

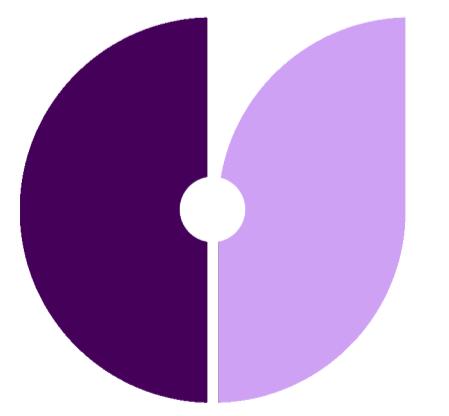
PROJECT: 4719 PILOT HOUSE ROAD
 TITLE: LOCATION PLAN
 SCALE: NOT TO SCALE
 DATE: 1 JUNE 2014
 ISSUED: CAULFEILD PANEL REVIEW

DRAWING # 1

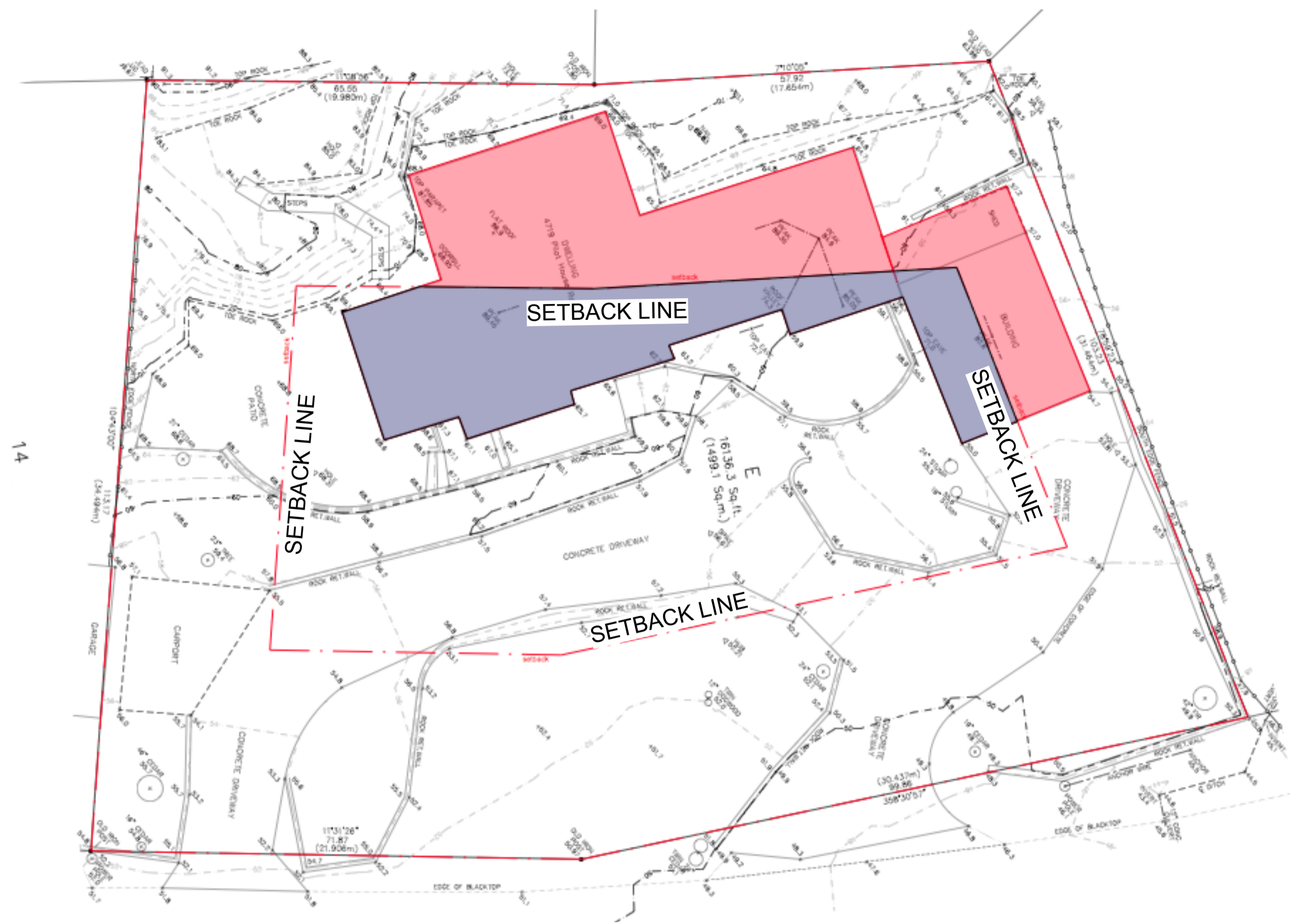
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 ARCHITECTURE + INNOVATION INC.
 250.893.5979
 john@grahamsherwinstudio.com
 www.grahamsherwinstudio.com

4719 PILOT HOUSE ROAD

MUNICIPAL PARK
 BYLAW 1110
 (L.T.O. 3433K - SEE
 KETTLES SUB LEASE
 VERIFY L.T.O. OF
 429518 DF OR
 D - 13557)



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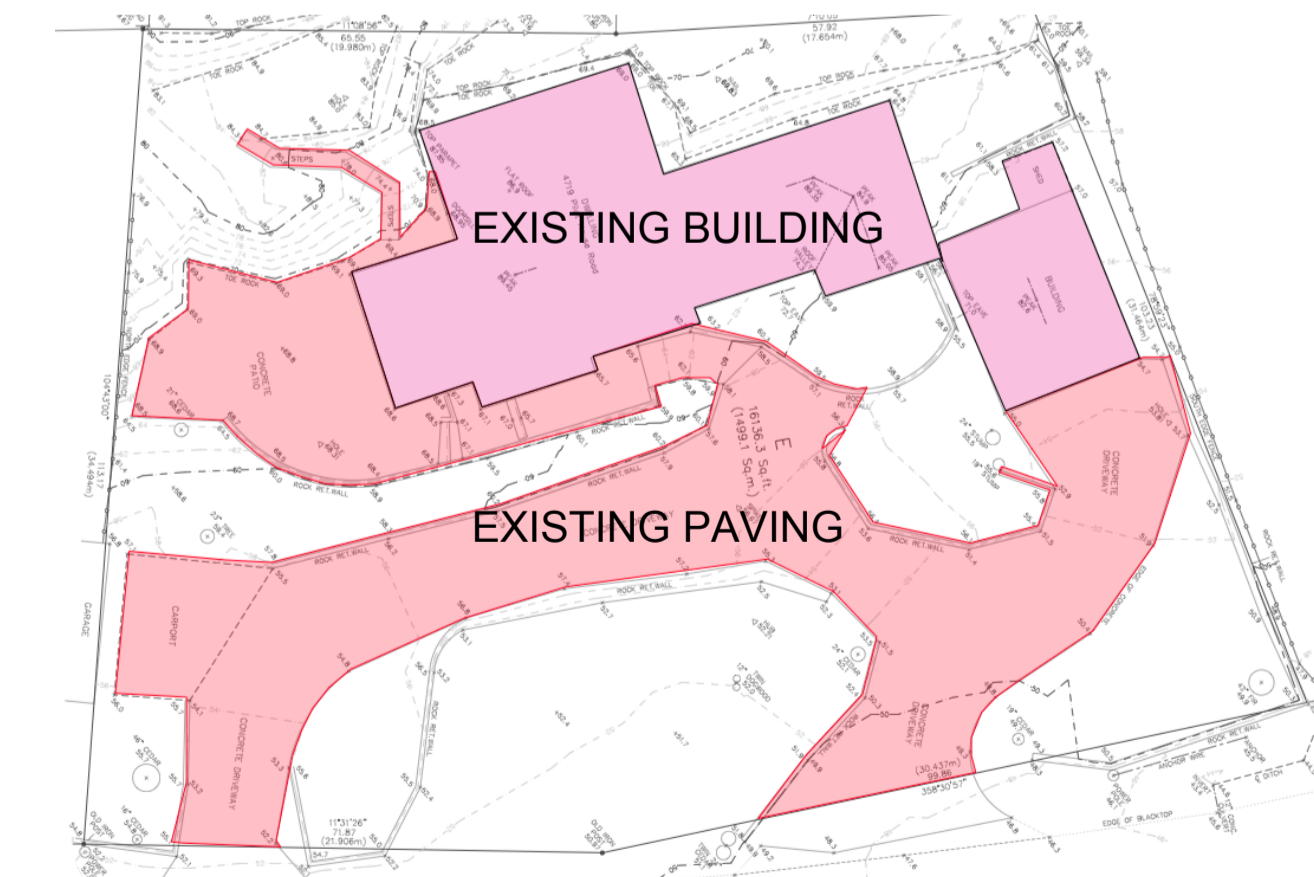
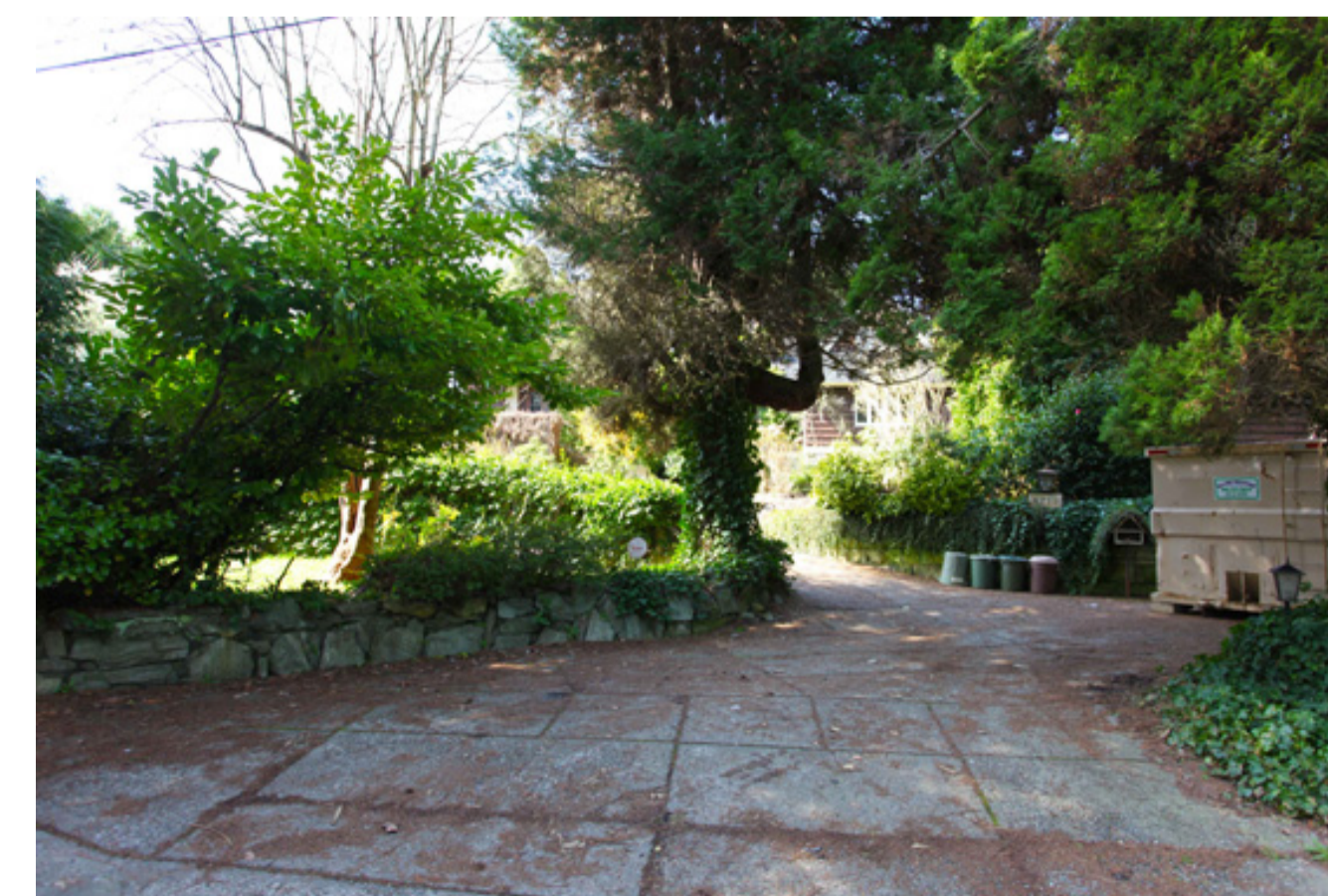
3 The property looks deep only because the house is pushed up against the back property line. In fact 60% of it is built within the rear and side setbacks. The property is actually averages only 115 feet deep -- shallower than a typical small Ambleside lot.



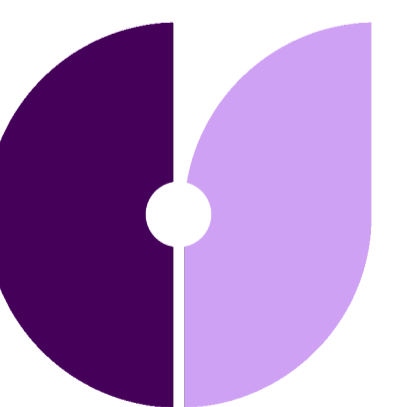
1 The existing house was once a lovely English cottage in a lush, mature garden looking out to sea. Not any more. The house is literally falling apart, destroyed by rot and ivy and deferred maintenance. It is now a "Grey Gardens" house, completely unsalvageable.



