

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

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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A311 BUILDING SECTIONS
A312 BUILDING SECTIONS
A313 BUILDING SECTIONS

LANDSCAPE

L1.01 MATERIALS
L1.02 MATERIALS
L3.01 PLANTING PLAN
L3.02 PLANTING PLAN

LEVEL - 1
LEVEL - 2 & 4
LEVEL - 1
LEVEL - 2 & 4

TRG3-4

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

CONSULTANT LOGO:

HCMA

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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

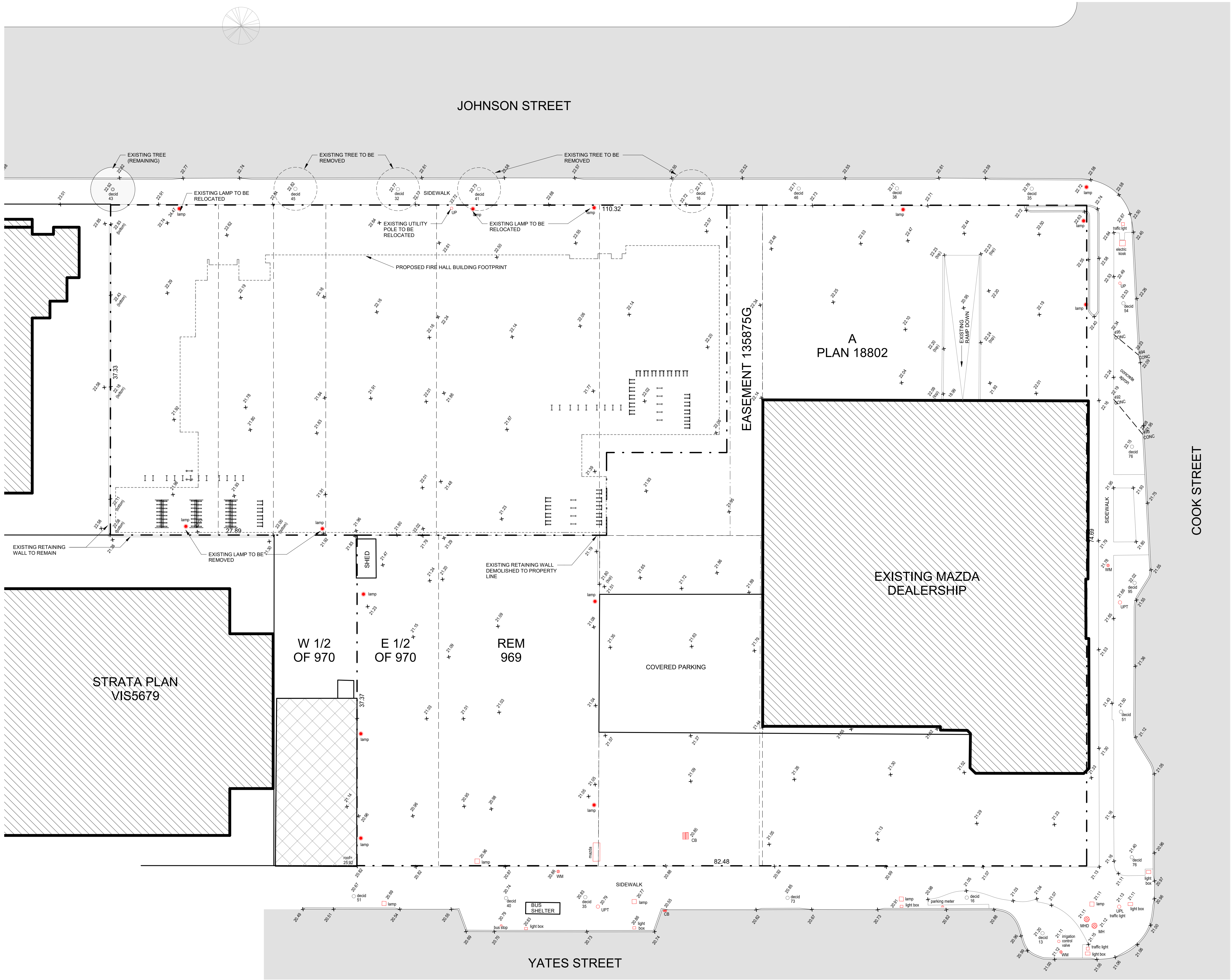


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EXISTING SITE PLAN



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PROPOSED SITE PLAN



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STRATA PLAN
VIS4816

STRATA PLAN
VIS5679

A
PLAN 18802

PROPOSED NEW
BUILDING

EXISTING MAZDA
DEALERSHIP

COVERED PARKING

REM
969

W 1/2
OF 970

E 1/2
OF 970

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)	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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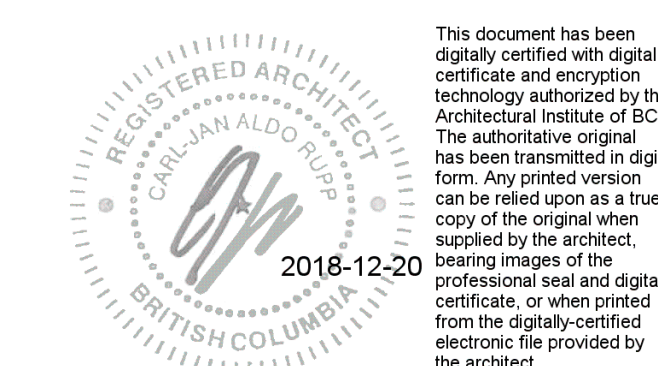


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SITE CONTEXT



A102

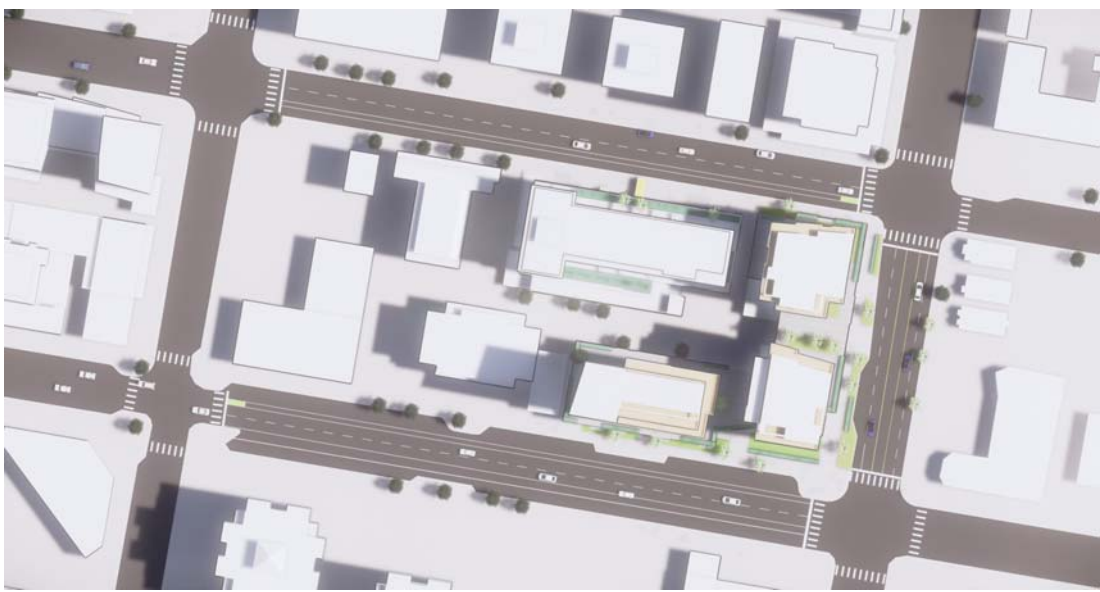
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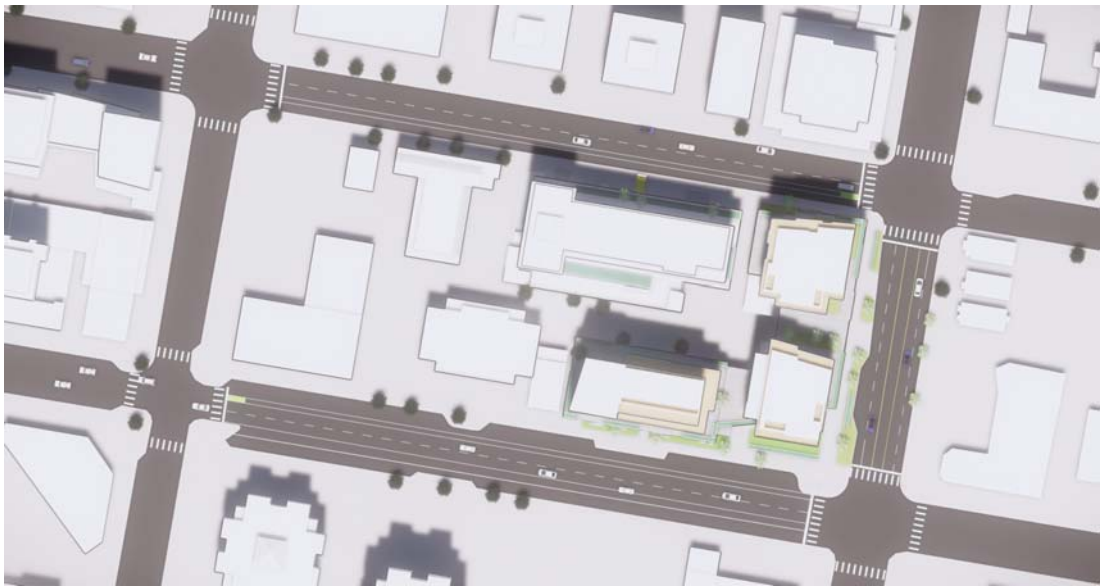
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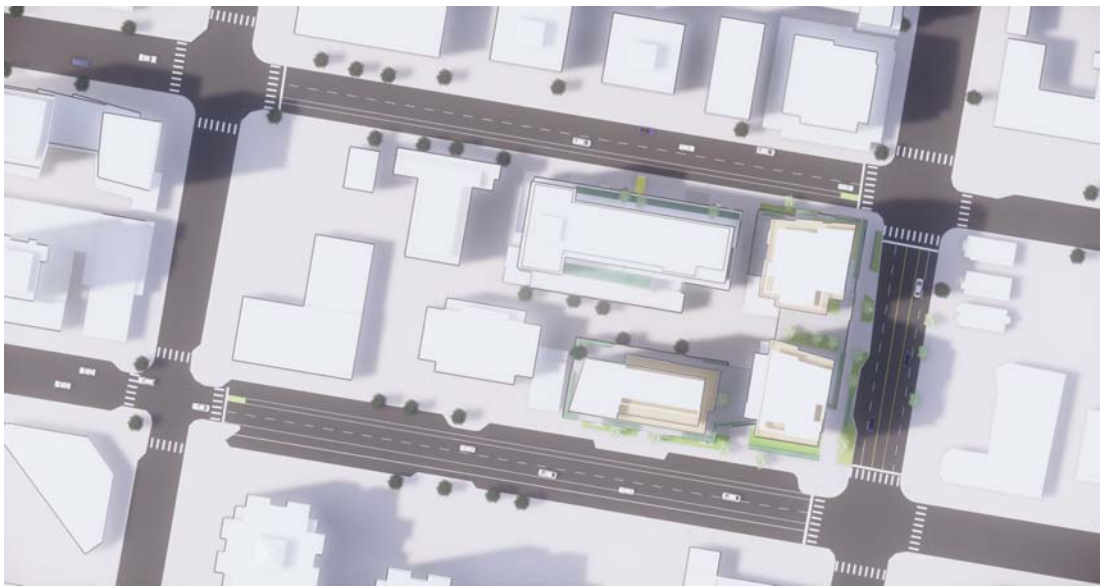
SUMMER SOLSTICE



