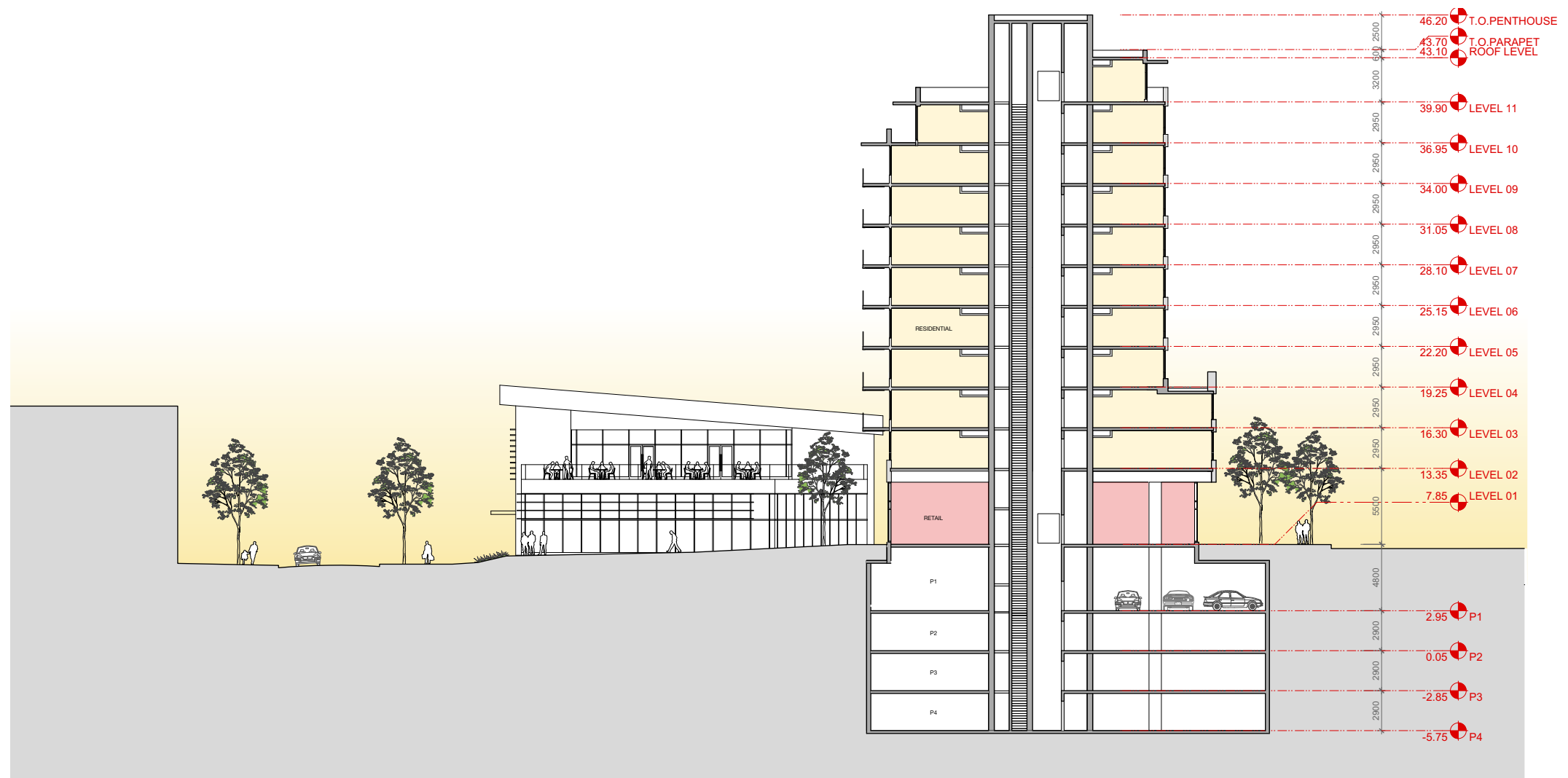
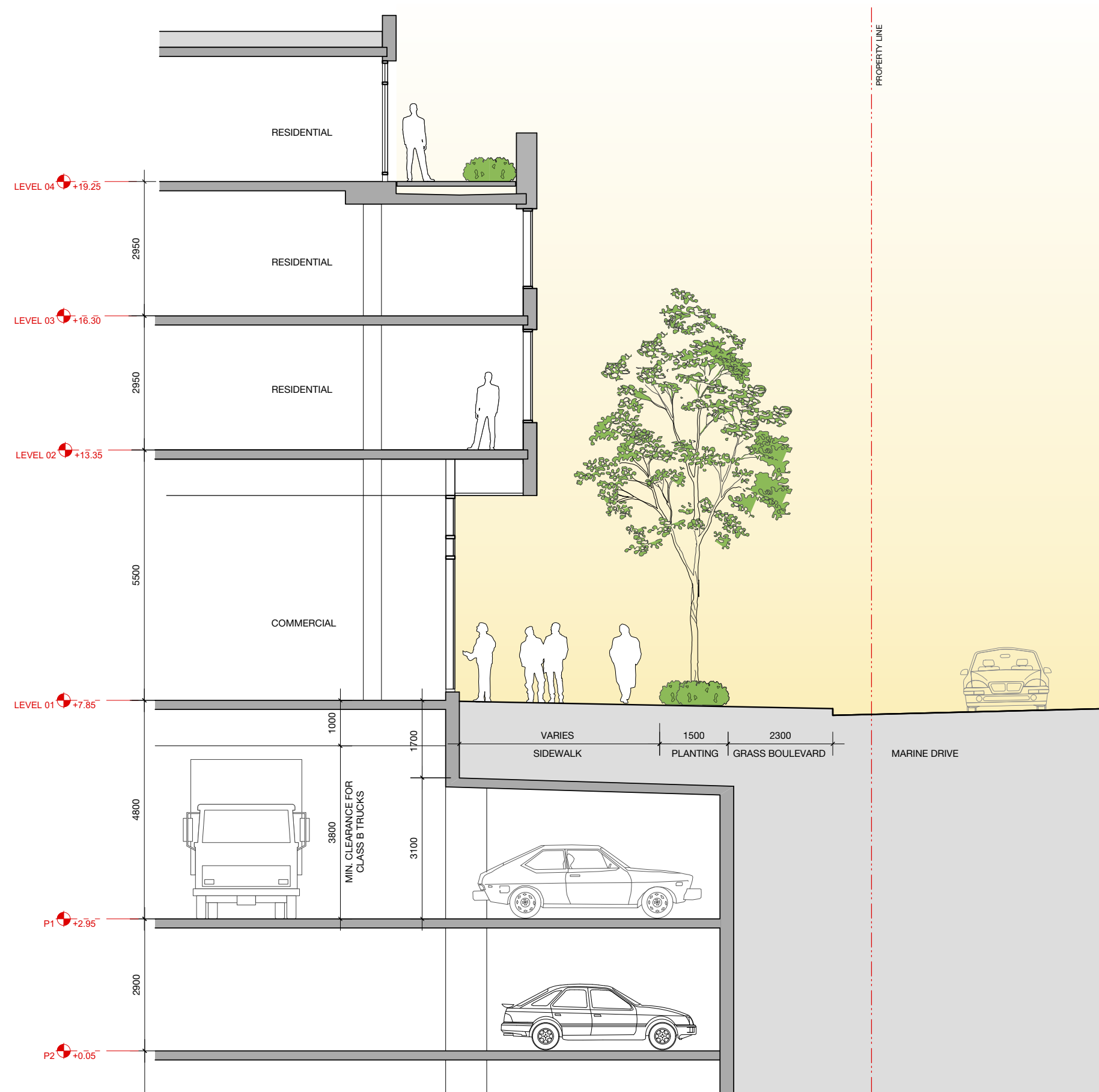
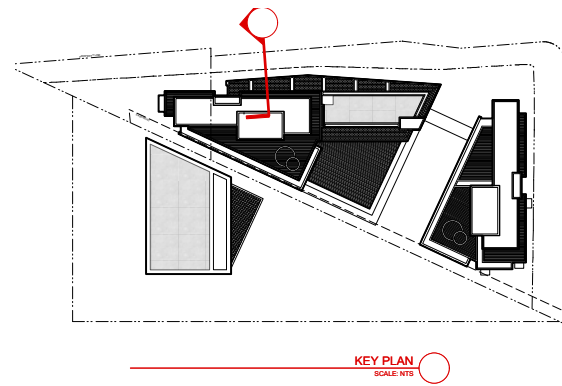


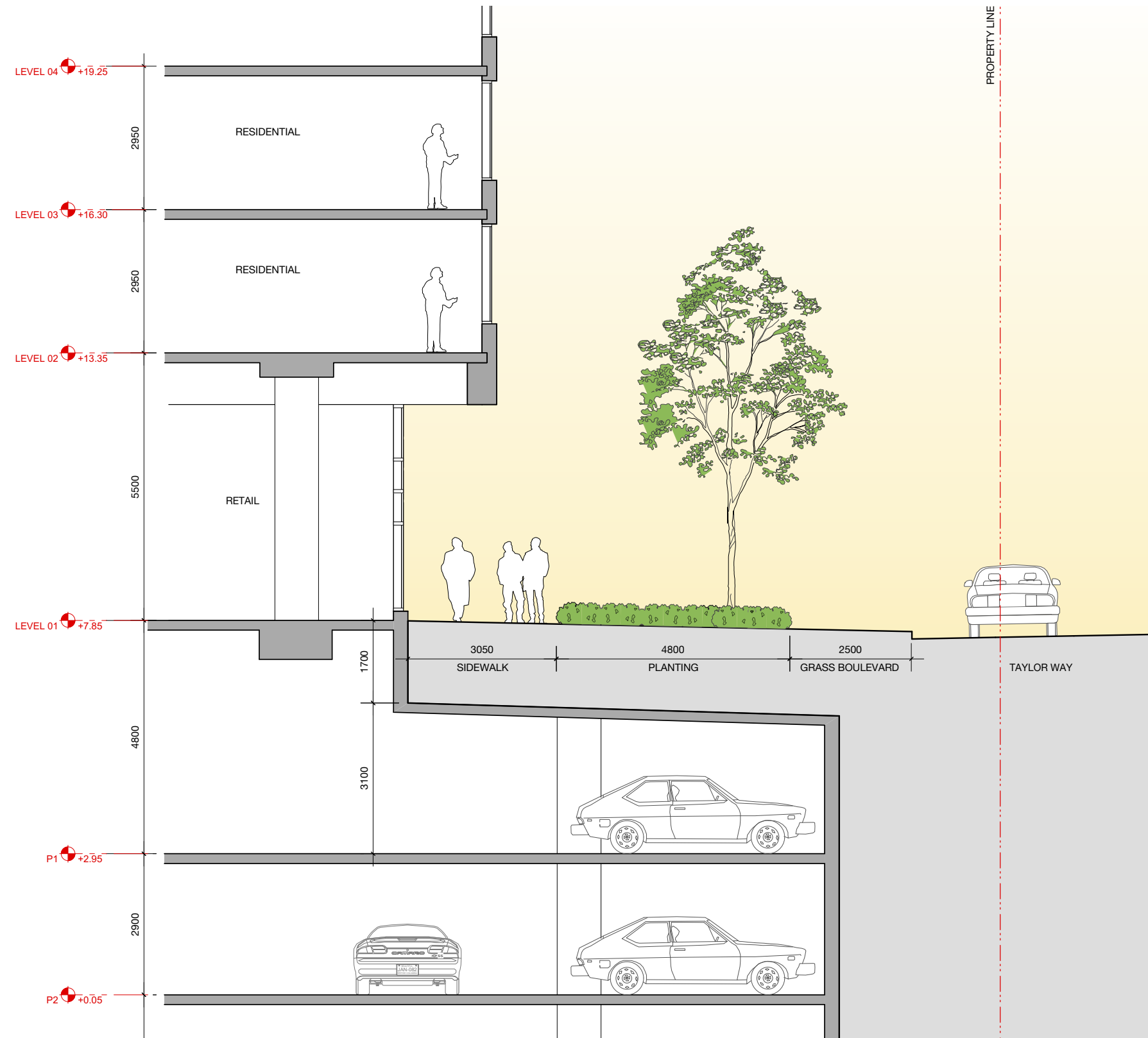
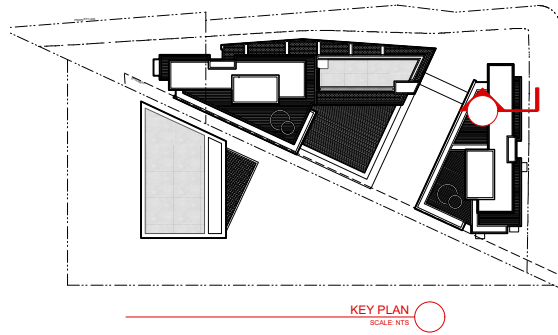
KEY PLAN
SCALE: NTS