4 The house was built at the back of the lot to be as high up the hill as possible to get the best view. That put the back of the house only feet away from the property line and right up against the rock face of the hill. The new house has to be brought forward so there is light in the rooms and access around the building.



2 The overgrown landscape hides the fact that most of the natural features of the original property were destroyed years ago -- covered in building, driveway, terrace, walkway and retaining walls. Very few natural features are left.

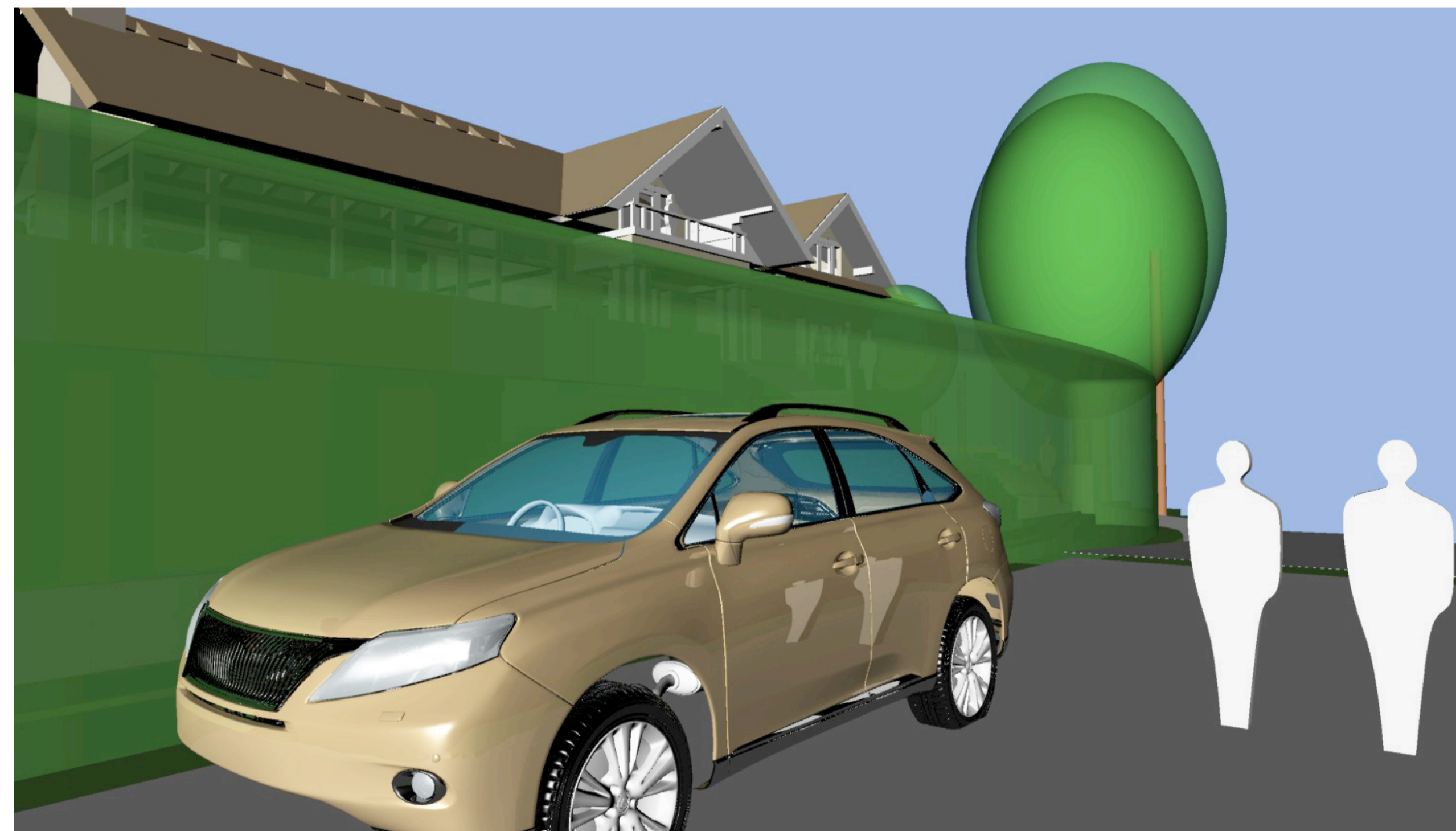




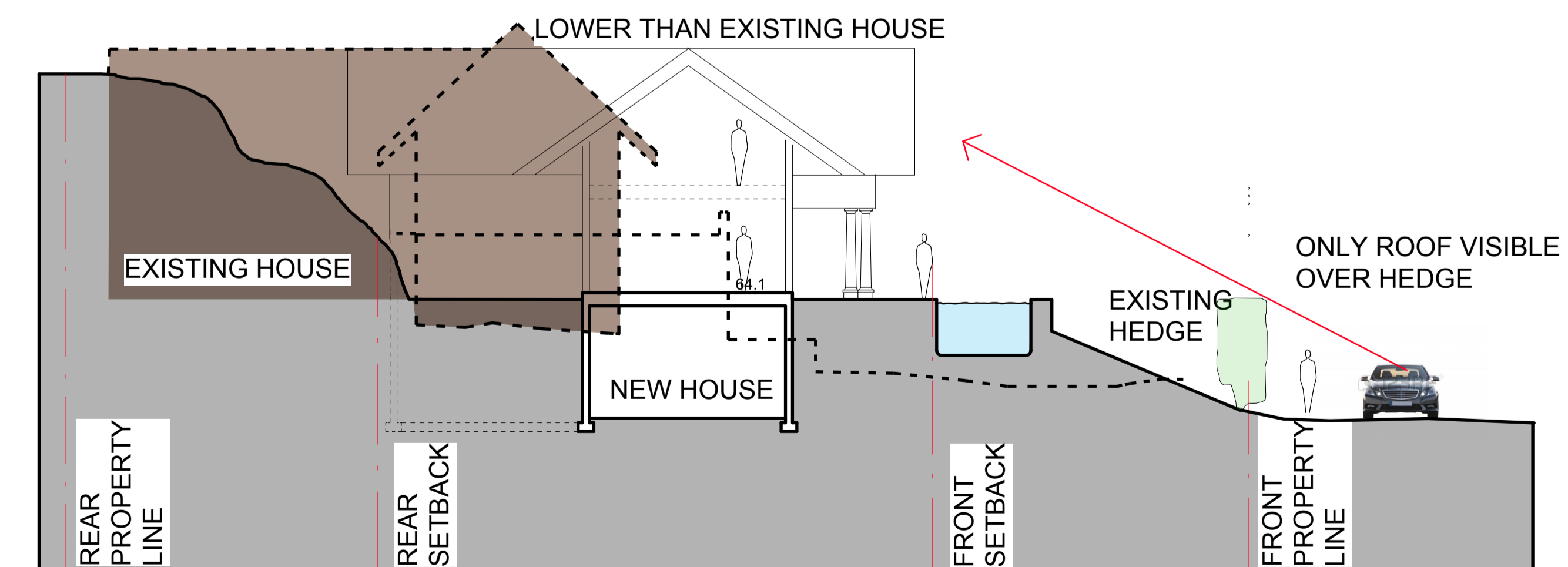
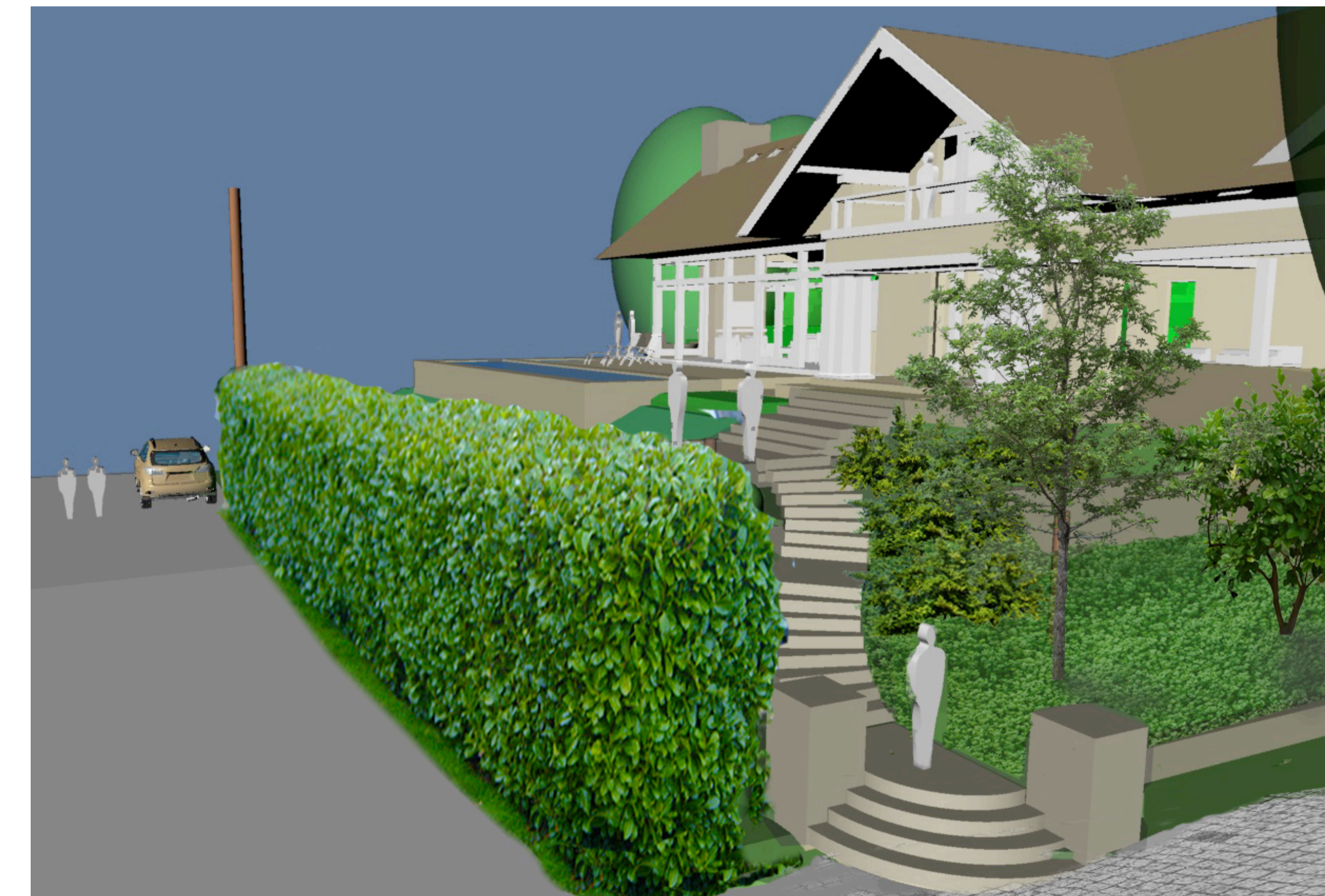
7 The existing house has a collapsing carport in the second entrance to the circular driveway. The carport and circular driveway will be removed and replaced with terraced gardens, cutting the paved area to half its existing size. The old garage facing the street will be removed and a new garage will be completely hidden from view by stone walls and landscaping.



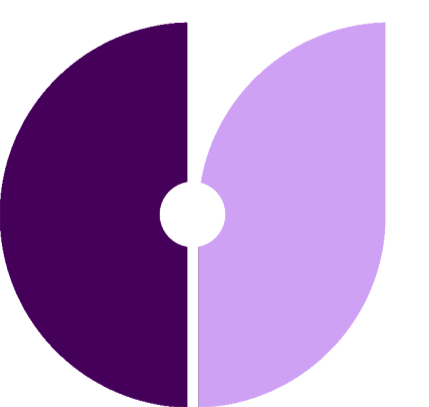
8 When the second driveway entrance is removed and the existing hedge made continuous across the front of the property, only the roof of the new house will be visible from the street at the south end of the property, making the impact of moving the house forward on the lot minimal.



5 The new house is designed to have a very similar appearance to the existing house -- a wide, single level English cottage with bedrooms up in two roof gables, all set in a lushly landscaped garden terracing down to the street.



