



JOHNSON STREET GATEWAY

CIVIC ADDRESS : 1314-1318, 1324 Wharf Street, Victoria, BC
LEGAL ADDRESS : Lot 182A, Lot 182F, Lot 182G and Road Closure Area represented by Plan NO. EPP8684 for City of Victoria Bylaw NO. 14-043

REZONING AND DEVELOPMENT PERMIT (AMENDMENT)
August 3, 2018

OWNER CROSTOWN PROPERTIES (WHARF ST.) LTD. #305-111 WATER STREET Vancouver, BC V6B 1A7 Tel: (604)-694-8996		INTERIOR DESIGN DIALOG 406, 611 Alexander Street Vancouver, BC V6A 1E1 Tel: (604)-255-1169 Fax: (604)-255-1790	
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DRAWING LIST	
A0.00	COVER SHEET
A1.01	PROJECT DATA
A0.02	MATERIALS
A0.03	PUBLIC REALM AND SCALE CONTEXT
A0.04	RENDERED VIEWS
A0.05	RENDERED VIEWS
A0.06	RENDERED VIEWS
A1.01	SITE SURVEY
A1.02	CONTEXT PLAN
A1.03	EXISTING CONTEXT PLAN
A1.04	NET SITE AREA
A1.05	AVERAGE GRADE CALCULATIONS
A1.06	CA-3C GRADE CALCULATIONS
A1.07	SITE PLAN
A1.08	FIRE TRUCK ACCESS PLAN
A1.09	STATUTORY R.O.W.
A1.10	SETBACKS
A2.00	P1 FLOOR PLAN
A2.01	L1 FLOOR PLAN
A2.02	L2 FLOOR PLAN
A2.03	L3 FLOOR PLAN
A2.04	L4 FLOOR PLAN
A2.05	L5 FLOOR PLAN
A2.06	L6 FLOOR PLAN
A2.07	L7 FLOOR PLAN
A2.08	ROOF PLAN
A4.00	BUILDING SECTIONS
A5.00	ELEVATIONS
A5.01	ELEVATIONS
A5.02	CONTEXT ELEVATIONS
A5.03	HERITAGE EXISTING ELEVATION
A5.04	HERITAGE PROPOSED ELEVATIONS
A5.05	HERITAGE PROPOSED SECTIONS
LANDSCAPE DRAWINGS	
L0.01	PRECEDENT IMAGERY
L0.02	PRECEDENT IMAGERY
L0.03	LANDSCAPE PLAN
L0.04	ROOF PLAN AND L2 AMENITY
L0.05	SECTIONS
L0.06	SECTIONS
REVISIONS 1. NEW SHEET	



Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
August 3/18

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2018-02-16	ISSUED FOR REZONING & DP	
2	2017-12-11	CALCULUS MEETING	
3	2018-08-03	ISSUED FOR REZONING & DP AMENDMENT	

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PROJECT INFORMATON TABLE	
ZONE (Existing)	IHH INNER HARBOUR HERITAGE DISTRICT CA-3C OLD TOWN DISTRICT
PROPOSED ZONE OR SITE SPECIFIC ZONE (if unsure, state " new zone")	NEW ZONE
PROPERTY AREA (sq. m.)	4,798 m ² 51,645.24 SF
NET SITE AREA ** (sq. m.) for FSR and Coverage	4,152.00 m ² 44,691.76 SF
TOTAL FLOOR AREA (sq. m.)	11,732.63 m ² 126,289 SF
COMMERCIAL FLOOR AREA (sq. m.)	2,252.05 m ² 24,241 SF
FLOOR SPACE RATIO	2.83
SITE COVERAGE (%)	73% (3,496 SM)
OPEN SITE SPACE * (%)	27% (1,301 SM)
BUILDING HEIGHT (CA-3C) ***	27.47m
BUILDING HEIGHT ****	28.96m
NUMBER OF STOREYS	8 STOREYS
PARKING STALLS (NUMBER) ON SITE	54 STALLS (22 COMM, 32 RES.)
BICYCLE PARKING NUMBER (Class 1 and Class 2)	102 Class 1 Res. + 6 Class 1 Comm. + 12 Class 2 Res. + 12 Class 2 Comm.

BUILDING SETBACKS (m)	
North Yard	0m
South Yard	0m
West Yard	9.68m
East Yard	0.25m

RESIDENTIAL USE DETAILS	
Total Number Of Units	103 UNITS
Unit Type, e.g., 1 bedroom	STUDIO, 1BD, 2 BD, 3BD
Boardwalk-Oriented Units	6
Minimum Unit Floor Area (sq. m.)	38.5 sq. m. (414 sf.)
Total Residential Floor Area (sq. m.)	9,480.58 m ² 102,048 SF

* MEASURED FROM WHARF ST. / PLAZA GRADE

** SEE A1.04 FOR FURTHER INFORMATION

*** SEE A1.06 FOR FURTHER INFORMATION ABOUT CA-3C CALCULATION

**** SEE A1.05 FOR FURTHER INFORMATION ABOUT AVERAGE GRADE CALCULATION

RESIDENTIAL UNIT BREAKDOWN			
1 Bedroom	3,873 SF	6	6%
2 Bedroom	32,217 SF	33	32%
3 Bedroom	15,783 SF	12	12%
Studio	26,831 SF	52	50%
TOTAL	78,704 SF	103	100%

COMMERCIAL AREA		
CRU1	196.65 m ²	2,117 SF
CRU2	68.85 m ²	741 SF
CRU3	273.87 m ²	2,948 SF
CRU4	214.07 m ²	2,304 SF
CRU5	279.72 m ²	3,011 SF
CRU6	1,218.89 m ²	13,120 SF
TOTAL	2,252.05 m ²	24,241 SF

PARKING COUNT	
PARKING STALL	51
HANDICAP STALL	3
	54

OVERALL AREAS		
LEVEL P1	1,453.66 m ²	15,647 SF
LEVEL 1	2,333.26 m ²	25,115 SF
LEVEL 2	1,334.20 m ²	14,361 SF
LEVEL 3	1,367.17 m ²	14,716 SF
LEVEL 4	1,367.23 m ²	14,717 SF
LEVEL 5	1,367.17 m ²	14,716 SF
LEVEL 6	1,248.72 m ²	13,441 SF
LEVEL 7	1,248.67 m ²	13,441 SF
U.S. SLAB	12.55 m ²	135 SF
TOTAL	11,732.63 m ²	126,289 SF

RESID. AMENITIES		
AMENITY	54.59 m ²	588 SF
GYM	45.32 m ²	488 SF
TOTAL	99.91 m ²	1,075 SF

P1 SERVICE		
BIKE STORAGE	2,149 SF	200 m ²
BOILER RM	292 SF	27 m ²
CIRCULATION	1,626 SF	151 m ²
COM. GARBAGE	448 SF	42 m ²
COMM	164 SF	15 m ²
COMMERCIAL BIKE STORAGE	137 SF	13 m ²
ELEC.	135 SF	13 m ²
EXHAUST	120 SF	11 m ²
EXIT STAIRS	171 SF	16 m ²
GENERATOR ROOM	936 SF	87 m ²
KAYAK STOR.	223 SF	21 m ²
LOBBY	167 SF	15 m ²
MAIN ELEC. RM.	913 SF	85 m ²
RES. GARBAGE	421 SF	39 m ²
UTILITY	452 SF	42 m ²
TOTAL	8,353 SF	776 m ²

REVISIONS
1. NEW STATS
2. NEW CHART

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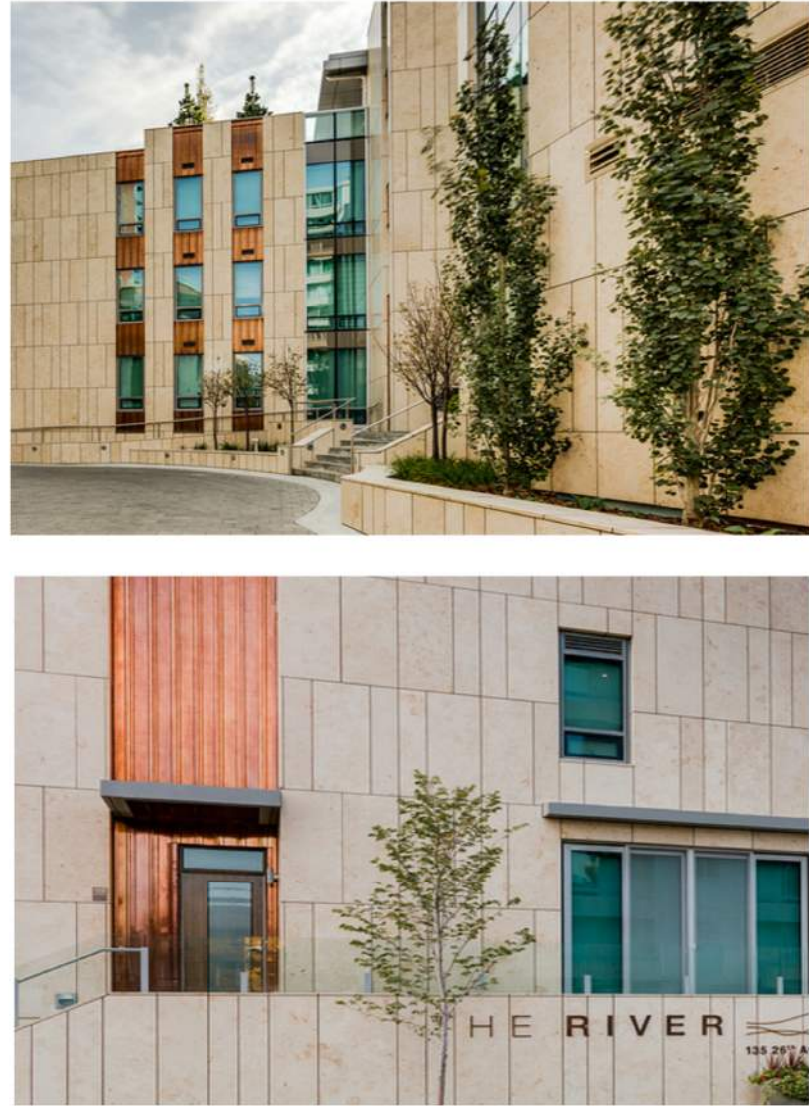
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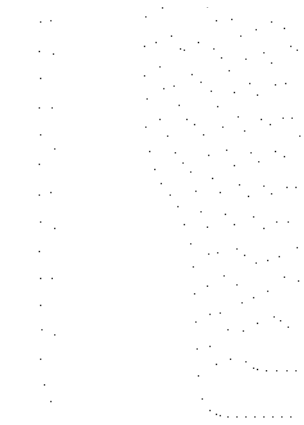
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STONE CLADDING - LOCAL EXAMPLES



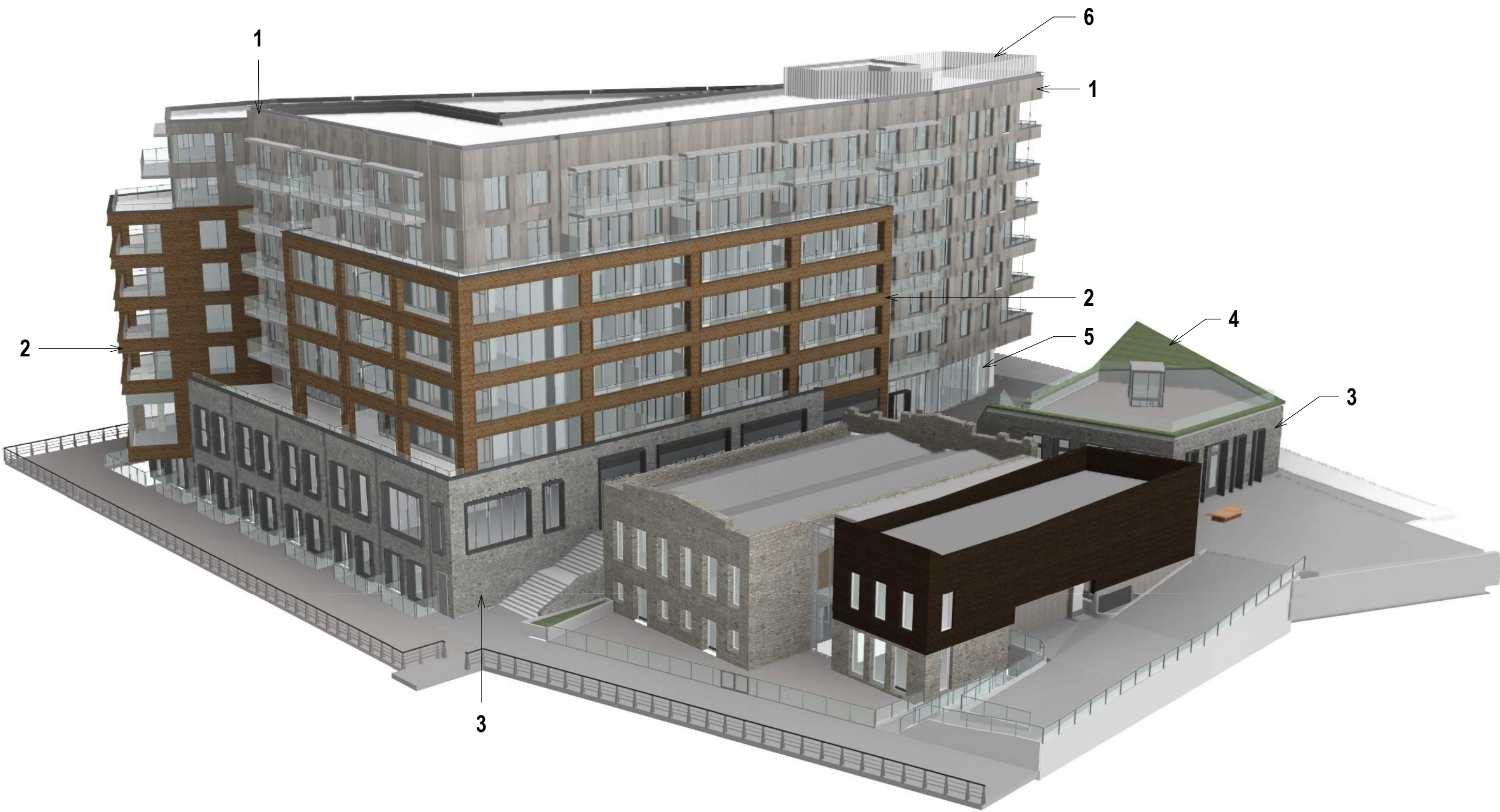
1. STONE CLADDING - JURA BEIGE



2. BRICK MASONRY - CHESTNUT



3. STONE MASONRY



6. CHANNEL GLASS



5. STOREFRONT GLAZING



4. PLANTED ROOF

Stone masonry is used at ground levels to tie in with the Northern Junk buildings and provide a textured material adjacent to pedestrian areas.

Brick masonry –a traditional Old Town material- expressed in crisp contemporary detailing and used to define the large bays of a warehouse-like language of the building's first 5 storeys.

Large format stone panels contrast with the brick to offer variation and texture to the upper levels of the building in a lighter expression as the building steps back from the heavier brick base.

Glazing is used in large storefronts and as breaks in the massing of the building, adding a sleek, modern element to accent the more traditional material palette of stone and brick. Stone masonry is used at ground levels to tie in with the Northern Junk buildings and provide a textured material adjacent to pedestrian areas while emphasizing the tripartite massing, particularly from the harbour side.

REVISIONS
1. NEW SHEET

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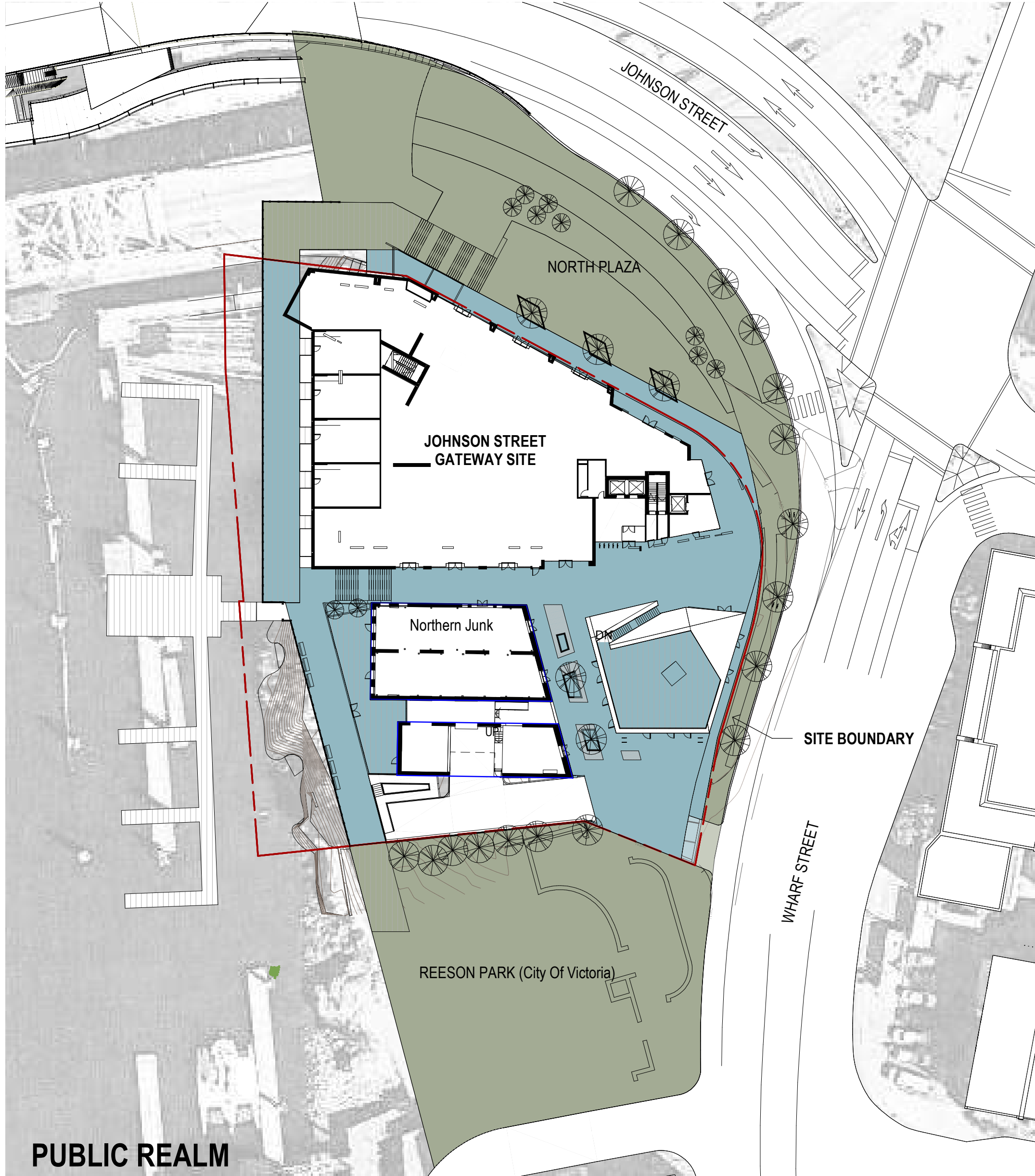
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INNER HARBOUR CONTEXT



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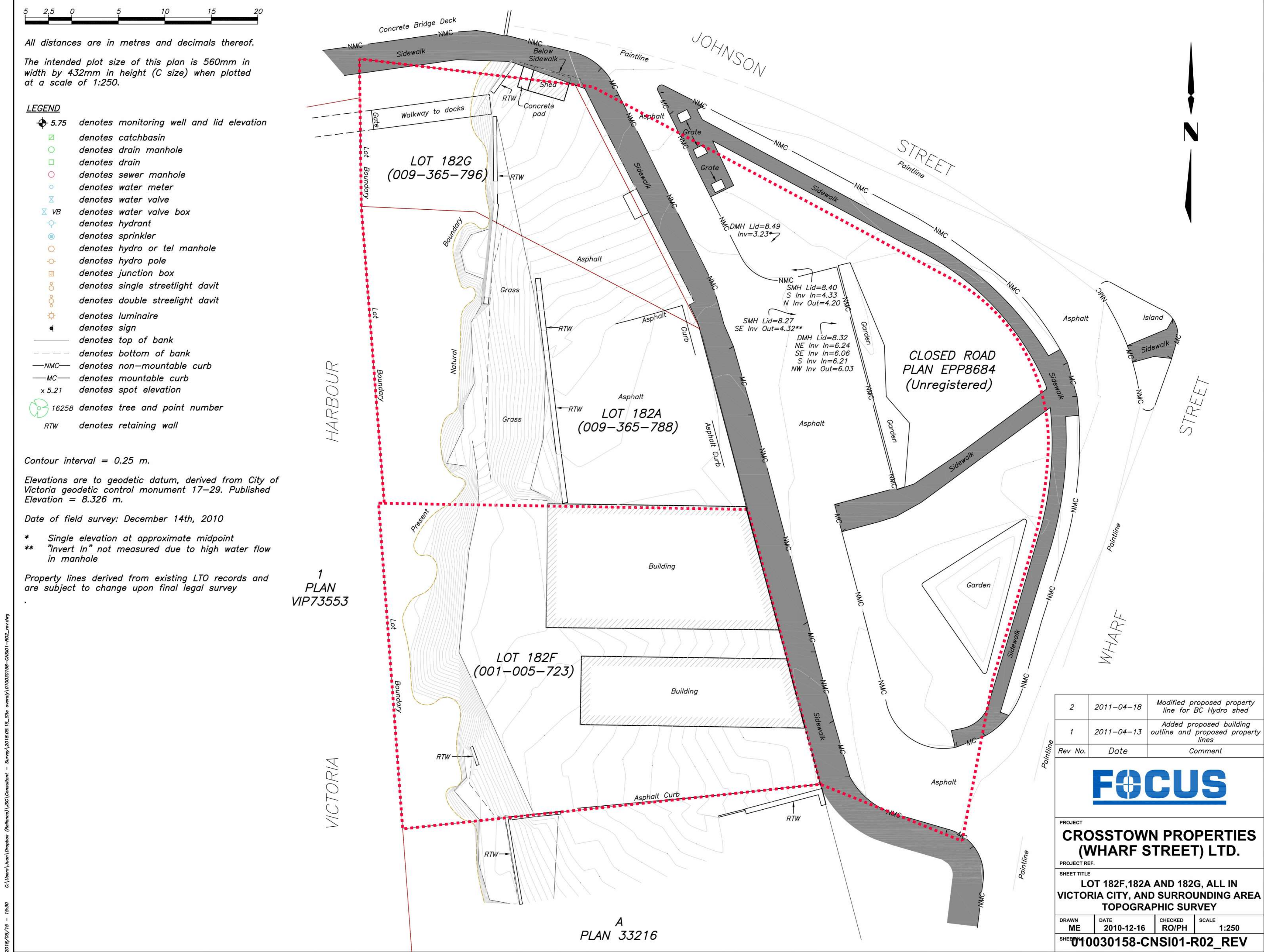
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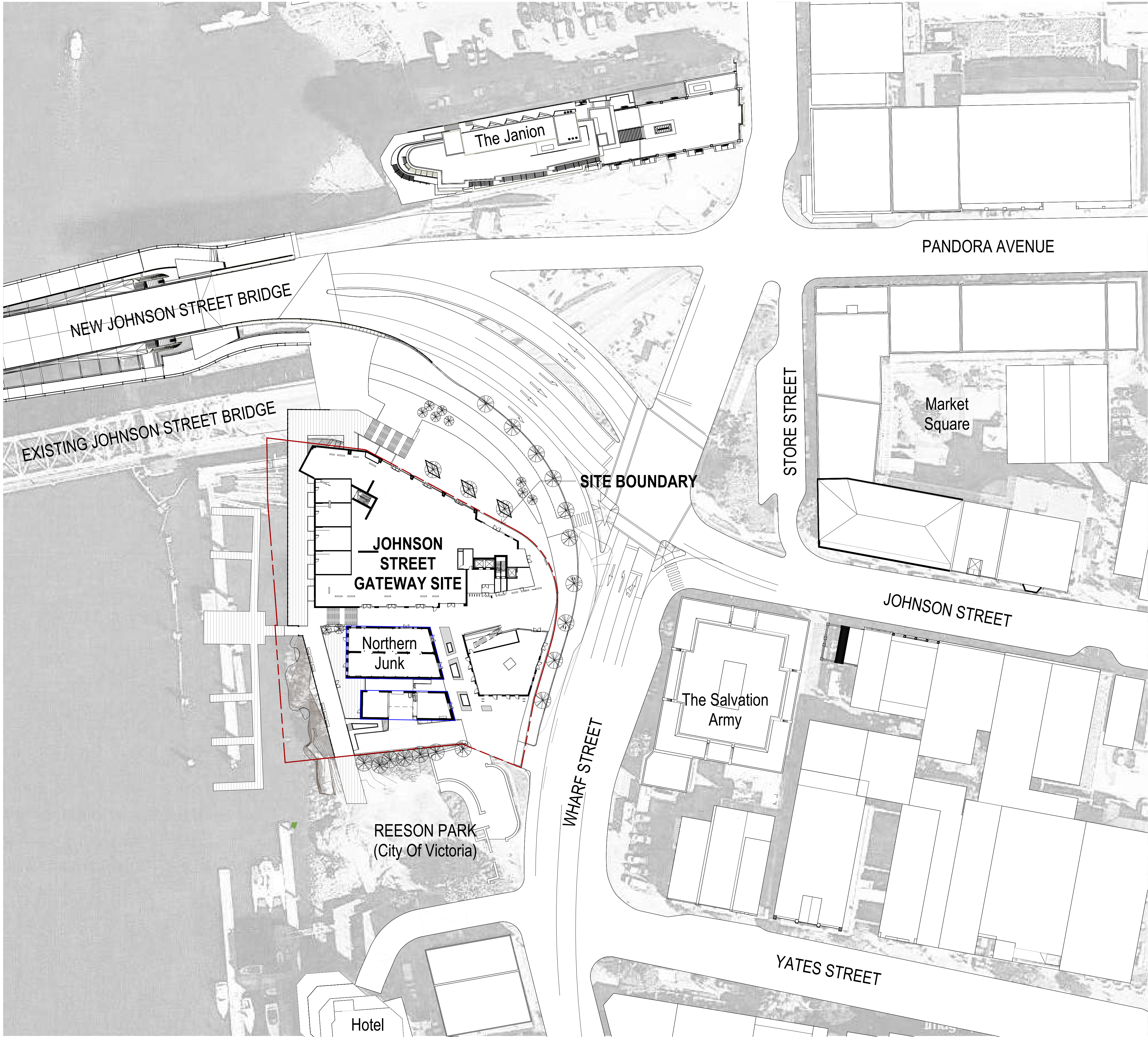
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Tel: (604)-526-3335

