



RAILYARDS

LOT H&J

LeFevre
& Company

DIALOG®







1. bay street, looking north



2. bay street, looking east



3. inner street, looking south-east



4. tyee road, looking south

Key matters for consideration:

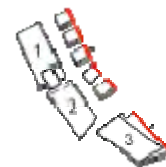
- The character of the development including landscaping, siting, form, exterior design and finish of buildings
- Variances
- Amendments to the Railyards Master Development Agreement

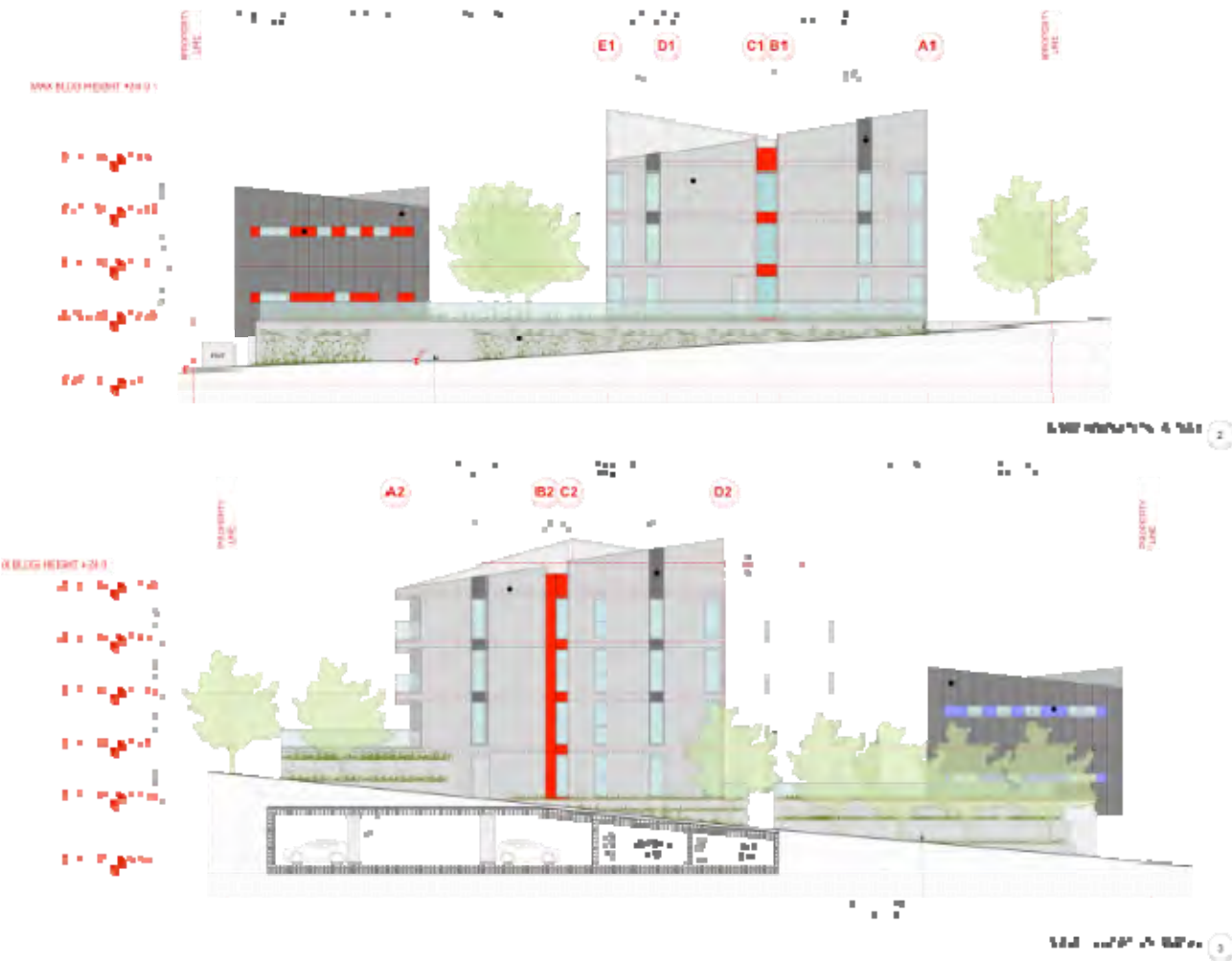


LANDSCAPE EAST ELEVATION



LANDSCAPE EAST ELEVATION