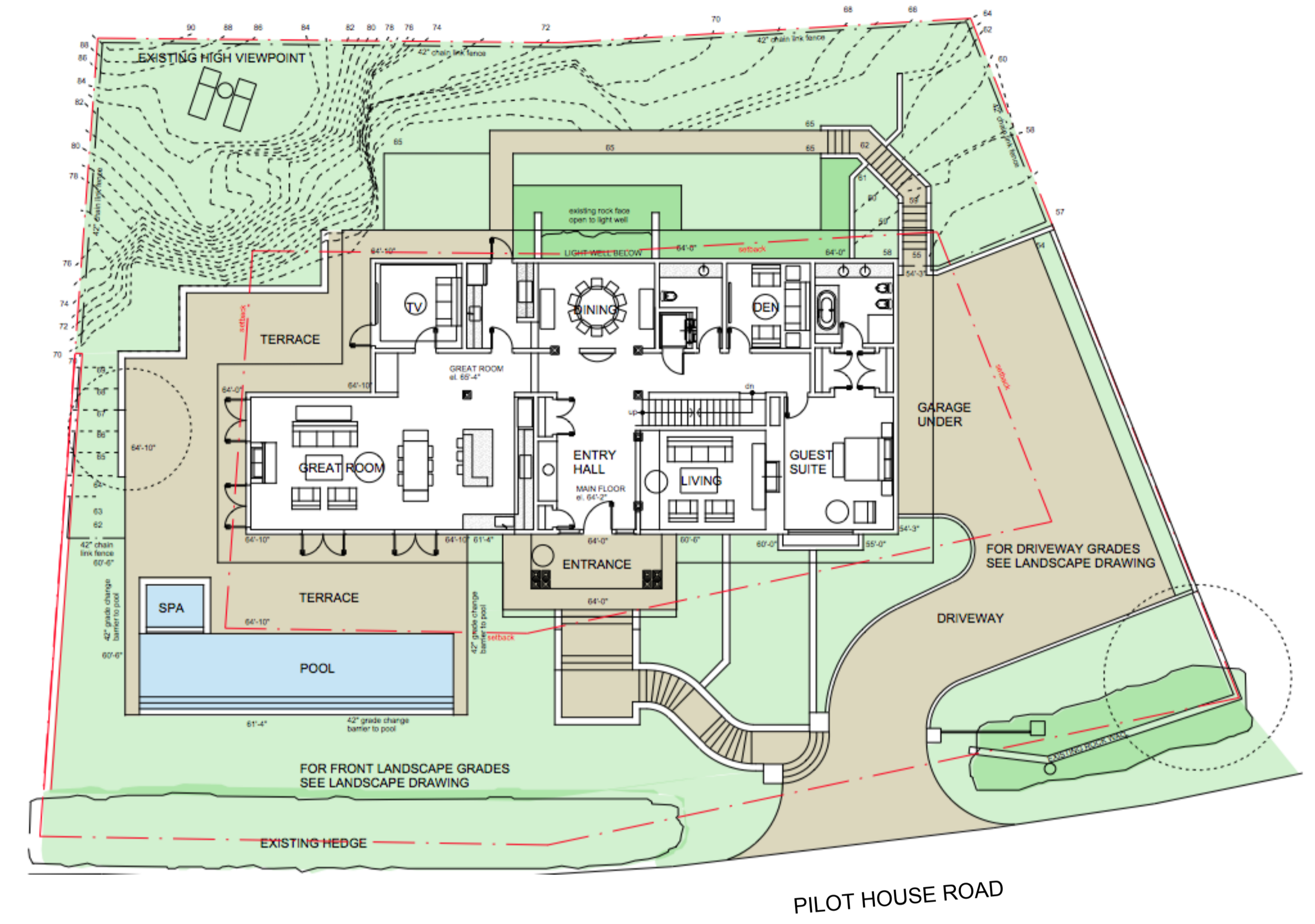
6 The main floor of the new house is also lower than the existing main floor so that as the house comes forward on the lot it is also brought down. The new roof is exactly the same height as the old roof so none of the views from the houses behind are impacted in any way. The roof is also within the height limit of the bylaw, so no variances are necessary.



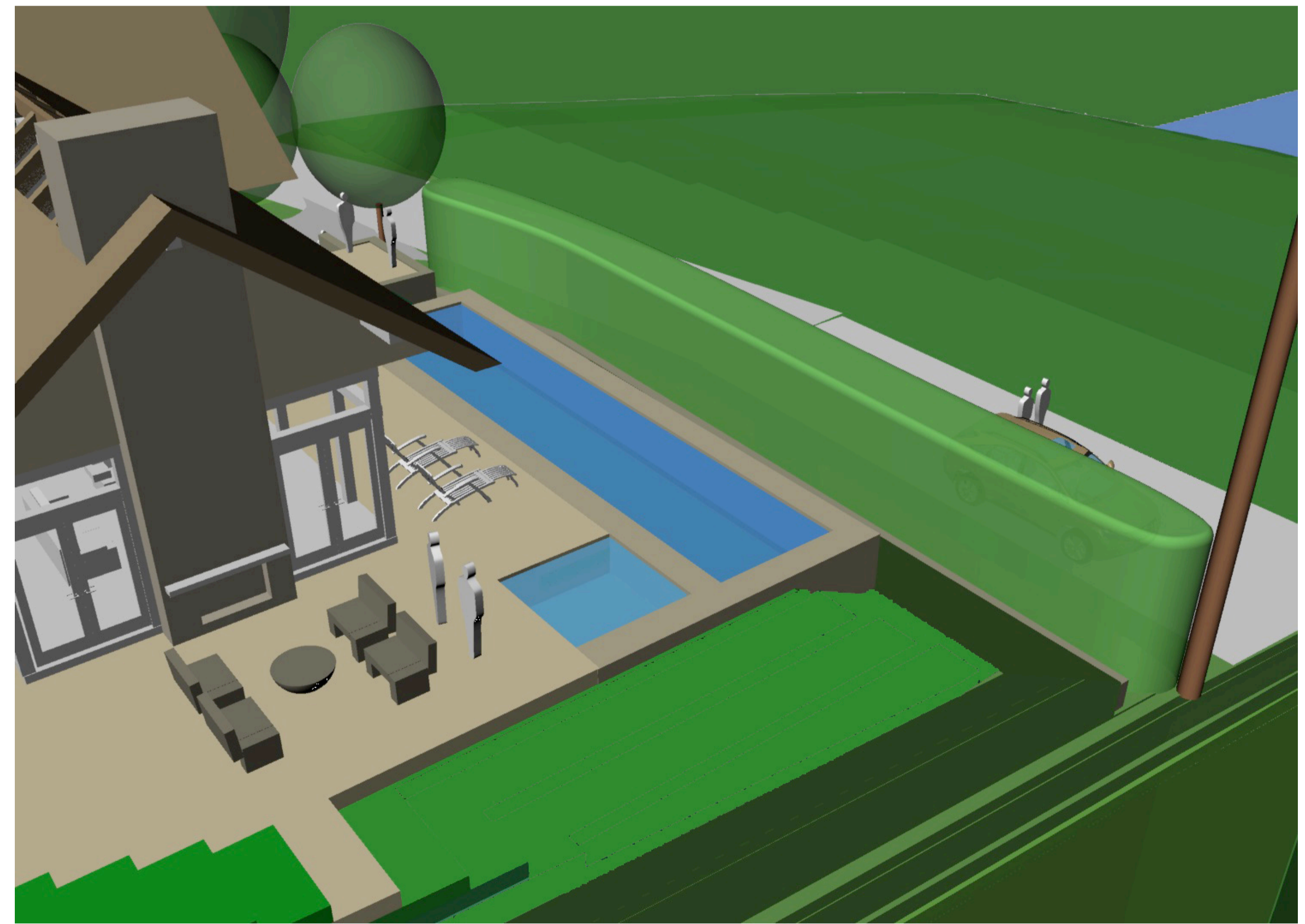
PROJECT: 4719 PILOT HOUSE ROAD
 TITLE: NEW HOUSE CONTEXT
 SCALE: NOT TO SCALE
 DATE: 3 JUNE 2014
 ISSUED: CAULFEILD PANEL REVIEW

DRAWING # 4

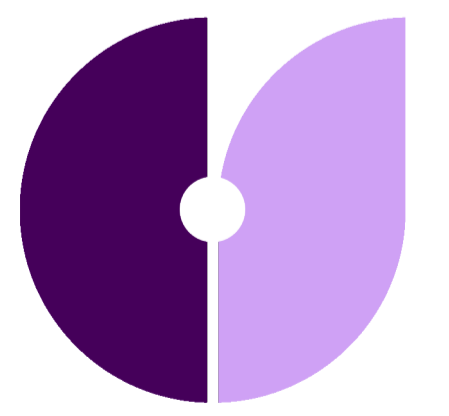
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9 The proposed house is moved forward on the site so it is entirely within the building setbacks. No variances for setbacks are required. In this new location none of the views of the houses on either side are impacted whatsoever.



10 From the driveway at the street, the pool will present as a simple low-height retaining wall in the garden. From the house the pool will mainly be a reflecting pond bringing the water view closer and adding a subtle layer of privacy to the terrace.



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13 Wall shingles will be # 1 boxed "perfection" resawn and rebuted Western red cedar shingles stained with General Paint "Glutted" colour semi-solid stain, 5" to weather. The roof will be quaternian treated resawn western red cedar, 5 1/2" to weather



11 The materials, colours and textures of the exterior of the house will be reminiscent of the shingle-style craftsman houses built in West Vancouver a hundred years ago at the time lower Caulfeild was being developed. The columns, for example, will be in the rectangular form that carpenters built on site.



14 General look and feel of relationship between house and garden.

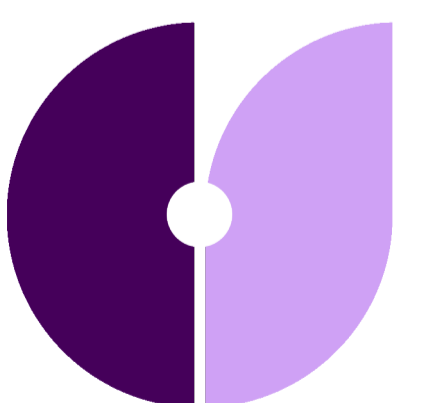


12 Stone wall facing and garden walls will be in white "Ambleside" granite as supplied by Northwest Landscape Supply in full thickness veneer, matchint the neighbouring house at 4727 Pilot House Road.

PROJECT: 4719 PILOT HOUSE ROAD
 TITLE: MATERIALS AND COLOURS
 SCALE: NOT TO SCALE
 DATE: 3 JUNE 2014
 ISSUED: CAULFEILD PANEL REVIEW

DRAWING # **5**

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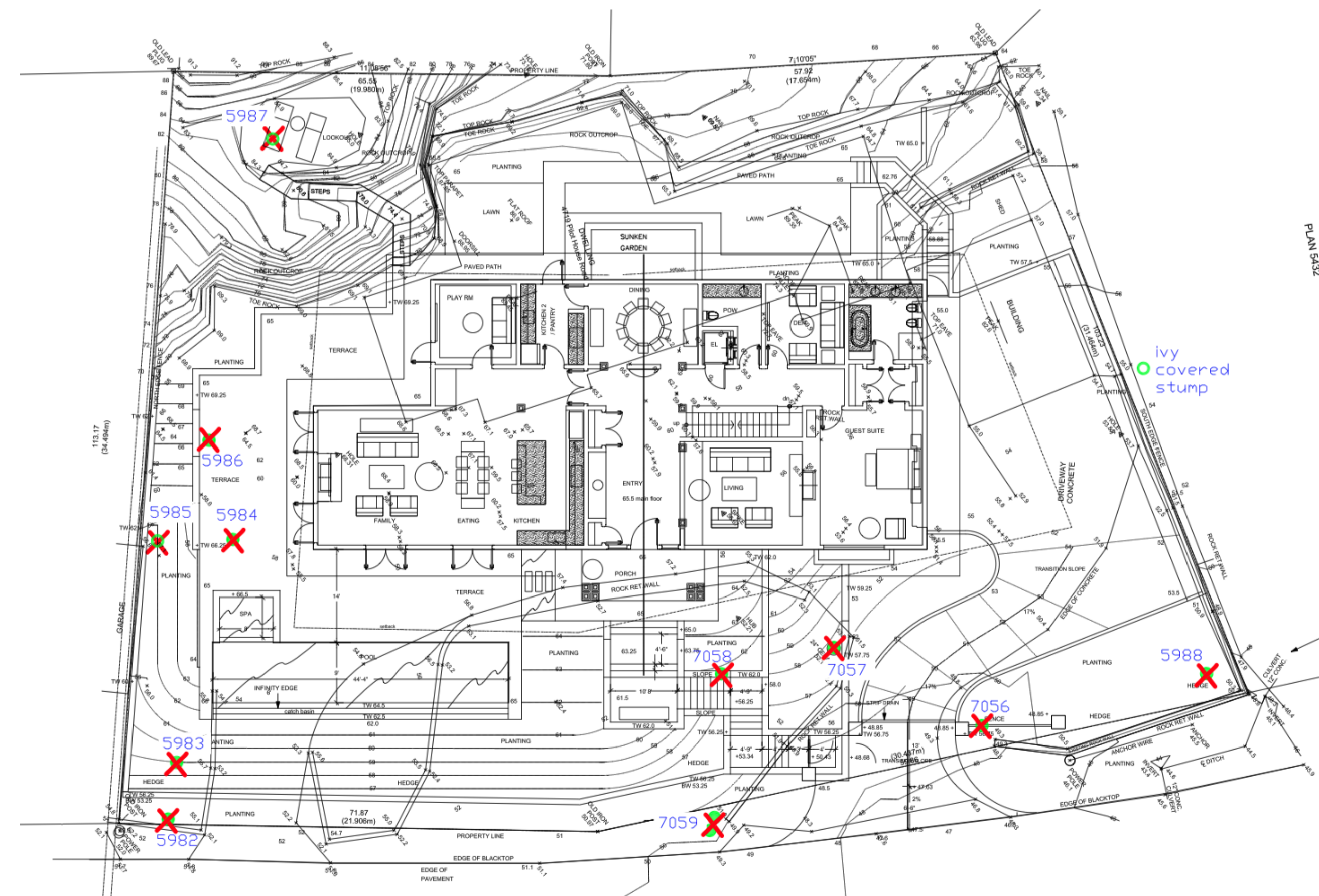
17 Many of the existing trees have been topped in the past for views of the water but were then let go to grow into mangled masses. Others have simply rotted in place.



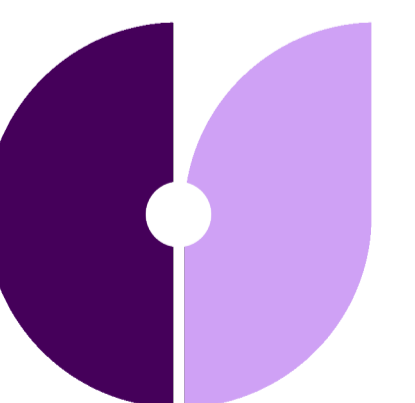
15 Unfortunately, almost none of the existing garden can be saved and incorporated in the new garden. Like the existing house, virtually everything in the landscape has gone to ruin through years of deferred maintenance.

