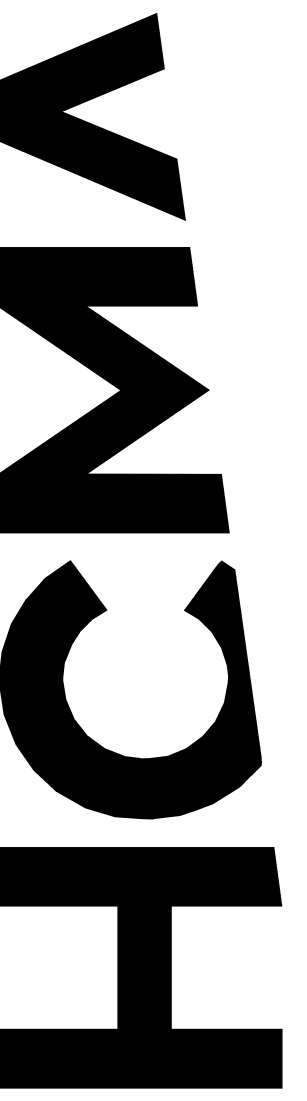
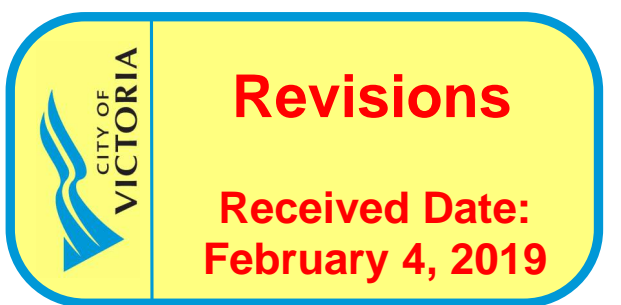


1025 JOHNSON STREET

ISSUED FOR DP + REZONING REVISIONS



CONSULTANT LOGO:



NOT FOR CONSTRUCTION

PERSONNEL

DEVELOPMENT MANAGER

Jawl Residential Ltd
3375 Tennyson Ave
Victoria, BC V8Z 3P7
T: 250.475.7751
E: djawl@jawlresidential.com

PROJECT INFORMATION

CIVIC ADDRESS:

1025 Johnson St., Victoria, BC

LEGAL DESCRIPTION:

The Westerly 40' of Lot 961, Victoria City
Lot 961, Victoria City, except the Westerly 40' thereof
The Westerly 19' 3" of Lot 960, Victoria City
The Easterly 40' 9" of Lot 960, Victoria City
Lot 959, Victoria City
Lot 958, Victoria City

BUILDING CODE: BC Building Code 2018

OCCUPANCY CLASS: Group C; Group D; Group F, Division 3; Group F, Division 2

PROPOSED BUILDING GROSS FLOOR AREA: 18,660.50 sq.m (200,860 sq.ft)

CONSULTANTS

ARCHITECTURAL

HCMA Architecture + Design
205 - 26 Bastion Square
Victoria BC V8W1H9
T: 250.382.6650
E: victoria@hcma.ca

ELECTRICAL

AES (Applied Engineering Solutions Ltd.)
300 - 1815 Blanshard Street
Victoria BC V6T 5A4
T: 250.381.6121
F: 250.381.6811

CIVIL

J.E. Anderson & Associates
4212 Glanford Avenue
Victoria, B.C. V8Z 4B7
T: 250.727.2214
F: 250.727.3395
E: rtuck@jeanderson.com

STRUCTURAL

RJC (Read Jones Christofferson Ltd.)
645 Tyece Road, Suite 220
Victoria BC V9A 6X5
T: 250.386.7794
F: 250.381.7900
E: victoria@rjc.ca

GEOTECHNICAL

Ryzuk Geotechnical
28 Crease Avenue
Victoria BC V8Z 1S3
T: 250.475.3131
F: 250.475.3611
E: mail@ryzuk.com

MECHANICAL

m3 MECHANICAL CONSULTANTS INC.
2nd Floor - 510 Yates St.
Victoria BC V8W 1K8
T: 250.940.2256
E: info@m3mech.ca

LANDSCAPE

Murdoch de Greeff Inc.
200-524 Cudthul Road
Victoria, BC V8Z 1G1
T: 250.412.2891
E: scott@mdidesign.ca

SHEET LIST

ARCHITECTURAL

A000	COVER PAGE
A100	EXISTING SITE PLAN
A101	PROPOSED SITE PLAN
A102	SITE CONTEXT
A103	SITE CONTEXT
A104	STREET PERSPECTIVE
A200	LEVEL P2 - PARKADE
A201	LEVEL P1 - PARKADE
A202	LEVEL 01 - FIRE HALL MAIN FLOOR
A203	LEVEL 01M- FIREHALL MEZZANINE
A204	LEVEL 02 - FIREHALL ADMINISTRATION
A205	LEVEL 03 - TENANT
A206	LEVEL 04 - AFFORDABLE HOUSING 1
A207	LEVEL 05-10 AFFORDABLE HOUSING TYPICAL LAYOUT
A208	LEVEL 11 - AFFORDABLE HOUSING TOP FLOOR
A209	ROOF PLAN
A301	NORTH AND WEST ELEVATION
A302	SOUTH AND EAST ELEVATION
A310	BUILDING SECTIONS
A311	BUILDING SECTIONS
A312	BUILDING SECTIONS
A313	BUILDING SECTIONS

LANDSCAPE

L1.01	MATERIALS	LEVEL - 1
L1.02	MATERIALS	LEVEL - 2 & 4
L3.01	PLANTING PLAN	LEVEL - 1
L3.02	PLANTING PLAN	LEVEL - 2 & 4

REVISION	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	09/17/2018
2	ADVISORY DESIGN PANEL	11/21/2018
3	ISSUED TO CITY	12/06/2018
4	REVISED DP+REZONING	02/01/2019

1025 Johnson Street
1025 Johnson St., Victoria, BC

COVER PAGE

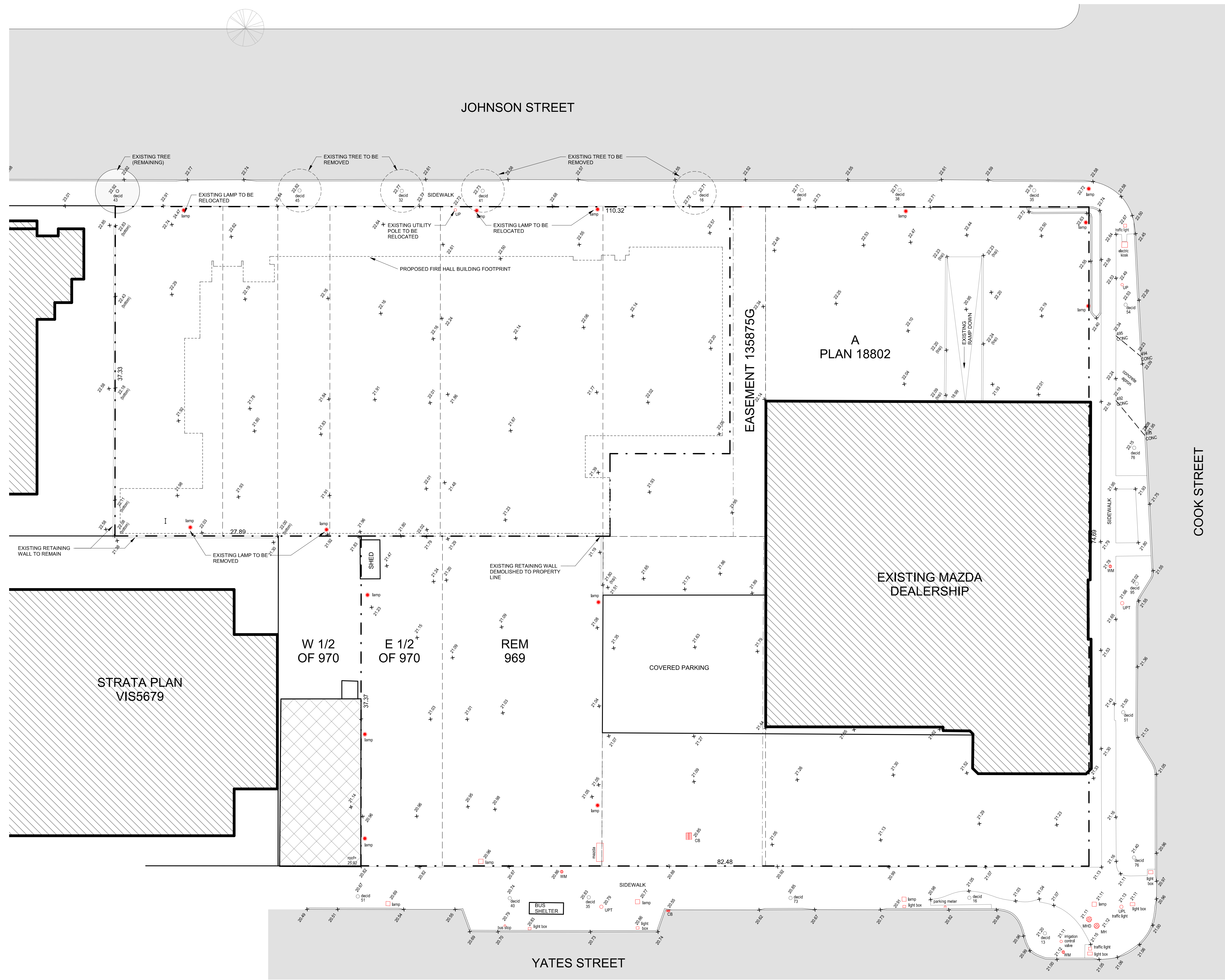


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A000

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Suite 205 - 26 Bastion Square
Victoria BC, Canada V8W 1H9
T 250 382 6650
W hcma.ca



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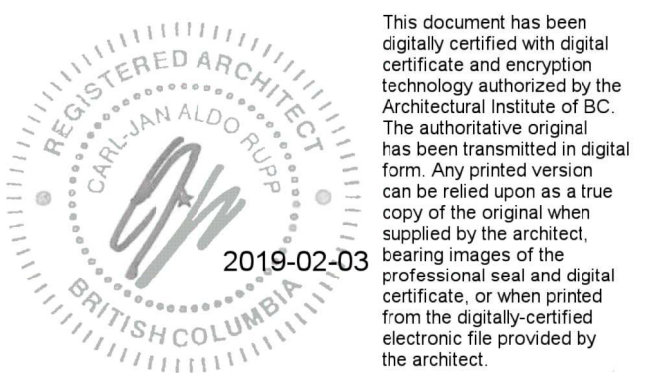
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1025 Johnson Street
1025 Johnson St., Victoria, BC

DATE
12.08.2018
02.01.2019

REVISION	DESCRIPTION
1	ISSUED TO COTY
2	REVISED DP+REZONING

EXISTING SITE PLAN

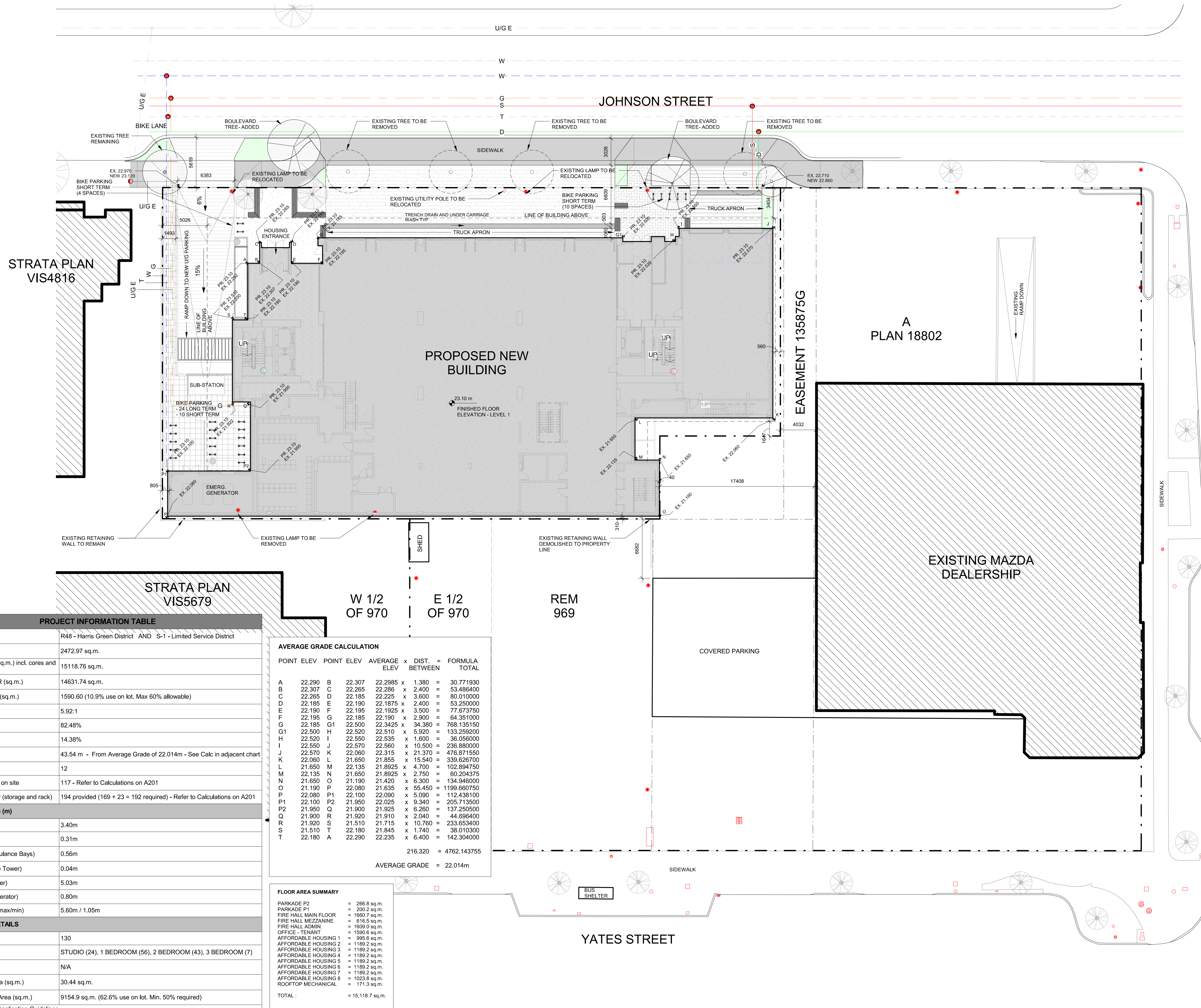


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A100

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STRATA PLAN VIS4816

STRATA PLAN VIS5679

PROPOSED NEW BUILDING

A PLAN 18802

EXISTING MAZDA DEALERSHIP

PROJECT INFORMATION TABLE	
Zone (existing)	R48 - Harris Green District AND S-1 - Limited Service District
Site Area (sq.m.)	2472.97 sq.m.
Combined Floor Area (sq.m.) incl. cores and services below grade	15118.76 sq.m.
Total Floor Area for FSR (sq.m.)	14631.74 sq.m.
Commercial Floor Area (sq.m.)	1590.60 (10.9% use on lot. Max 60% allowable)
Floor Space Ratio	5.92:1
Site Coverage %	82.48%
Open Site Space %	14.38%
Height of Building (m)	43.54 m - From Average Grade of 22.014m - See Calc in adjacent chart
Number of Storeys	12
Parking Stalls (number) on site	117 - Refer to Calculations on A201
Bicycle Parking Number (storage and rack)	194 provided (169 + 23 = 192 required) - Refer to Calculations on A201
BUILDING SETBACKS (m)	
Front Yard	3.40m
Rear Yard	0.31m
Side Yard (East at Ambulance Bays)	0.56m
Side Yard (East at Hose Tower)	0.04m
Side Yard (West at Tower)	5.03m
Side Yard (West at Generator)	0.80m
Combined Side Yards (max/min)	5.60m / 1.05m
RESIDENTIAL USE DETAILS	
Total Number of Units	130
Unit Types	STUDIO (24), 1 BEDROOM (56), 2 BEDROOM (43), 3 BEDROOM (7)
Ground Oriented Units	N/A
Minimum Unit Floor Area (sq.m.)	30.44 sq.m.
Total Residential Floor Area (sq.m.)	9154.9 sq.m. (62.6% use on lot. Min. 50% required)
Per City of Victoria DP Application Guidelines	

AVERAGE GRADE CALCULATION						
POINT	ELEV	POINT	ELEV	AVERAGE ELEV	DIST. BETWEEN	FORMULA TOTAL
A	22.290	B	22.307	22.2985	x 1.380	= 30.771930
B	22.307	C	22.265	22.286	x 2.400	= 53.486400
C	22.265	D	22.185	22.225	x 3.600	= 80.010000
D	22.185	E	22.190	22.1875	x 2.400	= 53.250000
E	22.190	F	22.195	22.1925	x 3.500	= 77.673750
F	22.195	G	22.185	22.190	x 2.900	= 64.351000
G	22.185	G1	22.500	22.3425	x 34.380	= 768.135150
G1	22.500	H	22.520	22.510	x 5.920	= 133.259200
H	22.520	I	22.550	22.535	x 1.600	= 36.056000
I	22.550	J	22.570	22.560	x 10.500	= 236.880000
J	22.570	K	22.050	22.315	x 21.370	= 476.871550
K	22.050	L	21.650	21.855	x 15.540	= 339.626700
L	21.650	M	22.135	21.8925	x 4.700	= 102.894750
M	22.135	N	21.650	21.8925	x 2.750	= 60.204375
N	21.650	O	21.190	21.420	x 6.300	= 134.946000
O	21.190	P	22.080	21.635	x 55.450	= 1199.660750
P	22.080	P1	22.100	22.090	x 5.090	= 112.438100
P1	22.100	P2	21.950	22.025	x 9.340	= 205.713500
P2	21.950	Q	21.900	21.925	x 6.250	= 137.250000
Q	21.900	R	21.920	21.910	x 2.040	= 44.696400
R	21.920	S	21.510	21.715	x 10.760	= 233.653400
S	21.510	T	22.180	21.845	x 1.740	= 38.010300
T	22.180	A	22.290	22.235	x 6.400	= 142.304000
					216.320	= 4762.143755
					AVERAGE GRADE	= 22.014m

FLOOR AREA SUMMARY	
PARKADE P2	= 266.8 sq.m.
PARKADE P1	= 292.2 sq.m.
FIRE HALL MAIN FLOOR	= 1660.7 sq.m.
FIRE HALL MEZZANINE	= 616.5 sq.m.
FIRE HALL ADMIN	= 1609.0 sq.m.
OFFICE - TENANT	= 1590.6 sq.m.
AFFORDABLE HOUSING 1	= 996.6 sq.m.
AFFORDABLE HOUSING 2	= 1189.2 sq.m.
AFFORDABLE HOUSING 3	= 1189.2 sq.m.
AFFORDABLE HOUSING 4	= 1189.2 sq.m.
AFFORDABLE HOUSING 5	= 1189.2 sq.m.
AFFORDABLE HOUSING 6	= 1189.2 sq.m.
AFFORDABLE HOUSING 7	= 1189.2 sq.m.
AFFORDABLE HOUSING 8	= 1023.8 sq.m.
ROOFTOP MECHANICAL	= 171.3 sq.m.
TOTAL :	= 15,118.7 sq.m.

