

1025 JOHNSON STREET

ISSUED FOR DEVELOPMENT PERMIT



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
300 - 569 Johnson Street
Victoria BC V8W 1M2
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
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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 2012

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

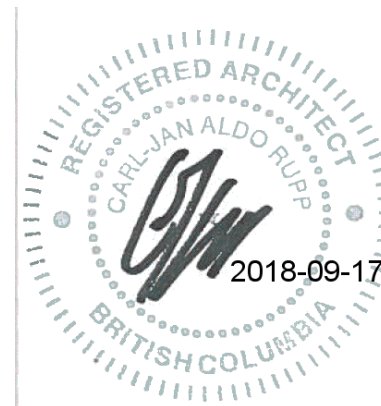
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1025 Johnson St., Victoria, BC

REVISION	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT	09/17/2018

COVER PAGE



A000

SCALE: 1 : 100

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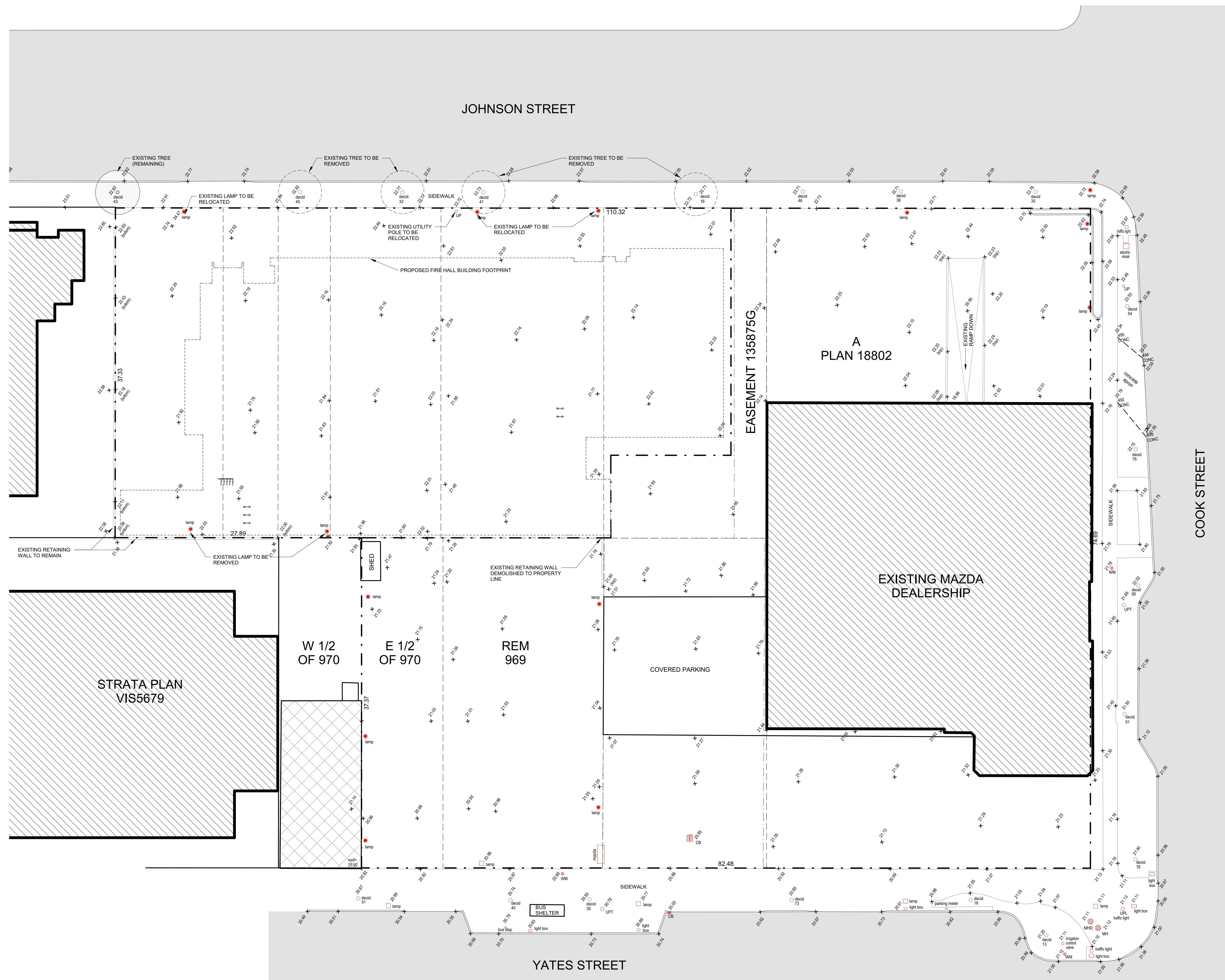
EXISTING SITE PLAN



A100

SCALE: 1 : 200

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PROPOSED SITE PLAN



A101

SCALE: 1 : 200

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STRATA PLAN
VIS4816

STRATA PLAN
VIS5679

A
PLAN 18802

PROPOSED NEW
BUILDING

EXISTING MAZDA
DEALERSHIP

COVERED PARKING

YATES STREET

COOK STREET

JOHNSON STREET

PROJECT INFORMATION TABLE	
Zone (existing)	R48 - Harris Green District AND S-1 - Limited Service District
Site Area (sq.m.)	2472.97 sq.m.
Total Floor Area (sq.m.) incl. parking	18654.66 sq.m.
Gross Floor Area for FSR (sq.m.)	14450.70
Commercial Floor Area (sq.m.)	1533.80
Floor Space Ratio	5.84:1
Site Coverage %	71.2%
Open Site Space %	28.8%
Height of Building (m)	40.3m
Number of Storeys	12
Parking Stalls (number) on site	116
Bicycle Parking Number (storage and rack)	195 (172 + 23)
BUILDING SETBACKS (m)	
Front Yard	3.40m
Rear Yard	0.32m
Side Yard (East)	.56m
Side Yard (West)	5.03m
Combined Side Yards	5.60m
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.
Per City of Victoria DP Application Guidelines	

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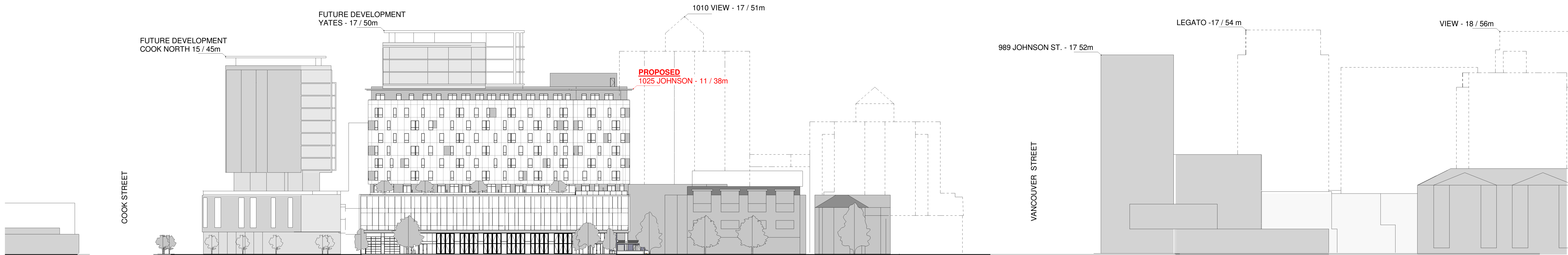
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1 WEST SITE CONTEXT

