

MATTHEW CHENG ARCHITECT INC.

#202-670 EVANS AVE., VANCOUVER, B.C. V6A 2K9
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2881 E Georgia Street, Vancouver BC

DP - 2018 - 01124

Design Rationale.

The zoning of 3130 20th Ave is RS-1

The existing house was assessed as a character house

We are applying for conditional approval uses of

- Infill in conjunction with retention of character house existing on the site as of January 16, 2018
- Multiple conversion dwelling, in conjunction with retention of a character house existing on the site as of January 16, 2018, that contains no housekeeping or sleeping units.

The lot area is 3625.88 sf. originally.

After 4.5' of lane dedication, the final lot area is 3477.41 sf.

The permissible FSR is 0.85 or 3082.00 sf

Including 2% insulation area bonus the permissible area is 3143.64 sf measured to cladding.

The existing house is 1560.03.25 sf.

We are proposing the building area of the multiple conversion dwelling to be 2249.25 sf.

The infill building is proposed to be 853.69 sf. (FSR 0.25)

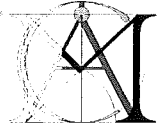
The total area is 3102.94 sf measured to cladding which is under the permissible area of 33143.64 sf. including 2% insulation area.

The intent is to retain the character of the front facade of the existing house.

The elevation of the main floor of the existing house is 154.45'.

We are proposing to keep the main floor elevation to 131.41' while constructing a new concrete foundation.

The headroom of the existing attic is not livable of approx. 4' to 5' headroom.



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We are proposing to change the slope of the roof from 6 / 12 to 12 / 12 with the spring line 2' above the ceiling of the main floor. With add of 2 shed roof dormas, the attic space has become livable.

The front windows doors, porch and stairs are kept at the same location maintaining the same character.

The material is Hardie shingle style siding painted in Heritage color.

The infill building fulfills all guidelines.

We trust this conversion could keep the character of the existing house and enhance the streetscape of the neighborhood.