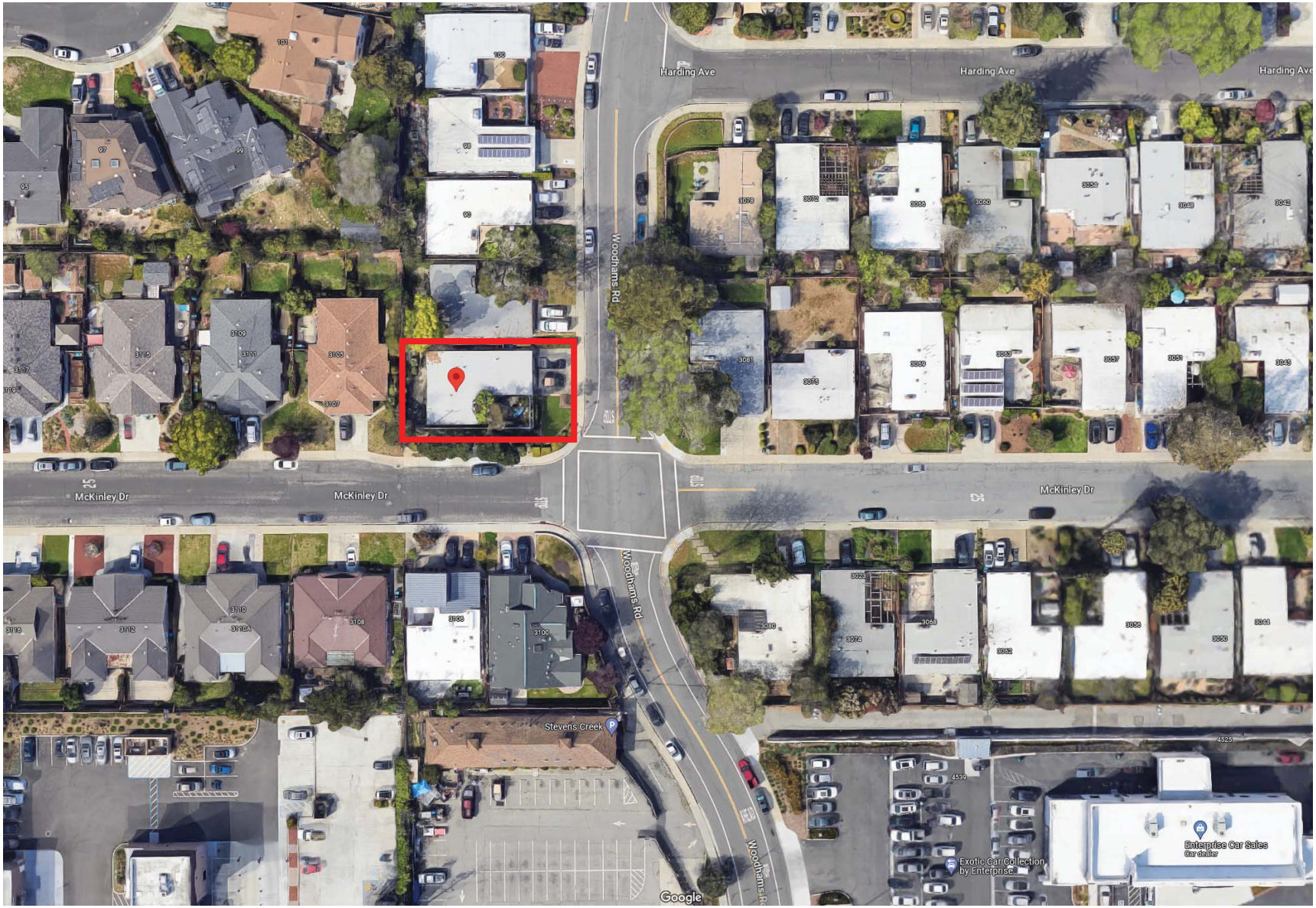
74 Woodhams Road

Lot Size:

63.50’ x 100’

