

1025 JOHNSON STREET

ISSUED FOR DP + REZONING REVISIONS



PERSONNEL

DEVELOPMENT MANAGER

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

CONSULTANTS

ARCHITECTURAL

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

STRUCTURAL

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

MECHANICAL

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

ELECTRICAL

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

GEOTECHNICAL

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

LANDSCAPE

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

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

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)

SHEET LIST

ARCHITECTURAL

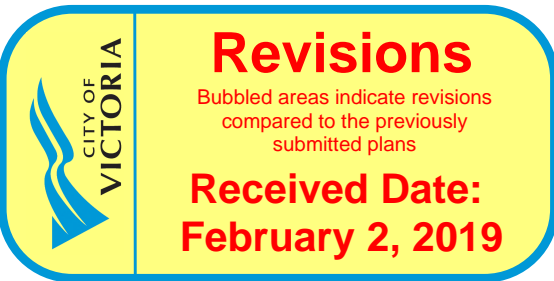
A000	COVER PAGE
A100	EXISTING SITE PLAN
A101	PROPOSED SITE PLAN
A102	SITE CONTEXT
A103	SITE CONTEXT
A104	STREET PERSPECTIVE
A200	LEVEL P2 - PARKADE
A201	LEVEL P1 - PARKADE
A202	LEVEL 01 - FIRE HALL MAIN FLOOR
A203	LEVEL 01M- FIREHALL MEZZANINE
A204	LEVEL 02 - FIREHALL ADMINISTRATION
A205	LEVEL 03 - TENANT
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

HCMA

CONSULTANT LOGO:

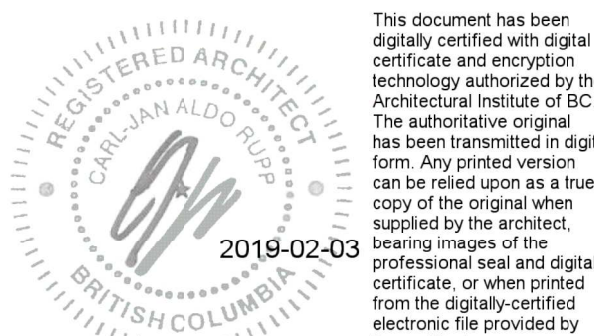


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1025 Johnson Street
1025 Johnson St., Victoria, BC

REVISION	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	09.17.2018
2	ADVISORY DESIGN PANEL	11.21.2018
3	ISSUED TO COTW	12.06.2018
4	REVISED DP+REZONING	02.01.2019

COVER PAGE



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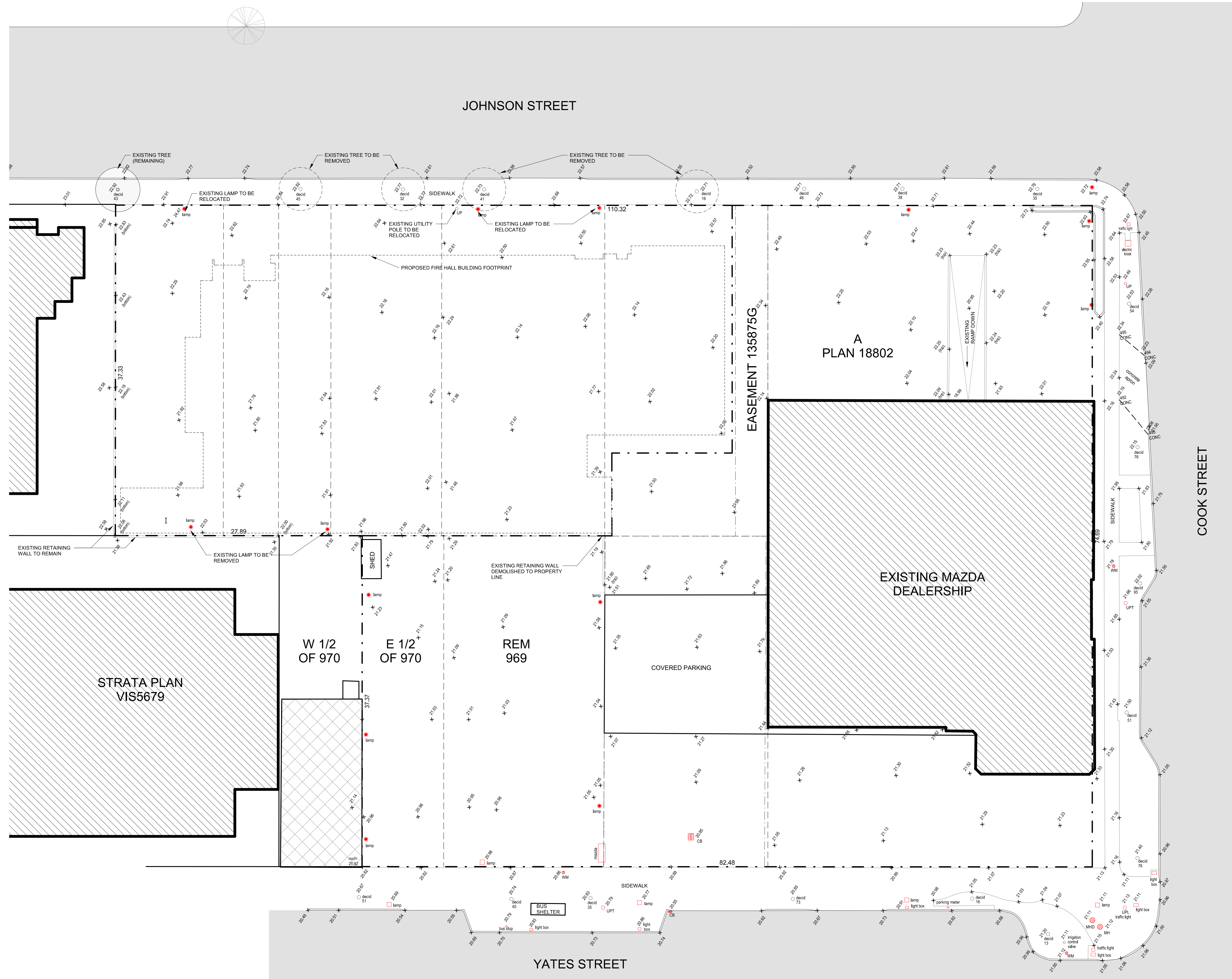
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2019-02-03

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PROJECT#:1624 • DRAWN:TEAM

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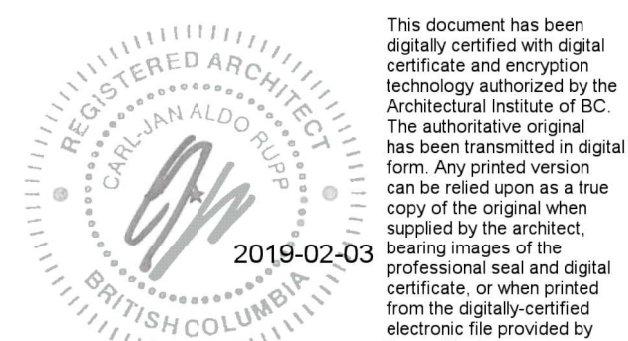
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12.06.2018
02.01.2019

REVISION
1
2

DESCRIPTION
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1025 Johnson Street
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PROPOSED SITE PLAN



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A101

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STRATA PLAN
VIS4816

A
PLAN 18802

PROPOSED NEW
BUILDING

EXISTING MAZDA
DEALERSHIP

COVERED PARKING

YATES STREET

COOK STREET

JOHNSON STREET

U/G E

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3			02.01.2019

SITE CONTEXT

REGISTERED ARCHITECT

CANADIAN ALDO ROSSI

2019-02-03

BRITISH COLUMBIA

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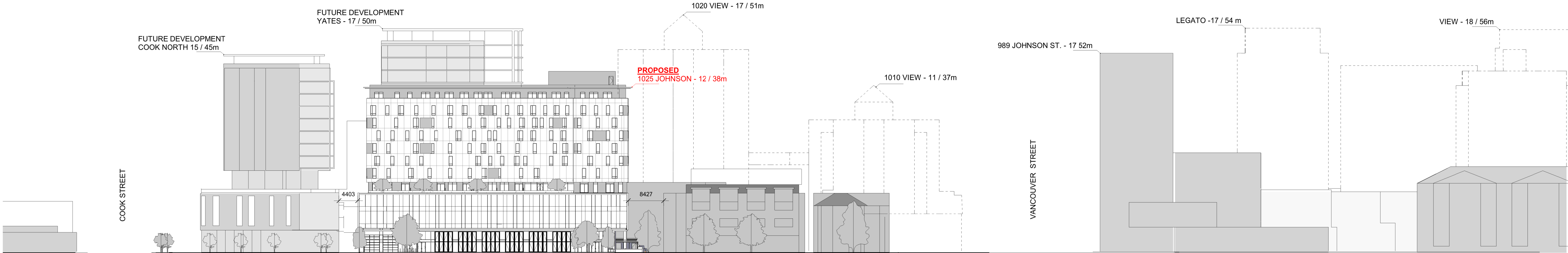
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W hcma.ca

General note: Surrounding building heights are approximate heights taken from City of Victoria Sketchup model