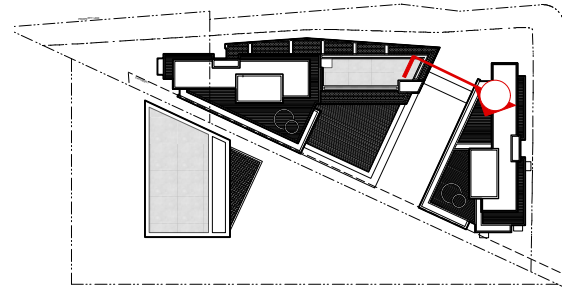
NORTH SOUTH BUILDING SECTION



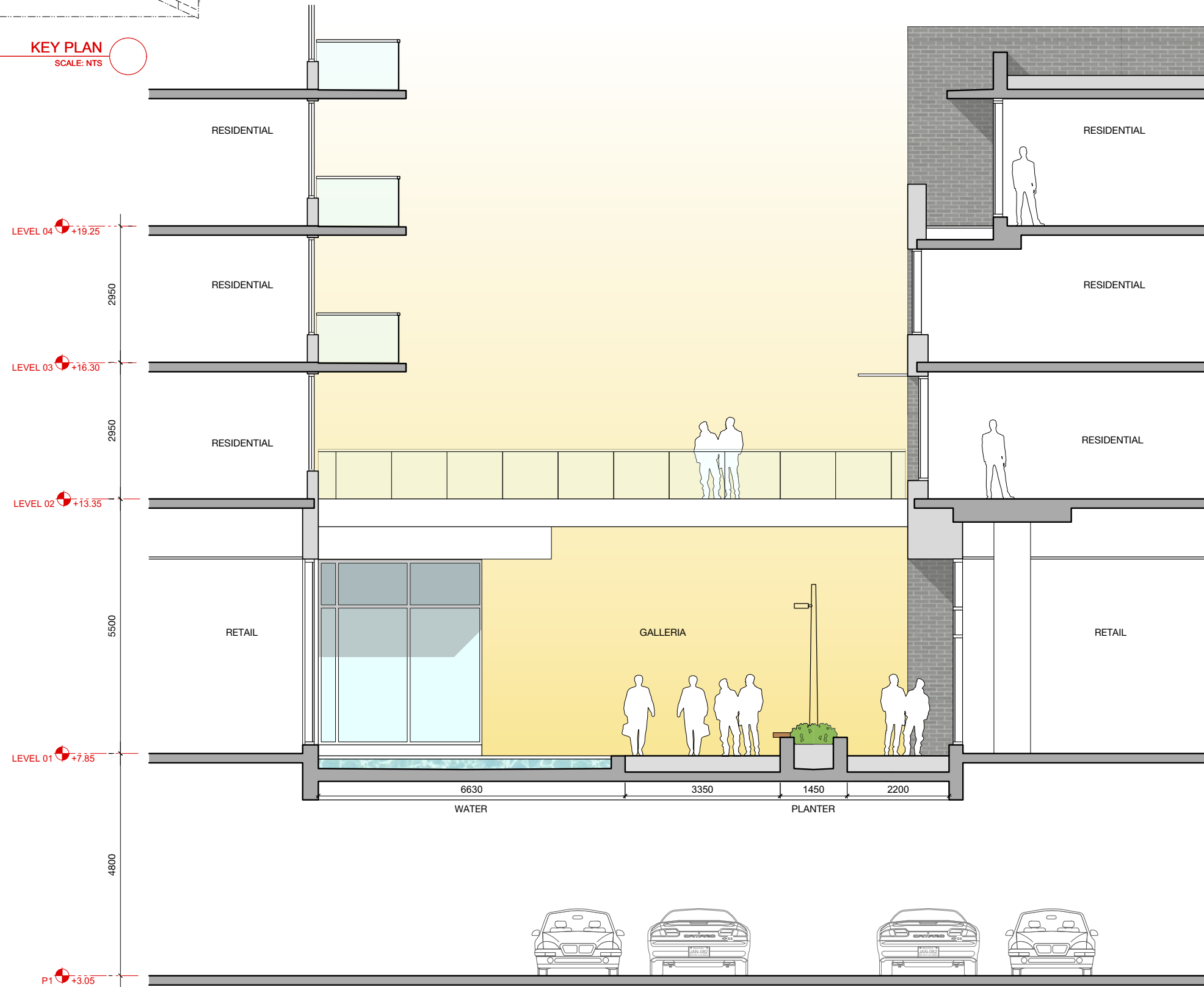
ENLARGED SECTION AT MARINE DRIVE



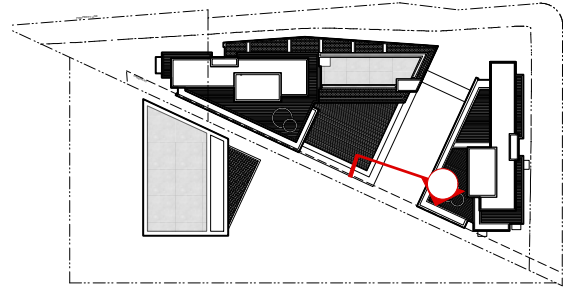
ENLARGED SECTION AT TAYLOR WAY



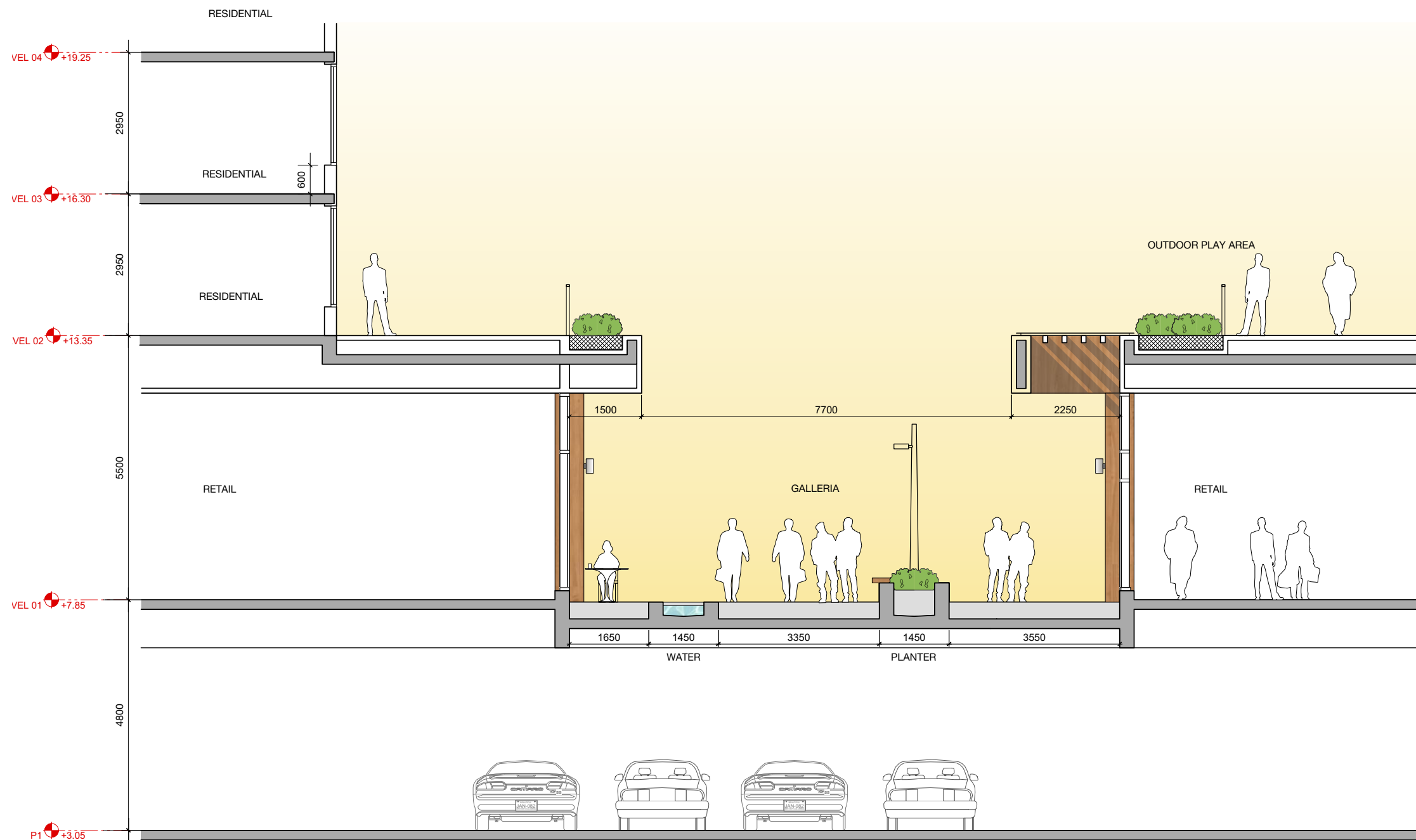
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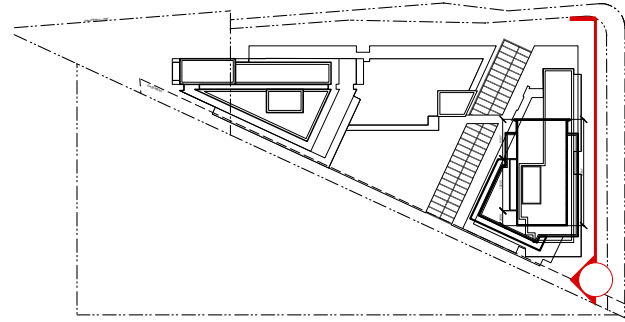
ENLARGED SECTION AT GALLERIA



