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REVISIONS

ISSUED FOR...

| | |
|-------------------|----------|
| CLIENT REVIEW | 17.04.13 |
| DISTRICT REVIEW | 17.04.20 |
| CLIENT REVIEW | 17.04.28 |
| DE APPLICATION | 17.05.17 |
| DE RE-ISSUED | 17.09.29 |
| CONSULTANT REVIEW | 17.11.06 |
| DISTRICT REVIEW | 17.12.04 |



RUSH HOUSE

Architectural Drawings for
 Heritage Restoration, Cottages and Accessory Building at
 1195 12th Street
 West Vancouver, British Columbia

Project :

1195 12ST
WEST VANCOUVER, B.C.

Drawing Title :

COVER PAGE

DRAWN BY: LZ

CHECKED BY: MM

SCALE: 1/8" = 10"

SHEET

DATE: OCT 2017

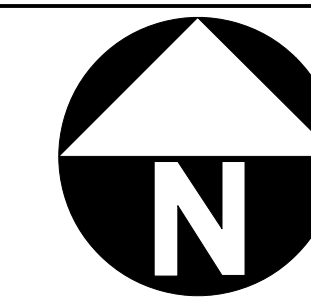
JOB NUMBER:

A 00

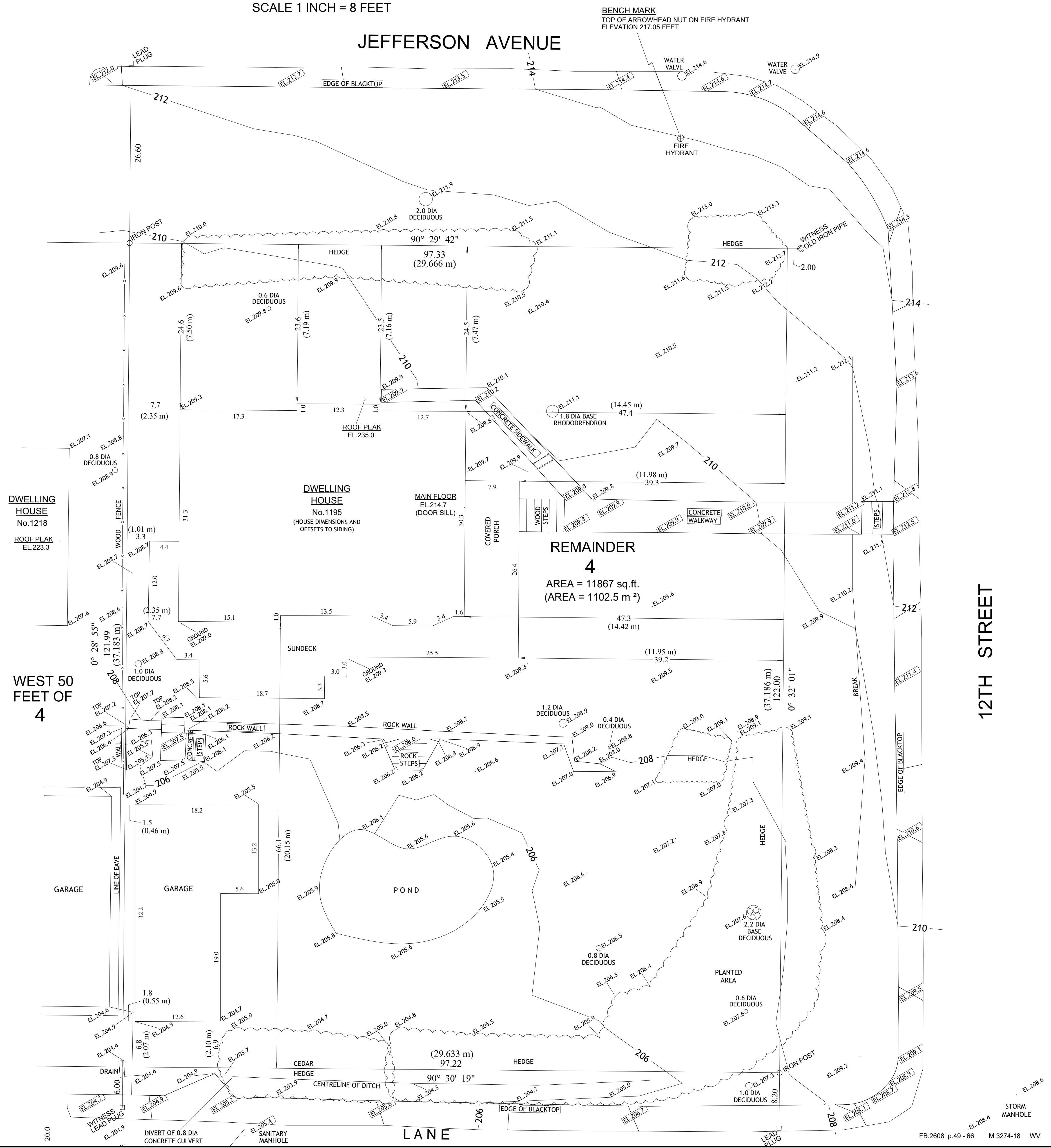
**TOPOGRAPHIC SURVEY PLAN OF LOT 4, EXCEPT THE WEST 50 FEET OF LOT 'A',
SOUTH EAST 1/4 OF DISTRICT LOT 1065, PLAN 7234**

P.I.D. 010-686-622

SCALE 1 INCH = 8 FEET



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| DISTRICT REVIEW | 17.12.04 |

**FORMWERKS
ARCHITECTURAL**

I N N O V A T I O N I N A R C H I T E C T U R E

1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

Project :
**1195 125T
WEST VANCOUVER, B.C.**

Drawing Title :
SURVEY

| | |
|-------------------|----------------|
| DRAWN BY: LZ | CHECKED BY: MM |
| SCALE: 1/8" = 10' | SHEET |
| DATE: OCT 2017 | A 01 |
| JOB NUMBER: | |

ELEVATIONS

ELEVATIONS ARE TO DISTRICT OF WEST VANCOUVER GEODETIC DATUM.

BENCH MARK USED : INVERT OF SANITARY MANHOLE LOCATED 10 FEET SOUTH AND 18 FEET EAST OF THE SOUTH WEST CORNER OF REMAINDER LOT 4 INVERT ELEVATION 200.13 FEET (GEODETIC DATUM)

BENCH MARK SET: CUT CROSS ON NORTH RIM OF SANITARY MANHOLE LOCATED 10 FEET SOUTH AND 18 FEET EAST OF THE SOUTH WEST CORNER OF REMAINDER LOT 4 ELEVATION 205.33 FEET.

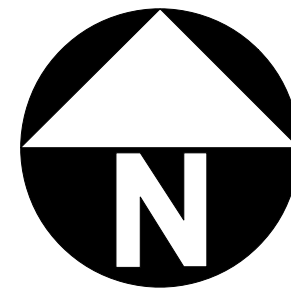
CERTIFIED CORRECT THIS 9TH DAY OF FEBRUARY, 2017

DRM B.C.L.S.

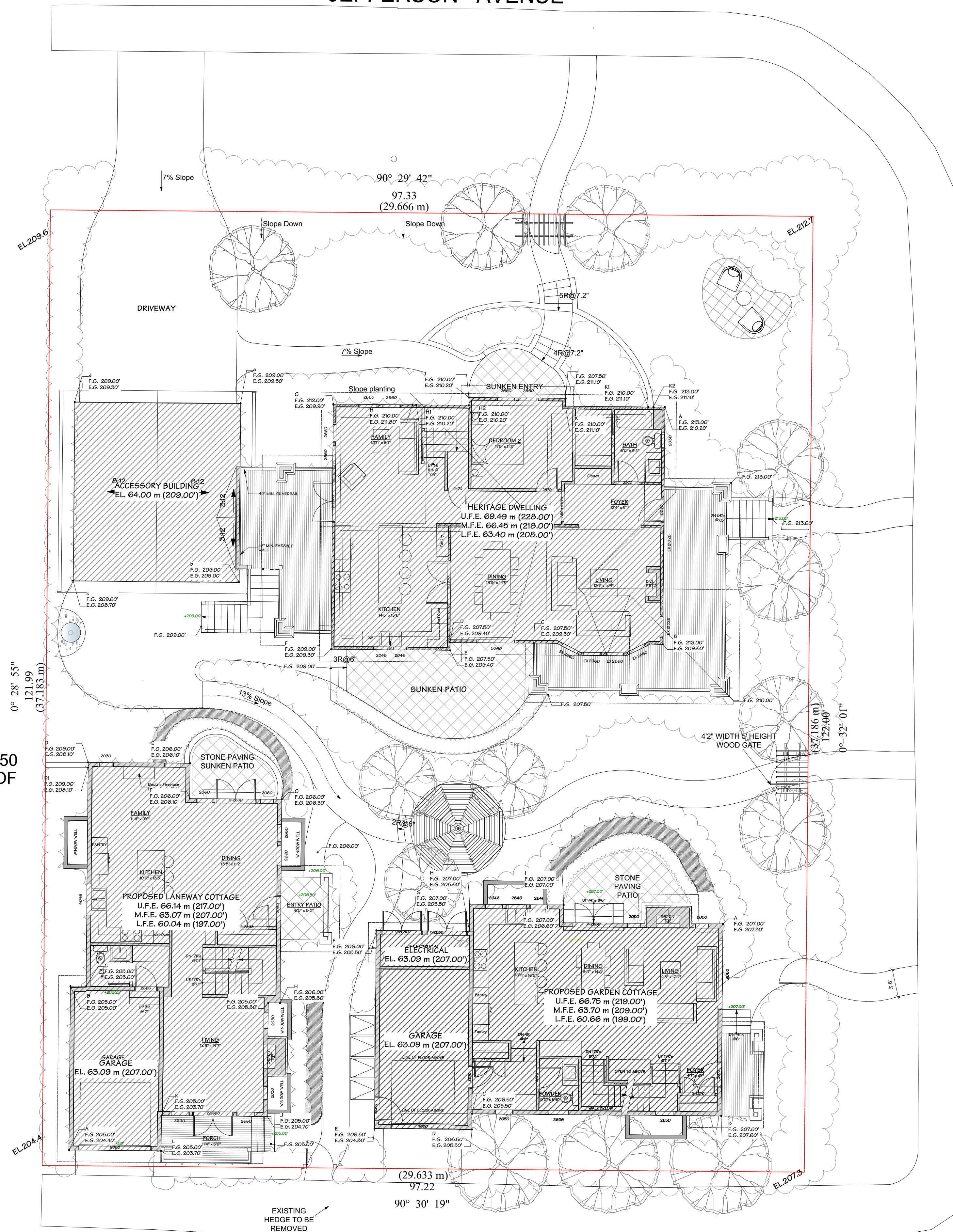
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HOBBS, WINTER & MacDONALD,
B.C. LAND SURVEYORS,
113-828 HARBOURSIDE DRIVE,
NORTH VANCOUVER, B.C., V7P 3R9,
TEL 604-986-1371 FAX 604-986-5204
EMAIL: admin@hwmvsurveys.com



JEFFERSON AVENUE



LANE

12TH STREET

PROJECT DATA

| | | | |
|----------------------|---|--|--|
| CIVIC ADDRESS | 1195 WEST 12TH STREET WEST VANCOUVER, BC | | |
|----------------------|---|--|--|

| | | | |
|--------------------------|---|--|--|
| LEGAL DESCRIPTION | LOT 4 SOUTHEAST 1/4 OF DISTRICT LOT 1065 PLAN 7234 | | |
|--------------------------|---|--|--|

| | | | |
|---------------|-----------------|----------------|--------------|
| ZONING | RS-5 | | |
| Lot Area | 11867.00 sq.ft. | 1102.48 sq.m. | |
| ALLOWABLE FAR | 0.35 | 4153.45 sq.ft. | 395.87 sq.m. |
| EXISTING FAR | | 2857.00 sq.ft. | 265.42 sq.m. |
| PROPOSED FAR | 0.60 | 7916.97 sq.ft. | 735.51 sq.m. |
| | | | 0.24 F.A.R. |
| | | | 0.67 F.A.R. |

| | | | |
|--------------------------------|----------------|--------------|-------------|
| PROJECT SUMMARY (BYLAW) | | | |
| ABOVE GRADE TOTAL | 6073.27 sq.ft. | 564.23 sq.m. | 0.51 F.A.R. |
| BELOW GRADE TOTAL | 1131.46 sq.ft. | 105.12 sq.m. | 0.10 F.A.R. |
| COVERED PORCH | 653.85 sq.ft. | 60.74 sq.m. | 0.06 F.A.R. |
| ELECTRICAL SHED | 58.39 sq.ft. | 5.42 sq.m. | 0.00 F.A.R. |
| F.A.R. AREA6 TOTAL | 7916.97 sq.ft. | 735.51 sq.m. | 0.67 F.A.R. |

| | | | |
|-------------------------------|----------------|--------------|-------------|
| FLOOR AREAS (Proposed) | | | |
| RUSH HOUSE | | | |
| MAIN(LIVING) | 1321.93 sq.ft. | 122.81 sq.m. | 0.11 F.A.R. |
| UPPER | 975.51 sq.ft. | 90.63 sq.m. | 0.08 F.A.R. |
| LOWER | 1131.46 sq.ft. | 105.12 sq.m. | 0.10 F.A.R. |
| SUBTOTAL | 3428.90 sq.ft. | 318.56 sq.m. | 0.29 F.A.R. |
| COVERED PORCH | 479.59 sq.ft. | 44.56 sq.m. | 0.04 F.A.R. |
| F.A.R. TOTAL | 3908.49 sq.ft. | 363.11 sq.m. | 0.33 F.A.R. |

| | | | |
|-----------------------|----------------|--------------|-------------|
| GARDEN COTTAGE | | | |
| MAIN(LIVING) | 832.48 sq.ft. | 77.34 sq.m. | 1.27 F.A.R. |
| UPPER | 1027.89 sq.ft. | 95.49 sq.m. | 1.57 F.A.R. |
| LOWER | 0.00 sq.ft. | 0.00 sq.m. | 0.00 F.A.R. |
| SUBTOTAL | 1860.37 sq.ft. | 172.83 sq.m. | 2.85 F.A.R. |
| COVERED PORCH | 54.68 sq.ft. | 5.08 sq.m. | 0.08 F.A.R. |
| F.A.R. TOTAL | 1915.05 sq.ft. | 177.91 sq.m. | 2.93 F.A.R. |

| | | | |
|------------------------|----------------|--------------|-------------|
| LANEWAY COTTAGE | | | |
| MAIN(LIVING) | 876.33 sq.ft. | 81.41 sq.m. | 0.77 F.A.R. |
| UPPER | 1039.13 sq.ft. | 96.54 sq.m. | 0.92 F.A.R. |
| LOWER | 0.00 sq.ft. | 0.00 sq.m. | 0.00 F.A.R. |
| SUBTOTAL | 1915.46 sq.ft. | 177.95 sq.m. | 1.69 F.A.R. |
| COVERED PORCH | 119.58 sq.ft. | 11.11 sq.m. | 0.11 F.A.R. |
| F.A.R. TOTAL | 2035.04 sq.ft. | 189.06 sq.m. | 1.80 F.A.R. |

| | | | |
|------------------------|--------------|------------|-------------|
| ELECTRICAL SHED | | | |
| GARDEN COTTAGE | 58.39 sq.ft. | 5.42 sq.m. | 0.01 F.A.R. |

| | | | |
|--|----------------|--------------|--|
| BELOW GRADE TOTALS (INCLUDING EXEMPTED AREAS) | | | |
| RUSH HOUSE | 1390.00 sq.ft. | 129.14 sq.m. | |
| GARDEN COTTAGE | 810.92 sq.ft. | 75.34 sq.m. | |
| LANEWAY COTTAGE | 880.69 sq.ft. | 81.82 sq.m. | |
| TOTAL | 3081.61 sq.ft. | 286.29 sq.m. | |

| | | | |
|---------------------------|---------------|-------------|-------------|
| ACCESSORY BUILDING | | | |
| RUSH HOUSE | 483.31 sq.ft. | 44.90 sq.m. | |
| GARDEN COTTAGE | 242.70 sq.ft. | 22.55 sq.m. | |
| LANEWAY COTTAGE | 248.17 sq.ft. | 23.06 sq.m. | |
| TOTAL | 974.18 sq.ft. | 90.50 sq.m. | 0.08 F.A.R. |

| | | | |
|----------------------|----------------|--------------|--------|
| SITE COVERAGE | | | |
| Max Allowable | 30% | | |
| RUSH HOUSE | 2395.87 sq.ft. | 222.58 sq.m. | |
| GARDEN COTTAGE | 1159.60 sq.ft. | 107.73 sq.m. | |
| LANEWAY COTTAGE | 1244.08 sq.ft. | 115.58 sq.m. | |
| TOTAL | 4799.55 sq.ft. | 445.89 sq.m. | 40.44% |

| | | | | |
|-------------------------|----------------------|----------------------|----------------|-----------------|
| HEIGHT SUMMARY | | | | |
| | PRINCIPAL (EXISTING) | PRINCIPAL (PROPOSED) | GARDEN COTTAGE | LANEWAY COTTAGE |
| Roof Ridge | 235.00 sq.ft. | 238.30 sq.ft. | 235.13 sq.ft. | 223.06 sq.ft. |
| Average Grade | 209.86 sq.ft. | 210.57 sq.ft. | 206.74 sq.ft. | 205.87 sq.ft. |
| Calculated Height | 27.81 ft. | 27.29 ft. | 24.81 ft. | 23.45 ft. |
| Allowable Building Face | 25.67 ft. | 25.34 ft. | 22.00 ft. | 22.00 ft. |
| Proposed Building Face | 25.86 ft. | 26.44 ft. | 21.50 ft. | 20.60 ft. |