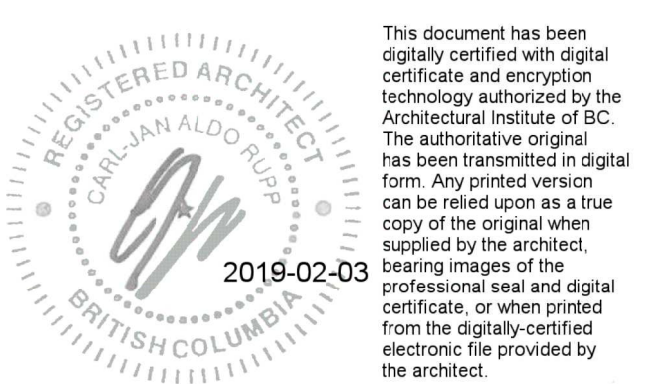
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1025 Johnson Street
1025 Johnson St., Victoria, BC

REVISION	DESCRIPTION	DATE
1	ISSUED TO CITY	12.06.2018
2	REVISED DP+REZONING	02.01.2019

PROPOSED SITE PLAN



A101

SCALE: As indicated

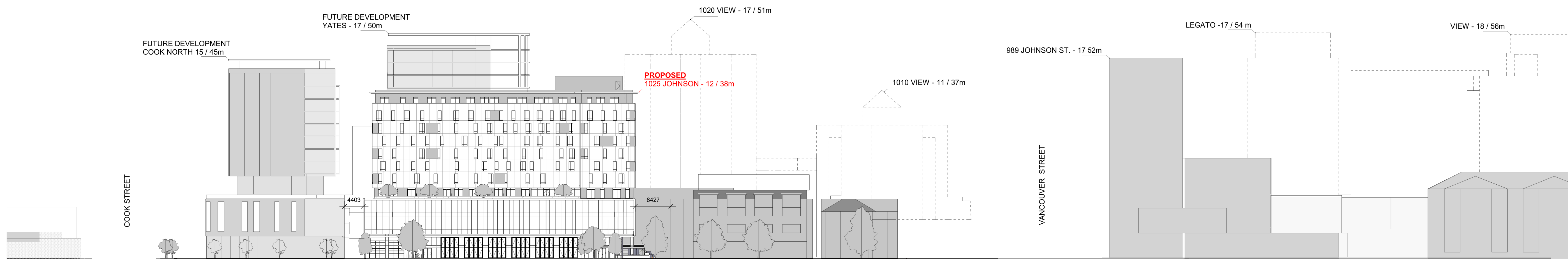
HCMA Architecture + Design
Suite 205 - 26 Bastion Square
Victoria BC, Canada V8W 1H9
T 250 382 6650
W hcma.ca

CONSULTANT LOGO:



1 WEST SITE CONTEXT
1 : 500

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2 JOHNSON STREET ELEVATION
1 : 500

REVISION	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT ISSUED TO COTW	09.17.2018
2	REVISED DP+REZONING	12.06.2018
3		02.01.2019