KEY PLAN
SCALE: NTS



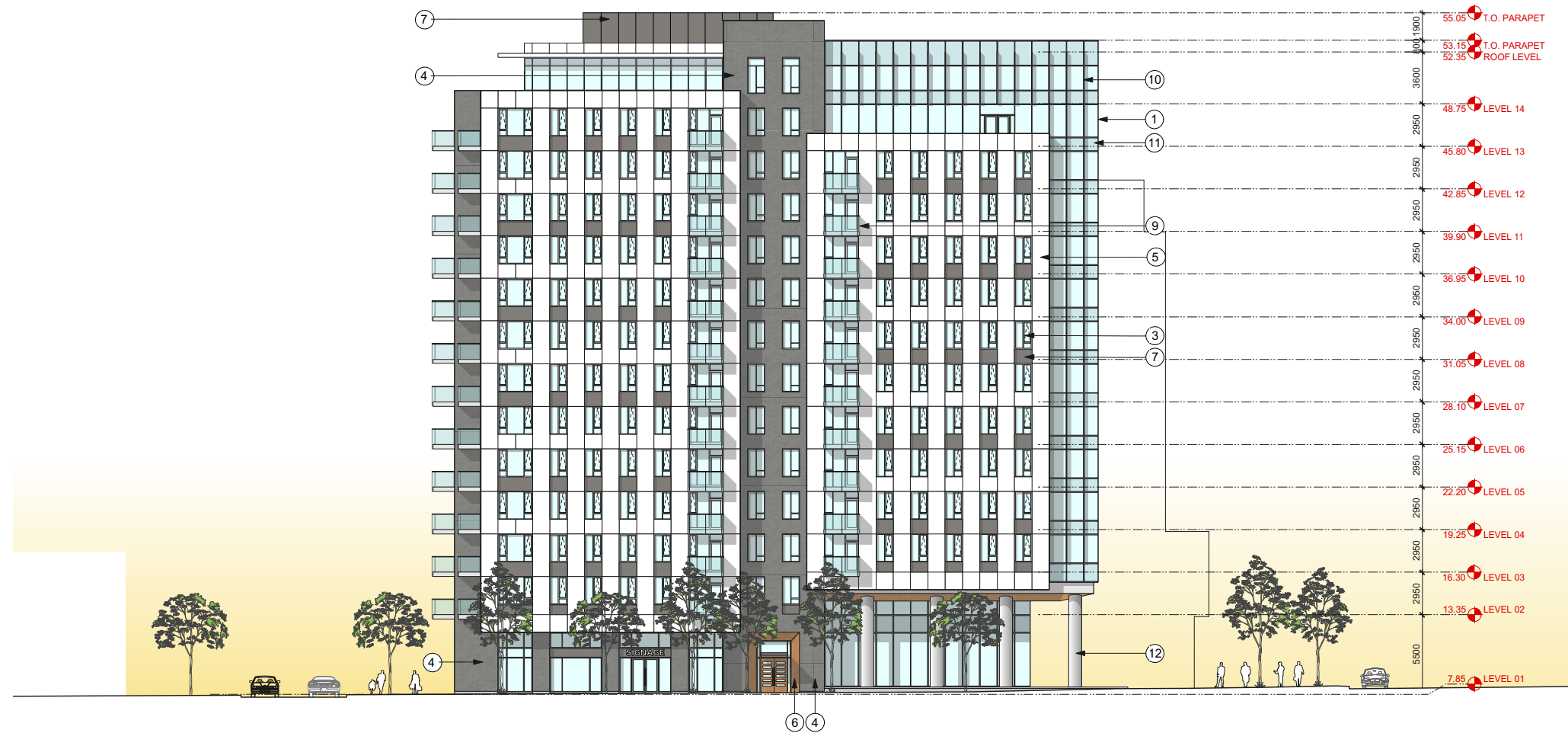
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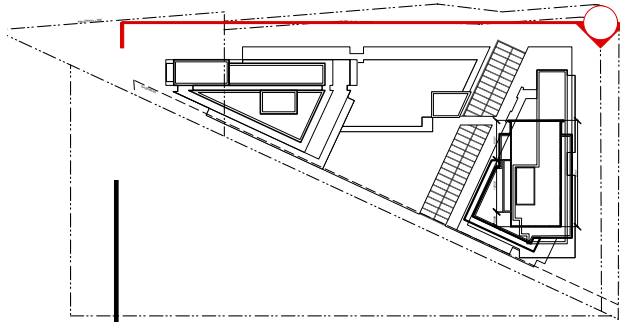
KEY PLAN
SCALE: NTS

MATERIAL LEGEND

- ① ALUMINUM CURTAIN WALL SYSTEM - GREY
- ② ALUMINUM WINDOW WALL SYSTEM - GREY
- ③ ALUMINUM WINDOW WALL SYSTEM - WHITE
- ④ GREY BRICK
- ⑤ WHITE CEMENTITIOUS PANEL
- ⑥ COMPOSITE WOOD PANEL
- ⑦ COMPOSITE METAL PANEL - GREY
- ⑧ COMPOSITE METAL PANEL - WHITE
- ⑨ GLASS AND METAL GUARDRAIL
- ⑩ VERTICAL ALUMINUM SUNSHADES
- ⑪ SPANDREL GLASS
- ⑫ ARCHITECTURAL FINISHED CONCRETE



EAST ELEVATION



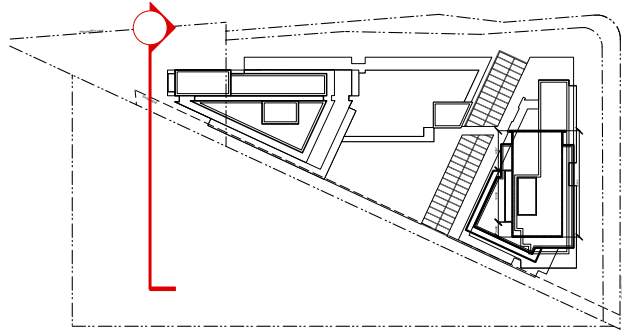
KEY PLAN
SCALE: NTS

MATERIAL LEGEND

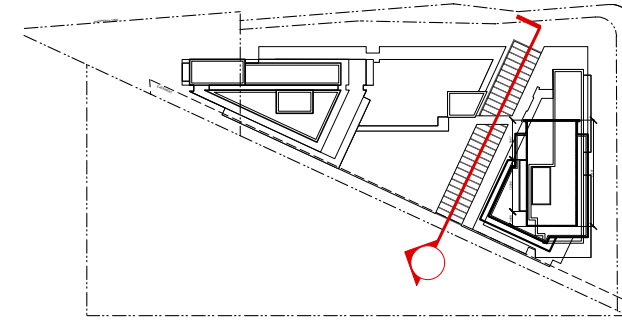
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- ③ ALUMINUM WINDOW WALL SYSTEM - WHITE
- ④ GREY BRICK
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- ⑪ SPANDREL GLASS
- ⑫ ARCHITECTURAL FINISHED CONCRETE



