

Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:  
February 16/18

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2018-02-16	ISSUED FOR REZONING & DP	

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COVER SHEET

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JOHNSON STREET GATEWAY

**CIVIC ADDRESS :** 1314-1318, 1324 Warf 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)**  
February 16, 2018

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<b>STRUCTURAL ENGINEER</b> DIALOG 406, 611 Alexander Street Vancouver, BC V6A 1E1 Tel: (604)-255-1169 Fax: (604)-255-1790	<b>GEOTECHNICAL</b> RYZUK 28 Crease Avenue Victoria, B.C. V8Z 1S3 Tel: (250)-4753131
<b>MECHANICAL &amp; ELECTRICAL</b> INTEGRAL GROUP 201- 1019 WHARF STREET VICTORIA, BC, V8W 2Y9 Tel: (250)-418-1288	<b>SURVEY</b> WSP 301-3600 Uptown Boulevard Victoria, BC V8Z 0B9 Tel: (250)-369-8015
<b>CODE CONSULTANT</b> MURRAY JOHNSON ENGINEERING LTD. 212 FIFTH AVENUE W NEW WESTMINSTER, BC, V3L 1R4 Tel: (604)-526-3335	<b>HERITAGE</b> DONALD LUXTON & ASSOCIATES INC. 1030- 470 GRANVILLE STREET Vancouver, BC V6C 1V5 Tel: (604)-688-1216
<b>LANDSCAPE ARCHITECT</b> PWL PARTNERSHIP LANDSCAPE ARCHITECTS INC. 5th FLOOR, 1201 WEST PENDER STREET Vancouver, BC V6E 2V2 Tel: (604)-688-6111 Fax: (604)-688-6122	<b>TRANSPORTATION</b> BUNT & ASSOCIATES ENGINEERING Suite 421 - 645 Fort Street Victoria, BC V8W 1G2 Tel: (250)-592-6122

DRAWING LIST	
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PROJECT DATA

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PLOT DATE: 2/16/2018 9:58:24 AM

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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 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 <sup>2</sup> 51,645.24 SF
NET SITE AREA ** (sq. m.) for FSR and Coverage	4,152.00 m <sup>2</sup> 44,691.76 SF
TOTAL FLOOR AREA (sq. m.)	11,692.46 m <sup>2</sup> 125,857 SF
COMMERCIAL FLOOR AREA (sq. m.)	2,278.39 m <sup>2</sup> 24,524 SF
FLOOR SPACE RATIO	2.82
SITE COVERAGE (%)	73% (3,496 SM)
OPEN SITE SPACE * (%)	27% (1,301 SM)
BUILDING HEIGHT ***	28.87m
NUMBER OF STOREYS	8 STOREYS
PARKING STALLS (NUMBER) ON SITE	57 STALLS
BICYCLE PARKING NUMBER (Class 1 and Class 2)	107 Class 1 Res. + 6 Class 1 Comm. + 6 Class 2 Res. + 6 Class 2 Comm.

BUILDING SETBACKS (m)	
North Yard	0m
South Yard	6.08m
West Yard	7.77m
East Yard	1.52m

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.)	9,414.07 m <sup>2</sup> 101,332 SF

\* MEASURED FROM WHARF ST. / PLAZA GRADE

\*\* SEE A0.04 FOR FURTHER INFORMATION

\*\*\* MEASURED FROM AVERAGE GRADE.  
SEE A0.06 FOR FURTHER INFORMATION ABOUT AVERAGE GRADE CALCULATION

UNIT BREAKDOWN			
1 Bedroom	3,873 SF	6	6%
2 Bedroom	29,937 SF	33	32%
3 Bedroom	15,783 SF	12	12%
Studio	26,831 SF	52	50%
TOTAL	76,423 SF	103	100%

COMMERCIAL AREA	
COMMERCIAL	2,278.39 m <sup>2</sup> 24,524 SF

PARKING COUNT	
PARKING STALL	55
HANDICAP STALL	2
	57

OVERALL AREAS		
LEVEL P1	1,431.64 m <sup>2</sup>	15,410 SF
LEVEL 1	2,332.31 m <sup>2</sup>	25,105 SF
LEVEL 2	1,333.35 m <sup>2</sup>	14,352 SF
LEVEL 3	1,366.42 m <sup>2</sup>	14,708 SF
LEVEL 4	1,366.44 m <sup>2</sup>	14,708 SF
LEVEL 5	1,366.45 m <sup>2</sup>	14,708 SF
LEVEL 6	1,247.94 m <sup>2</sup>	13,433 SF
LEVEL 7	1,247.92 m <sup>2</sup>	13,432 SF
TOTAL	11,692.46 m <sup>2</sup>	125,857 SF

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

REVISIONS

1. NUMBER OF UNITS REDUCED

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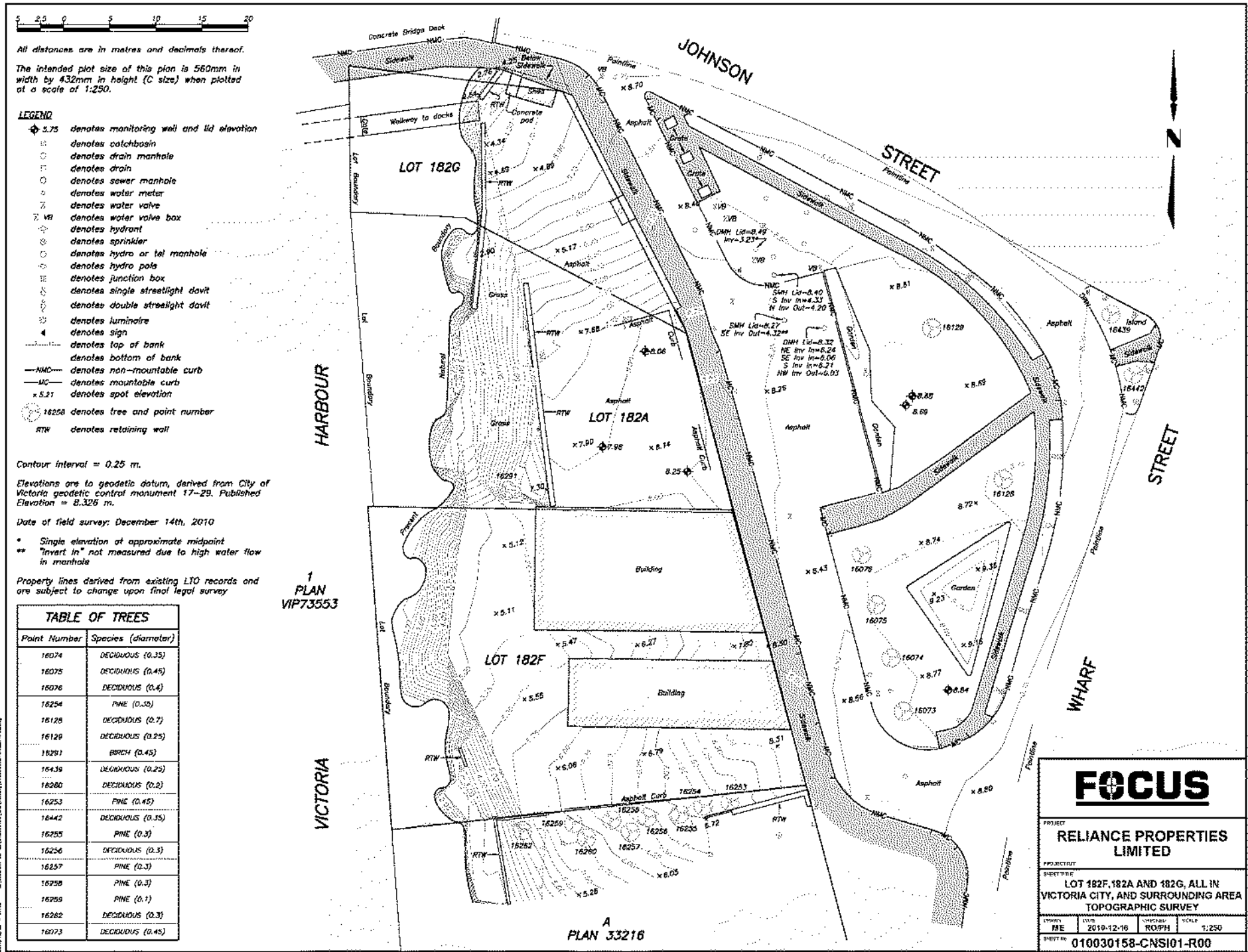
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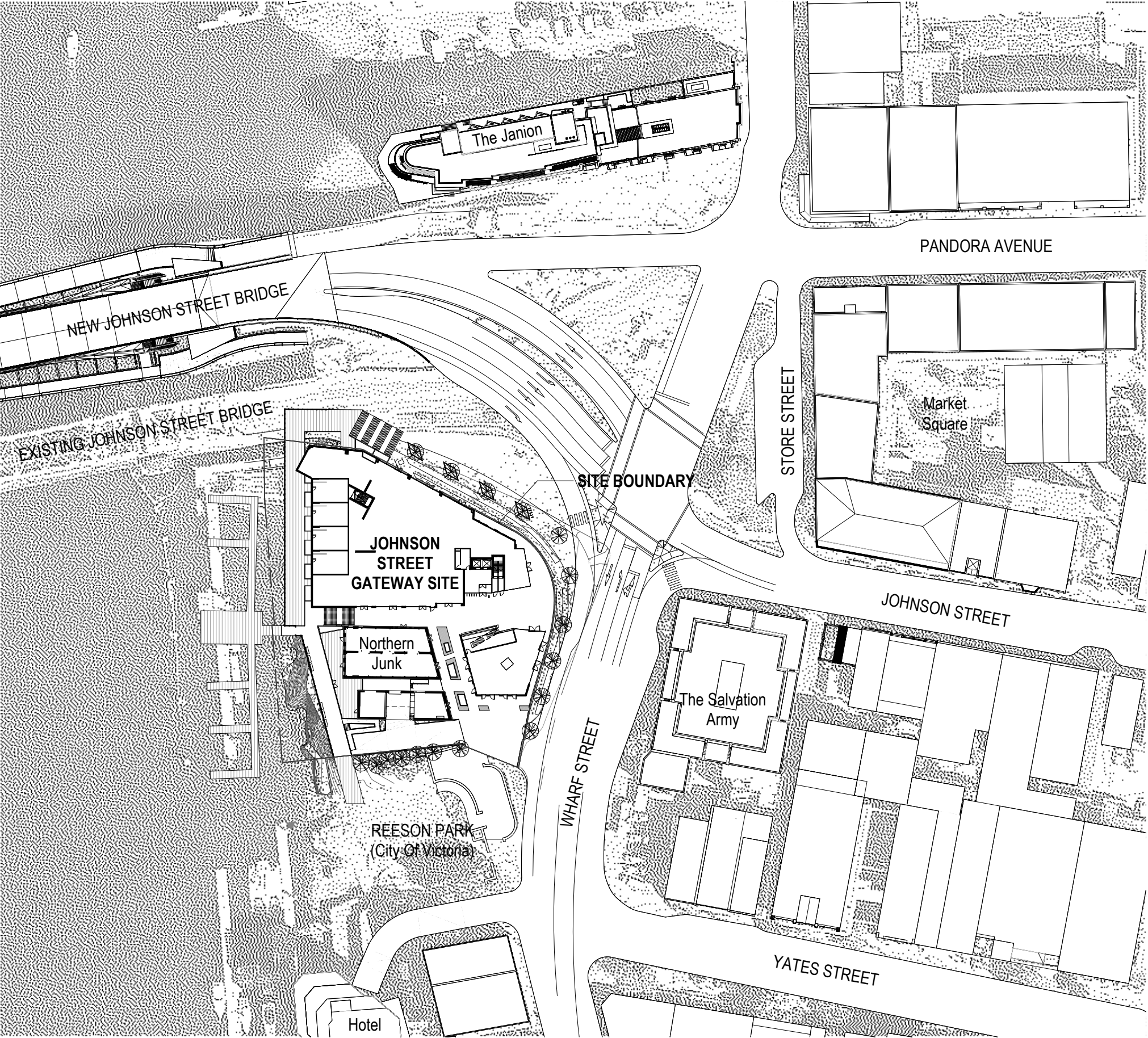
SITE SURVEY

DRAWN: RT  
PLOT DATE: 2/15/2018 2:12:19 PM  
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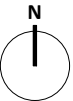
A0.02







1 | CONTEXT PLAN  
A0.03 | SCALE: 1 : 500



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CONTEXT PLAN

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EXISTING CONTEXT PLAN  
SCALE: 1 : 500

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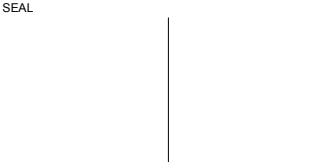
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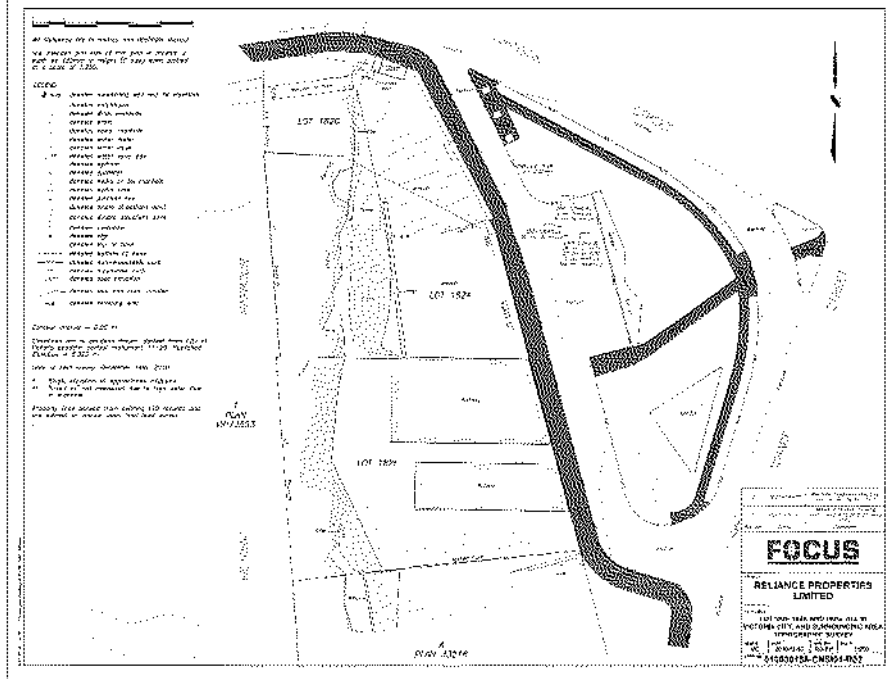
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EXISTING CONTEXT  
PLAN

DRAWN: Author PLOT DATE: 2/15/2018 2:14:32 PM CHECKED: AP

A0.04



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

File No: 171-10644-00 Date: July 26<sup>th</sup>, 2017

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

From: Mich Laseur, BCLS  
VSP Canada  
301 - 3600 Uptown Boulevard  
Victoria, BC V8Z 0B9  
Phone 250 384-3510

Attention: Jurn 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.

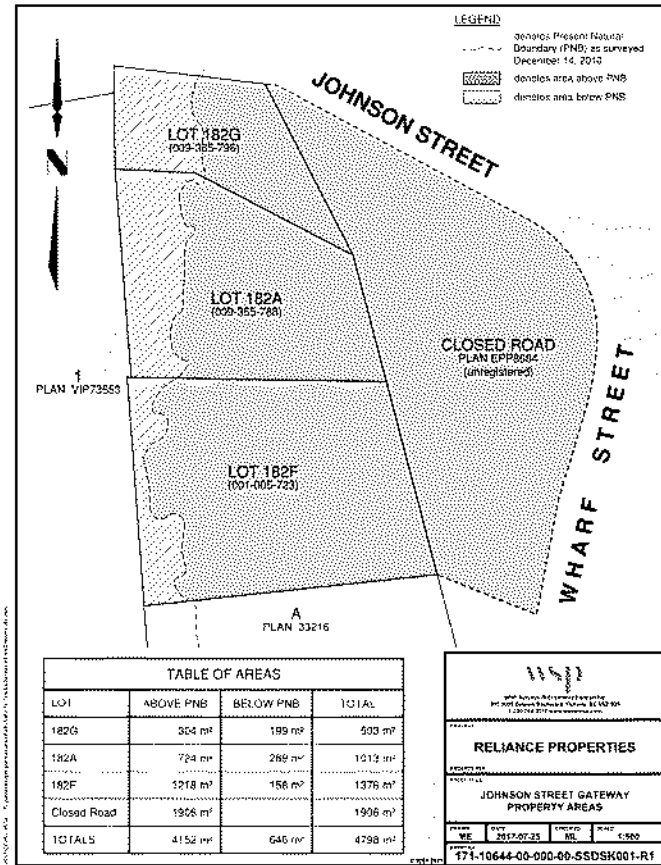
The total area below the Present Natural Boundary for these properties is 648 square meters.

Regards,

*Mich Laseur*

Mich Laseur, BCLS  
Branch Manager / Land Surveyor, Victoria Geomatics  
Co. Adrian Pollmann, Remy O'Connell, Sheila Middleton

VSP  
301 - 3600 Uptown Boulevard  
Victoria, BC V8Z 0B9  
Phone 1 + 250 384 3510  
www.vsp.ca



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 965-V

**SURVEY PLAN CERTIFICATION**  
PROVINCE OF BRITISH COLUMBIA

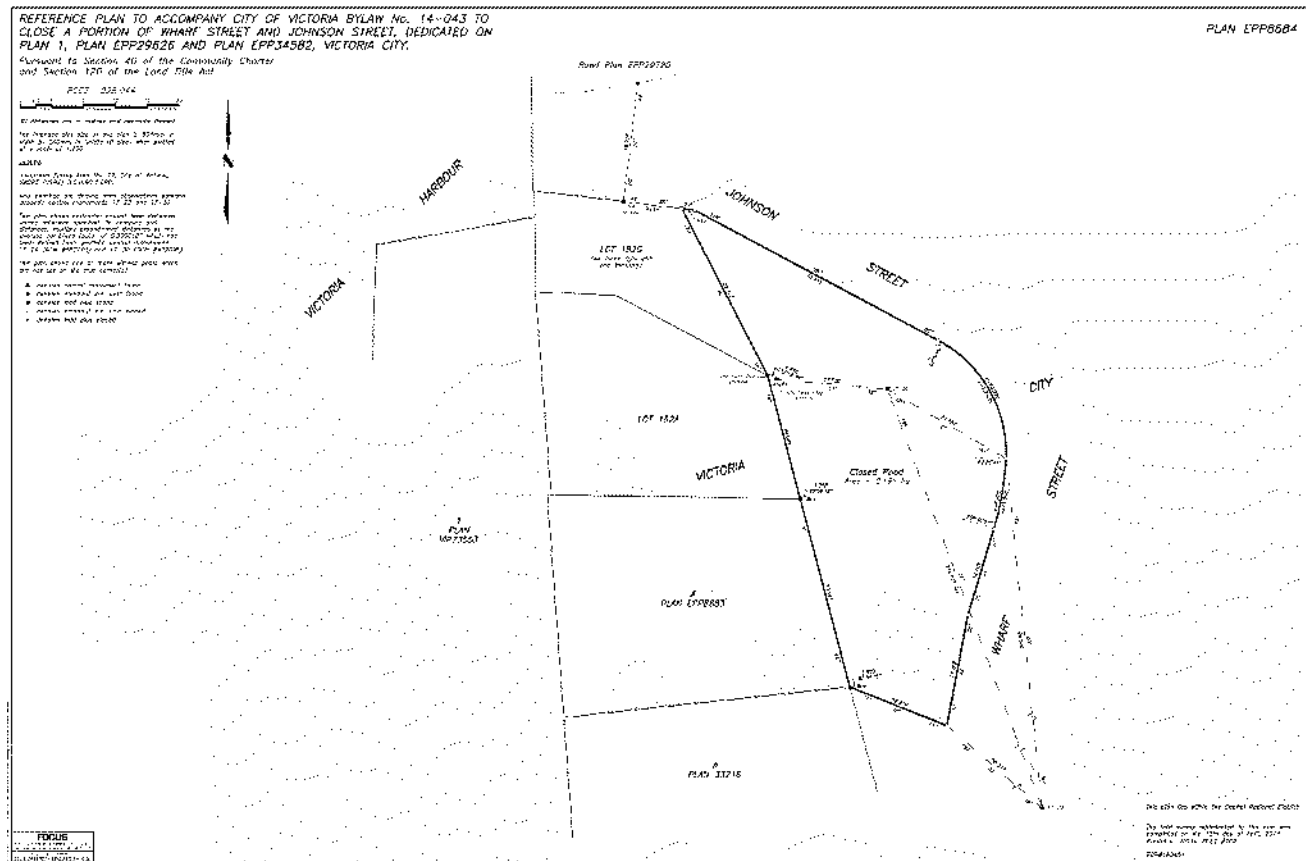
1. I, the undersigned, being a duly qualified and licensed land surveyor, do hereby certify that the foregoing plan and map are a true and correct representation of the survey and map as shown on the original plan and map, and that the same have been prepared in accordance with the provisions of the Land Survey Act, R.S.B.C. 1996 c.200, and the regulations thereunder, and that the same have been prepared in accordance with the provisions of the Land Survey Act, R.S.B.C. 1996 c.200, and the regulations thereunder, and that the same have been prepared in accordance with the provisions of the Land Survey Act, R.S.B.C. 1996 c.200, and the regulations thereunder.

