

**Heritage Retention Notes**

- 1 General**
  - 1.1 The retention drawings are to be read in conjunction with the Conservation Plan prepared by Donald Luxton and Associates Inc., dated December 2017 (revised June 2018). Refer to the Conservation Plan for more detail.
  - 1.2 The retention drawings supplement the complete architectural drawing set and indicate diagrammatically the present intended strategy for existing portions of the building, illustrating what is expected to be retained, removed, removed and reinstated, or what is new. The retention strategy will be adjusted should it become necessary due to the existing condition or degree of deterioration of a building component that could not be anticipated at the time.
- 2 Concrete Foundation Walls**
  - 2.1 Preserve existing concrete foundation walls as possible. Cracking and delamination are to be repaired and patched with a suitable material matching the original in appearance. After rehabilitation, concrete is to be cleaned and protected with a clear breathable sealer.
  - 2.2 Existing steel plate corner guards are to be removed and the concrete behind repaired and patched as per the above.
- 3 Brick Masonry**
  - 3.1 Preserve existing brick masonry wherever possible. Retain sound exterior masonry and deteriorated masonry that can be repaired. Replace missing bricks or bricks that are heavily deteriorated beyond repair with in kind brickwork. Use salvaged brick from other areas of the building or, if not possible, use matching heritage brick from an alternate source.
  - 3.2 Carefully remove brickwork from areas of demolition leaving bricks as intact as possible and store for potential use in repair and replacement work elsewhere in the project.
  - 3.3 Stabilize outer layers of brick with new brick ties inserted at regular intervals from the building exterior and concealed within the mortar joints between bricks.
  - 3.4 Remove areas of plaster and paint from over brickwork, taking care not to further damage the underlying masonry.
  - 3.5 Repoint all exterior brick with compatible mortar.
  - 3.6 Clean all brick masonry using non-abrasive methods and protect with clear breathable sealer.
- 4 Concrete Window Sills and Concrete Lintel Bands**
  - 4.1 Retain existing concrete lintel bands and precast concrete window sills as possible. If full replacement of any window sills is necessary, new sills are to match the profile of the existing sills and be of a visually compatible concrete material.
  - 4.2 Remove existing paint from the precast concrete window sills and concrete lintel bands and clean using non-abrasive methods.
  - 4.3 Repair and patch concrete as necessary with a suitable material matching the original in appearance. If additional structural support of the precast sills is required, sills are to be pinned to the brick masonry wall using a stainless steel rod and epoxy anchoring system, fully embedded below the face of the concrete sill. Anchor holes are to be patched and made smooth to match the adjacent concrete material.
  - 4.4 Concrete finish to be natural, protected with clear breathable sealer. If it is determined that the condition of the concrete is too deteriorated and requires a protective paint treatment the colour will be determined by the Heritage Consultant.
- 5 Mouldings, Cornices and Flashings**
  - 5.1 Restore the missing prominent architectural cornice at parapet level based on archival materials.
  - 5.2 Repair the existing storefront cornice or replace in kind if required. If retained, remove any corrosion, re-attach if necessary, patch and repair damaged areas and caulk joints as required. Clean all surfaces and prime and repaint with a colour as determined by the Heritage Consultant.
  - 5.3 Repair surviving portions of the metal crown moulding at the top of the upper concrete lintel band. Restore the missing sections of moulding with one that matches the historic appearance and the remaining existing portions, if they are able to be retained and repaired.
  - 5.4 Existing (non-original) parapet cap flashing is to be removed. New cap flashing is to be reinstated and is to be historically appropriate and visually and physically compatible. The colour of the flashing is to be determined by the Heritage Consultant.
- 6 Windows, Doors and Trims**
  - 6.1 Retain existing wood window sashes and repair as required using in kind techniques where feasible. If missing or damaged beyond repair, install replacement wood sashes to match the existing.
  - 6.2 Retain existing historic glass where possible. Where replacement is required, glass is to be single glazing and visually and physically compatible with the existing adjacent glazing and wood window sashes.
  - 6.3 Make existing windows weather-tight with new putty and weather-stripping as necessary.
  - 6.4 Scrape and clean existing wood sashes. Prime and repaint using colour determined by the Heritage Consultant.
  - 6.5 Windows that are completely damaged beyond repair, or missing in entirety, are to be replaced with new windows, matching the materials and the configuration of the existing adjacent windows, with similar hardware and operation.
  - 6.6 The glazed storefront along Homer Street is to be restored to resemble the storefront design as it was originally constructed, based on archival materials. The new storefront system is to be historically appropriate and utilize materials similar to the existing original windows, as possible.
  - 6.7 None of the existing exterior doors are original. New doors are to be visually compatible with the historic character of the building.
- 7 Heavy Timber (Interior) Structure**
  - 7.1 Existing heavy timber columns and beams are to be retained in-place wherever possible.
  - 7.2 Where it is necessary to remove columns or beams temporarily to allow for construction access, construction sequencing, modification and structural improvements, or for protection of the heavy timber members themselves, they are to be catalogued noting exact location, orientation, connection details and specific relationship to adjacent building components. Temporarily-removed columns and beams are to be handled with care, protected from accidental damage due to demolition or construction work, stored off of damp surfaces and fully protected from direct or incidental weather damage.

