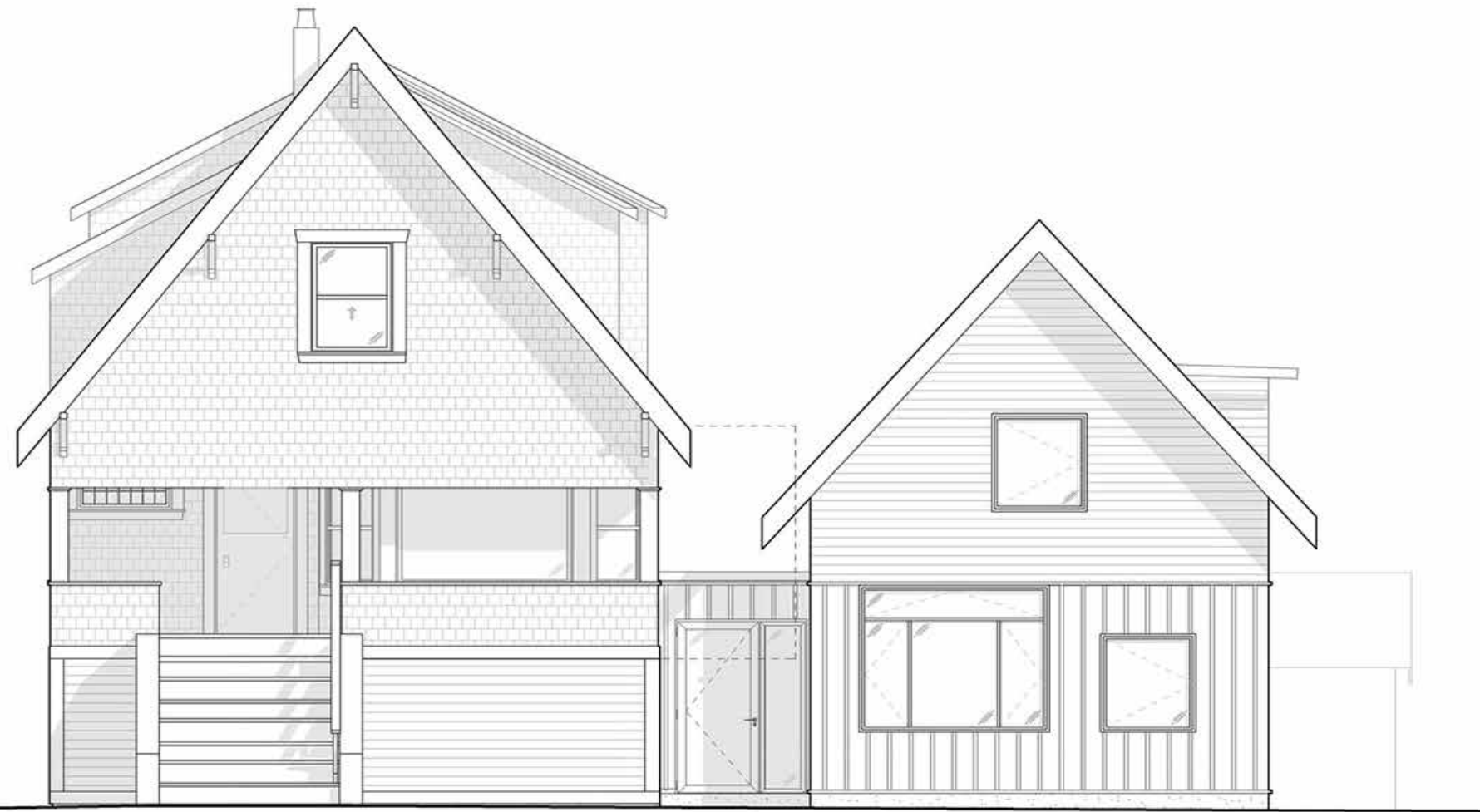


A.03

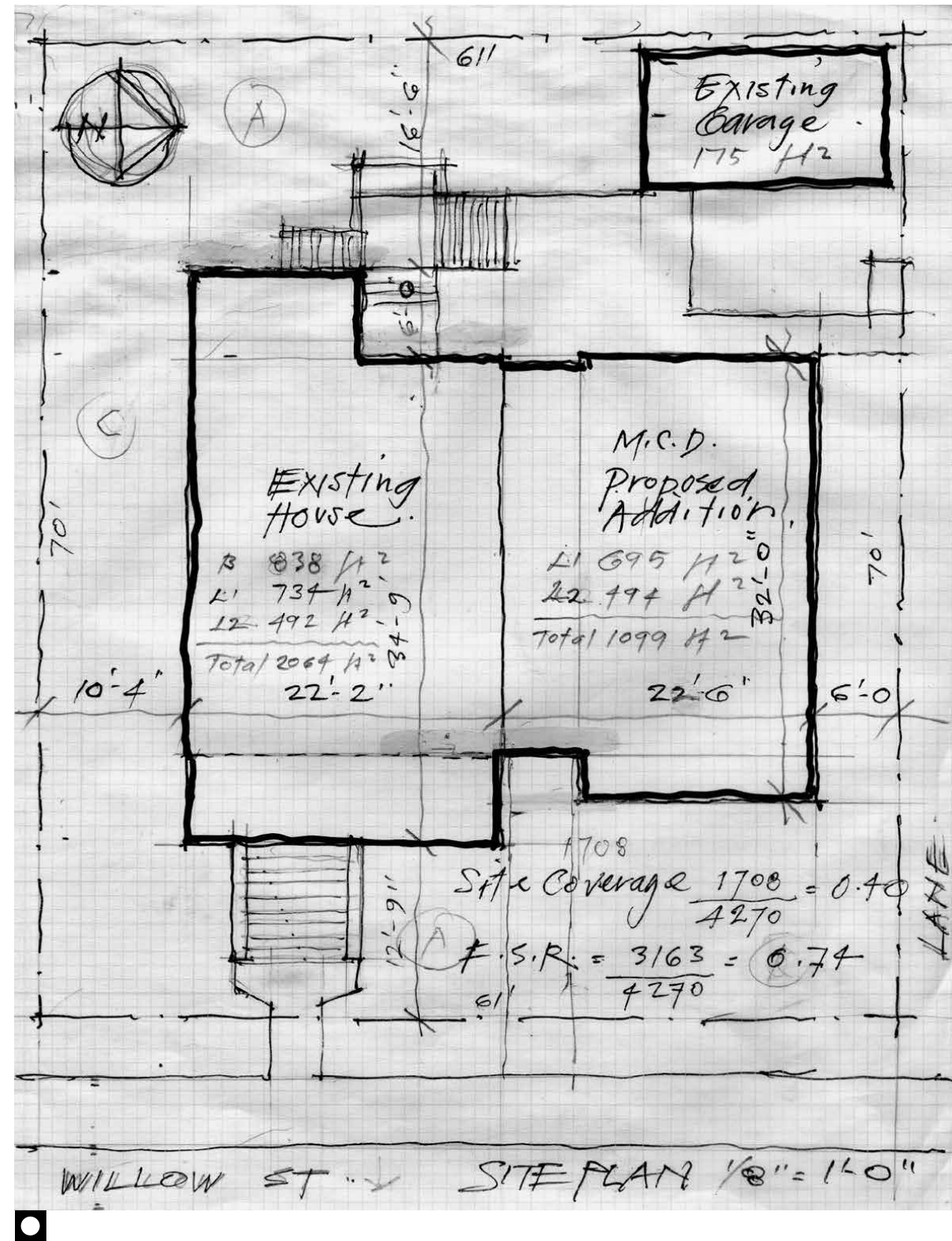


Title	An Addition to a Family Home
Program	Multiple Conversion Dwelling
Zoning	RS-5
Status	Study
Location	Vancouver, B.C.
Size	3,173 sqf
FSR	0.74 x 4,270 sqf = 3,173 sqf

■ *Front Elevation*

■ *Digital Image*

A.03



- ▲ *An Addition to a Family Home* aims to densify a non-standard lot in Vancouver's RS-5 zone. **Proposed use is Multiple Conversion Dwelling in conjunction with retention of a Character House.** This option permits additional density as well as various possible by-law relaxations which the re-development of this non-standard lot necessitates. This design adds a second volume in the side yard of the existing house. Connected to the original structure by a knuckle, this new addition contains a 3 bedroom unit. A garden level suite is added to the existing house, as the top two floors are retained as a self contained unit with select improvements to the main floor plan.

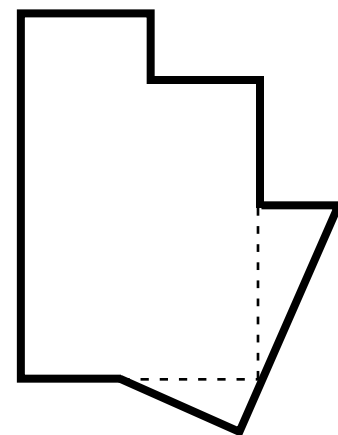
This project allows the current owners to remain on site and retain the character of their existing home, while adding housing to Vancouver's rental market. As this project is an MCD, it gives the owners the option to pursue stratification of the property and sell the addition, while retaining the existing house and the new garden level rental suite. The lot is currently occupied by a single family home from 1914 with minor renovations throughout it's lifetime.



