

1124 VANCOUVER STREET, 953 VIEW STREET, 941 VIEW STREET, VICTORIA, BC

REISSUED FOR DP+REZONING: MARCH 17, 2021

PROJECT INFORMATION TABLE	
LEGAL DESCRIPTION:	
1124 VANCOUVER ST:	PARCEL A (PD 68978) OF LOTS 782 & 783, VICTORIA CITY, EXCEPT PART IN PLAN 32624. PID: 009-383-743
953 VIEW ST:	LOT 1, OF LOTS 782 & 783, VICTORIA CITY, EXCEPT PART IN PLAN 32624. PID: 000-061-239
941 VIEW ST:	LOT 1, VICTORIA CITY, PLAN 17055, PID: 004-121-325
PROJECT ADDRESS	1124 VANCOUVER STREET, VICTORIA, BC
NEIGHBOURHOOD	HARRIS GREEN
DCAP DISTRICT	RESIDENTIAL MIXED-USE DISTRICT (RMD)
OCP DESIGNATION	CORE RESIDENTIAL
ZONE (EXISTING)	LOT 1124 R3 CT LOT 953 R3 CP LOT 941 SI
PROPOSED ZONE OR SITE SPECIFIC ZONE	NEW ZONE
SITE AREA	1124 VANCOUVER ST: 669.16 m ² (7,702.80 ft ²) 953 VIEW ST: 679.85 m ² (7,317.90 ft ²) 941 VIEW ST: 674.47 m ² (7,259.90 ft ²)
TOTAL SITE AREA (m ²)	2,023.48 m ² (21,780.56 ft ²)
TOTAL FLOOR AREA (m ²)	7,225.30 m ² (77,772.0 ft ²)
COMMERCIAL FLOOR AREA (m ²)	N/A
FLOOR SPACE RATIO	3.57
SITE COVERAGE (%)	91%
OPEN SITE SPACE (%)	39%
HEIGHT OF BUILDING (m)	19.40m FROM AVERAGE GRADE TO TOP OF ROOF
NUMBER OF STOREYS	6
PARKING STALLS (NUMBER) ON SITE	45- REFER TO CALC. ON A1.01
BICYCLE PARKING NUMBER (CLASS 1 & CLASS 2)	TOTAL 188 - 172 LONG TERM, 16 SHORT TERM STALLS -REFER TO CALC. ON A1.01
BUILDING SETBACKS (m)	
FRONT YARD (VANCOUVER ST)	1.50 m - 1.80 m
REAR YARD (WEST)	3.00 m - 6.05 m
SIDE YARD (NORTH-VIEW ST)	3.00 m
SIDE YARD (SOUTH)	1.46 m - 3.00 m
COMBINED SIDE YARDS	4.46 m
RESIDENTIAL USE DETAILS	
TOTAL NO. OF UNITS	163
UNIT TYPE	STUDIO (33), 1 BEDROOM (94), 2 BEDROOM (24), GARDEN UNIT (7), 3 BEDROOM (5) (REFER TO CALC. ON A1.02)
GROUND-ORIENTED UNITS	7 (2 BED GARDEN UNITS)
MINIMUM UNIT FLOOR AREA (m ²)	22.56 m ² (UNIT S4)
TOTAL RESIDENTIAL FLOOR AREA (m ²)	6,175.60 m ² (66,473.20 ft ²)



PROJECT TEAM	
CLIENT	
J. Gordon Enterprises 7275 Carnarvon Vancouver, BC V6N 1K5 Contact: Jason Gordon/Donald Butt	T: 604.782.5099 Email: don@gordonerprises.com jason@gordonerprises.com
ARCHITECT	
Ciccozzi Architecture Inc. 15th Floor - 1095 West Pender Street, Vancouver, BC V6E 2M6 Contact: Robert Ciccozzi/Sandro Mancini	T: 604.687.4741 Email: rob@ciccozziarchitecture.com sandro@ciccozziarchitecture.com
LANDSCAPE	
DURANTE KREUK LTD. 102-1637 W 5th Ave. Vancouver BC V6J 1N5 Contact: Peter Kreuk	T: 604.684.4611 Email: peter@dkl.bc.ca
GEOTECHNICAL	
Ryzuk Geotechnical 28 Crease Avenue Victoria, BC V8Z 1S3 Contact: Antoine Letendre	T: 250.475.3131 Email:
ENVIRONMENTAL	
ACTIVE EARTH ENGINEERING LTD. 105 -4343 Tyndall Avenue Victoria, BC V8N 3R9 Contact: Matt D. Pye	T: 250.686.9850 Email: matt.pye@activeearth.ca

DRAWING LIST							
ARCHITECTURAL				LANDSCAPE			
A0.00	COVER SHEET	A0.10	SITE COVERAGE & OPEN SITE SPACE	A2.01	ELEVATION-NORTH	A3.01	SECTION 01
A0.01	SURVEY PLAN	A0.11	AVERAGE GRADE CALCULATION	A2.02	ELEVATION-SOUTH	A3.02	SECTION 02
A0.02	SITE PLAN (EXISTING)	A1.01	LEVEL P1 PLAN	A2.03	ELEVATION-EAST	A3.03	SECTION 03
A0.03	SITE PLAN (PROPOSED)	A1.02	LEVEL 01 PLAN	A2.04	ELEVATION-WEST	A4.01	3D VIEW 01
A0.04	CONTEXT PLAN: AERIAL VIEW	A1.02A	LEVEL 01 AREA OVERLAY	A2.05A	TYPICAL BAY- LEVEL 01	A4.02	3D VIEW 02
A0.05	CONTEXT PLAN: STREET VIEWS	A1.02B	LEVEL 01 UNIT AREA BREAKDOWN	A2.05B	TYPICAL BAY- LEVEL 02-06	A4.03	3D VIEW 03
A0.06	CONTEXT PLAN: STREETSCAPES	A1.03	LEVEL 02-06 PLAN	A2.06	MATERIALS- BRICK	A4.04	3D VIEW 04
A0.07	SHADOW STUDY	A1.03A	LEVEL 02-06 AREA OVERLAY	A2.07	MATERIALS- CONCRETE	A4.05	3D VIEW 05
A0.08	SETBACK DIAGRAM	A1.03B	LEVEL 02-06 UNIT AREA BREAKDOWN	A2.08	MATERIALS- METAL PANEL	A4.06	3D VIEW 06
A0.09	FLOOR PLATE LIMITATION DIAGRAM	A1.04	ROOF PLAN	A2.09	MATERIALS- WINDOW WALL	A4.07	3D VIEW 07
						A4.08	3D VIEW 08

CITY OF VICTORIA

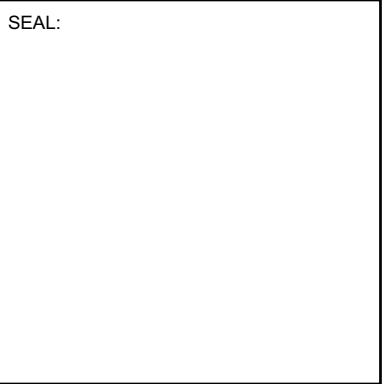
Revisions

Received Date:
March 18, 2021

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUED FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:
VICTORIA
1124 VANCOUVER STREET, 953 VIEW STREET

DRAWN: TM	CHECKED BY: SM
SCALE: 1:200	PROJECT NO.: CA 641

SHEET TITLE:
SURVEY PLAN

REVISION NO.: -	SHEET NO.: A0.01
--------------------	---------------------

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1124 Vancouver Street
Legal Parcel A (DD 689781) of Lots 782 & 783.
Victoria City, Except Part in Plan 32624

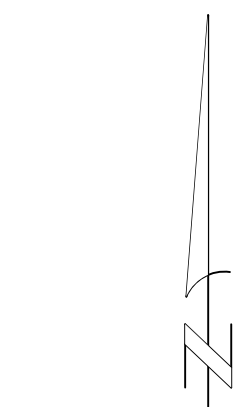
Parcel Identifier: 009-383-743
Lot Area = 669 m2

Civic: 953 View Street
Legal Lot 1, of Lots 782 & 783.
Victoria City, Plan 32624

Parcel Identifier: 000-061-239
Lot Area = 679 m2

Civic: 941 View Street
Legal Lot 1, of Lot 784.
Victoria City, Plan 17055

Parcel Identifier: 004-121-325
Lot Area = 674 m2

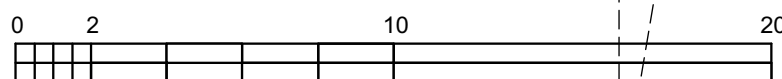


LEGEND
Elevations are to geodetic datum.
+ - denotes - existing elevation
Tree diameters are in centimetres.

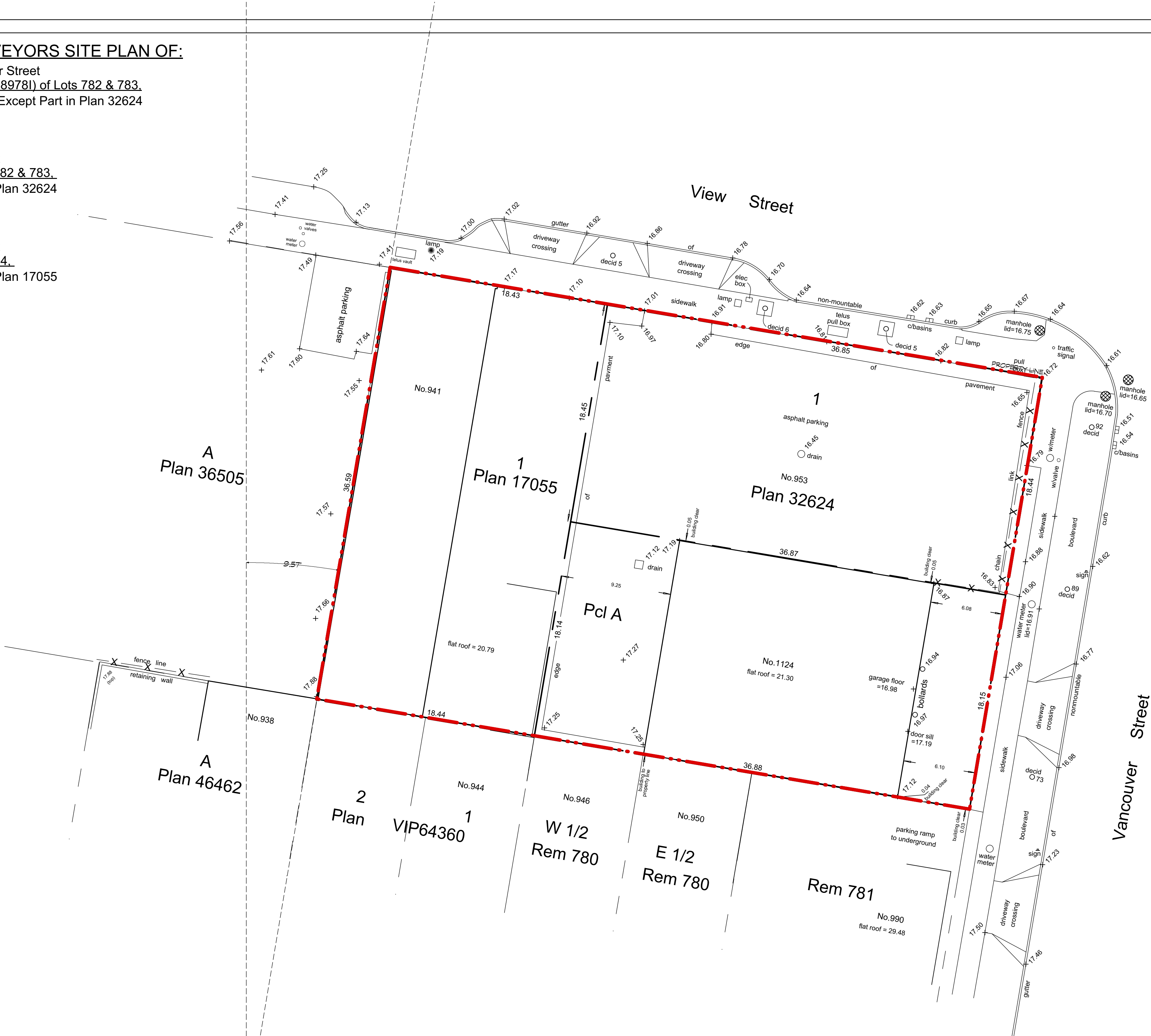
January 16, 2019

File : 11_090 - 16
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Scale - 1 : 200 Distances are in metres.



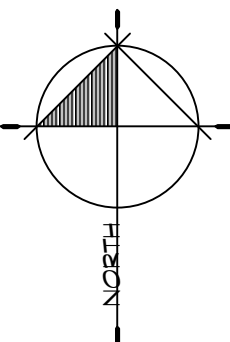
The intended print size is 24" by 18".

