

942 WOLLASTON - SSMU APPLICATION

APC PRESENTATION

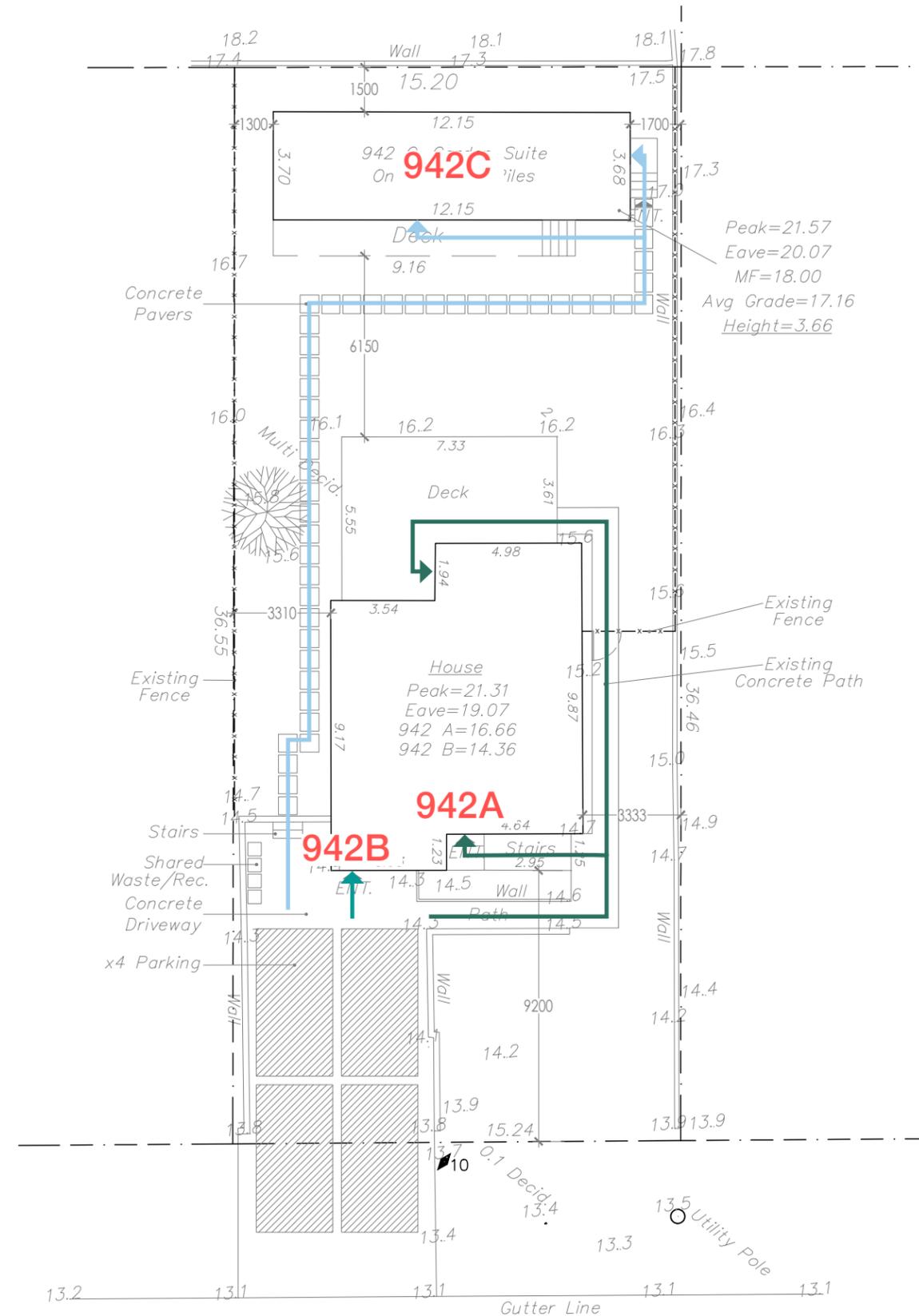


MARCH 17 2026

01

SITE UNIT OVERVIEW & CIRCULATION

- 4 PARKING STALLS HAVE BEEN PROVIDED ON THE EXISTING CONCRETE DRIVEWAY.
- WASTE COLLECTION AREA FOR THE 3 UNITS IS PROVIDED.
- SHARED GARDEN EXISTS ON THE FRONT YARD.
- 942C HAS A PRIVATE PAVED PATHWAY WITH EXISTING TREES ALONG PROPERTY LINE FOR PRIVACY ALONG SIDEYARD. ADDITIONALLY THIS SIDEYARD HAS THE LEAST WINDOWS ON THE MAIN PRINCIPLE BUILDING.
- MAIN ENTRANCE TO 942C IS ALONG THE SIDE.
- A VARIANCE AT THE REAR LOT FOR THE CURRENT 1.5M SETBACK IS BEING REQUESTED.



