

FIRM PROFILE



a: 1017 Dominion Rd., Algonquin Highlands, ON K0M 1J1
 e: thomsonarch@icloud.com
 www: thomsonarchitecture.ca p: 705.935.0355

thomson *architecture* inc

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A) Ecology + Economy

ECOLOGICAL, ECONOMICAL

The ancient Greek word **oikos** (ancient Greek: οἶκος, plural: οἶκοι; English prefix: eco- for **ecology** and **economics**) refers to three related but distinct concepts: the family, the family's property, and the house (from: <https://en.wikipedia.org/wiki/Oikos>). Having studied at the Institute for Building Economics in Stuttgart, Germany (Bauökonomie) in 1995, we have considered ecology and economy in relationship ever since. To that end we have undertaken decades of research into ecological prefabricated design and construction, culminating in innovative, best-in-class construction detailing and performance modelling. Our results speak for themselves, *zero-carbon housing for as little as half the cost of code-minimum structures (from as low as \$150/sf turn-key)*. At Thomson Architecture, we feel the solution to affordable housing is with affordable buildings. The innovation doesn't stop with our buildings. As a business, we operate a distributed network of small firms on a common BIM software platform, drawing on expertise and resources when needed, and reducing the bloat and overhead of larger firms. As a team of independent, licensed Architects, Landscape Architects, Interior Designers and Engineers, we collaborate to create high-performance, resilient buildings at competitive rates. We offer bespoke architectural services matched with a high level of responsiveness, professionalism and affordability.

Our corporate motto is; 'Prompt, Affordable, Professional'



Quality in the Details

BIM software generates all of our drawings. Our documents provide a high resolution of detail as a function of modelling the construction in the 3D model, which can be viewed on-site in 3D.

Because of this, our contractors have a better idea of what to build and price, and comprehensive information on systems, assemblies and specifications means greater clarity from tender to closeout.

We see good design not as a luxury for the few, but as an essential part of a quality-assurance process that can reduce construction and operational costs over the life of the building. We serve the private residential and ICI/commercial sector, from small alterations and additions to restaurants, all the way up to breweries, residential towers and airports. Having learned the craft of architecture from some of the best firms in North America and Germany, we integrate structural and mechanical design and preliminary cost estimating from day one.

B) Advantages

As a newer firm, we are invested in the latest hardware and software, including a cloud-based project management and file-sharing system that facilitates team communication and the secure sharing of large files and ideas.



BUILDING INFORMATION MODELLING

- Speed: 4x faster than 2D CAD
- Quality: Parity and accuracy at 1:1 scale
- 3D: Coordination reduces errors and extras - conflicts discovered before construction phase
- Laser-measured existing buildings
- Change processing in real-time.
- 29 years of industry leading BIM experience.



VIRTUAL REALITY, AI AND REAL-TIME RENDERING

- Apple M2pro equipment
- OpenAI 4.0/Turbo Tailored Consultancy
- 3D imaging times have gone from hours to minutes
- 3D rendered images and 3D BIMx Virtual Reality (VR)
- Twinmotion Realtime Rendering
- Explore your work in progress
- Lower IT costs with better security
- Rendering & VR Model at no extra charge



CLIENT KUDOS

- Our customers have saved hundreds of thousands of dollars by optimizing the construction and detailing methods used in our buildings.
- Based on a legacy of offsite prefabrication and prefab components, together with material efficiency, we offer unmatched value on any design.
- 5-star reviews on all social media platforms.



CLOUD BASED PROJECT MANAGEMENT

- Active collaboration with the team
- Hosted file-sharing of all project documents and emails plus Gantt-scheduling of all contracted tasks and sub-consultant coordination
- Client input 24/7 from any device, desktop, mobile or other apps.
- Free cloud-based integration on every project



TRANSPARENT FEES

- Our 28 years of experience has helped us define pre-set packages for a wide range of common designs.
- Up-front pricing and construction budgets
- Packages for professional services that offering a range of value options

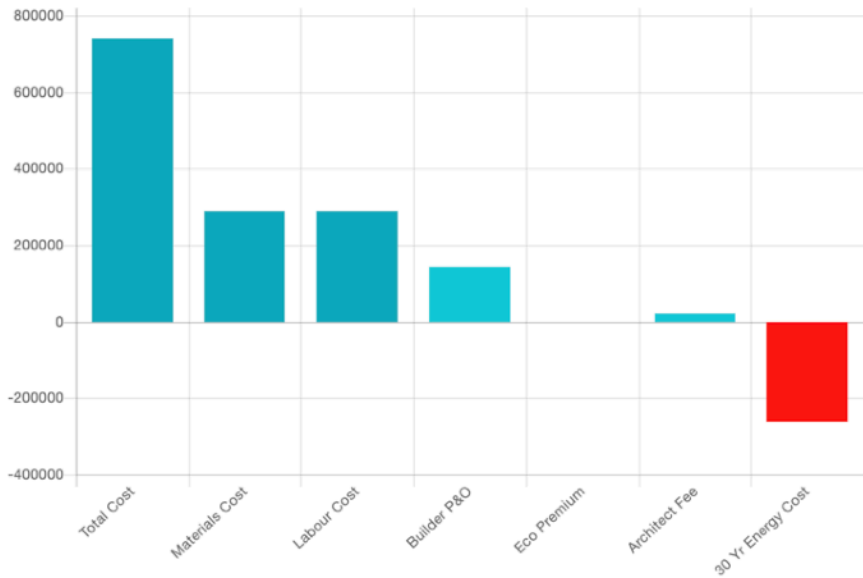


LOW OVERHEAD

- Networked professionals using virtual office technology
- Reduced overhead means a lower fee for our clients without compromising professional service
- No low or mid-level staff = better control over the timeline and budgets
- Automated, enterprise-grade, cloud-based accounting
- Transparent workflow with monthly progress
- Allow us to place a greater focus on design

C) How we work

Determining the appropriate fee for professional services can be mystifying even for our professional clients. We have had to negotiate and explain fees so many times that eventually we recognized the need to develop an app to help clarify the process of determining appropriate and fair fees; which can be found at: <https://www.thomsonarchitecture.ca/calculators/>



◀ TAI's Budget Calculator

With our web-based costing app, users can input building size, build quality and performance targets, and receive instant feedback on average architect fees, and a range of expected collateral in terms of construction drawings, typical monthly invoices and even the 30 year savings on energy costs when higher levels of performance are targeted. We use the most current values for construction costs courtesy of Rider Levitt Bucknall's Quarterly Reports, and average Architectural Fees from the Royal Architectural Institute of Canada's guidebook.

We can then direct our clients to cost and fee targets from recently completed projects in order to establish program budgets and services appropriate to the project from the very first day of working with us. We also offer a range of pre-packaged service plans that are outlined here: <https://www.thomsonarchitecture.ca/#pts>

D. TEUI (Energy Performance Level) in kWh/m2/yr

◀ Net Zero 100 | Energy Pig ▶

E. Architectural Fee (%)

◀ 2% 3 | 20% ▶

1. Construction Cost	2. Eco Premium	3. Architect Fee	4. Total Cost
✓ \$720,000.00	✓ \$0.00	✓ \$21,600.00	✓ \$741,600.00
5. Architect Hours	6. # of Drawings	7. # of Sheets	8. Avg. Arch. Invoice
✓ 160.00	✓ 54	✓ 14	✓ \$3,600.00
9. TEUI (Total Energy Use Intensity)	10. Energy Cost per kWh (editable)	11. Energy Bills or Savings/yr	12. 30-year Energy Cost or Savings
✓ 100	✓ \$0.13	✓ \$-8,695.65	✓ \$-260,869.50
13. Construction Materials (40% typ)	14. Construction Labour (40% typ)	15. Builder Overhead & Profit (20% typ)	16. GHGI (in Metric Tons CO2e/yr)
✓ \$288,000.00	✓ \$288,000.00	✓ \$144,000.00	✓ 37 MT

D) What We Do



OAA LICENSED:

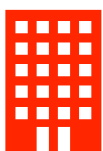
Architects and Architecture are protected terms in Ontario, and Architects are licensed professionals that are governed by the Architects Act. Members in good standing with the Ontario Association of Architects (OAA) must have a graduate-level University degree at a certified school of Architecture, hold a mandatory insurance policy, and complete a supervised internship and course of standardized exams. Additional commitments include adherence to a course of continuing education and to the OAA's Code of Ethics, with oversight by the OAA. TAI's OAA Listing is here: <http://www.oaa.on.ca/individual/Andrew-Ross-Thomson/44504>, License 8154 with our Certificate of Practice Licensed as Thomson Architecture, Inc. As a corporate architectural practice licensed by the OAA and insured by ProDemnity, we can provide you with a full range of services from *Schematic Design* to *Contract Administration* on almost any scale of project. Thomson Architecture Inc. was incorporated in 2018 from Andy Thomson | Architect (Sole Prop.)

Andy is a veteran project architect, having led design teams in a number of large office environments since 2003. As a past VP of the OAA and Chair of the OAA's Sustainable Built Environment and Policy Advocacy Coordination Team and council member of the Construction and Design Alliance of Ontario, Andy is widely regarded as a leading expert on green architecture projects. As a former builder and HVAC designer/installer (HRAI), Andy is also an Energy Modelling Expert (Performance Path Submissions, OBC) & has extensive construction experience in building energy efficient design in Ontario, BC (R2000), California (T24) and Internationally. [Read about the difference between OAA Architects and BCIN Architectural Designers here: https://www.thomsonarchitecture.ca/2016/11/15/why-a-bcin-is-not-an-architect/](https://www.thomsonarchitecture.ca/2016/11/15/why-a-bcin-is-not-an-architect/)



RENOVATIONS & ADDITIONS:

We often help our clients to evaluate multiple properties, as well as review and inspect existing buildings. We create laser measured, 3D plans existing buildings. From basement renovations to multi-storey additions, our software is specially designed to create drawings for existing, demolition and proposed conditions, facilitating your permit application drawings. We provide design services from Pre-Design through Construction, including managing sub-consultant teams, using our BIM software to coordinate all sub-consultants in 3D. From renovating existing spaces to the construction of new facilities, we offer a comprehensive, single source for your design, engineering and permitting requirements.