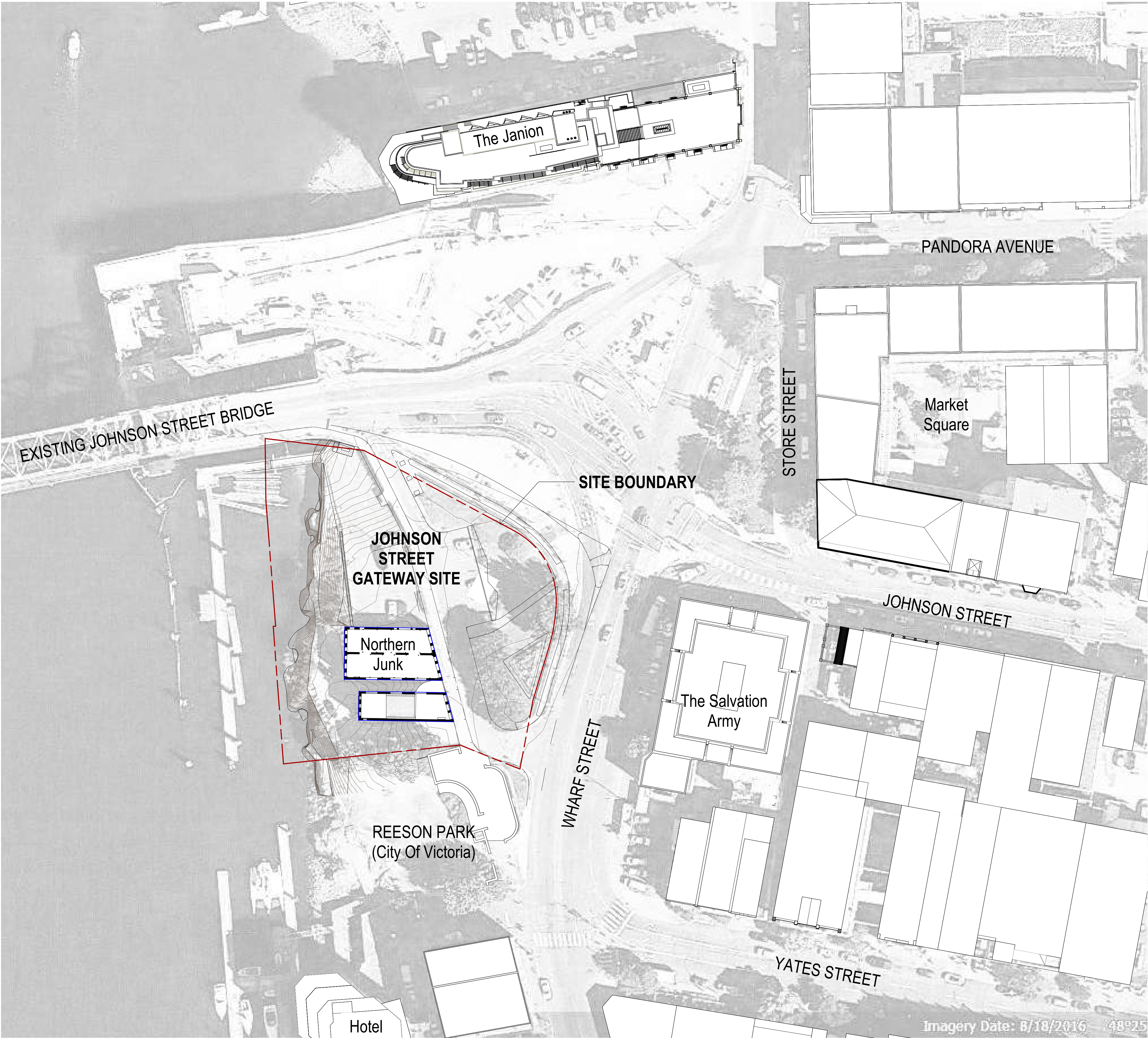
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INTEGRAL GROUP
201- 1019 WHARF STREET
VICTORIA, BC, V8W 2Y9
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SEAL

CONTEXT PLAN

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PLOT DATE: 8/2/2018 2:58:21 PM
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A1.02



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1	2018-02-16	ISSUED FOR REZONING & DP	

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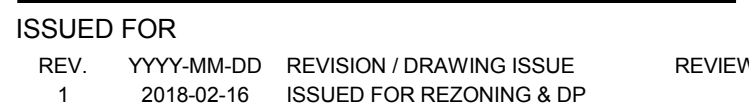
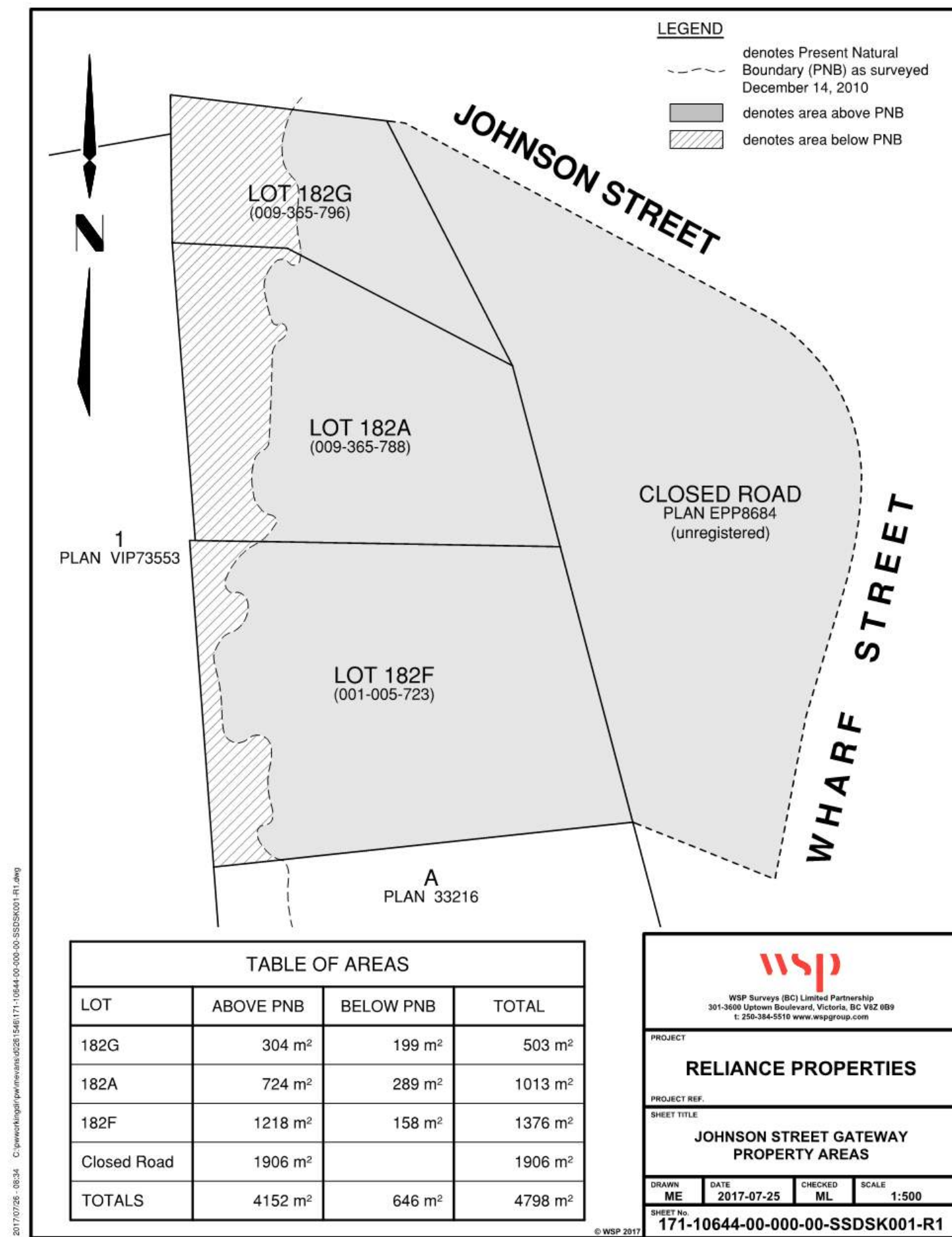
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EXISTING CONTEXT PLAN

DRAWN: Author PLOT DATE: 8/2/2018 2:58:53 PM CHECKED: AP

A1.03

EXISTING CONTEXT PLAN
SCALE: 1 : 500



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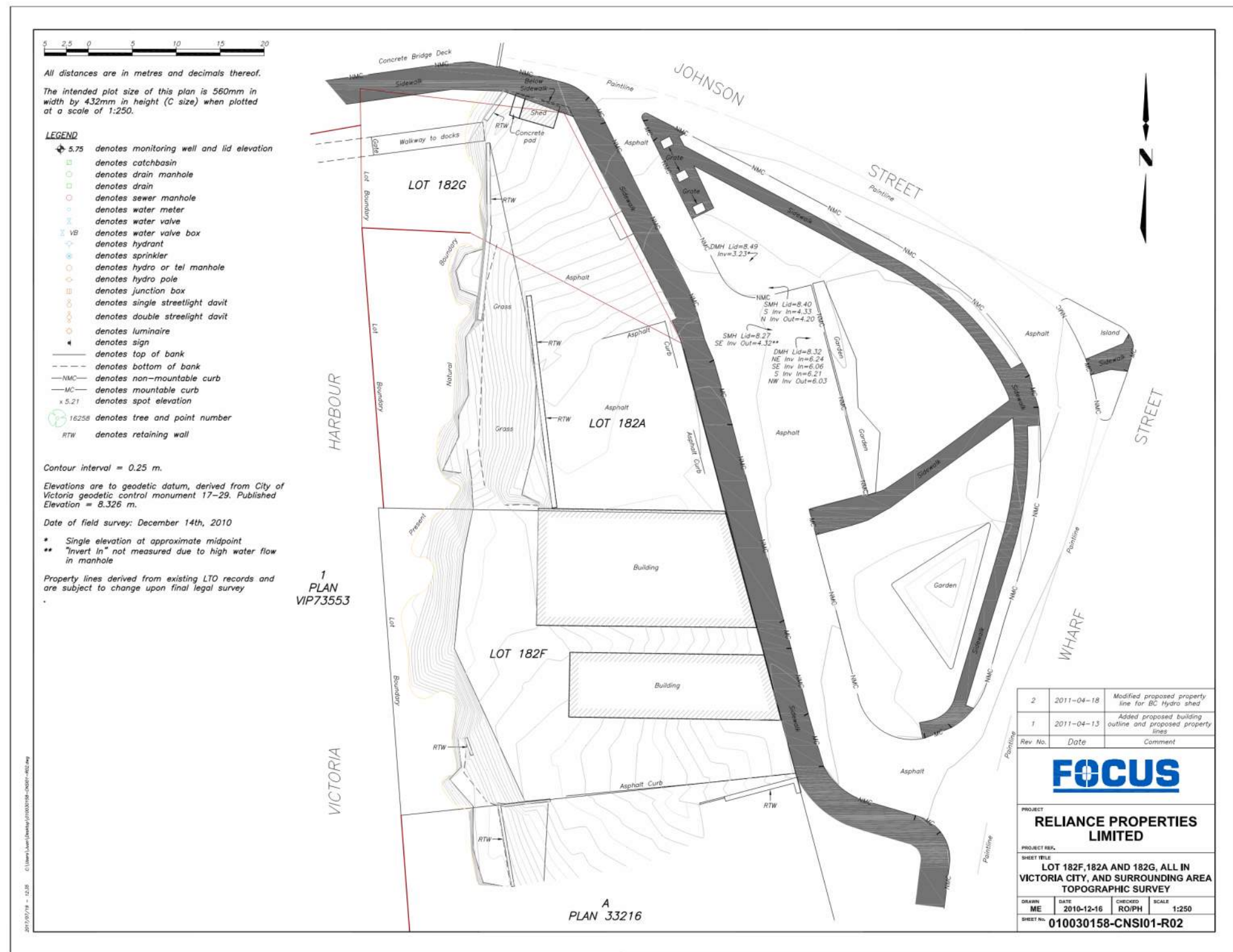
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A1.04

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File No: 171-10644-00

Date: July 26th, 2017

To: Crosstown Properties (Store Street) Ltd.
305 - 111 Water Street
Vancouver, BC V6B 1A7

From: Mitch Laseur, BCLS
WSP Canada
301 – 3600 Uptown Boulevard
Victoria, BC V8Z 0B9
Phone 250.384.5510

Attention: Juan Pereira

**RE: AREA CALCULATION – ABOVE AND BELOW PRESENT NATURAL BOUNDARY
LOT 182G, LOT 182A, LOT 182F and CLOSED ROAD PLAN EPP8684;
BEING THE JOHNSON STREET GATEWAY PROPERTIES**

This letter is written to verify the areas of the above noted properties. The properties in question are original Victoria City lots containing land falling below the Present Natural Boundary. We confirm that our interpretation of the Present Natural Boundary is coincident with the definition of the Ordinary High Water Mark.

To clarify the allocation of these areas we have prepared the attached sketch detailing those areas above and below the Present Natural Boundary.

In summary:

The total area above the Present Natural Boundary for these properties is **4,152 square meters**.

The total area *below* the Present Natural Boundary for these properties is **646 square meters**.

Regards,

Mitch Laseur, BCLS
Branch Manager / Land Surveyor, Victoria Geomatics
Cc: Adrian Politano, Rory O'Connell, Sheila Middleton

WSP
301 - 3600 Uptown Boulevard
Victoria, BC V8Z 0B9
Phone: 1 + 250-384-5510
www.wsp.com

SITE SURVEY LOCATING THE HIGH WATER MARK AS THE 'PRESENT NATURAL BOUNDARY'

NET SITE FOOTPRINT, BASED ON THE 'PRESENT NATURAL BOUNDARY' FROM THE SURVEY AND THE EASTERN SITE BOUNDARY FROM THE ROAD CLOSURE PLAN.
FSR, SITE COVERAGE AND OPEN SITE SPACE CALCULATIONS WERE BASED ON THE NET SITE AREA.

Form SPC_V9

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

PAGE 1 OF 2 PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you:

- represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c 250; and
- certify the matters set out in section 168.73 (4) of the Land Title Act.

Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

1. BC LAND SURVEYOR: (Name, address, phone number)

Ronald L. Johns
57 Cadillac Avenue,

250-474-1151

Victoria

BC V8Z 1T3

Focus file # 010030162

☐ Surveyor General Certification [For Surveyor General Use Only]

Import Profile

2. PLAN IDENTIFICATION:

Control Number: **139-829-6692**

Plan Number: **EPP8684**

This original plan number assignment was done under Commission #: **602**

3. CERTIFICATION:

☒ Form 9 ☐ Explanatory Plan ☐ Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally supervised this survey and that the survey and plan are correct.

The field survey was completed on: 2015 April
 The plan was completed and checked on: 2015 April

15 (YYYY/Month/DD)
 23 (YYYY/Month/DD)

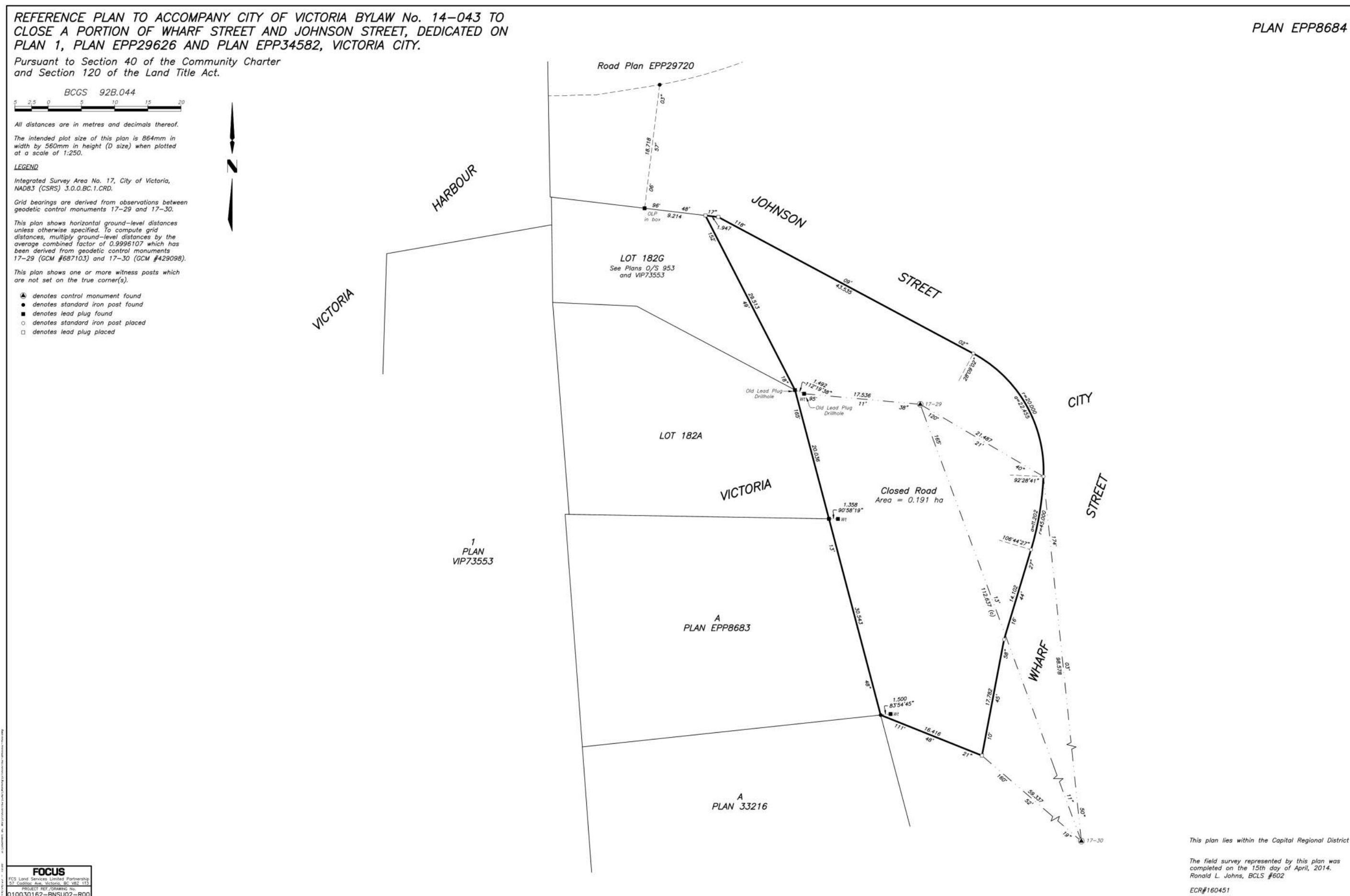
The checklist was filed under ECR#: **160451**

