



# EAGLE HARBOUR LOT 1B: LARSON PLACE

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**CIVIC ADDRESS:**  
**5768-B LARSON PLACE**  
**WEST VANCOUVER, BC**  
**V7W 1S4 CANADA**

**LEGAL DESCRIPTION:**  
**P.I.D. 007-260-008**  
**LOT 1**  
**BLOCK 9**  
**DISTRICT LOT 772**  
**PLAN 17718**

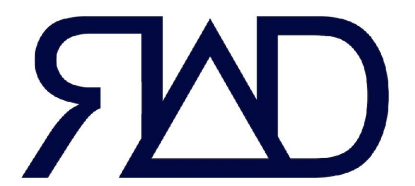
**CODE EDITION: BCBC 2024 (PART 9)**  
**CLASSIFICATION: GROUP C RESIDENTIAL**  
**ZONING: RS4**  
**WILDFIRE HAZARD AREA: NO**

**ARCHITECTURAL DRAWING LIST**

- A-0.00 COVER
- A-0.01 STATISTICS
- A-0.02 DESIGN RATIONALE
- A-0.03 DESIGN RATIONALE
- A-0.04 MASSING, SHADOW, RS4 STUDIES
- A-0.05 VIEW STUDIES
- A-0.06 ASSEMBLIES
  
- A-1.00 SURVEY
- A-1.01 EXISTING SITE PLAN
- A-1.02 PROPOSED SITE PLAN
  
- A-2.00 PROPOSED FOUNDATION PLAN
- A-2.01 PROPOSED MAIN FLOOR PLAN
- A-2.02 PROPOSED UPPER FLOOR PLAN
  
- A-3.00 PROPOSED ELEVATIONS: NORTH WING NORTH, EAST
- A-3.01 PROPOSED ELEVATIONS: NORTH WING WEST, SOUTH; SOUTH WING NORTH
- A-3.02 PROPOSED ELEVATIONS: SOUTH WING WEST, SOUTH, EAST; NORTH WING EAST
  
- A-4.00 PROPOSED CROSS SECTIONS
- A-4.01 PROPOSED LONGITUDINAL SECTIONS



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**DATE** 24.08.19  
**ISSUED FOR** HERITAGE REVITALIZATION AGREEMENT

DO NOT SCALE FOR DIMENSIONS. BUILDER RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY RYAN ALWARD DESIGN OF DISCREPANCIES PRIOR TO CONSTRUCTION. OPENING SIZES ARE APPROXIMATE. MANUFACTURER AND BUILDER TO COORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF RYAN ALWARD DESIGN AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

**NOT FOR CONSTRUCTION**

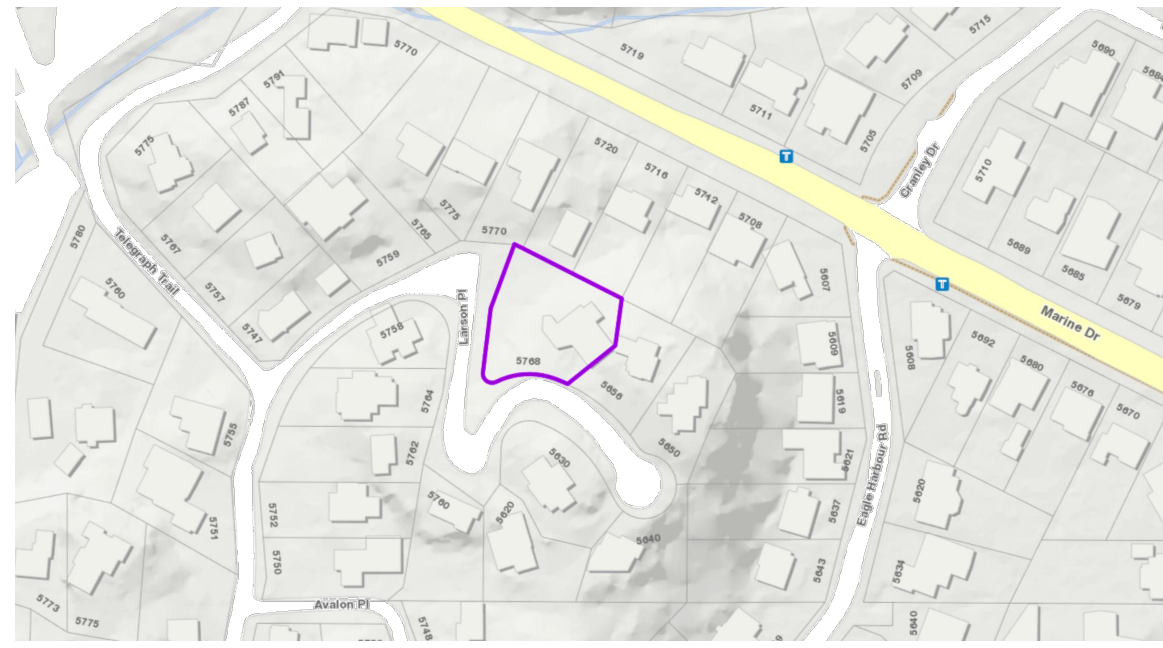
**LARSON PLACE**  
 5768-B LARSON PLACE  
 WEST VANCOUVER BC  
 V7W 1S4 CANADA

**COVER**

**PROJECT** 2201 EH1B  
**SHEET** ARCH EXPAND D 24x36"

**A-0.00**

CONTEXT PLAN



FROM WESTMAP SYSTEM - SAVED ON 24.08.19 (NOT TO SCALE)

STATISTICS

**CIVIC ADDRESS**  
5768-B LARSON PLACE  
WEST VANCOUVER, BC  
V7W 1S4 CANADA

**LEGAL DESCRIPTION**  
P.I.D. 007-260-008  
LOT 1  
BLOCK 9  
DISTRICT LOT 772  
PLAN 17718

**BUILDING CODE**  
BRITISH COLUMBIA BUILDING CODE 2024 (PART 9)

**OCCUPANCY CLASSIFICATION**  
GROUP C RESIDENTIAL

**ZONING**  
RS4

**WILDFIRE HAZARD AREA**  
NO

NOTES

GENERAL

- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS.
- ALL WORK SHALL CONFORM TO THE STANDARDS OF THE N.B.C. OF CANADA 2020, AND SPECIFICALLY SECTION 9 OF THE B.C. BUILDING CODE 2024, AS WELL AS ALL LOCAL CODES, BYLAWS AND AMENDMENTS. THE CONTRACTOR SHALL VERIFY ALL DATUM, DIMENSION AND LEVELS PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK TO BE PERFORMED TO CURRENT GOOD TRADE PRACTICE STANDARDS, IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND BY WORKMEN SKILLED IN THEIR TRADES.
- CONTRACTOR SHALL TAKE PRECAUTIONS AS SPECIFIED BY THE CANADIAN CONSTRUCTION SAFETY CODE TO ENSURE PUBLIC SAFETY DURING CONSTRUCTION.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF GWB (U.N.O.)
- SHOP DRAWINGS TO BE SUBMITTED FOR REVIEW BY CONSULTANTS PRIOR TO FABRICATION AND INSTALLATION OF SYSTEMS.

STAIR

STAIRS CONFORM TO HEADROOM AND RISE/RUN REQUIREMENTS OF BC BUILDING CODE 2024 SECTION 3.3.1.14 AND SECTIONS 9.8.2 THROUGH 9.8.4 INCLUDING A CLEAR HEIGHT OF NOT LESS THAN 76-3/4" (1950 MM) PER 9.8.2.2.3 AND A RISE BETWEEN 4-7/8" (125 MM) AND 7-7/8" (200 MM) PER 9.8.4.1 AND RUN BETWEEN 6-1/8" (255 MM) AND 14" (355 MM) PER 9.8.4.2.

FIRE SAFETY

- HOUSE TO BE SPRINKLERED PER NFPA 13D
- SMOKE AND CARBON MONOXIDE DETECTORS PER BCBC 2024

ENERGY

- THIS DESIGN SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF BCBC 2024 SECTION 9.36 AND MEETS STEP CODE 5.

ZONING TABLE - METRIC

ZONING BYLAW ASPECT	RS4 REGULATION	PROPOSED LOT A: HERITAGE HOUSE	PROPOSED LOT B: INFILL HOUSE	VARIANCE REQUIRED
204.03 SITE AREA	731 M <sup>2</sup> MINIMUM	722.3 M <sup>2</sup>	701.3 M <sup>2</sup>	29.7 M <sup>2</sup>
204.04 SITE WIDTH	17.1 M MINIMUM	16.46 M	55.23 M <sup>A</sup>	NONE
204.05 SITE COVERAGE				
SITE >885 M <sup>2</sup>	30% MAXIMUM	-	-	-
SITE 664-885 M <sup>2</sup>	266 M <sup>2</sup> MAXIMUM	282.98 M <sup>2</sup>	301.56 M <sup>2</sup> (43%) <sup>B</sup>	35.56 M (TO ALLOW 43%) <sup>B</sup>
SITE < 664 M <sup>2</sup>	40% MAXIMUM	-	-	-
204.06 FLOOR AREA RATIO				
SITE >681.3 M <sup>2</sup>	0.30 MAXIMUM UP TO 438.9 M <sup>2</sup>	337.33 M <sup>2</sup>	474.92 M <sup>2</sup> (67.7%) <sup>B</sup>	36.02 M (TO ALLOW 67.7%) <sup>B</sup>
SITE 408.8-681.3 M <sup>2</sup>	204.4 M <sup>2</sup> MAXIMUM	-	-	-
SITE <408.8 M <sup>2</sup>	0.50 MAXIMUM	-	-	-
204.07 FRONT YARD	9.1 M (8.8 M STEP 5) MINIMUM	8.6 M	1.52 M <sup>C</sup>	7.28 M <sup>C,D</sup>
204.08 REAR YARD	9.1 M (8.8 M STEP 5) MINIMUM	6.43 M	1.52 M	7.28 M <sup>D</sup>
204.09 SIDE YARD	1.5 M (1.2 M STEP 5) MINIMUM	1.92 M	1.52 M	ALLOW 1.5 M MINIMUM <sup>E</sup>
204.09 COMBINED SIDE YARD	4.57 M	-	-	-
204.10 BUILDING HEIGHT	10% SITE W OR 1.5-3/1.2-2.7 M STEP 5	5.97 M	7.4 M <sup>D</sup>	NONE
204.11 NUMBER OF STOREYS	2 PLUS BASEMENT MAXIMUM	2 (NO BASEMENT)	2 (NO BASEMENT)	NONE
204.12 HIGHEST BLDG FACE ENVELOPE	6.7 M MAXIMUM	5.67 M	6.7 M <sup>D</sup>	NONE

ZONING TABLE - IMPERIAL

ZONING BYLAW ASPECT	RS4 REGULATION	PROPOSED LOT A: HERITAGE HOUSE	PROPOSED LOT B: INFILL HOUSE	VARIANCE REQUIRED
204.03 SITE AREA	7,868.4 S.F. MINIMUM	7,775 S.F.	7,549 S.F.	319.4 S.F.
204.04 SITE WIDTH	56.1 FT MINIMUM	54 FT	181.1875 FT <sup>A</sup>	NONE
204.05 SITE COVERAGE				
SITE >9,526.1 S.F.	30% MAXIMUM	-	-	-
SITE 7,147.2-9,526.1 S.F.	2,863.2 S.F. MAXIMUM	3,046 S.F (39.2%)	3,246 S.F. (43%) <sup>B</sup>	382.8 S.F. (TO ALLOW 43%) <sup>B</sup>
SITE <7,147.2 S.F.	40% MAXIMUM	-	-	-
204.06 FLOOR AREA RATIO				
SITE >7,333.5 S.F.	0.30 MAXIMUM UP TO 4,724.3 S.F.	3,631 S.F. (46.7%)	5,112 S.F. (67.7%) <sup>B</sup>	387.7 S.F. (TO ALLOW 67.7%) <sup>B</sup>
SITE 4,400.3 S.F.-7,333.5 S.F.	2,200 S.F. MAXIMUM	-	-	-
SITE <4,400.3 S.F.	0.50 MAXIMUM	-	-	-
204.07 FRONT YARD	30 FT (28.9 FT STEP 5) MINIMUM	28.3125 FT	5 FT <sup>C</sup>	23.9 FT <sup>C,D</sup>
204.08 REAR YARD	30 FT (28.9 FT STEP 5) MINIMUM	21.08 FT	5 FT	23.9 FT <sup>D</sup>
204.09 SIDE YARD	10% SITE W OR 5'-10"/4'-8.86 FT STEP 5	6.3125 FT	5 FT	ALLOW 5'-0" MINIMUM <sup>E</sup>
204.09 COMBINED SIDE YARD	15 FT	14.44 FT	-	-
204.10 BUILDING HEIGHT	25 FT MAXIMUM	19.6 FT	24.21 FT <sup>D</sup>	NONE
204.11 NUMBER OF STOREYS	2 PLUS BASEMENT MAXIMUM	2 (NO BASEMENT)	2 (NO BASEMENT)	NONE
204.12 HIGHEST BLDG FACE ENVELOPE	22 FT MAXIMUM	18.6 FT	22 FT <sup>D</sup>	NONE

- <sup>A</sup> CONTINUOUS FRONTAGE SITE, SITE WIDTH MEASURED AT PROPOSED FRONT YARD SETBACK
- <sup>B</sup> CALCULATED USING 8% REDUCTION IN PROPOSED SITE COVERAGE AND FLOOR AREA AS HOUSE MEETS STEP CODE 5 (ZONING BYLAW 120.29)
- <sup>C</sup> FRONT YARD SETBACK REDUCED TO 0.94 FT (0.29 M) FOR 8.65 FT (2.64 M) AT FIREPLACE AND 3.94 FT (1.2 M) AT SOUTHWEST CORNER OF HOUSE [HABITABLE SPACE DOES NOT ENCR OACH ON TYPICAL 5'-0" (1.52 M) SETBACK]
- <sup>D</sup> CALCULATED USING 0.98 FT (0.3 M) REDUCTION IN REQUIRED YARD, BUILDING HEIGHT, AND HIGHEST BUILDING FACE ENVELOPE AS HOUSE MEETS STEP CODE 5 (ZONING BYLAW 120.29)
- <sup>E</sup> MINIMUM SIDE YARD PER RS4 OF 5'-0"/1.5 M (4'-0"/1.2 M WITH STEP CODE 5) REQUESTED BECAUSE SITE WIDTH IS ABNORMALLY HIGH (CONTINUOUS FRONTAGE SITE WITH CURVY STREET + SMALL FRONT YARD, NOTE GRASS AREA BETWEEN PROPERTY LINE AND EDGE OF ASPHALT (WEST VANCOUVER PROPERTY) MAKES FRONT YARD APPEAR LARGER THAN REQUESTED 5'-0" SUGGESTS)

GRADE TABLE - METRIC

ENDPOINTS	FINISHED GRADE	NATURAL GRADE
A	20.73 M	20.76 M
B	20.73 M	21.88 M
C	20.73 M	NOT GIVEN - BUT ABOVE FINISHED GRADE
D	20.73 M	22.37 M
E	20.73 M	22.68 M
F	20.73 M	23.62 M
G	20.73 M	NOT GIVEN - BUT ABOVE FINISHED GRADE
H	20.73 M	22.65 M
I	20.73 M	21.79 M
J	20.73 M	NOT GIVEN - BUT ABOVE FINISHED GRADE
K	20.73 M	NOT GIVEN - BUT ABOVE FINISHED GRADE
L	20.73 M	NOT GIVEN - BUT ABOVE FINISHED GRADE
M	20.73 M	NOT GIVEN - BUT ABOVE FINISHED GRADE
N	20.73 M	NOT GIVEN - BUT ABOVE FINISHED GRADE
O	20.73 M	NOT GIVEN - BUT ABOVE FINISHED GRADE
P	20.73 M	NOT GIVEN - BUT ABOVE FINISHED GRADE
Q	20.73 M	NOT GIVEN - BUT ABOVE FINISHED GRADE

CONCLUSION: FINISHED GRADE IS LOWEST GRADE AT ALL POINTS

GRADE CALCULATION - METRIC

WALL SECTION	LOWEST GRADE	AVERAGE GRADE	LENGTH	A.G. x L
A-B	20.73 M - 20.73 M	20.73 M	13.5 M	279.86
B-C	20.73 M - 20.73 M	20.73 M	4.7 M	97.43
C-D	20.73 M - 20.73 M	20.73 M	1.6 M	33.17
D-E	20.73 M - 20.73 M	20.73 M	9.4 M	194.86
E-F	20.73 M - 20.73 M	20.73 M	8 M	165.84
F-G	20.73 M - 20.73 M	20.73 M	2.6 M	53.90
G-H	20.73 M - 20.73 M	20.73 M	0.8 M	16.58
H-I	20.73 M - 20.73 M	20.73 M	4.4 M	91.21
I-J	20.73 M - 20.73 M	20.73 M	2.5 M	51.83
J-K	20.73 M - 20.73 M	20.73 M	1.3 M	26.95
K-L	20.73 M - 20.73 M	20.73 M	2.6 M	53.90
L-M	20.73 M - 20.73 M	20.73 M	1.3 M	26.95
M-N	20.73 M - 20.73 M	20.73 M	4.9 M	101.58
N-O	20.73 M - 20.73 M	20.73 M	2.2 M	45.61
O-P	20.73 M - 20.73 M	20.73 M	2.5 M	51.83
P-Q	20.73 M - 20.73 M	20.73 M	2.5 M	51.83
Q-A	20.73 M - 20.73 M	20.73 M	9.3 M	192.79
<b>TOTAL</b>			<b>74.1 M</b>	<b>1,536.09</b>

CONCLUSION: AVERAGE GRADE = 1,536.09/74.1 = 20.73 M

GRADE TABLE - IMPERIAL

ENDPOINTS	FINISHED GRADE	NATURAL GRADE
A	68'-0"	68'-1 1/4"
B	68'-0"	71'-9 1/2"
C	68'-0"	NOT GIVEN - BUT ABOVE FINISHED GRADE
D	68'-0"	73'-4 3/4"
E	68'-0"	74'-4 3/4"
F	68'-0"	76'-3 1/2"
G	68'-0"	NOT GIVEN - BUT ABOVE FINISHED GRADE
H	68'-0"	74'-3 1/2"
I	68'-0"	71'-6"
J	68'-0"	NOT GIVEN - BUT ABOVE FINISHED GRADE
K	68'-0"	NOT GIVEN - BUT ABOVE FINISHED GRADE
L	68'-0"	NOT GIVEN - BUT ABOVE FINISHED GRADE
M	68'-0"	NOT GIVEN - BUT ABOVE FINISHED GRADE
N	68'-0"	NOT GIVEN - BUT ABOVE FINISHED GRADE
O	68'-0"	NOT GIVEN - BUT ABOVE FINISHED GRADE
P	68'-0"	NOT GIVEN - BUT ABOVE FINISHED GRADE
Q	68'-0"	NOT GIVEN - BUT ABOVE FINISHED GRADE

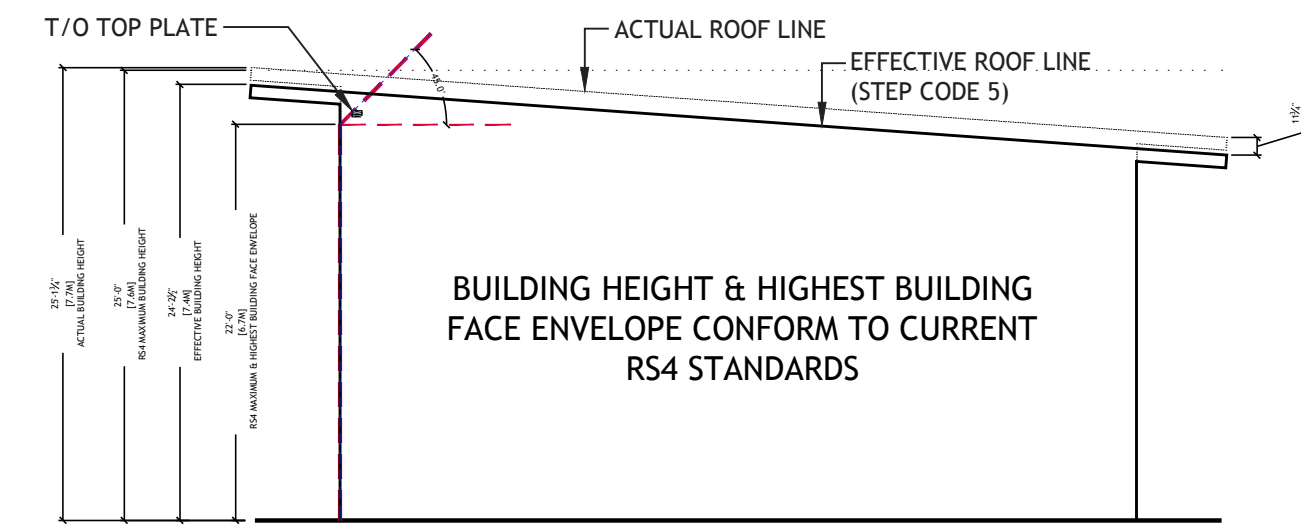
CONCLUSION: FINISHED GRADE IS LOWEST GRADE AT ALL POINTS

GRADE CALCULATION - IMPERIAL

WALL SECTION	LOWEST GRADE	AVERAGE GRADE	LENGTH	A.G. x L
A-B	68'-0" - 68'-0"	68'-0"	44.166 FT	3,003.29
B-C	68'-0" - 68'-0"	68'-0"	15.250 FT	1,037
C-D	68'-0" - 68'-0"	68'-0"	5.333 FT	362.64
D-E	68'-0" - 68'-0"	68'-0"	30.397 FT	2,067
E-F	68'-0" - 68'-0"	68'-0"	26.250 FT	1,785
F-G	68'-0" - 68'-0"	68'-0"	8.375 FT	569.50
G-H	68'-0" - 68'-0"	68'-0"	2.625 FT	178.50
H-I	68'-0" - 68'-0"	68'-0"	14.291 FT	971.79
I-J	68'-0" - 68'-0"	68'-0"	8.104 FT	551.07
J-K	68'-0" - 68'-0"	68'-0"	4.125 FT	280.50
K-L	68'-0" - 68'-0"	68'-0"	8.645 FT	587.86
L-M	68'-0" - 68'-0"	68'-0"	4.125 FT	280.50
M-N	68'-0" - 68'-0"	68'-0"	15.958 FT	1,085.14
N-O	68'-0" - 68'-0"	68'-0"	7.208 FT	490.14
O-P	68'-0" - 68'-0"	68'-0"	8.187 FT	556.72
P-Q	68'-0" - 68'-0"	68'-0"	8.208 FT	558.14
Q-A	68'-0" - 68'-0"	68'-0"	30.416 FT	2,068.29
<b>TOTAL</b>			<b>241.663 FT</b>	<b>16,433.08</b>

