

1025 JOHNSON STREET

ISSUED FOR DP + REZONING REVISIONS - CLEAN SET 2019.02.01



PERSONNEL

DEVELOPMENT MANAGER

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:

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

ARCHITECTURAL
HCMA Architecture + Design
205 - 26 Bastion Square
Victoria BC V8W 1H9
T: 250.382.6650
E: victoria@hcma.ca

STRUCTURAL

STRUCTURAL
RJC (Read Jones Christofferson Ltd.)
645 Tye 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

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

LANDSCAPE

LANDSCAPE
Murdoch de Greeff Inc.
200-524 Cuduthel 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: ruck@jeanderson.com

SHEET LIST

ARCHITECTURAL

ARCHITECTURAL	
A002	COVER PAGE
A100	EXISTING SITE PLAN
A101	PROPOSED SITE PLAN
A102	SITE CONTEXT
A103	SITE CONTEXT
A104	LEVEL PERSPECTIVE
A105	LEVEL PL - PARADE
A201	LEVEL PL - PARADE
A202	LEVEL PL - FIRE HALL VARIATION
A203	LEVEL PL - FIRE HALL - 10/27/2016
A204	LEVEL PL - FIRE HALL ALTERNATIVE
A205	LEVEL PL - LEAN
A206	LEVEL PL - AFFORDABLE HOUSING I
A207	LEVEL PL - AFFORDABLE HOUSING II
A208	LEVEL PL - AFFORDABLE HOUSING III
A209	LEVEL PL - AFFORDABLE HOUSING IV
A210	LEVEL PL - AFFORDABLE HOUSING V
A211	LEVEL PL - AFFORDABLE HOUSING VI
A212	LEVEL PL - AFFORDABLE HOUSING VII
A213	LEVEL PL - AFFORDABLE HOUSING VIII
A214	LEVEL PL - AFFORDABLE HOUSING IX
A215	LEVEL PL - AFFORDABLE HOUSING X
A216	LEVEL PL - AFFORDABLE HOUSING XI
A217	LEVEL PL - AFFORDABLE HOUSING XII
A218	LEVEL PL - AFFORDABLE HOUSING XIII
A219	LEVEL PL - AFFORDABLE HOUSING XIV
A220	LEVEL PL - AFFORDABLE HOUSING XV
A221	LEVEL PL - AFFORDABLE HOUSING XVI
A222	LEVEL PL - AFFORDABLE HOUSING XVII
A223	LEVEL PL - AFFORDABLE HOUSING XVIII
A224	LEVEL PL - AFFORDABLE HOUSING XIX
A225	LEVEL PL - AFFORDABLE HOUSING XX
A226	LEVEL PL - AFFORDABLE HOUSING XXI
A227	LEVEL PL - AFFORDABLE HOUSING XXII
A228	LEVEL PL - AFFORDABLE HOUSING XXIII
A229	LEVEL PL - AFFORDABLE HOUSING XXIV
A230	LEVEL PL - AFFORDABLE HOUSING XXV
A231	LEVEL PL - AFFORDABLE HOUSING XXVI
A232	LEVEL PL - AFFORDABLE HOUSING XXVII
A233	LEVEL PL - AFFORDABLE HOUSING XXVIII
A234	LEVEL PL - AFFORDABLE HOUSING XXIX
A235	LEVEL PL - AFFORDABLE HOUSING XXX
A236	LEVEL PL - AFFORDABLE HOUSING XXXI
A237	LEVEL PL - AFFORDABLE HOUSING XXXII
A238	LEVEL PL - AFFORDABLE HOUSING XXXIII
A239	LEVEL PL - AFFORDABLE HOUSING XXXIV
A240	LEVEL PL - AFFORDABLE HOUSING XXXV
A241	LEVEL PL - AFFORDABLE HOUSING XXXVI
A242	LEVEL PL - AFFORDABLE HOUSING XXXVII
A243	LEVEL PL - AFFORDABLE HOUSING XXXVIII
A244	LEVEL PL - AFFORDABLE HOUSING XXXIX
A245	LEVEL PL - AFFORDABLE HOUSING XL
A246	LEVEL PL - AFFORDABLE HOUSING XLI
A247	LEVEL PL - AFFORDABLE HOUSING XLII
A248	LEVEL PL - AFFORDABLE HOUSING XLIII
A249	LEVEL PL - AFFORDABLE HOUSING XLIV
A250	LEVEL PL - AFFORDABLE HOUSING XLV
A251	LEVEL PL - AFFORDABLE HOUSING XLVI
A252	LEVEL PL - AFFORDABLE HOUSING XLVII
A253	LEVEL PL - AFFORDABLE HOUSING XLVIII
A254	LEVEL PL - AFFORDABLE HOUSING XLIX
A255	LEVEL PL - AFFORDABLE HOUSING L
A256	LEVEL PL - AFFORDABLE HOUSING LI
A257	LEVEL PL - AFFORDABLE HOUSING LII
A258	LEVEL PL - AFFORDABLE HOUSING LIII
A259	LEVEL PL - AFFORDABLE HOUSING LIV
A260	LEVEL PL - AFFORDABLE HOUSING LV
A261	LEVEL PL - AFFORDABLE HOUSING LVI
A262	LEVEL PL - AFFORDABLE HOUSING LVII
A263	LEVEL PL - AFFORDABLE HOUSING LVIII
A264	LEVEL PL - AFFORDABLE HOUSING LIX
A265	LEVEL PL - AFFORDABLE HOUSING LX
A266	LEVEL PL - AFFORDABLE HOUSING LXI
A267	LEVEL PL - AFFORDABLE HOUSING LXII
A268	LEVEL PL - AFFORDABLE HOUSING LXIII
A269	LEVEL PL - AFFORDABLE HOUSING LXIV
A270	LEVEL PL - AFFORDABLE HOUSING LXV
A271	LEVEL PL - AFFORDABLE HOUSING LXVI
A272	LEVEL PL - AFFORDABLE HOUSING LXVII
A273	LEVEL PL - AFFORDABLE HOUSING LXVIII
A274	LEVEL PL - AFFORDABLE HOUSING LXIX
A275	LEVEL PL - AFFORDABLE HOUSING LXX
A276	LEVEL PL - AFFORDABLE HOUSING LXXI
A277	LEVEL PL - AFFORDABLE HOUSING LXXII
A278	LEVEL PL - AFFORDABLE HOUSING LXXIII
A279	LEVEL PL - AFFORDABLE HOUSING LXXIV
A280	LEVEL PL - AFFORDABLE HOUSING LXXV
A281	LEVEL PL - AFFORDABLE HOUSING LXXVI
A282	LEVEL PL - AFFORDABLE HOUSING LXXVII
A283	LEVEL PL - AFFORDABLE HOUSING LXXVIII
A284	LEVEL PL - AFFORDABLE HOUSING LXXIX
A285	LEVEL PL - AFFORDABLE HOUSING LXXX
A286	LEVEL PL - AFFORDABLE HOUSING LXXXI
A287	LEVEL PL - AFFORDABLE HOUSING LXXXII
A288	LEVEL PL - AFFORDABLE HOUSING LXXXIII
A289	LEVEL PL - AFFORDABLE HOUSING LXXXIV
A290	LEVEL PL - AFFORDABLE HOUSING LXXXV
A291	LEVEL PL - AFFORDABLE HOUSING LXXXVI
A292	LEVEL PL - AFFORDABLE HOUSING LXXXVII
A293	LEVEL PL - AFFORDABLE HOUSING LXXXVIII
A294	LEVEL PL - AFFORDABLE HOUSING LXXXIX
A295	LEVEL PL - AFFORDABLE HOUSING LXXXX
A296	LEVEL PL - AFFORDABLE HOUSING LXXXXI
A297	LEVEL PL - AFFORDABLE HOUSING LXXXXII
A298	LEVEL PL - AFFORDABLE HOUSING LXXXXIII
A299	LEVEL PL - AFFORDABLE HOUSING LXXXXIV
A300	LEVEL PL - AFFORDABLE HOUSING LXXXXV
A301	LEVEL PL - AFFORDABLE HOUSING LXXXXVI
A302	LEVEL PL - AFFORDABLE HOUSING LXXXXVII
A303	LEVEL PL - AFFORDABLE HOUSING LXXXXVIII
A304	LEVEL PL - AFFORDABLE HOUSING LXXXXIX
A305	LEVEL PL - AFFORDABLE HOUSING LXXXXX
A306	LEVEL PL - AFFORDABLE HOUSING LXXXXXI
A307	LEVEL PL - AFFORDABLE HOUSING LXXXXXII
A308	LEVEL PL - AFFORDABLE HOUSING LXXXXXIII
A309	LEVEL PL - AFFORDABLE HOUSING LXXXXXIV
A310	LEVEL PL - AFFORDABLE HOUSING LXXXXXV
A311	LEVEL PL - AFFORDABLE HOUSING LXXXXXVI
A312	LEVEL PL - AFFORDABLE HOUSING LXXXXXVII
A313	LEVEL PL - AFFORDABLE HOUSING LXXXXXVIII
A314	LEVEL PL - AFFORDABLE HOUSING LXXXXXIX
A315	LEVEL PL - AFFORDABLE HOUSING LXXXXXX
A316	LEVEL PL - AFFORDABLE HOUSING LXXXXXXI
A317	LEVEL PL - AFFORDABLE HOUSING LXXXXXXII
A318	LEVEL PL - AFFORDABLE HOUSING LXXXXXXIII
A319	LEVEL PL - AFFORDABLE HOUSING LXXXXXXIV
A320	LEVEL PL - AFFORDABLE HOUSING LXXXXXXV
A321	LEVEL PL - AFFORDABLE HOUSING LXXXXXXVI
A322	LEVEL PL - AFFORDABLE HOUSING LXXXXXXVII
A323	LEVEL PL - AFFORDABLE HOUSING LXXXXXXVIII
A324	LEVEL PL - AFFORDABLE HOUSING LXXXXXXIX
A325	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A326	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A327	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A328	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A329	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A330	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A331	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A332	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A333	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A334	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A335	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A336	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A337	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A338	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A339	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A340	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A341	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A342	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A343	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A344	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A345	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A346	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A347	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A348	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A349	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A350	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A351	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A352	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A353	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A354	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A355	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A356	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A357	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A358	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A359	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A360	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A361	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A362	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A363	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A364	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A365	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A366	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A367	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A368	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A369	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A370	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A371	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A372	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A373	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A374	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A375	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A376	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A377	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A378	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A379	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A380	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A381	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A382	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A383	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A384	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A385	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A386	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A387	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A388	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A389	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A390	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A391	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A392	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A393	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A394	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A395	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A396	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A397	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A398	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A399	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A400	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A401	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A402	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A403	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A404	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A405	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A406	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A407	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A408	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A409	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A410	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A411	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A412	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A413	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A414	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A415	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A416	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A417	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A418	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A419	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A420	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A421	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A422	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A423	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A424	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A425	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A426	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A427	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A428	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A429	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A430	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A431	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A432	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A433	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A434	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A435	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A436	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A437	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A438	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A439	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A440	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A441	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A442	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A443	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A444	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A445	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A446	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A447	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A448	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A449	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A450	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A451	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A452	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A453	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A454	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A455	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A456	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A457	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A458	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A459	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A460	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A461	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A462	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A463	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A464	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A465	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A466	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A467	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A468	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A469	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A470	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A471	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A472	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A473	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A474	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A475	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A476	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A477	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A478	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A479	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A480	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A481	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A482	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A483	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A484	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A485	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A486	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A487	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A488	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A489	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A490	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A491	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A492	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A493	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A494	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A495	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A496	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A497	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A498	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A499	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A500	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A501	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A502	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A503	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A504	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A505	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A506	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A507	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A508	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A509	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A510	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A511	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A512	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A513	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A514	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A515	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A516	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A517	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A518	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A519	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A520	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A521	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A522	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A523	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A524	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A525	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A526	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A527	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A528	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A529	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A530	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A531	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A532	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A533	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A534	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A535	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A536	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A537	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A538	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A539	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A540	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A541	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A542	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A543	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A544	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A545	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A546	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A547	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A548	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A549	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A550	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A551	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A552	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A553	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A554	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A555	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A556	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A557	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A558	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A559	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A560	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A561	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A562	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A563	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A564	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A565	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A566	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A567	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A568	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A569	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A570	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A571	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A572	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A573	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A574	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A575	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A576	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A577	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A578	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A579	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A580	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A581	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A582	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A583	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A584	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A585	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A586	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A587	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A588	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A589	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A590	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A591	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A592	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A593	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A594	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A595	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A596	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A597	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A598	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A599	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A600	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A601	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A602	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A603	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A604	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A605	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A606	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXI
A607	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXII
A608	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIII
A609	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIV
A610	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXV
A611	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVI
A612	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVII
A613	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXVIII
A614	LEVEL PL - AFFORDABLE HOUSING LXXXXXXXIX
A615	LEVEL PL - AFFORDABLE HOUSING LXXXXXXX
A616	LEVEL PL - AFFORDABLE HO

