

NORTHERN JUNK

1314 + 1318 WHARF STREET, VICTORIA BC
LOT 182F

BUILDING PERMIT APPLICATION, REVISION 3
APRIL 9, 2023

PROJECT TEAM

OWNER/DEVELOPER CROSTOWN PROPERTIES (WHARF ST.) [MANAGED BY RELIANCE PROPERTIES LTD.]	ARCHITECT BONIFACE OLEKSIUK POLITANO ARCHITECTS	GEOTECHNICAL RYZUK	TRANSPORTATION BUNT AND ASSOCIATES ENGINEERING	INTERIORS UNTITLED DESIGN AGENCY	PROJECT MANAGER TURNBULL CONSTRUCTION PROJECT MANAGERS LTD.
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MECHANICAL, ELECTRICAL & FIRE PROTECTION INTEGRAL GROUP	STRUCTURAL READ JONES CHRISTOFFERSEN LTD.	LANDSCAPE ARCHITECTS GAUTHIER & ASSOCIATES LANDSCAPE ARCHITECTURE INC	CIVIL WSP	HERITAGE CONSULTANT COMMUNITY DESIGN STRATEGIES INC.	CODE CONSULTANT MURRAY JOHNSON ENGINEERING LTD.
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DRAWING LIST - ARCHITECTURAL

A-000 COVER SHEET	A-201 PLAN - LEVEL 0	A-501 SECTION - A1	A-701 TYPICAL SUITE LAYOUTS - A STUDIO	A-815 AT GRADE DETAILS 2
A-001 PROJECT DATA	A-202 PLAN - LEVEL 1	A-502 SECTION - B1	A-702 TYPICAL SUITE LAYOUTS - 1BD	A-816 AT GRADE DETAILS 3
A-002 ANNOTATIONS, SYMBOLS AND ABBREVIATIONS	A-203 PLAN - LEVEL 2	A-503 SECTION - B2	A-703 TYPICAL SUITE LAYOUTS - 1BD & 2 BD	A-821 ABOVE GRADE DETAILS 1 - EXISTING CAPPINGS
A-003 ASSEMBLY SCHEDULE 1	A-204 PLAN - LEVEL 3-4	A-504 SECTION - B3	A-704 TYPICAL SUITE LAYOUTS - C 2BD	A-822 ABOVE GRADE SECTION DETAILS 2
A-004 ASSEMBLY SCHEDULE 2	A-205 PLAN - LEVEL 5	A-505 SECTION - B4	A-705 TYPICAL SUITE LAYOUTS - D 3BD	A-823 ABOVE GRADE SECTION DETAILS 3
A-005 ROOM FINISH SCHEDULE	A-206 PLAN - ROOF	A-506 SECTION - B5	A-706 DETAIL PLANS - RES. LOBBY	A-824 ABOVE GRADE SECTION DETAILS 4
A-006 DOOR, TYPES & FRAMES	A-207 PARTIAL PLANS			A-825 ABOVE GRADE SECTION DETAILS 5
A-007 DOOR SCHEDULE, LEVEL 0-3		A-601 TYPICAL STAIR DETAILS	A-801 TYPICAL DETAILS - CONCRETE & MASONRY	A-826 ABOVE GRADE SECTION DETAILS 6
A-008 DOOR SCHEDULE, LEVEL 04-ROOF	A-301 CEILING PLAN - LEVEL 0	A-602 TYPICAL STAIR DETAILS	A-802 TYPICAL DETAILS - HERITAGE OPENINGS	A-841 MISC METALS + GATES
A-050 WINDOW SCHEDULE, TYPES & FRAMES	A-302 CEILING PLAN - LEVEL 1	A-603 STAIR 01 + ELEV 01 - PLANS AND SECTIONS	A-803 TYPICAL DOORS AND FRAMES	
A-051 WINDOW WALL, ELEVATIONS 1	A-303 CEILING PLAN - LEVEL 2-4	A-604 STAIR 02 - PLANS AND SECTIONS	A-804 TYPICAL DETAILS - FIRESTOPPING	
A-052 WINDOW WALL, ELEVATIONS 2	A-304 CEILING PLAN - LEVEL 5	A-605 STAIR 03, 04 + ELEV 02 - PLANS AND SECTIONS	A-805 TYPICAL ENVELOPE DETAILS - PLAN 1	
A-053 INTERIOR GLAZING SCHEDULE		A-610 STAIR 03 + RAILING DETAILS	A-806 TYPICAL ENVELOPE DETAILS - PLAN 2	
A-054 EXTERIOR CURTAIN WALL ELEVATIONS 1	A-401 SOUTH ELEVATION	A-611 STAIR 05 + 06 - PLANS AND SECTIONS	A-807 TYPICAL ENVELOPE DETAILS - PLAN 3	
A-055 EXTERIOR CURTAIN WALL ELEVATIONS 2	A-402 WEST ELEVATION		A-808 TYPICAL ENVELOPE DETAILS - PLAN 4	
	A-403 NORTH ELEVATION	A-651 EAST FACADE WALL SECTIONS	A-809 TYPICAL ENVELOPE DETAILS - SECTION 1	
	A-404 EAST ELEVATION	A-652 EAST FACDE WALL SECTIONS	A-810 TYPICAL ENVELOPE DETAILS - SECTION 2	
A-101 SITE SURVEY	A-405 ENLARGED ELEVATIONS		A-811 TYPICAL ROOF DETAILS 1	
A-102 SITE PLAN			A-812 BELOW GRADE DETAILS 1	
			A-813 BELOW GRADE DETAILS 2	
			A-814 AT GRADE DETAILS	

DRAWING LIST - CONSULTANTS

REFER TO CONSULTANT DRAWINGS FOR DRAWING LIST

- STRUCTURAL
- MECHANICAL
- FIRE PROTECTION
- ELECTRICAL
- LANDSCAPE
- CIVIL
- BUILDING CODE COMPLIANCE
- GEOTECHNICAL



ISSUED FOR

A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2022-11-10	IFT ADDENDUM 2
E	2022-12-01	BUILDING PERMIT APPLICATION REVISION 2
F	2023-02-21	POST-TENDER ADDENDUM
G	2023-03-27	POST-TENDER ADDENDUM 02
H	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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SEAL



NORTHERN JUNK

1314 WHARF STREET

COVER SHEET

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AREAS - BY LEVEL				
Level	Name	Total Area (sf)	Total Area (m2)	
LEVEL 00	CIRCULATION/SERVICE	1977 SF	183.6 m²	
LEVEL 00	COMMERCIAL	3590 SF	333.5 m²	
		5567 SF	517.2 m²	
LEVEL 01	CIRCULATION/SERVICE	1042 SF	96.8 m²	
LEVEL 01	COMMERCIAL	4850 SF	450.6 m²	
		5893 SF	547.5 m²	
LEVEL 02	CIRCULATION/SERVICE	830 SF	77.1 m²	
LEVEL 02	RESIDENTIAL SUITE	6599 SF	613.1 m²	
		7429 SF	690.2 m²	
LEVEL 03	CIRCULATION/SERVICE	830 SF	77.1 m²	
LEVEL 03	RESIDENTIAL SUITE	6599 SF	613.1 m²	
		7429 SF	690.2 m²	
LEVEL 04	CIRCULATION/SERVICE	830 SF	77.1 m²	
LEVEL 04	RESIDENTIAL SUITE	6599 SF	613.1 m²	
		7429 SF	690.2 m²	
LEVEL 05	CIRCULATION/SERVICE	830 SF	77.1 m²	
LEVEL 05	RESIDENTIAL SUITE	6599 SF	613.1 m²	
		7429 SF	690.2 m²	
ROOF LEVEL	CIRCULATION/SERVICE	141 SF	13.1 m²	
		41318 SF	3838.6 m²	

AREAS -COMMERCIAL				
Level	Name	Area per Level	Total Area (sf)	Total Area (m2)
LEVEL 01	COMMERCIAL	2339 SF	2339 SF	217.3 m²
LEVEL 00	COMMERCIAL	2106 SF	2106 SF	195.7 m²
LEVEL 01	COMMERCIAL	2511 SF	2511 SF	233.3 m²
LEVEL 00	COMMERCIAL	1484 SF	1484 SF	137.9 m²
		8440 SF	8440 SF	784.1 m²

AREAS -RESIDENTIAL				
Level	Name	Area per Level	Total Area (sf)	Total Area (m2)
<varies>	CIRCULATION/SERVICE	6481 SF	6481 SF	602.1 m²
<varies>	RESIDENTIAL SUITE	26396 SF	26396 SF	2452.3 m²
		32877 SF	32877 SF	3054.4 m²

UNIT TYPE SUMMARY				
Level	Comments	Area Mark	Area	Area (m2)
1BD				
LEVEL 02	1BD	203	543 SF	50.4 m²
LEVEL 02	1BD	204	536 SF	49.8 m²
LEVEL 02	1BD	208	467 SF	43.4 m²
LEVEL 02	1BD	209	529 SF	49.2 m²
LEVEL 03	1BD	303	543 SF	50.4 m²
LEVEL 03	1BD	304	536 SF	49.8 m²
LEVEL 03	1BD	308	467 SF	43.4 m²
LEVEL 03	1BD	309	529 SF	49.2 m²
LEVEL 04	1BD	403	543 SF	50.4 m²
LEVEL 04	1BD	404	536 SF	49.8 m²
LEVEL 04	1BD	408	467 SF	43.4 m²
LEVEL 04	1BD	409	529 SF	49.2 m²
LEVEL 05	1BD	503	543 SF	50.4 m²
LEVEL 05	1BD	504	536 SF	49.8 m²
LEVEL 05	1BD	508	529 SF	49.2 m²
15				
2BD				
LEVEL 02	2BD	202	832 SF	77.3 m²
LEVEL 02	2BD	212	669 SF	62.1 m²
LEVEL 03	2BD	212	669 SF	62.1 m²
LEVEL 03	2BD	302	832 SF	77.3 m²
LEVEL 04	2BD	402	832 SF	77.3 m²
LEVEL 04	2BD	412	669 SF	62.1 m²
LEVEL 05	2BD	502	832 SF	77.3 m²
LEVEL 05	2BD	507	948 SF	88.1 m²
LEVEL 05	2BD	511	669 SF	62.1 m²
9				
3BD				
LEVEL 02	3BD	201	851 SF	79.0 m²
LEVEL 03	3BD	301	851 SF	79.0 m²
LEVEL 04	3BD	401	851 SF	79.0 m²
LEVEL 05	3BD	501	851 SF	79.0 m²
4				
ST				
LEVEL 02	ST	205	419 SF	39.0 m²
LEVEL 02	ST	206	482 SF	44.8 m²
LEVEL 02	ST	207	481 SF	44.7 m²
LEVEL 02	ST	210	395 SF	36.7 m²
LEVEL 02	ST	211	396 SF	36.8 m²
LEVEL 03	ST	305	419 SF	39.0 m²
LEVEL 03	ST	306	482 SF	44.8 m²
LEVEL 03	ST	307	481 SF	44.7 m²
LEVEL 03	ST	310	395 SF	36.7 m²
LEVEL 03	ST	311	396 SF	36.8 m²
LEVEL 04	ST	405	419 SF	39.0 m²
LEVEL 04	ST	406	482 SF	44.8 m²
LEVEL 04	ST	407	481 SF	44.7 m²
LEVEL 04	ST	410	395 SF	36.7 m²
LEVEL 04	ST	411	396 SF	36.8 m²
LEVEL 05	ST	505	419 SF	39.0 m²
LEVEL 05	ST	506	482 SF	44.8 m²
LEVEL 05	ST	509	395 SF	36.7 m²
LEVEL 05	ST	510	396 SF	36.8 m²
19				
TOTAL UNITS: 47				

LEGAL DESCRIPTION	MUNICIPAL ADDRESS
LOT 182F	1314+1318 WHARF STREET
BUILDING CODE SYNOPSIS	
PROJECT DESCRIPTION: HERITAGE ALTERATION AND ADDITION TO 2 EXISTING VACANT 2-STOREY WAREHOUSE BUILDINGS. LEVEL 00-01 TO BE COMMERCIAL SPACE AND RESIDENTIAL SERVICE AND LOBBY SPACES WITH A NEW ADDITION OF 47 APARTMENTS ABOVE AND TO THE SOUTH OF THE EXISTING STRUCTURES FOR A TOTAL OF 6 LEVELS (5 ABOVE WHARF STREET, ONE BELOW ACCESSED FROM WATER SIDE).	
GOVERNING CODE:	BCBC 2018
AUTHORITY HAVING JURISDICTION:	CITY OF VICTORIA
HAP #	00236
OCCUPANCY (S):	GROUPS A2, C, D, E
NUMBER OF STOREYS: ABOVE GRADE: 6 STOREYS BELOW GRADE: 0 STOREYS	
HIGH BUILDING:	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
MEZZANINE(S):	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
BUILDING HEIGHT:	26.4m (above Wharf St.)
NUMBER OF FACING STREETS / ACCESS ROUTES:	1
BUILDING CLASSIFICATION:3.2.2.50	
TYPE OF CONSTRUCTION: NEW CONSTRUCTION: COMBUSTIBLE PERMITTED EXISTING CONSTRUCTION: COMBUSTIBLE PERMITTED	
SPRINKLER SYSTEM:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
STANDPIPE REQUIRED:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
FIRE ALARM REQUIRED:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
BARRIER FREE PROVISIONS:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
FIRE RESISTANCE RATING:	FIREWALLS: FLOORS: MEZZANINE: ROOF: LOAD BEARING WALLS AND STRUCTURE: NONE MUST HAVE A FIRE RESISTANCE RATING EQUAL TO THAT OF THE SUPPORTED ASSEMBLY
EXTERIOR WALL CONSTRUCTION:	1 HOUR / 2 HOUR (FLOOR OF LEVEL 01 & 02)
EAST, SOUTH AND WEST WALLS PERMIT 100% UNPROTECTED OPENINGS; NORTH WALL WILL CARRY A 2-HR FRR FOR LEVELS 1&2 AND A 1-HR FRR FOR LEVELS 3-6 ALONG NORTH PROPERTY LINE. WALL TO BE NON-COMBUSTIBLE CONSTRUCTION	
NOTES: REFER TO FULL BUILDING CODE REPORT AND CODE COMPLIANCE DRAWINGS PREPARED BY MURRAY JOHNSON ENGINEERING LTD.	

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	INNER HARBOUR HERITAGE DISTRICT
NET SITE AREA (sqm) *Above natural boundary	1218 m2
GROSS SITE AREA (sqm)	1375 m2
TOTAL FLOOR AREA	3838.6 m2
COMMERCIAL FLOOR AREA	784.2 m2
FLOOR SPACE RATIO	3.16
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	0
BICYCLE PARKING (long term)	55 res + 6 Commercial
BUILDING SETBACKS (SEE SITE PLAN)	
FRONT YARD (EAST)	0 m
REAR YARD (WEST)	15.51 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 (ST), 1BD, 2BD, 3BD
GROUND ORIENTED UNITS	0
MINIMUM UNIT FLOOR AREA	36.7 sqm
TOTAL RESIDENTIAL FLOOR AREA	3054.4m2



Boniface Oleksiuk Politano Architects



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NORTHERN JUNK

1314 WHARF STREET

PROJECT DATA

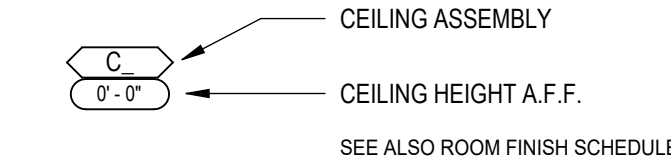
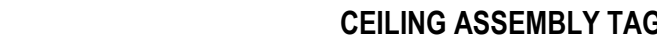
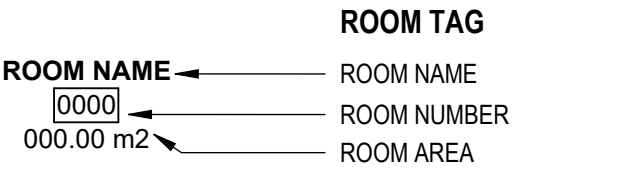
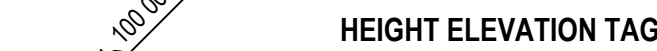
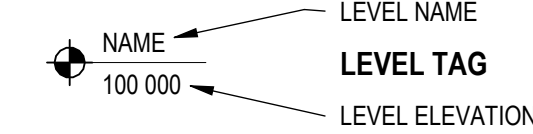
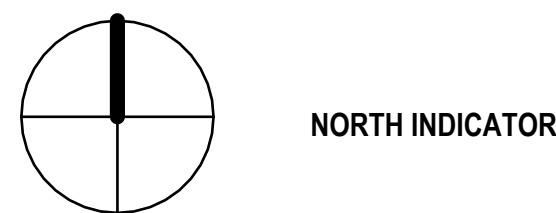
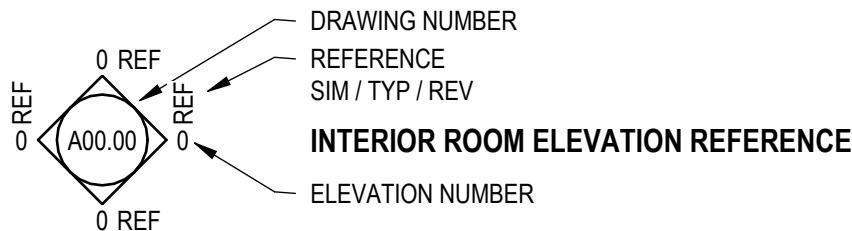
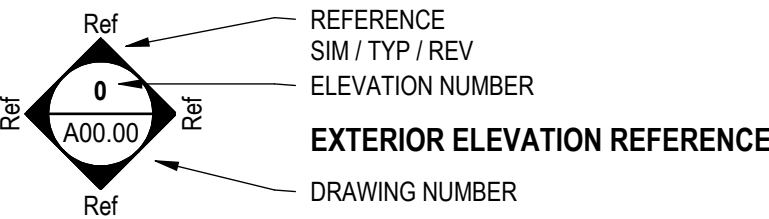
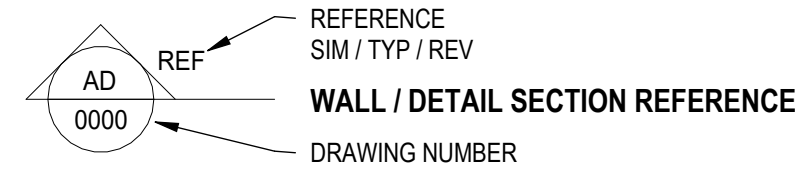
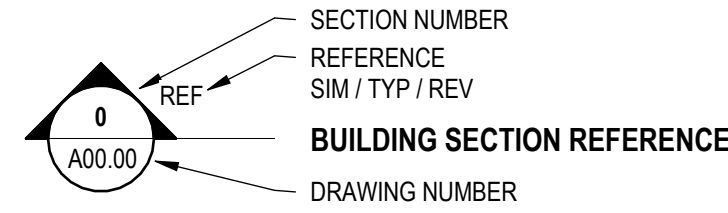
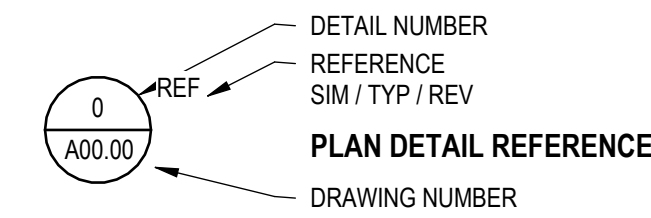
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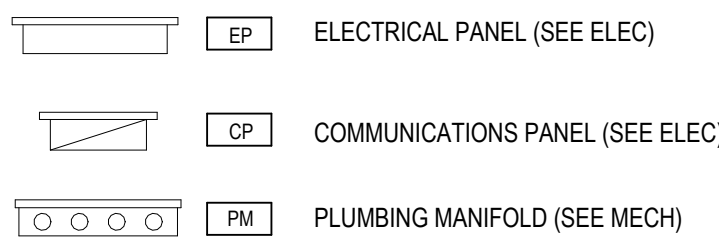
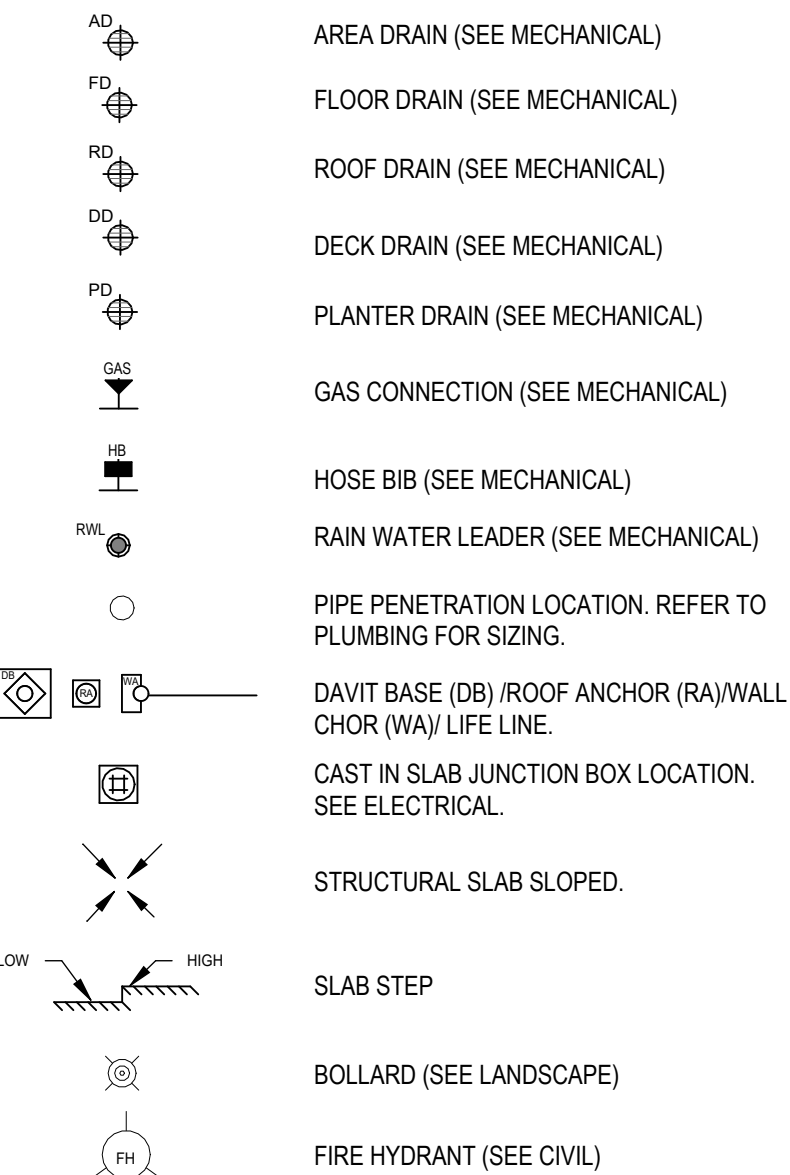
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ANNOTATIONS SYMBOLS

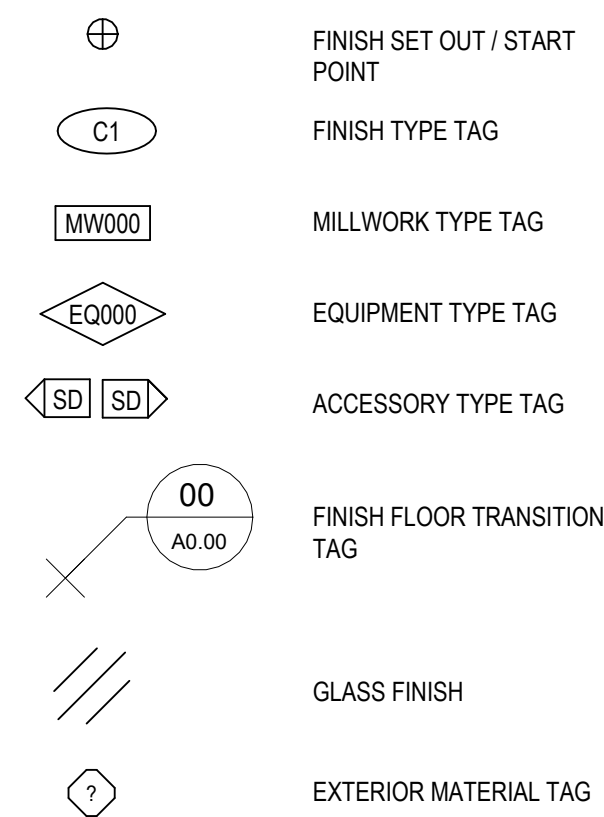
DRAWING ANNOTATION SYMBOLS



ANNOTATION SYMBOLS



FINISHES ANNOTATION SYMBOLS



ABBREVIATIONS

ACC	ACCESSIBLE	HB	HOSE BIB	RM	ROOM
ACFL	ACCESS FLOOR	RR	HOLLOW CORE	RO	ROLLING DOOR
ACT	ACOUSTICAL CEILING TILE	RSF	HANDICAP	RUB	RUBBER
AD	AREA DRAIN	RUB	HOLLOW CORE WOOD	RWL	RAINWATER LEADER
ADJ	ADJACENT		HANGAR DOOR		
AFF	ABOVE FINISHED FLOOR	HDR	HEADER	S/A	SUPPLY AIR
ALUM	ALUMINUM	HDWD	HARDWOOD	SAM	SELF-ADHERED MEMBRANE
ANNP	ANNUNCIATOR PANEL	HDWR	HARDWARE	SC	SOLID CORE
ANOD	ANODIZED	HM	HOLLOW METAL	SCW	SOLID CORE WOOD
APPROX	APPROXIMATE	HMI	HOLLOW METAL INSULATED	SD	SINGLE SWING DOOR
ARCH	ARCHITECTURAL	HO	HONEY-COMB	SF	SQUARE FEET
AUTO	AUTOMATIC	HOR	HORIZONTAL	SFL	SAFETY FLOOR
AVB	AIR VAPOUR BARRIER	HPC	HIGH PERFORMANCE COATING	SG	STRUCTURAL GLAZING
AVM	AIR VAPOUR MOISTURE BARRIER	HR	HOUR	SHT	SHEET
		HSKG	HOUSEKEEPING	SIA	SIAMSESE CONNECTION
B	BASE	HSS	HOLLOW STEEL SECTION	SIM	SIMILAR
BF	BIFOLD DOOR	HT	HEIGHT	SL	SLIDING DOOR
BLDG	BUILDING	HVAC	HEATING / VENTING / AIR CONDITIONING	SMC	STEEL METAL CARRIER
BM	BEAM	HVY	HEAVY	SOG	SLAB ON GRADE
B/O	BOTTOM OF	HW	HOT WATER	SP	STAND PIPE
BOL	BOLLARD			SPEC	SPECIFICATION
BUR	BUILT UP ROOFING	ID	INSIDE DIAMETER	SS	SQUARE
		INFO	INFORMATION	SS	STAINLESS STEEL
CAB	CABINET	INSUL	INSULATION	SSM	SOLID SURFACING MATERIAL
CB	CATCH BASIN	INT	INTERIOR	STONE	STONE
CD	COILING DOOR	IMP	INSULATED METAL PANEL	STC	SOUND TRANSMISSION CLASS
CG	CORNER GUARD	ISO	POLYISOCYANURATE	STD	STANDARD
CIP	CAST IN PLACE			STL	STEEL
CJ	CONTROL JOINT	JAN	JANITOR CLOSET	STOR	STORAGE
C/L	CENTRE LINE	KIT	KITCHEN	STRUCT	STRUCTURAL
CLG	CEILING			SUSP	SUSPENDED
CLK	CHAIN LINK FENCE	L	LENGTH	TBD	TO BE DETERMINED
CLR	CLEARANCE	LAV	LAVATORY	TD	TRENCH DRAIN
CMP	COMPOSITE METAL PANEL	LINO	LINOLEUM	TEL	TELEPHONE
CMU	CONCRETE MASONRY UNIT	LL	LIVE LOAD	TEMP	TEMPORARY
COL	COLUMN	L'SCAPE	LANDSCAPE	TERR	TERRAZZO
COM	CUSTOMERS OWN MATERIAL	LVR	LOUVER	TMP	TEXTURED METAL PANEL
CONC	CONCRETE	m	METER	T/O	TOP OF
CONST	CONSTRUCTION	MATL	MATERIAL	TOC	TOP OF CURB
CONT	CONTINUOUS	MAX	MAXIMUM	TOF	TOP OF FLOOR
CORR	CORRIDOR	MECH	MECHANICAL	TOS	TOP OF STEEL
CPT	CARPET	MED	MEDIUM	TPO	THERMOPLASTIC POLYOLEFIN
CPT-T	CARPET TILE	MEL	MELAMINE	TS	TRANSITION STRIP
CT	CERAMIC TILE	MEP	MECHANICAL, ELECTRICAL AND PLUMBING	TYP	TYPICAL
CW	CURTAIN WALL	MEZZ	MEZZANINE	TSG	TEMPERED SAFETY GLASS
C/W	COMPLETE WITH	MF	MINERAL FIBRE	TPG	TEMPERED GLAZING UNIT
CS	COUNTER SHUTTER	MFR	MANUFACTURER	U/G	UNDER GROUND
CP	COMMUNICATIONS PANEL	MH	MANHOLE	UNO	UNLESS NOTED OTHERWISE
		MIN	MINIMUM	U/S	UNDERSIDE
DD	DOUBLE SWING DOOR	MISC	MISCELLANEOUS		
DEG	DEGREES	MLDG	MOLDING	V	VENEER
DEMO	DEMOLITION	MLWK	MILLWORK	VB	VAPOUR BARRIER
DF	DRINKING FOUNTAIN	mm	MILLIMETER	VCT	VINYL COMPOSITE TILE
DIA	DIAMETER	MP	METAL PANEL	VERT	VERTICAL
DIM	DIMENSION	MRR	MIRROR	VEST	VESTIBULE
DL	DEAD LOAD	MTD	MOUNTED	VIF	VERIFY IN FIELD
DN	DOWN	MTL	METAL	VG	VISION GLASS
DP	DEPTH				
DR	DOOR	N/A	NOT APPLICABLE	W	WIDTH
DW	DISH WASHER	NF	NO FRAME (FRAMELESS)	WC	WALL COVERING
DWG	DRAWING	NIC	NOT IN CONTRACT	WC	WATER CLOSET
		No	NUMBER	WD	WOOD
		NTS	NOT TO SCALE	WG	WIRED GLASS
EA	EACH	O/C	ON CENTRE	WH	WATER HEATER
EJ	EXPANSION JOINT	OD	OUTSIDE DIAMETER	WP	WATERPROOF
EL	ELEVATION	OH	OVERHEAD DOOR	WPR	WALL PROTECTION
ELEC	ELECTRICAL	O/H	OVERHEAD	WRM	WASHROOM
ELEV	ELEVATOR	OPG	OPAQUE GLASS	WV	WOOD VENEER
EMM	EXPANDED METAL MESH	OPNG	OPENING	WW	WINDOW WALL/DOOR
EP	ELECTRICAL PANEL	OPP	OPPOSITE		
EPDM	ETHYLENE PROPYLENEDIENE M-CLASS (ROOFING)	OWSJ	OPEN WEB STEEL JOIST	X-HVY	EXTRA HEAVY
		OS	OWNER SUPPLIED		
EPX	EPOXY	P	PAINT (colour)		
EQ	EQUAL	PC	POWDER COAT		
ES	EMERGENCY SHOWER	P.CONC	POLISHED CONCRETE		
EXST	EXISTING	PD	PLANTER DRAIN		
EXP	EXPOSED	PERP	PERPENDICULAR		
EXP-S	EXPOSED STRUCTURE	PH	PHASE		
EXT	EXTERIOR	PL	PROPERTY LINE		
EWS	EYE WASH STATION	PLAM	PLASTIC LAMINATE		
		PLYWD	PLYWOOD		
F	FRAME	PM	PAINTED METAL		
FAAP	FIRE ALARM ANNUNCIATOR PANEL	PO	POLYSTYRENE		
FAB	FABRIC	POLY	POLYETHYLENE		
FBR	FIBREGLASS	POLY-U	POLYURETHANE		
FD	FLOOR DRAIN	PREFAB	PREFABRICATED		
FC	FLASH COVE	PREFIN	PREFINISHED		
FDN	FOUNDATION	PS	PRESSED STEEL		
FE	FIRE EXTINGUISHER	PSFR	PRESSED STEEL FRAME		
FDC	FIRE DEPARTMENT CONNECTION	PSI	PRESSED STEEL INSULATED		
FFE	FINISH FLOOR ELEVATION	PT	PRESSURE TREATED		
FF&E	FURNITURE FIXTURES & EQUIPMENT	PTD	PAINTED		
FHC	FIRE HOSE CABINET	QT	QUARRY TILE		
FLR	FLOOR	R	RADIUS		
F/O	FACE OF	RIA	RETURN AIR		
FOC	FACE OF CONCRETE	RB	RUBBER BASE		
FOG	FACE OF GLAZING	RCP	REFLECTED CEILING BASE		
FOS	FACE OF STUD	RD	ROOF DRAIN		
FP	FRAME PROTECTION	RE	REVOLVING DOOR		
FRR	FIRE RESISTANCE RATING	REINF	REINFORCED		
FT	FOOT/FEET	REF	REFERENCE		
FTG	FROSTED GLASS	REFR	REFRIGERATOR		
		REQ'D	REQUIRED		
G ()	GLASS (type)	RES	RESILIENT FLOORING		
GA	GAUGE	REV	REVISION		
GALV	GALVANIZED				
GB	GRAB BAR				
GBN	GARBAGE BIN				
GC	GENERAL CONTRACTOR				
GL	GLASS / GLAZING				
GRD	GROUND				
GWB	GYPSUM WALL BOARD				
GWG	GEORGIAN WIRE GLASS				

GENERAL NOTES

GENERAL NOTES:

- SEE CODE REPORT FOR COMPLETE CODE ANALYSIS AND PROJECT DESCRIPTION.
- REFER TO OWNER SUPPLIED SITE SURVEY FOR ALL EXISTING CONDITIONS AND SITE BOUNDARIES.
- REFER TO OWNER SUPPLIED GEOTECHNICAL REPORT FOR ALL SOIL CONDITIONS AND OTHER RELATED INFORMATION.
- SEE MECHANICAL ENERGY MODEL REPORT FOR ENERGY COMPLIANCE.
- SEE SPECIFICATIONS FOR DELEGATED DESIGN REQUIREMENTS FOR ITEMS INCLUDING BUT NOT LIMITED TO: WALL CLADDING SYSTEMS, MASONRY LINTELS, TIES AND LEDGERS, STEEL STUD FRAMING, SUSPENDED CEILINGS, WALLS ACTING AS GUARDS + FIRESTOPPING SYSTEMS.
- FOR DETAILED INTERIOR DESIGN REFER TO INTERIOR DRAWINGS (ID).
- FOR DETAILED LANDSCAPE DESIGN REFER TO LANDSCAPE DRAWINGS.
- DIMENSIONS SHOWN TO FACE OF CONCRETE, CENTERLINE OF COLUMN, CENTERLINE OF WINDOW/DOOR OR EDGE OF STEEL STUD FRAMING U.N.O.
- EXPOSED INTERIOR COLUMNS TO BE FINISHED PER INTERIOR DESIGN. PROVIDE MOCKUP OF COLUMN FINISHES FOR REVIEW.
- THE CONSOLIDATION SET (CS) IS ISSUED DURING THE CONSTRUCTION PHASE OF THE PROJECT AND CONTAINS A COMPILATION OF ALL DOCUMENTS ISSUED DURING THE BID PERIOD INCLUDING ADDENDA, BID REVISIONS (IF ANY) AND OTHER CHANGES FOR THE CONVENIENCE OF THE PROJECT PARTICIPANTS. IN THE CASE OF A DIFFERENCE BETWEEN THE CONSOLIDATION SET AND THE CONTRACT DOCUMENTS, INTERPRETATION FOR CONTRACT PURPOSES WILL BE BASED ON THE ORIGINALLY ISSUED BID DOCUMENTS, ADDENDA AND BID REVISIONS. BOP MAKES NO WARRANTY OR ASSURANCE AS TO THE COMPLETENESS OF THE CONSOLIDATION SET OF DOCUMENTS.
- SEE LANDSCAPE FOR ALL OFF SITE WORKS.
- SEE LANDSCAPE FOR ALL PLANTER WALLS, PAVING, GRADING, SITE FURNISHINGS, FENCING, STAIRS, KICKRAILS AND HANDRAILS.
- ALL LANDSCAPE CONCRETE AND PLANTER WALLS TO BE ARCHITECTURALLY EXPOSED CONCRETE (AEC).
- ALL INTERIOR PARTITIONS TO EXTEND TO U/S OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL FOR CONTROL JOINTS AND SAW CUTS.
- ALL PARKING STALLS / LINES / ARROWS / SIGNAGE / HATCHING TO BE PAINTED. SEE TYPICAL PARKING PAINTING DETAILS.
- INSTALL FIRE EXTINGUISHERS TO NFPA-10 + BOCB REQUIREMENTS (SEE FIRE PROTECTION DRAWINGS). REVIEW LOCATIONS WITH CONSULTANT.
- ALL ROOF ANCHORS AND LIFE LINE SYSTEMS ARE SHOWN SCHEMATICALLY. LOCATIONS, TYPES, QUANTITIES DESIGNED BY ROOF ANCHOR TRADE AS COMPLETE ENGINEERED SYSTEM.

GENERAL SLAB PLAN NOTES:

- REFER TO STRUCTURAL DWGS FOR SLAB AND COLUMN CONSTRUCTION + SIZING.
- REFER TO STRUCTURAL DWGS FOR STEEL COLUMN AND BRACING CONSTRUCTION.
- SEE STRUCTURAL DWGS FOR SLAB THICKNESS.
- ALL DIMENSIONS TO FACE OR CENTERLINE OF WALL COLUMN OR SLAB EDGE.
- REFER TO MECHANICAL AND PLUMBING DRAWINGS TO CONFIRM SIZE AND LOCATION OF SLAB PENETRATIONS.
- SEE ELECTRICAL FOR JUNCTION BOX LOCATIONS AND SLAB PENETRATIONS.
- COORDINATE WITH ALUMINUM GLAZING CONTRACTOR FOR EMBED ANCHORING FOR GLAZING.
- COORDINATE WITH BUILDING MAINTENANCE SYSTEM CONTRACTOR FOR LOCATIONS OF BUILDING MAINTENANCE AND LIFE LINE ANCHOR LOCATIONS.
- REFER TO LANDSCAPE FOR PLANTER WALLS AND CONSTRUCTION.
- ALL SLOPES MUST BE CONSTRUCTED AS INTEGRAL TO THE SLAB AND CANNOT BE APPLIED AS TOPPING. MINIMUM SLOPE OF 2% REQUIRED AWAY FROM BUILDING.
- ALL EXPOSED ROUND COLUMNS (BOTH INTERIOR AND EXTERIOR) AND LANDSCAPE CONCRETE SHALL BE ARCHITECTURALLY EXPOSED CONCRETE (AEC).
- COORDINATE WITH HARDWARE SCHEDULE FOR ALL DOOR HARDWARE BLOCK-OUTS AS REQUIRED.

GENERAL CEILING PLAN NOTES:

- LOCATIONS OF LIGHTING FIXTURE AND MECHANICAL GRILLE ARE DIMENSIONED FROM THE CENTER LINES OF FIXTURE & GRILL TO FACE OF STUD OR FACE OF STRUCTURE UNLESS NOTED OTHERWISE.
- REFER TO MECHANICAL AND ELECTRICAL FOR DETAIL AND SCHEDULES.
- ALL SUSPENDED GWB CEILINGS TO BE Laterally Braced TO THE STRUCTURE.
- SPRAY FIBER INSULATION TO EXTEND 3' TO 4' BEYOND HEATED SPACE ABOVE, TYP.
- REFER TO ARCHITECTURAL ROOF ASSEMBLY SCHEDULE FOR BALCONY/TERRACE SOFFIT FINISH UNLESS NOTED OTHERWISE.

GENERAL ACCESSIBILITY NOTES:

- ACCESSIBILITY PROVIDED IN ACCORDANCE WITH BCBC 2018 AND/OR CSA B651-12

FLAME SPREAD AND RATING FOR WALL AND CEILING FINISHES:

- MINIMUM FLAME SPREAD RATINGS ALL WALL AND CEILING FINISHES TO BE NOT MORE THAN 150. SEE FURTHER REQUIREMENTS FOR SPECIFIC AREAS. PROVIDE SUBMITTED DATA FOR FSR FOR FINISHES (E.G. VINYL WALL COVERING, WOOD FINISHES ETC.).
- EXIT AND EXIT STAIRS MAXIMUM FLAME SPREAD RATING 25.
- DOOR MAXIMUM FLAME SPREAD RATING 200.
- SERVICE MECHANICAL, ELECTRICAL, AND STORAGE ROOMS' MAXIMUM FLAME SPREAD RATING 25.

FIRE STOPPING AND FIRE BLOCKING REQUIREMENTS:

- FIRE STOP SYSTEMS MUST MEET CAN/ULC S115 REQUIREMENTS AS PER BCBC 2018 - SUBMITTAL REQUIRED FOR APPROVAL.
- FIRE BLOCKING MATERIALS MUST MEET CAN/ULC S101 REQUIREMENTS AS PER BCBC 2018 - SUBMITTAL REQUIRED FOR APPROVAL.
- ALL PENETRATIONS THROUGH FIRE SEPARATIONS MUST BE FIRESTOPPED OR ENCLOSED IN APPROPRIATE SHAFTS OR EQUIPPED WITH APPROVED CLOSURES.
- ALL PENETRATIONS FROM WITHIN ONE RATED ASSEMBLY TO ANOTHER MUST BE FIRESTOPPED AT THE INTERSECTION WITH APPROVED SYSTEM.
- ALL PIPES, CHASES OR DUCTS PASSING THROUGH ASSEMBLIES WITH FIRE RESISTANCE RATINGS OR SEPARATE CONCEALED SPACES MUST BE FIRESTOPPED OR FIRE BLOCKED WITH APPROVED SYSTEMS.
- ALL PENETRATIONS THROUGH FIRE WALLS AND HORIZONTAL FIRE SEPARATIONS (BCBC SENTENCE 3.2.1.2.) MUST BE FIRE STOPPED WITH FT RATING.
- FIRE TAPE OR FIRE CAULK ALL SHAFT GWB JOINTS.

SIGNAGE NOTES (INCLUDING BUT NOT LIMITED TO):

PROVIDE:

- STREET ADDRESS AT FRONT ENTRANCE OF THE BUILDING (I.E. FIRE DEPARTMENT RESPONSE POINT).
- CRU STREET NUMBERING.
- ELEVATOR NUMBERING/LETTERING.
- SIGNAGE INDICATING DESIGNATED FIREFIGHTER'S ELEVATOR(S).
- DISABLED PERSON IDENTIFICATION (WHEELCHAIR SYMBOL) AT PARKING STALLS FOR PERSONS WITH DISABILITIES.
- "FIRE DOOR - KEEP CLOSED" MOUNTED ON THE FLOOR AREA SIDE OF ALL EXIT DOORS.
- FLOOR LEVEL NUMBERING MOUNTED INSIDE ALL EXIT STAIRS, WITH GRAPHICS CONFORMING TO SENTENCES 3.4.6.18 & 3.4.6.19 OF THE BCBC.
- "IN CASE OF FIRE USE EXIT STAIRS. DO NOT USE ELEVATOR" (TEXT AND ASSOCIATED DIAGRAM OF PERSON USING EXIT STAIR) MOUNTED ADJACENT TO CALL BUTTONS ON EACH FLOOR.
- "INSTRUCTIONS TO OCCUPANTS IN CASE OF FIRE" (TEXT AND ASSOCIATED FLOOR PLAN).
- ILLUMINATED EXIT SIGNS AND DIRECTIONAL EXIT SIGNS TO BE OPERABLE AND VISIBLE.
- GRAPHICS ON THE FIRE ALARM ANNUNCIATOR PANEL TO BE COMPLETE AND ADDITIONAL WAYFINDING SIGNAGE AT EXTERIOR DOORS PROVIDING FIRE DEPARTMENT ACCESS (I.E., "ACCESS TO PARKADE," ETC.).
- ALSO REFER TO DETAILED REQUIREMENTS OF SECTION 3.8 OF THE BCBC FOR SIGNAGE REQUIREMENTS RELATED TO BARRIER-FREE DESIGN/ACCESS.
- LOADING BAY AND WALKWAY SIGNAGE INDICATING "NO STORAGE/DO NOT BLOCK" ETC.
- NO SMOKING SIGNAGE.
- AMENITY ROOM SIGNAGE.
- SUITE AND ROOM NUMBERING.

