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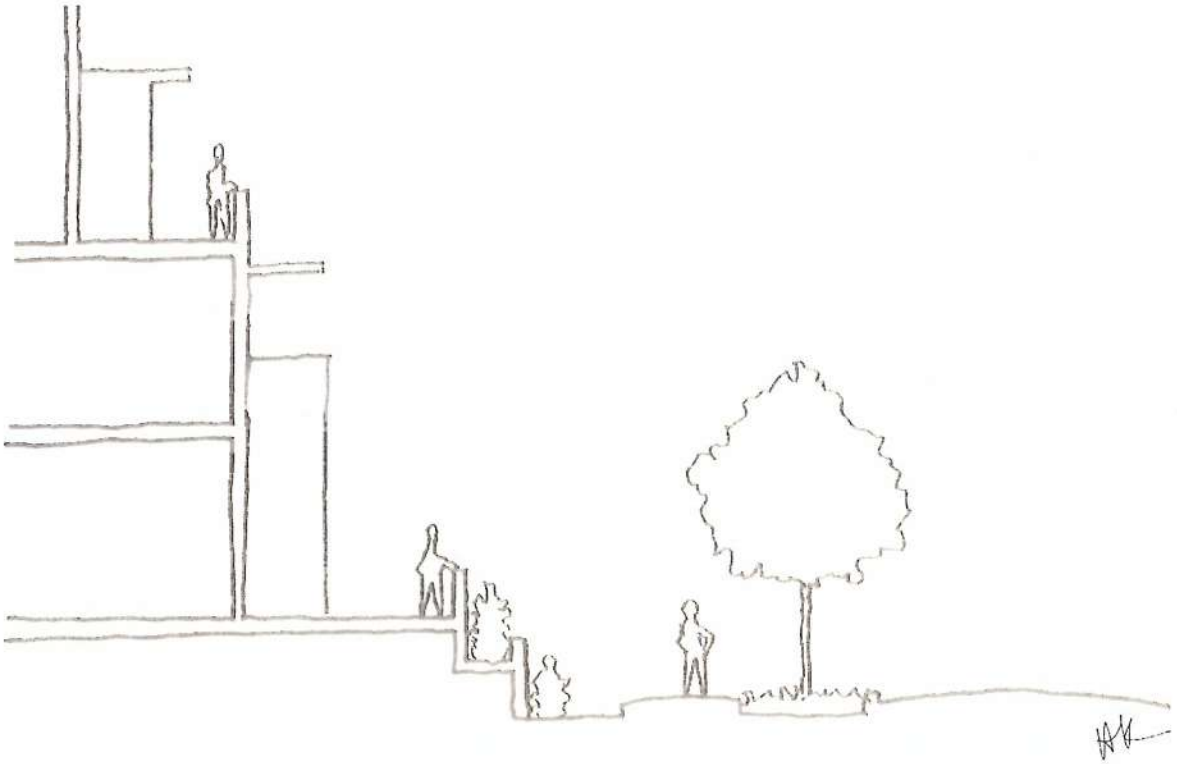

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TABLE OF CONTENTS

A.001	CONTACT LIST AND TABLE OF CONTENTS
A.002	PROJECT DATA
A.003	DESIGN RATIONALE
A.004	SITE CONTEXT
A.005	CONTEXT MAP
A.006	CONTEXT PHOTOS
A.007	CONTEXT PHOTOS
A.008	CONTEXT PHOTOS
A.009	SITE SURVEY
A.010	SITE PLAN
A.011	PARKING MEZZANINE
A.012	PARKING
A.013	LEVEL 1
A.014	LEVEL 2
A.015	LEVEL 3
A.016	LEVEL 4
A.017	LEVEL 5
A.018	LEVEL 6
A.019	ROOF PLAN
A.020	ELEVATION: SOUTH
A.021	ELEVATION: NORTH
A.022	ELEVATION: EAST
A.023	ELEVATION: WEST
A.024	BUILDING SECTION: N-S
A.025	BUILDING SECTION: E-W
A.026	CONTEXT PLAN
A.027	RUNNING STREETSCAPE FROM JOHNSON ST (SOUTH)
A.028	RUNNING STREETSCAPE FROM CHAMBERS ST (EAST)
A.029	COLOUR ELEVATIONS (EAST & SOUTH)
A.030	COLOUR ELEVATIONS (WEST & NORTH)
A.031	RENDERINGS
A.032	BIRD'S EYE VIEWS
A.033	SHADOW STUDY
A.034	PARKADE SETBACK DETERMINATION
A.035	LIGHTING SITE PLAN
A.036	LANDSCAPE CONCEPT PLAN

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CONTACT LIST AND TABLE OF CONTENTS

sheet
A.001

PROJECT DATA

Addressing

Civic Address: 1144-1154 Johnson Street + 1406 Chambers Street, Victoria, BC

Legal Address: LOT 1038, VICTORIA CITY, LOT B, DISTRICT LOT 1037, VICTORIA CITY, PLAN 8773. PART OF LOT 1036, VICTORIA CITY. PARCEL A, (DD 685-45-1) OF LOT 1036, VICTORIA CITY, LOT A, DISTRICT LOTS 1036 & 1037, VICTORIA CITY, PLAN 8773

Site Information

Zoning (Present):	R3-1, R3-2 Multiple Dwelling District
Site Area:	2,000 m
Floor Space Ratio:	2:1
Total Floor Area:	3,999.3 m
Site Coverage:	40% (811.1 m)
Open Site Space:	52% (1,047 m)
Height of Building:	18.46 m
Average Grade:	26.65 m
Number of Storeys:	6

Building Setbacks

Street Boundary (Johnson St):	6.10 m
Internal Boundary (North):	9.15 m
Street Boundary (Chambers St):	6.18 m
Internal Boundary (West):	6.1 m (building face)
Average Street Wall Setback:	7.1 m

Parking

Parking Stalls: (Below Grade)	58 (48 Units x 1.2)
Visitor's Stalls:	6 (10% of Total Stalls)
Handicapped Stalls:	1
Bicycle Parking:	Class 1 - 53 Class 2 - 6 (at Entry) Total: 59

Residential Use Details

Total No. of Units: 48

Unit types:		
	Studio:	3
	1 Bedroom:	17
	1 Bedroom + Den:	12
	2 Bedroom:	7
	2 Bedroom + Den:	9

Ground-Oriented Units: 10

Minimum unit floor area (m): 43.0 m (Studios 407 & 507)

Total residential floor area (m): 3362.0 m

PERMIT NUMBERS

Zoning No. 00487

Development Permit No. 00434

BUILDING CODE DATA SHEET

CITY OF VICTORIA

Property Address: 1144, 1148, 1152, 1154 Johnson St & 1406 Chambers St — Suite No.:

Type of Work: New Building ☑ — Addition ☐ — Alterations ☐ — Tenant Improvements ☐

Alternative Solution: Yes ☐ No ☑ — Description:

Development Permit: Yes ☒ No ☐

BC Building Code document Edition: BCBC2012 — Part 3 ☒ — Part 9 ☐

Building Area (to be defined by the BC Building Code): 811.1m²

Gross Floor Area: 4007.1m² — No. of Storeys: 6

No. of Streets Facing: 2 — Distance to fire hydrant: 23.5m

Major Occupancy Classifications: A-1 A-2 A-3 A-4 B-1 B-2 B-3 C D E F-1 F-2 F-3 (circle one or more)

Building Classification: 3.2.2. 50 (articles 3.2.2.19 to 3.2.2.86) — OR 9.10.6

Sprinklered: Yes ☒ No ☐ — NFPA Standard that it was constructed to:

Non-combustible Construction: Yes ☐ No ☒ — Details:

Firewalls: Yes ☐ No ☒ — Rating of Firewall (if FRR):

Fire Resistance Rating of Building Components (FRR):

Floors: 1 HR — Roofs: — Mezzanines: 1 HR — Supporting Structure: 1 HR

No. of Suites: 48 — Fire Resistance Rating Between Suites: 1 HR — Fire Resistance Rating of Corridor: 1 HR

Mezzanine: Yes ☐ No ☐ — Interconnected Floors: Yes ☐ No ☒ — Emergency Power: Yes ☒ No ☐

Fire Alarm System: Yes ☒ No ☐ — Standpipe System: Yes ☒ No ☐

Spatial Separation (subsection 3.2.3 or 9.10.14 & 15):

	Area of Exposed Building Face	Ratio L/H H/L	Limiting Distance	Opening % Permitted	Opening % Proposed	Construction of Exposing Building Face: FRR	Non-Combustible Construction	Combustible Cladding
North								
South								
East								
West								

Occupant Load (Subsection 3.1.17): 27 — Water Closets Provided in Total (subsection 3.7): Male: — Female:

Accessible for Persons with Disabilities: Yes ☑ No ☐ — Number of Accessible Water Closets:

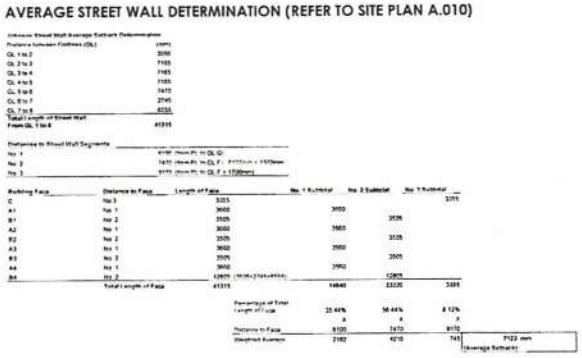
Accessible Tub: Room Provided: Yes ☐ No ☒

Explanatory Information: Amenity room occupant load max. 27 people based on 0.95m² per person (BCBC 2012, 3.1.17.1) for a 25.6m² informal room floor area

Form Completed By: J. Kerdum — Date: 8 Dec 2016

Phone: 604-676-5638 — Email: info@kokaarchitecture.ca

AVERAGE STREET WALL DETERMINATION (REFER TO SITE PLAN A.010)



OPEN SITE SPACE CALCULATIONS

Open Site Space - Lot - Zone Standard - 60% Min

	SQ.FT	SQ.M
BLDG	8716.25	809.77
DRIVE	1531.81	142.31
Total	10248.06	952.08
LOT AREA	21527.82	2000
- (BLDG + DRIVE)	10248.06	952.08
OPEN SITE SPACE	11279.76	1047.92
OPEN SITE SPACE	11279.76	1047.92
LOT AREA	21527.82	2000
%	52.396	52.396

Johnson & Chambers Area Calculations

	Suite Numbers and Areas											Circulation/Amenity		Residential Area (per floor)	Circulation Area (per floor)	Total Area (per floor)
Level PH	PH-1	PH-2														
(SF)	954	1191										884	(SF)	2,145	984	3,029
Level 5	501	502	503	504	505	506	507	508								
(SF)	574	571	661	679	942	670	463	701				1100	(SF)	6,151	1,160	7,311
Level 4	401	402	403	404	405	406	407	408								
(SF)	574	571	661	679	942	670	463	701				1100	(SF)	6,151	1,160	7,311
Level 3	301	302	303	304	305	306	307	308	309	310						
(SF)	574	742	740	740	729	592	590	590	695	630		1022	(SF)	6,900	1,022	7,922
Level 2	201	202	203	204	205	206	207	208	209	210						
(SF)	574	796	794	794	569	757	633	633	550	635		1004	(SF)	7,755	1,004	8,759
Level 1	101	102	103	104	105	106	107	108	109	110						
(SF)	474	614	704	704	569	758	634	634	550	640		1630	(SF)	7,068	1,630	8,715

				Efficiency	Total Area
Subtotal	(SF)	38,188	8,860	84%	

Site Area		FSR (max)	FSR Area	Building Area	Difference
21,527.8	(SF)	2.0	43,056	43,048	8

Total Suites		Suite Types	Avg. Size	Suite Numbers	Percentage
48	(SF)	Studio	-	4	8%
48		1 Bedroom	-	16	33%
48		1 Bedroom + Den	-	10	21%
48		2 Bedroom	-	14	29%
48		2 Bedroom + Den	-	4	8%

Parking	Factor	Total Suites	Stalls Required	Stalls Provided	Accessible Req.
	1.2	48	57.6	58	1

SF = Square Feet
m² = Square Meters
Unit Sizes are approximate and may vary with refinement of layout
All areas to be confirmed

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Revision 01

sheet
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PROPOSED PROJECT RATIONALE

The proposed project offers a mix of historic and modern massing elements, scales, landscaping features, traditional material references, and Sustainable design features that respond to the immediate and broader context of the subject site. With acknowledgment of existing and future contextual considerations, the project provides positive impacts for the community that will help to enhance the neighbourhood through economic growth and additional housing opportunities.

The newly designed proposed project has taken into consideration and addressed the previous comments from City Staff, in addition to acknowledging community considerations that are in the purview of the Architect and Applicant to address.

Context

The proposed project is partially a ground-level parking lot set within the Southwest quadrant of the Fernwood neighbourhood in Victoria. Bordering both Johnson and Chambers streets, the proposed project is sited on a sloped geography with 1 ½ to 2 ½ - storey houses and a 3 storey apartment building at the higher elevation overlooking the property from the North side. The neighbouring houses and apartment building maintain generous rear yards at the interface with the subject site and front onto the Harris Green Park along Pandora Street.

Along the blocks to the East and to the South of the proposed project (across Chambers Street and Johnson Street respectively), a limited number of parking lots, 1 ½ to 2 ½ - storey houses, and a vast number of 3 to 6 - storey multi-unit residential buildings line the streets.

To the East of the subject site is a ground level parking lot that services the neighbourhood medical related facilities, followed by a 3 ½ - storey multi-unit residential building. At the far East end of the block (intersection of Johnson and Cook Streets) a large parking lot servicing the historic mid-century Medical Arts Building is set to be redeveloped as "The Wade" multi-unit residential development and will encompass the entire end of the block. Across the intersection to the East of the 1100 block of Johnson Street is a relatively recently developed 10 - storey mixed use multi-unit residential building.

The proposed project has been designed with great consideration to the existing and future context, and consultation has been undertaken with City Staff and the community to help ensure an appropriate architectural response for the subject site.

Proposed Project Massing and Scale

The proposed project is a 6 - storey multi-unit residential building. Owing to the context, both today and in years past, the proposal emphasizes the concept of a "liveable neighbourhood". The focus on ground-oriented neighbourhood development while fulfilling sustainable housing density is consistent with the community vision through the design of the building massing, the historic material references, the variation of unit sizes, and the design of ground level landscape that creates a warm and inviting neighbourhood feel along the evolving Johnson Street and bike lane corridor.

The proposed building is articulated with a series undulating massing elements that reduce the overall scale of the building by creating a more immediate engagement with the site at the lower level, while receding in a series of vertical steps until the top floor is not visible if one is to stand at the forefront of the building. The ground level interface of the proposed building at the sidewalks along Johnson and Chambers Streets is punctuated with a row of 2 - storey lightly coloured warm grey brick massing elements and windows that reflect the rhythm of single-family houses that stood along Johnson Street many years earlier.

The third floor the building is defined by a warm white metal frame with columns that drop to the ground level and facilitate to distinguish the rhythm on the 2 - storey townhouse like modules below. The metal framework extends to the Southeast corner of the building where it changes orientation and forms light arch-like massing elements towards the street intersection and signals the location of the primary building entrance.

