

SUPPORT IDEA OF INDIVIDUAL UNITS, TOWNHOUSES AND RESIDENTIAL SCALE

1. Bringing **individuality** and **residential quality** with designed and natural elements. Main level Units operate autonomously- having separate, **individual entrances**, enhanced by **landscaping elements**- including a total of **22 trees** and **172 shrubs** of different varieties, and lawns, with an aim to match the **residential quality** of the neighborhood.

2. Small outdoor amenities such as the **BBQ pavilion** made of **wood**, celebrates **community** and **residential quality**.

i. Wood Type 01 BBQ Pavilion (Exterior)

ii. Wood Type 02 BBQ Pavilion (Interior)

iii. Wood Type 03 Outdoor Furniture (Picnic Table)

3. **Balconies, Main Floor privacy divider, ramps,** and **landscaping** break **horizontality** and create **residential grain**.

iv. Vertical Hidden Fastener Metal Panel; CASCADIA 'SAPPHIRE BLUE'

v. Vertical Hidden Fastener Metal Panel; CASCADIA 'BRIARWOOD TAN'

vi. Vertical Hidden Fastener Metal Panel; CASCADIA 'SLATE GREY'

vii. Concrete

DIN

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No.	Date	Revision Note
1.		

ANNOTATION OF RENDERING TO HIGHLIGHT COMMUNITY DESIGN INTENTIONS

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PROJECT
MARK ONE

DRAWING

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SK

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NM

SCALE
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DATE
12 JAN. 2026

DRAWING NO.



USE OF QUALITY MATERIALS

4. **3-storey Standing Seam Metal Clad roof-like sidings** diminish overall **height perception** and ensure **quality** and **durability.**

viii. Vertical Metal Standing Seam Panel; CASCADIA 'STONE GREY'

5. **Full Real Brick base** around the building to provide **qualitative** and engaging experience, and also **durability**.

ix. Standard Modular Brick; Interstate Matte Brick 'ASH'

6. Elements providing direction- such as distinguishable **entry indicator portals,** and **entrances signage**, emphasizing **quality materials** rather than ornamentality.

X. Vertical Hidden Fastener Metal Panel; CASCADIA 'WHITE'

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BREAKDOWN SCALE , LENGTH, AND PERCEPTION

7. The building's **main body** has **soft** and **neutral colors**, making it easier to blend with the sky.

8. **3-storey Standing Seam Metal Clad** roof-like siding, brought down to the **main floor**, alters overall **height perception** and **diminishes the scale** to fit the human level.

9. **Window recess** aids **depth perception** and **texture**, ensures **privacy** and environmental benefits.

xi. Window Frame, Aluminum, Painted WHITE

xii. Opaque Glass Balcony; TYP.

10. Functional **Wooden Design Elements** such as **Parking Fences**- protect the **spatial distinction** of the walkable areas next to suites.

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CONTRIBUTE TO THE NEIGHBORHOOD

11. Creating a **defensible space** for the Gull Lake Road houses and proposed new building.

12. Animating the ground level with **legible color** and **form,** making the context more lively and human-focused.

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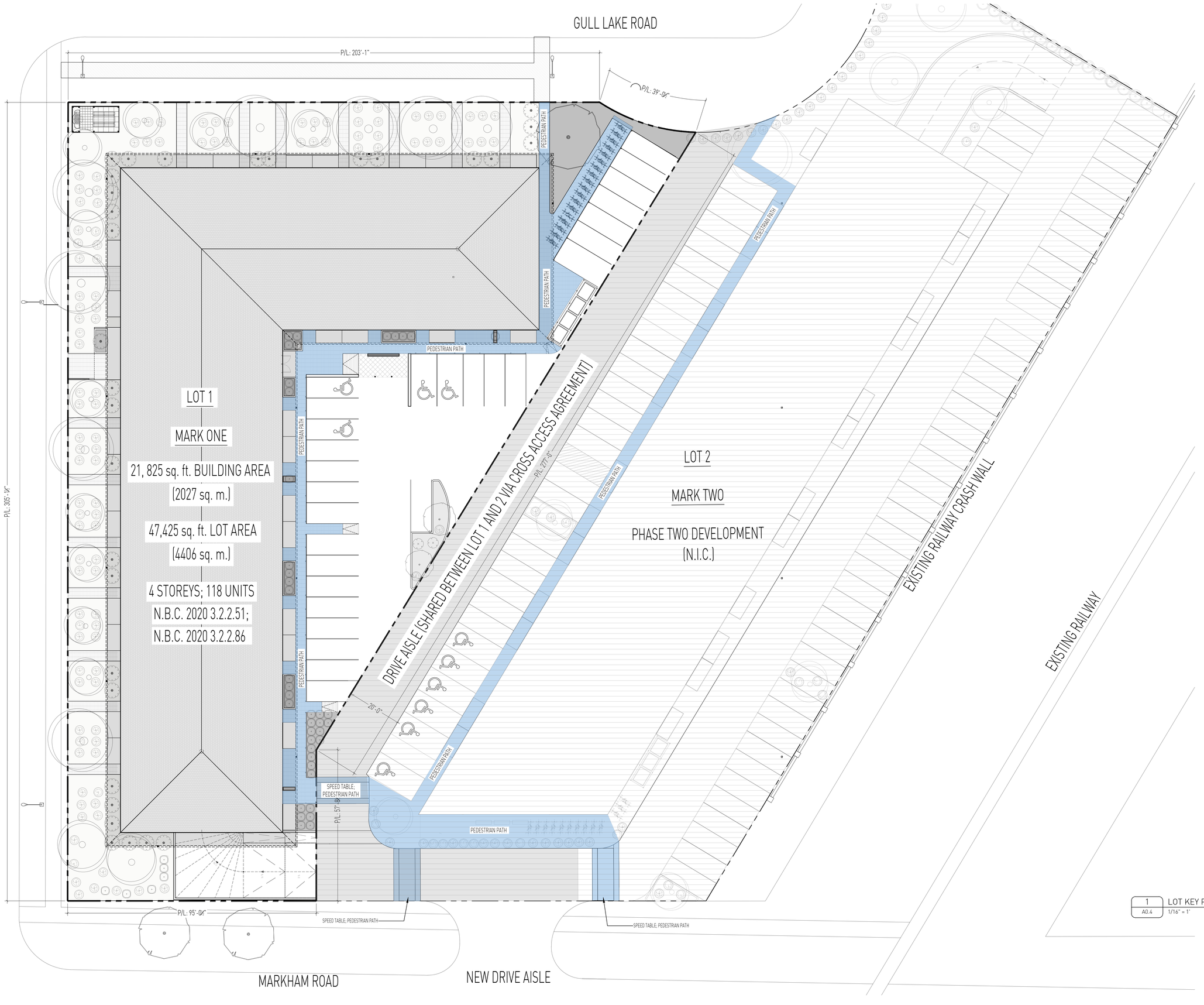