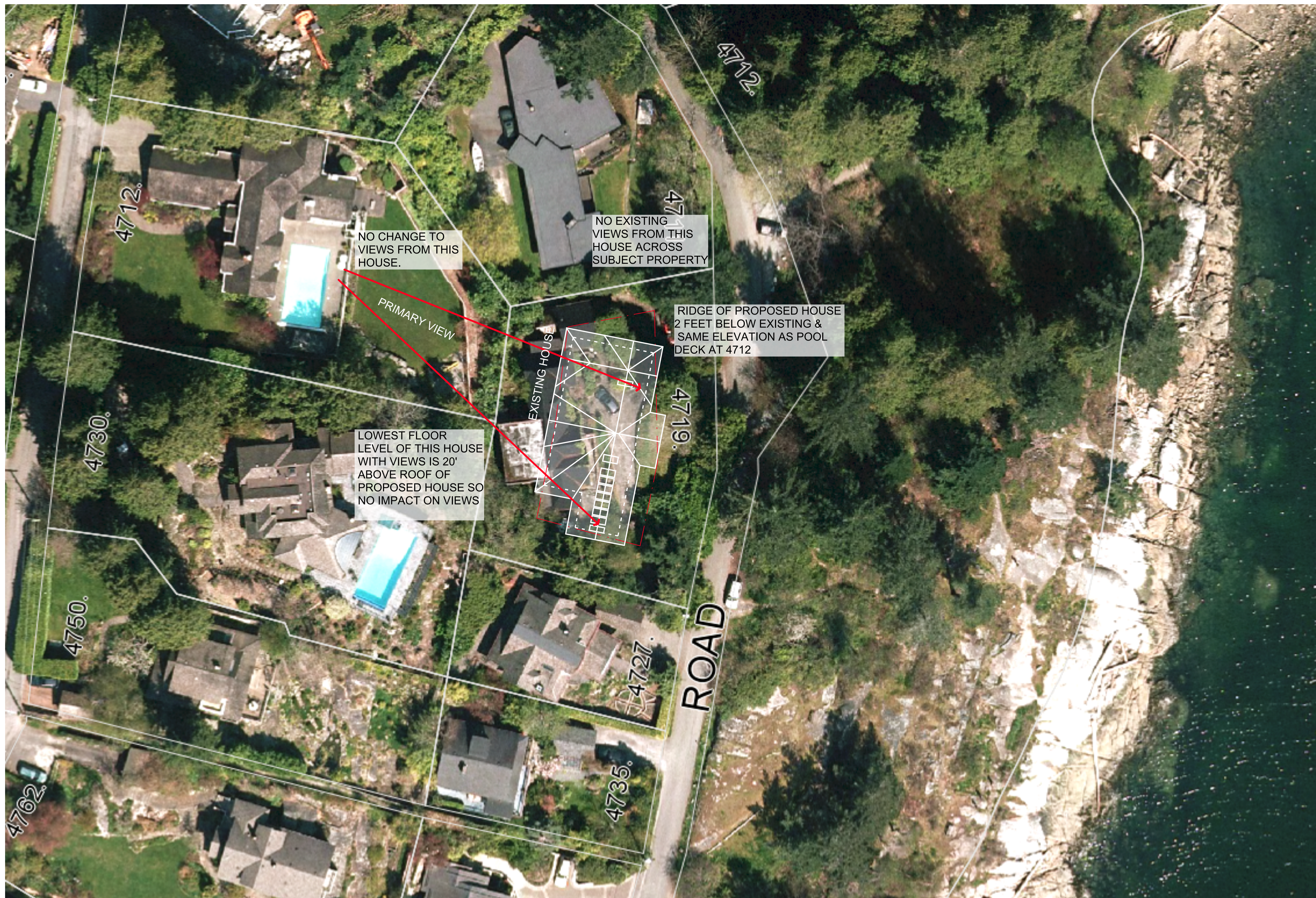


18 The new curved landscaped stairs from the driveway to the landing outside the front door will bring a casual order to the new terraced garden. As the landscape plans will show, the front garden will be heavily planted to regain the sense of lush profusion that is the one most notable feature of the existing garden.



16 In the case of the larger trees, deferred maintenance has been compounded by poor topping and pruning. As the arborist's report describes in detail, no significant tree is healthy enough to retain. The red Xs on this drawing show where they are recommended to be removed.





NO CHANGE TO VIEWS FROM THIS HOUSE.

NO EXISTING VIEWS FROM THIS HOUSE ACROSS SUBJECT PROPERTY

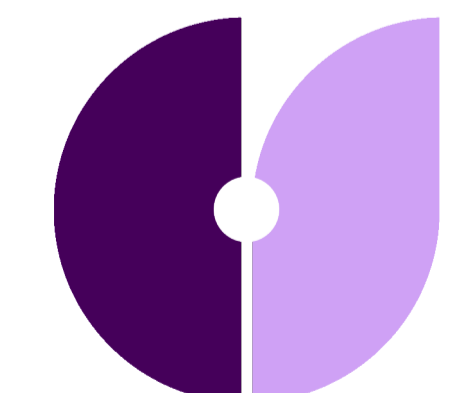
LOWEST FLOOR LEVEL OF THIS HOUSE WITH VIEWS IS 20' ABOVE ROOF OF PROPOSED HOUSE SO NO IMPACT ON VIEWS

RIDGE OF PROPOSED HOUSE 2 FEET BELOW EXISTING & SAME ELEVATION AS POOL DECK AT 4712

PROJECT: 4719 PILOT HOUSE ROAD
TITLE: CONTEXT AND VIEW IMPACT PLAN
SCALE: NOT TO SCALE
DATE: 1 JUNE 2014
ISSUED: CAULFEILD PANEL REVIEW

DRAWING # 7

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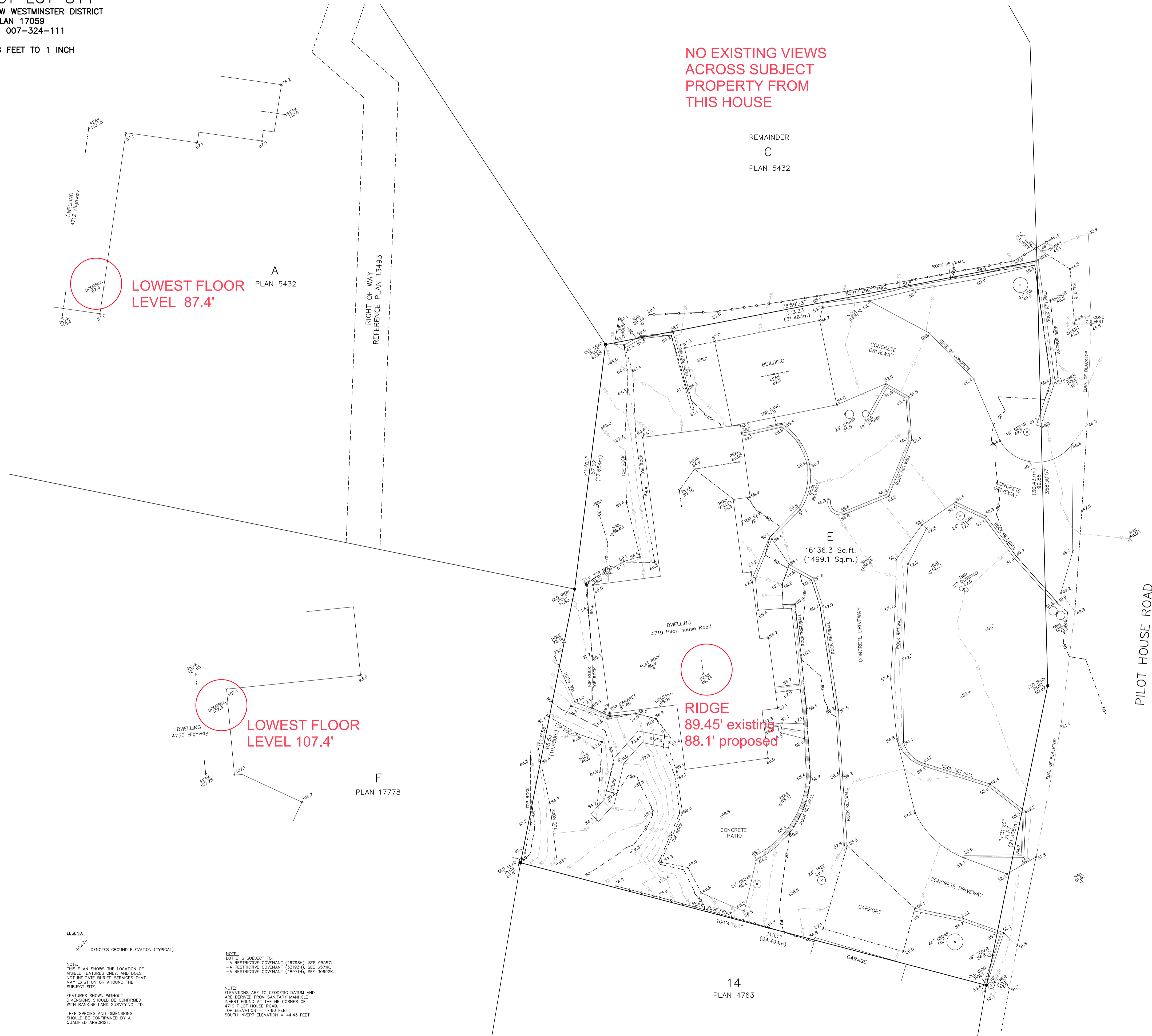
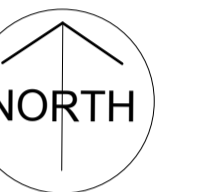
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PLAN SHOWING ELEVATIONS ON
 LOT E BLOCK 2
 DISTRICT LOT 811
 GROUP ONE NEW WESTMINSTER DISTRICT
 PLAN 17059
 P.I.D. 007-324-111
 SCALE: 8 FEET TO 1 INCH

PROJECT: 4719 PILOT HOUSE ROAD
 TITLE: CONTEXT AND VIEW IMPACT SURVEY PLAN
 SCALE: NOT TO SCALE
 DATE: 1 JUNE 2014
 ISSUED: CAULFIELD PANEL REVIEW

DRAWING # **8**

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**NO EXISTING VIEWS
 ACROSS SUBJECT
 PROPERTY FROM
 THIS HOUSE**

REMAINDER
 C
 PLAN 5432

**LOWEST FLOOR
 LEVEL 87.4'**

**LOWEST FLOOR
 LEVEL 107.4'**

**RIDGE
 89.45' existing
 88.1' proposed**

NOTE:
 PROPERTY DIMENSION MAY VARY
 SLIGHTLY ON A REPOSING SURVEY.

NOTE:
 THIS PLAN SHOWS THE RELATIVE
 LOCATION OF THE SURVEYED STRUCTURES
 AND FEATURES WITH RESPECT TO THE
 BOUNDARIES OF THE PARCEL DESCRIBED
 ABOVE. THIS DOCUMENT SHALL NOT BE
 USED TO DEFINE PROPERTY LINES OR
 PROPERTY CORNERS.

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED.
 CERTIFIED CORRECT ACCORDING
 TO SURVEYED DIMENSIONS.

LEGEND:
 113.54
 DENOTES GROUND ELEVATION (TYPICAL)

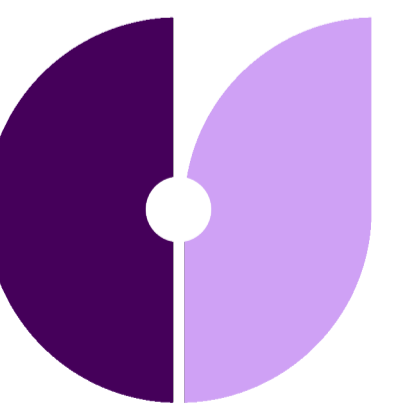
NOTE:
 THIS PLAN SHOWS THE LOCATION OF
 VISIBLE FEATURES ONLY, AND DOES
 NOT INDICATE BURIED SERVICES THAT
 MAY EXIST ON OR AROUND THE
 SUBJECT SITE.

FEATURES SHOWN WITHOUT
 DIMENSIONS SHOULD BE CONFIRMED
 WITH BANKING LAND SURVEYING LTD.

