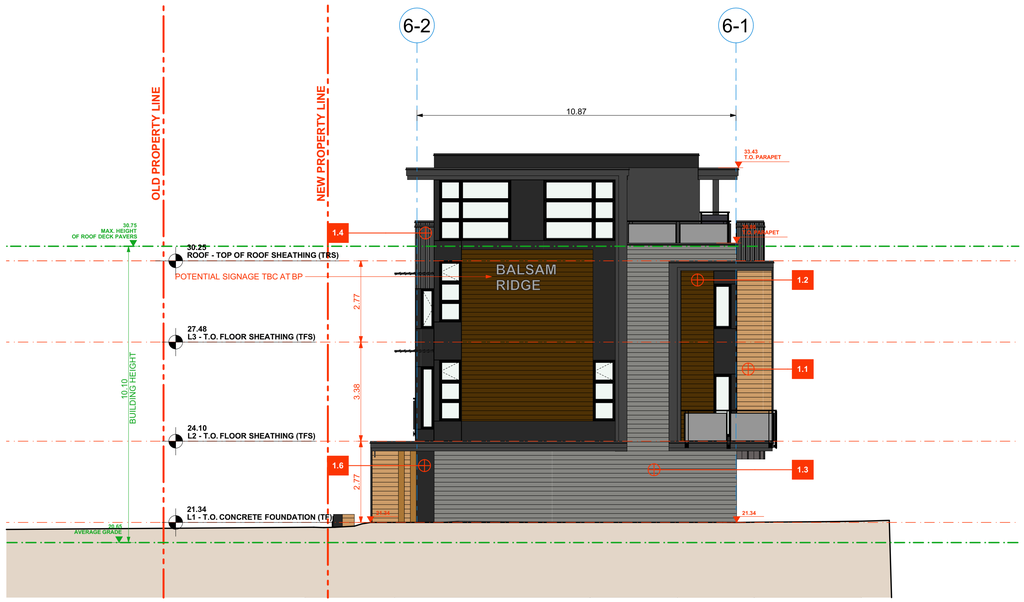
1 Building 1 - South Elevation
SCALE: 1/8" = 1'-0"



2 Building 1 - East Elevation
SCALE: 1/8" = 1'-0"

3 Building 1 - North Elevation
SCALE: 1/8" = 1'-0"

4 Building 1 - West Elevation
SCALE: 1/8" = 1'-0"

CALCULATING AVERAGE GRADE

20.38m
20.65m
20.83m
20.75m
= **20.65m**

SIEGRIST

Building 1 Elevation
Project Number 032
August 06, 2024
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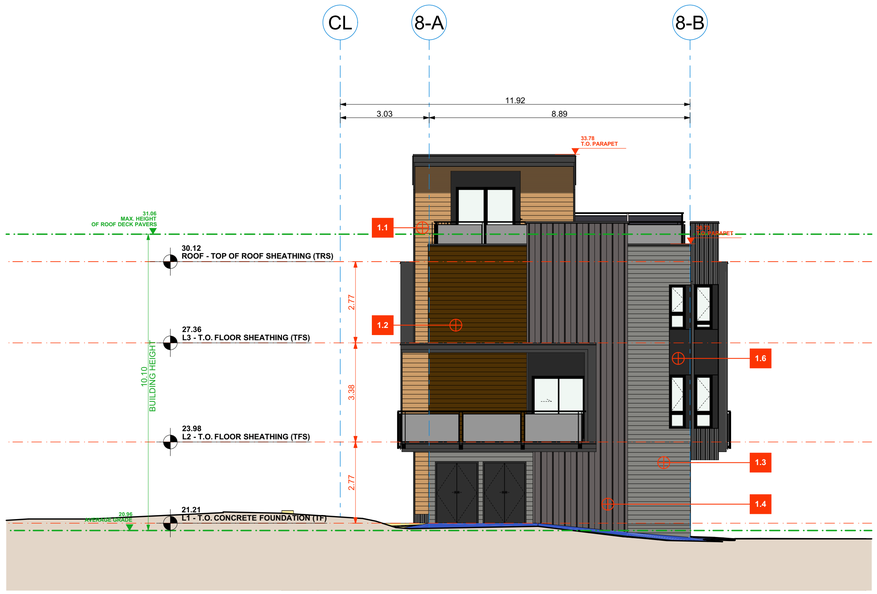
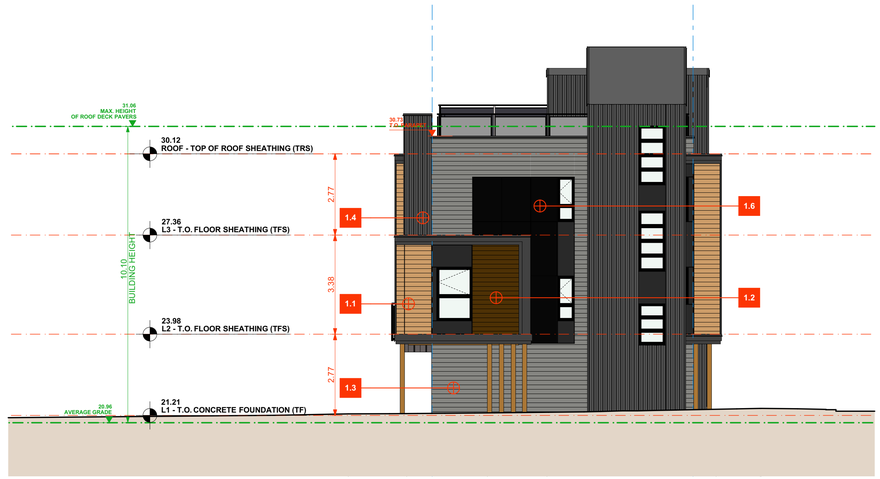
A-4.001