1 LOT KEY PLAN
A0.4 1/16" = 1'

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MARK ONE

DRAWING
LOT KEY PLAN

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RM

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NM

SCALE
1/16" = 1'-0"

DATE
MAY 1 2026

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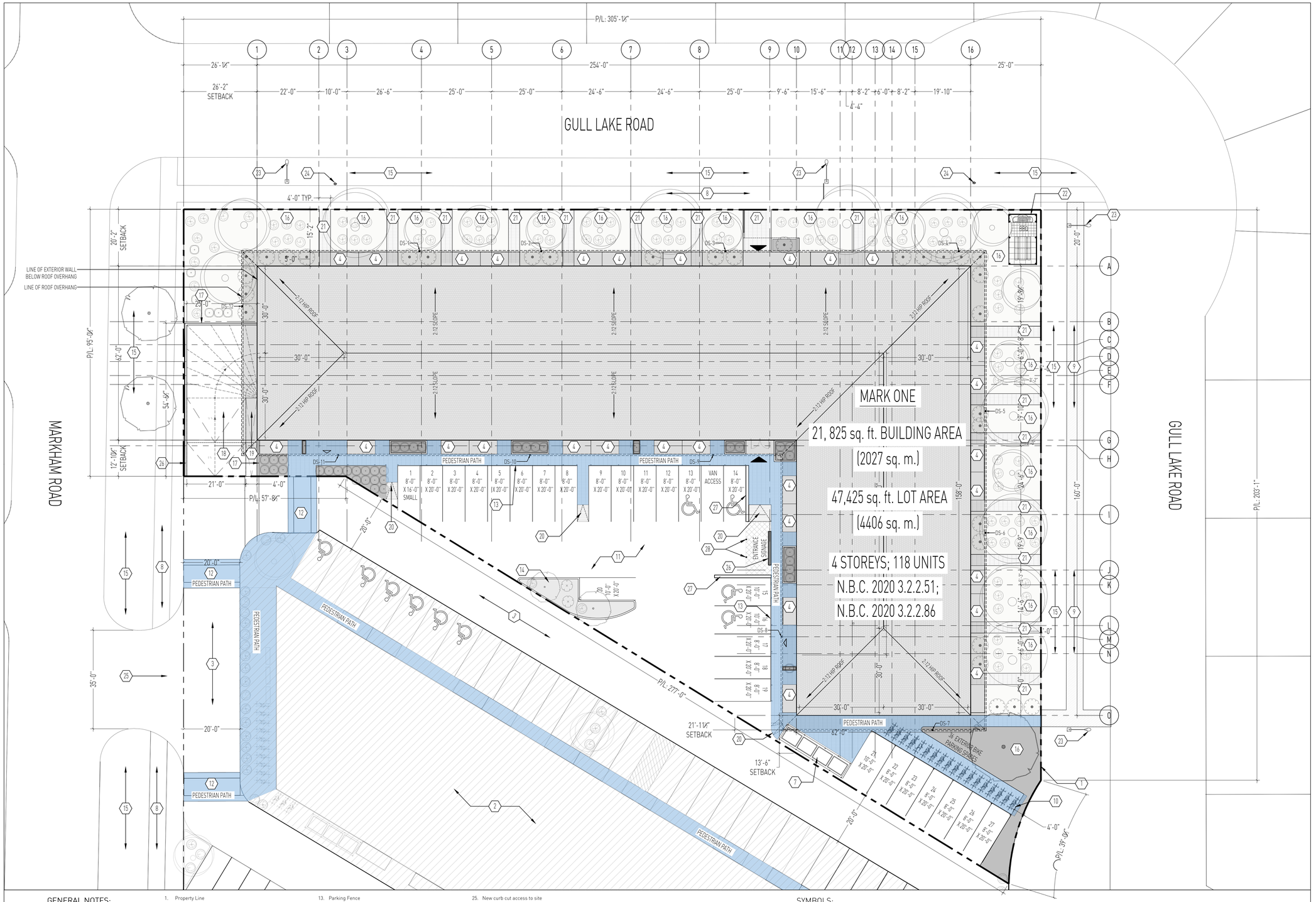
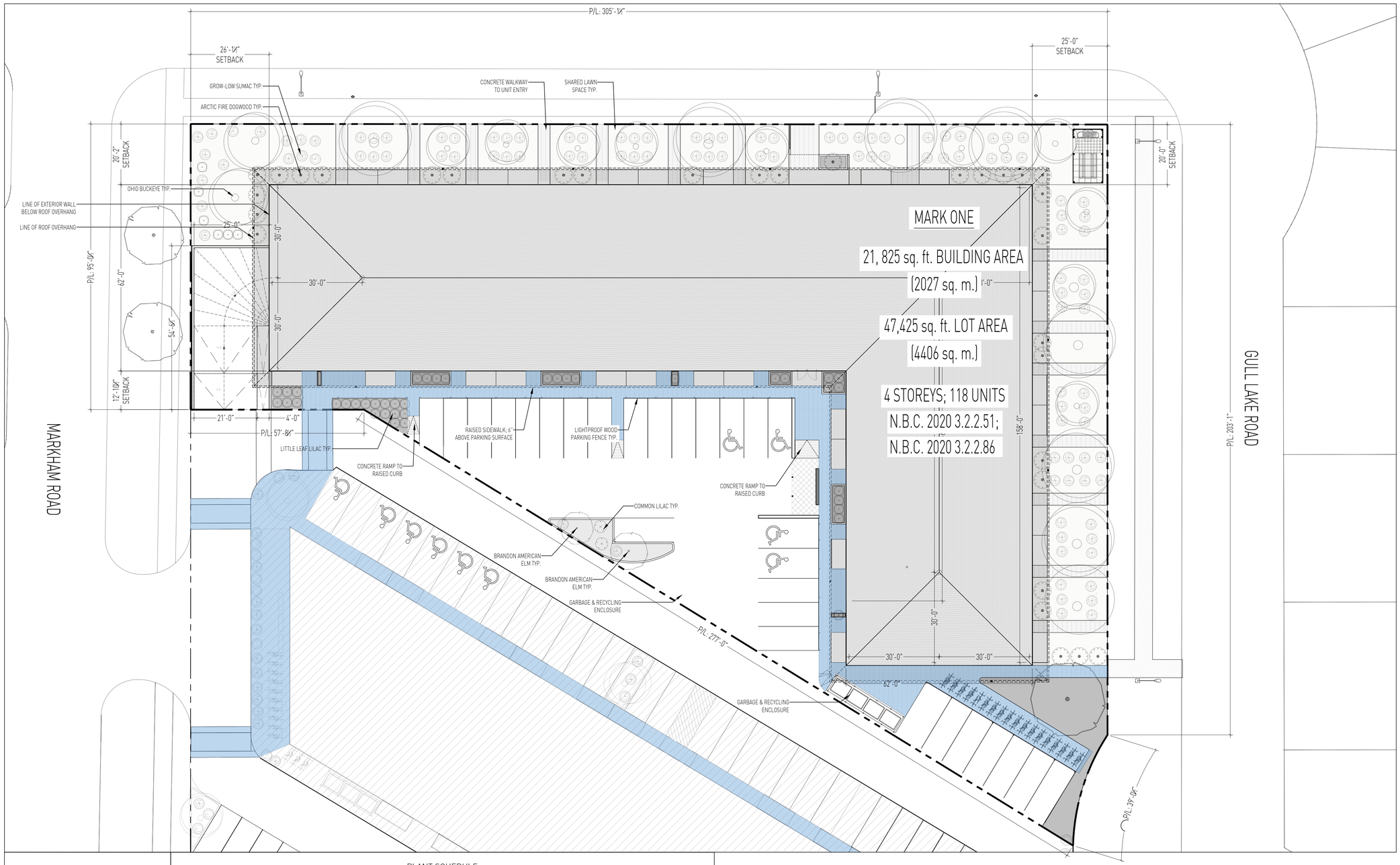
A0.4