Along the South and East elevations the building steps back yet again at the fourth and fifth levels with undulating walls that form balconies and semi-private terraces, while contributing to visual interest and participating in the break up of sound waves from vehicles along Johnson Street. At the fourth and fifth levels of the South elevation the walls form a saw-tooth pattern that facilitates to preserve privacy for the houses to the North by redirecting views out from the suites to the Northwest towards the trees in Harris Green Park. Finally at the sixth floor the building dramatically steps back in order to reduce the appearance of the building from the permitted six storeys (60 ft. height) to a more modest five storeys (50 ft. height) in order to acknowledge the varying housing scales of the neighbourhood context.

Materiality and Landscaping

In keeping with the scaled back massing that steps to acknowledge the neighbourhood housing scales, great emphasis was placed on the interface of the building material features and landscaping to create tactile surfaces for both the inhabitant and pedestrian along the newly proposed wider green strips of the sidewalk boulevards.

High quality platinum grey coloured brick adds finer texture along the Johnson and Chambers Street frontages via the projecting 2 - storey townhouse-like massing elements, reflecting a single-family housing module and emphasizing a historic neighbourhood feel for residents. The brick is further brought to the forefront of the terraces along the planters and planting strips that create the buffer between the public sidewalk and the semi-private terrace spaces. Landscaping including tall ornamental grasses, Heather and Lavender add to the transitioning planting areas between semi-private and public zones, while at the same time adding to the overall width of the landscaped street boulevard.

The lavish West side yard and North rear yard landscape features contribute to the transitioning grades that require the retention of a retaining wall that separates the houses at the higher elevation to the North from the subject site. The retaining wall is lined with a warm wood fence, a series of trees, Yew hedges strips, tall ornamental grasses, ferns, and shade-adapted shrubs to facilitate pleasant screening solutions between properties.

Warm white preformed metal panels and warm shades of grey cementitious facade materials with a linear horizontal emphasis are incorporated at various locations to emphasize the stepping and undulations in the building facade. The scales of the panels are determined by the module of several stacked bricks in order to maintain relationships between material elements, while growing in dimension to match the scale of the overall building.

The metal panels and brick create the backdrops for two green walls of trained Ivy incorporated along the North and West building elevations in locations where windows are minimized to reduce the appearance of direct visual interface between neighbouring properties.

Further punctuation of detailed material elements is found in high quality glass and anodized aluminum coloured metal finishes. These elements are incorporated in the window wall system and main building entry, as well as the guardrails and canopy features at the numerous balcony and terrace locations.

Dwelling Units, Density, and Affordability

The proposed project is comprised of 48 accessible dwelling units and a strata amenity room with a 2.1 Floor Space Ratio. The building is composed of a healthy mix of studios, 1-bedroom and 2 bedroom suites. The units vary in sizes from approximately 43 m2 to 112 m2, with a ratio of about 1/3 two-bedroom units and approximately 2/3 one bedroom and studio units. A covenant is proposed to dedicate a minimum of 20% of the units for rental dwellings.

In addition, storage spaces are also provided at the parkade mezzanine level for residential building maintenance, and general strata uses.

Transportation Features

All parking corresponding to the proposed project is located below grade. The ratio of parking stalls to units is 1.2 parking spaces per unit and the requirement has been met in full for a total of 58 parking spaces, including 1 required accessible parking stall.

The parkade entry is situated at the Northeast corner of the subject site along Chambers Street, per Engineering requirements corresponding to regulations outlined in the BC Transportation Act that prohibits the opportunity for parking access to the parkade along Johnson Street.

Bicycle parking meets the required 1:1 ratio of spaces to units and is located at the parkade mezzanine level with direct roll-in / roll-out access to help encourage bicycle travel, particularly given the nearby benefit of the Johnson Street bike lane. In addition, 6 Class 2 bike spaces are located near the primary building entrance along Johnson Street.

Owing to the various transportation options in the area, as well as the access to amenities within a two kilometre radius, the need for individual car travel is reduced for future residents that have the ability to opt for public transportation, bicycle travel, or basic pedestrian mobility.

Crime Prevention Through Environmental Design (CPTED)

Design features are incorporated into the architectural and landscape design to facilitate neighbourhood and resident safety and security through environmental design. Ground-orient units with generous patios create buffers between the public, and private building interface, while at the same time creating a sense of "eyes on the street" to help minimize opportunities for unseen criminal activity. Landscaping and walkways are designed to allow for clear lines of sight, along with ground oriented lighting planning that mitigates blinding lights and dark corners. In addition, secure underground vehicle and bicycle parking is providing with radio control access.

Infrastructure

The proposed project will utilize existing service infrastructure and will contribute to the expansion of portions of the infrastructure based on municipal requirements. The improvement will be of greatest visual notice to the community via the widening and streetscape improvements along the Johnson and Chambers Street boulevards.

Sustainability

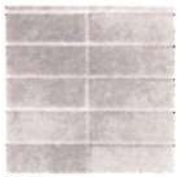
The proposed project commits to incorporating Sustainable design principles, such as minimized water usage, recyclable materials, native landscape planting, and energy efficiency, in order to achieve a minimum of Built Green Gold.

Artificial light planning on the subject site will also be restricted to mitigate urban light pollution.

Community Benefits

In the short term, the proposed project offers individuals the opportunities for neighbourhood employment during the duration of construction, along with the corresponding spin off economic benefits to local businesses that provide services to construction staff. In the longer term residents in the community are provided with the opportunity for additional modestly priced market and rental housing to help service the median income bracket for the area.

In addition to the direct potential benefits through employment and housing, the proposed project benefits the community through the improvement of infrastructure, the creation of a neighbourly streetscape, and by offering Sustainable design building stock that helps to reduce the City of Victoria's environmental footprint in lieu of the existing ground level parking lot.



BRICK:
Warm grey

METAL PANEL:
Aluminium
Warm white

CEMENTITIOUS BOARD:
Mid-tone grey

WINDOW WALL:
Clear Glass
Aluminum Frame

GLASS GUARDRAIL:
Transparent Glass
Aluminum Frame

GLASS GUARDRAIL:
Transluscent Glass
Aluminum Frame

WOOD:
Natural Fir

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SITE CONTEXT

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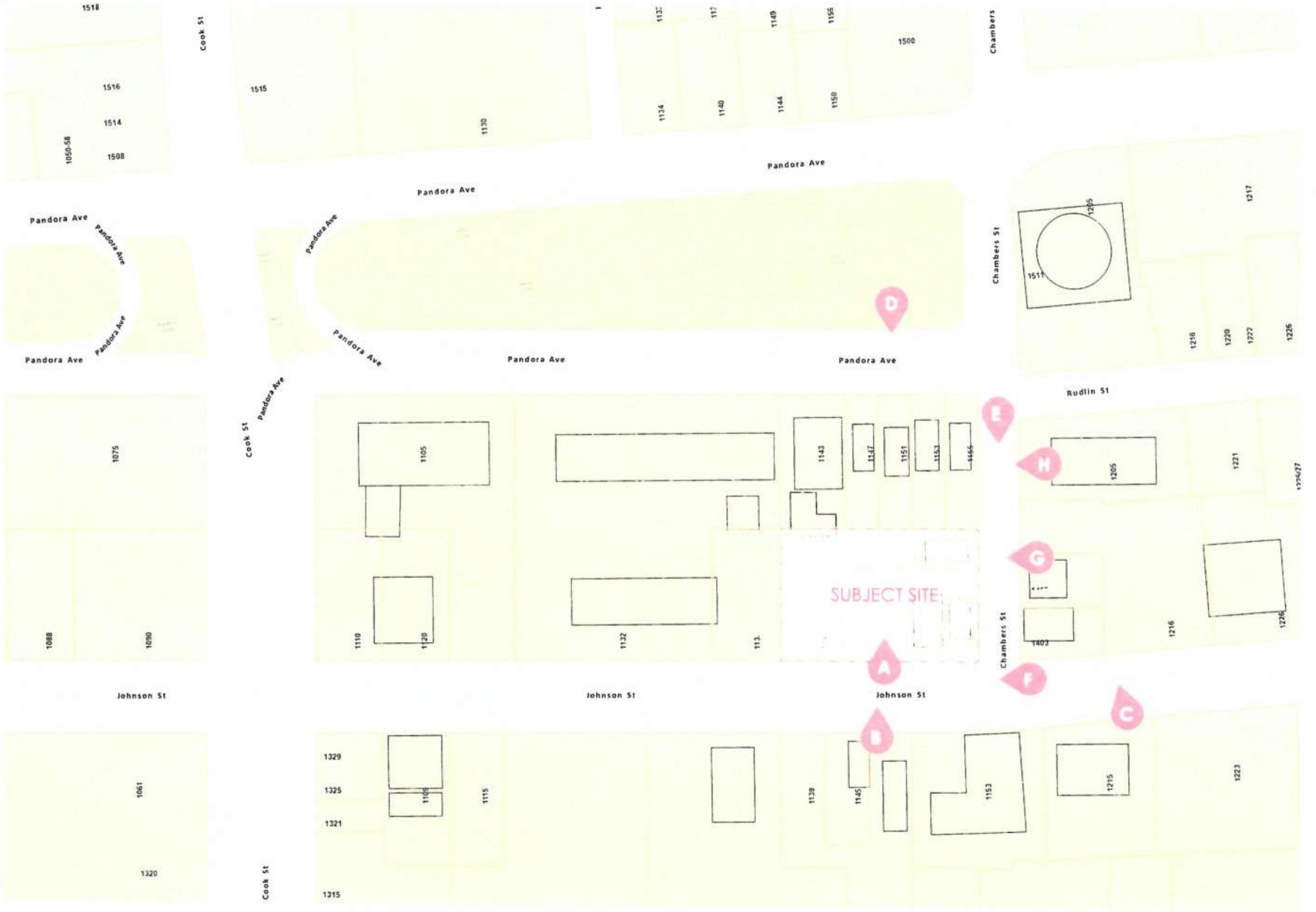

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Context Map

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View North from subject site

View North to subject site from South side of Johnson St

View North from South side of Johnson St relative to Southeast corner of subject site

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View South towards neighbouring houses from Pandora St

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View South towards subject site along Chambers St at Pandora St

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issue | issue date

title
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sheet
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View West along Johnson St from Southeast corner of subject site

View West towards subject site from East side of Chambers St

View West towards neighbour's rear yard (to North of subject site) from East side of Chambers St

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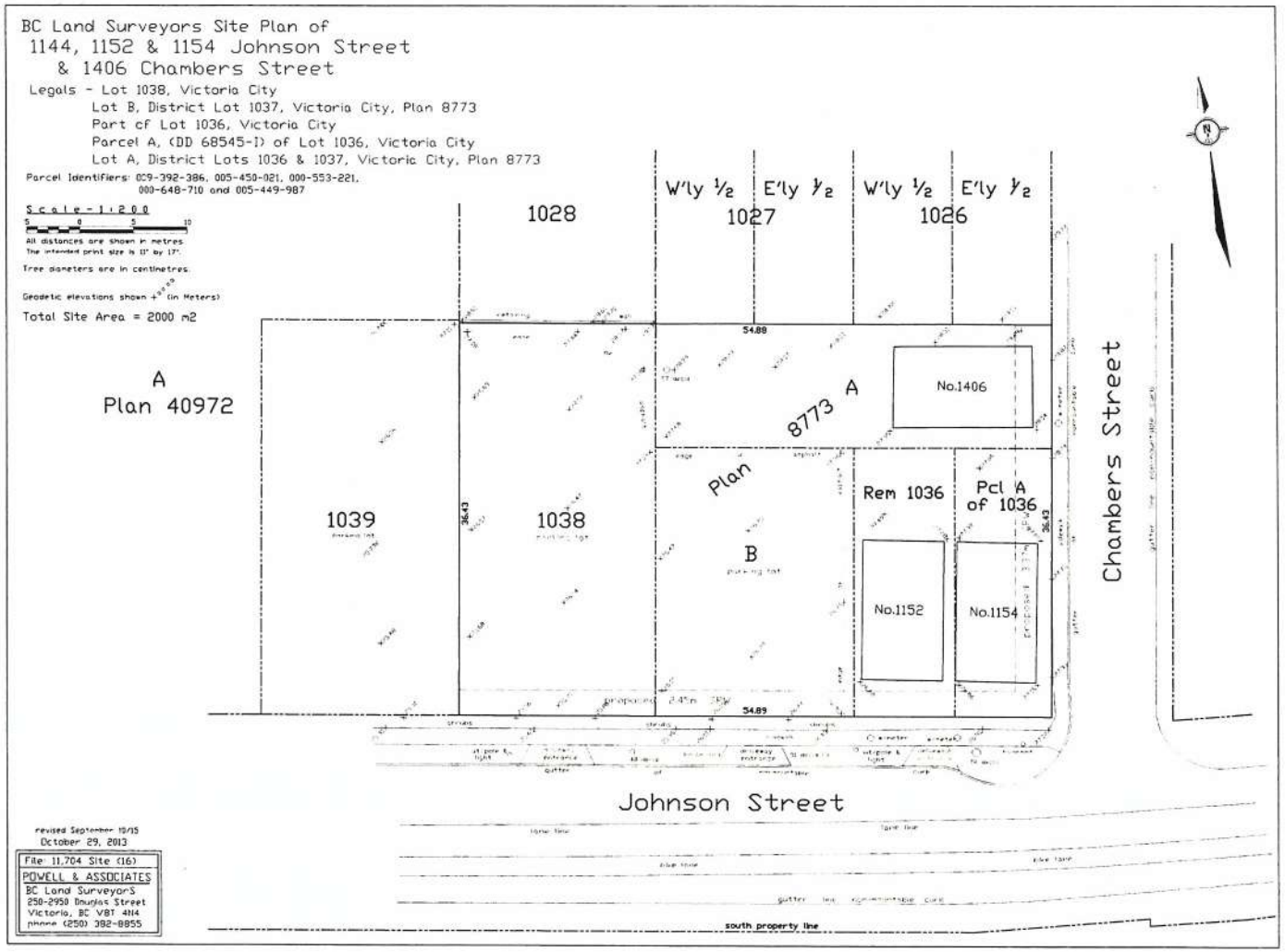