2. I, the undersigned, being a duly qualified and licensed land surveyor, do hereby certify that the foregoing plan and map are a true and correct representation of the survey and map as shown on the original plan and map, and that the same have been prepared in accordance with the provisions of the Land Survey Act, R.S.B.C. 1996 c.200, and the regulations thereunder, and that the same have been prepared in accordance with the provisions of the Land Survey Act, R.S.B.C. 1996 c.200, and the regulations thereunder.

3. I, the undersigned, being a duly qualified and licensed land surveyor, do hereby certify that the foregoing plan and map are a true and correct representation of the survey and map as shown on the original plan and map, and that the same have been prepared in accordance with the provisions of the Land Survey Act, R.S.B.C. 1996 c.200, and the regulations thereunder, and that the same have been prepared in accordance with the provisions of the Land Survey Act, R.S.B.C. 1996 c.200, and the regulations thereunder.

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ROAD CLOSURE PLAN, SHOWING THE EASTERN BOUNDARY OF THE SITE



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SEAL

NET SITE AREA

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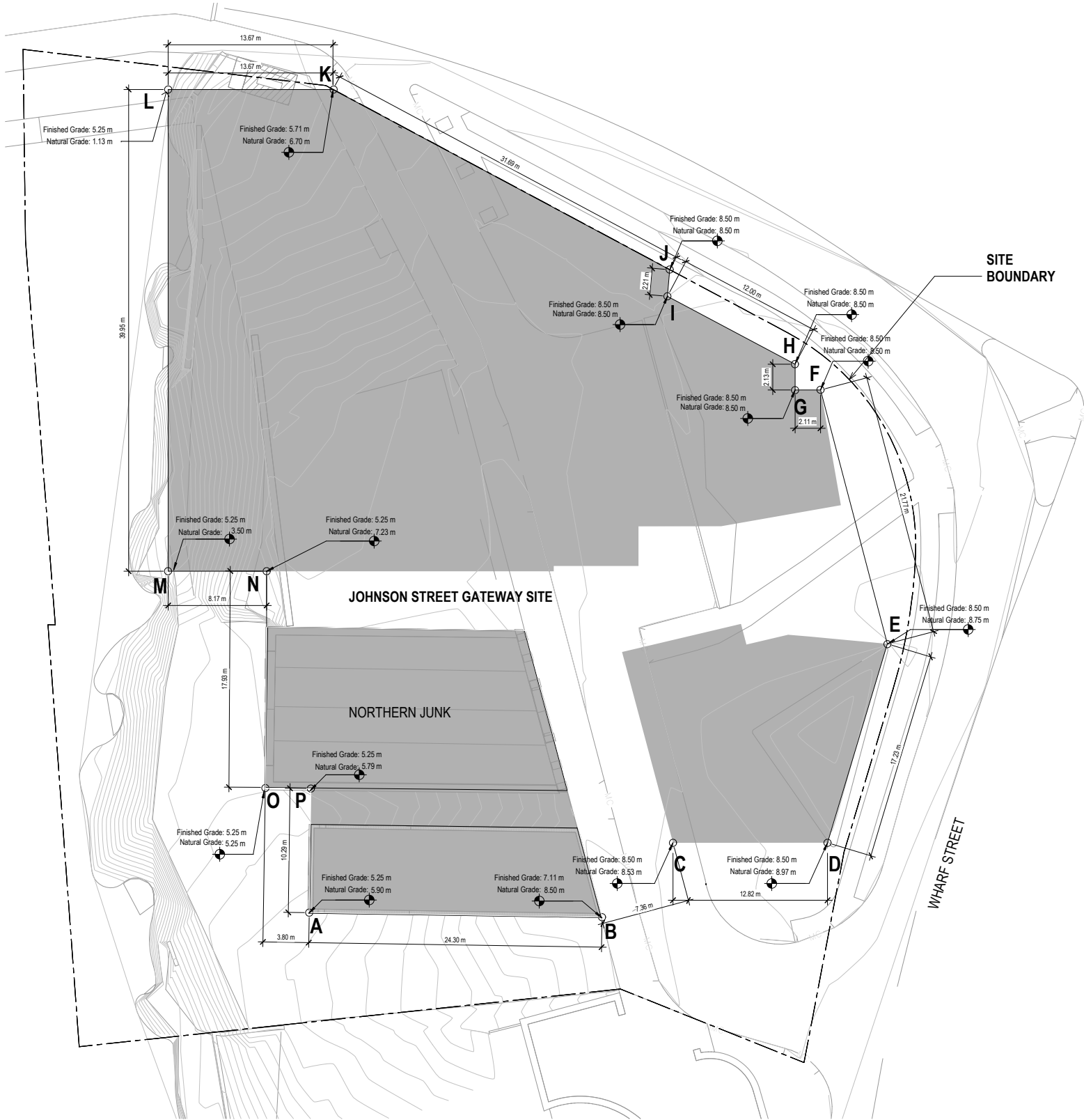
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## AVERAGE GRADE CALCULATIONS

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PLOT DATE: 2/15/2018 2:14:43 PM

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### BUILDING GRADE POINTS

SCALE: 1 : 200

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

#### Average Grade Calculation

Grade Points	Grade Points	Finished Grades	Natural Grades	The Lower Grades
A		5.25	5.90	5.25
B		7.11	8.50	7.11
C		8.50	8.53	8.50
D		8.50	8.97	8.50
E		8.50	8.75	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	8.50	8.50
J		8.50	8.50	8.50
K		5.71	6.70	5.71
L		5.25	2.13	1.13
M		5.25	3.50	3.50
N		5.25	7.23	5.25
O		5.25	5.25	5.25
P		5.25	5.79	5.25
Calculation	Grade Points	Average of Lower Grade	Distance	Total
A+B		6.18	24.30	150.17
B+C		7.81	7.36	57.44
C+D		8.50	12.82	108.97
D+E		8.50	17.23	146.45
E+F		8.50	21.77	185.05
F+G		8.50	2.11	17.94
G+H		8.50	2.13	18.11
H+I		8.50	12.00	102.00
I+J		8.50	2.21	18.79
J+K		7.11	31.69	225.16
K+L		3.42	13.67	46.75
L+M		2.32	39.95	92.48
M+N		4.38	8.17	35.74
N+O		5.25	17.93	94.13
O+P		5.25	3.80	19.95
P+A		6.65	10.79	68.45
Perimeter				Total
227.43				1387.593806
Average Grade				6.10

\* Finish grade is deemed to be a reliable base point than any natural grade below the intended David Foster Way Walkway Natural grade at these locations correspond to an odd site condition, due to the variable edge drop going to the water



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1	2018-02-16	ISSUED FOR REZONING & DP	
2	2017-12-11	CALUC MEETING	

- REVISIONS**
1. PAVILION DESIGN DEVELOPMENT
  2. MARINA LOADING RAMP DEVELOPMENT

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 <sup>2</sup>	51,645.24 SF
NET SITE AREA ** (sq. m.) for FSR and Coverage	4,152.00 m <sup>2</sup>	44,691.76 SF
TOTAL FLOOR AREA (sq. m.)	11,692.46 m <sup>2</sup>	125,857 SF
COMMERCIAL FLOOR AREA (sq. m.)	2,278.39 m <sup>2</sup>	24,524 SF
FLOOR SPACE RATIO	2.82	
SITE COVERAGE (%)	73% (3,496 SM)	
OPEN SITE SPACE * (%)	27% (1,301 SM)	
BUILDING HEIGHT ***	28.87m	
NUMBER OF STOREYS	8 STOREYS	
PARKING STALLS (NUMBER) ON SITE	57 STALLS	
BICYCLE PARKING NUMBER (Class 1 and Class 2)	107 Class 1 Res. + 6 Class 1 Comm. + 6 Class 2 Res. + 6 Class 2 Comm.	

BUILDING SETBACKS (m)	
North Yard	0m
South Yard	6.08m
West Yard	7.77m
East Yard	1.52m

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.)	9,414.07 m <sup>2</sup> 101,332 SF

\* MEASURED FROM WHARF ST. / PLAZA GRADE

\*\* SEE A0.04 FOR FURTHER INFORMATION

\*\*\* MEASURED FROM AVERAGE GRADE.  
SEE A0.06 FOR FURTHER INFORMATION ABOUT AVERAGE GRADE CALCULATION

**SITE PLAN**  
SCALE: 1:200



## SITE PLAN

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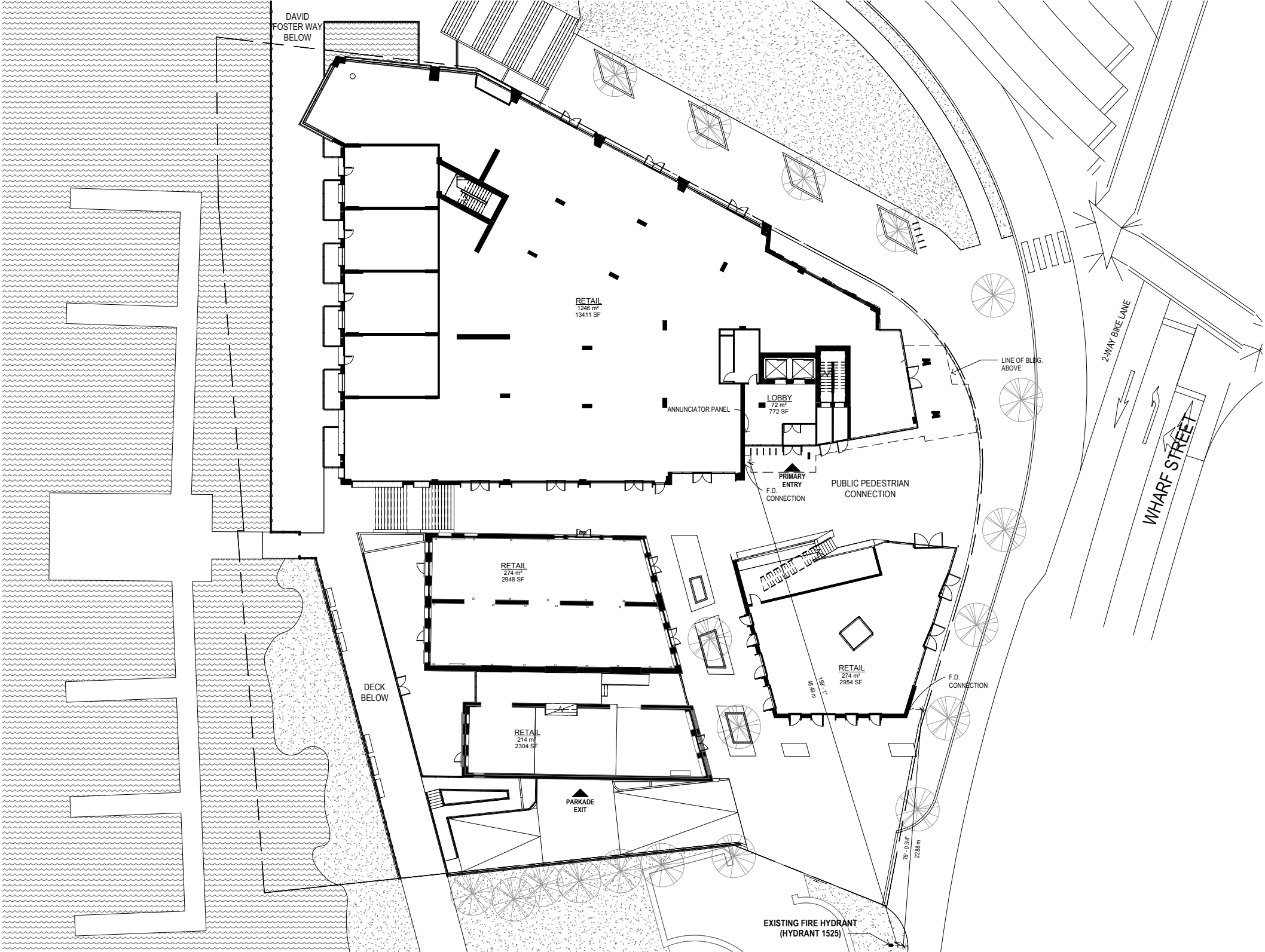
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**FIRE TRUCK ACCESS PLAN**

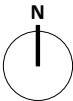
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LEVEL 1 - Fire Truck Access  
SCALE: 1:200

\* ALL BUILDINGS ARE SPRINKLERED



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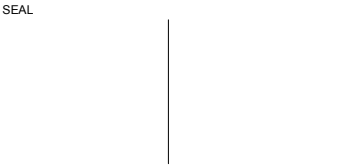
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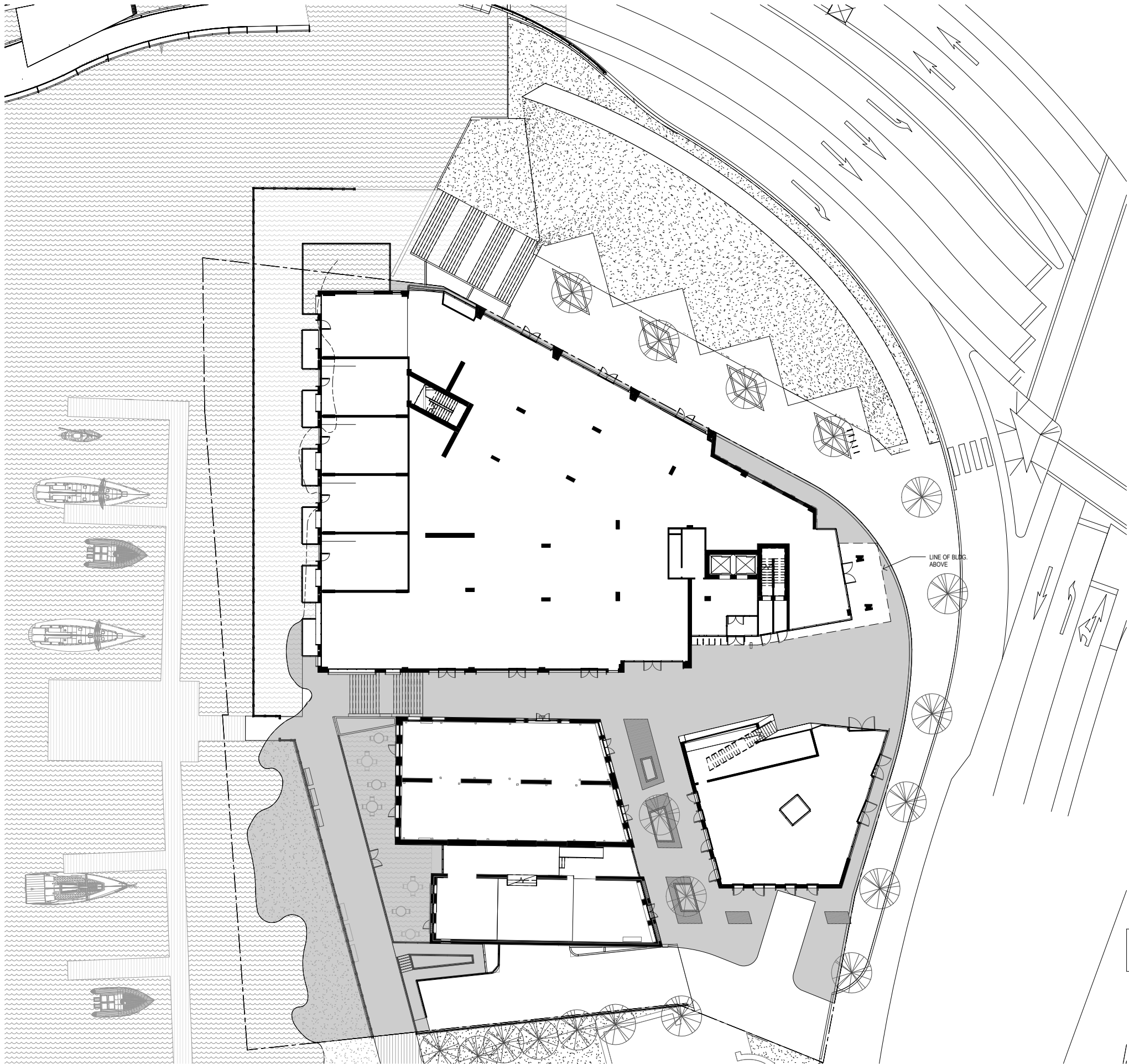
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OPEN SITE SPACE

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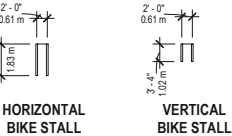
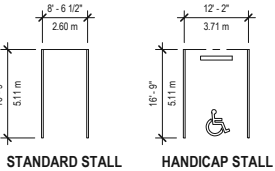
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## P1 FLOOR PLAN

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PARKING STALLS  
SCALE: 1 : 200

**REVISIONS**  
1. MARINA LOADING RAMP DEVELOPMENT

P1 AREAS		
BIKE STORAGE	193.19 m <sup>2</sup>	2079.47 SF
BOILER RM	27.13 m <sup>2</sup>	292.01 SF
CIRCULATION	210.90 m <sup>2</sup>	2270.07 SF
COM. GARBAGE	41.67 m <sup>2</sup>	448.52 SF
COMM	15.27 m <sup>2</sup>	164.41 SF
COMMERCIAL BIKE STORAGE	12.68 m <sup>2</sup>	136.53 SF
ELEC.	12.87 m <sup>2</sup>	138.56 SF
EXHAUST	7.41 m <sup>2</sup>	79.80 SF
EXIT STAIRS	15.86 m <sup>2</sup>	170.69 SF
GENERATOR ROOM	86.93 m <sup>2</sup>	935.72 SF
KAYAK STOR.	18.66 m <sup>2</sup>	200.90 SF
LOBBY	15.47 m <sup>2</sup>	166.56 SF
MAIN ELEC. RM.	84.87 m <sup>2</sup>	913.49 SF
RES. GARBAGE	39.09 m <sup>2</sup>	420.80 SF
RETAIL	264.80 m <sup>2</sup>	2850.33 SF
Unit M	221.42 m <sup>2</sup>	2383.33 SF
Unit N	121.41 m <sup>2</sup>	1306.80 SF
WATER ENTRY	41.99 m <sup>2</sup>	452.02 SF
TOTAL	1,431.64 m <sup>2</sup>	15410.01 SF

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

AREAS NOT INCLUDED IN FLOOR AREA (GFA) AND FLOOR SPACE RATIO (FSR) CALCULATIONS.  
BALCONIES ARE EXCLUDED FROM GFA AND FSR CALCULATIONS.

