

Assignment #5: Final Project Presentation and Submission

ARCH 31618 Building Renovations

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TABLE OF CONTENTS

- 01 INTRODUCTION
- 02 EXISTING PLANS ANALYSIS
- 03 PROPOSAL - BUBBLE DIAGRAMS
- 04 PROPOSAL - PLANS OPTIONS 1 AND 2
- 05 ELEVATIONS
- 06 BUILDING AND WALL SECTIONS
- 07 3D IMAGES

Schematic Proposal Drawing Series

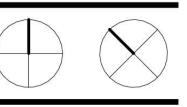
Client Name: Rizwan Ul Haque

58-6880 Meadowvale Town Centre, Mississauga,
ON, Canada

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



01 INTRODUCTION



Existing Conditions

The building consists of a four-residence townhouse, which only allows for rear expansion of the client's unit, in the corner of the lot. There are three floors and no basement, the total building footprint is 67 m², and the gross floor area is 209 m². The exterior and interior finishes are well-preserved and foundation issues don't seem to exist. Alterations of exterior materials are not possible due to housing typology (townhouse).

The residence is in wood framed construction and the wall assemblies do not have rigid insulation. The clients complain about the cold within the house. For the new addition, the assemblies that encompass rigid insulation will most likely create an indent within the expanded rooms and strapping may be required.



Client Information

The client's had no intention of renovating the unit when they purchased it, but as time passes and their needs changed, they realized renovation works could increase their quality of life. There are four family members in the house – the couple with their two adult sons, one of which works from home and would like for a room better suited for an office space. Mr. Rizwan spends the day out working, while Ms. Rizwan is a housewife and would like to expand living spaces such as primary bedroom and kitchen. She would like for a better pantry / kitchen relationship, and for the dining and kitchen to have a stronger visual connection. She would also appreciate the opportunity for making backyard landscaping improvements. When cooking in the backyard, the family would prefer not to walk to the second floor for supplies and therefore would like an additional pantry on the ground floor.

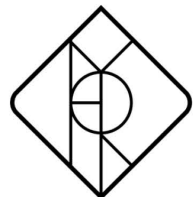
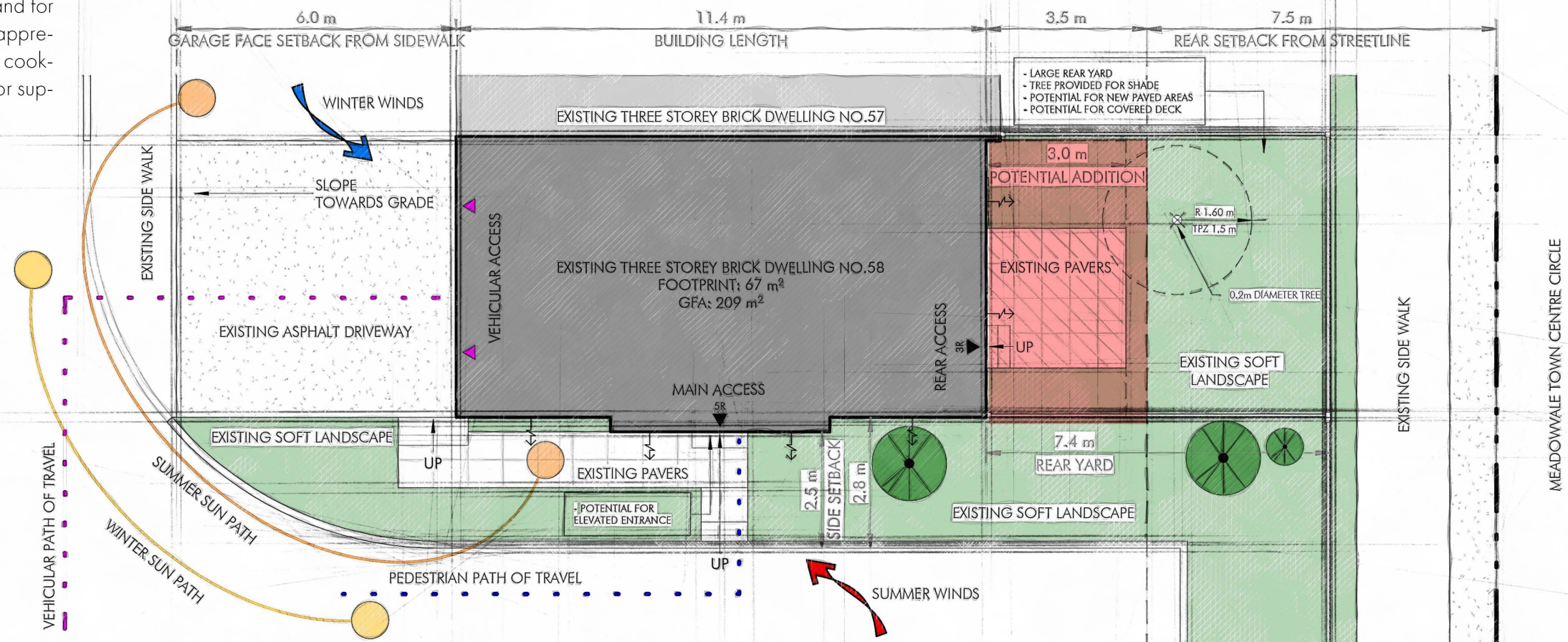
Functional Requirements

