



# PROPERTY ZONES / VILLAGE SCALE

## COTTAGE ROW

- + HOME SITES 10-12 LOCATED ON THE SOUTH SIDE OF THE ACCESS LANEWAY EXTENDING FROM KIRK ROAD;
- + VIEWS OF THE DENSE HEMLOCK STAND EXTENDING ALONG THE NORTH SIDE OF THE ACCESS LANEWAY;
- + SOUTHEAST-FACING BACKYARDS OPPOSITE THE LANEWAY;
- + LOW STONE WALLS DEFINING THE LANEWAY EDGE; AND
- + FLAT TOPOGRAPHY EXTENDING FROM THE LANEWAY, FALLING-OFF TO THE EAST.

## GARDEN

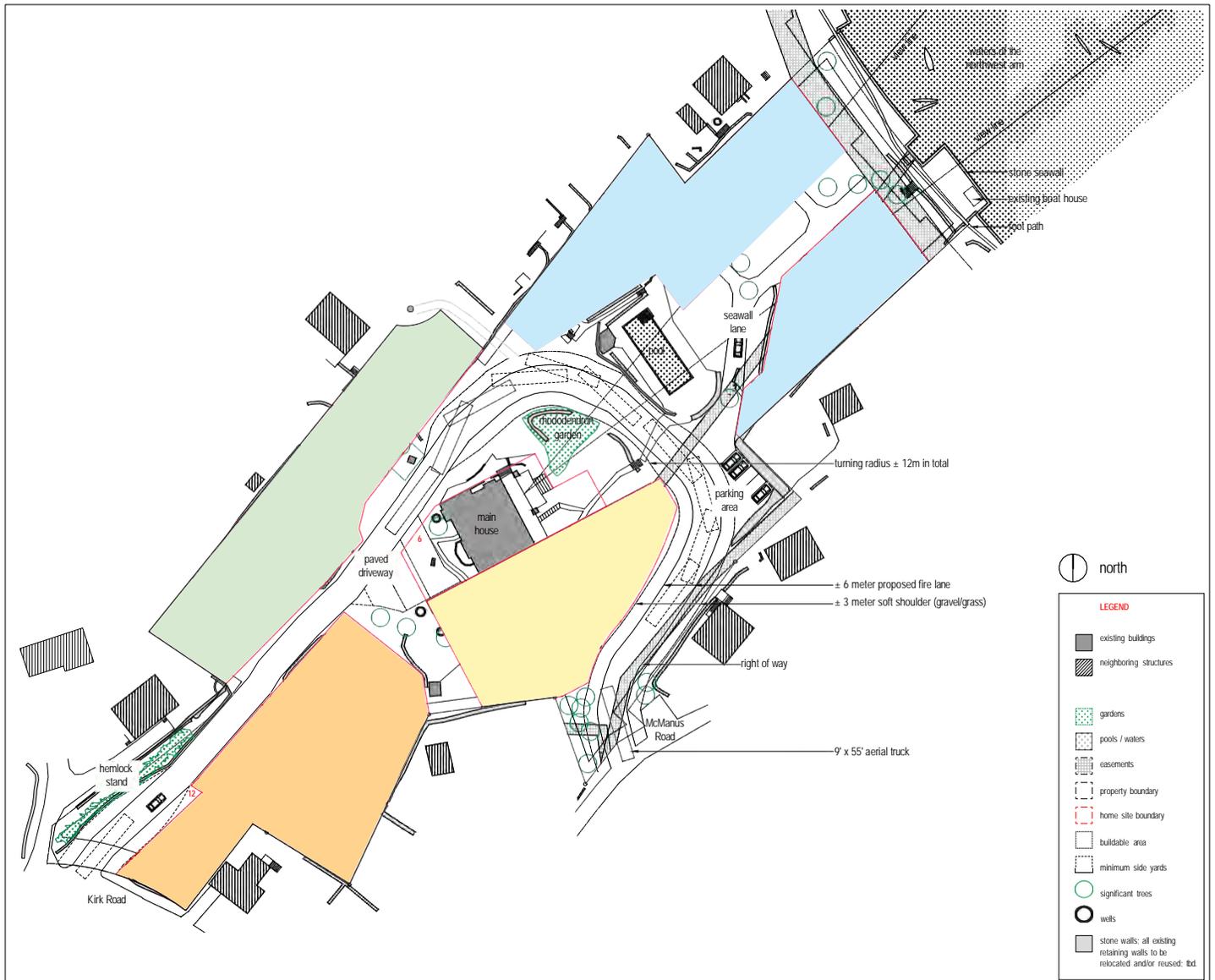
- + HOME SITES 13-15 ON THE EAST SIDE OF THE MAIN HOUSE;
- + VIEWS OF THE RHODODENDRON GARDEN AND INDIRECT VIEWS OF THE NORTHWEST ARM;
- + MATURE CONIFEROUS AND DECIDUOUS TREES;
- + EASTERN BOUNDARY DEFINED BY A TALL STONE RETAINING WALL; AND
- + SLOPING TOPOGRAPHY DOWN TO THE SOUTH.

