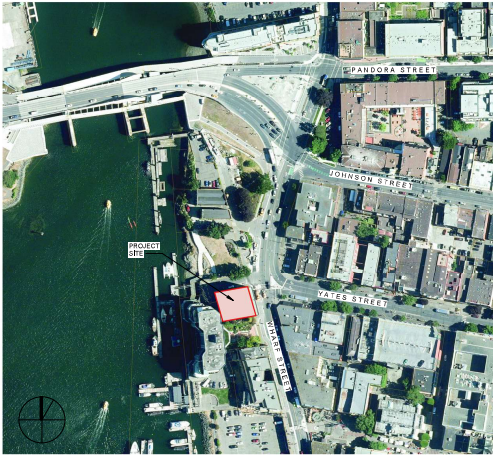




1 YATES & WHARF VIEW
SCALE =



LOCATION PLAN
SCALE = 1 : 200



2 HARBOUR FACING PATIO VIEW
SCALE =

DRAWING LIST	
ARCHITECTURAL - HAP SET	
A000	COVER SHEET
A003	SITE PLAN & PROJECT DATA TABLE
A004	MATERIALS
A005	WHARF STREET FRONTAGE
A006	DOOR & WINDOW DETAILS
A103	LEVEL 3 - PROPOSED LAYOUT
A301	PROPOSED ELEVATIONS
A401	BUILDING SECTIONS & CONTEXT ELEVATION

PROJECT ADDRESS
1244 Wharf Street
Victoria, BC
V8W 1T8

LEGAL DESCRIPTION
Lot A, Lot 201 Victoria District, Plan
VIP86556 PID 027-882-853

OWNER

SALIENT (1244 WHARF)
LIMITED PARTNERSHIP
225-209 Carrall Street
Vancouver, BC
V6B 2J2

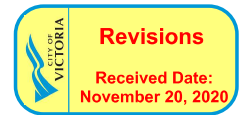
Contact:
Kristine Liu
klu@thesalientgroup.com

ARCHITECT

CASCADIA ARCHITECTS
101-804 Broughton Street
Victoria, BC
V8W 1E4
250.590.3226

Contacts:
Gregory Damant AIBC LEED AP
greg@cascadiaarchitects.ca

Peter Johannknecht AIBC LEED AP
peter@cascadiaarchitects.ca



The Salient Group
1244 WHARF STREET
NOVEMBER 18, 2020

Project #	2011	Date	11/20/2020 7:16:39 AM
Sheet #	A000	Revision	3



CASCADIA ARCHITECTS INC.
101-804 Broughton Street
Victoria, BC V8W 1E4 Canada
250.590.3226
cascadiaarchitects.ca





PROJECT INFORMATION TABLE



RESIDENTIAL UNIT COUNT		
Number	Area	Department
401	30 m ²	BACHELOR
402	31 m ²	BACHELOR
403	34 m ²	BACHELOR
404	35 m ²	BACHELOR
405	29 m ²	BACHELOR
406	29 m ²	BACHELOR
407	35 m ²	BACHELOR
408	35 m ²	BACHELOR
409	33 m ²	BACHELOR
410	29 m ²	BACHELOR
411	22 m ²	BACHELOR
501	27 m ²	BACHELOR
502	32 m ²	BACHELOR
503	35 m ²	BACHELOR
504	35 m ²	BACHELOR
505	26 m ²	BACHELOR
506	29 m ²	BACHELOR
507	34 m ²	BACHELOR
508	36 m ²	BACHELOR
509	34 m ²	BACHELOR
510	31 m ²	BACHELOR
511	24 m ²	BACHELOR
Grand Total	4080 m ²	



Sheet Name: **SITE PLAN & PROJECT DATA TABLE**

	DATE	SEPT. 30, 202
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Revision
EDT 4 2010

