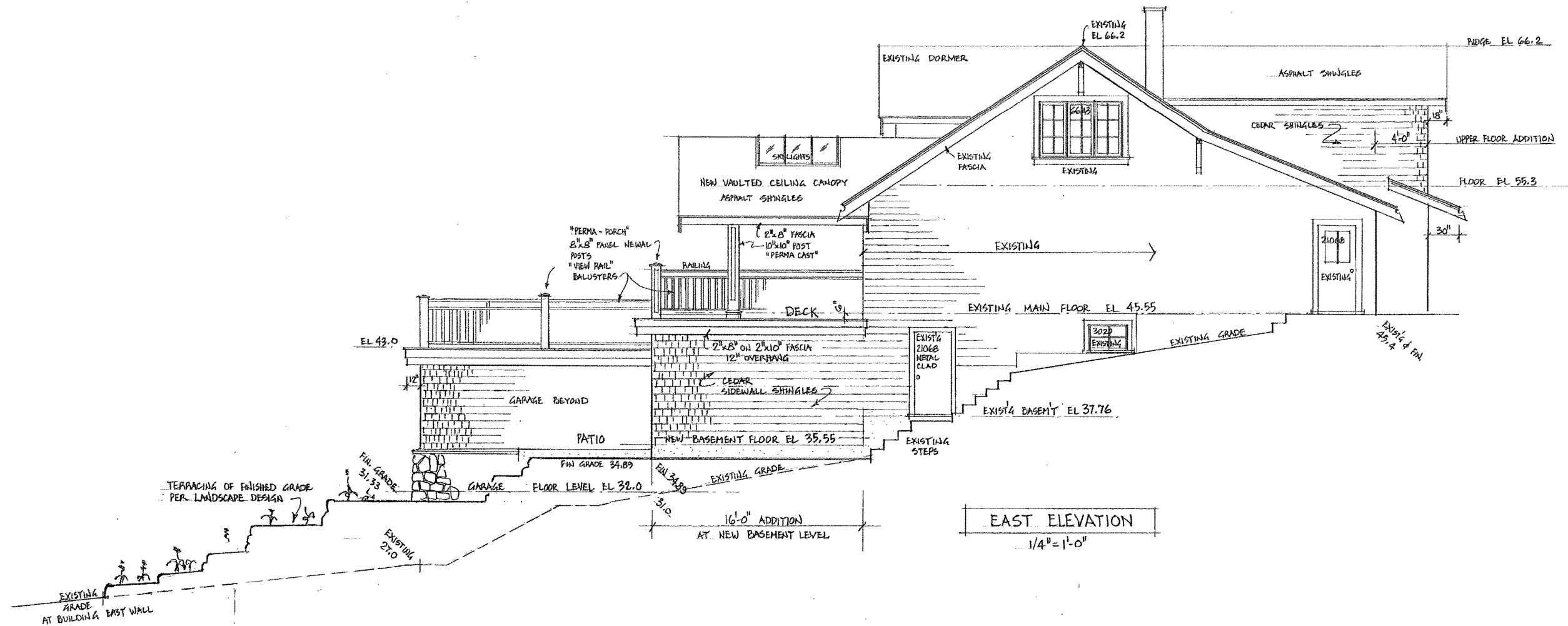


SOUTH ELEVATION
1/4" = 1'-0"