## WATER'S EDGE

- + HOME SITES 1-5 WITH DIRECT VIEWS OF THE NORTHWEST ARM;
- + STEEPLY SLOPING TOPOGRAPHY TOWARD THE NORTHEAST;
- + ADJACENT TO THE SWIMMING POOL AND STONE TERRACE;
- + HOME SITE 4 UTILIZES THE ROOST AS AN ACCESSORY BUILDING;
- + FRONT ON AN ACCESS AND VIEW CORRIDOR EXTENDING NORTHEAST FROM THE MAIN HOUSE TO THE WATER; AND
- + ADJACENT TO THE BOATHOUSE AND WHARF.

## WOODLAND

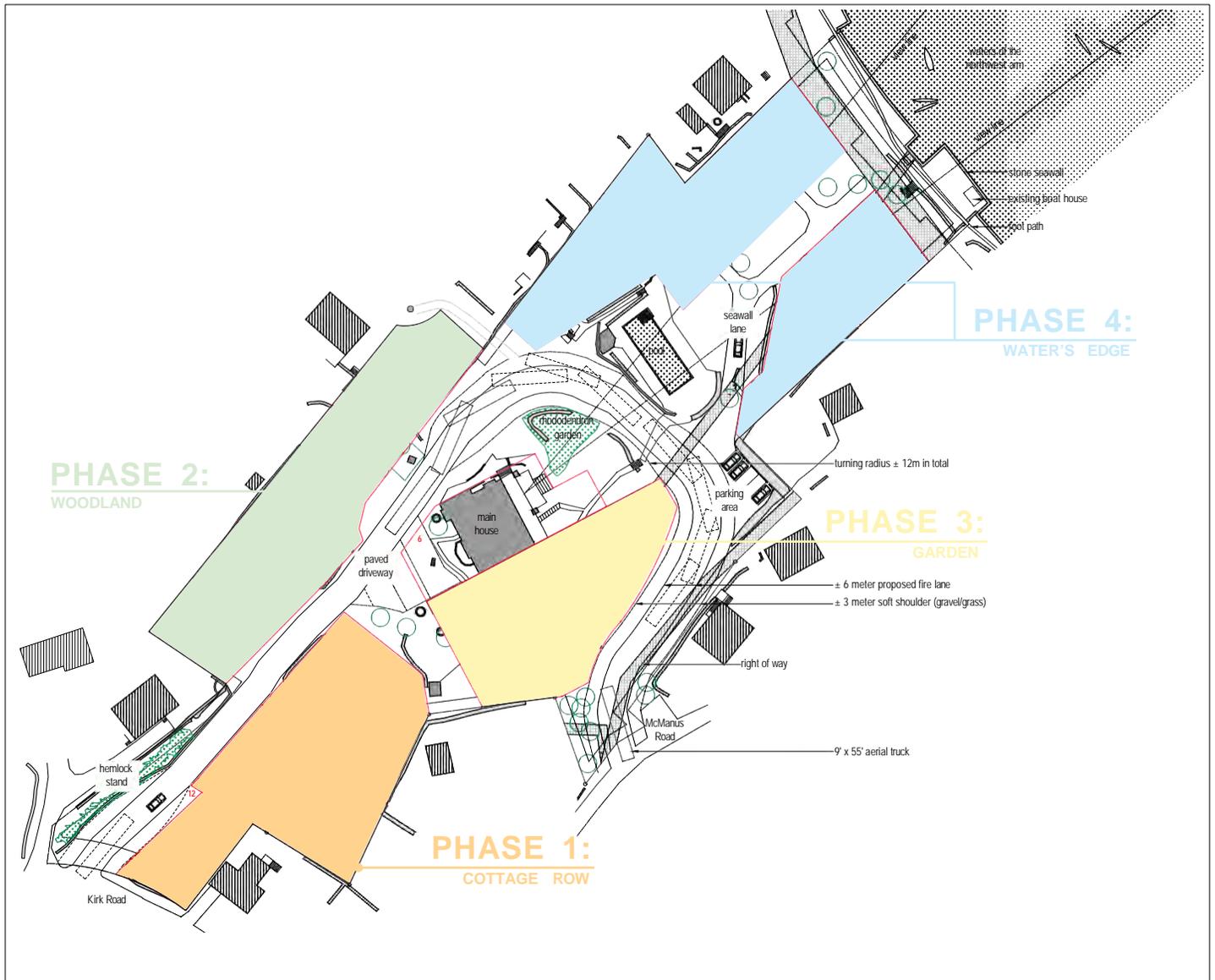
- + HOME SITES 7-9 ON THE NORTH SIDE OF THE ACCESS LANEWAY EXTENDING FROM KIRK ROAD;
- + DIRECT VIEWS OF THE MAIN HOUSE;
- + LOW AND TALL STONE WALLS DEFINING THE LANEWAY EDGE;
- + MATURE CONIFEROUS TREES AND EXPOSED GRANITE BOULDERS; AND
- + SLOPING TOPOGRAPHY UP FROM LANEWAY.



