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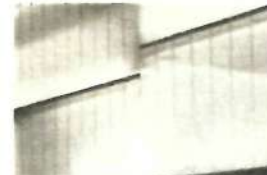
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STONE CLADDING - LOCAL EXAMPLES



1. STONE CLADDING - JURA BEIGE



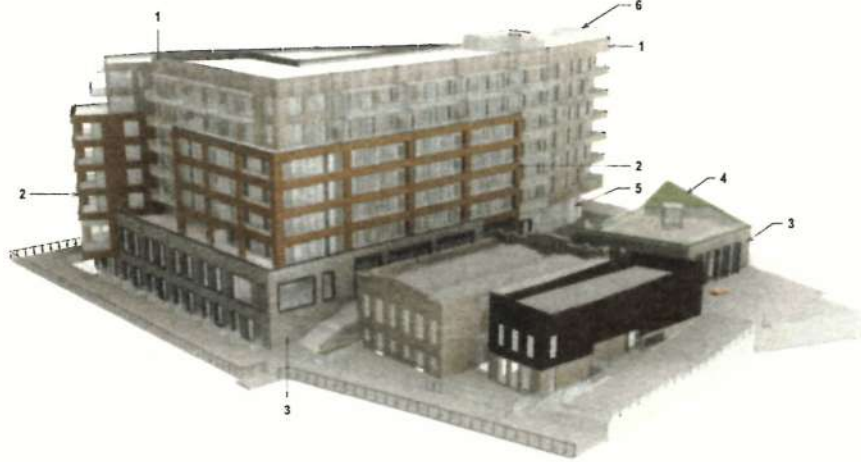
6. CHANNEL GLASS



5. STOREFRONT GLAZING



4. PLANTED ROOF



2. BRICK MASONRY - CHESTNUT



3. STONE MASONRY



Stone masonry is used on ground levels to tie in with the historic bulk buildings and provide a textured material adjacent to pedestrian areas.

Brick masonry is traditional Old Town material, introduced in some contemporary detailing and used to define the large base of a comprehensive language of the building's feet & stairs.

A large form of stone panels is used with the brick to offer variation and texture to the upper levels of the building in a lighter expression of the building's base from the historic bulk form.

Glazing is used in large structural and as breaks in the masonry of the building, adding a sleek modern element to connect the more traditional material palette of stone and brick. Stone masonry used at ground level to tie in with the historic bulk buildings and provide a textural material adjacent to pedestrian areas while using the lighter masonry particularly from the historic side.

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REV 1 2018/06/06 ISSUED FOR REVISION 1 OF 1
REV 2 2018/06/06 ISSUED FOR REVISION 2 OF 1

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RENDERED VIEWS

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CONTEXT PLAN

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2: 2018.04.10: ISSUED FOR ATTACHED & TOP
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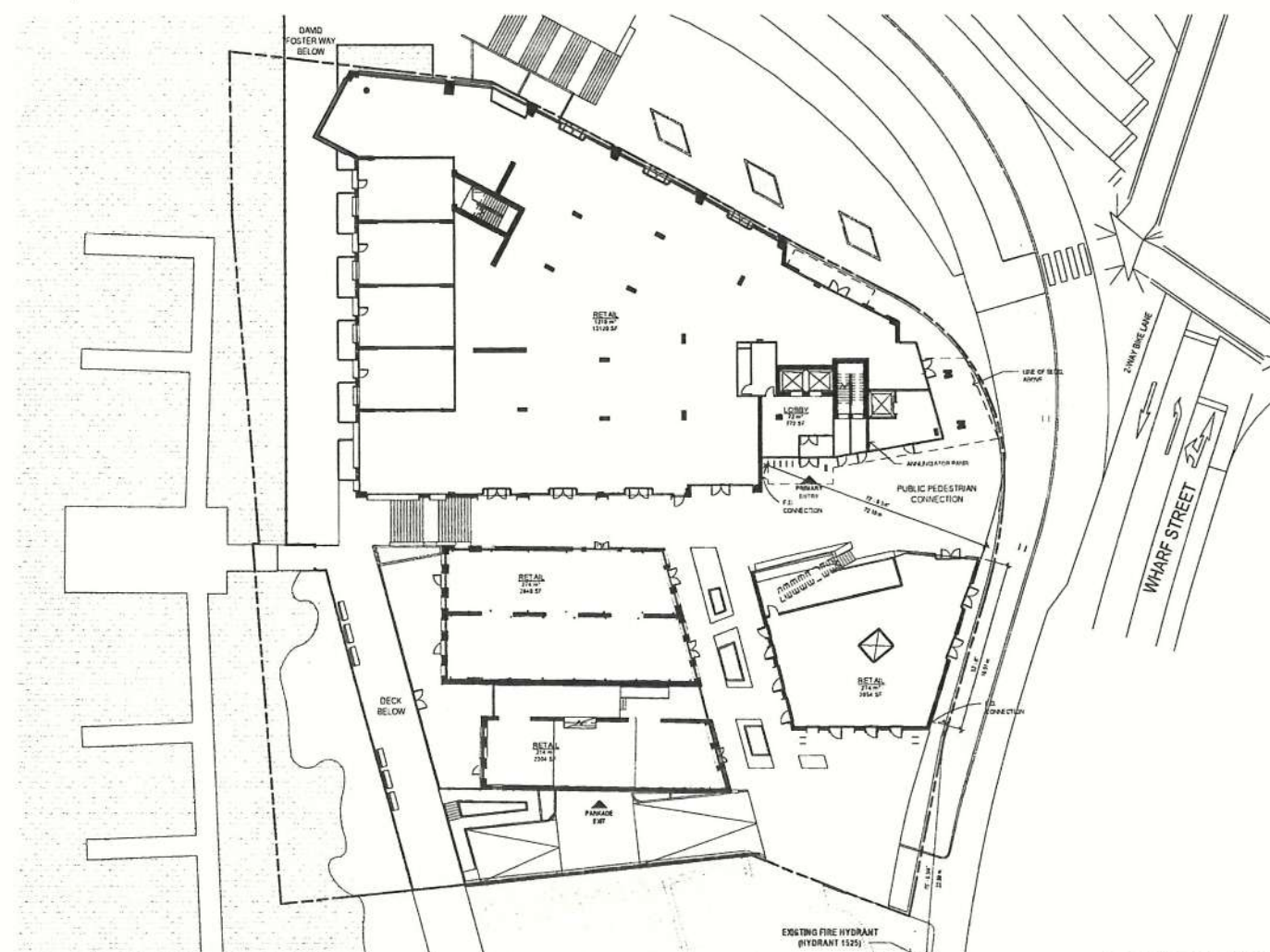
FIRE TRUCK ACCESS PLAN

