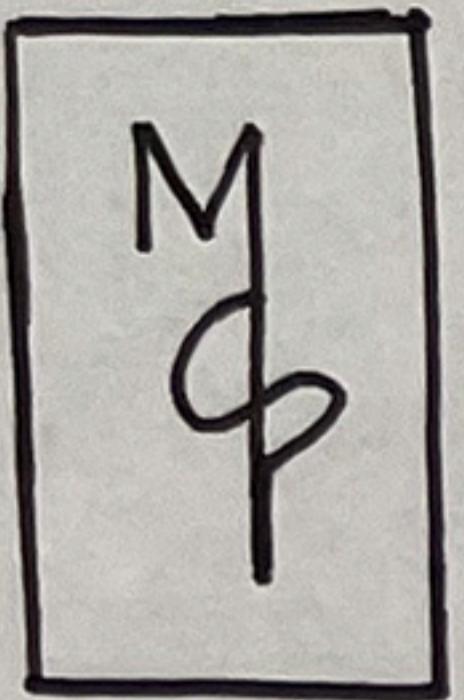


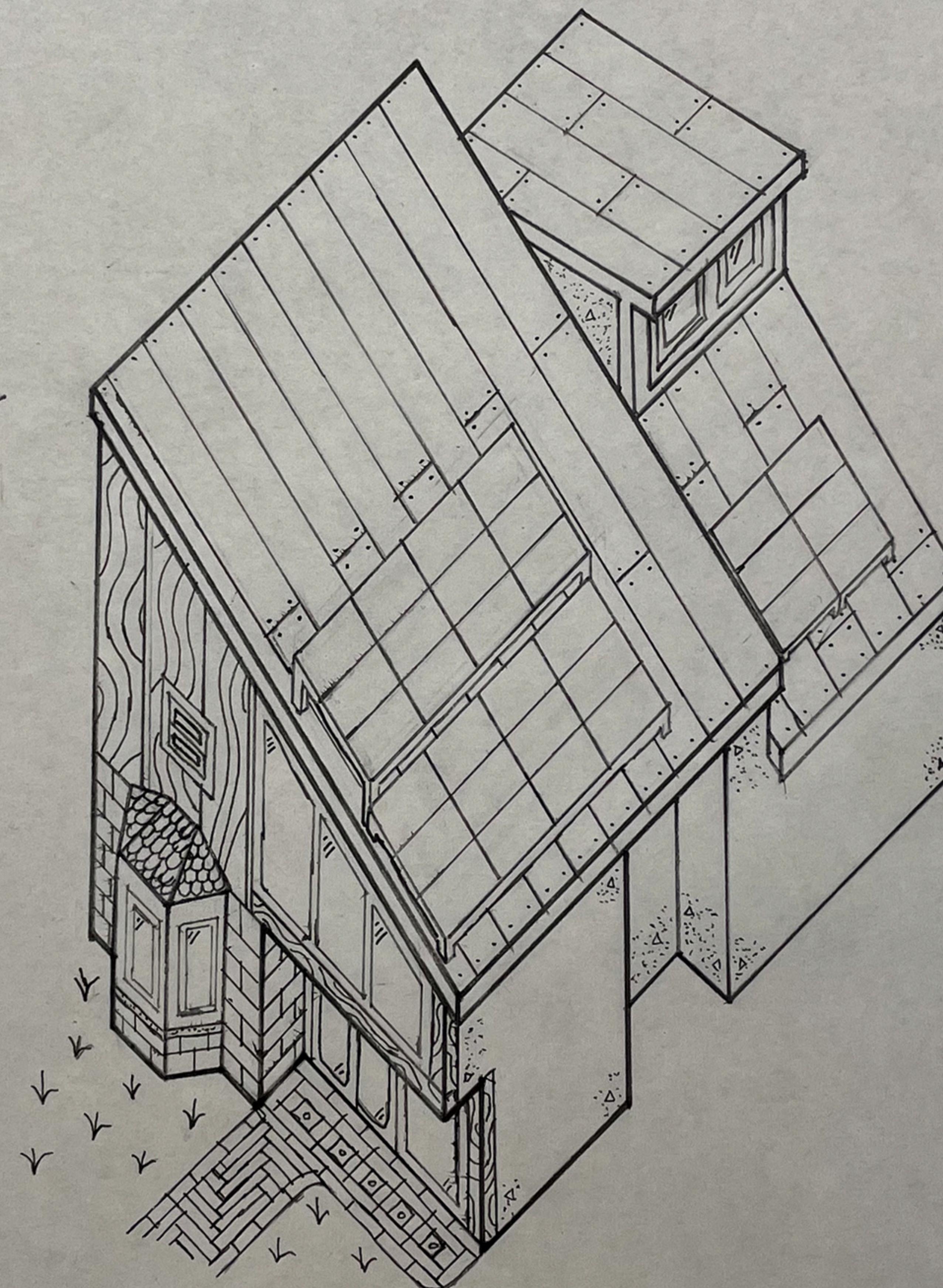
# LANEWAY HOUSE FOR ANN



PREPARED BY:  
MICHEAL PERRY  
000706270

PREPARED FOR:  
CHRIS MONTGOMERY  
ARCH 12356 - STUDIO 1