☒ None ☐ Strata Form S

☒ None ☐ Strata Form U1 ☐ Strata Form U1/U2

Arterial Highway ☐

4. ALTERATION: ☐



ROAD CLOSURE PLAN, SHOWING THE EASTERN BOUNDARY OF THE SITE

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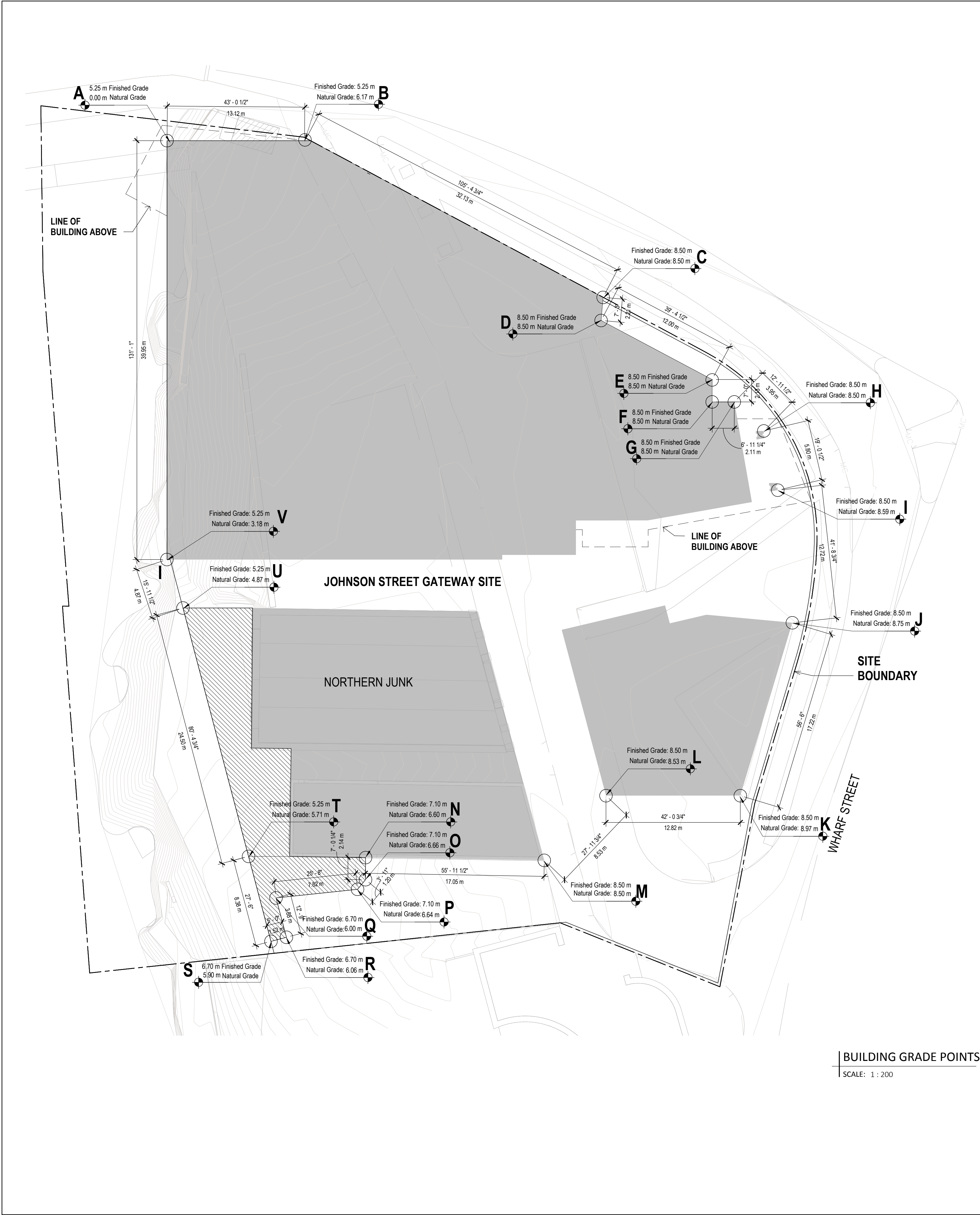
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AVERAGE GRADE CALCULATIONS

DRAWN: SA
PLOT DATE: 8/2/2018 2:59:03 PM

CHECKED: AP

A1.05



Johnson Street Gateway
City of Victoria
1314-1318, 1324 Wharf Street

Average Grade Calculation

Grade Points	Finished Grades	Natural Grades	The Lower Grades
A	5.25	0.00	0.00
B	5.25	6.17	5.25
C	8.50	8.50	8.50
D	8.50	8.50	8.50
E	8.50	8.50	8.50
F	8.50	8.50	8.50
G	8.50	8.50	8.50
H	8.50	8.50	8.50
I	8.50	8.59	8.50
J	8.50	8.75	8.50
K	8.50	8.97	8.50
L	8.50	8.53	8.50
M	8.50	8.50	8.50
N	7.10	6.60	6.60
O	7.10	6.66	6.66
P	7.10	6.64	6.64
Q	6.70	6.00	6.00
R	6.70	6.06	6.06
S	6.70	5.90	5.90
T	5.25	5.71	5.25
U	5.25	4.87	4.87
V	5.25	3.18	3.18

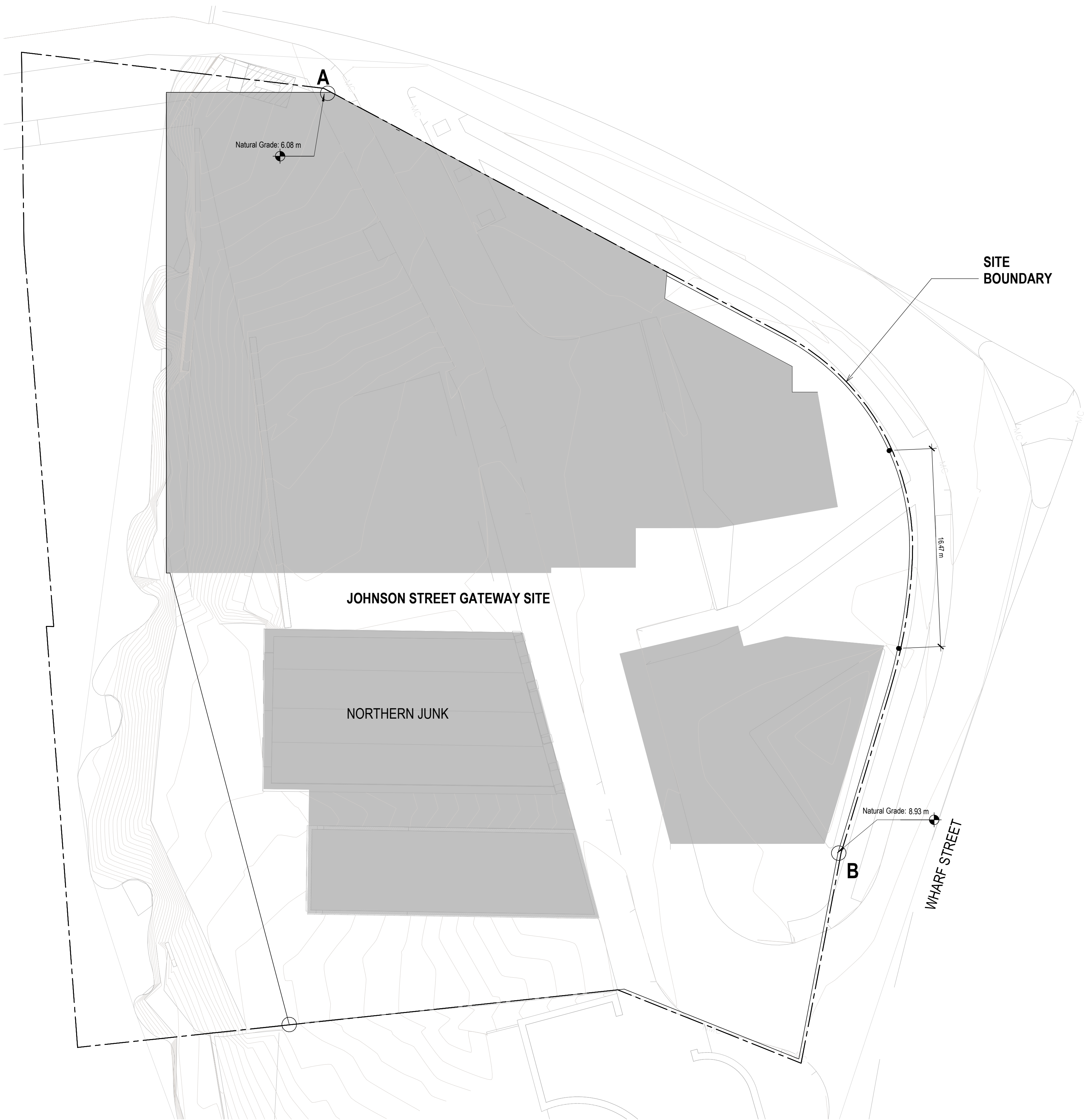
Grade Points	Average of Lower Grade	Distance	Total
A+B	2.63	13.12	34.44
B+C	6.88	32.13	220.89
C+D	8.50	2.21	18.79
D+E	8.50	12.00	102.00
E+F	8.50	2.13	18.11
F+G	8.50	2.11	17.94
G+H	8.50	3.95	33.58
H+I	8.50	5.80	49.30
I+J	8.50	12.72	108.12
J+K	8.50	17.22	146.37
K+L	8.50	12.82	108.97
L+M	8.50	8.53	72.51
M+N	7.55	17.05	128.73
N+O	6.63	2.14	14.19
O+P	6.65	1.20	7.98
P+Q	6.32	7.82	49.42
Q+R	6.03	3.88	23.40
R+S	5.98	1.52	9.09
S+T	5.58	8.38	46.72
T+U	5.06	24.50	123.97
U+V	4.03	4.87	19.60
V+A	1.59	39.95	63.52

Perimeter
236.05

Total
1417.61

Average Grade
6.01

REVISIONS
1. UPDATED AVERAGE GRADE



ISSUED FOR				
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW	
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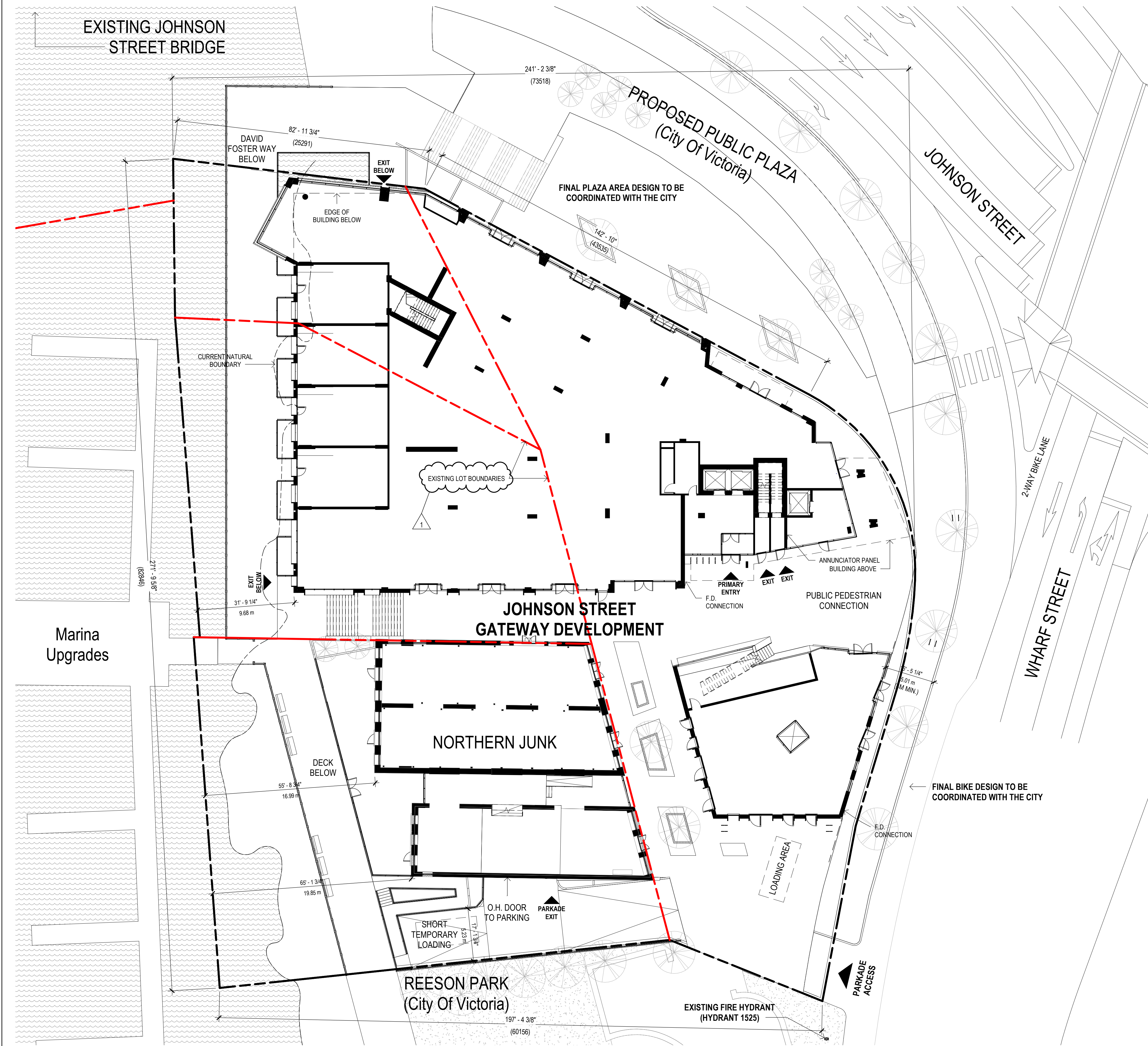
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CA-3C GRADE CALCULATIONS

DRAWN: SA
PLOT DATE: 8/2/2018 2:59:10 PM
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REVISIONS
1. NEW SHEET

A1.06



FOR DETAILED LANDSCAPE DETAILS, REFER TO LANDSCAPE DRAWINGS

CIVIC ADDRESS: 1314-1318, 1324 Wharf Street, Victoria BC

LEGAL ADDRESS: Lot 182A, Lot 182F, Lot 182G and Road Closure Area represented by Plan NO. EPP8684

PROJECT INFORMATION TABLE		
ZONE (Existing)	IHH INNER HARBOUR HERITAGE DISTRICT CA-3C OLD TOWN DISTRICT	
PROPOSED ZONE OR SITE SPECIFIC ZONE (if unsure, state "new zone")	NEW ZONE	
PROPERTY AREA (sq. m.)	4,798 m ²	51,645.24 SF
NET SITE AREA ** (sq. m.) for FSR and Coverage	4,152.00 m ²	44,691.76 SF
TOTAL FLOOR AREA (sq. m.)	11,732.63 m ²	126,289 SF
COMMERCIAL FLOOR AREA (sq. m.)	2,252.05 m ²	24,241 SF
FLOOR SPACE RATIO	2.83	
SITE COVERAGE (%)	73% (3,496 SM)	
OPEN SITE SPACE * (%)	27% (1,301 SM)	
BUILDING HEIGHT (CA-3C) ***	27.47m	
BUILDING HEIGHT ****	28.96m	
NUMBER OF STOREYS	8 STOREYS	
PARKING STALLS (NUMBER) ON SITE	54 STALLS	
BICYCLE PARKING NUMBER (Class 1 and Class 2)	102 Class 1 Res. + 6 Class 1 Comm. + 12 Class 2 Res. + 12 Class 2 Comm.	

BUILDING SETBACKS (m)	
North Yard	0m
South Yard	0m
West Yard	9.68m
East Yard	0.25m

RESIDENTIAL USE DETAILS	
Total Number Of Units	103 UNITS
Unit Type, e.g., 1 bedroom	STUDIO, 1BD, 2 BD, 3BD
Boardwalk-Oriented Units	6
Minimum Unit Floor Area (sq. m.)	38.5 sq. m. (414 sf.)
Total Residential Floor Area (sq. m)	9,480.58 m ² 102,048 SF

* MEASURED FROM WHARF ST. / PLAZA GRADE

** SEE A1.04 FOR FURTHER INFORMATION

*** SEE A1.06 FOR FURTHER INFORMATION ABOUT CA-3C CALCULATION

**** SEE A1.05 FOR FURTHER INFORMATION ABOUT AVERAGE GRADE CALCULATION

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1	2018-02-16	ISSUED FOR REZONING & DP	
2	2017-12-11	CALC MEETING	
3	2018-08-03	ISSUED FOR REZONING & DP AMENDMENT	

REVISIONS
1. INTERNAL PROPERTY LINES
ADDED

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SITE PLAN

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A1.07

04696V

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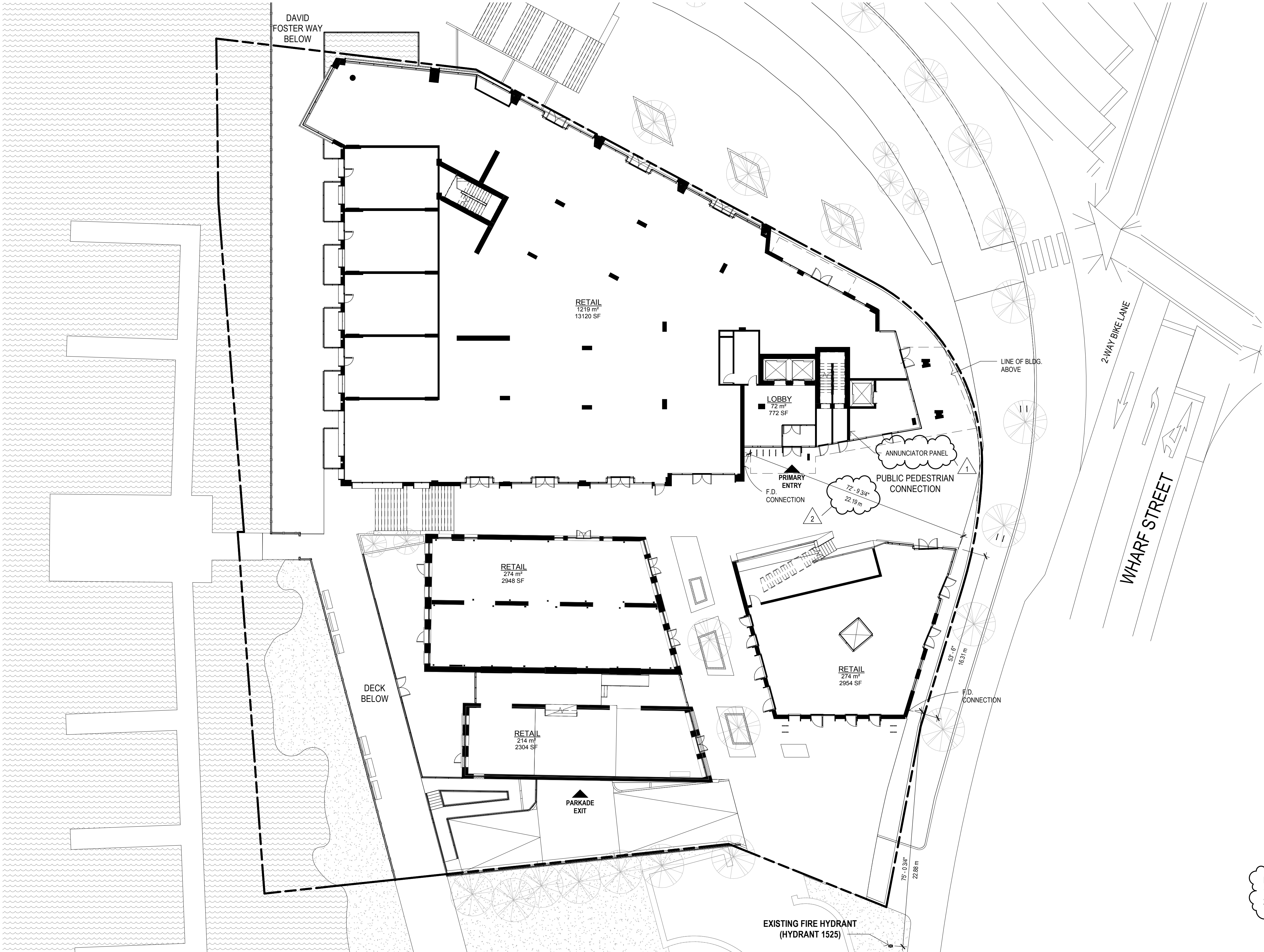
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FIRE TRUCK ACCESS PLAN

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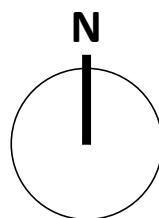
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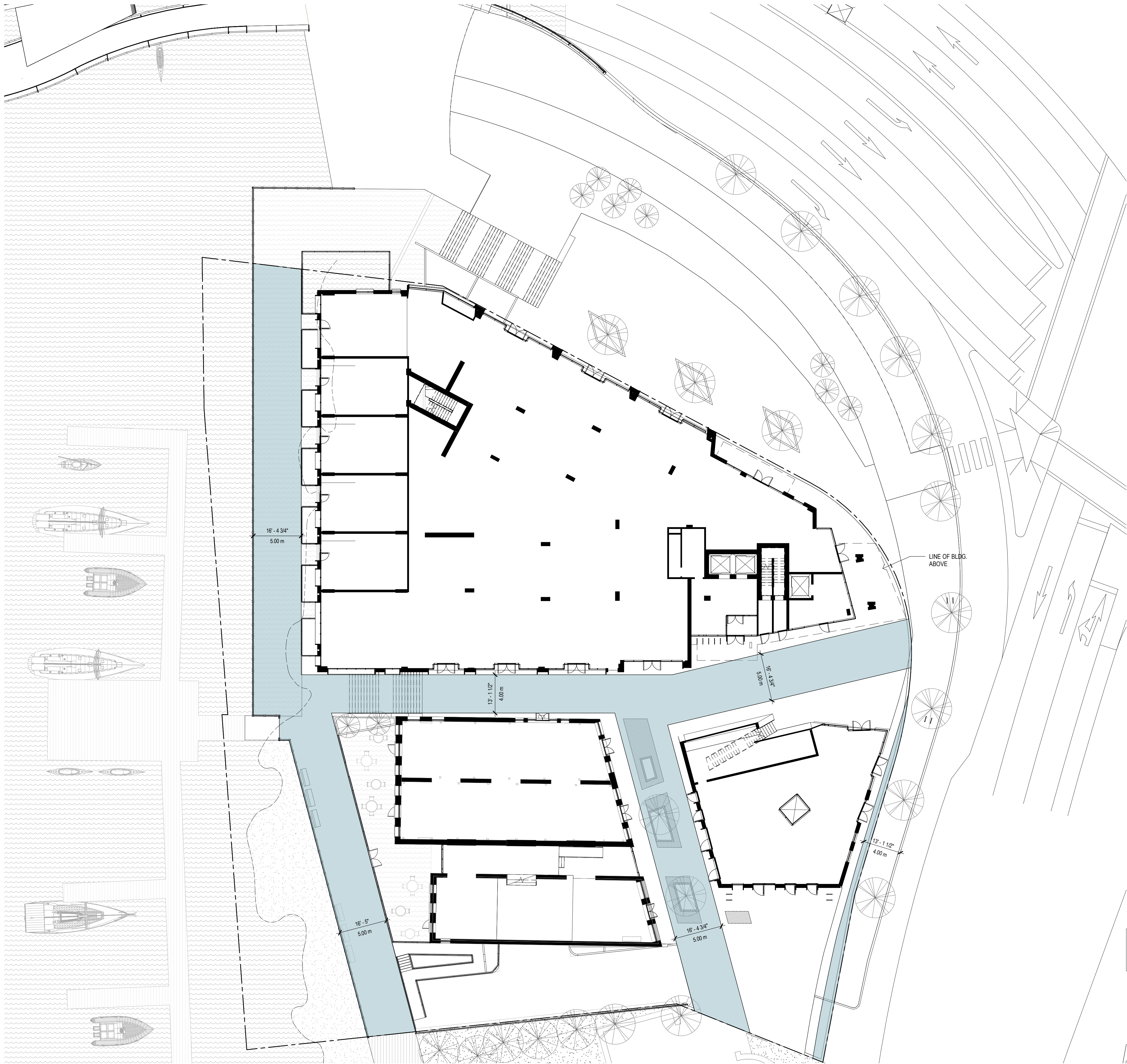


REVISIONS
1. ANNUNCIATOR PANEL RELOCATED
2. UPDATED F.D. CONNECTION DIMENSION

* ALL BUILDINGS ARE SPRINKLERED

LEVEL 1 - Fire Truck Access
SCALE: 1:200





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Tel: (604)-694-6896

ARCHITECT & PRIME CONSULTANT
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406, 611 Alexander Street
Vancouver, BC V6A 1E1 (604)-255-1169 Fax: 1790

LANDSCAPE ARCHITECT
PWL PARTNERSHIP LANDSCAPE ARCHITECTS INC.
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Vancouver, BC V6E 2V2 (604)-688-6111 Fax: 6112

HERITAGE
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Tel: (604)-688-1216

STRUCTURAL ENGINEER
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MURRAY JOHNSON ENGINEERING LTD.
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Tel: (604)-526-3335

MECHANICAL & ELECTRICAL
INTEGRAL GROUP
201- 1019 WHARF STREET
VICTORIA, BC, V8W 2Y9
Tel: (250)-418-1288

SEAL

STATUTORY R.O.W.