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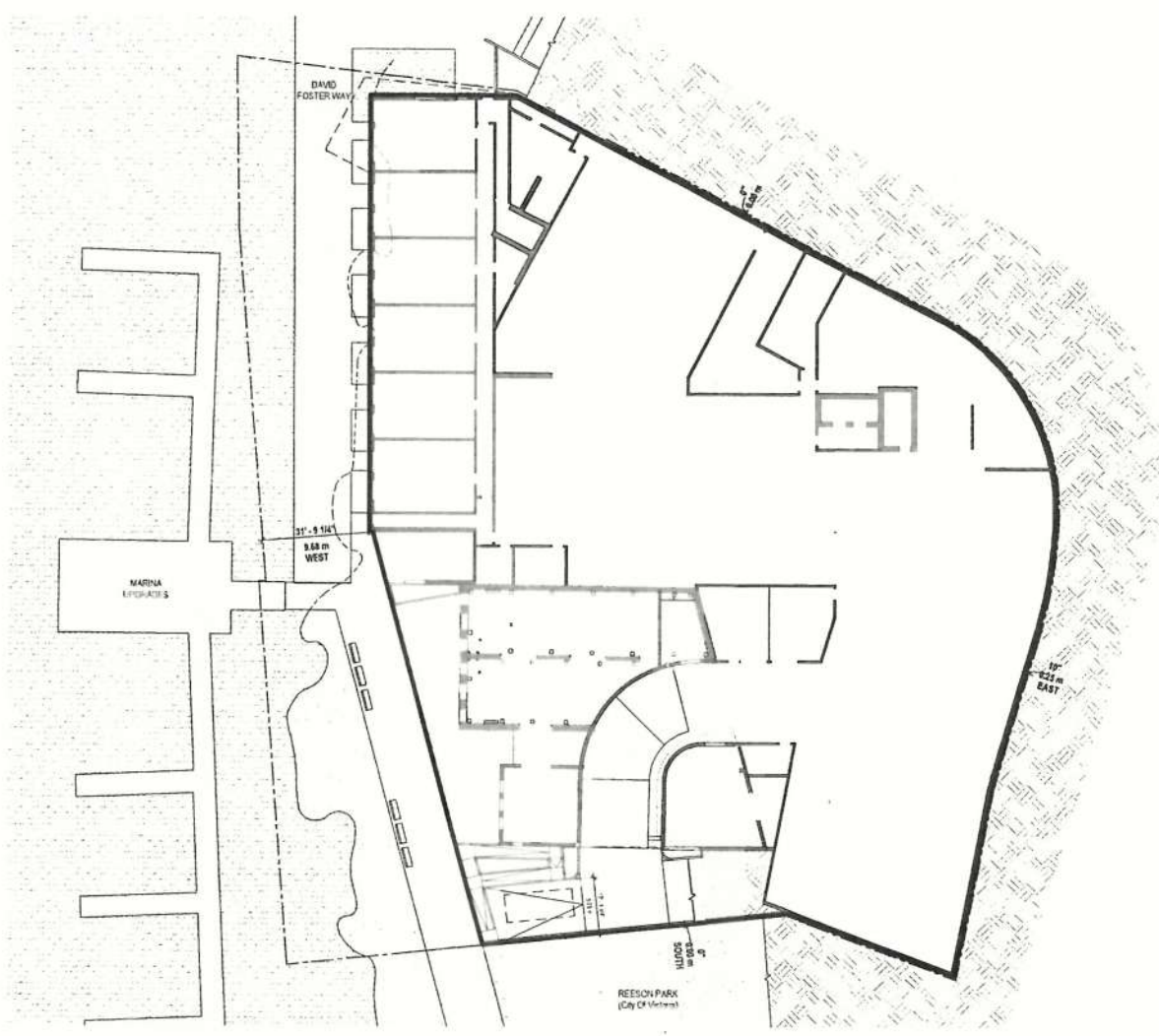
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SETBACKS
SCALE: 1" = 20'