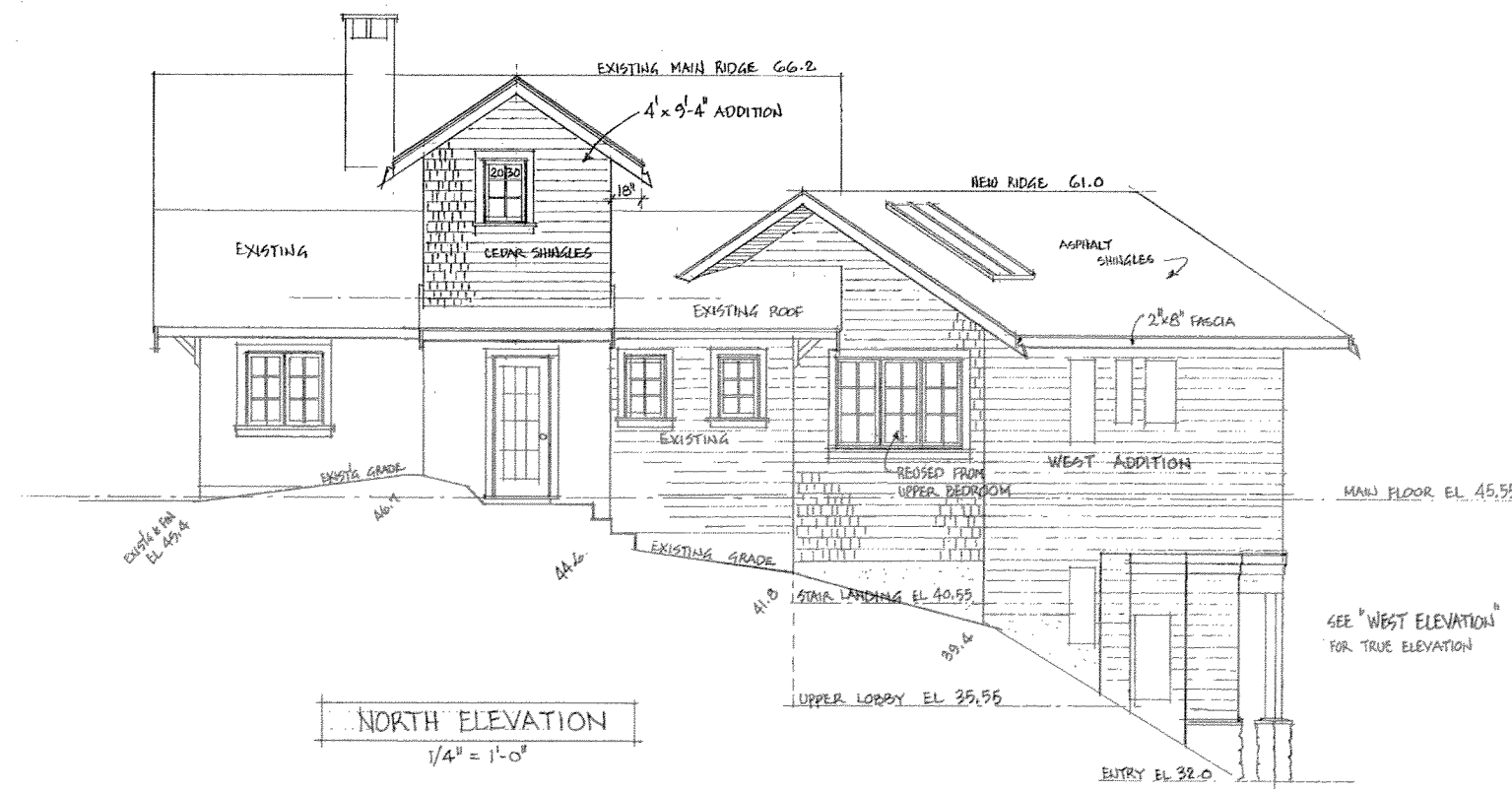
WEST ELEVATION
1/4" = 1'-0"

| | |
|--|---|
| | DAVE SIMMONS DESIGN SERVICE Home Designer |
| | t 604.926.1138 c 778.859.2949 |
| | 3367 Pacific Ave West Vancouver • BC • V7V 1G7 |
| | dshomedesign@shaw.ca |
| | |

