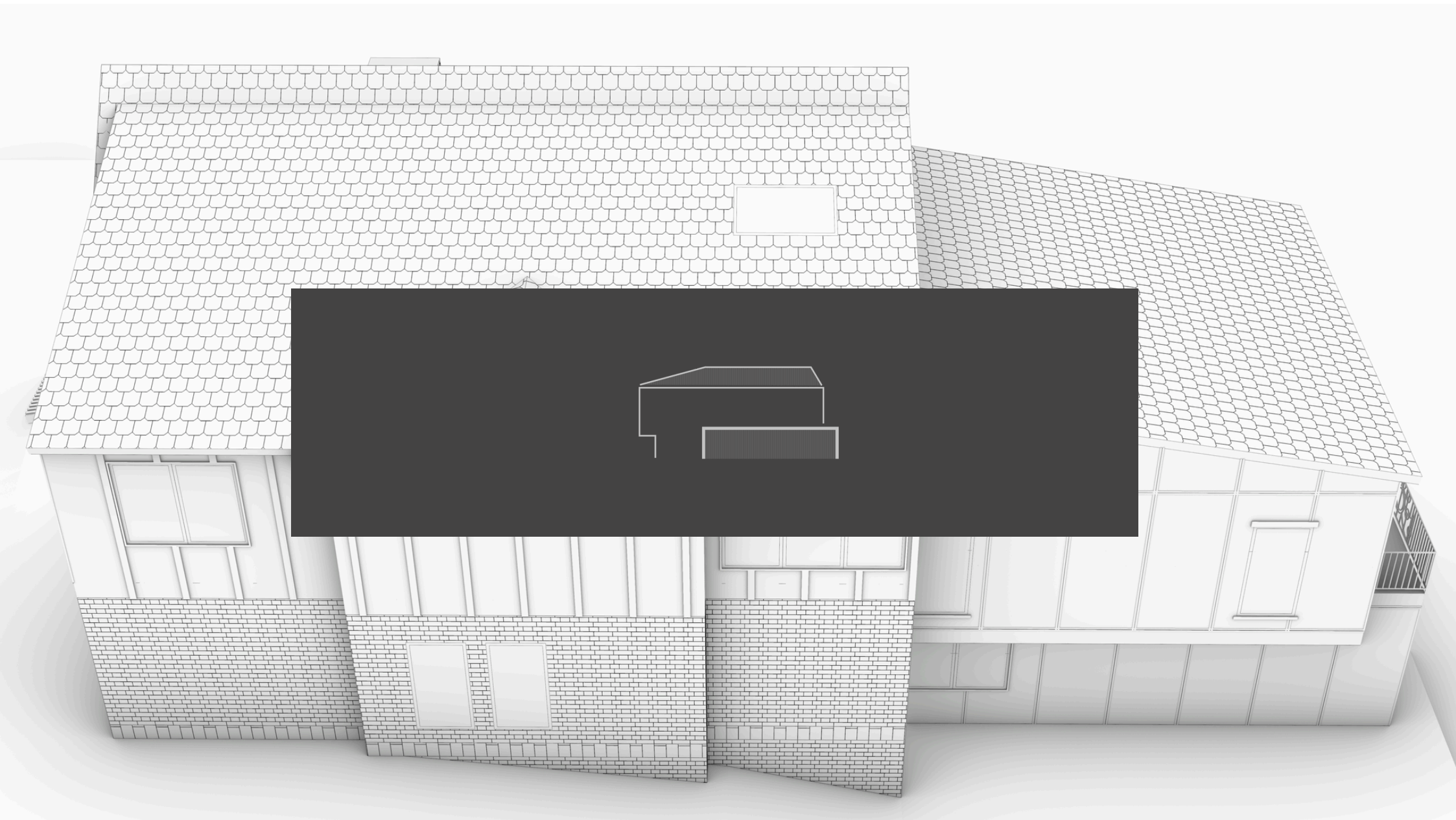


# MEAD ROAD



## PROJECT OVERVIEW

A grayscale architectural rendering of a two-story house. The house features a prominent gabled roof with a small dormer window. The exterior walls are primarily brick, with a section of horizontal siding on the lower level. Large windows are visible on both floors, including a decorative window with a circular pattern on the second floor. A white text box is overlaid on the center of the image.

Mead Road embodies a sophisticated interplay of traditional materials and modern design, creating a residence that balances aesthetic appeal with everyday functionality. The design carefully organizes spaces to support both family living and entertaining, with a ground floor featuring an open-concept living and dining area. The adjacency of the formal dining space to the kitchen promotes ease of service and circulation.

## SITE AND SETTLEMENT



**EXISTING CONDITIONS**



**SETTLEMENT CONSIDERATIONS**

PLACE THE GARAGE WHERE THE PREVIOUS ADDITION WAS LOCATED IN ORDER TO FIT CODE REQUIREMENTS FOR GARAGES AND INTEGRATE WITH THE EXISTING DRIVEWAY.



