

PROJECT TEAM

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Engineering

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Donald Luxton &
Associates

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Structural
DIALOG

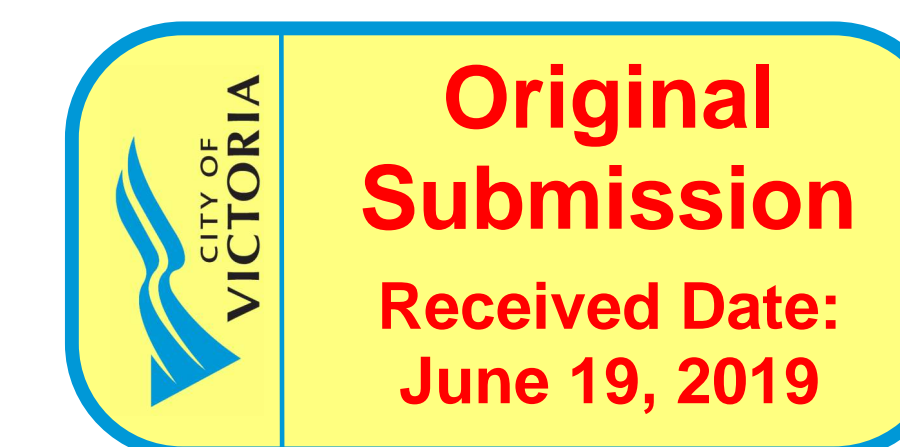
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PROJECT NAME: **NORTHERN JUNK**
PROJECT ADDRESS: **1314 WHARF STREET**
LEGAL DESCRIPTION: **LOT 182F (001-005-723)**
GOVERNING BUILDING CODE: **BCBC 2018**

REZONING/HERITAGE ALTERATION PERMIT APPLICATION

June 19, 2019



DIALOG[®]



ISSUED FOR
1 19/06/19 REZONING /HERITAGE ALTERATION PERMIT

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NORTHERN JUNK

1314 WHARF STREET

Cover Sheet

DRAWN: SO PLOT DATE: 19-6-14 CHECKED: AP

A-000

PROJECT DATA

PROJECT NAME: NORTHERN JUNK
 PROJECT ADDRESS: 1314 WHARF STREET
 LEGAL DESCRIPTION: LOT 182F (001-005-723)
 GOVERNING BUILDING CODE: BCBC 2018

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	INNER HARBOUR HERITAGE DISTRICT
NET AREA (sqm) *Above Natural Boundary	1218 sm
GROSS SITE AREA (sqm)	1376 sm
TOTAL FLOOR AREA	4136 sm
COMMERCIAL FLOOR AREA	873.4 sm
FLOOR SPACE RATIO	3.40
SITE COVERAGE %	62.8%
OPEN SITE SPACE %	37.2 %
HEIGHT OF BUILDING FROM AVERAGE GRADE (m)	20.5 (m)
HEIGHT OF BUILDING FROM STREET GRADE (m)	18.8 (m)
NUMBER OF STOREYS	5 STOREYS FROM WHARF (6 FROM HARBOUR)
PARKING STALLS ON SITE	0
BICYCLE PARKING (long term)	71
BUILDING SETBACKS (SEE SITE PLAN)	
FRONT YARD (EAST)	0 m
REAR YARD (WEST)	13.84 m
SIDE YARD (NORTH)	0 m
SIDE YARD (SOUTH)	0 m
RESIDENTIAL USE DETAILS (SEE UNIT TYPE TABLE)	
TOTAL NUMBER OF UNITS	47
UNIT TYPE (SEE UNIT TYPE TABLE)	STUDIO, 1BD, 2BD, 3BD
GROUND ORIENTED UNITS	0
MINIMUM UNIT FLOOR AREA	37.5 sm
TOTAL RESIDENTIAL FLOOR AREA	2649 sm

DRAWING LIST

ARCHITECTURAL

- A000 COVER SHEET
- A001 PROJECT DATA
- A002 SITE SURVEY
- A003 AVERAGE GRADE PLAN
- A010 AREA PLANS
- A011 AREA PLANS
- A012 AREA PLANS
- A013 AREA PLANS
- A101 SITE PLAN
- A201 PLAN - LEVEL 00
- A202 PLAN - LEVEL 01
- A203 PLAN - LEVEL 02
- A204 PLAN - LEVEL 03-04
- A205 PLAN - LEVEL 05
- A206 PLAN - ROOF
- A401 SOUTH ELEVATION
- A402 WEST ELEVATION
- A403 NORTH ELEVATION
- A404 EAST ELEVATION
- A405 CONTEXT ELEVATIONS
- A501 SECTION - A1

LANDSCAPE

SEE LANDSCAPE SET

PROJECT DATA SUMMARY

AREA SUMMARY

ASSUMPTIONS	SQ FT	m2
SITE AREA (ABOVE PRESENT NATURAL BOUNDARY)	13,107	1218
MAX ALLOWABLE DENSITY (4.4)	57,672	5358
EXISTING FOOTPRINTS	5,175	481

AREAS BY USE	
CRU 2 - L01	231.9 sm
CRU 1 - L01	228.4 sm
CRU 1 - L00	212.7 sm
CRU 2 - L00	200.4 sm
TOTAL COMMERCIAL	873.4 sm (9,401.3 sf)
Building Gross Area	4136.2 sm
Total Commercial Area	873.4 sm (9,401 sf)
TOTAL RESIDENTIAL	3262.8 sm (35,120.8 sf)
NET RESIDENTIAL	2649.4 sm
NET RENTABLE (RES+COMM)	3,523 sm

SITE AREAS (SEE AREA PLANS A-010)	
GROSS SITE AREA	1376 sm
NET SITE AREA	1218 sm
DFW SRW AREA	199 sm
OPEN AREA	453 sm
BUILDING FOOTPRINT	765 sm
OPEN AREA %	37.2%
NET SITE AREA - DFW S.R.W. AREA	1018.5 sm

BUILDING GROSS AREA	
L00 Gross	398 sm
L00 Gross	213 sm
L00 TOTAL	611 sm
L01 Gross	251 sm
L01 Gross	321 sm
L01 TOTAL	572 sm
L02 Gross	738 sm
L02 TOTAL	738 sm
L03 Gross	738 sm
L03 TOTAL	738 sm
L04 Gross	738 sm
L04 Total	738 sm
L05 Gross	738 sm
L05 Total	738 sm
BUILDING GROSS	4,136 sm
SITE AREA FOR FSR	1,218 sm
FSR	3.40
NET RENTABLE (RES+COMM)	3,523 sm

UNIT SUMMARY

UNIT TYPES						
LEVEL	STUDIO	1BD	2BD	3BD	-	TOTAL UNITS
LEVEL P1	0	0	0	0	0	0
LEVEL 01	0	0	0	0	0	0
LEVEL 02	1	8	2	1	0	12
LEVEL 03	1	8	2	1	0	12
LEVEL 04	1	8	2	1	0	12
LEVEL 05	1	6	3	1	0	11
LEVEL 06	0	0	0	0	0	0
TOTAL	4	30	9	4	0	47
PERCENTAGE	9%	64%	19%	9%	0%	100%
FAMILY UNITS				28%		

AVERAGE UNIT SIZES					
LEVEL	TOTAL AREA PER FLOOR BY TYPE				
	STUDIO	1BD	2BD	3BD	TOTAL UNITS
LEVEL 00	0	0	0	0	0
LEVEL 01	0	0	0	0	0
LEVEL 02	37	392	151	82	662
LEVEL 03	37	392	151	82	662
LEVEL 04	37	392	151	82	662
LEVEL 05	37	286	257	82	662
TOTAL	150 sm	1,461 sm	709 sm	329 sm	2,649 sm
Unit Count	4	30	9	4	47
AVG SIZES	37 sm	49 sm	79 sm	82 sm	56 sm
AVG SIZES (SF)	403.3 sf	524.4 sf	848.5 sf	884.2 sf	606.8 sf

PARKING SUMMARY

NOTE: NO VEHICLE PARKING PROVIDED ON SITE. SEE TRAFFIC REPORT FOR TRAFFIC MANAGEMENT STRATEGY

BICYCLE PARKING			
Residential	Count	Req'mt	Provided
1.0/ Unit < 45m2	12	12	
1.25/ Unit > 45m2	35	43.75	
Total Residential	47	55.75	66
Commercial	Area	Req'mt	Provided
1.0/ 200 m2	873.4m2	4.4	
Total		5	5

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NORTHERN JUNK

1314 WHARF STREET

Project Data

DRAWN: SO CHECKED: AP
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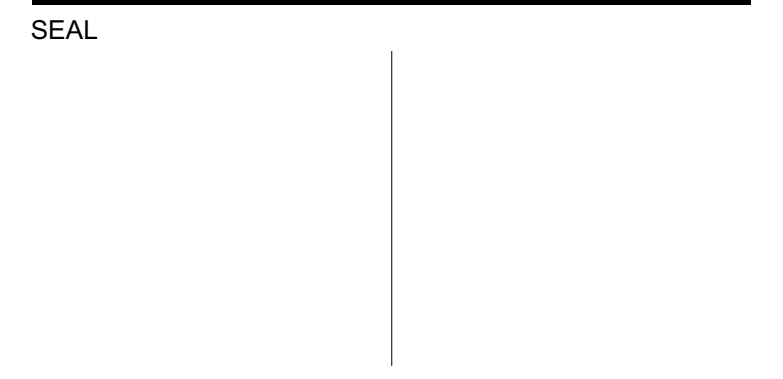
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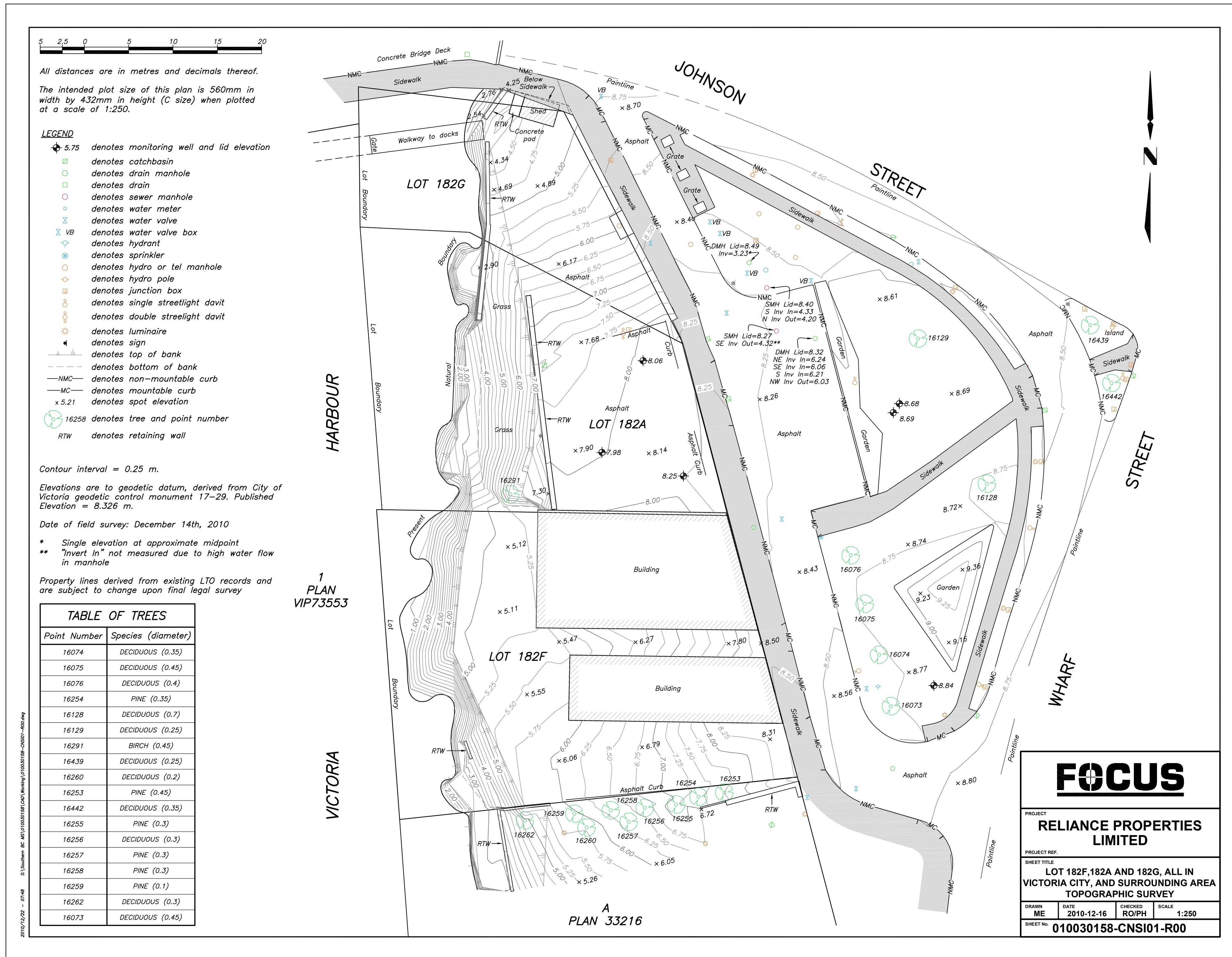
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1314 WHARF STREET

Site Survey

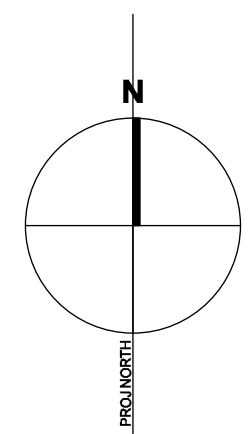
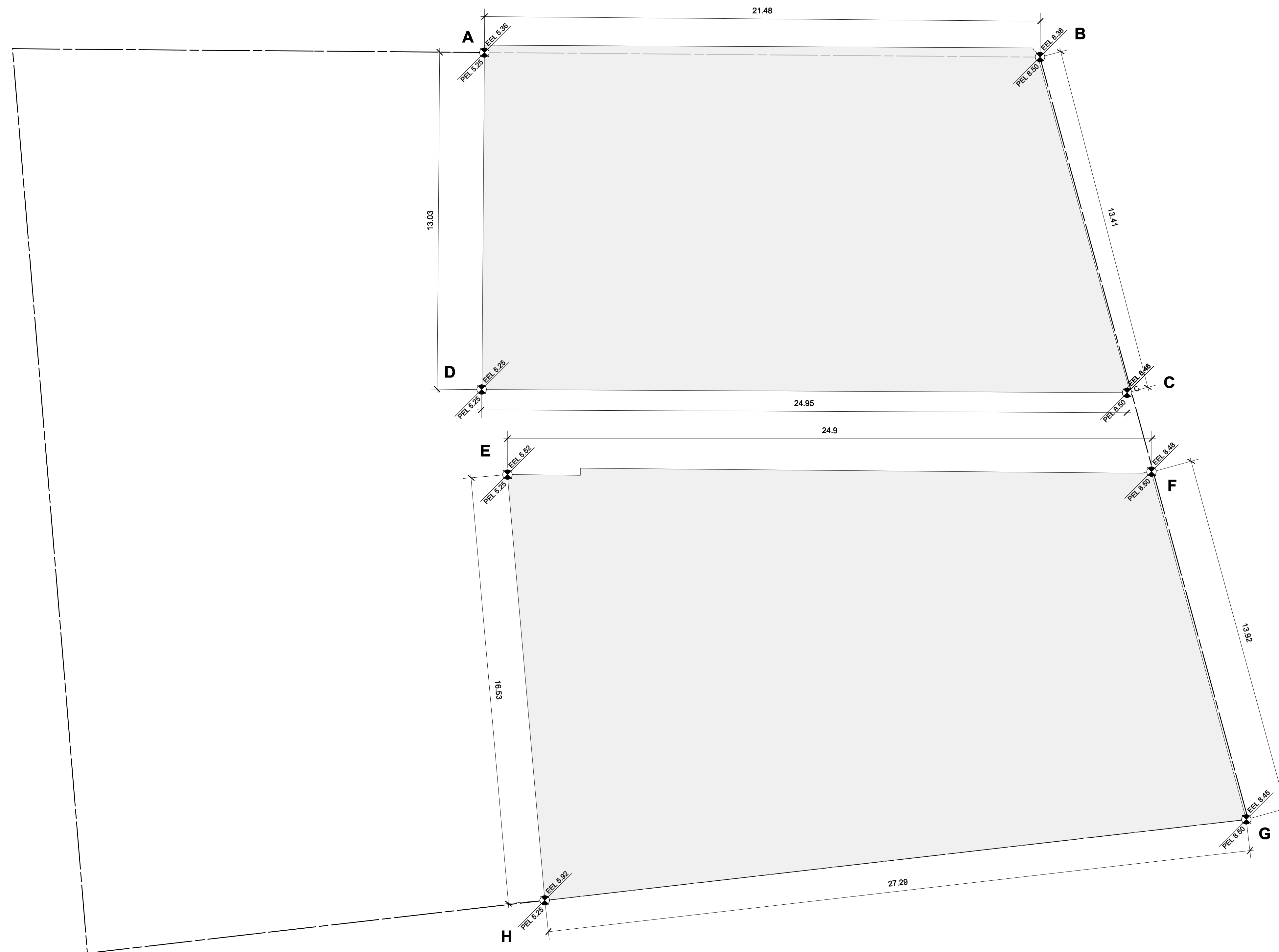
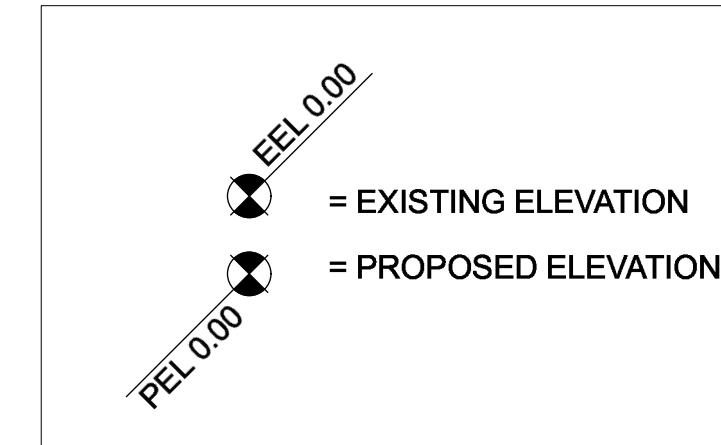
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A-002