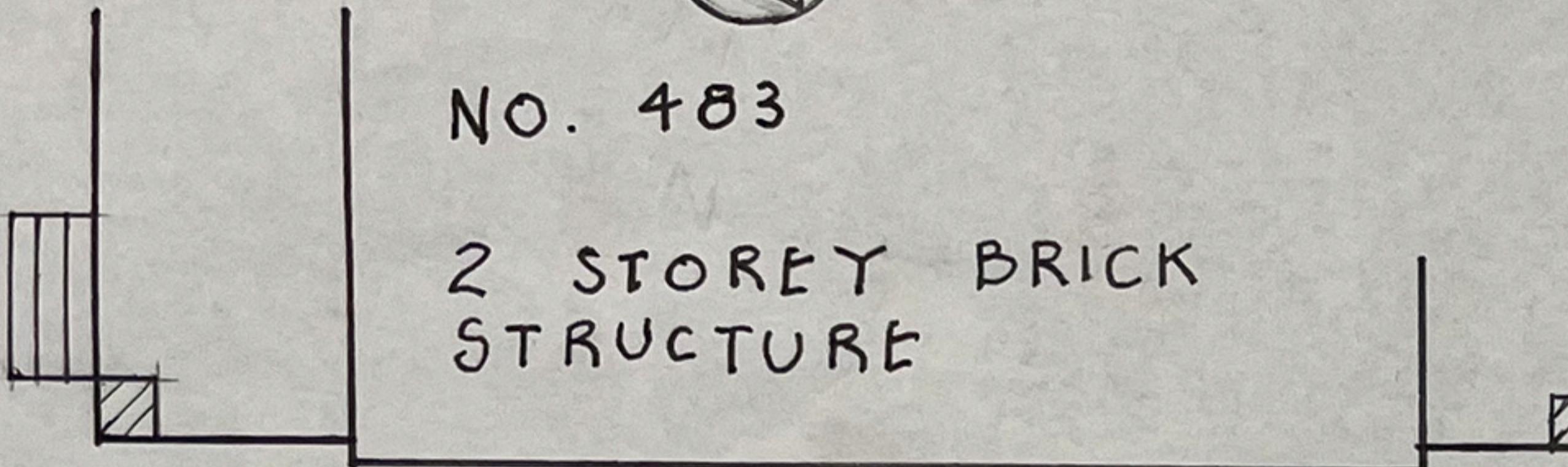
PREPARED ON:  
DEC. 13, 2022





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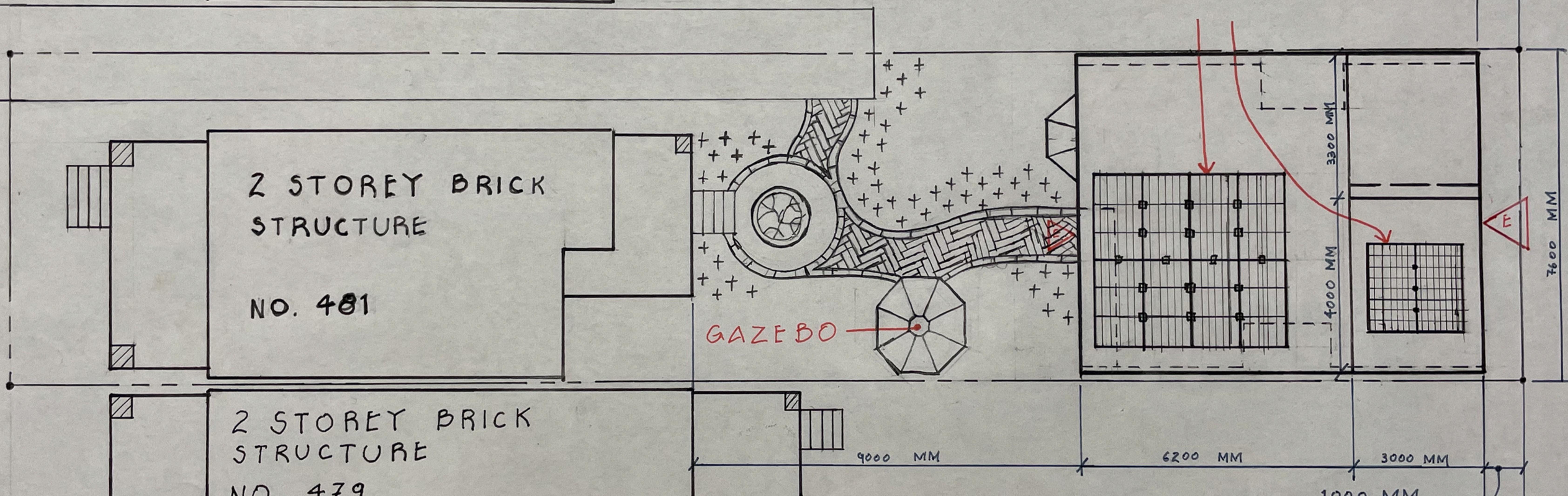
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STRUCTURE