GULL LAKE ROAD
MARKHAM ROAD
GULL LAKE ROAD
P/L: 305'-1/4"
254'-0"
26'-1/4"
26'-2" SETBACK
22'-0"
10'-0"
26'-6"
25'-0"
25'-0"
24'-6"
24'-6"
25'-0"
9'-6"
15'-6"
8'-2"
6'-0"
8'-2"
19'-10"
4'-4"
25'-0"
4'-0" TYP.
20'-2" SETBACK
LINE OF EXTERIOR WALL BELOW ROOF OVERHANG
LINE OF ROOF OVERHANG
P/L: 301'-5 3/4"
62'-0"
54'-9/4"
12'-10 1/4" SETBACK
21'-0"
4'-0"
P/L: 57'-8 1/4"
35'-0"
20'-0"
PEDESTRIAN PATH
PEDESTRIAN PATH
PEDESTRIAN PATH
PEDESTRIAN PATH
PEDESTRIAN PATH
PEDESTRIAN PATH
P/L: 277'-0"
21'-11 1/4" SETBACK
13'-6" SETBACK
62'-0"
20'-0"
4'-0"
P/L: 38'-9 3/4"
P/L: 203'-1"
2:12 HIP ROOF
2:12 SLOPE
30'-0"
30'-0"
30'-0"
30'-0"
30'-0"
30'-0"
DS-1
DS-2
DS-3
DS-4
DS-5
DS-6
DS-7
DS-8
DS-9
DS-10
DS-11
DS-12
BBQ
19'-9"
19'-9"
19'-9"



LANDSCAPE ZONING COMPLIANCE:

1. STREET EDGE LANDSCAPING:
GULL LAKE ROAD: 545'-4" FRONTAGE
MARKHAM ROAD: 94'-10" FRONTAGE
REQUIRED: 21 TREES, 91 SHRUBS

2. BUILDING FOUNDATION PLANTING:
GULL LAKE AND MARKHAM ROAD 766'-0" FOUNDATION
REQUIRED: 77 SHRUBS

3. PARKING LOT INTERIOR LANDSCAPING
PARKING AREA: 9700 sq. ft.
PROPOSED INTERIOR LANDSCAPE AREA: 485 sq. ft. (5%)
REQUIRED: 1 TREE, 4 SHRUBS

TOTAL PLANTING REQUIREMENTS: 22 TREES, 172 SHRUBS

TOTAL PROPOSED PLANTING (SITE WIDE - CLUSTERED TO MAXIMIZE CURB APPEAL AND VISUAL BUFFERING: 22 TREES, 172 SHRUBS

PLANT SCHEDULE

SYMBOL	QUANTITY	NAME	BOTANICAL NAME	SIZE / REMARKS
	19	OHIO BUCKEY	*Aesculus glabra*	3" caliper, 15-17' height.Single straight trunk, 13 major branches 7'-0" above grade. B&B
	3	BRANDON AMERICAN ELM	*Ulmus pumila*	3" caliper, 15-17' height.Single straight trunk, 13 major branches 7'-0" above grade. B&B
	34	ARCTIC FIRE DOGWOOD	*Cornus sericea 'Farrow'*	#3 container. 30-36" height. Well developed root system. Full, bushy plant. Container stock.
	98	GRO-LOW SUMAC	*Rhus aromatica 'Gro-Low'*	#3 container. 12-18" height. Well developed root system. Full, bushy plant. Container stock.
	38	LITTLE LEAF LILAC	*Syringa meyeri 'Palabin'*	#2 container. 12-18" height. Well developed root system. Full, bushy plant. Container stock.
	2	COMMON LILAC	*Syringa vulgaris*	#3 container. 36-42" height. Well developed root system. Full, bushy plant. Container stock.

