




DRAWING LIST

ARCHITECTURAL

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Revisions
Received Date:
April 27, 2022
Deemed Date:
March 9, 2022

579-585 JOHNSON STREET
ISSUED FOR HERITAGE ALTERATION PERMIT - 2021-10-05
REVISED - 2021-12-07
REVISED2 - 2022-03-07
REVISED3 - 2022-04-26



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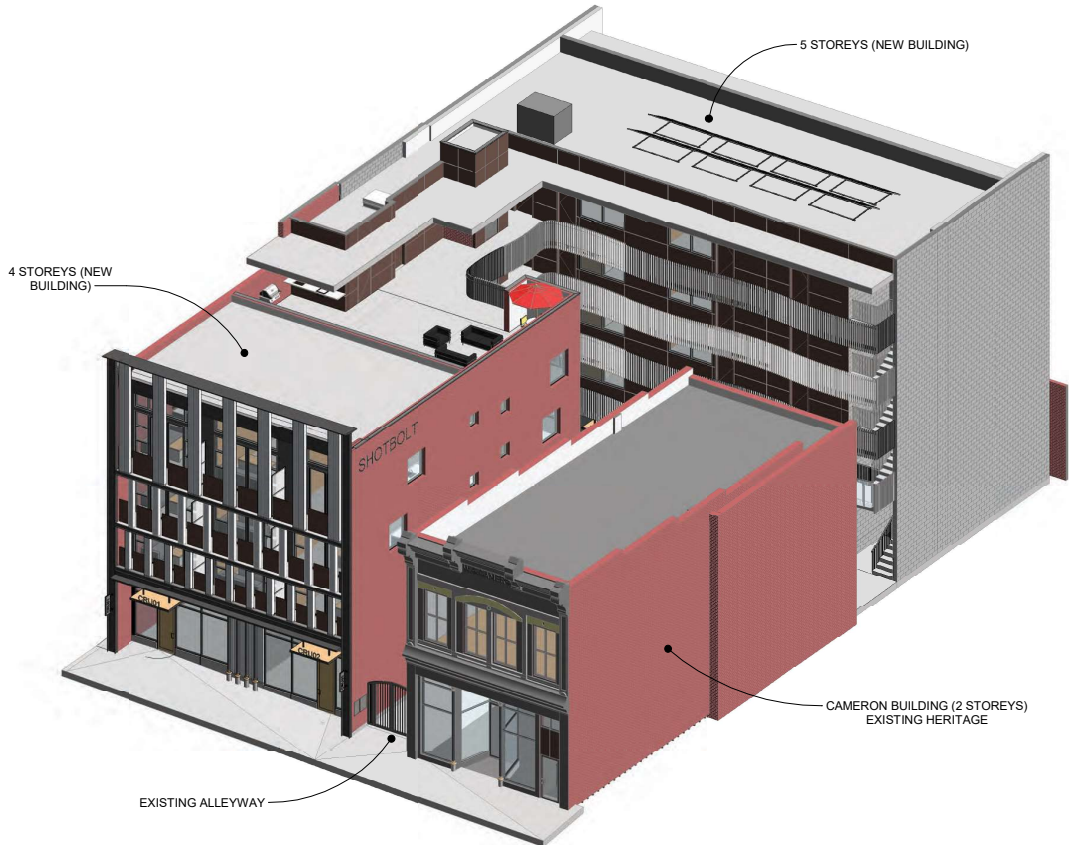
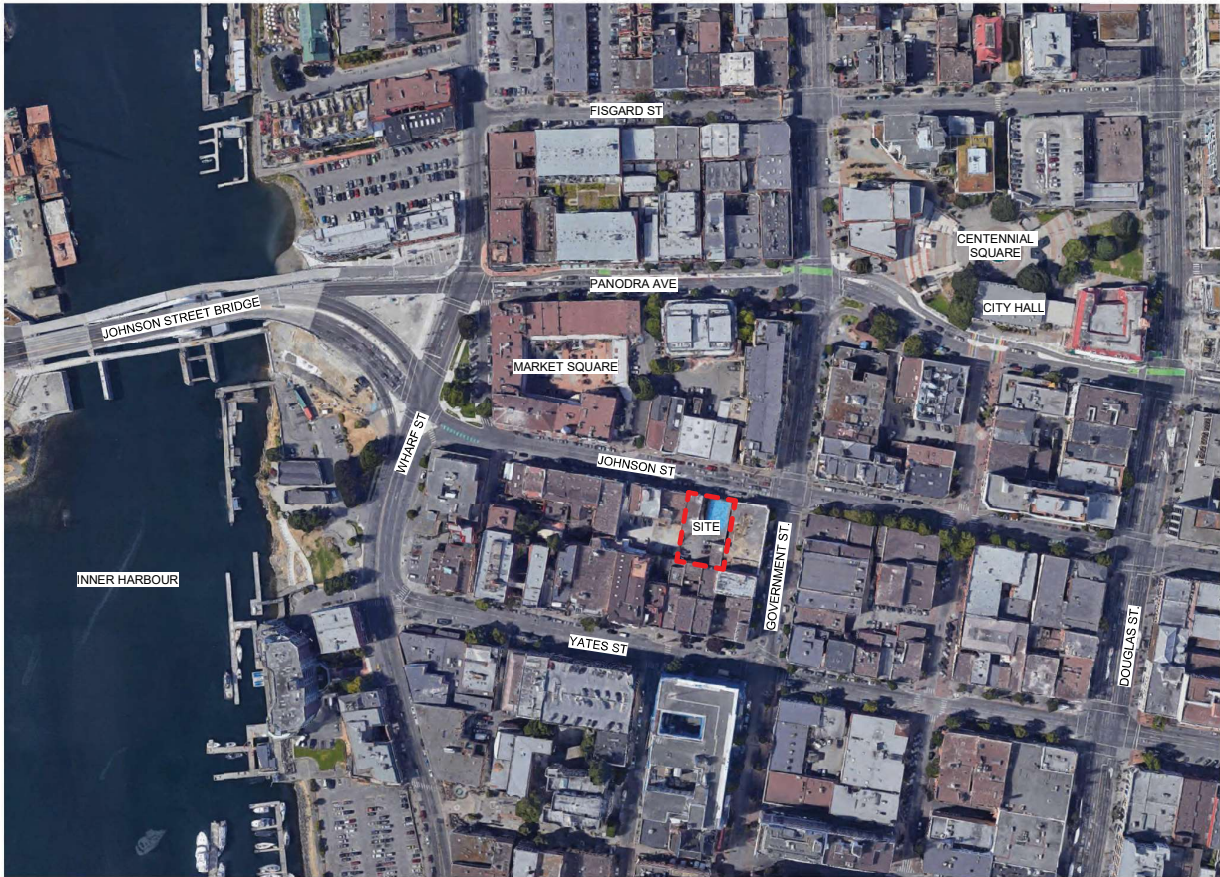
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PROJECT INFORMATION	PROJECT DESCRIPTION			
	This project located at 579-585 Johnson Street looks to create new housing and business opportunities while blending new and old. The project proposes to amalgamate 2 sites to boost FSR capabilities and looks at restoring and seismically upgrading the W.G. Cameron building and redeveloping the Shotbolt Building - all while retaining heritage elements in the new design. The new Shotbolt building has 25 residential units and 5 Commercial Retail units and the W.G. Cameron Building will retain the existing retail uses on the ground and upper levels. The existing alleyway will be retained and leads to a rear courtyard that pays homage to the Klonkde Era. The residential entrance and ground level commercial units border the courtyard creating a welcoming shared environment for users to enjoy and seek refuge from Johnson Street. Outdoor spaces are a design priority as each residential unit has its own balcony and a communal roof top patio allows residents to congregate around the fire pit or BBQ.			
PROJECT INFORMATION CONTINUED	BUILDING CODE 2018 EDITION OF THE BCBC INCLUDING ALL ADDENDA			
	Owner	Hartwig Industries Ltd.		
	Municipal Address	579 - 585 Johnson Street, Victoria BC		
	Legal Description	PLAN VIF78534 AND LOT 173, CAPITAL REGIONAL DISTRICT, PLAN 78534		
	Zoning	Current OTD-1	Proposed OTD-1	
	Lot Area	Current Parcel A: 330m ² Remainder Lot: 582m ²	Proposed (combined): 912m ²	
	Lot Coverage	Permitted N/A	Proposed 83.4%	
	Open Site Space %	Permitted N/A	Proposed 26.6%	
	Building Setbacks	Front (N)	Rear (S)	Interior Side (E)
		Permitted 0 m	Permitted 0 m	Permitted 0 m
	Projections	Required 0 m	Required 0 m	Required 0 m
		Provided 0 m	Provided 0 m	Provided 0 m
	Balconies, Comices, sunscreens.	Permitted 0.6 m	Permitted 0.6 m	Permitted 0.6 m
		Provided 0 m	Provided 0 m	Provided 0 m
	Exterior Wall treatments, insulation, rainscreen system	Permitted 0.13 m	Permitted 0.13 m	Permitted 0.13 m
		Provided 0 m	Provided 0 m	Provided 0 m
	Building Height (m)	Permitted 15.0 m	Proposed 14.67 m	
	Number of Storeys	5 - storeys		
	Roof Structures	Parapets Permitted 1.0 m	Proposed 0.42 m	
		Permitted 5.0 m	Proposed 1.34 m	
	Gross Floor Area	Commercial 806.98m ² (incl.mezzanine)		
		Residential 1,292.35m ²		
	Floor Area Ratio	Circulation/Other 382.87m ²		
		Total 2,482.21m ²		
	Residential Use Details	Floor Area Ratio Permitted 3:1	Proposed 2.72:1	
		Total number of units 25		
	Vehicle Parking	Unit Type 1 bedroom and 1 bedroom + den		
		Minimum unit floor area (m ²) 44.66m ²		
	Loading Parking	Type 0	Required/Permitted 0	Proposed 0
		Total Spaces: 0	(as per OTD Bylaw)	
	Bicycle Parking	Small Car Spaces: 0		
		Accessible Spaces: 0		
	Standard Spaces:	Required 0	Provided 0	Proposed 0
		Type 0	Required 0	Proposed 0
	Res.	Long-term 32	Required 32	Proposed 32
		Short-term 6	Required 6	Proposed 6 (bicycle rack)
	Comm.	Long-term 5	Required 5	Proposed 5
		Short-Term 5	Required 5	Proposed 5 (bicycle rack)

579 - 585 JOHNSON STREET			
ITEM	2018 BRITISH COLUMBIA BUILDING CODE SUMMARY		
1	Type of Project	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Tenant Improvement	BCBC REFERENCE
2	Basis of Code Analysis	<input checked="" type="checkbox"/> Prescriptive Requirements <input type="checkbox"/> Alternative Solutions	<input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 9
3	Building Area (m ²)	876m ² (Max 1800m ² permitted)	1.4.1.2. Defined Terms
4	Major Occupancy(s)	Group C - Residential, Group E - Mercantile	Table 3.1.2.1 and 3.2.2.8 and 3.1.2.3
5	Number of Storeys	Above grade: 5 Below grade: 1	3.2.1.1.
6	Number of Streets/Fire Fighter Routes	1 street / 1 access routes	3.2.2.10. & 3.2.5.
7	Building Classification	Group C, up to 6 Storeys, Sprinklered	3.2.2.50
8	Permitted Construction	<input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both	3.2.2.16
9	Floor & Structure Fire Resistance Ratings (FRR)	Floors: FRR 1hr Mezzanines: FRR 1hr Roofs: 1 Hr FRR Walls & Columns supporting an assembly required to have a fire resistance rating FRR not less than supported assembly Heavy Timber Roof/Supporting Struct: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no Combustible Construction Assemblies: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	3.2.2.16 3.1.5.13
10	Multiple Occupancy Fire Separations	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Table 3.1.3.1. and 3.3.5.6
11	Foamed Plastics Protection	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	3.1.4.2.(1)
12	Fire-Protection Rating of Closures	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Table 3.1.8.4. & 3.1.8.10
13	Fire-Dampers	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Table 3.1.8.7.
14	Self-Closing Devices	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Table 3.1.8.11.
15	Firewall(s)	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	3.1.10.
16	Spatial Separation and Exposure protection		3.2.3.1.(1) thru (7)
Group C	Facade	Limiting Distance	Exposing Face
	North - Johnson Street	10.78m	116m ²
	North - Courtyard #1	1.9m	61.5 m ²
	North - Courtyard #2	3.8m	128 m ²
	South - Rear	3m	242m ²
	South - Courtyard	3.8m	75m ²
	East - Property Line	0.5m	377m ²
	East - Alleyway	-	-
	West - Property Line	0 m	-
	West - Alleyway	1.5m	182 m ²
Group E	North - Johnson Street #1	9.69m	71.73m ²
	North - Johnson Street #2	10.79m	50.7 m ²
	North - Courtyard #1	1.9m	23.3 m ²
	North - Courtyard #2	3.8m	37.3 m ²
	South - Rear	0 m	-
	South - Back of Cameron	1.93 m	75.8m ²
	East - Property Line	0 m	-
	East - Alleyway	1.5m	180.2m ²
	West - Property Line	0 m	-
	West - Alleyway	1.5m	74 m ²
17	Construction of Exposing Building Walls		3.2.3.7.(3)
Group C	Facade	Wall Construction Permitted	Cladding Construction Permitted
	North - Johnson Street	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	North - Courtyard #1	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	North - Courtyard #2	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	South - Rear	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	South - Courtyard	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	East - Property Line	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	East - Alleyway	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	West - Property Line	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	West - Alleyway	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
Group E	North - Johnson Street #1	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	North - Johnson Street #2	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	North - Courtyard #1	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	North - Courtyard #2	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	South - Rear	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	South - Back of Cameron	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	East - Property Line	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	East - Alleyway	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	West - Property Line	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
	West - Alleyway	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible	<input checked="" type="checkbox"/> Combustible <input checked="" type="checkbox"/> Noncombustible
18	Fire Alarm required	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	3.2.4
19	Access Route Design (Considered)	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	3.2.5.6.(1)
20	Standpipe Required	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	3.2.5.8.(1)
21	Automatic Sprinkler System Required	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	3.2.5.12.
22	Additional Requirements for High Buildings	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	3.2.6.
23	Lighting & Emergency Power Systems	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	3.2.7.
24	Mezzanines & Openings at Floor assemblies	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	3.2.8.
25	Separation of Suites / Fire Compartments	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	3.3.1.1. & 3.3.4.2.
26	Hazardous Substances	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	3.3.1.2.(1)

PROJECT LOCATION



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01 ISSUED FOR DEVELOPMENT PERMIT	2021.10.05
02 ISSUED FOR DEVELOPMENT PERMIT REV.1	2021.12.07
03 ISSUED FOR DEVELOPMENT PERMIT REV.2	2021.03.07
04 ISSUED FOR DEVELOPMENT PERMIT REV.3	2021.04.26

CLIENT

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CONSULTANTS

STAKEHOLDERS

PROFESSIONAL SEAL



PROJECT
579 Johnson Street
579-585 Johnson Street, Victoria, BC

DRAWING TITLE

PROJECT INFO / CODE REVIEW

DRAWN BY	BW	CHECKED BY	TM
SCALE	1 : 1	DATE	22.04.26

PROJECT NO. SHEET NO.