CODE COMPLIANCE LEGEND

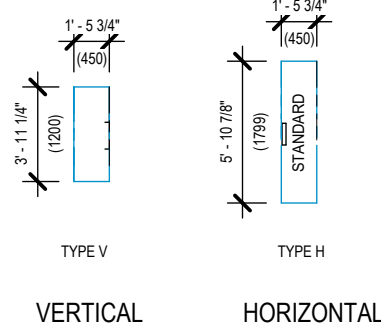
ZERO-HOUR FIRE PARTITION

ONE-HOUR FIRE PARTITION

NINETY MINUTE FIRE PARTITION

TWO-HOUR FIRE PARTITION

STANDARD BICYCLE PARKING STALL SIZES



CITY OF VICTORIA MINIMUM BIKE STALL DIMENSIONS
MINIMUM AISLE 1500mm
MINIMUM CLEARANCE FROM DOOR 600mm



Boniface
Oleksiuk
Politano
Architects



ISSUED FOR

A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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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 CORRECTION AT THE CONTRACTOR'S EXPENSE.

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SEAL



NORTHERN JUNK

1314 WHARF STREET

ANNOTATIONS, SYMBOLS AND ABBREVIATIONS

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ROOF TYPES						
TYPE MARK	TYPE NAME	TYPE IMAGE	ASSEMBLY	FRR	STC	COMMENTS
R1A	INSULATED ROOF - PAVERS		<ul style="list-style-type: none">PAVER ON PEDESTAL SYSTEM. (SEE LANDSCAPE)FILTER CLOTH5" RIGID XPS INSULATIONDRAINAGE MAT CW FILTER CLOTH & ROOT BARRIER AT PLANTED AREASCONTINUOUS 2 PLY SBS ROOFING MEMBRANESLOPED STRUCTURAL SLAB MIN 2% (SEE STRUCTURAL)SEE FINISH SCHEDULE FOR INTERNAL FINISH	1HR	-	BCBC D-2.1.1 (MIN. 90mm)
F R1B	INSULATED EXTENSIVE ROOF		<ul style="list-style-type: none">SEDUM MAT AND GROWING MEDIUM (SEE LANDSCAPE)FILTER CLOTH5" RIGID XPS INSULATIONDRAINAGE MAT CW FILTER CLOTH & ROOT BARRIER AT PLANTED AREASCONTINUOUS 2 PLY SBS ROOFING MEMBRANESLOPED STRUCTURAL SLAB MIN 2% (SEE STRUCTURAL)SEE FINISH SCHEDULE FOR INTERNAL FINISH	1HR	-	BCBC D-2.1.1 (MIN. 90mm)
R1C	INSULATED ROOF - BALLAST		<ul style="list-style-type: none">ROOFING BALLAST, 4" MINIMUM (SEE LANDSCAPE)FILTER CLOTH5" RIGID XPS INSULATIONDRAINAGE MAT CW FILTER CLOTH & ROOT BARRIER AT PLANTED AREASCONTINUOUS 2 PLY SBS ROOFING MEMBRANESLOPED STRUCTURAL SLAB MIN 2% (SEE STRUCTURAL)SEE FINISH SCHEDULE FOR INTERNAL FINISH	1HR	-	BCBC D-2.1.1 (MIN. 90mm)
R2	CONCRETE SANDWICH SLAB		<ul style="list-style-type: none">CONCRETE TOPPING REFER TO STRUCTURALREFER TO LANDSCAPE FOR PATTERNRIGID INSULATION AS REQUIRED BY STRUCTURALDRAINAGE MATCONTINUOUS 2-PLY SBS ROOFING MEMBRANECONCRETE SLAB, SLOPE TO DRAIN (SEE STRUCTURAL)	1HR	-	BCBC D-2.1.1 (MIN. 90mm)
F R2A	CONCRETE SANDWICH SLAB - INSULATED		<ul style="list-style-type: none">CONCRETE TOPPING REFER TO STRUCTURALREFER TO LANDSCAPE FOR PATTERN2" RIGID XPS INSULATIONDRAINAGE MATCONTINUOUS 2-PLY SBS ROOFING MEMBRANECONCRETE SLAB, SLOPE TO DRAIN (SEE STRUCTURAL)	1HR	-	AT WHARF STREET OVER BASEMENT
R3	INSULATED ROOF - GARDEN		<ul style="list-style-type: none">PLANTING AND SOIL/GROWING MEDIUM (SEE LANDSCAPE)FILTER CLOTH5" RIGID XPS INSULATIONDRAINAGE MAT CW FILTER CLOTH & ROOT BARRIER AT PLANTED AREASCONTINUOUS 2 PLY SBS ROOFING MEMBRANECONCRETE SLAB, SLOPED TO DRAIN (SEE STRUCTURAL)	1HR	-	BCBC D-2.1.1 (MIN. 90mm)
R4	CONCRETE SLAB w/2 PLY MEMBRANE		<ul style="list-style-type: none">CONTINUOUS 2-PLY SBS CW GRANULATED CAP-SHEET (LIGHT GREY) AND VENTED BASE SHEETCONCRETE SLAB, SLOPED TO DRAIN (SEE STRUCTURAL)	1HR	-	BCBC D-2.1.1 (MIN. 90mm) LEVEL 06 - STAIR ROOF
R5	INSULATED ROOF - ELEVATOR SHAFT		<ul style="list-style-type: none">CONCRETE PAVERSFILTER CLOTH2" RIGID XPS INSULATIONDRAINAGE MAT CW FILTER CLOTH & ROOT BARRIER AT PLANTED AREASCONTINUOUS 2 PLY SBS ROOFING MEMBRANECONCRETE SLAB, SLOPED TO DRAIN (SEE STRUCTURAL)	1HR	-	BCBC D-2.1.1 (MIN. 90mm) ELEVATOR SHAFT

CONCRETE AND MASONRY TYPES						
TYPE MARK	TYPE NAME	TYPE IMAGE	ASSEMBLY	FRR	STC	COMMENTS
C1	CONCRETE WALL		<ul style="list-style-type: none">CAST IN PLACE CONCRETE WALL. THICKNESS VARIES PER STRUCTURAL	2HR	-	BCBC D-2.1.1 (MIN. 113mm)
C2A	CONCRETE FOUNDATION WALL		<ul style="list-style-type: none">CONTINUOUS DRAIN MAT CW FILTER FABRICCONTINUOUS SBS WATERPROOF MEMBRANECAST IN PLACE CONCRETE WALL. THICKNESS VARIES PER STRUCTURALPAINTED	-	-	
C2B	CONCRETE FOUNDATION WALL W/EXT INSULATION		<ul style="list-style-type: none">2" EXT. XPS RIGID INSULATIONCONTINUOUS DRAIN MAT CW FLER FABRICCONTINUOUS SBS WATERPROOF MEMBRANECAST IN PLACE CONCRETE WALL. THICKNESS VARIES PER STRUCTURALFINISH AS NOTED	-	-	
C2C	EXST MASONRY FOUNDATION WALL W/EXT INSULATION		<ul style="list-style-type: none">2" EXT. XPS RIGID INSULATIONCONTINUOUS DRAIN MAT CW FLER FABRICCONTINUOUS SBS WATERPROOF MEMBRANEALLOW FOR PARING TO EXTERIOR FACE OF EXISTING RUBBLE MASONRY WALL (SHORTCUT MEGALANIZED MESH)EXISTING MASONRY WALL. THICKNESS VARIES.FINISH AS NOTED	-	-	
C3	CONCRETE ELEVATOR PIT WALL		<ul style="list-style-type: none">CAST IN PLACE CONCRETE WALL. THICKNESS VARIES PER STRUCTURAL INCLUDING CRYSTALLINE WATERPROOF ADMIXTURE IN CONCRETE	-	-	FROM TOP OF SLAB ON GRADE TO BOTTOM OF ELEVATOR PIT IN ALL LOCATIONS, INCLUDING PIT FLOOR
M1	CMU RATED WALL		<ul style="list-style-type: none">8" CMU BLOCK WALL	2HR	-	BXUVC U90S REFER TO STRUCTURAL DRAWINGS FOR CMU CONNECTIONS AND LOCATIONS OF REQD INFILL
M2	CMU UNRATED WALL		<ul style="list-style-type: none">8" CMU BLOCK WALL	-	-	REFER TO STRUCTURAL DRAWINGS FOR CMU CONNECTIONS AND LOCATIONS OF REQD INFILL

EXTERIOR WALL TYPES						
TYPE MARK	TYPE NAME	TYPE IMAGE	ASSEMBLY	FRR	STC	COMMENTS
W1A	BRICK MASONRY CLADDING ON METAL STUD FRAMING		<ul style="list-style-type: none">3 5/8" MASONRY FACE BRICK (CW SS TIES AND FASTENERS, TYP.)1" AIR SPACE5" SEMI-RIGID MINERAL FIBRE INSULATIONCONTINUOUS SELF ADHERED VAPOUR-PERMEABLE AIRMOISTURE BARRIER5/8" EXT GWB SHEATHING3 5/8" STEEL STUD WITH CONTINUOUS BATT INSULATIONCONTINUOUS 6MM POLY SHEET AIR/VAPOUR BARRIER (TYP.)5/8" GWB	1HR	-	BCBC DESIGN S1B
W1B	BRICK MASONRY CLADDING ON METAL STUD FRAMING		<ul style="list-style-type: none">3 5/8" MASONRY FACE BRICK (CW SS TIES AND FASTENERS, TYP.)1" AIR SPACE5" SEMI-RIGID MINERAL FIBRE INSULATIONCONTINUOUS SELF ADHERED VAPOUR-PERMEABLE AIRMOISTURE BARRIER5/8" EXT GWB SHEATHING6" STEEL STUD WITH CONTINUOUS BATT INSULATIONCONTINUOUS 6MM POLY SHEET AIR/VAPOUR BARRIER (TYP.)5/8" GWB	-	-	
W1C	TERRACOTTA ON METAL STUD FRAMING		<ul style="list-style-type: none">30mm (1 1/8") TERRACOTTA MASONRY UNIT1" AIR SPACE5" SEMI-RIGID MINERAL FIBRE INSULATIONTHERMALLY BROKEN GIRT SYSTEMCONTINUOUS SELF ADHERED VAPOUR-PERMEABLE AIRMOISTURE BARRIER5/8" EXT GWB SHEATHING3 5/8" STEEL STUD WITH CONTINUOUS BATT INSULATIONCONTINUOUS 6MM POLY SHEET AIR/VAPOUR BARRIER (TYP.)5/8" GWB	-	-	
W1D	TERRACOTTA ON METAL STUD FRAMING		<ul style="list-style-type: none">30mm (1 1/8") TERRACOTTA MASONRY UNIT1" AIR SPACE5" SEMI-RIGID MINERAL FIBRE INSULATIONTHERMALLY BROKEN GIRT SYSTEMCONTINUOUS SELF ADHERED VAPOUR-PERMEABLE AIRMOISTURE BARRIER5/8" EXT GWB SHEATHING6" STEEL STUD WITH CONTINUOUS BATT INSULATIONCONTINUOUS 6MM POLY SHEET AIR/VAPOUR BARRIER (TYP.)5/8" GWB	-	-	
W1E	METAL PANEL CLADDING ON METAL FRAMING		<ul style="list-style-type: none">PRE FINISHED ALUMINUM COMPOSITE PANEL (ACM) WITH RAINSCREEN1" AIR SPACE5" SEMI-RIGID MINERAL FIBRE INSULATIONTHERMALLY BROKEN GIRT SYSTEMCONTINUOUS SELF ADHERED VAPOUR-PERMEABLE AIRMOISTURE BARRIER5/8" EXT GWB SHEATHING3 5/8" STEEL STUD WITH CONTINUOUS BATT INSULATIONCONTINUOUS 6MM POLY SHEET AIR/VAPOUR BARRIER (TYP.)5/8" GWB	-	-	INSET BALCONIES, SOUTH ELEVATION
W1F	METAL PANEL CLADDING ON METAL FRAMING		<ul style="list-style-type: none">PRE FINISHED ALUMINUM COMPOSITE PANEL (ACM) WITH RAINSCREEN1" AIR SPACE5" SEMI-RIGID MINERAL FIBRE INSULATIONTHERMALLY BROKEN GIRT SYSTEMCONTINUOUS SELF ADHERED VAPOUR-PERMEABLE AIRMOISTURE BARRIER5/8" EXT GWB SHEATHING6" STEEL STUD WITH CONTINUOUS BATT INSULATIONCONTINUOUS 6MM POLY SHEET AIR/VAPOUR BARRIER (TYP.)5/8" GWB	-	-	INSET BALCONIES, SOUTH ELEVATION
F W2	METAL PANEL CLADDING ON CONCRETE BASE		<ul style="list-style-type: none">PRE FINISHED ALUMINUM COMPOSITE PANEL (ACM) WITH RAINSCREEN1" AIR SPACE5" SEMI-RIGID MINERAL FIBRE INSULATIONTHERMALLY BROKEN GIRT SYSTEMCONTINUOUS SELF-ADHERED VAPOUR-PERMEABLE AIRMOISTURE BARRIERCONCRETE WALL	-	-	ROOFTOP ELEVATOR SHAFT EXTERIOR WALL
W3	BRICK MASONRY CLADDING ON METAL STUD FRAMING NO INSUL.		<ul style="list-style-type: none">3 5/8" MASONRY FACE BRICK (CW THERMALLY BROKEN TIES)1" AIR SPACE5/8" EXT GWB SHEATHING3 5/8" STEEL STUD WITH CONTINUOUS BATT INSULATION5/8" EXT GWB SHEATHINGVARIABLE AIR SPACE + METAL FRAMINGPRE FINISHED ALUMINUM COMPOSITE PANEL (ACM)	-	-	INSET BALCONY PIERS
W4	BRICK MASONRY CLADDING ON METAL STUD FRAMING		<ul style="list-style-type: none">3 5/8" RECYCLED MASONRY FACE BRICK (CW THERMALLY BROKEN TIES)3" AIR SPACE3" SEMI-RIGID MINERAL FIBRE INSULATIONCONTINUOUS SELF ADHERED VAPOUR-PERMEABLE AIRMOISTURE BARRIER5/8" EXT GWB SHEATHING6" STEEL STUD WITH CONTINUOUS BATT INSULATIONCONTINUOUS 6MM POLY SHEET AIR/VAPOUR BARRIER (TYP.)5/8" GWB	-	-	
W5	CAST IN PLACE ARCHITECTURAL CONCRETE		<ul style="list-style-type: none">CLEAR SEALED ROUGH BOARDFORM CONCRETE* (SEE STRUCTURAL)SMOOTH INTERIOR FINISH*PROVIDE MOCKUP OF FINISH (SURFACE AND SEALER, NOT PART OF FINAL CONSTRUCTION)	-	-	6" STACK W/ RANDOM LENGTHS ROUGH SAWN CEDAR FORMWORK ANTI-GRAFFITI COATING
W6	EXISTING MASONRY/STONE WALL		<ul style="list-style-type: none">EXISTING STONEMASONRY WALL (CLEAR MATTE SEALER)REPOINTED INTERIOR AND EXTERIOR, AS REQDSTRUCTURAL STRONG-BACK SEISMIC SUPPORT SYSTEM (SEE STRUCTURAL)	2HR	-	BCBC D-2.1.1 (MIN. 128mm)
W7A	WINDOW WALL		<ul style="list-style-type: none">SEE WINDOW ELEVATIONS AND SCHEDULES	-	-	
W7B	WINDOW WALL - INSUL SPANDREL		<ul style="list-style-type: none">SEE WINDOW ELEVATIONS AND SCHEDULES	-	-	
W8	CURTAIN WALL		<ul style="list-style-type: none">CAPLESS VERTICAL MULLIONSSEE WINDOW ELEVATIONS AND SCHEDULES	-	-	
W9	INTERIOR FRAMELESS GLAZING SYSTEM		<ul style="list-style-type: none">SEE WINDOW ELEVATIONS AND SCHEDULES	0HR	-	04HR AT LOBBY TO LOUNGE SEPERATION
W10	NORTH ELEVATION MURAL		<ul style="list-style-type: none">SMOOTH FACE CONCRETE BLOCK VENEER (CW FLUSH RAKED JOINTS)3/4" AIR SPACE2" SEMI-RIGID MINERAL FIBRE INSULATIONCONTINUOUS SELF ADHERED VAPOUR-PERMEABLE AIRMOISTURE BARRIERCONC. SHEAR WALL (SEE STRUCTURAL)	1HR	-	BCBC D-2.1.1 (MIN. 90mm)

GENERAL ASSEMBLY NOTES	
<ol style="list-style-type: none">CONSTRUCT ALL WALL ASSEMBLIES FROM FLOOR TO U/S OF STRUCTURE ABOVE UNLESS NOTED OTHERWISECONSTRUCT ALL WALL ASSEMBLIES FROM FLOOR TO U/S OF STRUCTURE ABOVE FOR ALL WALLS ADJACENT BATHTUBS OR SHOWER ENCLOSURES (NEXT TO RATED WALLS ONLY)INSTALL DEFLECTION TOP TRACKS AT ALL PARTITIONS ABUTTING STRUCTURE ABOVE.USE CEMENTITIOUS BACKER BOARD INSTEAD OF GWB IN ALL WASHROOMS, BATHROOMS AND WASHER/DRYER CLOSETS.USE GLASS MAT TILE BACKER BOARD INSTEAD OF GWB AT ALL WASHROOM AND KITCHEN TILE INSTALLATIONS.FOR PARTITIONS WITH DOUBLE LAYER OF GWB ON ONE SIDE, LOCATE DOUBLE LAYER ON CORRIDOR SIDE.USE CORNER BEADS AT ALL EXPOSED GWB CORNERS.USE J-BEADS AT ALL EXPOSED GWB EDGES AND WHERE GWB BUTTS AGAINST DISSIMILAR MATERIAL.PROVIDE ACOUSTIC SEALANT AT TOP AND BOTTOM TRACK AT ALL SUITE-TO-SUITE AND SUITE-TO-CORRIDOR OR SERVICE SPACE PARTITIONS.SEAL ALL GWB PENETRATIONS INCLUDING ABOVE T-BAR CEILING.FOR PLUMBING PARTITIONS ENSURE THAT PLUMBING IS NOT IN CONTACT WITH STUD FRAMING AND GWB.REINFORCE STUD FRAMING (BLOCKING) AS REQUIRED TO SUPPORT MISCELLANEOUS EQUIPMENT (EG. FIXTURES, MILLWORK ETC).FOR PAVERS AND ROOF BALLAST LAYOUT, REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS.FOR ACOUSTIC (STC) RATED WALLS, WITH SINGLE ROW OF STUDS (I.E. TYPE P1), STUDS TO BE MIN. 16" O.C., TYP.FOR ALL ACOUSTIC (STC) RATED WALLS, ENSURE ELECTRICAL/COMMUNICATIONS OUTLETS ON OPPOSITE SIDES OF THE WALL ARE NOT LOCATED WITHIN THE SAME STUD CAVITY, TYP.ALL GYPSUM BOARD TO BE TYPE X UNLESS OTHERWISE INDICATED BY ULC LISTING OR NOTED OTHERWISEALL STUDS AT 16" O.C. UNLESS OTHERWISE NOTED OR REQUIRED BY FIRE RESISTANT LISTING OR BY STEEL STUD ENGINEER DRAWINGSALL ACOUSTICALLY RATED PARTITIONS TO HAVE CONTINUOUS ACOUSTIC SEALANT BETWEEN FLOOR AND STRUCTURE AND GWBFOR ALL ELECTRICAL AND DATA ROOMS PROVIDE INTUMESCENT PAINTED PLYWOOD TO 84" AFF ON ALL WALLS OR FIRE RETARDANT TREATED ULC MARK PLYWOOD AS INDICATED ON THE ELECTRICAL DRAWINGS.PARTITION INSULATION TO FILL BUT NOT OVERFILL CAVITY - TYPICALAT EXTERIOR WALLS CONTAINING SPRAY FOAM INSULATION, PROTECT ELECTRICAL BOX OPENINGS WITH FIRESTOP PUTTY PACKS, TYP.ALL ASSEMBLIES CONTAINING SPRAY FOAM INSULATION TO BE PROTECTED BY TESTED (ULC) THERMAL BARRIER SYSTEM AS REQD BY THE BUILDING CODE. SPRAY APPLIED, GWB OR EQUIV.ALL MEMBRANES, COATINGS, VAPOUR/THERMAL BARRIERS AND SIMILAR ENVELOPE COMPONENTS TO BE CONTINUOUS UNLESS NOTED OTHERWISE.ENSURE MIN. 2% SLOPE FOR ALL ROOF ASSEMBLIESREINFORCE SUITE ENTRY DOOR JAMBS WITH WOOD STUD BLOCKING PER DETAILS.REFER TO ENERGY MODEL REPORT FOR ROOF AND WALL ASSEMBLIES R-VALUES	
FIRE RATED NOTES	
<ol style="list-style-type: none">ALL FIRE RATED PARTITIONS TO HAVE FIRE STOPPING BETWEEN TOP OF WALL TRACK AND UNDERSIDE OF STRUCTURE.CONTRACTOR TO PROVIDE A LISTED ASSEMBLY SUBMITTAL FOR ALL FIRE RATED WALLSPROVIDE RATED GWB ENCLOSURES AROUND ALL FULLY AND PARTIALLY RECESSED ITEMS IN FIRE RATED PARTITIONS. TYPE AND NUMBER OF LAYERS OF GWB TO MATCH PARTITION TYPE. ITEMS INCLUDE BUT ARE NOT LIMITED TO ELEMENTS SUCH AS FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS AND ALARMS.ALL RATED SEPARATIONS TO BE CONTINUOUS.	

ISSUED FOR

A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2022-11-10	IFT ADDENDUM 2
E	2023-02-21	POST-TENDER ADDENDUM
F	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

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SEAL



NORTHERN JUNK

1314 WHARF STREET

ASSEMBLY SCHEDULE
1

DRAWN: LM CHECKED: SO/AP
PLOT DATE: 2023-04-07 7:59:50 PM

A-003

CEILING TYPES						
TYPE MARK	TYPE NAME	TYPE IMAGE	ASSEMBLY	FRR	STC	COMMENTS
CE1	INTERIOR UNFINISHED EXPOSED CEILING		• STRUCTURAL CONCRETE SLAB (SEE STRUCTURAL)	-	-	HERITAGE PORTION
CE2	INTERIOR PAINTED CONCRETE		• STRUCTURAL CONCRETE SLAB (SEE STRUCTURAL) • PAINT	-	-	
CE3	INTERIOR SMOOTH PAINTED CEILING		• STRUCTURAL CONCRETE SLAB (SEE STRUCTURAL) • PLASTER SKIM (T&B) • CONTINUOUS SMOOTH PTD CEILING	-	-	
CE4	INTERIOR SUSPENDED GWB FRAMED CEILING		• STRUCTURAL CONCRETE SLAB (SEE STRUCTURAL) • LIGHT GAUGE STEEL STUD FRAMING/CEILING SYSTEM AS REQ'D • 5/8" GWB • NOTE: CONTINUOUS ACOUSTIC INSULATION ABOVE BATHROOMS INCLUDING INSULATION OF WIC TRAPS FROM ABOVE.	-	-	
CE5	TEXTURED METAL SOFFIT/CEILING		• STRUCTURAL CONCRETE SLAB (SEE STRUCTURAL) • LIGHT GAUGE STEEL STUD FRAMING/CEILING SYSTEM AS REQ'D • TEXTURED STAINLESS STEEL SOFFIT SYSTEM • NOTE: 6" SPRAY FIBER INSULATION (OPEN CELL, TAMPED SMOOTH) AS REQ'D (REFER TO RCP'S) • THERMALLY BROKEN GIRT SYSTEM • USE VENTED SPLINE AT JOINTS	-	-	FOR EXTERIOR APPLICATIONS INC. INSULATION
CE6	CMP SOFFIT		• STRUCTURAL CONCRETE SLAB (SEE STRUCTURAL) • LIGHT GAUGE STEEL STUD FRAMING/CEILING SYSTEM AS REQ'D • CMP SOFFIT SYSTEM • THERMALLY BROKEN GIRT SYSTEM • USE VENTED SPLINE AT JOINTS	-	-	
CE7	HORIZONTAL SHAFT WALL		• 1" FIRE RATED GWB CORE-BOARD/LINER • 2 1/2" METAL SHAFTWALL STUD FRAMING C/W CONTINUOUS MINERAL FIBRE ACOUSTIC INSULATION • 2 X 5/8" FIRE RATED GWB	2HR dUL V409	38 USG-040917	FOR HORIZONTAL SHAFTWALL, REFER TO UL EVALUATION REPORT UL ER3660-04

FLOOR TYPES						
TYPE MARK	TYPE NAME	TYPE IMAGE	ASSEMBLY	FRR	STC	COMMENTS
FL1	CONCRETE SLAB		• FLOORING FINISH C/W ACOUSTIC UNDERLAYMENT AS REQ'D. (SEE INTERIOR DESIGN DRAWINGS) • STRUCTURAL CONCRETE SLAB (SEE STRUCTURAL)	1HR/2HR*	-	*1HR FRR LVL'S 3-5 BCBC D-2.1.1 (MIN. 90mm) 2HR FRR LVL'S 1-2 BCBC D-2.1.1 (MIN. 130mm)
FL1A	CONCRETE SLAB		• CONTINUOUS PEDESTRIAN TRAFFIC COAT MEMBRANE • STRUCTURAL CONCRETE SLAB, SLOPED TO DRAIN (SEE STRUCTURAL) • NOTE: ANY NEGATIVE SLOPE WILL NOT BE ACCEPTED • SMOOTH PAINTED SOFFIT	1HR/2HR*	-	*1HR FRR LVL'S 3-5 BCBC D-2.1.1 (MIN. 90mm) 2HR FRR LVL'S 1-2 BCBC D-2.1.1 (MIN. 130mm)
FL2	CONCRETE SLAB ON GRADE		• 4" CONCRETE SLAB ON GRADE (SEE STRUCTURAL) • 3" RIGID XPS INSULATION - 3" INBOARD AT EXPOSED WESTERN PERIMETER ONLY • CONTINUOUS 10mil. POLY VAPOUR BARRIER MEMBRANE, TAPED AND SEALED. • COURSE GRANULAR FILL	-	-	EXTEND INSULATION BELOW SLAB 3'-0" EXPOSED PERIMETER TYP.

PARTITION TYPES						
TYPE MARK	TYPE NAME	TYPE IMAGE	ASSEMBLY	FRR	STC	COMMENTS
P1	GWB PARTITION WALL		• 5/8" GWB • 2 1/2" MTL STUD FRAMING C/W CONTINUOUS ACOUSTIC BATT INSULATION ** • 5/8" GWB	-	-	-
P2	GWB PARTITION WALL		• 5/8" GWB • 3-5/8" MTL STUD FRAMING 25 GAUGE C/W CONTINUOUS ACOUSTIC BATT INSULATION • 5/8" GWB	-	-	-
P3	GWB PARTITION WALL		• 5/8" GWB • 6" MTL STUD FRAMING C/W CONTINUOUS ACOUSTIC BATT INSULATION • 5/8" GWB	-	-	-
P4	METAL MESH PARTITION WALL		• PAINTED WIRE METAL MESH PARTITION AND FRAMING AS REQ'D • SEE SPECIFICATIONS FOR DELEGATED DESIGN REQUIREMENTS	-	-	-
P5	PARTITION WALL - CALL ROOM		• RECLAIMED WOOD FINISH C/W 1/4" PLYWOOD BACKING AS REQ'D BY ID • 3-5/8" MTL STUD FRAMING 25 GAUGE C/W CONTINUOUS ACOUSTIC BATT INSULATION • RECLAIMED WOOD FINISH C/W 1/4" PLYWOOD BACKING AS REQ'D BY ID	-	-	PART HEIGHT WALLS AROUND CALL ROOM. SEE ID FOR PANELING SIZING
P6	GWB + PLY PARTITION WALL		• RECLAIMED WOOD FINISH C/W 1/4" PLYWOOD BACKING AS REQ'D BY ID • 5/8" GWB • 3-5/8" MTL STUD FRAMING 25 GAUGE C/W CONTINUOUS ACOUSTIC BATT INSULATION • 5/8" GWB • RECLAIMED WOOD FINISH C/W 1/4" PLYWOOD BACKING AS REQ'D BY ID	0HR	-	
RP1	GWB DEMISING WALL		• 2 X 5/8" FIRE RATED GWB • 2 1/2" MTL STUD FRAMING C/W CONTINUOUS MINERAL FIBRE ACOUSTIC INSUL. • 1" AIR GAP • 2 1/2" MTL STUD FRAMING C/W CONTINUOUS MINERAL FIBRE ACOUSTIC INSUL. • 5/8" FIRE RATED GWB	1HR	61"	EXUV U4666
RP2	GWB CORRIDOR WALL		• 2 X 5/8" FIRE RATED GWB • 3 5/8" MTL STUD FRAMING 25 GAUGE C/W CONTINUOUS MINERAL FIBRE ACOUSTIC INSULATION • 5/8" FIRE RATED GWB	1HR	53"	BCBC DESIGN SSA
RP3	GWB WALL		• 2 X 5/8" FIRE RATED GWB • 3 5/8" MTL STUD FRAMING C/W CONTINUOUS MINERAL FIBRE ACOUSTIC INSUL. • 2 X 5/8" FIRE RATED GWB	2HR	47"	EXUV U411
SW1	2 HR. SHAFT WALL		• 1" FIRE RATED GWB SHAFT LINER OR CORE-BOARD • 2 1/2" METAL SHAFTWALL STUD FRAMING C/W CONTINUOUS MINERAL FIBRE ACOUSTIC INSULATION • 2 X 5/8" FIRE RATED GWB	2HR	38 USG-040917	EXUV U428
*SOUND TRANSMISSION THROUGH GYPSUM BOARD WALLS: SOUND TRANSMISSION RESULTS. NRC IRC-IR-493, 1995			**ACOUSTIC BATT MAY BE OMITTED IN CLOSET PARTITIONS THAT DO NOT FORM A SEPARATION OF BEDROOM TO REMAINDER OF SUITE			

FURRING TYPES						
TYPE MARK	TYPE NAME	TYPE IMAGE	ASSEMBLY	FRR	STC	COMMENTS
F1	GWB FURRING 1'-5/8" STUD		• 5/8" GWB • 1-5/8" STUD FURRING • 1" AIR GAP	-	-	-
F2	GWB FURRING 2-1/2" STUD		• 5/8" GWB • 2-1/2" STUD FRAMING • 1" AIR GAP	-	-	-
F2A	GWB FURRING 2-1/2" STUD		• 5/8" GWB C/W CONTINUOUS MINERAL FIBRE ACOUSTIC INSULATION • 2-1/2" STUD FRAMING • 1" AIR GAP	-	-	-
F3	GWB FURRING 3 5/8" STUD		• 5/8" GWB • 3 5/8" STUD FRAMING • 1" AIR GAP	-	-	-
F4	GWB FURRING STUD W/6" CHASE		• 5/8" GWB • 3 5/8" STUD FRAMING • AIR GAP TO ACHIEVE 6" CAVITY	-	-	-

GENERAL ASSEMBLY NOTES	
<ol style="list-style-type: none">1. CONSTRUCT ALL WALL ASSEMBLIES FROM FLOOR TO U/S OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE2. CONSTRUCT ALL WALL ASSEMBLIES FROM FLOOR TO U/S OF STRUCTURE ABOVE FOR ALL WALLS ADJACENT BATHTUBS OR SHOWER ENCLOSURES (NEXT TO RATED WALLS ONLY)3. INSTALL DEFLECTION TOP TRACKS AT ALL PARTITIONS ABUTTING STRUCTURE ABOVE.4. USE CEMENTITIOUS BACKER BOARD INSTEAD OF GWB IN ALL WASHROOMS, BATHROOMS AND WASHER/DRYER CLOSETS.5. USE GLASS MAT TILE BACKER BOARD INSTEAD OF GWB AT ALL WASHROOM AND KITCHEN TILE INSTALLATIONS.6. FOR PARTITIONS WITH DOUBLE LAYER OF GWB ON ONE SIDE, LOCATE DOUBLE LAYER ON CORRIDOR SIDE.7. USE CORNER BEADS AT ALL EXPOSED GWB CORNERS.8. USE J-BEADS AT ALL EXPOSED GWB EDGES AND WHERE GWB BUTTS AGAINST DISSIMILAR MATERIAL.9. PROVIDE ACOUSTIC SEALANT AT TOP AND BOTTOM TRACK AT ALL SUITE-TO-SUITE AND SUITE-TO-CORRIDOR OR SERVICE SPACE PARTITIONS.10. SEAL ALL GWB PENETRATIONS INCLUDING ABOVE T-BAR CEILING.11. FOR PLUMBING PARTITIONS ENSURE THAT PLUMBING IS NOT IN CONTACT WITH STUD FRAMING AND GWB.12. REINFORCE STUD FRAMING (BLOCKING) AS REQUIRED TO SUPPORT MISCELLANEOUS EQUIPMENT (EG. FIXTURES, MILLWORK ETC).13. FOR PAVERS AND ROOF BALLAST LAYOUT, REFER TO LANDSCAPE DRAWINGS AND SPECIFICATIONS.14. FOR ACOUSTIC (STC) RATED WALLS, WITH SINGLE ROW OF STUDS (I.E. TYPE P1), STUDS TO BE MIN. 16" O.C., TYP.15. FOR ALL ACOUSTIC (STC) RATED WALLS, ENSURE ELECTRICAL/COMMUNICATIONS OUTLETS ON OPPOSITE SIDES OF THE WALL ARE NOT LOCATED WITHIN THE SAME STUD CAVITY, TYP.16. ALL GYPSUM BOARD TO BE TYPE X UNLESS OTHERWISE INDICATED BY ULC LISTING OR NOTED OTHERWISE17. ALL STUDS AT 16" O.C. UNLESS OTHERWISE NOTED OR REQUIRED BY FIRE RESISTANT LISTING OR BY STEEL STUD ENGINEER DRAWINGS18. ALL ACOUSTICALLY RATED PARTITIONS TO HAVE CONTINUOUS ACOUSTIC SEALANT BETWEEN FLOOR AND STRUCTURE AND GWB19. FOR ALL ELECTRICAL AND DATA ROOMS PROVIDE INTUMESCENT PAINTED PLYWOOD TO 84" AFF ON ALL WALLS OR FIRE RETARDANT TREATED ULC MARK PLYWOOD AS INDICATED ON THE ELECTRICAL DRAWINGS.20. PARTITION INSULATION TO FILL BUT NOT OVERFILL CAVITY - TYPICAL21. AT EXTERIOR WALLS CONTAINING SPRAY FOAM INSULATION, PROTECT ELECTRICAL BOX OPENINGS WITH FIRESTOP PUTTY PACKS, TYP.22. ALL ASSEMBLIES CONTAINING SPRAY FOAM INSULATION TO BE PROTECTED BY TESTED (ULC) THERMAL BARRIER SYSTEM AS REQ'D BY THE BUILDING CODE. SPRAY APPLIED, GWB OR EQUIV.23. ALL MEMBRANES, COATINGS, VAPOUR/THERMAL BARRIERS AND SIMILAR ENVELOPE COMPONENTS TO BE CONTINUOUS UNLESS NOTED OTHERWISE.24. ENSURE MIN. 2% SLOPE FOR ALL ROOF ASSEMBLIES25. REINFORCE SUITE ENTRY DOOR JAMBS WITH WOOD STUD BLOCKING PER DETAILS.26. REFER TO ENERGY MODEL REPORT FOR ROOF AND WALL ASSEMBLIES R-VALUES	
FIRE RATED NOTES	
<ol style="list-style-type: none">1. ALL FIRE RATED PARTITIONS TO HAVE FIRE STOPPING BETWEEN TOP OF WALL TRACK AND UNDERSIDE OF STRUCTURE.2. CONTRACTOR TO PROVIDE A LISTED ASSEMBLY SUBMITTAL FOR ALL FIRE RATED WALLS3. PROVIDE RATED GWB ENCLOSURES AROUND ALL FULLY AND PARTIALLY RECESSED ITEMS IN FIRE RATED PARTITIONS. TYPE AND NUMBER OF LAYERS OF GWB TO MATCH PARTITION TYPE. ITEMS INCLUDE BUT ARE NOT LIMITED TO ELEMENTS SUCH AS FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS AND ALARMS.4. ALL RATED SEPARATIONS TO BE CONTINUOUS.	