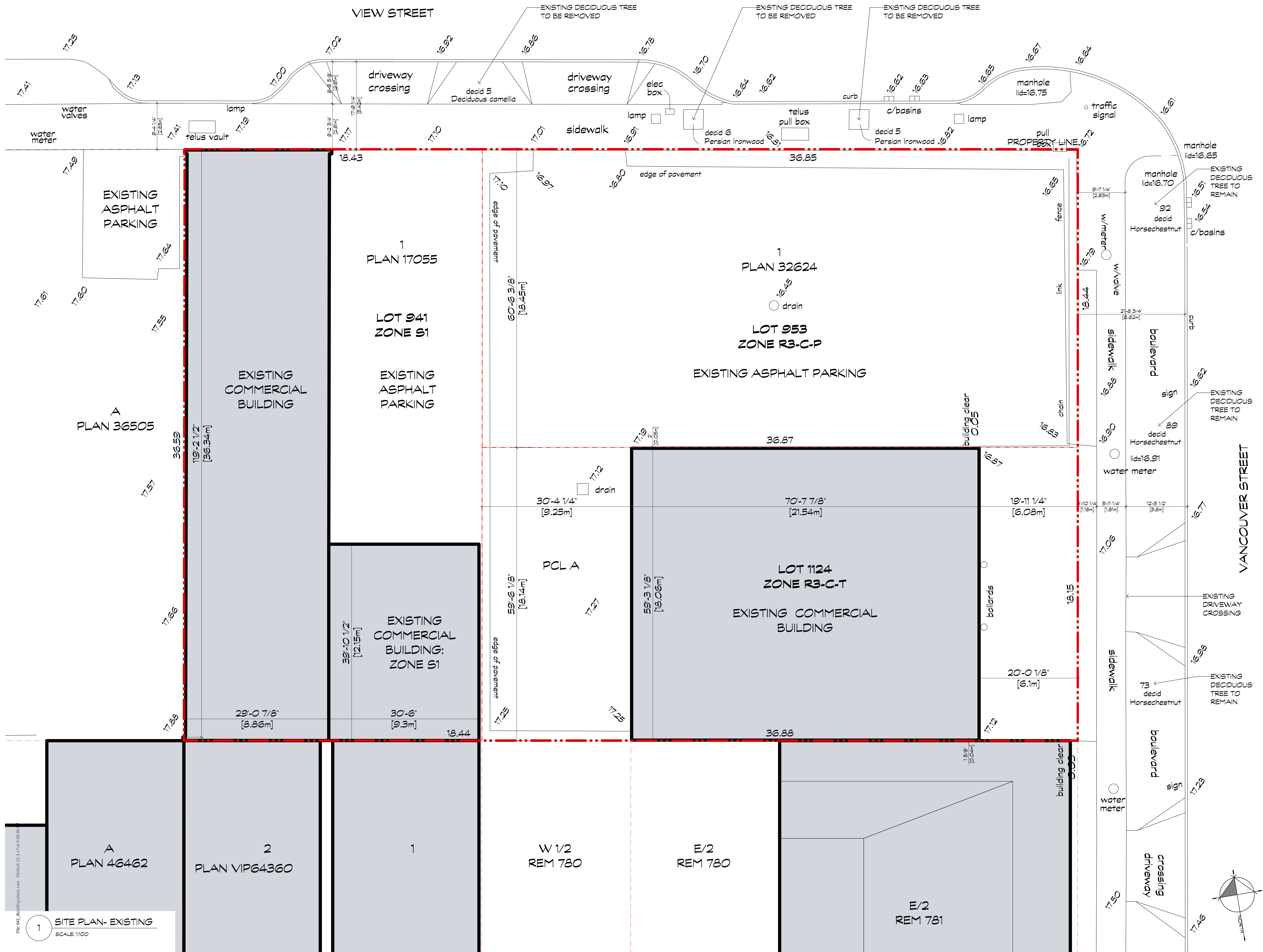


Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

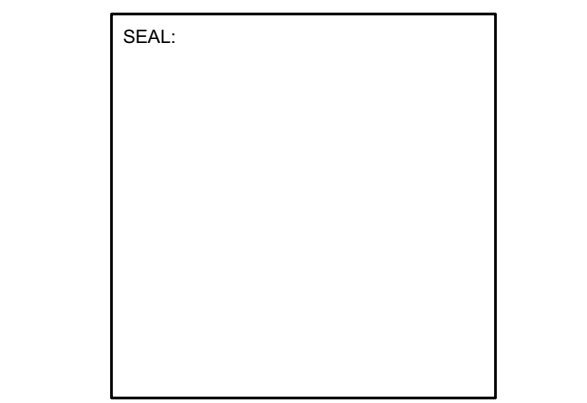




COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOCZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOCZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

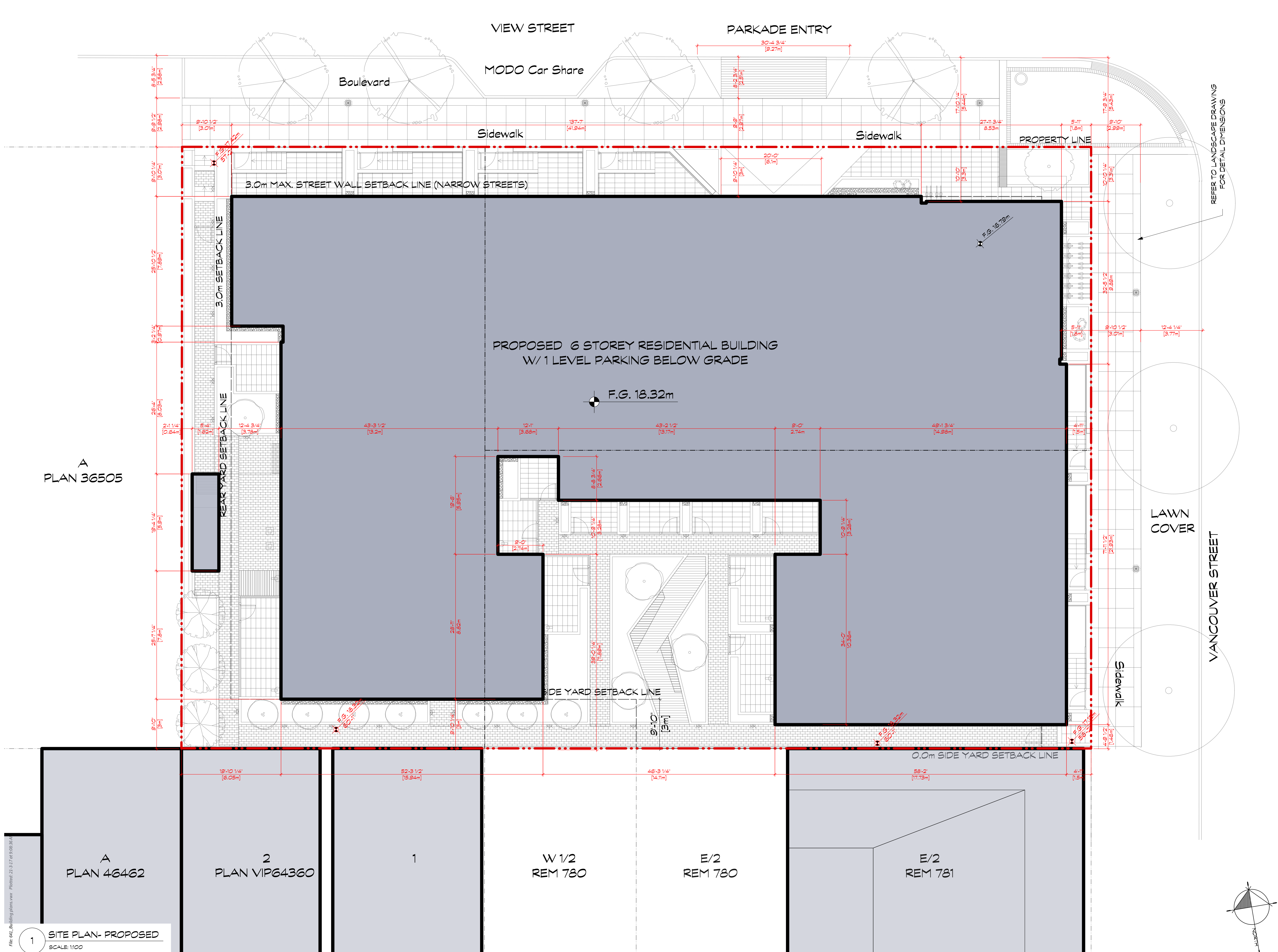
PROJECT:
VICTORIA

1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: TM	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: CA 641

SHEET TITLE:
**SITE PLAN
EXISTING**

REVISION NO.: -	SHEET NO.: A0.02
--------------------	---------------------



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING

SEAL:

CICCOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:

VICTORIA

1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: TM	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: CA 641

SHEET TITLE:

**SITE PLAN
PROPOSED**

REVISION NO.: -	SHEET NO.: A0.03
--------------------	---------------------

1

SITE PLAN- PROPOSED

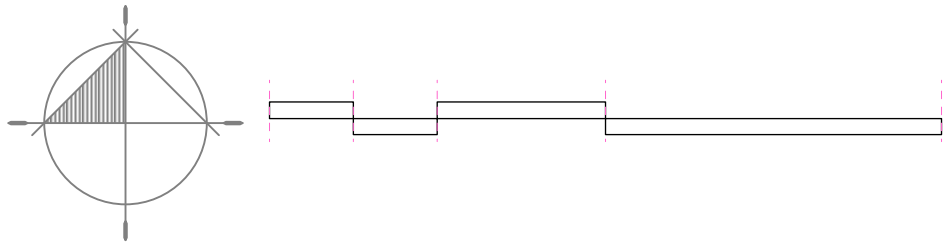
SCALE: 1:100

PLAN 46462

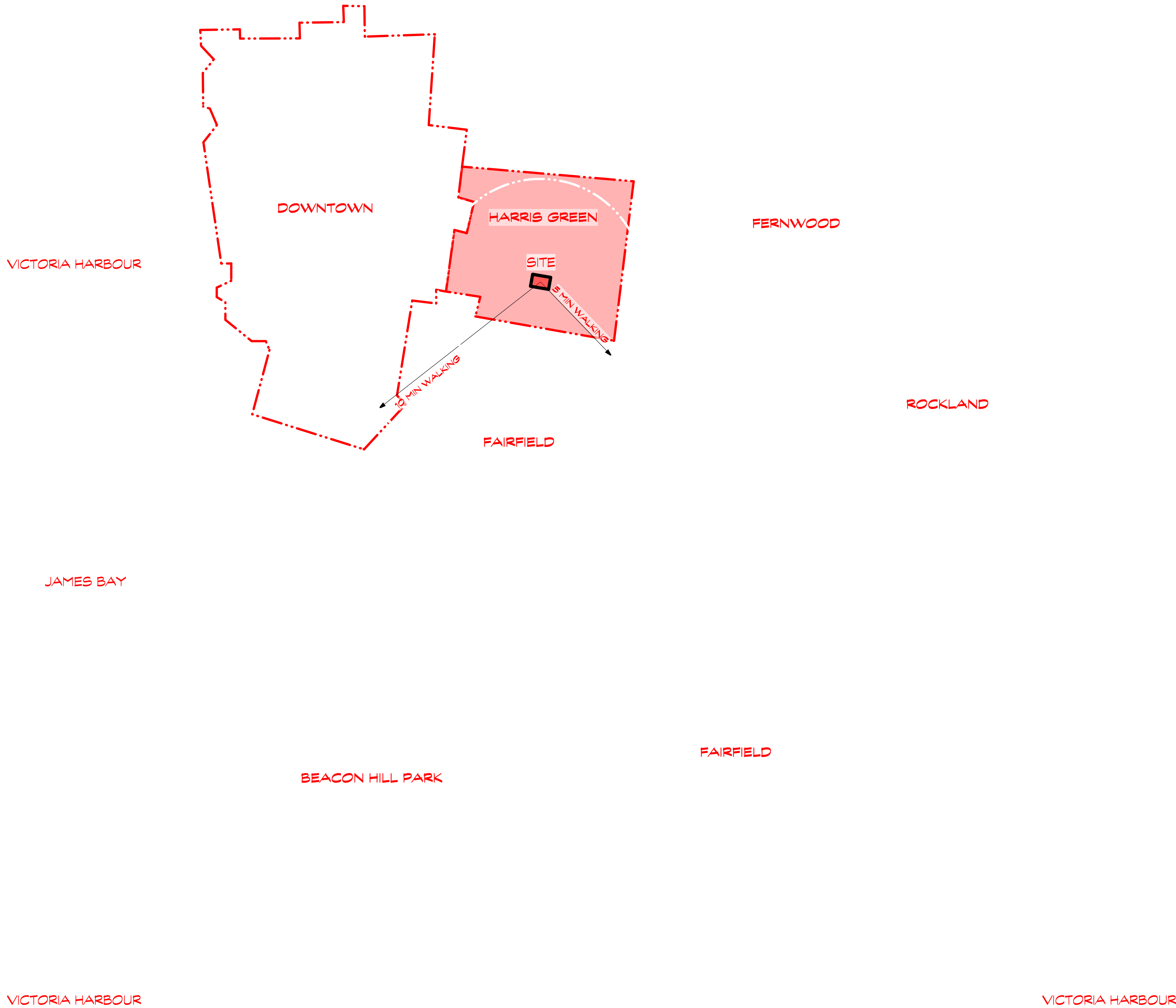
2
PLAN VIP64360

File: 641_Building plans.mxd Plotted: 21-3-21 at 10:08:36 AM

File: 641_Building plans.vwx Plotted: 21-3-17 at 9:08:36 AM



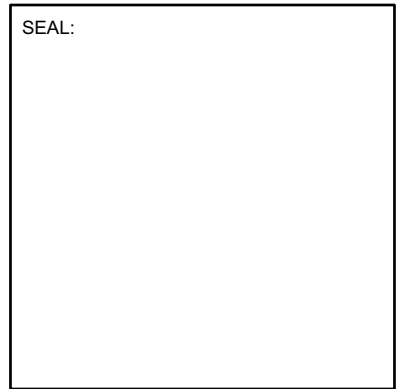
1 CONTEXT PLAN: AERIAL VIEW
SCALE: 1:1000



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:
VICTORIA
1124 VANCOUVER STREET, 953 VIEW STREET

