



1017 Craven Road is a contemporary duplex project in Toronto, Ontario, Canada. Although initially designed to satisfy the needs of two young, single architects, it also has the capability of being converted into a single family residence. The basic concept for the project is based on the attempt to maximize both the usable indoor area, and the amount of open, accessible green space on a tight urban site with zoning bylaws that restrict allowable area and building footprint.

The house achieves maximum area by lifting the bulk of the living spaces one story above grade. With the house lifted in the air, the ground plane is free to act as entry; parking area; accessible green space; and a double height connection to the large basement area. To further make use of this basement studio, the backyard grade has been lowered to allow a small, courtyard walk out, accessed through large sliding glass doors.

The two floors above ground level have been planned with maximum efficiency in mind. They are essentially open studio plans with a centrally located washroom, kitchen and service core. The remaining area is open, clear span space on either side of the service core. To the east is a bedroom or family room area, large enough to be separated into two rooms. To the west, a linear kitchen with a corian bar, leading to a large dining room and living area. Above the two living units (or consolidated single family living area) is a large roof deck space with plans for significant roof top planting.

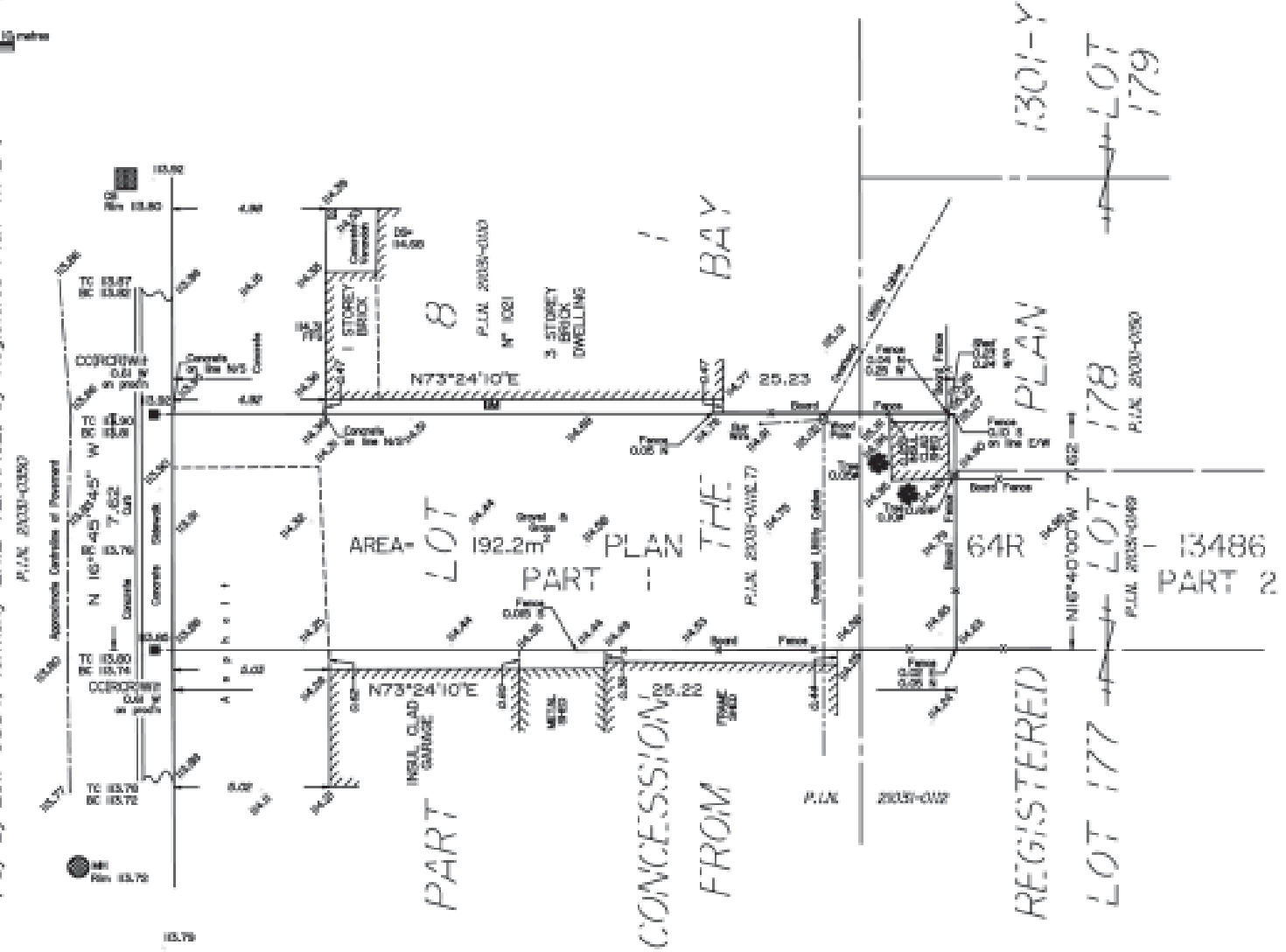
In essence, the house uses a simple, contemporary design strategy to maximize indoor living space, while at the same time, creating more than 100 % open, accessible, and functional outdoor green space. 1017 Craven Road is a small, urban 'tower' home on a quiet laneway street.