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PROJECT
MARK ONE

DRAWING
LANDSCAPE PLAN

DRAWN BY
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SCALE
1/16" = 1'-0"

DATE
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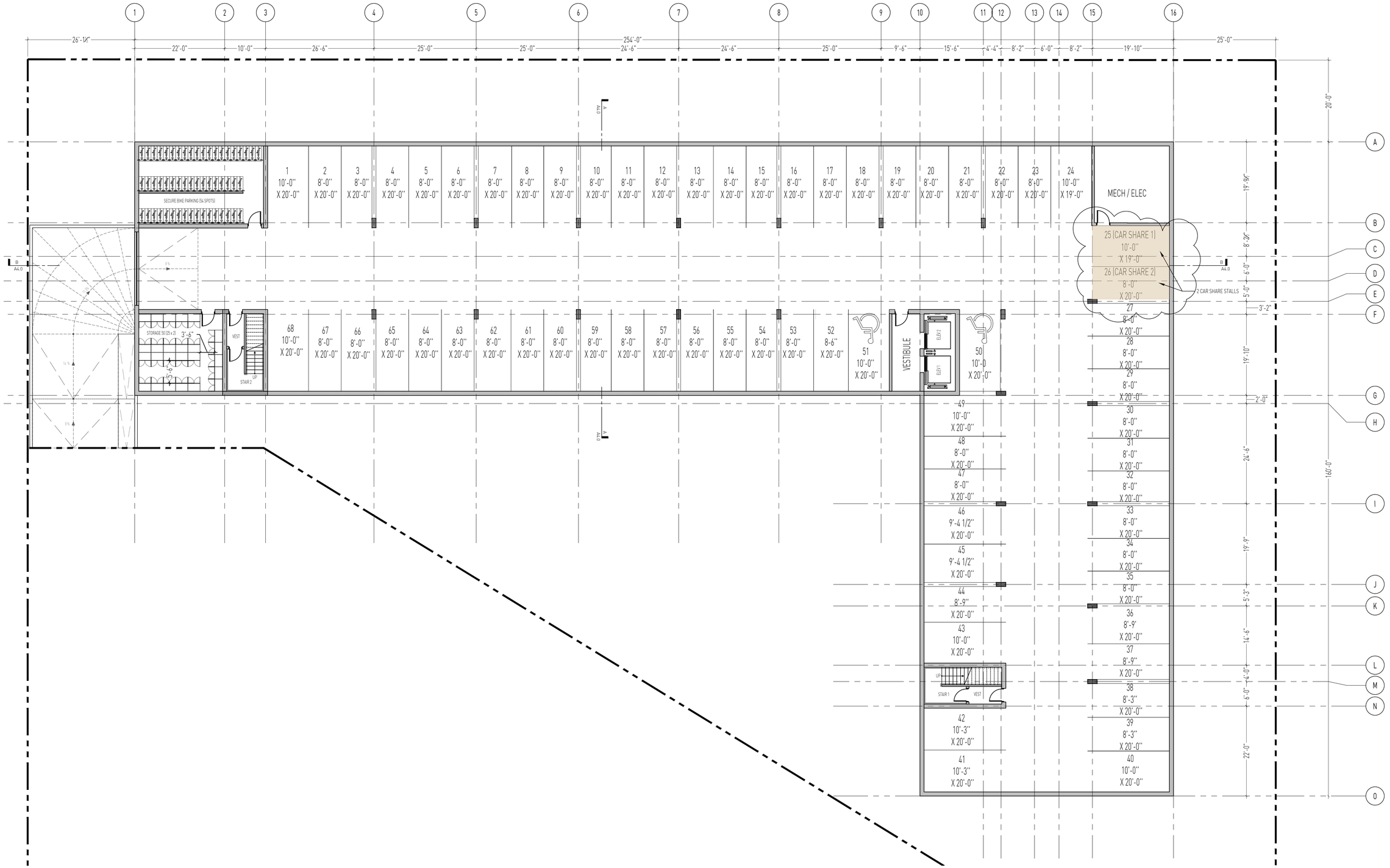
DRAWING NO.
A0.6



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BASEMENT PLAN

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3/32" = 1'