NORTH ELEVATION



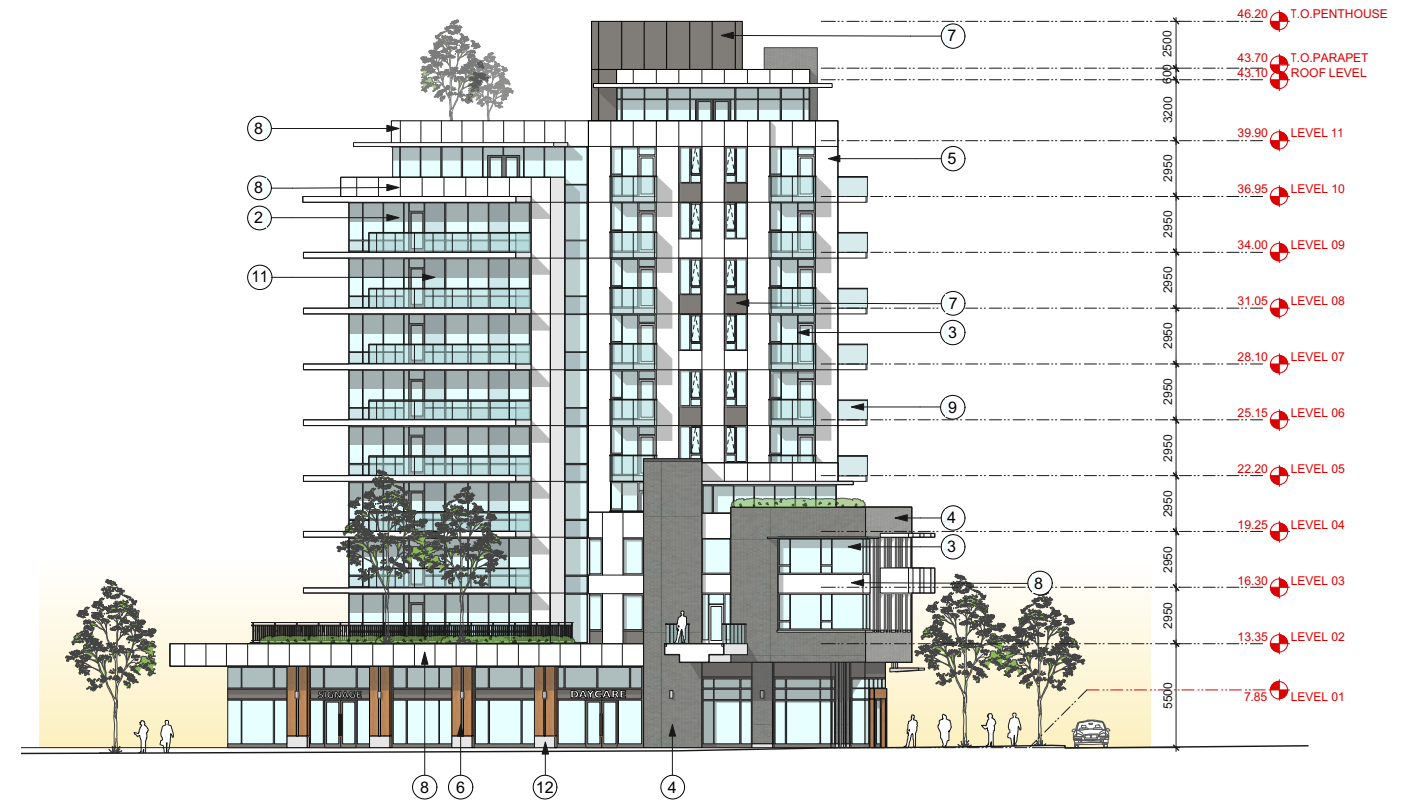
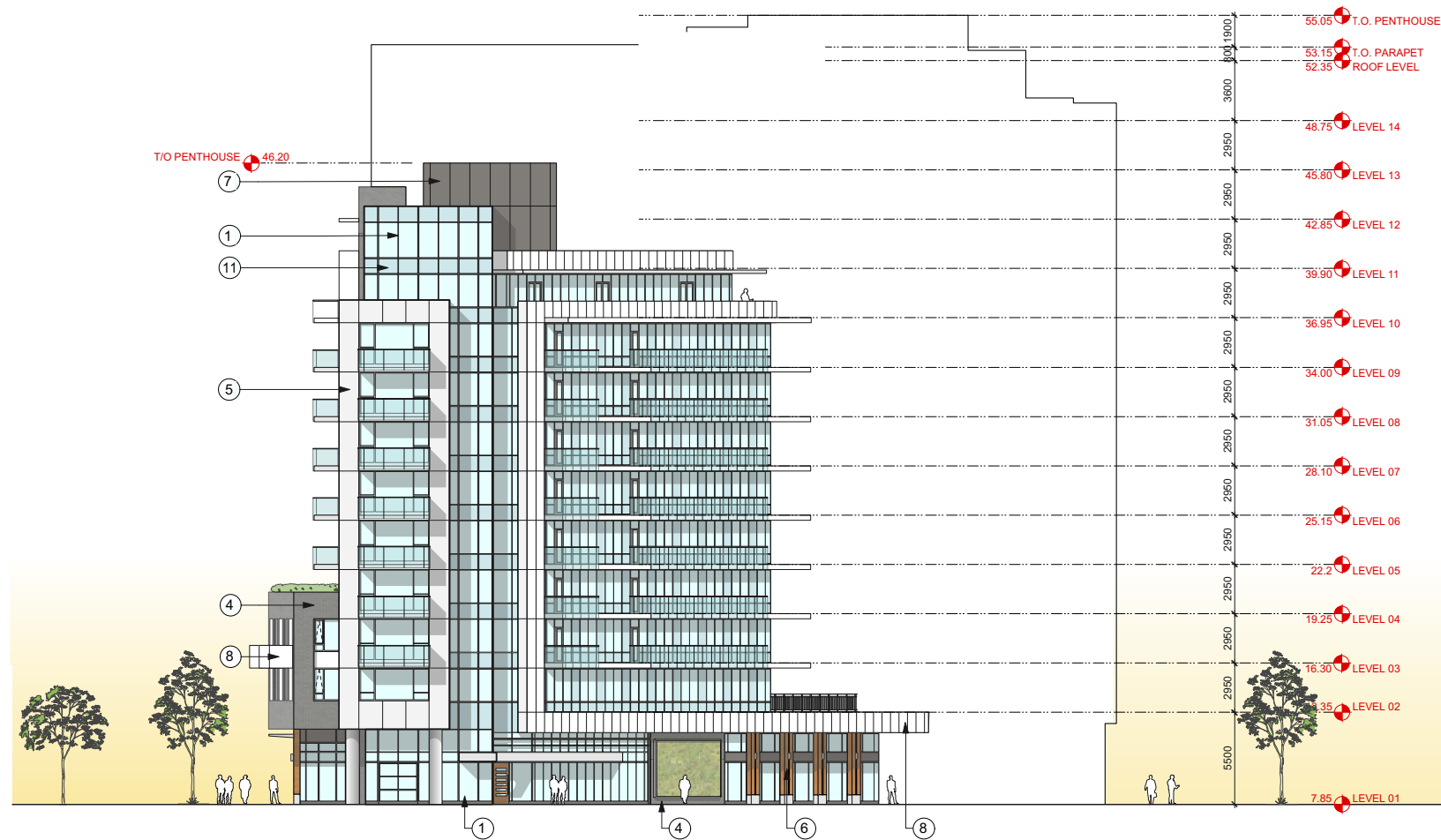
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SCALE: NTS



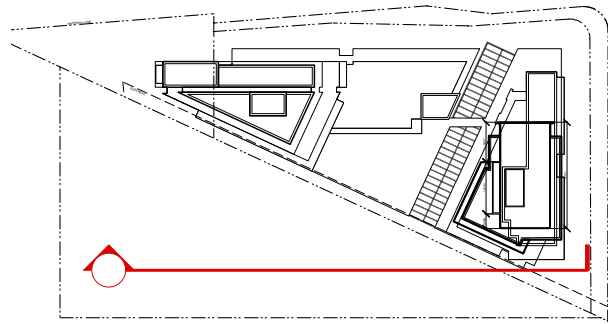
KEY PLAN
SCALE: NTS

MATERIAL LEGEND

- ① ALUMINUM CURTAIN WALL SYSTEM - GREY
- ② ALUMINUM WINDOW WALL SYSTEM - GREY
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- ⑩ VERTICAL ALUMINUM SUNSHADES
- ⑪ SPANDREL GLASS
- ⑫ ARCHITECTURAL FINISHED CONCRETE



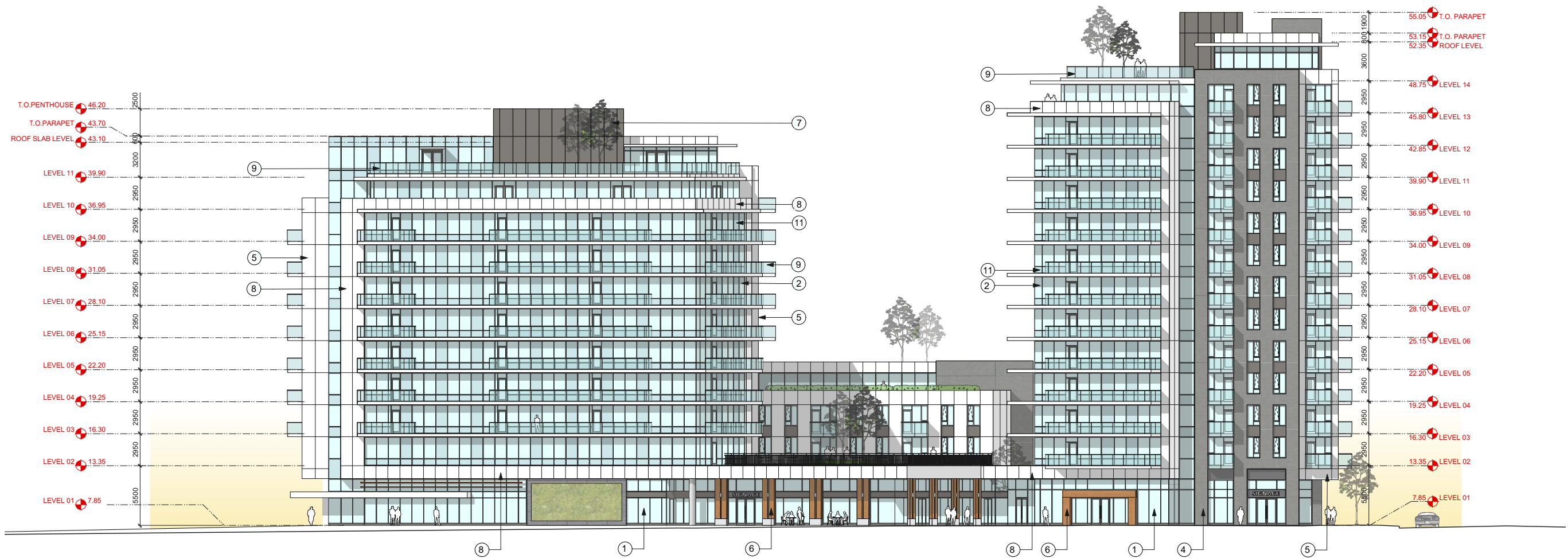
WEST ELEVATION & EAST ELEVATION (WEST TOWER)



KEY PLAN
SCALE: NTS

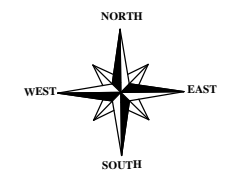
MATERIAL LEGEND

- ① ALUMINUM CURTAIN WALL SYSTEM - GREY
- ② ALUMINUM WINDOW WALL SYSTEM - GREY
- ③ ALUMINUM WINDOW WALL SYSTEM - WHITE
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- ⑫ ARCHITECTURAL FINISHED CONCRETE



8.0 LANDSCAPE DRAWINGS

Urban Design Plan
Landscape Plan
Coloured Landscape Plan
Sections
Landscape Lighting Plan
Grading Plan
Irrigation Areas Plan
North West Planting Plan
North East Planting Plan
South East Planting Plan
Roof Planting Plans
Dimensions



LEGEND

DATE	ISSUED

REV.	DATE	DESCRIPTION
3	MAR 20, 2018	INCREASED SPACE BETWEEN BUILDINGS ACROSS JURISDICTION LINE
2	MAR 14, 2018	MOVED ENTRANCE OF EAST TOWER
1	JAN 20, 2015	GENERAL

**PARK ROYAL
GATEWAY
RESIDENCES**

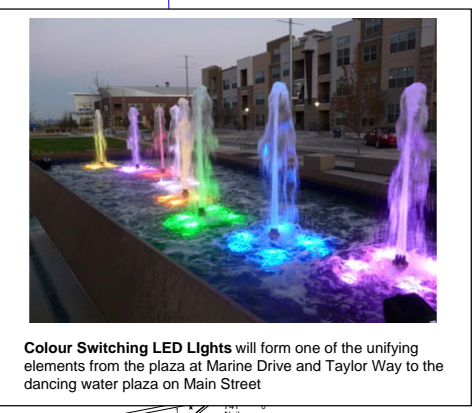
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FAX: 922-5485
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1:100
DATE	Oct 31, 2014

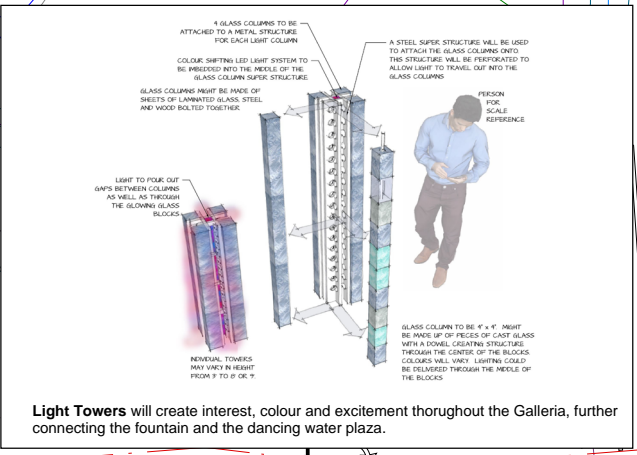
**TITLE URBAN DESIGN
PLAN**

DRAWING NO.	REV
L1	3

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER



Colour Switching LED Lights will form one of the unifying elements from the plaza at Marine Drive and Taylor Way to the dancing water plaza on Main Street



Light Towers will create interest, colour and excitement throughout the Galleria, further connecting the fountain and the dancing water plaza.