SURVEY INCLUDED FOR REFERENCE ONLY. NTS

GRADE CALCULATION	Average of Points	Distance Between Points	Totals
A+B	6.815 m	x 21.48 m	= 146.4 m
B+C	8.42 m	x 13.41 m	= 112.9 m
C+D	6.855 m	x 24.95 m	= 171.0 m
D+A	5.305 m	x 13.03 m	= 69.1 m
E+F	6.865 m	x 24.9 m	= 170.9 m
F+G	8.465 m	x 13.92 m	= 117.8 m
G+H	6.85 m	x 27.29 m	= 186.9 m
H+E	5.25 m	x 16.53 m	= 86.8 m
Average Grade Calculation		155.5 m	+ 1061.9 m = 6.8 m



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NORTHERN JUNK
1314 WHARF STREET

Average Grade Plan

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A-003

SURVEYORS LETTER/RATIONALE



File No: 171-10644-00 Date: July 26th, 2017

To: Crosstown Properties (Wharf Street) Ltd.
305 - 111 Water Street
Vancouver, BC V6B 1A7

From: Mitch Laseur, BCLS
WSP Canada
301 - 3600 Uptown Boulevard
Victoria, BC V8Z 0B9
Phone 250.384.5510

Attention: Juan Pereira

RE: AREA CALCULATION - ABOVE AND BELOW PRESENT NATURAL BOUNDARY
LOT 182F, LOT 182G, LOT 182A, and CLOSED ROAD PLAN EPP8684;
BEING THE PROPOSED JOHNSON STREET GATEWAY SITE

This letter is written to verify the areas of the above noted properties. The properties in question contain land falling below the Present Natural Boundary. We confirm that our interpretation of the Present Natural Boundary is coincident with the definition of the Ordinary High Water Mark.

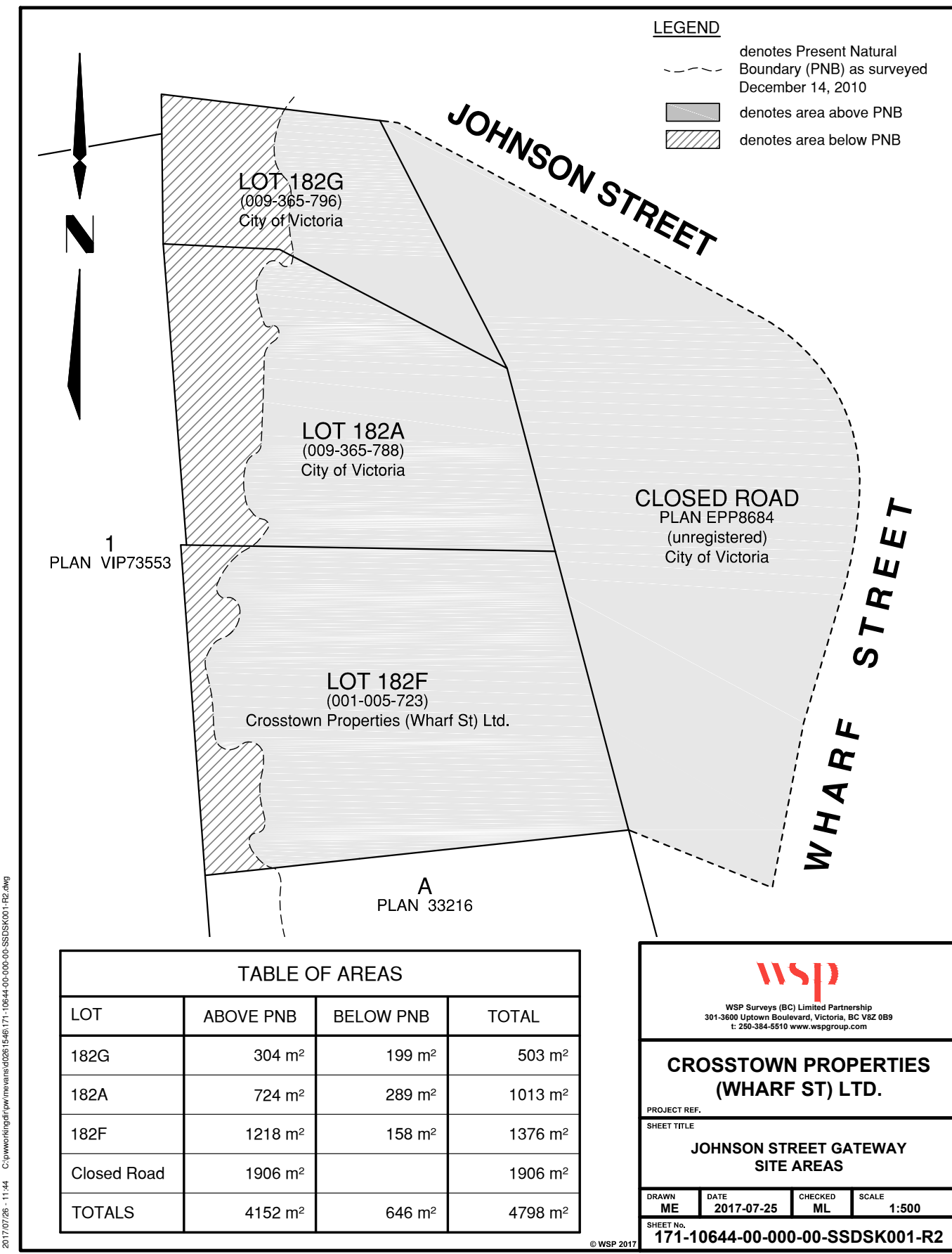
To clarify the allocation of these areas we have prepared the attached sketch detailing those areas above and below the Present Natural Boundary.

In summary:
The total area above the Present Natural Boundary for these properties is **4,152 square meters**.
The total area below the Present Natural Boundary for these properties is **646 square meters**.

Regards,

Mitch Laseur, BCLS
Branch Manager / Land Surveyor, Victoria Geomatics
Cc: Adrian Politano, Rory O'Connell, Sheila Middleton

WSP
301 - 3600 Uptown Boulevard
Victoria, BC V8Z 0B9
Phone: 1 + 250.384.5510
www.wsp.com



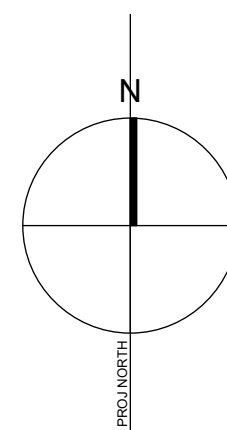
SITE AREAS

SITE AREAS (SEE AREA PLANS A-010)	
GROSS SITE AREA	1376 sq m
NET SITE AREA	1218 sq m
DFW SRW AREA	199 sq m
OPEN AREA	453 sq m
BUILDING FOOTPRINT	765 sq m
OPEN AREA %	37.2%
NET SITE AREA - DFW S.R.W. AREA	1018.5 sq m

*NET SITE AREA IS ABOVE PRESENT NATURAL BOUNDARY



SITE AREAS - AREA PLAN 1
SCALE: 1:100



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Area Plans

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Area Plans

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LEVEL 01 AREAS		
SUITE NUMBER	SUITE TYPE	SUITE AREA
CRU1	CRU 1 - L00	212.7 sm
CRU2	CRU 2 - L00	200.4 sm
Total Suite Area		413.1 sm
L00 GROSS		398.0 sm
L00 GROSS		212.5 sm
Total Gross Area		610.5 sm
EFFIC		68%

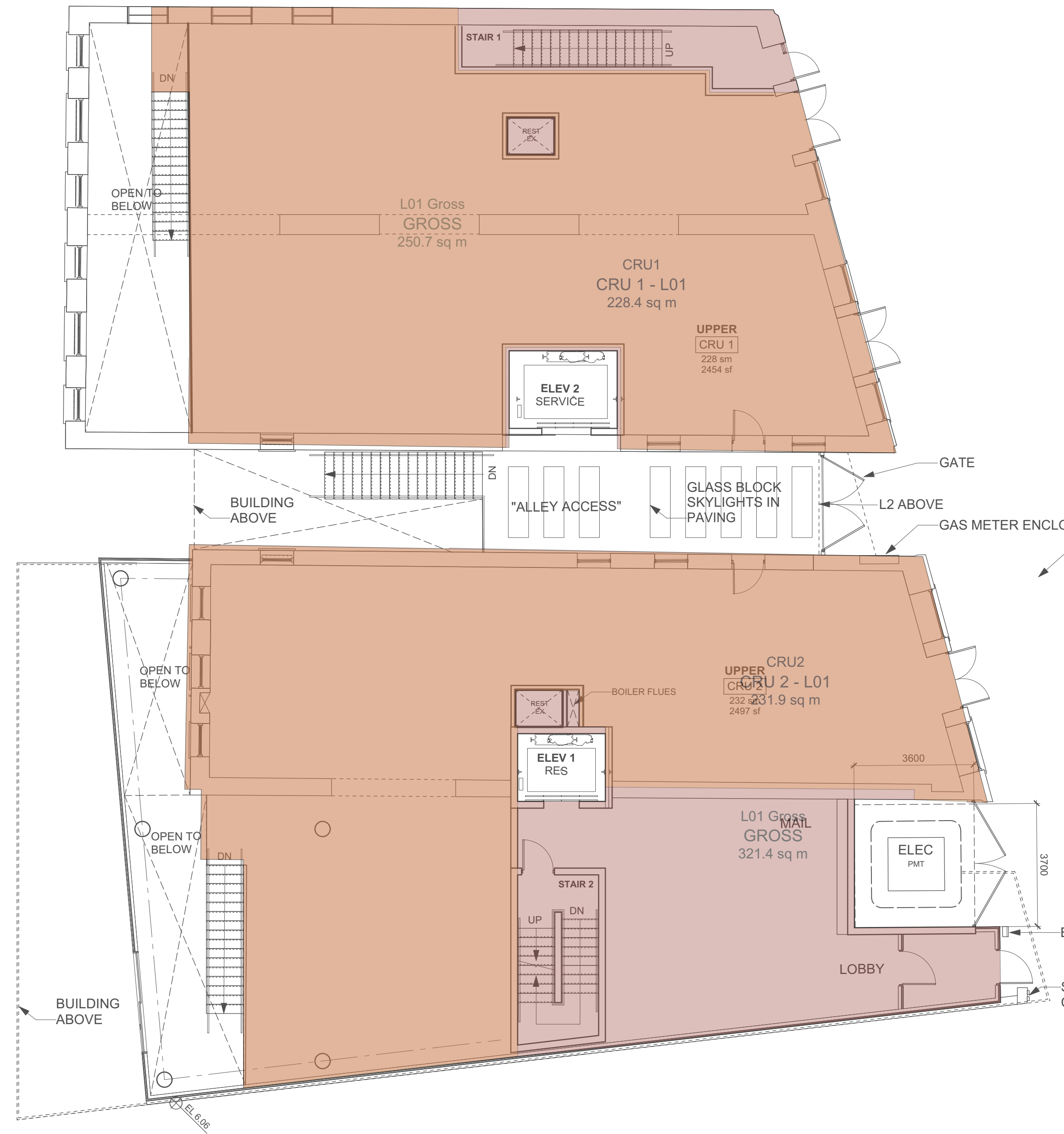
LEVEL 01 AREAS		
SUITE NUMBER	SUITE TYPE	SUITE AREA
CRU1	CRU 1 - L01	228.4 sm
CRU2	CRU 2 - L01	231.9 sm
Total Suite Area		460.3 sm
L01 Gross		250.7 sm
L01 Gross		321.4 sm
Total Gross Area		572.1 sm
EFFIC		80%

AREA LEGEND

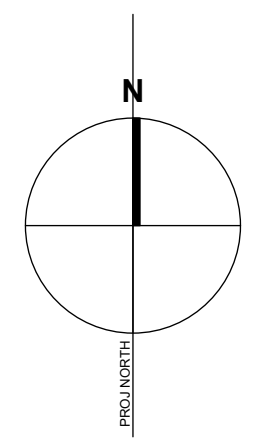
- RESIDENTIAL SUITE
- COMMERCIAL AREA
- GROSS FLOOR AREA



