



ISSUED FOR COORDINATION	25 AUG. 2023
REISSUED FOR ZBAGPA	17 MAR. 2023
ISSUED FOR ZBAGPA	14 MAY. 2023
NO. REVISIONS	DATE

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DRAWING LIST	
DWG NO.	
A-001	COVER PAGE
A-002	PROJECT INFORMATION
A-003	REFERENCE PHASING PLAN
A-101	SITE PLAN
A-200	PRELIMINARY LEVEL P1 PLAN (LEVEL P2, P3 SIM.)
A-201	GROUND LEVEL PLAN
A-202	AMENITY SITE PLAN
A-301	NORTH & SOUTH ELEVATIONS
A-302	EAST & WEST ELEVATIONS
A-420	SITE SECTIONS
A-501	MASSING MODEL AXO VIEWS
A-502	MATERIAL DESIGN REFERENCES

OVAL COURT

ISSUED FOR
COORDINATION

AUGUST 23, 2023

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Burlington ON, L7L 6A9

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JULY 28, 2023

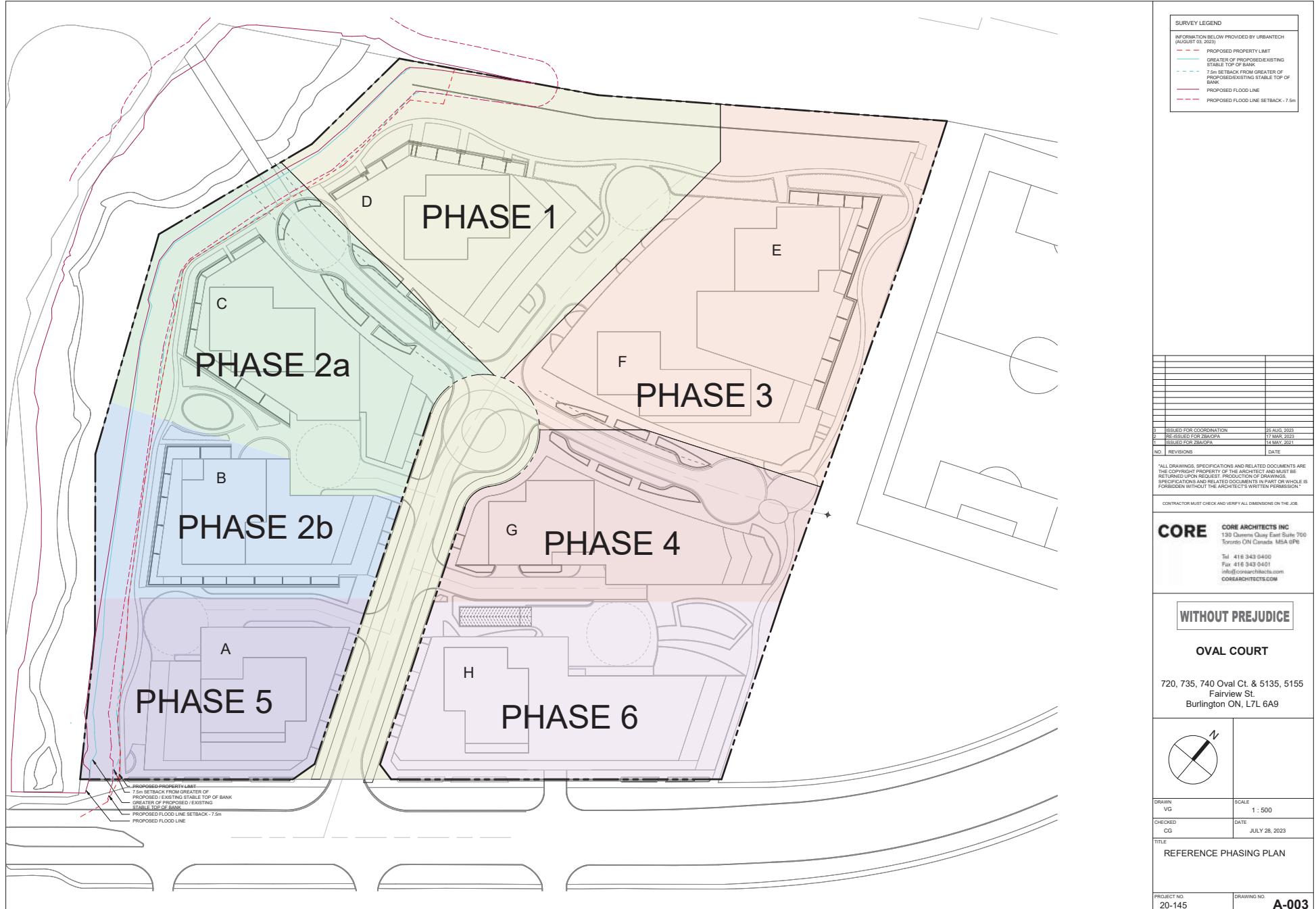
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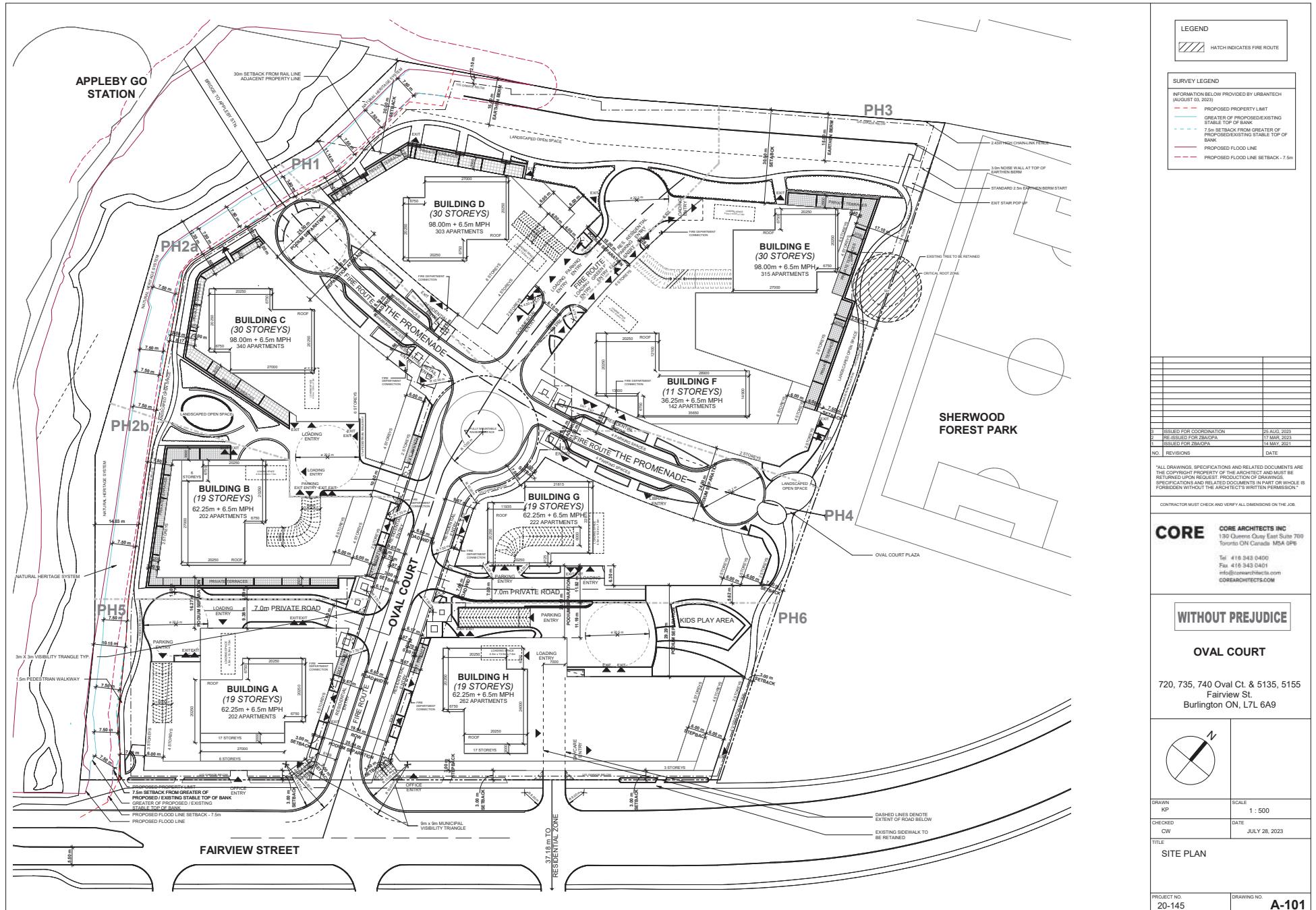
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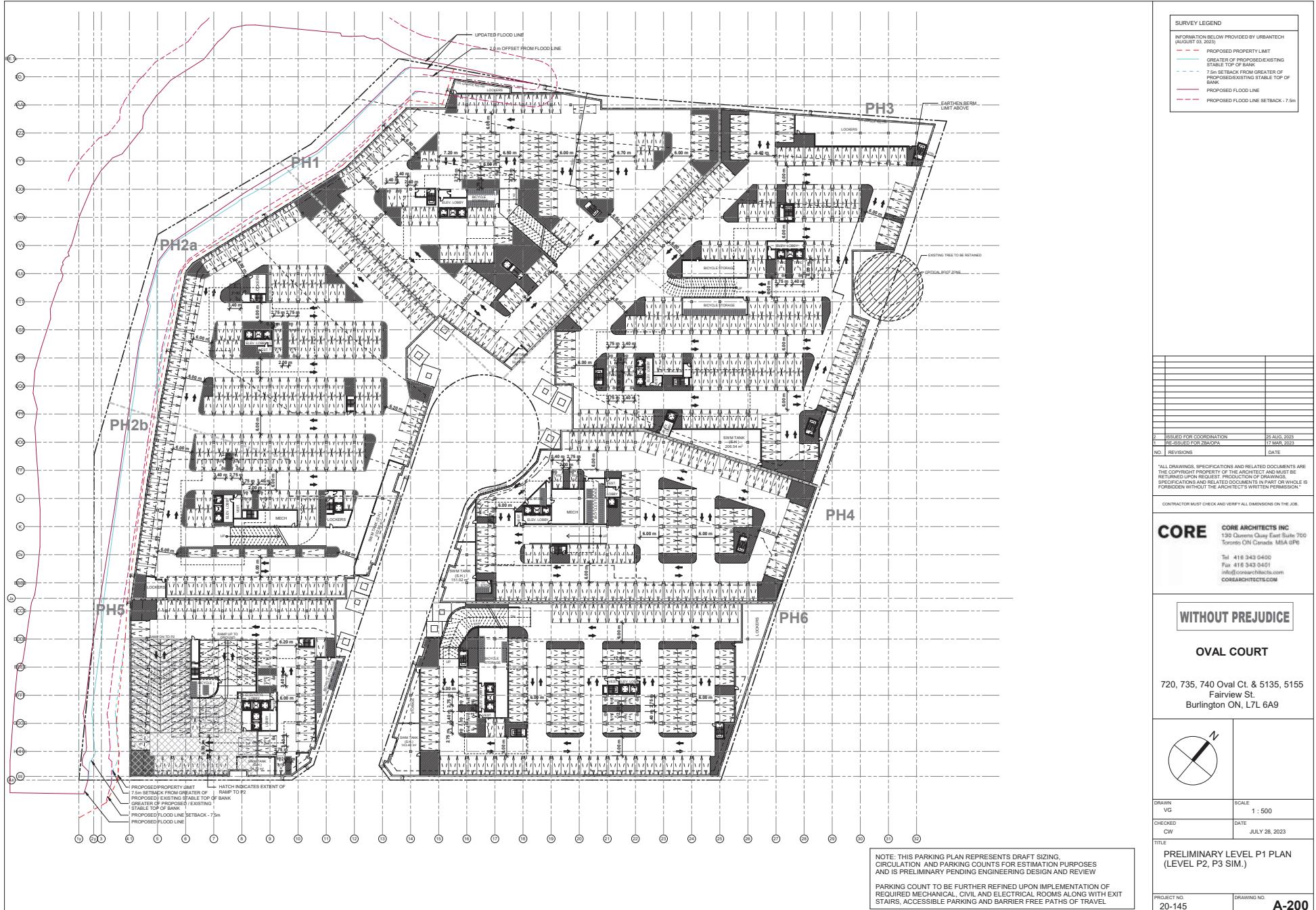
