

The proposal for 4701 Piccadilly South. The new home on this property is being placed on previously disturbed areas of the existing home in relation to the entire property to retain the natural site features of the area.



An air photo of the property for the new home. The new home is directly south of Marine Drive on a gently sloping lot.



The property on 4701 Piccadilly South is an “A” frame house. The proposed new home’s roof will be lower than the existing house and will therefore provide visual privacy from the street level view on Piccadilly South as a result of being lower than the present home. The roof is also within the height limit of the bylaw, so no variances are necessary.



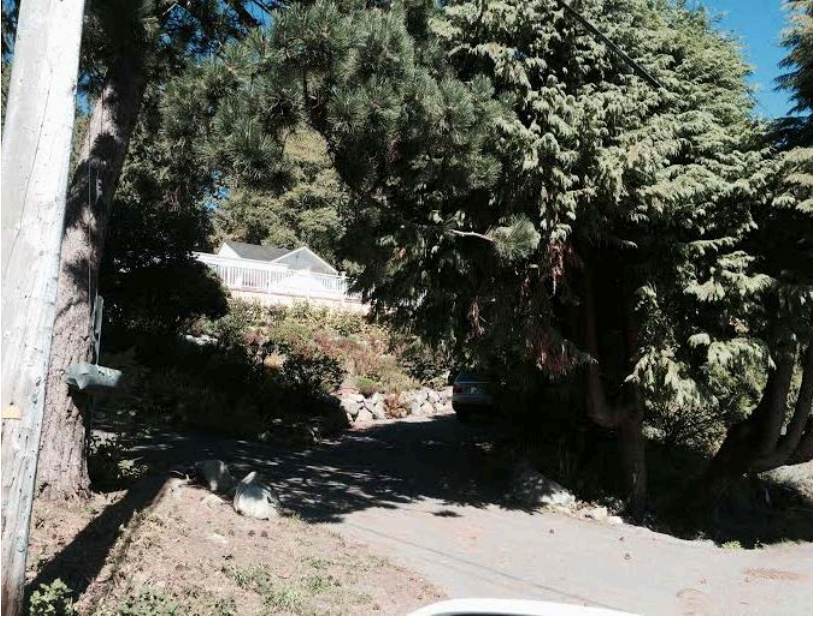


Neighboring homes on Piccadilly South. The new home has been designed to have a similar appearance of existing homes on Piccadilly South.



The new home will have a combination of flat and gently sloping roofs. It will use traditional building materials for the exterior finishing's such as grey shingles, natural stone, stained wood and natural wood soffits and beams to blend with the natural surroundings of the area. The garage will be built with the same finishes and has been turned to face west so the doors do not dominate the view from the public roadway. The materials, colors and textures of the exterior of the home will be consistent with homes in the Lower Caulfield Heritage area contributing to the serene surroundings.





The neighbor directly west of the new home is shown to depict the street view of the home and drive way.



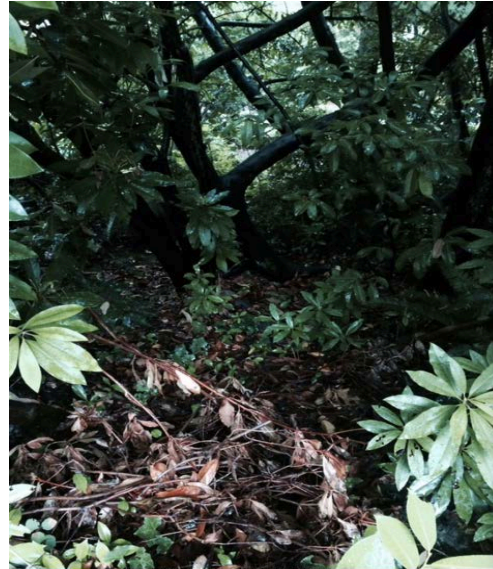
The driveway of the existing home and proposed driveway of the new home. To maintain the street view perspective of this property and maintain the natural feel of street level esthetics the new home will use the existing driveway paved in the same black asphalt. The existing retaining wall will only be slightly altered (see attached drawings) and the cedar hedges above will remain in place and will blend beautifully into the new cedar hedge and landscaping along the front of the property. The new

home will use low-level intensity for the exterior lighting as well.