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| | |
|-------------------|----------|
| REVISIONS | |
| ISSUED FOR... | |
| CLIENT REVIEW | 17.04.13 |
| DISTRICT REVIEW | 17.04.20 |
| CLIENT REVIEW | 17.04.28 |
| DE APPLICATION | 17.05.17 |
| DE RE-ISSUED | 17.09.29 |
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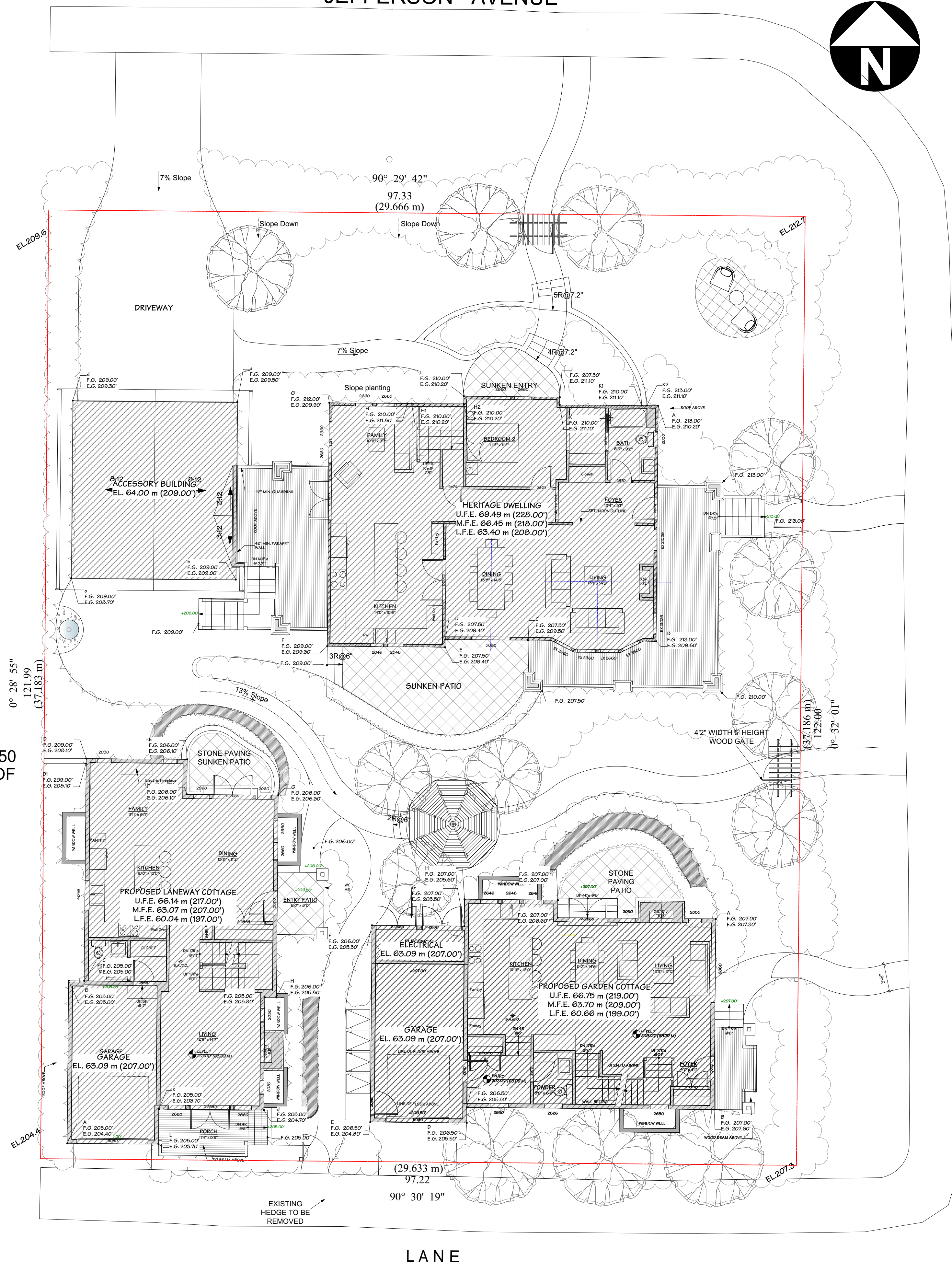
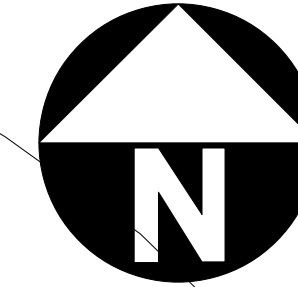
FORMWERKS ARCHITECTURAL
1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

Project :
1195 12ST WEST VANCOUVER, B.C.

Drawing Title :
SITE PLAN AND PROJECT DATA

| | |
|-------------------|----------------|
| DRAWN BY: LZ | CHECKED BY: MM |
| SCALE: 1/8" = 10" | SHEET |
| DATE: OCT 2017 | A 02 |
| JOB NUMBER: | |

JEFFERSON AVENUE



Proposed Laneway House

| Exiting or Natural Grades | | | | | |
|---------------------------|-------------|--------------|---------|--------------|-----------------|
| Ref. Points Dwelling | Grade First | Grade Second | Average | Wall Length | Total |
| A-B | 204.40 | 205.00 | 204.70 | 20.75 | 4247.53 |
| B-C | 205.00 | 205.00 | 205.00 | 2.00 | 410.00 |
| C-D | 205.00 | 208.10 | 206.55 | 28.75 | 5939.31 |
| D-E | 208.10 | 206.10 | 207.10 | 13.00 | 2692.30 |
| E-F | 206.10 | 206.10 | 206.10 | 4.50 | 927.45 |
| F-G | 206.10 | 206.30 | 206.20 | 11.75 | 2422.85 |
| G-H | 206.30 | 205.80 | 206.05 | 26.00 | 5357.30 |
| H-I | 205.80 | 205.80 | 205.80 | 1.50 | 308.70 |
| I-J | 205.80 | 204.70 | 205.25 | 14.50 | 2976.13 |
| J-K | 204.70 | 203.70 | 204.20 | 13.50 | 2756.70 |
| K-L | 203.70 | 203.70 | 203.70 | 4.50 | 916.65 |
| L-A | 203.70 | 204.40 | 204.05 | 11.75 | 2397.59 |
| TOTAL | | | | 152.5 | 31351.50 |
| NATURAL AVERAGE GRADE = | | | | | 205.58 |

Proposed Rush House

| Finished and Proposed Grades | | | | | |
|------------------------------|-------------|--------------|---------|--------------|-----------------|
| Ref. Points Dwelling | Grade First | Grade Second | Average | Wall Length | Total |
| A-B | 205.00 | 205.00 | 205.00 | 20.75 | 4253.75 |
| B-C | 205.00 | 205.00 | 205.00 | 2.00 | 410.00 |
| C-D | 205.00 | 209.00 | 207.00 | 28.75 | 5951.25 |
| D-E | 209.00 | 206.00 | 207.50 | 13.00 | 2697.50 |
| E-F | 206.00 | 206.00 | 206.00 | 4.50 | 927.00 |
| F-G | 206.00 | 206.00 | 206.00 | 11.75 | 2420.50 |
| G-H | 206.00 | 206.00 | 206.00 | 26.00 | 5356.00 |
| H-I | 206.00 | 205.00 | 205.50 | 1.50 | 308.25 |
| I-J | 205.00 | 205.00 | 205.00 | 14.50 | 2972.50 |
| J-K | 205.00 | 205.00 | 205.00 | 13.50 | 2767.50 |
| H-J | 205.00 | 205.00 | 205.00 | 4.50 | 922.50 |
| J-A | 205.00 | 205.00 | 205.00 | 11.75 | 2408.75 |
| TOTAL | | | | 152.5 | 31395.50 |
| NATURAL AVERAGE GRADE = | | | | | 205.87 |

Proposed Rush House

| Exiting or Natural Grades | | | | | |
|---------------------------|-------------|--------------|---------|---------------|-----------------|
| Ref. Points Dwelling | Grade First | Grade Second | Average | Wall Length | Total |
| A-B | 210.20 | 209.60 | 209.90 | 30.29 | 6357.87 |
| B-C | 209.60 | 209.50 | 209.55 | 16.46 | 3449.19 |
| C-D | 209.50 | 209.40 | 209.45 | 10.67 | 2234.83 |
| D-E | 209.40 | 209.40 | 209.40 | 1.00 | 209.40 |
| E-F | 209.40 | 209.30 | 209.35 | 15.17 | 3175.84 |
| F-G | 209.30 | 209.90 | 209.60 | 31.30 | 6560.48 |
| G-H | 209.90 | 210.20 | 210.05 | 10.08 | 2117.30 |
| H-H2 | 210.20 | 210.20 | 210.20 | 7.21 | 1515.54 |
| H2-I | 210.2 | 210.2 | 210.20 | 1.00 | 210.20 |
| H-J | 210.20 | 211.10 | 210.65 | 12.31 | 2593.10 |
| J-K | 211.10 | 210.20 | 210.65 | 1.00 | 210.65 |
| K-K2 | 210.20 | 211.10 | 210.65 | 11.24 | 2367.71 |
| K2-A | 211.10 | 210.20 | 210.65 | 1.45 | 305.44 |
| TOTAL | | | | 149.18 | 31307.56 |
| NATURAL AVERAGE GRADE = | | | | | 209.86 |

Proposed Rush House

| Finished and Proposed Grades | | | | | |
|------------------------------|-------------|--------------|---------|---------------|-----------------|
| Ref. Points Dwelling | Grade First | Grade Second | Average | Wall Length | Total |
| A-B | 213.00 | 213.00 | 213.00 | 30.29 | 6451.77 |
| B-C | 213.00 | 207.50 | 210.25 | 16.46 | 3460.72 |
| C-D | 207.50 | 207.50 | 207.50 | 10.67 | 2214.03 |
| D-E | 207.50 | 207.50 | 207.50 | 1.00 | 207.50 |
| E-F | 207.50 | 209.00 | 208.25 | 15.17 | 3159.15 |
| F-G | 209.00 | 212.00 | 210.50 | 31.30 | 6588.65 |
| G-H | 212.00 | 211.80 | 211.90 | 10.08 | 2135.95 |
| H-H2 | 211.80 | 210.00 | 210.90 | 7.21 | 1520.59 |
| H2-I | 210 | 210 | 210.00 | 1.00 | 210.00 |
| H-J | 210.00 | 207.50 | 208.75 | 12.31 | 2569.71 |
| J-K | 207.50 | 210.00 | 208.75 | 1.00 | 208.75 |
| K-K2 | 210.00 | 213.00 | 211.50 | 11.24 | 2377.26 |
| K2-A | 213.00 | 213.00 | 213.00 | 1.45 | 308.85 |
| TOTAL | | | | 149.18 | 31412.93 |
| NATURAL AVERAGE GRADE = | | | | | 210.57 |

Proposed Garden House

| Exiting or Natural Grades | | | | | |
|---------------------------|-------------|--------------|---------|---------------|-----------------|
| Ref. Points Dwelling | Grade First | Grade Second | Average | Wall Length | Total |
| A-B | 207.30 | 207.60 | 207.45 | 25.50 | 5289.98 |
| B-C | 207.60 | 205.50 | 206.55 | 31.96 | 6601.34 |
| C-D | 205.50 | 205.50 | 205.50 | 2.00 | 411.00 |
| D-E | 205.50 | 204.80 | 205.15 | 12.25 | 2513.09 |
| E-F | 204.80 | 205.50 | 205.15 | 24.00 | 4923.60 |
| F-G | 205.50 | 205.50 | 205.50 | 11.88 | 2441.34 |
| G-H | 205.50 | 205.60 | 205.55 | 5.75 | 1181.91 |
| H-I | 205.60 | 207.00 | 206.30 | 12.00 | 2475.60 |
| J-K | 207.00 | 206.60 | 206.80 | 2.25 | 465.30 |
| J-A | 206.60 | 207.30 | 206.95 | 20.33 | 4207.29 |
| TOTAL | | | | 147.92 | 30510.45 |
| NATURAL AVERAGE GRADE = | | | | | 206.26 |

Proposed Rush House

| Finished and Proposed Grades | | | | | |
|------------------------------|-------------|--------------|---------|---------------|-----------------|
| Ref. Points Dwelling | Grade First | Grade Second | Average | Wall Length | Total |
| A-B | 207.00 | 207.00 | 207.00 | 25.50 | 5278.50 |
| B-C | 207.00 | 206.50 | 206.75 | 31.96 | 6607.73 |
| C-D | 206.50 | 206.50 | 206.50 | 2.00 | 413.00 |
| D-E | 206.50 | 206.50 | 206.50 | 12.25 | 2529.63 |
| E-F | 206.50 | 206.00 | 206.25 | 24.00 | 4950.00 |
| F-G | 206.00 | 207.00 | 206.50 | 11.88 | 2453.22 |
| G-H | 207.00 | 207.00 | 207.00 | 5.75 | 1190.25 |
| H-I | 207.00 | 207.00 | 207.00 | 12.00 | 2484.00 |
| H-J | 207.00 | 207.00 | 207.00 | 2.25 | 465.75 |
| J-A | 207.00 | 207.00 | 207.00 | 20.33 | 4208.31 |
| TOTAL | | | | 147.92 | 30580.39 |
| NATURAL AVERAGE GRADE = | | | | | 206.74 |

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| DISTRICT REVIEW | 17.12.04 |

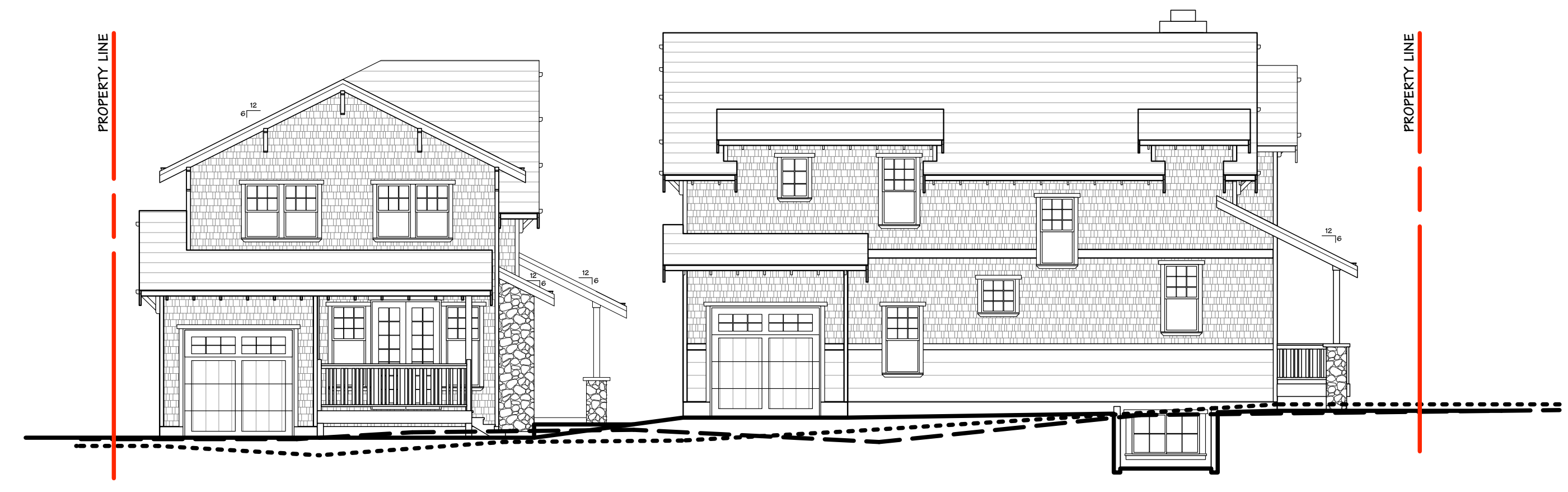
FORMWERKS ARCHITECTURAL
1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

Project:
1195 125T WEST VANCOUVER, B.C.

Drawing Title:
AVERAGE GRADE CALCULATIONS

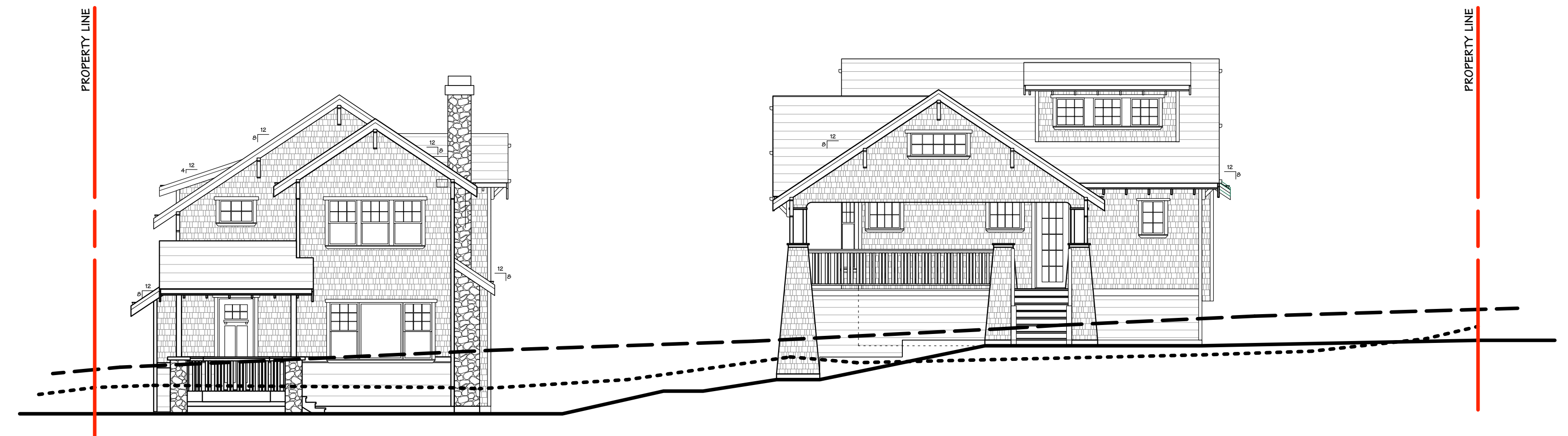
DRAWN BY: LZ
SCALE: 1/8" = 10"
DATE: OCT 2017
JOB NUMBER:
CHECKED BY: MM
SHEET
A 03

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--- STREET GRADE
 - - - - - EXISTING GRADE
 ——— FINISHED GRADE

1 STREETScape - LANE
 A 04



2 STREETScape - 12TH STREET
 A 04



3 STREETScape - JEFFERSON AVENUE
 A 04

REVISIONS

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| CLIENT REVIEW | 17.04.28 |
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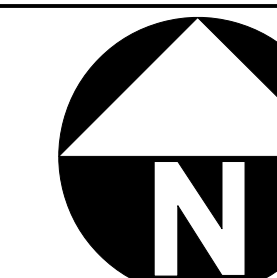
FORMWERKS
 ARCHITECTURAL
I N C O R P O R A T E D

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Project :
 1195 12ST
 WEST VANCOUVER, B.C.