ADDITION TO RESIDENCE AT
4767 PILOT HOUSE RD WEST VANCOUVER
FOR WENDY PITT-BROOKE & STEVE COOK
JAN 2012



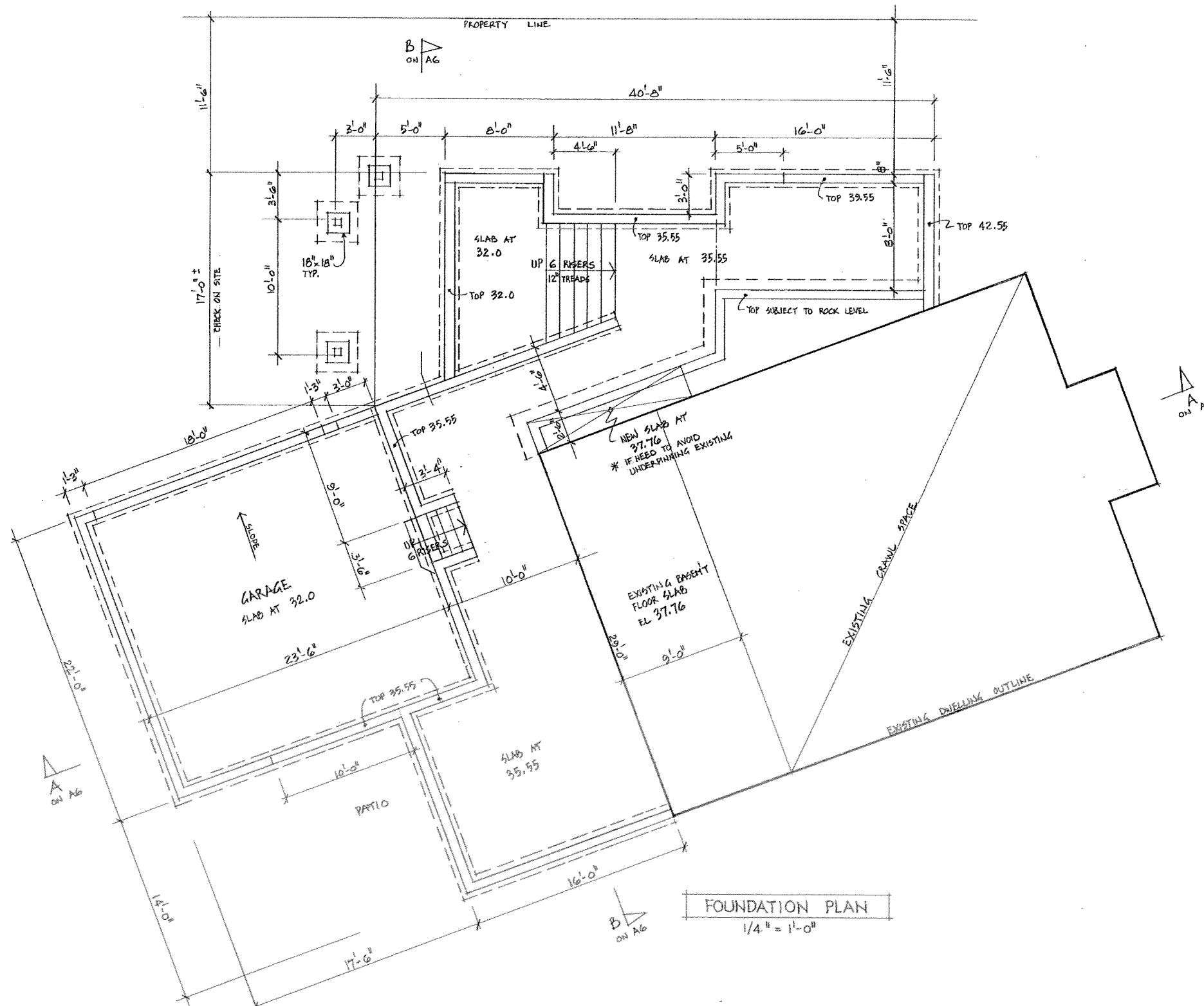
EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

| | |
|--|---|
| | DAVE SIMMONS DESIGN SERVICE |
| | Home Designer |
| | t 604.926.1138 c 778.839.2949 |
| | 3367 Raddiffe Ave West Vancouver, BC V7V 1G7 |
| | ds@simonsdesign.ca |

ADDITION TO RESIDENCE AT
4767 PILOT HOUSE RD WEST VANCOUVER
FOR WENDY PITT-BROOKE & STEVE COOK
JAN 2012



FOUNDATION PLAN
1/4" = 1'-0"

CALCULATIONS: RS 3 zone, LOWER CAUFELD CONSERVATION AREA
 LOT AREA: 11349 SQ.FT (1054 m²). LOT WIDTH 85.69' (26.118m)
 MAXIMUM ALLOWABLE FLOOR AREA: 11349 x 0.35 = 3972.15 SQ.FT (368.6 m²)
 PROPOSED FLOOR AREA: F.A.R.

| FLOOR | EXISTING | NEW | DEDUCTION POSSIBLE |
|---------------------|----------------|-------|--|
| BASEMENT | 261.0 | 864.3 | 100% DEDUCTION POSSIBLE |
| GARAGE | 517-440 = 77.0 | | 3% F.A.R. DEDUCTION PERMITTED (26 SQ.FT) |
| MAIN FLOOR | 1166.28 | 865.2 | |
| UPPER FLOOR | 599.75 | 41.85 | |
| TOTAL F.A.R. | 3875.38 | | 359.6 m² |