Sheet # **A002**



RESTORED TO HISTORIC FINISH AS PER CP HERITAGE FINISH SCHEDULE

- 1 EXISTING BRICK - PTD. DARK RED
FLAT FINISH



COLOUR - BM SENNA 2001-20

- 2 EXISTING BRICK - PTD. DARK
GREY FLAT FINISH



COLOUR - BM HADDINGTON GREY VC-15

- 3 EXISTING STONE (SPRINGING
BLOCKS, KEYSTONES, STRING
COURSES, BASE BLOCKS,
CORNICES) - EXISTING PAINT
FINISH STRIPPED



APPROXIMATED COLOUR



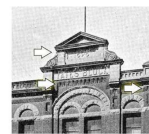
ARCHIVAL PHOTOGRAPH (AFTER 1986 ADDITION)

- 4 EXISTING & NEW WINDOW SASH &
FRAME - PTD. DARK GREEN
SEMI-GLOSS FINISH



COLOUR - BLACK WATCH GREEN

- 5 RESTORED SHEET METAL
CORNICE & PIEDMENT - PTD
FINISH TO MATCH HISTORIC
ELEMENT



ARCHIVAL PHOTOGRAPH

- 6 EXISTING CAP FLASHING - PTD.
DARK GREEN SEMI-GLOSS FINISH



COLOUR - BM COMOX GREEN VC-19

PROPOSED MODERN FINISH

- 11 NEW METAL - DARK CORTEN
STYLE FINISH



COLOUR & TEXTURE

- 12 NEW & EXISTING TRANSPARENT
GLAZING



MULLIONS AND JOINTS FINISHED IN
NEW WINDOWS WITH MODERN
TREATMENT

1	Heritage Alteration Permit Rev 3	NOV 18, 2020
2	Heritage Alteration Permit Rev 1	SEP 30, 2020
3	Heritage Alteration Permit	SEP 30, 2020

NO.	DESCRIPTION	DATE
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Project	1244 WHARF STREET	
	The Silient Group	
	1244 Wharf Street	
Sheet Name	MATERIALS	
Date	NOVEMBER 18, 2020	
Scale	1 : 20	Project #
Revision	NOV 18, 2020	2011
Sheet #	A004	

11/20/2020 7:16:56 AM



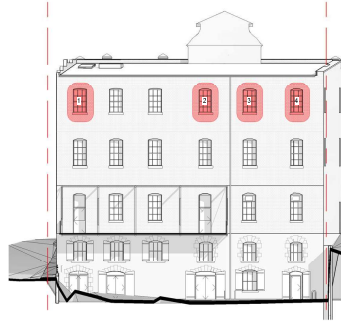
- 6/7 RETAIN EXISTING HISTORIC WINDOWS
- 5 PRESERVE MAIN ENTRY/DOOR AND REPAIR AS REQUIRED
- 4 RETAIN EXISTING HISTORIC WINDOW
- 3 NEW RESTAURANT/ BAR ENTRANCE (MODERN STEEL FRAME, DOUBLE DOOR & RESTORED 1896 TRANSOM & WOOD FRAME)
- 2 NEW RESTAURANT/ BAR ENTRANCE (MODERN STEEL FRAME, DOUBLE DOOR & RESTORED 1896 TRANSOM & WOOD FRAME)
- 1 RESTORE HISTORIC 1896 OPENING & WINDOW (MATCH HISTORIC STYLE AND FINISH)



1	Heritage Alteration Permit Rev 3	NOV 18, 2020
2	Heritage Alteration Permit Rev 1	SEP 30, 2020
NO.	DESCRIPTION	DATE



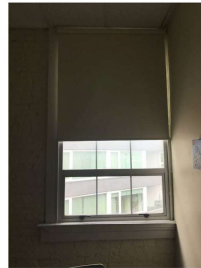
Project		
1244 WHARF STREET		
The Silent Group 1244 Wharf Street		
Sheet Name		
WHARF STREET FRONTAGE		
Date		
NOVEMBER 18, 2020		
Scale	Project #	2011
Revision	NOV 18, 2020	3
Sheet #	A005	



5 WEST ELEVATION - NEW WINDOW REFERENCE
SCALE = 1 : 200



1)

