

# Assignment #2: Melba Renovation

ARCH 31618 Building Renovations

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*\*All students involved in this submission had equal participation in research, writing, image selection and graphic elaboration.*

# 01 INTRODUCTION AND SITE ANALYSIS



ZONING INFORMATION			
PROJECT ADDRESS	1171 MELBA ROAD		
MUNICIPALITY	MIDDLETOWN		
ZONING DESIGNATION	R3-75 (DETACHED DWELLINGS - RESIDENTIAL)		
LOT AREA:	7900 sq ft		
LOT FRONTAGE:	18.29 m		
LOT DEPTH:	39.62 m		
	PERMITTED	EXISTING	PROPOSED
SETBACKS			
SIDE	2.41 (4.94 Combined) m	1.80 m	1.80 m
REAR	2.41 (4.94 Combined) m	3.99 m	3.99 m
FRONT	7.50 m	7.66 m	7.66 m
REAR	7.50 m	19.00 m	15.49 (OPTION 2) m
BUILDING DEPTH	20.00 m	13.12 m	16.64 (OPTION 2) m
BUILDING HEIGHT	9.50 m	7.50 m	7.50 m
MAXIMUM GROSS FLOOR AREA	334.93 sqm	112.50 sqm	188.45 (OPTION 1) sqm
LOT COVERAGE			
HOUSE		132.44 sqm	188.10 sqm
PORCH AND STAIR		2.44 sqm	10.59 sqm
DRIVE		11.62 sqm	32.84 sqm
	153.43 sqm 30%	125.95 sqm 17%	214.33 sqm 30%
	2730 sq ft	1355.7 sq ft	2329 sq ft

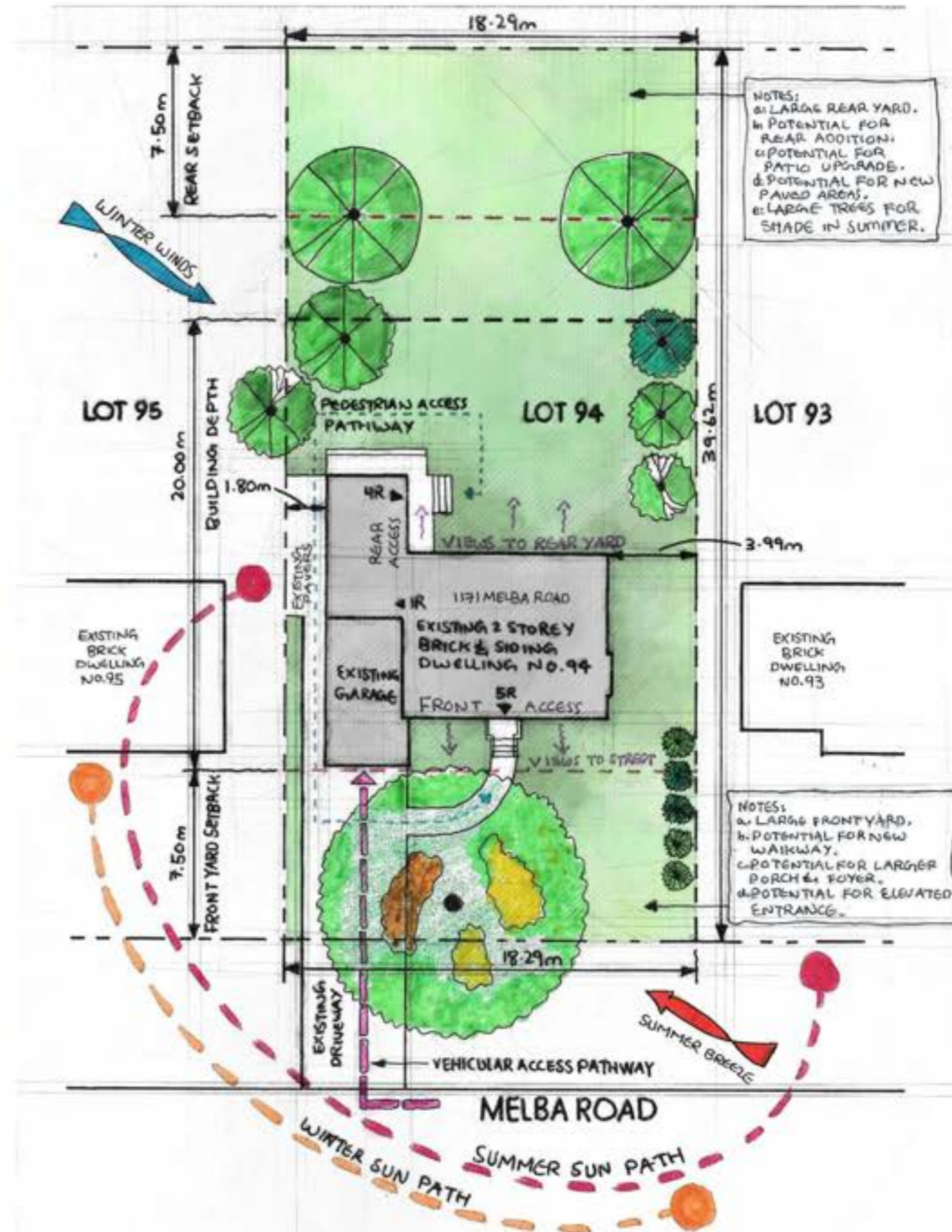


## Client Information

The family bought this house with the intention of renovating it into their dream home for their son, daughter, and dogs. The clients want to expand the house to accommodate for this. The father is a teacher, while the mother is a Legal Aid attorney who need a home office place. They like to eat as a family rather than in front of the television. The family also sees their large backyard as an opportunity to expand the area where their children can play.

## Functional Requirements

- Breakfast Area / Eat in Kitchen
- Large Rec Room
- One Additional Bedroom
- 2700 sqft of built area
- Front Porch Addition
- Large Master Bedroom w/ Ensuite
- Access to rear yard from Kitchen
- Min. two separate bedrooms for kids
- Home Office