- Backyard Landscaping
- Pantry Space on Ground and Second
- Home Office Space
- Larger Kitchen / Dining Space associated to Living Room
- Larger Primary Bedroom w/ Ensuite and Walk-In Closet
- Larger Closets in Secondary Bedrooms

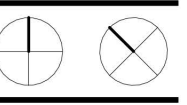
ZONING INFORMATION	
PROJECT ADDRESS	58-6880 MEADOWVALE TOWN CENTRE CIRCLE
MUNICIPALITY	MISSISSAUGA
ZONING DESIGNATION	RM4 (RESIDENTIAL ROWHOUSE)
LOT AREA:	2152.78 sf 200.00 sqm
MAXIMUM PROJECTIONS	
PORCH AND DECK AT FIRST STOREY ATTACHED TO FRONT AND/OR SIDE WALL OF A TOWNHOUSE	1.60 m
PORCH AND DECK AT FIRST STOREY ATTACHED TO REAR WALL OF A TOWNHOUSE	5.00 m
AN AWNING ATTACHED TO FRONT AND/OR SIDE WALL OF A TOWNHOUSE	0.60 m
BALCONY ATTACHED TO FRONT, SIDE AND/OR REAR WALL OF A TOWNHOUSE	1.00 m

SETBACKS	PERMITTED	EXISTING	PROPOSED
FROM THE REAR WALL OF A TOWNHOUSE TO ALL OTHER STREET LINES. (R.O.W < 20m)	7.50 m	11.00 m	8.00 m
FROM A REAR WALL OF TOWNHOUSE TO A CONDOMINIUM ROAD OR WALKWAY	7.50 m	- m	- m
FROM THE SIDE WALL OF A TOWNHOUSE TO A LOT LINE THAT IS NOT A STREET LINE	2.50 m	2.50 m	2.50 m
FROM A GARAGE FACE TO A CONDOMINIUM ROAD OR SIDEWALK	6.00 m	6.00 m	6.00 m
BUILDING HEIGHT	10.70 m	10.70 m	10.70 m

Site Analysis



02 EXISTING PLANS ANALYSIS



First

Second

Third

GARAGE:
- Lack of storage and working space area.

BACKYARD:
- Existing pavers are in poor condition – requires a covered deck area with space for barbecuing

POWDER ROOM:
- Angular wall inefficient.
- Close to main floor areas.

BEDROOM 2:
- Inefficient closet location and size.
- Potential for better room access.
- Poorly Lit.
- Need for privacy – acoustical insulation to walls.

HALLWAY:
- Linen in the middle of circulation – to be removed or relocated.

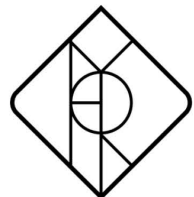
FOYER:
- No house entrance feeling due to lack of connection with the rest of the house. This is a consequence of the townhouse typology.

TRANSITION ROOM:
- No clear purpose to the room – connects backyard to the rest of the house
- Potential for built-in pantry and kitchenette.

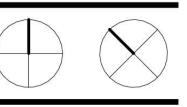
KITCHEN, LIVING AND DINING:
- Lack of connection between dining and kitchen area – stairs partition separates space and isolates them.
- Small wall separating living from dining – can't be removed because it's a plumbing wall. Possibility of creating some type of built-in furniture.
- All rooms are well-lit.
- Possibility of extending the kitchen and the private dining area.
- Living could be divided between living and private office space.
- Pantry unconnected to the kitchen – provide direct access from one to another and larger pantry space. Enlarge kitchen entrance and remove current pantry altogether?

BEDROOM 1:
- Inefficient closet location and size.
- Potential for better room access.
- Potential for Ensuite.
- Need for privacy – acoustical insulation to walls.