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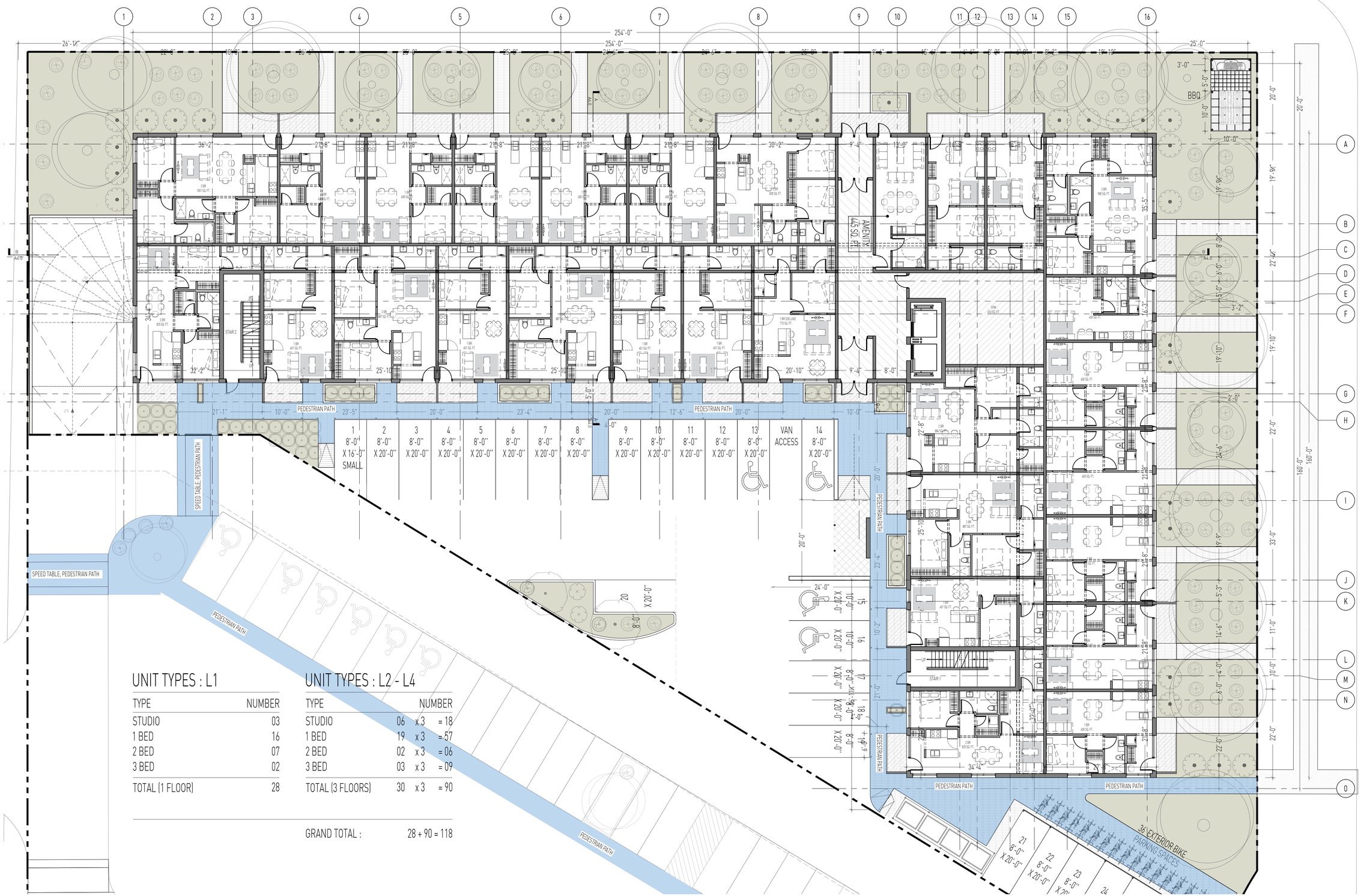

UNIT TYPES : L1

TYPE	NUMBER
STUDIO	03
1 BED	16
2 BED	07
3 BED	02
TOTAL (1 FLOOR)	28

UNIT TYPES : L2 - L4

TYPE	NUMBER
STUDIO	06 x 3 = 18
1 BED	19 x 3 = 57
2 BED	02 x 3 = 06
3 BED	03 x 3 = 09
TOTAL (3 FLOORS)	30 x 3 = 90

GRAND TOTAL : 28 + 90 = 118

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LEVEL 1 PLAN

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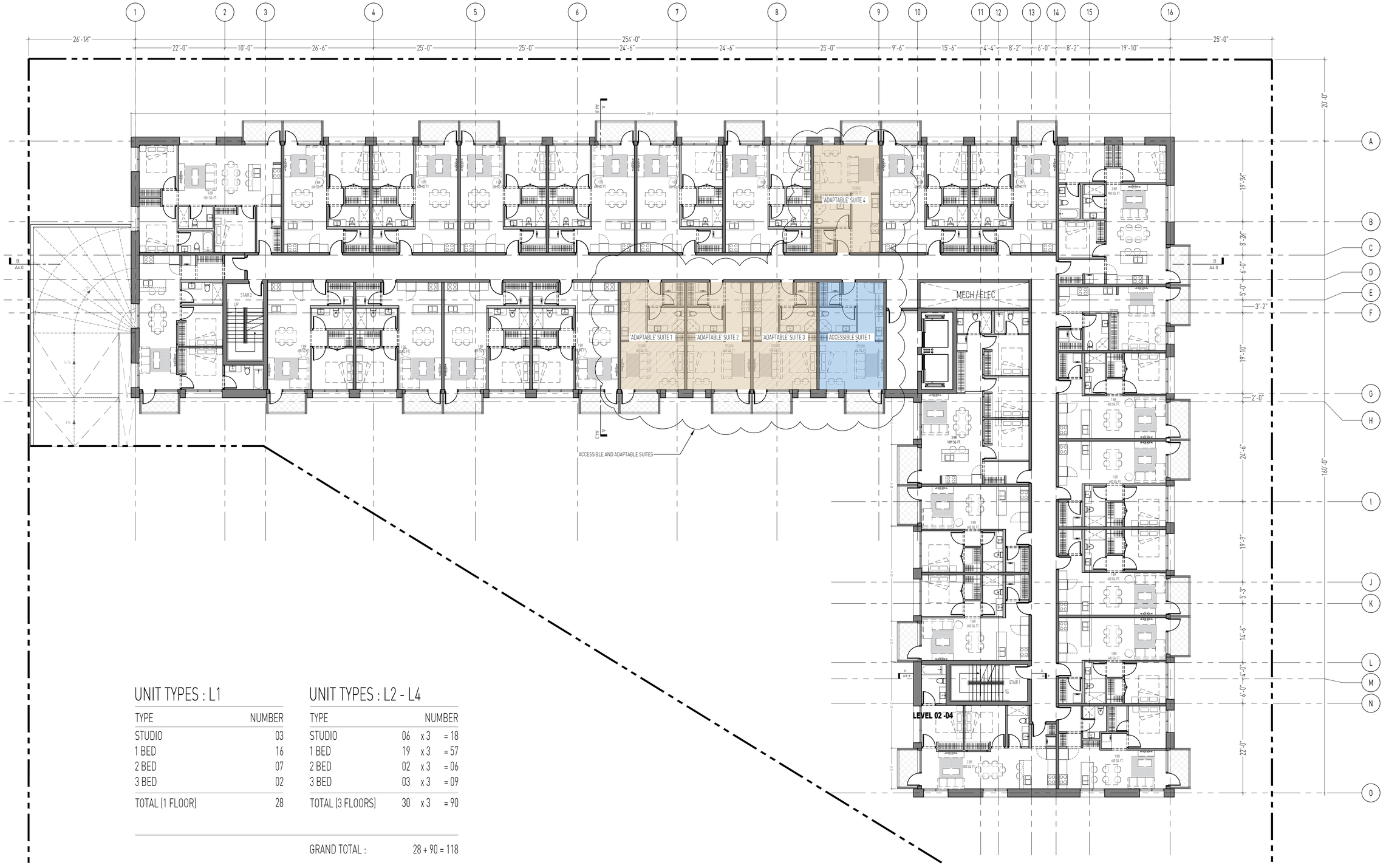