1025 Johnson Street
1025 Johnson St., Victoria, BC

SITE CONTEXT



PHOTO - EXISTING VIEW WEST ON JOHNSON



PHOTO - EXISTING VIEW NORTH FROM YATES



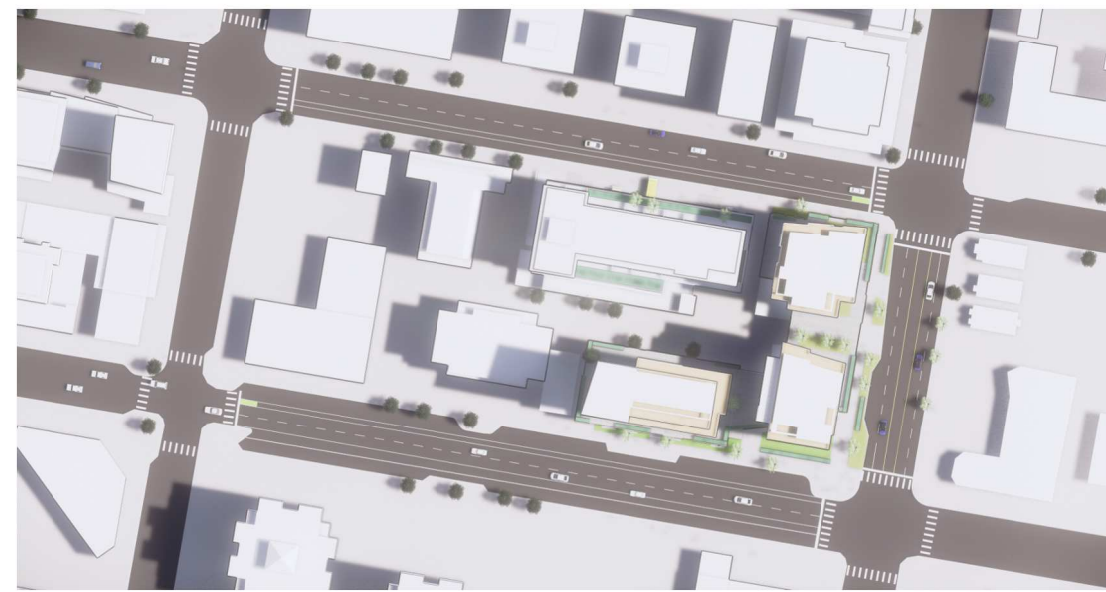
PHOTO - EXISTING VIEW EAST ON JOHNSON



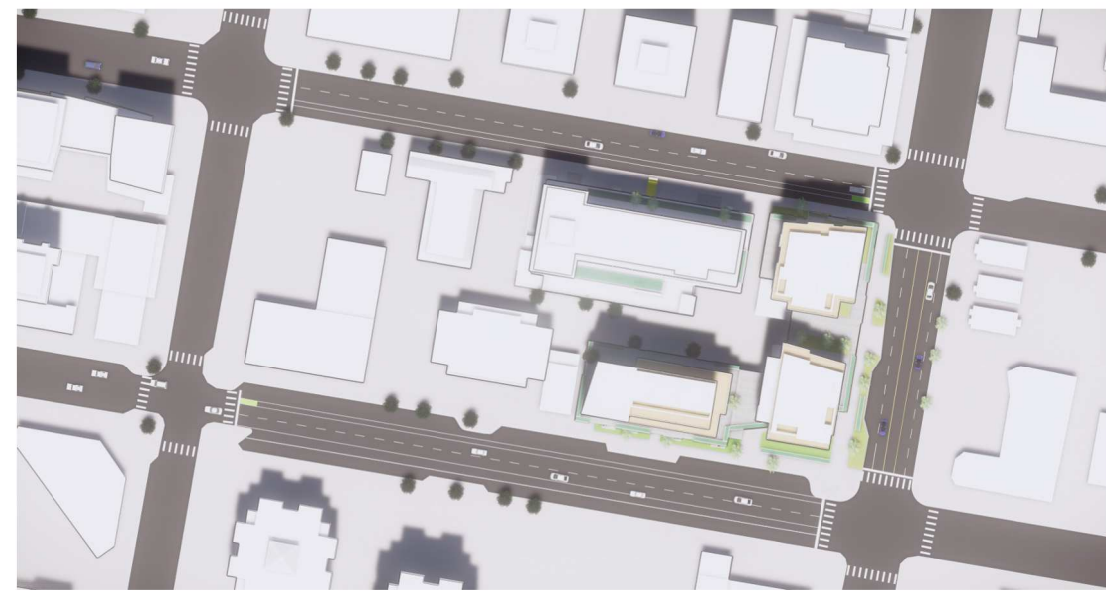
A102

SCALE: 1 : 500

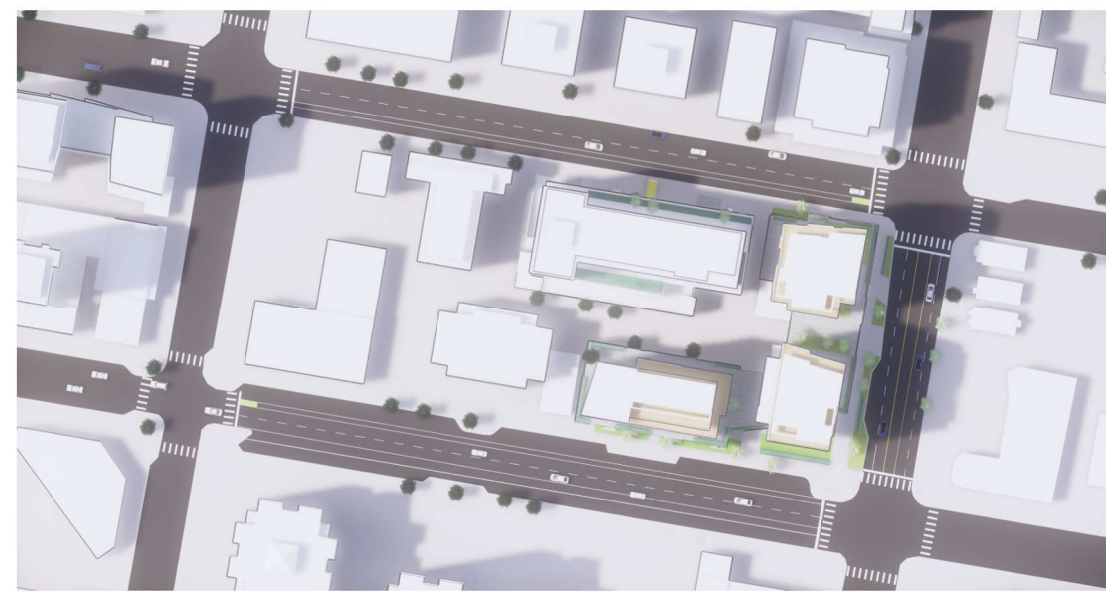
SUMMER SOLSTICE



9AM

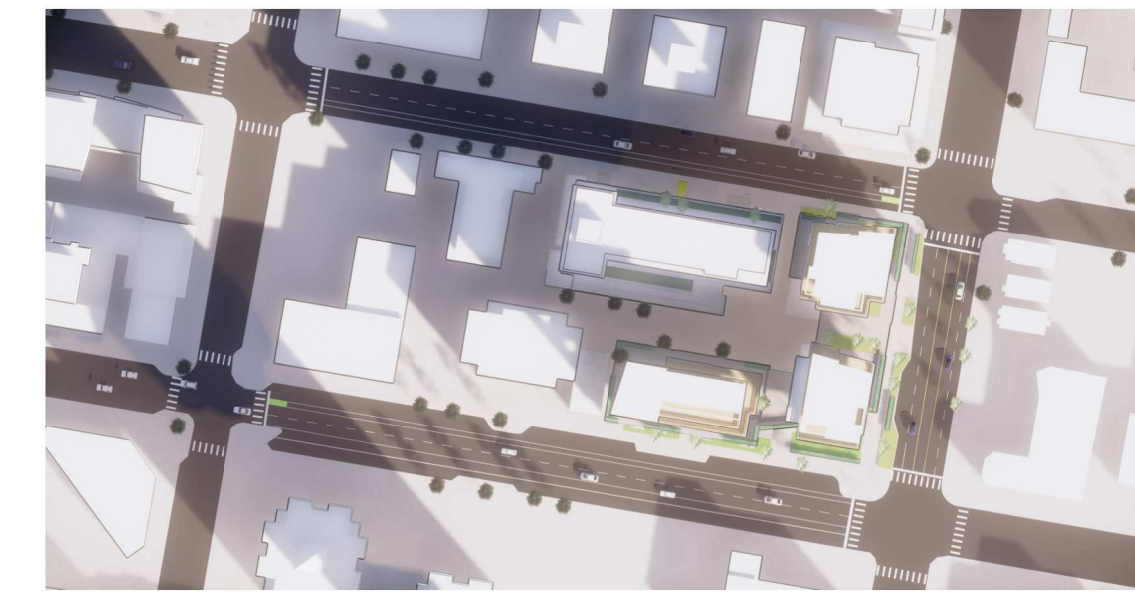


12PM

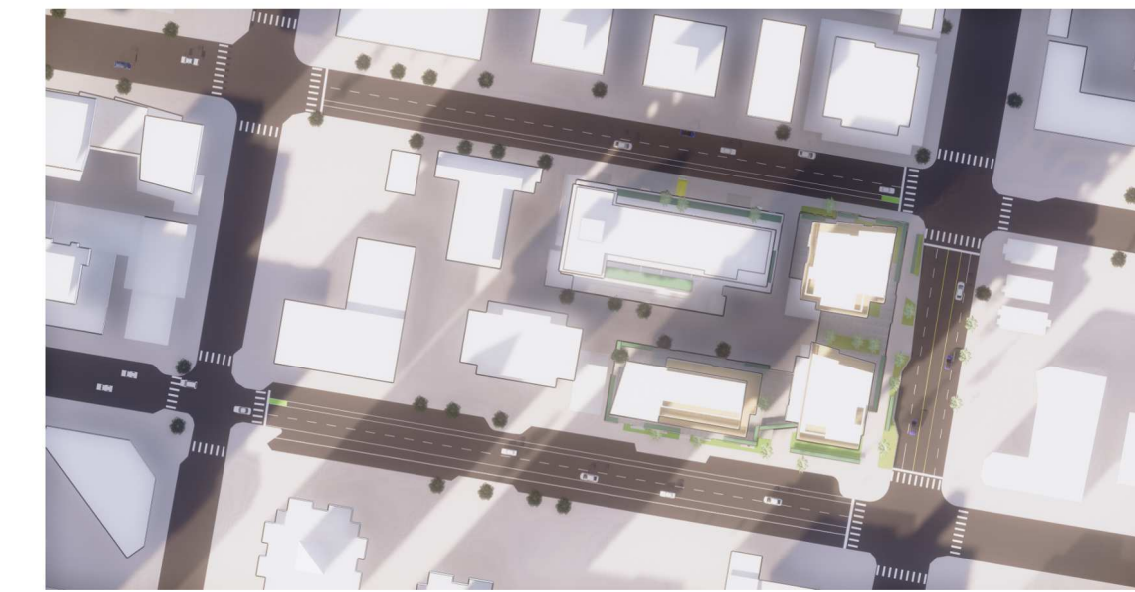


3PM

WINTER SOLSTICE



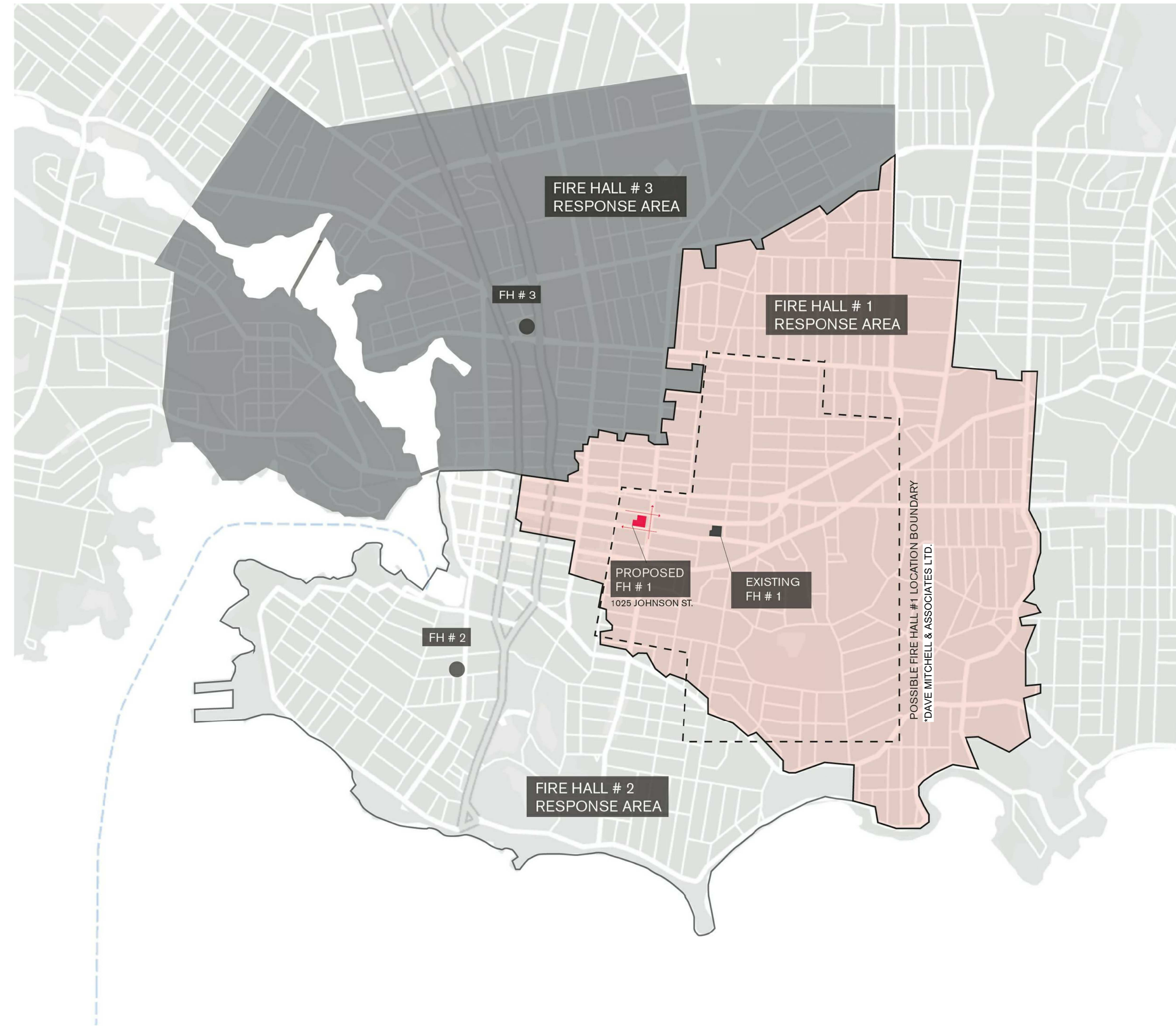
9AM



3PM



12PM



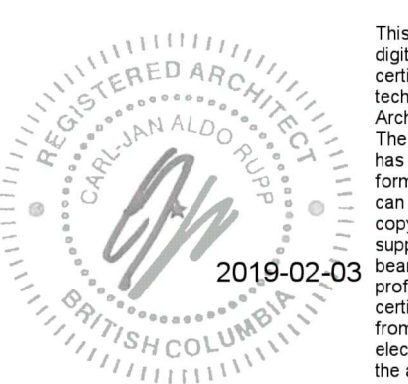
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1025 Johnson Street
1025 Johnson St., Victoria, BC

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1	DEVELOPMENT PERMIT	09/17/2018
2	ADVISORY DESIGN PANEL	11/21/2018
3	ISSUED TO COTY	12/06/2018
4	REVISED DP+REZONING	02/01/2019

SITE CONTEXT



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Suite 205 - 26 Bastion Square
Victoria BC, Canada V8W 1H9
T 250 382 6650
W hcma.ca



VIEW FROM WEST ON JOHNSON

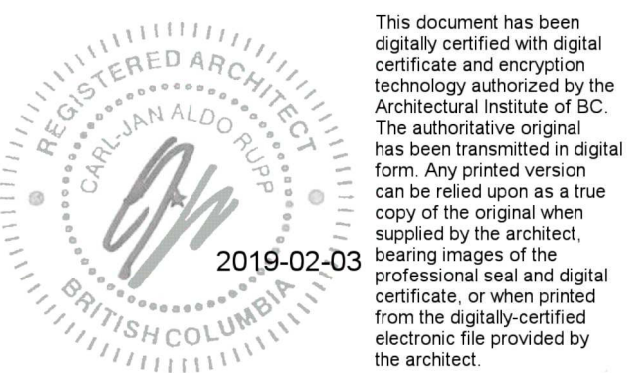
CONSULTANT LOGO:

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REVISION	DESCRIPTION	DATE
1	ISSUED TO COTW	12.06.2018
2	REVISED DP+REZONING	02.01.2019

STREET PERSPECTIVE

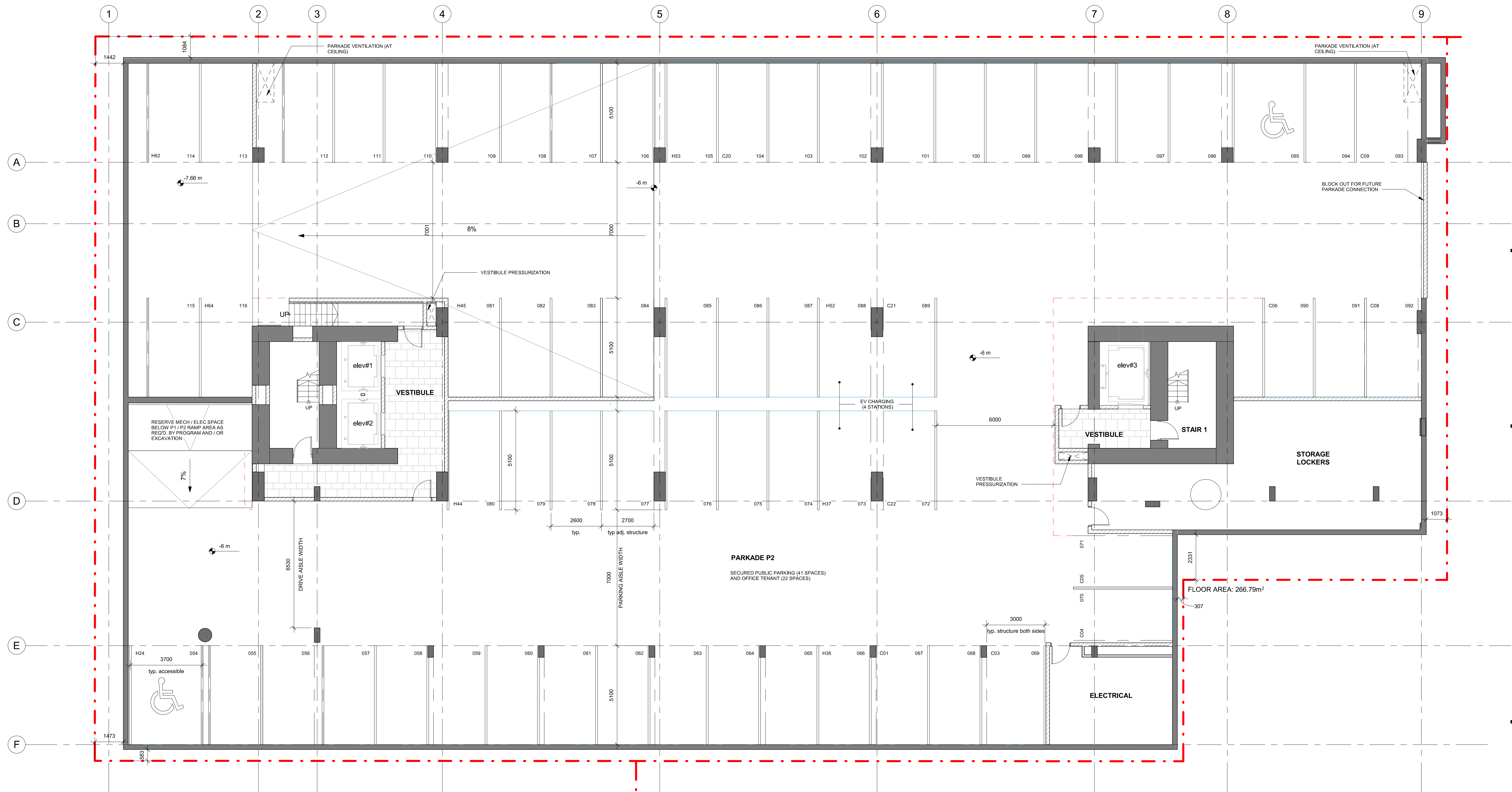


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A104

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DATE
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02.01.2019

1025 Johnson Street
1025 Johnson St., Victoria, BC

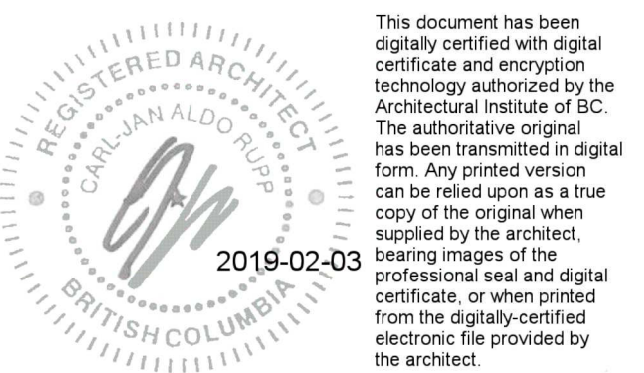
REVISION DESCRIPTION
1 ISSUED TO CITY
2 REVISED DP+REZONING

LEVEL P2 -
PARKADE
LEVEL 2

PARKING LEGEND:

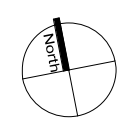
VEHICLE PARKING CALCULATIONS

TYPE OF BUILDING USE	UNITS/FLOOR AREA	PARKING REQUIRED	VISITOR PARKING REQUIRED	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
C - COMMERCIAL					
F - FIRE HALL					
H - HOUSING					
V - VISITOR					
FIRE SERVICES (INDUSTRIAL WAREHOUSE)	N/A	17	N/A	17	17
COMMERCIAL (OFFICE)	1590.6 sq.m.	23	N/A	23	23
MULTI-RESIDENTIAL (AFFORDABLE)	130 units	4.8+42+16.5 = 64	130 x 0.1 = 13	64 + 13 = 77	77
<45 sq.m.	24 units	24 x 0.20 = 4.8			
between 45-70 sq.m.	84 units	84 x 0.50 = 42.0			
>70 sq.m.	22 units	22 x 0.75 = 16.5			
TOTAL VEHICULAR PARKING		64+23+17 = 104	13	117	117



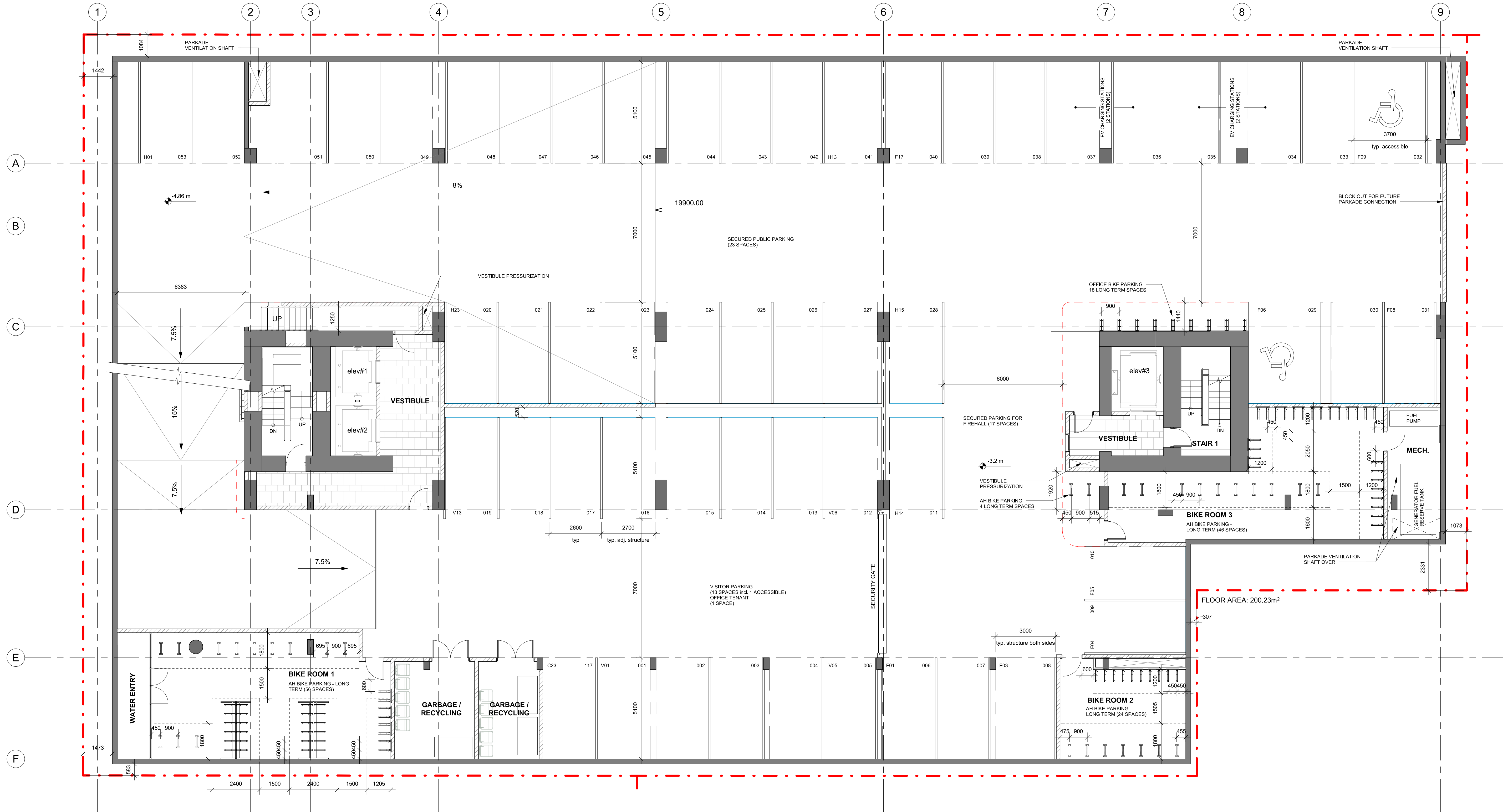
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A200



SCALE: 1 : 100

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1025 Johnson St., Victoria, BC

DATE
12.06.2018
02.01.2019

REVISION DESCRIPTION
1 ISSUED TO CITY
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LEVEL P1 - PARKADE LEVEL 1

PARKING LEGEND:

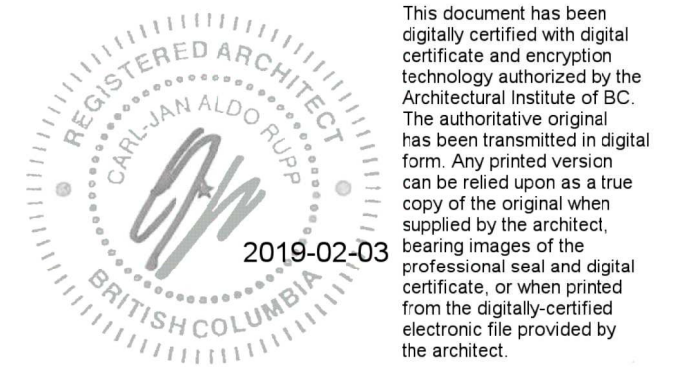
- C - COMMERCIAL
- F - FIRE HALL
- H - HOUSING
- V - VISITOR

VEHICLE PARKING CALCULATIONS

TYPE OF BUILDING USE	UNITS/FLOOR AREA	PARKING REQUIRED	VISITOR PARKING REQUIRED	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
FIRE SERVICES (INDUSTRIAL WAREHOUSE)	N/A	17	N/A	17	17
COMMERCIAL (OFFICE)	1590.6 sq.m.	23	N/A	23	23
MULTI-RESIDENTIAL (AFFORDABLE)	130 units	4.8+42+16.5 = 64	130 x 0.1 = 13	64 + 13 = 77	77
<45 sq.m.	24 units	24 x 0.20 = 4.8			
between 45-70 sq.m.	84 units	84 x 0.50 = 42.0			
>70 sq.m.	22 units	22 x 0.75 = 16.5			
TOTAL VEHICULAR PARKING		64+23+17 = 104	13	117	117