# CONSTRUCTION TRAFFIC / PHASING IN ZONES

## PHASING / SCHEDULE

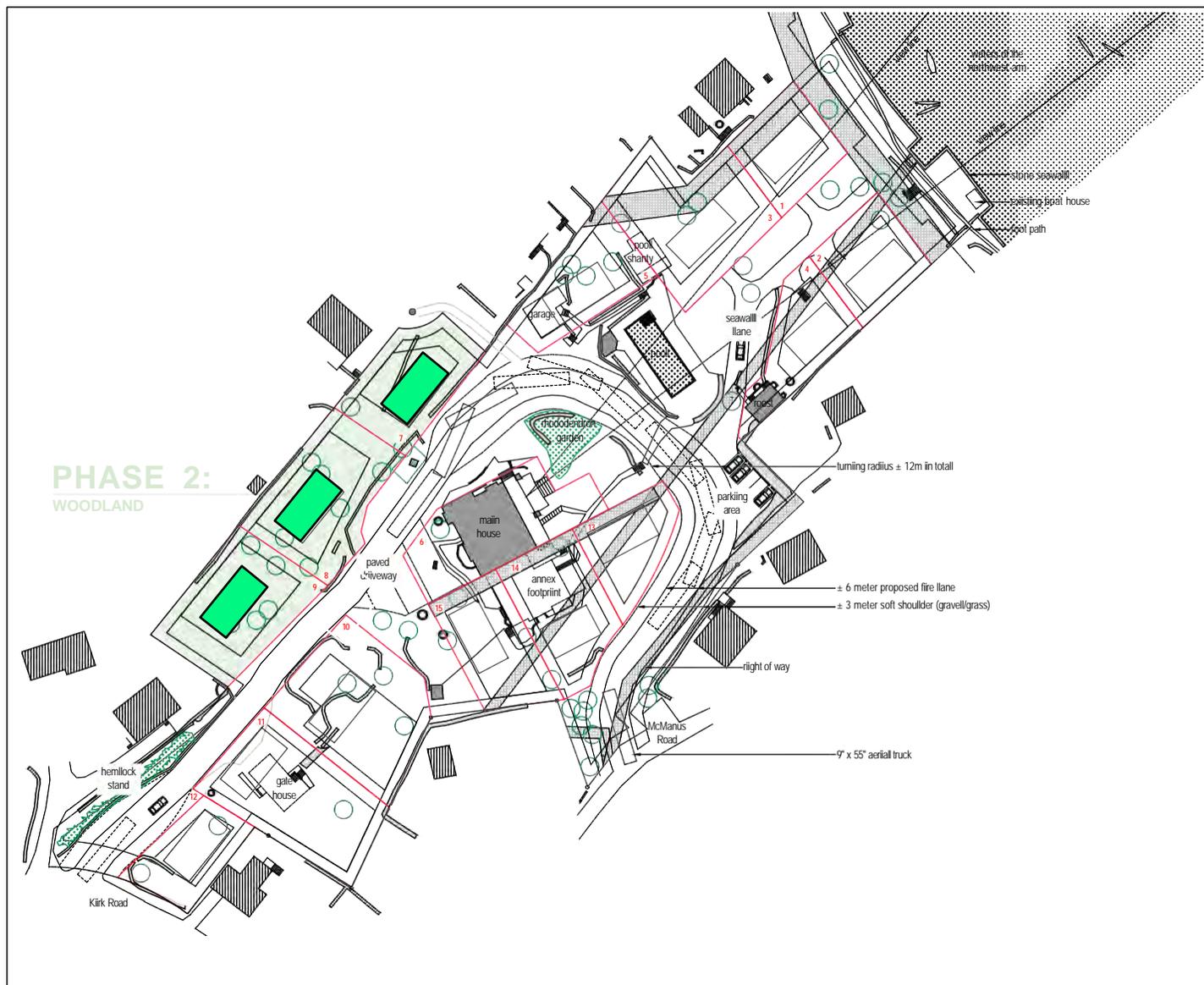
- + BUILDING IS DONE IN PHASES/ZONES: 3-5 HOMES WILL BE CONSTRUCTED AT ONE TIME
- + SMALLER DELIVERY TRUCK WITH HOURS BETWEEN 9AM AND 3:30PM
- + POTENTIAL PRE-FAB OFF-SITE IN PANELS = MINIMIZE FRAMING SCHEDULE WITH LESS CONSTRUCTION TRAFFIC, NOISE, AND DISRUPTION ON SITE
- + ALL BUILDINGS ARE MADE OF LIGHT TIMBER CONSTRUCTION (NO MAJOR STEEL)
- + ALL CONSTRUCTION TRAFFIC TO BE WITHIN SITE BOUNDARIES