PRIMARY BEDROOM:
- Extension to be added to room – either increasing it or as a balcony.
- Small circulation space around king bed. Small closet space for a couple.



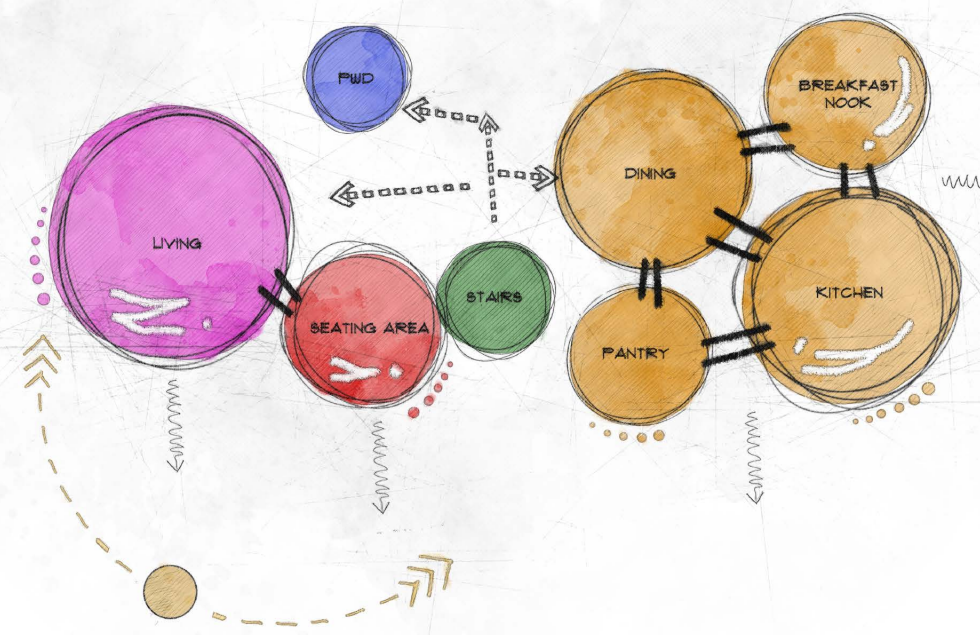
03 PROPOSED BUBBLE DIAGRAMS



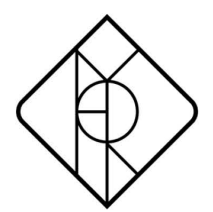
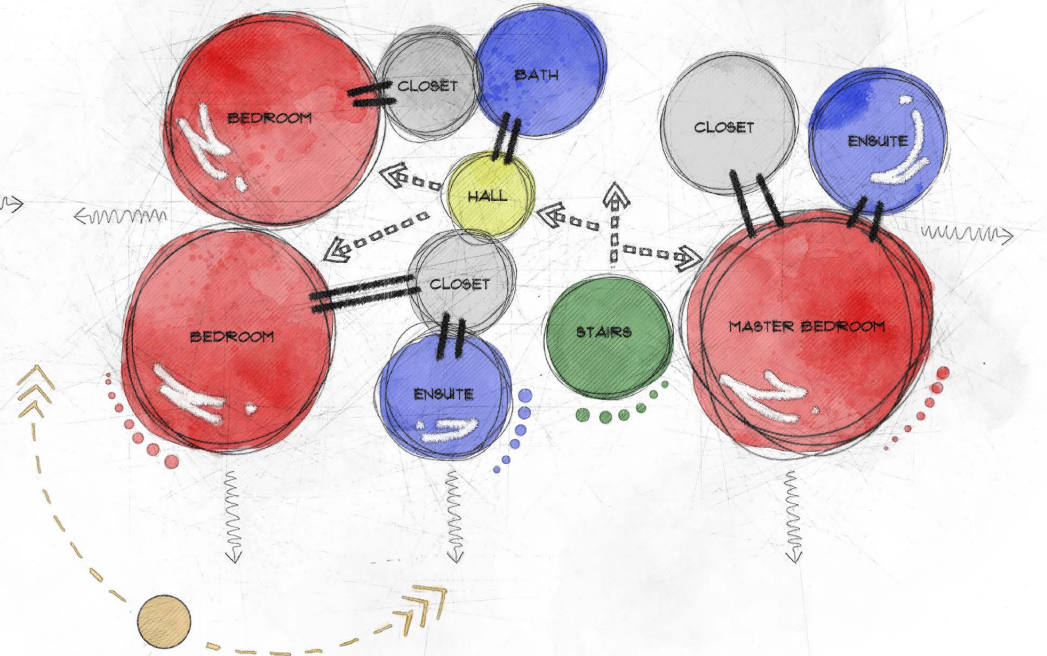
First