9AM

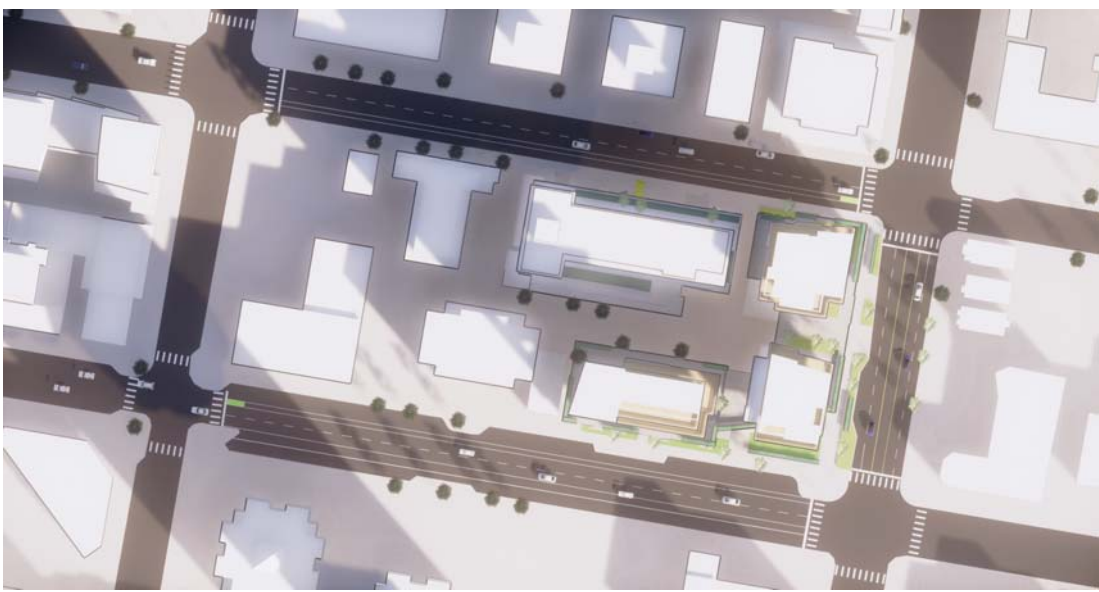


12PM

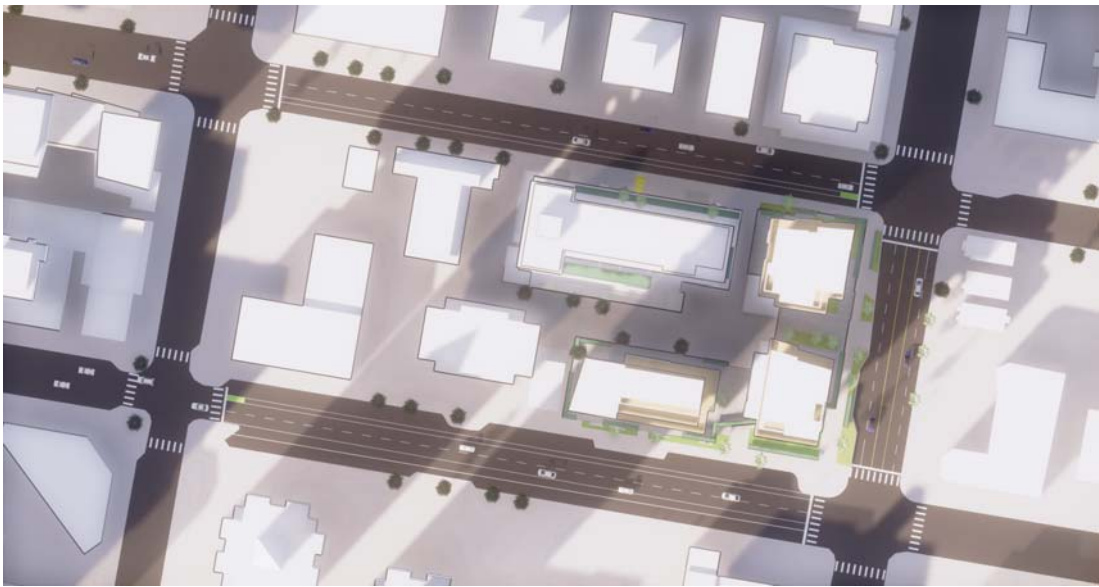


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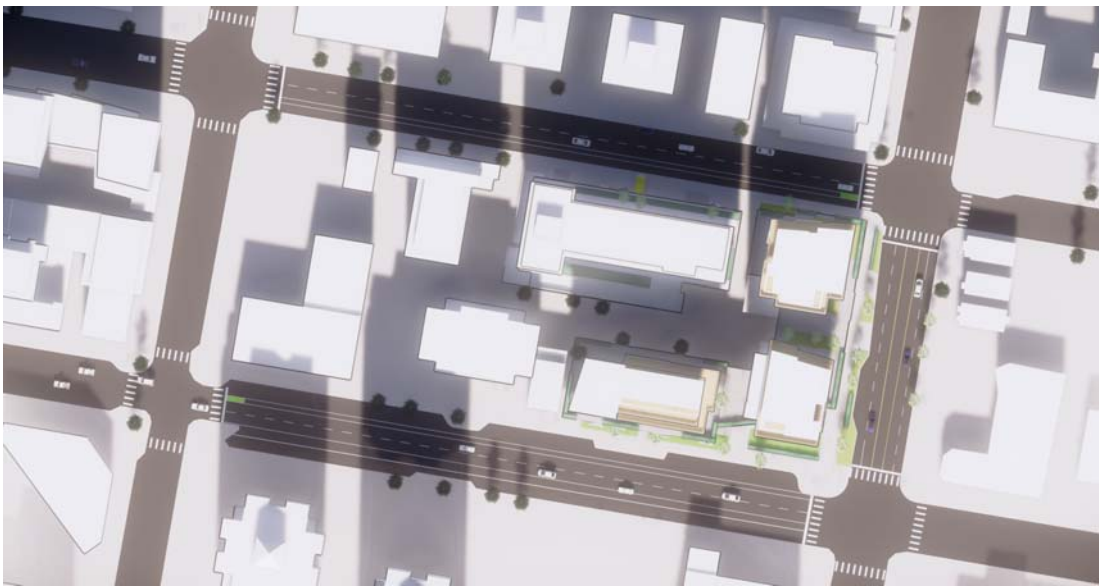
WINTER SOLSTICE



