

YOUR LANEWAY SUITE

SCHEMATIC DESIGN 50%
GEOMETRY AND OPENINGS

DATE

LANE **SCAPE**

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Your Laneway Suite
Schematic Design 50%
Address

SCHEMATIC DESIGN 50%

The following package outlines several options for the exterior design of your laneway suite, responding to the current conditions and feedback received. Multiple unique exterior massings are presented alongside perspectives, floor plans and a building section to demonstrate their impact on the interior space. Each scheme strategically approaches building elements in different ways to illustrate the possibilities for your laneway suite, while conforming to the zoning by-laws, code requirements and building program.

Key items to consider in the evaluation of each design scheme include:

Building Dimensions & Area

Rooflines, overhangs and projections impact the interior dimensions of each space. Depending on the scheme, some spaces may be slightly smaller or larger than the previously presented floor plans, however remain equally as functional.

Roofs & Dormers

While all of the schemes show a similar roof line dictated by the angular plane requirement, they propose different configurations of the dormer projection.

Windows & Openings

Window sizes, locations and orientations vary with each scheme. The placement of furniture and cabinetry may also dictate the height or location of windows and openings. It is also important to consider privacy and viewpoints to the yard, laneway and neighbouring features.

Overhangs

Some schemes may propose overhangs or canopies at entranceways, decks or setbacks. Review depths, lengths and locations and consider how these elements define the spaces below or provide opportunities for shading and lighting.

SITE PLAN

An overall view of your property, and proposed building area of your laneway suite showing all setbacks, soft landscaping and site planning requirements. Each design scheme roughly conforms to this approved building footprint, with minor alterations to the envelope.

BUILDING SECTION

A typical overall section showing ceiling heights, stairs, and spacial arrangements relative to the proposed rooflines and landscaping elements. Note, this drawing is applicable to all the design schemes presented with minor variations.

INSPIRATION BOARD

A collection of images demonstrating architectural gestures and material combinations. These images show different means of approaching building elements and expressing each material in unique, resourceful ways with limited implication on cost.

DESIGN SCHEMES

Aerial Axonometric

Three-dimensional aerial views indicate the overall building geometry, entryways and ground cover relative to the main house, laneway and adjacent structures.

Perspectival Views

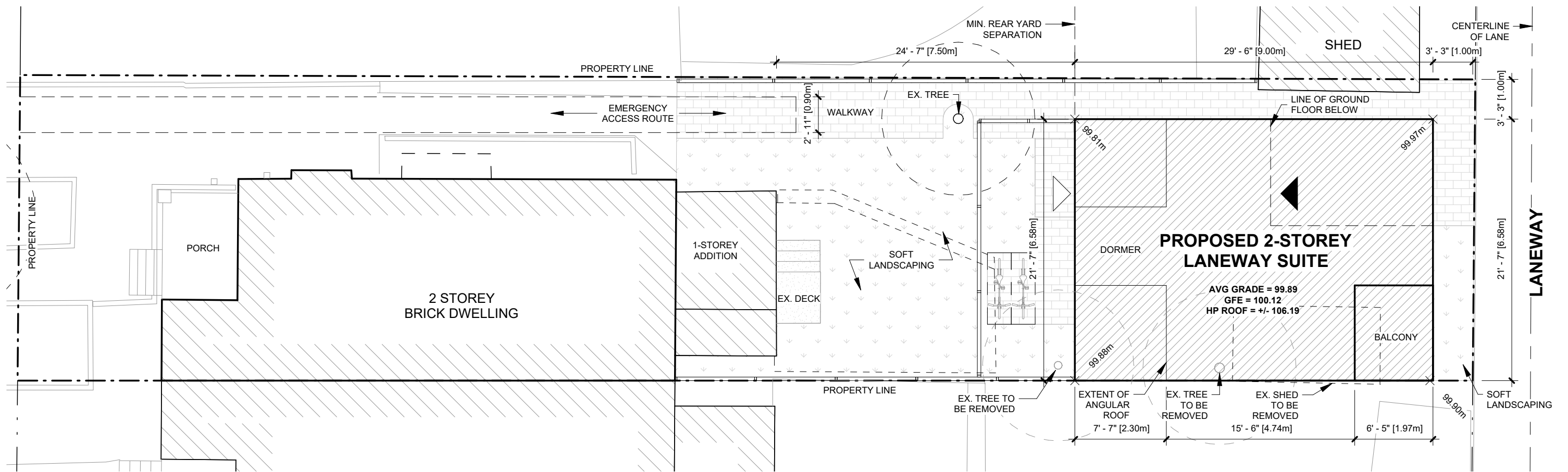
Eye-level views, taken from the rear yard and laneway illustrate the scale of the building as experienced by the everyday user.

Floor Plans

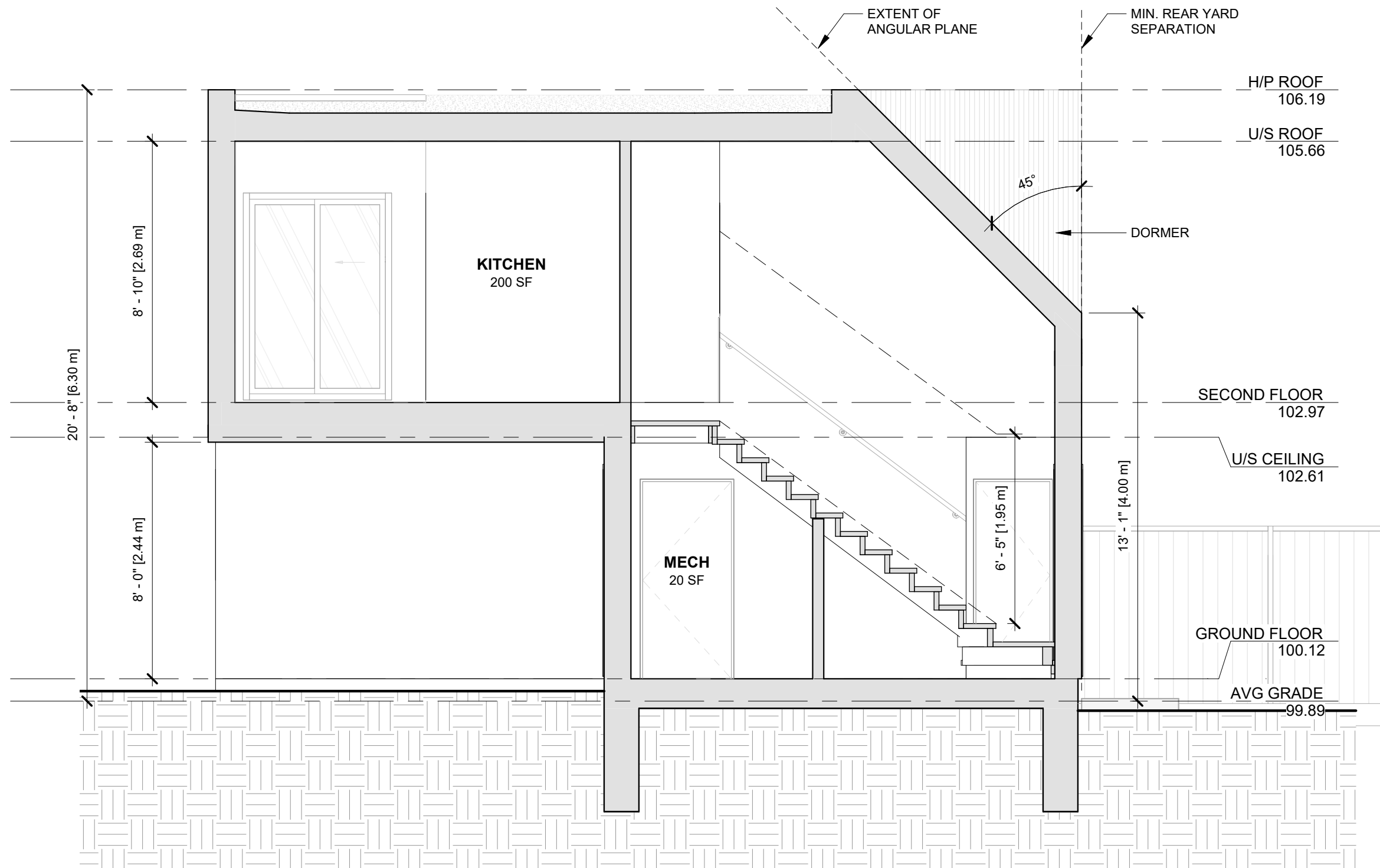
Interior floor plans that demonstrate the impact of each scheme's exterior configuration relative to the interior layouts.