The existing fence west of the new home is in very poor condition. The fence has broken sections, is very unstable and unsafe. A new wood fence is proposed that will replace this existing one, in a similar location improving the safety and esthetics of this area.



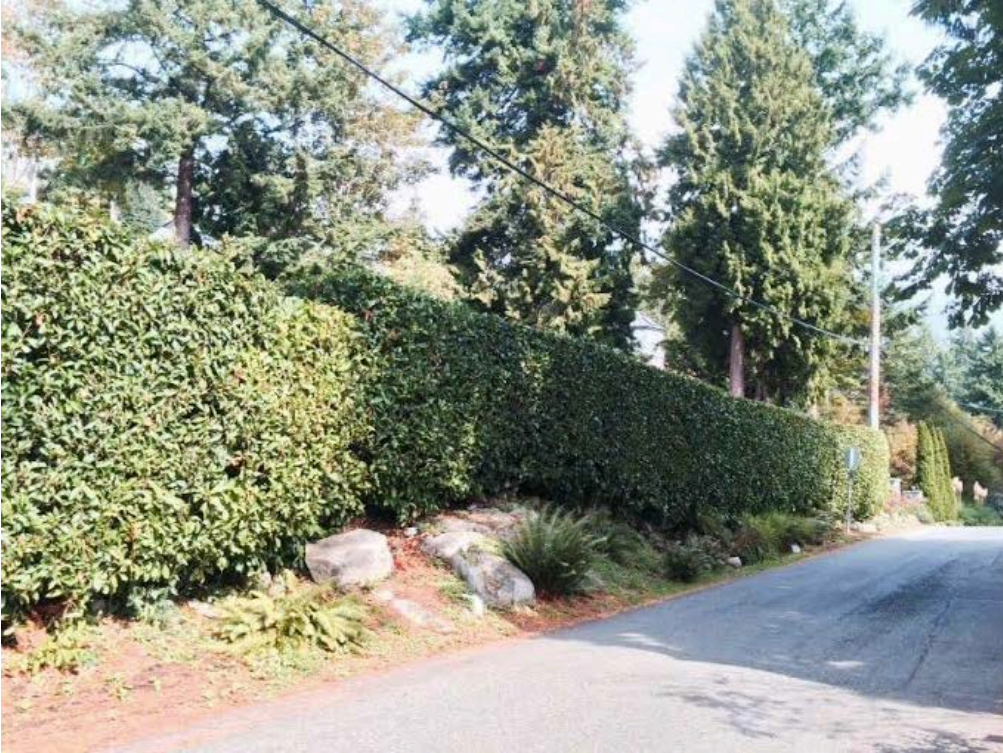


Many of the existing trees on the property have been topped many years ago to achieve a view of the water. These have now grown into mangled masses or rotted in place. There is also a plethora of invasive species growing in this space. This area is proposed to have new trees and landscaping planted (please see attached landscape design).



It's unfortunate that most of the existing front garden cannot be saved and incorporated into the new landscape. It has an overabundance of invasive species growing throughout the entire boulevard. The front landscaping has been ruined and is mostly dead due to a lack of maintenance. This is in direct contrast to the neighbor's front garden and hedge that is immediately east of the new home.





The neighbors hedge directly to the east of the new home. One can see how well this Laurel hedge has been maintained giving it a lush and healthy appearance, unlike the present landscaping of the area in front of the new home.





This is the area in front of the new home that has been neglected for many years and left with multiple weeds, overgrowth onto the road, invasive species and dead plants. This area will be replaced with a Cedar hedge that will blend uniformly with the neighbors Laurel hedge. It will continue to provide complete visual privacy from the street to the new home. This front garden will be heavily planted. The walkway to the road and stairs to the house will be indirect therefore providing more visual privacy from the street complete with landscaping and plants in front of the garage and sections of the walkway (see landscape design).

Included in the package for 4701 Piccadilly South is the overlay of new home on the existing property and old home. There is also a complete landscape design and renderings of the new home. The street level views complete with the new stairs from the road to the new home will bring a casual and warm order to

the new landscaped street area. As depicted in the landscape plans, the new garden area will be heavily planted to regain the lush profusion maintaining the Lower Caulfield Heritage area organic look and feel.