



6 CONTEXT PLAN  
A100 REF

25 Storey Residential				
BUILDING AREA				
RESIDENTIAL				
LEVELS	GCA (m <sup>2</sup> )	GCA (Sq Ft)	GFA (m <sup>2</sup> )	GFA (Sq Ft)
P-7	729.17	7,849	59.82	644
P-6	2,840.02	30,570	132.81	1,430
P-5	2,840.02	30,570	132.81	1,430
P-4	2,840.02	30,570	132.81	1,430
P-3	2,840.02	30,570	132.81	1,430
P-2	2,794.19	30,076	136.85	1,473
P-1	2,751.88	29,729	200.05	2,153
Ground	1,800.95	19,384	1,283.30	13,813
Mezzanine	1,289.74	13,883	883.46	9,509
Level 2	1,446.68	15,572	1,014.55	10,921
Level 3	1,446.68	15,572	1,383.87	14,896
Level 4	1,446.68	15,572	1,383.87	14,896
Level 5	1,446.68	15,572	1,383.87	14,896
Level 6	1,446.68	15,572	1,383.87	14,896
Level 7	1,301.59	14,010	1,238.77	13,334
Level 8	1,301.59	14,010	1,238.77	13,334
Level 9	1,301.59	14,010	1,238.77	13,334
Level 10	1,301.59	14,010	1,238.77	13,334
Level 11	1,301.59	14,010	1,238.77	13,334
Level 12	1,035.47	11,146	972.66	10,470
Level 13	1,035.47	11,146	972.66	10,470
Level 14	1,035.47	11,146	972.66	10,470
Level 15	1,035.47	11,146	972.66	10,470
Level 16	1,035.47	11,146	972.66	10,470
Level 17	1,035.47	11,146	960.93	10,343
Level 18	789.61	8,499	730.24	7,860
Level 19	789.61	8,499	730.24	7,860
Level 20	789.61	8,499	730.24	7,860
Level 21	789.61	8,499	730.24	7,860
Level 22	789.61	8,499	730.24	7,860
Level 23	789.61	8,499	730.24	7,860
Level 24	789.61	8,499	730.24	7,860
Level 25	789.61	8,499	730.24	7,860
Mech PH	298.97	3,218	35.86	386
Total - Below Grade	17,645.31	189,933	868.14	9,345
Total - Above Grade	29,560.58	319,264	26,612.72	286,457
<b>Total</b>	<b>47,205.89</b>	<b>509,197</b>	<b>27,480.86</b>	<b>295,802</b>
RETAIL				
LEVELS	GCA (m <sup>2</sup> )	GCA (Sq Ft)	GFA (m <sup>2</sup> )	GFA (Sq Ft)
Ground	333.64	3,591	311.97	3,358
Mezz	8.50	91	8.50	91
<b>Total</b>	<b>342.14</b>	<b>3,683</b>	<b>320.47</b>	<b>3,450</b>
<b>Total Residential + Retail</b>	<b>47,648.03</b>	<b>512,879.16</b>	<b>27,801.34</b>	<b>299,251.09</b>

5 GCA / GFA STATISTICS  
A100 REF

VEHICULAR PARKING							
Levels	Visitor/Retail	84 High Street	84 High Visitor	90 High Street	Car-Share	Residential	Accessible
P-7	12					12	0
P-6	48					48	0
P-5	49					49	0
P-4	49					49	0
P-3	49					49	0
P-2	49					49	0
P-1	49					49	0
Ground	8	1	1	1	2	298	2
<b>Total Provided</b>	<b>365</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>396</b>	<b>2</b>
<b>Ratio Provided</b>	<b>0.20/UNIT</b>	<b>0.11/100m<sup>2</sup></b>	<b>0.11/100m<sup>2</sup></b>	<b>0.11/100m<sup>2</sup></b>	<b>0.11/UNIT</b>	<b>0.80/UNIT</b>	<b>0.11/UNIT</b>
<b>Ratio Required</b>	<b>8/1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1/1</b>	<b>1/1</b>

  