PLAN OF TOPOGRAPHY OF  
PART OF LOT 8  
CONCESSION I, FROM THE BAY &  
PART OF LOT 178  
REGISTERED PLAN 1301-Y  
CITY OF TORONTO

METRIC  
DISTANCES SHOWN HEREON ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY  
DIVIDING BY 0.3048



CRAVEN ROAD  
( by By-Law 9884, formerly ERIE TERRACE, by Registered Plan 411-E )  
P.L.N. 2003-0380



LEGEND

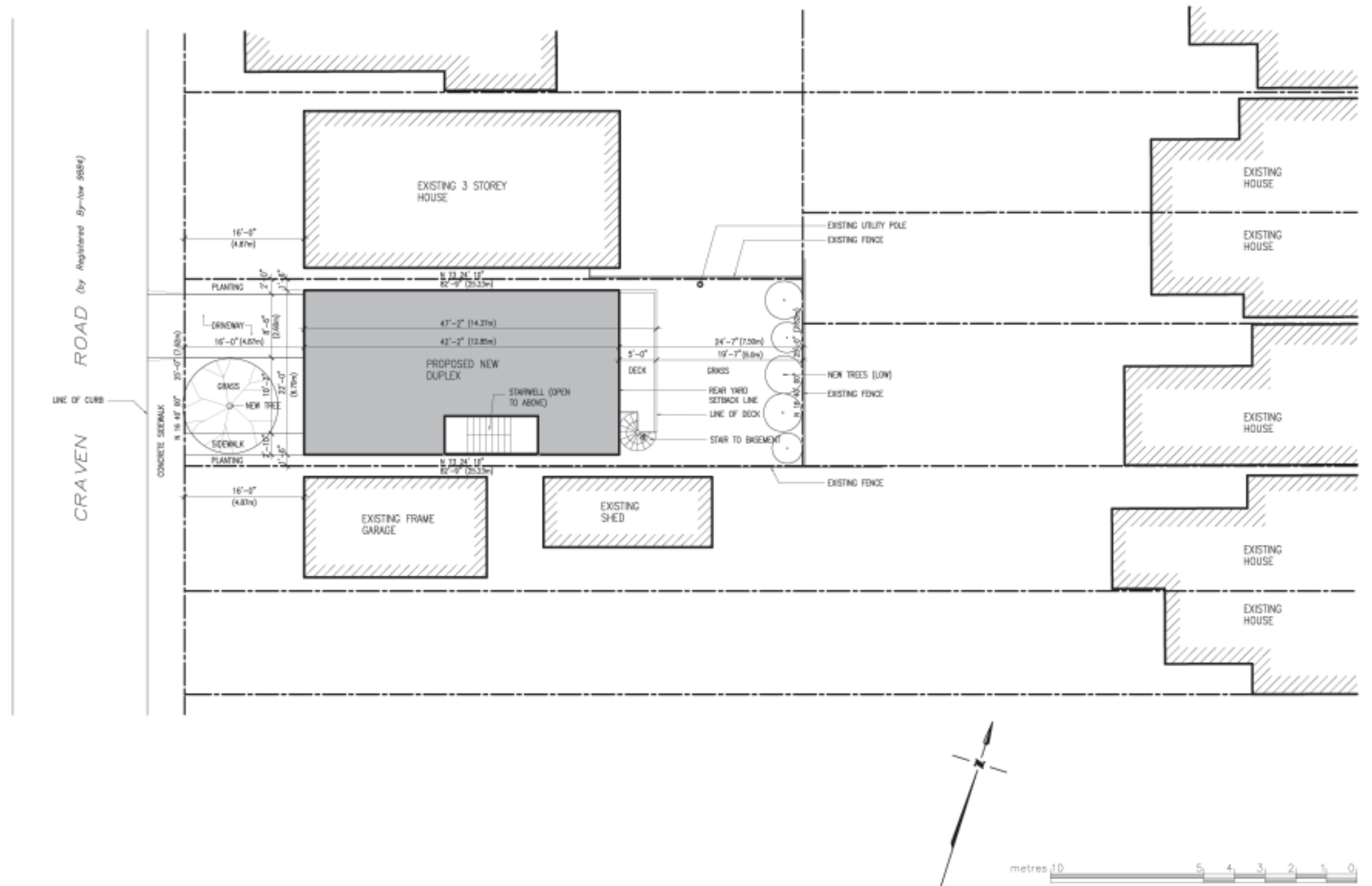
|        |         |                              |
|--------|---------|------------------------------|
| □      | DENOTES | MONUMENT PLANTED             |
| ■      | ---     | MONUMENT FOUND               |
| WT     | ---     | WITNESS                      |
| CC     | ---     | CUT CROSS                    |
| RCR    | ---     | R.C. RABIDEAU SURVEYING LTD. |
| P1     | ---     | PLAN 64R-13486               |
| GM     | ---     | GAS METER                    |
| TC     | ---     | TOP OF CURB                  |
| BC     | ---     | BOTTOM OF CURB               |
| CB     | ---     | CATCH BASIN                  |
| MH     | ---     | MANHOLE                      |
| DS     | ---     | DOORSILL                     |
| FFG    | ---     | FINISHED FLOOR GARAGE        |
| P.L.N. | ---     | PROPERTY IDENTIFIER          |

ELEVATION NOTE  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND IN METRES AND ARE RELATED TO CITY OF TORONTO BENCH MARK N°CT-1033 HAVING A PUBLISHED ELEVATION OF 113.345 METRES ABOVE MEAN SEA LEVEL.

BOUNDARY NOTE  
BOUNDARY INFORMATION SHOWN HEREON IS TAKEN DIRECTLY FROM PLAN 64R-13486 PREPARED BY R.C. RABIDEAU SURVEYING LTD., DATED DECEMBER 18TH, 1998 AND HAS NOT BEEN VERIFIED BY A FIELD SURVEY.