01

SITE 942A&B MASSING

- SINGLE FAMILY HOME WITH 942A ON THE UPPER LEVEL AND 942B ON THE LOWER.
- FRONT YARD HAS A VEGETABLE GARDEN WHICH WILL BE OFFERED TO TENANTS AS A SHARED RESOURCE.
- THE FOUR STALL DRIVEWAY HAS AN EXISTING HEDGE ON THE NEIGHBORS SIDE TO OFFER PRIVACY.
- SIDE YARD FOR PATHWAY TO 942C WILL HAVE THE EXISTING CHERRY TREE OFFERING FURTHER PRIVACY TO THE NEIGHBOR.



01

SITE 942C MASSING

- THE DESIGN JUSTIFIES THE SINGLE SLOPED ROOF'S HEIGHT TO THE BACK OF THE SITE, MAKING FOR A LOWER ROOF LINE VISIBLE TO THE ADJACENT RS-1 NEIGHBORS TO THE SIDE.
- C2 & RM-4 ZONING LOTS ARE BEHIND THE SINGLE STORY MASSING OF THE EXISTING ACCESSORY BUILDING MAKING FOR A MORE LOGICAL JUMP IN DENSITY THAN IF IT WERE ANOTHER RS-1 ZONE BEHIND.
- THE SITE IS HEAVILY SLOPED, HAVING A STORY AND A HALF OF DIFFERENCE FROM WOLLASTON TO THE BACK OF THE SITE.



02 MATERIALS

942C



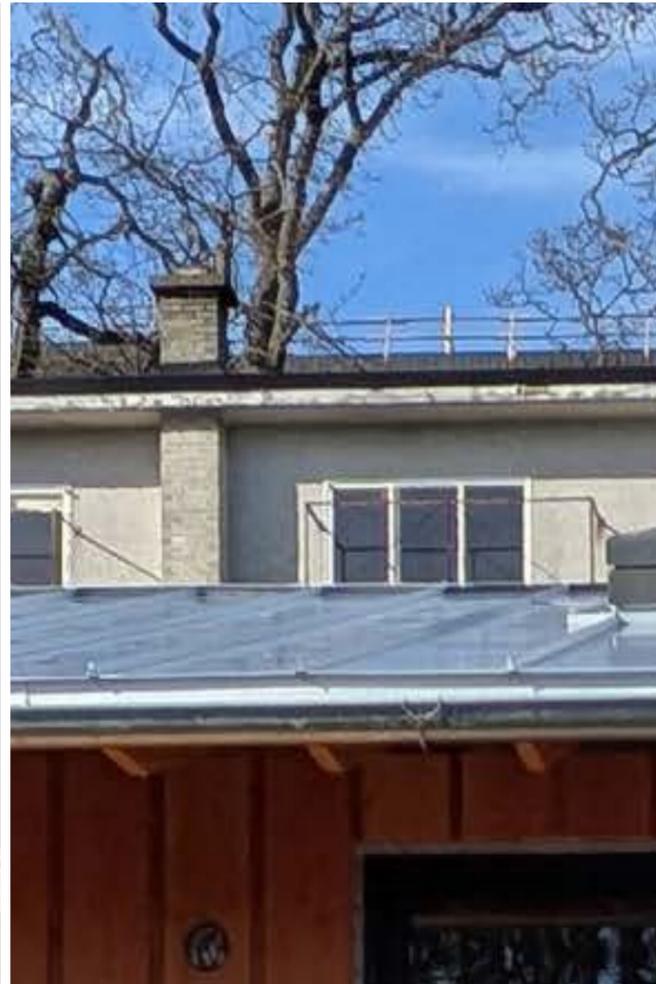
DECKING

Yellow Cedar decking was chosen for durability and rot resistance



GLAZING

Black frame and a high reflectivity on the glazing for greater privacy.