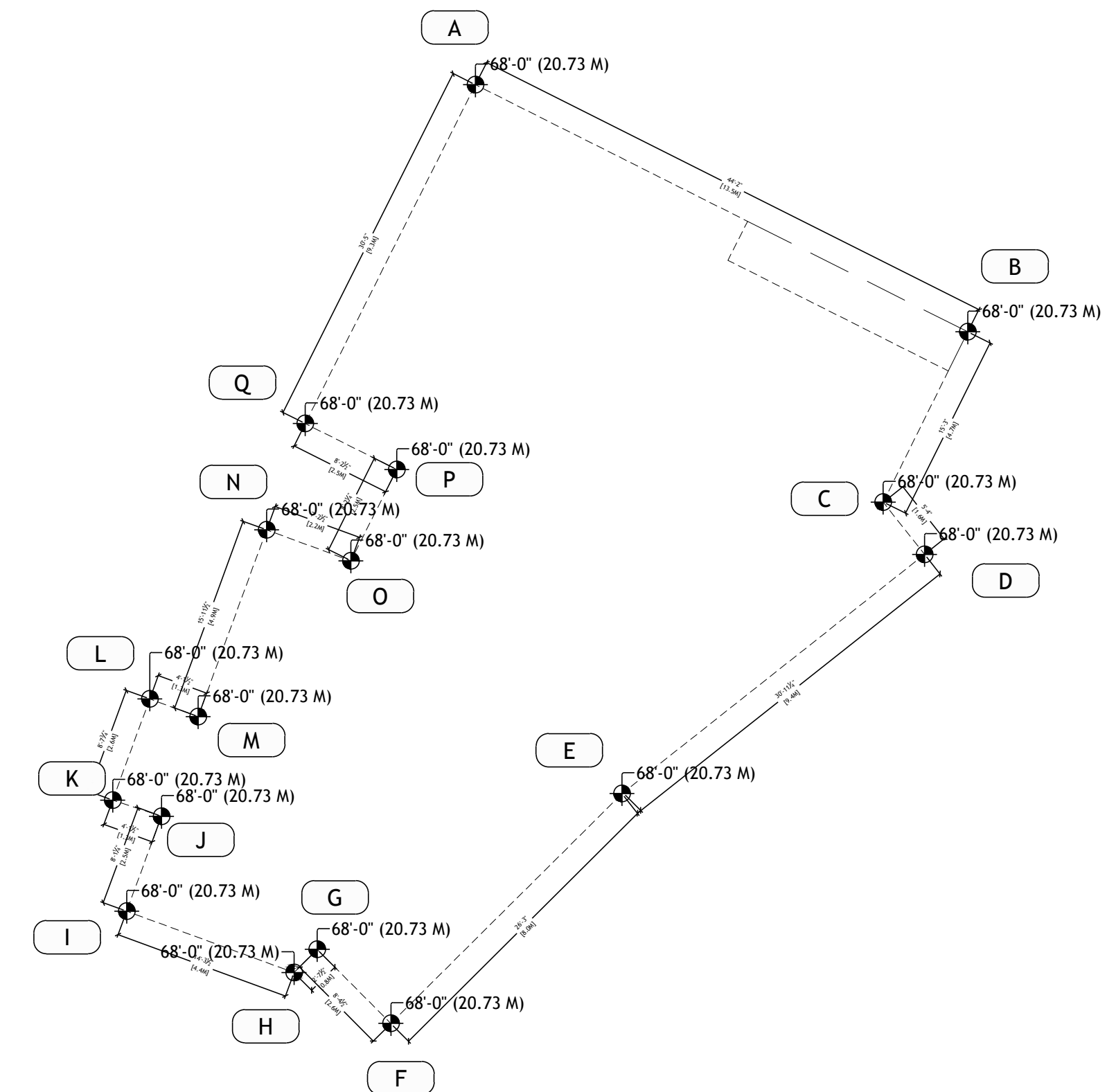
CONCLUSION: AVERAGE GRADE = 16,433.08/241.663 = 68'-0"

BUILDING HEIGHT & HIGHEST BUILDING FACE ENVELOPE



SECTION OUTLINE OF HIGHEST BUILDING FACE (SCALE: 3/32" = 1'-0")

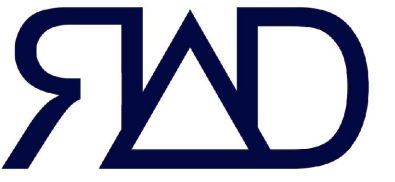
GRADE CALCULATION PLAN



OUTLINE OF PROPOSED BUILDING WITH LOWEST [FINISHED] GRADE (SCALE: 3/32" = 1'-0")



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LARSON PLACE

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WEST VANCOUVER BC  
V7W 1S4 CANADA

STATISTICS

PROJECT: 2201 EH1B  
SHEET: ARCH EXPAND D 24x36"

A-0.01

## HISTORICAL PRESERVATION MEETS SUBURBAN INFILL - WEST VAN STYLE



HERITAGE HOUSE: 5768-A LARSON PLACE, STEWART-LOUGH HOUSE BUILT 1957



PROPOSED INFILL HOUSE: 5768-B LARSON PLACE (HERITAGE HOUSE & CARPORT SEEN ON CLIFF ABOVE)

### DESIGN RATIONALE

OUR PROPOSED HERITAGE REVITALIZATION AGREEMENT DESIGN FOR A NEW SINGLE FAMILY INFILL HOME AT 5768-B LARSON PLACE IS - QUITE SIMPLY - OUR LOVE LETTER TO 3 THINGS:

1. THE STEWART-LOUGH HOUSE AT 5768-A LARSON PLACE
2. THE NEIGHBOURHOOD OF EAGLE HARBOUR
3. WEST COAST MODERN DESIGN

BY PAYING TRIBUTE TO THE HERITAGE HOUSE, REFERENCING THE SURROUNDING CONTEXT OF THE NEIGHBOURHOOD, AND EMPLOYING WEST COAST MODERNISM DESIGN STRATEGIES, OUR PROPOSAL IS A THOROUGHLY THOUGHT THROUGH EXAMPLE OF HOW TO INCREASE DENSITY IN A NEIGHBOURHOOD WITH RICH HISTORICAL FABRIC AND NATURAL BEAUTY. WE HOPE OUR PROJECT WILL INSPIRE OTHERS TO PROTECT AND HONOUR WEST VANCOUVER'S ARCHITECTURAL HERITAGE WHILE DESIGNING AND BUILDING FOR THE FUTURE GROWTH AND PROSPERITY OF OUR CITY.

### PART I: THE HERITAGE HOUSE: STEWART-LOUGH HOUSE, 5768-A LARSON PLACE

THE STEWART-LOUGH HOUSE IS A GEM. EVEN IF IT WEREN'T REQUIRED, OUR DESIGN WAS ALWAYS GOING TO DRAW HEAVILY FROM THE 1957 HOME JUST UP THE CLIFF FACE. TO HONOUR THE HERITAGE HOUSE WE REFERENCED THESE ELEMENTS:

#### DESIGN:

1. SLOPED ROOF
2. TRANSOM WINDOWS
3. NOTION OF FLOATING SECOND STOREY (THE UPPER FLOOR OF THE HERITAGE HOUSE CANTILEVERS OVER THE MAIN FLOOR, MAKING THE MAIN FLOOR VISUALLY REcede AND THE UPPER FLOOR SEEM TO FLOAT; THE NEW HOUSE ACHIEVES THIS BY OBSCURING THE MAIN FLOOR WITH GREEN WALL ON THE NORTH WING AND BY A PRIVACY HEDGE SHIELDING THE MAIN FLOOR OF THE SOUTH WING)
4. HOUSE ARTICULATED AT ANGLES TO SUIT SITE
5. HOUSE BROKEN INTO 2 WINGS, 1 MORE PRIVATE - 1 MORE PUBLIC
6. APPROXIMATELY SQUARE WINDOWS WITH CASEMENT-STYLE OPERABLES WITHIN
7. HOUSE TUCKED IN CLOSE TO NATURE WITH THE UPPER FLOOR FLOATING ABOVE. IT'S UNUSUAL TO HAVE FLAT LAND IN WEST VANCOUVER. WE BRIEFLY PLAYED WITH THE IDEA OF PLACING THE NEW HOUSE ON THE SLOPE; HOWEVER, THAT WAS QUICKLY UNDERSTOOD TO BE THE WRONG MOVE. INSTEAD, WE'RE POSITIONING THE HOUSE ON SITE EXACTLY WHERE THE SITE SUGGESTS - ON THE FLAT PORTION AT THE BASE OF THE HILL. WE ANGLE AND ARTICULATE THE HOUSE, JUST LIKE THE HERITAGE HOUSE AND MANY OF THE NEIGHBOURS, TO SUIT THE SITE INSTEAD OF DRAMATICALLY CHANGING THE SITE TO SUIT A HOUSE. WE WANT TO KEEP AND CELEBRATE THE CLIFF FACE, AND OUR LANDSCAPING AIMS TO REMOVE MINIMAL NON-BEDROCK EXISTING MATERIAL (BOULDERS AND FILL TOWARDS THE SOUTH OF THE SITE) TO ALLOW FOR A POOL
8. ENTRY DOOR TUCKED AWAY
9. NATURE (PLANT LIFE) INTEGRATED INTO ARCHITECTURE
10. MAIN VIEW OF HOUSE FROM STREET BOOK-ENDED BY TRESS & GREENERY

#### MATERIALITY:

1. EXTENSIVE USE OF WOOD AND GLASS
2. POST AND BEAM ELEMENTS RENDERED IN DARK BROWN (PAINT FOR THE EXISTING HOUSE, STAIN FOR THE NEW HOUSE)
3. WHITE STUCCO SOFFIT UNDER A...
4. THIN BROWN ROOF PLANE
5. FACADE CONTAINS HORIZONTAL BANDS OF WHITE STUCCO AND...
6. HORIZONTAL WOOD CLADDING INTERSECTED BY...
7. POSTS (COLUMNS) RENDERED IN DARK BROWN (PAINT FOR THE EXISTING HOUSE, STAIN FOR THE NEW HOUSE)
7. MASONRY FIREPLACE ELEMENT
10. GRAVEL PERIMETER
11. NATURE (PLANT LIFE) INTEGRATED INTO ARCHITECTURE

#### SIZE/SCALE:

THE PROJECTED AREA OF THE HERITAGE HOUSE AND CARPORT IS 3,046 S.F. (283.0 M<sup>2</sup>); THAT OF THE NEW HOUSE IS 3,246 S.F. (301.6 M<sup>2</sup>), A DIFFERENCE OF ONLY 200 S.F. (18.6 M<sup>2</sup>).

THE FOOTPRINT (MEASURED TO EXTERIOR OF FACADE OF THE MAIN FLOOR, NOT INCLUDING DECKS BUT INCLUDING CARPORTS AND GARAGES) OF THE HERITAGE HOUSE IS 2,305 S.F. (214.1 M<sup>2</sup>); THAT OF THE NEW HOUSE IS 2,570 S.F. (238.8 M<sup>2</sup>), A DIFFERENCE OF ONLY 265 S.F. (24.6 M<sup>2</sup>).

THE MAIN LIVING SPACE (MEASURED TO EXTERIOR OF FACADE, NOT INCLUDING DECKS OR ROOF OVERHANGS) OF THE HERITAGE HOUSE OVER ITS MAIN AND UPPER FLOORS IS 3,253 S.F. (302.2 M<sup>2</sup>); THAT OF THE NEW HOUSE IS 4,094 S.F. (380.3 M<sup>2</sup>), A DIFFERENCE OF 841 S.F. (78.1 M<sup>2</sup>). THE NEW HOUSE ALSO ADDS A 318 S.F. (29.5 M<sup>2</sup>) GUEST SUITE, THE EQUIVALENT OF WHICH DOES NOT EXIST IN THE HERITAGE HOUSE.

WE NOTE WITHIN A PROJECTED AREA OF ONLY 200 S.F. (18.6 M<sup>2</sup>) MORE, THE NEW HOUSE CONTAINS OVER 1,100 S.F. (102.2 M<sup>2</sup>) MORE OF LIVING AND GUEST SPACE, MEANING THE NEW HOUSE IS QUITE A BIT MORE EFFICIENT IN TERMS OF LIVING SPACE PER PROJECTED AREA. BUT WHY ARE WE ADDING THIS SQUARE FOOTAGE AND A GUEST SUITE?

MODERNISM HAS ALWAYS BEEN ABOUT FUNCTION, MAKING THE HOME FUNCTION BETTER FOR THOSE WHO LIVE THERE. THAT MEANS WE CAN'T DESIGN A HOME TODAY FOR THE WAY FAMILIES LIVED IN 1957. IF WE WANT WEST VANCOUVER TO SURVIVE AND TO PROSPER, WE NEED TO DESIGN HOMES FOR THE WAY FAMILIES LIVE TODAY AND FOR THE WAY FAMILIES WILL LIVE IN THE FUTURE.

THAT MEANS ADDING: SPACE AND ENSUITES TO BEDROOMS [BECAUSE KIDS (TEENAGERS) TODAY STAY IN THEIR ROOMS MORE AND ENSUITES HAVE BECOME STANDARD PRACTICE], A HOME OFFICE SPACE [TO ACCOMMODATE OUR WORK FROM HOME CULTURE], MULTIPLE LIVING AREAS [BECAUSE THE HOUSE WILL SERVE MORE PEOPLE], AND A SELF-CONTAINED GUEST SUITE [SO THE GRAND PARENTS HAVE A PLACE TO STAY WHEN THEY VISIT]. THIS HOUSE WILL BE PART OF THE FAMILY AND IS MEANT TO BE PASSED DOWN FROM GENERATION TO GENERATION, SO WE WANTED TO DESIGN A HOUSE THAT HAS ENOUGH LIVING SPACE AND FLEXIBILITY TO BE USEFUL FOR MANY GENERATIONS TO COME.

THE HERITAGE HOUSE CARPORT IS 378 S.F. (35.1 M<sup>2</sup>); THE NEW HOUSE GARAGE IS 700 S.F. (65.0 M<sup>2</sup>), A DIFFERENCE OF 322 S.F. (29.9 M<sup>2</sup>). WE NOTE THE GARAGE IN THE NEW HOUSE CAN FIT 2 CARS EASILY (NOT SO FOR THE HERITAGE HOUSE), AMPLE ROOM FOR STORAGE, AND INCLUDES SPACE FOR THICKER WALLS AS REQUIRED BY BUILDING AND ENERGY CODES.

THE HERITAGE HOUSE CONTAINS 666 S.F. (61.9 M<sup>2</sup>) OF DECK/BALCONY; THE NEW HOUSE CONTAINS 382 S.F. (35.5 M<sup>2</sup>), MEANING THE NEW HOUSE HAS 284 S.F. (26.4 M<sup>2</sup>) LESS DECK THAN THE HERITAGE HOUSE.

THE HERITAGE HOUSE AND CARPORT HAVE 71.25 LINEAL FEET (21.7 M) OF STREET FACADE/FRONTAGE; THAT OF THE NEW HOUSE IS 72 LINEAL FEET (21.9 M), A DIFFERENCE OF ONLY 0.75 LINEAL FEET (0.2 M).

A HEIGHT OF 2 TO 3 STOREYS IS THE NORM FOR THE NEIGHBOURHOOD AND IS THE CASE FOR THE HERITAGE HOUSE, 5758-, 5759-, 5770-, 5764-, 5762-, AND 5620-LARSON PLACE (SEE NEXT PAGE).

THE INFILL HOUSE MEETS CURRENT RS4 BUILDING HEIGHT AND HIGHEST BUILDING FACE ENVELOPE REQUIREMENTS; HOWEVER, BY CLADDING THE MAIN FLOOR OF THE NORTH WING WITH GREEN WALL AND BY USING AN EXISTING HEDGE TO SHIELD THE MAIN FLOOR OF THE SOUTH WING AND THE YARD, THE VISUAL IMPACT OF THE NEW HOME IS REDUCED FROM 2 STOREYS TO MAINLY JUST THE UPPER FLOOR, A SINGLE STOREY FLOATING ABOVE THE GROUND, MEANING THE NEW HOUSE HAS ABOUT THE SAME OR LESS VISUAL IMPACT FROM THE STREET THAN THE HERITAGE HOUSE AND ITS CARPORT.

WE GO FURTHER, STEPPING BACK THE ENTRY AND DECONSTRUCTING THE HOUSE AT THE MIDDLE. THE ROOF PULLS AWAY AND THE WALLS BECOME GLASS OR GLASS RAILING. THIS ALLOWS SUNLIGHT FARTHER INTO THE HOUSE AND HELPS REDUCE THE VISUAL IMPACT OF THE UPPER FLOOR BY BREAKING IT INTO.

WE THEN PLACE A PAPERBARK MAPLE TREE OPPOSITE THE FRONT DOOR, VISUALLY DIVIDING (THUS REDUCING) THE VISUAL IMPACT OF THE FACADE EVEN MORE.

WE NOTE THE NEW HOUSE HAS SIGNIFICANTLY LESS VISUAL IMPACT FROM THE STREET THAN MOST OF ITS NEIGHBOURS, WHICH REGISTER AS 3 STOREYS TALL IN MOST CASES. THIS IS ONE OF THE REASONS WE'RE SUGGESTING A MINIMAL FRONT YARD (SINCE THE HOUSE HAS SO LITTLE VISUAL IMPACT COMPARED TO ITS NEIGHBOURS, BRINGING IT CLOSER TO THE STREET IS IN KEEPING WITH OVERALL STREET PRESENCE IN THE COMMUNITY). ANOTHER REASON FOR THE SMALL FRONT YARD IS THE GRASS AREA BETWEEN OUR PROPERTY LINE AND THE EDGE OF ASPHALT (WEST VANCOUVER PROPERTY) MAKES THE FRONT YARD APPEAR LARGER THAN NUMBERS WOULD SUGGEST, AND THE EXISTING HEDGE ON SAID PROPERTY PROVIDES PRIVACY.

SIZE/SCALE CONCLUSION THE PROJECTED AREA, FOOTPRINT, AND FRONTAGE OF THE NEW HOUSE ARE ONLY SLIGHTLY MORE THAN THE HERITAGE HOUSE. THE BUILDING HEIGHT AND HIGHEST BUILDING FACE ENVELOPE BOTH MEET CURRENT RS4 GUIDELINES. THE DECK SPACE AND VISUAL IMPACT OF THE NEW HOUSE ARE LESS THAN THE HERITAGE HOUSE. WE ACHIEVE THIS WHILE INCREASING THE LIVING SPACE INSIDE AND ALLOWING THE HOME TO SERVE OUR FAMILY FOR GENERATIONS TO COME.

ADDITIONALLY, WE BELIEVE DESIGNING THE INFILL HOUSE TO MEET CURRENT RS4 ZONING STANDARDS WOULD GUARANTEE THE HOUSE WOULD BE WORTHLESS, AS IN THE HOUSE WOULD BE SO SMALL (LESS THAN 1,500 S.F. /139.35 M<sup>2</sup>) THAT THE HOME ITSELF WOULD HAVE NO RESALE VALUE, ONLY THE LAND WOULD BE WORTH SOMETHING. IF NO ONE WANTS TO BUY A HOME THAT ABIDES BY THE CURRENT RS4 STANDARDS, IN A RESALE SITUATION NEW BUYERS WOULD VERY LIKELY DEMOLISH SUCH A HOUSE, BUY NEIGHBOURING LOTS TO ADD TOGETHER, AND BUILD A HOUSE AS LARGE AS POSSIBLE. WE FEEL OUR APPROACH TO SIZE IS A GREAT DEAL MORE SYMPATHETIC AND DISCREET. WE ARE PROUD THAT WE'VE FIT A HOUSE DESIGNED FOR FAMILIES OF 2057 IN A PROJECTED AREA OF ONLY 200 S.F. (18.6 M<sup>2</sup>) MORE VERSUS A HOME DESIGNED FOR FAMILIES OF 1957.

#### PROXIMITY:

SEPARATED PRIMARILY BY HEIGHT (THOUGH RELATIVELY CLOSE TOGETHER IN PLAN), THE HERITAGE HOUSE IS PERCHED HIGH ABOVE THE NEW HOUSE ON A CLIFF, WHERE IT REMAINS THE PROUD WEST COAST MODERN CROWN JEWEL OF EAGLE HARBOUR AND LARSON PLACE.

THOUGH THE HERITAGE HOUSE SITS ATOP THE NEIGHBOURHOOD, IT'S THE NEW HOUSE THAT YOU ARRIVE AT FIRST AS YOU TRAVERSE THE CUL DE SAC. THE NEW HOME PLAYS A COY GAME, WITH ITS UPPER STOREY FLOATING ABOVE A PRIVACY HEDGE. IT'S ONLY WHEN A NEWCOMER DRIVES UP THE TWISTY MOUNTAIN ROAD, TOWARDS THE END OF THE CUL DE SAC, THAT THEY SEE THE HERITAGE HOUSE IN ALL ITS GLORY.

HOPEFULLY LINGERING AFTER IMAGES OF THE NEW HOUSE DOWN BELOW AND VIEWS OF THE HERITAGE HOUSE PROMPT QUESTIONS LIKE "DID I JUST SEE THAT HOUSE?" "IS THAT THE SAME HOUSE?" "WHICH CAME FIRST?" "WHAT IF THERE'S A SECRET TUNNEL CONNECTING THEM!?"

#### OTHER CONSIDERATIONS - PRIVACY

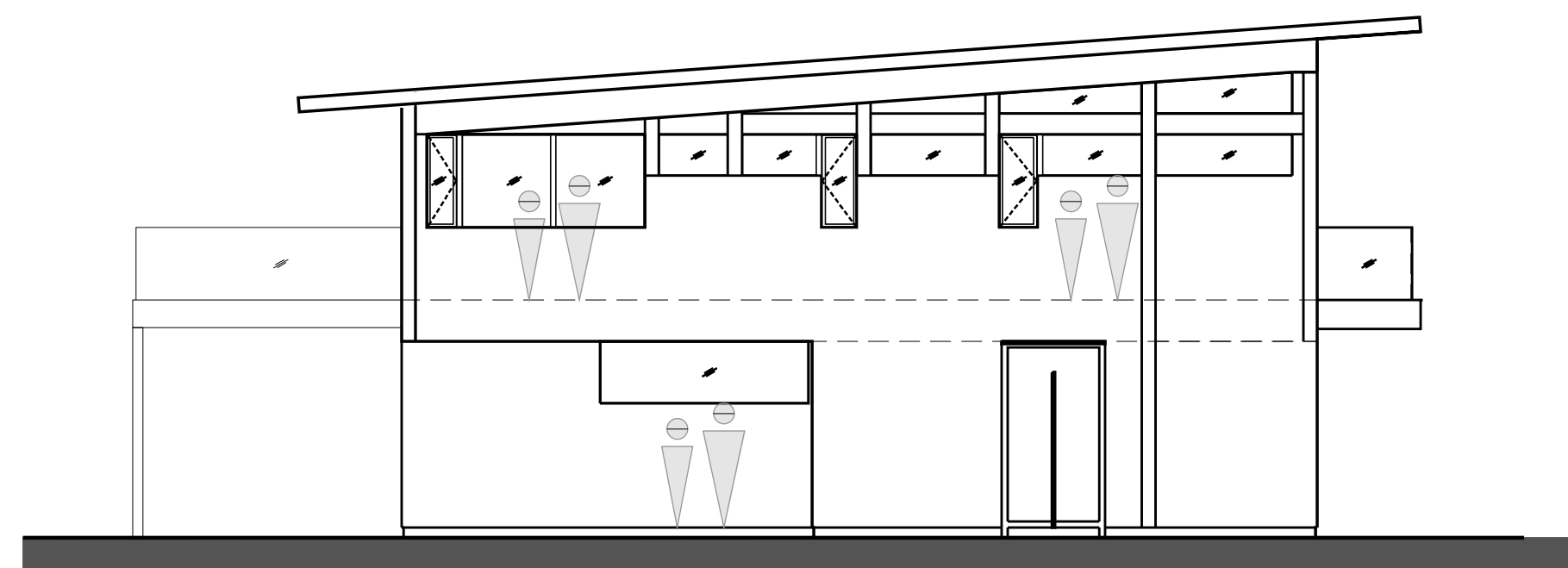
A CHALLENGE FOR ANY INFILL PROJECT, PRIVACY IS ESPECIALLY IMPORTANT IN A NEIGHBOURHOOD WITH SUCH UNIQUE ARCHITECTURAL AND NATURAL HERITAGE AND CHARM. TO THAT END, WE'RE PROPOSING TO MAINTAIN THE EXISTING HEDGE (ON WEST VANCOUVER'S PROPERTY AT THE EDGE OF THE STREET). NOT ONLY DOES THIS SERVE TO MAINTAIN THE EXISTING STREET EDGE CONDITION, THIS ALLOWS THE SOUTH WING OF THE MAIN FLOOR OF THE HOME AND THE YARD TO BE COMPLETELY SHIELDED FROM PUBLIC VIEW, SIGNIFICANTLY INCREASING PRIVACY.