COMMERCIAL BUILDINGS:

From Tenant Fit-Ups to Commercial Air Terminals and 737 Hangars, we have the tools and capacity to deliver efficient, elegant and economical designs, including:

- Medical Clinics and Community Health Centres • Rapid Deployment Structures & Work Camps
- Airports & Large Span Industrial Structures • Remote & Extreme Climate Structures • Churches and Parish Halls • Community Centres • Schools & Daycares • Pharmacies • Restaurants • Breweries



ECOLOGICAL DESIGN:

Since 1996 when Andy learned early *Niedrigenergie* and *Passivhaus* standards and *Baubiologie* principles in Stuttgart, Germany, we've been designing and building green, from R2000 homes to LEED towers, an approach we call *Ecotecture*. We incorporate the best practices in building science for durable and optimal thermal performance, and add fine-tuned mechanical equipment and healthy materials to complete the a *House as a System* approach. With optimization through energy-modelling, you can count on us to bring you the most the most cost-effective, advanced, yet simplest design possible. We are committed to design with radical reductions in operating energy that is achieved by using an uncommonly economical approach to building design and construction called '*ephemeralization*' or '*lightweighting*'. This approach was developed over the course of our explorations in prefabrication and manufactured housing, which led us to develop hundreds of distinct variants of prefabricated dwellings that optimized costs and materials reductions for our proposed production models. [Read more: https://www.thomsonarchitecture.ca/ecotecture/](https://www.thomsonarchitecture.ca/ecotecture/)



ENERGY MODELLING:

We have been energy modelling our projects since 1995. As performance standards have progressed, so have the thermal modelling platforms. We now use EnergyPro for small commercial projects and Hot2000, EnergyPro and EnergyPlus for Residential Projects. We can do full performance-path modelling for SB12 of the OBC if your home does not fit one of the prescriptive paths. We will also be using PHPP for all Passive House projects with our project partners. We routinely aim for the top levels of performance of environmental building standards, having targeted a 'Total Energy Use Intensity' or TEUI of under **50kWh/m²/yr** on three of our most recent housing projects, where a typical residential TEUI is in the range of 200-400kWh/m²/yr. [Read more: https://www.thomsonarchitecture.ca/2015/11/19/a-note-on-passivhaus-vs-r2000/](https://www.thomsonarchitecture.ca/2015/11/19/a-note-on-passivhaus-vs-r2000/)



ECO-METRICS AND THERMAL ANALYSIS:

Heat-loss isn't just a waste of energy and money, it can also deposit unwanted humidity in your building's wall, floor and roof assemblies, resulting in premature failure, mold and avoidable damage. We provide thermal imaging of your building inside and out to help determine the potential cause of condensation, rot and leakage. We can also undertake a review of your utility bills and establish a Total Energy Use Intensity (TEUI) rating based on your building's area, and compare this against a National Average for the age and type of your building. Our review includes a comprehensive report and suggestions for improvements and renovations for improved energy performance and reduced carbon footprint. We can also help you establish a pathway to make your building carbon-neutral, net-zero energy or both. We have even developed our own software to benchmark the TEUI and GHGI of existing buildings, which will soon be a web-based app made available to all OAA Architects in Ontario. [Read more: https://www.thomsonarchitecture.ca/2018/11/20/how-many-miles-per-gallon-does-your-building-get/](https://www.thomsonarchitecture.ca/2018/11/20/how-many-miles-per-gallon-does-your-building-get/)



IAQ & EAQ:

Indoor Air Quality is routinely up to 5x worse than outdoor air. This can impact our health, worsen symptoms of asthma, impair cognitive function and affect the quality of your sleep. But how would you know? We offer a 30-day, comprehensive, multi-zone IAQ study that includes: • Temperature Distribution (ie. upstairs/downstairs) • Humidity • Pressure • Radon • CO2 • Oxygen • TVOC. We provide interval sampling up to 5 minutes on most of these measures, and provide you with a comprehensive report at the completion of the review that will help you to determine whether it may be prudent to undertake cleaning, balancing & maintenance of your systems, provide additional air filtration equipment and or Heat Recovery Ventilation. As we are not a reseller of these additional services or equipment, you can expect an unbiased opinion from us on your IAQ. From our work in the remediation of Sick-Building-Syndrome, we are also aware of the importance of mitigating Indoor-Air-Quality (IAQ) issues by specifying appropriate healthy materials, finishes, sealants and adhesives and ventilation control and filtration systems early in the design stage. [Read more: https://www.andythomson.ca/portfolio/2019-004-air-is-life/](https://www.andythomson.ca/portfolio/2019-004-air-is-life/)



COMMUNITIES & RESORTS:

We have experience in community living and design, from ad-hoc student villages in Germany, to co-housing in Toronto and even developing an eco-village in Quebec. The growing trend of co-buying, co-habitation, and basically all forms of community organization and living bring opportunities to design for both social and spatial structures. Finding a balance between private needs and public amenities can be best discovered in a public design forum, with architect as mediator. Andy has led several teams in consensus-building exercises aka. *charettes*: multi-stakeholder design workshops where all input is considered, filtered and synthesized, resulting in a multi-dimensional functional plan where everyone feels heard and included. [Read more: https://www.andythomson.ca/portfolio/2012-001-domaine-de-l-o/](https://www.andythomson.ca/portfolio/2012-001-domaine-de-l-o/)



ADVANCED GEOMETRIES:

We are specialized in geodesic, platonic, polyhedral and structurally-efficient geometries. These geometries can require advanced coding, research and design to construct digitally and eventually test at full scale. Inspired by the always metaphysical R. Buckminster Fuller, our exploration of ephemeral design principles, prefabricated housing, load-balancing structures, the meta-mathematical geometry of nature as understood by Bucky is a constant theme in our projects. [Read more: https://www.andythomson.ca/portfolio/2017-000-from-pythagoras-to-pizza/](https://www.andythomson.ca/portfolio/2017-000-from-pythagoras-to-pizza/)



INNOVATION:

Thomson Architecture is committed to unrelenting innovation. Every building we design aims to perform better, last longer, and reduce capital costs of the last project completed. This drive has led us to develop solutions for Net zero carbon at half the cost of code minimum construction - an industry first. We lecture on these topics at national and International conferences of architects, most recently with KPMB Architects. Andy's work with the OAA has been responsible for OAA's TEUI Calculator, Passive House Training offer for architects, CaGBC/TAF Workforce 2030 involvement and the development of the OAA.chat platform for member use. Our future goal is applying our *zero-carbon for half the cost* techniques to Multi-Unit Residential Building (MURB) projects.

E) Quick Portfolio

With a focus on deep sustainability, Thomson Architecture projects strive for zero-carbon, net-zero energy, and Passive House levels of performance wherever possible. In order to meet these high performance targets, we are unique in Canada for our innovative approach to reduced building material and labour-saving detailing, resulting in exceptional construction cost savings. See more; <https://www.andythomson.ca/>



▲ Regent Park Block 14

Competition award winning entry by architectsAlliance with Andy Thomson as sustainability lead. Photo credit: Terrence Tourangeau



▲ miniHome SOLO

DX Award winning miniHome prefabricated travel trailer One of the projects that started the tiny home craze in 2006. The first in a long series of designs for Sustain Design Studio.



▲ Whitewater Brewing Co.

Whitewater Brewing Company built his 7,200sf purpose-built brewery in 2016. The restaurant and brew pub areas have become the de facto community centre for Cobden, Ontario.



◀ Moscow House

46,000sf luxury residence. TAI under subcontract to TREA Building Systems Inc., TAI's role was to facilitate BIM for TAMMVIS of Moscow. Interior design & renderings by TGStudio of London, UK.



◀ WBC Restaurant

TAI created a series of restaurant concepts to follow the successful launch of the original brew pub in 2016.

▲ Container Prefab

Modified shipping container prefabricated homes for remote locations. Designed for a 100 unit resort development near Lake Simcoe, Ontario, 2018.

F) Our Team

ANDY ROSS THOMSON, M.ARCH, OAA | PROJECT LEAD, ALL PHASES

Professional Accreditations

M.Arch, OAA , MRAIC, LEED AP (USGBC)

Andy Thomson has been a green builder, designer and outdoor-enthusiast for over 24 years. As an avid cyclist, snowboarder and windsurfer- all 'silent sports'- Andy is deeply committed to the conservation of the natural world. As a founding member of Ryerson University's 'Green Architecture Co-Op' in 1994, and current member of the Ontario Association of Architects's Sustainable Built Environment Committee, Andy has a long-standing commitment to advancing his profession into ever more efficient, intelligent and progressive designs.

With dozens of innovative, published and award-winning sustainable projects under his belt, Andy's new firm has significant experience in Resort Development & Hospitality Design, Accessible Design, Prefabrication, Aviation, Custom Residential & Cottage Design, and Craft Brewing, Growing and Manufacturing facilities. Andy has worked in residential construction and with the R2000 Program before earning his graduate degree (UBC, M.Arch, 2003), completing over 1500 door-fan inspections, heat loss analyses and HRV design and installations, as well as working as a framing and finish carpenter in Toronto, Vancouver and while on scholarship at the University of Stuttgart, Germany. As an internationally recognized expert-level user and trainer of BIM software, Andy has travelled widely teaching and transitioning small and large architectural firms to the 3D visualization and modelling tools that the industry is only now, 20 years later, starting to adopt as a standard practice.

Education

Master of Architecture, University of British Columbia 1999-2003
University of Stuttgart, School of Architecture, Stuttgart, Germany 1994-1997
B.Tech. Ryerson Polytechnic University, 1991-1995
Completed Passive House Canada's 120 Series (PHI Certification pending)

Profile

- Internationally published, award-winning, licensed architect. Specializing in ecological and 'off-grid' projects of every type and scale
- Best known for his prefab design of the 'miniHome' project and Principal and founder of Sustain Design Studio in 2007
- Extensive experience in Hi-rise, Mixed-Use, Institutional, Healthcare, Resorts, Custom Residential and Prefabricated Construction
- Senior design and project architect for a number of large firms in Canada, USA and Europe
- A builder and designer, Andy has a keen appreciation for cost saving design that is creative, elegant, practical and a fun to build.
- Chair of the OAA's Sustainable Built Environment Committee (6yr. tenure)
- Chair of OAA's Policy Advocacy and Coordination Team
- Member of the board of the Construction Design Alliance of Ontario (CDAO)
- Familiar with advanced large span structures, and complex geometries such as geodesics, tensegrity, shell, tensile and reciprocal frame structures
- Founded Andy Thomson | Architect (2016), Incorporated as Thomson Architecture, Inc. (2018)
- Licensed Architect, OAA with over 30yrs. of construction & design experience
- Building Energy Modelling (BEM) Expert (Performance Path Submissions, OBC) & former R2000 'Delivery Agent'
- International Building Performance Simulation Association (IBPSA) Member
- Building Information Modelling (BIM) Expert and international BIM trainer for large architectural offices
- VP (Strategic) of the Ontario Association of Architects



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JORGE BENEITEZ, ENZYME | MANAGING DIRECTOR, CO-FOUNDER

Jorge holds a Master of Architecture and Urban Planning by the Polytechnic University of Madrid (ETSAM). Jorge has lived and worked in several countries across Europe, Canada, Asia and Africa and co-founded enzyme in 2015 with the goal of pursuing a better implementation of technology and the development of methodologies to improve the design and building process. An ARCHICAD Registered Consultant and an expert in BIM and Grasshopper, he has developed workflows between both platforms seeking better performance of these tools and enhancing the design capabilities of BIM workflows. Jorge is the director of Enzyme's Staff in both Madrid and Hong Kong that are dedicated to projects of Thomson Architecture, Inc. in Canada. For the full Enzyme team, refer to this page on our website: <https://www.thomsonarchitecture.ca/#team>



JORGE GIL, ENZYME | MANAGING DIRECTOR, CO-FOUNDER

Registered Architect in Spain and Member of the Architects Registration Board of UK. Jorge lived in Madrid, Turin, and London before moving to Hong Kong in 2012, becoming a Design+BIM expert after years of developing projects and competitions for Master Planning and Architecture, especially in China and Vietnam. In 2016, while pursuing his passion for outdoor sports, volunteering and exploring new ways of architecture in Bali, Jorge joined as Design Director of Enzyme APD.