SETBACKS
EAST: 0.25M
NORTH: 0.25M
WEST: 9.68M
SOUTH: 8.68M

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2 2018-11-16 ISSUED FOR PERMITTING & DP
3 2018-06-01 ISSUED FOR PERMITTING & DP
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L1 FLOOR PLAN

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FOR DETAILED LANDSCAPE DETAILS, REFER
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L1 AREAS		
CIRCULATION	19.83 m ²	214.83 SF
COMMERCIAL	27.59 m ²	297.29 SF
PARKING		
ACCESS		
EXHAUST	3.76 m ²	40.45 SF
EXIT STAIRS	21.51 m ²	231.54 SF
LOBBY	21.74 m ²	233.74 SF
MECHANICAL	0.92 m ²	9.81 SF
RETAIL	1,361.23 m ²	14705.89 SF
Unit M L2	207.18 m ²	2238.89 SF
TOTAL	2,332.26 m ²	25114.56 SF

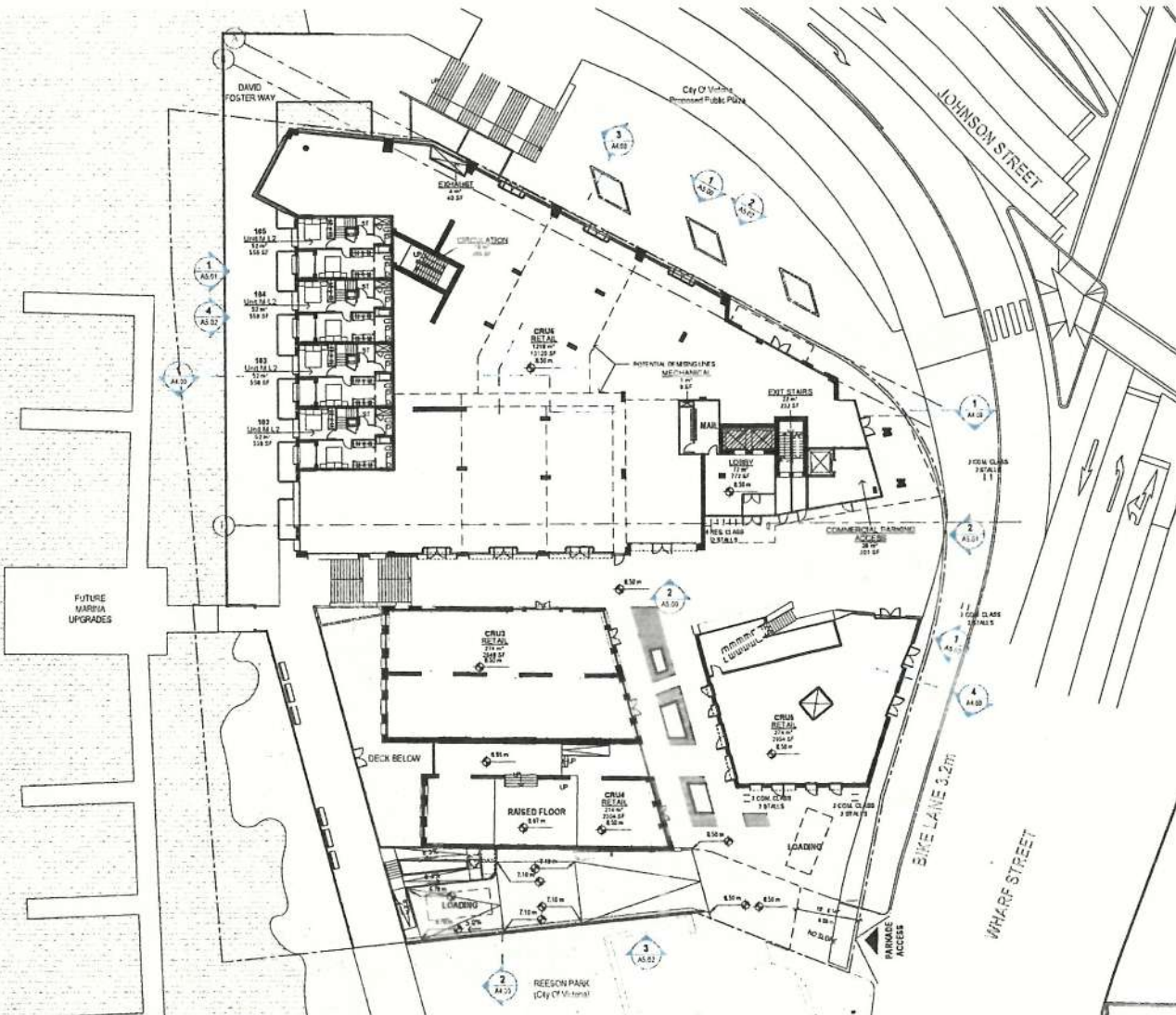
L1 EFFICIENCY	
Stable	Efficiency
No	1%
Yes	94%