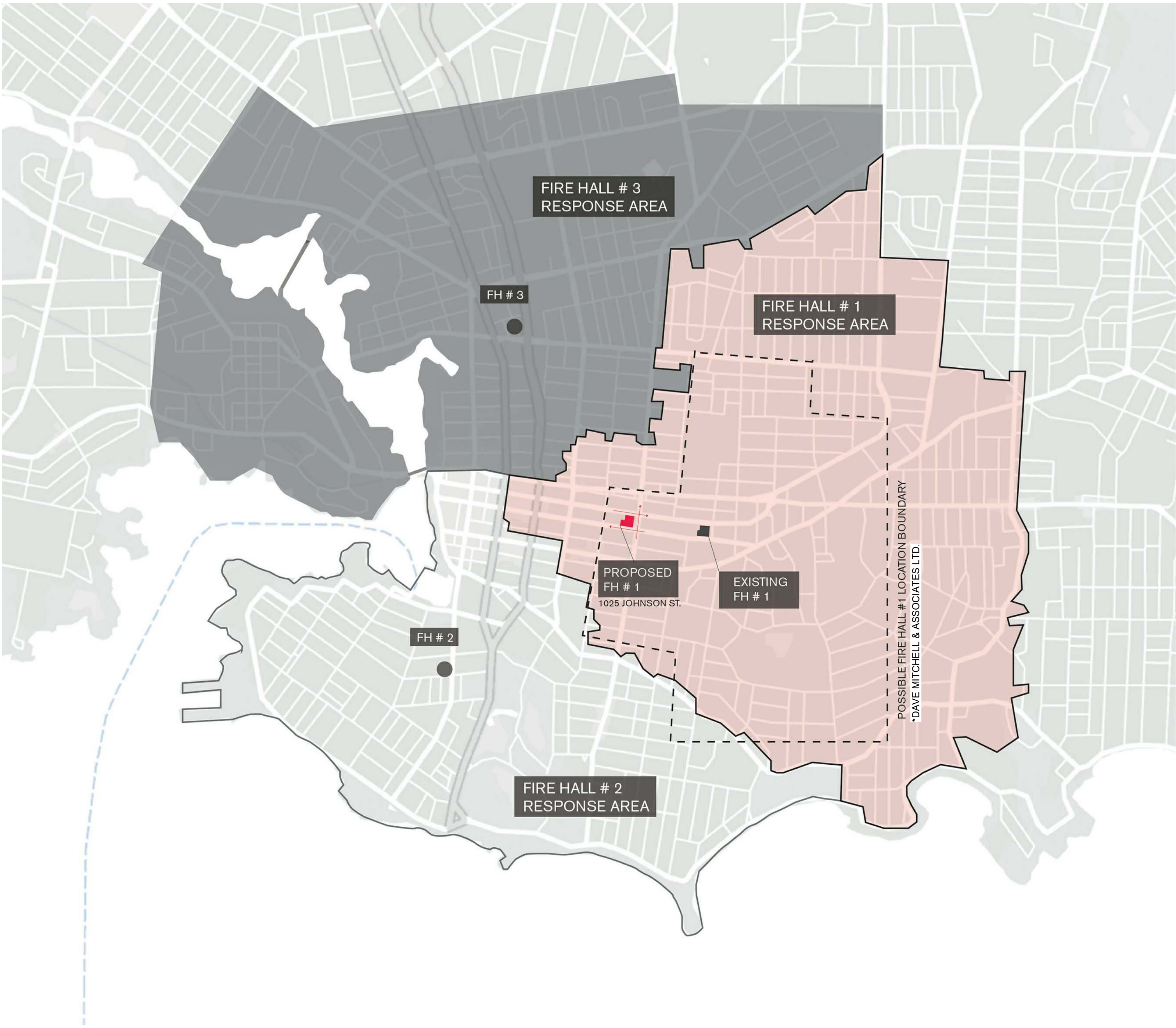
9AM



3PM



12PM



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A103

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VIEW FROM WEST ON JOHNSON

TRG3-4

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STREET
PERSPECTIVE

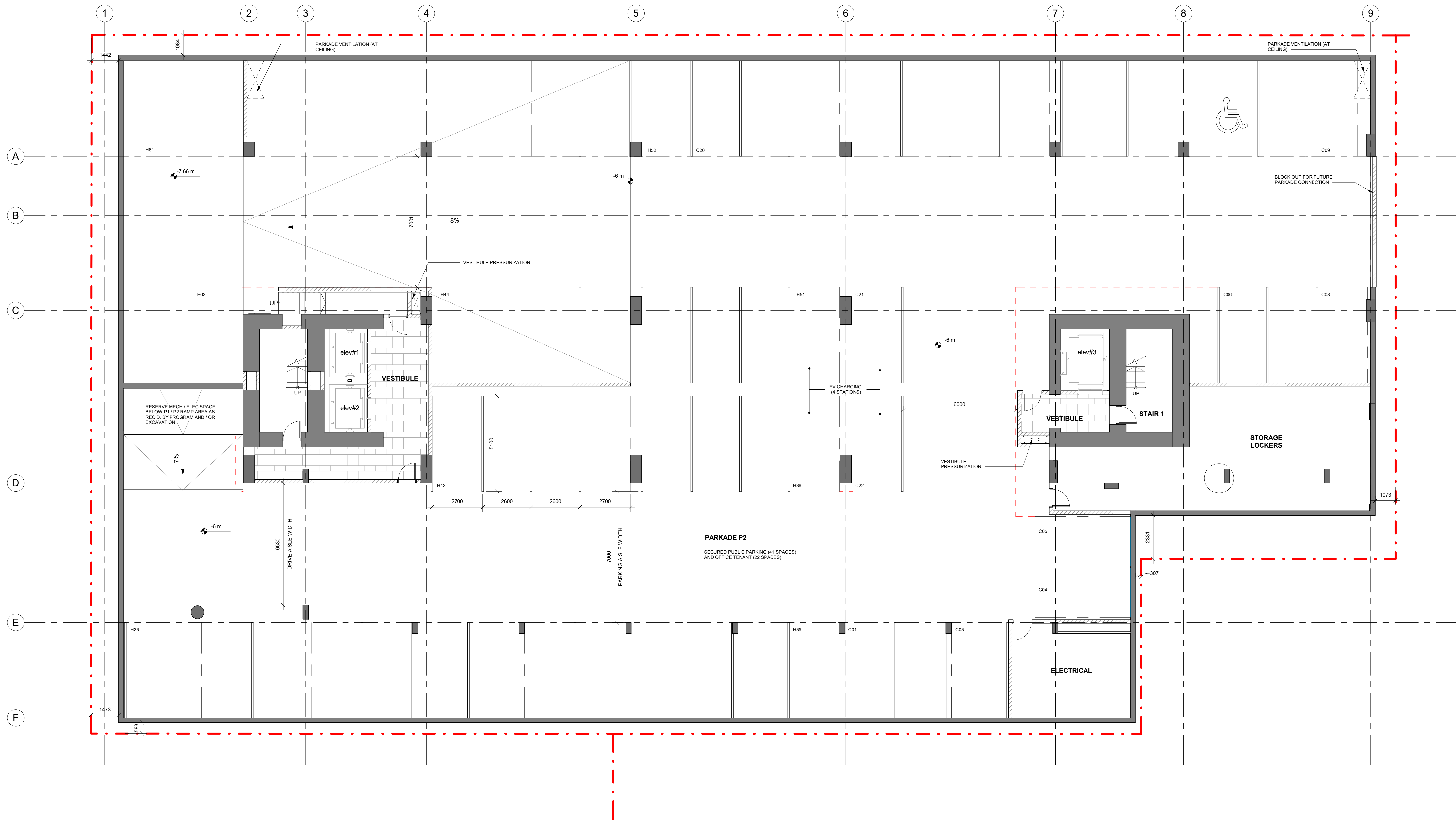


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A104

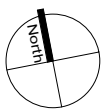
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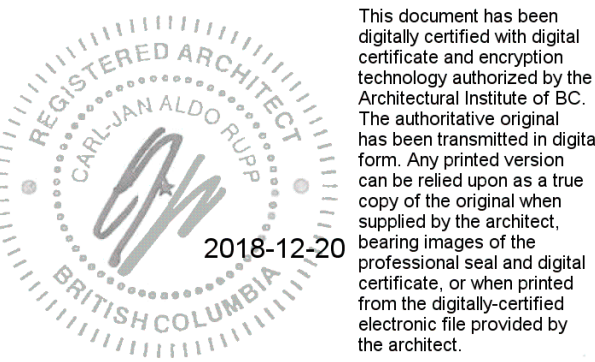
PARKING LEGEND:

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



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**LEVEL P2 -
PARKADE
LEVEL 2**

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REVISION
1

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LEVEL P1 -
PARKADE LEVEL
1



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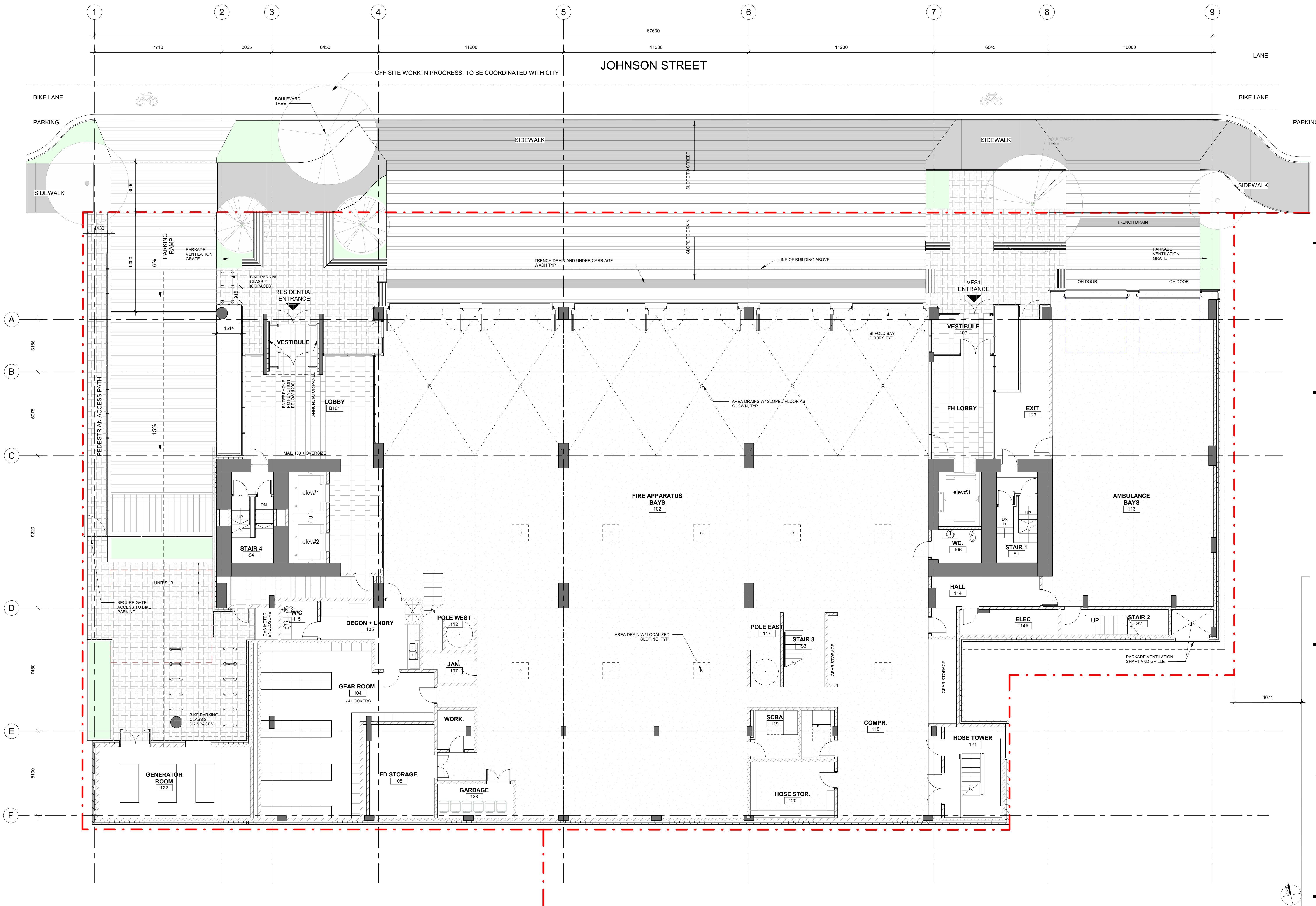
A201

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V - VISITOR



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LEVEL 01 - FIRE HALL MAIN FLOOR

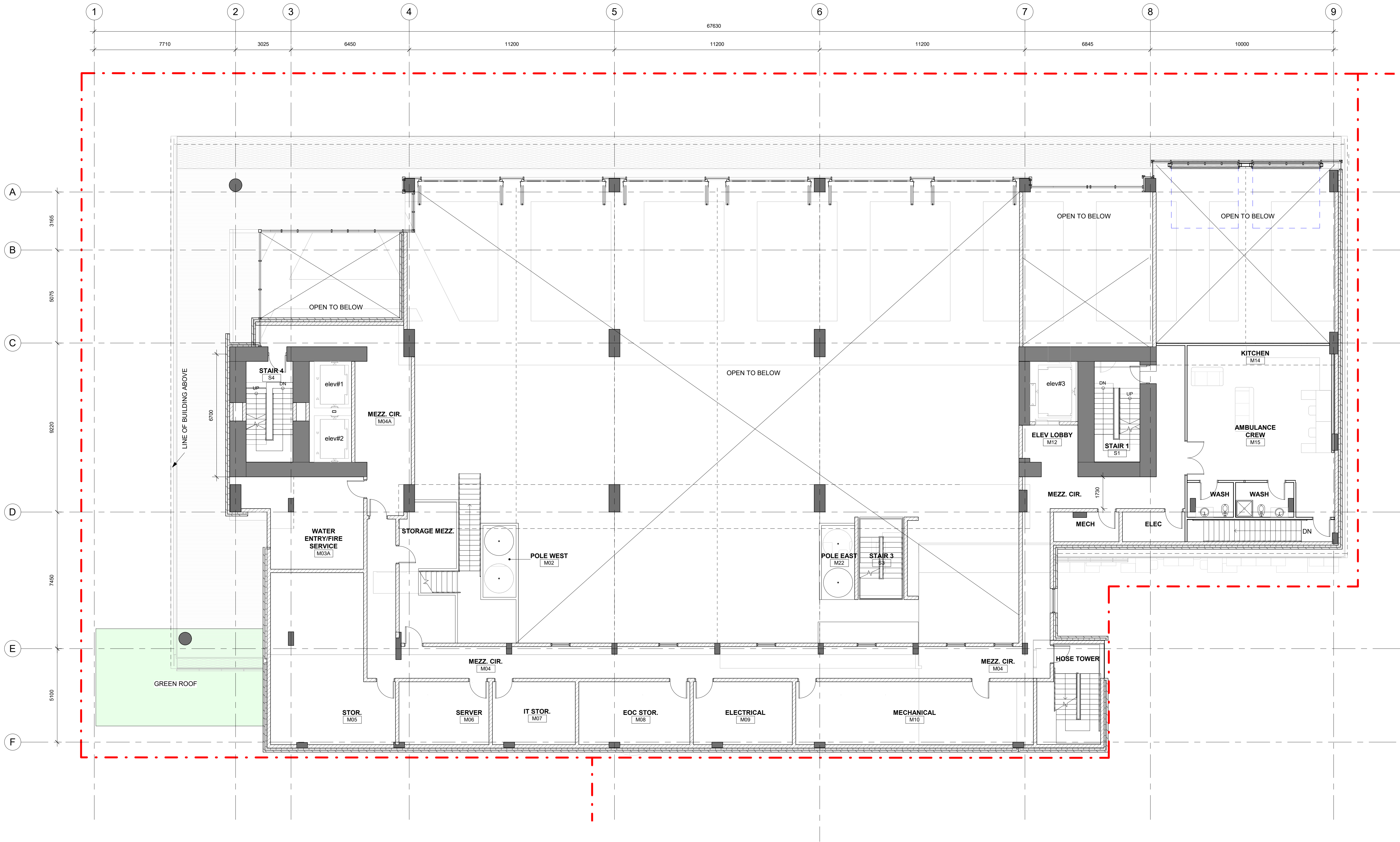


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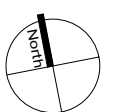
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LEVEL 01M - FIRE HALL MEZZANINE



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LEVEL 02 - FIRE HALL ADMINISTRATION



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A diagram of a sphere with a horizontal line passing through its center. The line is labeled 'North' on the left side.