EUGENIO FONTAN, ENZYME | MANAGING DIRECTOR, CO-FOUNDER

ARB Reg. 085068C - Adjunct Assistant Professor at Hong Kong University - Lecturer at Zigurat's International Master in BIM, HK - Official Trainer CIC HK – BIM Professional Course. With more than 10 years of experience developing Architecture projects in Southeast Asia, Middle East and Europe, Eugenio co-founded Enzyme.apd in Hong Kong in 2015. He has developed his own methodologies and design processes using BIM technology from the early design stage of a project, throughout construction and whole Life-cycle of the Built Asset. He is currently Teaching at the Hong Kong University.



SIMON N.A.F., ENZYME | MANAGING DIRECTOR

Simón N.A.F. studied Architecture in Spain and started working internationally from the beginning of his career. He holds a dual Master's Degree in Architecture and Urban Planning. Since his graduation in 1999, he has worked on more than 80 projects in 15 countries, allowing him to extensively develop his knowledge in diverse fields of the profession, from Architecture and Master Planning to Landscape and Interior Design. He commenced his professional career at Mecanoo Architects in Holland and he was in charge of a diverse range of European architectural projects and international competitions. He lived in the Middle East where he worked extensively on top- end luxury residential projects, including private works for Bahrain's Royal Family. In 2010, he relocated to Thailand where he completed projects like the Procter & Gamble R&D Headquarters in Singapore and Pepsi Co. Headquarters in New York and India.



G) Sub-Consultant Team

PROFESSIONAL ENGINEERS, PLANNERS, DESIGNERS AND CONSULTANTS

Thomson Architecture Inc. has a pool of professionals to draw for different regions of Canada and Ontario. While we used to list all of them here, we prefer not to do so any longer as they may be mistaken as *endorsements*. We prefer to present a range of consultants to an owner for review and selection based on criteria that we can help to pre-qualify, such as insurance or professional competencies, as well as more qualitative aspects related to our previous experiences with the companies, their range of fees, how quickly they can turn around on services and generally what are they like to work with.

Gerrits Engineering

EME Hubbert Engineering

Contact Structural Engineering

Blackwell Structural Engineering

Tacoma Structural Engineering

Timber Systems Limited

H) Design Phases

DESIGN APPROACH

Thomson Architecture Inc. has a long-standing commitment to advancing architecture with more efficient, intelligent and progressive designs. Our experience and high standard for efficient and sustainable design will aid in recognizing, preserving and enhancing the natural and cultural heritage of the region. Thomson Architecture Inc. designs to a superior standard of energy efficiency than the building code allows. Setting performance based energy targets and regularly designing for Net-Zero or Zero-Carbon.

BIM - 3D BUILDING INFORMATION MODEL

Andy Thomson is considered one of the top international 'power users' of Graphisoft's BIM software. Profiled by Apple Computer in 2009, Andy was an early participant in Apple's 'Seed Program' for Architecture & Engineering. With over 27 years of experience in BIM and an active Alpha and Beta tester for Graphisoft, a major international software developer, Andy has collaborated extensively with programmers in the EU and North America to develop unique parametric solutions to complex geometrical problems on a wide range of advanced residential and commercial projects. We routinely sub-contract these services to other architects and builders, to augment and accelerate their own in-house expertise and processes. But what does this mean for you?



- Speed: We can do in a week what a traditional 2D CAD-based firm completes in a month
- Quality: The quality, detail, parity and accuracy of our models is referred to as 'watertight' - an industry benchmark
- We laser-measure existing buildings, to create a complete 3D model and existing building Measured Drawing set
- Measured plans form the basis for design exploration using our advanced BIM software on the most current hardware
- Our 3D imaging times have gone from hours to minutes with our most recent equipment investments
- This allows for the creation of 3D rendered images and 3D BIMx Virtual Reality (VR) Models of the proposed designs so that you can explore as it progresses
- Our BIMx 3D models can be viewed in popular VR apps such as Google Cardboard (image featured above)
- By providing a comprehensive design approach in 3D - we virtually construct your building in digital space
- This virtual building also allows for better 3D coordination of sub-consultant's designs (typically 2D work products)
- This 3D model-based approach can help prevent errors and extras
- 3D Model-based changes rapidly populate to all connected drawings, saving time and fees
- 3D geometries, details and assemblies are resolved prior to construction
- Subsequently we refine the BIM model designs for a single set of documents for your Permit to Construct

INVOICING & ADMINISTRATION

We use a semi-automated, web-based accounting platform that offers our clients a professional level of project-based accounting accuracy. We invoice on a monthly basis, so you will quickly become familiar with the;



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www: thomsonarchitecture.ca p: 705.935.0355

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- transparency of our work-flow,
- pace of our work and progress towards your stated goal,
- monthly invoice amounts.
- This will give you full confidence and better control over the timeline and budgets.
- This helps reduce our management and administration overhead, which keeps our fees low and;
- This gives us more time to focus on design

PROJECT ADMINISTRATION



All of our projects are hosted online in a collaborative space called 'activeCollab'

- This feature-rich web-app connects to your android or iOS devices
- Track your design and construction project in *real-time*
- Your project can be viewed in Calendar, Task and Gantt views
- Secure hosting of all project discussions and files
- Threading notices and replies directly to/from your standard email service
- Solicit quotations from suppliers, sub-consultants and contractors.
- All related project documents all in one virtual place - no need to hunt through old emails to different people
- All project related files are available in the cloud - accessible from any device at any location
- This puts the entire design and construction team in touch with one another, to facilitate *active collaboration*

ONTARIO BUILDING CODE (OBC) & ZONING

- We are required to design to the most current (2020) Ontario Building Code compliance
- As an existing A2 Occupancy, the building will fall under parts 3 and 11 of the Code, where part 11 allows some exceptions to requirements of the current code (aka. 'Grandfathering')
- A customized OBC 'Matrix' or spreadsheet will provide a simplified overview for your local Building Department
- The OBC Matrix will include a required washroom calculation
- General Review during construction phases, is Mandatory, and extra to this proposal
- Given the stated goals of the program, retro-active compliance with thermal performance (SB10) and newer OBC accessibility requirements will be necessary.
- Zoning review to determine site setbacks and coverage will form part of your application for a Construction Permit
- We are well aware of the goals of the OBC all the way to 2030 and Federal and Provincial commitments to 2050, which can help to place your building's valuation to be competitive with buildings constructed to the higher mandatory performance levels in the years to come.

BASIC DESIGN SERVICES AKA. SCHEMATIC DESIGN

- We provide an *Architectural Design Budget* budget to allow for the creation of a set of Basic Design or *Schematic Design* documents
- *Basic Design* services allow for up to 3 iterations of plans, sections and elevations during the design process
- *Basic Design* Documentation typically consists of 20 pages of Professionally Sealed (stamped) Plans, Sections and Elevations for Pricing and obtaining Construction Permits for low-density residential construction
- *Basic Design* includes coordination with the services of a *Structural Engineer*

- We offer *Basic Design Packages* as an economical alternative to exhaustive Architectural documentation
- *Basic Design* is ideal for simple, smaller projects with standard details, materials, millwork and finishes that, when interpreted by a competent, professional, licensed contractor, are adequate for construction purposes.

PREMIUM DESIGN SERVICES AKA. DESIGN DEVELOPMENT

- Additional *Premium Design* services include a wide range of services that go beyond our *Basic Design Services*, including exhaustive, detailed *Construction Documents* that will benefit the owner and builder, in terms of reducing unknowns such as;
- Multiple Iterations, Visualizations, and VR Modelling
- Wall Sections,
- Plan and Section Details of all unique assemblies and areas of a building,
- 3D details of complex intersections,
- Coordination with the designs of additional sub-consultants ie. Mechanical, Structural, Electrical or Landscape,
- Schedules of doors, windows, millwork, cabinets, fixtures, finishes, stairs and cabinets.
- Construction Administration services can additionally be provided, as required
- Any extra services, overages, or additional design iterations will be agreed upon in writing in advance
- We also offer *Premium Design* on Design-Build (CCDC5B Contract) projects to arrive at a final design for tendering and Construction, which then often converts to a CCDC2 Stipulated Sum/Fixed Price construction contract.

Additional Phases may be required on larger or more complex jobs and include;

- *Permits & Tendering (PT)*
- *Construction Administration (CA)*

ADDITIONAL SERVICES

Beyond *Basic* and *Premium* Design Services, we can additionally produce highly detailed Construction Modelling Documents and other non-traditional services such as;

- i) Framing Elevations for Site Construction or Prefabrication
- j) Quantity take-offs for costing and Project Managers
- k) 3D and 2D mechanical layouts
- l) Advanced Energy Performance and Assembly thermal modelling
- m) 3D Spatial Scanning
- n) Prefabrication/Mass production planning and Consulting
- o) Architectural Electrical Plans
- p) Reflected Ceiling Plans with all bulkheads indicated
- q) Interior Design
- r) Millwork and Specialty Design to facilitate bidding by multiple sub-trades
- s) Custom Staircase, Railing, Fixture and Furniture Design
- t) Planning Services
- u) Acting as an Expert Witness or Proponent's Agent (ie. OMB, CofA, Tribunal hearings)
- v) Landscape Design Services

w) Coordination with sales, marketing and graphic design teams (ie. prefab dwellings)

Because of our expertise, speed and efficiency, we routinely provide many of these additional services to other architectural firms.

CONSTRUCTION ADMINISTRATION (CA)

- We exclude CA services from our Schematic proposals only because only until we have *arrived* at the completed Schematic Design do we have a clear picture of the project's budget and construction schedule, the type, duration and form of project delivery (Construction Contract)
- Optional services for *Construction Administration* can help the owner with RFI's, Change Orders, Site Instructions and a wide range of functions that help construction to stay on an even keel
- General Review during construction is mandatory per the OBC

AFFORDABLE, RESPONSIVE, PROFESSIONAL

Communication with us is always direct and responsive - we actually answer our phones! All of our architectural staff are OAA members in good standing. You can trust us to guide you through a professionally and thoroughly executed job. As your architect, please consider us an advocate for your best interests and your budget, as this is part of our professional responsibility and code of ethics. We work hard to exceed expectations.

SCOPE & CONSTRUCTION BUDGET

We price new *Construction Costs*⁵ at a *minimum* of **\$310/sf** to (supply & install). This is based on the completed price for supply and installation on a wide range of current, completed projects, and is exclusive of soft costs and taxes. These rates have been vetted by other architectural firms we collaborate with, as well as Rider Levett Bucknal's annual survey of construction residential costs for the region. We see most of our projects being completed (turn-key) in the \$270-400/sf range with exceptions to this on very large projects or steel-shell buildings that can trend as low as **\$150/sf** - which refer to as Super Economy buildings. We will help you to develop a preliminary budget in the first month of our services.

