

DESIGN RATIONALE

2017-11-06

PROGRAM

The proposed building is a 2 storey single family dwelling with basement and a detached 4-car parking garage.

Second floor: bedrooms

Main floor: living areas

Basement: recreational spaces

STREETSCAPE

The streetscape is composed of houses of mixed architectural styles of 3 different periods and 3 different forms and characters.

The followings are the descriptions of the adjacent houses:

#1221, #1203 & #1177 were completed in 1995, 1996 & 2009 respectively.

These houses are two storey with basements with similar architectural characters.

#1208 & #1192 were completed in 2010 & 2012 respectively. These two house are also two storey with basement of different architectural characters.

#1163 was built in 1942.

FORMS:

#1221, #1203 & #1177 are box form with bay on one side and low pitch hipped roofs.

The roof ridges are short and parallel to the street.

The roof edges are wide wood fascia boards.

Bay windows are found on the upper floors of #1221 & #1177.

Single storey entry porches are found on these three houses with double round posts found on #1221 & #1203 but square posts on #1177. The roof over the porches are of different shapes with flat roof, round roof and hipped roof on #1221, #1203 & #1177 respectively.

ELEMENTS:

Entrance doors of #1221 & #1203 are double leaf without light.

Entrance door of #1177 is single leaf with sidelights on both side.

Windows of #1221 & #1203 are vertically divided into 3 panes with similar design.

Windows of #1177 are of different sizes and shapes.

All windows are vinyl windows of substantial frames and casings.

Only #1263 has brick chimneys.

MATERIALS:

All are finished with fine texture stucco and masonry bases.

#1221 & #1203 are covered with low profile concrete roof tiles and #1177 is covered with asphalt shingles.

LANDSCAPING at FRONT YARD:

Landscapes are open with foundation shrubberies and scattered shrubs in the front yard walkways are curved from street to the entrances in brick pavers at #1221 & #1203 and concrete at #1177.

#1163 was built in 1942.

FORMS:

It is a single storey house with basement with hipped roof of low pitch.
It has a small gable over the bay.

ELEMENTS:

Entrance doors are single leaf without light.
There is no entrance porch.
The elements are arranged asymmetrically but the windows are horizontally aligned.
Windows are built of substantial frames with casings.

MATERIALS:

Wood siding is the only cladding material used.
The roof is covered with asphalt shingles.

LANDSCAPING at FRONT YARD:

The front yard is filled with trees and shrubs.

#1208 & #1192 are at the opposite corners of the roads.

FORMS:

The form of these two houses is basically a two storey rectangular box covered by a simple roof on top with the long ridge perpendicular to the street and a large gable facing the street.
A bay on the left hand side with gable roof on top.
The entrance porches are single storey with gable roofs. The posts are square with stone bases.

ELEMENTS:

Entrance doors are single leaf with sidelights on both sides.
Windows are vertically divided into 2 or 3 panes.
Window frames and casings are substantial.
Masonry chimney is found at #1208

MATERIALS:

The exteriors are cladding in three layers with wood shingles on upper floors, wood sidings on main floors and stone bases.

LANDSCAPING at FRONT YARD:

Front yards are fenced with minimal foundation shrubbies and shrubs along the side property lines.

Walkways are curved from the gates to the entrances.

DESIGN RESPONSE AND SOURCES

In attempting to design a house that is derived from the existing streetscape and to contribute to the area's general compatibility, the above noted existing patterns are adopted and elements are also selected from surrounding individual house and assembled in the new design.

FORMS:

The proposed house is a two storey building with basement.

In response to the different roof forms found, the proposed roof combines the hipped roof matching #1221, #1203, #1177 & #1163 and gable bays similar to #1208 & #1192.

The roof edges are built with wide fascia boards.

ELEMENTS:

Entrance door is single leaf with sidelights on both sides.

Entrance porches are single storeys with gable roof. The posts are tapered and square in section with stone bases.

Windows are built of substantial vinyl frames with casings.

Larger windows are vertically divided into 3 panes.

A masonry chimney is proposed.

MATERIALS:

Two layers of exterior claddings are proposed.

The upper floor is covered with cedar shingles and the main floor true cut stone.

LANDSCAPING:

Open landscape is proposed to match the immediate neighbours.

Snrubs are proposed along the edges of the front yard and along the foundation of the house.

PROPOSAL DESCRIPTIONS

The proposed design is not intended to be a copy of any surrounding house. It only attempts to make design linkages to the existing streetscape for compatibility and enhancement by using existing architectural elements and landscape approaches. Placement, relative size and finishes/detailing of the assembled elements are carefully considered to achieve a clearly ordered and organized design reflective of the varied surrounding houses' design. The proposed landscaping is also intended to be a linkage of various existing landscape approaches - open front yard, use of soft/hard landscape elements etc.