ISSUED FOR

A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2023-03-27	POST-TENDER ADDENDUM 02
E	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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NORTHERN JUNK

1314 WHARF STREET

ASSEMBLY SCHEDULE
2

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A-004

19004C

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ROOM FINISH SCHEDULE															
LEVEL	NUMBER	NAME	FLOOR		CEILING		EAST WALL		NORTH WALL		SOUTH WALL		WEST WALL		Remarks
			Floor Finish	Base Finish	Ceiling Material	Ceiling Finish	East Wall Material	East Wall Finish	North Wall Material	North Wall Finish	South Wall Material	South Wall Finish	West Wall Material	West Wall Finish	
LEVEL 00															
LEVEL 00	001	CRU 01	CONC	-	CONC	-	MAS	-	MAS	-	MAS	-	MAS	-	
LEVEL 00	002	RESIDENTIAL BIKES	SEALED CONC	RB	CONC	PTD	MAS/CONC	-	CONC	-	MAS	-	CONC	-	
LEVEL 00	003	COMMERCIAL GARBAGE	SEALED CONC	RB	CONC	PTD	MAS/CONC	HPC	MAS	HPC	MAS	-	CONC	HPC	HPC TO 4'0" AFF ON ALL NEW WALLS
LEVEL 00	004	EMR	CONC	-	CONC	PTD	MAS	-	MAS	-	CONC	-	CONC	-	
LEVEL 00	005	COMMERCIAL BIKES	SEALED CONC	RB	CONC	PTD	CONC	PTD	MAS	-	MAS	-	GWB	CMP	
LEVEL 00	006	MECH RM	SEALED CONC	-	CONC	-	CONC	-	MAS/CONC	-	CONC	-	CONC	-	
LEVEL 00	007	RESIDENTIAL GARBAGE	SEALED CONC	-	CONC	PTD	CONC	PTD	MAS/CONC	-	MAS	-	MAS/CONC	PTD	
LEVEL 00	008	MAIN ELEC RM	CONC	-	CONC	-	MAS/CONC	-	MAS	-	MAS	-	MAS	PTD	
LEVEL 00	009	CORR	SEALED CONC	RB	CONC	PTD	MAS/CONC	PTD	MAS	PTD	MAS	PTD	MAS/GWB	PTD	
LEVEL 00	010	RES BIKES/LOCKERS	SEALED CONC	RB	CONC	PTD	CONC	PTD	MAS	PTD	CONC	PTD	CONC	PTD	
LEVEL 00	011	CRU 02	CONC	-	CONC	-	MAS/CONC	-	MAS	-	CW	-	MAS/CW	-	
LEVEL 00	012	STORAGE	SEALED CONC	RB	CONC	PTD	CONC	-	CONC	-	CONC	-	CONC	-	
LEVEL 00	013	HANTOIA	SEALED CONC	-	CONC	PTD	CONC	-	MAS	-	CONC	-	CONC	-	
LEVEL 00	014	GAS ROOM	SEALED CONC	-	CONC	PTD	MAS/CONC	PTD	MAS/CONC	PTD	CONC	PTD	CONC	-	
LEVEL 00	ST-01	STAIR 1	SEALED CONC	-	CONC	PTD	CONC	PTD	GWB	PTD	CONC	PTD	CONC	PTD	
LEVEL 01															
LEVEL 01	101	CRU-01	CONC	-	CONC	-	MAS	-	MAS	-	MAS	-	MAS	-	
LEVEL 01	102	CRU 02	CONC	-	CONC	-	MAS/CONC	-	MAS	-	CW	-	MAS/CW	-	
LEVEL 01	103	VEST	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	CW	-	MAS	-	CW	-	CW	-	
LEVEL 01	104	LOBBY	REFER TO I.D.	REFER TO I.D.	MTL	SEE RCP	CW	-	CW	-	CW	-	CONC	PTD	
LEVEL 01	110	CORR.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	GWB	REFER TO I.D.	NORTH WALL IN PART IS EXISTING MASONARY, NO FINISHES
LEVEL 01	ST-101	STAIR 1	SEALED CONC	-	CONC	PTD	CONC	PTD	GWB	PTD	CONC	PTD	CONC	PTD	
LEVEL 01	ST-102	STAIR 2	SEALED CONC	-	CONC	PTD	MAS	PTD	MAS/CONC	PTD	CONC	PTD	GWB	PTD	
LEVEL 02															
LEVEL 02	213	ELEC/COMM	SEALED CONC	-	CONC	-	GWB	PTD	GWB	PTD	GWB	PTD	GWB	PTD	
LEVEL 02	220	CORR.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	
LEVEL 02	ST-201	STAIR 1	SEALED CONC	-	CONC	PTD	CONC	PTD	GWB	PTD	CONC	PTD	CONC	PTD	
LEVEL 02	ST-202	STAIR 2	SEALED CONC	-	CONC	PTD	CONC	PTD	CONC	PTD	CONC	PTD	CONC	PTD	
LEVEL 03															
LEVEL 03	313	ELEC/COMM	SEALED CONC	-	CONC	-	GWB	PTD	GWB	PTD	GWB	PTD	GWB	PTD	
LEVEL 03	320	CORR	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	
LEVEL 03	ST-301	STAIR 1	SEALED CONC	-	CONC	PTD	CONC	PTD	GYP	PTD	CONC	PTD	CONC	PTD	
LEVEL 03	ST-302	STAIR 2	SEALED CONC	-	CONC	PTD	CONC	PTD	CONC	PTD	CONC	PTD	CONC	PTD	
LEVEL 04															
LEVEL 04	413	ELEC/COMMS	SEALED CONC	-	CONC	-	GWB	PTD	GWB	PTD	GWB	PTD	GWB	PTD	
LEVEL 04	420	CORR	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	
LEVEL 04	ST-401	STAIR 1	SEALED CONC	-	CONC	PTD	CONC	PTD	GWB	PTD	CONC	PTD	CONC	PTD	
LEVEL 04	ST-402	STAIR 2	SEALED CONC	-	CONC	PTD	CONC	PTD	CONC	PTD	CONC	PTD	CONC	PTD	
LEVEL 05															
LEVEL 05	513	ELEC/COMMS	SEALED CONC	-	CONC	-	GWB	PTD	GWB	PTD	GWB	PTD	GWB	PTD	
LEVEL 05	520	CORR	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	REFER TO I.D.	
LEVEL 05	ST-501	STAIR 1	SEALED CONC	-	CONC	PTD	CONC	PTD	GWB	PTD	CONC	PTD	CONC	PTD	
LEVEL 05	ST-502	STAIR 2	SEALED CONC	-	CONC	PTD	CONC	PTD	CONC	PTD	CONC	PTD	CONC	PTD	

ISSUED FOR		
A	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
B	2022-10-14	ISSUED FOR TENDER
C	2023-03-27	POST-TENDER ADDENDUM 02
D	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

IMPERIAL

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NORTHERN JUNK

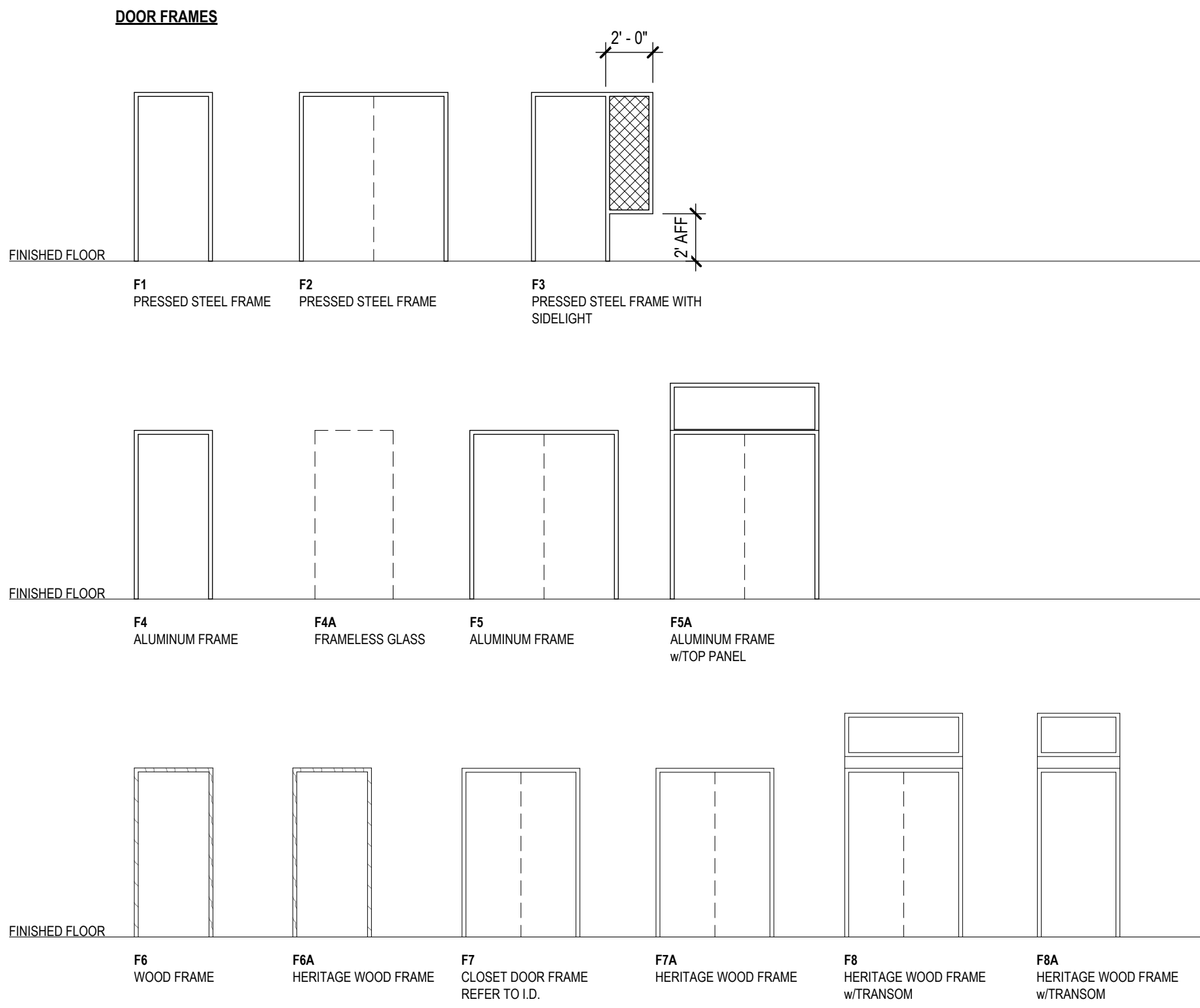
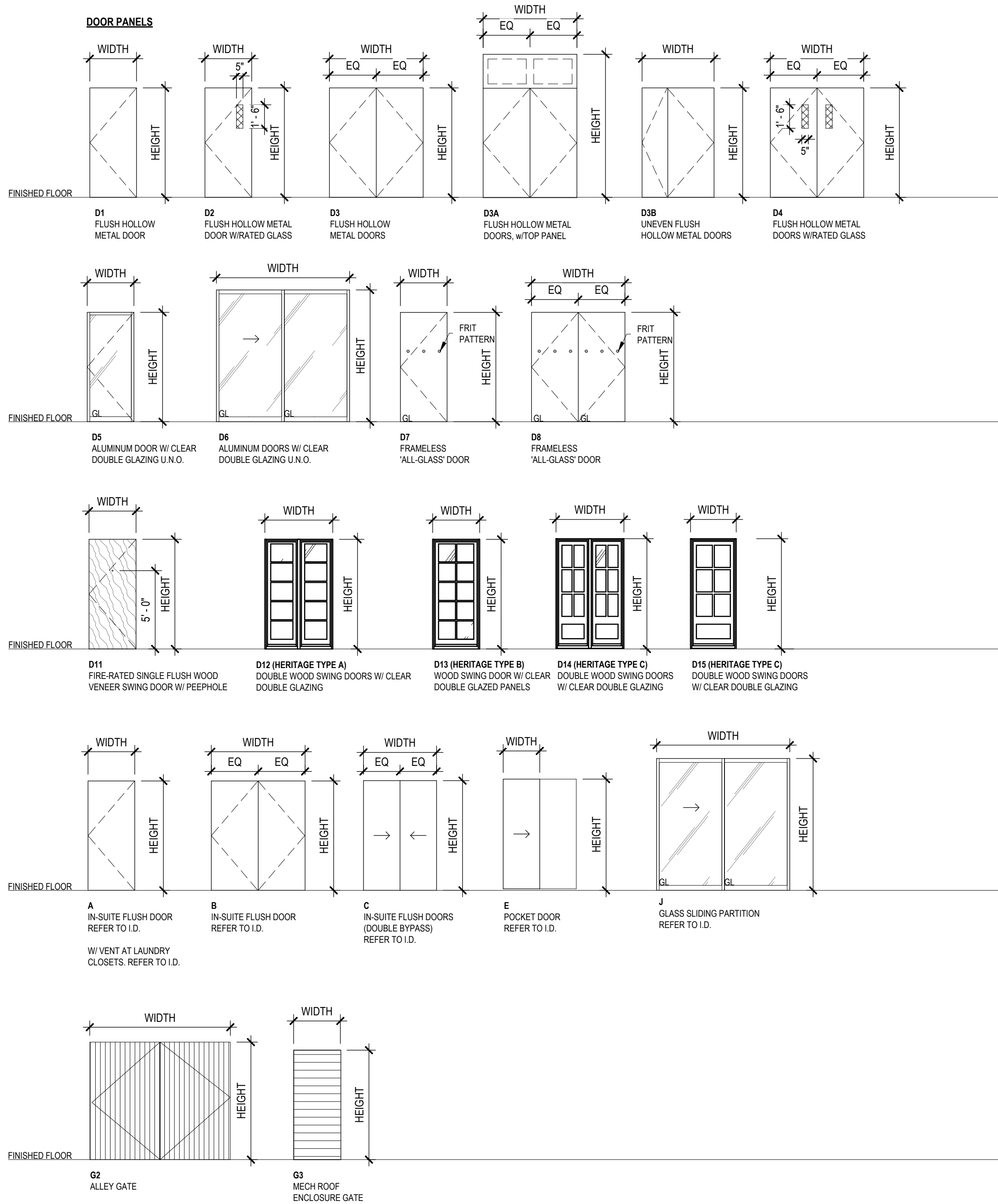
1314 WHARF STREET

ROOM FINISH SCHEDULE

DRAWN: LM CHECKED: SO/AP
PLOT DATE: 2023-04-07 7:59:53 PM

A-005

19004C



GENERAL NOTES

- INSTALLATION OF ALL CLOSURES WILL COMPLY WITH NFPA 80, 2010 EDITION.
- ALL FIRE RATED DOORS REQUIRE SELF-CLOSING DEVICES AND POSITIVE LATCHING MECHANISMS.
- 20MIN FIRE-RATED DOORS ARE PERMITTED BETWEEN RESIDENTIAL SUITES AND THE ADJOINING PUBLIC CORRIDOR WILL HAVE A MAXIMUM 6MM CLEARANCE AT THE BOTTOM AND 3MM CLEARANCE AT THE SIDES AND TOP AS PER BCBC 2018.
- FIRE RATING ALREADY ADJUSTED TO TABLE 3.1.8.4 "FIRE PROTECTION RATING OF CLOSURES" OF THE BCBC 2018.
- ALL UNIT ENTRY DOORS NOT PROVIDING CLEARANCES OF 450MM (1' 6") ON PULL SIDE AND 300MM (1' 0") ON PUSH SIDE BESIDE LATCHING JAMBS ARE REQUIRED TO BE PREWIRED FOR FUTURE AUTOMATIC DOOR OPENER AS PER BCBC 2018.
- DOORS EQUIPPED WITH HOLD-OPEN DEVICES WILL BE DESIGNED TO RELEASE UPON A SIGNAL FROM A SMOKE DETECTOR LOCATED AS DESCRIBED IN CAN/ULC-S524 "INSTALLATION OF FIRE ALARM SYSTEMS", AND FROM A SIGNAL FROM THE BUILDING FIRE ALARM SYSTEM.
- WHERE A DOOR CONSISTS OF 2 LEAFS, BOTH LEAFS SHALL BE THE SAME DOOR TYPE AS DESIGNATED.
- DOOR SIZE INDICATES MINIMUM SIZE OF DOOR LEAF, NOT ROUGH OPENING.
- REFER TO MECHANICAL FOR DOORS REQUIRE UNDERCUTS OR GRILLES.
- REFER TO SPECIFICATION FOR HARDWARE GROUP DETAILS.
- UNLESS SPECIFIED OTHERWISE, GLASS DOORS SHALL BE DOUBLE-GLAZED.
- ALL DOORS AT RESIDENTIAL SUITE ENTRY, TO BE SOLID CORE WOOD. OTHER DOORS WITHIN RESIDENTIAL SUITES TO BE HOLLOW CORE WOOD.
- GLAZING IN ALL RATED DOORS TO BE WIRED GLASS, UNO.
- FRIT PATTERN TO BE PROVIDED ON 'ALL-GLASS' DOORS AND SIDELIGHTS.
- COORDINATORS TO BE PROVIDED ON ALL FIRE-RATED DOORS.
- NUMBERS INDICATING THE STAIR DESIGNATION SHALL BE PROVIDED AT EVERY FLOOR LEVEL FOR EACH SCISSOR STAIR IN CONFORMANCE WITH THE FOLLOWING:
 - SHALL BE PERMANENTLY MOUNTED ON BOTH SIDES OF THE DOOR.
 - SHALL BE NOT LESS THAN 100 MM HIGH AND HAVE A 125 MM SQUARE VINYL BACKING SURFACE;
 - BE LOCATED 1500 MM VERTICALLY FROM THE BOTTOM EDGE OF THE DOOR AS MEASURED TO THE CENTERLINE OF THE NUMBERS AND GENERALLY BE CENTERED HORIZONTALLY BETWEEN THE LOCK AND HINGE STILES; AND
 - BE IN CONTRASTING COLOUR WITH THE SURFACE TO WHICH THEY ARE APPLIED.

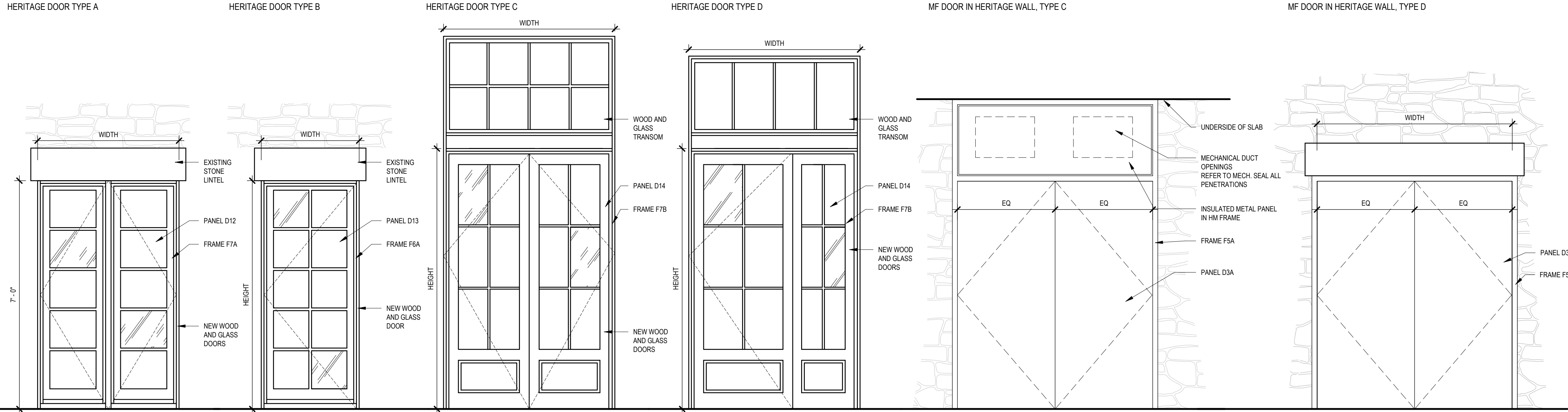
ABBREVIATIONS

ALUM	ALUMINUM
ANOD	ANODIZED
VG	VISION GLASS
CW	CURTAIN WALL
CLK	CHAIN LINK FENCE
EMM	EXPANDED METAL MESH
FBR	FIBERGLASS
FTG	FROSTED GLASS
HCWD	HOLLOW CORE WOOD
HM	HOLLOW METAL
MIRR	MIRROR
MTL	METAL
NIC	NOT IN CONTRACT
OPG	OPAQUE GLASS
PS	PRESSED STEEL
PTD	PAINTED
SCWD	SOLID CORE WOOD
TPG	TEMPERED GLAZING UNIT
UNO	UNLESS NOTED OTHERWISE
WD	WOOD
WG	WIRED GLASS
WW	WINDOW WALL / DOOR

MATERIAL LEGEND

	VISION GLASS
	WIRED GLASS
	WOOD FRAMING
	EXPANDED WIRE MESH
	PERFORATED METAL PANEL

HERITAGE OPENINGS + DETAILS



ISSUED FOR		
A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2023-03-27	POST-TENDER ADDENDUM 02
E	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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NORTHERN JUNK

1314 WHARF STREET

DOOR, TYPES & FRAMES

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A-006

DOOR SCHEDULE - LEVEL 00																						
LEVEL	DOOR NO	FUNCTION	LOCATION	DIMENSIONS			DOOR					FRAME				HARDWARE					FRR	COMMENTS
				WIDTH	HEIGHT	THICKNESS	PANEL TYPE	PANEL MATERIAL	PANEL FINISH	PANEL THERMAL	PANEL GLAZING	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME THERMAL	GROUP	FOB	AUTOMATIC OPENER	CLOSER	PANIC		
LEVEL 00	0ST01	Interior	CORRIDOR TO ST01	3'-0"	6'-8"	1 3/4"	D2	HM	PAINT	No	Y	F1	PS	PAINT	No	STR-001	No	No	Yes	No	45 mins	FIT EXISTING OPENING. DOUBLE GLAZING, HERITAGE DOOR TYPE A FIT EXISTING OPENING. DOUBLE GLAZING, HERITAGE DOOR TYPE A FIT EXISTING OPENING. DOUBLE GLAZING, HERITAGE DOOR TYPE B HERITAGE DOOR TYPE B
LEVEL 0 LOWER	001	Exterior	CRU 1 NORTH WEST	6'-0"	8'-6"	1 3/8"	D12	WD	PAINT	Yes	Y	F7A	WD	PAINT	No	CRU-001	No	No	Yes	No		
LEVEL 0 LOWER	001A	Exterior	CRU 1 NORTH WEST	6'-0"	8'-6"	1 3/8"	D12	WD	PAINT	Yes	Y	F7A	WD	PAINT	No	CRU-001	No	No	Yes	No		
LEVEL 0 LOWER	001B	Exterior	CRU 1 SOUTH	3'-0"	7'-0"	1 3/8"	D13	WD	PAINT	Yes	Y	F6A	WD	PAINT	No	CRU-002	No	No	Yes	No		
LEVEL 0 LOWER	001C	Exterior	CRU 1 SOUTH	3'-0"	7'-0"	1 3/8"	D13	WD	PAINT	Yes	Y	F6A	WD	PAINT	No	CRU-002	No	No	Yes	No		
LEVEL 0 LOWER	002	Exterior	RES. BIKES TO COMMERCIAL BIKES	3'-0"	7'-0"	1 3/4"	D2	HM	PAINT	Yes	Y	F1	PS	PAINT	Yes	EAC-001	Yes	Yes	Yes	No	45 mins	
LEVEL 0 LOWER	003	Exterior	COMM BIKES TO COMM GARBAGE	6'-0"	7'-0"	1 3/4"	D3A	HM	PAINT	No	Y	F5A	PS	PAINT	No	EAC-002A	No	Yes	Yes	No	45 mins	
LEVEL 0 LOWER	004	Interior	RES. BIKES TO EMR	3'-0"	7'-0"	1 3/4"	D1	HM	PAINT	No	-	F1	PS	PAINT	No	SER-002	No	No	Yes	No	45 mins	
LEVEL 0 LOWER	005	Exterior	PUBLIC WALKWAY TO COMMERCIAL BIKES	6'-0"	7'-0"	1 3/4"	D4	HM	PAINT	No	Y	F2	PS	PAINT	No	EAC-002	Yes	Yes	Yes	No		
LEVEL 0 LOWER	006	Exterior	PUBLIC WALKWAY TO MECHANICAL	6'-0"	7'-0"	1 3/4"	D3A	HM	PAINT	No	-	F5A	PS	PAINT	No	SER-003	No	No	Yes	No	45 mins	
LEVEL 0 LOWER	007	Interior	CORRIDOR TO RES GARBAGE	4'-0"	7'-0"	1 3/4"	D3B	HM	PAINT	Yes	-	F2	PS	PAINT	No	EAC-002	Yes	Yes	Yes	No	45 mins	
LEVEL 0 LOWER	008	Exterior	COMMERCIAL BIKES TO ELE	3'-0"	7'-0"	1 3/4"	D2	HM	PAINT	Yes	Y	F1	PS	PAINT	Yes	SER-004	No	No	Yes	No	45 mins	
LEVEL 0 LOWER	009	Exterior	COMM BIKES TO CORRIDOR	4'-0"	7'-0"	1 3/4"	D3B	HM	PAINT	No	-	F2	PS	PAINT	No	EAC-002	Yes	Yes	Yes	No	45 mins	
LEVEL 0 LOWER	010	Interior	CORRIDOR TO RES BIKES / LOCKERS	3'-0"	7'-0"	1 3/4"	D1	HM	PAINT	No	-	F1	PS	PAINT	No	EAC-003	Yes	Yes	Yes	No	45 mins	
LEVEL 00	011	Exterior	CRU 2 WEST ENTRY	3'-0"	7'-0"	1 3/4"	D5	ALUM		Yes	Y	F4	ALUM	-	Yes	EAC-004	No	Yes	Yes	No		
LEVEL 00	011A	Exterior	CRU 2 SW HERITAGE	3'-11 1/4"	8'-9"	1 3/8"	D12	WD	PAINT	Yes	Y	F6A	WD	PAINT	Yes	CRU-001A	No	No	No	No		NO PUBLIC ACCESS, HERITAGE DOOR TYPE A
LEVEL 00	011B	Exterior	CRU 2 SW HERITAGE	3'-11 1/4"	8'-9"	1 3/8"	D12	WD	PAINT	Yes	Y	F6A	WD	PAINT	Yes	CRU-001A	No	No	No	No		NO PUBLIC ACCESS, HERITAGE DOOR TYPE A
LEVEL 0 LOWER	011C	Exterior	CRU 2 NORTH ENTRY	3'-0"	7'-0"	1 3/8"	D13	WD	PAINT	Yes	Y	F6A	WD	PAINT	No	CRU-002	No	No	Yes	No		HERITAGE DOOR TYPE B
ST01 ELEV01 THRESHOLD	012	Interior	CORRIDOR TO STORAGE	3'-0"	6'-8"	1 3/4"	D1	HM	PAINT	No	-	F1	PS	PAINT	No	SER-002	No	No	Yes	No	45 mins	
LEVEL 0 LOWER	013	Interior	JANITOR	3'-0"	7'-0"	1 3/4"	D1	HM	PAINT	No	-	F1	PS	PAINT	No	SER-002	No	No	Yes	No	45 mins	
LEVEL 00	014	Interior	CORRIDOR TO RES BIKES / LOCKERS	3'-0"	7'-0"	1 3/4"	D1	HM	PAINT	No	-	F1	PS	PAINT	No	EAC-003	Yes	Yes	Yes	No	45 mins	
LEVEL 00	G01	Exterior	PUBLIC WALKWAY GATE	7'-0"	7'-8"	2"	G2	MTL	PAINT	No	-	N/A	MTL	PAINT	No	GATE-001	Yes	Yes	No	No		HARDWARE BY GATE SUPPLIER

DOOR SCHEDULE - LEVEL 01																						
LEVEL	DOOR NO	FUNCTION	LOCATION	DIMENSIONS			DOOR					FRAME				HARDWARE					FRR	COMMENTS
				WIDTH	HEIGHT	THICKNESS	PANEL TYPE	PANEL MATERIAL	PANEL FINISH	PANEL THERMAL	PANEL GLAZING	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME THERMAL	GROUP	FOB	AUTOMATIC OPENER	CLOSER	PANIC		
LEVEL 01	1ST01	Interior	LOBBY CORRIDOR TO ST01	3'-0"	6'-8"	1 3/4"	D2	HM	PAINT	No	Y	F1	PS	PAINT	No	EAC-008	Yes	No	Yes	No	45 mins	INCLUDE THRESHOLD TRANSITION FOR FLOORING
LEVEL 01	1ST02	Exterior	STAIR 2 EAST EXIT	3'-0"	10'-10"	1 3/8"	D15	WD	PAINT	Yes	Y	F8A	WD	PAINT	No	EAC-009	Yes	No	Yes	Yes		FIT EXISTING OPENING. DOUBLE GLAZING, FROSTED GLASS, HERITAGE DOOR TYPE B
LEVEL 01	101	Exterior	CRU 1 SOUTH ENTRY	3'-0"	7'-0"	1 3/8"	D13	WD	PAINT	Yes	Y	F6A	WD	PAINT	No	EAC-007	No	Yes	Yes	No		FIT EXISTING OPENING. DOUBLE GLAZING, HERITAGE DOOR TYPE B
LEVEL 01	102	Exterior	CRU 2 NORTH ENTRY	3'-0"	7'-0"	1 3/8"	D13	WD	PAINT	Yes	Y	F6A	WD	PAINT	No	EAC-007	No	Yes	Yes	No		FIT EXISTING OPENING. DOUBLE GLAZING, HERITAGE DOOR TYPE B
LEVEL 01	103	Exterior	RES LOBBY ENTRY	3'-0"	8'-10 3/4"	5/8"	D5	TPG	-	No	Y	F4A	-	-	No	EAC-005	Yes	Yes	Yes	Yes		
LEVEL 01	103A	Interior	VESTIBULE TO LOBBY	3'-0"	8'-10 3/4"	5/8"	D7	TPG	-	No	Y	F4A	-	-	No	EAC-006	No	Yes	Yes	Yes		
LEVEL 01	104	Interior	LOBBY TO LOUNGE	3'-0"	8'-10 3/4"	5/8"	D7	TPG	-	No	Y	F4A	-	-	No	GLA-001	Yes	No	Yes	No		
LEVEL 01	104A	Interior	CALLROOM	2'-10"	6'-8"	1 3/4"	REFER TO I.D	HCWD	REFER TO I.D	No	Y	REFER TO I.D	WD	REFER TO I.D	No		No	No	No	No		DOORS TO CALLROOMS REFER TO I.D PACKAGE FOR FINISHES, DETAILING AND HARDWARE
LEVEL 01	104B	Interior	CALLROOM	2'-10"	6'-8"	1 3/4"	REFER TO I.D	HCWD	REFER TO I.D	No	Y	REFER TO I.D	WD	REFER TO I.D	No		No	No	No	No		DOORS TO CALLROOMS REFER TO I.D PACKAGE FOR FINISHES, DETAILING AND HARDWARE
LEVEL 01	105	Exterior	CRU 1 NORTH ENTRY	3'-0"	10'-10"	1 3/8"	D14	WD	PAINT	Yes	Y	F7A	WD	PAINT	No	CRU-004	No	No	Yes	No		HERITAGE DOOR TYPE D
LEVEL 01	106	Exterior	CRU 1 NORTH ENTRY	3'-0"	10'-10"	1 3/8"	D14	WD	PAINT	Yes	Y	F7A	WD	PAINT	No	CRU-004	No	No	Yes	No		HERITAGE DOOR TYPE D
LEVEL 01	107	Exterior	CRU 2 ENTRY	6'-2"	13'-7 3/8"	1 3/8"	D14	WD	PAINT	Yes	Y	F7A	WD	PAINT	No	CRU-004	No	No	Yes	No		HERITAGE DOOR TYPE C
LEVEL 01	G02	Exterior	PUBLIC WALKWAY GATE	7'-0"	7'-8"	2"	G2	MTL	PAINT	No	-	N/A	MTL	PAINT	No	GATE-001	Yes	Yes	Yes	No		HARDWARE BY GATE SUPPLIER

DOOR SCHEDULE - LEVEL 02																						
LEVEL	DOOR NO	FUNCTION	LOCATION	DIMENSIONS			DOOR					FRAME				HARDWARE					FRR	COMMENTS
				WIDTH	HEIGHT	THICKNESS	PANEL TYPE	PANEL MATERIAL	PANEL FINISH	PANEL THERMAL	PANEL GLAZING	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME THERMAL	GROUP	FOB	AUTOMATIC OPENER	CLOSER	PANIC		
LEVEL 02	2ST01	Interior	CORRIDOR TO ST01	3'-0"	6'-8"	1 3/4"	D2	HM	PAINT	No	Y	F1	PS	PAINT	No	EAC-010	Yes	No	Yes	No	45 mins	INCLUDE THRESHOLD TRANSITION FOR FLOORING
LEVEL 02	2ST02	Interior	CORRIDOR TO ST02	3'-0"	6'-8"	1 3/4"	D2	HM	PAINT	No	Y	F1	PS	PAINT	No	EAC-010	Yes	No	Yes	No	45 mins	INCLUDE THRESHOLD TRANSITION FOR FLOORING
LEVEL 02	201	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 02	202	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 02	203	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 02	204	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 02	205	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 02	206	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 02	207	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 02	208	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 02	209	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 02	210	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 02	211	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 02	212	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 02	213	Interior	CORRIDOR TO ELEC / COMM	6'-0"	6'-8"	1 3/4"	D3	HM	PAINT	No	-	F2	PS	PAINT	No	SER-001	No	No	Yes	No	45 mins	180DEG HINGE TO OPEN FLAT AGAINST WALL

DOOR SCHEDULE - LEVEL 03																						
LEVEL	DOOR NO	FUNCTION	LOCATION	DOOR								FRAME				HARDWARE					FRR	COMMENTS
				WIDTH	HEIGHT	THICKNESS	PANEL TYPE	PANEL MATERIAL	PANEL FINISH	PANEL THERMAL	PANEL GLAZING	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME THERMAL	GROUP	FOB	AUTOMATIC OPENER	CLOSER	PANIC		
LEVEL 03	3ST01	Interior	CORRIDOR TO ST01	3' - 0"	6' - 8"	1 3/4"	D2	HM	PAINT	No	Y	F1	PS	PAINT	No	EAC-010	Yes	No	Yes	No	45 mins	CROSS OVER FLOOR - FREE ACCESS REQ'D +INCLUDE THRESHOLD
LEVEL 03	3ST02	Interior	CORRIDOR TO ST02	3' - 0"	6' - 8"	1 3/4"	D2	HM	PAINT	No	Y	F1	PS	PAINT	No	EAC-010	Yes	No	Yes	No	45 mins	CROSS OVER FLOOR - FREE ACCESS REQ'D +INCLUDE THRESHOLD
LEVEL 03	301	Interior	RES. SUITE ENTRY	3' - 0"	6' - 8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 03	302	Interior	RES. SUITE ENTRY	3' - 0"	6' - 8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 03	303	Interior	RES. SUITE ENTRY	3' - 0"	6' - 8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 03	304	Interior	RES. SUITE ENTRY	3' - 0"	6' - 8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 03	305	Interior	RES. SUITE ENTRY	3' - 0"	6' - 8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 03	306	Interior	RES. SUITE ENTRY	3' - 0"	6' - 8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 03	307	Interior	RES. SUITE ENTRY	3' - 0"	6' - 8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 03	308	Interior	RES. SUITE ENTRY	3' - 0"	6' - 8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 03	309	Interior	RES. SUITE ENTRY	3' - 0"	6' - 8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 03	310	Interior	RES. SUITE ENTRY	3' - 0"	6' - 8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 03	311	Interior	RES. SUITE ENTRY	3' - 0"	6' - 8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 03	312	Interior	RES. SUITE ENTRY	3' - 0"	6' - 8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 03	313	Interior	CORRIDOR TO ELEC / COMM	6' - 0"	6' - 8"	1 3/4"	D3	HM	PAINT	No	-	F2	PS	PAINT	No	SER-001	No	No	Yes	No	45 mins	180DEG HINGE TO OPEN FLAT AGAINST WALL

DOOR SCHEDULE - LEVEL 04																						
LEVEL	DOOR NO	FUNCTION	LOCATION	DOOR							FRAME				HARDWARE					FRR	COMMENTS	
				DIMENSIONS			PANEL TYPE	PANEL MATERIAL	PANEL FINISH	PANEL THERMAL	PANEL GLAZING	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME THERMAL	GROUP	FOB	AUTOMATIC OPENER	CLOSER			PANIC
LEVEL 04	4ST401	Interior	CORRIDOR TO ST01	3'-0"	6'-8"	1 3/4"	D2	HM	PAINT	No	Y	F1	PS	PAINT	No	EAC-010	Yes	No	Yes	No	45 mins	INCLUDE THRESHOLD TRANSITION FOR FLOORING
LEVEL 04	4ST402	Interior	CORRIDOR TO ST02	3'-0"	6'-8"	1 3/4"	D2	HM	PAINT	No	Y	F1	PS	PAINT	No	EAC-010	Yes	No	Yes	No	45 mins	INCLUDE THRESHOLD TRANSITION FOR FLOORING
LEVEL 04	401	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 04	402	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 04	403	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 04	404	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 04	405	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 04	406	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 04	407	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 04	408	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 04	409	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 04	410	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 04	411	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 04	412	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 04	413	Interior	CORRIDOR TO ELEC / COMM	6'-0"	6'-8"	1 3/4"	D3	HM	PAINT	No	-	F2	PS	PAINT	No	SER-001	No	No	Yes	No	45 mins	180DEG HINGE TO OPEN FLAT AGAINST WALL

DOOR SCHEDULE - LEVEL 05																						
LEVEL	DOOR NO	FUNCTION	LOCATION	DOOR							FRAME				HARDWARE					FRR	COMMENTS	
				DIMENSIONS			PANEL TYPE	PANEL MATERIAL	PANEL FINISH	PANEL THERMAL	PANEL GLAZING	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME THERMAL	GROUP	FOB	AUTOMATIC OPENER	CLOSER			PANIC
LEVEL 05	5ST01	Interior	CORRIDOR TO ST01	3'-0"	6'-8"	1 3/4"	D2	HM	PAINT	No	Y	F1	PS	PAINT	No	EAC-010	Yes	No	Yes	No	45 mins	INCLUDE THRESHOLD TRANSITION FOR FLOORING
LEVEL 05	5ST02	Interior	CORRIDOR TO ST02	3'-0"	6'-8"	1 3/4"	D2	HM	PAINT	No	Y	F1	PS	PAINT	No	EAC-010	Yes	No	Yes	No	45 mins	
LEVEL 05	501	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 05	502	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 05	503	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 05	504	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 05	505	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 05	506	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 05	507	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 05	508	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 05	509	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 05	510	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 05	511	Interior	RES. SUITE ENTRY	3'-0"	6'-8"	1 3/4"	D11	SCWD	REFER TO I.D.	No		F6	WD	REFER TO I.D.	No	SUITE-001	Yes	No	Yes	No	20 mins	
LEVEL 05	513	Interior	CORRIDOR TO ELEC / COMM	6'-0"	6'-8"	1 3/4"	D3	HM	PAINT	No	-	F2	WD	PAINT	No	SER-001	No	No	Yes	No	45 mins	

DOOR SCHEDULE - ROOF LEVEL																						
LEVEL	DOOR NO	FUNCTION	LOCATION	DOOR								FRAME				HARDWARE					FRR	COMMENTS
				DIMENSIONS			PANEL TYPE	PANEL MATERIAL	PANEL FINISH	PANEL THERMAL	PANEL GLAZING	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME THERMAL	GROUP	FOB	AUTOMATIC OPENER	CLOSER	PANIC		
WIDTH	HEIGHT	THICKNESS																				
ROOF LEVEL	6ST01	Exterior	ROOF TO ST01	3' - 3"	7' - 0"	1 3/4"	D5	ALUM		No		F4	ALUM	-	No	EAC-011	Yes	No	Yes	No		
ROOF LEVEL	601	Exterior	MECH ENCLOSURE	3' - 0"	6' - 8"	1 3/4"	G3	MTL	PAINT	No	-	F4	ALUM	PAINT	No	EXT-001	No	No	No	No		

DOOR SCHEDULE - SUITE DOORS																				
DOOR NO	FUNCTION	DIMENSIONS			PANEL TYPE	DOOR				FRAME				HARDWARE					FRR	COMMENTS
		WIDTH	HEIGHT	THICKNESS		PANEL MATERIAL	PANEL FINISH	PANEL THERMAL	PANEL GLAZING	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME THERMAL	GROUP	FOB	AUTOMATIC OPENER	CLOSER	PANIC		
A1	Interior	2' - 6"	6' - 8"	1 3/4"	A	HCWD	SEE I.D.	No	-	F6	WD	SEE I.D.	No	<varies>	No	No	No	No		
A2	Interior	2' - 10"	6' - 8"	1 3/4"	A	HCWD	SEE I.D.	No	-	F6	WD	SEE I.D.	No	SUITE-003	No	No	No	No		
C1	Interior	3' - 6"	6' - 8"	1 3/8"	C	HCWD	SEE I.D.	No	-	<varies>	WD	<varies>	No	<varies>	No	No	No	No		
C2	Interior	4' - 6"	6' - 8"	1 3/8"	C	HCWD	SEE I.D.	No	-	F7	WD	SEE I.D.	No	SUITE-005	No	No	No	No		
C3	Interior	5' - 0"	6' - 8"	1 3/8"	C	HCWD	SEE I.D.	No	-	F7	WD	SEE I.D.	No	SUITE-006	No	No	No	No		
E1	Interior	3' - 0"	6' - 8"	1 3/8"	E	HCWD	SEE I.D.	No	-	F7	WD	SEE I.D.	No	SUITE-007	No	No	No	No		
E2	Interior	2' - 9"	6' - 8"	1 3/8"	E	HCWD	SEE I.D.	No	-	F7	WD	SEE I.D.	No	SUITE-007	No	No	No	No		
J1	Interior	VARIES	VARIES	VARIES	D	GLASS	SEE I.D.	No	YES	SEE I.D.	ALUM	SEE I.D.	No		No	No	No	No		HARDWARE BY MANUFACTURER/SUPPLIER

GENERAL NOTE

DOORS LOCATED IN WALLS WITH ACOUSTIC RATINGS (STC) TO PROVIDE ADEQUATE ACOUSTIC PERFORMANCE TO COMPLY WITH SECTION 5.8 OF THE BCBC ASTC REQUIREMENTS FOR PROTECTION FROM AIRBORNE NOISE.



ISSUED FOR

A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2023-03-27	POST-TENDER ADDENDUM 02
E	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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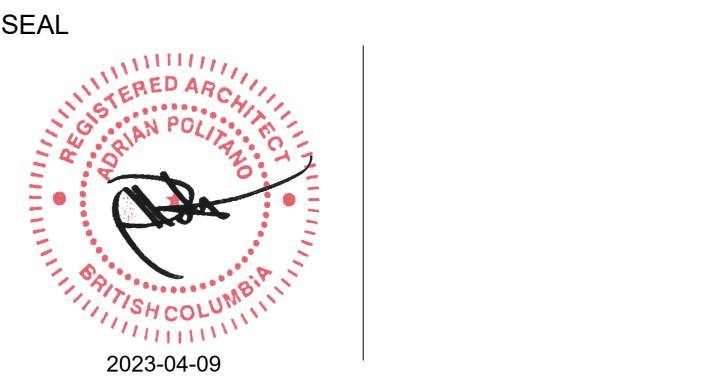
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NORTHERN JUNK