**ZONING CONDITIONS**

ZONING DISTRICT: R-60  
 MINIMUM LOT AREA: 9,000 SQFT

FRONT YARD: 30'  
 SIDE YARDS: 10'  
 REAR YARD: 30'

MAXIMUM LOT COVERAGE: 40%  
 MAXIMUM FLOOR AREA RATIO (FAR): 0.4  
 MAXIMUM HEIGHT: 25' FOR 2 STORIES



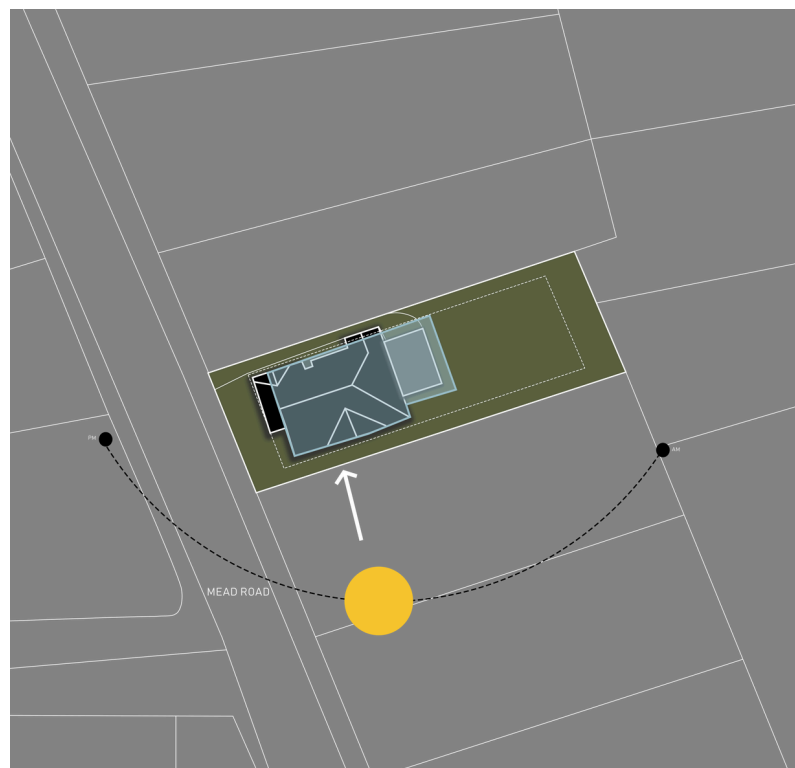
**SETTLEMENT CONSIDERATIONS**

PLACE A SECOND STORY WHICH UTILIZES THE EXISTING STRUCTURE, THE NEW GARAGE, AND FITS THE SETBACK REQUIREMENTS OF THE SITE.

A CANTILEVER IS DEvised ON THE REAR TO MAXIMIZE THE SQUARE FOOTAGE WHILE FORMING A FEATURE.



**SITE SETTLEMENT**



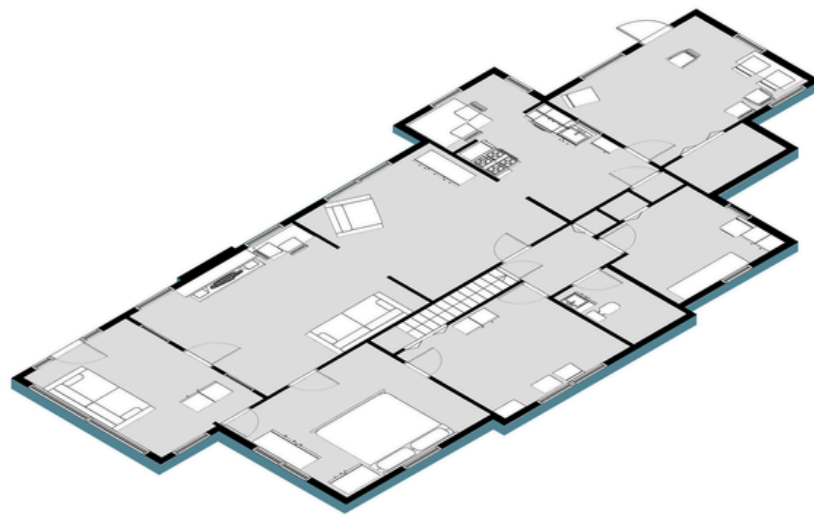
**ENVIRONMENTAL CONSIDERATIONS**

SUN PATH STUDY LEADS TO A CONCENTRATION OF OPENINGS ON THE REAR & SOUTH SIDE FACADE TO ENHANCE SOUTHERN EXPOSURE OF MAIN PROGRAM ELEMENTS

