



A computer rendering of the planned new home, approximately equal size to the existing house.

# A. CULLEY & COMPANY

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The scope of this project is to see the existing home; (that was never properly sited and organized around an exceedingly difficult lot topography) replaced with a new home of 3,500 sq. feet. The new home will meet the expectation for all new homes by being built to meet established Energuide 80 criteria for new homes' that focus on:

- Impact on the Environment,
- Energy use
- A healthful interior micro environment for the users.



View of the existing house at 6236 Summit Avenue

## DRAWING LIST

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A 01	COMPUTER RENDERING
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A 03	WEST SIDE VIEWS
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CULLEY

CLIENT:

6236 SUMMIT AVENUE  
DVP APPLICATION

PROJECT:

IMAGES COMPUTER VIEW

DRAWING:

AS NOTED

SCALE:

JULY 1, 2016

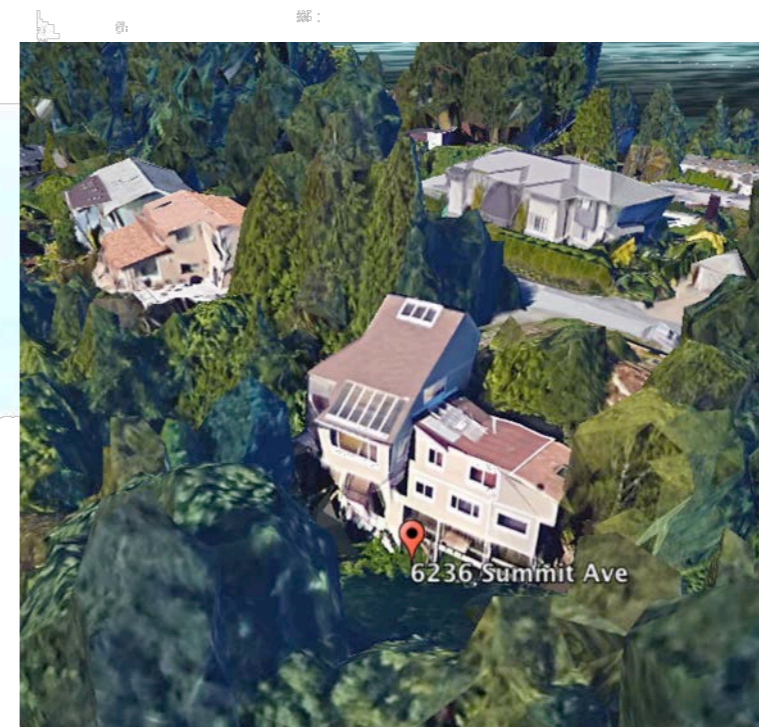
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**A-01**

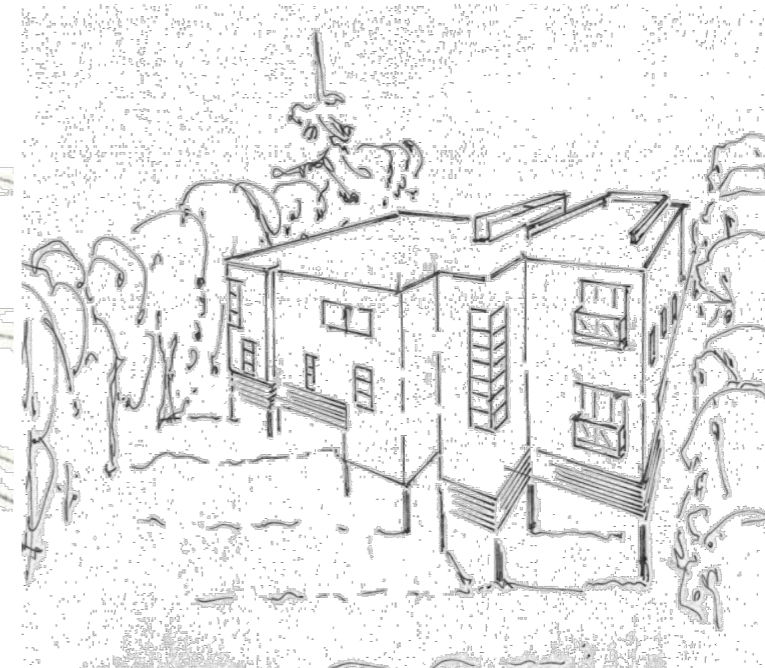
DRAWING NO:



*Sketch view showing cladding composition that reduces visual bulk and adds visual interest*



*Aerial Photo of Existing house at 6236 Summit Avenue*



*Sketch of East side showing the stepped massing on new DVP House Design as it 'turns-the-corner' to shorten the driveway and lessen the overall height of the new home.*


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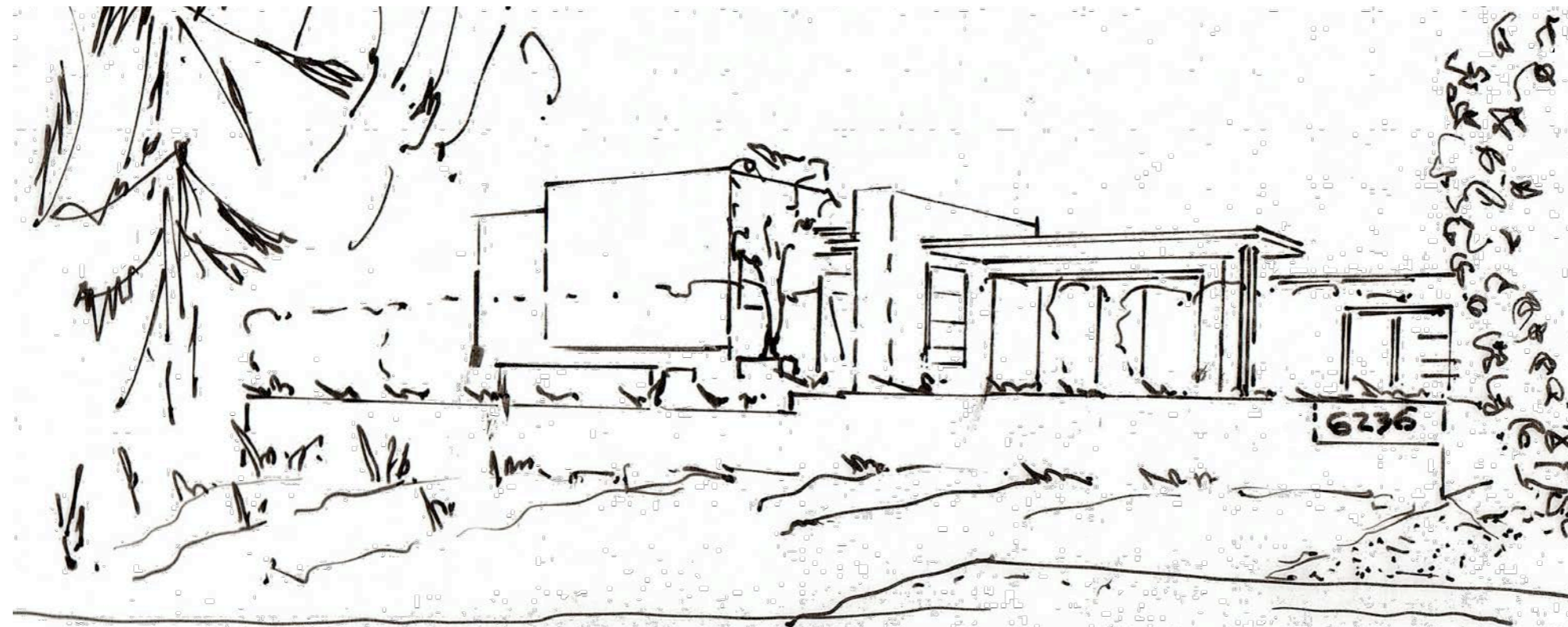
6236 SUMMIT AVENUE  
DVP APPLICATION  
PROJECT:

IMAGES  
DRAWING:

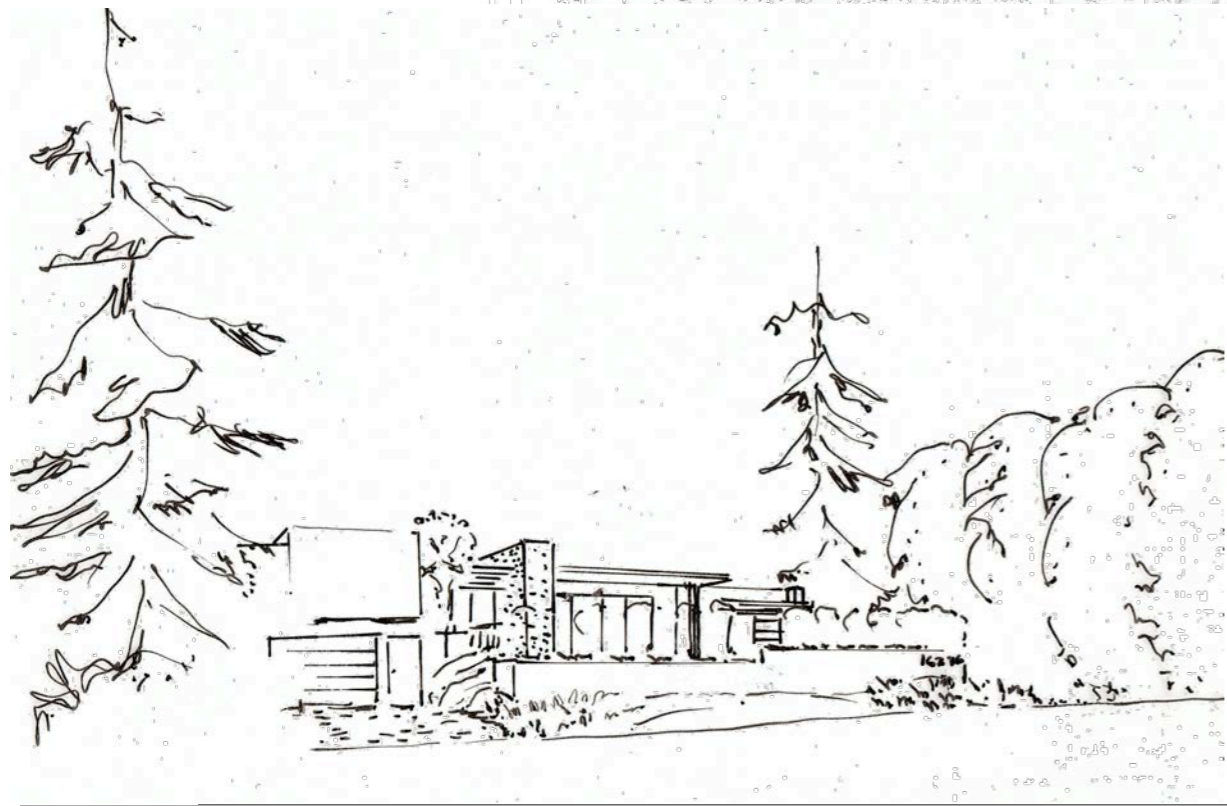
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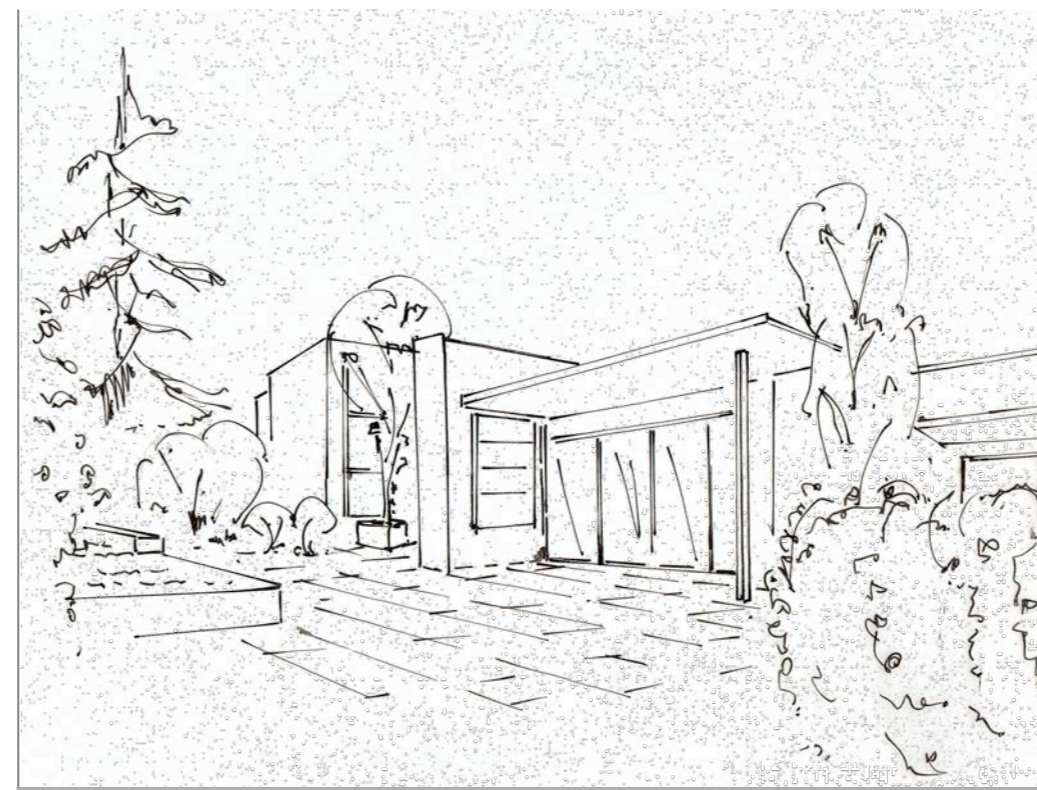
**A-02**  
DRAWING NO:



View from the street, opposite the new guest parking stall and walkway to the front entrance.



View looking up the driveway showing the low modern retaining wall in front and the low profile for the one storey of the house that shows to the street.



The design of the new home focuses on the West orientation of the front yard which maximizes sun warmth and light. Overhangs control heat gain and human comfort.


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6236 SUMMIT AVENUE  
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PROJECT:

SKETCH VIEWS  
WEST SIDE

DRAWING:

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**A-03**

DRAWING NO:

SCOPE DESCRIPTION

Demolition of the existing house and the construction of a new home - 3 storeys 3,600 sq. ft. with double car garage.

VARIANCES REQUESTED

- HIGHEST BUILDING FACE
- BUILDING HEIGHT
- FRONT YARD SETBACK
- HOUSE OVERHANG
- DRIVEWAY

LEGAL DESCRIPTION

Lot 5 of LOT 4 Block C  
DL LOT 771

Group 1 NWD  
PLAN 7413

PID 008-860-335

6236 SUMMIT AVENUE  
WEST VANCOUVER BC  
V7W 1Y2

LIST OF CONSULTANTS

BC LAND SURVEYORS

Rankine Land Surveying Ltd

300, 1000 W 14 St,  
North Vancouver BC V7P 3P3

(604) 987-7772

DEVELOPMENT FACT SHEET

ZONING ELEMENT	THRESHOLD DIMENSION		ACTUAL		REQUESTED VARIANCE
	IMPERIAL	METRIC	IMPERIAL	METRIC	
MINIMUM LOT SIZE	12,000 SQ. FT	1,115 SQ. M	-	-	
FLOOR AREA RATIO	4,647 SQ. FT	0	3,487 SQ. FT	324 SQ. M	
SITE COVERAGE	4,647 SQ. FT	30%	2107 SQ. FT	196 SQ. M	
BUILDING HEIGHT	25 FT	7.62 M.	36.83 FT	11.23 M.	AN ADDITIONAL 3.60 METERS (11.83 FEET) IS NEEDED
HIGHEST BUILDING FACE	22 FT +45°	6.7 M.+45°	48.75 +45°	17 +45°	THE STEEP CLIFF PRODUCES THE GREATEST VARIANCE NEED
FRONT YARD	30 FT	9.1 M.	25'11" FT	7.8 M..	ENCROACHING THE HOUSE ONTO THE FRONT YARD BEDROCK, LOWERS THE HEIGHT OF THE HOUSE AT THE BACK
REAR YARD	30 FT	9.1 M.	85 FT	26	
MINIMUM SIDE YARD	9.84 FT (OR 10%)	3.0 M. (OR 10%)	11'4"	3.45 M.	
COMBINATION SIDE YARD	16 FT (MAX -25%)	4.9 M. MIN (MAX -25%)	27'4"	8.33 M.	



The house to the south is hard to see from 6236. The house itself is positioned on south side of its lot and is again well screened with thick mature hedging materials.



The hill that 6236 is on continues to rise to the southwest. All of the view homes along the west side of Summit have major views.



The curving nature of the street brings the road right to the edge of the property across the street, whereas with 6236 - the property in question has a 16 ft wide Boulevard in front - the opposite condition.



The house immediately across the street has a major streetside presence maximizing the wide frontage. The lot is well landscaped with quality materials and is kept in pristine condition.



The house next door to the north is relatively distant from the projected re-development being screened by a significant amount of vegetation and hedging.



This view shows the central portion of the lot with the 16 foot wide Boulevard. The existing development has the original house peaking up over the edge of the undeveloped and non-landscaped front yard.



The existing house, built well back from the front lot line and at a lower elevation achieves nothing by its positioning. It barely shows to the street at the front and at the back it has a barn-like appearance with a large exposed structure under it.



This picture taken of 6236 from the North end of the frontage showing where the new driveway will start. This area is dropped making it ideal for creating a relatively level drive and lessening the impact of cars on the streetscape.