1 : 500



2 JOHNSON STREET ELEVATION

1 : 500



PHOTO - EXISTING VIEW WEST ON JOHNSON

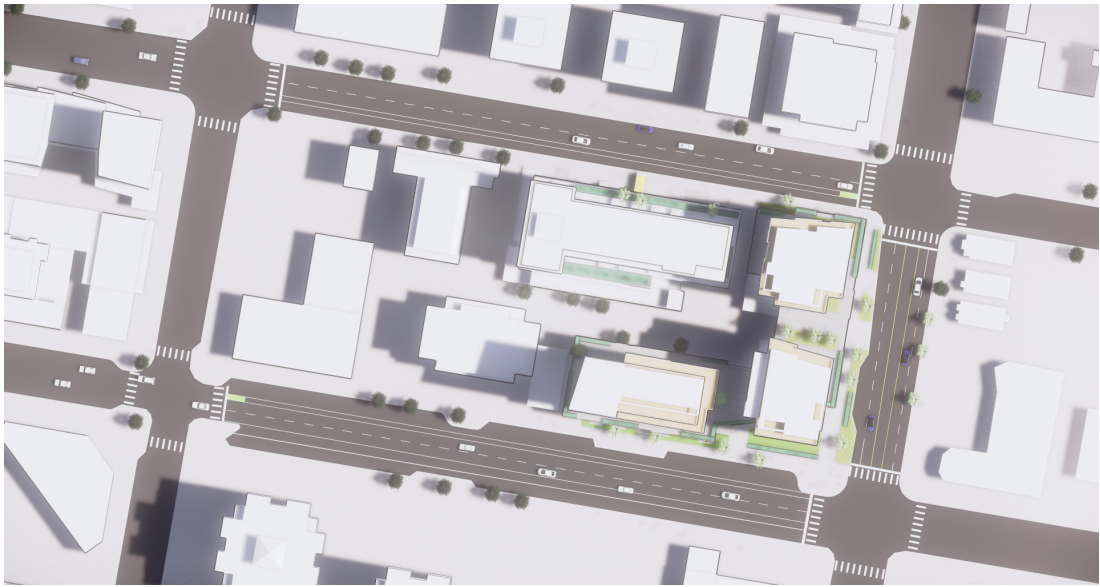


PHOTO - EXISTING VIEW NORTH FROM YATES

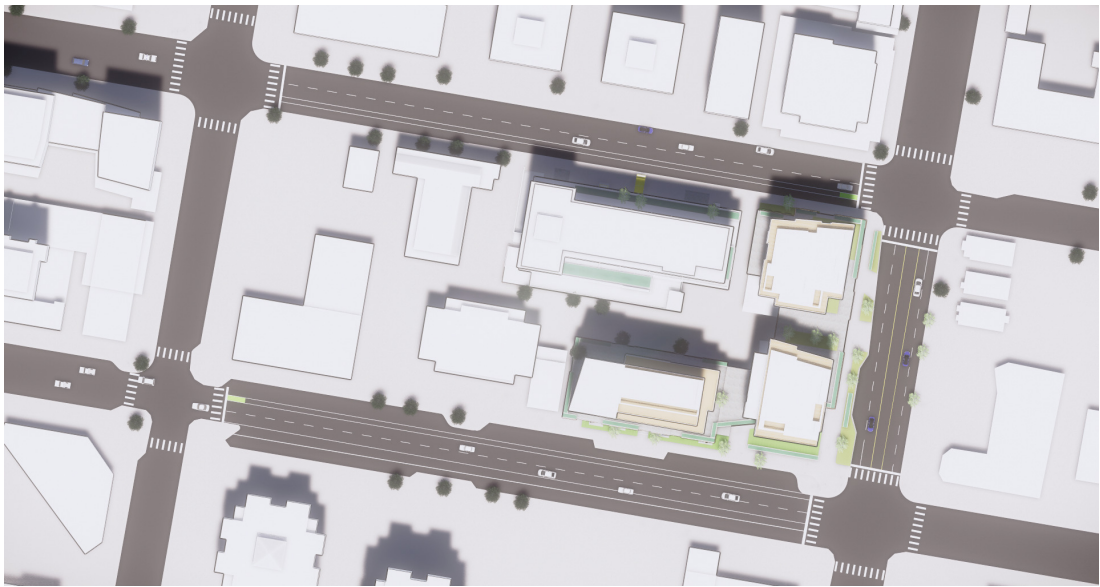


PHOTO - EXISTING VIEW EAST ON JOHNSON

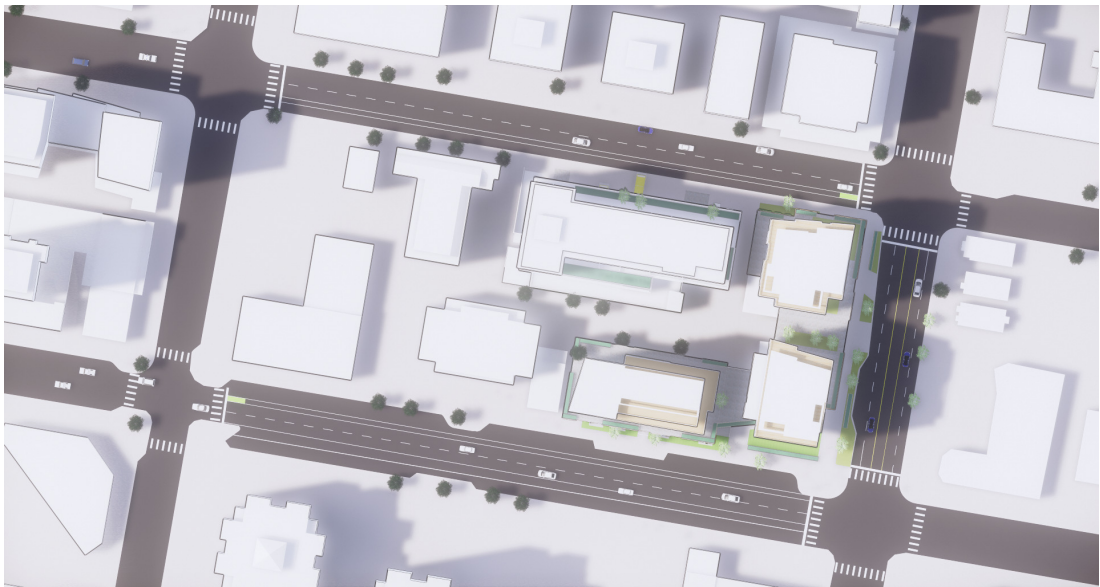
SUMMER SOLSTICE



9AM

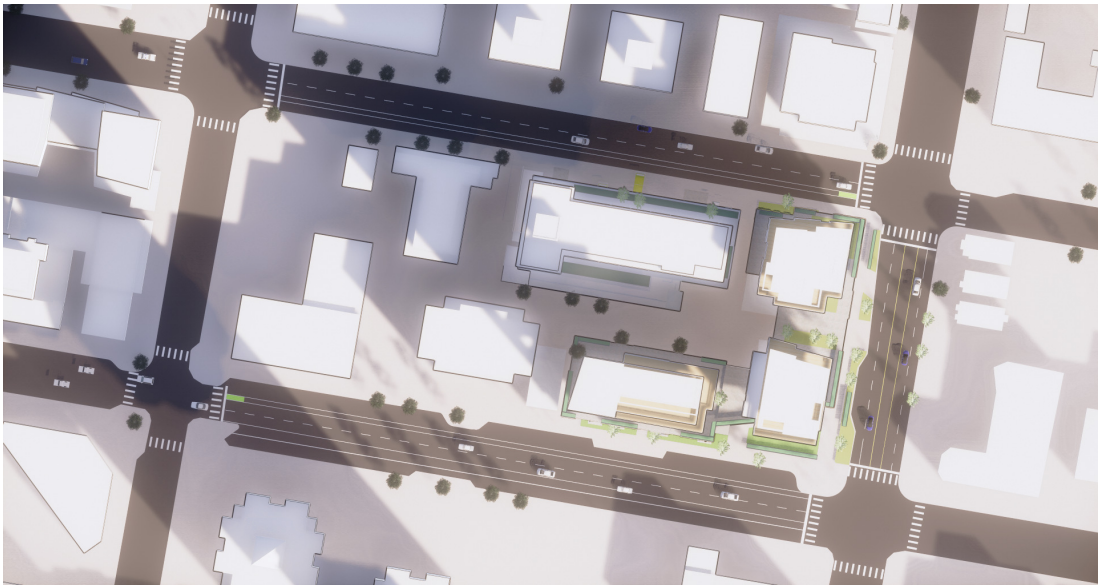


12PM

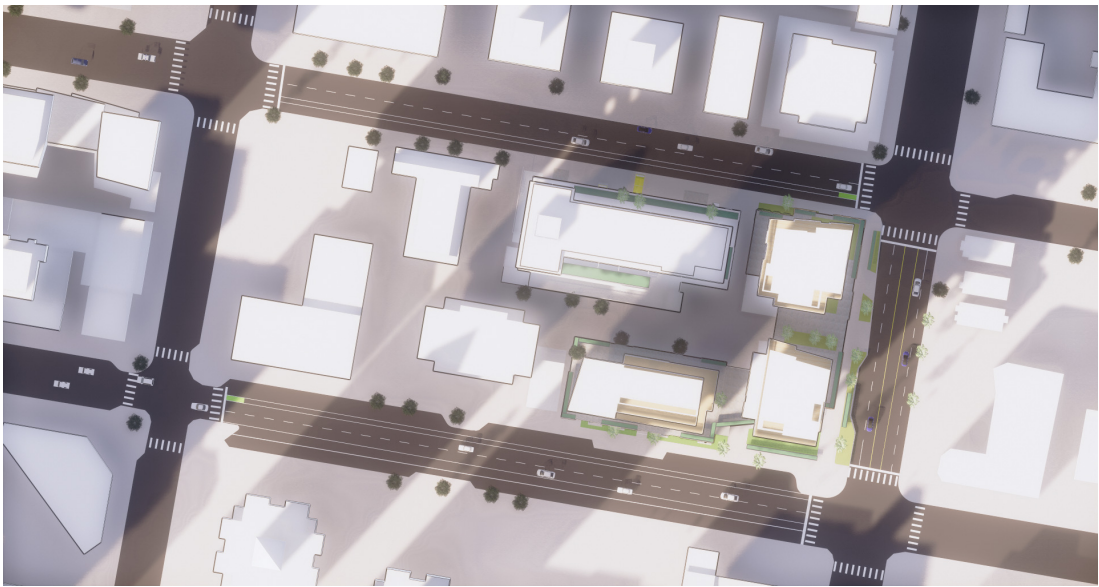


3PM

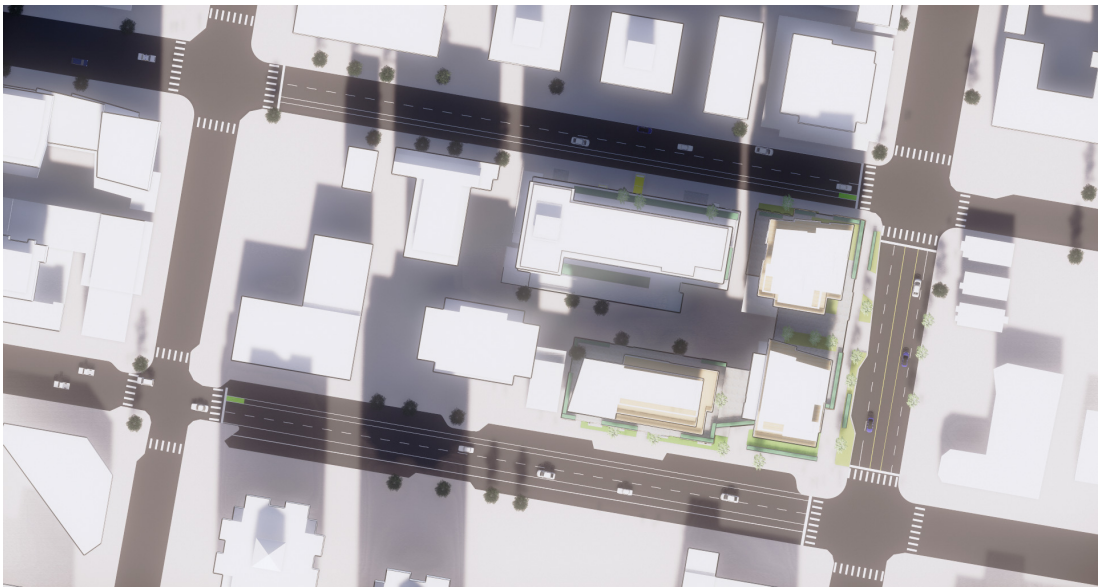
WINTER SOLSTICE



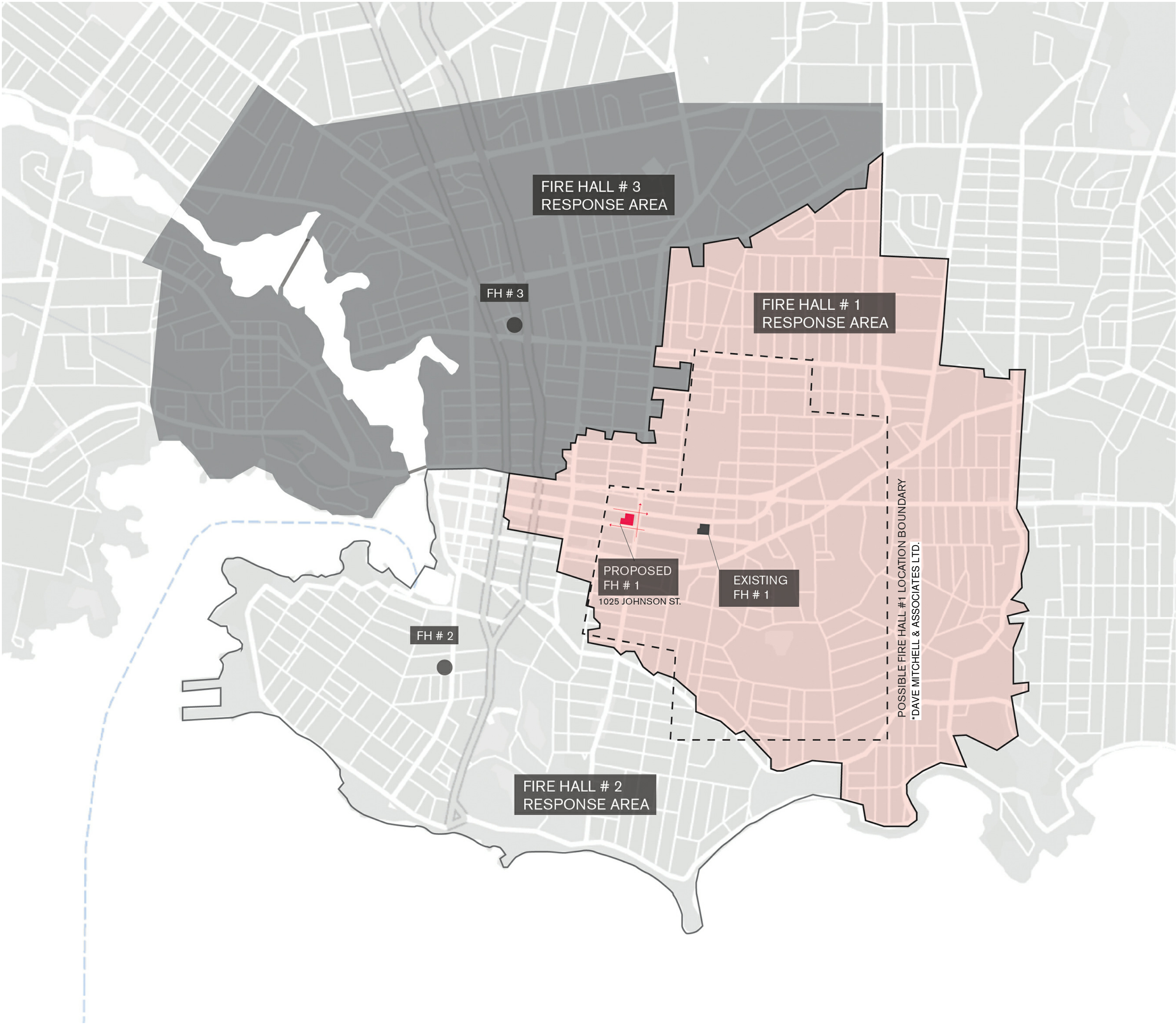
9AM



3PM



12PM



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SITE CONTEXT



A103

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VIEW FROM WEST ON JOHNSON

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STREET
PERSPECTIVE



A104

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**LEVEL P2 -
PARKADE LEVEL
2**



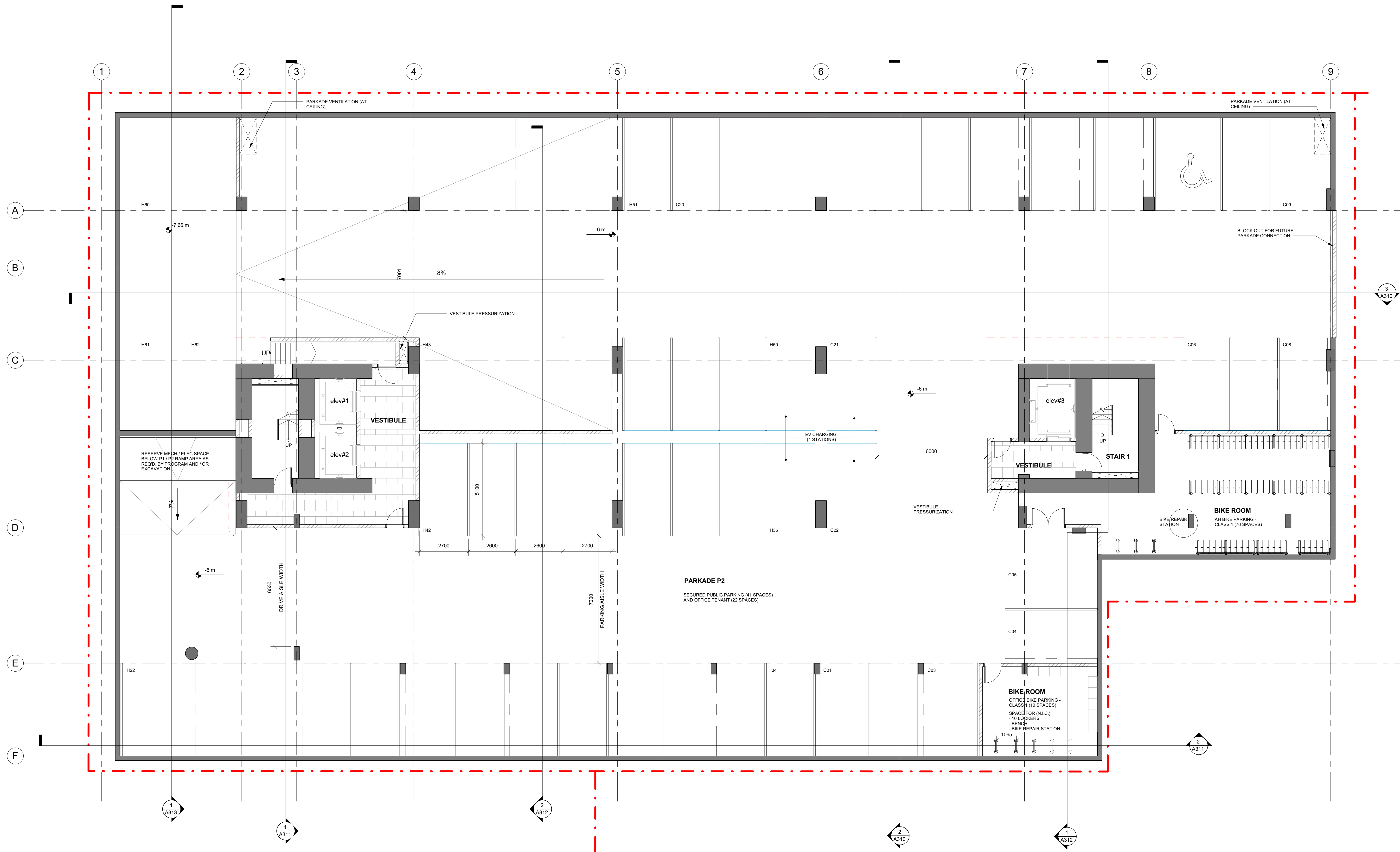
A200

SCALE: 1 : 100

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PARKING LEGEND:

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

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LEVEL P1 -
PARKADE LEVEL
1



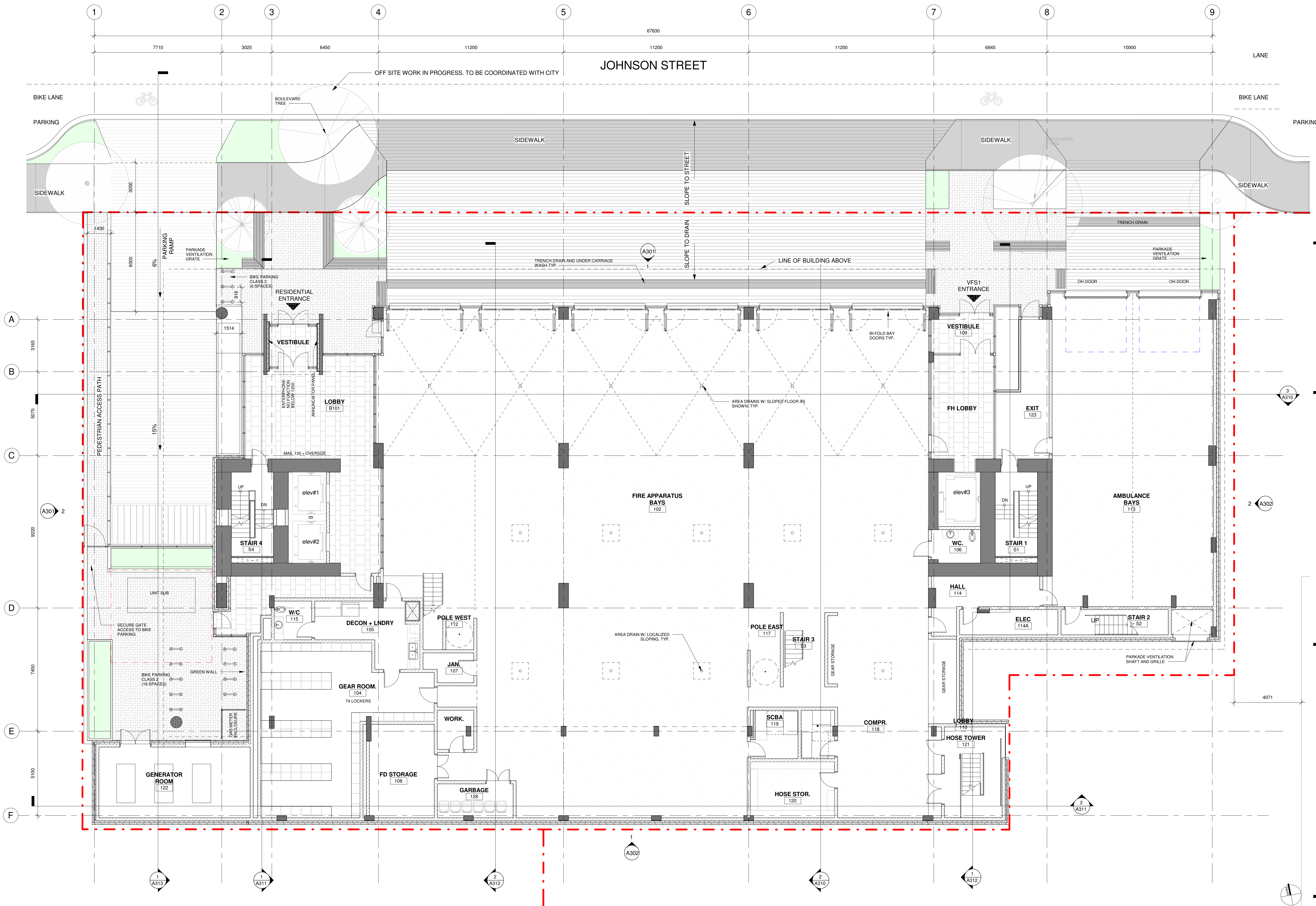
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SCALE: 1 : 100

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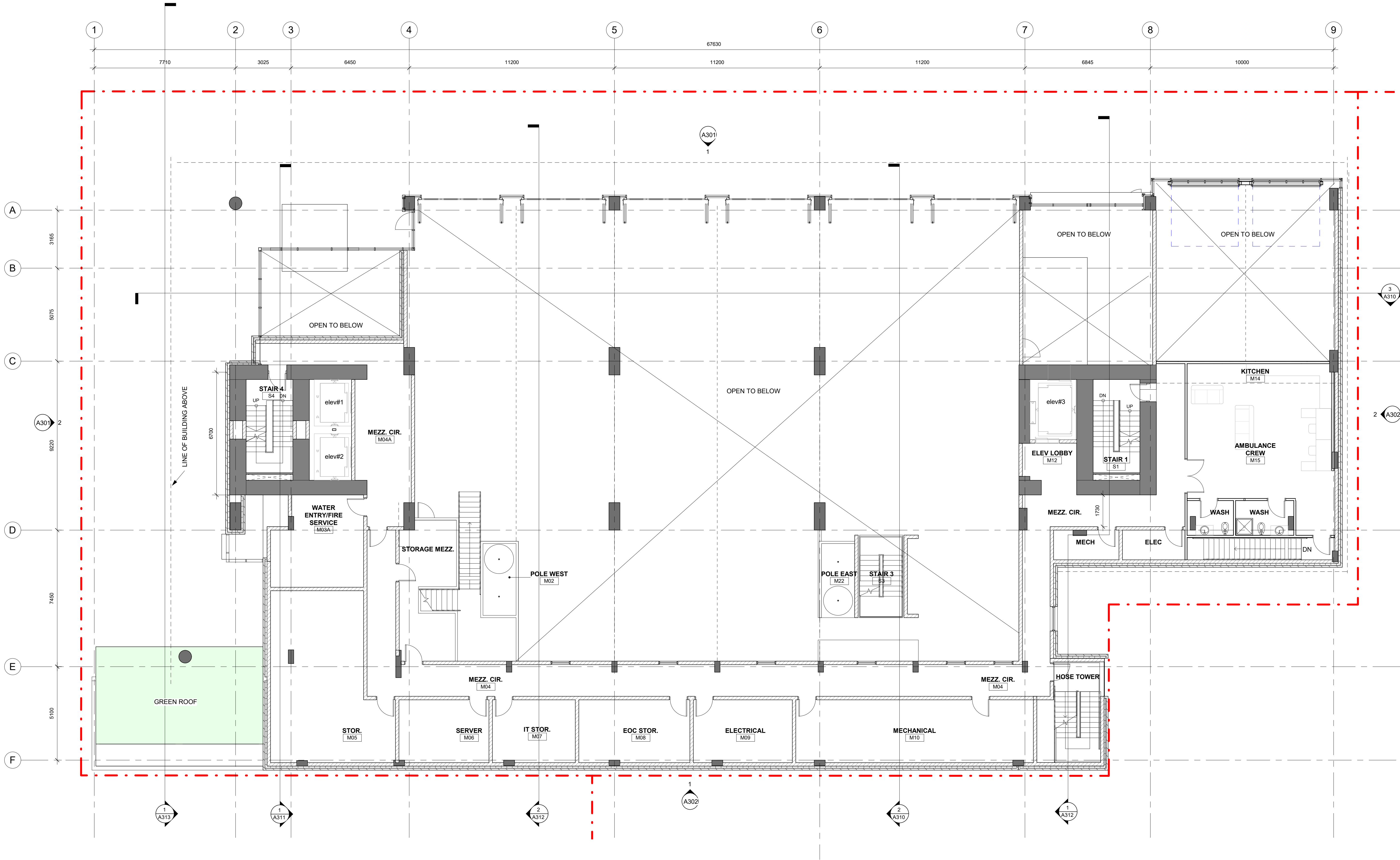
**LEVEL 01 - FIRE
HALL MAIN
FLOOR**



A202

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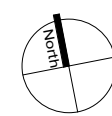
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LEVEL 01M - FIRE
HALL MEZZANINE



A203



SCALE: 1 : 100

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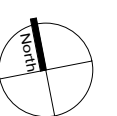
REVISION DESCRIPTION
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LEVEL 02 - FIRE HALL ADMINISTRATION



A204

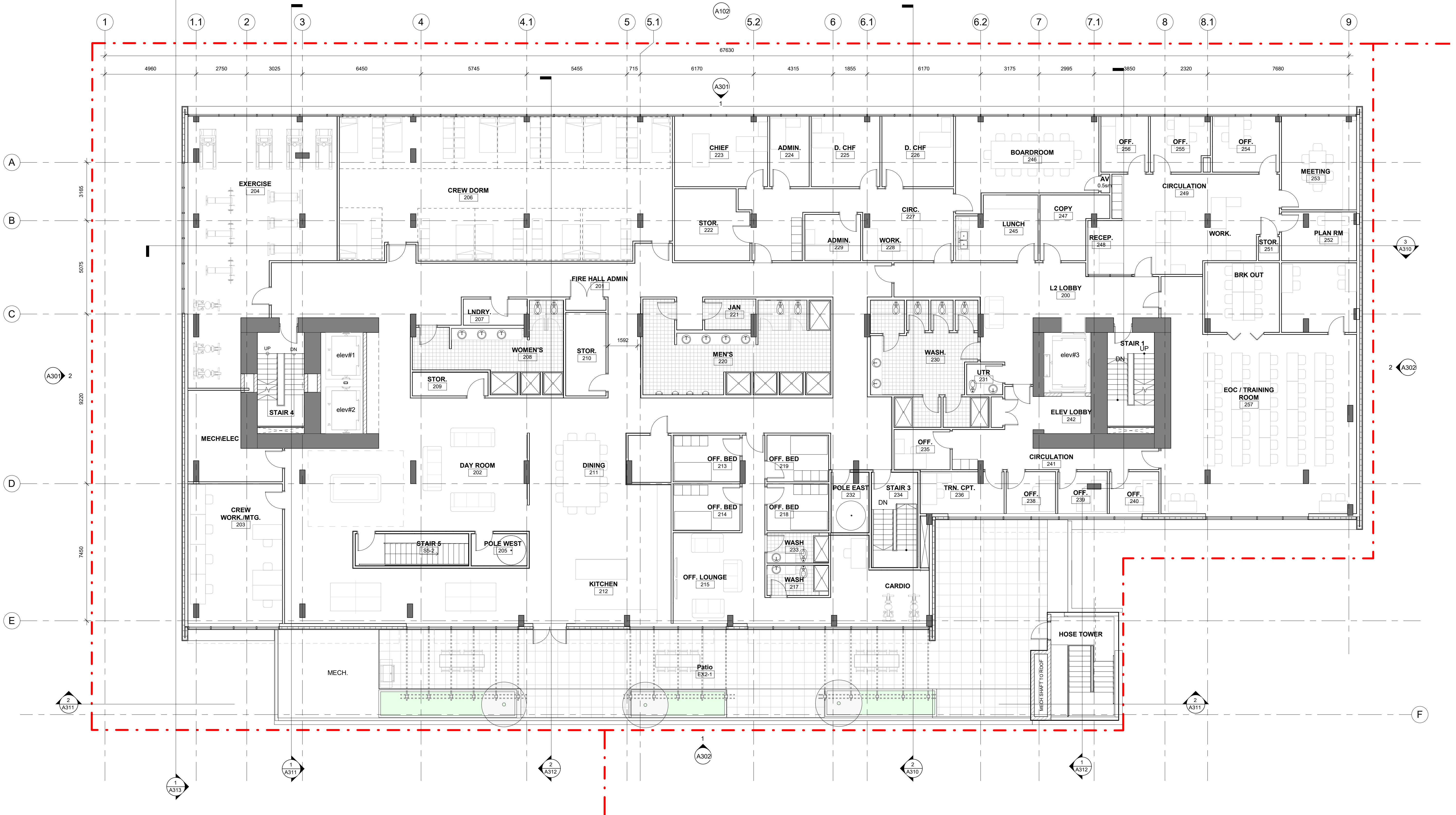


SCALE: 1 : 100

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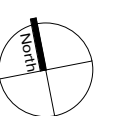
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LEVEL 03 -
OFFICE - TENANT