EXTERIOR CLADDINGS

Exterior cladding options are presented with format and finish availability. Photos are included to demonstrate each cladding's application and potential for combination with other materials. Please inform us of which types of cladding you are interested in pursuing. Our team will incorporate a narrowed option pool into the schemes to be presented in the next submission.



SITE PLAN

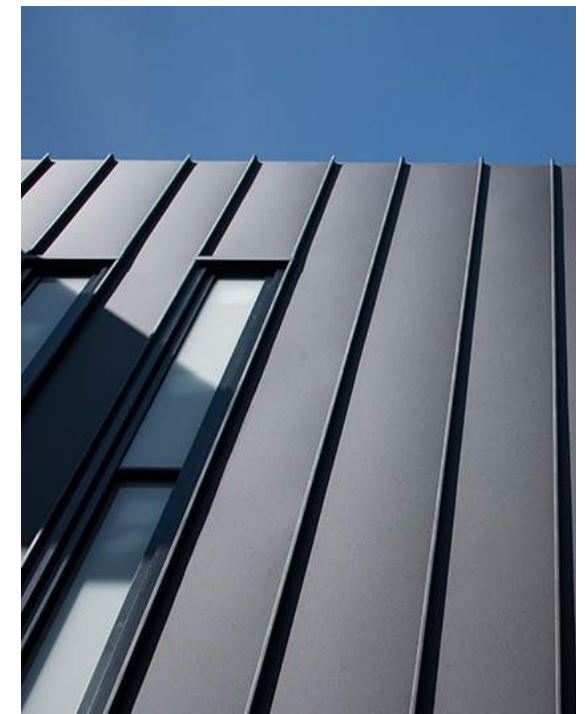


TYPICAL SECTION

INSPIRATION

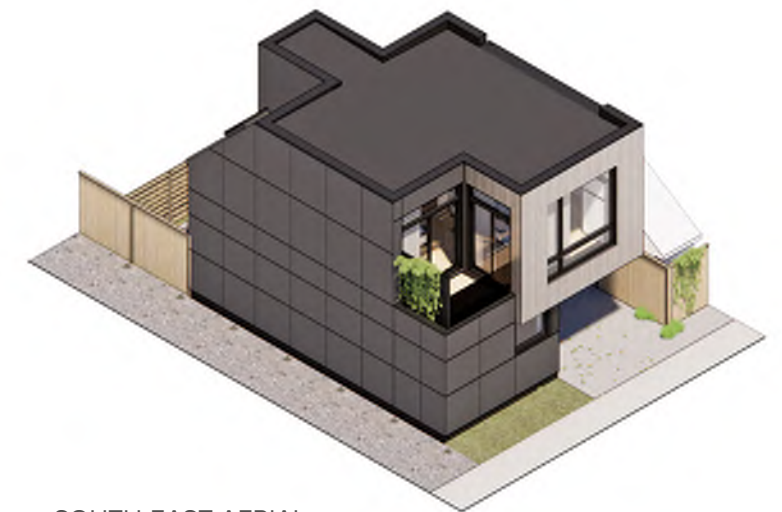


INSPIRATION





LANEWAY PERSPECTIVE



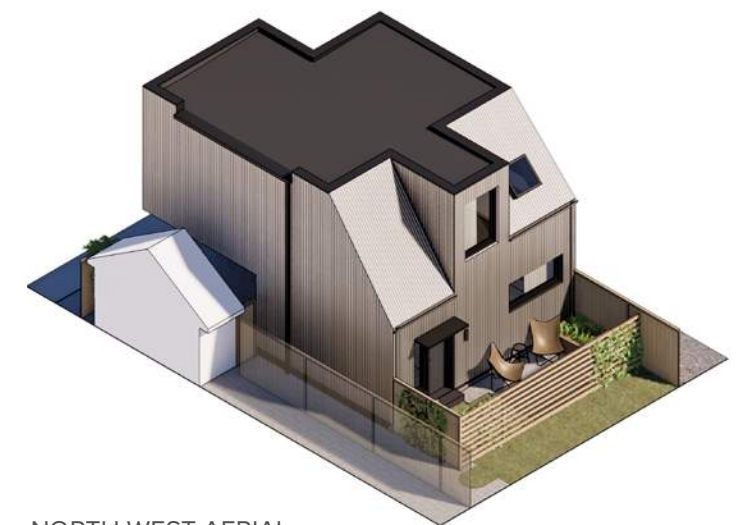
SOUTH-EAST AERIAL

DESIGN SCHEME 1

Design Scheme 1 uses contrasting volumes supported by rectilinear proportions. Grey corrugated metal is used to contrast the dark panels, cantilevering over the parking pad below. A large picture window is centered in the corrugated mass, providing ample lighting into the kitchen while maintaining the boxlike geometry of the overall design. The living space on the upper level further receives an influx of natural light through a sliding door and window located off of the terrace.