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Site Survey

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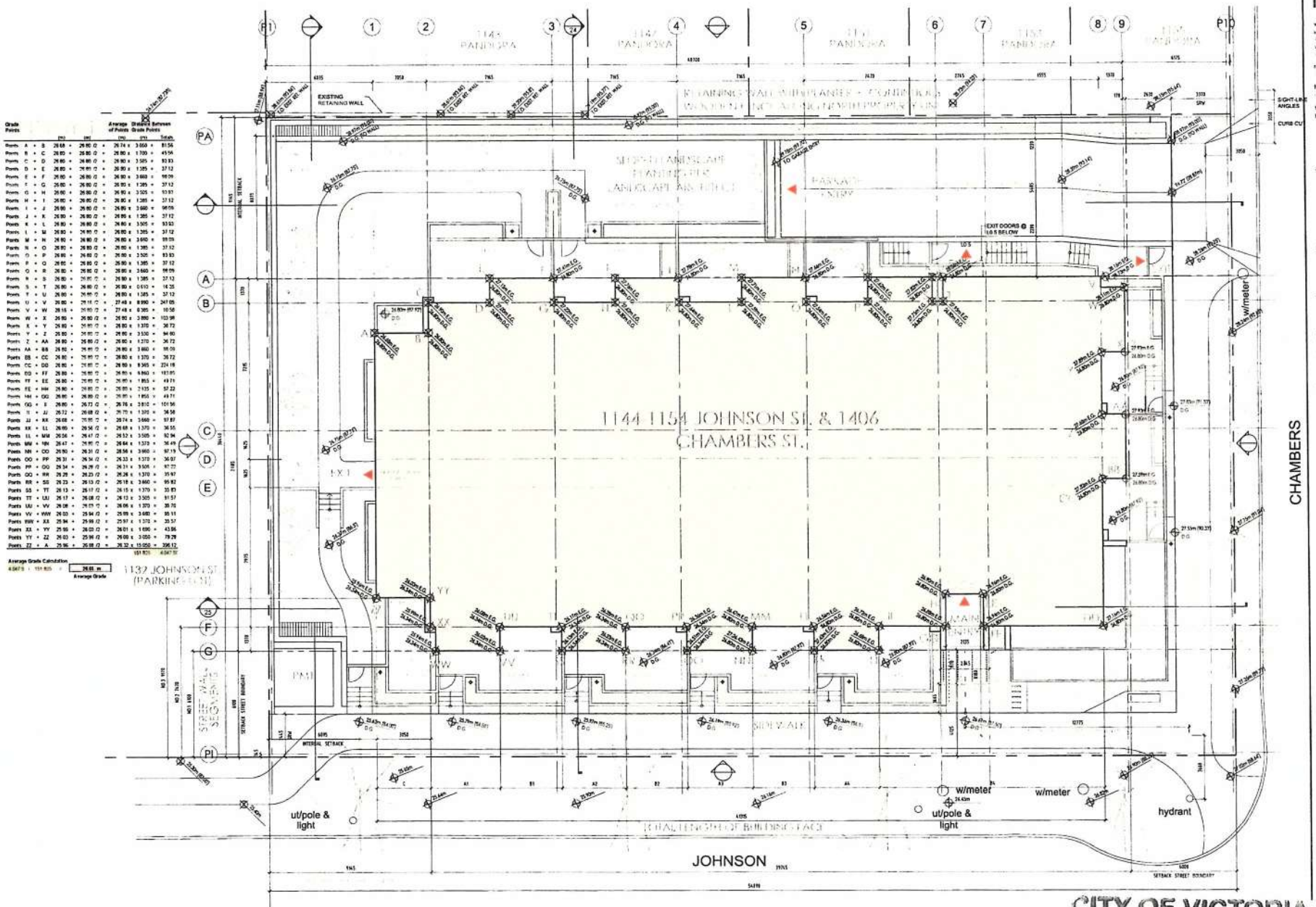

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Site Plan

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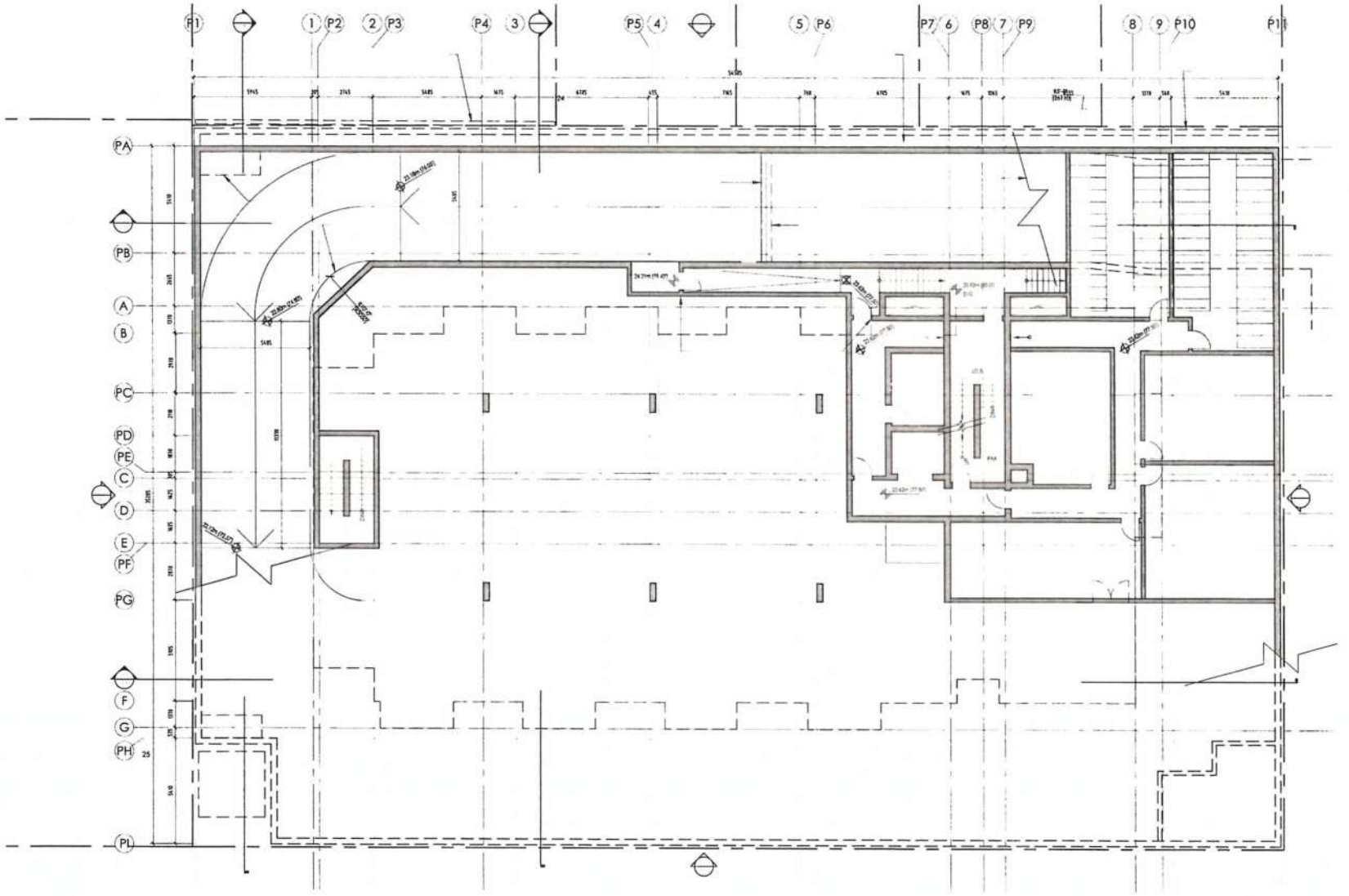

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Parking Mezzanine

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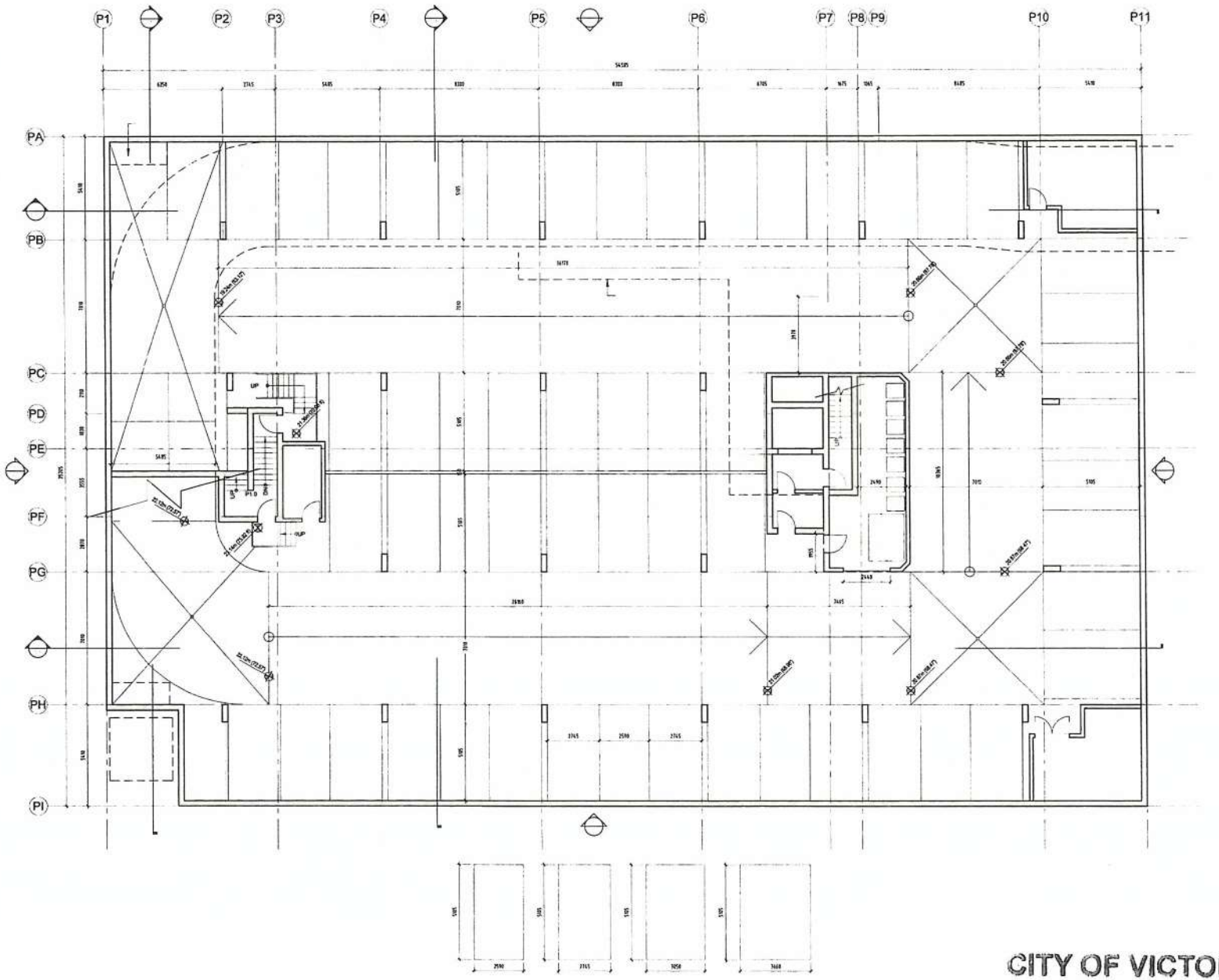

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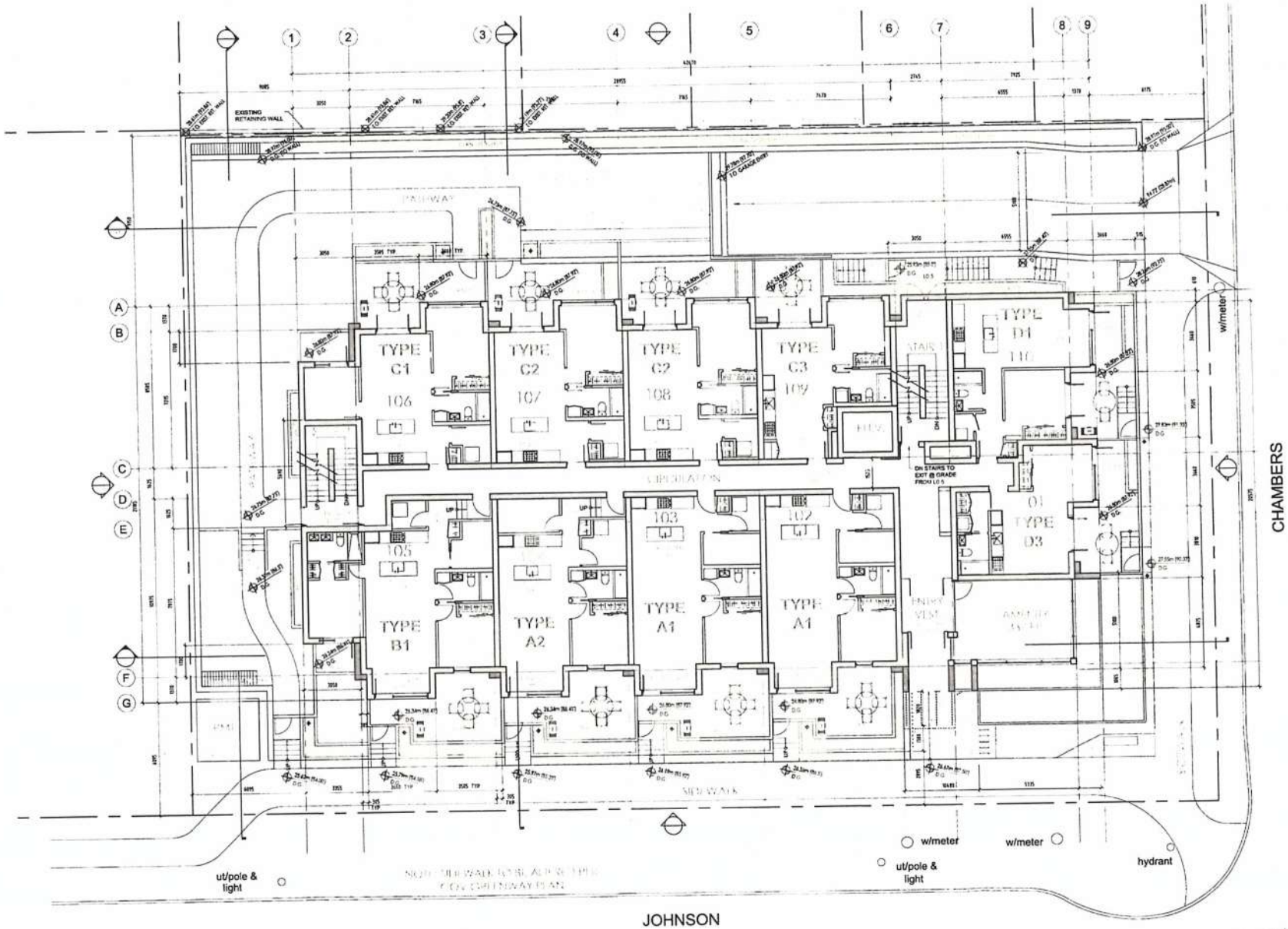