1 Building 2 - North Elevation
SCALE: 1/8" = 1'-0"



2 Building 2 - West Elevation
SCALE: 1/8" = 1'-0"

3 Building 2 - South Elevation
SCALE: 1/8" = 1'-0"



4 Building 2 - East Elevation
SCALE: 1/8" = 1'-0"

CALCULATING AVERAGE GRADE

21.21m
21.21m
20.72m
20.68m
= **20.96m**

SIEGRIST

Building 2 Elevation
Project Number 032
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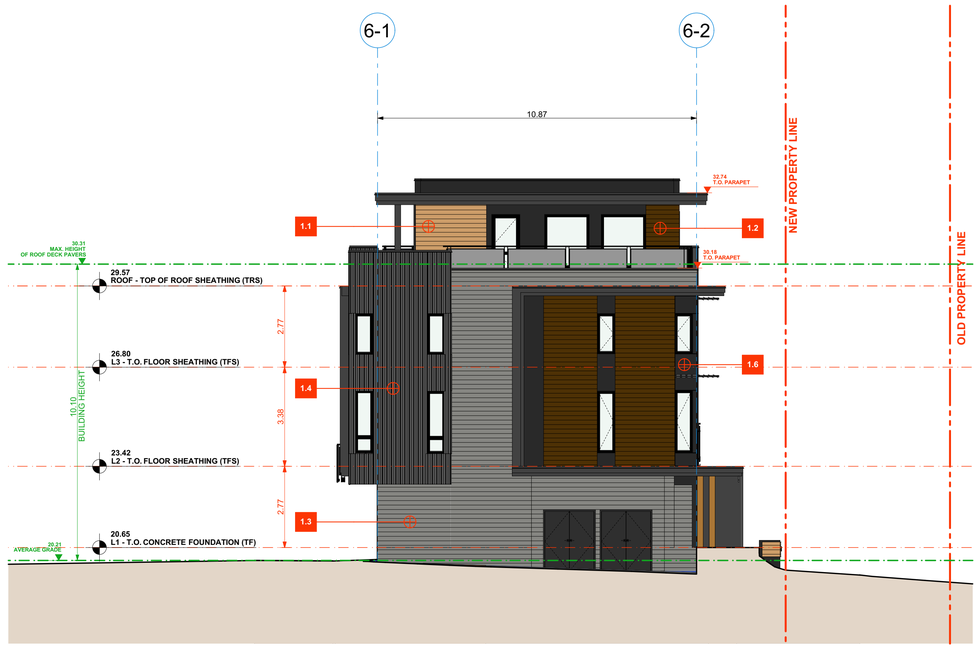
A-4.002