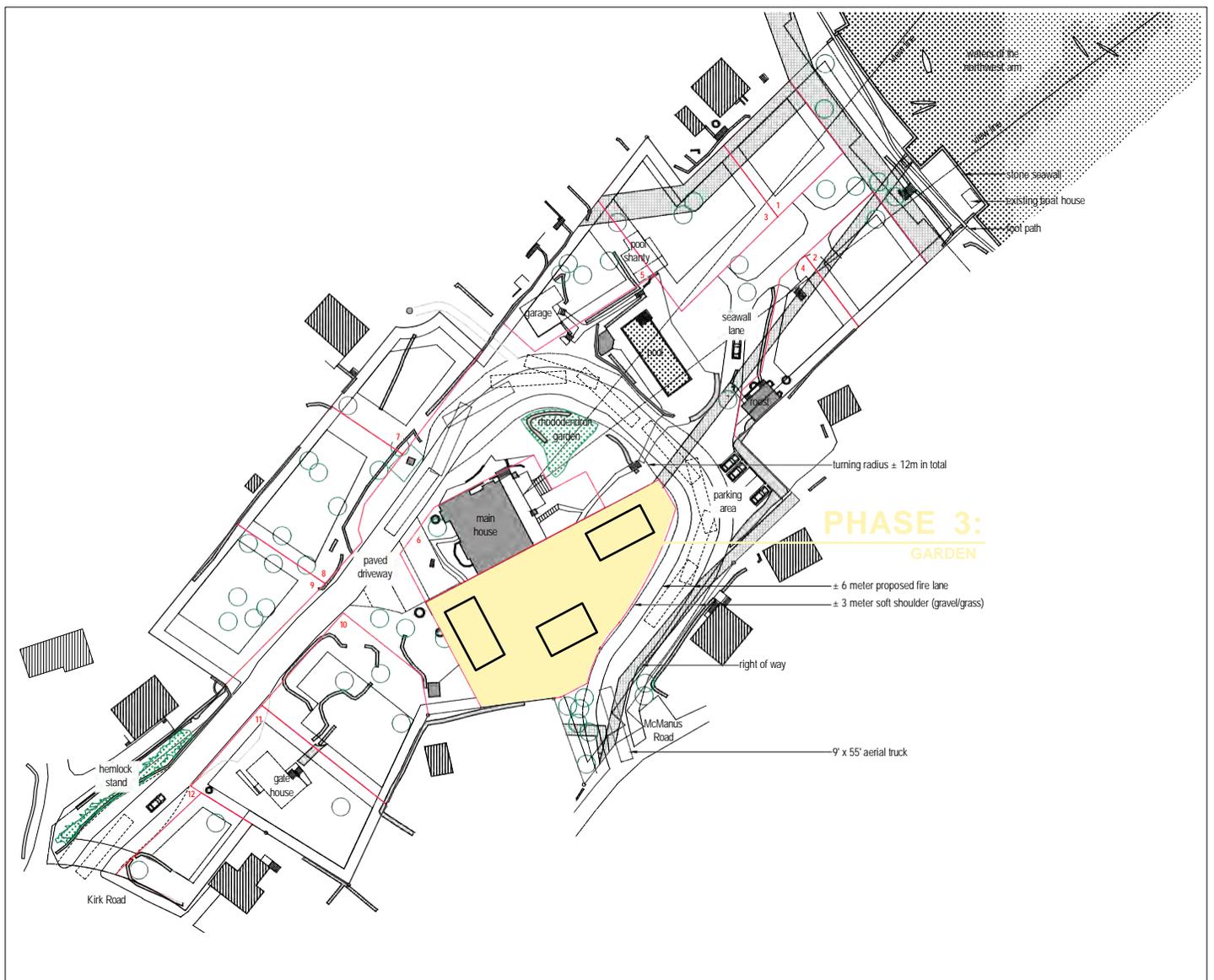
# PHASE 2: WOODLAND

+ 3 BUILDINGS @ PHASE 2



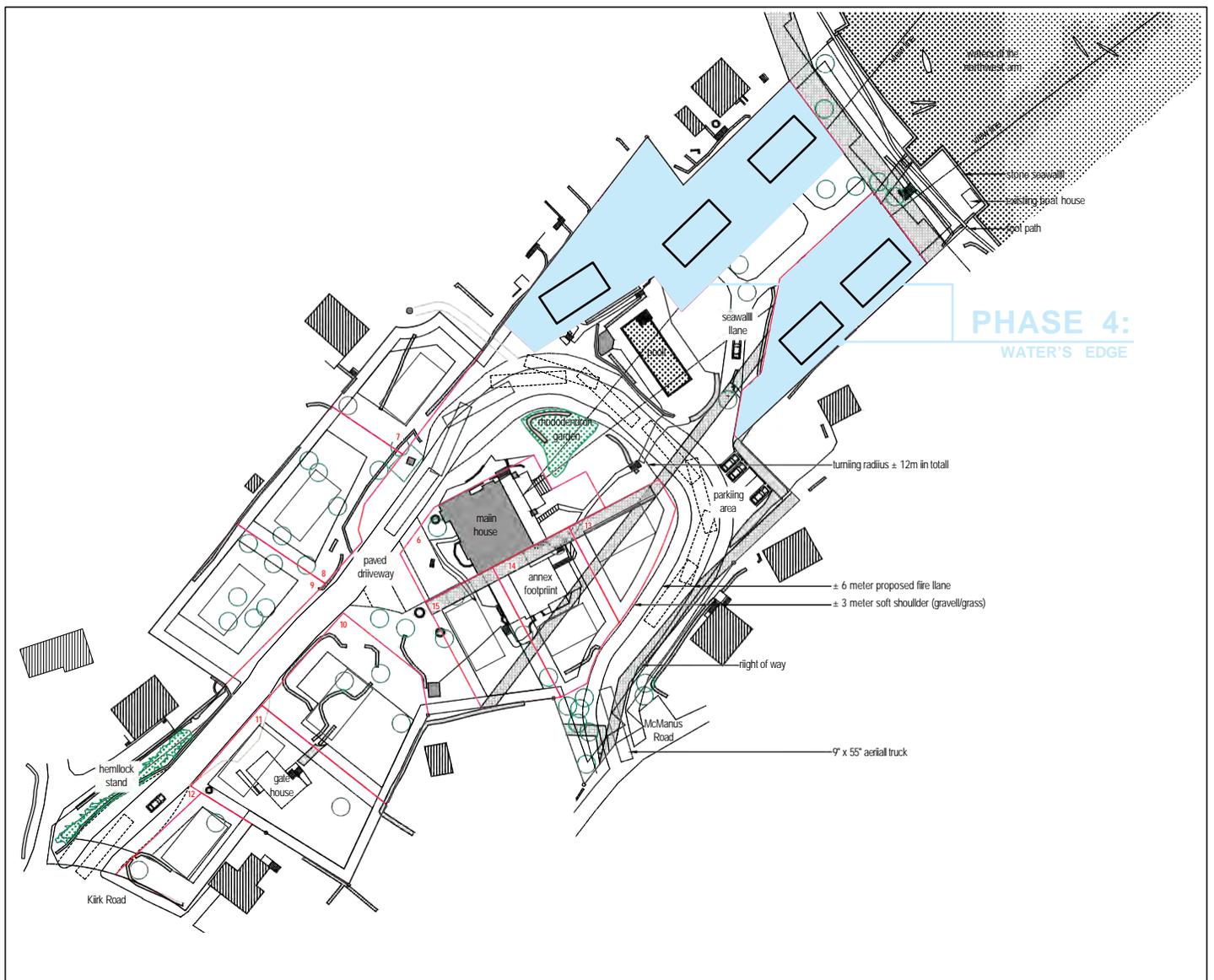
# PHASE 3: GARDEN

+ 3 BUILDINGS @ PHASE 3



# PHASE 4: WATER'S EDGE

+ 5 BUILDINGS @ PHASE 4



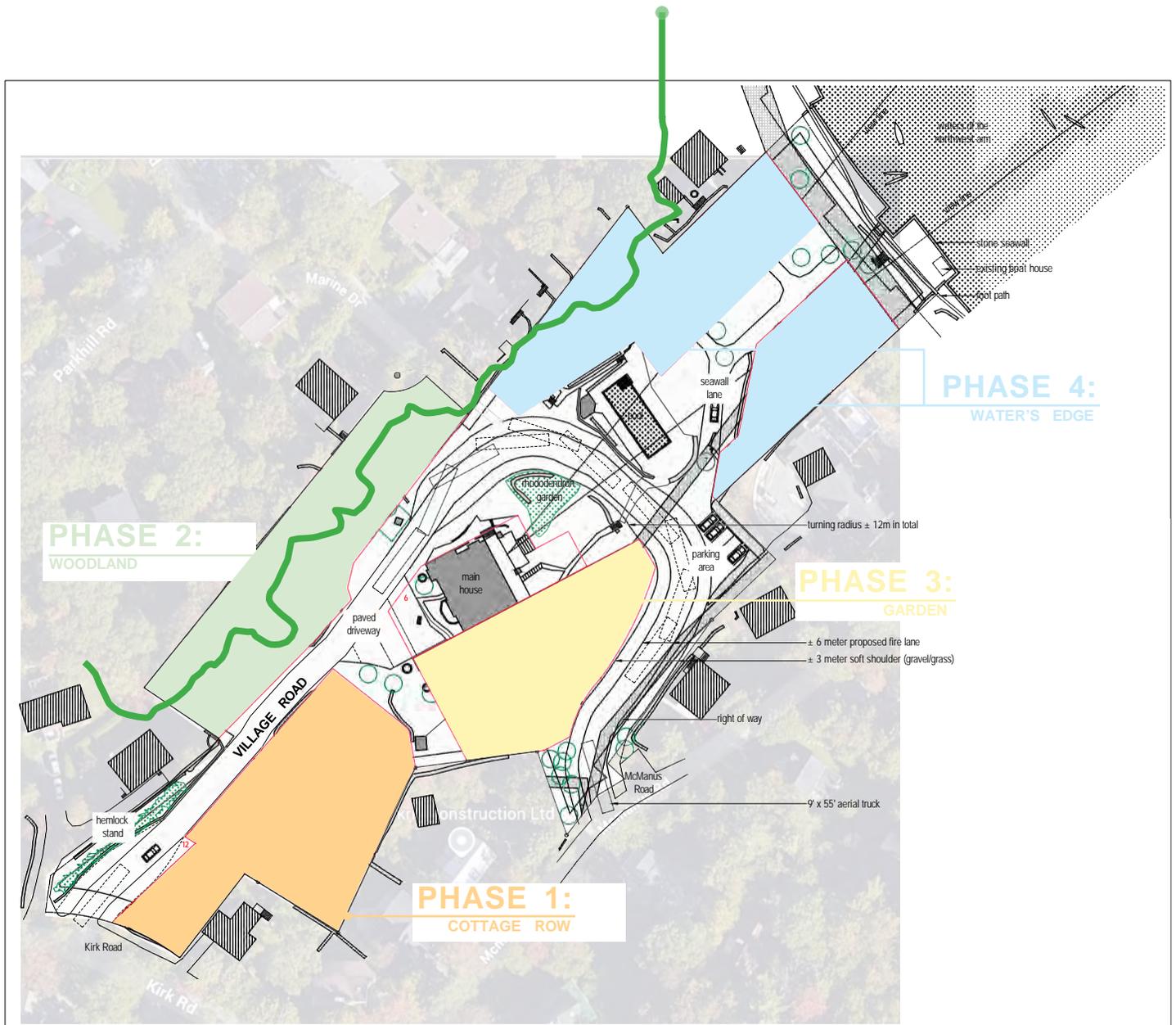
# VILLAGE SCALE DEVELOPMENT

## RESPECTING ADJACENT NEIGHBOURHOOD

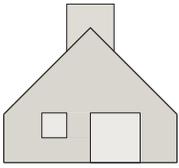
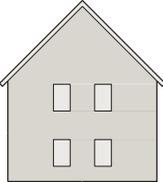
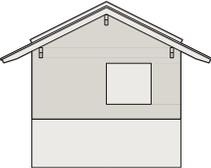
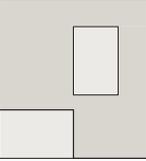
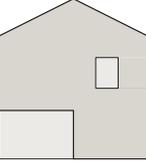
- + PROPOSED BUILDINGS FOOTPRINT AND HEIGHT ARE IN SCALE WITH THE NEIGHBOURHOOD

(CONCEPT)

PROPOSED BUILDINGS TO BE CLOSER TO THE 'VILLAGE ROAD' =  
 CREATES MORE BUFFER ZONES BY MAINTAINING EXISTING TREELINE