LEVEL 00 - FSR AREA PLAN 1
 SCALE: 1:100



LEVEL 01 - FSR AREA PLAN 2
 SCALE: 1:100



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 1314 WHARF STREET

Area Plans
 DRAWN: SO PLOT DATE: 19-6-14 CHECKED: AP

A-012

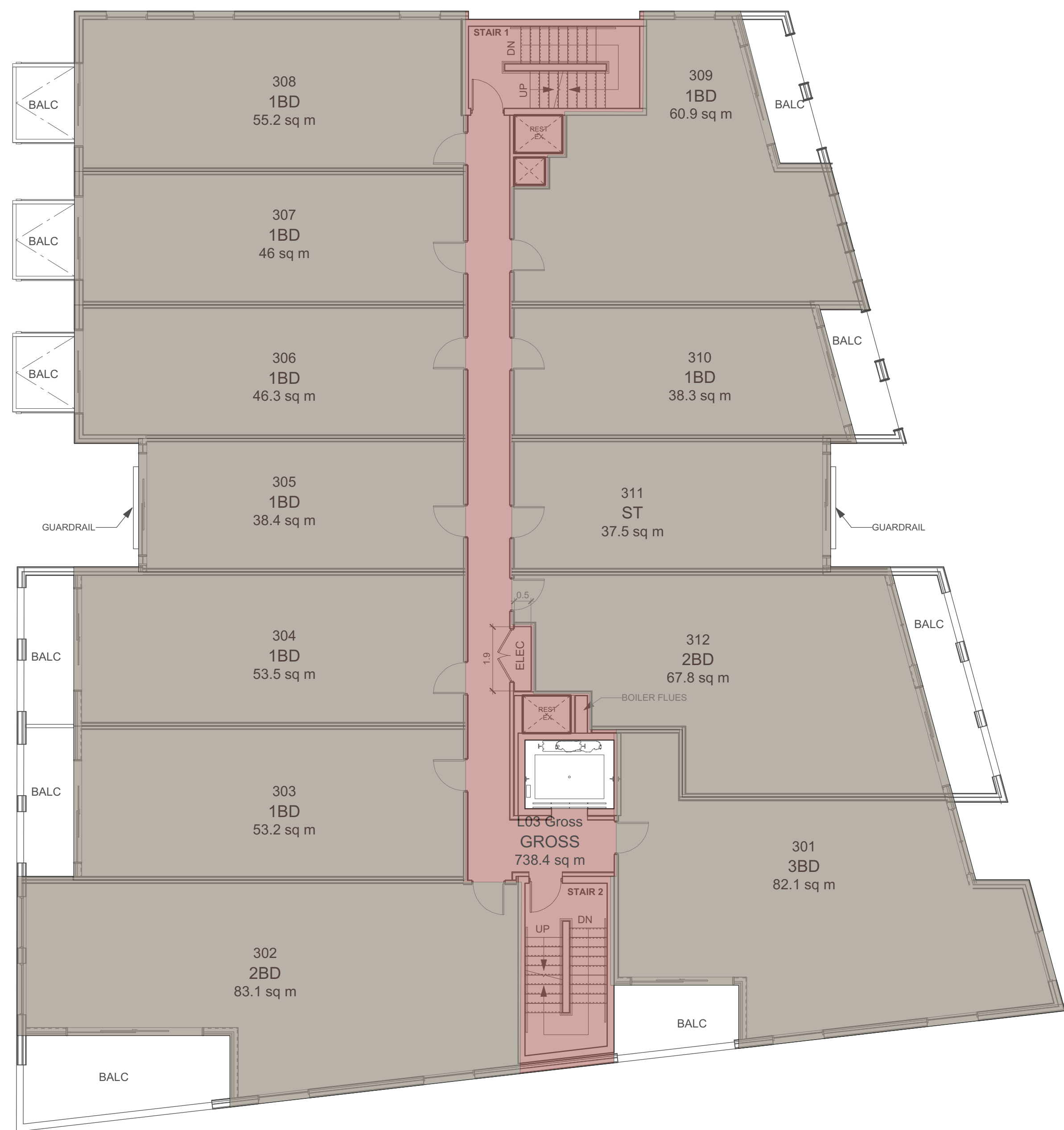
LEVEL 02 AREAS		
SUITE NUMBER	SUITE TYPE	SUITE AREA
201	3BD	82 sm
202	2BD	83 sm
203	1BD	53 sm
204	1BD	54 sm
205	1BD	38 sm
206	1BD	46 sm
207	1BD	46 sm
208	1BD	55 sm
209	1BD	61 sm
210	1BD	38 sm
211	ST	38 sm
212	2BD	68 sm
Total Suite Area		662 sm
GROSS		738 sm
Total Gross Area		738 sm
EFFIC		90%

LEVEL 03-04 AREAS sm		
SUITE NUMBER sm	SUITE TYPE sm	SUITE AREA
301 sm	3BD sm	82 sm
302 sm	2BD sm	83 sm
303 sm	1BD sm	53 sm
304 sm	1BD sm	54 sm
305 sm	1BD sm	38 sm
306 sm	1BD sm	46 sm
307 sm	1BD sm	46 sm
308 sm	1BD sm	55 sm
309 sm	1BD sm	61 sm
310 sm	1BD sm	38 sm
311 sm	ST sm	38 sm
312 sm	2BD sm	68 sm
Total Suite Area sm		662 sm
GROSS sm		738 sm
Total Gross Area sm		738 sm
EFFIC		90%

AREA LEGEND
 RESIDENTIAL SUITE
 COMMERCIAL AREA
 GROSS FLOOR AREA



LEVEL 02 - FSR AREA PLAN
 SCALE: 1:100 1



LEVEL 03 - FSR AREA PLAN
 SCALE: 1:100 2

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NORTHERN JUNK
1314 WHARF STREET

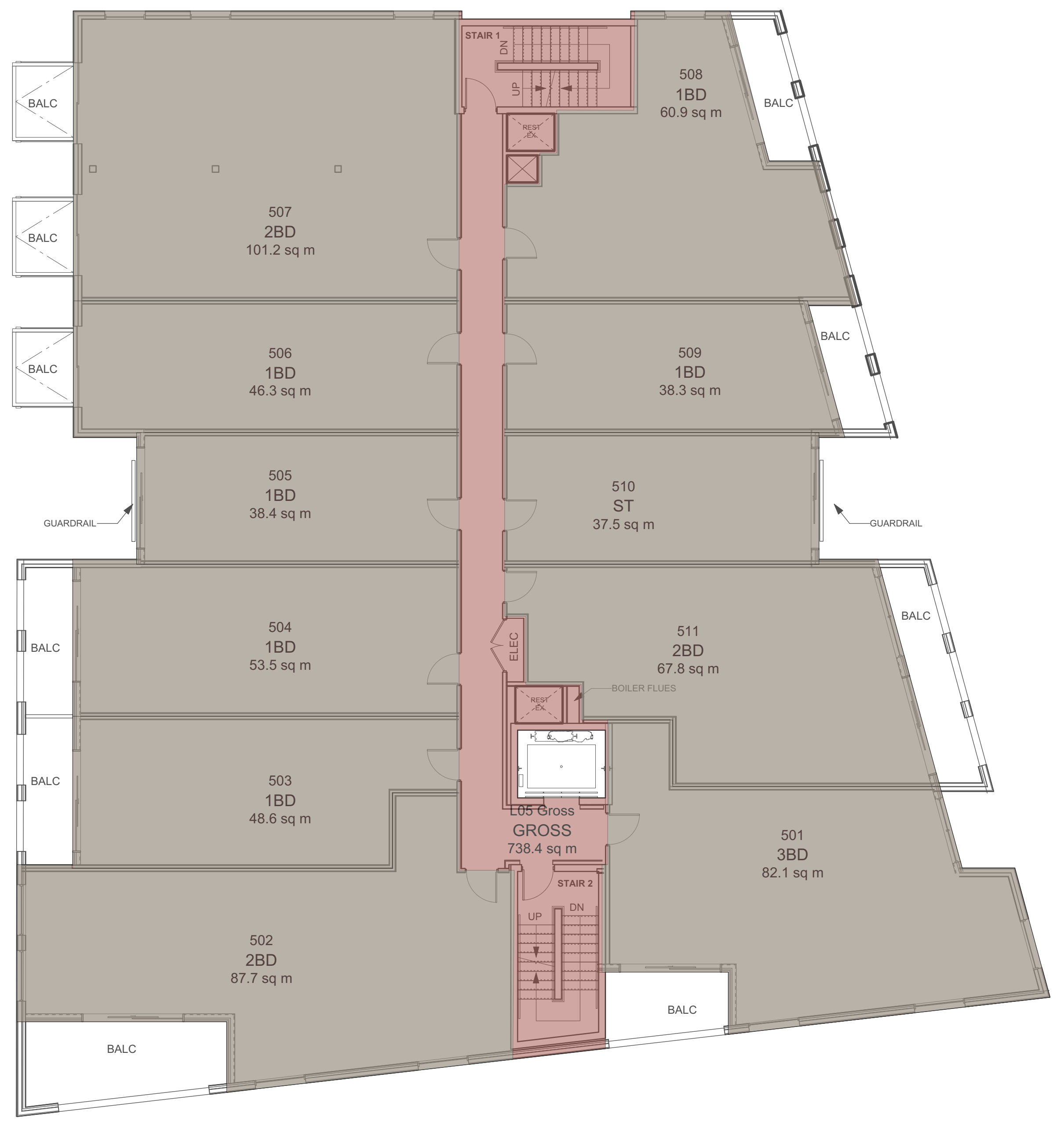
Area Plans
DRAWN: PLOT DATE: 19-6-14 CHECKED:

A-013

LEVEL 03-04 AREAS sm		
SUITE NUMBER sm	SUITE TYPE sm	SUITE AREA
301 sm	3BD sm	82 sm
302 sm	2BD sm	83 sm
303 sm	1BD sm	53 sm
304 sm	1BD sm	54 sm
305 sm	1BD sm	38 sm
306 sm	1BD sm	46 sm
307 sm	1BD sm	46 sm
308 sm	1BD sm	55 sm
309 sm	1BD sm	61 sm
310 sm	1BD sm	38 sm
311 sm	ST sm	38 sm
312 sm	2BD sm	68 sm
Total Suite Area sm		662 sm
GROSS sm		738 sm
Total Gross Area sm		738 sm
EFFIC		90%

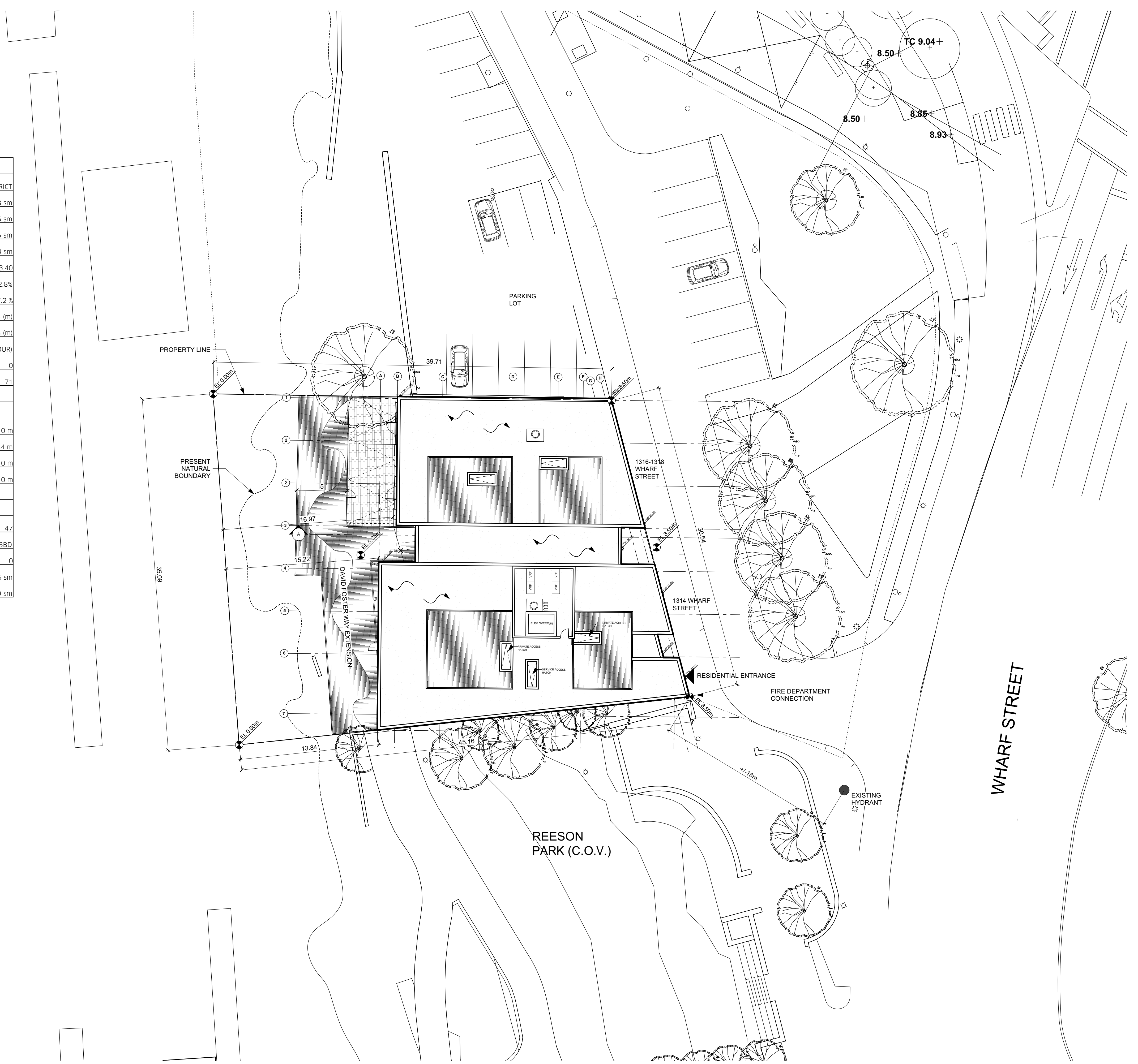
LEVEL 05 AREAS		
SUITE NUMBER	SUITE TYPE	SUITE AREA
501	3BD	82 sm
502	2BD	88 sm
503	1BD	49 sm
504	1BD	54 sm
505	1BD	38 sm
506	1BD	46 sm
507	2BD	101 sm
508	1BD	61 sm
509	1BD	38 sm
510	ST	38 sm
511	2BD	68 sm
Total Suite Area		662 sm
GROSS		738 sm
Total Gross Area		738 sm
EFFIC		90%

AREA LEGEND
RESIDENTIAL SUITE
COMMERCIAL AREA
GROSS FLOOR AREA

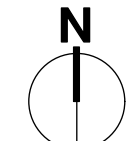


Address: 1314 WHARF ST
 PID: 001-005-723
 Folio: 01074004
 Legal Information: LOT 182-F,
 VICTORIA

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	INNER HARBOUR HERITAGE DISTRICT
NET AREA (sqm) *Above Natural Boundary	1218 sqm
GROSS SITE AREA (sqm)	1376 sqm
TOTAL FLOOR AREA	4136 sqm
COMMERCIAL FLOOR AREA	873.4 sqm
FLOOR SPACE RATIO	3.40
SITE COVERAGE %	62.8%
OPEN SITE SPACE %	37.2 %
HEIGHT OF BUILDING FROM AVERAGE GRADE (m)	20.5 (m)
HEIGHT OF BUILDING FROM STREET GRADE (m)	18.8 (m)
NUMBER OF STOREYS	5 STOREYS FROM WHARF (6 FROM HARBOUR)
PARKING STALLS ON SITE	0
BICYCLE PARKING (long term)	71
BUILDING SETBACKS (SEE SITE PLAN)	
FRONT YARD (EAST)	0 m
REAR YARD (WEST)	13.84 m
SIDE YARD (NORTH)	0 m
SIDE YARD (SOUTH)	0 m
RESIDENTIAL USE DETAILS (SEE UNIT TYPE TABLE)	
TOTAL NUMBER OF UNITS	47
UNIT TYPE (SEE UNIT TYPE TABLE)	STUDIO, 1BD, 2BD, 3BD
GROUND ORIENTED UNITS	0
MINIMUM UNIT FLOOR AREA	37.5 sqm
TOTAL RESIDENTIAL FLOOR AREA	2649 sqm