A double row of trees is standard for Marine Drive throughout the Park Royal portion. Additionally, planting mimics the planting in the boulevard.



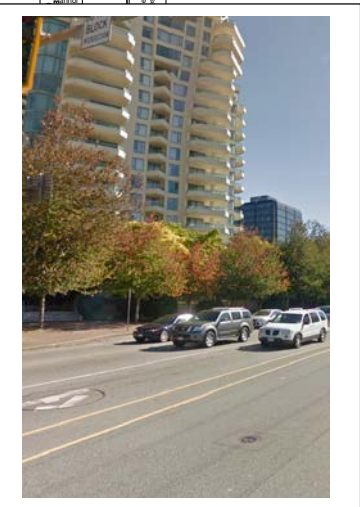
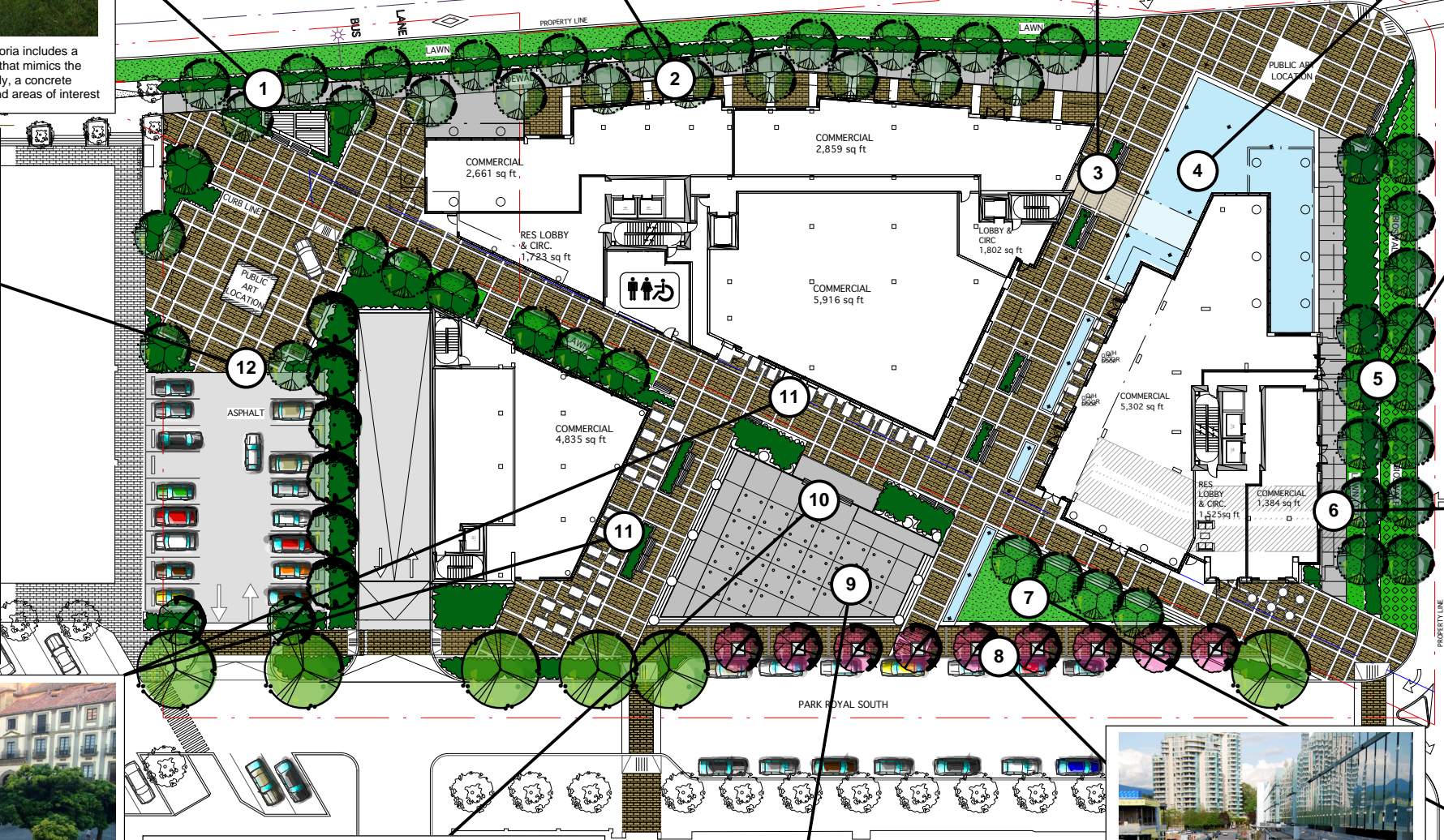
Marine Drive treatment east of trattoria includes a lawn band at the street and planting that mimics the planting in the boulevard. Additionally, a concrete sidewalk is used between corners and areas of interest



A Bioswale will handle water run off on Taylor Way.



Connecting Marine Drive to Main Street occurs in a number of ways, but none more important than the open space adjacent to the Urban Outfitters. By opening up the space between the buildings and creating view and pedestrian corridors, we are connecting the spaces in a way that encourages pedestrians to explore the many spaces that Park Royal offers.



A residential treatment will strengthen the character of Taylor Way, building off of the soft tree lined treatment at the West Royal Towers.



Dining at the Plaza Center is a very European activity that has been mimicked here by surrounding the activities in the center of the plaza with dining opportunities and outdoor patios. This creates a sense of activity and overview to the plaza and the dining spaces, each building off of the activity of the other.



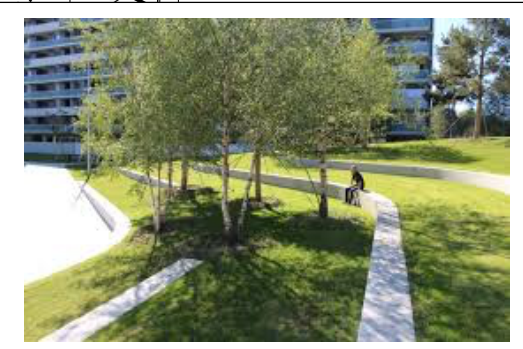
The Dancing Water/Sentinel Plaza serves a very critical purpose for the public open space of Park Royal. From small school concerts to performances and market nights, the plaza will allow for an identifiable outdoor community core to this area.



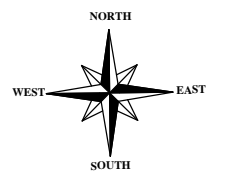
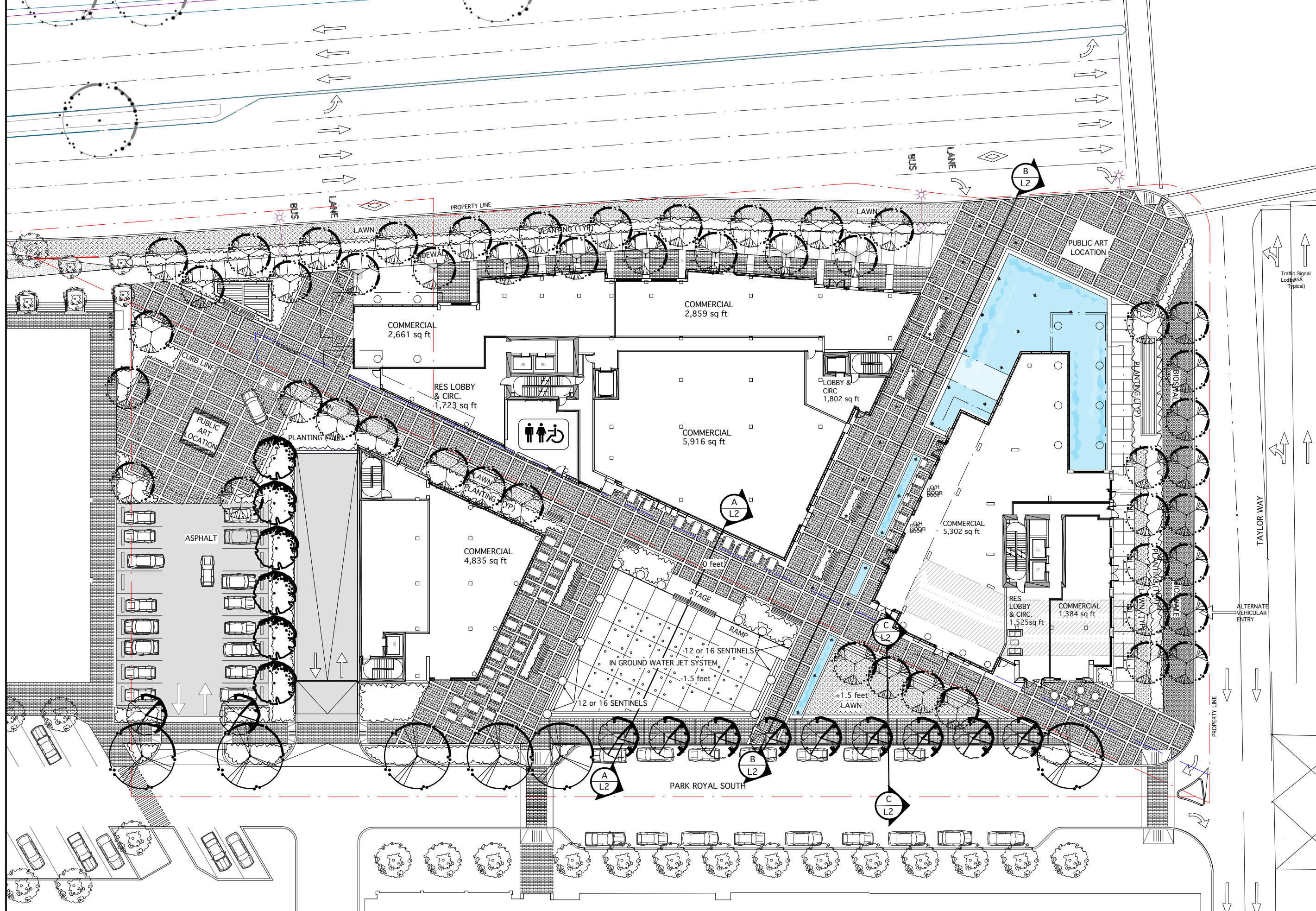
The Flexibility of the Dancing Water Fountain creates excitement in the plaza throughout seasons and times of day. From play to spectacular display, this plaza will be a critical element in the public open space of Park Royal



The Main Street treatment is a unifying character for this area and draws materials, furniture and additionally, people into this space



The raised lawn area creates an unprogrammed place of relaxation above the activity below, with both sun drenched lawn and shaded areas.



