# PROJECT TEAM

#### Mechanical/Electrical INTEGRAL GROUP

101-1019 Wharf Street Victoria BC Tel: (250) 418-1288

# Owner / Developer

Crosstown Properties (Wharf St.) [Managed by Reliance Properties Ltd.] 305 - 111 Water St. Vancouver, BC V6B 1A7 T: (604) 694-8896 F: (604) 683-6719

Engineering Ltd.

# Architect

#### **Code Consultant** Murrey Johnson

212 5th Ave., New Westminster, BC V3L 1R4 T: (604) 526-3335

Alan Boniface Architect

880 - 1500 West Georgia St. Vancouver, BC V6G 2Z6 T: (236) 521-6568

#### Geotechnical Ryzuk

28 Crease Avenue,

# Victoria, BC V8Z 1S3 T: (250) 475-3131

#### LandscapeArchitect PWL Partnership

500 - 1201 West Pender St. Vancouver, BC V6E 2V2 T: (604) 639-5313 F: (604) 688-6112

Bunt and Associates Engineering

Transportation

#### 421 - 645 Fort Street, Victoria, BC V8W 1G2 T: (250) 592-6122

#### **HeritageConsultant** Donald Luxton & Associates

1030-470 Granville St., Vancouver, BC V6C 1V5 T: (604) 688-1216

# Survey/Civil

301-3600 Uptown Blvd., Victoria, BC V8Z 0B9 T: (250) 389-8015

#### Structural DIALOG

406 - 611 Alexander St. Vancouver, BC V6A 1E1 T: (604) 255-1169 F: (604) 255-1790





# ISSUED FOR

A 2019-06-19 REZONING / HERITAGE ALTERATION

B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1

C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2



# LEGAL DESCRIPTION: GOVERNING BUILDING CODE:

LOT 182F (001-005-723)

**NORTHERN JUNK** 

BCBC 2018

1314 WHARF STREET

# **REZONING/HERITAGE ALTERATION PERMIT APPLICATION R2**

AUGUST 07, 2020

## **METRIC**

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WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO

# ARCHITECT

Alan Boniface Architect Ltd 880-1500 West Georgia Street Vancouver, BC, V6G 2Z Tel: (236) 521-6568 info@abarchitecture.ca

Northern Junk

1314-1318 Wharf Street, Victoria BC

**Cover Sheet** 

A-000

# **PROJECT DATA**

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

| ZONE (EXISTING)                               | INNER HARBOUR HERITAGE DISTRI       |
|---|-------------------------------------|
| NET AREA (sqm) *Above Natural Boundary        | 1218 9                              |
| GROSS SITE AREA (sqm)                         | 1375 9                              |
| TOTAL FLOOR AREA                              | 4116 :                              |
| COMMERCIAL FLOOR AREA                         | 833.3                               |
| FLOOR SPACE RATIO                             | 3.                                  |
| SITE COVERAGE %                               | 65.                                 |
| OPEN SITE SPACE %                             | 34.5                                |
| HEIGHT OF BUILDING FROM STREET GRADE (m)      | 19.1 (                              |
| NUMBER OF STOREYS                             | 5 STOREYS FROM WHARF (6 FROM HARBOL |
| PARKING STALLS ON SITE                        |                                     |
| BICYCLE PARKING (long term)                   | 64 res + 5 Commerc                  |
| BUILDING SETBACKS (SEE SITE PLAN)             |                                     |
| FRONT YARD (EAST)                             | 0                                   |
| REAR YARD (WEST)                              | 15.83                               |
| SIDE YARD (NORTH)                             | 0                                   |
| SIDE YARD (SOUTH)                             | 0                                   |
| RESIDENTIAL USE DETAILS (SEE UNIT TYPE TABLE) |                                     |
| TOTAL NUMBER OF UNITS                         |                                     |
| UNIT TYPE (SEE UNIT TYPE TABLE)               | STUDIO, 1BD, 2BD, 38                |
| GROUND ORIENTED UNITS                         |                                     |
| MINIMUM UNIT FLOOR AREA                       | 37.5 9                              |
|   |                                     |

# **DRAWING LIST**

# ARCHITECTURAL

| A000<br>A001<br>A002   | COVER SHEET<br>PROJECT DATA<br>SITE SURVEY   |
|--|--|
| A010<br>A011<br>A012<br>A013<br>A014<br>A101<br>A201<br>A202<br>A203<br>A204<br>A205<br>A206<br>A401<br>A402<br>A403<br>A404 | AREA PLANS AREA PLANS AREA PLANS AREA PLANS AREA PLANS AREA PLANS SITE PLAN PLAN - LEVEL 00 PLAN - LEVEL 01 PLAN - LEVEL 02 PLAN - LEVEL 03-04 PLAN - LEVEL 05 PLAN - ROOF SOUTH ELEVATION WEST ELEVATION EAST ELEVATION |
| A405<br>A501   | CONTEXT ELEVATIONS SECTION - A1  |
| A502   | SECTION - A2   |

# LANDSCAPE

SEE LANDSCAPE SET



# **PROJECT DATA SUMMARY**

# **AREA SUMMARY**

| ASSSUMPTIONS                     |        |      |
|----------------------------------|--------|------|
|                                  | SQ.FT  | m2   |
| SITE AREA                        | 13,108 | 1218 |
| (ABOVE PRESENT NATURAL BOUNDARY) |        |      |
| MAX ALLOWABLE DENSITY (4.4)      | 57,673 | 5358 |
| EXISTING FOOTPRINTS              | 5,175  | 481  |
|                                  |        |      |

| AREAS BY USE            |            |              |
|-------------------------|------------|--------------|
| CRU 2 - L01             | 226.7 sm   |              |
| CRU 1 - L01             | 244.4 sm   |              |
| CRU 1 - L00             | 191.0 sm   |              |
| CRU 2 - L00             | 171.2 sm   |              |
| TOTAL COMMERCIAL        | 833.3 sm   | (8,969.9 sf) |
|                         |            |              |
| Building Gross Area     | 4116.3 sm  | (44,308 sf   |
| Total Commercial Area   | 833.3 sm   | (8,970 sf    |
| TOTAL RESIDENTIAL       | 3283.0 sm  | (35,337.7 sf |
| NET RESIDENTIAL         | 2652.8 sm  | (28,555.3 sf |
| NET RENTABLE (RES+COMM) | 3,486.2 sm | (37,525.1 sf |
|                         |            |              |

| SITE AREAS (SEE AREA PLANS A-010) |             |
|-----------------------------------|-------------|
| GROSS SITE AREA                   | 1375 sm     |
| NET SITE AREA                     | 1218 sm     |
| DFW SRW AREA                      | 166 sm      |
| OPEN AREA                         | 420 sm      |
| BUILDING FOOTPRINT                | 797 sm      |
| OPEN AREA %                       | 34.5%       |
| NET SITE AREA - DFW S.R.W. AREA   | 1051.977 sm |

STUDIO

9%

64%

TOTAL AREA PER FLOOR BY TYPE

390

390

289

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

19%

152

152

253

30 9 4

Residential

Bike/Locker combo

Total Residential

In-suite

38 sm 49 sm 79 sm 83 sm

409.8 sf 523.3 sf 849.3 sf 893.2 sf

9%

**UNIT SUMMARY** 

LEVEL P1

LEVEL 01 LEVEL 02 LEVEL 03 LEVEL 04 LEVEL 05 LEVEL 06

TOTAL PERCENTAGE

LEVEL 00

LEVEL 01 LEVEL 02

LEVEL 03

LEVEL 04

LEVEL 05

AVG SIZES

AVG SIZES (SF)

Residential

1.0/ 200 m2

1.0/ Unit < 45m2

1.25/ Unit > 45m2

Total Residential

PARKING SUMMARY

12

35 43.75

47 55.75 64

MANAGEMENT STRATEGY

TOTAL Unit Count

FAMILY UNITS

| BUILDING GROSS AREA     |                            |
|-------------------------|----------------------------|
| LOO Gross               | 560 sm                     |
| LOO TOTAL               | 560 sm                     |
| L01 Gross<br>L01 TOTAL  | 319 sm<br>266 sm<br>584 sm |
| L02 Gross               | 739 sm                     |
| L02 TOTAL               | 739 sm                     |
| LO3 Gross               | 739 sm                     |
| LO3 TOTAL               | 739 sm                     |
| L04 Gross               | 739 sm                     |
| L04 Total               | 739 sm                     |
| L05 Gross               | 739 sm                     |
| L05 Total               | 739 sm                     |
| Roof Gross              | 14 sm                      |
| LO5 Total               | 14 sm                      |
| BUILDING GROSS          | 4,116 sm                   |
| SITE AREA FOR FSR FSR   | 1,218 sm<br>3.38           |
| NET RENTABLE (RES+COMM) | 3,486 sm                   |

TOTAL UNITS

100%

TOTAL UNITS

663

663

663

663

56 sm

Count Req'mt Provided

22 0

25 0

47 0 47

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A 2019-06-19 REZONING / HERITAGE ALTERATION

B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1

C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2

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## **ARCHITECT**

Alan Boniface Architect Ltd 880-1500 West Georgia Street Tel: (236) 521-6568 info@abarchitecture.ca

# Northern Junk

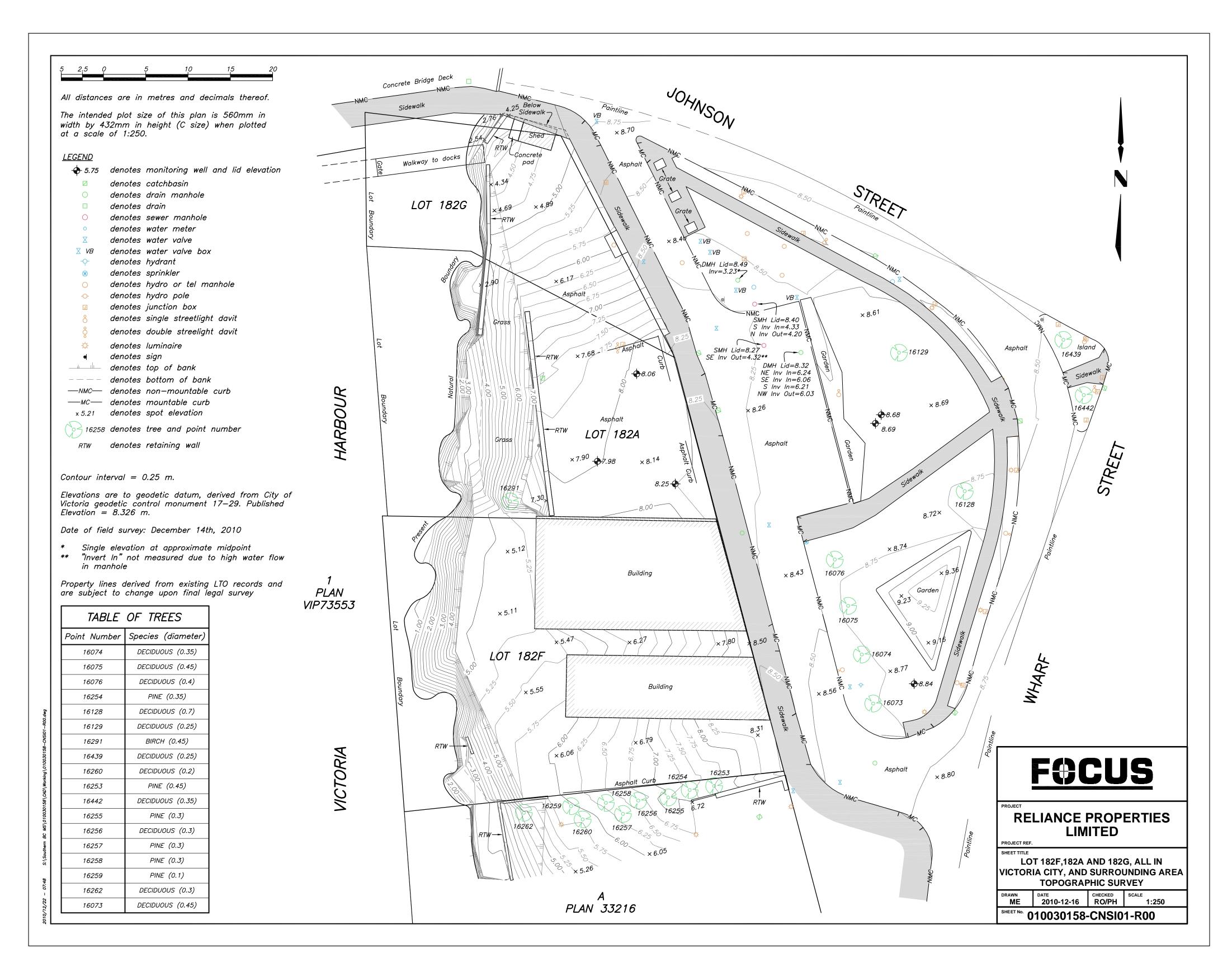
1314-1318 Wharf Street, Victoria BC

Project Data

DRAWN: AP PLOT DATE:

CHECKED: AB





\*SURVEY INCLUDED FOR REFERENCE ONLY. NTS\*





#### ISSUED FOR

- A 2019-06-19 REZONING / HERITAGE ALTERATION
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5

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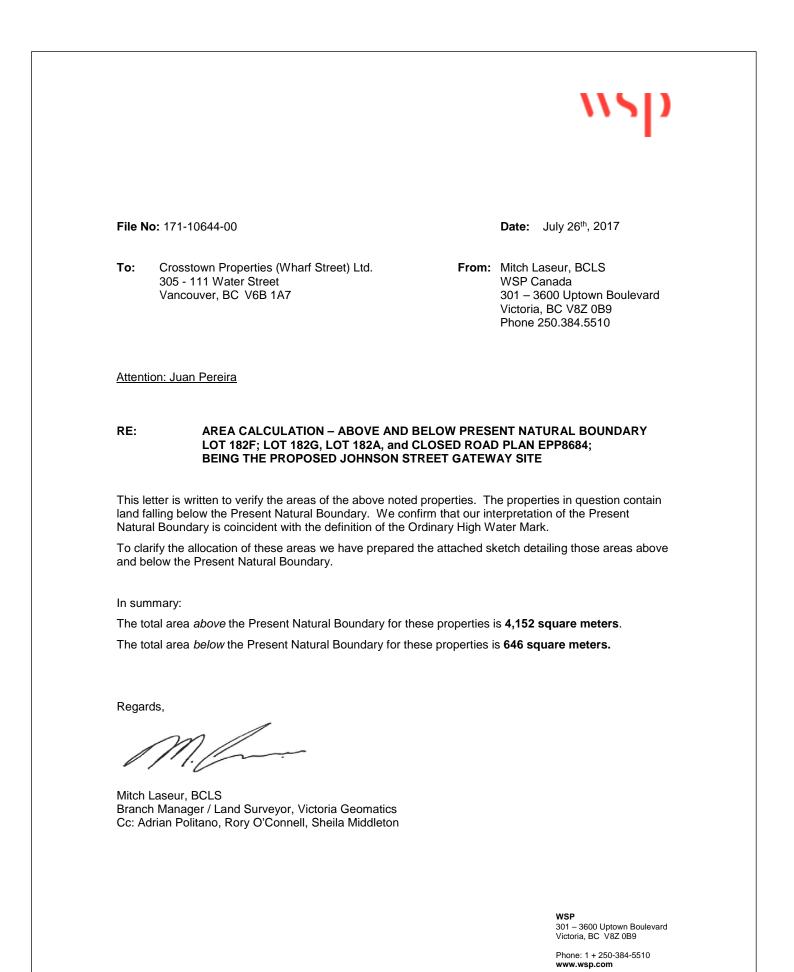
1314-1318 Wharf Street, Victoria BC