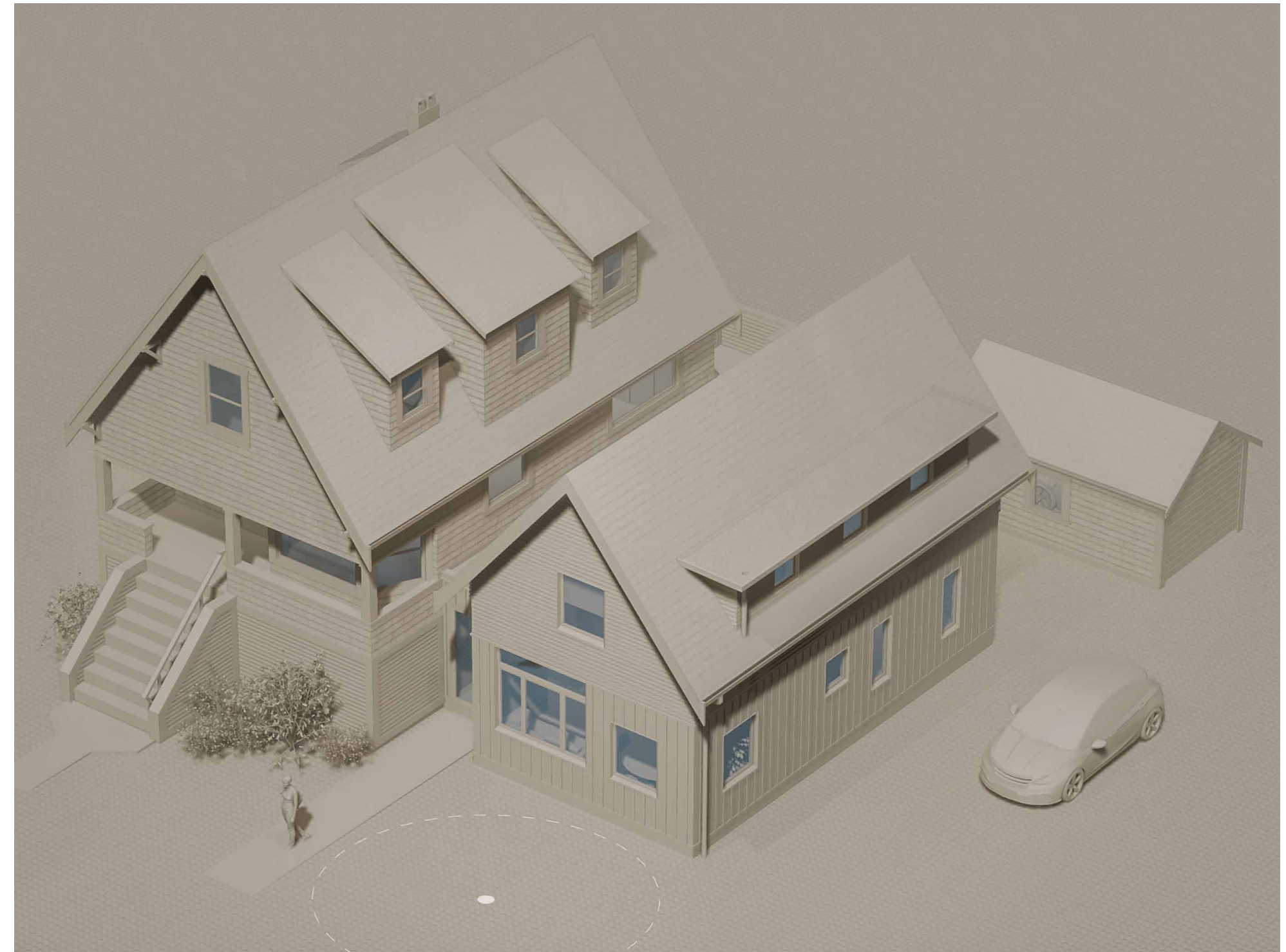
A.03



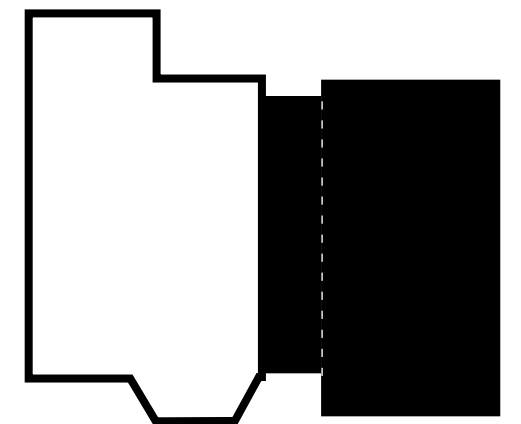
During its lifespan, two 'triangles' were added to the main floor plan to extend the living space. Sadly, this element is removed to accommodate the new addition. The porch 'triangle' is replaced