1 WEST SITE CONTEXT

1 : 500



2 JOHNSON STREET ELEVATION

1 : 500



PHOTO - EXISTING VIEW WEST ON JOHNSON

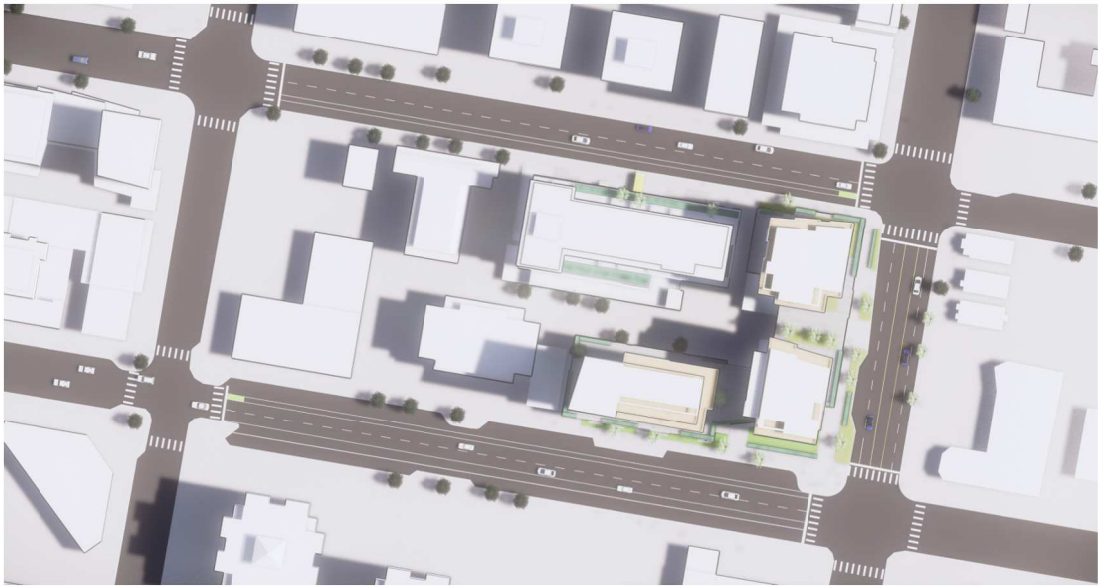


PHOTO - EXISTING VIEW NORTH FROM YATES

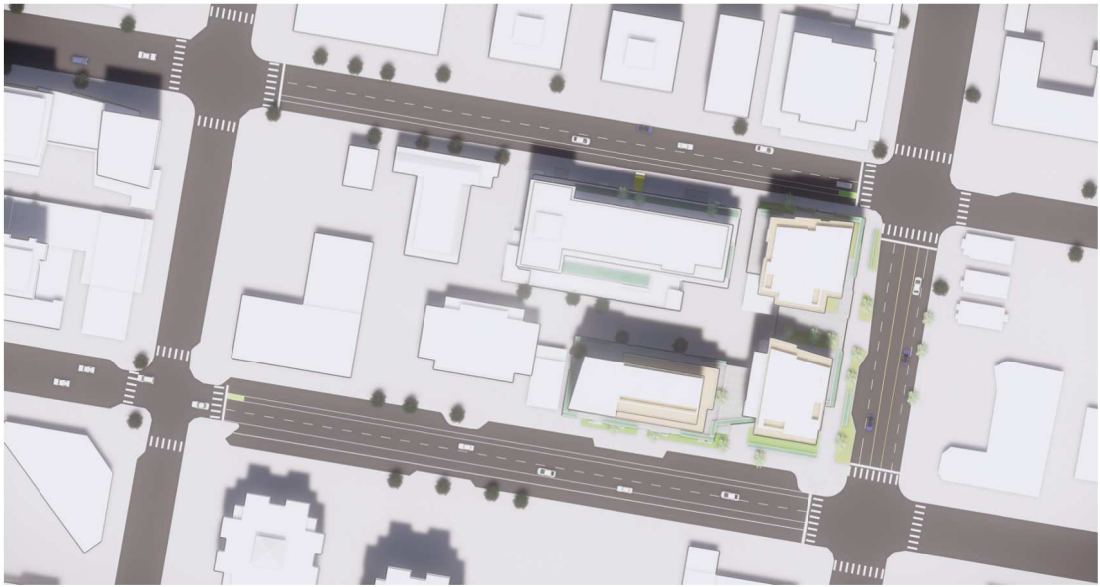


PHOTO - EXISTING VIEW EAST ON JOHNSON

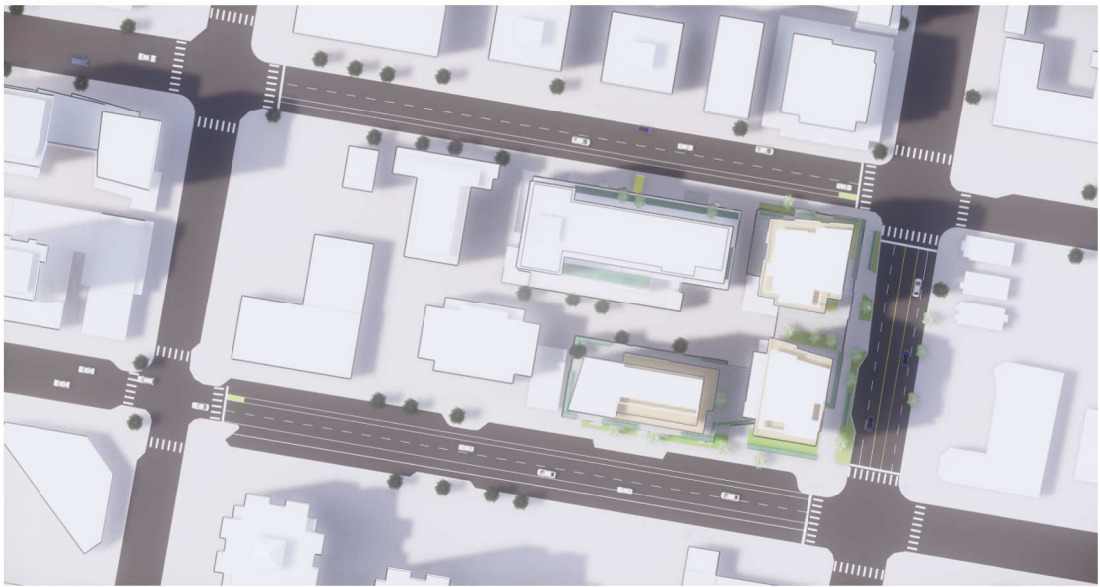
SUMMER SOLSTICE



9AM

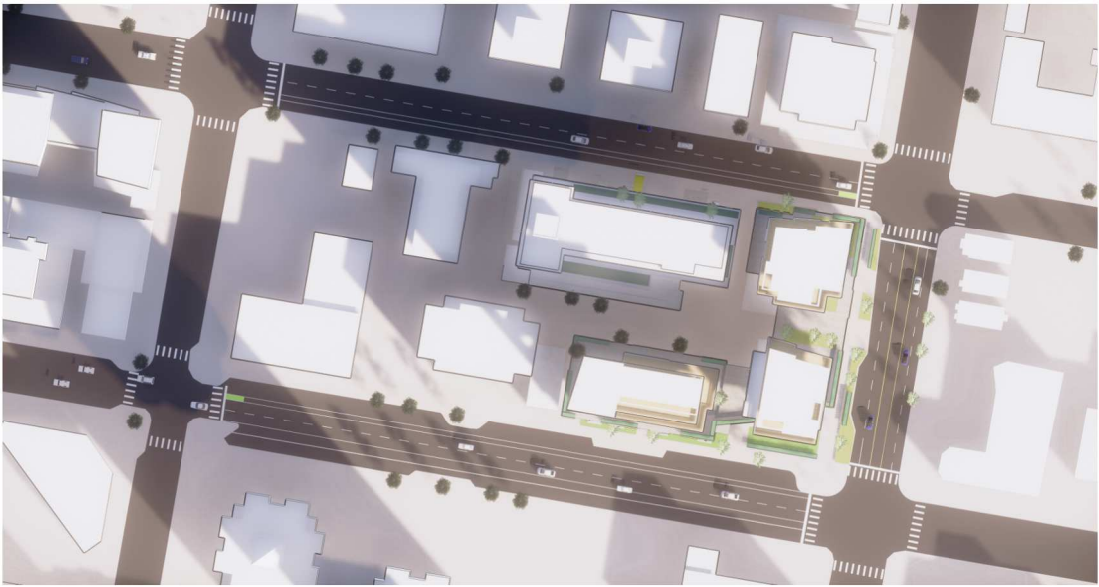


12PM

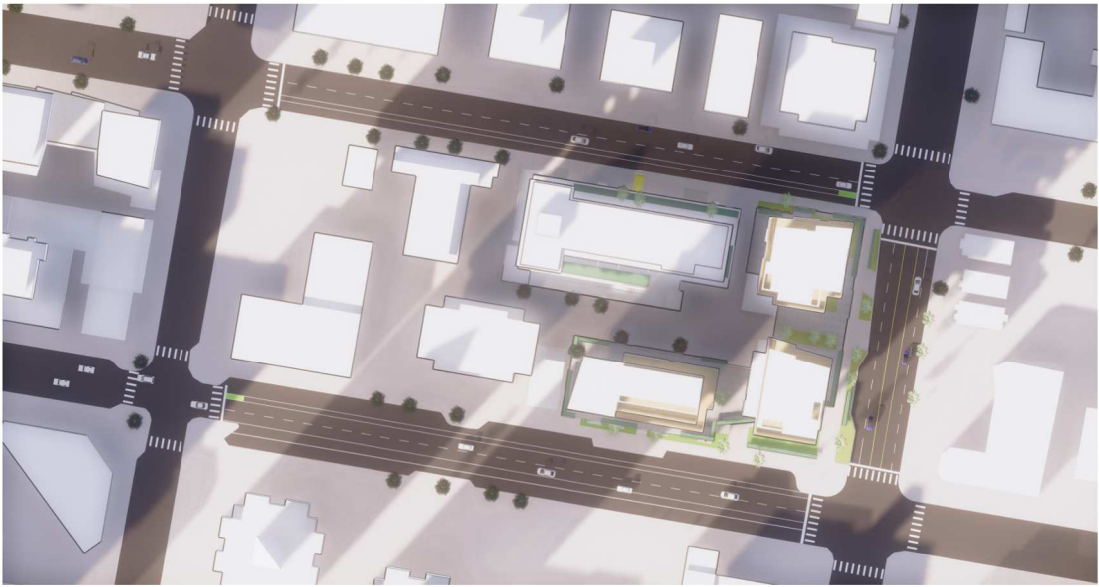


3PM

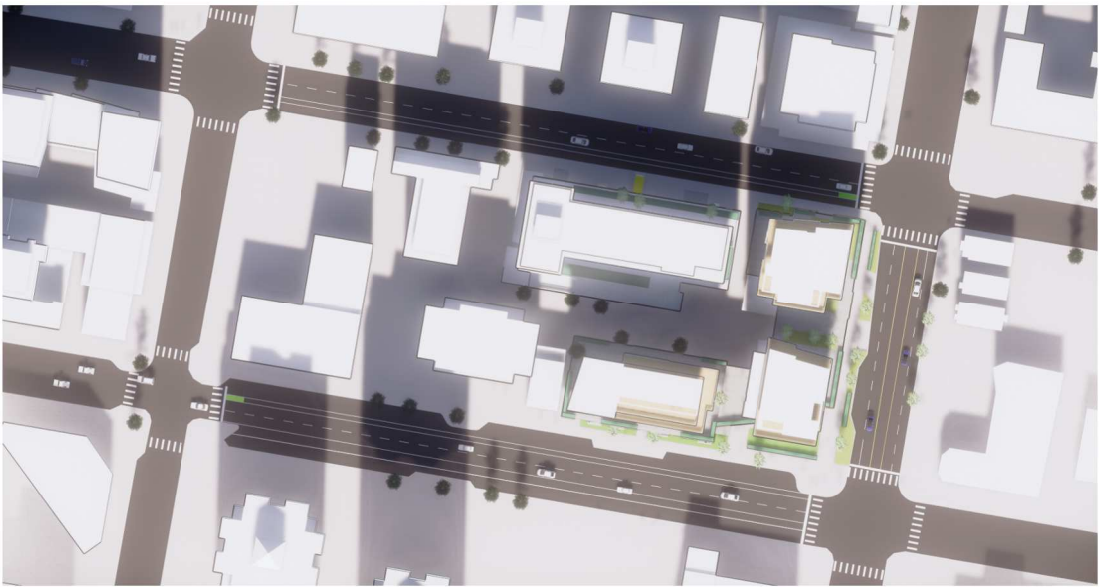
WINTER SOLSTICE



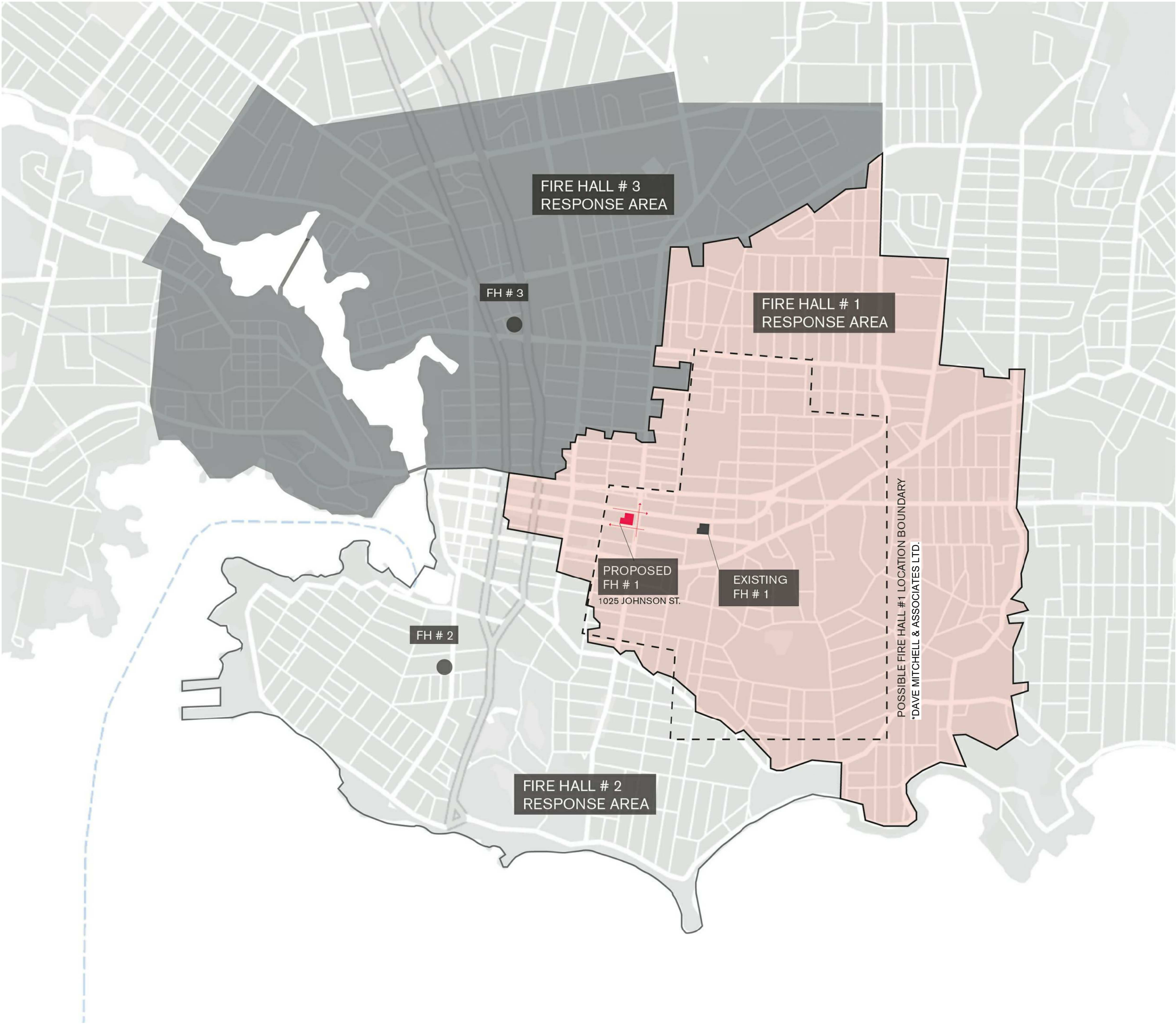
9AM



3PM



12PM



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A103

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VIEW FROM WEST ON JOHNSON

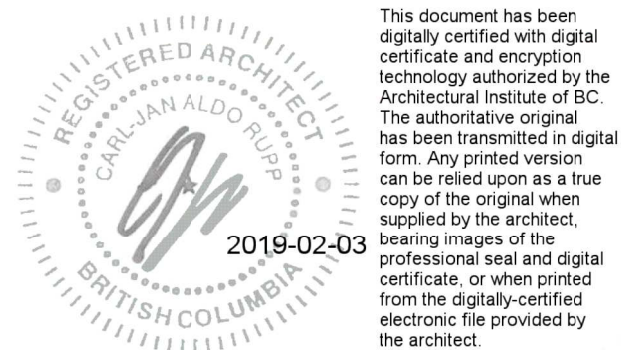
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STREET
PERSPECTIVE



A104

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02.01.2019

1025 Johnson Street
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REVISION
1
2

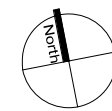
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LEVEL P2 -
PARKADE
LEVEL 2