I. Testimonials

JOHN BENTLEY MAYS, THE GLOBE AND MAIL:

"Like all other architectural visionaries of modern times, Mr. Thomson foresees not merely a radical building type, but also a new kind of human being to fit the built prototype. It may well be that the long-suffering environment will eventually turn on us in some catastrophic fashion — if global warming is not already such a calamity — forcing our conversion from wasteful people into more mindful folk. Should this apocalypse come upon us — or, better still, well before it actually happens — we should be listening to what designers such as Andy Thomson are telling us, and to what they have learned."

DOMINIC GALLELLO, CEO OF GRAPHISOFT:

"Let me introduce you to Andy Thomson. He is a rock star. Andy works for two firms in Canada as well as his own. Since he does not sleep, he also has recently providing some assistance to our new reseller in Canada (Ardent). Andy's passion is about design and how to implement ArchiCAD in large firms/large projects. To this end, he has put up a site to help the community <http://www.archicad.ca/> to implement ArchiCAD on large projects. He is a terrific speaker with lots of big projects completed and I think he will be an excellent keynote speaker for the Nottingham (ArchiCAD University 2007) Event."

MIKE CRAWFORD, MAINE, USA:

"Andy Thomson is one of the very few architects I would consider for doing anything green and modern. Anyone can put up a wall of glass and say they're creating a beautiful living space by bringing the outside in. Anyone can slap on some solar panels, add fly ash to the concrete, and claim a house is green. The world abounds with such designs, but only a true professional can combine all the parts into an integrated whole. Not a building that people claim is green because they used double-glazed windows, but a complete design where all the systems and design elements work together to create not just a house, but a beautiful machine for living simply. To be able to combine all this with clean lines, a surprisingly spacious feel, and just enough funkiness to add character, is rare. Andy has lived his own creed, experimenting with his own dwellings, and knows what he's talking about on an experiential level. Yet Andy is also adept at listening to his clients and finding ways to implement their goals, even if they don't share all his passions. That's a combination we've appreciated while working with Andy on a number of designs. I'd definitely recommend Andy for any low-impact modern design project."

ROBERT & MARIA IANTORNO:

"As an industrial designer and construction professional, I highly recommend Thomson Architecture. They are professional, enthusiastic, and a pleasure to work with. We could not be happier with our home."

CHRISTINE REMY, SAN FRANCISCO, CA:

"I started working on a "fully sustainable family compound" design (for the Napa Valley) with Andy Thomson in the Fall of 2009. It was truly the most fun and productive collaborative project I have ever participated in. Each suggestion brought up an even better new idea and Andy's extensive knowledge of "cutting edge", "state of the art" architectural projects, innovations, methods, environmental standards and software made for an easy, exciting and productive adventure. Andy has a way of making an architectural design project a true collaboration, instead of just an idea forced upon his clients. We have as yet not fully finished our design, but the process has been fruitful and exciting. Andy is an architect with integrity, imagination, wisdom and courage. That is a total winning combination for any project!"

VIOLET A. SHEARER, TORONTO, ON:

"Andy Thomson is a forward thinking innovator in building design. His work causes you to expand your notion of sustainable living, while simultaneously still 'thinking inside the box'. Andy is an indispensable resource as an architect for anyone wishing to consider their environmental impact in new builds in our Canadian climate."

JULIE BOGDANOVICH, TORONTO, ON:

"I first met Andy during architecture school. He really stood out and brought years of experience to the studio, which we all learned from. His experience in Germany, I think was invaluable as they are a culture that cares about quality, timeless buildings and they are at the forefront of sustainability. He applies this experience and knowledge to his Canadian projects."

Andy truly practices what he preaches and has a ton of experience living a sustainable lifestyle. I rely on Andy whenever I have a question about architecture, details, or if I just want to toss around ideas. He's the best. He's literally an encyclopedia and his energy and excitement for what he does is infectious. Andy is hungry for knowledge and is constantly seeking out best practices and innovation. His mastery of technology and BIM programs also ensures that he works efficiently. I strongly recommend Andy for any scale of project and clients are lucky to have access to his creative and rigorous approach."

J) Featured Projects

Below is a sampling of recent projects. References for all projects are available on request. Project Numbering correlates to our CV at the end of this document.

27. WBC RESTAURANT



Location: Cobden, ON
Architect: Andy Thomson | Architect
Structural: Blackwell
MEP: Lamarche
Client: Whitewater Brewing Company
Gross Area: 3,250 sf
Construction Budget: \$600k

PROJECT HIGHLIGHTS

Public & commercial use, Interior Design, Barrier-Free Design, Rendered & BIMx Files
Interior space used for community events and acts as a community hub

PROJECT DETAILS

3,250sf new timber construction of a local craft brewery in Petawawa, Ontario. The interior space is used during off peak hours for community activities such as game nights, yoga, recreational painting etc.

ROLE ON THE PROJECT

Designed by Andy Thomson | Architect, Andy Thomson was Principal in Charge. Andy led all phases of the project.

REFERENCE

Christopher D. Thompson
Whitewater Brewing Company (chrisdt@whitewaterbeer.ca)
(613) 646-0101

21 . MOSCOW RESIDENCE



Location: Moscow, Russia
Architect: TREA Building Systems, Inc. with Andy Thomson | Architect
Structural: Blackwell
Client: Withheld
Gross Area: 46,000 sf
Construction Budget: \$80mln
Completed: 2019 - Pending
TAI Role: BIM Model Manager/Consulting Architect

PROJECT HIGHLIGHTS

In collaboration with Moscow-based TAMMVIS Architects and TMA in Toronto. 3D Structural package TAI fully coordinated the structural system for TMA/TAMMVIS/Blackwell/Timber Systems Limited for the purpose of prefabrication of premium Canadian-sourced, Douglas Fir Glue-laminated structural and timber curtain wall systems, all containerized and shipped via Montreal.

PROJECT DETAILS

46,000 sf new timber construction of a luxury, courtyard residence near Moscow, Russia. Interior renderings by Thomas Griem, London, UK.

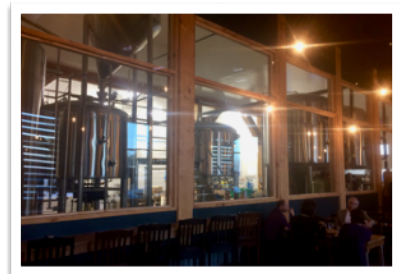
ROLE ON THE PROJECT

Designed by Cutler/TMA/Thomas Griem with Andy Thomson | Architect. Andy Thomson was the Project Architect and BIM consultant for Structural Coordination with TMA & Blackwell Engineering.

REFERENCE

Trevor McIvor, Architect (TMA)

26. WHITEWATER BREWING COMPANY



Location: Cobden, ON
Architect: Aside Architects (Brewery) w. Andy Thomson, M.Arch as Project Architect
Structural: CJE
MEP: Lamarche
Client: Whitewater Brewing Company
Gross Area: 7,250 sqft
Construction Budget: \$1.6mln
Completed: 2015 & Pending 8,000sf Expansion - 2019

PROJECT HIGHLIGHTS

Public & commercial use

Interior space used for community events and acts as a community hub in the Ottawa Valley

PROJECT DETAILS

7,000 sf of new frame & timber construction of a local craft brewery in Cobden, Ontario, with a proposed 8,000sf expansion. The interior space is used during off peak hours for community activities such as game nights.

ROLE ON THE PROJECT

Designed by Andy Thomson | Architect, Andy Thomson was Principal in Charge. Andy led all phases of the project including limited Contract Admin services.

REFERENCE

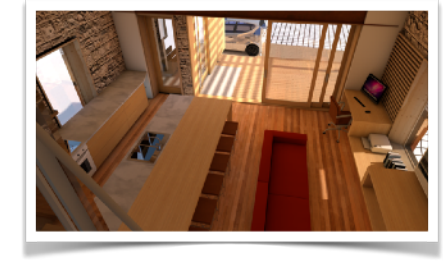
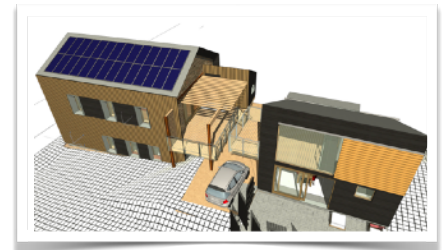
Christopher D. Thompson
Whitewater Brewing Company (chrisdt@whitewaterbeer.ca)
(613) 646-0101

a: 1017 Dominion Rd., Algonquin Highlands, ON K0M 1J1
e: thomsonarch@icloud.com
www: thomsonarchitecture.ca p: 705.935.0355

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8. MORRISTON REDEVELOPMENT



Location: Morriston, ON
Architect: Andy Thomson | Architect & Thomson Architecture, Inc.
Structural: Blackwell
MEP: Withheld
Client: Withheld
Gross Area: 6,000 sf
Construction Budget: \$1.4mln
Completed: 2019 Construction Start

PROJECT HIGHLIGHTS

Residences (3) Property severance, Committee of Adjustment, and property development of three residences c/w new wells & septic in a historic pocket of Puslinch, Ontario. One renovation of a stone barn from ca. 1860 and 2 additional new residences.

PROJECT DETAILS

7,000 sf of new timber construction of 3 houses in Morriston, Ontario. Passivhaus level of performance targeted, complete with grid-interconnected solar PV and passive solar design.

ROLE ON THE PROJECT

Designed by Andy Thomson | Architect, Andy Thomson was Principal in Charge. Andy led all phases of the project including limited Contract Admin services.

REFERENCE

Private - available on request

9. SINGHAMPTON QUONSET



Location: Singhamton, ON
Architect: Thomson Architecture, Inc.
Structural: Blackwell
Client: Withheld
Gross Area: 6,000 sf
Construction Budget: \$600k
Completed: 2018

PROJECT HIGHLIGHTS

Private Residential use. Innovative structural and thermal approach to a classic 'Quonset' shell building. Triple-glazed, timber curtain wall and radiant in-floor heating support state of the art passive solar design and economical integrated structure & finishes, such as power-floated concrete floors all sloped to drains, and steel structural shell as interior finish and fire rated surfaces.

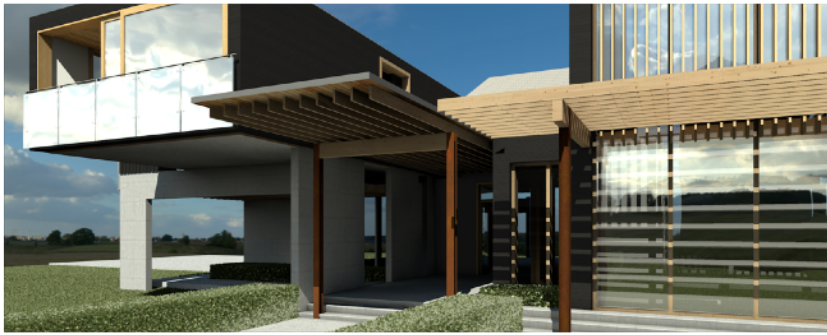
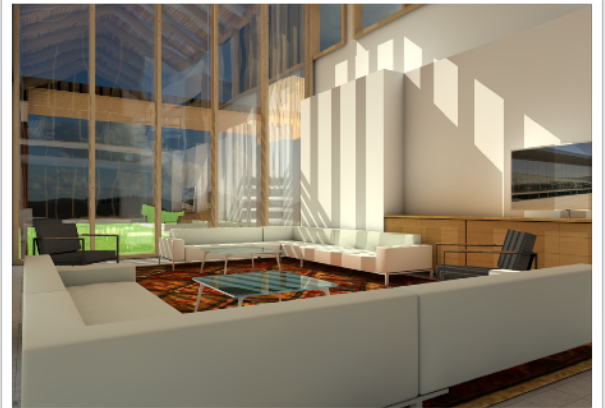
ROLE ON THE PROJECT

Designed by Andy Thomson | Architect. Andy led all phases of the project including limited Contract Admin services.