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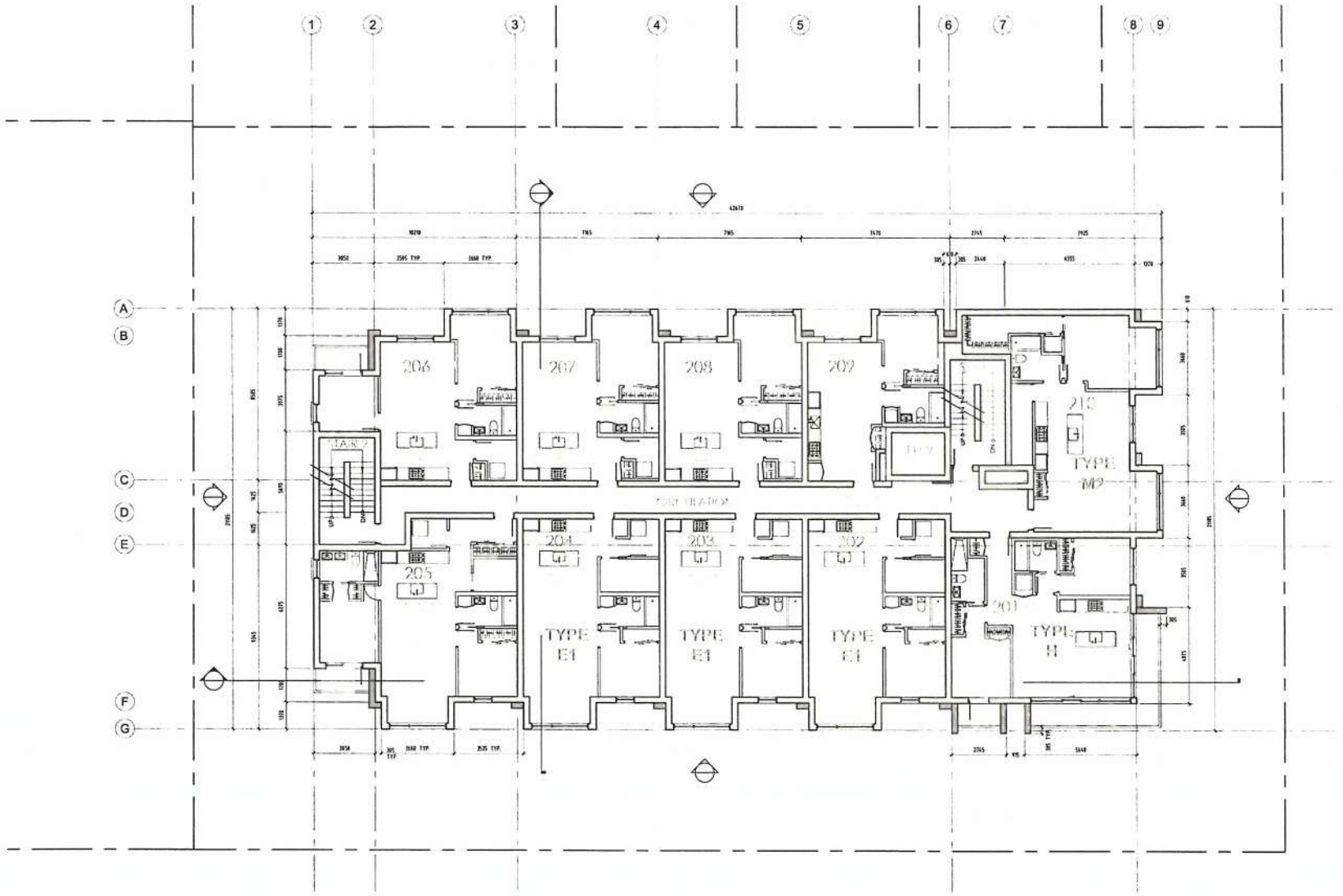
RECEIVED
MAY 01 2017
DEEMED
MAR 24 201



koka

johnson + chambers

KANG&GILL

Floor Plan
Level 2

A.014

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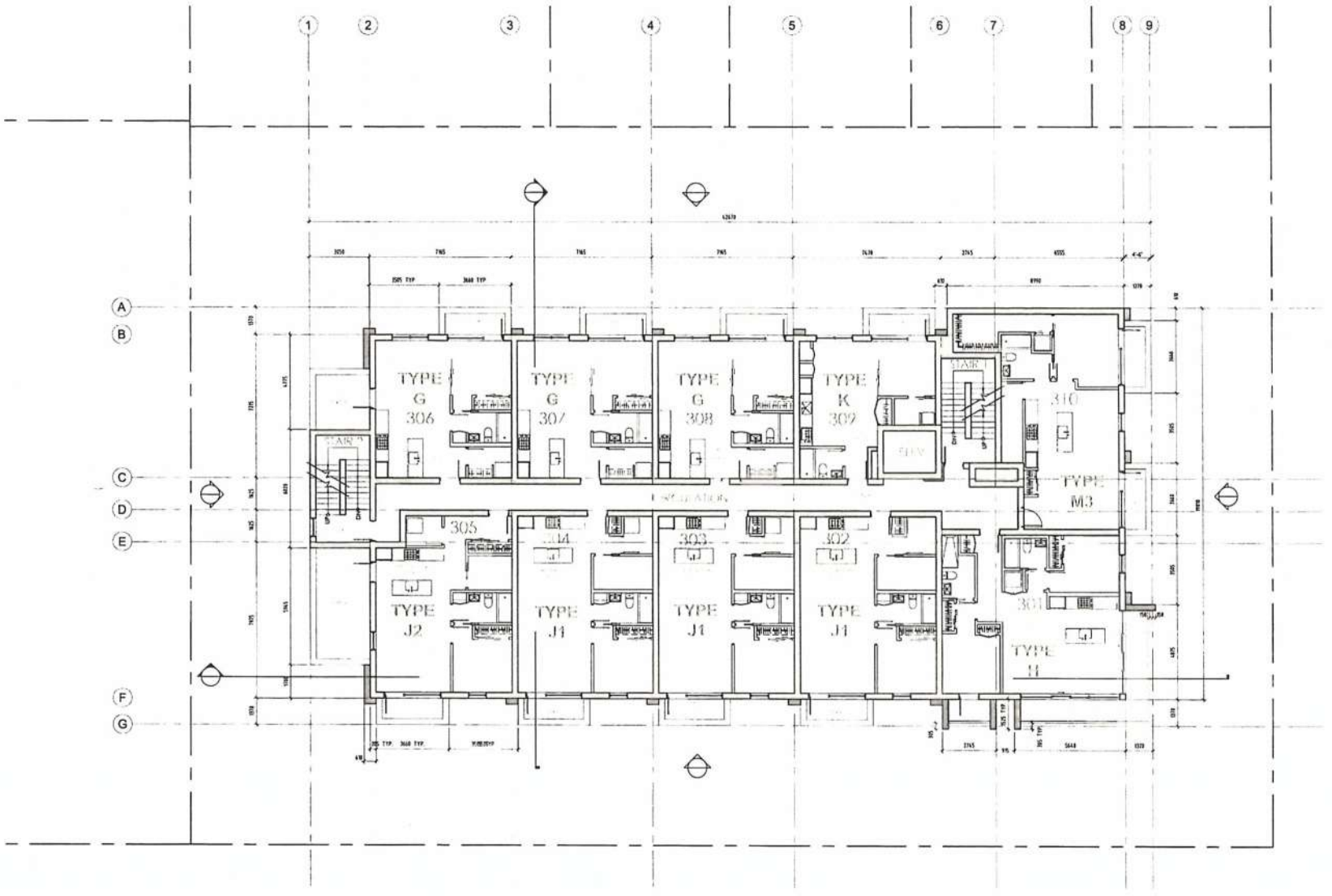
MAR 24 2017



CITY OF VICTORIA

RECEIVED MAY 01 2017

DEEMED MAR 24 2017

koka

visit :

ring :

type :

browse :

koka:

seal

project north

true north

scale:

notes:

project number

project

johnson + chambers

owner

KANG&GILL

civic address

legal description

issue

issue date

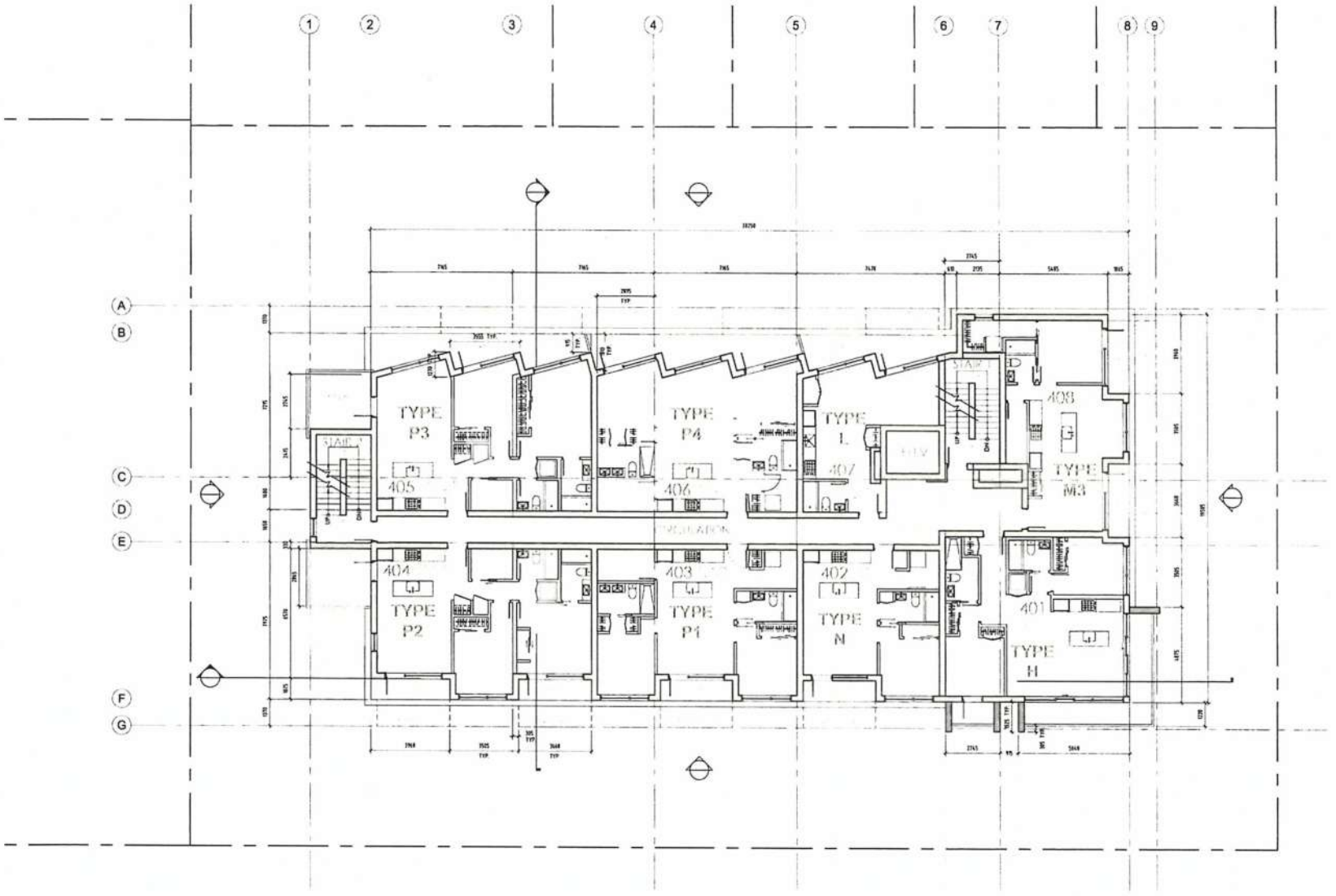
title:

Floor Plan
Level 3

Revision 01

sheet

A.015



koka

visit :

ring :

type :

browse :

seal

project north

true north

scale

notes

project number

project

johnson + chambers

owner

KANG&GILL

civic address

legal description

issue

issue date

title

Floor Plan
Level 4

Revision 01

sheet

A.016

CITY OF VICTORIA

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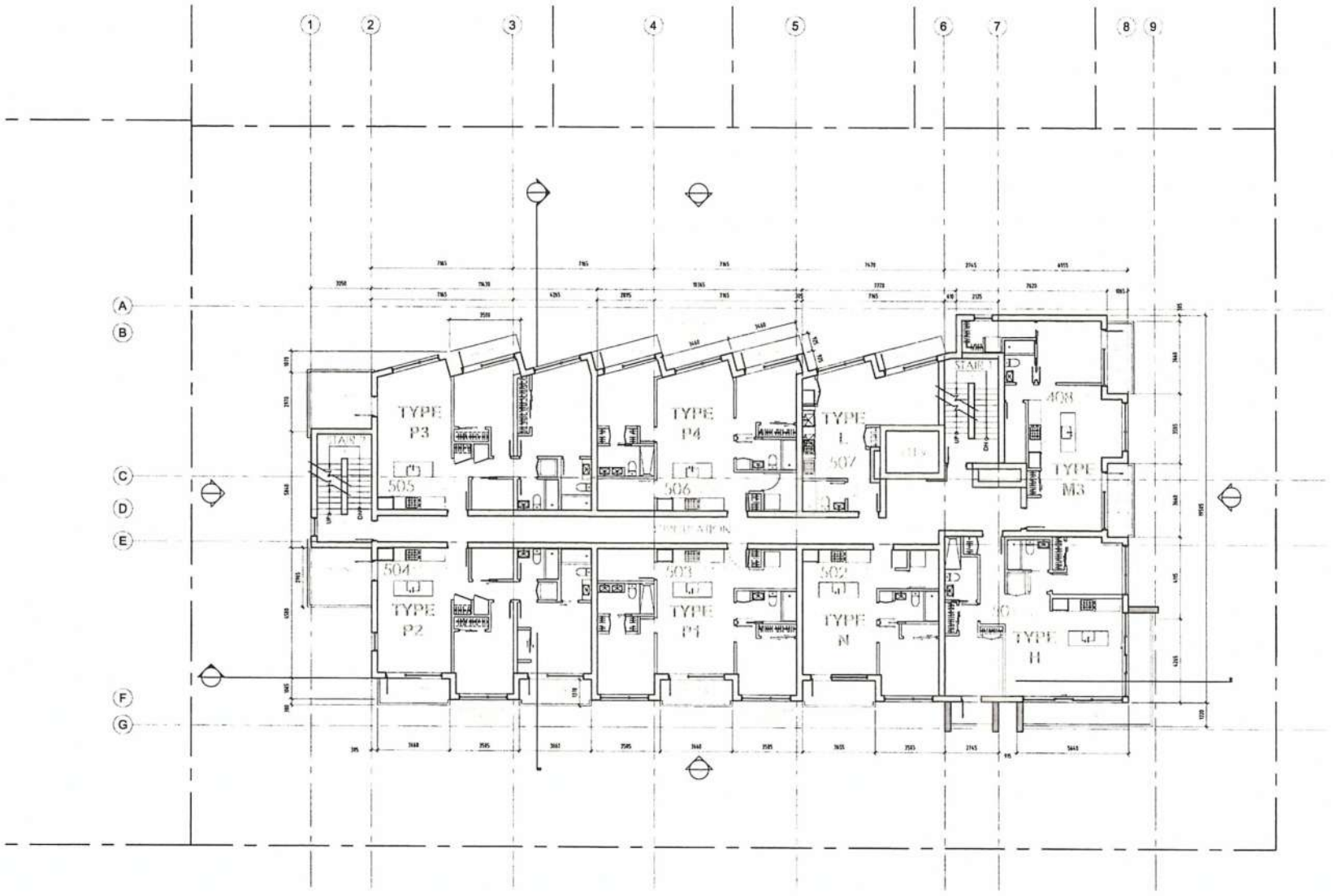
MAR 2 4 2017