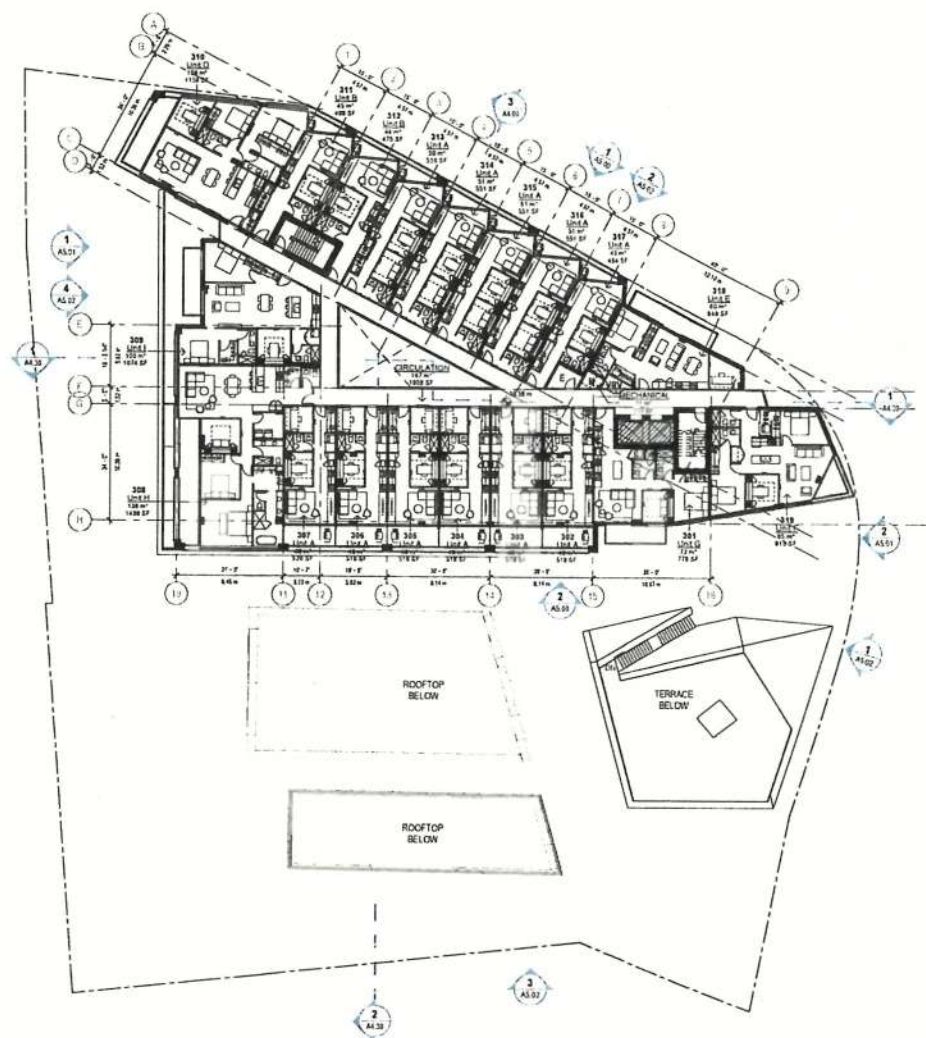
L1 Unit Areas			
Name	Number	Area	Area SF
Unit M L2	102	51.8 m ²	558 SF
Unit M L2	103	51.8 m ²	558 SF
Unit M L2	104	51.8 m ²	558 SF
Unit M L2	105	51.7 m ²	556 SF
TOTAL		207.2 m ²	2238 SF

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





L3 AREAS			
Name	Numbers	Area	Area G3
CIRCULATION		167.2 m ²	1800 SF
MECHANICAL		16.2 m ²	175 SF
Unit A	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	48.2 m ²	519 SF
Unit B	308	128.2 m ²	1408 SF
Unit L	309	99.8 m ²	1074 SF
Unit D	310	167.7 m ²	1815 SF
Unit D	311	45.3 m ²	488 SF
Unit B	312	44.3 m ²	475 SF
Unit A	313	48.8 m ²	526 SF
Unit A	314	51.6 m ²	556 SF
Unit A	315	51.2 m ²	551 SF
Unit A	316	51.2 m ²	551 SF
Unit A	317	47.1 m ²	504 SF
Unit E	318	60.8 m ²	660 SF
Unit E	319	85.8 m ²	925 SF
TOTAL		1,572.2 m ²	16,726 SF