LEVEL P1  
SCALE: 1 : 200

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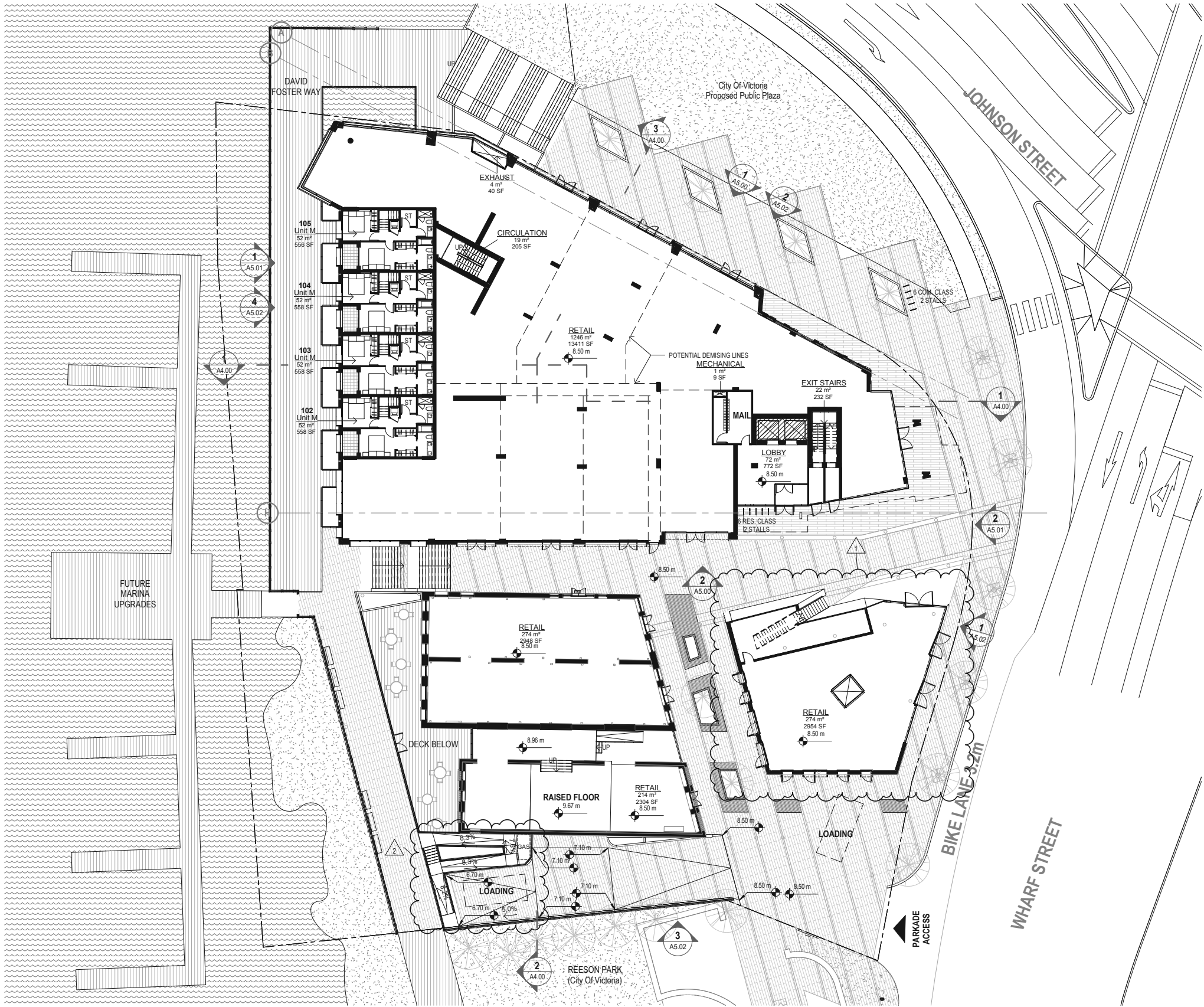
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L1 Unit Areas			
Name	Number	Area	Area SF
Unit M	102	51.8 m²	558 SF
Unit M	103	51.8 m²	558 SF
Unit M	104	51.8 m²	558 SF
Unit M	105	51.7 m²	556 SF
TOTAL		207.2 m²	2230 SF

## L1 FLOOR PLAN

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# A2.01



- REVISIONS**
- PAVILION DESIGN DEVELOPMENT
  - MARINA LOADING RAMP DEVELOPMENT

FOR DETAILED LANDSCAPE DETAILS, REFER TO LANDSCAPE DRAWINGS

L1 AREAS		
CIRCULATION	19.03 m²	204.83 SF
EXHAUST	3.76 m²	40.45 SF
EXIT STAIRS	21.51 m²	231.54 SF
LOBBY	71.74 m²	772.16 SF
MECHANICAL	0.82 m²	8.81 SF
RETAIL	2,008.27 m²	21616.85 SF
Unit M	207.18 m²	2230.09 SF
TOTAL	2,332.31 m²	25104.73 SF

L1 EFFICIENCY		*ELEVATOR SHAFT AREA IS NOT INCLUDED IN EITHER FSR OR EFFICIENCY CALCULATIONS ON ALL FLOORS.
Sellable	Efficiency	
No	5%	
Yes	95%	

L1 Unit Areas			
Name	Number	Area	Area SF
Unit M	102	51.8 m²	558 SF
Unit M	103	51.8 m²	558 SF
Unit M	104	51.8 m²	558 SF
Unit M	105	51.7 m²	556 SF
TOTAL		207.2 m²	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

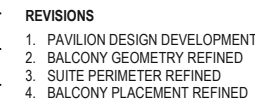
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## A2.02

1 : 200

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L2 AREAS			
Name	Number	Area	Area SF
CIRCULATION		167.1 m <sup>2</sup>	1798 SF
MECHANICAL		10.8 m <sup>2</sup>	117 SF
LIFT		5.3 m <sup>2</sup>	57 SF
AMENITY		54.6 m <sup>2</sup>	588 SF
GYM		45.3 m <sup>2</sup>	488 SF
Unit G	201	72.3 m <sup>2</sup>	778 SF
Unit A	202	48.2 m <sup>2</sup>	519 SF
Unit A	203	48.2 m <sup>2</sup>	519 SF
Unit A	204	48.2 m <sup>2</sup>	519 SF
Unit A	205	48.2 m <sup>2</sup>	519 SF
Unit A	206	48.2 m <sup>2</sup>	519 SF
Unit A	207	48.3 m <sup>2</sup>	520 SF
Unit H	208	100.8 m <sup>2</sup>	1085 SF
Unit D	209	107.7 m <sup>2</sup>	1159 SF
Unit B	210	45.3 m <sup>2</sup>	488 SF
Unit B	211	44.2 m <sup>2</sup>	475 SF
Unit A	212	49.8 m <sup>2</sup>	536 SF
Unit A	213	51.2 m <sup>2</sup>	551 SF
Unit A	214	51.2 m <sup>2</sup>	551 SF
Unit A	215	51.2 m <sup>2</sup>	551 SF
Unit A	216	43.1 m <sup>2</sup>	464 SF
Unit E	217	60.0 m <sup>2</sup>	646 SF
Unit F	218	84.3 m <sup>2</sup>	907 SF
TOTAL		1,333.4 m <sup>2</sup>	14352 SF

L2 EFFICIENCY	
Sellable	Efficiency
No	21%
Yes	79%

L2 GFA	
1.333.35 m <sup>2</sup>	14352.11 S

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1030- 470 GRANVILLE STREET  
Vancouver, BC V6C 1V5  
Tel: (604)-688-1216

**STRUCTURAL ENGINEER**  
DIALOG  
406, 611 Alexander Street  
Vancouver, BC V6A 1E1 (604)-255-1169 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

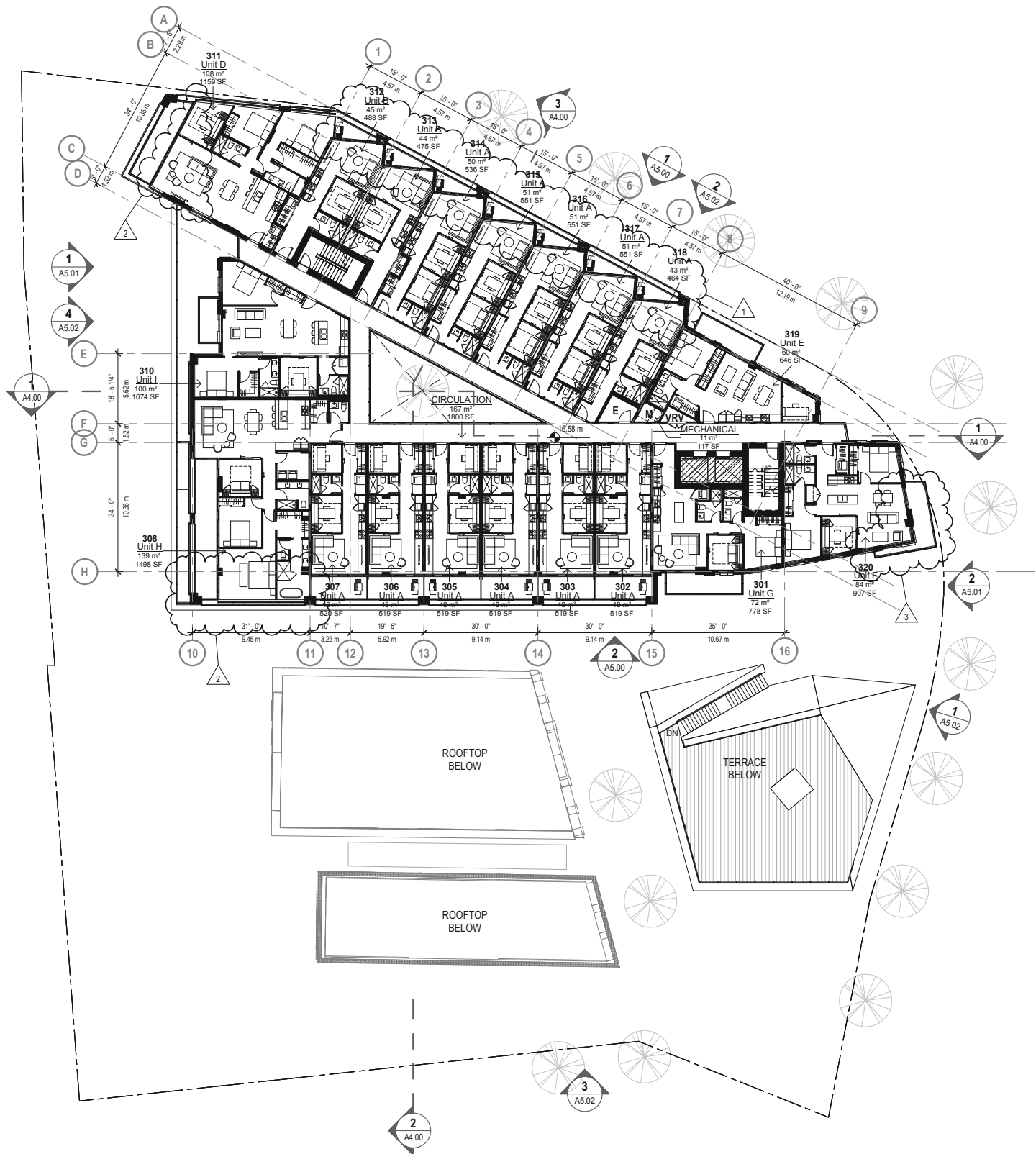
SEAL

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## L3 FLOOR PLAN

DRAWN: RT  
PLOT DATE: 2/15/2018 2:29:46 PM  
CHECKED: AP

# A2.03



- REVISIONS**
- BALCONY GEOMETRY REFINED
  - SUITE PERIMETER REFINED
  - BALCONY PLACEMENT REFINED

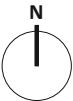
L3 AREAS			
Name	Number	Area	Area SF
CIRCULATION		167.2 m <sup>2</sup>	1800 SF
MECHANICAL		10.8 m <sup>2</sup>	117 SF
Unit G	301	72.3 m <sup>2</sup>	778 SF
Unit A	302	48.2 m <sup>2</sup>	519 SF
Unit A	303	48.2 m <sup>2</sup>	519 SF
Unit A	304	48.2 m <sup>2</sup>	519 SF
Unit A	305	48.2 m <sup>2</sup>	519 SF
Unit A	306	48.2 m <sup>2</sup>	519 SF
Unit A	307	48.3 m <sup>2</sup>	520 SF
Unit H	308	139.2 m <sup>2</sup>	1498 SF
Unit I	310	99.8 m <sup>2</sup>	1074 SF
Unit D	311	107.7 m <sup>2</sup>	1159 SF
Unit B	312	45.3 m <sup>2</sup>	488 SF
Unit B	313	44.2 m <sup>2</sup>	475 SF
Unit A	314	49.8 m <sup>2</sup>	536 SF
Unit A	315	51.2 m <sup>2</sup>	551 SF
Unit A	316	51.2 m <sup>2</sup>	551 SF
Unit A	317	51.2 m <sup>2</sup>	551 SF
Unit A	318	43.1 m <sup>2</sup>	464 SF
Unit E	319	60.0 m <sup>2</sup>	646 SF
Unit F	320	84.2 m <sup>2</sup>	907 SF
TOTAL		1,366.4 m <sup>2</sup>	14708 SF

L3 EFFICIENCY	
Sellable	Efficiency
No	13%
Yes	87%

L3 GFA	
1,366.42 m <sup>2</sup>	14708.01 SF

AREAS NOT INCLUDED IN FLOOR AREA (GFA) AND FLOOR SPACE RATIO (FSR) CALCULATIONS  
BALCONIES ARE EXCLUDED FROM GFA AND FSR CALCULATIONS.

LEVEL 3  
SCALE: 1 : 200



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

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Tel: (604)-694-8896

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Vancouver, BC V6E 2V2 (604)-688-6111 Fax: 6112

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MURRAY JOHNSON ENGINEERING LTD.  
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NEW WESTMINSTER, BC, V3L 1R4  
Tel: (604)-526-3335

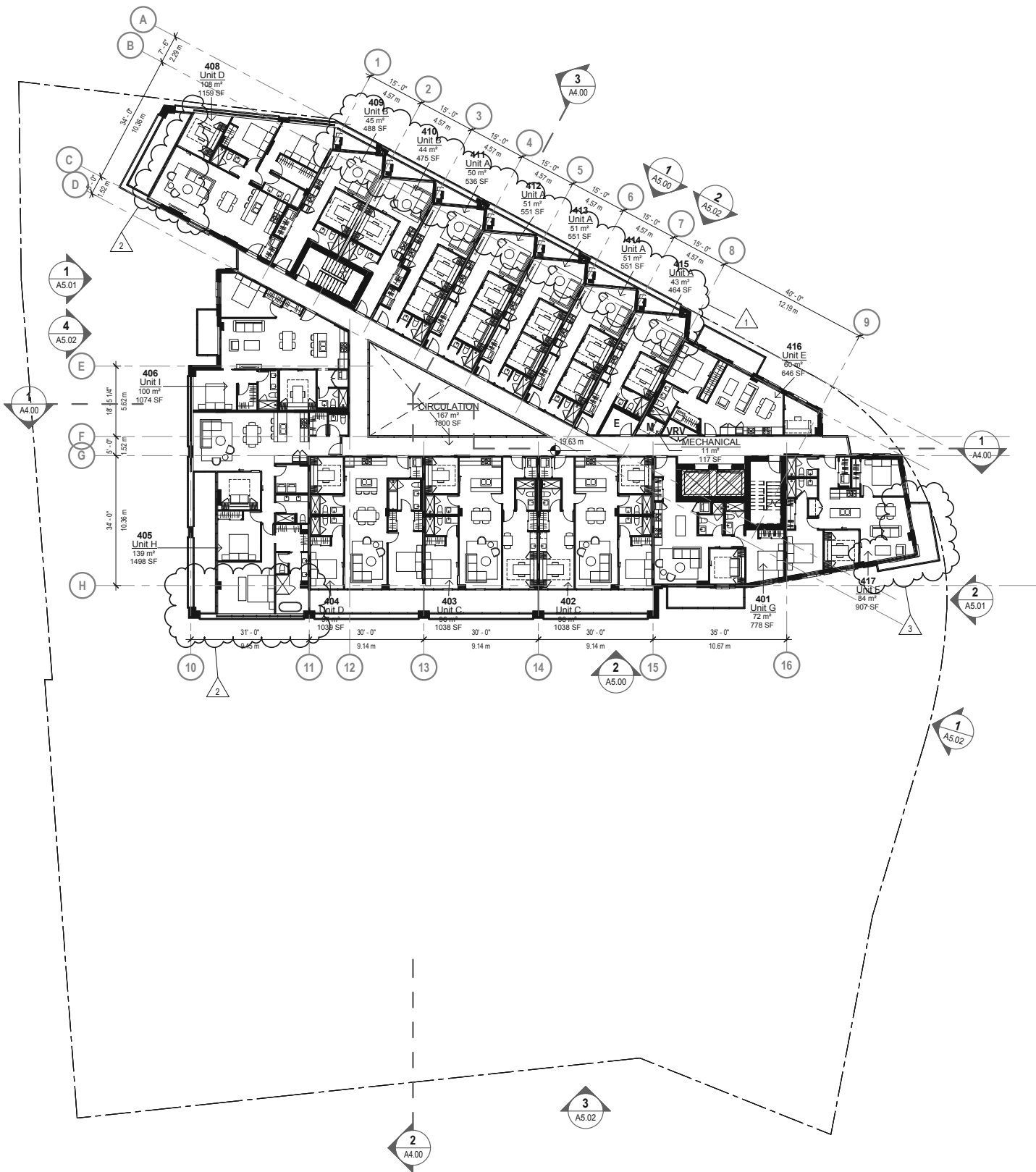
**MECHANICAL & ELECTRICAL**  
INTEGRAL GROUP  
201-1019 WHARF STREET  
VICTORIA, BC, V8W 2Y9  
Tel: (250)-418-1288

SEAL

L4 FLOOR PLAN

DRAWN: RT  
PLOT DATE: 2/15/2018 2:29:59 PM  
CHECKED: AP

A2.04



- REVISIONS**
1. BALCONY GEOMETRY REFINED
  2. SUITE PERIMETER REFINED
  3. BALCONY PLACEMENT REFINED

L4 AREAS			
Name	Number	Area	Area SF
CIRCULATION		167.2 m <sup>2</sup>	1800 SF
MECHANICAL		10.8 m <sup>2</sup>	117 SF
Unit G	401	72.3 m <sup>2</sup>	778 SF
Unit C	402	96.4 m <sup>2</sup>	1038 SF
Unit C	403	96.4 m <sup>2</sup>	1038 SF
Unit D	404	96.5 m <sup>2</sup>	1039 SF
Unit H	405	139.2 m <sup>2</sup>	1498 SF
Unit I	406	99.8 m <sup>2</sup>	1074 SF
Unit D	408	107.7 m <sup>2</sup>	1159 SF
Unit B	409	45.3 m <sup>2</sup>	488 SF
Unit B	410	44.2 m <sup>2</sup>	475 SF
Unit A	411	49.8 m <sup>2</sup>	536 SF
Unit A	412	51.2 m <sup>2</sup>	551 SF
Unit A	413	51.2 m <sup>2</sup>	551 SF
Unit A	414	51.2 m <sup>2</sup>	551 SF
Unit A	415	43.1 m <sup>2</sup>	464 SF
Unit E	416	60.0 m <sup>2</sup>	646 SF
Unit F	417	84.3 m <sup>2</sup>	907 SF
TOTAL		1,366.4 m <sup>2</sup>	14708 SF

L4 EFFICIENCY	
Sellable	Efficiency
No	13%
Yes	87%

L4 GFA	
1,366.44 m <sup>2</sup>	14708.24 SF

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

BALCONIES ARE EXCLUDED FROM GFA AND FSR CALCULATIONS.