SITE COVERAGE:
 MAX = 11349 x 30% = 3404.7 SQ.FT (315.9 m²)
 PROPOSED = 2782.08 SQ.FT (258.2 m²) = 24.49%

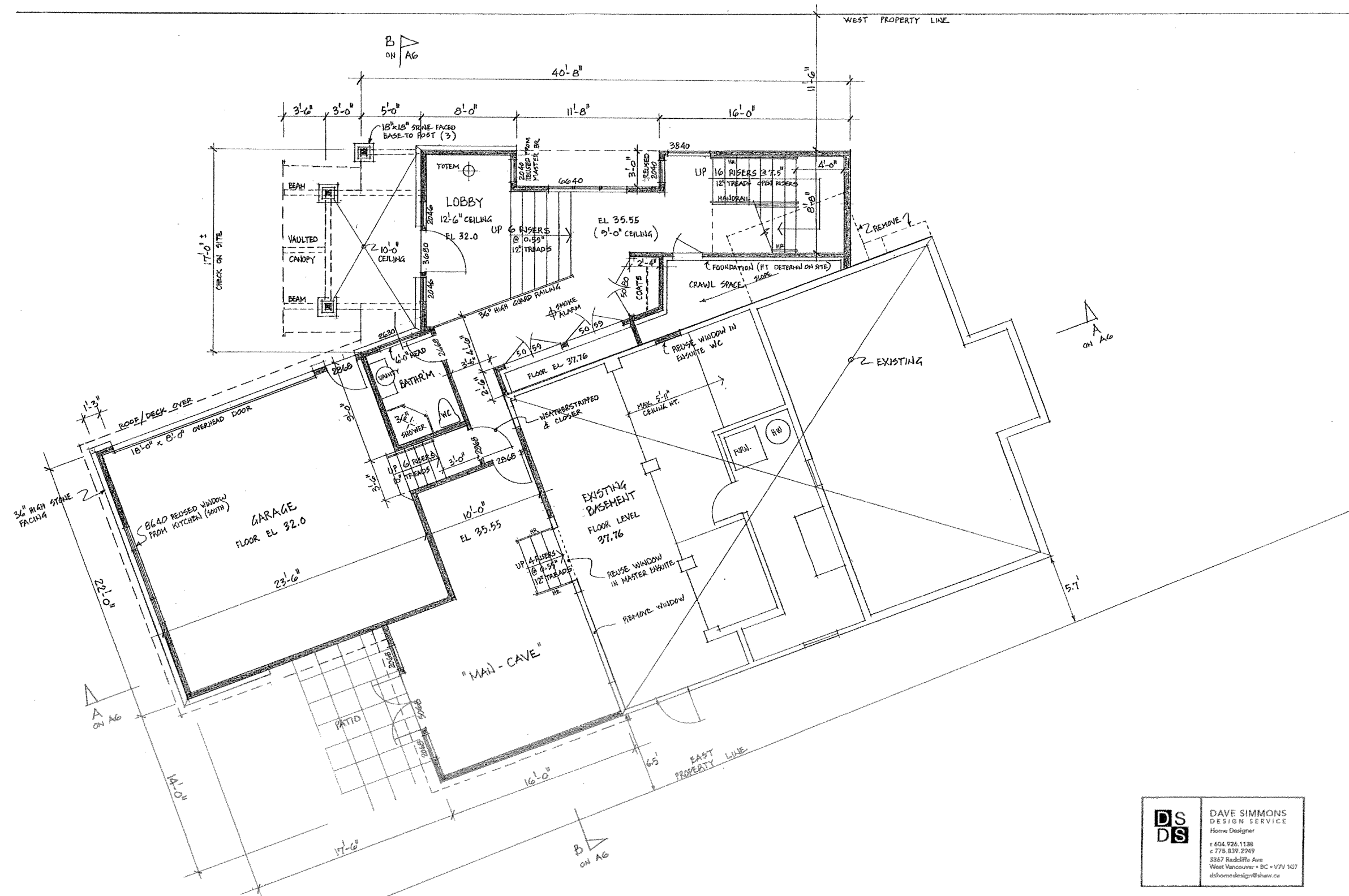
SETBACKS:

| | REQUIRED | PROVIDED |
|------------------------|---------------|----------------------------------|
| FRONT YARD | 9.1 m | 12.19 m |
| REAR YARD | 9.1 m | 19.32 m |
| BUILDING WIDTH: | | |
| UPPER FLOOR | 29.1' | |
| MAIN FLOOR | 53.0' | THEREFORE UPPER FL LESS THAN 2/3 |
| MIN. SIDERYARD | 1.52 m | 1.74 m |
| COMBINED SIDERYARDS: | 20% LOT WIDTH | |
| | 5.22 m | 5.24 m |

HIGHEST BUILDING FACE: 22' (6.7m) MAX 2/3 BUILDING WIDTH (33%) MAXIMUM
 $\frac{17.0'}{53.0'} = 32\%$
BUILDING HEIGHT 3.65 FT (1.11m) OVERHEIGHT (SEE CALCULATIONS)

DS DS
 DAVE SIMMONS
 DESIGN SERVICE
 Home Designer
 t: 604.928.1138
 f: 778.839.2949
 3367 Radcliffe Ave
 West Vancouver • BC • V7V 1G7
 dshomedesign@shaw.ca