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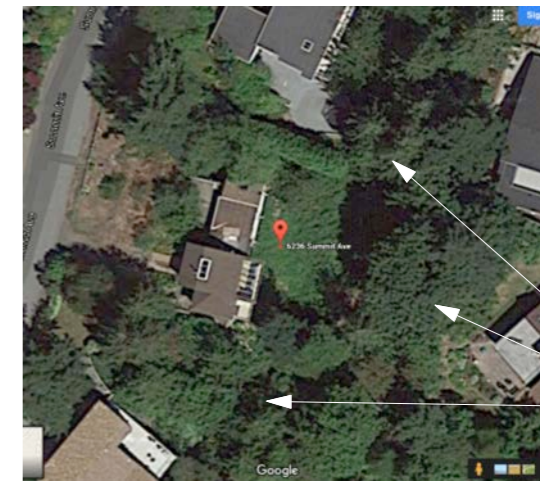
6236 SUMMIT AVENUE DVP APPLICATION PROJECT:

CONTEXT PLAN DRAWING:

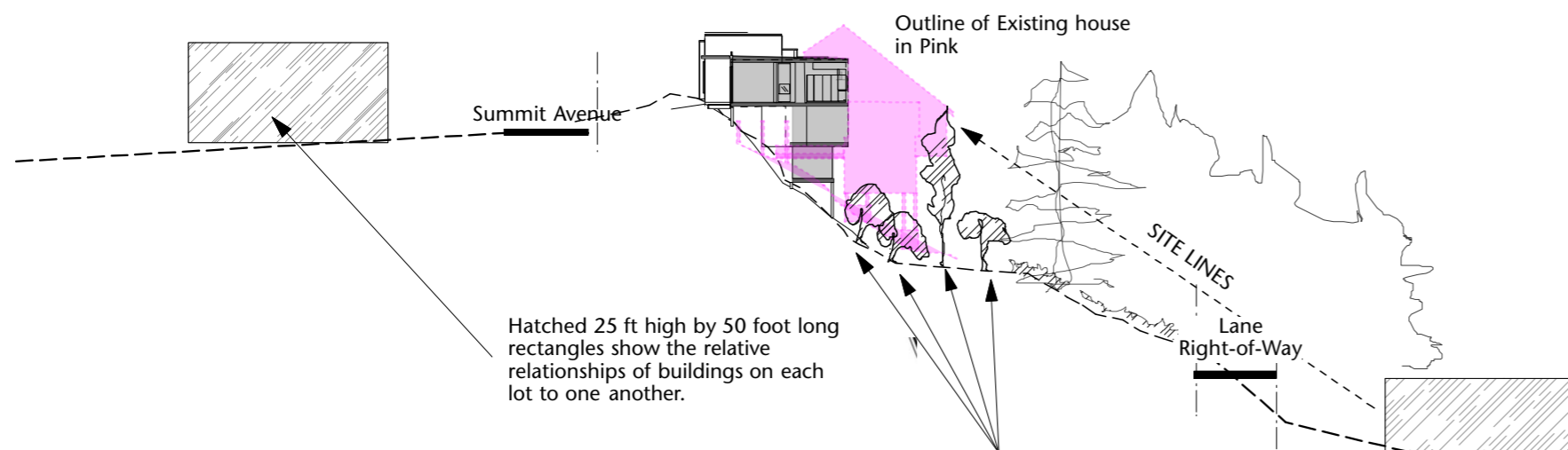
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JULY 1, 2016 DATE:

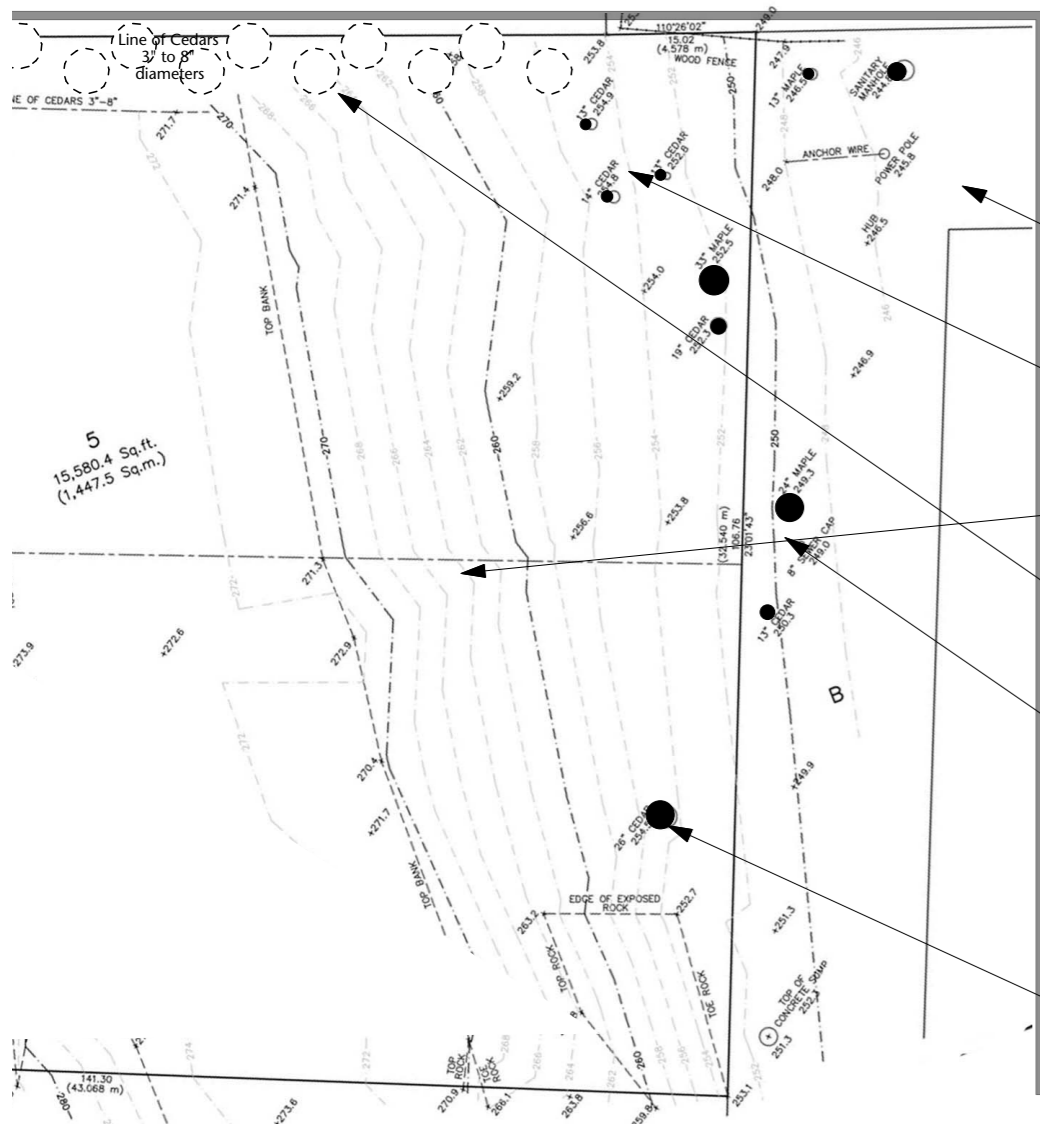
A-04 DRAWING NO:



Lot perimeter largely planted in a continuous edge of mature conifers



Hatched 25 ft high by 50 foot long rectangles show the relative relationships of buildings on each lot to one another.



Four new rows of continuous layered planting with specified mature heights are designed to give both residents of the DVP house and those on St Georges maximized privacy.

Sight lines from the houses on St Georges are about the same for the new DVP house design as the existing house. While the existing house is closer and higher in overall height, the DVP house is farther away higher but its flat roof design minimizes the bulk.

An existing 'forest of trees' are massed in most of the right places giving each lot a significant amount of existing natural privacy

Site Section line through the Hill taken along the centerline 'site Section' as indicated.

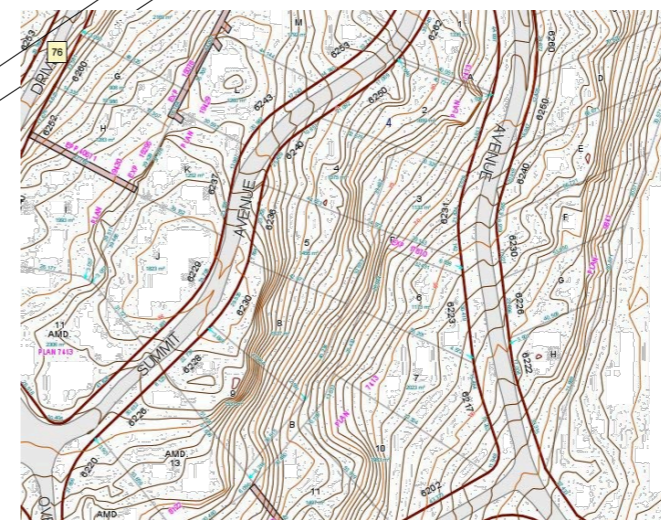
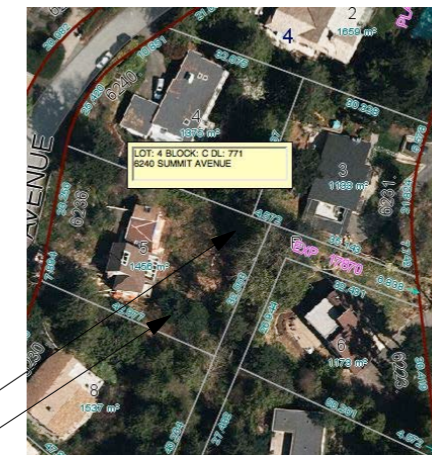
Along the north side of the 6236 property, there is a large and mature cedar hedge with trees ranging in size from 3 to 8 inches in diameter.

