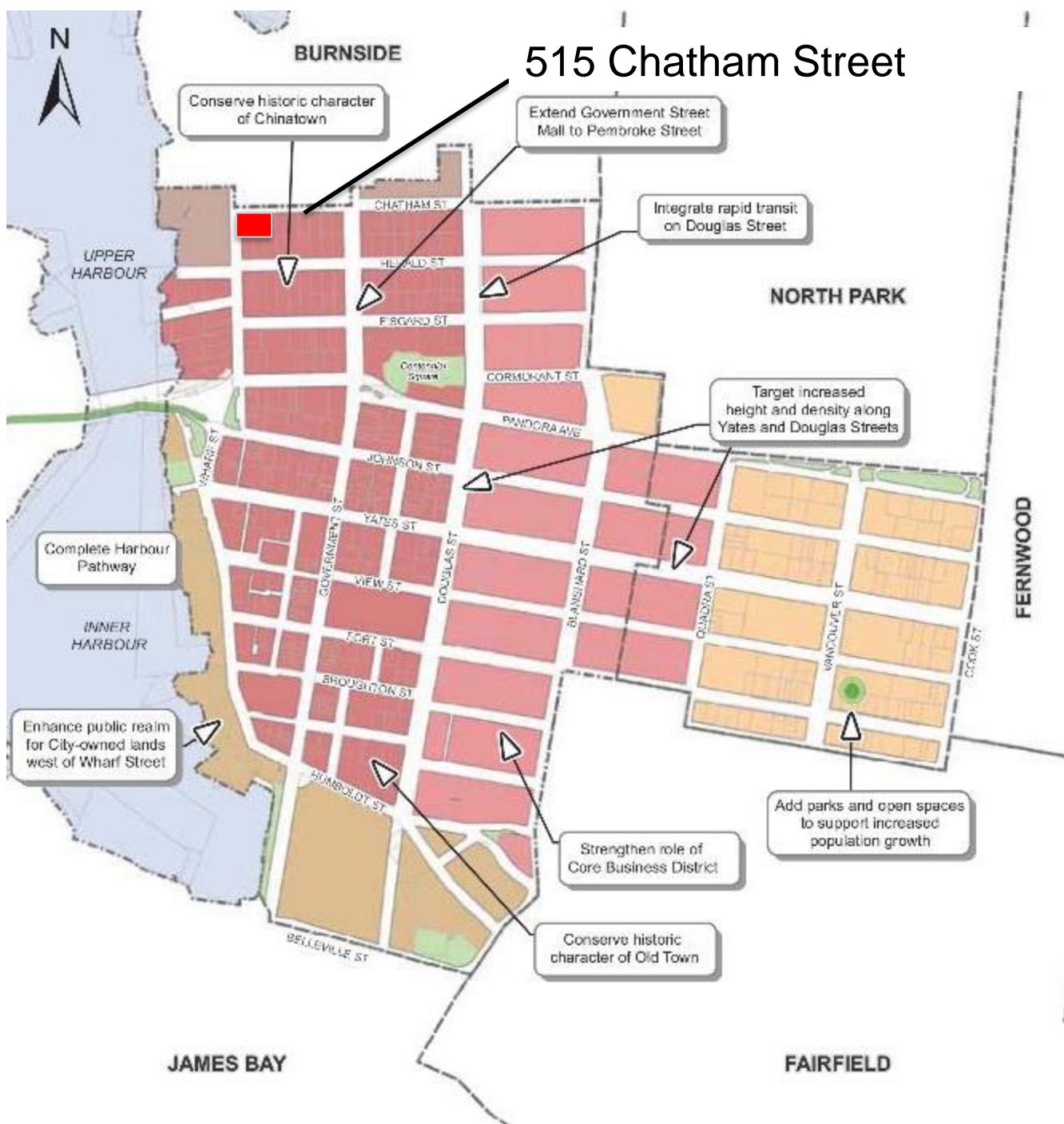


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Development Permit with  
Variance  
for  
515 Chatham Street





## MAP 20

### Downtown and Harris Green Strategic Directions

#### Urban Place Designations\*

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour

#### Public Facilities

- Proposed Park (approximate location)

\*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Figure 8 for designation information.