THE GLASS RAILINGS OF THE PROPOSED INFILL HOUSE WILL BE ACID-ETCHED OR OTHERWISE OBSCURED SO PEOPLE ON THE STREET CAN'T SEE DIRECTLY INTO THE UPPER FLOOR ROOMS.

OUR NEIGHBOUR TO THE NORTH OF US, AT 5720 MARINE DRIVE, WILL HAVE THE VIEW THAT CHANGES THE MOST; HOWEVER, WE NOTE IT ONLY AFFECTS THEIR VIEW FROM THE BACKYARD AND WE'VE TAKEN MEASURES TO MAKE THIS FACADE OF OUR HOME AS PRIVATE AS POSSIBLE.

MOST OF THE WINDOWS ALONG OUR NORTH FACADE START AT 6'-0" ABOVE THE FLOOR, MEANING OUR NEIGHBOUR WON'T SEE PEOPLE (INCREASING THE SENSE OF PRIVACY) UNLESS SOMEONE IN THE NEW HOUSE IS OPENING ONE OF THE OPERABLE WINDOWS (ONLY HAPPENS WHEN THEY'RE ACTIVELY OPENING OR CLOSING THE WINDOW) OR WHEN SOMEONE IS NEAR THE NORTH END OF THE GUEST SUITE (GUEST SUITE PLANNED FOR GRAND PARENTS TO STAY IN WHEN THEY VISIT, WON'T BE OCCUPIED FULL TIME).

WE'VE ALSO STEPPED THE MAIN FLOOR WALL OF THE DEN & MECHANICAL ROOM BACK AN ADDITIONAL 3'-6" (1.07 M) TO BE APPROXIMATELY IN LINE WITH CURRENT RS4 STANDARDS.



PROPOSED NORTH ELEVATION OF INFILL HOUSE 5768-B LARSON PLACE SHOWING THAT THE NEIGHBOURS AT 5720 MARINE DRIVE (NORTH OF PROPOSED SITE) WILL RARELY SEE PEOPLE IN THE INFILL HOUSE, THUS GRANTING BOTH PARTIES PRIVACY

SEE NEXT PAGE FOR PART II, PART III, AND DESIGN RATIONALE CONCLUSION

### SIDE NOTE: IT'S A FAMILY AFFAIR

#### FAMILY TIES

WE (JAMES AND KELSEY) GREW UP IN WEST VANCOUVER. JAMES AND HIS FAMILY LIVING IN HORSESHOE BAY AND GLENEAGLES (WITH LOTS OF TIME SPENT IN NEARBY WHITECLIFF, EAGLE HARBOUR, AND CAULFIELD). KELSEY'S FROM CENTRAL WEST VAN. OUR LITTLE ONE WAS BORN AND RAISED ON THE NORTH SHORE, AND IF FUTURE LITTLE ONES APPEAR, THEY'LL BE BORN AND RAISED HERE, TOO. WE WANT TO CREATE A MULTI-GENERATIONAL HOME IN EAGLE HARBOUR THAT WE PASS DOWN TO OUR KIDS AND THEM TO THEIRS. THIS WILL BE A FAMILY HOME IN EVERY SENSE OF THE WORD.

#### GENERATIONAL HERITAGE

WE AREN'T JUST THE OWNERS AND CLIENTS. WE'RE THE BUILDER AND CONTRACTOR - WEST COAST TURN KEY. YEARS AGO WHEN SCOTT YOUNG (JAMES' DAD) LEAD WCTK, HE BUILT A HOME FOR HIS FAMILY IN HORSESHOE BAY SPECIFICALLY RECALLING AN OLDER BUILDING THAT HAD ONCE BEEN ON SITE (THOUGH THERE WAS NO REGULATION MANDATING HE DO SO). A GENERATION LATER, WITH JAMES AT THE HELM OF WCTK, WE'RE DOING IT AGAIN. WE'VE BEEN PRACTICING CONTEXTUAL DESIGN FOR GENERATIONS. BUT IT'S NOT JUST FOR CLIENTS - IT'S HOW OUR FAMILY LIVES.



THE HOME PREVIOUSLY ON SITE IN HORSESHOE BAY



THE NEW HOME IN HORSESHOE BAY RECALLING THE ORIGINAL



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DATE 24.08.19 ISSUED FOR HERITAGE REVITALIZATION AGREEMENT

DO NOT SCALE FOR DIMENSIONS. BUILDER RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY RYAN ALWARD DESIGN OF DISCREPANCIES PRIOR TO CONSTRUCTION. OPENING SIZES ARE APPROXIMATE. MANUFACTURER AND BUILDER TO COORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF RYAN ALWARD DESIGN AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

NOT FOR CONSTRUCTION

### LARSON PLACE

5768-B LARSON PLACE  
WEST VANCOUVER BC  
V7W 1S4 CANADA

### DESIGN RATIONALE

PROJECT 2201 EH1B  
SHEET ARCH EXPAND D 24x36"

A-0.02

**PART II: EAGLE HARBOUR**

EAGLE HARBOUR IS A SPECIAL SLICE OF PARADISE WITH A RICH HERITAGE. IN COMMUNITIES SUCH AS THIS, IT'S CRITICAL ANY NEW BUILDING FIT WITHIN THE CONTEXT OF ITS NEIGHBOURS. WE TOOK INSPIRATION FROM OUR NEIGHBOURS THUSLY:



**5758 LARSON PLACE**

WE ARE LUCKY TO HAVE ONE OF THE REMNANTS OF EAGLE HARBOUR'S FISHING VILLAGE ERA ACROSS THE STREET. BEYOND THE STEWART-LOUGH HOUSE, WE WANTED TO PAY TRIBUTE TO THIS HOUSE IN PARTICULAR TO HELP OUR HOME FIT WITH EACH ERA OF THE NEIGHBOURHOOD:

1. SLOPED ROOF WITH BEAM LANGUAGE
2. THIN ROOF PLANE
3. TRANSOM WINDOWS
4. HORIZONTAL WOOD CLADDING (WE INCREASED THE WIDTH OF OUR WOOD CLADDING VERSUS THE HERITAGE HOUSE TO HELP MAKE OUR HOME FEEL MORE CONTEMPORARY BUT ALSO TO REFERENCE THIS HOME)
5. SEGMENTED MASSING TO SUIT THE SITE
6. MEANDERING PATHWAYS AND STAIRS
7. MASONRY FIREPLACE
8. MASKING LOWER PORTION OF HOME WITH HEDGE



**5759 LARSON PLACE**

1. THIN ROOF PLANE
2. DISGUISE MASS WITH LANDSCAPE IN FRONT (EXISTING HEDGE AT PROPOSED INFILL SITE TO BLOCK YARD AND MOST OF MAIN FLOOR FROM STREET VIEW)
3. LOTS OF GLAZING
4. UPPER FLOOR TREATED DIFFERENTLY THAN LOWER FLOOR



**5770 LARSON PLACE**

1. SLOPED ROOF
2. THIN ROOF PLANE
3. TRANSOM WINDOWS
4. LOTS OF GLAZING
5. BEAM LANGUAGE EXTENDING FROM INTERIOR
6. LARGE OVERHANGS



**5764 LARSON PLACE**

1. LOTS OF GLAZING
2. THIN ROOF PLANE
3. BEAM LANGUAGE THAT EXTENDS FROM INTERIOR
4. APPROXIMATELY SQUARE WINDOWS



**5762 LARSON PLACE**

1. HORIZONTAL WOOD CLADDING (WE INCREASED THE WIDTH OF OUR WOOD CLADDING VERSUS THE HERITAGE HOUSE TO HELP MAKE OUR HOME FEEL MORE CONTEMPORARY BUT ALSO TO REFERENCE THIS HOME)
2. LIGHT FROM ABOVE (SKYLIGHTS)
3. SLOPED ROOF
4. SEGMENTED MASSING TO SUIT THE SITE
5. FOCUS ON DETAILING (THIS HOME IS OBVIOUSLY A COLLECTION OF SPECIAL MOMENTS, AN ORCHESTRATED STORY NOT JUST A "ONE TRICK PONY" AND WE TOOK THE SAME APPROACH TO THE NEW INFILL HOUSE)



**5620 LARSON PLACE**

1. TRANSOM WINDOWS
2. SLOPED ROOF
3. HORIZONTALLY-EMPHASIZED FRONT DOOR
4. THIN ROOF PLANE
5. LOTS OF GLAZING
6. 2 CAR GARAGE

**PART III: WEST COAST MODERN DESIGN**

WE LOVE THE WEST COAST AND WE LOVE ITS TAKE ON MID CENTURY MODERN DESIGN. TO PAY TRIBUTE TO WEST COAST MODERNISM, WE EMPLOYED:

1. POST AND BEAM LANGUAGE
2. EXPOSED TIMBER
3. EMPHASIS ON NATURAL LIGHT (LOTS OF GLAZING AND SKYLIGHTS)
4. OPEN FLOOR PLAN
5. INSIDE/OUTSIDE LIVING
6. WOOD FINISH (STAINED IN OUR CASE)
7. HOUSE ORIENTED TO VIEW
8. INTEGRATION WITH NATURAL SETTING
9. SURROUNDED BY NATIVE TREES AND NATURAL LANDSCAPE (THE ABOVE PORTION OF THIS LIST IS BASED ON WEST VANCOUVER'S WEBSITE [HTTPS://WESTVANCOUVER.CA/ARTS-CULTURE/HERITAGE/WEST-COAST-STYLE](https://westvancouver.ca/arts-culture/heritage/west-coast-style))
10. BEAMS EXTENDING FROM INTERIOR TO SUPPORT...
11. A THIN ROOF PLANE WITH...
12. LARGE OVERHANGS

**CONCLUSION**

WE HOPE IT'S CLEAR WE DIDN'T TAKE THE HERITAGE AND NEIGHBOURHOOD CONTEXT OF THIS PROPOSAL LIGHTLY. IN FACT THEY ARE INTEGRAL, CRITICAL ELEMENTS OF OUR DESIGN, A DESIGN THAT FITS IN ITS CONTEXT IN REGARD TO DESIGN, MATERIALITY, SIZE, PROXIMITY, SITING, SCALE, VISUAL IMPACT, PRIVACY, AND MORE.

THROUGH EXTENSIVE REFERENCES TO THE STEWART-LOUGH HOUSE ON UP THE HILL, TO OUR EAGLE HARBOUR NEIGHBOURS, AND TO WEST COAST MODERNISM, WE BELIEVE OUR PROPOSED INFILL HOUSE IS A STRONG, THOUGHTFUL, AND FITTING EXAMPLE OF HISTORICAL PRESERVATION AND SUBURBAN DENSIFICATION DONE RIGHT - WEST VAN STYLE.

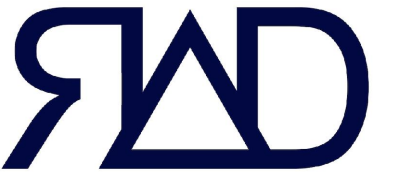
THIS IS OUR LOVE LETTER.

- THE YOUNG'S



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DATE: 24.08.19  
ISSUED FOR: HERITAGE REVITALIZATION AGREEMENT

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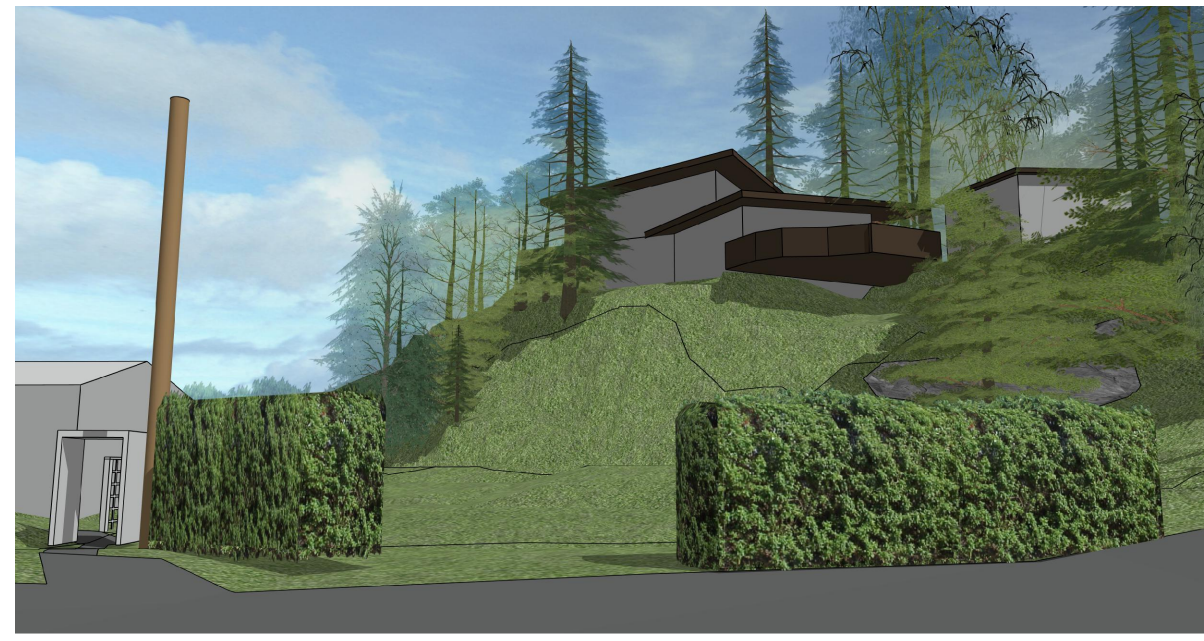
**LARSON PLACE**

5768-B LARSON PLACE  
WEST VANCOUVER BC  
V7W 1S4 CANADA

**DESIGN RATIONALE**

PROJECT: 2201 EH1B  
SHEET: ARCH EXPAND D 24x36"

**A-0.03**



VIEW FROM LARSON PLACE - EXISTING - JUL 1 @ 3PM



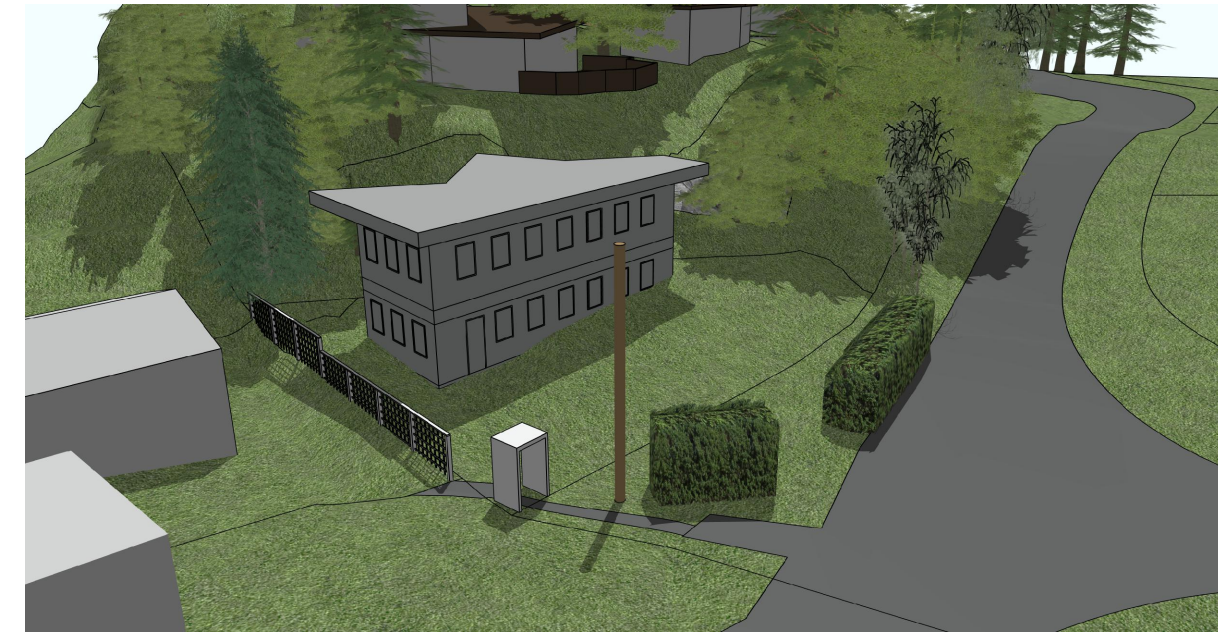
VIEW FROM LARSON PLACE - RS4 - JUL 1 @ 3PM



VIEW FROM LARSON PLACE - PROPOSED - JUL 1 @ 3PM



MASSING & SHADOW - RS4 - JUL 1 @ 9AM



MASSING & SHADOW - RS4 - JUL 1 @ 12PM



MASSING & SHADOW - RS4 - JUL 1 @ 3PM



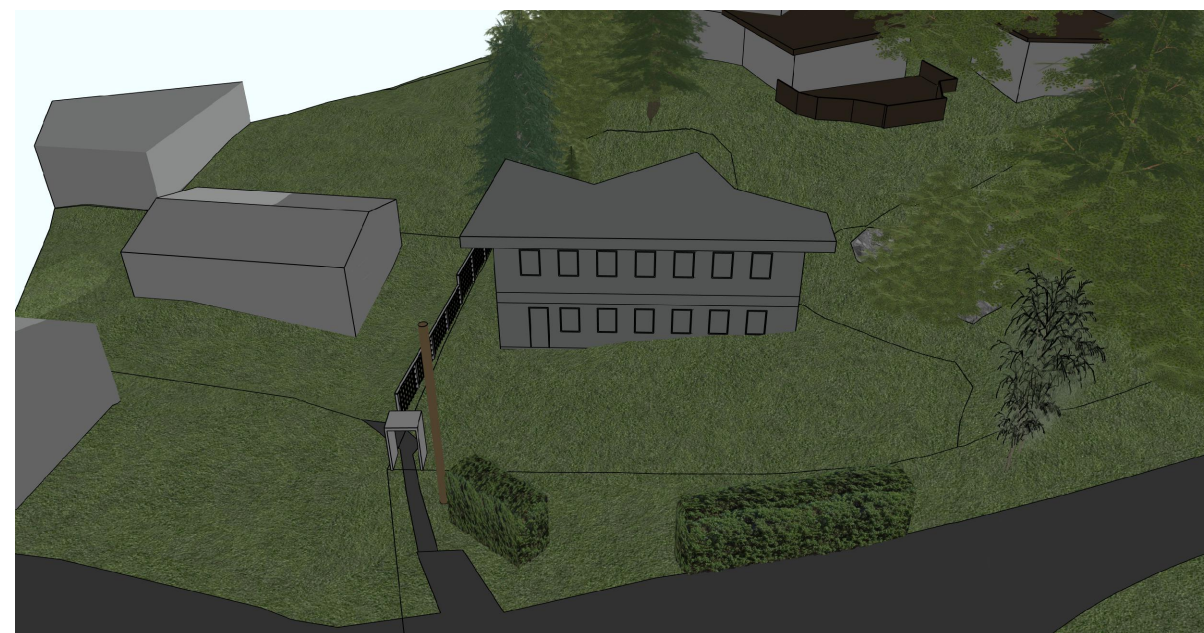
MASSING & SHADOW - PROPOSED - JUL 1 @ 9AM



MASSING & SHADOW - PROPOSED - JUL 1 @ 12PM



MASSING & SHADOW - PROPOSED - JUL 1 @ 3PM



MASSING & SHADOW - RS4 - JAN 1 @ 9AM



MASSING & SHADOW - RS4 - JAN 1 @ 12PM



MASSING & SHADOW - RS4 - JAN 1 @ 3PM



MASSING & SHADOW - PROPOSED - JAN 1 @ 9AM



MASSING & SHADOW - PROPOSED - JAN 1 @ 12PM



MASSING & SHADOW - PROPOSED - JAN 1 @ 3PM

DATE	ISSUED FOR
24.08.19	HERITAGE REVITALIZATION AGREEMENT

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**LARSON PLACE**  
5768-B LARSON PLACE  
WEST VANCOUVER BC  
V7W 1S4 CANADA

**MASSING, SHADOW,  
RS4 STUDIES**

PROJECT 2201 EH1B  
SHEET ARCH EXPAND D 24x36"

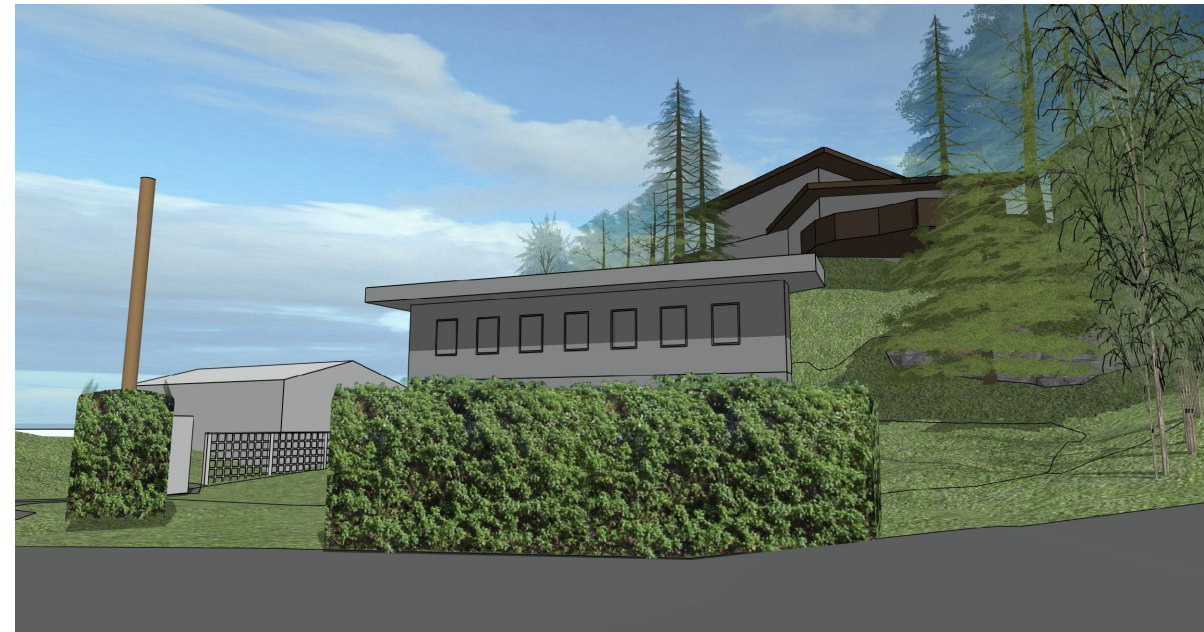
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STANDING ON LARSON PLACE - RS4 - JUL 1 @ 3PM