1 Building 3 - South Elevation
SCALE: 1/8" = 1'-0"

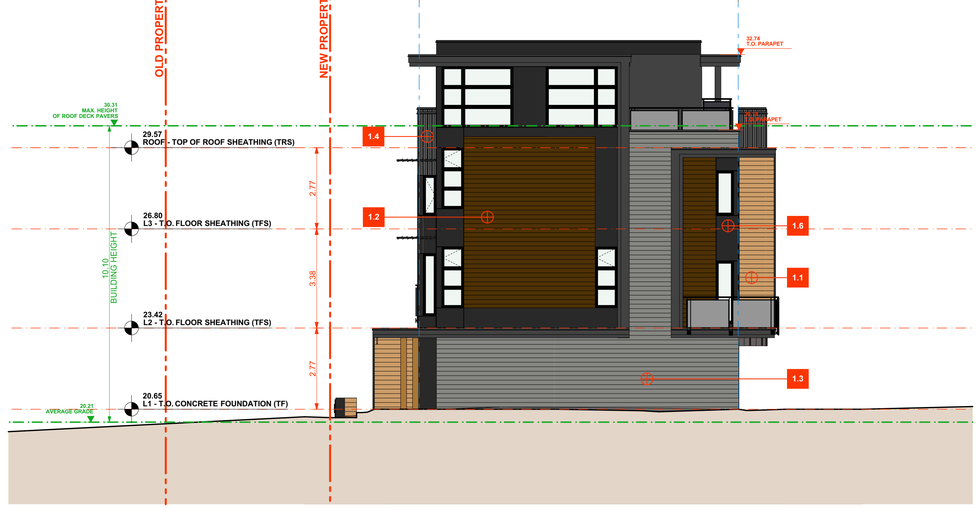


2 Building 3 - West Elevation
SCALE: 1/8" = 1'-0"

3 Building 3 - North Elevation
SCALE: 1/8" = 1'-0"

CALCULATING AVERAGE GRADE

19.85m
20.65m
20.17m
20.18m
= **20.21m**



4 Building 3 - East Elevation
SCALE: 1/8" = 1'-0"

SIEGRIST

Building 3 Elevation
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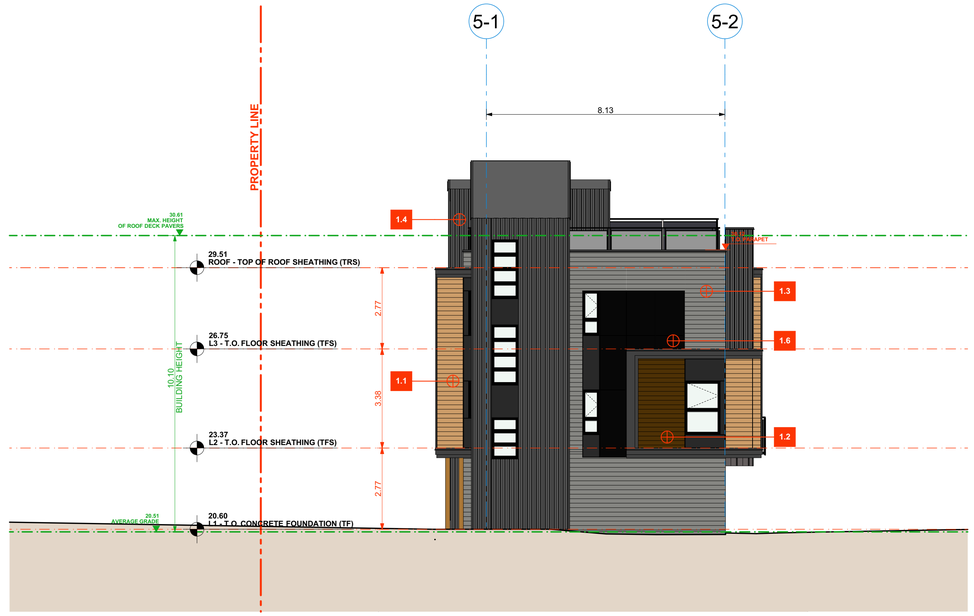
A-4.003