BICYCLE PARKING CALCULATIONS

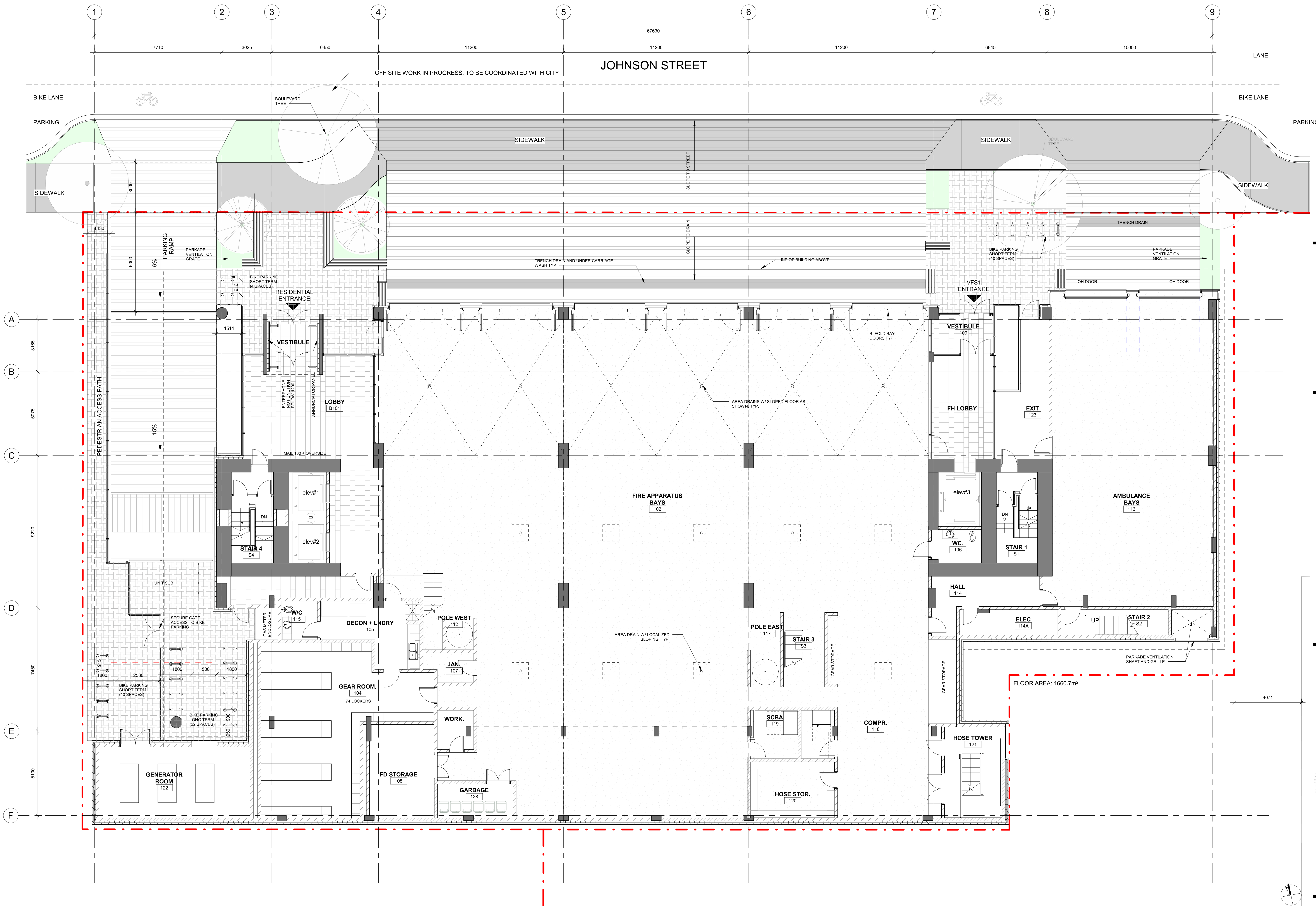
TYPE OF BUILDING USE	UNITS/FLOOR AREA	LONG TERM REQUIRED	SHORT TERM REQUIRED
FIRE SERVICES (INDUSTRIAL WAREHOUSE)	1590.6 sq.m.	1590.6/1200 = 1.33	6
COMMERCIAL (OFFICE)	1590.6 sq.m.	1590.6/150 = 10.60	1590.6/400 = 3.98
MULTI-RESIDENTIAL (AFFORDABLE)	130 units	133+24 = 157	2.4 + 10.6 = 13
<45 sq.m.	24 units	24 x 1 = 24	24 x 0.1 = 2.4
>45 sq.m.	106 units	106 x 1.25 = 132.5	106 x 0.1 = 10.6
TOTAL REQUIRED		157 + 11 + 1 = 169	13+6+4 = 23
TOTAL PROVIDED		170	24
(ground anchored)		(86)	(24)
(wall anchored)		(84)	(0)



A201

SCALE: 1 : 100

HCMA Architecture + Design
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Victoria BC, Canada V8W 1H9
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CONSULTANT LOGO:

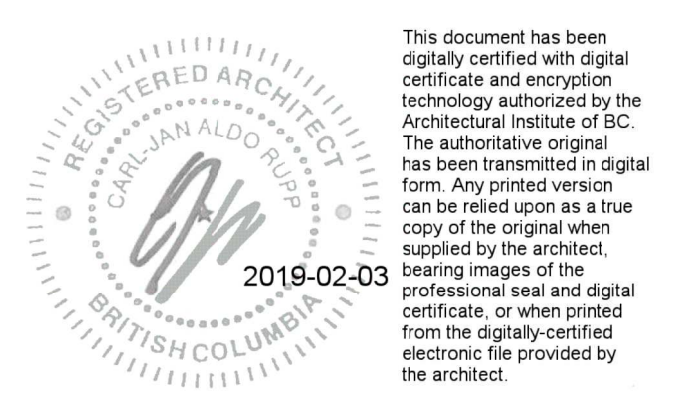
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1025 Johnson Street
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REVISION	DESCRIPTION	DATE
1	ISSUED TO CITY	12.06.2018
2	REVISED DP+REZONING	02.01.2019

LEVEL 01 - FIRE HALL MAIN FLOOR

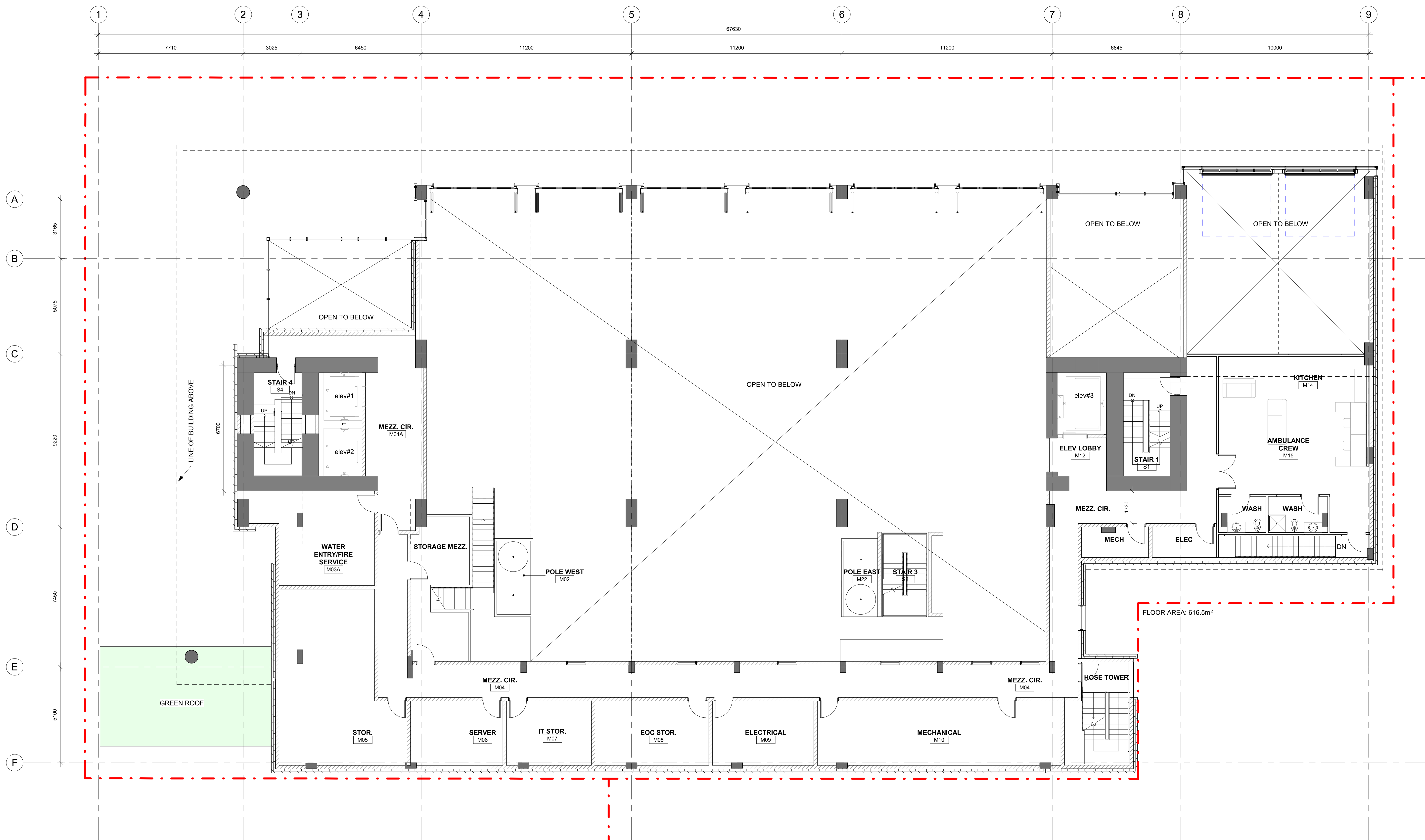
FLOOR AREA: 1660.7m²



A202

SCALE: 1 : 100

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Victoria BC, Canada V8W 1H9
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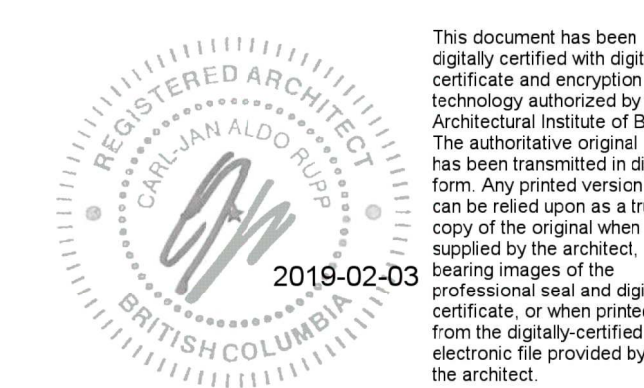
CONSULTANT LOGO:

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1025 Johnson Street
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REVISION	DESCRIPTION	DATE
1	ISSUED TO CITY	12.06.2018
2	REVISED DP+REZONING	02.01.2019

LEVEL 01M - FIRE HALL MEZZANINE

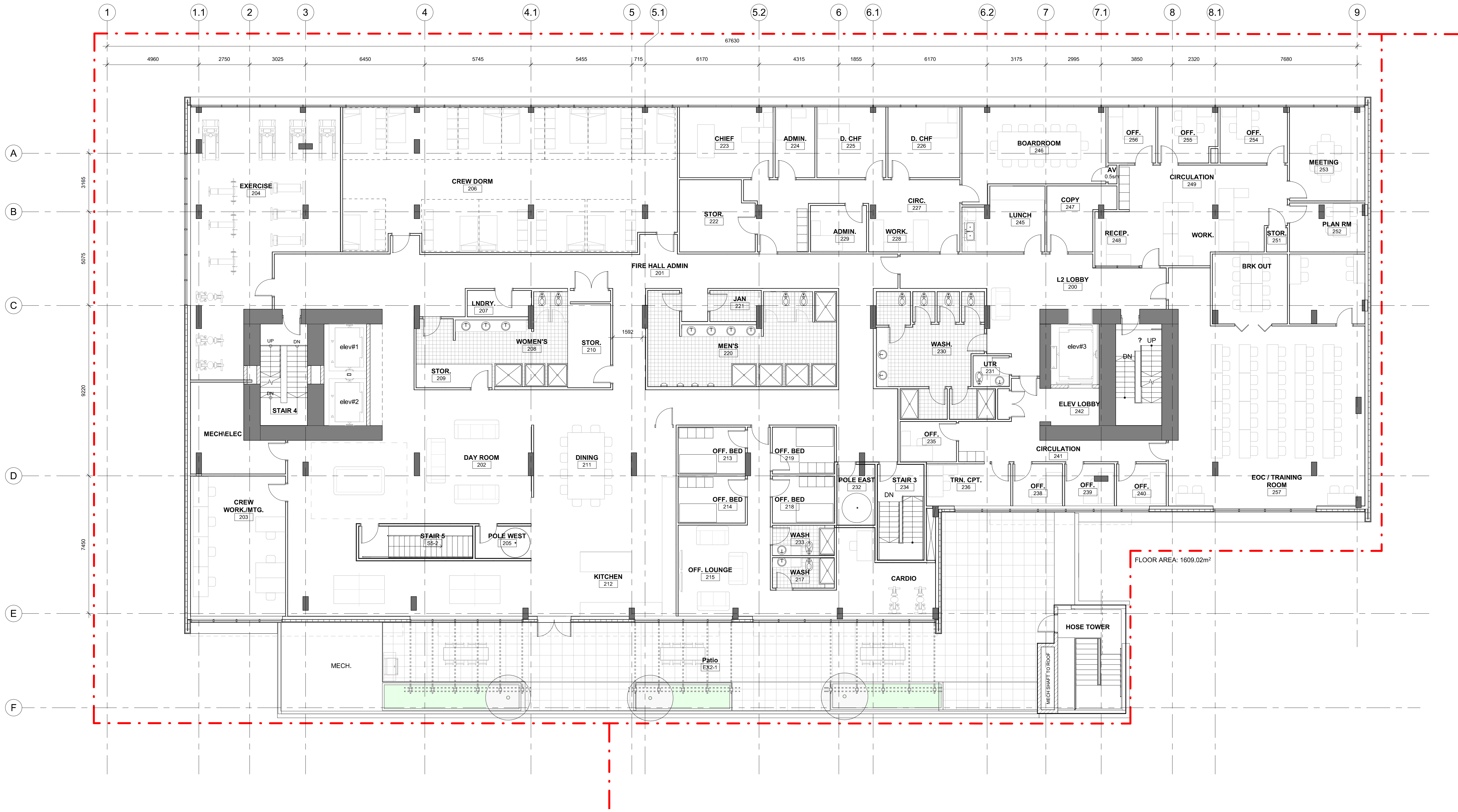


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A203

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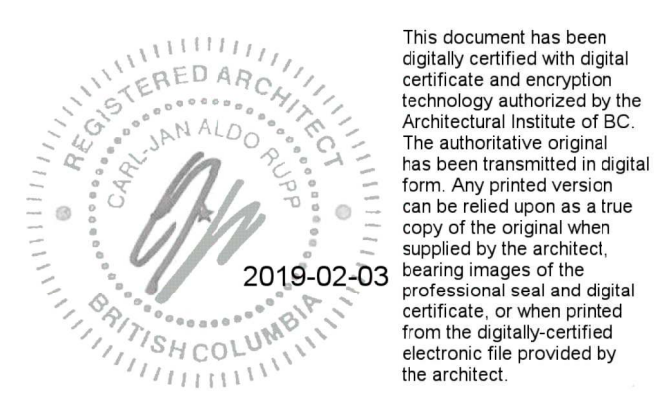
CONSULTANT LOGO:

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1025 Johnson Street
1025 Johnson St., Victoria, BC