STANDING ON LARSON PLACE - PROPOSED - JUL 1 @ 3PM



STANDING ON LARSON PLACE - RS4 - JUL 1 @ 3PM



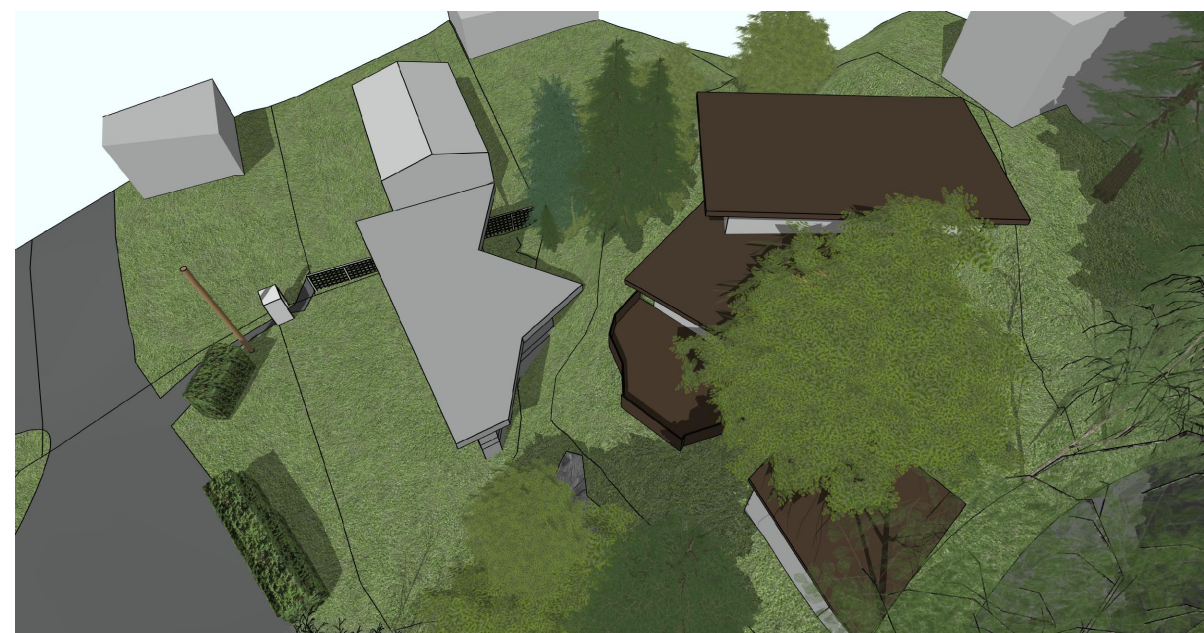
STANDING ON LARSON PLACE - PROPOSED - JUL 1 @ 3PM



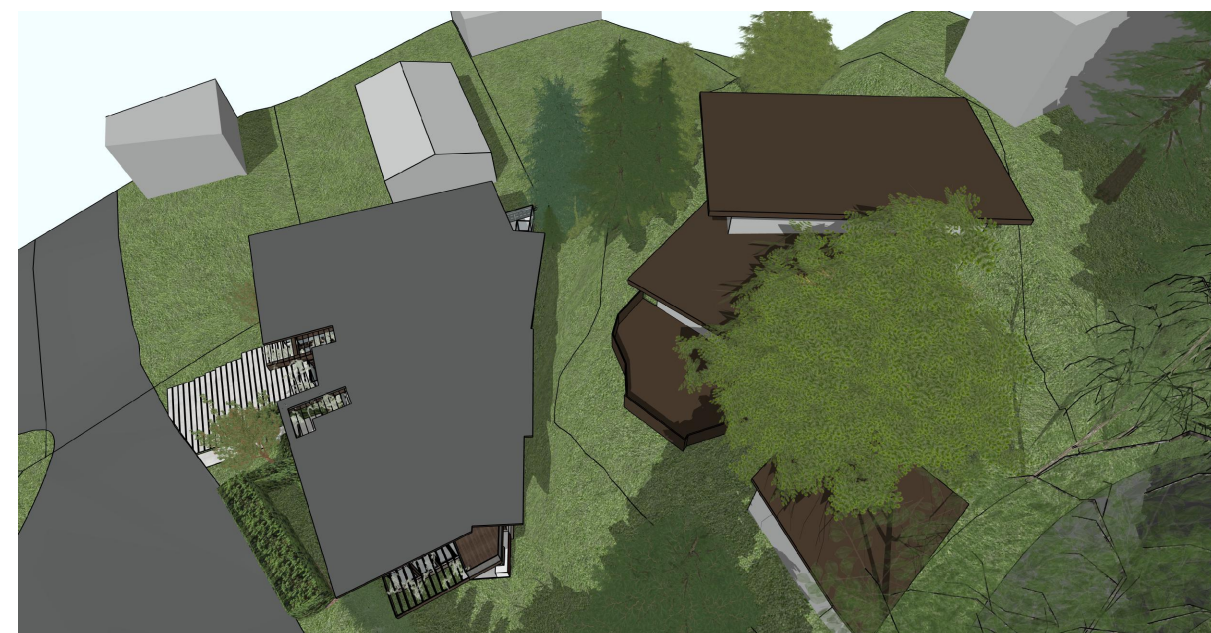
NEIGHBOUR'S DRIVE - RS4 - JUL 1 @ 3PM



NEIGHBOUR'S DRIVE - PROPOSED - JUL 1 @ 3PM



BIRDS-EYE - RS4 - JUL 1 @ 3PM



BIRDS-EYE - PROPOSED - JUL 1 @ 3PM

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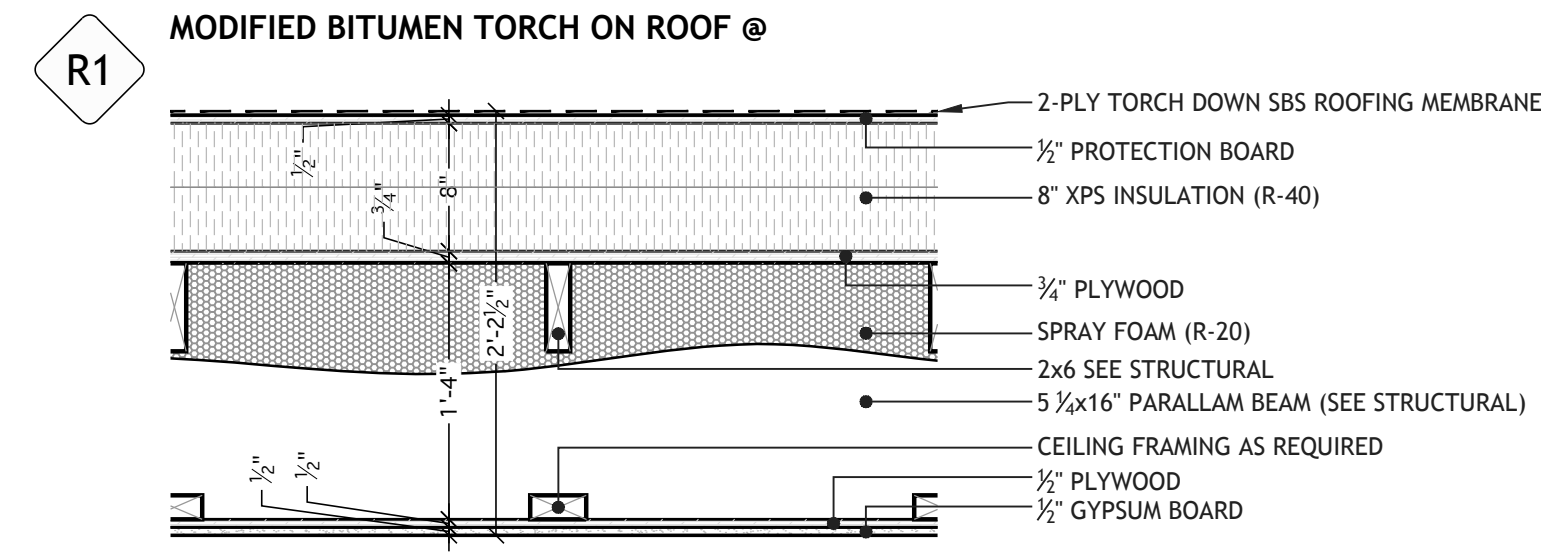
**LARSON PLACE**  
5768-B LARSON PLACE  
WEST VANCOUVER BC  
V7W 1S4 CANADA

**VIEW STUDIES**

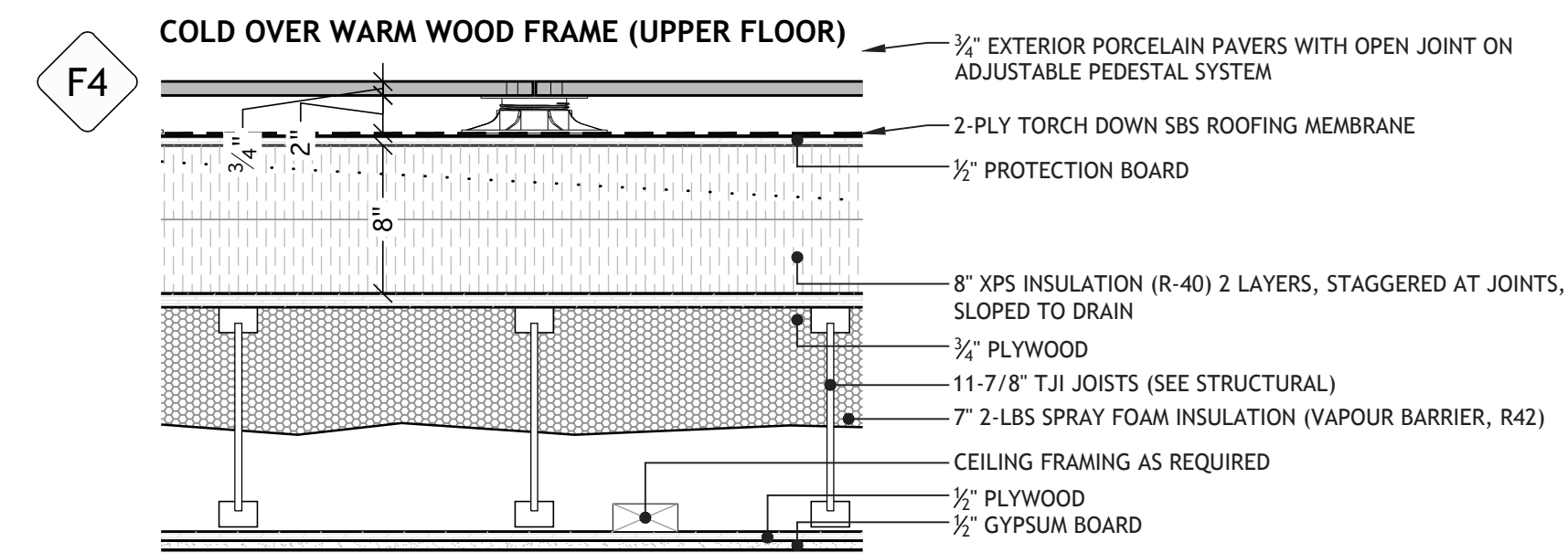
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**SHEET** ARCH EXPAND D 24x36"

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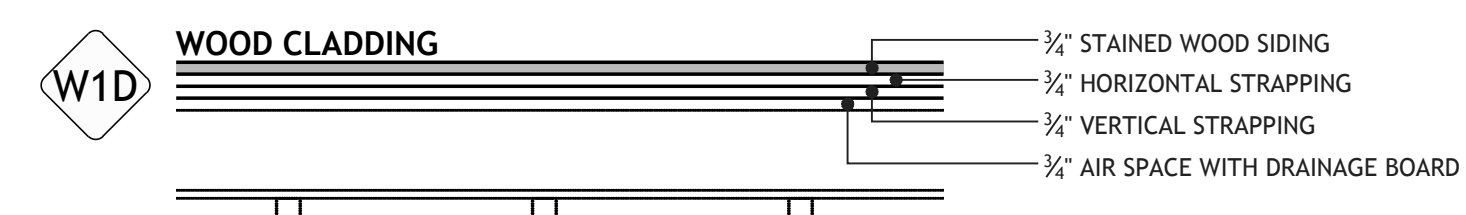
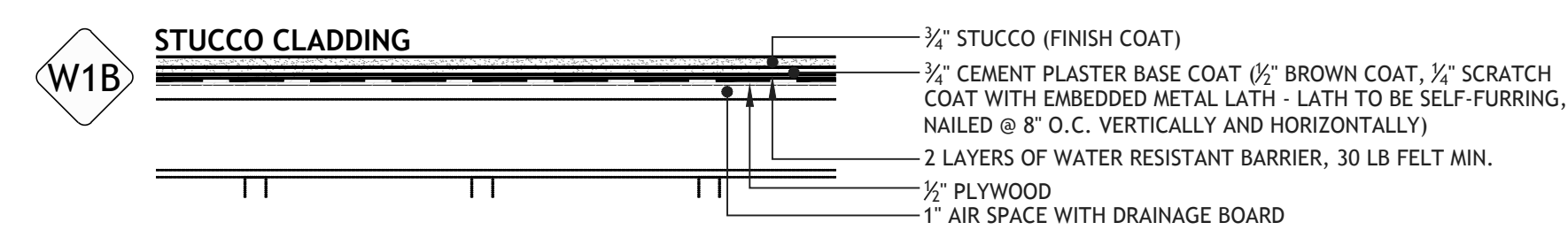
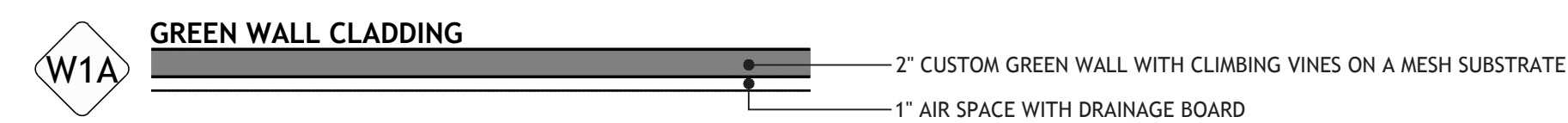
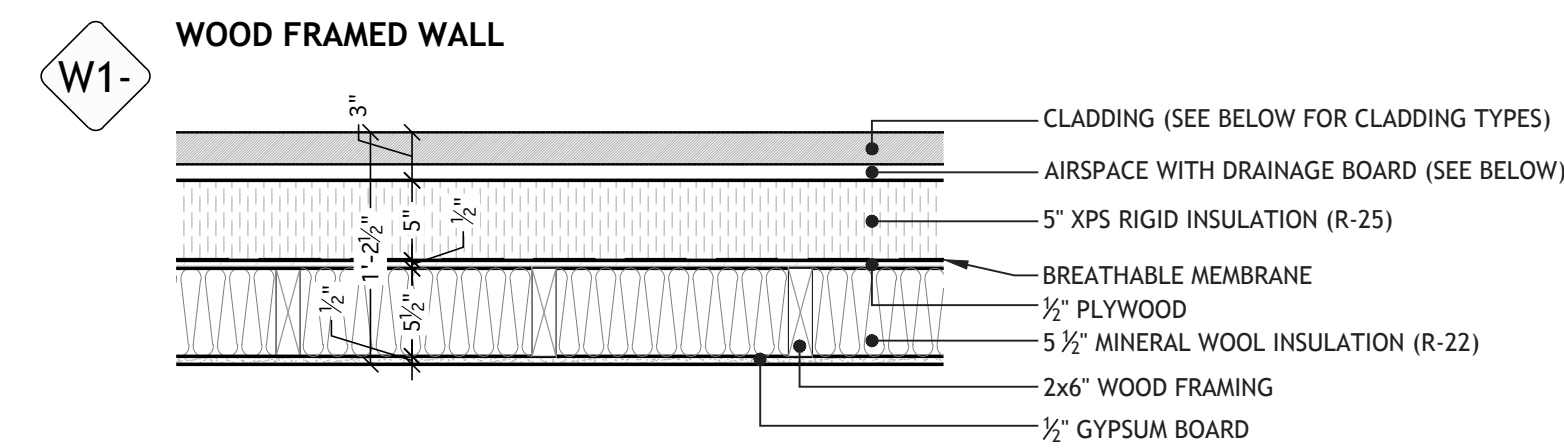
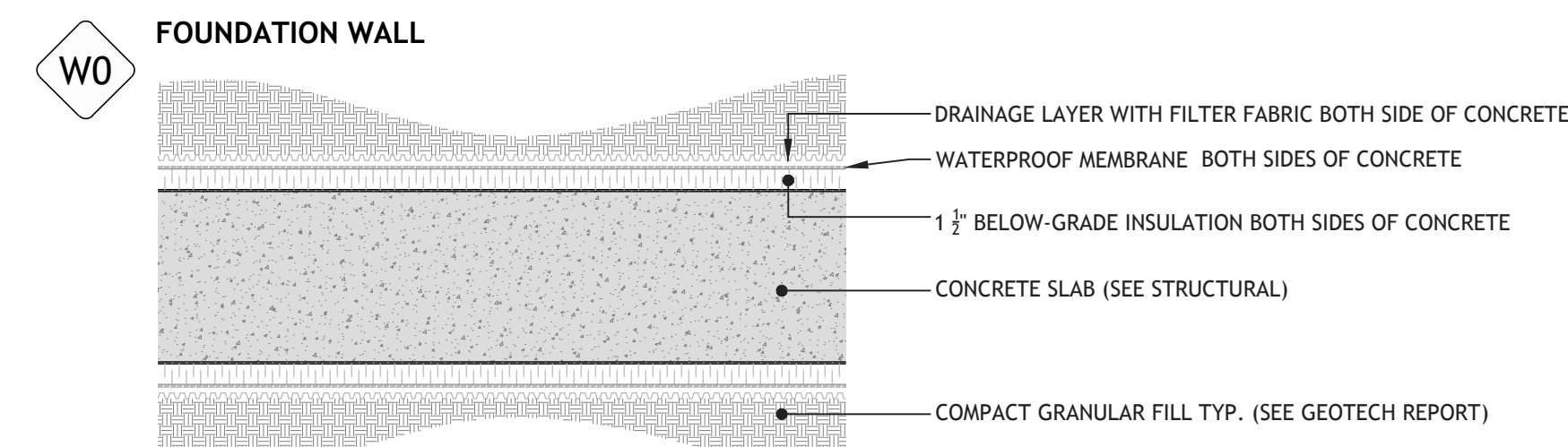
ROOF ASSEMBLIES



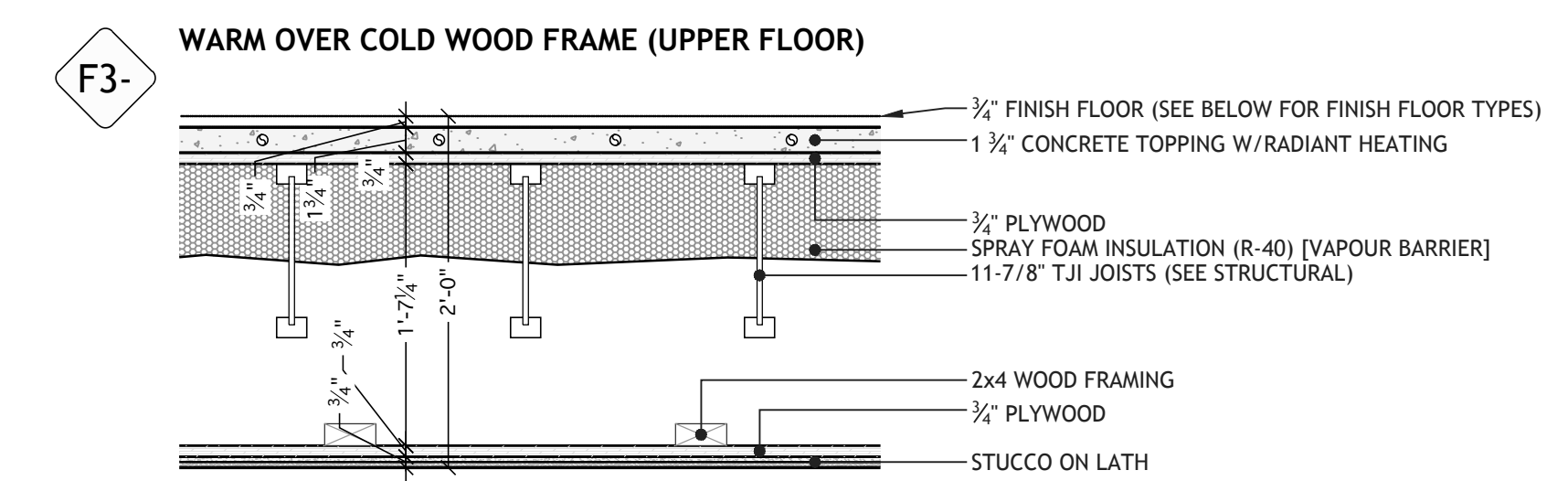
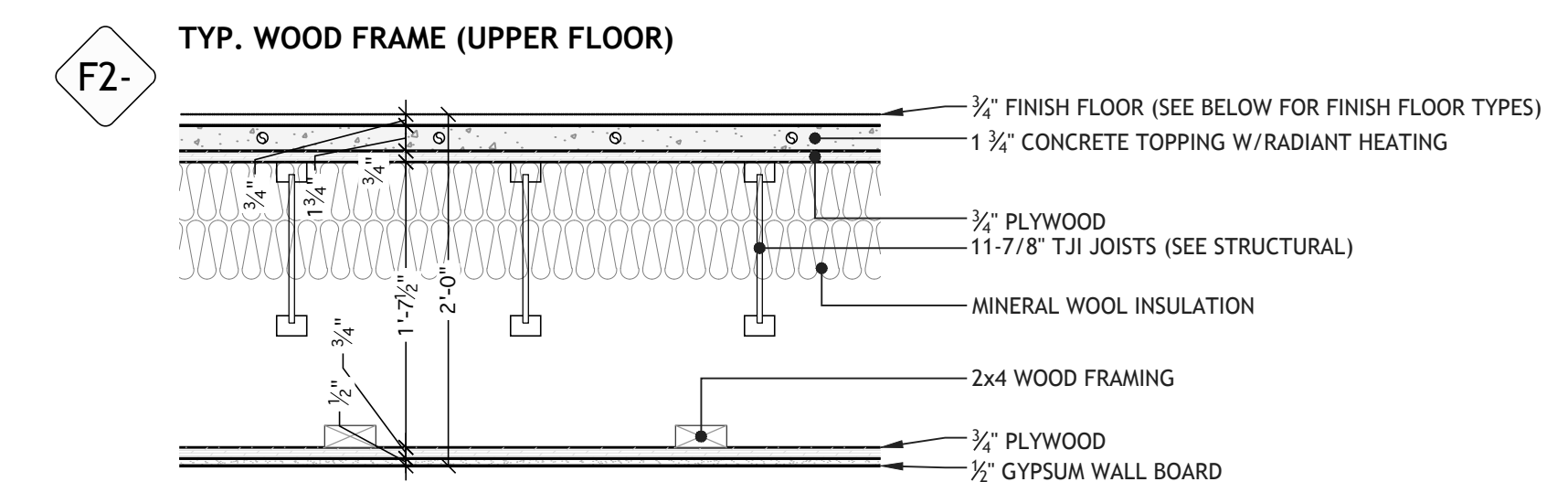
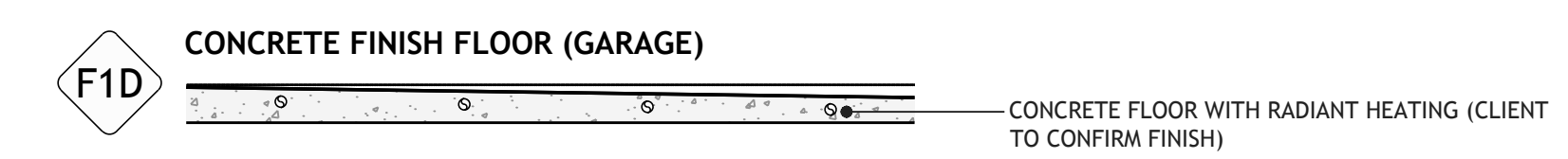
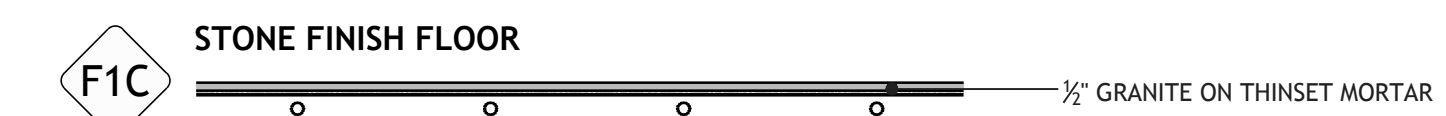
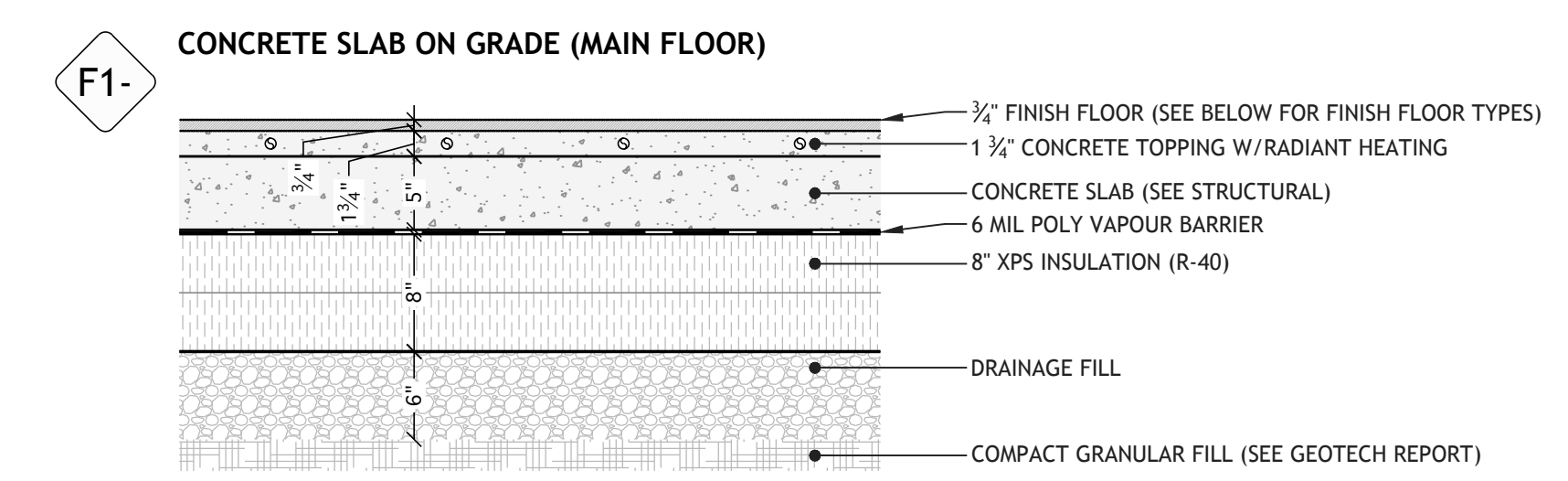
FLOOR ASSEMBLIES (CONTINUED)