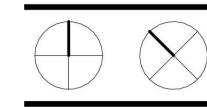
Second



Third



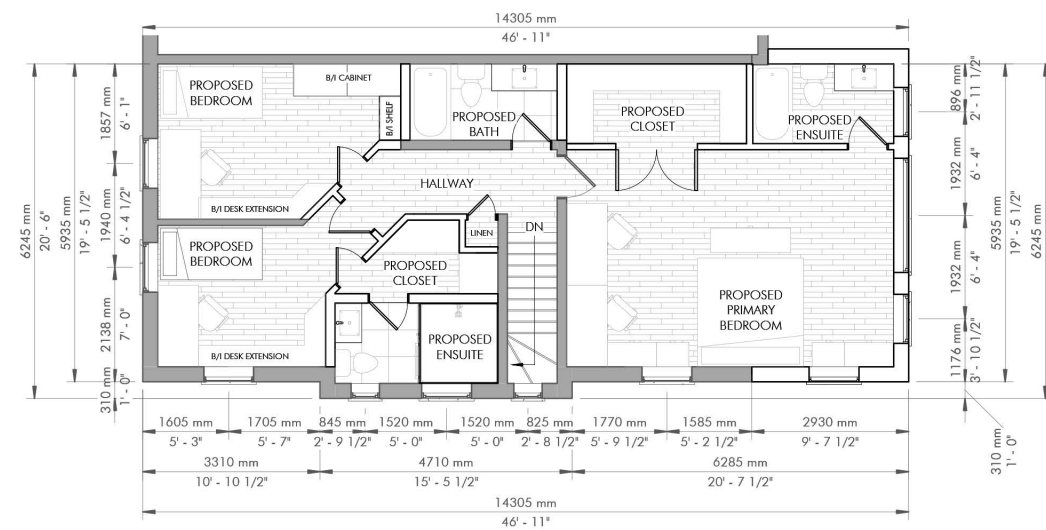
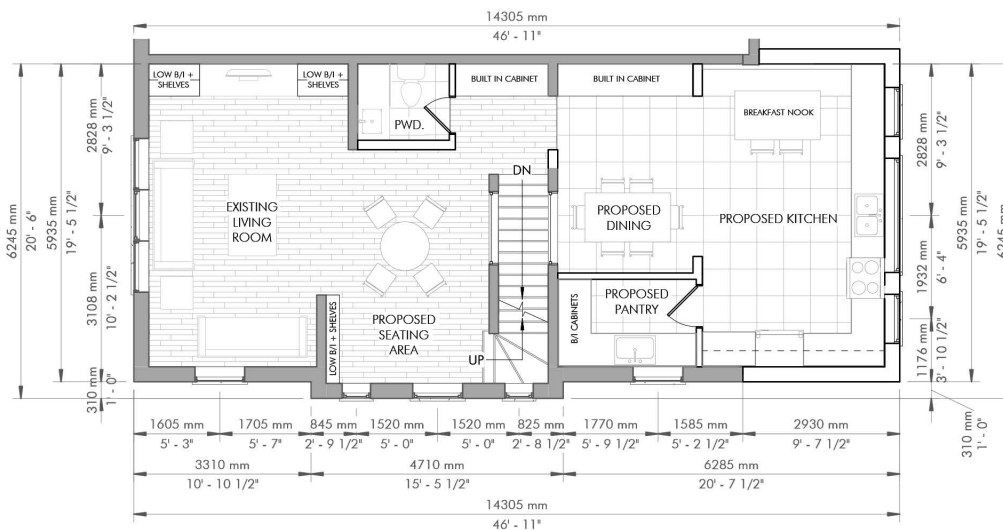
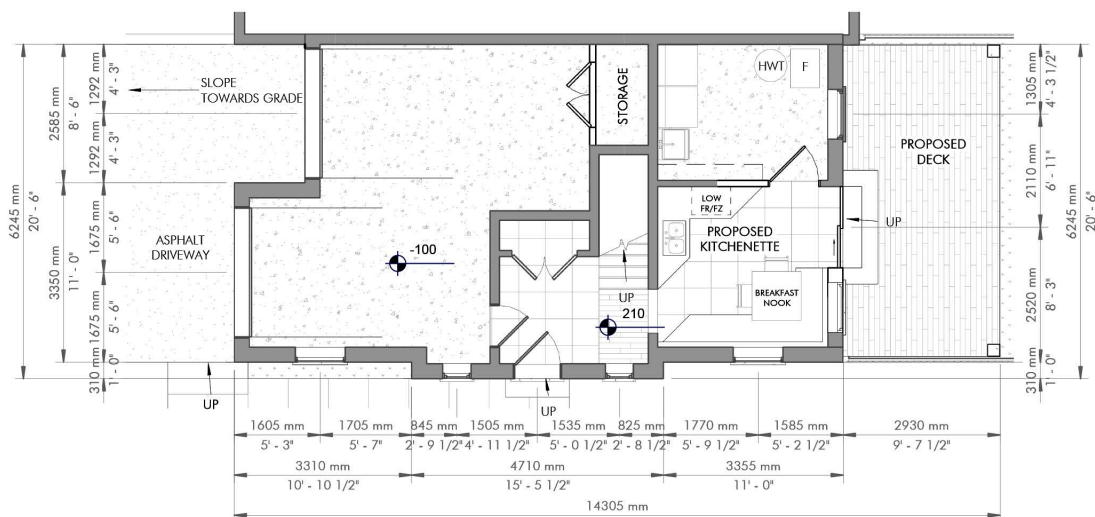
04 OPTIONS 1 AND 2 - PLANS