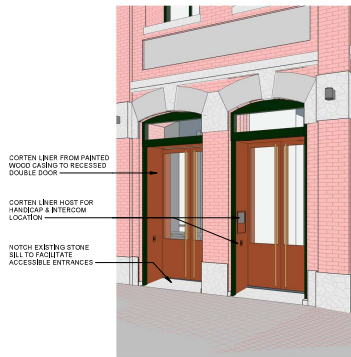


2)



3) & 4)

- Existing openings fully occupied by mechanical equipment
- Existing mechanical room location (interior photograph not feasible)



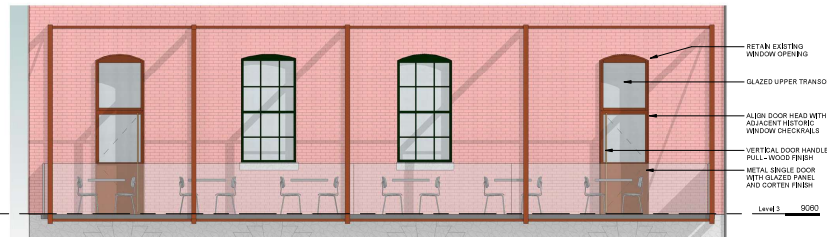
4 WHARF STREET DOOR DETAIL PERSPECTIVE