Drawing Title :
 STREETScape

| | |
|-------------------|----------------|
| DRAWN BY: LZ | CHECKED BY: MM |
| SCALE: 1/8" = 10" | SHEET |
| DATE: OCT 2017 | A 04 |
| JOB NUMBER: | |



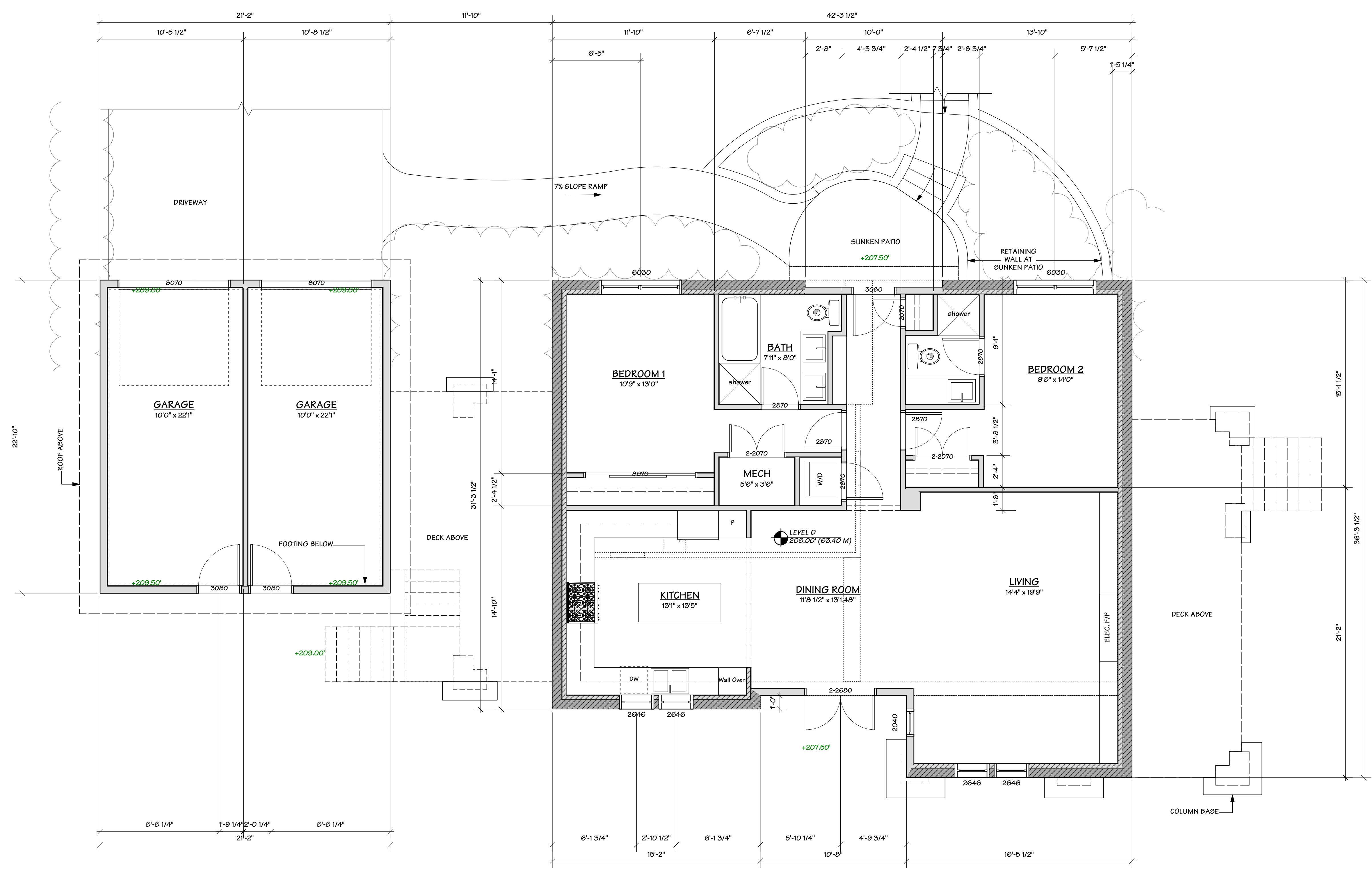
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| DISTRICT REVIEW | 17.12.04 |



WALL LEGEND

| EXISTING WALLS | NEW WALLS |
|----------------|-----------|
| | |
| | |

FORMWERKS ARCHITECTURAL
INCORPORATED

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

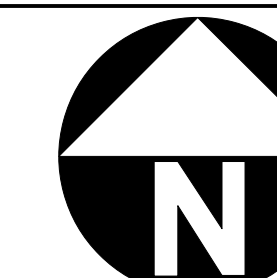
Project :

**1195 125T
 WEST VANCOUVER, B.C.**

Drawing Title :

RUSH HOUSE LOWER FLOOR PLAN

| | |
|--------------------|----------------|
| DRAWN BY: LZ | CHECKED BY: MM |
| SCALE: 1/4" = 1'0" | SHEET |
| DATE: OCT 2017 | A 05 |
| JOB NUMBER: | |



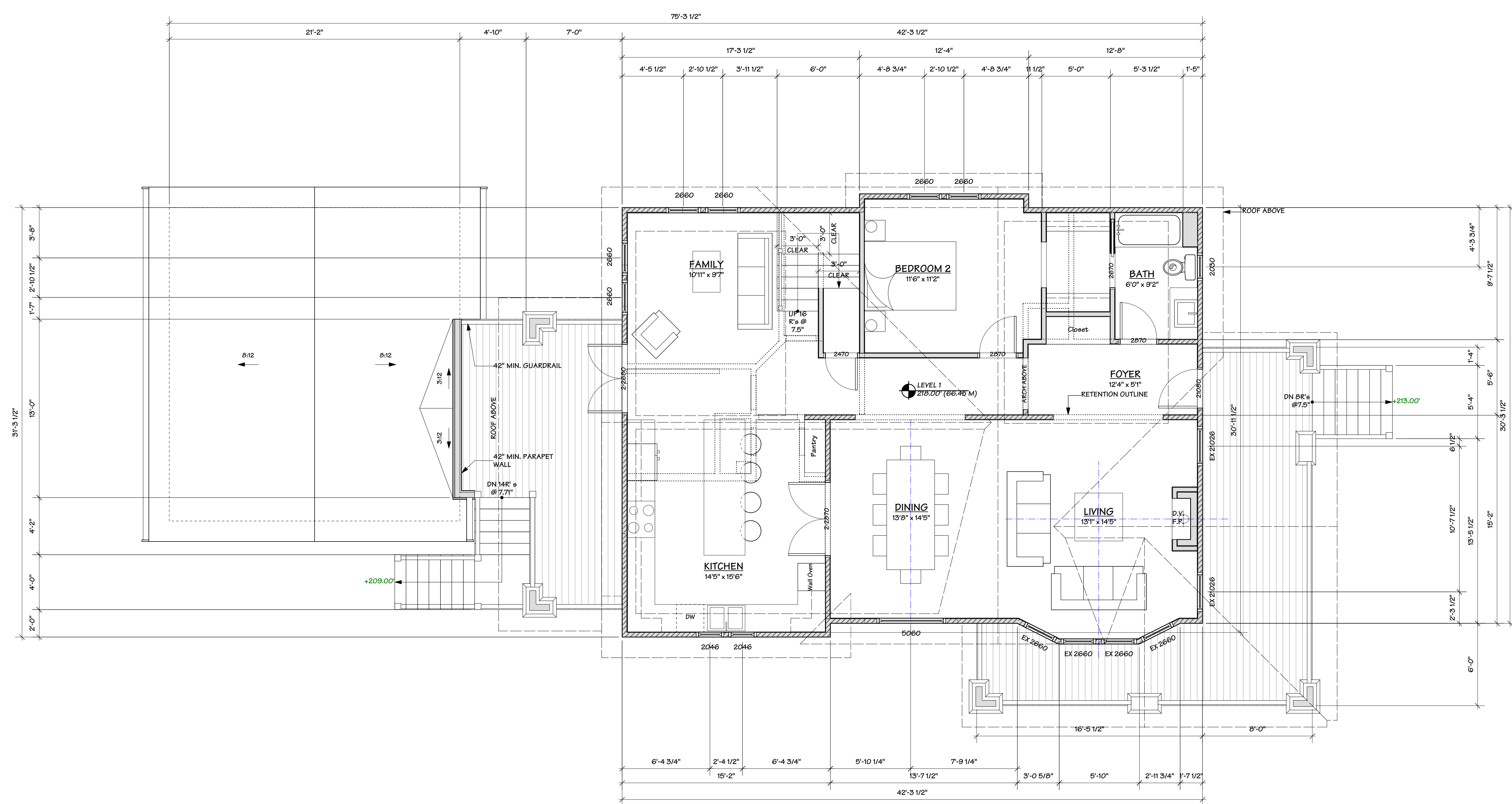
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REVISIONS

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| | |
|-------------------|----------|
| CLIENT REVIEW | 17.04.13 |
| DISTRICT REVIEW | 17.04.20 |
| CLIENT REVIEW | 17.04.28 |
| DE APPLICATION | 17.05.17 |
| DE RE-ISSUED | 17.09.29 |
| CONSULTANT REVIEW | 17.11.06 |
| DISTRICT REVIEW | 17.12.04 |



WALL LEGEND

| | |
|-----------------------|------------------|
| EXISTING WALLS | NEW WALLS |
| | |
| | |

FORMWERKS ARCHITECTURAL

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

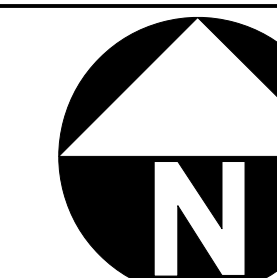
Project :

**1195 125T
WEST VANCOUVER, B.C.**

Drawing Title :

RUSH HOUSE MAIN FLOOR PLAN

| | |
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| SCALE: 1/8" = 1'0" | SHEET |
| DATE: OCT 2017 | A 06 |
| JOB NUMBER: | |

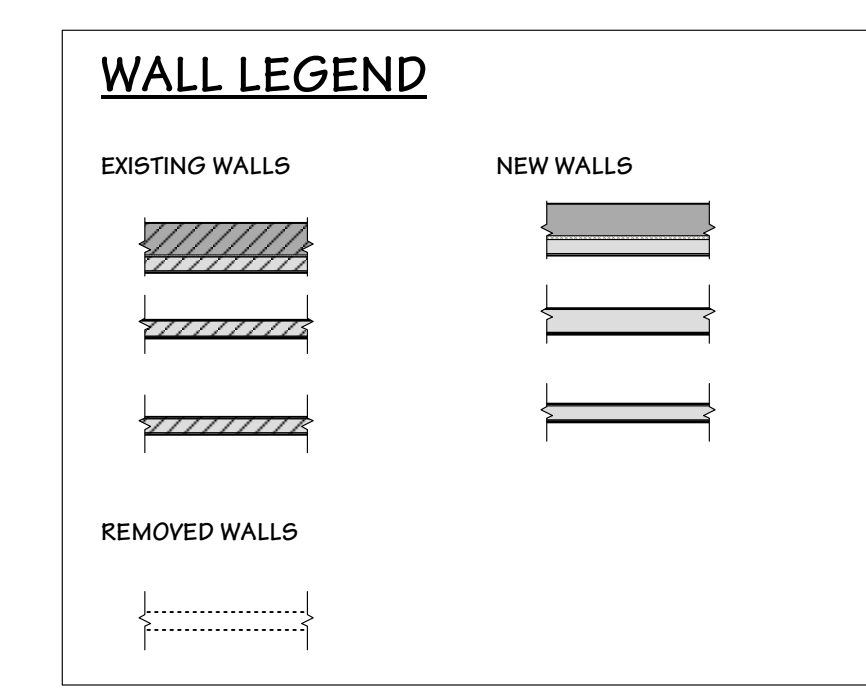
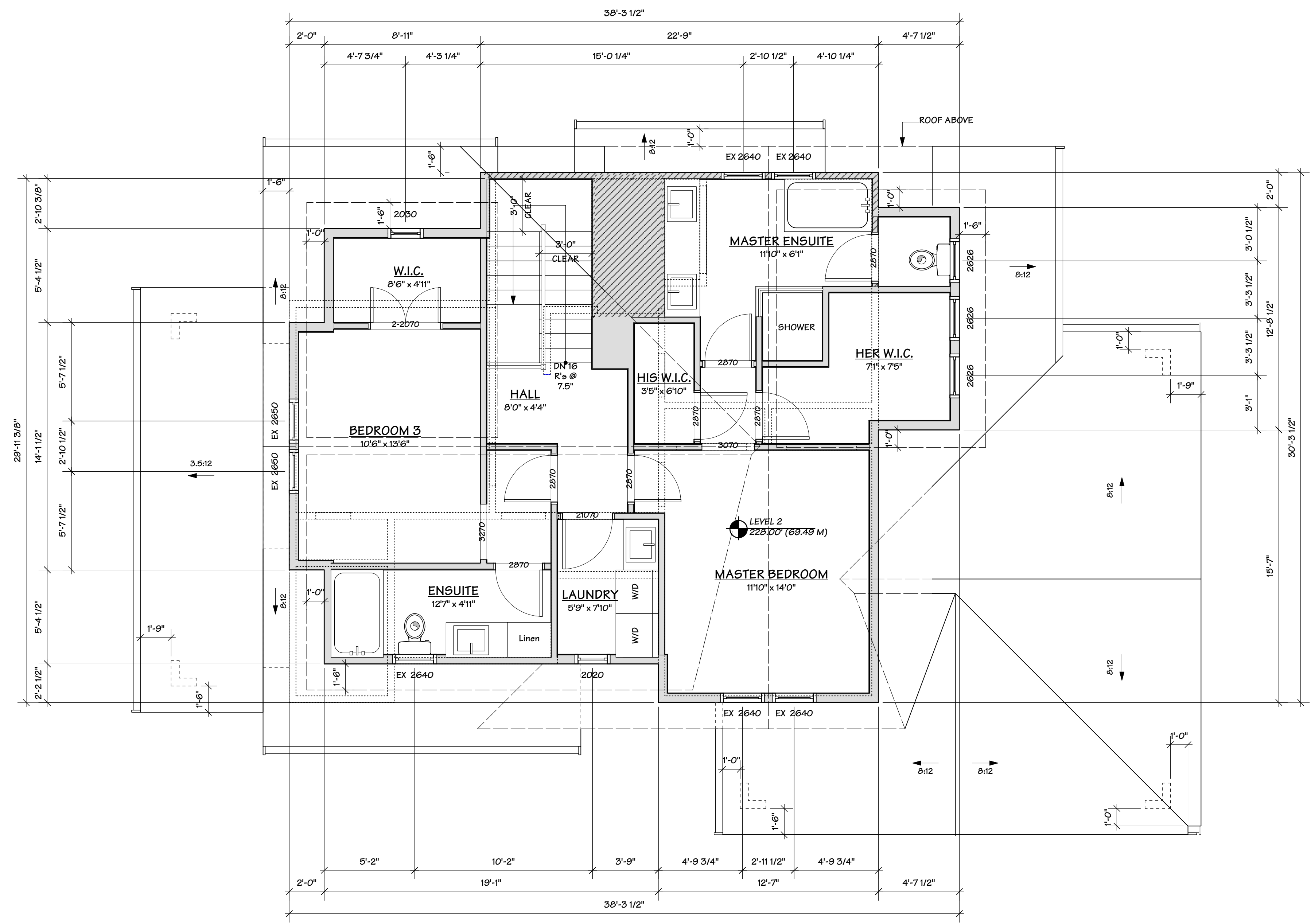


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REVISIONS

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| CLIENT REVIEW | 17.04.28 |
| DE APPLICATION | 17.05.17 |
| DE RE-ISSUED | 17.09.29 |
| CONSULTANT REVIEW | 17.11.06 |
| DISTRICT REVIEW | 17.12.04 |



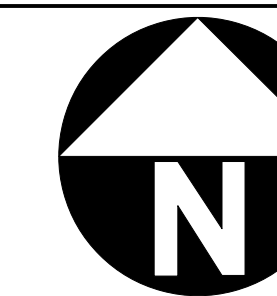
FORMWERKS ARCHITECTURAL
I N C O R P O R A T E D

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Project :
 1195 125T
 WEST VANCOUVER, B.C.

Drawing Title :
 RUSH HOUSE UPPER FLOOR PLAN

| | |
|--------------------|----------------|
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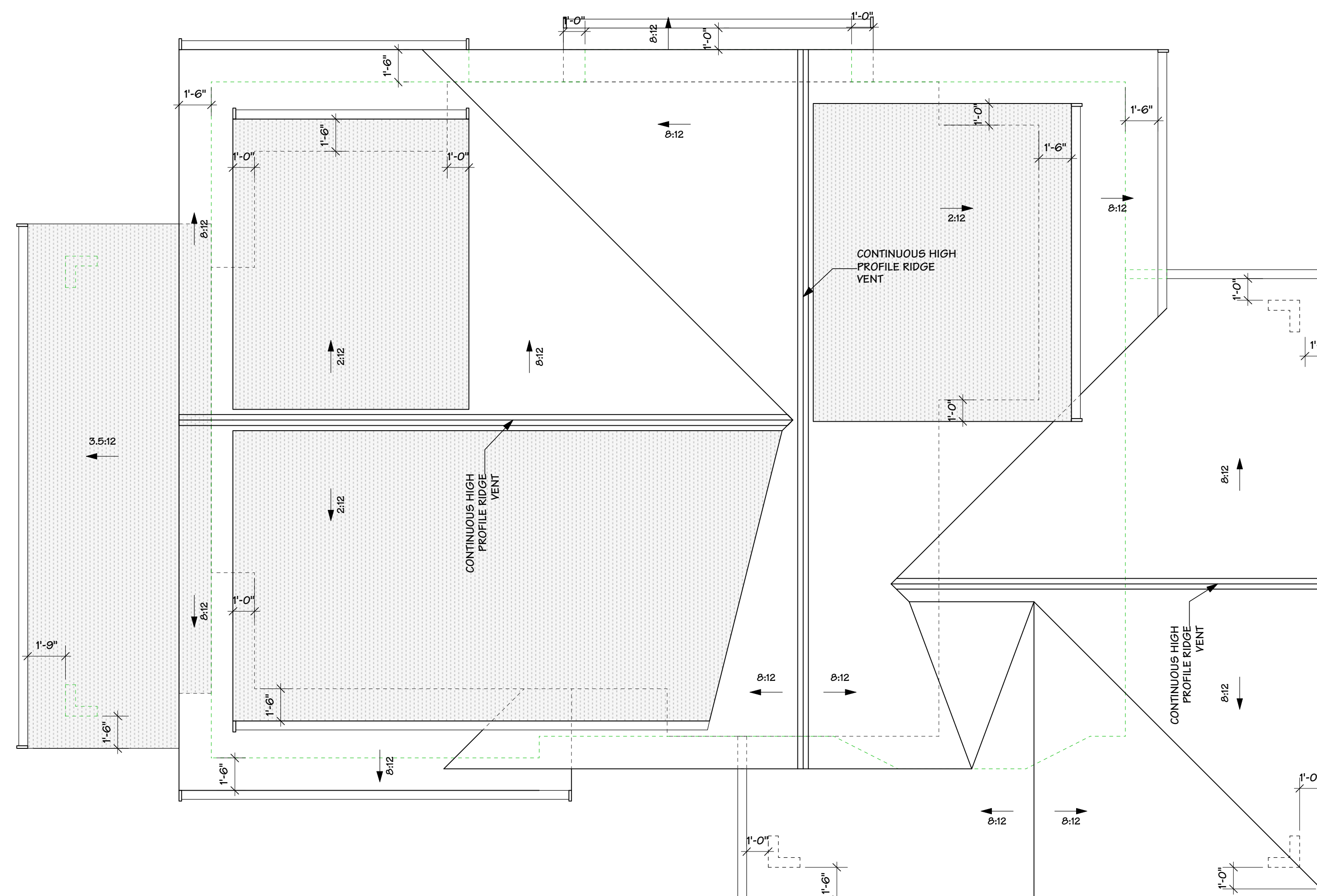
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REVISIONS

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| CONSULTANT REVIEW | 17.11.06 |
| DISTRICT REVIEW | 17.12.04 |



FORMWERKS
ARCHITECTURAL

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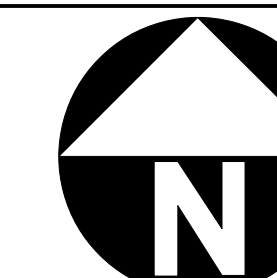
Project :

1195 125T
WEST VANCOUVER, B.C.