20-260

DP02



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STAKEHOLDERS

PROFESSIONAL SEAL



PROJECT
579 Johnson Street
579-585 Johnson Street, Victoria, BC

DRAWING TITLE

AREA PLANS / AVERAGE GRADE

DRAWN BY	BW	CHECKED BY	TM
SCALE	As indicated	DATE	22.04.26

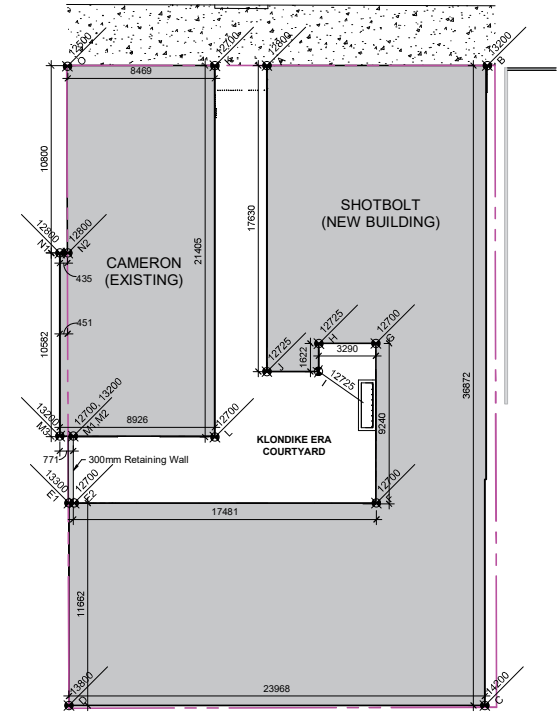
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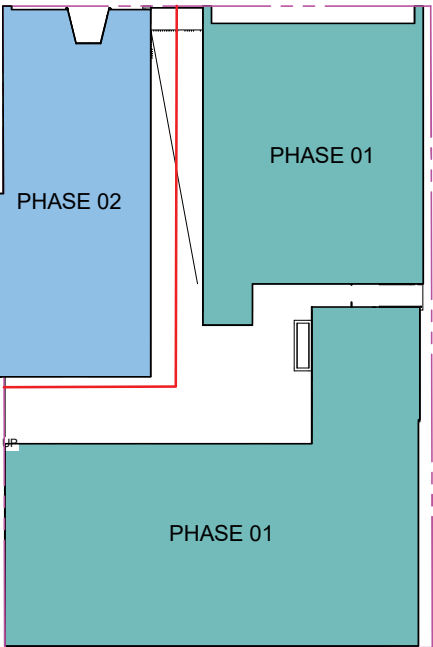
DP03

Gross Floor Area (Combined Site)		
Name	Area	Level
LVL 1 - CIRC.	34.6 m ²	Proposed Ground Floor (12.7m)
LVL 1 - CIRC.	9.63 m ²	Proposed Ground Floor (12.7m)
LVL 1 - COMMERCIAL (FRONT)	175.26 m ²	Proposed Ground Floor (12.7m)
LVL 1 - COMMERCIAL (REAR)	256.27 m ²	Proposed Ground Floor (12.7m)
LVL 1 - W.G. CAMERON	155.99 m ²	Proposed Ground Floor (12.7m)
MEZZANINE - W.G. CAMERON	54.99 m ²	W.C. Cameron (Mezzanine Lvl)
LVL 2 - CIRC.	88.15 m ²	Level 2 (17m)
LVL 2 - RESIDENTIAL	176.28 m ²	Level 2 (17m)
LVL 2 - RESIDENTIAL	187.89 m ²	Level 2 (17m)
LVL 2 - W.G. CAMERON	164.47 m ²	Level 2 (17m)
LVL 3 - CIRC.	80.69 m ²	Level 3 (19.6m)
LVL 3 - RESIDENTIAL	177.97 m ²	Level 3 (19.6m)
LVL 3 - RESIDENTIAL	190.64 m ²	Level 3 (19.6m)
LVL 4 - CIRC.	80.54 m ²	Level 4 (22.2m)
LVL 4 - RESIDENTIAL	178.24 m ²	Level 4 (22.2m)
LVL 4 - RESIDENTIAL	190.69 m ²	Level 4 (22.2m)
LVL 5 - CIRC.	80.13 m ²	Level 5 (24.8m)
LVL 5 - RESIDENTIAL	190.64 m ²	Level 5 (24.8m)
PATIO STORAGE	8.96 m ²	Level 5 (24.8m)
Grand total: 19	2482.03 m ²	
FSR: 2482.21m ² / 912m2 = 2.72		

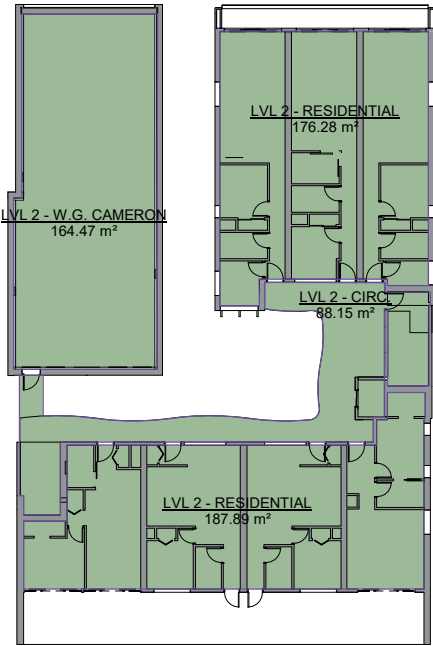
AVERAGE GRADE CALCULATION	
A + B: (12.8+13.2)/2 = 13.0m	A + B: 13.0m x 12.662 = 164.606
B + C: (13.2+14.2)/2 = 13.7m	B + C: 13.7m x 36.872 = 505.146
C + D: (14.2+13.8)/2 = 14.0m	C + D: 14.0m x 23.968 = 335.552
D + E1: (13.8+13.3)/2 = 13.55m	D + E1: 13.55m x 11.662 = 158.02
E1 + E2: (13.3+12.7)/2 = 13.00m	E1 + E2: 13.00m x 0.3 = 3.9
E2 + F: (12.7+12.7)/2 = 12.7m	E2 + F: 12.7m x 17.481 = 222.01
F + G: (12.7+12.7)/2 = 12.7m	F + G: 12.7m x 9.24 = 117.35
G + H: (12.7+12.725)/2 = 12.713m	G + H: 12.713m x 3.29 = 41.824
H + I: (12.725+12.725)/2 = 12.725m	H + I: 12.725m x 1.622 = 20.64
I + J: (12.725+12.725)/2 = 12.725m	I + J: 12.725m x 2.05 = 26.08
J + A: (12.725+12.8)/2 = 12.763m	J + A: 12.763m x 17.63 = 225.00
K + L: (12.7+12.7)/2 = 12.7m	K + L: 12.7m x 21.405 = 271.84
L + M1: (12.7+12.7)/2 = 12.7m	L + M1: 12.7m x 8.926 = 113.36
M2 + M3: (13.2+13.2)/2 = 13.2m	M2 + M3: 13.2m x 0.771 = 10.177
M3 + N1: (13.2 + 12.8)/2 = 13.0m	M3 + N1: 13.0m x 10.582 = 137.57
N1 + N2: (12.8+12.8)/2 = 12.8m	N1 + N2: 12.8m x 0.435 = 5.568
N2 + O: (12.8+12.5)/2 = 12.65m	N2 + O: 12.65m x 10.8 = 136.62
O + K: (12.5+12.7)/2 = 12.6m	O + K: 12.6m x 8.469 = 106.71
2,613.43	
perimeter: 199.07m	
2,613.43/199.07 = 13.128m	



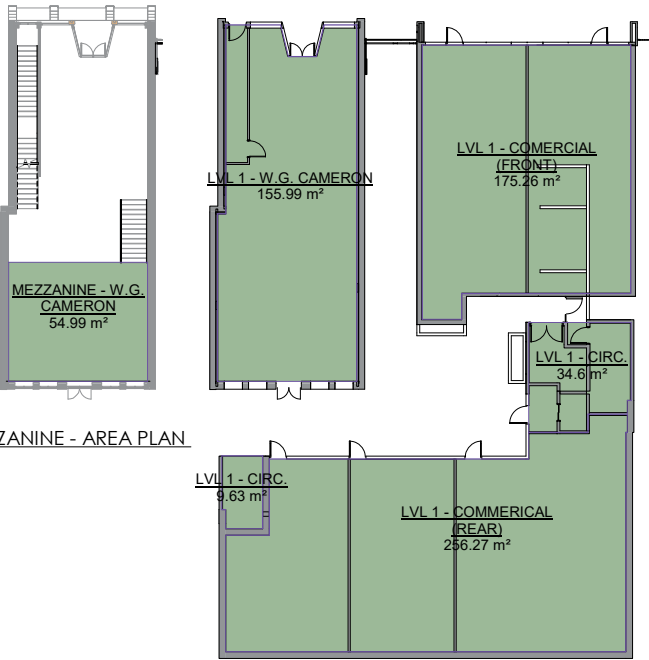
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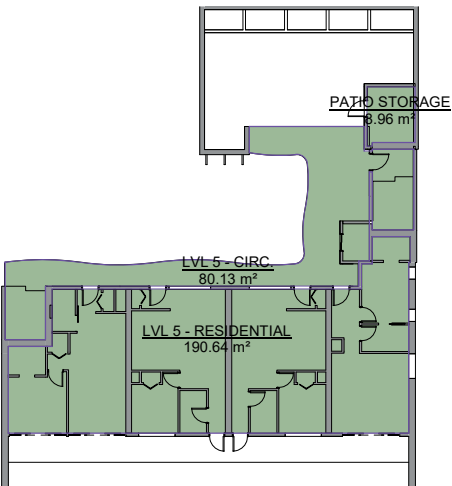
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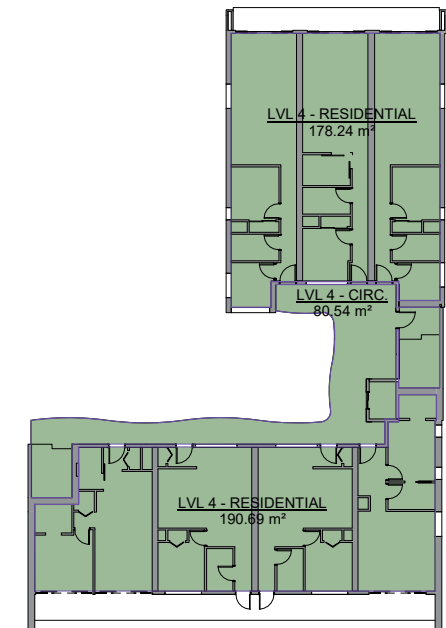
2 DP13 DP03 LEVEL 2 - AREA PLAN 1 : 200



1 DP13 DP03 GROUND LEVEL - AREA PLAN 1 : 200



5 DP13 DP03 LEVEL 5 - AREA PLAN 1 : 200



4 DP13 DP03 LEVEL 4 - AREA PLAN 1 : 200

8 DP06 DP03 MEZZANINE - AREA PLAN 1 : 200



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CONSULTANTS

STAKEHOLDERS

PROFESSIONAL SEAL



PROJECT

579 Johnson Street
579-585 Johnson Street, Victoria, BC

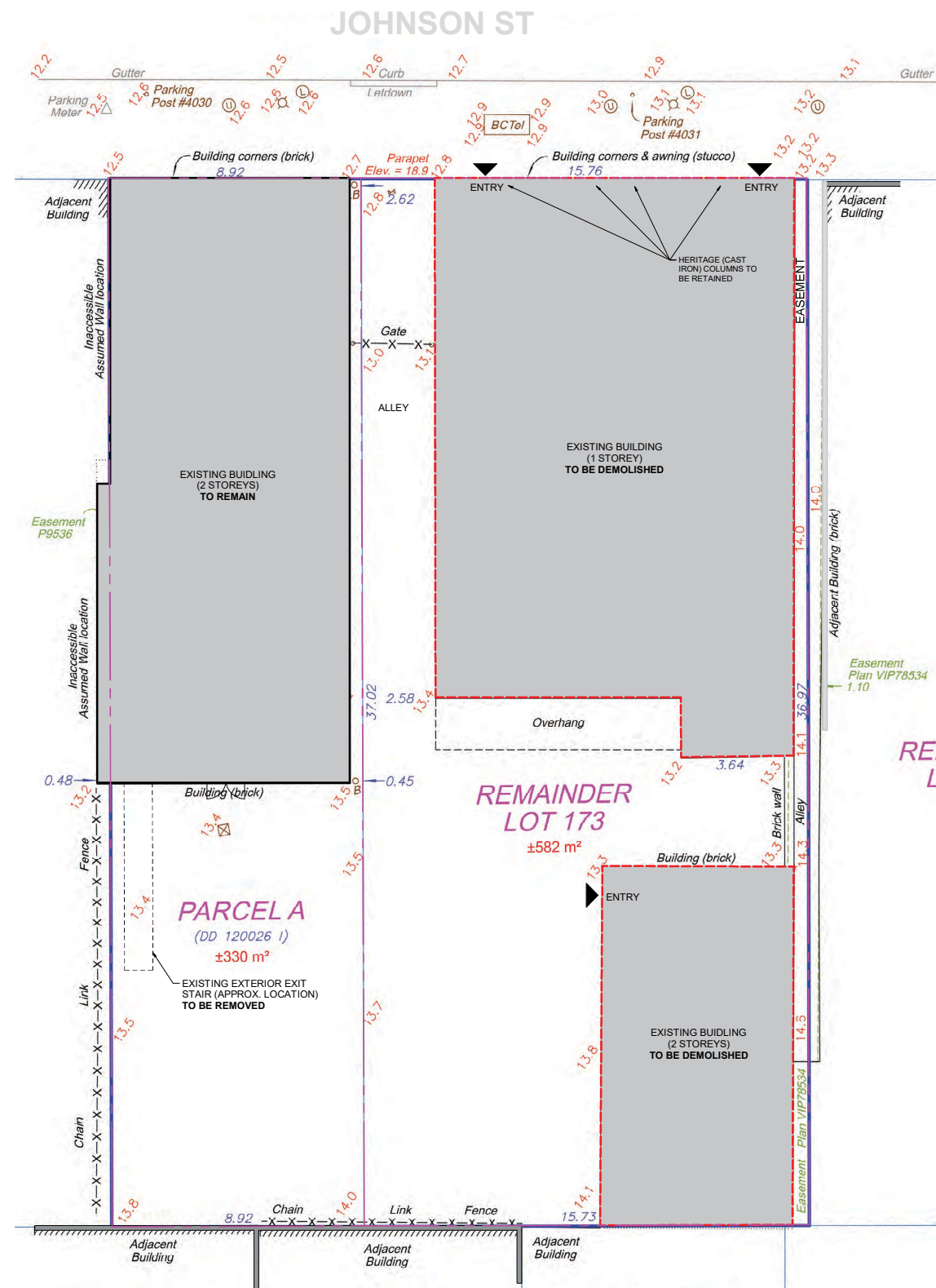
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EXISTING/PROPOSED SITE PLAN

