

1025 JOHNSON STREET

ISSUED FOR ADVISORY DESIGN PANEL



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
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 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
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A201	LEVEL P1 - PARKADE
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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

CONSULTANT LOGO:

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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

COVER PAGE

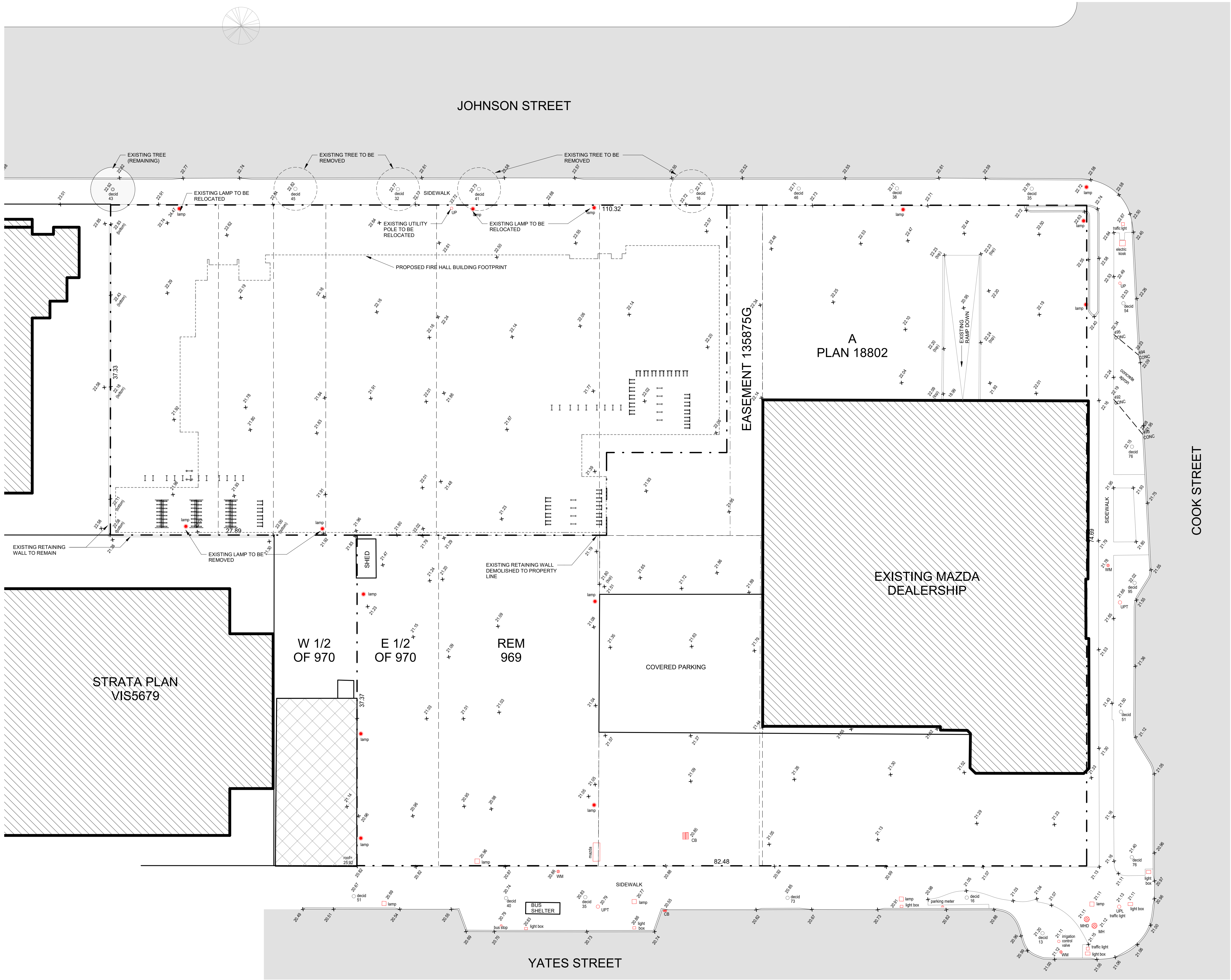


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EXISTING SITE PLAN



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PROPOSED SITE PLAN



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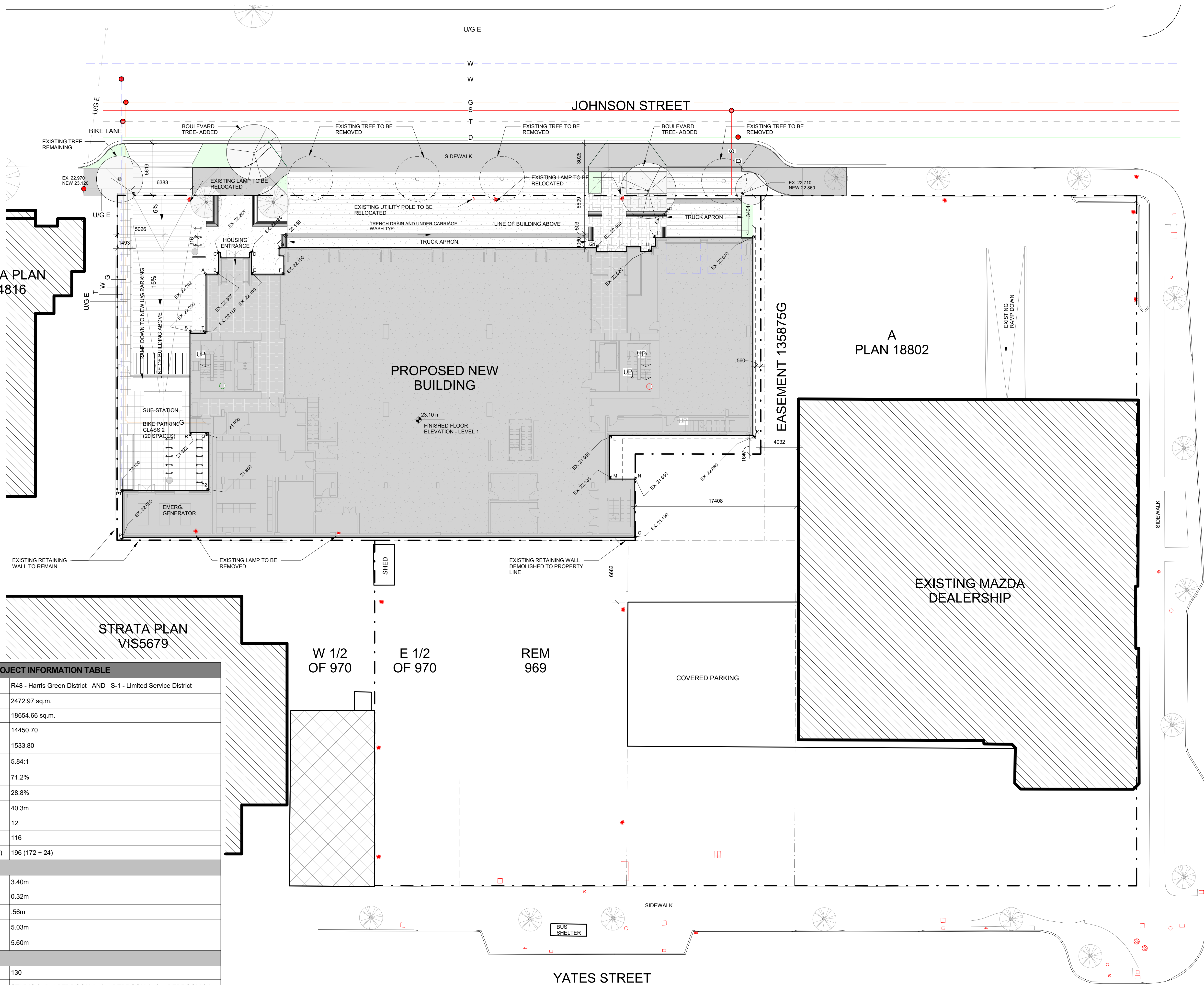
STRATA PLAN
VIS4816

STRATA PLAN
VIS5679

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)	196 (172 + 24)
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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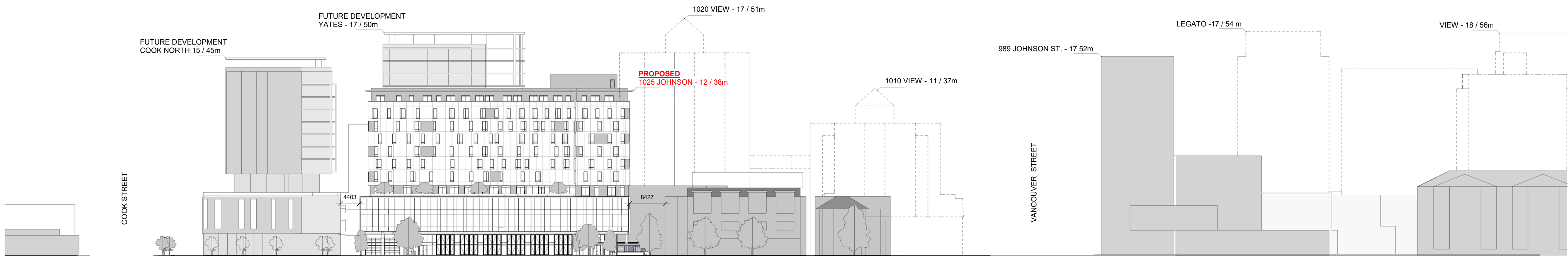
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1 WEST SITE CONTEXT