DRAWN: RT
PLOT DATE: 8/2/2018 3:00:06 PM
CHECKED: AP

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1

STATUTORY R.O.W. 787 SM 8,573 SF

REVISIONS
1. NEW SHEET

ISSUED FOR				
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW	
3	2018-08-03	ISSUED FOR REZONING & DP AMENDMENT		

METRIC

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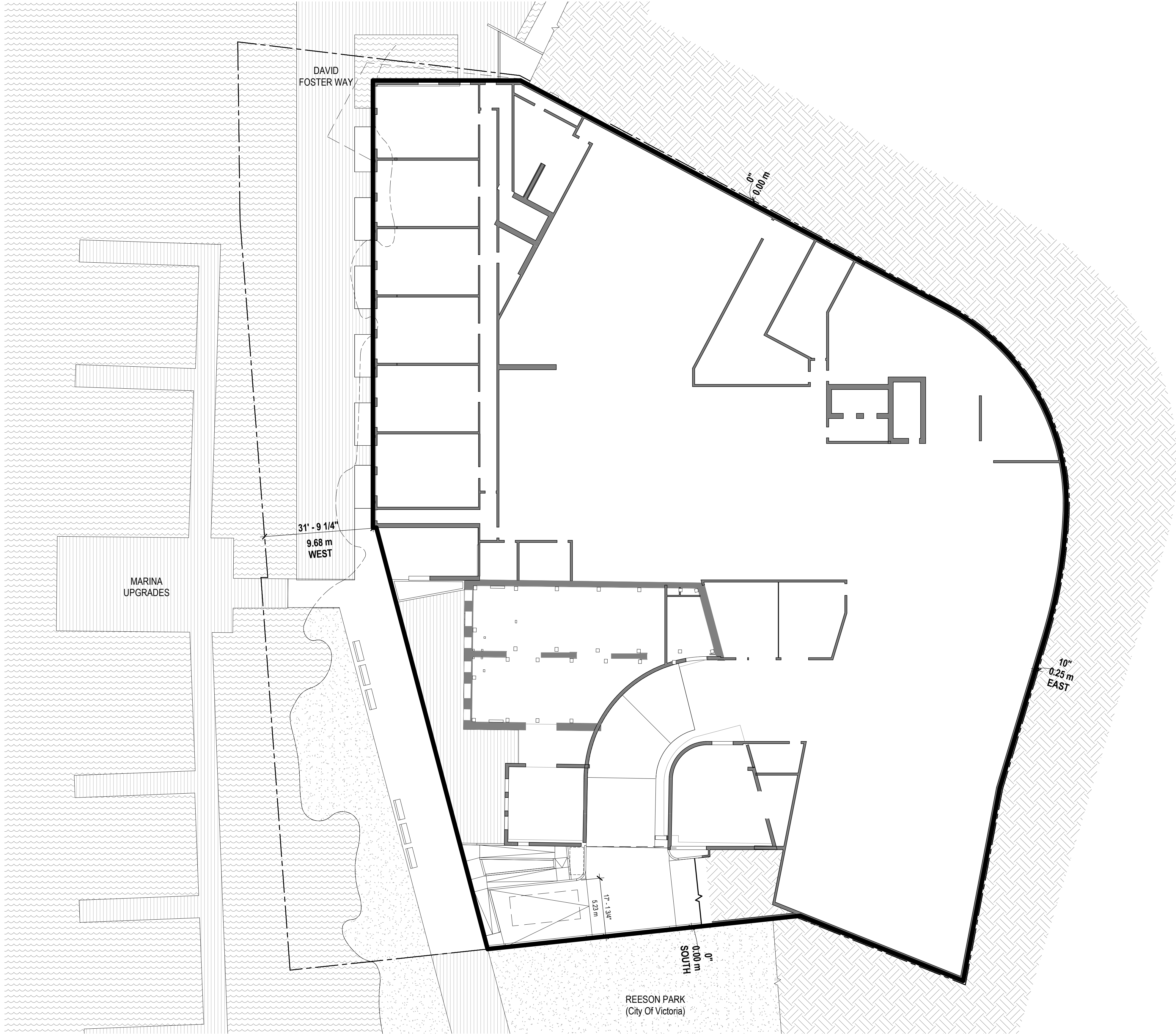
SEAL

SETBACKS

DRAWN: Author
PLOT DATE: 8/2/2018 3:00:11 PM

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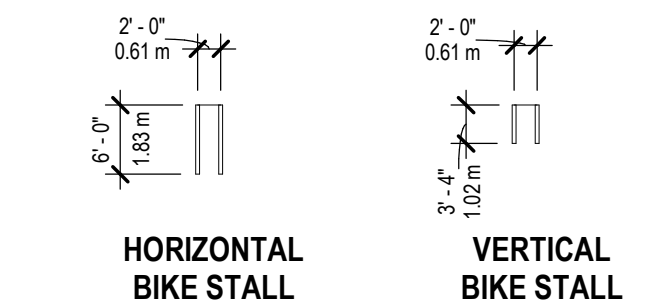
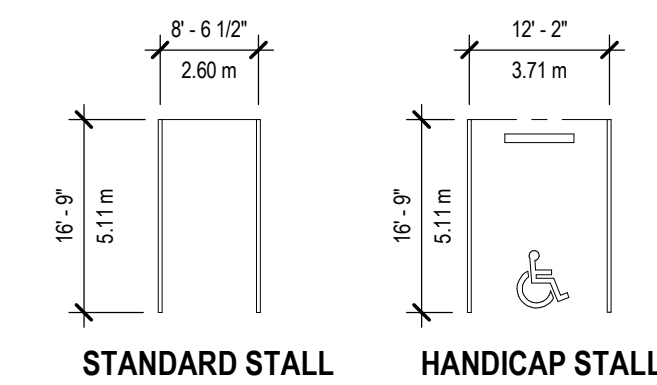


SETBACKS

SCALE: 1 : 200

SETBACKS
EAST: 0.25M
NORTH: 0.00M
WEST: 9.68M
SOUTH: 0.00M

REVISIONS
1. NEW SHEET
2. UPDATED SETBACKS



| PARKING STALLS

SCALE: 1 : 200

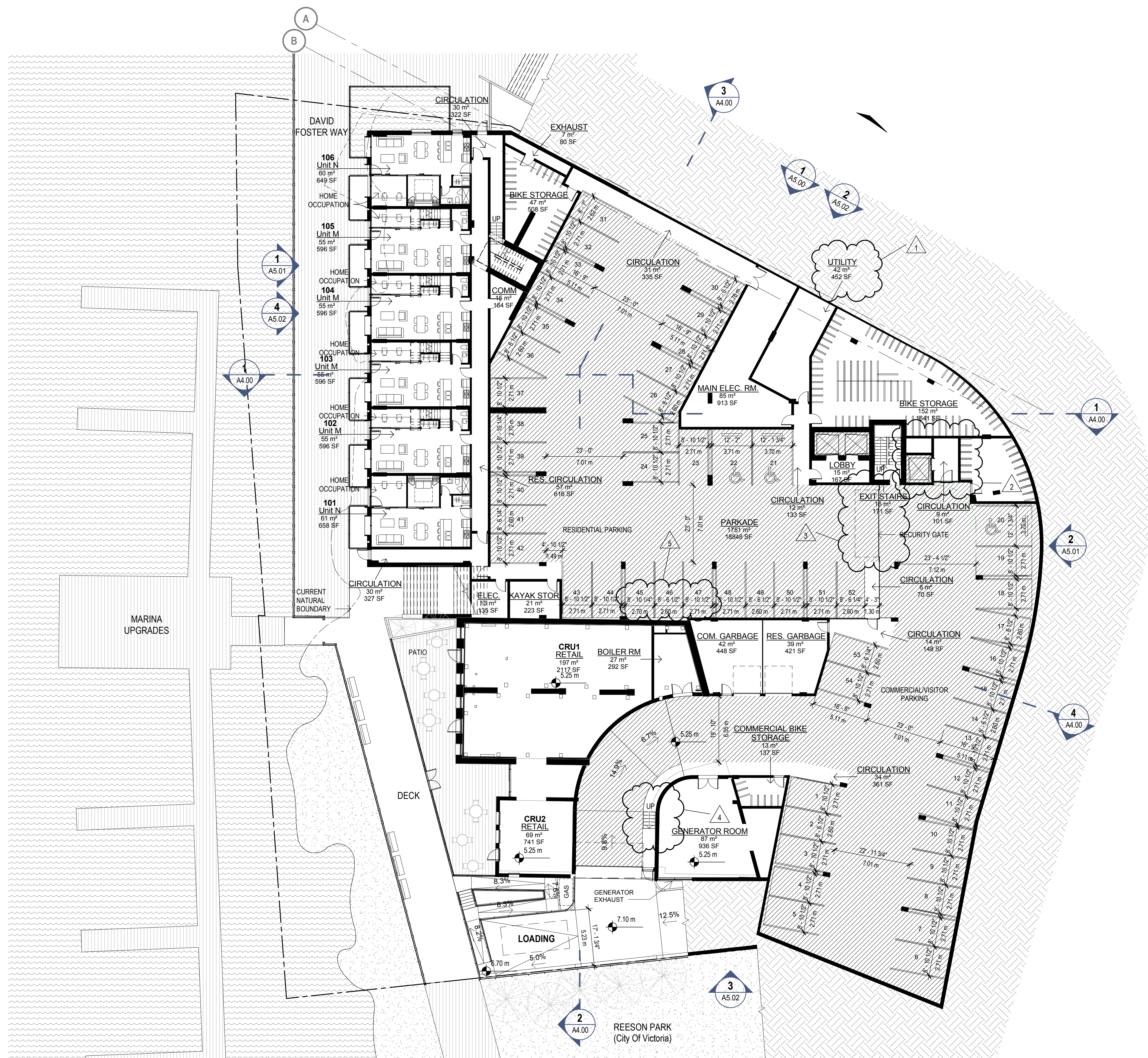
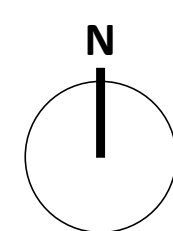
P1 AREAS		
BIKE STORAGE	199.62 m ²	2148.66 SF
BOILER RM	27.13 m ²	292.01 SF
CIRCULATION	166.91 m ²	1796.65 SF
COM. GARBAGE	41.65 m ²	448.29 SF
COMM	15.27 m ²	164.41 SF
COMMERCIAL BIKE STORAGE	12.68 m ²	136.53 SF
ELEC.	12.53 m ²	134.85 SF
EXHAUST	7.41 m ²	79.80 SF
EXIT STAIRS	15.86 m ²	170.69 SF
GENERATOR ROOM	86.93 m ²	933.72 SF
KAYAK STOR.	20.69 m ²	222.74 SF
LOBBY	15.47 m ²	166.56 SF
MAIN ELEC. RM.	84.87 m ²	913.49 SF
RES. CIRCULATION	57.22 m ²	615.89 SF
RES. GARBAGE	39.09 m ²	420.80 SF
RETAIL	265.50 m ²	2857.59 SF
Unit M	221.42 m ²	2383.33 SF
Unit N	121.41 m ²	1306.80 SF
UTILITY	41.99 m ²	452.02 SF
TOTAL	1,453.66 m ²	15647.02 SF

P1 Unit Areas			
Name	Number	Area	Area SF
Unit N	101	61.1 m ²	658 SF
Unit M	102	55.4 m ²	596 SF
Unit M	103	55.4 m ²	596 SF
Unit M	104	55.4 m ²	596 SF
Unit M	105	55.4 m ²	596 SF
Unit N	106	60.3 m ²	649 SF
TOTAL		342.8 m ²	3690 SF

 AREAS NOT INCLUDED IN FLOOR AREA (GFA)
AND FLOOR SPACE RATIO (FSR) CALCULATIONS

BALCONIES ARE EXCLUDED FROM GFA AND FSR CALCULATIONS.

NOTE: AREA NOT INCLUDED IN (FSR): 1,751 M²
18,848 SF



| LEVEL P1

SCALE: 1 : 200

- REVISIONS
1. DOORS INSET
2. ANGLE OF GLAZING ROTATED
3. COMMERCIAL ELEVATOR LOBBY
4. SLOPE INDICATED AT VEHICLE ENTRY
5. BIKE STALLS REVISED

ISSUED FOR				
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW	
1	2018-02-16	ISSUED FOR REZONING & DP		
2	2017-12-11	CALC MEETING		
3	2018-08-03	ISSUED FOR REZONING & DP AMENDMENT		

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INTEGRAL GROUP
201-1019 WHARF STREET
VICTORIA, BC, V8W 2Y9
Tel: (250)-418-1288

SEAL

FOR DETAILED LANDSCAPE DETAILS, REFER TO LANDSCAPE DRAWINGS

L1 AREAS		
CIRCULATION	19.03 m ²	204.83 SF
COMMERCIAL PARKING ACCESS	27.99 m ²	301.28 SF
EXHAUST	3.76 m ²	40.45 SF
EXIT STAIRS	21.51 m ²	231.54 SF
LOBBY	71.74 m ²	772.16 SF
MECHANICAL	0.82 m ²	8.81 SF
RETAIL	1,981.23 m ²	21325.80 SF
Unit M L2	207.18 m ²	2230.09 SF
TOTAL	2,333.26 m ²	25114.96 SF

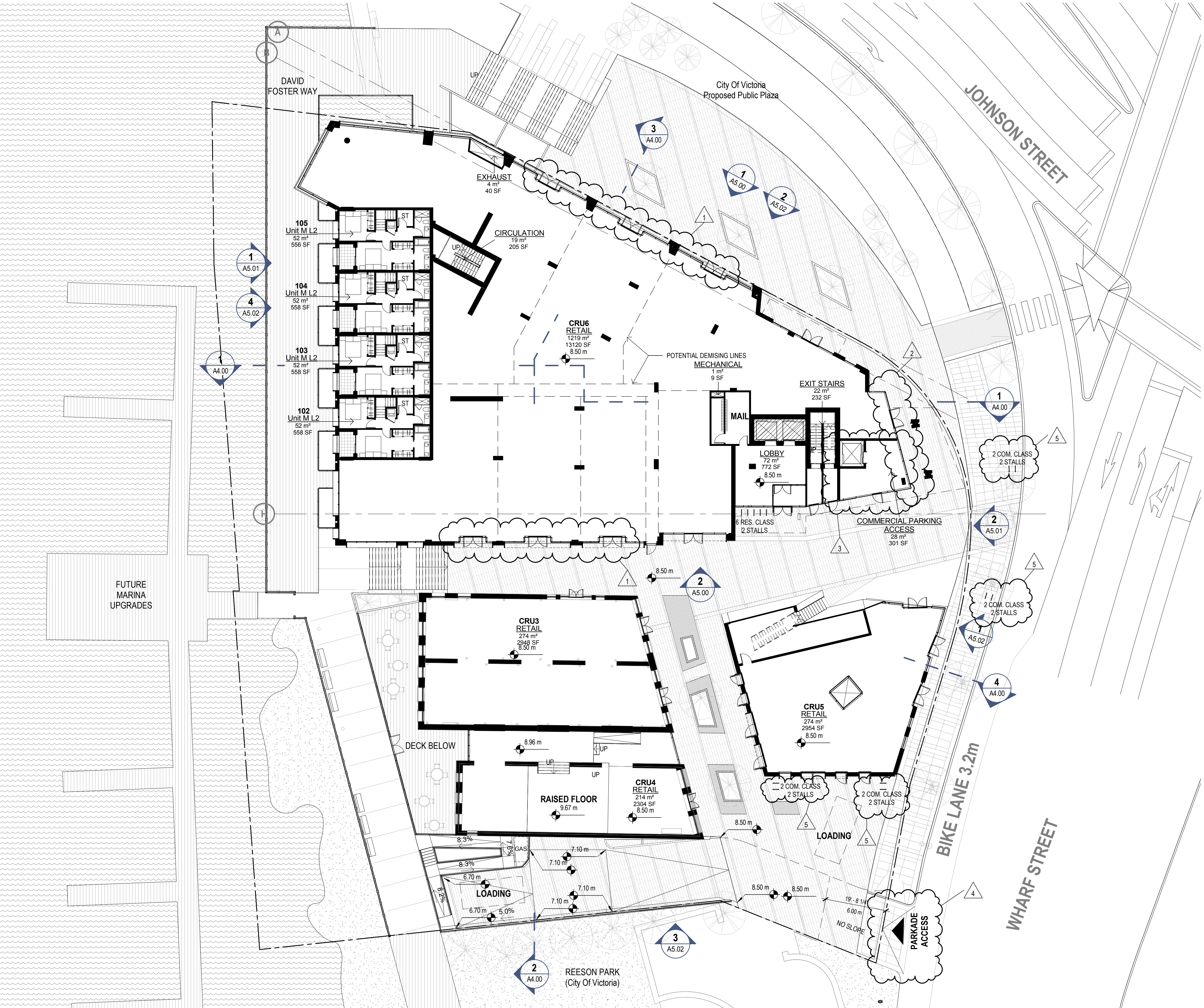
L1 EFFICIENCY	
Sellable	Efficiency
	1%
No	5%
Yes	94%

*ELEVATOR SHAFT AREA IS NOT INCLUDED IN EITHER FSR OR EFFICIENCY CALCULATIONS ON ALL FLOORS.

L1 Unit Areas			
Name	Number	Area	Area SF
Unit M L2	102	51.8 m ²	558 SF
Unit M L2	103	51.8 m ²	558 SF
Unit M L2	104	51.8 m ²	558 SF
Unit M L2	105	51.7 m ²	556 SF
TOTAL		207.2 m ²	2230 SF

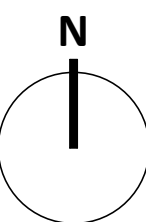
AREAS NOT INCLUDED IN FLOOR AREA (GFA) AND FLOOR SPACE RATIO (FSR) CALCULATIONS

BALCONIES ARE EXCLUDED FROM GFA AND FSR CALCULATIONS.



LEVEL 1

SCALE: 1:200



L1 FLOOR PLAN

DRAWN: RT
PLOT DATE: 8/2/2018 3:00:37 PM

CHECKED: AP

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REVISIONS
1. BALCONY SIZE
2. INSET BALCONY/GEOMETRY REVISION
3. GLASS WIND SCREEN ADDED TO
ROOFTOP PATIO

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2018-02-16	ISSUED FOR REZONING & DP	
2	2017-12-11	CALUC MEETING	
3	2018-08-03	ISSUED FOR REZONING & DP AMENDMENT	

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INTEGRAL GROUP
201- 1019 WHARF STREET
VICTORIA, BC, V8W 2Y9
Tel: (250)-418-1288

SEAL

L2 FLOOR PLAN

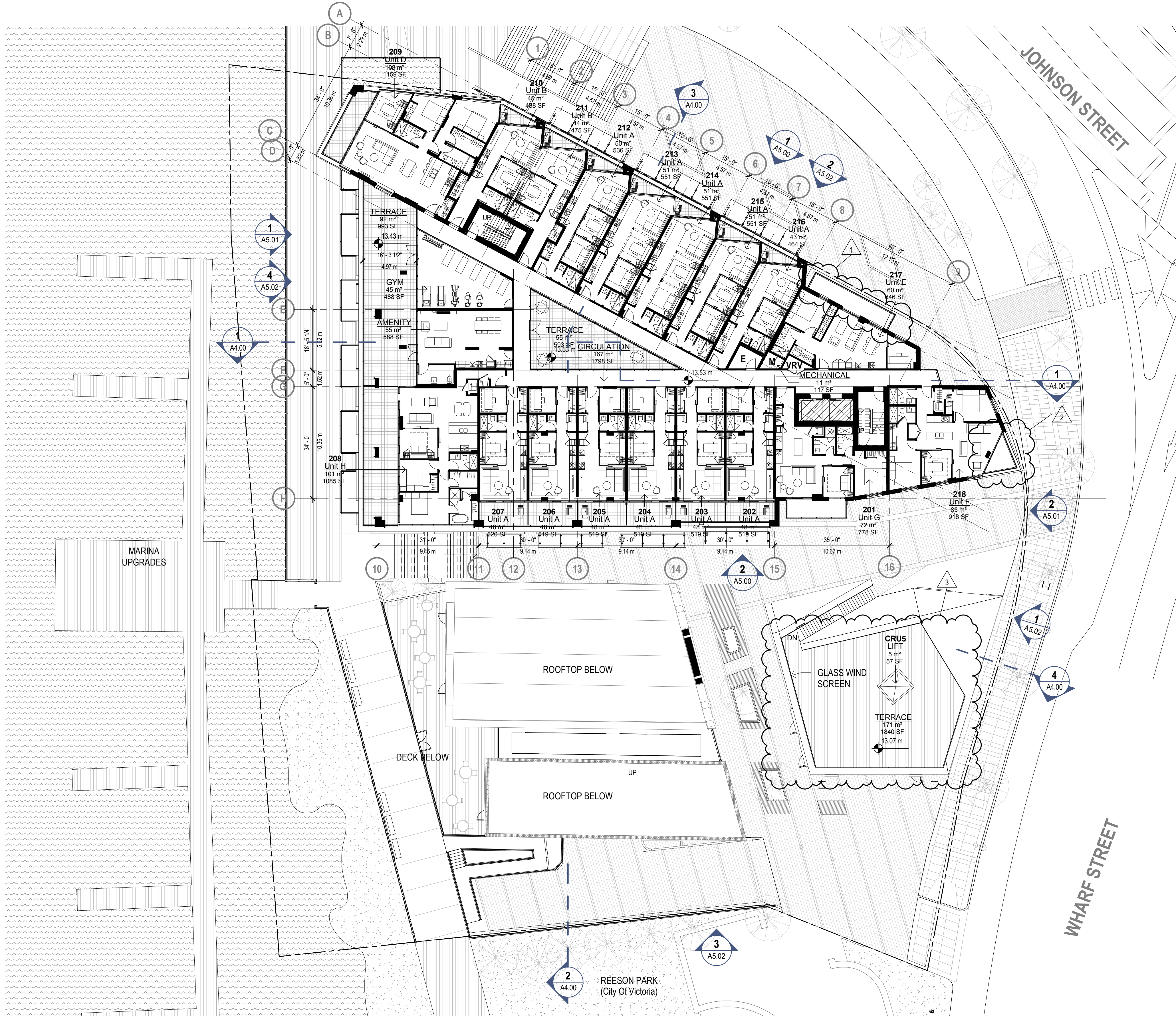
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LEVEL 2

SCALE: 1 : 200

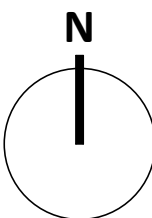
L2 AREAS			
Name	Number	Area	Area SF
CIRCULATION		167.1 m ²	1798 SF
MECHANICAL		10.8 m ²	117 SF
AMENITY		54.6 m ²	588 SF
GYM		45.3 m ²	488 SF
Unit G	201	72.3 m ²	778 SF
Unit A	202	48.2 m ²	519 SF
Unit A	203	48.2 m ²	519 SF
Unit A	204	48.2 m ²	519 SF
Unit A	205	48.2 m ²	519 SF
Unit A	206	48.2 m ²	519 SF
Unit A	207	48.3 m ²	520 SF
Unit H	208	100.8 m ²	1085 SF
Unit D	209	107.7 m ²	1159 SF
Unit B	210	45.3 m ²	488 SF
Unit B	211	44.2 m ²	475 SF
Unit A	212	49.8 m ²	536 SF
Unit A	213	51.2 m ²	551 SF
Unit A	214	51.2 m ²	551 SF
Unit A	215	51.2 m ²	551 SF
Unit A	216	43.1 m ²	464 SF
Unit E	217	60.0 m ²	646 SF
Unit F	218	85.1 m ²	916 SF
LIFT	CRU5	5.3 m ²	57 SF
TOTAL		1,334.2 m ²	14361 SF

L2 EFFICIENCY	
Sellable	Efficiency
No	21%
Yes	79%

L2 GFA	
1,334.20 m ²	14361.16 SF

AREAS NOT INCLUDED IN FLOOR AREA (GFA)
AND FLOOR SPACE RATIO (FSR) CALCULATIONS

BALCONIES ARE EXCLUDED FROM GFA AND FSR
CALCULATIONS.



