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

4767 Pilot House Road - SUMMARY REPORT

Comments from LCAC members and Public

Changes made since 2011 submission by previous designer

Would not like to see the house torn down

The existing house will be retained and additions are proposed on the south and west sides. Most windows impacted by the addition will be reused as they are “character style” and good quality.

Three storeys will have a huge impact from the street

The previously proposed third floor addition has been eliminated.

The house will look tall and wide / Could reduce the massing

The width of the house has been reduced by 10 ft and the major upper floor addition visible from the street has been eliminated.

Impact of Garages / Garage doors could be less intrusive.

The garage has been rotated to face West, so that the doors do not face the street.

A more eloquent access to the front door may be possible

By moving the garage we have provided a canopy-highlighted entry at ground level at the top of the driveway.

The charm of Lower Caulfeild is its “quirkiness”

We propose to enhance this “character” home by retaining the existing dwelling, reusing windows, and using similar materials that exist on site. Terraced rock landscaping will be employed to avoid any retaining walls, and natural rock from excavation will be reused where possible. A Landscape design and report is provided.

Less intrusive for next door properties

The addition on the West side has been reduced so that a side-yard of 11’-6” is maintained in conformance with Municipal setback requirements. On the East side, the basement and main floor additions have been stepped away from the property line to minimize any view line

intrusion. The addition to the south is stepped with the grades to give the house a “terraced” look from the street, complemented by the landscaping.

Because the reverse tapered shape of the lot has forced some of the addition to the lowest side of the property, it has had the effect of lowering the calculated average grade around the house. As a result, the roof of the existing house is by code deemed over-height by 1.11m, so a variance for that will be requested.

Rock removal has been kept to the minimum by working with the existing grades and avoiding any excavation close to the existing house where possible. The floor levels on the west side addition are stepped up to follow the existing grade, providing an exciting Entrance Lobby.

To balance the design visually from the street, vaulted ceiling canopies are proposed on the main floor Dining Room patio, and over the Front Entrance.

Finishes & Materials:

Roof	“Cedar Twin” profile definition fiberglass laminated shingles.
Vaulted Canopies	Structural beams to be clad for character & painted white.
Fascia boards	To be extended to hide gutters & ends shaped to match existing (white).
Window trims	1”x 6” to match existing and painted white.
Windows	Reused existing are new and of good quality wood interior with baked enamel aluminum exterior, white. All new will match.
Cladding	Cedar “side-wall” shingles painted pastel grey. (Benjamin Moore – dolphin)
Stone Facing	3’-0” high stone facing to new basement – granite to complement existing rock on site.
Decks	Finished with exposed aggregate or stone pavers.
Railings	Poly molded Architectural Railings by HB&G “view rail” character balusters with 8”x8” panel newel posts. White
Columns	Non structural “Perma-Cast” 10” square recessed panel (white) by HB&G
Driveway	6” tumbled stone pavers, grey colour.

Respectfully submitted



Dave Simmons