LANDSCAPE

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



CONVULSANT LOGS

NOT FOR CONSTRUCTION

1025 Johnson Street
1025 Johnson St., Victoria, BC

COVER PAGE

SCALE:

HCMA Architecture + Design
Suite 205 - 26 Bastion Square
Victoria BC, Canada V6W 1H9
T 250 382 6650
W hcma.ca

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

NOT FOR CONSTRUCTION

1025 Johnson Street

REVISION	DESCRIPTION	DATE
	ISSUED TO CONW	12/04/2018

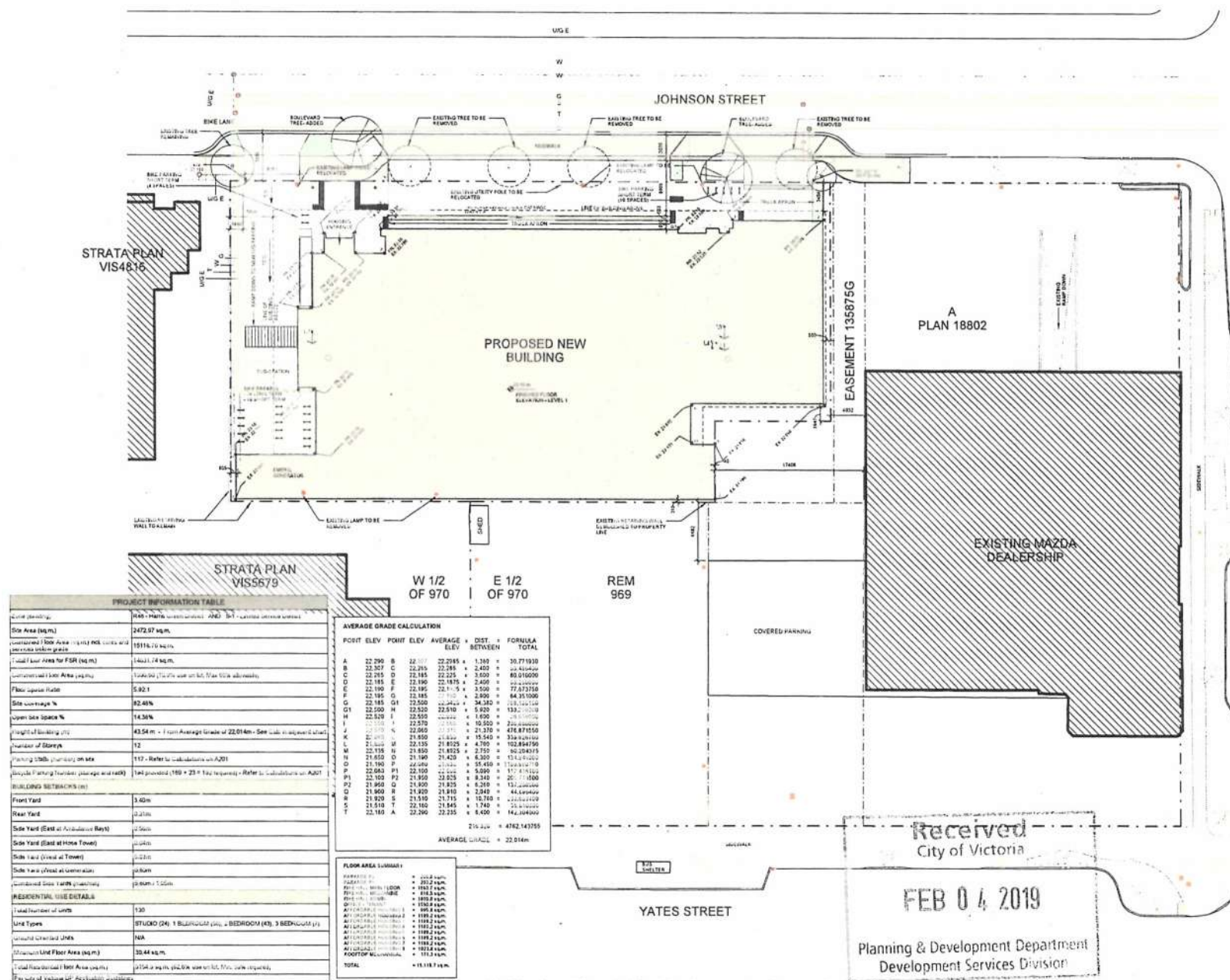
PROPOSED SITE PLAN

2019-02

A101

SCALE: As indicated

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



Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

PROJECT#:1624 • DRAWN: TEAM

NOT FOR CONSTRUCTION

1025 Johnson Street
1025 Johnson St., Victoria, BC

SITE CONTEXT

2019-02-03

A102

SCALE: 1 : 500

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

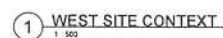


PHOTO-EXISTING VIEW WEST ON JOHNSON



PHOTO: FAISTING, VIEW N. WITH FROM YATES



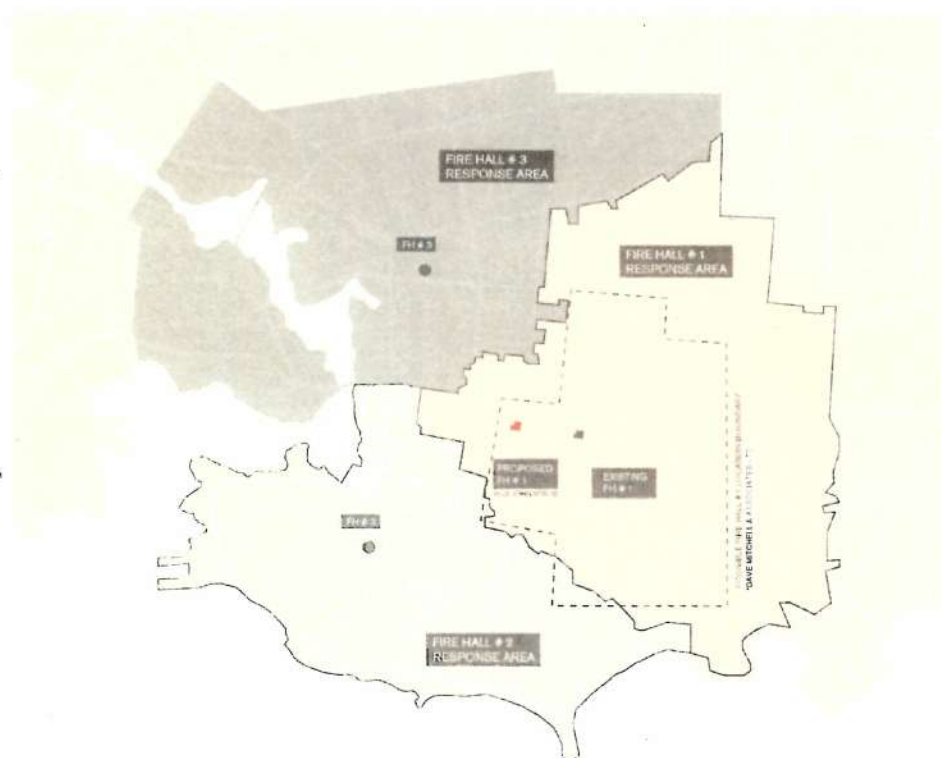
PHOTO - Existing view EAST ON IOWA

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

PROJECT#1624 • DRAWN: Author

SUNRACK SOLSTICE

WATER SOLSTICE



NOT FOR CONSTRUCTION

1025 Johnson Street
1025 Johnson St, Victoria, BC

SITE CONTEXT

DATE
12/12/2018
12/12/2018
12/12/2018

REVISION DESCRIPTION
1.000 CONCEPTUAL DESIGN
1.001 BASE DESIGN
1.002 BASE DESIGN

A103

SCALE:

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

PROJECT: 1624 • DRAWN: Author

Received
City of Victoria

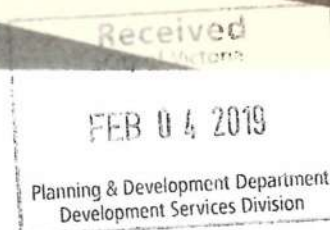
FEB 04 2019

Planning & Development Department
Development Services Division

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.