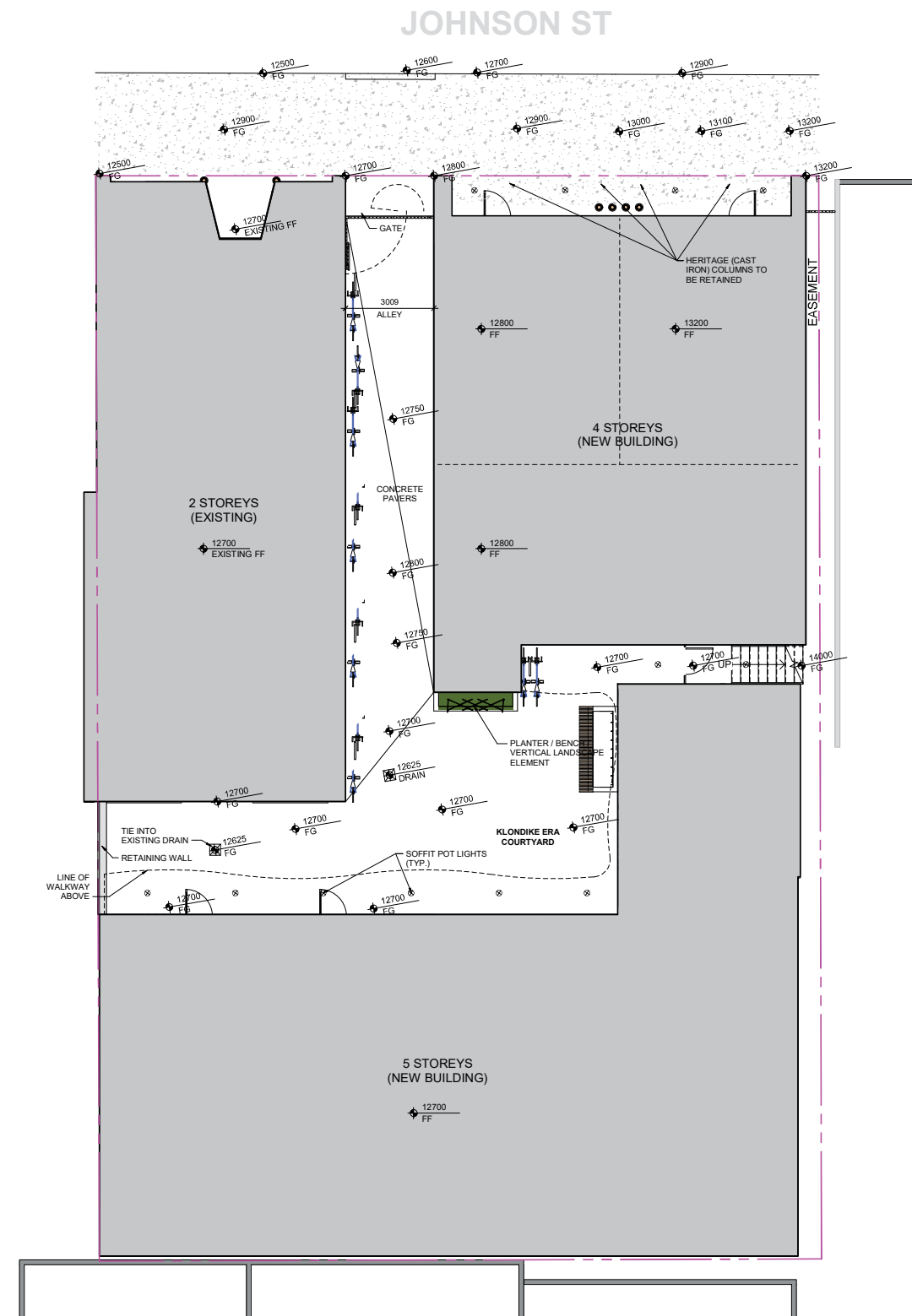
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PROJECT NO. SHEET NO.

20-260 DP04



1	DP13	DP_Site Plan_Existing
	DP04	



2	DP13	DP Site Plan Proposed
	DP04	

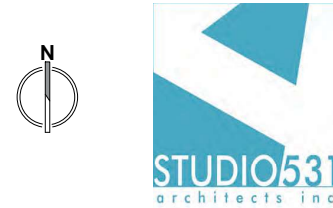
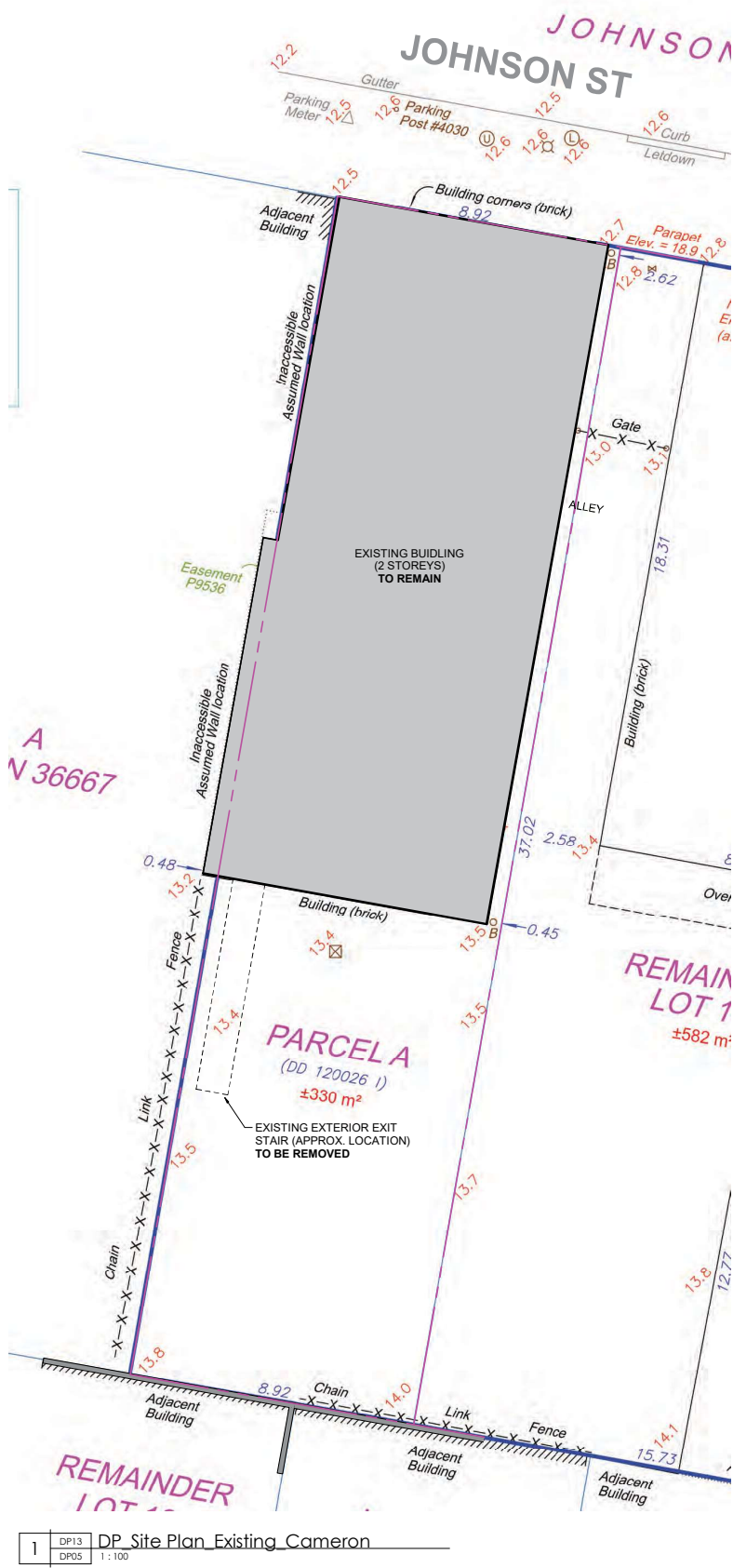
W.G.CAMERON BUILDING - 579 JOHNSON STREET



FRONT VIEW FROM JOHNSON STREET



REAR VIEW FROM BACK PARKING AREA



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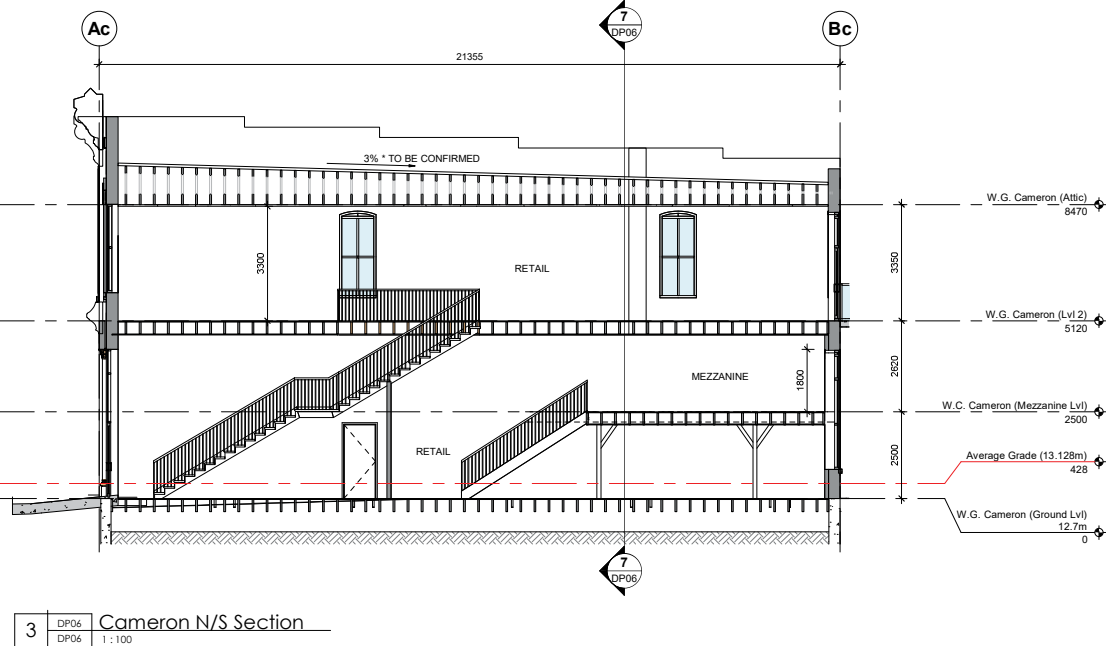
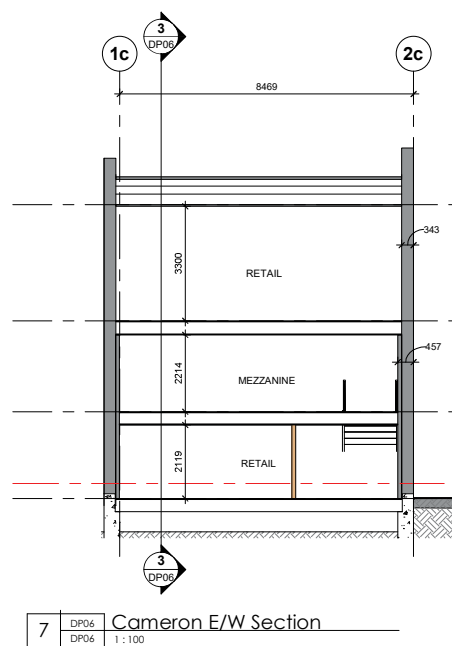
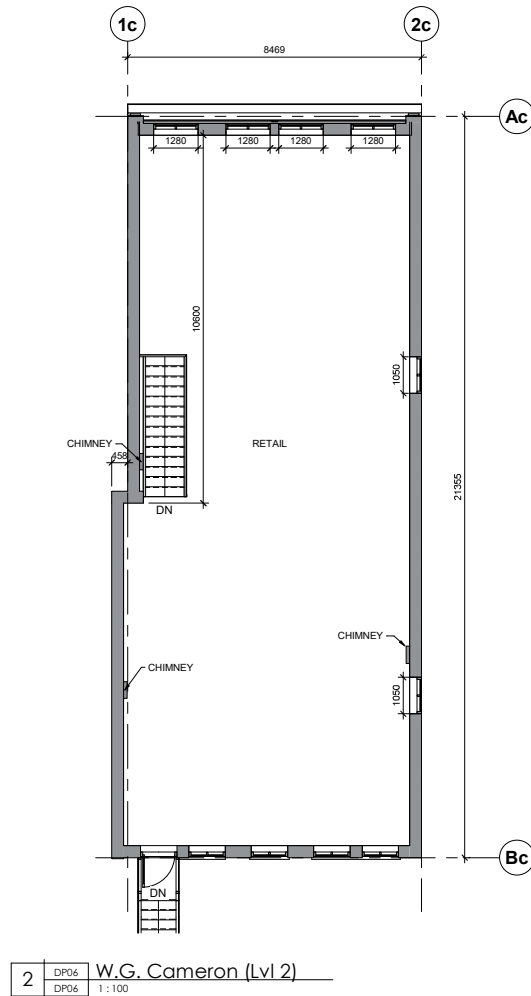
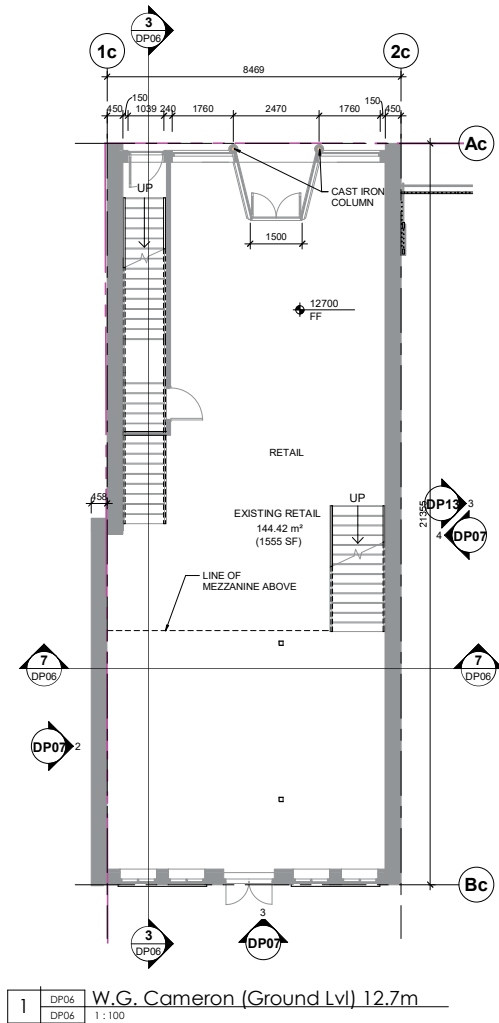
PROJECT
579 Johnson Street
579-585 Johnson Street, Victoria, BC