CITY OF VICTORIA
RECEIVED
MAY 0 1 2017
DEEMED
MAR 2 4 2017

koka

visit :)

ring :)

type :)

hmwse :)

seal:

project north

true north

scale

notes:

project number

project

johnson + chambers

owner

KANG & GILL

civic address

legal description

issue

issue date

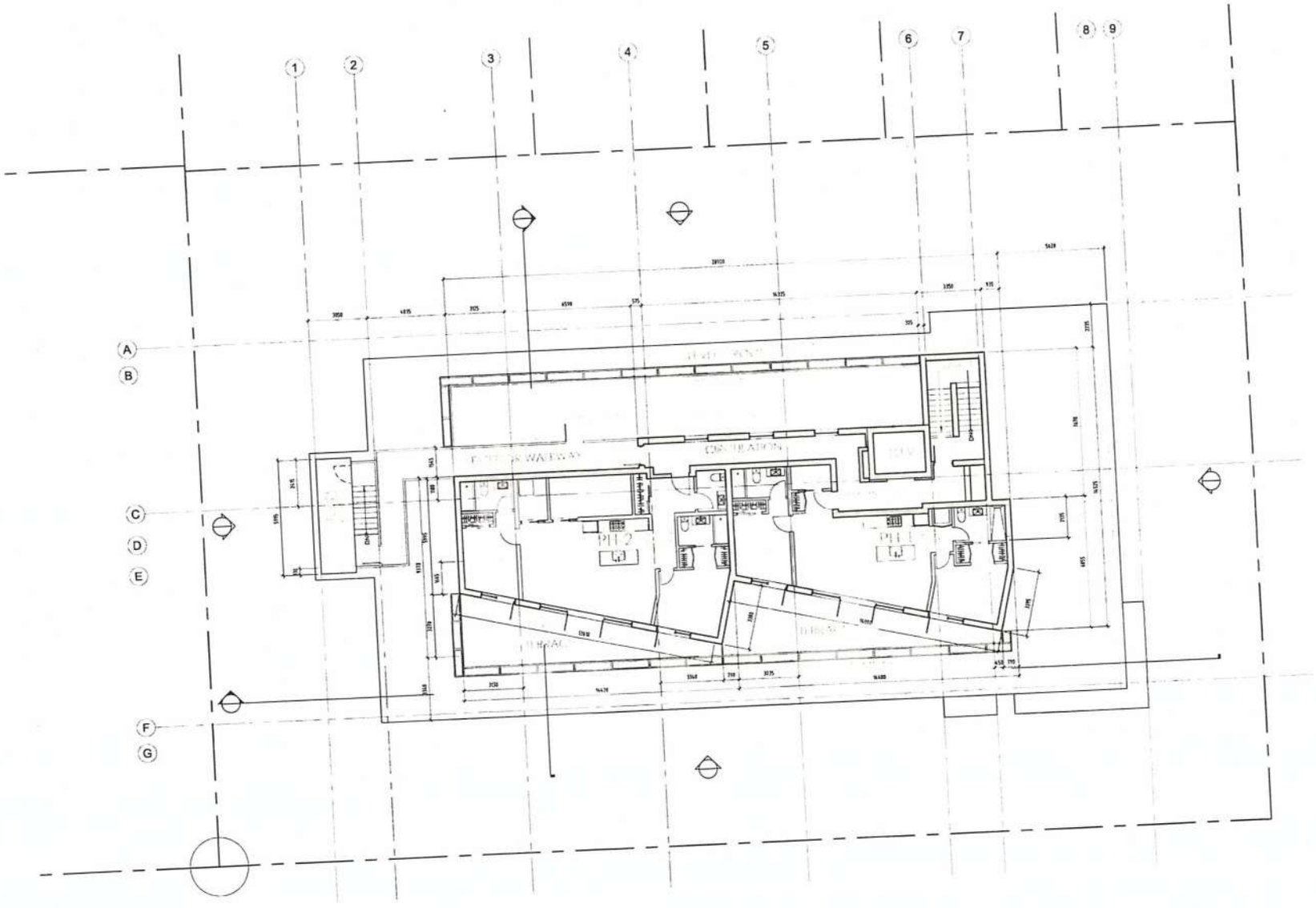
title

Floor Plan
Level 5

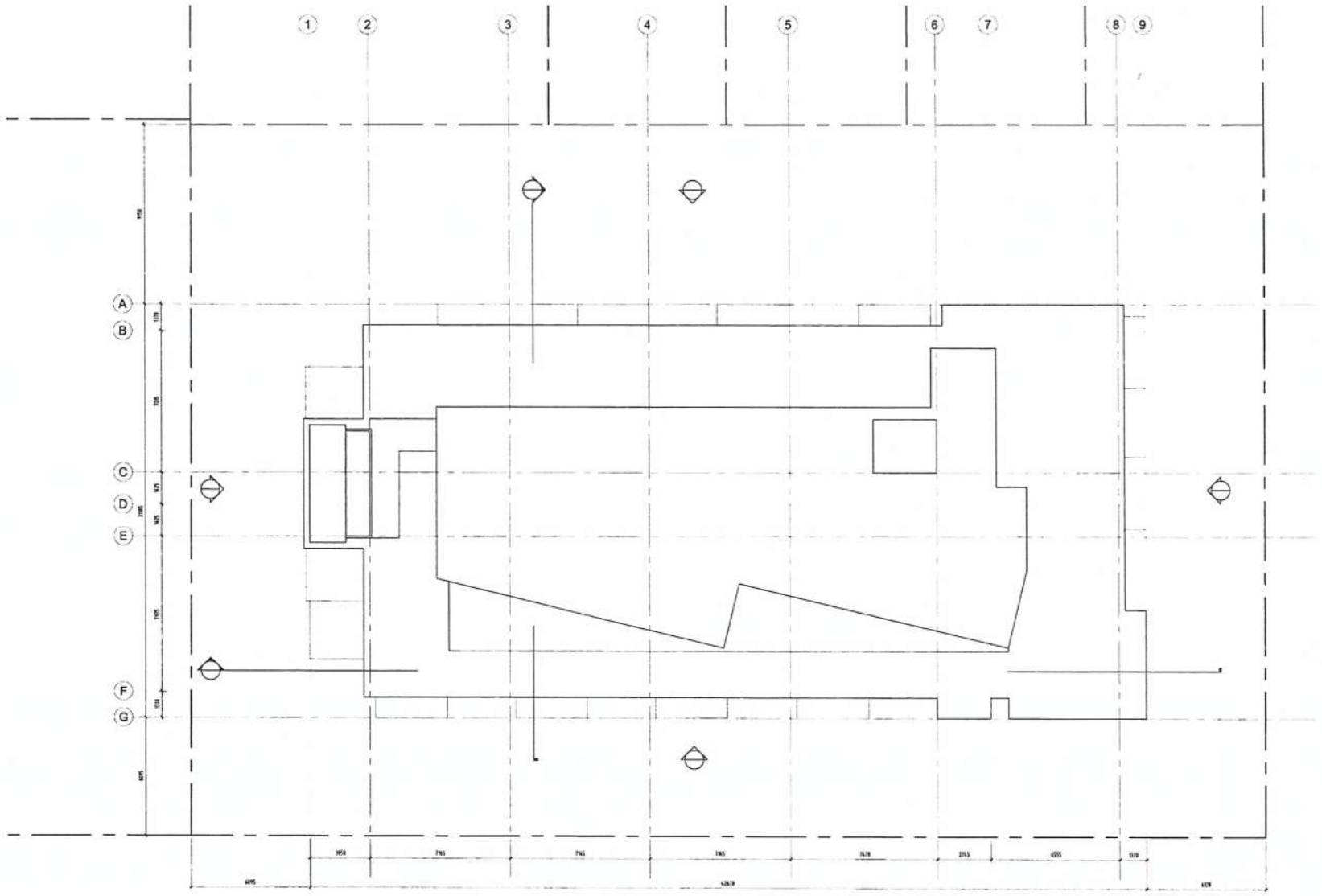
Revision 01

sheet

A.017



CITY OF VICTORIA
RECEIVED
MAY 0 1 2017
DEEMED
MAR 2 4 2017



koka

visit :

ring :

type :

browse :

seal

project north

true north

scale

notes

project number

project

johnson + chambers

owner

KANG&GILL

civic address

legal description

issue

issue date

title

Roof Plan

Revision 01

sheet

A.019

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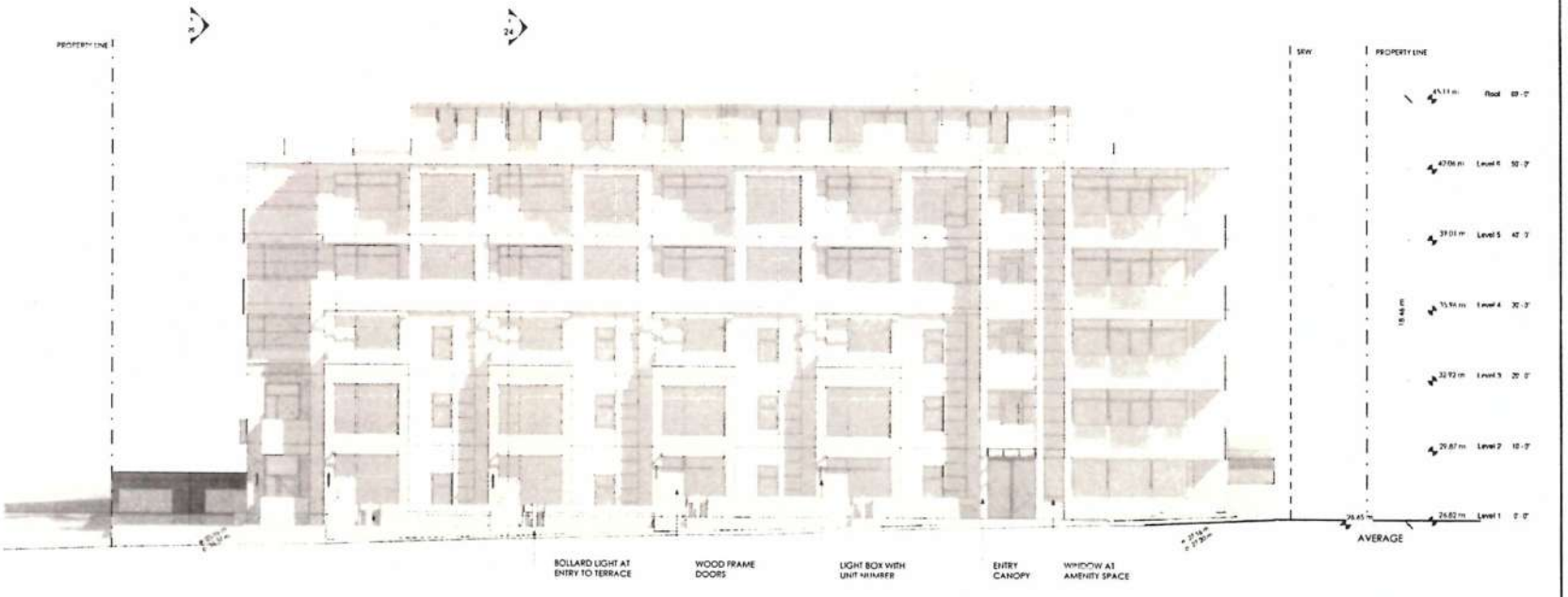
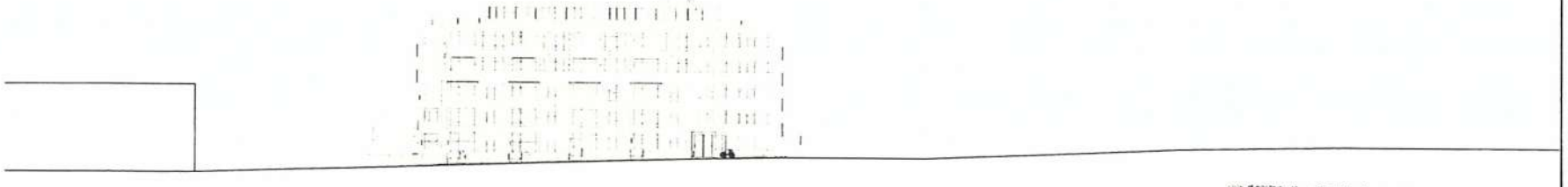


1 SOUTH ELEVATION



CITY OF VICTORIA
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MAY 01 2017

DEEMED
MAR 24 2017

koka

visit :

ring :

type :

browse :
koka

seal

project north

scale

notes

project number

project
johnson + chambers

owner
KANG&GILL

civic address

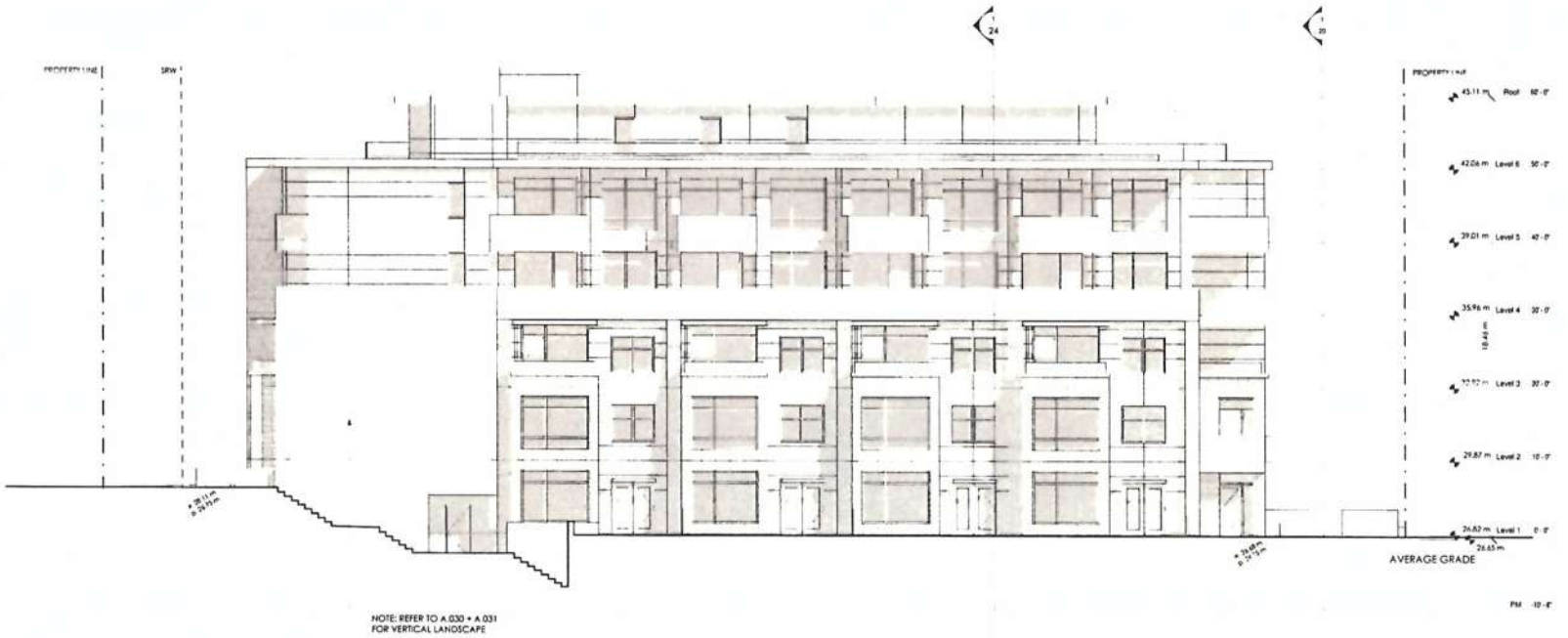
legal description

issue | issue date

title
Building Elevation South

Revision 01

sheet
A.020



NOTE: REFER TO A.030 + A.031
FOR VERTICAL LANDSCAPE

CITY OF VICTORIA
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MAR 24 2017

koka

visit :

ring :

type :