6,264 SF



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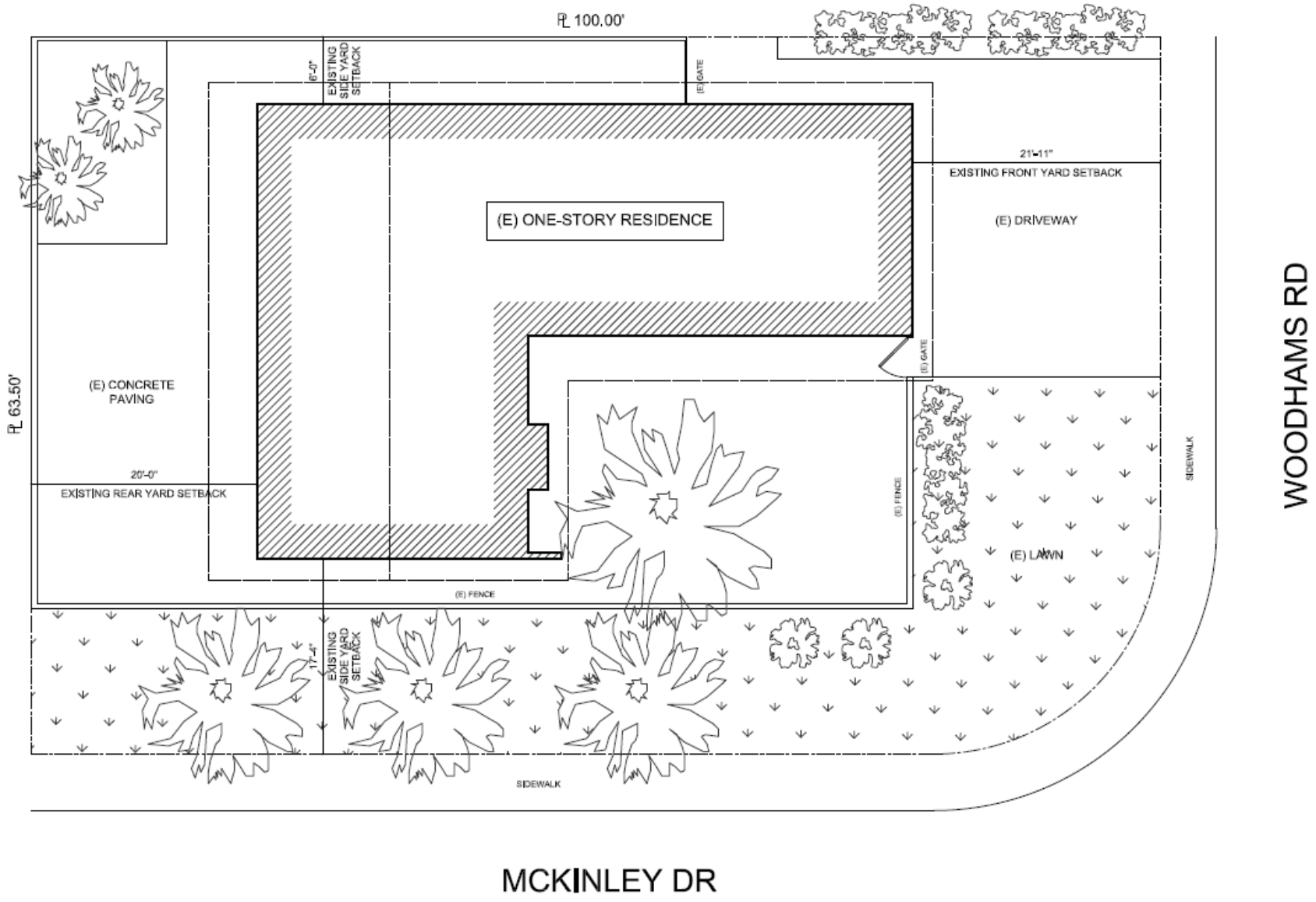
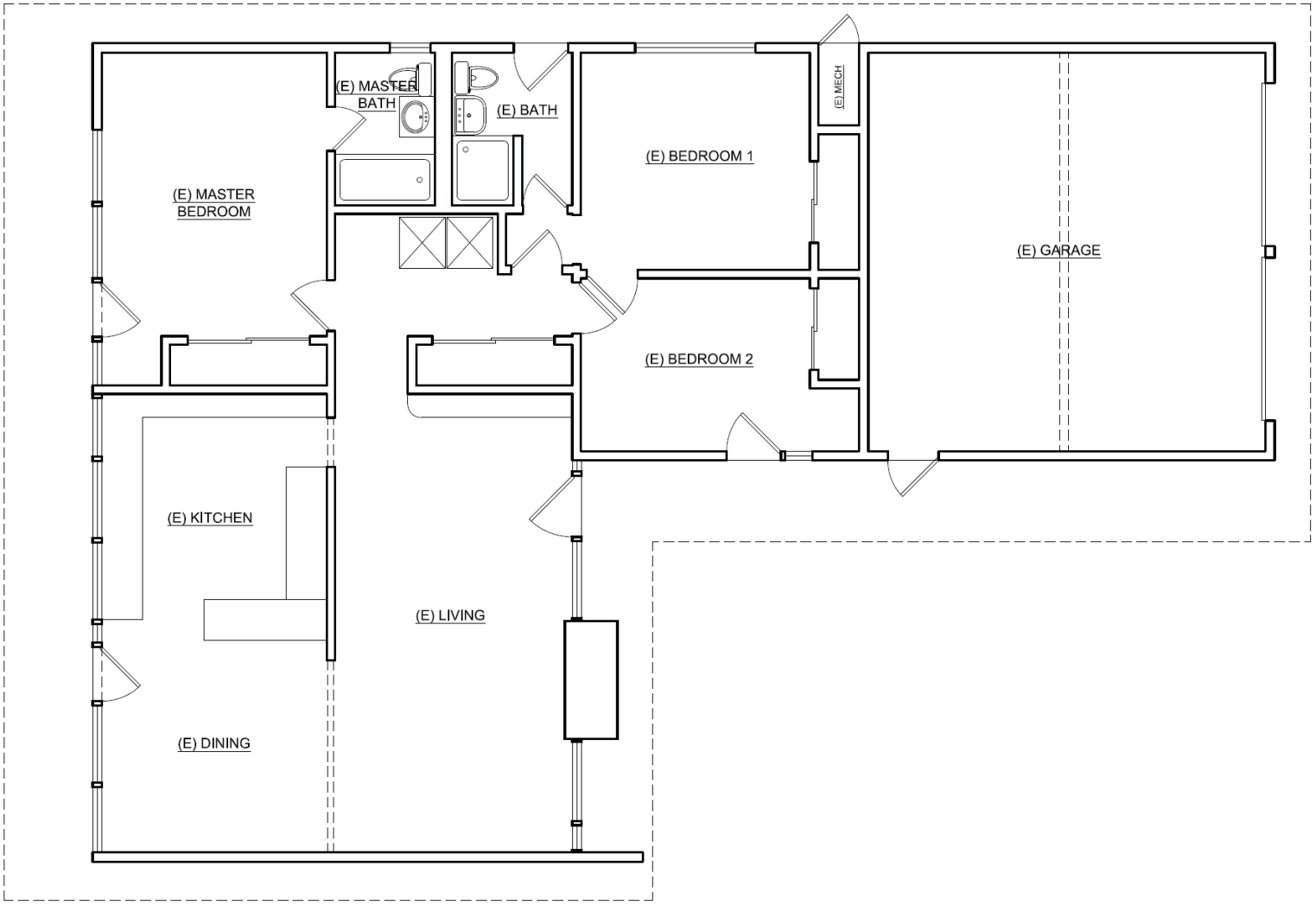


Existing:
1,673 SF
3BR / 2BA



Program:

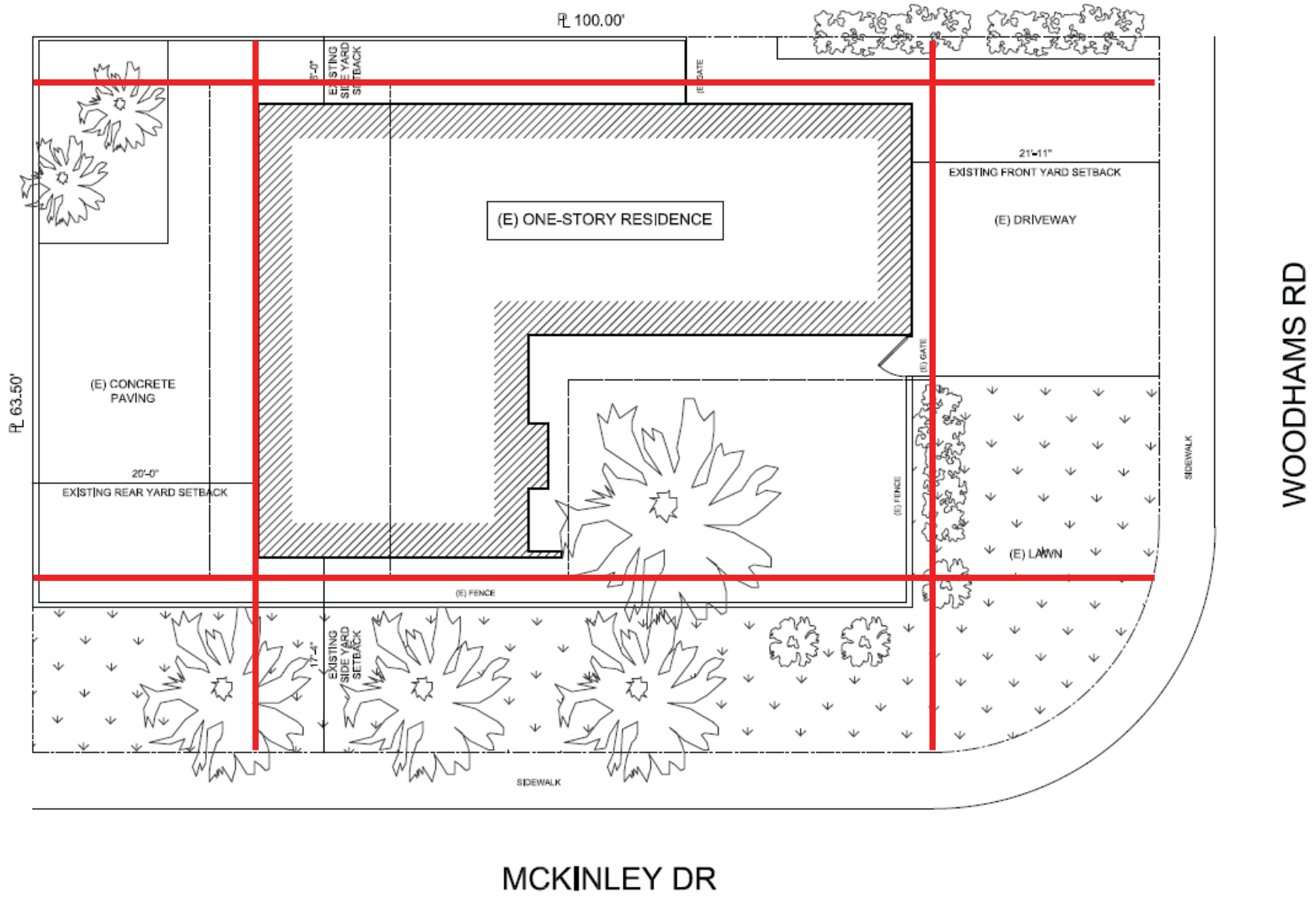
- Additional bedroom suites for multi-generational living
    - Provide Kid's rooms
    - Provide an elderly-friendly suite
- Larger and more functional bedrooms
- Additional bathrooms
- Dedicated office space for WFH
- Additional dining and gathering areas for the larger household

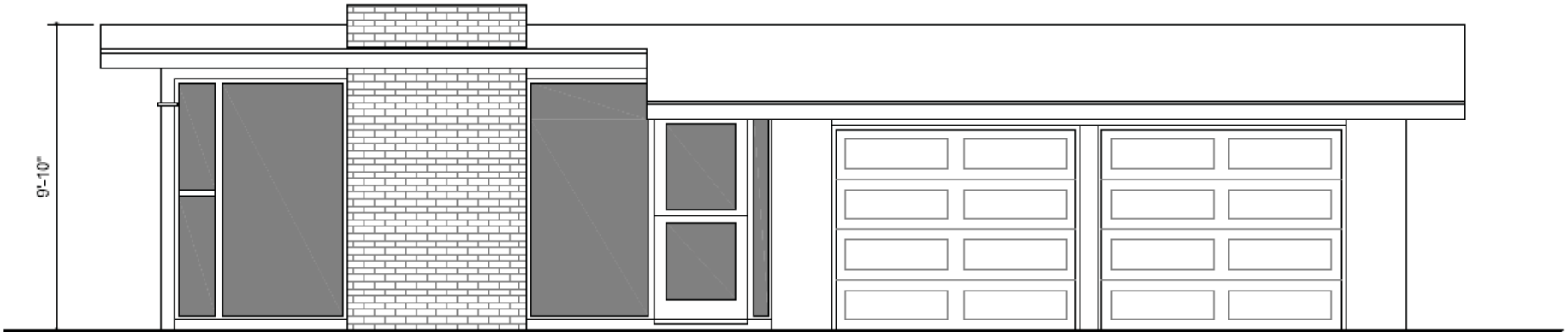
Required Setbacks:

FYS: 20’

ISYS: 5’ ; CSYS: 15’