UNIT TYPES : L1

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STUDIO	03
1 BED	16
2 BED	07
3 BED	02
TOTAL (1 FLOOR)	28

UNIT TYPES : L2 - L4

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LEVEL 2 PLAN

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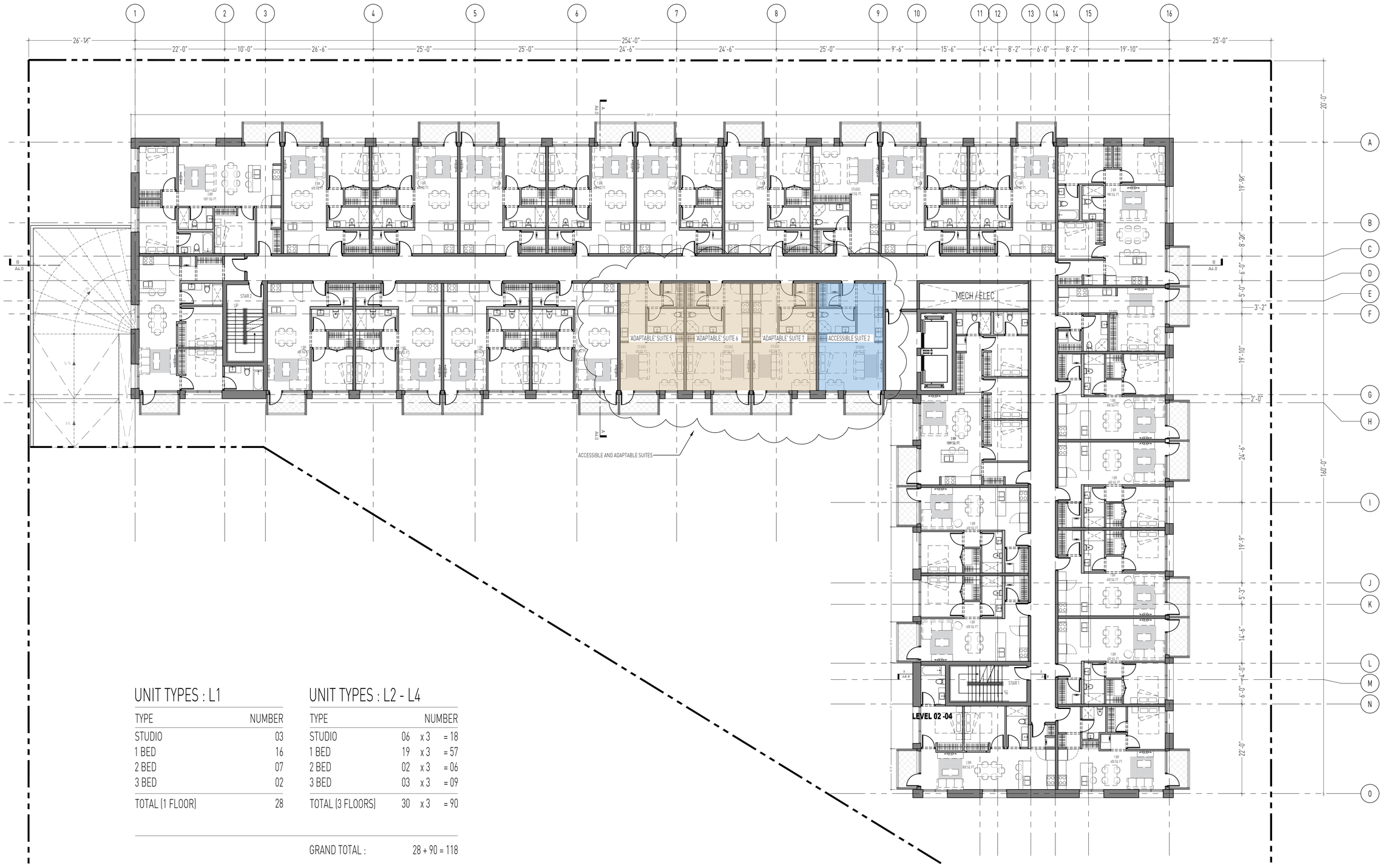