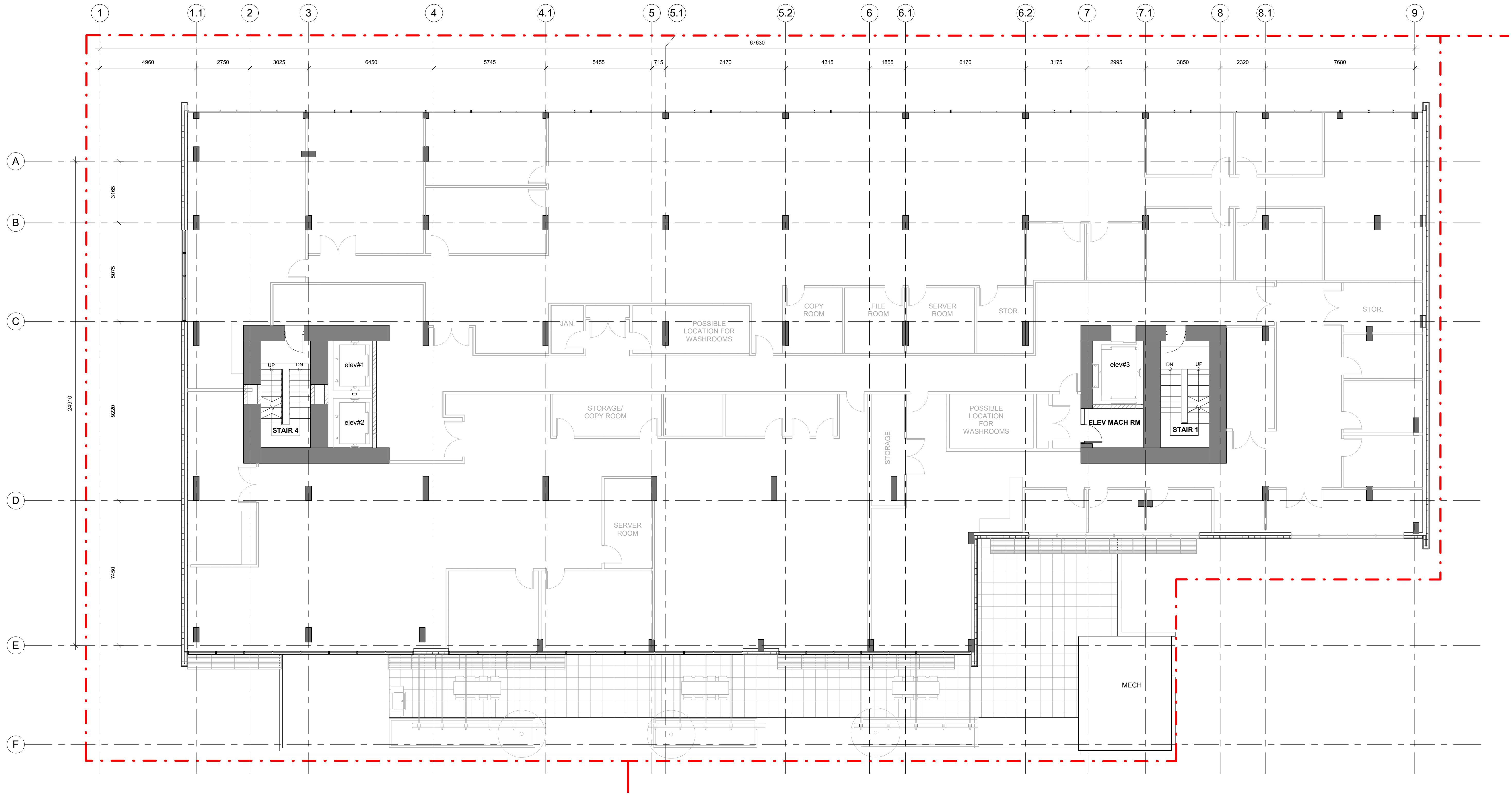
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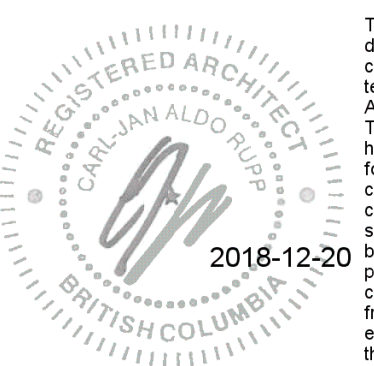
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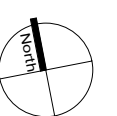
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LEVEL 03 -
OFFICE - TENANT



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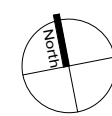
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LEVEL 04 -
AFFORDABLE
HOUSING 1

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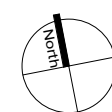
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LEVEL 5-10 -AFFORDABLE HOUSING TYPICAL LAYOUT



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A207

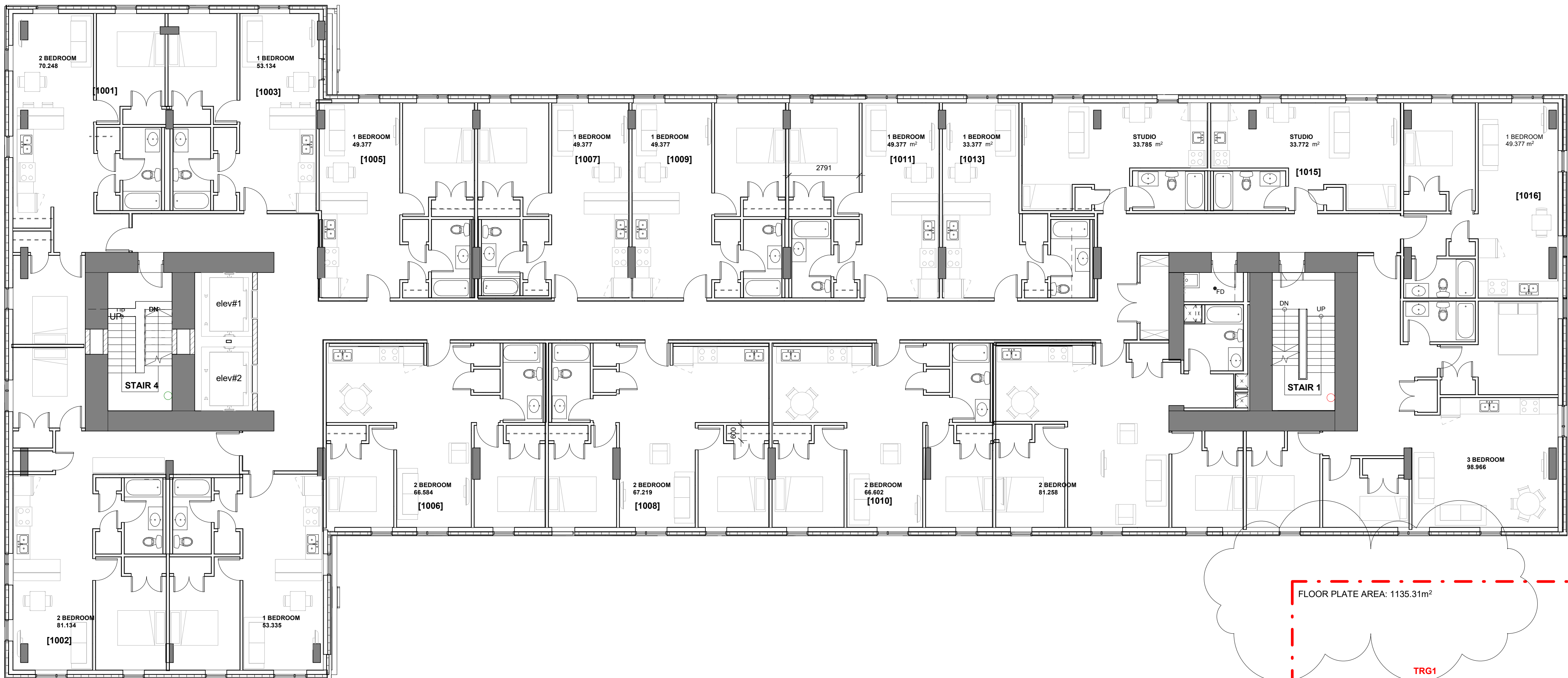


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FLOOR PLATE AREA: 1135.31m²

TRG1

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FLOOR PLATE AREA: 977.56m²

TRG1

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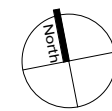
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LEVEL 11 -
AFFORDABLE
HOUSING TOP
FLOOR



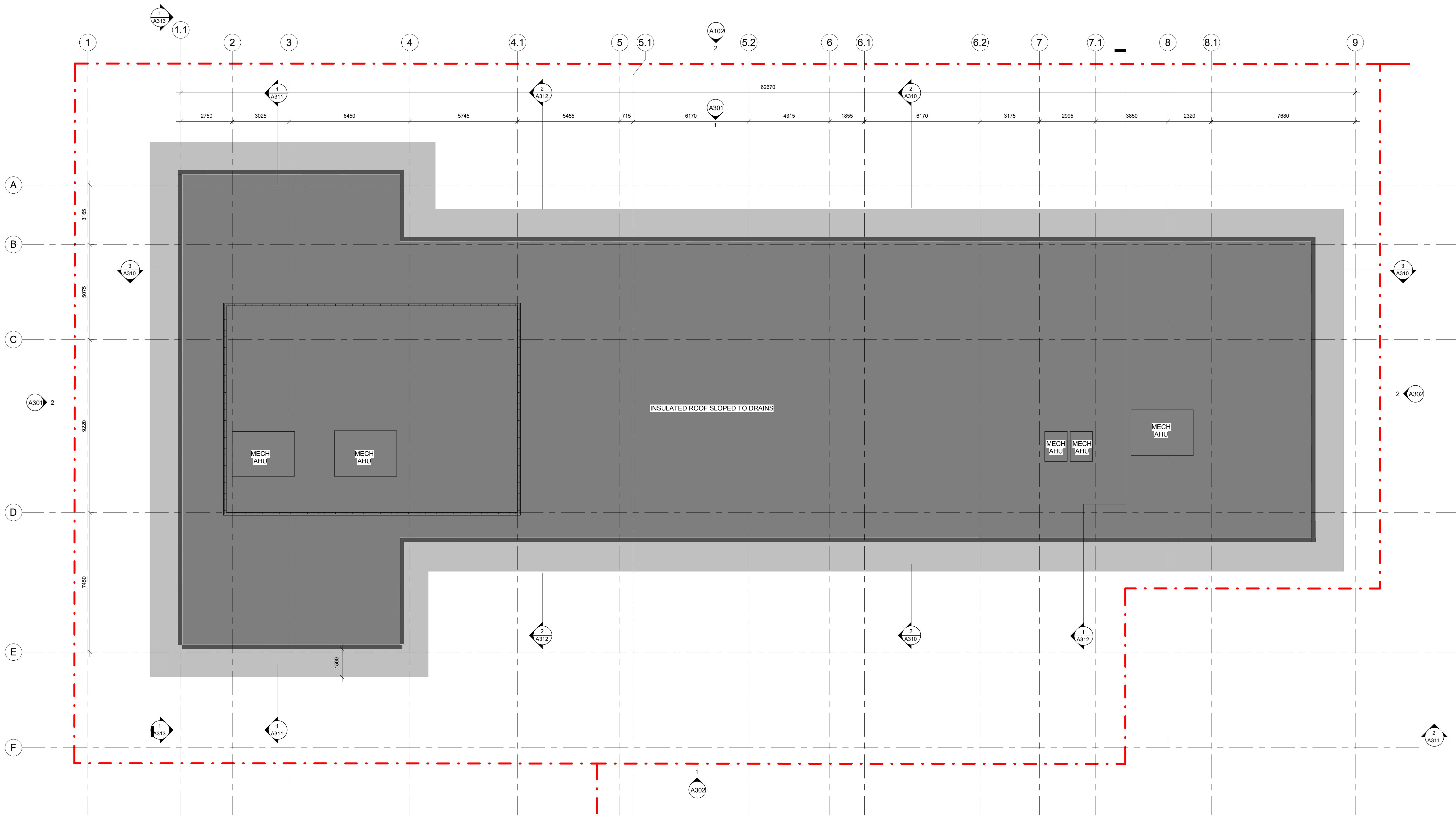
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A208



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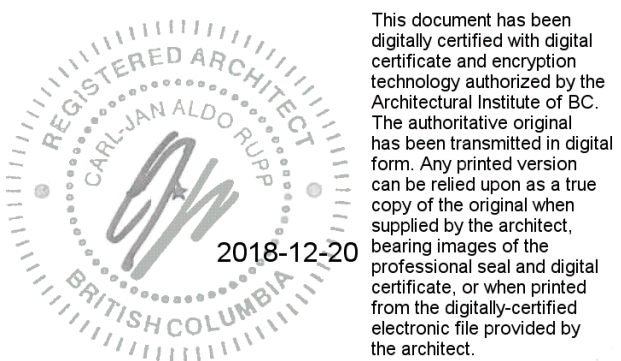
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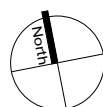
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ROOF PLAN