1 Building 4 - East Elevation
SCALE: 1/8" = 1'-0"

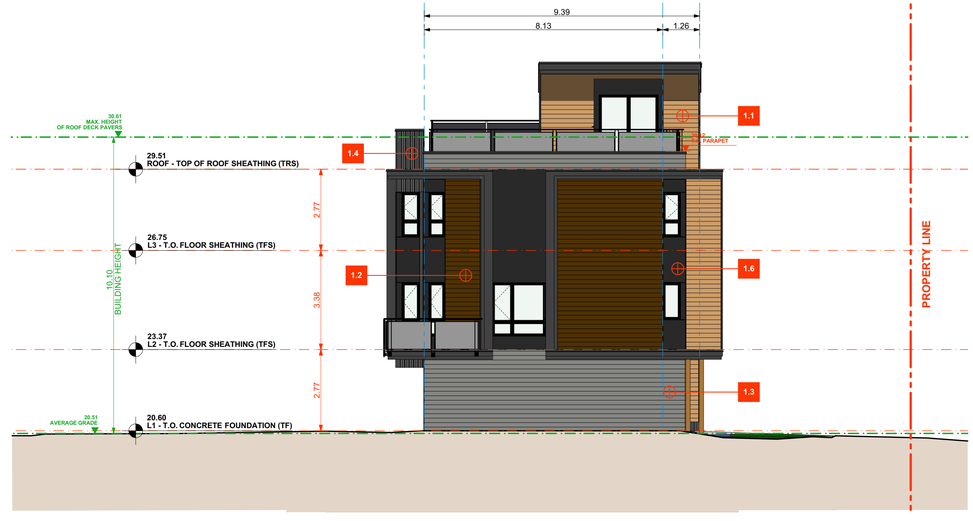


2 Building 4 - South Elevation
SCALE: 1/8" = 1'-0"

3 Building 4 - West Elevation
SCALE: 1/8" = 1'-0"

CALCULATING AVERAGE GRADE

20.42m
20.42m
20.60m
20.60m
= **20.51m**



4 Building 4 - North Elevation
SCALE: 1/8" = 1'-0"

SIEGRIST

Building 4 Elevation
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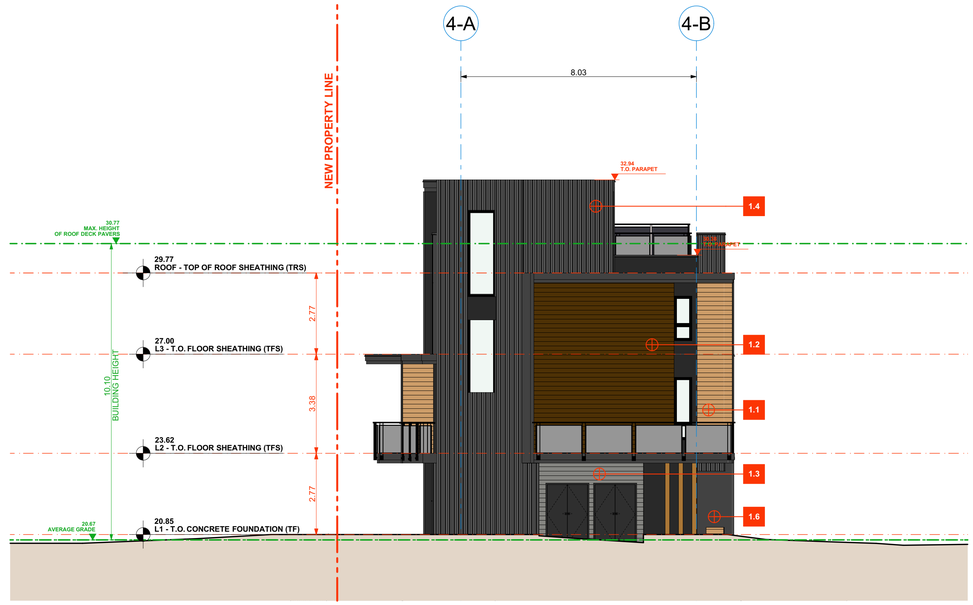
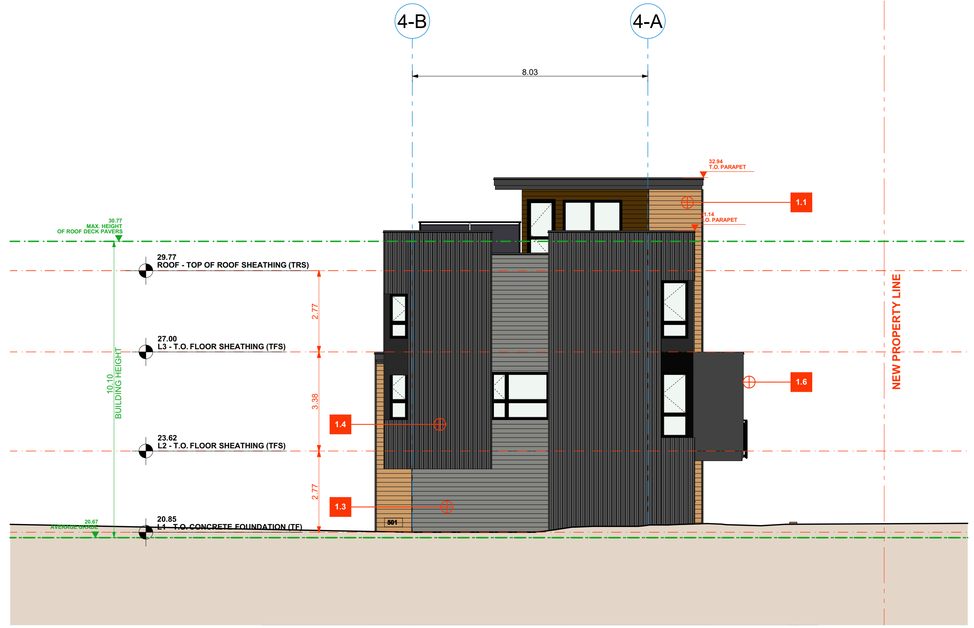
A-4.004