2 STOREY BRICK  
STRUCTURE

NO. 481

2 STOREY BRICK  
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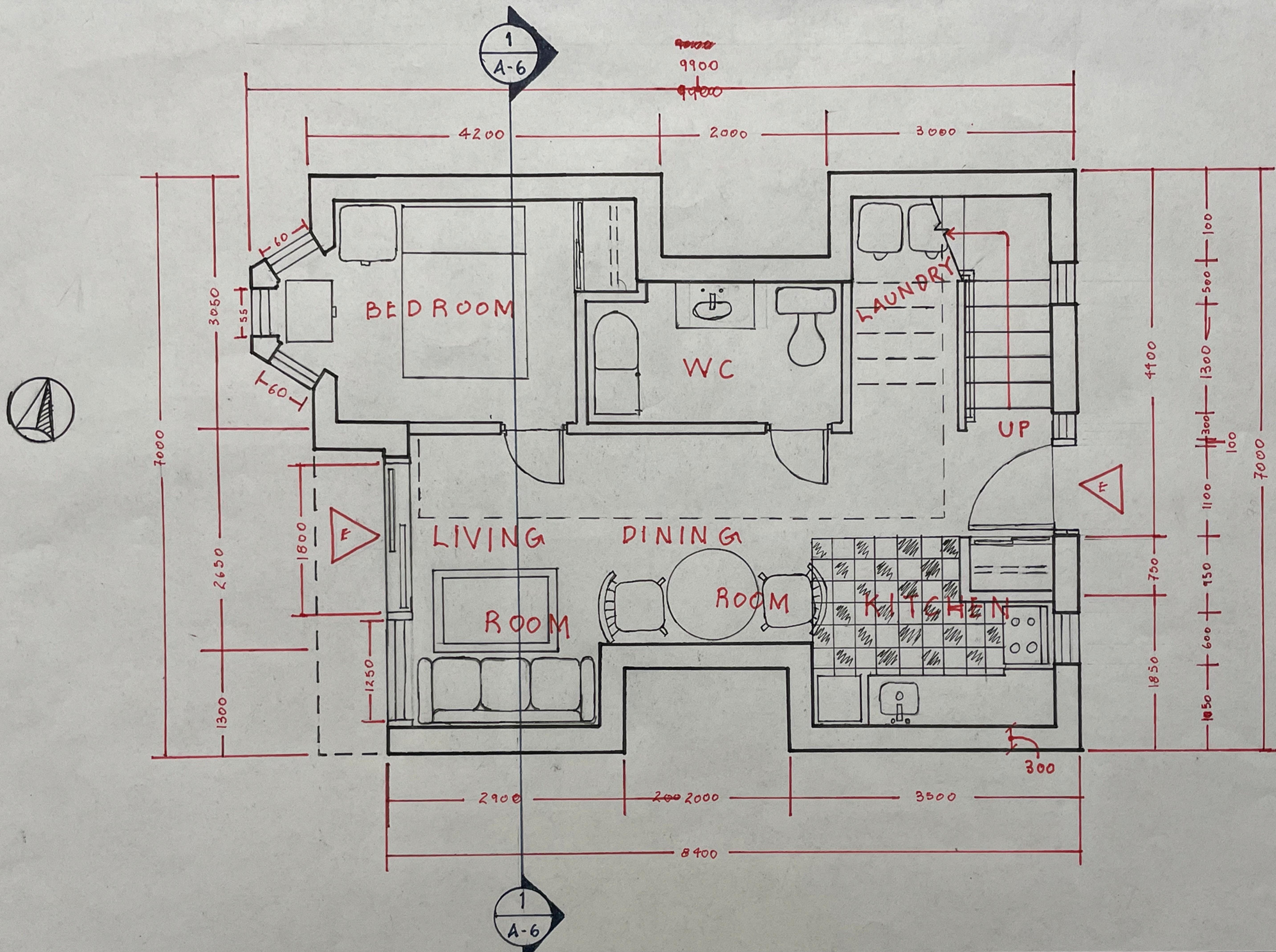


M  
P

LANEWAY HOUSE  
FOR ANN

SITE PLAN  
MICKEY PERRY  
DEC. 13, 2022  
SCALE 1:100

A-1

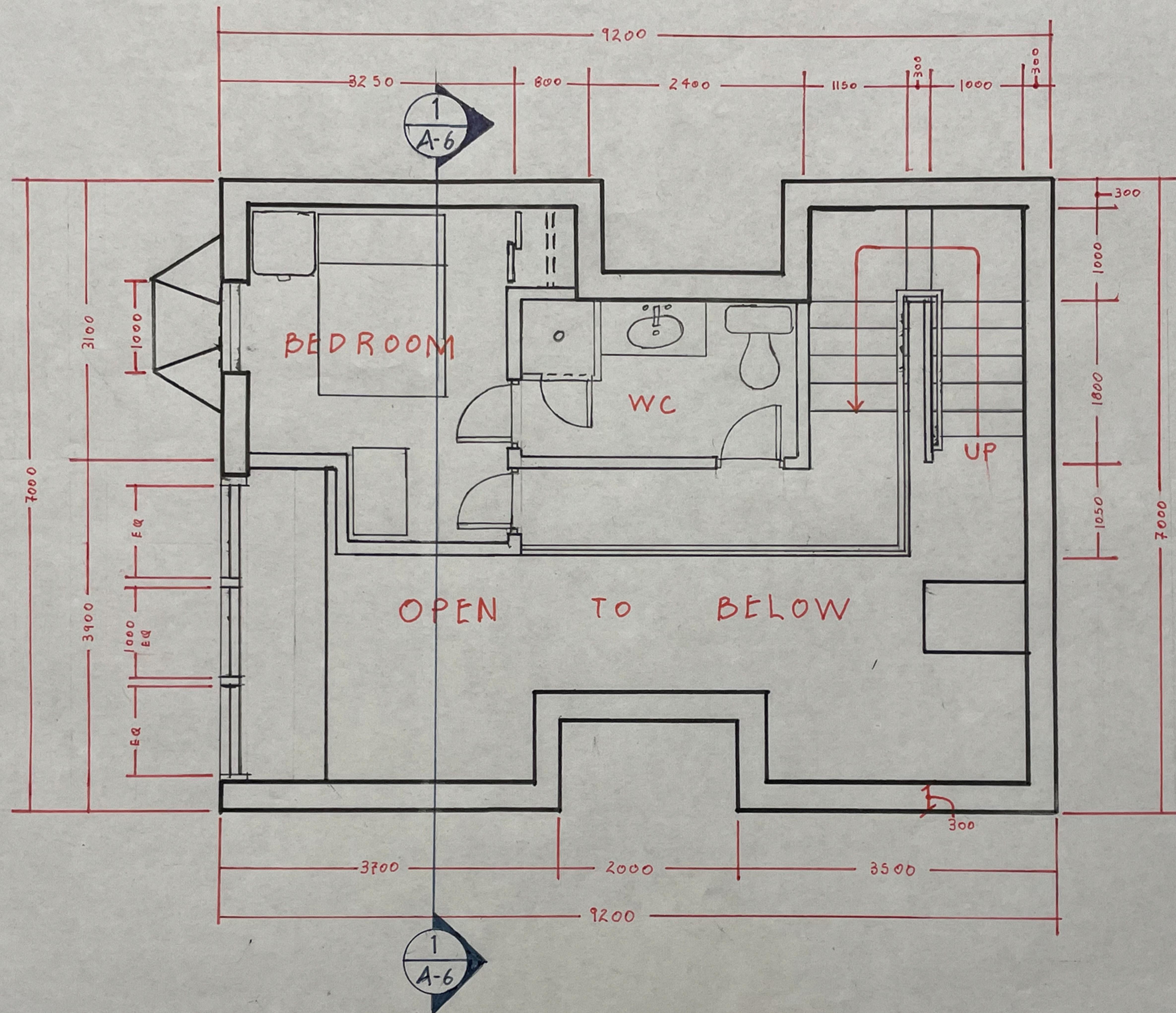


M  
d  
P

# LANEWAY HOUSE FOR ANN

FIRST FLOOR PLAN  
MICKEY PERRY  
DEC. 13, 2022  
SCALE 1:50

A-2

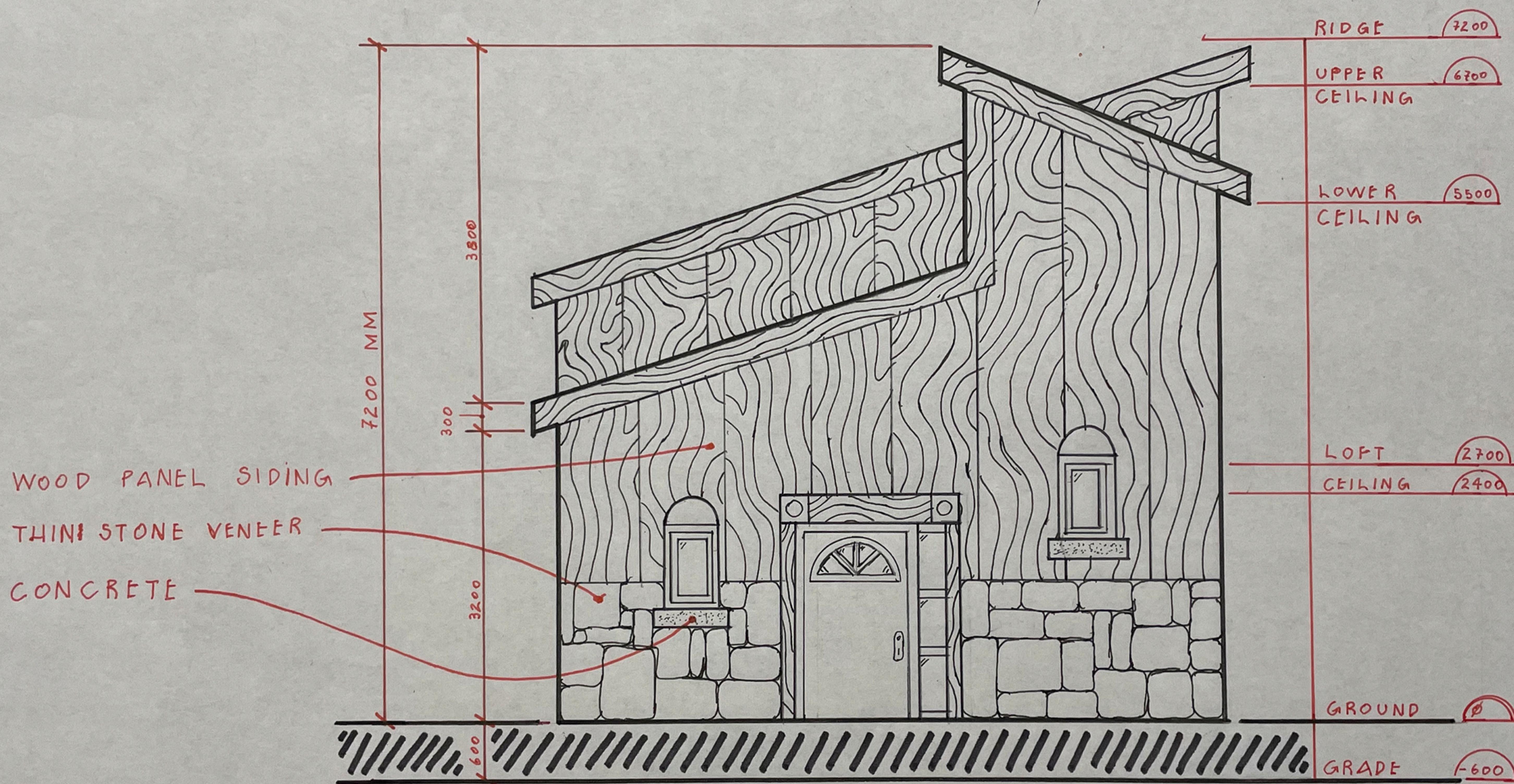


M  
d

# LANEWAY HOUSE FOR ANN

SECOND FLOOR PLAN  
MICKEY PERRY  
DEC. 13, 2022  
SCALE 1:50

A-3

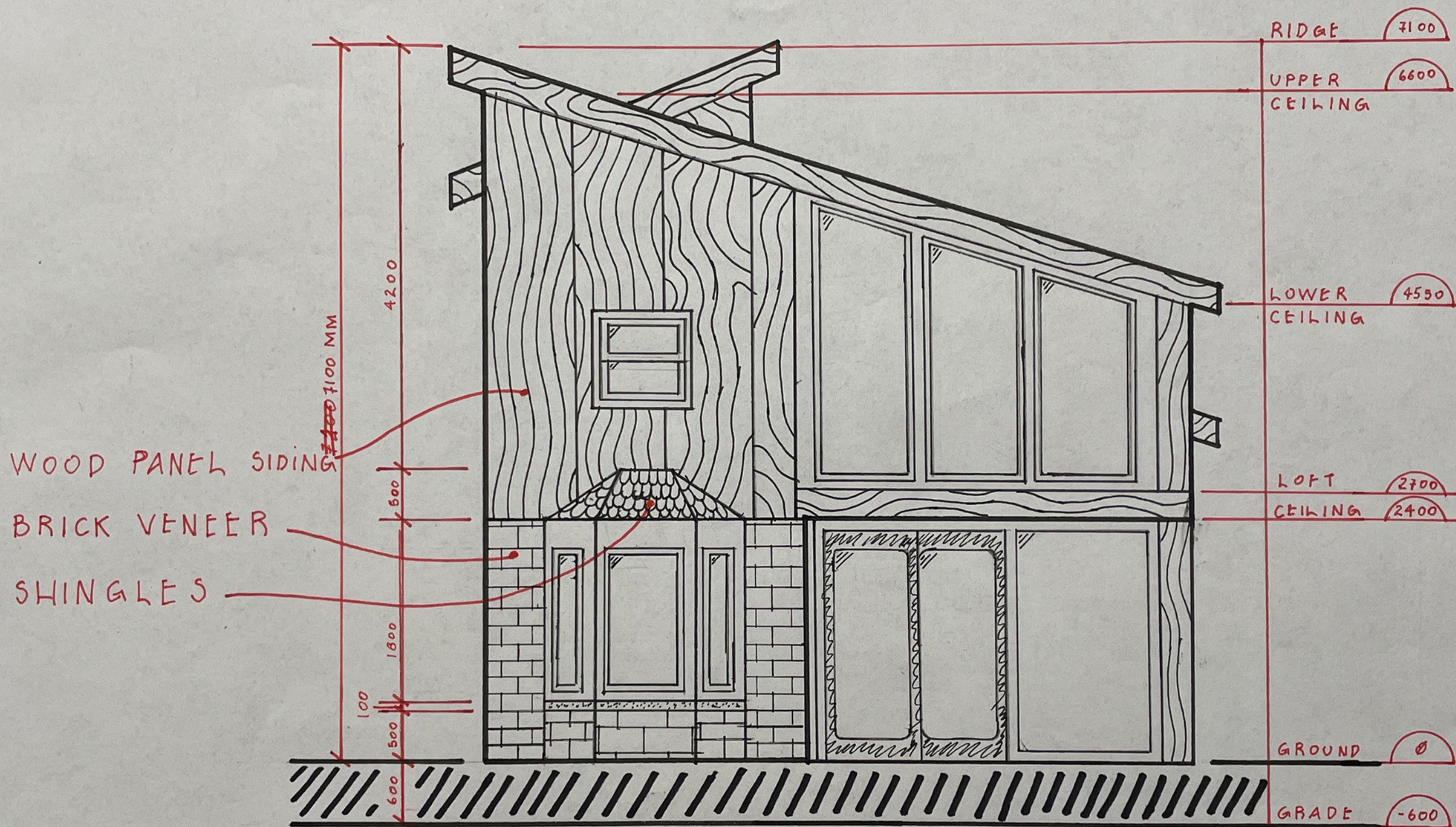


M  
P

LANEWAY HOUSE  
FOR ANN

EAST ELEVATION  
MICKEY PERRY  
DEC. 13, 2022  
SCALE 1:50

A-4

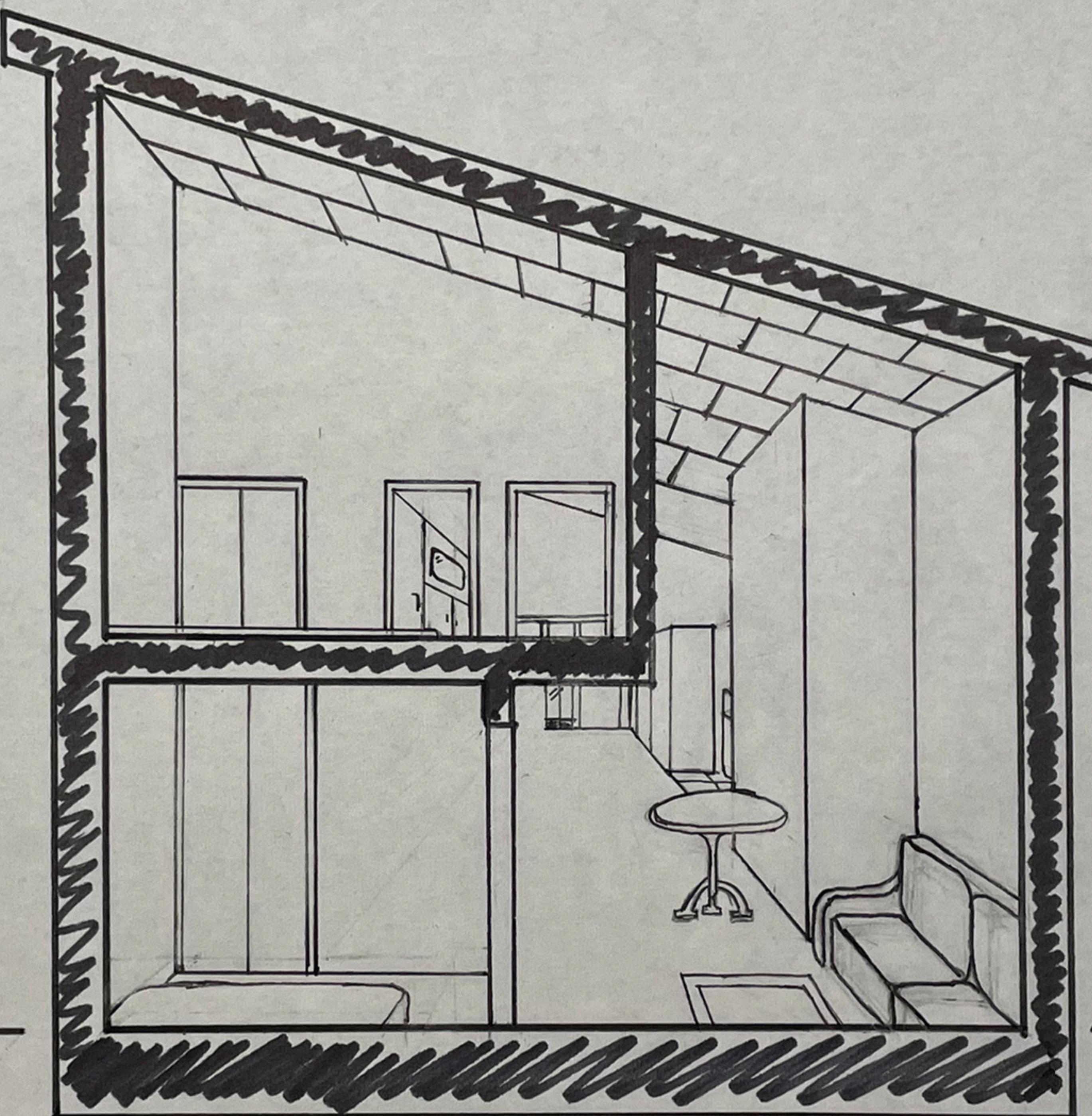


M  
P

LANEWAY HOUSE  
FOR ANN

WEST ELEVATION  
MICKEY PERRY  
DEC. 13, 2022  