1314 WHARF STREET

DOOR SCHEDULE, LEVEL 04-ROOF

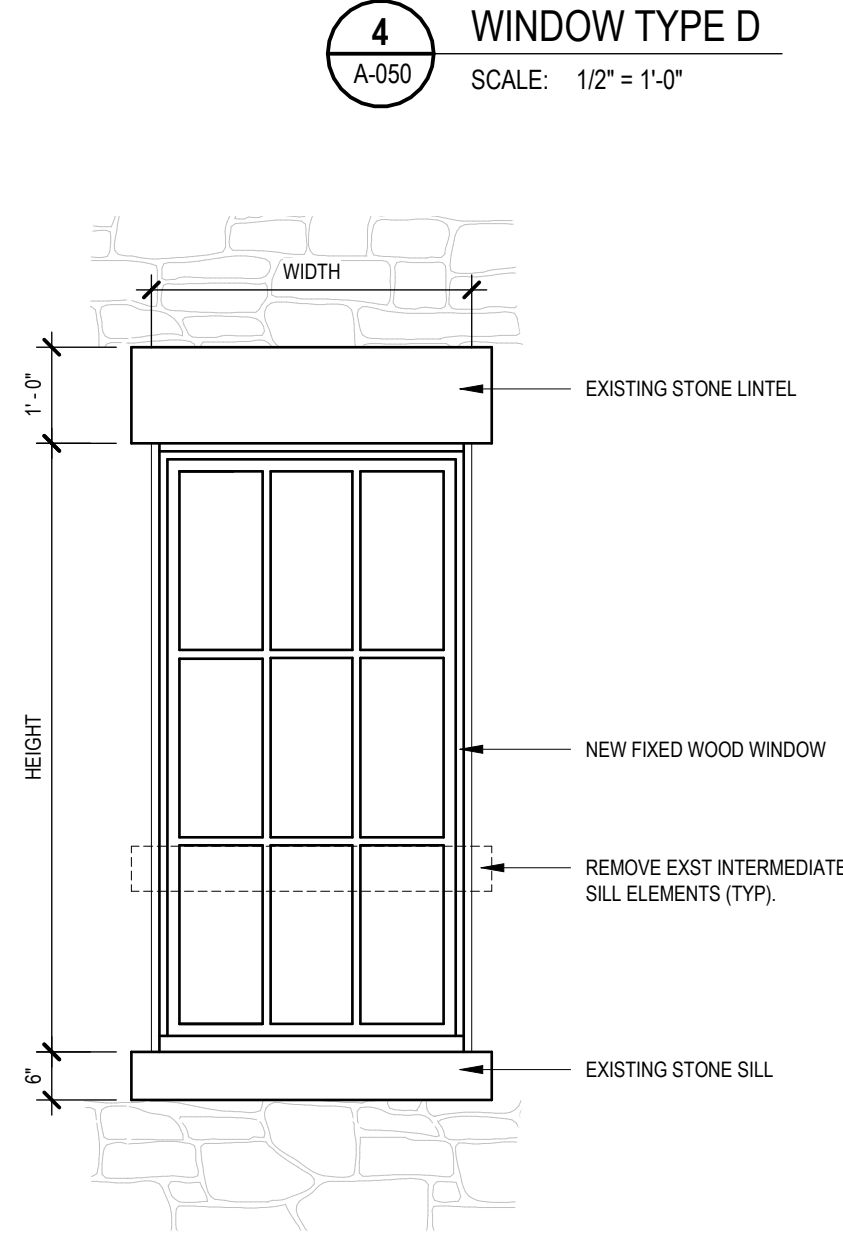
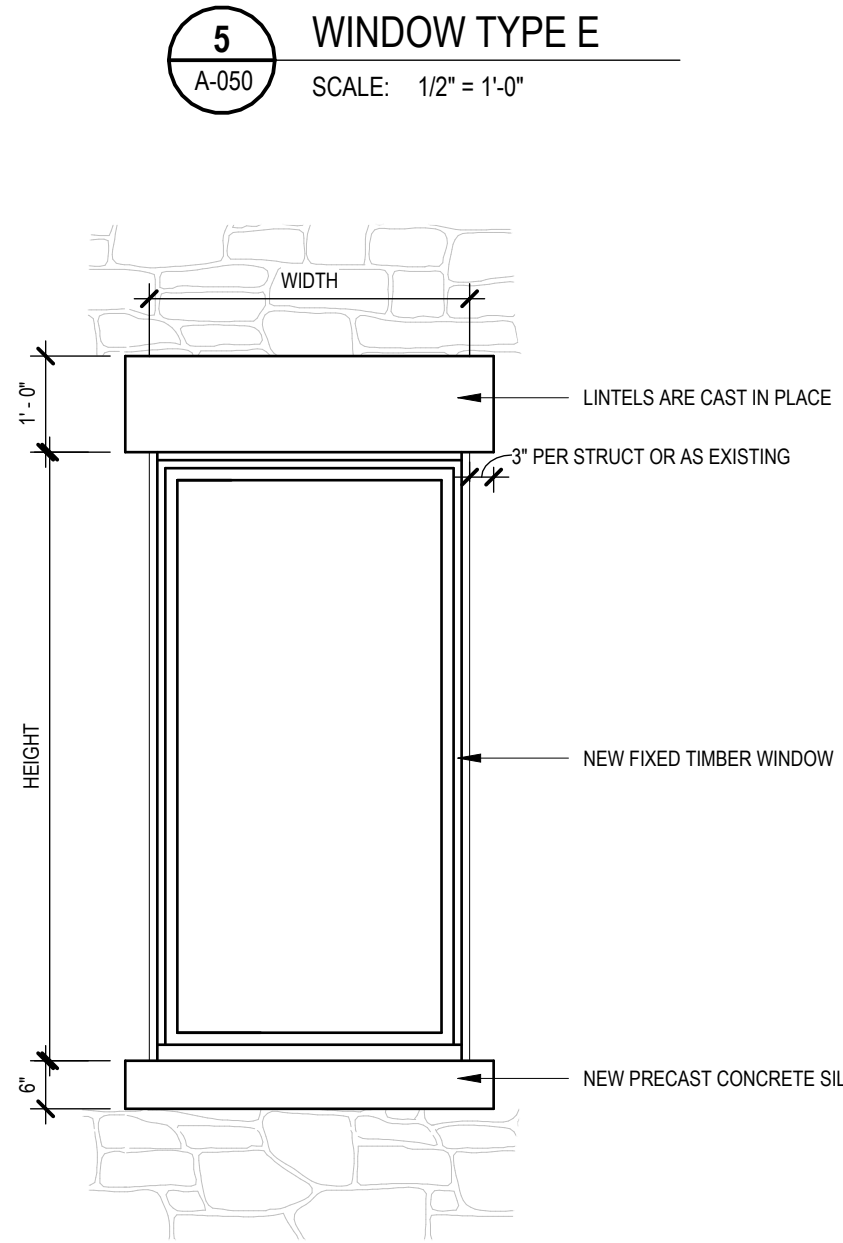
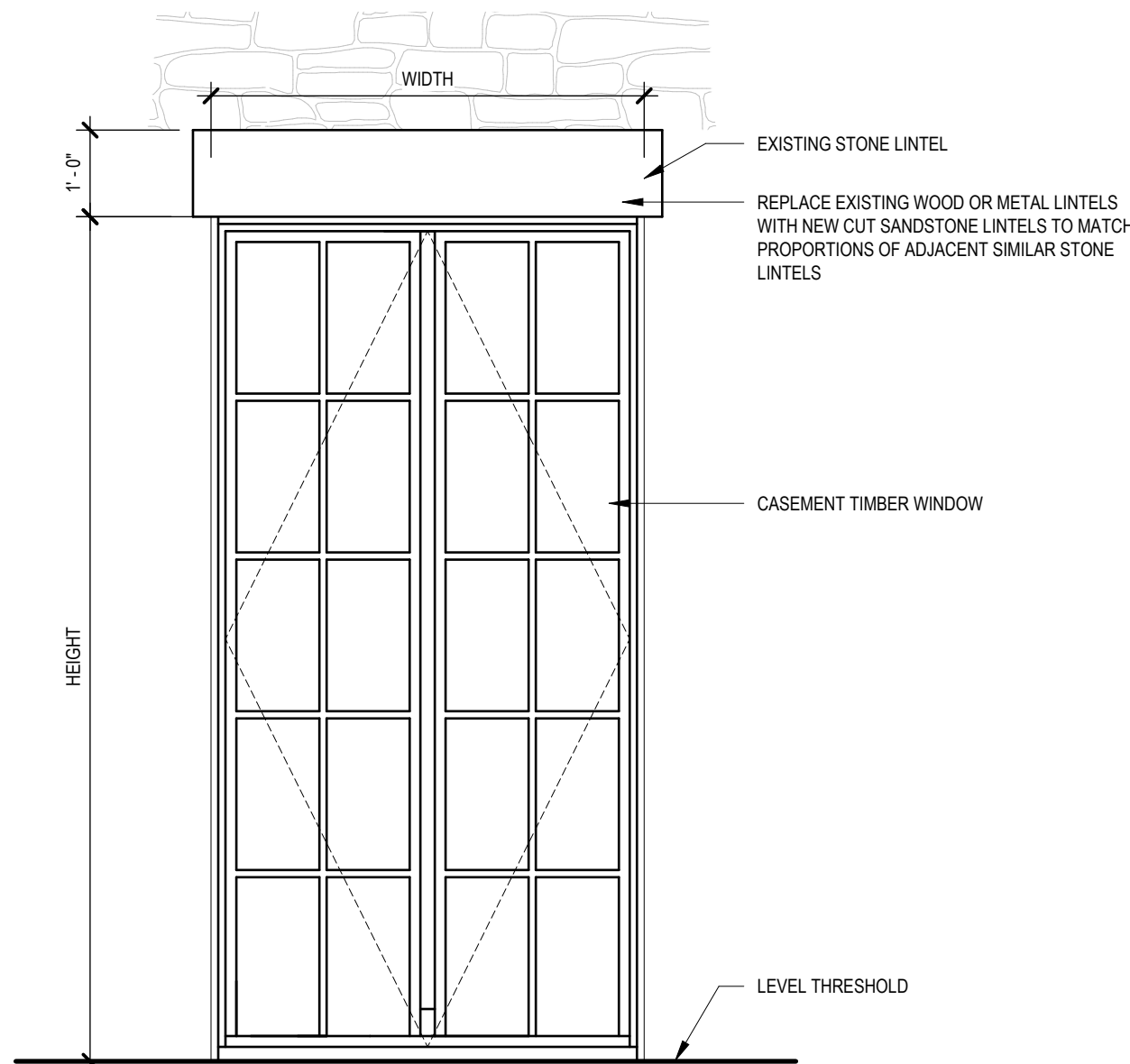
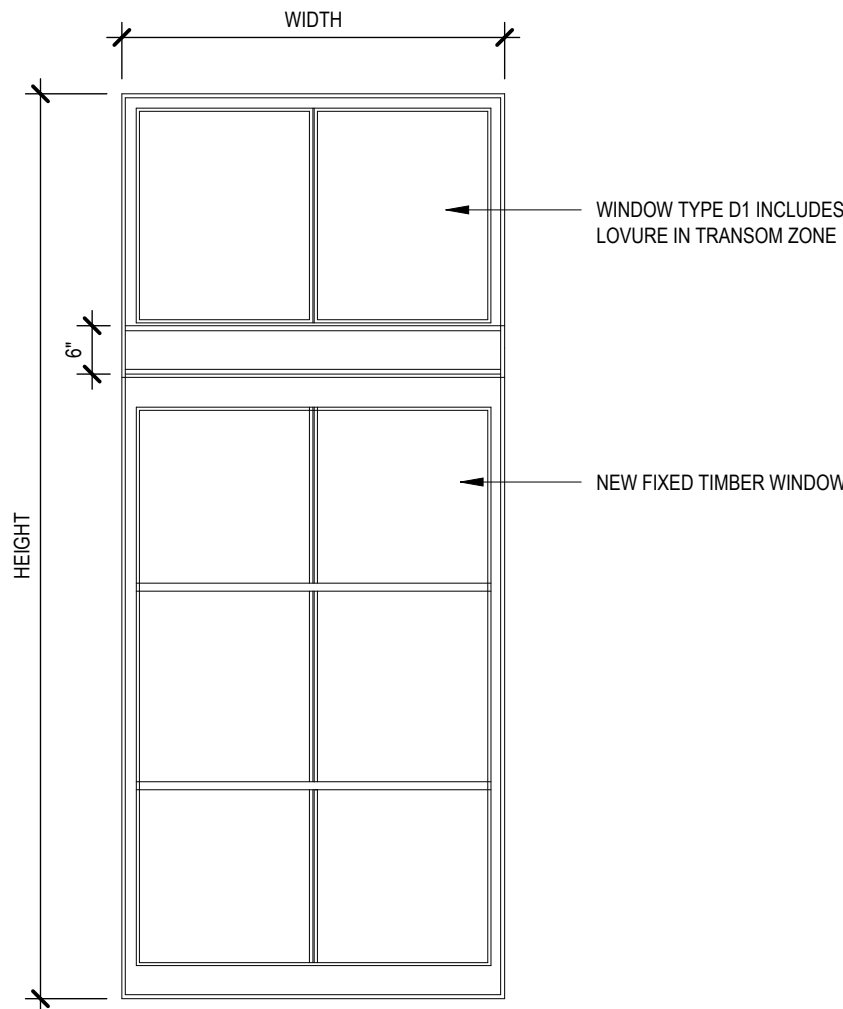
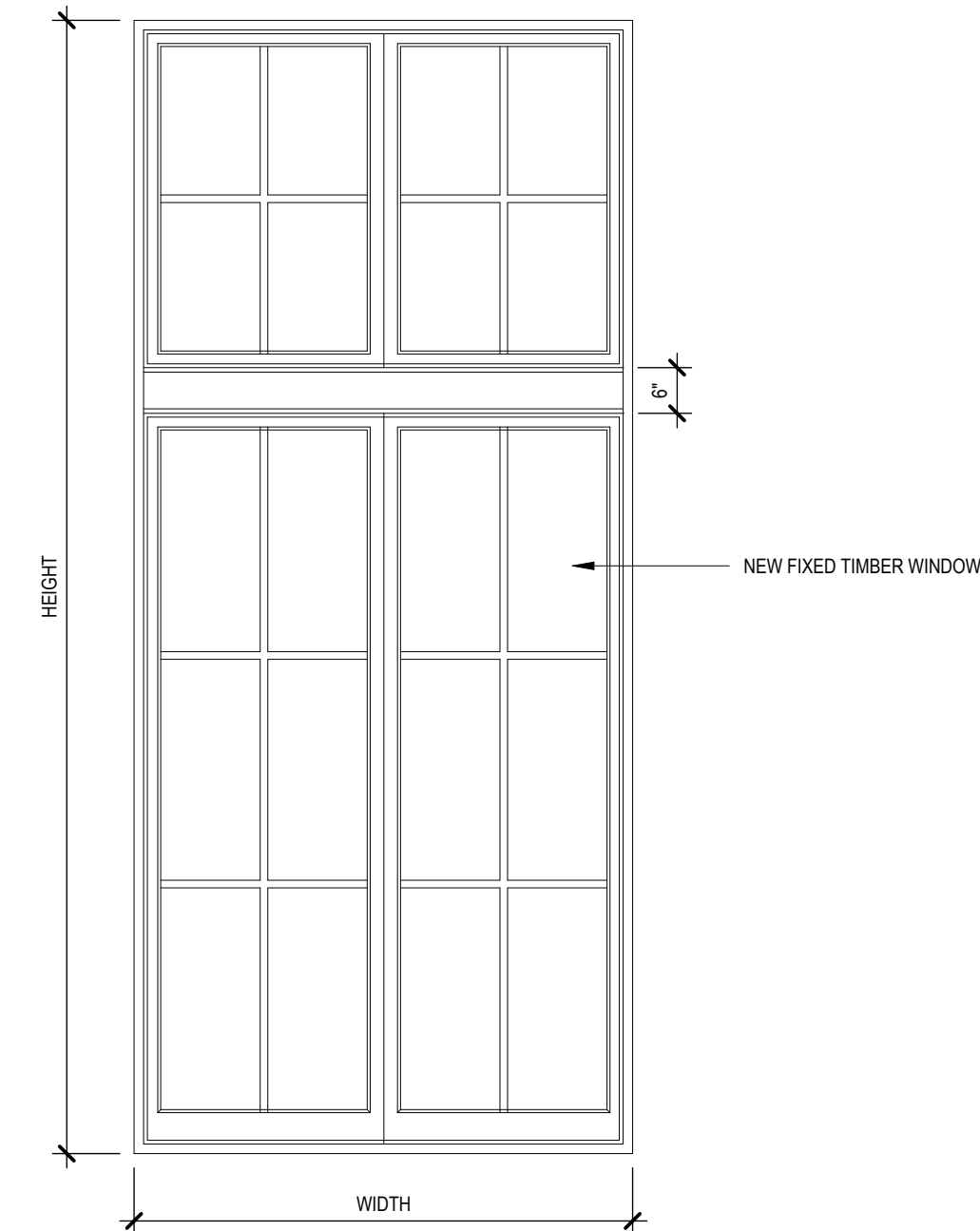
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A-008

WINDOW SCHEDULE								
Mark	Type	DIMENSIONS		FRAME		PANEL		Comments
		Width	Height	Material	Finish	Material	Finish	
LEVEL 00								
W001	A	4'- 1"	6'- 0"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING - RESIZED
W003	C	3'- 0"	5'- 6"	Wood / Fir	Paint	Glazed	-	NEW OPENING
W004	A	3'- 4 1/8"	5'- 0"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING
W005	A	3'- 4 1/8"	5'- 0"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING
W006	A	3'- 4 1/8"	5'- 0"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING
W007	A	3'- 4 1/8"	5'- 0"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING
LEVEL 01								
W101	C	3'- 0"	6'- 0"	Wood / Fir	Paint	Glazed	-	NEW OPENING
W102	C	3'- 0"	6'- 0"	Wood / Fir	Paint	Glazed	-	NEW OPENING
W103	C	3'- 0"	6'- 0"	Wood / Fir	Paint	Glazed	-	NEW OPENING
W106	D	3'- 8"	9'- 5"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING - RESIZED
W107	D	3'- 8"	9'- 5"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING - RESIZED
W108	D	3'- 11 7/8"	9'- 5"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING - RESIZED C/W LOUVER
W109	C	3'- 0"	5'- 6"	Wood / Fir	Paint	Glazed	-	NEW OPENING
W110	C	3'- 0"	5'- 6"	Wood / Fir	Paint	Glazed	-	NEW OPENING
W111	E	4'- 8 1/2"	12'- 2 3/8"	Wood / Fir	Paint	Glazed	-	NEW OPENING
W112	E	4'- 8 1/2"	12'- 2 3/8"	Wood / Fir	Paint	Glazed	-	NEW OPENING
W115	A	3'- 6 5/8"	7'- 9 3/4"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING
W116	A	3'- 6 5/8"	7'- 9 3/4"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING
W117	A	3'- 6 5/8"	7'- 9 3/4"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING
W118	C	3'- 0"	5'- 6"	Wood / Fir	Paint	Glazed	-	NEW OPENING
W119	A	3'- 3"	8'- 5 1/2"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING
W120	A	4'- 3 1/8"	8'- 5 1/2"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING
W121	A	3'- 3"	8'- 5 1/2"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING
W122	A	3'- 3"	8'- 5 1/2"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING
W123	A	4'- 3 1/8"	8'- 5 1/2"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING
W124	A	3'- 3"	8'- 5 1/2"	Wood / Fir	Paint	Glazed	-	EXISTING OPENING

NOTE: FIELD VERIFY ALL OPENINGS AND DIMENSIONS, TYPICAL

NOTE: WOODEN FRAME PROFILES TO MATCH SALVAGED FRAME ELEMENTS OR SIMILAR TO BE APPROVED BY CONSULTANT



ISSUED FOR

- | | | |
|---|------------|--|
| A | 2022-06-24 | BUILDING PERMIT APPLICATION |
| B | 2022-09-29 | BUILDING PERMIT APPLICATION REVISION 1 |
| C | 2022-10-14 | ISSUED FOR TENDER |
| D | 2023-04-09 | BUILDING PERMIT APPLICATION REVISION 3 |

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NORTHERN JUNK

1314 WHARF STREET

WINDOW SCHEDULE, TYPES & FRAMES

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PLOT DATE: 2023-04-07 8:00:05 PM

A-050

19004C

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Boniface
Oleksiuk
Politano
Architects



ISSUED FOR

A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2023-02-21	POST-TENDER ADDENDUM
E	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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SEAL



NORTHERN JUNK

1314 WHARF STREET

WINDOW WALL,
ELEVATIONS 1

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A-051

19004C

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NOTE:

- FIELD VERIFY ALL OPENINGS AND DIMENSIONS, TYPICAL
- UNLESS OTHERWISE NOTED ALL OPERABLE WINDOWS TO BE FITTED WITH A 4" RESTRICTORS IN ACCORDANCE WITH BCBC 3.3.4.8

WINDOW WALL FINISHES

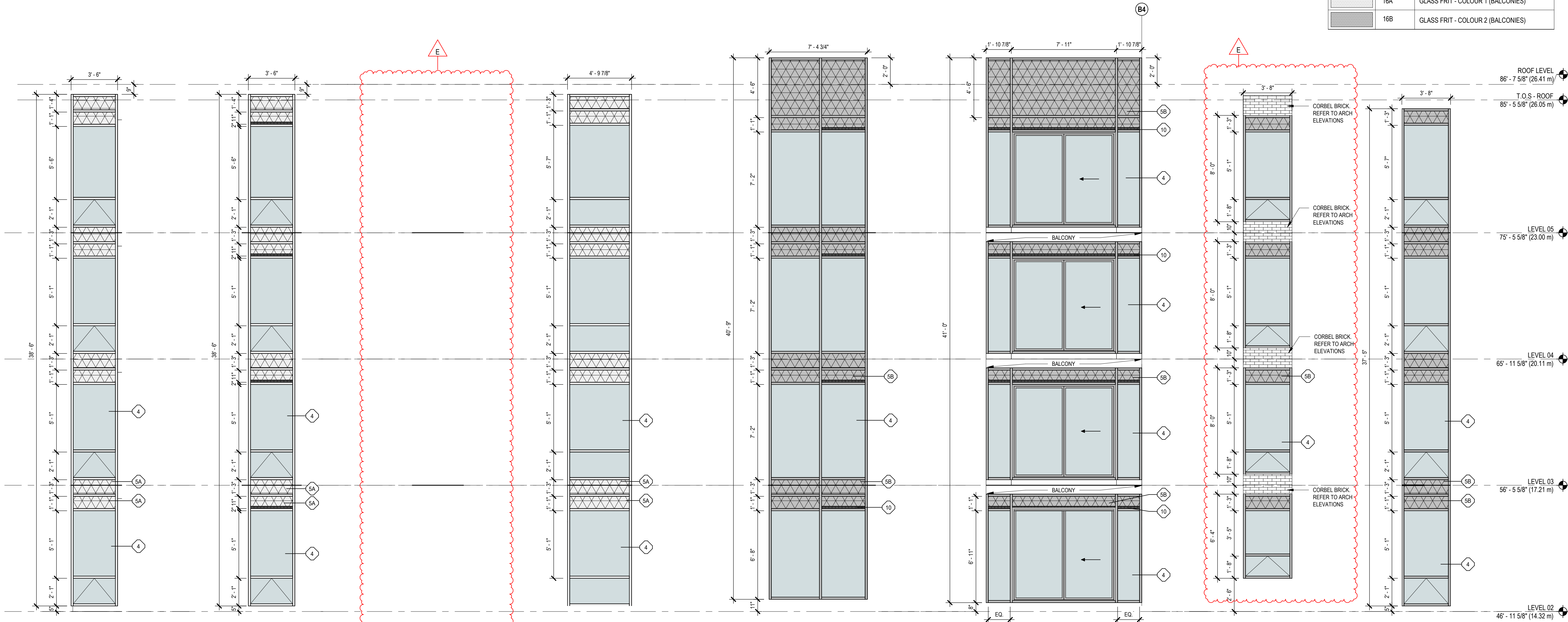
SCHEME 1 - LIGHT:

- FRAME COLOUR 01
- GLASS SPANDREL COLOUR 01
- METAL SPANDREL COLOUR 01
- FRIT COLOUR 01

SCHEME 2 - DARK:

- FRAME COLOUR 02
- GLASS SPANDREL COLOUR 02
- METAL SPANDREL COLOUR 02
- FRIT COLOUR 02

MATERIAL LEGEND		
PATTERN	LEGEND	DESCRIPTION
	1A	NEW MASONRY TYPE 1
	1B	NEW MASONRY TYPE 2
	1C	EXISTING MASONRY/STONE
	1D	RECYCLED FACE BRICK
	2	TERRACOTTA
	3A	CMP - COLOUR 1
	3B	CMP - COLOUR 2
	3C	CMP - COLOUR 3
	4	VISION GLASS
	5A	SPANDREL GLASS - COLOUR 1
	5B	SPANDREL GLASS - COLOUR 2
	6	BALCONY GUARD GLASS
	8	METAL SOFFIT
	9	LANDSCAPE PAVILION/TRELLIS
	10	MECHANICAL VENT/LOUVER
	11	CONCRETE LANDSCAPE WALL
	12	BOARD FORM CONCRETE WALL
	13A	TOP-HAT METAL PANEL - COLOUR 1
	13B	TOP-HAT METAL PANEL - COLOUR 2
	14	PAINTED SOFFIT (BALCONIES)
	15	PRESSED METAL
	16A	GLASS FRIT - COLOUR 1 (BALCONIES)
	16B	GLASS FRIT - COLOUR 2 (BALCONIES)



NOTE: WW06 IS NOT IN USE

7 WW07A
SCALE: 1/4" = 1'-0"
FINISHES - SCHEME 1 LIGHT
LOCATION - SOUTH ELEVATION LEVELS 2-5

8 WW07B
SCALE: 1/4" = 1'-0"
FINISHES - SCHEME 1 LIGHT
LOCATION - SOUTH ELEVATION LEVELS 2-5

6 WW06
SCALE: 1/4" = 1'-0"
FINISHES - SCHEME 1 LIGHT
LOCATION - SOUTH ELEVATION LEVELS 2-5

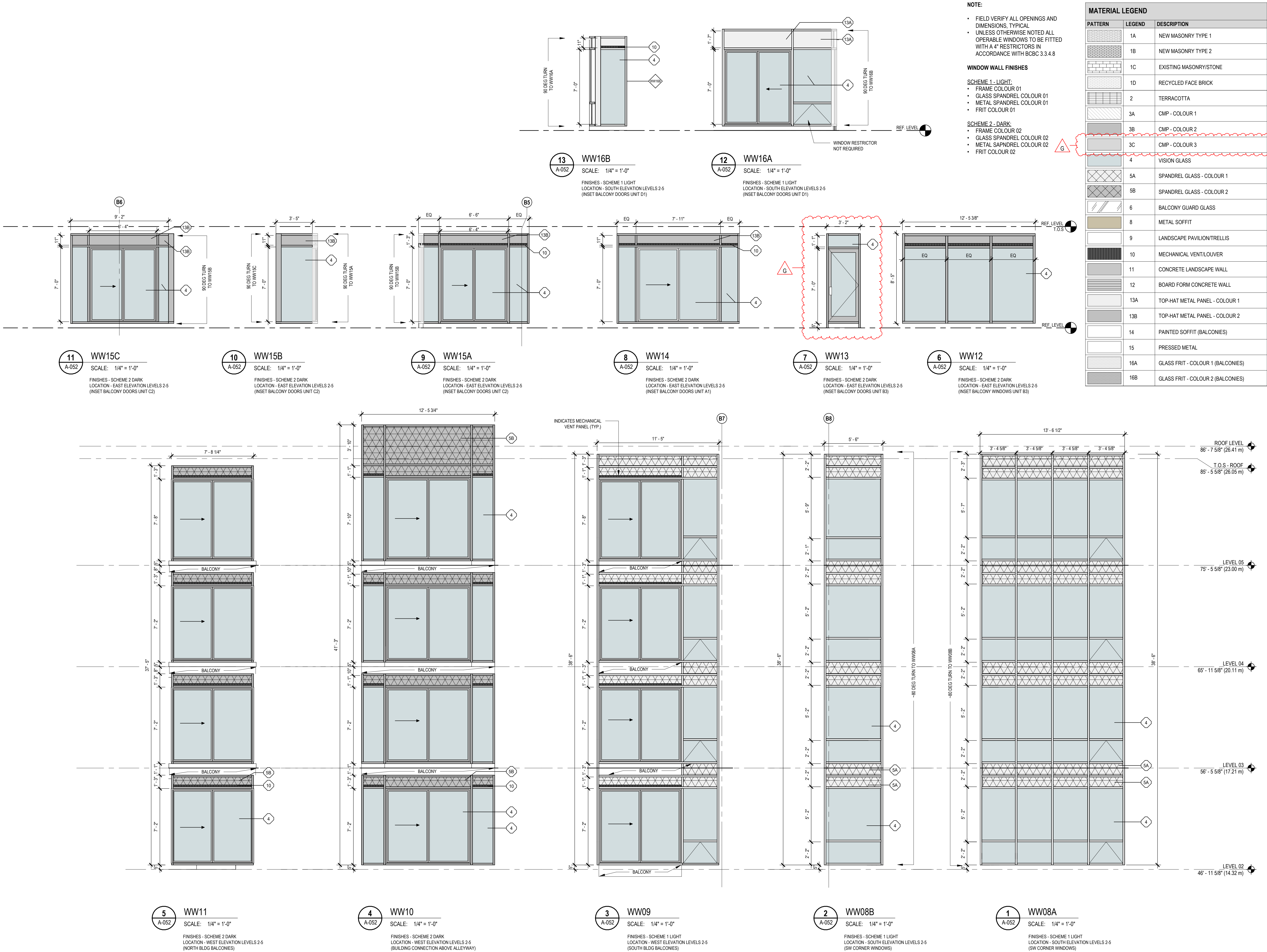
5 WW05
SCALE: 1/4" = 1'-0"
FINISHES - SCHEME 1 LIGHT
LOCATION - EAST ELEVATION LEVELS 2-5

4 WW04
SCALE: 1/4" = 1'-0"
FINISHES - SCHEME 2 DARK
LOCATION - EAST ELEVATION LEVELS 2-5
(BUILDING CONNECTION ABOVE ALLEYWAY)

3 WW03
SCALE: 1/4" = 1'-0"
FINISHES - SCHEME 2 DARK
LOCATION - EAST ELEVATION LEVELS 2-5
(BUILDING CONNECTION ABOVE ALLEYWAY)

2 WW02
SCALE: 1/4" = 1'-0"
FINISHES - SCHEME 2 DARK
LOCATION - EAST ELEVATION LEVELS 2-5

1 WW01
SCALE: 1/4" = 1'-0"
FINISHES - SCHEME 2 DARK
LOCATION - NORTH ELEVATION LEVELS 2-5



ISSUED FOR

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D	2022-11-10	IFT ADDENDUM 2
E	2023-02-21	POST-TENDER ADDENDUM
F	2023-03-27	POST-TENDER ADDENDUM 02
G	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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NORTHERN JUNK

1314 WHARF STREET

WINDOW WALL, ELEVATIONS 2

DRAWN: LM CHECKED: SO/AP
PLOT DATE: 2023-04-07 8:00:33 PM

A-052



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Oleksiuk
Politano
Architects



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SEAL



NORTHERN JUNK

1314 WHARF STREET

INTERIOR GLAZING
SCHEDULE

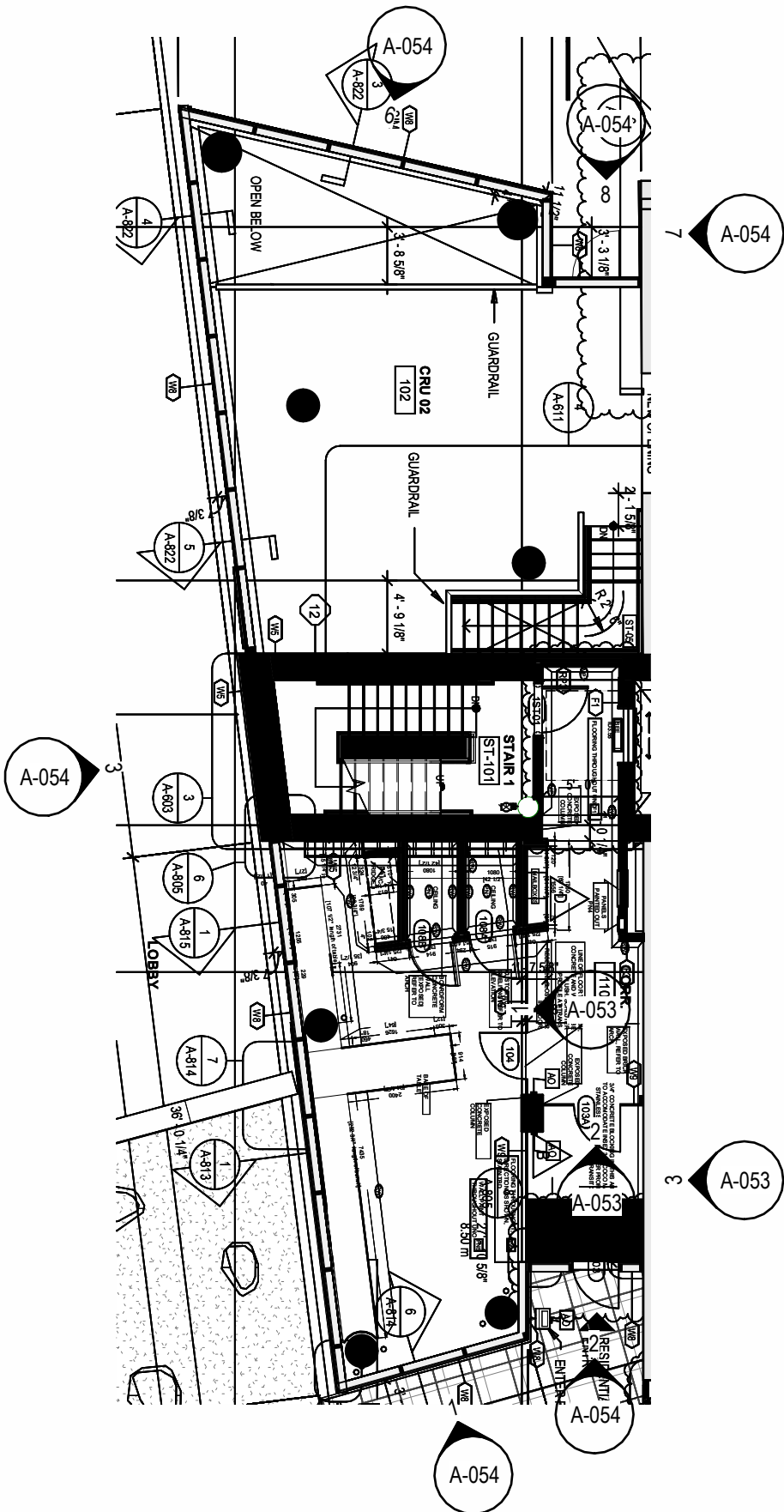
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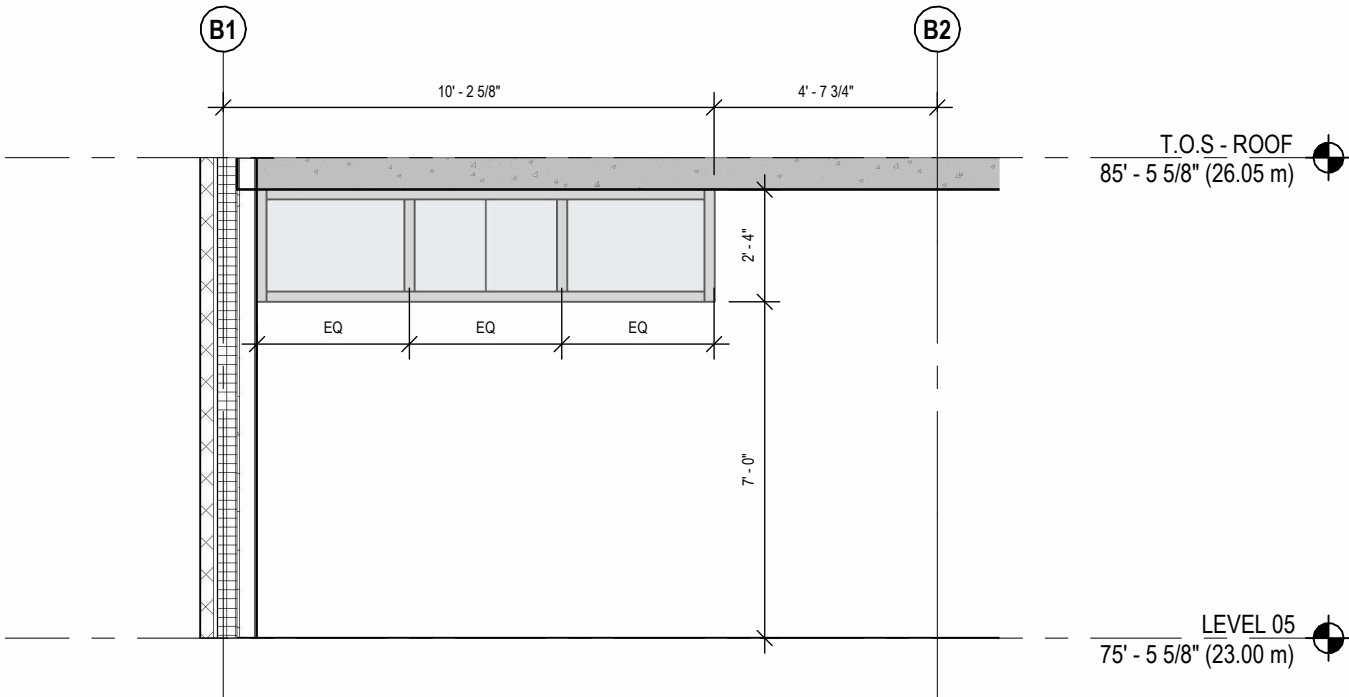
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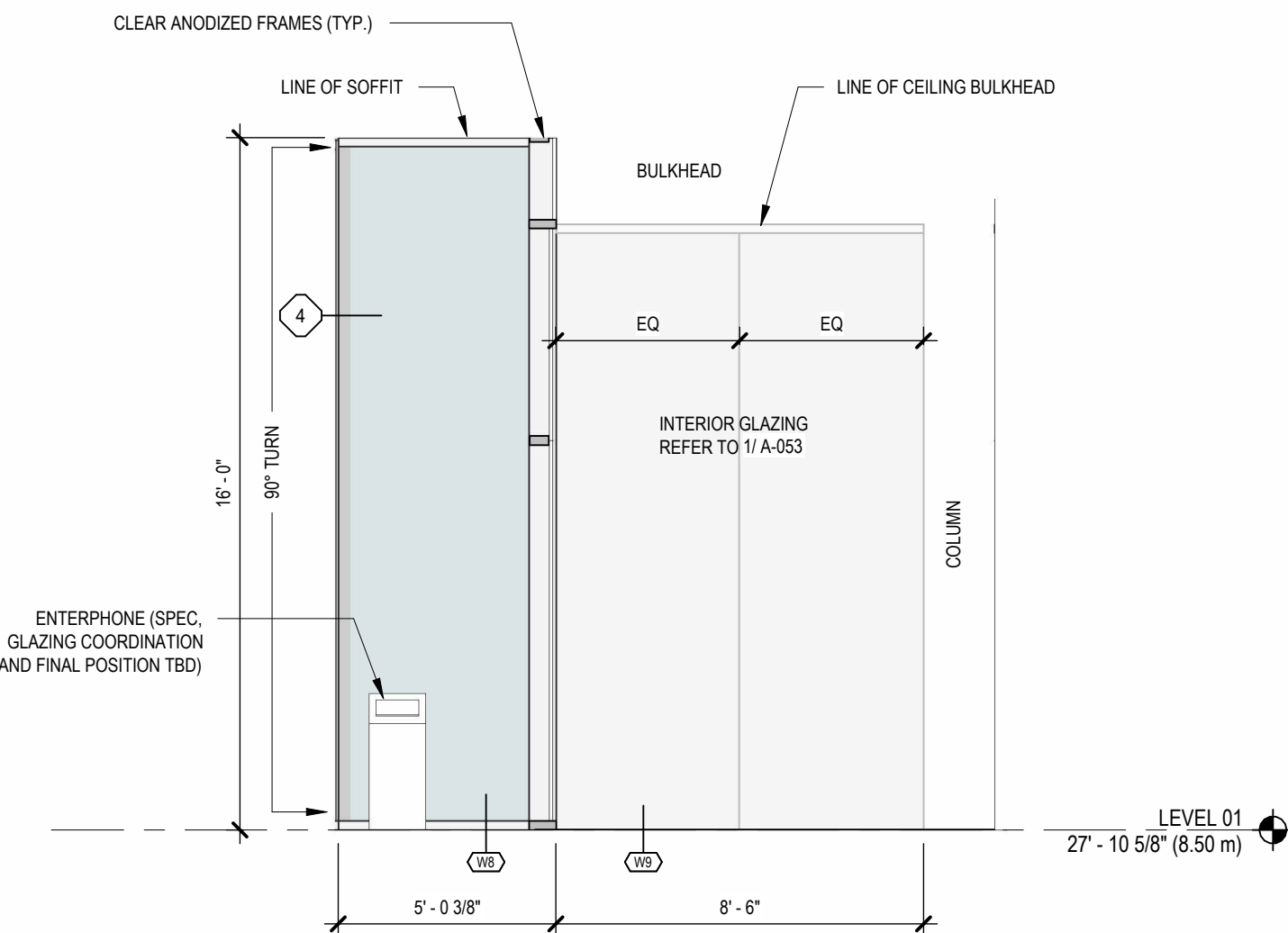
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PATTERN	LEGEND	DESCRIPTION
	1A	NEW MASONRY TYPE 1
	1B	NEW MASONRY TYPE 2
	1C	EXISTING MASONRY/STONE
	1D	RECYCLED FACE BRICK
	2	TERRACOTTA
	3A	CMP - COLOUR 1
	3B	CMP - COLOUR 2
	3C	CMP - COLOUR 3
	4	VISION GLASS
	5A	SPANDREL GLASS - COLOUR 1
	5B	SPANDREL GLASS - COLOUR 2
	6	BALCONY GUARD GLASS
	8	METAL SOFFIT
	9	LANDSCAPE PAVILION/TRELLIS
	10	MECHANICAL VENT/LOUVER
	11	CONCRETE LANDSCAPE WALL
	12	BOARD FORM CONCRETE WALL
	13A	TOP-HAT METAL PANEL - COLOUR 1
	13B	TOP-HAT METAL PANEL - COLOUR 2
	14	PAINTED SOFFIT (BALCONIES)
	15	PRESSED METAL
	16A	GLASS FRIT - COLOUR 1 (BALCONIES)
NOTE: FIELD VERIFY ALL OPENINGS AND DIMENSIONS, TYPICAL ₁		



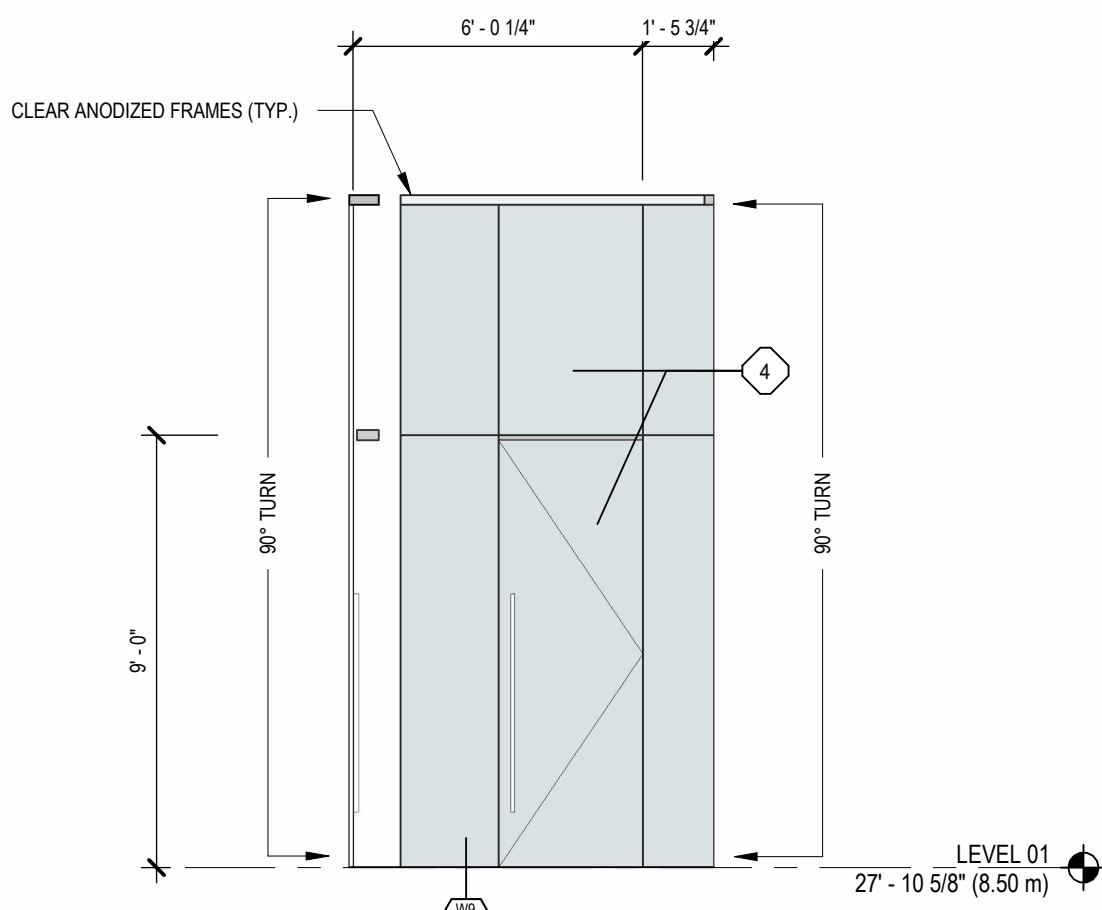
4 KEY PLAN - LVL 01
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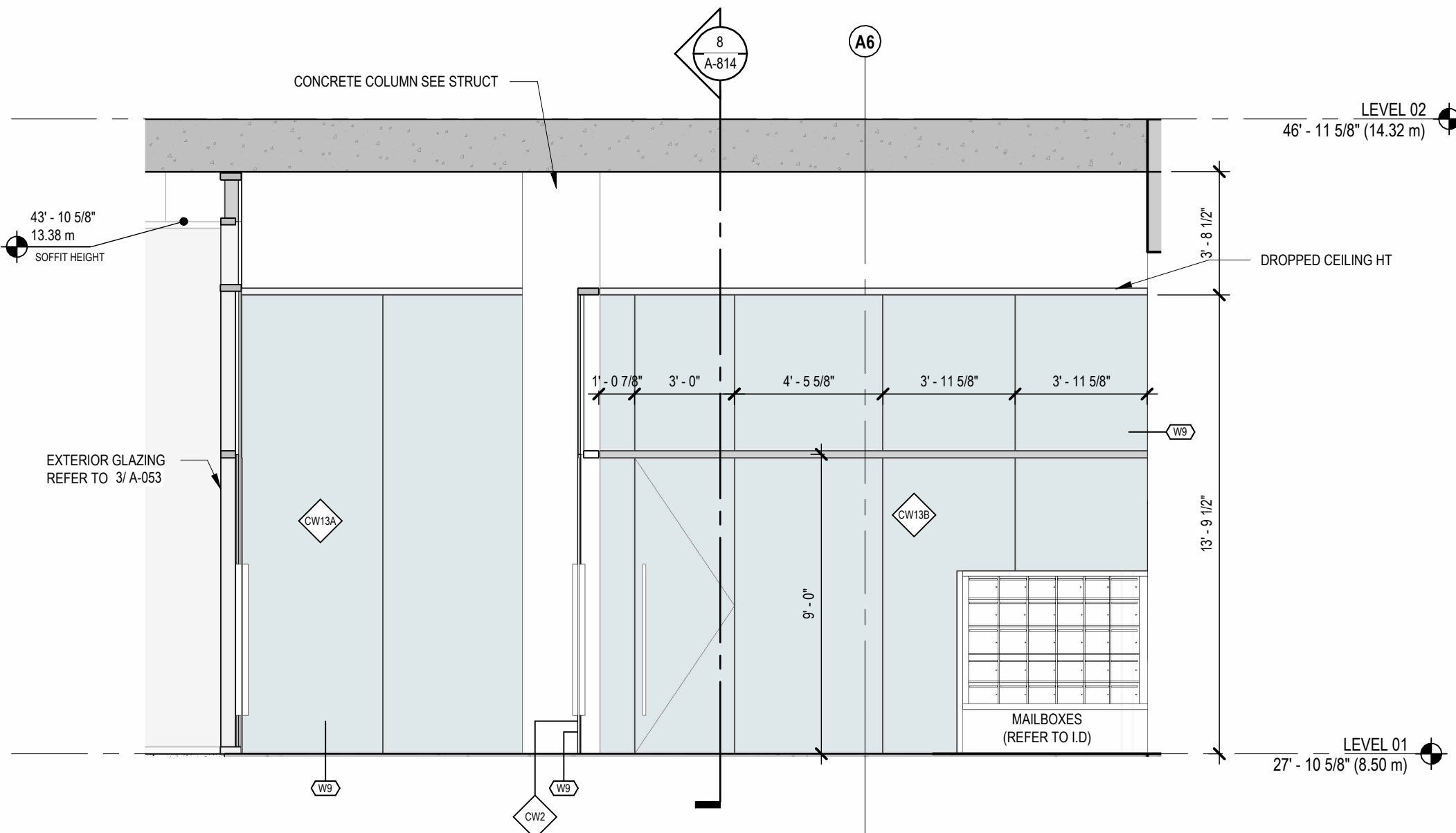
5 SUITE 507 CLERESTORY
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3 CW3
SCALE: 1/4" = 1'-0"