LEVEL 4

SCALE: 1 : 200

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

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NEW WESTMINSTER, BC, V3L 1R4  
Tel: (604)-526-3335

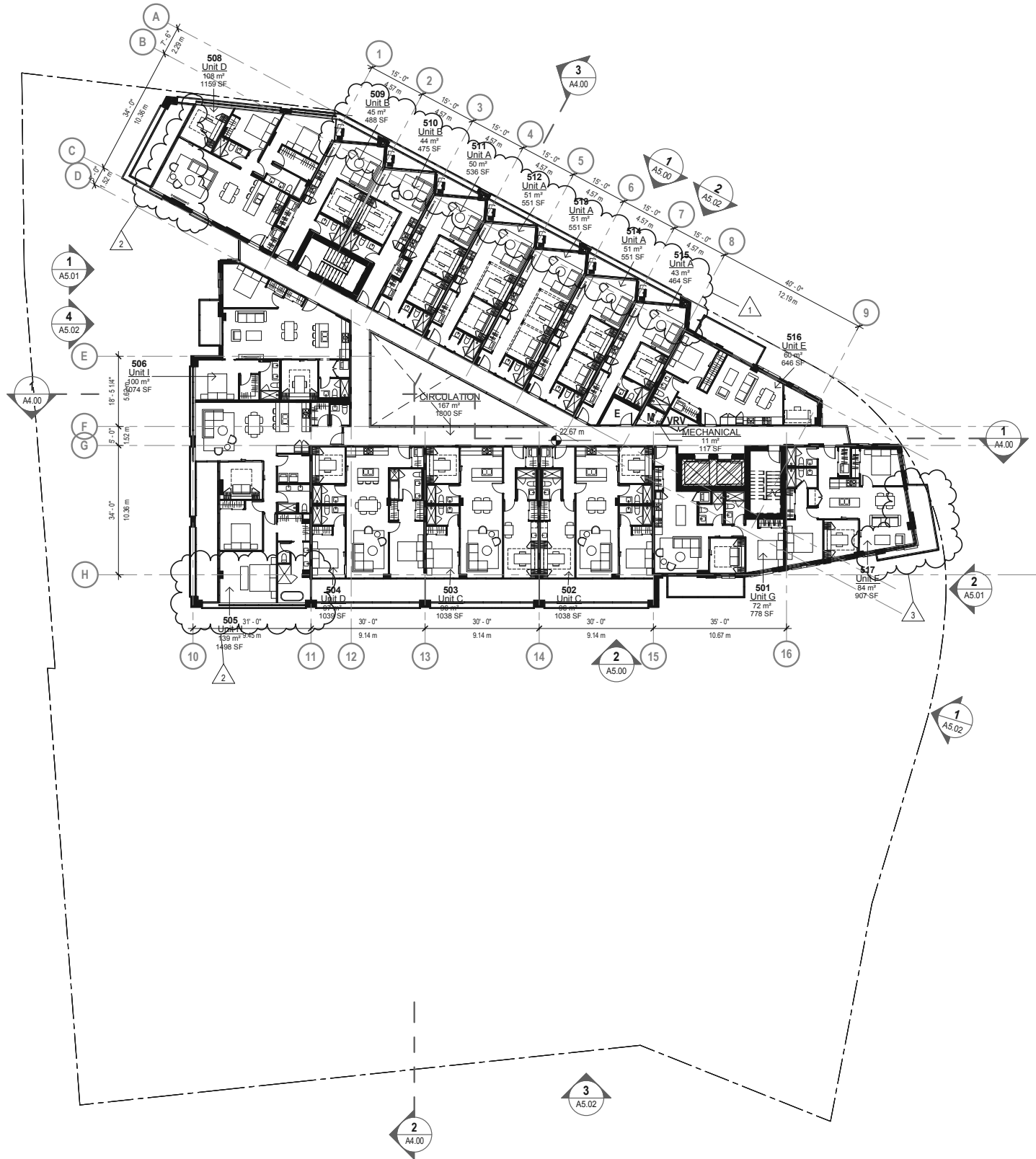
**MECHANICAL & ELECTRICAL**  
INTEGRAL GROUP  
201-1019 WHARF STREET  
VICTORIA, BC V8W 2Y9  
Tel: (250)-418-1288

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L5 FLOOR PLAN

DRAWN: RT  
PLOT DATE: 2/15/2018 2:30:11 PM  
CHECKED: AP

A2.05



- REVISIONS**
- BALCONY GEOMETRY REFINED
  - SUITE PERIMETER REFINED
  - BALCONY PLACEMENT REFINED

L5 AREAS			
Name	Number	Area	Area SF
CIRCULATION		167.2 m <sup>2</sup>	1800 SF
MECHANICAL		10.8 m <sup>2</sup>	117 SF
Unit G	501	72.3 m <sup>2</sup>	778 SF
Unit C	502	96.4 m <sup>2</sup>	1038 SF
Unit C	503	96.4 m <sup>2</sup>	1038 SF
Unit D	504	96.5 m <sup>2</sup>	1039 SF
Unit H	505	139.2 m <sup>2</sup>	1498 SF
Unit I	506	99.8 m <sup>2</sup>	1074 SF
Unit D	508	107.7 m <sup>2</sup>	1159 SF
Unit B	509	45.3 m <sup>2</sup>	488 SF
Unit B	510	44.2 m <sup>2</sup>	475 SF
Unit A	511	49.8 m <sup>2</sup>	536 SF
Unit A	512	51.2 m <sup>2</sup>	551 SF
Unit A	513	51.2 m <sup>2</sup>	551 SF
Unit A	514	51.2 m <sup>2</sup>	551 SF
Unit A	515	43.1 m <sup>2</sup>	464 SF
Unit E	516	60.0 m <sup>2</sup>	646 SF
Unit F	517	84.3 m <sup>2</sup>	907 SF
TOTAL		1,366.4 m <sup>2</sup>	14708 SF

L5 EFFICIENCY	
Sellable	Efficiency
No	13%
Yes	87%

L5 GFA	
1,366.45 m <sup>2</sup>	14708.34 SF

AREAS NOT INCLUDED IN FLOOR AREA (GFA) AND FLOOR SPACE RATIO (FSR) CALCULATIONS  
BALCONIES ARE EXCLUDED FROM GFA AND FSR CALCULATIONS.

LEVEL 5

SCALE: 1 : 200



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

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Vancouver, BC V6A 1E1 (604)-255-1169 Fax: 1790  
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Vancouver, BC V6E 2V2 (604)-688-6111 Fax: 6112

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

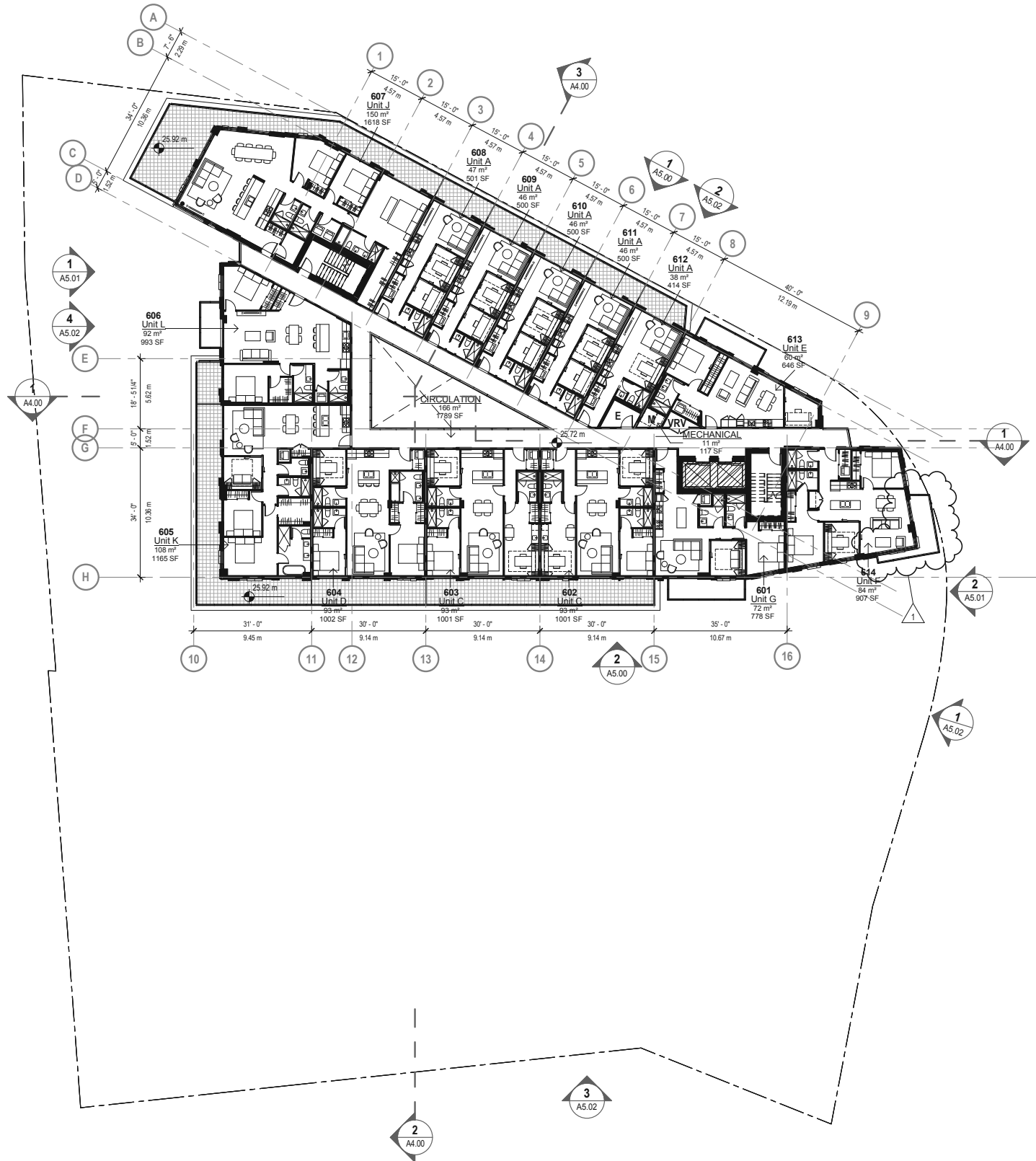
**MECHANICAL & ELECTRICAL**  
INTEGRAL GROUP  
201-1019 WHARF STREET  
VICTORIA, BC, V8W 2Y9  
Tel: (250)-418-1288

SEAL

## L6 FLOOR PLAN

DRAWN: RT  
PLOT DATE: 2/15/2018 2:30:22 PM  
CHECKED: AP

# A2.06



**REVISIONS**  
1. BALCONY PLACEMENT REFINED

L6 AREAS			
Name	Number	Area	Area SF
CIRCULATION		166.2 m <sup>2</sup>	1789 SF
MECHANICAL		10.8 m <sup>2</sup>	117 SF
Unit G	601	72.3 m <sup>2</sup>	778 SF
Unit C	602	93.0 m <sup>2</sup>	1001 SF
Unit D	603	93.0 m <sup>2</sup>	1001 SF
Unit E	604	93.1 m <sup>2</sup>	1002 SF
Unit K	605	108.3 m <sup>2</sup>	1165 SF
Unit L	606	92.3 m <sup>2</sup>	993 SF
Unit J	607	150.3 m <sup>2</sup>	1618 SF
Unit A	608	46.6 m <sup>2</sup>	501 SF
Unit A	609	46.5 m <sup>2</sup>	500 SF
Unit A	610	46.5 m <sup>2</sup>	500 SF
Unit A	611	46.5 m <sup>2</sup>	500 SF
Unit A	612	38.5 m <sup>2</sup>	414 SF
Unit E	613	60.0 m <sup>2</sup>	646 SF
Unit F	614	84.3 m <sup>2</sup>	907 SF
TOTAL		1,247.9 m <sup>2</sup>	13433 SF

L6 EFFICIENCY	
Sellable	Efficiency
No	14%
Yes	86%

L6 GFA	
1,247.94 m <sup>2</sup>	13432.70 SF

AREAS NOT INCLUDED IN FLOOR AREA (GFA) AND FLOOR SPACE RATIO (FSR) CALCULATIONS  
BALCONIES ARE EXCLUDED FROM GFA AND FSR CALCULATIONS.

LEVEL 6

SCALE: 1 : 200

ISSUED FOR			
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
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2	2017-12-11	CALUG MEETING	

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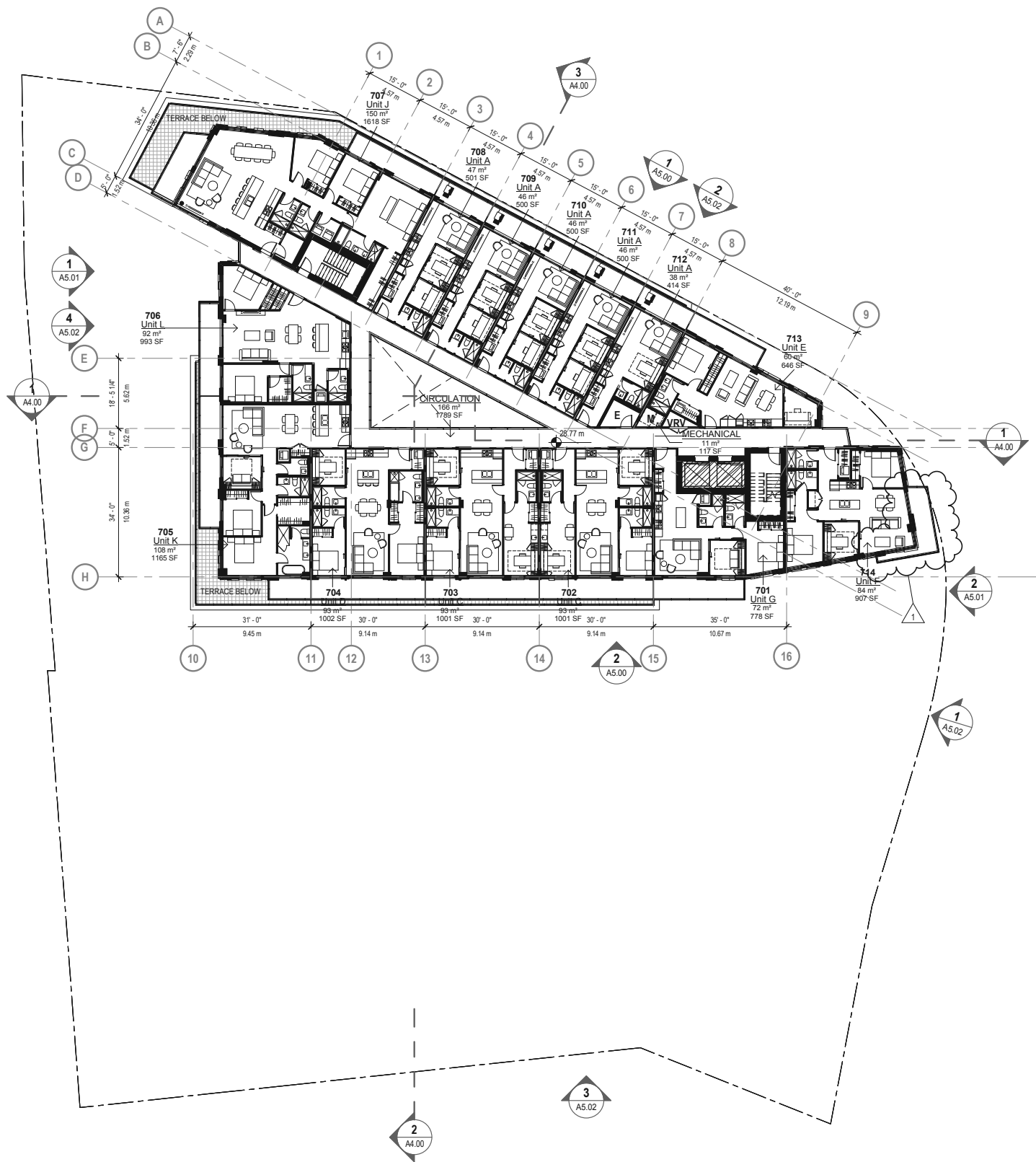
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INTEGRAL GROUP  
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VICTORIA, BC, V8W 2Y9  
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SEAL

## L7 FLOOR PLAN

DRAWN: RT  
PLOT DATE: 2/15/2018 2:30:34 PM  
CHECKED: AP

# A2.07



REVISIONS  
1. BALCONY PLACEMENT REFINED

L7 AREAS			
Name	Number	Area	Area SF
CIRCULATION		166.2 m <sup>2</sup>	1789 SF
MECHANICAL		10.8 m <sup>2</sup>	117 SF
Unit G	701	72.3 m <sup>2</sup>	778 SF
Unit C	702	93.0 m <sup>2</sup>	1001 SF
Unit J	703	93.0 m <sup>2</sup>	1001 SF
Unit D	704	93.1 m <sup>2</sup>	1002 SF
Unit K	705	108.3 m <sup>2</sup>	1165 SF
Unit L	706	92.3 m <sup>2</sup>	993 SF
Unit J	707	150.3 m <sup>2</sup>	1618 SF
Unit A	708	46.6 m <sup>2</sup>	501 SF
Unit A	709	46.5 m <sup>2</sup>	500 SF
Unit A	710	46.5 m <sup>2</sup>	500 SF
Unit A	711	46.5 m <sup>2</sup>	500 SF
Unit A	712	38.5 m <sup>2</sup>	414 SF
Unit E	713	60.0 m <sup>2</sup>	646 SF
Unit F	714	84.2 m <sup>2</sup>	907 SF
TOTAL		1,247.9 m <sup>2</sup>	13432 SF

L7 EFFICIENCY	
Sellable	Efficiency
No	14%
Yes	86%

L7 GFA	
1,247.92 m <sup>2</sup>	13432.46 SF

AREAS NOT INCLUDED IN FLOOR AREA (GFA) AND FLOOR SPACE RATIO (FSR) CALCULATIONS  
BALCONIES ARE EXCLUDED FROM GFA AND FSR CALCULATIONS.

