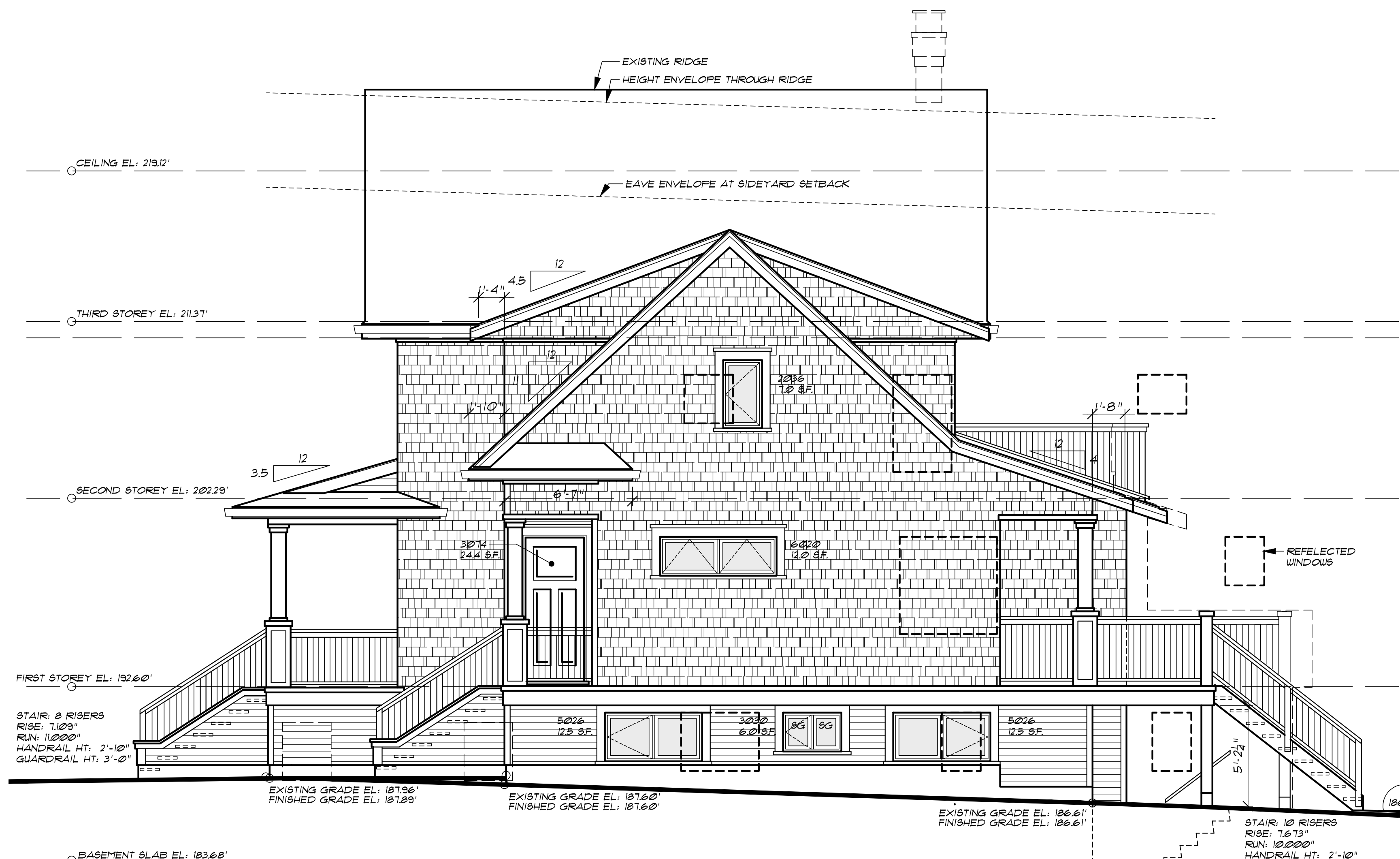


south elevation



east elevation



streetscape

Streetscape:

The immediate streetscape surrounding 255 E 17th is a mix of ostensibly single-family houses of the same era, with a range of interpretations on a theme. All have dominant gable ends facing the street and open or transparent verandas or large porches. However, each is unique, some being near perfectly symmetrical and others clearly asymmetrical, ranging from one and a half storey, to two, and two and a half stories. Each porch and veranda is also unique, recessed under a second storey or strong gable roof or forward of the dominant facade with a low profile roof, each configured differently. There is also considerable difference in front yard setbacks.