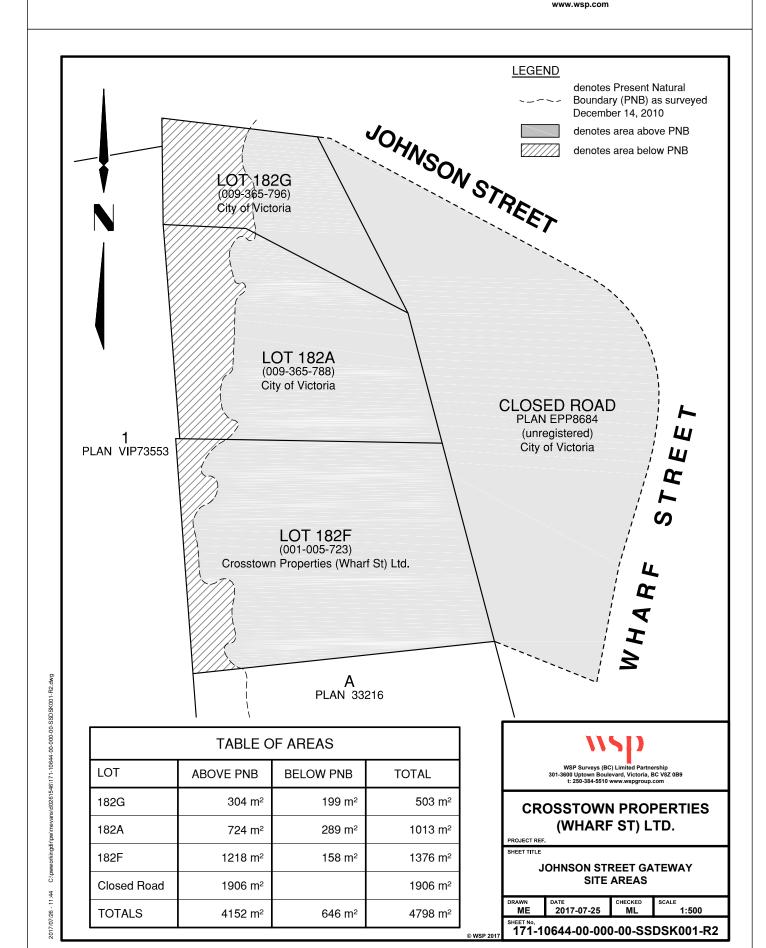
Site Survey

DRAWN: AP PLOT DATE: CHECKED: AB

A-002

# SURVEYORS LETTER/RATIONALE





# SITE AREAS

| NET SITE AREA 1218 Sr DFW SRW AREA 166 Sr OPEN AREA 420 Sr BUILDING FOOTPRINT 797 Sr OPEN AREA % 34.55 |                                  |             |
|--|----------------------------------|-------------|
| NET SITE AREA 1218 SM DFW SRW AREA 166 SM OPEN AREA 420 SM BUILDING FOOTPRINT 797 SM OPEN AREA 34.59   | SITE AREAS (SEE AREA PLANS A-010 | O)          |
| DFW SRW AREA 166 sn OPEN AREA 420 sn BUILDING FOOTPRINT 797 sn OPEN AREA % 34.59                       | GROSS SITE AREA                  | 1375 sr     |
| OPEN AREA 420 ST<br>BUILDING FOOTPRINT 797 ST<br>OPEN AREA % 34.55                                     | NET SITE AREA                    | 1218 sr     |
| BUILDING FOOTPRINT 797 sr<br>OPEN AREA % 34.59   | DFW SRW AREA                     | 166 sr      |
| OPEN AREA % 34.59  | OPEN AREA                        | 420 sr      |
| 5, 2, 1, 1, 1, 2, 1, 1, 5  | BUILDING FOOTPRINT               | 797 sr      |
| NET SITE AREA - DFW S.R.W. AREA 1051.977 sr  | OPEN AREA %                      | 34.59       |
|  | NET SITE AREA - DFW S.R.W. AREA  | 1051.977 sr |

\*NET SITE AREA IS ABOVE PRESENT NATURAL BOUNDARY







#### ISSUED FOR

WATERFRON WALKWAY AND BUILDING FOOTPRINT REVISED

- A 2019-06-19 REZONING / HERITAGE ALTERATION
- B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1
- C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2

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#### **ARCHITECT**

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Northern Junk

1314-1318 Wharf Street, Victoria BC

Area Plans

DRAWN: AP PLOT DATE:

CHECKED: AB





| LEVEL 01 AREAS   |             |            |
|------------------|-------------|------------|
| SUITE NUMBER     | SUITE TYPE  | SUITE AREA |
| CRU1             | CRU 1 - L01 | 244.4 sm   |
| CRU2             | CRU 2 - L01 | 226.7 sm   |
|                  |             |            |
| Total Suite Area | 2           | 471.1 sm   |
|                  | L01 Gross   | 318.6 sm   |
|                  | L01 Gross   | 265.9 sm   |

584.5 sm

81%

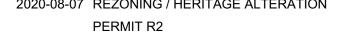
Total Gross Area

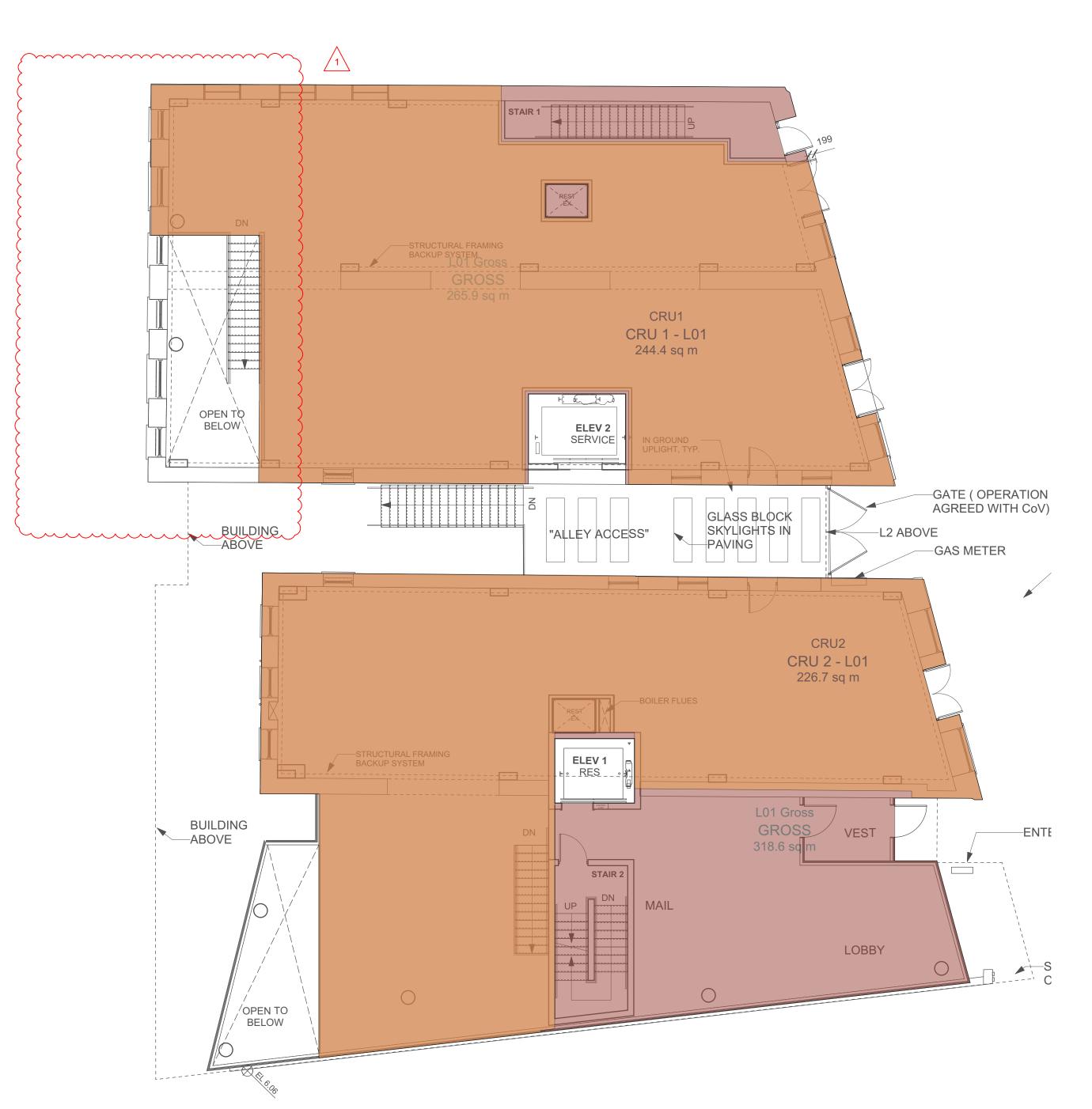
| 1 | B |  |
|---|---|--|
|   |   |  |

| RELIANCE<br>PROPERTIES | CROSSTOW PROPERTIES LTD. |
|------------------------|--------------------------|

# ISSUED FOR

- A 2019-06-19 REZONING / HERITAGE ALTERATION
- B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1
- C 2020-08-07 REZONING / HERITAGE ALTERATION





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Northern Junk

1314-1318 Wharf Street, Victoria BC

Area Plans

DRAWN: AP PLOT DATE:

CHECKED: AB

LEVEL 00 - FSR AREA PLAN SCALE: 1:100

LEVEL 01 AREAS

Total Suite Area

Total Gross Area

**EFFIC** 

CRU2

**AREA LEGEND** 

PATIO

5500

DN X

PATIO

WATERFRONT WALKWAY

RESIDENTIAL SUITE

COMMERCIAL AREA

GROSS FLOOR AREA

SUITE TYPE

CRU 1 - L00

CRU 2 - L00

L00 GROSS

SUITE AREA

191.0 sm

171.2 sm

362.3 sm

560.2 sm 560.2 sm

BIKES 12 /LOCKERS 11

MAIN

ELEV 2

SERVICE/PUBLIC-

ELEV 1
• RES

STAIR 2

ELECT

CRU1

CRU 1 - L00

191 sq m

-GATE -----

CRU2 CRU 2 - L00 171.2 sq m

----<del>-</del>----

65%

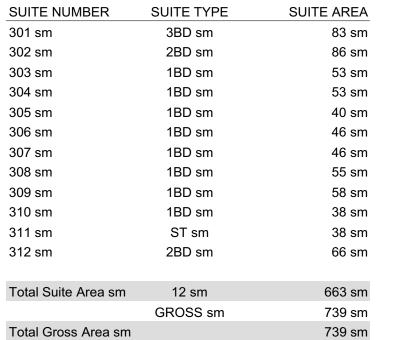
LEVEL 01 - FSR AREA PLAN SCALE: 1:100 2







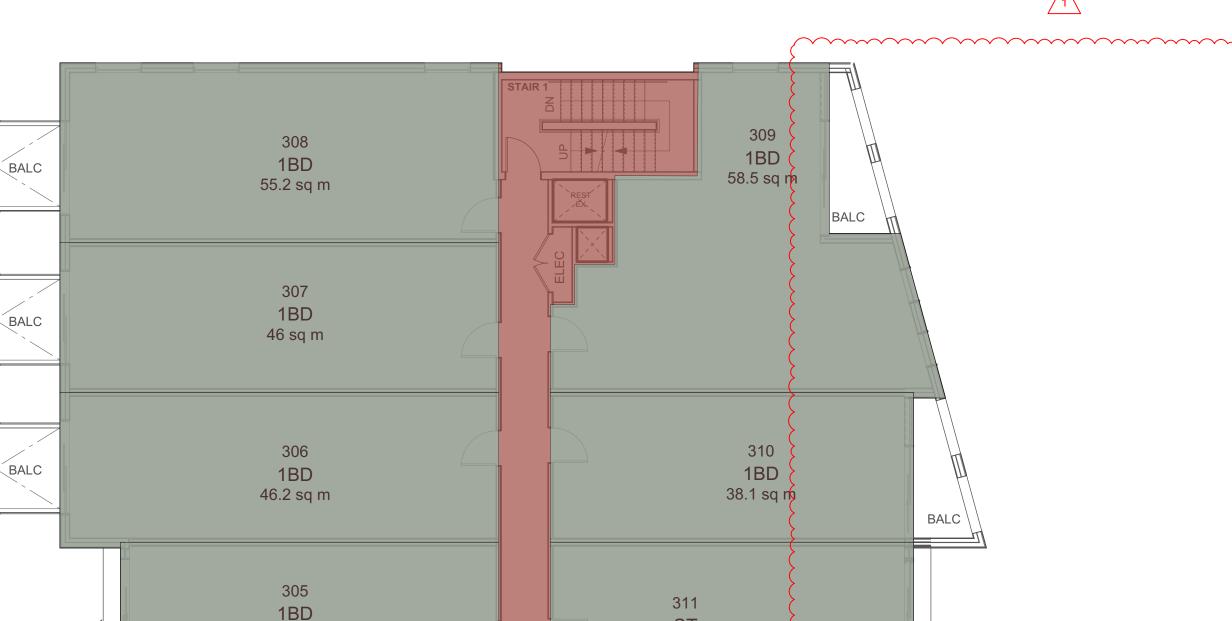
- A 2019-06-19 REZONING / HERITAGE ALTERATION
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90%



LEVEL 03-04 AREAS sm



**EFFIC** 



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Area Plans

DRAWN: AP PLOT DATE:

CHECKED: AB



LEVEL 02 AREAS

SUITE TYPE

3BD

2BD

1BD

1BD

1BD

1BD

1BD

1BD

1BD

1BD

ST

2BD

SUITE AREA

83 sm

86 sm

53 sm

53 sm

40 sm

46 sm

46 sm

55 sm

58 sm

38 sm

38 sm

66 sm

663 sm

SUITE NUMBER

201

202

203

205

208

209

210

211

212

Total Suite Area

**AREA LEGEND** 

RESIDENTIAL SUITE

COMMERCIAL AREA

GROSS FLOOR AREA



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

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

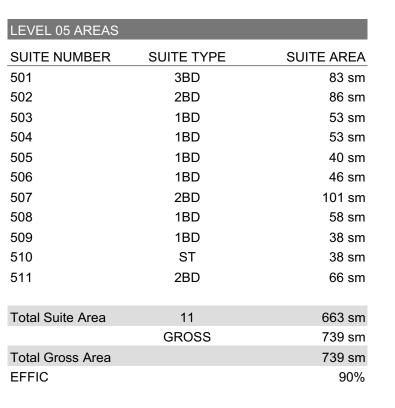






- A 2019-06-19 REZONING / HERITAGE ALTERATION
- B 2019-10-11 REZONING / HERITAGE ALTERATION

|   |            | PERMIT R1                      |
|---|------------|--------------------------------|
| С | 2020-08-07 | REZONING / HERITAGE ALTERATION |
|   |            | PERMIT R2                      |





LEVEL 03-04 AREAS sm

301 sm

302 sm

303 sm

304 sm

305 sm

306 sm

307 sm

308 sm

309 sm

310 sm

311 sm

312 sm

Total Suite Area sm

**AREA LEGEND** 

RESIDENTIAL SUITE

COMMERCIAL AREA

**GROSS FLOOR AREA** 

SUITE TYPE

3BD sm

2BD sm

1BD sm

ST sm

2BD sm

GROSS sm

SUITE AREA

83 sm

86 sm

53 sm

53 sm

40 sm

46 sm

46 sm

55 sm

58 sm

38 sm

38 sm

66 sm

663 sm

739 sm



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Area Plans

DRAWN: AP PLOT DATE:

CHECKED: AB



|  | B |  |
|--|---|--|
|  |   |  |

| ROOF AREAS       |            |            |
|------------------|------------|------------|
| SUITE NUMBER     | SUITE TYPE | SUITE AREA |
|                  |            |            |
| Total Suite Area | 0          | 0 sm       |
|                  | GROSS      | 14 sm      |
| Total Gross Area |            | 14 sm      |
| EFFIC            |            | 0%         |



**METRIC** 

VERIFY DIMENSIONS.