REFERENCE

Robert & Maria Iantorno

11. ERIN RESIDENCE



Location: Erin, ON
Architect: Thomson Architecture, Inc.
Structural: Blackwell
Client: Withheld
Gross Area: 14,000 sf
Construction Budget: \$4mln
Completed: In Schematic Design
Phase

PROJECT HIGHLIGHTS

Private Residential Family Compound. Designed to surpass R2000 standards, Net-Zero Carbon. Integrated Solar PV, Passive-solar design, Timber Curtain wall with Triple Glazing. 4 standalone suites in this single family residence. 14,000 sf of new timber construction adjoined to a newly renovated Stone Farmhouse in Empire Style from 1863.

ROLE ON THE PROJECT

Designed by Andy Thomson | Architect, Andy Thomson was Principal in Charge. Andy led all phases of the project including limited Contract Admin services.

REFERENCE

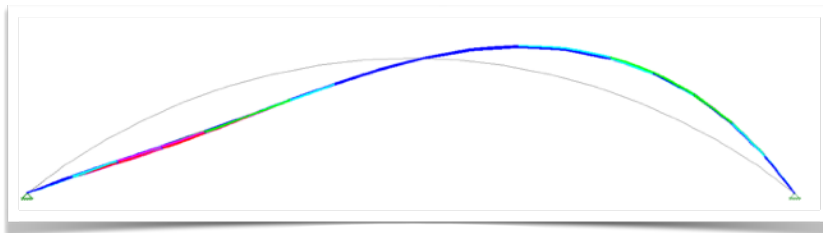
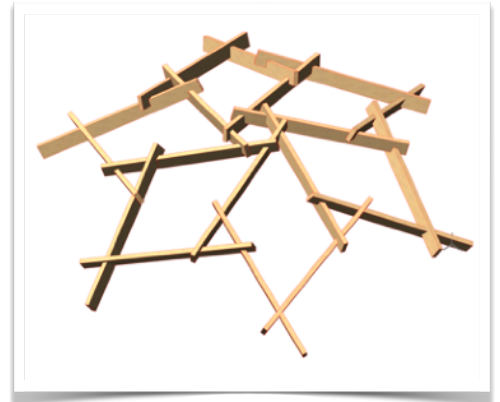
Jilani Group

a: 1017 Dominion Rd., Algonquin Highlands, ON K0M 1J1
e: thomsonarch@icloud.com
www: thomsonarchitecture.ca p: 705.935.0355

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18. PETERBOROUGH AIRPORT



Location: Peterborough, ON (YPQ)
Architect: Thomson Architecture, Inc.
Structural: Blackwell
MEP: RDZ
Client: G. Stewart Travel
Gross Area: 5,000sm Hangar and 3,500sm Terminal Building
Budget: \$30mln
Completed: Pending - In Schematic Design

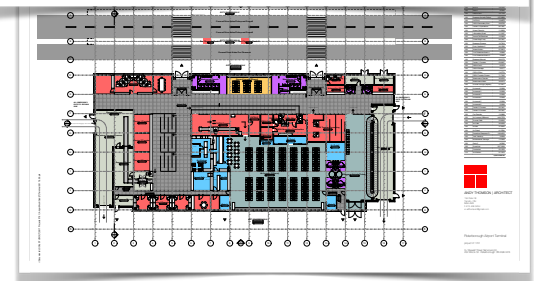
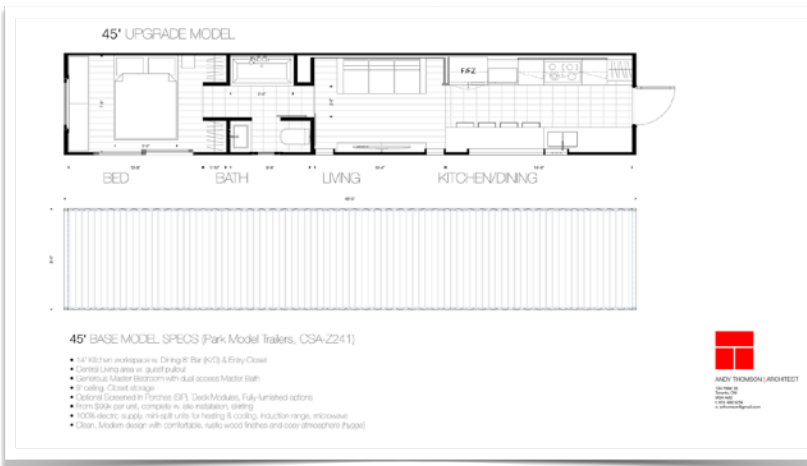
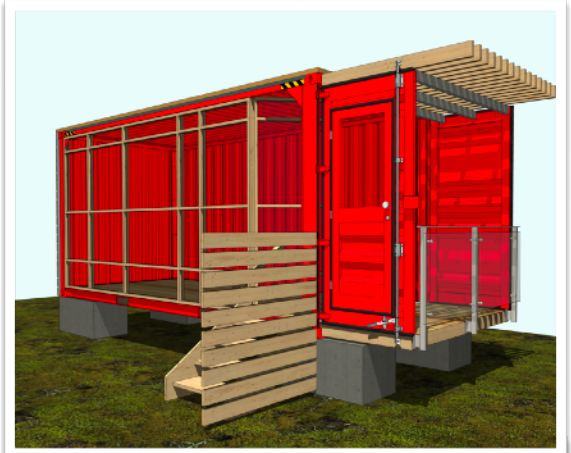
PROJECT HIGHLIGHTS

Public & commercial use. Custom designed Reciprocal Frame Timber Grid Shell Structure with advanced 3D modelling and custom programming of BIM components. Software support from the Universities of Singapore and Tel Aviv Structural Engineering Departments, with Mike Lanctot, GDL programmer. Over 8,000 square meters of new timber construction designed for future expansion. The proposed terminal is designed to support regional and short-haul international charter and scheduled flights (737 Aircraft) with pending negotiations for a scheduled carrier. Terminal Design is based on several regional airports and a new, customized process for accelerated check-in and security clearance.

REFERENCE

Scott Stewart

22. CONTAINER TRAILER PARK



Location: Cannington, ON
 Architect: Thomson Architecture, Inc.
 Structural: Blackwell
 MEP: RDZ
 Client: Withheld
 Gross Area: 50 acre Park with 80 units
 Construction Budget: \$20mln
 Completed: Pending - Planning

PROJECT HIGHLIGHTS

Public & commercial use. Custom designed modified 'core' 40' high-cube and accessory unit approach.

PROJECT DETAILS

Designed for vertically integrated marketing, sales, manufacturing, after-sales support, rental pooling/time-share management, this 50 acre private development takes advantage of Park Model Trailer zoning, offshore manufacturing to CSA standards, and delivery to the Ontario site with exterior finishes and all furnishings and fixtures shipped inside for site assembly. Novel footing system resists uplift while allowing non-permanent locations for a wide range of site configurations and add-on rooms, decks, railings, stairs and other after-sales accessories.

REFERENCE

Withheld

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 e: thomsonarch@icloud.com
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20. MUSKOKA BAY RESORT



Location: Gravenhurst, ON
Architect: Trevor McIvor Architect Inc.
Structural: Blackwell
Client: Freed
Gross Area: 62 Units, 43,000 sf
Budget: \$10mln
Completed: Pending
TAI Role: BIM Model Manager/Consultant

PROJECT HIGHLIGHTS

Private Residential Condominium and Resort. New Construction. Designed in harmony with the landscape. 62 Units, 8 typical unit types and 2 penthouse unit types.

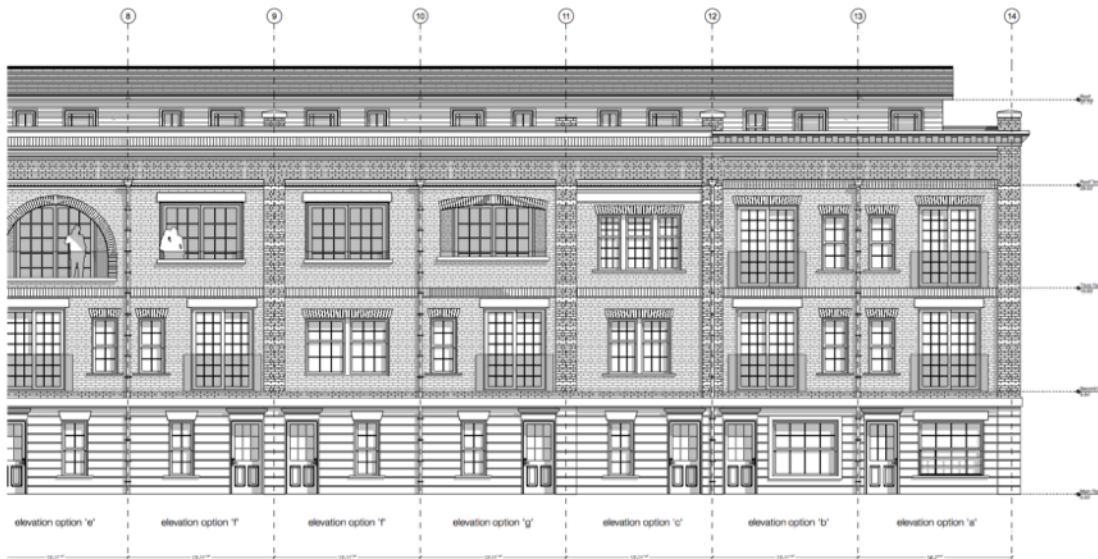
PROJECT DETAIL

Inspired by the Canadian Shield, this 62 unit condominium blends into the Muskoka landscape. The approach facade disappears into the forest surroundings, while on the parallel facade the units become the focus point with private balconies that frame views of the golf course and surrounding forest.

REFERENCE

Trevor McIvor Architect Inc.
Photo Credit: Muskoka Bay Resort. (2020, March 30) from: <http://www.trevormcivor.com/portfolio/muskoka-bay-resort/>

28. OLD KINGSTON ROAD TOWNHOUSES



Location: Scarborough, ON
 Architect: Andy Thomson | Architect
 Client: Withheld
 Gross Area: 63,434 sf
 Budget: \$16mln
 Completed: On hold

PROJECT HIGHLIGHTS

34 units Surrounding Heritage Designated postmaster's home

PROJECT DETAIL

While this development is located on an arterial street in Scarborough, slated for increased density in the context of a demand for more units of affordable and accessible housing, the challenge was to provide these units while maintaining sight-lines and use of the heritage designated home on the site as a community centre as requested by Toronto Heritage. The project is on hold pending changes to Provincial Legislation surrounding the Planning Act, specifically in relation to Community benefits Charges and Section 37 of the Act.