2 INTERIOR GLAZING 02
SCALE: 1/4" = 1'-0"



1 INTERIOR GLAZING 01
SCALE: 1/4" = 1'-0"



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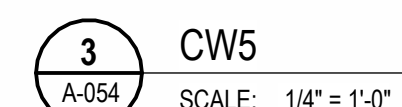
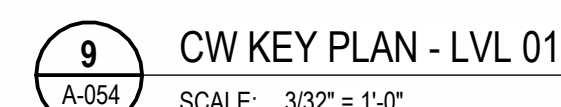
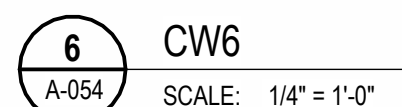
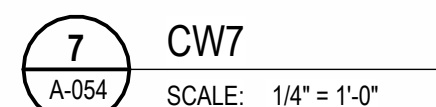
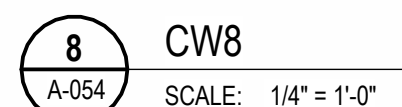
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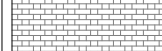
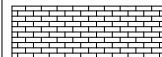
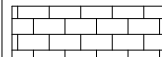
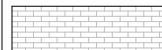



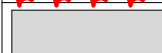







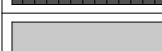



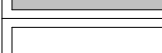
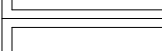
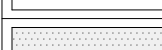

EXTERIOR CURTAIN WALL ELEVATIONS 1

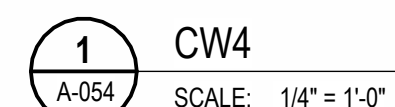
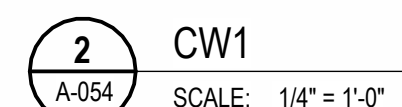
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MATERIAL LEGEND		
PATTERN	LEGEND	DESCRIPTION
	1A	NEW MASONRY TYPE 1
	1B	NEW MASONRY TYPE 2
	1C	EXISTING MASONRY/STONE
	1D	RECYCLED FACE BRICK
	2	TERRACOTTA
	3A	CMP - COLOUR 1
	3B	CMP - COLOUR 2
	3C	CMP - COLOUR 3
	4	VISION GLASS
	5A	SPANDREL GLASS - COLOUR 1
	5B	SPANDREL GLASS - COLOUR 2
	6	BALCONY GUARD GLASS
	8	METAL SOFFIT
	9	LANDSCAPE PAVILION/TRELLIS
	10	MECHANICAL VENT/LOUVER
	11	CONCRETE LANDSCAPE WALL
	12	BOARD FORM CONCRETE WALL
	13A	TOP-HAT METAL PANEL - COLOUR 1
	13B	TOP-HAT METAL PANEL - COLOUR 2
	14	PAINTED SOFFIT (BALCONIES)
	15	PRESSED METAL
	16A	GLASS FRIT - COLOUR 1 (BALCONIES)
	16B	GLASS FRIT - COLOUR 2 (BALCONIES)





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Politano
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- | | | |
|---|------------|--|
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| C | 2022-10-14 | ISSUED FOR TENDER |
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| E | 2023-04-09 | BUILDING PERMIT APPLICATION REVISION 3 |

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SEAL



NORTHERN JUNK

1314 WHARF STREET

EXTERIOR CURTAIN
WALL ELEVATIONS 2

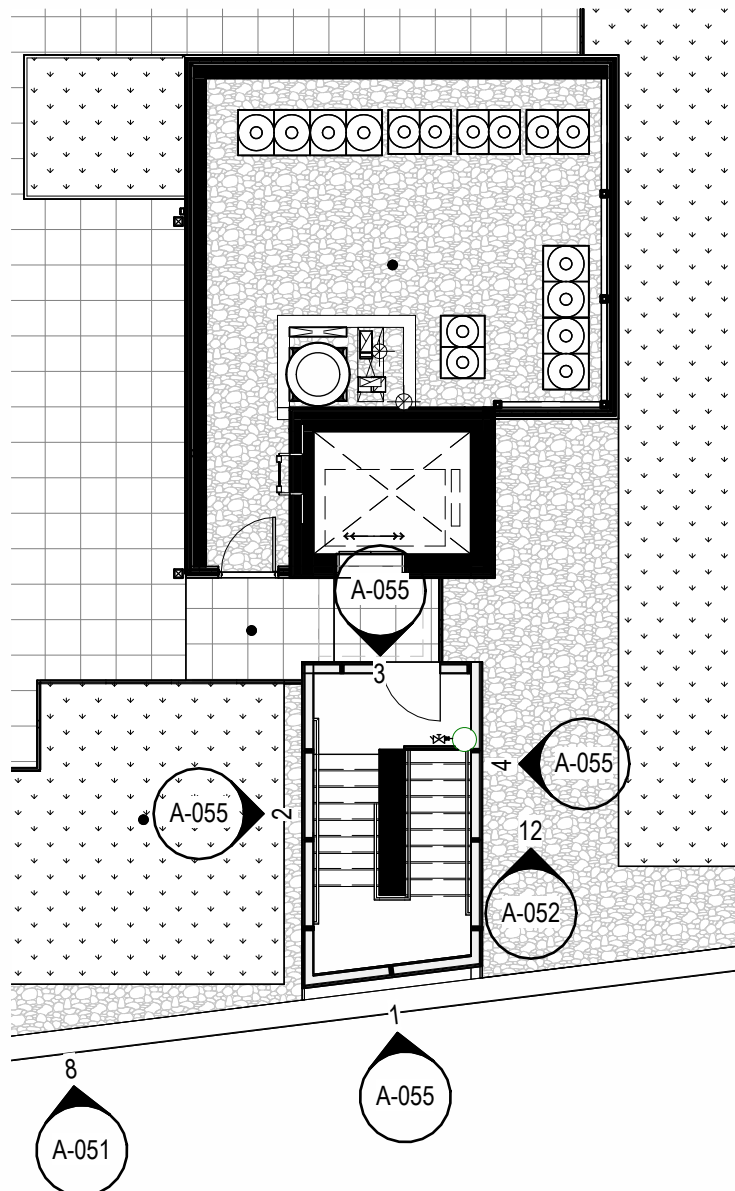
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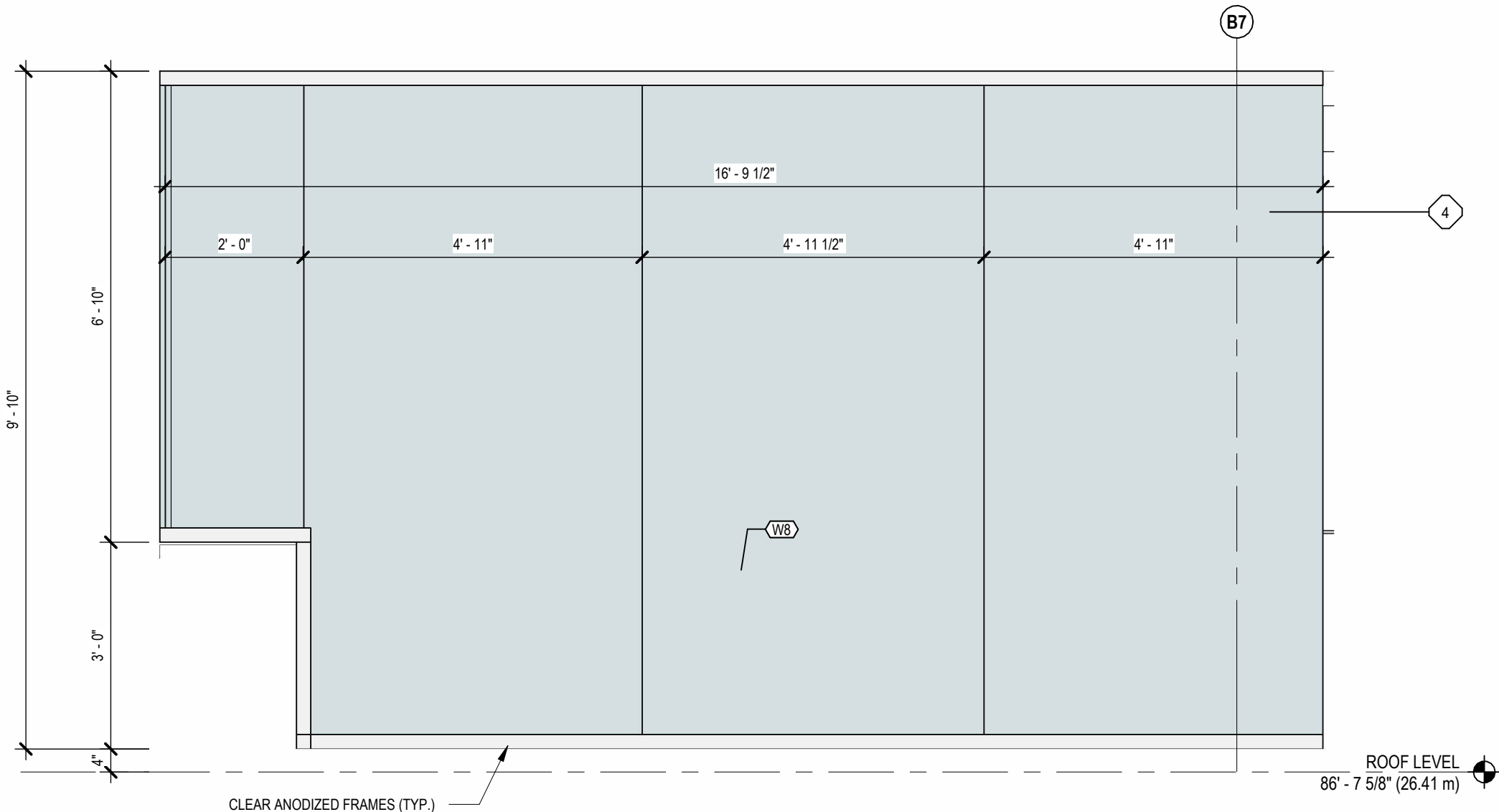
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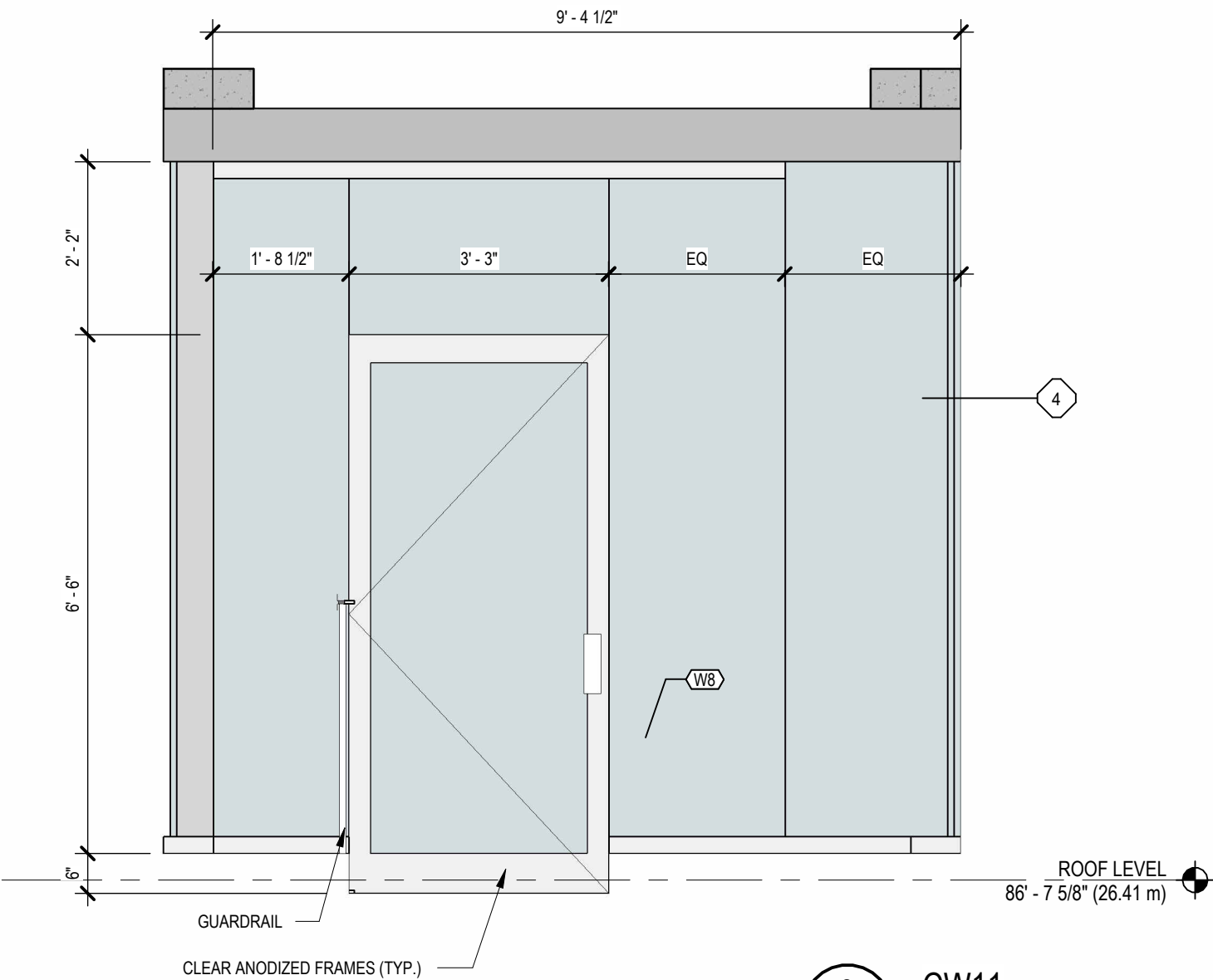
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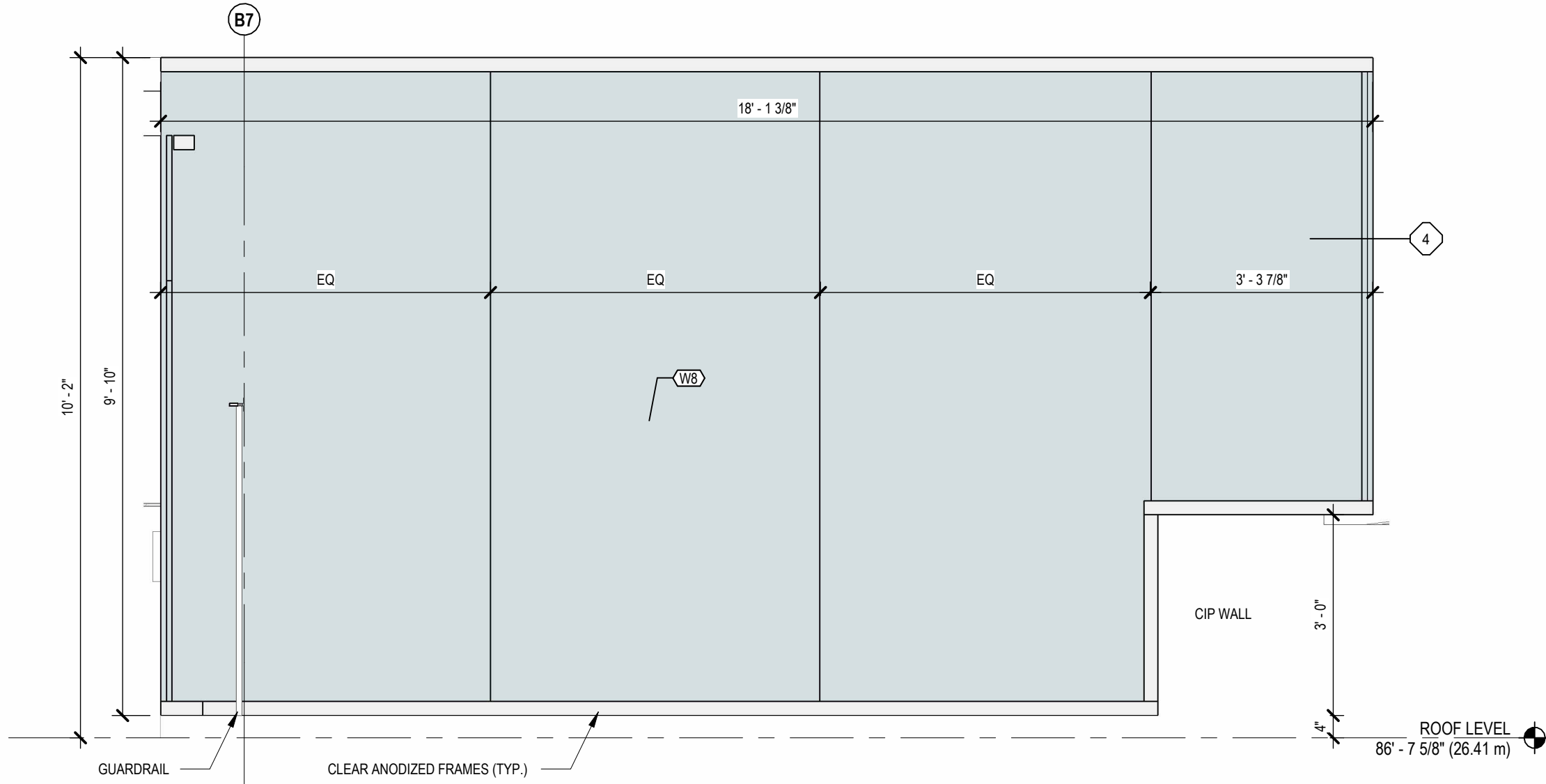
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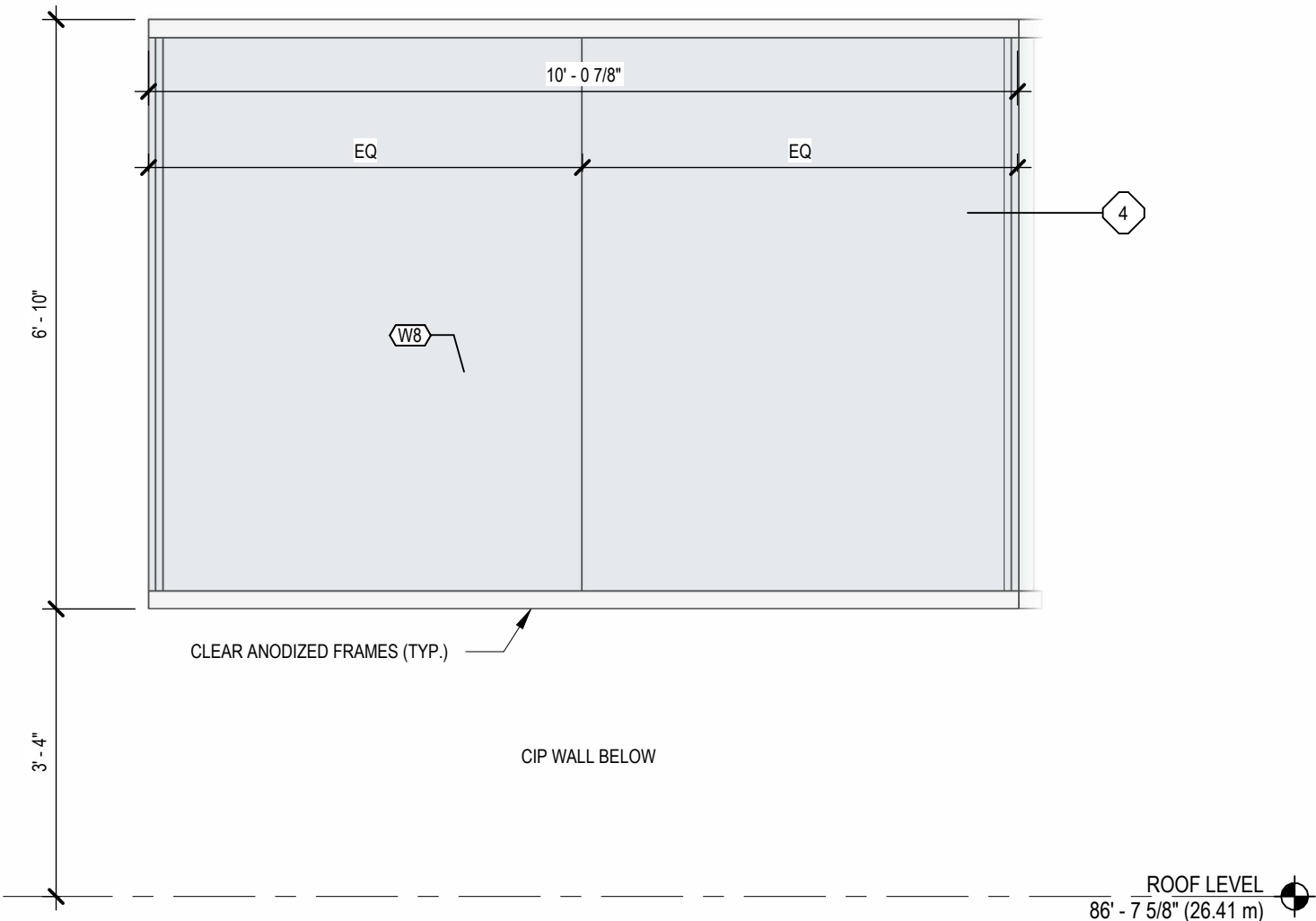
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3 CW11
SCALE: 1/2" = 1'-0"



2 CW10
SCALE: 1/2" = 1'-0"



1 CW9
SCALE: 1/2" = 1'-0"



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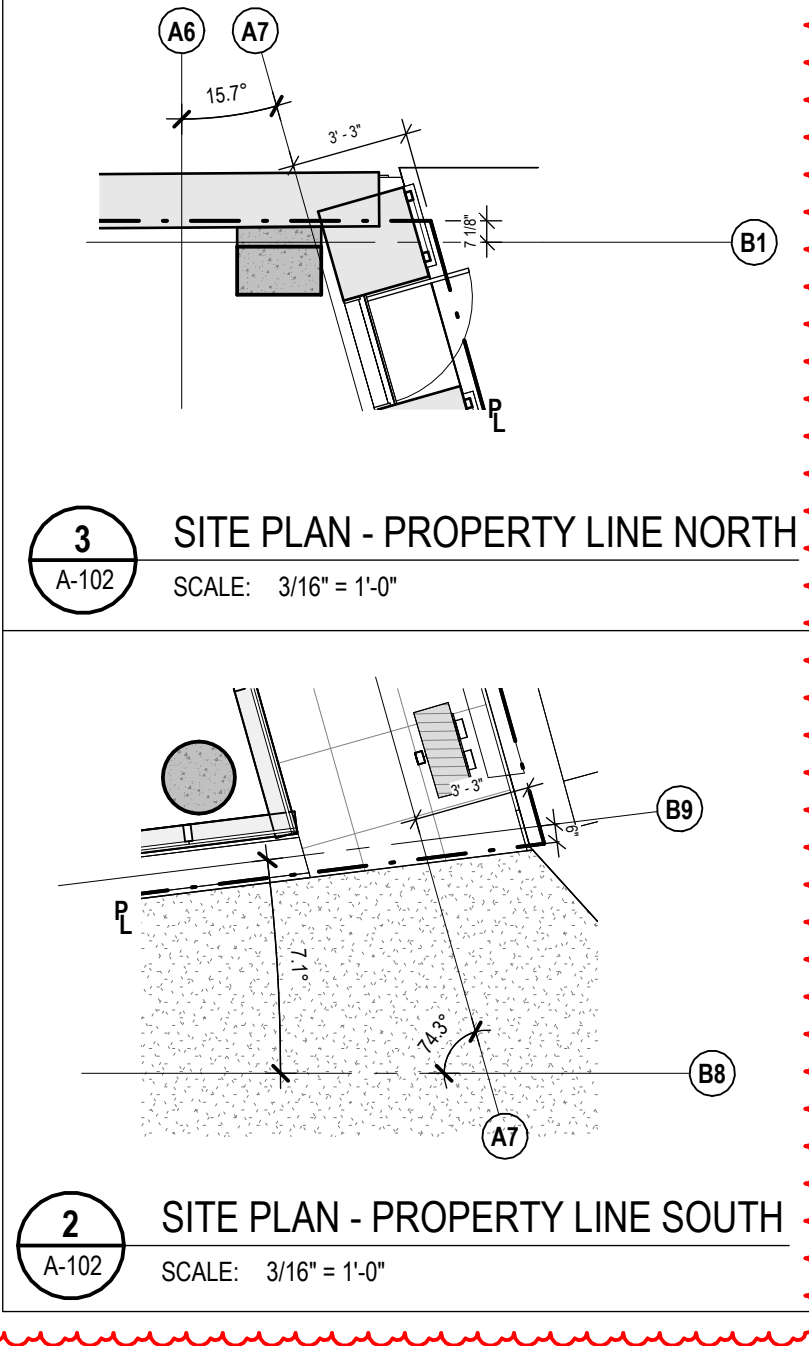
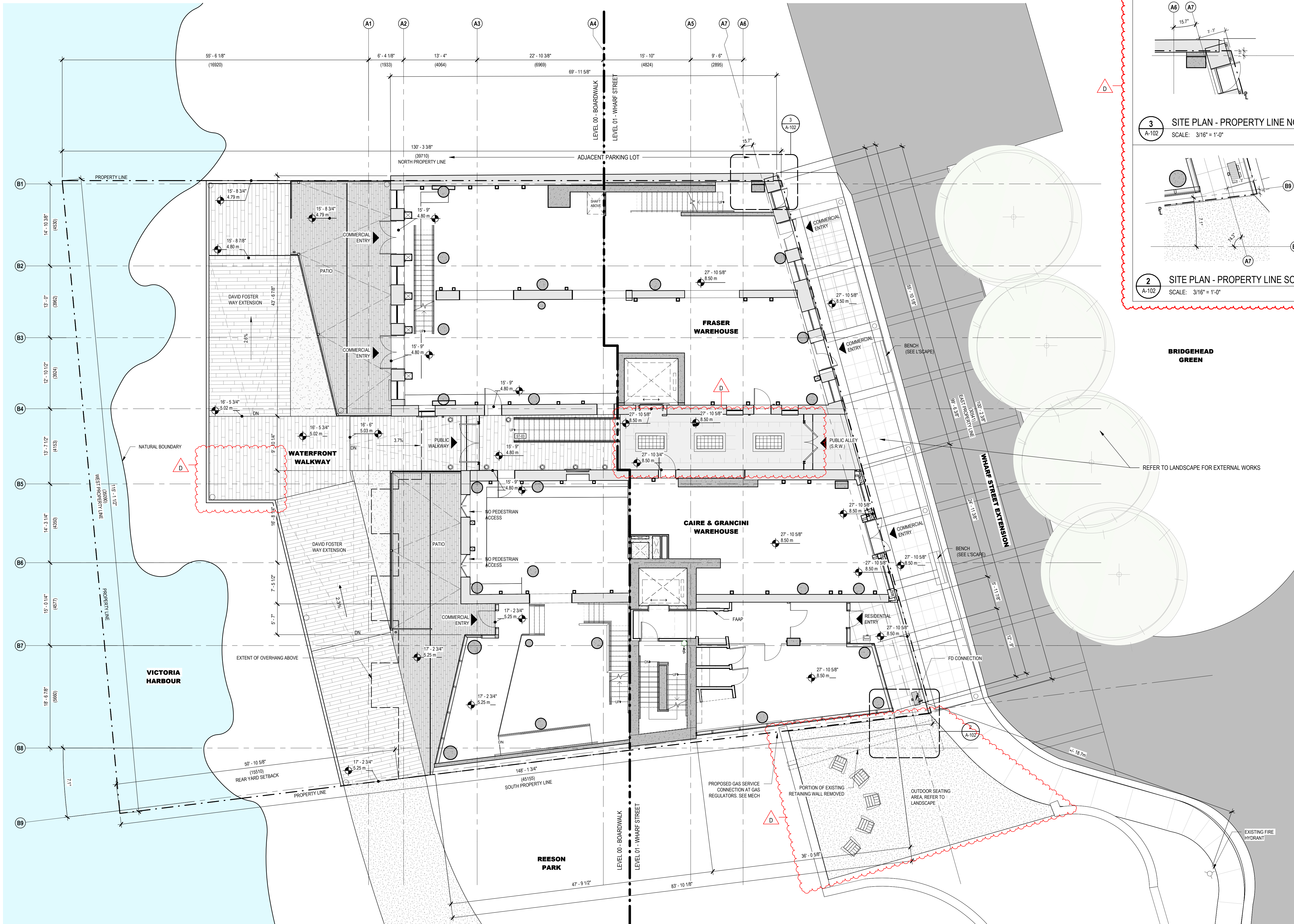
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20R-00205-00-SRWS1001-RU



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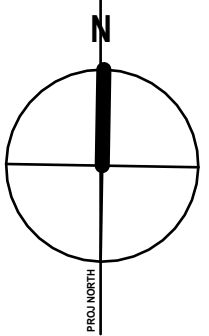
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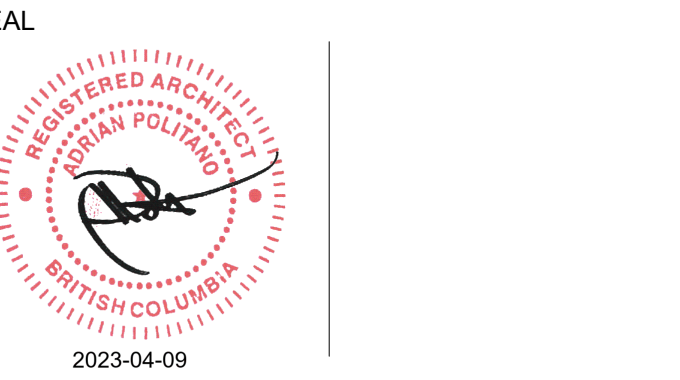
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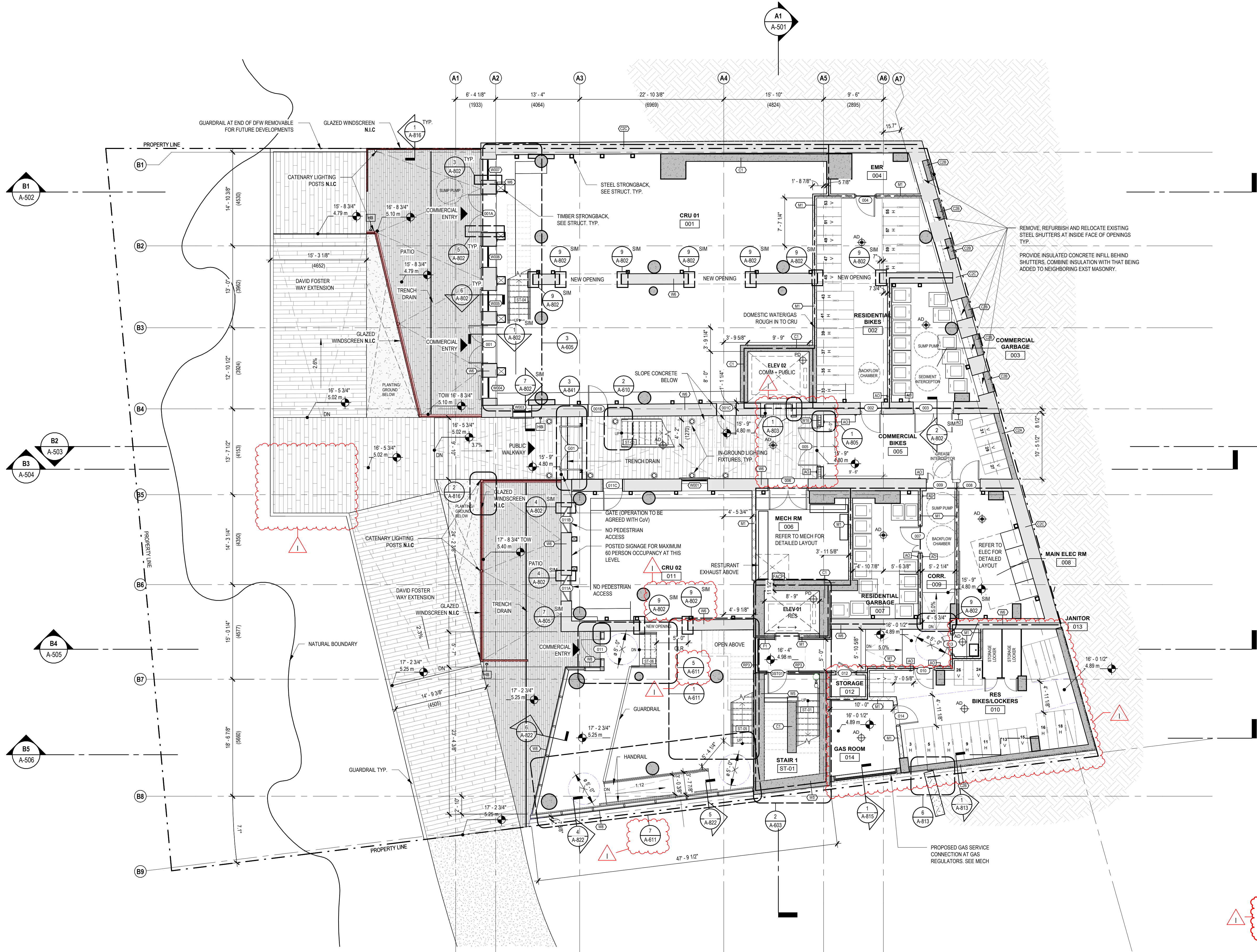
NORTHERN JUNK

1314 WHARF STREET

SITE PLAN

DRAWN: LM CHECKED: SO/AP
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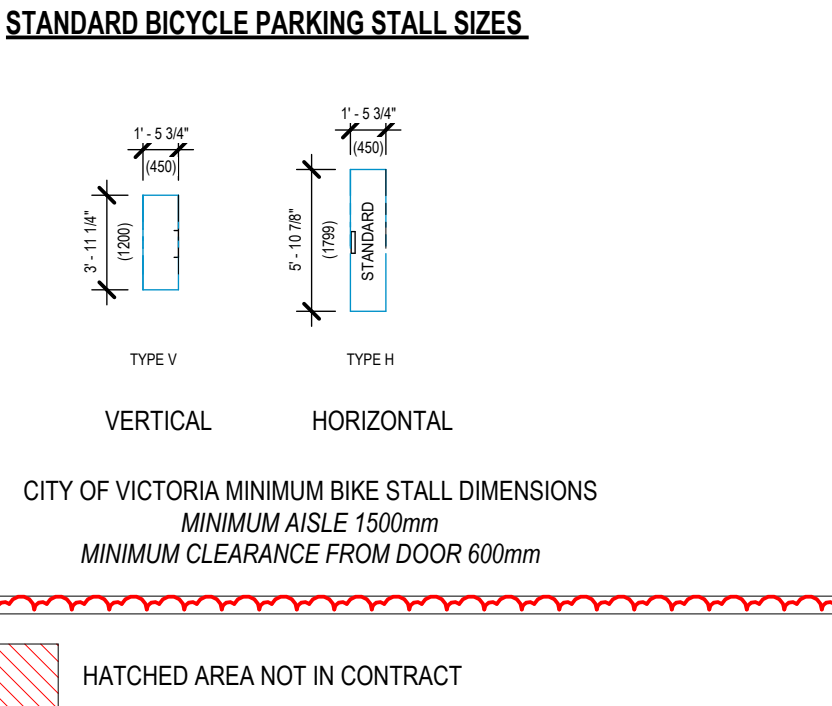
A-102



- GENERAL NOTES:**
- SEE CODE REPORT FOR COMPLETE CODE ANALYSIS AND PROJECT DESCRIPTION
 - REFER TO OWNER SUPPLIED SITE SURVEY FOR ALL EXISTING CONDITIONS AND SITE BOUNDARIES.
 - REFER TO OWNER SUPPLIED GEOTECHNICAL REPORT FOR ALL SOIL CONDITIONS AND OTHER RELATED INFORMATION.
 - SEE MECHANICAL ENERGY MODEL REPORT FOR ENERGY COMPLIANCE.
 - SEE SPECIFICATIONS FOR DELEGATED DESIGN REQUIREMENTS FOR ITEMS INCLUDING BUT NOT LIMITED TO: WALL CLADDING SYSTEMS, MASONRY LINTELS, TIES AND LEDGERS, STEEL STUD FRAMING, SUSPENDED CEILINGS, WALLS ACTING AS GUARDS + FIRESTOPPING SYSTEMS.
 - FOR DETAILED INTERIOR DESIGN REFER TO INTERIOR DRAWINGS (ID).
 - FOR DETAILED LANDSCAPE DESIGN REFER TO LANDSCAPE DRAWINGS
 - DIMENSIONS SHOWN TO FACE OF CONCRETE, CENTERLINE OF COLUMN, CENTERLINE OF WINDOW/DOOR OR EDGE OF STEEL STUD FRAMING U.N.O.
 - EXPOSED INTERIOR COLUMNS TO BE FINISHED PER INTERIOR DESIGN. PROVIDE MOCKUP OF COLUMN FINISHES FOR REVIEW.
 - THE CONSOLIDATION SET (CS) IS ISSUED DURING THE CONSTRUCTION PHASE OF THE PROJECT AND CONTAINS A COMPILATION OF ALL DOCUMENTS ISSUED DURING THE BID PERIOD INCLUDING ADDENDA, BID REVISIONS (IF ANY) AND OTHER CHANGES FOR THE CONVENIENCE OF THE PROJECT PARTICIPANTS. IN THE CASE OF A DIFFERENCE BETWEEN THE CONSOLIDATION SET AND THE CONTRACT DOCUMENTS, INTERPRETATION FOR CONTRACT PURPOSES WILL BE BASED ON THE ORIGINALLY ISSUED BID DOCUMENTS, ADDENDA AND BID REVISIONS. BOP MAKES NO WARRANTY OR ASSURANCE AS TO THE COMPLETENESS OF THE CONSOLIDATION SET OF DOCUMENTS.
 - SEE LANDSCAPE FOR ALL OFF SITE WORKS.
 - SEE LANDSCAPE FOR ALL PLANTER WALLS, PAVING, GRADING, SITE FURNISHINGS, FENCING, STAIRS, KICKRAILS AND HANDRAILS.
 - ALL LANDSCAPE CONCRETE AND PLANTER WALLS TO BE ARCHITECTURALLY EXPOSED CONCRETE (AEC).
 - ALL INTERIOR PARTITIONS TO EXTEND TO U/S OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
 - REFER TO STRUCTURAL FOR CONTROL JOINTS AND SAW CUTS.
 - ALL PARKING STALLS / LINES / ARROWS / SIGNAGE / HATCHING TO BE PAINTED. SEE TYPICAL PARKING PAINTING DETAILS.
 - INSTALL FIRE EXTINGUISHERS TO NFPA-10 + CBC REQUIREMENTS (SEE FIRE PROTECTION DRAWINGS), REVIEW LOCATIONS WITH CONSULTANT.
 - ALL ROOF ANCHORS AND LIFE LINE SYSTEMS ARE SHOWN SCHEMATICALLY. LOCATIONS, TYPES AND QUANTITIES TO BE DESIGNED BY ROOF ANCHOR TRADE AS COMPLETE ENGINEERED SYSTEM.
 - REFER TO A-700 SERIES FOR DETAILED UNIT PLANS AND DIMENSIONS

- GENERAL ACCESSIBILITY NOTES:**
- ACCESSIBILITY PROVIDED IN ACCORDANCE WITH BCBC 2018 AND/OR CSA B651-12
- FLAME SPREAD AND RATING FOR WALL AND CEILING FINISHES:**
- MINIMUM FLAME SPREAD RATINGS ALL WALL AND CEILING FINISHES TO BE NOT MORE THAN 150. SEE FURTHER REQUIREMENTS FOR SPECIFIC AREAS. PROVIDE SUBMITTED DATA FOR FSR FOR FINISHES (E.G. VINYL WALL COVERING, WOOD FINISHES ETC).
 - EXIT AND EXIT STAIRS MAXIMUM FLAME SPREAD RATING 25.
 - DOOR MAXIMUM FLAME SPREAD RATING 200.
 - SERVICE MECHANICAL, ELECTRICAL, AND STORAGE ROOMS' MAXIMUM FLAME SPREAD RATING 25.

- FIRE STOPPING AND FIRE BLOCKING REQUIREMENTS:**
- FIRE STOP SYSTEMS MUST MEET CANULC S115 REQUIREMENTS AS PER BCBC 2018 - SUBMITTAL REQUIRED FOR APPROVAL.
 - FIRE BLOCKING MATERIALS MUST MEET CANULC S101 REQUIREMENTS AS PER BCBC 2018 - SUBMITTAL REQUIRED FOR APPROVAL.
 - ALL PENETRATIONS THROUGH FIRE SEPARATIONS MUST BE FIRESTOPPED OR ENCLOSED IN APPROPRIATE SHAFTS OR EQUIPPED WITH APPROVED CLOSURES.
 - ALL PENETRATIONS FROM WITHIN ONE RATED ASSEMBLY TO ANOTHER MUST BE FIRESTOPPED AT THE INTERSECTION WITH APPROVED SYSTEM.
 - ALL PIPES, CHASES OR DUCTS PASSING THROUGH ASSEMBLIES WITH FIRE RESISTANCE RATINGS OR SEPARATE CONCEALED SPACES MUST BE FIRESTOPPED OR FIRE BLOCKED WITH APPROVED SYSTEMS.
 - ALL PENETRATIONS THROUGH FIRE WALLS AND HORIZONTAL FIRE SEPARATIONS (BCBC SENTENCE 3.2.1.2.) MUST BE FIRE STOPPED WITH FT RATING.
 - FIRE TAPE OR FIRE CAULK ALL SHAFT GWB JOINTS.