UNIT TYPES : L1

TYPE	NUMBER
STUDIO	03
1 BED	16
2 BED	07
3 BED	02
TOTAL (1 FLOOR)	28

UNIT TYPES : L2 - L4

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LEVEL 3 PLAN

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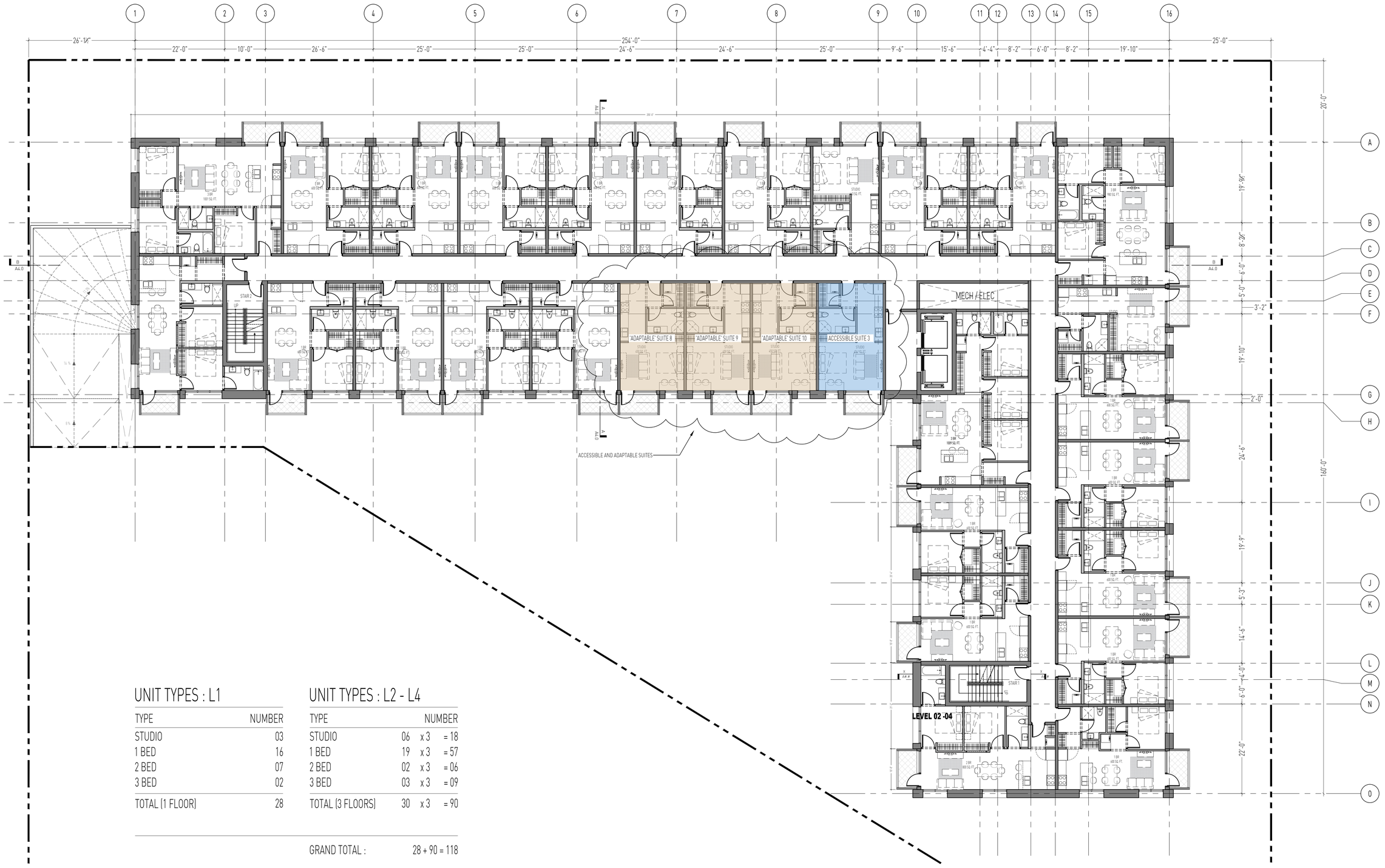

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LEVEL 4 PLAN

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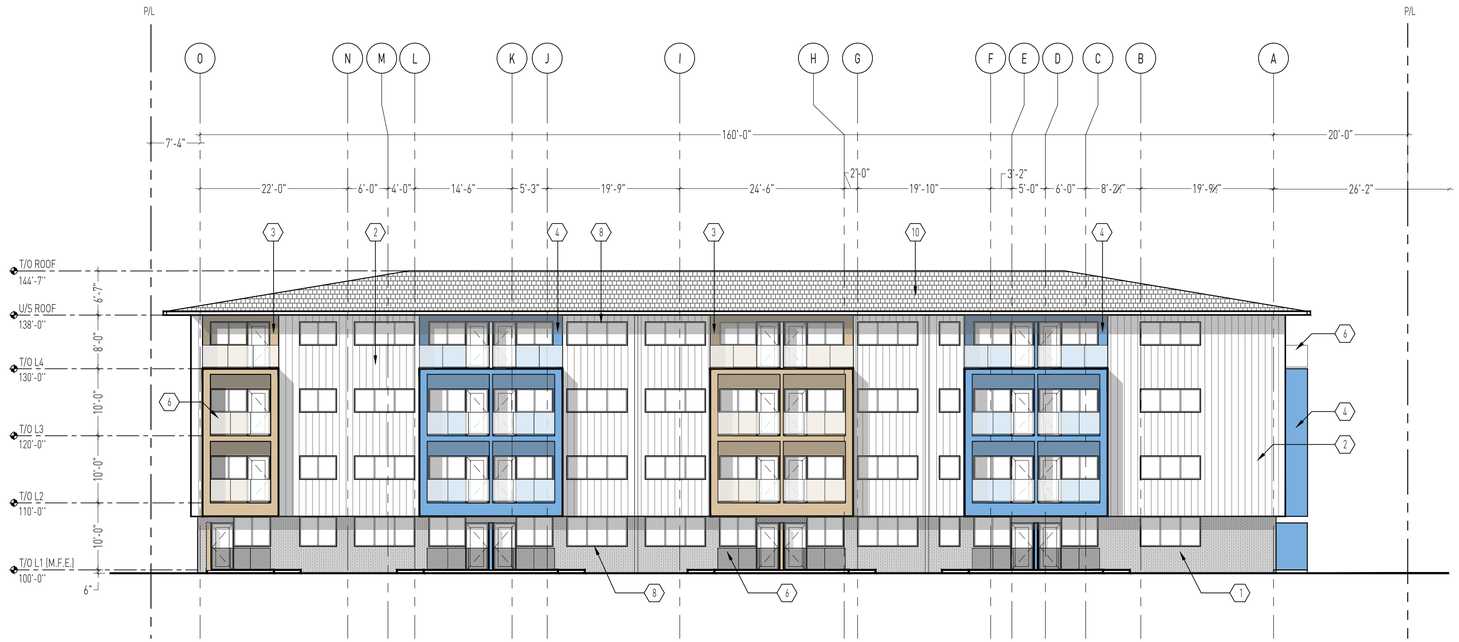
A1.4