65. VINEYARD OAKS, NAPA



Location: Napa, CA
Architect: Andy Thomson | Architect
Client: Healthy Buildings USA (Spec. Dev.)
Gross Area: 12 units
Budget: ~\$1.5mln/home
Completed: 2015
TAI Role: Director of Design, HBUSA

PROJECT HIGHLIGHTS

Passive House & R2000 level subdivision. Increased thermal mass to utilize night-time cooling, tall automated awning windows and clerestory windows to dump heat at night, and xeriscape drought tolerant landscaping.

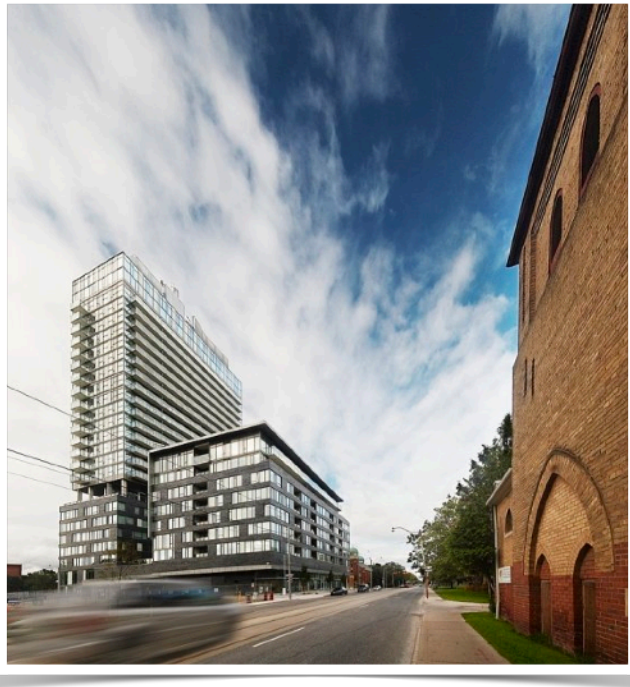
PROJECT DETAIL

These outstanding, high-end wine country getaways, feature transitional arts & crafts inspired exteriors with contemporary, resort-style open concept interior plans. The plans feature generous, centrally located kitchens complete with wine-bars, 16'-wide sliding glass doors that open to the vineyards at the rear, and generous bedroom suites with walk-in-closets and 5-piece spa-style bathrooms. Every unit is targeted LEED Gold for Homes, and will include net-zero-energy PV systems, and rainwater/greywater systems. As chimneys were considered an artefact of the 'carbon-burning-era' and these homes don't have them.

REFERENCE

Andy Thomson | Architecture

83. BLOCK 14, REGENT PARK TORONTO



Location: Toronto, ON
Architect: Architects Alliance
Structural: Jablonsky Ast
MEP: Keen Engineering
Client: Cresford Developments (later Daniels Group)
Budget: \$120mln
Completed: 2012
TAI Role: Sustainability Lead/Intern Architect

PROJECT HIGHLIGHTS

Mixed Use Development. Commercial space at grade with Townhouse units and Seniors housing above. Designed to LEED Gold.

PROJECT DETAIL

Our Award-winning first project in the \$14billion dollar redevelopment initiative of Toronto Community Housing Corporation's Regent Park, 'Block 14' is a tower & podium project that exemplifies the new planning for the community. Originally an experiment in social housing, Toronto's Regent Park became a dangerous slum over the decades, cut off from the flow of the city grid. The new Regent Park projects mix incomes and demographics. Block 14 contained commercial and market-rate townhouse units at grade, senior's housing in the tower, and the co-generation (district heating plant) for the first phase of development. The project featured as many aspects of green design as were feasible, such as green roofs, rainwater collection, advanced heat (enthalpy) recovery and heat exchange systems, radiant floor heating and best in class thermal envelope detailing and glazing. aA won this competition, with Andy Thomson presenting to the jury the environmental features of the project.

REFERENCE

architects Alliance

Photo Credit: Terence Tourangeau (as featured on the cover of Canadian Architect)

84. PURE SPIRIT CONDOMINIUMS



Location: Toronto, ON
Architect: Architects Alliance
Structural: Jablonsky Ast
Client: Dundee Developments
Gross Area: 432,612 sf
Budget: \$80mln
Completed: 2008
TAI Role: BIM Model Manager/Intern Architect

PROJECT HIGHLIGHTS

Mixed Use. Commercial at Grade, condominiums above. 39 stories.

PROJECT DETAIL

Located in a historic part of Toronto, this building was design not only to be of mixed use, but also of mixed scale. The bottom 6 floors, consisting of at grade commercial space and 5 floors of condos, with a rooftop Spa and Pool Level is designed to fit in with the historical context, completing bulk of the pie-shaped site. The remaining 34 stories are built into a tower that boasts wraparound balconies with views of Lake Ontario.

REFERENCE

architects Alliance

Photo Credit: Distillery District: Pure Spirit. From: <https://architectsalliance.com/projects/xl/distillery-district-pure-spirit>

a: 1017 Dominion Rd., Algonquin Highlands, ON K0M 1J1
e: thomsonarch@icloud.com
www: thomsonarchitecture.ca p: 705.935.0355

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85, KING & ONTARIO CONDOMINIUM



Location: Toronto, ON
Architect: Architects Alliance
Structural: Jablonsky Ast
MEP: Halsall
Client: Context Developments
Budget: \$60mln
Completed: 2010
TAI Role: BIM Model Manager/Intern Architect

PROJECT HIGHLIGHTS

Designed as a 14-storey infill development with sub-grade parking and retail spaces fronting King Street and Adelaide. this concrete shear wall structure was an exercise in strategic setbacks for maximum daylighting in consultation with neighbourhood stakeholder groups.

REFERENCE

architects Alliance

Photo Credit: King and Ontario Street Intersection. n/a. Retrieved July 15, 2020, from www.google.ca/maps

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86. 4 SEASONS HOTEL AND RESIDENCES



Location: Toronto, ON
Architect: Architects Alliance
Client: Four Seasons Group
Gross Area: 576,138 sf
Budget: \$500mln
Completed: 2012
TAI Role: BIM Model Manager/Intern Architect/Schematic Design

PROJECT HIGHLIGHTS

New Construction. Mixed use Development. Luxury Hotel and Condominium units. 241 private residential units. 254 hotel rooms.

PROJECT DETAIL

This development consists of two buildings, a 46 story tower and a 30 story residential tower. Grade levels of both towers include public commercial space, featuring 2 restaurants and a bar. The 46 story tower features 108 luxury private condominiums and 254 hotel suites, while the 30 story tower has an additional 133 residential suites. Andy was involved with the early file setup, programming based on the Miami 4S Hotel property, massing and elevations, glazing research and BIM project organization for maximizing the efficiency of the design team under the direction of Rudy Wallman, principal.

REFERENCE

architects Alliance

Photo Credit: Seasons Hotel and Residences. From <https://architectsalliance.com/projects/xl/four-seasons-hotel-residences>

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88. ESPRIT PARK CONDOMINIUMS



Location: San Francisco, California
Architect: Jon Worden Architects
Developer: Build, Inc.
Structural: Murphy Burr Curry, Inc.
Completed: 2010
TAI Role: BIM Model Manager/
Intern Architect

PROJECT HIGHLIGHTS

Andy provided on-site laser-measurement of the historic brick structures and set up ArchiCad BIM model management to

facilitate the insertion of carefully planned coordinated modular wet cells and unit types.

PROJECT DETAIL

Jon Worden Architects completed the transformation of the former Esprit Clothing Factory in the Dogpatch neighbourhood of San Francisco into a wide range of mixed-use infill with condominiums. The project included the restoration and adaptive reuse of two brick and heavy timber warehouse buildings dating from the early 20th century. A portion of the 190 x 215-square-foot building was demolished. The two remaining high-ceiling structures were upgraded to current building code with structural steel interior seismic upgrades, with intermediate mezzanines at each level. Extensive shoring and foundation alterations were required to achieve the necessary floor heights and building separations.

89. PDR PROTOTYPE BUILDING



Location: San Francisco, CA
Architect: Jon Worden Architects
Client: City of San Francisco
TAI Role: Schematic Design/Intern Architect

PROJECT HIGHLIGHTS

The City hired JWA to design a Prototype building to comply with their draft PDR (Production, Repair, Distribution) zoning; a new neighbourhood-scale mixed use class of zoning designed to permit live/work studio lofts for artists and artisans, complete with courtyards over parking levels and service bays at every grade-accessible suite, with interior staircases to upper levels of the same suites. Courtyard building forms allow for ample air and daylight deep into the plan of the building, while multi-level parking occupies the lower level interior of the massing. Below grade parking occurs on sites where soils and water tables allow. Schematic Massing Design and images by Andy Thomson.

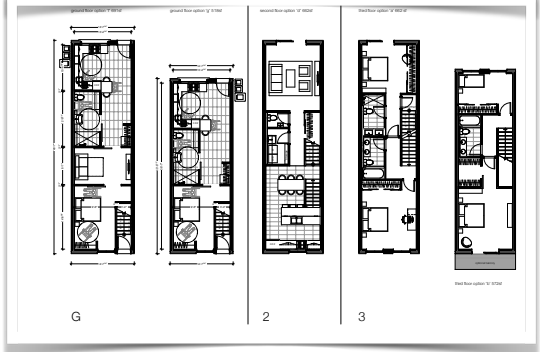
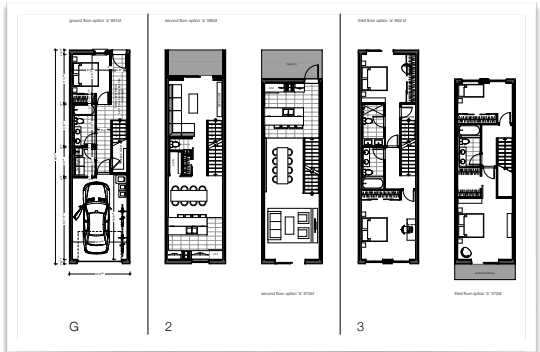
This project ultimately led to the formalization of the PDR Zoning: https://www.betterbayarea.org/pdr_101 The PDR zoning has permitted many small businesses to flourish as live/work opportunities are encouraged rather than discouraged, and street-level activity fosters deep engagement and civic activity, bringing life back into formerly depressed light industrial and car-centred areas. This PDR Prototype was envisaged as one type of building to be planned for the 28 acre Southern Waterfront development known as the Pier 70 District, now entering construction: <https://sf.curbed.com/2018/5/14/17351786/pier-70-ground-breaking-groundbreaking-opening-date-2018>

a: 1017 Dominion Rd., Algonquin Highlands, ON K0M 1J1
e: thomsonarch@icloud.com
www: thomsonarchitecture.ca p: 705.935.0355

thomson architecture inc

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10. YONGE STREET TOWNHOUSES



Location: Barrie, ON
 Architect: Thomson Architecture Inc
 Client: Quang Thuantran
 Budget: \$10mln
 Completed: Pending

Project Highlights
 New Construction. Net Zero. Mixed use Development.

