

1070 Joan Crescent



1070 Joan Crescent – view looking southwest

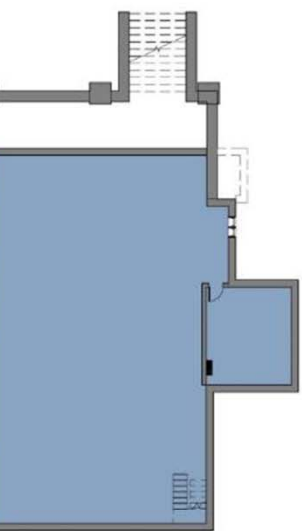


Adjacent property – Craigdarroch Castle

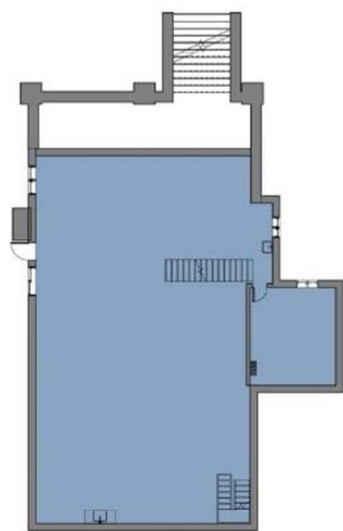


Adjacent house to the west

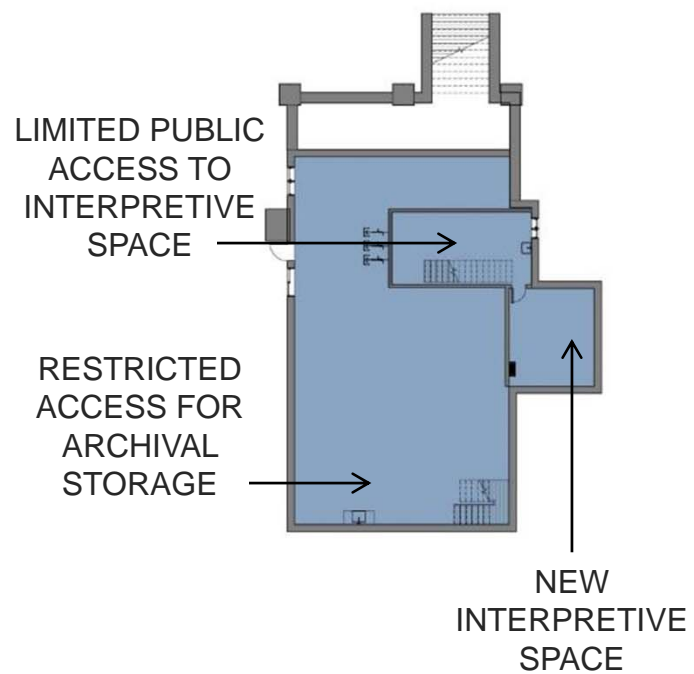