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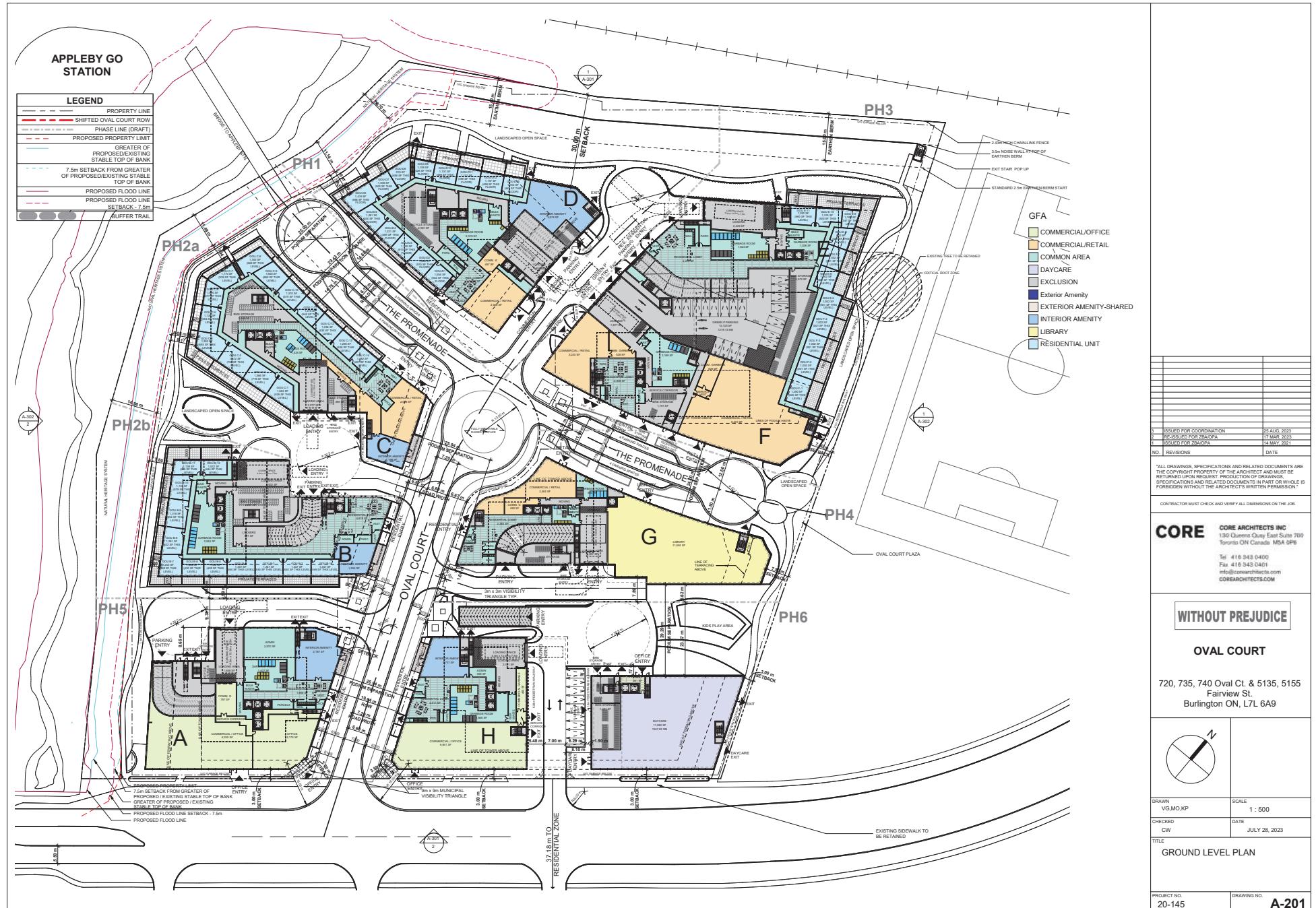
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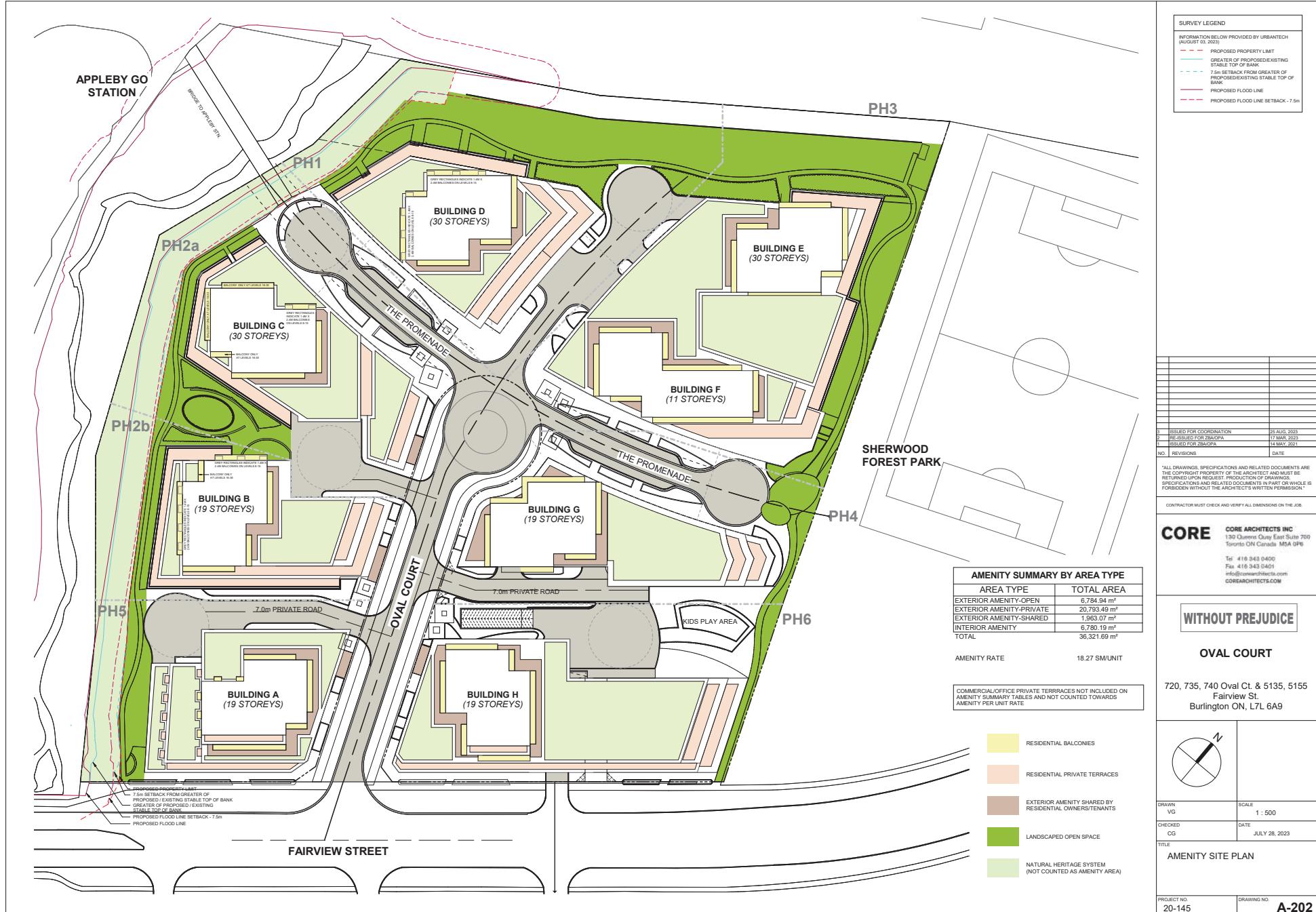
A-001