# STYLES

TYPE	DESCRIPTION	PRECEDENTS
<p><b>1</b> cottage</p> 	<ul style="list-style-type: none"> <li>+ cottage row zone</li> <li>+ steep pitch gable roof</li> <li>+ dormers</li> </ul>	
<p><b>2</b> farmhouse</p> 	<ul style="list-style-type: none"> <li>+ cottage row or garden zone</li> <li>+ steep pitch with thin, shallow overhangs</li> </ul>	<p>scottish village homes      lake house   olson kundig</p> 
<p><b>3</b> arts &amp; crafts</p> 	<ul style="list-style-type: none"> <li>+ garden or woodland zone</li> <li>+ low pitch gable roof with deep overhangs</li> <li>+ exposed rafters</li> </ul>	<p>jackson meadows   salmela architects      penn. farmhouse   cutter</p> 
<p><b>4</b> modern</p> 	<ul style="list-style-type: none"> <li>+ garden, woodland, or water's edge zone</li> <li>+ flat roof with or without overhangs</li> </ul>	<p>gamble house   greene &amp; g...      a</p> 
<p><b>5</b> coastal</p> 	<ul style="list-style-type: none"> <li>+ water's edge zone</li> <li>+ low pitch gable with no overhangs</li> </ul>	 <p>cove   elliott + elliott      miller porch house   lake flato la shed   les rochers</p>

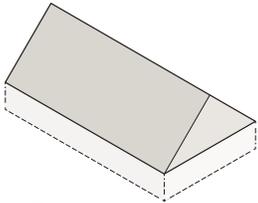
# ROOF

## COMPONENT

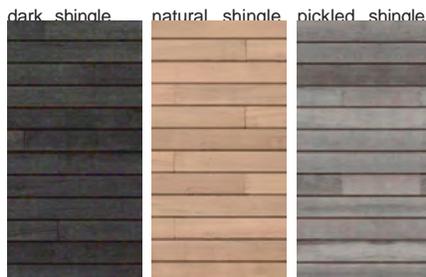
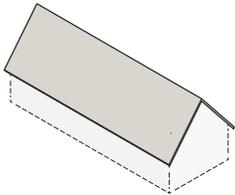
## MATERIAL

## PRECEDENTS

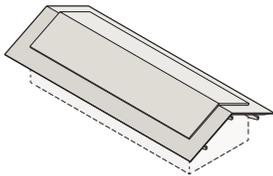
1 steep pitch gable



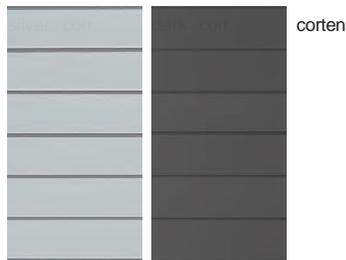
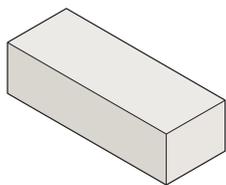
2 thin overhang steep pitch gable