REVISION	DESCRIPTION	DATE
1	ISSUED TO CITY	12/06/2018
2	REVISED DP+REZONING	02/01/2019

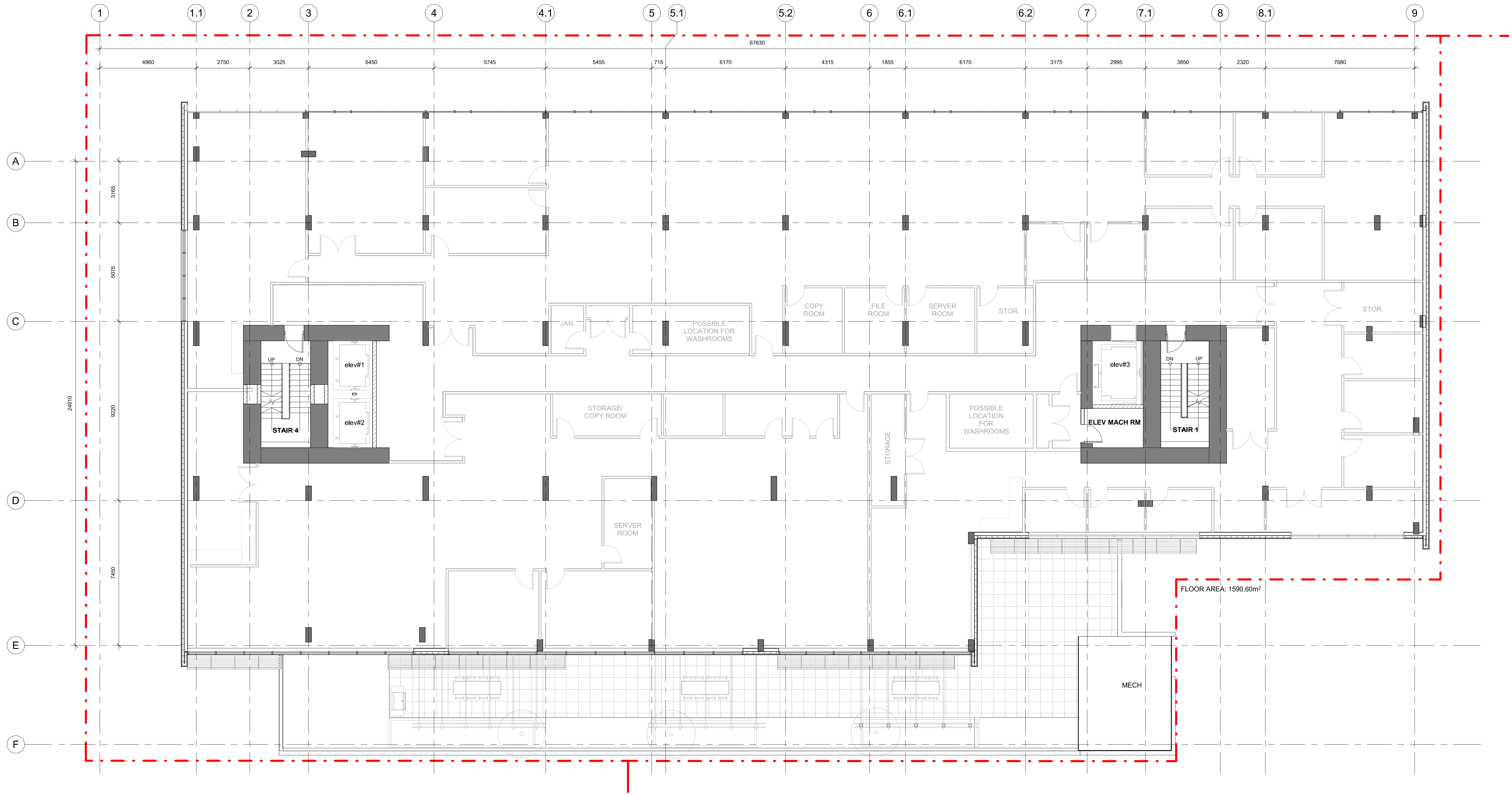
LEVEL 02 - FIRE HALL ADMINISTRATION



A204

SCALE: 1 : 100

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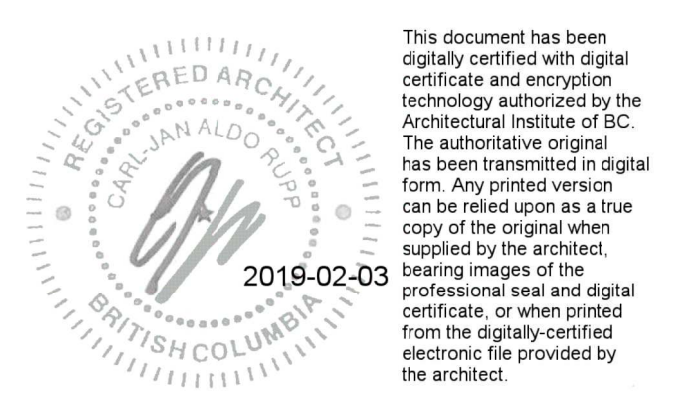
CONSULTANT LOGO:

NOT FOR CONSTRUCTION

1025 Johnson Street
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REVISION	DESCRIPTION	DATE
1	ISSUED TO COTW	12/06/2018
2	REVISED DP+REZONING	02/01/2019

**LEVEL 03 -
OFFICE - TENANT**



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A205

SCALE: 1 : 100

HCMA Architecture + Design
Suite 205 - 26 Bastion Square
Victoria BC, Canada V8W 1H9
T 250 382 6650
W hcma.ca

CONSULTANT LOGO:

NOT FOR CONSTRUCTION

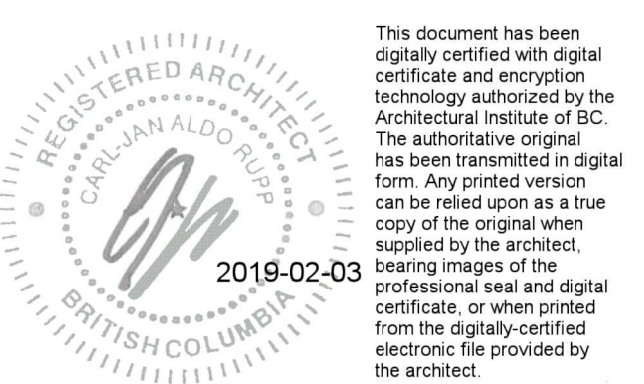


FLOOR AREA: 964.17m²

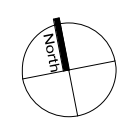
1025 Johnson Street
1025 Johnson St., Victoria, BC

REVISION	DESCRIPTION	DATE
1	ISSUED TO CITY	12.06.2018
2	REVISED DP+REZONING	02.01.2019

LEVEL 04 - AFFORDABLE HOUSING 1



A206

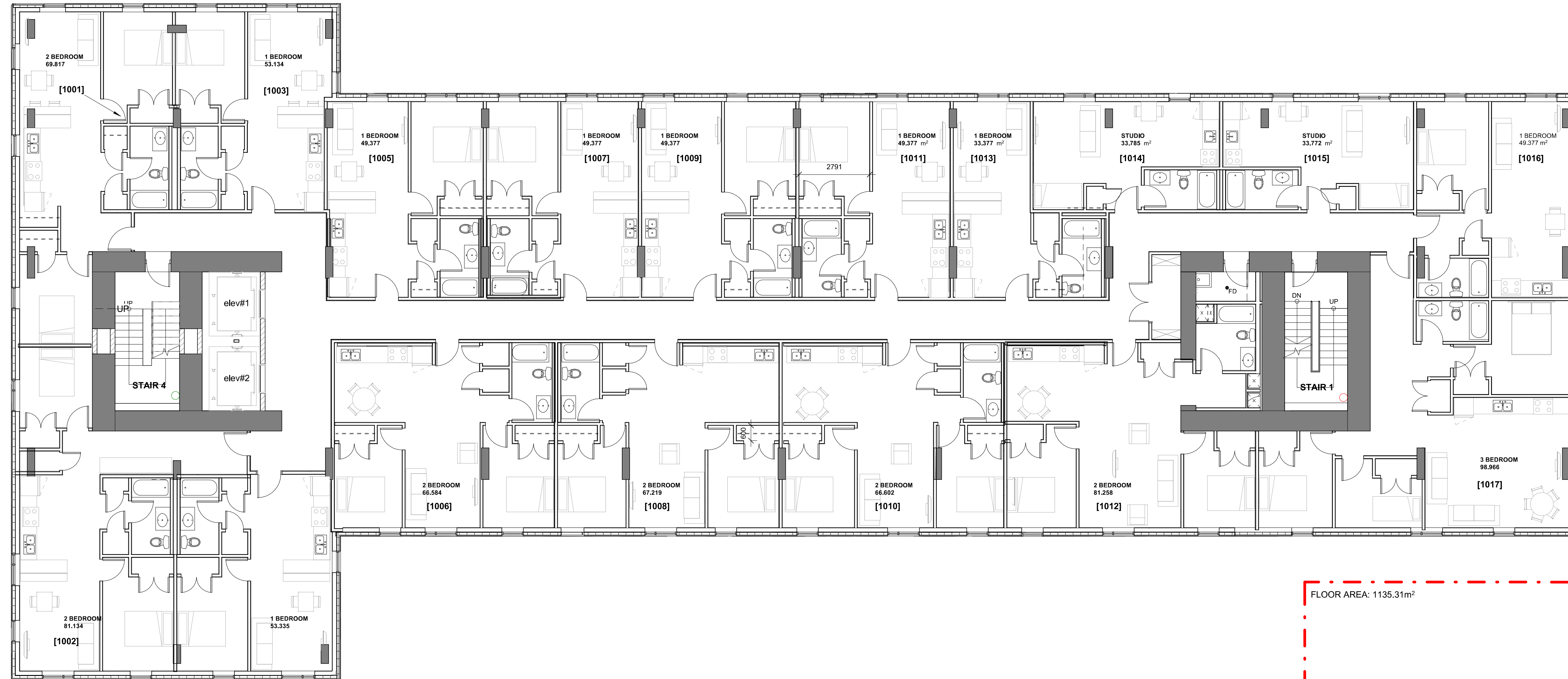


SCALE: 1 : 100

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CONSULTANT LOGO:

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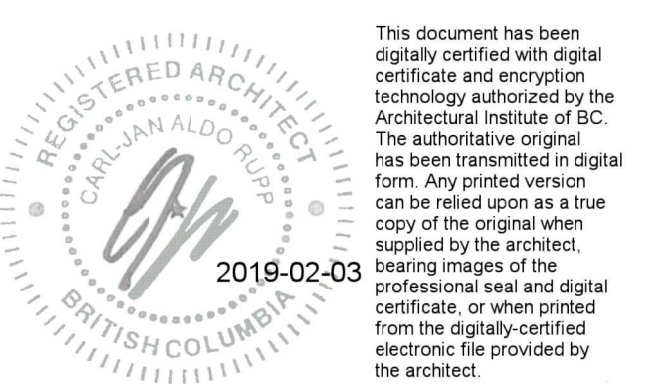


FLOOR AREA: 1135.31m²

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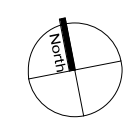
REVISION	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	09/17/2018
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LEVEL 5-10 -AFFORDABLE HOUSING TYPICAL LAYOUT



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A207

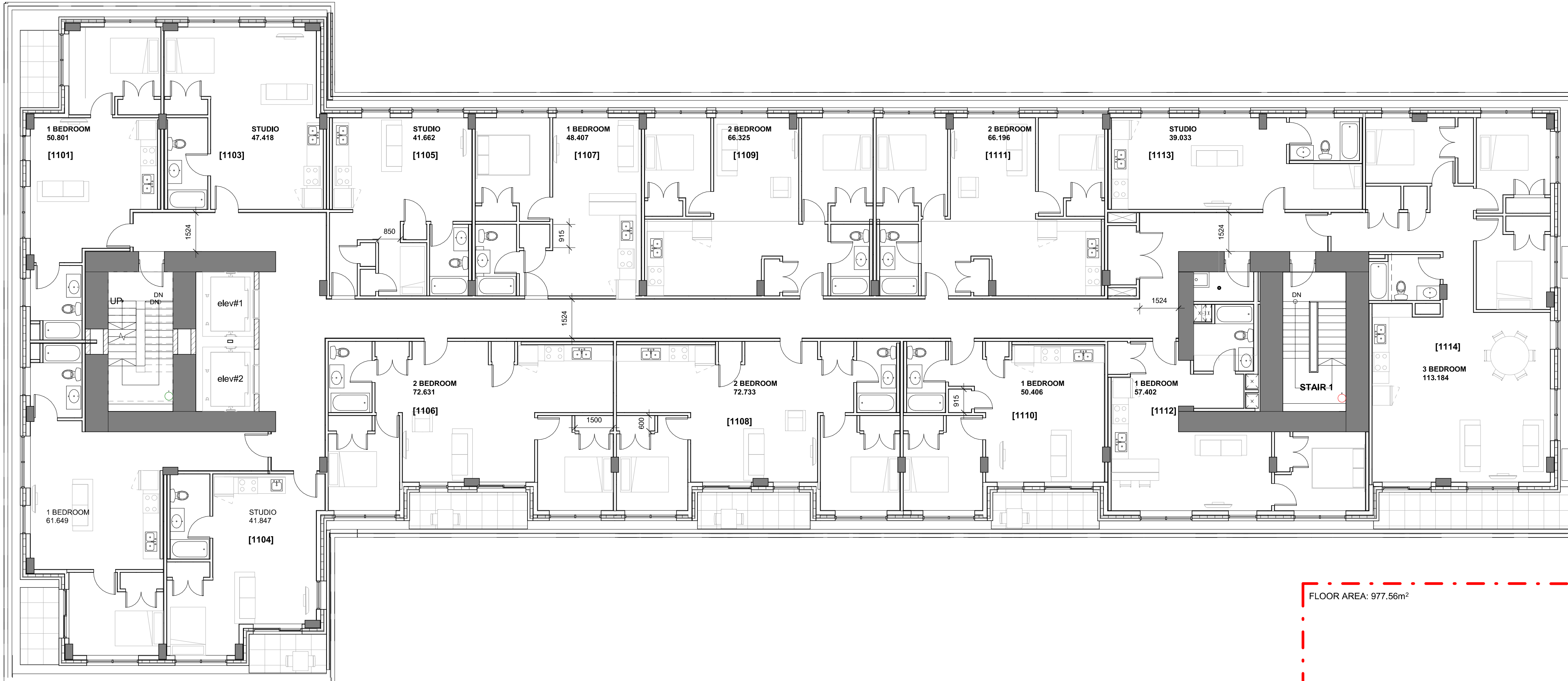


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FLOOR AREA: 977.56m²

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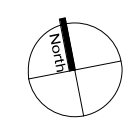
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1025 Johnson St., Victoria, BC

LEVEL 11 - AFFORDABLE HOUSING TOP FLOOR



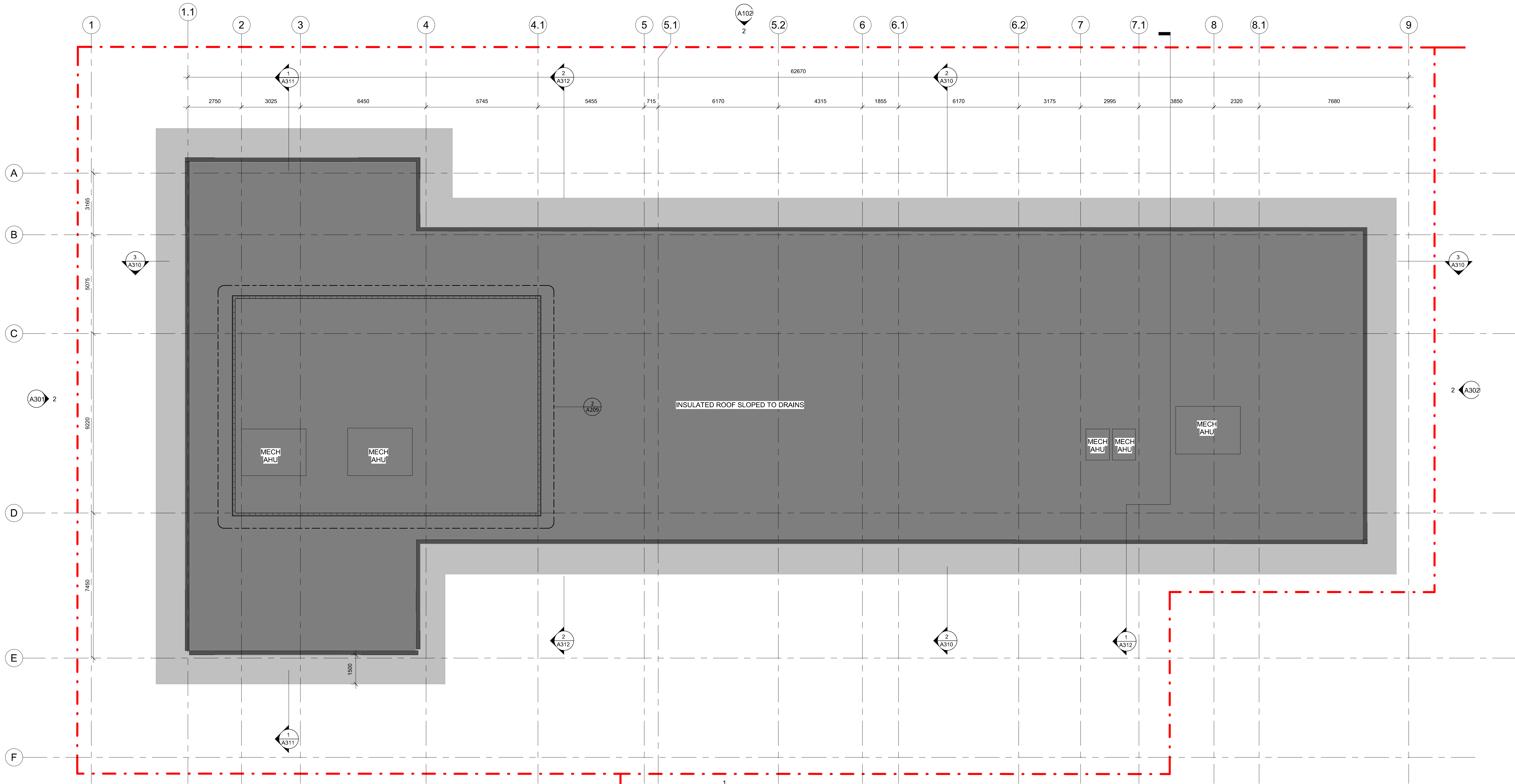
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A208