by a large bay window. A magnolia tree is retained at the front of the site to partially screen the new addition from the street.



■ Existing Condition

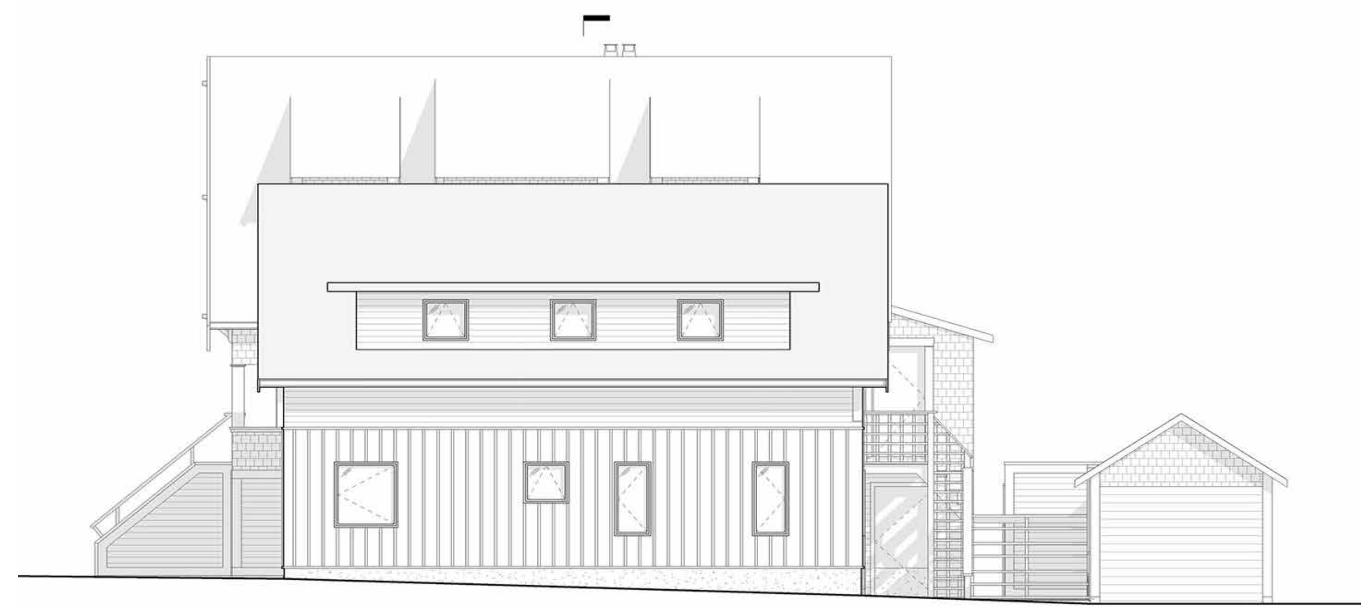
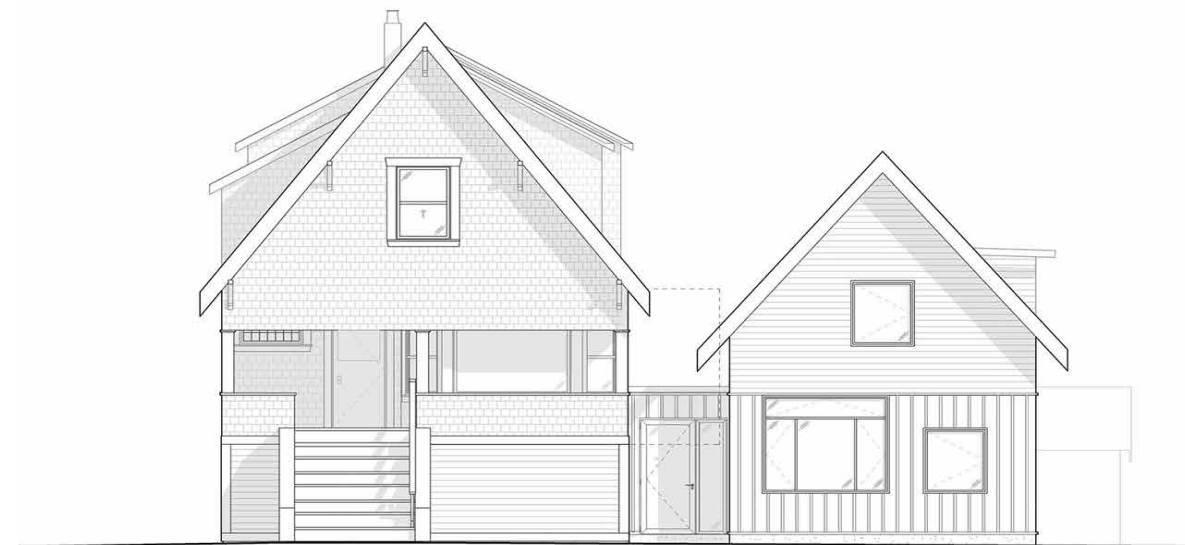
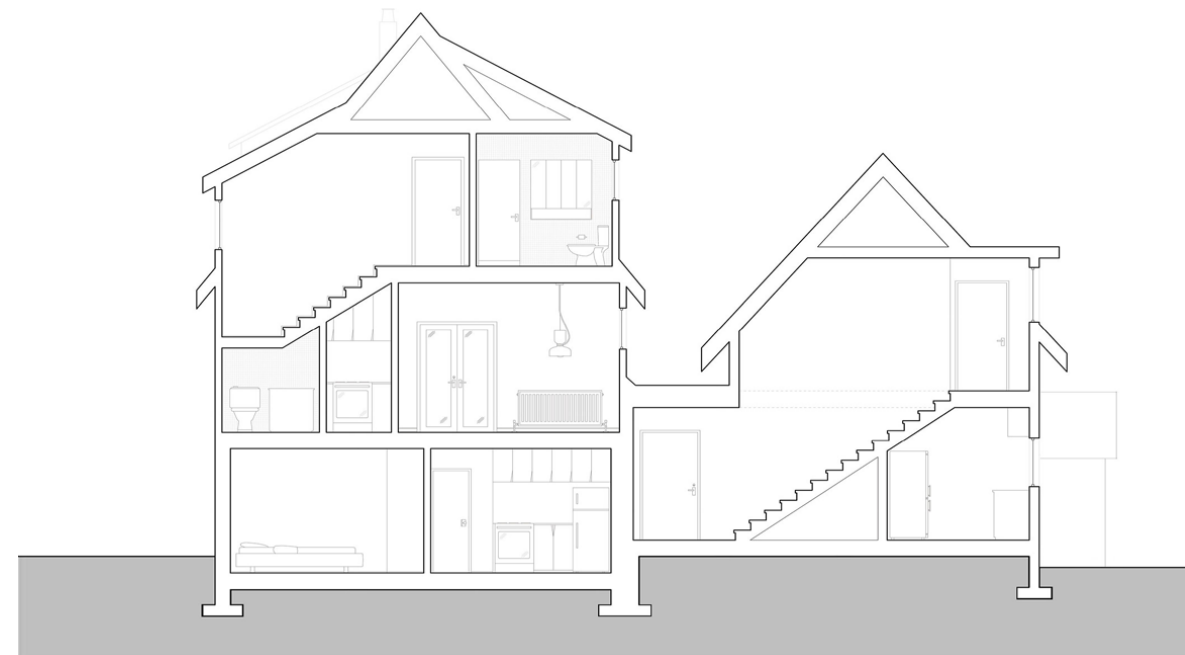