2 WEST ELEVATION
A-302 REF. A202

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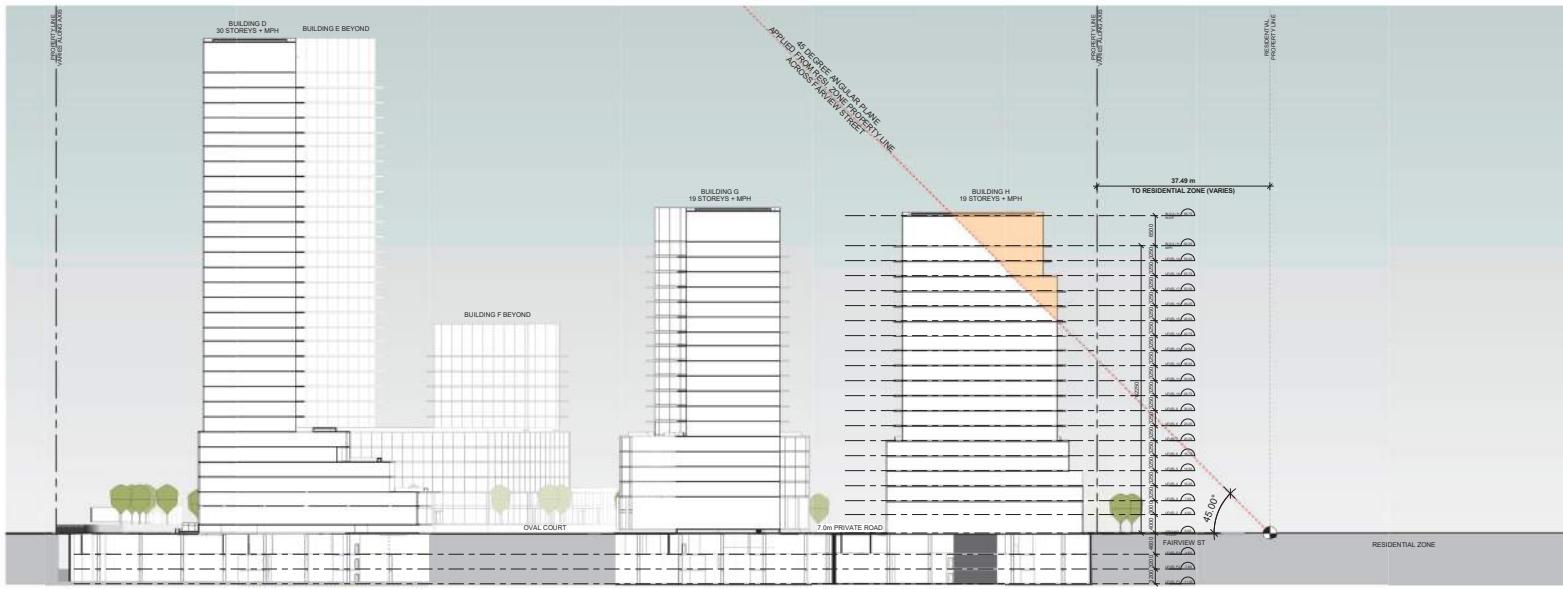
1 EAST ELEVATION
A-302 REF. A202