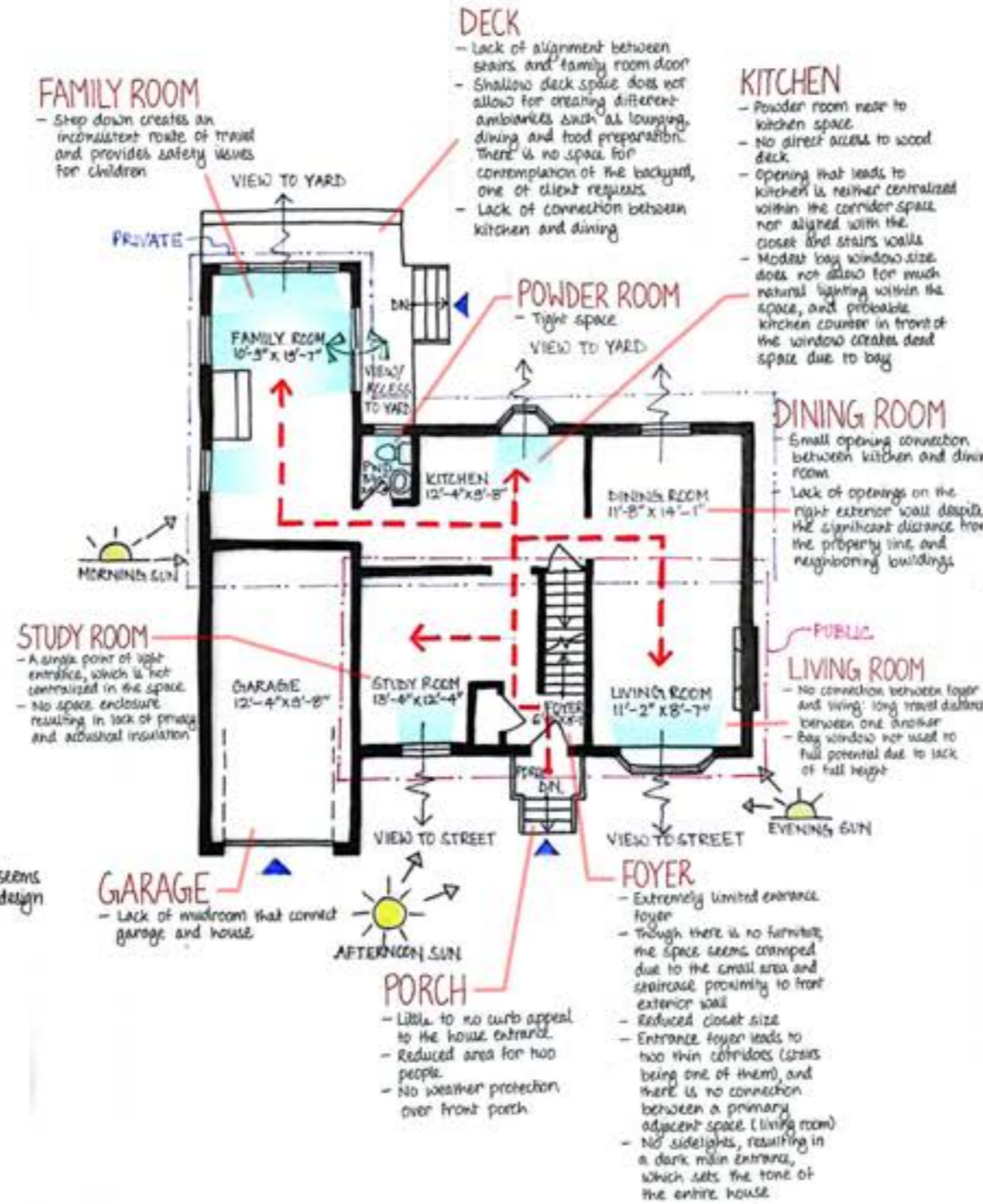
# 02 EXISTING PLANS ANALYSIS



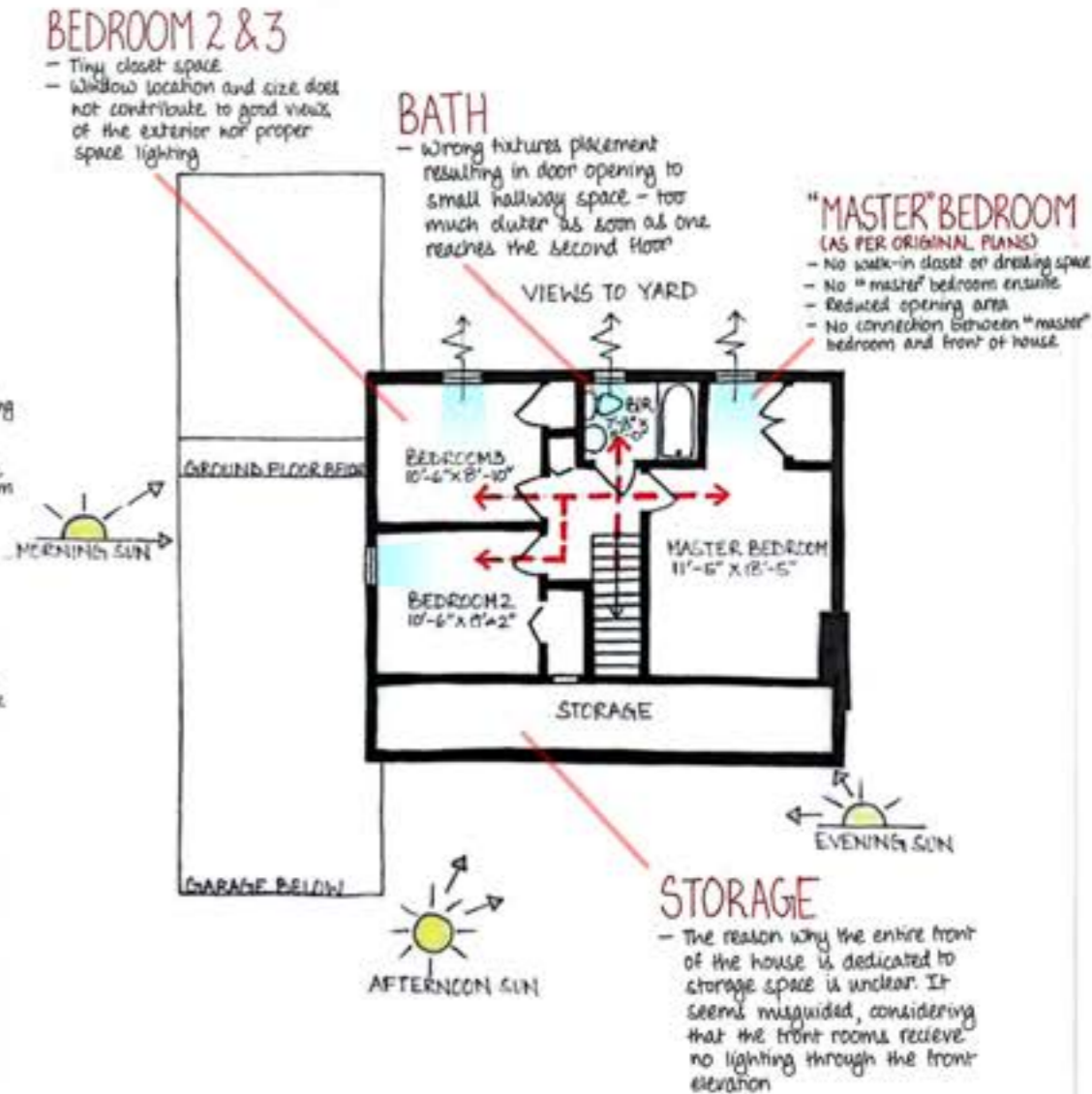
## Basement Floor Plan



## Ground Floor Plan

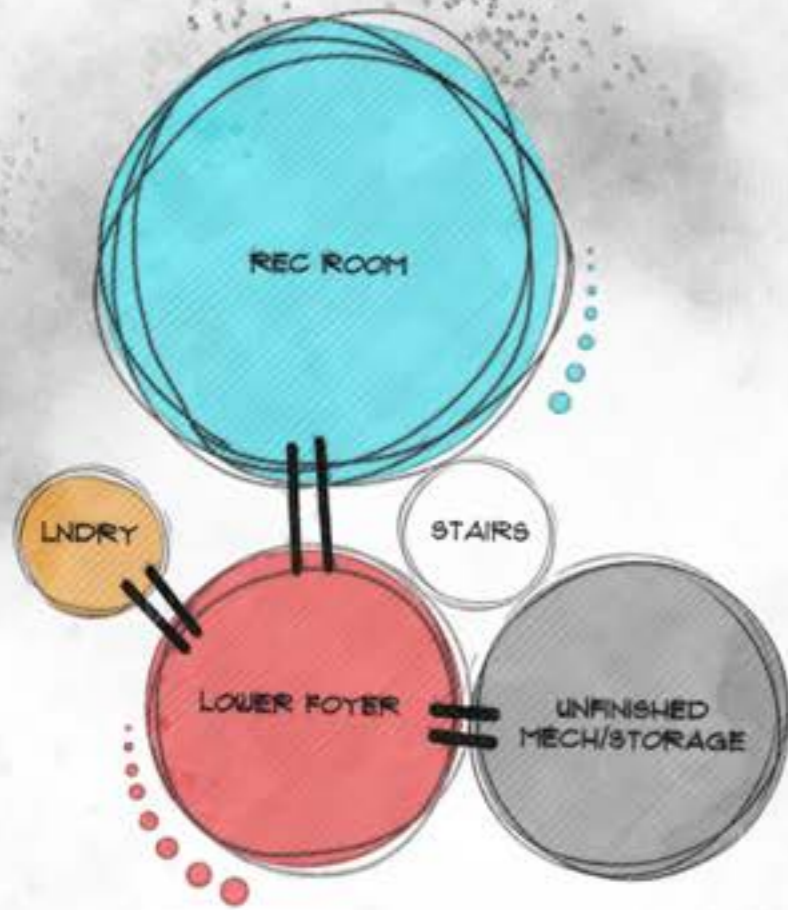


## Second Floor Plan

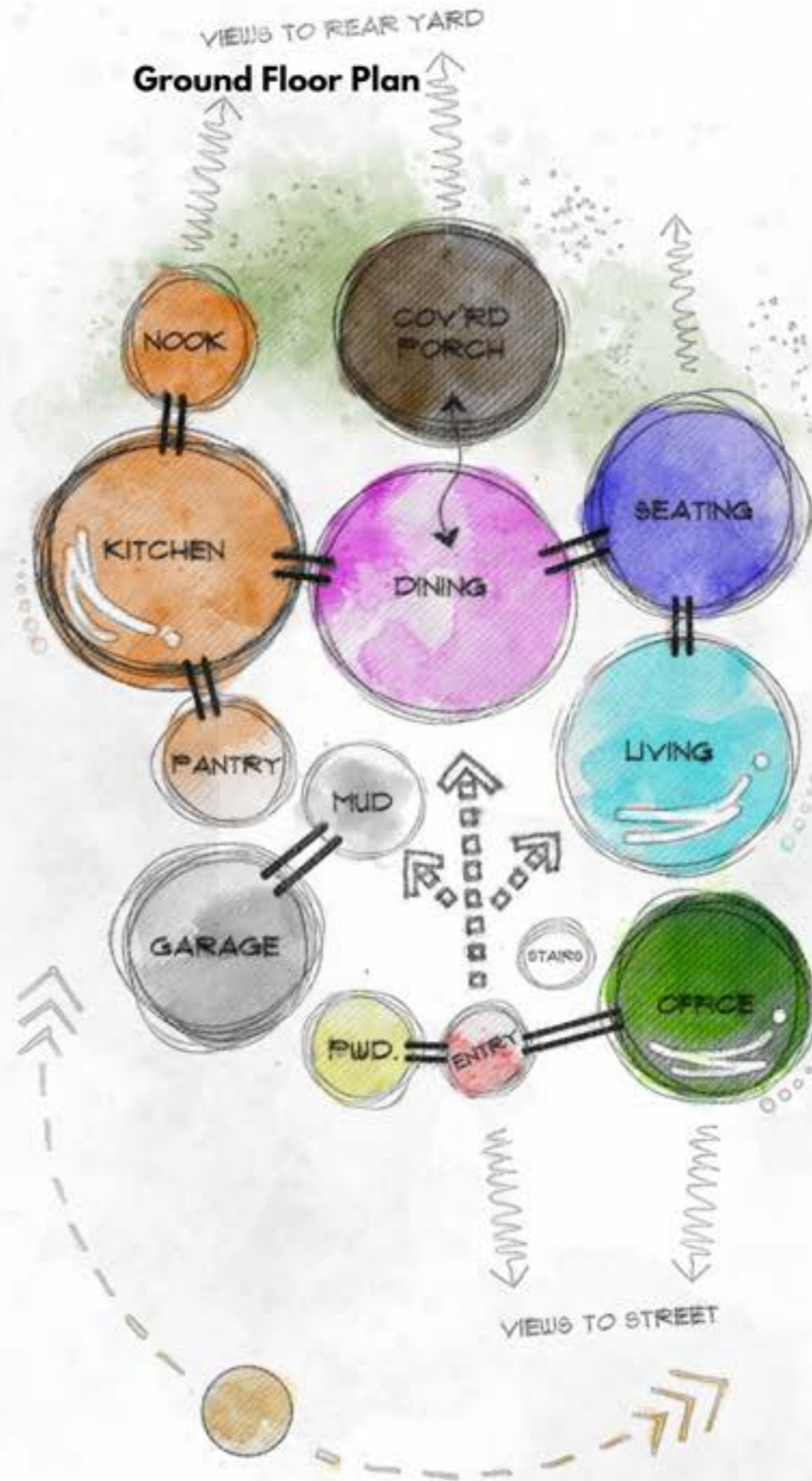


# 03 OPTION 1 - BUBBLE DIAGRAMS

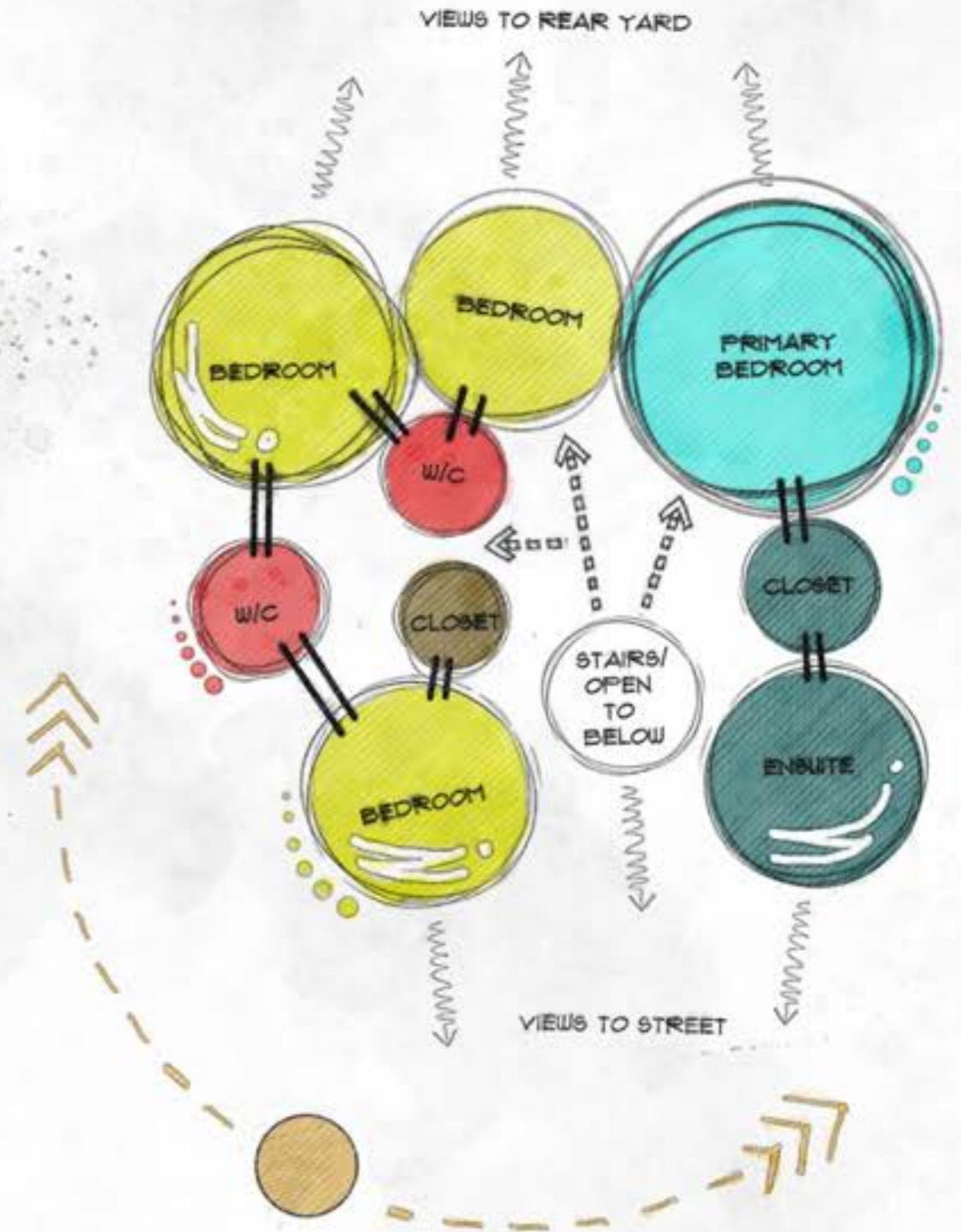
Basement Floor Plan



Ground Floor Plan



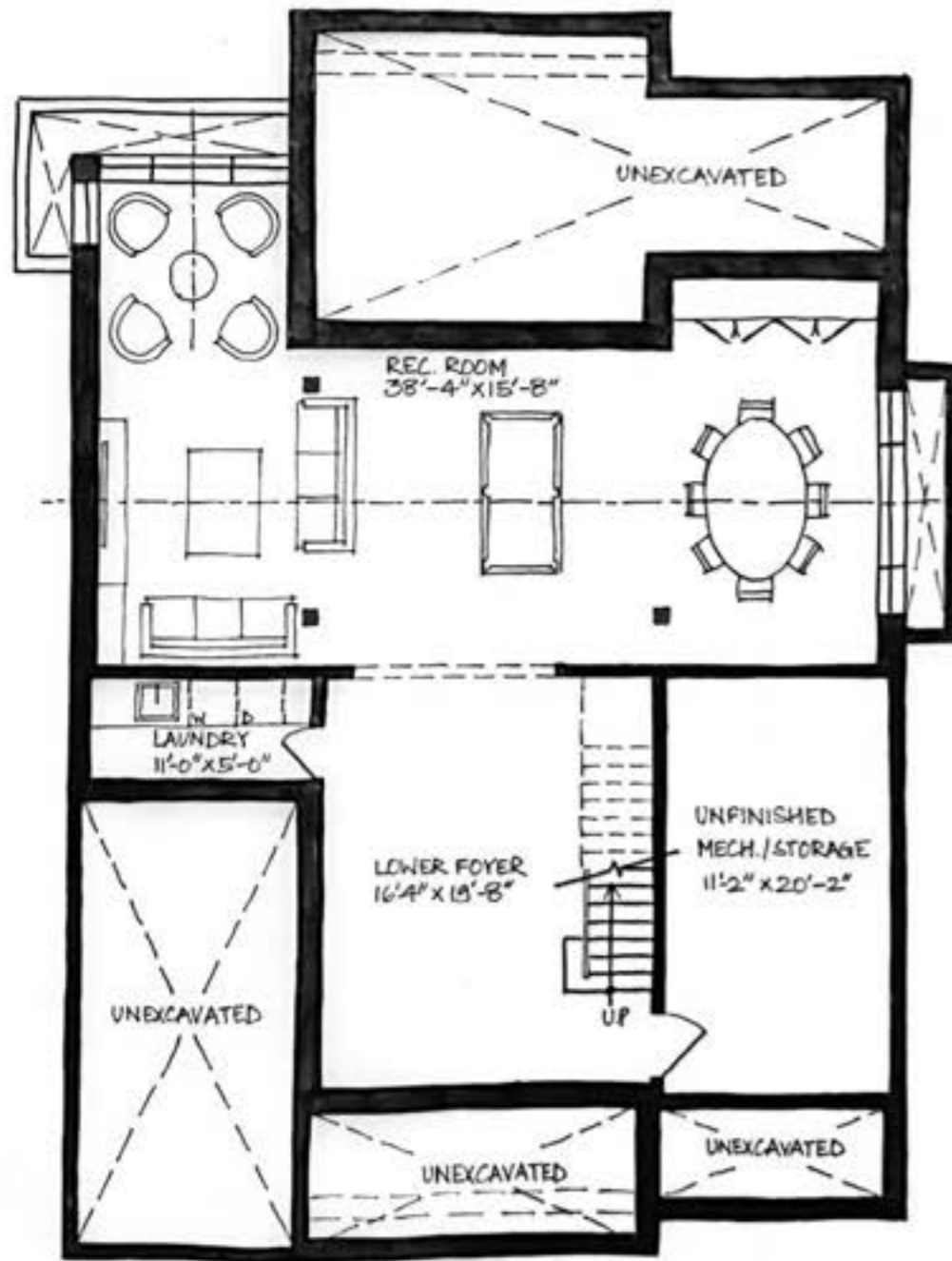
Second Floor Plan