L3 EFFICIENCY	
Sortable	Efficiency
No	13%
Yes	87%

L3 GFA	
1.357.17 m ²	14718.14 \$

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

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L3 FLOOR PLAN

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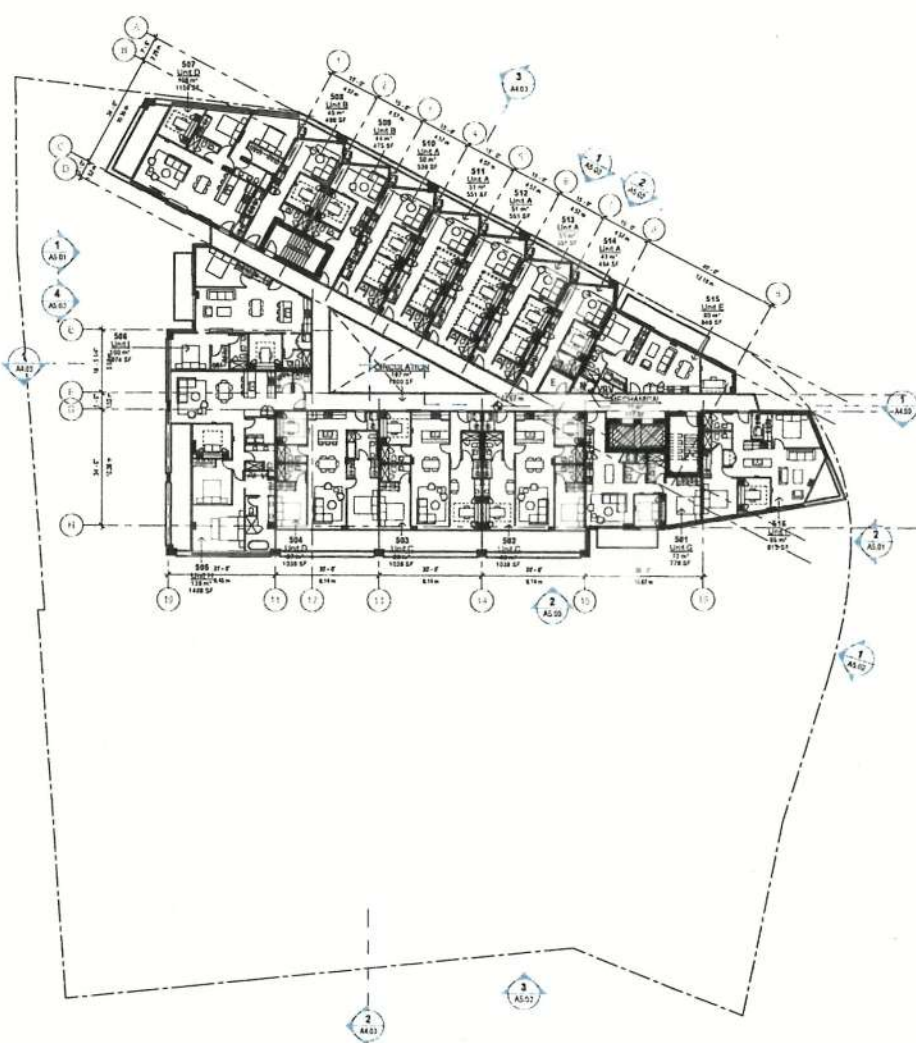
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L5 FLOOR PLAN

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PLOT DATE: 5/2/2016 3:52:47 PM

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LA ARGEN				
Name	Number	Area	Area SF	
CIRCULATION		187.3 m ²	1808 SF	
MECHANICAL		18.8 m ²	197 SF	
Unit G	501	72.6 m ²	778 SF	
Unit C	503	96.4 m ²	1038 SF	
Unit C	503	96.4 m ²	1038 SF	
Unit D	504	96.3 m ²	1035 SF	
Unit H	505	125.2 m ²	1408 SF	
Unit I	506	59.8 m ²	1074 SF	
Unit D	507	187.7 m ²	1155 SF	
Unit B	508	45.3 m ²	488 SF	
Unit B	509	44.2 m ²	475 SF	
Unit A	510	48.8 m ²	526 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	42.1 m ²	464 SF	
Unit E	515	68.8 m ²	848 SF	
Unit F	516	85.8 m ²	915 SF	
TOTAL		1,387.3 m ²	14716 SF	