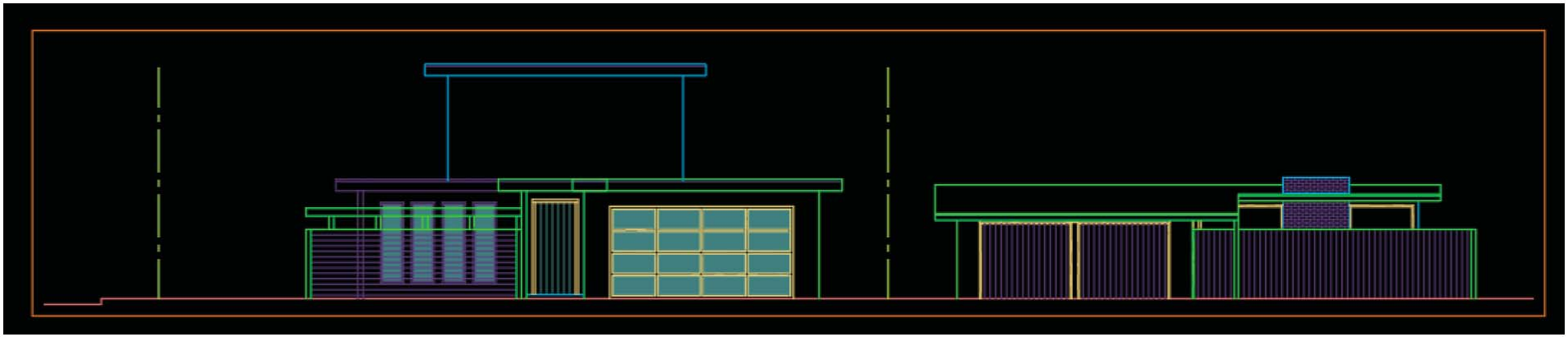
RYS: 20’





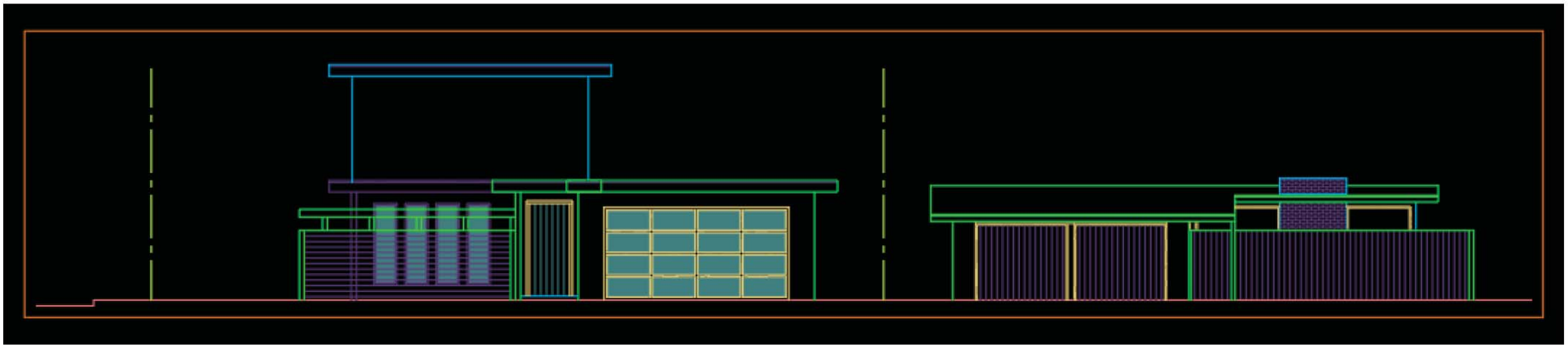
Existing Street Elevation
from Woodhams Road

‘Center’ Justified 2F



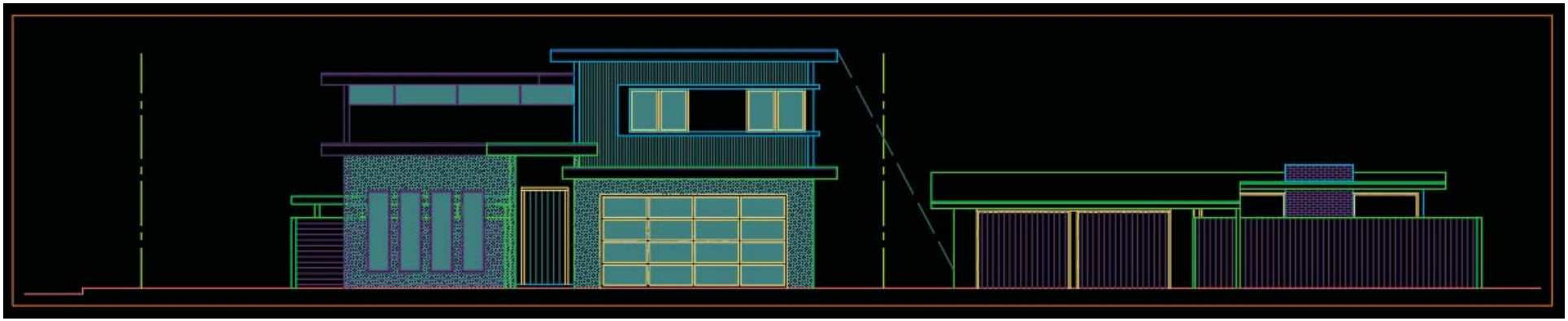
- Reads as obvious 2F addition
- Heavier structural implications due to non-stacking walls
- Massing more suited for larger properties