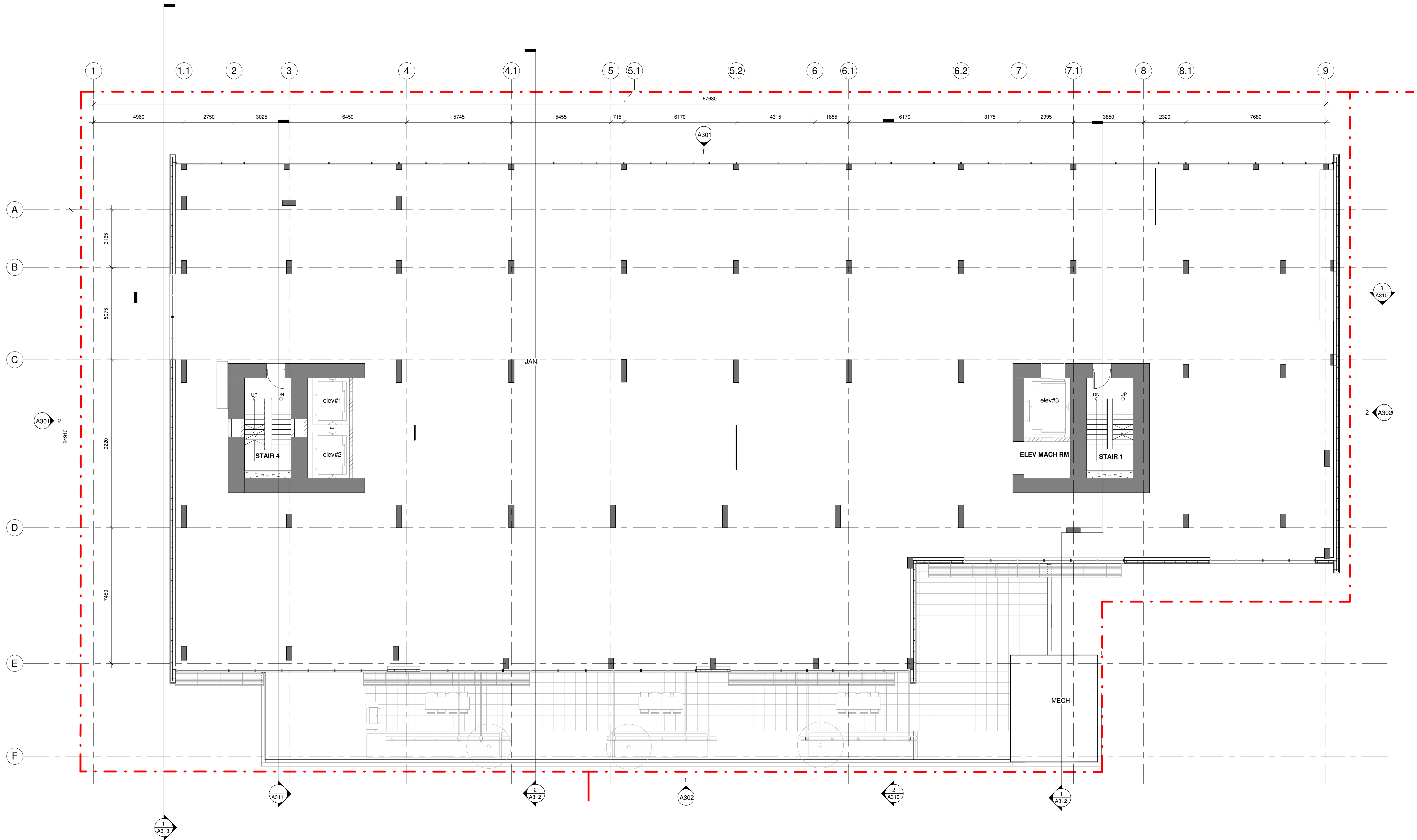


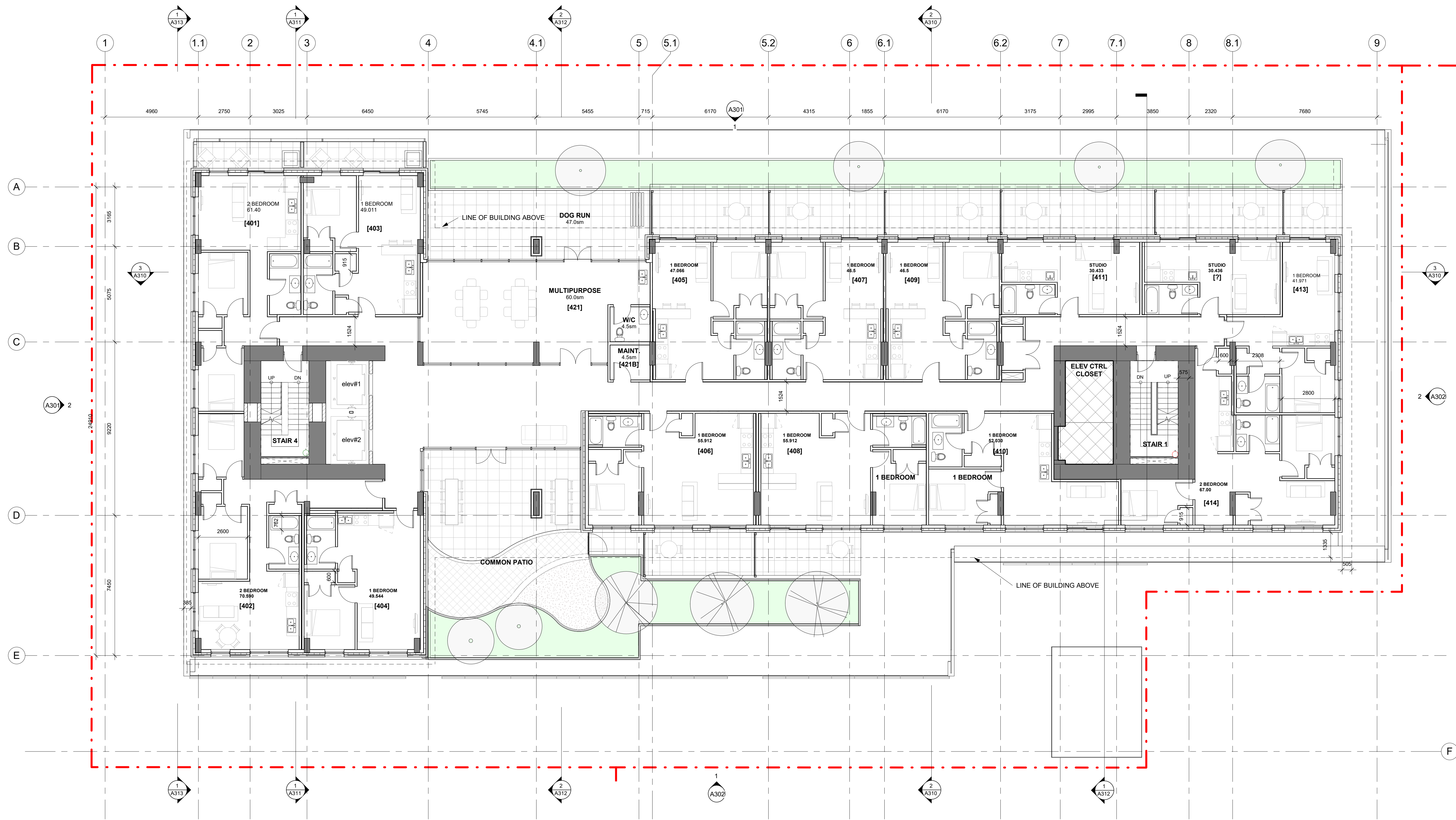
A205



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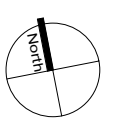
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LEVEL 04 -
AFFORDABLE
HOUSING 1



A206

SCALE: 1 : 100



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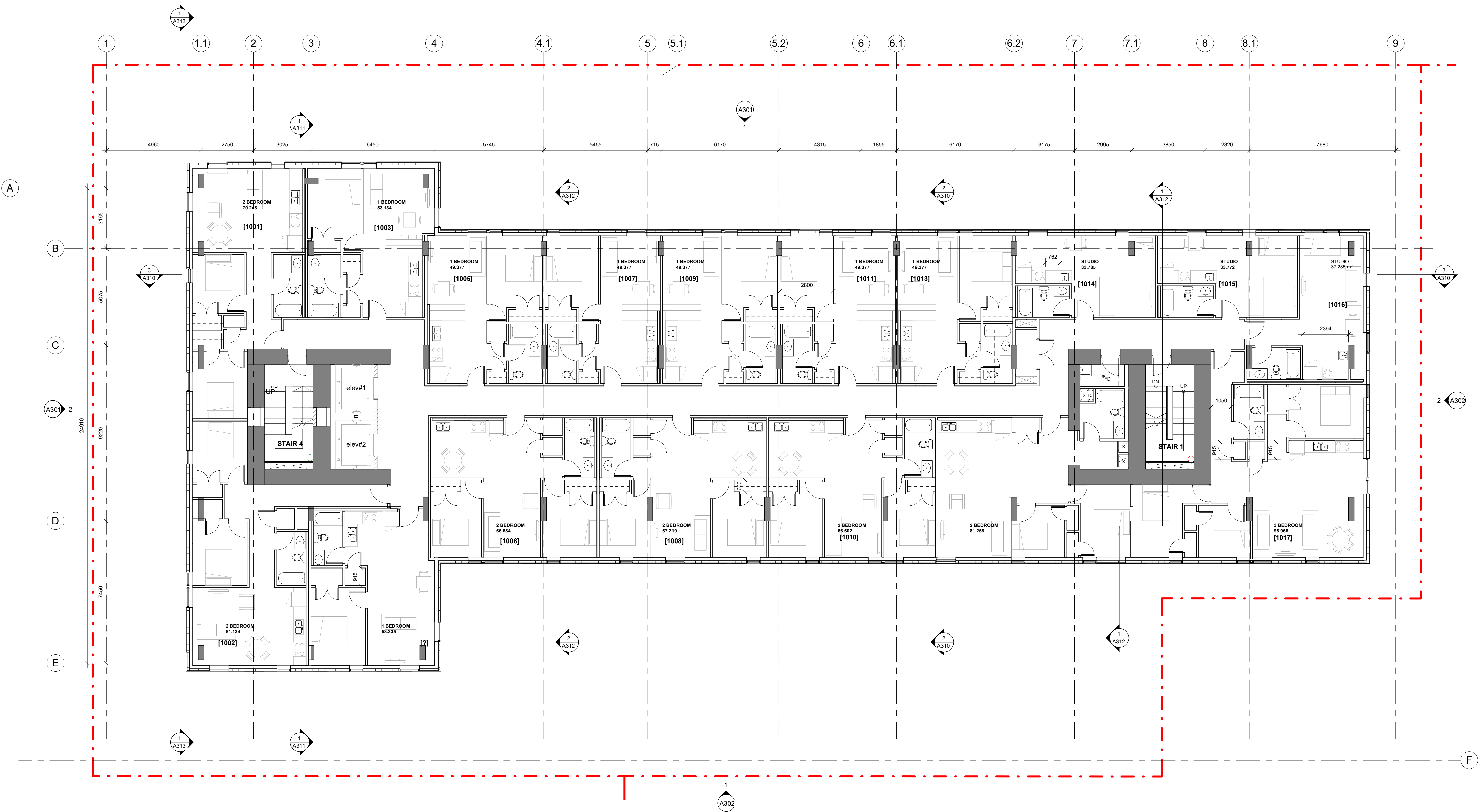
LEVEL 5-10
-AFFORDABLE
HOUSING
TYPICAL LAYOUT