BLDG 3 - NORTH ELEVATION



BLDG 3 - SOUTH ELEVATION















LEVEL 1 PARKADE PLAN

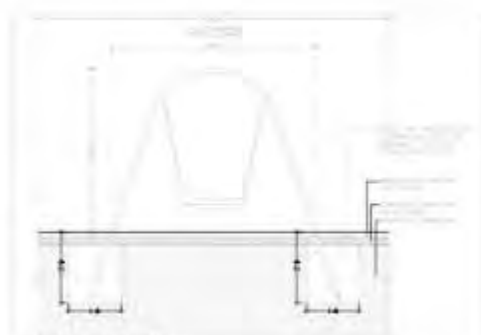
tte,
top
nage



Bridges
Park and
Tot Lot

Public
Footpath

Bridge
Dedication



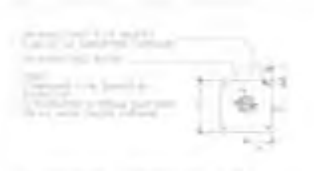
Swing - front profile
1/8"



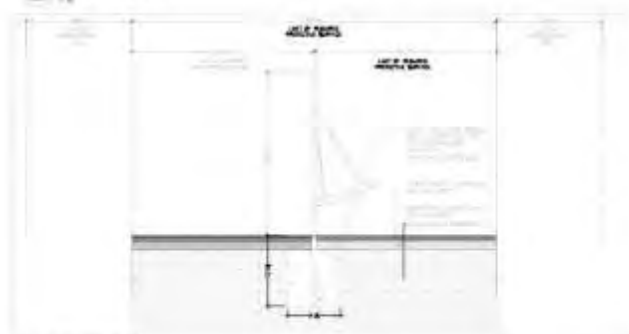
Button activated water sensor to reset
1/8"



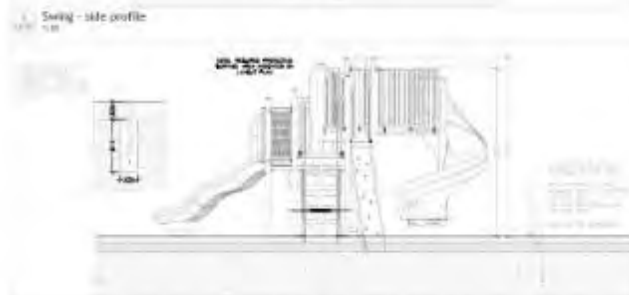
CIP concrete channel on top of curb wall
1/8"



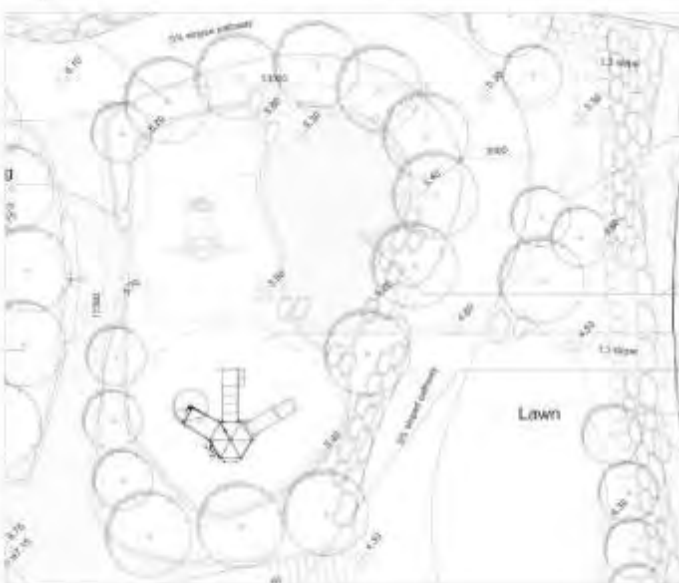
Galvanized Steel hutter and face plate
1/8"