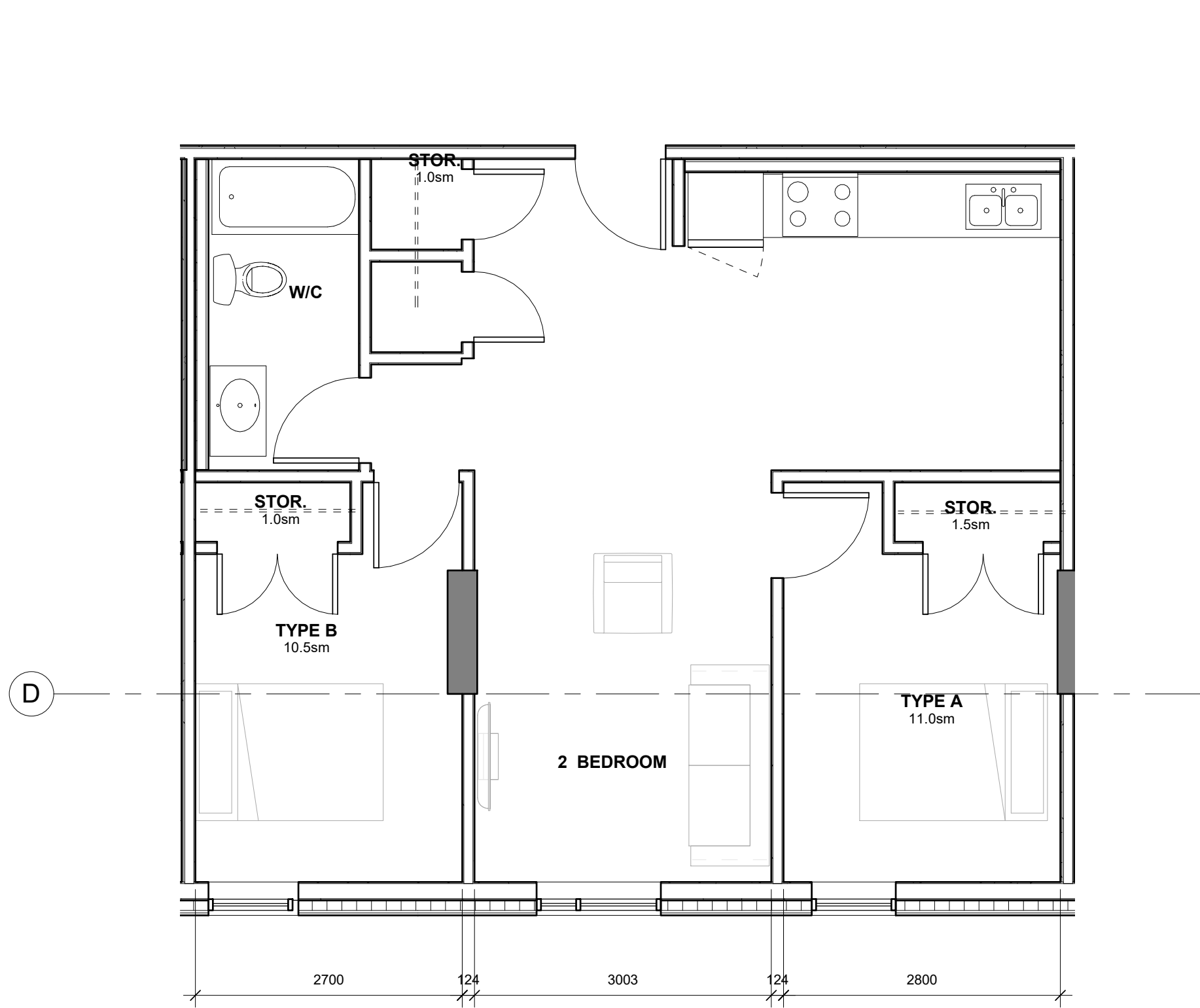


A209



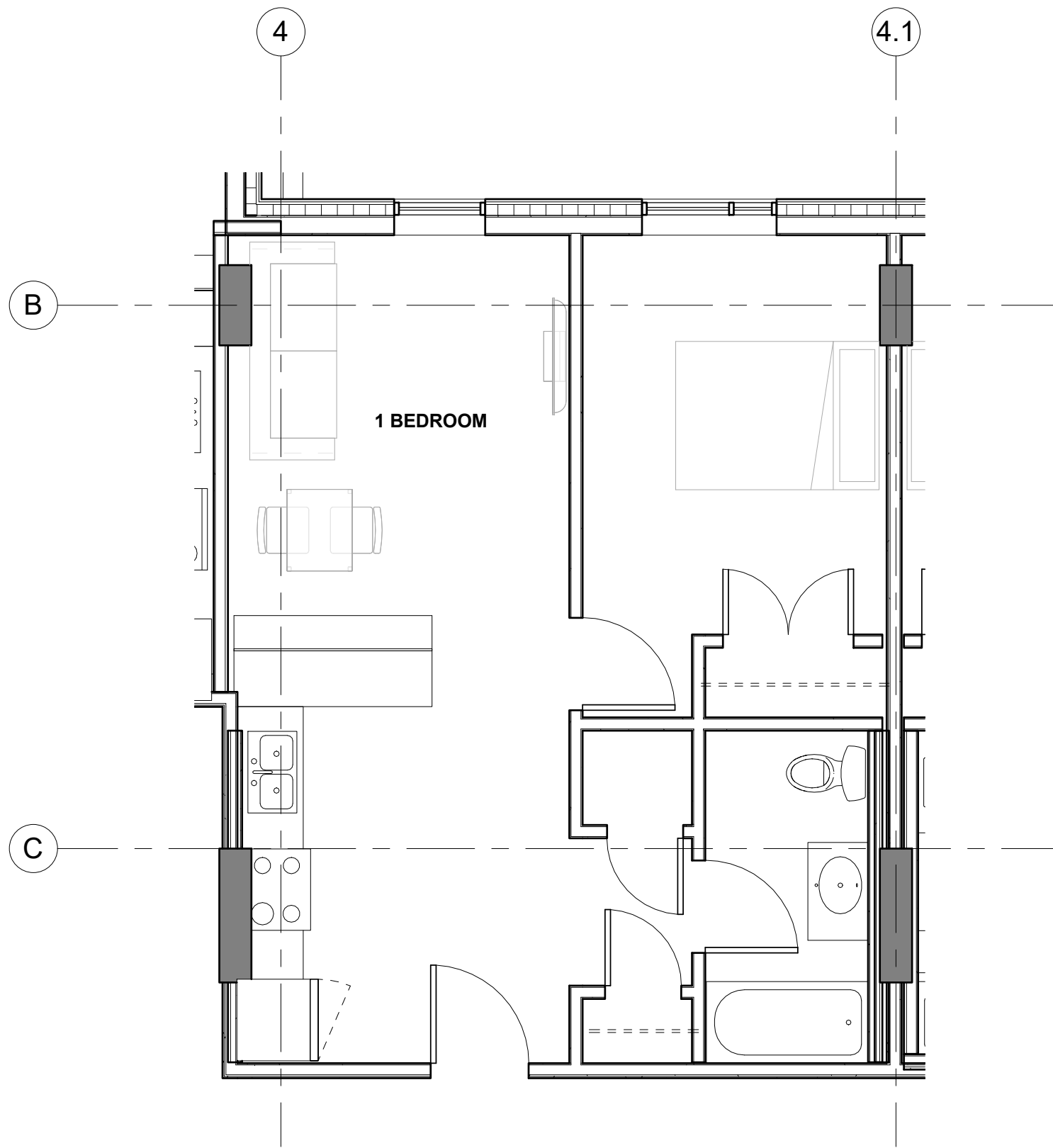
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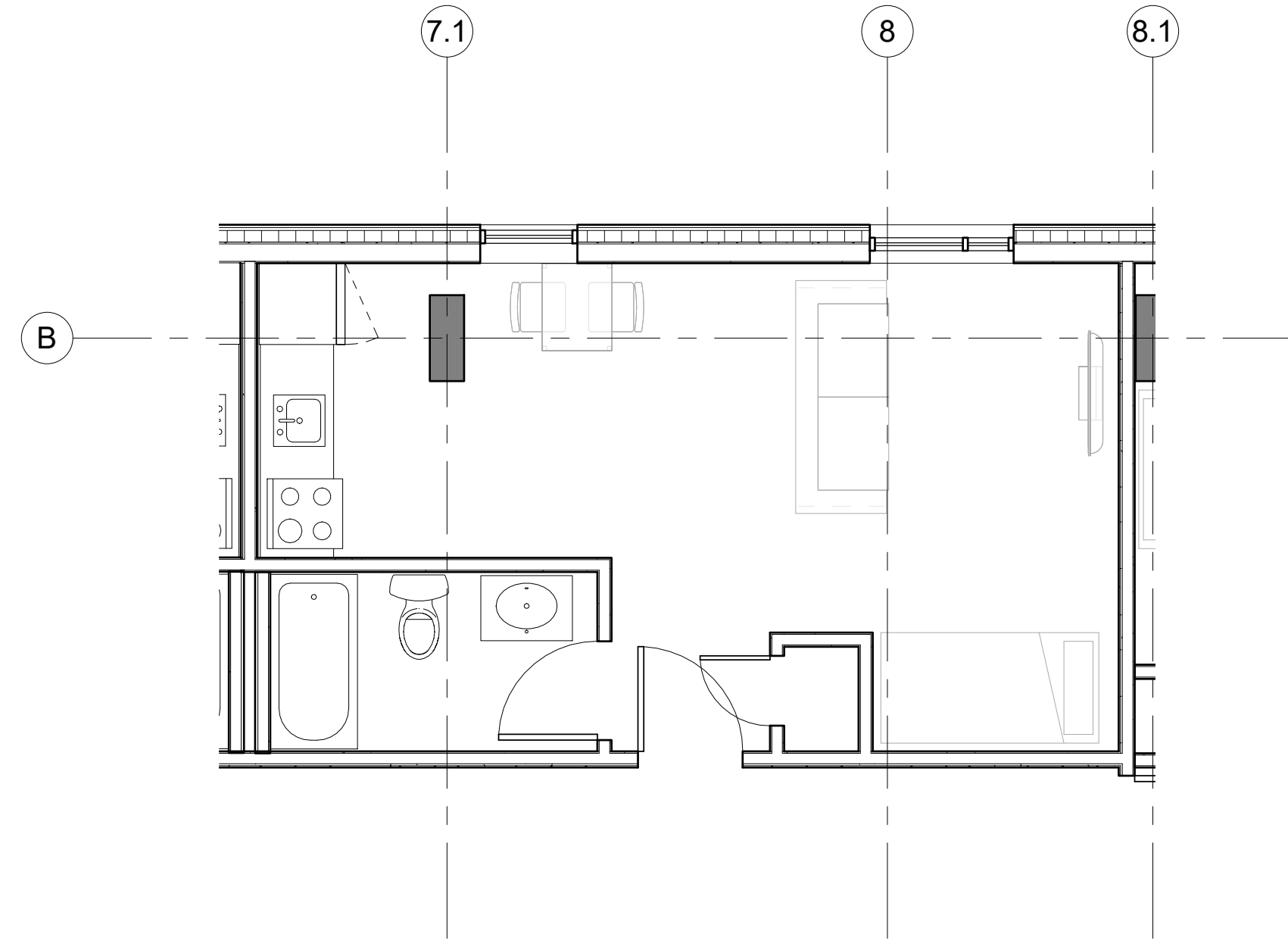
1 L10 - AH TYPICAL2 BDR LAYOUT