1 Building 5 - South Elevation
SCALE: 1/8" = 1'-0"



2 Building 5 - West Elevation
SCALE: 1/8" = 1'-0"

3 Building 5 - North Elevation
SCALE: 1/8" = 1'-0"



4 Building 5 - East Elevation
SCALE: 1/8" = 1'-0"

CALCULATING AVERAGE GRADE

20.58m
20.39m
20.85m
20.85m
= **20.67m**

SIEGRIST

Building 5 Elevation
Project Number 032
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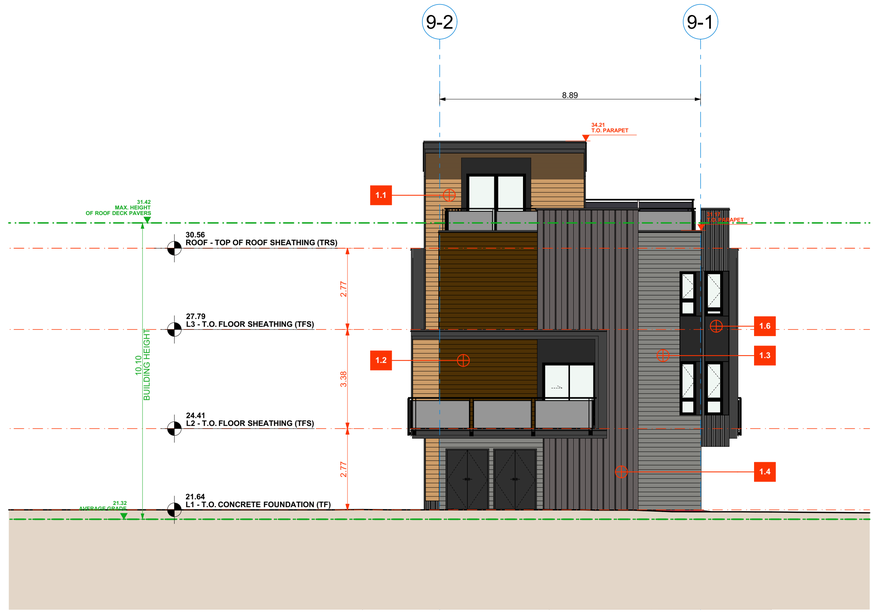
A-4.005