# Subject site



# Store Street Context

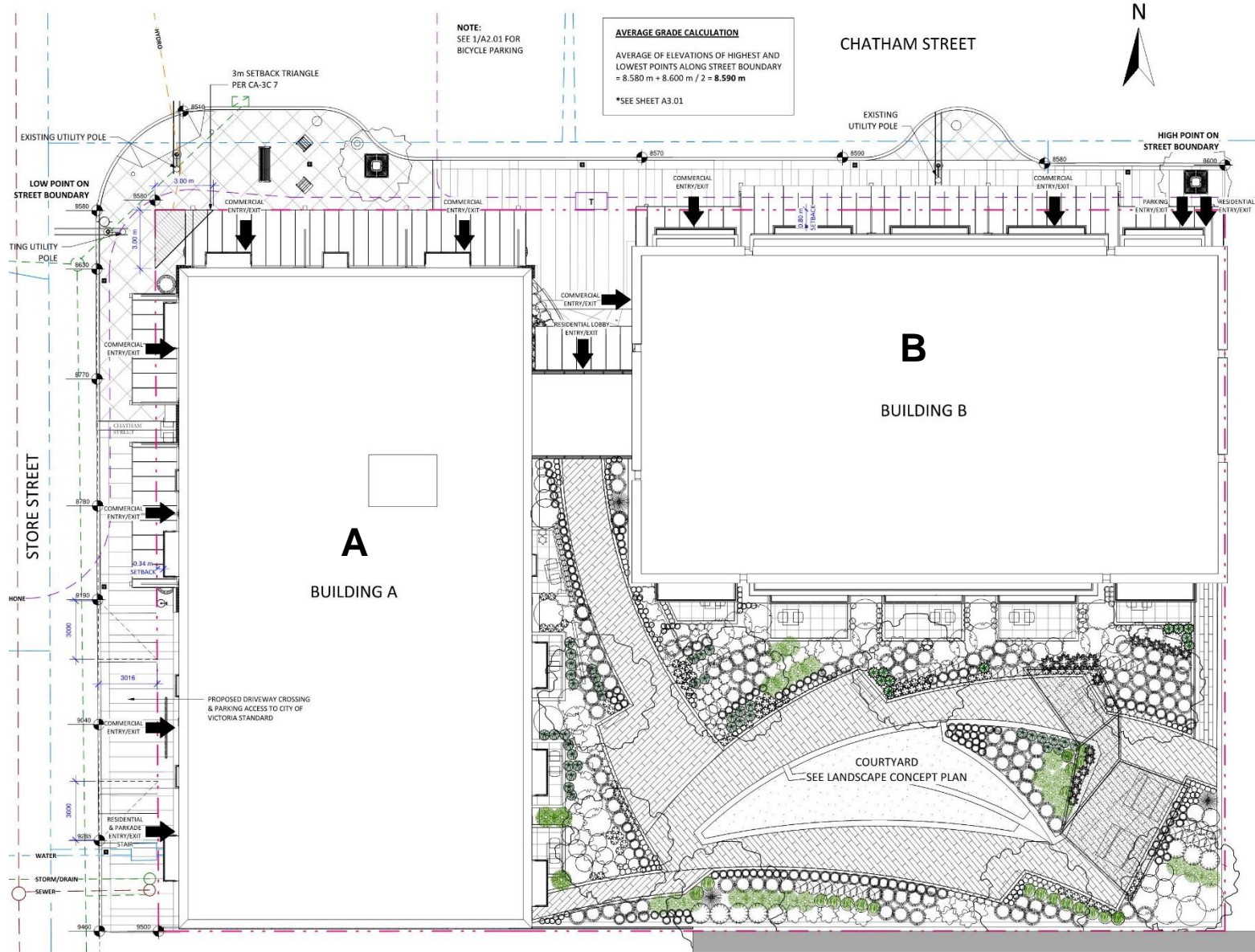




# Chatham Street Context



# Site Plan







Concrete and lawn seating steps  
Grasses, shrubs, and perennials planting

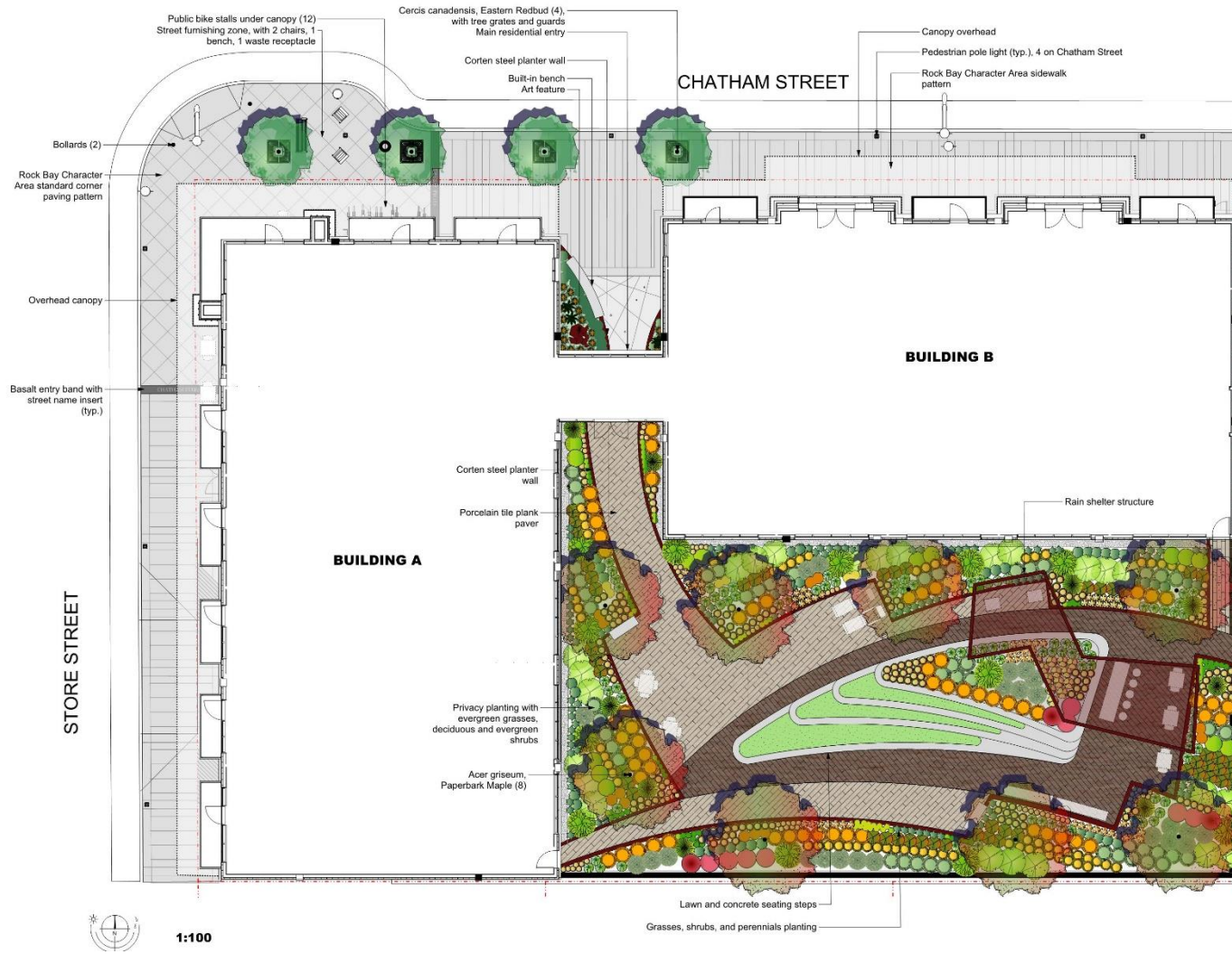
**Notes:**

1. All work to be completed to current CSLA Landscape Standard
2. All soft landscape to be irrigated with an automatic irrigation system





# Landscape Plan Previous Application



## RECOMMENDED NURSERY STOCK

Trees	Botanical Name	Common Name	Size
10	Acer griseum	Paperbark Maple	#10 pot
	Cercis canadensis	Eastern Redbud	6cm cal, 1.5m clear
Medium Shrubs	Botanical Name	Common Name	Size
54	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#5 pot
	Cornus sanguinea 'Coral'	Amo Sun Red Twig Dogwood	#5 pot
	Hebe odora 'New Zealand Gold'	New Zealand Hebe	#5 pot
Small Shrubs	Botanical Name	Common Name	Size
117	Cornus sericea 'Nidus'	Nidus's Dwarf Red-Osier Dogwood	#2 pot
	Platanus japonica 'Cavendish'	Cavendish Japanese Platanus	#2 pot
	Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea	#2 pot
	Yucca filamentosa 'Bright Edge'	Bright Edge Yucca	#2 pot
Groundcovers	Botanical Name	Common Name	Size
285	Rubus calycinoides	Creeping Bramble	4" pot
	Sedum album 'Coral Carpet'	Coral Carpet Sedum	4" pot
	Sedum rupestris 'Angelina'	Angelina Sedum	4" pot