ARCHITECT

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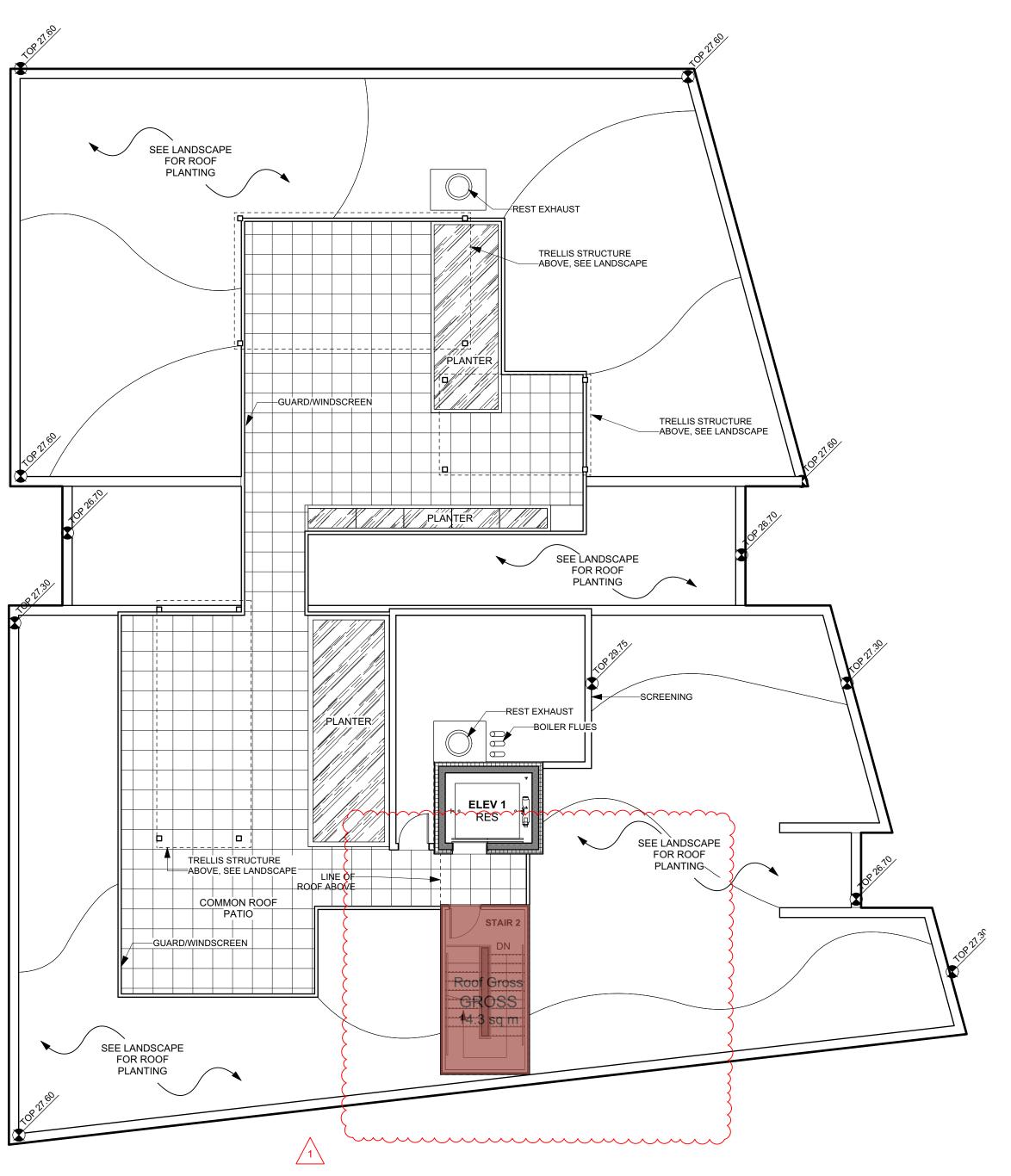
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# 1 ROOF AREAS Scale: 1:100

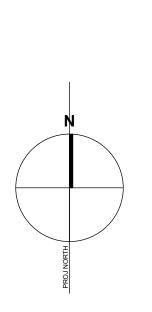
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Area Plans

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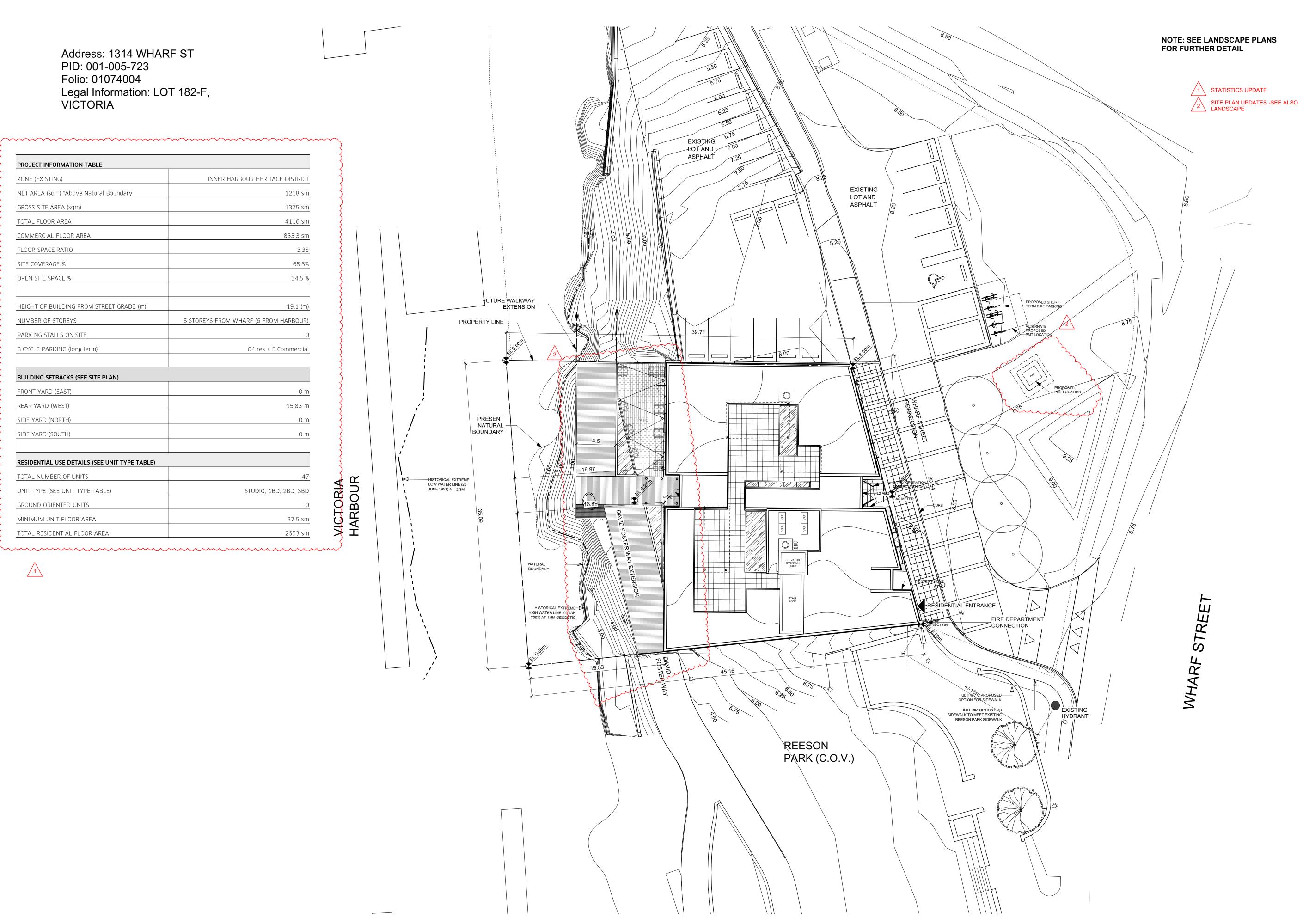
Northern Junk

1314-1318 Wharf Street, Victoria BC



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

| zone (existing)                               | INNER HARBOUR HERITAGE DISTRICT       |
|---|---------------------------------------|
| NET AREA (sqm) *Above Natural Boundary        | 1218 sm                               |
| GROSS SITE AREA (sqm)                         | 1375 sm                               |
| TOTAL FLOOR AREA                              | 4116 sm                               |
| COMMERCIAL FLOOR AREA                         | 833.3 sm                              |
| FLOOR SPACE RATIO                             | 3.38                                  |
| SITE COVERAGE %                               | 65.5%                                 |
| OPEN SITE SPACE %                             | 34.5 %                                |
| HEIGHT OF BUILDING FROM STREET GRADE (m)      | 19.1 (m)                              |
| NUMBER OF STOREYS                             | 5 STOREYS FROM WHARF (6 FROM HARBOUR) |
| PARKING STALLS ON SITE                        | С                                     |
| BICYCLE PARKING (long term)                   | 64 res + 5 Commercia                  |
| BUILDING SETBACKS (SEE SITE PLAN)             |                                       |
| FRONT YARD (EAST)                             | 0 m                                   |
| REAR YARD (WEST)                              | 15.83 m                               |
| SIDE YARD (NORTH)                             | 0 m                                   |
| SIDE YARD (SOUTH)                             | O 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                         | C                                     |
| MINIMUM UNIT FLOOR AREA                       | 37.5 sm                               |
| TOTAL RESIDENTIAL FLOOR AREA                  | 2653 sm                               |







ISSUED FOR

A 2019-06-19 REZONING / HERITAGE ALTERATION

B 2019-10-11 REZONING / HERITAGE ALTERATION

PERMIT R1

C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2

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ARCHITECT

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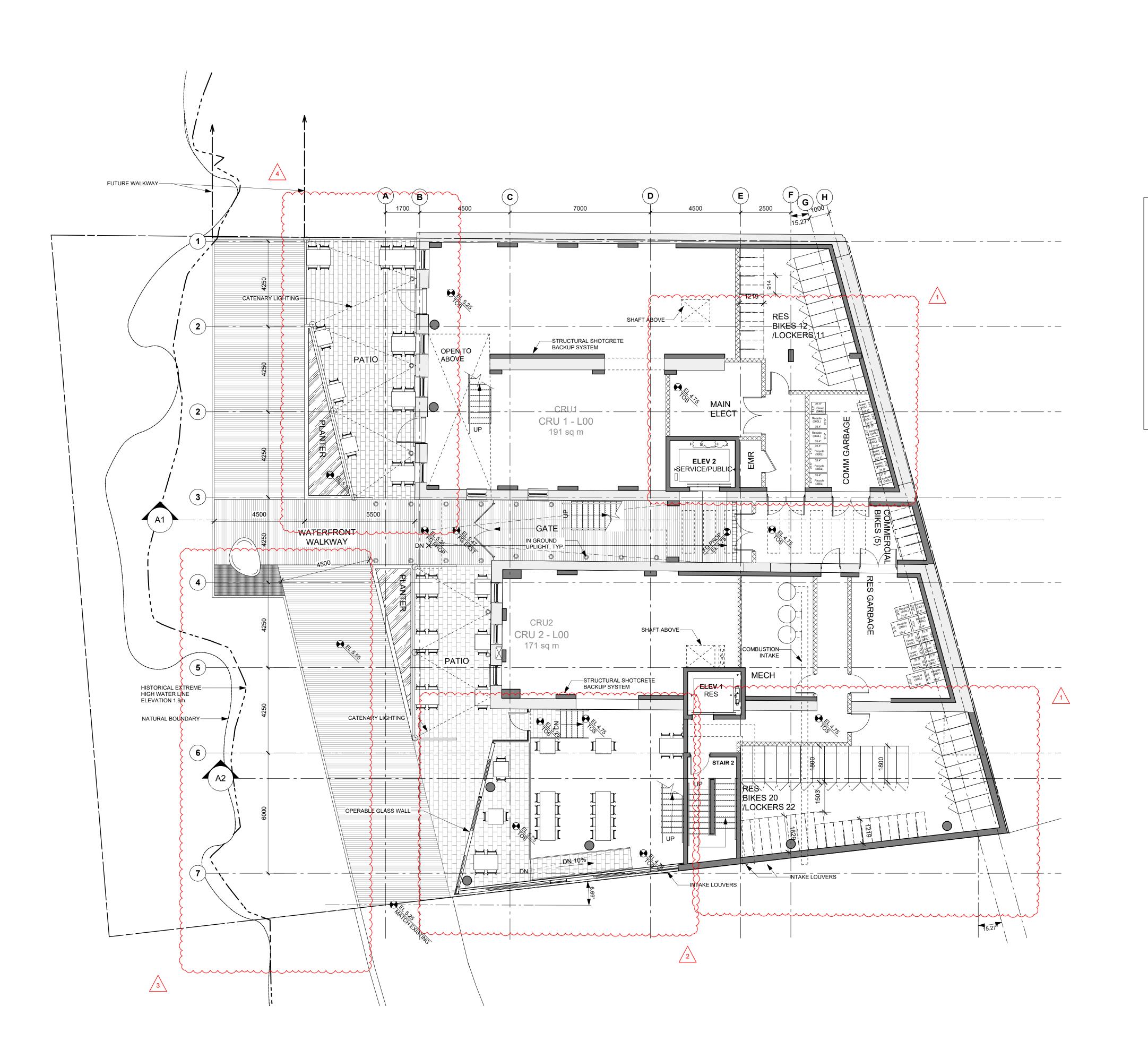
Northern Junk

1314-1318 Wharf Street, Victoria BC

Site Plan

CHECKED: AB

A-101



HISTORICAL EXTREME

LOW WATER LINE

-ELEVATION -2.3m

GENERAL PLAN NOTES:

- SEE AREA PLANS FOR FLOOR AND SUITE AREAS

- SEE LANDSCAPE FOR ALL SITE FURNISHINGS, PLANTING AND SITE MATERIALS





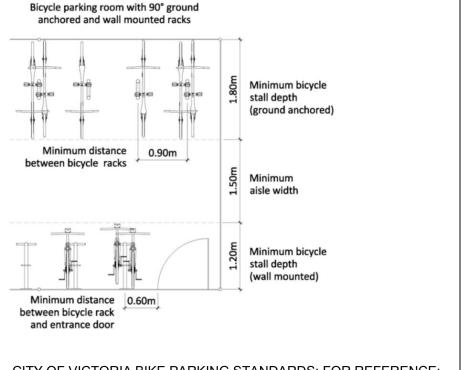
# ISSUED FOR

A 2019-06-19 REZONING / HERITAGE ALTERATION

B 2019-10-11 REZONING / HERITAGE ALTERATION

PERMIT R1

C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2



CITY OF VICTORIA BIKE PARKING STANDARDS: FOR REFERENCE:

REVISIONS TO INTERNAL LAYOUT TO ACCOMMODATE RELOCATED ELECTRICAL ROOM/PMT RELOCATION

WEST GLAZING REVISED TO EXPOSE FACADE OF CAIRE & GRANCINI BUILDING (INTERNAL LAYOUT ADJUSTED TO SUIT)

WESTERN EDGE OF WATERFRONT WALKWAY REVISED TO INCREASE EXPOSURE OF SHORELINE (SEE ALSO LANDSCAPE)

PATIO GEOMETRY REVISED TO REINFORCE WALKWAY CONCEPT

#### **METRIC**

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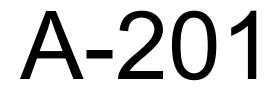
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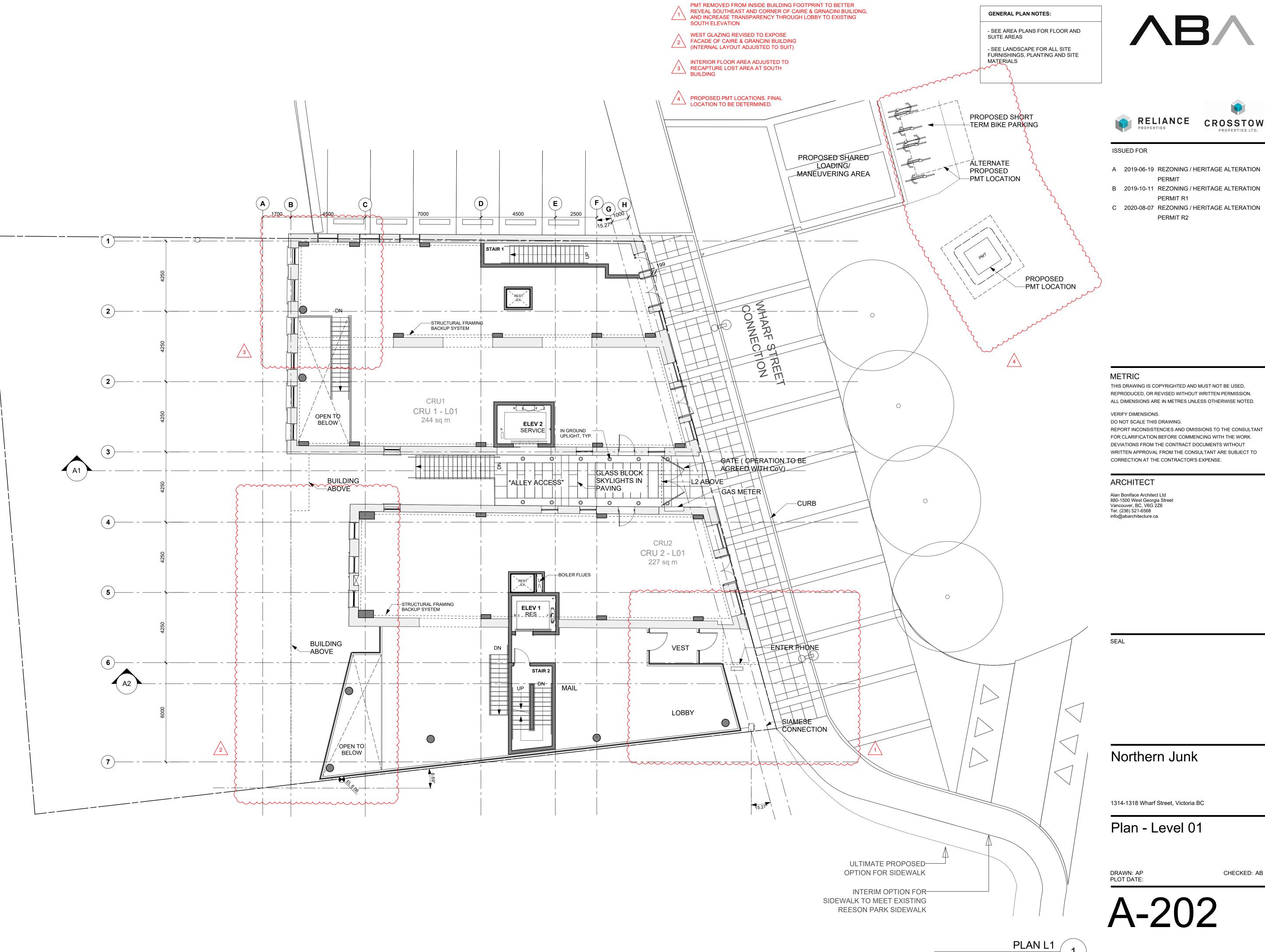
Plans - L00

DRAWN: AP

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B 2019-10-11 REZONING / HERITAGE ALTERATION

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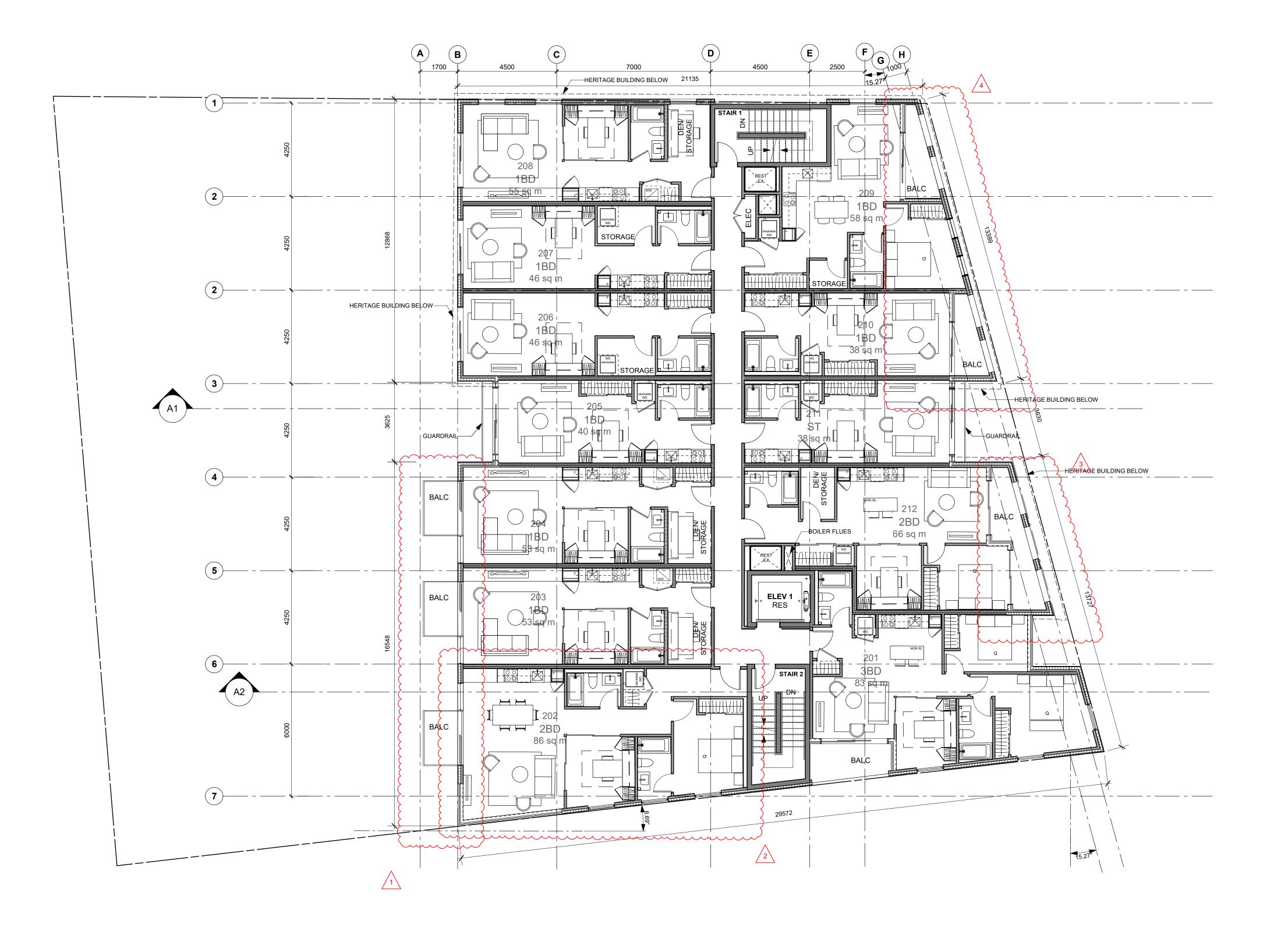
FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT

CHECKED: AB

SCALE: 1:100

WEST ELEVATION MOVED EAST TO REDUCE OVERHANG ABOVE CAIRE & GRANCINI BUILDING FACADE; OUTBOARD BALCONIES ADDED SUITE LAYOUT REVISED TO ACCOMMODATE REDUCED FLOORPLATE FACADE ABOVE CAIRE & GRANCINI
BUILDING MOVED 12" FURTHER WEST.
BALCONIES REVISED TO ACCOMMODATE REDUCED FLOORPLATE

BALCONIES REVISED TO ACCOMMODATE REDUCED FLOORPLATE, IMPROVE LIVABILITY





- SEE AREA PLANS FOR FLOOR AND SUITE AREAS

- SEE LANDSCAPE FOR ALL SITE FURNISHINGS, PLANTING AND SITE MATERIALS







#### ISSUED FOR

- A 2019-06-19 REZONING / HERITAGE ALTERATION
- B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1
- C 2020-08-07 REZONING / HERITAGE ALTERATION

# PERMIT R2

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Northern Junk

1314-1318 Wharf Street, Victoria BC

Plan - Level 02

CHECKED: AB



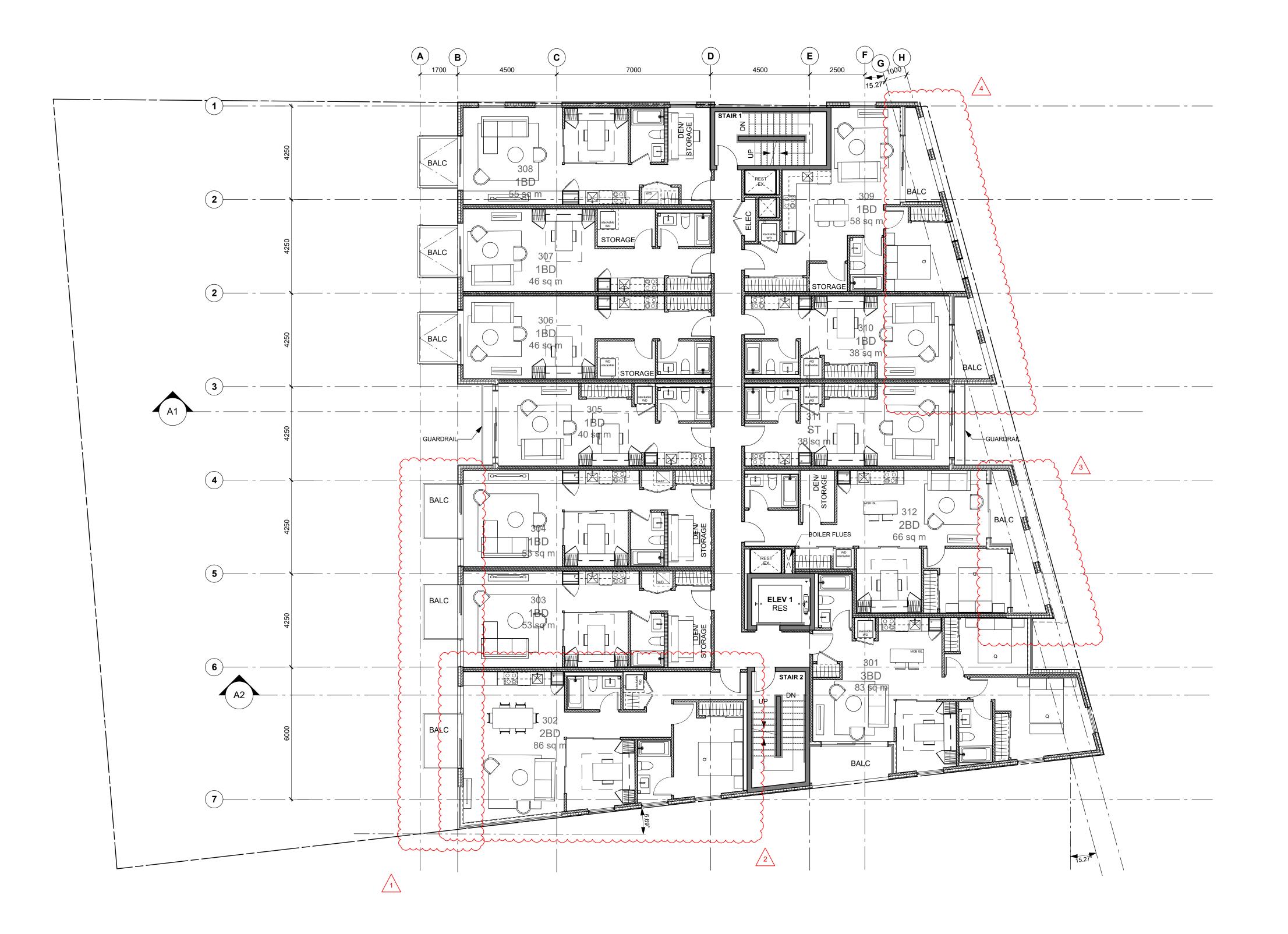


WEST ELEVATION MOVED EAST TO REDUCE OVERHANG ABOVE CAIRE & GRANCINI BUILDING FACADE; OUTBOARD BALCONIES ADDED

SUITE LAYOUT REVISED TO ACCOMMODATE REDUCED FLOORPLATE

FACADE ABOVE CAIRE & GRANCINI BUILDING MOVED 12" FURTHER WEST. BALCONIES REVISED TO ACCOMMODATE REDUCED FLOORPLATE

BALCONIES REVISED TO ACCOMMODATE REDUCED FLOORPLATE, IMPROVE LIVABILITY



**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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- A 2019-06-19 REZONING / HERITAGE ALTERATION
  PERMIT
- B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1
- C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2