SCALE 1:50

A-5



M  
P

LANEWAY HOUSE  
FOR ANN

CROSS SECTION  
MICKEY PERRY  
DEC. 13, 2022  
SCALE 1:50

A-6

# Laneway House for Ann

## Project Brief

The client, Peter, has a wheelchair-bound mother, 80-year-old Ann, who currently lives in a senior's home. He wants her to live on his High Park property to care for her in a more casual home setting closer to his home. However, Ann would like to have some independence and give her son and family some space. Ann will also need the assistance of a personal support worker for when Peter is not home.

Peter's house is a two-storey brick house located in Toronto. At the back of the lot, up against the laneway, is a frame laneway garage. There is a front patio and back porch. An oak tree is located in the backyard, in front of the stairs, and a deciduous tree to the southwest of the frame garage.

## Client Requirements

Peter would like to have his garage demolished, since he likely bikes or use public transit to get to work, and have it replaced with a laneway house. The house has to be wheelchair accessible and have a separate loft level for use for any future personal support workers that Ann may need. The PSW must be able to monitor Ann from this loft level. Doors on the main level, including the front door to the lane must be wide enough to clear a wheelchair. The back door must be a sliding door system that is 180 centimetres wide total and face the courtyard. The minimum floor to ceiling height must be 2.4 metres. The living room, dining room, and kitchen must be open concept, with the ability to fit a table and two chairs