1 Building 6 - South Elevation
SCALE: 1/8" = 1'-0"

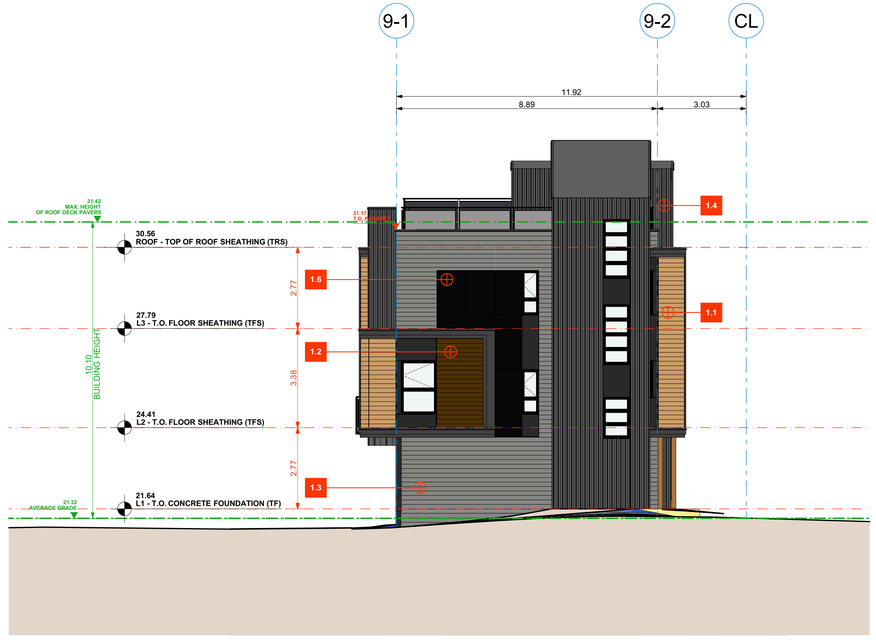


2 Building 6 - East Elevation
SCALE: 1/8" = 1'-0"

3 Building 6 - North Elevation
SCALE: 1/8" = 1'-0"

CALCULATING AVERAGE GRADE

21.64m
21.64m
20.98m
21.01m
= **21.32m**



4 Building 6 - West Elevation
SCALE: 1/8" = 1'-0"

SIEGRIST

Building 6 Elevation
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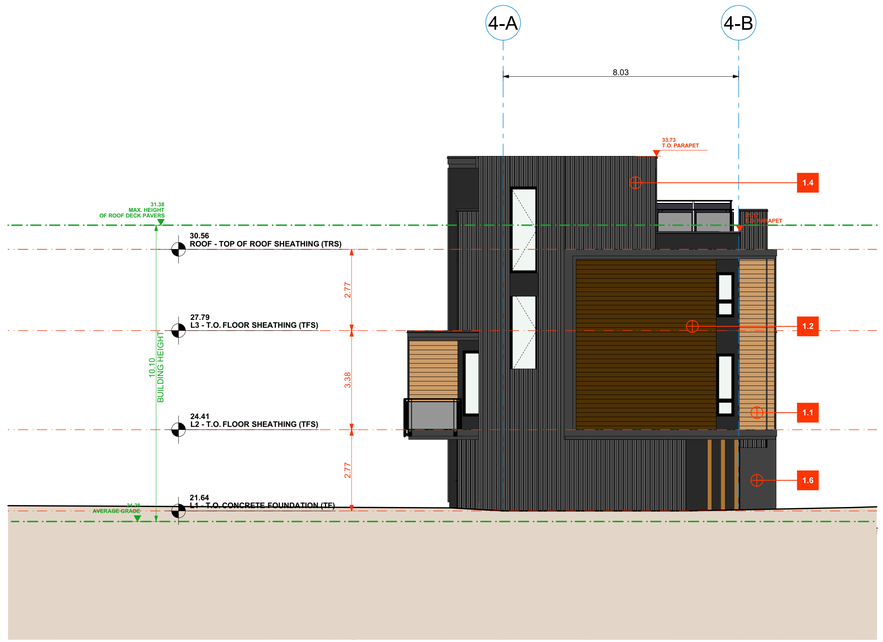
A-4.006

1 Building 7 - North Elevation
SCALE: 1/8" = 1'-0"



2 Building 7 - West Elevation
SCALE: 1/8" = 1'-0"

3 Building 7 - South Elevation
SCALE: 1/8" = 1'-0"

CALCULATING AVERAGE GRADE

20.85m
20.97m
21.64m
21.64m
= **21.28m**

4 Building 7 - East Elevation
SCALE: 1/8" = 1'-0"

SIEGRIST

Building 7 Elevation
Project Number 032
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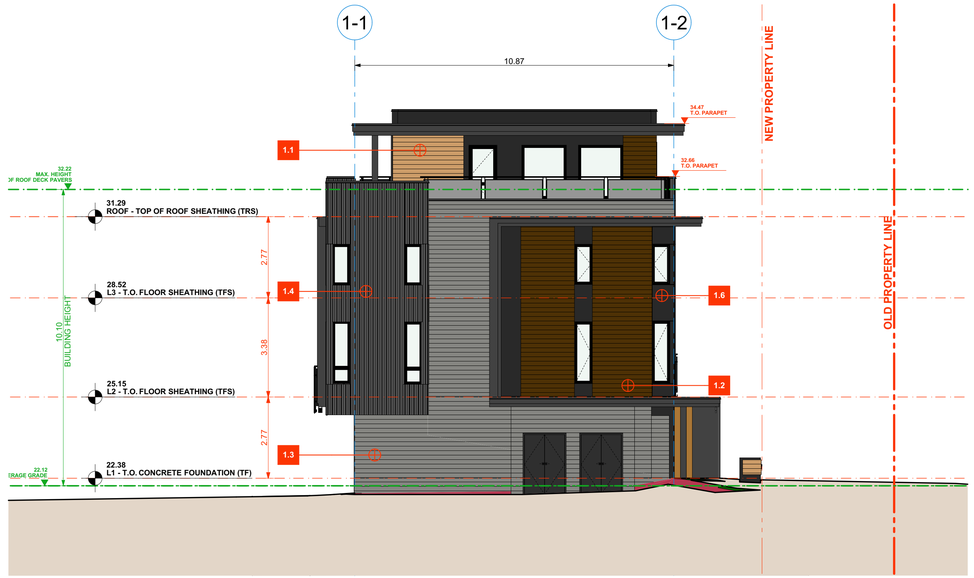
A-4.007