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SE

Northern Junk

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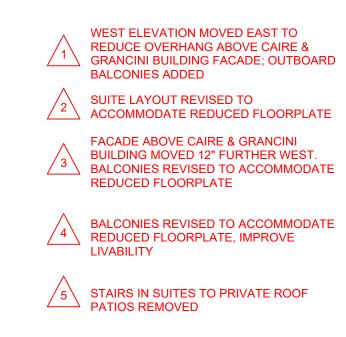
Plan - Level 03-04

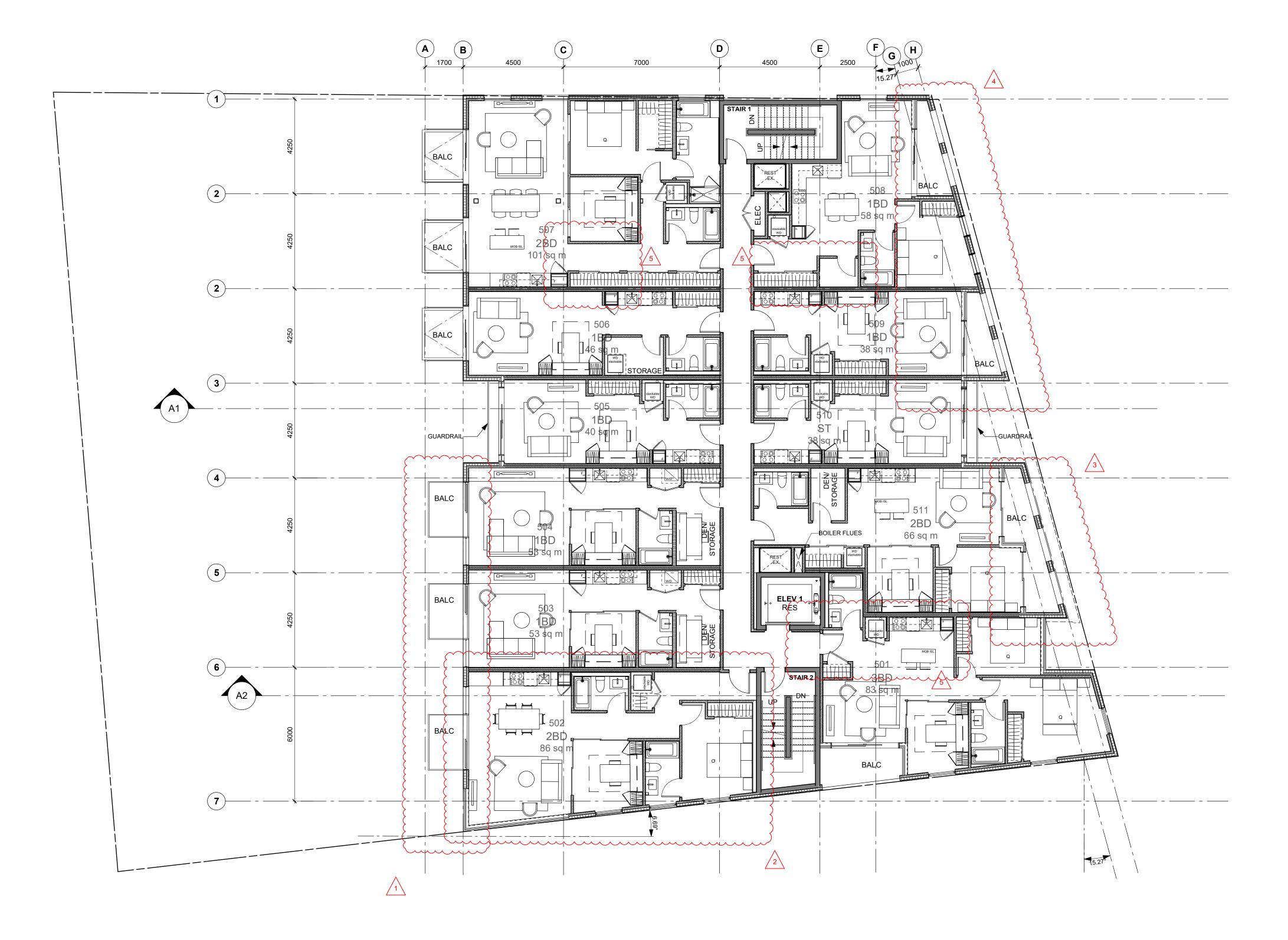
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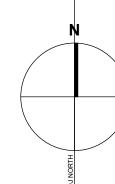
CHECKED: AB











#### **GENERAL PLAN NOTES:**

- SEE AREA PLANS FOR FLOOR AND SUITE AREAS

- SEE LANDSCAPE FOR ALL SITE FURNISHINGS, PLANTING AND SITE MATERIALS







# ISSUED FOR

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- C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2

PERMIT R1

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REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT

#### ARCHITECT

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SE

Northern Junk

1314-1318 Wharf Street, Victoria BC

Plan - Level 05

DRAWN: A

CHECKED: AB





PRIVATE ROOF DECKS REMOVED.
COMMON ROOF DECK AND ACCESS
ADDED. WEST EDGE OF BUILDING
MOVED EAST

ELEVATOR OVERRUN EXTENSION AND ROOF ACCESS STAIR ADDED

- ---- - ---- - ----

- SEE AREA PLANS FOR FLOOR AND SUITE AREAS

UPPER ROOF PLAN /

Scale: 1:100

**GENERAL PLAN NOTES:** 

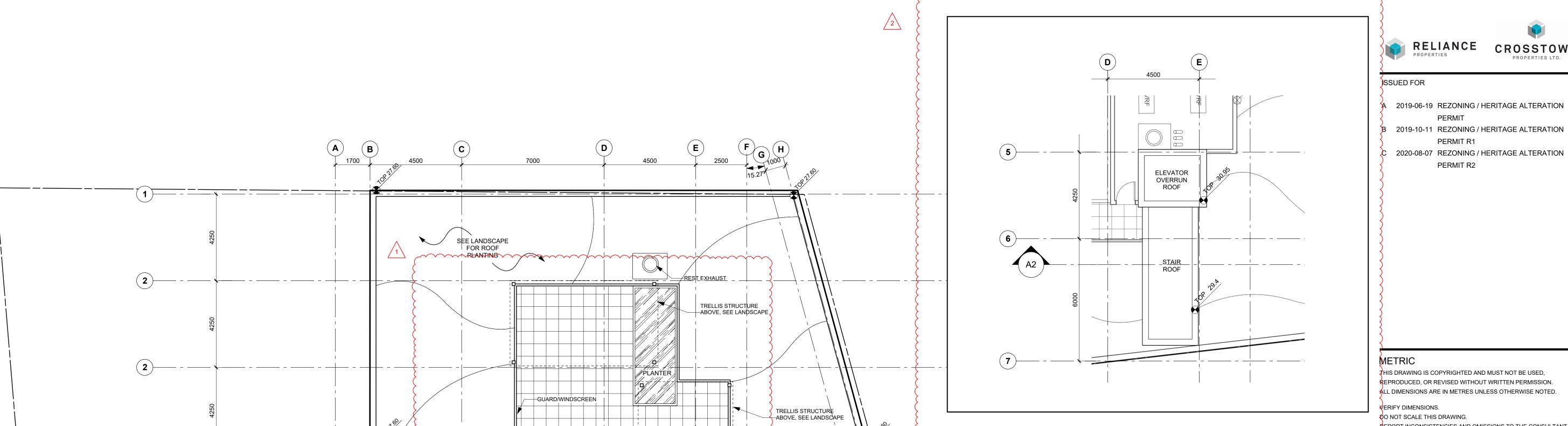
- SEE LANDSCAPE FOR ALL SITE FURNISHINGS, PLANTING AND SITE MATERIALS



RELIANCE CROSSTOWN

PERMIT R1

PERMIT R2



SEE LANDSCAPE FOR ROOF

PLANTING

SEE LÂNDSCAPE FOR ROOF

**₹PLANTING** 

REST EXHAUST

eLEV 1

BOILER FLUES

PLANTER

PLANTER

LINE OF ROOF ABOVE

TRELLIS STRUCTURE

ABOVE, SEE LANDSCAPE

COMMON ROOF
PATIO

SEE LANDSCAPE

FOR ROOF

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO

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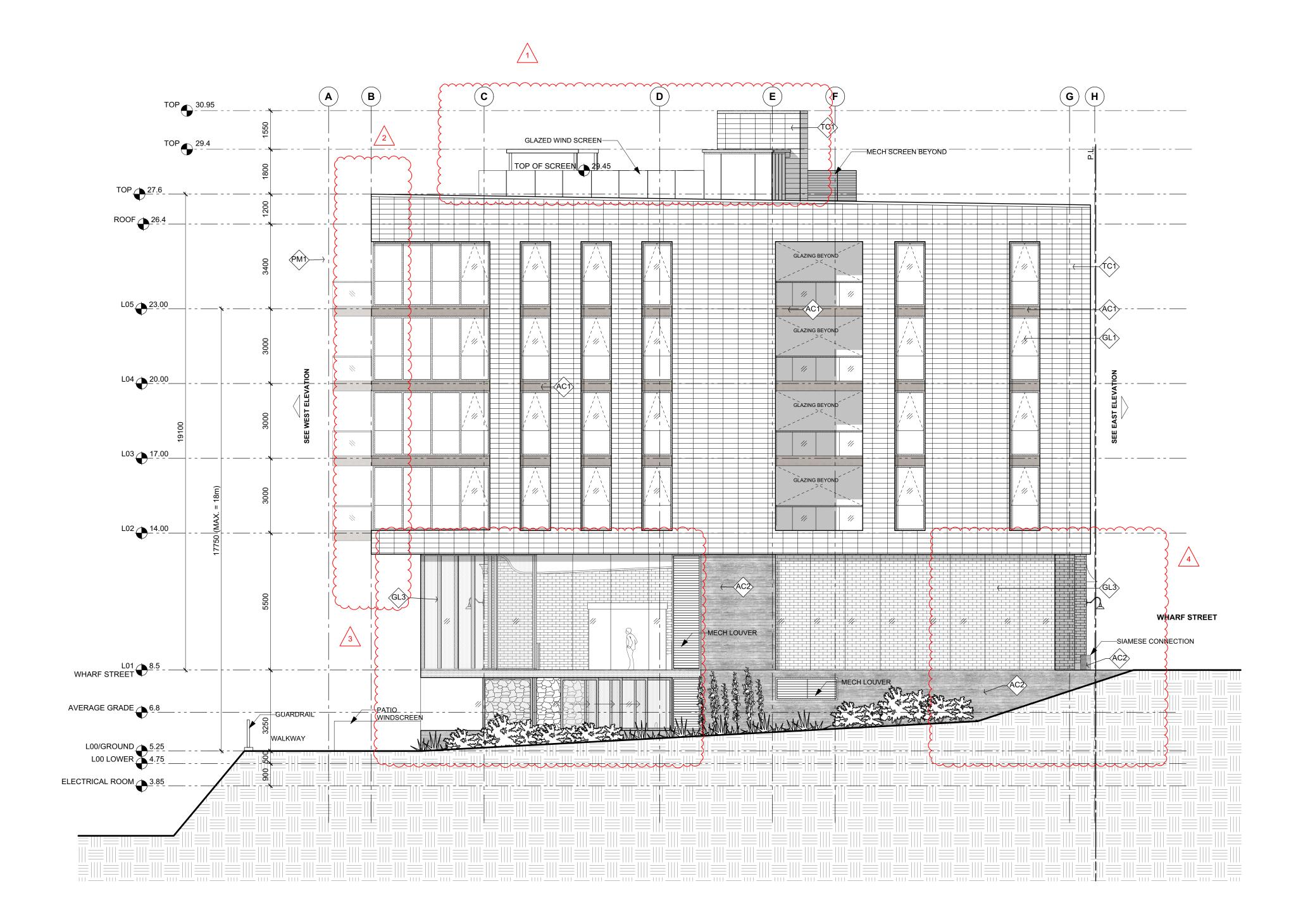
Plan - Roof

DRAWN: AP PLOT DATE:

CHECKED: AB





















- A 2019-06-19 REZONING / HERITAGE ALTERATION
  PERMIT
- B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1
- C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2

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SE

# Northern Junk

# 1314-1318 Wharf Street, Victoria BC

South Elevation

DRAWN: AP PLOT DATE:

MATERIAL LEGEND

GL1 - NEW RESIDENTIAL GLAZING GL2 - HERITAGE STYLE GLAZING GL3 - COMMERCIAL GLAZING

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 METALPM2 - MEDIUM PAINTED METAL

CMP1 - METAL PANEL TYPE 1

\_\_\_\_\_

CHECKED: AB

A-40'















- A 2019-06-19 REZONING / HERITAGE ALTERATION
- B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1
- C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2

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#### ARCHITECT

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# Northern Junk

#### 1314-1318 Wharf Street, Victoria BC GL1 - NEW RESIDENTIAL GLAZING GL2 - HERITAGE STYLE GLAZING GL3 - COMMERCIAL GLAZING West Elevation CMP1 - METAL PANEL TYPE 1 AC1 - PRECAST ARCH CONCRETE AC2 - BOARD FORM ARCH CONCRETE **BM1** - EXISTING BRICK MASONRY **BM2** - NEW BRICK MASONRY TYPE 1 DRAWN: AP PLOT DATE: TM1 - TERRACOTTA MASONRY

MS1 - STAMPED METAL SOFFIT

PM1 - DARK PAINTED METAL PM2 - MEDIUM PAINTED METAL

MATERIAL LEGEND

CHECKED: AB







- A 2019-06-19 REZONING / HERITAGE ALTERATION
  PERMIT
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SE