SITE PLAN 1
 SCALE: 1:200



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1314 WHARF STREET

Site Plan

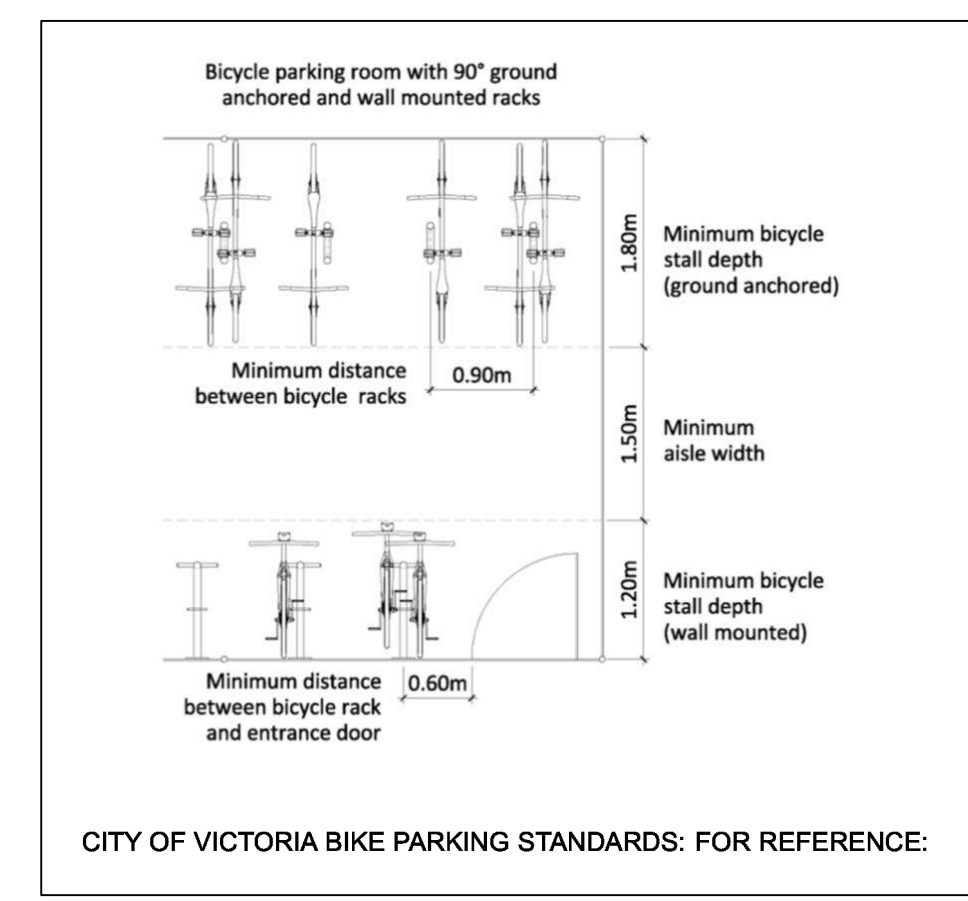
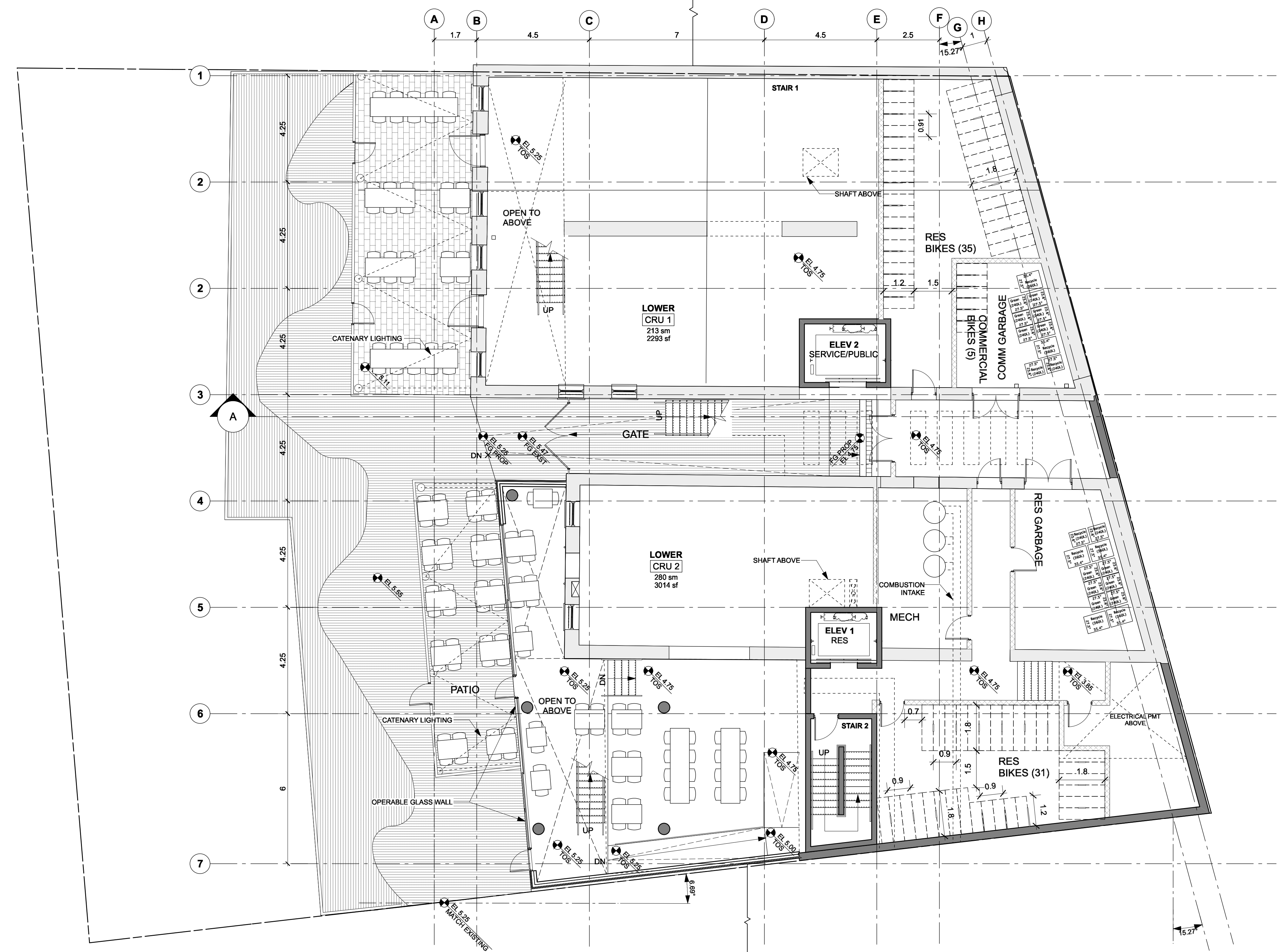
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A-101

GENERAL PLAN NOTES:

- SEE AREA PLANS FOR FLOOR AND SUITE AREAS
- SEE LANDSCAPE FOR ALL SITE FURNISHINGS, PLANTING AND SITE MATERIALS

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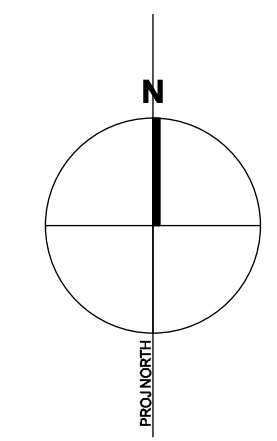
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1314 WHARF STREET
 Plans - L00

DRAWN: PLOT DATE: 19-6-14 CHECKED:

PLAN L00
 SCALE: 1:100

A-201

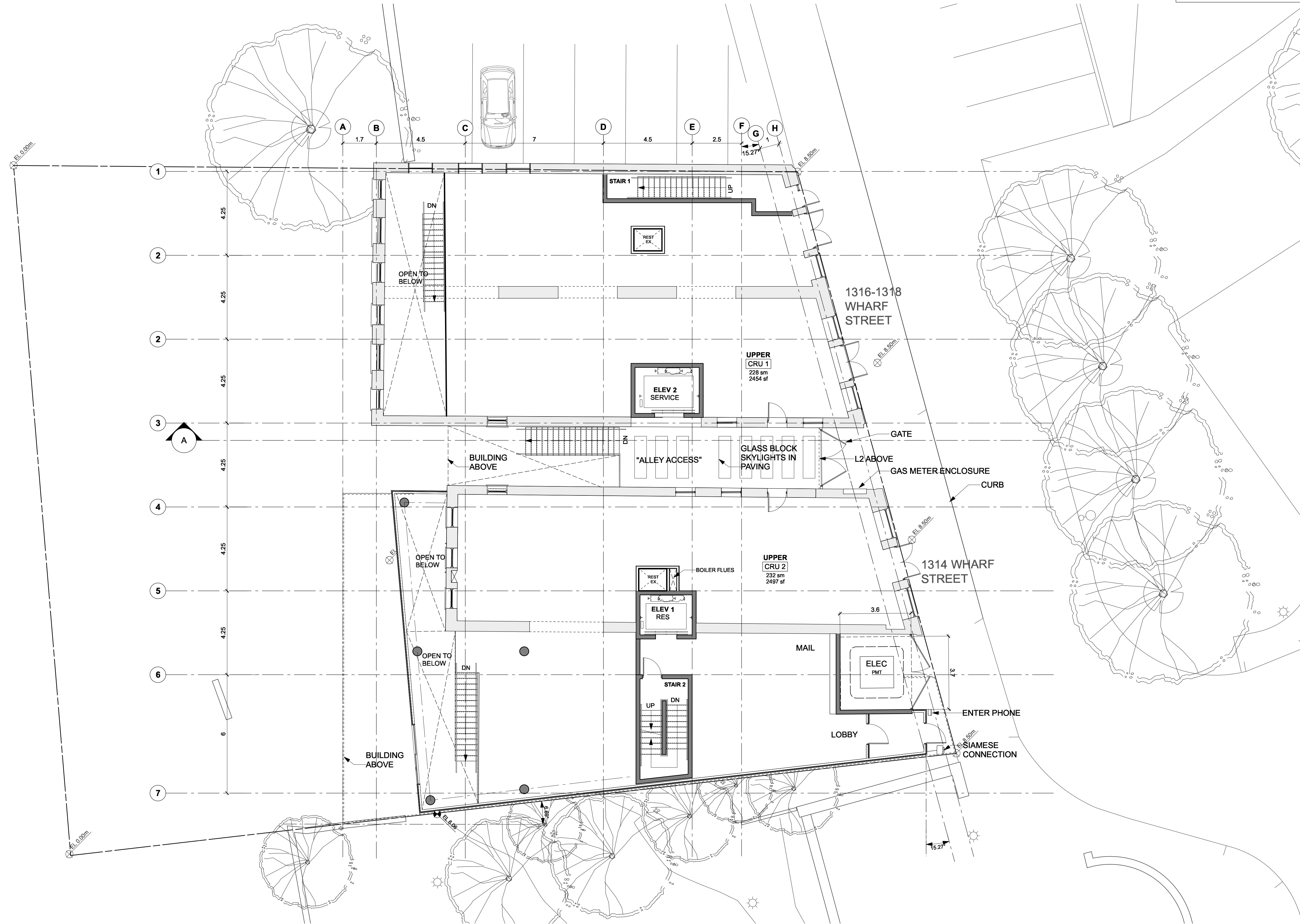


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 1314 WHARF STREET

Plan - Level 01

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A-202

GENERAL PLAN NOTES:

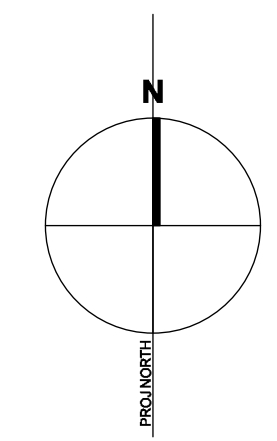
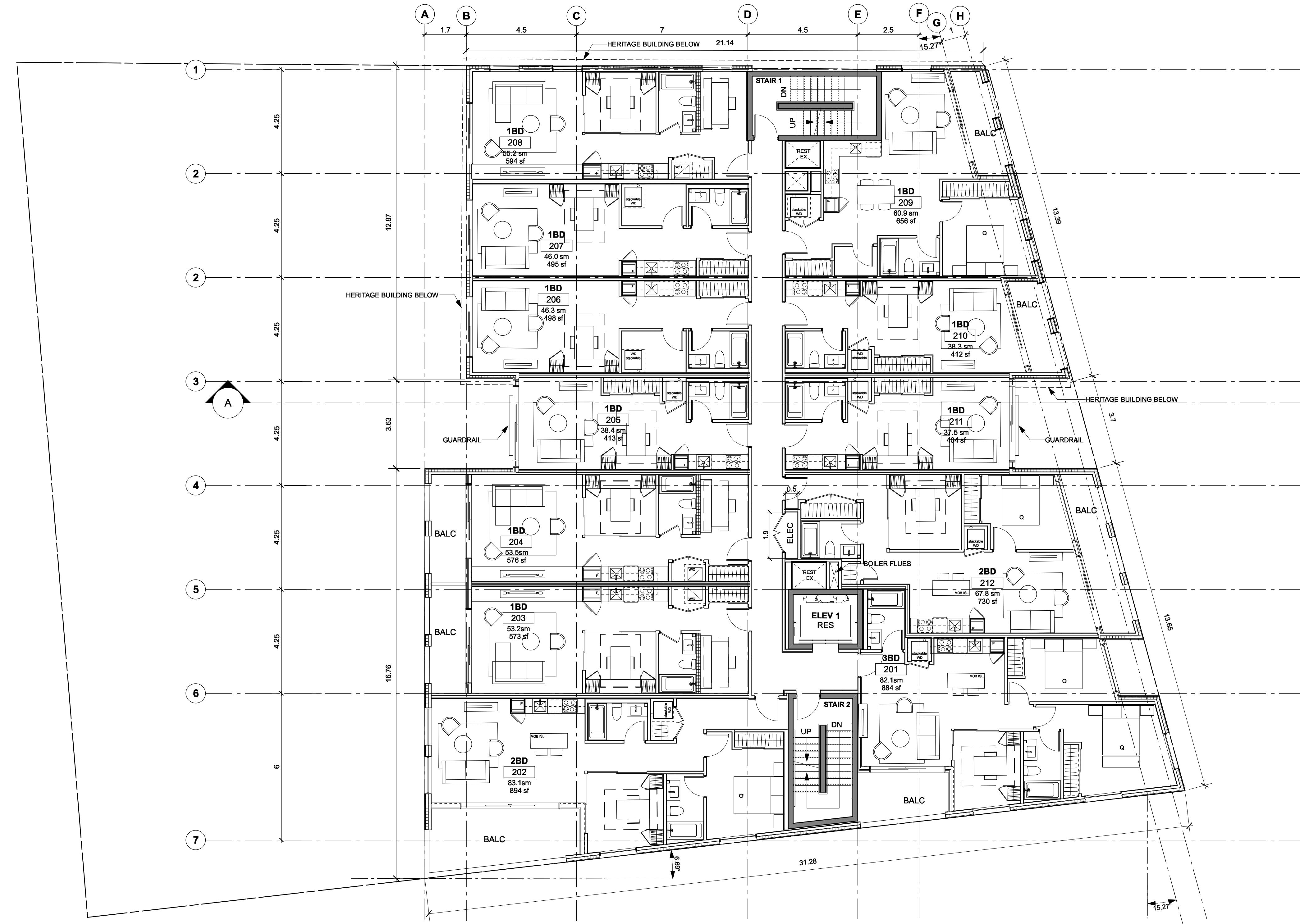
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PLAN L2
 SCALE: 1:100

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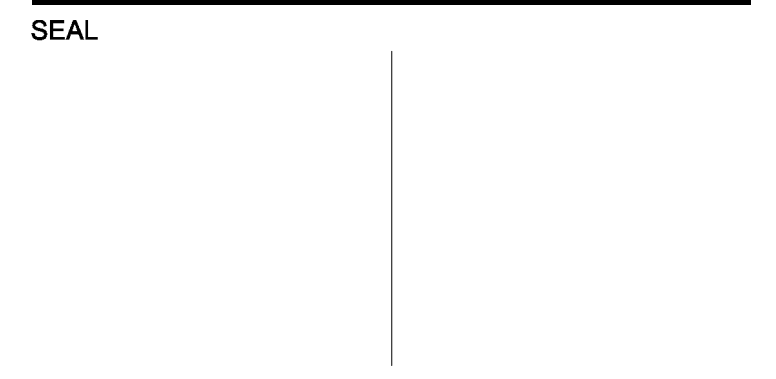
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Plan - Level 02

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A-203

GENERAL PLAN NOTES:

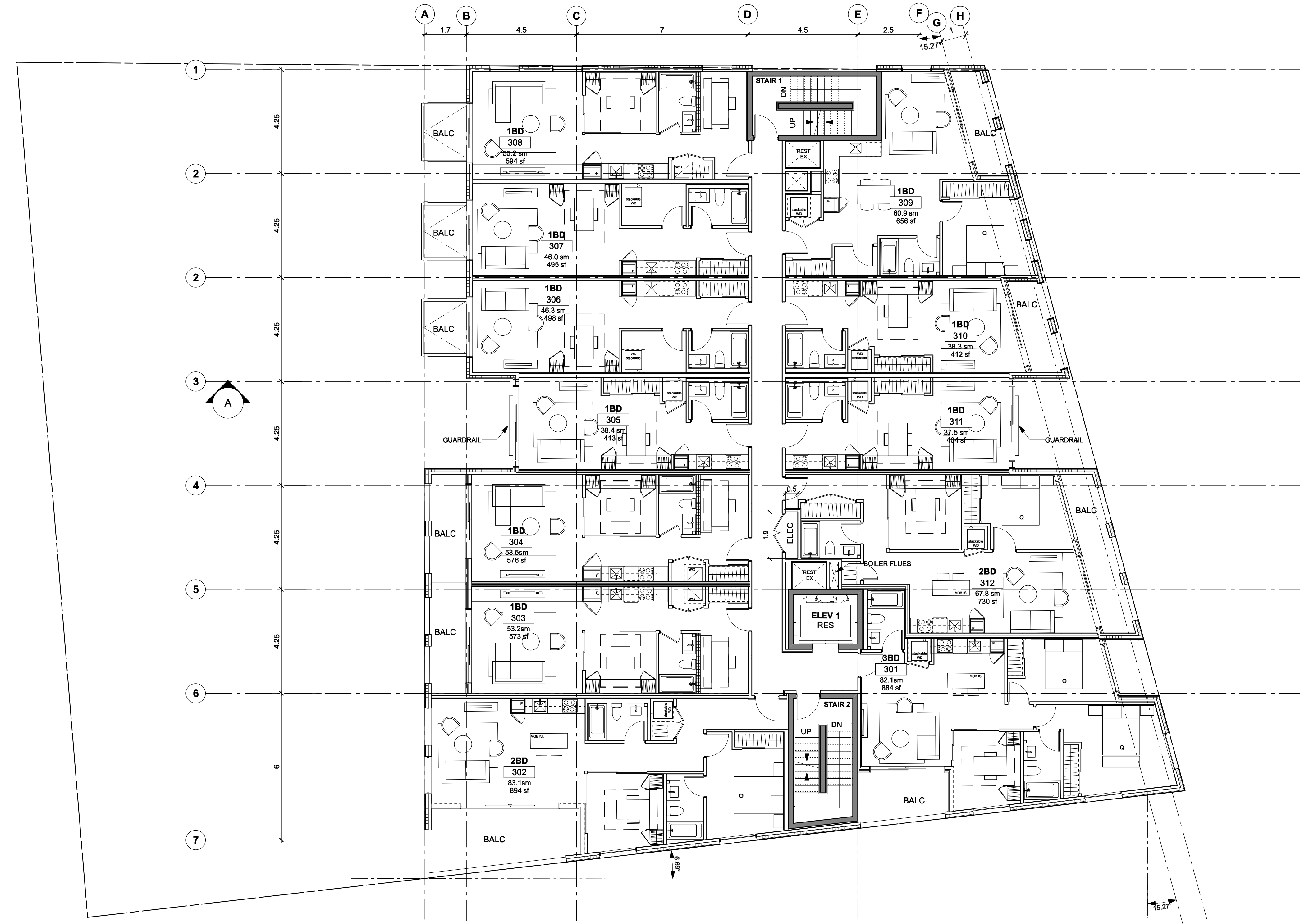
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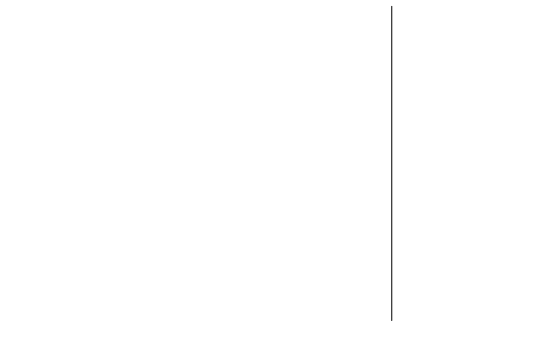
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Plan - Level 03-04

DRAWN: PLOT DATE: 19-6-14 CHECKED:

A-204

PLAN L3-4
 SCALE: 1:100

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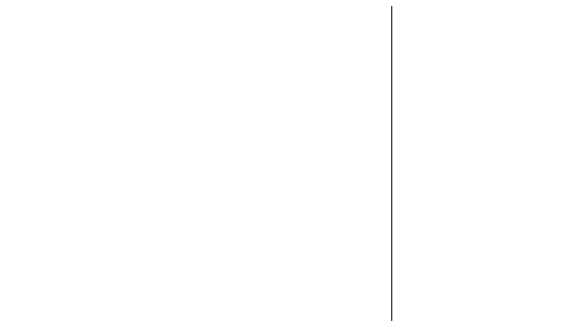
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Plan - Level 05

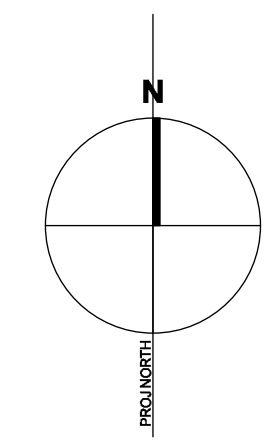
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 PLOT DATE: 19-6-14

A-205

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PLAN L5
 SCALE: 1:100

1

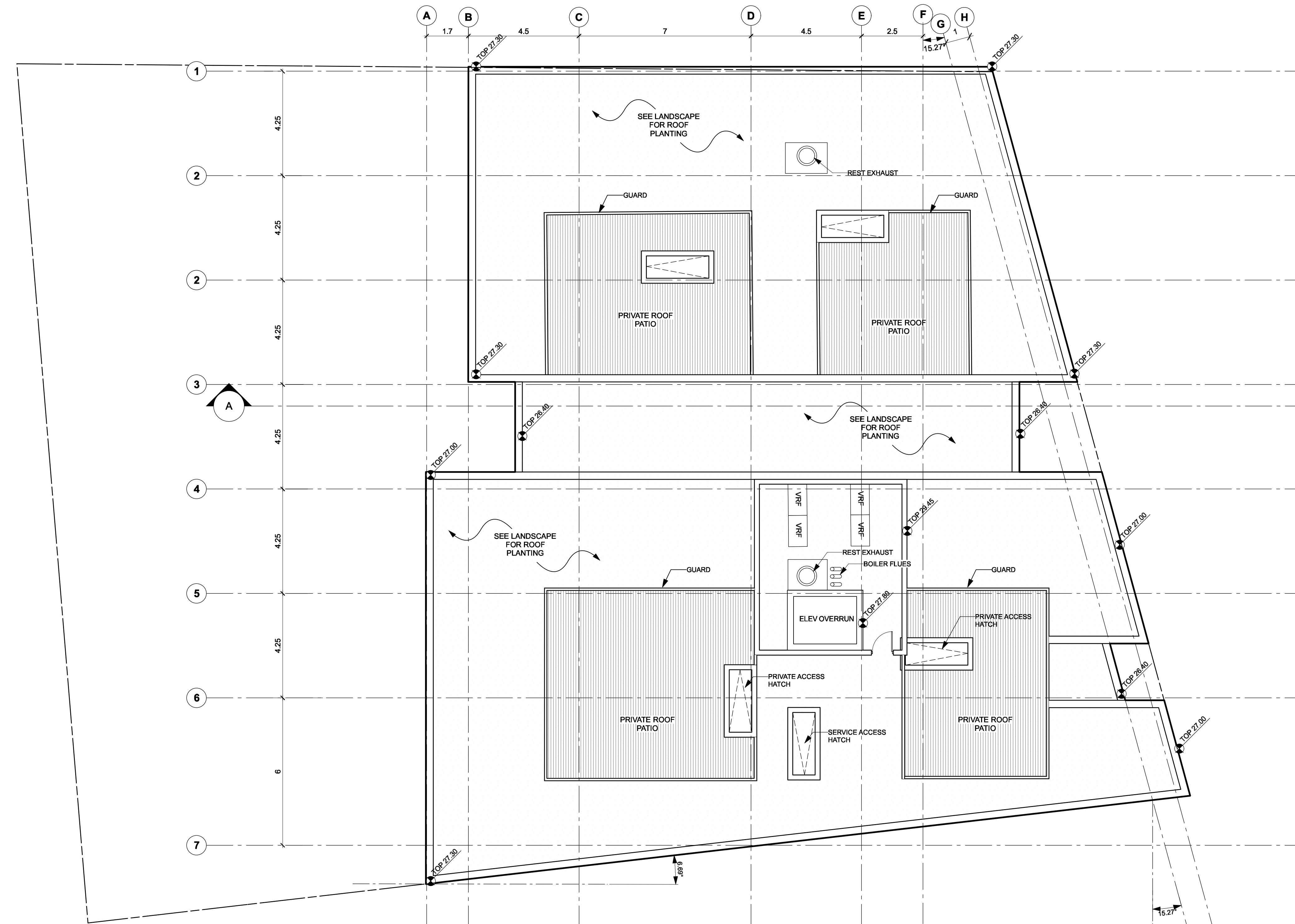


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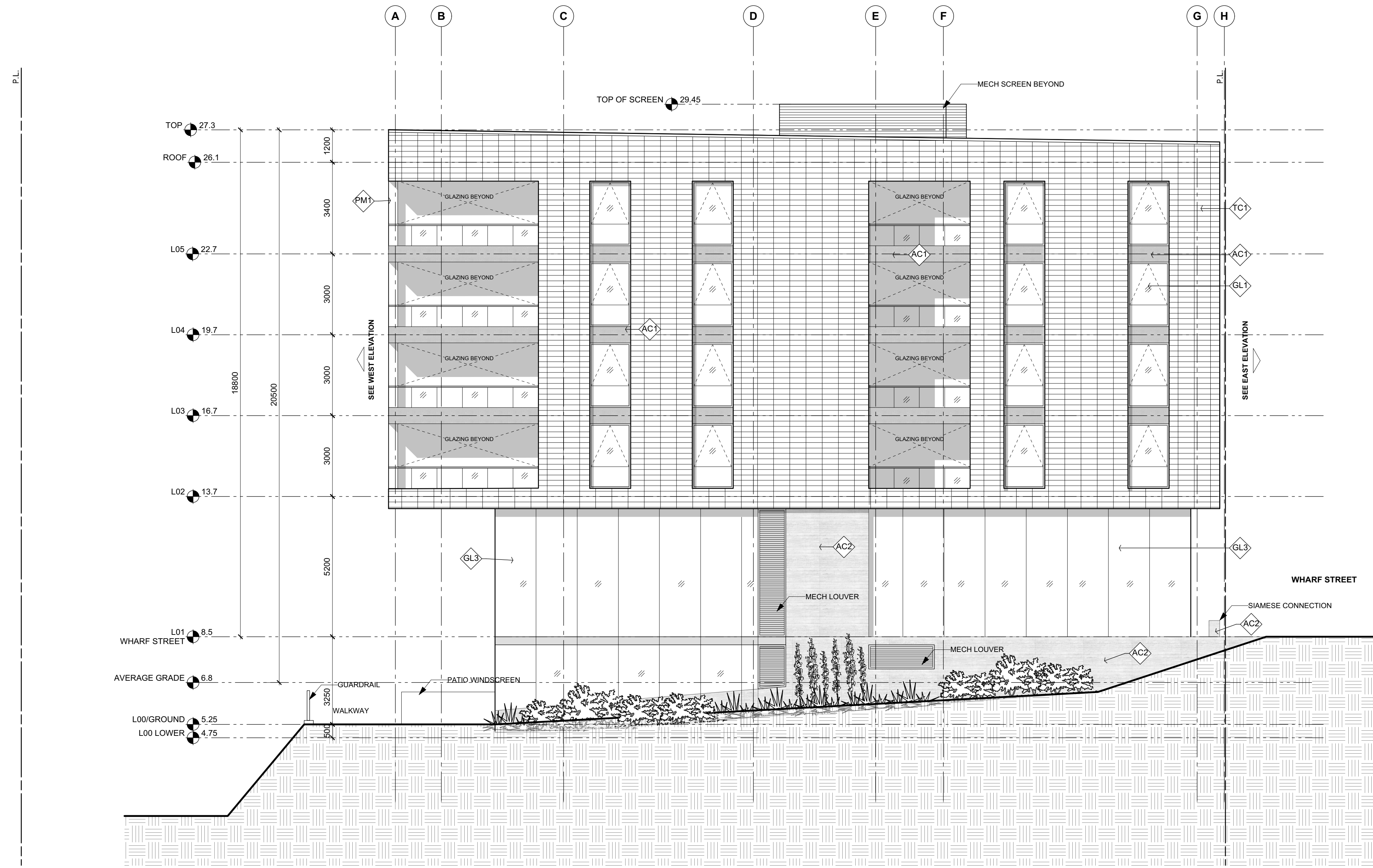
Plan - Roof

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ROOF PLAN 1
 SCALE: 1:100

A-206

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SOUTH ELEVATION
 SCALE: 1:100

MATERIAL LEGEND	
	GL1 - NEW RESIDENTIAL GLAZING
	GL2 - HERITAGE STYLE GLAZING
	GL3 - COMMERCIAL GLAZING
	CMP1 - METAL PANEL TYPE 1
	AC1 - PRECAST ARCH CONCRETE
	AC2 - BOARD FORM ARCH CONCRETE
	BM1 - EXISTING BRICK MASONRY
	BM2 - NEW BRICK MASONRY TYPE 1
	TM1 - TERRACOTTA MASONRY
	MS1 - STAMPED METAL SOFFIT
	PM1 - DARK PAINTED METAL
	PM2 - MEDIUM PAINTED METAL

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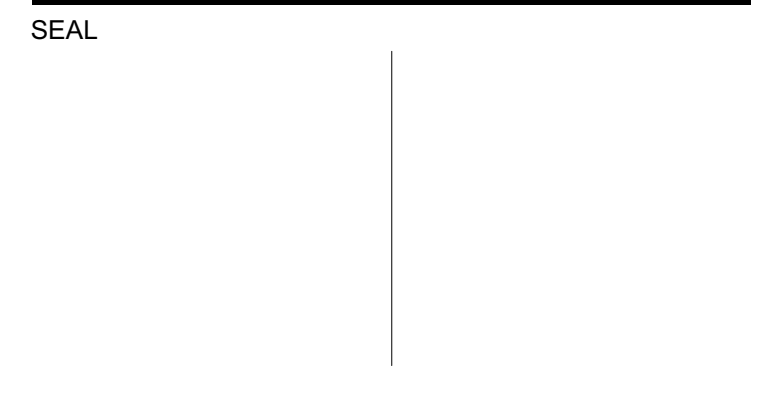
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NORTHERN JUNK
 1314 WHARF STREET

South Elevation
 DRAWN: SO
 PLOT DATE: 19-6-14
 CHECKED: AP

A-401

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WEST ELEVATION
 SCALE: 1:100

MATERIAL LEGEND	
	GL1 - NEW RESIDENTIAL GLAZING
	GL2 - HERITAGE STYLE GLAZING
	GL3 - COMMERCIAL GLAZING
	CMP1 - METAL PANEL TYPE 1
	AC1 - PRECAST ARCH CONCRETE
	AC2 - BOARD FORM ARCH CONCRETE
	BM1 - EXISTING BRICK MASONRY
	BM2 - NEW BRICK MASONRY TYPE 1
	TM1 - TERRACOTTA MASONRY
	MS1 - STAMPED METAL SOFFIT
	PM1 - DARK PAINTED METAL
	PM2 - MEDIUM PAINTED METAL