SCALE =



3 BALCONY DOOR DETAIL PERSPECTIVE
SCALE =



1 WHARF STREET DOOR DETAIL ELEVATION
SCALE = 1 : 50



2 BALCONY DOOR DETAIL ELEVATION
SCALE = 1 : 50

NO.	DESCRIPTION	DATE
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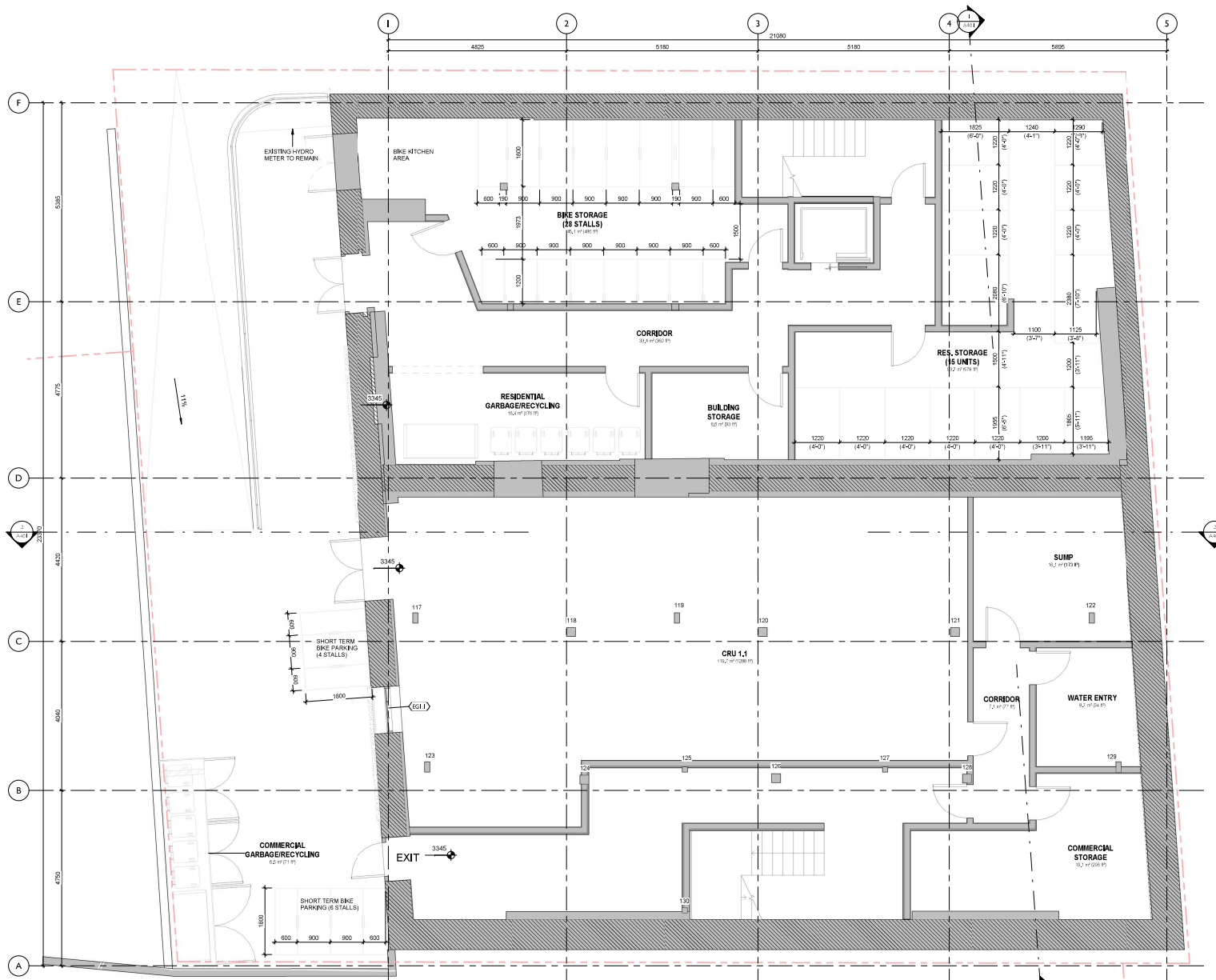


