

3120 ONTARIO ST, VANCOUVER BC RM-4

LOT B OF LOTS 1 AND 2, BLOCK 54, DISTRICT LOT 302,
GROUP 1 AND NWD PLAN 561

DESIGN RATIONALE:

OWNER WOULD LIKE TO PROPOSE A SINGLE FAMILY DWELLING WITH A SECONDARY SUITE. BOTH A ONE AND A HALF STOREY AND TWO STOREY SINGLE FAMILY DWELLING WAS REVIEWED WITH PLANNING TO DECIDE ON THE BEST APPROACH TO THE DEVELOPMENT ON THE SUBJECT PROPERTY. GIVEN THE ODD SIZE OF THE EXISTING LOT, IT WAS DETERMINED THAT A TWO STOREY DESIGN WOULD BE MORE FAVORABLE IN PROVIDING A MORE LIVABLE SPACE WHILE MAINTAINING THREE BEDROOMS ON THE UPPER FLOOR.

THE EXTERIOR OF THE BUILDING IS INTENDED TO PROVIDE SOME TRADITIONAL DETAILS TO COMPLIMENT THE ADJACENT HERITAGE HOUSE. SOME ADDITIONAL TRIMS, TRADITIONAL WINDOW STYLE AND DECORATIVE FACADE TREATMENT IS PROVIDED TO FURTHER ANIMATE THE FACADE AND PROVIDE MORE OF A HERITAGE AESTHETIC. OWNER PROPOSED TO HAVE A STAIR AT THE FRONT CONNECTED TO A FRONT PORCH. THE FRONT PORCH IS INTENDED TO CONNECT THE OCCUPANT INDIRECTLY TO THE FRONT FACING PARK ACROSS THE STREET. THE FRONT WILL BE ACCENT BY EXTENSIVE PLANTING AT THE FRONT. THE LACK OF GARDEN AND YARD SPACE IS ALSO COMPENSATED PARTIALLY BY A PROPOSED ROOF GARDEN ABOVE THE GARAGE.

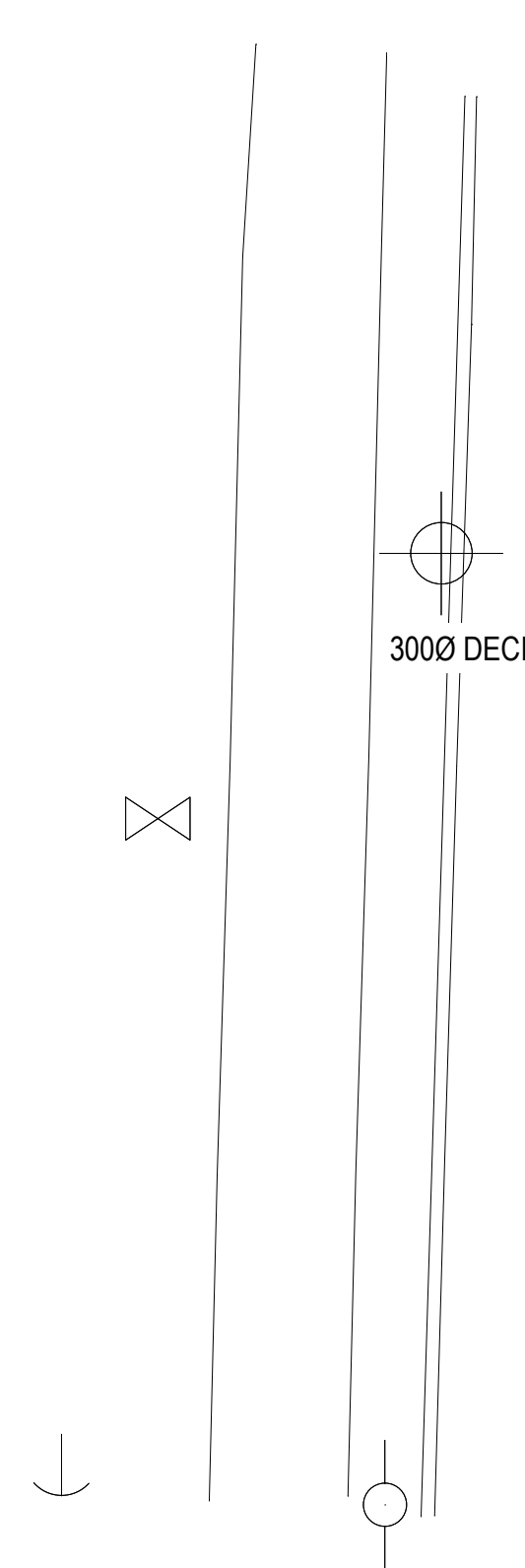
THE PROPOSED ELEVATION OF THE HOUSE IS INTENDED TO PROVIDE A REASONABLE ENTRANCE INTO THE GARAGE WITHOUT AN EXCESSIVE SLOPE. THE OWNER HAS LOW CLEARANCE CARS THAT NEEDS TO BE ACCOMODATED. ACCESS IS PROVIDED TO THE SECONDARY SUITE THROUGH THE BACK WITH A SUNKEN PATIO. EXTERIOR SPACE FOR THE SECONDARY SUITE HAS BEEN PROVIDED AS MUCH AS REASONABLE WITH ACCESS TO THE PRINCIPLE RESIDENCE BY A SMALL DECK CONNECTED BY A STAIR AT THE BACK. EVERYTHING WAS DESIGNED AS COMPACT AS POSSIBLE AT THE BACK.