A207

SCALE: 1 : 100

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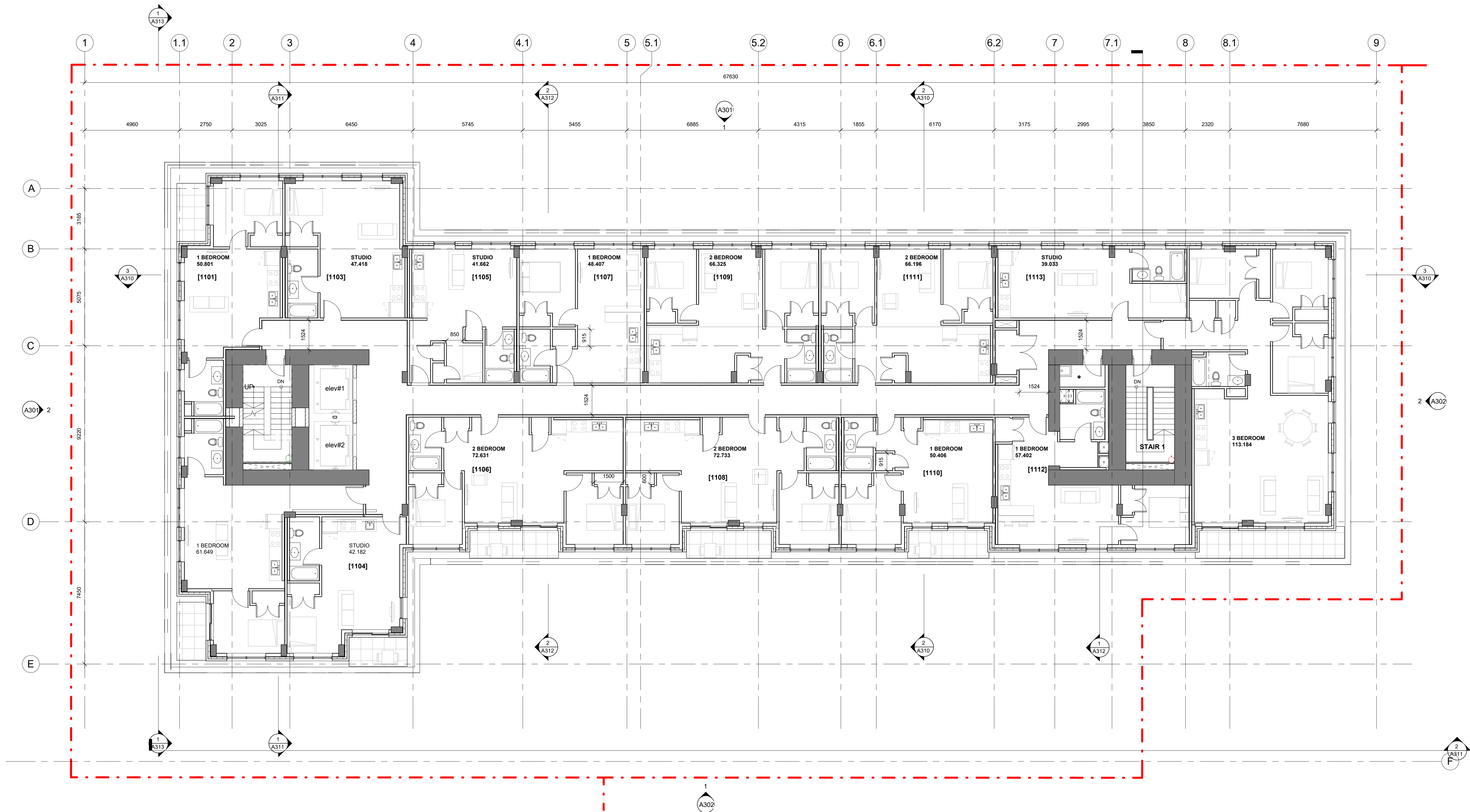
LEVEL 11 -
AFFORDABLE
HOUSING TOP
FLOOR

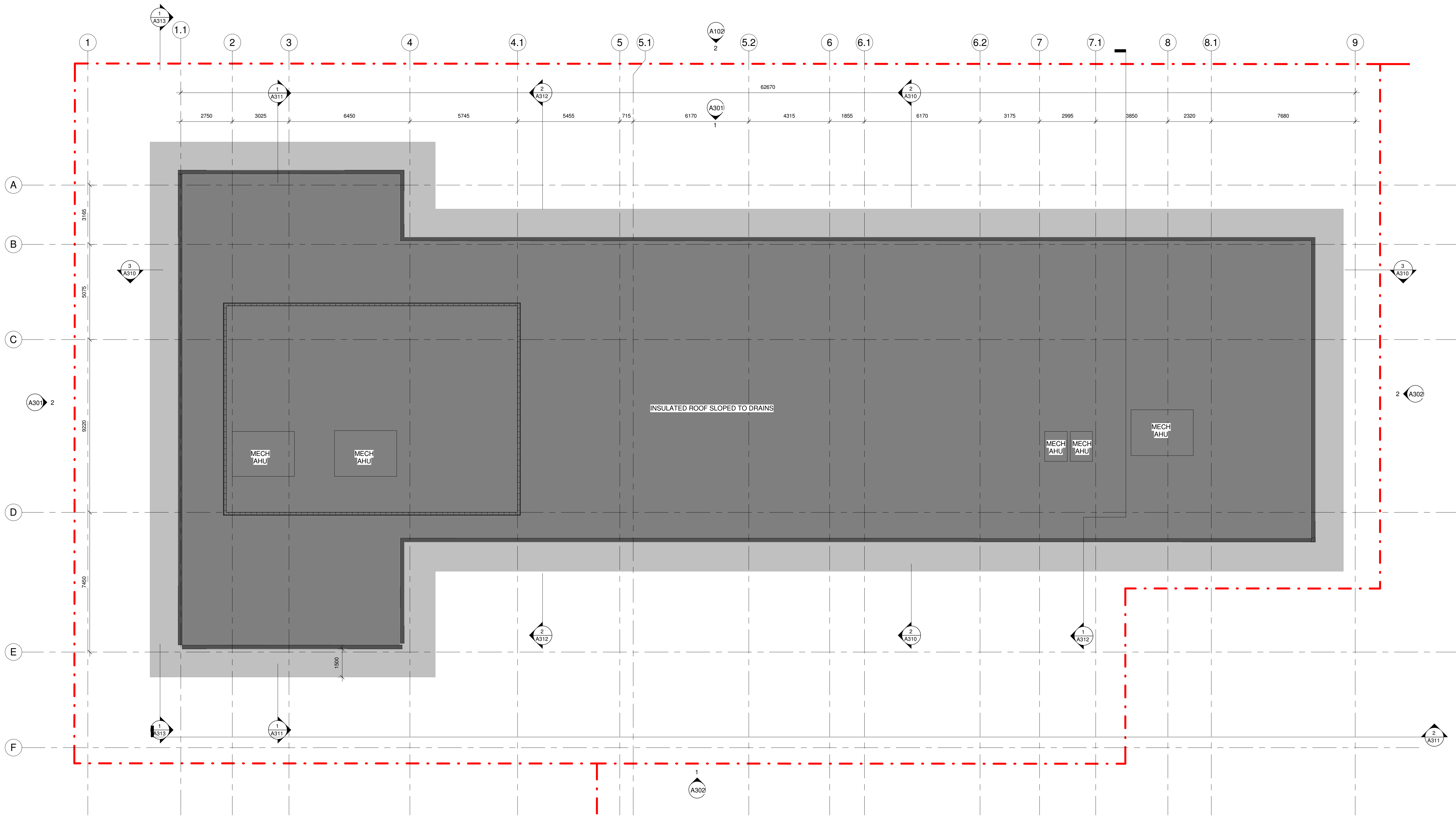


A208

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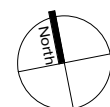
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ROOF PLAN



A209



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1

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NORTH and WEST
ELEVATION



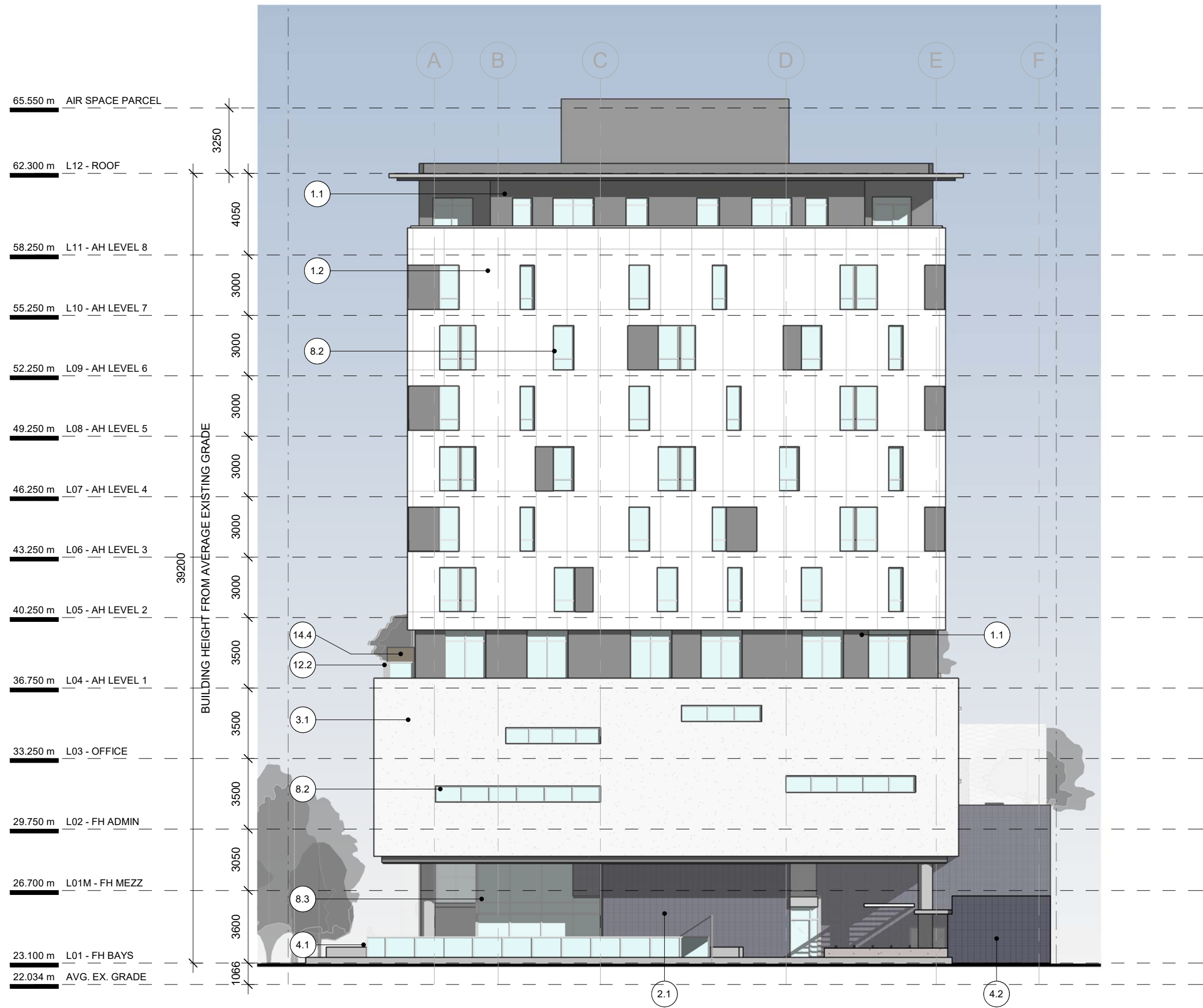
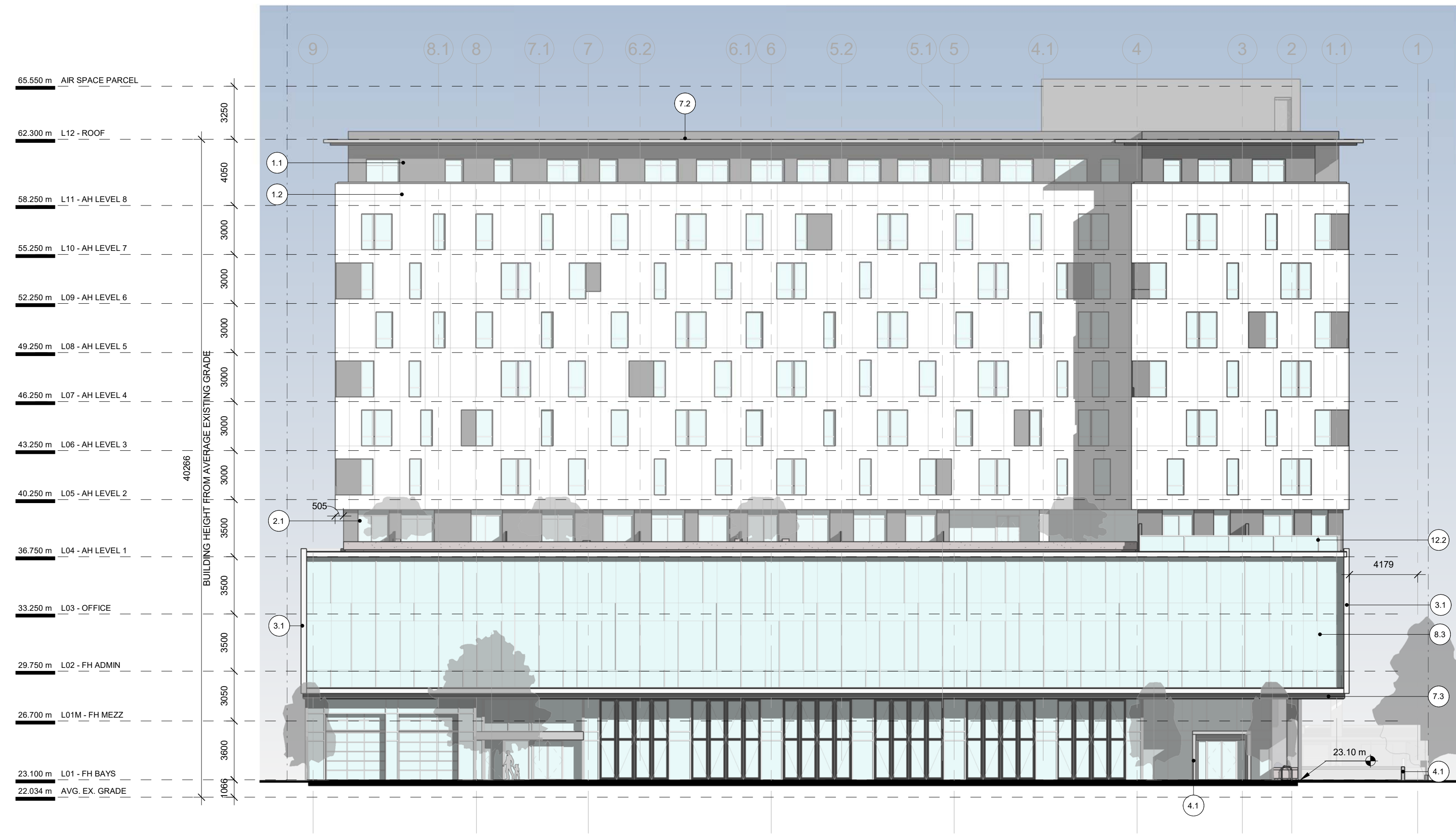
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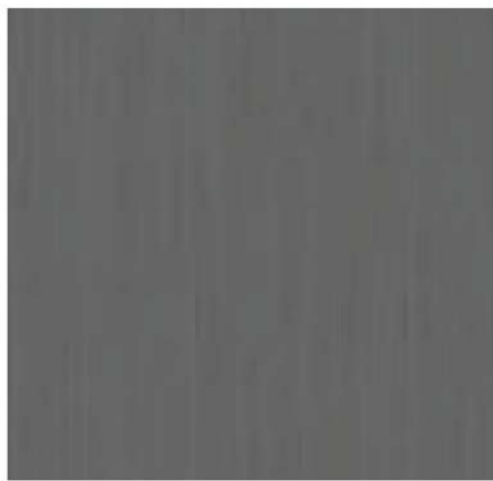
VFS1 EXTERIOR MATERIALS