EXISTING



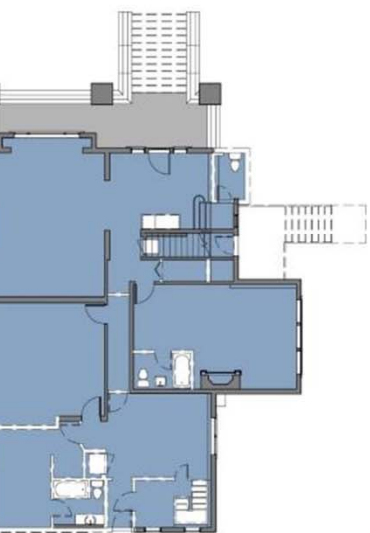
HISTORIC



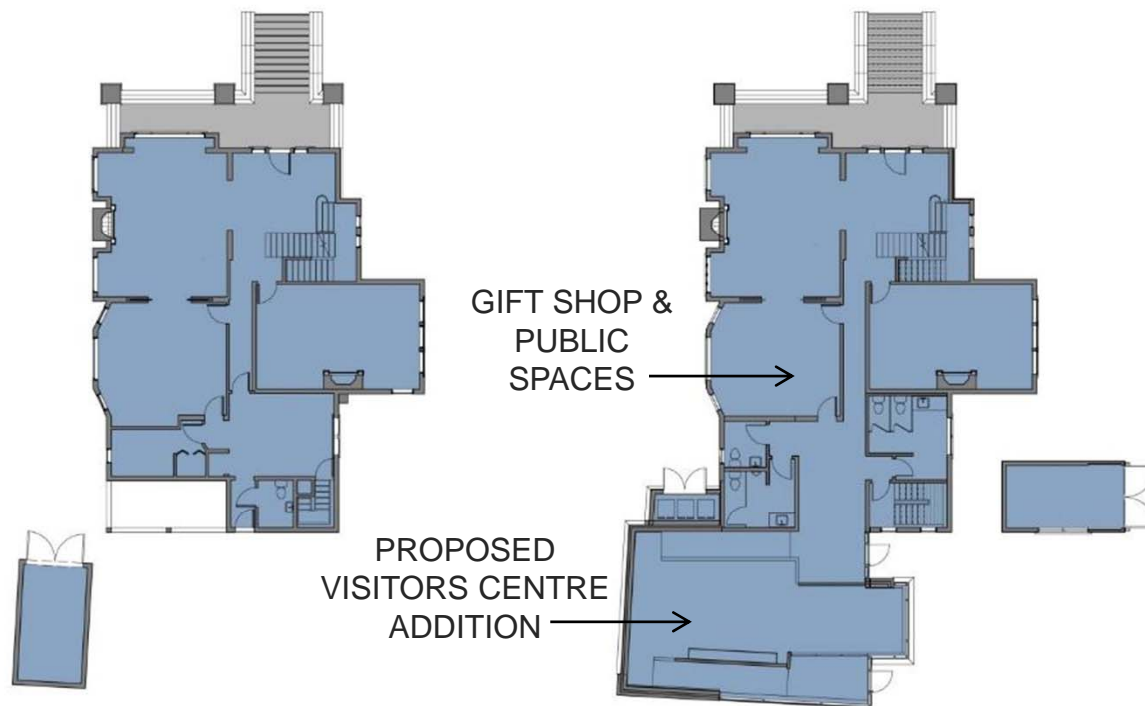
PROPOSED

BASEMENT FLOOR PLANS





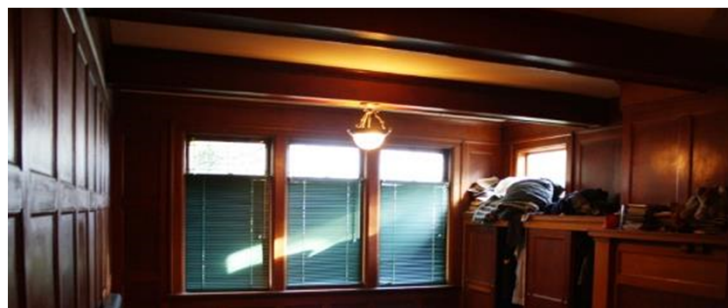
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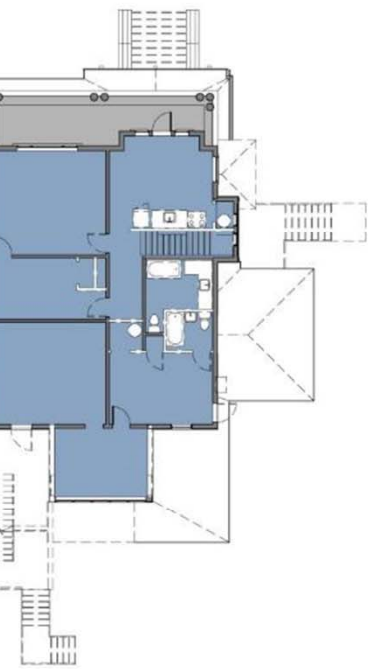