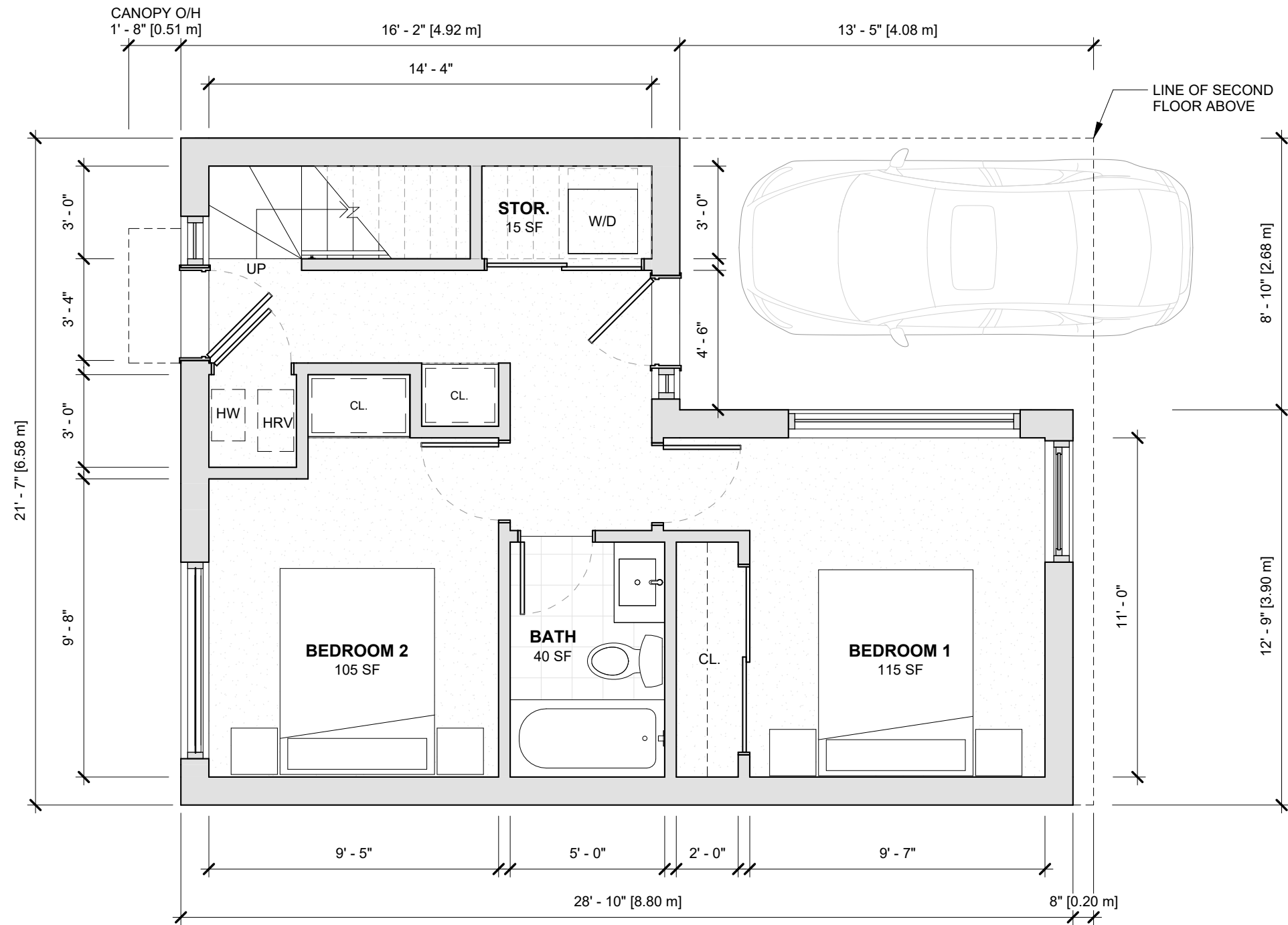
YARD PERSPECTIVE



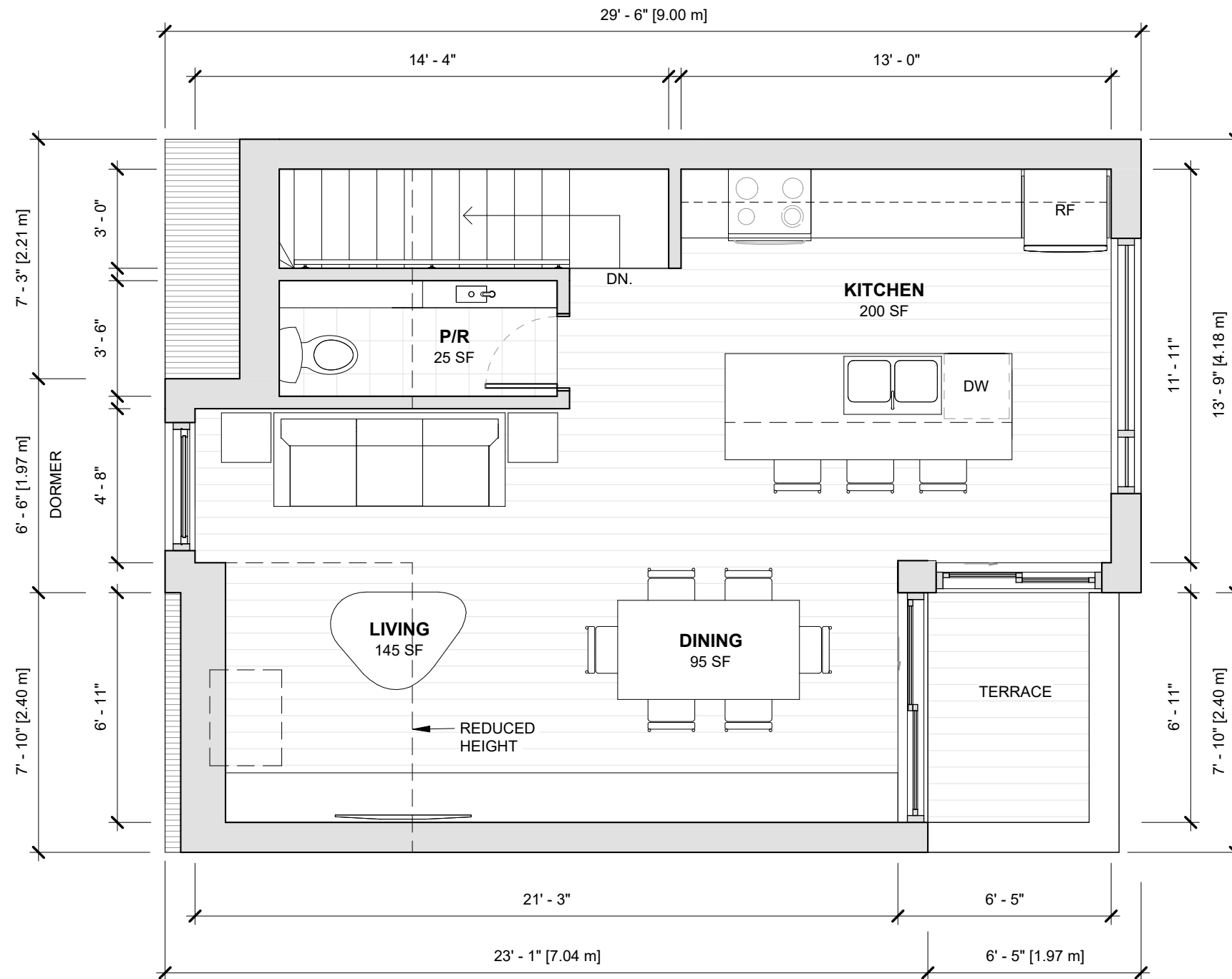
NORTH-WEST AERIAL

DESIGN SCHEME 1

The rear facade continues the corrugated grey metal cladding to the full extent of the garden elevation. A more planar expression is taken here, shifting the focus from volumes to compositional alignment. The entry door and window dormer are aligned to the interior edge of the angular roof, while the opposing angular roof is outlined by a horizontal window that brings light to the bedroom. This one-colour façade is accentuated by black mullions, contrasting the light corrugated metal.