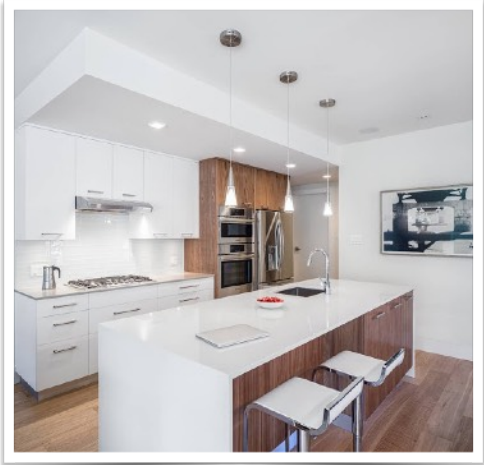
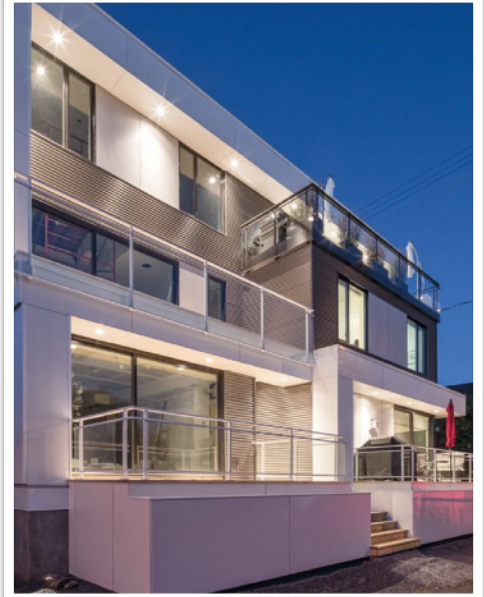
PROJECT DETAIL

Modular, mixed use development. Private residential Townhouse suites that can be formatted in a number of different options. Each house has its own rental unit at grade to provide income to the suite owner above.

REFERENCE

Thomson Architecture Inc.

64. MCKAY STREET CONDOMINIUM



Location: Ottawa, ON
Architect: Linda Chapman Architecture
Structural: n/a
MEP: n/a
Client: Linda Chapman
Gross Area: 4 units
Budget: \$3mln
Completed: 2014
TAI Role: BIM Model Manager/Intern Architect

PROJECT HIGHLIGHTS

Multi Unit Condominium. Net Zero. Sustainable Living.

PROJECT DETAILS

Private Residential Condominium. New Construction. Built to Net Zero standards, the development is designed as a space to age in a community environment. Andy developed initial programming and plans, building massing, elevations and BIM file under direction of principal architect Linda Chapman.

REFERENCE

Linda Chapman, Architect Ottawa, ON

Photo Credit: Philopoulos. Photography by Justin Van Leeuwen, A. (2017, March 23). Rethinking the Art of Living Green: Sustainable living with friends in your golden years. Retrieved July 15, 2020, from <https://ottawamagazine.com/homes/rethinking-the-art-of-living-green-sustainable-living-with-friends-in-your-golden-years/>

29. LAKESHORE RD. TOWNHOUSES



Location: Mississauga, ON
Architect: JHA Architecture
Client: Lakeshore GTA Estates Inc.
Gross Area: 13 units. 17,652 sf
Budget: \$6mln
Completed: 2010
TAI Role: Project Architect/
Consultant

PROJECT HIGHLIGHTS

Mixed Use. Commercial and Residential.
Townhouses.

PROJECT DETAILS

This mixed use development consists of 13 Townhouses that sit on top of 7 grade level commercial units. The Townhouses are each designed with a rooftop garden and the facade are inspired by the historic architecture of the area.



REFERENCE

JHA Architecture

Photo Credit: Lakeshore GTA Townhouses. (n.d.). From: <https://jh-architecture.ca/projects/lakeshore-gta/>

a: 1017 Dominion Rd., Algonquin Highlands, ON K0M 1J1
e: thomsonarch@icloud.com
www: thomsonarchitecture.ca p: 705.935.0355

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59. MEC | OTTAWA STORE EXPANSION



Location: Ottawa, ON
Architect: Linda Chapman Architecture
Constructor: Broccolini
Client: Mountain Equipment Co-Op
Gross Area: n/a
Budget: n/a
Completed: 2009
TAI Role: BIM Model Manager/Intern Architect

PROJECT HIGHLIGHTS

Commercial addition. Reuse project.

PROJECT DETAIL

The Ottawa MEC was one such C2000 project – and as the Ottawa store had outgrown its 10-yr old premises, Linda Chapman was hired back to explore some expansion possibilities. She was open to porting all the work done to date over to ArchiCad BIM software, so that we would be well positioned to deliver renderings as well as full construction modelling services to the client – which seemed well received in our coordination meetings. It should be noted, that comprehensive as-built verification and coordination of legacy drawings took place to ensure that the MEC building was accurately modelled so that our planned addition would mate well with the existing hybrid of concrete, timber and steel construction – and that, wherever possible, intact elements (glazing, exterior cladding, etc.) could be reused.

REFERENCE

Linda Chapman Architecture

a: 1017 Dominion Rd., Algonquin Highlands, ON K0M 1J1
e: thomsonarch@icloud.com
www: thomsonarchitecture.ca p: 705.935.0355

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70. MINIHOME SOLO



Location: Ontario
Architect: Sustain Design Studio | Andy Thomson (co-founder/principal)
Constructor: Northlander Industries
Client: Northlander Industries
Gross Area: 270 sf
Budget: \$150k
Completed: 2006

PROJECT HIGHLIGHTS

The world's first off-grid, Travel Trailer (CSA certified). Featured extensively on TV, Radio and print media including Oprah's O at Home Magazine. Winner of DX award for interior design and flagship modern design at the forefront of the Tiny Home craze.



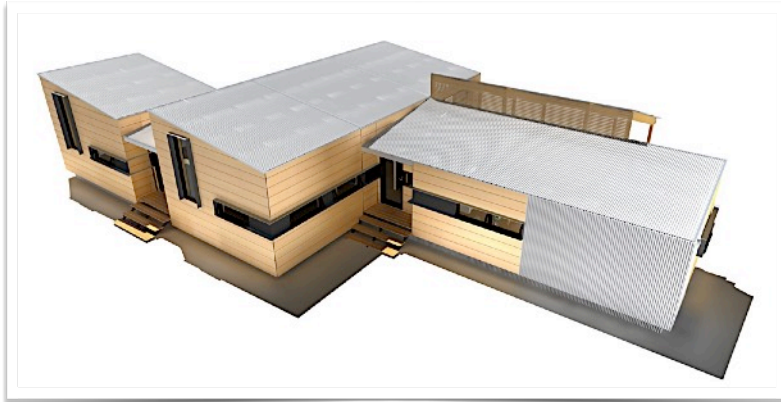
PROJECT DETAIL

The miniHome was an 8' wide, 36' long, completely self contained dwelling unit that basically put a code-compliant condo-style dwelling on a steel chassis with wheels. The miniHome SOLO contained its own power production system that consisted of PV panels and a proposed Stirling Engine that could be run on biodiesel. Water and wastewater systems were also onboard. Healthy materials were selected to reach indoor air quality goals. A sleeping loft was accessed by a sloped bookcase that doubled as a ladder. This first project led to a series of sequel projects, such as the miniHome DUO, TRIO and eventually an extensive range of Sustain Design Studio prefab projects that continued after Andy sold his shares of the company he founded in 2005 to Altius Architecture, Inc in 2009.

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e: thomsonarch@icloud.com
www: thomsonarchitecture.ca p: 705.935.0355

thomson **architecture** inc

72. MINIHOMERTRIO



Location: Paradise Cove, Malibu California
Architect: Sustain Design Studio | Andy Thomson Principal
Client: Pamela Anderson, for Josh Crissant
Gross Area: 800sf
Budget: \$350k
Completed: 2009

PROJECT HIGHLIGHTS

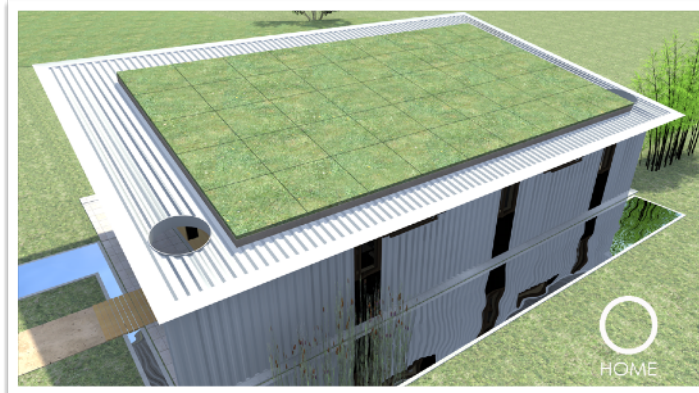
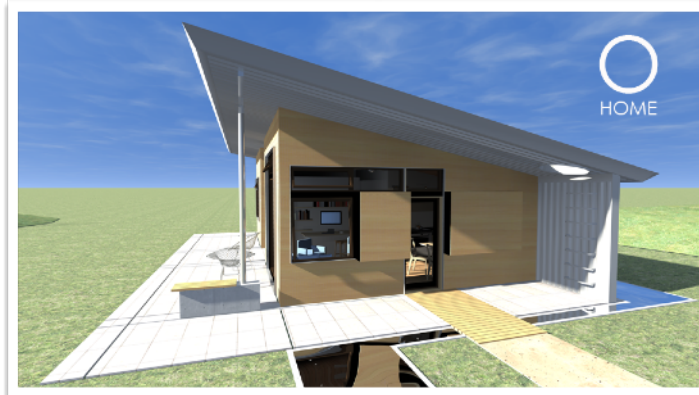
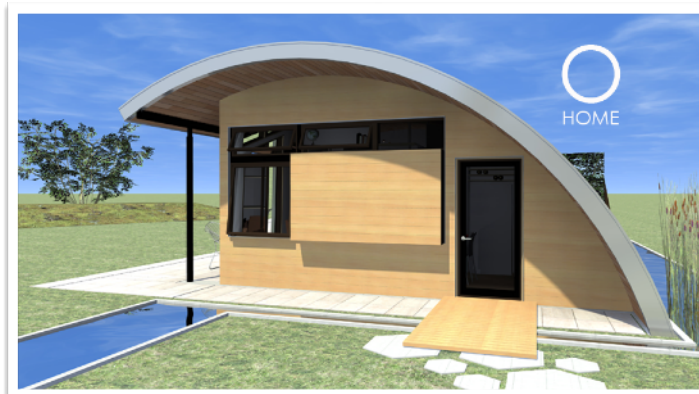
Originally designed for Canadian actor Pamela Anderson, the miniHome TRIO followed on the success of the miniHome SOLO, the TRIO model was intended for placement in the Malibu Park Model Trailer park known as Paradise Cove, and featured two bedrooms for Pammy's kids. Project featured horse-logged Western Red Cedar from Vancouver Island, engineered wood framing, PU Insulation and a more spacious, 12' wide layout with a central entrance. The 12 Wide chassis could have additional modules added to include decks, extra bedrooms and a solar trellis to make this SDS's first truly modular project.