BIKECYCLE PARKING					
Levels	Visitor(Indoor)	Retail (Indoor)	Retail (Outdoor)	Residential	Total
P-1	1	0	0	0	1
Ground	1	0	0	0	2
<b>Total Provided</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
<b>Ratio Provided</b>	<b>0.01/UNIT</b>	<b>0.15/100m<sup>2</sup></b>	<b>0.03/100m<sup>2</sup></b>	<b>0.1/UNIT</b>	<b>0.15/UNIT</b>
<b>Ratio Required</b>	<b>0.01/UNIT</b>	<b>0.15/100m<sup>2</sup></b>	<b>0.03/100m<sup>2</sup></b>	<b>0.1/UNIT</b>	<b>0.15/UNIT</b>

  

AMENITY			
Levels	Indoor (m <sup>2</sup> )	Outdoor (m <sup>2</sup> )	Total (m <sup>2</sup> )
Ground	214.43	298.61	513.04
Level 2	248.50	0.00	248.50
Level 3	497.02	451.30	948.32
<b>Total Provided</b>	<b>959.95</b>	<b>750.91</b>	<b>1,710.86</b>
<b>Ratio Provided</b>	<b>4.18 m<sup>2</sup>/UNIT</b>	<b>3.33 m<sup>2</sup>/UNIT</b>	<b>7.51 m<sup>2</sup>/UNIT</b>
<b>Ratio Required</b>	<b>4.00 m<sup>2</sup>/UNIT</b>	<b>3.00 m<sup>2</sup>/UNIT</b>	<b>7.00 m<sup>2</sup>/UNIT</b>

  

LANDSCAPE	
Levels	AREA(m <sup>2</sup> )
Ground	11,446
Level 2	11,146
Level 3	11,146
Level 4	11,146
Level 5	11,146
Level 6	11,146
Level 7	11,146
Level 8	11,146
Level 9	11,146
Level 10	11,146
Level 11	11,146
Level 12	11,146
Level 13	11,146
Level 14	11,146
Level 15	11,146
Level 16	11,146
Level 17	11,146
Level 18	11,146
Level 19	11,146
Level 20	11,146
Level 21	11,146
Level 22	11,146
Level 23	11,146
Level 24	11,146
Level 25	11,146
Mech PH	11,146
<b>Total Provided</b>	<b>334,282</b>
<b>Ratio Provided</b>	<b>7.07 m<sup>2</sup>/UNIT</b>
<b>Ratio Required</b>	<b>7.00 m<sup>2</sup>/UNIT</b>