1 A3.0 NORTH ELEVATION
3/32" = 1'



2 A3.0 EAST ELEVATION
3/32" = 1'

MATERIAL FINISHES

1. STANDARD MODULAR BRICK; INTERSTATE MATTE BRICK 'ASH' OR SIMILAR
2. VERTICAL METAL STANDING SEAM PANEL; CASCADIA METAL 'STONE GREY' OR SIMILAR
3. VERTICAL HIDDEN FASTENER METAL PANEL; CASCADIA METAL 'BRIARWOOD TAN' OR SIMILAR
4. VERTICAL HIDDEN FASTENER METAL PANEL; CASCADIA METAL 'SAPPHIRE BLUE' OR SIMILAR
5. VERTICAL HIDDEN FASTENER METAL PANEL; CASCADIA METAL 'WHITE' OR SIMILAR
6. OPAQUE GLASS BALCONY; TYP.
7. CONCRETE GUARD
8. WINDOW FRAME; WHITE
9. WOOD; PAINTED GREY
10. ROOF SHINGLES; COLOUR T.B.D.
11. ENTRY SIGN; COLOUR T.B.D.

*NOTE: ALL WINDOWS TO INCLUDE BIRD FRIENDLY GLAZING COMPLIANT TO CSA A460:19;
-HIGH CONTRAST, PERMANENT, EXTERIOR SURFACE MARKERS TO REDUCE REFLECTIVITY
-MARKERS TO BE SPACED NO MORE THAN 2" [50mm] VERTICALLY AND 4" [100mm] HORIZONTALLY

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DRAWING
ELEVATIONS: NORTH AND EAST

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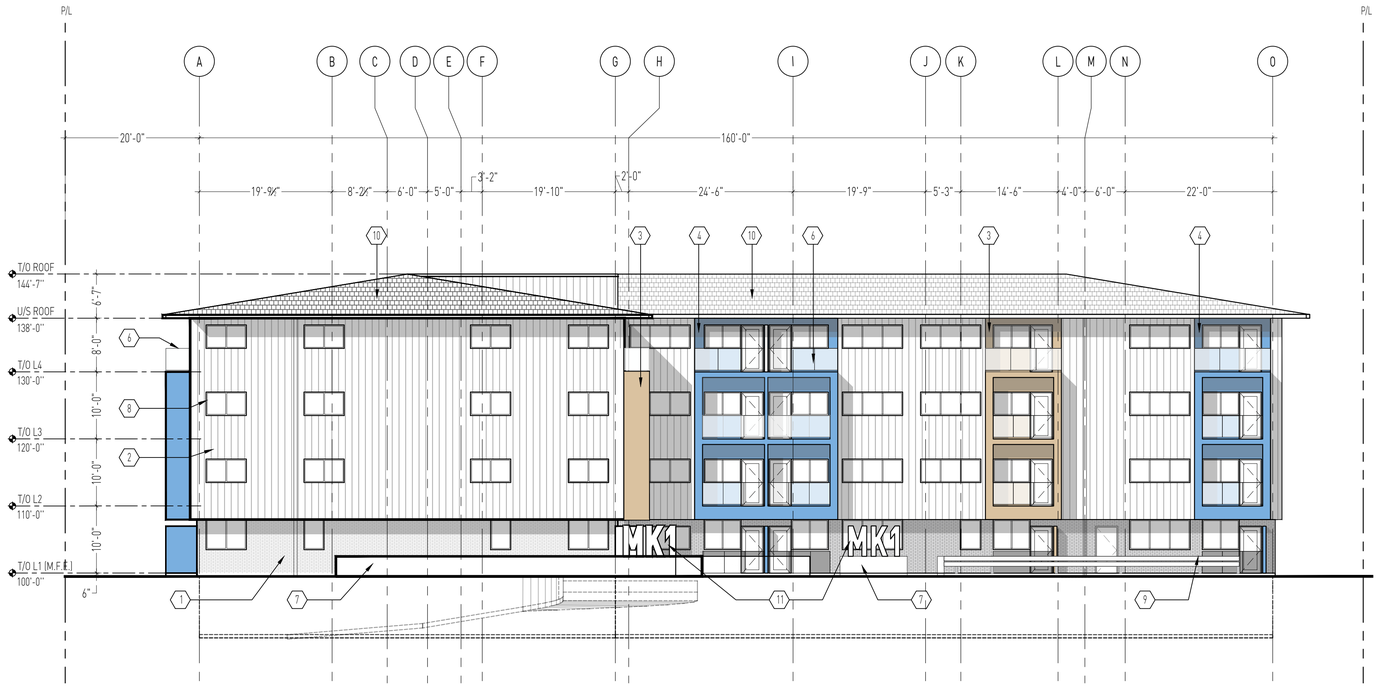
SCALE
3/32" = 1'

DATE
MAY 1 2026

DRAWING NO.
A3.0



1 A3.1 SOUTH ELEVATION
3/32" = 1'



1 A3.1 WEST ELEVATION
3/32" = 1'

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11. ENTRY SIGN; COLOUR T.B.D.

*NOTE: ALL WINDOWS TO INCLUDE BIRD FRIENDLY GLAZING COMPLIANT TO CSA A460:19;
-HIGH CONTRAST, PERMANENT, EXTERIOR SURFACE MARKERS TO REDUCE REFLECTIVITY
-MARKERS TO BE SPACED NO MORE THAN 2" (50mm) VERTICALLY AND 4" (100mm) HORIZONTALLY

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REVISION

No.	Date	Revision Notes
1.	2026.04.01	ISSUED FOR PLAN APPROVAL
2.	2026.04.22	REVISED FOR PLAN APPROVAL
3.	2026.05.01	REVISED FOR PLAN APPROVAL

This drawing must not be scaled. The contractors shall verify all dimensions and other data on site prior to commencement of work. All discrepancies, errors, and omissions are to be reported to the Designer.

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PROJECT
MARK ONE

DRAWING
ELEVATIONS: SOUTH AND WEST

DRAWN BY
RM

REVIEWED BY
NM

SCALE
3/32" = 1'

DATE
MAY 1 2026

DRAWING NO.
A3.1