DRAWN: T.M	CHECKED BY: S.M
SCALE: NTS	PROJECT NO.: CA 641

SHEET TITLE:
CONTEXT PLAN AERIAL VIEW

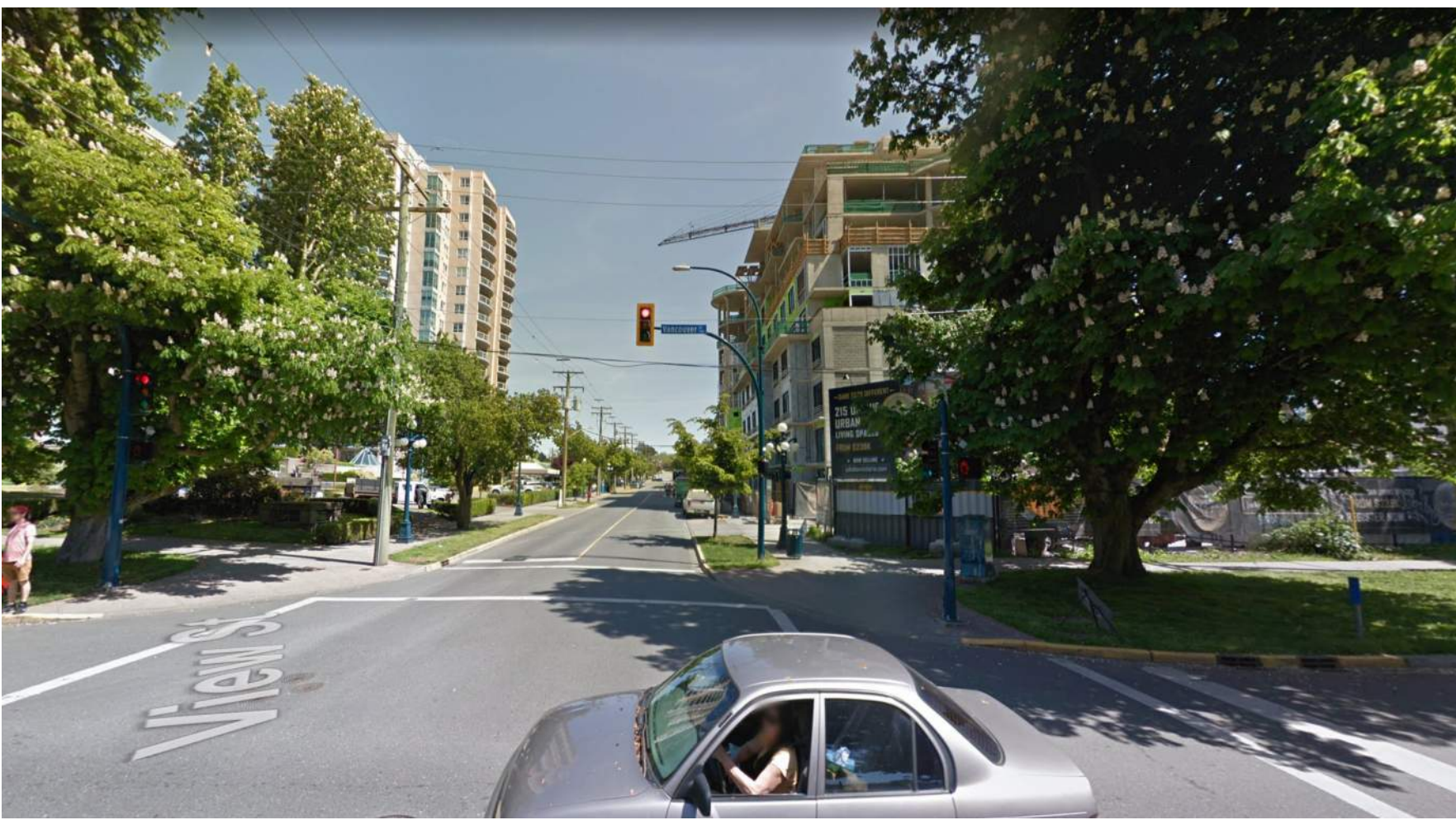
REVISION NO.:	SHEET NO.:
-	A0.04



1



2



3



4



5



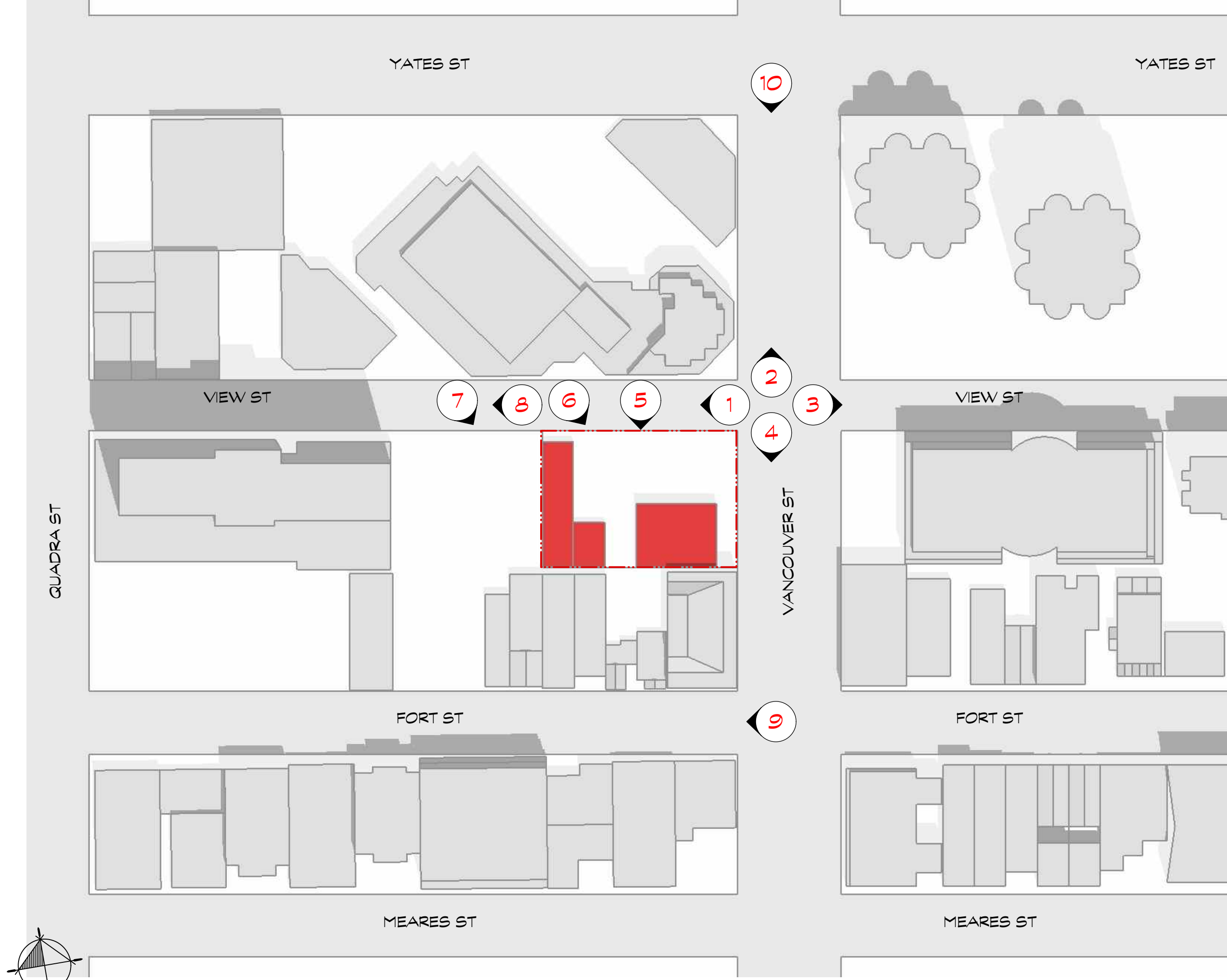
6



7



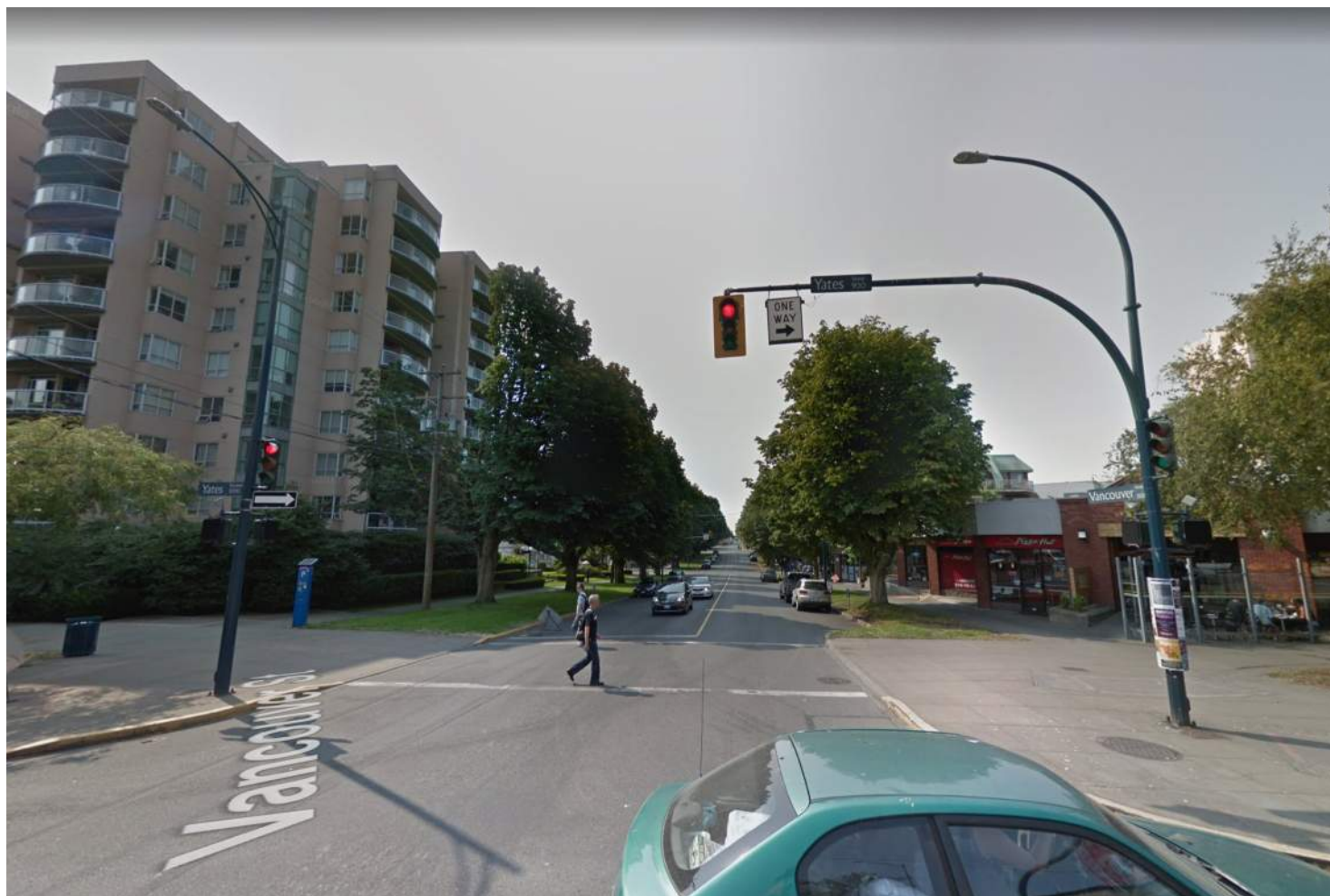
8



1 CONTEXT PLAN: EXISTING
SCALE: 1:1000



9



10

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUED FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING

SEAL:

CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:

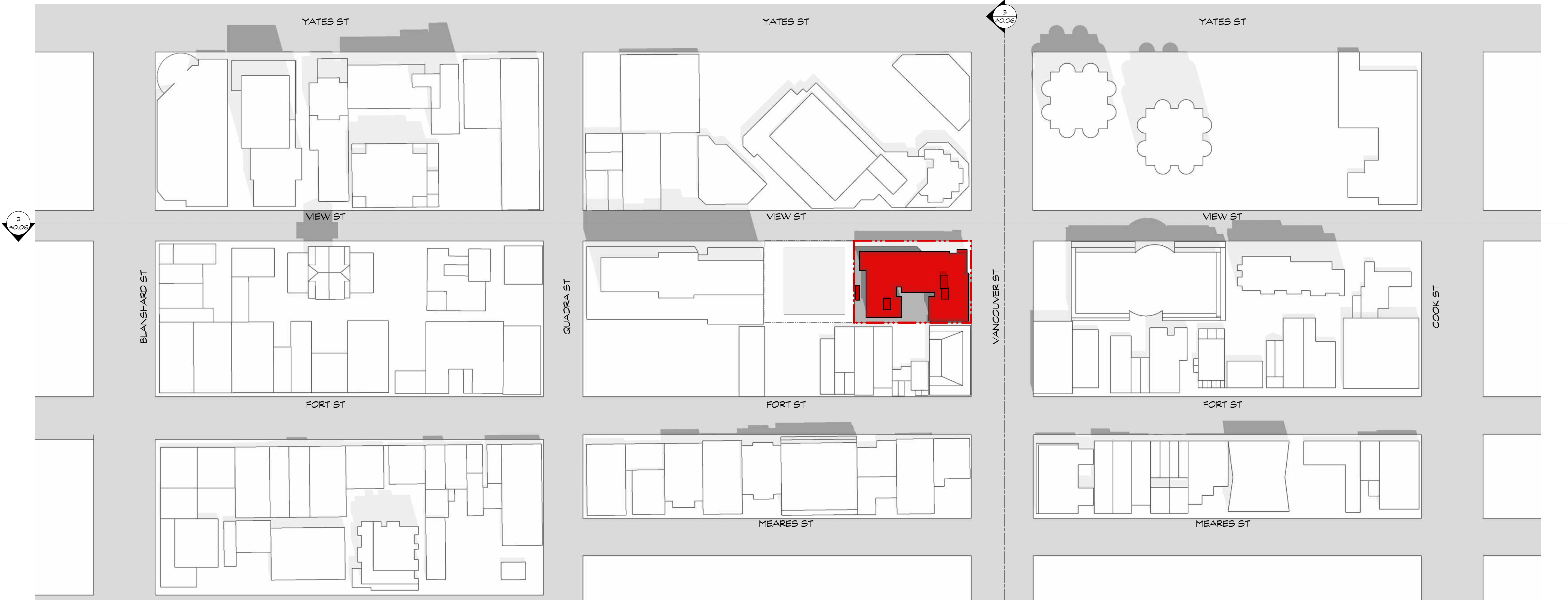
VICTORIA

1124 VANCOUVER STREET,
953 VIEW STREET

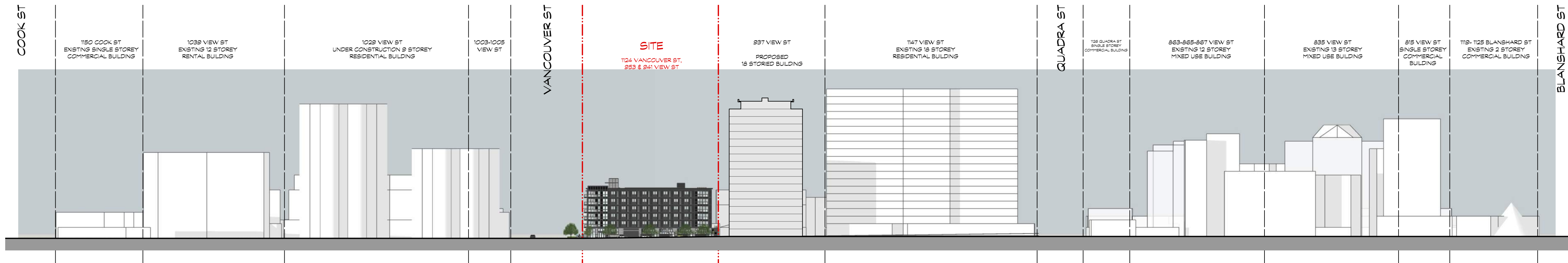
DRAWN: TM	CHECKED BY: SM
SCALE: 1:1000	PROJECT NO.: CA 641