1 : 500

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2 JOHNSON STREET ELEVATION

1 : 500

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SITE CONTEXT



PHOTO - EXISTING VIEW WEST ON JOHNSON

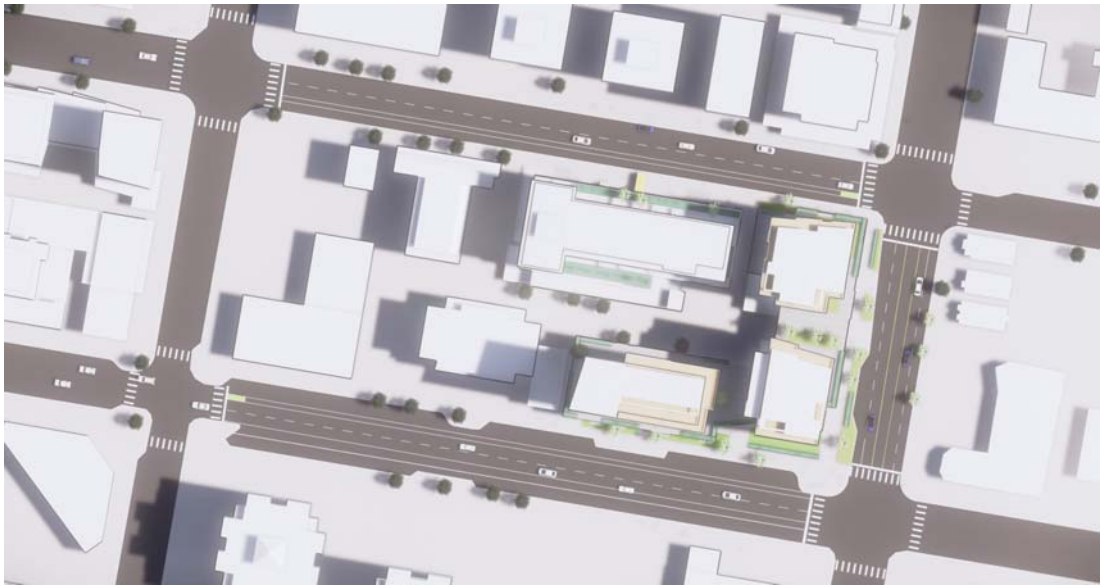


PHOTO - EXISTING VIEW NORTH FROM YATES

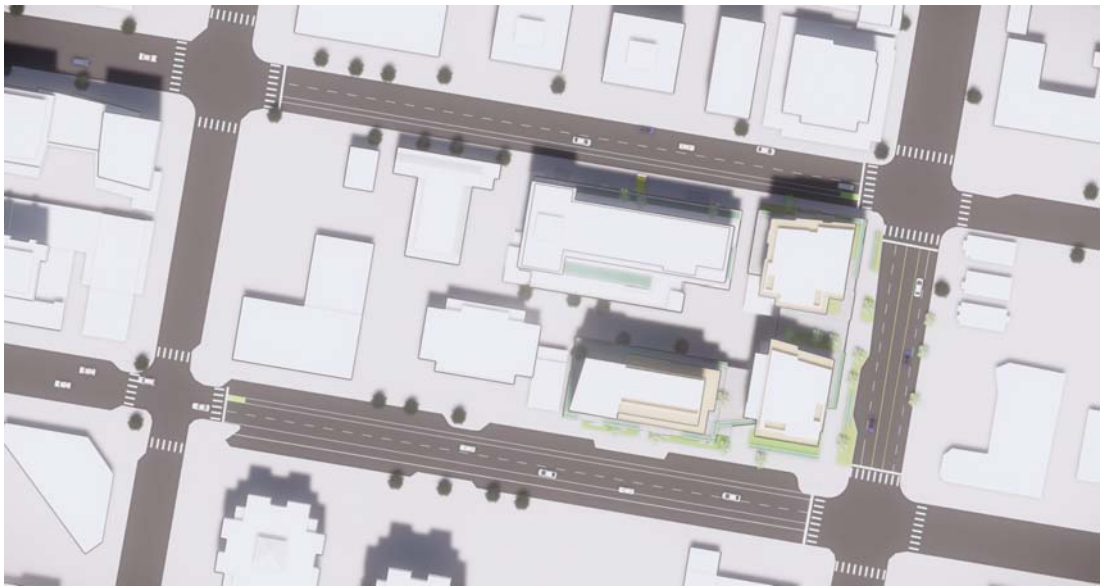


PHOTO - EXISTING VIEW EAST ON JOHNSON

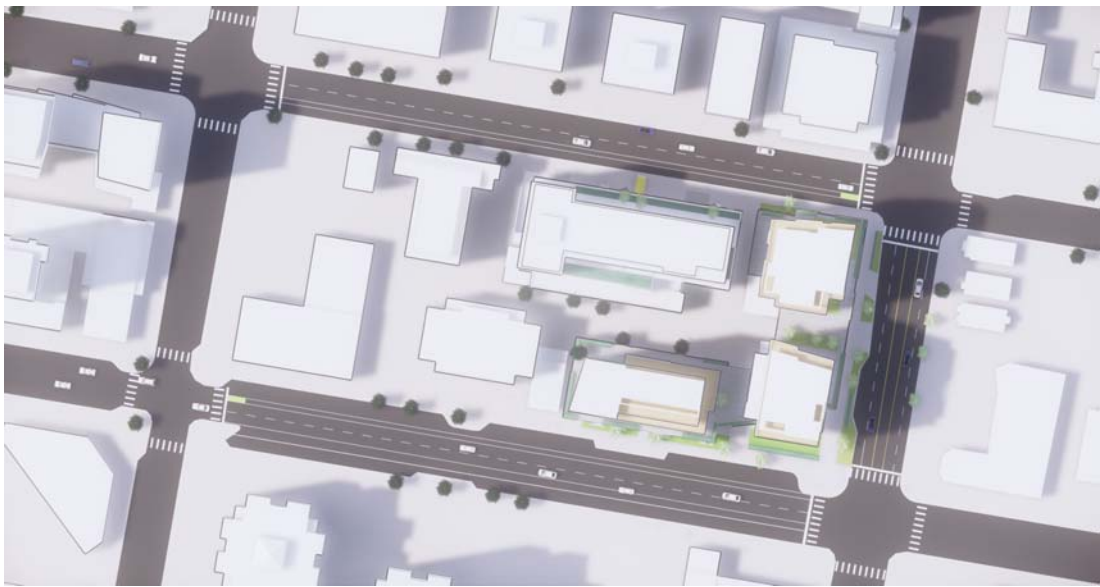
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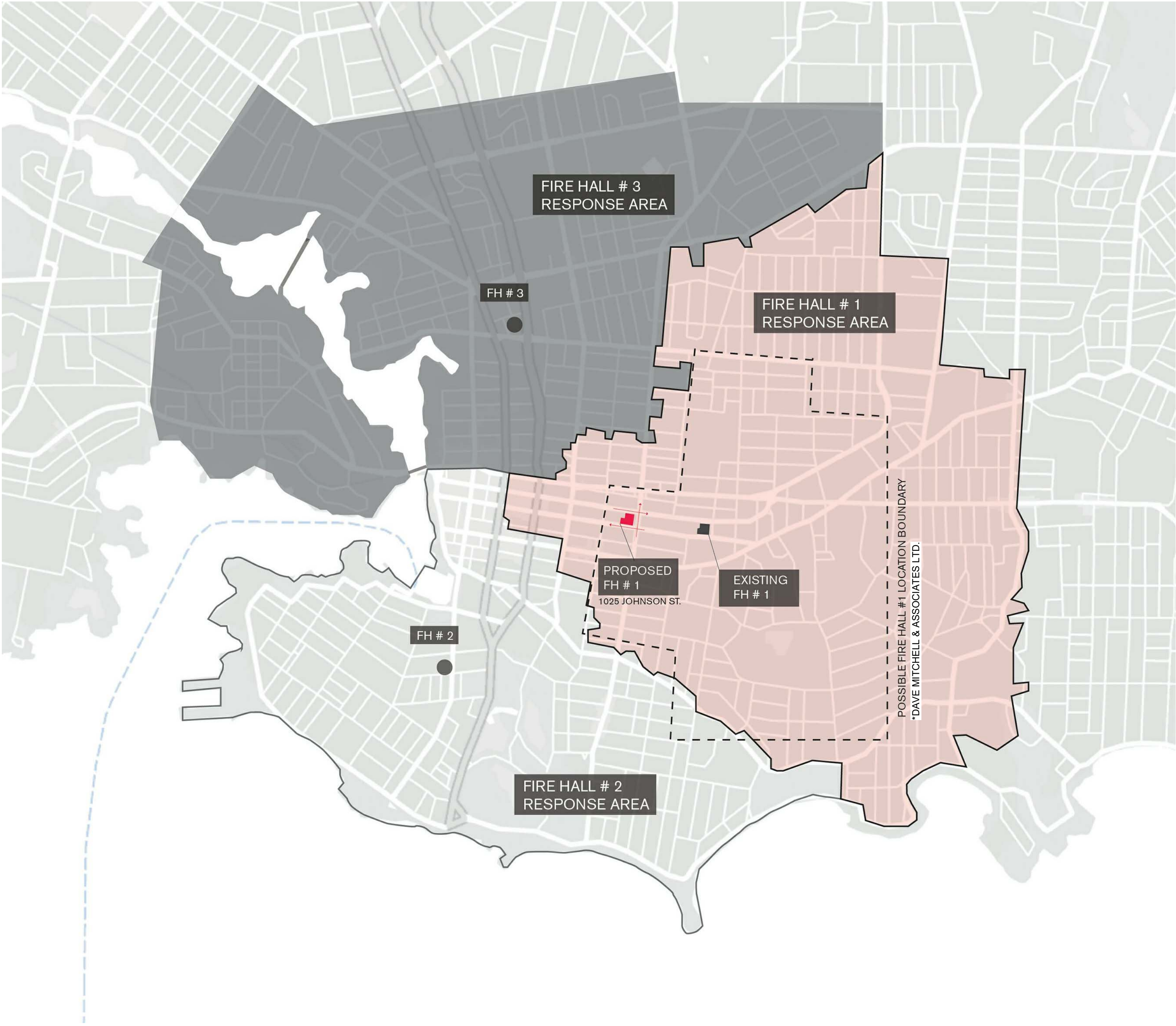
9AM



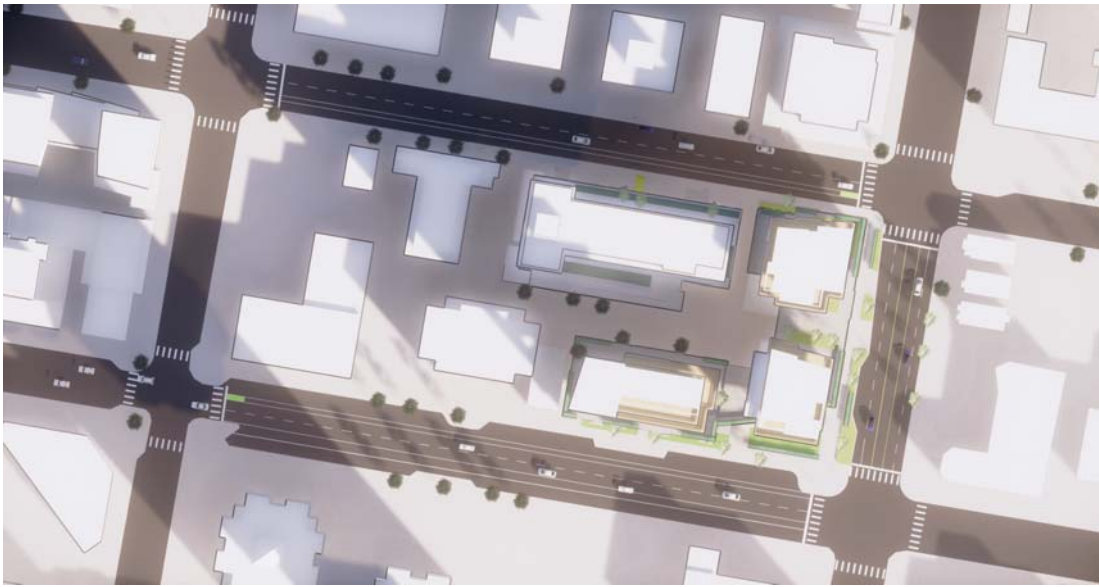
12PM



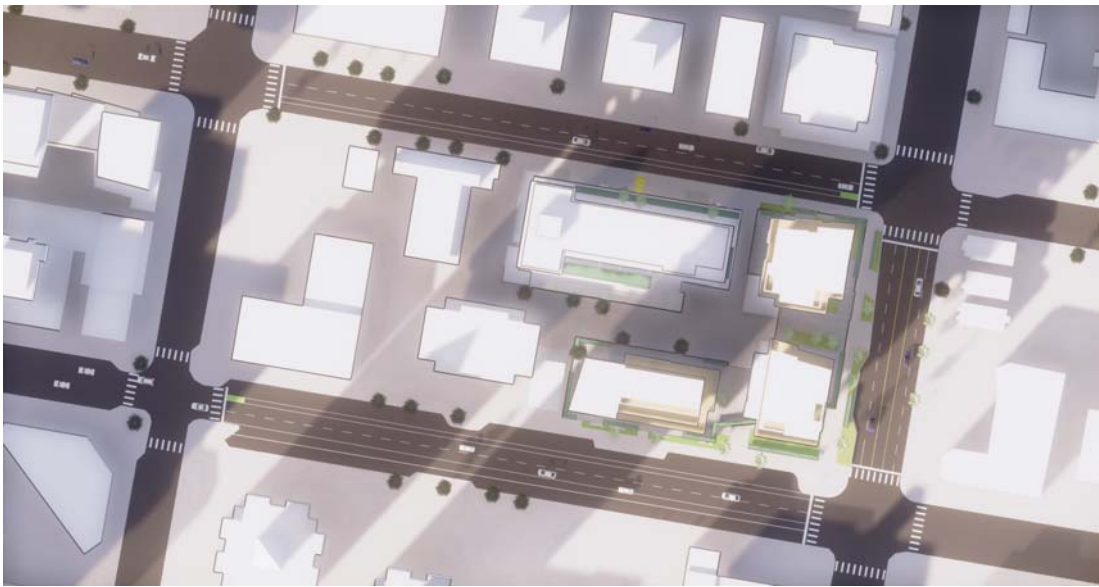
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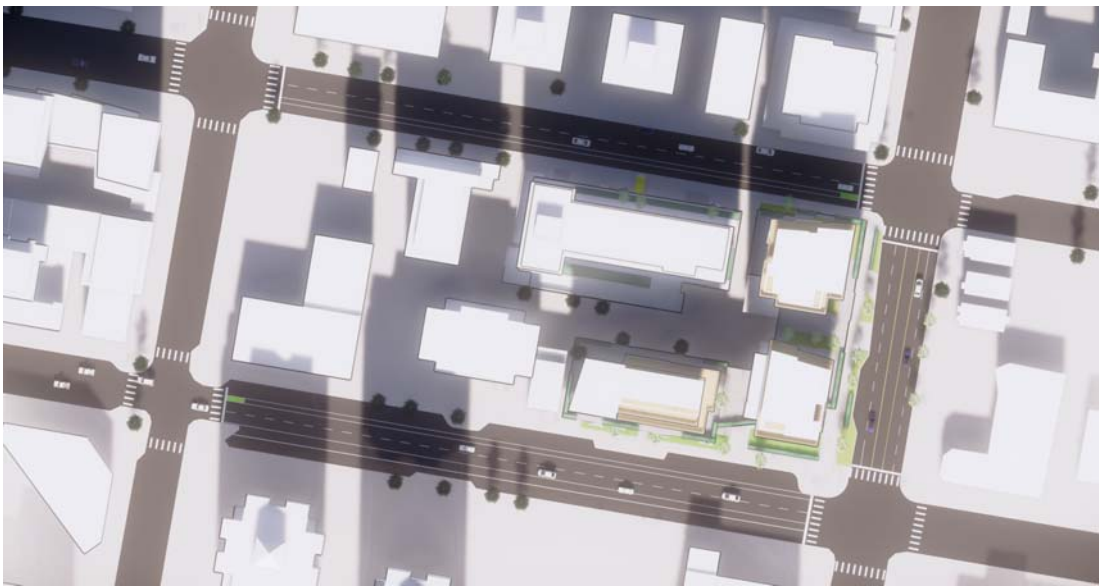
WINTER SOLSTICE



9AM



3PM



12PM

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SITE CONTEXT



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VIEW FROM WEST ON JOHNSON

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STREET
PERSPECTIVE

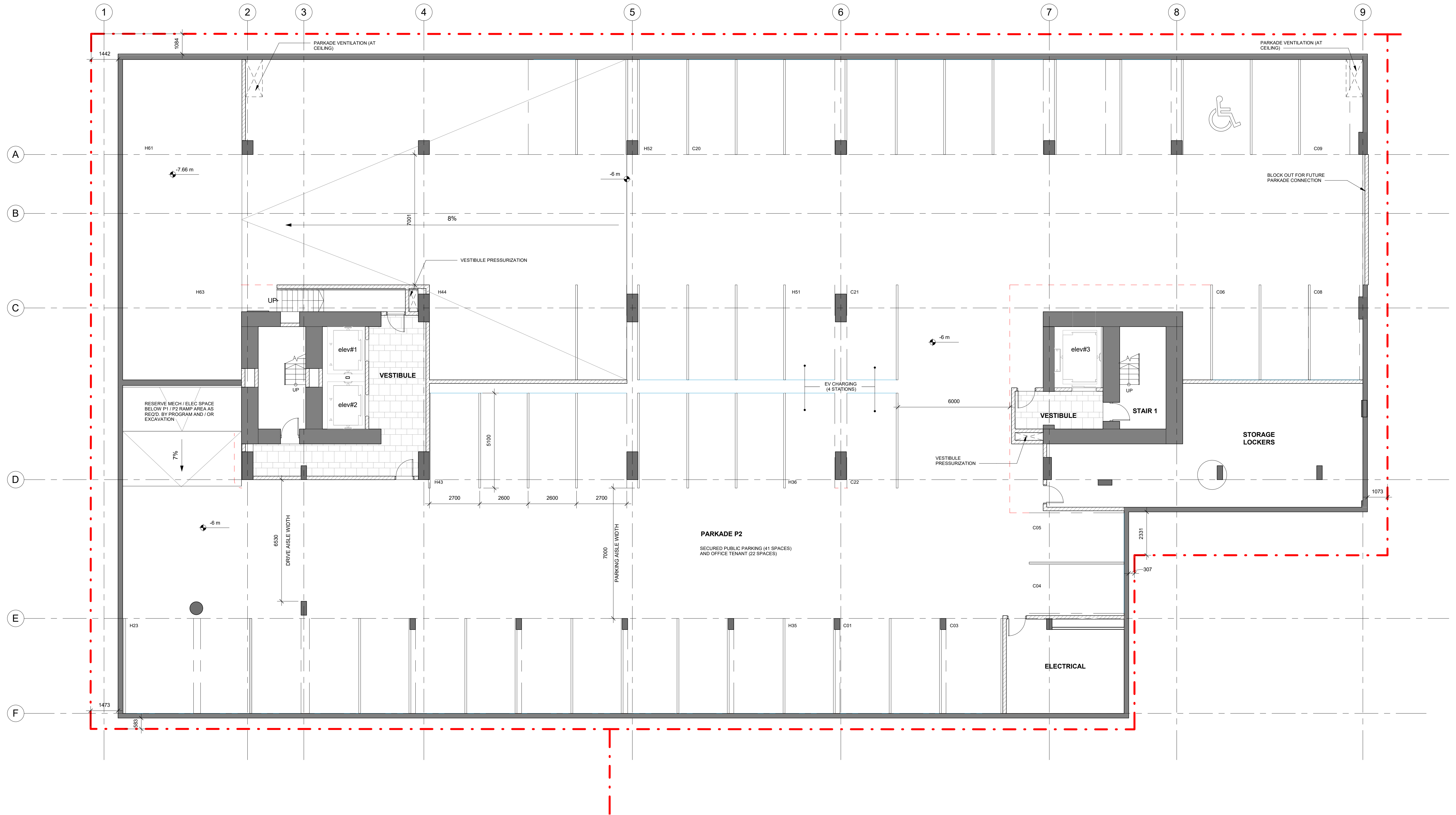


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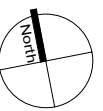
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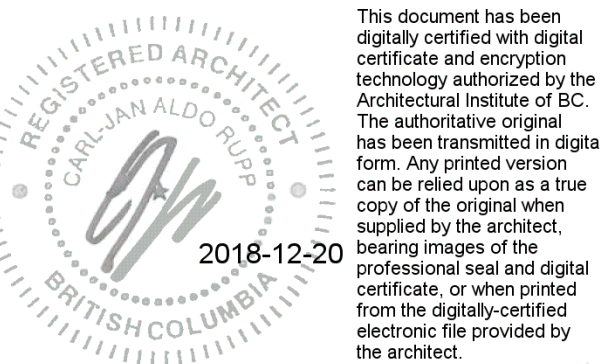
PARKING LEGEND:

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



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**LEVEL P2 -
PARKADE
LEVEL 2**

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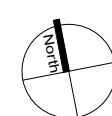
REVISION
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LEVEL P1 -
PARKADE LEVEL
1



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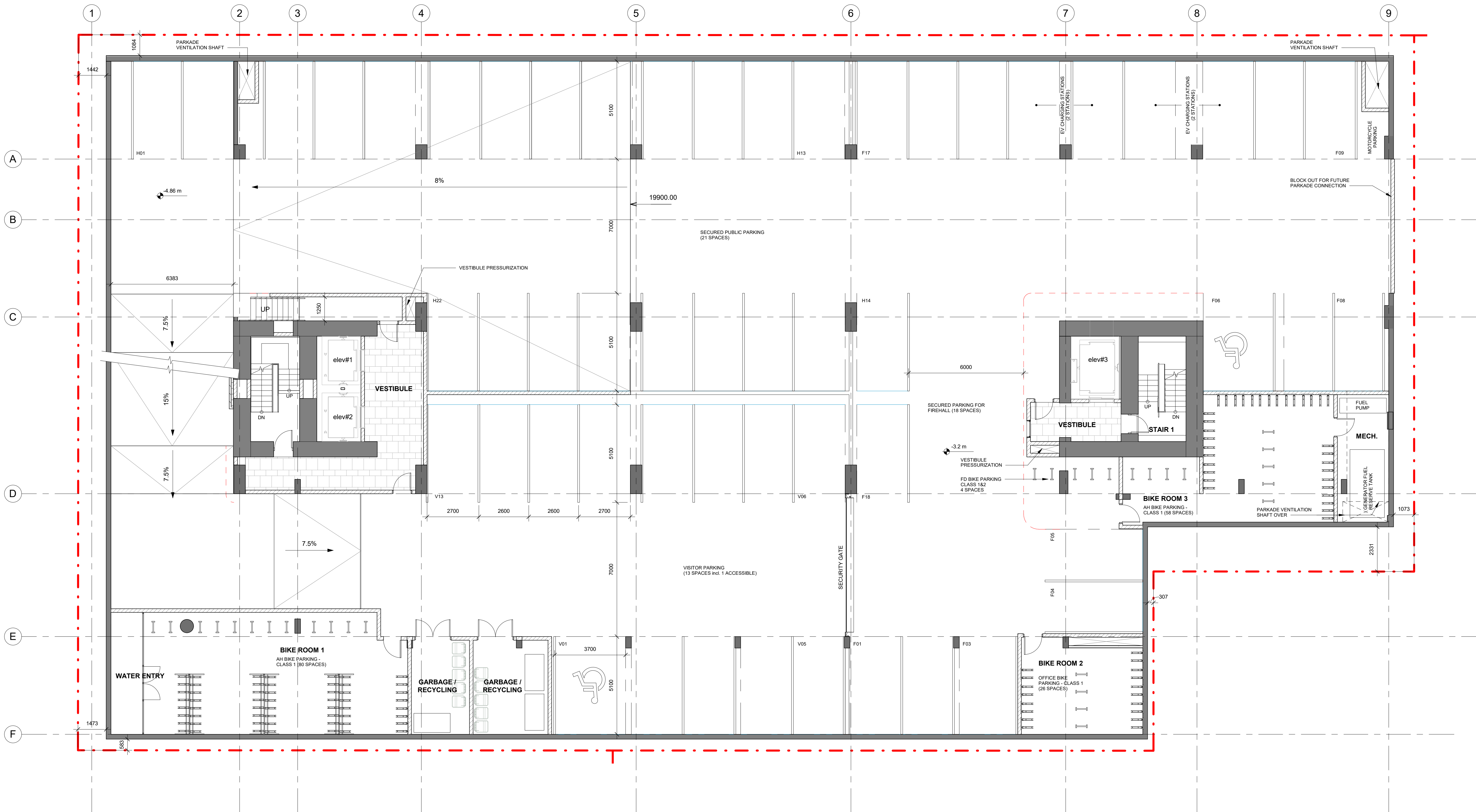
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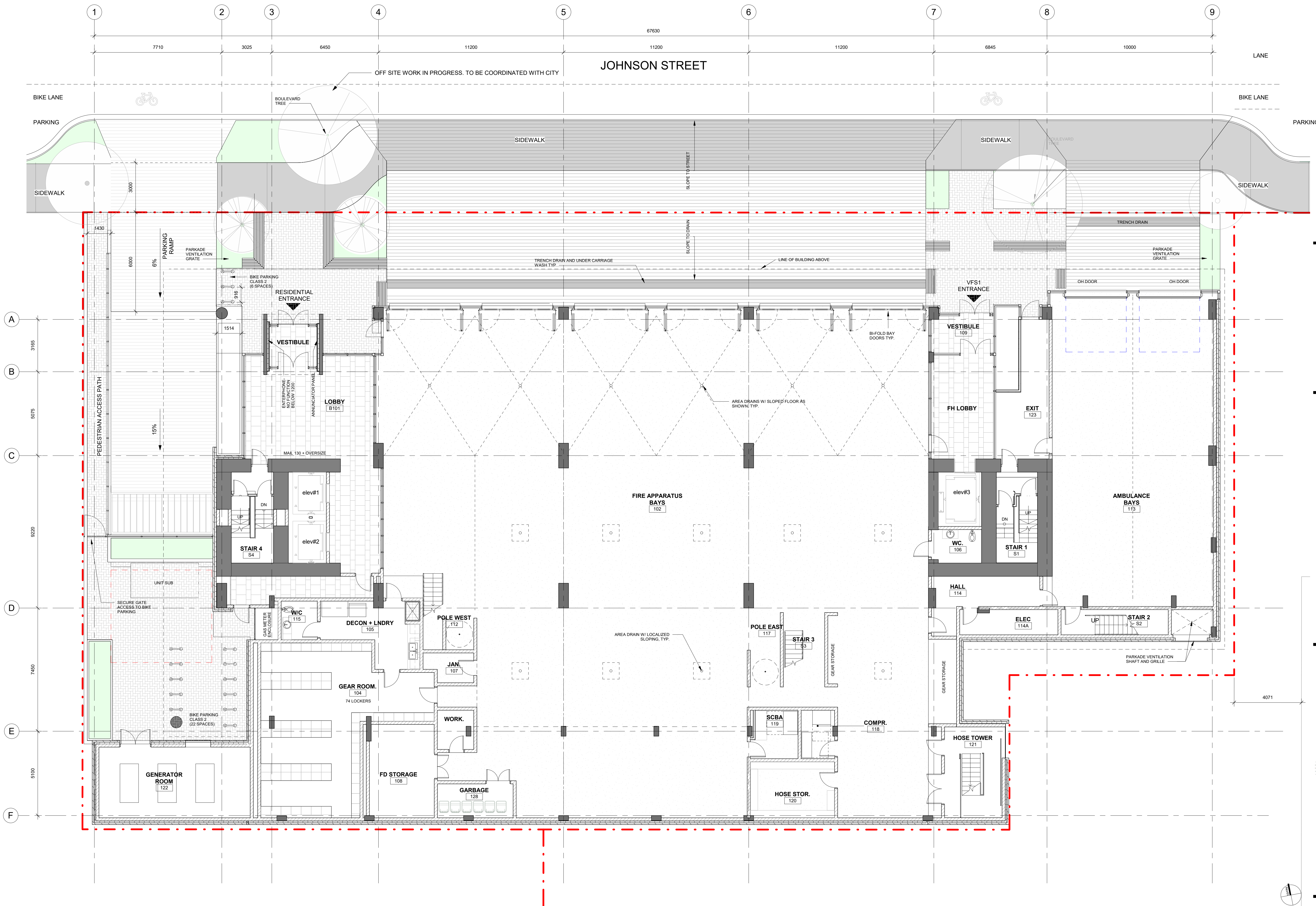
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**LEVEL 01 - FIRE
HALL MAIN
FLOOR**

REGISTERED ARCHITECT
CARLIAN ALDO RUIZ
BRITISH COLUMBIA

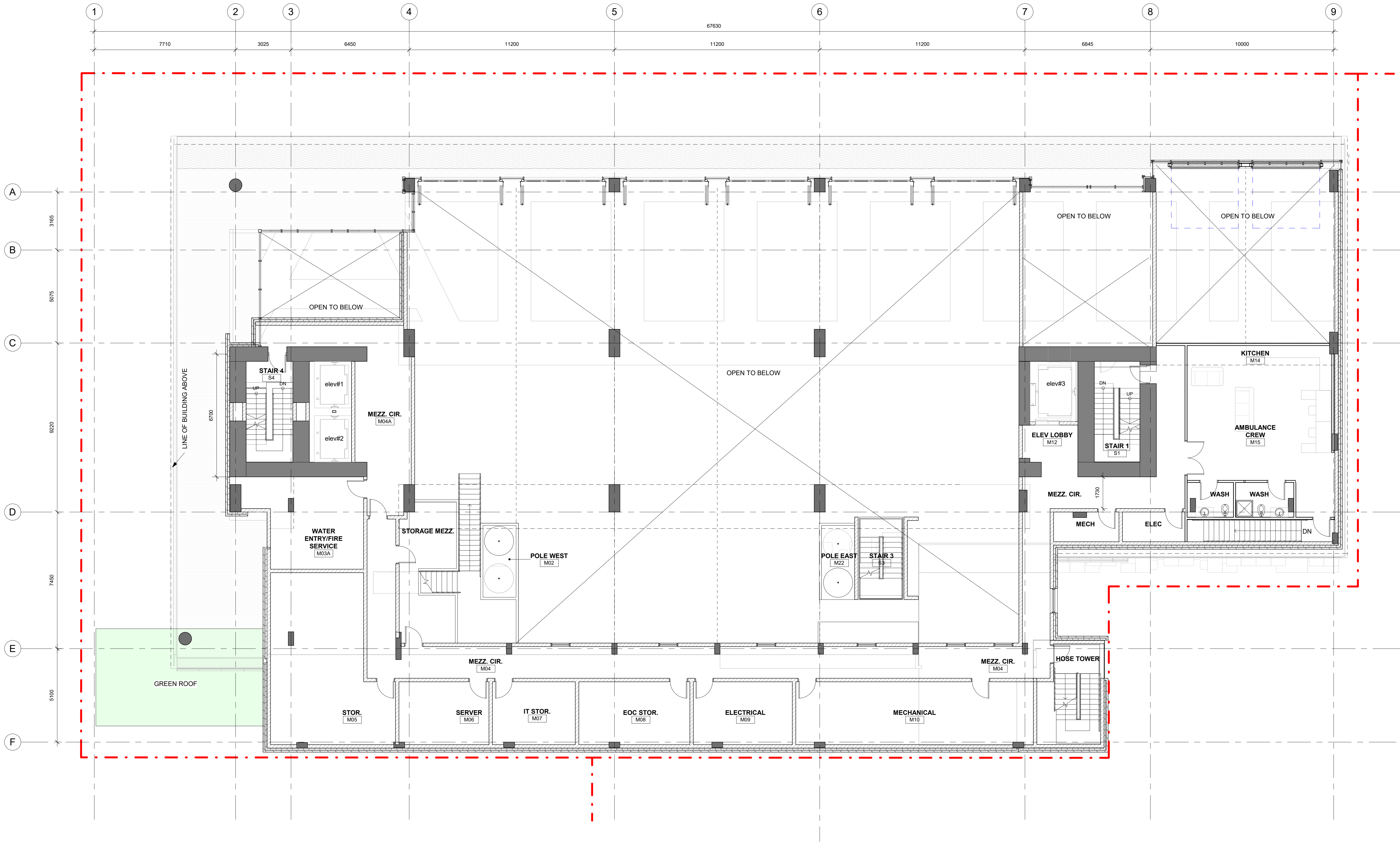
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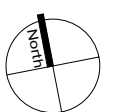
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LEVEL 01M - FIRE
HALL MEZZANINE



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LEVEL 02 - FIRE HALL ADMINISTRATION



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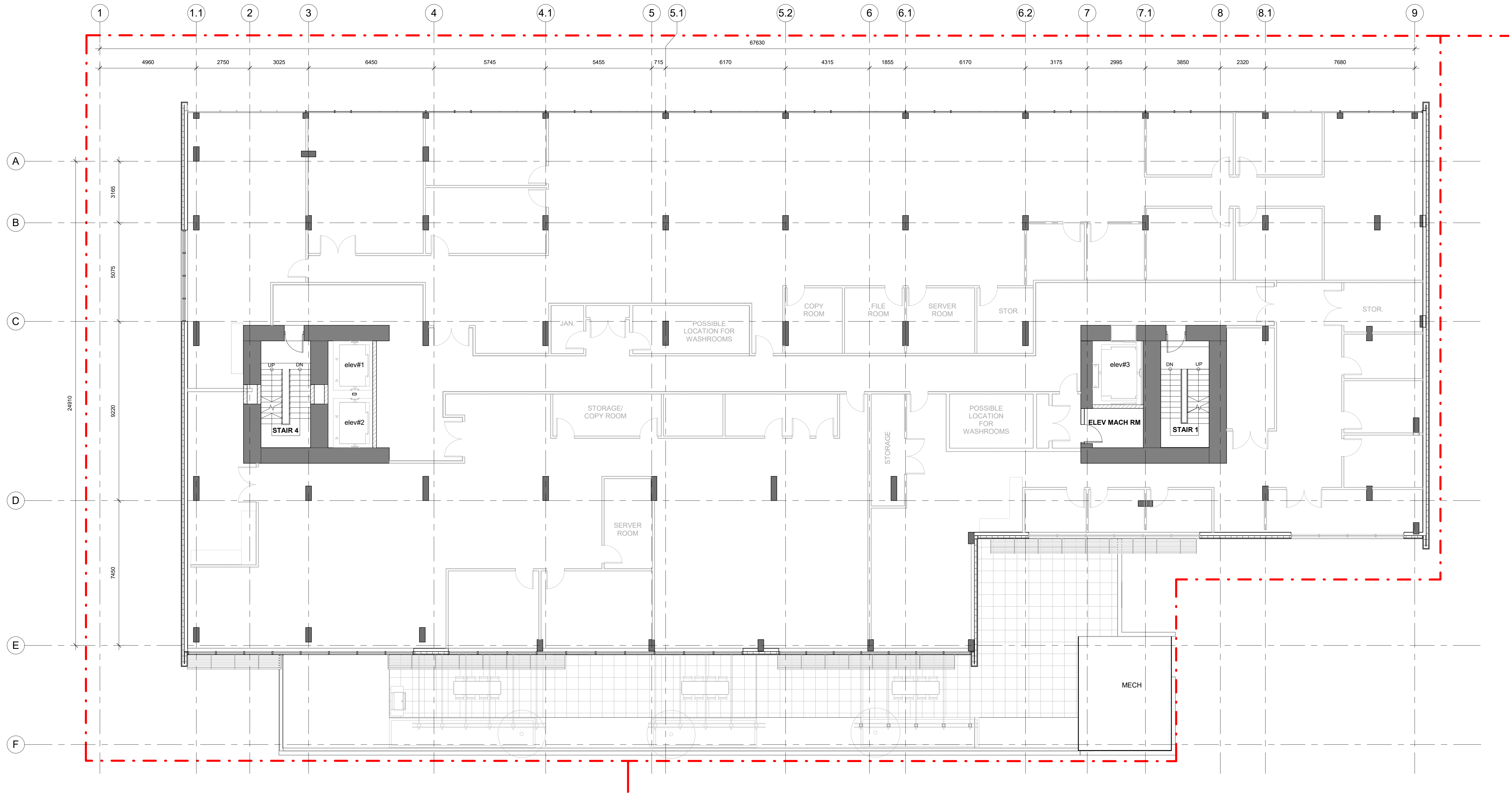
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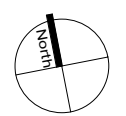
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LEVEL 03 -
OFFICE - TENANT