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TITLE	EAST & WEST ELEVATIONS
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PROJECT NO.	DRAWING NO.
20-145	A-302



2	ISSUED FOR COORDINATION	25 AUG. 2023
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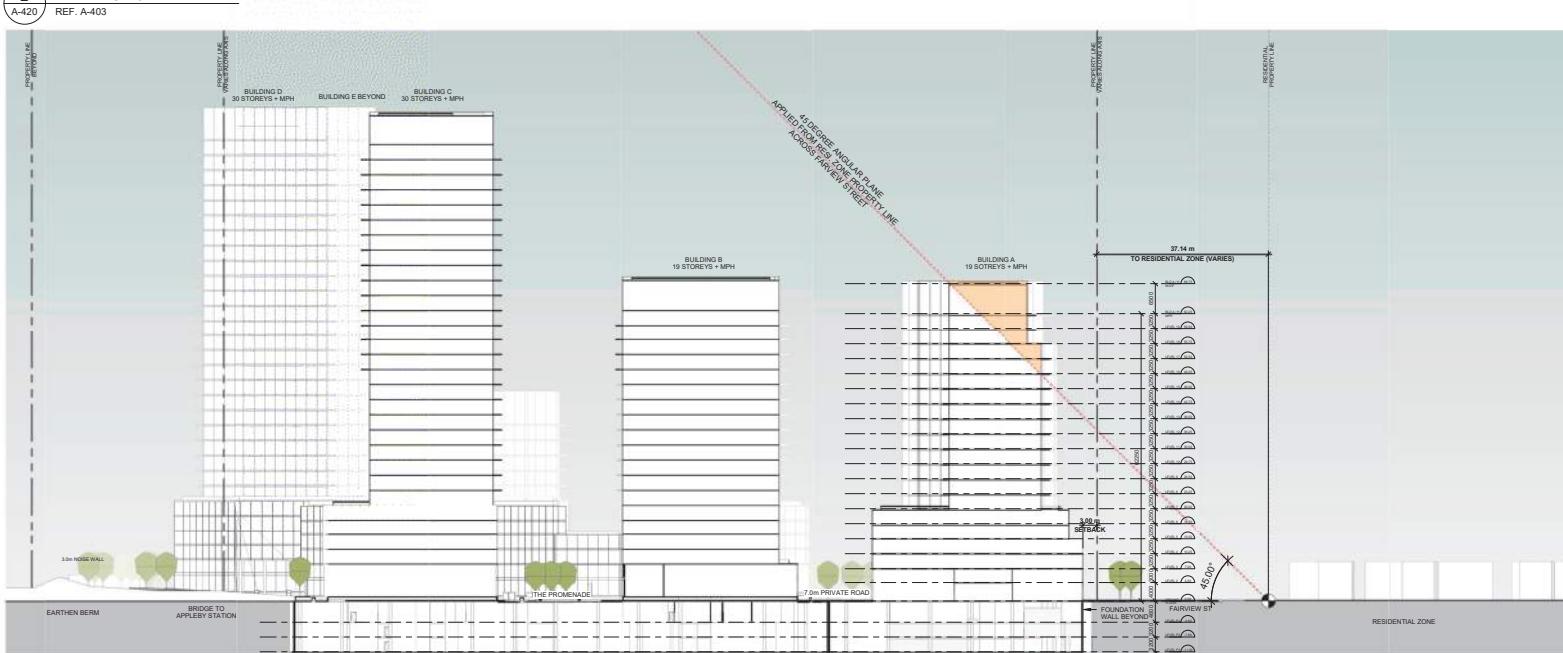
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TITLE