1 LEVEL 00
A-201 SCALE: 1/8" = 1'-0"

ISSUED FOR

A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2022-11-10	IFT ADDENDUM 2
E	2022-11-17	IFT ADDENDUM 3
F	2022-12-01	BUILDING PERMIT APPLICATION REVISION 2
G	2023-02-21	POST-TENDER ADDENDUM
H	2023-03-27	POST-TENDER ADDENDUM 02
I	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

IMPERIAL

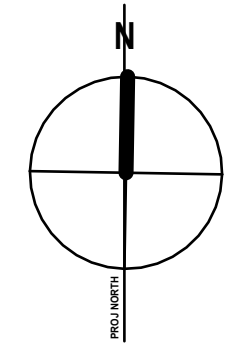
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ARCHITECT
BONIFACE OLEKSIUK POLITANO ARCHITECTS
180-510 NICOLA STREET
VANCOUVER BC, V6G 3J7
Tel: 236.521.6568 Email: info@bop.ca



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NORTHERN JUNK

1314 WHARF STREET
PLAN - LEVEL 0

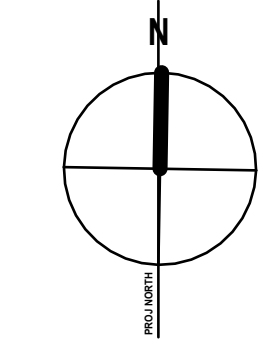
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PLOT DATE: 2023-04-07 8:01:21 PM

A-201

ISSUED FOR		
A	2022-06-24	BUILDING PERMIT APPLICATION
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E	2023-02-21	POST-TENDER ADDENDUM
F	2023-03-27	POST-TENDER ADDENDUM 02
G	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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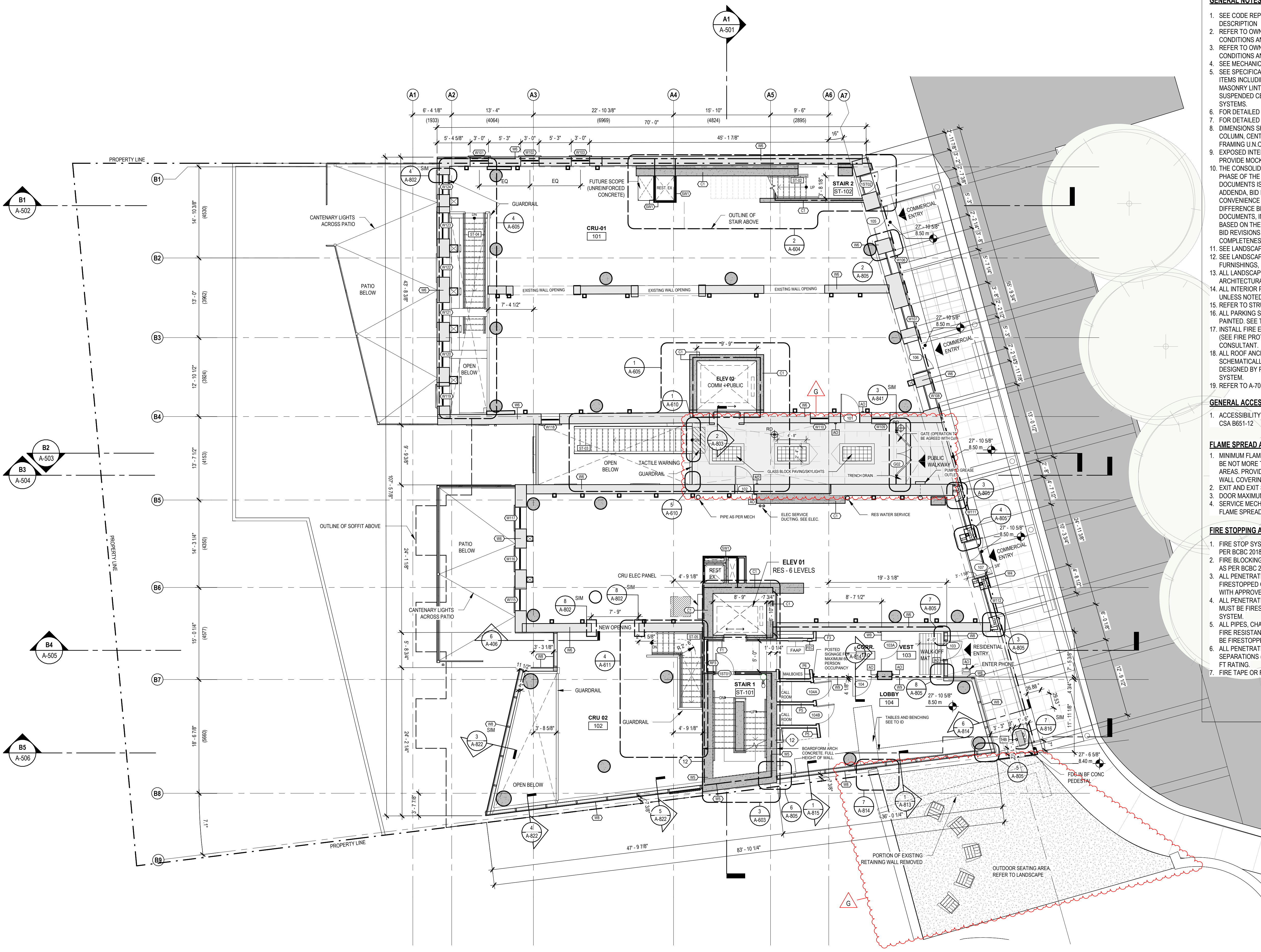
1314 WHARF STREET

PLAN - LEVEL 1

DRAWN: LM CHECKED: SO/AP
PLOT DATE: 2023-04-07 8:01:22 PM

A-202

- GENERAL NOTES:**
- SEE CODE REPORT FOR COMPLETE CODE ANALYSIS AND PROJECT DESCRIPTION
 - REFER TO OWNER SUPPLIED SITE SURVEY FOR ALL EXISTING CONDITIONS AND SITE BOUNDARIES.
 - REFER TO OWNER SUPPLIED GEOTECHNICAL REPORT FOR ALL SOIL CONDITIONS AND OTHER RELATED INFORMATION.
 - SEE MECHANICAL ENERGY MODEL REPORT FOR ENERGY COMPLIANCE.
 - SEE SPECIFICATIONS FOR DELEGATED DESIGN REQUIREMENTS FOR ITEMS INCLUDING BUT NOT LIMITED TO: WALL CLADDING SYSTEMS, MASONRY LINTELS, TIES AND LEDGERS, STEEL STUD FRAMING, SUSPENDED CEILINGS, WALLS ACTING AS GUARDS + FIRESTOPPING SYSTEMS.
 - FOR DETAILED INTERIOR DESIGN REFER TO INTERIOR DRAWINGS (ID).
 - FOR DETAILED LANDSCAPE DESIGN REFER TO LANDSCAPE DRAWINGS
 - DIMENSIONS SHOWN TO FACE OF CONCRETE, CENTERLINE OF COLUMN, CENTERLINE OF WINDOW/DOOR OR EDGE OF STEEL STUD FRAMING U.N.O.
 - EXPOSED INTERIOR COLUMNS TO BE FINISHED PER INTERIOR DESIGN. PROVIDE MOCKUP OF COLUMN FINISHES FOR REVIEW.
 - THE CONSOLIDATION SET (CS) IS ISSUED DURING THE CONSTRUCTION PHASE OF THE PROJECT AND CONTAINS A COMPILATION OF ALL DOCUMENTS ISSUED DURING THE BID PERIOD INCLUDING ADDENDA, BID REVISIONS (IF ANY) AND OTHER CHANGES FOR THE CONVENIENCE OF THE PROJECT PARTICIPANTS. IN THE CASE OF A DIFFERENCE BETWEEN THE CONSOLIDATION SET AND THE CONTRACT DOCUMENTS, INTERPRETATION FOR CONTRACT PURPOSES WILL BE BASED ON THE ORIGINALLY ISSUED BID DOCUMENTS, ADDENDA AND BID REVISIONS. BOP MAKES NO WARRANTY OR ASSURANCE AS TO THE COMPLETENESS OF THE CONSOLIDATION SET OF DOCUMENTS.
 - SEE LANDSCAPE FOR ALL OFF SITE WORKS.
 - SEE LANDSCAPE FOR ALL PLANTER WALLS, PAVING, GRADING, SITE FURNISHINGS, FENCING, STAIRS, KICKRAILS AND HANDRAILS.
 - ALL LANDSCAPE CONCRETE AND PLANTER WALLS TO BE ARCHITECTURALLY EXPOSED CONCRETE (AEC).
 - ALL INTERIOR PARTITIONS TO EXTEND TO U/S OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE
 - REFER TO STRUCTURAL FOR CONTROL JOINTS AND SAW CUTS.
 - ALL PARKING STALLS / LINES / ARROWS / SIGNAGE / HATCHING TO BE PAINTED. SEE TYPICAL PARKING PAINTING DETAILS.
 - INSTALL FIRE EXTINGUISHERS TO NFPA-10 + CBC REQUIREMENTS (SEE FIRE PROTECTION DRAWINGS), REVIEW LOCATIONS WITH CONSULTANT.
 - ALL ROOF ANCHORS AND LIFE LINE SYSTEMS ARE SHOWN SCHEMATICALLY. LOCATIONS, TYPES AND QUANTITIES TO BE DESIGNED BY ROOF ANCHOR TRADE AS COMPLETE ENGINEERED SYSTEM.
 - REFER TO A-700 SERIES FOR DETAILED UNIT PLANS AND DIMENSIONS
- GENERAL ACCESSIBILITY NOTES:**
- ACCESSIBILITY PROVIDED IN ACCORDANCE WITH BCBC 2018 AND/OR CSA B651-12
- FLAME SPREAD AND RATING FOR WALL AND CEILING FINISHES:**
- MINIMUM FLAME SPREAD RATINGS ALL WALL AND CEILING FINISHES TO BE NOT MORE THAN 150. SEE FURTHER REQUIREMENTS FOR SPECIFIC AREAS. PROVIDE SUBMITTED DATA FOR FSR FOR FINISHES (E.G. VINYL WALL COVERING, WOOD FINISHES ETC.)
 - EXIT AND EXIT STAIRS MAXIMUM FLAME SPREAD RATING 25.
 - DOOR MAXIMUM FLAME SPREAD RATING 200.
 - SERVICE MECHANICAL, ELECTRICAL, AND STORAGE ROOMS' MAXIMUM FLAME SPREAD RATING 25.
- FIRE STOPPING AND FIRE BLOCKING REQUIREMENTS:**
- FIRE STOP SYSTEMS MUST MEET CANULC S115 REQUIREMENTS AS PER BCBC 2018 - SUBMITTAL REQUIRED FOR APPROVAL.
 - FIRE BLOCKING MATERIALS MUST MEET CANULC S101 REQUIREMENTS AS PER BCBC 2018 - SUBMITTAL REQUIRED FOR APPROVAL.
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 - ALL PENETRATIONS THROUGH FIRE WALLS AND HORIZONTAL FIRE SEPARATIONS (BCBC SENTENCE 3.2.1.2.) MUST BE FIRE STOPPED WITH FT RATING.
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1 LEVEL 01
A-202 SCALE: 1/8" = 1'-0"

ISSUED FOR

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C	2022-10-14	ISSUED FOR TENDER
D	2023-03-27	POST-TENDER ADDENDUM 02
E	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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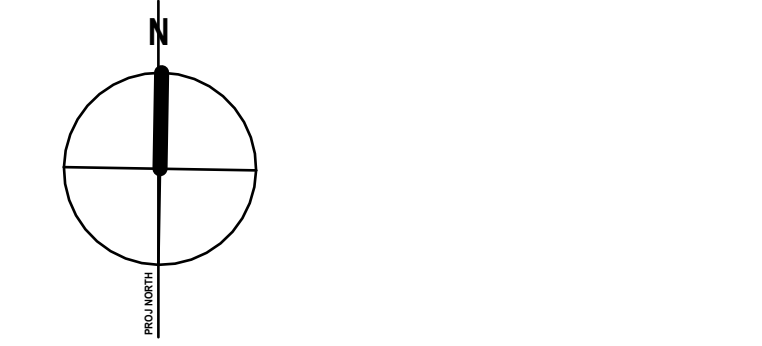
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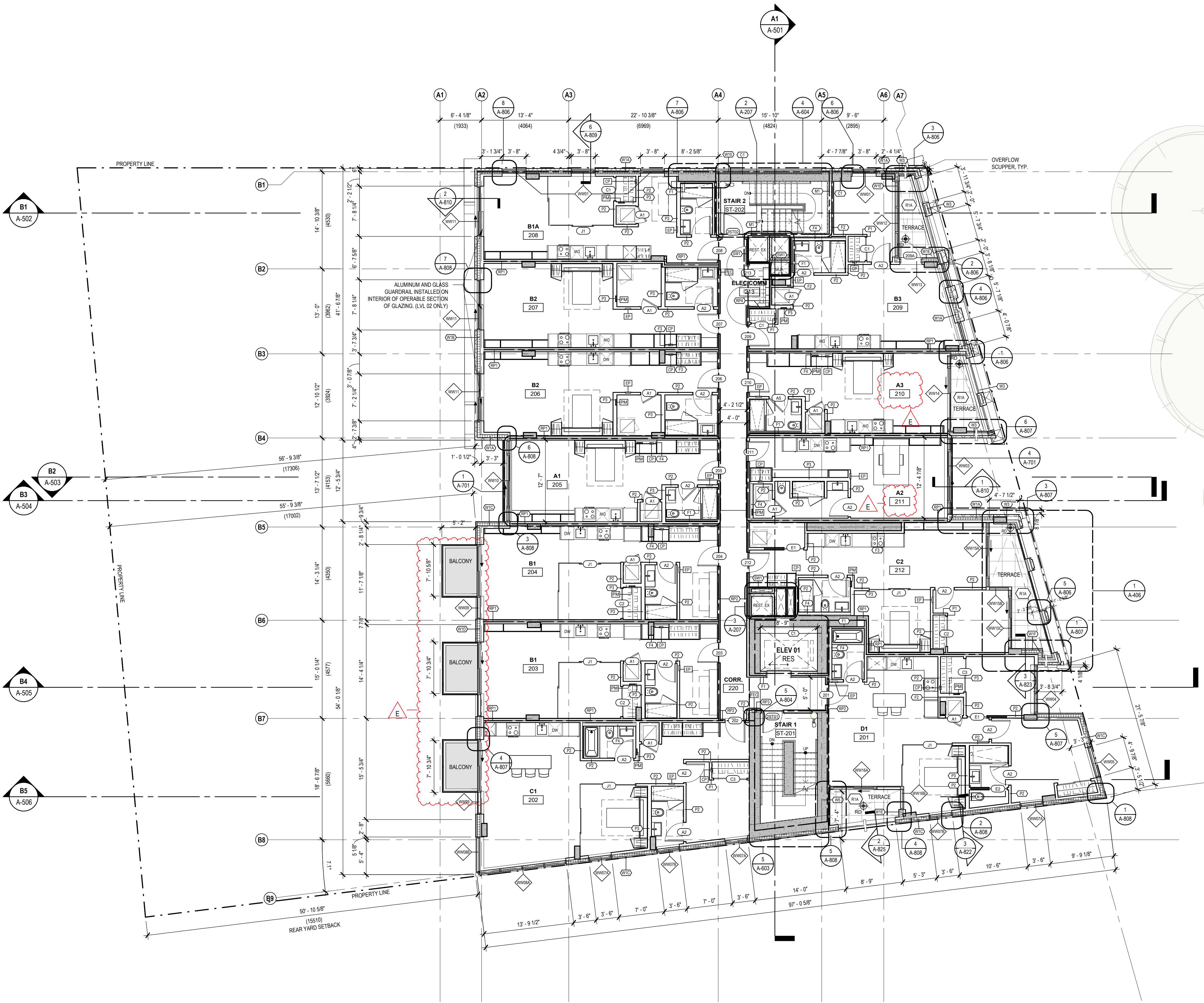
1314 WHARF STREET

PLAN - LEVEL 2

DRAWN: LM CHECKED: SO/AP
PLOT DATE: 2023-04-07 8:01:26 PM

A-203

- GENERAL NOTES:**
- SEE CODE REPORT FOR COMPLETE CODE ANALYSIS AND PROJECT DESCRIPTION
 - REFER TO OWNER SUPPLIED SITE SURVEY FOR ALL EXISTING CONDITIONS AND SITE BOUNDARIES.
 - REFER TO OWNER SUPPLIED GEOTECHNICAL REPORT FOR ALL SOIL CONDITIONS AND OTHER RELATED INFORMATION.
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 - FOR DETAILED LANDSCAPE DESIGN REFER TO LANDSCAPE DRAWINGS
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 - ALL PARKING STALLS / LINES / ARROWS / SIGNAGE / HATCHING TO BE PAINTED. SEE TYPICAL PARKING PAINTING DETAILS.
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 - REFER TO A-700 SERIES FOR DETAILED UNIT PLANS AND DIMENSIONS
- GENERAL ACCESSIBILITY NOTES:**
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- FLAME SPREAD AND RATING FOR WALL AND CEILING FINISHES:**
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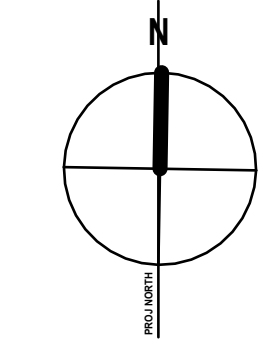


1 LEVEL 02
A-203 SCALE: 1/8" = 1'-0"

ISSUED FOR		
A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2022-11-10	IFT ADDENDUM 2
E	2023-03-27	POST-TENDER ADDENDUM 02
F	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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NORTHERN JUNK

1314 WHARF STREET

PLAN - LEVEL 3-4

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PLOT DATE: 2023-04-07 8:01:29 PM

A-204

19004C
C:\Users\Louis Moore\Documents\Northern Junk Model_louis84FE8.rvt

GENERAL NOTES:

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- REFER TO A-700 SERIES FOR DETAILED UNIT PLANS AND DIMENSIONS

GENERAL ACCESSIBILITY NOTES:

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FLAME SPREAD AND RATING FOR WALL AND CEILING FINISHES:

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- EXIT AND EXIT STAIRS MAXIMUM FLAME SPREAD RATING 25.
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1 LEVEL 03-04
A-204 SCALE: 1/8" = 1'-0"

ISSUED FOR

A	2022-06-24	BUILDING PERMIT APPLICATION
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F	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

IMPERIAL

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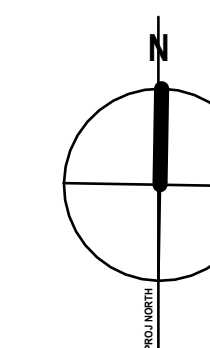
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SEAL



NORTHERN JUNK

1314 WHARF STREET

PLAN - LEVEL 5

DRAWN: LM CHECKED: SO/AP
PLOT DATE: 2023-04-07 8:01:33 PM

A-205

19004C

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- SEE LANDSCAPE FOR ALL OFF SITE WORKS.
- SEE LANDSCAPE FOR ALL PLANTER WALLS, PAVING, GRADING, SITE FURNISHINGS, FENCING, STAIRS, KICKRAILS AND HANDRAILS.
- ALL LANDSCAPE CONCRETE AND PLANTER WALLS TO BE ARCHITECTURALLY EXPOSED CONCRETE (AEC).
- ALL INTERIOR PARTITIONS TO EXTEND TO U/S OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE
- REFER TO STRUCTURAL FOR CONTROL JOINTS AND SAW CUTS.
- ALL PARKING STALLS / LINES / ARROWS / SIGNAGE / HATCHING TO BE PAINTED. SEE TYPICAL PARKING PAINTING DETAILS.
- INSTALL FIRE EXTINGUISHERS TO NFPA-10 + CBC REQUIREMENTS (SEE FIRE PROTECTION DRAWINGS), REVIEW LOCATIONS WITH CONSULTANT.
- ALL ROOF ANCHORS AND LIFE LINE SYSTEMS ARE SHOWN SCHEMATICALLY. LOCATIONS, TYPES AND QUANTITIES TO BE DESIGNED BY ROOF ANCHOR TRADE AS COMPLETE ENGINEERED SYSTEM.
- REFER TO A-700 SERIES FOR DETAILED UNIT PLANS AND DIMENSIONS

GENERAL ACCESSIBILITY NOTES:

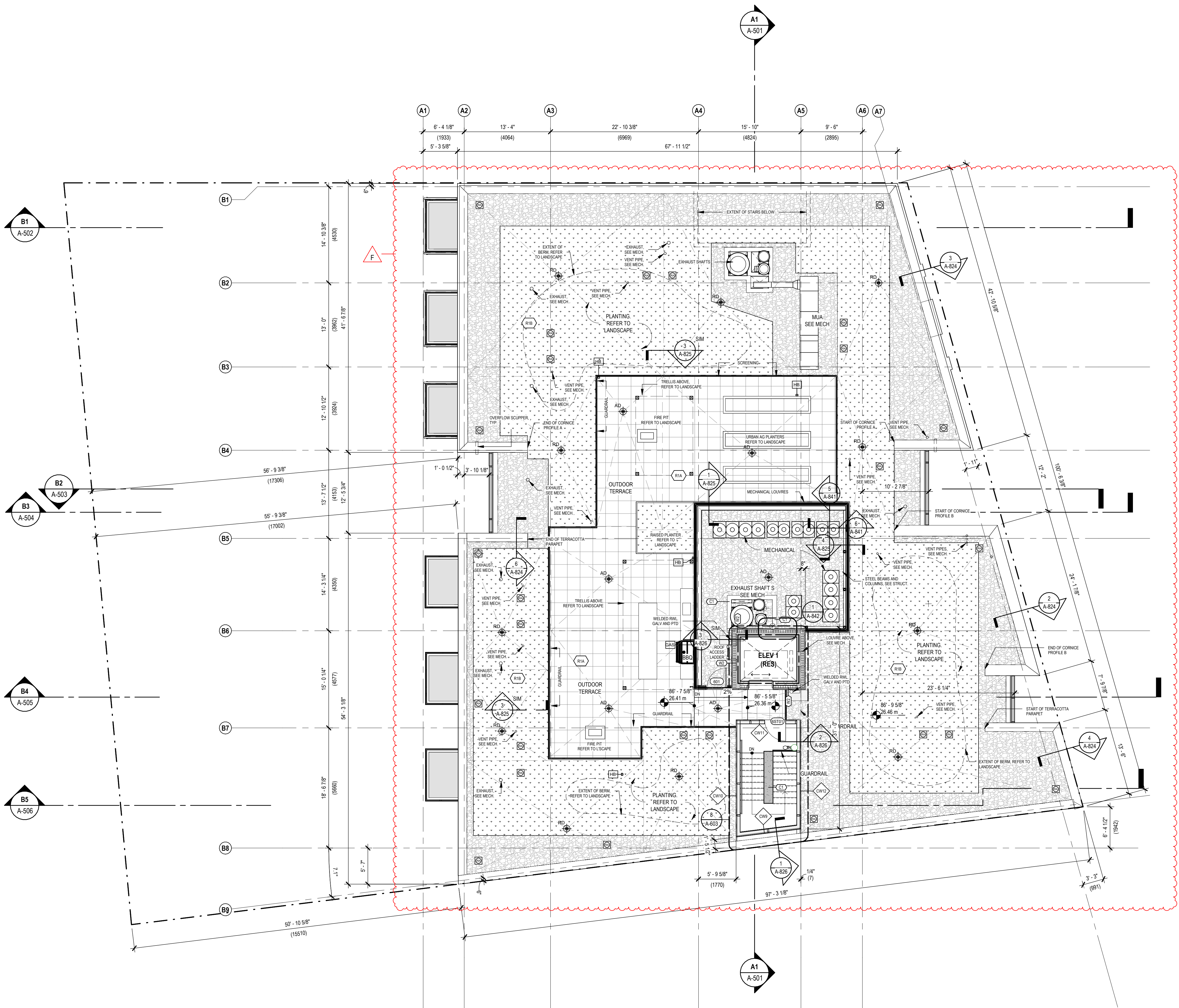
- ACCESSIBILITY PROVIDED IN ACCORDANCE WITH CBC 2018 AND/OR CSA B651-12

FLAME SPREAD AND RATING FOR WALL AND CEILING FINISHES:

- MINIMUM FLAME SPREAD RATINGS ALL WALL AND CEILING FINISHES TO BE NOT MORE THAN 150. SEE FURTHER REQUIREMENTS FOR SPECIFIC AREAS. PROVIDE SUBMITTED DATA FOR FSR FOR FINISHES (E.G. VINYL WALL COVERING, WOOD FINISHES ETC).
- EXIT AND EXIT STAIRS MAXIMUM FLAME SPREAD RATING 25.
- DOOR MAXIMUM FLAME SPREAD RATING 200.
- SERVICE MECHANICAL, ELECTRICAL, AND STORAGE ROOMS' MAXIMUM FLAME SPREAD RATING 25.

FIRE STOPPING AND FIRE BLOCKING REQUIREMENTS:

- FIRE STOP SYSTEMS MUST MEET CANULC S115 REQUIREMENTS AS PER CBC 2018 - SUBMITTAL REQUIRED FOR APPROVAL.
- FIRE BLOCKING MATERIALS MUST MEET CANULC S101 REQUIREMENTS AS PER CBC 2018 - SUBMITTAL REQUIRED FOR APPROVAL.
- ALL PENETRATIONS THROUGH FIRE SEPARATIONS MUST BE FIRESTOPPED OR ENCLOSED IN APPROPRIATE SHAFTS OR EQUIPPED WITH APPROVED CLOSURES.
- ALL PENETRATIONS FROM WITHIN ONE RATED ASSEMBLY TO ANOTHER MUST BE FIRESTOPPED AT THE INTERSECTION WITH APPROVED SYSTEM.
- ALL PIPES, CHASES OR DUCTS PASSING THROUGH ASSEMBLIES WITH FIRE RESISTANCE RATINGS OR SEPARATE CONCEALED SPACES MUST BE FIRESTOPPED OR FIRE BLOCKED WITH APPROVED SYSTEMS.
- ALL PENETRATIONS THROUGH FIRE WALLS AND HORIZONTAL FIRE SEPARATIONS (CBC SENTENCE 3.2.1.2.) MUST BE FIRE STOPPED WITH FT RATING.
- FIRE TAPE OR FIRE CAULK ALL SHAFT GWB JOINTS.



GENERAL NOTES:

1. SEE CODE REPORT FOR COMPLETE CODE ANALYSIS AND PROJECT DESCRIPTION
2. REFER TO OWNER SUPPLIED SITE SURVEY FOR ALL EXISTING CONDITIONS AND SITE BOUNDARIES.
3. REFER TO OWNER SUPPLIED GEOTECHNICAL REPORT FOR ALL SOIL CONDITIONS AND OTHER RELATED INFORMATION.
4. SEE MECHANICAL ENERGY MODEL REPORT FOR ENERGY COMPLIANCE.
5. SEE SPECIFICATIONS FOR DELEGATED DESIGN REQUIREMENTS FOR ITEMS INCLUDING BUT NOT LIMITED TO: WALL CLADDING SYSTEMS, MASONRY LINTELS, TIES AND LEDGERS, STEEL STUD FRAMING, SUSPENDED CEILINGS, WALLS ACTING AS GUARDS + FIRESTOPPING SYSTEMS.
6. FOR DETAILED INTERIOR DESIGN REFER TO INTERIOR DRAWINGS (ID).
7. FOR DETAILED LANDSCAPE DESIGN REFER TO LANDSCAPE DRAWINGS
8. DIMENSIONS SHOWN TO FACE OF CONCRETE, CENTERLINE OF COLUMN, CENTERLINE OF WINDOW/DOOR OR EDGE OF STEEL STUD FRAMING U.N.O.
9. EXPOSED INTERIOR COLUMNS TO BE FINISHED PER INTERIOR DESIGN. PROVIDE MOCKUP OF COLUMN FINISHES FOR REVIEW.
10. THE CONSOLIDATION SET (CS) IS ISSUED DURING THE CONSTRUCTION PHASE OF THE PROJECT AND CONTAINS A COMPILATION OF ALL DOCUMENTS ISSUED DURING THE BID PERIOD INCLUDING ADDENDA, BID REVISIONS (IF ANY) AND OTHER CHANGES FOR THE CONVENIENCE OF THE PROJECT PARTICIPANTS. IN THE CASE OF A DIFFERENCE BETWEEN THE CONSOLIDATION SET AND THE CONTRACT DOCUMENTS, INTERPRETATION FOR CONTRACT PURPOSES WILL BE BASED ON THE ORIGINALLY ISSUED BID DOCUMENTS, ADDENDA AND BID REVISIONS. BOP MAKES NO WARRANTY OR ASSURANCE AS TO THE COMPLETENESS OF THE CONSOLIDATION SET OF DOCUMENTS.
11. SEE LANDSCAPE FOR ALL OFF SITE WORKS.
12. SEE LANDSCAPE FOR ALL PLANTER WALLS, PAVING, GRADING, SITE FURNISHINGS, FENCING, STAIRS, KICKRAILS AND HANDRAILS.
13. ALL LANDSCAPE CONCRETE AND PLANTER WALLS TO BE ARCHITECTURALLY EXPOSED CONCRETE (AEC).
14. ALL INTERIOR PARTITIONS TO EXTEND TO U/S OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE
15. REFER TO STRUCTURAL FOR CONTROL JOINTS AND SAW CUTS.
16. ALL PARKING STALLS / LINES / ARROWS / SIGNAGE / HATCHING TO BE PAINTED. SEE TYPICAL PARKING PAINTING DETAILS.
17. INSTALL FIRE EXTINGUISHERS TO NFPA-10 + BCBC REQUIREMENTS (SEE FIRE PROTECTION DRAWINGS), REVIEW LOCATIONS WITH CONSULTANT.
18. ALL ROOF ANCHORS AND LIFE LINE SYSTEMS ARE SHOWN SCHEMATICALLY. LOCATIONS, TYPES AND QUANTITIES TO BE DESIGNED BY ROOF ANCHOR TRADE AS COMPLETE ENGINEERED SYSTEM.
19. REFER TO A-700 SERIES FOR DETAILED UNIT PLANS AND DIMENSIONS

GENERAL ACCESSIBILITY NOTES:

1. ACCESSIBILITY PROVIDED IN ACCORDANCE WITH BCBC 2018 AND/OR CSA B651-12

FLAME SPREAD AND RATING FOR WALL AND CEILING FINISHES:

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2. EXIT AND EXIT STAIRS MAXIMUM FLAME SPREAD RATING 25.
3. DOOR MAXIMUM FLAME SPREAD RATING 200.
4. SERVICE MECHANICAL, ELECTRICAL, AND STORAGE ROOMS' MAXIMUM FLAME SPREAD RATING 25.

FIRE STOPPING AND FIRE BLOCKING REQUIREMENTS:

1. FIRE STOP SYSTEMS MUST MEET CANULC S115 REQUIREMENTS AS PER BCBC 2018 - SUBMITTAL REQUIRED FOR APPROVAL.
2. FIRE BLOCKING MATERIALS MUST MEET CANULC S101 REQUIREMENTS AS PER BCBC 2018 - SUBMITTAL REQUIRED FOR APPROVAL.
3. ALL PENETRATIONS THROUGH FIRE SEPARATIONS MUST BE FIRESTOPPED OR ENCLOSED IN APPROPRIATE SHAFTS OR EQUIPPED WITH APPROVED CLOSURES.
4. ALL PENETRATIONS FROM WITHIN ONE RATED ASSEMBLY TO ANOTHER MUST BE FIRESTOPPED AT THE INTERSECTION WITH APPROVED SYSTEM.
5. ALL PIPES, CHASES OR DUCTS PASSING THROUGH ASSEMBLIES WITH FIRE RESISTANCE RATINGS OR SEPARATE CONCEALED SPACES MUST BE FIRESTOPPED OR FIRE BLOCKED WITH APPROVED SYSTEMS.
6. ALL PENETRATIONS THROUGH FIRE WALLS AND HORIZONTAL FIRE SEPARATIONS (BCBC SENTENCE 3.2.1.2.) MUST BE FIRE STOPPED WITH FT RATING.
7. FIRE TAPE OR FIRE CAULK ALL SHAFT GWB JOINTS.



**Boniface
Oleksiuk
Politano
Architects**



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A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2022-11-17	IFT ADDENDUM 3
E	2023-02-21	POST-TENDER ADDENDUM
F	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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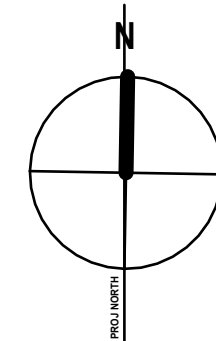
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ARCHITECT

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NORTHERN JUNK

1314 WHARF STREET

PLAN - ROOF

DRAWN: JG CHECKED: SO/AP
PLOT DATE: 2023-04-07 8:01:37 PM

A-206

19004C

C:\Users\Louis Moore\Documents\Northern Junk Model_louis84FE8.rvt

1 LEVEL 06 - ROOF
A-206 SCALE: 1/8" = 1'-0"

ISSUED FOR		
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REGISTERED ARCHITECT
BRITISH COLUMBIA
2023-04-09

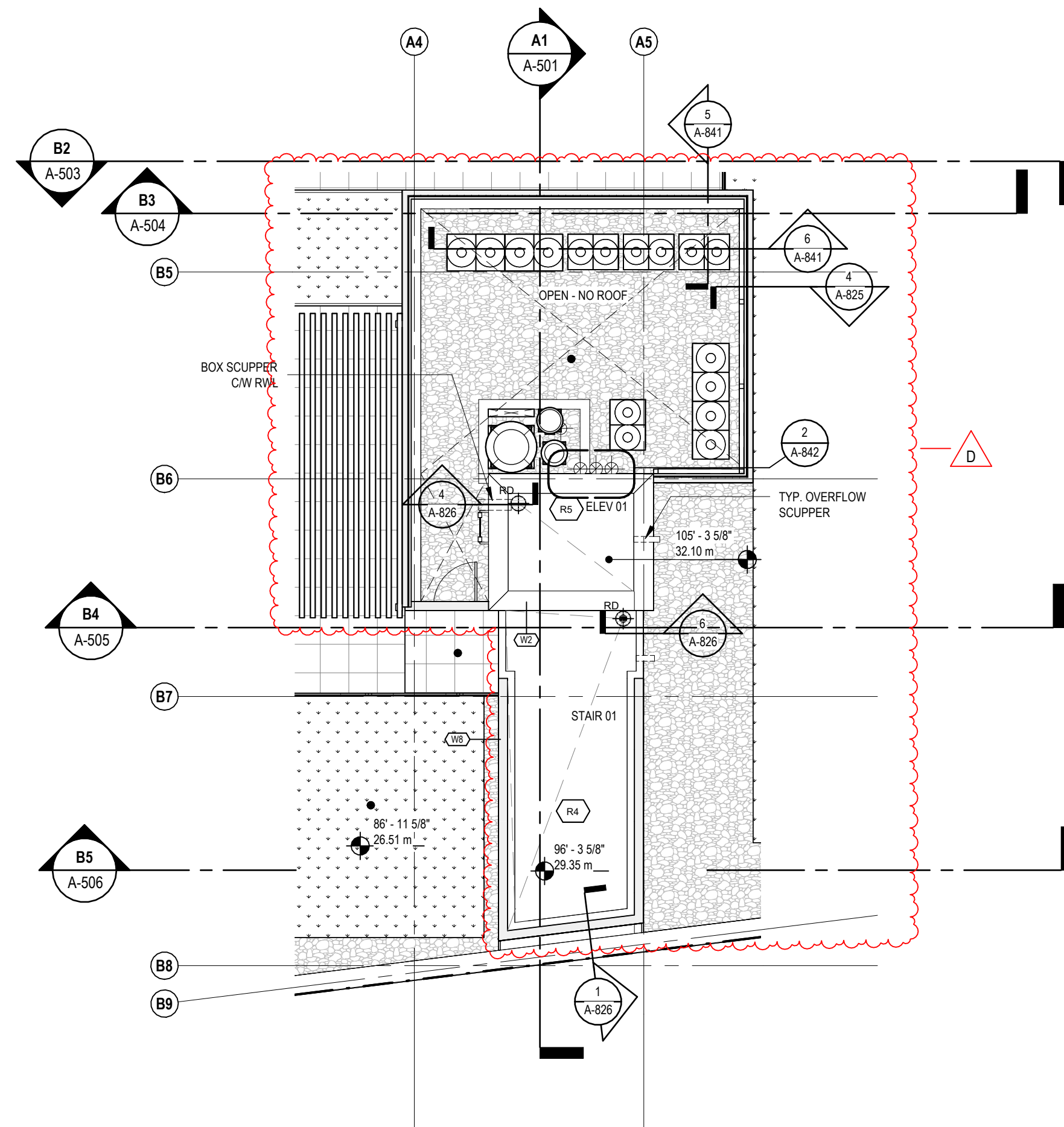
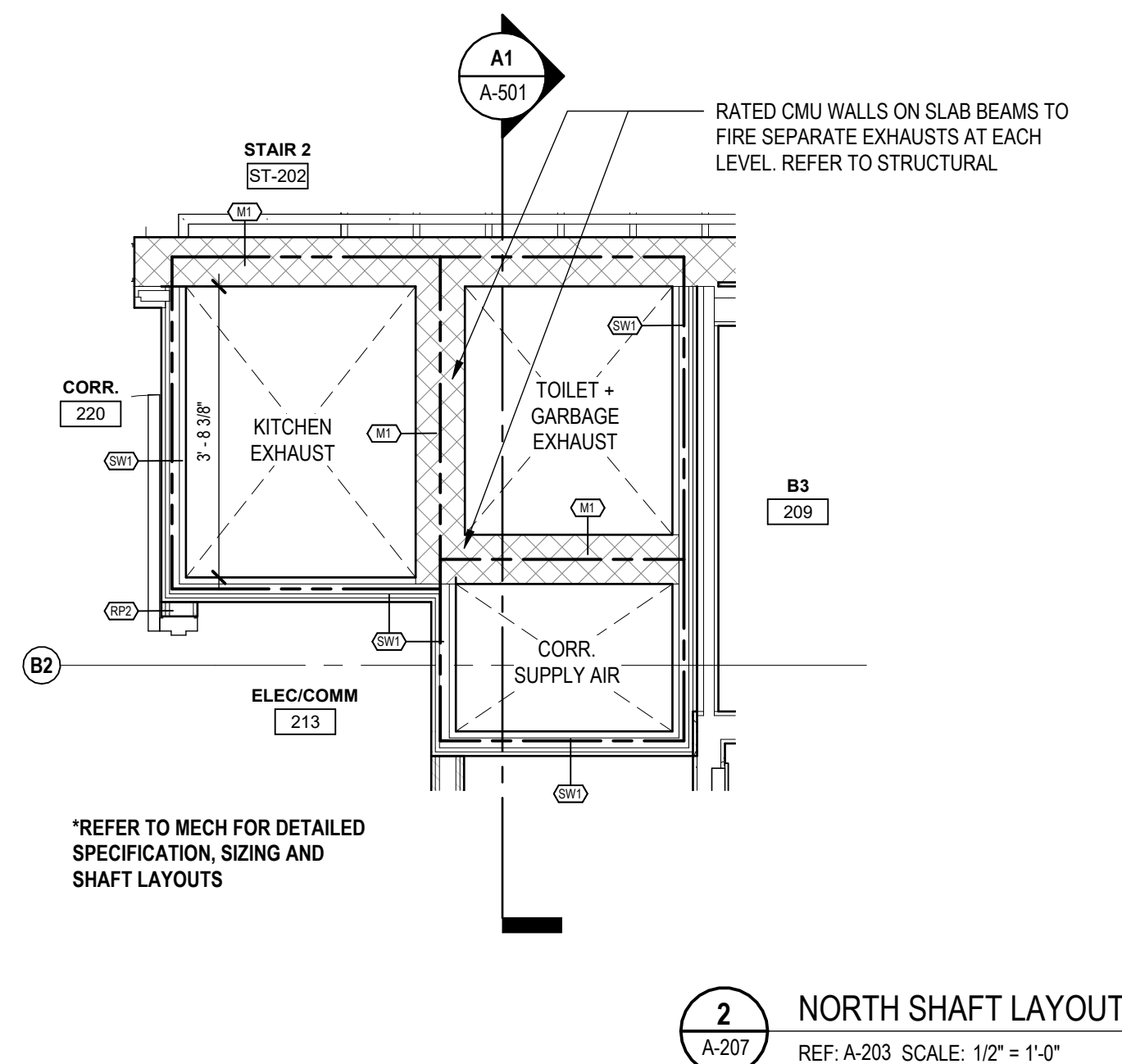
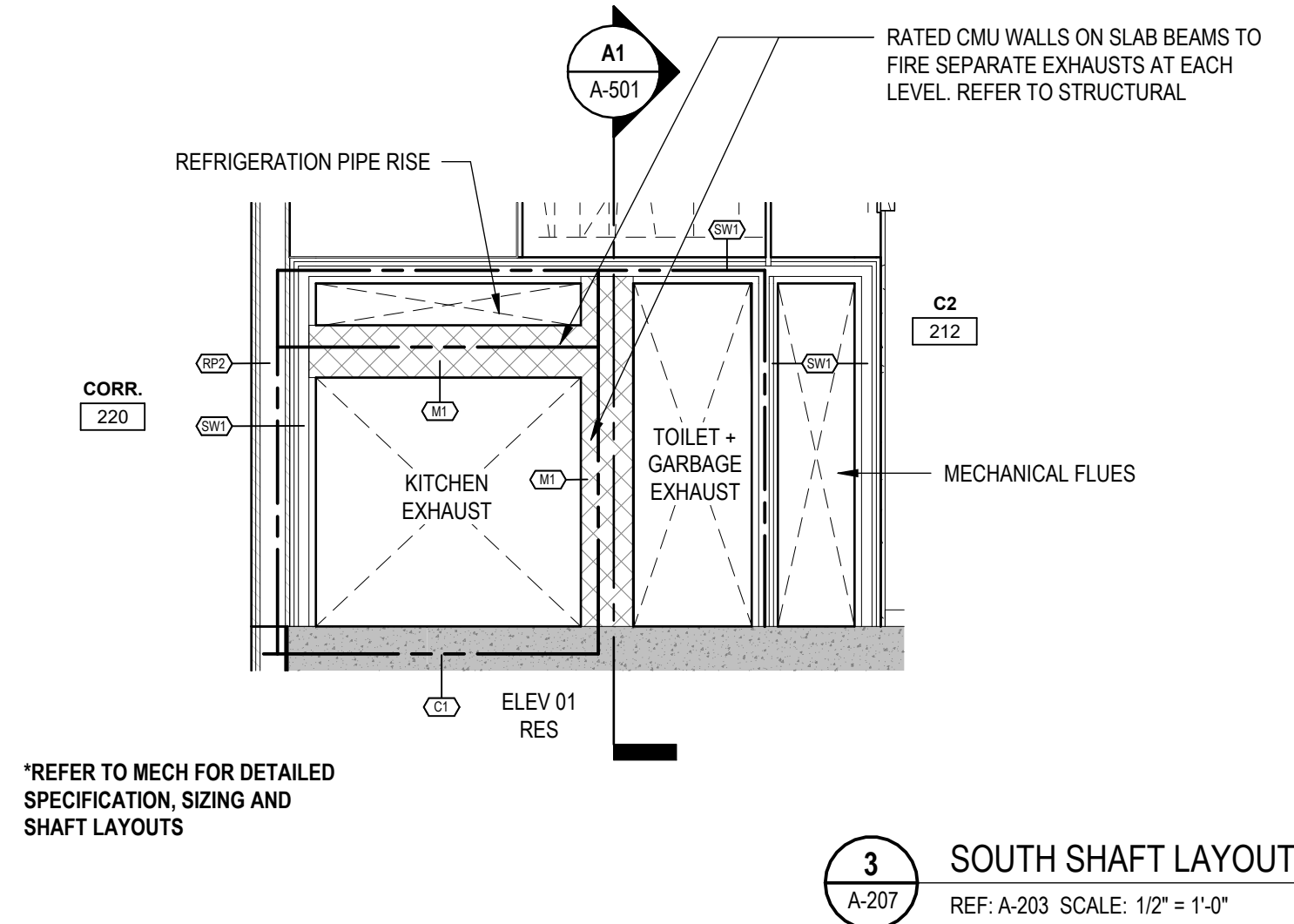
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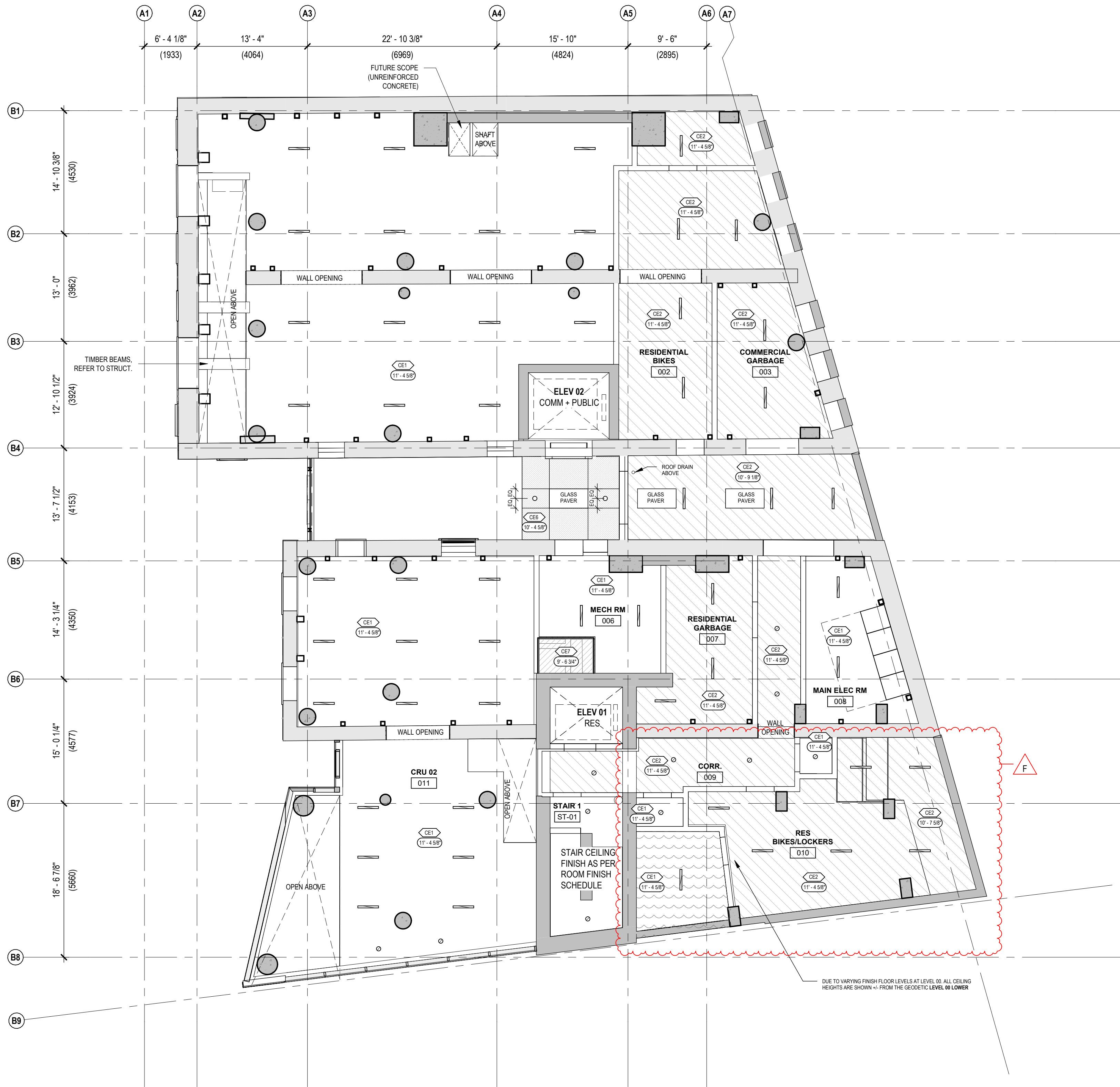
1314 WHARF STREET

PARTIAL PLANS

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PLOT DATE: 2023-04-07 8:01:39 PM

A-207





CEILING LEGEND	
<div></div> CE1 NO CEILING	<div></div> FAN COIL UNIT ACCESS HATCH
<div></div> CE2 PAINTED CONCRETE	<div></div> HRV ACCESS HATCH
<div></div> CE3 INTERIOR SMOOTH PAINTED CEILING	<div></div> AIR SUPPLY WALL MOUNTED
<div></div> CE4 PAINTED GYPSUM WALL BOARD	<div></div> EXHAUST FAN
<div></div> CE5 METAL CEILING PANEL	<div></div> LOUVRE
<div></div> CE6 CMP SOFFIT - FINISH COLOUR SCHEME 2 DARK	<div></div> SOFFIT VENT
<div></div> CE7 PAINTED 2HR RATED BULKHEAD	<div></div> BATHROOM FAN
<div></div> CE8 ALUMINUM SLAT SOFFIT, REFER TO DETAIL AND	
<div></div> CE9 RECLAIMED WOOD GRID SCREEN, REFER TO I.D	
<div></div> SF1 SPRAY FIBREGLASS INSULATION	

GENERAL NOTES - CEILING PLANS

- LOCATIONS OF LIGHTING FIXTURES AND MECHANICAL GRILLE ARE DIMENSIONED FROM THE CENTRE LINES OF FIXTURE & GRILL TO FACE OF STUD OR FACE OF STRUCTURE UNLESS NOTED OTHERWISE.
- REFER TO MECHANICAL AND ELECTRICAL FOR DETAIL AND SCHEDULES.
- REFER TO FINISH SCHEDULE FOR FINISH DETAILS.
- ALL SUSPENDED GWS CEILINGS TO BE Laterally BRACED TO THE STRUCTURE.
- SPRAY FOAM INSULATION TO EXTEND 3'-4" BEYOND HEATED SPACE ABOVE, TYP.
- CORRIDOR CEILING HEIGHT ON LEVEL 2 AS NOTED, CORRIDOR CEILING HEIGHT ON LEVEL 3 AND 4 7'9".
- REFER TO A-700 SERIES FOR DETAILED UNIT PLANS AND DIMENSIONS
- SPRINKLER HEADS/COVERS TO MATCH SOFFIT COLOUR AND MATERIAL, TYP.
- PAINt SPRINKLER PIPING TO MATCH PAINTED CEILINGS AND WALLS WHERE EXPOSED TO VIEW, TYP.