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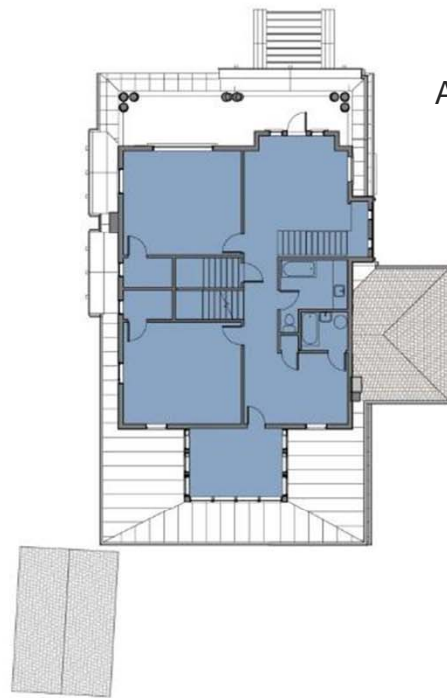
PROPOSED

LEVEL 1 FLOOR PLANS



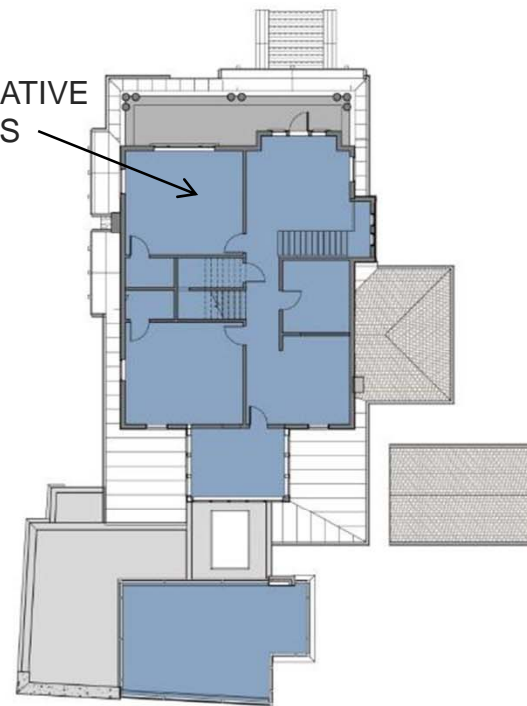


EXISTING



HISTORIC

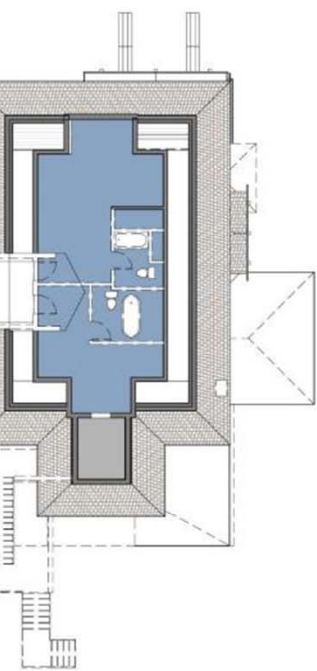
ADMINISTRATIVE
SPACES



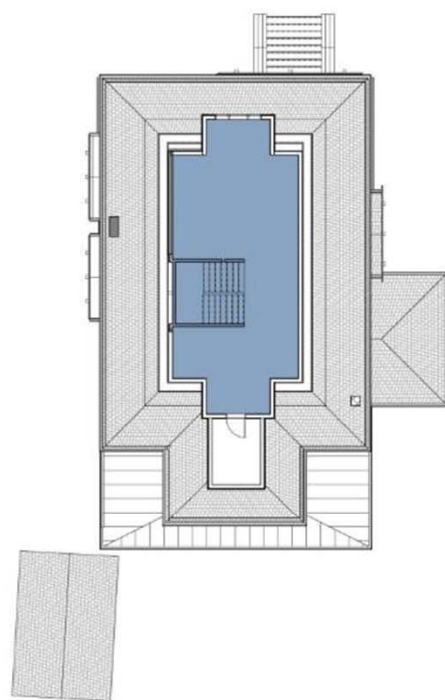
PROPOSED

LEVEL 2 FLOOR PLANS



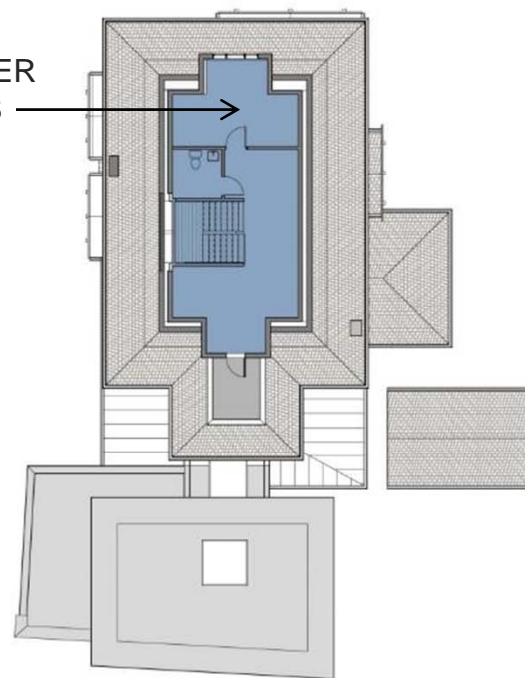


EXISTING



HISTORIC

VOLUNTEER
SPACES



PROPOSED

LEVEL 3 FLOOR PLANS





1070 JOAN CRESCENT

EXISTING GARAGE
TO BE RELOCATED
& REPURPOSED

EXISTING
HERITAGE TREE
TO BE RETAINED

EXISTING APPLE TREE
TO BE REMOVED

EXISTING TREE