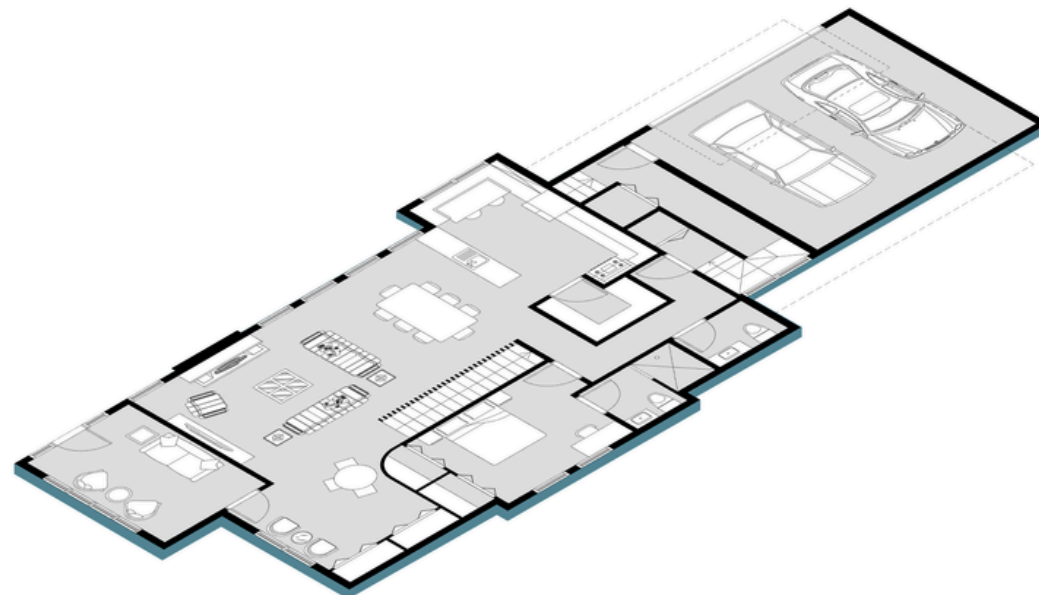
## FLOOR PROGRAMMING

Additional practical spaces such as a versatile bedroom/office with an en-suite near the rear entry, a mudroom for storage, and a conveniently placed half bath enhance functionality. The inclusion of direct garage access further improves circulation and daily convenience.

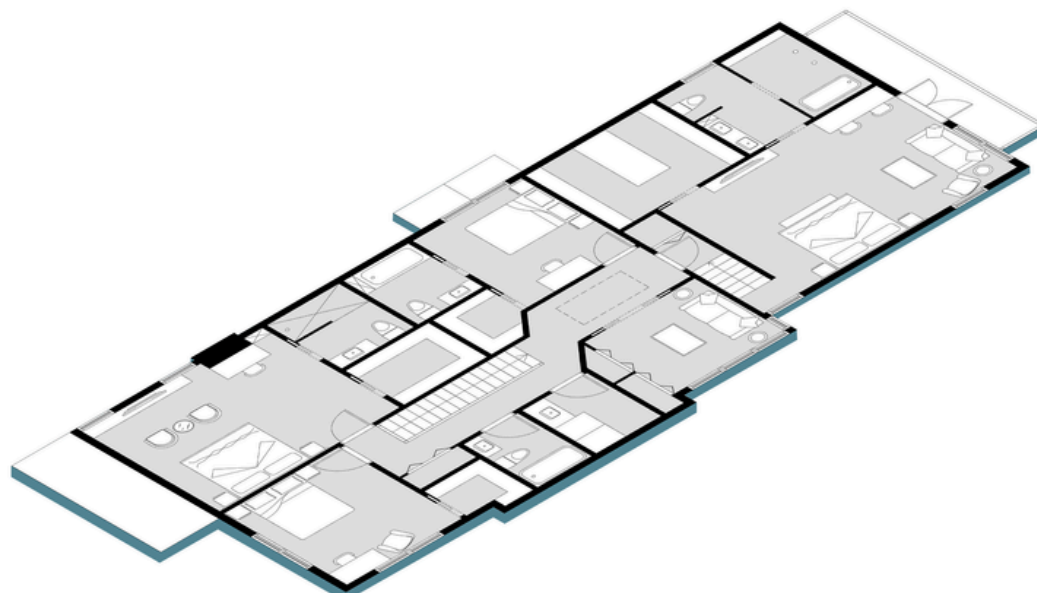
The upper floor is dedicated to private family spaces. The master suite offers a generous bedroom, en-suite bathroom, walk-in closet, and private balcony: creating a personal retreat. Three additional bedrooms, two with en-suite baths and walk-in closets, provide ample space and privacy for family members. A den/family room and dedicated laundry room add further flexibility and convenience. The basement offers an expansive open area adaptable for storage or mechanical equipment, responding to diverse homeowner needs.