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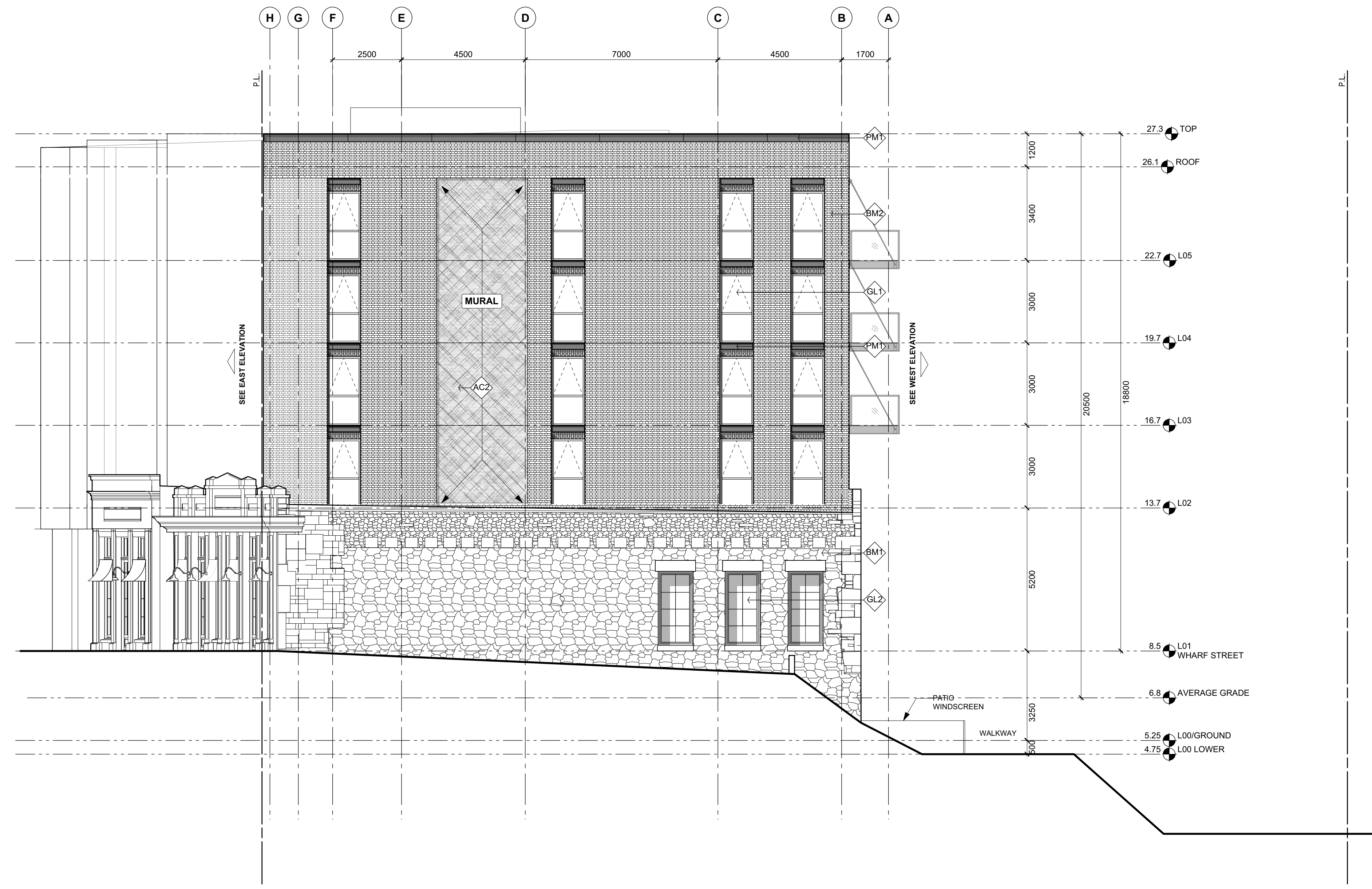
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SEAL

NORTHERN JUNK
 1314 WHARF STREET
West Elevation
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NORTH ELEVATION
 SCALE: 1:100

MATERIAL LEGEND	
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	GL3 - COMMERCIAL GLAZING
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	AC1 - PRECAST ARCH CONCRETE
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SEAL

NORTHERN JUNK
 1314 WHARF STREET
North Elevation
 DRAWN: SO PLOT DATE: 19-6-14 CHECKED: AP

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EAST ELEVATION
 SCALE: 1:100

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	GL3 - COMMERCIAL GLAZING
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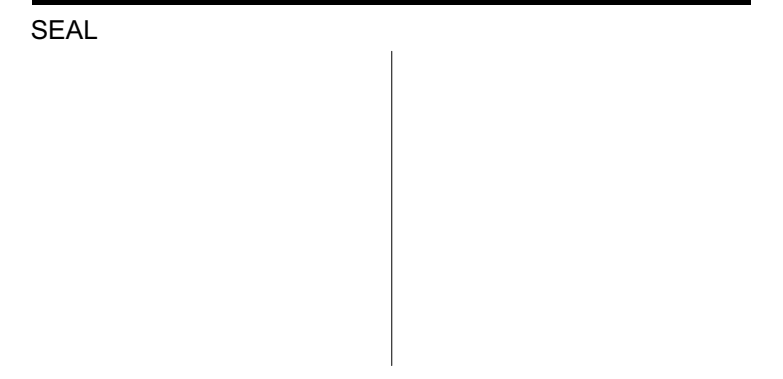
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NORTHERN JUNK

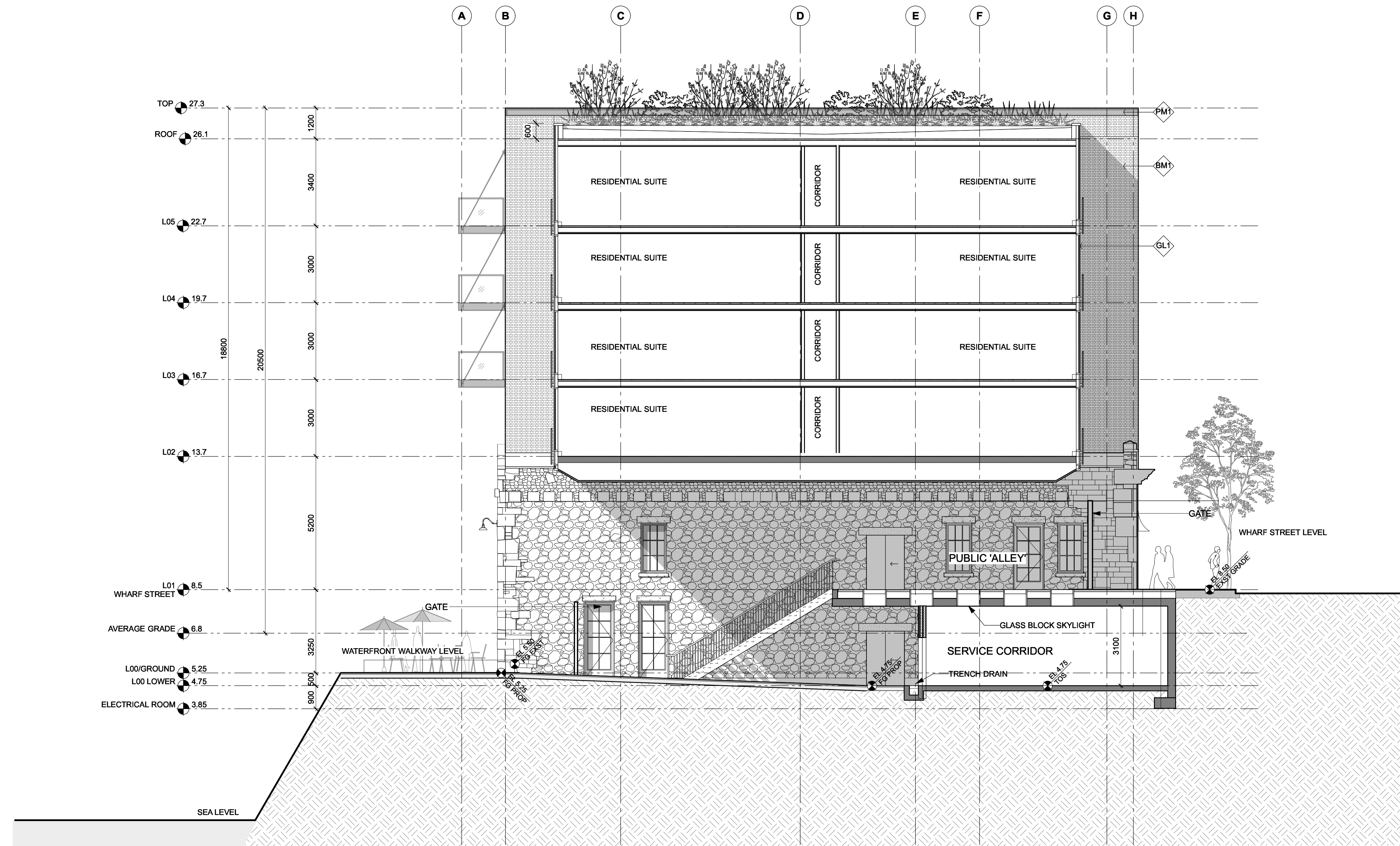
1314 WHARF STREET

East Elevation

DRAWN: SO
 PLOT DATE: 19-6-14
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SEAL

NORTHERN JUNK

1314 WHARF STREET

Section - A1

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A-500

JOHNSON STREET NORTHERN JUNK

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DRAWING LIST:

- L0.00 COVER
- L0.01 DESIGN RATIONALE
- L0.02 TREE MANAGEMENT PLAN
- L1.01 LAYOUT AND MATERIALS PLAN
- L1.01 LAYOUT AND MATERIALS PLAN - ROOF
- L2.01 SECTIONS
- L2.02 SECTIONS

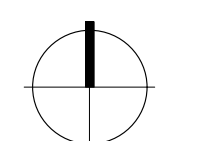
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PROJECT
**Johnson Street
 Northern Junk**

ADDRESS
 1314 WHARF STREET
 Lot 182F (001-005-723)

DRAWING TITLE
COVER

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	SCALE 1:100
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PROJECT NO.	15030
DATE	May 2019
FILE NAME	15030 Plan.vwx
PLOTTED	
DRAWN	LC,JO
REVIEWED	JW

DRAWING

L0.00

Northern Junk Design Rationale

The landscape design associated with the updated Northern Junk building creates a functional and vibrant urban waterfront space. The public will benefit from the extended connection of the David Foster Way and proximities to Reeson Park and Johnson Street Bridge Public Realm.

Wharf Street Connection

The cast in place concrete sidewalk follows the requirements outlined in the Downtown Public Realm Plan and Streetscape Standards for the district of Inner Harbour. There isn't room between the existing buildings and curb line to include street trees. By not shifting the curb to achieve the necessary space we are able to protect the mature trees opposite the building. The hardscape paving in the passage between the buildings uses the same rhythm as the jointing in the sidewalk to create unity of the two spaces. The passageway also benefits from the glass tiles that create a light well into the spaces below. In-ground lighting along the edges provides safe lighting levels to prevent CTPED related issues. A gate, located in line with the building faces and designed with historical reference, can be used to secure the passageway after business hours.

Reeson Park Interface

The building design promotes an eyes-on-the park relationship of the CRU, the lobby and the residential units above with Reeson Park. This is not only a benefit to the residents but provides a significant CPTED improvement as the sunken park is not in view from the street which currently promotes undesirable behavior. This design proposes a low park planter along the building with low plant material and uniformly spaced columnar trees to preserve the views while at the same time softening the edge and building face. We also propose shifting the bleacher seating slightly towards the water so that the Wharf Street sidewalk can extend directly across the park.

David Foster Way

The public extension of David Foster Way provides the required 5-meter width. The walkway is constructed from heavy timber members that evoke the industrial historical significance of the site. The pattern expressed on the timber decking relates to the shoreline below and makes pedestrians aware of the connection between the ocean and the industrial history. Emphasizing this relationship between the built and natural environment are two large precast "stone" seating features. They also provide a place to rest, wait for a table at the restaurant or simply enjoy the view. The two outdoor patios are surfaced with stone pavers that create significant visual distinction between private and public spaces and also carry the historical connotation. These patios will provide animation along the David Foster Way and highly sought after because. The comfortable atmosphere of the outdoor dining patios is created by discrete glass enclosures defining the spaces and protecting from the ocean winds. It is further emphasized by catenary lighting that defines the space with open canopy and provides soft ambient light. The lower level of the passageway between the historical buildings uses heavy timber paving to create visual unity between the passageway and David Foster Way. In-ground lighting along the edges provides safe lighting levels to prevent CTPED related issues. As at the top on Wharf Street, a gate in line with the buildings provides after business hour security.

Rooftop

The rooftop includes an extensive sedum, grass and perennial green roof and small private patios. The patios are paved with hydrapressed pavers to allow for ease of removal for replacement and access to the slab for maintenance. A large cast in place planter is located in the middle of the roof. The plant palette includes native trees and native adapted plants with a variety of bloom periods and textures to reduce the need for watering while delivering all season interest.

Sustainability

Locally sourced stone pavers, manufactured timber and paving slabs have been selected as the paving material for their durability. A high efficiency, fully automated drip irrigation system with rain sensor will ensure healthy plant growth while keeping water use to a minimum. The green roof improves air quality, provides significant areas of planted space which will contribute to the reduction of heat island effect, reduce the urban storm water runoff and increases the habitat area along the shoreline.



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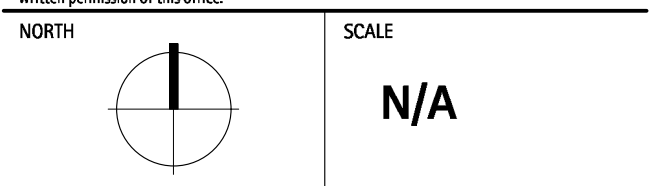
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PROJECT
**Johnson Street
Northern Junk**

ADDRESS
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Lot 182F (001-005-723)

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DESIGN RATIONALE

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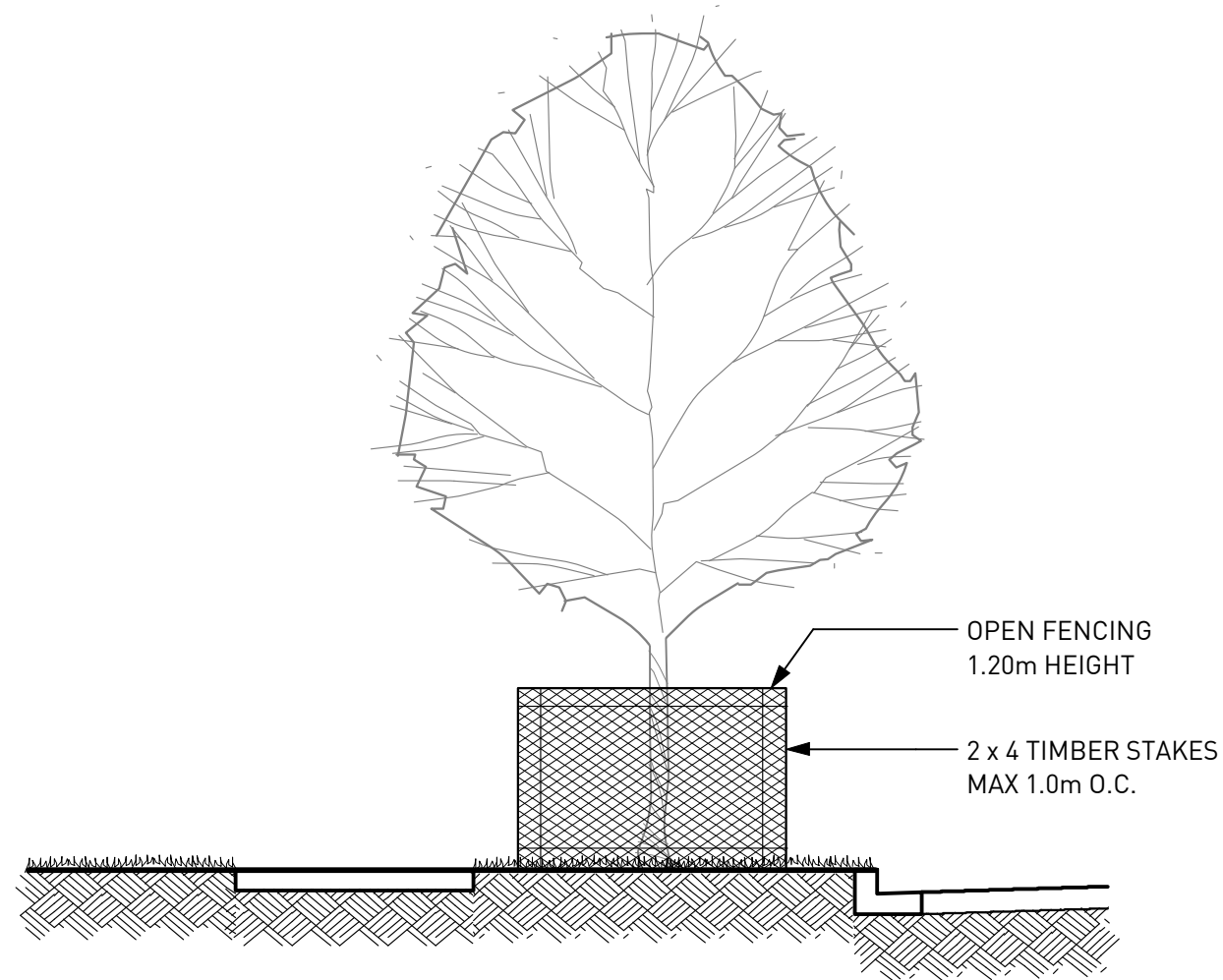


