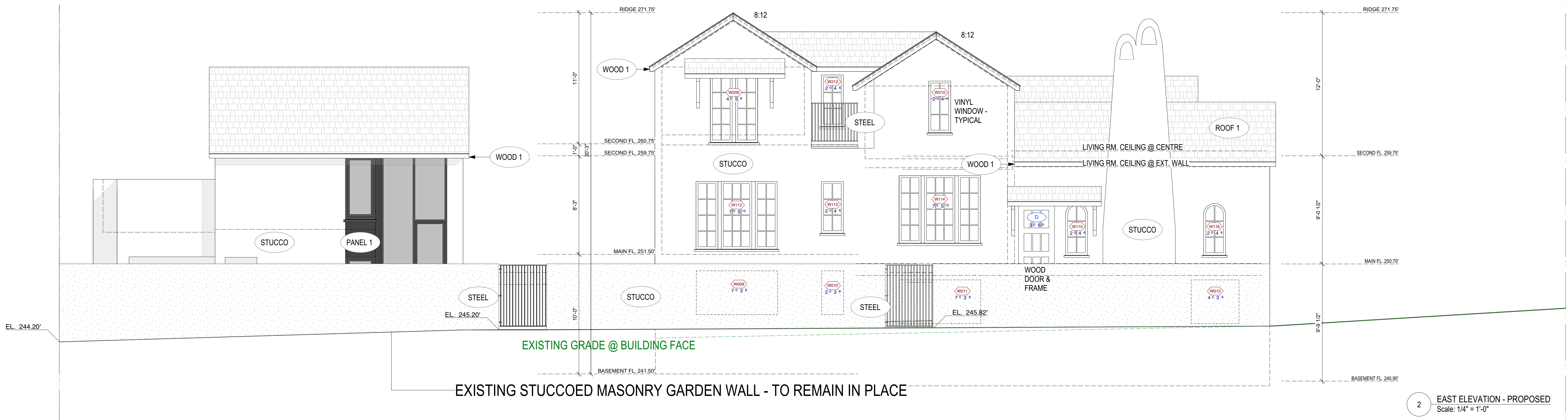




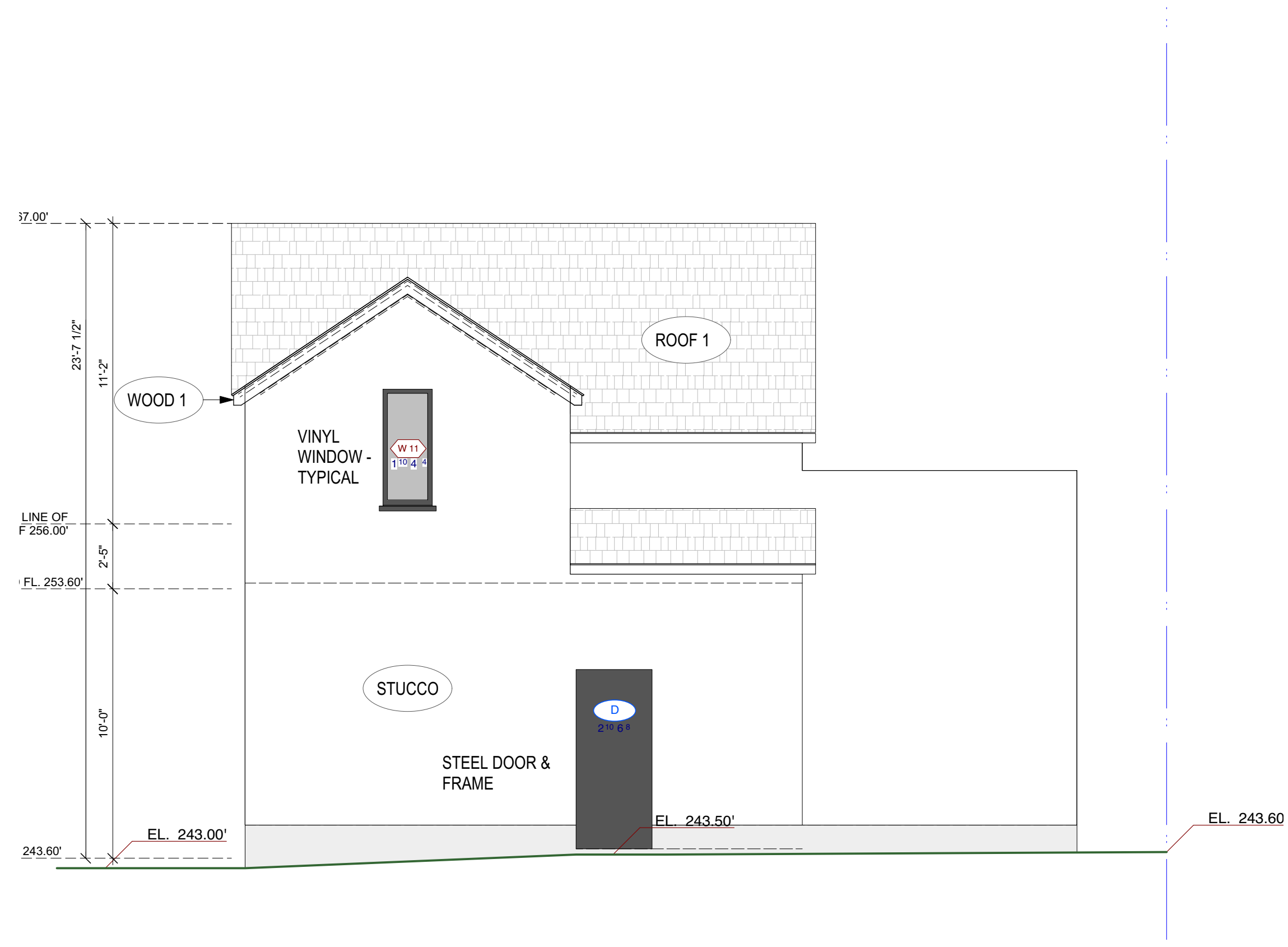
THE EXTERIOR COLOURS OF THE CHARACTER HOUSE AND THE INFILL ARE INTENDED TO MATCH THE EXISTING HISTORIC COLOURS. STUCCO CLADDING WILL BE WHITE, WINDOWS AND TRIMS BOARD AND ROOFING WILL BE DEEP BROWN. THE COLOUR PALETTE WILL BE AS ILLUSTRATED IN THE PHOTO ABOVE. THIS IS THE HISTORICALLY CORRECT COLOURING FOR THIS BUILDING AND FOR THIS STYLE OF HISTORIC BUILDING BOTH IN VANCOUVER AND ELSEWHERE ON THE PACIFIC COAST. SEE ALSO A7.0-7.2.



1 NORTH ELEVATION - PROPOSED  
Scale: 1/4" = 1'-0"



2 EAST ELEVATION - PROPOSED  
Scale: 1/4" = 1'-0"



**COPYRIGHT RESERVED:**  
 All drawings and related documents are the copyright property of the Architect and must be returned upon request. Reproduction of the contract documents in whole or part is forbidden without the Architect's written permission.

**NOTE:**  
 The original sealed sets, are available with The City of Vancouver Development Services.

**BIRMINGHAM**  
 WOOD  
 ARCHITECTS • PLANNERS

231 Carrall Street  
 Vancouver, B.C., V6B-2J2  
 604-687-1594 | bwar.ca

**PROJECT # -**  
 W. 33RD & LARCH  
 2502 West 33rd Avenue  
 Vancouver BC

NO.	DATE	REVISION
2	181220	COV DP APPLICATION
1	181002	COV DESIGN REVIEW - PRE-APPLIC.