Existing Ground Floor



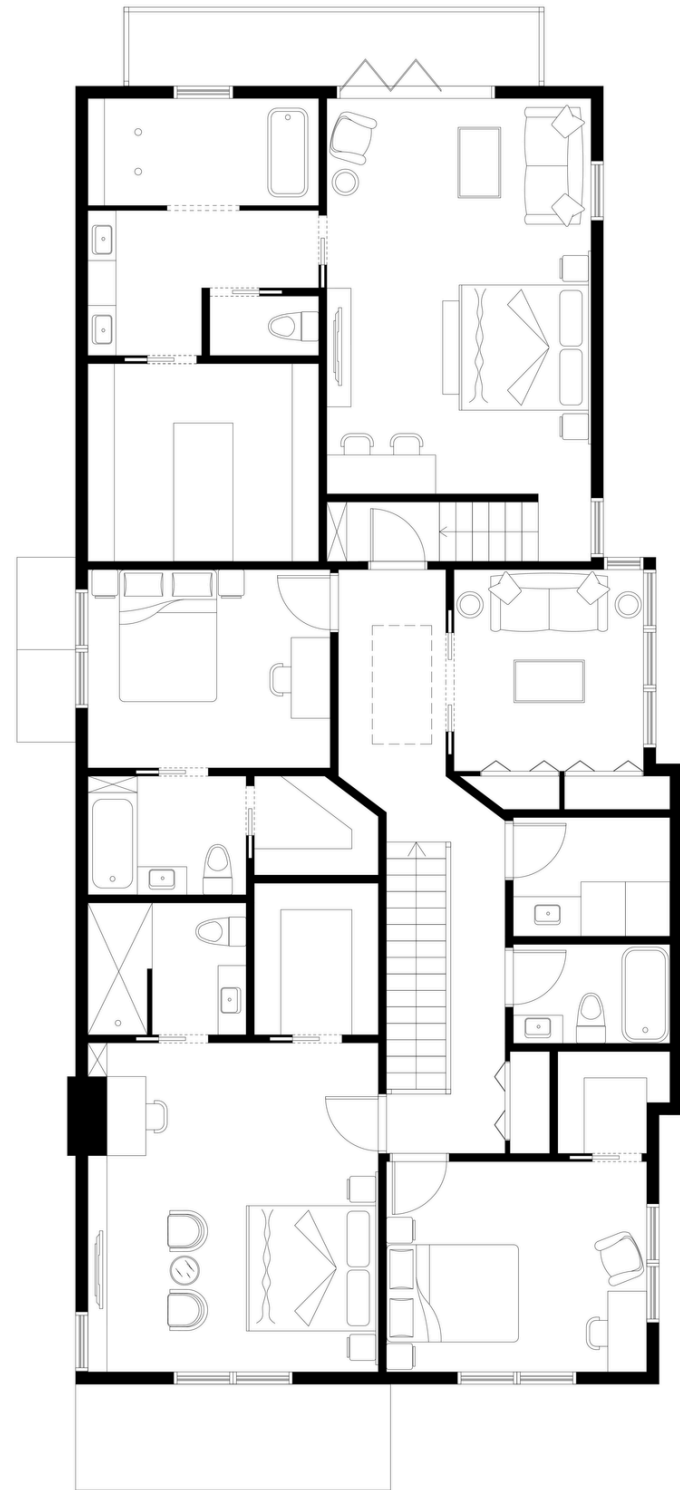