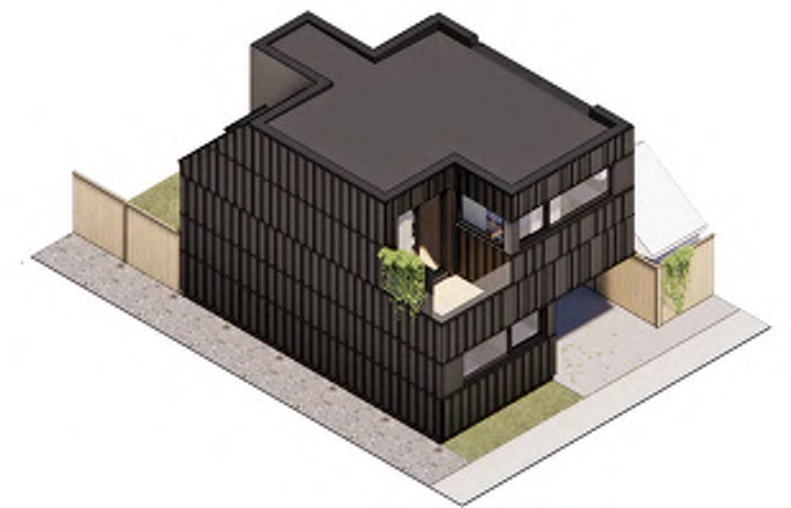
GROUND FLOOR



SECOND FLOOR



LANEWAY PERSPECTIVE



SOUTH-EAST AERIAL

DESIGN SCHEME 2

Scheme 2 proposes a simple yet textured design using a single cladding material. Depth and texture is created via the metal cassette planks of various widths. The alignments of panels finds a balance between the horizontal and vertical proportions of the building mass. At the ground floor, a long window at head height allows the bedroom to maintain its privacy without compromising natural light. On the second floor, a window of similar proportions opens into the kitchen while a well sized slider opens out to the terrace.