LEGEND

CEILING MATERIALS / FINISHES

CEILING MATERIAL / FINISHES

CEILING ASSEMBLY TAG

CLEAR FINISH HEIGHT

SEE ALSO ROOM FINISH SCHEDULE

CEILING LIGHT LEGEND

PENDANT LIGHT

RECESSED DOWNLIGHT

SURFACE DOWNLIGHT

WALL MOUNTED LIGHT

SURFACE LINEAR STRIP LIGHT

RECESSED LINEAR STRIP LIGHT

SURFACE TRACK LIGHT

LED COVE STRIP LIGHT

SEE ELECTRICAL FOR LIGHT FIXTURE TYPE

1
A-301

LEVEL 00 RCP

SCALE: 1/8" = 1'-0"



ISSUED FOR

A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2022-11-10	IFT ADDENDUM 2
E	2023-02-21	POST-TENDER ADDENDUM
F	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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ARCHITECT

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NORTHERN JUNK

1314 WHARF STREET

CEILING PLAN - LEVEL 0

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A-301

19004C

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CEILING LEGEND

	CE1 NO CEILING		FAN COIL UNIT ACCESS HATCH
	CE2 PAINTED CONCRETE		HRV ACCESS HATCH
	CE3 INTERIOR SMOOTH PAINTED CEILING		AIR SUPPLY WALL MOUNTED
	CE4 PAINTED GYPSUM WALL BOARD		EXHAUST FAN
	CE5 METAL CEILING PANEL		LOUVRE
	CE6 CMP SOFFIT - FINISH COLOUR SCHEME 2 DARK		SOFFIT VENT
	CE7 PAINTED 2HR RATED BULKHEAD		BATHROOM FAN
	CE8 ALUMINUM SLAT SOFFIT - REFER TO DETAIL - AND -		
	CE9 RECLAIMED WOOD GRID SCREEN. REFER TO I.D.		
	SF1 SPRAY FIBREGLASS INSULATION		

GENERAL NOTES - CEILING PLANS

1. LOCATIONS OF LIGHTING FIXTURES AND MECHANICAL GRILLE ARE DIMENSIONED FROM THE CENTRE LINES OF FIXTURE & GRILL TO FACE OF STUD OR FACE OF STRUCTURE UNLESS NOTED OTHERWISE.
2. REFER TO MECHANICAL AND ELECTRICAL FOR DETAIL AND SCHEDULES.
3. REFER TO FINISH SCHEDULE FOR FINISH DETAILS.
4. ALL SUSPENDED GWS CEILINGS TO BE Laterally BRACED TO THE STRUCTURE.
5. SPRAY FOAM INSULATION TO EXTEND 3" - 4" BEYOND HEATED SPACE ABOVE, TYP.
6. CORRIDOR CEILING HEIGHT ON LEVEL 2 AS NOTED, CORRIDOR CEILING HEIGHT ON LEVEL 3 AND 4 7'9".
7. REFER TO A-700 SERIES FOR DETAILED UNIT PLANS AND DIMENSIONS
8. SPRINKLER HEADS/COVERS TO MATCH SOFFIT COLOUR AND MATERIAL, TYP.
9. PAINT SPRINKLER PIPING TO MATCH PAINTED CEILINGS AND WALLS WHERE EXPOSED TO VIEW, TYP.

LEGEND

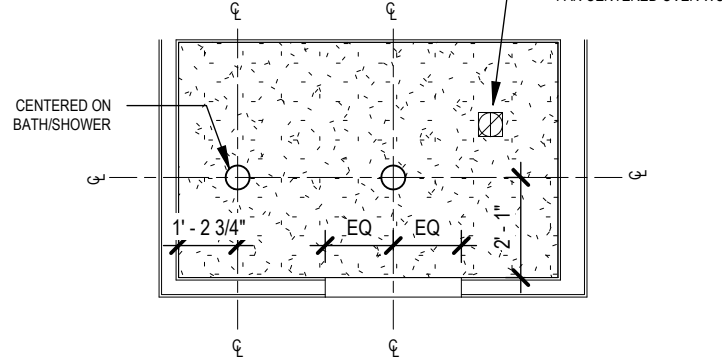
CEILING MATERIALS / FINISHES	
	CEILING MATERIAL / FINISHES
	CEILING ASSEMBLY TAG
	CLEAR FINISH HEIGHT
SEE ALSO ROOM FINISH SCHEDULE	

CEILING LIGHT LEGEND

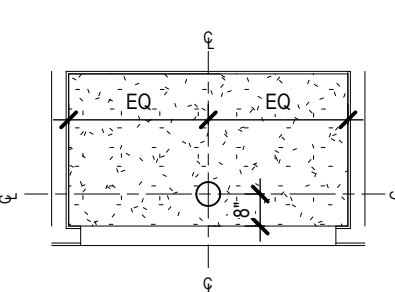
	PENDANT LIGHT	SEE ELECTRICAL FOR LIGHT FIXTURE TYPE
	RECESSED DOWNLIGHT	
	SURFACE DOWNLIGHT	
	WALL MOUNTED LIGHT	
	SURFACE LINEAR STRIP LIGHT	
	RECESSED LINEAR STRIP LIGHT	
	SURFACE TRACK LIGHT	
	LED COVE STRIP LIGHT	

TYPICAL LIGHTING CONFIGURATIONS

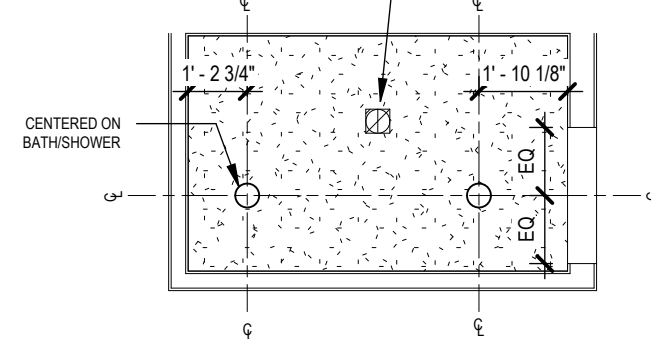
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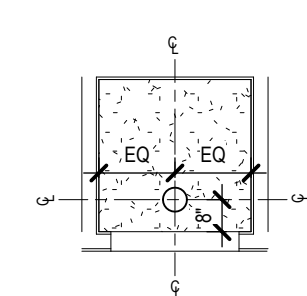
FRAMED CLOSETS & STORAGE ROOMS



BATHROOM TYPE 2



LAUNDRY CLOSET



ISSUED FOR

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B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
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D	2022-11-10	IFT ADDENDUM 2
E	2023-02-21	POST-TENDER ADDENDUM
F	2023-03-27	POST-TENDER ADDENDUM 02
G	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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VANCOUVER, BC, V6G 3J7
Tel: 236.521.6568 Email: info@bop.ca

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NORTHERN JUNK

1314 WHARF STREET

CEILING PLAN - LEVEL 2-4

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A-303

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CEILING LEGEND	
	CE1 NO CEILING
	CE2 PAINTED CONCRETE
	CE3 INTERIOR SMOOTH PAINTED CEILING
	CE4 PAINTED GYPSUM WALL BOARD
	CE5 METAL CEILING PANEL
	CE6 CMP SOFFIT - FINISH COLOUR SCHEME 2 DARK
	CE7 PAINTED 2HR RATED BULKHEAD
	CE8 ALUMINUM SLAT SOFFIT. REFER TO DETAIL - AND
	CE9 RECLAIMED WOOD GRID SCREEN. REFER TO LD
	SF1 SPRAY FIBREGLASS INSULATION
	FAN COIL UNIT ACCESS HATCH
	HRV ACCESS HATCH
	AIR SUPPLY WALL MOUNTED
	EXHAUST FAN
	LOUVRE
	SOFFIT VENT
	BATHROOM FAN

GENERAL NOTES - CEILING PLANS

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- REFER TO FINISH SCHEDULE FOR FINISH DETAILS.
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- PAIN SPRINKLER PIPING TO MATCH PAINTED CEILINGS AND WALLS WHERE EXPOSED TO VIEW, TYP.

LEGEND

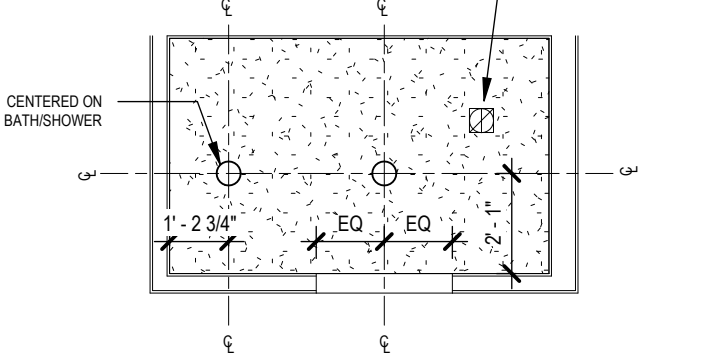
- CEILING MATERIALS / FINISHES
- CEILING MATERIAL / FINISHES
- CEILING ASSEMBLY TAG
- CLEAR FINISH HEIGHT
- SEE ALSO ROOM FINISH SCHEDULE

CEILING LIGHT LEGEND

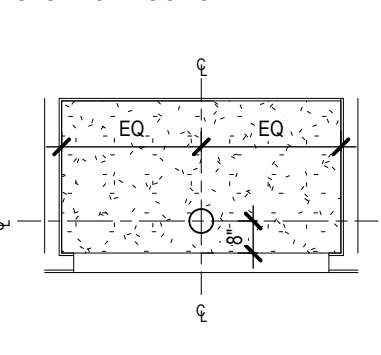
- PENDANT LIGHT
- RECESSED DOWNLIGHT
- SURFACE DOWNLIGHT
- WALL MOUNTED LIGHT
- SURFACE LINEAR STRIP LIGHT
- RECESSED LINEAR STRIP LIGHT
- SURFACE TRACK LIGHT
- LED COVE STRIP LIGHT
- SEE ELECTRICAL FOR LIGHT FIXTURE TYPE

TYPICAL LIGHTING CONFIGURATIONS

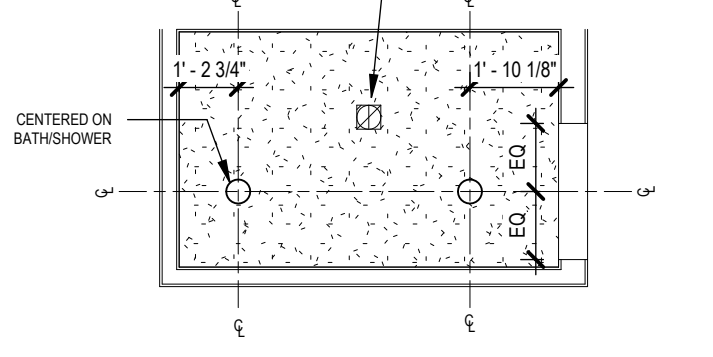
BATHROOM TYPE 1



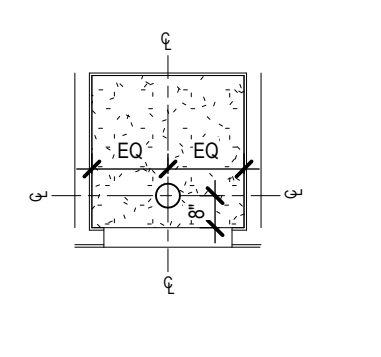
FRAMED CLOSETS & STORAGE ROOMS



BATHROOM TYPE 2



LAUNDRY CLOSET



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F	2023-03-27	POST-TENDER ADDENDUM 02
G	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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SEAL



NORTHERN JUNK

1314 WHARF STREET

CEILING PLAN - LEVEL 5

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PLOT DATE: 2023-04-07 8:05:05 PM

A-304

19004C

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ISSUED FOR

A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2023-02-21	POST-TENDER ADDENDUM
E	2023-03-27	POST-TENDER ADDENDUM 02
F	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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SEAL



NORTHERN JUNK

1314 WHARF STREET

SOUTH ELEVATION

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A-401

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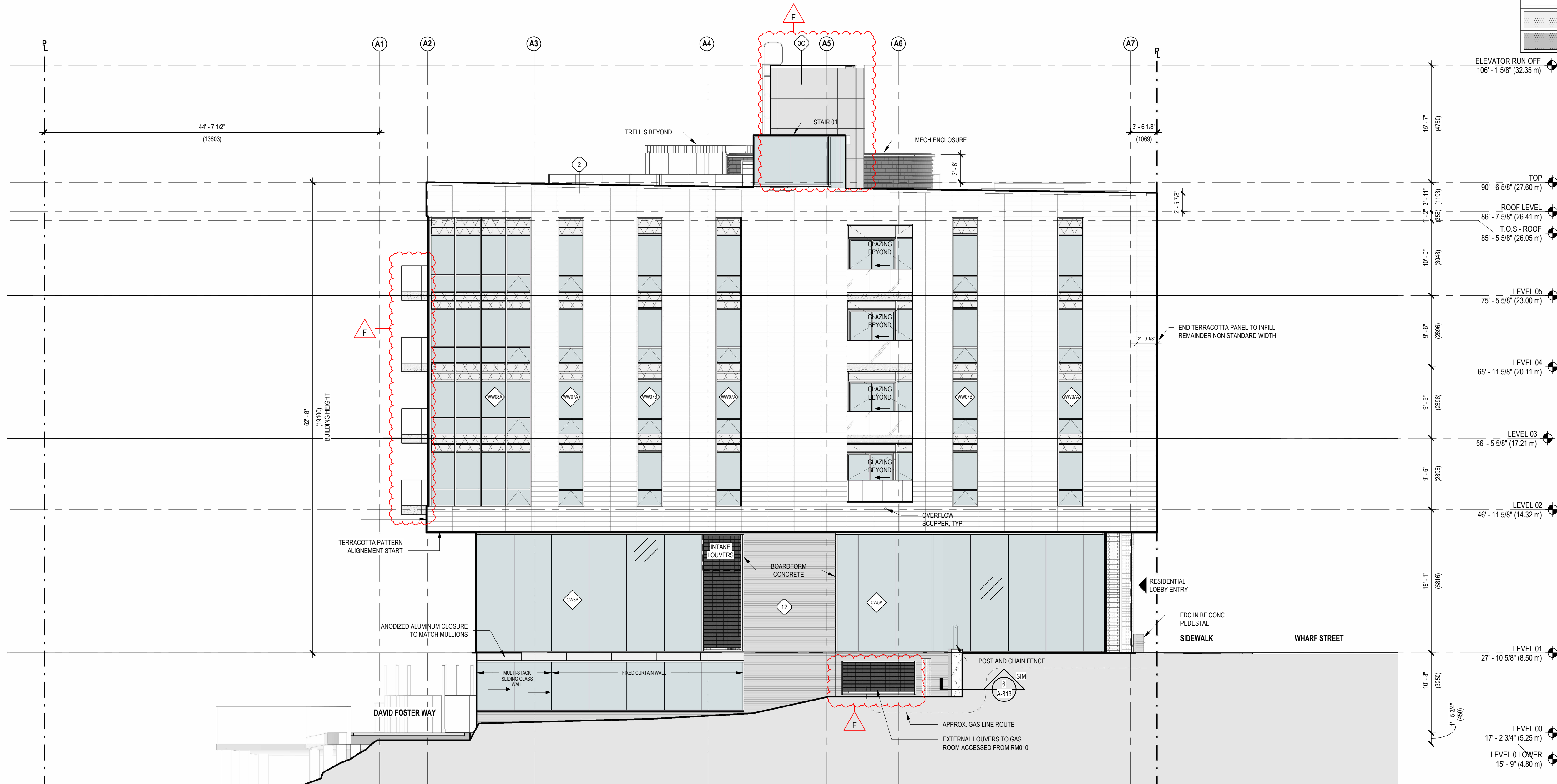
TERRACOTTA PANEL SIZE

UNLESS OTHERWISE NOTED ON ELEVATION ALL TERRACOTTA PANEL SIZES ARE AS DESCRIBED BELOW:

- EXTRUDED PANEL SIZES:
 - FULL PANEL 3'6" x 1'4"
 - HALF PANEL 1'9" x 1'4"
- EACH PANEL IS MADE UP OF TWO EQUAL "TILES", SEPARATED BY A HORIZONTAL GROOVE.
- ALL PANELS ARE FITTED IN A STACKED DIRECTION SO FROM BOTTOM TO TOP ALL PANELS ARE THE SAME WIDTH.
- PROVIDE SETTING OUT DIMENSIONED SETTING OUT DRAWING PRIOR TO MANUFACTURE
- PANEL MOCK UP REQUIRED

PATTERN	LEGEND	DESCRIPTION
	1A	NEW MASONRY TYPE 1
	1B	NEW MASONRY TYPE 2
	1C	EXISTING MASONRY/STONE
	1D	RECYCLED FACE BRICK
	2	TERRACOTTA
	3A	CMP - COLOUR 1
	3B	CMP - COLOUR 2
	3C	CMP - COLOUR 3
	4	VISION GLASS
	5A	SPANDREL GLASS - COLOUR 1
	5B	SPANDREL GLASS - COLOUR 2
	6	BALCONY GUARD GLASS
	8	METAL SOFFIT
	9	LANDSCAPE PAVILION/TRELLIS
	10	MECHANICAL VENT/LOUVER
	11	CONCRETE LANDSCAPE WALL
	12	BOARD FORM CONCRETE WALL
	13A	TOP-HAT METAL PANEL - COLOUR 1
	13B	TOP-HAT METAL PANEL - COLOUR 2
	14	PAINTED SOFFIT (BALCONIES)
	15	PRESSED METAL
	16A	GLASS FRIT - COLOUR 1 (BALCONIES)
	16B	GLASS FRIT - COLOUR 2 (BALCONIES)

NOTE: ALL EXTERIOR LOUVRES TO BE PAINTED; COLOUR TO BE SELECTED BY CONSULTANT; TYPICALLY TO MATCH ADJACENT FRAME OR MATERIAL



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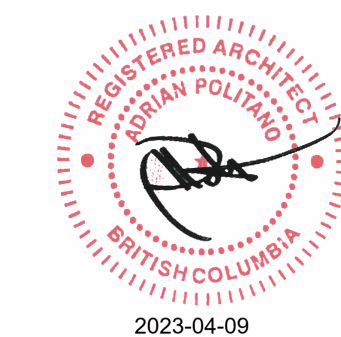
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SEAL



NORTHERN JUNK

1314 WHARF STREET

WEST ELEVATION

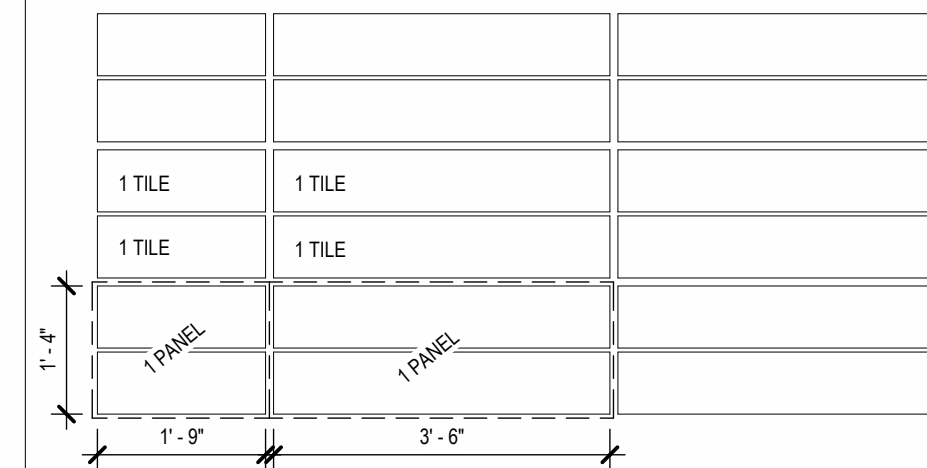
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A-402

19004C

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TERRACOTTA PANEL SIZE

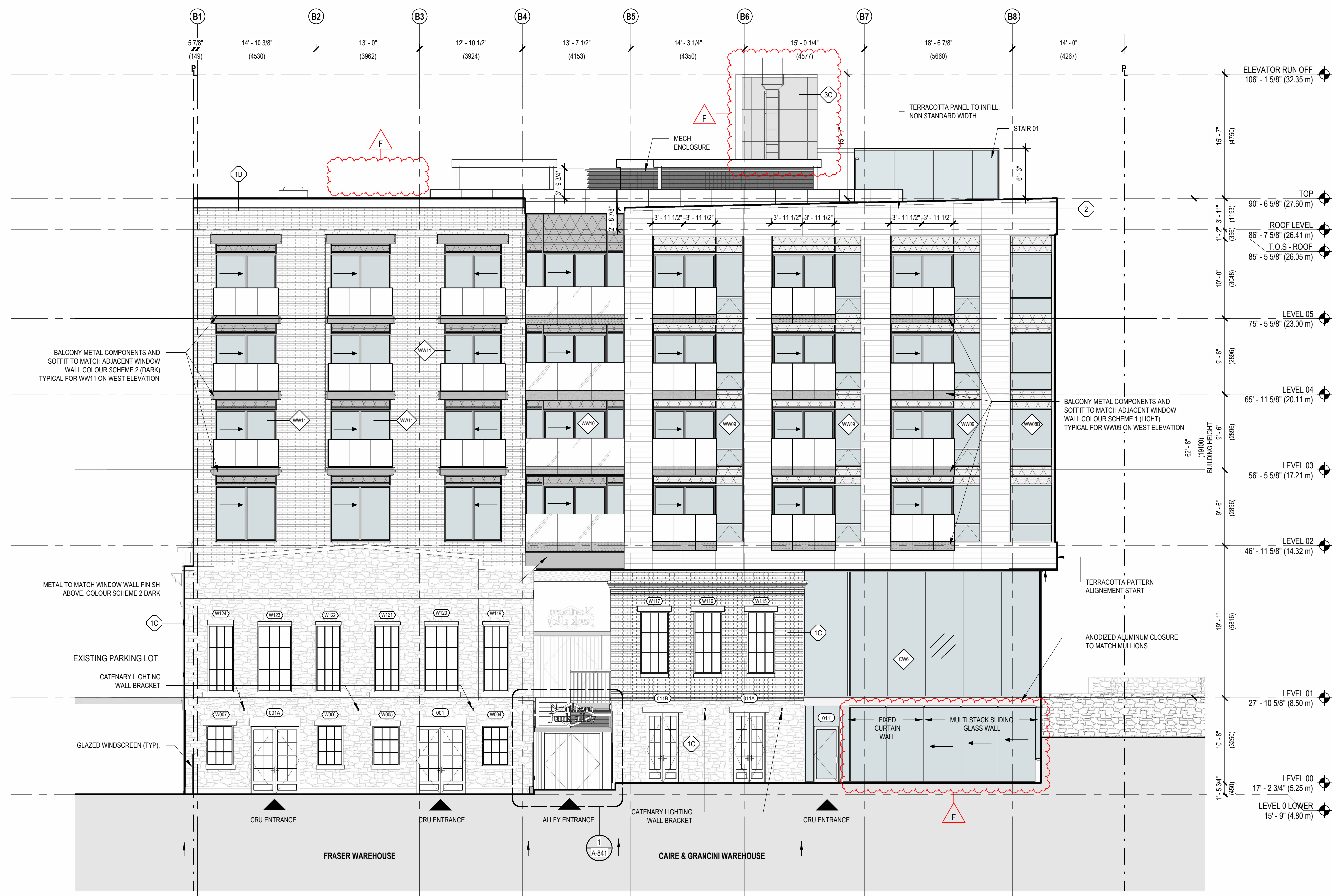


- UNLESS OTHERWISE NOTED ON ELEVATION ALL TERRACOTTA PANEL SIZES ARE AS DESCRIBED BELOW:
- EXTRUDED PANEL SIZES:
 - FULL PANEL 36" x 14"
 - HALF PANEL 18" x 14"
 - EACH PANEL IS MADE UP OF TWO EQUAL "TILES", SEPARATED BY A HORIZONTAL GROOVE.
 - ALL PANELS ARE FITTED IN A STACKED DIRECTION SO FROM BOTTOM TO TOP ALL PANELS ARE THE SAME WIDTH.
 - PROVIDE SETTING OUT DIMENSIONED SETTING OUT DRAWING PRIOR TO MANUFACTURE
 - PANEL MOCK UP REQUIRED

MATERIAL LEGEND

PATTERN	LEGEND	DESCRIPTION
1A	NEW MASONRY TYPE 1	
1B	NEW MASONRY TYPE 2	
1C	EXISTING MASONRY/STONE	
1D	RECYCLED FACE BRICK	
2	TERRACOTTA	
3A	CMP - COLOUR 1	
3B	CMP - COLOUR 2	
3C	CMP - COLOUR 3	
4	VISION GLASS	
5A	SPANDREL GLASS - COLOUR 1	
5B	SPANDREL GLASS - COLOUR 2	
6	BALCONY GUARD GLASS	
8	METAL SOFFIT	
9	LANDSCAPE PAVILION/TRELLIS	
10	MECHANICAL VENT/LOUVER	
11	CONCRETE LANDSCAPE WALL	
12	BOARD FORM CONCRETE WALL	
13A	TOP-HAT METAL PANEL - COLOUR 1	
13B	TOP-HAT METAL PANEL - COLOUR 2	
14	PAINTED SOFFIT (BALCONIES)	
15	PRESSED METAL	
16A	GLASS FRIT - COLOUR 1 (BALCONIES)	
16B	GLASS FRIT - COLOUR 2 (BALCONIES)	

NOTE: ALL EXTERIOR LOUVRES TO BE PAINTED; COLOUR TO BE SELECTED BY CONSULTANT; TYPICALLY TO MATCH ADJACENT FRAME OR MATERIAL.



1 WEST ELEVATION
A-402 SCALE: 1/8" = 1'-0"



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Oleksiuk
Politano
Architects



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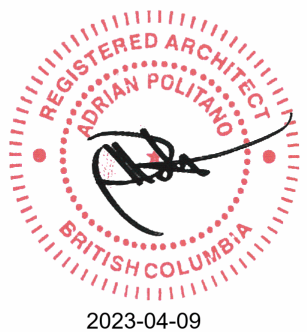
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NORTHERN JUNK

1314 WHARF STREET

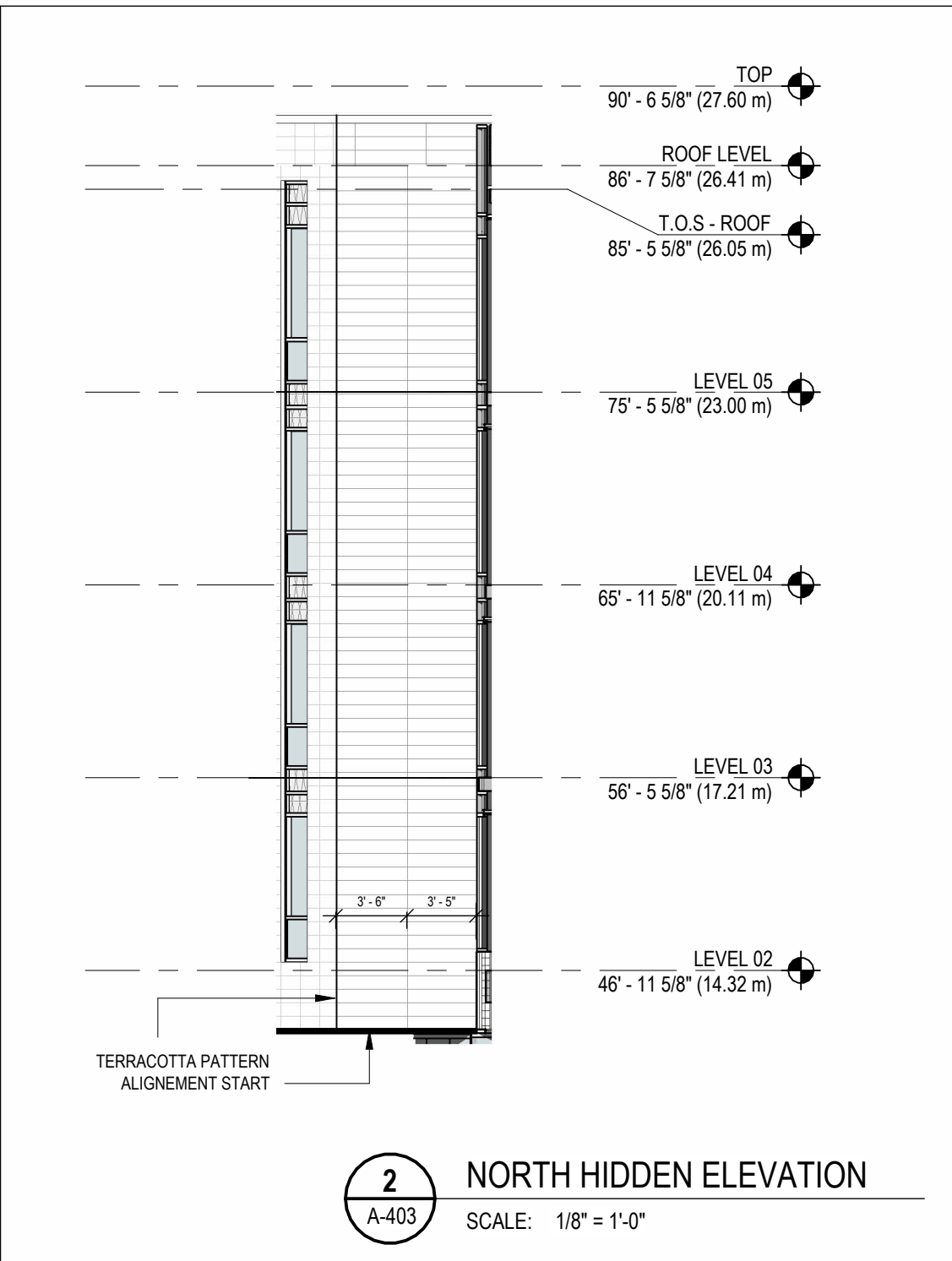
NORTH ELEVATION

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A-403

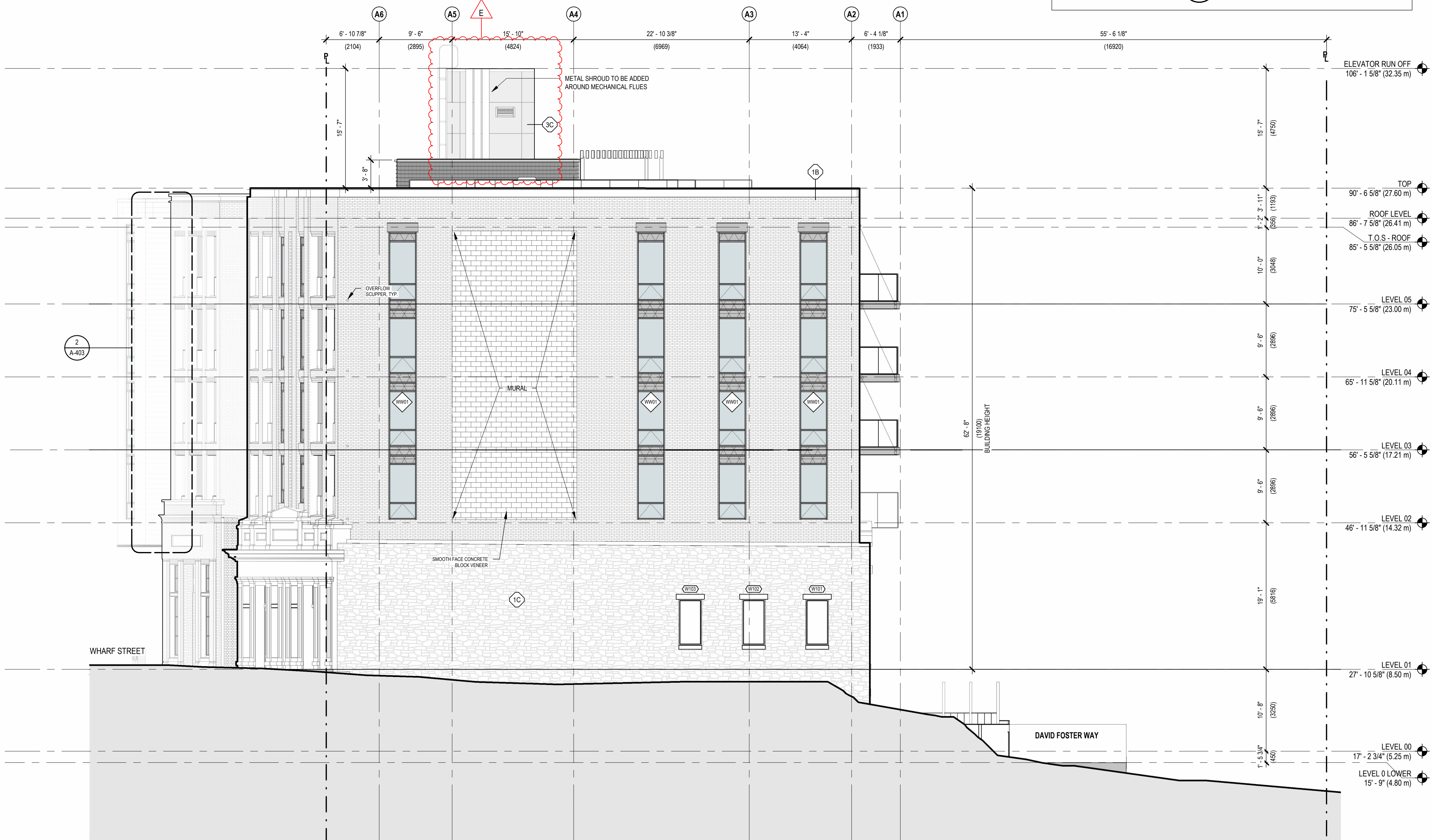
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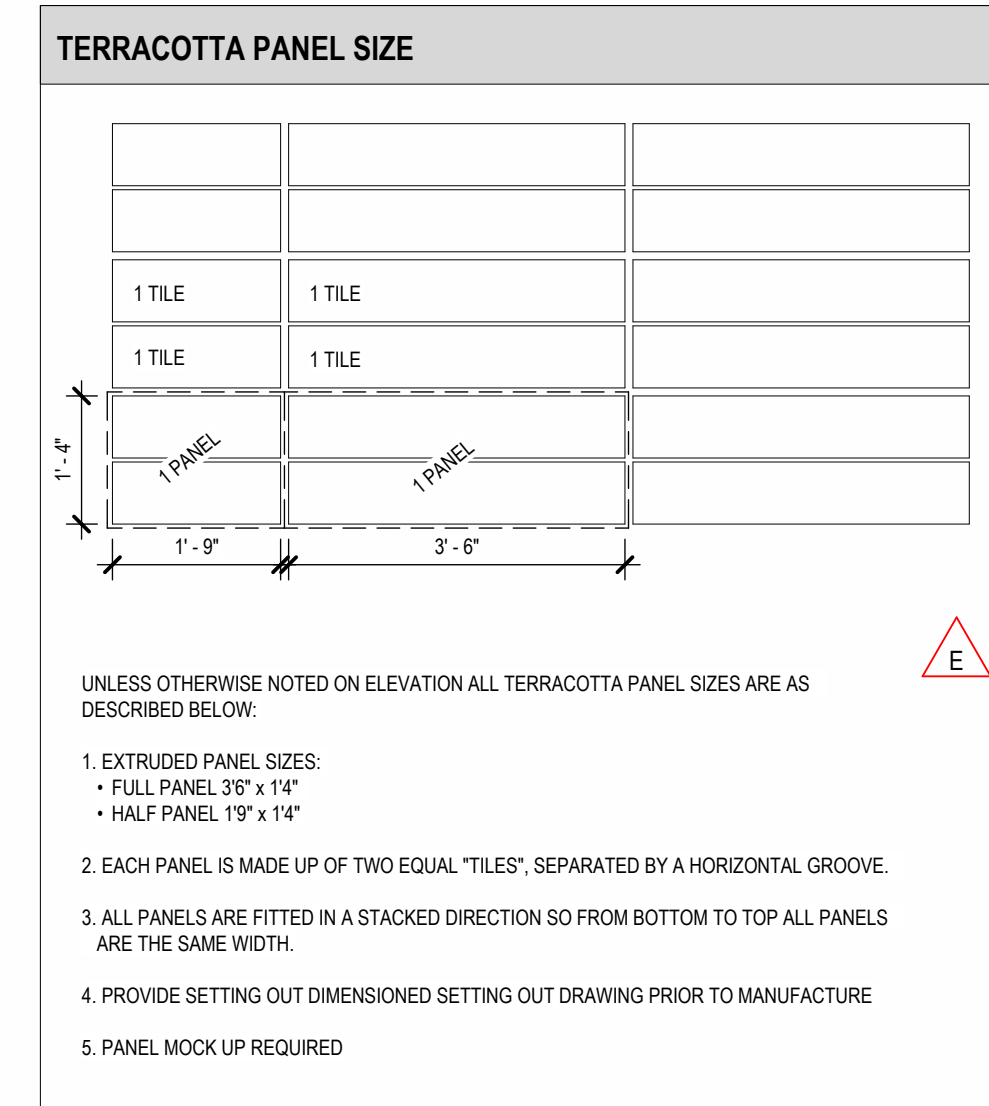


MATERIAL LEGEND		
PATTERN	LEGEND	DESCRIPTION
[Pattern]	1A	NEW MASONRY TYPE 1
[Pattern]	1B	NEW MASONRY TYPE 2
[Pattern]	1C	EXISTING MASONRY/STONE
[Pattern]	1D	RECYCLED FACE BRICK
[Pattern]	2	TERRACOTTA
[Pattern]	3A	CMP - COLOUR 1
[Pattern]	3B	CMP - COLOUR 2
[Pattern]	3C	CMP - COLOUR 3
[Pattern]	4	VISION GLASS
[Pattern]	5A	SPANDREL GLASS - COLOUR 1
[Pattern]	5B	SPANDREL GLASS - COLOUR 2
[Pattern]	6	BALCONY GUARD GLASS
[Pattern]	8	METAL SOFFIT
[Pattern]	9	LANDSCAPE PAVILION/TRELLIS
[Pattern]	10	MECHANICAL VENT/LOUVER
[Pattern]	11	CONCRETE LANDSCAPE WALL
[Pattern]	12	BOARD FORM CONCRETE WALL
[Pattern]	13A	TOP-HAT METAL PANEL - COLOUR 1
[Pattern]	13B	TOP-HAT METAL PANEL - COLOUR 2
[Pattern]	14	PAINTED SOFFIT (BALCONIES)
[Pattern]	15	PRESSED METAL
[Pattern]	16A	GLASS FRIT - COLOUR 1 (BALCONIES)
[Pattern]	16B	GLASS FRIT - COLOUR 2 (BALCONIES)

NOTE: ALL EXTERIOR LOUVRES TO BE PAINTED; COLOUR TO BE SELECTED BY CONSULTANT; TYPICALLY TO MATCH ADJACENT FRAME OR MATERIAL