VIEW FROM WEST ON JOHNSON



Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

PROJECT#:1624 • DRAWN: TEAM

HCMA

CONSULTANT LOGO

NOT FOR CONSTRUCTION

1025 Johnson Street
1025 Johnson St, Victoria, BC

REVISION	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	12/10/2018

**STREET
PERSPECTIVE**



A104

SCALE:

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

SCALE: 1:100

NOT FOR CONSTRUCTION

1025 Johnson Street
1025 Johnson St., Victoria, BC

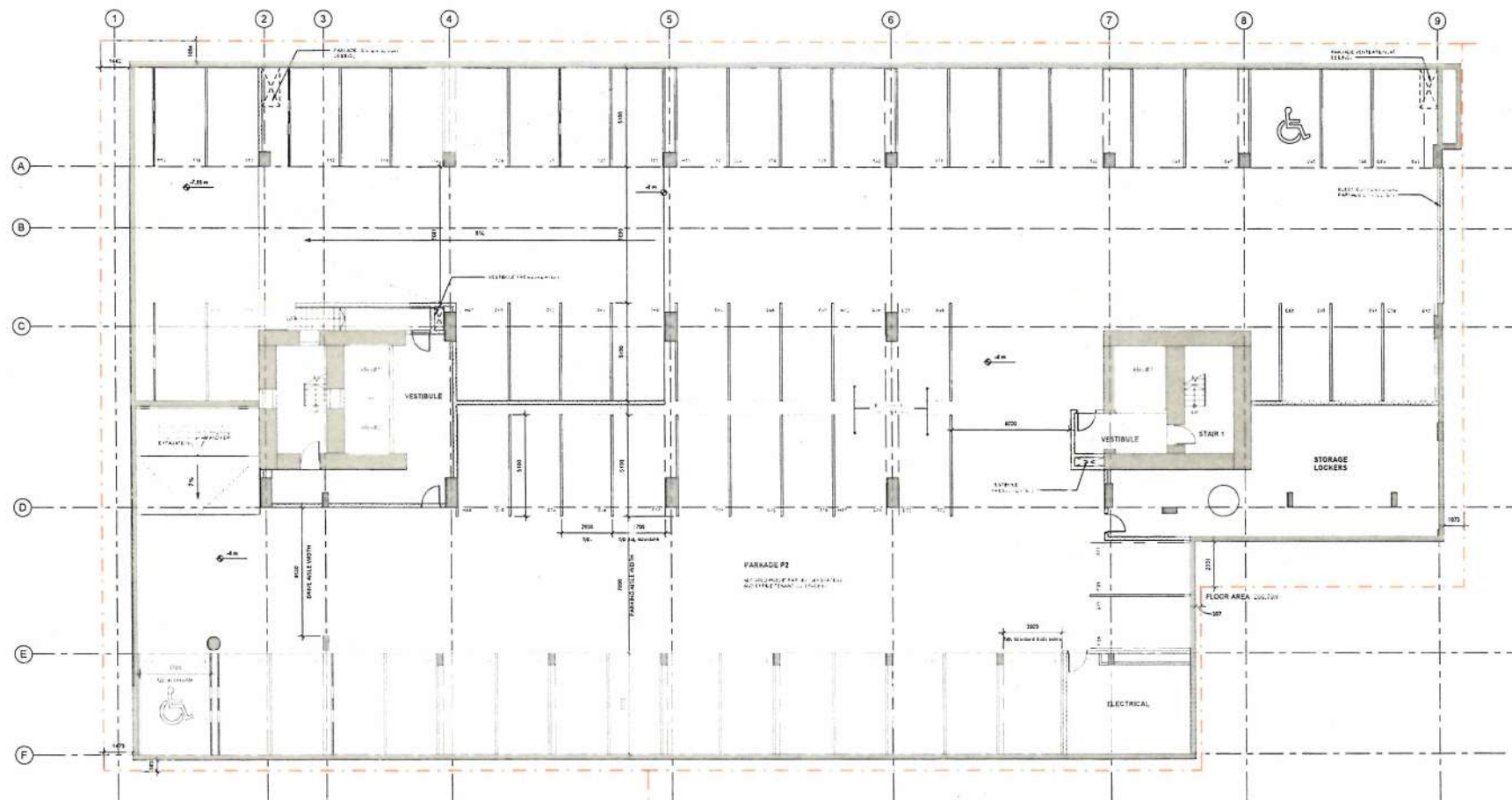
LEVEL P2 -
PARKADE
LEVEL 2

DATE
2019-02-13
REVISION
DESCRIPTION
1. REVISIONS
2. REVISIONS

A200

SCALE: 1:100

HCMA Architecture + Design
Suite 205 • 28 Bastion Square
Victoria BC, Canada V8W 1H9
T 250 382 6650
W hcma.ca



PARKING LEGEND:

C - COMMERCIAL
F - FIRE FIGHTER
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)	1930.6 sq.m.	23	N/A	23	23
MULTI-RESIDENTIAL (APT. CONDOS)	130 units	4.8 x 42 = 16.5 + 64	130 x 0.1 = 13	64 + 13 = 77	77
+45 sq.m.	24 units	24 x 0.25 = 4.8			
between 45-70 sq.m.	14 units	64 x 0.50 = 42.0			
>70 sq.m.	12 units	22 x 0.75 = 16.5			
TOTAL VEHICULAR PARKING		84 + 23 = 107	13	117	117



1025 Johnson Street

NOT FOR CONSTRUCTION

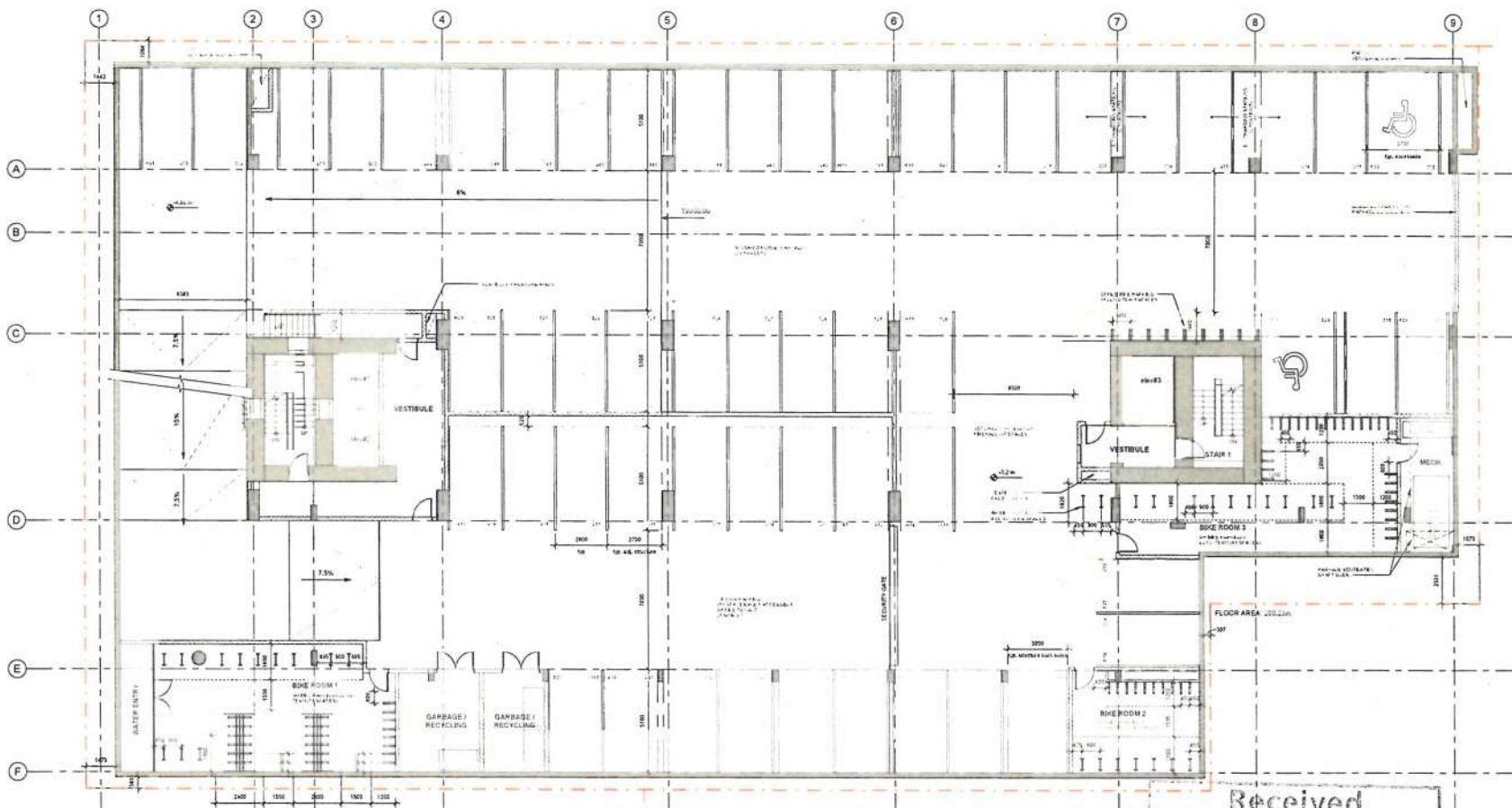
1025 Johnson Street
1025 Johnson St, Victoria, BC

LEVEL P1 -
PARKADE LEVEL
1

A201

SCALE: 1:100

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



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)	1220.0 sq.m.	23	N/A	23	23
MULTI-RESIDENTIAL (AFFORDABLE)	1-20 units	4.8 x 0.20 = 0.96	120 x 0.1 = 12	64 x 0.1 = 6.4	27
< 45 sq.m.	24 units	24 x 0.20 = 4.8			
between 45-70 sq.m.	84 units	84 x 0.25 = 21			
> 70 sq.m.	32 units	32 x 0.35 = 11.2			
TOTAL VEHICULAR PARKING		64 x 0.25 = 16	12	117	117