**R&C**  
**RABIDEAU & CZERWINSKI**  
ONTARIO LAND SURVEYORS  
777 THE QUEENSWAY, UNIT E, TORONTO, ONTARIO  
M8Z 1N4 (416) 252-2511  
PLAN N° : RC7542

| ZONING  | SITE AREA             | MIN FRONT YARD SETBACK |          | MIN. SIDE YARD SETBACK |            |            |            | MIN. REAR YARD |          | MAX. FLOOR AREA RATIO |          | MAXIMUM HEIGHT |          | OFF STREET PARKING |          | MAX. BUILDING LENGTH |          | FRONT YARD LANDSCAPED OPEN SPACE |          | FRONT YARD SOFT LANDSCAPED SPACE |          |
|---------|-----------------------|------------------------|----------|------------------------|------------|------------|------------|----------------|----------|-----------------------|----------|----------------|----------|--------------------|----------|----------------------|----------|----------------------------------|----------|----------------------------------|----------|
|         |                       | REQUIRED               | PROPOSED | REQUIRED               |            | PROPOSED   |            | REQUIRED       | PROPOSED | ALLOWABLE             | PROPOSED | ALLOWABLE      | PROPOSED | REQUIRED           | PROPOSED | ALLOWABLE            | PROPOSED | REQUIRED                         | PROPOSED | REQUIRED                         | PROPOSED |
|         |                       |                        |          | NORTH WALL             | SOUTH WALL | NORTH WALL | SOUTH WALL |                |          |                       |          |                |          |                    |          |                      |          |                                  |          |                                  |          |
| R2 Z0.6 | 192.25 m <sup>2</sup> | 4.87 m                 | 4.87 m   | 0.45 m                 | 0.45 m     | 0.45 m     | 0.45 m     | 7.50 m         | 6.00 m   | 0.6                   | 0.83     | 10.0 m         | 10.0 m   | 2 SPACES           | 1 SPACES | 14.0 m               | 14.37 m  | 50%                              | 66%      | 30%                              | 54%      |