SHEET TITLE:
CONTEXT PLAN
STREET VIEWS

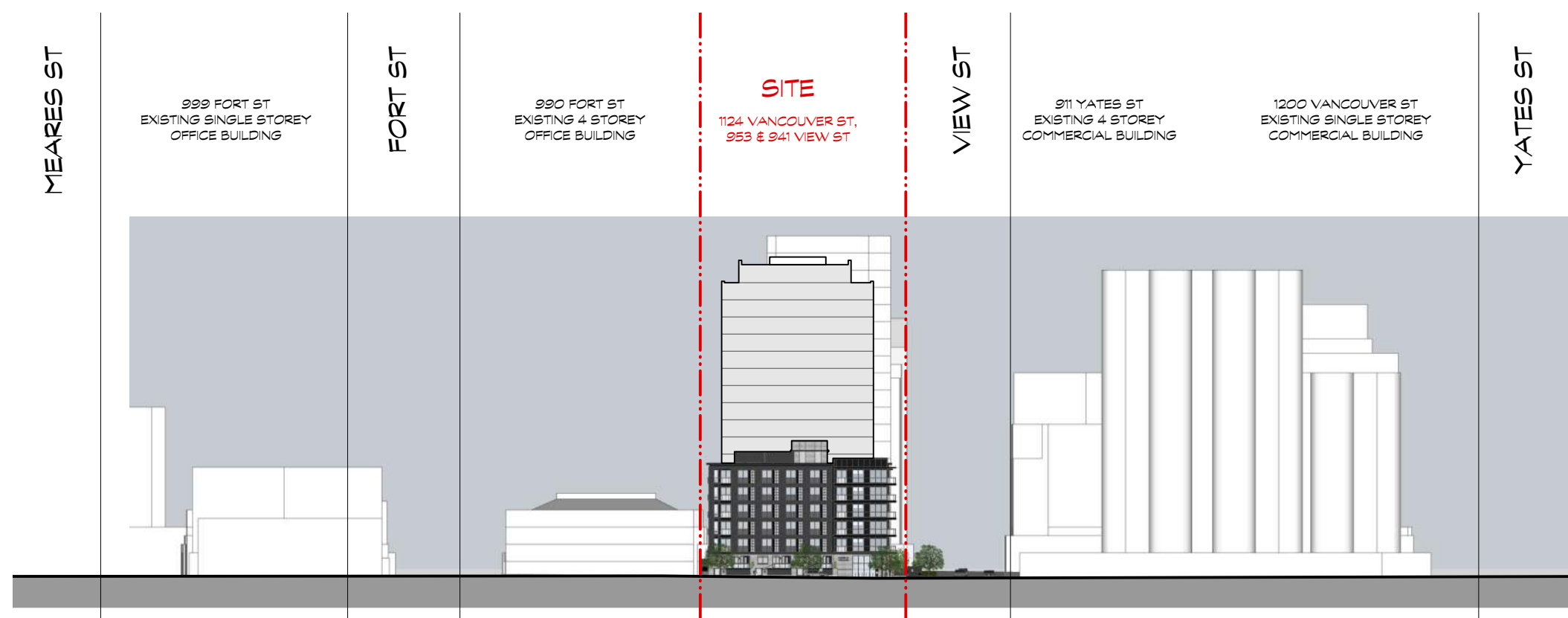
REVISION NO.: -	SHEET NO.: A0.05
--------------------	---------------------



1 CONTEXT PLAN WITH PROPOSED BUILDING
SCALE: 1:1000



2 STREETSCAPE: VIEW ST
SCALE: 1:1000



3 STREETSCAPE: VANCOUVER ST
SCALE: 1:1000

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING

SEAL:

CICCOTZI
ARCHITECTURE

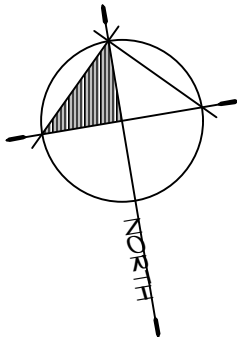
15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:

VICTORIA

1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: TM	CHECKED BY: SM
SCALE: 1:1000	PROJECT NO.: CA 641
SHEET TITLE: CONTEXT PLAN & ELEVATION	
REVISION NO.: -	SHEET NO.: A0.06





JUNE 21 | 09:00 AM



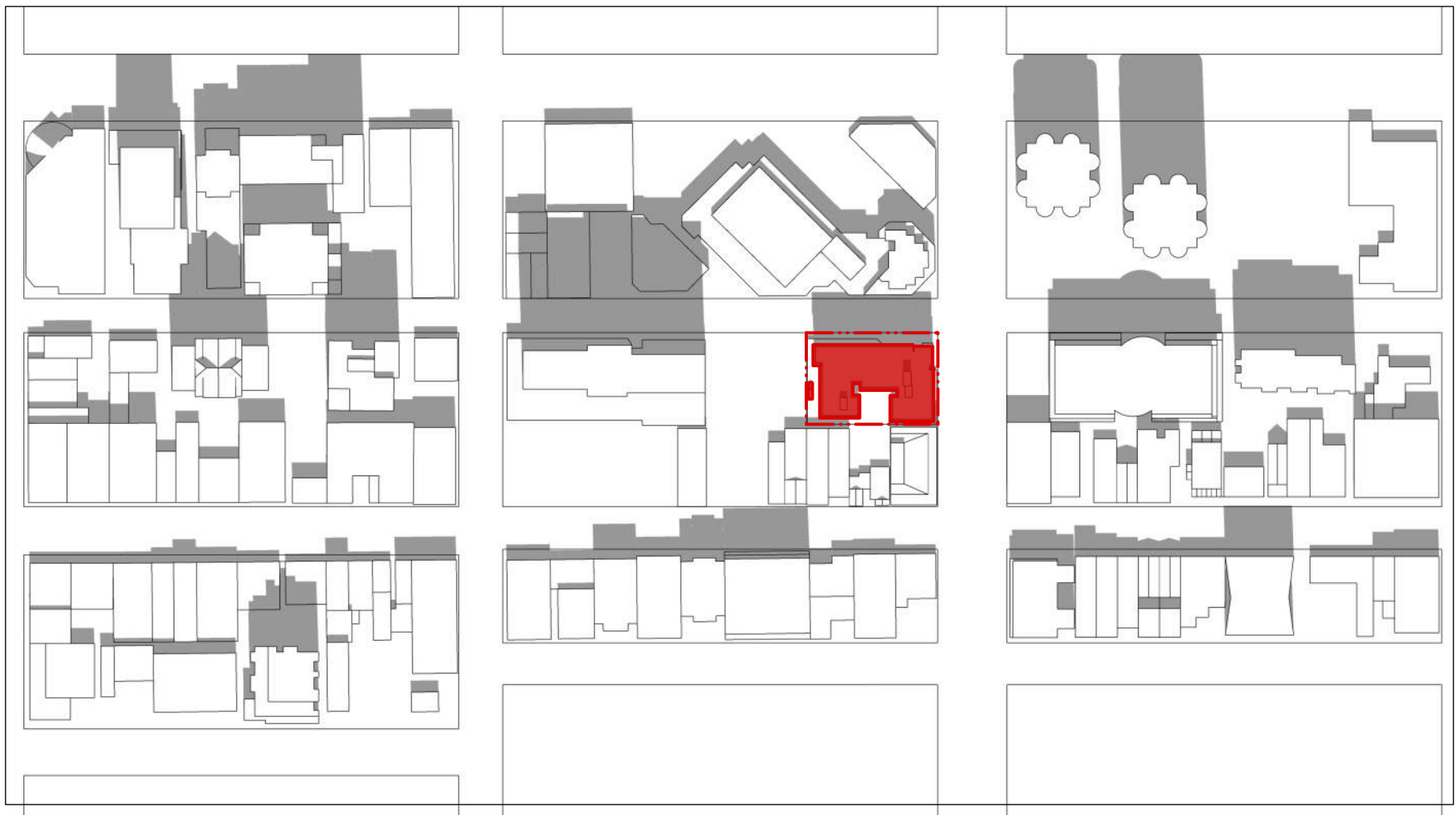
JUNE 21 | 12:00 PM



JUNE 21 | 03:00 PM



SEPTEMBER 21 | 09:00 AM



SEPTEMBER 21 | 12:00 PM



SEPTEMBER 21 | 03:00 PM



DECEMBER 21 | 09:00 AM



DECEMBER 21 | 12:00 PM



DECEMBER 21 | 03:00 PM

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING

SEAL:

CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:

VICTORIA

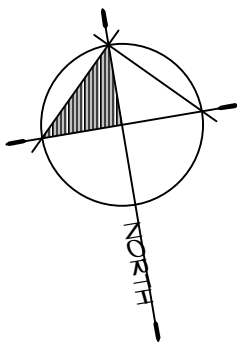
1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: TM	CHECKED BY: SM
SCALE: 1:1000	PROJECT NO.: CA 641

SHEET TITLE:

SHADOW STUDY

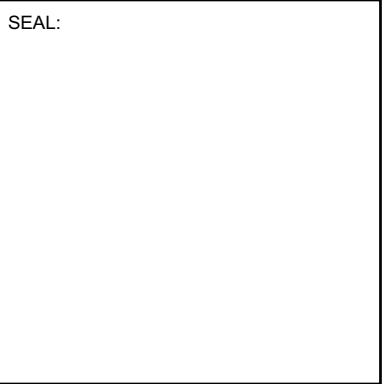
REVISION NO.: -	SHEET NO.: A0.07
--------------------	---------------------



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOTZI
ARCHITECTURE

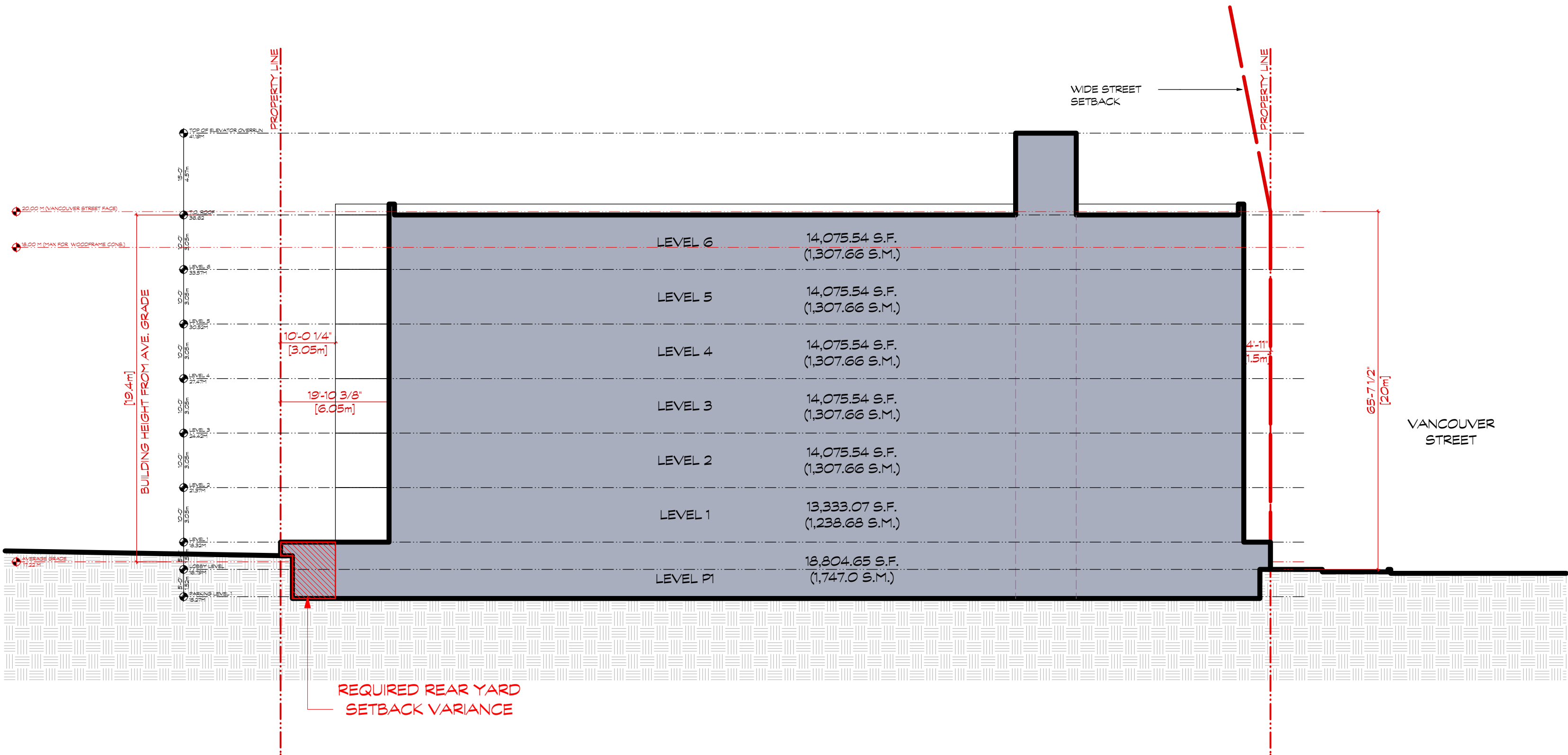
15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:
VICTORIA
1124 VANCOUVER STREET, 953 VIEW STREET