LS EFFICIENCY	
Sellable	Efficiency
No	13%
Yes	87%

LS OFA	
1,367.17 m ²	14716.14 SF

LEVEL 5
SCALE

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

AREAS NOT INCLUDED FROM GFA AND FSR
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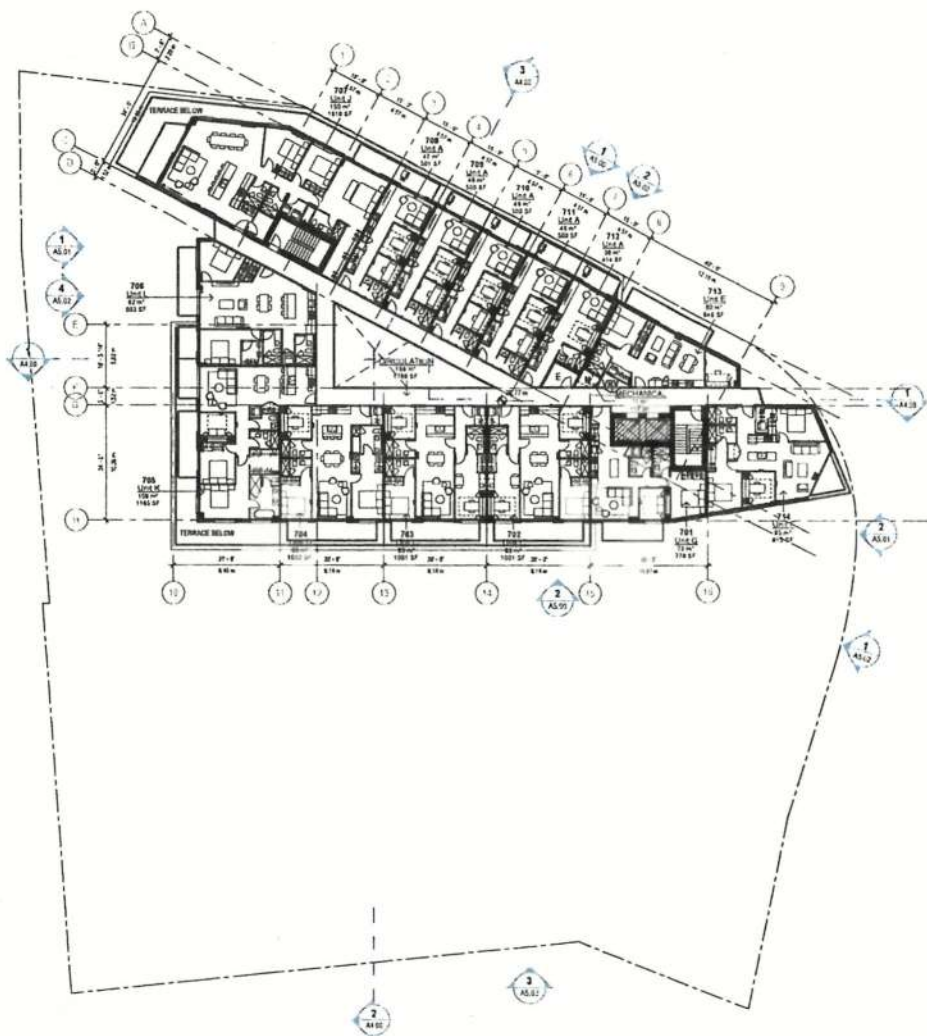
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L7 FLOOR PLAN

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L7 AREAS			
Name	Number	Area	Area SF
CIRCULATION		180.2 m²	1789 SF
MECHANICAL		10.8 m²	1157 SF
Unit G	701	72.2 m²	778 SF
Unit C	702	93.0 m²	1001 SF
Unit D	703	93.0 m²	1001 SF
Unit E	704	93.1 m²	1002 SF
Unit K	705	108.3 m²	1165 SF
Unit L	706	92.3 m²	993 SF
Unit J	707	158.3 m²	1718 SF
Unit A	708	46.5 m²	501 SF
Unit A	709	46.5 m²	500 SF
Unit A	710	46.5 m²	500 SF
Unit A	711	46.5 m²	500 SF
Unit A	712	38.5 m²	414 SF
Unit E	713	80.6 m²	866 SF
Unit F	714	85.8 m²	915 SF
TOTAL		1,248.7 m²	13441 SF

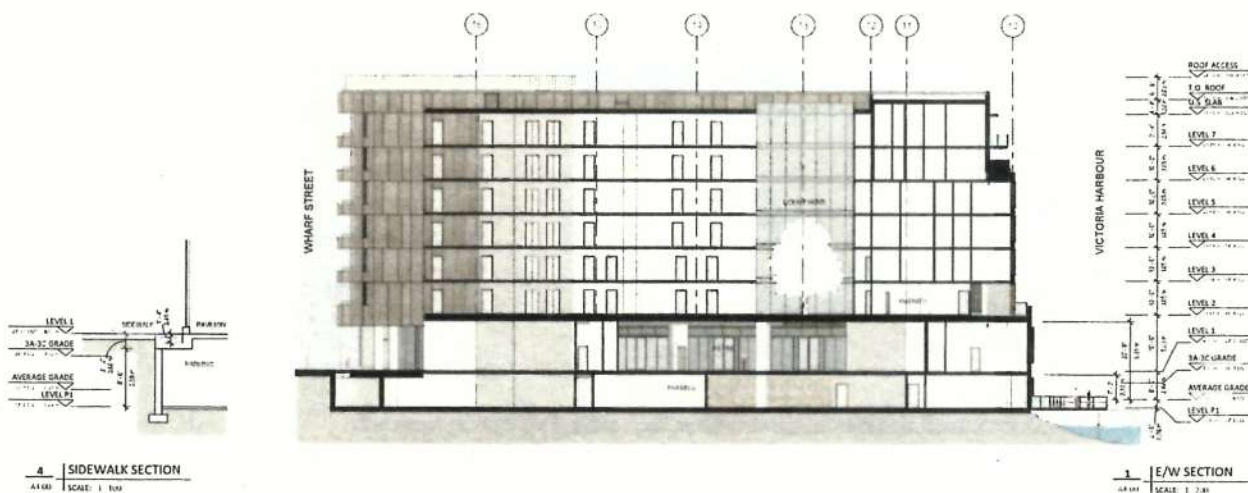
L7 EFFICIENCY	
Ratio	Efficiency
No	14%
Yes	85%