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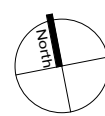
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LEVEL 04 -
AFFORDABLE
HOUSING 1



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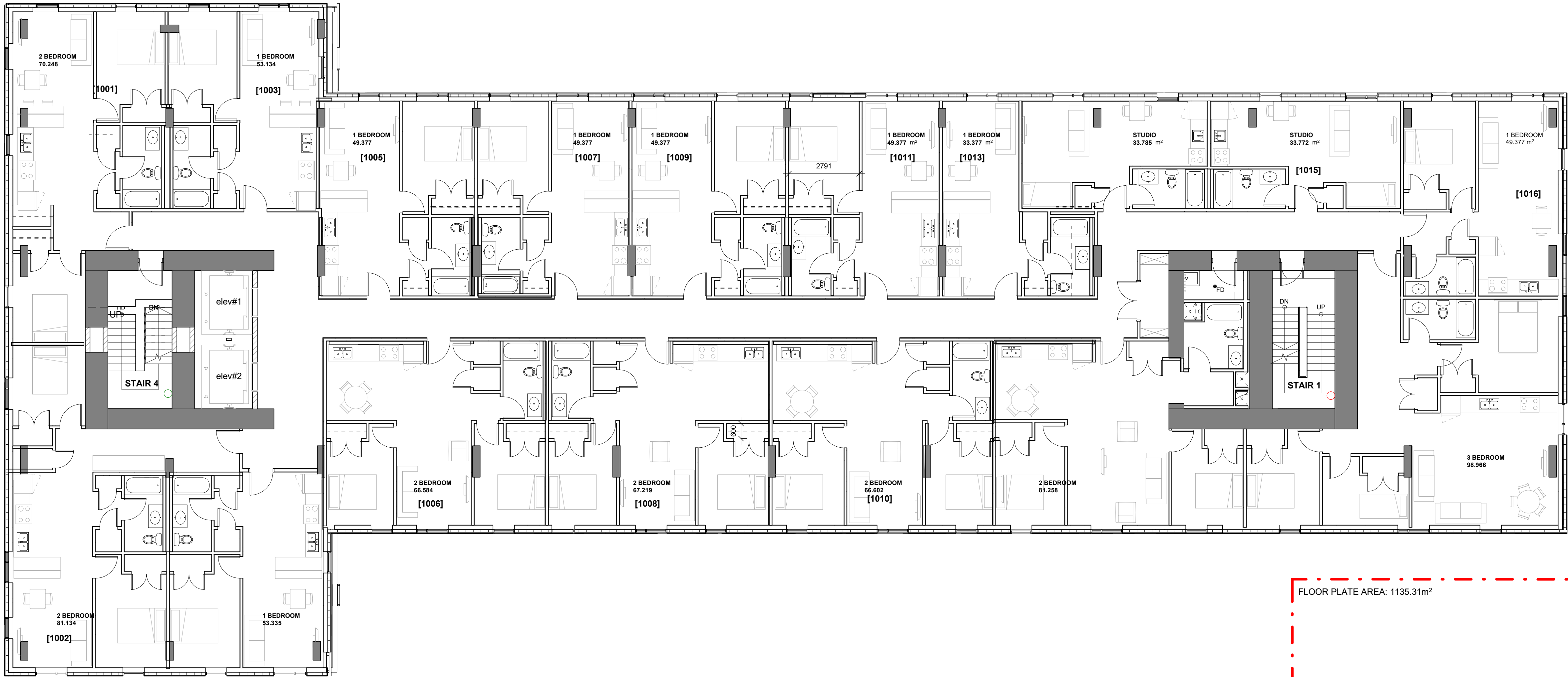
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FLOOR PLATE AREA: 1135.31m²

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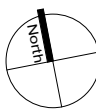
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LEVEL 5-10
-AFFORDABLE
HOUSING
TYPICAL LAYOUT



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FLOOR PLATE AREA: 977.56m²

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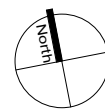
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LEVEL 11 - AFFORDABLE HOUSING TOP FLOOR



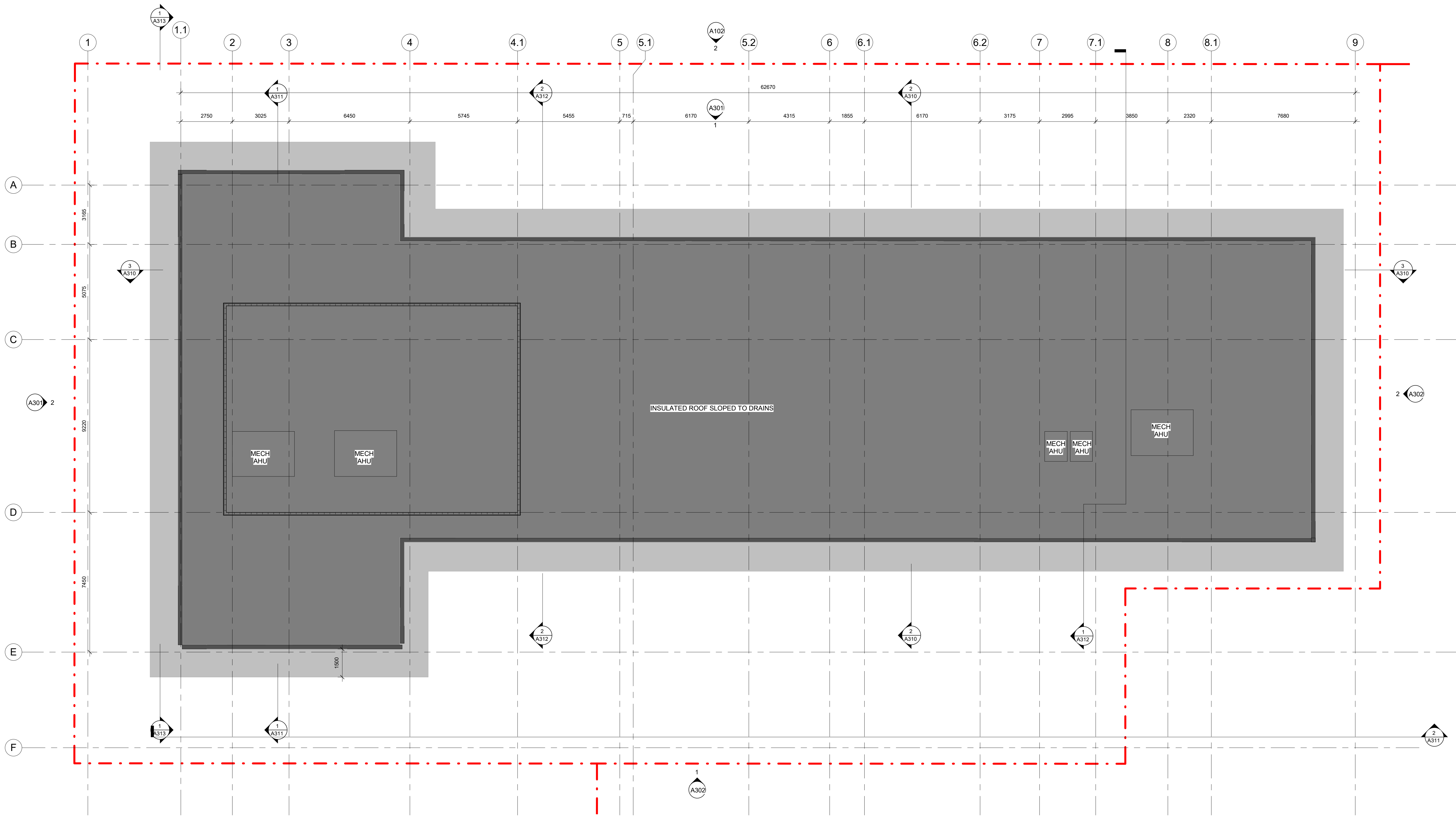
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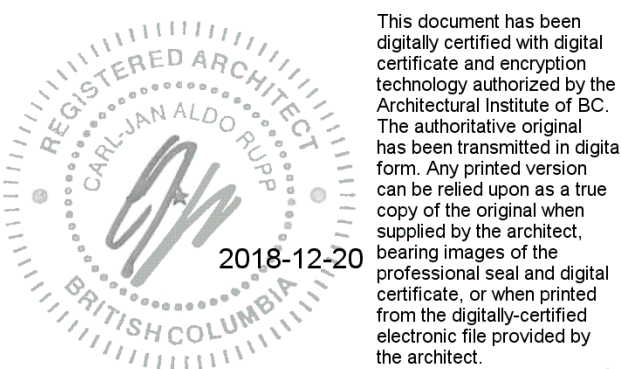
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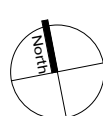
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ROOF PLAN