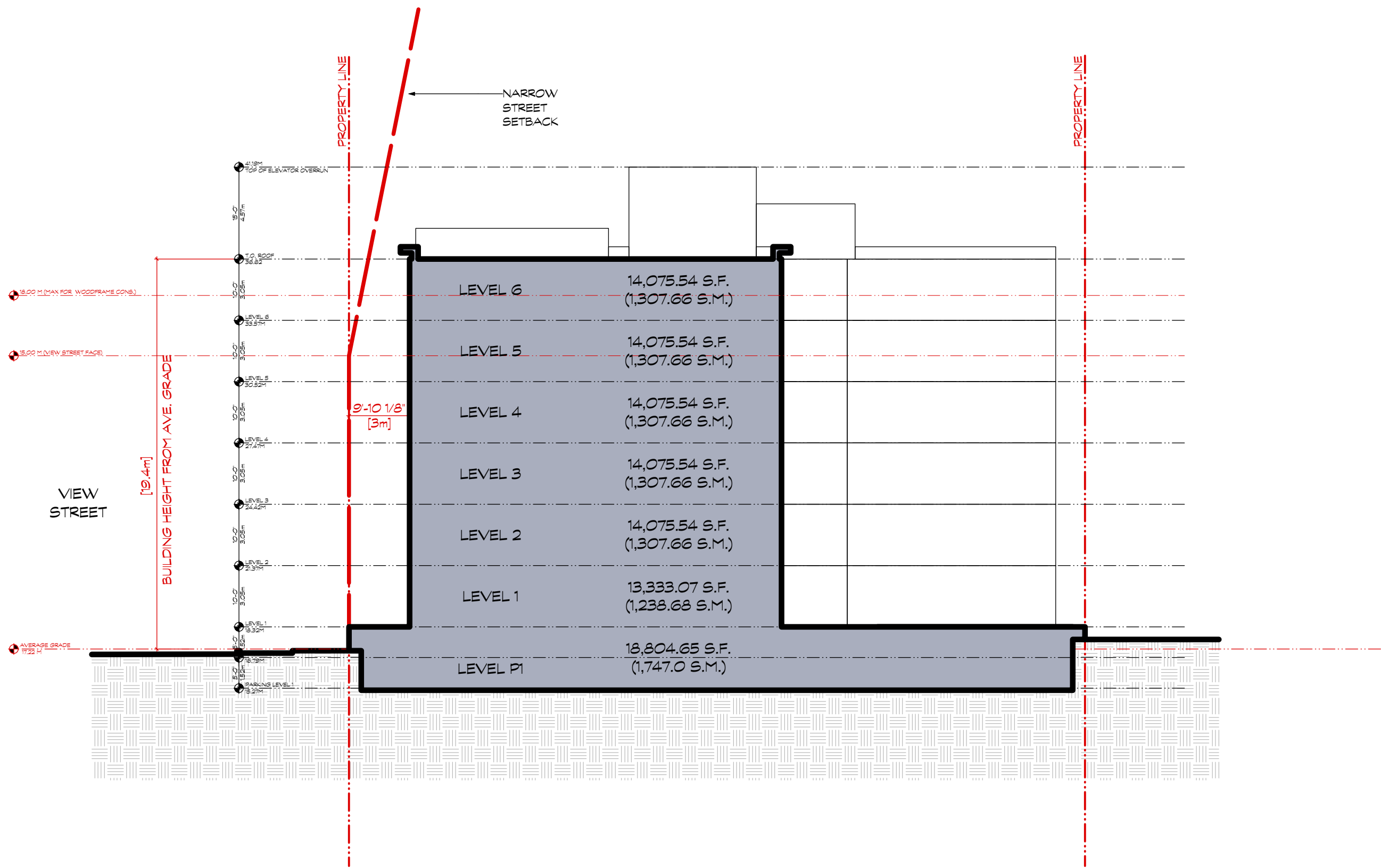
DRAWN: J.L.	CHECKED BY: R.C.
SCALE: 1:200	PROJECT NO.: CA 641

SHEET TITLE: FLOOR PLATE LIMITATION DIAGRAM
--

REVISION NO.: -	SHEET NO.: A0.09
--------------------	---------------------



1 VANCOUVER STREET DIAGRAM
SCALE: 1:200



2 VIEW STREET DIAGRAM
SCALE: 1:200

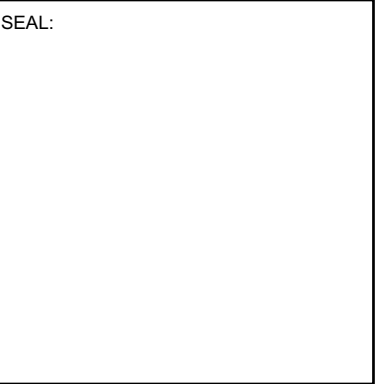
NOTE: FLOOR PLATE LIMITATION DIAGRAM
REF: SHEET 45A CITY OF VICTORIA DCAP
APPENDIX 6: FLOOR PLATE LIMITATION

PORTION OF BUILDING LESS THAN 20m:
NO RESIDENTIAL FLOOR PLATE SIZE LIMITATION

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

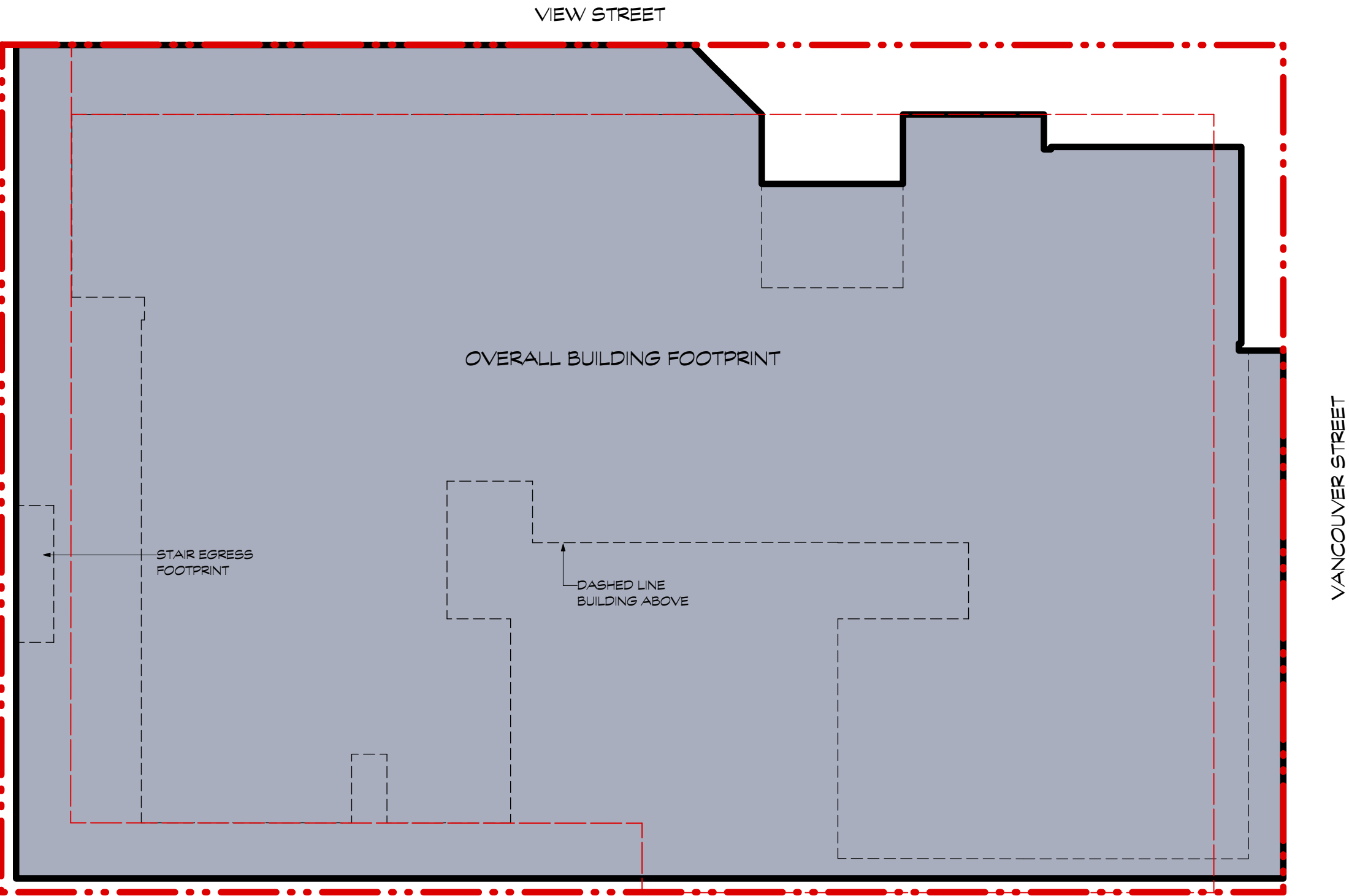
REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING

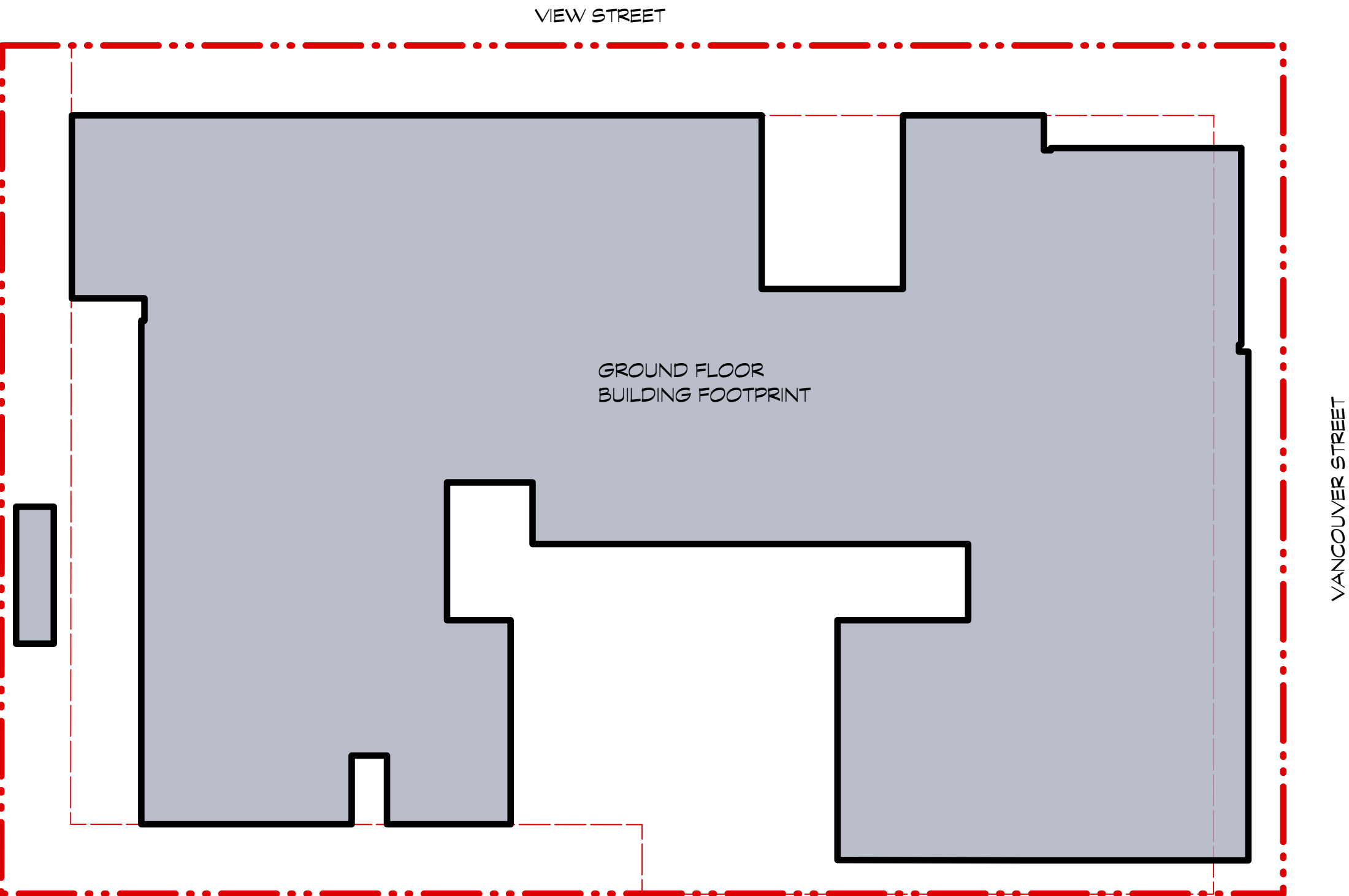


CICCOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741



1 SITE COVERAGE
SCALE: 1:200



2 OPEN SITE SPACE
SCALE: 1:200

SITE COVERAGE:

Site Coverage" means the percentage of the area of a lot which is occupied by any structure.

