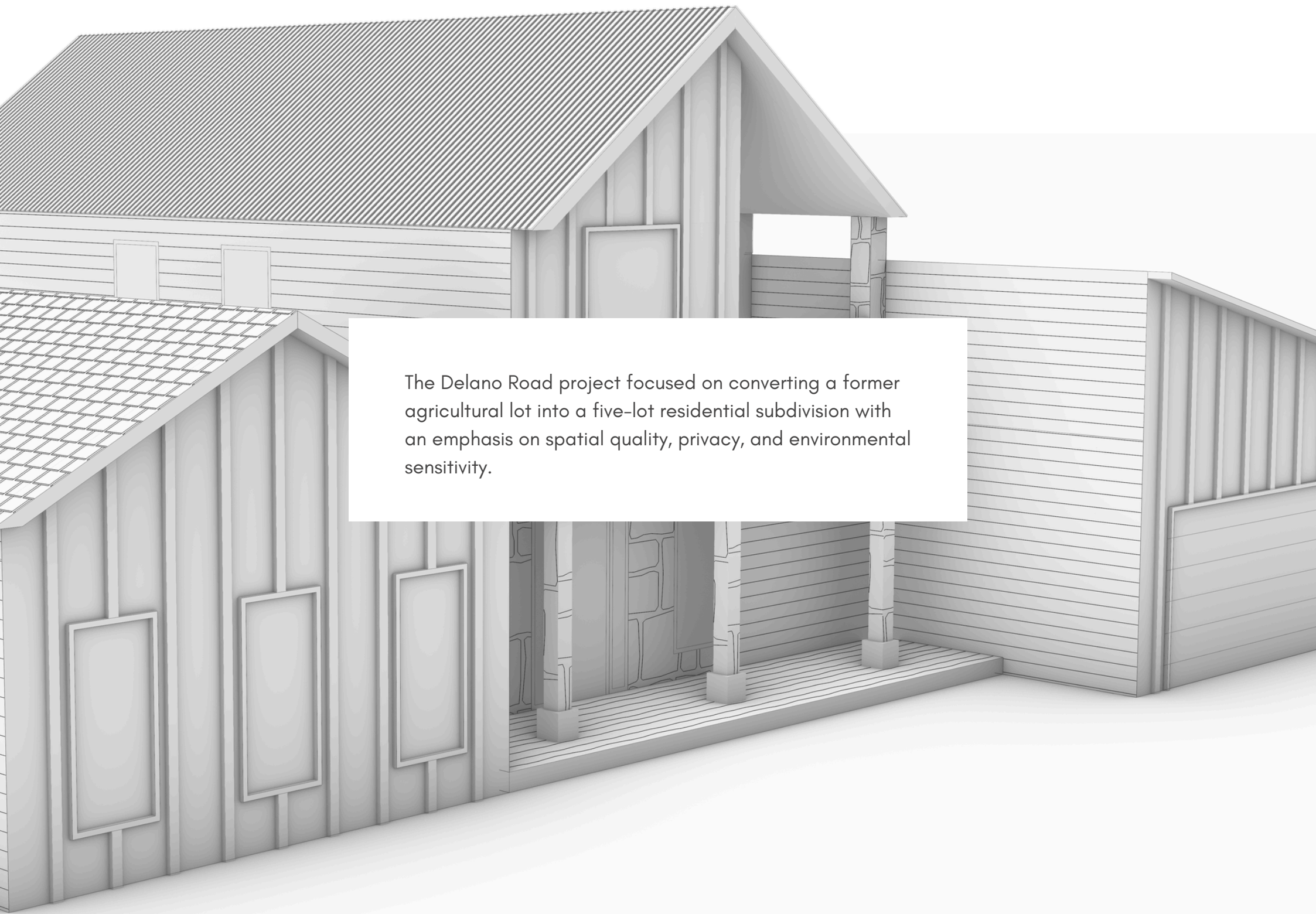


DELANO ROAD



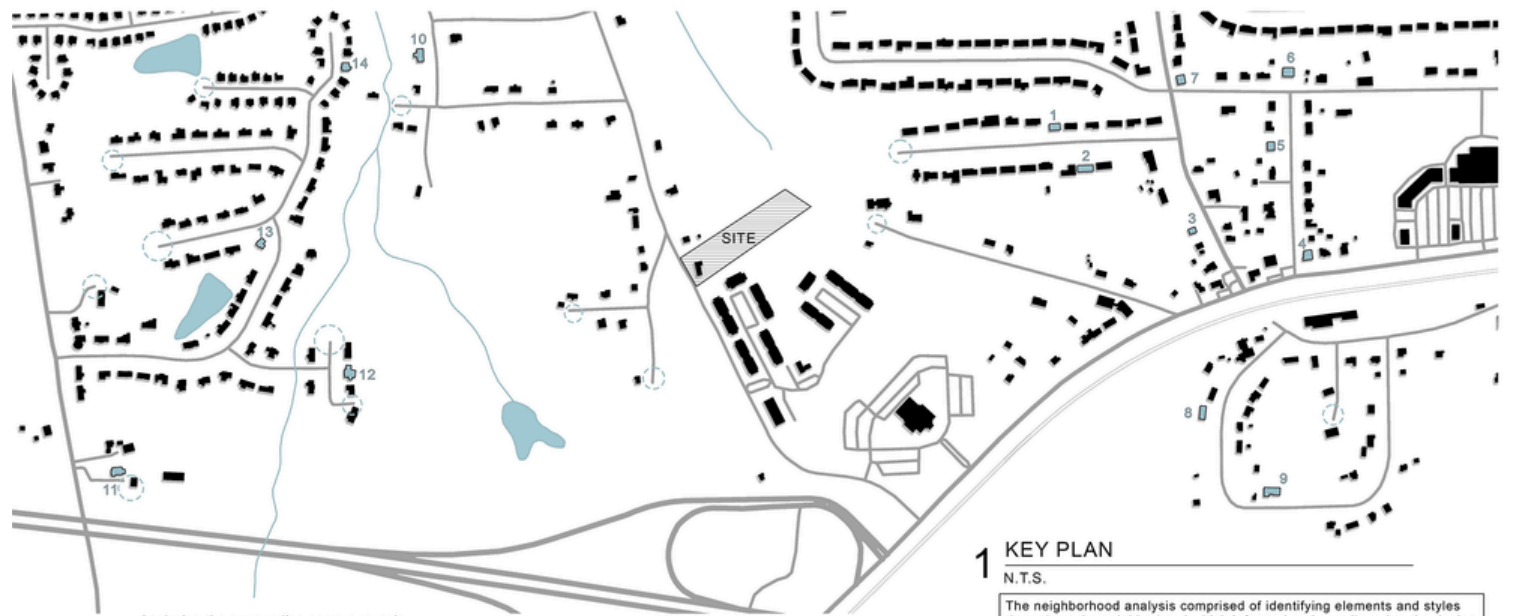


The Delano Road project focused on converting a former agricultural lot into a five-lot residential subdivision with an emphasis on spatial quality, privacy, and environmental sensitivity.

SITE AND CIRCULATION



The site design includes a spacious 24-foot-wide access road branching from Delano Road, providing equitable access to all lots via perpendicular 18-foot driveways directly leading to two-car garages. Complementing vehicular circulation, four-foot pedestrian paths connect driveways to front porches, ensuring safe and comfortable pedestrian movement.