Fire Hall



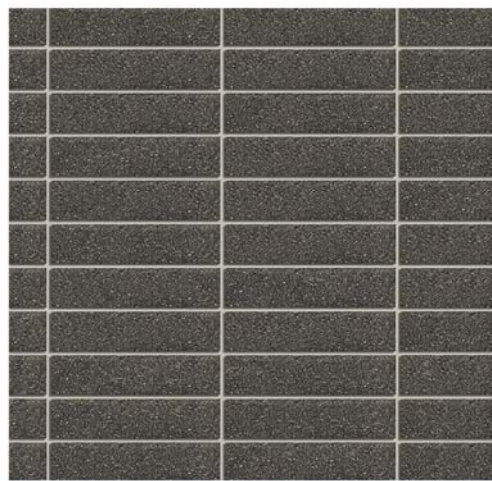
1.1

▲ COMPOSITE METAL PANEL
Residential Exterior



1.2

▲ COMPOSITE METAL PANEL
Residential Exterior



2.1

▲ BRICK VENEER-STACK BOND
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



4.3

▲ PERFORATED METAL
FIREHALL L1 ACCENTS



8.1

▲ ALUMINUM WINDOW WALL
FIREHALL 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
14.4	WOOD AND METAL PRIVACY SCREEN

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SOUTH AND EAST ELEVATION



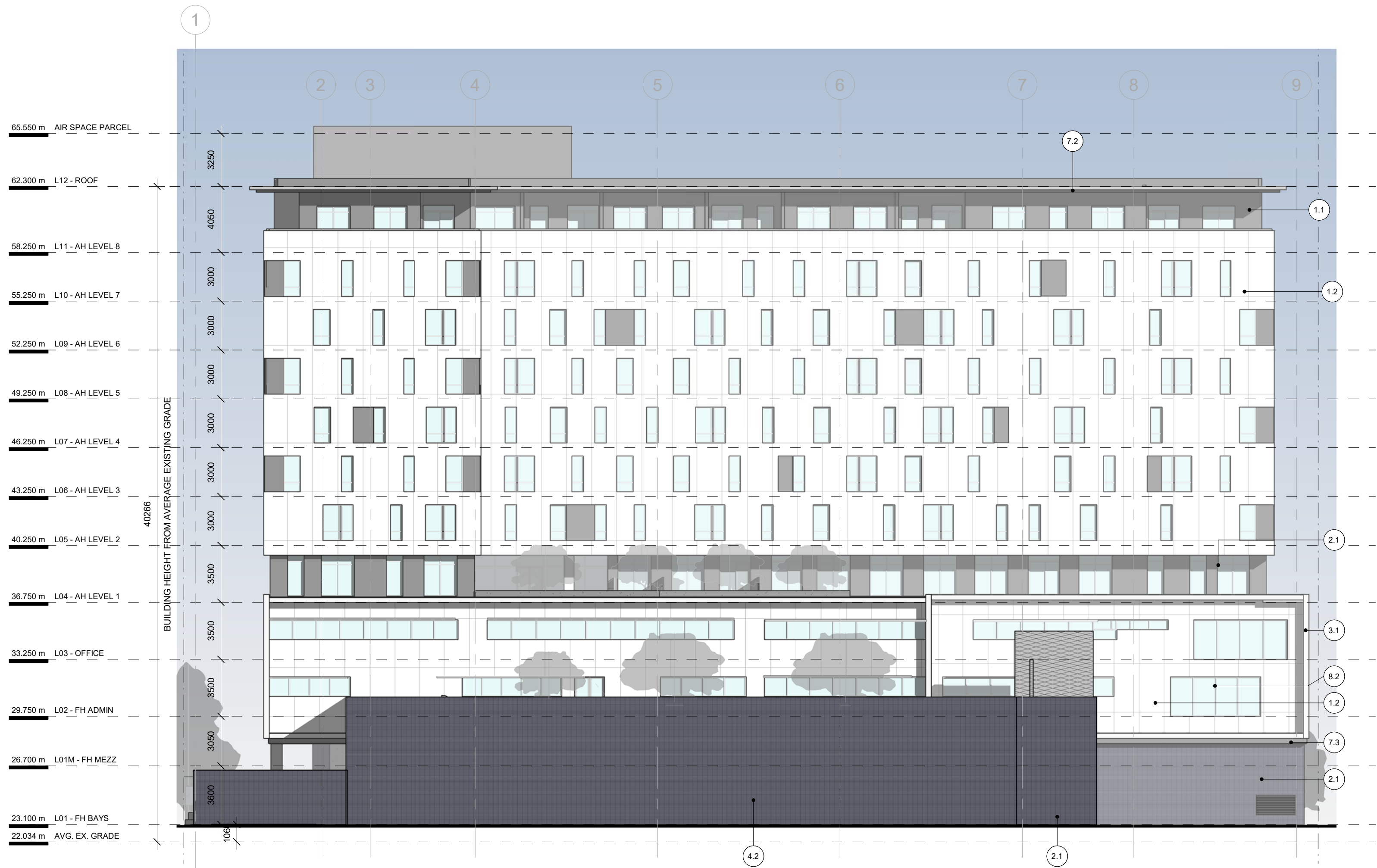
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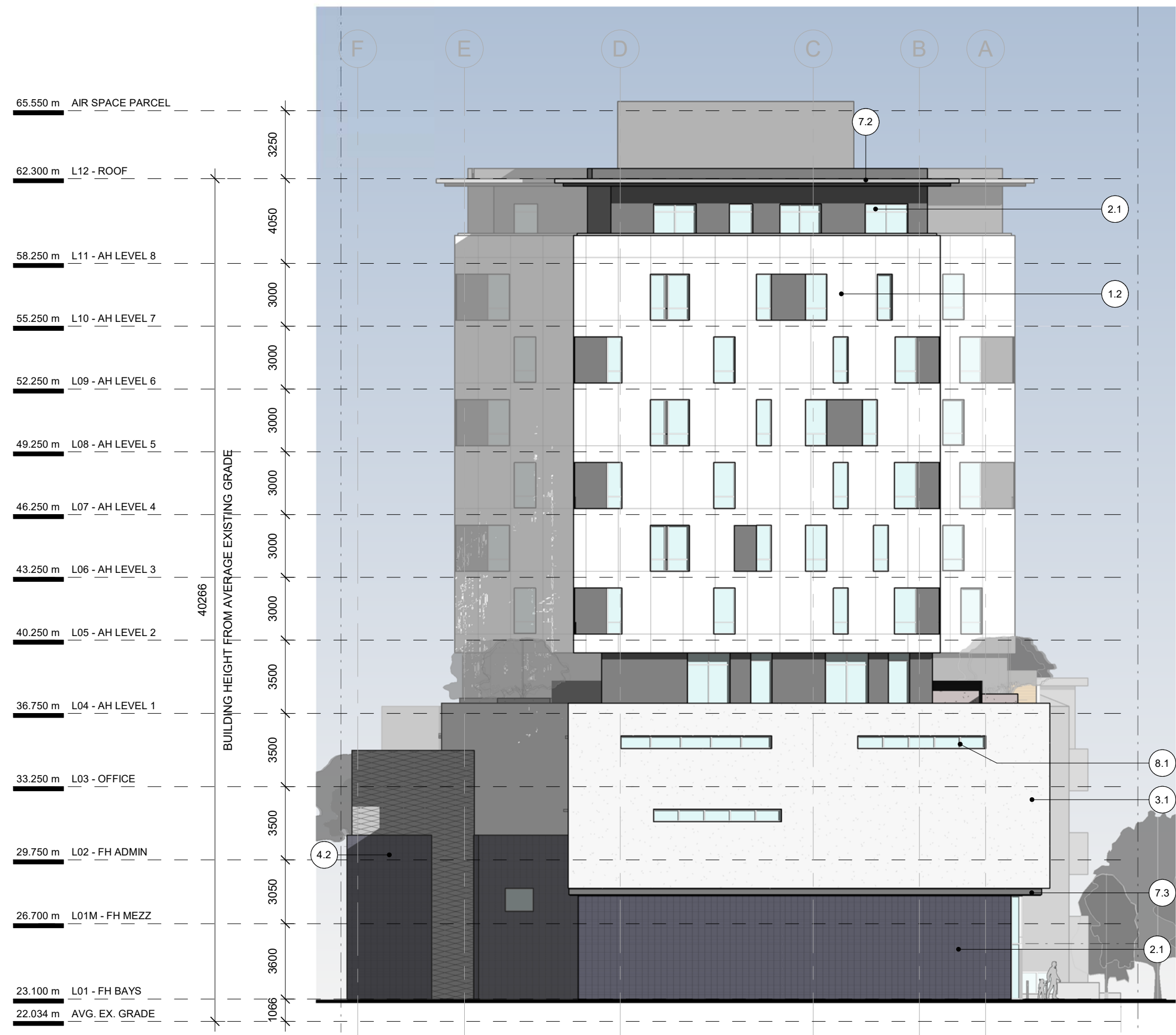
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1 SOUTH ELEVATION
1 : 200



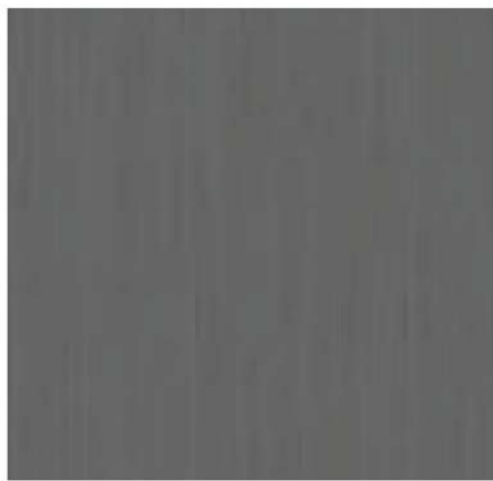
2 EAST ELEVATION
1 : 200

VFS1 EXTERIOR MATERIALS

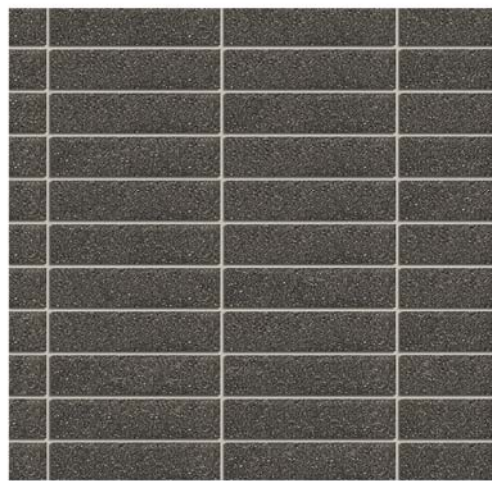
Fire Hall



1.1
▲ COMPOSITE METAL PANEL
Residential Exterior



1.2
▲ COMPOSITE METAL PANEL
Residential Exterior



2.1
▲ BRICK VENEER-STACK BOND
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