There are a number of mature trees located in the Right of Way that are controlled by the District and will remain in place

Areas showing strong dark black shadows indicate the location of major tree plantings - providing shade and privacy

The 6236 lot also has a number of significant large cedars that will remain in place. The only trees considered for removal or trimming are those directly in the footprint of the building

St Georges Avenue




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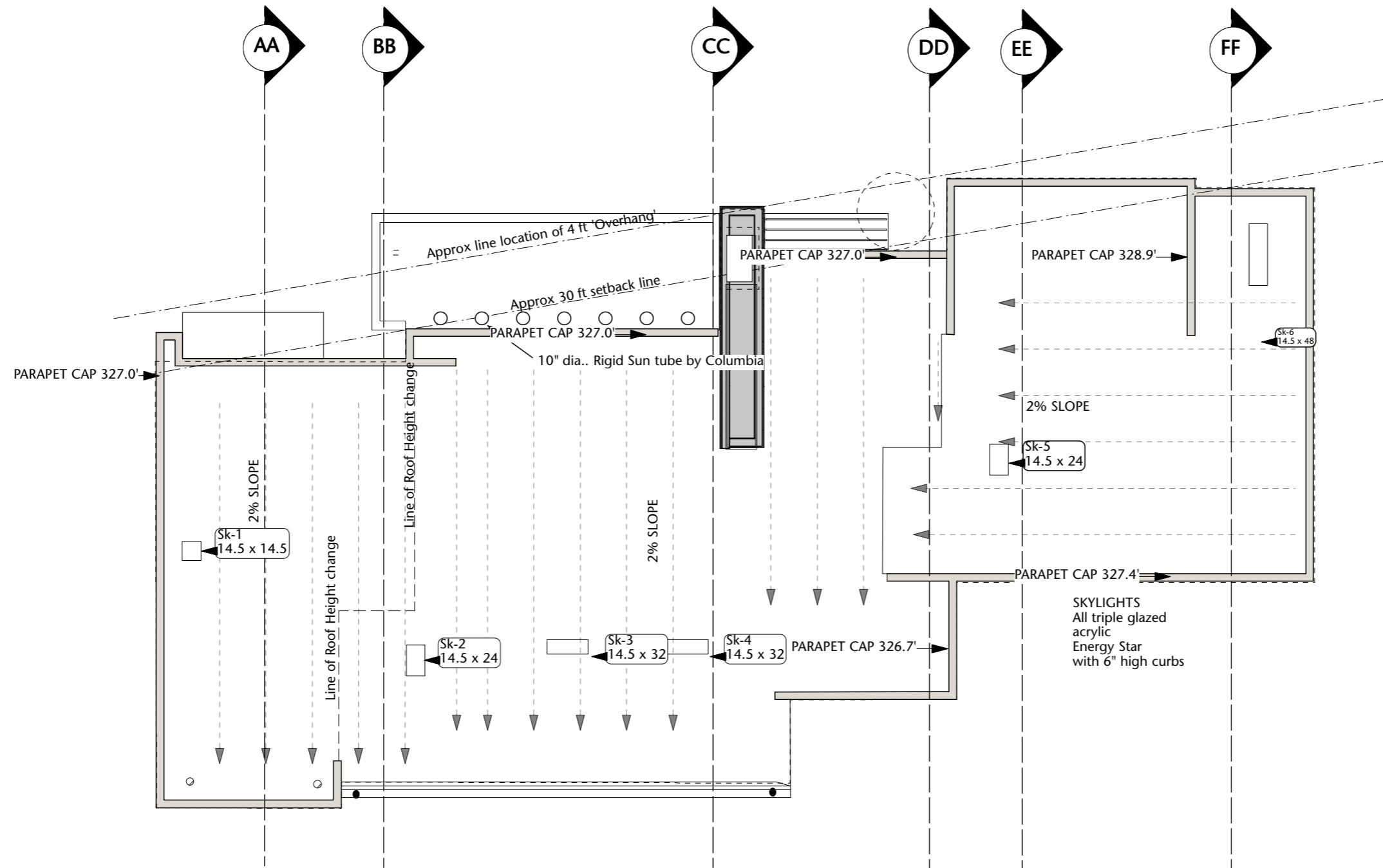
SITE SECTION  
DRAWING:

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A-05  
DRAWING NO:





1 ROOF FLOOR PLAN  
Scale: 1/8" = 1'-0"


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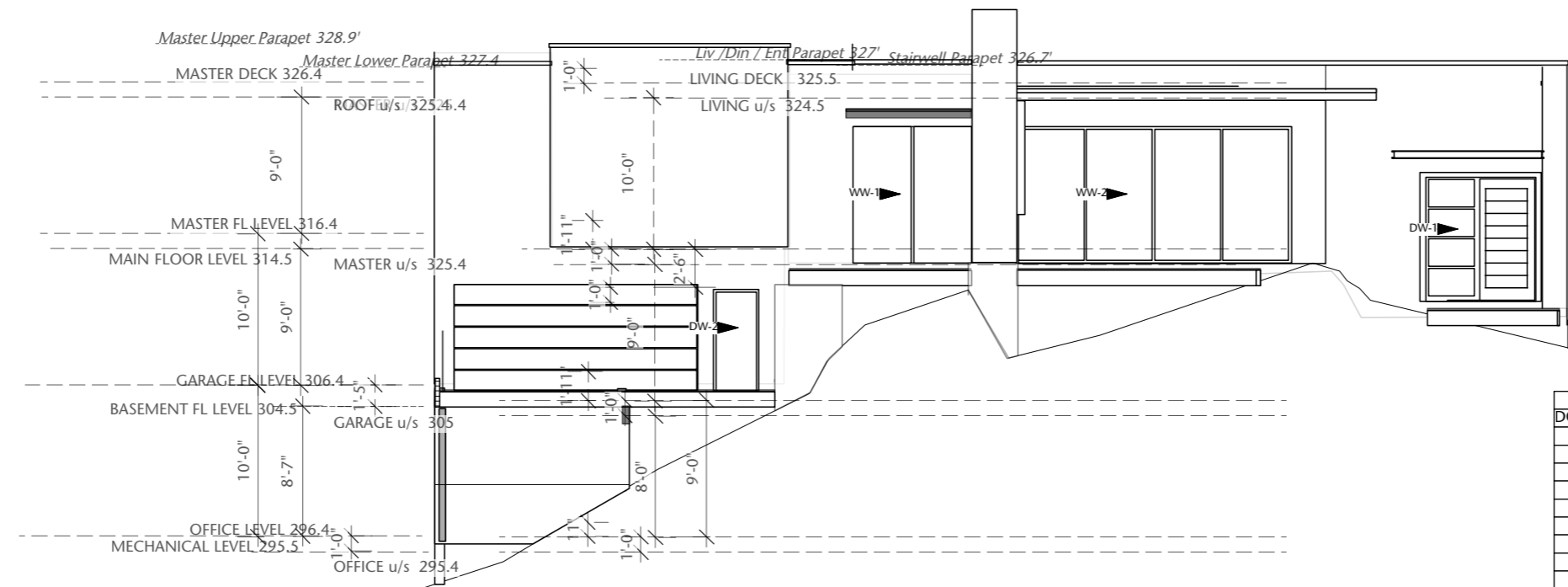
6236 SUMMIT AVENUE  
DVP APPLICATION  
PROJECT:

ROOF PLAN  
DRAWING:

AS NOTED  
SCALE:

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DATE:

A-10  
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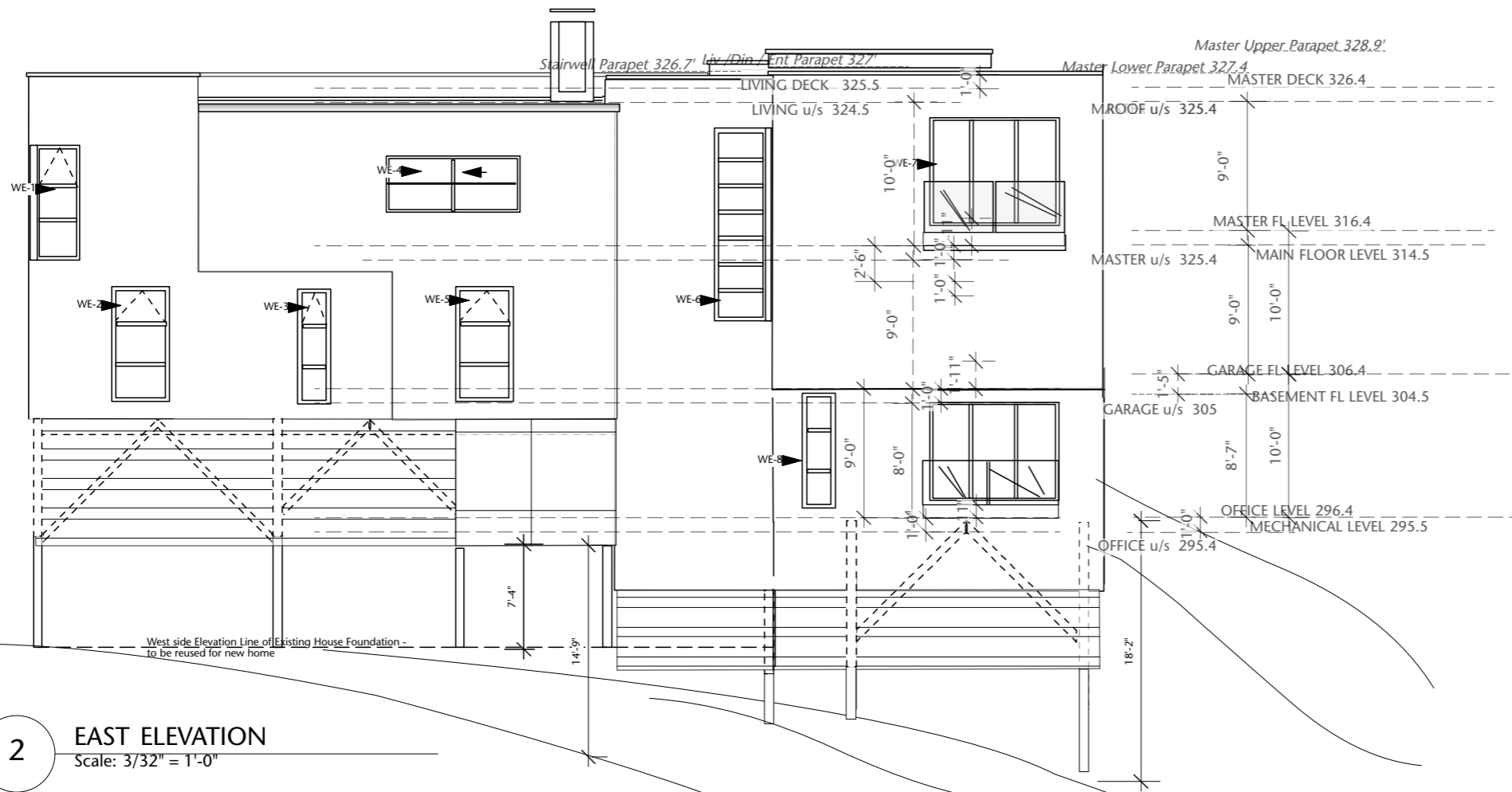


**1 WEST ELEVATION**  
Scale: 3/32" = 1'-0"

DOW SCHEDULE						
WIND	TYPE	SIZE NOMINA	OPERATION	SILL HT	WALL DEPTH	SILLS
NE-1	AWNING	2'4 X 6'6		0	1	7" ALUM TYP
NE-2	FIXED	2'4 X 6'6		1		DARK ANOD
NE-3	FIXED	2'4 X 6'6		1		
NE-4	AWNING	2'4 X 6'6		1		
SE-1	AWNING	2'0 X 8'0		0		
WE-1	AWNING	3'6 X 8'0	"L" SHAPE	0		
WE-2	AWNING	4'0 X 8'0		0		
WE-3	AWNING	2' X 8'0		0		
WE-4	SLIDER	9'0 x 4'0		3		
WE-5	AWNING	4'0 X 8'0				
WE-6	FIXED	4'0 13'6	"L" SHAPE	2" -off landing		
WE-7	SLIDER	9'0 X 7'6		0		
WE-8	AWNING	2'0 X 8'0		0		
WE-9	SLIDER	9'0 X 6'8		0		
WW-1	SLIDER	8'0 X 9'0		0		
WW-2	SLIDER	18'0 X 9'0		0		
						DOUBLE GLAZED LOW "E"

**NOTE:**  
West Facing and South Master Bath windows to be wood - stained to owner Spec  
Front door stained solid core wood veneer to match windows.  
Windows on North and East to be Dark vinyl or composite product for low maintenance

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**2 EAST ELEVATION**  
Scale: 3/32" = 1'-0"

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DVP APPLICATION  
PROJECT:

EAST / WEST ELEVATIONS  
DRAWING:

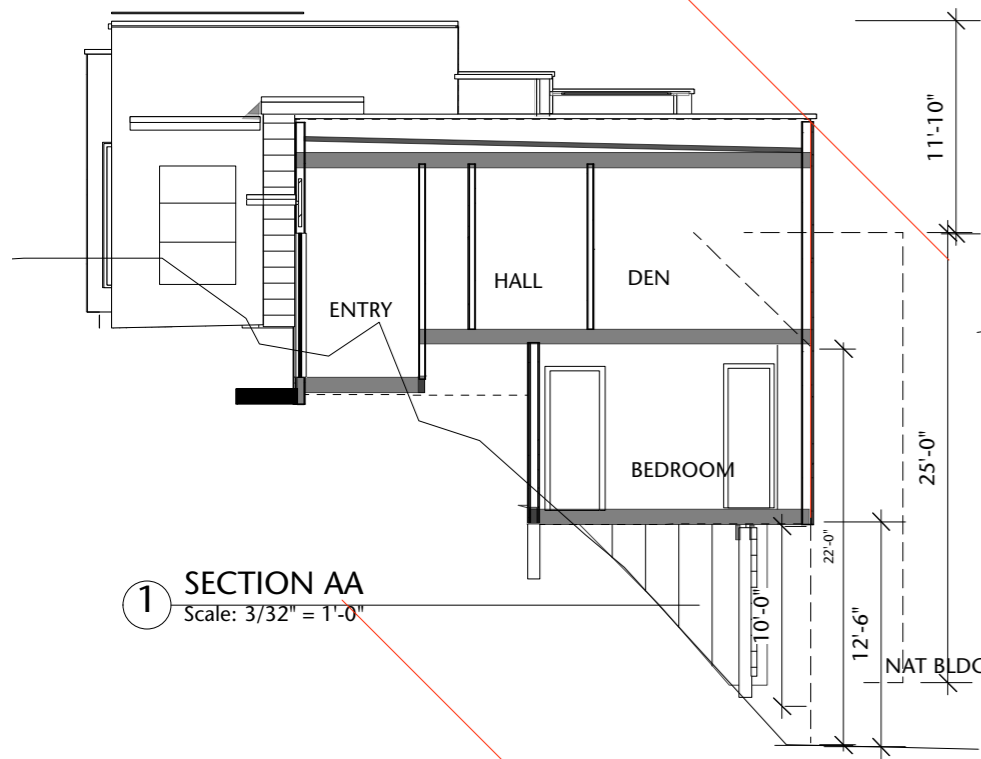
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SCALE:

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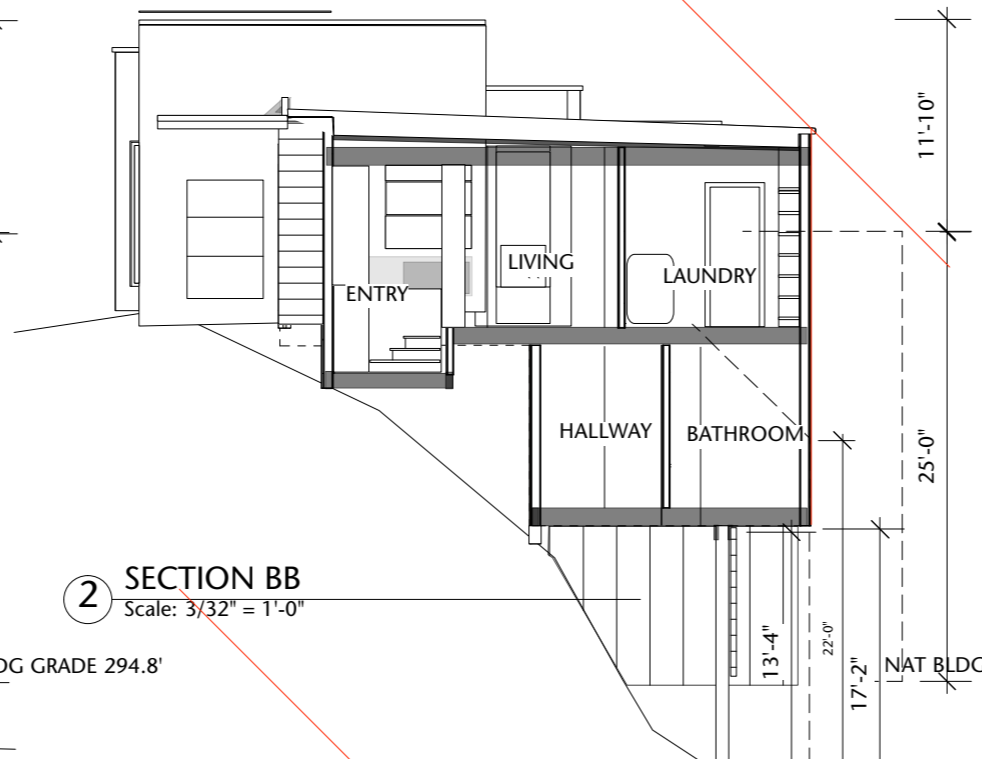
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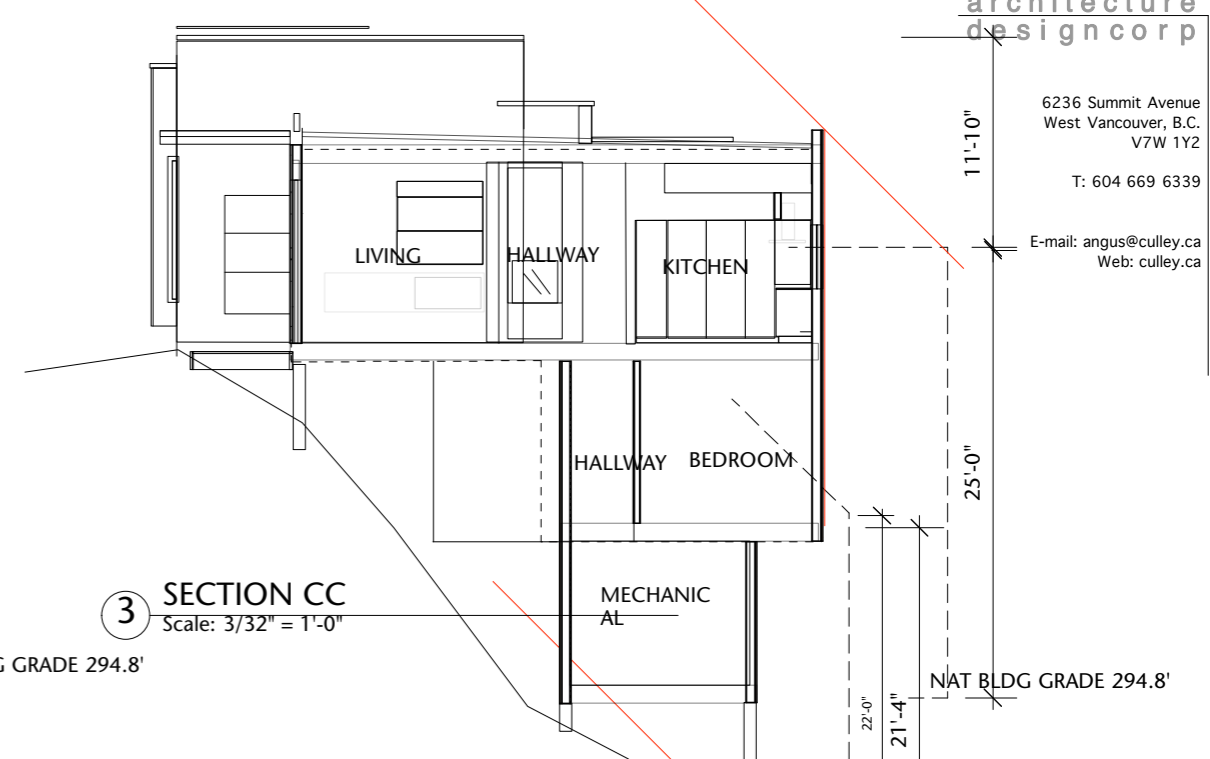




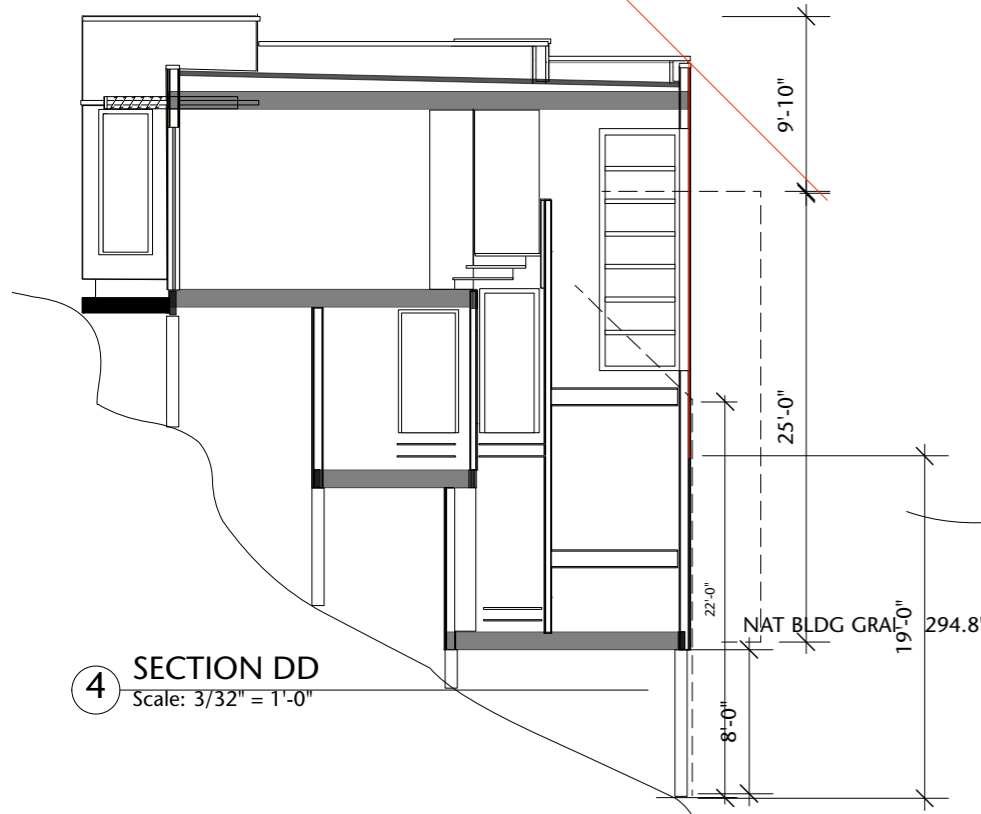
1 SECTION AA  
Scale: 3/32" = 1'-0"