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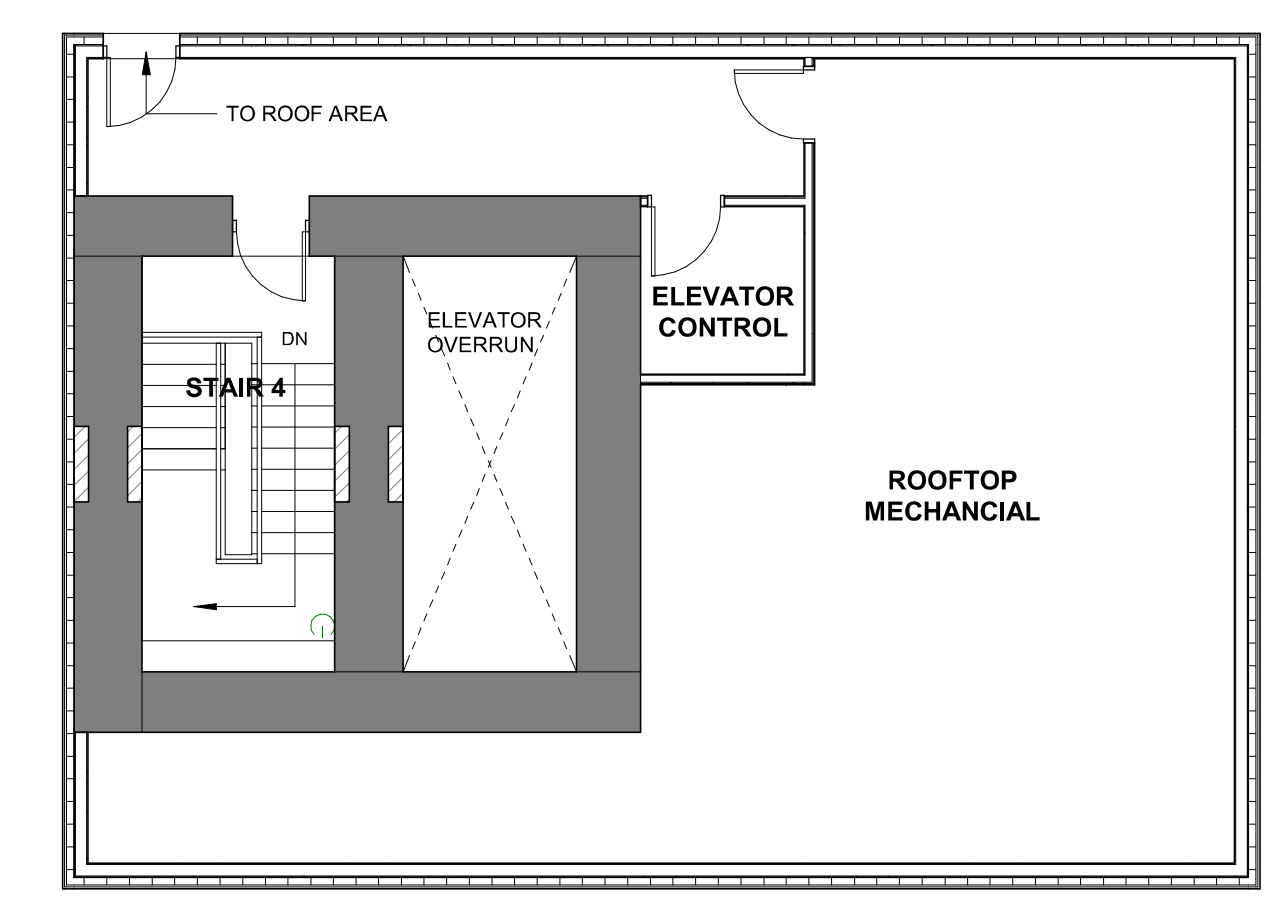
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REVISION	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	09/17/2018
2	ADVISORY DESIGN PANEL	11/12/2018
3	ISSUED TO CITY	12/06/2018
4	REVISED DR+REZONING	02/01/2019

ROOF PLAN

FLOOR AREA: 171.30m²



2 ROOFTOP MECHANICAL PENTHOUSE PLAN
1:100

REGISTERED ARCHITECT
CAROLAN ALDO RICHIE
BRITISH COLUMBIA
2019-02-03

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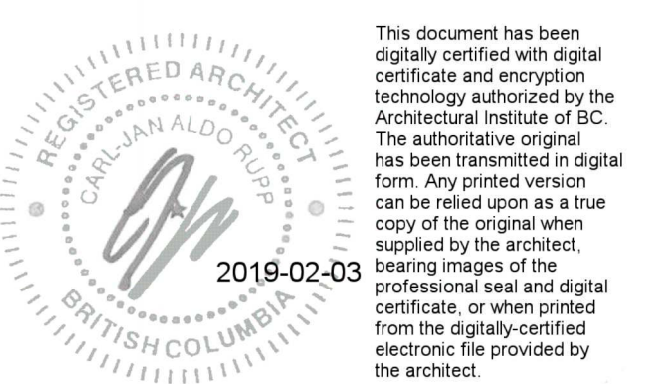
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DATE
09/17/2018
11/21/2018
12/06/2018
02/01/2019

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NORTH and WEST ELEVATION

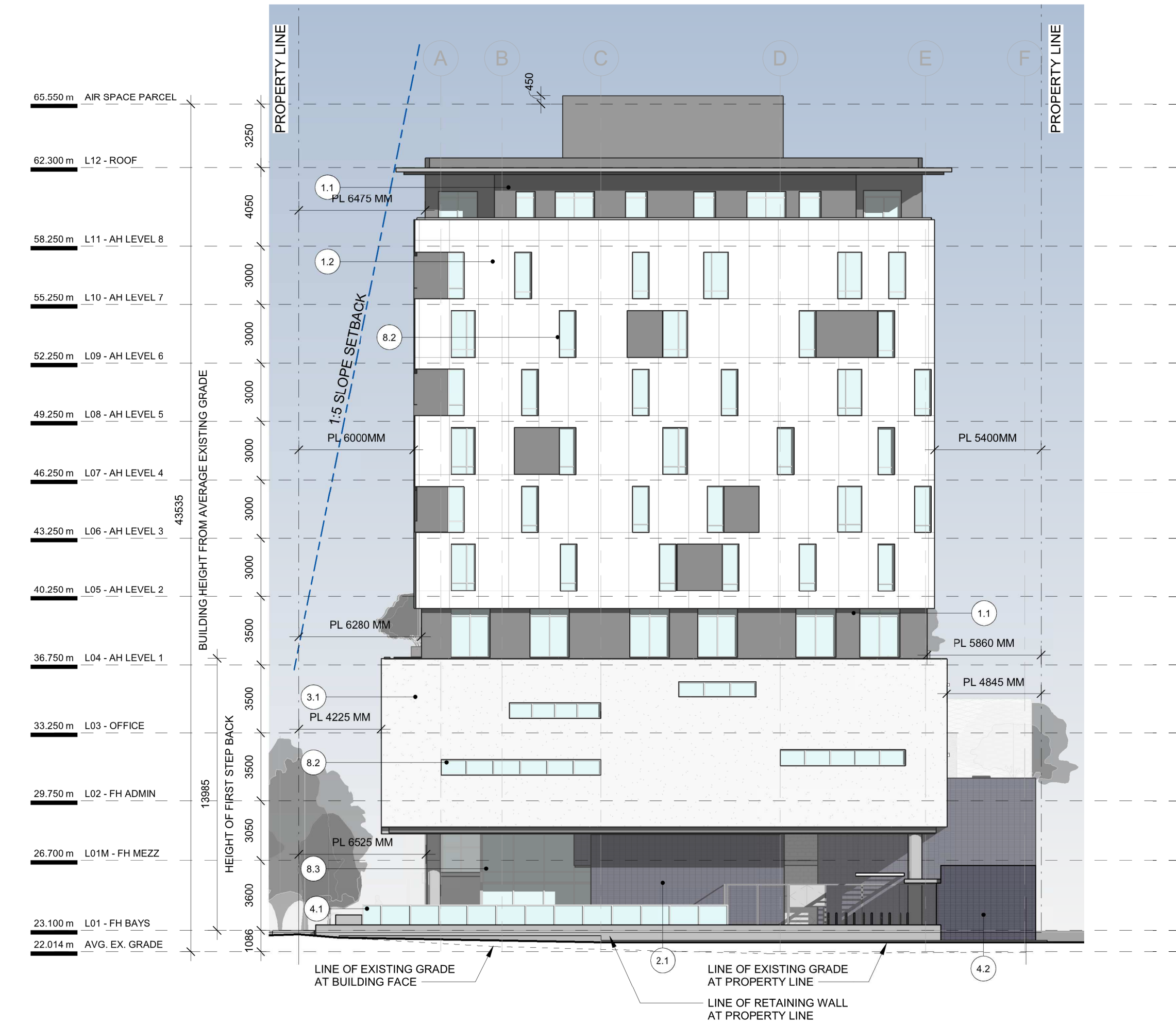


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A301

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2 WEST ELEVATION
1:200



1 NORTH ELEVATION
1:200

VFS1 EXTERIOR MATERIALS

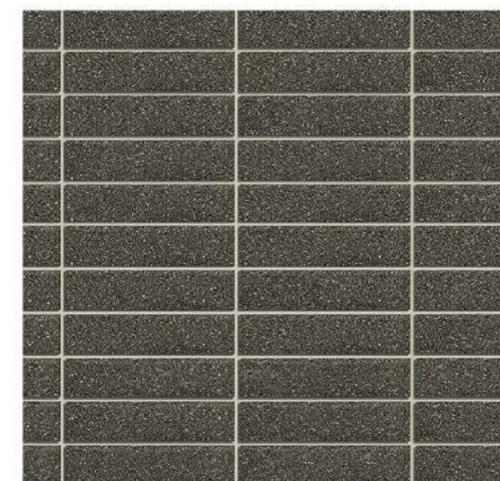
Fire Hall



1.1
▲ COMPOSITE METAL PANEL
Residential Exterior



1.2
▲ COMPOSITE METAL PANEL
Residential Exterior



2.1
▲ BRICK VENEER-STACK BOND
FIRE-HALL L1/ Residential INSET FLOORS



3.1
▲ TEXTURED REINFORCED FIBER
CEMENT PANELS
FIRE-HALL EXTERIOR



4.1
▲ EXPOSED CONCRETE
FIRE-HALL L1 / SITE



4.2
▲ SPLIT FACE CONCRETE BLOCK
FIRE-HALL INTERIOR



8.1
▲ ALUMINUM WINDOW WALL
FIRE-HALL EXTERIOR



8.2
▲ ALUMINUM PUNCHED WINDOW



8.3
▲ ALUMINUM CURTAIN WALL

ELEVATION KEYNOTES

1.1	COMPOSITE METAL PANEL - COLOUR 01: CHARCOAL
1.2	COMPOSITE METAL PANEL - COLOUR 02: LIGHT GREY
2.1	BRICK VENEER - STACK BOND - COLOUR 01: TBD
4.1	TEXTURED REINFORCED FIBRE CEMENT PANELS - COLOUR 01: TBD
3.1	EXPOSED CONCRETE - FINISH TBD
4.2	SPLIT FACE CONCRETE BLOCK - COLOUR: TBD
7.2	PREFINISHED METAL FLASHING - COLOUR TO MATCH CAPPED CLADDING
7.3	PREFINISHED METAL FLASHING - COLOUR TBD
8.1	ALUMINUM WINDOW WALL
8.2	ALUMINUM PUNCHED WINDOW
8.3	ALUMINUM CURTAIN WALL
8.5	ALUMINUM SWING DOOR
12.1	METAL GUARDRAIL
12.2	ALUMINUM GUARD W/ GLASS INFILL

CONSULTANT LOGO:

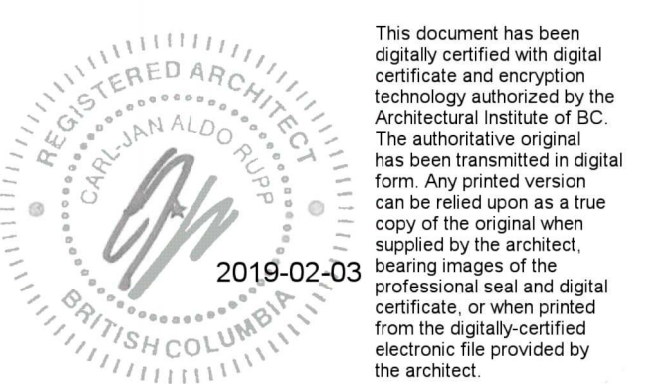
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11/21/2018
12/06/2018
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SOUTH AND EAST ELEVATION