The facade of the addition references the existing home. A band of board and batten siding is derived from original interior wall panels of the existing house. The top portion of the massing is clad in horizontal siding borrowed from the lower band of the existing facade.



■ Proposed Condition (MCD)

A.03



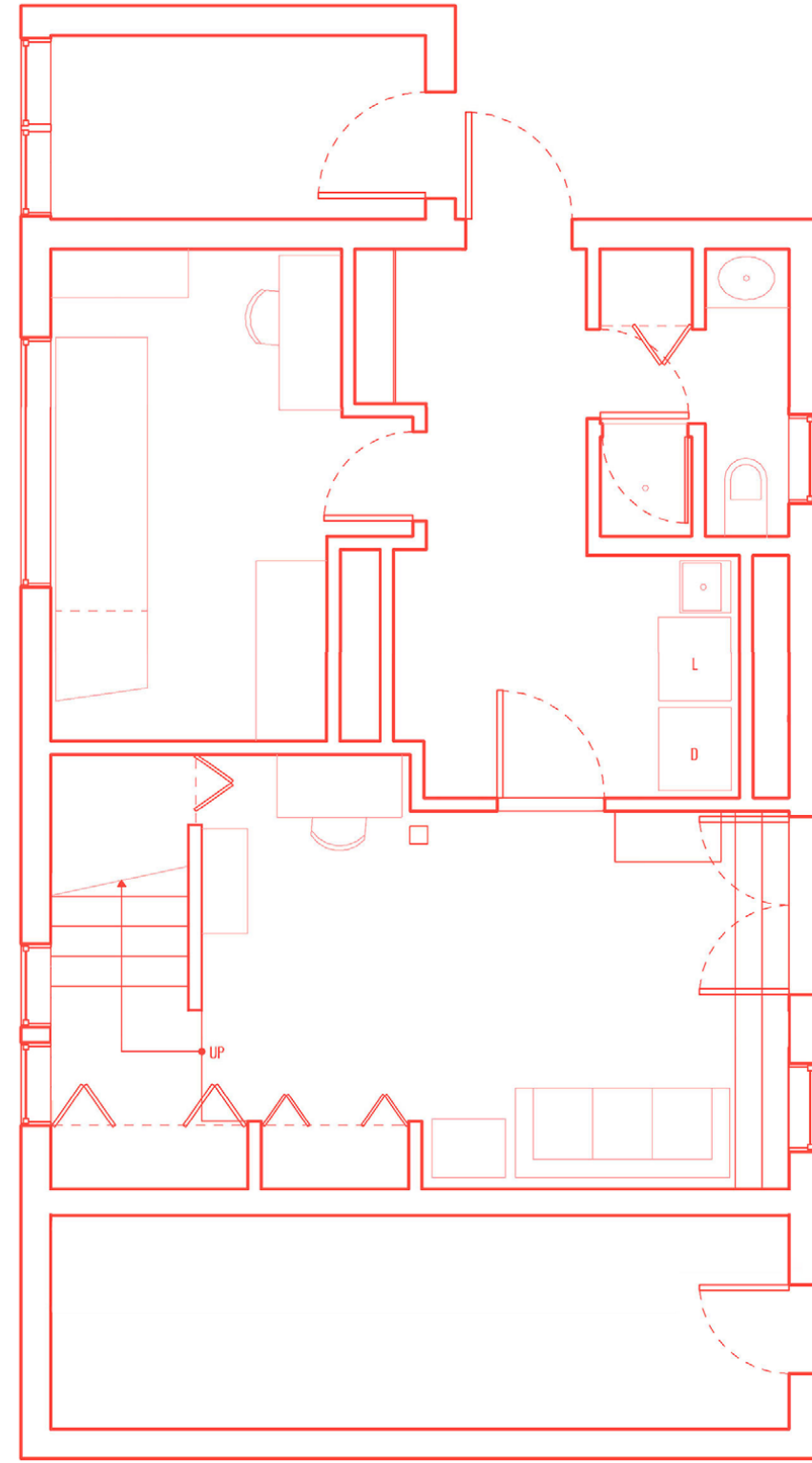
■ *Short Section*

▲ *Exterior Elevations*

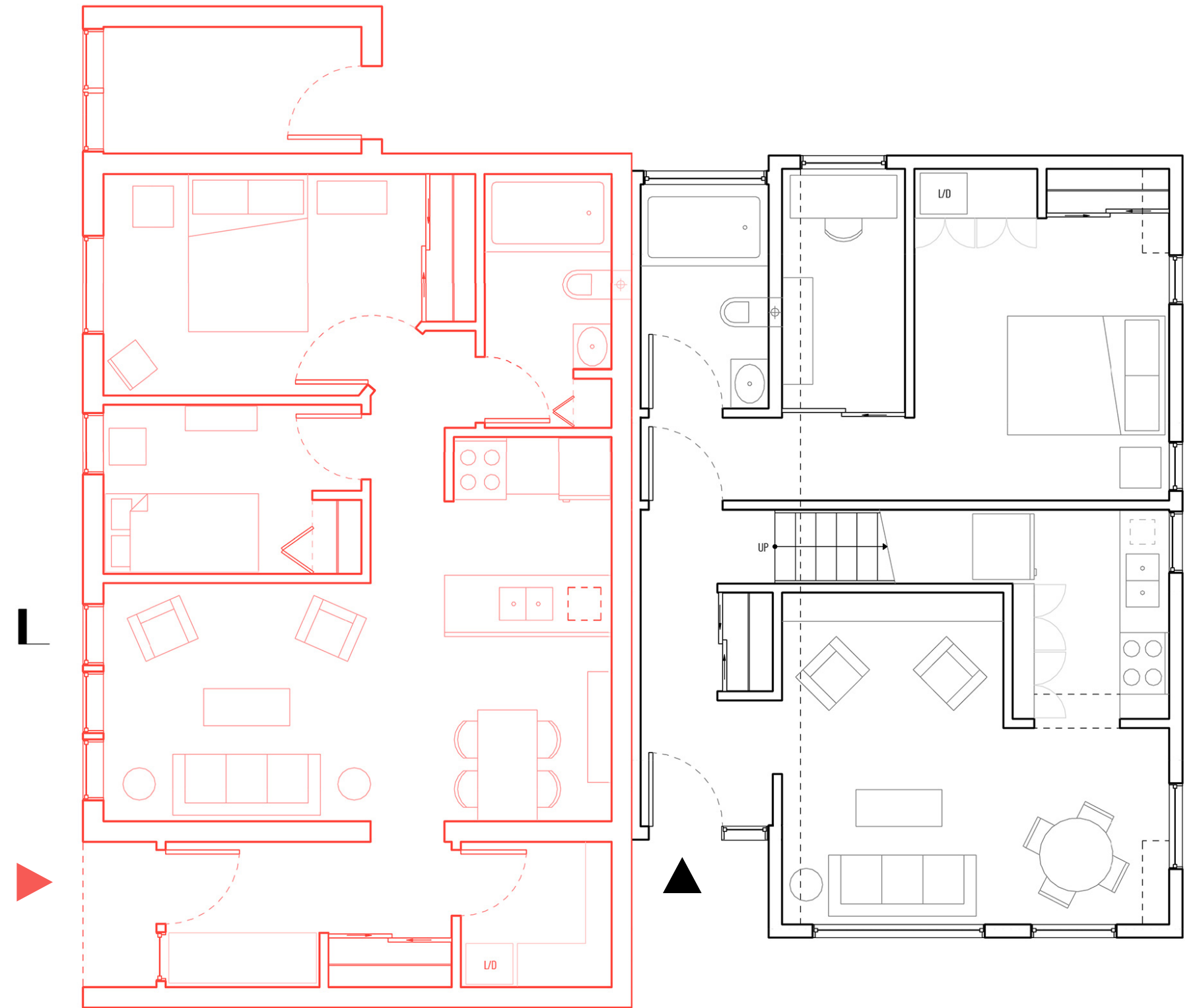


■ *Digital Image*

A.03



Existing Garden Floor Plan

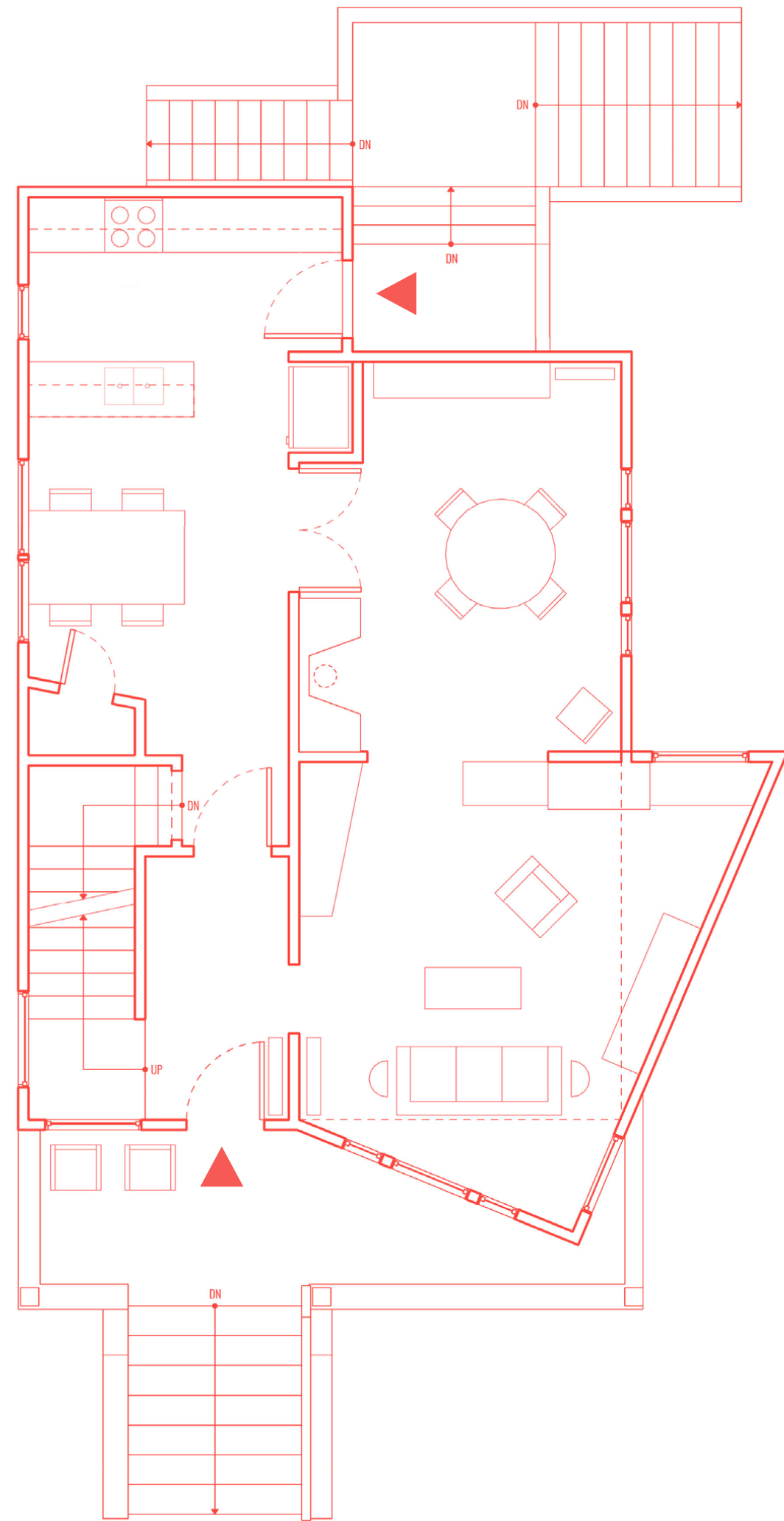


Proposed Main Floor Plan (+98.5')

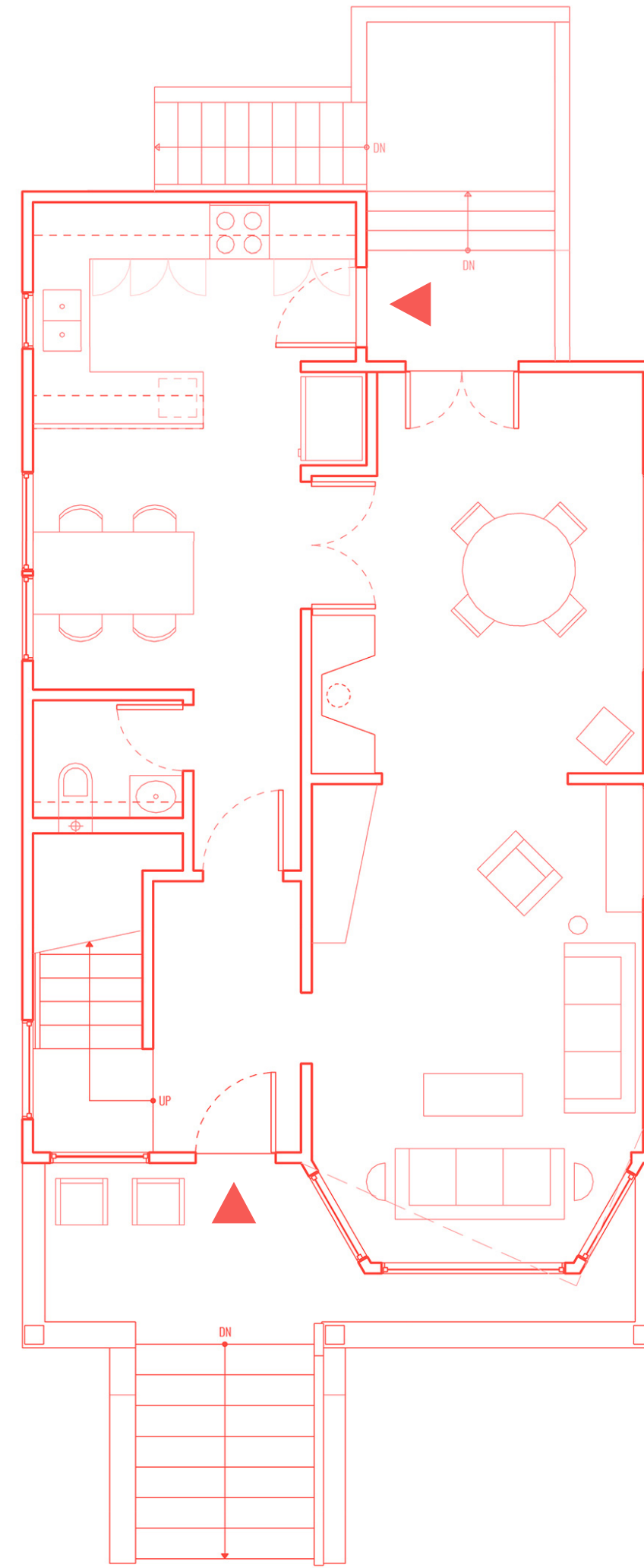
Addition Main Floor Plan (+101.75')

