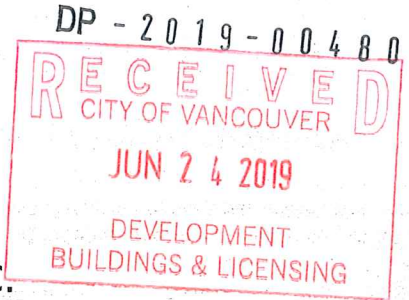


## DESIGN RATIONAL



### PROJECT ADDRESS:

1727 EAST 22<sup>ND</sup> AVENUE , VANCOUVER, BC.

### NAME OF PROJECT:

CONSTRUCTION OF TWO-FAMILY DWELLING IN THE EXISTING BUILDING AND NEW INFILL ONE FAMILY DWELLING LOCATED WITHIN THE REAR YARD

### ZONNING: RT-10

Main floor unit access has been proposed from east 22<sup>nd</sup> Avenue and basement unit access has been proposed from Welwyn street.

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 bricks facing.

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

We have proposed horizontal Hardie siding with 4" exposure.

For the front porch we have proposed 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 gable roof with 7/12 and 8/12 slope and character windows with casement openings with 2x6 wood trim around all openings.

Grey Asphalt Shingle roof, Grey Ash Siding and cream trim board and window trim have been proposed.

3 car garage access from the rear lane has been proposed on the first floor of infill.

Patio facing Welwyn has been proposed for basement unit. Landscape/garden has been proposed between primary Building and infill.

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.

**Name of applicant**

  
**Varinder Grewal**