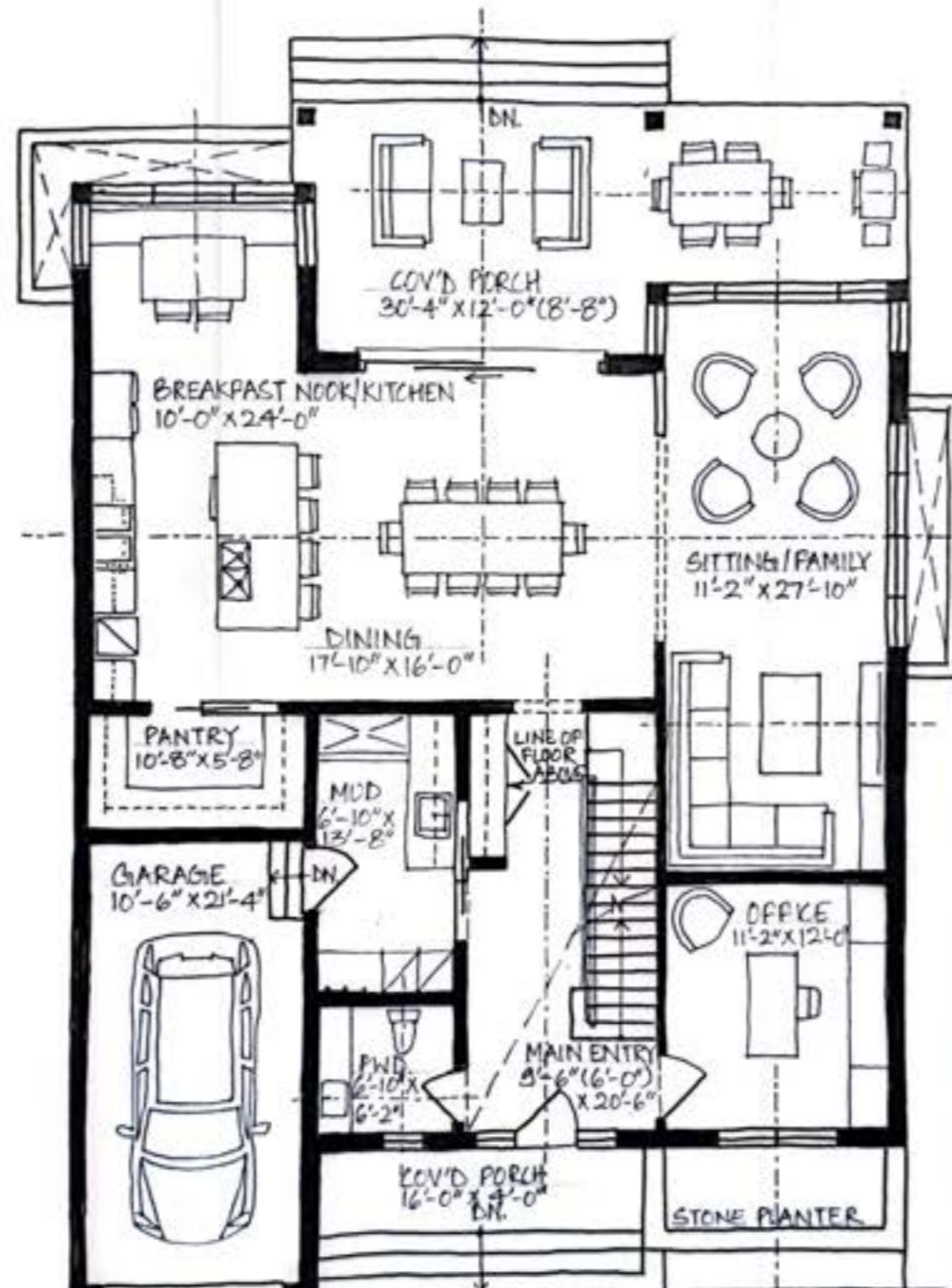
# 03 OPTION 1 - PLANS



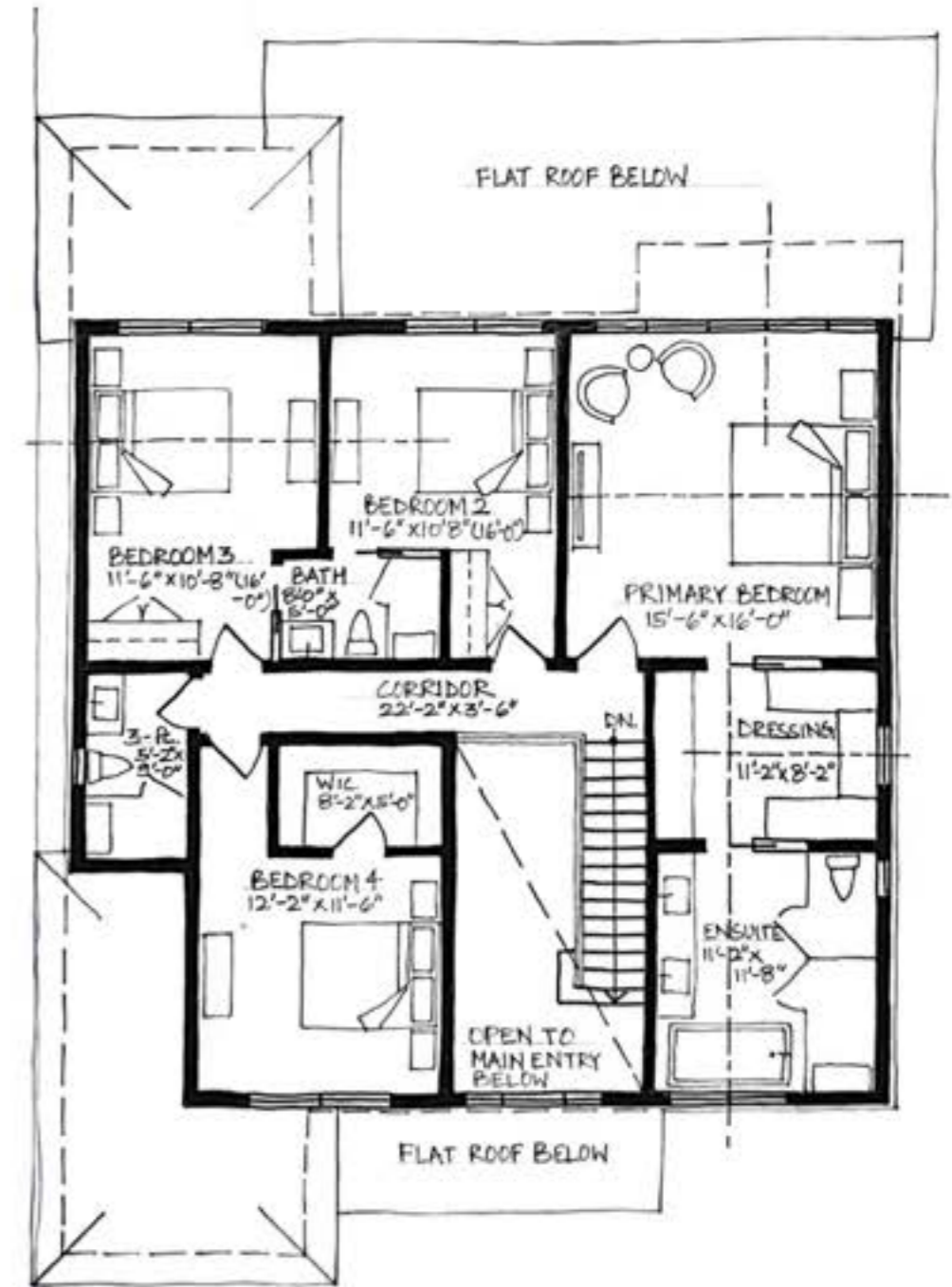
### Basement Floor Plan



### Ground Floor Plan



### Second Floor Plan



ASPHALT DRIVEWAY

PAVERSTONE WALKWAY

# 03 OPTION 1 - PERSPECTIVES, ELEVATIONS AND SECTION

FRONT

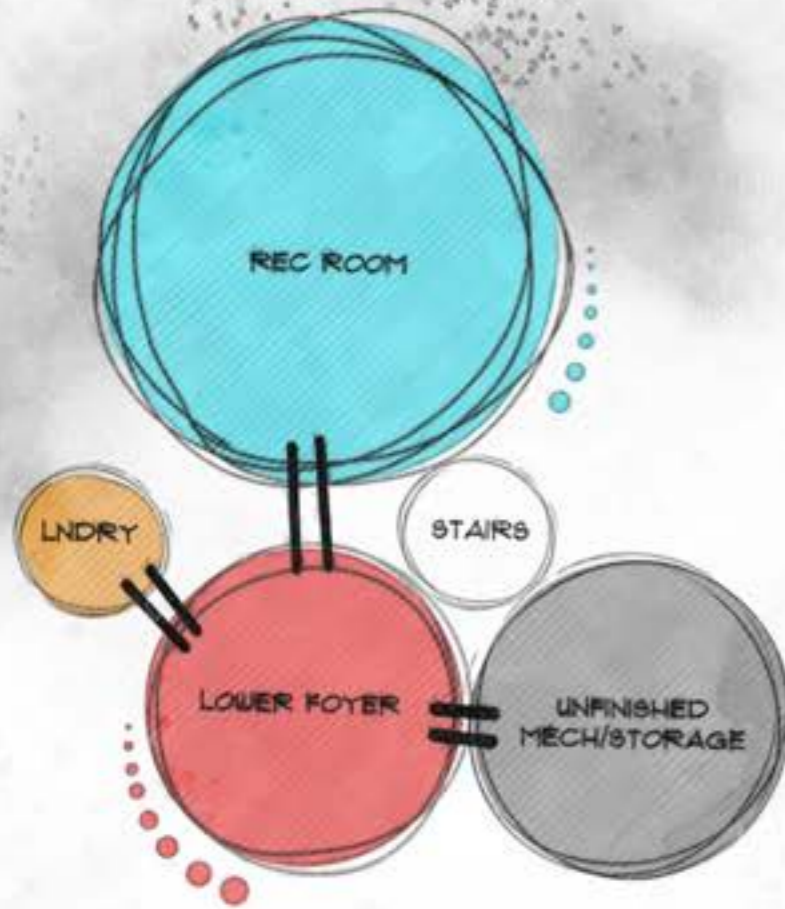


REAR

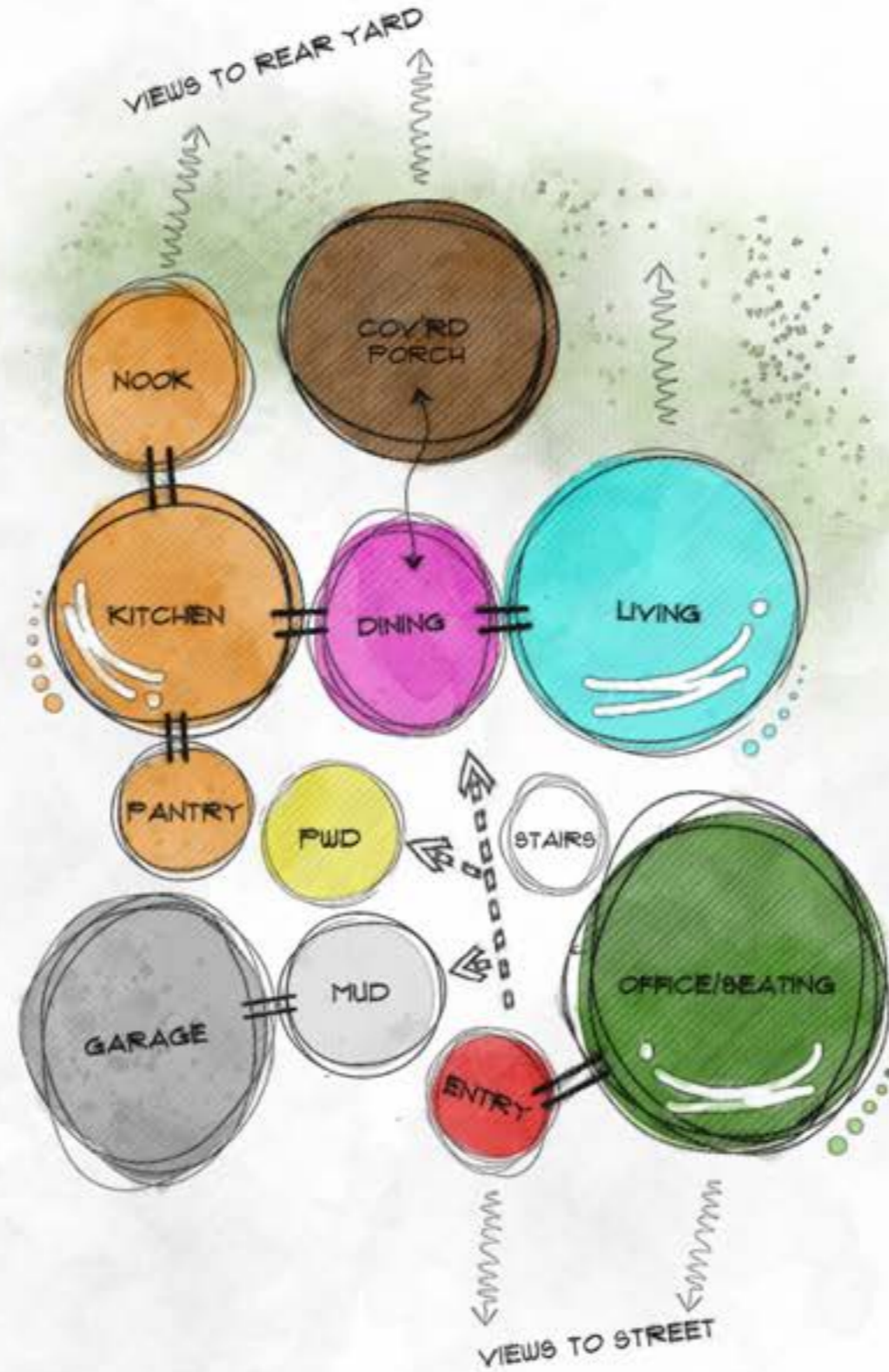


# 04 OPTION 2 - BUBBLE DIAGRAMS

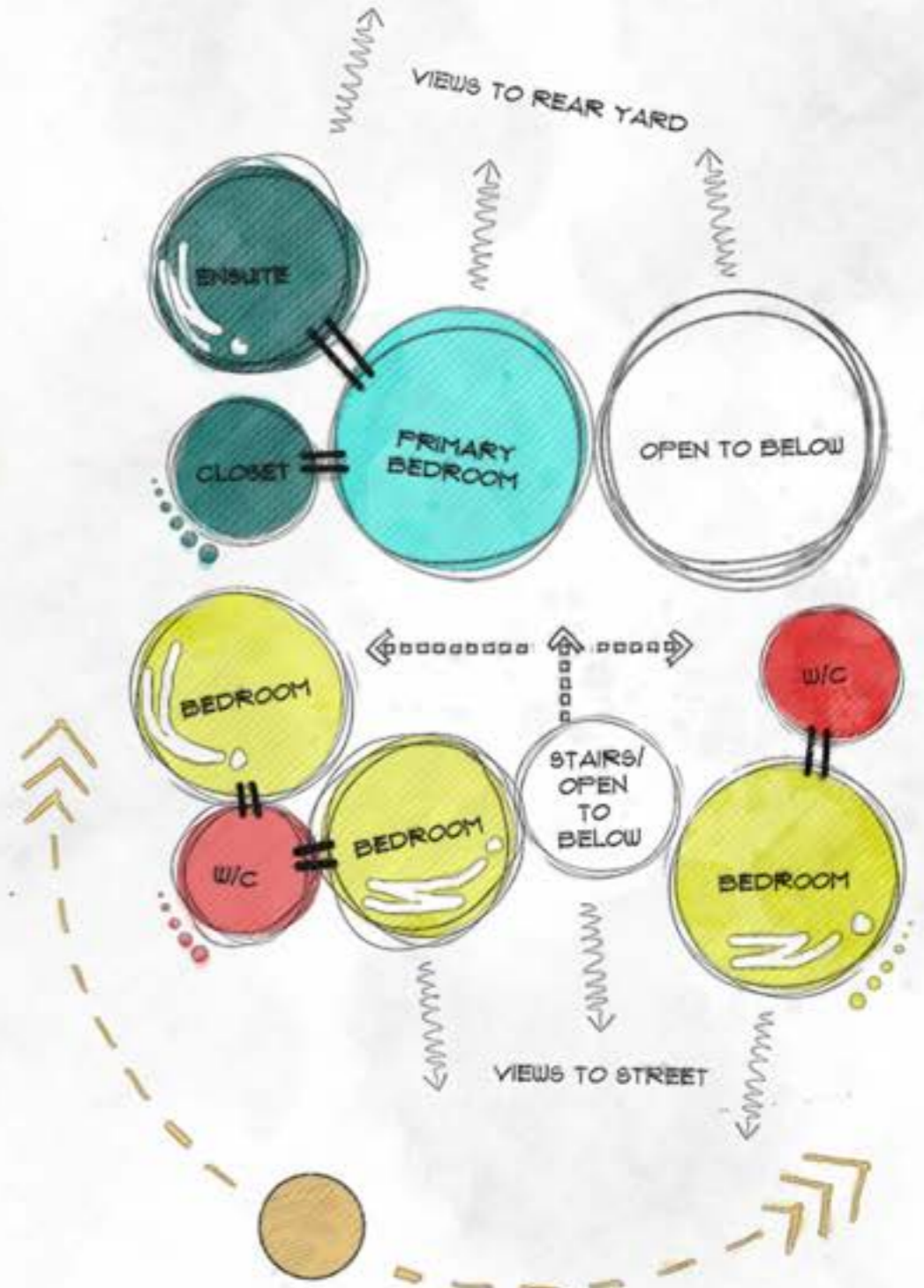
Basement Floor Plan



Ground Floor Plan