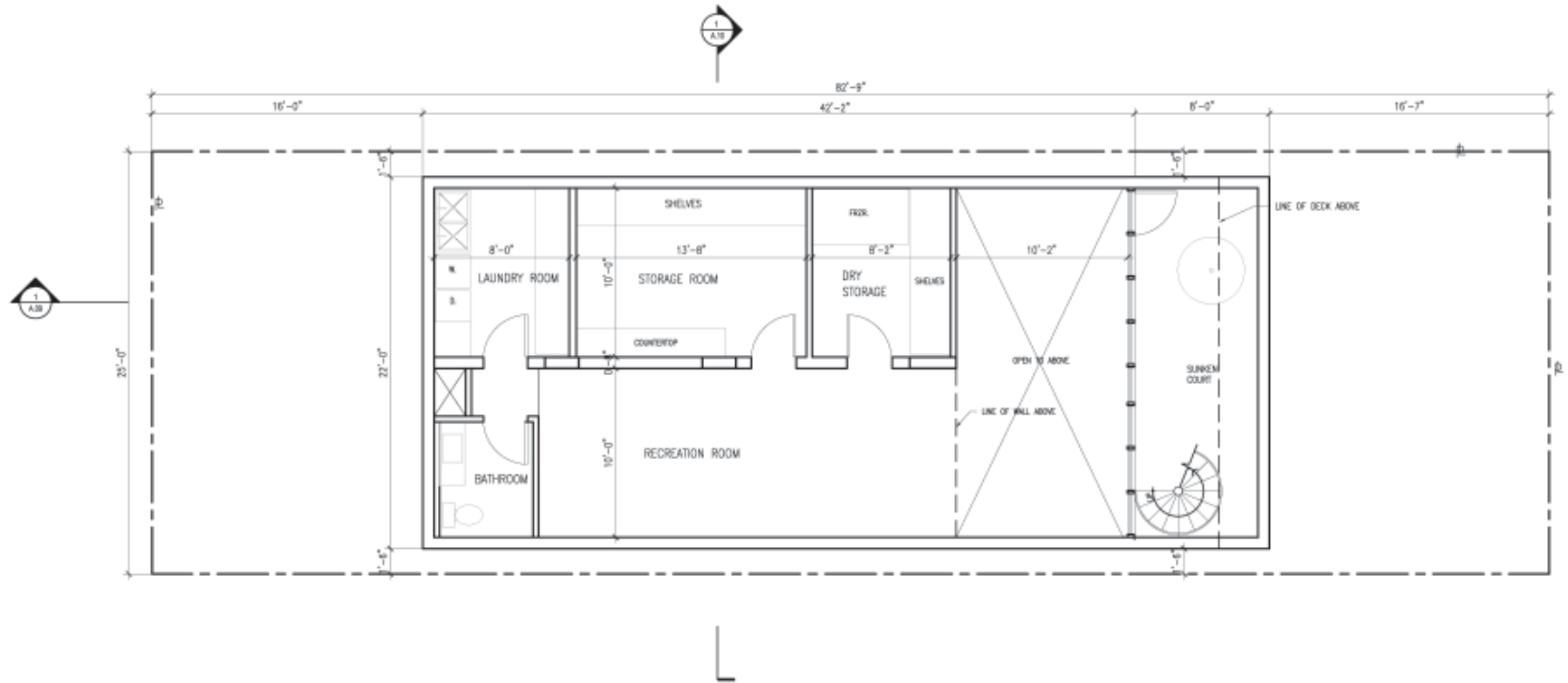


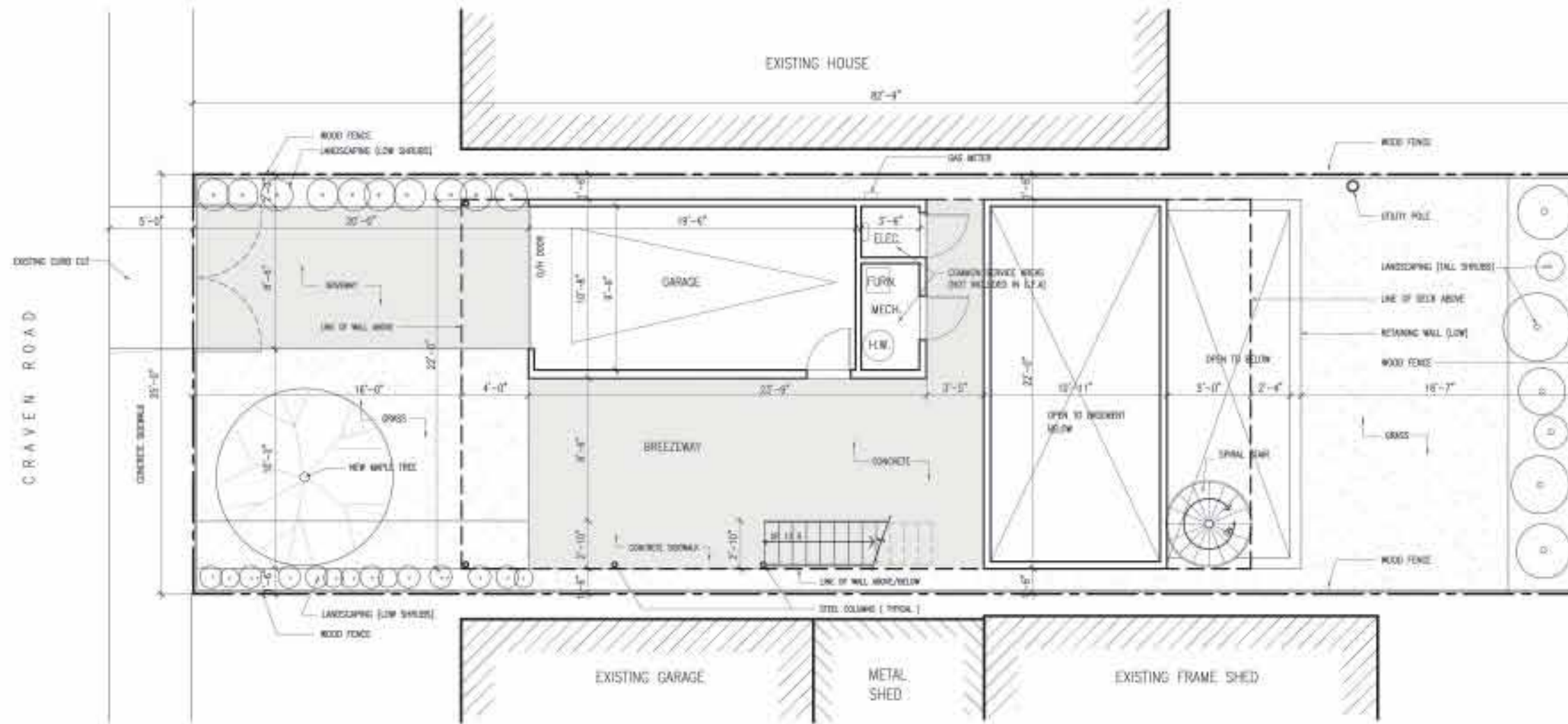
1017 CRAVEN ROAD :

SITE PLAN DRAWING

DATE : MAR. 12, 2007  
SCALE :