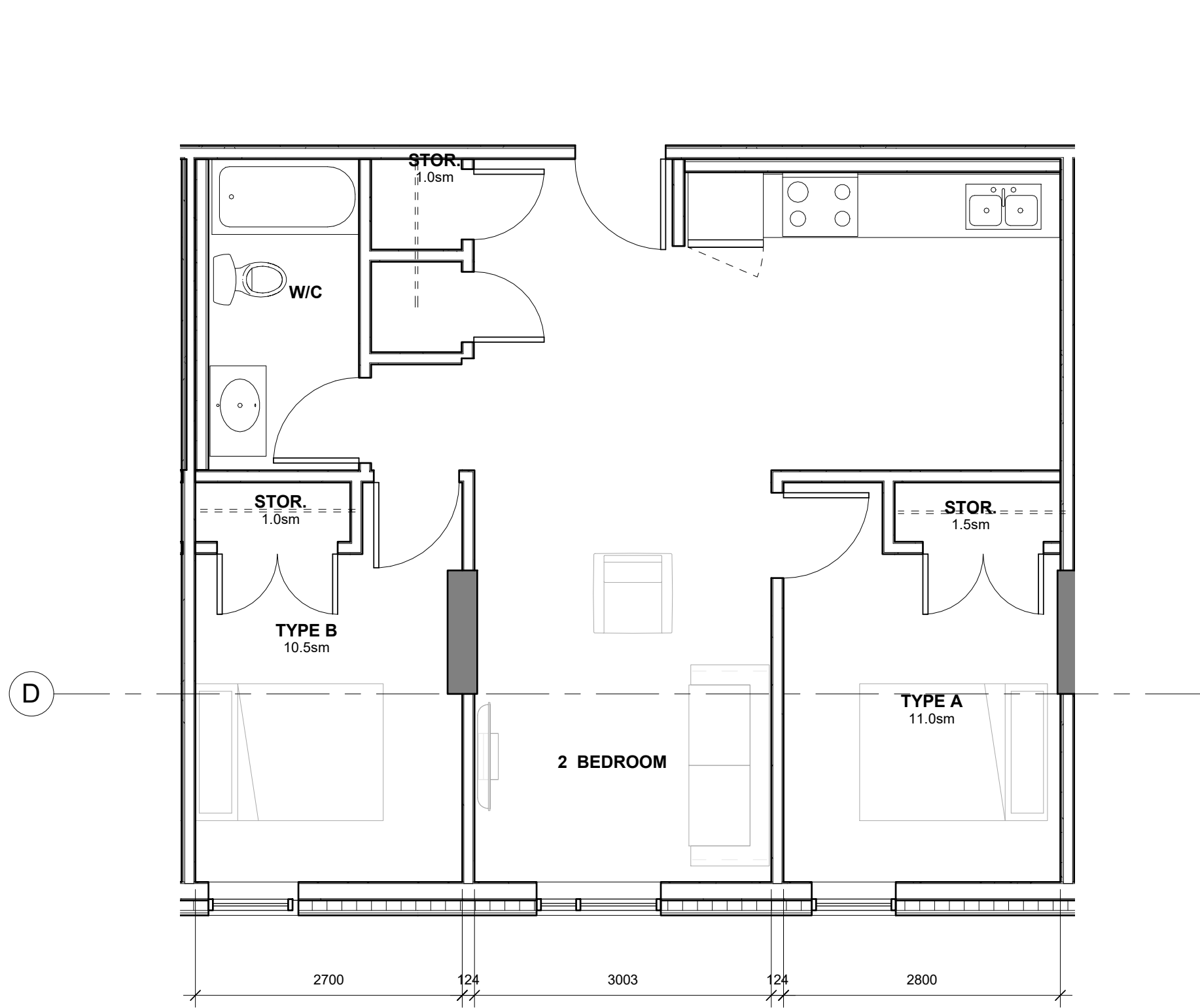


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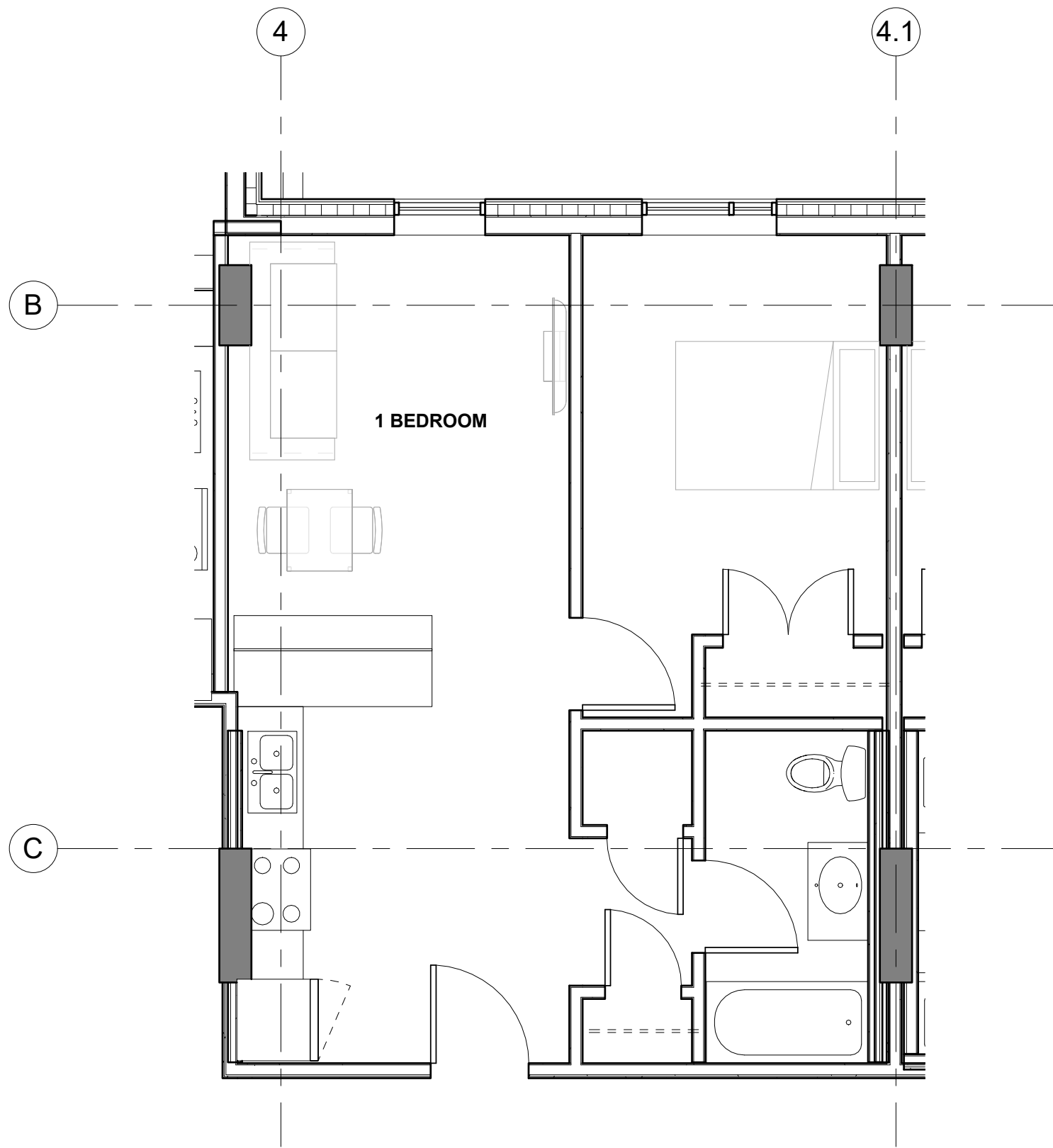


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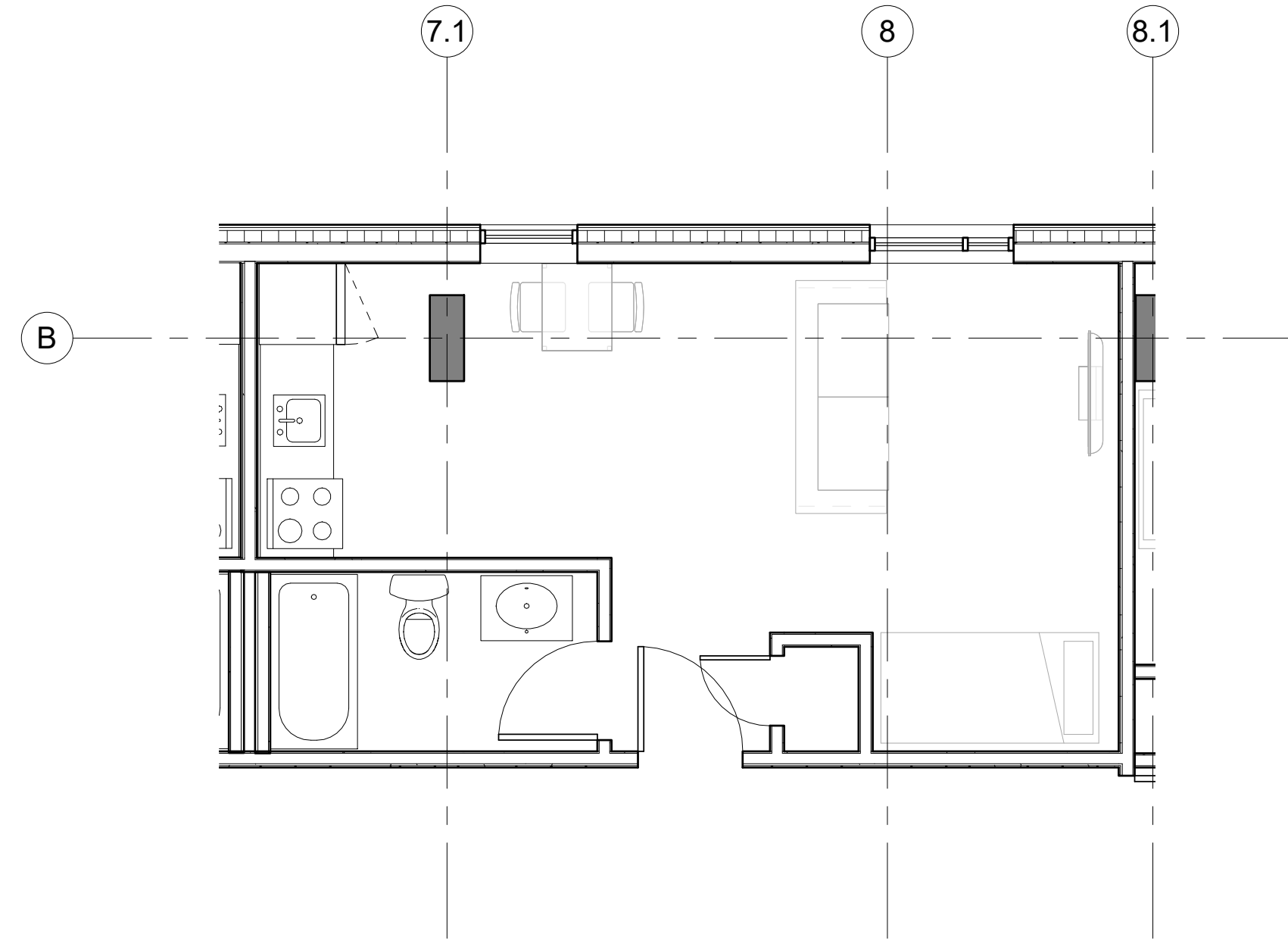
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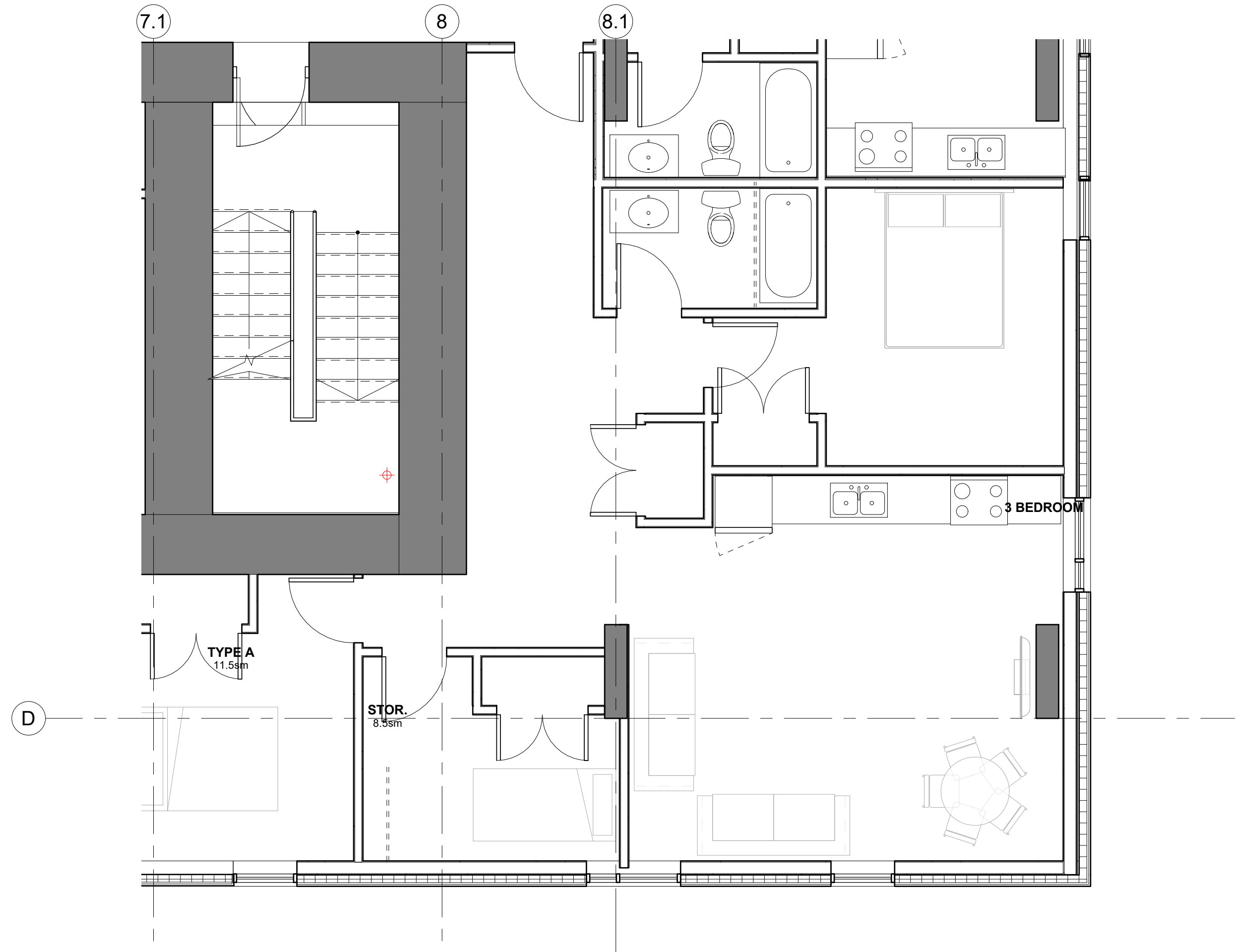
1 L10 - AH TYPICAL2 BDR LAYOUT
1 : 50



2 L10 - AH TYPICAL 1 BDR LAYOUT
1 : 50

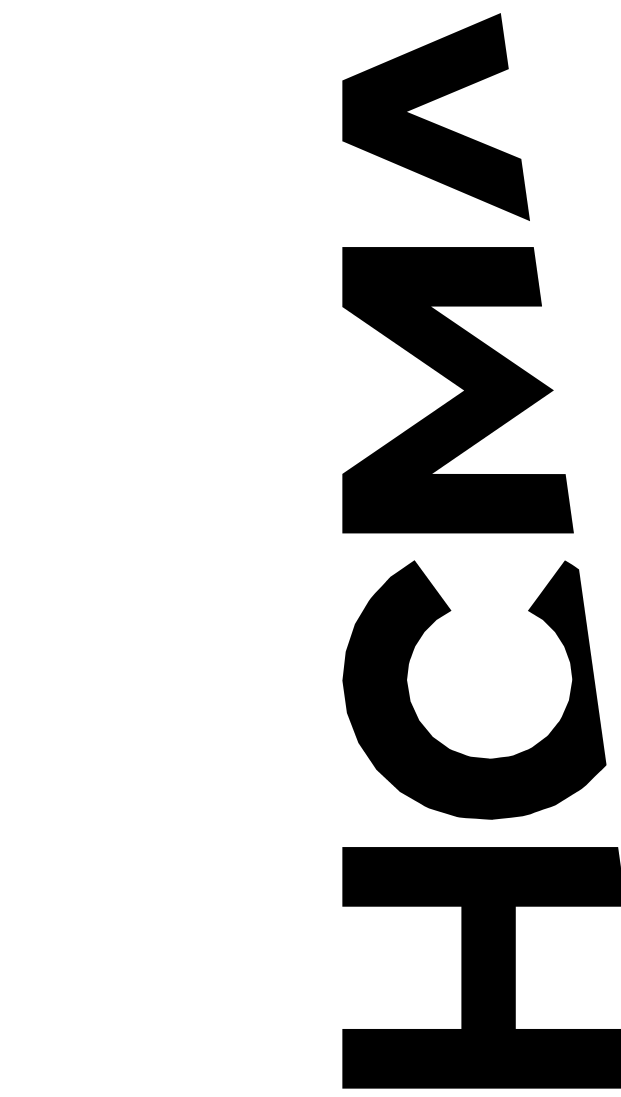


4 L10 - AH TYPICAL STUDIO LAYOUT
1 : 50



3 L10 - AH TYPICAL 3 BEDROOM LAYOUT
1 : 50

ROOM FINISHES - RESIDENTIAL FLOORS						
NO.	NAME	INT. WALL	FLOOR	CEILING	NOTES	Unit Space Type
10.00	CORRIDOR	GWB	CAR	GWB		CORR
10.22	TYPE A	GWB	CAR	P - CON		2BR
10.23	TYPE B	GWB	CAR	P - CON		2BR
10.24	W/C	GWB	CT	GWB		2BR
10.25	STOR.	GWB	RES	P - CON		2BR
10.27	STOR.	GWB	RES	P - CON		2BR
10.28	STOR.	GWB	RES	P - CON		2BR
10.30	3 BEDROOM	GWB	VWF	GWB		3BR
10.32	TYPE A	GWB	CAR	P - CON		3BR
10.37	STOR.	GWB	RES	P - CON		3BR
10.41	W/C	GWB	CT	GWB		STU
1005	1 BEDROOM	GWB	VWF	P - CON		1BR
1008	2 BEDROOM	GWB	VWF	P - CON		2BR



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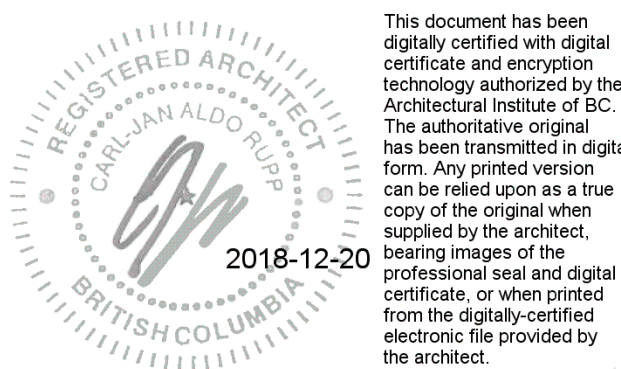
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DATE