REVISIONS
1. BALCONY SIZE
2. INSET BALCONY/GEOMETRY REVISION

REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2018-02-16	ISSUED FOR REZONING & DP	
2	2017-12-11	CALC MEETING	
3	2018-08-03	ISSUED FOR REZONING & DP AMENDMENT	

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Tel: (250)-418-1288

SEAL

L3 FLOOR PLAN

DRAWN: RT
PLOT DATE: 8/2/2018 3:01:01 PM

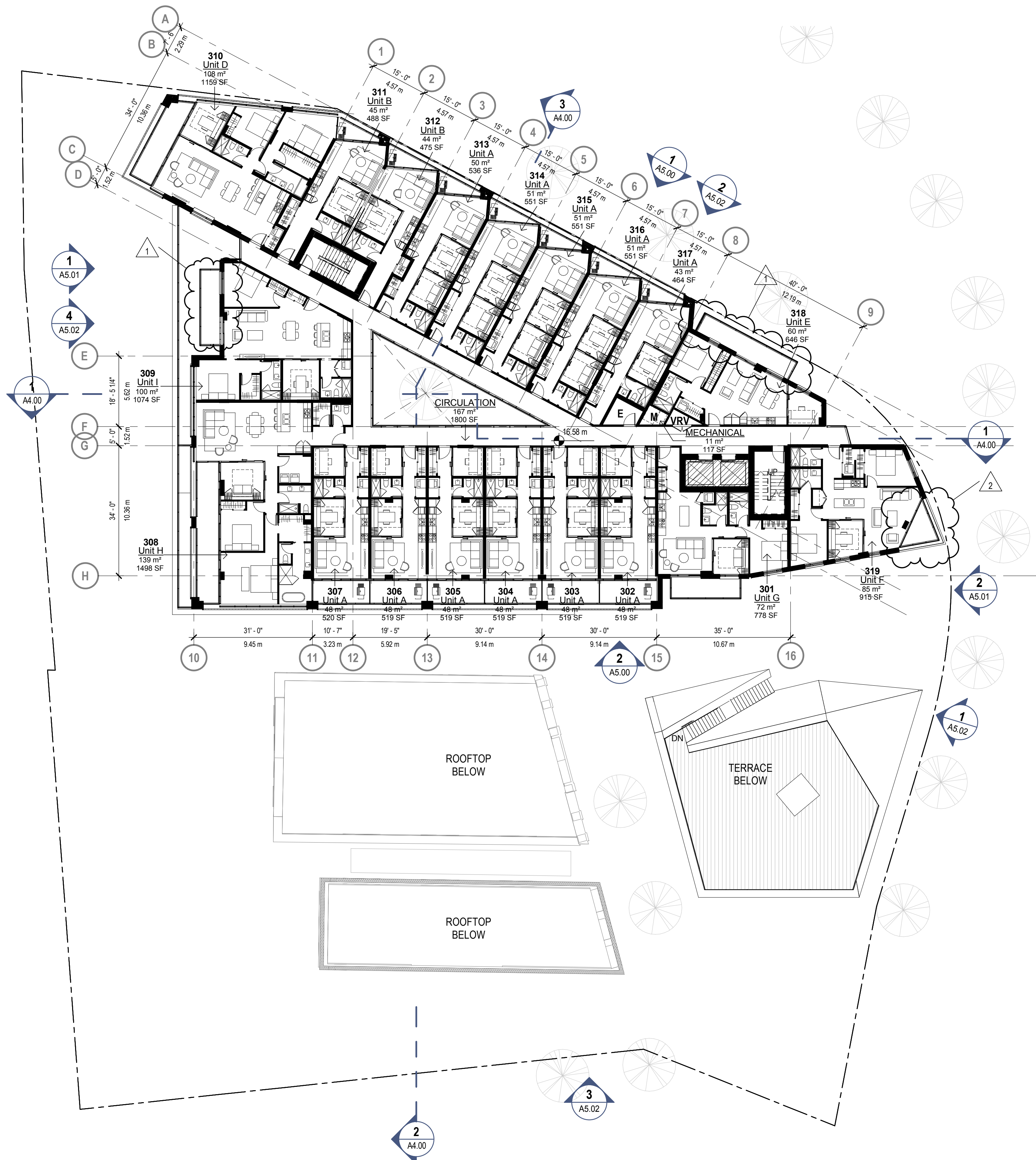
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04696V

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L3 AREAS			
Name	Number	Area	Area SF
CIRCULATION		167.2 m ²	1800 SF
MECHANICAL		10.8 m ²	117 SF
Unit G	301	72.3 m ²	778 SF
Unit A	302	48.2 m ²	519 SF
Unit A	303	48.2 m ²	519 SF
Unit A	304	48.2 m ²	519 SF
Unit A	305	48.2 m ²	519 SF
Unit A	306	48.2 m ²	519 SF
Unit A	307	48.3 m ²	520 SF
Unit H	308	139.2 m ²	1498 SF
Unit I	309	99.8 m ²	1074 SF
Unit D	310	107.7 m ²	1159 SF
Unit B	311	45.3 m ²	488 SF
Unit B	312	44.2 m ²	475 SF
Unit A	313	49.8 m ²	536 SF
Unit A	314	51.2 m ²	551 SF
Unit A	315	51.2 m ²	551 SF
Unit A	316	51.2 m ²	551 SF
Unit A	317	43.1 m ²	464 SF
Unit E	318	60.0 m ²	646 SF
Unit F	319	85.0 m ²	915 SF
TOTAL		1,367.2 m ²	14716 SF

L3 EFFICIENCY	
Sellable	Efficiency
No	13%
Yes	87%

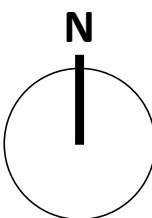
L3 GFA	
1,367.17 m ²	14716.14 SF

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BALCONIES ARE EXCLUDED FROM GFA AND FSR CALCULATIONS.

LEVEL 3

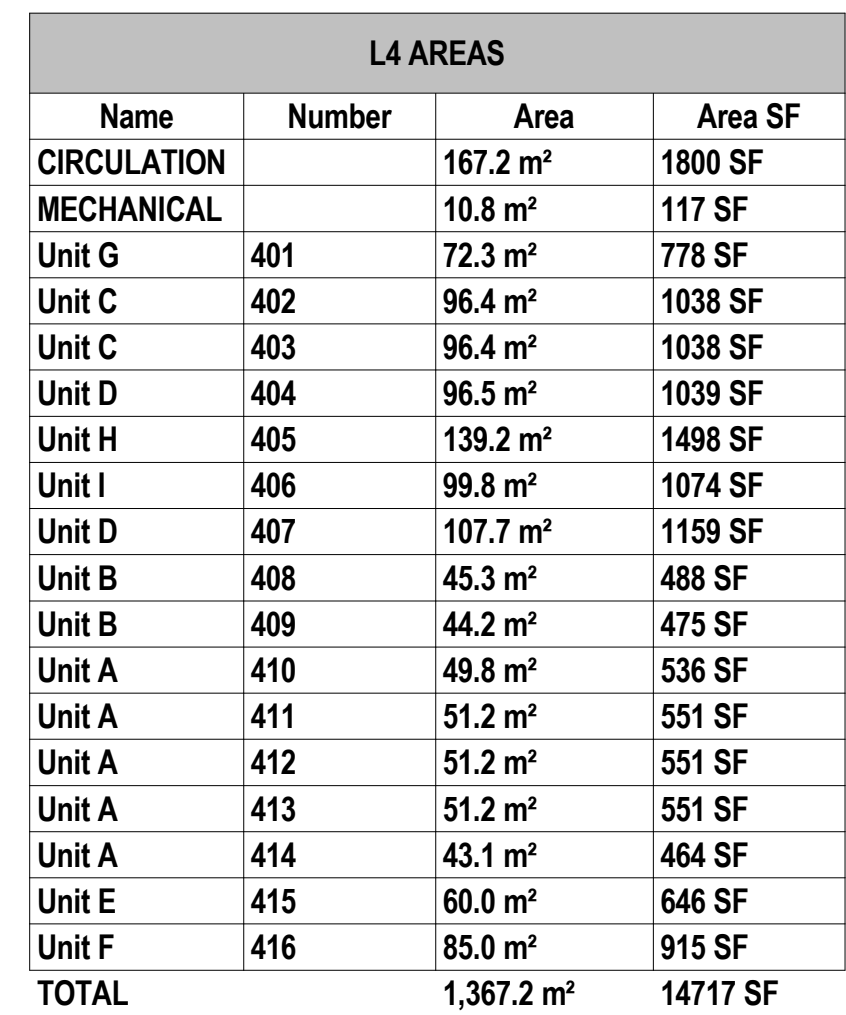
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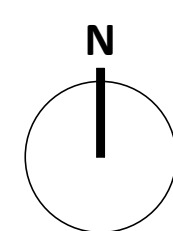


L4 EFFICIENCY	
Sellable	Efficiency
No	13%
Yes	87%

L4 GFA	
1,367.23 m²	14716.70 SF

BALCONIES ARE EXCLUDED FROM GFA AND FSR CALCULATIONS.

SCALE: 1 : 200



REVISIONS
1. BALCONY SIZE
2. INSET BALCONY/GEOMETRY REVISION

ISSUED FOR			
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2018-02-16	ISSUED FOR REZONING & DP	
2	2017-12-11	CALCULUS MEETING	
3	2018-08-03	ISSUED FOR REZONING & DP AMENDMENT	

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L5 FLOOR PLAN

DRAWN: RT
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A2.05

04696V

1 : 200

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LEVEL 5

SCALE: 1 : 200

AREAS NOT INCLUDED IN FLOOR AREA (GFA) AND FLOOR SPACE RATIO (FSR) CALCULATIONS

BALCONIES ARE EXCLUDED FROM GFA AND FSR CALCULATIONS.

L5 EFFICIENCY	
Sellable	Efficiency
No	13%
Yes	87%

L5 GFA	
1,367.17 m ²	14716.14 SF

L5 AREAS			
Name	Number	Area	Area SF
CIRCULATION		167.2 m ²	1800 SF
MECHANICAL		10.8 m ²	117 SF
Unit G	501	72.3 m ²	778 SF
Unit C	502	96.4 m ²	1038 SF
Unit C	503	96.4 m ²	1038 SF
Unit D	504	96.5 m ²	1039 SF
Unit H	505	139.2 m ²	1498 SF
Unit I	506	99.8 m ²	1074 SF
Unit D	507	107.7 m ²	1159 SF
Unit B	508	45.3 m ²	488 SF
Unit B	509	44.2 m ²	475 SF
Unit A	510	49.8 m ²	536 SF
Unit A	511	51.2 m ²	551 SF
Unit A	512	51.2 m ²	551 SF
Unit A	513	51.2 m ²	551 SF
Unit A	514	43.1 m ²	464 SF
Unit E	515	60.0 m ²	646 SF
Unit F	516	85.0 m ²	915 SF
TOTAL		1,367.2 m ²	14716 SF

ISSUED FOR			
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2018-02-16	ISSUED FOR REZONING & DP	
2	2017-12-11	CALC MEETING	
3	2018-08-03	ISSUED FOR REZONING & DP AMENDMENT	

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SEAL

L6 FLOOR PLAN

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PLOT DATE: 8/2/2018 3:01:33 PM
CHECKED: AP

A2.06



LEVEL 6

SCALE: 1 : 200

AREAS NOT INCLUDED IN FLOOR AREA (GFA) AND FLOOR SPACE RATIO (FSR) CALCULATIONS

BALCONIES ARE EXCLUDED FROM GFA AND FSR CALCULATIONS.

L6 EFFICIENCY	
Sellable	Efficiency
No	14%
Yes	86%

L6 GFA	
1,248.72 m ²	13441.16 SF

REVISIONS
1. BALCONY SIZE
2. INSET BALCONY/GEOMETRY REVISION

ISSUED FOR			
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2018-02-16	ISSUED FOR REZONING & DP	
2	2017-12-11	CALCULUS MEETING	
3	2018-08-03	ISSUED FOR REZONING & DP AMENDMENT	

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SEAL

L7 FLOOR PLAN

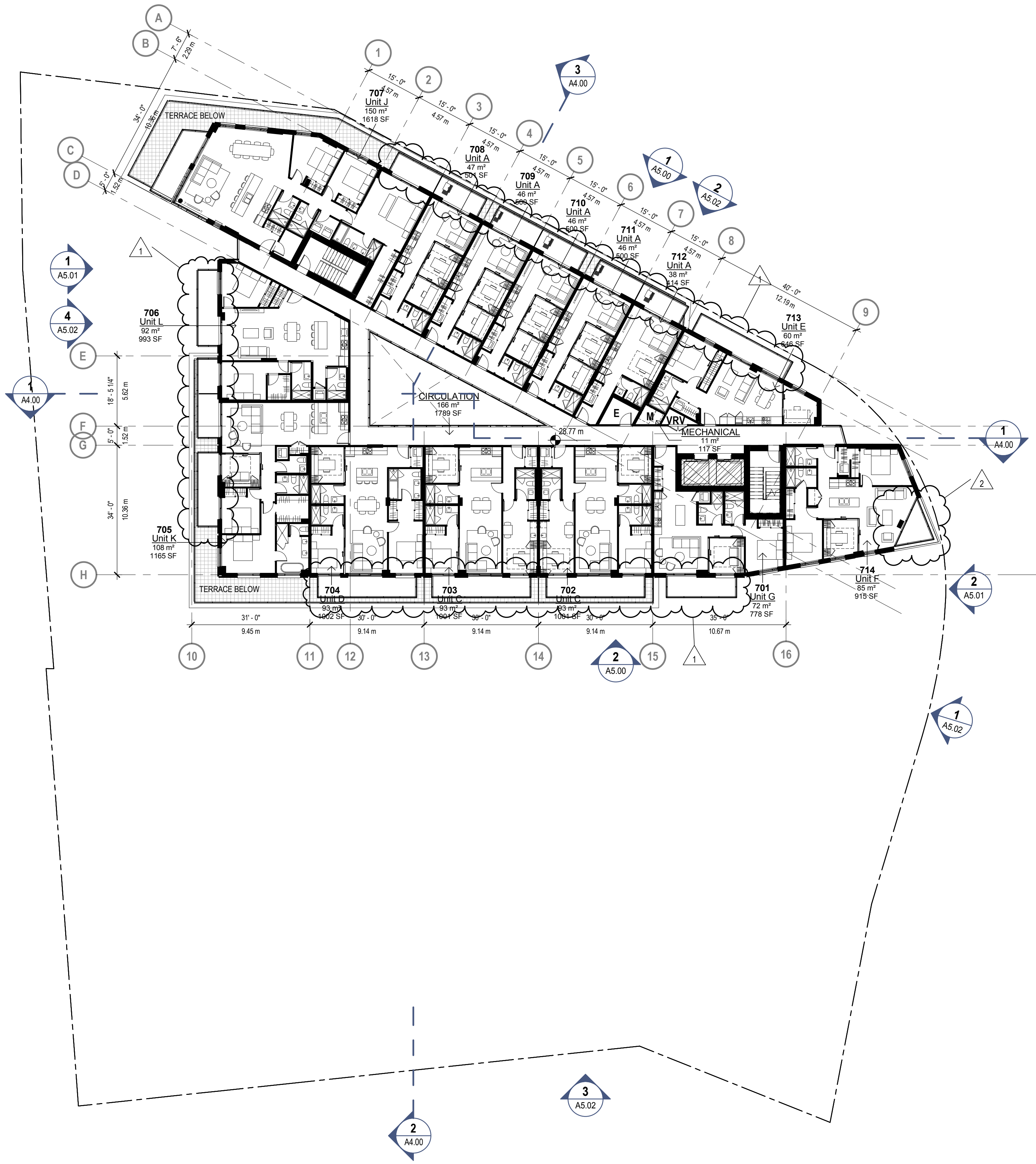
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04696V

1 : 200

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L7 AREAS			
Name	Number	Area	Area SF
CIRCULATION		166.2 m ²	1789 SF
MECHANICAL		10.8 m ²	117 SF
Unit G	701	72.3 m ²	778 SF
Unit C	702	93.0 m ²	1001 SF
Unit C	703	93.0 m ²	1001 SF
Unit D	704	93.1 m ²	1002 SF
Unit K	705	108.3 m ²	1165 SF
Unit L	706	92.3 m ²	993 SF
Unit J	707	150.3 m ²	1618 SF
Unit A	708	46.6 m ²	501 SF
Unit A	709	46.5 m ²	500 SF
Unit A	710	46.5 m ²	500 SF
Unit A	711	46.5 m ²	500 SF
Unit A	712	38.5 m ²	414 SF
Unit E	713	60.0 m ²	646 SF
Unit F	714	85.0 m ²	915 SF
TOTAL		1,248.7 m ²	13441 SF

L7 EFFICIENCY	
Sellable	Efficiency
No	14%
Yes	86%

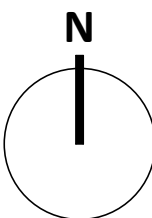
L7 GFA	
1,248.67 m ²	13440.59 SF

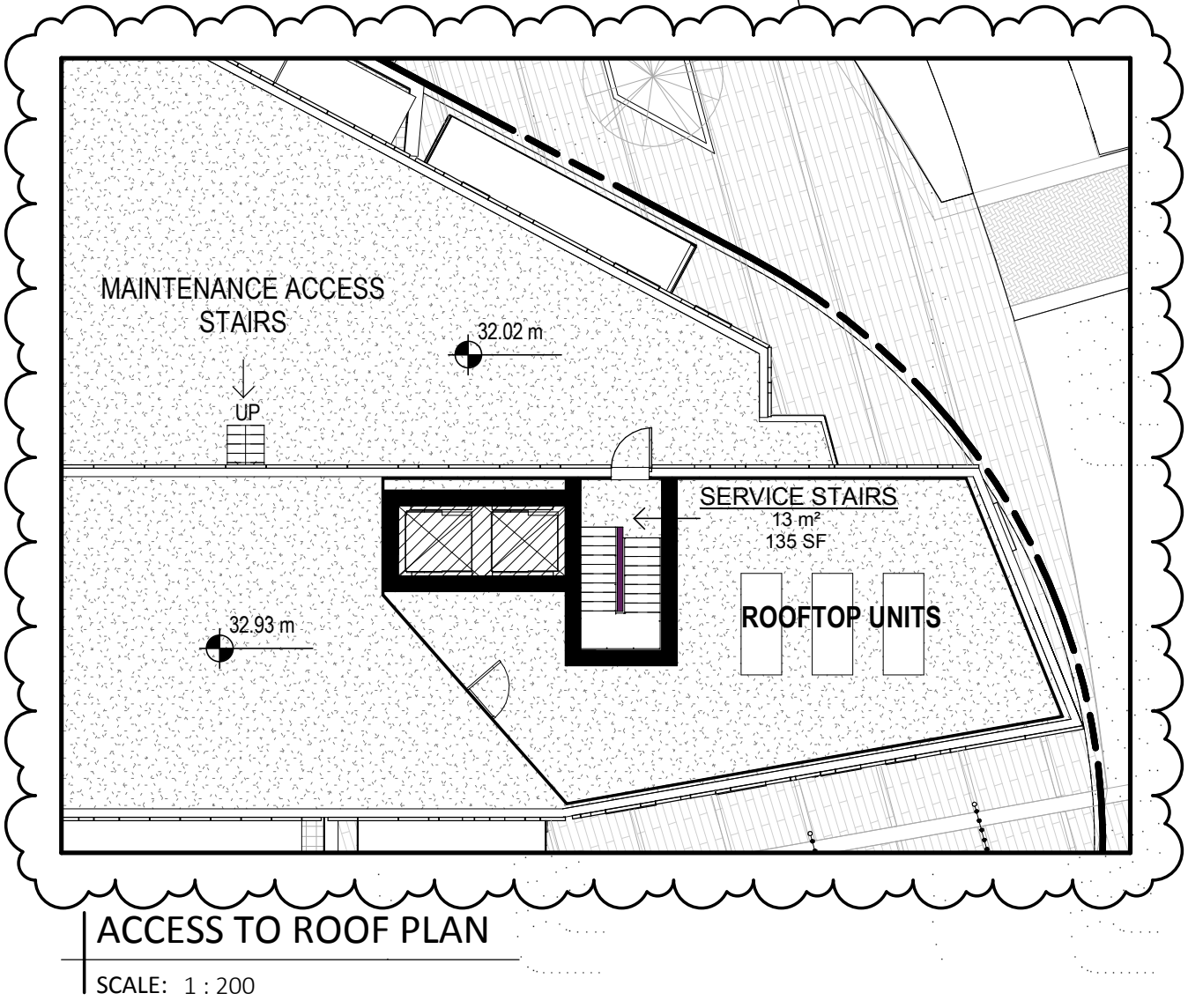
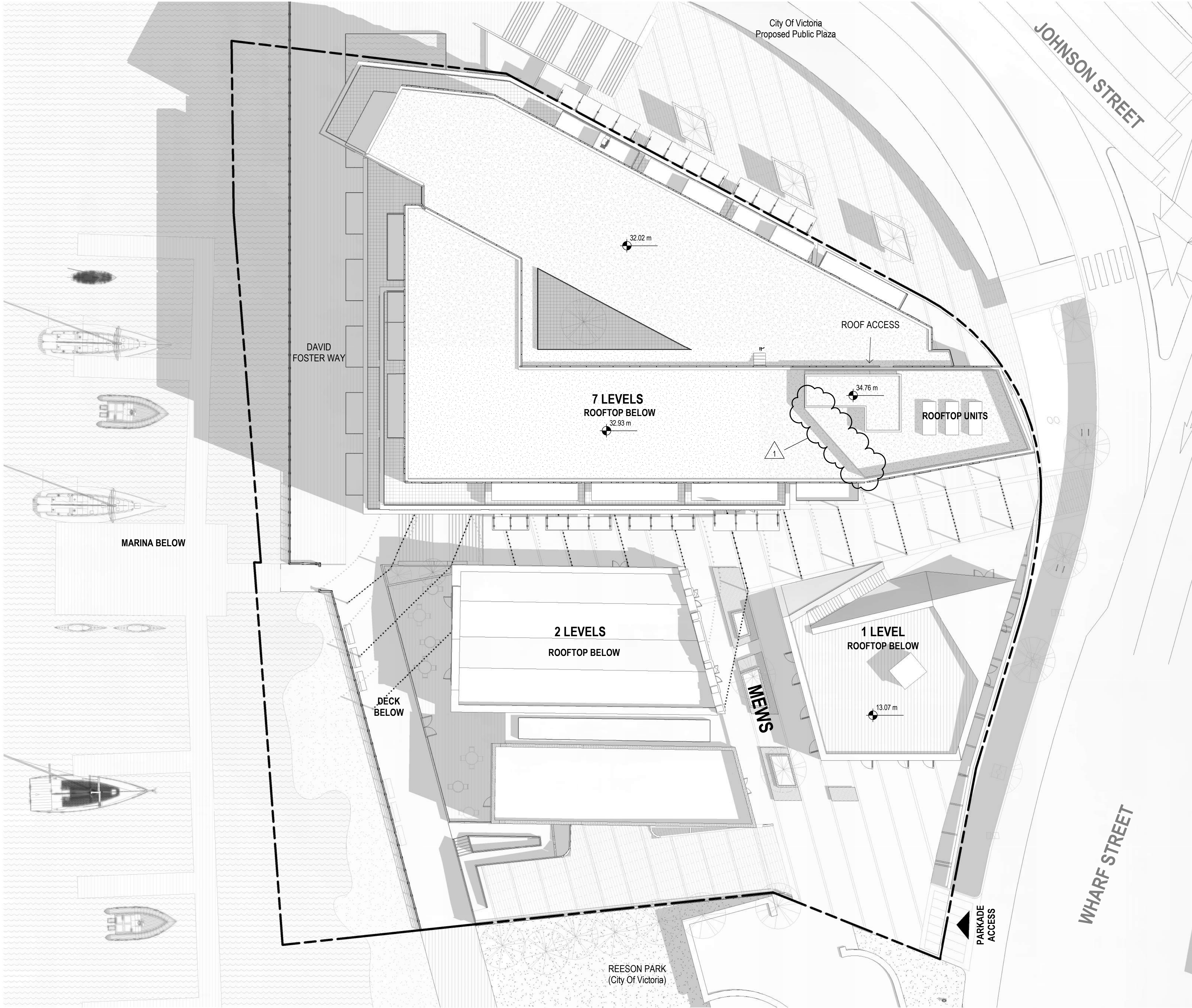
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LEVEL 7