Proposed MCD Floor Plan

A.03

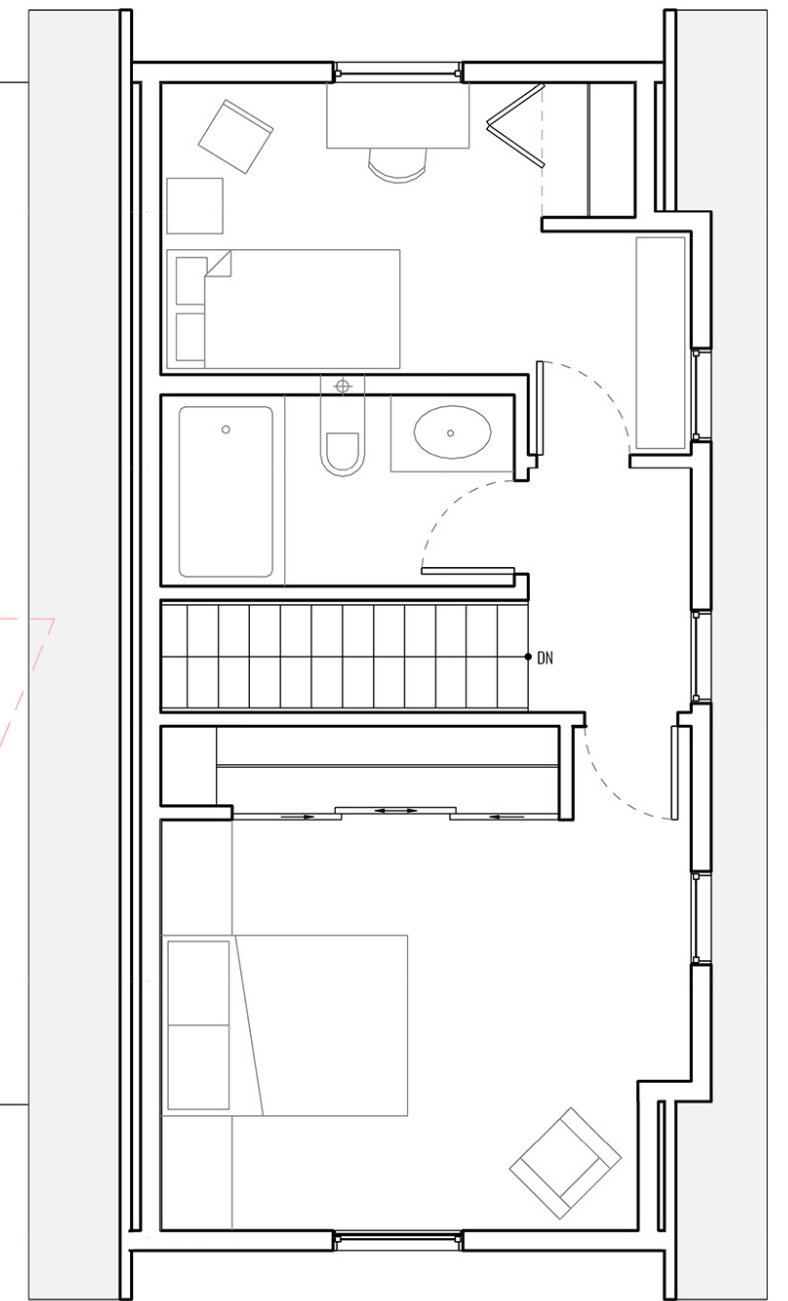


Existing Main Floor Plan



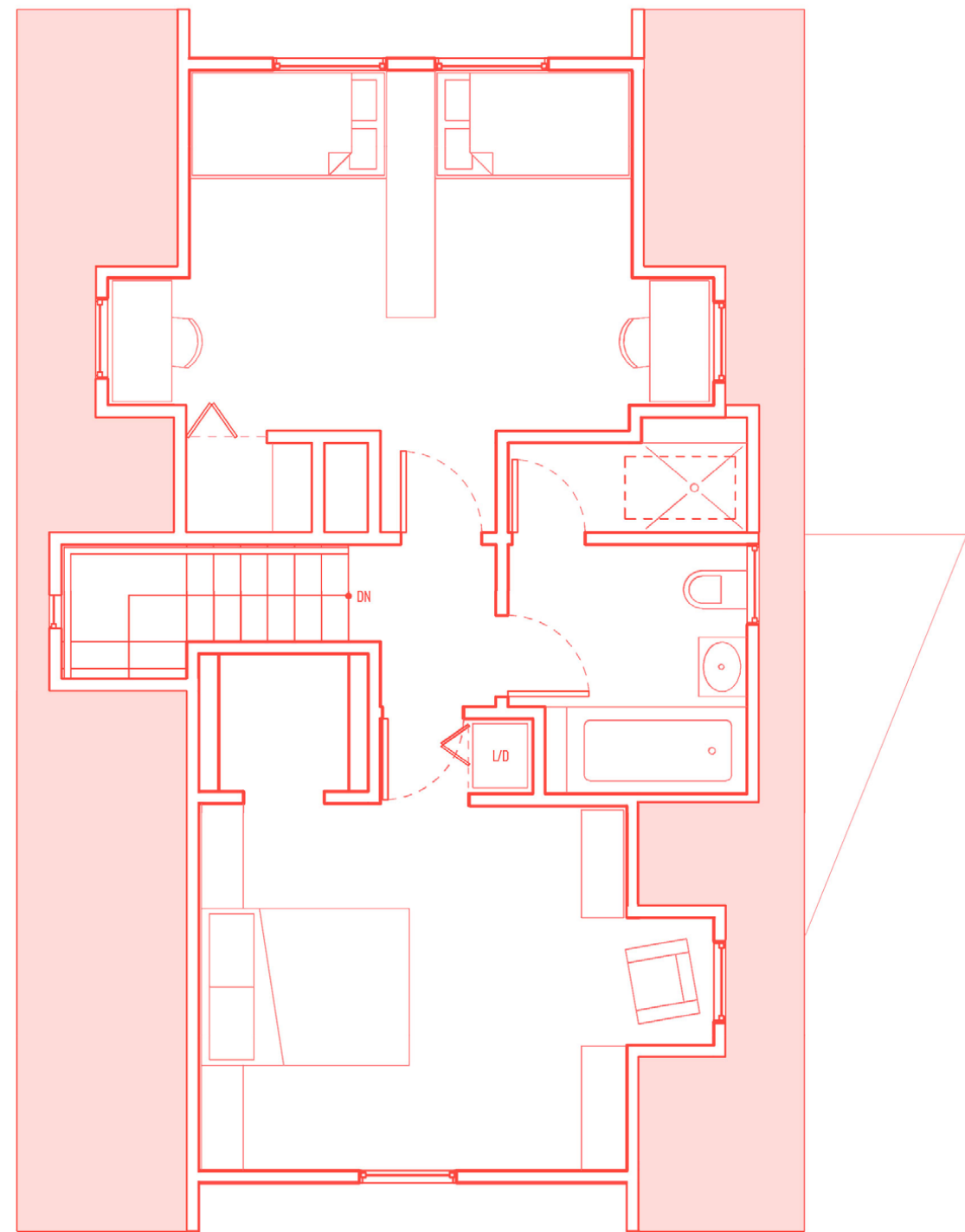
Proposed Main Floor Plan (+106.25')