‘South’ Justified 2F

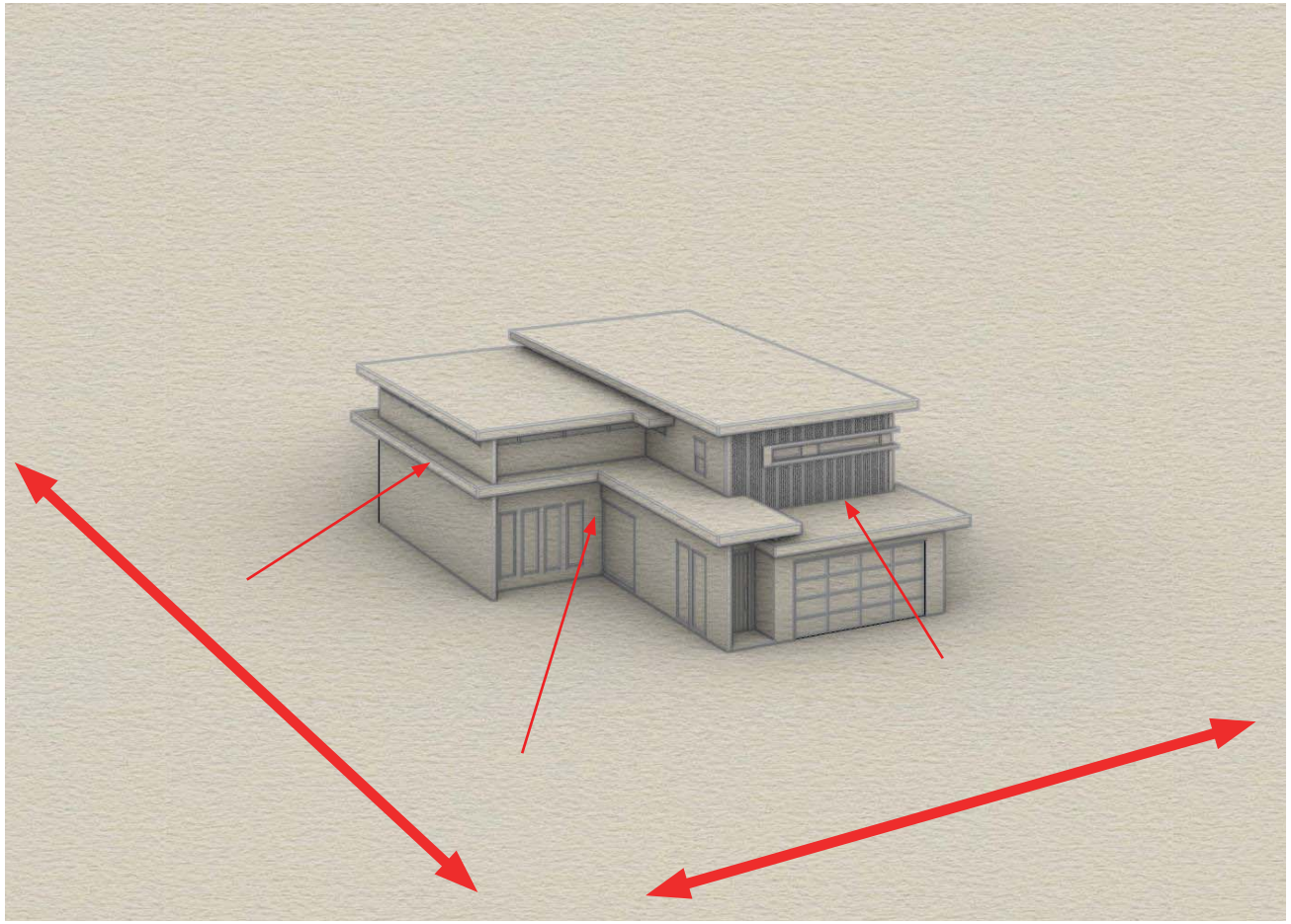


- Aggregates large block of mass right along side street
- Most visible location from the intersection
- Despite rear neighbor to be future 2F residence, better to not ‘load’ the street setbacks with mass