DRAWING TITLE

CAMERON - EXISTING CONDITIONS

DRAWN BY BW CHECKED BY TM
SCALE 1:100 DATE 22.04.26

PROJECT NO. SHEET NO.
20-260 DP05







COLOUR PALETTE:

- (1) Custom Colour (Cloverdale)
(2) Marzena Dream 0637
(3) Skylla 0640
(4) Look at the Bright Side 0858
(5) Custom Colour (Cloverdale)
(6) Custom Colour (Cloverdale)
(7) Remaining Embers 0053



W.G. CAMERON BUILDING - FRONT ELEVATION

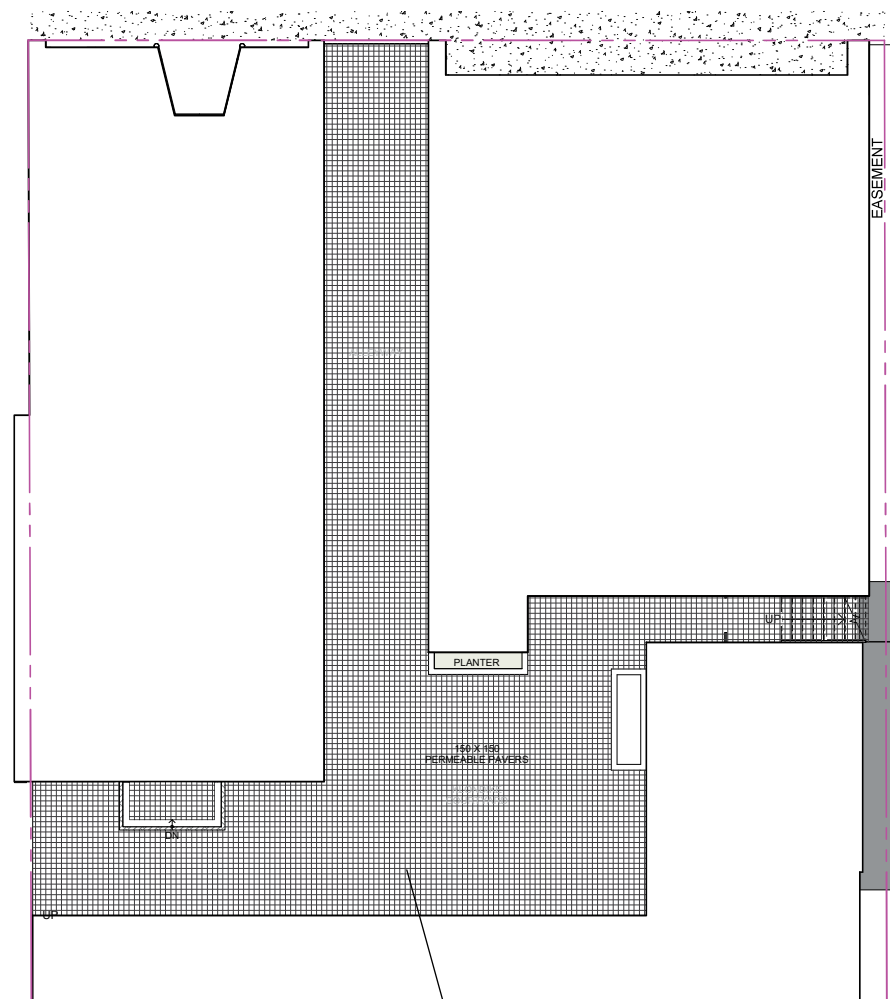


W.G. CAMERON BUILDING - REAR ELEVATION

LEGEND:

- (1) ORIGINAL FLOAT GLASS
(2) SANITARY (UPPER FLOOR WASHROOM)
(3) ROOF GUTTER DOWNSPOUT

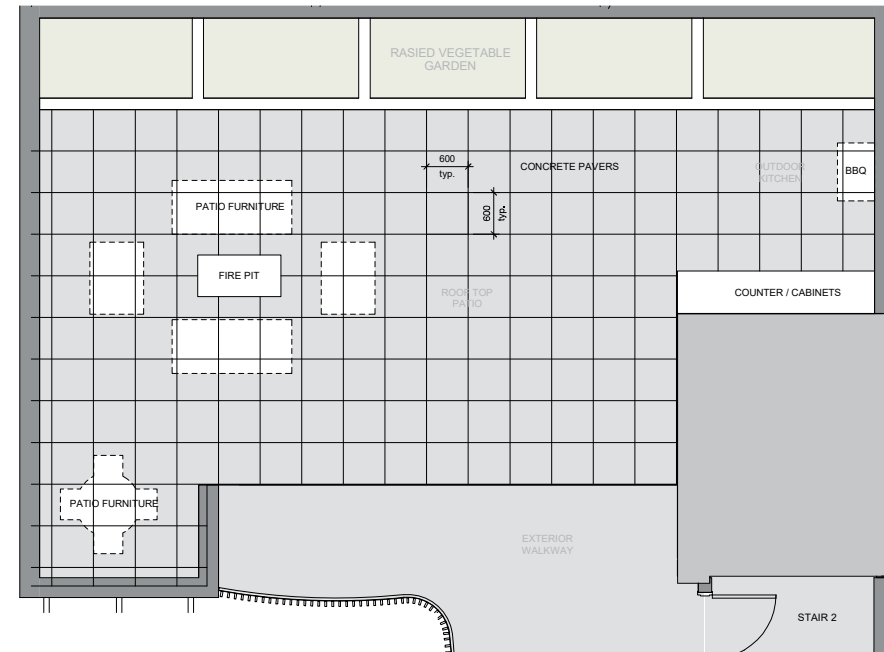
Hasbrouck Brown
HC-71
*PAINT WINDOW FRAMES AND
DOOR(S) NEW COLOUR



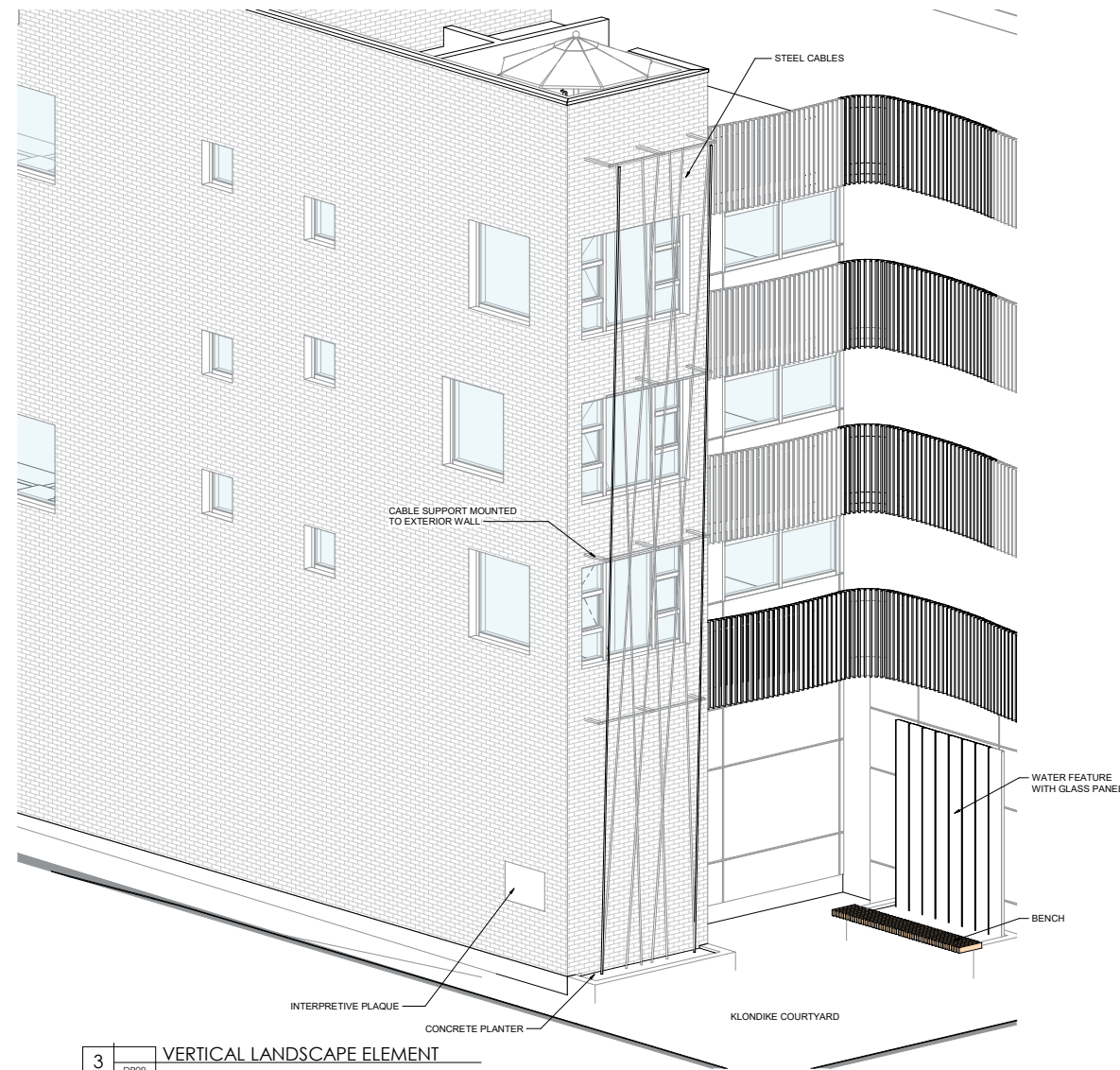
1 DP13 DP09 DP_Ground Level Paver Plan 1:100



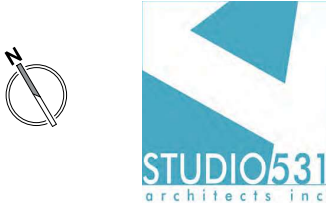
PRECEDENT: PERMEABLE CONCRETE PAVERS FOR ALLEY AND COURTYARD



2 DP13 DP09 DP_Roof Top Paver Layout Plan 1:50



3 DP09 VERTICAL LANDSCAPE ELEMENT



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CLIENT
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CONSULTANTS