**A2.1**  
 ELEVATION



**OPTION TWO.**

THESE ELEVATIONS DEPICT AN ALTERNATIVE APPROACH TO THE CHARACTER RETENTION ADDITIONS. IN THIS CASE, WE ARE PROPOSING A SECOND STOREY ADDITION TO ONE OF THE THREE EXISTING COMPONENTS OF THE MASSING OF THE STREET FACING PORTION OF THE BUILDING. ALTHOUGH FRONT ADDITIONS ARE NOT CONSIDERED SUPPORTABLE IN THE RS CHARACTER RETENTION GUIDELINES, WE FEEL THIS OPTION IS WORTH CONSIDERATION. IN OUR OPINION IT IMPROVES THE SCALE AND MASSING OF THE EXISTING HOUSE AND MAKES IT MORE IN KEEPING WITH THE MASSING OF MANY NEW HOUSES IN THE IMMEDIATE NEIGHBOURHOOD.

THIS MASSING IS CHARACTERISTIC OF THE WEST COAST SPANISH STYLE WHICH WAS TYPIFIED BY A VARIETY OF MASSING HEIGHTS IN THE MAIN FACADE. PLEASE SEE THE PRECEDENT IMAGES OVER LEAF.

WE HAVE NOT INCLUDED FLOOR PLANS FOR THIS OPTION BUT HAVE DEVELOPED THEM SO ARE CONFIDENT IN THE FEASIBILITY OF THIS MASSING.

THE IMAGES INCLUDED ON A7.0, A7.1 AND A7.2 ARE OF REPRESENTATIVE EXAMPLES OF HOUSES IN THE SPANISH COLONIAL STYLE OF THE PACIFIC NORTHWEST. THESE ILLUSTRATE THAT THE STREET FACE OF THESE HOUSES TYPICALLY COMBINED ONE AND TWO STOREY ELEMENTS. WE ARE PROPOSING TO EMULATE THIS PATTERN BY ADDING A SECOND STOREY TO ONE OF THE FRONTING STREET VOLUMES OF THE EXISTING HOUSE. WE ASK THAT CONSIDERATION BE GIVEN TO THIS APPROACH.

BASEMENT EL. BELOW EXISTING EL. 240.50'

1 North Elevation with Front Addition  
Scale: 1/4" = 1'-0"



2 East Elevation with Front Addition  
Scale: 1/4" = 1'-0"

**COPYRIGHT RESERVED:**  
All drawings and related documents are the copyright property of the Architect and must be returned upon request. Reproduction of the contract documents in whole or part is forbidden without the Architect's written permission.

**NOTE:**  
The original sealed sets, are available with The City of Vancouver Development Services.

**BIRMINGHAM**  
WOOD  
ARCHITECTS • PLANNERS

231 Carrall Street  
Vancouver, B.C., V6B-2J2  
604-687-1594 | bwar.ca

**PROJECT # -**  
W. 33RD & LARCH  
2502 West 33rd Avenue  
Vancouver BC

NO.	DATE	REVISION
2	181220	COV DP APPLICATION
1	181002	COV DESIGN REVIEW - PRE-APPLIC.