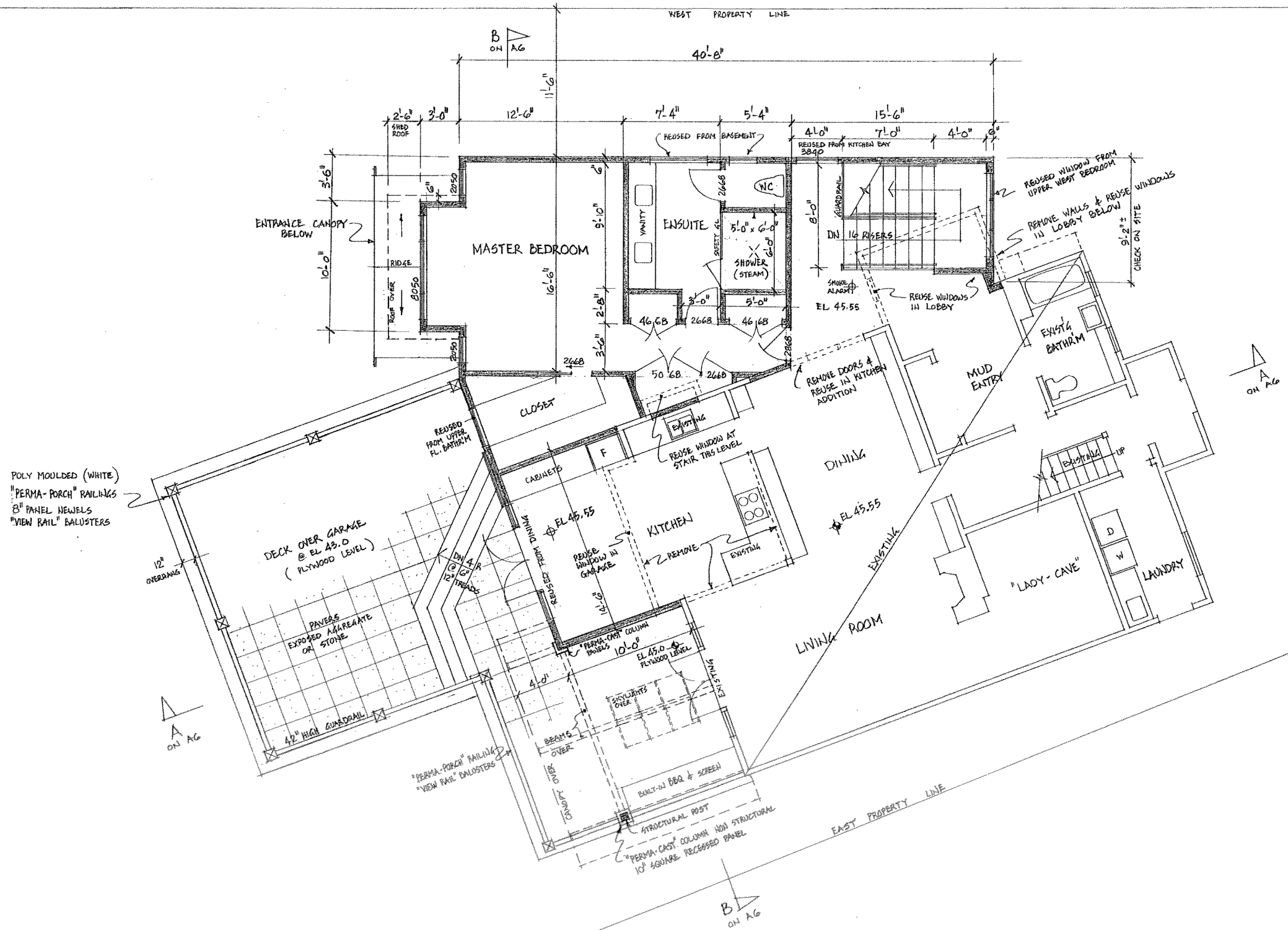
ADDITION TO RESIDENCE AT
 4767 PILOT HOUSE RD WEST VANCOUVER
 FOR WENDY PITT-BROOKE & STEVE COOK
 JAN 2012



BASEMENT FLOOR PLAN
 1/4" = 1'-0"
 ——— EXISTING WALLS
 ■■■ NEW WALLS

| | |
|--|---|
| | DAVE SIMMONS DESIGN SERVICE |
| | Home Designer |
| | t 604.926.1138 c 778.839.2949 |
| | 3367 Redcliffe Ave West Vancouver • BC • V7V 1G7 |
| | ds@homedesignshaw.ca |

ADDITION TO RESIDENCE AT
 4767 PILOT HOUSE RD WEST VANCOUVER
 FOR WENDY PITT-BROOKE & STEVE COOK
 JAN 2012



POLY MOULDED (WHITE)
 "PERMA-PORCH" RAILINGS
 8" PANEL NEWELS
 "VIEW RAIL" BALUSTERS

DECK OVER GARAGE
 @ EL 43.0
 (PLYWOOD LEVEL)