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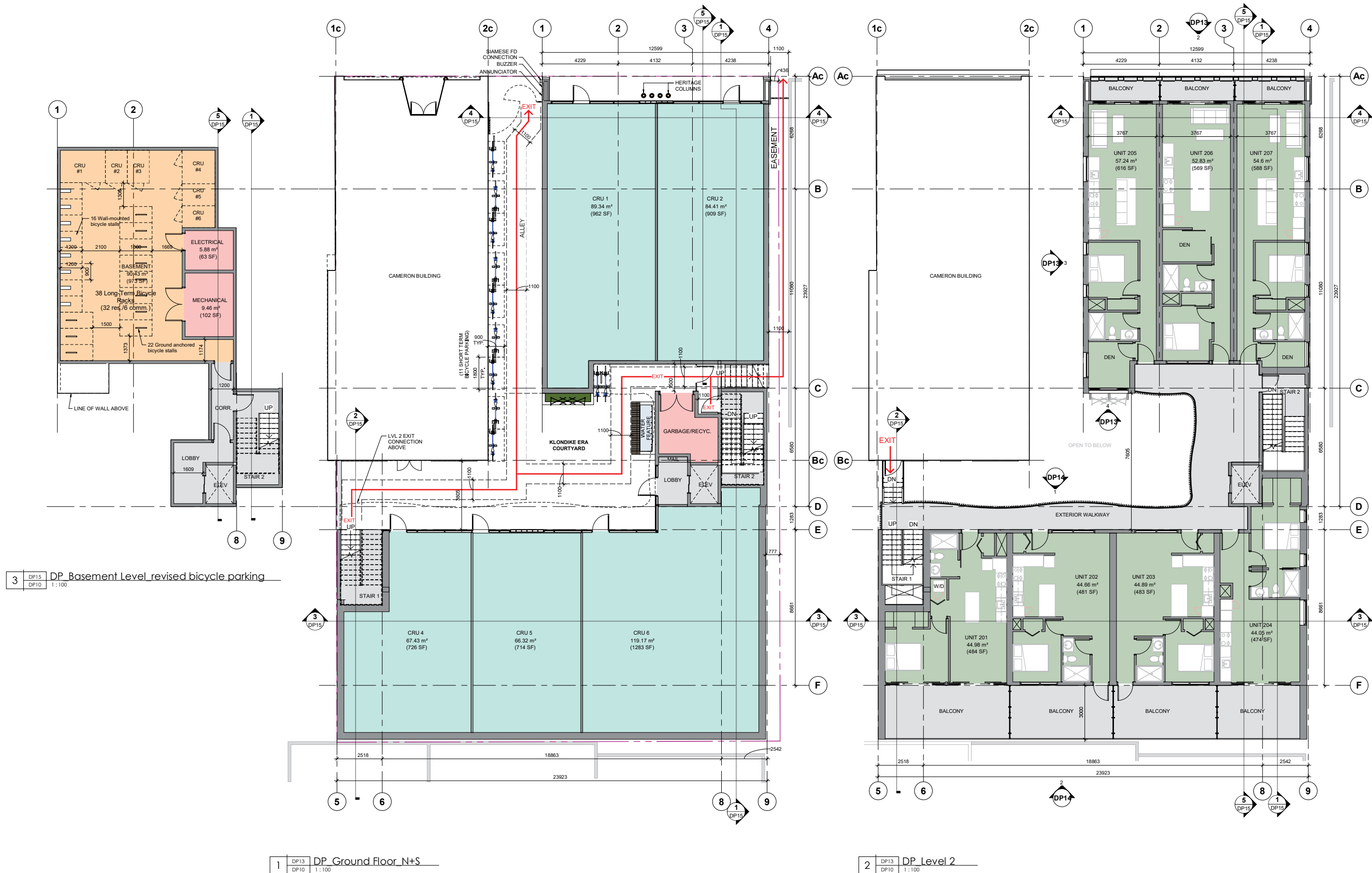
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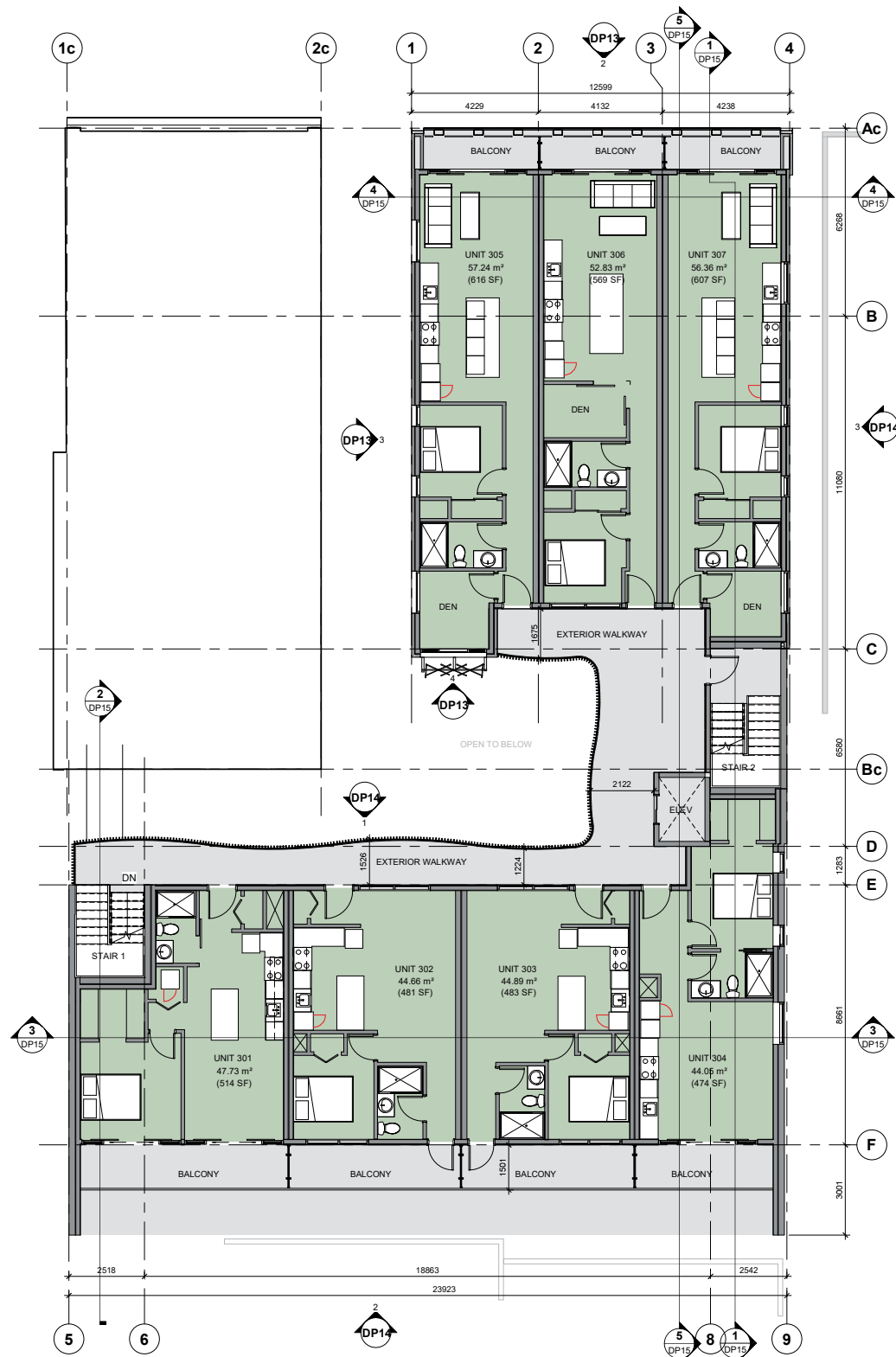
LANDSCAPE / PAVERS PLAN

DRAWN BY BW CHECKED BY TM
SCALE As indicated DATE 22.04.26

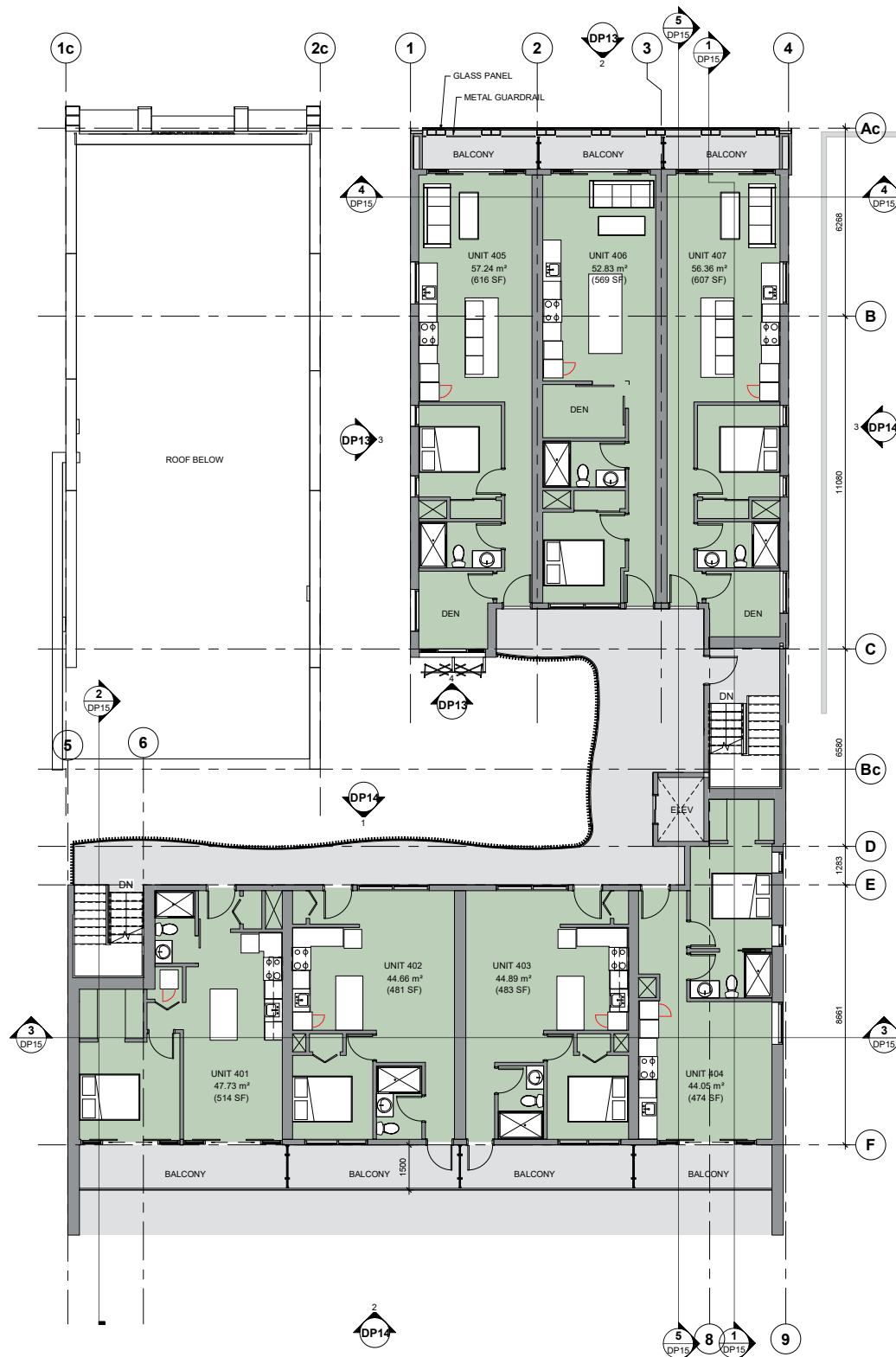
PROJECT NO. SHEET NO.
20-260 DP09

20-260 DP10





2 DP Level 3
DP13
DP11 1 : 100



1 DP Level 4
DP13
DP11 1 : 100

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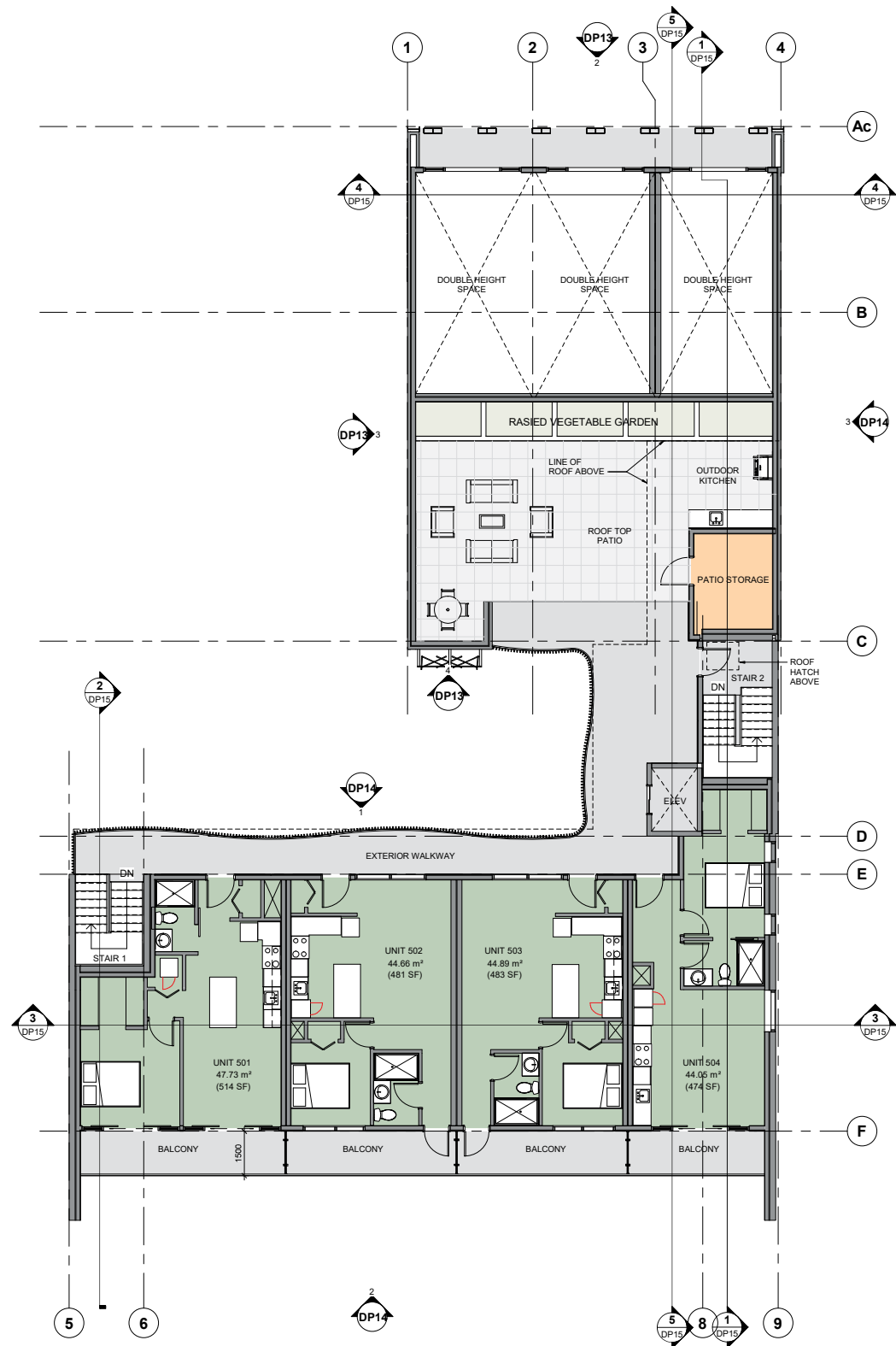
FLOOR PLANS