03



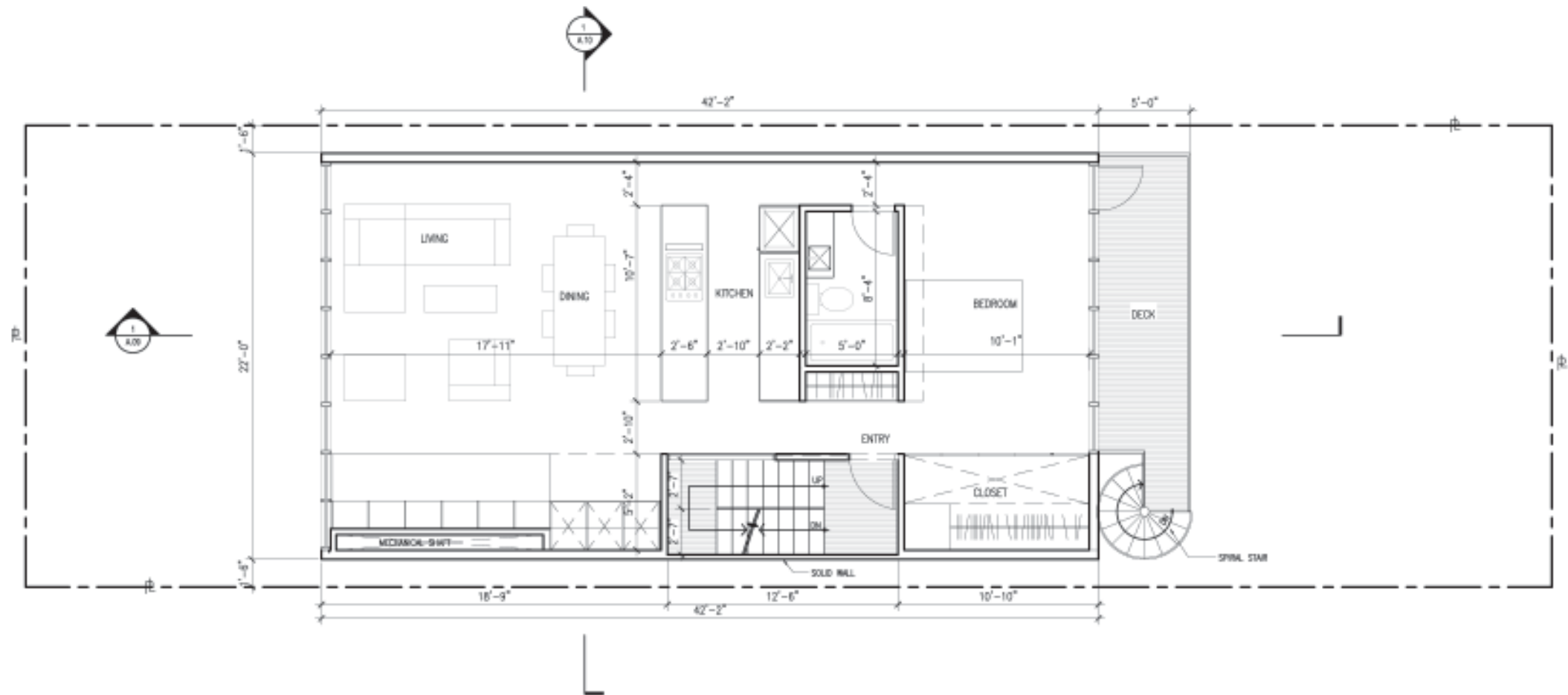


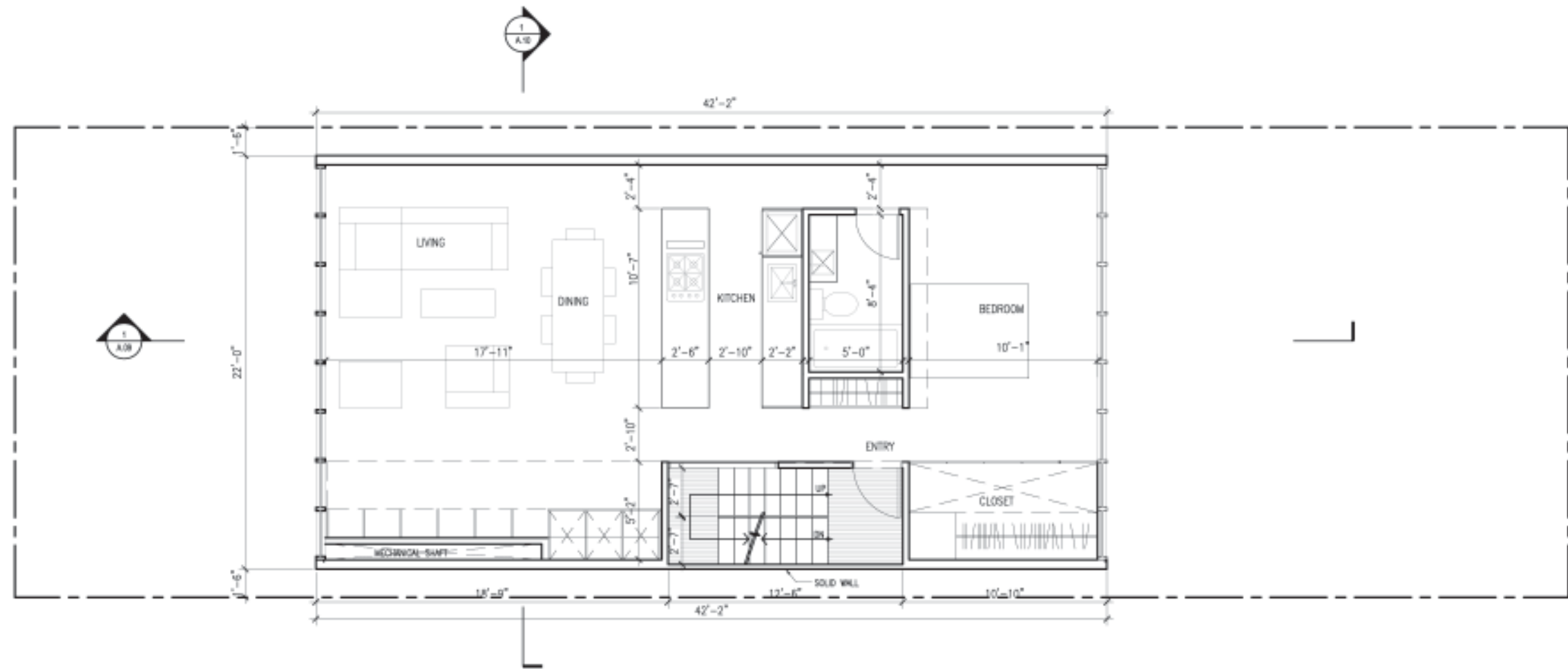
1017 CRAVEN ROAD :