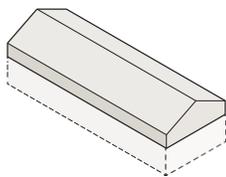
3 deep overhang low pitch gable



4 flat roof



5 no overhang low or steep pitch gable

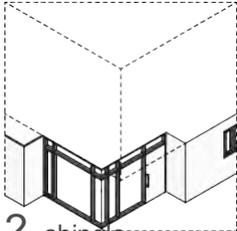
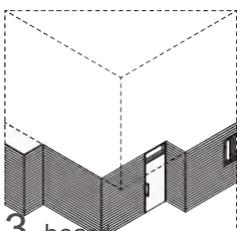
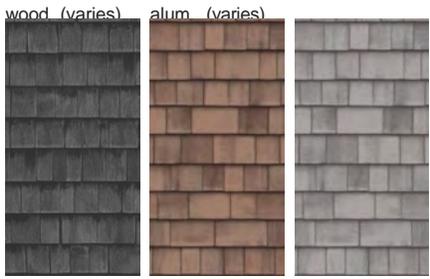
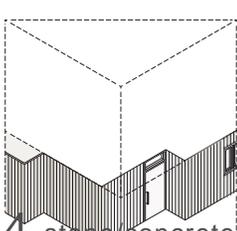
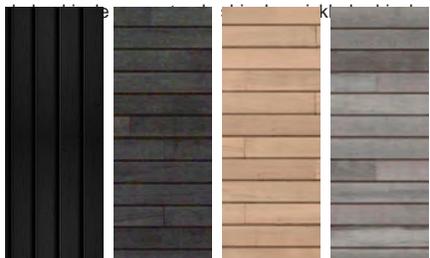
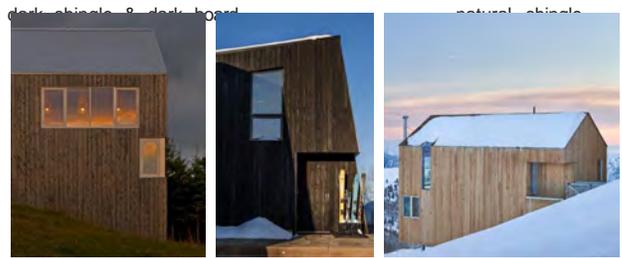
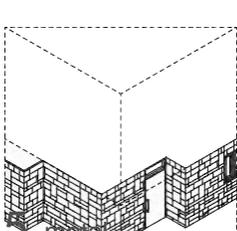
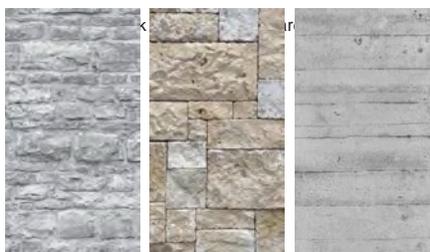
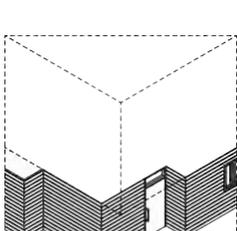


standing seam standing seam  
\*MATERIALS NOT SPECIFIC TO COMPONENT\*

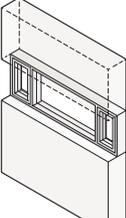
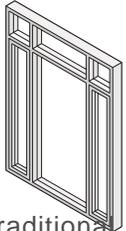
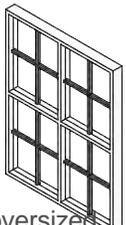
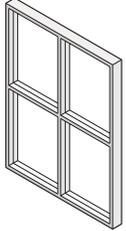
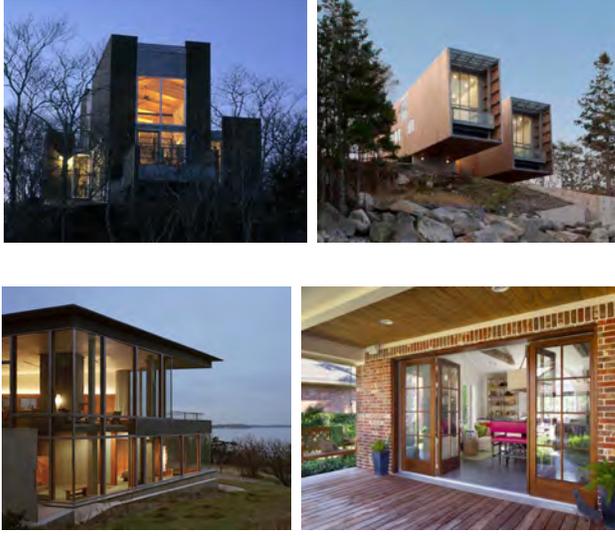


no overhang steep pitch gable

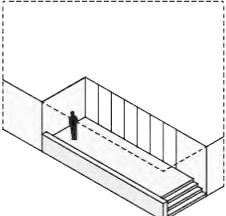
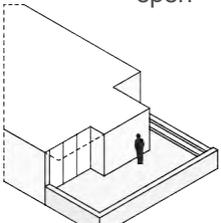
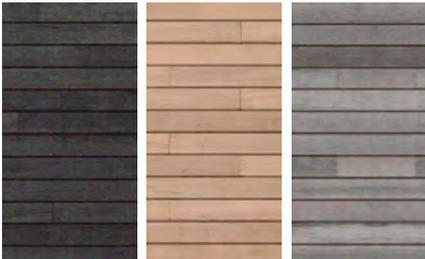
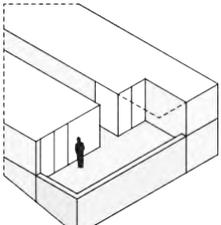
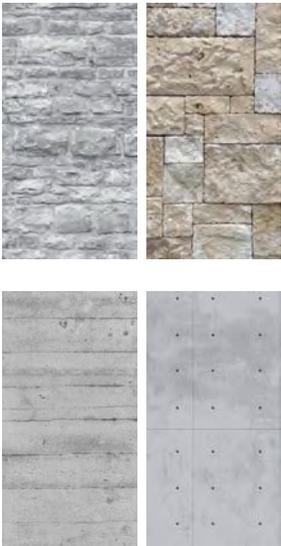
# WALLS