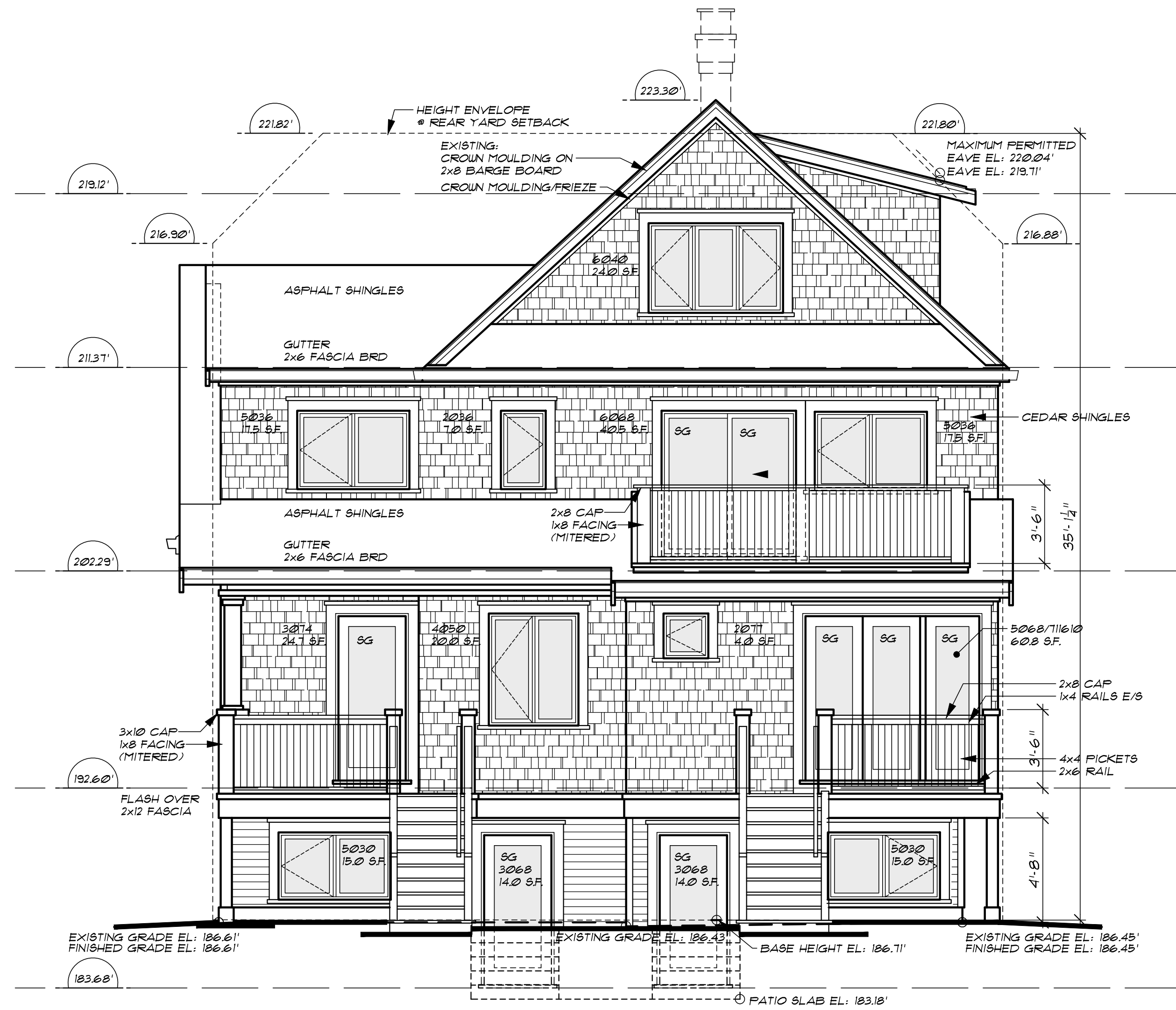
This overall variation creates leeway for the introduction of a unique roof ridge orientation for the addition, especially as it is set well back and subordinate to the principal massing. This large setback ensures the original massing remains dominant but also plays well with the variation of front yard depths.

Existing veranda and skirt roofs - with roof planes perpendicular to the principal roofs - allow the proposed addition to have a unique roof orientation yet remain in character. The primary roof eave of the addition is brought down low with a steep roof to approximate the gutter line of veranda roofs - the large setback bringing the gutter line visually even lower. The dormer-like second storey above this roof line maintains a scale similar to other shed dormers within this cluster of houses. The recessed veranda below it recreates a feature common in the neighbourhood.

The proposal to shift the existing house to the west does break what appears to be a fairly consistent spacing of gable ends in the streetscape. But this is mostly an illusion created by using elevation drawings without perspective. The variation in front yards alone, let alone the variation in height and massing of gables removes any perception of that apparent rhythm when actually viewed from the street. Furthermore, attempts to maintain the spacing,

and building symmetry, with additions flanking each side may appear contrived. A single but substantial addition to one side accentuates the historic single-family nature of the house and street, while presenting a secondary facade wide enough to have the presence of a secondary entrance. Narrower additions would work poorly as entrances forcing two entrance doors onto the veranda. While some may find that acceptable there is generally widespread desire among city residents to preserve the pattern of the single family neighbourhood including such details.

The importance of opening the currently enclosed veranda plays a much larger role in the street's character and friendliness than the break in spacing.