SCALE: 1 : 200





- REVISIONS
- 1. ROOF SCREEN/LANTERN GEOMETRY REVISED
 - 2. MAINTENANCE ACCESS STAIR AREA ADDED

ROOF AREAS			
Name	Number	Area	Area SF
SERVICE STAIRS		12.5 m²	135 SF
TOTAL		12.5 m²	135 SF

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ROOF PLAN

SCALE: 1 : 200

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SEAL

ROOF PLAN

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A2.08

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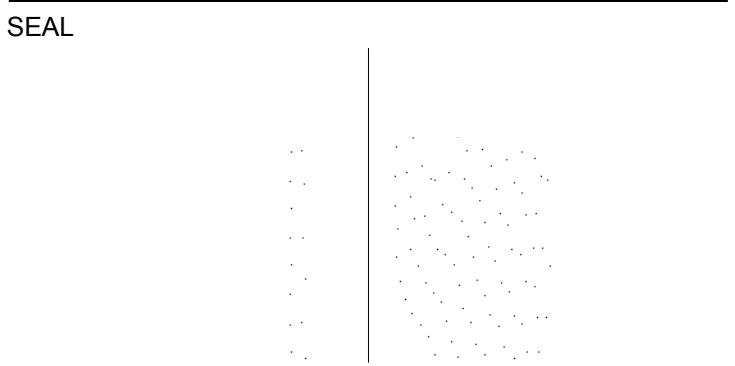
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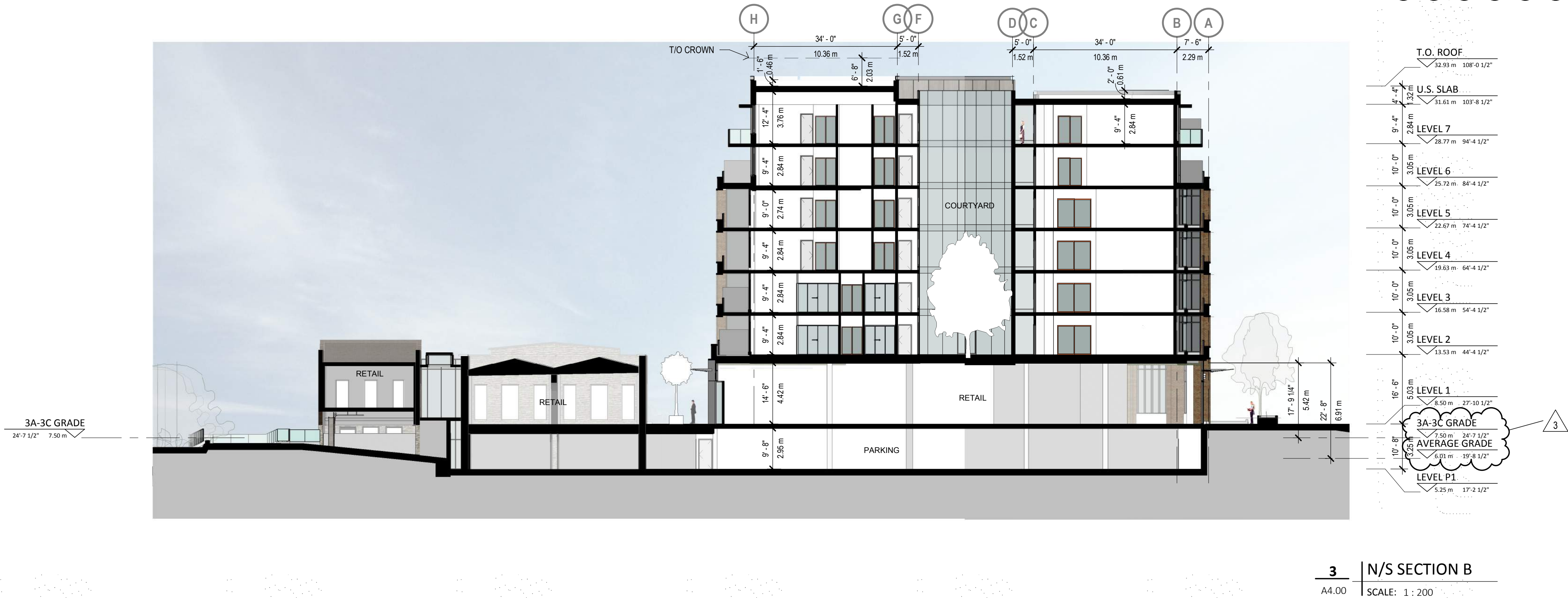
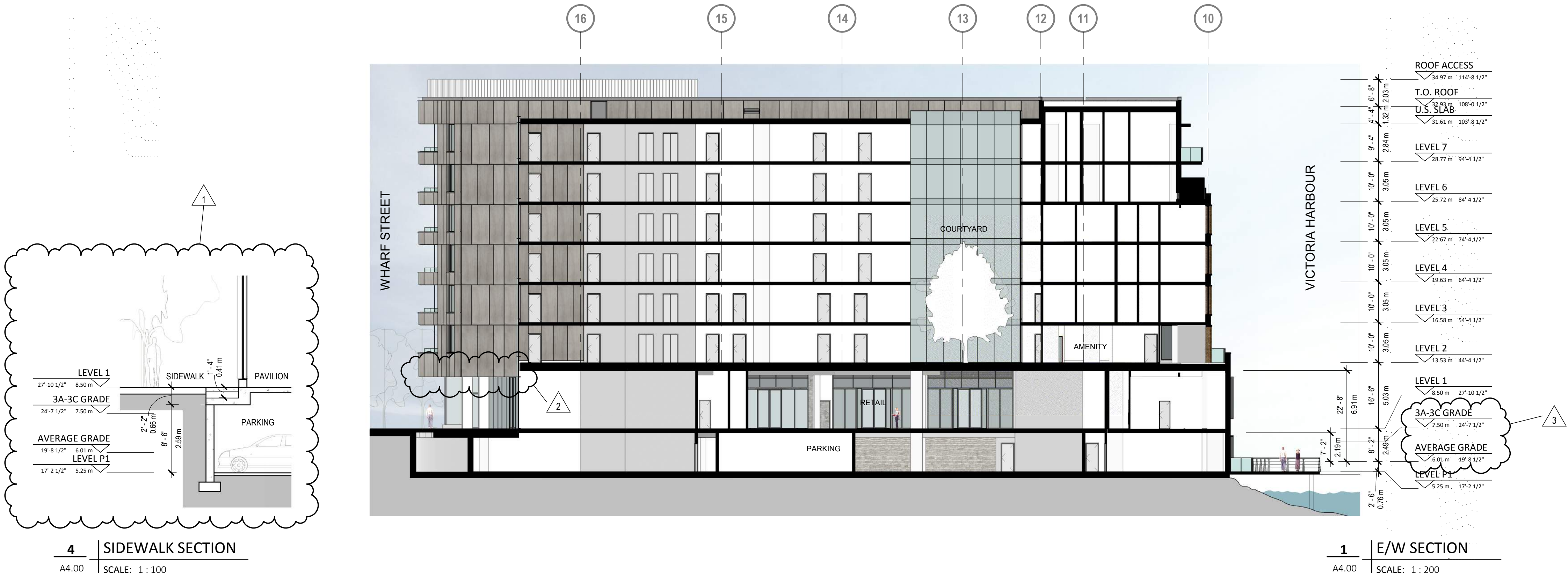
BUILDING SECTIONS

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A4.00

04696V As indicated

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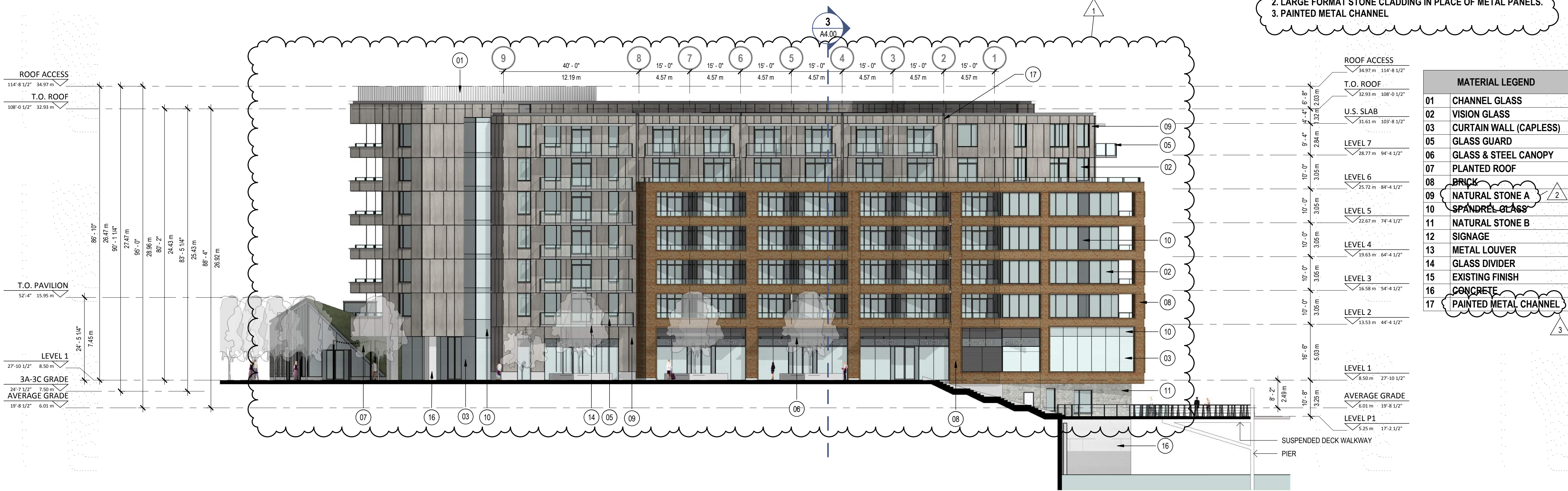
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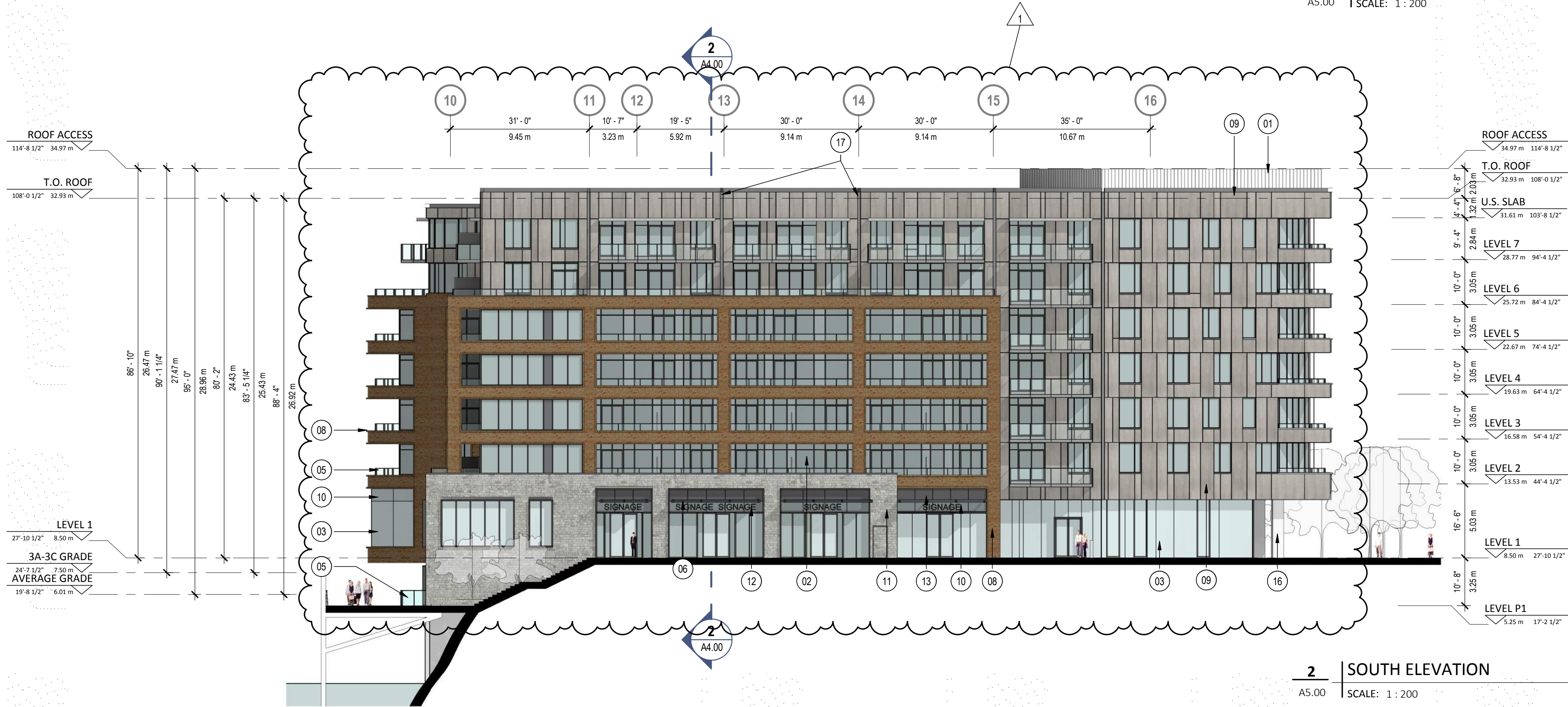
ELEVATIONS
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CHECKED: AP

A5.00

REVISIONS
1. RETAIL CANOPIES MOVED DOWN, VERTICAL DIVISIONS IN STONE FACADE ON LEVEL 6 & 7, REVISED BRICK COLOUR AND RECESSED BALCONIES AT THE SOUTH WEST CORNER.
2. LARGE FORMAT STONE CLADDING IN PLACE OF METAL PANELS.
3. PAINTED METAL CHANNEL



1 NORTH ELEVATION
A5.00 SCALE: 1 : 200



2 SOUTH ELEVATION
A5.00 SCALE: 1 : 200

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
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3	2018-08-03	ISSUED FOR REZONING & DP AMENDMENT	

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SEAL

ELEVATIONS

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A5.01



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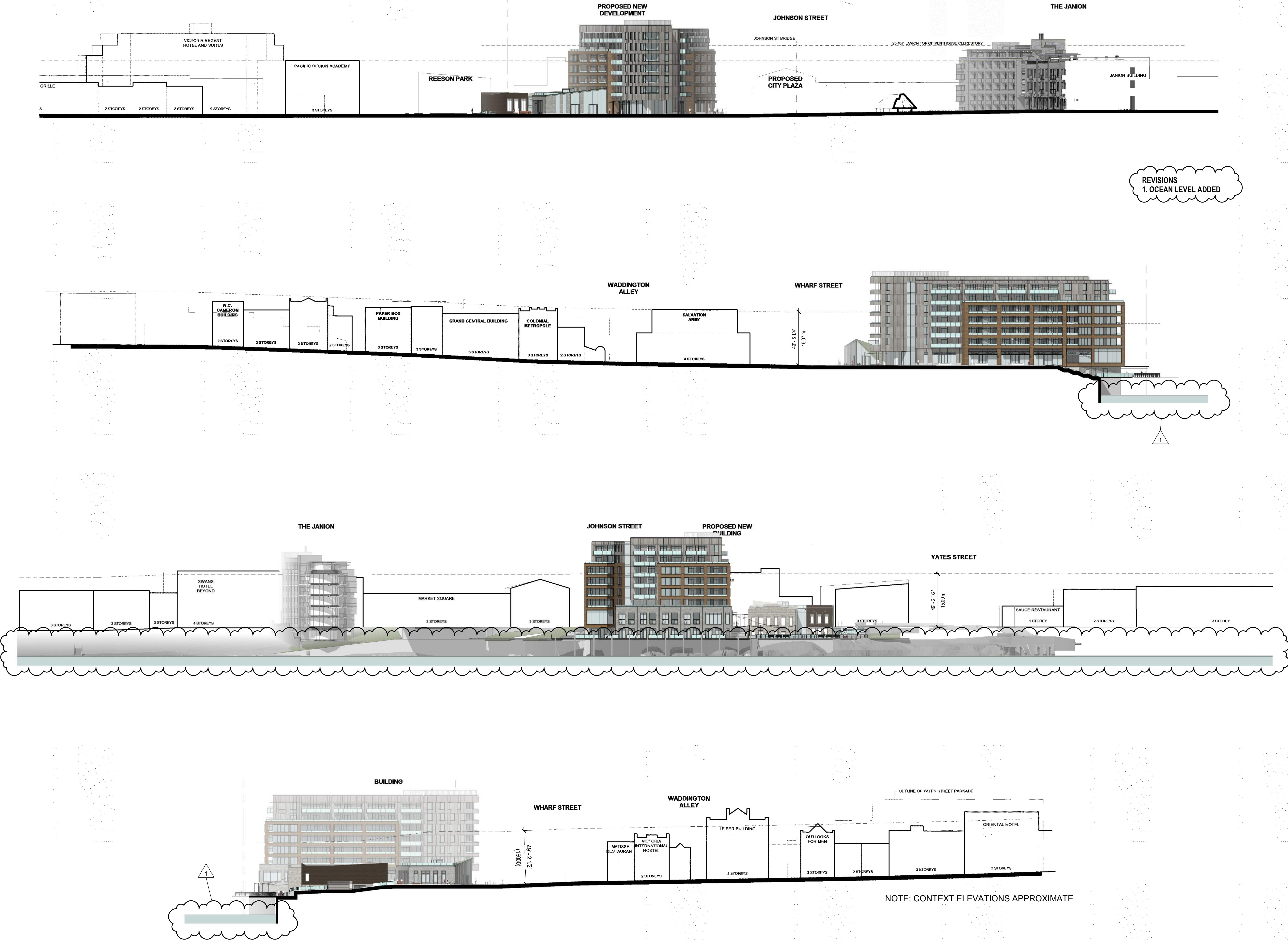
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SEAL

CONTEXT ELEVATIONS

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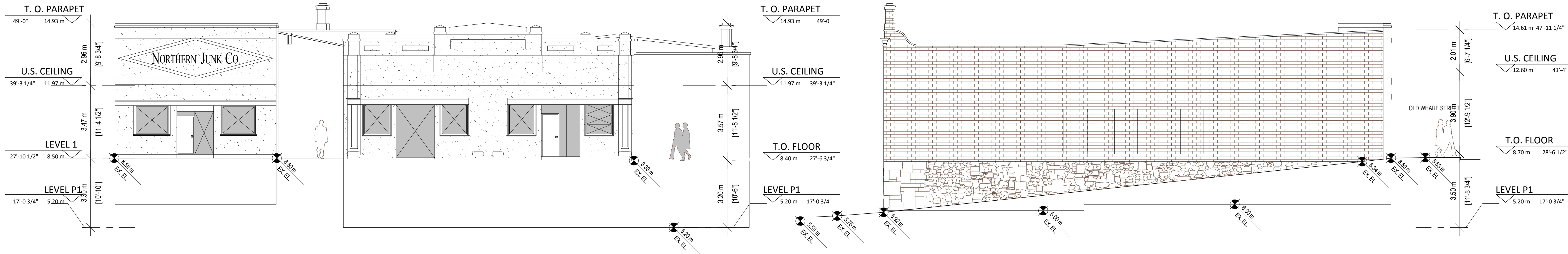
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HERITAGE EXISTING ELEVATION

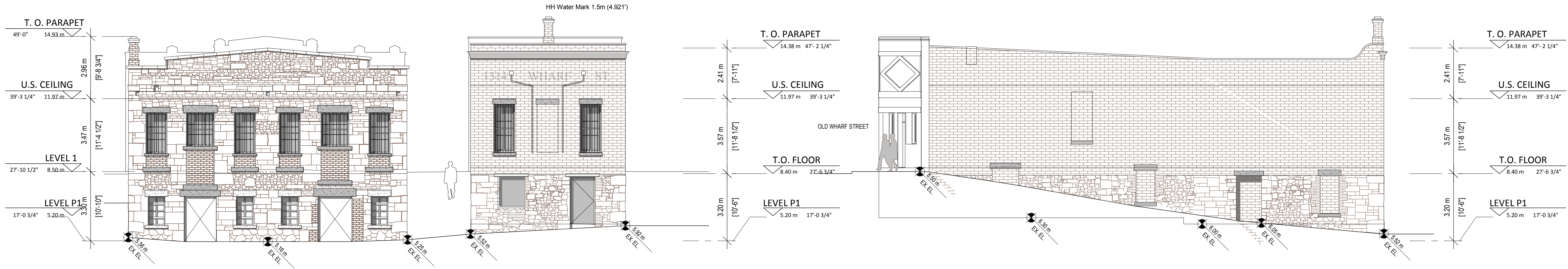
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A5.03