Perennials, Annuals and Ferns	Botanical Name	Common Name	Size
596	Asplenium nidus	Nidus's Tail Grass	#1 pot
	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#2 pot
	Carex elata 'Stowes Golden'	Stowes Golden Sedge	#2 pot
	Carex lasiocarpa	Orange New Zealand Sedge	#1 pot
	Chionochloa rubra	Red Sunseeker grass	#3 pot
	Dryopteris filix-mas	Sunset fern	#1 pot
	Echinacea purpurea 'Tide Torch'	Purple Coneflower	#1 pot
	Heuchera 'Green Spice'	Coral bells	#1 pot
	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#2 pot
	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	#2 pot
	Quercus agrifolia	Evergreen Redwood Spruce	#1 pot
	Polystichum acrostichum	Asian Silver Fern	#1 pot
	Rubus idaeus var. sulfureus 'Goldburn'	Goldburn Black Eyed Susan	#1 pot

## Notes:

1. All work to be completed to current CSLA Landscape Standard
2. All soft landscape to be irrigated with an automatic irrigation system

## CHARACTER IMAGES



# Renderings



① View from Chatham & Store St. - Looking SE  
1:1



# Renderings



Chatham and Store Street - Looking SE

# Renderings Previous Application

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# Renderings



③ Chatham St.  
1:1

# Renderings

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# Previous Application Renderings