in the dining room. Ann's bedroom must include a 60 centimetre/2 foot deep closet. The bedroom must accommodate a queen size bed and have a 60 centimetre/2 foot clearance on either side of the bed. The turn radius in the bathroom needs to accommodate a wheelchair.

The house needs to be a minimum distance of 7.5 metres from Peter's house and be under 10 metres long. The house also needs to be sustainable, as Peter is very environmentally conscious.

## Design Proposal

For Peter, I propose an open-concept loft house. The (upper) loft level will have the bedroom and bathroom stacked on top of the bedroom and bathroom of the main level, allowing Peter's mother to be easily observed from a hallway above. The rest of the main level, except for the coat closet will be open to the loft level.

The roof will be three sloped roofs, one of which slopes south over the loft level to the living spaces of the main level, one sloping south over the foyer to the kitchen, and one sloping north over the stairs to the loft level. The south sloped pair will have south facing solar panels on them to maximize the amount of solar energy collected, reducing the house's environmental footprint. The largest south sloped roof will give the interior living and dining rooms an open and spacious ceiling height. The roof over the stairs will be taller than the one over the kitchen to accommodate the stairs to the loft level. These trusses shall be constructed off-site in three pieces and placed on top of the structure.

The upper levels shall be clad in engineered wood panel siding, reducing the amount of brick required for the house. For winters, high R-value insulation will be used in to insulate the walls against heat loss. The east and west elevations will feature Energy Star certified tinted windows. A skylight over the living room and stairs will bring natural light and heat inside.

I will recommend to Peter to move or uproot the deciduous tree near the current garage, as it sits on the lot area of the proposed laneway house; a permit may be required before undertaking such an operation. Space in front of the backyard facing bedroom will be left open for consideration of garden to replace the uprooted tree. For now, simple grasses and non-invasive and non-weed plants will be landscaped into the backyard. Eaves that collect rainwater will be employed to irrigate the backyard grasses.