REFERENCE Andy Thomson

a: 1017 Dominion Rd., Algonquin Highlands, ON K0M 1J1
e: thomsonarch@icloud.com
www: thomsonarchitecture.ca p: 705.935.0355

thomson architecture inc

66. OHOME WAVE/WING/CLASSIC



Location: Napa, California
Architect: Andy Thomson for HBUSA
Constructor/Client: HBUSA
Gross Area:n/a 600-1200sf
Budget: \$150k to \$300k
Completed: 2010

PROJECT HIGHLIGHTS

Prefab homes utilizing proprietary SIPS panels with integral interior and exterior finishes.

PROJECT DETAIL

Developed to provide energy efficient housing for a desert climate, the OHOME concept was a rapid-site-assembled approach to prefab, where wall and roof components were factory made and drop-shipped to site for assembly. Finishes are Kynar-coated steel panels with a Demilec Soy-based low-rise foam core. Panels were screwed together with exterior, colour matched spline joints. Integrated structural flashings and gutters serve to finish the detailing of the system, leading to substantial reductions in labour and increased housing affordability.

REFERENCE

Andy Thomson } Healthy Buildings USA

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e: thomsonarch@icloud.com
www: thomsonarchitecture.ca p: 705.935.0355

thomson **architecture** inc

K) Project Experience

2020-18 THOMSON ARCHITECTURE, INC.
BARRIE, ONTARIO
www.andythomson.ca

Principal architect. Selected projects listed.

1. Smiths Falls Residence - \$1mln - Bungalow
2. Koalaroo Daycare Kitchen - \$700k - ICI
3. Ontario Federation of Snowmobile Clubs - \$300k - ICI
4. CodeNinjas Barrie Flagship TI - \$700k - ICI
5. Hastings Microfarm - \$700k - Residential Acreage
6. Nottawa Addition - \$200k - Heavy Timber Add'n
7. Say It With Love Bridal Boutique - \$150k TI - ICI
8. Morrision Residences - \$2mln - 2 Houses & one laneway residence
9. Singhampton Residence - \$650k - 6,000sf Passive Solar Residence & Garage
10. Yonge St. Townhouses, Barrie - \$10mln
11. Erin Residence - \$3mln
12. Tiffin St. Development, Barrie - \$1mln
13. Utopia Addition - \$100k
14. Thyra Laneway Residence - \$400k
15. Strathroy Residence - \$2mln
16. Quinte Seasonal Residence - \$150k
17. Innisfil Addition - \$200k

2018-16 ANDY THOMSON ARCHITECT |
BARRIE, ONTARIO
www.andythomson.ca

Principal architect. Selected projects listed.

18. Peterborough International Airport & Hangars - \$30mln New Construction
19. Morrision Redevelopment - \$2mln
20. Muskoka Bay Condominium Resort - \$10mln (under contract to Trevor Mclvor Architect)
21. Moscow Residence - \$80mln (under contract to Trevor Mclvor Architect)
22. Cannington Resort Redevelopment - \$50mln New Construction
23. Sandbanks Resort Redevelopment - \$30mln New Construction
24. Jilani Group - Residential Renovations & New Construction
25. Spice Lounge & Tapas - Code Review
26. Whitewater Brewery Production Facility \$1.2mln New Construction
27. Whitewater Brewery Brew-pub and Restaurant - \$1.6mln New Construction

28. Old Kingston Rd. Townhouses Scarborough - \$8mln - under contract to JHA Architecture

29. 756 Lakeshore Rd. East Townhouses Mississauga - \$6mln - under contract to JHA Architecture

2015 ASIDE ARCHITECTS
PETERBOROUGH, ONTARIO
www.asidearchitects.ca

Senior associate intern architect under contract; responsible for Design & Construction Documents and Administration on Brewery, Restaurant, Residential and other regional projects.

2015 HILDITCH ARCHITECTS
TORONTO, ONTARIO
<http://www.hilditch-architect.com/>

Project architect responsible for Design Documents on Public Health & Community Centre Projects.

30. Rexdale CHC (Community Health Centre/Community Hub) \$1.2mln & \$400k

31. Stonegate CHC (Community Health Centre), Etobicoke - \$1.8mln

2014 MORRIS-THUEMEN ARCHITECTS, INC.
PEMBROKE, ONTARIO
www.morristhuelmen.com

Senior associate intern architect under contract; responsible for Construction Documents and Administration on hotel, daycare, kindergarten, restaurant, medical and other regional projects.

32. Travelodge Hotel Pembroke Conference Centre Expansion - \$1.7mln Renovation/Addition

33. Arctic Kingdom Tourism Cabins, Iqaluit - \$50k Mobile Tourism Prefabrication

34. Petawawa Strip Mall - \$2mln New Construction

35. Petawawa Shooting Range - \$1.2mln New Construction

36. Pembroke Catholic Diocese 'Bishop's Palace' St. Columbkille - \$2mln Historic Renovation & Addition

37. Our Lady of Sorrows Kindergarten - \$1.2mln Kindergarten Addition

38. Whitewater Brewery Brew-pub and Restaurant - \$30k Tenant Improvements & Code Review

39. Petawawa Physiotherapy Clinic - \$100k Tenant Improvements

40. St. Michael's Catholic School Renovation - \$500k Addition

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41. Algonquin College Pub Renovation - \$80k Renovation/Alterations
42. Pembroke Red Cross Interior Renovation - \$50k Interior Renovation
43. EBH Architects North Bay BIM Consulting
44. Mosca Residence - \$50k Mobile Prefabricated Residential
45. St. Barnabas Church Renovation - \$800k Renovation
46. Ullrich's Grocery & Restaurant Renovation - Feasibility Studies
47. Rockport Public School Renovation - \$40k Renovation
48. Arnprior Mall Expansion & Renovation - Feasibility Studies and Designs for Renovation/Renewal
49. St. Thomas Daycare Renovation - \$500k Daycare Conversion/Renovation

2014/11 DOMAINE DE L'O
 FORT COULONGE, QUÉBEC
www.dclo.ca

50. Owner, Designer & Contractor for this private Campground Development, including master-planning, website and marketing, site (terrain), infrastructure, and building design, construction and construction management for this 50 acre, CDCQ certified Campground Resort on the Ottawa River.

2013/10 PRIVATE CONTRACT WORK
 OTTAWA-GATINEAU, ONTARIO &
 QUÉBEC
www.earthstream.ca

Projects undertaken in partnership with Lapalme-Rheault Architecte of Gatineau, QC and Linda Chapman, Architect of Ottawa, ON.

51. Peter Goodings Residence, Dunrobin Shores, ON - \$1mln Residential New Construction
52. Mary Lake Residence, Shawville, QC - \$300k Bungalow Renovation
53. Allingham Residence, Wakefield, QC - \$500k Residential New Construction
54. St. Paul's Anglican Church, Shawville, QC - \$1mln Historic Renovation & Studies
55. Val Residence, Ottawa, ON - \$600k Residential New Construction
56. Lowe's Warehouse, Milton, ON (in partnership with James Hettinger, Architect) - Renderings
57. Crawford Residence, Lewiston, Maine - \$700k Residential New Construction
58. Walker Residence, Wakefield, QC - Design Phase
59. Ottawa MEC Store Expansion, Ottawa, ON - \$2.8mln Store Expansion
60. Meech Lake Residence, Gatineau, QC - \$700k Residential New Construction
61. Cumberland House, Ottawa, ON - \$1.6mln Residential New Construction
62. Youth Treatment Centre, Nepean, ON - Design Renderings

63. Balmoral Residence, Ottawa, ON - \$1mln Residential New Construction
64. McKay Condominiums, Ottawa, ON - \$3mln Residential New Construction - under contract to Linda Chapman Architect (Schematic to DD)

2010 HEALTHY BUILDINGS
 NAPA, CA
www.healthybuildingsusa.com

Senior Designer and Principal in Charge of Engineering and Design.

65. Vineyard Oaks of the Napa Valley, Luxury Subdivision, Napa, CA - 12-Unit Winery Subdivision
66. OHOME Prefab single residential homes design - \$300k Residential New Modular Construction
67. OHOME Prefab multi Unit Residential Development, Napa, CA
68. Culinary Institute of America, Calistoga, CA - \$2mln Institutional New Construction
69. Holton-Remy Residence, Calistoga, CA - Design Phase

2009/02 ALTIUS ARCHITECTURE INC
 SUSTAIN DESIGN STUDIO
 TORONTO, ON
www.altius.net & www.sustain.ca

Design and project architect (CEO and Principal Designer of Sustain Design Studio - prefab projects division) with this custom residential firm dedicated to contemporary eco-design.

70. Minihome SOLO, Prefab Residence, Toronto, ON - \$170k Travel Trailer Prefabrication
71. Minihome DUO, Prefab Residence, Toronto, ON - Concept Design
72. Minihome TRIO, Prefab Residence, Toronto, ON - \$150k Park Trailer Prefabrication
73. Minihome Arctic Edition, Prefab Residence, Toronto, ON - Concept Design
74. Urban Mode, Prefab Retail Space, Toronto, ON - \$120k Commercial Prefabrication
75. Modular Classroom Design, TDSB, Toronto, ON - Design Phase
76. Plan China, Student Residences, Shenzhen, China - Design Phase
77. North York Residence, ON - Design Phase
78. Lipsey Lake Cottage - \$400k New Residential Construction
79. Pine Lake Cottage - \$500k New Residential Construction
80. Muskoka River Cottage - \$700k New Residential Construction
81. Altius Architecture Office Renovation (Design) Toronto, ON - Design Concept
82. 4X4 Container House, Poland - Design Concept

2006

ARCHITECTS ALLIANCE
TORONTO, ON
www.architectsalliance.com

CAD/BIM Manager, LEED/Environmental consultant and design intern

- 83. Block 14, Regent Park Mixed-Use Tower/Podium (Design Competition Winner), Toronto, ON - \$120mIn Residential Mixed-use Tower/Podium
- 84. Purespirit Condominiums, Distillery District, Toronto, ON - \$80mIn Residential Mixed-use Tower/Podium
- 85. King & Ontario Condominium, Toronto, ON - \$60mIn Residential Mixed-use Tower/Podium
- 86. 4Seasons Hotel and Residences, Toronto, ON - \$500mIn Residential Mixed-use Tower/Podium

2005

JON WORDEN ARCHITECTS
SAN FRANCISCO, CA
www.jonwordenarch.com

CAD/BIM Manager, Design and project architect, LEED consultant and research coordinator for this Sonoma County-based firm.

- 87. Fong Residence, Clarksburg, CA - \$1.2mIn Residential New Construction
- 88. Esprit Park Condominiums, San Francisco, CA - \$200mIn Residential Condominium
- 89. Prototype PDA Zoning Test Building, San Francisco, CA - Schematic Design Phase