**A2.2**  
ELEVATION

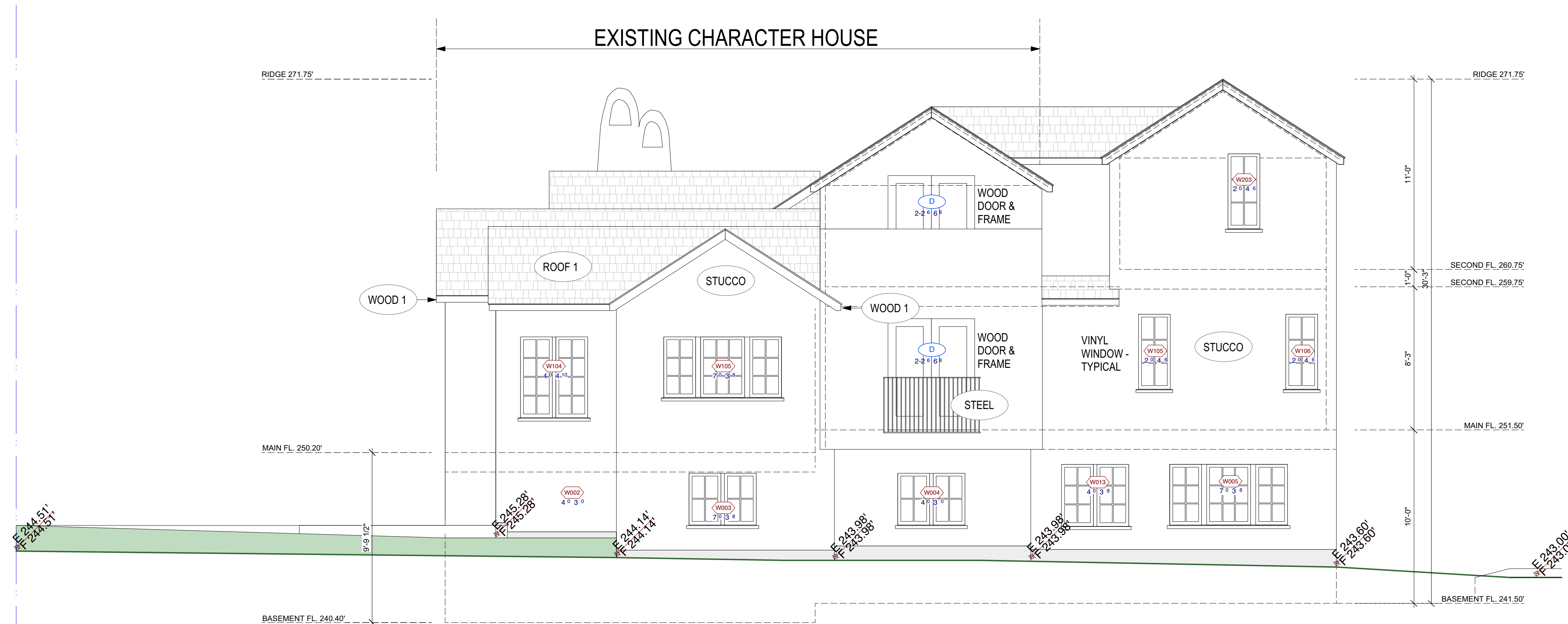


**EXTERIOR MATERIAL SCHEDULE**

STUCCO	STUCCO MANUFACTURER: N/A DESCRIPTION: N/A COLOUR: WHITE FINISH: TEXTURED TO MATCH EXISTING
WOOD 1	WOOD 1 MANUFACTURER: N/A DESCRIPTION: N/A COLOUR: DARK STAIN FINISH: SMOOTH
ROOF 1	ROOF 1 MANUFACTURER: ASPHALT SHINGLE DESCRIPTION: N/A COLOUR: DARK BROWN FINISH: N/A
PANEL 1	PANEL 1 MANUFACTURER: CEMENTITIOUS BOARD DESCRIPTION: JAMES HARDIE FIBRE CEMENT BOARD COLOUR: BLACK FINISH: PAINTED
STEEL	STEEL MANUFACTURER: STEEL COMPONENTS DESCRIPTION: N/A COLOUR: STEEL BAR, RODS, CHANNELS FINISH: BLACK PAINTED

3 MATERIAL LEGEND  
Scale: 1/4" = 1'-0"

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



1 WEST ELEVATION - CHARACTER HOUSE  
Scale: 1/4" = 1'-0"

COPYRIGHT RESERVED:  
All drawings and related documents are the copyright property of the Architect and must be returned upon request. Reproduction of the contract documents in whole or part is forbidden without the Architect's written permission.

NOTE:  
The original sealed sets, are available with The City of Vancouver Development Services.

NO.	DATE	REVISION
2	181220	COV OP APPLICATION
1	181002	COV DESIGN REVIEW - PRE-APPLIC.