LEVEL 7  
SCALE: 1 : 200

ISSUED FOR				
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW	
1	2018-02-16	ISSUED FOR REZONING & DP		

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**HERITAGE**

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**STRUCTURAL ENGINEER**

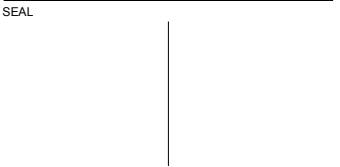
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**MECHANICAL & ELECTRICAL**

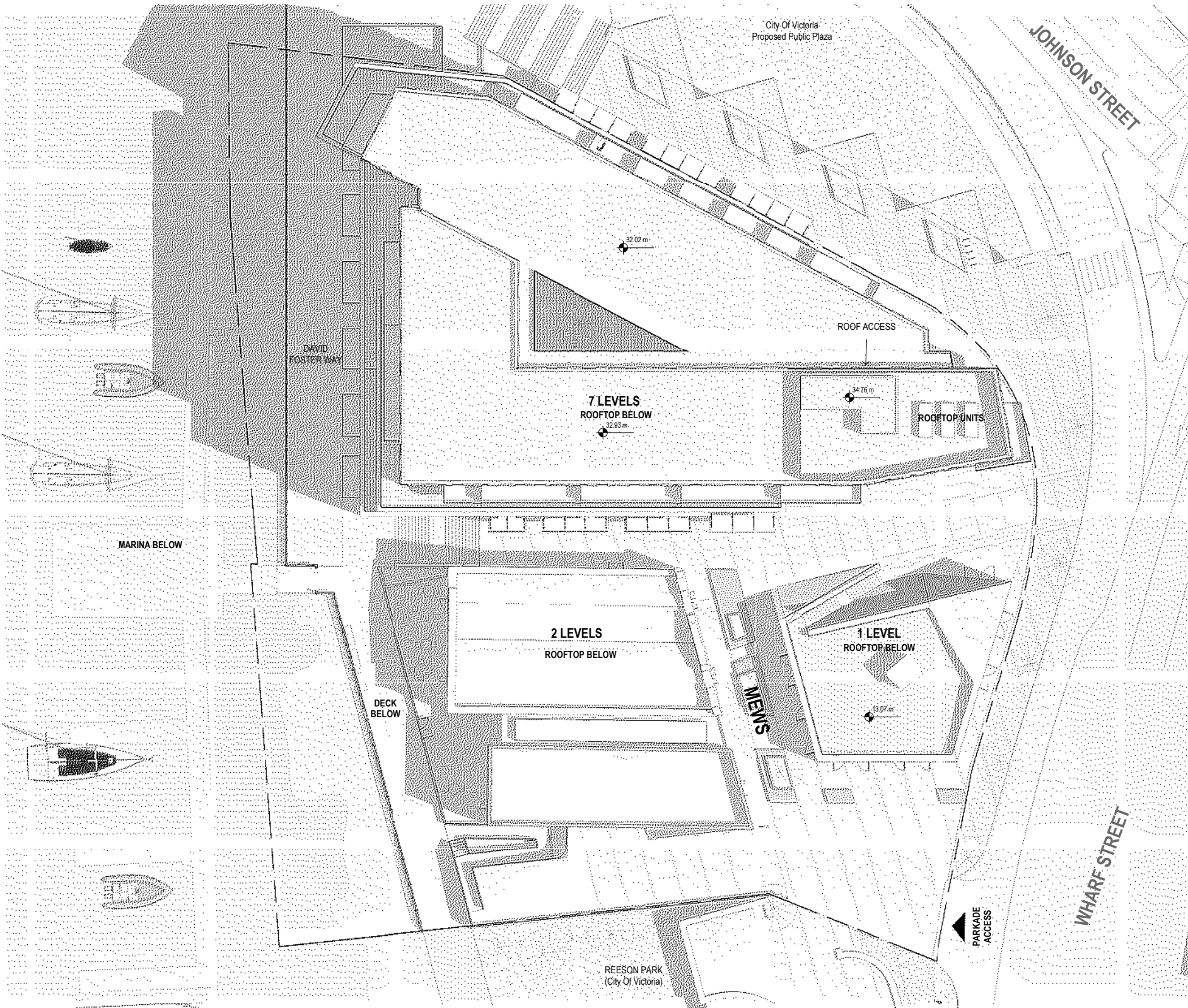
INTEGRAL GROUP  
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Tel: (250) 418-1288



ROOF PLAN

DRAWN: RT  
PLOT DATE: 2/15/2018 2:51:29 PM  
CHECKED: AP

A2.08



ROOF PLAN  
SCALE: 1:200



ISSUED FOR			
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2018-02-16	ISSUED FOR REZONING & DP	

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Tel: (604)-526-3335

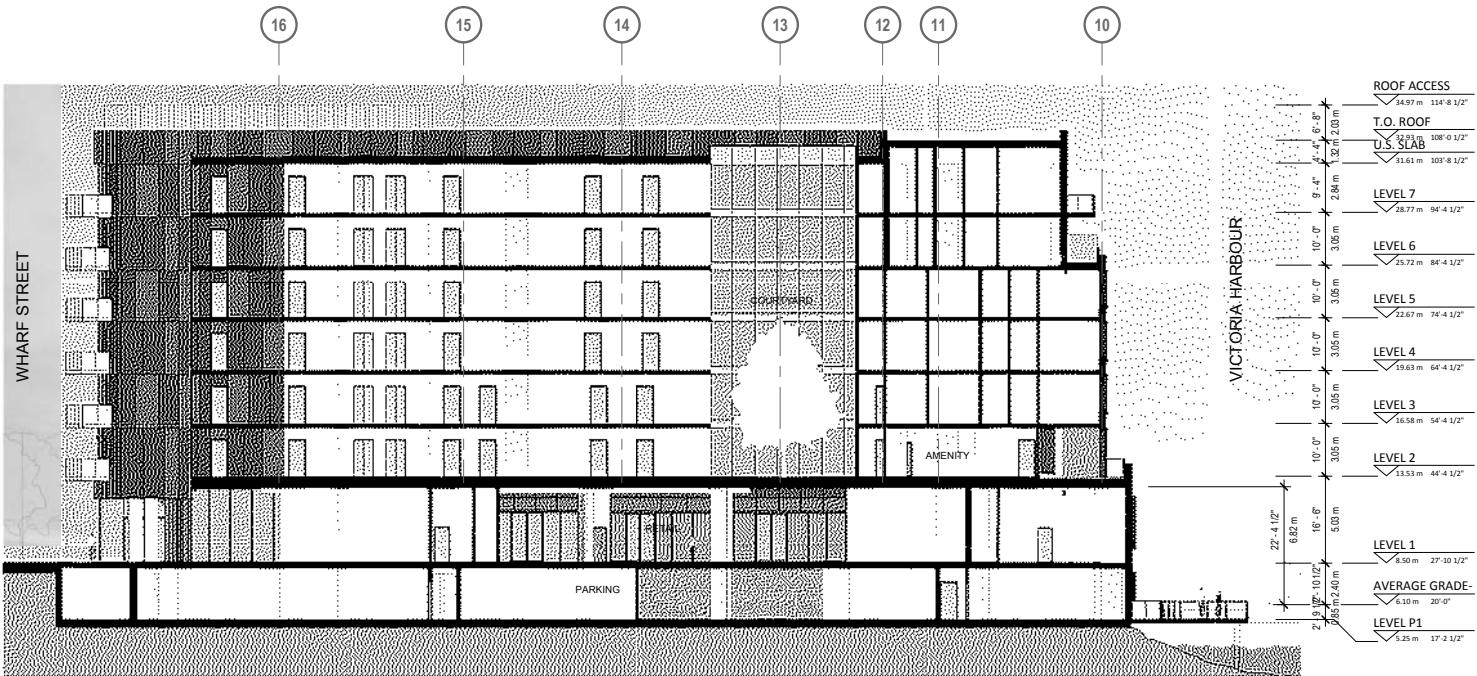
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INTEGRAL GROUP  
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SEAL

## BUILDING SECTIONS

DRAWN: SA  
PLOT DATE: 2/15/2018 2:52:05 PM  
CHECKED: AP

A4.00



1 E/W SECTION  
A4.00 SCALE: 1 : 200



3 N/S SECTION B  
A4.00 SCALE: 1 : 200

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

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Vancouver, BC V6E 2Y2  
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SEAL

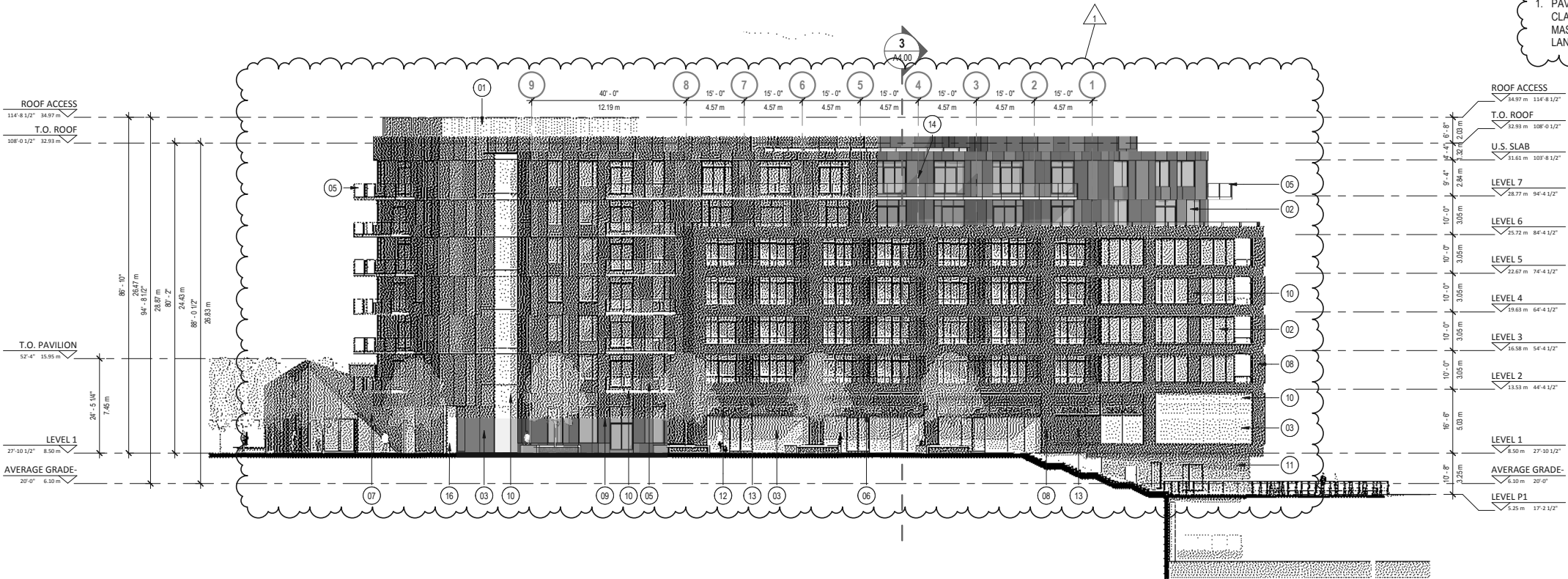
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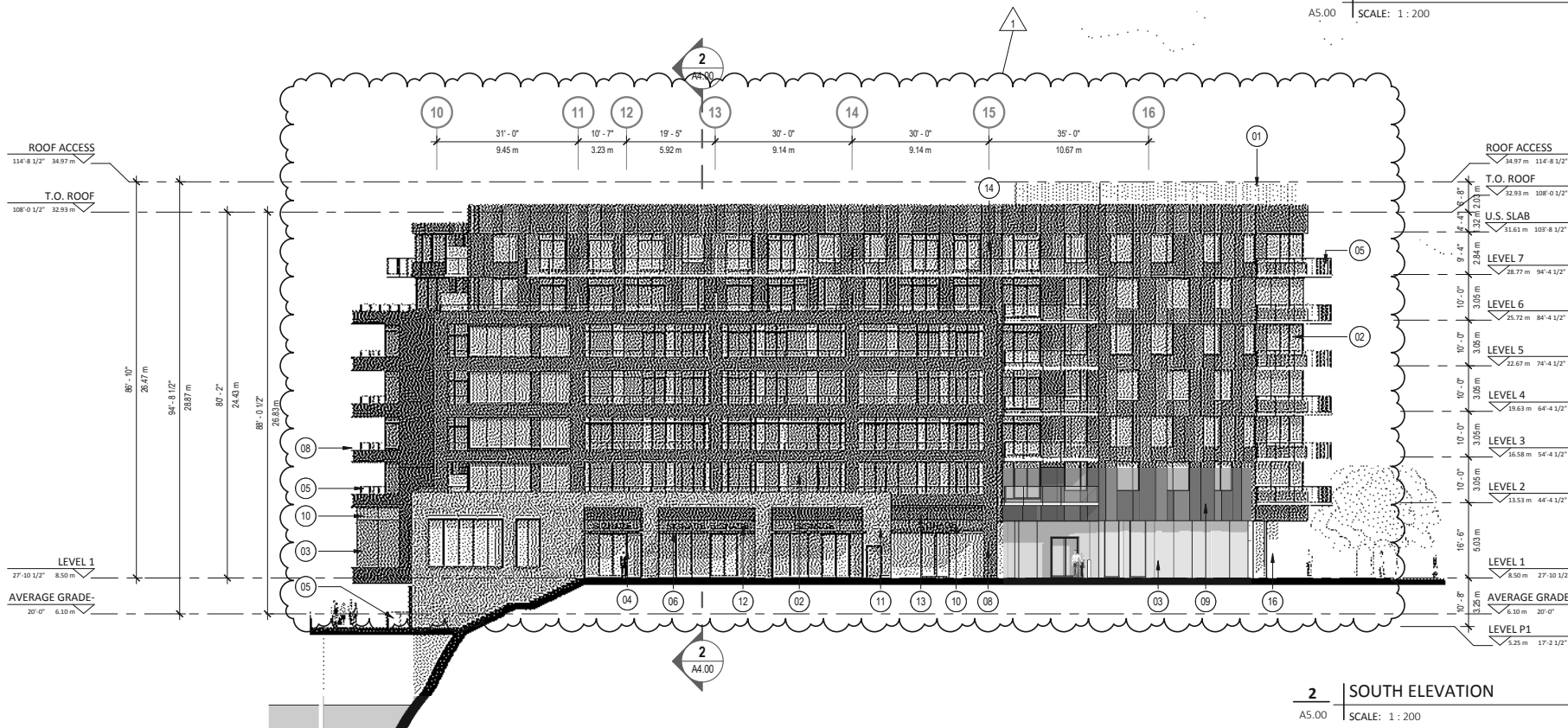
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**REVISIONS**  
1. PAVILION DESIGN DEVELOPMENT  
CLADDING DESIGN DEVELOPMENT  
MASONRY COLOUR REVISED  
LANTERN DESIGN AND MATERIAL DEVELOPMENT

MATERIAL LEGEND	
01	CHANNEL GLASS
02	VISION GLASS
03	CURTAIN WALL (CAPLESS)
04	CURTAIN WALL
05	GLASS GUARD
06	GLASS & STEEL CANOPY
07	PLANTED ROOF
08	BRICK
09	METAL PANEL
10	SPANDREL GLASS
11	NATURAL STONE
12	SIGNAGE
13	METAL LOUVER
14	GLASS DIVIDER
15	EXISTING FINISH
16	CONCRETE



**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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2	2017-12-11	CALLUG MEETING	

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Tel: (604)-526-3335

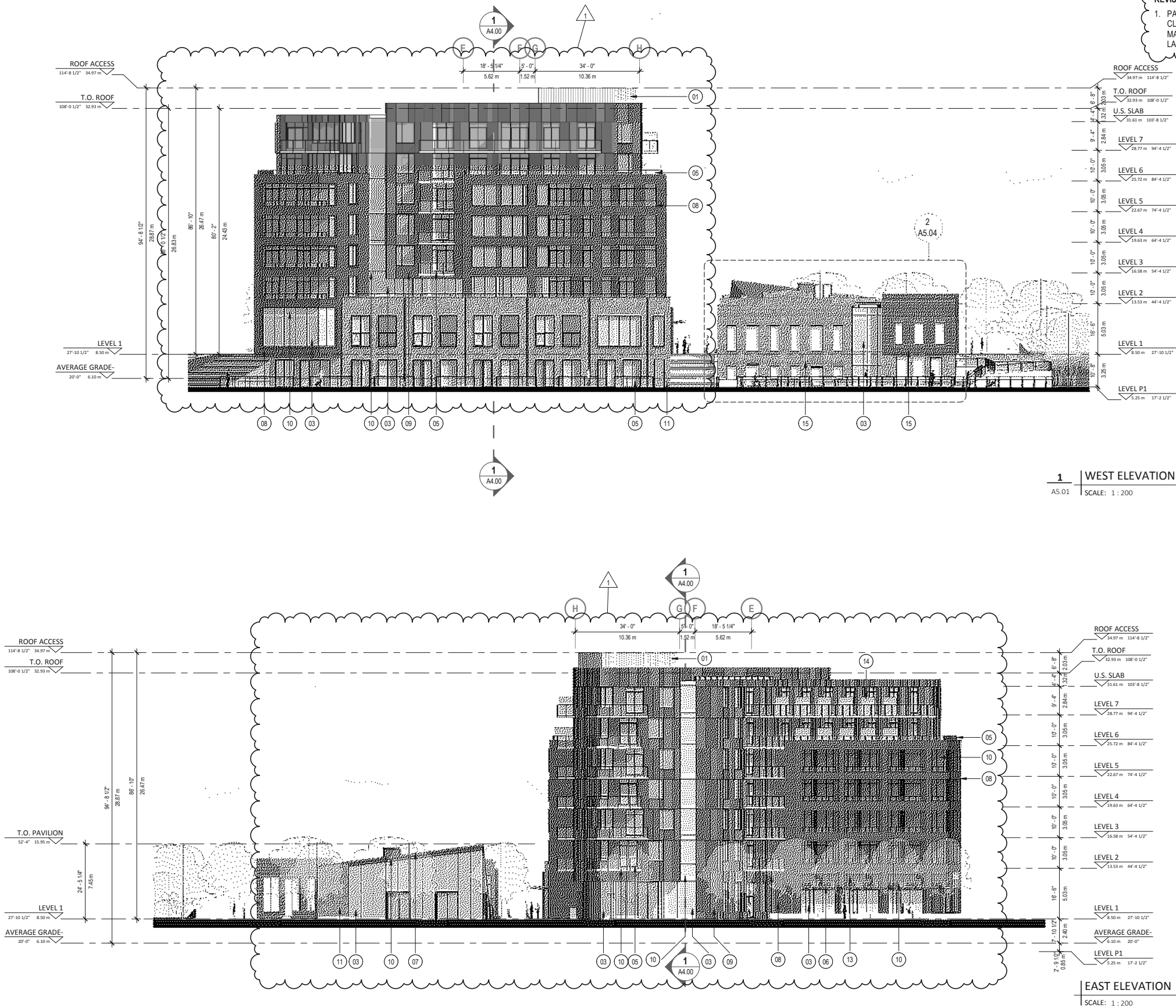
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## ELEVATIONS

DRAWN: SA  
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# A5.01





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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW
1	2018-02-16	ISSUED FOR REZONING & DP	