Northern Junk

1314-1318 Wharf Street, Victoria BC

North Elevation

DRAWN: AP

MATERIAL LEGEND

GL1 - NEW RESIDENTIAL GLAZING GL2 - HERITAGE STYLE GLAZING GL3 - COMMERCIAL GLAZING

AC1 - PRECAST ARCH CONCRETE

AC2 - BOARD FORM ARCH CONCRETE

**BM1** - EXISTING BRICK MASONRY **BM2** - NEW BRICK MASONRY TYPE 1

TM1 - TERRACOTTA MASONRY

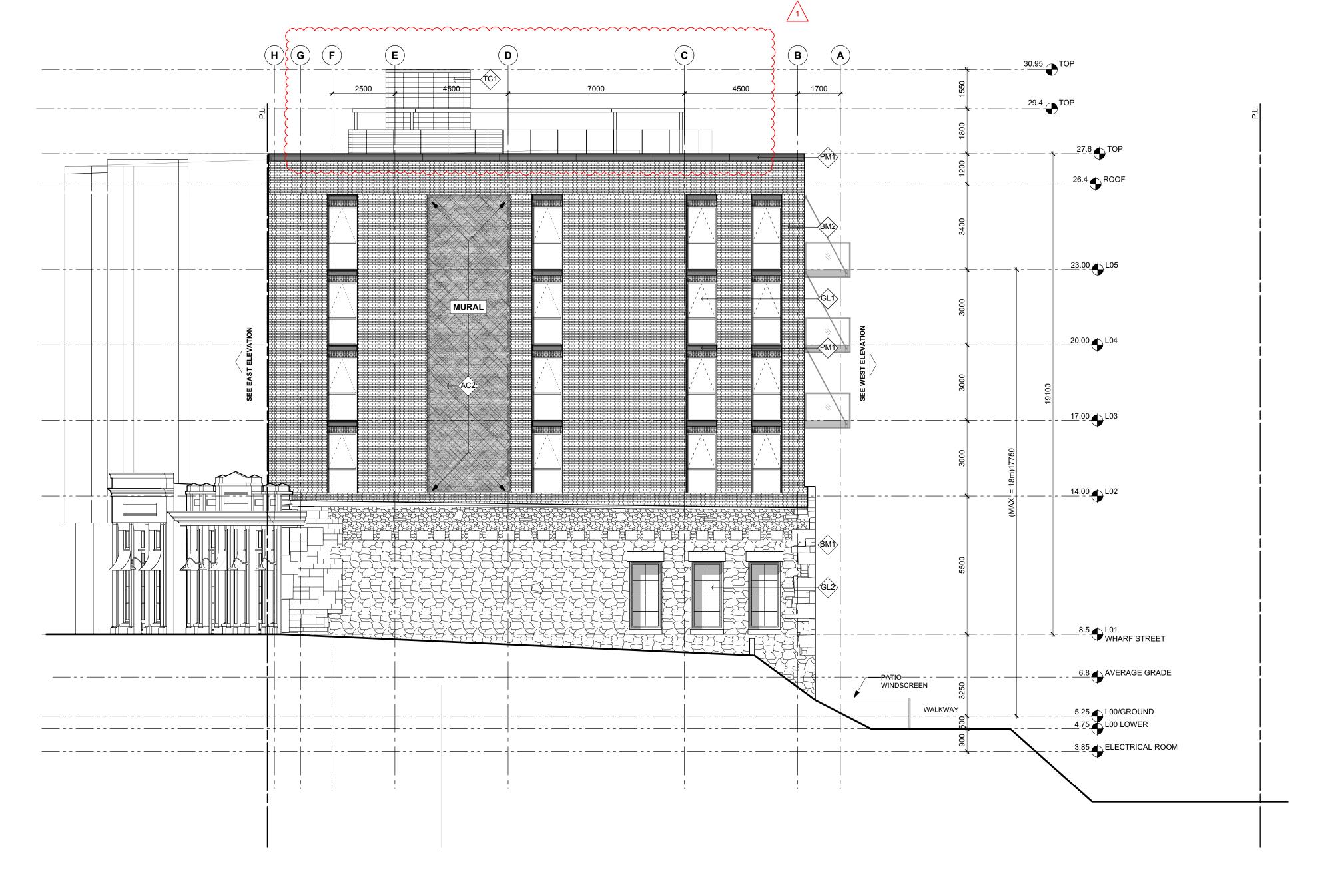
MS1 - STAMPED METAL SOFFIT

PM1 - DARK PAINTED METALPM2 - MEDIUM PAINTED METAL

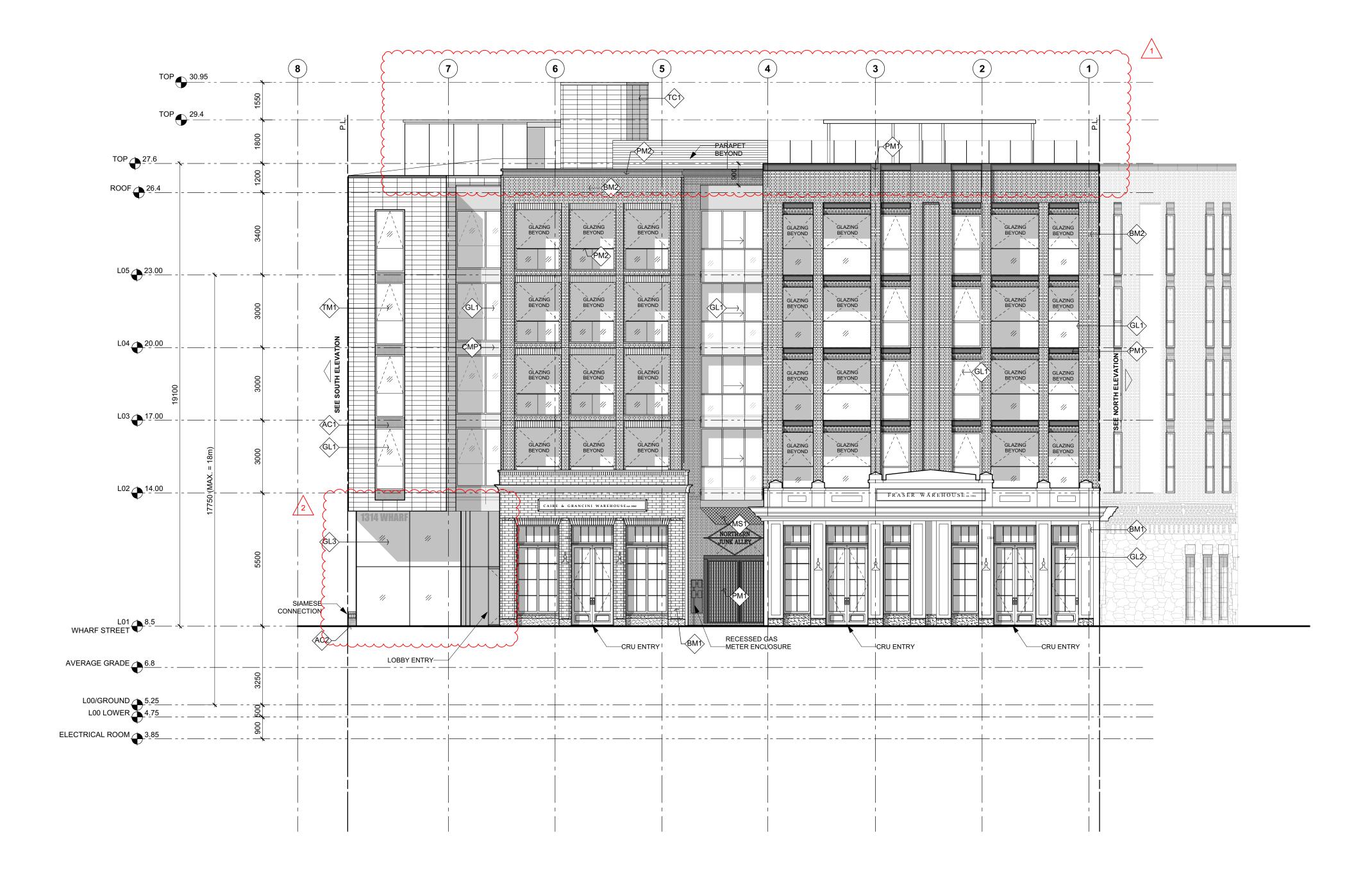
CMP1 - METAL PANEL TYPE 1

DRAWN: AP CHECKED: AB PLOT DATE:

A-403

















- A 2019-06-19 REZONING / HERITAGE ALTERATION
  PERMIT
- B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1
- C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2

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SE

Northern Junk

# GL1 - NEW RESIDENTIAL GLAZING GL2 - HERITAGE STYLE GLAZING GL3 - COMMERCIAL 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

1314-1318 Wharf Street, Victoria BC

East Elevation

DRAWN: AP PLOT DATE:

101

CHECKED: AB

**1-4**0







- A 2019-06-19 REZONING / HERITAGE ALTERATION
- B 2019-10-11 REZONING / HERITAGE ALTERATION PERMIT R1
- C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2

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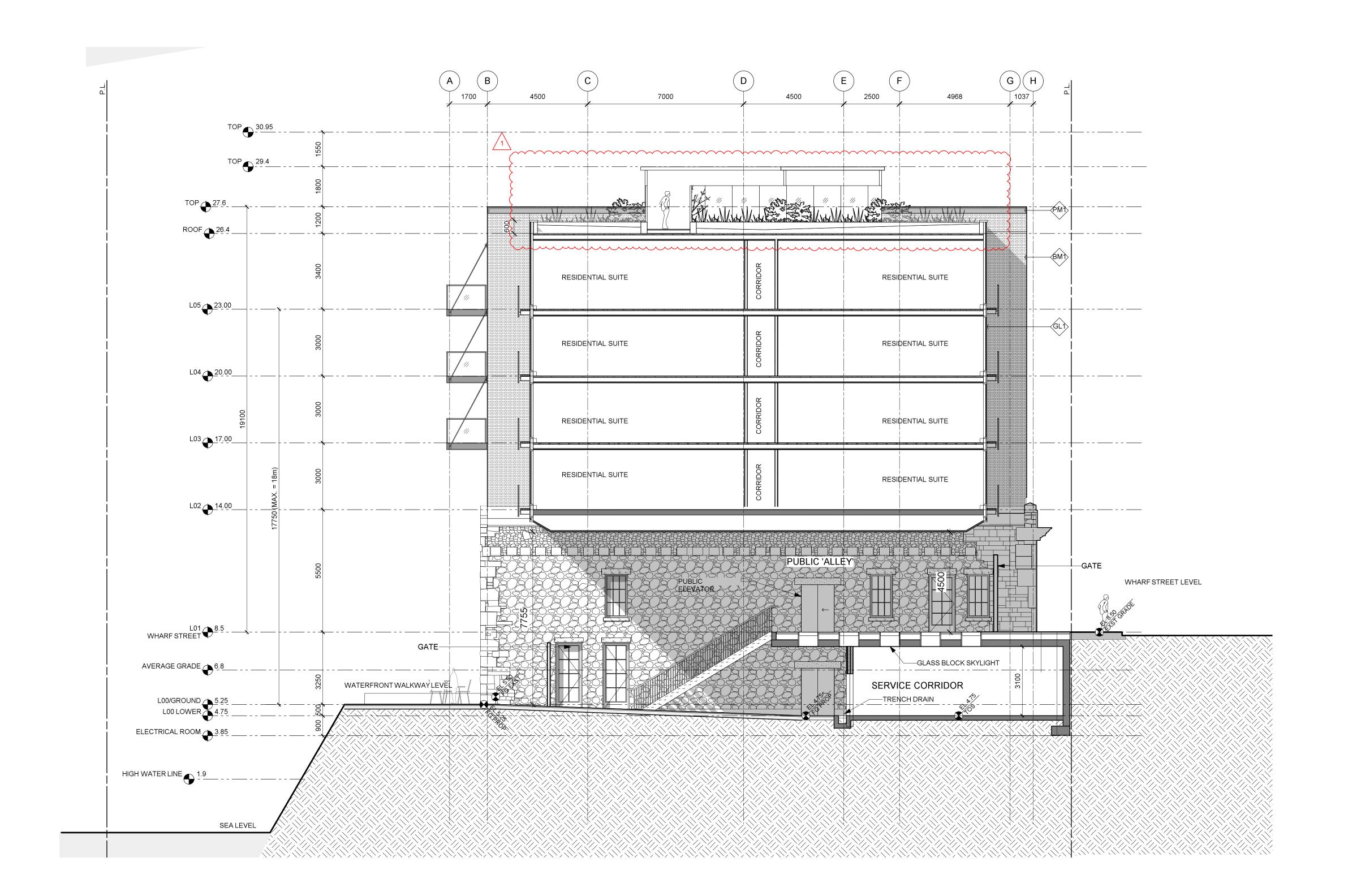
1314-1318 Wharf Street, Victoria BC

Section - A1

DRAWN: AP PLOT DATE:

CHECKED: AB













- A 2019-06-19 REZONING / HERITAGE ALTERATION
- B 2019-10-11 REZONING / HERITAGE ALTERATION
- PERMIT R1
- C 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT R2

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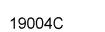
Northern Junk

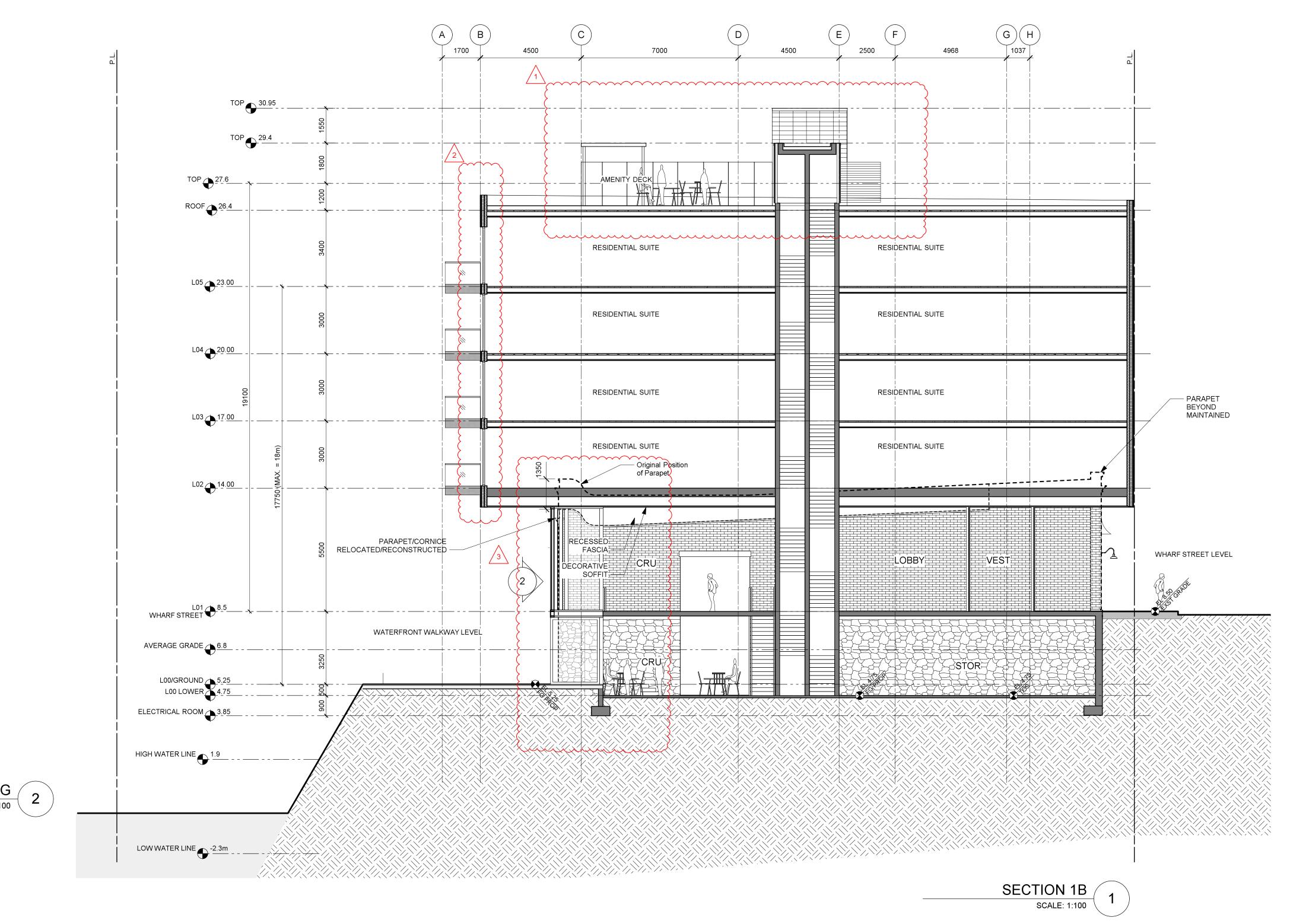
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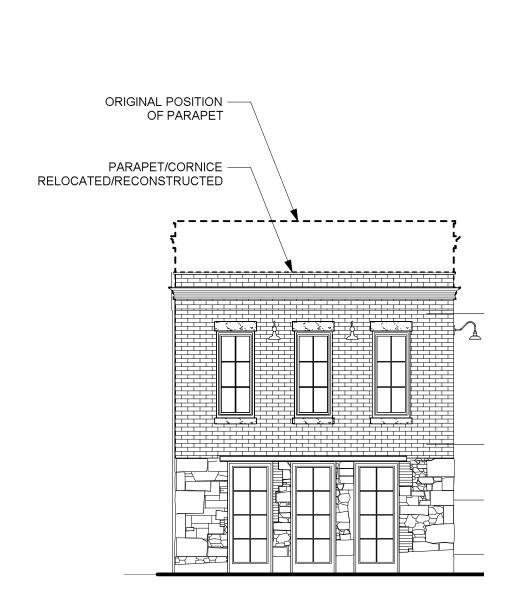
Section - A2