4 PARKING & AMENITY STATISTICS  
A100 REF

ABBREVIATION LEGEND

ACC	ARCHITECTURAL CONCRETE TYPE	EL	ELEVATION	H	HOT	OC	ON CENTRE	S	SINK	US	UNDERSIDE
ACT	ACOUSTIC TILE	ELEC	ELECTRICAL	HD	HUB DRAIN	OD	OUTSIDE DIAMETER	S/A	SUPPLY AIR	V	VOLT
AD	AREA DRAIN	EOS	EDGE OF SLAB	HM	HOLLOW METAL	OH	OVERHEAD	SC	SEALED CONCRETE	VB	VAPOUR BARRIER
AES	ARCHITECTURAL EXPOSED STEEL	EP	ELECTRICAL PANEL	HOR	HORIZONTAL	PC	PRECAST CONCRETE	SD	SCUPPER DRAIN	VCT	VINYL COMPOSITE TILE TYPE
ALUM	ALUMINUM	EQ	EQUAL	HSS	HOLLOW STEEL SECTION	PLM	PLASTIC LAMINATE	SQ	SQUARE	VERT	VERTICAL
AFF	ABOVE FINISHED FLOOR	EXP	EXPOSURE FINISH TYPE	HT	HEIGHT	PLYWD	PLYWOOD	SQ FT	SQUARE FEET	VEST	VESTRULE
C	COLD	EXT	EXTERIOR	HW	HARDWOOD STRIP	PRE-FAB	PRE-FABRICATED	SSTL	STAINLESS STEEL	VP	VAPOUR BARRIER
CH	COLD & HOT	EJX	EXPANSION JOINT	I	INSULATED METAL	PS	PRESSED STEEL	STL	STEEL	W	WASHER, WIDE
CAR	CARPET	FD	FLOOR DRAIN	INS	INSULATION	PT	PAINT	SM	SIMILAR	WD	WOOD TYPE
CB	CONCRETE BLOCK	FN	FOUNDATION	INT	INTERIOR	PT	PRESSURE TREATED	STOR	STORAGE	WF	WOOD FINISH TYPE
CZ	CENTRE LINE	FNI	FINISHED	JT	JOINT	QM	QUIRK MITRE	STRUCT	STRUCTURE, STRUCTURAL	WP	WORKING POINT
CF	CERAMIC TILE	FL	FLOOR	LAM	LAMINATED	R	RISER RADIUS	SW	SWITCH	W.P.	WATERPROOF (MEMBRANE)
CJ	CONCRETE FINISH TYPE	FT	FOOT	LIN	LINEN	R.O.	ROUGH OPENING	T	TREAD	W.R.T.	WITH RESPECT TO
CL	CONCRETE JOINT	FTG	FOOTING	LN	LINEN	RIA	RETURN AIR	TBB	TILE BACKER BOARD	WI	WITH
COL	CLOSET	FRG	FIBRE REINFORCED GYPSUM	MA	MARBLE TYPE	RAD	RADIATOR	TEL	TELEPHONE	KXWB	EXTERIOR GYPSUM BOARD
COMC	CONCRETE BLOCK	DALV	DALVID	MAX	MAXIMUM	RB	RUBBER BASE	TKA	THICK THROUSE		
CONT	CONTINUOUS	GBL	GLASS BLOCK	MECH	MECHANICAL	RC	REINFORCED CONCRETE	T&S	TONGUE & GROOVE		
CT	CONCRETE COLUMN	GR	GRANITE	MIN	MINIMUM	RD	ROOF DRAIN	TV	TELEVISION		
CW	COVERED WITH	GL	GLASS	ML	MELAMINE	REF	REFERENCE DIMENSIONS	TYP	TYPICAL		
D	DIAMETER, DRIVER	GWB	GYPSUM WALLBOARD	MOD	MODULE	REINF	REINFORCED, REINFORCING	T10	TOP OF SLAB		
DFJ	DEFLECTION JOINT			MT	METAL TYPE	REQD	REQUIRED	T.O.B.	TOP OF BEAM		
DN	DOWN			NFHW	NO FREEZE WATER HOSE	RV	REVEAL	T.O.W.	TOP OF WALL		
DWG	DRAWING			NIC	NOT IN CONTRACT	REV	REVERSE				
				N	NUMBER	R/INSUL	RIGID INSULATION				
				NTS	NOT TO SCALE	RM	ROOM				

3 ABBREVIATION LEGEND  
A100 REF

ARCHITECTURAL DRAWING LIST

DRAWING NO.	TITLE	CONSULTANT	DRAWING NO.	TITLE	CONSULTANT
SCHEDULES					
A001	TITLE	CORE	A215	LEVEL 17	CORE
A100	CONTEXT PLAN, STATISTICS, ABBREV., DRAWINGS LIST & ZONING	CORE	A216	LEVEL 18	CORE
A100a	RESIDENTIAL SOLID WASTE MANAGEMENT	CORE	A217	LEVELS 19-25	CORE
A101a	SUN-SHADOW STUDY	CORE	A218	LEVEL MECHANICAL PENTHOUSE	CORE
A101b	SUN-SHADOW STUDY	CORE	A219	LEVEL ROOF	CORE
A101c	SUN-SHADOW STUDY	CORE	ELEVATIONS / SECTIONS		
A101d	SUN-SHADOW STUDY	CORE	A400	SOUTH ELEVATION	CORE
A101e	SUN-SHADOW STUDY	CORE	A401	EAST ELEVATION	CORE
A101f	SUN-SHADOW STUDY	CORE	A402	NORTH ELEVATION	CORE
A101g	SUN-SHADOW STUDY	CORE	A403	WEST ELEVATION	CORE
A102	SURVEY	JD BARNES	A410	SECTION 1	CORE
A103	PARCEL PLAN	CORE	A411	SECTION 2	CORE
A104	SITE PLAN	CORE	PERSPECTIVES		
PLANS					
A200	P7 PARKING LEVEL	CORE	A600	BUILDING PERSPECTIVE	CORE
A201	P6 PARKING LEVEL	CORE	A601	BUILDING PERSPECTIVE	CORE
A202	P5 PARKING LEVEL	CORE	A602	BUILDING PERSPECTIVE	CORE
A203	P4 PARKING LEVEL	CORE	A603	BUILDING PERSPECTIVE	CORE
A204	P3 PARKING LEVEL	CORE	A604	BUILDING PERSPECTIVE	CORE
A205	P2 PARKING LEVEL	CORE	A605	BUILDING PERSPECTIVE	CORE
A206	P1 PARKING LEVEL	CORE			
A207	GROUND LEVEL	CORE			
A208	MEZZANINE LEVEL	CORE			
A209	LEVEL 2	CORE			
A210	LEVELS 3-6	CORE			
A211	LEVEL 7	CORE			
A212	LEVELS 8-11	CORE			
A213	LEVEL 12	CORE			
A214	LEVELS 13-16	CORE			