1 Building 8 - West Elevation
SCALE: 1/8" = 1'-0"

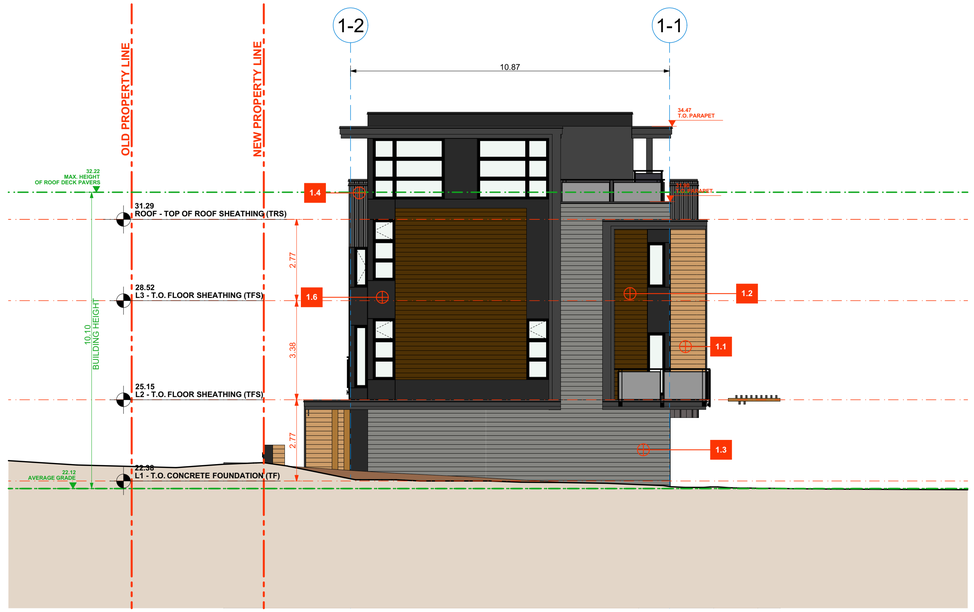


2 Building 8 - South Elevation
SCALE: 1/8" = 1'-0"

3 Building 8 - East Elevation
SCALE: 1/8" = 1'-0"

CALCULATING AVERAGE GRADE

21.87m
21.84m
22.38m
22.38m
= **22.12m**



4 Building 8 - North Elevation
SCALE: 1/8" = 1'-0"

SIEGRIST

Building 8 Elevation
Project Number 032
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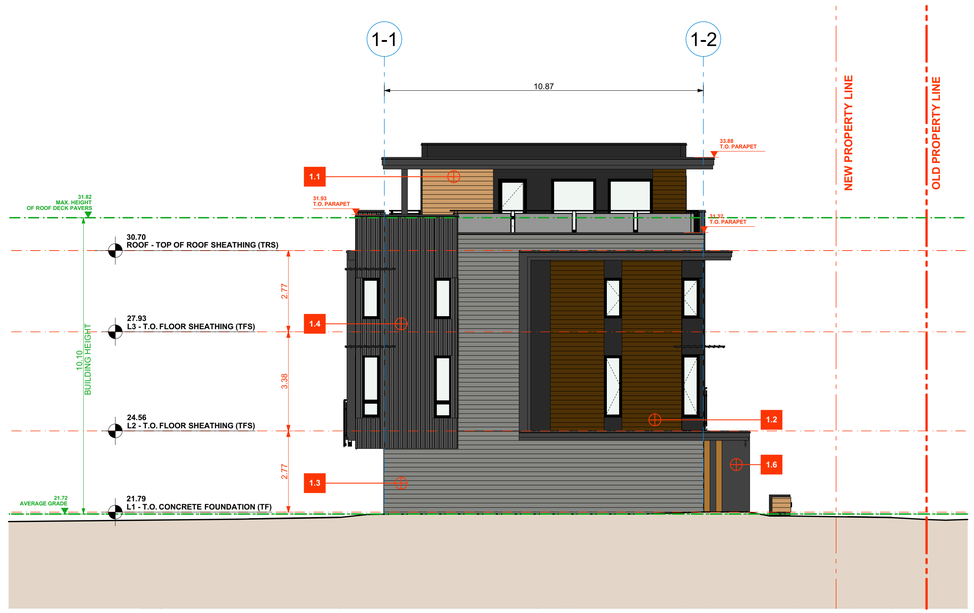
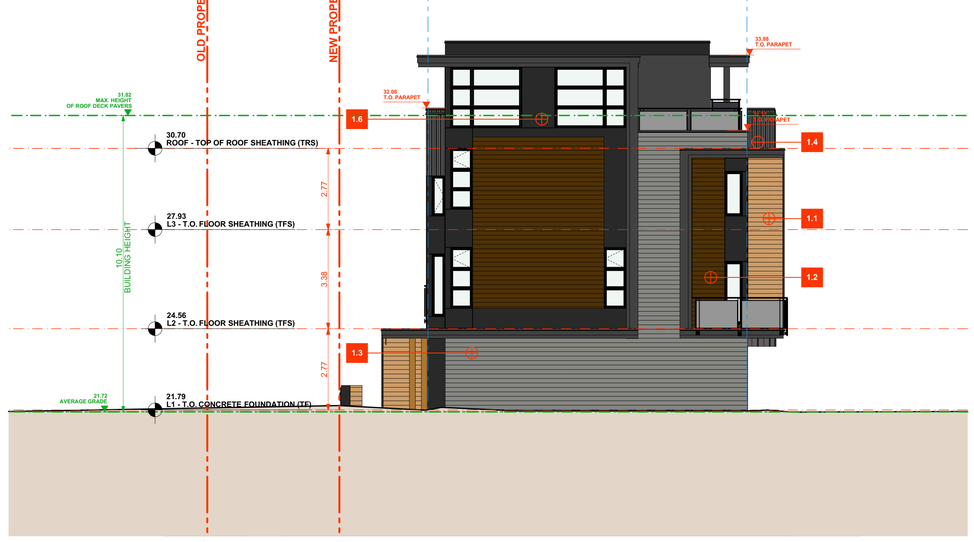
A-4.008