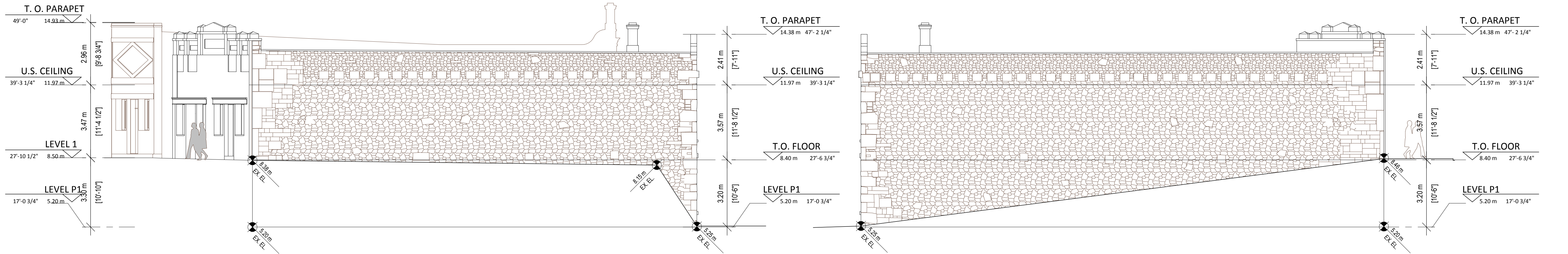
1 | EXISTING EAST ELEVATION
A5.03 | SCALE: 1 : 100

4 | EXISTING 1314 SOUTH ELEVATION
A5.03 | SCALE: 1 : 100



2 | EXISTING WEST ELEVATION
A5.03 | SCALE: 1 : 100

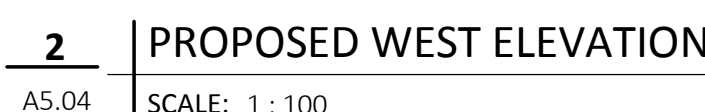
5 | EXISTING 1314 NORTH ELEVATION
A5.03 | SCALE: 1 : 100



3 | EXISTING 1316-1318 NORTH ELEVATION
A5.03 | SCALE: 1 : 100

6 | EXISTING 1316-1318 SOUTH ELEVATION
A5.03 | SCALE: 1 : 100

FOR COMPLETE HERITAGE CONSERVATION
PLAN AND DESIGN, REFER TO HAPL
SUBMISSION DATED JUNE 08, 2018



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PLAN AND DESIGN, REFER TO HAPL
SUBMISSION DATED JUNE 08, 2018

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Vancouver, BC V6A 1E1 (604)-255-1189 Fax: (604)-255-1790

CODE CONSULTANT
MURRAY JOHNSON ENGINEERING LTD.
212 FIFTH AVENUE W
NEW WESTMINSTER, BC, V3L 1R4
Tel: (604)-526-3335

MECHANICAL & ELECTRICAL
INTEGRAL GROUP
201- 1019 WHARF STREET
VICTORIA, BC, V8W 2Y9
Tel: (250)-418-1288

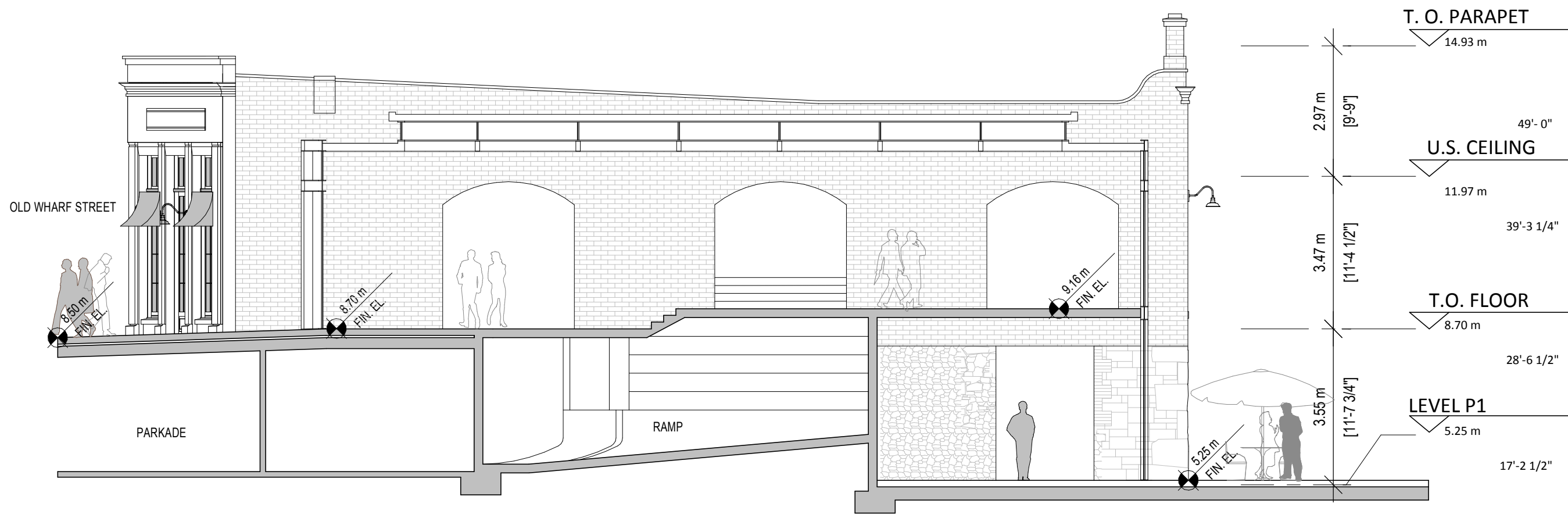
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HERITAGE PROPOSED SECTIONS

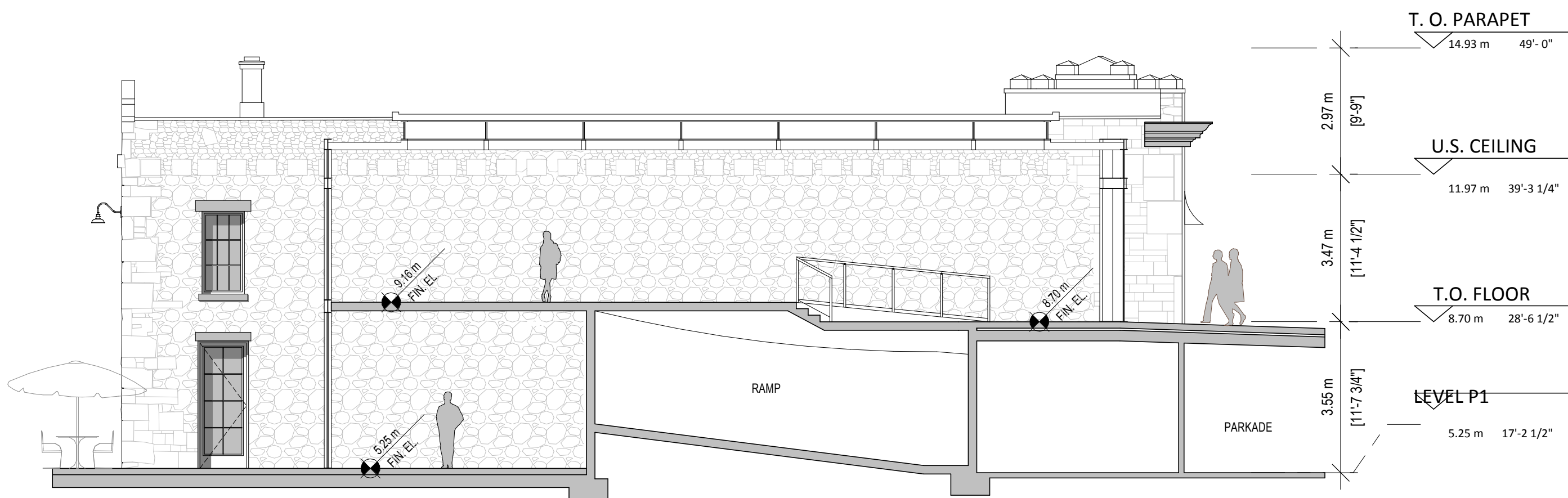
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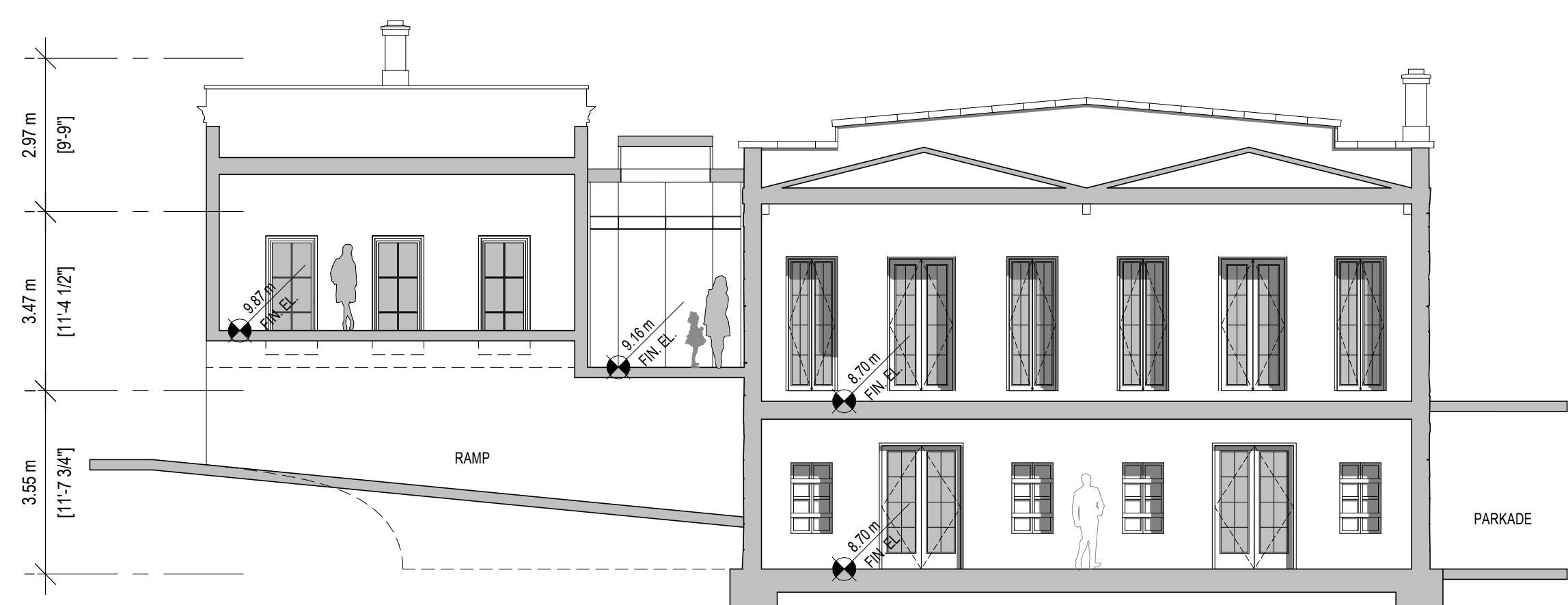
FOR COMPLETE HERITAGE CONSERVATION
PLAN AND DESIGN, REFER TO HAPL
SUBMISSION DATED JUNE 08, 2018



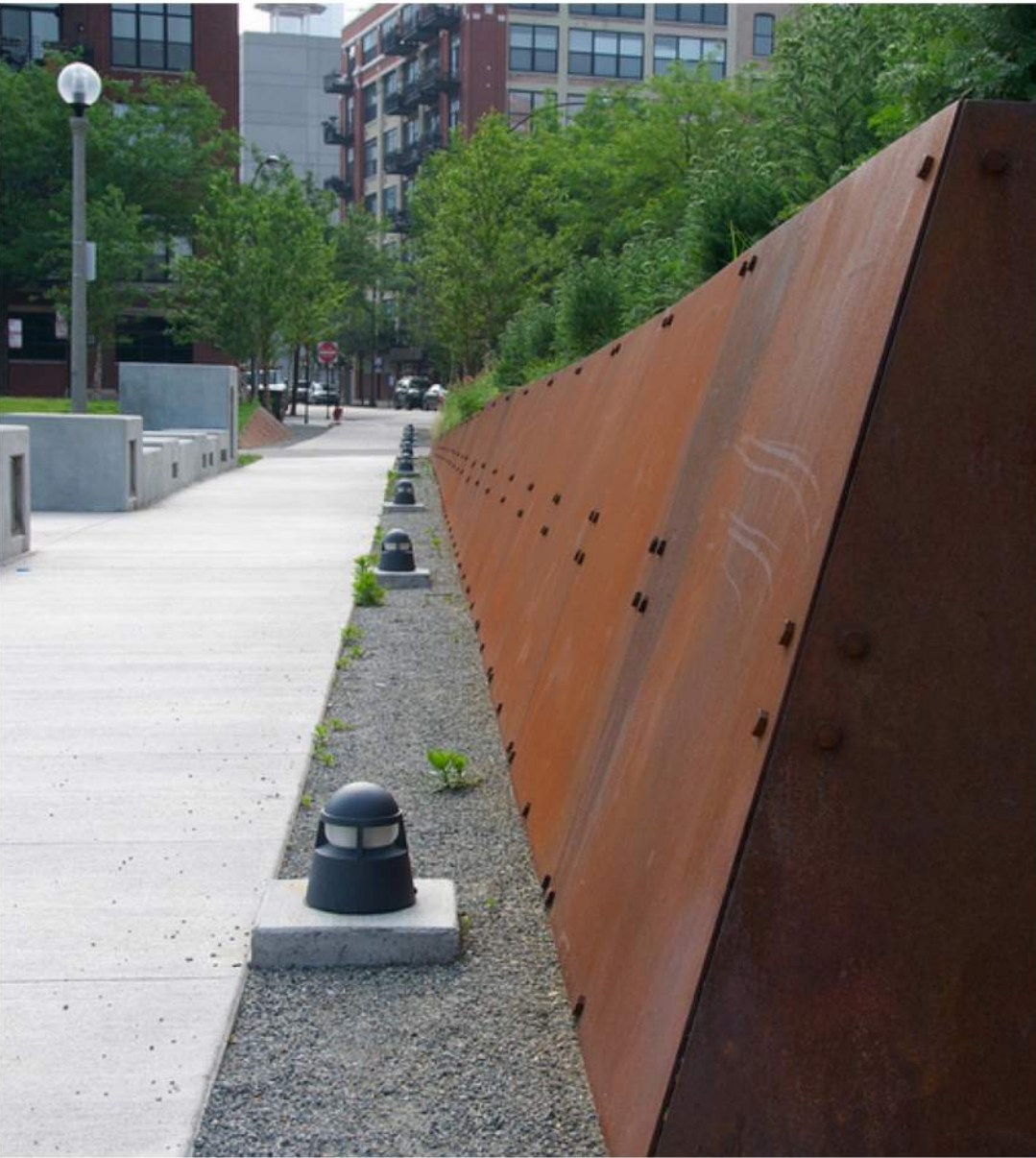
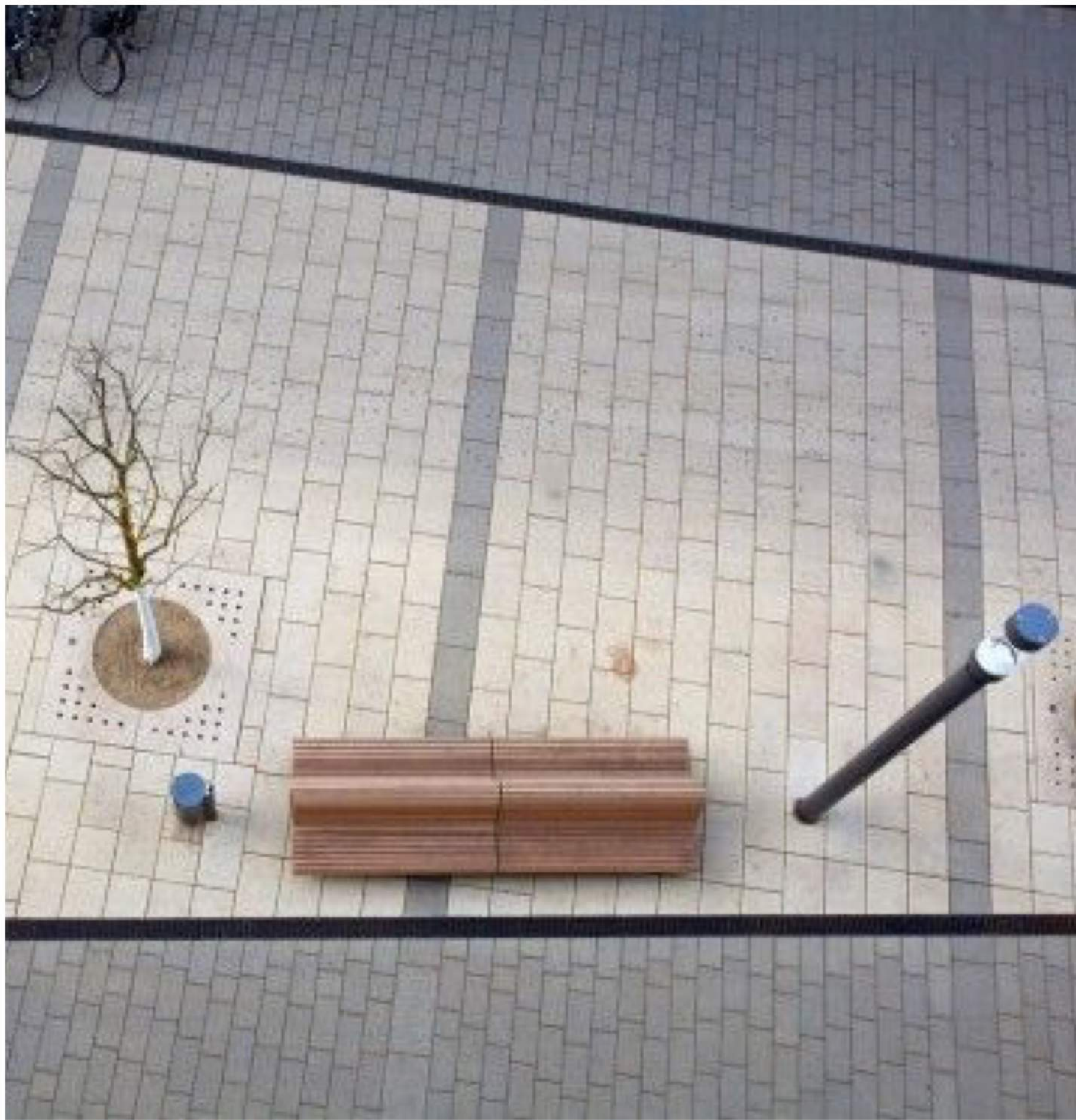
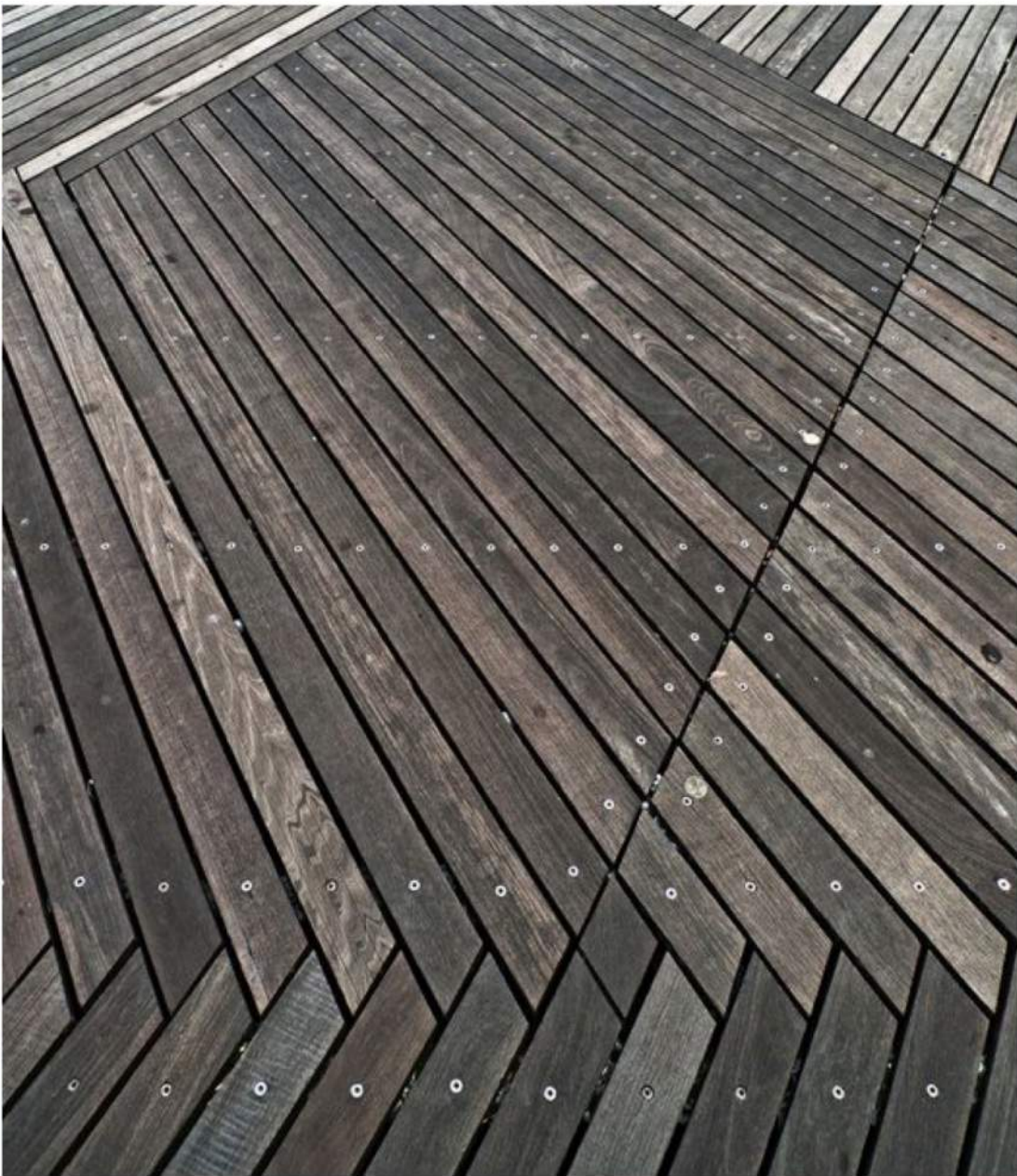
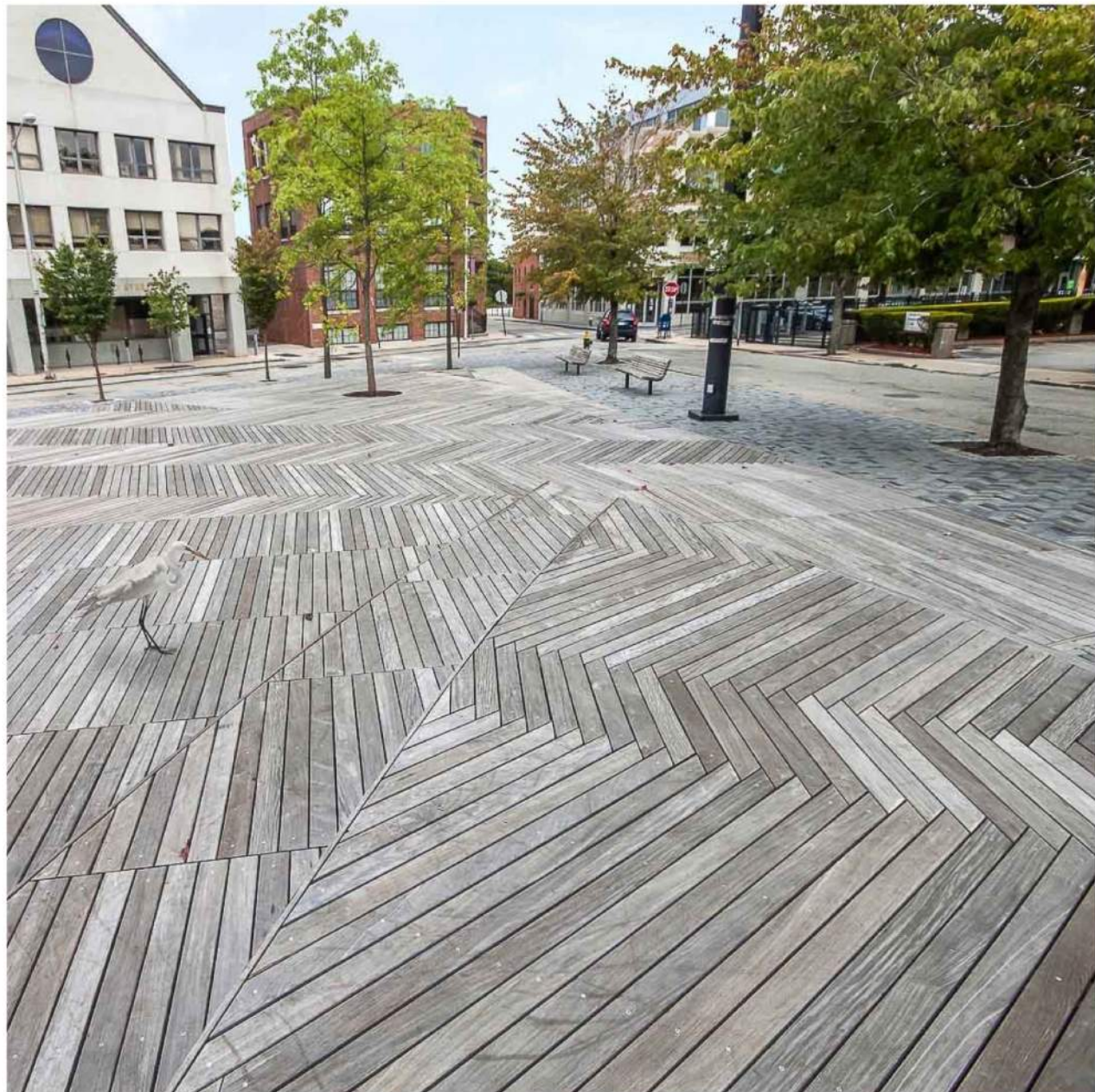
5 | 1314 PROPOSED NORTH ELEVATION
A5.04 | SCALE: 1 : 100