All drawings and related documents are the property of Acton Ostry Architects Inc. and may not be reproduced in whole or in part without the Architect's permission. This drawing should not be used to calculate areas. Do not scale the drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. Do not start construction until the relevant Building Code or Building Bylaw and related documents, Drawing errors and omissions must be immediately reported to the Architect.

Issue	Date	Description
31 May 2018	Issued for DP Pre-Application Mtg. w/ CoV	
22 Jun 2018	Issued for Development Permit Application	

**Keynote Legend**

- 1 neighbouring building
- 2 existing wood window to be retained and restored, typ. UNO
- 3 existing concrete window sill to be retained and restored
- 4 existing tree to be retained (refer to landscape drawing)
- 5 existing brick to be retained and restored
- 6 existing sheet metal cornice to be retained and restored
- 7 existing concrete lintel band to be retained; restore / re-purge as necessary
- 8 existing purged concrete foundation wall to be retained; repair and re-purge as necessary
- 9 new / relocated fire department connection
- 10 new prefinished metal flashing
- 11 new steel column
- 12 new intumescent coating
- 13 new glass guardrail
- 14 new wood window to match existing heritage windows
- 15 new concrete window sill to match existing heritage sills
- 16 new formed sheet metal cornice
- 17 new thermally-broken aluminum glazing system
- 18 new thermally-broken aluminum and glass door
- 19 new prefinished phenolic-core cladding panel (raincoats) system
- 20 new concrete retaining wall
- 21 new concrete stairs
- 22 new dock leveller
- 23 new insulated rolling overhead door
- 24 new prefinished metal louved doors
- 25 new prefinished metal fascia panel
- 26 new brick to match existing; use salvaged brick where possible
- 27 new wood panel cladding (reinstated heritage storefront)
- 28 new sealed glazed units in wood frames (reinstated heritage storefront)
- 29 new wood and glass entry door (reinstated heritage storefront)
- 30 new prefinished metal panel cladding
- 31 new prefinished metal louved equipment screen
- 32 new prefinished metal doors
- 33 new prefinished metal guardrail
- 34 new planting bed
- 35 new prefinished mechanical louvre
- 36 new painted steel pipe railing as per Yaletown Dock Guidelines



**1 building elevation - south - existing**  
1:50



**2 building elevation - south - proposed**  
1:50

**NOT FOR CONSTRUCTION**

**ACTON OSTRY ARCHITECTS INC.**

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info@actonstry.ca

**YALETOWN SQUARE**

Owner/Developer: Arkun Durmaz  
Project Address: 1290 Homer Street,  
Vancouver, BC V6B 2Y5

scale	date
1 : 50 (30x42)	22 Jun 2018
project code	status
YTS	Design Development
drawn	checked
DF	MD

**Historic Retention Drawing: Building Elevation South**

drawing number **A911 (COLOUR)**



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**1 building elevation - east/west - existing**  
1:50



**2 building elevation - east/west - proposed**  
1:50



- removed
- reinstated to resemble the original
- retained and restored to resemble original
- new

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**YALETOWN SQUARE**

Owner/Developer: Arkun Durmaz  
Project Address: 1290 Homer Street,  
Vancouver, BC V6B 2Y5

scale	date
1 : 50 (30x42)	22 Jun 2018
project code	status
YTS	Design Development
drawn	checked
DF	MD

Historic Retention  
Drawing: Building  
Elevations East &  
West

drawing number  
**A912 (COLOUR)**