L7 GFA	
1,248.67 m²	13440.59 SF

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

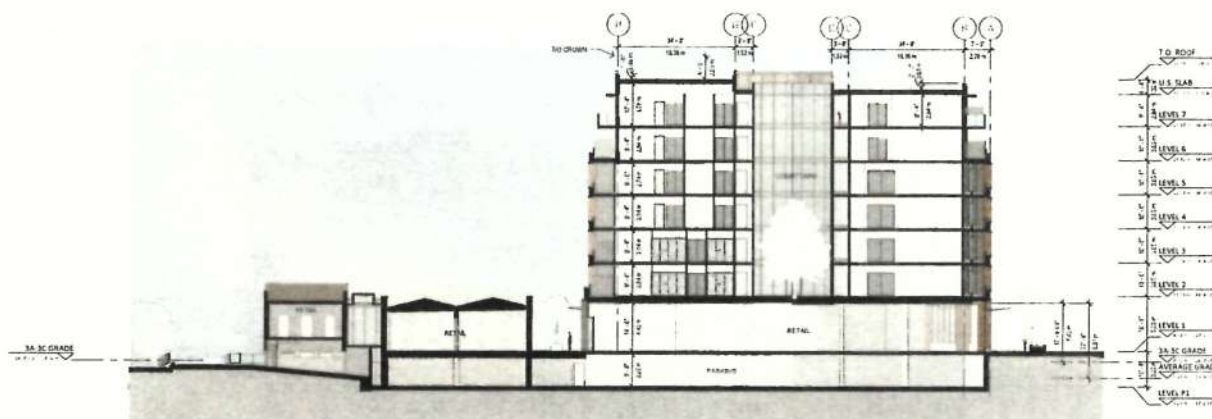
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4 SIDEWALK SECTION
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1 E/W SECTION
SCALE: 1:200