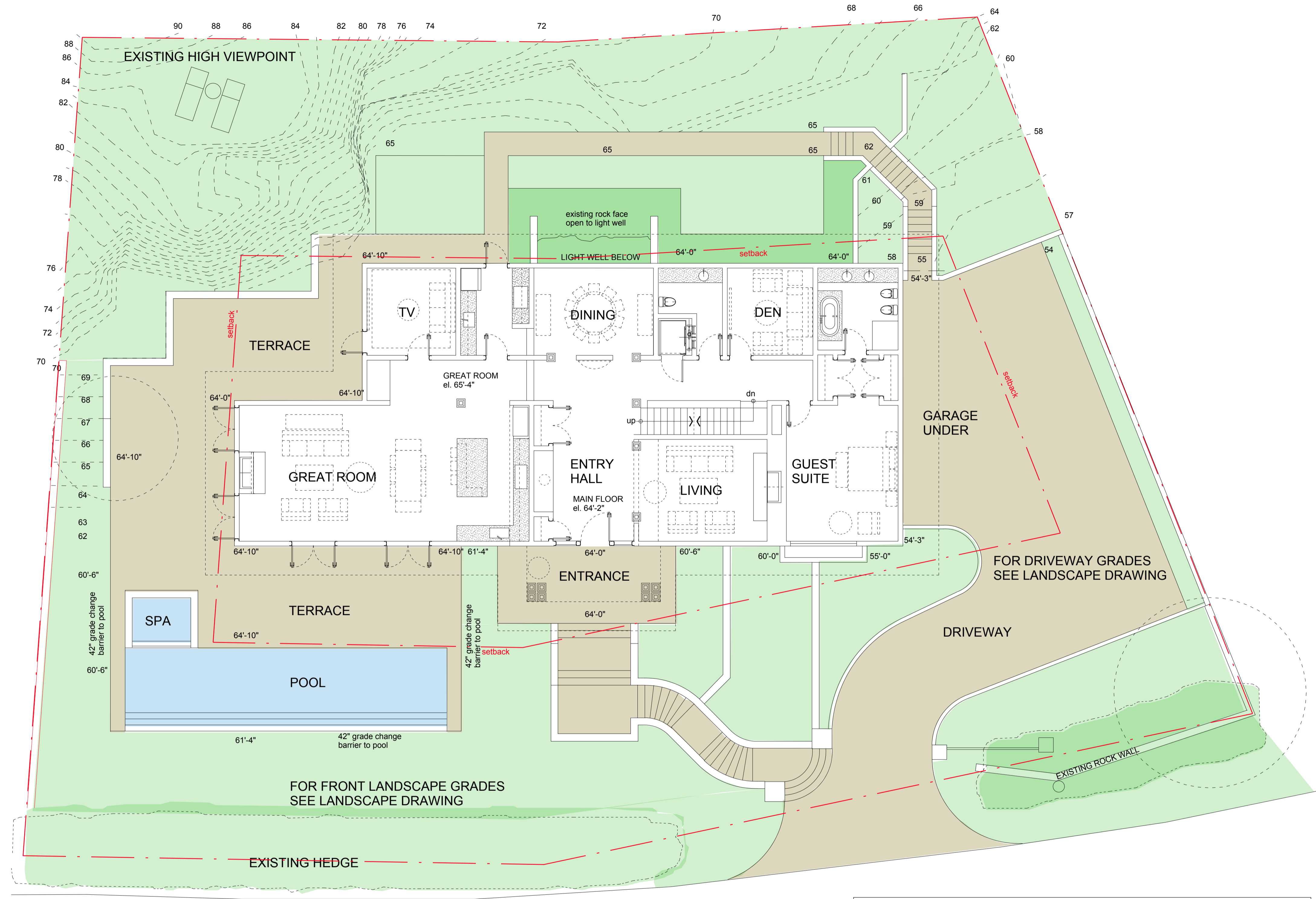
TREE SPECIES AND DIMENSIONS
 SHOULD BE CONFIRMED BY A
 QUALIFIED ARBORIST.

NOTE:
 LOT E IS SUBJECT TO:
 -A RESTRICTIVE COVENANT (28788); SEE 955571;
 -A RESTRICTIVE COVENANT (31943); SEE 42714;
 -A RESTRICTIVE COVENANT (48971); SEE 30692K.

NOTE:
 ELEVATIONS ARE TO GEODETIC DATUM AND
 ARE DERIVED FROM SANITARY MANHOLE
 INVERT FOUND AT THE NE CORNER OF
 4719 PILOT HOUSE ROAD.
 TOP ELEVATION = 47.60 FEET
 SOUTH INVERT ELEVATION = 44.43 FEET



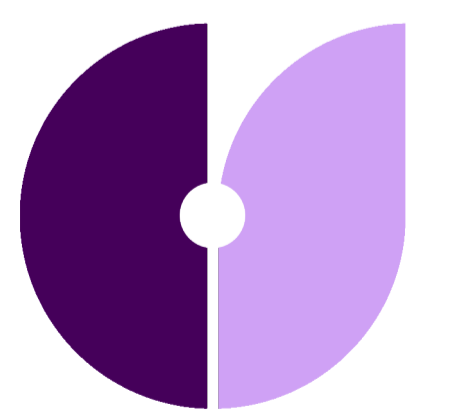
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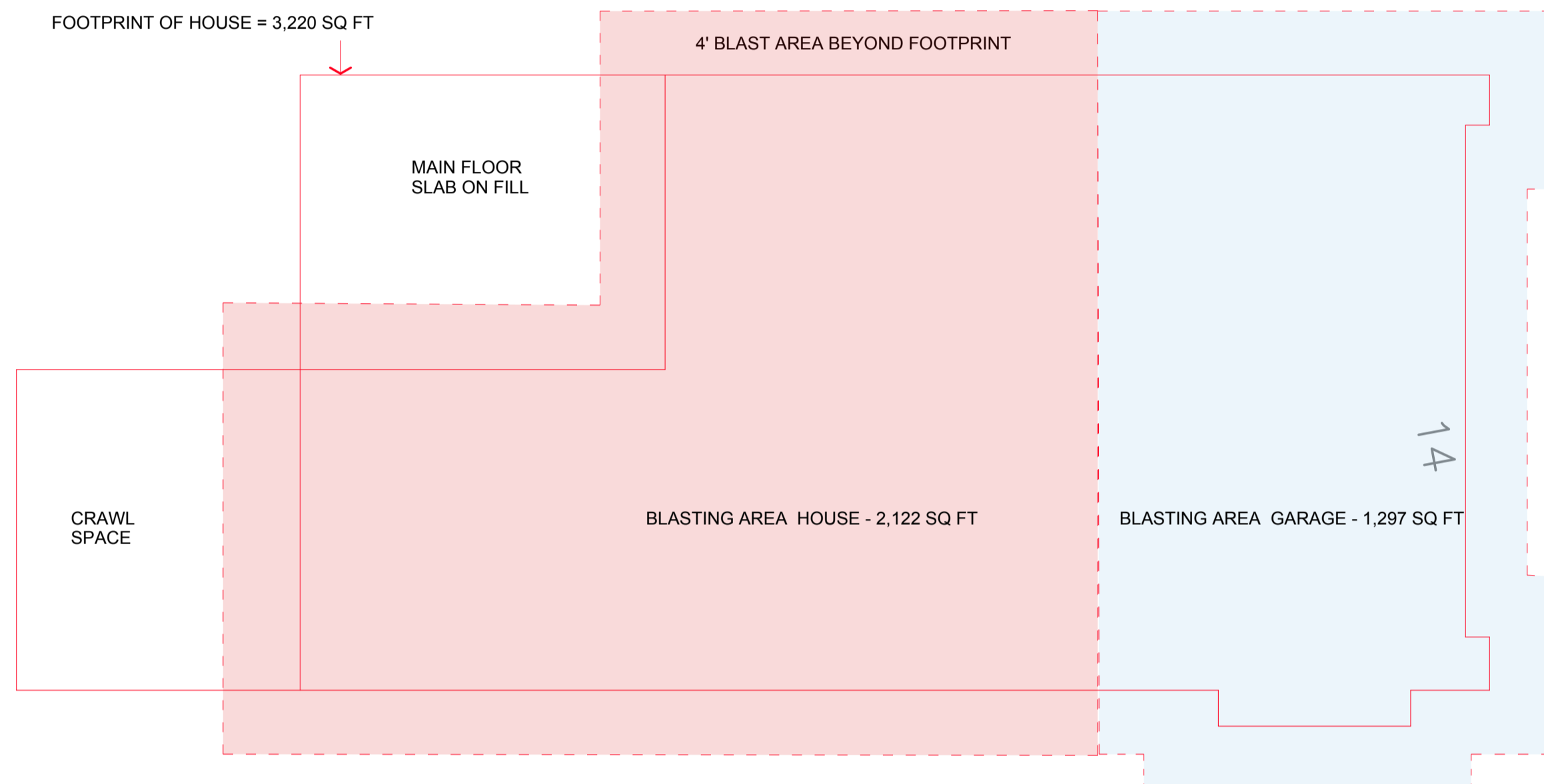


51.8

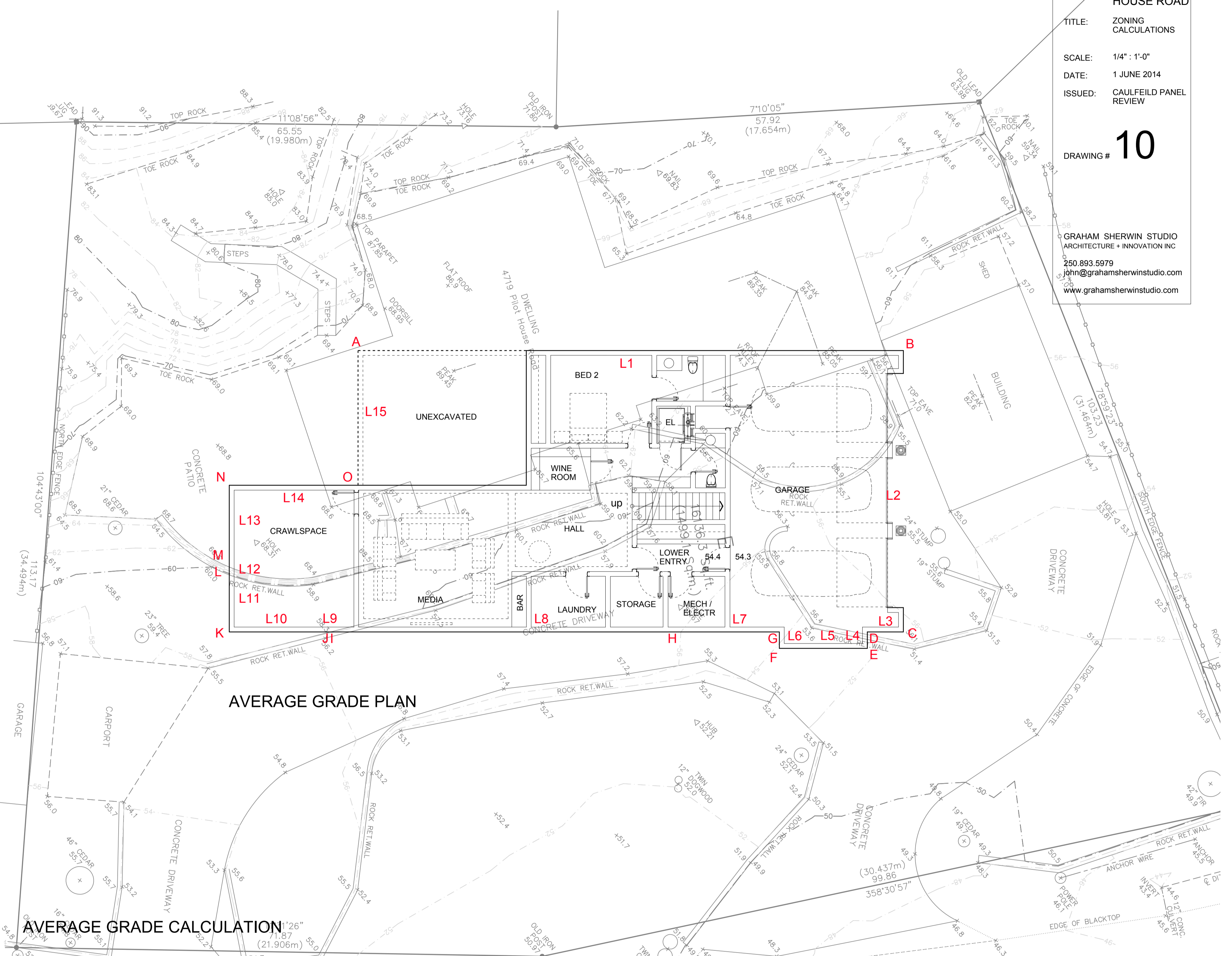
PILOT HOUSE ROAD

ZONING	RS-3	ALLOWED	PROPOSED
Zone:	RS-3		
Site area:	16,136 sq ft		
Frontage @ setback:	157.2'		
Site coverage:		30% = 4,800 sq ft	3,220 sq ft = 20.2%
Floor area ratio:		0.35 = 5,600 sq ft	1,776 upper floor (incl. balcony) + + 3,220 main floor + + 2,417 bsmt floor + - 1,421 sq ft bsmt exemption (58.8%) - 400 sq ft garage = 5,592 sq ft total floor area (complies)
Side yards:		5' minimum, 10% of site width min. 25% of site width combined	22' min. = 11.4% of site width 46'-1" combined = 29%
Front yard:		30'	30'-2"
Rear yard:		30'	30'-2"
Building height:		25'	25'
Highest building face:		22'	22'





BLASTING PLAN



AVERAGE GRADE PLAN

ALLOWABLE ROCK REMOVAL CALCULATION

3,220 sq ft / 10.76 sq ft / sq m = 299.3 sq m x 1.5 = 449 cu m x 35.31 cu ft / cu m = 15,850 cu ft (lesser of) 600 cu m x 35.31 = 21,186 cu ft

ROCK REMOVAL VOLUME CALCULATION

basement (including 4' around perimeter)	2,122 sq ft x 5.5' ave. =	11,671.2 cu ft
garage (including 4' around perimeter)	1,297 sq ft x 3' ave. =	3,891 cu ft
total		15,562 cu ft (complies)
allowable		15,850 cu ft