Proposed MCD Floor Plan

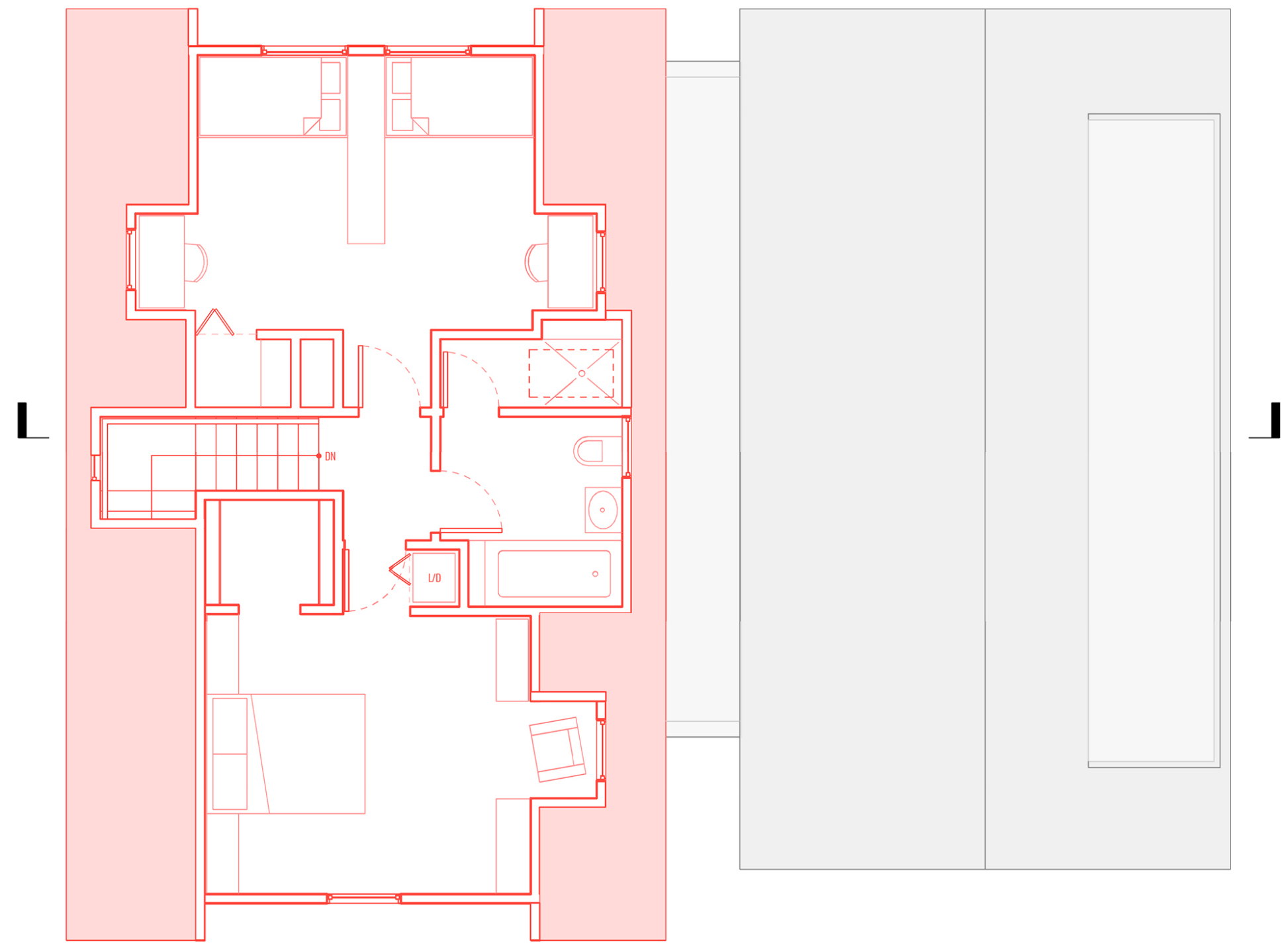


Addition Upper Floor Plan (+110.5')

A.03



Existing Upper Floor Plan



Proposed Upper Floor Plan (+116.25')

Proposed MCD Floor Plan

Addition Roof Plan (B.O. eave +112.5')

A.03

An Addition to a Family Home



A.03