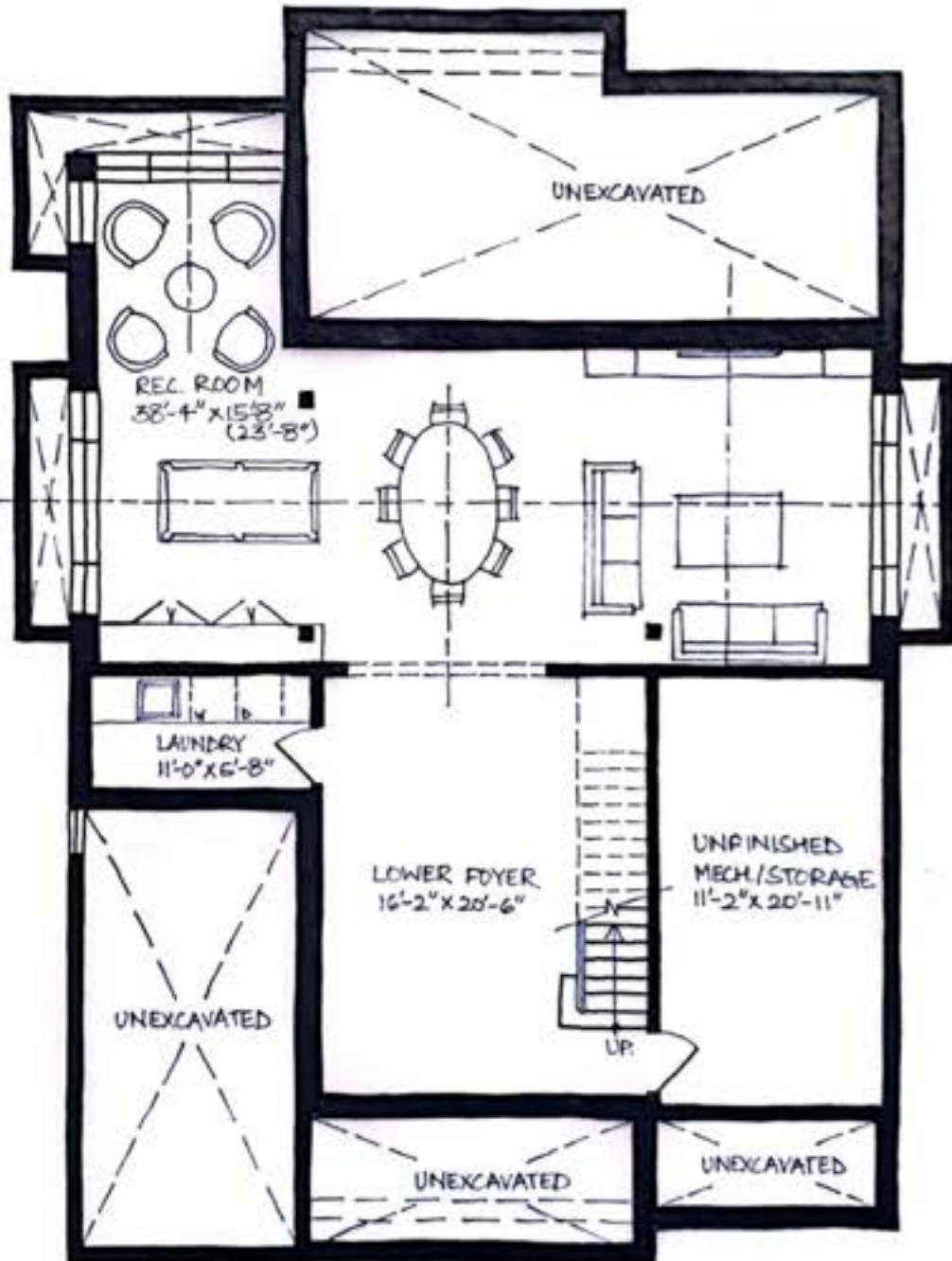
Second Floor Plan



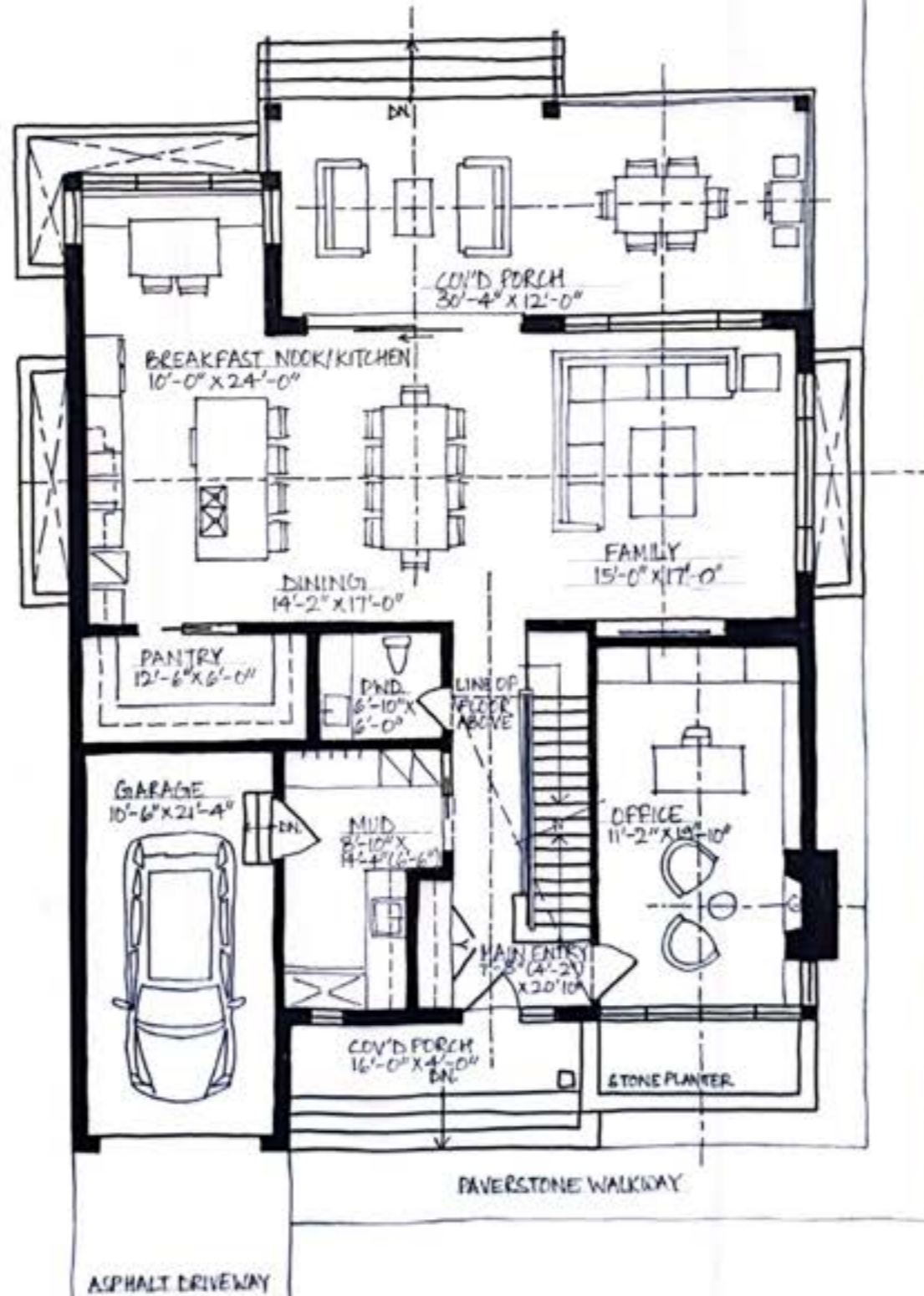
# 04 OPTION 2 - PLANS



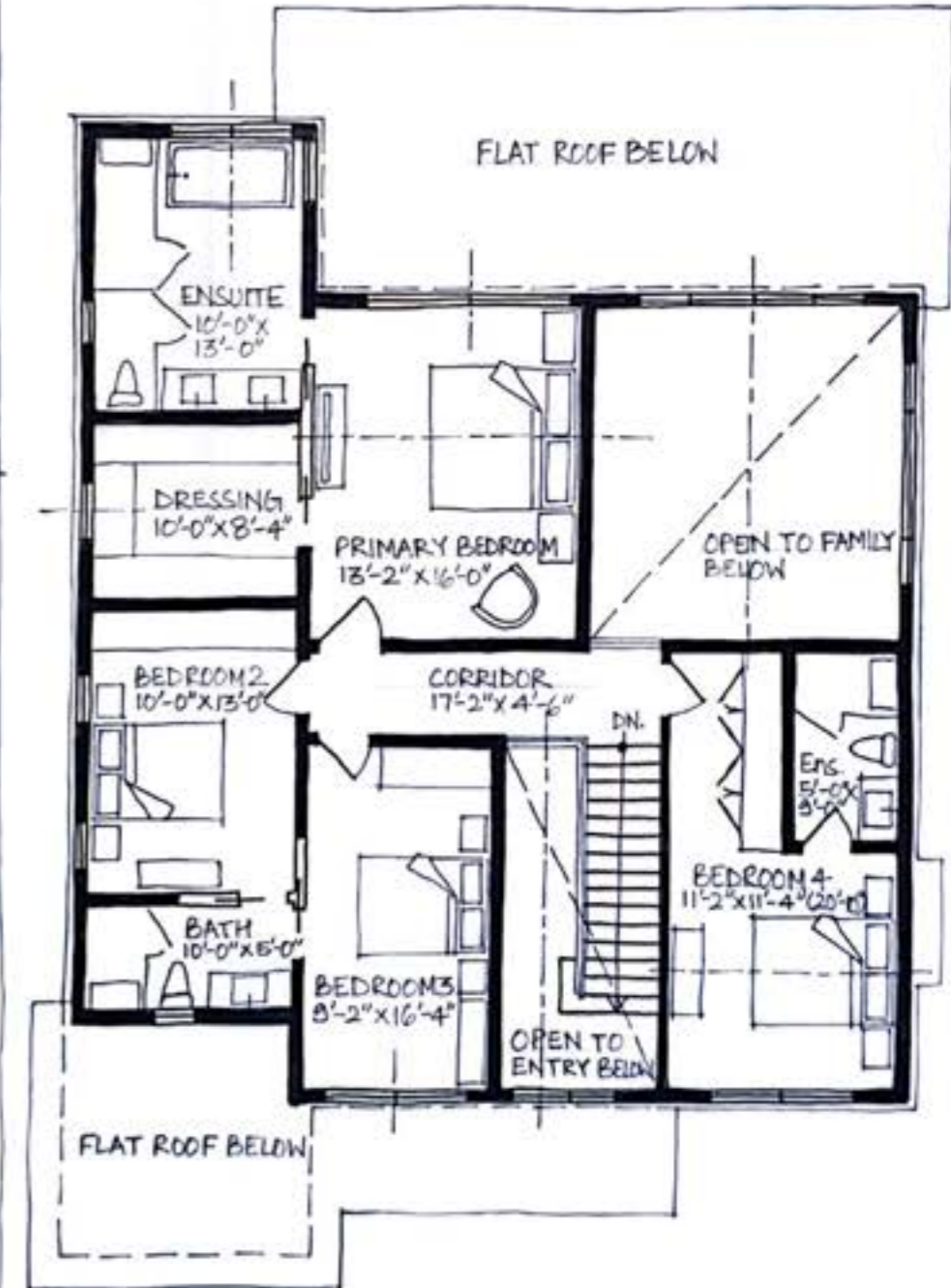
Basement Floor Plan



Ground Floor Plan



Second Floor Plan



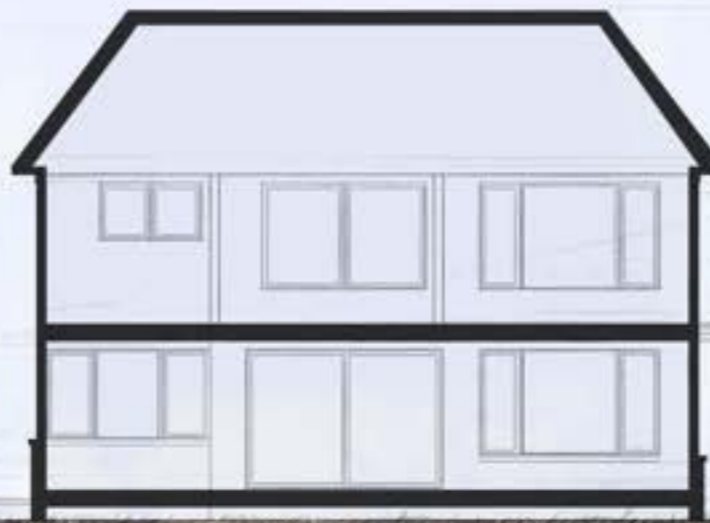


# 04 OPTION 2 - PERSPECTIVES, ELEVATIONS AND SECTION

FRONT

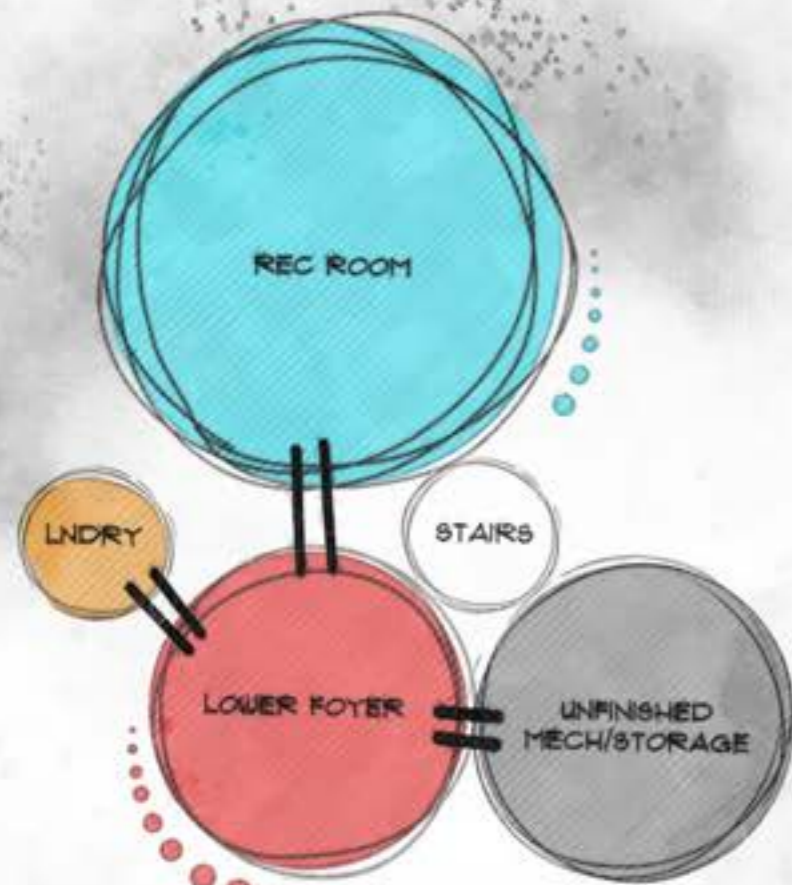


REAR



# 05 OPTION 3 - BUBBLE DIAGRAMS

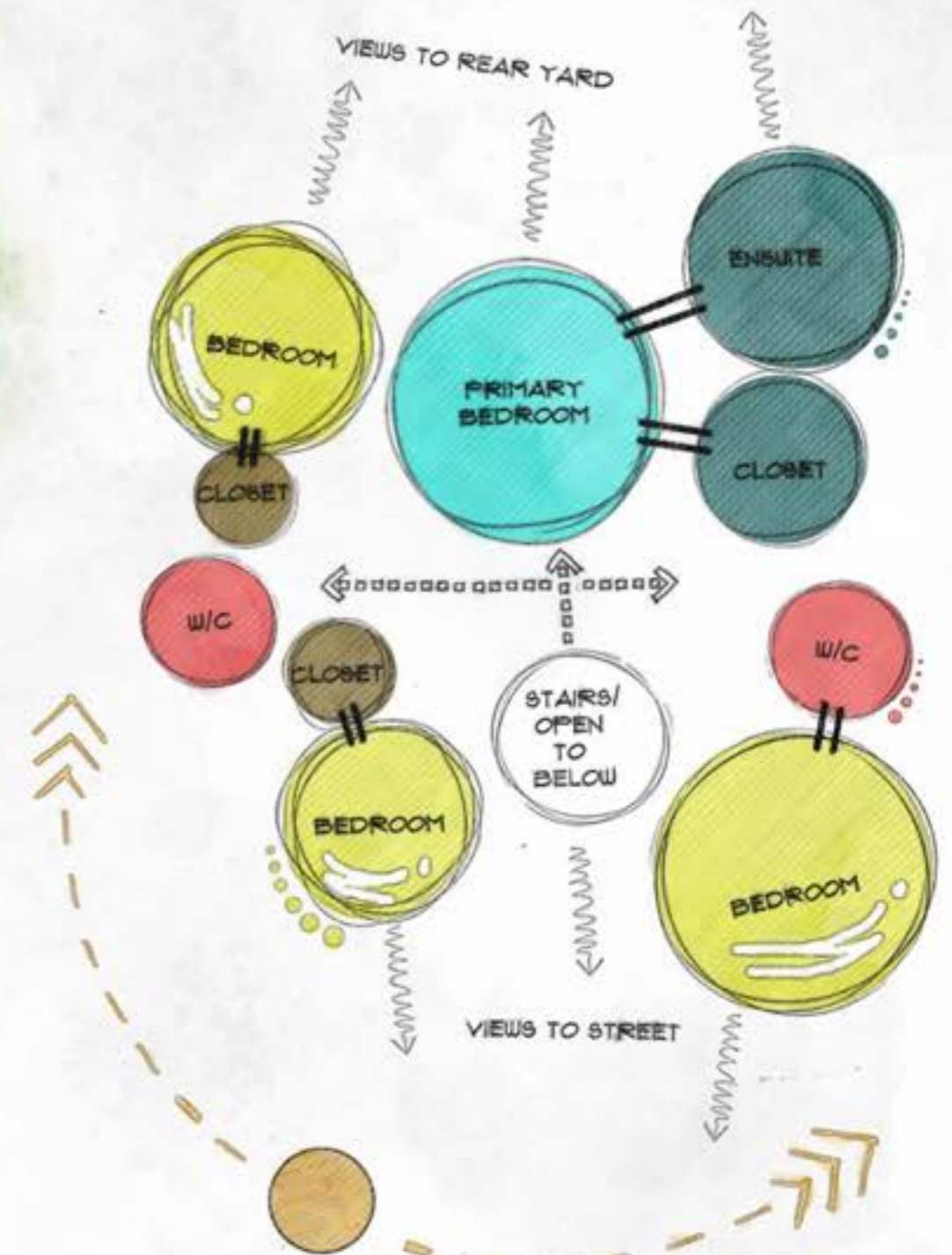