Swing - side profile
1/8"



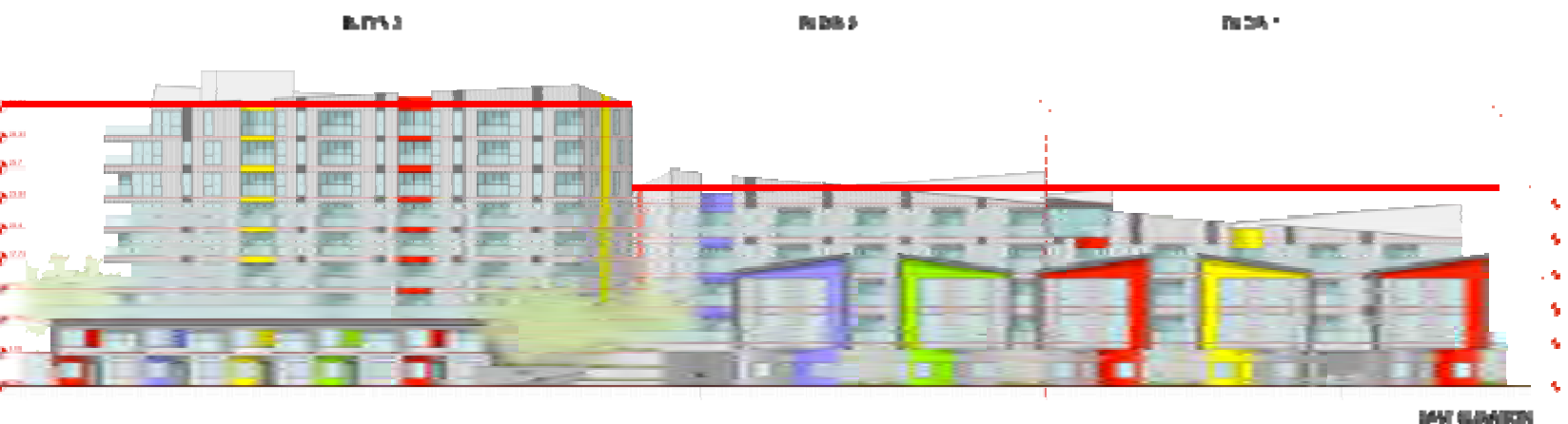
Slide and climbing structure - side profile
1/8"



Blow-up Plan of Tota Play Area
1/8"

Proposed Variances:

- Parking
- Bicycle Storage
- Height
- North Setback
- South Setback

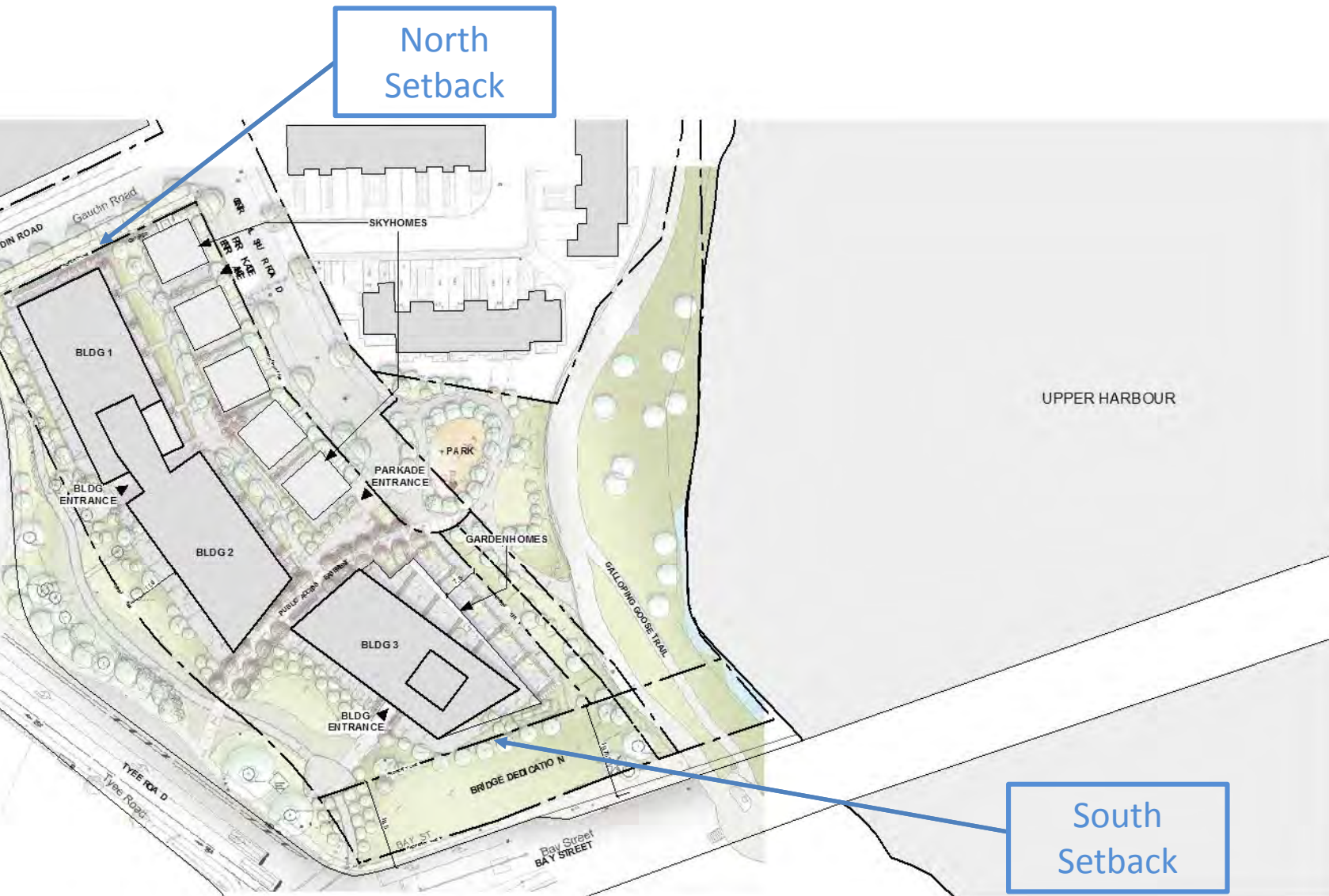


YARDS
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WEST & EAST ELEVATIONS

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tte,
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nage



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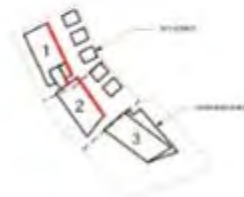
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LEVEL 2 PLAN