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# Renderings



④ Chatham Building from Courtyard  
1:1



⑤ View of Connecting Walkway from Courtyard  
1:1



# Renderings



② View Along Chatham St.  
1:1



# Renderings



① View from Chatham & Store St. - Looking SE  
1:1



② View Along Chatham St.  
1:1



③ Chatham St.  
1:1



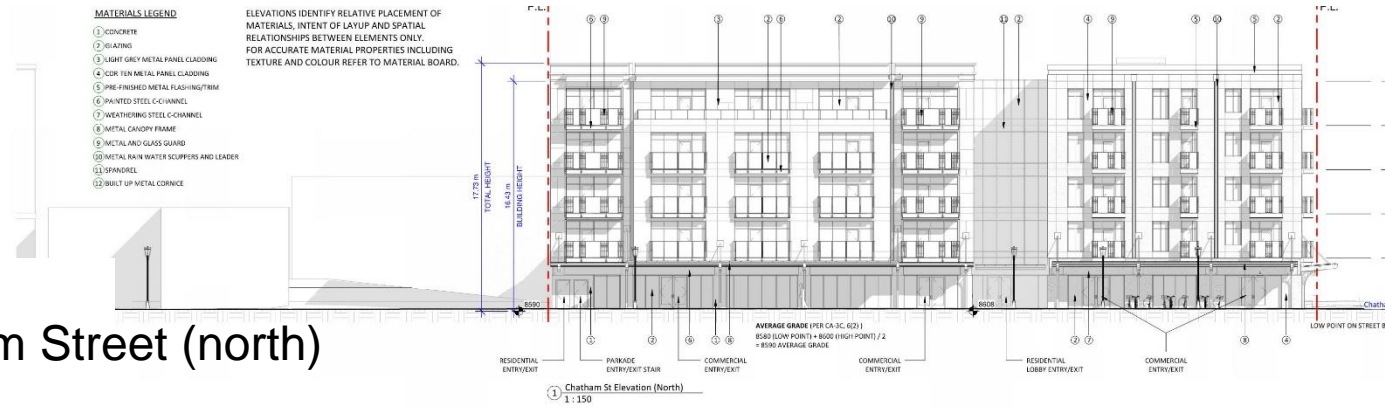
④ Chatham Building from Courtyard  
1:1



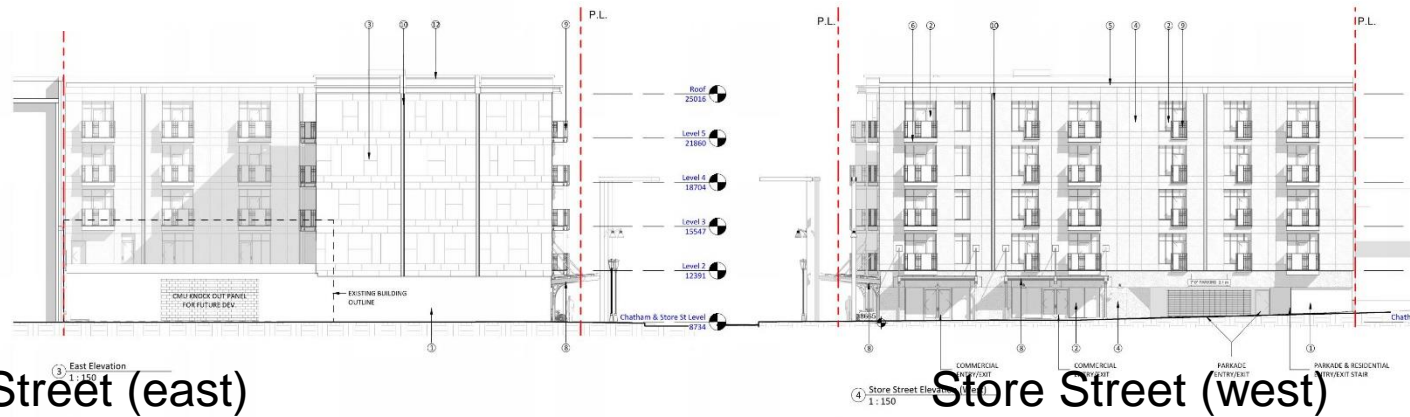
⑤ View of Connecting Walkway from Courtyard  
1:1



# Elevations



Chatham Street (north)



Store Street (east)

Store Street (west)

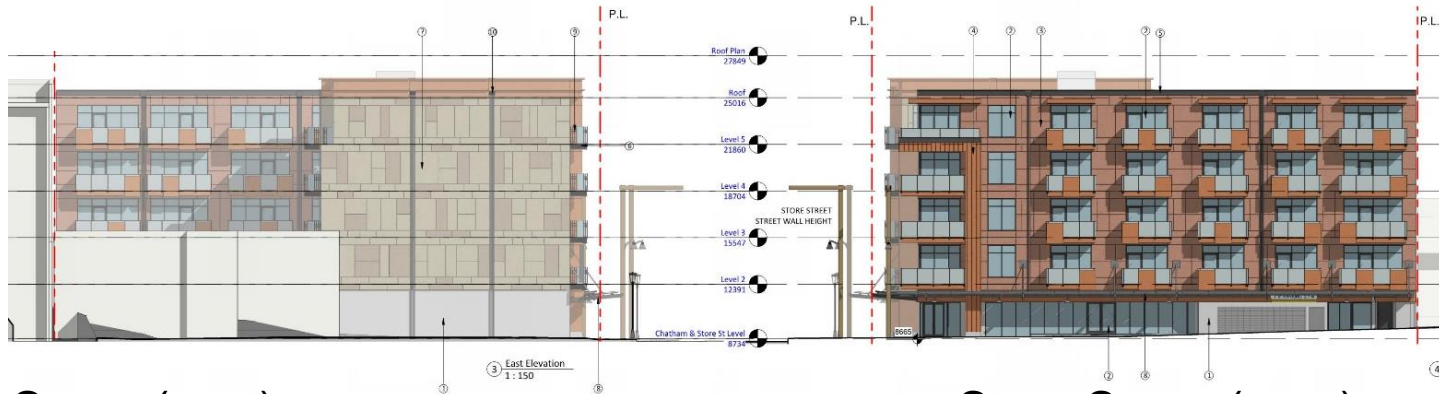


South elevation

# Elevations Previous



Chatham Street (north)



Store Street (east)

Store Street (west)