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Project	
1244 WHARF STREET	
The Silent Group 1244 Wharf Street	
Sheet Name	DOOR & WINDOW DETAILS
Date	NOVEMBER 18, 2020
Scale	As indicated
Project #	2011
Revision	NOV 18, 2020 3
Sheet #	A006

DRAFT

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TOTAL FLOOR AREA EXCLUDING BIKE PARKING & ELEVATOR SHAFT = 373.8m²
(NOT COUNTED TOWARDS FSR)

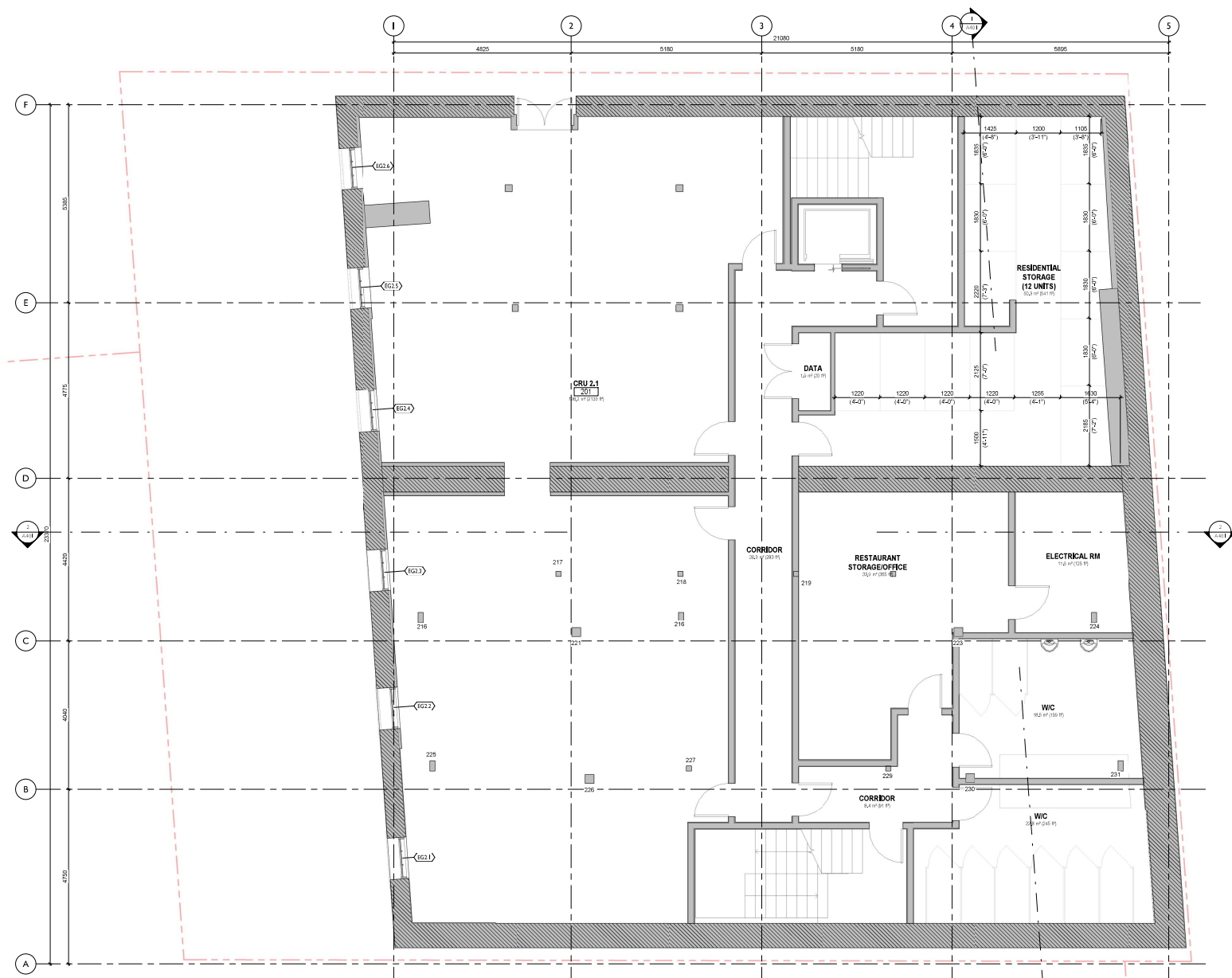
History / Revision / Detail			SEP 4, 2020
NO.	DESCRIPTION	DATE	