Legend:

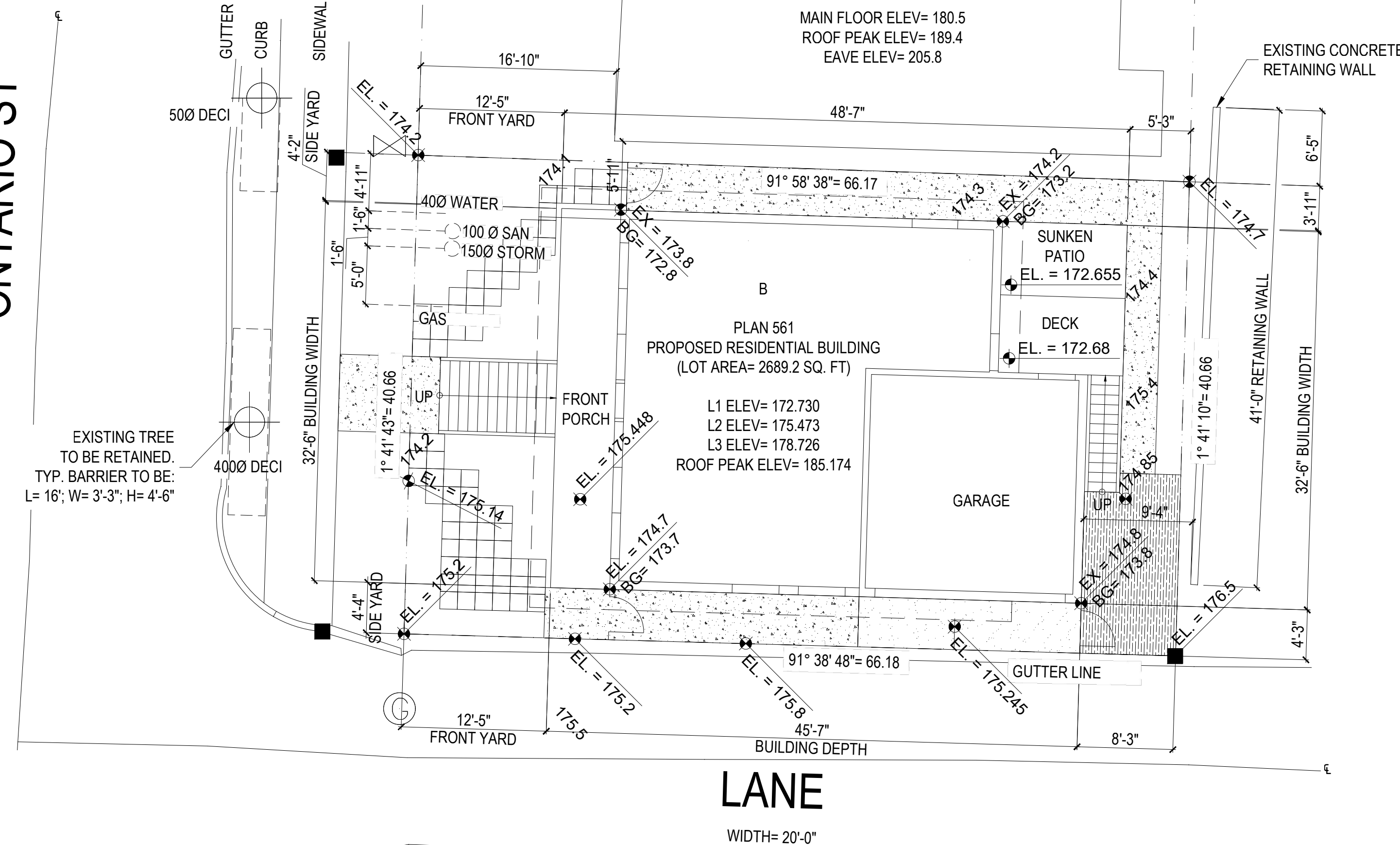
- - Standard Iron Post
- - Lead Plug
- ⊕ - Tree (diameter in mm
250Ø Conifer and Species)
- - Power Pole
- └ - Guy Wire
- ⊗ - Water Valve
- ⊙ - Gas Valve

Suffix:

T - Elevation of top of wall



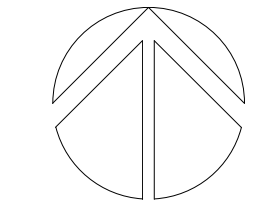
ONTARIO ST



LANE

WIDTH= 20'-0"

1 SITE PLAN
SCALE 1/8"=1'-0"



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architecture + real estate

A ISSUED FOR DP 09.01.2017
No. Description Date

PROJECT TITLE
Sharma Residence

3120 Ontario Street
Vancouver, BC

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This drawing must not be used for construction purposes until here counter-signed.
aar: date:

NOT FOR CONSTRUCTION

SHEET TITLE
COVER PAGE AND SITE PLAN

PROJECT NO. _____
DRAWN Author
CHECKED DW
SCALED 1/8"= 1'-0"
DATE SEPT 28, 2017
PRINTED _____

REVISION No.
A000