browse :
koka

seal

project north

scale

notes

project number

project
johnson + chambers

owner
KANG&GILL

civic address

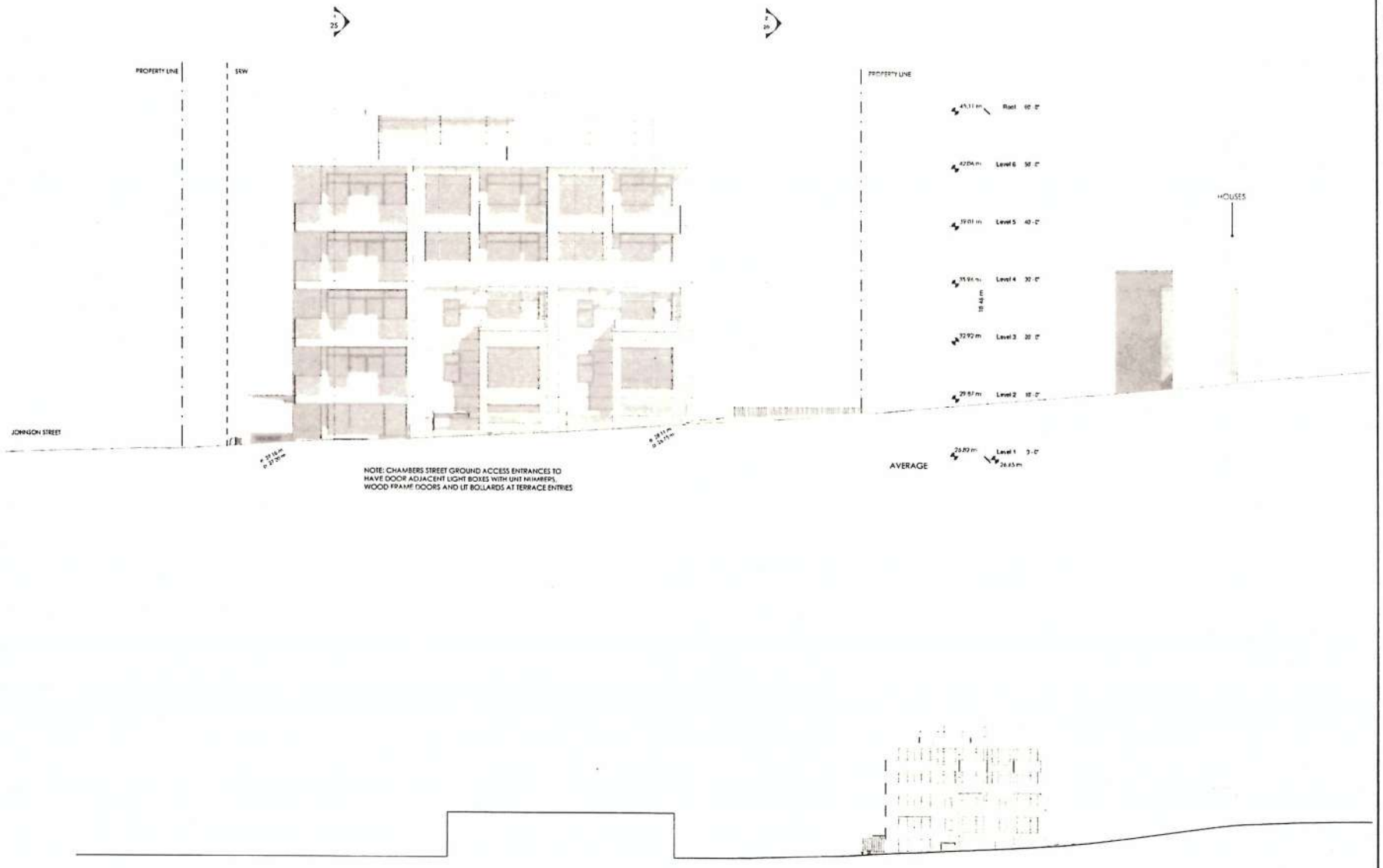
legal description

issue | issue date

title:
Building Elevation North

Revision 01

sheet
A.021



NOTE: CHAMBERS STREET GROUND ACCESS ENTRANCES TO HAVE DOOR ADJACENT LIGHT BOXES WITH UNIT NUMBERS, WOOD FRAME DOORS AND LIT BOLLARDS AT TERRACE ENTRIES

CITY OF VICTORIA
RECEIVED
MAY 01 2017

DEEMED
MAR 24 2017

koka

visit :)

ring :)

type :)

browse :)
koka

seal

project north

scale

notes

project number

project
johnson + chambers

owner
KANG&GILL

civic address

legal description

issue | issue date

title
Building Elevation East

sheet
A.022

NOTE: REFER TO A.030 + A.031
FOR VERTICAL LANDSCAPE

CITY OF VICTORIA
RECEIVED
MAY 01 2017

DEEMED
MAR 24 2017

koka

visit :)

ring :)

type :)

browse :)
koka

seal

project north

scale:

notes:

project number

project

johnson + chambers

owner
KANG&GILL

civic address

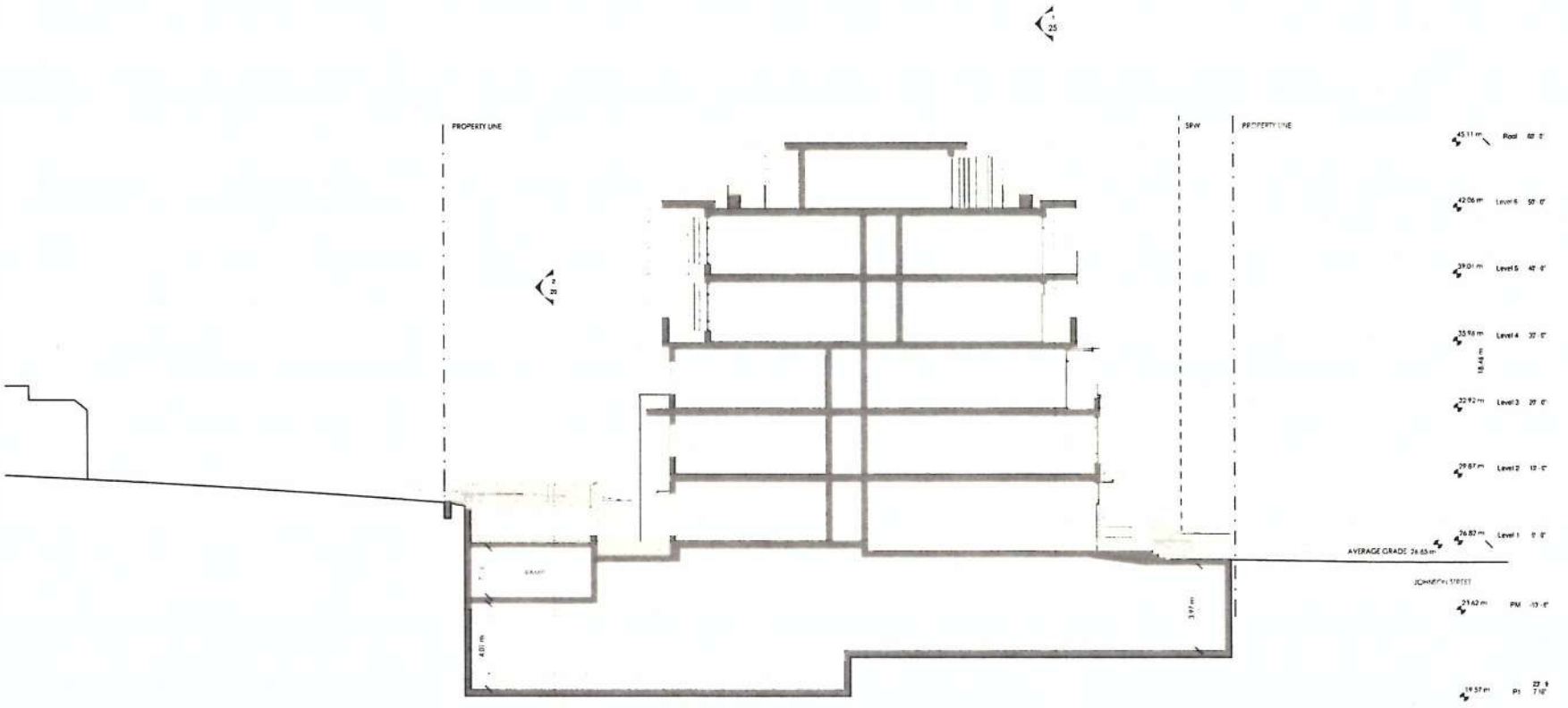
legal description

issue | issue date

title:
Building Elevation West

Revision: 01

sheet
A.023



CITY OF VICTORIA
RECEIVED
MAY 01 2017

DEEMED
MAR 24 2017

koka

visit :)

ring :)

type :)

browse :)
koka

seal

scale

notes

project number

project
johnson + chambers

owner
KANG&GILL

civic address

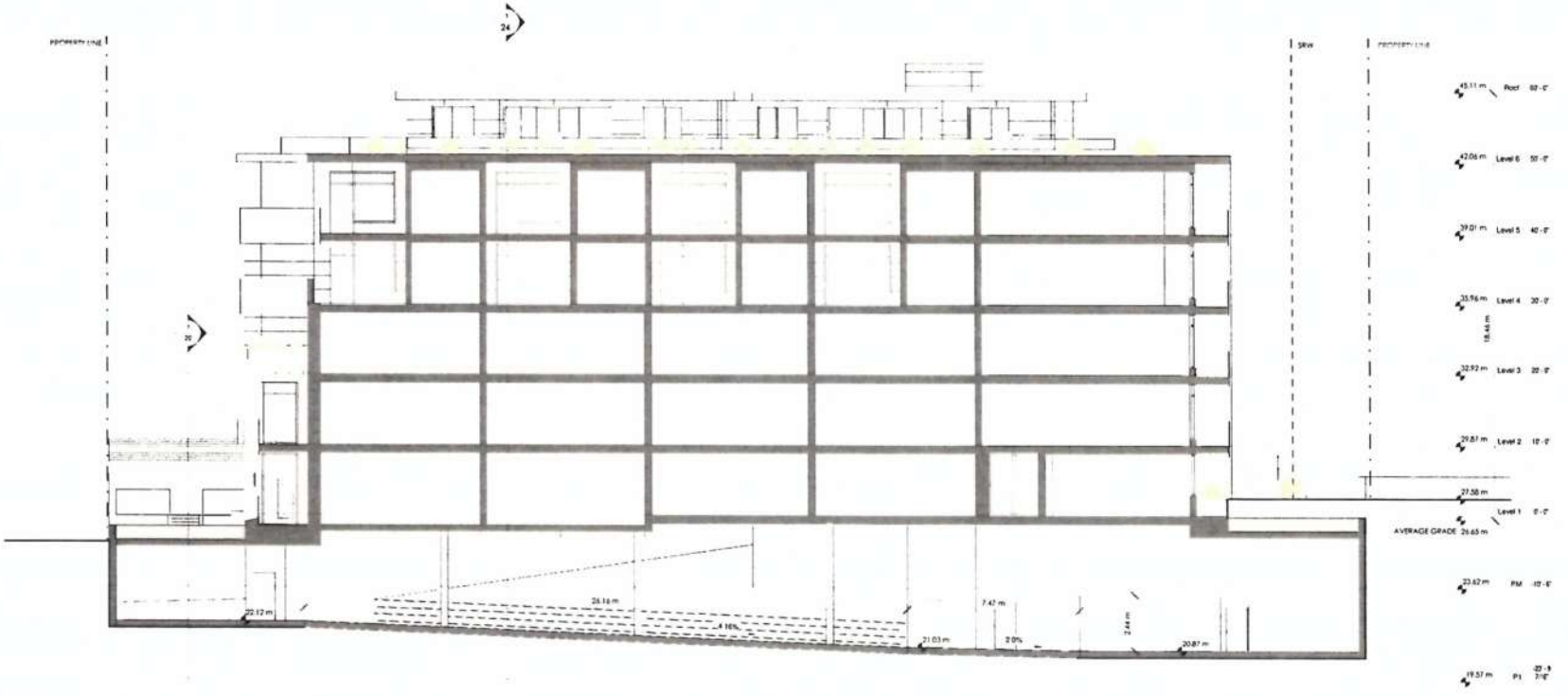
legal description

issue | issue date

title:
Building Section N-S

Revision 01

sheet
A.024



CITY OF VICTORIA

RECEIVED MAY 01 2017

DEEMED MAR 24 2017

koka

visit :

ring :

type :

browse :
koka

seal

scale:

notes

project number:

project:

johnson + chambers

owner:
KANG&GILL

civic address

legal description

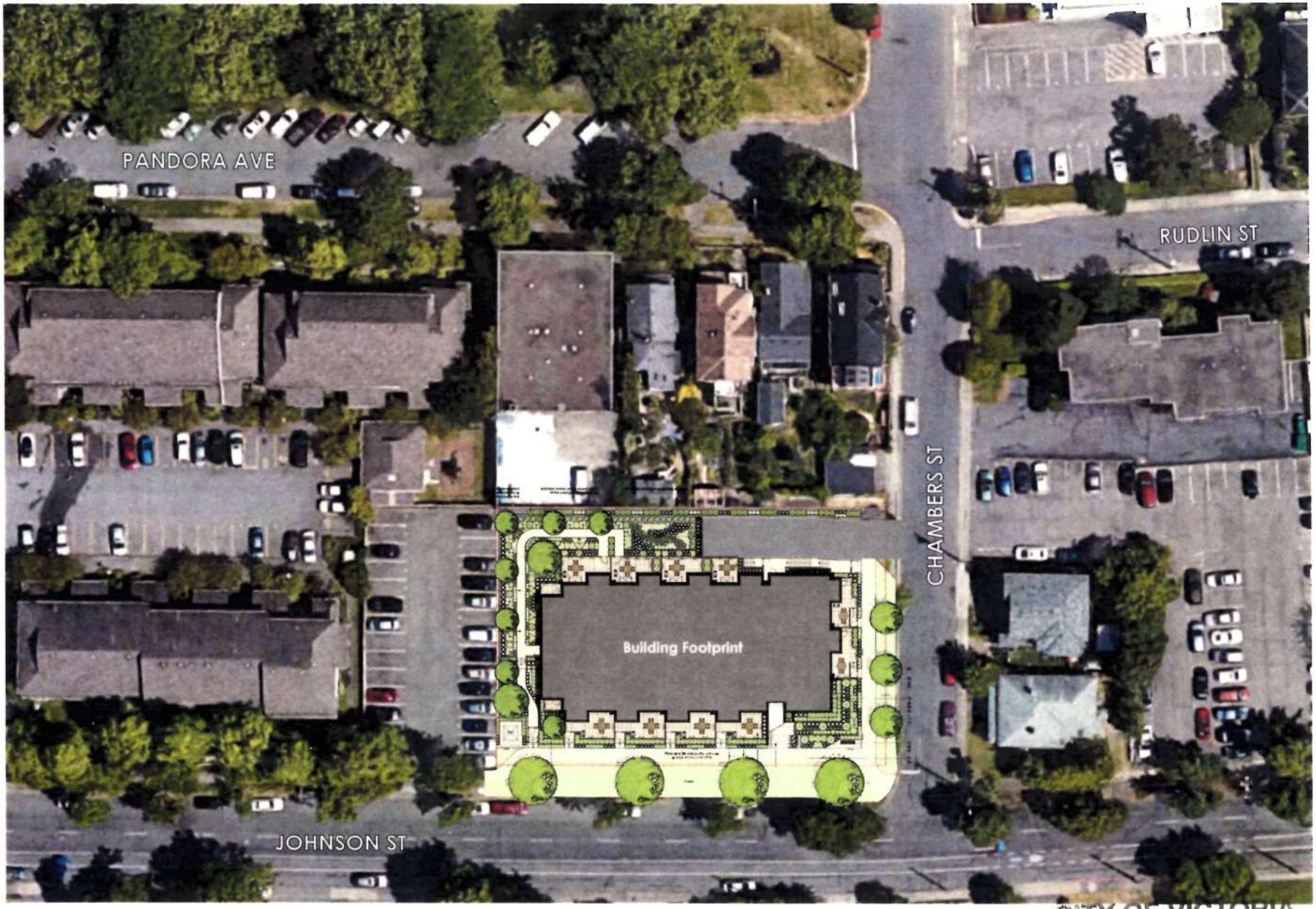
issue	issue date

title:
Building Section E-W

Revision: 01

sheet:

A.025



koka

scale
1:250

notes

project number

project
johnson + chambers

owner
KANG&GILL

legal description

issue | issue date

title
Context Plan

sheet

A.026

CITY OF VICTORIA
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THE ROW
1144 - 1154 Johnson St and 1406 Chambers St, Victoria, BC
Street Elevation

koka

seal

project north
true north

scale
1:250

notes

project number

project:
johnson + chambers

owner:
KANG&GILL

civic address:

legal description:

issue
issue date:

title
Running streetscape from Johnson St (South)
Revision 01

sheet
A.027

CITY OF VICTORIA
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THE ROW
1144 - 1154 Johnson St and 1406 Chambers St, Victoria, BC
Street Elevation (Scale: 1:250)

CITY OF VICTORIA
RECEIVED
MAY 0 1 2017

DEEMED
MAR 2 4 2017

koka

visit :)

ring :)

type :)

browse :)

seal

project north true north

scale
1:250

notes

project number

project
johnson + chambers

owner
KANG&GILL

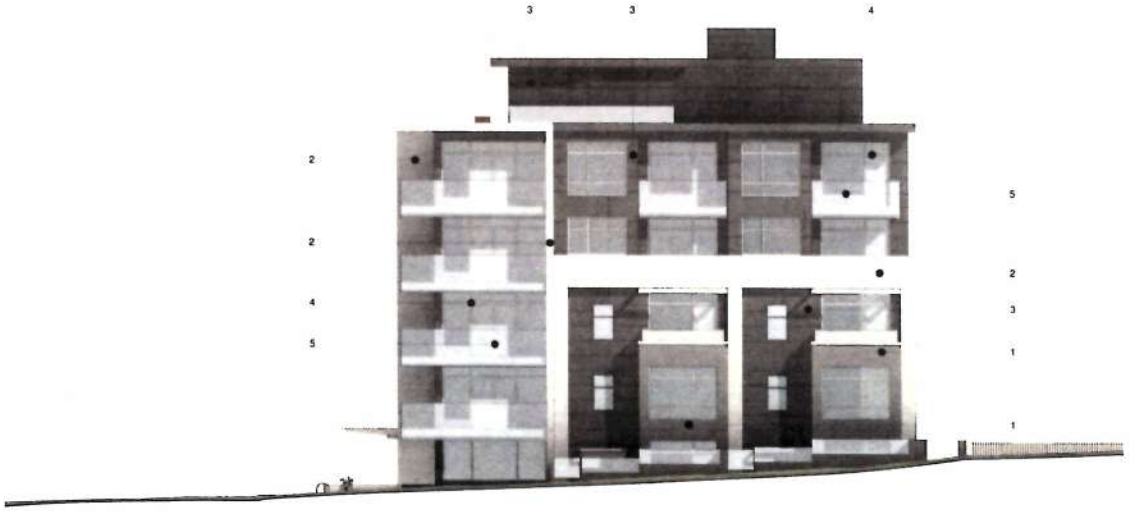
civic address

legal description

issue issue date

title
Running streetscape from Chambers St (East)
Revision 01

sheet
A.028



1. BRICK (WARM GREY)

2. PREFORMED METAL PANEL (WARM WHITE)

3. CEMENTITIOUS PANEL (MID-TONE GREY)

4. WINDOW WALL / ALUMINUM FRAME

5. TRANSPARENT GLASS GUARDRAIL / CANOPY WITH ALUMINUM COLOUR FRAME

6. TRANSLUSCENT GLASS GUARDRAIL / CANOPY WITH ALUMINUM COLOUR FRAME

7. WOOD (NATURAL FIR)

CITY OF VICTORIA
RECEIVED
MAY 0 1 2017
DEEMED
MAR 2 4 2017

koka

visit :

ring :

type :

browse :

seal

scale

notes

project number

project

johnson + chambers

owner

KANG&GILL

civic address

legal description

issue	issue date

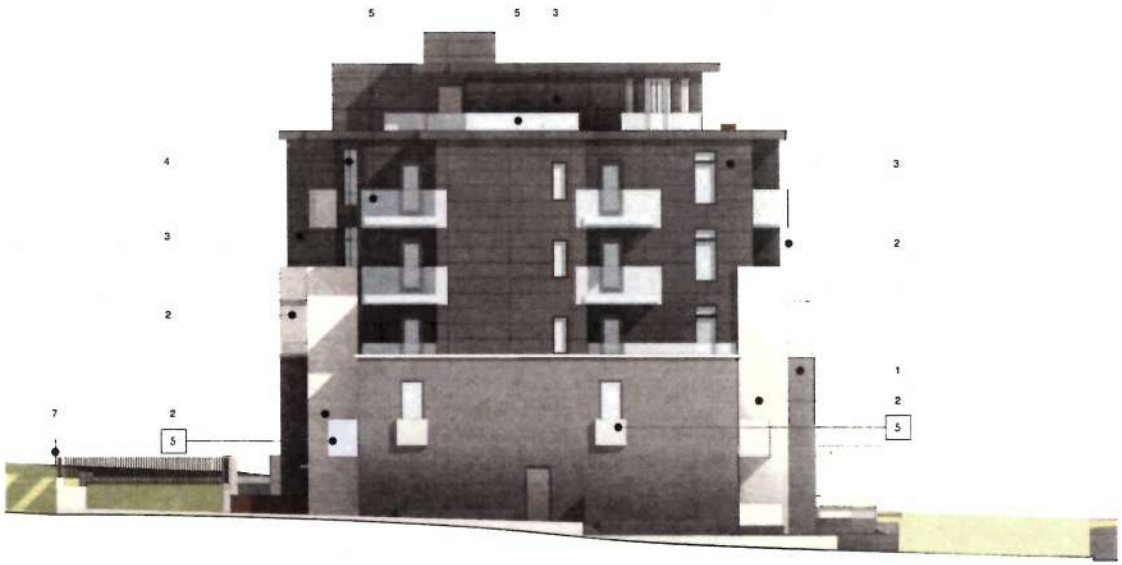
title

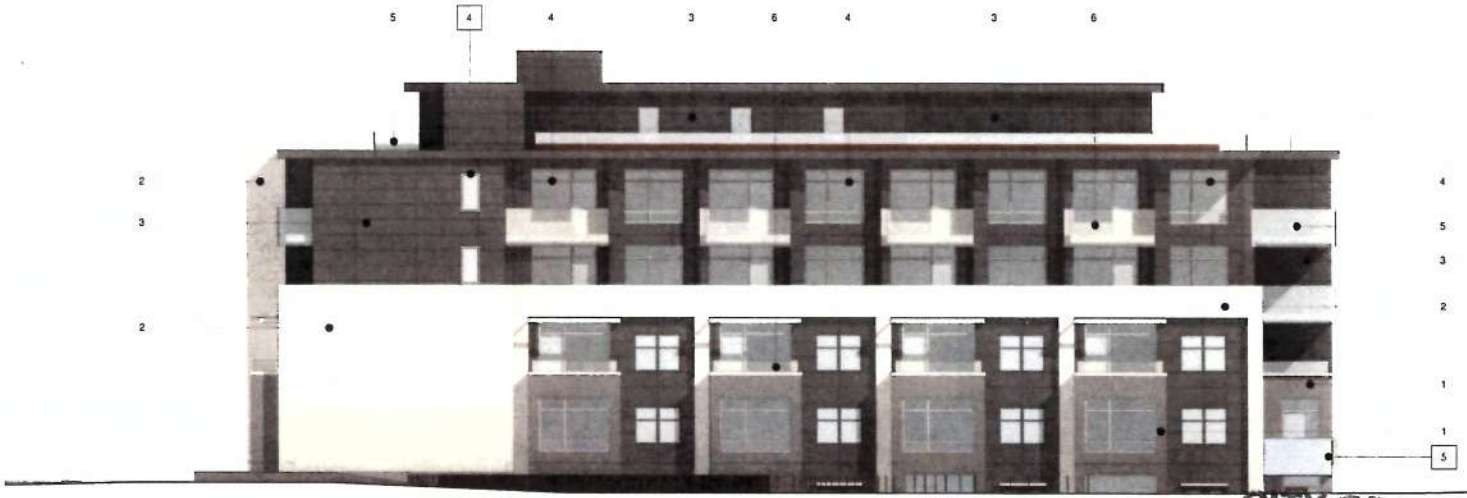
Building Elevation East & South

Revision 01

sheet

A.029





1. BRICK (WARM GREY)

2. PREFORMED METAL PANEL (WARM WHITE)

3. CEMENTITIOUS PANEL (MID-TONE GREY)

4. WINDOW WALL / ALUMINUM FRAME

5. TRANSPARENT GLASS GUARDRAIL / CANOPY WITH ALUMINUM COLOUR FRAME

6. TRANSLUSCENT GLASS GUARDRAIL / CANOPY WITH ALUMINUM COLOUR FRAME

7. WOOD (NATURAL FIR)

CITY OF VICTORIA
RECEIVED
MAY 11 2017
DEEMED
MAR 24 2017

koka

visit)

ring)

type)
koka

browse)
koka

seal

scale

notes

project number

project
johnson + chambers

owner
KANG&GILL

client address

legal description

issue	issue date

title
Building Elevation West & North

revision .01

sheet
A.030

VIEW FROM NORTHWEST

VIEW FROM SOUTHEAST ALONG JOHNSON STREET

SKETCH OF MAIN ENTRY ALONG JOHNSON STREET

VIEW FROM SOUTHWEST ALONG JOHNSON STREET

CITY OF VICTORIA
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MAR 24 2017

koka

visit :)

ring :)

type :)

browse :)

seat

scale:

notes

project number

project

johnson + chambers

owner

KANG&GILL

civic address

legal description

issue	issue date

title

Renderings

Revision #1

sheet

A.031

Bird's Eye View from North-East

Bird's Eye View from North-West

Bird's Eye View from South-East

Bird's Eye View from South-West

CITY OF VICTORIA
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DEEMED
MAR 24 2017

koka

visit :)

ring :)

type :)

browse :)
koka

seat

project north true north

scale

notes:

project number

project
johnson + chambers

owner
KANG&GILL

civic address

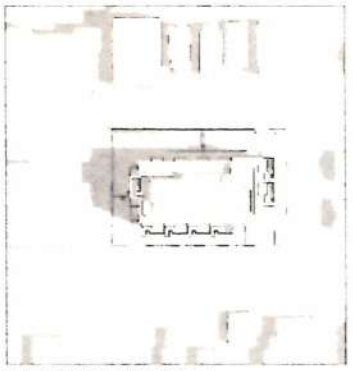
legal description

issue issue date

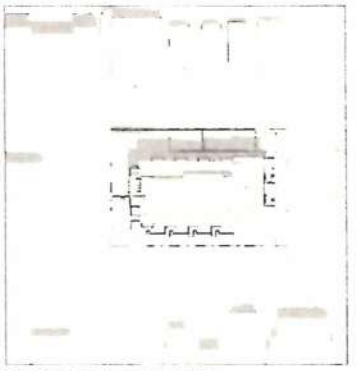
title
Bird's Eye Views

Revision 01

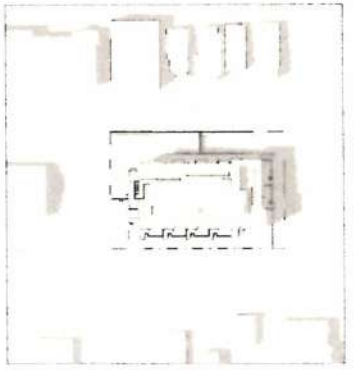
sheet
A.032



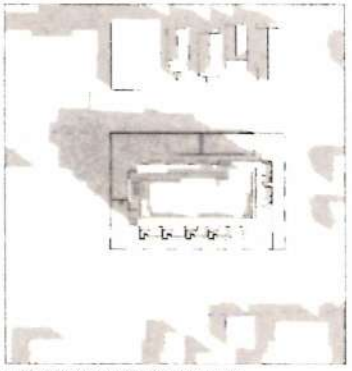
1. SHADOW STUDY - JUNE 21 9:00 AM



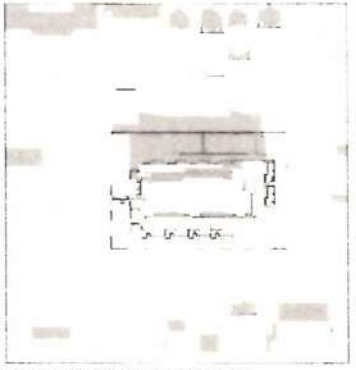
2. SHADOW STUDY - JUNE 21 12:00 PM



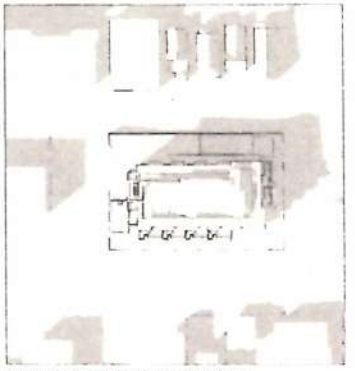
3. SHADOW STUDY - JUNE 21 03:00 PM



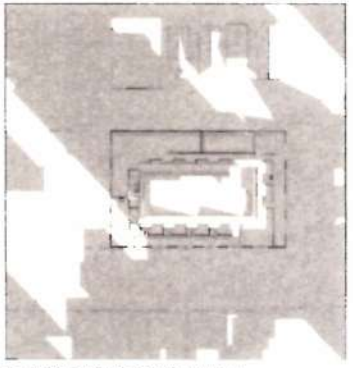
1. SHADOW STUDY - SEPTEMBER 22 9:00 AM



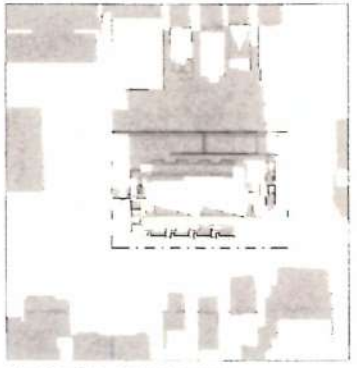
2. SHADOW STUDY - SEPTEMBER 22 12:00 PM



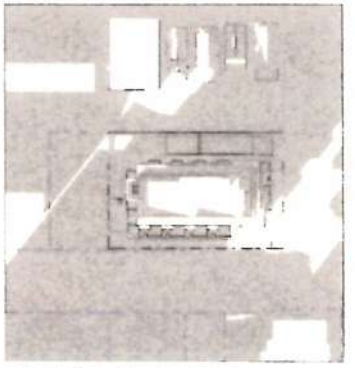
3. SHADOW STUDY - SEPTEMBER 22 03:00 PM



1. SHADOW STUDY - DECEMBER 21 9:00 AM



2. SHADOW STUDY - DECEMBER 21 12:00 PM



3. SHADOW STUDY - DECEMBER 21 03:00 PM

koka

visit :)