Drawing Title :

RUSH HOUSE ROOF PLAN

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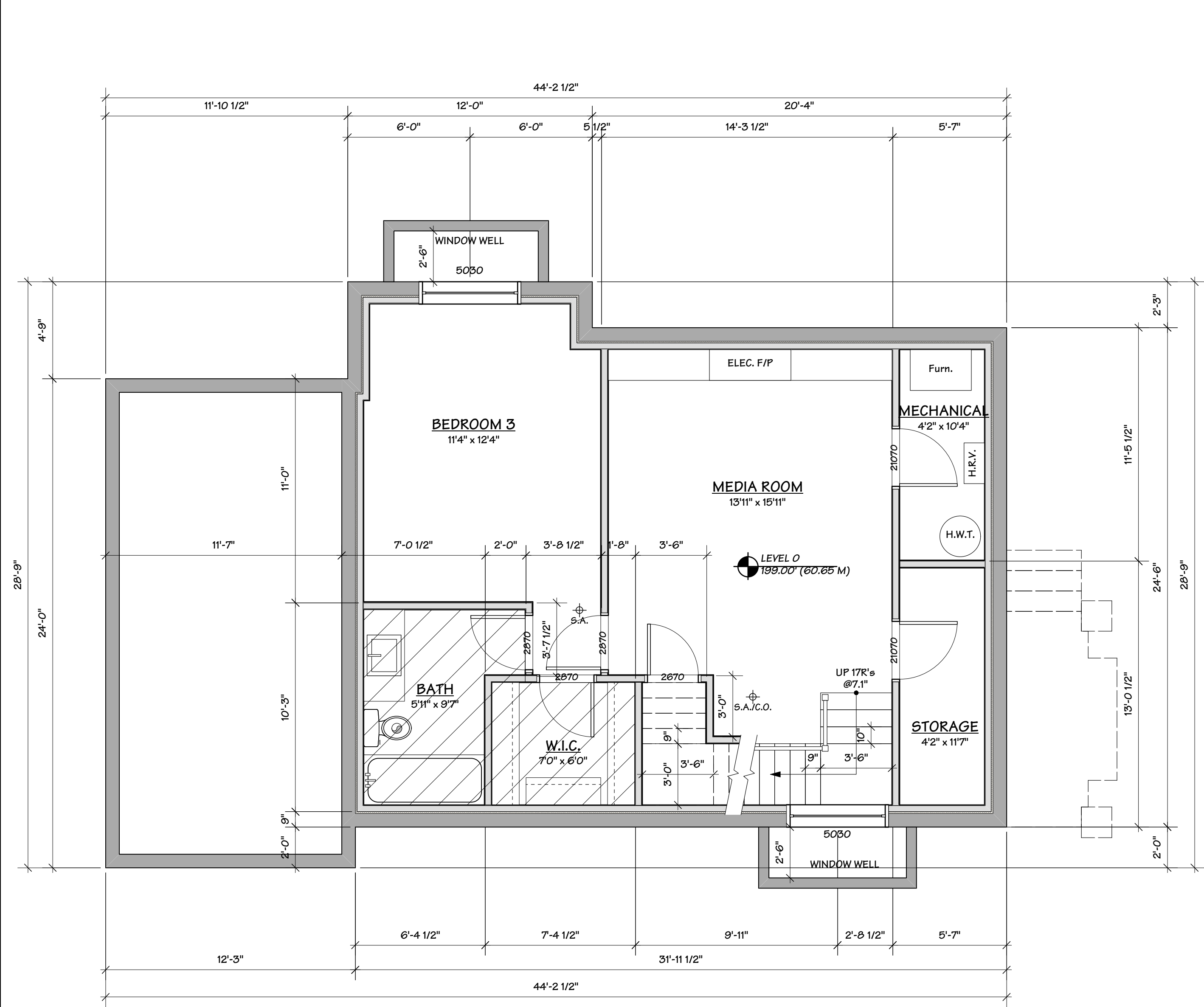
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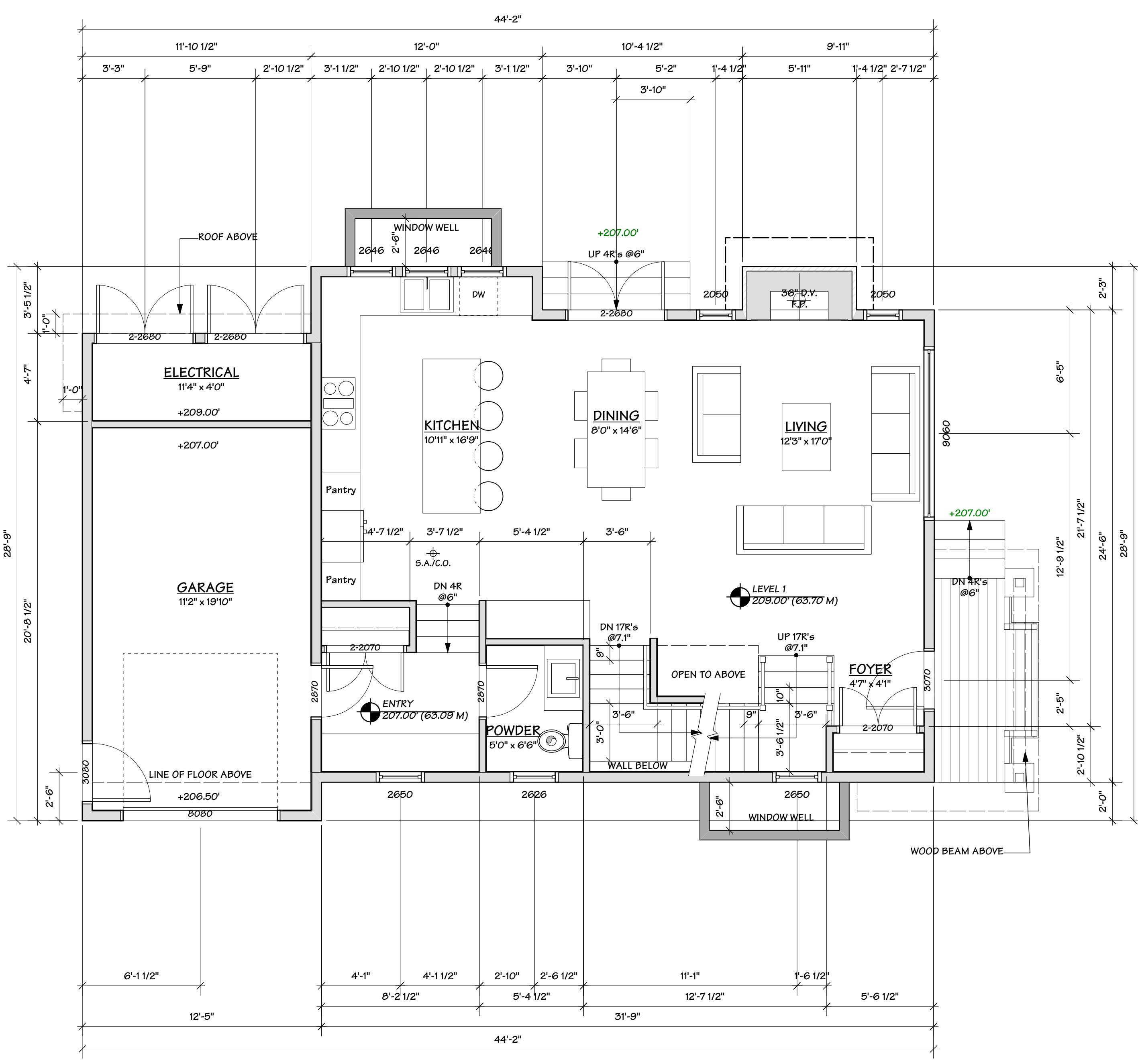
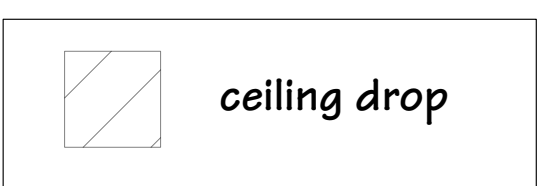
REVISIONS

ISSUED FOR...

| | |
|-------------------|----------|
| CLIENT REVIEW | 17.04.13 |
| DISTRICT REVIEW | 17.04.20 |
| CLIENT REVIEW | 17.04.28 |
| DE APPLICATION | 17.05.17 |
| DE RE-ISSUED | 17.09.29 |
| CONSULTANT REVIEW | 17.11.06 |
| DISTRICT REVIEW | 17.12.04 |



LOWER FLOOR PLAN



MAIN FLOOR PLAN

FORMWERKS ARCHITECTURAL
INCORPORATED

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

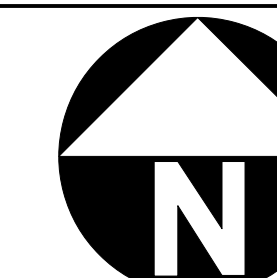
Project :

**1195 125T
WEST VANCOUVER, B.C.**

Drawing Title :

**GARDEN COTTAGE
LOWER AND MAIN FLOOR PLAN**

| | |
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| DRAWN BY: LZ | CHECKED BY: MM |
| SCALE: 1/8" = 1'0" | SHEET |
| DATE: OCT 2017 | A 09 |
| JOB NUMBER: | |

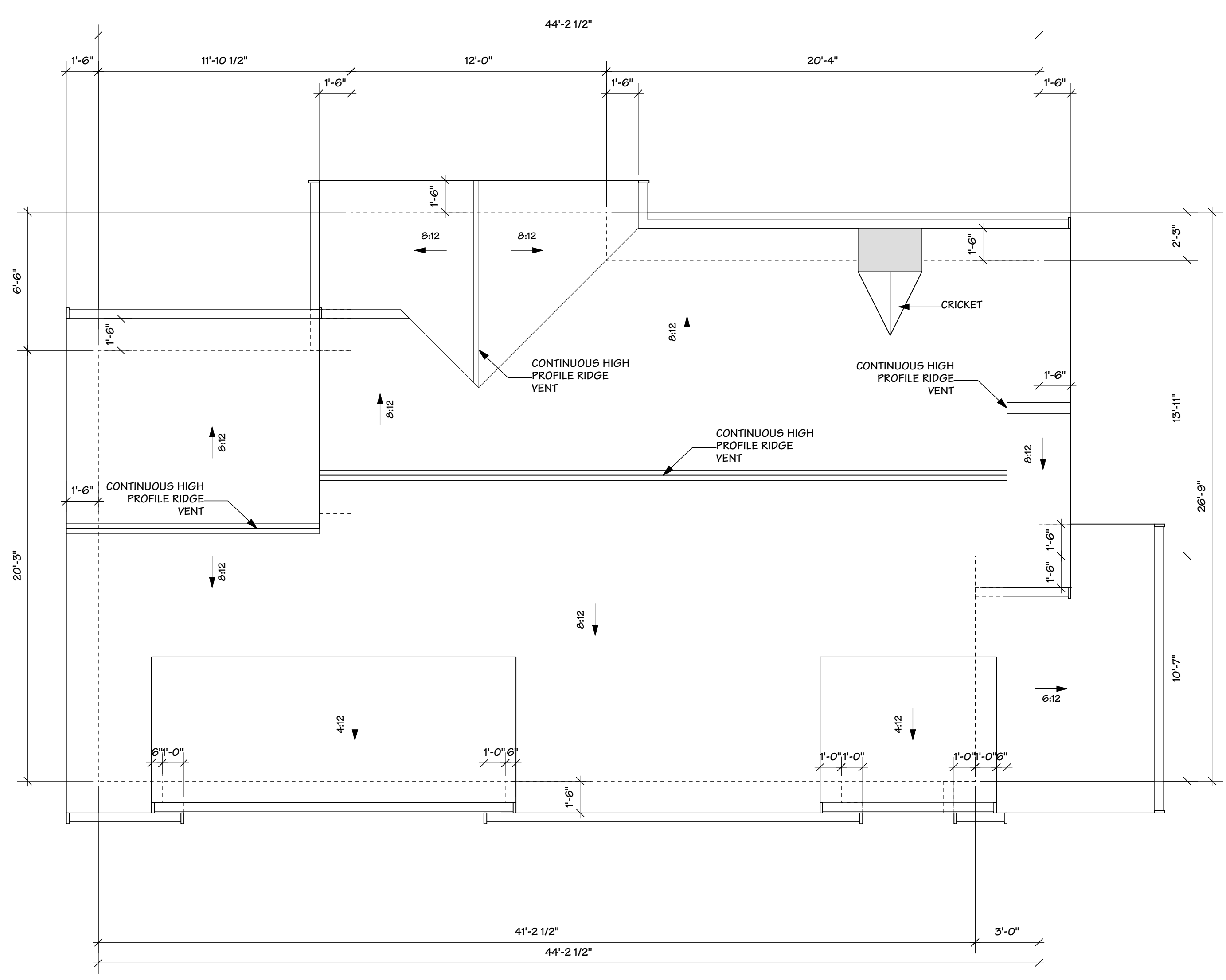
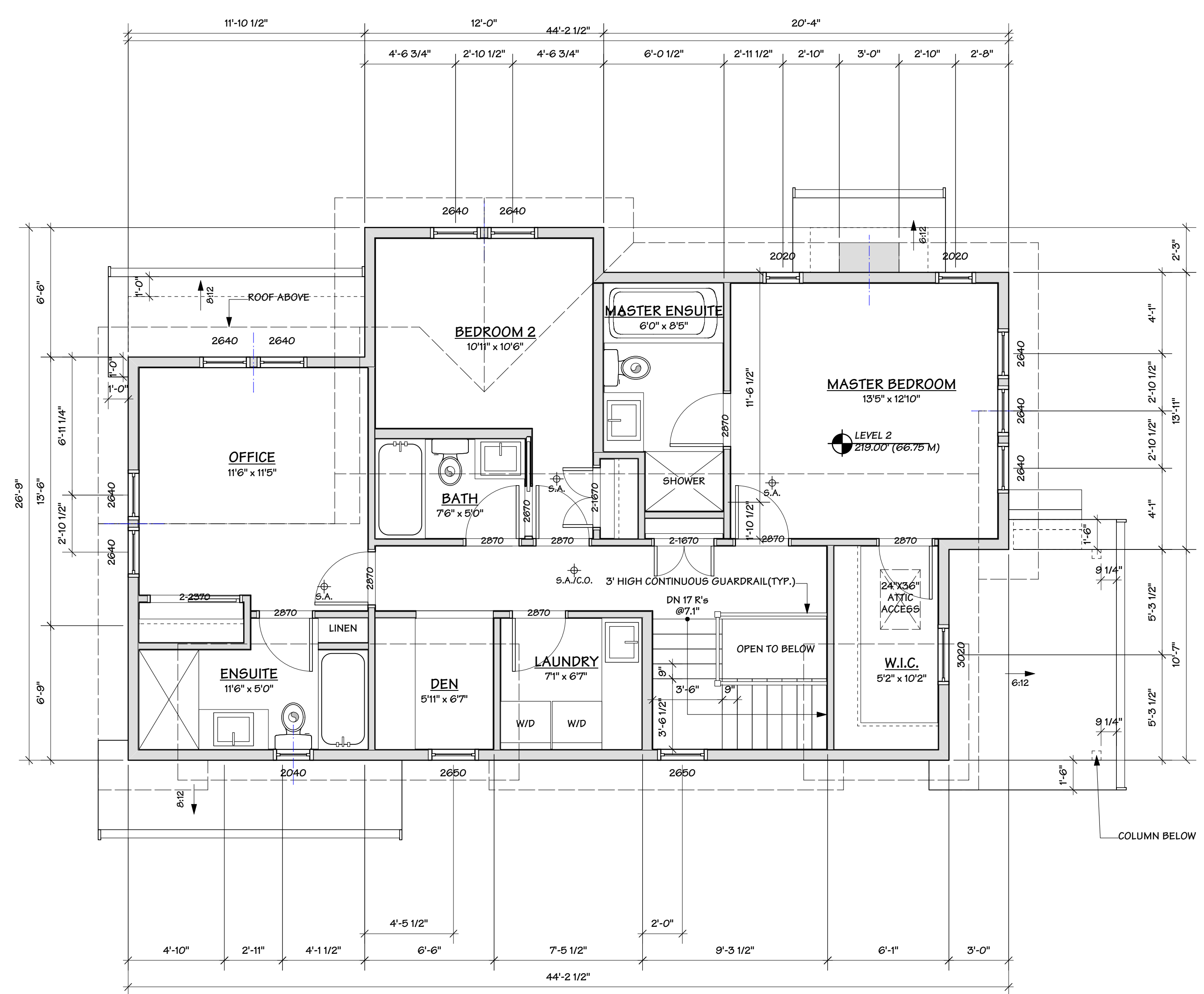


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REVISIONS

| ISSUED FOR... | DATE |
|-------------------|----------|
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| DISTRICT REVIEW | 17.04.20 |
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| CONSULTANT REVIEW | 17.11.06 |
| DISTRICT REVIEW | 17.12.04 |



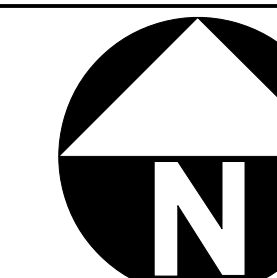
FORMWERKS ARCHITECTURAL
I N C O R P O R A T E D

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Project :
 1195 125T
 WEST VANCOUVER, B.C.