SITE COVERAGE CALCULATION:
Total Site Area: 2,023.48 m² (21,780.60 FT²)
Site Coverage Area: 1,846.60 m² (19,876.55 FT²)

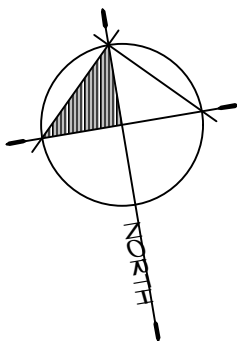
SITE COVERAGE: 91.26%

OPEN SITE SPACE :

Open Site Space" means that portion of a lot which is landscaped and not occupied or obstructed by any building or portion of building, driveway or parking lot; excluding accessory garden structures, balconies and roof projections.

OPEN SITE CALCULATION
Total Site Area: 2,023.48 m² (21,780.60 FT²)
Ground Floor Footprint: 1,238.68 m² (13,333.07 FT²)

OPEN SITE: 38.79%



PROJECT:
VICTORIA

1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: TM	CHECKED BY: SM
SCALE: 1:200	PROJECT NO.: CA 641

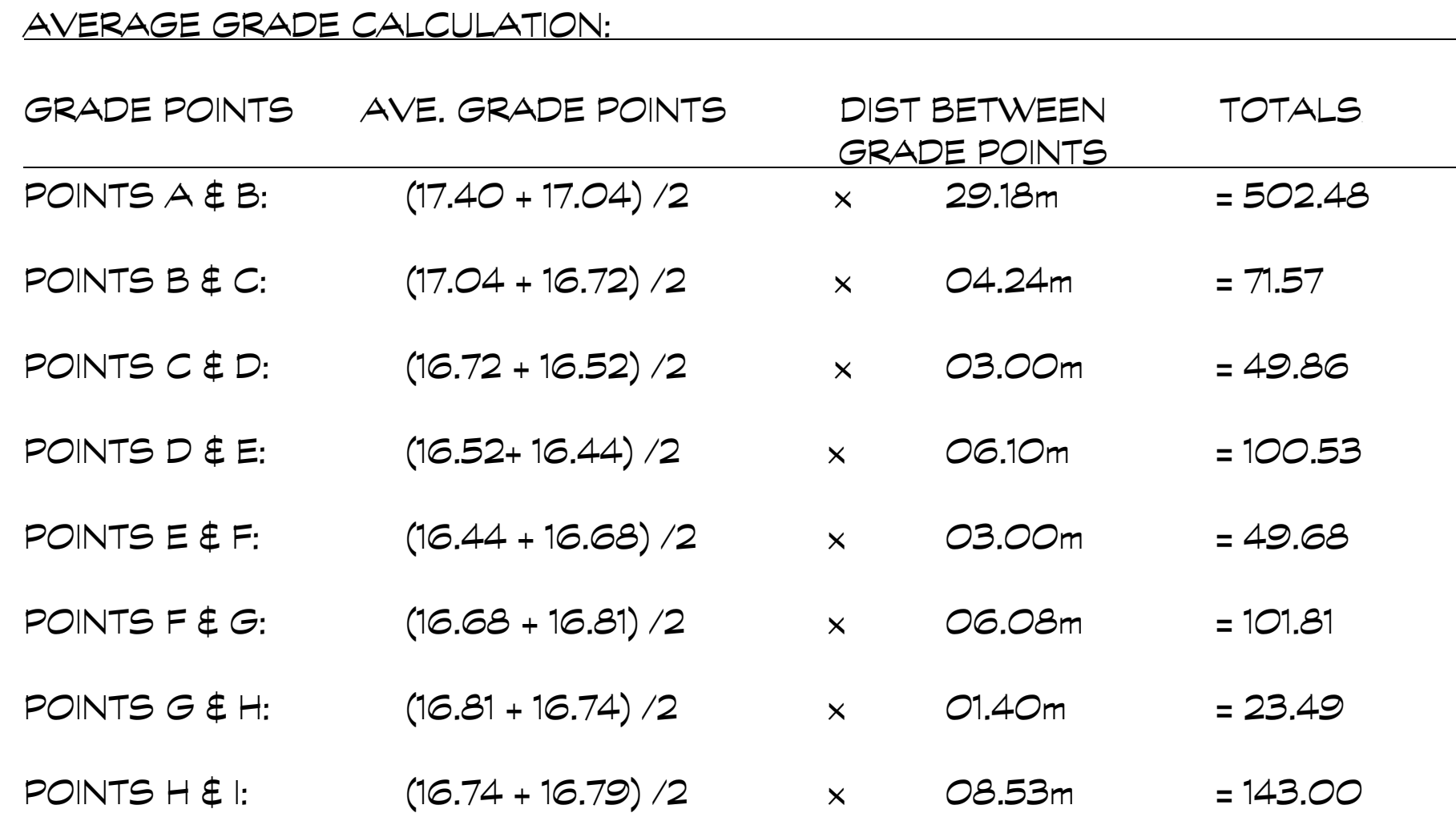
SHEET TITLE:
**SITE COVERAGE &
OPEN SITE SPACE
DIAGRAM**

REVISION NO.: -	SHEET NO.: A0.10
--------------------	---------------------

[illegible]

SEAL:

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741



AVERAGE GRADE CALCULATION:
 $3,196.43 / 185.58\text{m (perimeter of building)} = 17.22\text{m}$

PROJECT:

VICTORIA

1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: TM	CHECKED BY: SM
SCALE: 1:200	PROJECT NO.: CA 641

SHEET TITLE:

AVERAGE GRADE

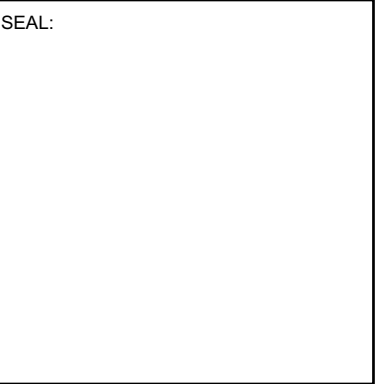
DIAGRAM

REVISION NO.: -	SHEET NO.: AO.11
---	--

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUE FOR DP-REZONING



CICCOTZI
ARCHITECTURE

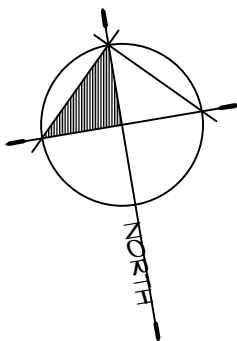
15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:
VICTORIA
1124 VANCOUVER STREET, 953 VIEW STREET

DRAWN: TM	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: CA 641

SHEET TITLE:	
LEVEL P1 PLAN	

REVISION NO.: -	SHEET NO.: A1.01
--------------------	---------------------



VIEW STREET

PARKADE ENTRY

PROPERTY LINE

VANCOUVER STREET



OFF STREET PARKING:

REQUIRED RENTAL UNITS

RESIDENTIAL	87 STALLS	0.5 STALLS/UNIT FOR UNITS <45 SM, 0.6 STALLS/UNIT FOR UNITS <70 SM, 1.0 STALLS/UNIT FOR UNITS >70 SM
VISITOR	16 STALLS	0.1 STALLS/UNIT
TOTAL	103 STALLS	

BICYCLE PARKING:

REQUIRED RESIDENTIAL MULTIPLE DWELLING & COMMERCIAL

RESIDENTIAL	172 STALLS	LONG TERM: 1 SPACE/UNIT FOR UNITS <45 SM, 1.25 SPACE/UNIT FOR UNITS >45 SM
VISITOR	16 STALLS	SHORT TERM: GREATER OF 6 SPACES/BUILDING OR 0.1 SPACES/UNIT
TOTAL	188 STALLS	

PROPOSED PARKING

RESIDENTIAL	28 STALLS
VISITOR	16 STALLS
CAR SHARE	1 STALLS
TOTAL	45 STALLS

PROPOSED BICYCLE PARKING

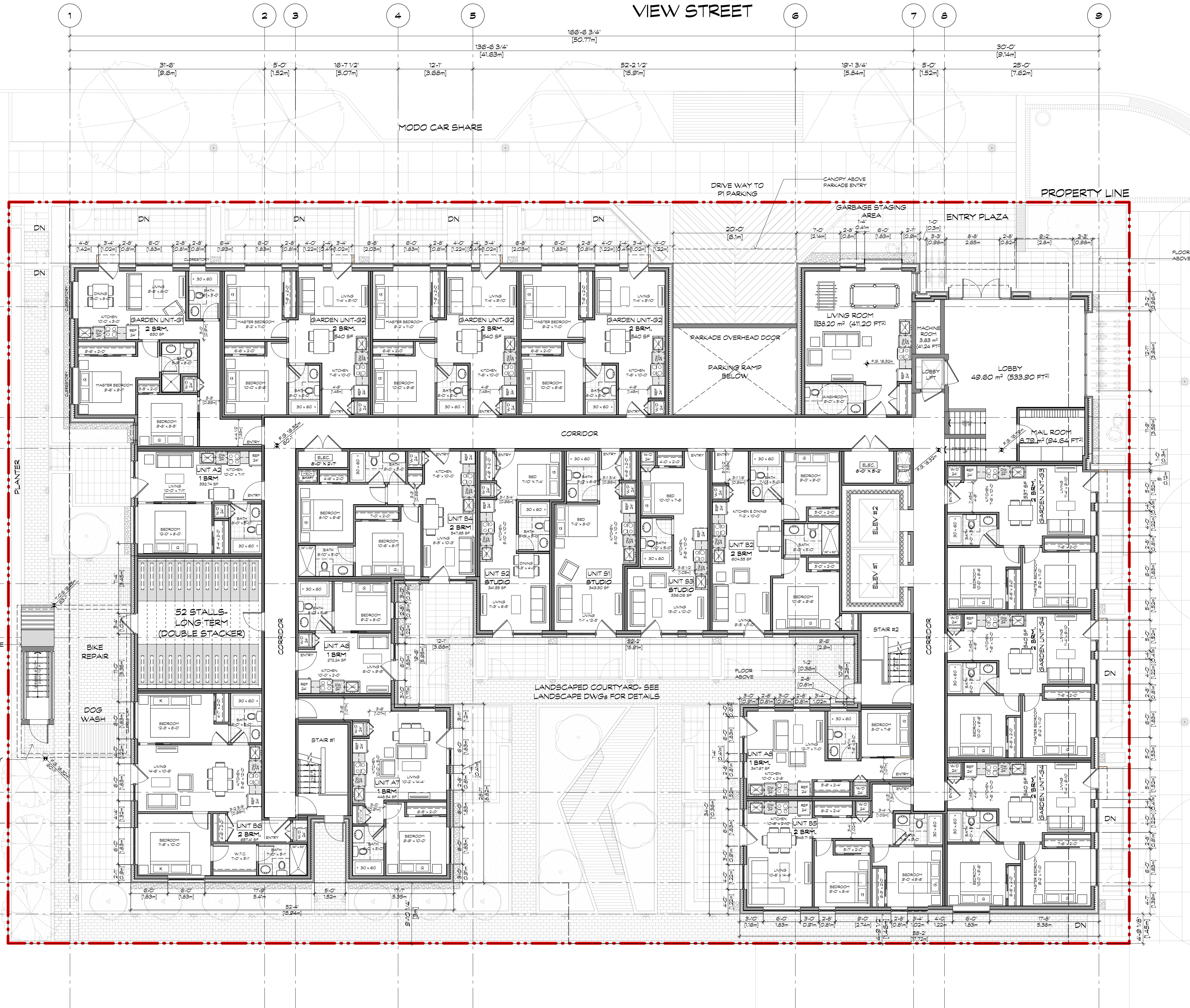
RESIDENTIAL LONG TERM	172 STALLS
RESIDENTIAL SHORT TERM	16 STALLS
TOTAL	188 STALLS

1

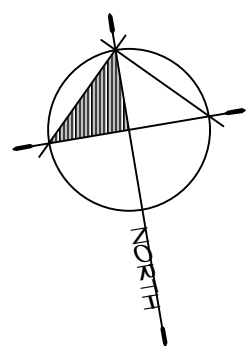
LEVEL P1 PLAN
SCALE: 1:100

1

LEVEL 1 PLAN
SCALE: 1:100



UNIT SUMMARY							* UNIT PLAN AREAS ARE CALCULATED PER BOMA STANDARDS					* UNIT PLAN AREAS CALCULATED PER SCHEDULE A-AREA DEFINITION (INSIDE FACE OF DRYWALL)		
	STUDIO	1 BED	2 BED	GARDEN UNIT (2 BED)	3 BED	TOTAL UNIT COUNT	UNIT TYPE	AREA (SF)	AREA (SQM)	# UNITS	RATIO	UNIT TYPE	AREA (SF)	AREA (SQM)
NG P1	0	0	0	0	0	0	STUDIO (UNIT ST)	278.62 - 388.72 SF	25.88 - 36.11 SM	33	20.25%	STUDIO (UNIT ST)	242.87 - 343.50 SF	22.56 - 31.91 SM
1	3	4	4	7	0	18	1 BED (UNIT A)	310.21 - 539.90 SF	28.82 - 50.16 SM	94	57.67%	1 BED (UNIT A)	272.24 - 448.54 SF	24.51-42.45 SM
2	6	18	4	0	1	29	2 BED (UNIT B)	587.8 - 751.40 SF	54.61 - 69.81 SM	24	14.72%	2 BED (UNIT B)	547.85 - 657.41 SF	50.90-61.08 SM
3	6	18	4	0	1	29	2 BED GARDEN UNIT	593.57 - 732.66 SF	55.14 - 68.07 SM	7	4.29%	2 BED GARDEN UNIT	537.0 - 630.0 SF	49.88-58.53 SM
4	6	18	4	0	1	29	3 BED (UNIT C)	914.95 SF	85.00 SM	5	3.07%	3 BED (UNIT C)	846.75 SF	78.66 SM
5	6	18	4	0	1	29	TOTAL UNIT COUNT			163	100%			
6	6	18	4	0	1	29								
L UNIT COUNT	33	94	24	7	5	163								