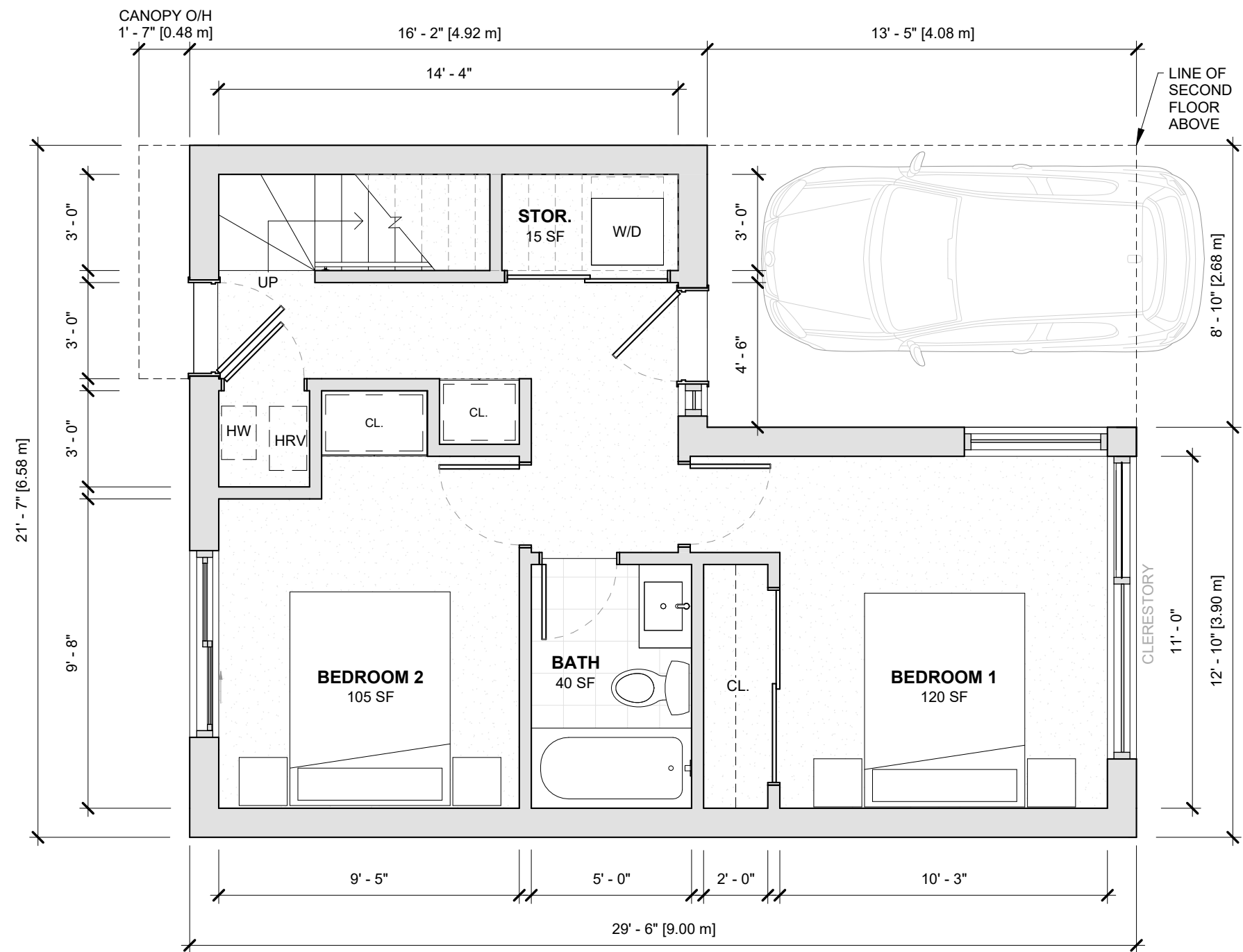
YARD PERSPECTIVE



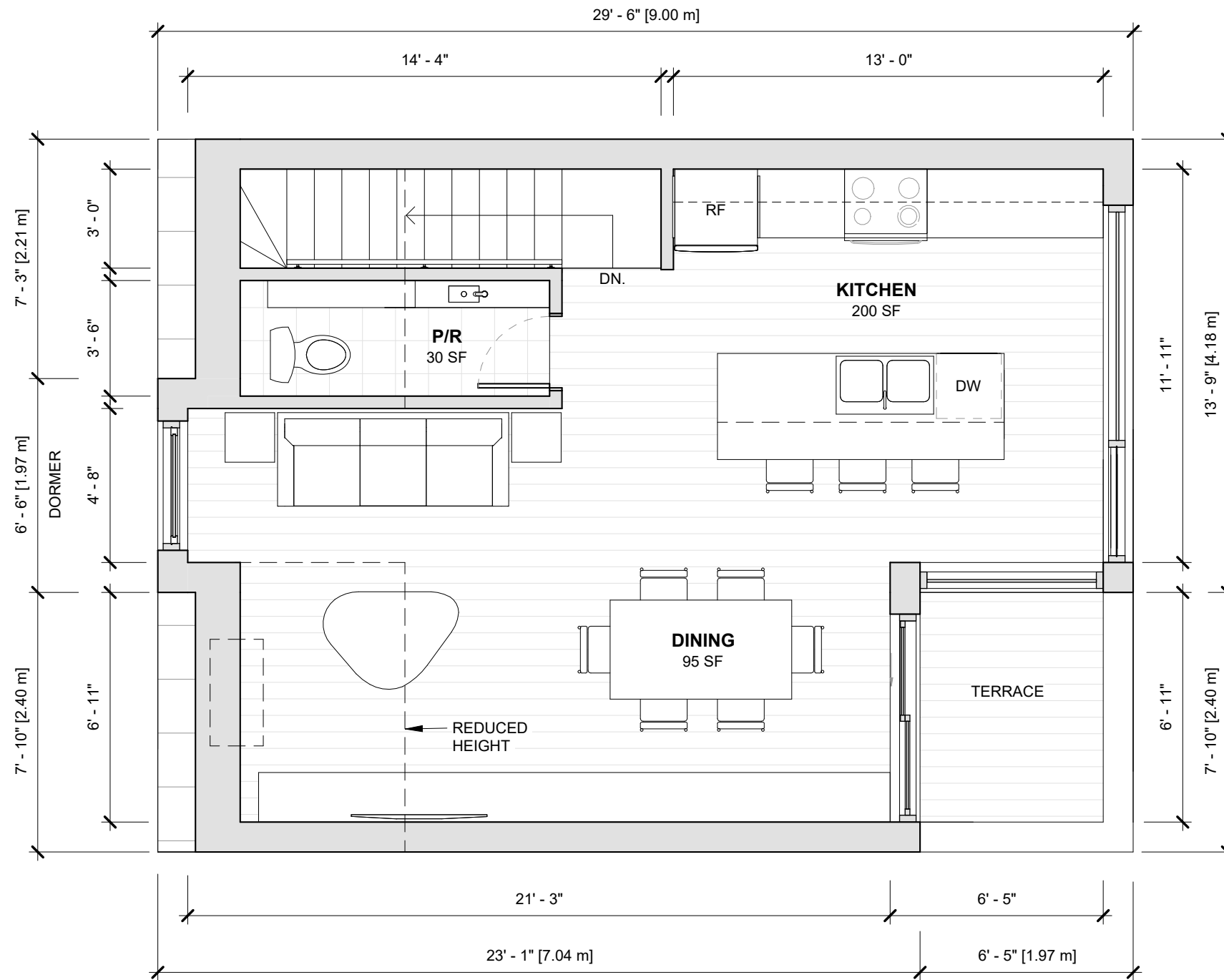
NORTH-WEST AERIAL

DESIGN SCHEME 2

At the rear of design 2, the cassette panels are carried across the rear yard, focusing on using the material composition to create depth and texture. A standing seam roof is introduced to continue the horizontal rhythm presented through the cladding. Two points of entry are proposed, one directly accessing the bedroom and the second into the laneway suite. These high traffic areas are sheltered below a canopy, clad with wood to add warmth and contrast the metal facade.



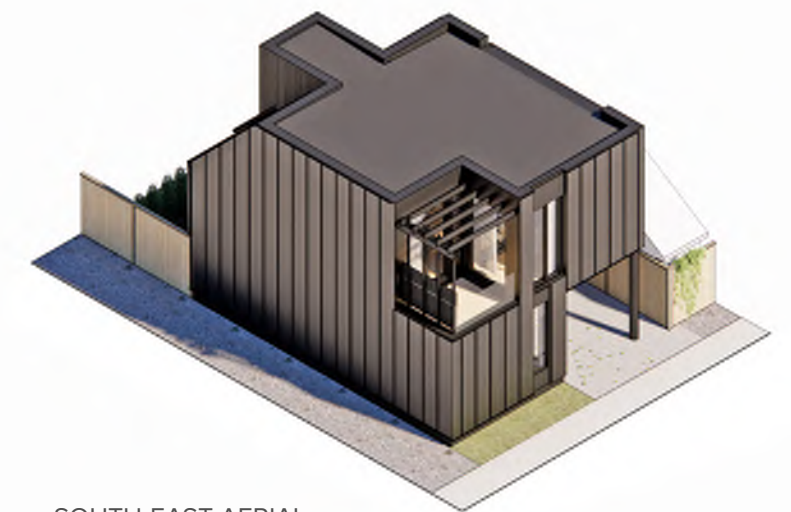
GROUND FLOOR



SECOND FLOOR



LANEWAY PERSPECTIVE



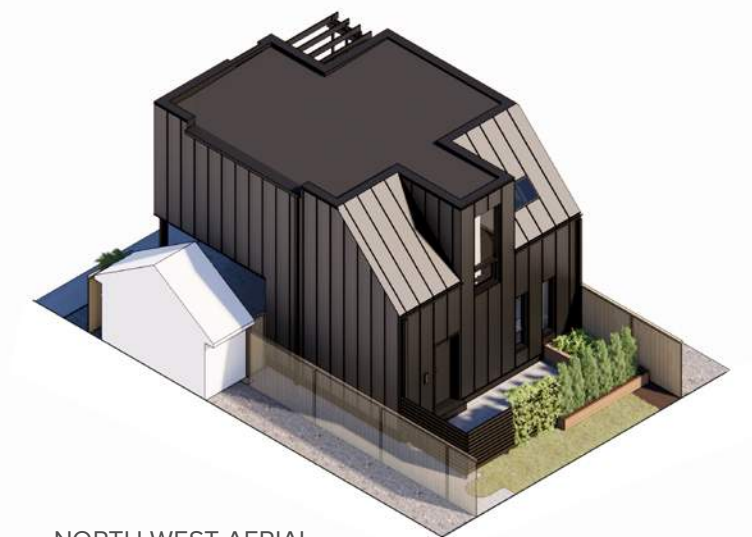
SOUTH-EAST AERIAL

DESIGN SCHEME 3

The third design scheme borrows the vertical rhythm of standing seam cladding and carries it across the laneway facade. A narrow slit window opening into the ground floor bedroom is justified between a singular panel. To continue the theme of verticality, this window is carried upwards, expanding at the upper level. A pergola is proposed in this option, increasing privacy and providing additional shelter for the open terrace.