South elevation



# Materials

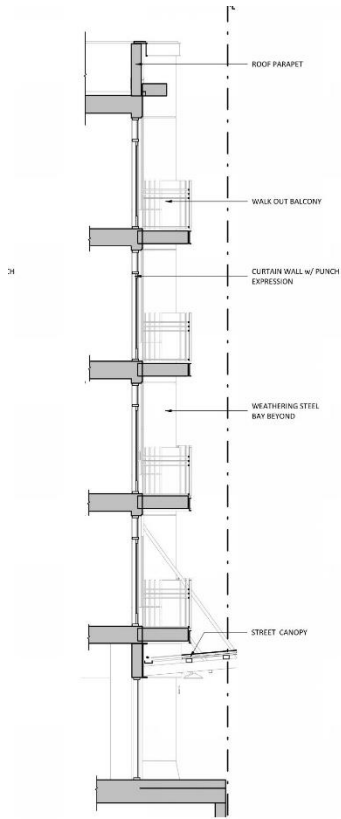


PRECEDENT - METAL PANEL CLADDING

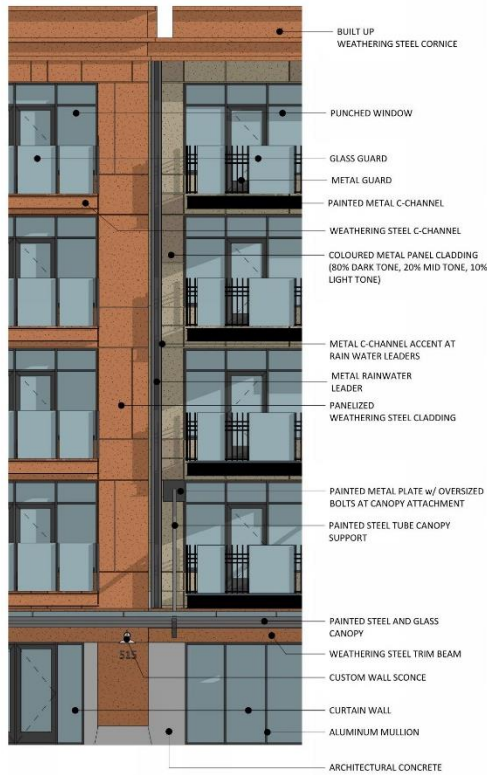


PRECEDENT - PANELIZED WEATHERING STEEL CLADDING

# Materials Previous



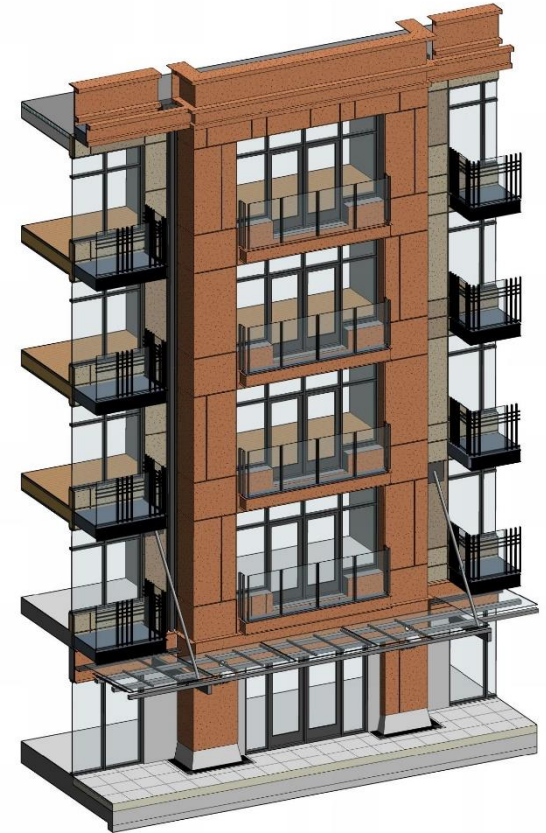
② Metal Panel Cladding Section  
1:50



③ Elevation Detail - Chatham St Building  
1:50



④ Elevation Detail - Store St Building  
1:50



④ Entrance at Chatham Street