REVISION DESCRIPTION

TYPICAL UNIT PLANS



A210

SCALE: 1 : 50

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DATE
09.17.2018
11.21.2018
12.06.2018

REVISION DESCRIPTION
1 DEVELOPMENT PERMIT
2 ADVISORY DESIGN PANEL
3 ISSUED TO COTW

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NORTH and WEST
ELEVATION

REGISTERED ARCHITECT
CARLUAN ALDO RUSSO
2018-12-20
BRITISH COLUMBIA
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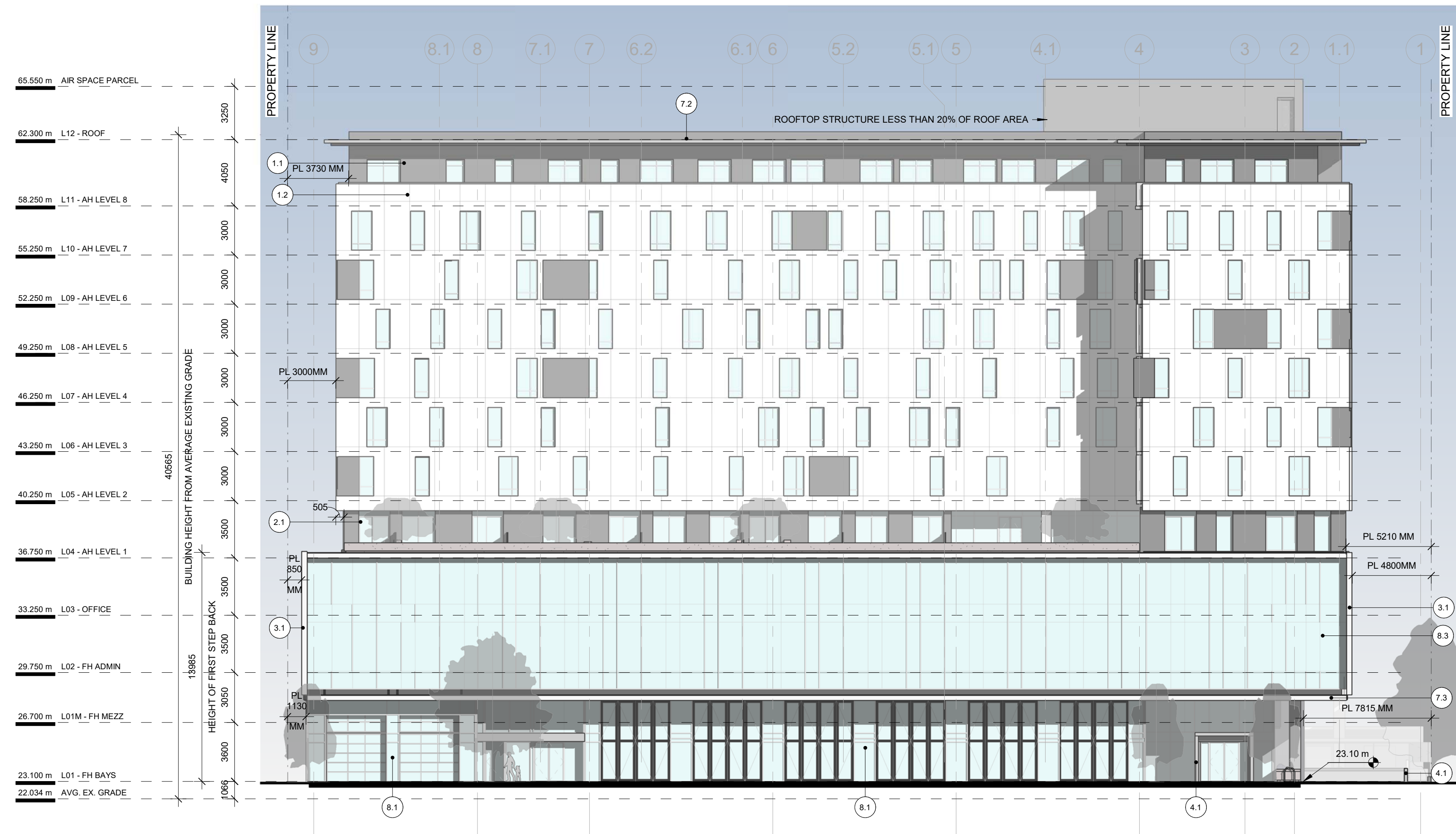
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SCALE: 1 : 200

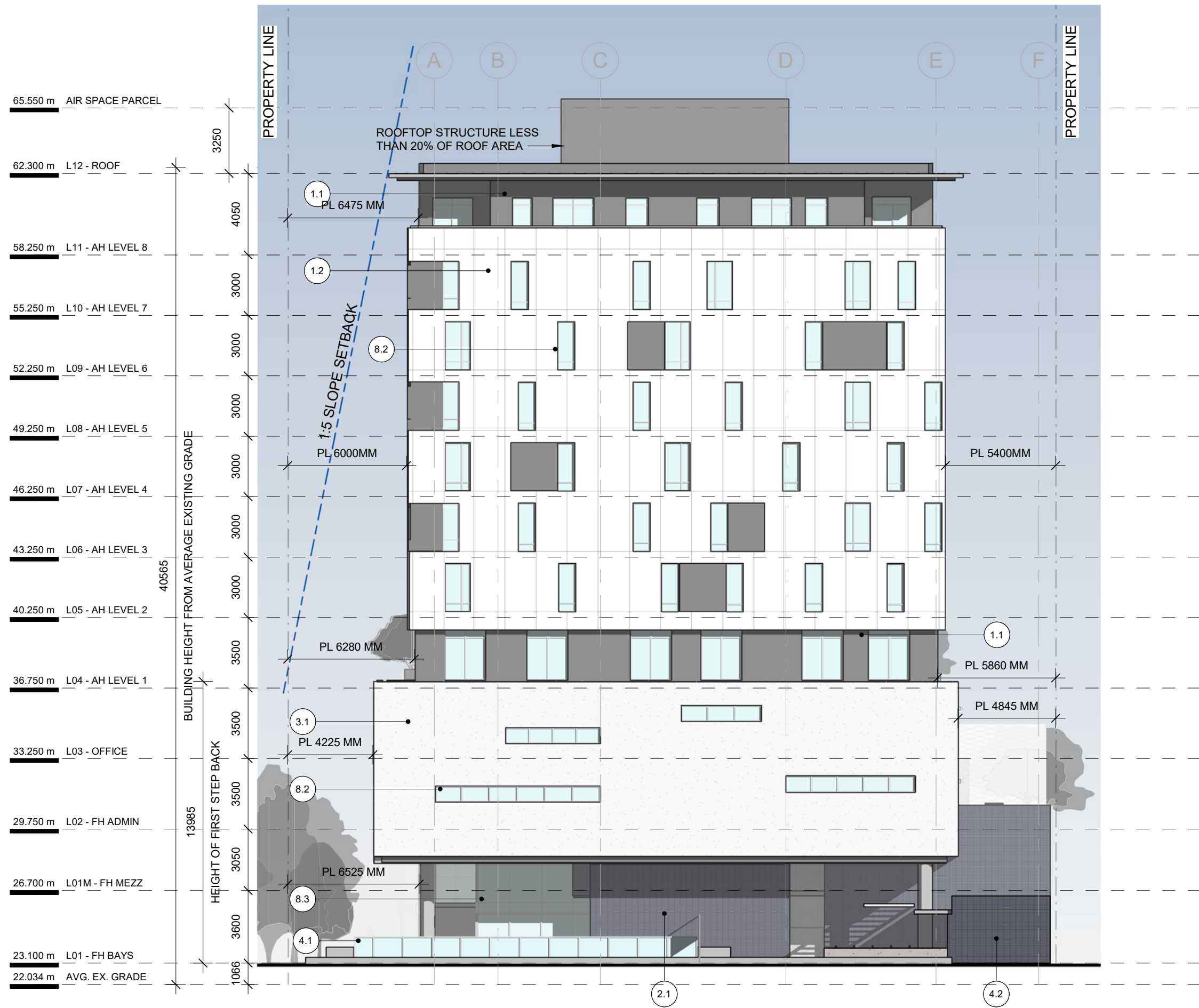
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1 NORTH ELEVATION
1 : 200