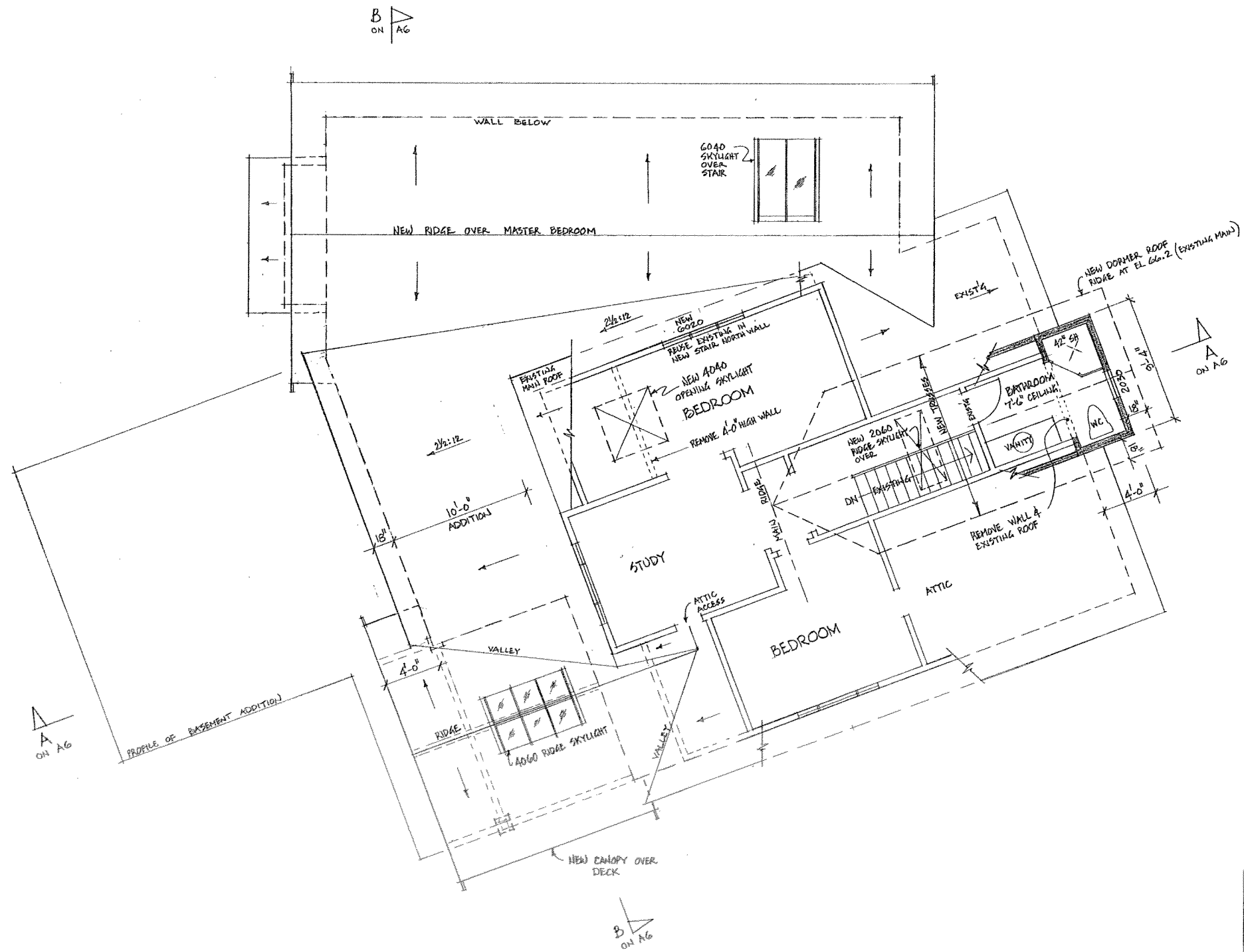
PAVERS
 EXPOSED AGGREGATE
 OR STONE

"PERMA-PORCH" RAILING
 "VIEW RAIL" BALUSTERS

MAIN FLOOR PLAN
 1/4" = 1'-0"
 ——— EXISTING WALLS
 ——— NEW WALLS

| | |
|--|---|
| | DAVE SIMMONS DESIGN SERVICE |
| | Home Designer |
| | t 604.926.1138 c 778.839.2949 |
| | 3367 Radcliffe Ave West Vancouver • BC • V7V 1G7 |
| | dshomedesign@shaw.ca |