PRECEDENT - STANDING SEAM WEATHERING STEEL CLADDING



PRECEDENT - PANELIZED WEATHERING STEEL CLADDING



PRECEDENT - METAL PANEL CLADDING



# Landscape Materials



GUARDS / GATES



COURTYARD FURNITURE



FINS / SHADES



CAST IRON DOWNSPOUT



EXTERIOR LIGHTING



SIGNAGE



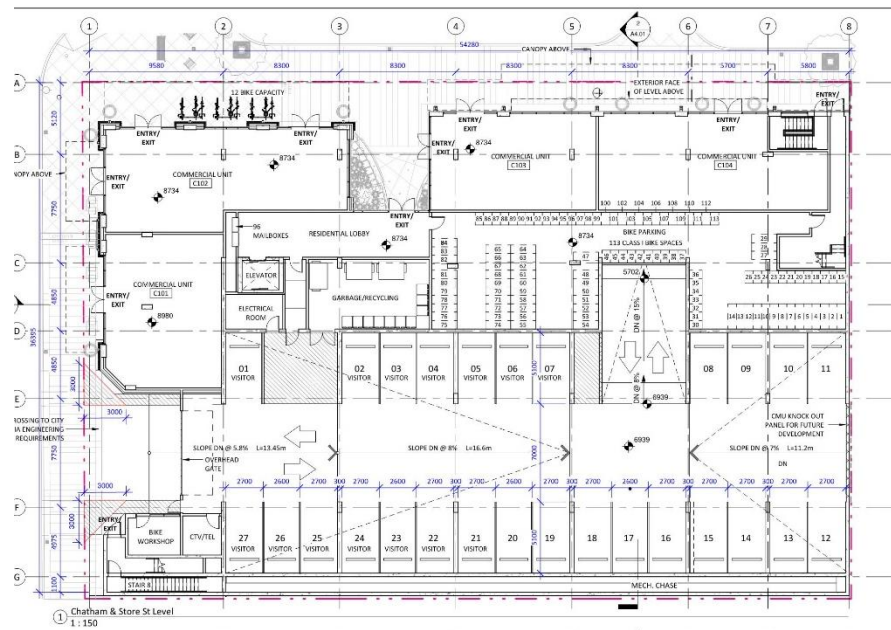
COURTYARD PAVING



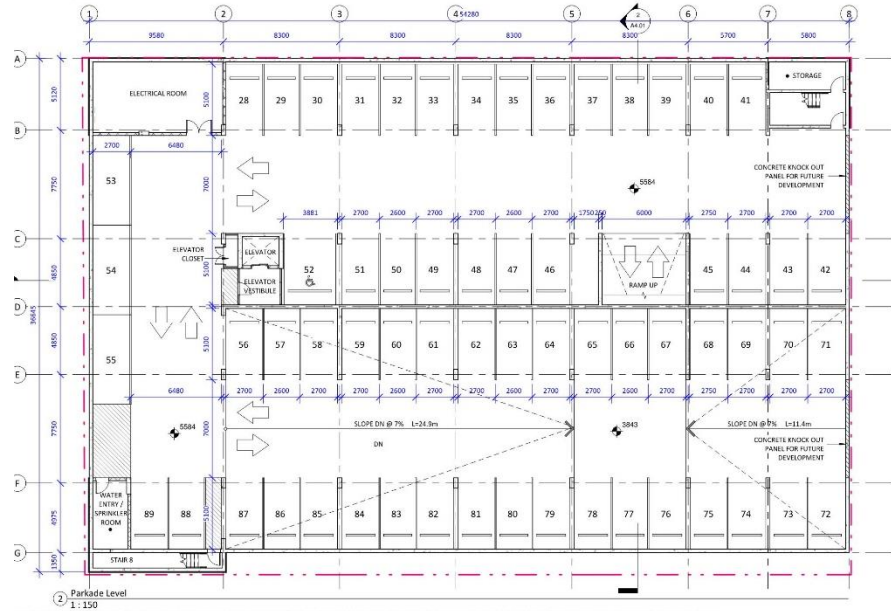
PROJECT SIGNAGE

# Parking Layout

Level 1



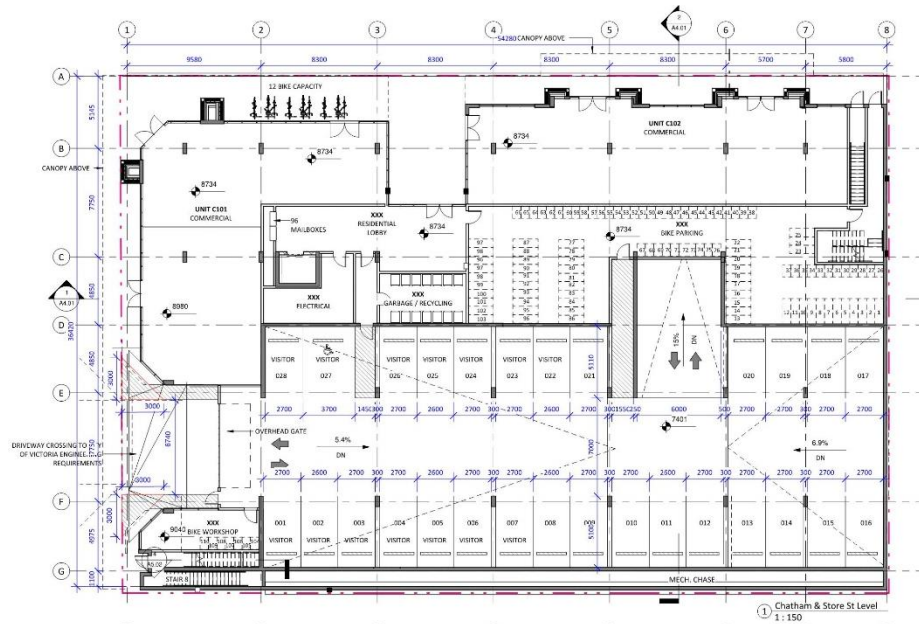