LEGEND

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3	MAR 20, 2018	
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1	JAN 20, 2015	
REV.	DATE	DESCRIPTION
		INCREASED SPACE BETWEEN BUILDINGS ACROSS JURISDICTION LINE
		MOVED ENTRANCE OF EAST TOWER
		GENERAL

**PARK ROYAL
GATEWAY
RESIDENCES**

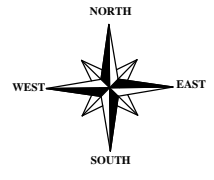
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FAX:922-5485
office@vaughanplanning.com

DESIGNED	MCV
SCALE	1:200
DATE	Oct 31, 2014

LANDSCAPE PLAN

DRAWING NO.	REV
L2	3

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER



LEGEND

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1	JAN 20, 2015	
REV.	DATE	DESCRIPTION
		INCREASED SPACE BETWEEN BUILDINGS ACROSS JURISDICTION LINE
		MOVED ENTRANCE OF EAST TOWER
		GENERAL

**PARK ROYAL
GATEWAY
RESIDENCES**

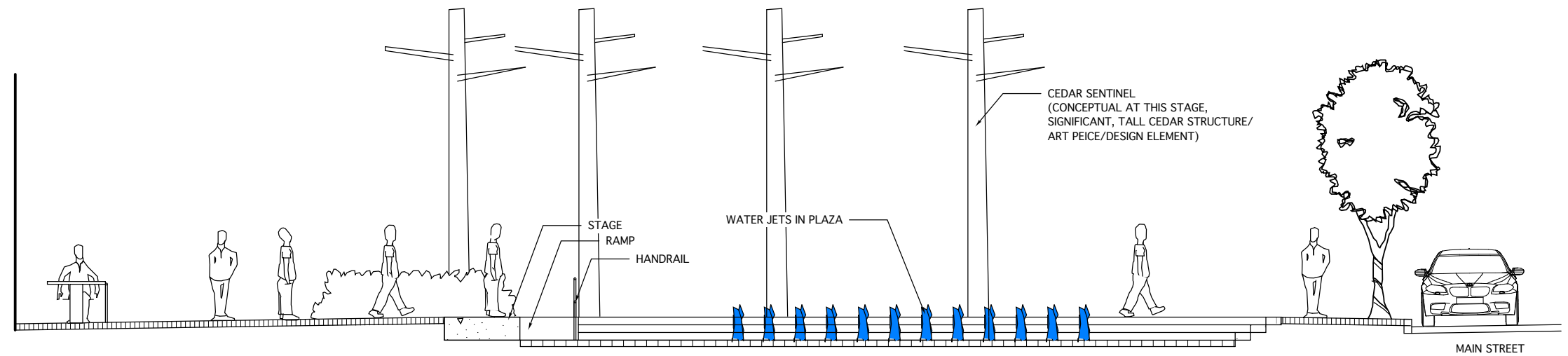
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DESIGNED	MCV
SCALE	1:200
DATE	Oct 31, 2014
TITLE	COLOURED LANDSCAPE PLAN
DRAWING NO.	L3
REV	3

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER

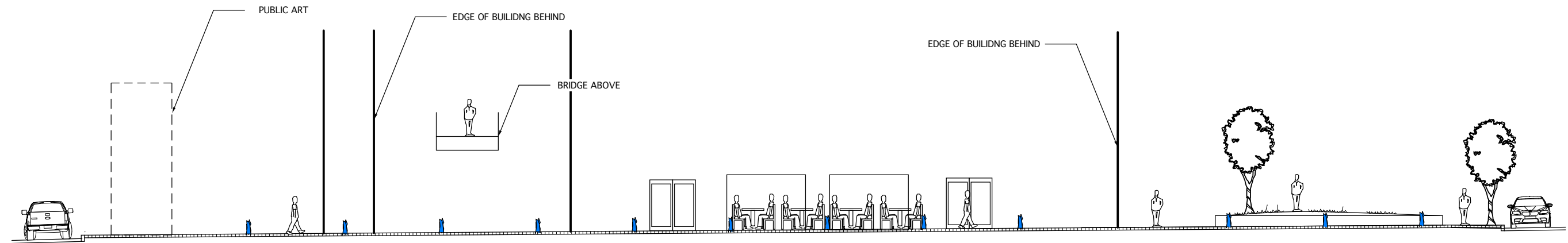


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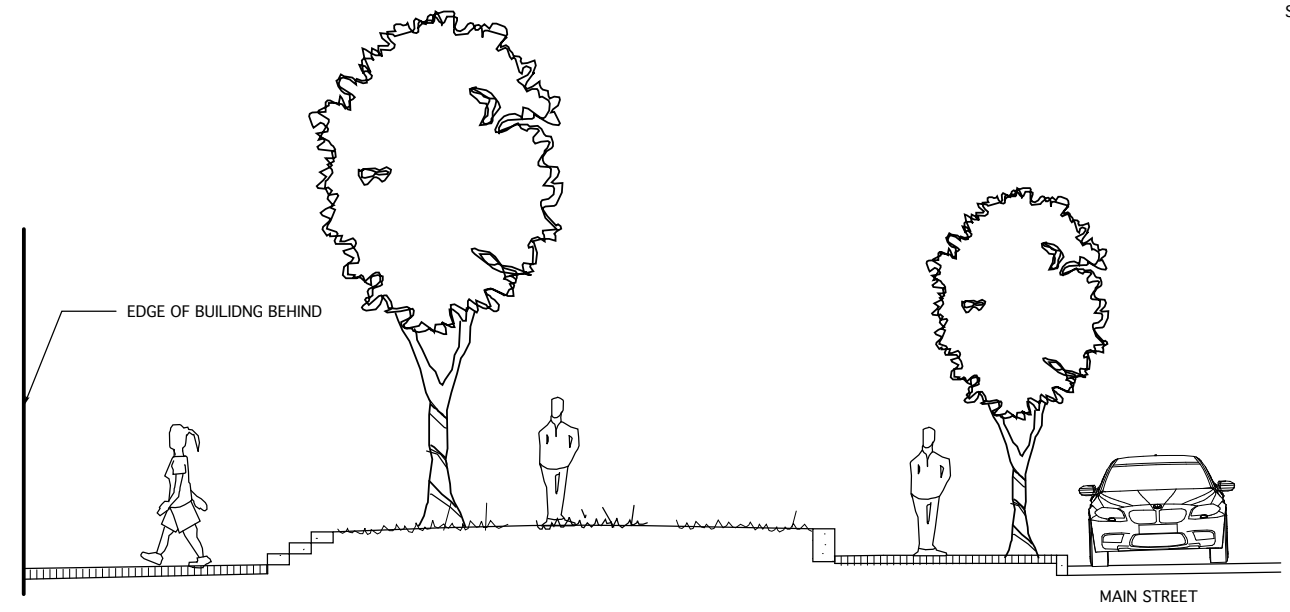
SITE SECTION A

SCALE 1 : 50



SITE SECTION B

SCALE 1 : 100



SITE SECTION C

SCALE 1 : 50

DATE	ISSUED

REV.	DATE	DESCRIPTION
3	MAR 20, 2018	INCREASED SPACE BETWEEN BUILDINGS ACROSS JURISDICTION LINE
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**PARK ROYAL
GATEWAY
RESIDENCES**

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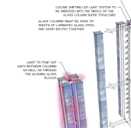


DESIGNED	MCV
SCALE	1:200
DATE	Oct 31, 2014

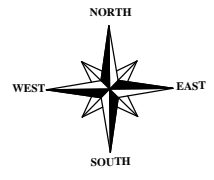
TITLE
SECTIONS

DRAWING NO.	REV
L4	3

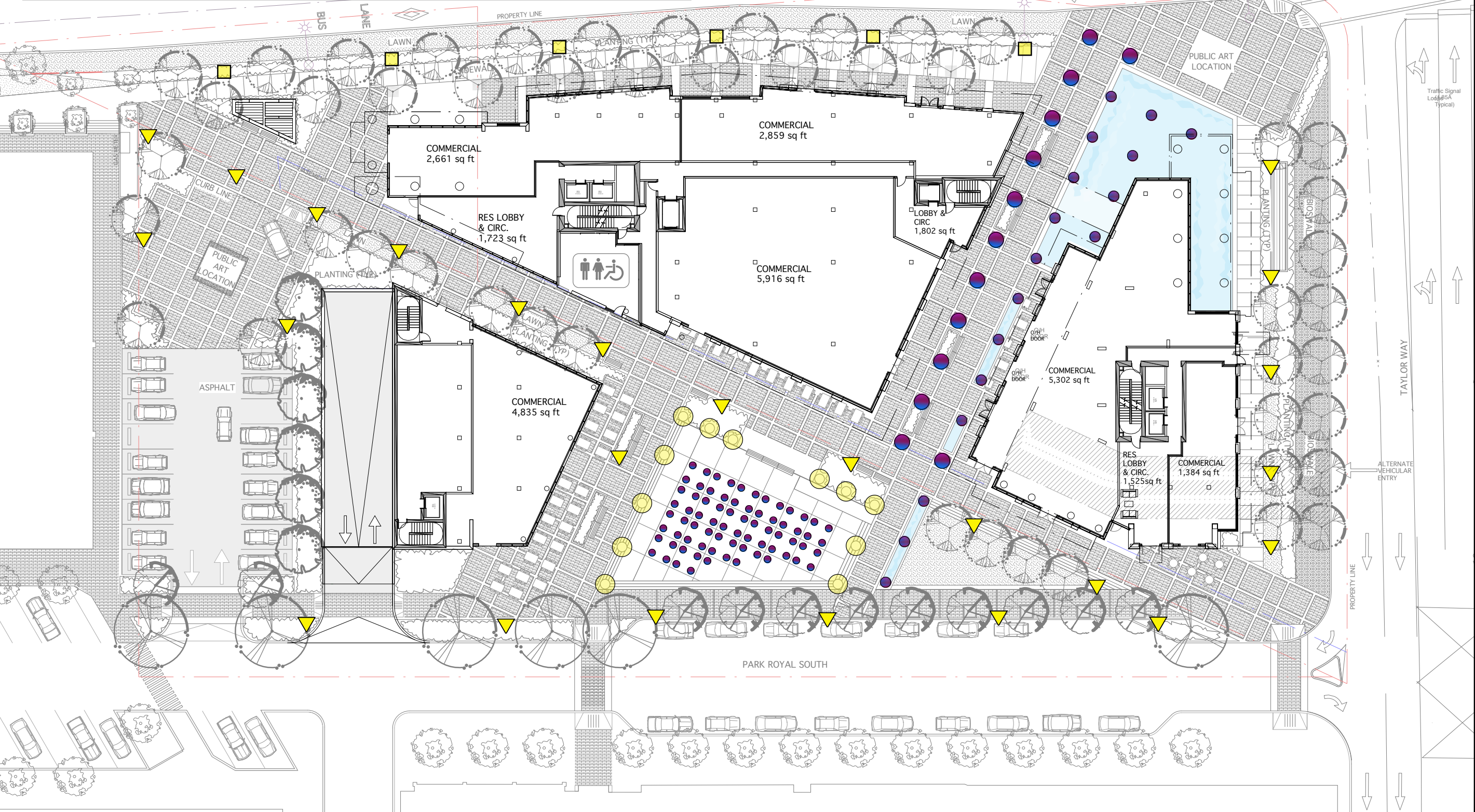
THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER

LIGHTING LEGEND

 LOUIS POULSON KIPP FIXTURE	 SUBMERGED FOUNTAIN COLOUR SWITCHING LED	 LIGHT COLUMN
 LUMEC DOMUS FIXTURE	 DANCING FOUNTAIN COLOUR SWITCHING LED	



LEGEND



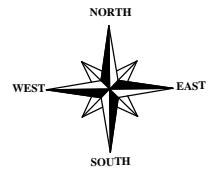
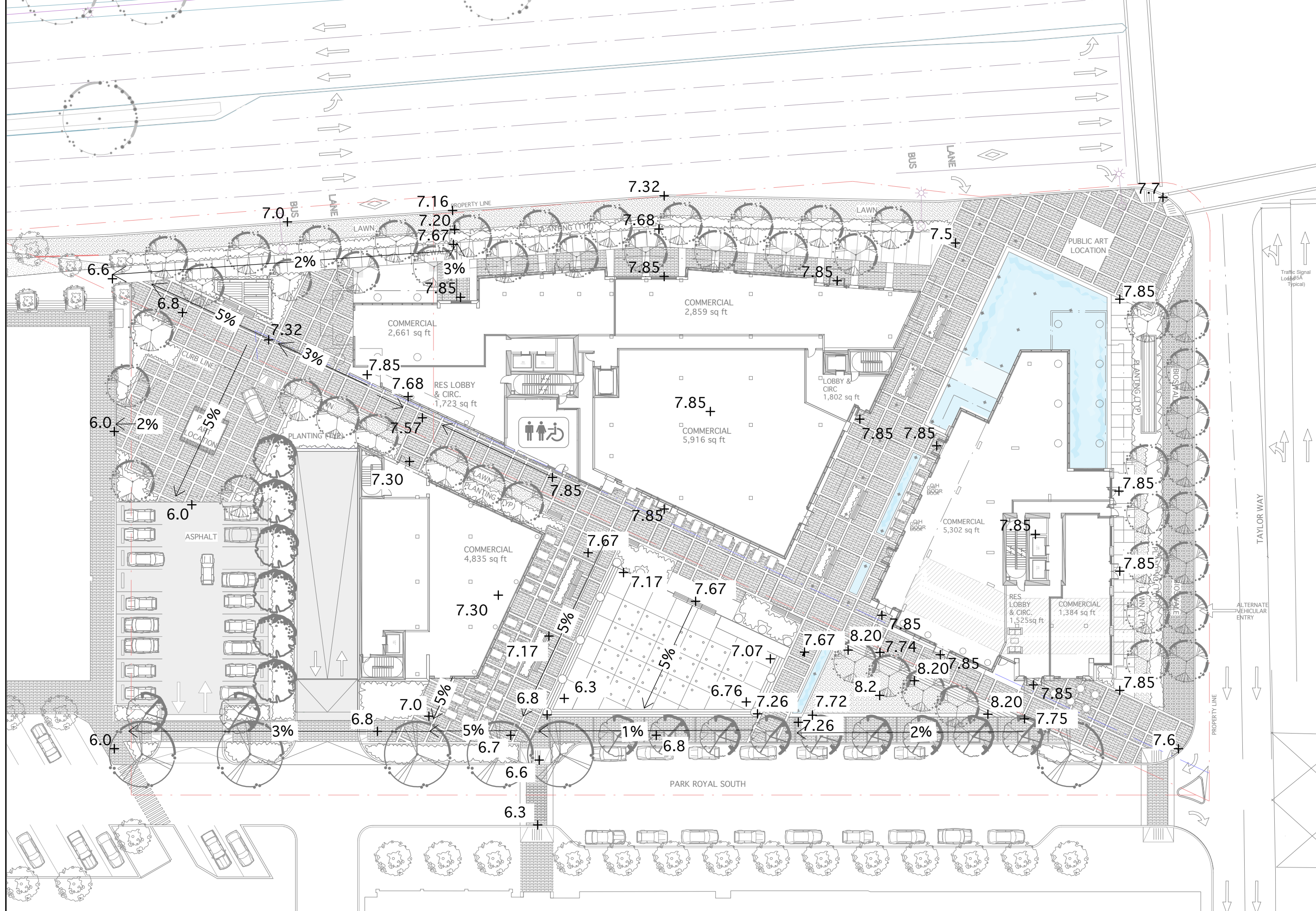
REV.	DATE	DESCRIPTION
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**PARK ROYAL
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DESIGNED	MCV
SCALE	1:200
DATE	Oct 31, 2014
TITLE	LANDSCAPE LIGHTING PLAN
DRAWING NO.	L5
REV	3

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER



LEGEND

DATE	ISSUED	
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2	MAR 14, 2018	
1	JAN 20, 2015	
REV.	DATE	DESCRIPTION

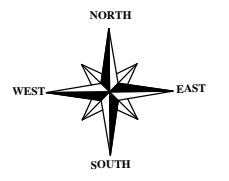
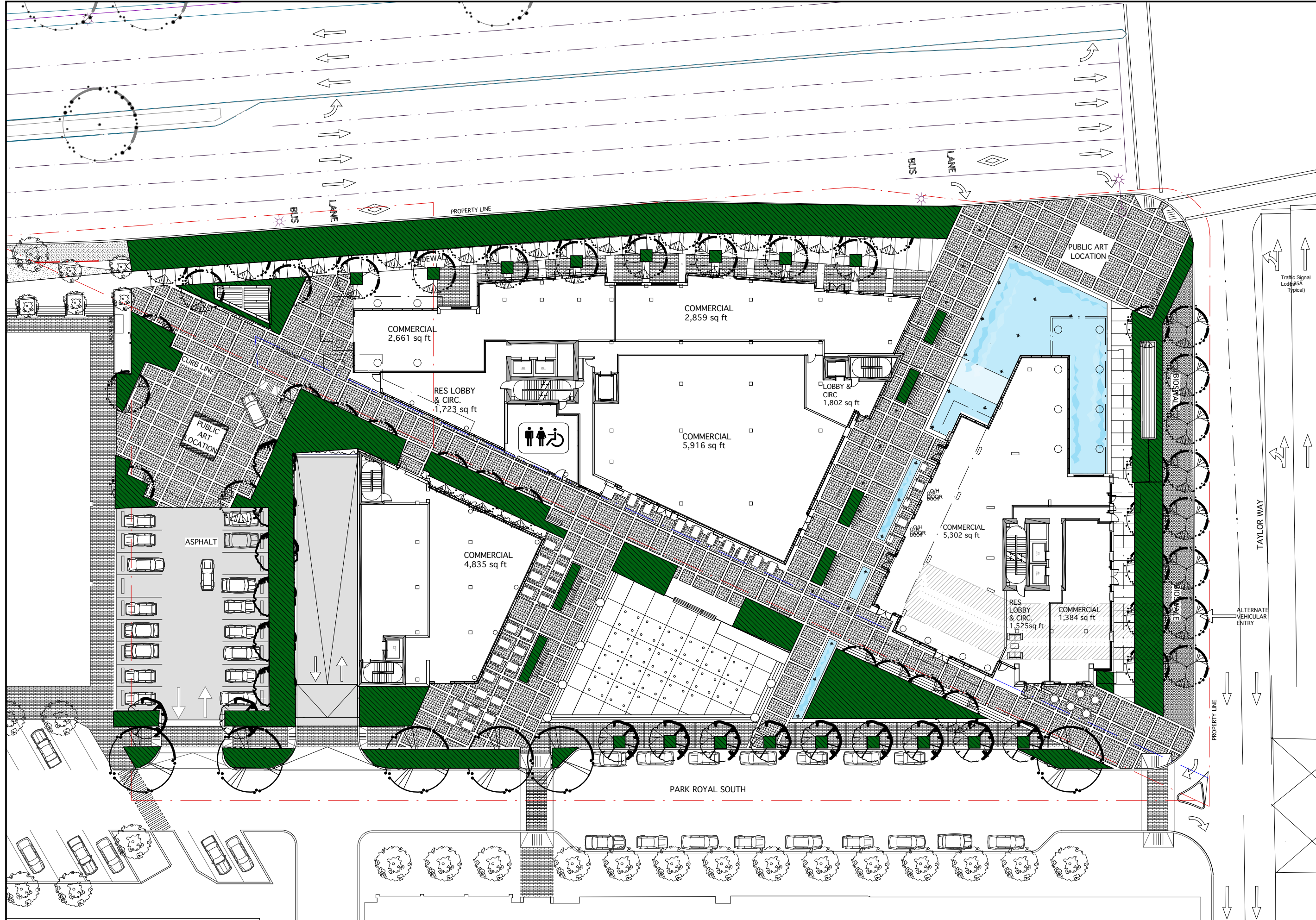
**PARK ROYAL
GATEWAY
RESIDENCES**

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DESIGNED	MCV
SCALE	1:200
DATE	Oct 31, 2014

GRADING PLAN

DRAWING NO.	REV
L6	3
THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER	



LEGEND

REV.	DATE	DESCRIPTION
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GATEWAY
RESIDENCES**

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DESIGNED	MCV
SCALE	1:200
DATE	Oct 31, 2014