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Project		1244 WHARF STREET	
		The Silent Group	
		1244 Wharf Street	
Sheet Name		LEVEL I - PROPOSED LAYOUT	
Date		SEPT. 30, 2020	
Scale	I : 50	Project #	2011
Revision	SEPT. 4, 2020	Sheet #	A101

9/29/2020 14:02:33 PM



TOTAL FLOOR AREA EXCLUDING ELEVATOR SHAFT = 436.5m²
(NOT COUNTED TOWARDS FSR)

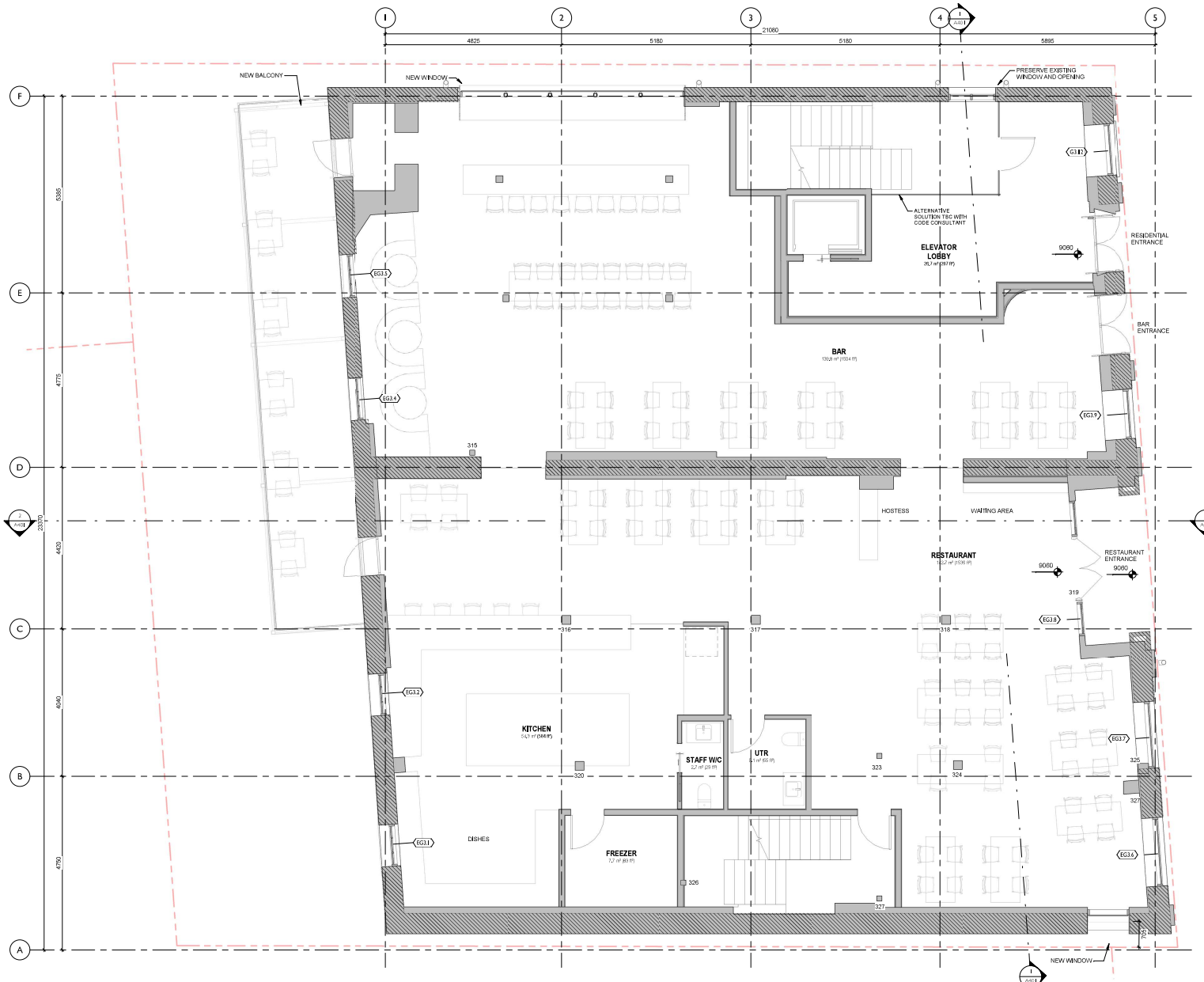
NO.	REVISION / DESCRIPTION / REVISION	DATE
1	SEPT. 4, 2020	



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Project	
1244 WHARF STREET	
The Silbert Group	
1244 Wharf Street	
Sheet Name	
LEVEL 2 - PROPOSED LAYOUT	
Date	
SEPT. 30, 2020	
Scale	Project #
1:50	2011
Revision	Sheet #
SEPT. 4, 2020	A102

9/30/2020 14:02:38 PM



TOTAL FLOOR AREA EXCLUDING ELEVATOR SHAFT = 434.4m²

NO.	DESCRIPTION	DATE
1	Heritage Alteration Permit Rev. 2	02/10/18, 2020
2	Heritage Alteration Permit	07/11/18, 2020

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Project	
1244 WHARF STREET	
The Silbert Group 1244 Wharf Street	
Sheet Name	
LEVEL 3 - PROPOSED LAYOUT	
Date	
NOVEMBER 18, 2020	
Scale	Project #
1 : 50	2011
Revision	3
NOV. 18, 2020	
Sheet #	
A103	