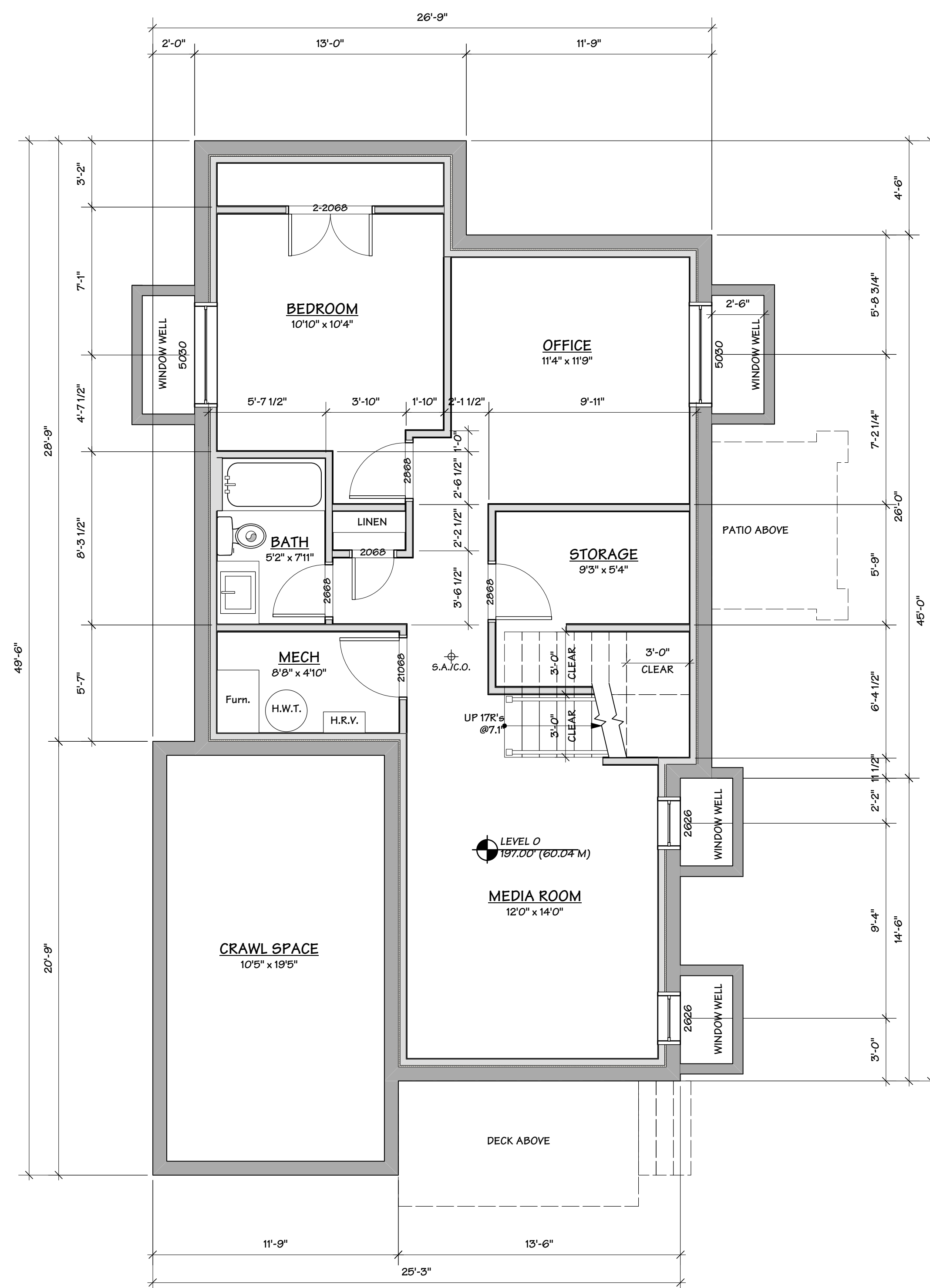
Drawing Title :
 GARDEN COTTAGE
 UPPER AND ROOF PLAN

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| SCALE: 1/8" = 1'0" | SHEET |
| DATE: OCT 2017 | A 10 |
| JOB NUMBER: | |

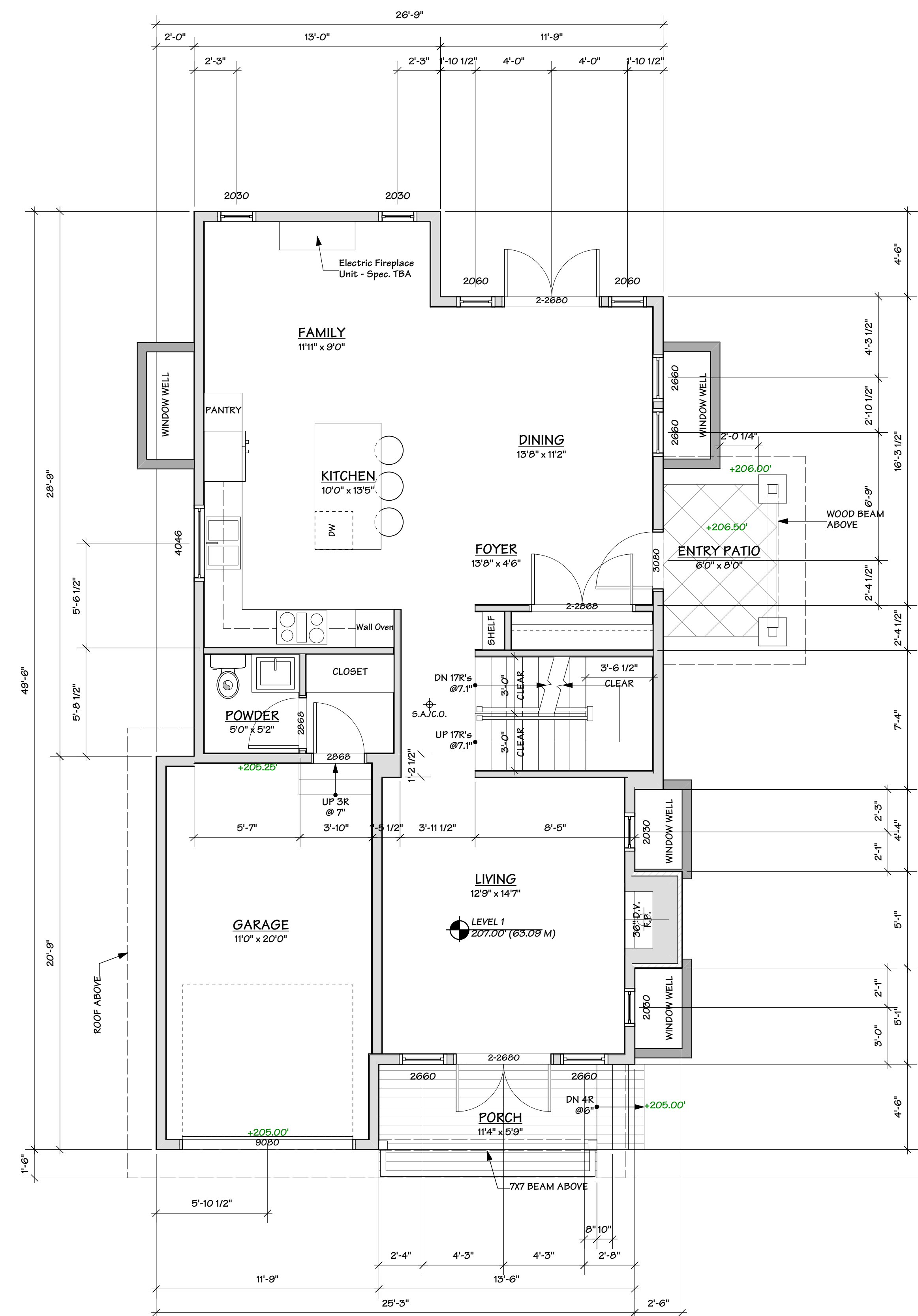


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| ISSUED FOR... | |
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| DE APPLICATION | 17.05.17 |
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| CONSULTANT REVIEW | 17.11.06 |
| DISTRICT REVIEW | 17.12.04 |



LOWER FLOOR PLAN



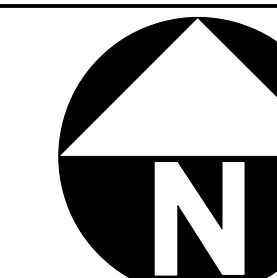
MAIN FLOOR PLAN

FORMWERKS ARCHITECTURAL
 I N C O R P O R A T E D
 1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Project :
 1195 125T
 WEST VANCOUVER, B.C.

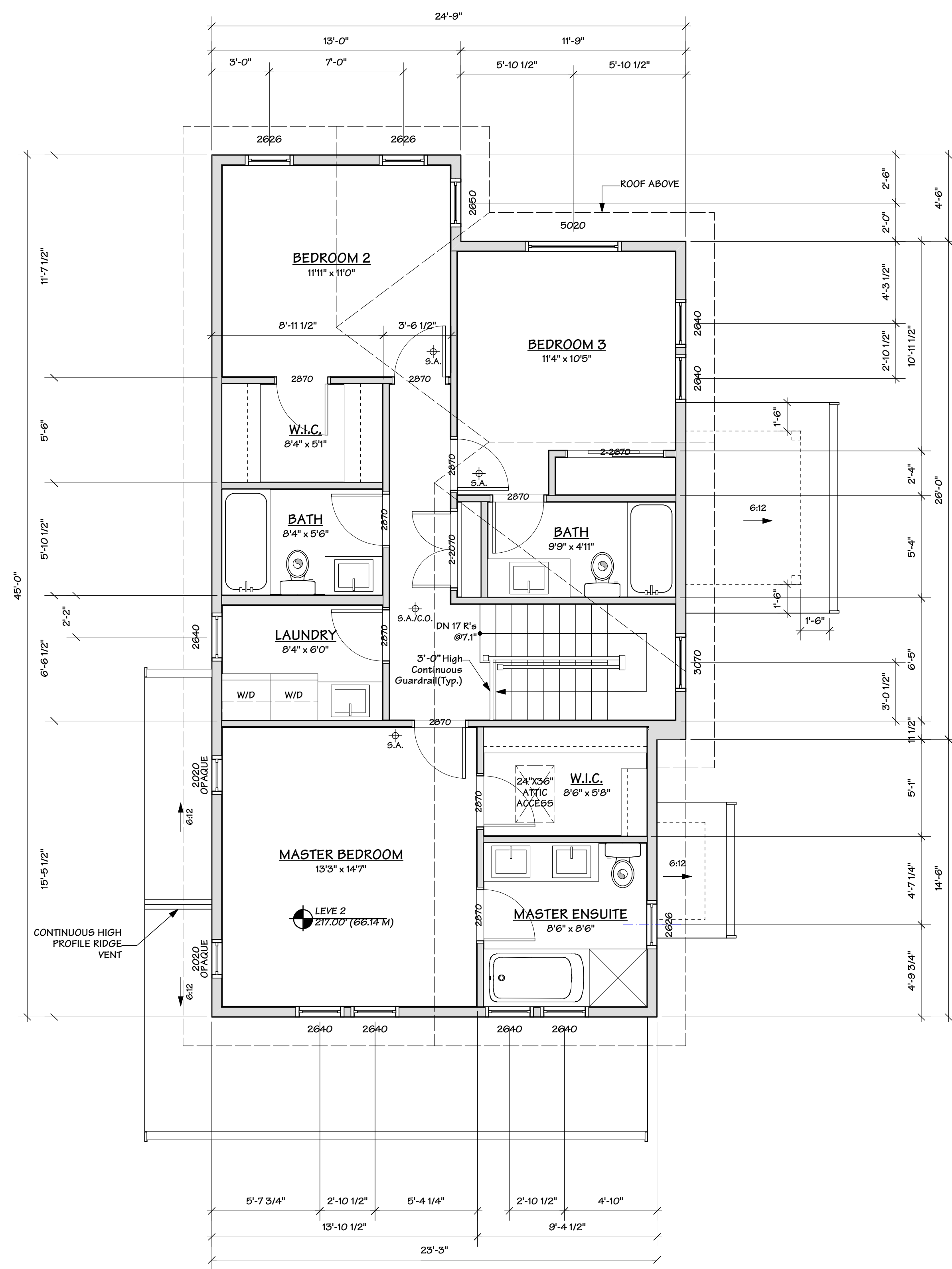
Drawing Title :
 LANEWAY COTTAGE
 LOWER AND MAIN FLOOR PLANS

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| SCALE: 1/8" = 1'0" | SHEET |
| DATE: OCT 2017 | A 11 |
| JOB NUMBER: | |

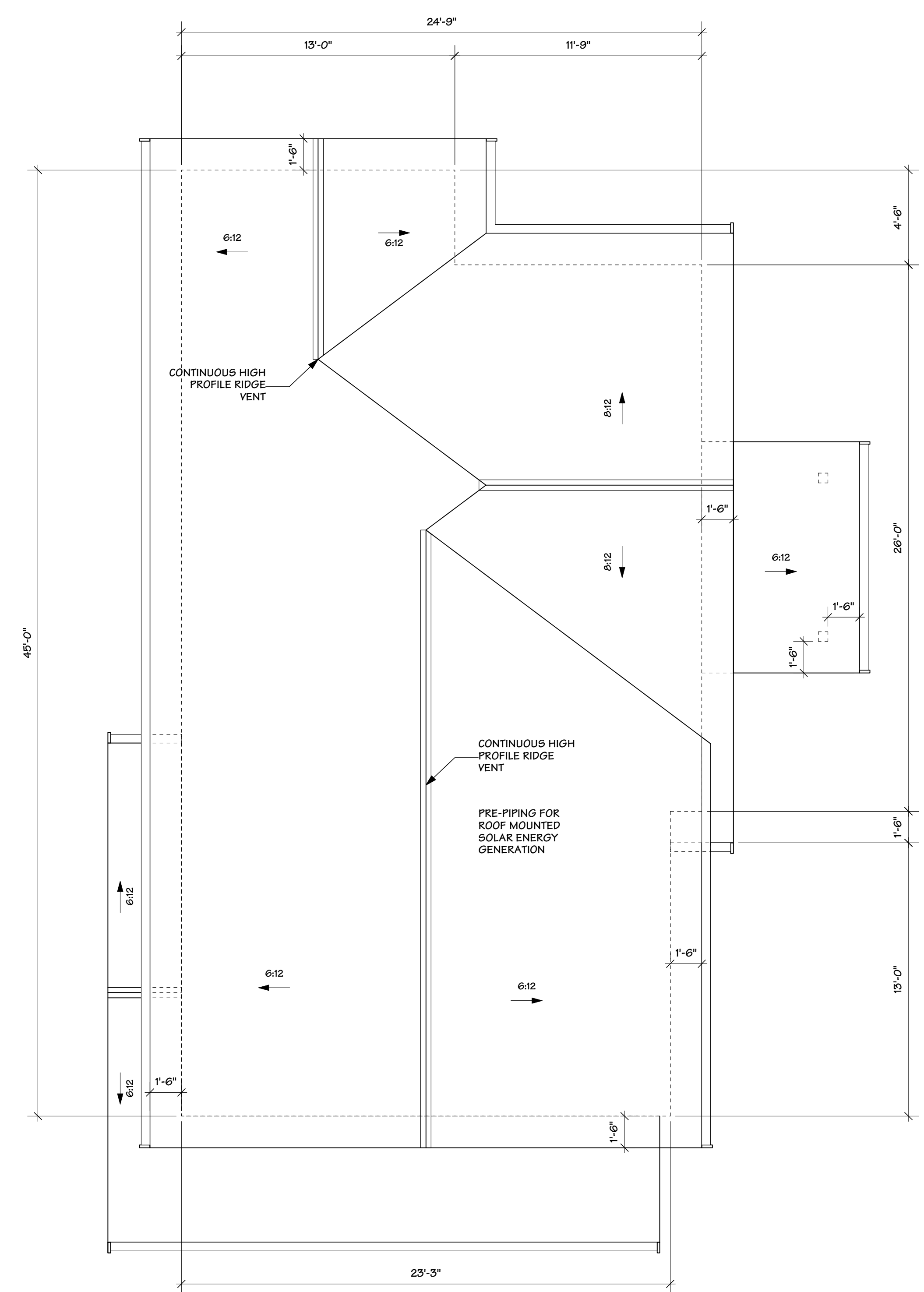


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UPPER FLOOR PLAN



ROOF PLAN

REVISIONS

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| CLIENT REVIEW | 17.04.28 |
| DE APPLICATION | 17.05.17 |
| DE RE-ISSUED | 17.09.29 |
| CONSULTANT REVIEW | 17.11.06 |
| DISTRICT REVIEW | 17.12.04 |

FORMWERKS ARCHITECTURAL

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Project :

1195 125T
 WEST VANCOUVER, B.C.

Drawing Title :

LANEWAY COTTAGE
 UPPER AND ROOF PLANS

| | |
|--------------------|----------------|
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| SCALE: 1/8" = 1'0" | SHEET |
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| DE APPLICATION | 17.09.29 |
| DE RE-ISSUED | 17.11.06 |
| CONSULTANT REVIEW | 17.12.04 |
| DISTRICT REVIEW | |

FINISH SCHEDULE - RUSH HOUSE

- 1 CEDAR ROOF SHINGLES OR COMPOSITE SHINGLES
- 2 2X10 BARGEBOARD WITH 1X4 TRIM
- 3 PREFINISHED METAL GUTTER ON 2X8 FASCIA
- 4 2X6 RAFTER TAILS
- 5 WOOD SOFFIT, BEVEL EXPOSED
- 6 TRUE DIVIDED WOOD WINDOWS & DOORS WITH FLARED SURROUND TAPERED HEAD AND UNDERSILL MOULDING
- 7 CEDAR SIDEWALL SHINGLES, TWIN COURSE
- 8 1X4 CORNER TRIM
- 9 8" HORIZONTAL LAP SIDING
- 10 2X8 TRIM BOARD
- 11 2X2 WOOD POCKET RAILINGS, TRIPLE PATTERN
- 12 WOOD CAVE BRACKET
- 13 WOOD PAVEL COLUMNS ABOVE BATTERED PORCH PIERS
- 14 WOOD LATTICE
- 15 WOOD GARAGE DOOR



NORTH ELEVATION



EAST ELEVATION

FORMWERKS ARCHITECTURAL
INCORPORATED

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Project:
1195 125T WEST VANCOUVER, B.C.