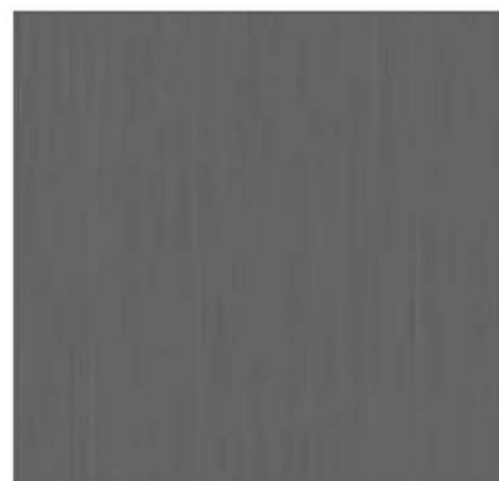
2 WEST ELEVATION
1 : 200

VFS1 EXTERIOR MATERIALS

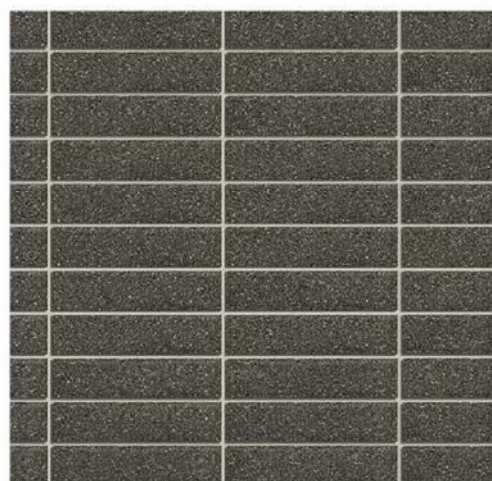
Fire Hall



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



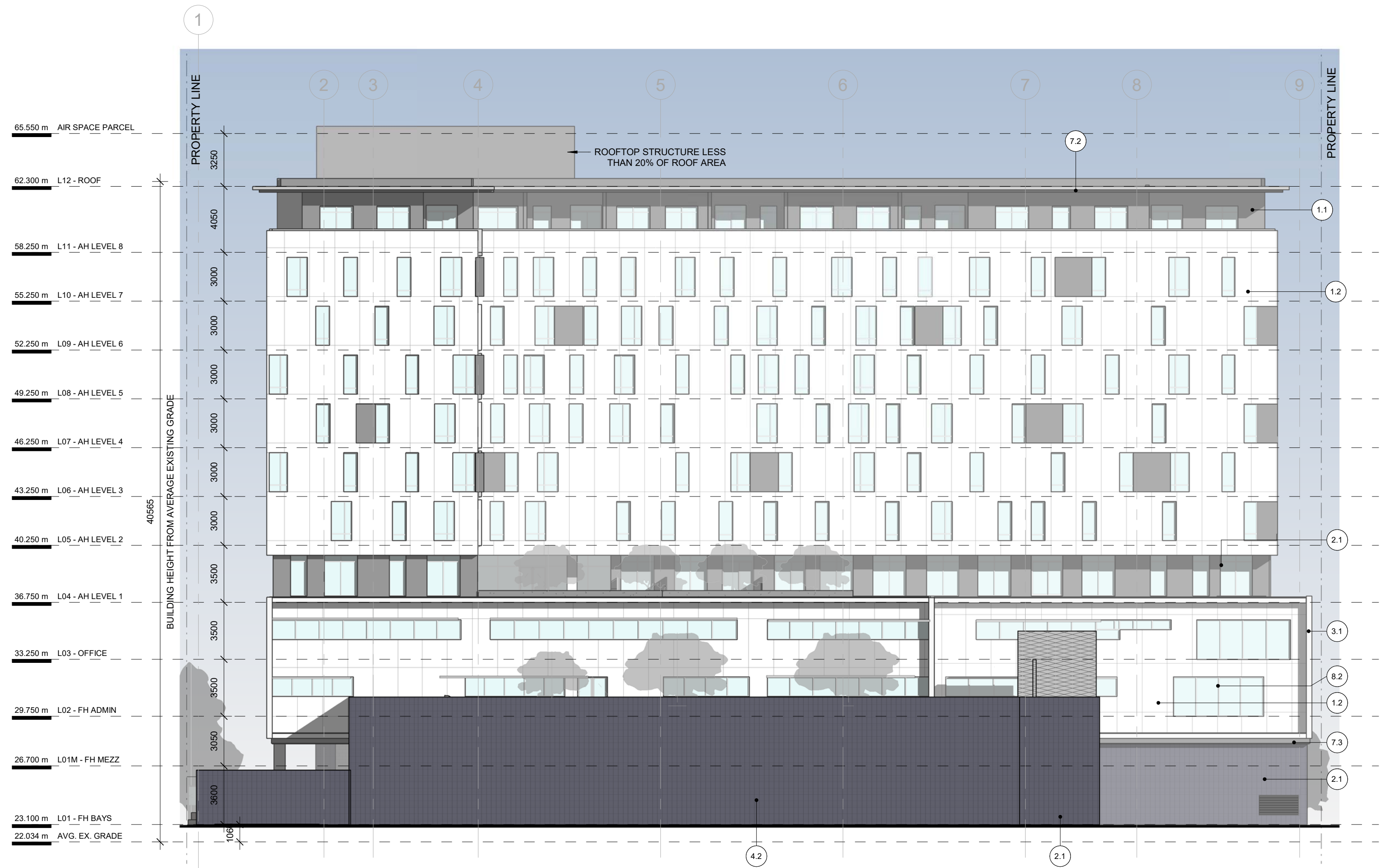
8.2
▲ ALUMINUM PUNCHED WINDOW



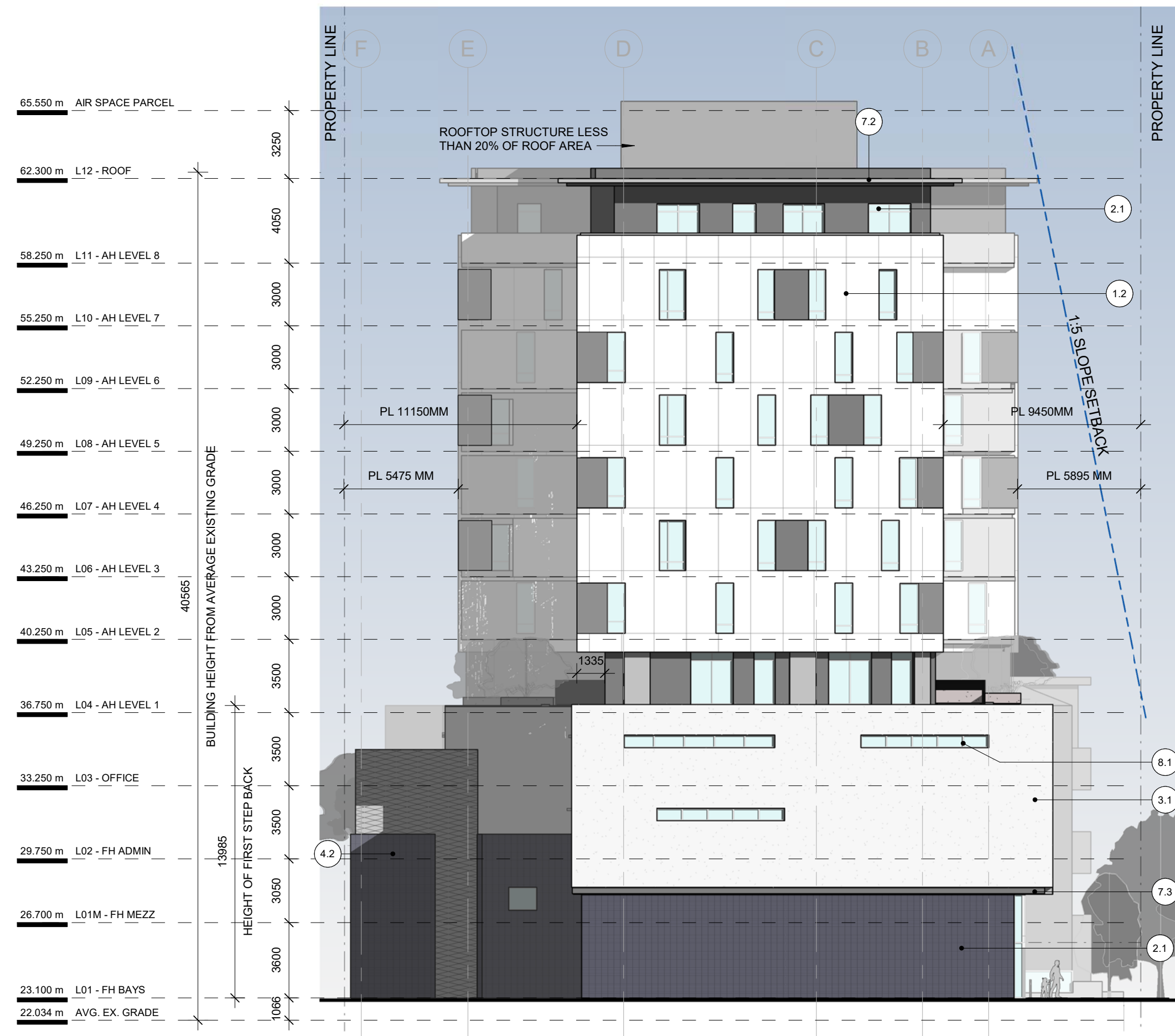
8.3
▲ ALUMINUM CURTAIN WALL

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
2.1	TEXTURED REINFORCED FIBRE CEMENT PANELS - COLOUR 01: TBD
3.1	EXPOSED CONCRETE - FINISH 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



1 SOUTH ELEVATION
1 : 200



2 EAST ELEVATION
1 : 200

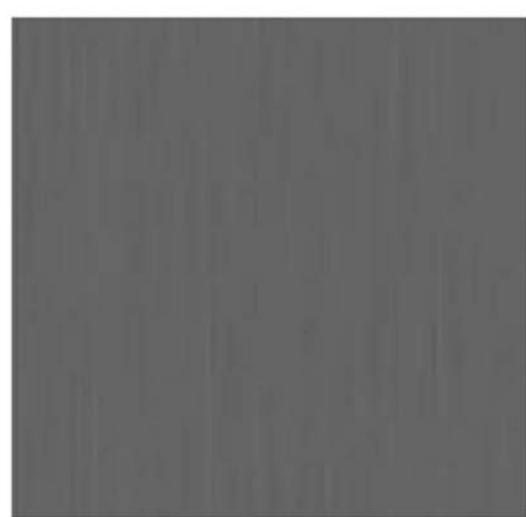
VFS1 EXTERIOR MATERIALS

Fire Hall



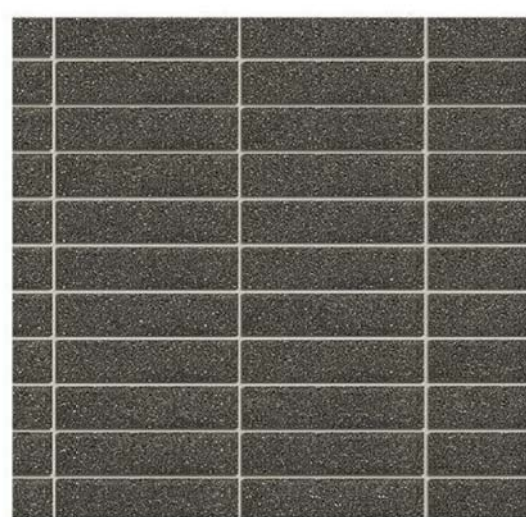
1.1

▲ 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



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

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SOUTH AND EAST ELEVATION



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A302

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BUILDING SECTIONS



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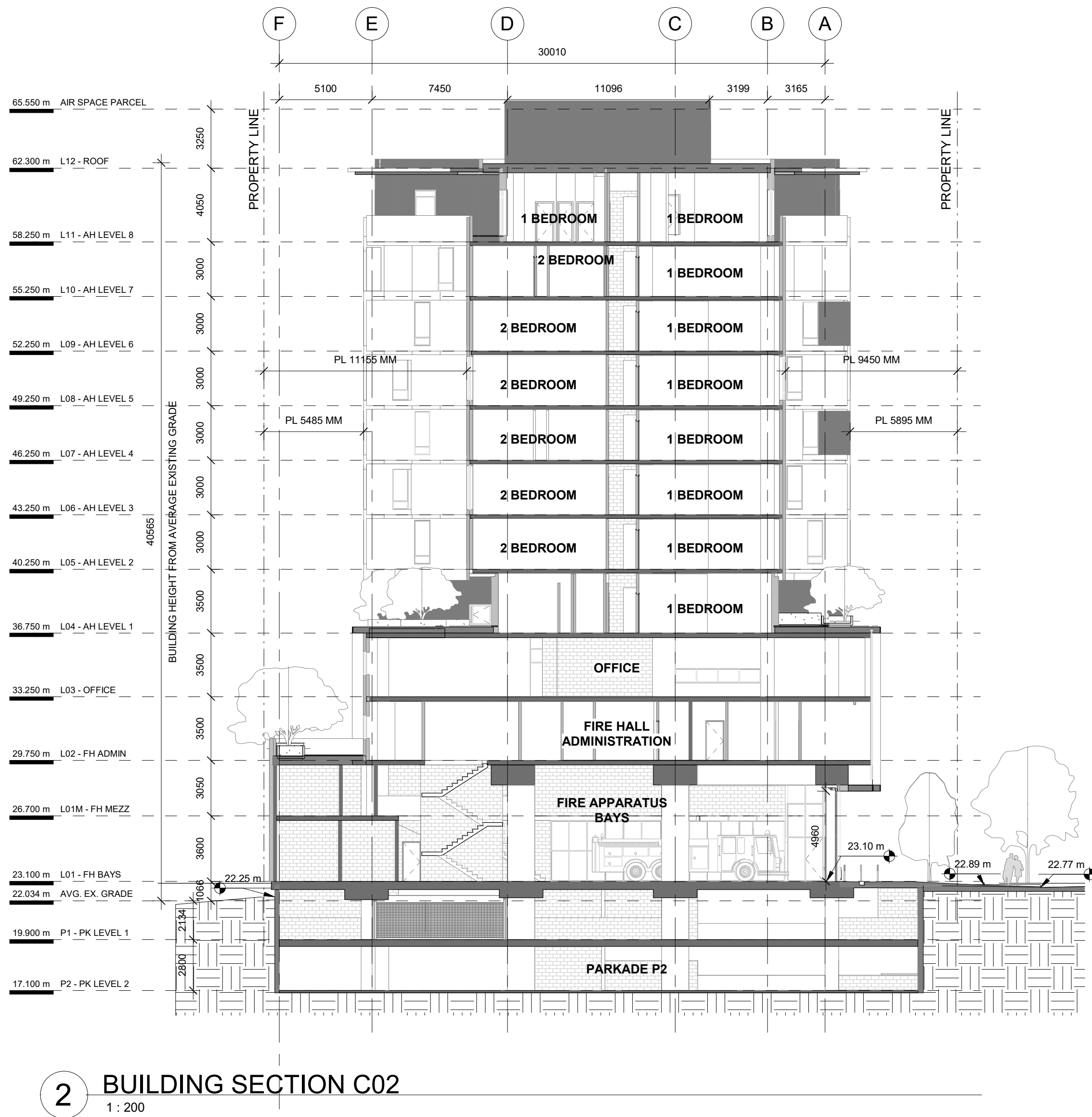
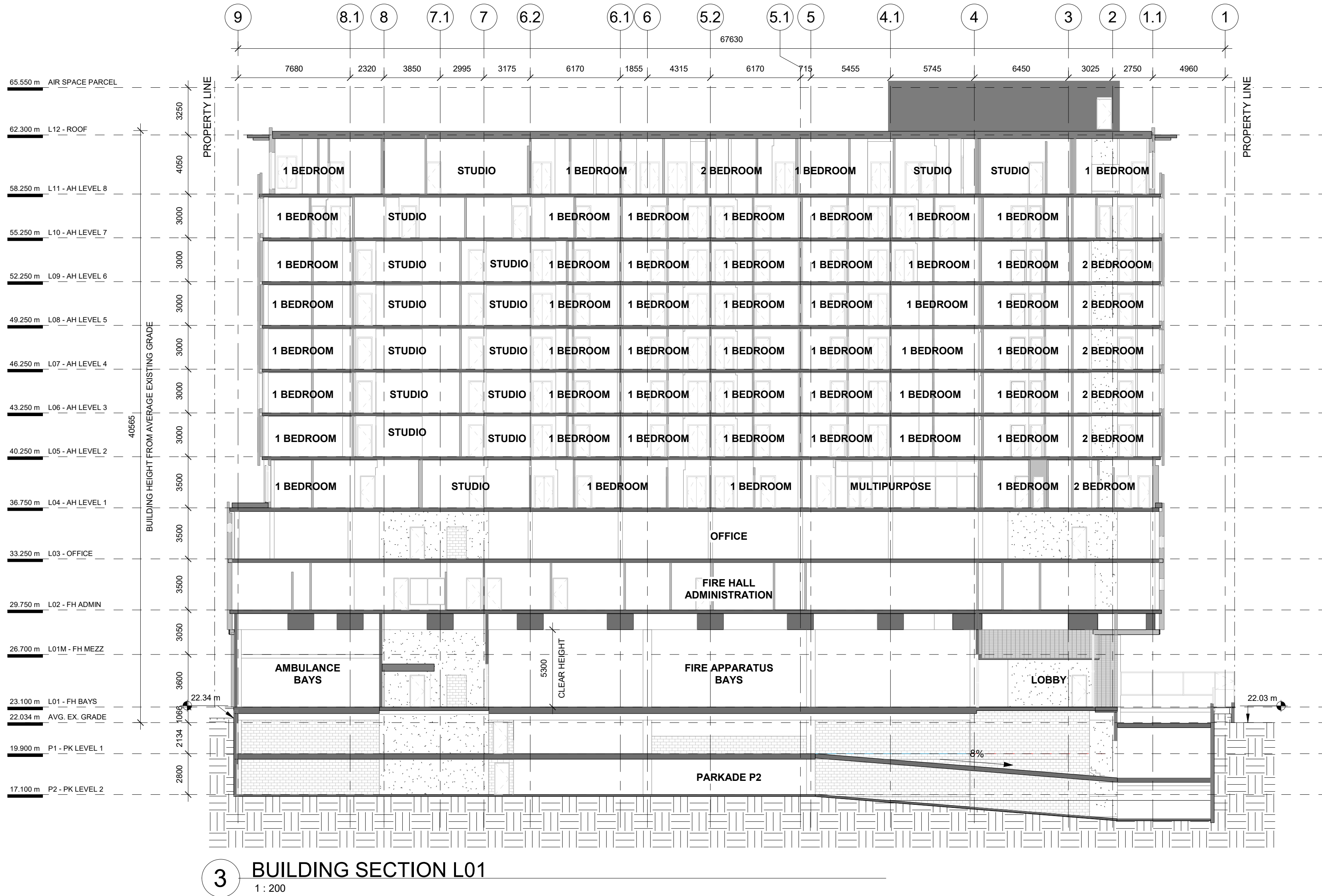
A310

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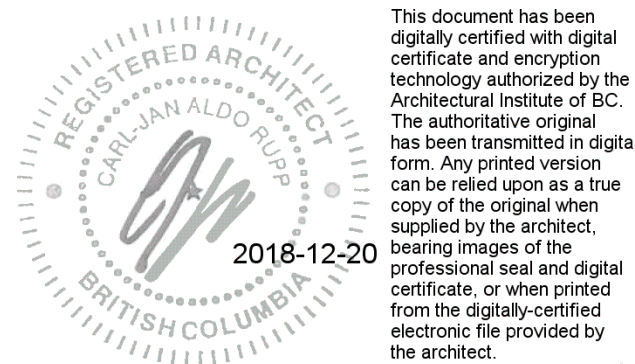
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BUILDING
SECTIONS