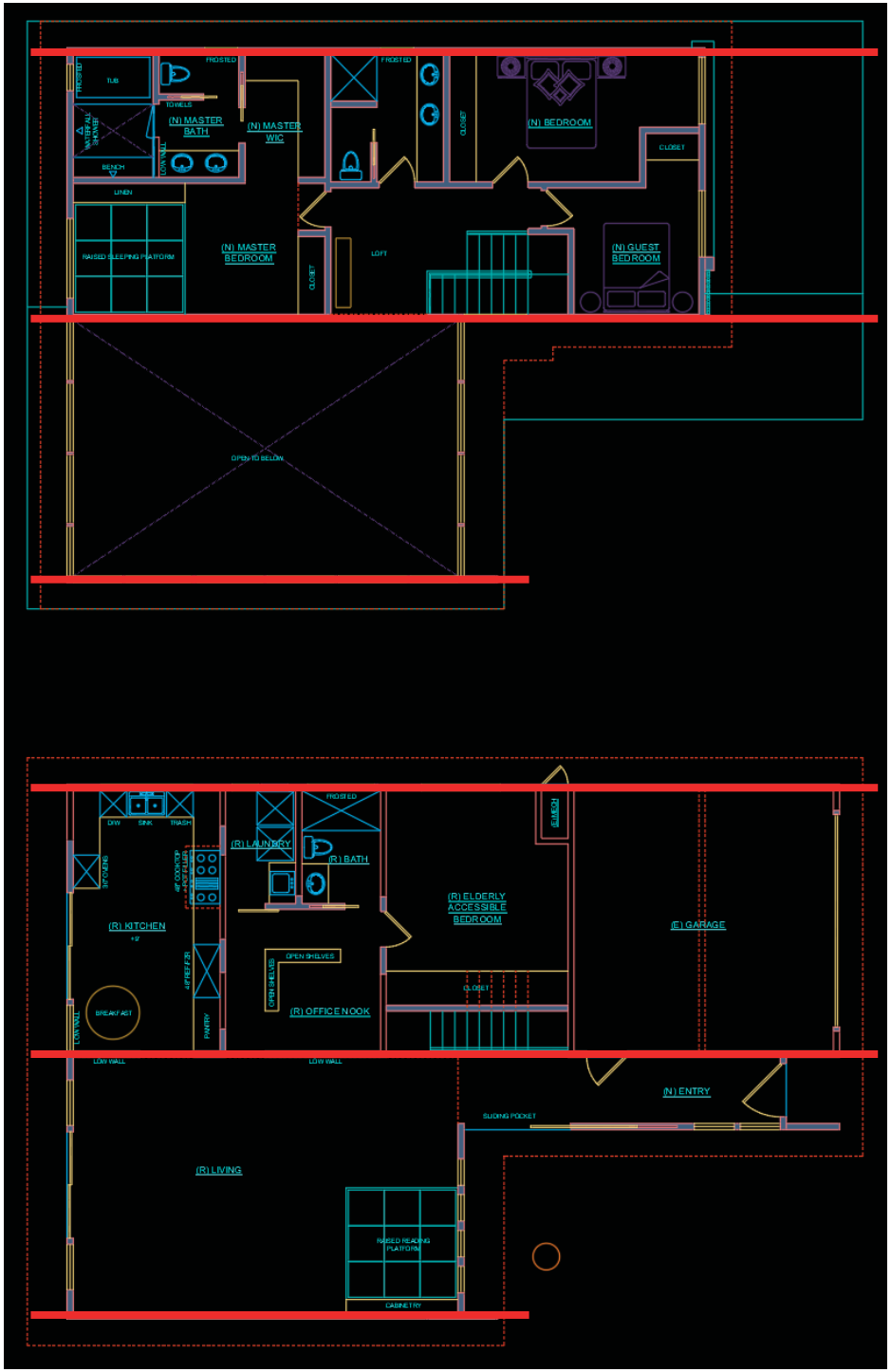
‘North’ Justified 2F



- Keeps tallest portions of the mass away from the street.
- 1.5 height space provides a buffer to help the true 2F area appear intentional
- Provides gradation of mass from the street level