2 DRAWING LIST  
A100 REF

UNIT DISTRIBUTION	1Bed	1Bed + Den	2Bed	2Bed+Den	Units per Floor
Ground	0	0	2	2	4
Level 2	4	4	4	4	16
Level 3	4	4	4	4	16
Level 4	4	4	4	4	16
Level 5	4	4	4	4	16
Level 6	4	4	4	4	16
Level 7	4	4	4	4	16
Level 8	4	4	4	4	16
Level 9	4	4	4	4	16
Level 10	4	4	4	4	16
Level 11	4	4	4	4	16
Level 12	4	4	4	4	16
Level 13	4	4	4	4	16
Level 14	4	4	4	4	16
Level 15	4	4	4	4	16
Level 16	4	4	4	4	16
Level 17	4	4	4	4	16
Level 18	4	4	4	4	16
Level 19	4	4	4	4	16
Level 20	4	4	4	4	16
Level 21	4	4	4	4	16
Level 22	4	4	4	4	16
Level 23	4	4	4	4	16
Level 24	4	4	4	4	16
Level 25	4	4	4	4	16
Mech PH	4	4	4	4	16
<b>Total Provided</b>	<b>128</b>	<b>128</b>	<b>128</b>	<b>128</b>	<b>512</b>
<b>Ratio Provided</b>	<b>1.00/UNIT</b>	<b>1.00/UNIT</b>	<b>1.00/UNIT</b>	<b>1.00/UNIT</b>	<b>1.00/UNIT</b>
<b>Ratio Required</b>	<b>1.00/UNIT</b>	<b>1.00/UNIT</b>	<b>1.00/UNIT</b>	<b>1.00/UNIT</b>	<b>1.00/UNIT</b>

1 UNIT DISTRIBUTION / SUMMARY  
A100 REF

SO WEST GO	UNITS	UNITS	UNITS
Ground	4	4	4
Level 2	16	16	16
Level 3	16	16	16
Level 4	16	16	16
Level 5	16	16	16
Level 6	16	16	16
Level 7	16	16	16
Level 8	16	16	16
Level 9	16	16	16
Level 10	16	16	16
Level 11	16	16	16
Level 12	16	16	16
Level 13	16	16	16
Level 14	16	16	16
Level 15	16	16	16
Level 16	16	16	16
Level 17	16	16	16
Level 18	16	16	16
Level 19	16	16	16
Level 20	16	16	16
Level 21	16	16	16
Level 22	16	16	16
Level 23	16	16	16
Level 24	16	16	16
Level 25	16	16	16
Mech PH	16	16	16
<b>Total Provided</b>	<b>512</b>	<b>512</b>	<b>512</b>
<b>Ratio Provided</b>	<b>1.00/UNIT</b>	<b>1.00/UNIT</b>	<b>1.00/UNIT</b>
<b>Ratio Required</b>	<b>1.00/UNIT</b>	<b>1.00/UNIT</b>	<b>1.00/UNIT</b>

03 RE-ISSUED FOR OPA / REZONING 17 AUG 2023

02 RE-ISSUED FOR OPA / REZONING 28 OCT 2022

01 ISSUED FOR OPA / REZONING 17 DEC 2021

No Revisions Date