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A200

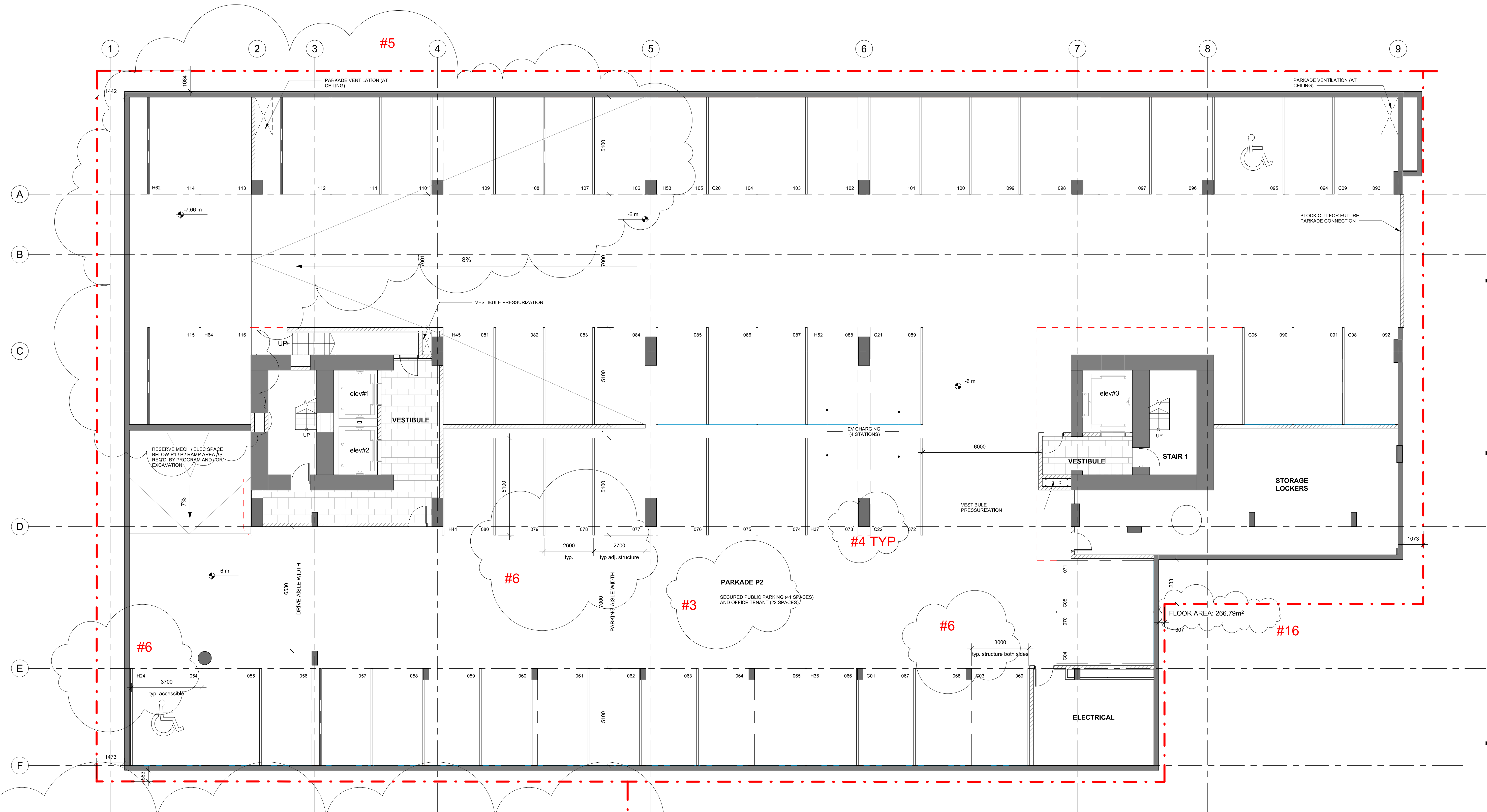


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PROJECT#:1624 • DRAWN: TEAM

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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	$4.8+42+16.5 = 64$	$130 \times 0.1 = 13$	$64 + 13 = 77$	77
<45 sq.m.	24 units	$24 \times 0.20 = 4.8$			
between 45-70 sq.m.	84 units	$84 \times 0.50 = 42.0$			
>70 sq.m.	22 units	$22 \times 0.75 = 16.5$			
TOTAL VEHICULAR PARKING		$64+23+17 = 104$	13	117	117

#2

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1025 Johnson Street
1025 Johnson St., Victoria, BC

DATE 12 06 2018 03 01 2018

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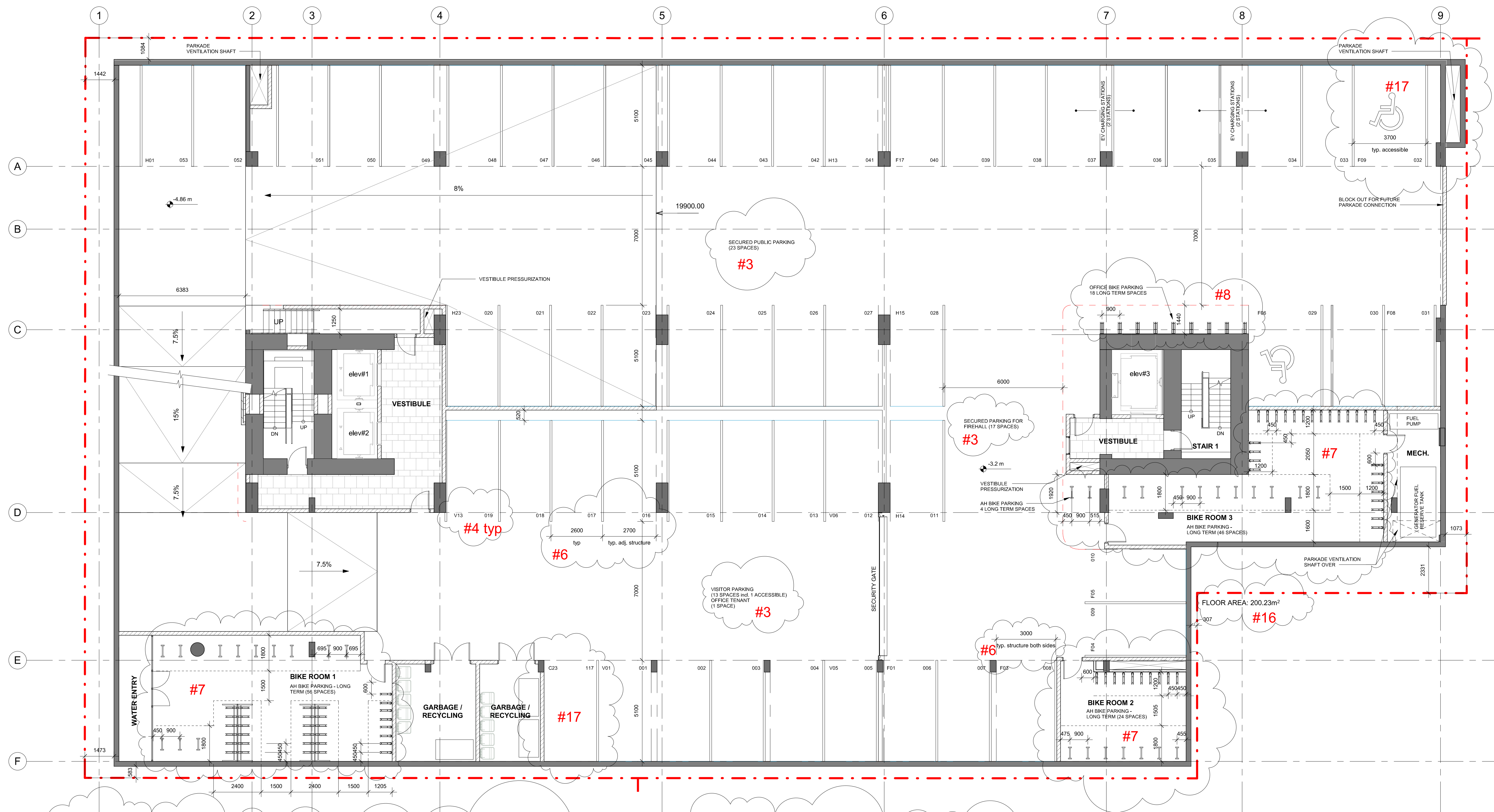
**LEVEL P1 -
PARKADE LEVEL
1**

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A201

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PARKING LEGEND

VEHICLE PARKING CALCULATIONS

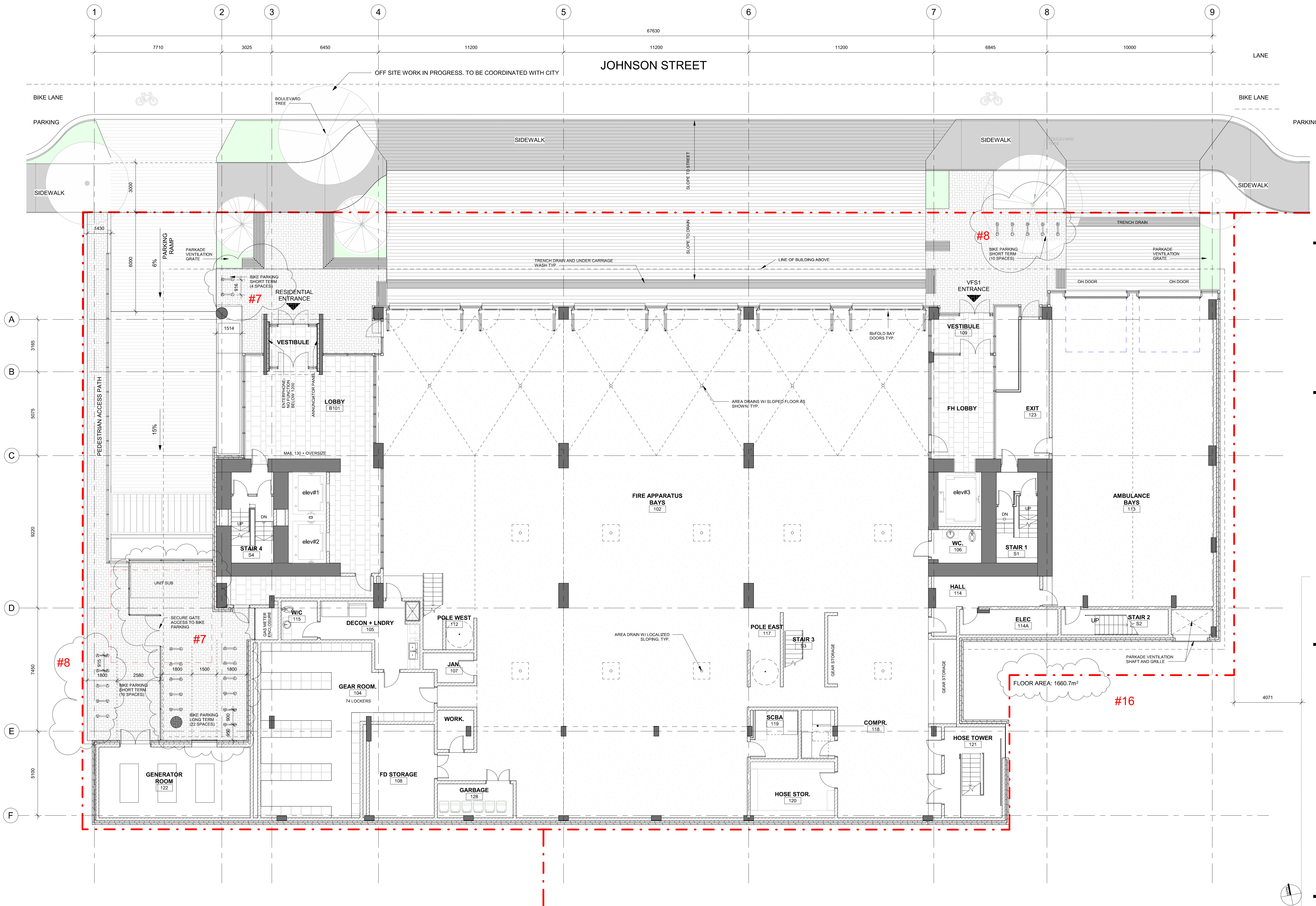
#2

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)

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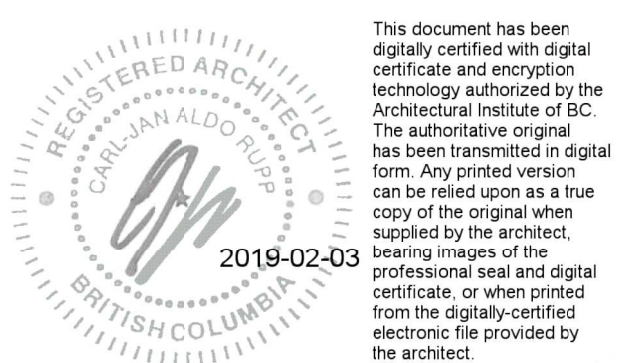
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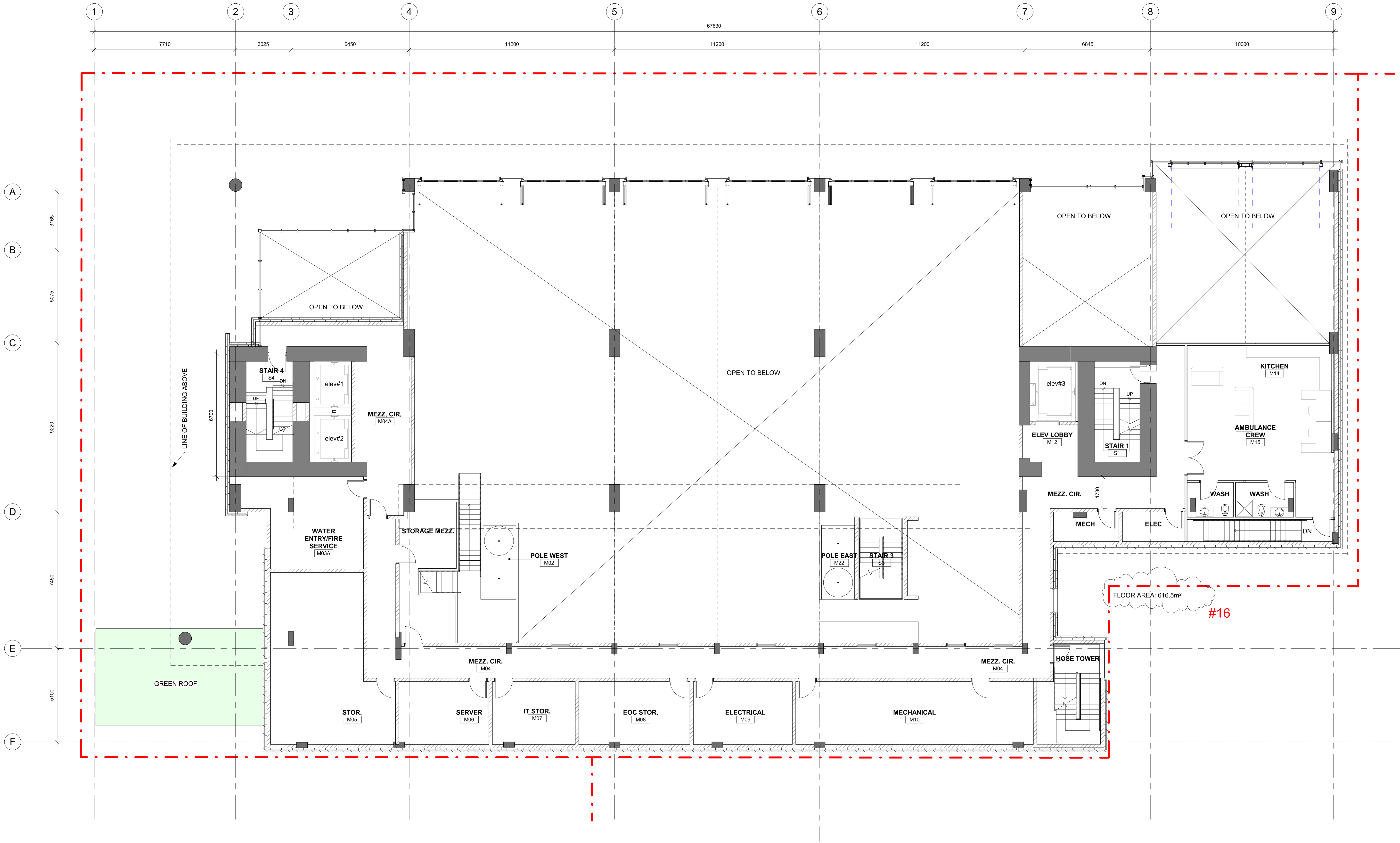
LEVEL 01 - FIRE HALL MAIN FLOOR