WALL ASSEMBLIES

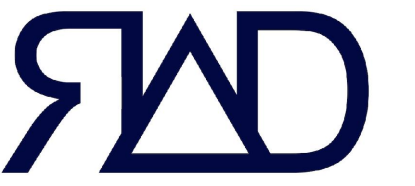


FLOOR ASSEMBLIES



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RYANALWARDDESIGN@GMAIL.COM

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NORTH VANCOUVER BC  
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DATE 24.08.19 ISSUED FOR HERITAGE REVITALIZATION AGREEMENT

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ASSEMBLIES

PROJECT 2201 EH1B  
SHEET ARCH EXPAND D 24x36"

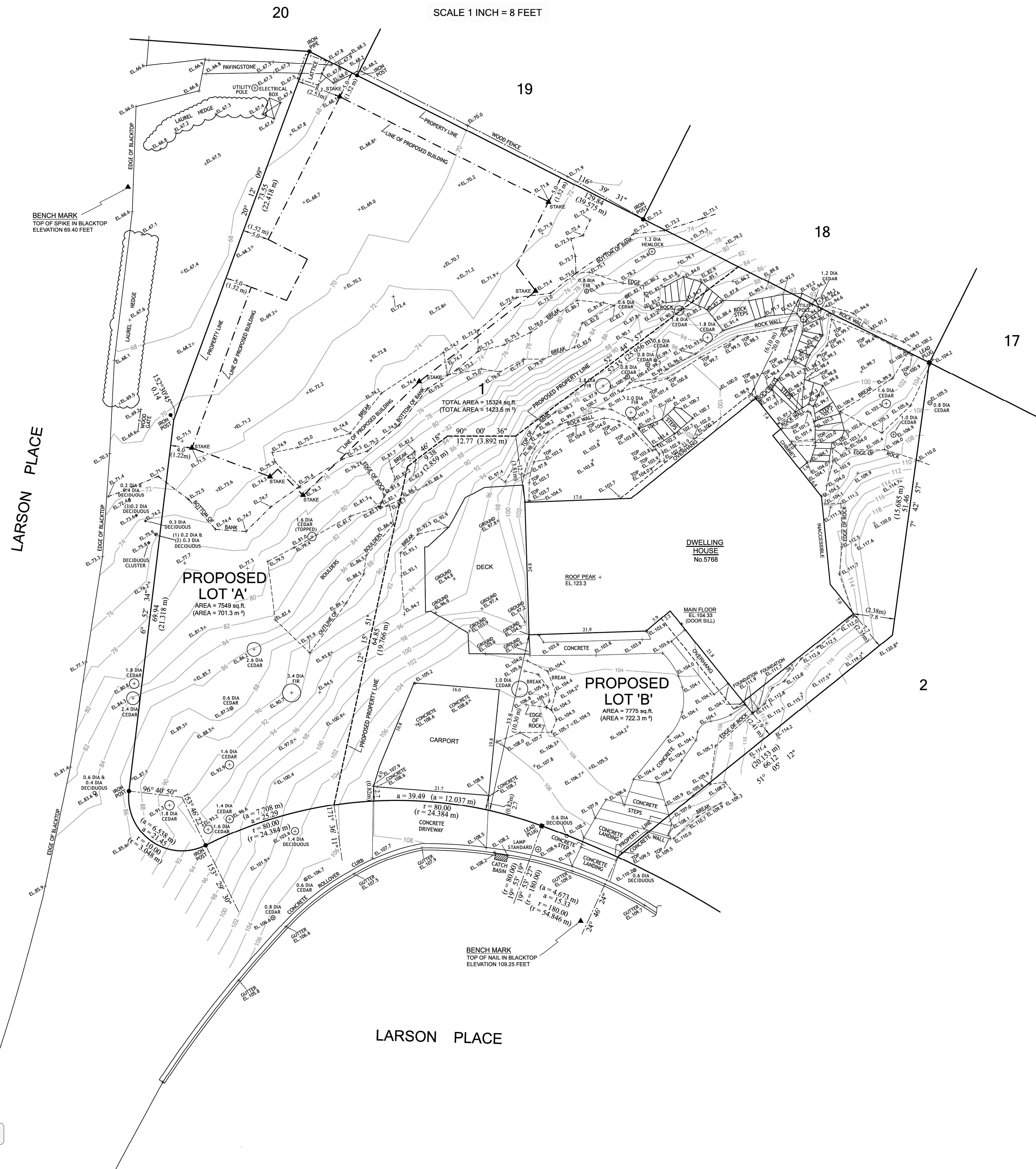
A-0.06



2 SURVEY  
SCALE: 1/32" = 1'-0"

TOPOGRAPHIC SURVEY PLAN OF LOT 1, BLOCK 9,  
DISTRICT LOT 772, PLAN 17718

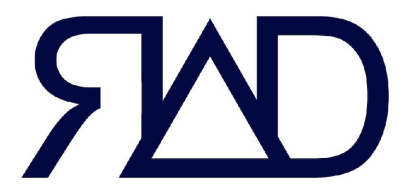
P.I.D. 007-260-008  
SCALE 1 INCH = 8 FEET



1 SURVEY EXCERPT  
SCALE: 3/32" = 1'-0"

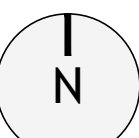


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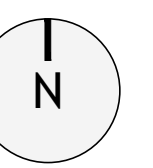
NOT FOR CONSTRUCTION

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SURVEY

PROJECT 2201 EH1B  
SHEET ARCH EXPAND D 24x36"

A-1.00



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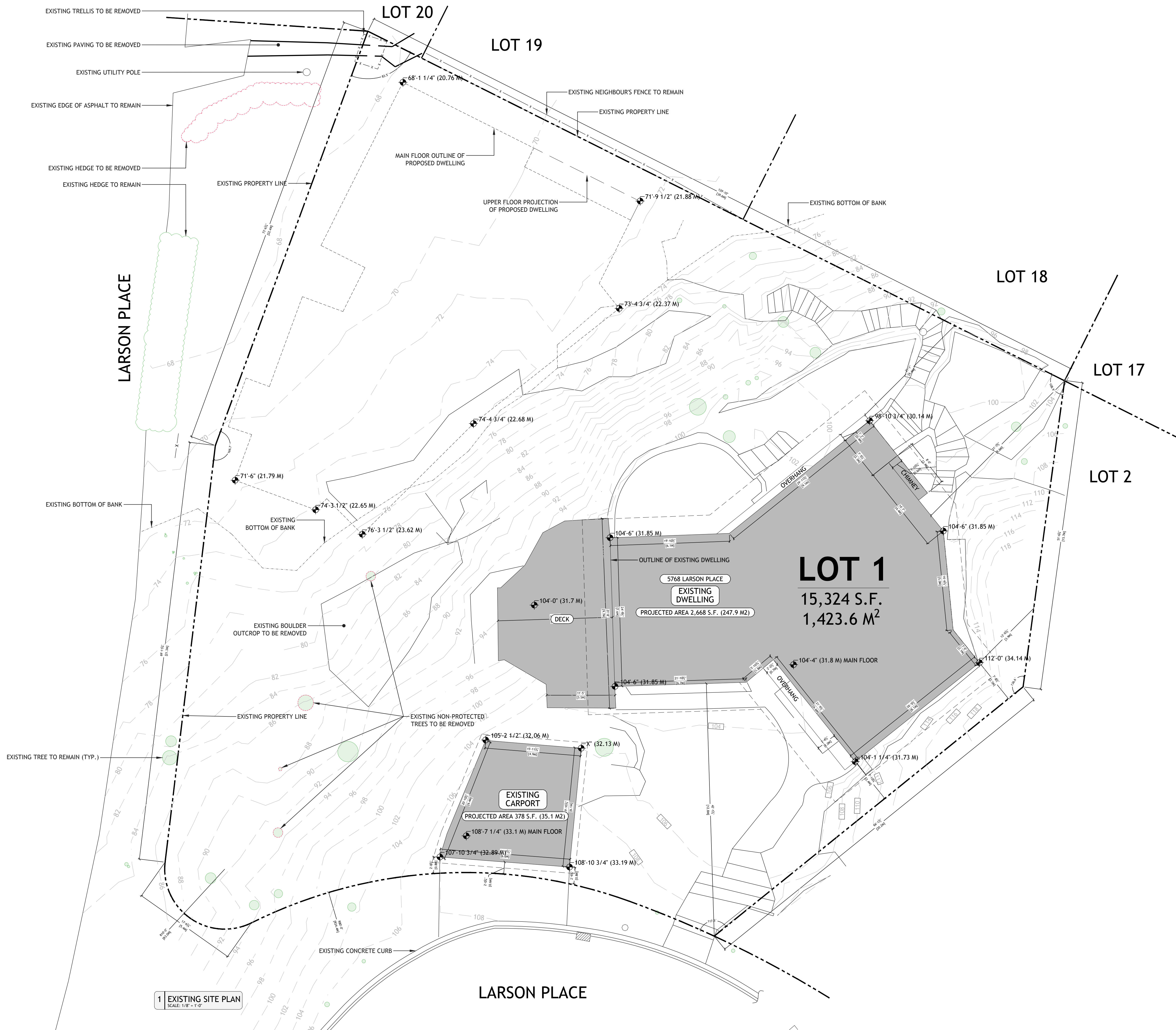
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**EXISTING SITE PLAN**

PROJECT: 2201 EH1B  
SHEET: ARCH EXPANDED 24x36"

**A-1.01**



1 EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



DO NOT SCALE FOR DIMENSIONS. BUILDER RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY RYAN ALWARD DESIGN OF DISCREPANCIES PRIOR TO CONSTRUCTION. OPENING SIZES ARE APPROXIMATE. MANUFACTURER AND BUILDER TO COORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF RYAN ALWARD DESIGN AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

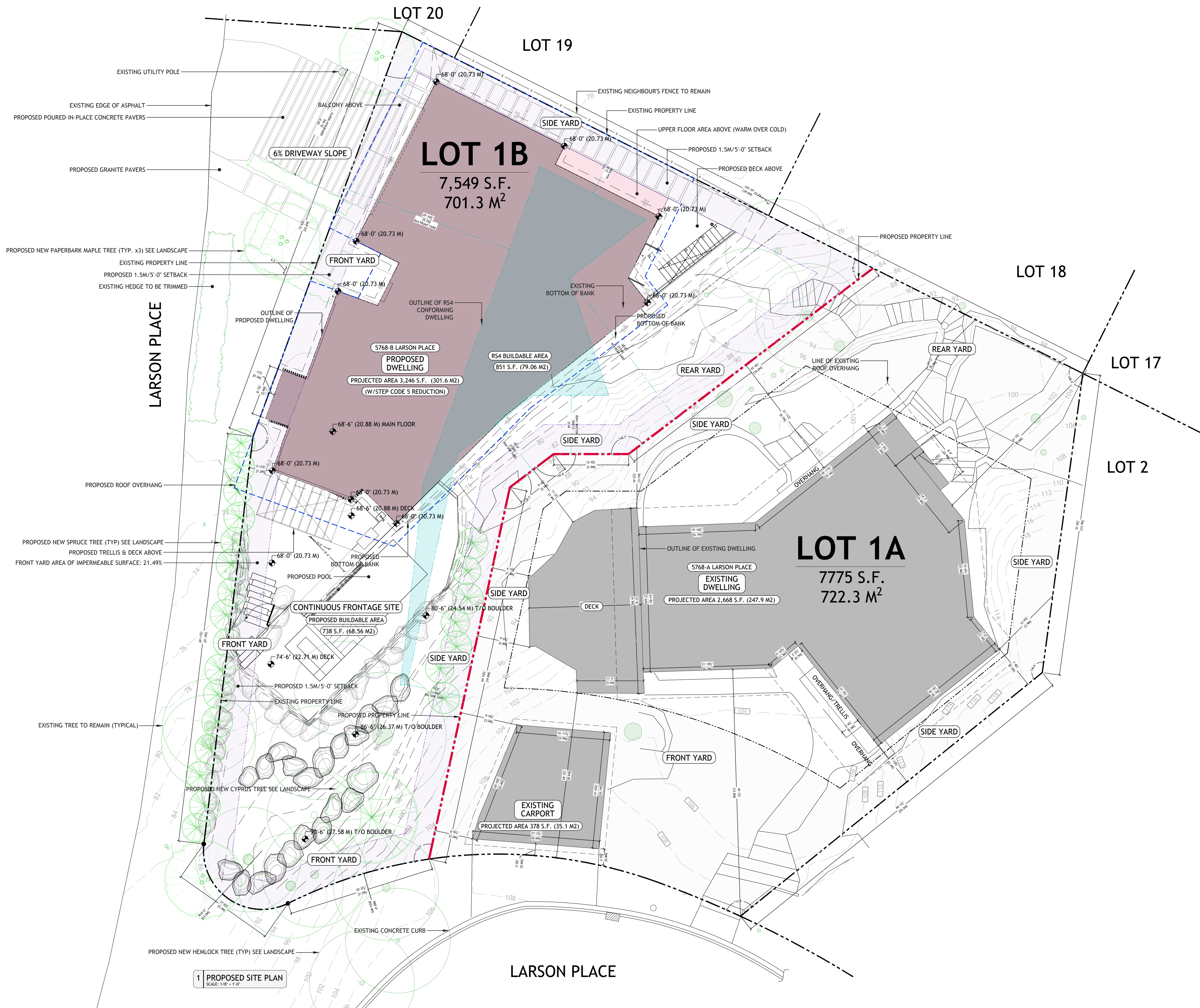
**NOT FOR CONSTRUCTION**

**LARSON PLACE**  
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WEST VANCOUVER BC  
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**PROPOSED SITE PLAN**

PROJECT: 2201 EH1B  
SHEET: ARCH EXPAND D 24x36"

**A-1.02**







DO NOT SCALE FOR DIMENSIONS. BUILDER RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND SHALL NOTIFY RYAN ALWARD DESIGN OF DISCREPANCIES PRIOR TO CONSTRUCTION. OPENING SIZES ARE APPROXIMATE. MANUFACTURER AND BUILDER TO COORDINATE ACTUAL ROUGH OPENING DIMENSIONS. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF RYAN ALWARD DESIGN AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

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**LARSON PLACE**  
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WEST VANCOUVER BC  
V7W 1S4 CANADA

**PROPOSED  
MAIN FLOOR PLAN**

PROJECT: 2201 EH1B  
SHEET: ARCH EXPAND D 24x36"

**A-2.01**



**1 MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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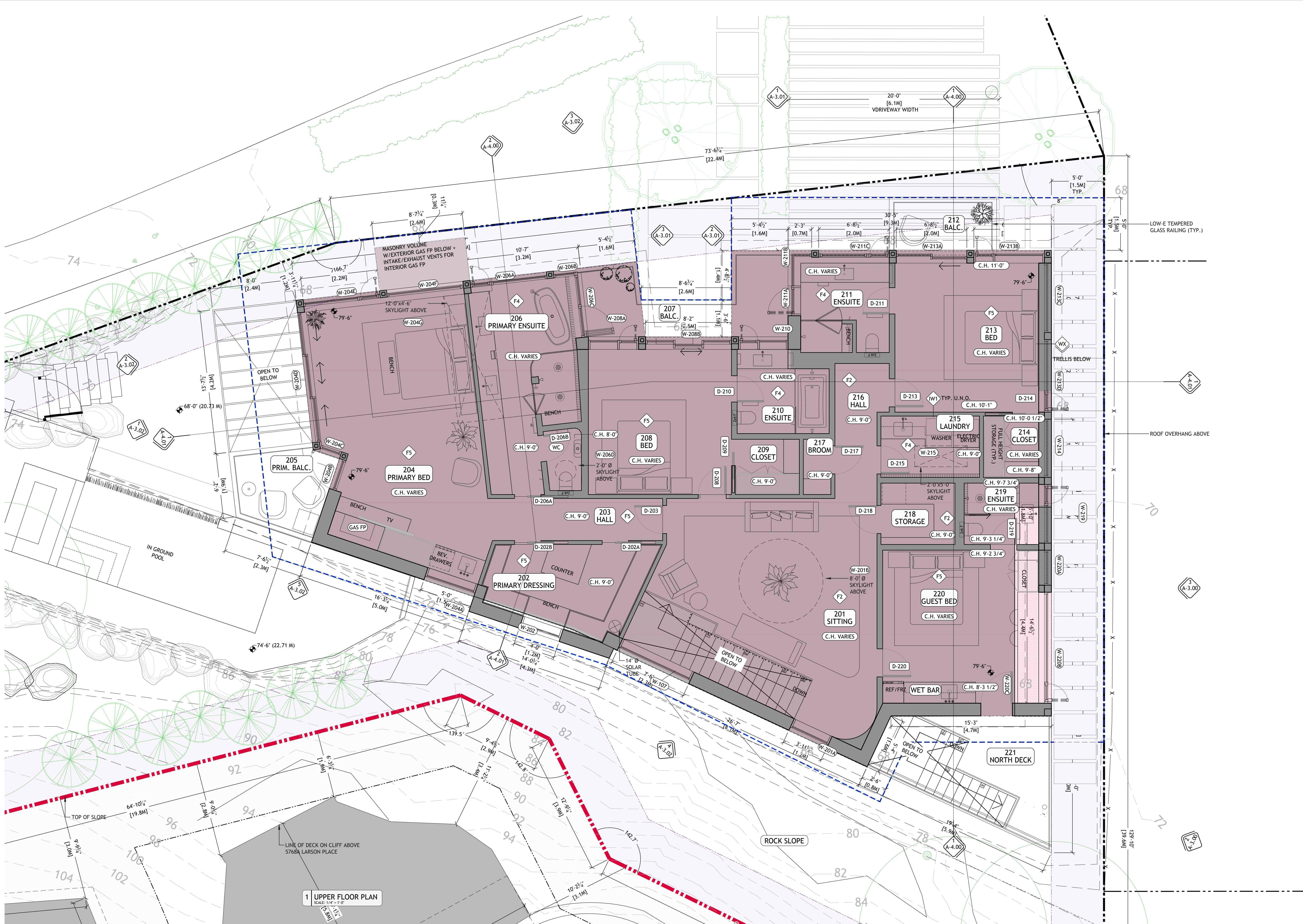
**NOT FOR CONSTRUCTION**

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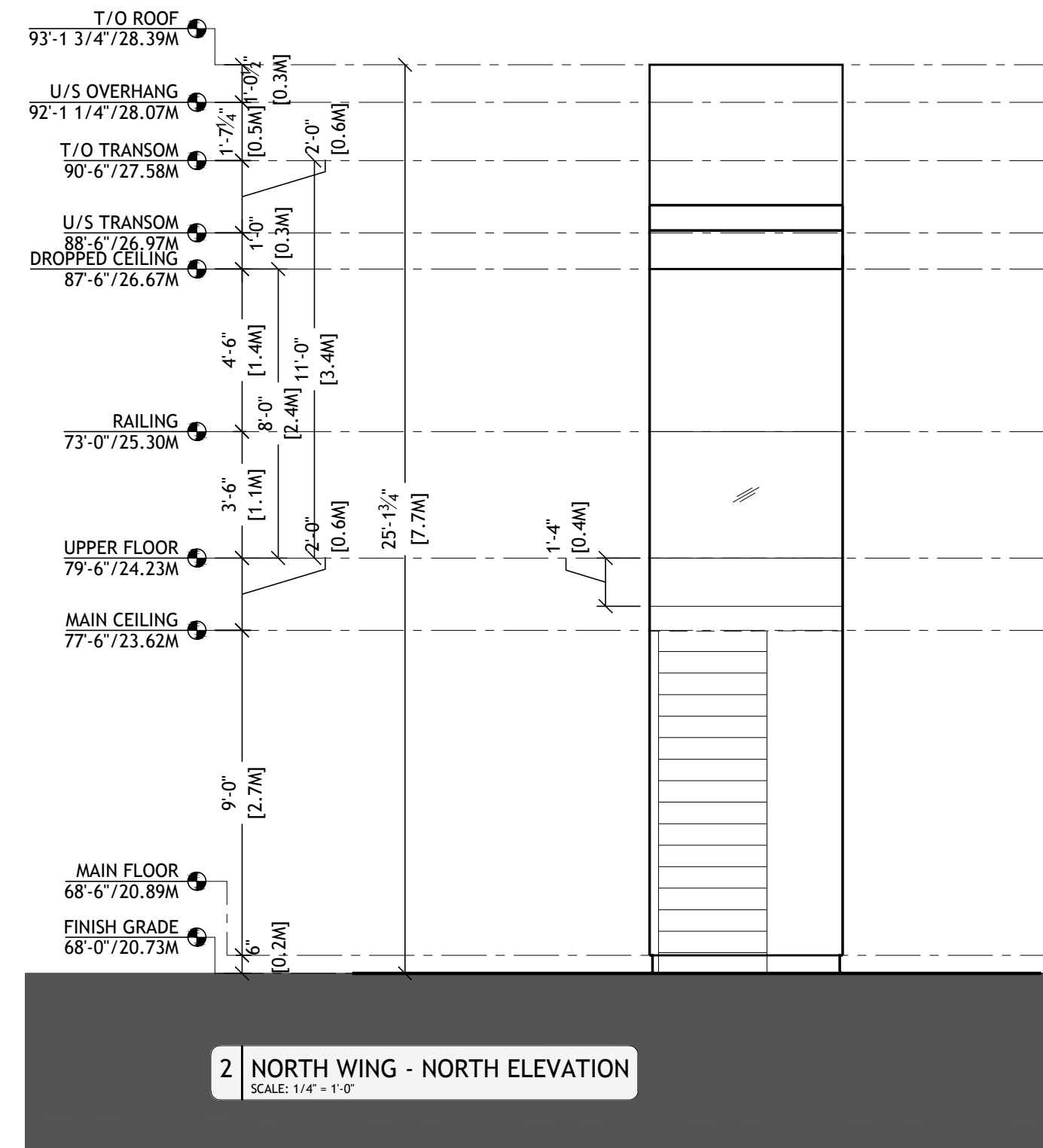
**PROPOSED  
UPPER FLOOR PLAN**