PROJECT NO.	15030
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REVIEWED	JW

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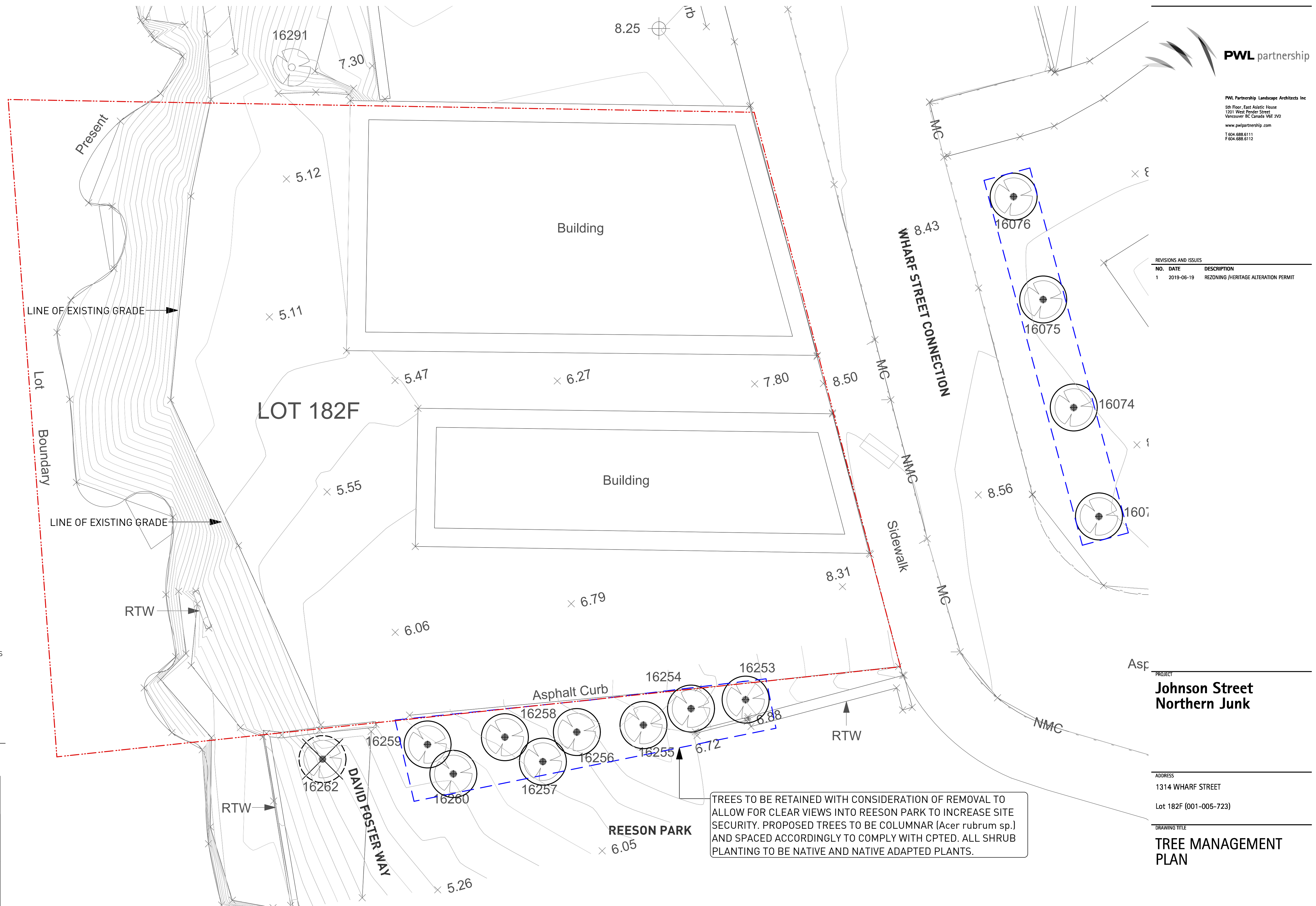
TREE PROTECTION GENERAL NOTES

- A. EXCAVATION AROUND TREES**
- EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
 - DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
 - TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED BY 1.8M (6'-0") HIGH SEMI-PERMANENT CHAIN-LINK FENCING. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
- B. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES**
- HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
 - USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
 - RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
- C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES**
- TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
 - DO NOT CUT MAIN LATERAL ROOTS.
 - CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
 - ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 15cm (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS.
- D. PROTECTION OF EXPOSED ROOTS**
- DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
 - A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
 - B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
 - C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
 - TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
 - WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.



1 TREE PROTECTION BARRIER FENCING DETAIL
NTS

TREE MANAGEMENT LEGEND	
	REMOVED DECIDUOUS TREE
	RETAINED DECIDUOUS TREE
	TREE PROTECTION FENCING



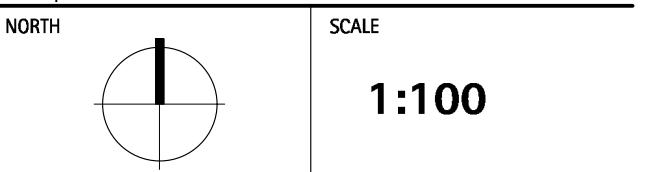
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PROJECT
Johnson Street Northern Junk

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DRAWING TITLE
TREE MANAGEMENT PLAN

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REVIEWED	JW

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- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
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- REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

HARDSCAPE MATERIALS LEGEND	
KEY	DESCRIPTION
H1	Metal Guard Rail As per C.O.V Standards
H3	Maintenance Strip
H4	Parapet Wall per Arch Dwg.

LIGHTING LEGEND	
KEY	DESCRIPTION
L1	Catenary Lighting
L2	Inground Up Lights
L3	Proposed Street Lights

SITE FURNISHING LEGEND	
KEY	DESCRIPTION
F1	Catenary Light Post
F2	Metalco Stone Free Shape Seat
F3	Metal Gate
F4	Glass Guardrail/Wind Protection Refer to Architectural

PAVING MATERIALS LEGEND	
KEY	DESCRIPTION
P1	Stone Paving Type 1
P2	Timber Decking
P3	Light Wells
P4	CIP Concrete Sidewalk As per C.O.V Street Standards
P5	CIP Concrete
P6	Hydrapressed Pavers



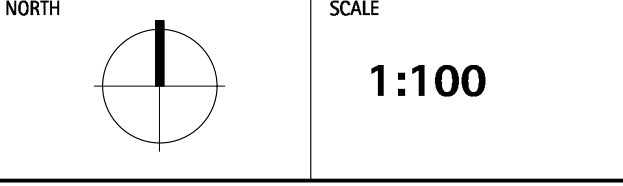
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PROJECT
 Johnson Street
 Northern Junk

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 Lot 182F (001-005-723)

DRAWING TITLE
 LAYOUT AND MATERIALS
 PLAN - GROUND LEVEL

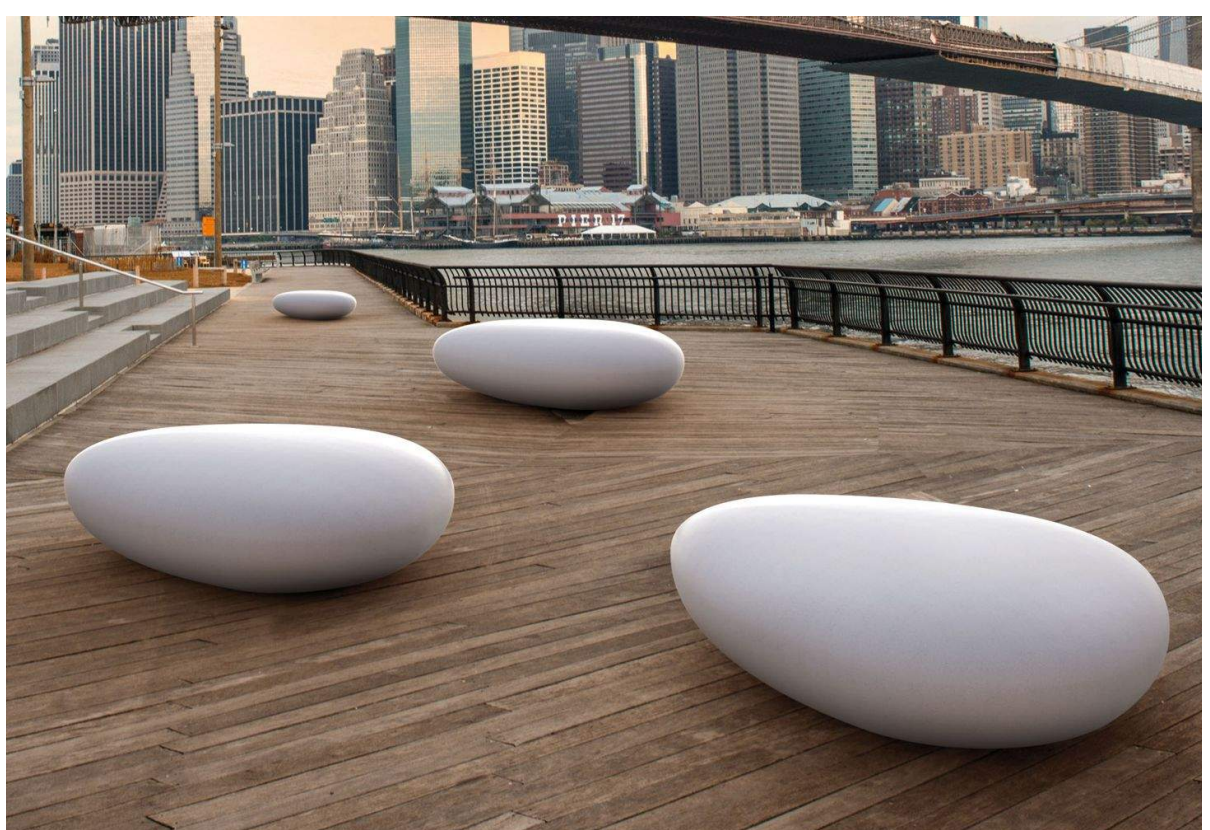
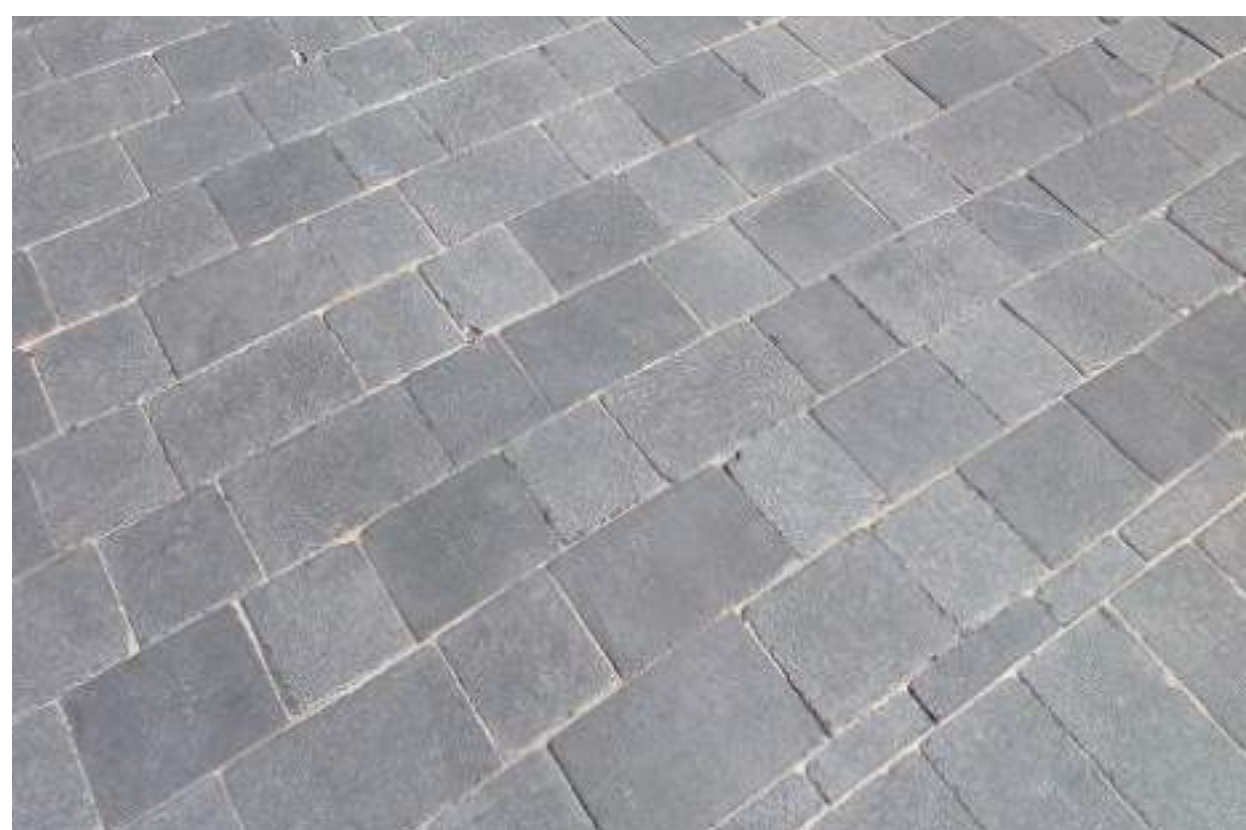
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REVIEWED	JW

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KEY	DESCRIPTION
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F2	Metalco Stone Free Shape Seat
F3	Metal Gate
F4	Glass Guardrail Wind Protection Refer to Architectural