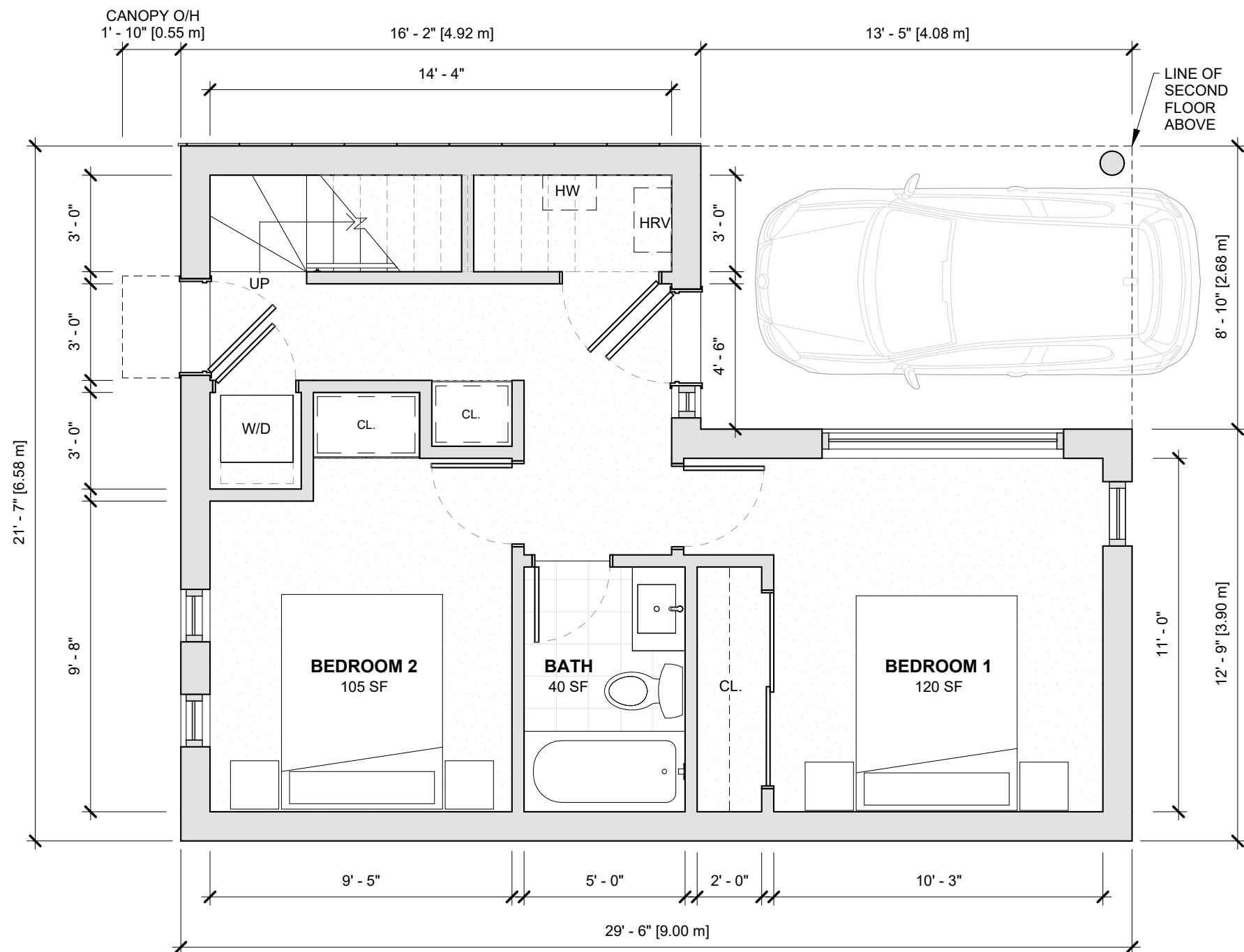
YARD PERSPECTIVE



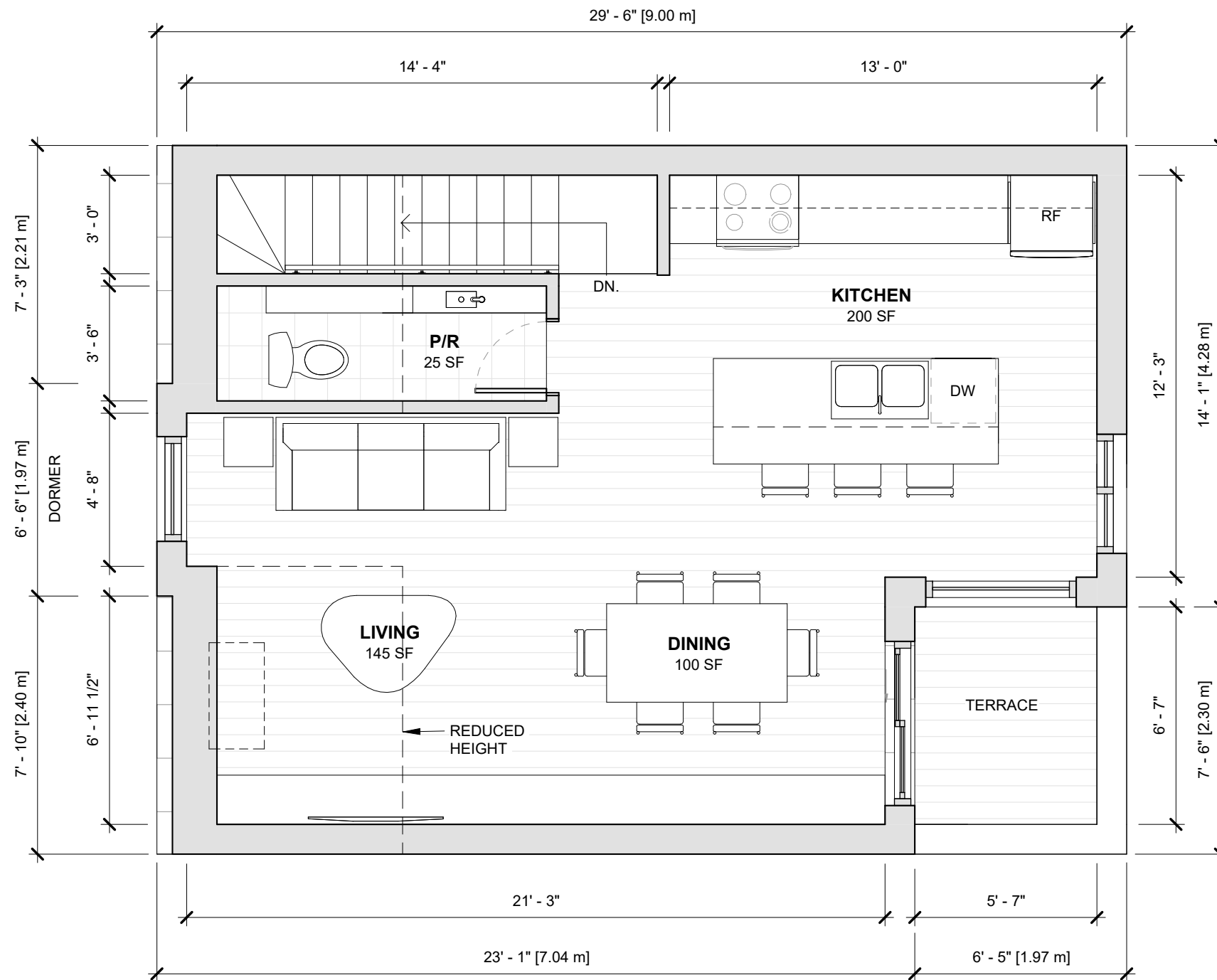
NORTH-WEST AERIAL

DESIGN SCHEME 3

The yard side of design scheme three maintains the same cladding material, through a monolithic approach. This design leans into the verticality nature of the standing seam panel. Windows punch into the vertical constraints of the aluminum panels, with larger openings only expanding to two panels in width. The use of a single cladding material, presents as a cost effective and durable design.