METAL ROOF & GUTTER

A half round gutter was designed to keep the roof profile as thin as possible. The galvanized metal helps the massing of the roof not read as heavy.

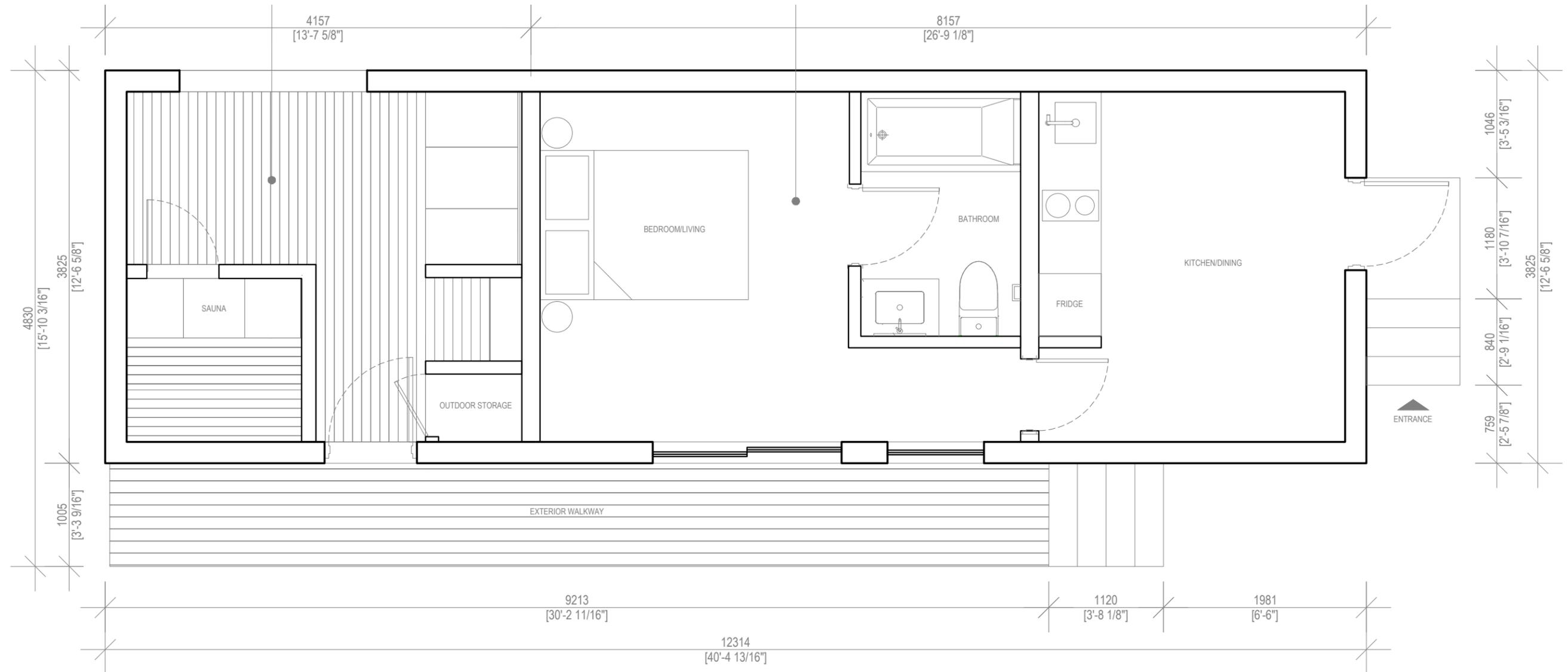


REVERSE BOARD AND BATTEN CLADDING

This cladding is supposed to blend in with the other accessory buildings around the neighborhood and utilizes a modern take on board and batten using Douglas Fir.

03

PLAN 942C MASSING



- THE MAIN STUDIO UNIT IS 350SQFT AND HAS A SMALL DECK THAT IS FOR THE UNITS USE THAT CONNECTS THEM TO THE PRIVACY COVERED DECK WHICH CAN BE ACCESSED VIA A SET OF SLIDING DOORS. THE MAIN ENTRANCE TO THE UNIT IS ALONG THE SIDE YARD.
- THE COVERED DECK FOR THE TENANTS USE IS 150SQFT, HOUSES A SAUNA AND OFFERS A COVERED PRIVATE AREA FOR THEM TO ENJOY.