DRAWN BY BW CHECKED BY TM
SCALE 1:100 DATE 22.04.26

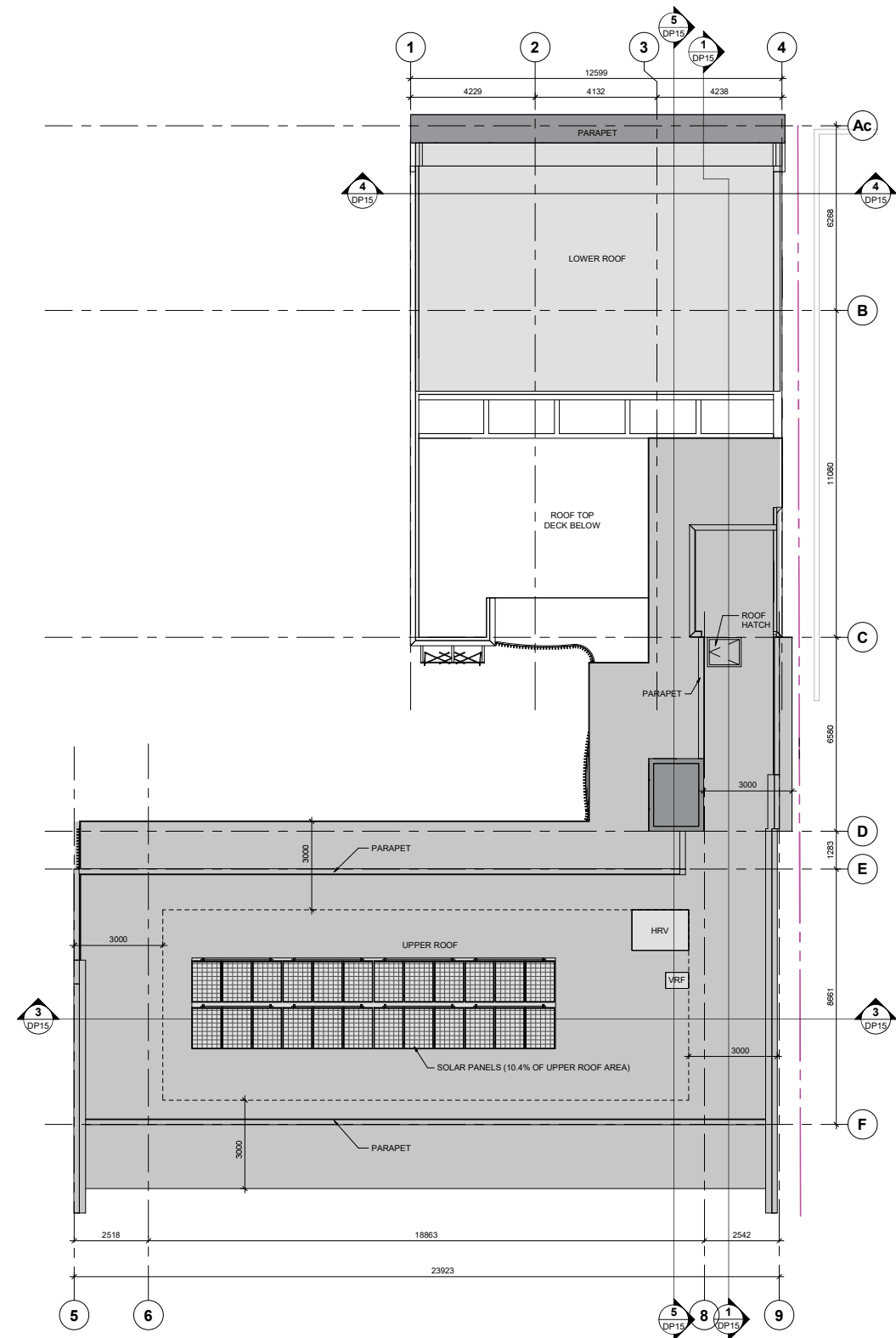
PROJECT NO. SHEET NO.

20-260

DP12



1 DP13 DP Level 5
DP12 1:100



2 DP13 DP Level 6
DP12 1:100

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PROJECT

579 Johnson Street
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DRAWING TITLE

BUILDING ELEVATIONS

DRAWN BY	BW	CHECKED BY	TM
SCALE	As indicated	DATE	22.04.26

PROJECT NO.	SHEET NO.
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20-260

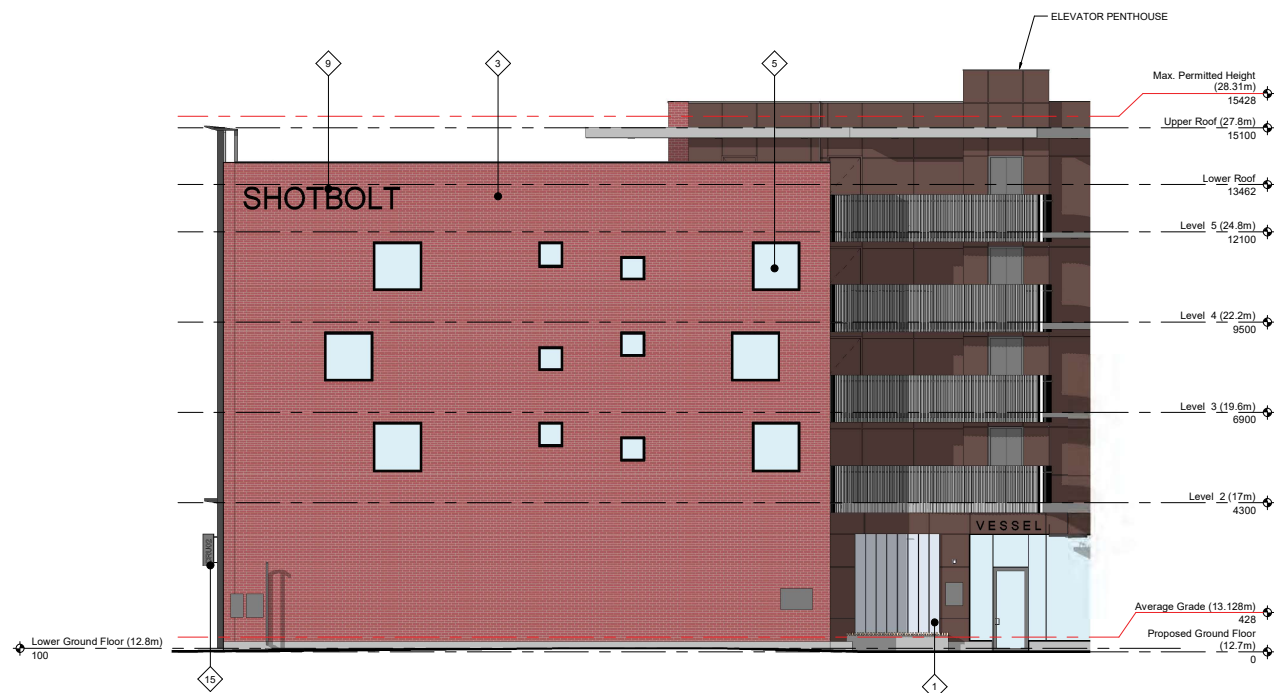
DP13



1 DP SHOTBOLT FRONT NORTH - SCREEN
DP05 DP13 1:100

MATERIAL/FINISH LEGEND

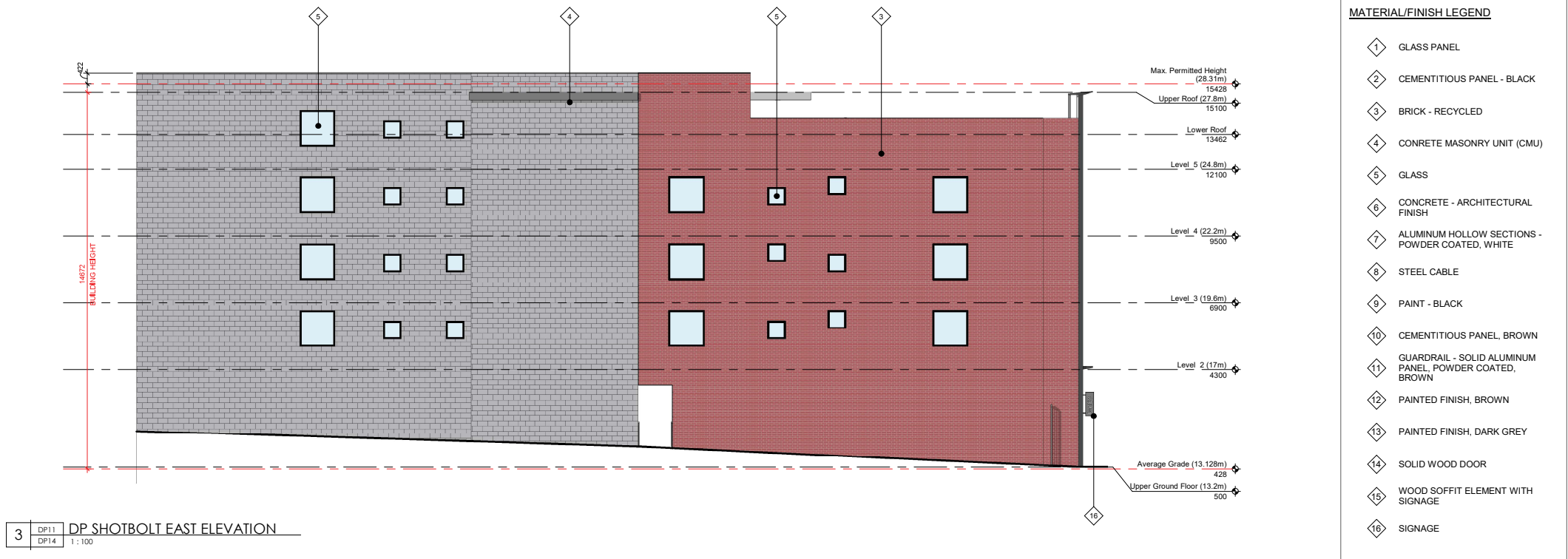
- 1 GLASS PANEL
- 2 CEMENTITIOUS PANEL - BLACK
- 3 BRICK - RECYCLED
- 4 CONCRETE MASONRY UNIT (CMU)
- 5 GLASS
- 6 CONCRETE - ARCHITECTURAL FINISH
- 7 ALUMINUM HOLLOW SECTIONS - POWDER COATED, WHITE
- 8 STEEL CABLE
- 9 PAINT - BLACK
- 10 CEMENTITIOUS PANEL BROWN
- 11 GUARDRAIL - SOLID ALUMINUM PANEL POWDER COATED, BROWN
- 12 PAINTED FINISH, BROWN
- 13 PAINTED FINISH, DARK GREY
- 14 SOLID WOOD DOOR
- 15 WOOD SOFFIT ELEMENT WITH SIGNAGE
- 16 SIGNAGE



3 DP SHOTBOLT FRONT WEST ELEVATION
DP06 DP13 1:100



4 DP SHOTBOLT FRONT SOUTH ELEVATION
DP10 DP13 1:100



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DRAWING TITLE

BUILDING SECTIONS

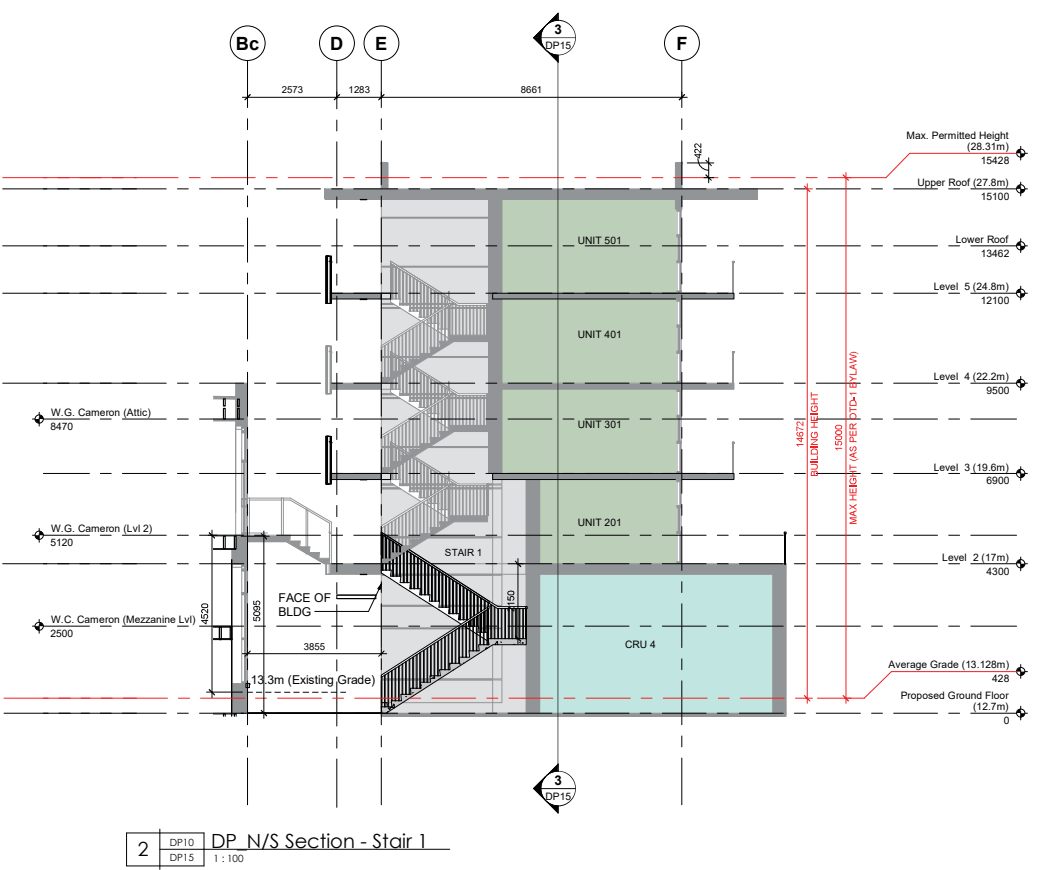
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PROJECT NO.: SHEET NO.:

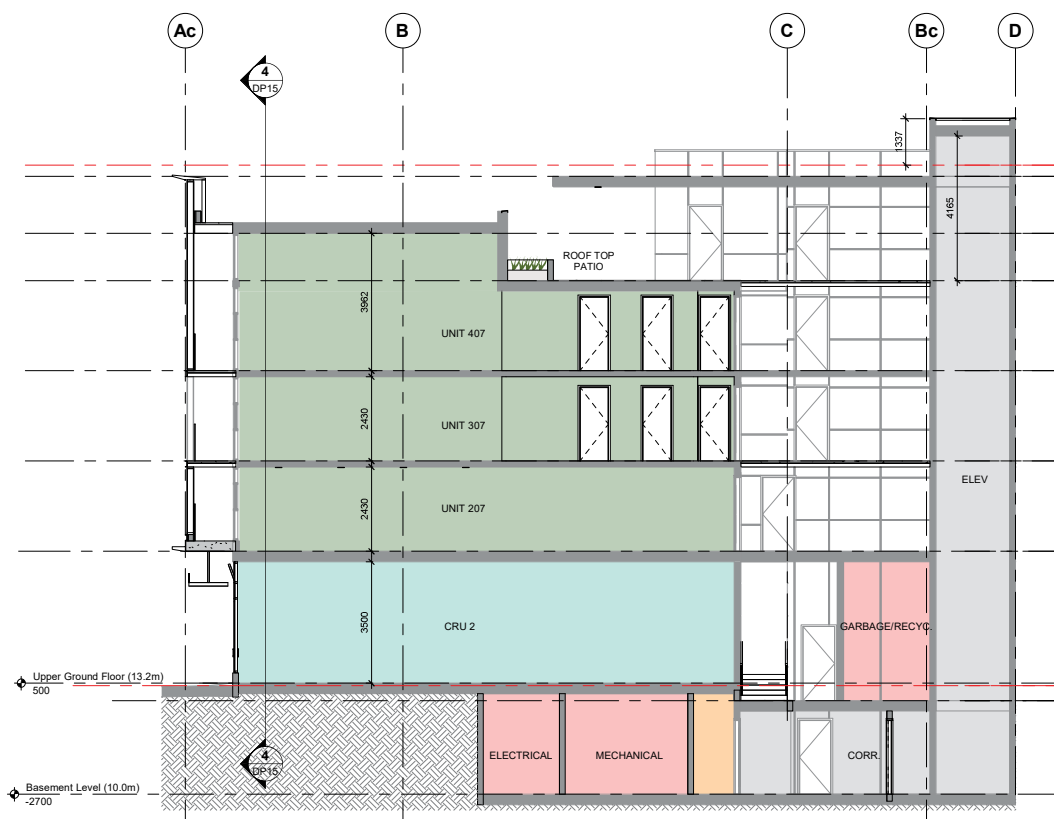
20-260 DP15



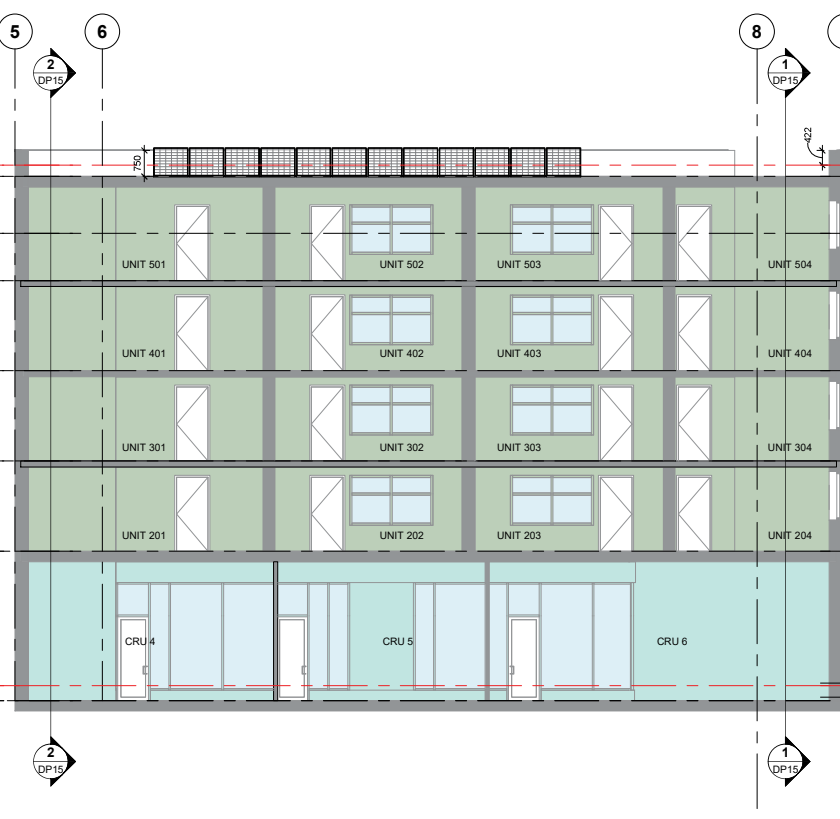
1 DP10 DP15 DP N/S Section - Stair 2
1:100



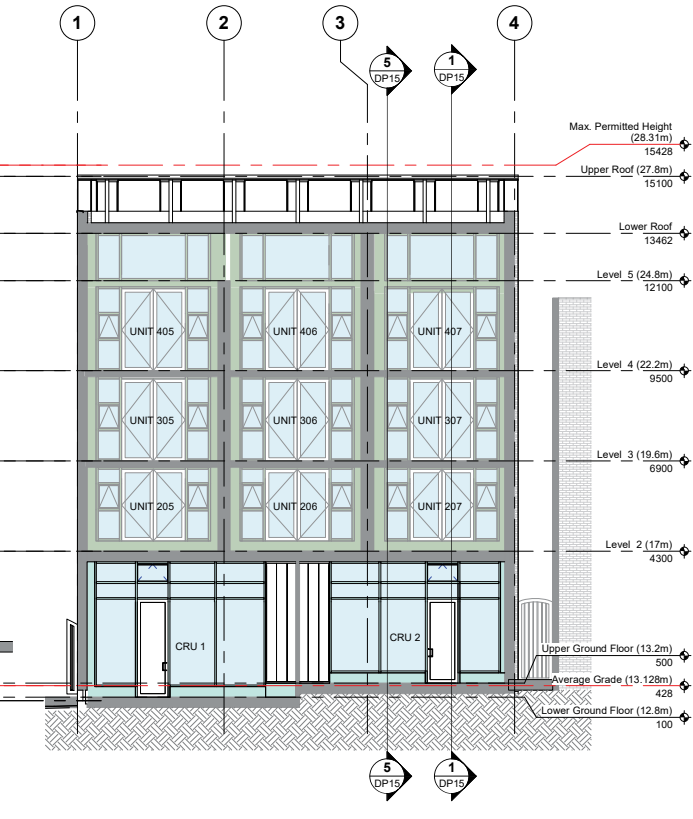
2 DP10 DP15 DP N/S Section - Stair 1
1:100



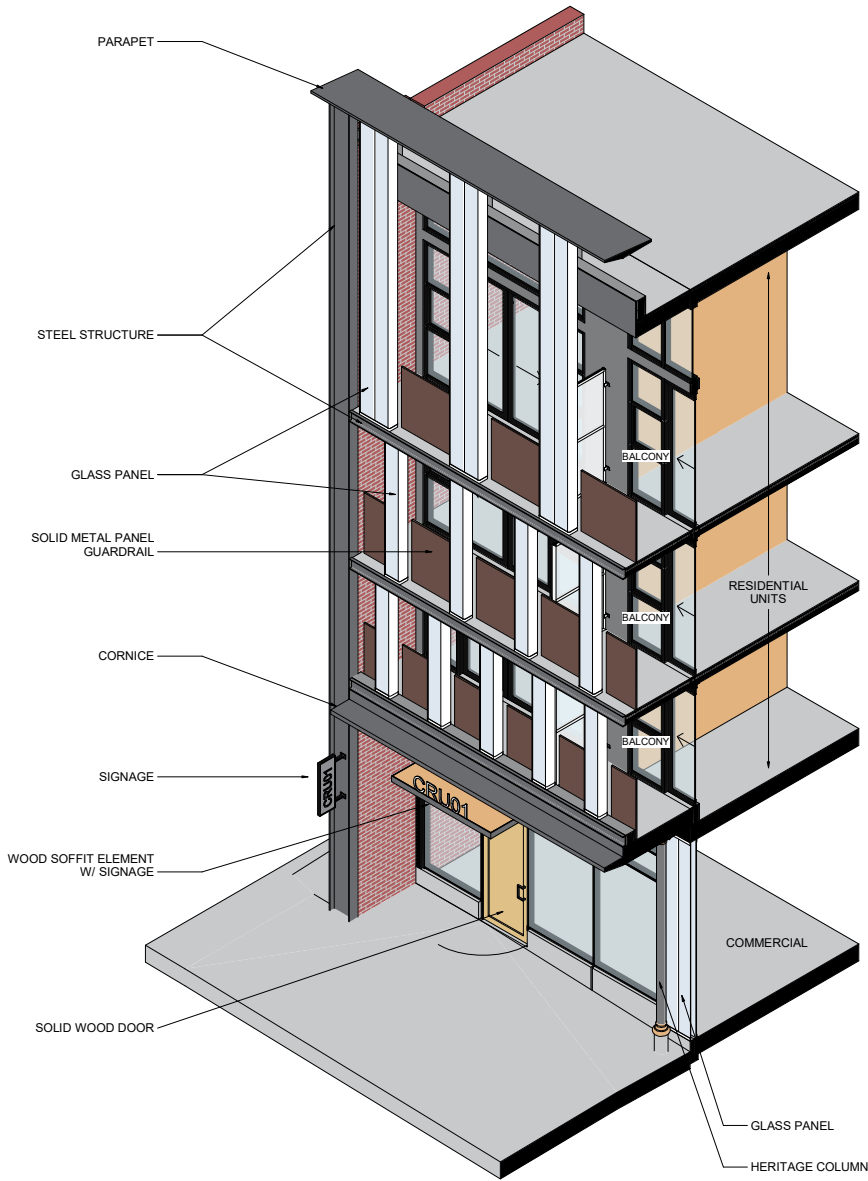
5 DP10 DP15 DP N/S Section - Stair 3
1:100



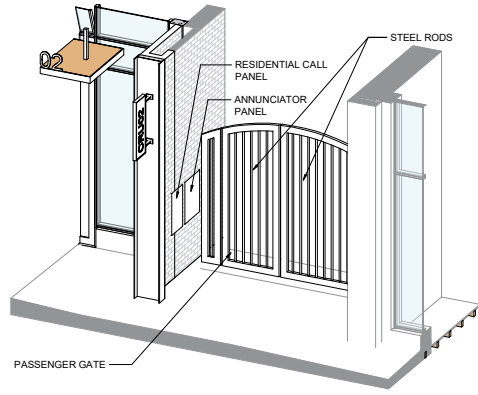
3 DP10 DP15 DP E/W Section - Rear
1:100



4 DP10 DP15 DP E/W Section - Front
1:100



FACADE CUT AXONOMETRIC



ALLEYWAY GATE



OLD ALLEY GATE - 1880's



STREETSCAPE RHYTHM



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DRAWING TITLE

SUPPLEMENTARY DETAILS -
STREETSCAPE

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PROJECT

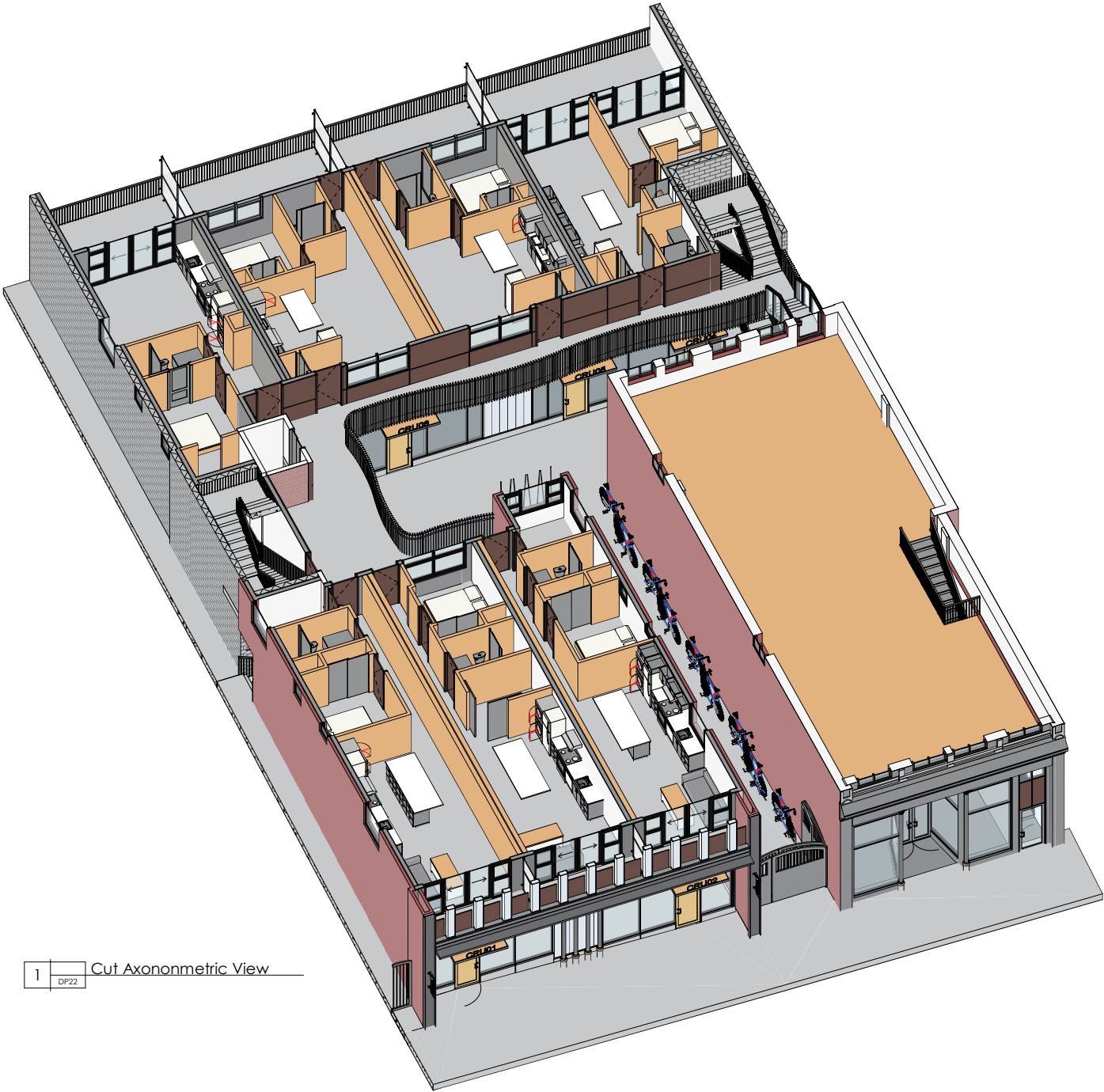
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DRAWING TITLE