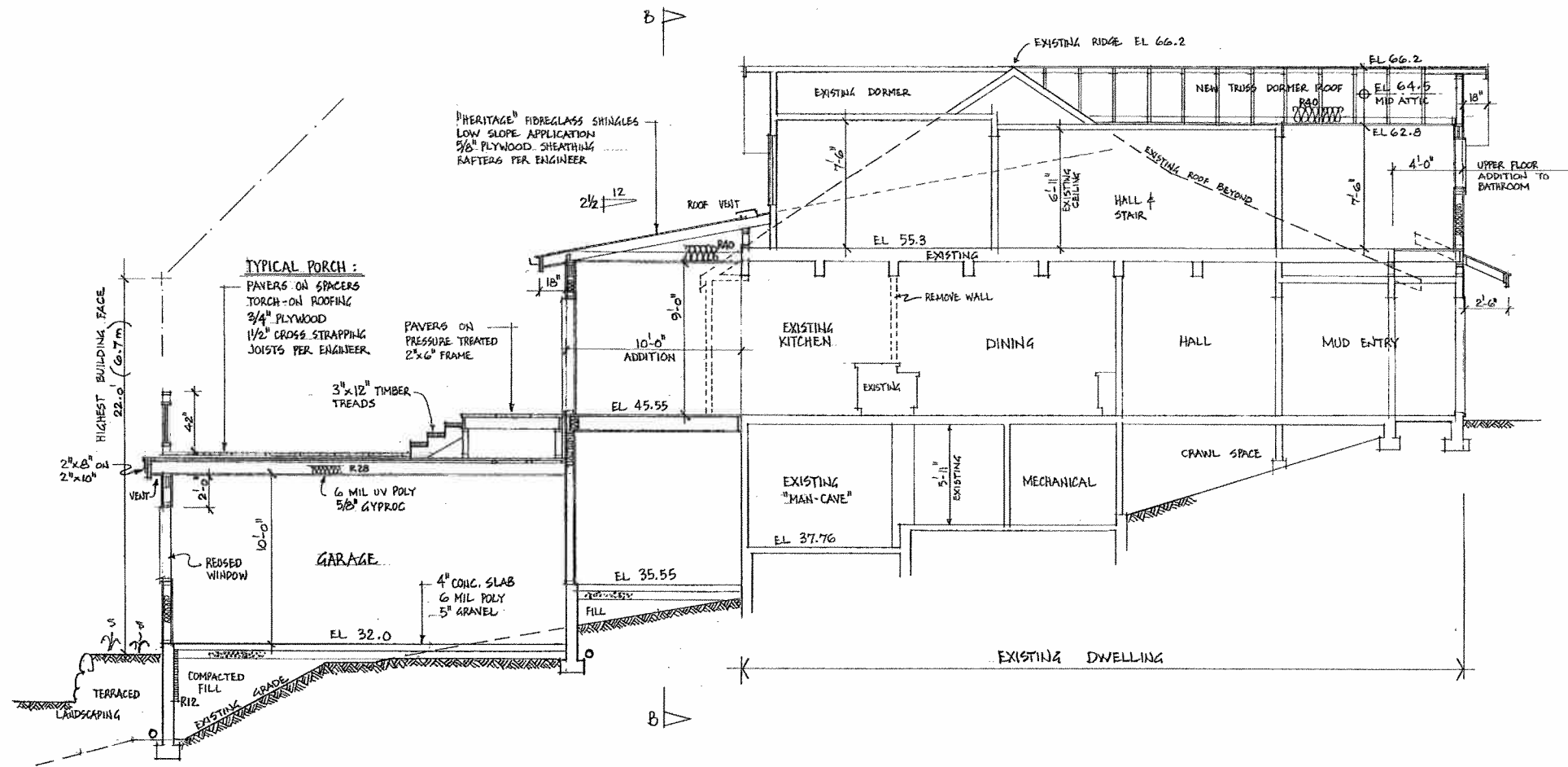
ADDITION TO RESIDENCE AT
 4767 PILOT HOUSE RD WEST VANCOUVER
 FOR WENDY PITT-BROOKE & STEVE COOK
 JAN 2012