SITE SECTIONS

PROJECT NO. 20-145 DRAWING NO. A-420



1 MASSING MODEL (NORTH)
A-501



2 MASSING MODEL (SOUTH)
A-501



3 MASSING MODEL (EAST)
A-501



4 MASSING MODEL (WEST)
A-501

1	ISSUED FOR COORDINATION	25 AUG, 2023
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1	ISSUED FOR ZBAGOPA	11 MAY, 2021
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CHECKED CG	DATE JULY 28, 2023
TITLE	

MASSING MODEL AXO VIEWS

For more information about the study, please contact Dr. Michael J. Hwang at (319) 356-4000 or email at mhwang@uiowa.edu.

For more information about the study, please contact Dr. Michael J. Hwang at (319) 356-4550 or via email at mhwang@uiowa.edu.

PROJECT NO.	DRAWING NO.
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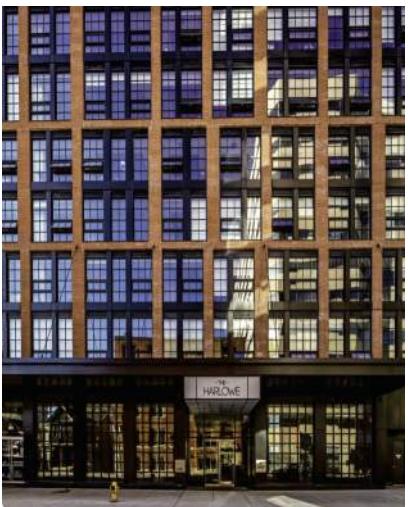
20-145 A-501



FACADE ARTICULATIONS & STRATEGIC MATERIAL PLACEMENT

A long linear facade can be effectively broken up into more pleasing zones through a combination of material and spatial breaks. Similar strategies to the project above may be employed to break up long facades, especially along Fairview street. Facade articulations permit smooth transitions between residential and non-residential uses, and cohesive palette of materials prevents de-coherence of design unity. Brick, warm stone, precast panels, and a variety of glass and spandrels work together to set each zone apart, within a dynamic unified whole.

Working within a grid and switching between scales and ratios of heights and widths of subordinate elements further breaks up perceptions of uniformity, while preserving a sense of underlying rhythm.



POSSIBLE MATERIALS

GLAZING SYSTEMS

- SMOOTH GLASS CURTAIN WALL
 - PANELIZED WINDOW WALL
 - TRANSPARENT GLASS PANELS
 - TRANSLUCENT GLASS PANELS
 - OPAQUE GLASS SPANDREL PANELS
 - INSULATED METAL SPANDREL PANELS

SOLID FORMS

- NATURAL STONE
 - CONCRETE
 - BRICK
 - PRE-CAST BANDING
 - PRE-FABRICATED COMPOSITES
 - METAL PANEL

ACCENTS

- NATURAL WOOD
 - BAMBOO
 - STEEL
 - LAMINATES & COMPOSITES
 - EIPS PANELS



INSPIRED BY CLASSICS

Design of modern buildings can still be rooted in history, without being overly referential. We take inspiration from the many beautiful historical buildings throughout Ontario. Many of these buildings are fine examples of the early to mid 20th century Industrial aesthetic, which strikes balance between beauty and pragmatism, and translates well to a modern, but grounded context.

Material choices such as dark metal panels and mullions, and warm brick can work together to create rhythm, and classic clean lines that promise an enduring appeal beyond passing trends.



LEVELS OF DETAIL

Choosing materials and utilizing them in ways that create a range of sizes and levels of detail makes for interesting but not overwhelming facades. Large simple areas, and 'low frequency' organizing grids, balance out finer grain 'high-frequency' details, while notches, setbacks and stepbacks create 'mid-frequency' articulations.

Even in calm, modern colours, a pattern and contrast of texture can spark a little fun, and create a design that is a joy to return to observe again and again.

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TITLE MATERIAL DESIGN REFERENCES	
PROJECT NO. 20-145	DRAWING NO. A-502