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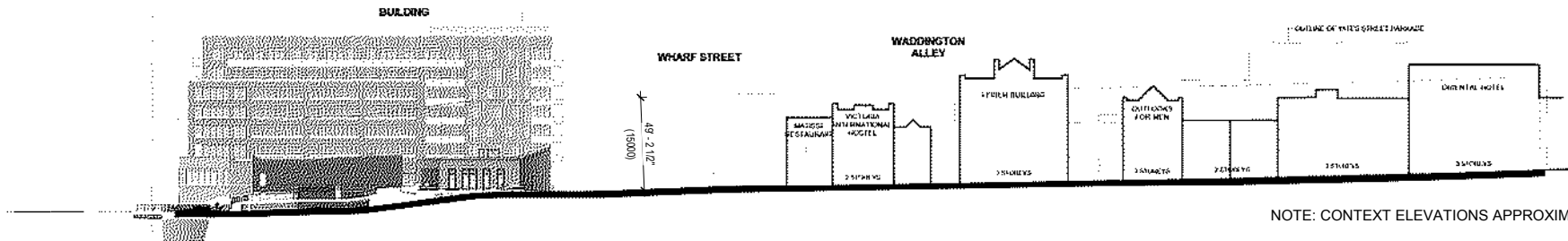
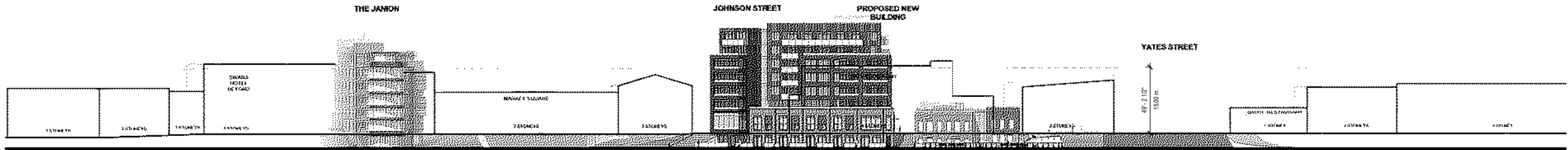
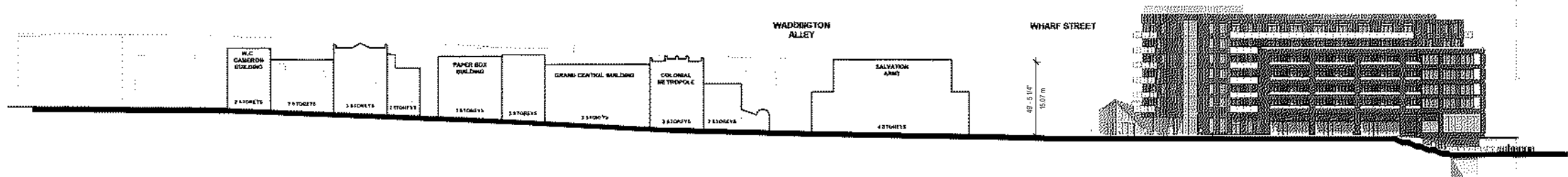
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## CONTEXT ELEVATIONS

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# A5.02



NOTE: CONTEXT ELEVATIONS APPROXIMATE

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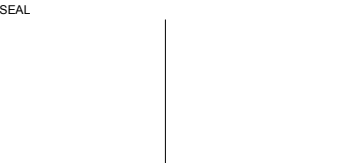
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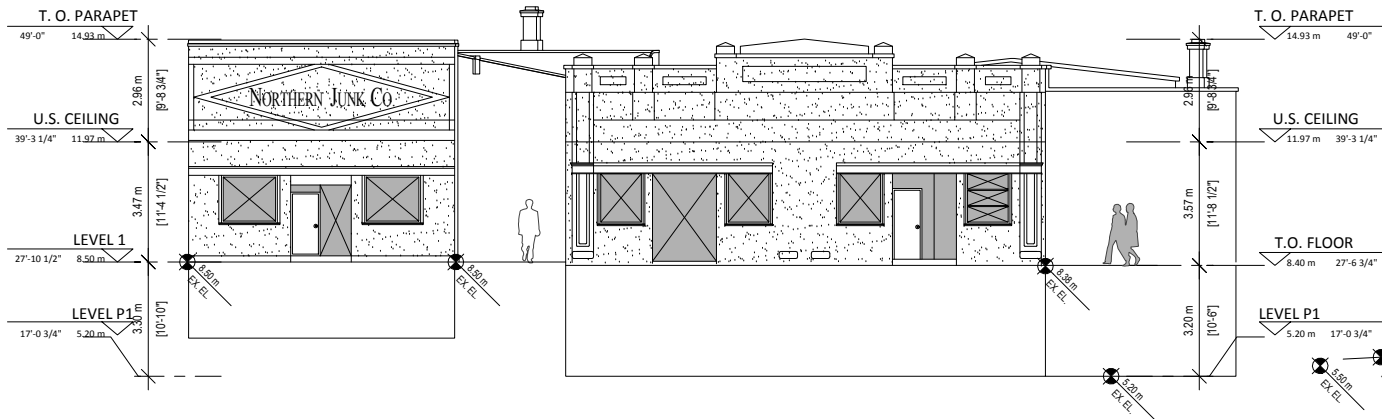
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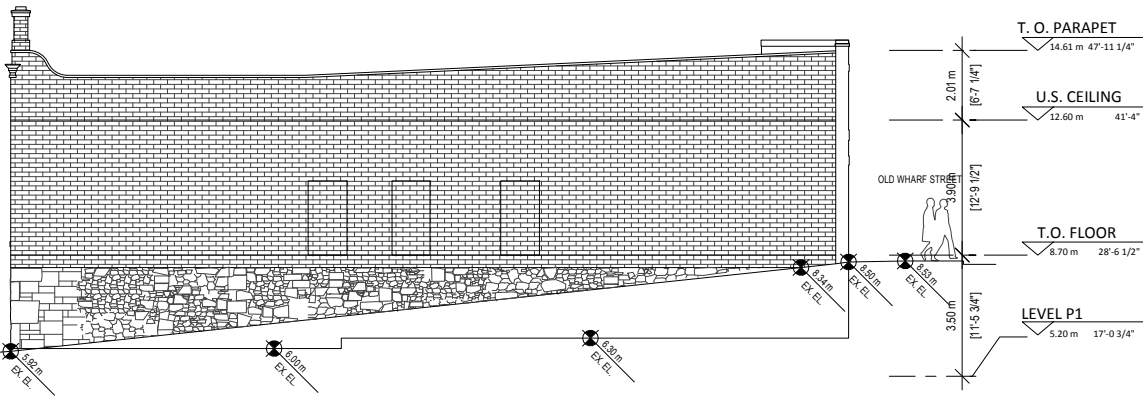
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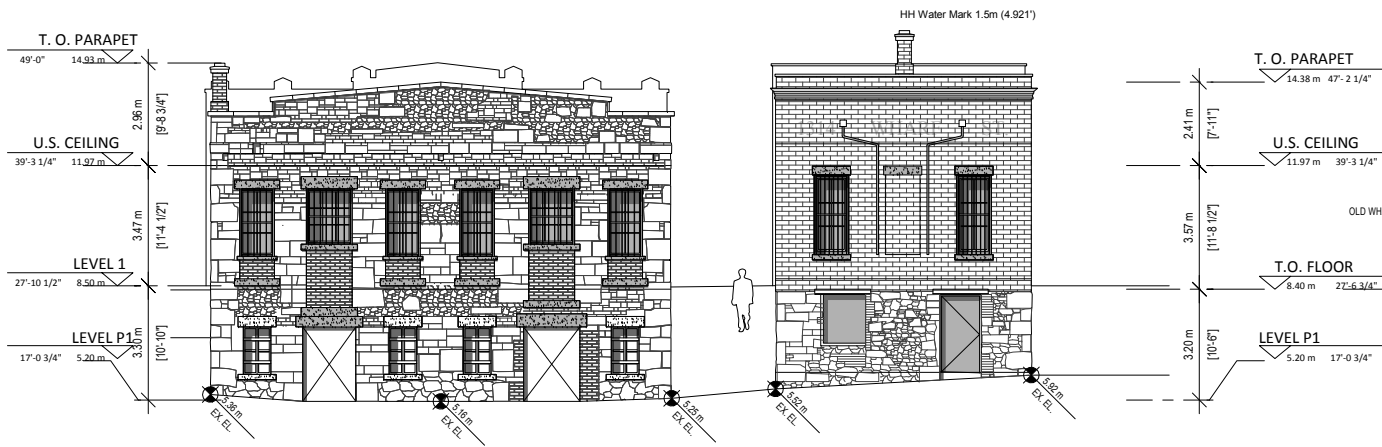
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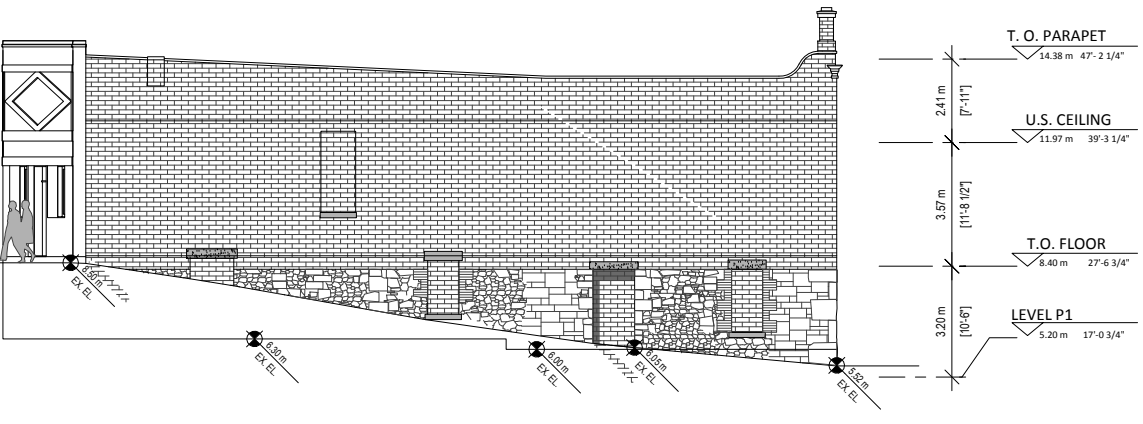
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A5.03 SCALE: 1 : 100



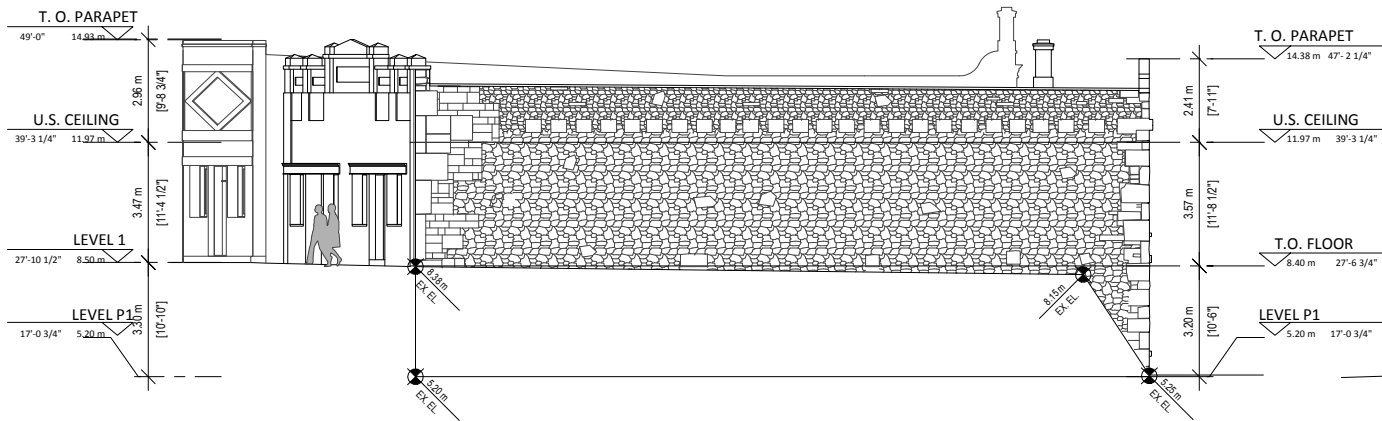
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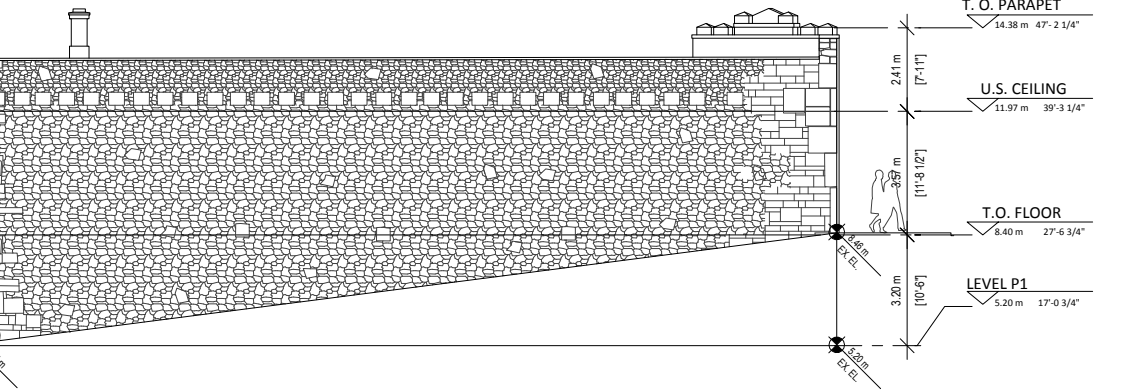
**2** EXISTING WEST ELEVATION  
A5.03 SCALE: 1 : 100



**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

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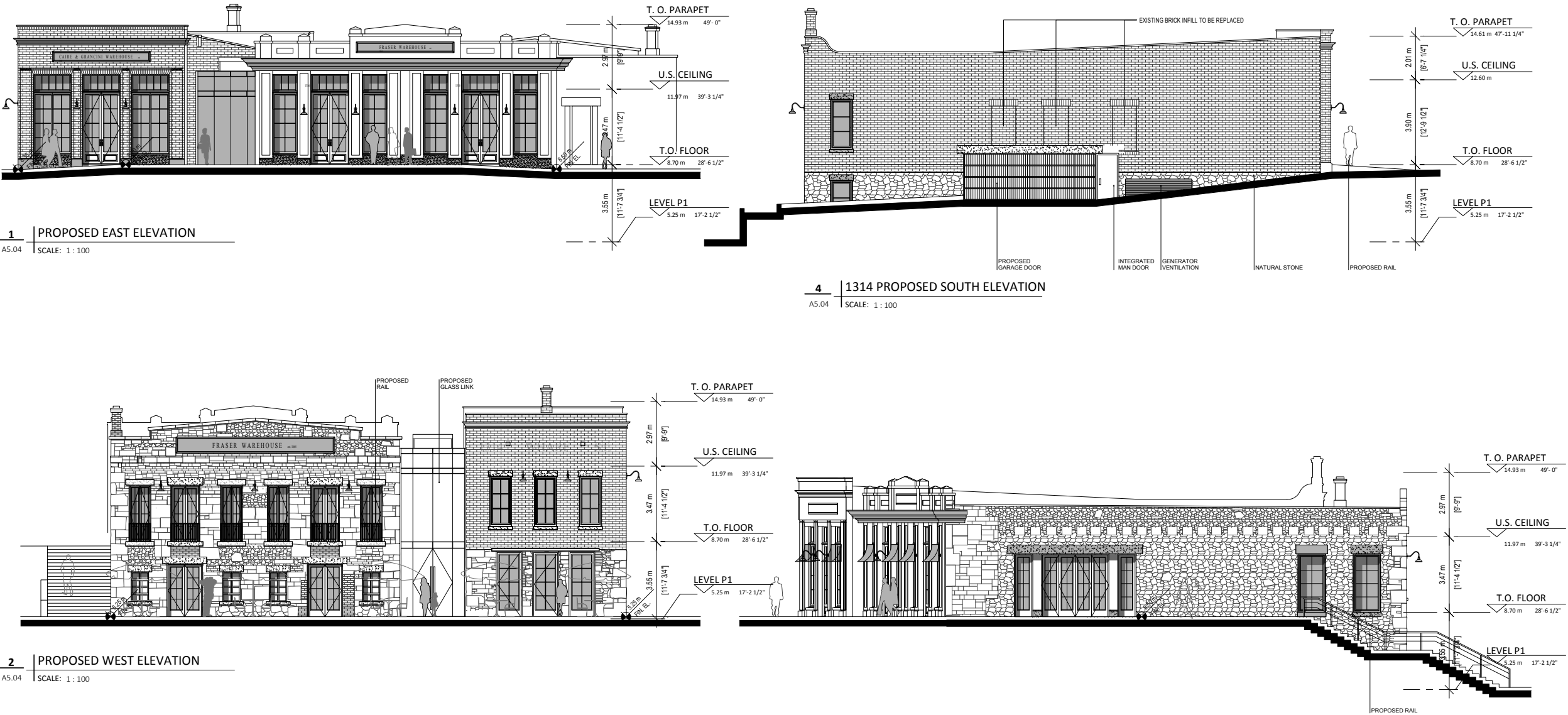
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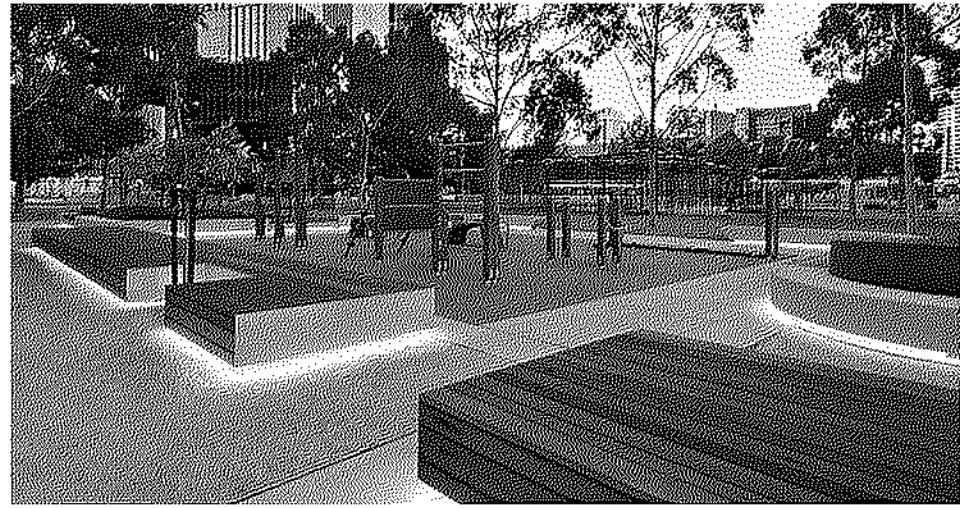
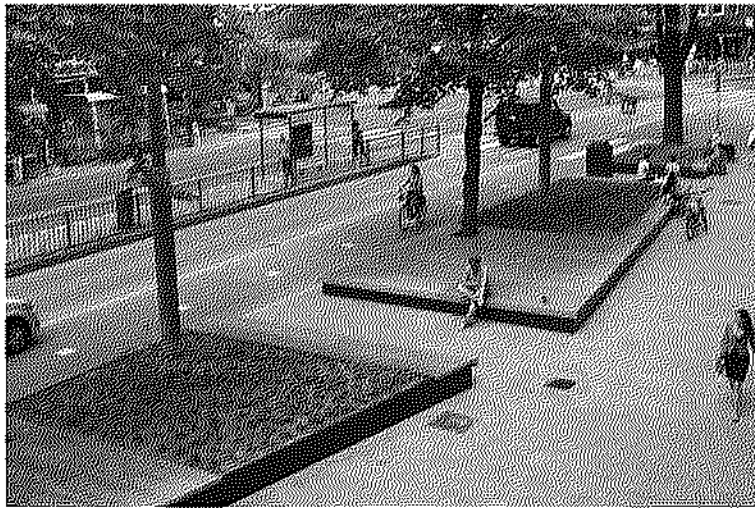
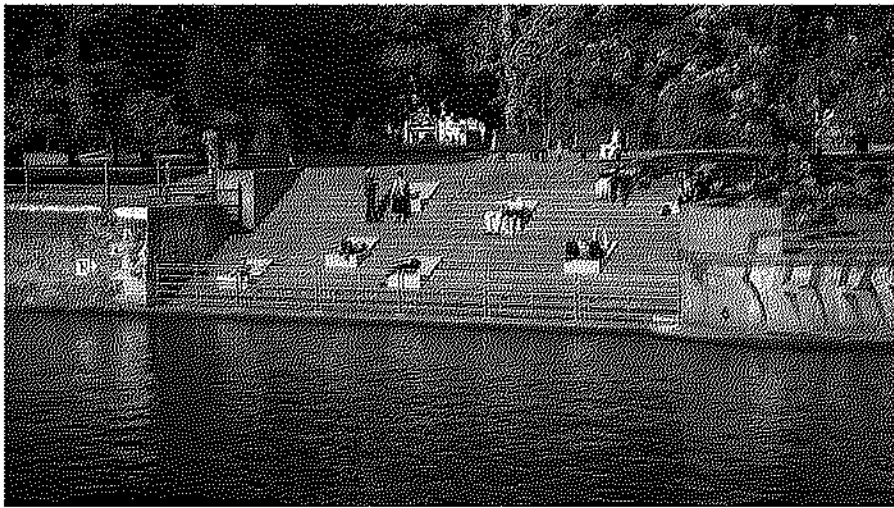
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**A5.04**



