

DESIGN RATIONAL

PROJECT ADDRESS:

1746 SE MARINE DRIVE , VANCOUVER, BC.

NAME OF PROJECT:

CONSTRUCTION OF ONE FAMILY DWELLING AND INFILL
ONE FAMILY DWELLING LOCATED WITHIN THE REAR YARD

ZONNING: RS-1B

Neighbouring homes are mostly designed with a hip and gable combination, all with very basic window and door trim and also exterior finishes are a mix of stucco and siding.

We based our design by considering some aspects of the neighbouring homes, but also adding window trim treatment and hip roof both front and back.

We have proposed cement composite horizontal siding with 4" exposure .

For the front porch we have added two posts and wood railing to give the house a better street appeal.

We have added natural wood railing for the guardrails and stairway railing.

Asphalt Shingle Roof design is a hip roof with 7/12 slope and character windows with casement openings with 2x6 wood trim around all openings.

Black Asphalt Shingle roof, Grew Ash Siding and black trim board and window trim have been proposed.

Outdoors area and bedroom has been proposed away from noise sources.

Proposed secondary dwelling does not dominate either the principal one family dwelling or the lane.

There will be rear access to the rear patio/ outdoor living space the upper floor unit will need to travel down a stairway to access their outdoor living space.

We have added 6' high wood fences to provide separation and privacy to all outdoor spaces.

We are proposing two cars garage under the secondary dwelling access from back lane.

In conclusion we have taken a close look at the street scape and we are proposing an elevation that matches the general look of the houses in the neighbor hood and proposing a home which will have more heritage character and merit.

TOM NGUYEN

Name of applicant

Ghulam Jelani