A202

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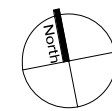
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LEVEL 01M - FIRE
HALL MEZZANINE



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A203



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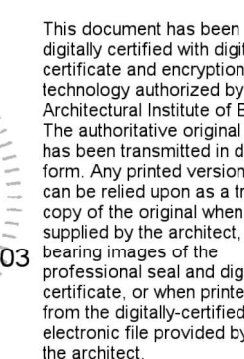
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2	REVISED DRAWING	02 01 2019

LEVEL 02 - FIRE HALL ADMINISTRATION

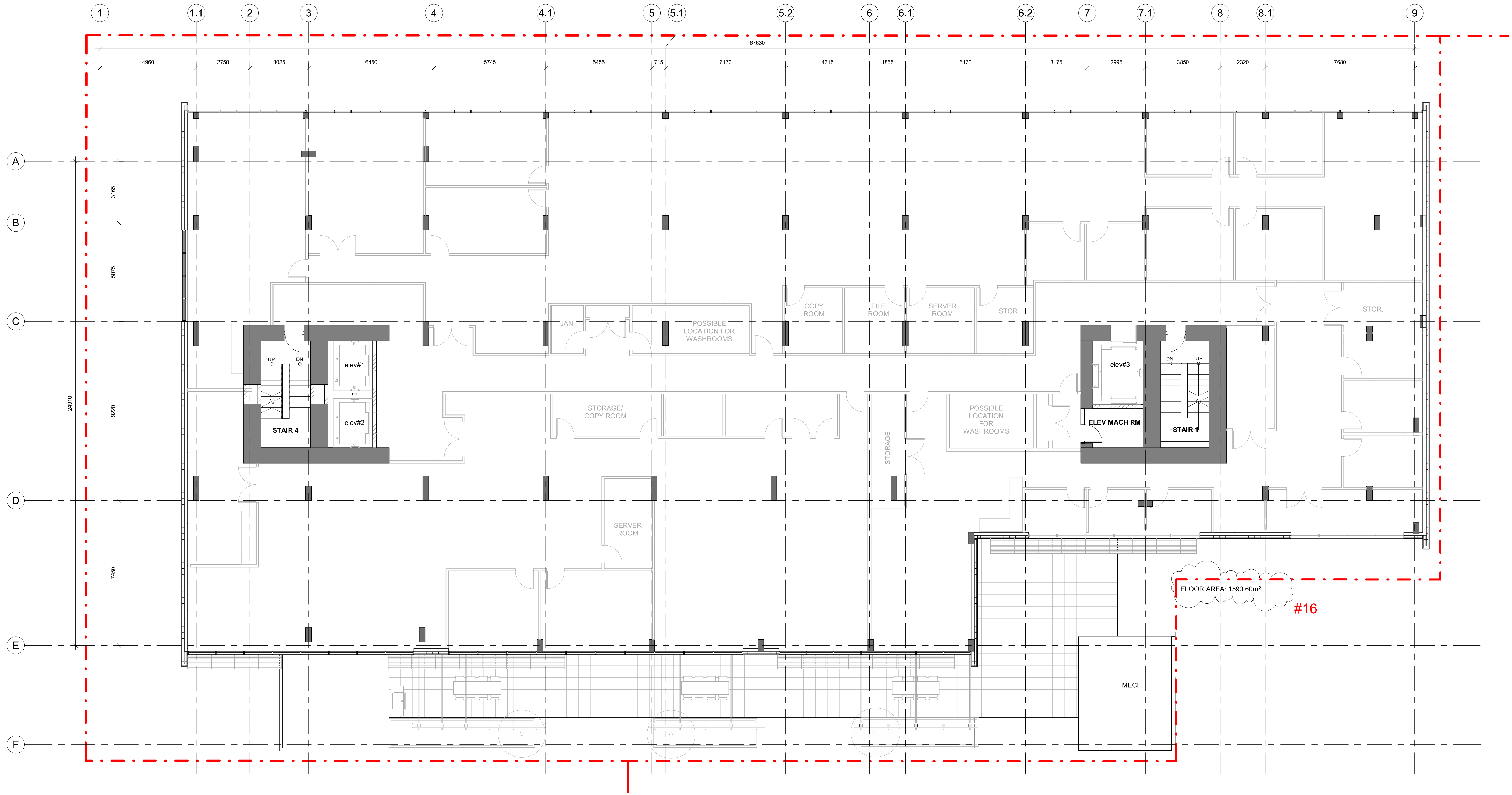


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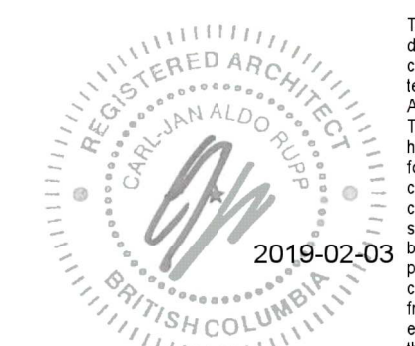
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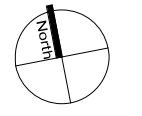
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LEVEL 03 -
OFFICE - TENANT



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A205



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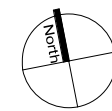
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LEVEL 04 -
AFFORDABLE
HOUSING 1



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A206



SCALE: 1 : 100

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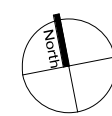
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1	DEVELOPMENT PERMIT	09.17.2018
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4	REVISED DP+REZONING	02.01.2019

LEVEL 5-10
-AFFORDABLE
HOUSING
TYPICAL LAYOUT



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A207

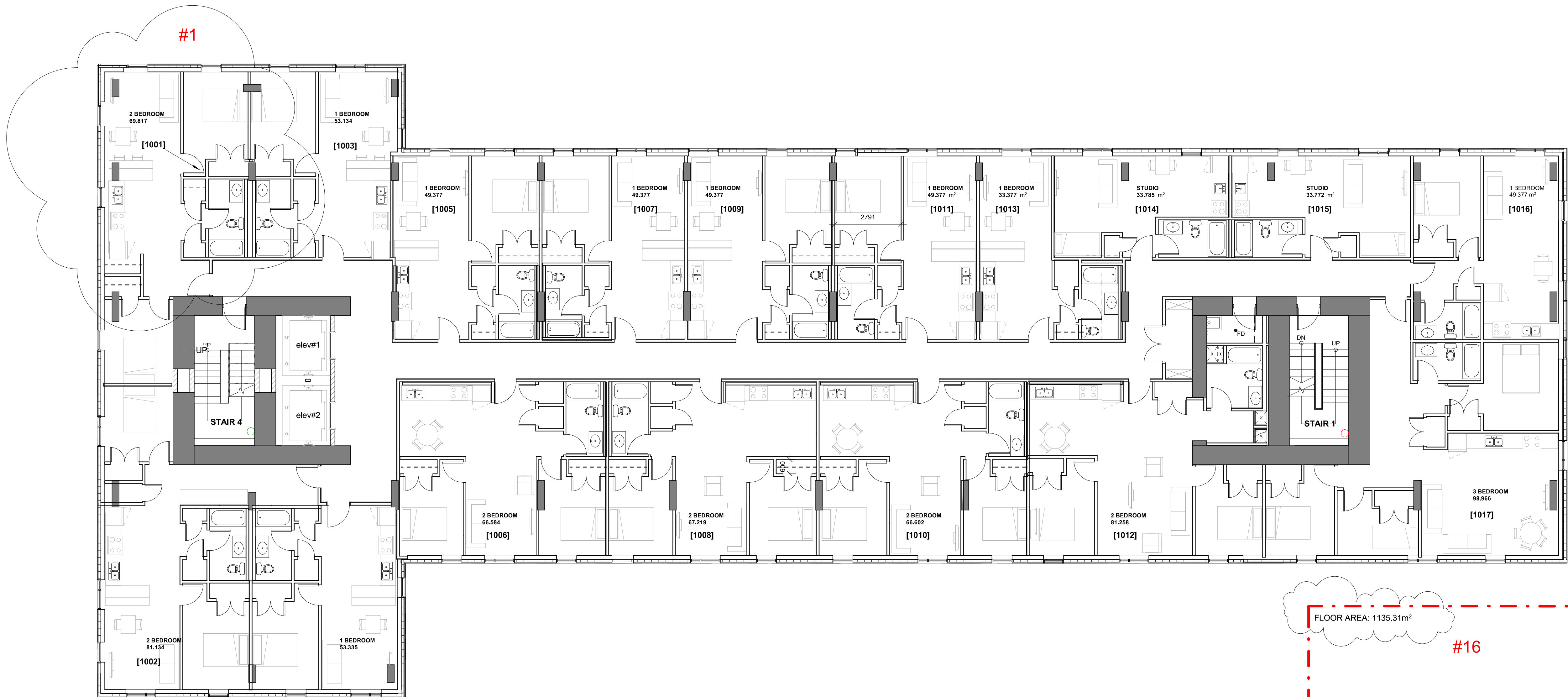


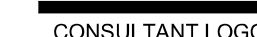
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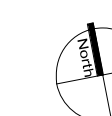
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LEVEL 11 - AFFORDABLE HOUSING TOP FLOOR