Drawing Title:
RUSH HOUSE ELEVATIONS

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| DATE: OCT 2017 | A 13 |
| JOB NUMBER: | |

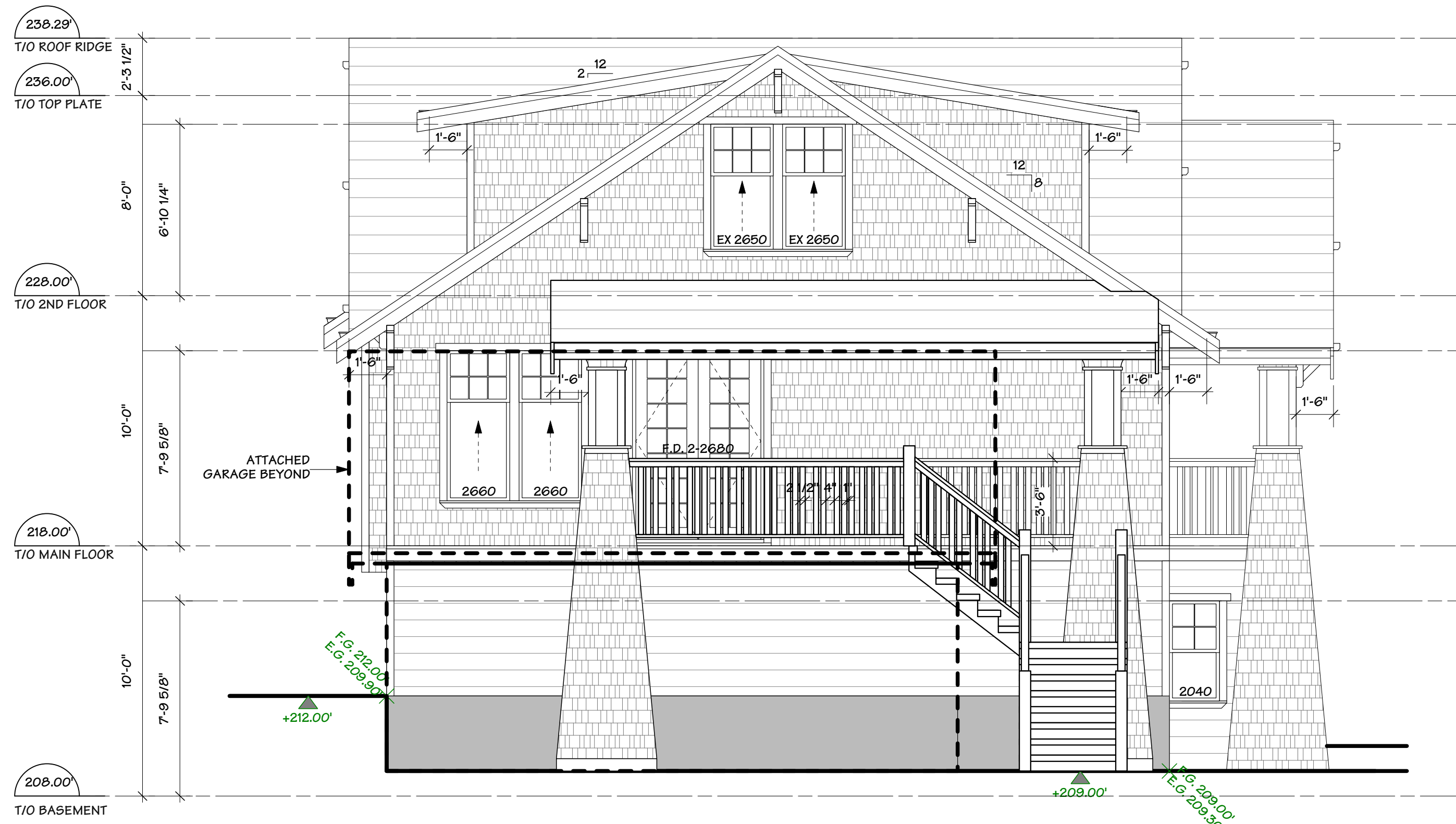
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REVISIONS

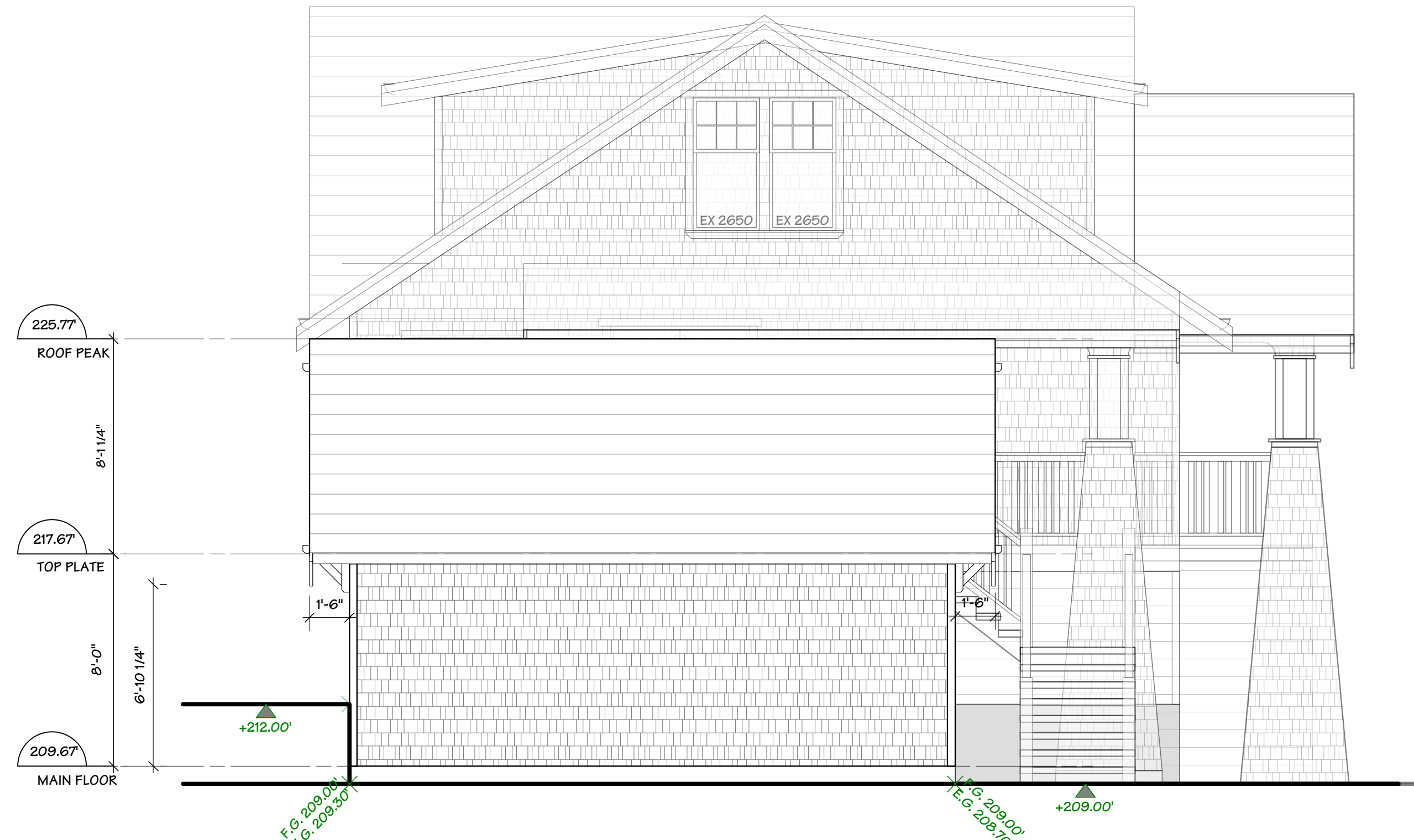
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| CLIENT REVIEW | 17.05.17 |
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| DE RE-ISSUED | 17.11.06 |
| CONSULTANT REVIEW | 17.12.04 |
| DISTRICT REVIEW | |

FINISH SCHEDULE - RUSH HOUSE

- 1 CEDAR ROOF SHINGLES OR COMPOSITE SHINGLES
- 2 2X10 BARGEBOARD WITH 1X4 TRIM
- 3 PREFINISHED METAL GUTTER ON 2X8 FASCIA
- 4 2X6 RAFTER TAILS
- 5 WOOD SOFFIT, BEVEL EXPOSED
- 6 TRUE DIVIDED WOOD WINDOWS & DOORS WITH FLARED SURROUND TAPERED HEAD AND UNDERSILL MOULDING
- 7 CEDAR SIDEWALL SHINGLES, TWIN COURSE
- 8 1X4 CORNER TRIM
- 9 8" HORIZONTAL LAP SIDING
- 10 2X8 TRIM BOARD
- 11 2X2 WOOD POCKET RAILINGS, TRIPLE PATTERN
- 12 WOOD CAVE BRACKET
- 13 WOOD PAVEL COLUMNS ABOVE BATTERED PORCH PIERS
- 14 WOOD LATTICE
- 15 WOOD GARAGE DOOR



WEST ELEVATION CUT AT DECK



WEST ELEVATION - ATTACHED GARAGE



SOUTH ELEVATION

FORMWERKS ARCHITECTURAL

1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

Project:
1195 125T
WEST VANCOUVER, B.C.

Drawing Title:
RUSH HOUSE ELEVATIONS

| | |
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| ISSUED FOR... | 17.04.13 |
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| CLIENT REVIEW | 17.05.17 |
| DE APPLICATION | 17.09.29 |
| DE RE-ISSUED | 17.11.06 |
| CONSULTANT REVIEW | 17.11.06 |
| DISTRICT REVIEW | 17.12.04 |

FINISH SCHEDULE - GARDEN & LANEWAY COTTAGE

- 1 COMPOSITE ROOF SHINGLES
- 2 2X10 BARGEBOARD WITH 1X4 TRIM
- 3 PREFINISHED METAL GUTTER ON 2X8 FASCIA
- 4 2X4 RAFTER TAILS
- 5 2X6 WOOD SOFFIT, BEVEL EXPOSED
- 6 VINYL WINDOWS & DOORS WITH BALANCED SASH & SIMULATED DIVIDED LITES WITH 2X4 TRIMS, 2X6 HEAD & UNDERSILL MOULDING
- 7 HARDI SIDEWALL SHINGLES
- 8 HARDI CORNER TRIMS
- 9 6" HARDI HORIZONTAL SIDING
- 10 2X8 TRIM BOARD
- 11 2X6 TRIM BOARD
- 12 2X2 WOOD PICKET RAILINGS, DOUBLE PATTERN
- 13 WOOD BRACKETS
- 14 6X6 WOOD POSTS
- 15 WOOD GARAGE DOORS
- 16 2" FIELD STONE WALL CLADDING
- 17 CONCRETE CHIMNEY CAP

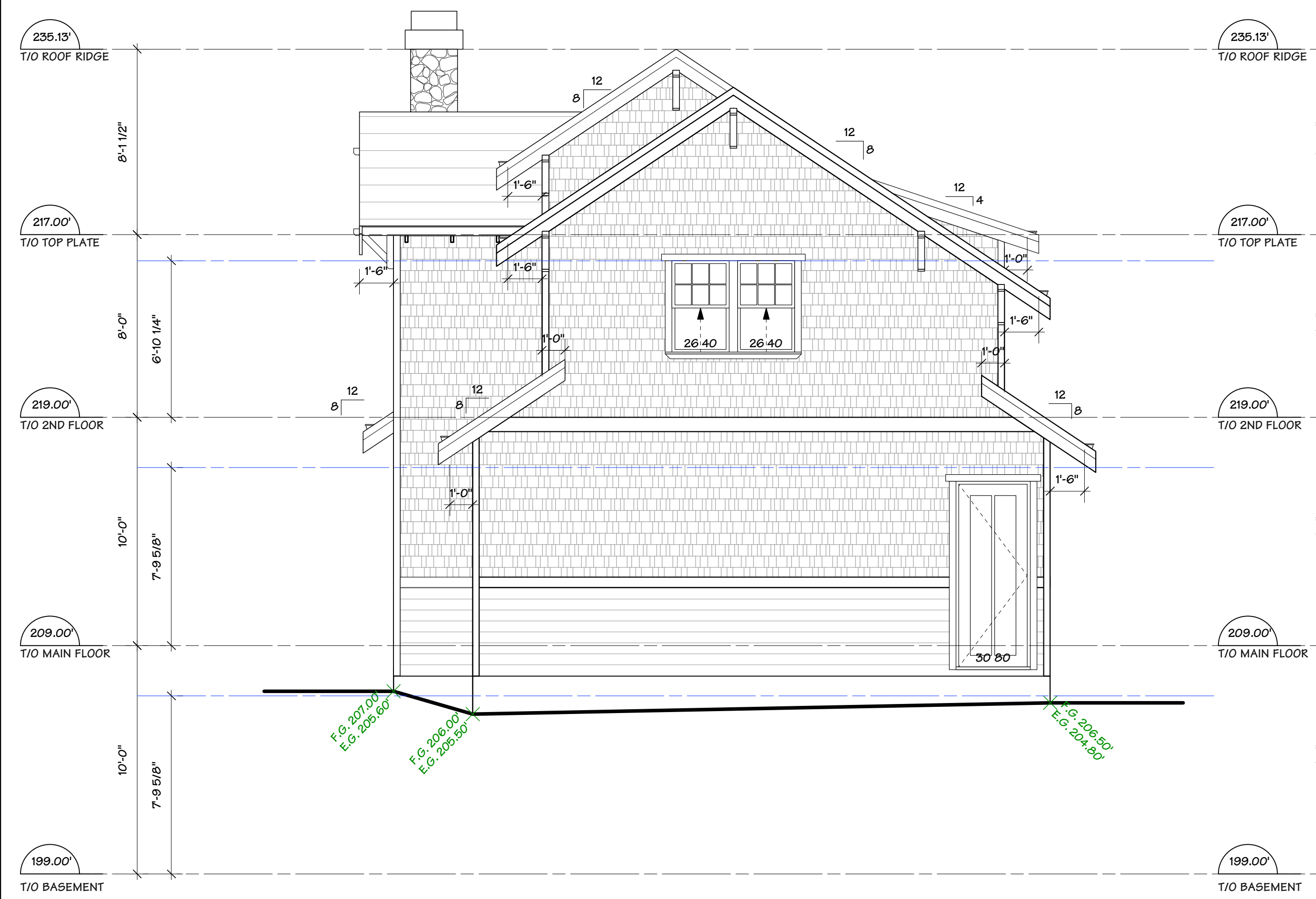
FORMWERKS ARCHITECTURAL
I N C O R P O R A T E D

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

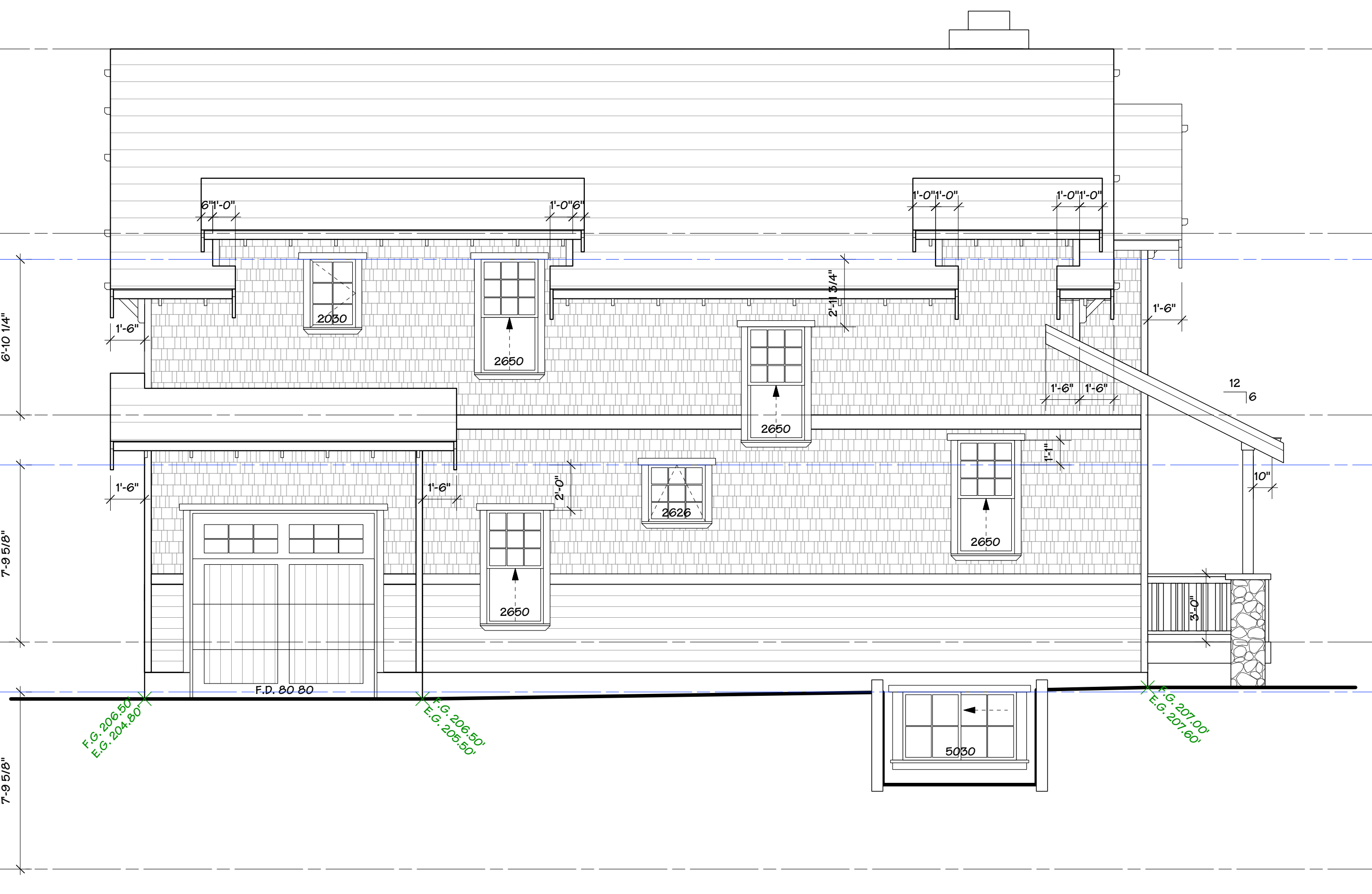
Project:
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Drawing Title:
GARDEN COTTAGE ELEVATIONS