Underground





# Parking Layout Previous Application

Level 1



Underground

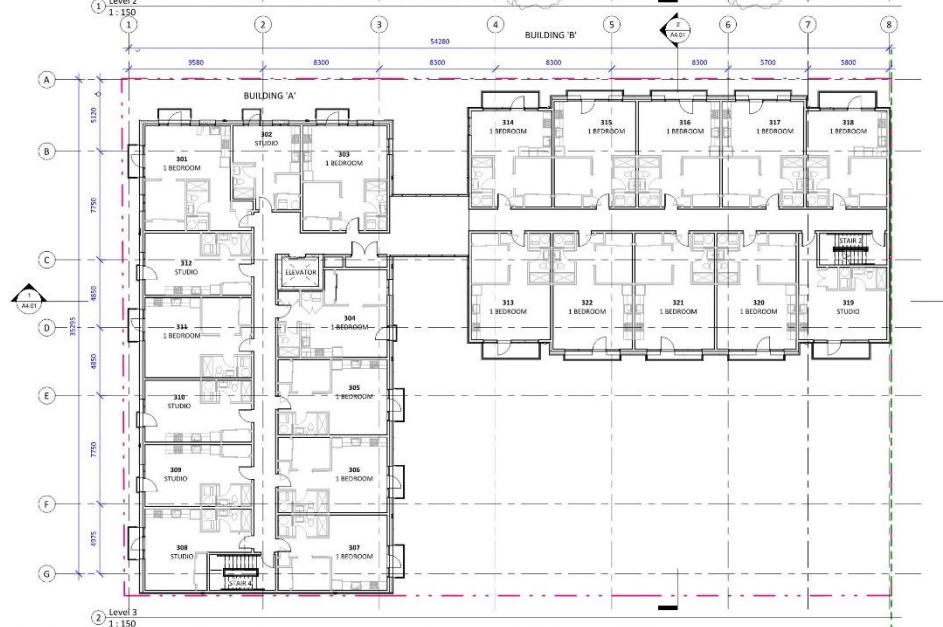


# Floor Plans

Level 2



Level 3 & 4

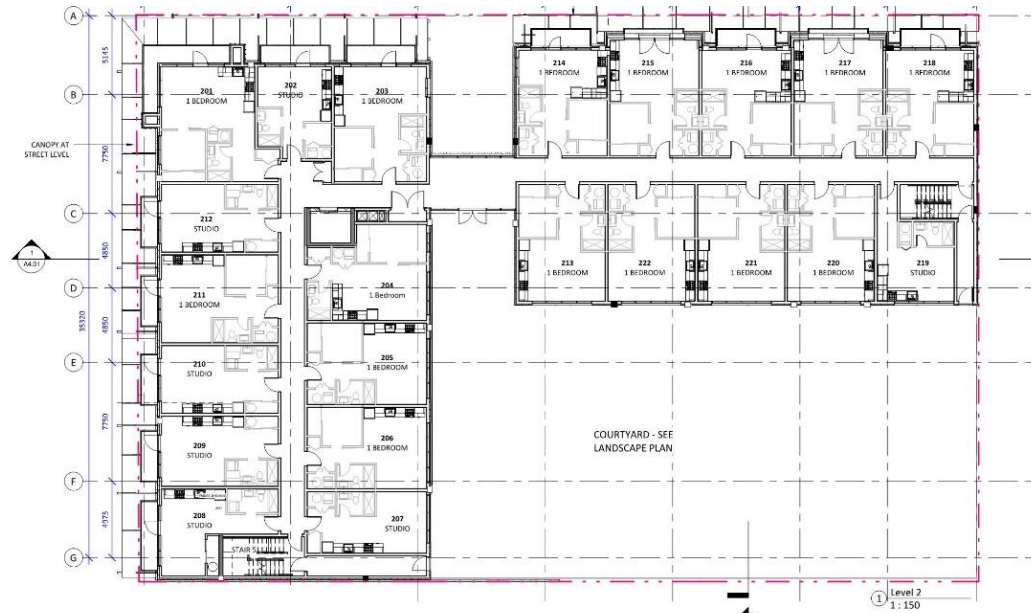


CONSTRUCTION PURPOSES UNLESS SHOWN, OR APPROVED & ISSUED BY CHRISTINE UNTOFT ARCHITECT AS SUCH, THE GENERAL CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & REPORT ALL ERRORS & OMISSIONS TO CHRISTINE UNTOFT ARCHITECT. DO NOT SCALE THE DRAWINGS.