First

Second

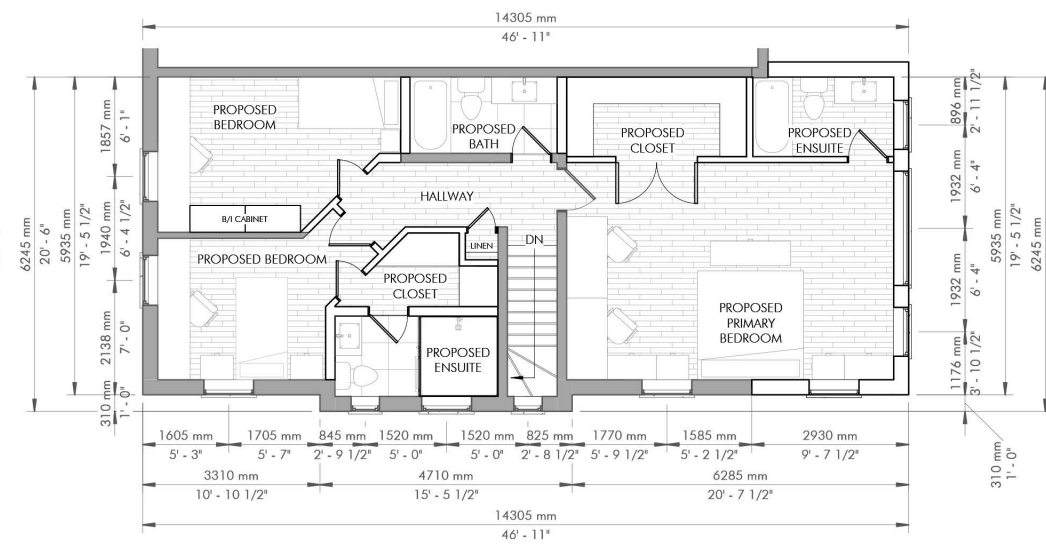
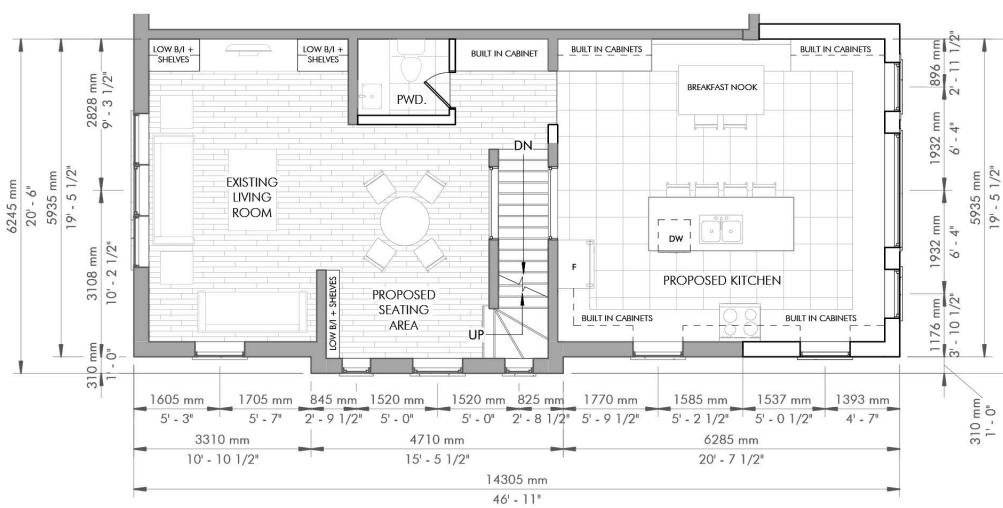
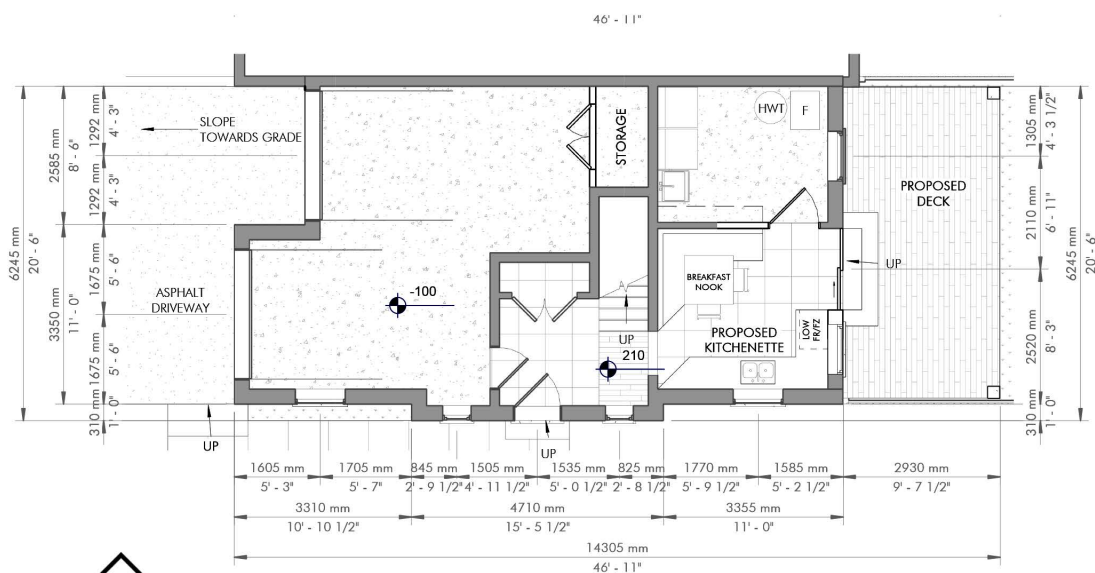
Third