Basement Floor Plan



Ground Floor Plan



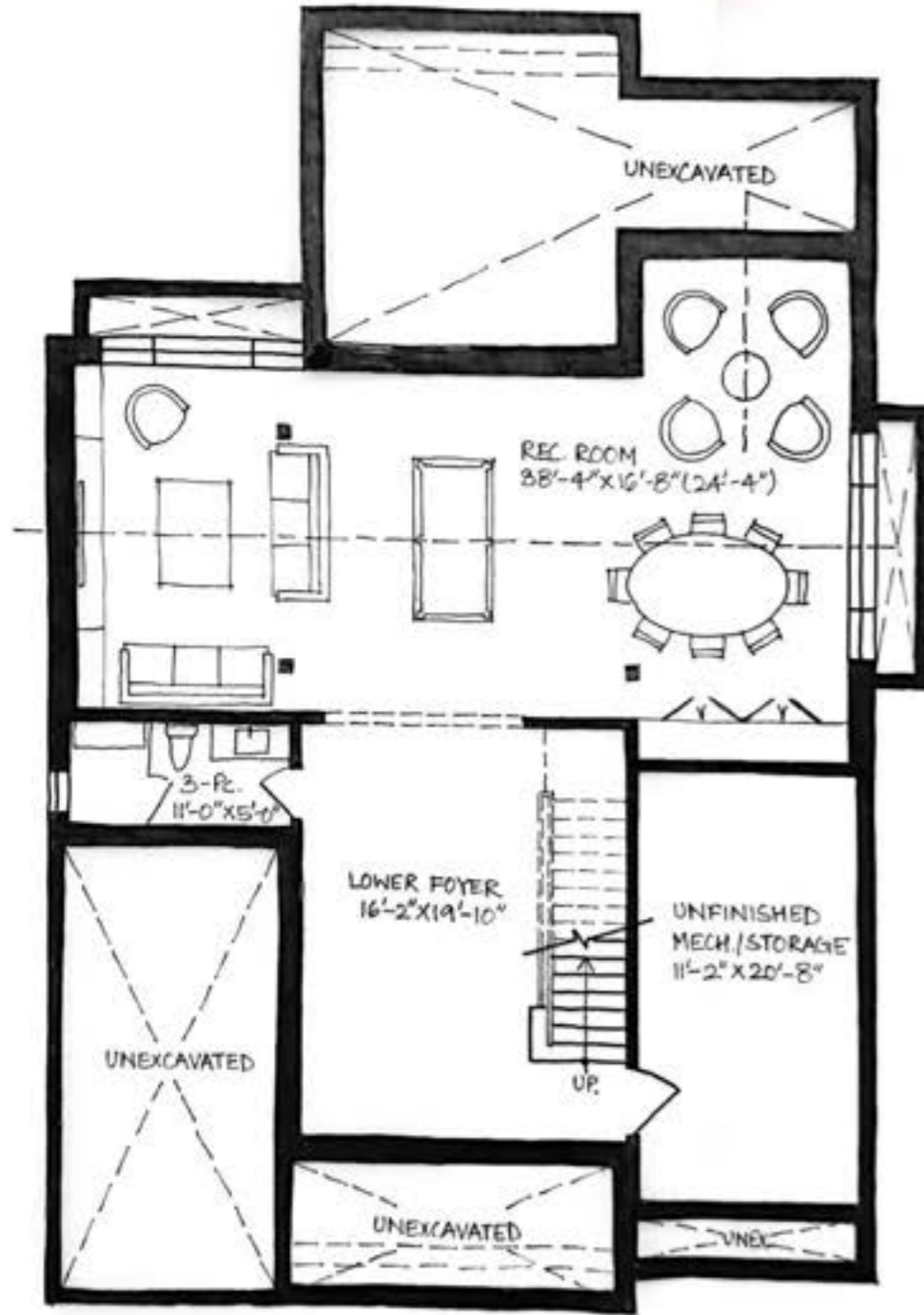
Second Floor Plan



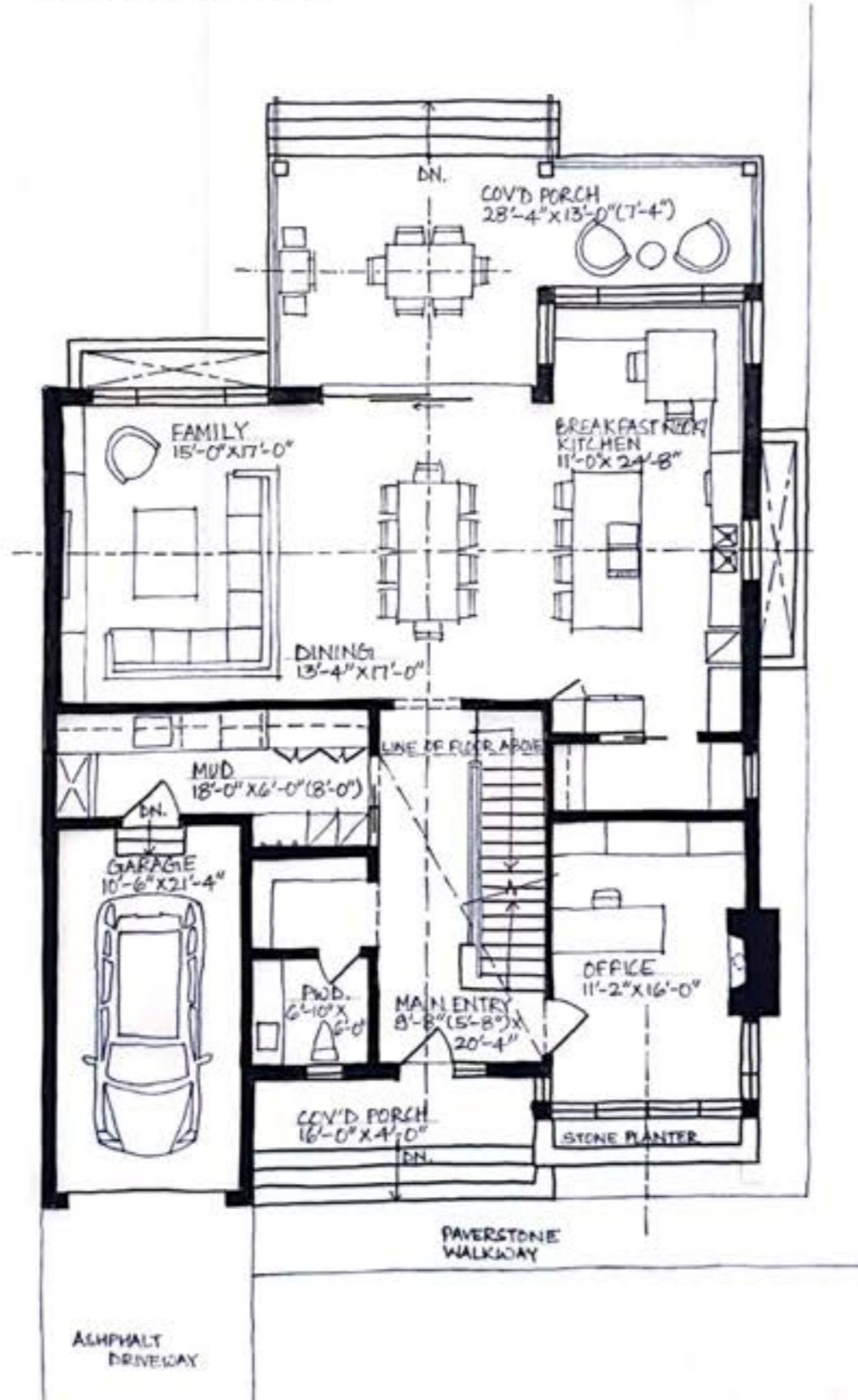
# 05 OPTION 3 - PLANS



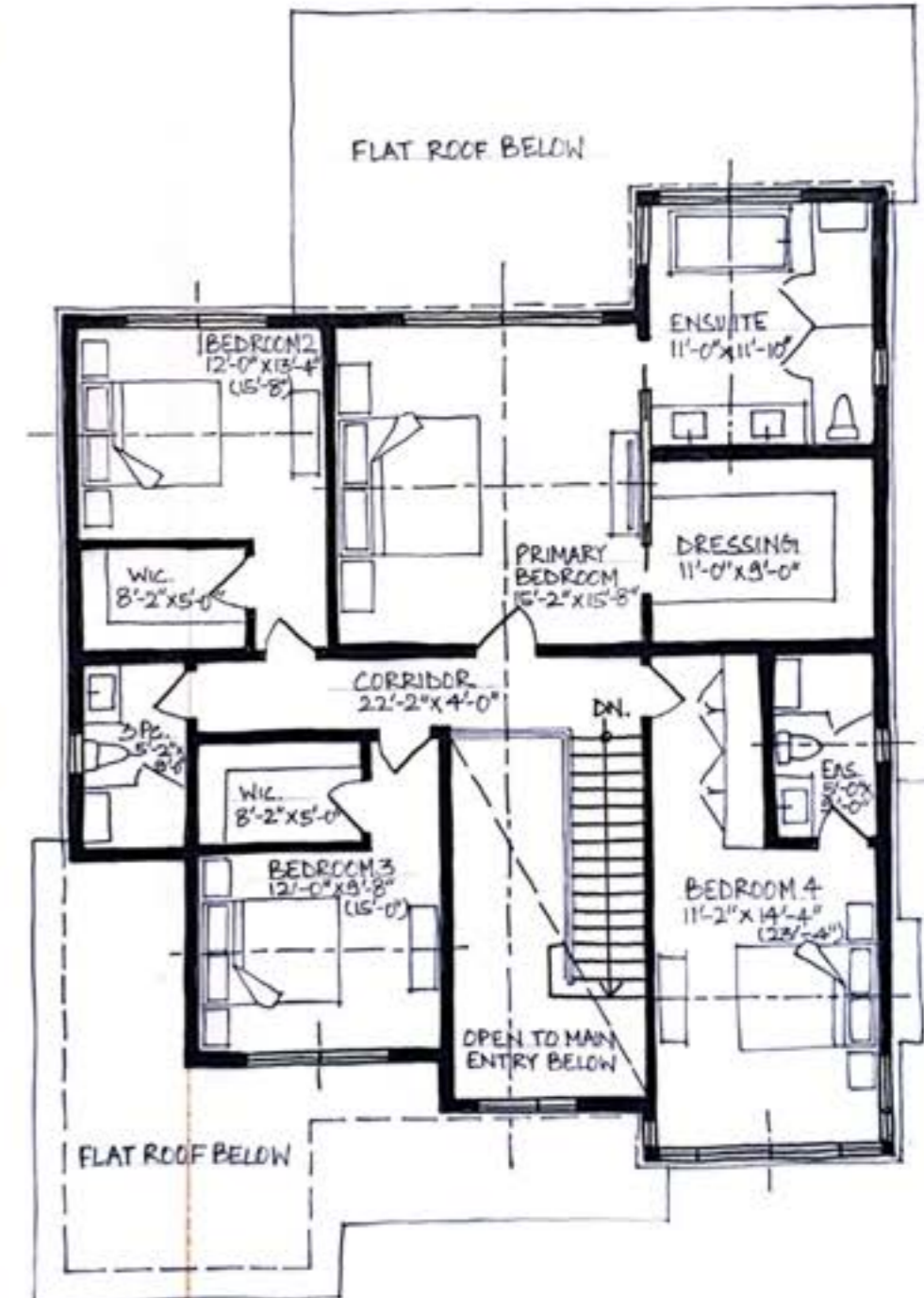
Basement Floor Plan



Ground Floor Plan



Second Floor Plan

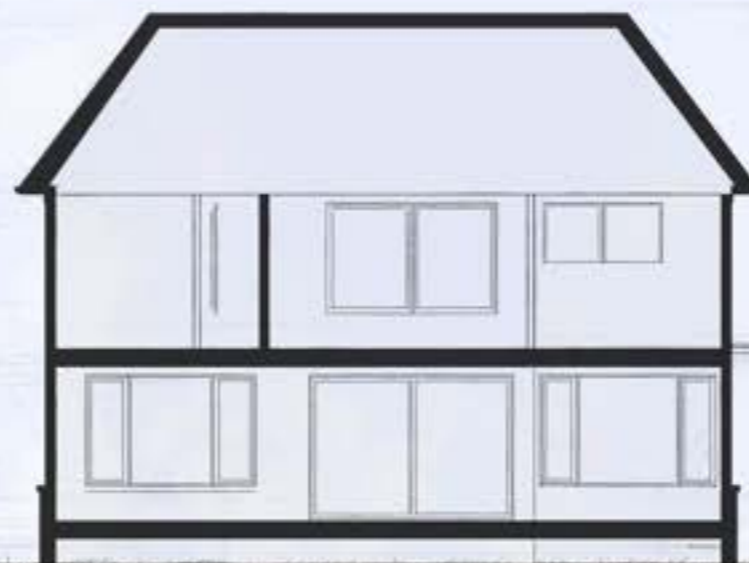


# 05 OPTION 3 - PERSPECTIVES, ELEVATIONS AND SECTION

FRONT



REAR



# 06 CONSTRUCTION BUDGET



Proposed Additions to existing property - Space Program						