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUE FOR DP-REZONING

SEAL:

CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:

VICTORIA

1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN:

TM

CHECKED BY:

SM

SCALE:

1:100

PROJECT NO.:

CA 641

SHEET TITLE:

LEVEL 1 PLAN

REVISION NO.:

-

SHEET NO.:

A1.02

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP+REZONING
02.01.20	REISSUE FOR DP+REZONING
17.03.21	REISSUED FOR DP+REZONING

SEAL:

CICOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:

VICTORIA

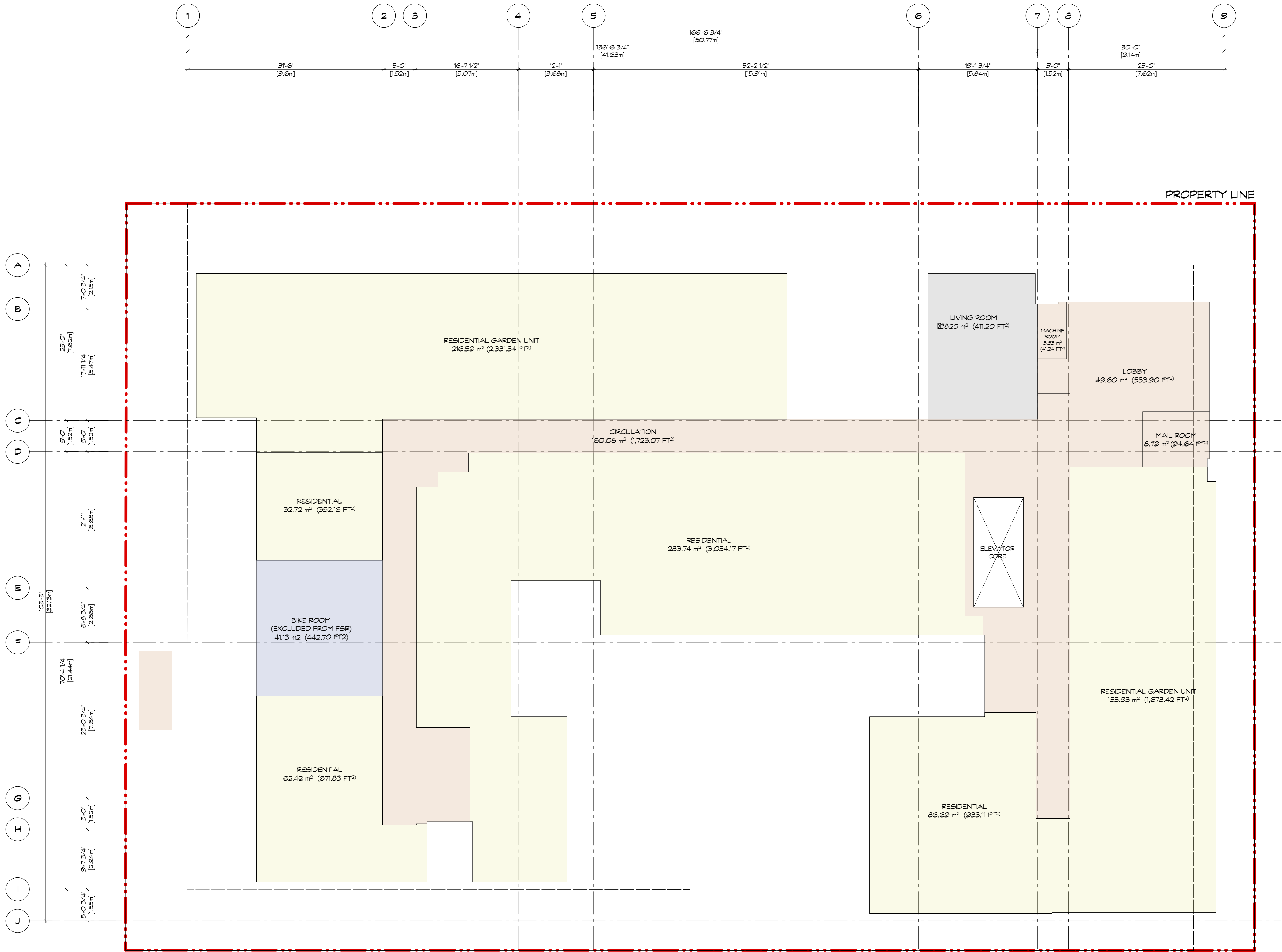
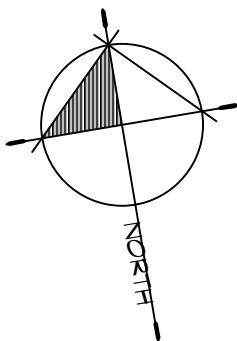
1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: TM	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: CA 641

SHEET TITLE:

LEVEL 1 AREA
OVERLAY

REVISION NO.: -	SHEET NO.: A1.02A
--------------------	----------------------



AREA SUMMARY:

AREA SUMMARY											
LEVELS		NET SUMMARY							FSR SUMMARY	FSR	GROSS SUMMARY
		#FLOORS	RENTAL UNIT AREA	GARDEN UNIT AREA	NET RES	COMMON	AMENITY	SHAFT	FSR AREA (EX. SHAFT)		(NET RES +COMMON+AMENITY+SHAFT)
PARKING LEVEL P1*	ELEV @ 15.27m	1			838.1 SM	111.9 SM		13.1 SM	0.0 SM		125.1 SM
LEVEL 1**	ELEV @ 18.32m	1	465.6 SM	372.5 SM	222.3 SM	157.8 SM	38.2 SM	13.1 SM	1,098.6 SM		1,111.7 SM
LEVEL 2		1	1,067.5 SM		1,067.5 SM	157.8 SM		13.1 SM	1,225.3 SM		1,238.5 SM
LEVEL 3		1	1,067.5 SM		1,067.5 SM	157.8 SM		13.1 SM	1,225.3 SM		1,238.5 SM
LEVEL 4		1	1,067.5 SM		1,067.5 SM	157.8 SM		13.1 SM	1,225.3 SM		1,238.5 SM
LEVEL 5		1	1,067.5 SM		1,067.5 SM	157.8 SM		13.1 SM	1,225.3 SM		1,238.5 SM
LEVEL 6		1	1,067.5 SM		1,067.5 SM	157.8 SM		13.1 SM	1,225.3 SM		1,238.5 SM

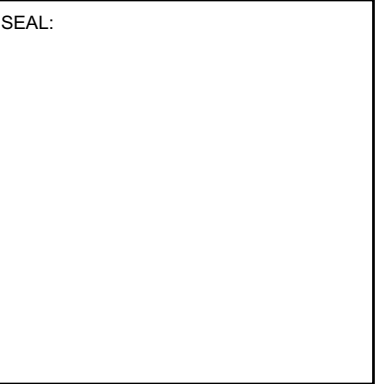
COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:

VICTORIA

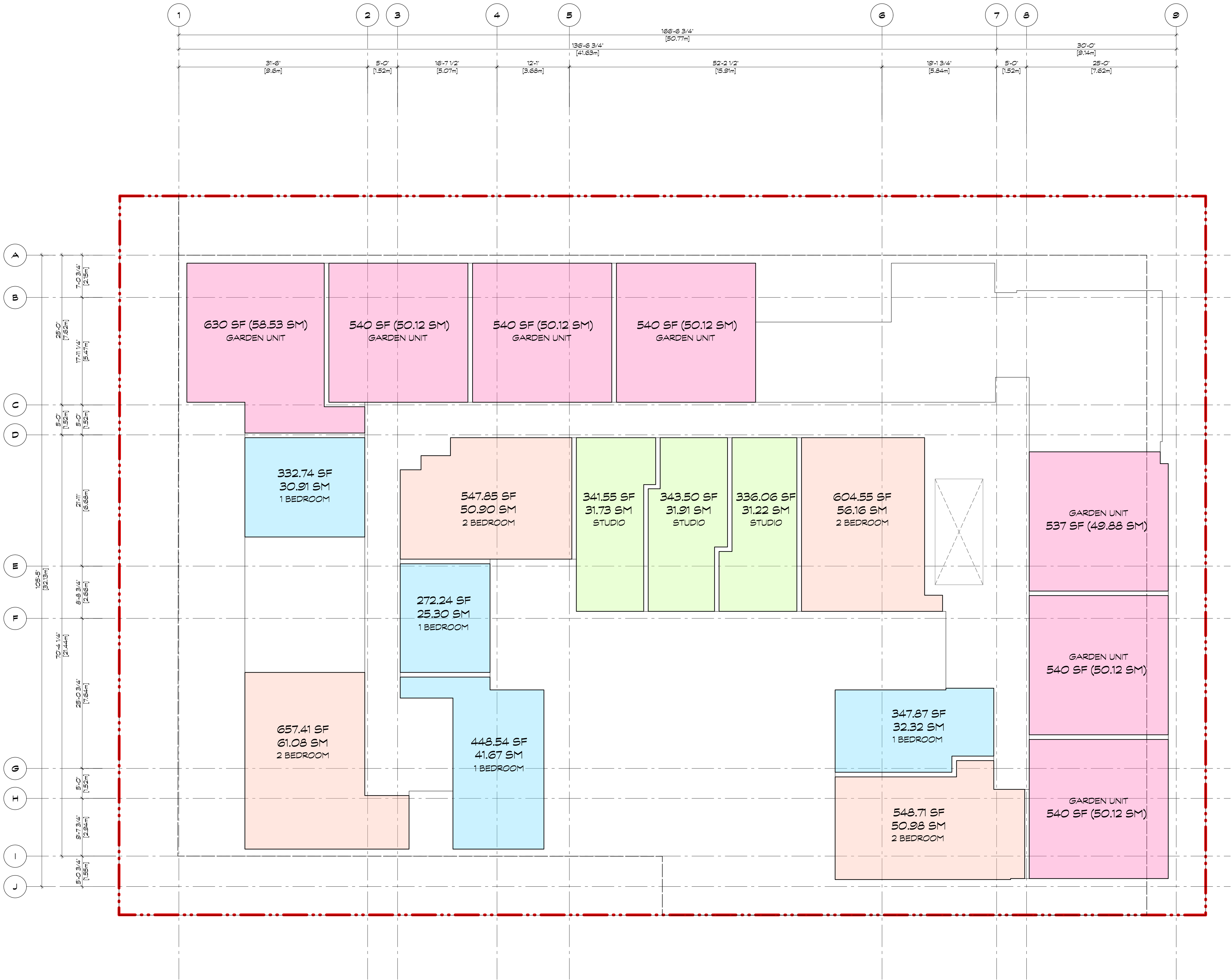
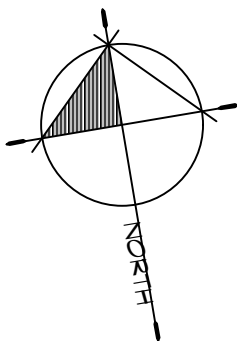
1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: TM	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: CA 641

SHEET TITLE:

LEVEL 1 UNIT AREA
BREAKDOWN

REVISION NO.:	SHEET NO.:
-	A1.02B



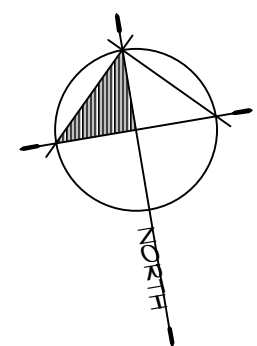
AREA SUMMARY:

* UNIT PLAN AREAS CALCULATED PER SCHEDULE A-AREA DEFINITION (INSIDE FACE OF DRYWALL)		
UNIT TYPE	AREA (SF)	AREA (SQM)
STUDIO (UNIT ST)	242.87 - 343.50 SF	22.56 - 31.91 SM
1 BED (UNIT A)	272.24 - 448.54 SF	24.51-42.45 SM
2 BED (UNIT B)	547.85 - 657.41 SF	50.90-61.08 SM
2 BED GARDEN UNIT	537.0 - 630.0 SF	49.88-58.53 SM
3 BED (UNIT C)	846.75 SF	78.66 SM

1 LEVEL 2-6 PLAN
SCALE: 1:100



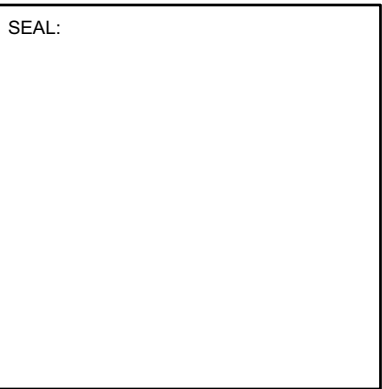
NOTE:
SEE SHEET A1.02 FOR UNIT SUMMARY



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE
SCALED. VARIATIONS AND MODIFICATIONS TO WORK
SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED
OUT WITHOUT WRITTEN PERMISSION FROM THE
ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE
PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN
BE REPRODUCED ONLY WITH THEIR WRITTEN
PERMISSION.