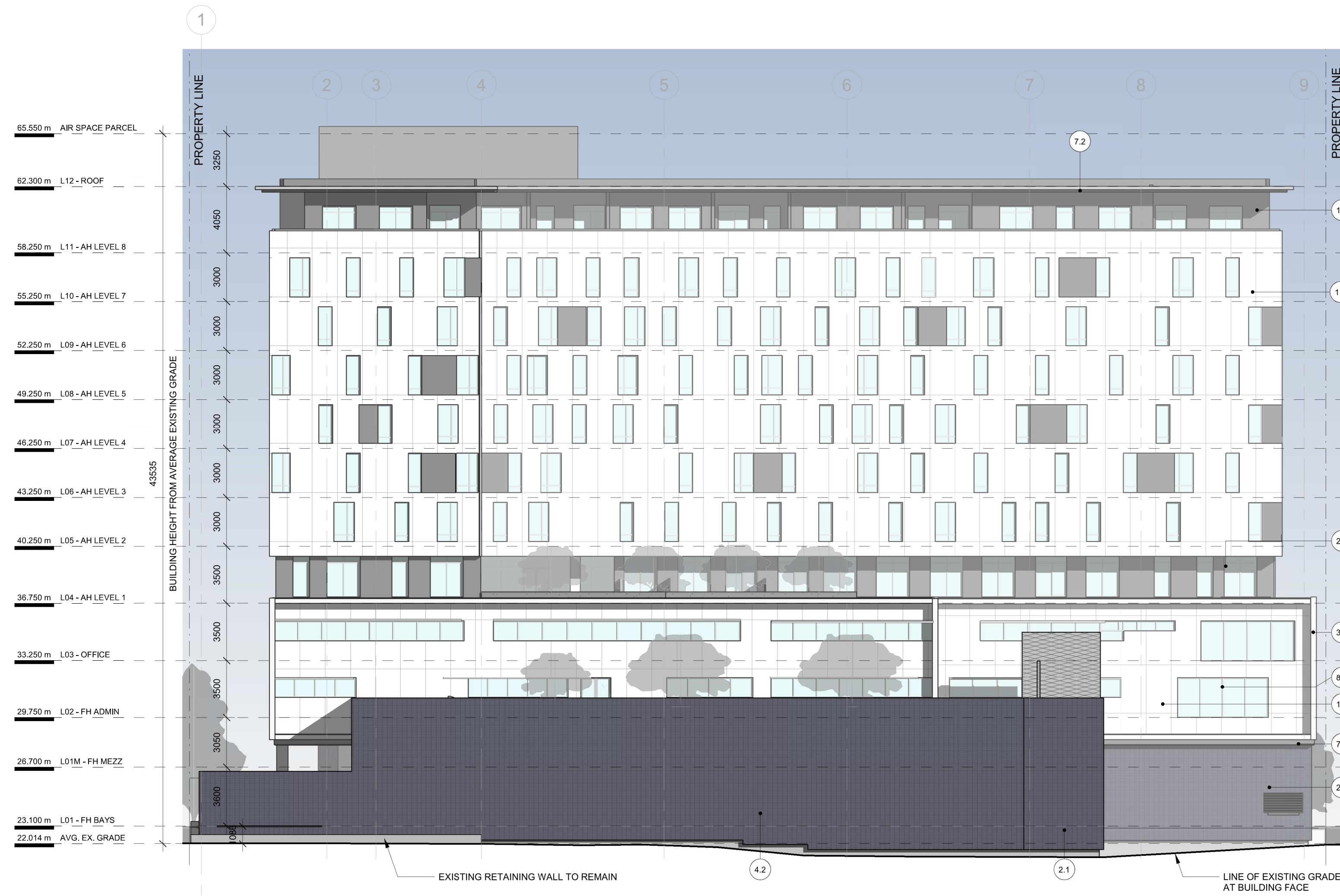


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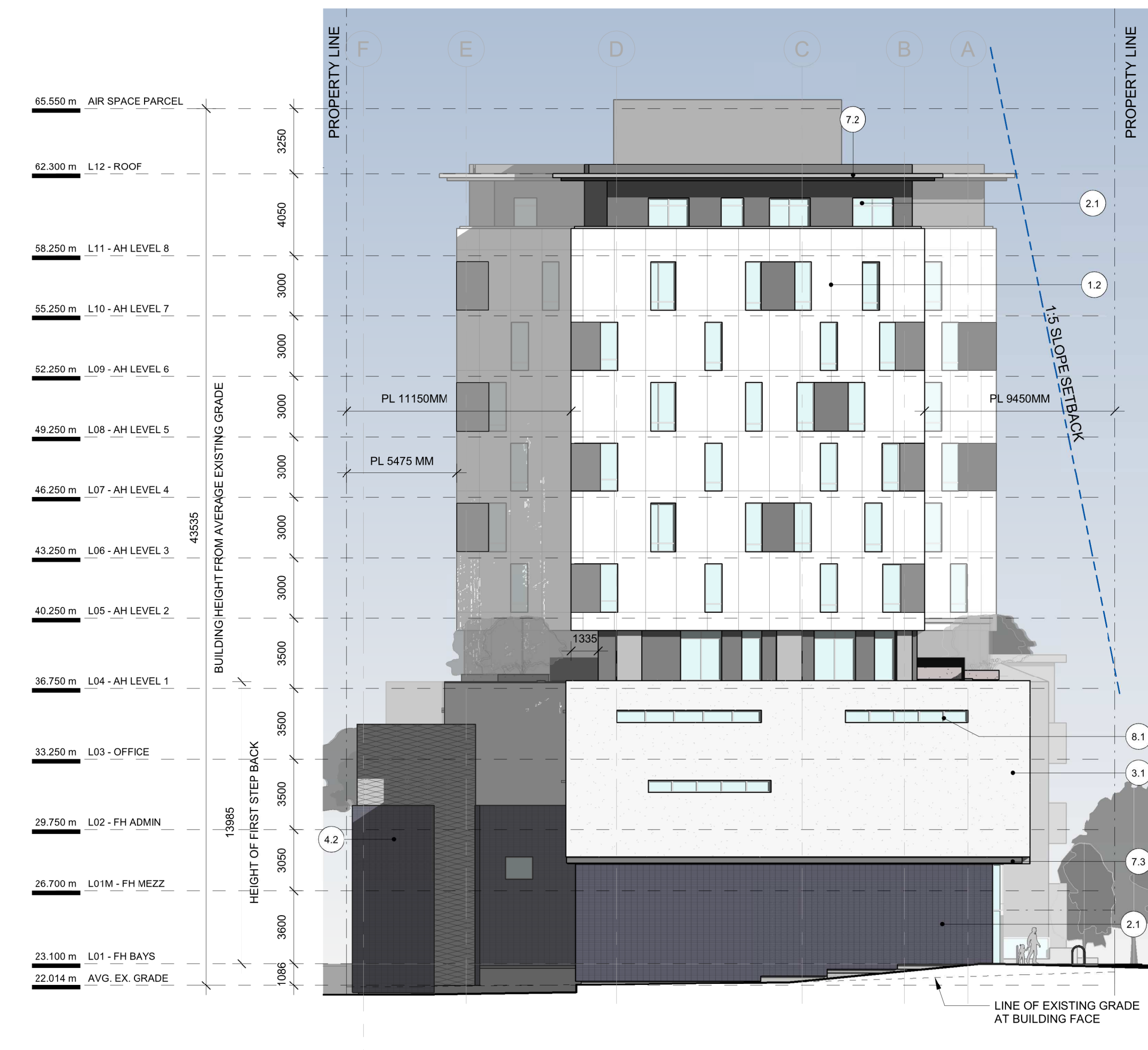
A302

SCALE: 1 : 200

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1 SOUTH ELEVATION
1 : 200



2 EAST ELEVATION
1 : 200

VFS1 EXTERIOR MATERIALS

Fire Hall



- 1.1 COMPOSITE METAL PANEL - COLOUR 01: CHARCOAL
Residential Exterior
- 1.2 COMPOSITE METAL PANEL - COLOUR 02: LIGHT GREY
Residential Exterior
- 2.1 BRICK VENEER-STACK BOND - COLOUR 01: TBD
FIREHALL L1/ Residential INSET FLOORS
- 3.1 TEXTURED REINFORCED FIBER CEMENT PANELS - COLOUR 01: TBD
FIREHALL EXTERIOR
- 4.1 EXPOSED CONCRETE - FINISH TBD
FIREHALL L1 / SITE



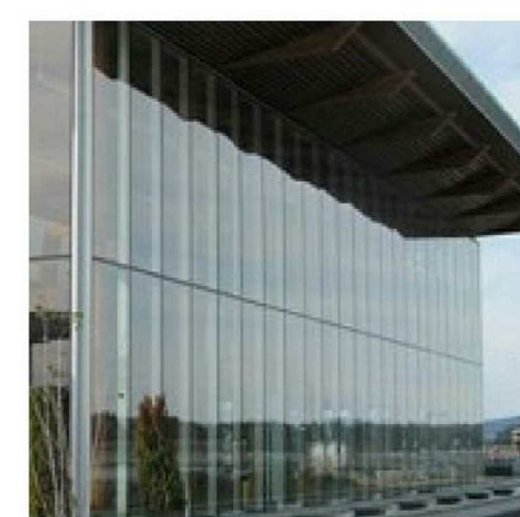
4.2 SPLIT FACE CONCRETE BLOCK - COLOUR TBD
FIREHALL INTERIOR



8.1 ALUMINUM WINDOW WALL - COLOUR TBD
FIREHALL EXTERIOR



8.2 ALUMINUM PUNCHED WINDOW - COLOUR TBD



8.3 ALUMINUM CURTAIN WALL - COLOUR TBD

ELEVATION KEYNOTES

1.1	COMPOSITE METAL PANEL - COLOUR 01: CHARCOAL
1.2	COMPOSITE METAL PANEL - COLOUR 02: LIGHT GREY
2.1	BRICK VENEER - STACK BOND - COLOUR 01: TBD
3.1	TEXTURED REINFORCED FIBRE CEMENT PANELS - COLOUR 01: TBD
4.1	EXPOSED CONCRETE - FINISH TBD
4.2	SPLIT FACE CONCRETE BLOCK - COLOUR: TBD
7.2	PREFINISHED METAL FLASHING - COLOUR TO MATCH CAPPED CLADDING
7.3	PREFINISHED METAL FLASHING - COLOUR TBD
8.1	ALUMINUM WINDOW WALL
8.2	ALUMINUM PUNCHED WINDOW
8.3	ALUMINUM CURTAIN WALL
8.5	ALUMINUM SWING DOOR
12.1	METAL GUARDRAIL
12.2	ALUMINUM GUARD W/ GLASS INFILL

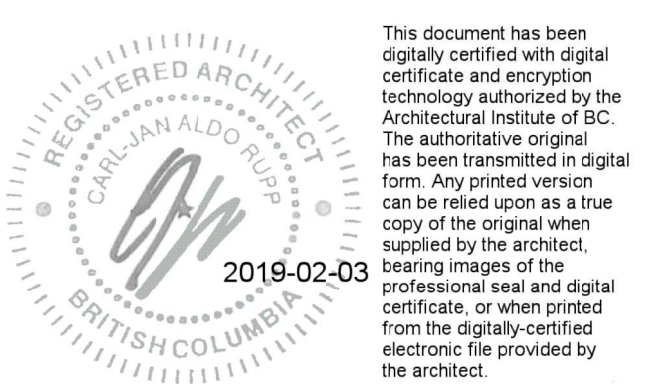
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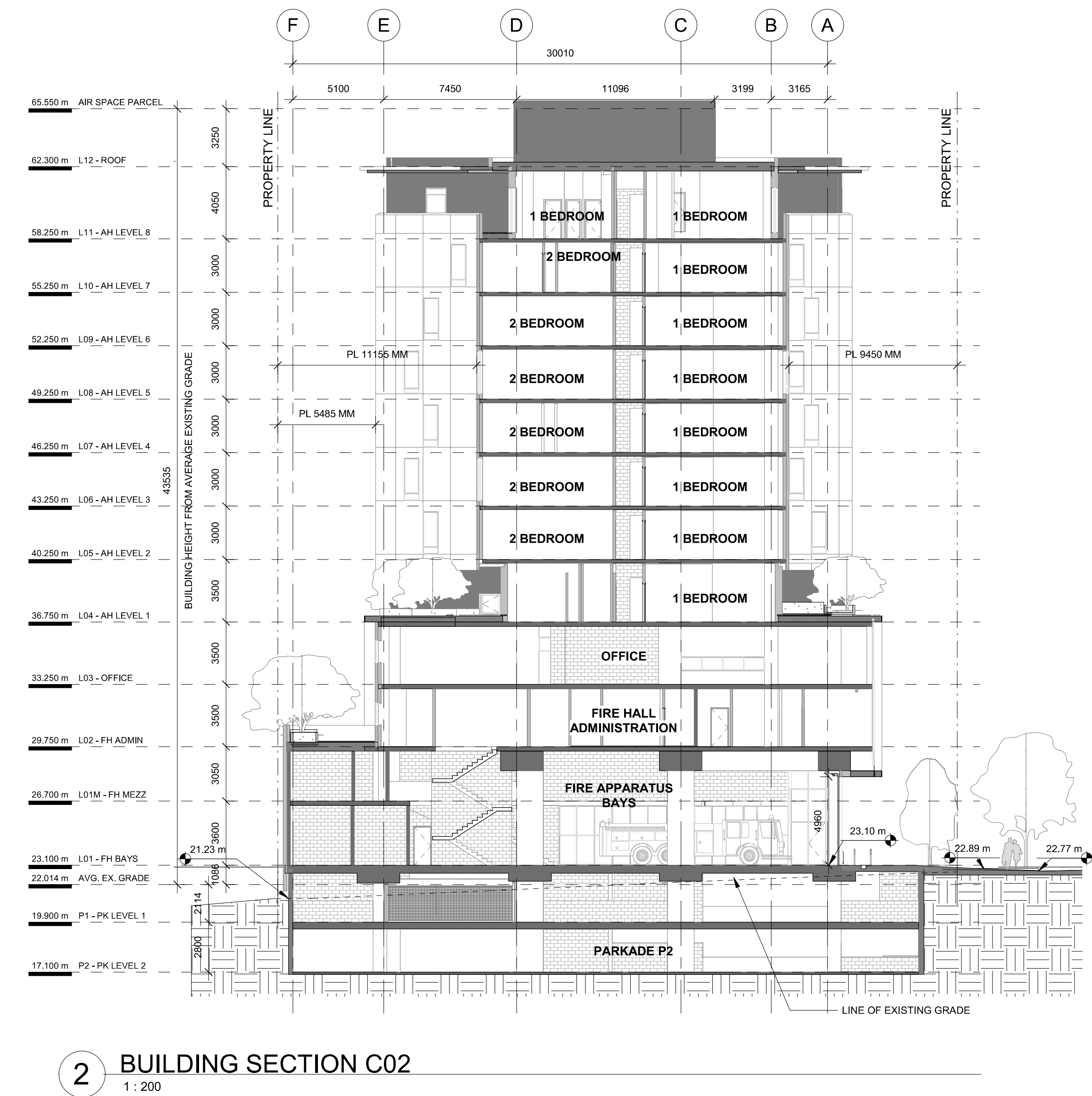
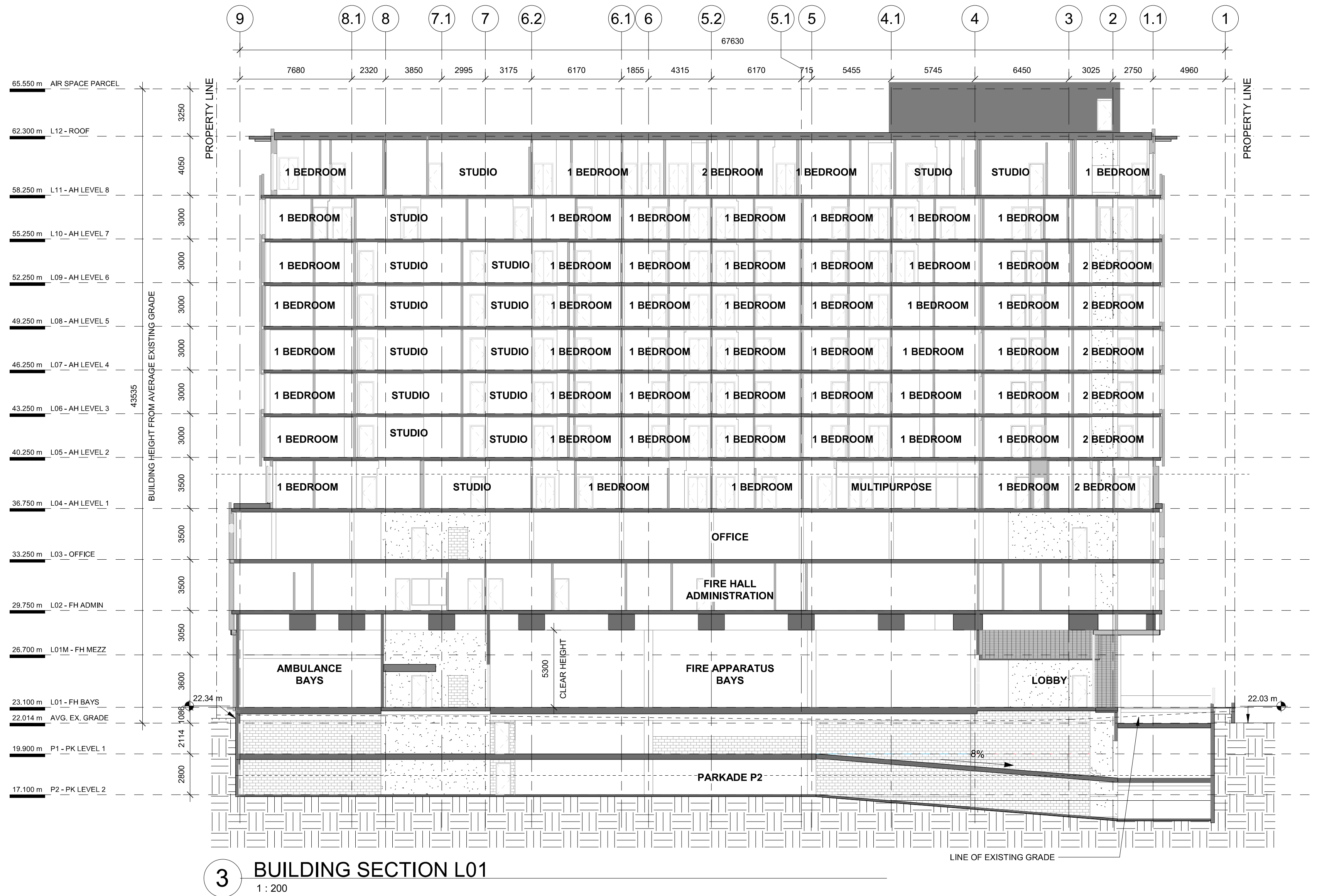
BUILDING SECTIONS



A310

SCALE: 1 : 200

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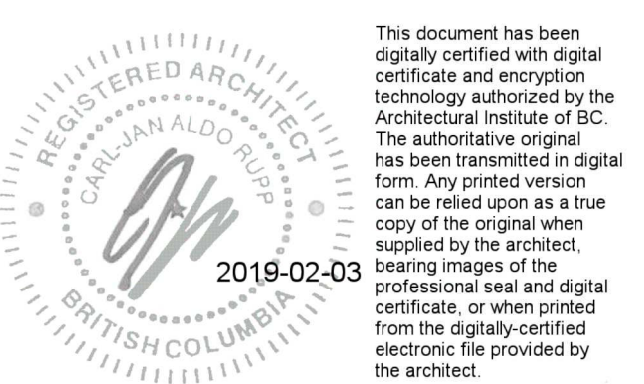
CONSULTANT LOGO:

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3	ISSUED TO CITY	12/06/2018
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BUILDING SECTIONS