BASEMENT EXEMPTION CALCULATION

average grade elevation - basement floor elevation x 100 = $\frac{60.1 - 54.4}{64.1 - 54.4} \times 100 = 58.8\%$ exempt

ROCK REMOVAL NOTE

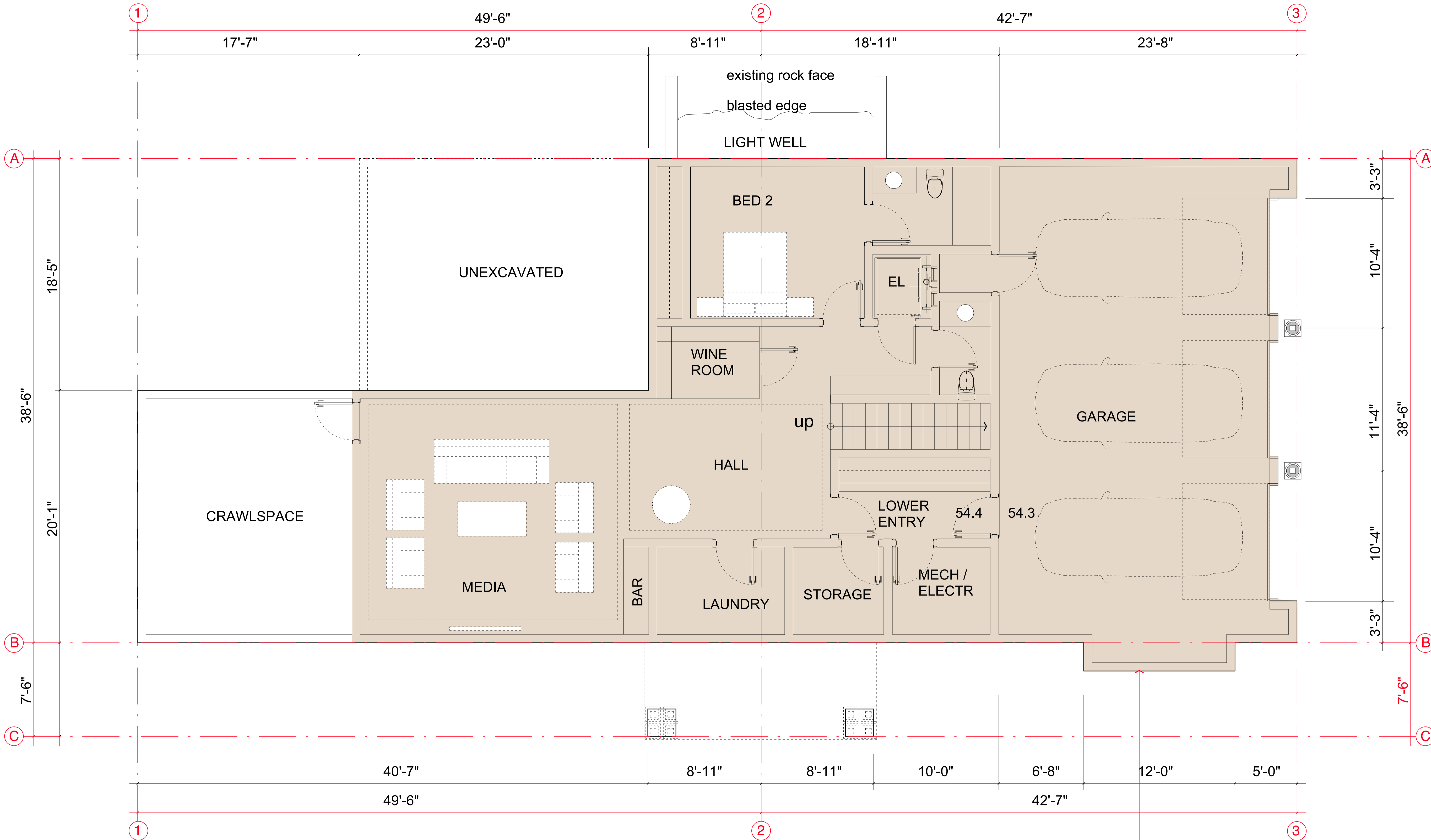
The profile and elevation of bedrock on this property is complex. Exact rock elevations will not be known until the existing house and landscape have been removed. Average height of rock to be removed is included in these calculations as an estimate only.

If the actual volume of rock to be removed to build the house as designed is determined to be less than the allowable volume, the owner will request an amendment to the building permit to allow the crawl space storage area to be extended to full height.

AVERAGE GRADE CALCULATION

Location	Existing grade	Finished grade	Wall segment	Segment Length	Formula	Existing grade calculation	Final grade calculation
A	68.8	64.0	L1	74.5	(A + B) / 2 x L1 = x1	(68.8 + 56.1) / 2 x 74.5 = 4,652.5	(64.0 + 54.3) / 2 x 74.5 = 4,406.7
B	56.1	54.3	L2	40.5	(B + C) / 2 x L2 = x2	(56.1 + 56.1) / 2 x 40.5 = 2,272.1	(54.3 + 54.3) / 2 x 40.5 = 2,199.2
C	56.1	54.3	L3	5.0	(C + D) / 2 x L3 = x3	(56.1 + 56.1) / 2 x 5.0 = 280.5	(54.3 + 55.0) / 2 x 5.0 = 273.3
D	56.1	55.0	L4	2.2	(D + E) / 2 x L4 = x4	(56.1 + 52.0) / 2 x 2.2 = 118.9	(55.0 + 55.0) / 2 x 2.2 = 121.0
E	52.0	55.0	L5	12.0	(E + F) / 2 x L5 = x5	(52.0 + 53.9) / 2 x 12.0 = 635.4	(55.0 + 60.0) / 2 x 12.0 = 690.0
F	53.9	60.0	L6	2.2	(F + G) / 2 x L6 = x6	(53.9 + 54.2) / 2 x 2.2 = 118.9	(60.0 + 60.0) / 2 x 2.2 = 132.0
G	54.2	60.0	L7	14.4	(G + H) / 2 x L7 = x7	(54.2 + 56.2) / 2 x 14.4 = 794.9	(60.0 + 64.0) / 2 x 14.4 = 892.8
H	56.2	64.0	L8	47.0	(H + I) / 2 x L8 = x8	(56.2 + 56.2) / 2 x 47.0 = 2,641.4	(64.0 + 64.0) / 2 x 47.0 = 3,008.0
I	56.2	64.0	L9	0.0	(I + J) / 2 x L9 = x9	(56.2 + 58.3) / 2 x 0.0 = 0.0	(64.0 + 64.0) / 2 x 0.0 = 0.0
J	58.3	64.0	L10	13.8	(J + K) / 2 x L10 = x10	(58.3 + 58.0) / 2 x 13.8 = 802.5	(64.0 + 64.0) / 2 x 13.8 = 883.2
K	58.0	64.0	L11	10.3	(K + L) / 2 x L11 = x11	(58.0 + 59.8) / 2 x 10.3 = 606.7	(64.0 + 64.0) / 2 x 10.3 = 659.2
L	59.8	64.0	L12	0.0	(L + M) / 2 x L12 = x12	(59.8 + 68.5) / 2 x 0.0 = 0.0	(64.0 + 64.0) / 2 x 0.0 = 0.0
M	68.5	64.0	L13	11.8	(M + N) / 2 x L13 = x13	(68.5 + 68.8) / 2 x 11.8 = 810.1	(64.0 + 64.0) / 2 x 11.8 = 755.2
N	68.8	64.0	L14	17.8	(N + O) / 2 x L14 = x14	(68.8 + 68.6) / 2 x 17.8 = 1,222.9	(64.0 + 64.0) / 2 x 17.8 = 1,139.2
O	68.6	64.0	L15	19.5	(O + A) / 2 x L15 = x15	(68.6 + 68.8) / 2 x 19.5 = 1,339.7	(64.0 + 64.0) / 2 x 19.5 = 1,248.0
Lt						271	271
						16,296.3	16,407.7
					avg existing grade = xt / Lt =	60.1	avg finished grade = xt / Lt = 60.5

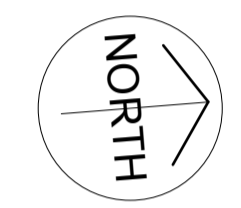




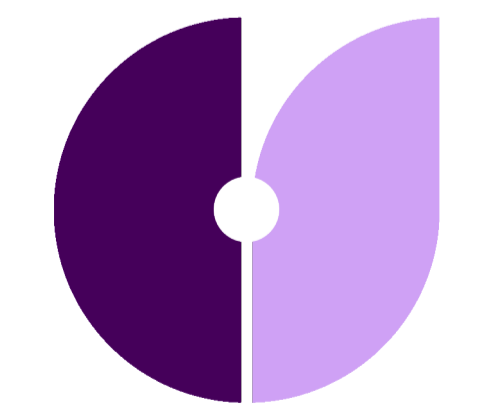
PROJECT: 4719 PILOT HOUSE ROAD
 TITLE: BASEMENT
 SCALE: 1/4" = 1'-0"
 DATE: 1 JUNE 2014
 ISSUED: CAULFEILD PANEL REVIEW

DRAWING # **11**

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GROSS AREA OF
 MAIN FLOOR
 (shown shaded)
 2,417 sq ft

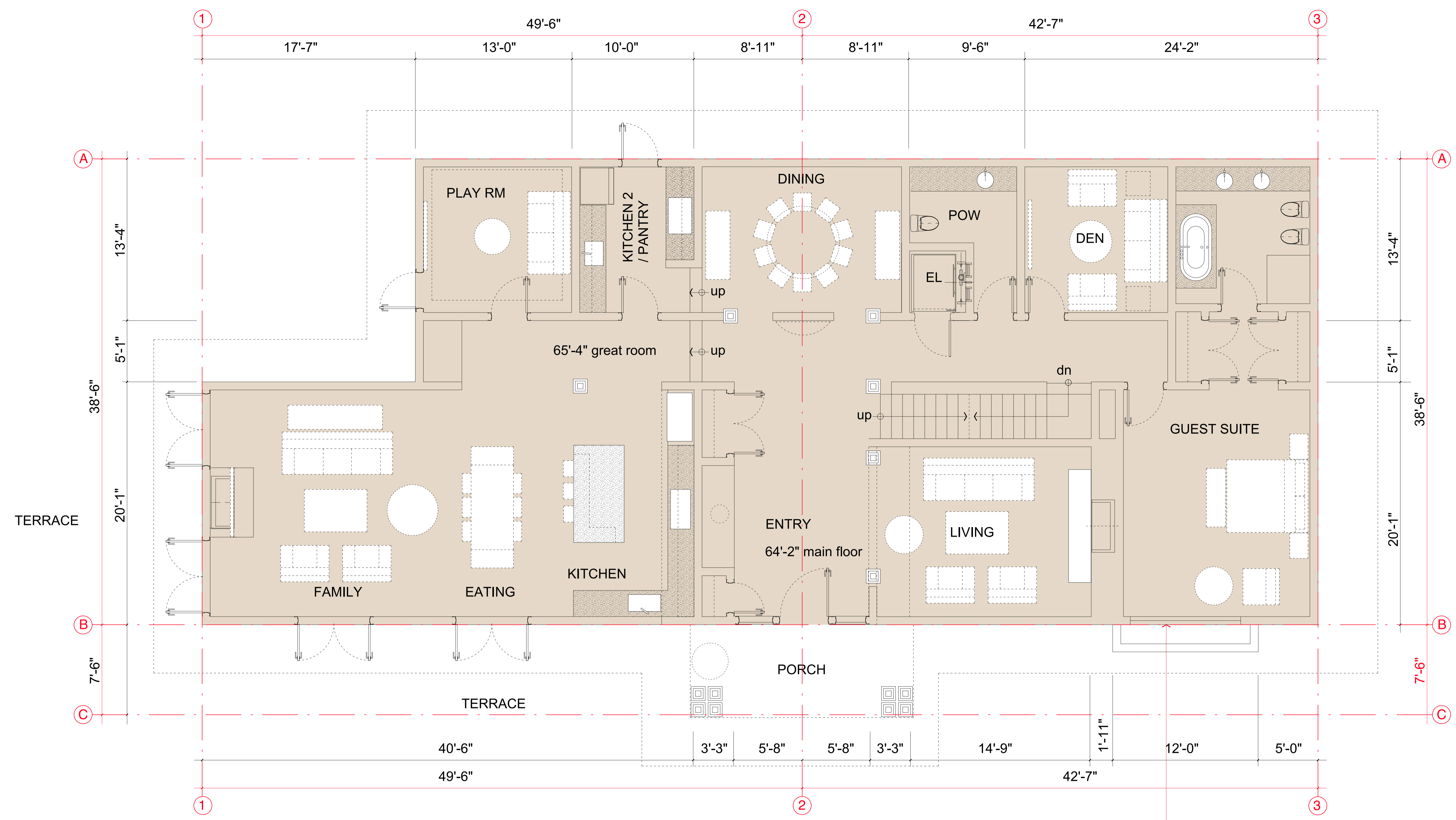
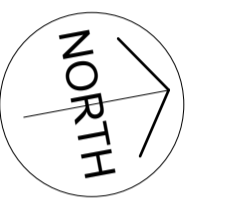


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PROJECT: 4719 PILOT HOUSE ROAD
 TITLE: MAIN FLOOR
 SCALE: 1/4" = 1'-0"
 DATE: 1 JUNE 2014
 ISSUED: CAULFEILD PANEL REVIEW