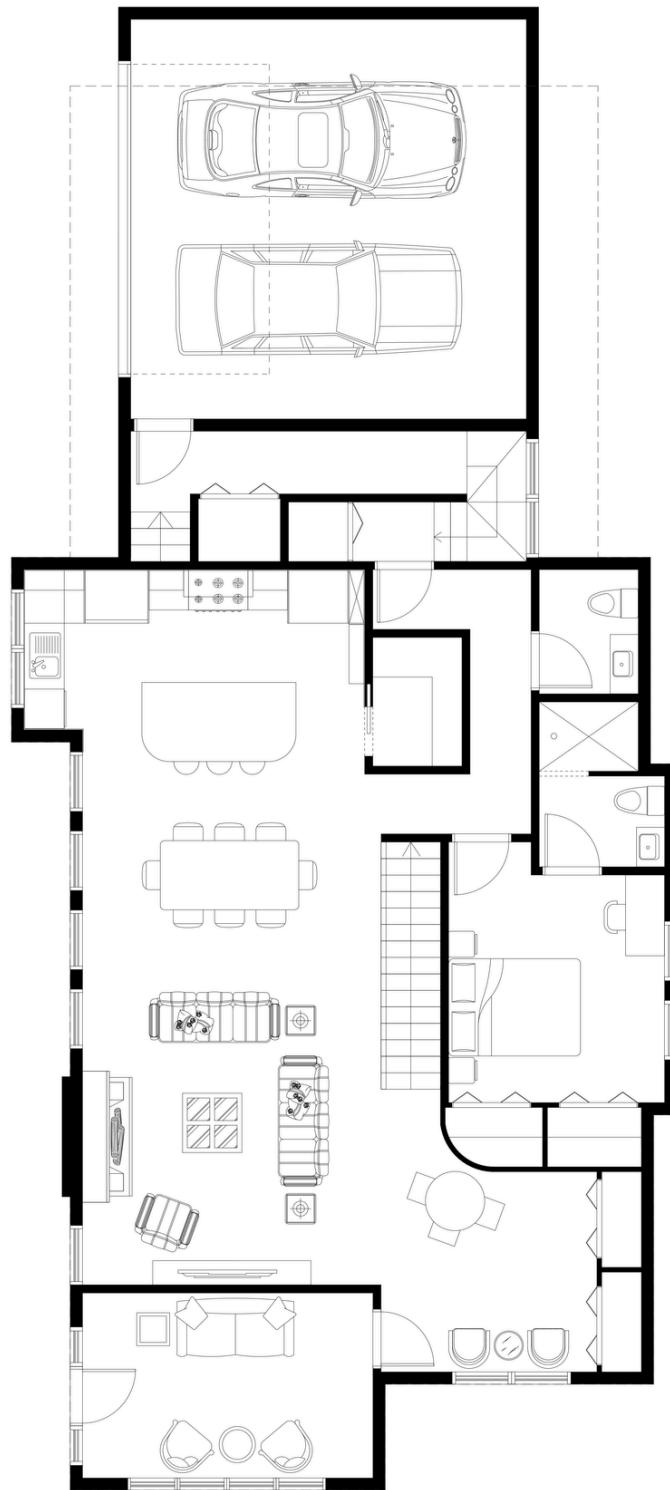
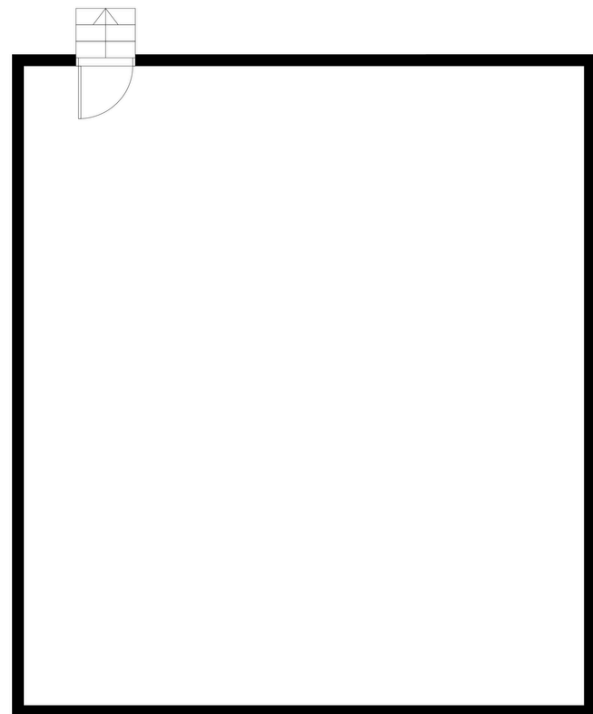
Proposed Ground Floor