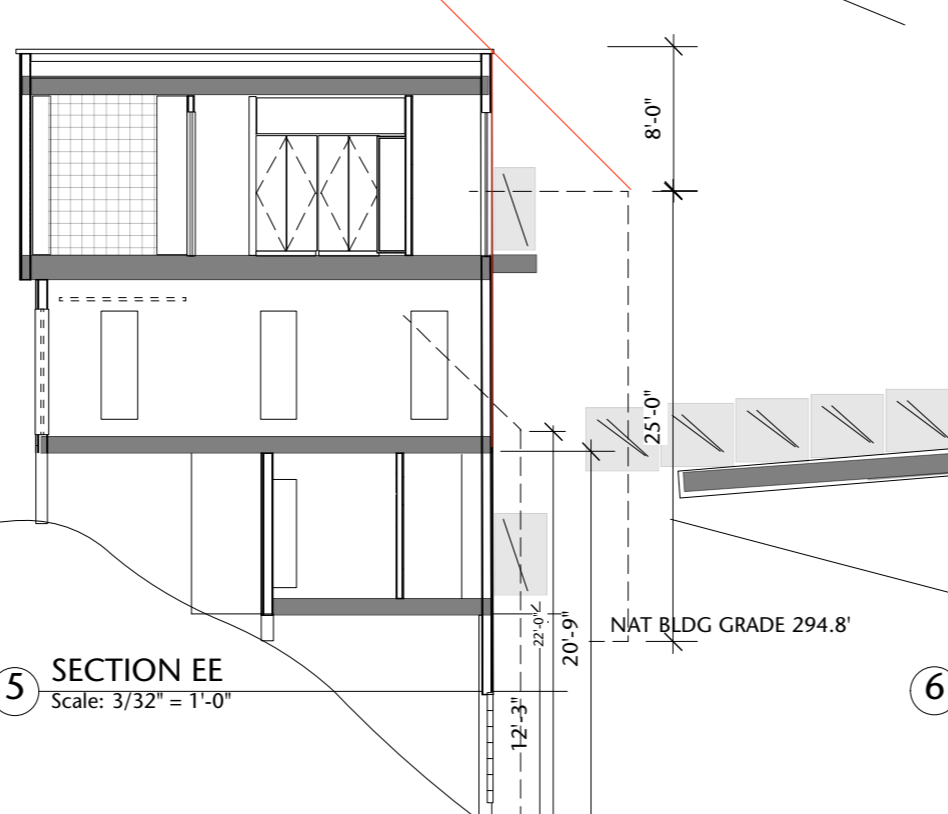
2 SECTION BB  
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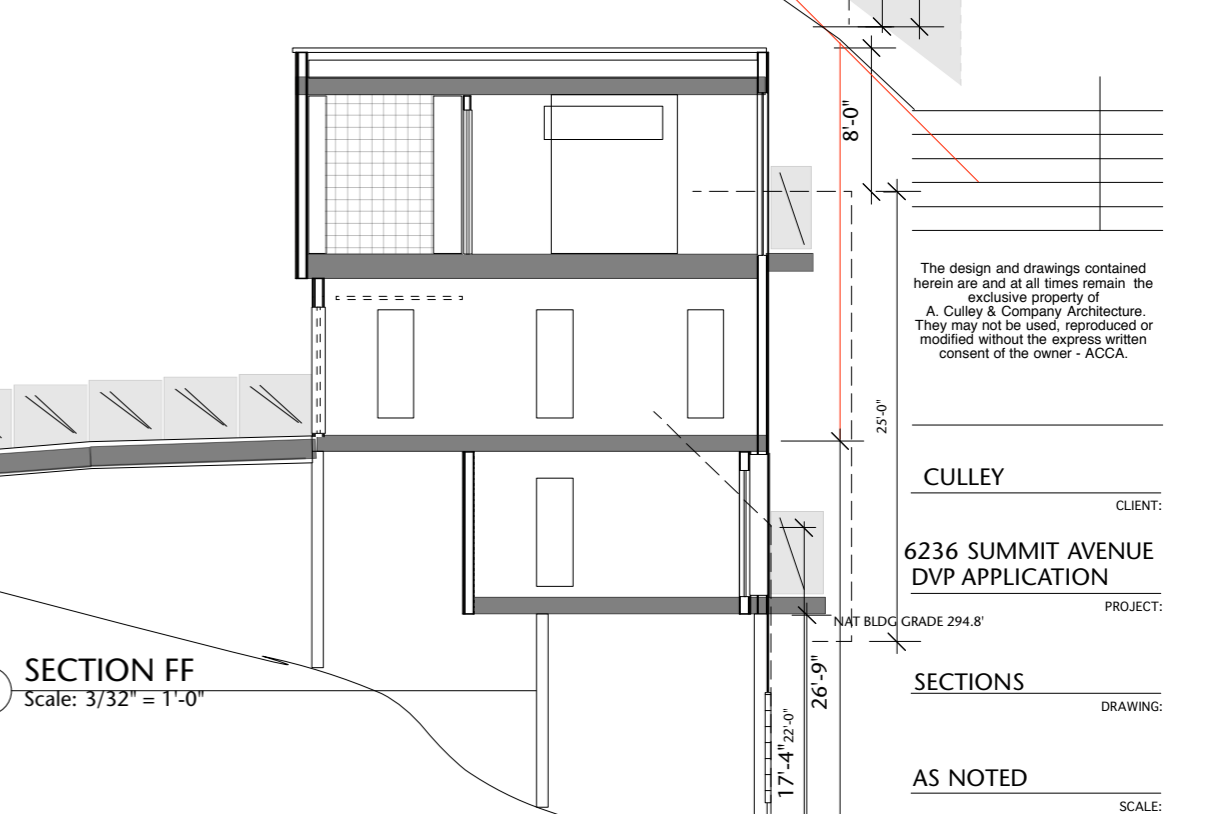
3 SECTION CC  
Scale: 3/32" = 1'-0"



4 SECTION DD  
Scale: 3/32" = 1'-0"



5 SECTION EE  
Scale: 3/32" = 1'-0"



6 SECTION FF  
Scale: 3/32" = 1'-0"

Approx location  
of Exist house foundation

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A-13  
DRAWING NO:

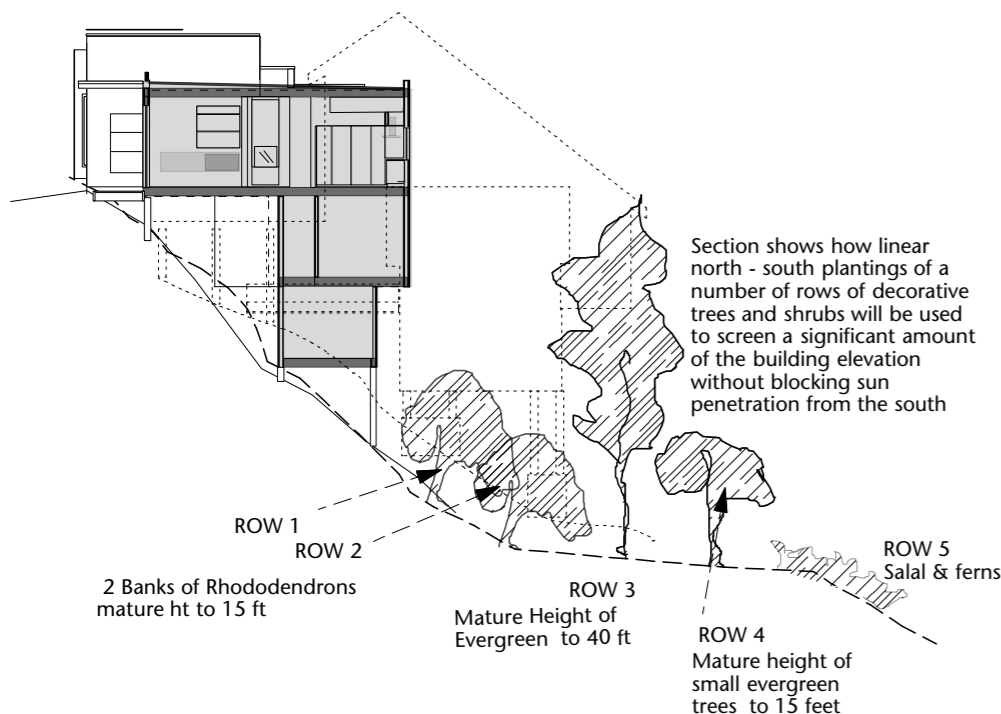


Houses immediately to the West effectively block any views

House across the street has low drystone retaining walls in keeping with its Bungalow aesthetic.



The classically modern design planned for the DVP application house has a modern crisp aesthetic similar to the images shown below: Low, long, lightly sandblasted, and showing a fixed pattern of form tie indentations



1 SECTION THROUGH LOWER GARDEN PLANTING SCHEME  
Scale: 1:256

76 ft of 8" wide Cast-in-Place Conc wall with form-tie pattern to a height of 40 inches - typical with height drops to keep wall to below a 42" height

New relay of guest parking stall 9' x 20' asphalt with angled parallel entry / exit