SUPPLEMENTARY DETAILS

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PROJECT NO.	SHEET NO.
20-260	DP22



1 Cut Axonometric View



GLASS PANEL



GUARDRAIL - SOLID ALUMINUM PANEL,
POWDER COATED, BROWN

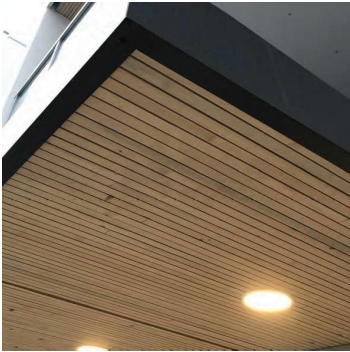


MATERIAL/FINISH LEGEND

- 1 GLASS PANEL
- 2 CEMENTITIOUS PANEL - BLACK
- 3 BRICK - RECYCLED
- 4 CONCRETE MASONRY UNIT (CMU)
- 5 GLASS
- 6 CONCRETE - ARCHITECTURAL FINISH
- 7 ALUMINUM HOLLOW SECTIONS - POWDER COATED, WHITE
- 8 STEEL CABLE
- 9 PAINT - BLACK
- 10 CEMENTITIOUS PANEL, BROWN
- 11 GUARDRAIL - SOLID ALUMINUM PANEL, POWDER COATED, BROWN
- 12 PAINTED FINISH, BROWN
- 13 PAINTED FINISH, DARK GREY
- 14 SOLID WOOD DOOR
- 15 WOOD SOFFIT ELEMENT WITH SIGNAGE
- 16 SIGNAGE



WOOD SOFFIT ELEMENT WITH SIGNAGE



BRICK - RECYCLED



STEEL CABLES



CEMENTITIOUS PANEL - BROWN



ALUMINUM HOLLOW SECTIONS - POWDER COATED WHITE





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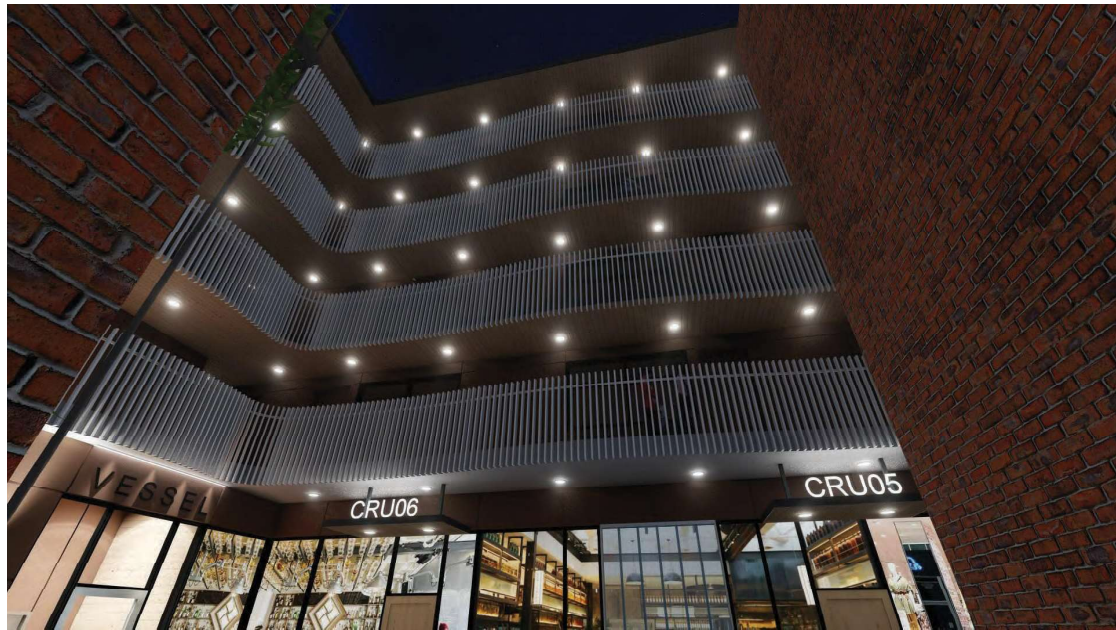
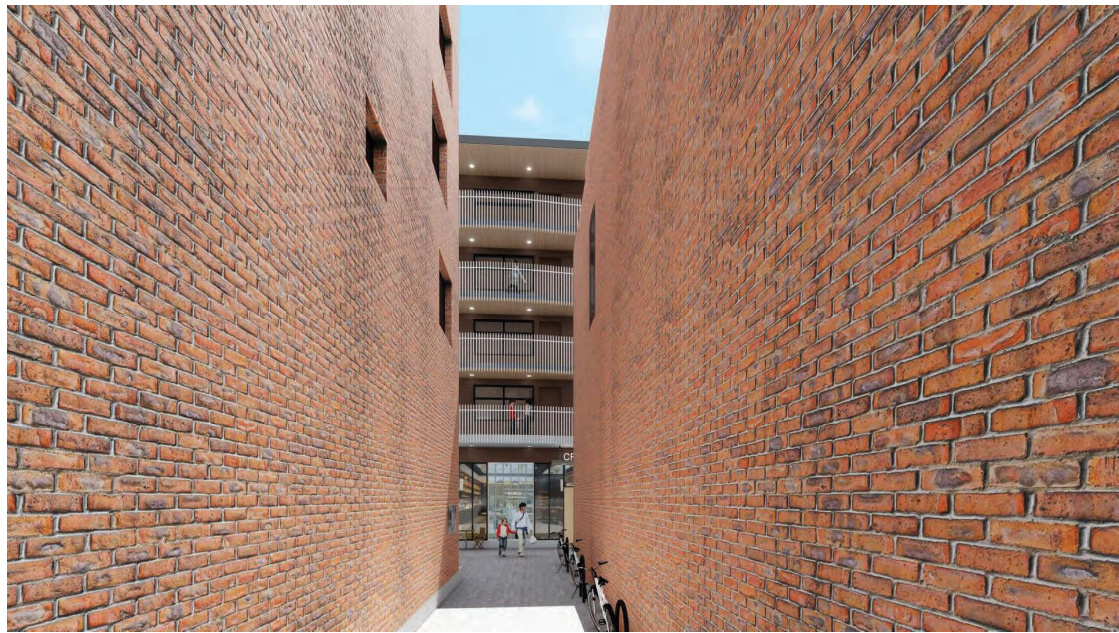
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3D VIEWS - STREETScape

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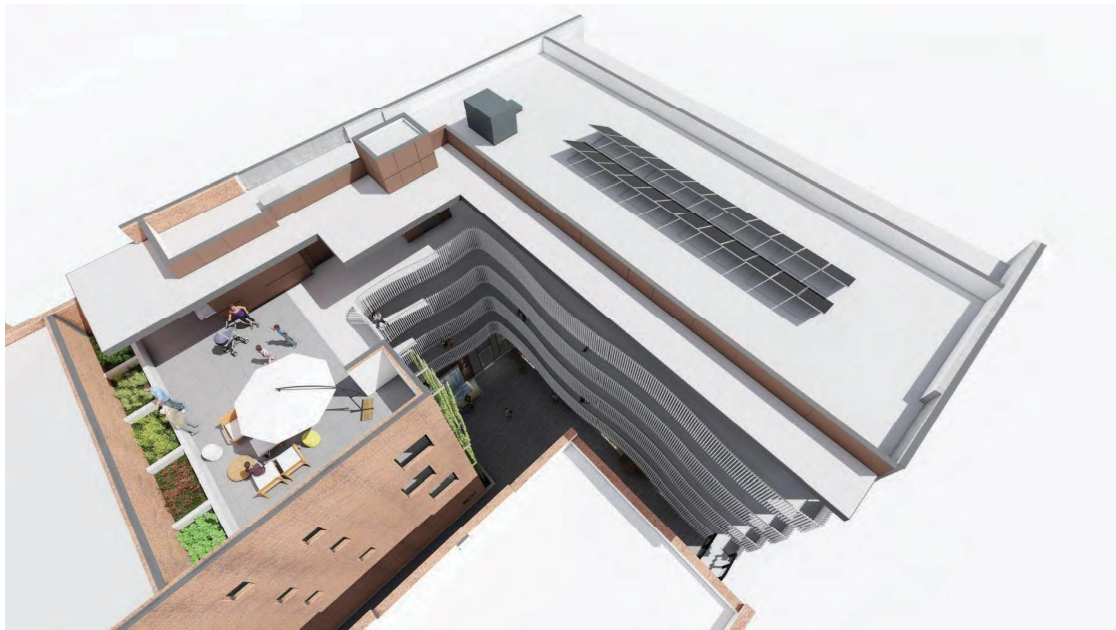
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DRAWING TITLE

3D VIEWS - COURTYARD

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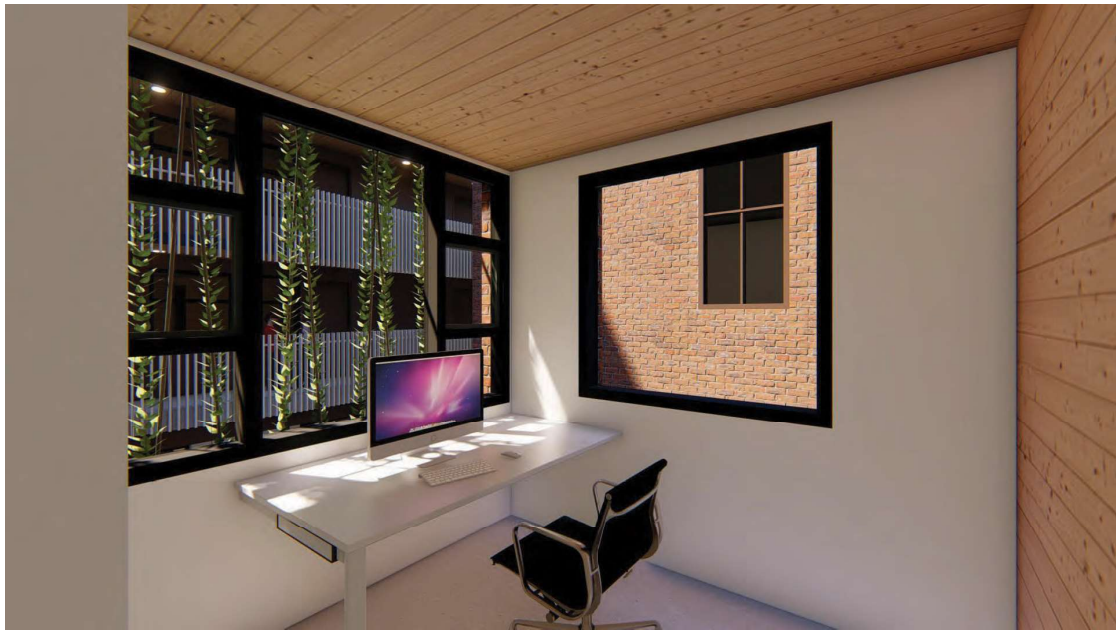
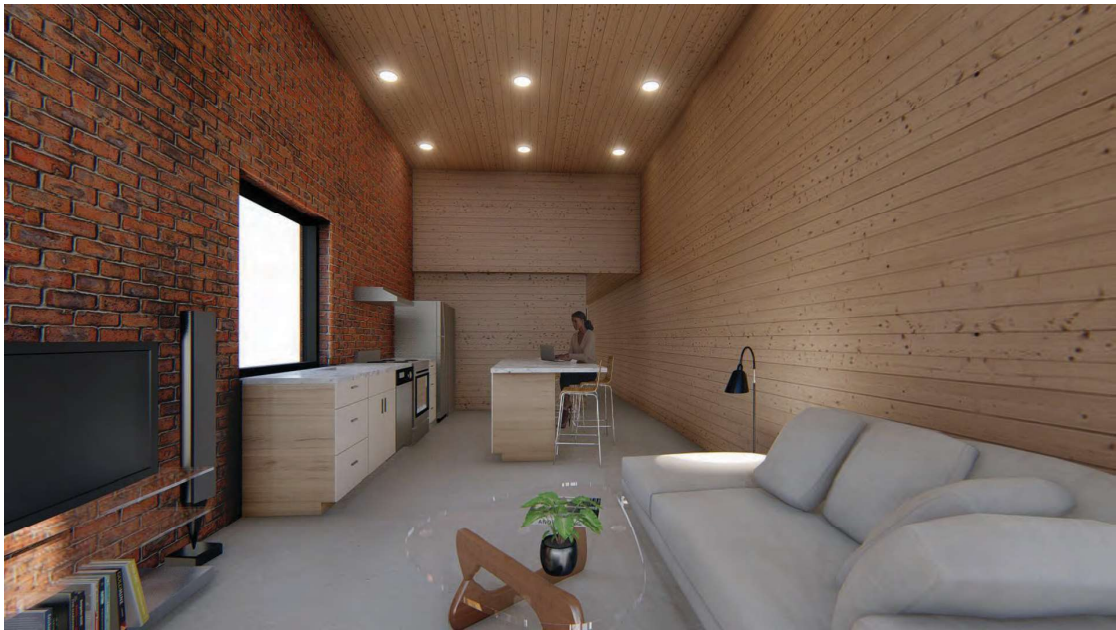
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3D VIEWS - COURTYARD

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3D VIEWS - INTERIOR

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PROJECT NO.	SHEET NO.
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