OPTION 1

OPTION 1

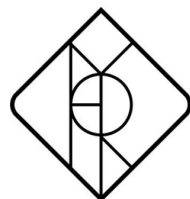
OPTION 1



OPTION 2

OPTION 2

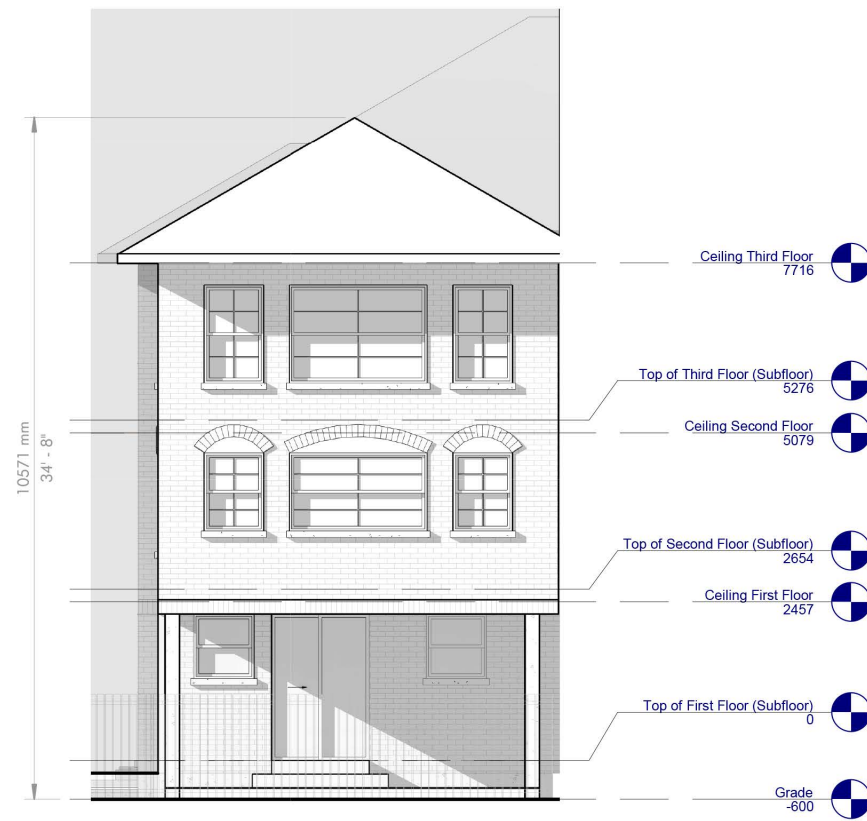
OPTION 2



05 ELEVATIONS



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