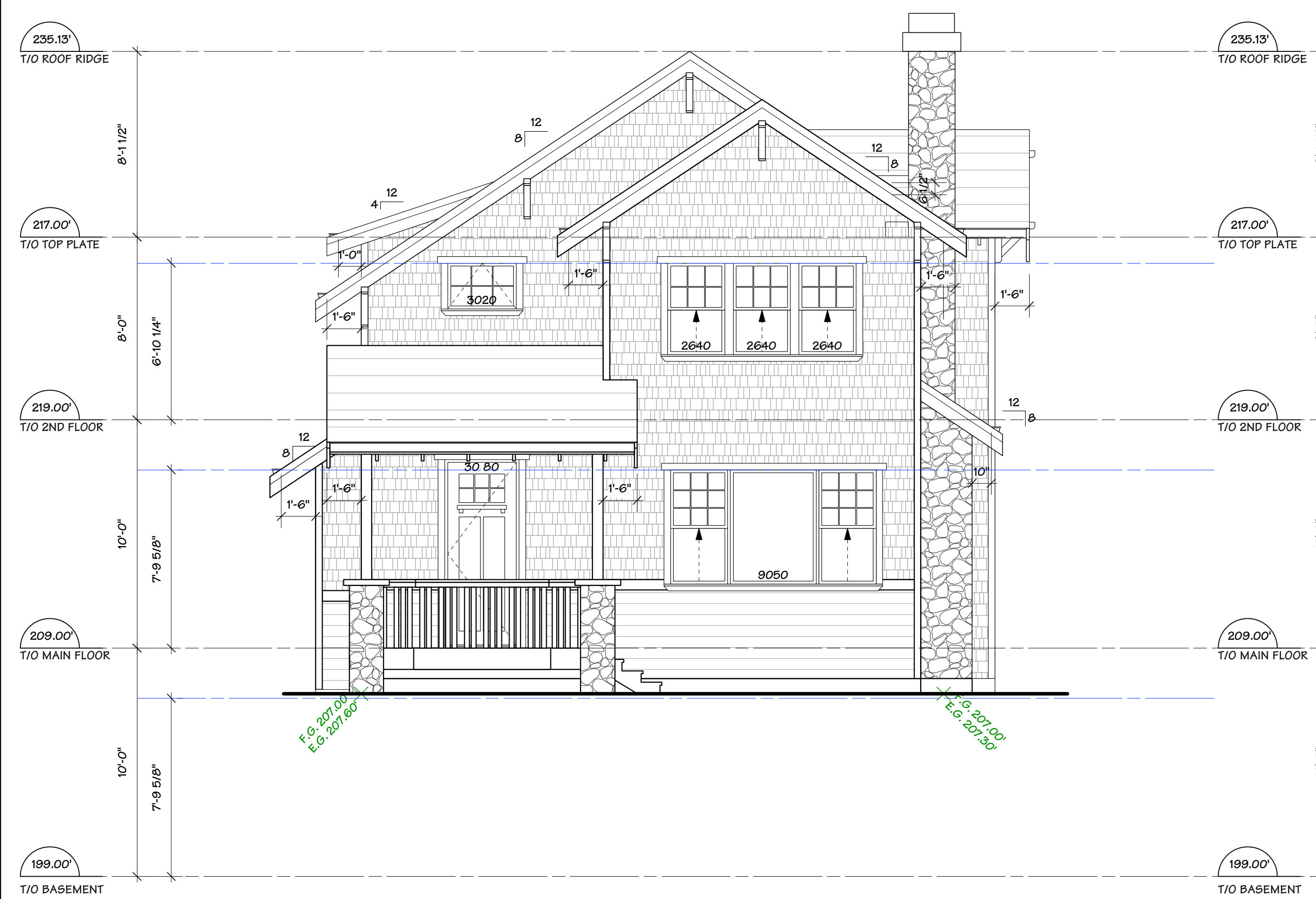
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WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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| CLIENT REVIEW | 17.05.17 |
| DE APPLICATION | 17.09.29 |
| DE RE-ISSUED | 17.11.06 |
| CONSULTANT REVIEW | 17.12.04 |
| DISTRICT REVIEW | |

FINISH SCHEDULE - GARDEN & LANEWAY COTTAGE

- 1 COMPOSITE ROOF SHINGLES
- 2 2X10 BARGEBOARD WITH 1X4 TRIM
- 3 PREFINISHED METAL GUTTER ON 2X8 FASCIA
- 4 2X4 RAFTER TAILS
- 5 2X6 WOOD SOFFIT, BEVEL EXPOSED
- 6 VINYL WINDOWS & DOORS WITH BALANCED SASH & SIMULATED DIVIDED LITES WITH 2X4 TRIMS, 2X6 HEAD & UNDERSILL MOULDING
- 7 HARDI SIDEWALL SHINGLES
- 8 HARDI CORNER TRIMS
- 9 6" HARDI HORIZONTAL SIDING
- 10 2X8 TRIM BOARD
- 11 2X6 TRIM BOARD
- 12 2X2 WOOD PICKET RAILINGS, DOUBLE PATTERN
- 13 WOOD BRACKETS
- 14 6X6 WOOD POSTS
- 15 WOOD GARAGE DOORS
- 16 2" FIELD STONE WALL CLADDING
- 17 CONCRETE CHIMNEY CAP

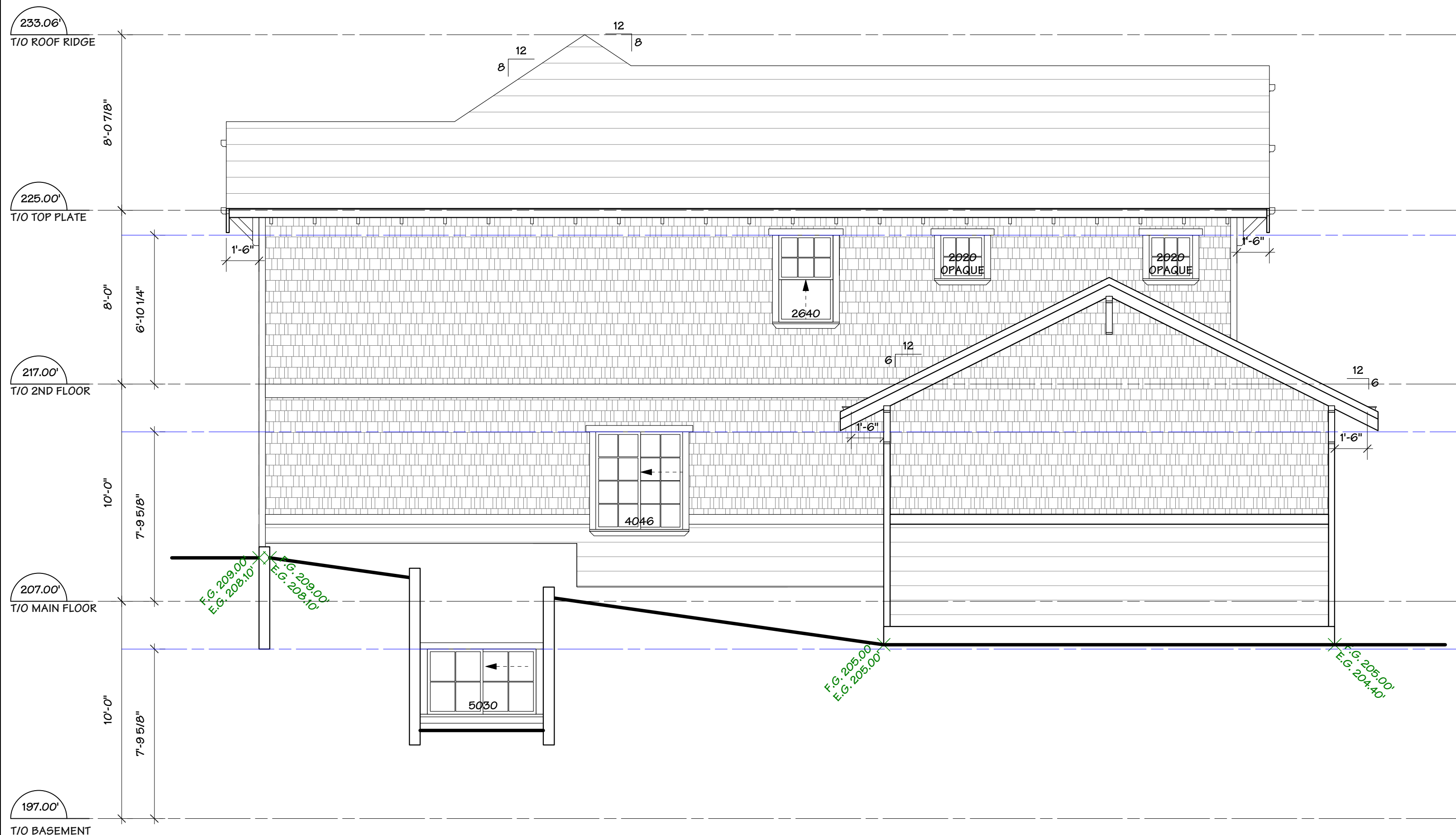
FORMWERKS ARCHITECTURAL
I N C O R P O R A T E D

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

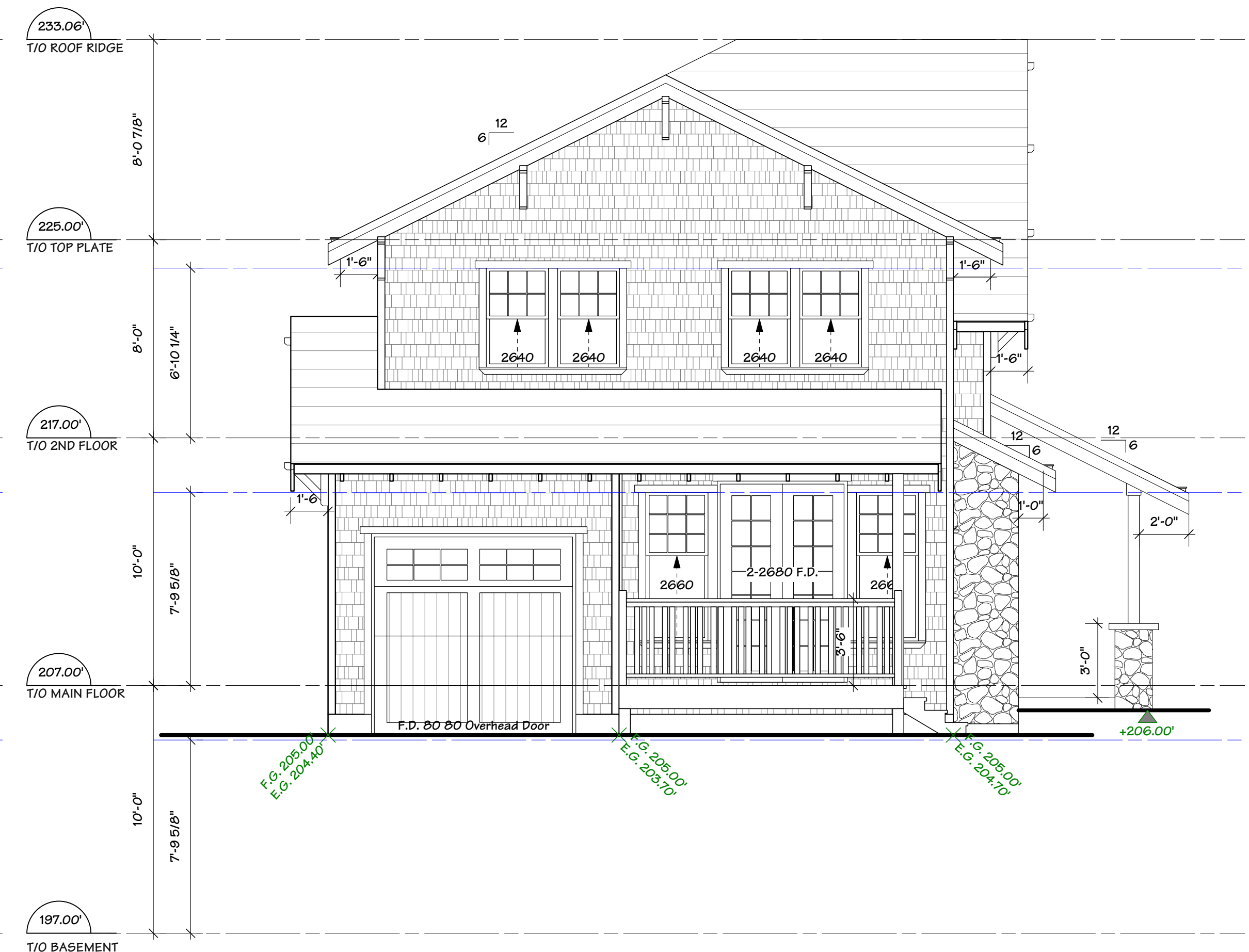
Project:
1195 125T WEST VANCOUVER, B.C.

Drawing Title:
LANEWAY COTTAGE ELEVATIONS

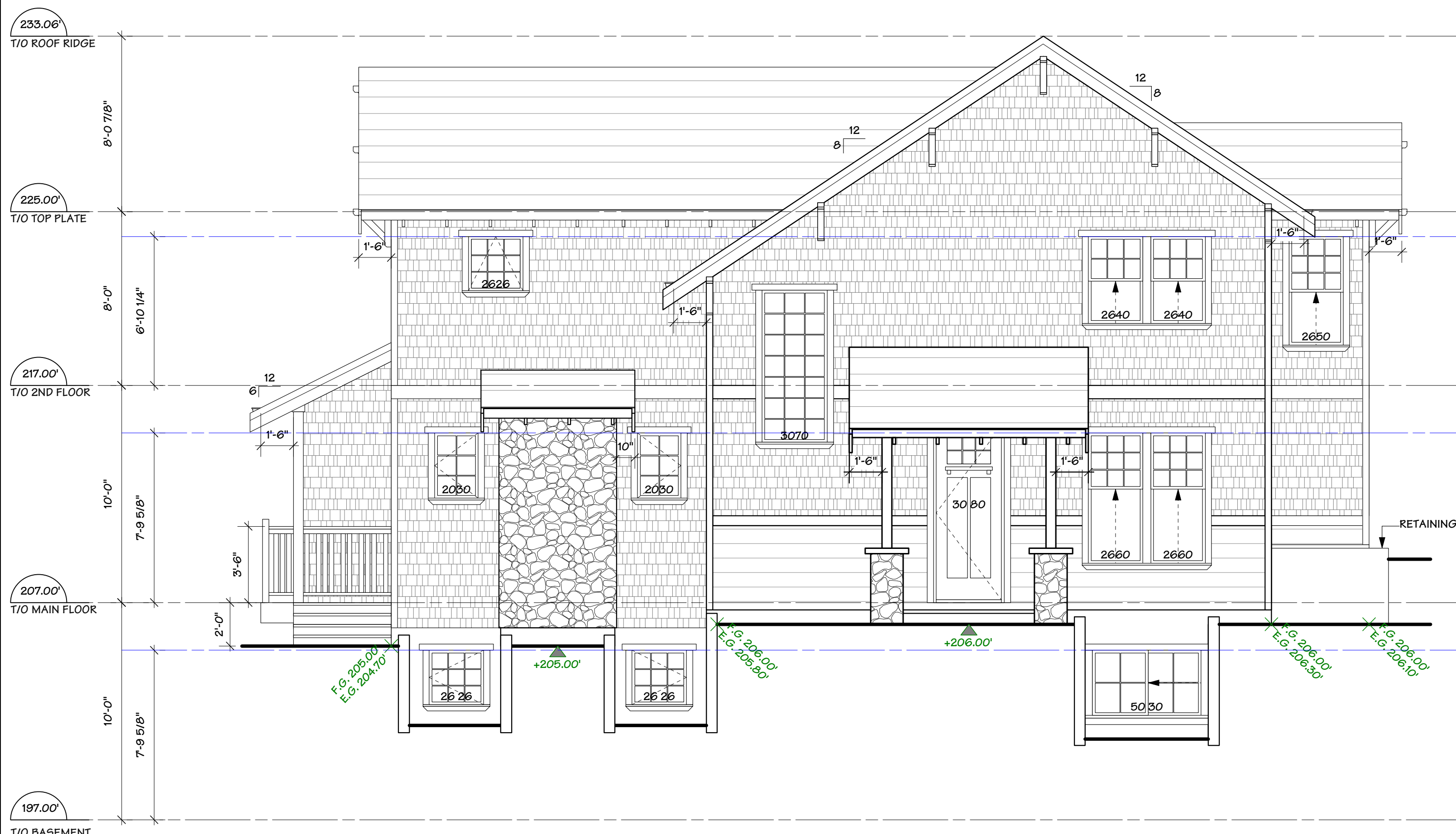
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| JOB NUMBER: | |



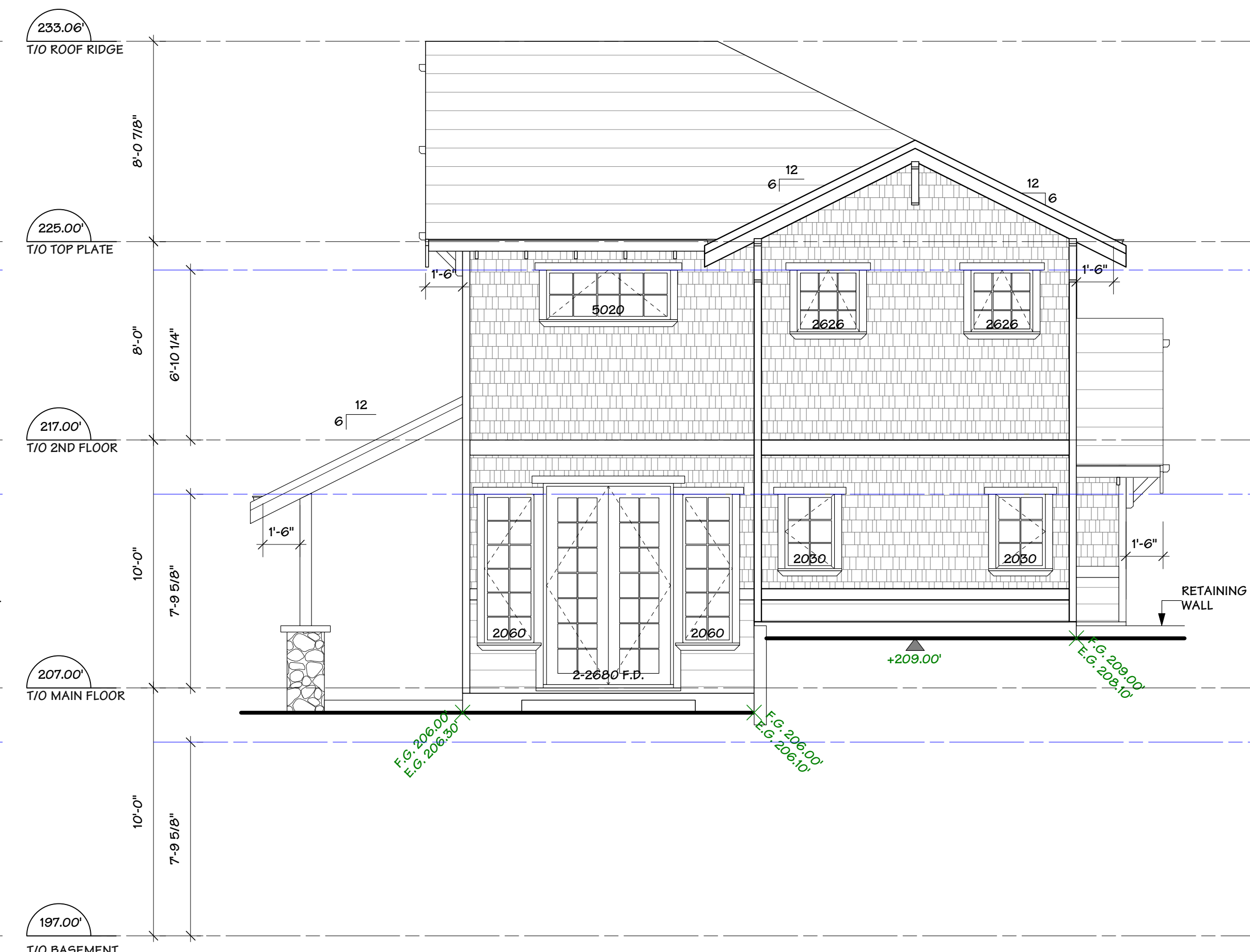
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

JEFFERSON AVENUE

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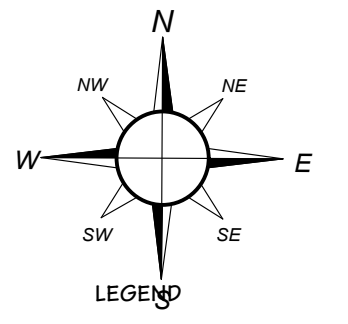
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| DE APP. | 2017.06.05 |
| CLIENT REVIEW | 2017.08.29 |
| DE APP. | 2017.09.12 |
| ACCESSIBLE ACCESS REVISION | 2017.11.09 |

FORMWERKS ARCHITECTURAL
 1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Project:
 1195 12th Street
 VANCOUVER, B.C.