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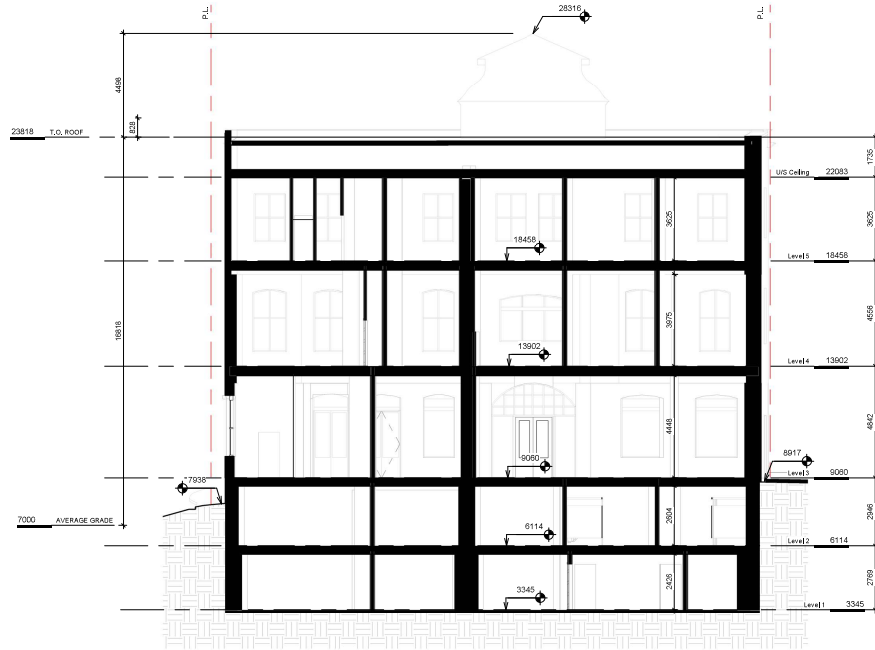
- ① EXISTING BRICK - PTD, DARK RED PLAT FINISH
- ② EXISTING BRICK - PTD, DARK GREEN GLAZI FINISH
- ③ EXISTING UNPAINTED BRICK - RETAINED
- ④ EXISTING STUCCO RAUBSCREEN - TO BE REPAIRED AS REQUIRED
- ⑤ EXISTING STONE (SPRINGBROOK BLOCK, KEYSTONE'S STRONG CORNICES, BASE BLOCKS, CORNICES) - EXISTING PANTH SLIT STRIPPED
- ⑥ EXISTING + NEW WINDOW SASH & FRAME - PTD, DARK GREEN SEMI-GLOSS FINISH
- ⑦ EXISTING FIRE SHUTTERS - RETAINED
- ⑧ RESTORED SHEET METAL CORNICE + PENDENT - PTD, FINISH TO MATCH HISTORIC ELEMENT
- ⑨ EXISTING CAP FLASHING - PTD, DARK GREEN SEMI-GLOSS FINISH
- ⑩ EXISTING STONE ASHLAR FOUNDATION - RETAINED
- ⑪ NEW METAL - DARK CORTEN STYLE FINISH
- ⑫ NEW + EXISTING TRANSPARENT

3	Heritage Alteration Permit Rev 2	NOV. 18, 2020
2	Heritage Alteration Permit Rev 1	SEPT. 30, 2020
1	Heritage Alteration Permit	SEPT. 4, 2020
NO.	DESCRIPTION	DATE