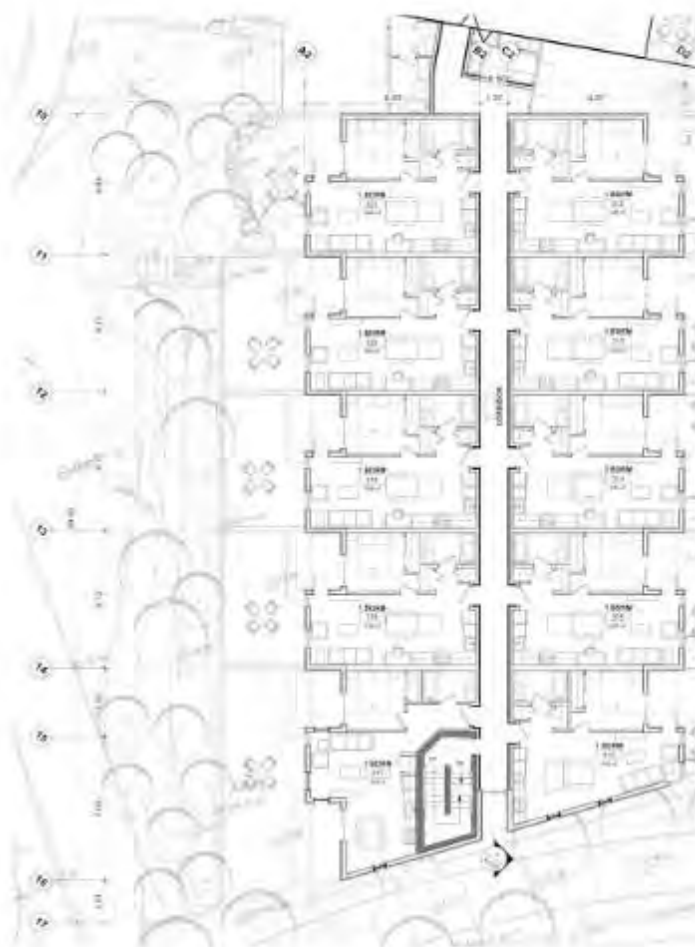




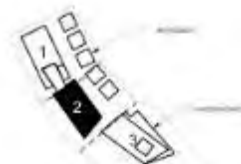


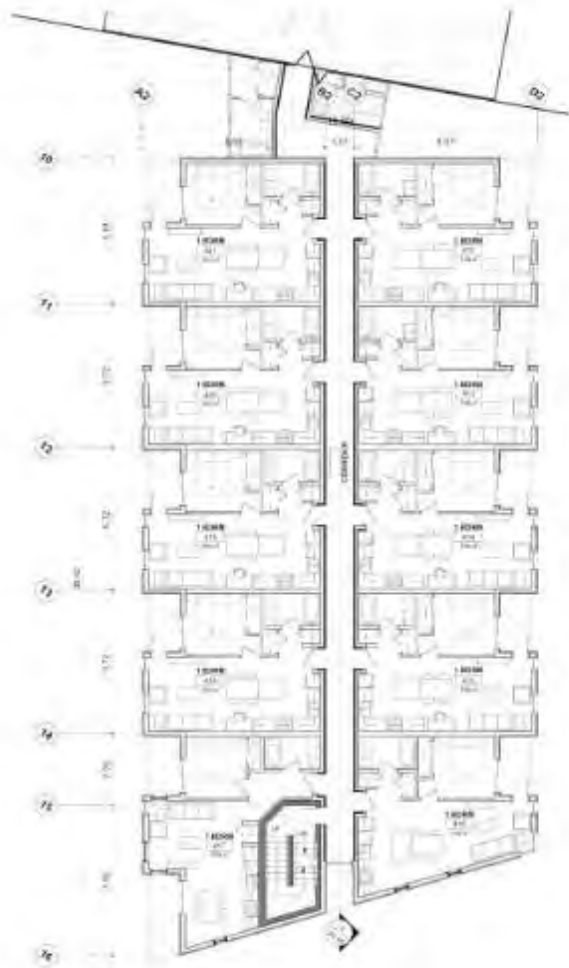


LEVEL 2



LEVEL 3

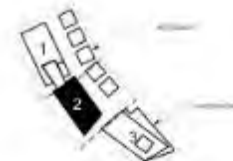




LEVEL 4



LEVEL 5





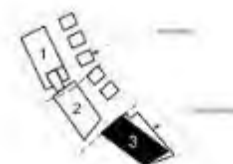


LEVEL 3



LEVEL 4









GARDEN APT - LEVEL 1 FLOOR PLAN
Scale: 1/8" = 1'-0"



GARDEN APT - LEVEL 2 FLOOR PLAN
Scale: 1/8" = 1'-0"



GARDEN APT - LEVEL 3 FLOOR PLAN
Scale: 1/8" = 1'-0"



SKYHOME - LEVEL 1 FLOOR PLAN
Scale: 1/8" = 1'-0"



SKYHOME - LEVEL 2 FLOOR PLAN
Scale: 1/8" = 1'-0"