GROUND FLOOR



SECOND

WOOD LAP SIDING



Manufacturer: Maibec, Fraser Wood Siding
 Finish: Natural Tone Stain or Solid Paint
 Format: 6"-8" Plank



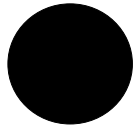
Muskoka Brown



Sunkissed Beige

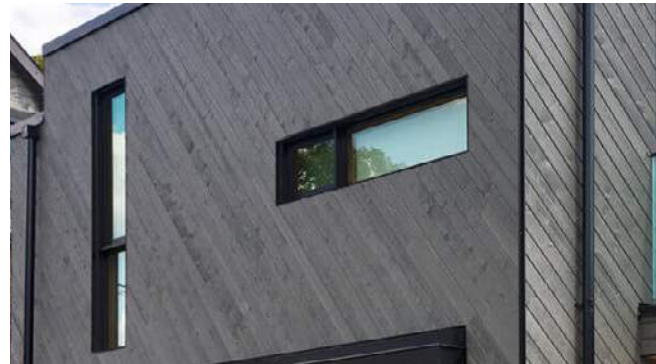


Fundy Bay Brown

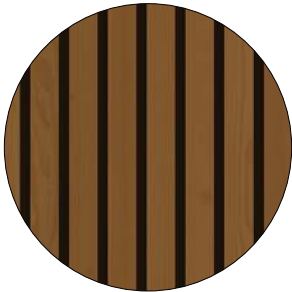


Mystery Black

Suggested Finishes:



FAUX WOOD SIDING



Manufacturer: Longboard, Chamclad or Newtech
 Finish: Matte, Textured, Corrugated
 Format: 4"-6" Plank



Toffee



Sunbleached Oak



Barnboard Grey

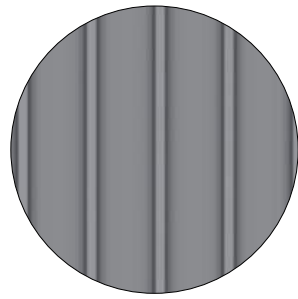


Beachwood Grey

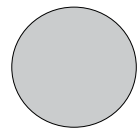
Suggested Finishes:



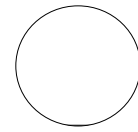
METAL STANDING SEAM



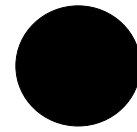
Manufacturer: Agway Metals/Vicwest BP
 Finish: Galvanized Aluminum
 Format: 10"-28" Width Panel



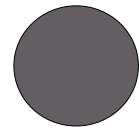
Bone White



Bright White



Black

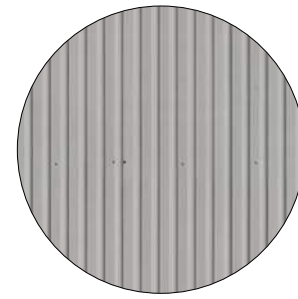


Charcoal

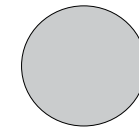
Suggested Finishes:



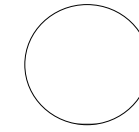
CORRUGATED METAL



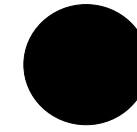
Manufacturer: Agway Metals/Vicwest BP
 Finish: Galvanized/Painted Aluminum
 Format: 48" Panel



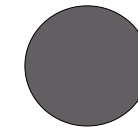
Bone White



Bright White



Black

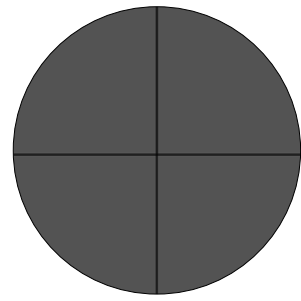


Charcoal

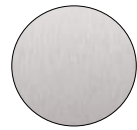
Suggested Finishes:



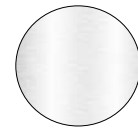
ALUMINUM COMPOSITE PANEL



Manufacturer: Agway Metals, Nortem Cladding, Mac Metal
 Finish: Galvanized or Painted
 Sizing: 6"-96" Width Panels



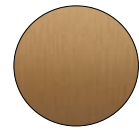
Brushed Aluminum



Metallic White

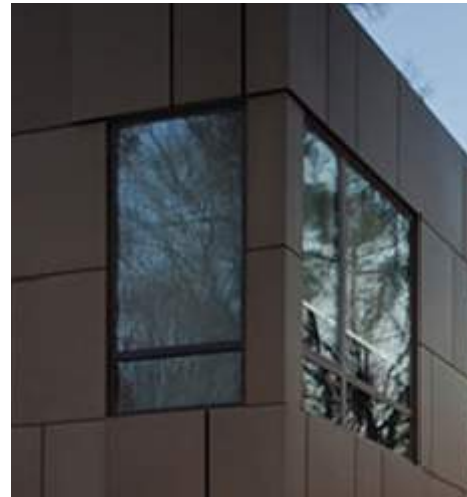


True Black



Brushed Bronze

Suggested Finishes:



METAL CASSETTE PANEL



Manufacturer: Agway Metals Inc.
 Finish: Painted/Galvanized Aluminum
 Format: 6"-12" Panels



Cherry Woodgrain



Roasted Ash

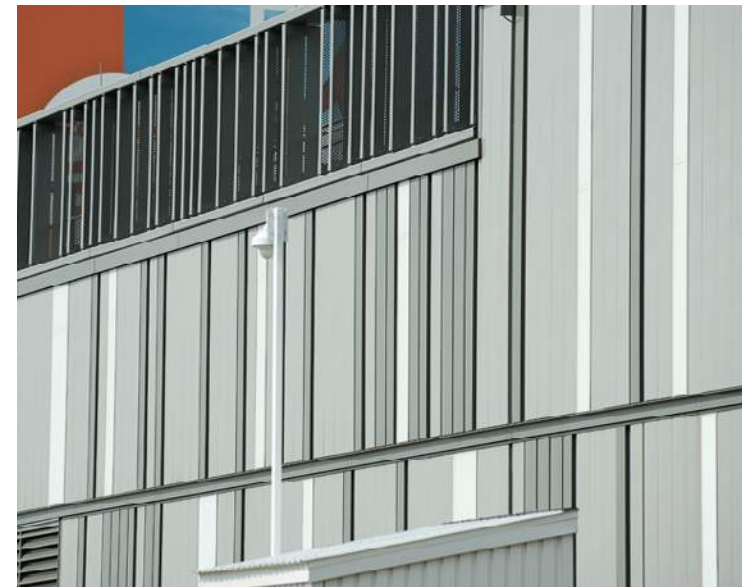


Silver Birch



Natural Zinc

Suggested Finishes:



CONCRETE PANEL

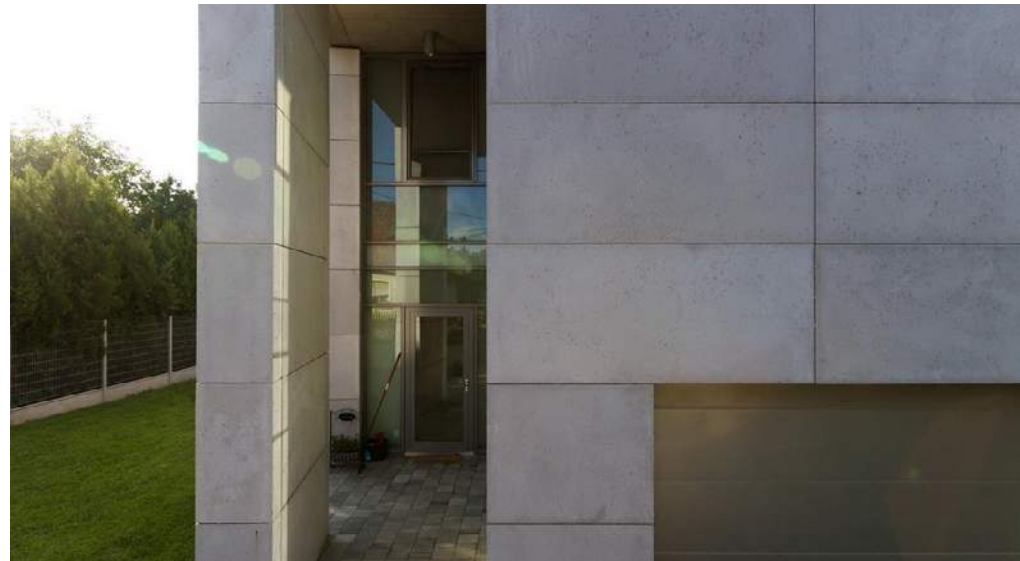


Manufacturer: Dekko, Nichiha
Finish: Raw
Sizing: 48" Panels

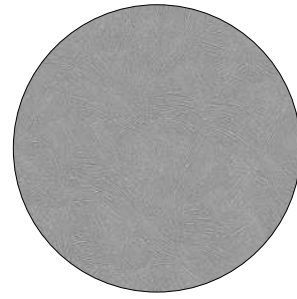


Finishes:

Variety of weathered and sealed finishes possible



STUCCO



Manufacturer: Varies
Finish: Textured, Mono Colour
Sizing: N/A



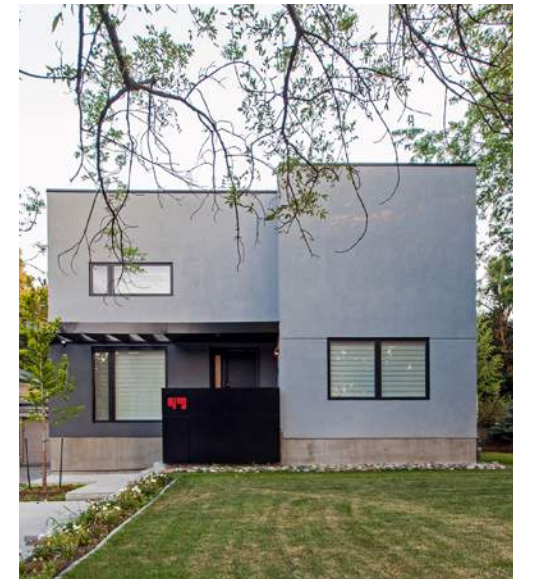
Suggested Finishes:

Iron Grey

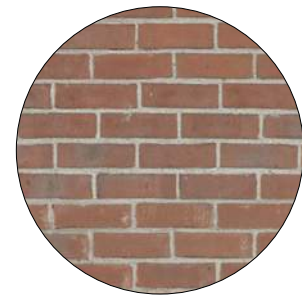
White

Black

Charcoal



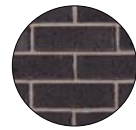
MASONRY VENEER



Manufacturer: Brampton Brick or similar
 Finish: Smooth, Hammered
 Sizing: Modular, varies



Charcoal Velour



Slate



Platinum



Royal Grey



Salmon

Suggested Finishes:

STONE



Manufacturer: Kreitmayer, Stone Park, Marmiro, Nichiha, Shouldice
 Finish: Varies
 Sizing: Varies



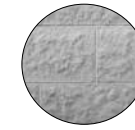
Roberval Estate Stone



Crema Oliva Bamboo



Loyalist Grey

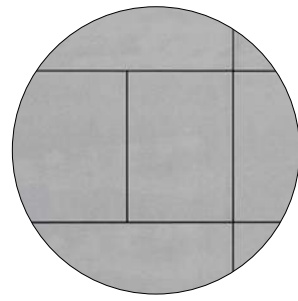


Rough Face Grey

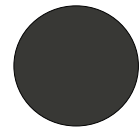
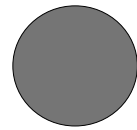
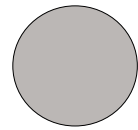
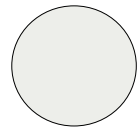
Suggested Finishes:



FIBRE CEMENT PANEL



Manufacturer: James Hardie or Equitone
Finish: Misc. Textured/Untextured
Sizing: 12"-48" Panel



Suggested Finishes:

Arctic White

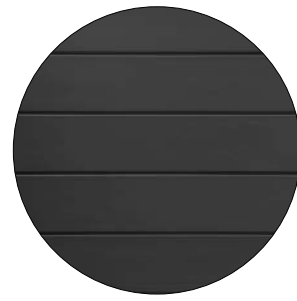
Pearl Grey

Night Grey

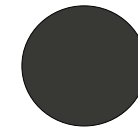
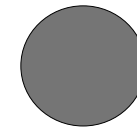
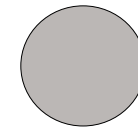
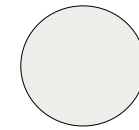
Iron Grey



FIBRE CEMENT SIDING



Manufacturer: James Hardie
Finish: Misc. Textured/Untextured
Format: 4"-8" Plank



Suggested Finishes:

Arctic White

Pearl Grey

Night Grey

Iron Grey



NEXT STEPS

In order to further refine the design, please review and provide feedback on the following:

- Elements of each option you would *or would not* like to pursue further:
 - Building Dimensions & Area
 - Rooflines and Dormers
 - Windows
 - Overhangs
- Your preferred cladding options to consider
- Notes, inspirational photographs, or sketches on how we can adjust the design to suit your needs

We will continue to develop the design based on your comments and provide a second package demonstrating cladding options and refined window layouts for approval. Simultaneously, our team will begin preparing drawings to submit as part of a zoning review.

If you have any questions, please do not hesitate to let us know.

LANE SCAPE

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