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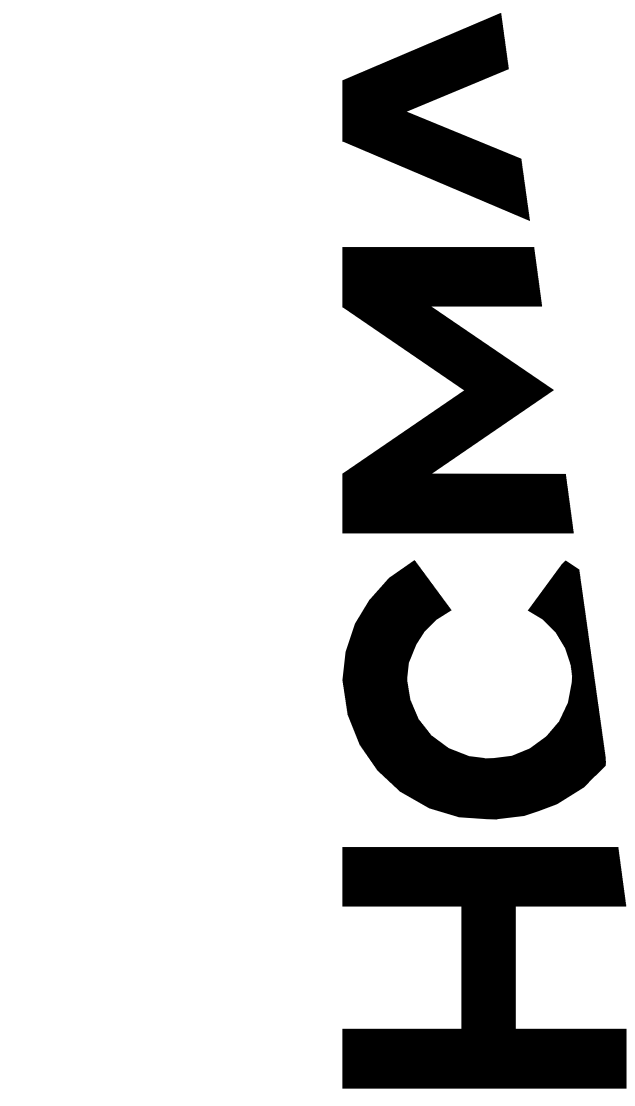
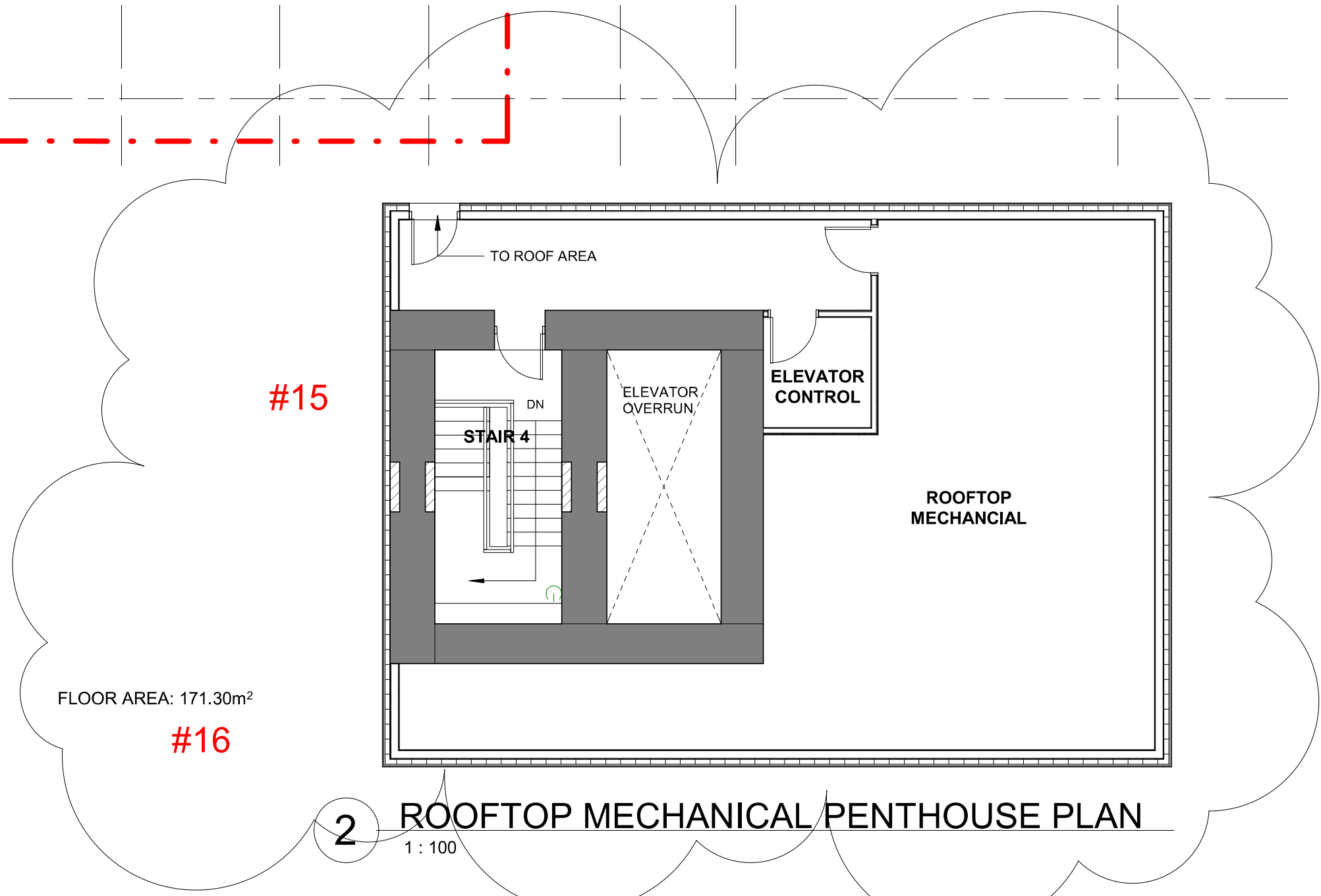
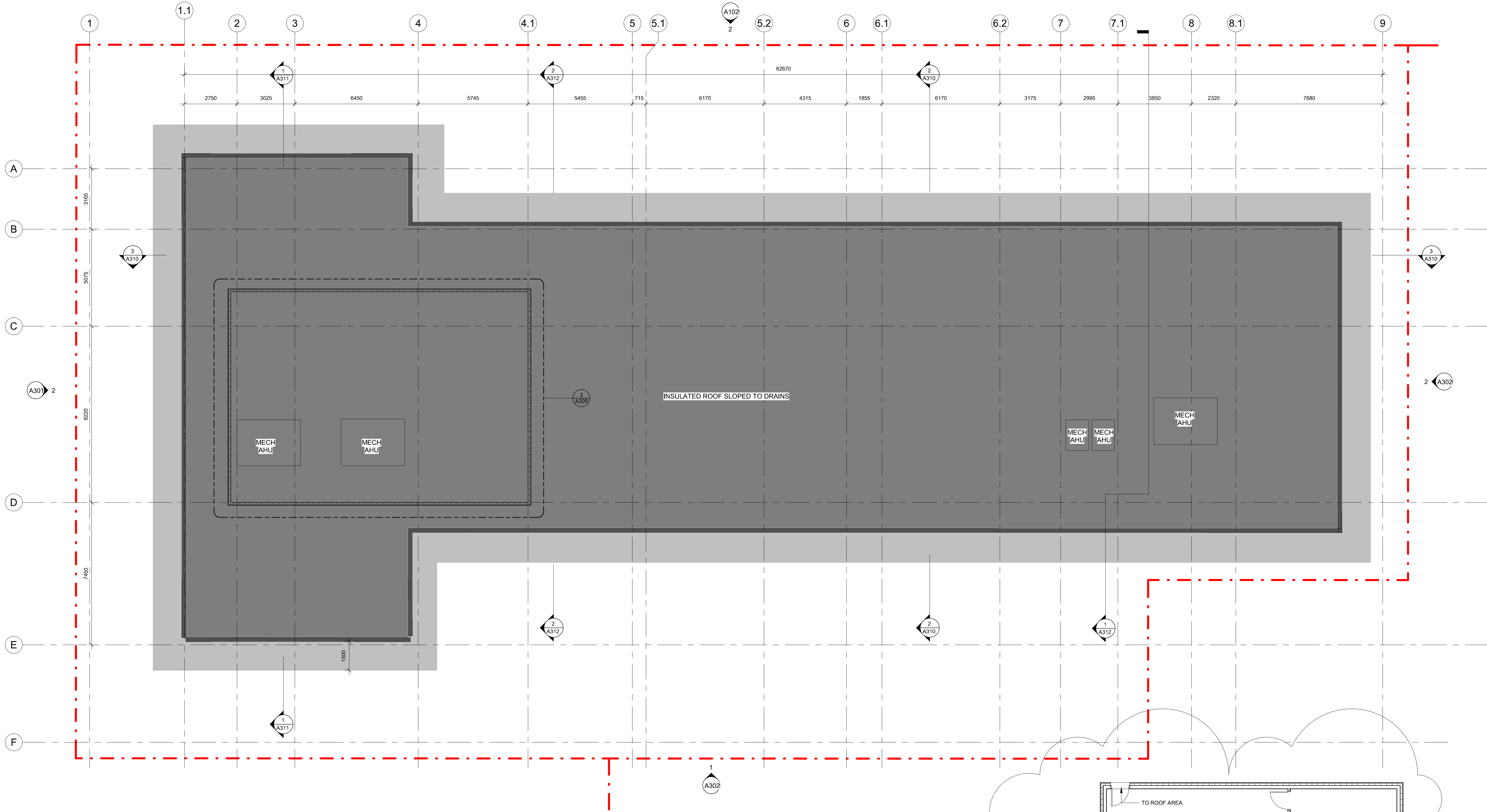
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FLOOR AREA: 977.56m



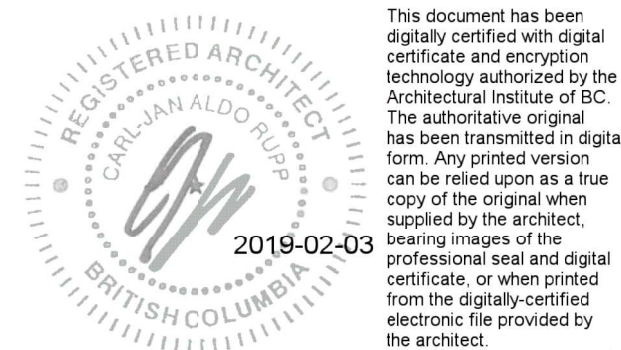
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ROOF PLAN



A209

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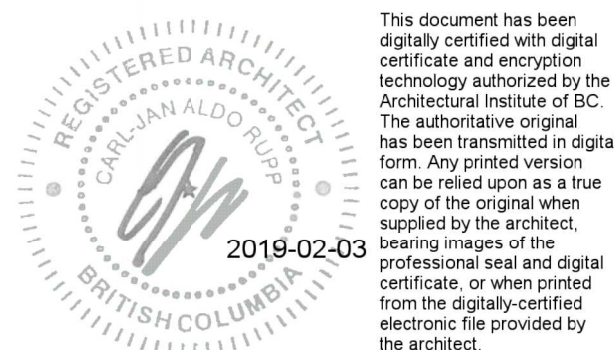
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NORTH and WEST ELEVATION



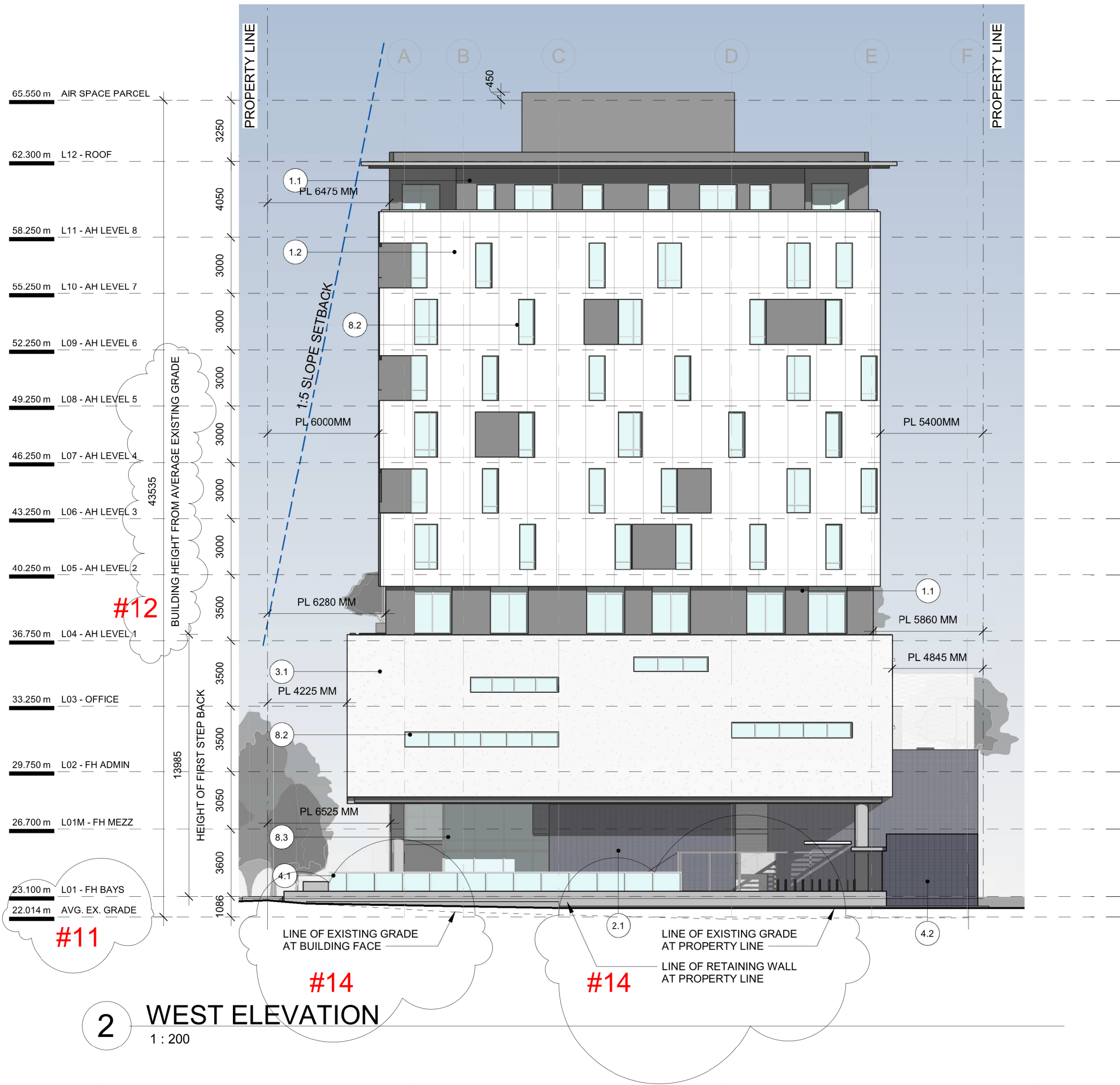
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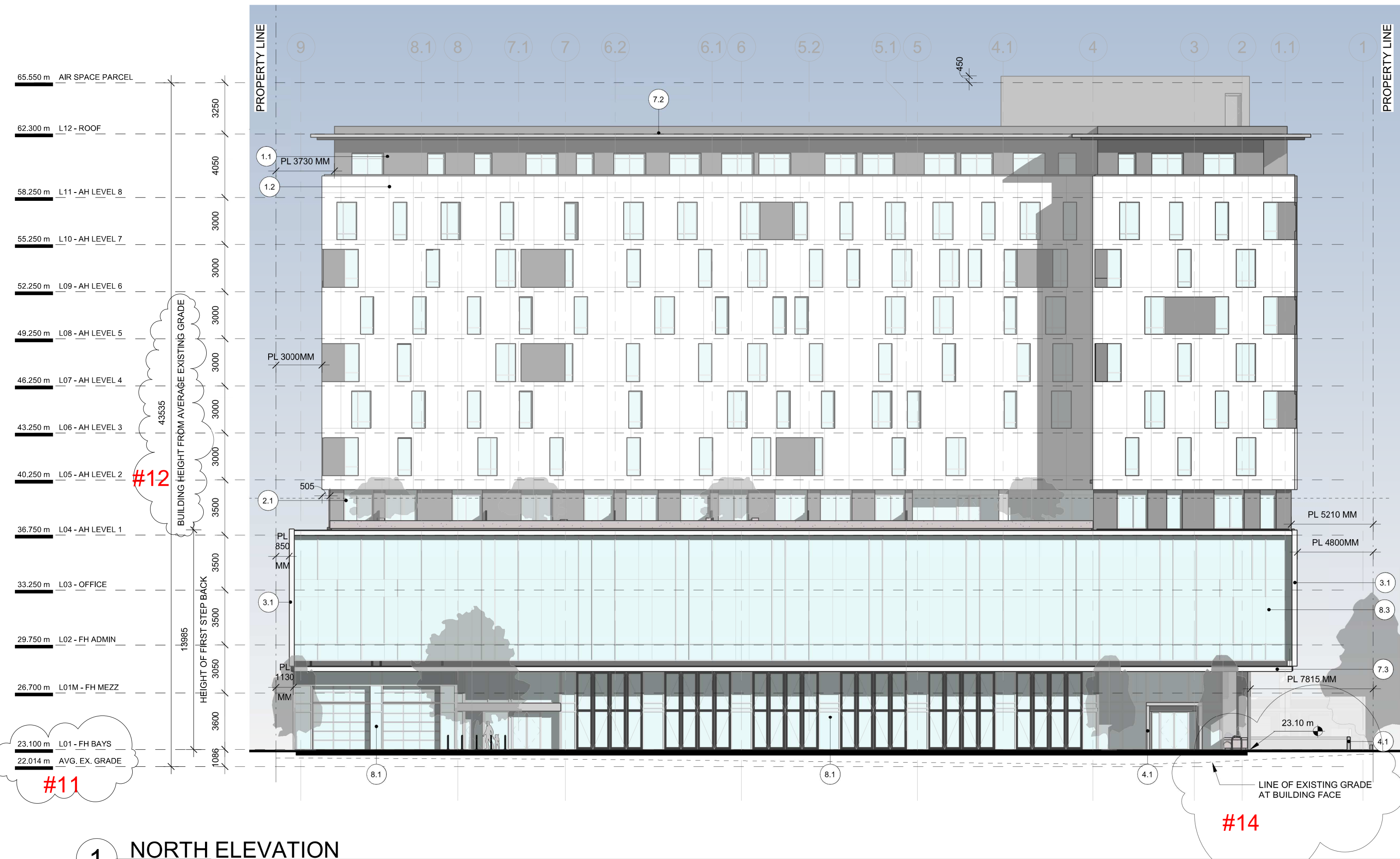
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2 WEST ELEVATION