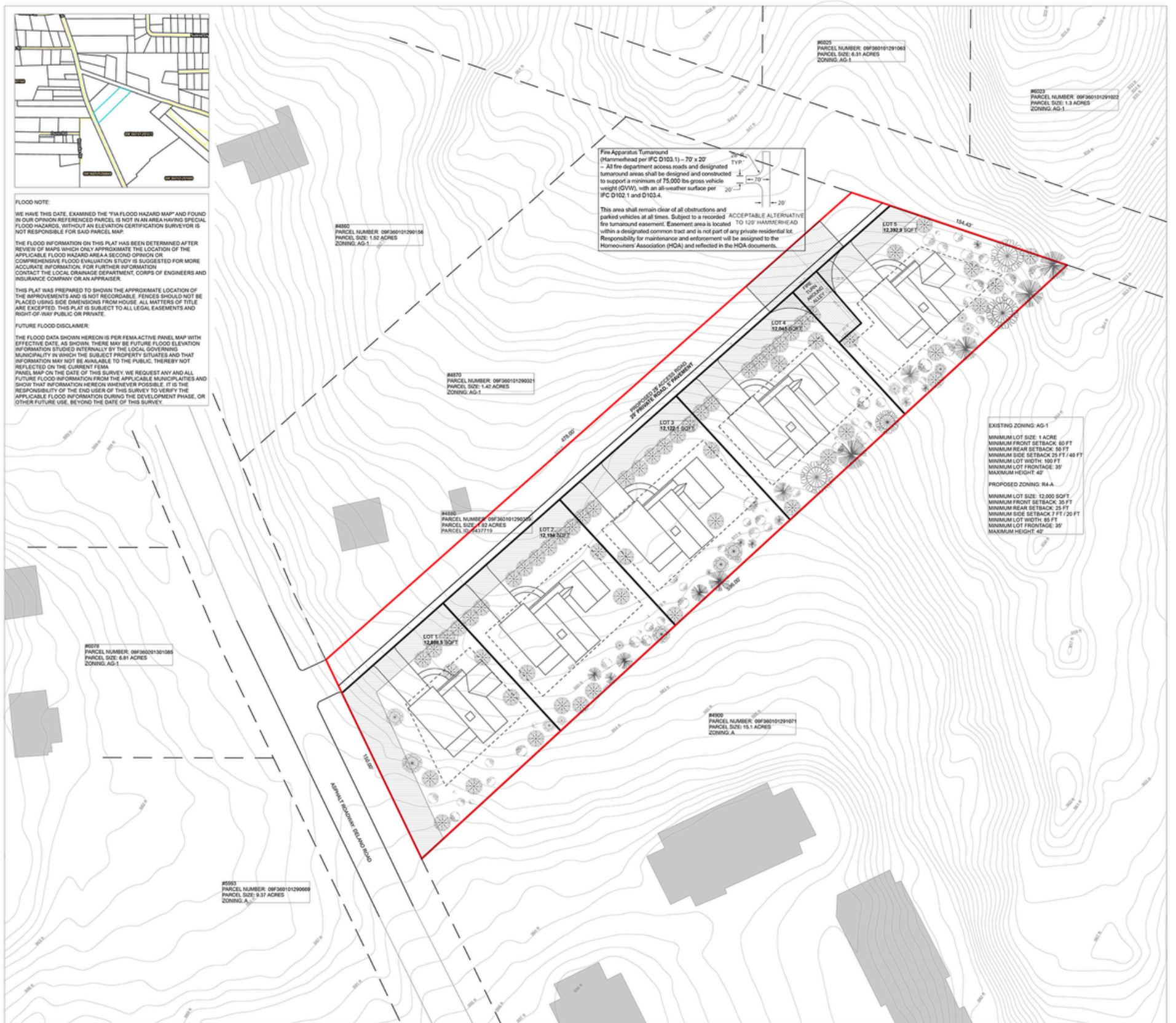
1 KEY PLAN
N.T.S.
The neighborhood analysis comprised of identifying elements and styles throughout the neighborhood which informed and contributed to the design of the proposed houses. This analysis led to a design relevant to the neighborhood but still innovative, fresh, and of high quality.



RESIDENTIAL FLOOR ORGANIZATION

Lot configurations vary: the leftmost and rightmost lots have narrower footprints due to irregular lot shapes, while the central three lots exploit larger, orthogonal buildable areas. This layout provides generous spacing (over 25 feet between homes) well exceeding the 14-foot minimum side setbacks, thus enhancing natural light penetration and reducing adjacency discomfort.

The rear boundaries border dense natural vegetation, increasing in thickness toward the east, preserving a natural green buffer and contributing to residents' sense of seclusion. Front yards are landscaped with trees, shrubbery, and functional lawns that visually and acoustically buffer the homes from the access road.