**IRRIGATION AREAS
PLAN**

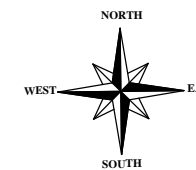
DRAWING NO. **L7** REV **3**

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER

Plant List

Symbol	Latin name	Common Name	Size	Cdn	L8	L9	L10	Total
Trees								
Acr	Acer rubrum 'Franks Red'	Red Maple 'Franks Red'	0.7 cm cal	B&B	7	3		10
Lit	Liriodendron tulipifera	Tulip Tree	0.7 cm cal	B&B		2	3	5
Pot	Populus tremuloides	Trembling Aspen	0.7 cm cal	B&B		4	3	7
Quc	Quercus coccinea	Scarlet Oak	0.7 cm cal	B&B	8	3		11
Shrubs								
Aw	Azalea 'Gumpo White'	Gumpo White Azalea	0.3m ht.	#3 pot		49	63	112
Bus	Buxus sempervirens 'Winter Gem'	Dwarf Boxwood 'Winter Gem'	0.3m ht.	#3 pot	22	34	51	107
Cos	Cornus stolonifera	Red Twig Dogwood	1.0m ht.	#3 pot	10	10		20
Ec	Erica carnea "Bell's Extra Special"	Winter Flowering Heather "Bell's Extra Special"	0.3m ht.	#3 pot	92	34		126
Lp	Lonicera pileata	Honeysuckle	0.3m ht.	#3 pot	30	14		44
Rmw	Rosa meidiland "White"	Meidiland Rose White	0.3m ht.	#3 pot	11			11
Rmy	Rosa meidiland Yellow	Meidiland Rose Yellow	0.3m ht.	#3 pot	34	24	30	88
Grasses and Perennials								
Ac	Achnatherum calamagrostis	Needle Grass	0.3m ht.	#3 pot	146	65		211
Can	Calamagrostis x acutiflora	Feather Reed Grass	0.3m ht.	#3 pot		30	24	54
	Carex sitchensis	Sitka Sedge		#1 pot	37		43	80
Ep	Echinacea purpurea	Purple Coneflower	0.3m ht.	#3 pot	58	41	13	112
Fo	Festuca ovina glauca "Elijah Blue"	Blue Fescue "Elijah Blue"		#1 pot	48	33		81
Fc	Fragaria chiloensis	Coastal strawberry		#1 pot	40	41		81
Im	Iris missouriensis	Missouri Iris		10 cm pot	37	36		73
Je	Juncus ensifolius	Sword-leaved Rush		#1 pot	43	48		91
La	Lavandula angustifolia "Nana"	Dwarf Lavender "Nana"	0.3m ht.	#3 pot	124	184	166	474
Rh	Rudbeckia hirta "Goldstrum"	Black Eyed Susan "Goldstrum"	0.3m ht.	#3 pot	12	26	32	70
Sc	Scirpus microcarpus	Small flower Bullrush		#1 pot	33	36		69

ALL WORK TO CSLA/CNTA STANDARDS



LEGEND

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**PARK ROYAL
GATEWAY
RESIDENCES**

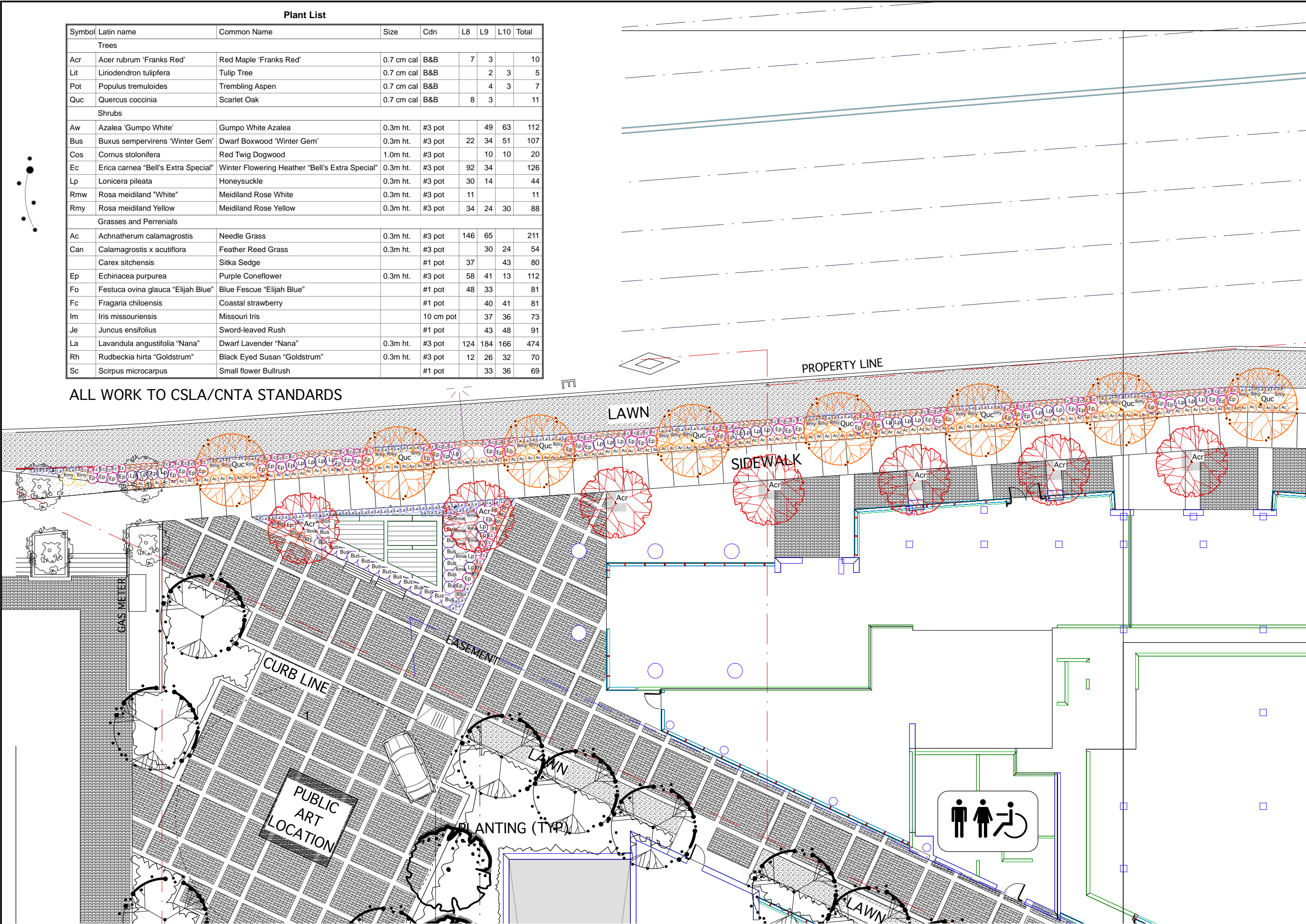
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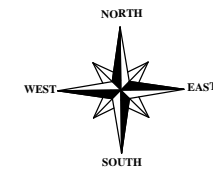
DESIGNED	MCV
SCALE	1:100
DATE	Oct 31, 2014

**TITLE
NORTH WEST
PLANTING PLAN**

DRAWING NO.	REV
L8	3

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER





LEGEND

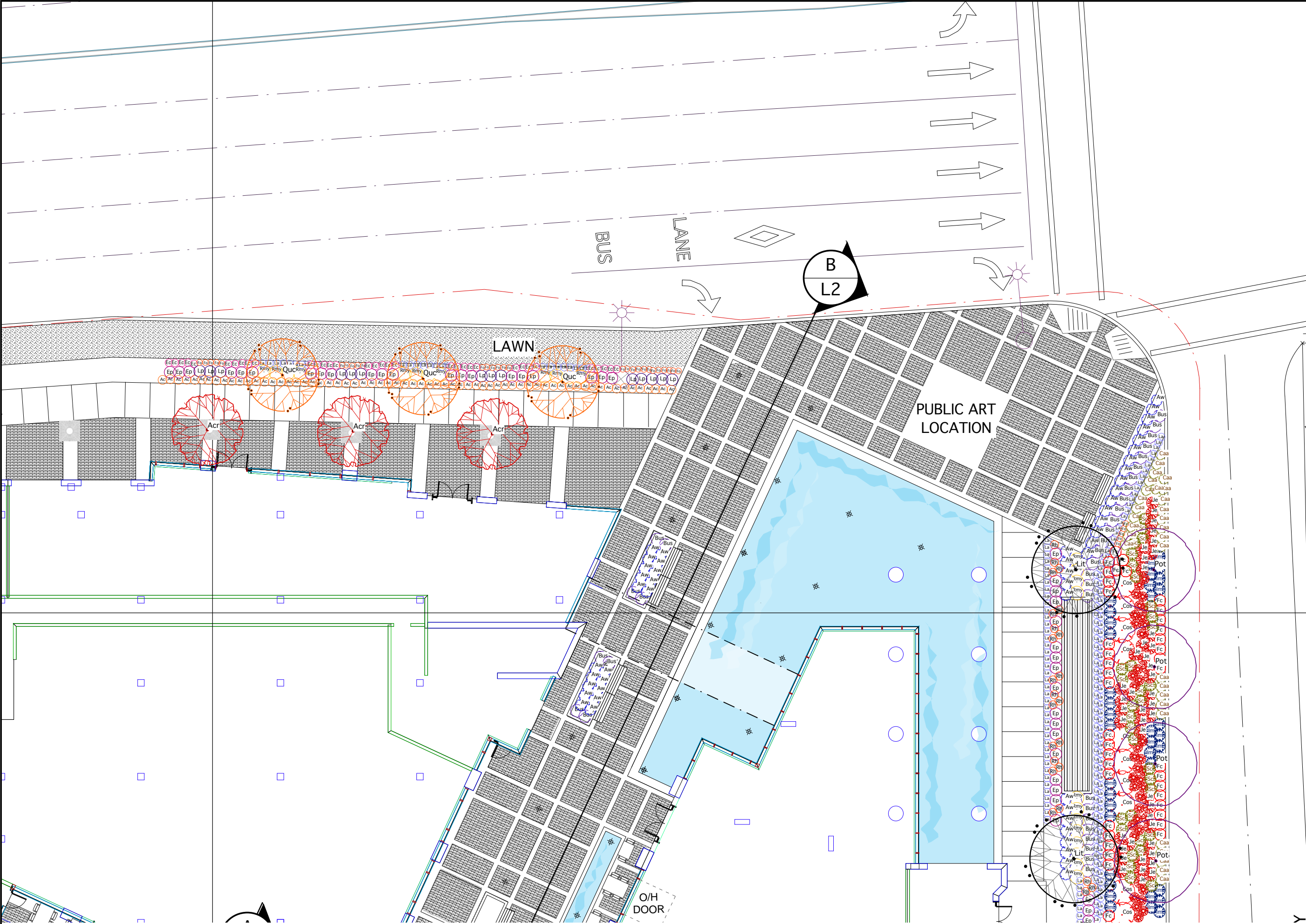
DATE	ISSUED	
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1	JAN 20, 2015	
REV.	DATE	DESCRIPTION

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DESIGNED	MCV
SCALE	1:100
DATE	Oct 31, 2014
TITLE	NORTH EAST PLANTING PLAN
DRAWING NO.	L9
REV	3

THIS REVISION SUPERCEDES DRAWINGS BEARING PREVIOUS REVISION NUMBER



BUS LANE

LAWN

PUBLIC ART LOCATION

B
L2

O/H DOOR