TO BE RETAINED

EXISTING
VISITOR PARKING

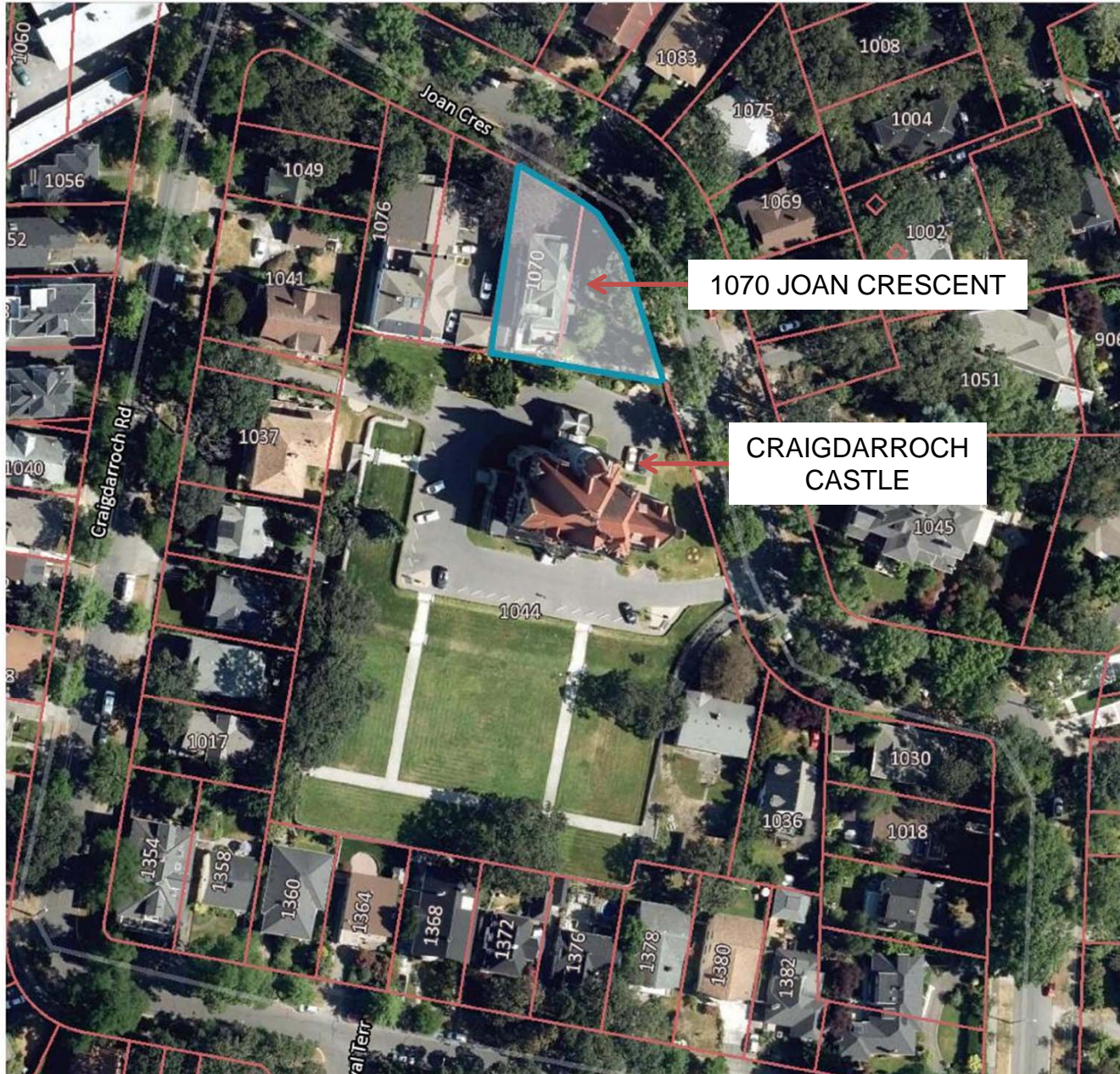
CRAIGDARROCH
CASTLE



EXISTING SIDE ELEVATION - EAST









EXISTING SIDE ELEVATION - EAST



Heritage Alteration Permit Application







EXISTING SIDE ELEVATION - WEST

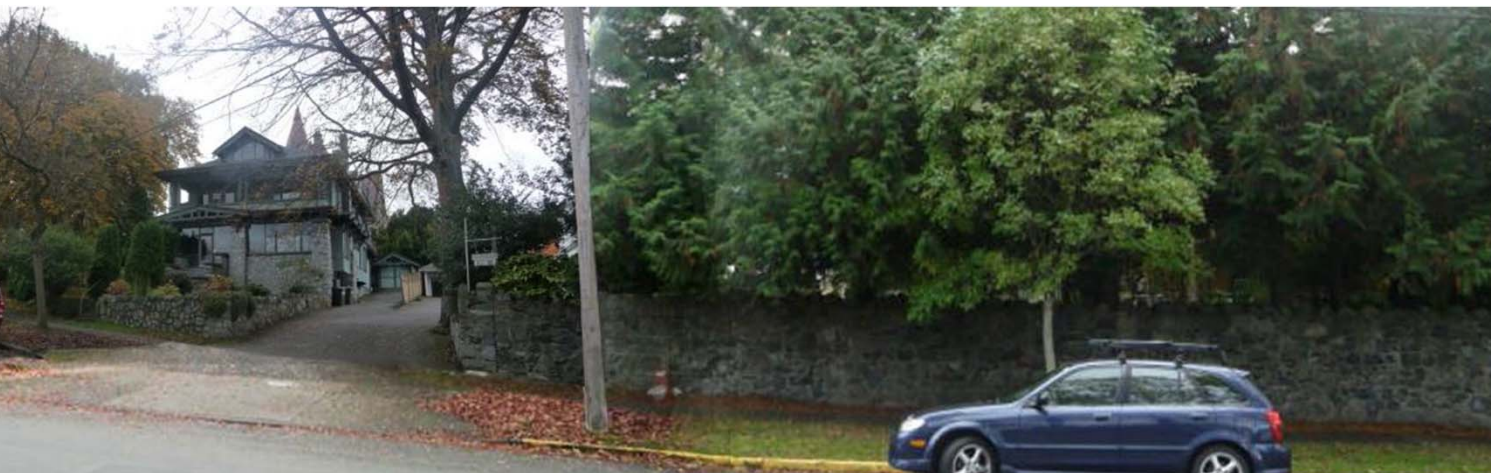




EXISTING REAR ELEVATION - SOUTH

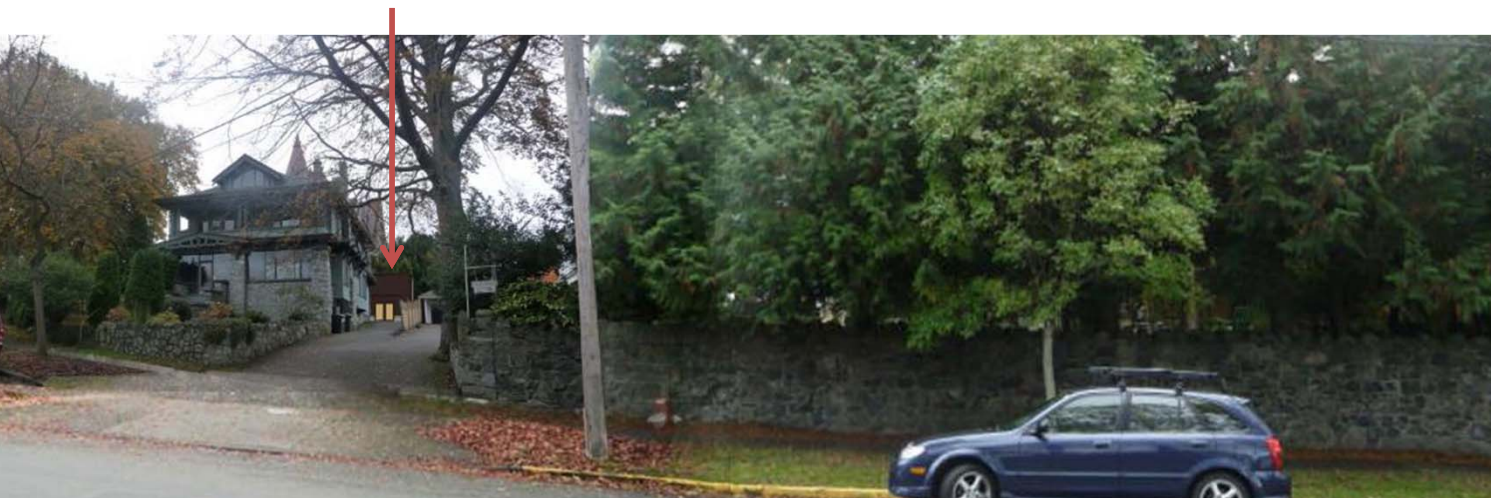


PROPOSED REAR ELEVATION - SOUTH



EXISTING STREET ELEVATION LOOKING SOUTH EAST

PROPOSED
ADDITION



PROPOSED STREET ELEVATION



EXISTING STREET ELEVATION LOOKING SOUTH EAST



PROPOSED



CHARACTER PHOTOS



CHARACTER DEFINING ELEMENTS

The prominent location of the house at the entrance to the Craigdarroch subdivision, and the visibility of two sides of the house and mature garden from the curved street; and the rear of the house from the publicly accessible grounds of Craigdarroch Castle.

The original front retaining stone wall at the sidewalk, and the garden stairs.

CHARACTER PHOTOS



CHARACTER DEFINING ELEMENTS

The placement of the house in its steeply sloped garden with its existing relationship of heights of interior floor levels to the angled exterior ground levels.

CHARACTER PHOTOS



CHARACTER DEFINING ELEMENTS

The original detailed massing of all building facades dating to the time of construction, including porches, exterior staircase, gables; windows, and roof planes.

The historic exterior building materials dating to the time of construction, including the granite foundations, front stairway; porch pillars and chimney, extensive wood shingling, and wood and rough-cast stucco wall coverings.

The original and rare detached garage with Arts & Crafts gable and shingle exterior.

CHARACTER PHOTOS



CHARACTER PHOTOS



CHARACTER PHOTOS



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