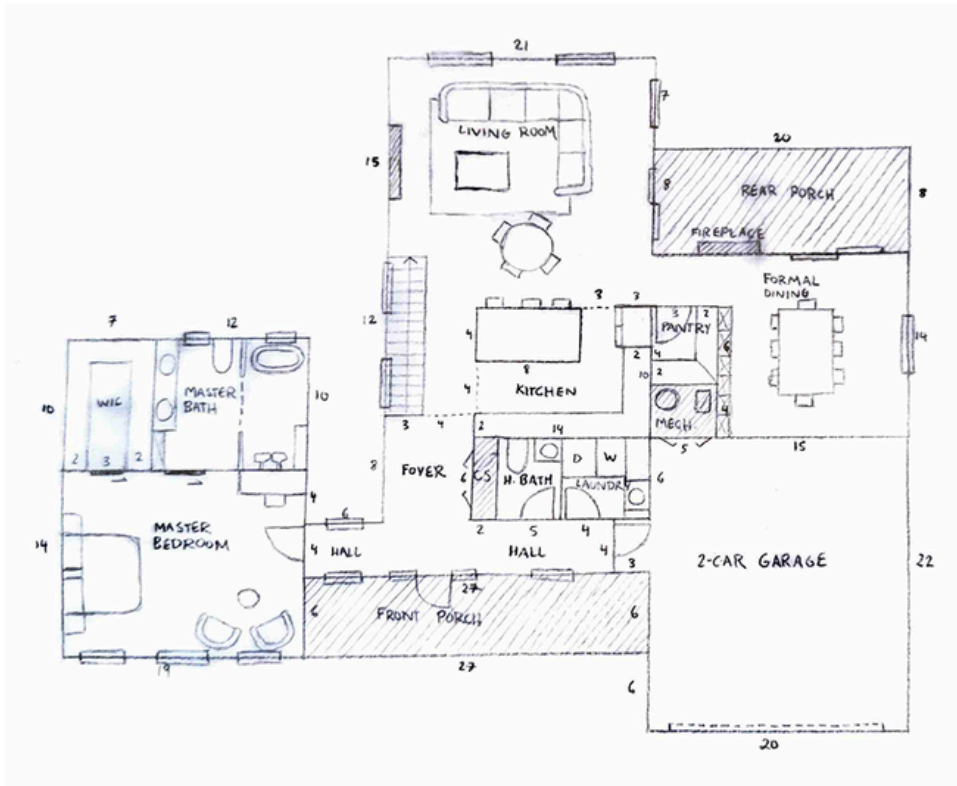


4 CONCEPTUAL SITE PLAN FOCUSED ON VEGETATION
 N.T.S.

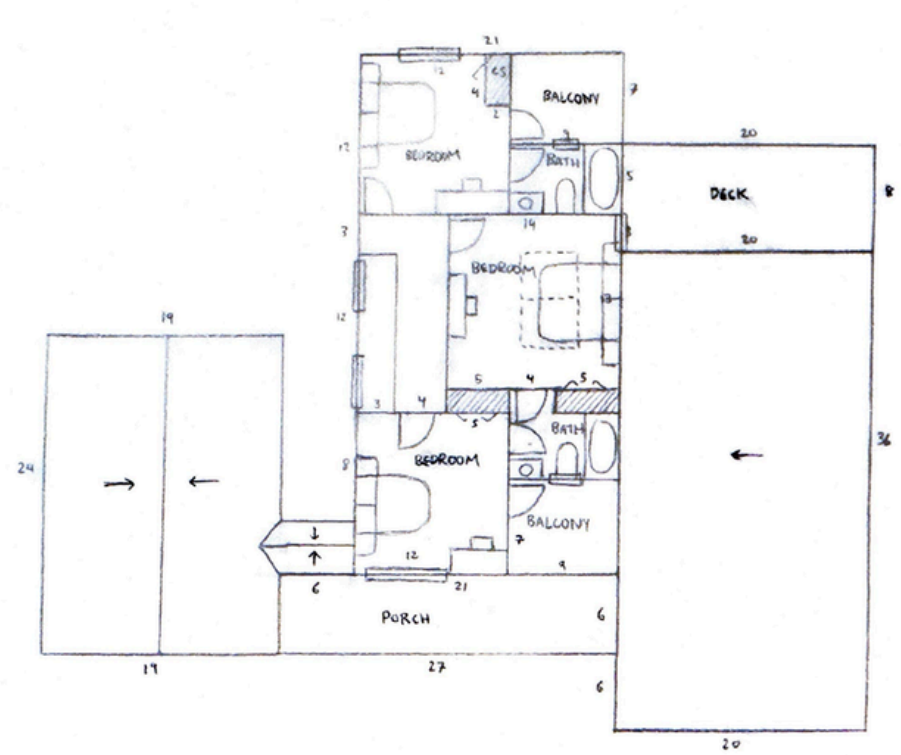


PROGRAMMATIC FLOOR PLANS

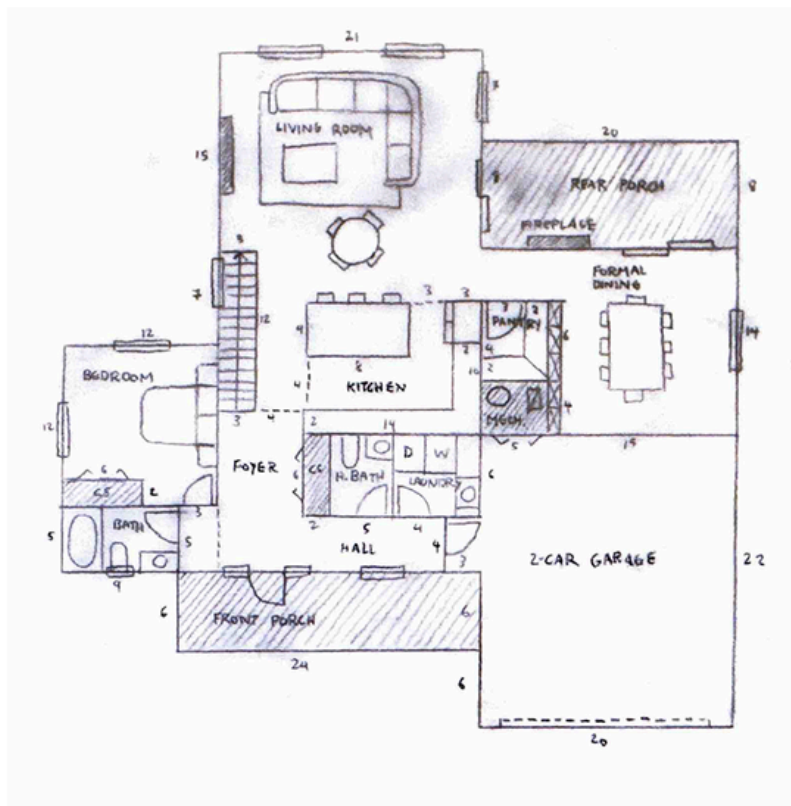
Building designs maximize the 5,000+ sqft buildable areas per lot with a spread-out footprint, minimizing costly second-story overlaps. Ground floors are zoned for clear programmatic separation: circulation cores (hallways, closets, stairs, mechanical rooms, half baths, laundry, garage access) are distinctly separated from master and guest bedroom suites, which are further separated from primary living areas: kitchens, formal dining/family rooms, and living rooms arranged in an L-shaped layout.



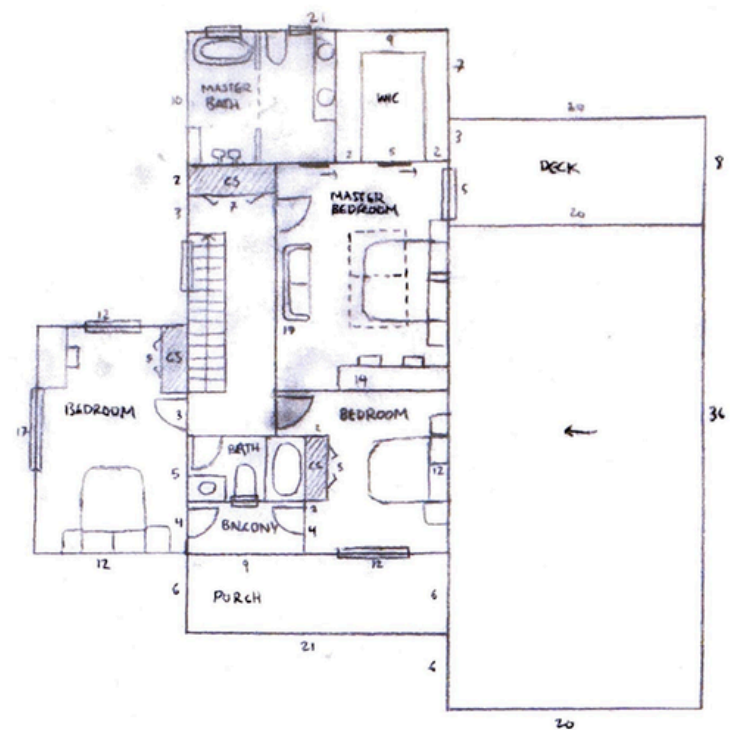
1 HOUSE TYPE 1 - GROUND FLOOR
1/8" - 1'-0"



2 HOUSE TYPE 1 - FIRST FLOOR
1/8" - 1'-0"



3 HOUSE TYPE 2 - GROUND FLOOR
1/8" - 1'-0"



4 HOUSE TYPE 2 - FIRST FLOOR
1/8" - 1'-0"

SITE LAYOUT & MASSING STRATEGY

Exterior volumes are composed of three adjacent but staggered blocks. The central volume contains main programmatic spaces and the second story; the right volume holds the garage, dining/family rooms, and rear deck; the left volume contains bedrooms. This composition enables varied roof slopes and materials, enhancing aesthetic complexity and visual scale.




FACADE STRATEGY

Two building options accommodate lot constraints: Option one concentrates the second story within the central volume, allowing larger balconies and a more enclosed porch; Option two distributes the second story between central and left volumes, yielding a smaller footprint suitable for constrained lots, with minor compromises in balcony and porch design.



CONCLUSION



This project balances efficiency, architectural character, and site ecology to deliver high-quality suburban homes emphasizing privacy, daylight, and open space connection.