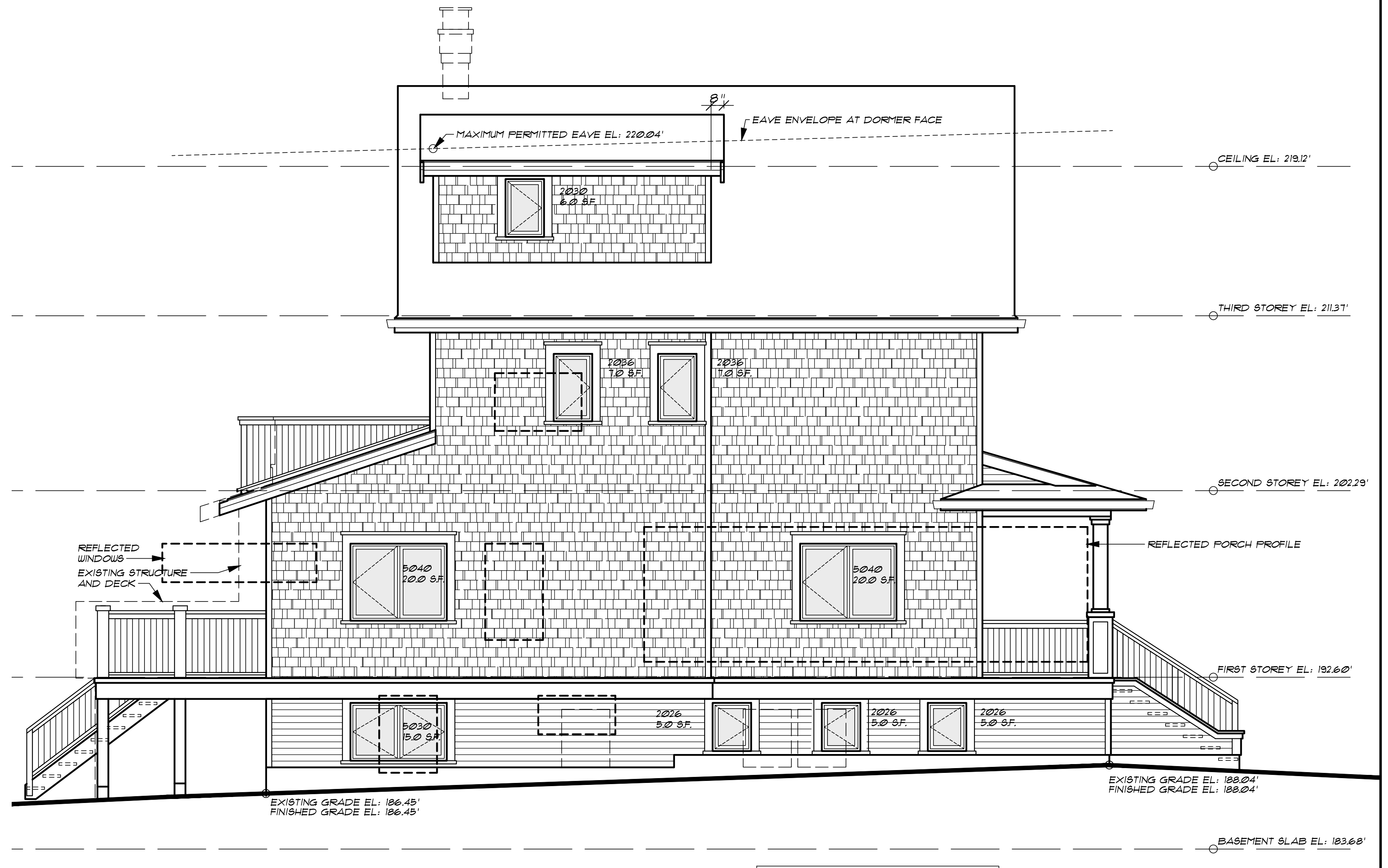
WHOLE FACE

UNPROTECTED OPENINGS:	
SPRINKLER:	YES
WALL AREA:	959 SQ. FT.
LIMITING DISTANCE:	20.7 FT.
PERMITTED OPENINGS:	710.1 SQ. FT. 74.1%
PROPOSED OPENINGS:	274.0 SQ. FT. 28.6%

north elevation

CLOSEST FACE

UNPROTECTED OPENINGS:	
SPRINKLER:	YES
WALL AREA:	239 SQ. FT.
LIMITING DISTANCE:	20.7 FT.
PERMITTED OPENINGS:	176.9 SQ. FT. 74.1%
PROPOSED OPENINGS:	93.8 SQ. FT. 39.3%



west elevation

UNPROTECTED OPENINGS:	
SPRINKLER:	YES
WALL AREA:	901 SQ. FT.
LIMITING DISTANCE:	4.4 FT.
PERMITTED OPENINGS:	134.8 SQ. FT. 15.0%
PROPOSED OPENINGS:	90.0 SQ. FT. 10.0%

These drawings comply with the 2012 B.C. Building Code

NORTH - WEST ELEVATION
 5 OF 15
 1808

Scale: 1/8"=1'
 Date: DEC 13 2018
 Designed: RON VAN DER EERDEN
 Drawn: RCV
 Checked: RCV

PROPOSED ADDITION FOR
 MORGANDALE DEVELOPMENTS LTD.
 255 EAST 17TH AVE
 VANCOUVER, B.C.

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