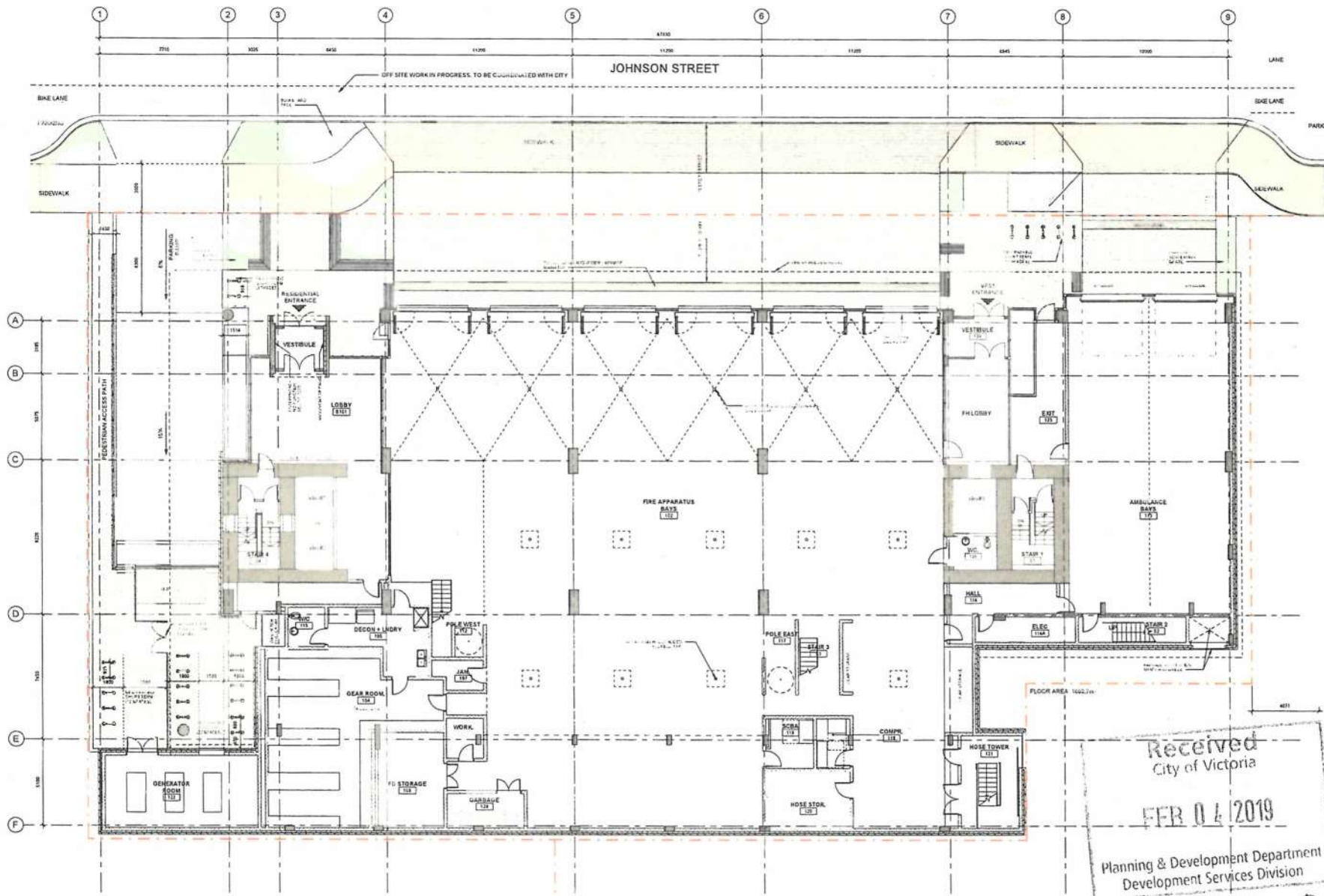
BICYCLE PARKING CALCULATIONS

TYPE OF BUILDING USE	UNITS/FLOOR AREA	LONG TERM REQUIRED	SHORT TERM REQUIRED
FIRE SERVICES (INDUSTRIAL WAREHOUSE)	1220.0 sq.m.	1220.0 / 1200 = 1.33	6
COMMERCIAL (OFFICE)	1590.0 sq.m.	1590.0 / 1200 = 1.33	6
MULTI-RESIDENTIAL (AFFORDABLE)	1-20 units	120 x 0.1 = 12	2.4 x 10.8 = 26
< 45 sq.m.	24 units	24 x 0.1 = 2.4	2.4 x 0.1 = 0.24
> 45 sq.m.	104 units	104 x 0.25 = 26	104 x 0.1 = 10.4
TOTAL REQUIRED		157 x 0.1 = 15.7	134 x 0.1 = 13.4
TOTAL PROVIDED		170	24
(ground level)		(85)	(24)
(parkade level)		(85)	(0)

Received
City of Victoria

FEB 04 2019

Planning & Development Department
Development Services Division



NOT FOR CONSTRUCTION

1025 Johnson Street
1025 Johnson St., Victoria, BC

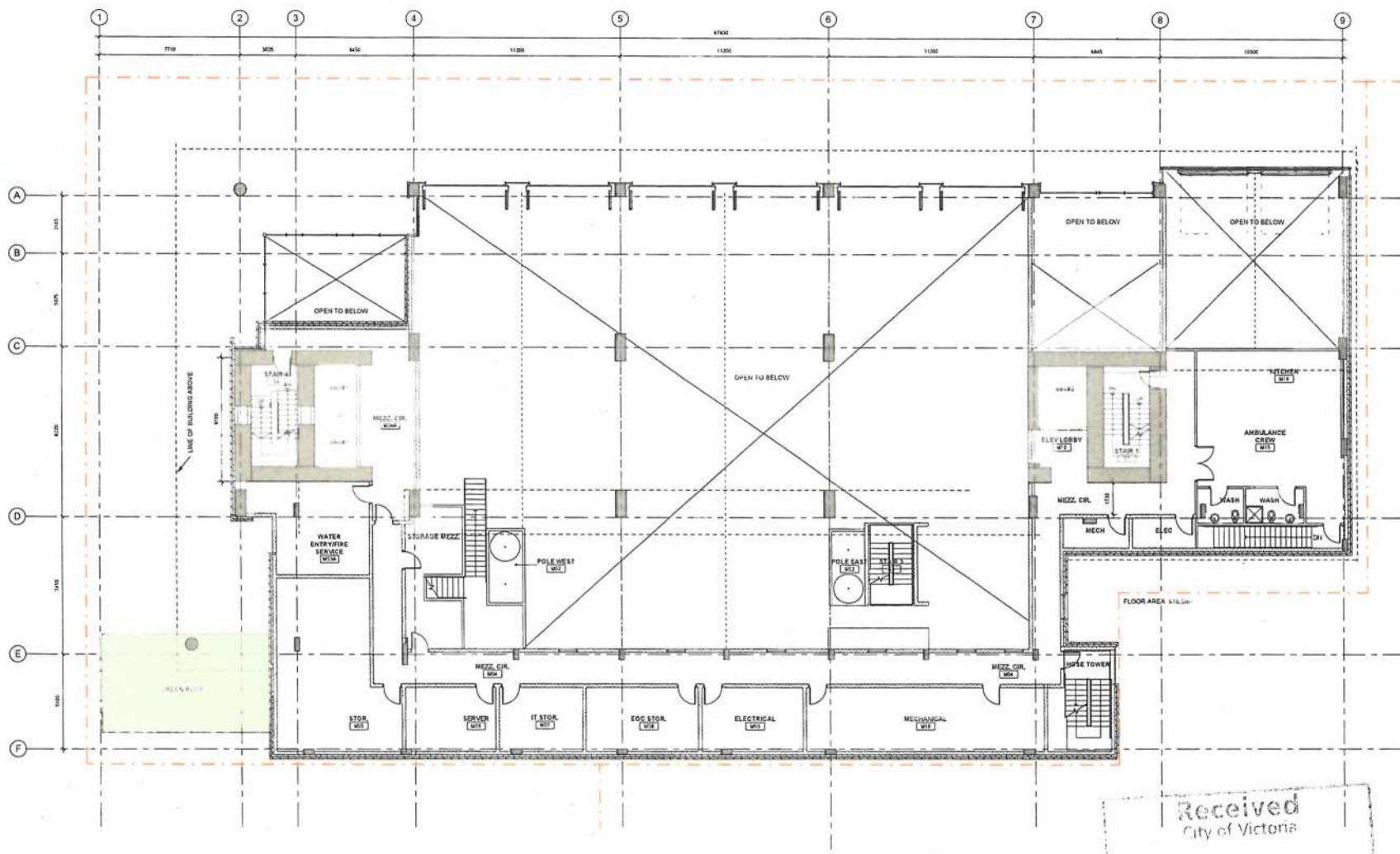
DATE: 01/11/18
REVISION: 01/11/18
DESCRIPTION: 01/11/18
DRAWN: 01/11/18

LEVEL 01 - FIRE
HALL MAIN
FLOOR

Received
City of Victoria
FEB 04 2019
Planning & Development Department
Development Services Division