1 : 50



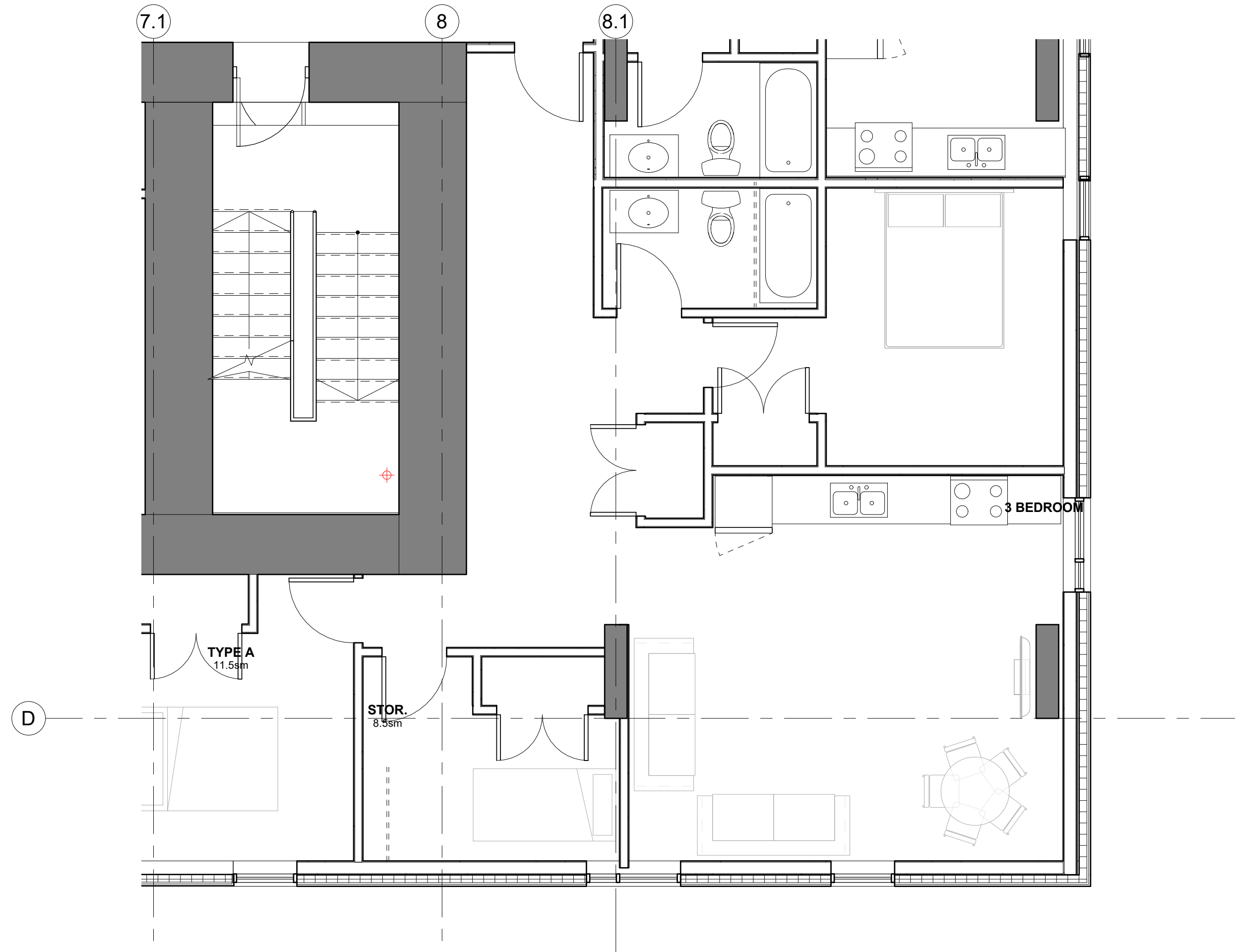
2 L10 - AH TYPICAL 1 BDR LAYOUT

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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DATE

REVISION DESCRIPTION

TYPICAL UNIT PLANS



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A210

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DATE
09.17.2018
11.21.2018
12.06.2018

REVISION
1
2
3

DESCRIPTION
DEVELOPMENT PERMIT
ADVISORY DESIGN PANEL
ISSUED TO COTW

1025 Johnson Street
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NORTH and WEST
ELEVATION

REGISTERED ARCHITECT
CANADIAN ALDO RUSSO
BRITISH COLUMBIA
2018-12-20
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A301

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1 NORTH ELEVATION
1 : 200

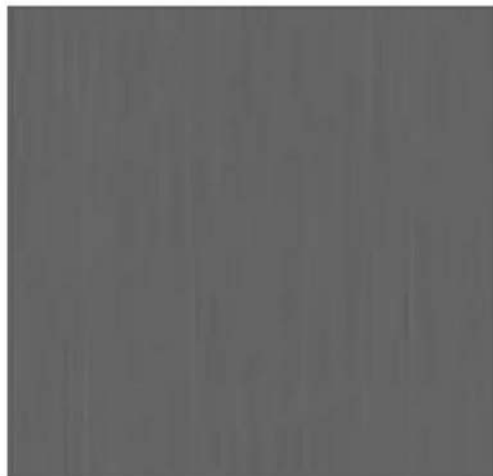
2 WEST ELEVATION
1 : 200

VFS1 EXTERIOR MATERIALS

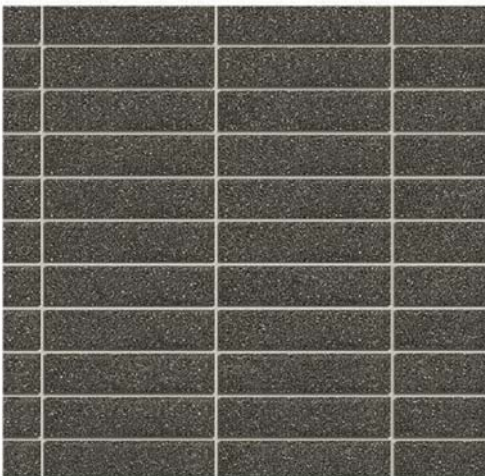
Fire Hall



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



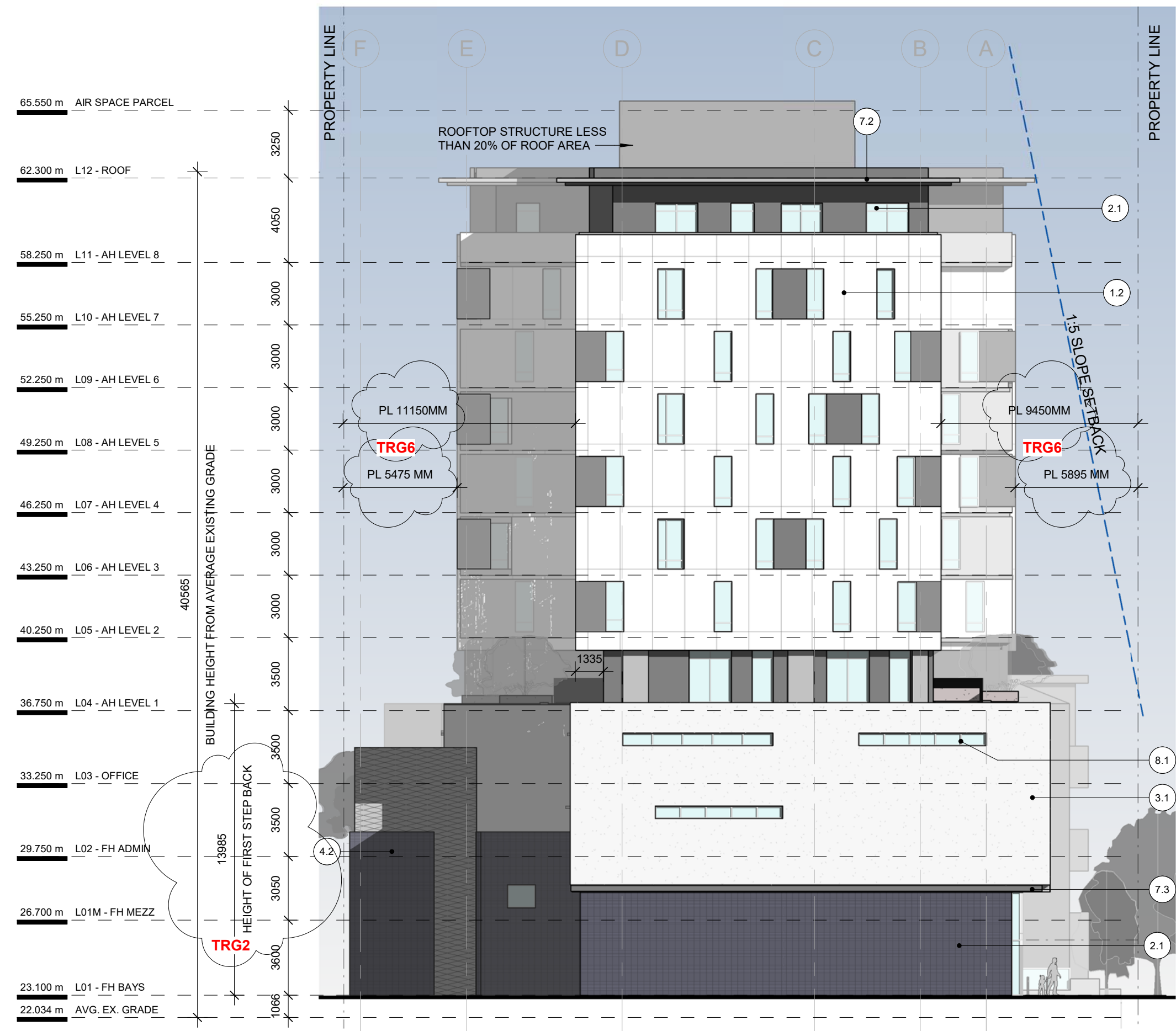
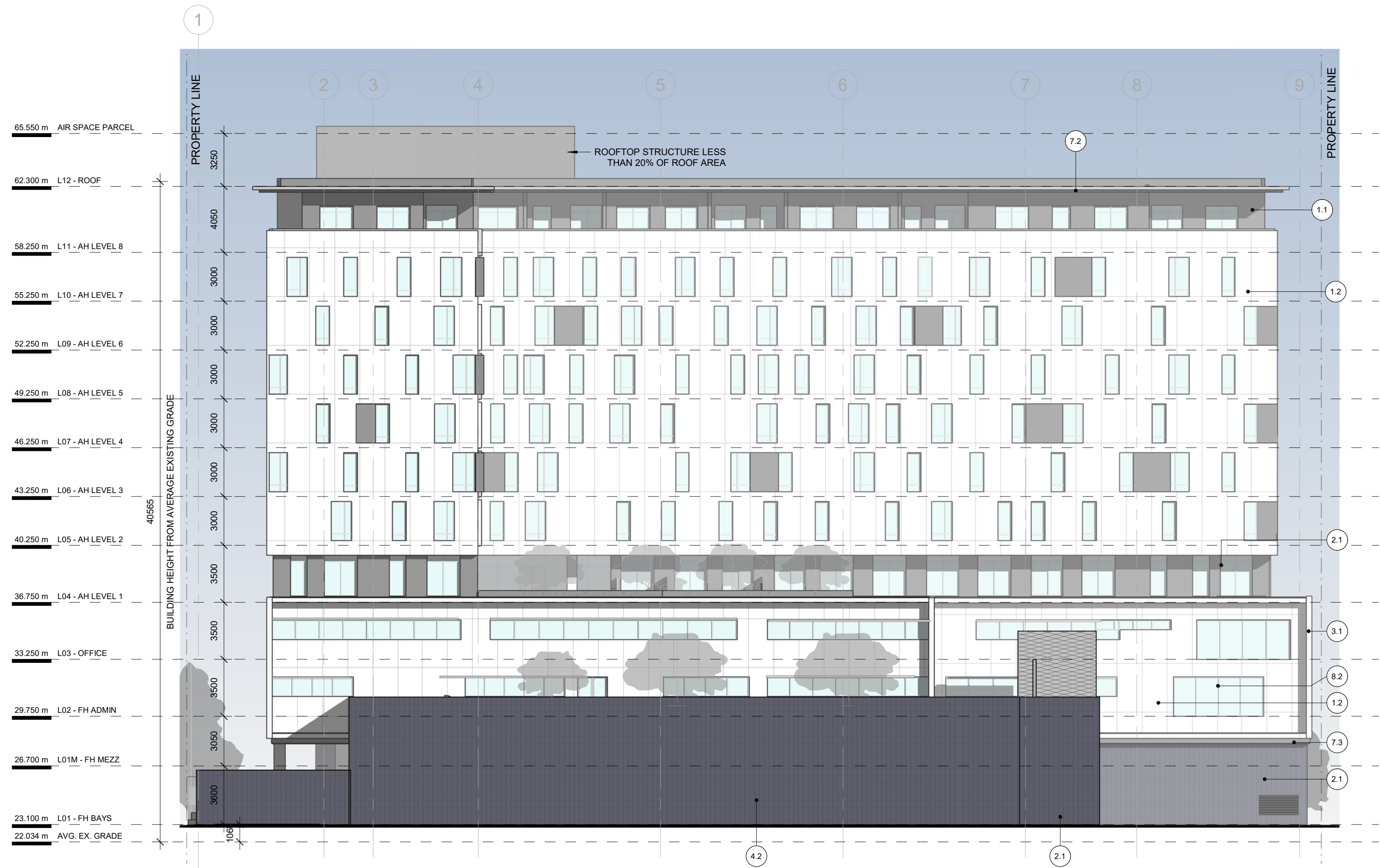
8.2
▲ ALUMINUM PUNCHED WINDOW