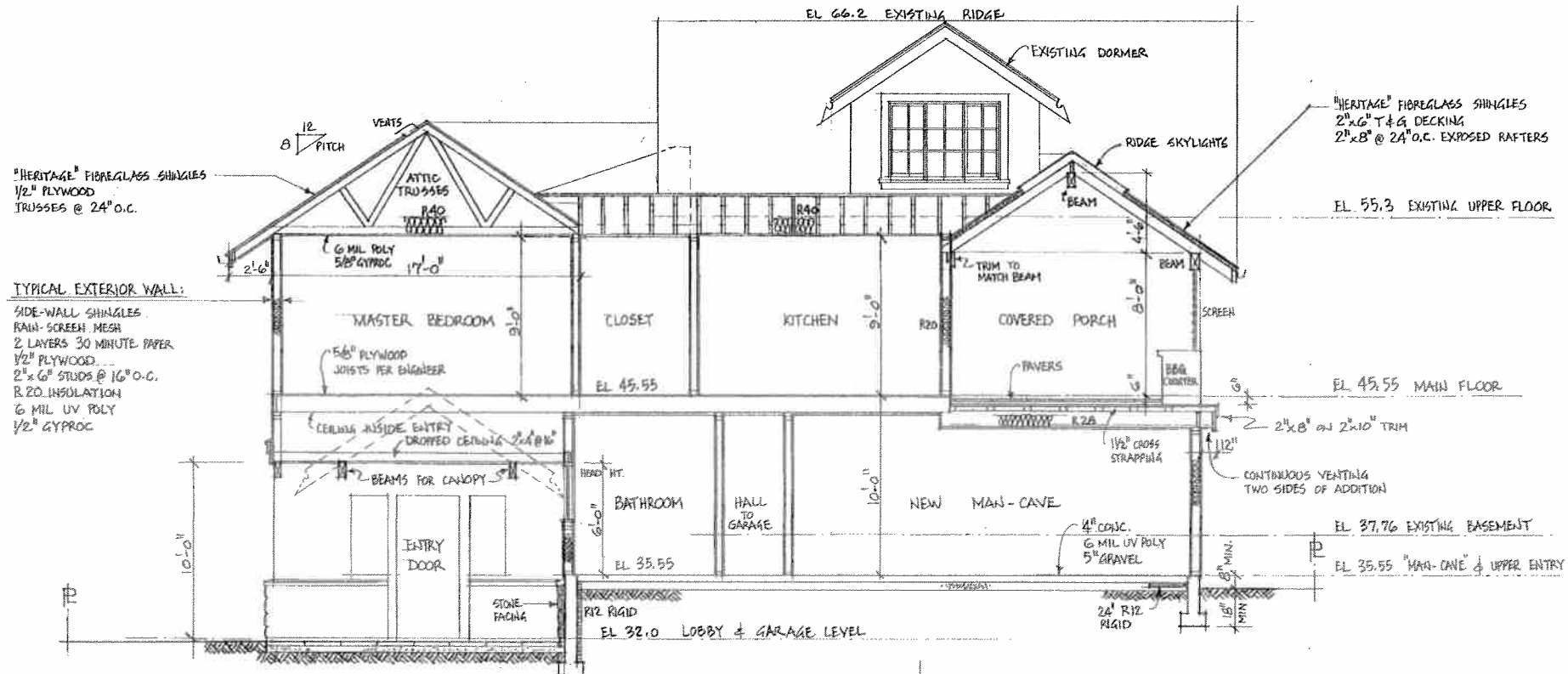
UPPER FLOOR PLAN
 1/4" = 1'-0"
 ——— EXISTING WALLS
 - - - - - NEW WALLS

| | |
|--|--|
| | DAVE SIMMONS DESIGN SERVICE |
| | Home Designer |
| | t 604.926.1138 c 778.839.2949 |
| | 3367 Radcliffe Ave West Vancouver, BC V7V 1G7 |
| | dshomedesign@shaw.ca |

ADDITION TO RESIDENCE AT
 4767 PILOT HOUSE RD WEST VANCOUVER
 FOR WENDY PITT-BROOKE & STEVE COOK
 JAN 2012



SECTION A-A
1/4" = 1'-0"



SECTION B-B
1/4" = 1'-0"

EXTERIOR FINISHINGS :

- ROOF** FIBREGLASS/ ASPHALT SHINGLES "HERITAGE" MODEL
- 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 (WHITE)
- WINDOWS** THE EXISTING WINDOWS ARE NEW & OF GOOD QUALITY SO IT IS PROPOSED TO RE-INSTALL MOST IN THE NEW CONSTRUCTION. THEY ARE WOOD INTERIOR WITH ALUMINIUM BAKED ENAMEL EXTERIOR (WHITE) ALL NEW WILL BE MATCHING
- CLADDING** CEDAR "SIDE-WALL" SHINGLES - PAINTED PASTEL GREY
- STONE FACING** 3'-0" HIGH STONE FACING TO NEW BASEMENT - GRANITE COLOUR TO COMPLEMENT EXISTING ROCK ON SITE
- DECKS** FINISHED WITH EXPOSED AGGREGATE OR STONE PAVERS
- RAILINGS** POLY MOULDED (WHITE) "PERMA-PORCH" BY HB+G "VIEW RAIL" BALUSTERS & 3'-8" PANEL NEWELS
- COLUMNS** NON STRUCTURAL "PERMA-CAST" 10" SQUARE RECESSED PANEL (WHITE) BY HB+G

| | |
|--|---|
| | DAVE SIMMONS DESIGN SERVICE Home Designer |
| | t 604.926.1138 |
| | c 778.839.2949 |
| | 3347 Redcliffe Ave West Vancouver - BC - V7V 1G7 |
| | dshomedesign@shaw.ca |

ADDITION TO RESIDENCE AT
4767 PILOT HOUSE RD WEST VANCOUVER
FOR WENDY PITT-BROOKE & STEVE COOK
JAN 2012