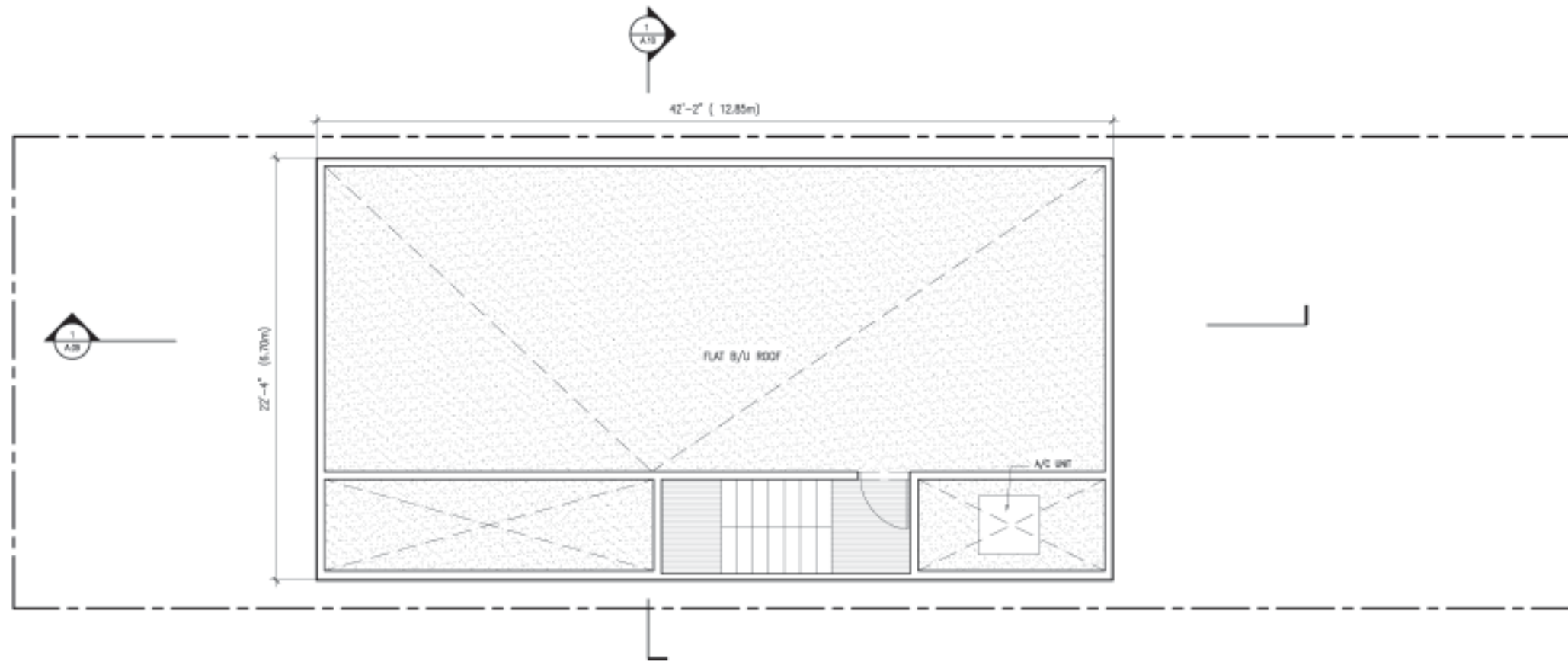
100 LEVEL/ SITE PLAN

DATE : MAR. 12, 2007  
SCALE :