3 N/S SECTION B
SCALE: 1:200

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BUILDING SECTIONS

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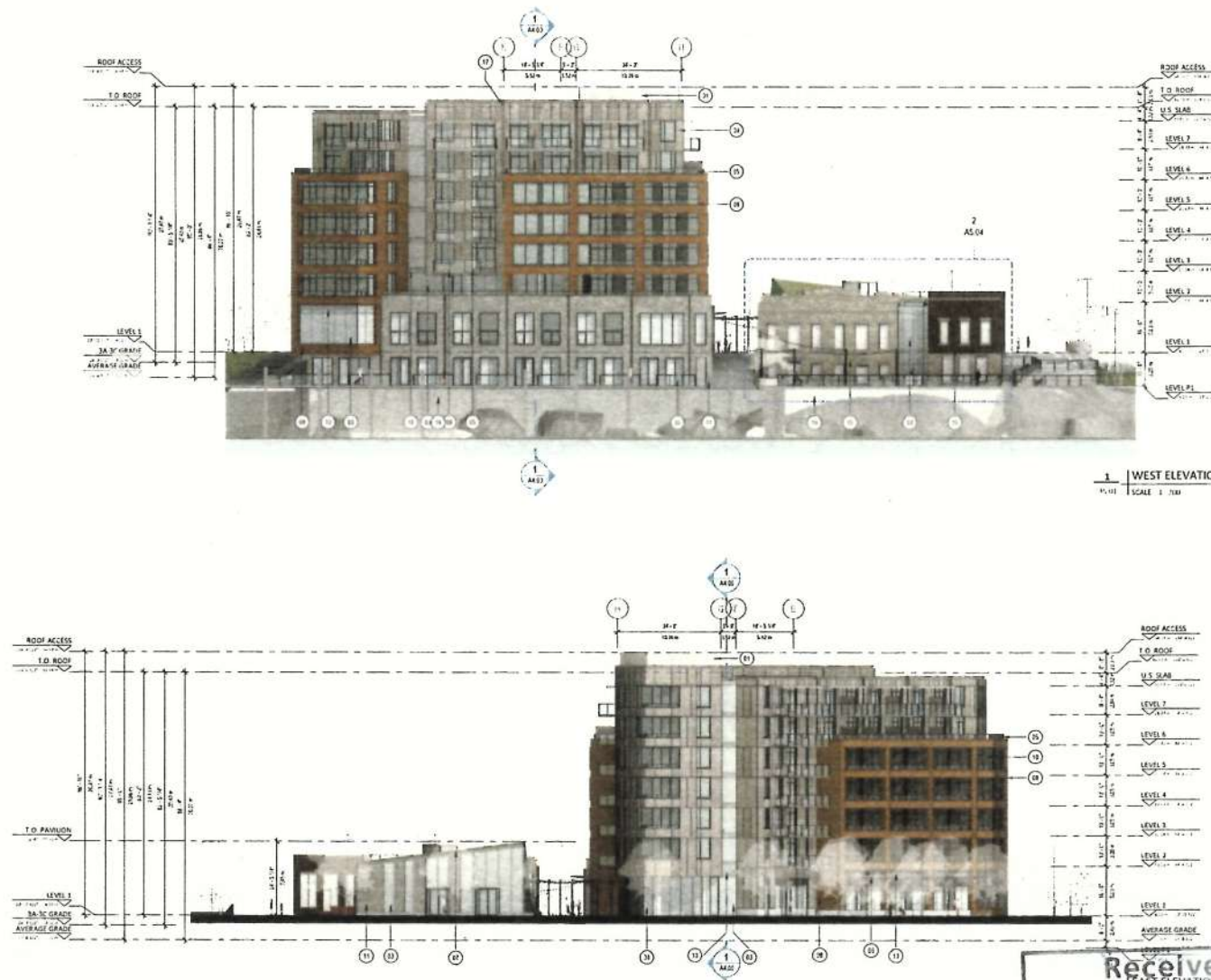
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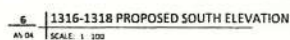
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**JOHNSON STREET
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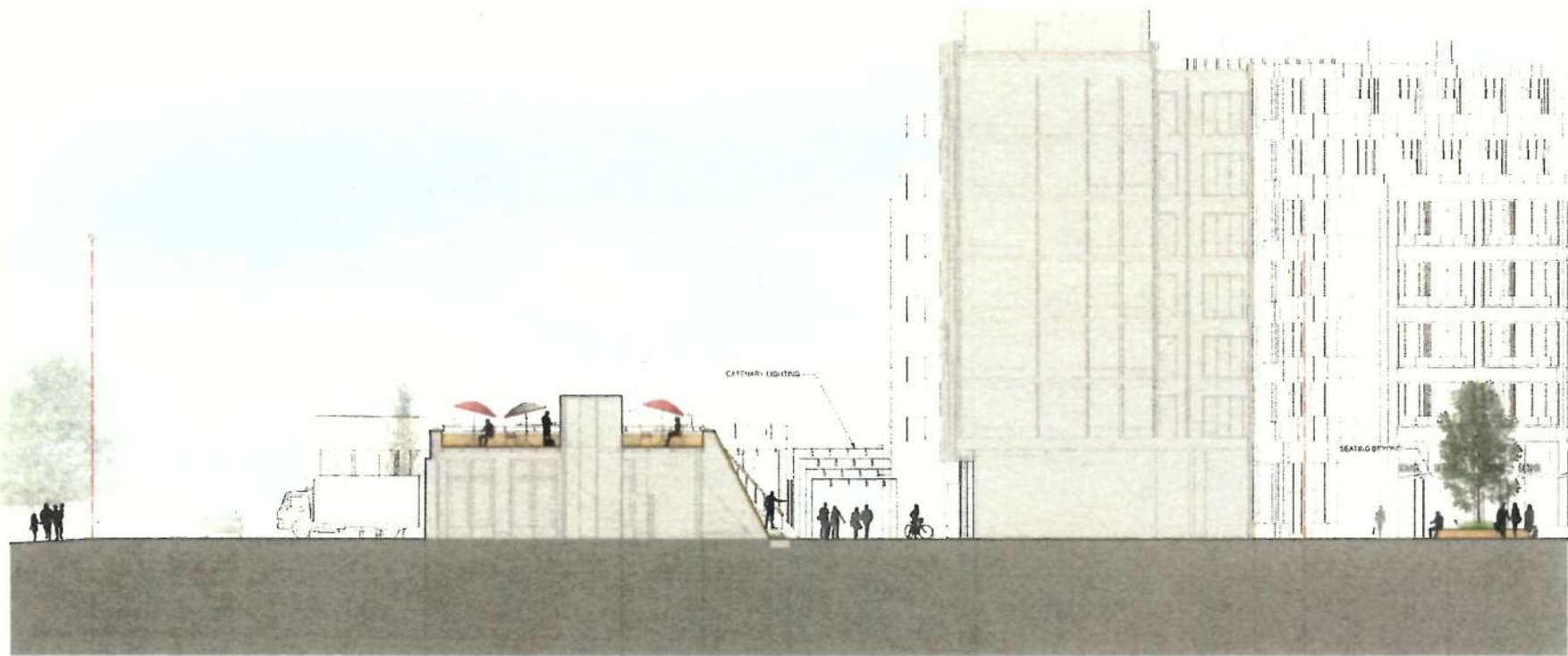


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 SECTION 2
 Scale: 1:100
 14.5m
 LOADING AND DRIVE AISLE
 0.8m
 PLANTER
 5.85m
 ROOFTOP PATIO
 3.0m
 ELEVATOR SHAFT
 4.0m
 ROOFTOP PATIO
 3.3m
 PLANTER AND GREEN WALL
 1.0m
 PLANTER
 9.2m
 WALKWAY
 2.45m
 WALKWAY
 7.15m
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 PROPOSED PARK

JOHNSON STREET GATEWAY

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1	12/11/18	As Shown

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