Room	Existing Area (sqft)	Existing Renovated Area (sqft)	Proposed New Addition Area (sqft)	Cost (Area x \$75) - Existing Renovated	Cost (Area x \$250) - New Addition	Total Cost
<b>1st Floor</b>						
Main Entry	44.11	138.17	-	\$ 10,362.59	-	\$ 10,362.59
Study Room	121.80	134.00	-	\$ 10,050.00	-	\$ 10,050.00
Family/Living Room	298.63	120.04	189.89	\$ 9,003.13	\$ 47,472.87	\$ 56,476.00
Dining Room	156.16	43.10	240.75	\$ 3,232.28	\$ 60,187.50	\$ 63,419.78
Kitchen	145.32	137.50	101.67	\$ 10,312.50	\$ 25,416.67	\$ 35,729.17
Pwd. Room	18.21	42.14	-	\$ 3,160.42	-	\$ 3,160.42
<b>New Areas</b>						
Porch	26.25	-	64.00	-	\$ 16,000.00	\$ 16,000.00
Deck	119.18	-	320.00	-	\$ 80,000.00	\$ 80,000.00
Mud Room	-	-	82.00	-	\$ 20,500.00	\$ 20,500.00
Pantry	-	60.44	-	\$ 4,533.33	-	\$ 4,533.33
<b>2nd Floor</b>						
Primary Bedroom	172.00	40.69	206.67	\$ 3,051.56	\$ 51,666.67	\$ 54,718.23
Bedroom 2	96.00	14.00	137.30	\$ 1,050.00	\$ 34,325.00	\$ 35,375.00
Bedroom 3	93.00	-	171.67	-	\$ 42,917.50	\$ 42,917.50
Shared Bath	36.00	40.00	-	\$ 3,000.00	-	\$ 3,000.00
<b>New Areas</b>						
Ensuite	-	130.28	-	\$ 9,770.83	-	\$ 9,770.83
Dressing	-	91.19	-	\$ 6,839.25	-	\$ 6,839.25
3-PC	-	-	46.50	-	\$ 11,625.00	\$ 11,625.00
Bedroom 4	-	67.92	72.00	\$ 5,093.75	\$ 18,000.00	\$ 23,093.75
<b>Basement</b>						
Rec Room	-	-	600.56	-	\$ 140.76	\$ 140.76
					<b>Cost (\$75 per 320sqft)</b>	
						<b>\$ 487,570.84</b>