DRAWN: AP PLOT DATE:

CHECKED: AB







WEST ELEVATION OF SOUTH BUILDING 2

# **JOHNSON STREET NORTHERN JUNK**

# REZONING /HERITAGE ALTERATION PERMIT\_R2

# **DRAWING LIST:**

L0.00 COVER L0.01 DESIGN RATIONALE L0.02 TREE MANAGEMENT PLAN L0.03 HIGH AND LOW TIDE DIAGRAM L1.01 LAYOUT PLAN - SURFACE LOT LOADING OPTIONS L1.02 LAYOUT AND MATERIALS PLAN - GROUND LEVEL L1.03 LAYOUT AND MATERIALS PLAN - ROOF L2.01 SECTIONS L2.02 SECTIONS



5th Floor, East Asiatic House 1201 West Pender Street Vancouver BC Canada V6E 2V2 www.pwlpartnership.com

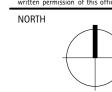
REVISIONS AND ISSUES 1 2020-06-19 REZONING / HERITAGE ALTERATION PERMIT 3 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT\_R2

Johnson Street Northern Junk Site Layout

1314 WHARF STREET

Lot 182F (001-005-723)

COVER



October 2019 15030 Northern Junk Plan.vwx

2020-08-07

# Northern Junk Design Rationale

The landscape design associated with the updated Northern Junk building creates a functional and vibrant urban waterfront space that celebrates City of Victoria's shoreline. The public will benefit from the extended connection of the David Foster Way, 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. While there isn't room to include street trees between the existing buildings and the curb line, 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 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.

# **David Foster Way**

The public extension of David Foster Way matches and aligns with the existing 4.5-meter width. The walkway is constructed from heavy timber members that evoke the industrial historical significance of the site. Emphasizing this relationship between the built and natural environment is a large precast "stone" seating feature. It provides 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. The comfortable atmosphere of the outdoor dining patios is created by discrete glass enclosures and two planters 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 patios for residents. The patios are paved with hydrapressed pavers to allow for ease of removal for replacement and access to the slab for maintenance. There are three large cast in place planters located on the roof, one of which will serve as urban agricultural plot for the residents. Three shade structures will be providing comfort for residents using the roof for gardening or for leisure. The plant palette includes small 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.



PWL Partnership Landscape Architects
5th Floor, East Asiatic House
1201 West Pender Street
Vancouver BC Canada V6E 2V2
www.pwlpartnership.com

NO. DATE DESCRIPTION

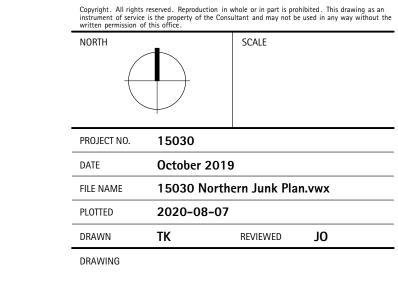
1 2020-06-19 REZONING / HERITAGE ALTERATION PERMIT
2 2020-10-11 REZONING / HERITAGE ALTERATION PERMIT\_R1
3 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT\_R2

# Johnson Street Northern Junk Site Layout

1314 WHARF STREET

Lot 182F (001-005-723)

# DESIGN RATIONALE



L0.01

#### TREE PROTECTION GENERAL NOTES

#### A. EXCAVATION AROUND TREES

- 1. EXCAVATION WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
- 2. 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.
- 3. 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

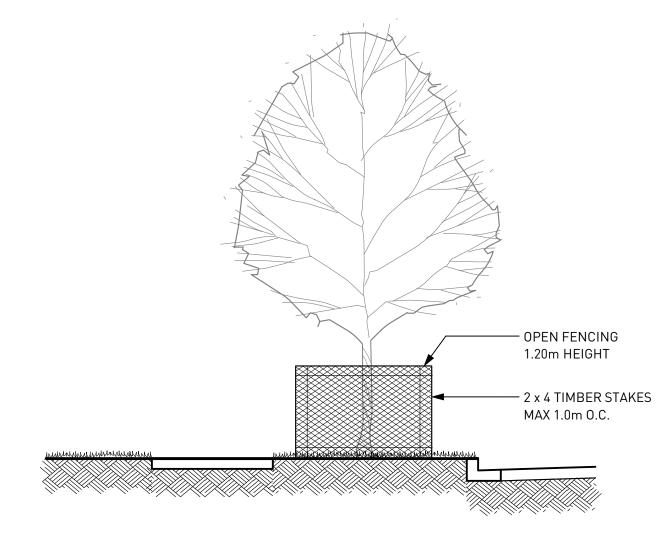
- 1. HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
- 2. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS.
- 3. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.

#### C. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES

- 1. TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING.
- 2. DO NOT CUT MAIN LATERAL ROOTS.
- 3. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS.
- 4. 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.

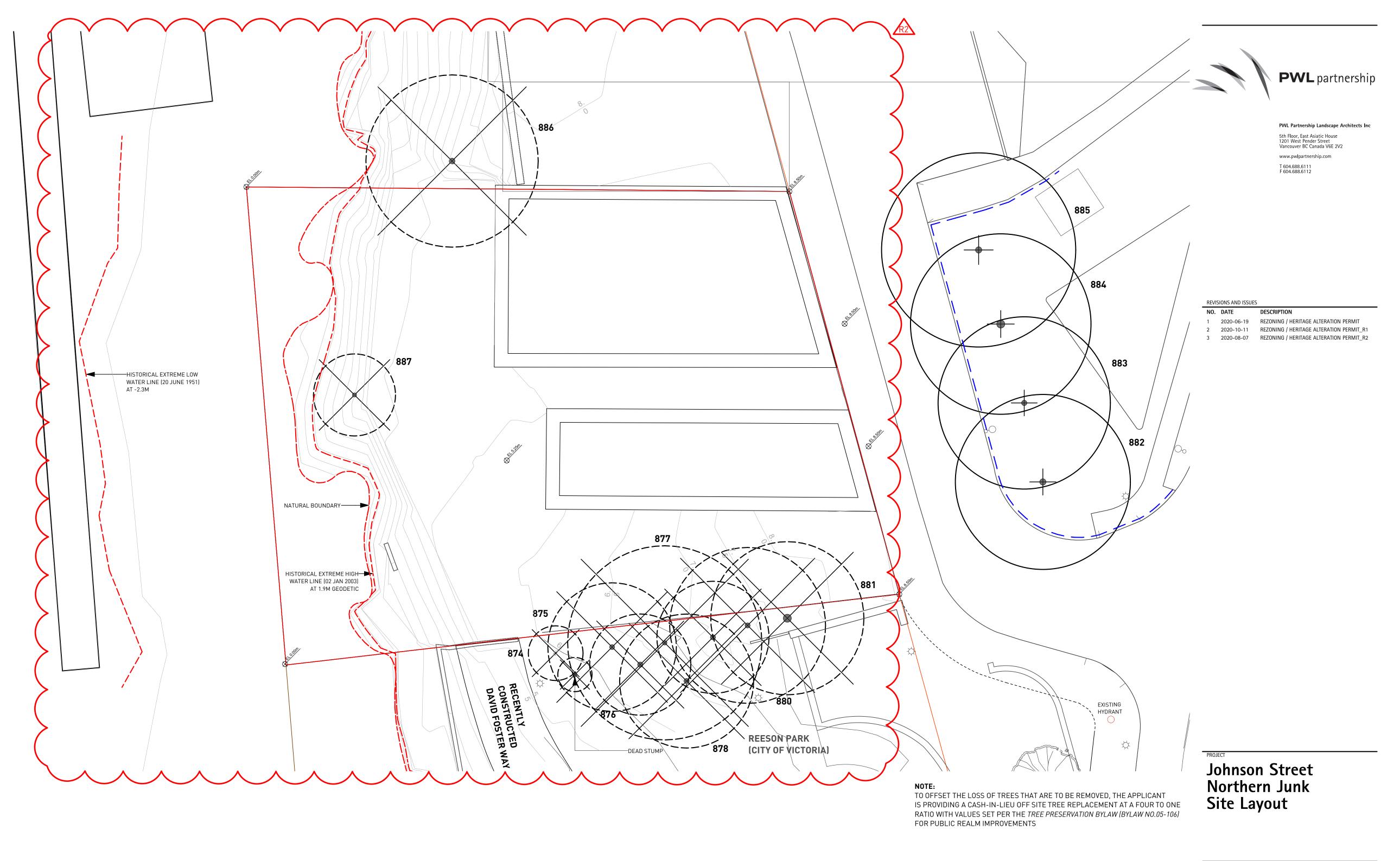
#### D. PROTECTION OF EXPOSED ROOTS

- 1. 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.
- 2. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
- 3. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS.



| _  |                                       |
|----|---------------------------------------|
|    | TREE PROTECTION BARRIER FENCING DETAI |
| 1) | NTC                                   |

| TREE MANAGEME | ENT LEGEND                       |
|---------------|----------------------------------|
| 1234          | TREE TO BE REMOVED               |
| 1234          | TREE TO BE RETAINED              |
|               | TREE PROTECTION ZONE AND FENCING |



ADDRESS

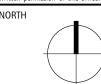
1314 WHARF STREET

Lot 182F (001-005-723)

DRAWING TITLE

# TREE MANAGEMENT PLAN

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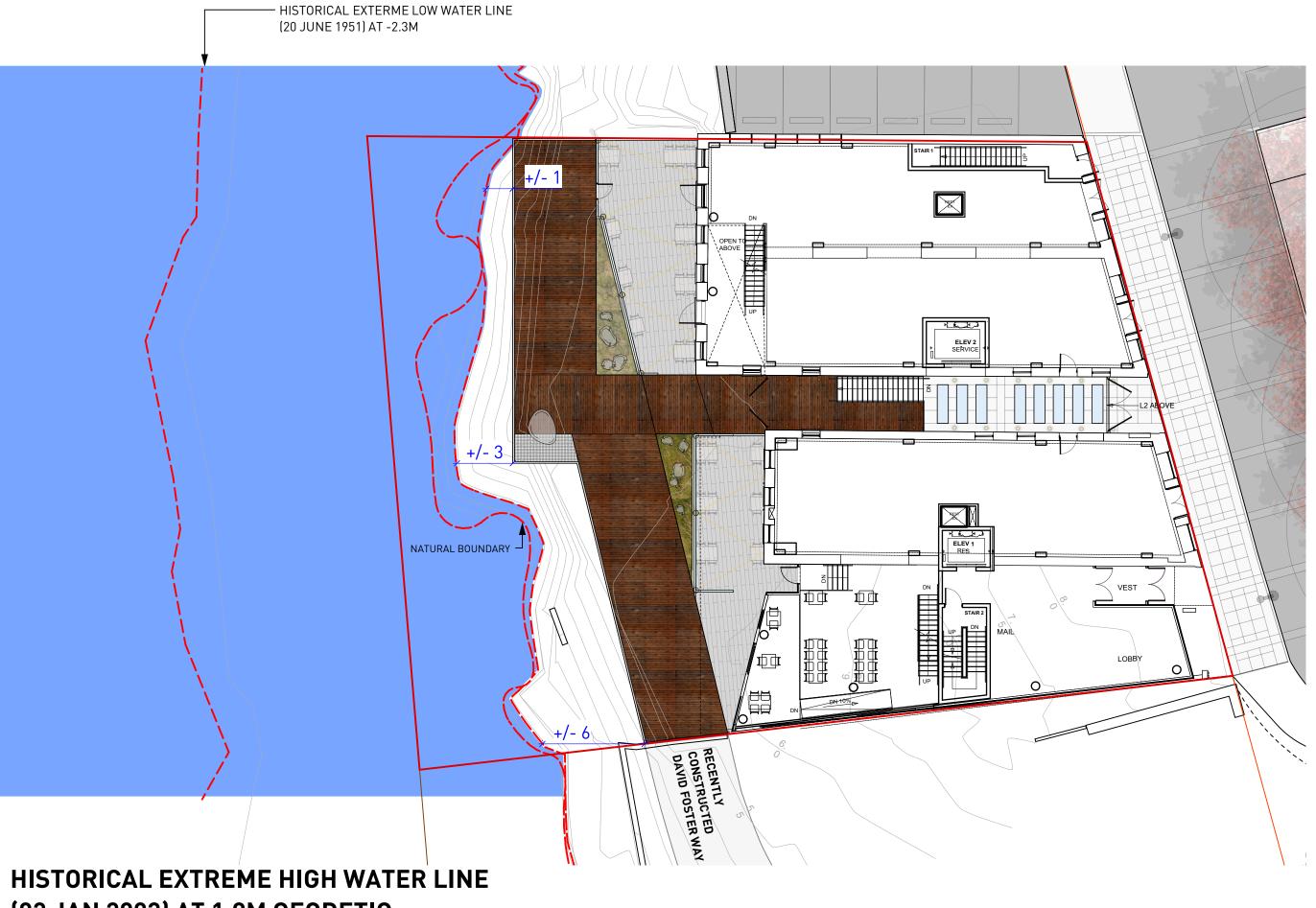
| PROJECT NO. | 15030        |               |       |  |
|-------------|--------------|---------------|-------|--|
| DATE        | October 2019 | )             |       |  |
| FILE NAME   | 15030 North  | ern Junk Plar | ı.vwx |  |
| PLOTTED     | 2020-08-07   |               |       |  |
| DRAWN       | TK           | REVIEWED      | JO    |  |

L0.02



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+/- 17 +/- 19 NATURAL BOUNDARY -+/- 23 HISTORICAL EXTREME LOW WATER LINE

(20 JUNE 1951) AT -2.3M

(02 JAN 2003) AT 1.9M GEODETIC

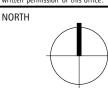
# Johnson Street Northern Junk Site Layout

1314 WHARF STREET

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# HIGH AND LOW TIDE DIAGRAM

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1:200

October 2019 15030 Northern Junk Plan.vwx 2020-08-07



#### LAYOUT AND MATERIALS GENERAL NOTES

WITH ELECTRICAL ENGINEER'S DRAWINGS.