A202

SCALE: 1:100



Received
City of Victoria

FEB 06 2019

Planning & Development Department
Development Services Division

HCMA

CONSULTANT LOGO

NOT FOR CONSTRUCTION

1025 Johnson Street
1025 Johnson St, Victoria, BC

DATE	12.18.18
REVISION	1
DESCRIPTION	AMENDED MEZZANINE
DESIGNED BY	HCMA
DRAWN BY	HCMA

**LEVEL 01M - FIRE
HALL MEZZANINE**

A203

SCALE: 1:100

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

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

PROJECT#1624 • DRAWN: TEAM

HCMA T&T LOGO

NOT FOR CONSTRUCTION

1025 Johnson Street

1025 Johnson St., Victoria, BC

DATE: 01.10.2018
DESCRIPTION: HALL RENOVATION
DRAWN BY: J. WILSON

LEVEL 02 - FIRE
HALL
ADMINISTRATION

2019-02-01

A204

SCALE: 1:100

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

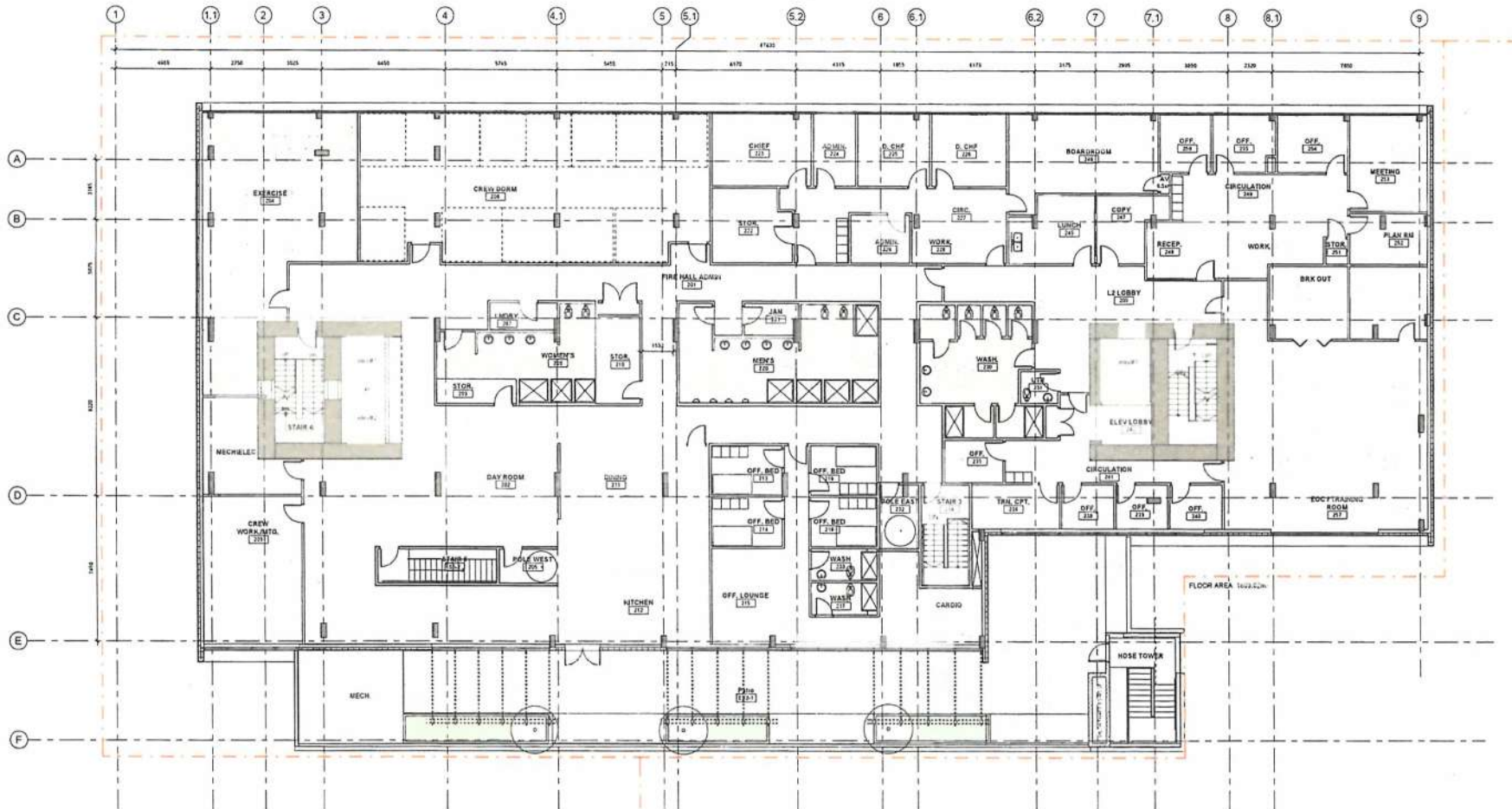
Received
City of Victoria

FEB 04 2019

Planning & Development Department
Development Services Division

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

PROJECT#1624 • DRAWN: TEAM



Scale: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

1025 Johnson Street
1025 Johnson St., Victoria, BC

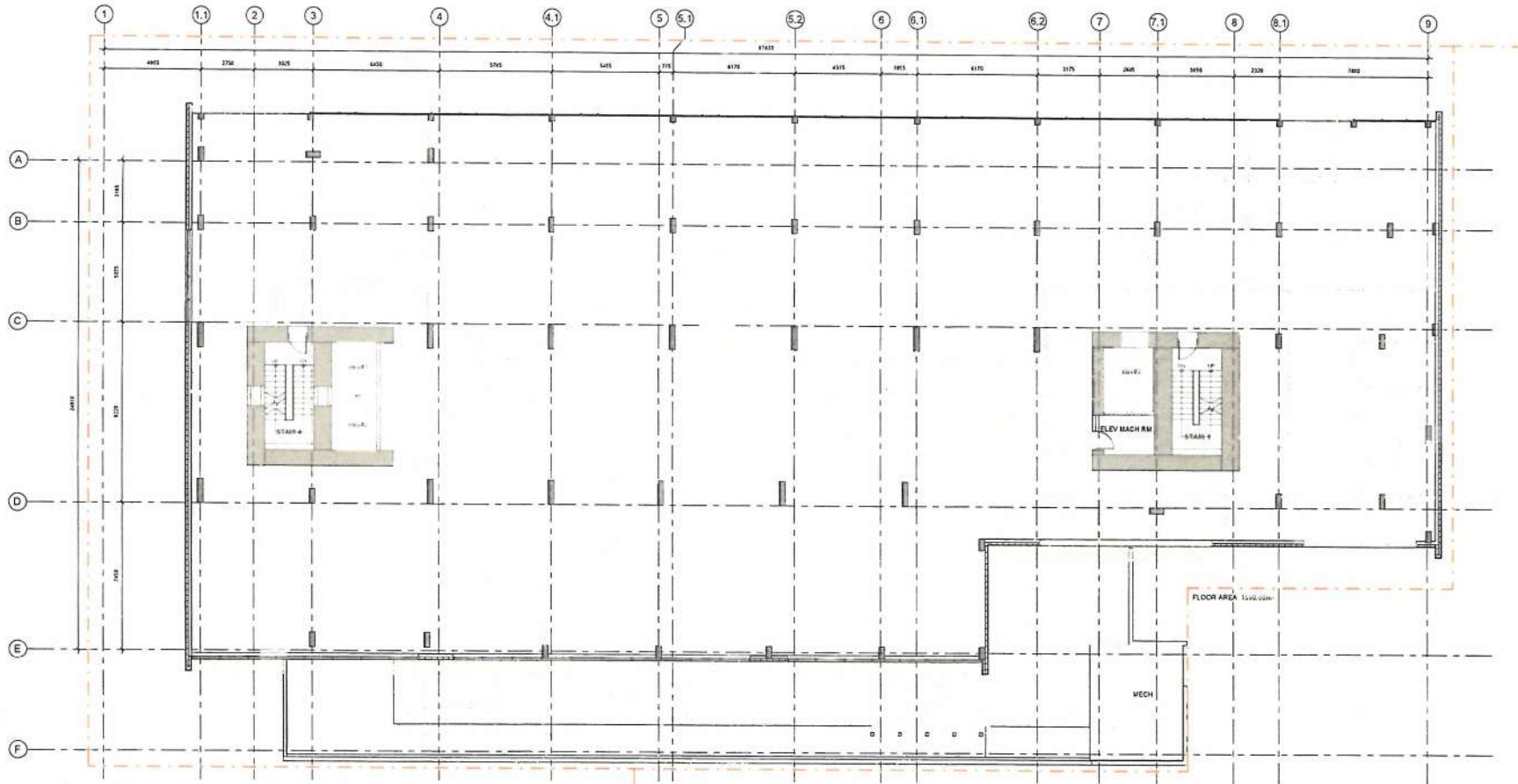
DATE: 2019-02-03
REVISION: 1
DESCRIPTION: MECH. ROOMS

LEVEL 03 -
OFFICE - TENANT

A205

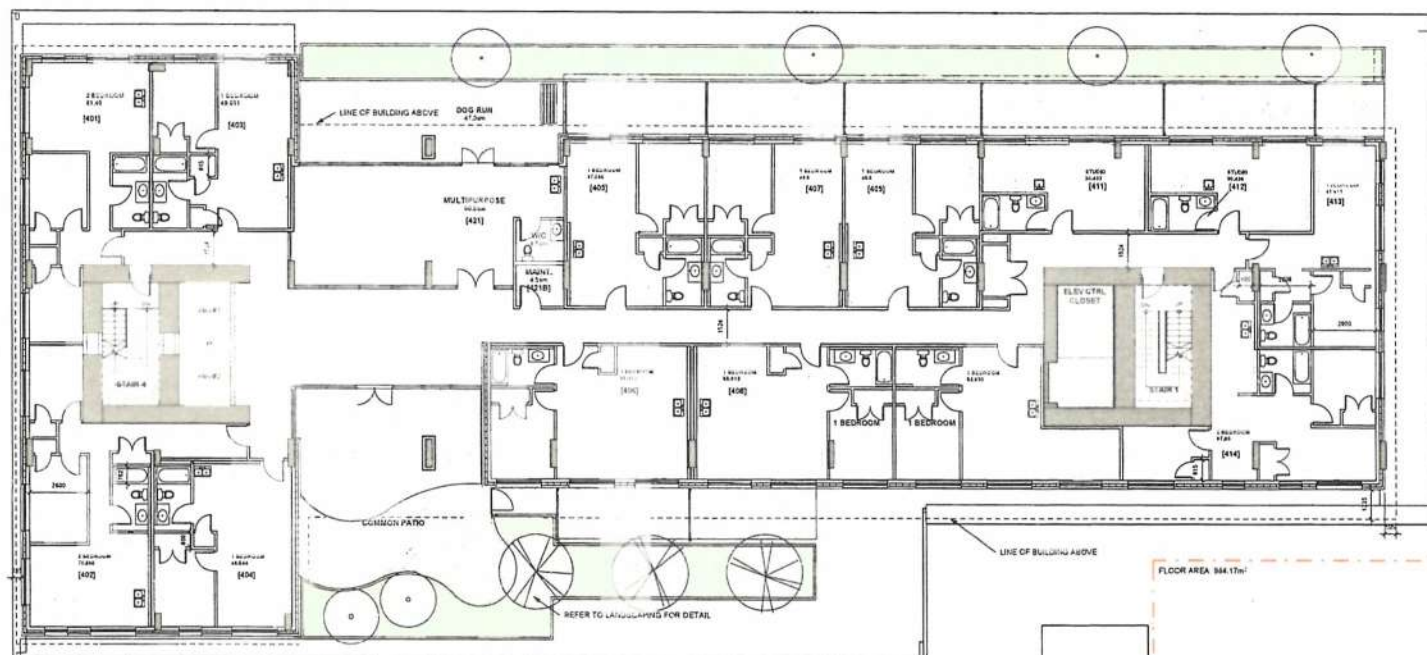
SCALE: 1 : 100

HCMA Architecture + Design
Suite 205 - 25 Bastion Square
Victoria BC, Canada V8W 1H9
T 250 382 6650
W hcma.ca



Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

PROJECT: 1624 • DRAWN: TEAM



Received
City of Victoria

FEB 04 2019

Planning & Development Department
Development Services Division

NOT FOR CONSTRUCTION

1025 Johnson Street
1025 Johnson St., Victoria, BC

REVISION	DESCRIPTION	DATE
	DEVELOPMENT REVIEW	08-17-2018
	ADMINISTRATIVE REVIEW	11-13-2018
	ISSUED TO CITY	12-08-2018

LEVEL 5-10
-AFFORDABLE
HOUSING
TYPICAL LAYOUT

2019/02

A207

SCALE: 1 : 100

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

PROJECT#:1624 • DRAWN: TEAM

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

Received
City of Victoria

FEB 04 2019

Planning & Development Department
Development Services Division

1025 Johnson St. Victoria, BC

NOT FOR CONSTRUCTION

1025 Johnson Street
1025 Johnson St., Victoria, BC

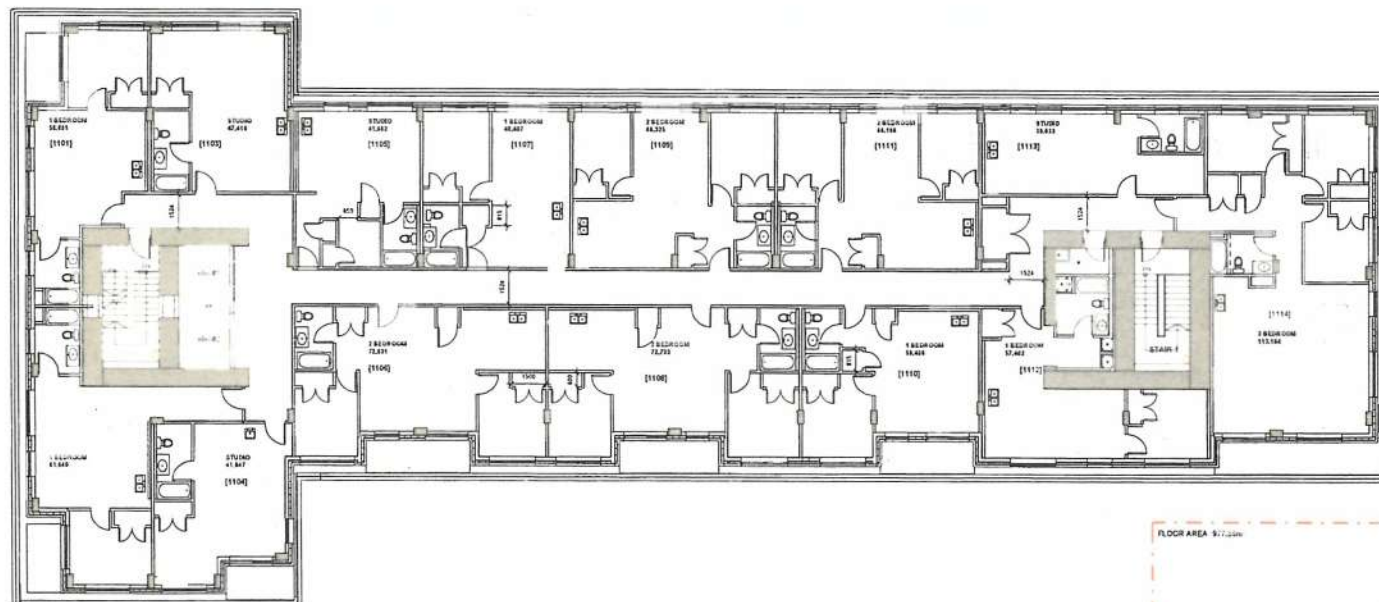
REVISION	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11.12.2018
2	ISSUED FOR PERMIT	11.12.2018
3	ISSUED FOR PERMIT	11.12.2018
4	ISSUED FOR PERMIT	11.12.2018

LEVEL 11 -
AFFORDABLE
HOUSING TOP
FLOOR

A208

SCALE: 1:100

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



Received
City of Victoria

FEB 06 2019

Planning & Development Department
Development Services Division

scale: 1/8"=1'-0"

NOT FOR CONSTRUCTION

1025 Johnson Street
1025 Johnson St., Victoria, BC

ROOF PLAN

DATE
04/12/2018
11/22/2018
02/08/2019

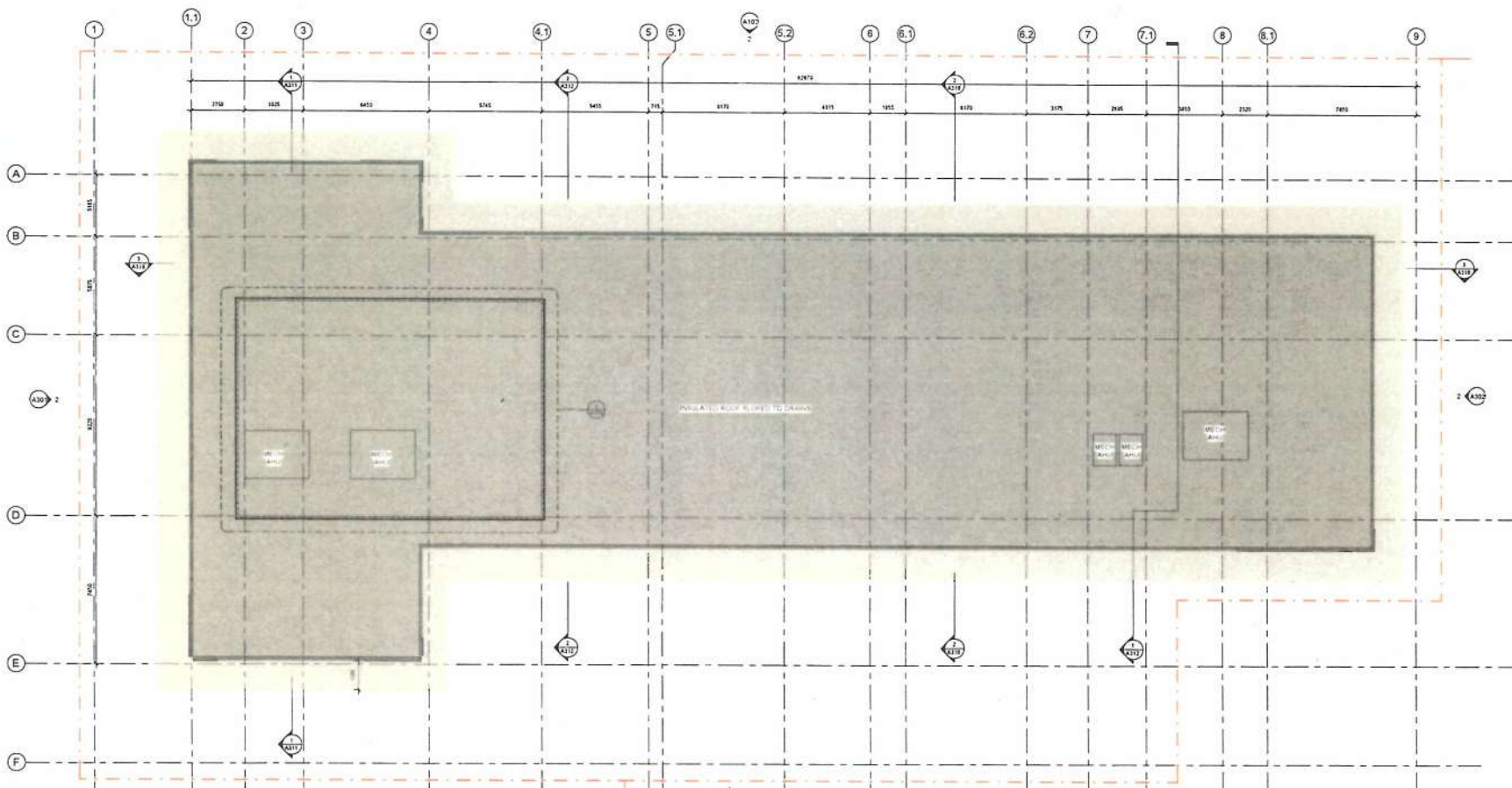
REVISION DESCRIPTION
1.000 PRELIMINARY DESIGN
2.000 PRELIMINARY DESIGN
3.000 PRELIMINARY DESIGN

2019-02-01

A209

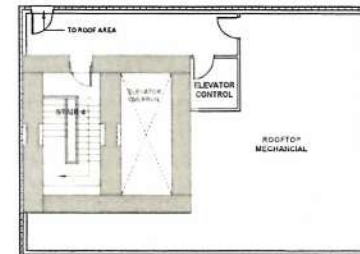
SCALE: 1:100

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

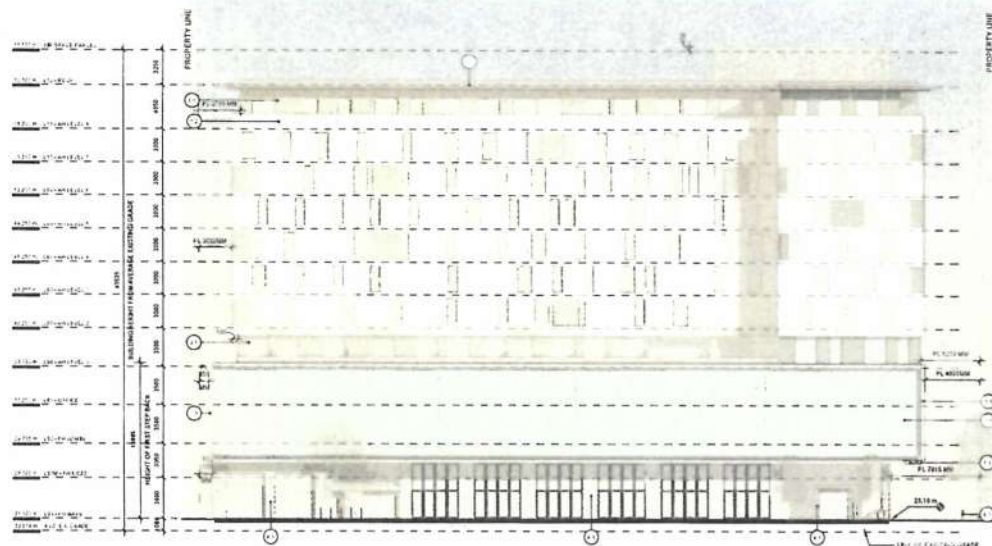


Received
City of Victoria
FEB 04 2019
Planning & Development Department
Development Services Division

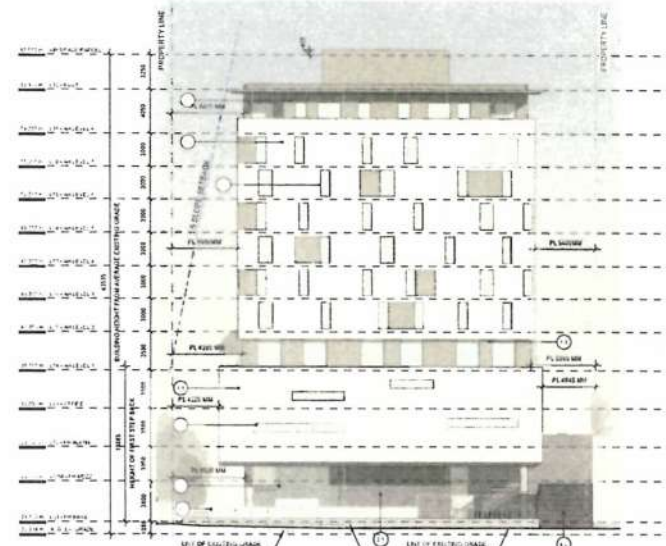
FLOOR AREA: 171.30m²



2 ROOFTOP MECHANICAL PENTHOUSE PLAN
1:100



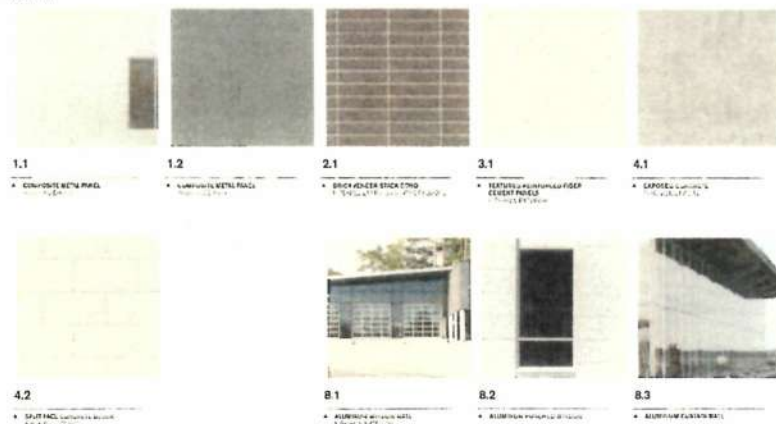
1 NORTH ELEVATION
1:200



2 WEST ELEVATION
1:200

VFS1 EXTERIOR MATERIALS

Fire Hall



ELEVATION KEYNOTES

1.1	COMPOSITE METAL PANEL - COLOUR CHAMCOAL
1.2	COMPOSITE METAL PANEL - COLOUR GREY
2.1	BRICK/CLAYER STICK TROD - COLOUR TROD
3.1	TEXTURED ALUMINUM CLAD FIBER CEMENT PANELS - COLOUR TROD
4.1	EXPOSED CEMENTitious FIBER TROD
4.2	EXPOSED CEMENTitious FIBER TROD - COLOUR TROD
7.2	ALUMINUM CLAD METAL PANEL - COLOUR TROD
7.3	ALUMINUM CLAD METAL PANEL - COLOUR TROD
8.1	ALUMINUM CLAD METAL PANEL - COLOUR TROD
8.2	ALUMINUM CLAD METAL PANEL - COLOUR TROD
8.3	ALUMINUM CLAD METAL PANEL - COLOUR TROD
12.1	ALUMINUM CLAD METAL PANEL - COLOUR TROD
12.2	ALUMINUM CLAD METAL PANEL - COLOUR TROD