PROJECT: 2201 EH1B  
SHEET: ARCH EXPAND D 24x36"

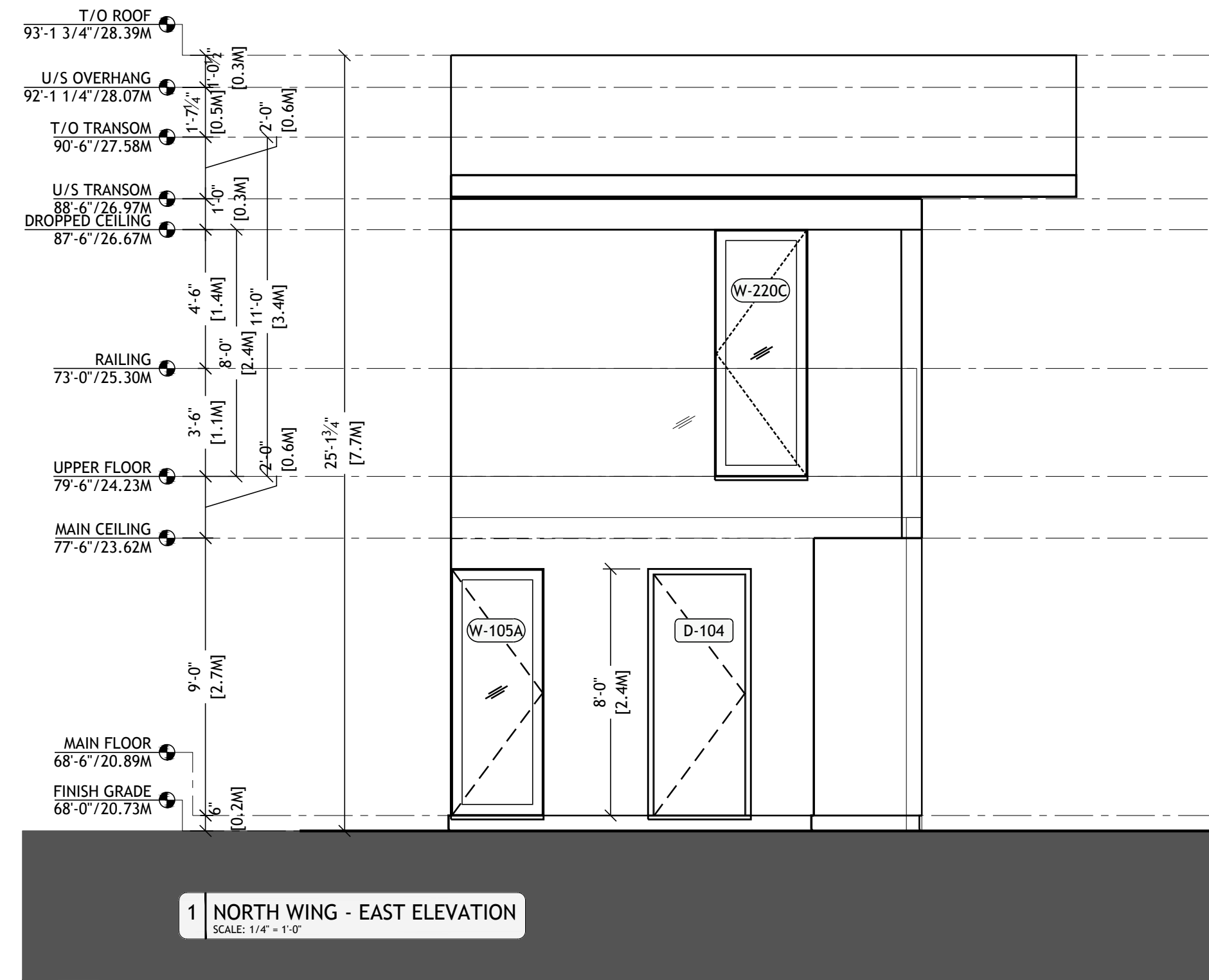
**A-2.02**



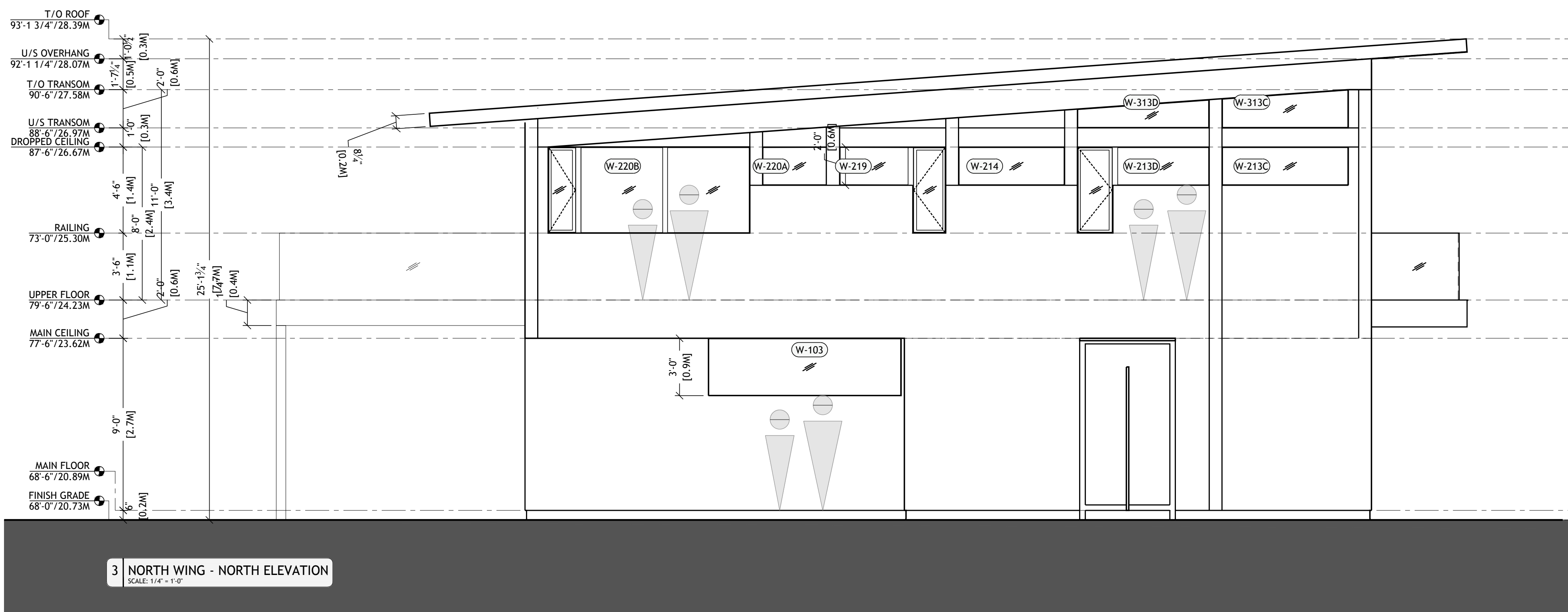
**1 UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



2 NORTH WING - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



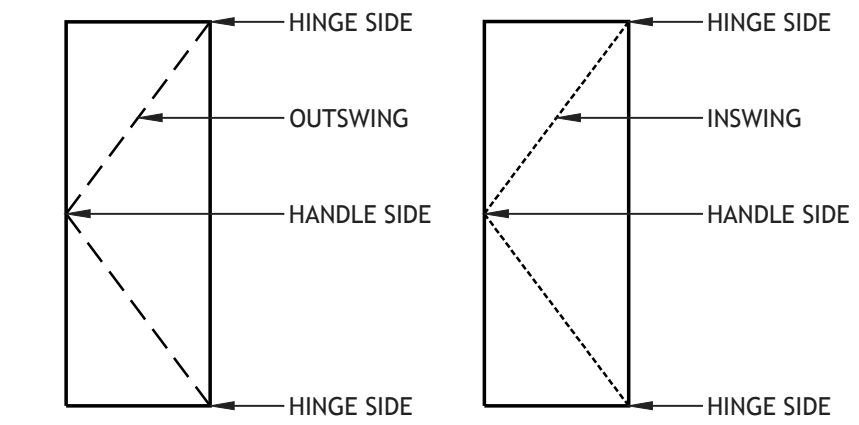
1 NORTH WING - EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3 NORTH WING - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

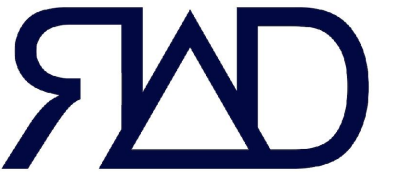
WINDOW & DOOR SWING GRAPHICS

DRAWINGS USE EUROPEAN CONVENTION  
OPPOSITE OF NORTH AMERICAN CONVENTION



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DATE: 24.08.19  
ISSUED FOR: HERITAGE REVITALIZATION AGREEMENT

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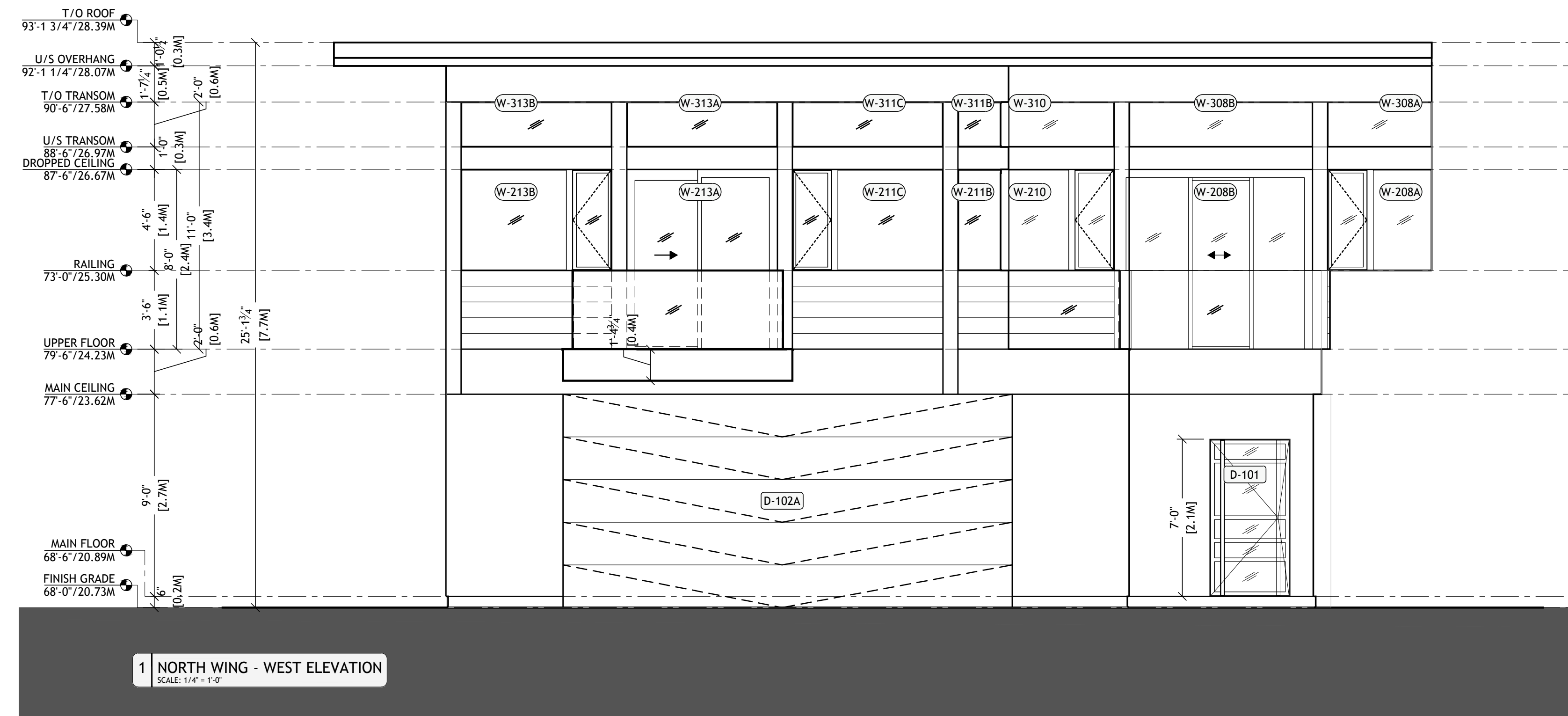
NOT FOR CONSTRUCTION

LARSON PLACE  
5768-B LARSON PLACE  
WEST VANCOUVER BC  
V7W 1S4 CANADA

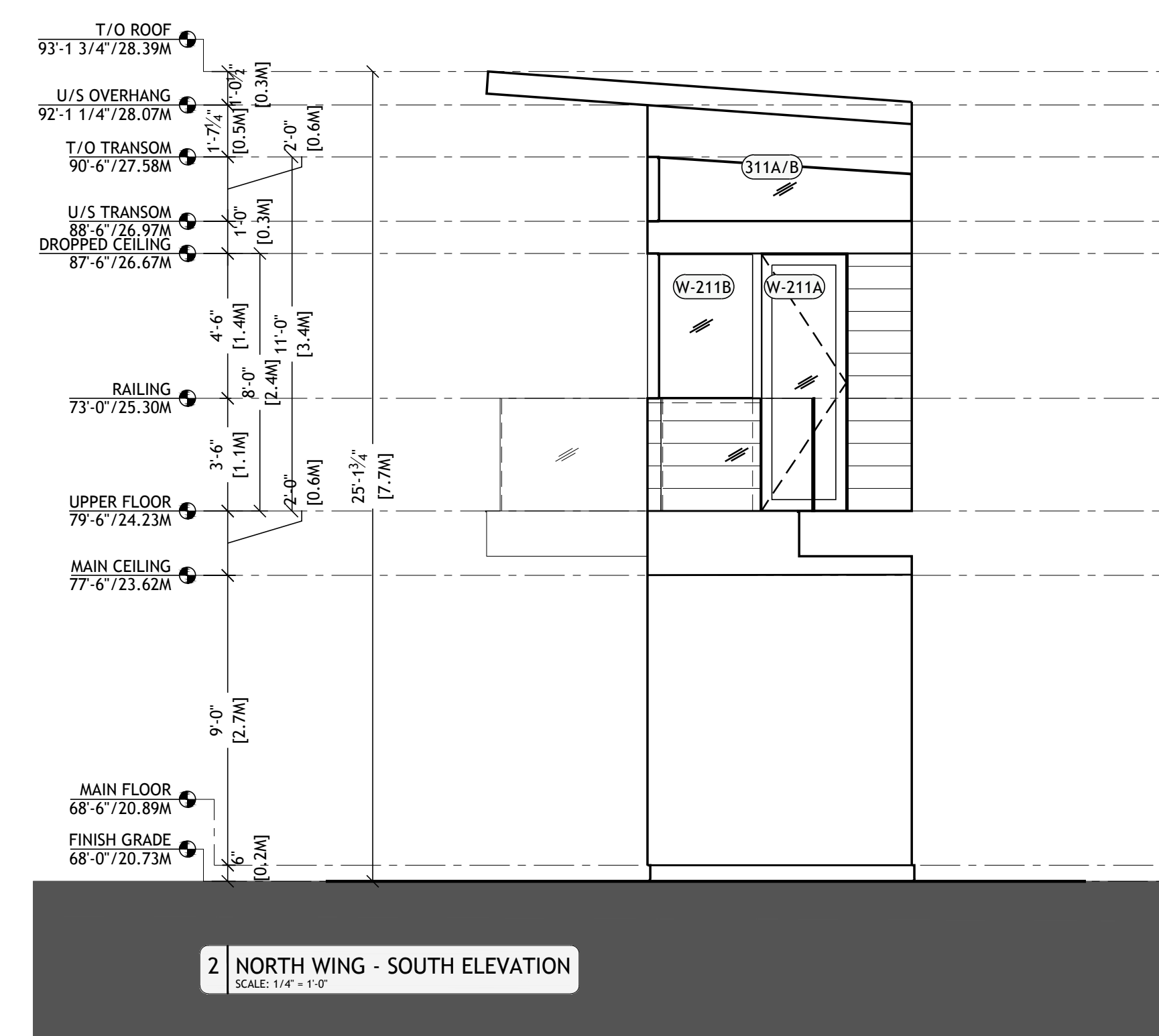
PROPOSED  
ELEVATIONS: NORTH  
WING NORTH, EAST

PROJECT: 2201 EH1B  
SHEET: ARCH EXPAND D 24x36"

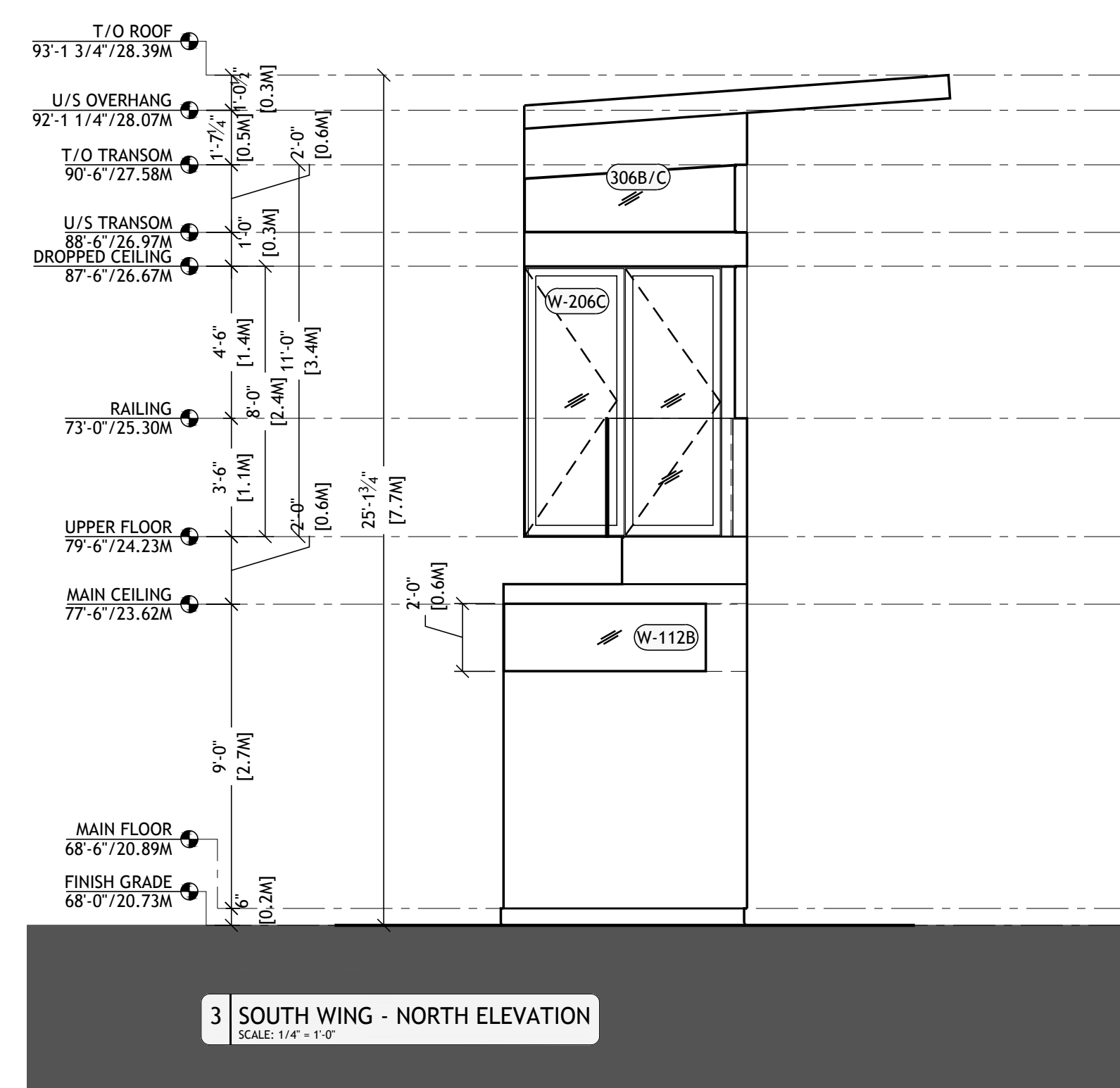
A-3.00



1 NORTH WING - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



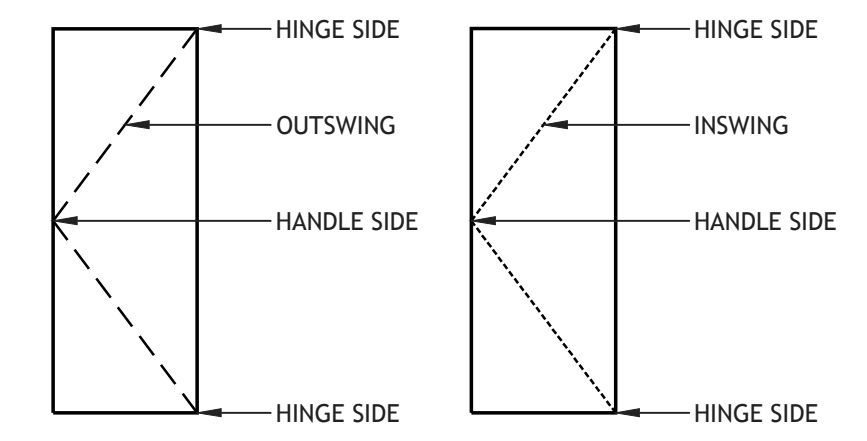
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SCALE: 1/4" = 1'-0"



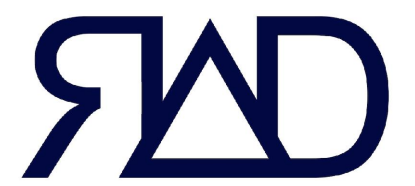
3 SOUTH WING - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

