

## Big Bay Resort - Innisfil, Ontario, Canada

- 600 acres
- 1,600 housing units, 80,000 SF retail/commercial
- Mixed-use marina village (compact footprint)
- Inspired by French seaside villages

## Studio Team Member - Urban Designer, 2007

- At Duany Plater-Zyberk & Company
- Participating in public charrette
- Design and input, 3D modeling for master plan
- Precedent studies and field research



Precedent Study (Ward's Island, Toronto Harbour)



3D Rendering of Bayfront Residences & Docks

<b>LOT 999</b>	
PHASE:	B1
NEIGHBORHOOD ZONE:	<input type="checkbox"/> Neighborhood Edge <input type="checkbox"/> Neighborhood General <input type="checkbox"/> Neighborhood Center
PATTERN BOOK STYLE:	<input type="checkbox"/> Four Square Arts & Crafts <input type="checkbox"/> Louisville Ballantrah Cottage <input type="checkbox"/> Classical Vernacular <input type="checkbox"/> Federal Classical <input type="checkbox"/> Greek Revival Classical
PREVIOUSLY APPROVED FOR LOT(S):	99 (include one photo of each built elevation)
APPLYING FOR:	<input type="checkbox"/> Form A: Schematic Review <input type="checkbox"/> Form B: Design Review <input type="checkbox"/> Form C: Const Docs Review
NUMBER OF SHEETS SUBMITTED:	9
DESIGNER:	JOE SMITH
CONTACT:	ABC BUILDERS
COMPANY:	1234 MAIN STREET
ADDRESS:	LOUISVILLE, KY 12345
PHONE / FAX:	999-999-9999 / 999-999-9999
EMAIL:	JOE@ABCBUILDERS.COM
BUILDER:	JOE SMITH
CONTACT:	ABC BUILDERS
COMPANY:	1234 MAIN STREET
ADDRESS:	LOUISVILLE, KY 12345
PHONE:	999-999-9999
FAX:	999-999-9999
EMAIL:	JOE@ABCBUILDERS.COM
REVIEWER'S COMMENTS:	
<p>For the level of review indicated below, these documents are to the best of the belief of the reviewer, consistent with the intent of the Norton Commons Development Standards subject to the following limitations: (i) unless specifically noted by Applicant as absent, the absence of any notes required by the Development Standards is not approval; (ii) comments made on the documents do not relieve the applicant and/or contractor from compliance with the Development Standards and all applicable laws and codes; and (iii) THIS REVIEW DOES NOT CONSTITUTE A WARRANTY OR ASSURANCE OF THE SAFETY OF A BUILDING OR OTHER IMPROVEMENTS, THE USEFULNESS OF A BUILDING OR OTHER IMPROVEMENTS OR ITS ABILITY TO SERVE THE PURPOSES FOR WHICH IT WAS INTENDED, THE COMPLIANCE OF A BUILDING OR OTHER IMPROVEMENTS WITH ANY CODE OF LAW, OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, WHICH FOLLOWS:</p> <input type="checkbox"/> Form A: Schematic Review <input type="checkbox"/> Form B: Design Review <input type="checkbox"/> Form C: Const Docs Review <input type="checkbox"/> As noted	
Norton Commons Town Architect	Date
<b>LOT 999</b>	

Town Architect's Approval Tag



## Norton Commons - Louisville, Kentucky

- 600 acres, substantially complete
- Already sense of community, active town center/plaza
- Local Olmsteadian community-park traditions
- 3 villages linked via Transect-based park system

## Project Manager - Lead Urban Designer, 2006-07

- At Duany Plater-Zyberk & Company
- Ongoing design and consulting services
- Near-daily coordination with client, representing office
- Organizing project meetings, running teleconferences
- Managing project's success, team and timeline
- Town Architect role: providing regulating plans, reviews

### NORTON COMMONS REGULATING PLAN PHASE B.6

- Another Phase
- T3 Neighborhood Edge
- T4 Neighborhood General
- T5 Neighborhood Center
- FRONTAGE TYPES
- Common Lawn
- USES
- Civic Space
- Commercial Frontage Required: These frontage lines designated on the Regulating Plan that are required to make the ground level commercial use. Front setbacks to be same material as public sidewalk and flush with public sidewalk.
- Commercial Frontage Recommended: These frontage lines designated on the Regulating Plan that are recommended to have the ground level available for commercial use.
- LOT TYPE
- C Corner: Lots with two intersecting frontages. Buildings on corner lots have two facades or "front" elevations which require the same degree of design attention (simple massing, simple roof, simple eave, window align vertically and horizontally, etc.). A Bonus Room above the garage is recommended on all corner lots.
- E End: Intersection of frontages and alley.
- M Midblock: Lot(s) between corner and/or end lots.
- BUILDING PLACEMENT
- Property Line: These lines designating private property boundaries.
- Frontage Setback: The mandatory distance or range of distances between the parallel property lines and facade or elevation. Open porches, balconies, overhangs, ramps, canopies, chimneys and the like may encroach into the setback area. Note in cases in which property lines do not line up with back of sidewalks, the top number displays the distance from the property line and the bottom number in "T" displays the distance from back of sidewalk.
- PRINCIPAL BUILDINGS
- Required Entrance
- Required Porch (or wrap around porch)
- Recommended Porch (or wrap around porch)
- GARAGES
- When garages are back to back, they shall be placed directly opposite of each other.
- Required Garage
- Recommended Garage, Required Location: Garage is optional, but if there is one the location is required to be as shown.
- Required Garage Entrance
- Required Pair of Single Garage Doors
- When garages are shown with a green side yard, it may be necessary to record a non-construction easement on the adjacent lot over an area within 8' of the building.
- GRADING
- FF EL: First Floor Elevation
- GS EL: Garage Slab Elevation
- FENCES, HEDGES & WALLS
- Fences, hedges and walls shall provide closure.
- Required fence, hedge or wall
- Permitted fence, hedge or wall in addition to or instead of a required fence, hedge or wall
- Required 6"-8" high curb
- Frontage Retaining Wall
- CANOPY TREE REQUIRED (Large deciduous trees)
- SPECIAL CONDITIONS
- Required Terminated Vista: A location at the axial termination of a thoroughfare. A building located at a terminated vista must receive the axis with an appropriately scaled articulation of the facade and/or roofline.
- ★ 1 Garage apartment recommended with entrance facing frontage.
- ★ 2 Two stories minimum to the eave required.
- ★ 3 Two stories to the eave required with full front porch of one- or two-stories on min. 60% of all frontage facades facing each civic space and/or thoroughfare.
- ★ 4 Required fences and/or hedges do not apply if commercial frontage is present.
- ★ 5 Buildings to be parallel and perpendicular to adjacent small open space.
- ★ 6 Three stories to the eave required.