Proposed Second Floor

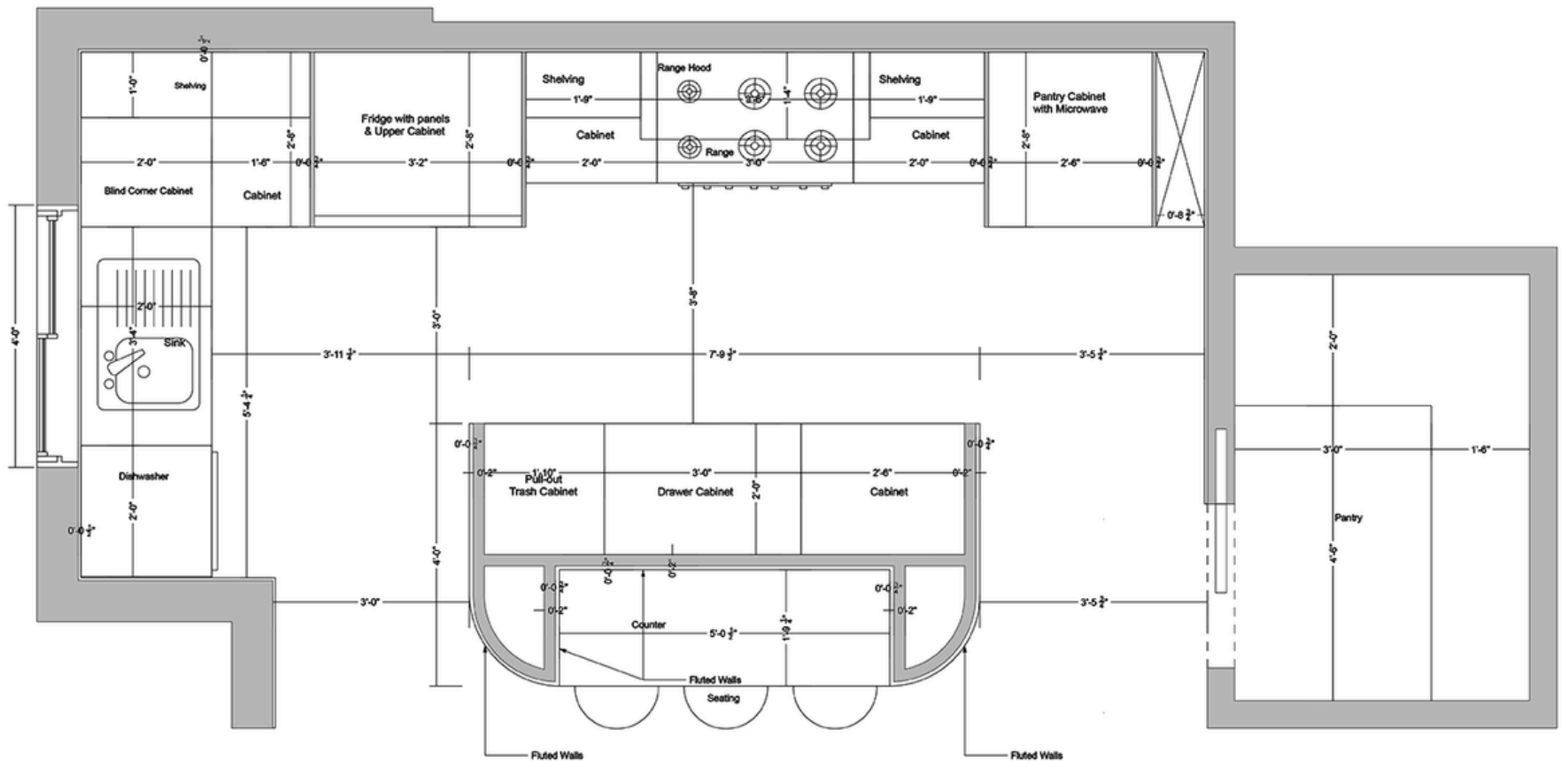
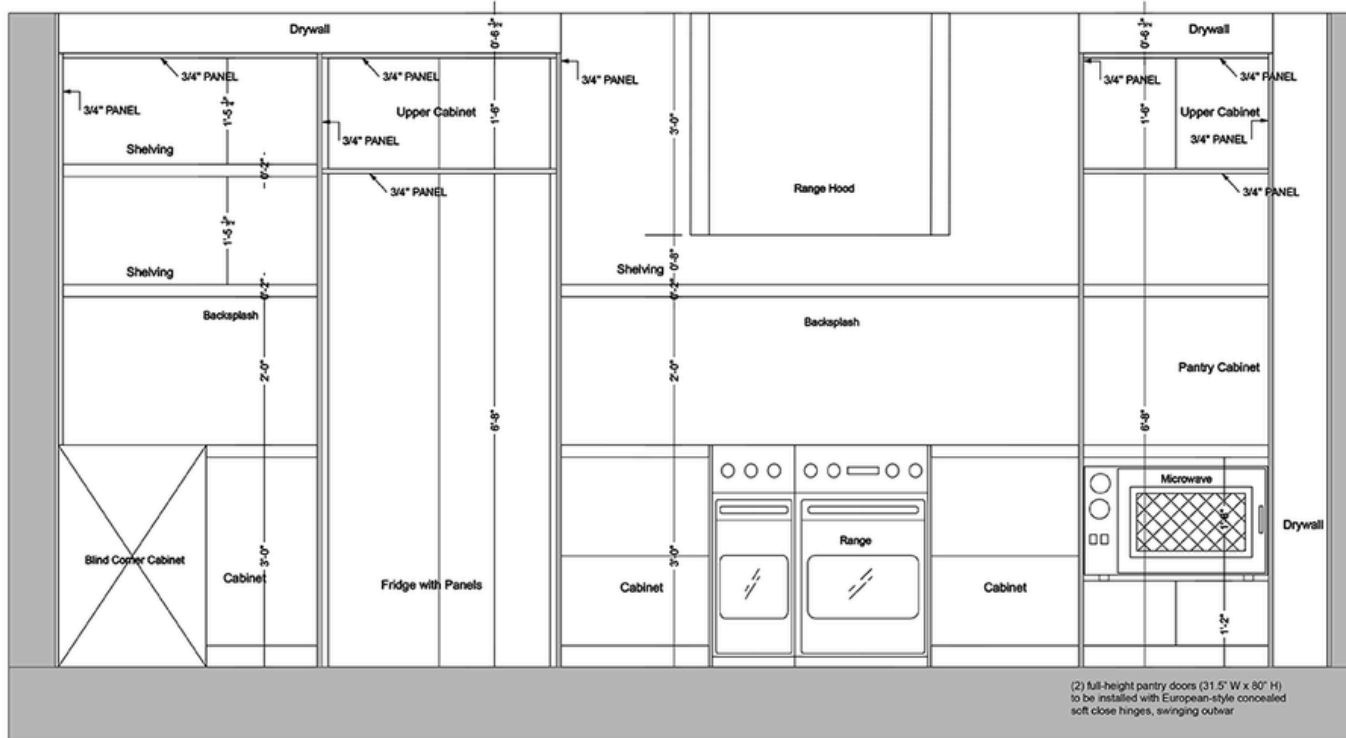
# PLANS