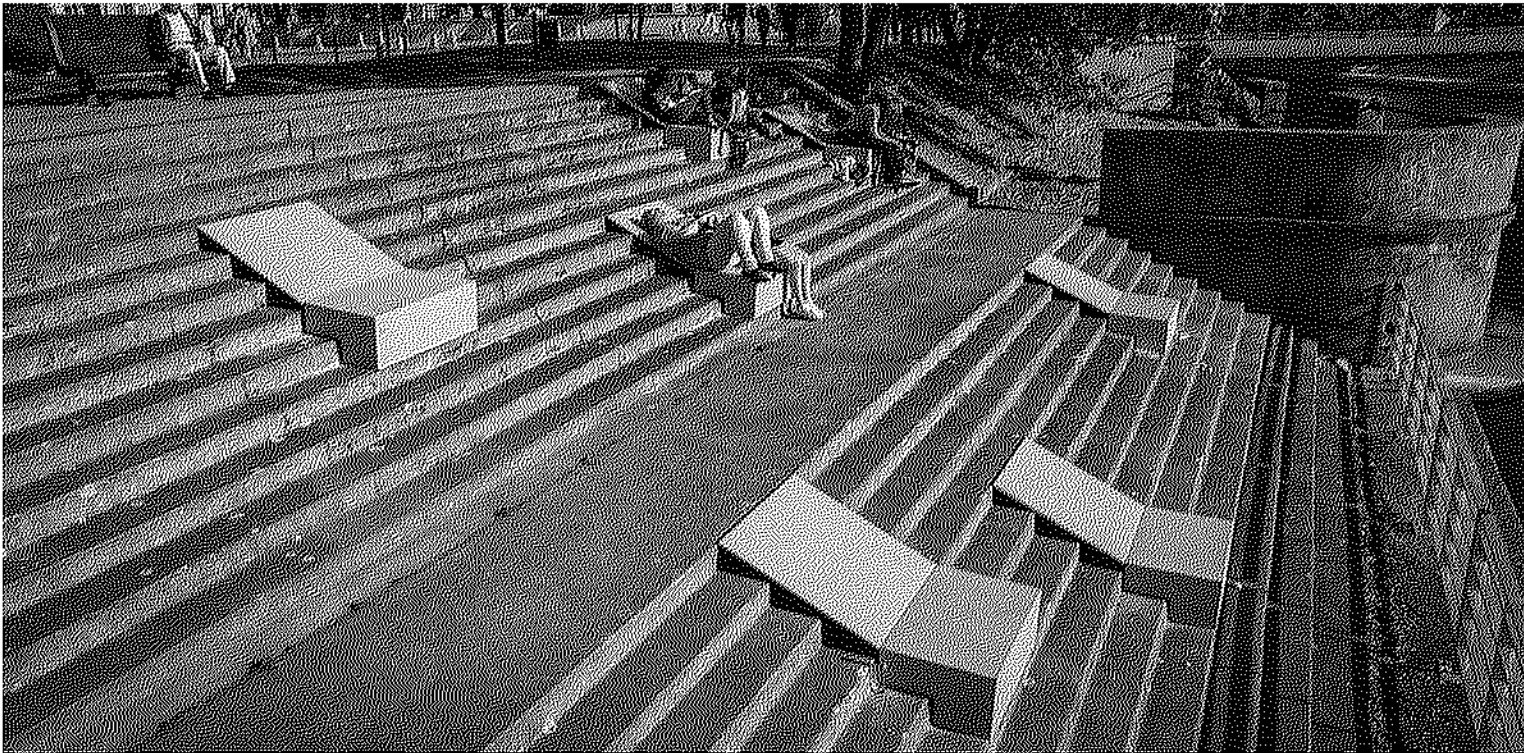




PWL Partnership Landscape Architects, Inc.  
 500 High East Street, Suite 200  
 Worcester, MA 01602  
 www.pwlpartnership.com  
 T 508.850.8112  
 F 508.850.8112

CONTENTS AND SCALE

NO.	DATE	DESCRIPTION
1	10-01-10	Issues for Reaching 2d DP



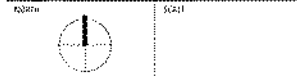
## JOHNSON STREET GATEWAY

ADDRESS

PRECEDENT

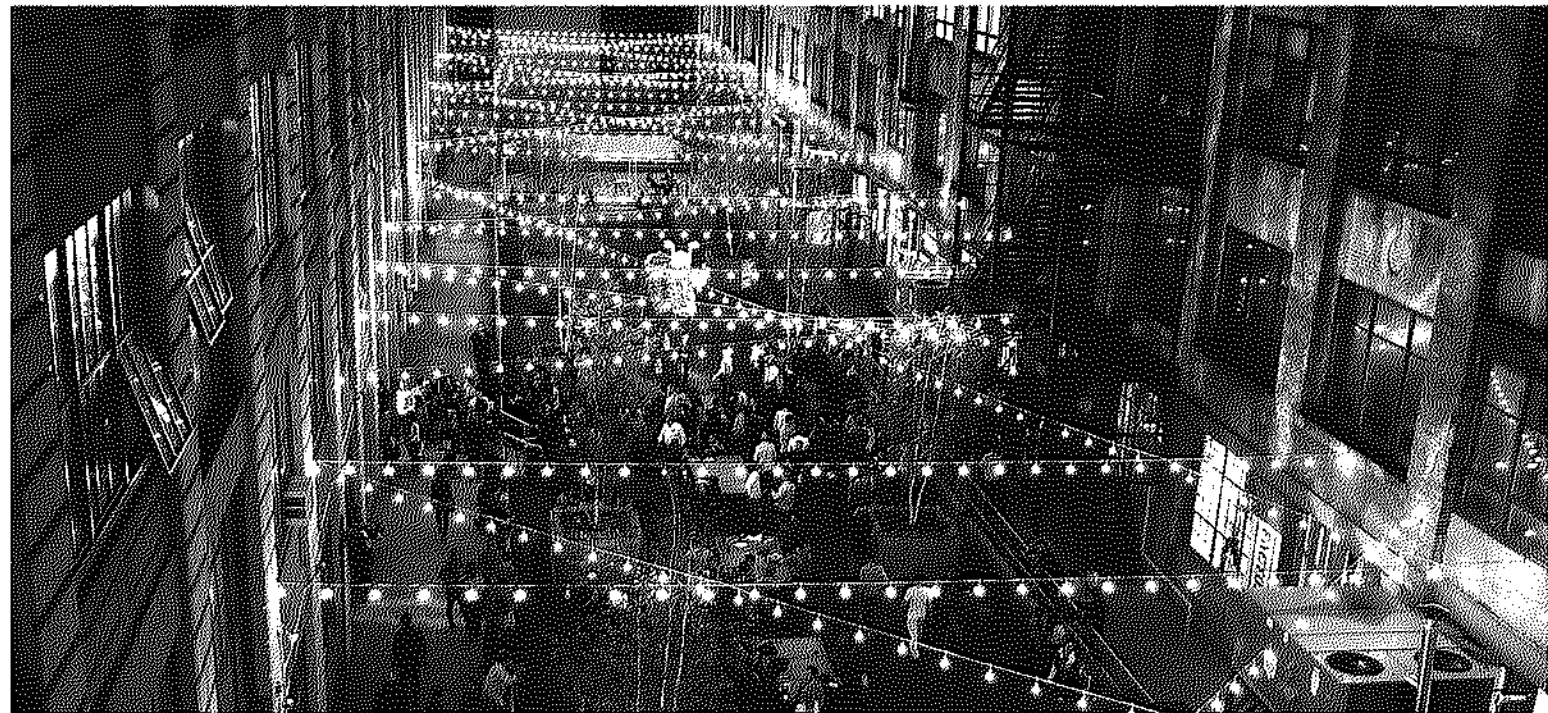
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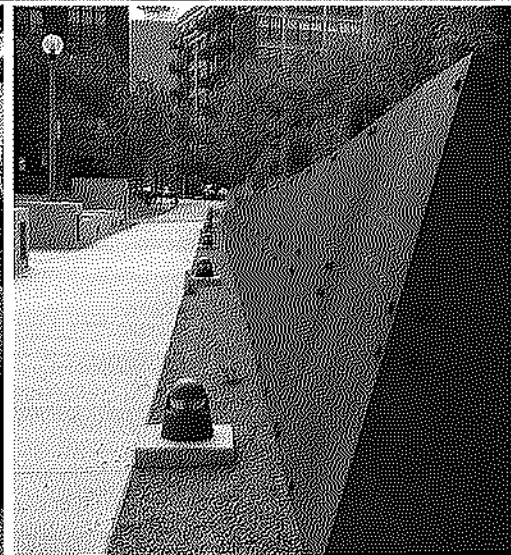
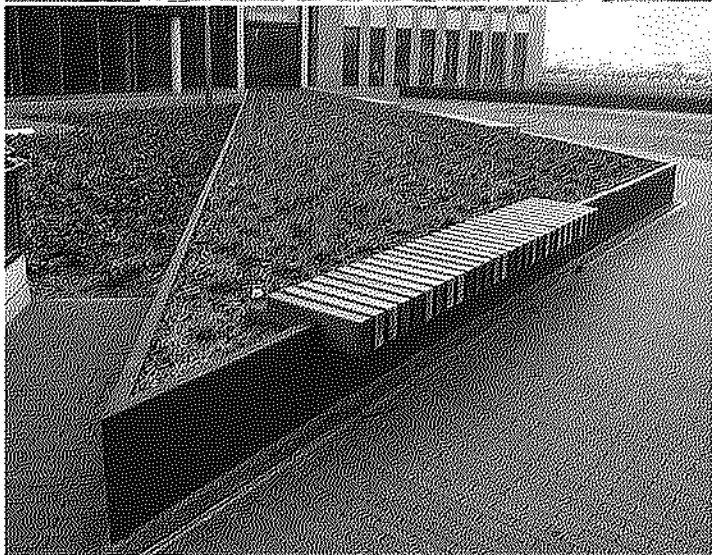
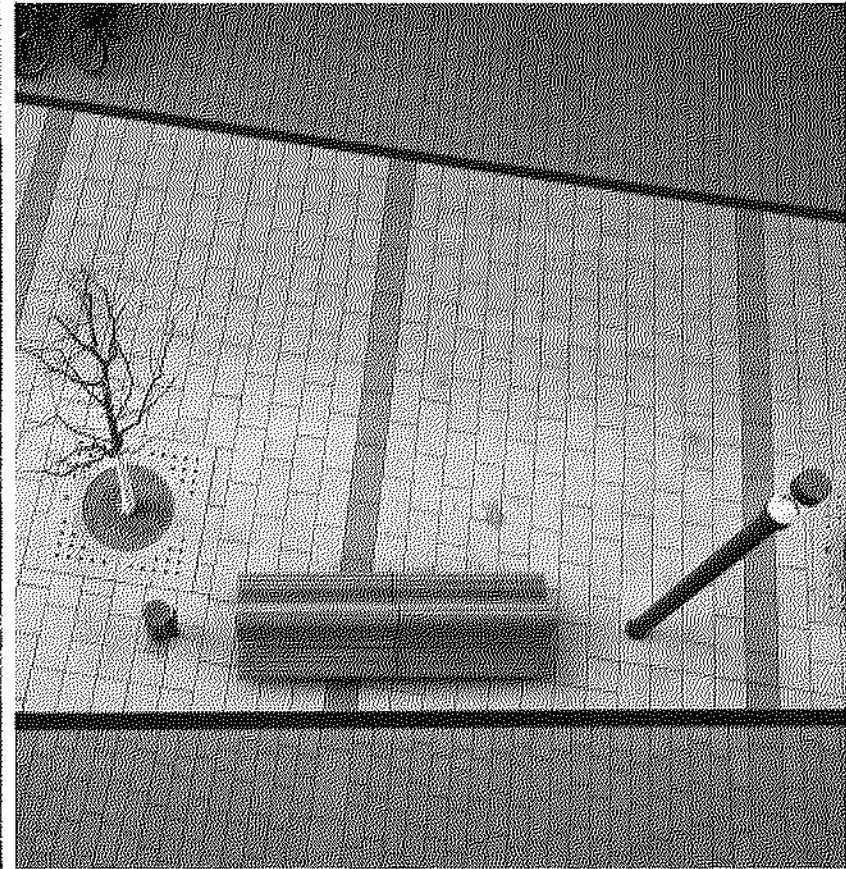
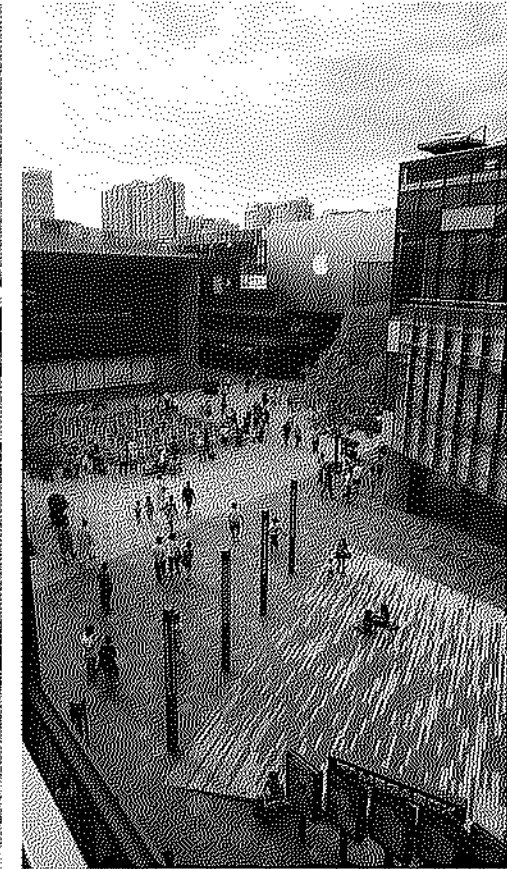
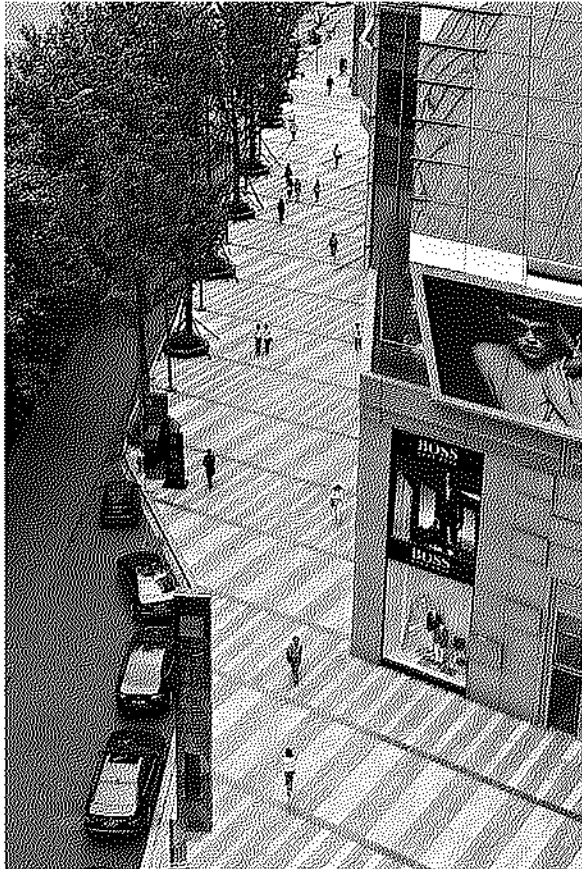
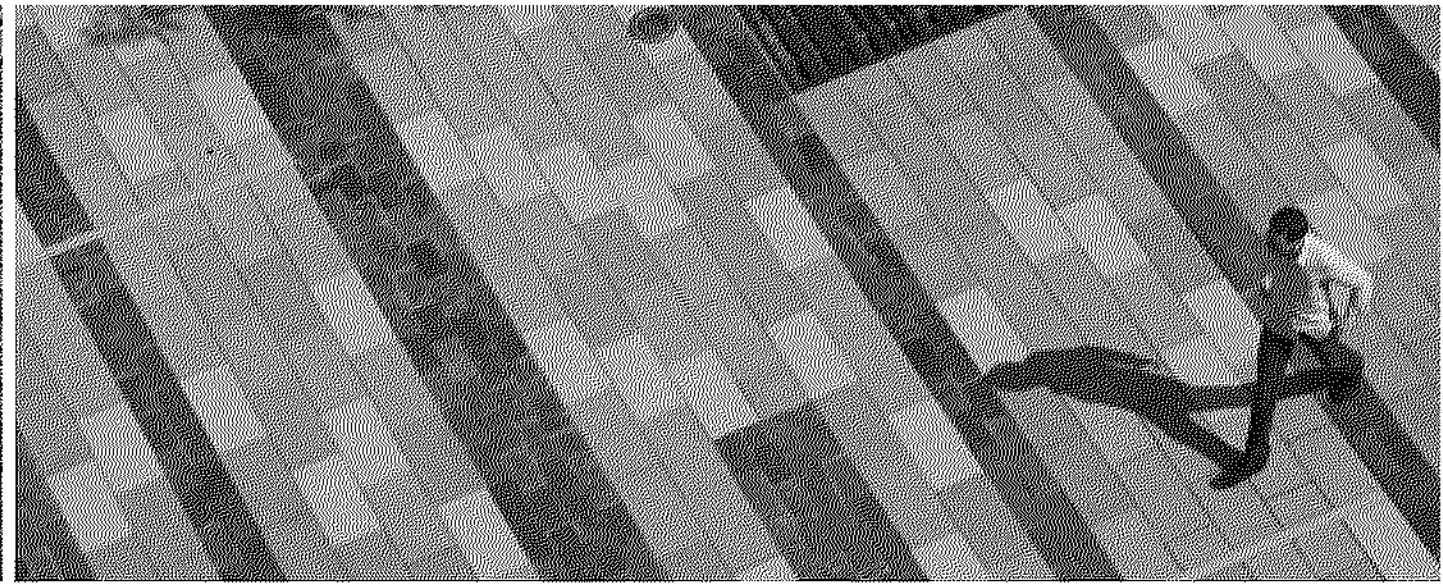