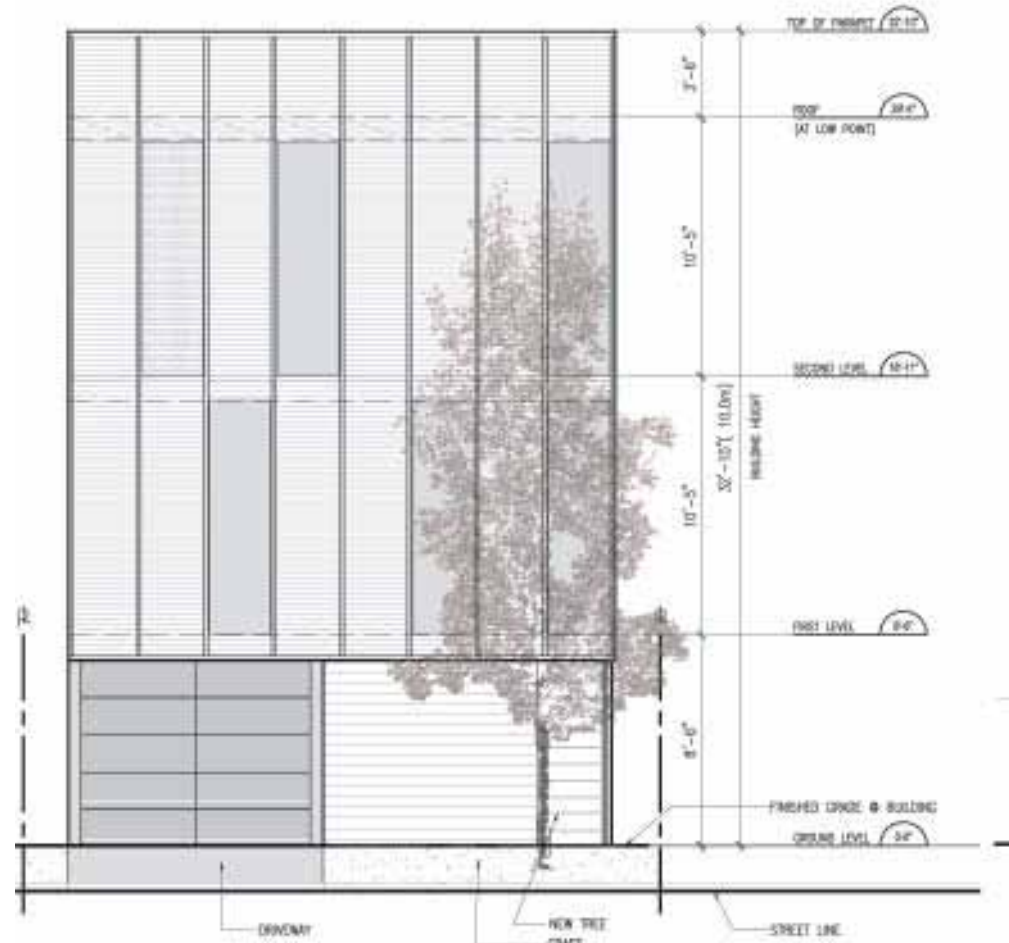
05



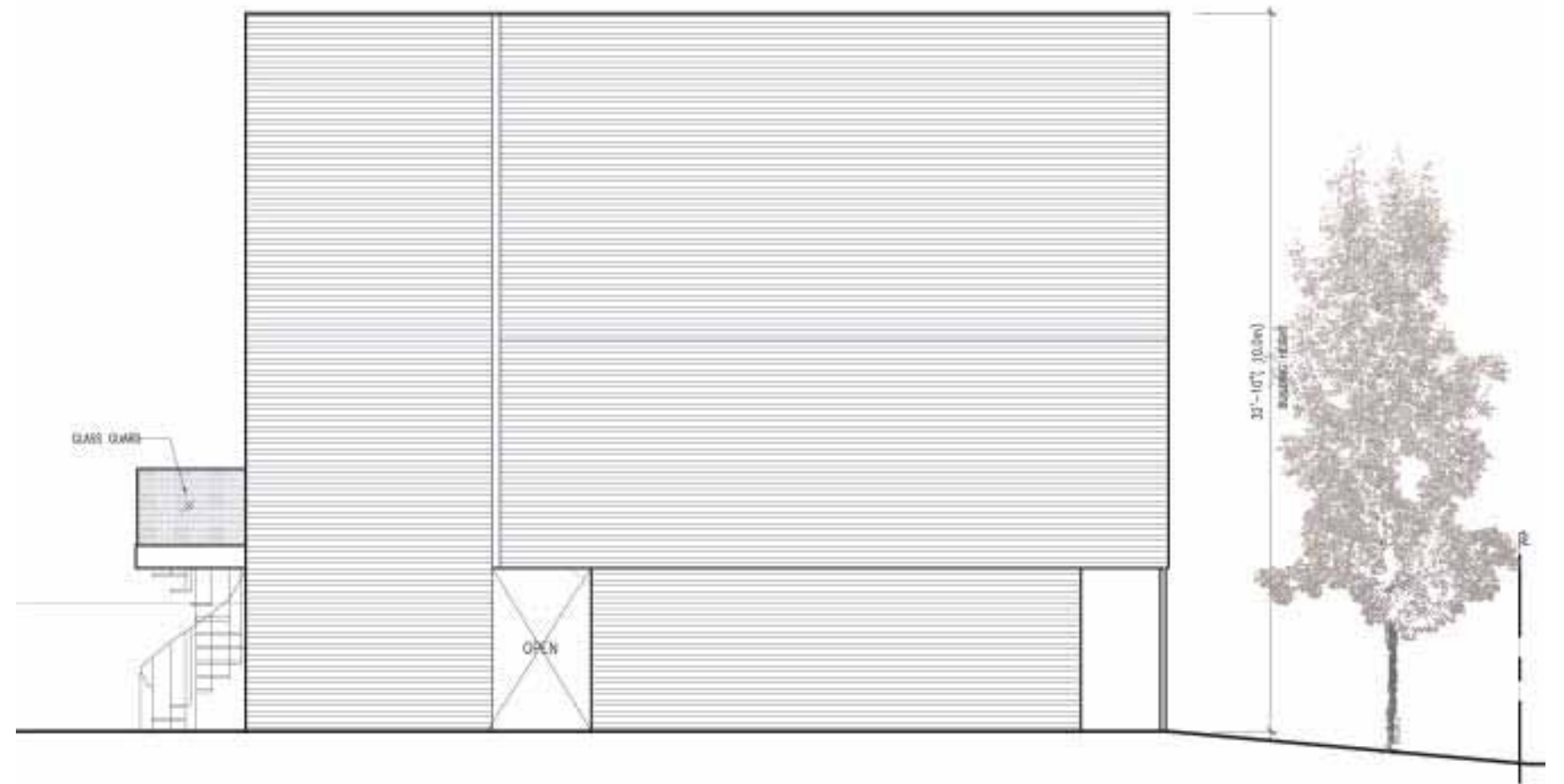




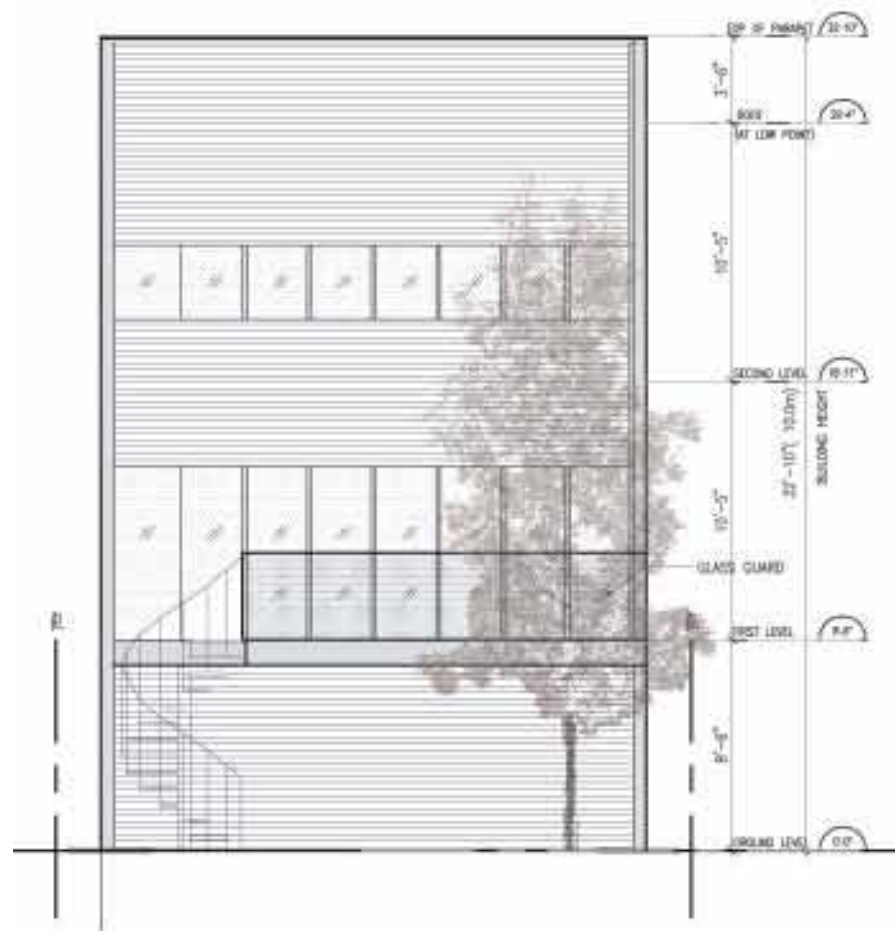




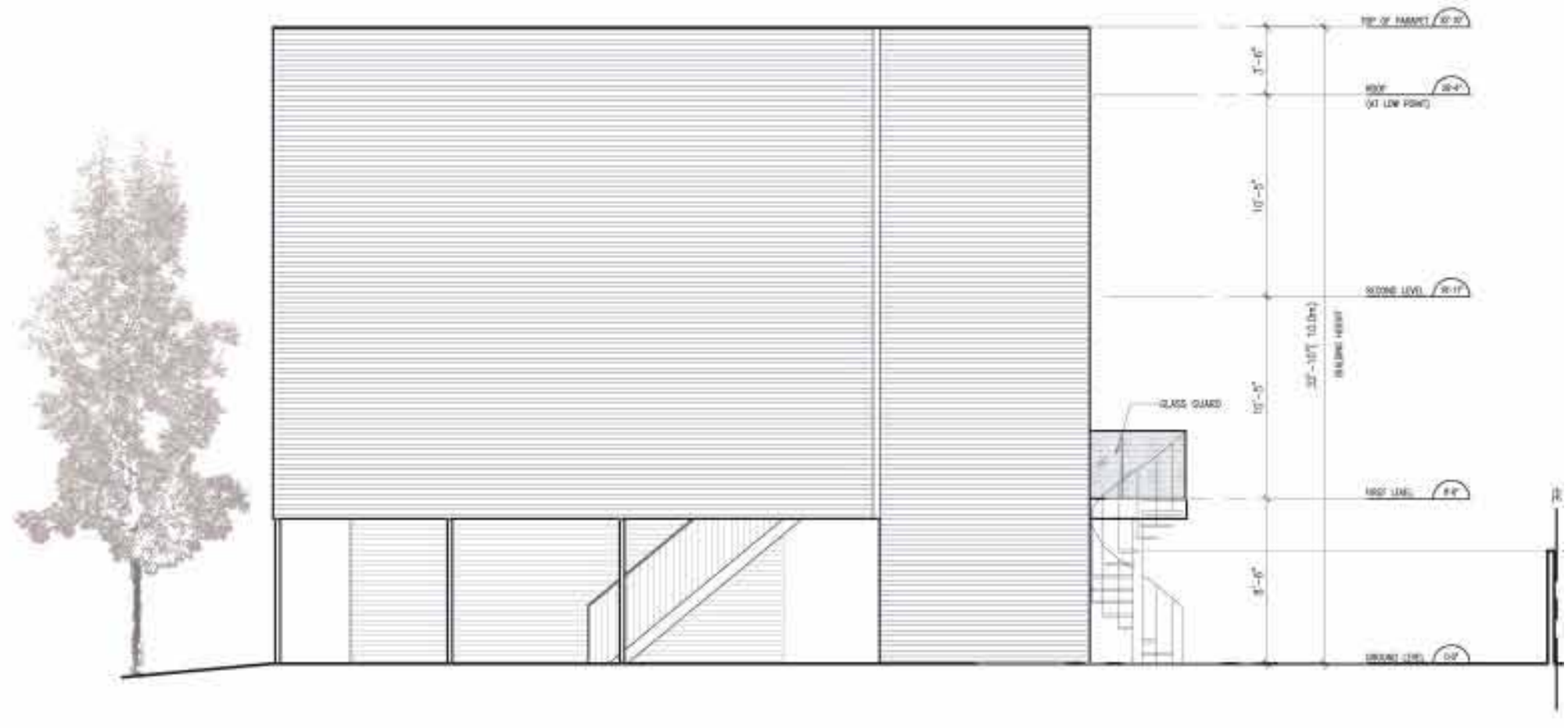
1 WEST ELEVATION  
A.06 SCALE 1/8"=1'-0"



2 SOUTH ELEVATION  
A.06 SCALE 1/8"=1'-0"



1 EAST ELEVATION  
A.12 SCALE 1/8"=1'-0"



2 NORTH ELEVATION  
A.12 SCALE 1/8"=1'-0"



1017 CRAVEN ROAD :

MODEL IMAGES / 3D VISUALIZATION

DATE : MAR. 12, 2007  
SCALE :