1 Building 9 - West Elevation
SCALE: 1/8" = 1'-0"



2 Building 9 - South Elevation
SCALE: 1/8" = 1'-0"

3 Building 9 - East Elevation
SCALE: 1/8" = 1'-0"



4 Building 9 - North Elevation
SCALE: 1/8" = 1'-0"

CALCULATING AVERAGE GRADE

21.72m
21.72m
21.72m
21.72m
= **21.72m**

SIEGRIST

Building 9 Elevation
Project Number 032
August 06, 2024
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A-4.009

DESIGN RATIONALE

ARCHITECTURAL CHARACTER

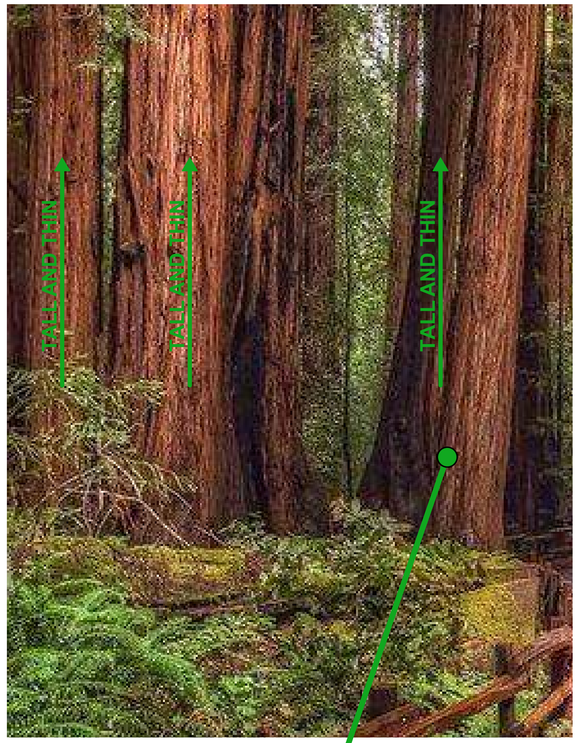
This project is a diverse townhouse development fronting Balsam Street with a new flanking road on the south and a community parkway as a preservation area on the site's north side. The unit-clustered buildings are 3 storeys with a roof deck space, having access to parking from the rear and front doors at grade, designed to respond to the street at a pedestrian scale.

The buildings are positioned on the site to maximize access and pedestrian walkways from the street side corners. All entries are at grade and connect to the ground, utilizing architectural elements to appear inviting to the front door, allowing access and flow to balconies or rear/fronting patios. The building orientation in the centre of the project is offset to allow for maximum light and the ability to have landscape elements and open green space with solar exposure. The building has been functionally laid out such that we designed that they could be used as den spaces or places for others to arrive and carry out business directly. Segregating these lower floors in this fashion allows for flexible use, such as a secondary bedroom or a family room, and maintains the privacy of the residential uses above.

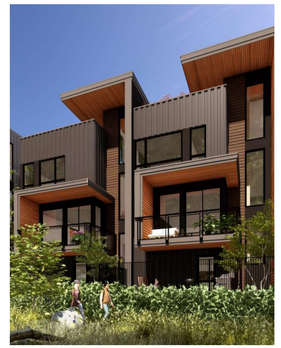
The building form is tall and inspired by the verticality of the trees. This translates into functioning vertically, integrating the rooftop access into the façade to appear as “lanterns,” letting light into the inside, having bay windows on stairwells as alcoves, access to roof decks, and utilizing the stack effect for passive cooling through the stairwells. Several other sustainability initiatives have been provided, such as adequate bike storage with rough-ins for charging EV cars and coordination to preserve the environmental protection area on the north side. Overhangs and sunshades are utilized to provide solar shading to prevent overheating where needed and to protect the building, and positioned to provide visual interest and mark the corners of the building.

Unit layouts are drawn to be flexible, and there are options to interchange the living rooms and family rooms. The spaces are more open to support the ability to age in place and, more importantly, designed to be family homes with space for working at home. Roof decks allow gathering and outdoor space with views and light. Ample storage areas are provided above cars with over height, and space for bikes in the garage spaces has been provided.

The materials are all residential-type, using natural colours that integrate into the landscape design. An example is the front courtyard’s community gathering space with a structure incorporated into the building’s façade. The building has been designed to be friendly and inviting at a pedestrian scale, yet appear sophisticated, with varying architectural elements such that they do not repeat, to be identifiable and unique.



Distinct Forms Signaling The Entry



Back Yards Facing The Park

Amenity Design Integrated Into Building

Corner Of Balsam Street & New Road

Balsam Elevation

SIEGRIST

Design Rationale
Project Number 032
August 06, 2024
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A-0.601