Drawing Title:
 LANDSCAPE PLAN

| | |
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| SCALE: 1/8" = 1'-0" | SHEET |
| DATE: AUG 2017 | L01 |
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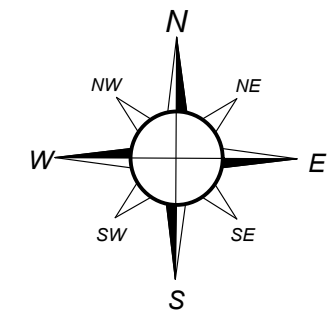


- Existing tree to be retained
- New hedge
- New planting bed
- Lawn
- Stone paving patio
- Wood deck
- Conc. paver driveway
- Conc. paver pathway



LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

JEFFERSON AVENUE



LEDEND



PLANTING PLAN
SCALE: 1/8" = 1'-0"

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REVISIONS

ISSUED FOR...

| | |
|---------------|------------|
| DE APP. | 2017.06.05 |
| CLIENT REVIEW | 2017.08.29 |
| DE APP. | 2017.09.12 |

FORMWERKS ARCHITECTURAL
I N C O R P O R A T E D

1625 W.5th Avenue, Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

Project:
**1195 12th Street
VANCOUVER, B.C.**

Drawing Title:
PLANTING PLAN

| | |
|---------------------|----------------|
| DRAWN BY: EW | CHECKED BY: LX |
| SCALE: 1/8" = 1'-0" | SHEET |
| DATE: AUG 2017 | L02 |
| JOB NUMBER: 4084 | |

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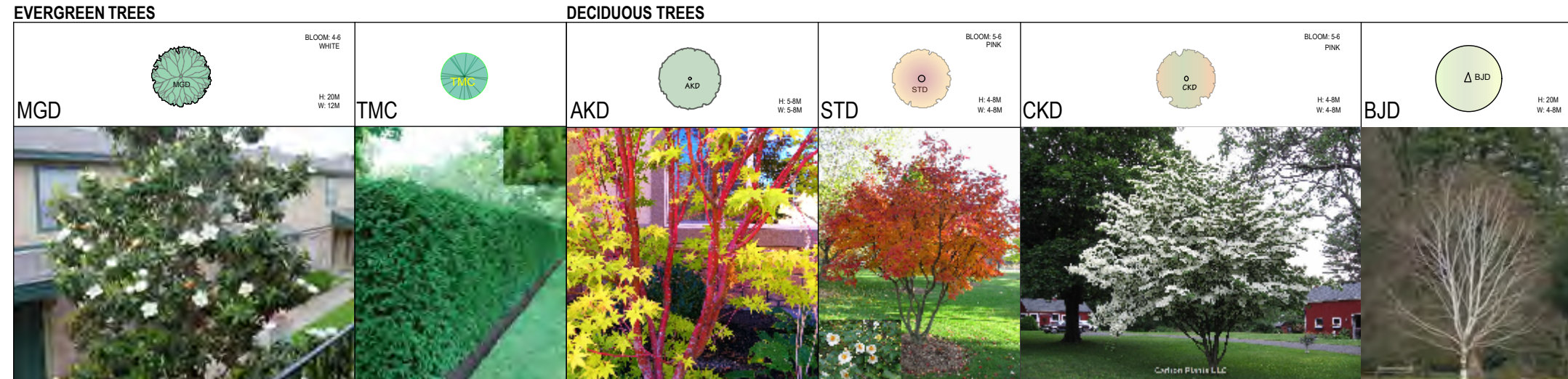
REVISIONS

ISSUED FOR...

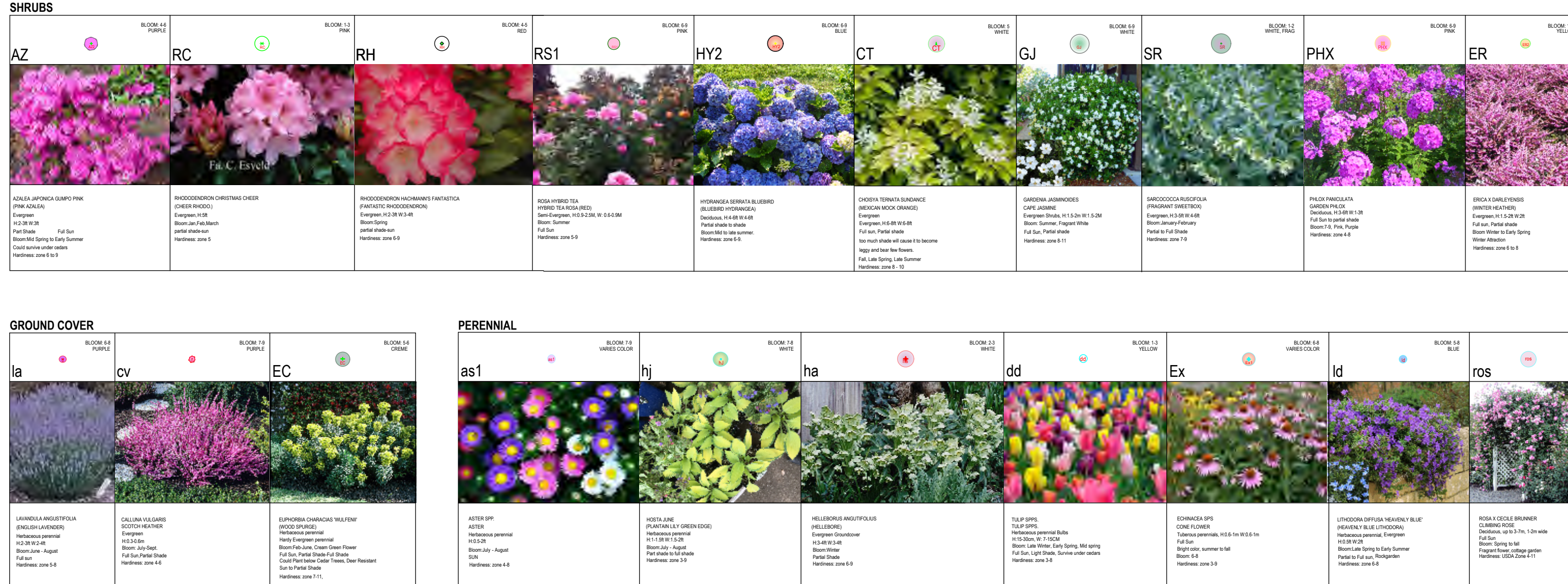
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|---------------|------------|
| DE APP. | 2017.06.05 |
| CLIENT REVIEW | 2017.08.29 |
| DE APP. | 2017.09.12 |

| ID | QTY | BOTANICAL NAME | COMMON NAME | SIZE& COND. | NOTE |
|------------------------|-----|---|--|--------------------------|---|
| EVERGREEN TREES | | | | | |
| MGD | 1 | Magnolia Grandiflora Bracken's Brown Beauty | Southern Magnolia | 2.5m ht. Specimen. B&B | |
| TMC | 44 | Taxus Media "HM Eddie" | Eddie Yew | 2.5m ht. O.C. B&B | |
| DECIDUOUS TREES | | | | | |
| AKD | 2 | Acer Palmatum "Bloodgood" | Japanese Maple | 2.5m ht. Multi-stem B&B | |
| STD | 3 | Stewartia Pseudocamellia | Japanese Stewartia | 6cm cal. B&B | 5-10m ht, 5-10m w, multistemmed tree, feature bark, flowering in June- July, fall color |
| CKD | 4 | Cornus kousa | kousa dogwood | 6cm cal. B&B | |
| BJD | 3 | Betula Utilis Var. Jacquemontii | White Barked Himalayan Birch | 3.5m ht. B&B | 20 m ht, 4-8m w., full sun, partial shade |
| ID | QTY | BOTANICAL NAME | COMMON NAME | SIZE& COND. | MONTH |
| SHRUBS | | | | | |
| AZ2 | 171 | Girard's Purple Azalea | Azalea (Purple) | #3 @ 3' O.C. | 4-5 |
| RC | 36 | Rhododendron "Christmas Cheer" | Cheer Rhodo. (White Pink) | 36" B&B @ 3'-6" O.C. | 1-3 |
| RH | 47 | Rhododendron Hachmann's Fantastica | Fantastic Rhododendron (Red) | 36" B&B @ 3'-6" O.C. | 4-5 |
| RS1 | 35 | Rosa Hybrid Tea | Hybrid Tea Rosa (Pink) | #3 @ 3' O.C. | 6-9 |
| HY2 | 49 | Hydrangea Macrophylla "Monmar" | Enchantress Hydrangea (Repeat Bloomer) | #3 Pot @ 3'-6" O.C. | 6-9 |
| CT | 12 | Choisya Ternata Sundance | Mexican Mock Orange | #3 @ 4' O.C. | 5-11 |
| GJ | 15 | Gardenia Jasminoides | Cape Jasmine | #3 @ 4' O.C. | 5-6 |
| SR | 6 | Sarcococca Ruscifolia | Fragrant Sweetbox | #2 Pot @ 1' O.C. | 1-2 |
| PHX | 21 | Phlox Paniculata | Garden Phlox | #3 Pot @ 3'-6" O.C. | 6-9 |
| ER2 | 111 | Erica x Darleyensis | Winter Heather (Yellow) | #2 Pot @ 1' O.C. | 12-3 |
| GROUND COVER | | | | | |
| la | 89 | Lavandula Angustifolia | English Lavender | #2 Pot @ 18" O.C. | 6-9 |
| cv | 59 | Calluna Vulgaris Petter Sparks | Scotch Heather | 10cm Pot @ 30cm O.C. | 6-8 |
| EC | 62 | Euphorbia Characias 'Wulfenii' | Mediterranean Spurge | #3 @ 3' O.C. | 4-6 |
| PERENNIALS | | | | | |
| as1 | 42 | Aster Spp. | Aster | #1 Pot @ 10cm O.C. | 7-9 |
| hj | 19 | Hosta June | Plantain Lily Green Edge | #2 Pot @ 18" O.C. | 7-8 |
| ha | 23 | Helleborus Angutifolius | Hellebore | #2 Pot @ 18" O.C. | 2-3 |
| dd | 53 | Tulip Spps. | Tulip Spps. | Bulb. 10cm O.C. in Group | |
| Ex | 26 | Echinacea Sps | Cone Flower | #2 Pot # 60cm O.C. | 6-8 |
| ros | 4 | Rosa X Cecile Brunner | Climbing Rose | #3 | Stake to Screen |
| ld | 33 | Lithodora Diffusa 'Heavenly Blue' | Heavenly Blue Lithodora | #1 Container | |

TREE IMAGES:



PLANTING IMAGES:



Project :

1195 12th Street
VANCOUVER, B.C.

Drawing Title :

PLANTING LIST

DRAWN BY: EW

CHECKED BY: LX

SCALE: 1/8" = 10"

SHEET

DATE: AUG 2017

JOB NUMBER: 4084

L03

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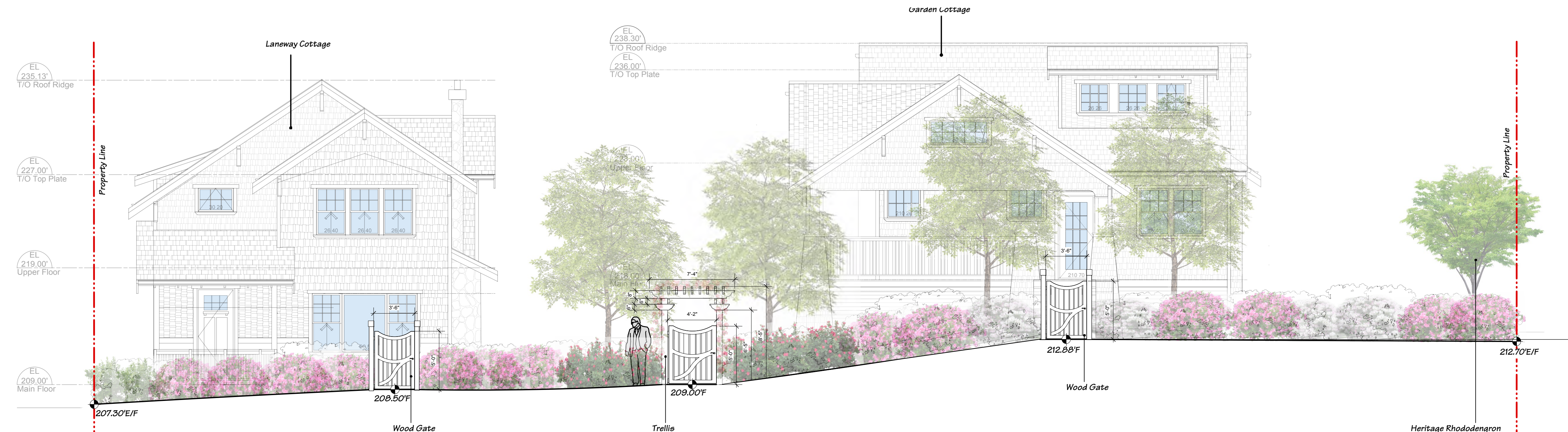
REVISIONS

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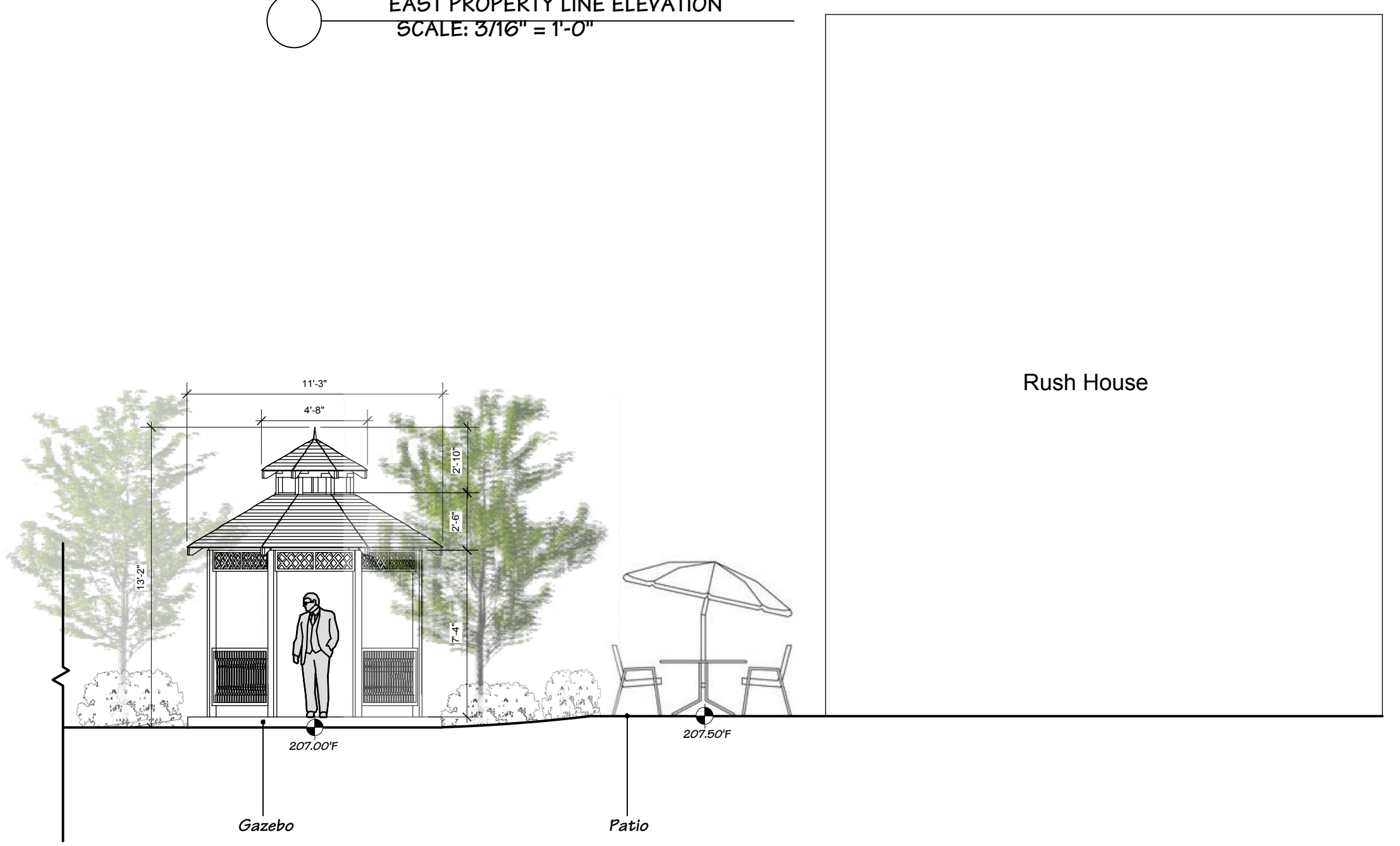
| | |
|---------------|------------|
| DE APP. | 2017.06.05 |
| CLIENT REVIEW | 2017.08.29 |
| DE APP. | 2017.09.12 |



NORTH PROPERTY LINE ELEVATION
SCALE: 3/16" = 1'-0"



EAST PROPERTY LINE ELEVATION
SCALE: 3/16" = 1'-0"



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

FORMWERKS ARCHITECTURAL
INCORPORATED

1625 W.5th Avenue, Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

Project :

1195 12th Street
VANCOUVER, B.C.

Drawing Title :

ELEVATION

| | |
|-------------------|----------------|
| DRAWN BY: EW | CHECKED BY: LX |
| SCALE: 1/8" = 10" | SHEET |
| DATE: AUG 2017 | L04 |
| JOB NUMBER: 4084 | |