ring :)

type :)

browse :)
koka

seal

project north true north

scale

notes

project number

project

johnson + chambers

owner
KANGSGILL

civic address

legal description

issue issue date

title
Shadow Studies

Revision #1

sheet

A.033

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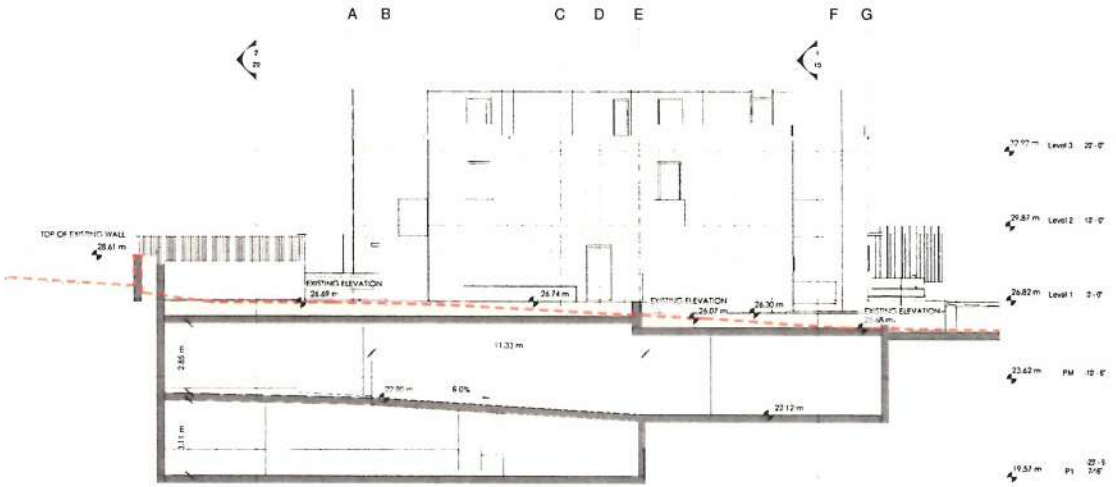
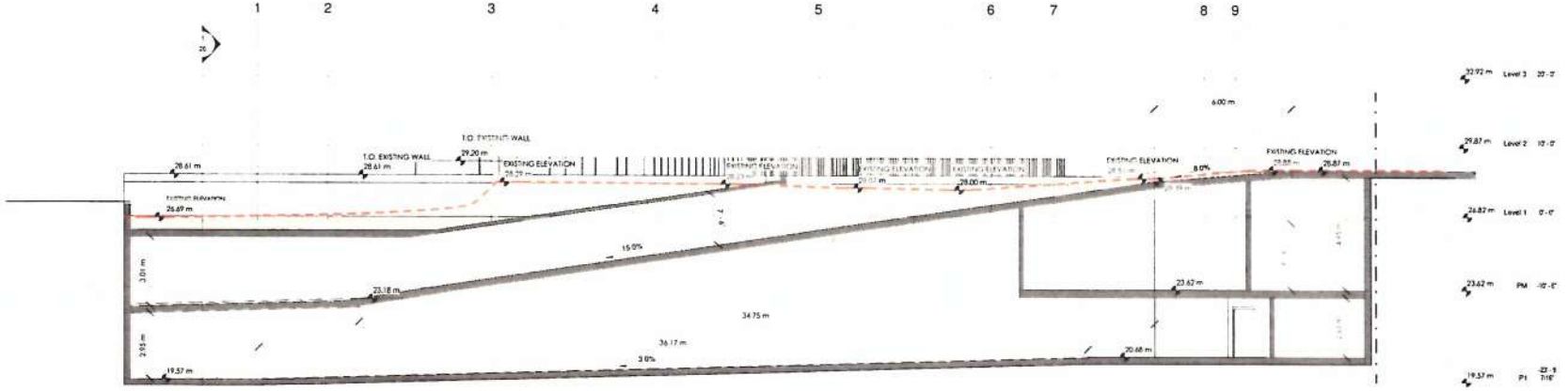


1 PARKADE SECTION FACING EAST
1/8" = 1'-0"



CITY OF VICTORIA
RECEIVED
MAY 01 2017

DEEMED
MAR 24 2017

koka

visit :)

ring :)

type :)

browse :)

seal:

project north | true north

scale:

notes:

project number:

project:
johnson + chambers

owner:
KANG & GILL

civic address:

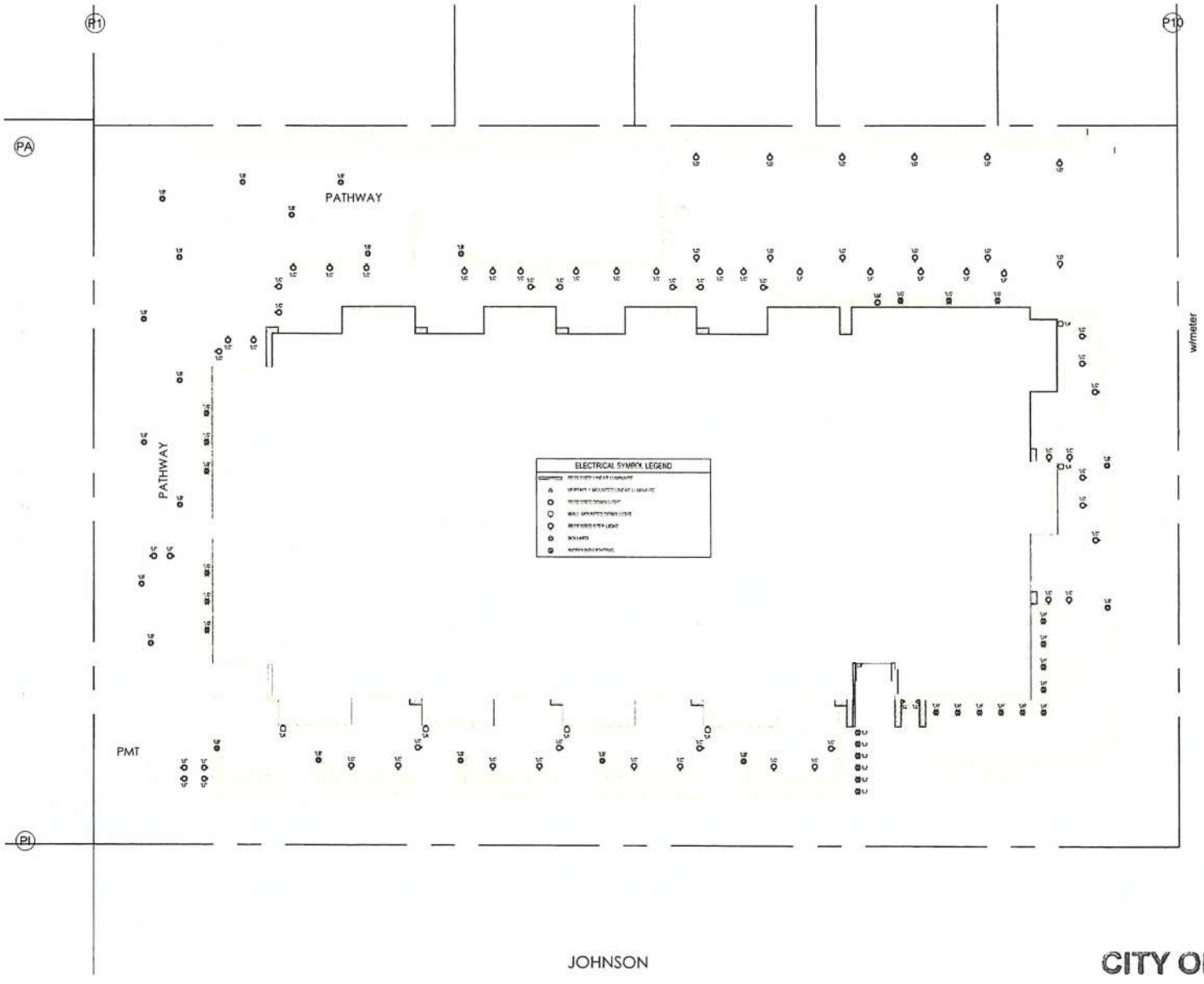
legal description:

issue	issue date

title:
Parkade Setback Determination

Revision 01

sheet:
A.034



JOHNSON

AES
CALGARY | VANCOUVER | VICTORIA
Designing A Better Tomorrow

koka

visit :)

ring :)

type :)

browse :)

koka

seal

project north

true north

scale

notes

project number

project

johnson + chambers

owner

KANG & GILL

civic address

legal description

issue

issue date

title

Lighting Site Plan

Revision 01

sheet

A.035

CITY OF VICTORIA
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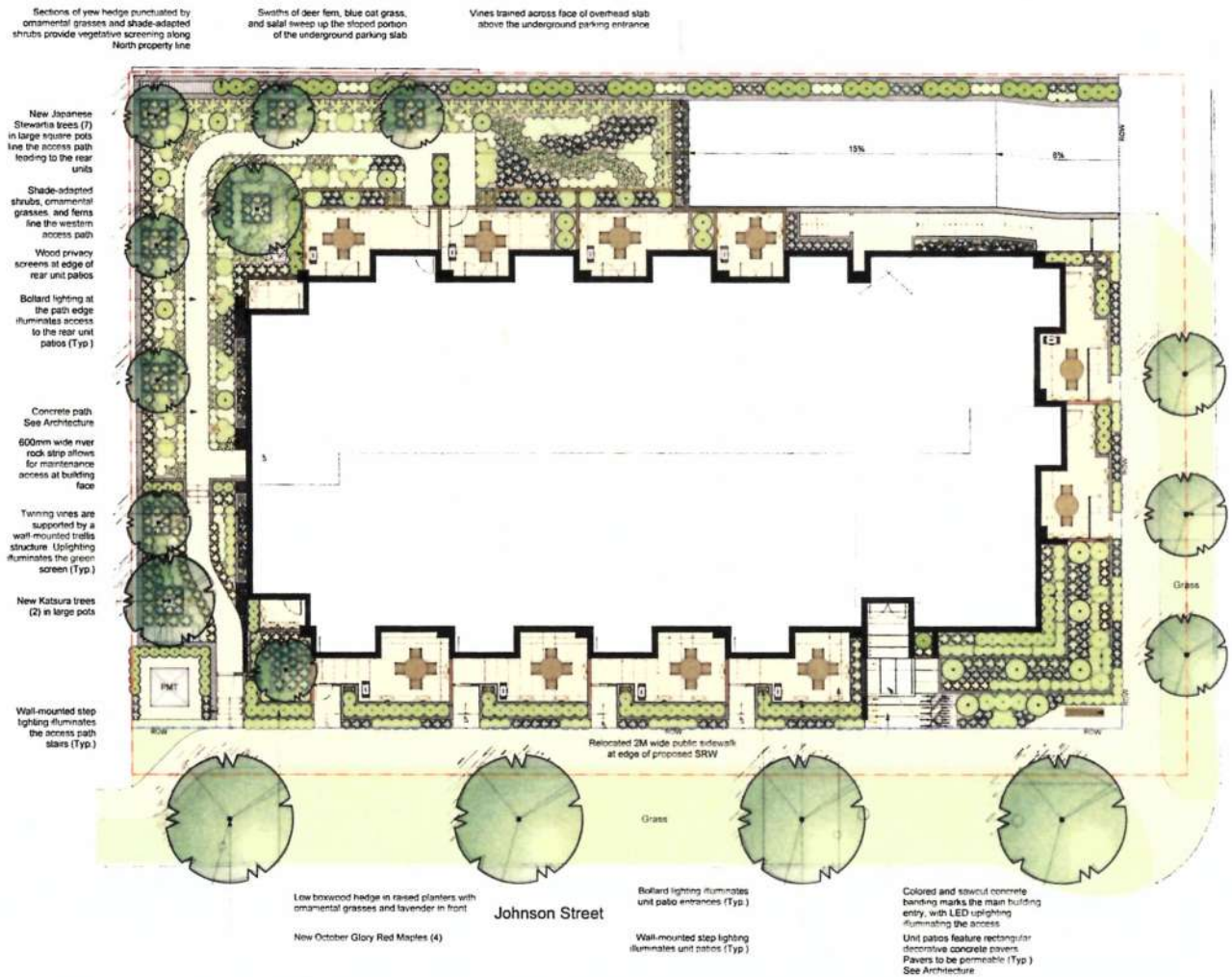
MAR 24 2017



Recommended Nursery Stock

Trees
Total 16

Botanical Name	Common Name	Size
Acer rubrum 'Scholar Glory'	Octobar Glory Red Maple	6cm cal
Cercidiphyllum japonicum	Katsura Tree	6cm cal
Pyrus calleryana	Chanticleer Pear	6cm cal
Stewartia pseudocamellia	Japanese Stewartia	6cm cal, see stock

Large Shrubs
Total 81

Botanical Name	Common Name	Size
Sea mensis 'Sky Pencil'	Sky Pencil Holly	2m ht
Rhododendron 'Capistrano'	Capistrano Rhododendron	#5 pot
Taxus baccata 'Fastigiata'	Irish Yew	1.5m ht
Taxus x media 'Hicksii'	Hicks Yew	2m ht

Medium Shrubs
Total 80

Botanical Name	Common Name	Size
Azalea japonica 'Hedsel'	Hedsel Evergreen Azalea	#5 pot
Buxus 'Green Velvet'	Green Velvet Boxwood	#1 pot
Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	#1 pot
Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	#5 pot

Small Shrubs
Total 395

Botanical Name	Common Name	Size
Azalea 'Snowbird'	Snowbird Azalea	#1 pot
Calluna vulgaris 'Firefly'	Firefly Scotch Heather	#1 pot
Calluna vulgaris 'Spring Torch'	Spring Torch Scotch Heather	#1 pot
Gaultheria shallon	Salal	#1 pot
Lavandula stoechas 'Otto Quast'	Spanish Lavender	#1 pot
Mahonia repens	Creeping Oregon Grape	#1 pot
Pieris japonica 'Bisbalis'	Bisbalis Pieris	#3 pot
Rhododendron 'Mini-mimicus'	Evergreen Azalea	#1 pot
Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#1 pot

Perennials, Annuals and Ferns
Total 100

Botanical Name	Common Name	Size
Blechnum spicant	Deer Fern	#1 pot
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
Carex Ice Dance	Ice Dance Sedge	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Lavandula stoechas 'Otto Quast'	Spanish Lavender	#1 pot
Polystichum munitum	Sword Fern	#5 pot
Stipa tenuissima	Stewart Feather Grass	#1 pot

Vines
Total 12

Botanical Name	Common Name	Size
Parthenocissus tricuspidata 'Veitchii'	Veitchii Boston Ivy	#1 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

Landscape Concept Plan

Dec 8-16

LADR LANDSCAPE ARCHITECTS

Project No: 1523 Nov 29-16

2B-495 Dupplin Rd. Victoria B.C. V8Z 1B8
Phone: (250) 598-0105 Fax: (250) 412-0696

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notes

project number

project

johnson + chambers

owner

KANG&GILL

civic address

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Landscape Concept Plan

Revision 01

sheet

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