New Yew - style thick green and with a controlled mature height of 6 feet

300 sq ft 1/2" washed crushed granite compacted

Existing mature hedge

Wood gate to 5 ft height with adjoining wood wall to side property line

Drought resistant shrubs to a mature height of 5 feet

Laurel hedge

Wood fence to height of 5'6 ft above walkway level



Mature Rhododendrons



Mature Rhododendrons



Bamboo leaf Oak



Gravel Path



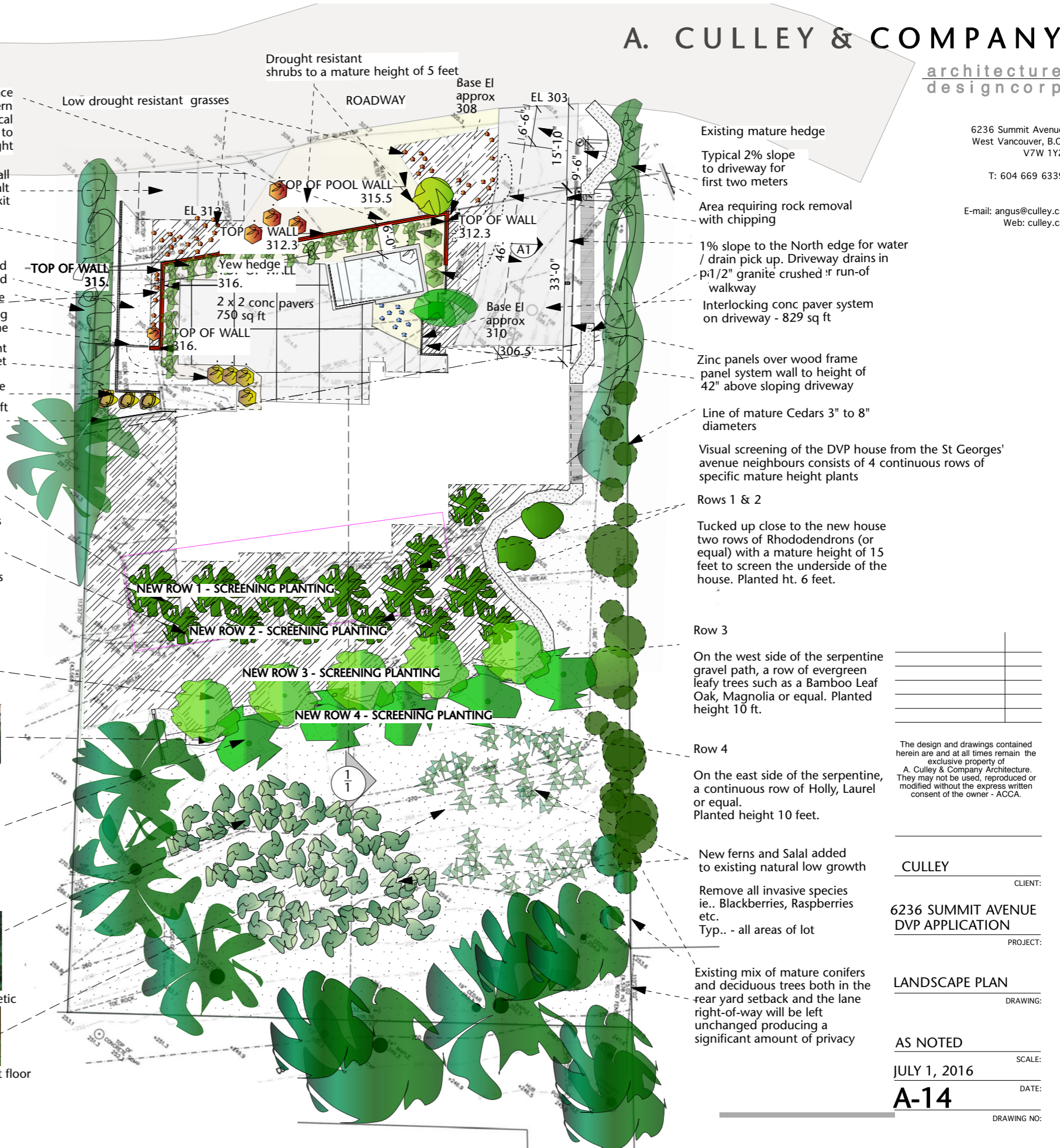
Magnolia



Salal and Fern forest aesthetic



A Fern blanket over the forest floor



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- Existing mature hedge
- Typical 2% slope to driveway for first two meters
- Area requiring rock removal with chipping
- 1% slope to the North edge for water / drain pick up. Driveway drains in p1/2" granite crushed 1/2" run-of walkway
- Interlocking conc paver system on driveway - 829 sq ft
- Zinc panels over wood frame panel system wall to height of 42" above sloping driveway
- Line of mature Cedars 3" to 8" diameters
- Visual screening of the DVP house from the St Georges' avenue neighbours consists of 4 continuous rows of specific mature height plants
- Rows 1 & 2
- Tucked up close to the new house two rows of Rhododendrons (or equal) with a mature height of 15 feet to screen the underside of the house. Planted ht. 6 feet.
- Row 3
- On the west side of the serpentine gravel path, a row of evergreen leafy trees such as a Bamboo Leaf Oak, Magnolia or equal. Planted height 10 ft.
- Row 4
- On the east side of the serpentine, a continuous row of Holly, Laurel or equal. Planted height 10 feet.
- New ferns and Salal added to existing natural low growth
- Remove all invasive species ie.. Blackberries, Raspberries etc. Typ.. - all areas of lot
- Existing mix of mature conifers and deciduous trees both in the rear yard setback and the lane right-of-way will be left unchanged producing a significant amount of privacy

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GREENING

THE SITE

- leaving the existing hedges in place and bordering trees
- no blasting
- utilizing the natural land form to the fullest
- minimizing soil removal
- reusing the existing foundation system
- using and enhancing the Bedrock outcropping aesthetic
- using porous paving materials to minimize run-off for the walkways, patios and driveway
- limiting the amount of water to be redirected by using a storage tank for garden watering
- maintaining the natural drainage patterns under the house and down the cliff
- using timed in-ground irrigation
- installing a range of drought sensitive plants
- specifying plants not needing trimming and high maintenance
- installing a terrace flower garden to stem water runoff lower down on the hill
- limiting the application of topsoil (on the barren bedrock front yard) to specific planted areas for shrubs - and not have any green lawn area
- installation of light grey conc pavers to reflect heat
- maintenance of tall hedging materials on the south side of the lot for shade of the house and garden seating areas

THE HOUSE

Building Envelope

- Roof - installation of R-40 Icynene Open Cell spray insulation
- Walls - 2 x 6 walls with R-22 batts and 1.5" exterior polystyrene panels under cladding
- Windows - Energy Star labelled (Vancouver - code compliant) glazed units
- Floors - R-22 batt insulation in joist cavities with 1" expanded polystyrene over
- Skylights - small triple glaze units provide daytime lighting to all of main floor rooms
- small skylight over half of sq ft natural light no lights
- shaded west windows to reduce afternoon heat gain
- total LED bulb lighting system with Fluorescent in service spaces
- timer lights for exterior to be motion censored
- sophisticated thermostats that provide feedback on energy use
- electronic ignition on all appliances
- gas fireplace with enclosed gas combustion chamber and direct venting
- insulated HWH tank
- Heat Recovery Unit to maximize energy gain from exhaust
- dual flush toilets
- lower hot water temperatures
- white roof
- rough-in wiring to a wall box for Electric car charging in the garage
- rough-in with 2 x 2" conduits for roof top located solar heating systems in the future



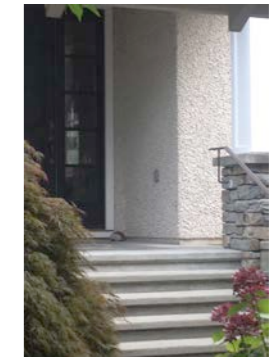
The central visual organizing element is the chimney form in the middle of the Elevation.

Planned for this element is the use of a three dimensional horizontally formatted real stone facing in a light grey Basalt.

This stone is very homogeneous and gives a very modern and contemporary image



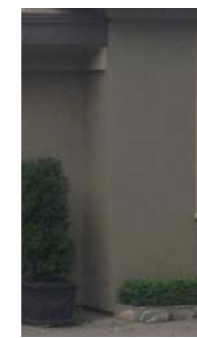
The flashing and parapets will have a minimal feature role - giving emphasis to the planar surfaces



An other example of a Pebbledash finish



The front door and sidelights will be wood and stained in a light Walnut colour with little yellow in it. The result more a of a seaside bleached colour for the wood.



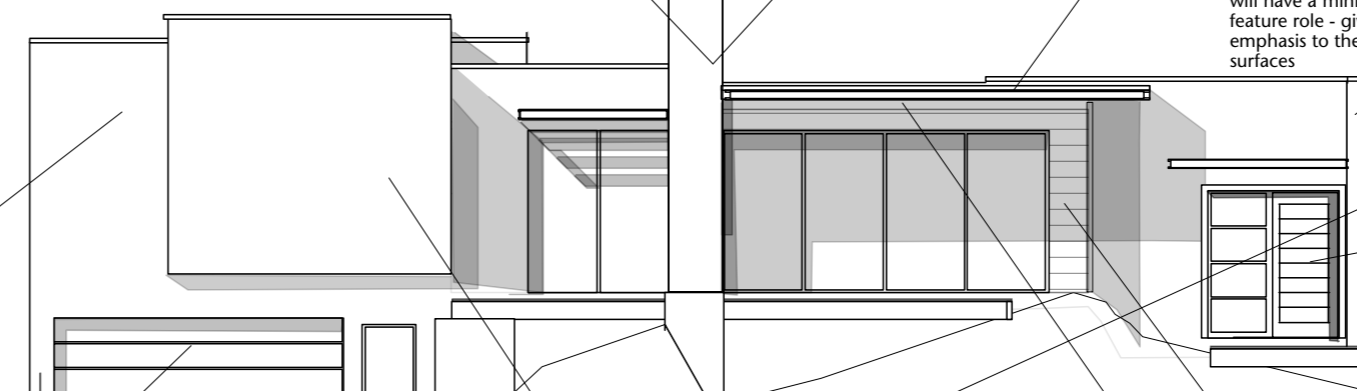
Sand float finish stucco in a light cream colour is planned - that is the same colour as the rougher textured Pebbledash - the contrasting texture will give these areas a slightly lighter look.



A modern flush face look will be used for the garage door and side doors - but again with a strong horizontal element.



A Nichiha style panel system will be used with a strong horizontal proportion on the sides and back of the building to give the home a long low look.



1 PLANNED FINISHES  
Scale: 3/32" = 1'-0"



Planned for two areas is the use of a Pebbledash of cream coloured stones with a matching cement coloured stucco. Small sized stones will give a uniform look that is contrasted with the Sand Flat finish areas.



To give a soft warm-to-the-touch feel around the main feature Living room doors and patio area, the underside of the overhang and the wall surrounding the doors will be clad in a Walnut coloured stained wood


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WEST ELEVATION FINISHES

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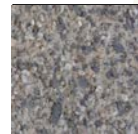
A-15

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**EAST SIDE EXTERIOR FINISHES**

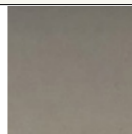
All of the surfaces are designed to not reflect light or "catch-the-eye".  
They are forest and rock neutral colours and textures



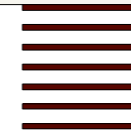
Stone dash stucco with cement coloured to closely match the stone dash colour and produce a controlled but lively textural presentation



A European designed panel system - Nichiha now produced in the US. This grit surfaced interlocking panel adds a modern crisp look.



A sand float finish stucco system



The exposed underside of the building will have a horizontally formatted 3" wide dark painted bar system in a cement board trim finish at 11" on center. This will also be the colour of the wood window system.


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