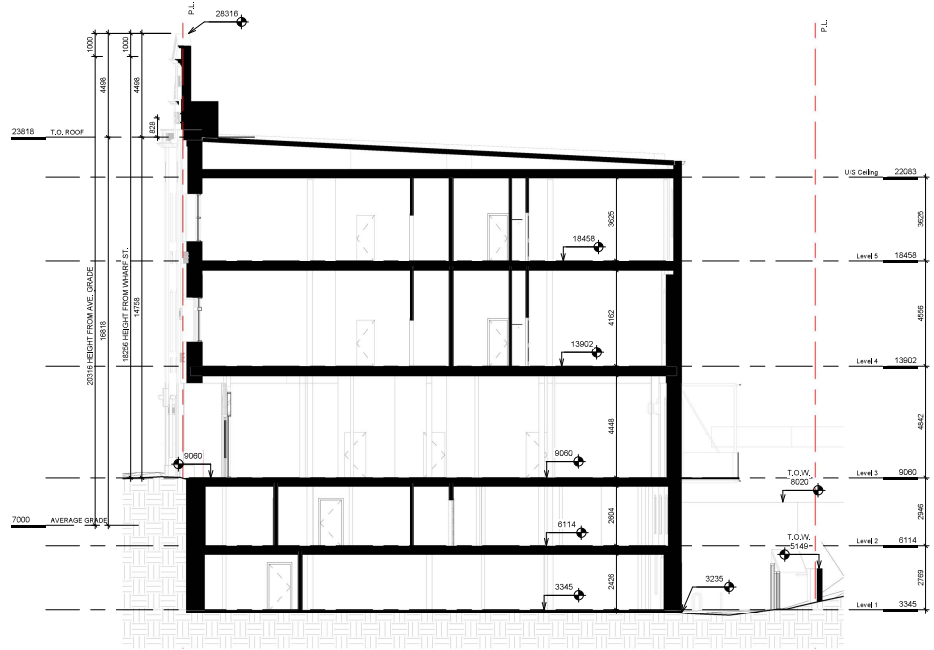


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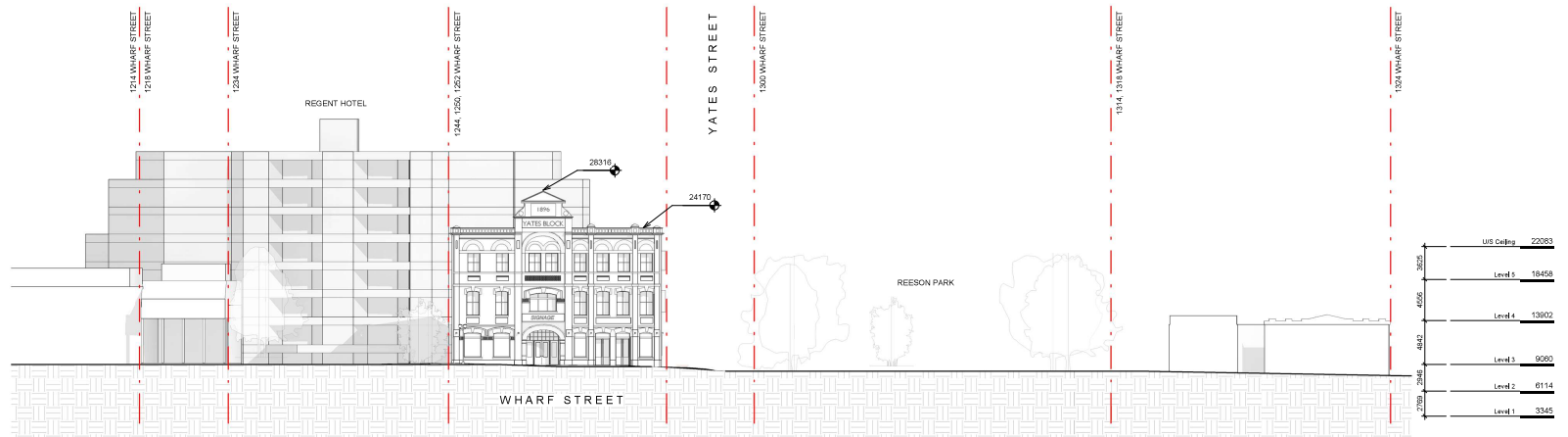
Project		1244 WHARF STREET	
		The Sallent Group 1244 Wharf Street	
Sheet Name			
PROPOSED ELEVATIONS			
Date			
NOVEMBER 18, 2020			
Scale		Project #	
As indicated		2011	
		Revision NOV 18, 2020 	
		Sheet #	
		A301	



① BUILDING SECTION 1
SCALE = 1 : 100



② BUILDING SECTION 2
SCALE = 1 : 100



③ CONTEXT ELEVATION
SCALE = 1 : 250

1.	Heritage Alteration Permit Rev. 3	NOV. 18, 2020
2.	Heritage Alteration Permit Rev. 1	SEP. 30, 2020
3.	Heritage Alteration Permit	SEP. 14, 2020
NO.	DESCRIPTION	DATE



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Project	1244 WHARF STREET	
	The Silent Group	
	1244 Wharf Street	
Sheet Name	BUILDING SECTIONS & CONTEXT ELEVATION	
Date	NOVEMBER 18, 2020	
Scale	As Indicated	Project # 2011
Revision	NOV. 18, 2020	3
Sheet #	A401	

11/20/2020 7:18:57 AM