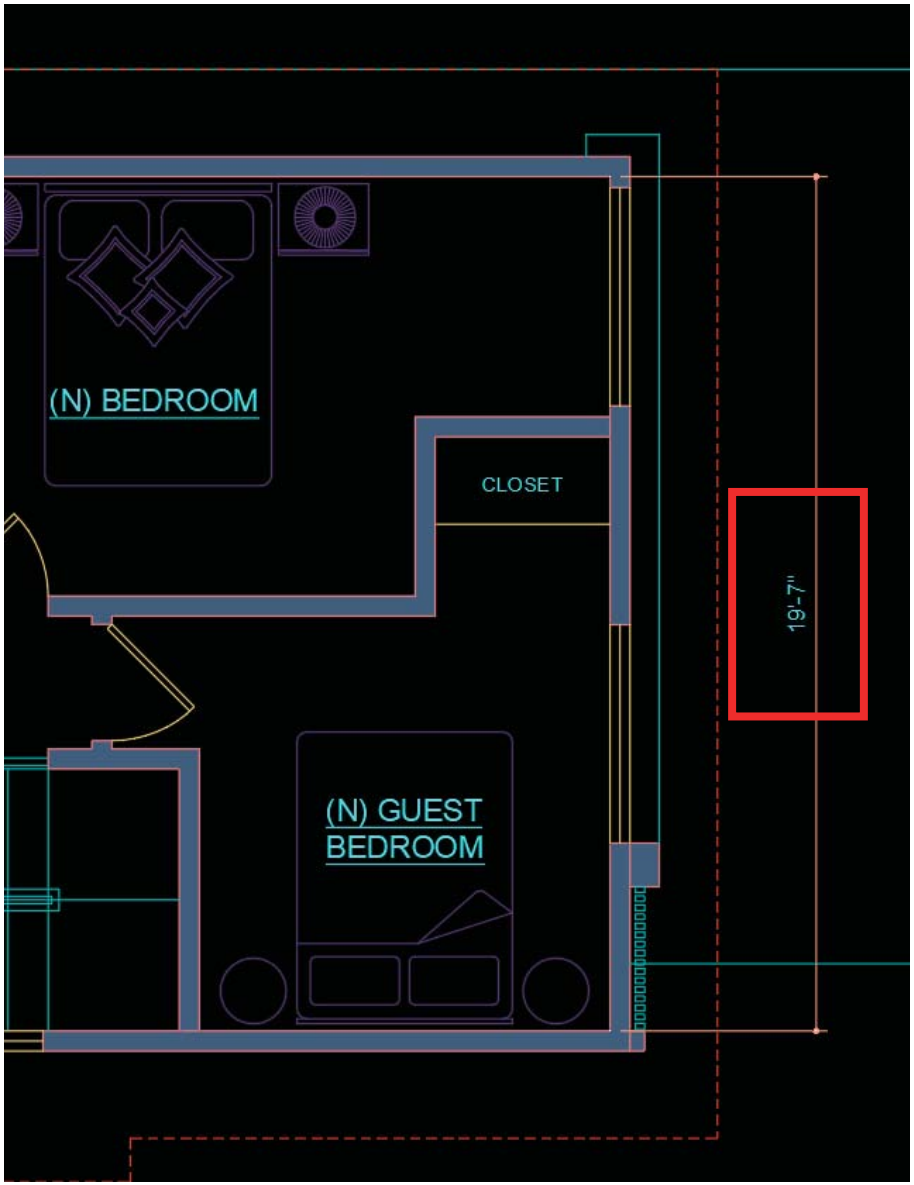


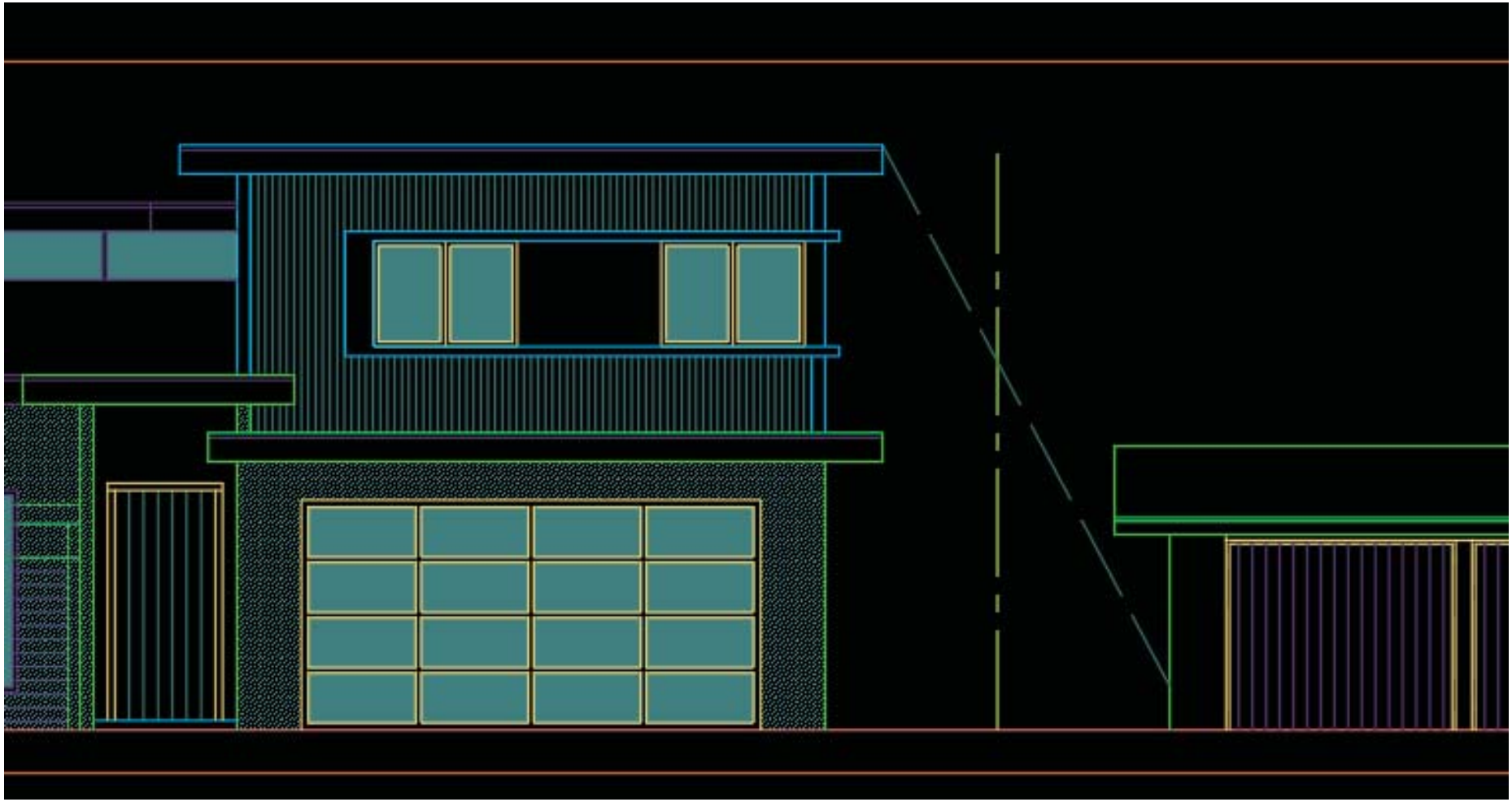
- Keeps tallest portions of the mass away from the street.
- 1.5 height space provides a buffer to help the true 2F area appear intentional
- Provides gradation of mass away from the street level, reading as a smaller building



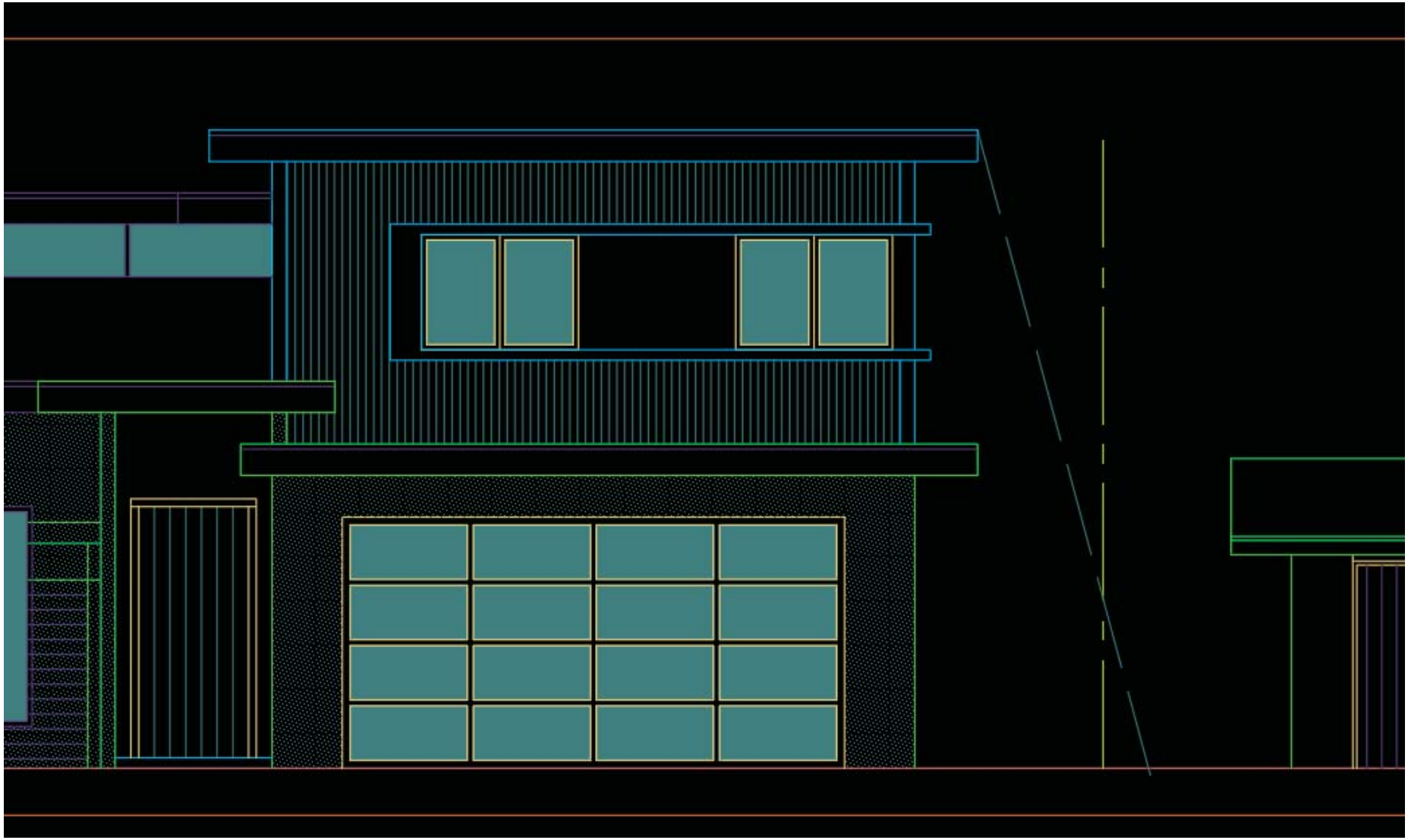
- Stacking on existing load-bearing walls is most structurally and financially efficient
- Minimizes extra ‘rebuilding’ of the structure