PROJECT NO.	15030
DATE	
FILE NAME	15030 Plan.vwk
PROJECT	1B-2-15
DESIGN	LCJO
REVISION	JW

L0.02







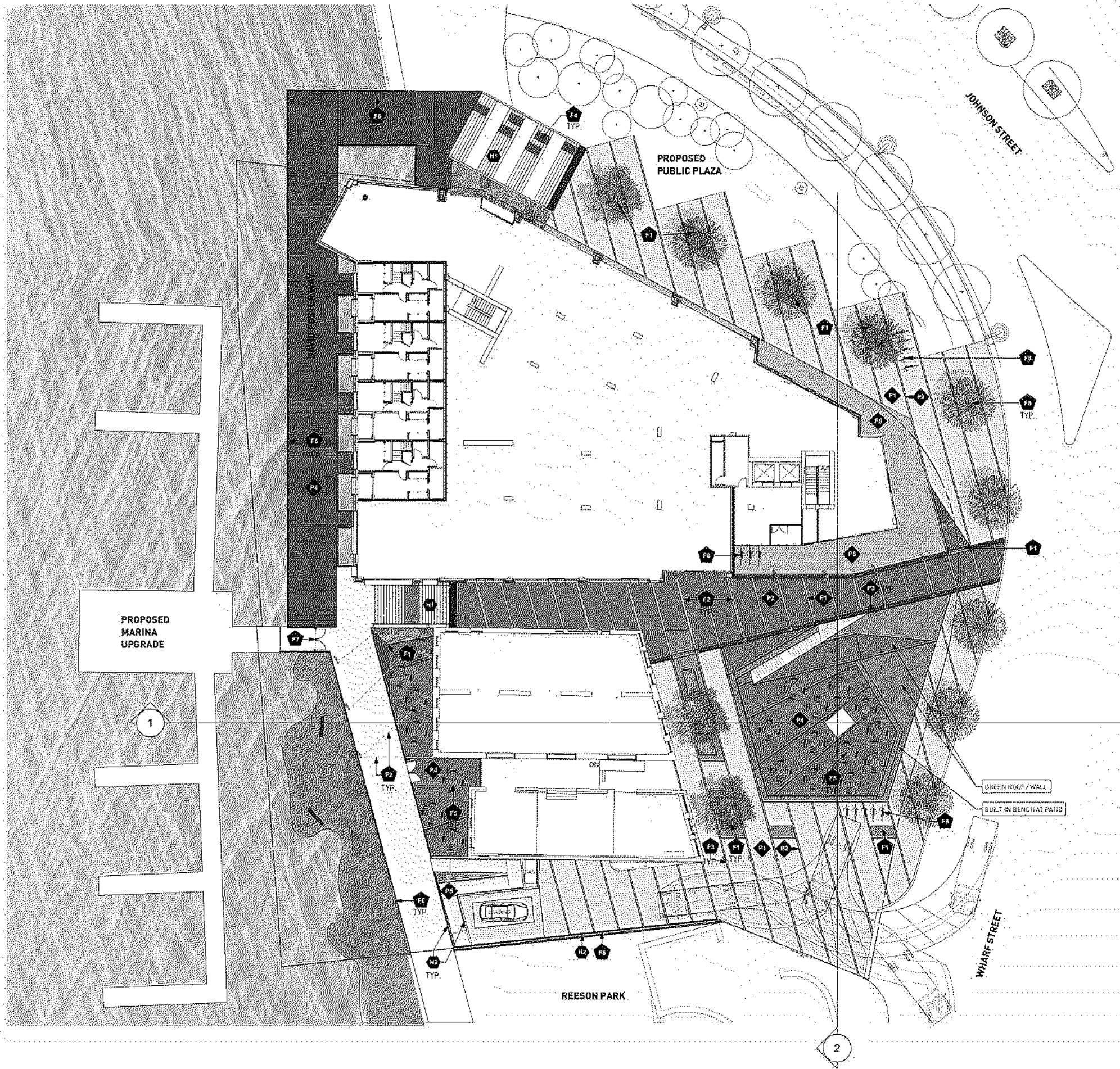
NO.	DATE	DESCRIPTION
2	10-07-10	Issues for Reasoning in OP

## JOHNSON STREET GATEWAY

## PRECEDENT IMAGERY

PROJECT NO.	15030
DATE	15030 Plan.vwx
FILE NAME	18-2-15
DESIGNER	LC/JD
REVIEWER	JW





PAVING LEGEND	
KEY	DESCRIPTION
P1	Unit Paver Type 1 - Light Grey
P2	Unit Paver Type 2 - Dark Grey
P3	Stone Paver Band - Type 1
P4	Decking - Composite Wood
P5	CIP Concrete with Saw Cuts
P6	Unit Paver Type 3 - Medium Grey
P7	Hydropressed Slab

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F1	Custom Bench with Metal (COR-3EN) Harder.
F2	Canopy Lighting
F3	Light Bollard
F4	Custom Lounger
F5	Patio Furniture
F6	Quadrat
F7	Gate and Fence
F8	Bike Rack
F9	Tree Grate

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

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403 243 0117

CROSSTOWN  
PROPERTIES LTD.

DIALOG

REVISIONS AND NOTES		
NO.	DATE	DESCRIPTION
1	17-2-14	Planning and Development Permit Application
2	18-07-16	Update for Planning CIP

JOHNSON STREET  
GATEWAY

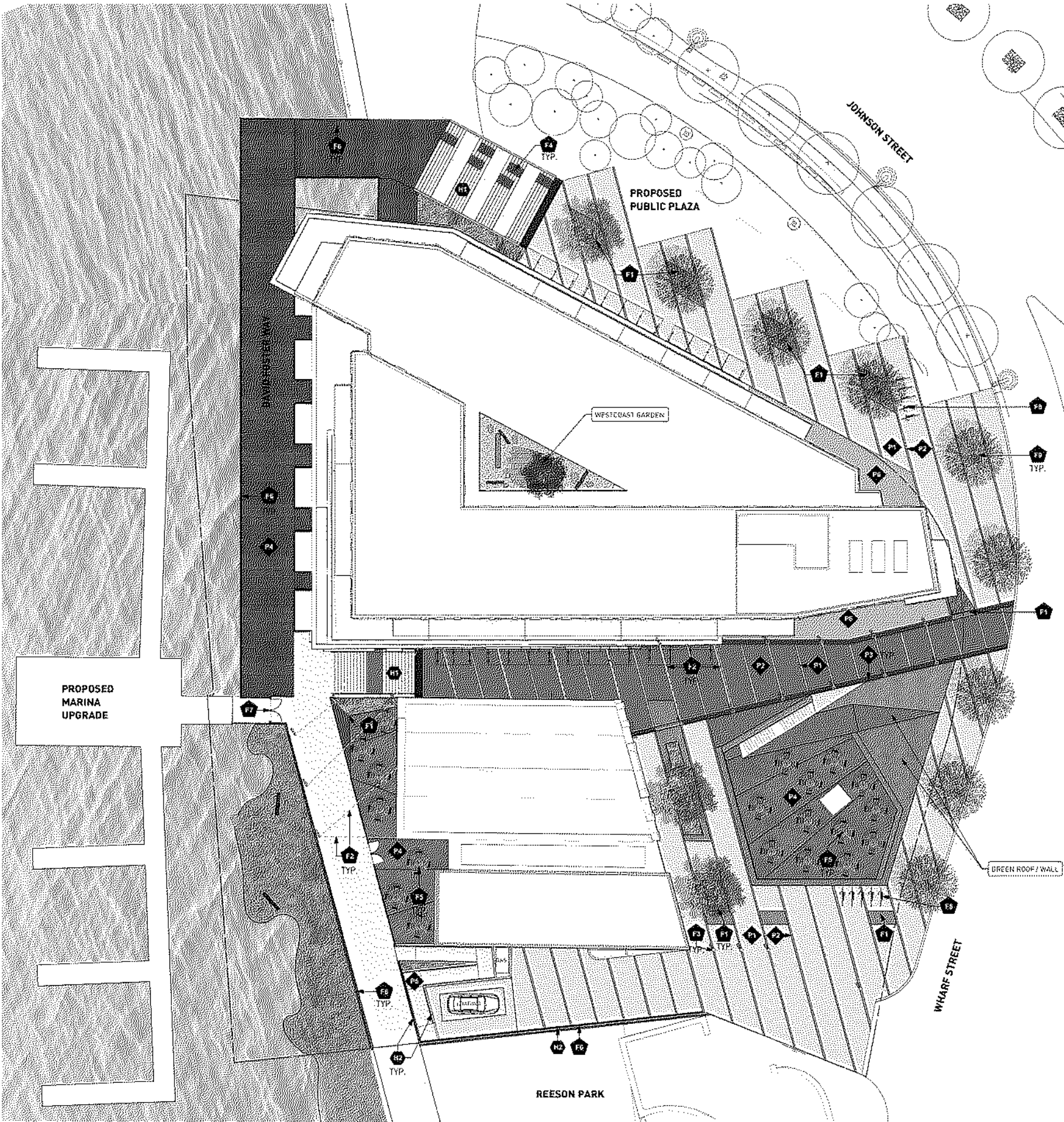
Landscape Plan

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SCALE  
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PROJECT NO.	15030
DATE	
FILE NAME	15030 Plan.vwx
PLOT NO.	18-2-15
DATE	17-02
DESIGNED BY	JW

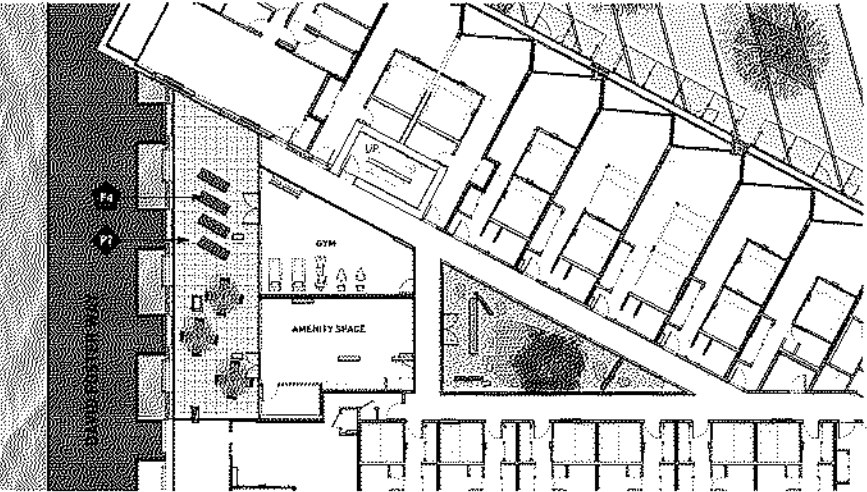
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PAVING LEGEND	
KEY	DESCRIPTION
	Unit Paver Type 1 - Light Grey
	Unit Paver Type 2 - Dark Grey
	Stone Paver Band - Type 1
	Decking - Composite Wood
	CIP Concrete with Saw Cuts
	Unit Paver Type 3 - Medium Grey
	Hydrogressed Slab

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
	Custom Bench with Metal ICOR-TEN Plaster
	Catenary Lighting
	Light Bellard
	Custom Lounger
	Patio Furniture
	Quadrant
	Gate and Fence
	Bike Rack
	Tree Grate

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



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

**PWL partnership**

PWL Partnership Landscape Architects Inc.  
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100 West Beaver Creek Road  
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**DIALOG**

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	17-1-14	Issuing and Development Permit Application
2	18-02-16	Issue for Building L1 DP

PROJECT  
**JOHNSON STREET GATEWAY**

ADDRESS

PROPOSED L1

**Roof Plan and L2 Amenity**

EXCEPT WHERE SHOWN OTHERWISE, ALL DIMENSIONS ARE IN METERS. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE ELEMENTS UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF THE ELEMENTS UNLESS OTHERWISE SPECIFIED.

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PROJECT NO. 15030

DATE

FILE NAME 15030 Plan L1

EXPIRED 18-2-15

DRAWN LCJD

CHECKED JW



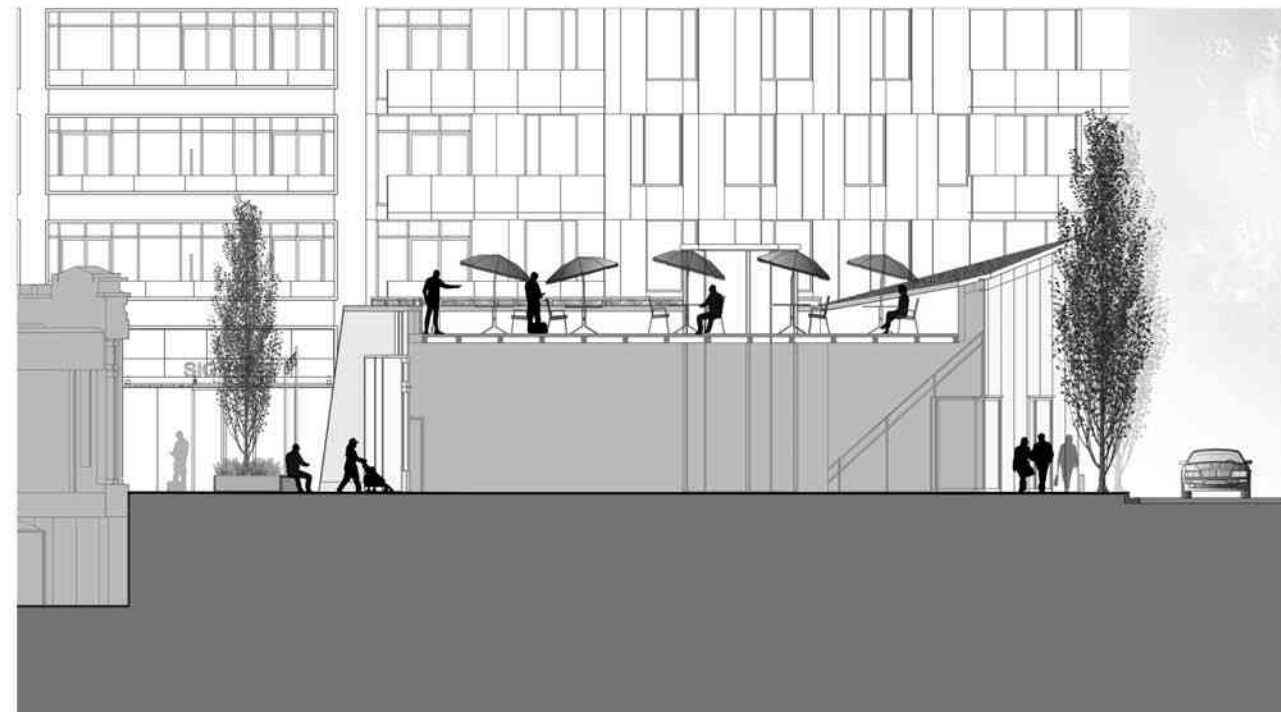
REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	18-2-16	Issued for Rezoning It DP



1 SECTION 1  
 Scale: 1:200



2 SECTION 1 - ENLARGEMENT A  
 Scale: 1:100



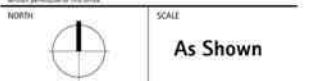
3 SECTION 1 - ENLARGEMENT B  
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PROJECT  
**JOHNSON STREET  
 GATEWAY**

ADDRESS

DRAWING TITLE  
**Sections**

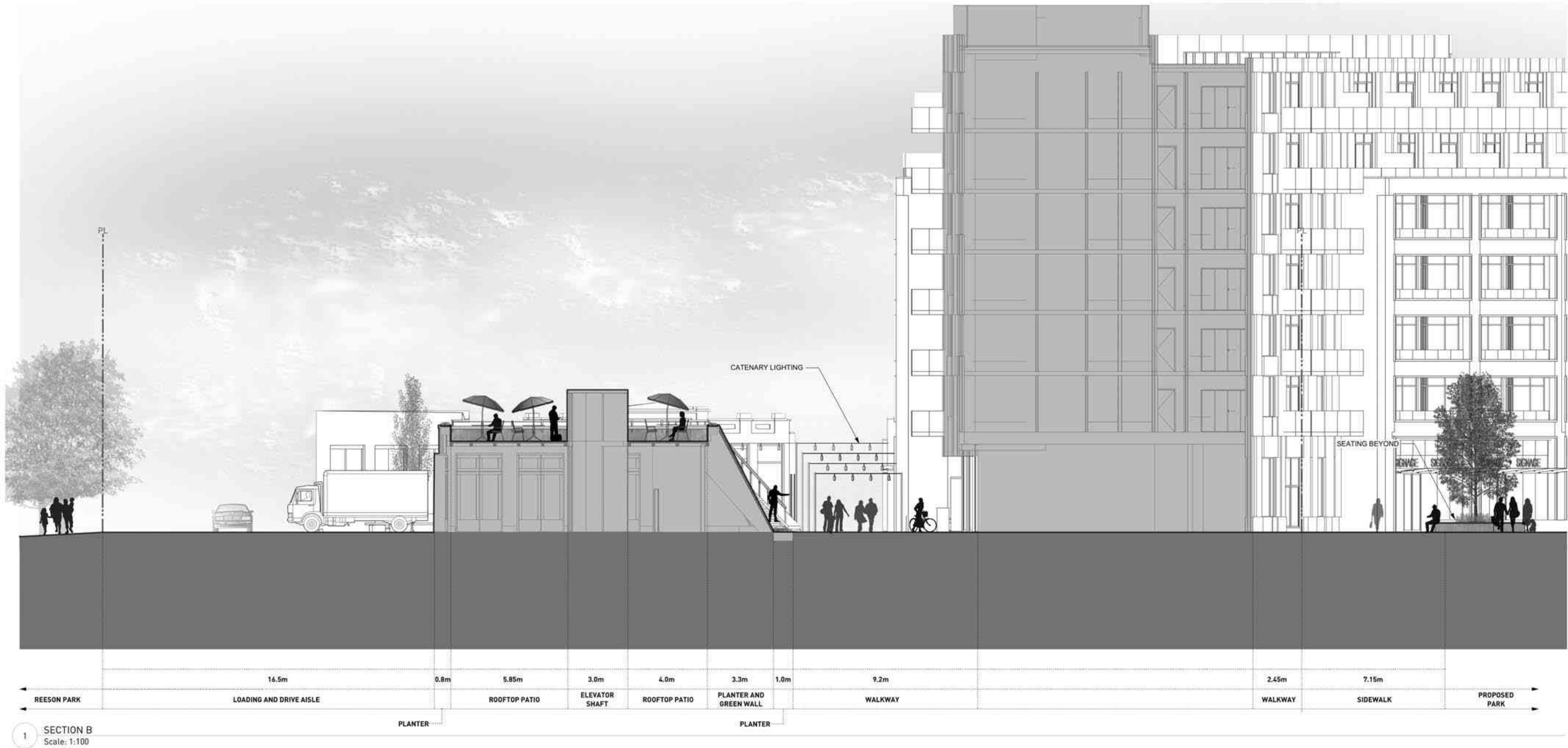
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PROJECT NO.	15030
DATE	
FILE NAME	15030 Sections.vwx
PLOTTED	18-2-15
DRAWN	LC/JO
REVIEWED	JW

**L2.01**

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	18-2-16	Issued for Rezoning It DP



PROJECT  
**JOHNSON STREET  
GATEWAY**

ADDRESS

DRAWING TITLE  
**Sections**

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PROJECT NO.	15030
DATE	
FILE NAME	15030 Sections.vwx
PLOTTED	18-2-15
DRAWN	LC/JO
REVIEWED	JW
DRAWING	

L2.02