1 : 200



1 NORTH ELEVATION

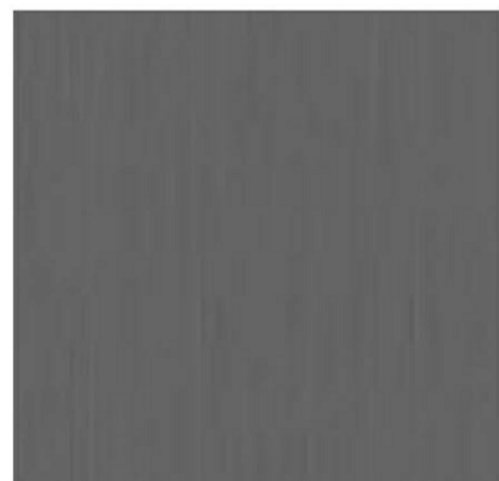
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VFS1 EXTERIOR MATERIALS

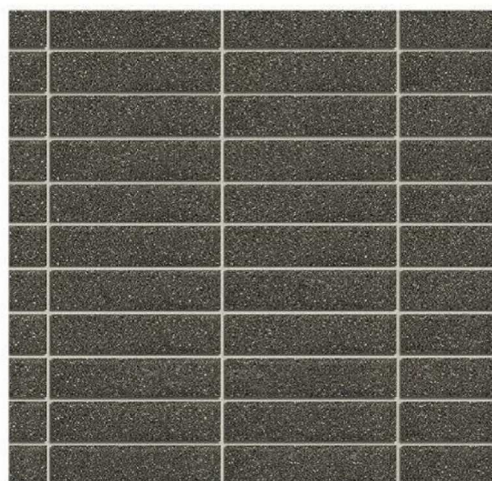
Fire Hall



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



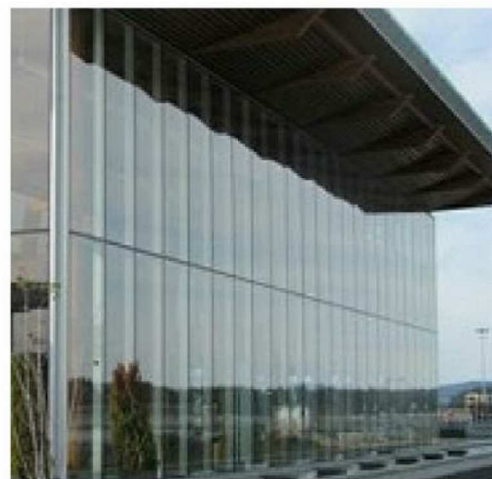
4.2
▲ SPLIT FACE CONCRETE BLOCK
FIRE-HALL INTERIOR



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
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

CONSULTANT LOGO:

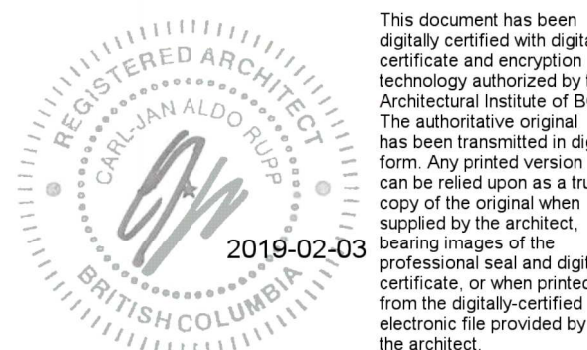
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SOUTH AND EAST ELEVATION



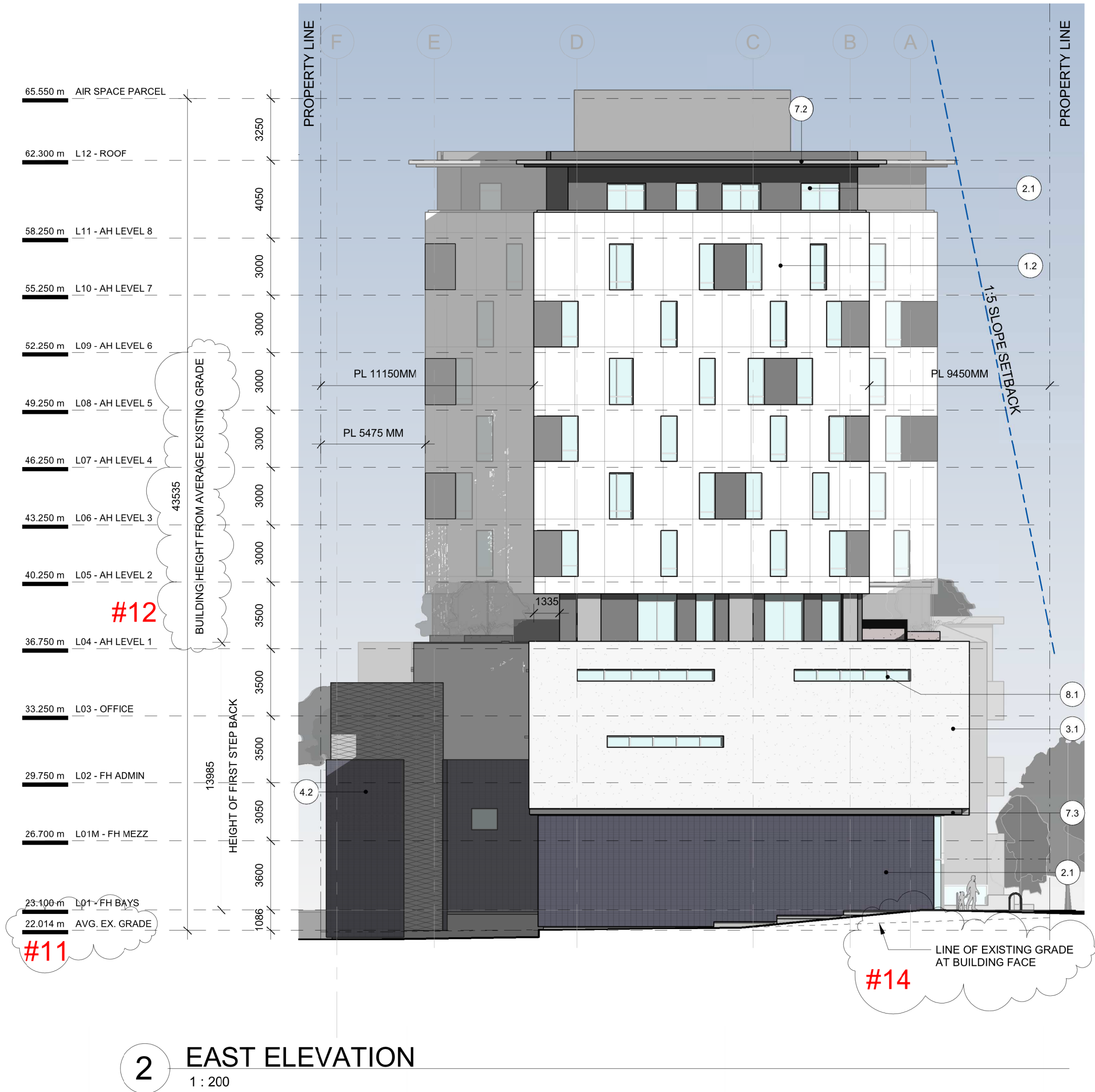
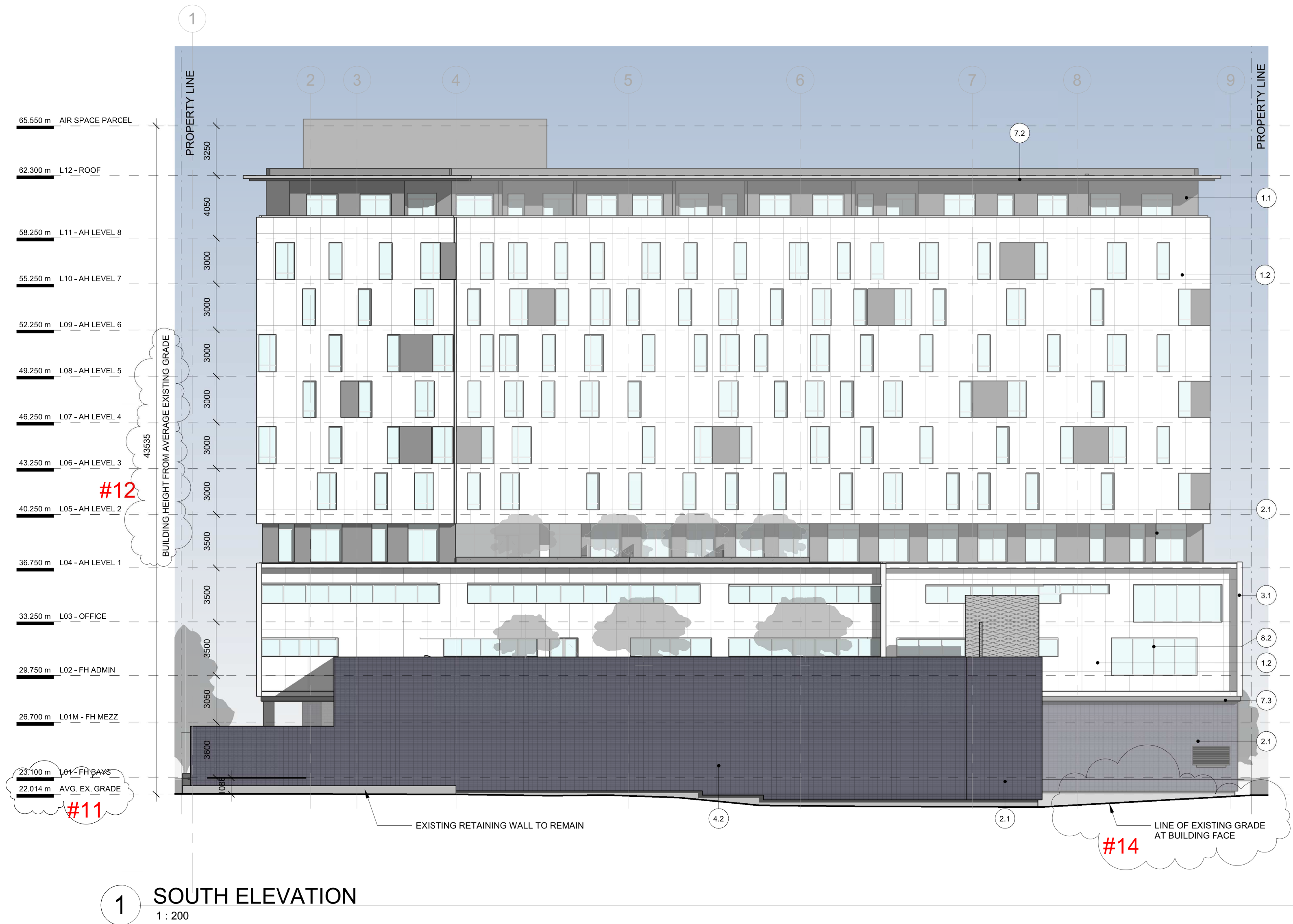
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SCALE: 1 : 200

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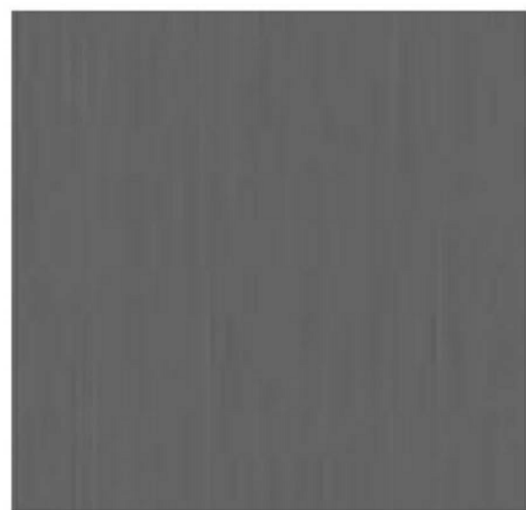
VFS1 EXTERIOR MATERIALS

Fire Hall



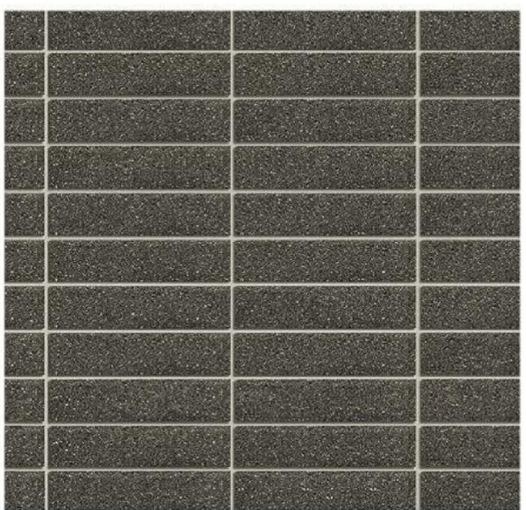
1.1

▲ COMPOSITE METAL PANEL
Residential Exterior



1.2

▲ COMPOSITE METAL PANEL
Residential Exterior



2.1

▲ BRICK VENEER-STACK BOND
FIREHALL L1/ Residential INSET FLOORS



3.1

▲ TEXTURED REINFORCED FIBER
CEMENT PANELS
FIREHALL EXTERIOR



4.1

▲ EXPOSED CONCRETE
FIREHALL L1 / SITE



4.2

▲ SPLIT FACE CONCRETE BLOCK
FIREHALL INTERIOR



8.1

▲ ALUMINUM WINDOW WALL
FIREHALL EXTERIOR



8.2

▲ ALUMINUM PUNCHED WINDOW



8.3

▲ ALUMINUM CURTAIN WALL

ELEVATION KEYNOTES

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12.2	ALUMINUM GUARD W/ GLASS INFILL

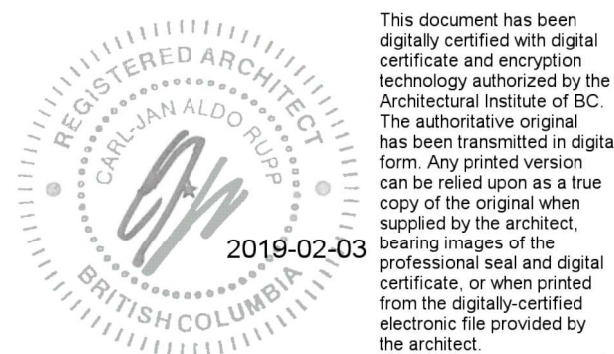
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BUILDING SECTIONS