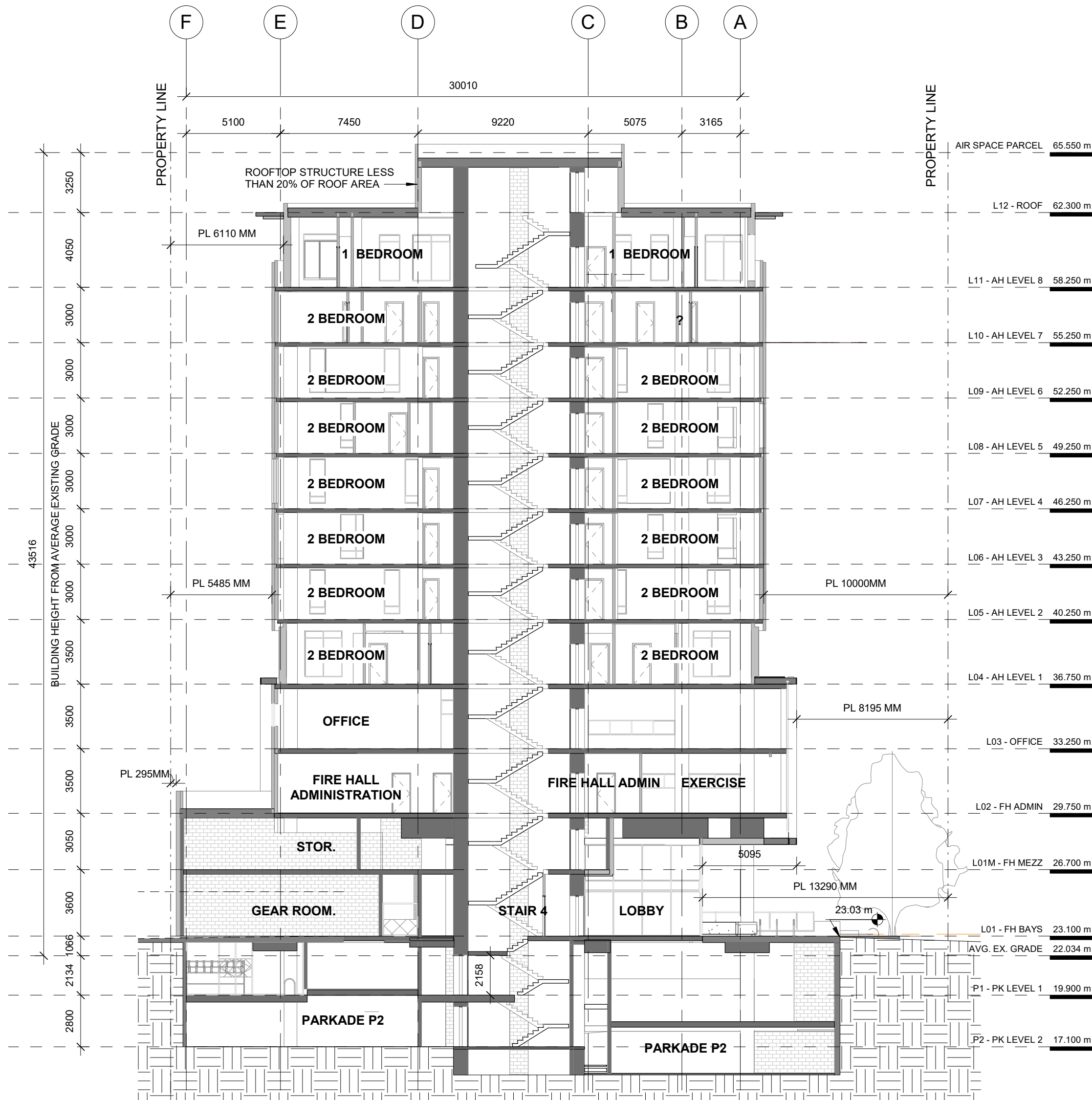
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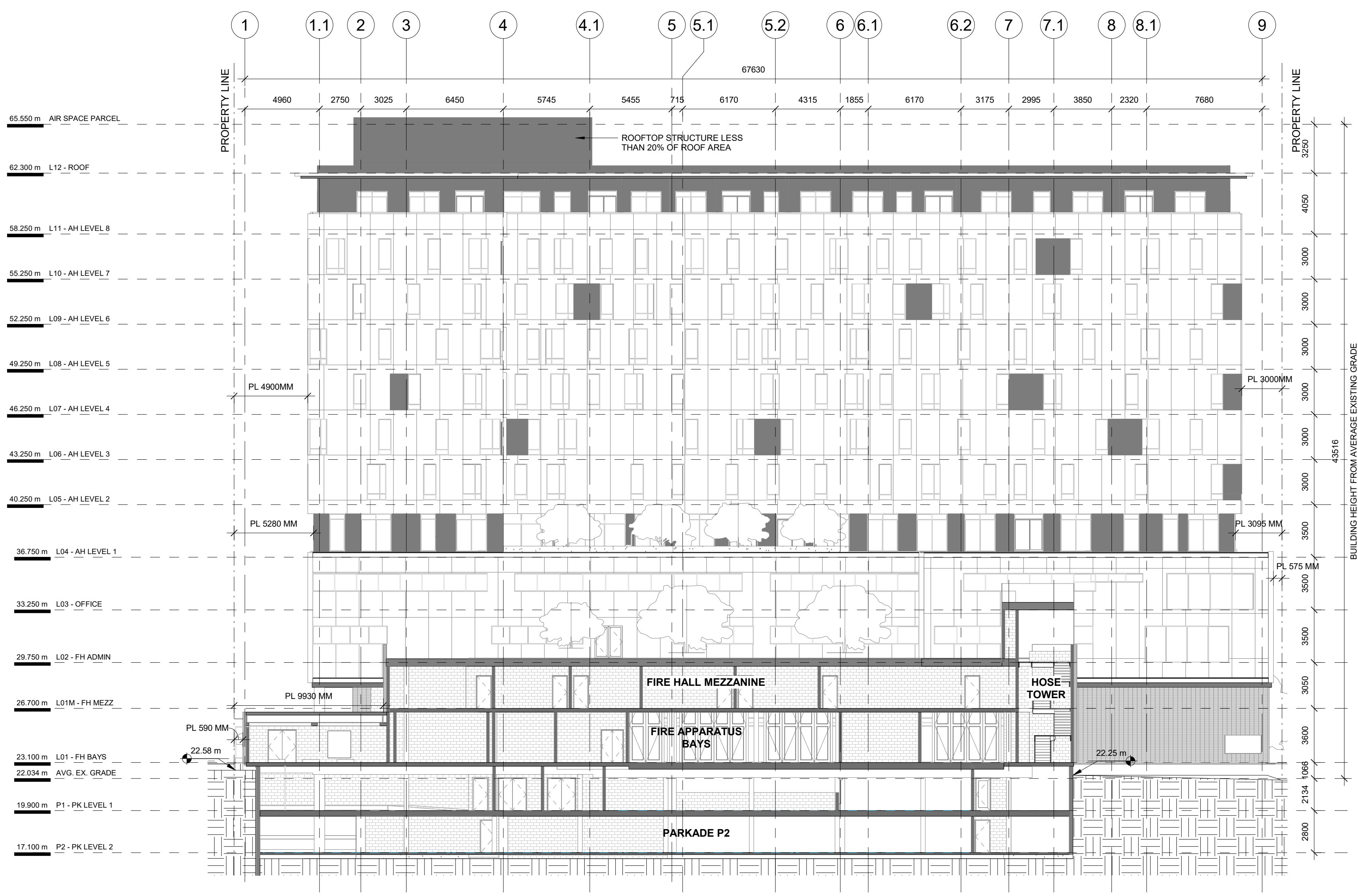
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1 BUILDING SECTION C03
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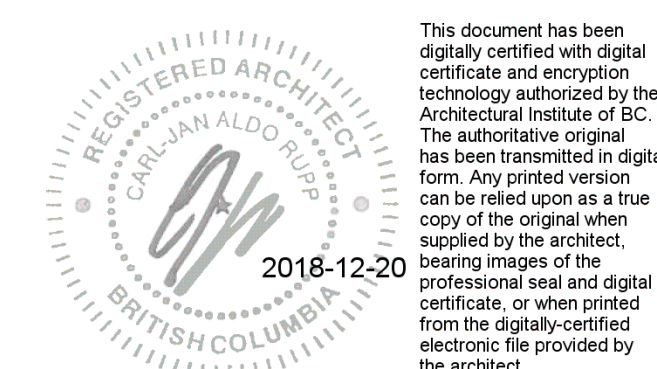
2 BUILDING SECTION L02
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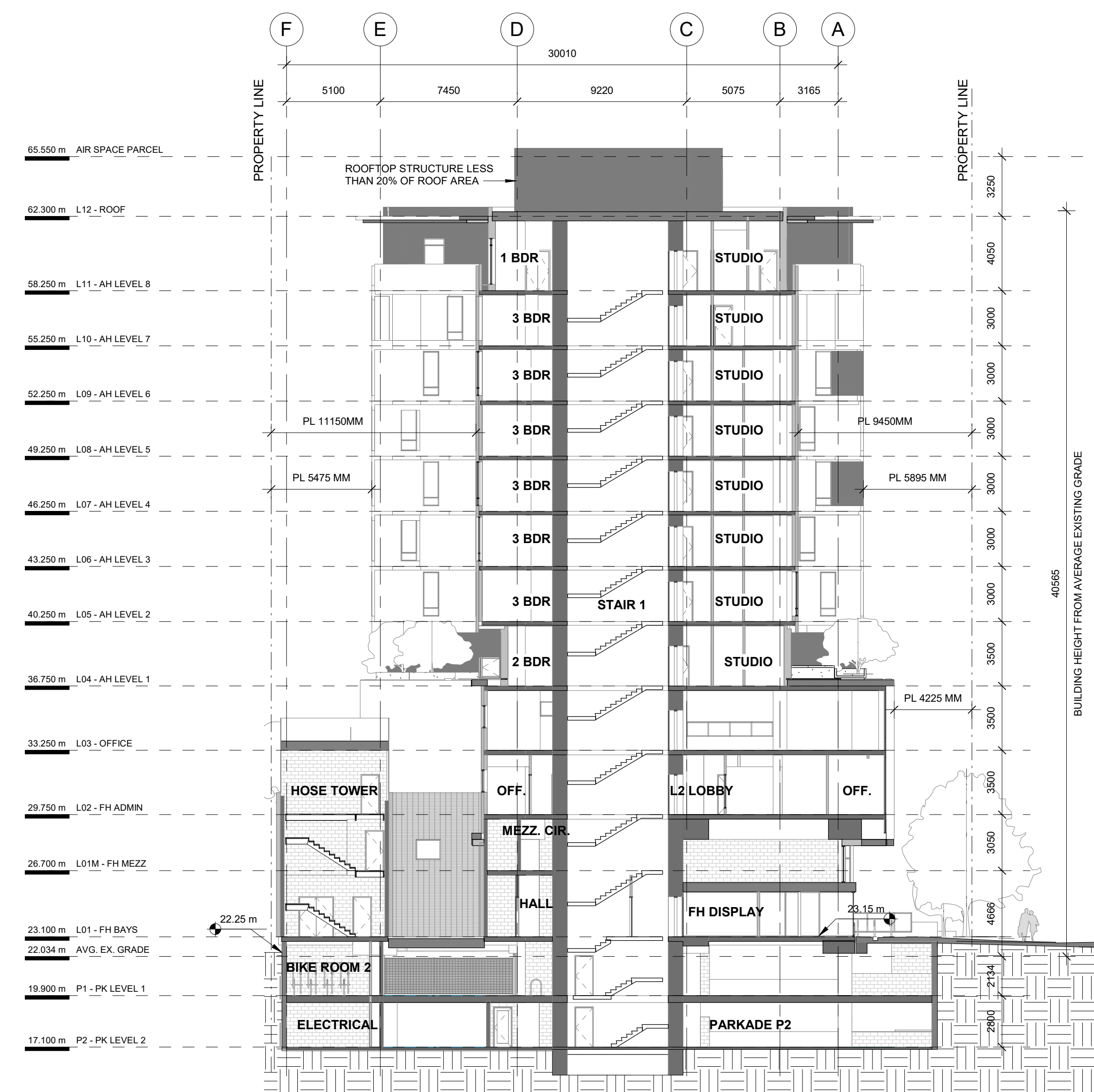
BUILDING SECTIONS



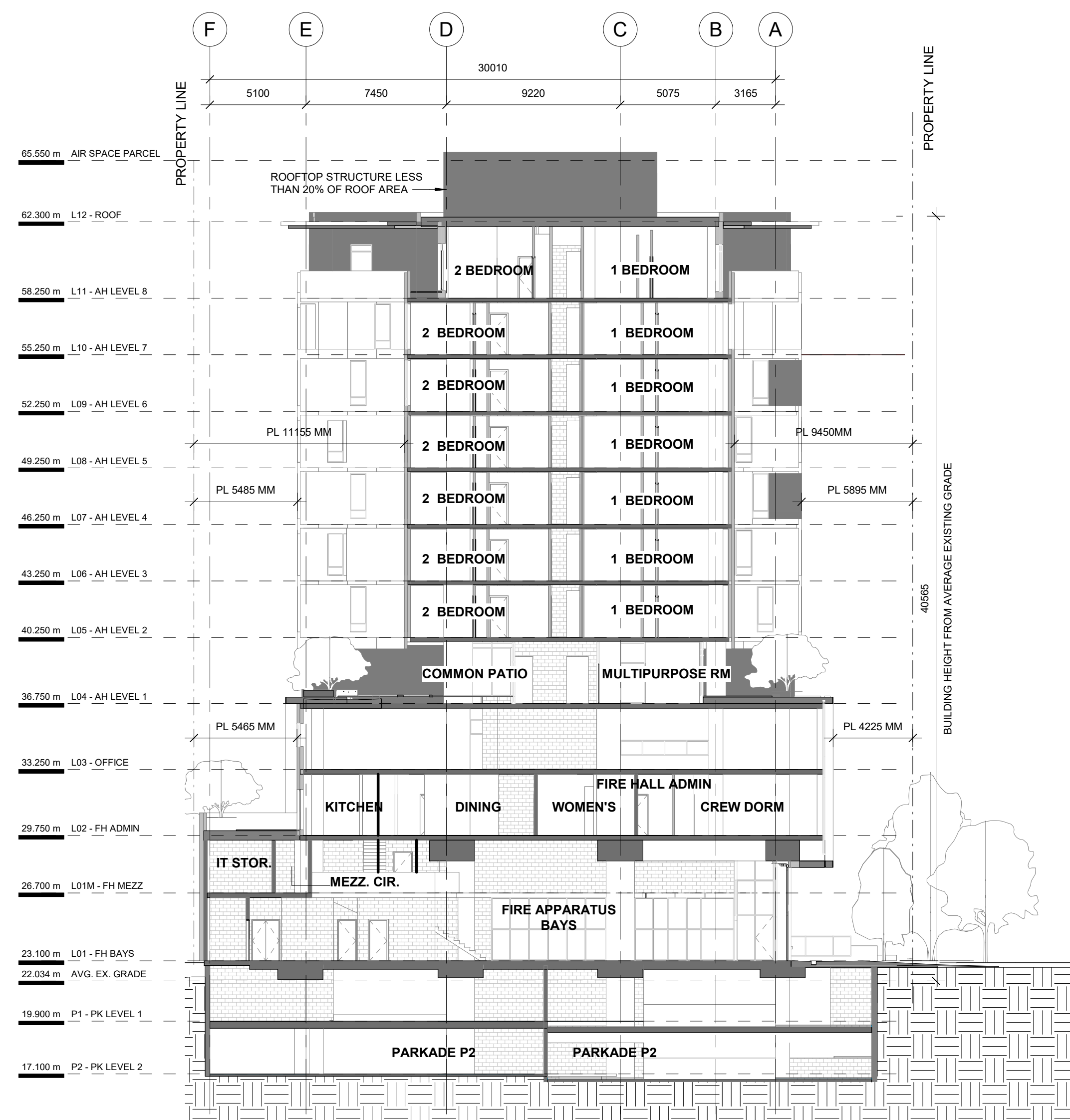
A312

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1 BUILDING SECTION C01
1 : 200



2 BUILDING SECTION C04
1 : 200

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