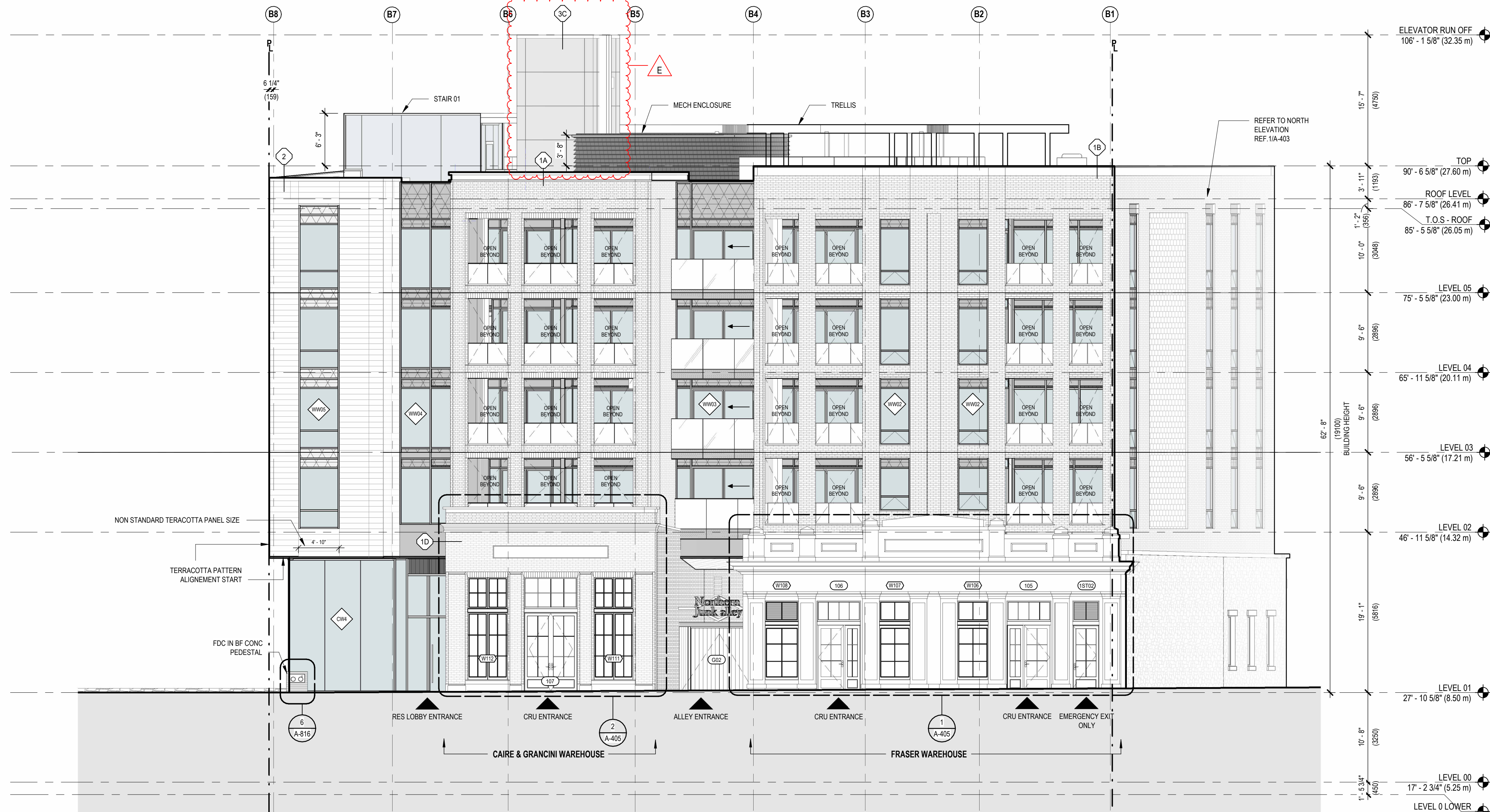


1 NORTH ELEVATION
A-403 SCALE: 1/8" = 1'-0"

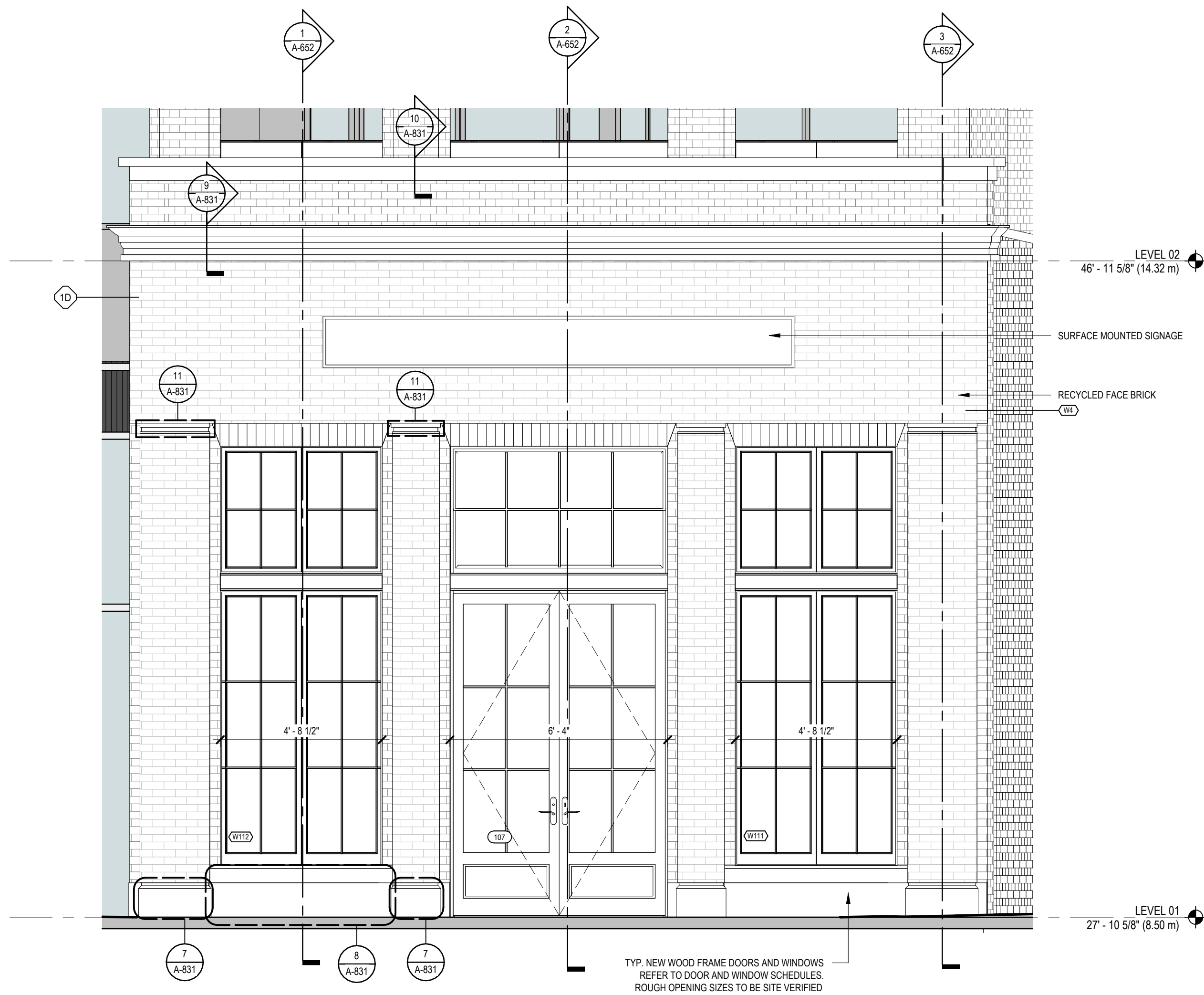


MATERIAL LEGEND		
PATTERN	LEGEND	DESCRIPTION
[Pattern]	1A	NEW MASONRY TYPE 1
[Pattern]	1B	NEW MASONRY TYPE 2
[Pattern]	1C	EXISTING MASONRY/STONE
[Pattern]	1D	RECYCLED FACE BRICK
[Pattern]	2	TERRACOTTA
[Pattern]	3A	CMP - COLOUR 1
[Pattern]	3B	CMP - COLOUR 2
[Pattern]	3C	CMP - COLOUR 3
[Pattern]	4	VISION GLASS
[Pattern]	5A	SPANDREL GLASS - COLOUR 1
[Pattern]	5B	SPANDREL GLASS - COLOUR 2
[Pattern]	6	BALCONY GUARD GLASS
[Pattern]	8	METAL SOFFIT
[Pattern]	9	LANDSCAPE PAVILION/TRELLIS
[Pattern]	10	MECHANICAL VENT/LOUVER
[Pattern]	11	CONCRETE LANDSCAPE WALL
[Pattern]	12	BOARD FORM CONCRETE WALL
[Pattern]	13A	TOP-HAT METAL PANEL - COLOUR 1
[Pattern]	13B	TOP-HAT METAL PANEL - COLOUR 2
[Pattern]	14	PAINTED SOFFIT (BALCONIES)
[Pattern]	15	PRESSED METAL
[Pattern]	16A	GLASS FRIT - COLOUR 1 (BALCONIES)

NOTE: ALL EXTERIOR LOUVRES TO BE PAINTED, COLOUR TO BE SELECTED BY CONSULTANT, TYPICALLY TO MATCH ADJACENT FRAME OR SUTRA (COLOUR 2 (BALCONIES))



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

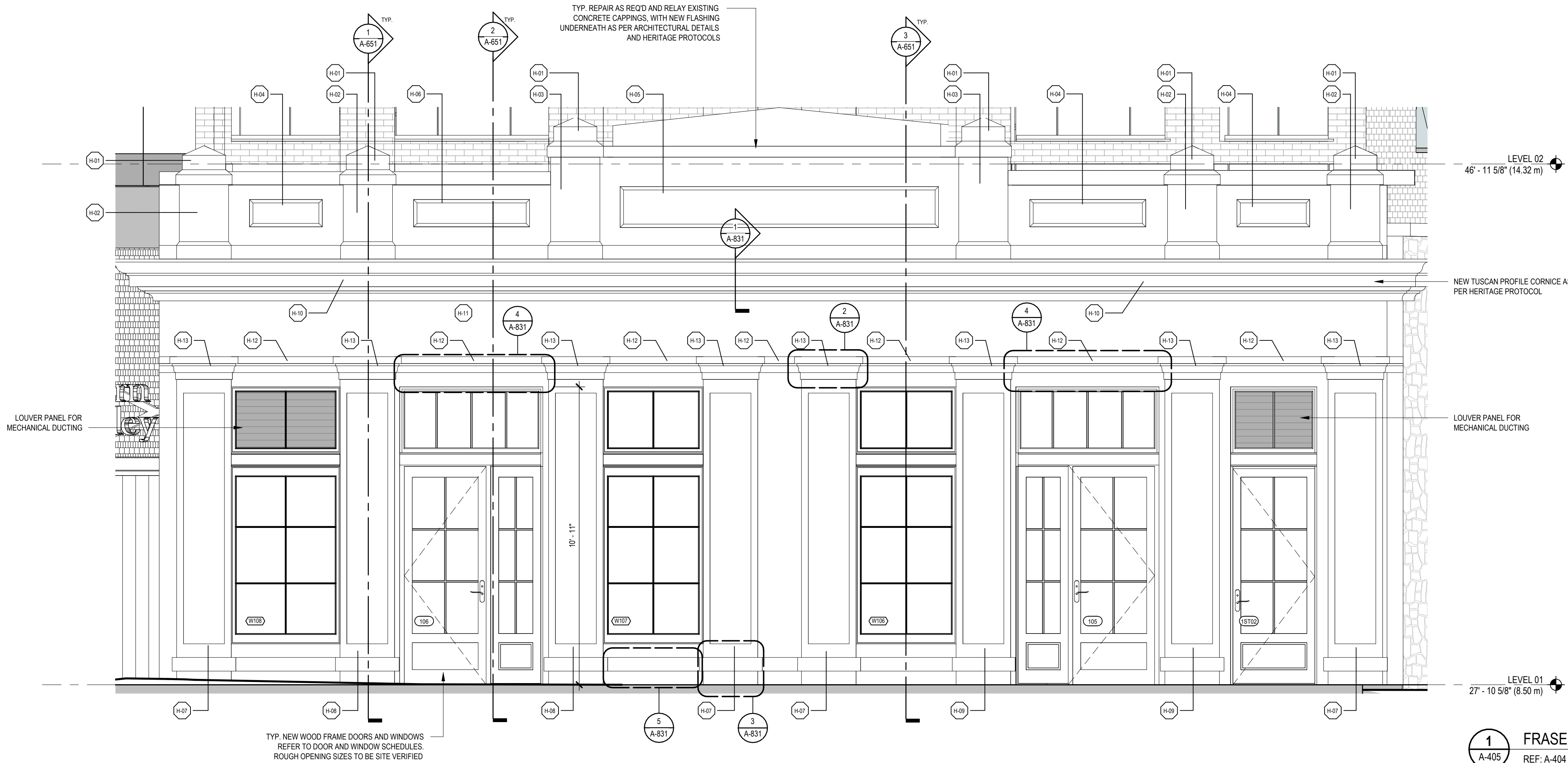


2 CAIRE AND GRANCINI EAST ELEVATION
REF: A-404 SCALE: 3/8" = 1'-0"

KEYNOTE LEGEND - HERITAGE REPAIRS	
KEY VALUE	DESCRIPTOR
H-01	RETAIN AND REPAIR CONCRETE STEPPED PARAPET AND CENTRAL TRIANGULAR TERMINATION.
H-02	RETAIN AND REPAIR ALL FOUR STONE PILASTERS ALONG THE UPPER PARAPET USING AN APPROVED JAHN PRODUCT.
H-03	REINSTATE BOTH PILASTERS WITH NEW SANDSTONE OR AN APPROVED JAHN PRODUCT TO REPLICATE THE OTHER FOUR PILASTERS IN THE UPPER PARAPET.
H-04	RETAIN AND REPAIR MOULDED STONE PANELS AND BASE. WATER REPELLENT COATING COULD BE USED. FURTHER RESEARCH REQ'D.
H-05	RETAIN AND REPAIR MOULDED STONE PANELS AND BASE, WHILE PROTECTING CARVED LETTERS. WATER REPELLENT COATING COULD BE USED. FURTHER RESEARCH REQ'D.
H-06	RETAIN AND REPAIR MOULDED STONE PANELS AND BASE, WHILE PROTECTING CARVED LETTERS. WATER REPELLENT COATING COULD BE USED. FURTHER RESEARCH REQ'D.
H-07	RETAIN AND REPAIR ALL MOULDED STONE PILASTERS AND RAISED BASES.
H-08	REINSTATE MOULDED SANDSTONE PILASTERS BY USING EXISTING STONE PILASTERS AS PHYSICAL EVIDENCE TO DUPLICATE IN ITS ENTIRETY.
H-09	REINSTATE MOULDED SANDSTONE PILASTERS BY USING EXISTING STONE PILASTERS AS PHYSICAL EVIDENCE TO DUPLICATE IN ITS ENTIRETY.
H-10	RETAIN AND PROTECT WITH A WATERPROOF AND BREATHABLE COATING. PRIOR TO BEING COVERED WITH NEW BUILT-UP CORNICE.
H-11	RETAIN AND REPAIR EXISTING SANDSTONE FRIEZE.
H-12	RETAIN AND REPAIR THE SANDSTONE MOULDINGS AND REINSTATE THE CAPITALS THAT TERMINATE EACH PILASTER. USE A JAHN PRODUCT TO REINSTATE PROFILE AND APPEARANCE TO REPLICATE PHYSICAL EVIDENCE.
H-13	REINSTATE THE MOULDED CAPITALS THAT REPLICATE THE PHYSICAL EVIDENCE OF THE EXISTING SANDSTONE MOULDINGS USING A JAHN PRODUCT TO DUPLICATE IN ITS ENTIRETY.

MATERIAL LEGEND		
PATTERN	LEGEND	DESCRIPTION
[Pattern]	1A	NEW MASONRY TYPE 1
[Pattern]	1B	NEW MASONRY TYPE 2
[Pattern]	1C	EXISTING MASONRY/STONE
[Pattern]	1D	RECYCLED FACE BRICK
[Pattern]	2	TERRACOTTA
[Pattern]	3A	CMP - COLOUR 1
[Pattern]	3B	CMP - COLOUR 2
[Pattern]	3C	CMP - COLOUR 3
[Pattern]	4	VISION GLASS
[Pattern]	5A	SPANDREL GLASS - COLOUR 1
[Pattern]	5B	SPANDREL GLASS - COLOUR 2
[Pattern]	6	BALCONY GUARD GLASS
[Pattern]	8	METAL SOFFIT
[Pattern]	9	LANDSCAPE PAVILION/TRELLIS
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[Pattern]	13A	TOP-HAT METAL PANEL - COLOUR 1
[Pattern]	13B	TOP-HAT METAL PANEL - COLOUR 2
[Pattern]	14	PAINTED SOFFIT (BALCONIES)
[Pattern]	15	PRESSED METAL
[Pattern]	16A	GLASS FRIT - COLOUR 1 (BALCONIES)
[Pattern]	16B	GLASS FRIT - COLOUR 2 (BALCONIES)

NOTE: ALL EXTERIOR LOUVRES TO BE PAINTED. COLOUR TO BE SELECTED BY CONSULTANT, TYPICALLY TO MATCH ADJACENT FRAME OR MATERIAL COLOUR 2 (BALCONIES)



1 FRASER WAREHOUSE EAST ELEVATION
REF: A-404 SCALE: 3/8" = 1'-0"



Boniface
Oleksiuk
Politano
Architects



ISSUED FOR

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C 2022-11-10 IFT ADDENDUM 2
D 2023-04-09 BUILDING PERMIT APPLICATION REVISION 3

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1314 WHARF STREET

ENLARGED
ELEVATIONS

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A-405

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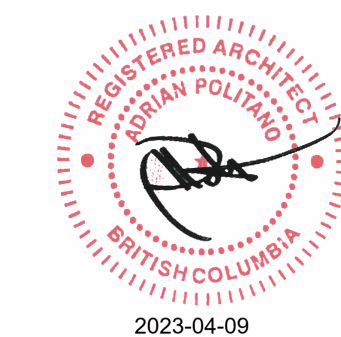
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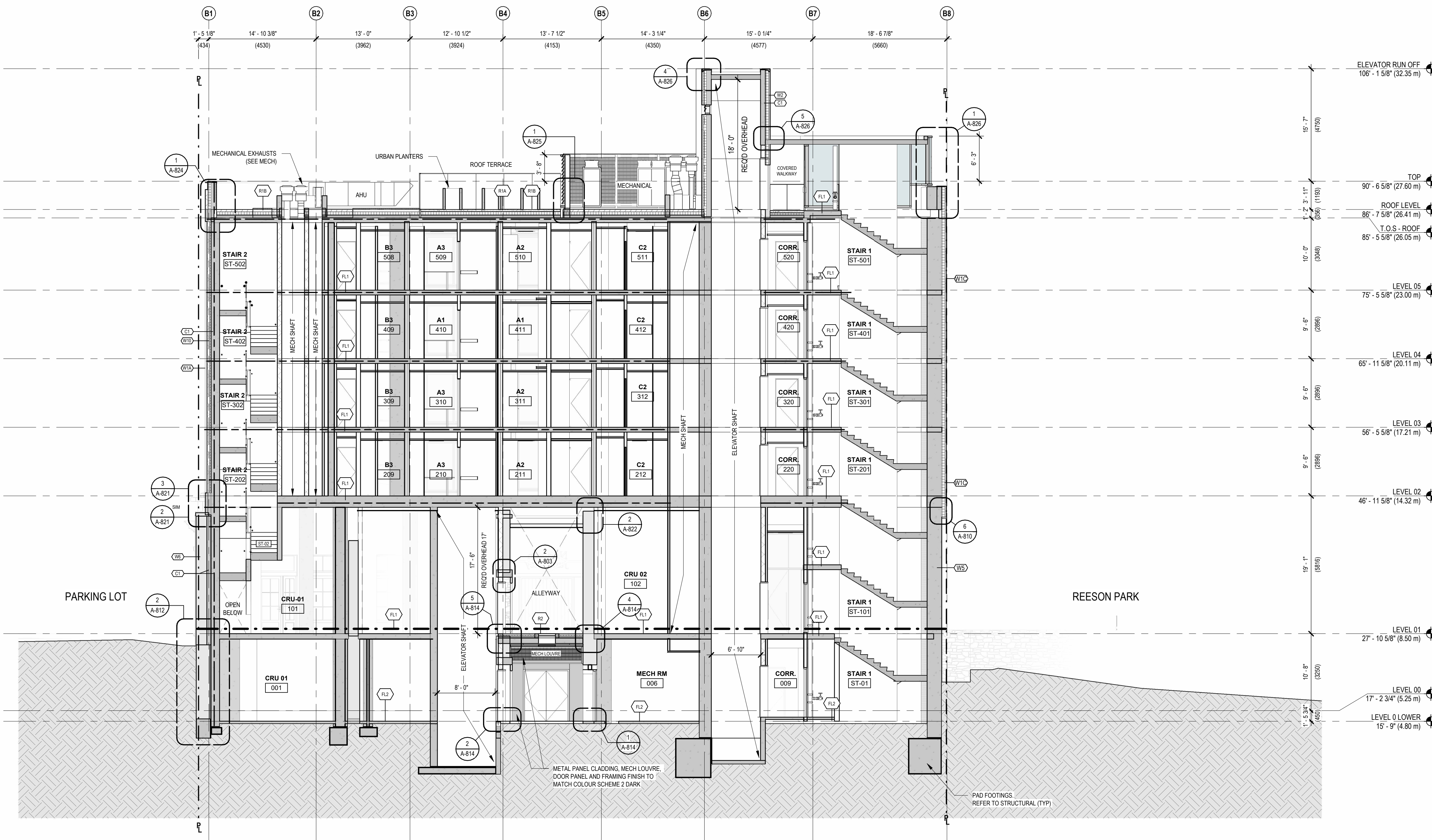
SECTION - A1

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A-501

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1 A1
A-501 SCALE: 1/8" = 1'-0"



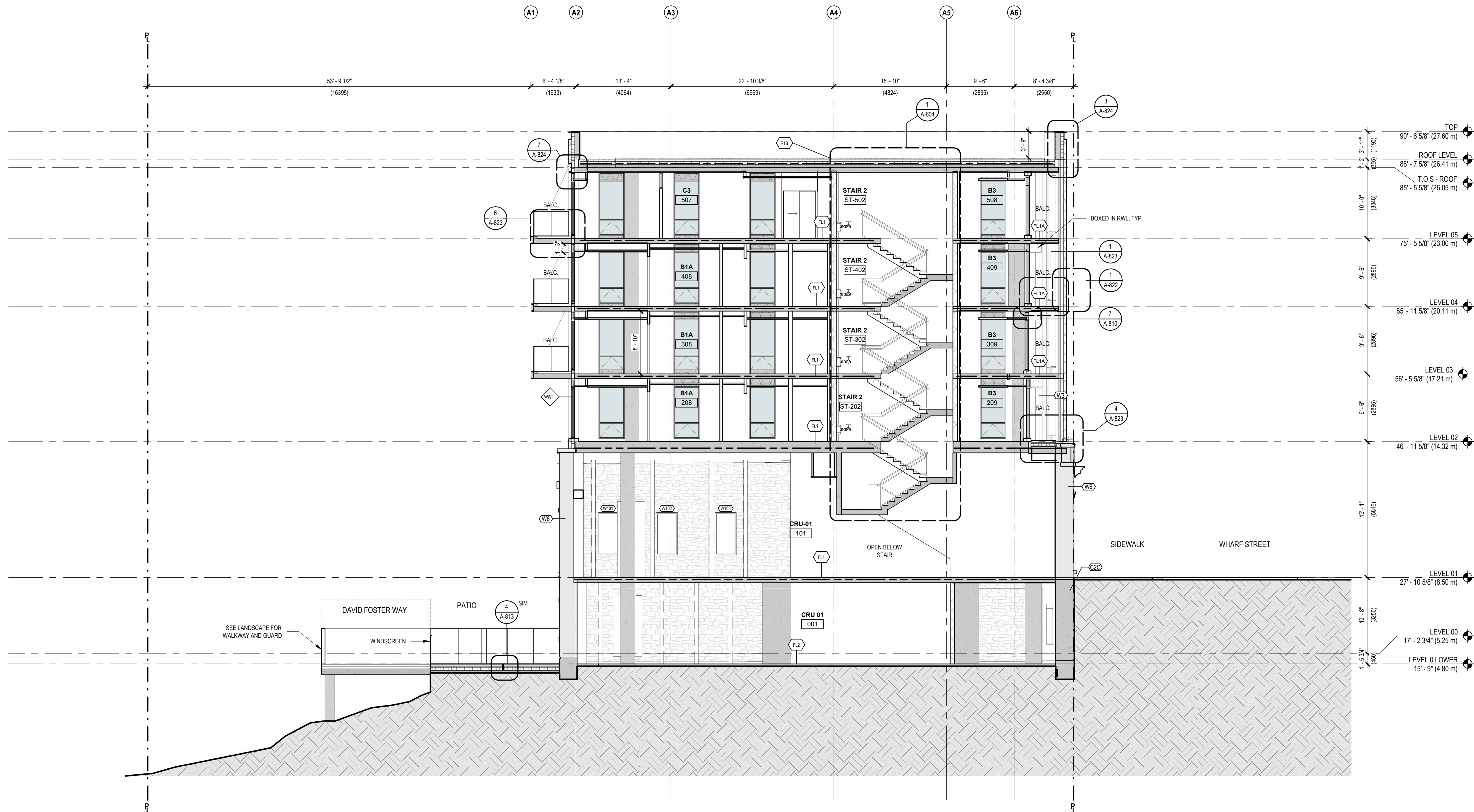
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2023-04-09

A-502

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1 B1
A-502 SCALE: 1/8" = 1'-0"

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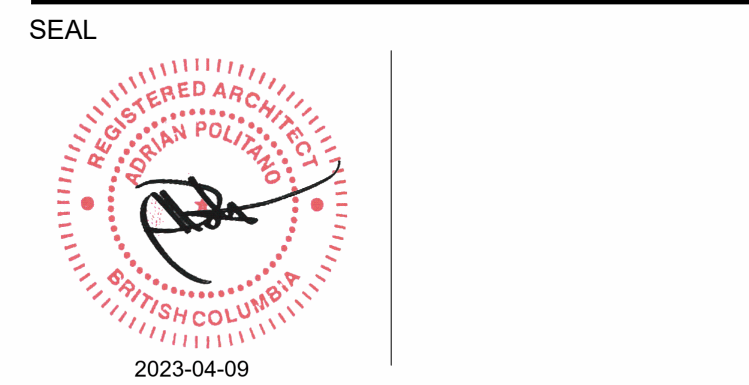
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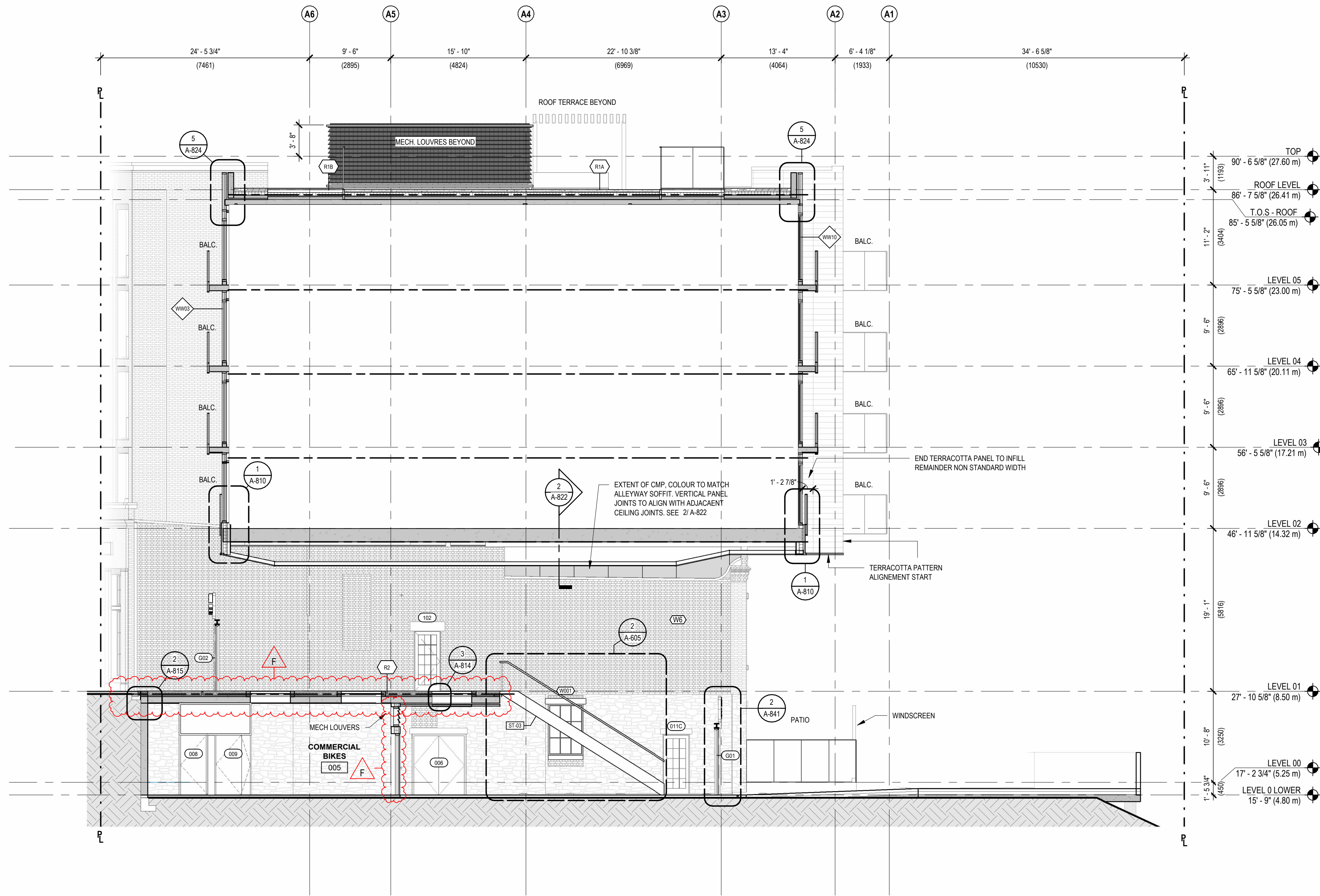
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A-503

19004C

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1 B2
A-503 SCALE: 1/8" = 1'-0"

ISSUED FOR

A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

IMPERIAL

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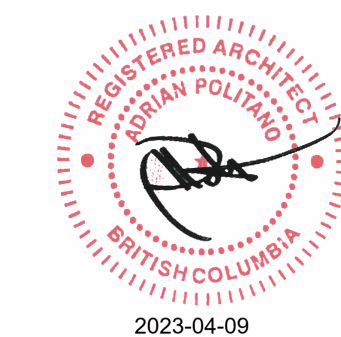
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NORTHERN JUNK

1314 WHARF STREET

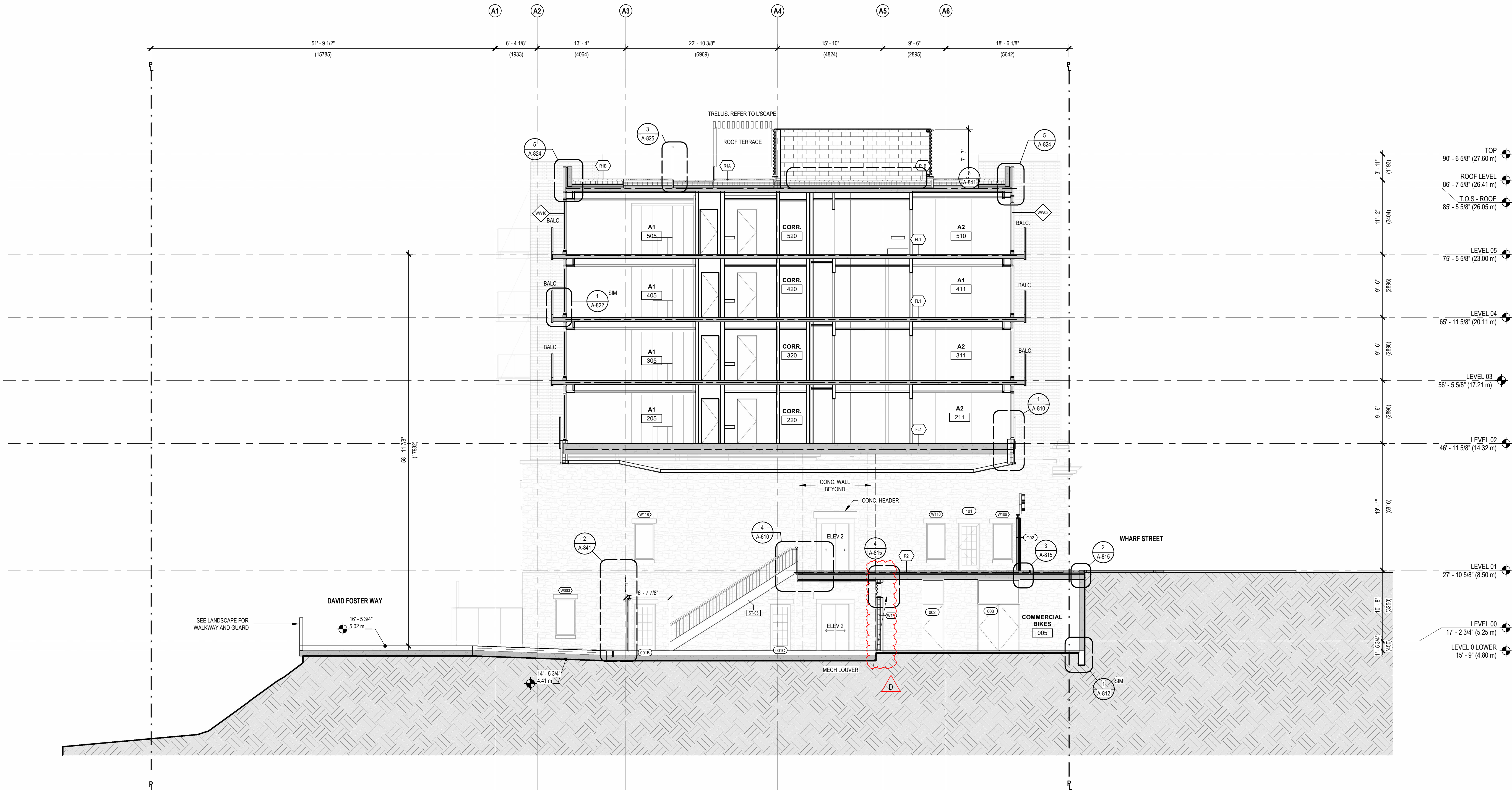
SECTION - B3

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PLOT DATE: 2023-04-07 8:06:23 PM

A-504

19004C

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1 B3
A-504 SCALE: 1/8" = 1'-0"

ISSUED FOR

A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2023-02-21	POST-TENDER ADDENDUM
E	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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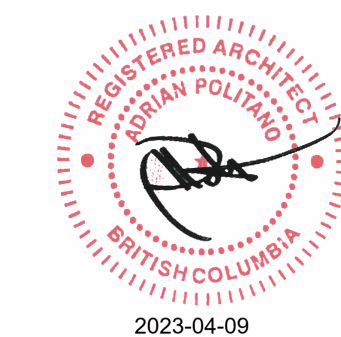
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1314 WHARF STREET

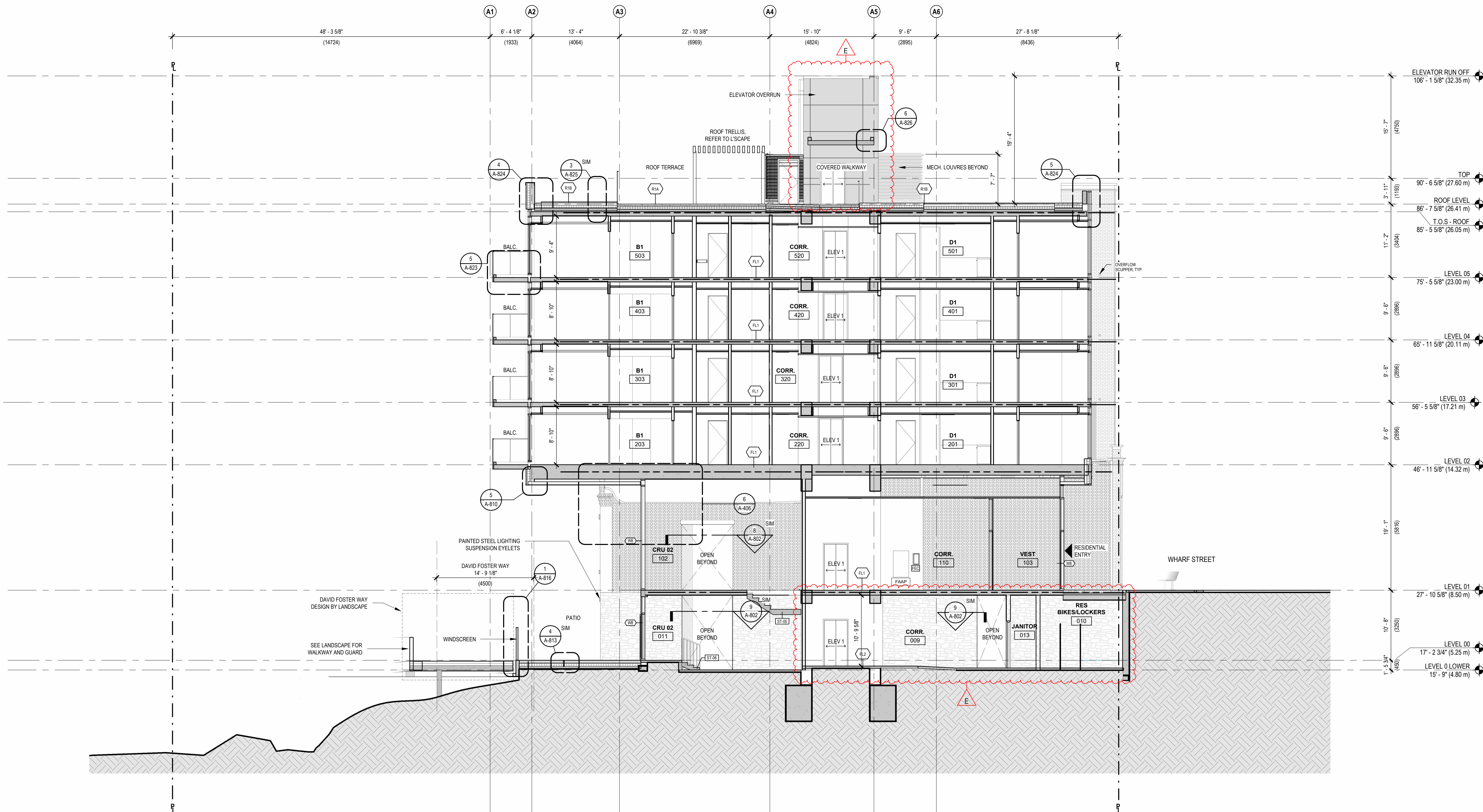
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A-505

19004C

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1 B4
A-505
SCALE: 1/8" = 1'-0"

ISSUED FOR

A	2022-06-24	BUILDING PERMIT APPLICATION
B	2022-09-29	BUILDING PERMIT APPLICATION REVISION 1
C	2022-10-14	ISSUED FOR TENDER
D	2023-02-21	POST-TENDER ADDENDUM
E	2023-04-09	BUILDING PERMIT APPLICATION REVISION 3

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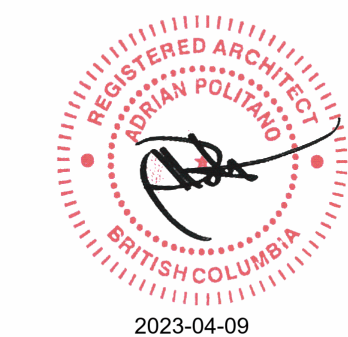
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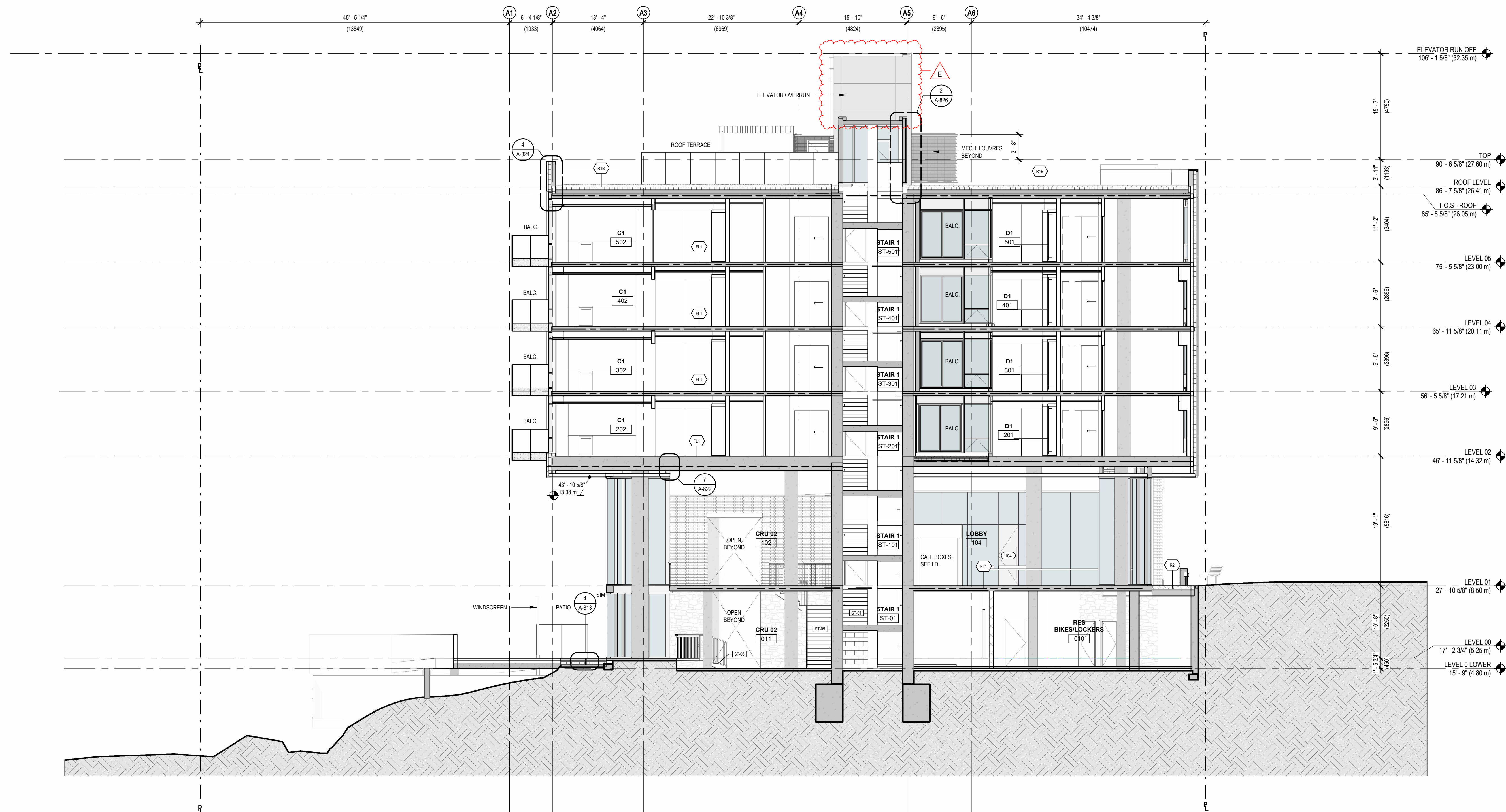
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A-506

19004C

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1 B5
A-506 SCALE: 1/8" = 1'-0"