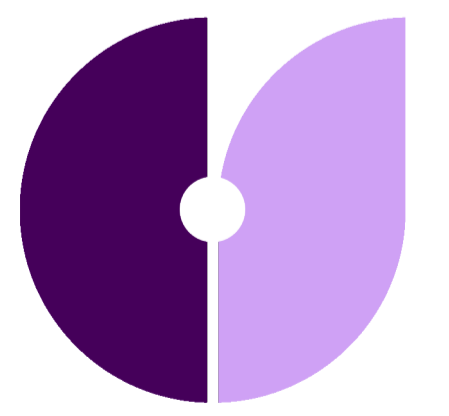
DRAWING # **12**

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centre line of main floor entrance

GROSS AREA OF MAIN FLOOR (shown shaded) 3,220 sq ft

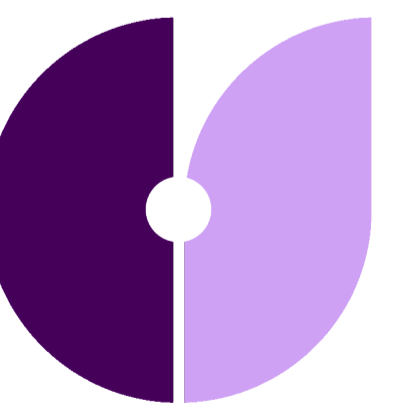
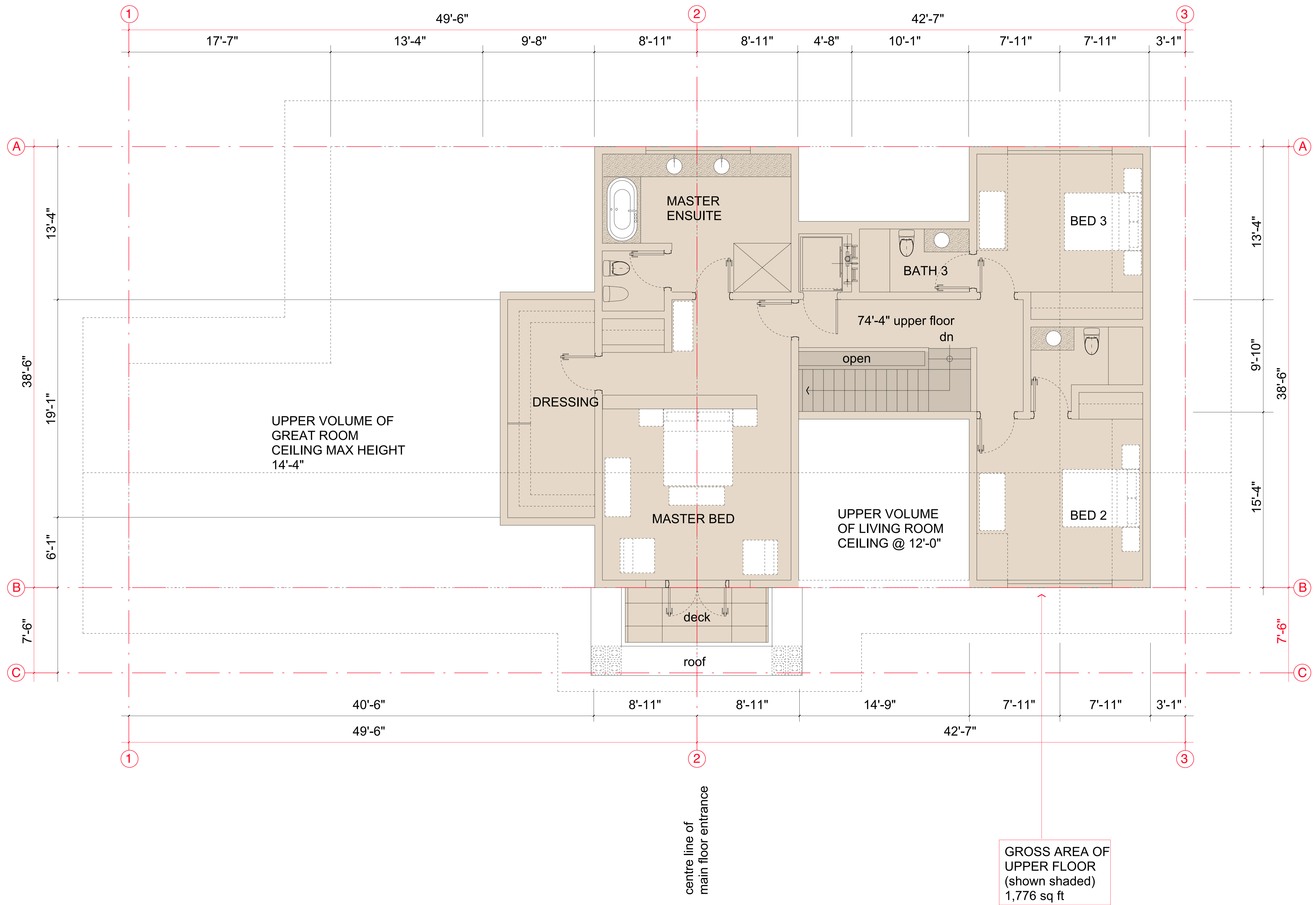
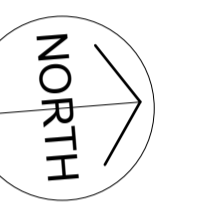


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PROJECT: 4719 PILOT HOUSE ROAD
 TITLE: UPPER FLOOR
 SCALE: 1/4" = 1'-0"
 DATE: 1 JUNE 2014
 ISSUED: CAULFEILD PANEL REVIEW

DRAWING # **13**

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PROJECT: 4719 PILOT HOUSE ROAD

TITLE: EAST ELEVATION

SCALE: 1/4" = 1'-0"

DATE: 1 JUNE 2014

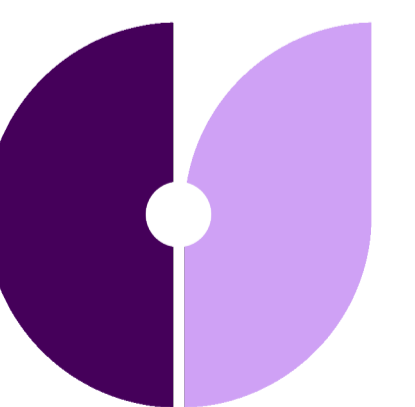
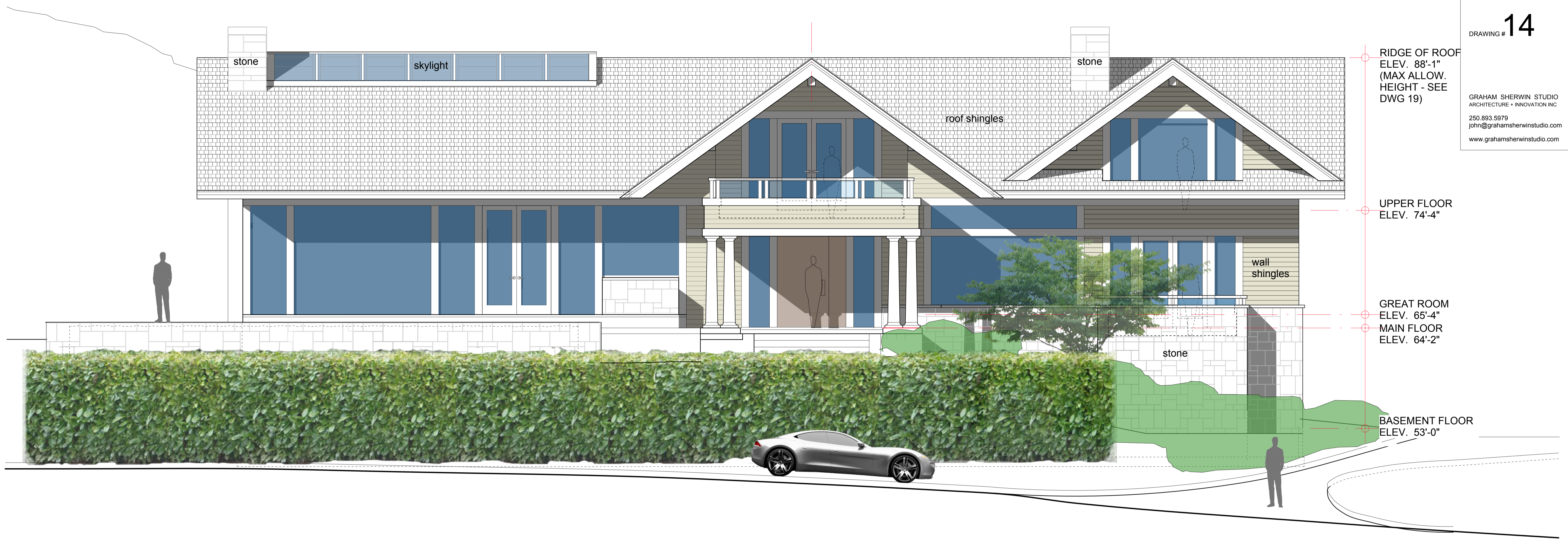
ISSUED: CAULFEILD PANEL REVIEW

DRAWING # **14**

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GRAHAM SHERWIN STUDIO

PROJECT: 4719 PILOT HOUSE ROAD

TITLE: SOUTH ELEVATION

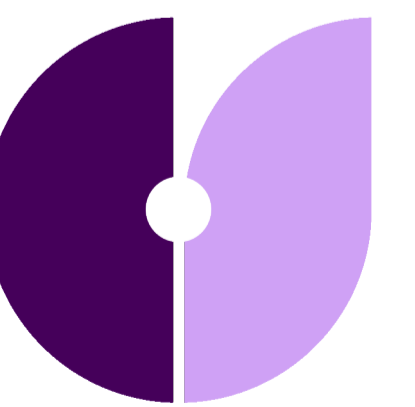
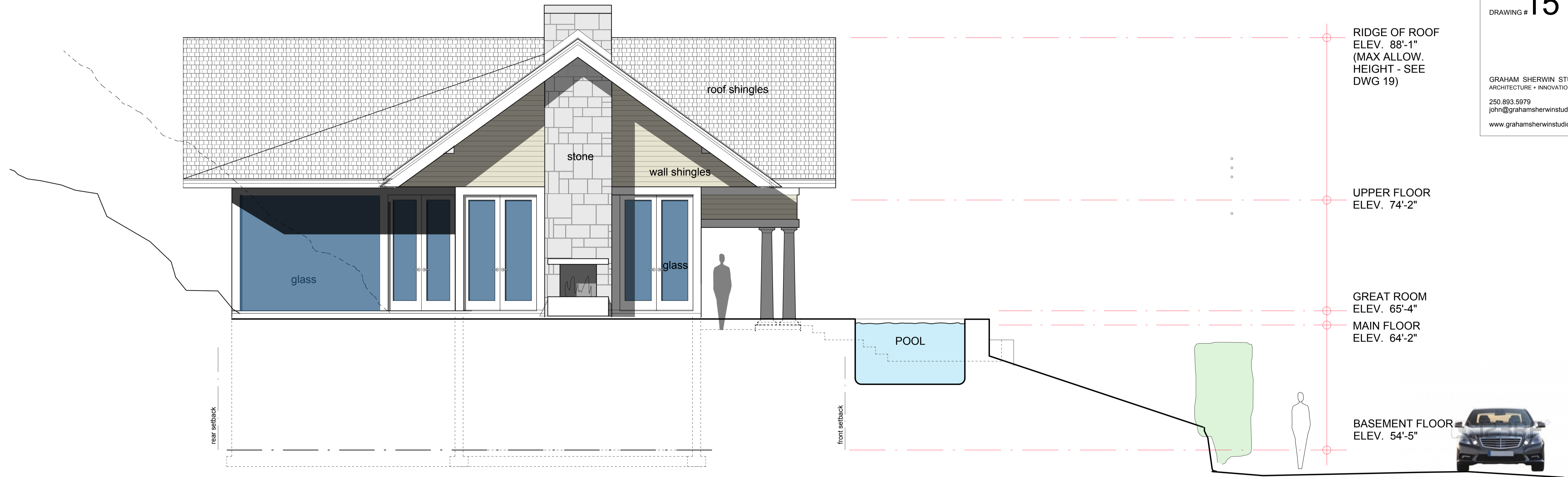
SCALE: 1/4" = 1'-0"