Received
City of Victoria

FEB 04 2019

Planning & Development Department
Development Services Division

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA/Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

PROJECT#1624 • DRAWN: TEAM

HCMA

Consultant/Logo

NOT FOR CONSTRUCTION

1025 Johnson Street
1825 Johnson St., Victoria, BC

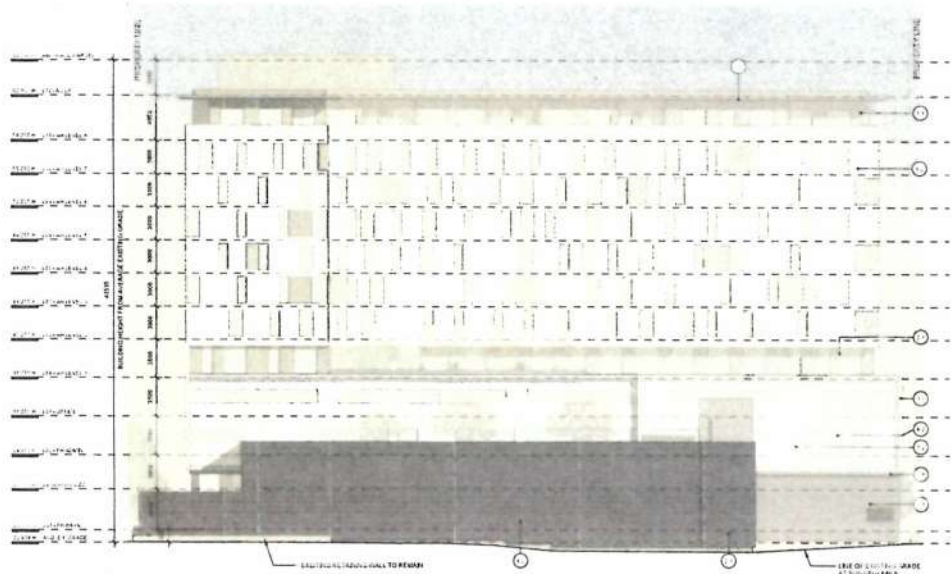
DATE
11.12.2018
11.12.2018
11.12.2018

NORTH and WEST
ELEVATION

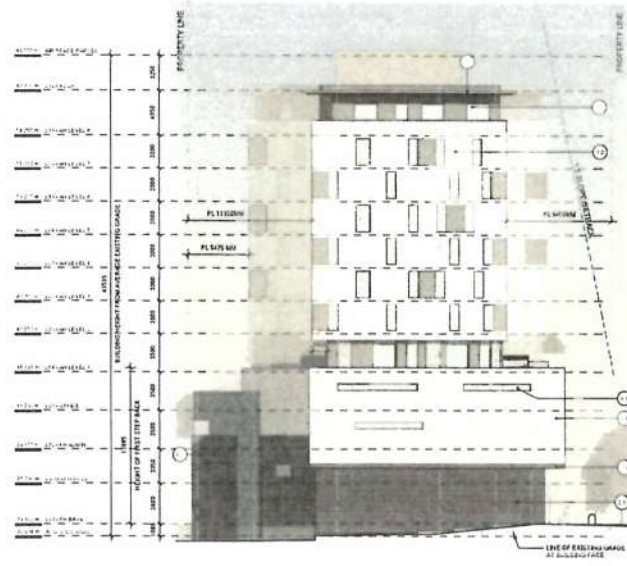
A301

SCALE: 1:200

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



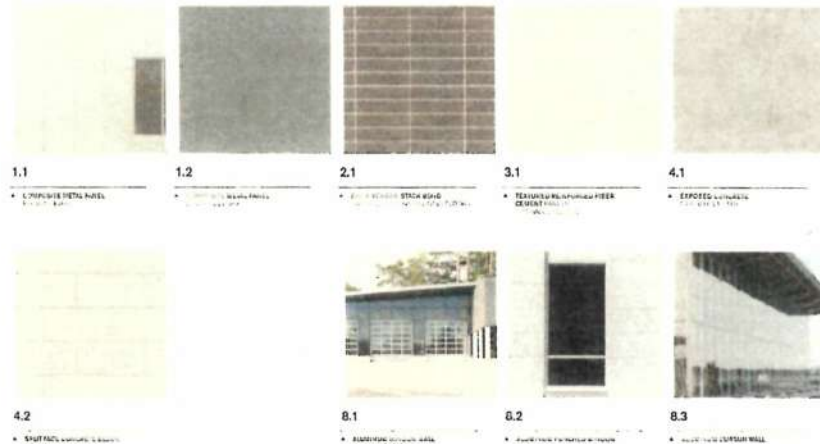
1 SOUTH ELEVATION
1:200



2 EAST ELEVATION
1:200

VFS1 EXTERIOR MATERIALS

Fire Hall



ELEVATION KEYNOTES	
1.1	CONCRETE METAL PANEL - COLOUR 01 CHARCOAL
1.2	CONCRETE METAL PANEL - COLOUR 02 LIGHT GREY
2.1	PRECAST CONCRETE - COLOUR 01 T80
2.2	PRECAST CONCRETE - COLOUR 02 T80
3.1	TEXTURED KRAFT PAPER CEMENT PANELS - COLOUR 01 T80
3.2	TEXTURED KRAFT PAPER CEMENT PANELS - COLOUR 02 T80
4.1	EXP. FIBRE CONCRETE - FRESH T80
4.2	EXP. FIBRE CONCRETE BLOCK - COLOUR T80
4.3	PREPARED METAL FLASHING - COLOUR TO MATCH CAPPED LUGGAGE
5.1	ALUMINUM FINISH WALL
5.2	ALUMINUM FINISH WALL
5.3	ALUMINUM FINISH WALL
5.4	ALUMINUM FINISH WALL
5.5	ALUMINUM FINISH WALL
5.6	ALUMINUM FINISH WALL
5.7	ALUMINUM FINISH WALL
5.8	ALUMINUM FINISH WALL
5.9	ALUMINUM FINISH WALL
5.10	ALUMINUM FINISH WALL
5.11	ALUMINUM FINISH WALL
5.12	ALUMINUM FINISH WALL
5.13	ALUMINUM FINISH WALL
5.14	ALUMINUM FINISH WALL
5.15	ALUMINUM FINISH WALL
5.16	ALUMINUM FINISH WALL
5.17	ALUMINUM FINISH WALL
5.18	ALUMINUM FINISH WALL
5.19	ALUMINUM FINISH WALL
5.20	ALUMINUM FINISH WALL



Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

PROJECT#1624 • DRAWING TEAM

HCMA

1025 Johnson Street

NOT FOR CONSTRUCTION

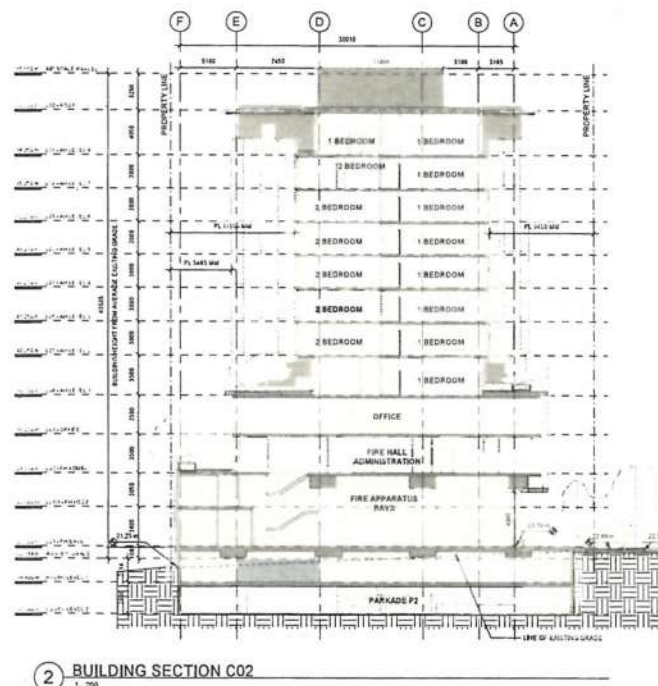
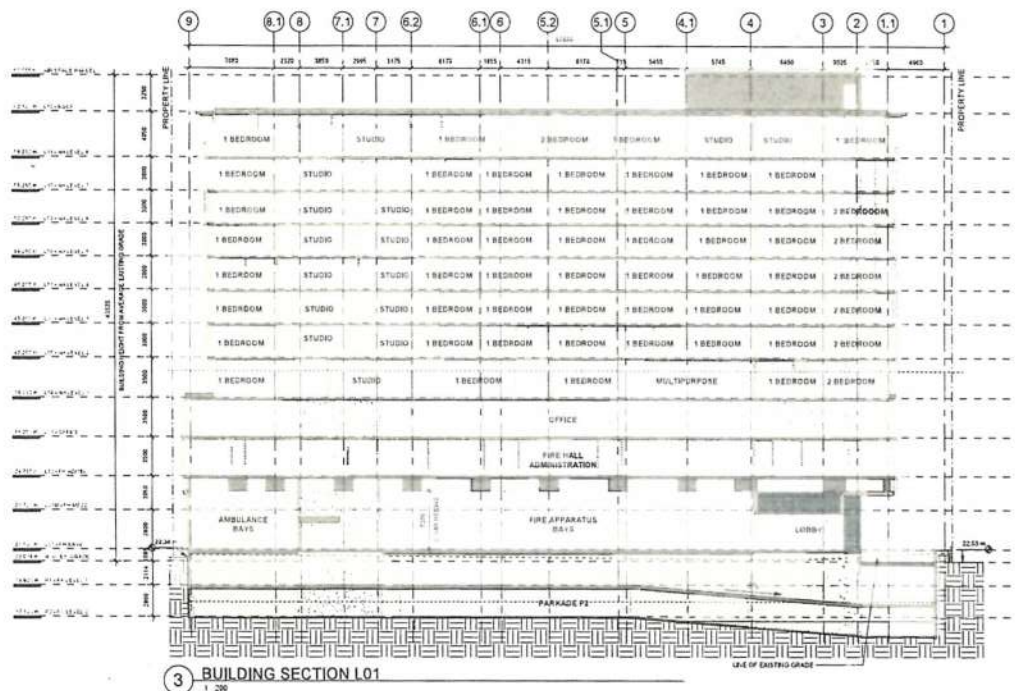
1025 Johnson Street
Victoria, BC