6 | 1316-1318 PROPOSED SOUTH ELEVATION
A5.04 | SCALE: 1 : 100



7 | PROPOSED SECTION
A5.04 | SCALE: 1 : 100



REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
2	18-02-16	Issued for Recording & DP
3	18-7-9	Issued for Coordination

PROJECT

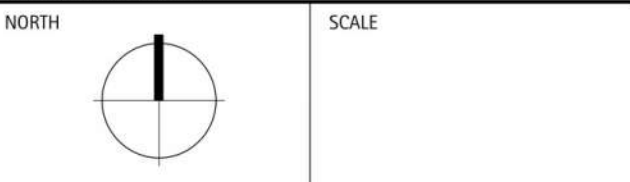
JOHNSON STREET GATEWAY

ADDRESS

DRAWING TITLE

PRECEDENT IMAGERY

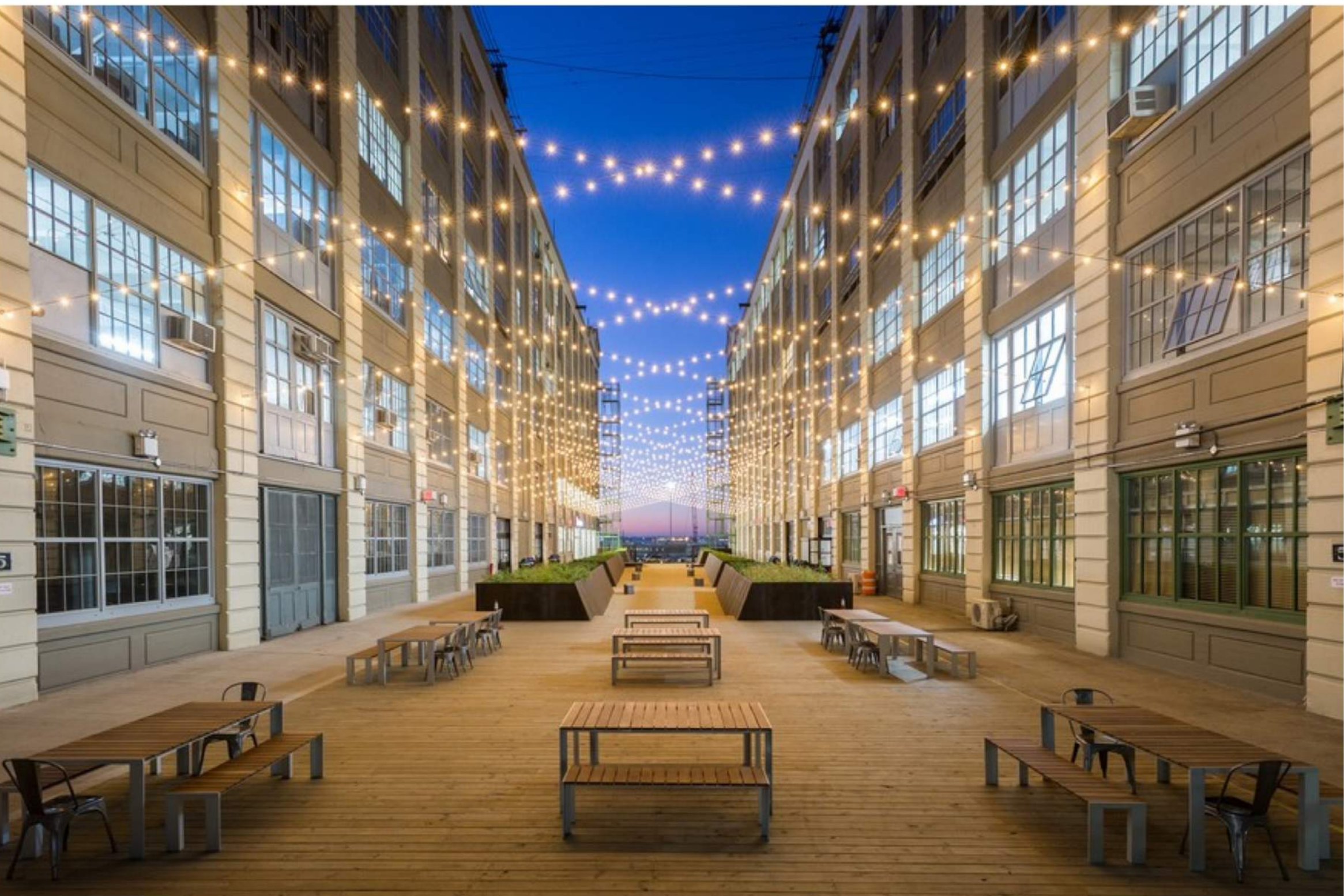
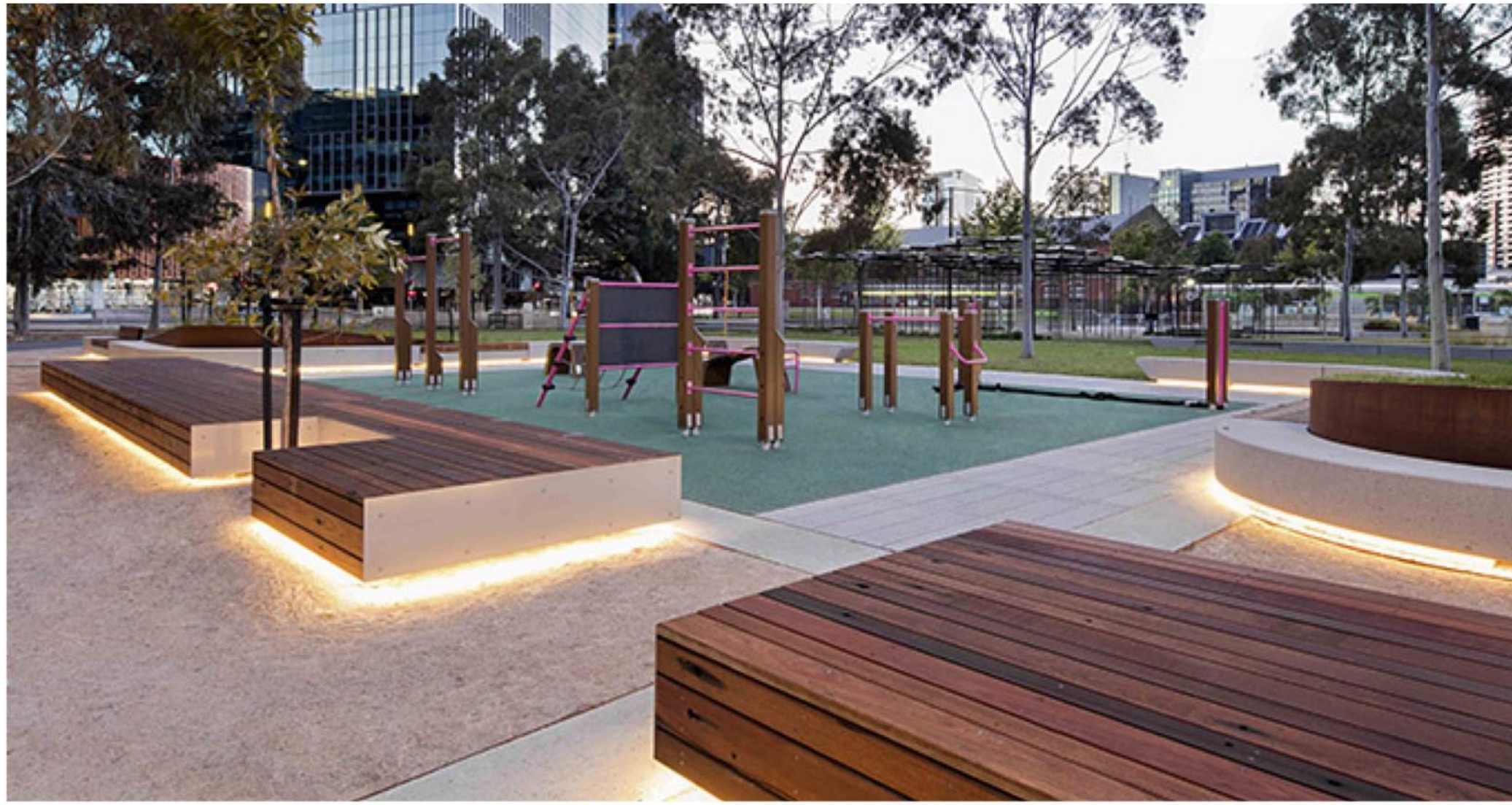
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PROJECT NO.	15030		
DATE			
FILE NAME	15030 Plan.vwx		
PLOTTED	18-8-2		
DRAWN	LC/JO	REVIEWED	JW
DRAWING			

DRAWING

L0.01



REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
2	18-02-16	Issued for Recording & DP
3	18-7-9	Issued for Coordination

PROJECT
JOHNSON STREET GATEWAY

ADDRESS

DRAWING TITLE
PRECEDENT IMAGERY

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PROJECT NO.	15030
DATE	
FILE NAME	15030 Plan.vwx
PLOTTED	18-8-2
DRAWN	LC/JO
REVIEWED	JW

DRAWING

L0.02



PAVING LEGEND	
KEY	DESCRIPTION
P1	CoVic Sidewalk Granite Field, Basalt Banding Per Downtown Public Realm and Streetscape Standards - Inner Harbour
P2	CoVic Sidewalk CIP Concrete with trowel joint grid Per Downtown Public Realm and Streetscape Standards - Inner Harbour
P3	Concrete Unit Paver Light Grey
P4	Concrete Unit Paver Dark Grey
P5	Basalt Paver
P6	Decking - Composite Wood
P7	CIP Concrete with Saw Cuts
P8	Hydrapressed Slab

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F1	Custom Bench with Metal (COR-TEN) Planter
F2	Custom Bench
F3	Catenary Lighting
F4	Light Bollard
F5	Building Identity Monument
F6	Patio Furniture
F7	Guardrail
F8	Gate and Fence
F9	Bike Rack
F10	Concrete Seat Wall with Timber Topper
F11	Timber Bench

HARDSCAPE LEGEND	
KEY	DESCRIPTION
H1	CIP Concrete Stair with Handrail and Tactile Warning Strip
H2	CIP Concrete Wall

PWL partnership

PWL Partnership Landscape Architects Inc.
5th Floor, East Asiatic House
1201 West Fender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com
T 604.688.8111
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CROSSTOWN
PROPERTIES LTD.

DIALOG

REVISIONS AND ISSUES

NO.	DATE	DESCRIPTION
1	17-7-14	Reasoning and Development Permit Application
2	18-02-16	Issued for Reasoning & DP
3	18-7-9	Issued for Coordination

PROJECT
JOHNSON STREET GATEWAY

ADDRESS

DRAWING TITLE
Landscape Plan

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NORTH	SCALE
	1:200
PROJECT NO.	15030
DATE	
FILE NAME	15030 Plan.vwx
PLOTTED	18-8-2
DRAWN	LC/JO
REVIEWED	JW
DRAWING	

L1.01



KEY	DESCRIPTION
P1	CoVic Sidewalk Granite Field, Basalt Banding Per Downtown Public Realm and Streetscape Standards - Inner Harbour
P2	CoVic Sidewalk CIP Concrete with trowel joint grid Per Downtown Public Realm and Streetscape Standards - Inner Harbour
P3	Concrete Unit Paver Light Grey
P4	Concrete Unit Paver Dark Grey
P5	Basalt Paver
P6	Decking - Composite Wood
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SITE FURNISHING LEGEND	
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HARDSCAPE LEGEND	
KEY	DESCRIPTION
H1	CIP Concrete Stair with Handrail and Tactile Warning Strip
H2	CIP Concrete Wall



LEVEL 2 - WEST COAST GARDEN AND AMENITY SPACE
SCALE: 1:200



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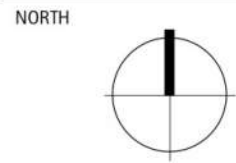
REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	17-7-14	Rezoning and Development Permit Application
2	18-02-16	Issued for Rezoning & DP
3	18-7-9	Issued for Coordination

PROJECT
JOHNSON STREET GATEWAY

ADDRESS

DRAWING TITLE
Roof Plan and L2 Amenity

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SCALE
1:200

PROJECT NO.	15030
DATE	
FILE NAME	15030 Plan.vwx
PLOTTED	18-8-2
DRAWN	LC/JO
REVIEWED	JW

DRAWING

L1.02

REVISIONS AND ISSUES

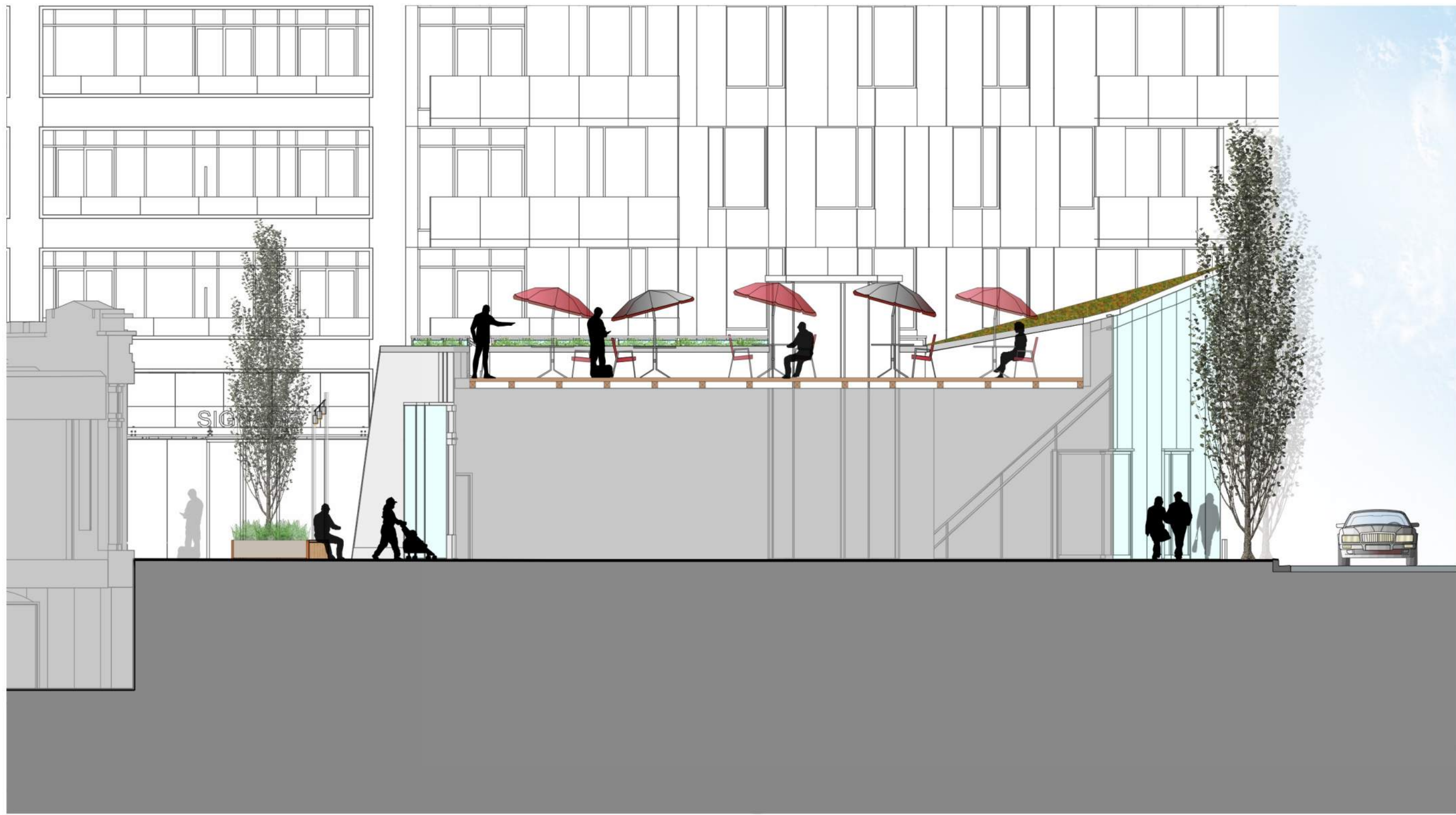
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1 SECTION 1
Scale: 1:200



2 SECTION 1 - ENLARGEMENT A
Scale: 1:100



3 SECTION 1 - ENLARGEMENT B
Scale: 1:100

PROJECT
JOHNSON STREET
GATEWAY

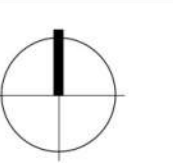
ADDRESS

DRAWING TITLE

Sections

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NORTH



SCALE

As Shown

PROJECT NO. 15030

DATE

FILE NAME 15030 Sections.vwx

PLOTTED 18-8-2

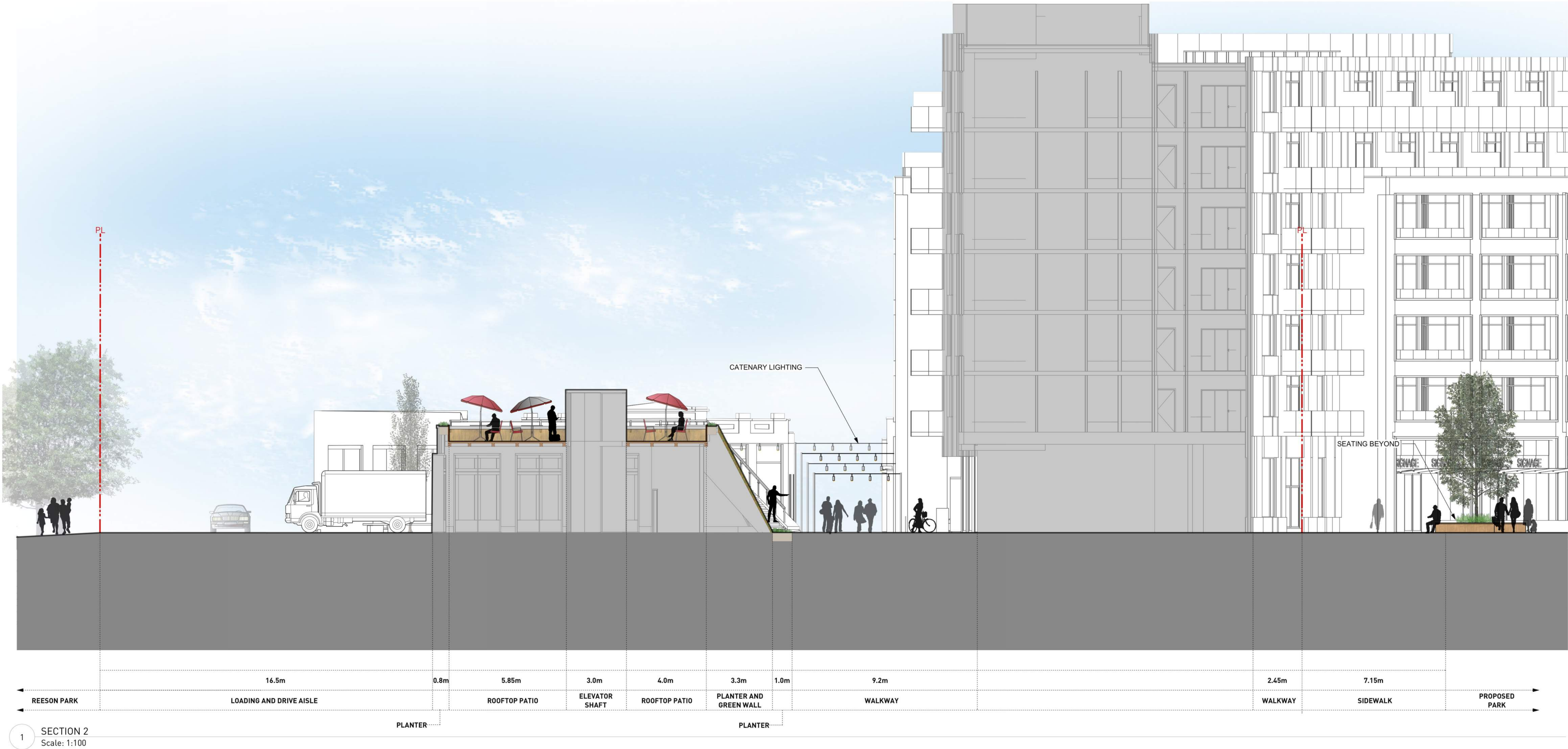
DRAWN LC/JO

REVIEWED JW

DRAWING

L2.01

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
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1 SECTION 2
Scale: 1:100

PROJECT
JOHNSON STREET GATEWAY

ADDRESS

DRAWING TITLE
Sections

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PROJECT NO.	15030
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FILE NAME	15030 Sections.vwx
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REVIEWED	JW

DRAWING

L2.02