COMPONENT	MATERIAL	PRECEDENTS
<p>1 glass</p> 		
<p>2 shingle</p> 	<p>wood (varies) alum. (varies)</p> 	<p>glass glass</p> 
<p>3 board</p> 		<p>dark shingle &amp; dark board natural shingle</p> 
<p>4 stone concrete</p> 		
<p>5 metal</p> 		
<p>*MATERIALS SPECIFIC TO COMPONENT*</p> <p>silver corr. dark corr. corten</p>		<p>silver corrugated silver corrugated</p>

# WINDOWS

COMPONENT	MATERIAL	PRECEDENTS
<p>1 punched</p> 		
<p>2 curtain wall</p> 	<p>white oak    spanish cedar    mahogany</p> 	<p>punched   alum.    punched   dark aluminum</p> 
<p>3 traditional</p> 		<p>curtain wall   board &amp; batten    curtain wall   silver aluminum</p> 
<p>4 oversized</p> 	<p>white alum.    silver alum.    dark alum. *MATERIALS NOT SPECIFIC TO COMPONENT*</p>	
		<p>duratherm   aluminum &amp; wood    nanawall   mahogany</p>

# TERRACE

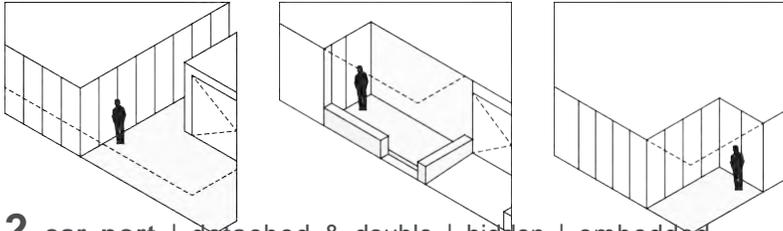
COMPONENT	MATERIAL	PRECEDENTS
<p>1 covered</p> 		
<p>2 wrap around - open</p> 		<p>wrap around terrace - open   stone</p> 
<p>3 corner - open</p> 		<p>wrap around terrace - open   stone</p> 
	<p>board form    arch. concrete</p> <p>*MATERIALS NOT SPECIFIC TO COMPONENT*</p>	 <p>wrap around terrace - open   natural board</p> 

# FEATURES

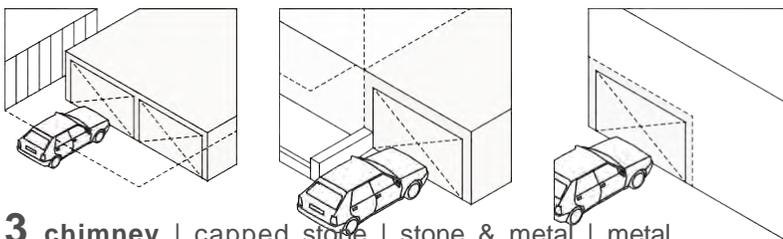
## COMPONENT

architecture features

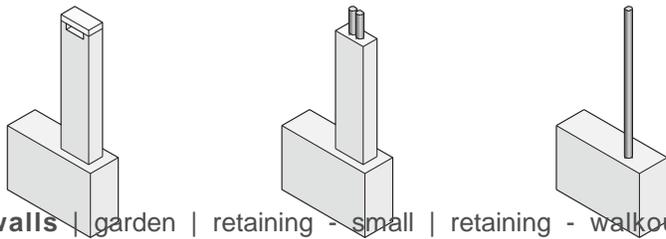
### 1 entry porch | dog trot | shotgun | sheltered



### 2 car port | detached & double | hidden | embedded

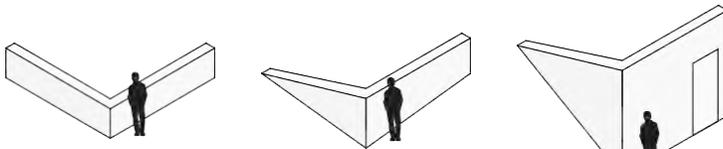


### 3 chimney | capped stone | stone & metal | metal

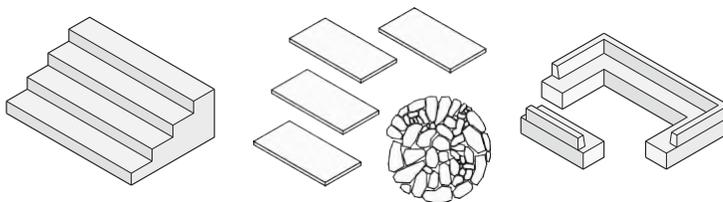


### 4 walls | garden | retaining - small | retaining - walkout

landscape features



### 5 additional elements stairs | pathways | gathering



## PRECEDENTS



dogtrot entry porch    shotgun entry porch    sheltered porch



stairs & walkway

flag stones    seating



- + pedestrian walkway
- + dense hemlock stand
- + accessed via kirk rd
- + flat sites along narrow laneway

scene 1 | cottage row



- + pedestrian walkway
- + overlooking heritage craftsman house
- + accessed via kirk rd
- + sloping sites & granite walls
- + mature coniferous & deciduous trees
- + direct views of rhododendron
- + indirect water views

scene 2 | woodland & garden



- + shared boathouse with views towards heritage house
- + steeply sloping sites
- + direct views of the northwest arm
- + accessed via mcmanus dr and existing laneway from kirk rd
- + adjacent to existing pool & terrace

scene 3 water's edge