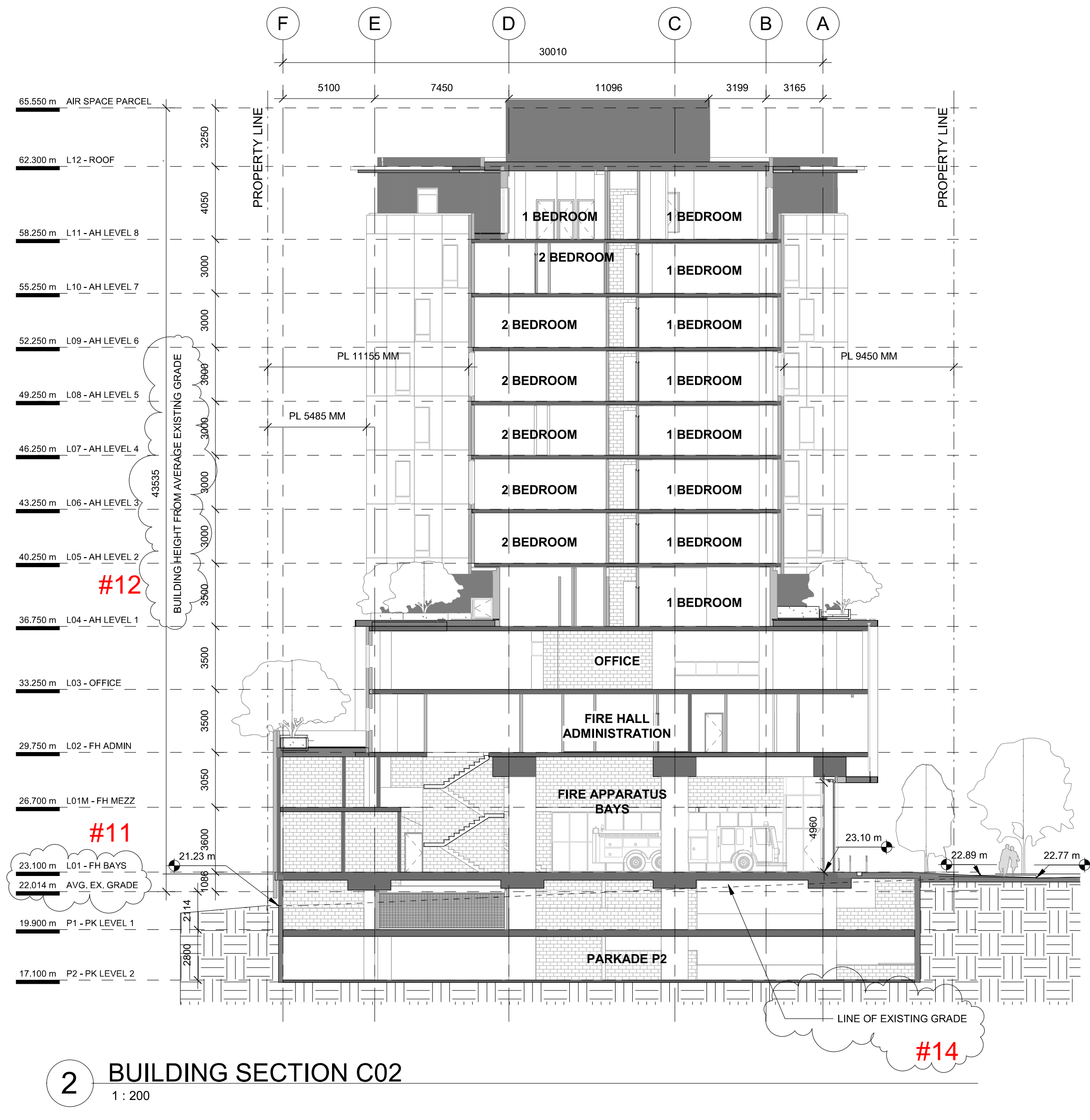
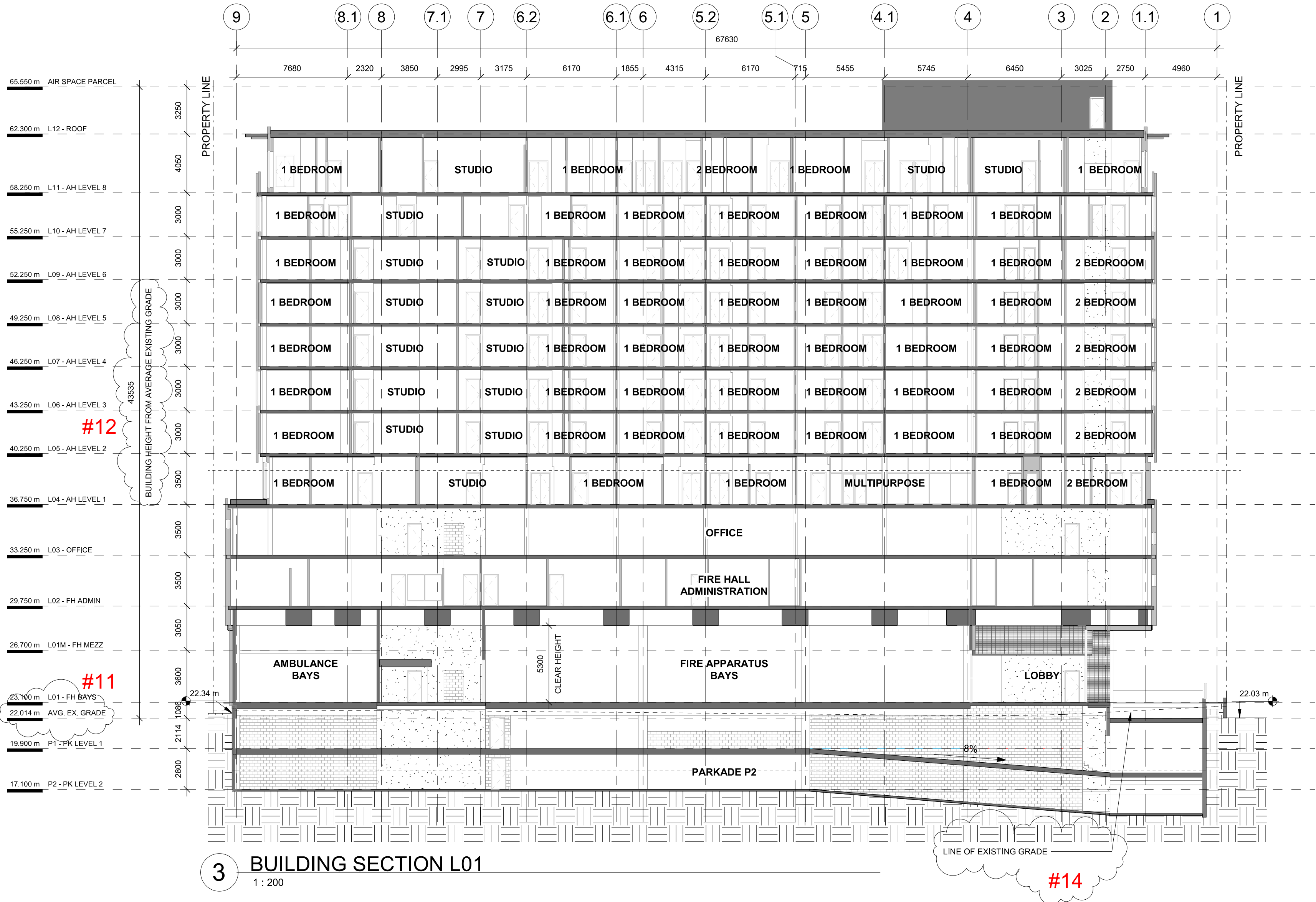
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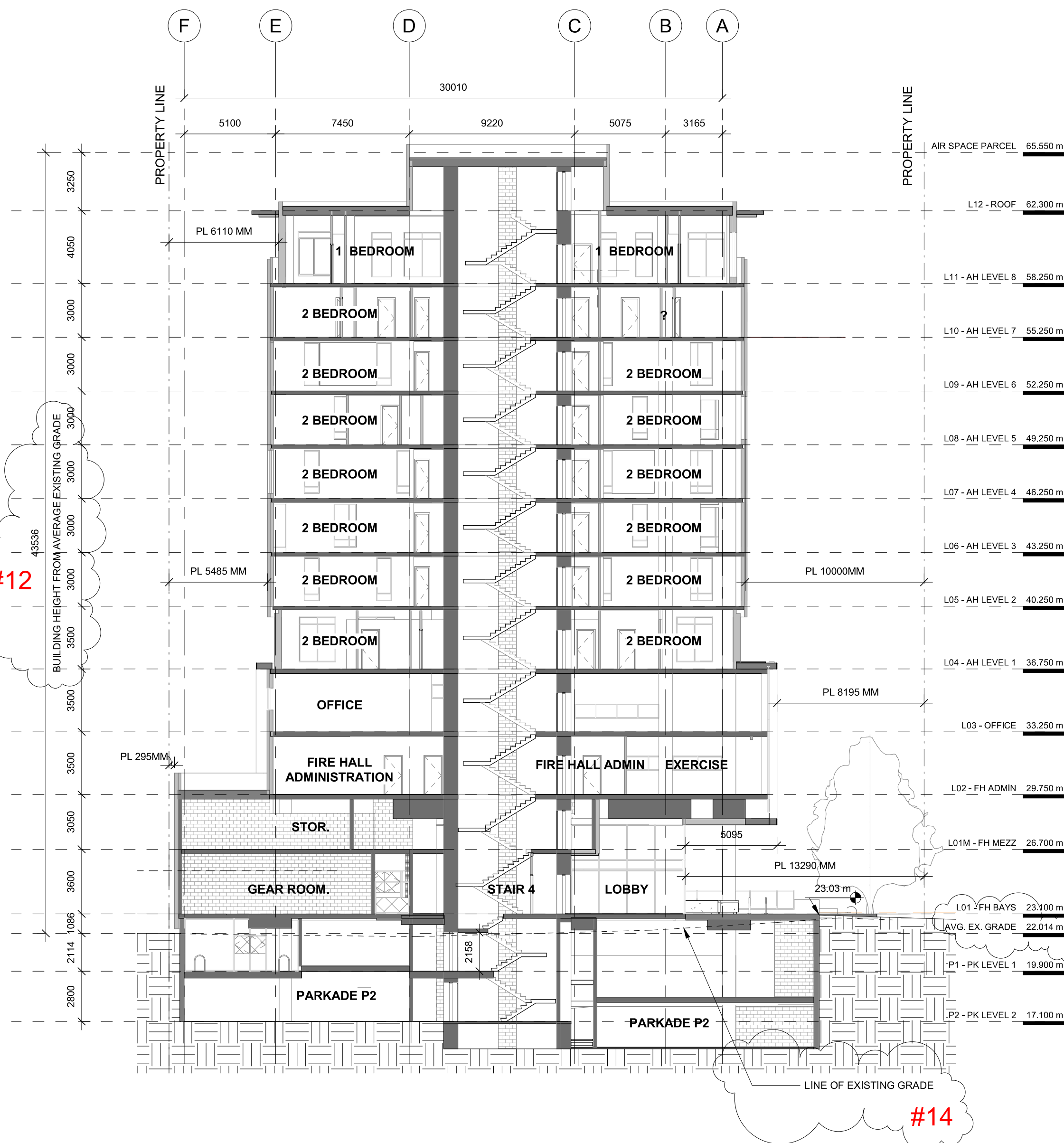
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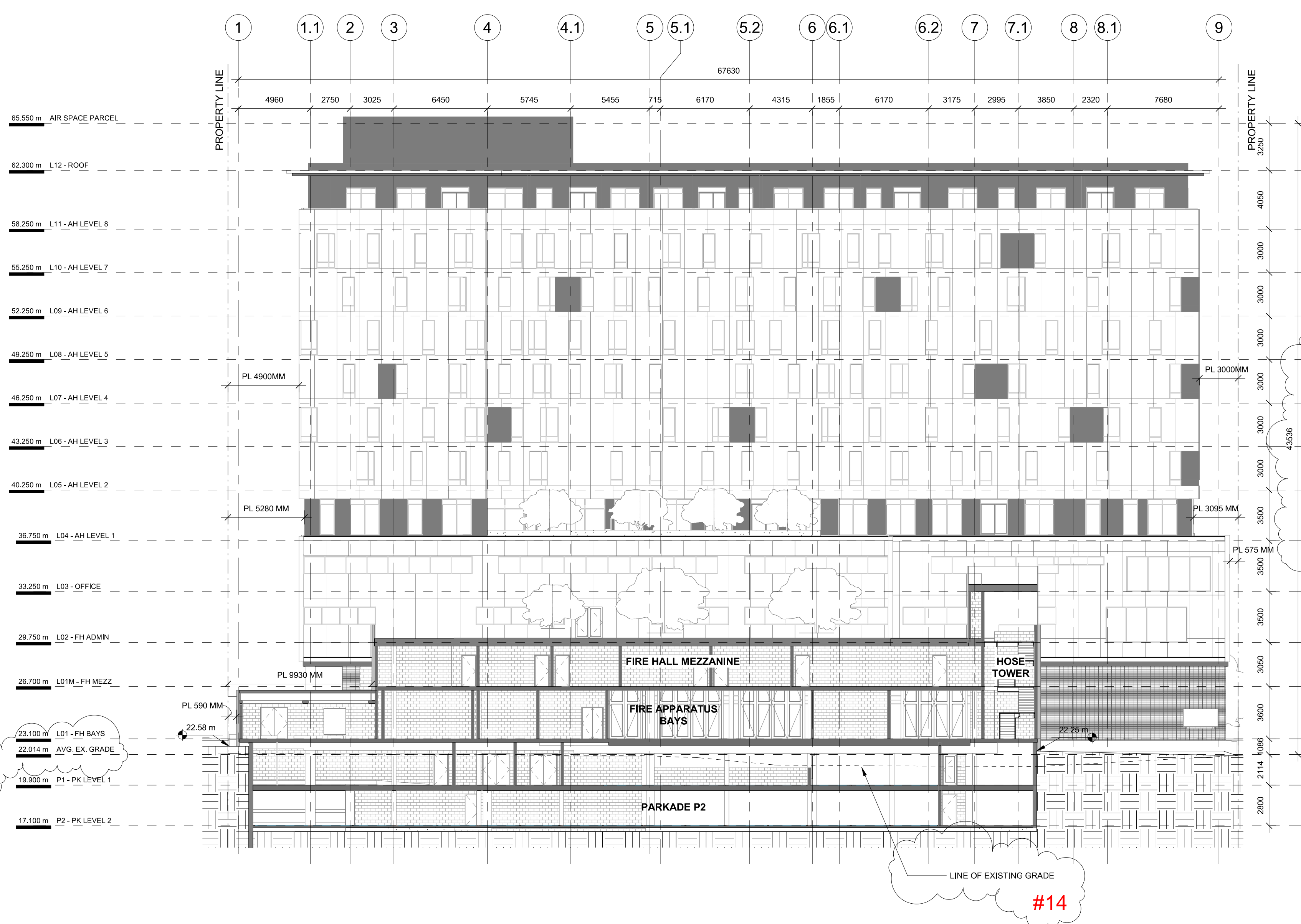
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1 BUILDING SECTION C03
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2 BUILDING SECTION L02
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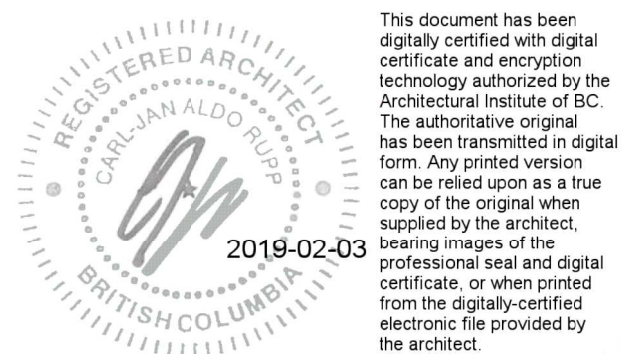
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BUILDING
SECTIONS