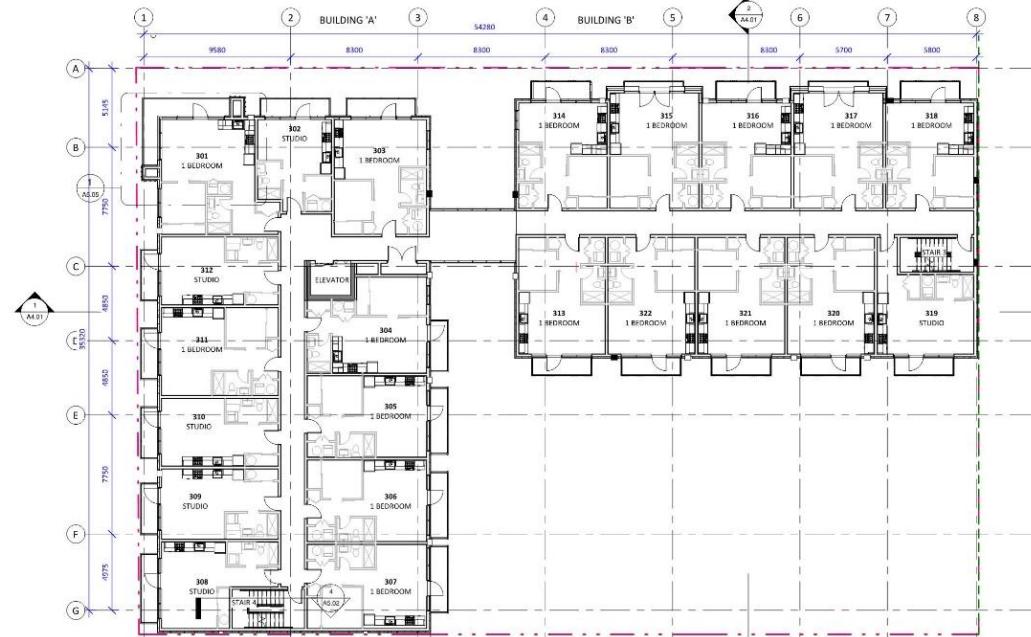


# Floor Plans Previous Application

Level 2



Level 3 & 4

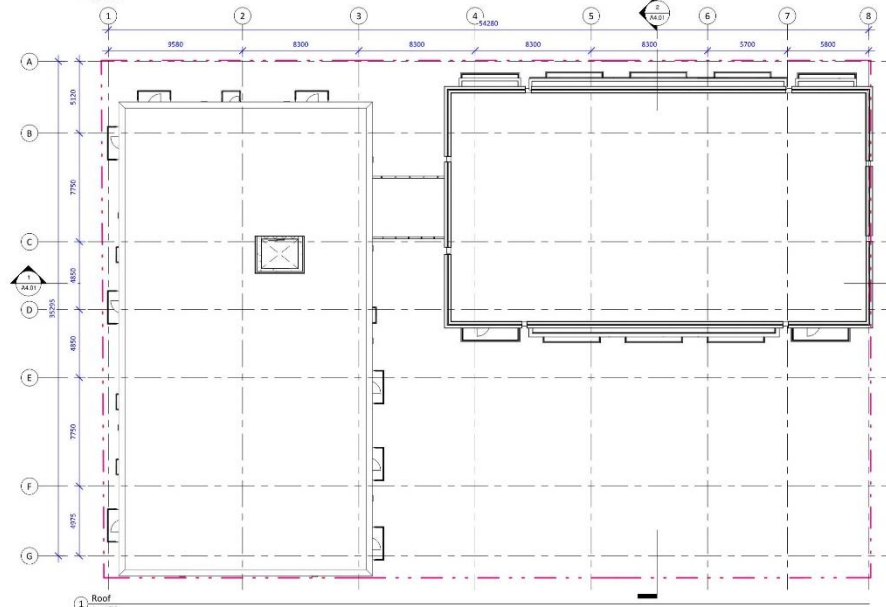


# Floor Plans

Level 5



Roof Plan



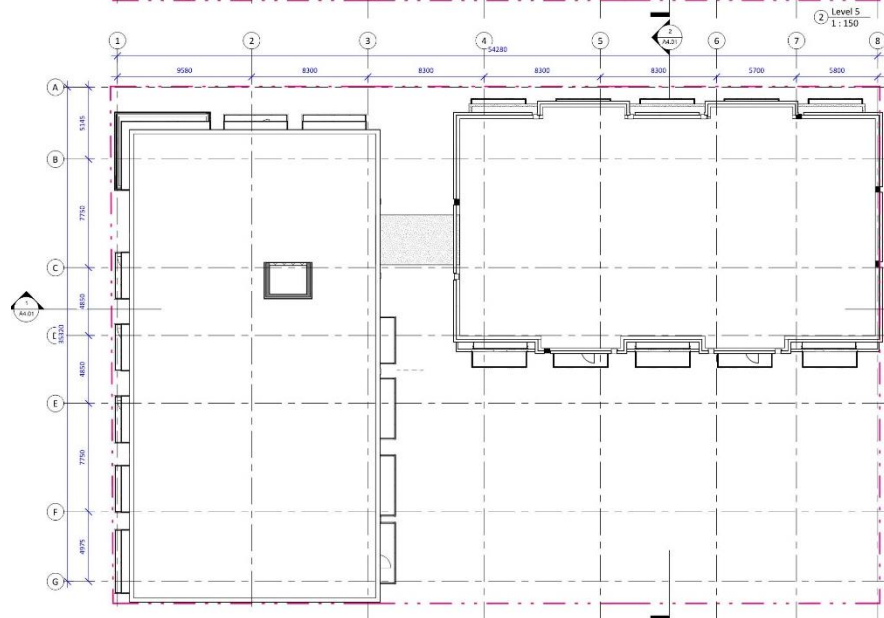


# Floor Plans Previous Application

Level 5



Roof Plan



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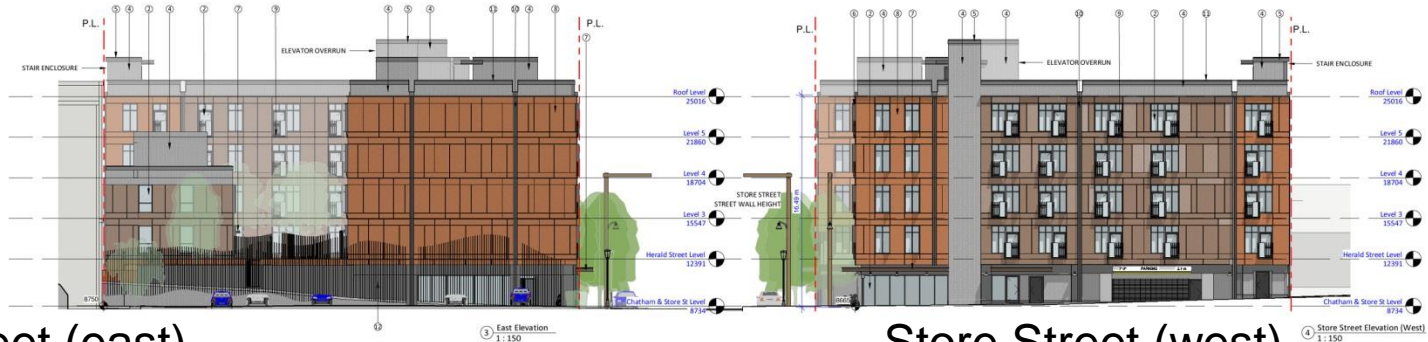
# Previous Plans



# Elevations



Chatham Street (north)



Store Street (east)

Store Street (west)



South elevation

# Streetscape Context Elevations



① North Context Elevation - Chatham Street  
1 : 250



② South Context Elevation - Herald Street  
1 : 250

## PREVIOUS PLANS



③ West Context Elevation  
1 : 250



# Perspective View | Chatham Street





# Perspective View | Store and Chatham Street