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REVISIONS AND ISSUES

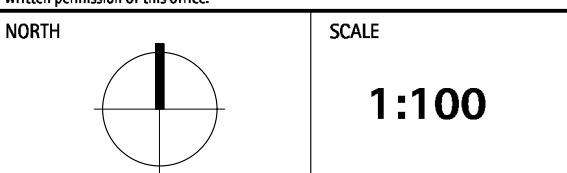
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PROJECT
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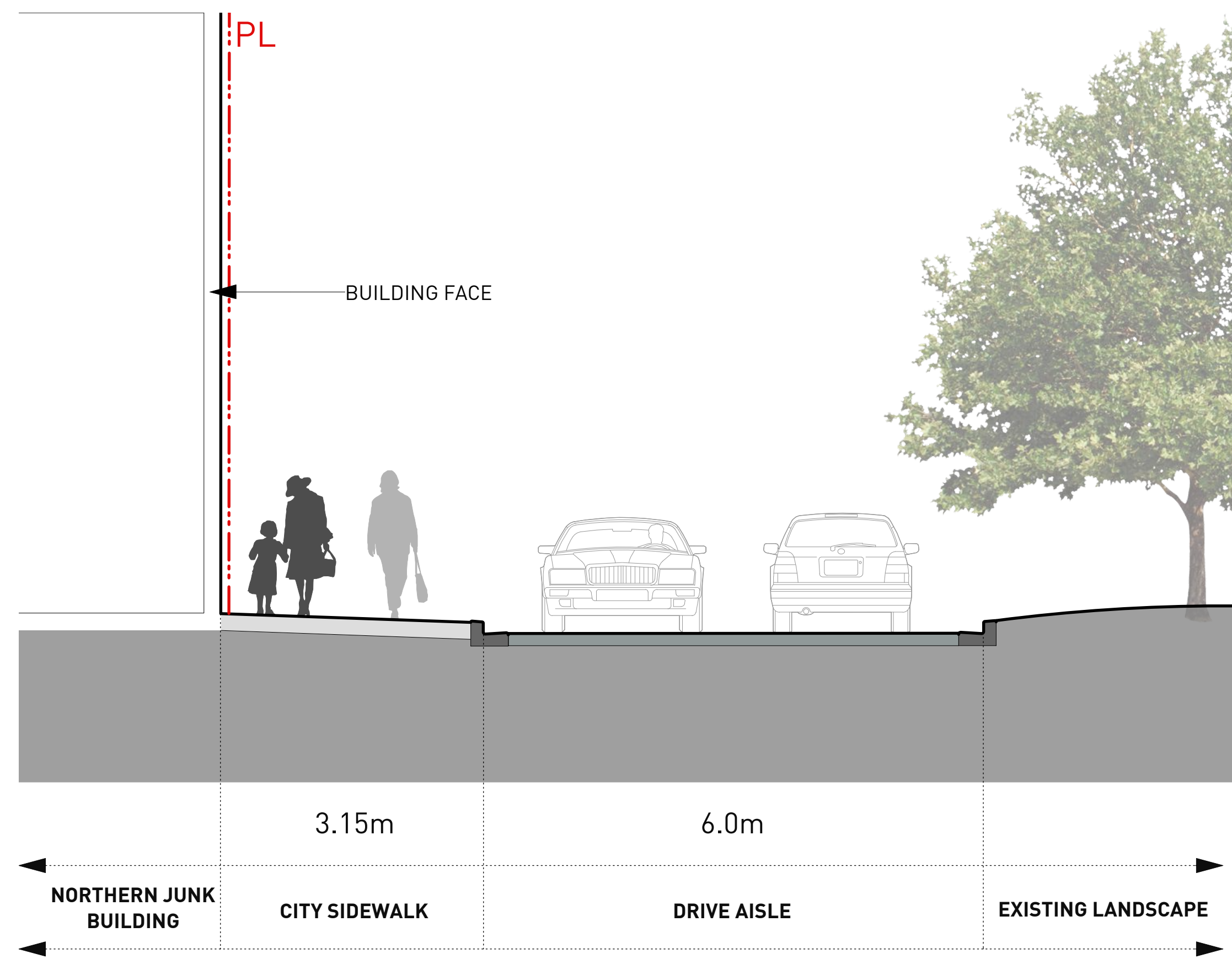
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**LAYOUT AND MATERIALS
 PLAN - ROOF LEVEL**

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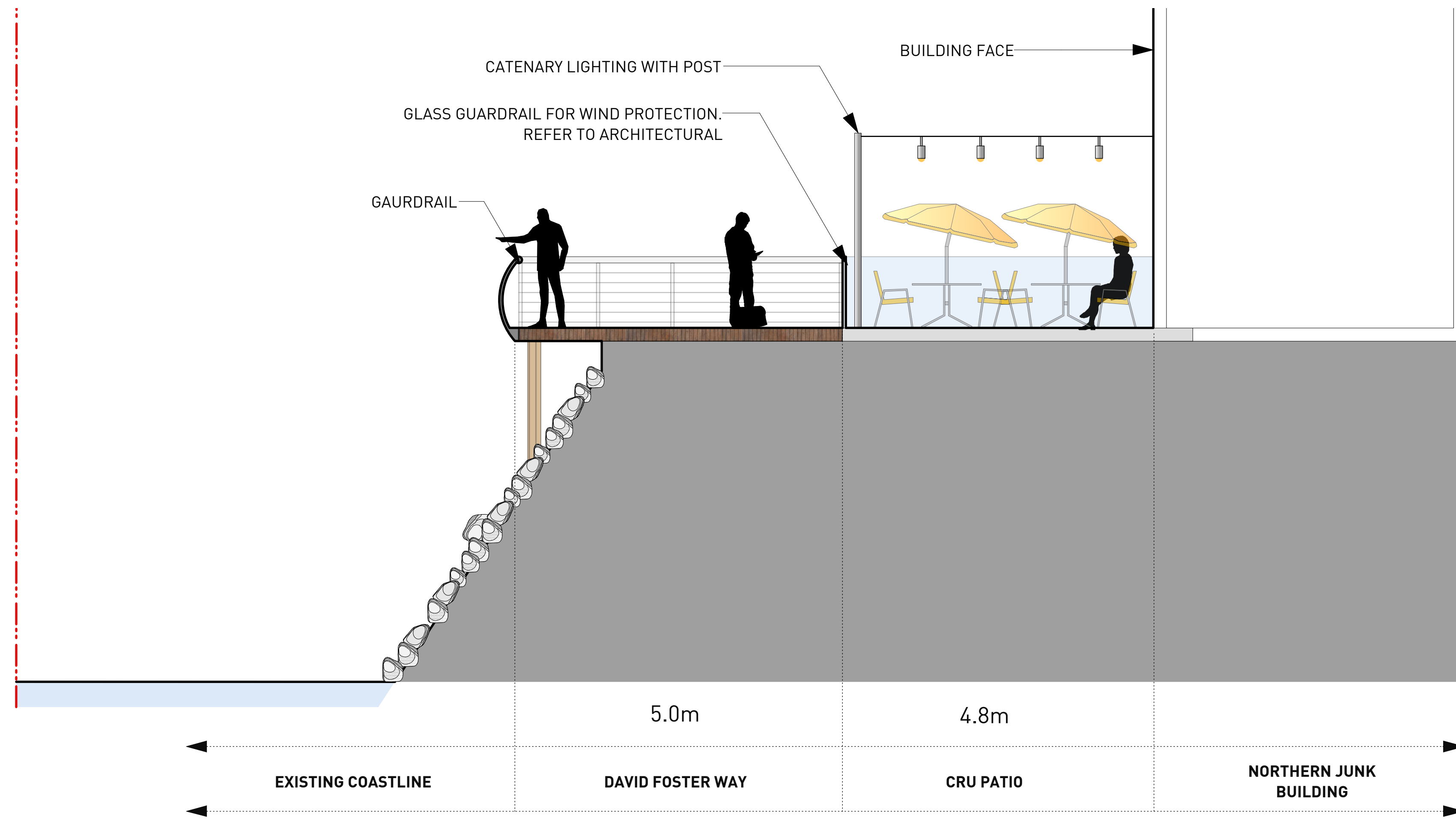


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REVIEWED	JW
DRAWING	

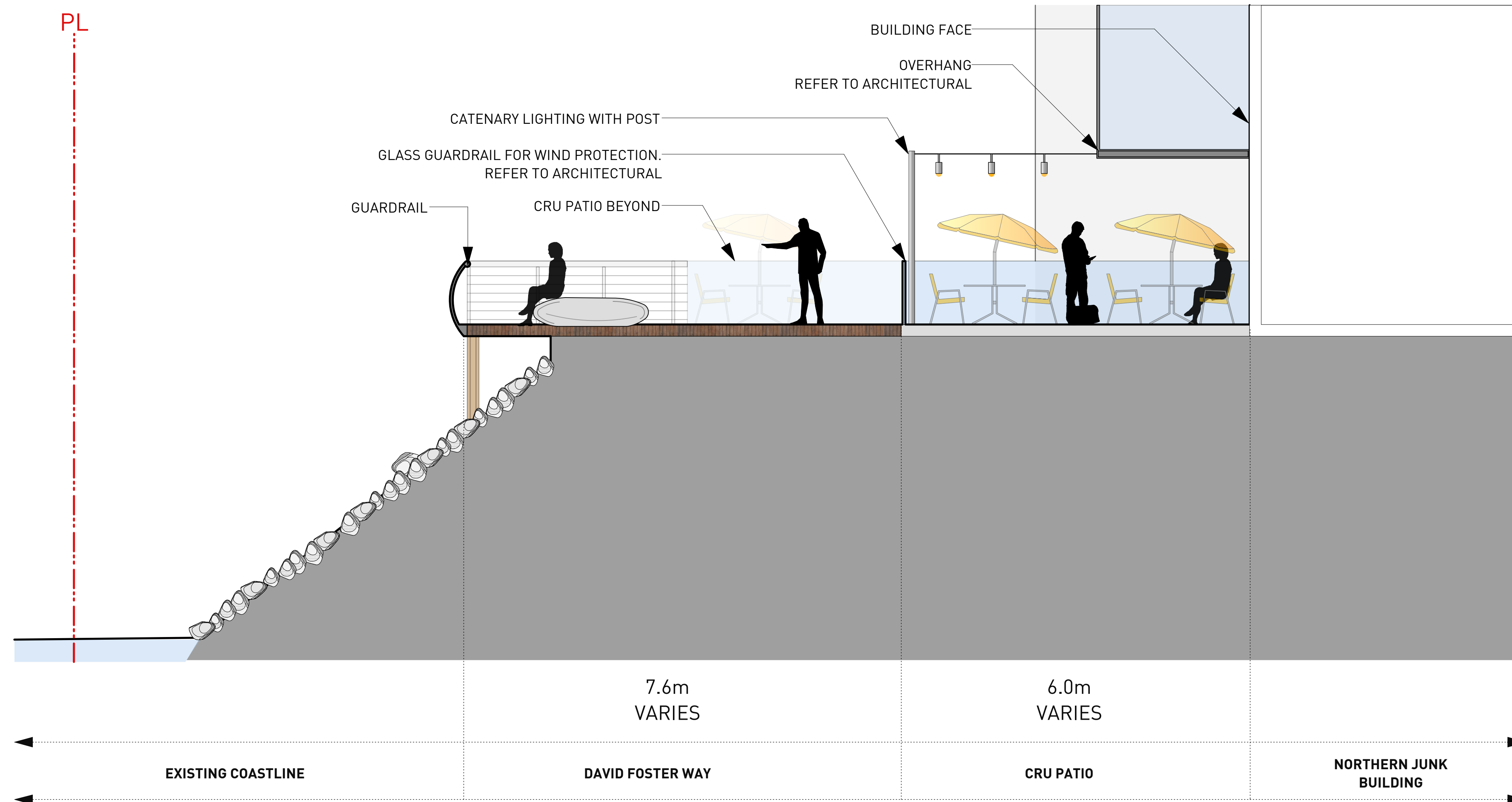
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1 SECTION
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2 SECTION
Scale: 1:50



3 SECTION
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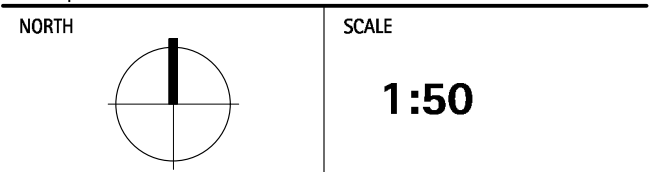
REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2019-06-19	REZONING /HERITAGE ALTERATION PERMIT

**Johnson Street
Northern Junk**

ADDRESS
1314 WHARF STREET
Lot 182F (001-005-723)

SECTIONS

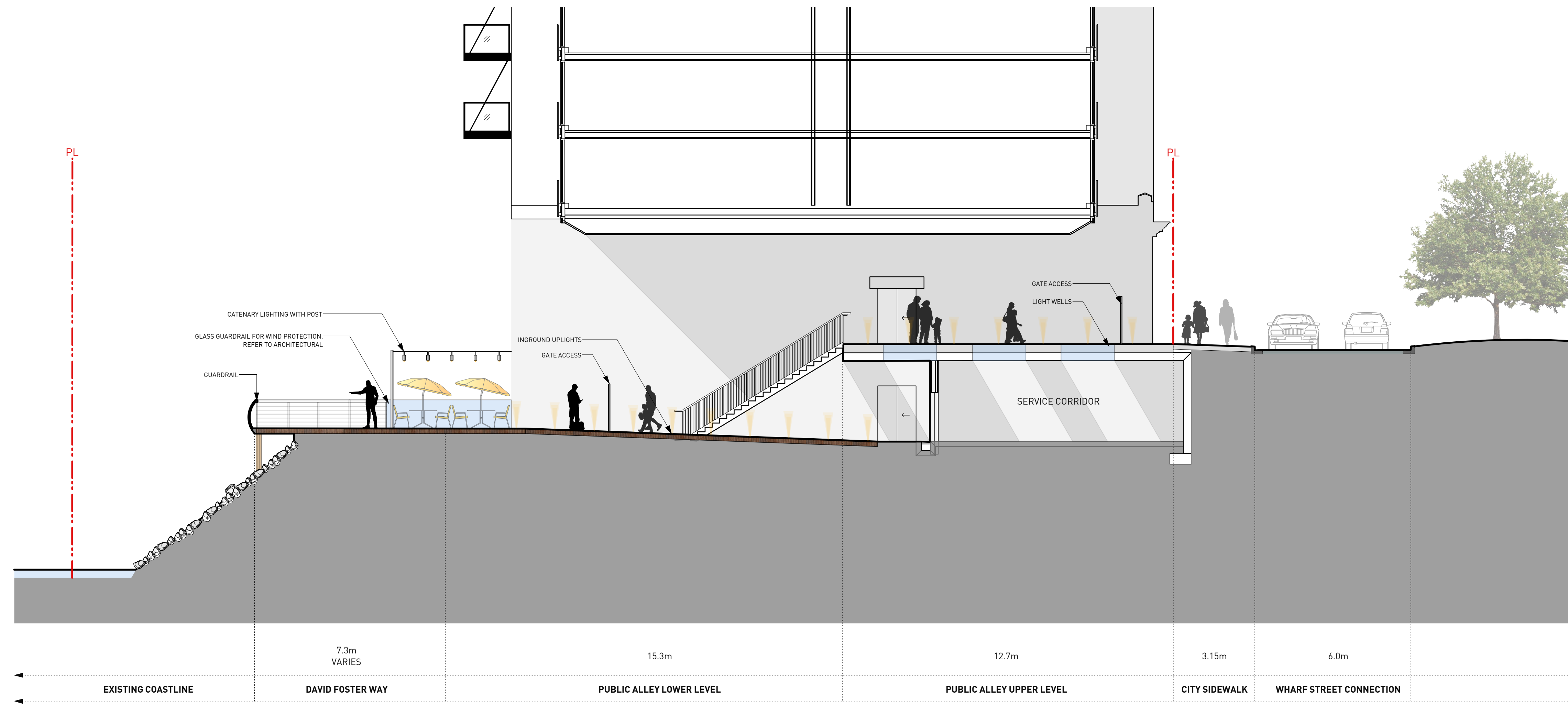
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DATE	27 FEBRUARY 2017
FILE NAME	15030 Sections.vwx
PLOTTED	
DRAWN	CB
REVIEWED	

L2.01

REVISIONS AND ISSUES		
NO.	DATE	DESCRIPTION
1	2019-06-19	REZONING /HERITAGE ALTERATION PERMIT



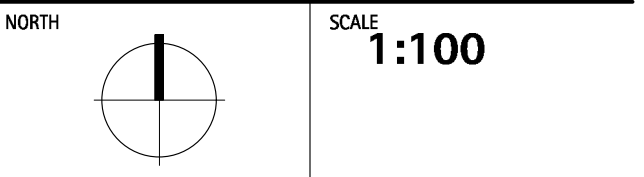
4 SECTION
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**Johnson Street
 Northern Junk**

ADDRESS
 Lot 182F (001-005-723)
 Lot 182F (001-005-723)

SECTIONS

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FILE NAME	15030 Sections.vwx
PLOTTED	
DRAWN	CB
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L2.02