WINDOW & DOOR SWING GRAPHICS

DRAWINGS USE EUROPEAN CONVENTION  
OPPOSITE OF NORTH AMERICAN CONVENTION



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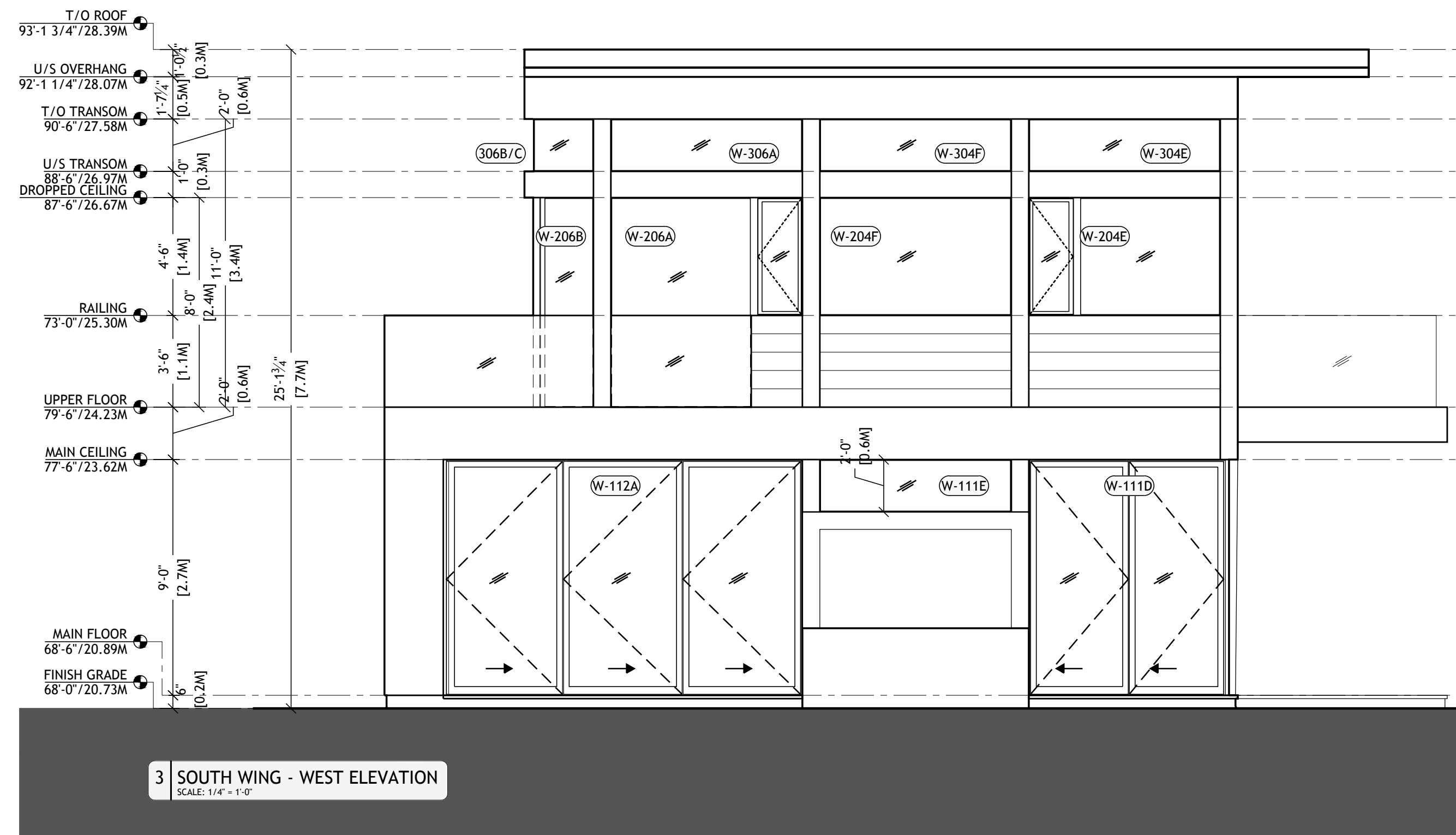
NOT FOR CONSTRUCTION

LARSON PLACE  
5768-B LARSON PLACE  
WEST VANCOUVER BC  
V7W 1S4 CANADA

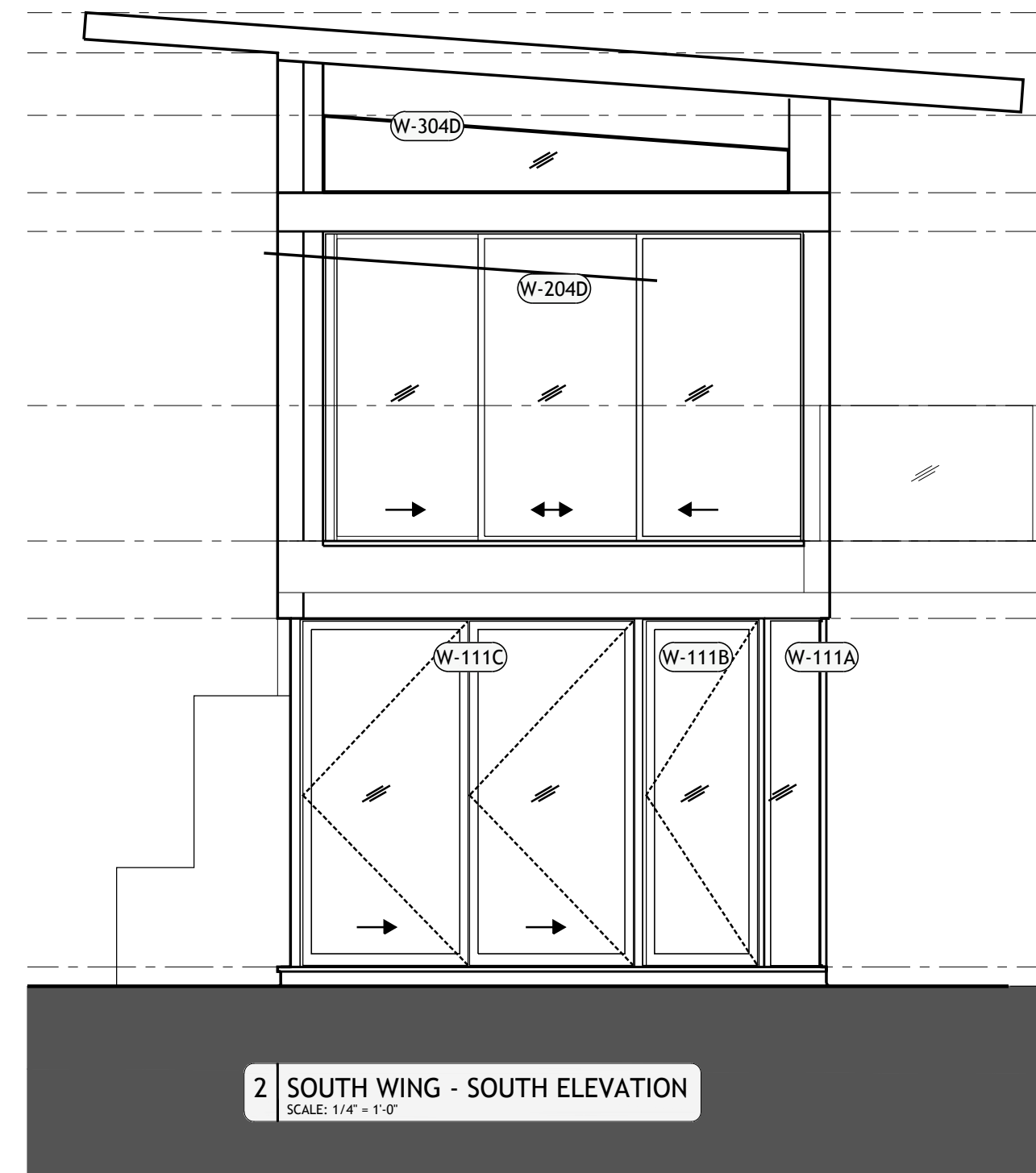
PROPOSED  
ELEVATIONS: NORTH  
WING WEST, SOUTH;  
SOUTH WING NORTH

PROJECT 2201 EH1B  
SHEET ARCH EXPAND D 24x36"

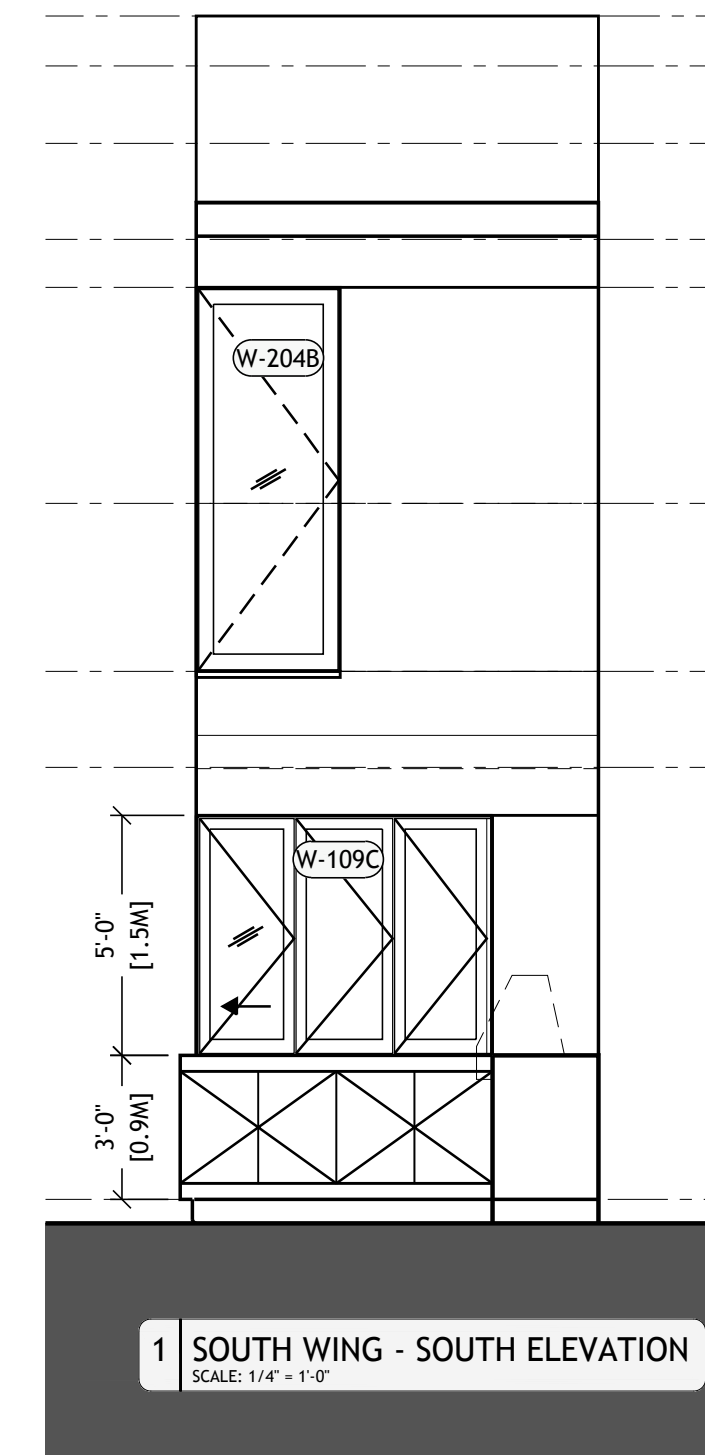
A-3.01



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SCALE: 1/4" = 1'-0"



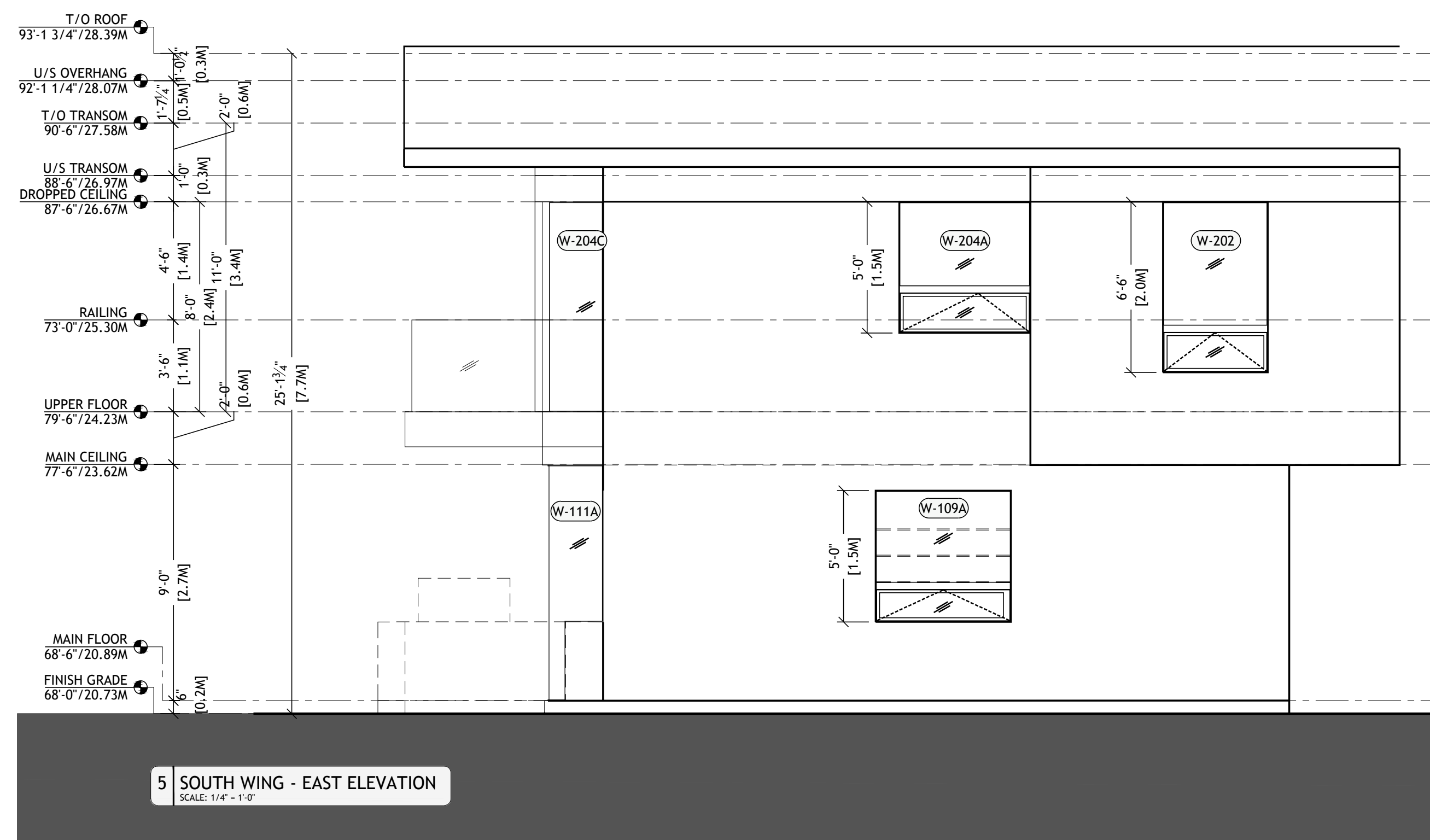
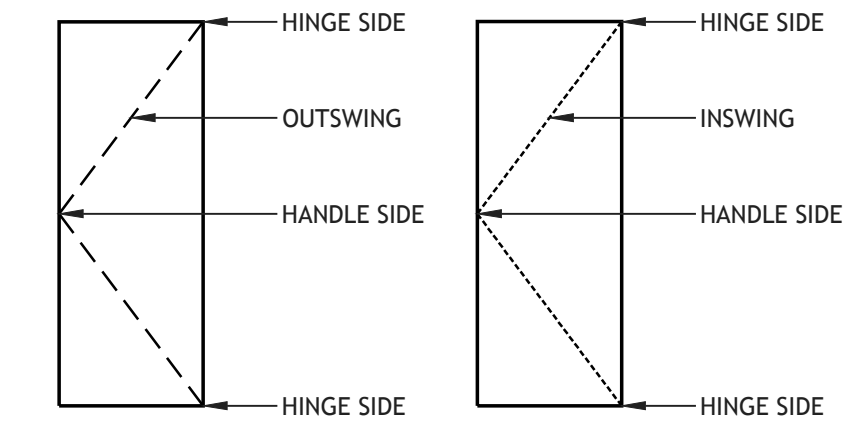
2 SOUTH WING - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



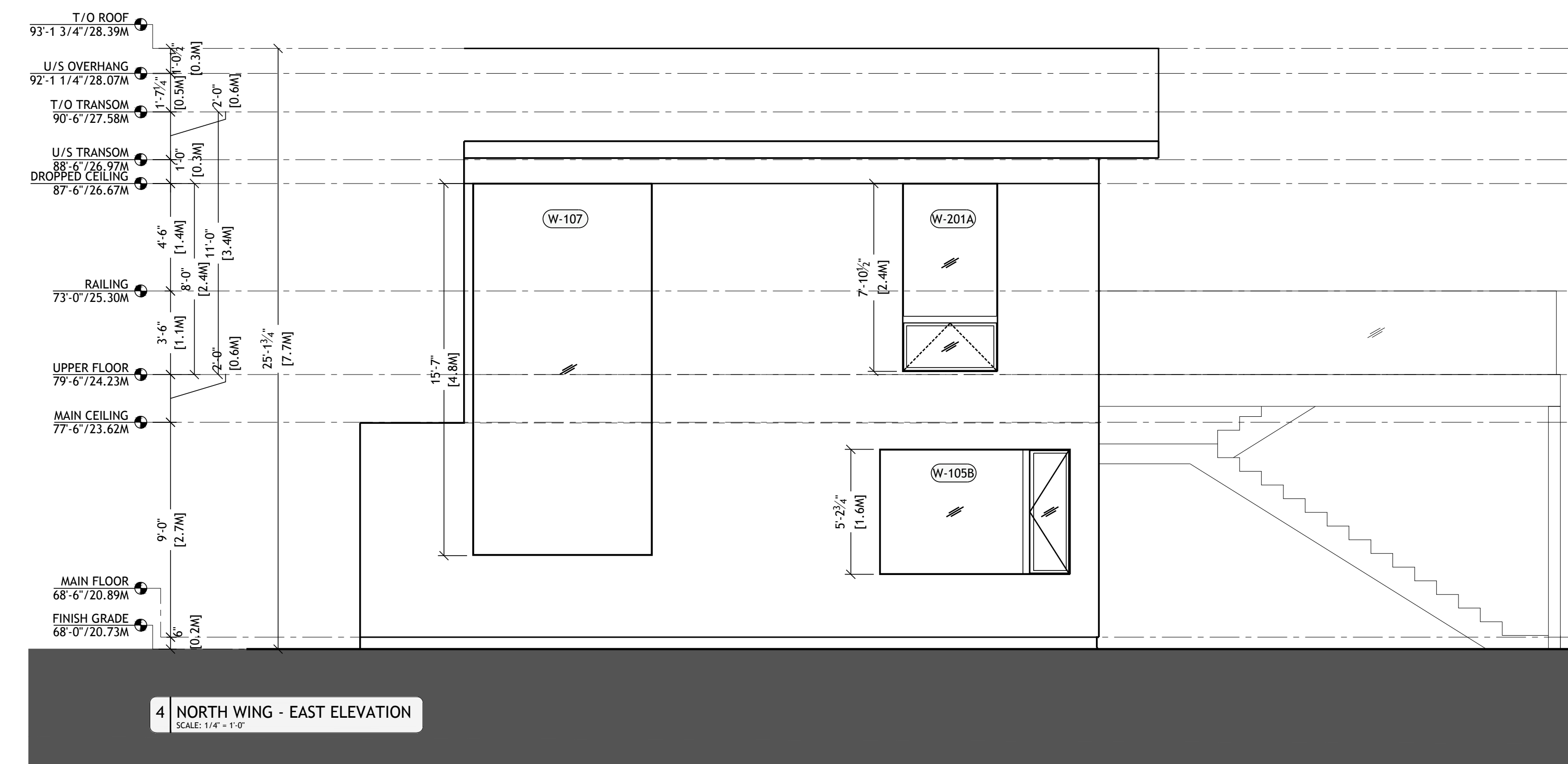
1 SOUTH WING - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

WINDOW & DOOR SWING GRAPHICS

DRAWINGS USE EUROPEAN CONVENTION  
OPPOSITE OF NORTH AMERICAN CONVENTION



5 SOUTH WING - EAST ELEVATION  
SCALE: 1/4" = 1'-0"



4 NORTH WING - EAST ELEVATION  
SCALE: 1/4" = 1'-0"

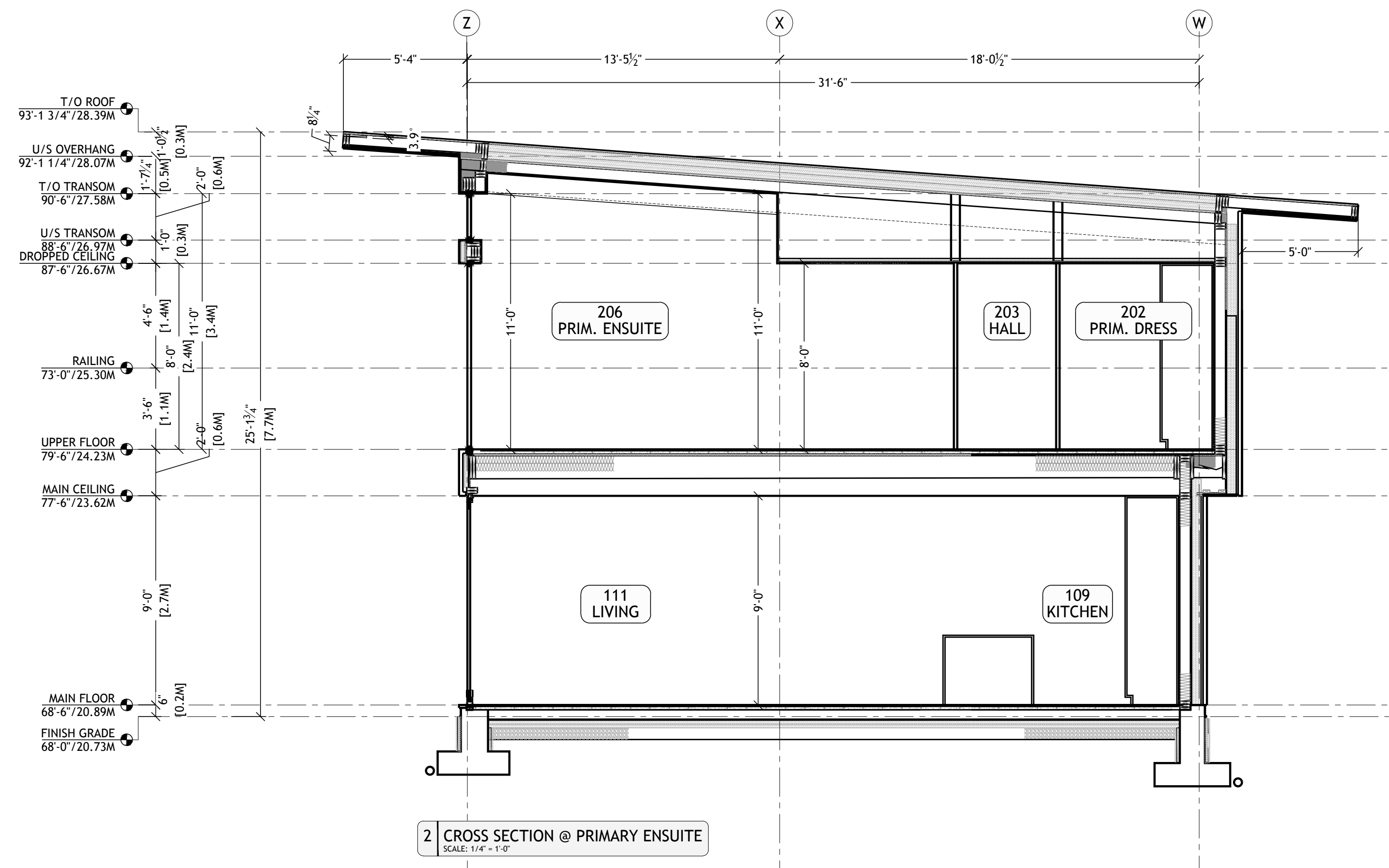
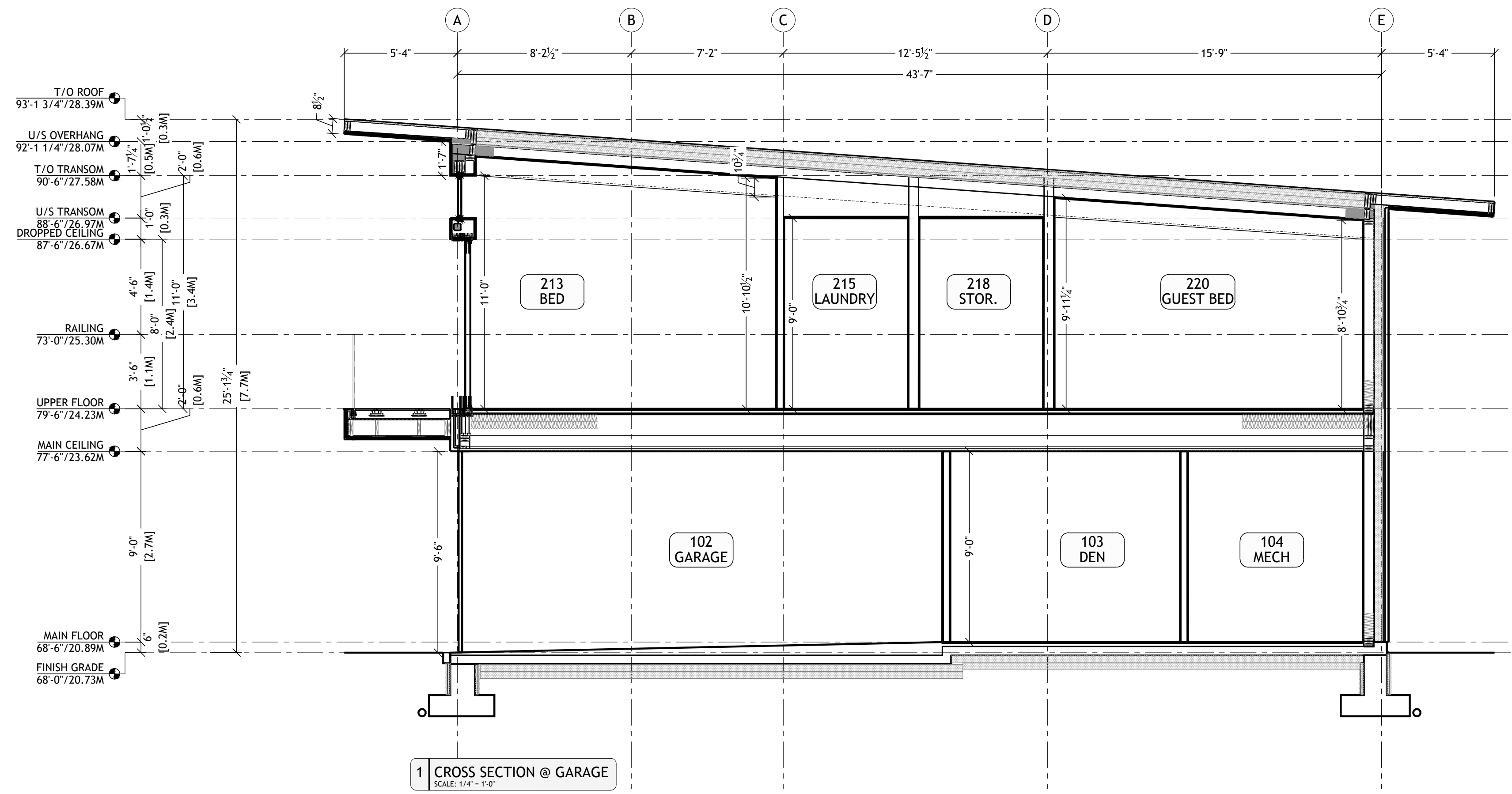
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V7W 1S4 CANADA