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
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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11.21.2018
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REVISION DESCRIPTION
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SOUTH AND EAST ELEVATION



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BUILDING SECTIONS



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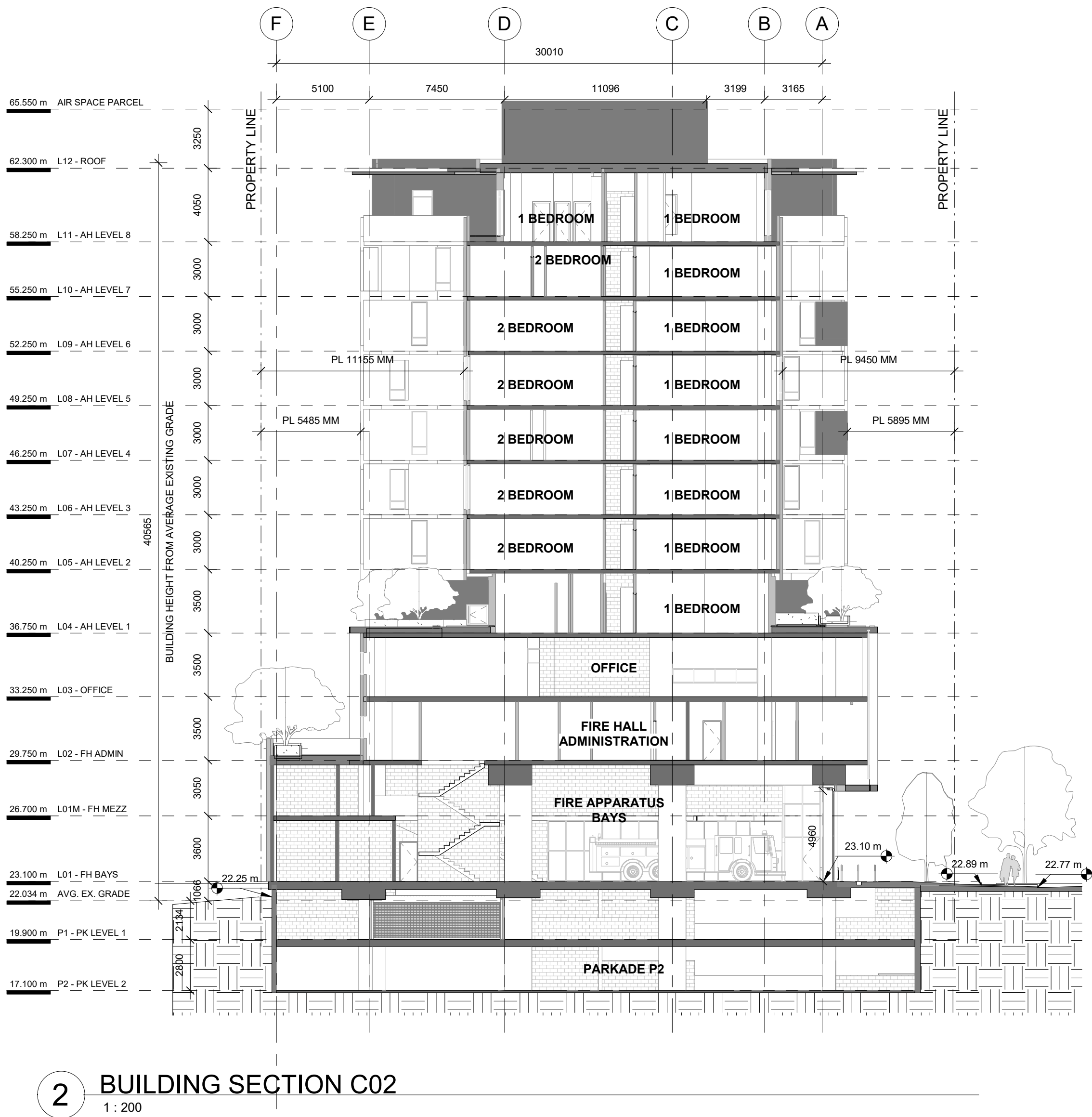
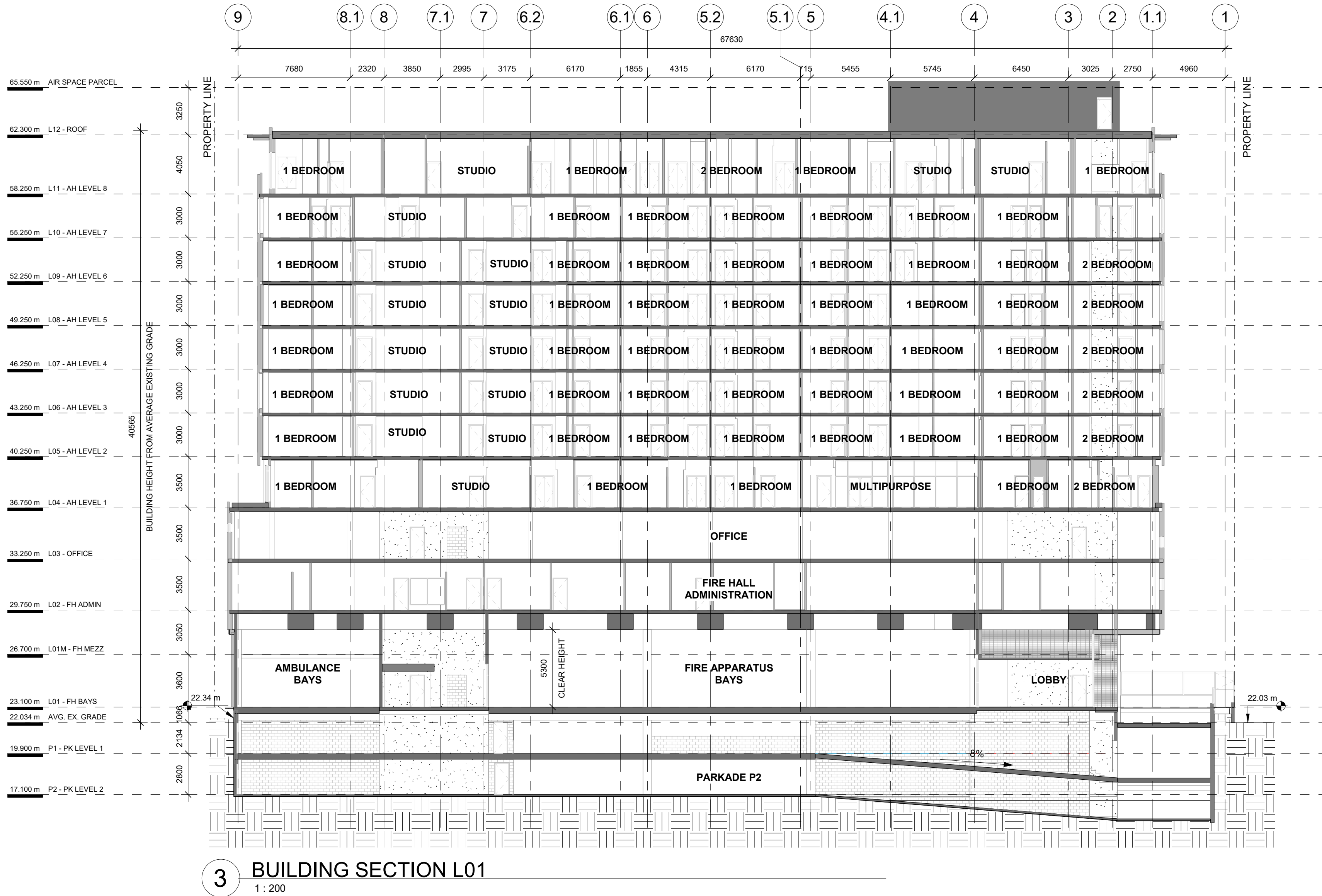
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BUILDING
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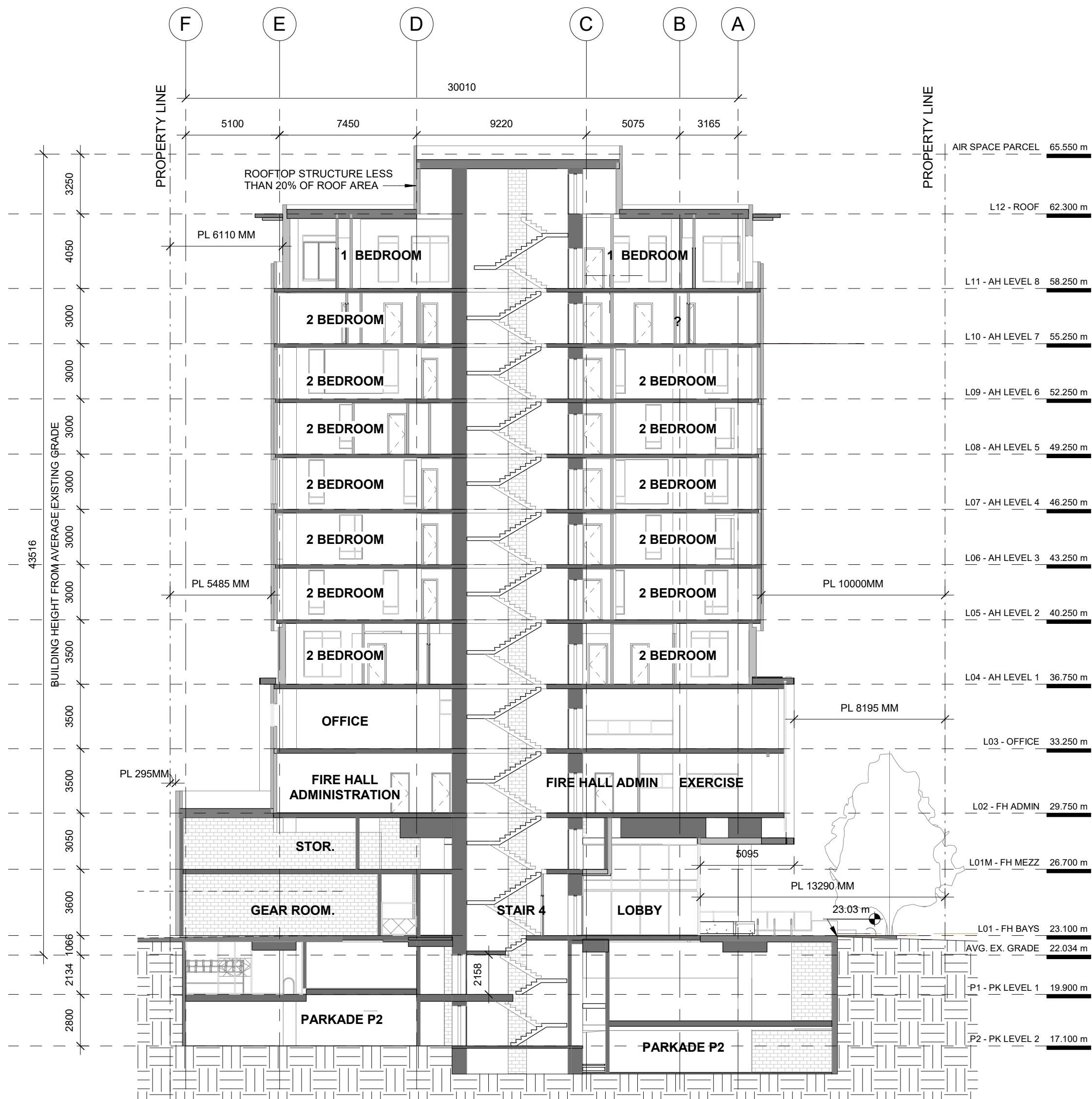
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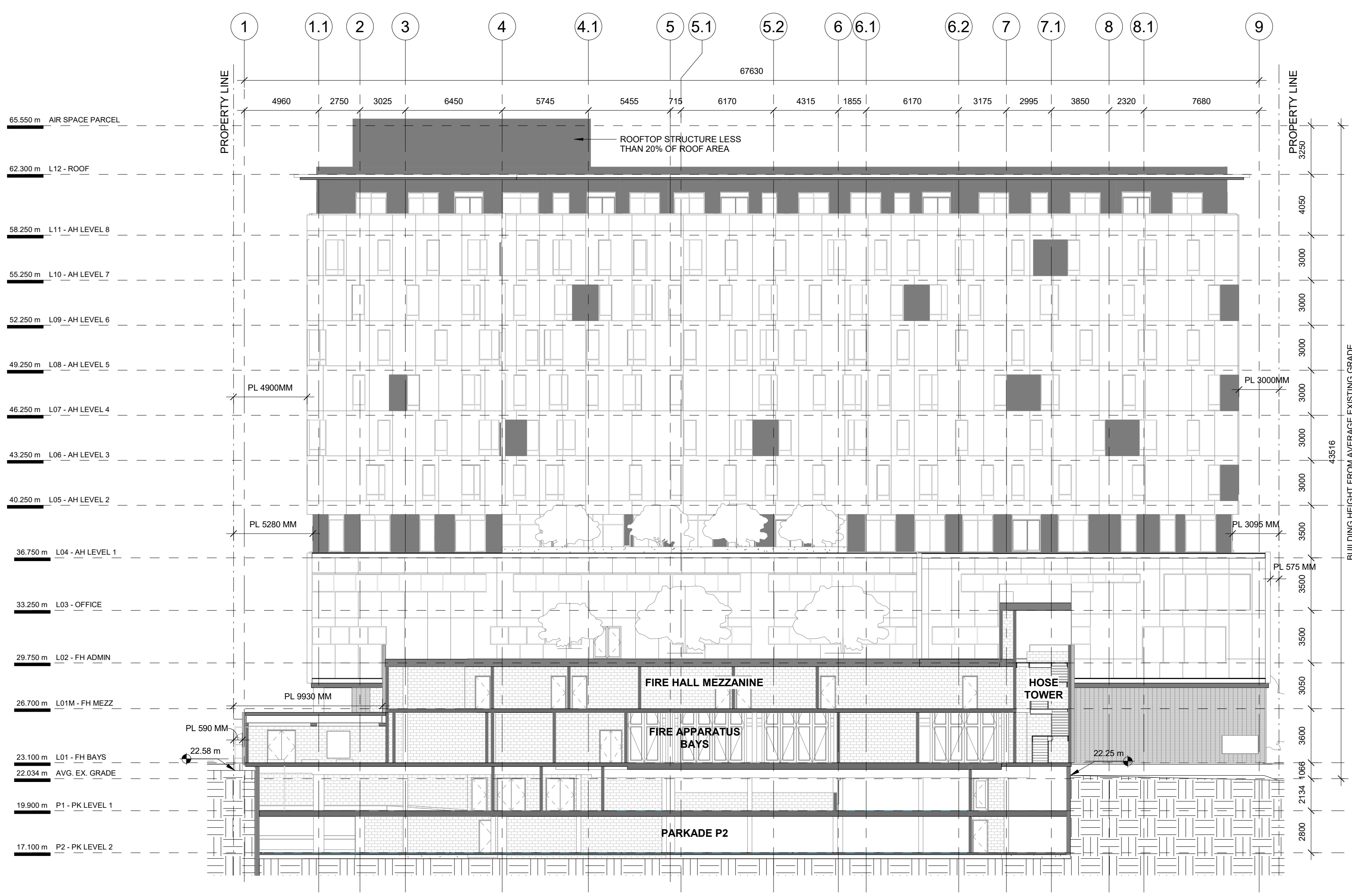
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1 BUILDING SECTION C03
1 : 200