- 2F width only 19.5’
- Any measurable reduction of this width results in a very disproportionate 2F
- Shifting or extending 2F towards south results in the odd ‘center’ justified massing and encroaches on the courtyard



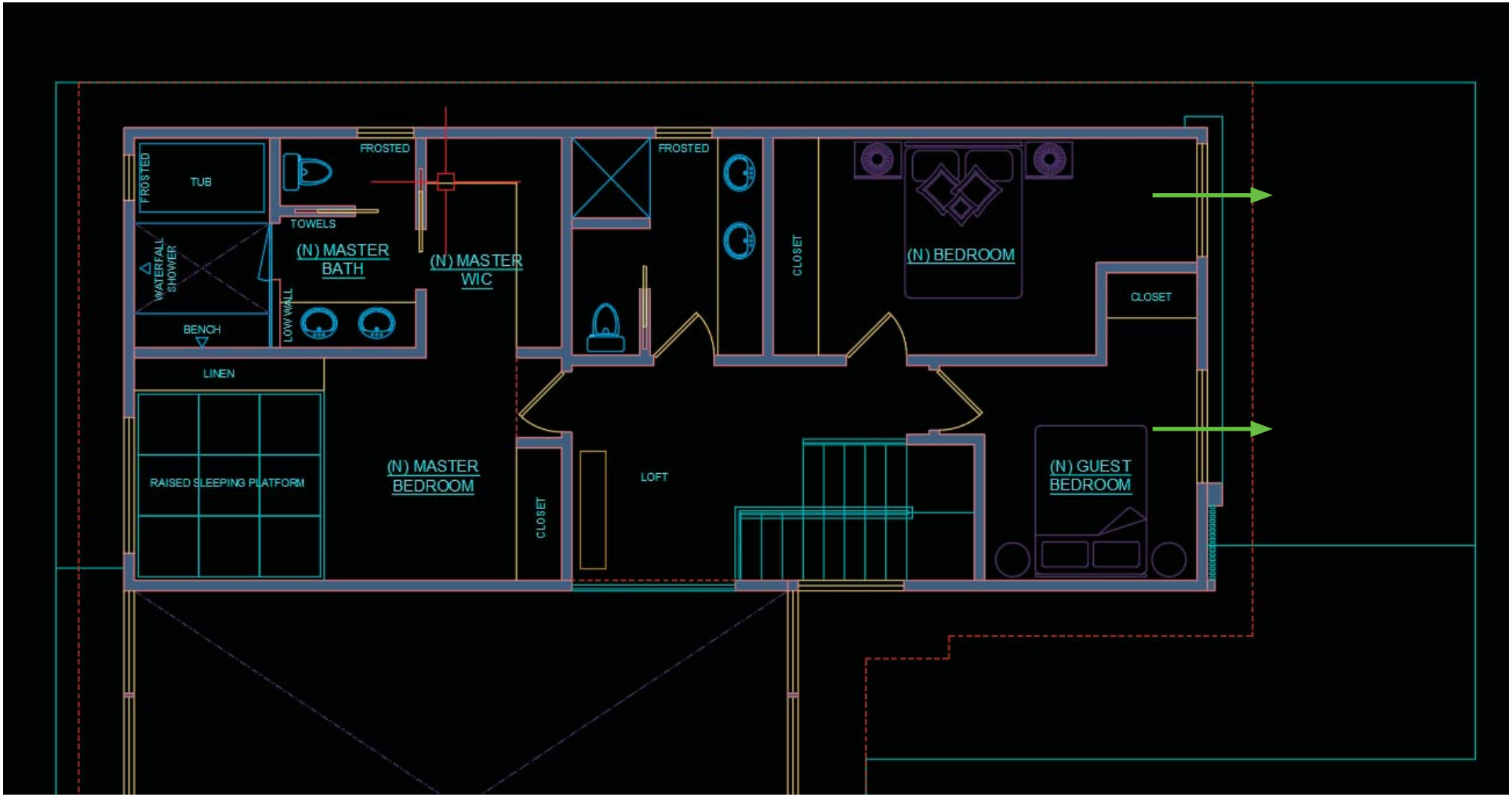


- Annual average solar angle of 33-34deg shades about 18" of the neighboring residence



- Most of the year the neighboring building is unshaded, with a peak solar angle of about 15-16deg


Limited shading of
neighboring home


FROSTED
TUB
FROSTED
TOWELS
(N) MASTER BATH
(N) MASTER WIC
WATERFALL SHOWER
LOW WALL
BENCH
LINEN
RAISED SLEEPING PLATFORM
(N) MASTER BEDROOM
CLOSET
LOFT
FROSTED
CLOSET
(N) BEDROOM
CLOSET
(N) GUEST BEDROOM