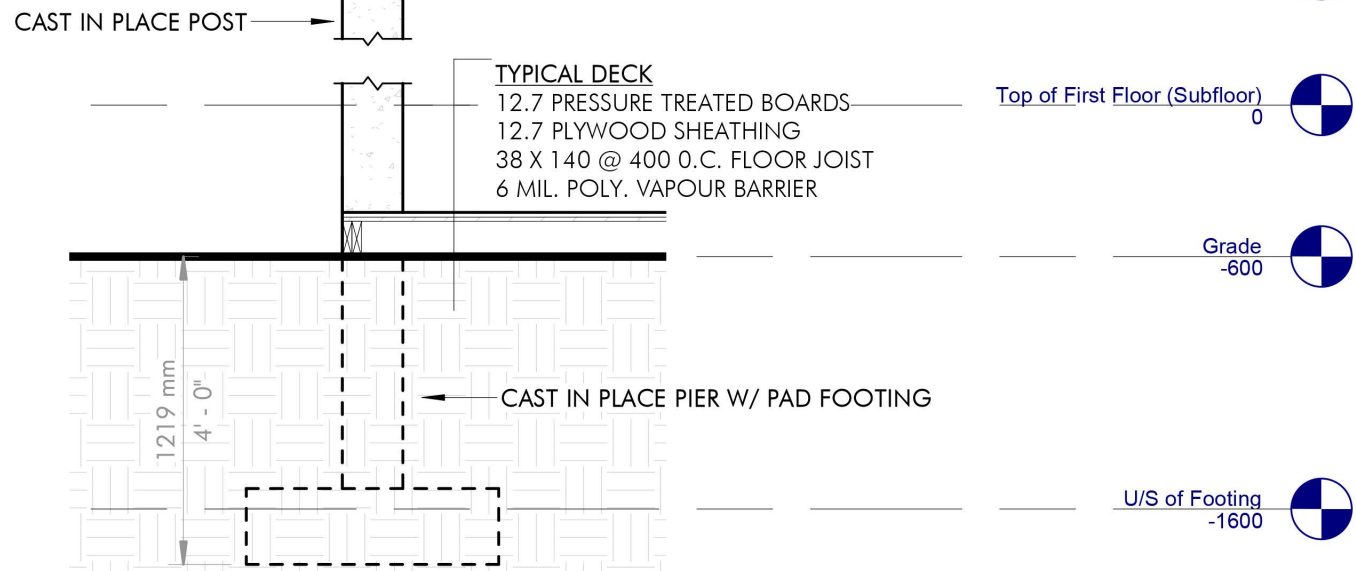
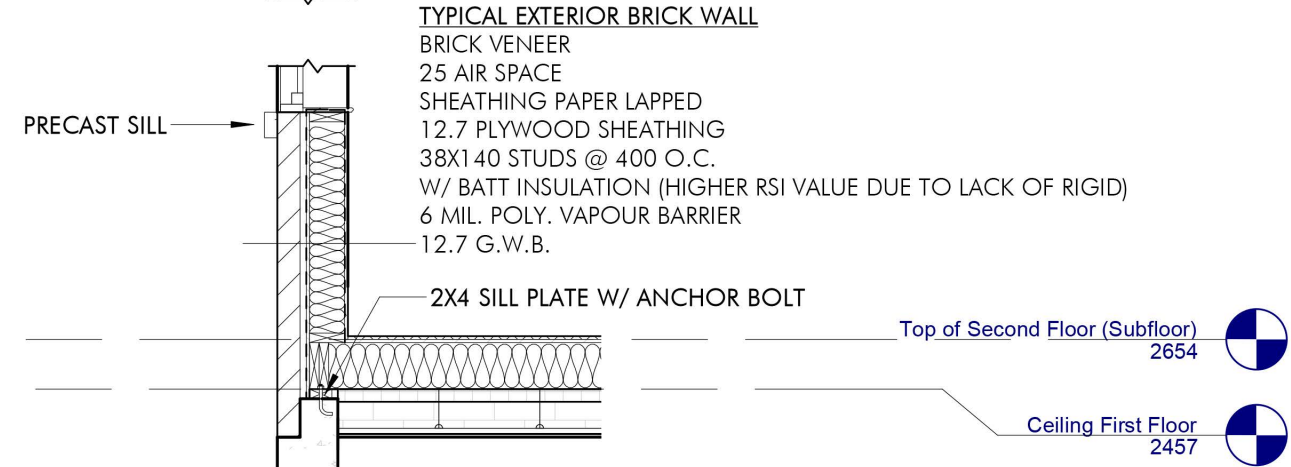
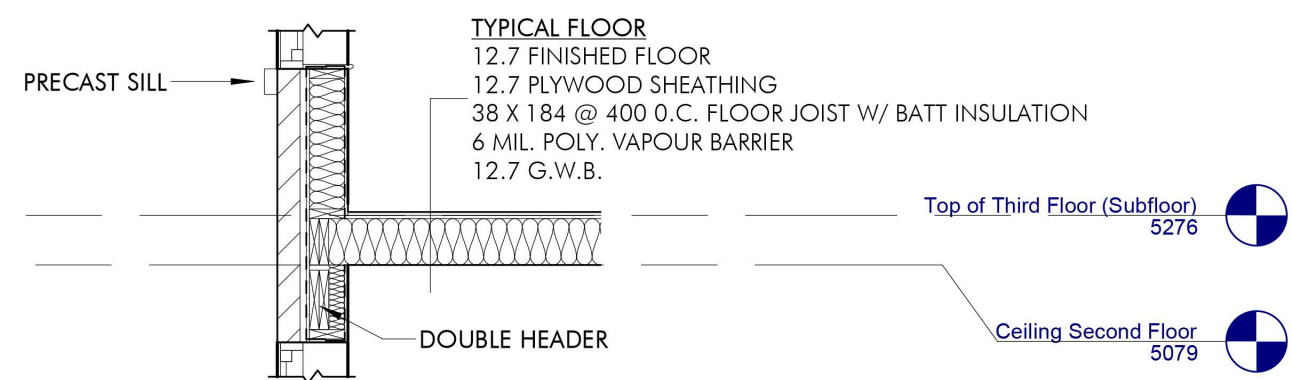
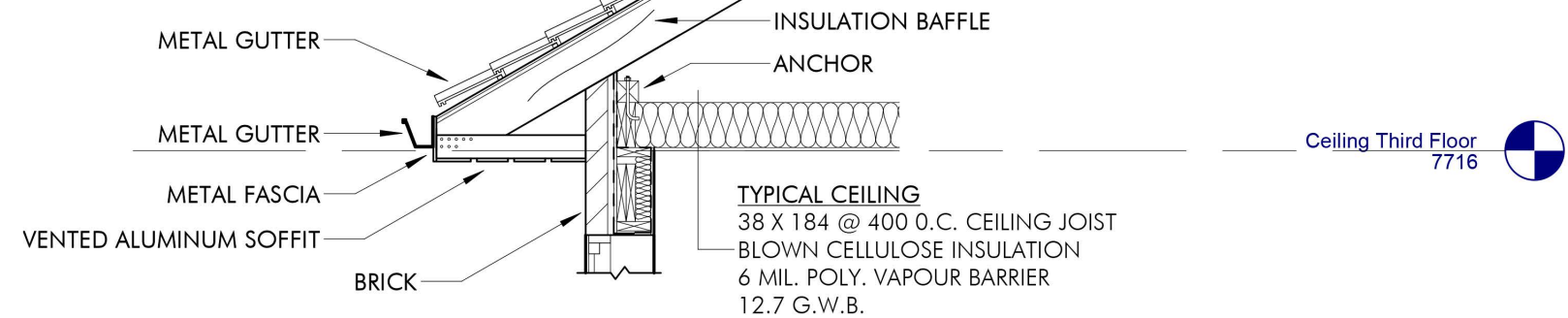


EXISTING WEST ELEVATION



06 BUILDING AND WALL SECTIONS

TYPICAL ROOF
 METAL SHINGLES W/ STRAPPING
 ICE AND WATER SHIELD
 FELT PAPER
 13 OSB ROOF SHEATHING
 ENGINEERED ROOF TRUSSES



07 3D IMAGES

