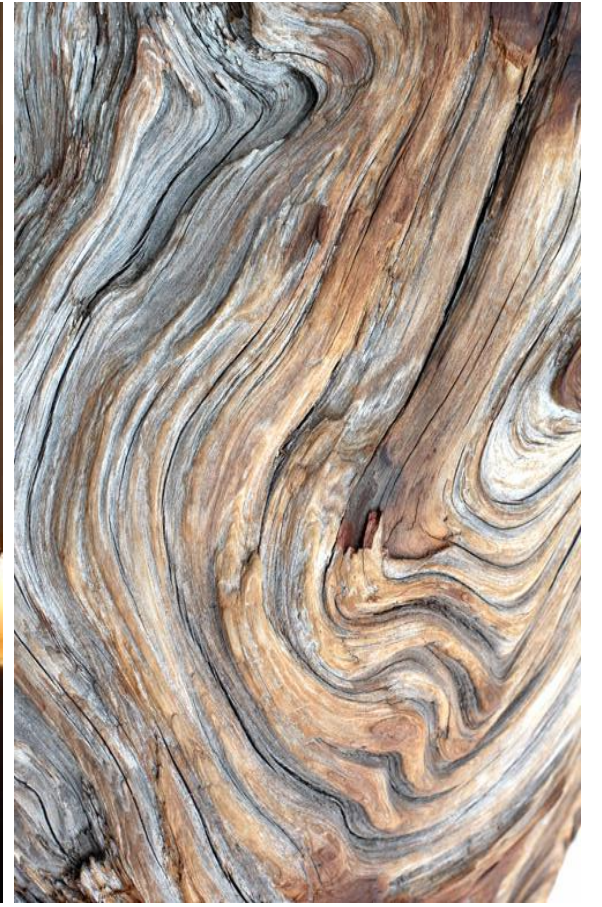
THE BEACH HOUSE, 2010-2018 FULLER FAMILY OWNERSHIP

2019 PROPOSED DEVELOPMENT

















Building Improvements & Upgrades (Required) \*\*Typically by Landlord

- Rebuild BOH extension with additional lift lobby \*\*
- Provide accessibility to second floor (new lift) including lift foundations \*\*
- New second floor extension shall include 4 new washrooms (1 accessible/universal)
- New grease interceptor to be located in new concrete bunker below new BOH extension
- Remove second floor patio tent
- Refinish second floor patio exterior stairs \*\*
- New second story floor finishes
- New drain lines from basement
- All new smoke detectors in basement \*\*
- All redundant wiring and piping to be removed from basement \*\*
- Hot water tank room shall be fire rated & vent stack enclosed in new fire rated shaft \*\*
- New fire rated door at top of basement stairwell & fire rated stairwell \*\*
- Level basement floor where required for transitions + add panic hardware \*\*
- Rebuild east patio ramp, raise manhole to new ramp elevation
- Main floor patio stair rail to be reconfigured & resurfaced \*\*
- Main floor patio glass screen door to have panic hardware added \*\*
- Electrical Upgrade, increasing to 800 AMP service \*\*
- Plumbing Upgrade, new main floor stacks \*\*
- New heat pump (dining)

Additional Improvements \_ FOH

- All new column cladding
- New board and batten finish on existing wall paneling
- New beadboard and top cap finish to all millwork pony walls to remain
- New floor tile throughout (washroom & service area floor tile to remain)
- New second floor carpet
- New host station
- Reconfigure existing upstairs washroom
- Demo existing millwork ceiling finishes & details, refinish GWB where required
- Demo fireplace (dining room)
- Rebuild main bar
- All new AV system
- New main floor windows on South elevation, to accommodate new increased header height
- New main patio pergola, awning & infrared heaters
- New main patio floor finish (resurfaced)
- Remove second door to patio, modify star landings from dining to patio
- All new exterior paint
- All new asphalt shingle roof
- Owner supplied furniture (interior main floor & main floor patio)
- Owner supplied lighting (all new decorative)
- Owner supplied Art
- Owner supplied interior signage

Additional Improvements \_ BOH

- New cooler/freezer in BOH extension
- New prep hood in BOH extension (equipment from NVTP)
- Patch/repair existing FRP wall finish as required
- Patch/repair existing BOH floor tile as required



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