## PROPOSED PLANS Furnished



# KITCHEN DETAIL

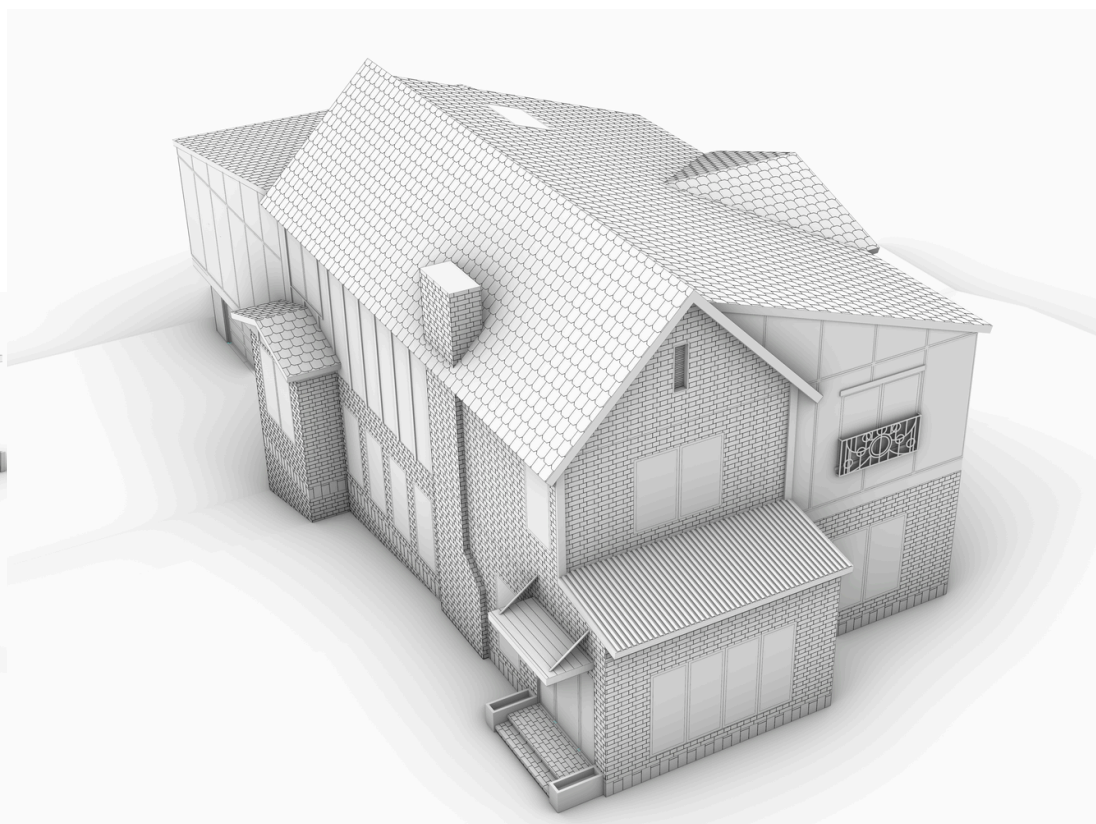
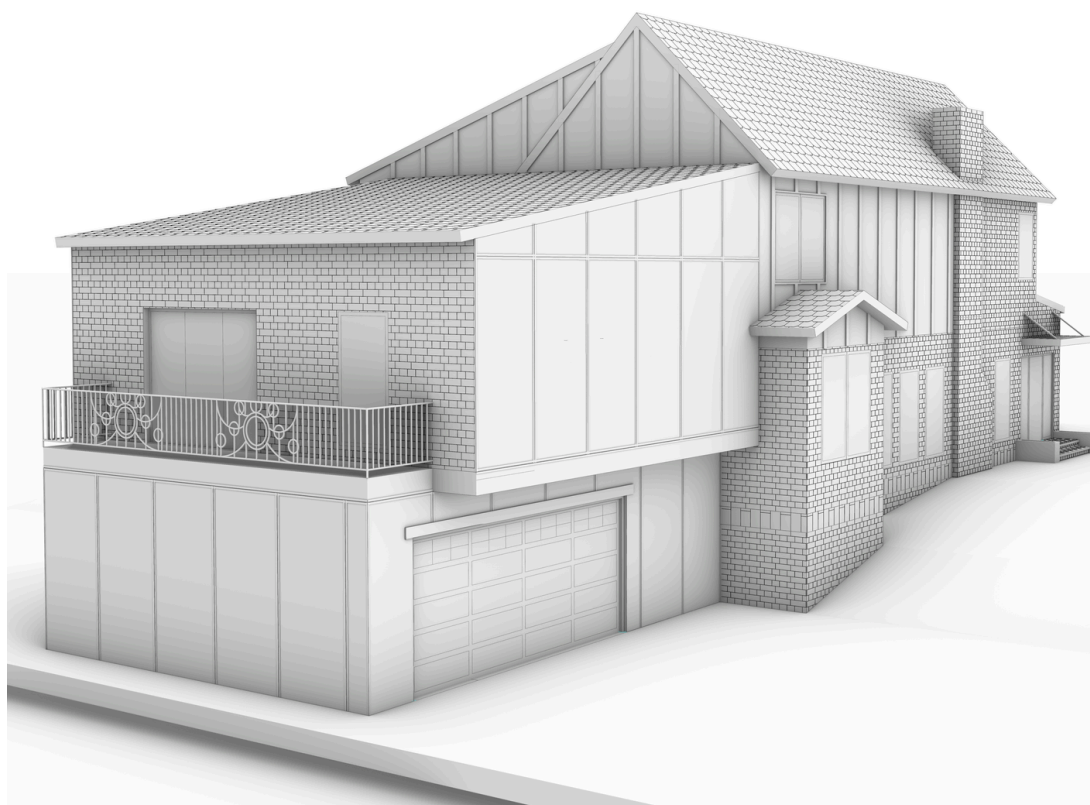
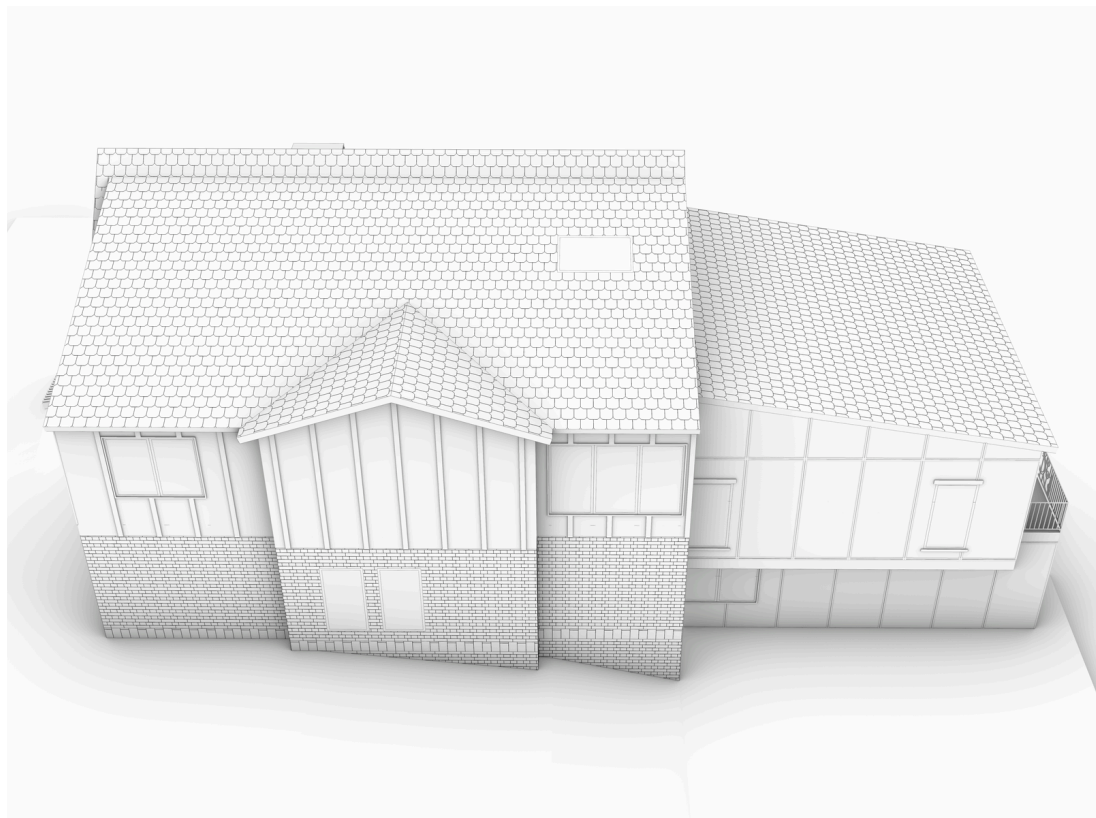
## PROPOSED DETAILS Detailed Kitchen



## EXTERIOR DESIGN

Exterior design is defined by distinct volumes that articulate the home's form and materiality. The primary volume is wrapped in rich brickwork enveloping a sunroom filled with expansive windows, capped by a steep pitched roof that unifies the facade. A contrasting metal roof on the sunroom adds modern flair and textural interest.

A secondary volume is distinguished by a shed roof and material transitions—from restored brick on the ground floor to contemporary hardie board panels above—creating a rhythm of texture and color. Vertical wood trim softens these surfaces with natural warmth.



## FACADE

Windows of varying sizes and details punctuate the façade, contributing to visual complexity. Sculptural railings in front of large sliding windows and the balcony echo the home's architectural language. The recessed side entrance with flat porch cover provides depth and a welcoming gesture, while stone ledges and metal planters enhance material continuity and site integration.



## CONCLUSION



The rear elevation's cantilevered upper floor and balcony add spatial intrigue and outdoor connection, completing a carefully considered composition that harmonizes traditional craftsmanship with modern design principles.