2 BUILDING SECTION L02
1 : 200

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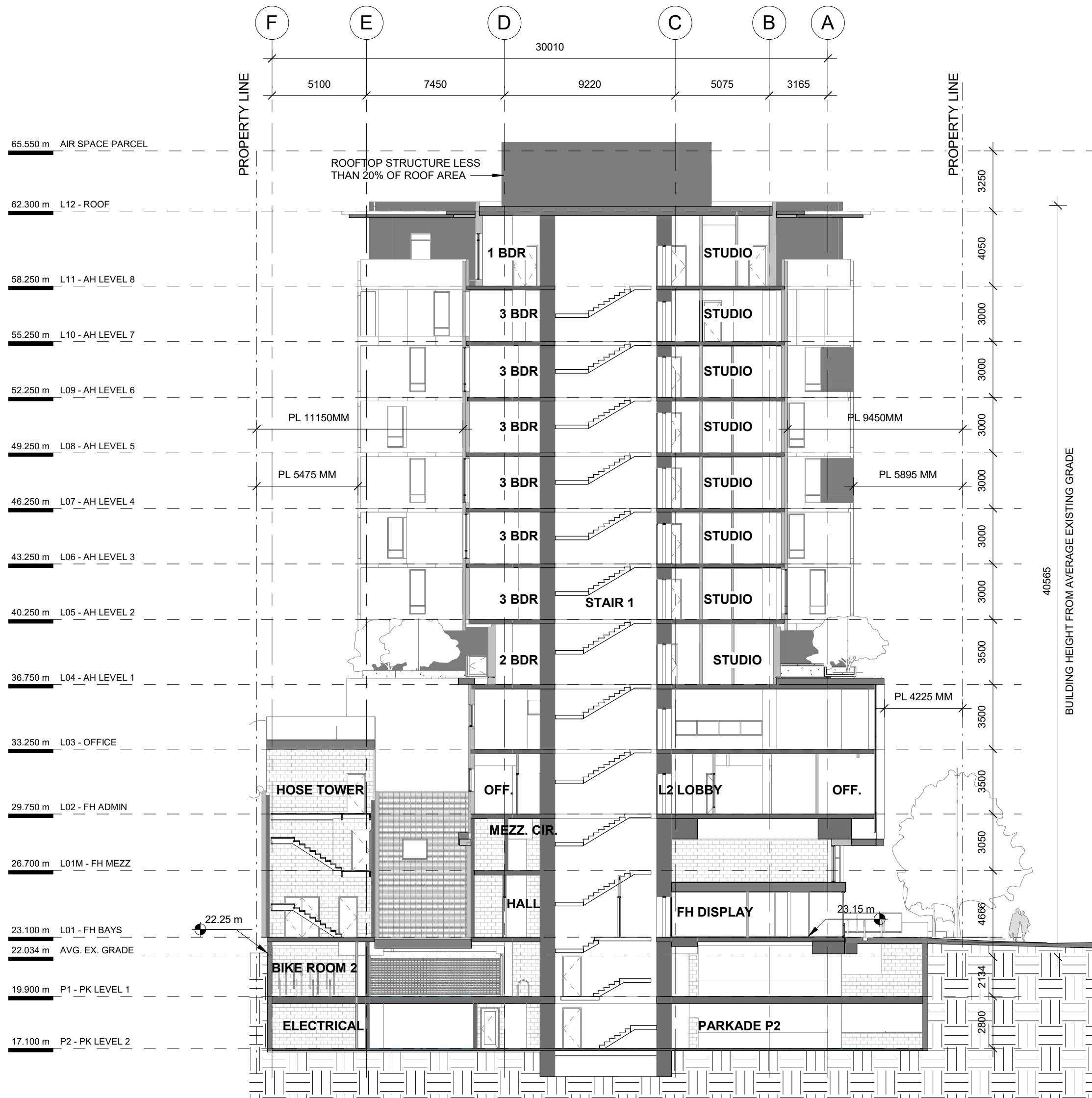
A312

SCALE: 1 : 200

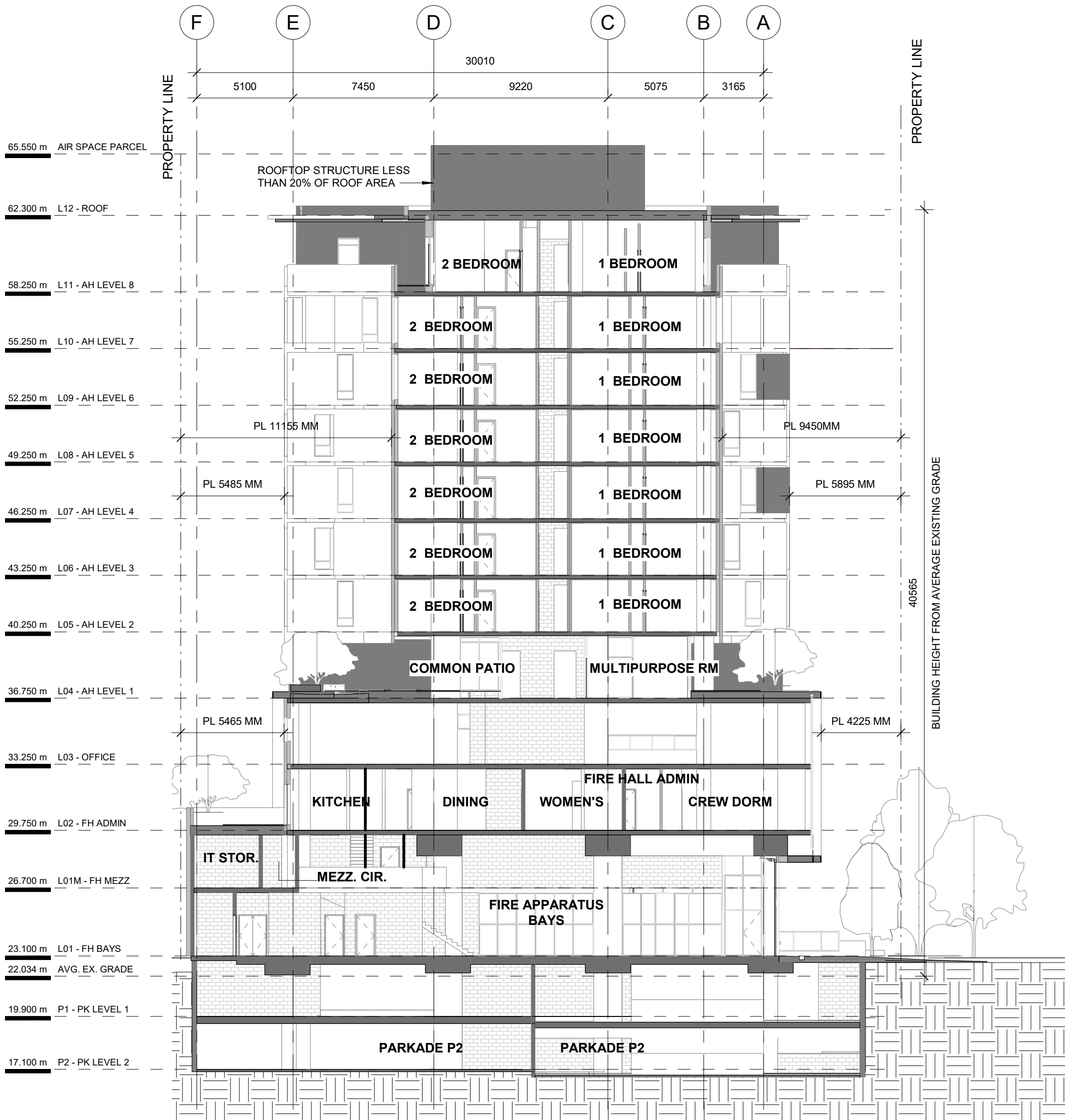
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1 BUILDING SECTION C01
1 : 200



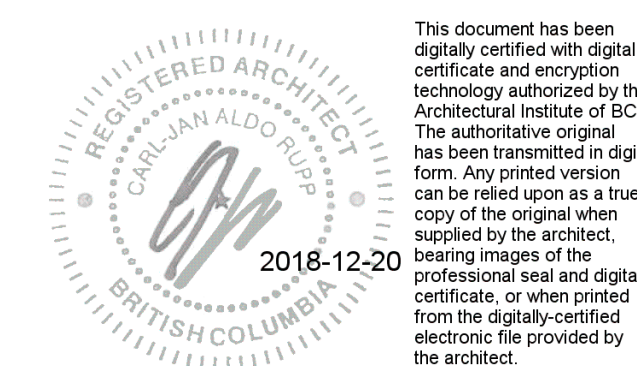
2 BUILDING SECTION C04
1 : 200

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BUILDING SECTIONS



A313

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