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THE CORPORATION OF THE DISTRICT  
OF WEST VANCOUVER  
PLANNING, LANDS  
& PERMITS DIVISION

## Project Description

*Re.: 4710 South Picadilly, Graw Residence*

### Background

The existing house is approximately 40–50 years old and was initially designed to reflect a Tudor revival style commonly found throughout the lower mainland during this time period. Exterior materials consist of a basic stucco façade in combination with 1x6 Tudor boards randomly applied without historical context. Non-thermally broken aluminum window frames without consistent sash profiles and widths introduce an irregular and relatively meaningless window arrangement. In addition, vegetation has been allowed to tightly attach itself in some areas as high as the most upper floor which over recent years has significantly compromised the integrity of the envelope leading to moisture ingress into some wall cavities.

The existing floor plan is extremely compartmentalised, thus not conducive to today's modern lifestyle of a young family with small children.

### Project Scope

The scope of the project is to keep the existing building shell intact, extend a great room and kitchen into the rear yard by approx. 10 feet on the main floor level. Remaining alterations on this level are otherwise of an interior nature with intent to create an open and functionally flowing floor plan.

In order to create a more workable arrival experience, the foyer will be extended into the front yard and further articulated by a porch cover which is architecturally grounded using slightly oversized in scale stone faced columns. The curb appeal will be further complimented with the addition of two Romeo and Juliet balconies at the upper floor level. A covered outdoor space above the present garage shall also create a more balanced building mass. A covered deck will be added off the master bedroom into the rear yard above the great room extension in order maximize window heights and to create a second, more private outdoor experience.

### Heritage Retention Guidelines

The design has been developed to impact the site minimally and to enhance the existing landscape.

The new mix in exterior façade materials, consisting of;

- cedar wall shingles (rain screened)
- wrought iron railings in front yard
- Balanced sash wood frame windows
- Stone faced columns and wall skirting
- rough cut timber and rafter look-outs...

...will reflect a west coast modernist design style more appropriate for this particular area.

### **Relaxations**

The design is in accordance to the West Vancouver zoning by-laws, and there are no relaxations sought.