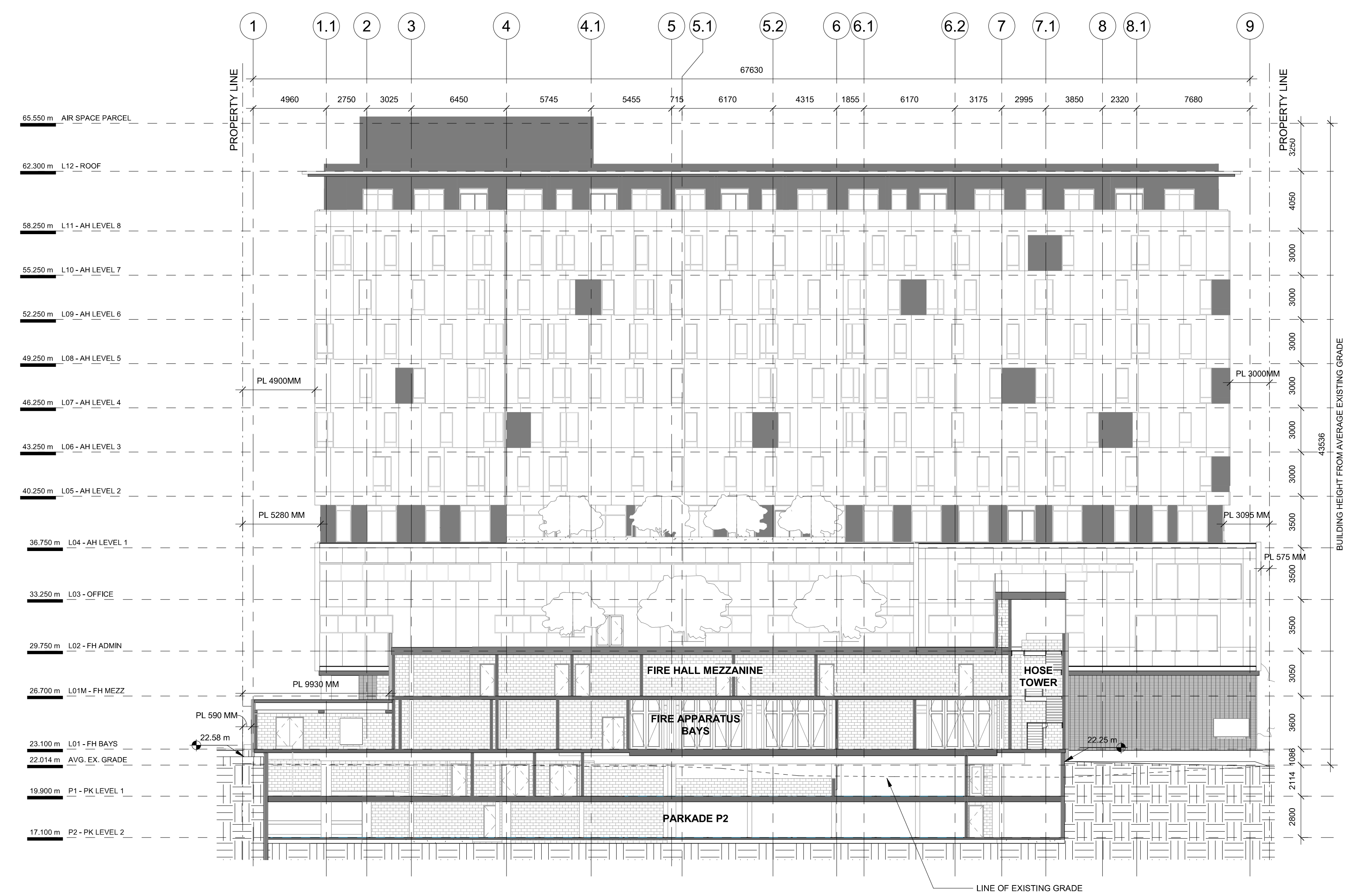
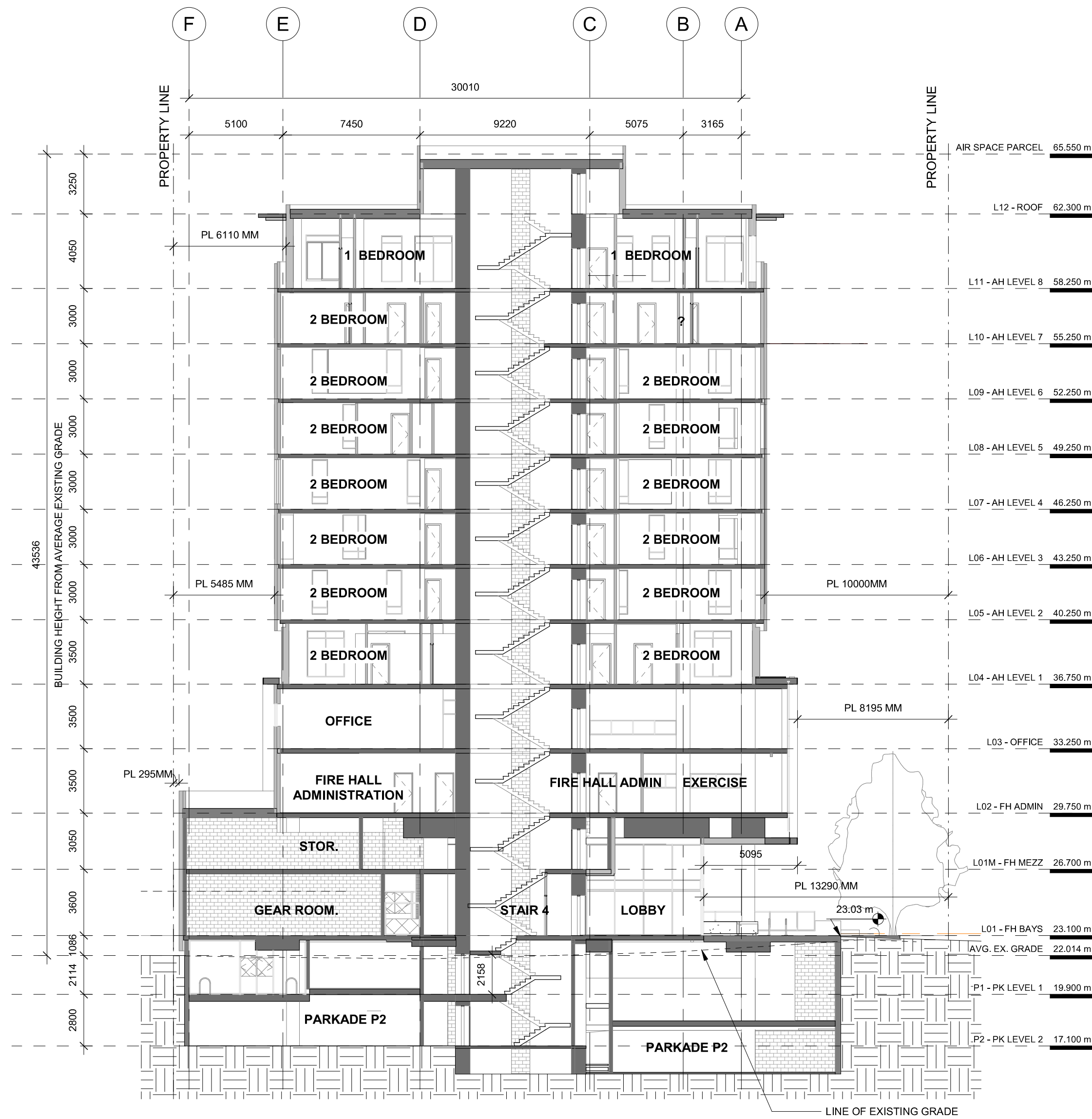


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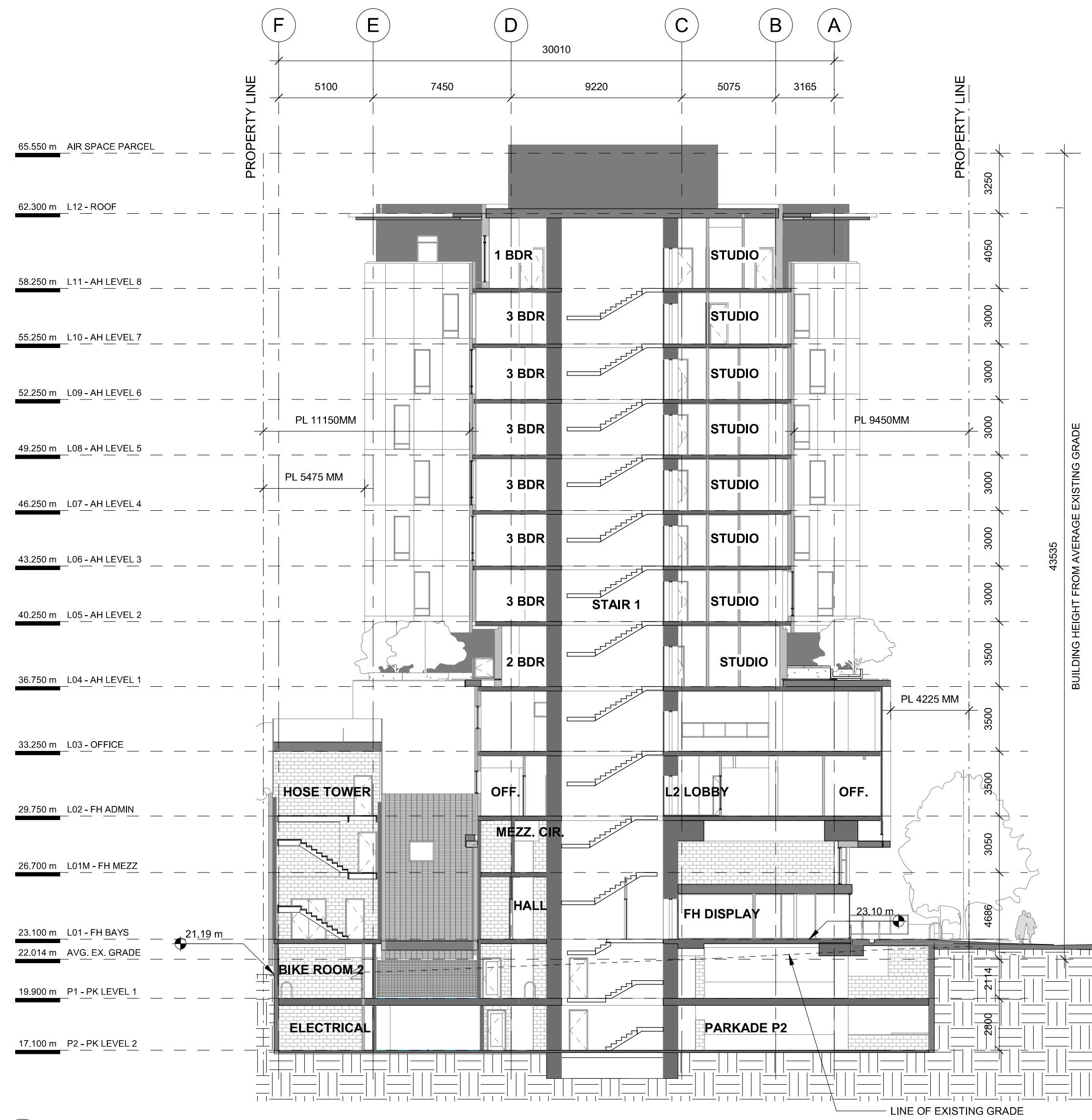
BUILDING SECTIONS



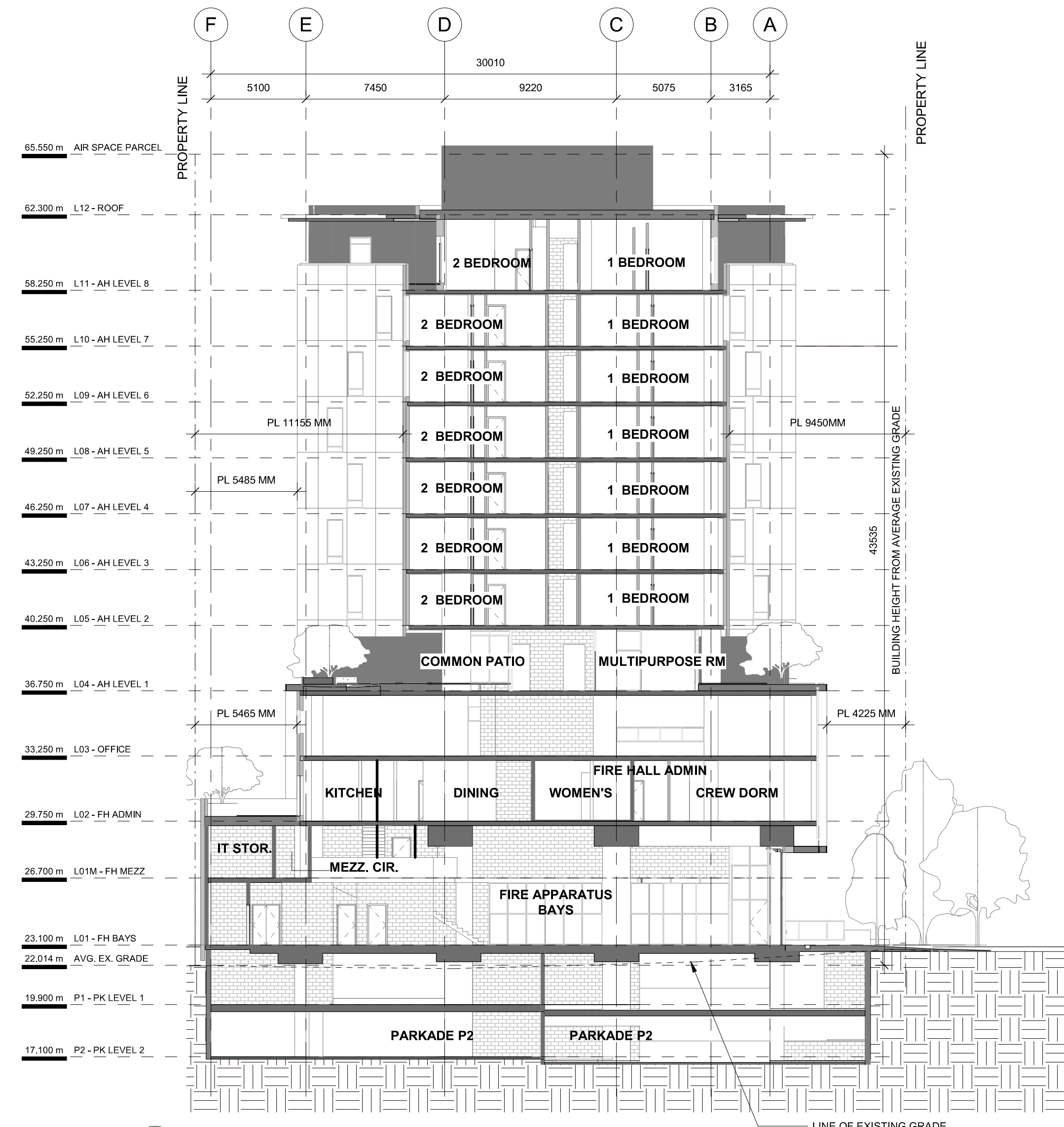
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SCALE: 1 : 200

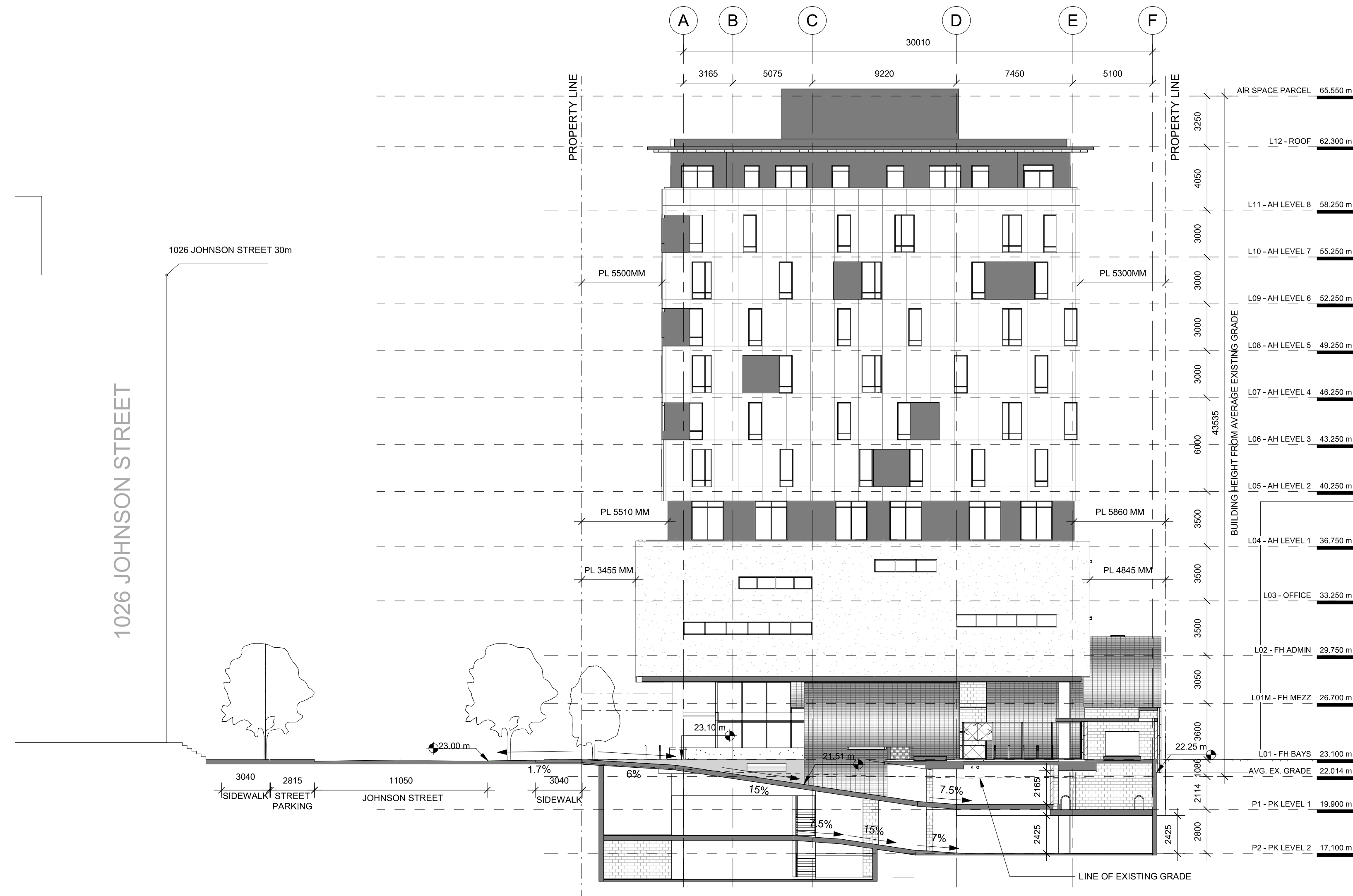
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1 BUILDING SECTION C01
1 : 200



2 BUILDING SECTION C04
1 : 200



1 04 - CROSS SECTION THROUGH DRIVE AISLE
1 : 200

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BUILDING SECTIONS



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