- DO NOT SCALE DRAWING. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS.
   REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW
- 4. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- 5. EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION
- 6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

| HARD | SCAPE MATERIALS LEGEND   |
|------|--|
| KEY  | DESCRIPTION  |
| HI   | Metal Guard Rail<br>As per City of Victoria Standards for David Foster Way |
| H2   | Parapet Wall<br>Refer to Architecture                                      |

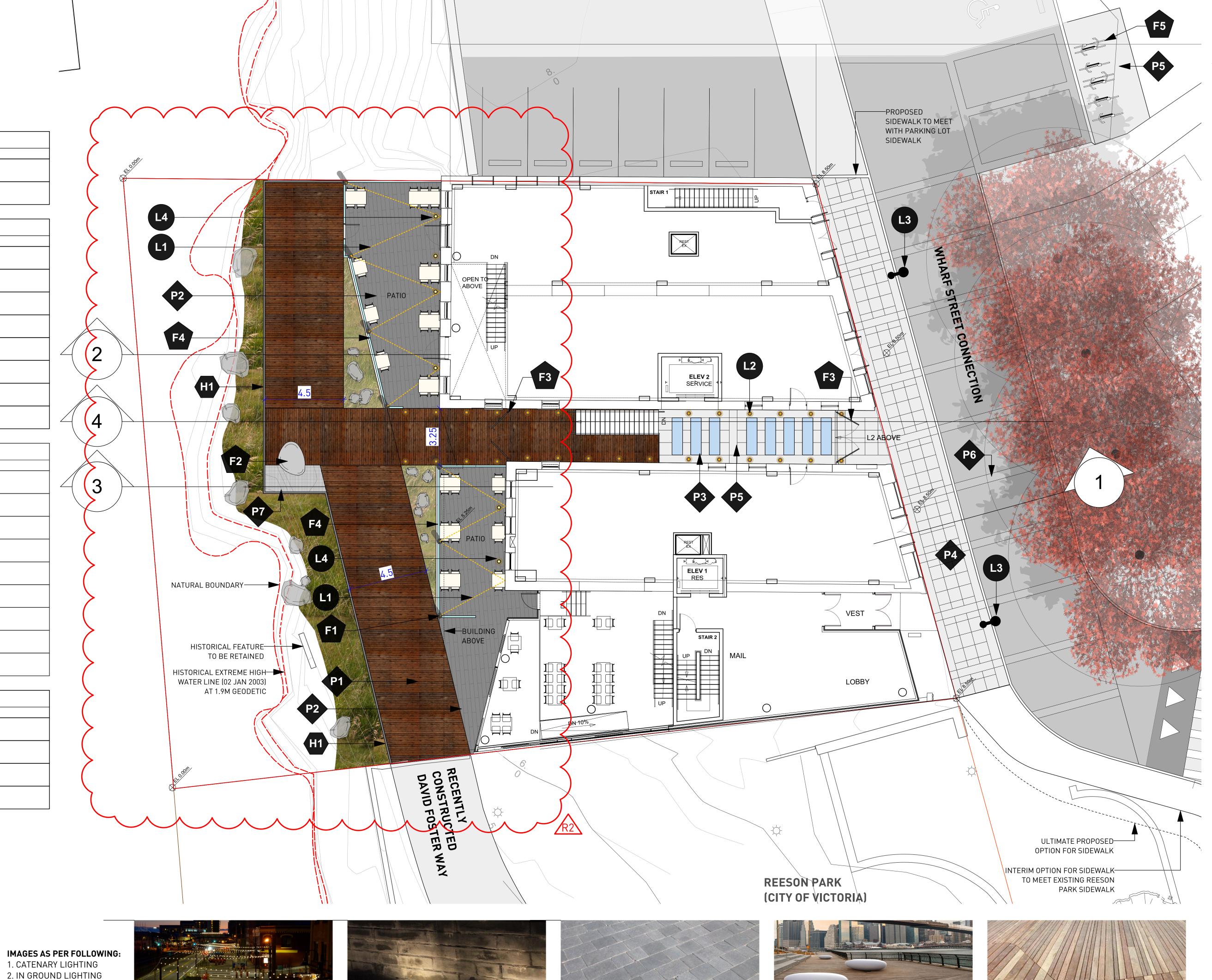
| Decking ving lls                            |
|---|
|   |
| lls   |
|   |
| rrete Sidewalk<br>ity of Victoria Standards |
| crete                                       |
| Asphalt (Street Bond)                       |
| ate Platform                                |
|   |

| KEY | DESCRIPTION  |
|-----|--|
| F1  | Catenary Light Post  |
| F2  | Metalco Stone Free Shape Seat                                  |
| F3  | Metal Gate   |
| F4  | Glass Guardrail<br>Refer to Architecture                       |
| F5  | Bike Racks<br>As per City of Victoria Bicycle Parking Strategy |
| F6  | Trellis Structure  |
| F7  | Urban Agriculture Potting Table With Storage                   |
| F8  | Urban Agriculture Planters                                     |
| F9  | CIP Concrete Planters  |

| LIGH        | TING MATERIALS LEGEND          |
|-------------|--------------------------------|
| KEY         | DESCRIPTION                    |
| <b>(1</b> ) | Catenary Lights                |
| 12          | In Ground Lights               |
| <b>1</b> 3  | Proposed Streetlights          |
| 14          | Lighting for Heritage Building |

3. STONE PAVING

4. STONE SHAPESEAT 5. TIMBER DECKING



3



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1 2020-06-19 REZONING / HERITAGE ALTERATION PERMIT
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3 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT\_R2

Johnson Street Northern Junk Site Layout

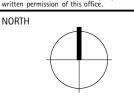
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LAYOUT AND MATERIALS PLAN - GROUND LEVEL

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reviewed **JO** 

 PROJECT NO.
 15030

 DATE
 October 2019

 FILE NAME
 15030 Northern Junk Plan.vwx

 PLOTTED
 2020-08-07

L1.02

#### LAYOUT AND MATERIALS GENERAL NOTES

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- 6. REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

| HARD      | SCAPE MATERIALS LEGEND   |
|-----------|--|
| KEY       | DESCRIPTION  |
| <b>H1</b> | Metal Guard Rail<br>As per City of Victoria Standards for David Foster Way |
| H2        | Parapet Wall<br>Refer to Architecture                                      |

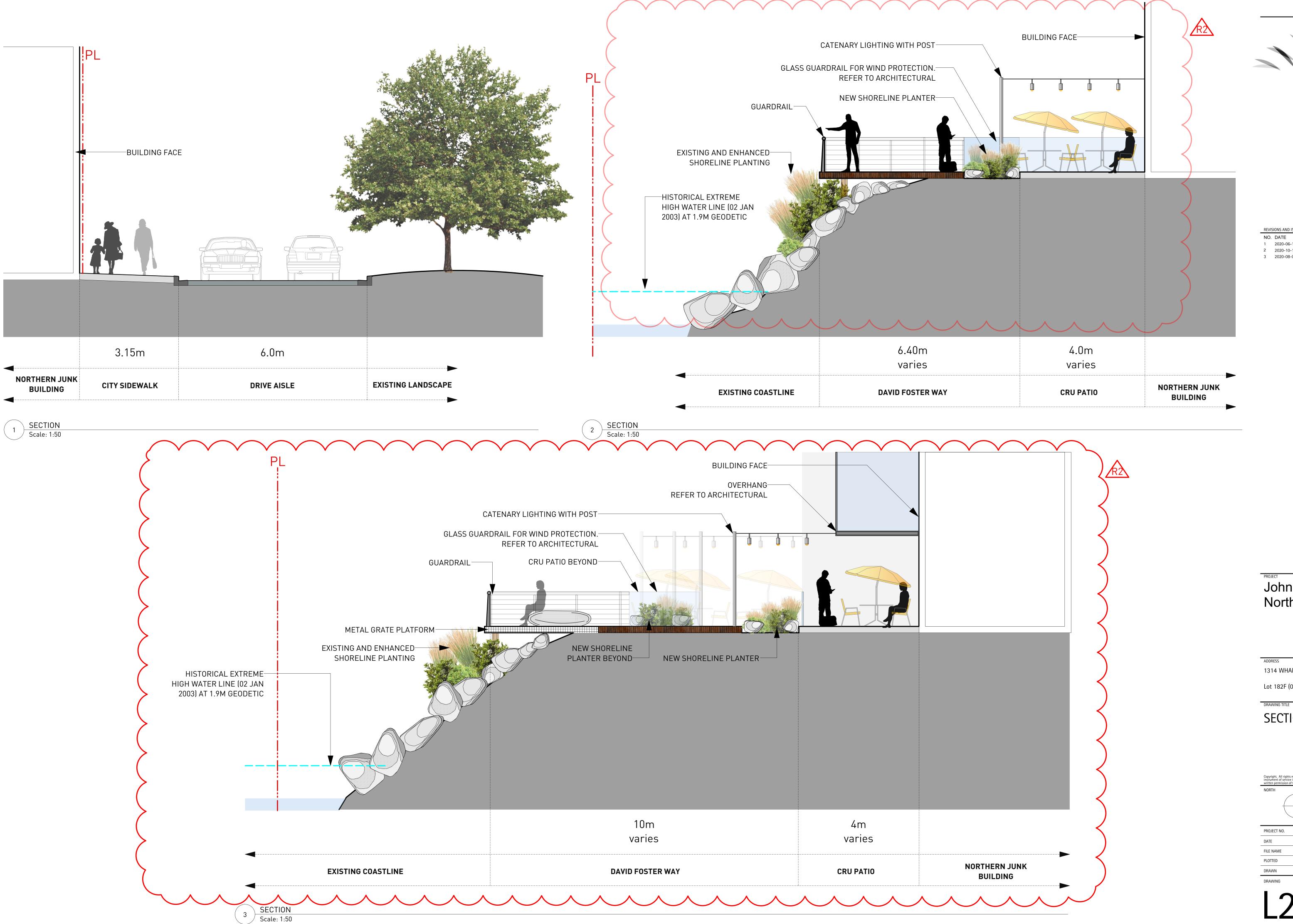
| KEY       | DESCRIPTION   |
|-----------|---|
| Pi        | Timber Decking  |
| <b>P2</b> | Stone Paving  |
| <b>P3</b> | Light Wells   |
| P4        | CIP Concrete Sidewalk As per City of Victoria Standards |
| P5        | CIP Concrete  |
| P6        | Stamped Asphalt (Street Bond)                           |
| •         | Metal Grate Platform                                    |
| <u> </u>  | Hydrapressed Pavers                                     |

| KEY | DESCRIPTION  |
|-----|--|
| F1  | Catenary Light Post  |
| F2  | Metalco Stone Free Shape Seat                                  |
| F3  | Metal Gate   |
| F4  | Glass Guardrail<br>Refer to Architecture                       |
| F5  | Bike Racks<br>As per City of Victoria Bicycle Parking Strategy |
| F6  | Trellis Structure  |
| F7  | Urban Agriculture Potting Table With Storage                   |
| F8  | Urban Agriculture Planters                                     |
|     | CIP Concrete Planters  |

| LIGHTING MATERIALS LEGEND |                                |
|---------------------------|--------------------------------|
| KEY                       | DESCRIPTION                    |
| •                         | Catenary Lights                |
| 12                        | In Ground Lights               |
| 13                        | Proposed Streetlights          |
| 14                        | Lighting for Heritage Building |



L1.03





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NO. DATE DESCRIPTION 1 2020-06-19 REZONING / HERITAGE ALTERATION PERMIT 2 2020-10-11 REZONING / HERITAGE ALTERATION PERMIT\_R1

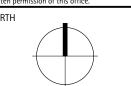
3 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT\_R2

# Johnson Street Northern Junk

1314 WHARF STREET

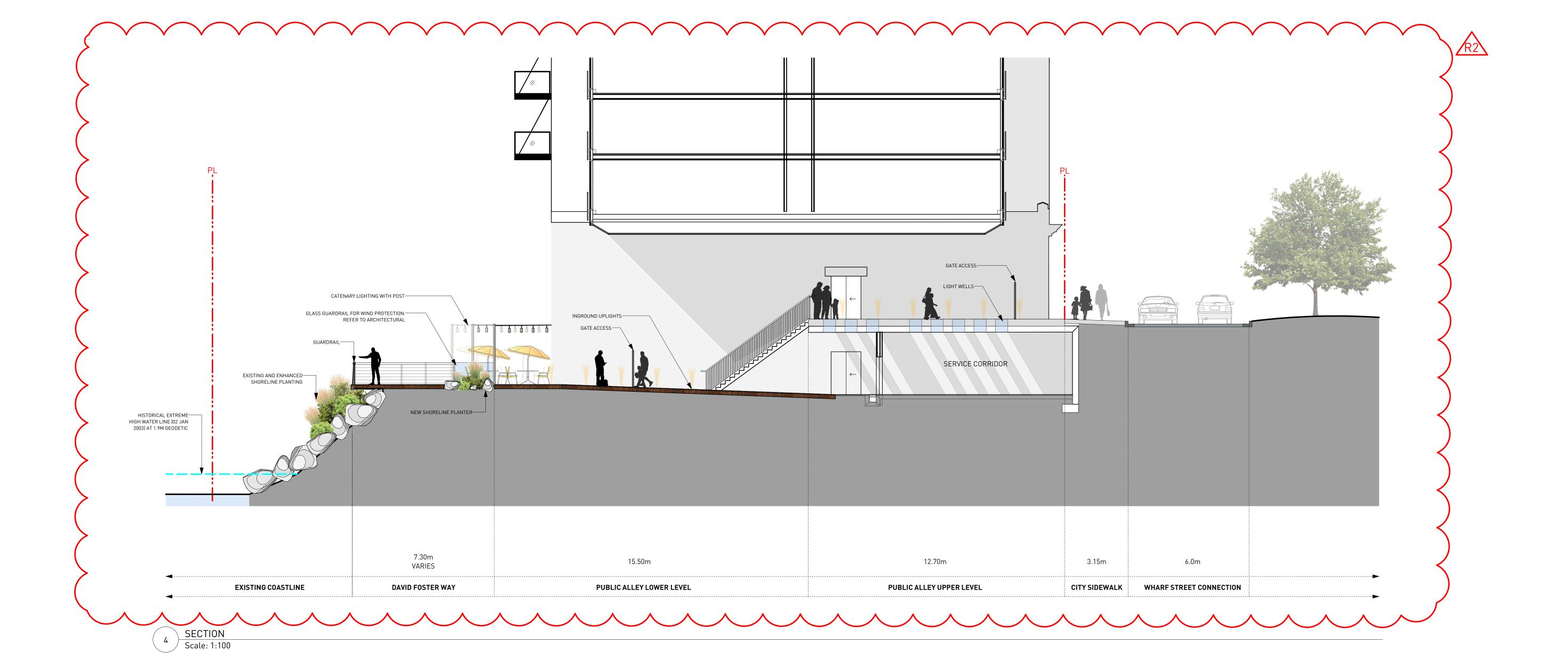
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SECTIONS



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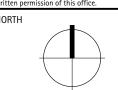
2 2020-10-11 REZONING / HERITAGE ALTERATION PERMIT\_R1 3 2020-08-07 REZONING / HERITAGE ALTERATION PERMIT\_R2

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SECTIONS



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