SOUTH AND EAST
ELEVATION

A302

SCALE: 1:200

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



NOT FOR CONSTRUCTION

1025 Johnson Street
1025 Johnson St, Victoria, BC

BUILDING SECTIONS



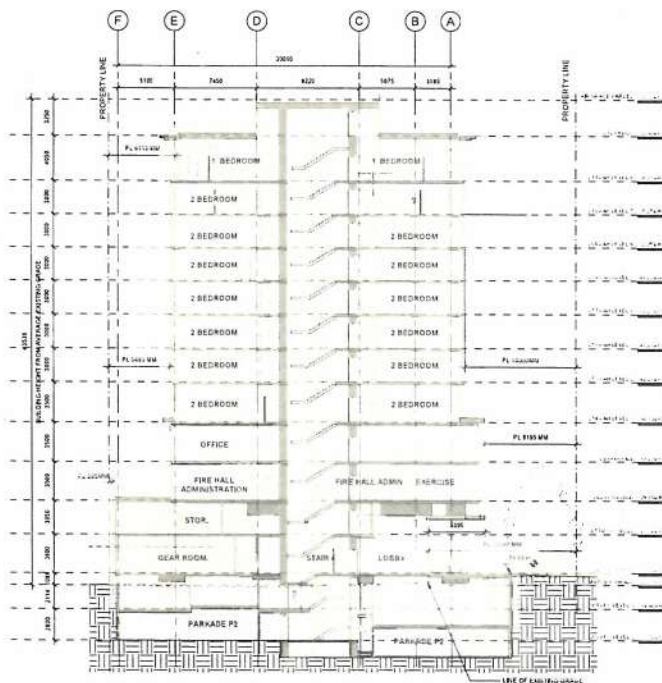
A310

SCALE: 1:200

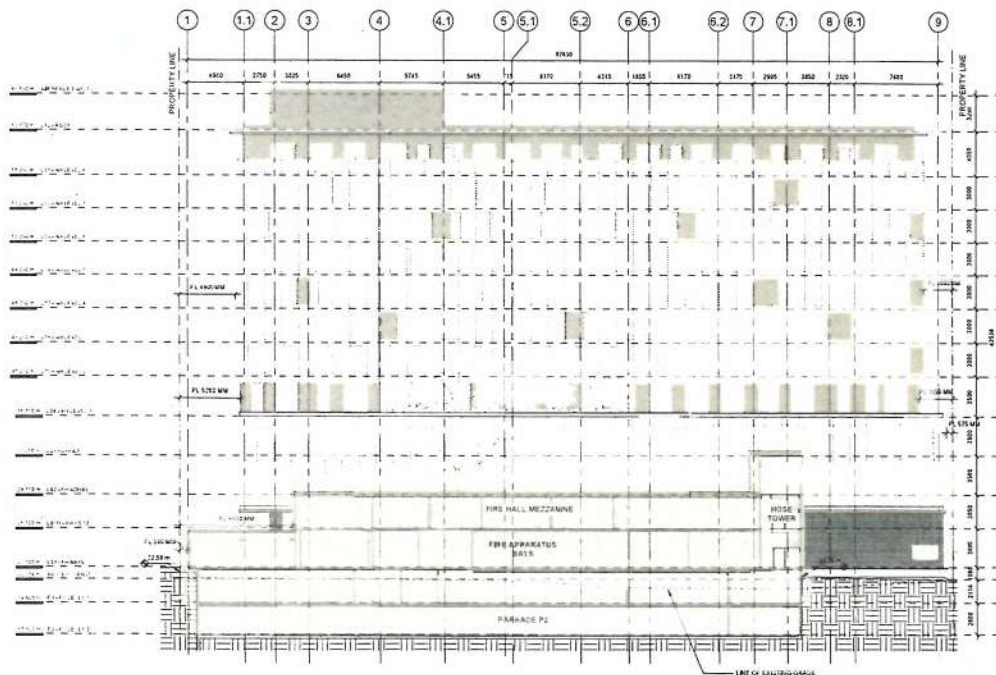
HCMA Architecture + Design
Suite 205 - 26 Bastion Square
Victoria BC, Canada V8W 1J9
T 250 382 6650
W hcma.ca

Copyright reserved. These drawings and the design contained therein or which may be inferred therefrom are, and at all times remain, the exclusive property of HCMA Architecture + Design (HCMA). HCMA holds the copyright and ownership in the said drawings, which cannot be used for any purpose without the express written consent of HCMA.

PROJECT: 1624 • DRAWN: TEAM



1 BUILDING SECTION C03
1/200



2 BUILDING SECTION L02
1/200



NOT FOR CONSTRUCTION

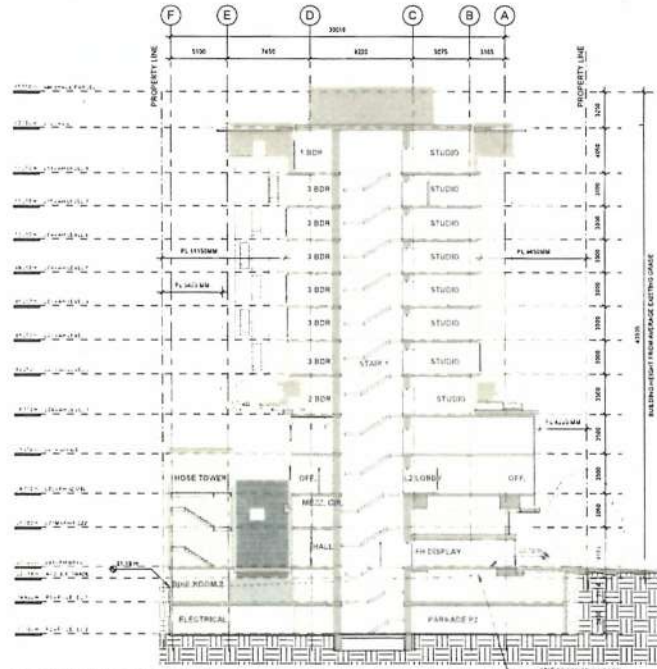
1025 Johnson Street
1025 Johnson St. Victoria, BC

BUILDING
SECTIONS

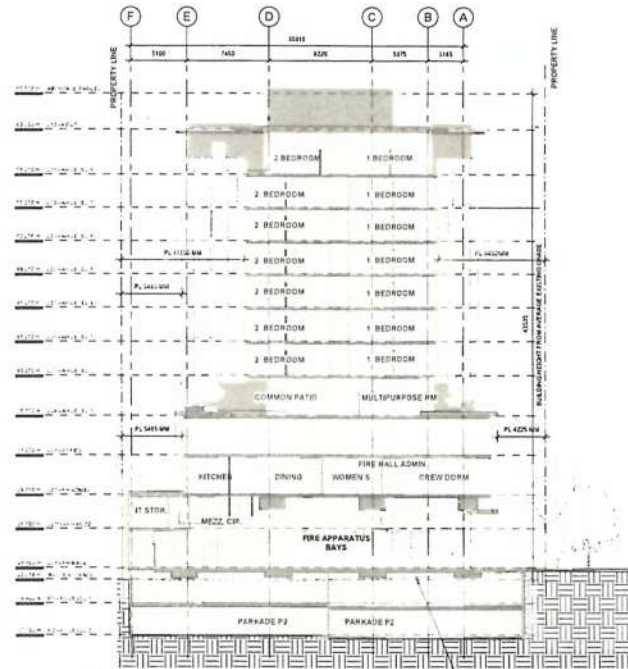
A311

SCALE: 1/200

HCMA Architecture + Design
Suite 205 - 26 Bastion Square
Victoria BC, Canada V8W 1H9
T 250 362 6650
W hcma.ca

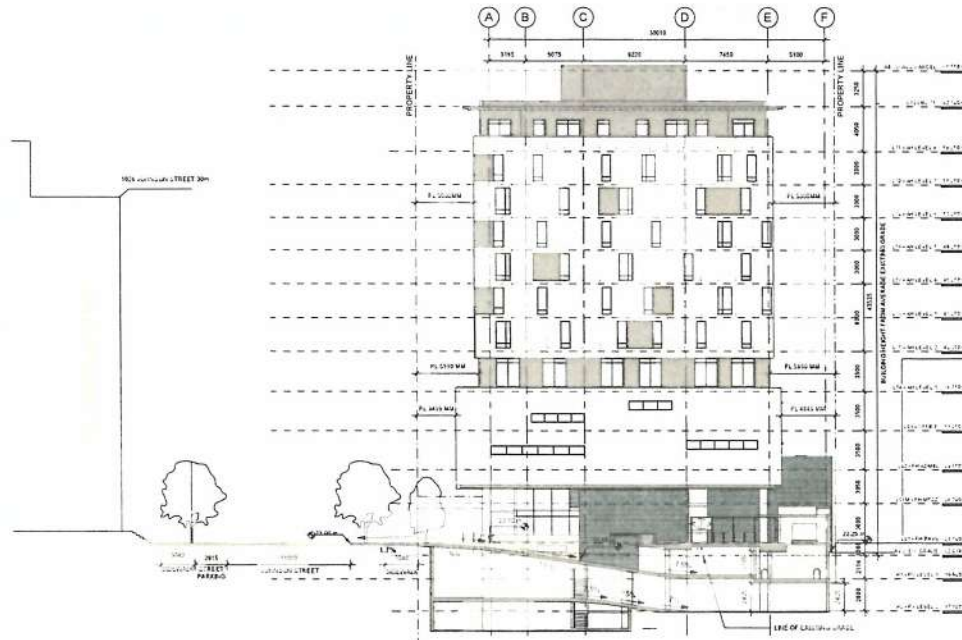


1 BUILDING SECTION C01
1:200



2 BUILDING SECTION C04
1:200





① 04 - CROSS SECTION THROUGH DRIVE AISLE
1:200