**PROPOSED ELEVATIONS:**  
SOUTH WING WEST,  
SOUTH, EAST; NORTH  
WING EAST

PROJECT: 2201 EH1B  
SHEET: ARCH EXPAND D 24x36"



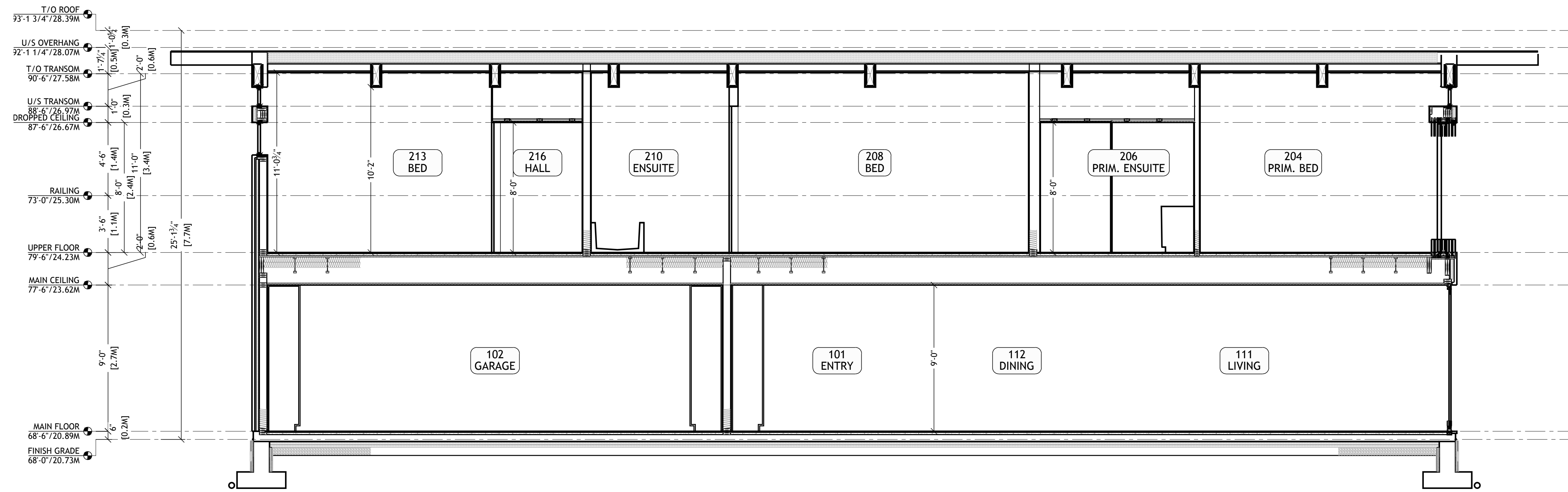
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**LARSON PLACE**  
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WEST VANCOUVER BC  
V7W 1S4 CANADA

**PROPOSED  
CROSS SECTIONS**

PROJECT 2201 EH1B  
SHEET ARCH EXPAND D 24x36"

**A-4.00**



1 LONGITUDINAL SECTION  
SCALE 1/4" = 1'-0"

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**PROPOSED  
LONGITUDINAL  
SECTIONS**

PROJECT 2201 EH1B  
SHEET ARCH EXPAND D 24x36"

**A-4.01**



LIFESTYLES DESIGNED  
LANDSCAPE ARCHITECTURE

MAHSA AZARI  
MAHSA@LIFESTYLESDESIGNED.COM  
CELL: 778-919-7783

PROJECT:

5734 LARSON  
WEST VANCOUVER, BC

DRAWING DATE:  
AUG 26 - 2024

DRAWING STAGE:  
DESIGN DEVELOPMENT

REV	DATE	ISSUED FOR
	AUG 12, 2024	CLIENT REVIEW
	AUG 19, 2024	CLIENT REVIEW
	AUG 26, 2024	HR PERMIT

# LANDSCAPE MASTERPLAN

SCALE: 3/16"=1'-0"

# L-1.01



### LEGEND

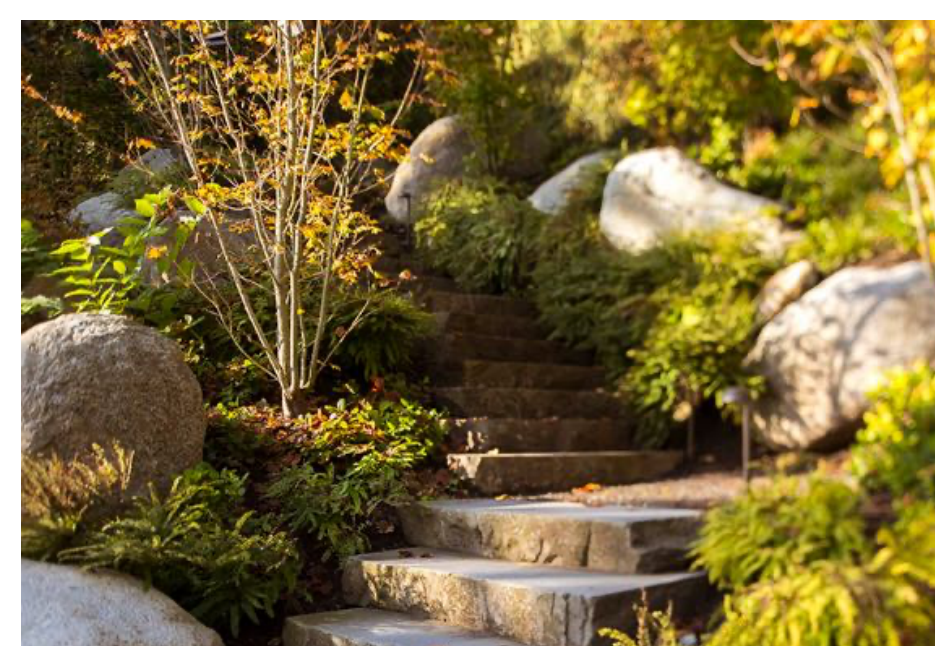
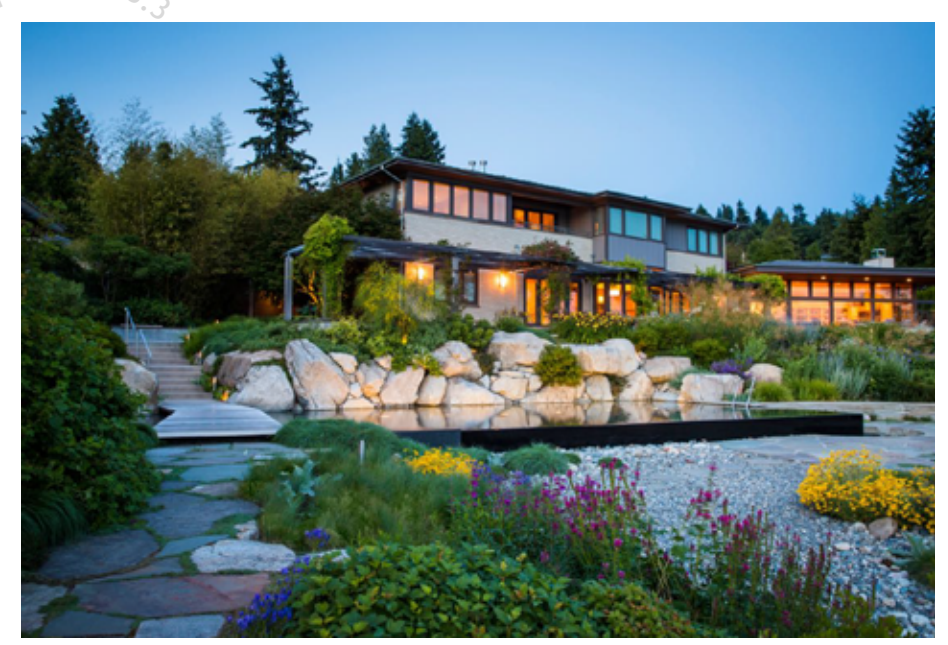
- EXISTING GRADE
- PROPOSED GRADE
- FINISHED GRADE
- TOP OF WALL
- BOTTOM OF WALL
- STAIRS RISERS
- TOP OF BOULDER
- WATER LEVEL
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- PROPOSED TREES

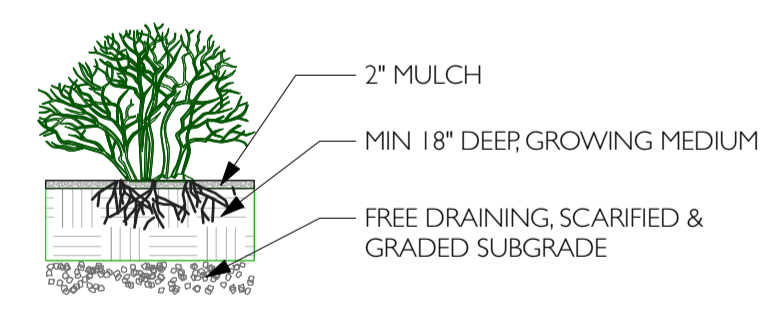
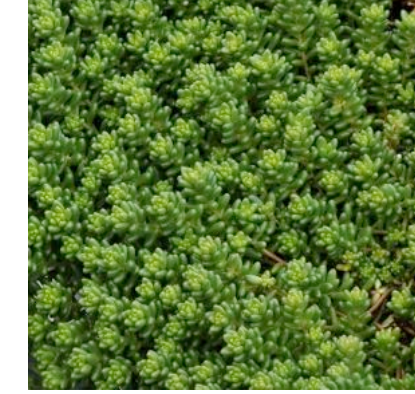
### GENERAL NOTES:

1. ALL MATERIAL & WORK TO MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.
2. ALL DIMENSIONS, ELEVATIONS, & GRADES ARE APPROXIMATE & ARE TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION BY CONTRACTORS. ANY DISCREPANCIES OR MISSING INFORMATION TO BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS ON THE JOB SITE. CONTRACTOR TO PROTECT THE EXISTING TREES & VEGETATION.
4. TYPICAL SUB-BASE FOR HARDSCAPE TO CONSIST OF 6" OF COMPACTED 3/4" MINUS CRUSHED ROCK ON COMPACTED SUB-GRADE (98% SPD) OR ON BED ROCK.
5. FILL MATERIAL TO BE FREE DRAINING & WITHOUT ORGANIC MATERIAL.
6. INSTALL DRAINAGE SLEEVES WHERE REQUIRED.
7. INSTALL LIGHTING & IRRIGATION SLEEVES REQUIRED BY LIGHTING PLAN & IRRIGATION PLAN. IRRIGATION LIGHTING SLEEVES (MIN. 3" DIA.) TO BE INSTALLED UNDER NEW PAVING THROUGH WALLS BELOW GRADE FOR ALL PLANTING BEDS TO BE ACCESSIBLE.
8. ALL DIMENSIONS ARE IN FEET & INCHES. ALL GRADES ARE IN FEET & INCHES.



INSPIRATION IMAGES





1 TYPICAL SHRUB PLANTING  
Scale: 1/4" = 1'-0"

ID	QTY	BOTANICAL NAME	COMMON NAME	GRADE	COMMENTS
<b>SHRUBS</b>					
Pmp	23	<i>Pinus mugo var. pumilio</i>	dwarf mugo pine	#3 pot	@2'-0" OC
msm	30	<i>Miscanthus sinensis 'Morning Light'</i>	morning light maiden grass	#3 pot	@3'-0" OC
Hmb	6	<i>Hydrangea macrophylla 'Blue Heaven'</i>	'Blue Heaven' hydrangea	#5 pot	@3'-0" OC
Tb	14	<i>Taxus baccata 'Repandens'</i>	Repandens English yew	#2 pot	@2'-6" OC
Hq	7	<i>Hydrangea quercifolia 'Snow Queen'</i>	Snow Queen oakleaf hydrangea	#5 pot	
Sy	15	<i>Symphoricarpos albus</i>	common snowberry	#3 pot	@3'-0" OC, BIRD-FRIENDLY
<b>PERENNIALS, FERNS, AND GRASSES</b>					
ami	19	<i>Achillea millefolium</i>	white yarrow	#1 pot	Native to BC.
bs	43	<i>Blechnum spicant</i>	deer fern	#1 pot	Native to BC.
cp	124	<i>Carex pensylvanica</i>	Pennsylvania sedge	#1 pot	@1'-0" OC
ea	20	<i>Eryngium alpinum 'Blue Star'</i>	Alpine sea holly	#1 pot	@1'-0" OC, Bird-friendly
Lah	25	<i>Lavandula angustifolia 'Hidcote'</i>	French lavender	#2 pot	@1'-6" OC
pal	26	<i>Pennisetum alopecuroides</i>	fountain grass	#2 pot	@2'-0" OC
ps	34	<i>Polystichum polyblepharum</i>	tassel fern	#2 pot	@2'-0" OC
Vb	38	<i>Verbena bonariensis</i>	Tall Verbena	Bulb	@1'-0" OC, Bird-friendly
<b>BULBS</b>					
<b>GROUNDCOVERS</b>					
Arc	55	<i>Arctostaphylos uva-ursi</i>	kinnikinnick	#1 pot	
sit	11	<i>Sedum 'Lime Twister'</i>	lime twister stonecrop	4"	@1'-0" OC
Sacc	13	<i>Sedum album 'Coral Carpet'</i>	Coral Carpet stonecrop	4"	
sg	30	<i>Sedum album 'Green Ice'</i>	Green Ice stonecrop	4"	@10" OC
so	22	<i>Sedum oregonum</i>	Oregon stonecrop	4"	
stc	475	<i>Sedum tetractinum</i>	Chinese stonecrop	4"	@10" OC
Thy	446	<i>Thymus praecox 'Elfin'</i>	Elfin thyme	4"	
Total	1476				

PROJECT:

5734 LARSON  
WEST VANCOUVER, BC

DRAWING DATE:  
AUG 26 - 2024

DRAWING STAGE:  
PERMIT

REV	DATE	ISSUED FOR
	AUG 19, 2024	CLIENT REVIEW
	AUG 26, 2024	HR PERMIT

PLANTING PLAN

SCALE: 3/16" = 1'-0"

L-4.02

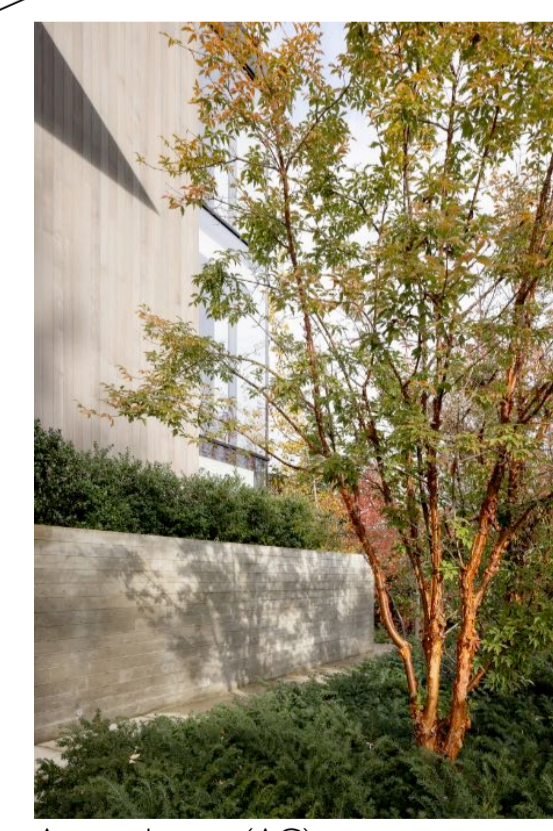
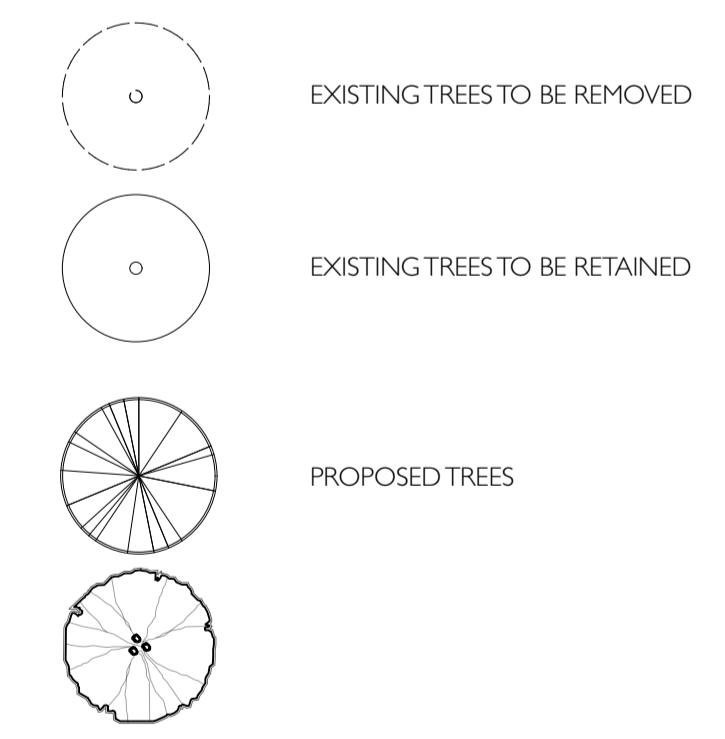


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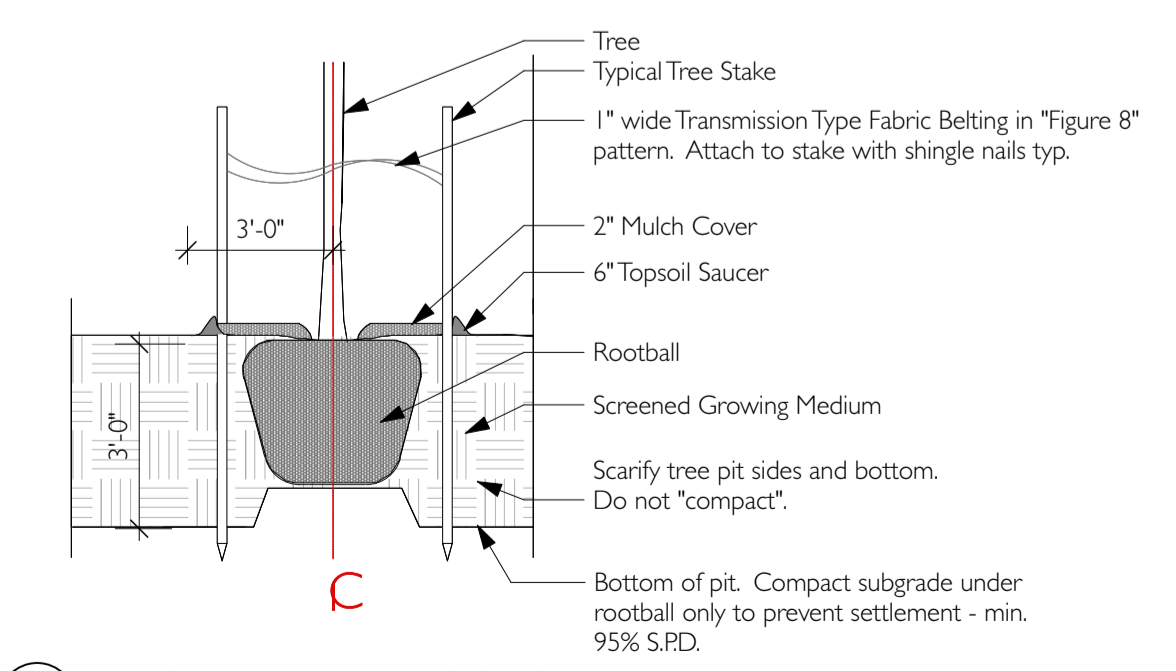
Acer griseum (AG)



Picea omorika 'Bruns' (POB)



Thuja plicata 'Excelsa' (TPe)



**TYPICAL TREE PLANTING ON GRADE**  
Scale: 1/4" = 1'-0"  
Note: Ensure top of rootball is at or slightly above Finished Grade. Remove top 1/3 of burlap from rootball and twine from base of trunk (and/or wire basket "lifting loops" and top row of basket). Remove any soil on top of "original" rootball.

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
AG1	3	<i>Acer griseum</i>	paperbark maple	6" cal	SPECIMEN TREE. MULTI-STEM. B&B
POB	24	<i>Picea omorika 'Bruns'</i>	Brun's Serbian spruce	10' TALL	B&B. UNIFORM BRANCHING
TPe	1	<i>Thuja plicata 'Excelsa'</i>	Excelsa western red cedar	14' TALL	B&B
Total	28				

TREE PLAN

SCALE: 3/16" = 1'-0"

**L-4.01**