DATE: 1 JUNE 2014

ISSUED: CAULFEILD PANEL REVIEW

DRAWING # 15

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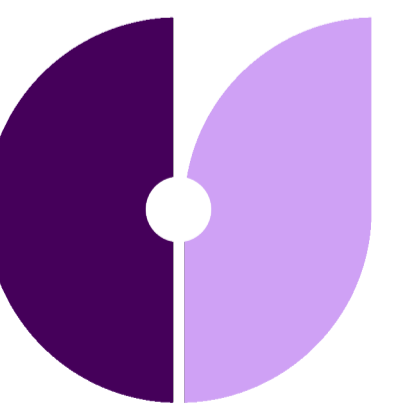
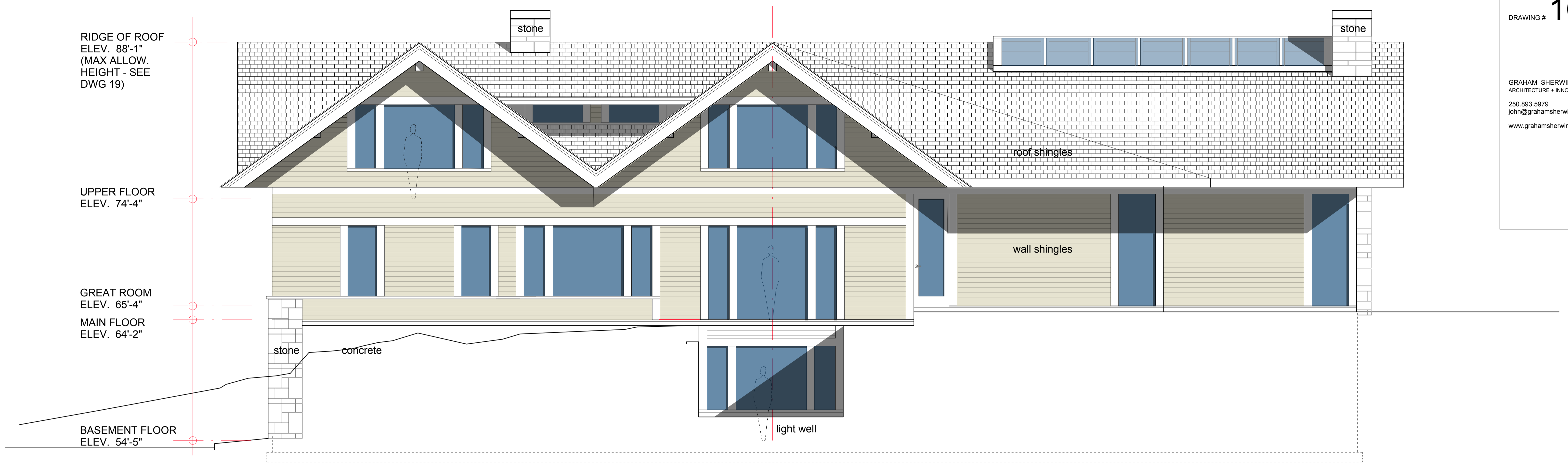


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STUDIO

PROJECT: 4719 PILOT HOUSE ROAD
TITLE: WEST ELEVATION
SCALE: 1/4" = 1'-0"
DATE: 1 JUNE 2014
ISSUED: CAULFEILD PANEL REVIEW

DRAWING # 16

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PROJECT: 4719 PILOT HOUSE ROAD

TITLE: NORTH ELEVATION

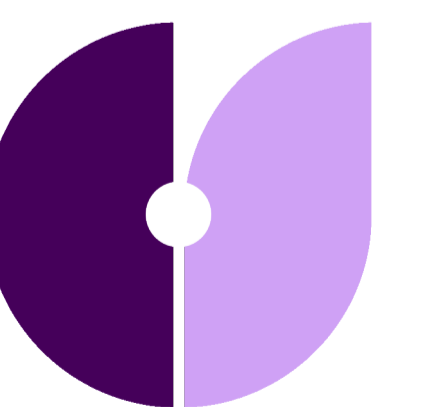
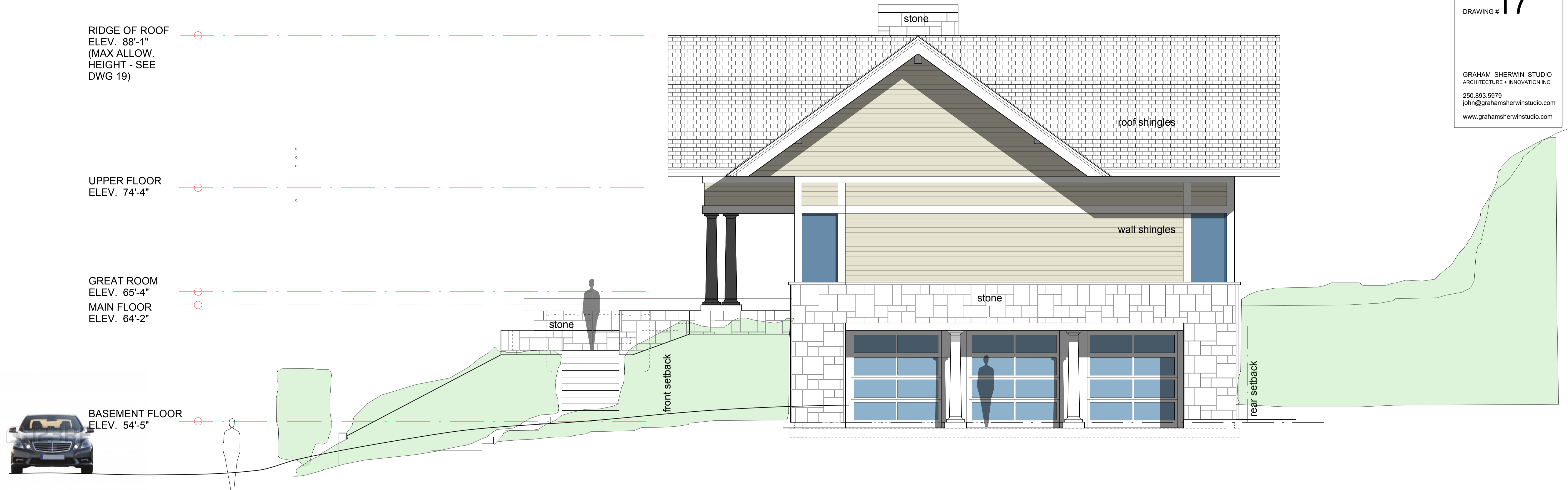
SCALE: 1/4" = 1'-0"

DATE: 1 JUNE 2014

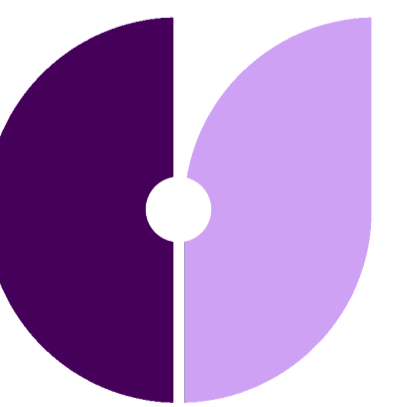
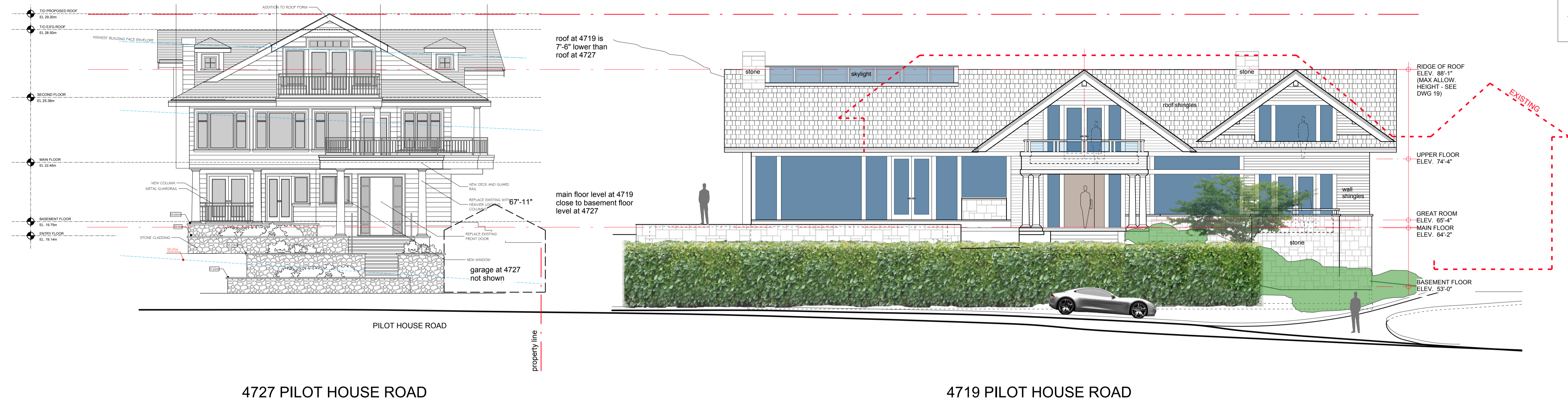
ISSUED: CAULFEILD PANEL REVIEW

DRAWING # 17

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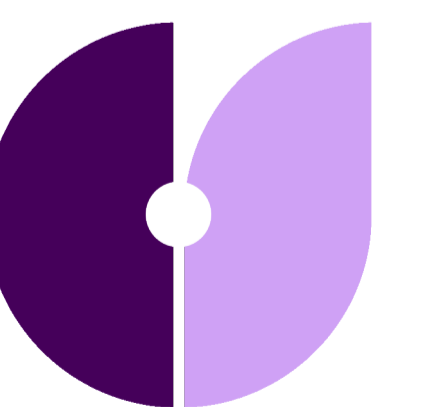
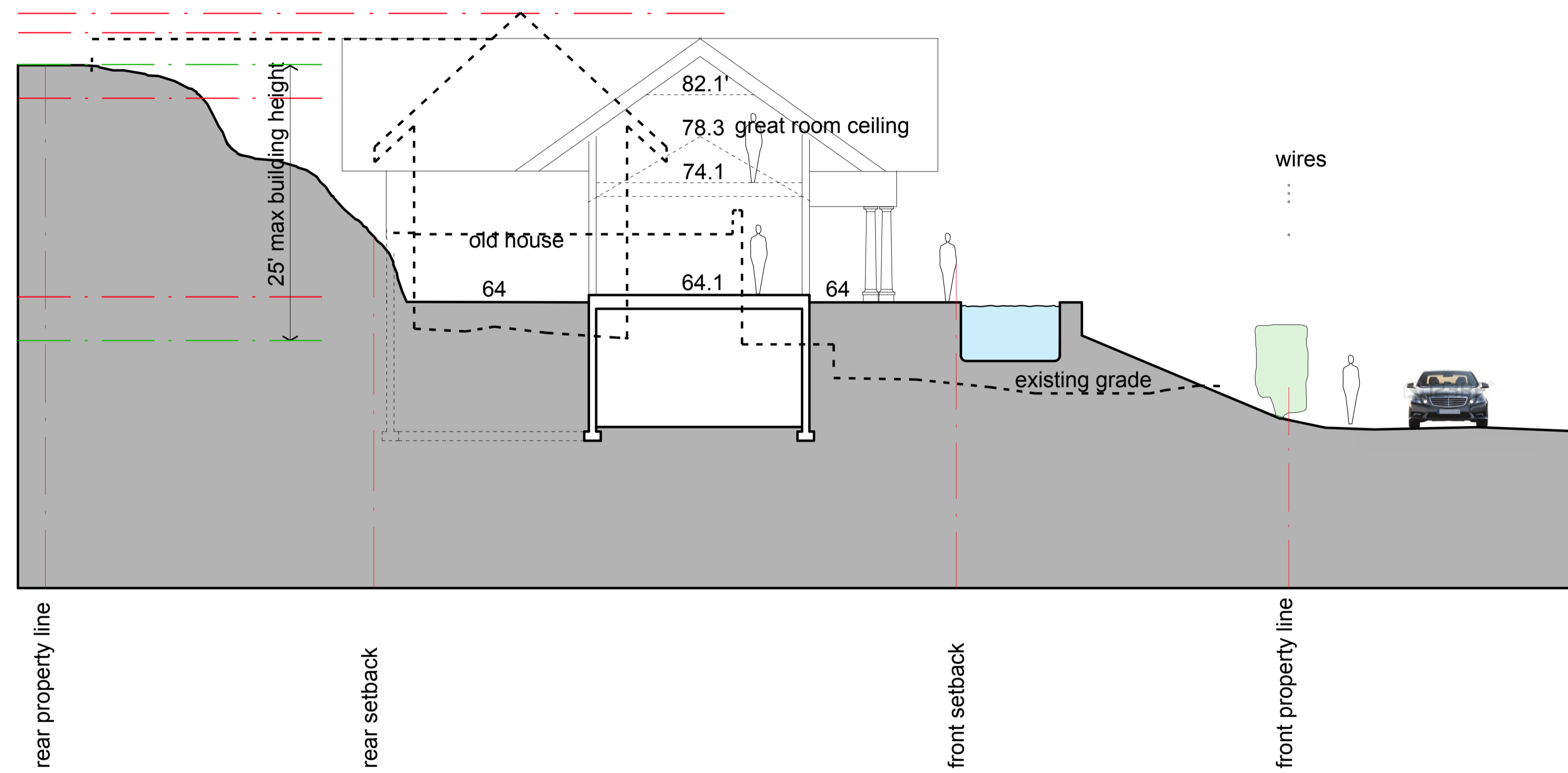


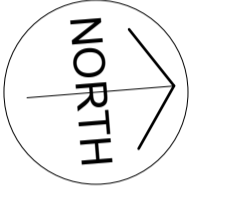
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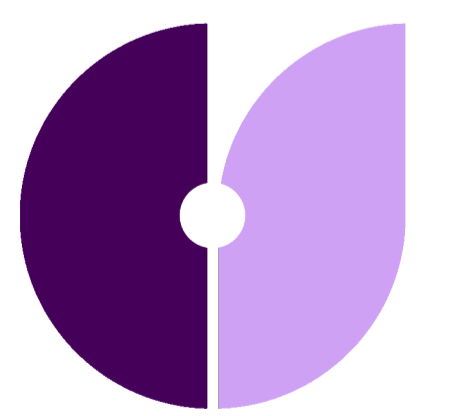
89.35 existing roof at 4719 Pilot House
88.1' max height to top of roof
85.1' max height to midpoint of roof
82.1' 8' line above upper floor

64.1' main floor
60.1' lowest average grade





	TOTAL PROPOSED HARD SURFACE	4,876 sq ft
	TOTAL EXISTING HARD SURFACE	5,066 sq ft



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