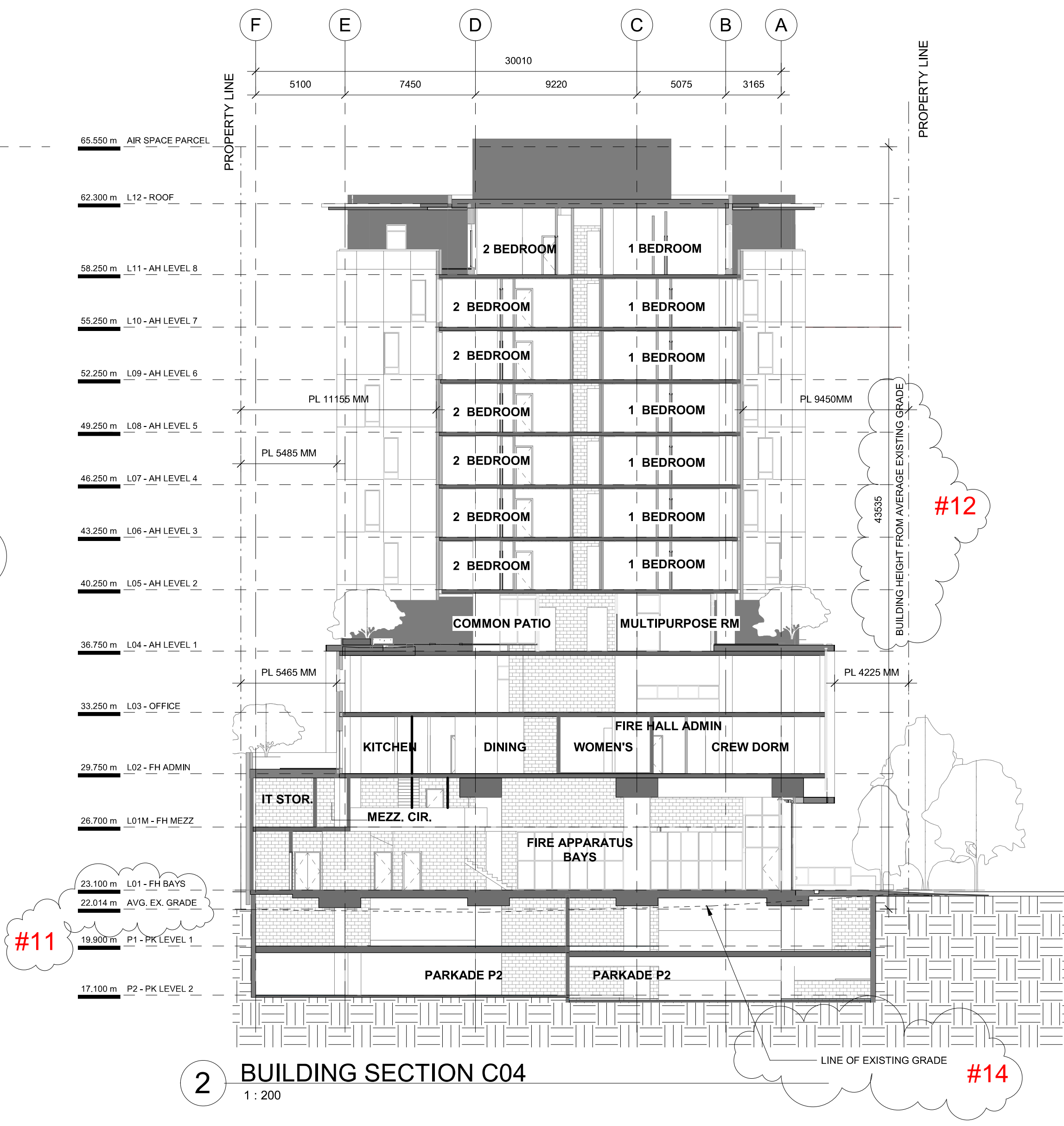
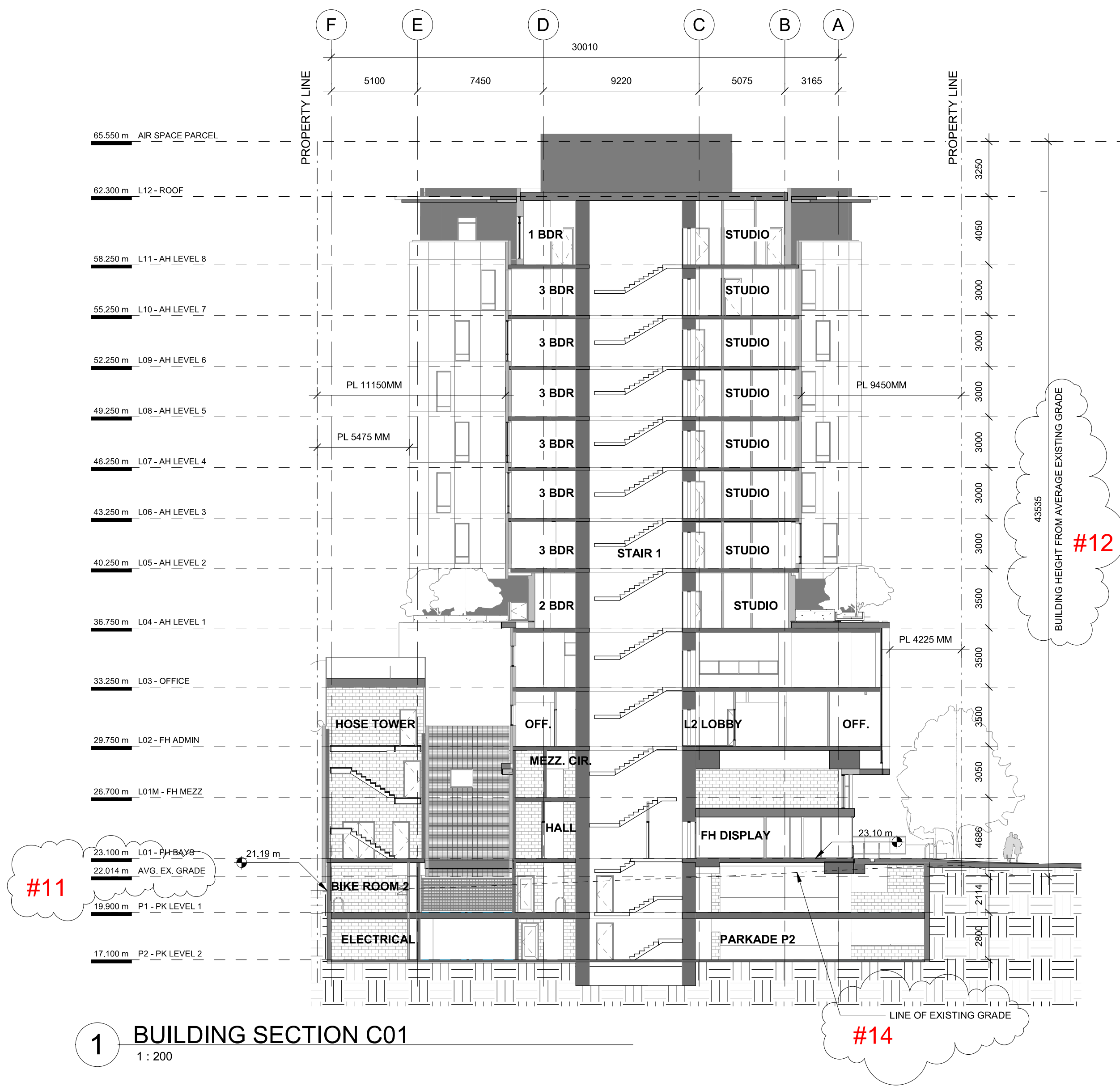
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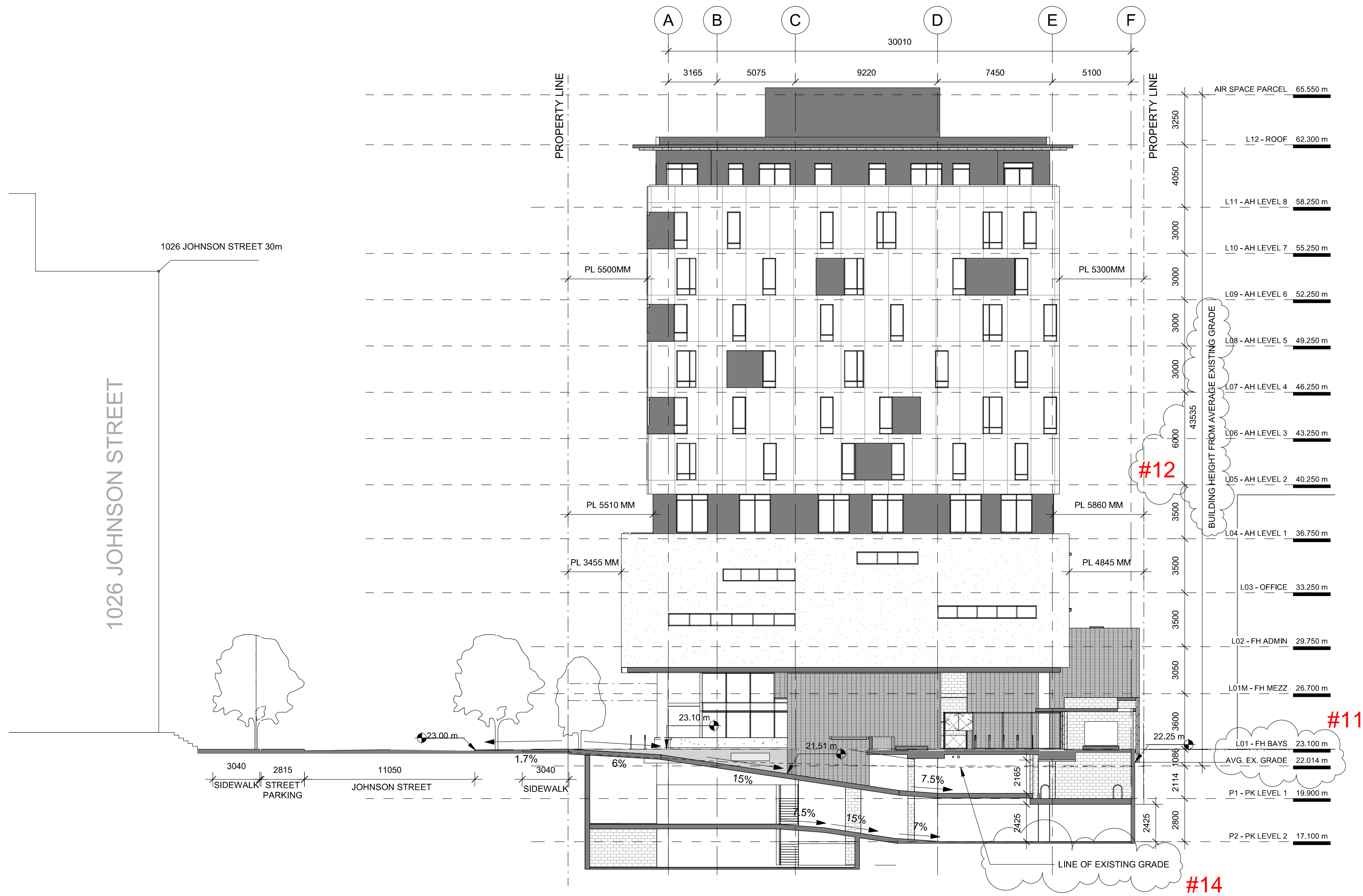
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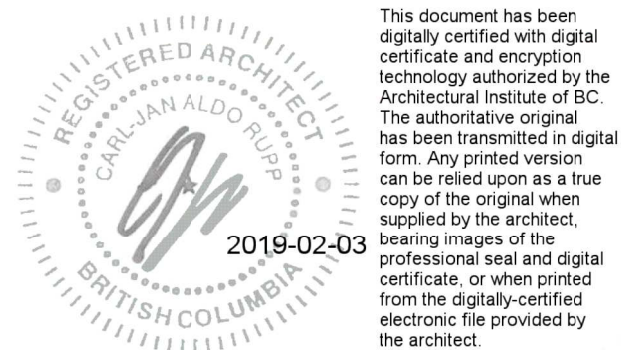


1 04 - CROSS SECTION THROUGH DRIVE AISLE
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