4.3
▲ PERFORATED METAL
FIREHALL L1 ACCENTS



8.1
▲ ALUMINUM WINDOW WALL
FIREHALL EXTERIOR



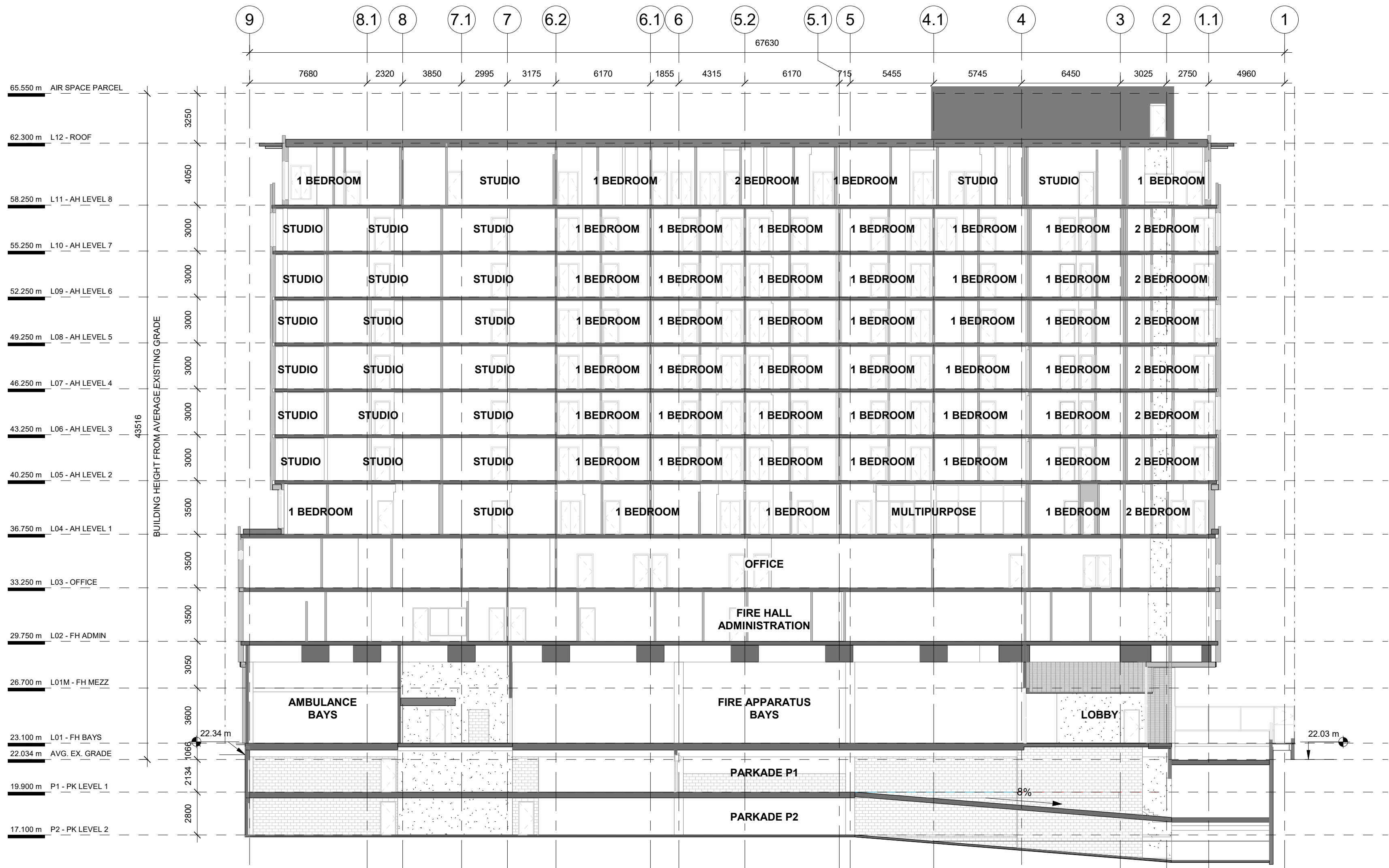
8.2
▲ ALUMINUM PUNCHED WINDOW



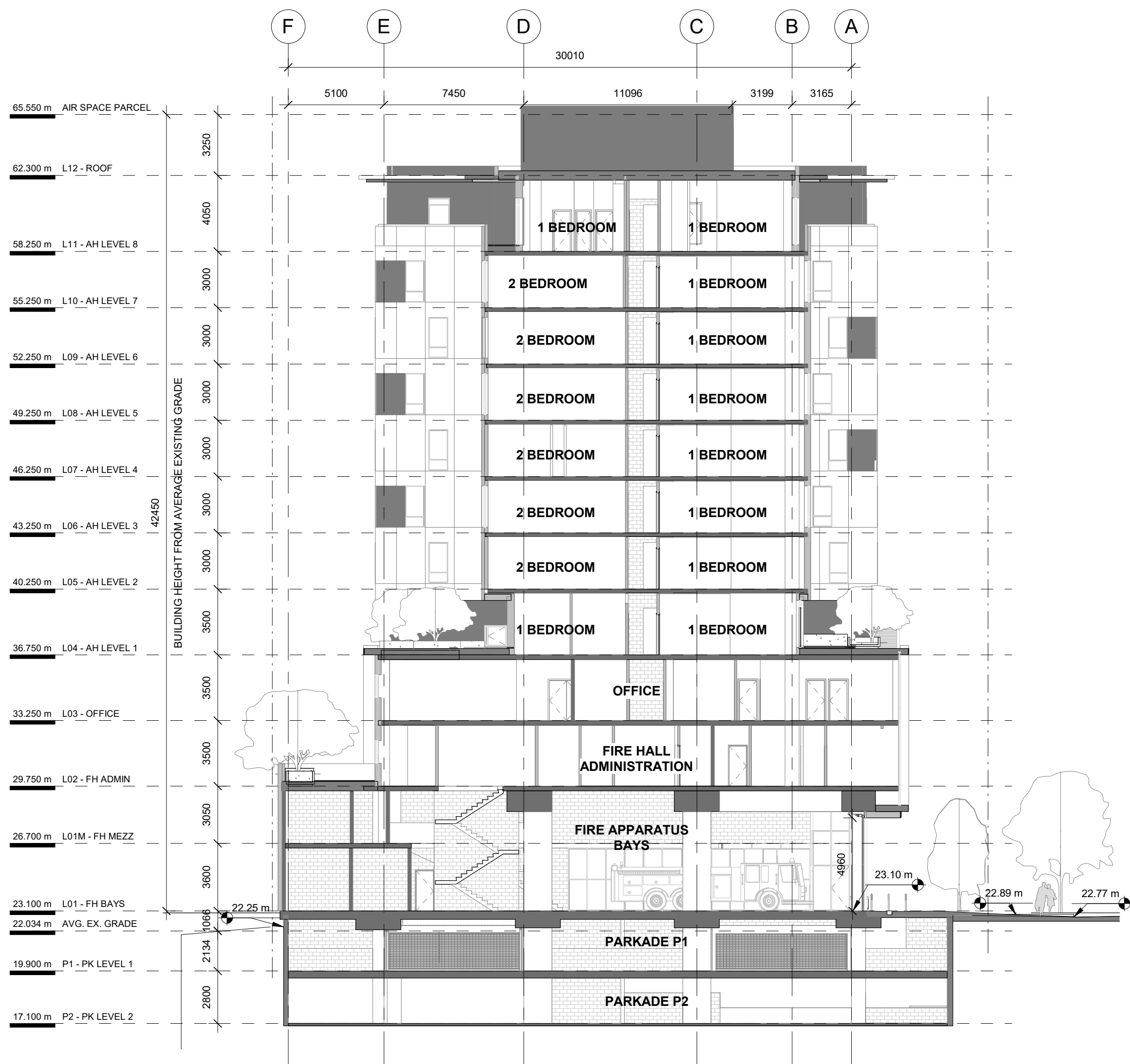
8.3
▲ ALUMINUM CURTAIN WALL

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
14.4	WOOD AND METAL PRIVACY SCREEN



3 BUILDING SECTION L01
1 : 200



2 BUILDING SECTION C02
1 : 200

CONSULTANT LOGO:

NOT FOR CONSTRUCTION

1025 Johnson Street
1025 Johnson St., Victoria, BC

DATE
09.17.2018

REVISION
1

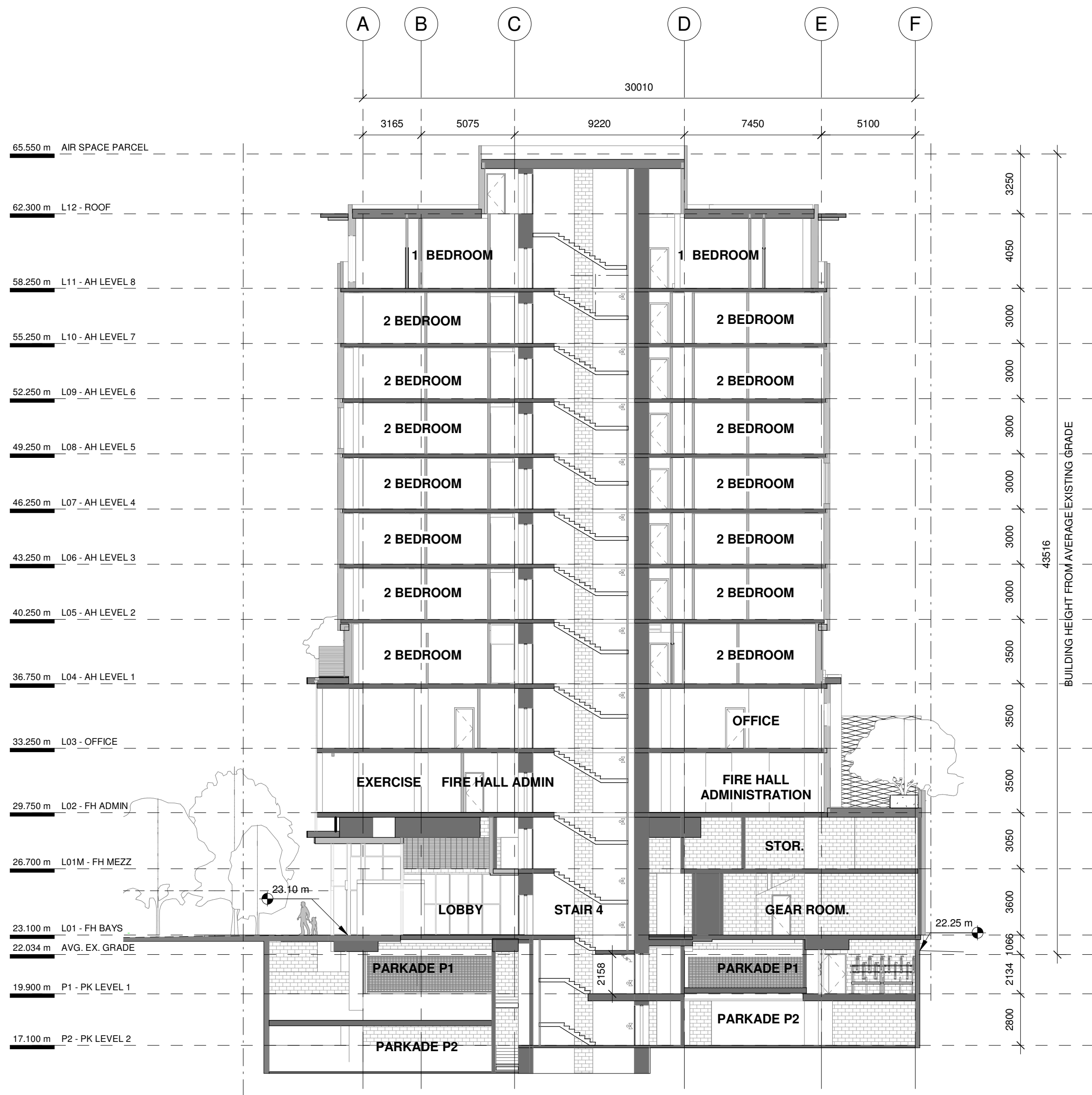
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BUILDING
SECTIONS

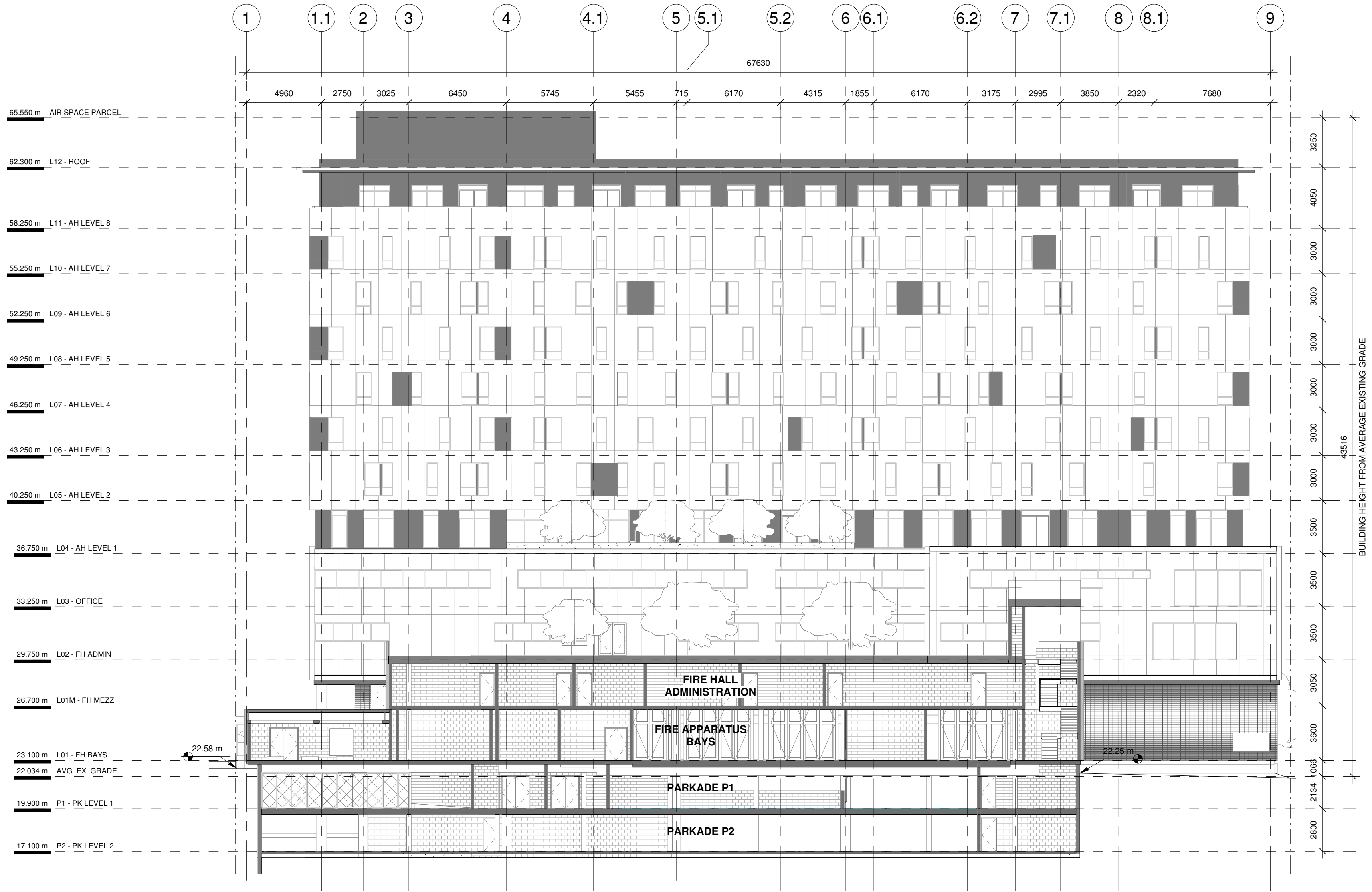


A310

SCALE: 1 : 200



1 BUILDING SECTION C03
1 : 200



2 BUILDING SECTION L02
1 : 200

CONSULTANT LOGO:

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1

DESCRIPTION
DEVELOPMENT PERMIT

BUILDING
SECTIONS



A311

SCALE: 1 : 200

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REVISION DESCRIPTION
1 DEVELOPMENT PERMIT

BUILDING
SECTIONS



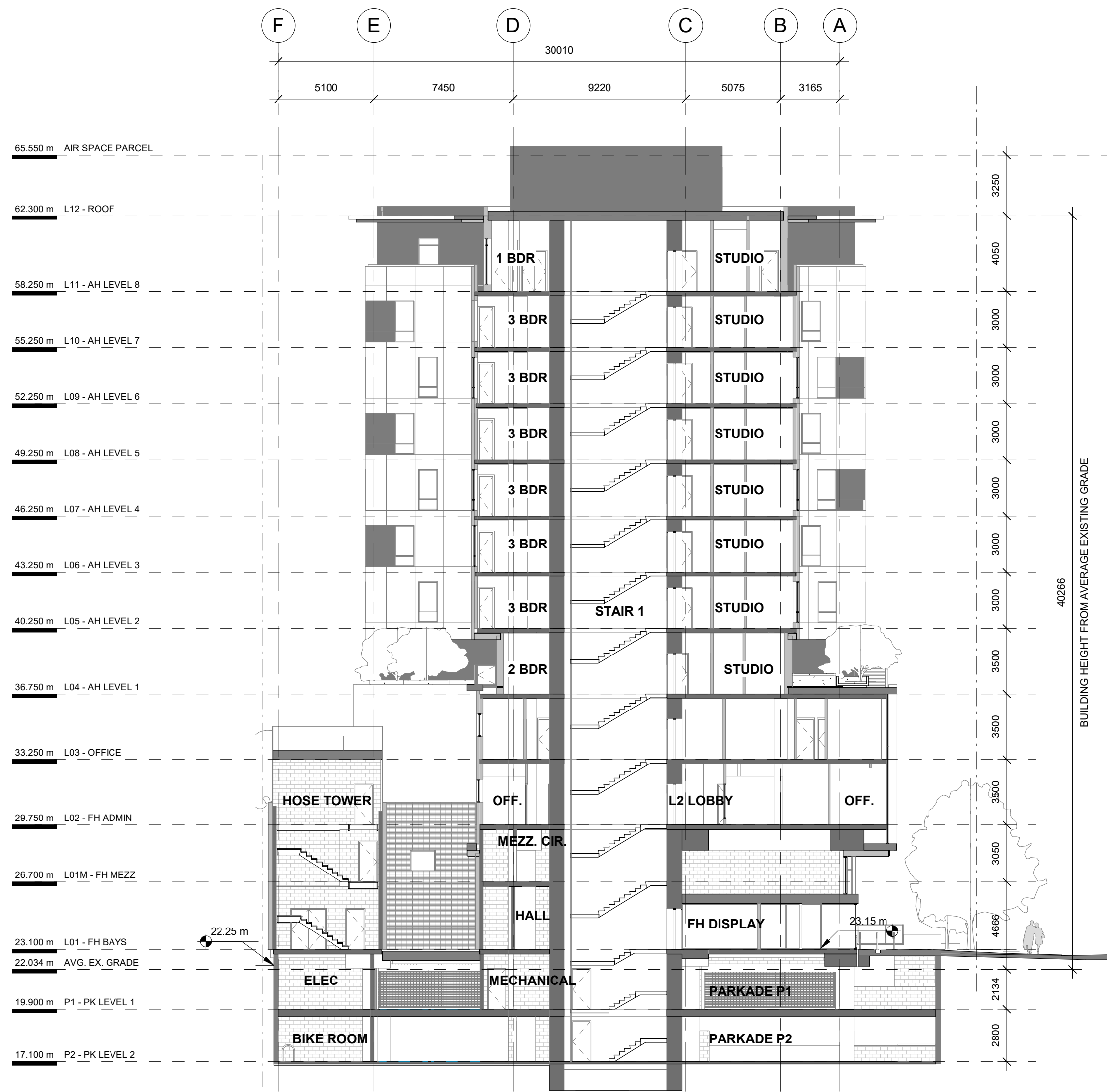
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SCALE: 1 : 200

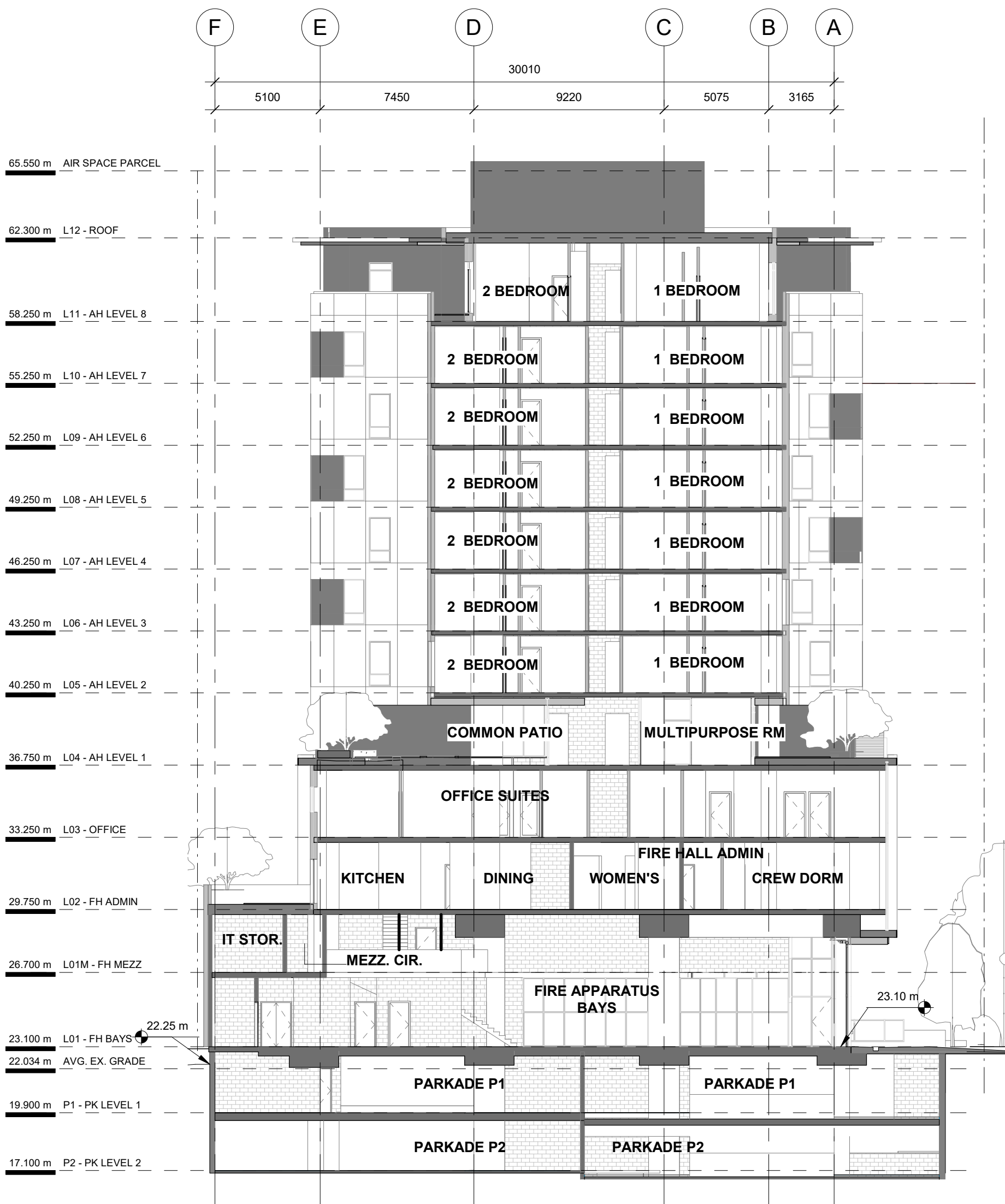
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1 BUILDING SECTION C01
1 : 200



2 BUILDING SECTION C04
1 : 200

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REVISION DESCRIPTION
1 DEVELOPMENT PERMIT

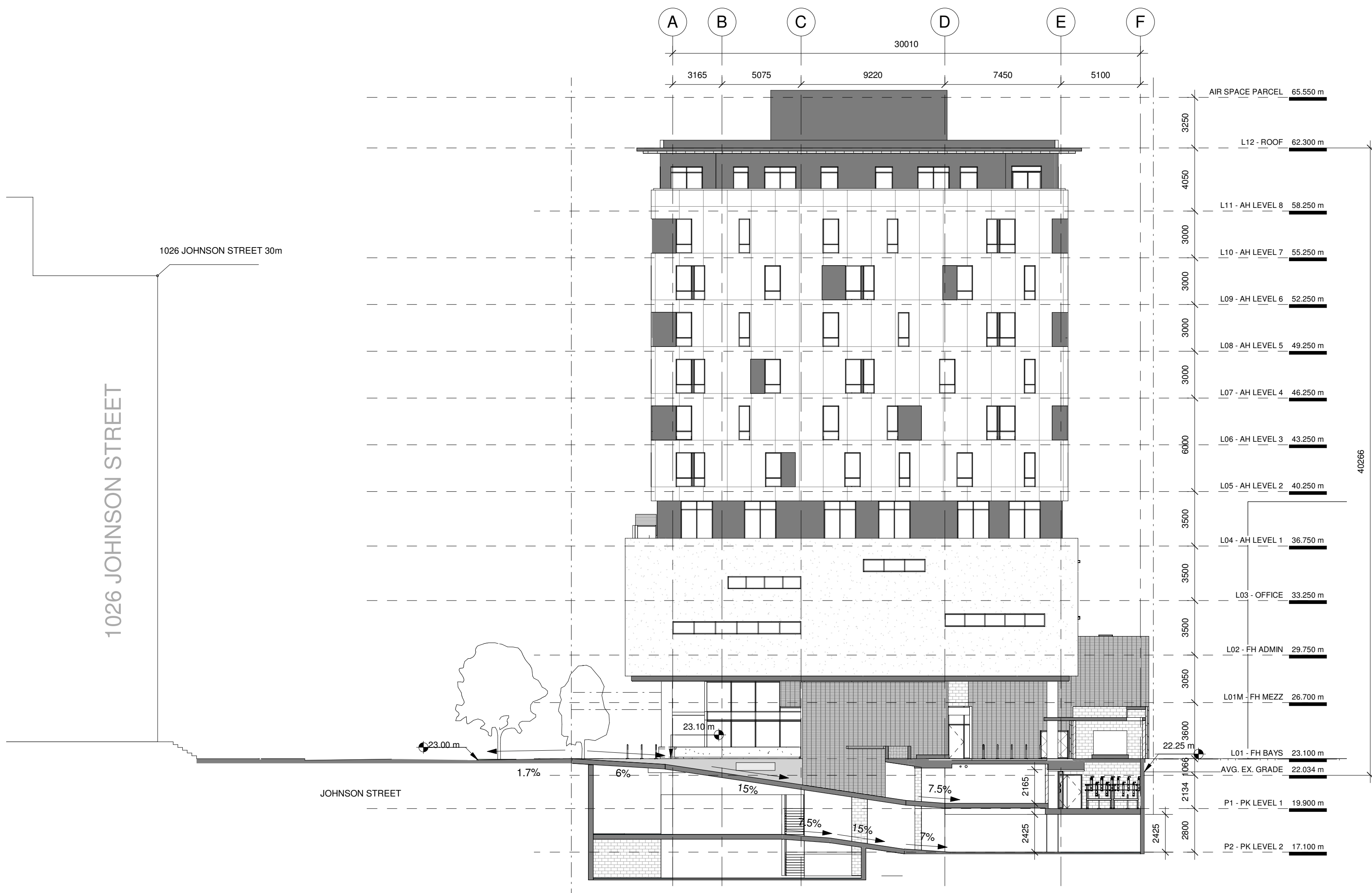
BUILDING
SECTIONS



A313

SCALE: 1 : 200

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1 04 - CROSS SECTION THROUGH DRIVE AISLE
1 : 200