REVISION:		
NO.	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP, REZONING
02.01.20	REISSUE FOR DP, REZONING
17.03.21	REISSUE FOR DP, REZONING



CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

VANCOUVER STREET

PROJECT:	
VICTORIA	
1124 VANCOUVER STREET, 953 VIEW STREET	

DRAWN: TM	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: CA 641

SHEET TITLE:	
LEVEL 2-6 PLAN	

REVISION NO.: -	SHEET NO.: A1.03
--------------------	---------------------

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING

SEAL:

CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:

VICTORIA

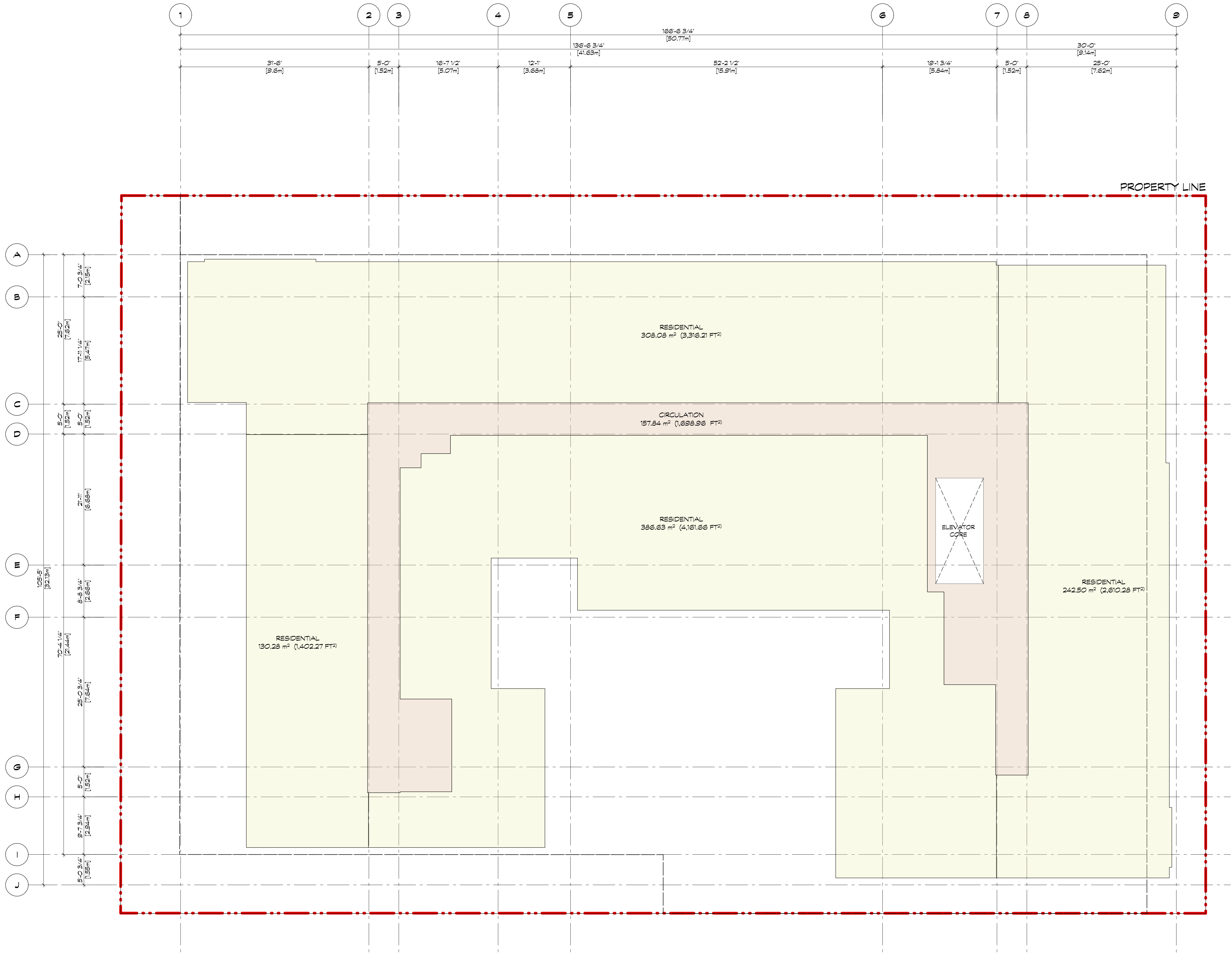
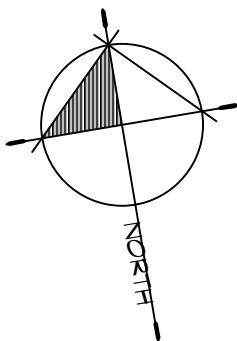
1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: TM	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: CA 641

SHEET TITLE:

LEVEL 2-6 AREA
OVERLAY

REVISION NO.: -	SHEET NO.: A1.03A
--------------------	----------------------



NOTE:
SEE SHEET A1.02A FOR AREA SUMMARY

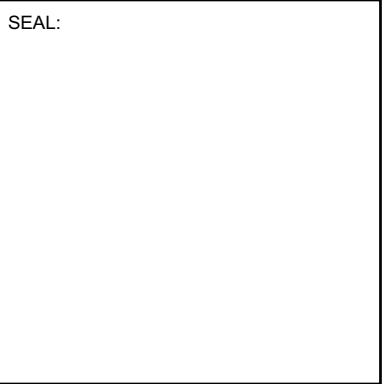
1

LEVEL 2-6 AREA OVERLAY

SCALE: 1:100

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:

VICTORIA

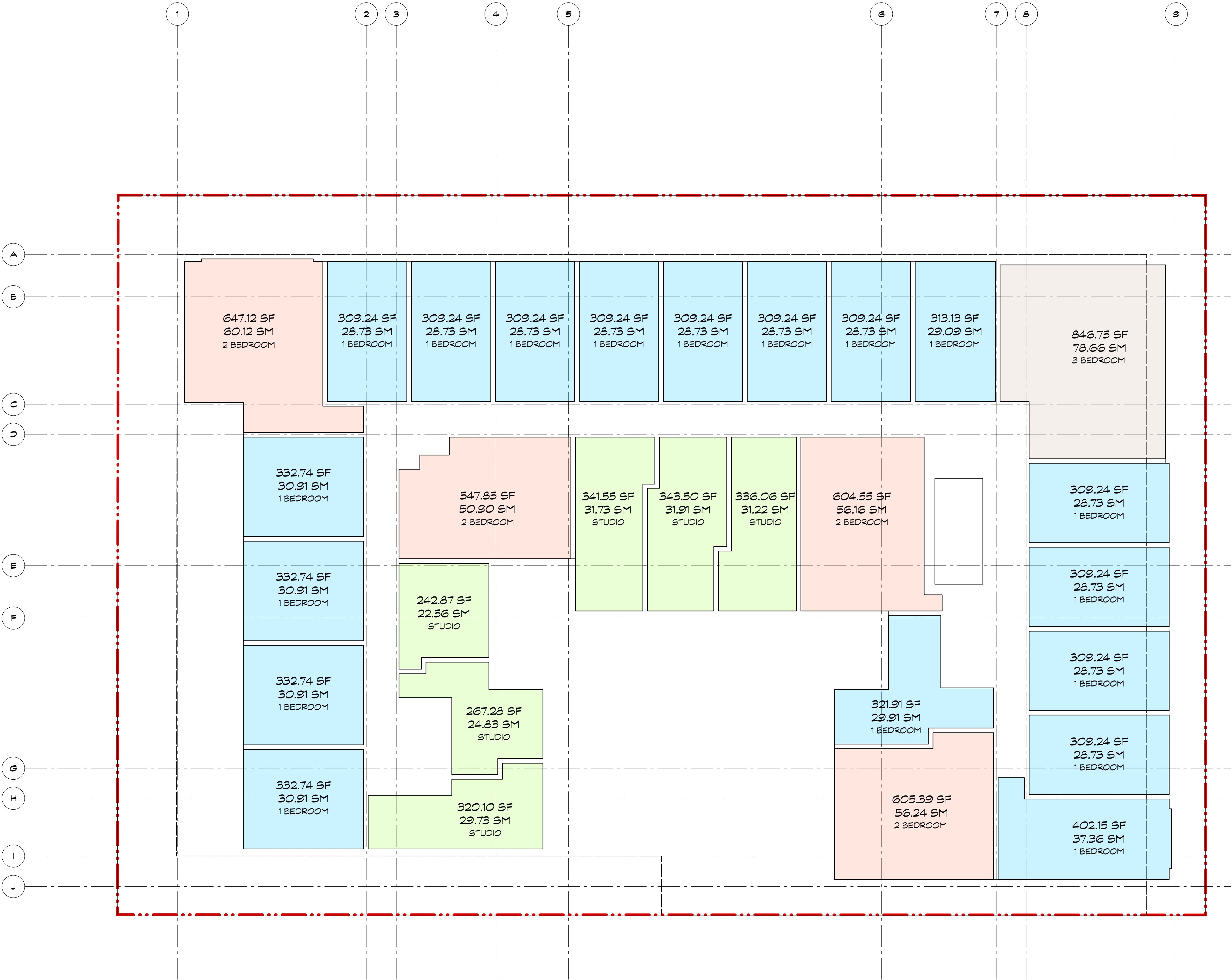
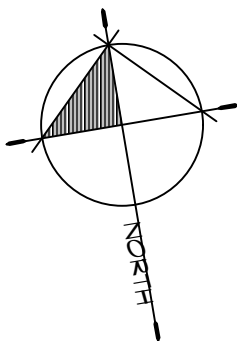
1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: TM	CHECKED BY: SM
SCALE: 1:100	PROJECT NO.: CA 641

SHEET TITLE:

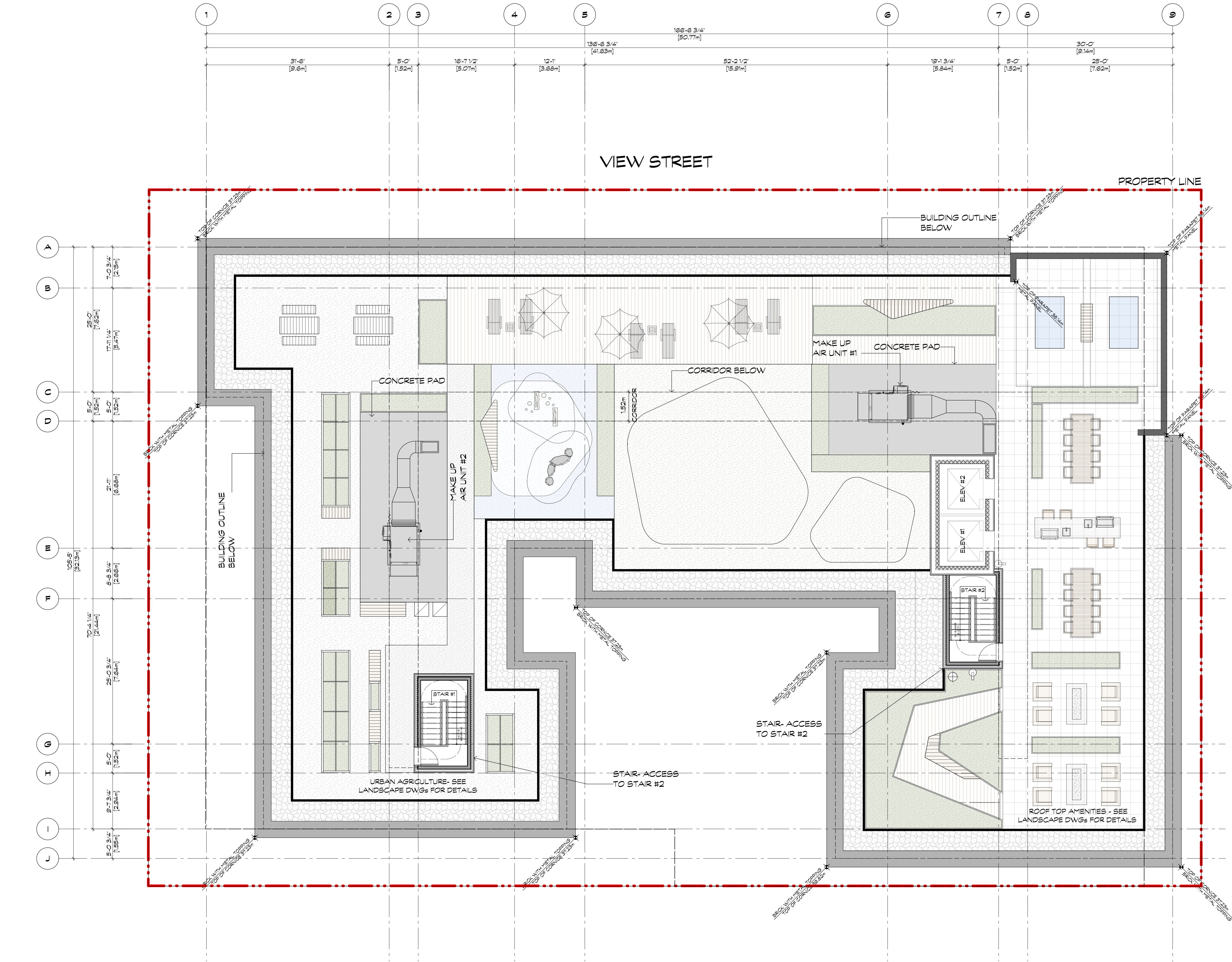
LEVEL 2-6 UNIT
AREA
BREAKDOWN

REVISION NO.: -	SHEET NO.: A1.03B
--------------------	----------------------



AREA SUMMARY:

* UNIT PLAN AREAS CALCULATED PER SCHEDULE A-AREA DEFINITION (INSIDE FACE OF DRYWALL)		
UNIT TYPE	AREA (SF)	AREA (SQM)
STUDIO (UNIT ST)	242.87 - 343.50 SF	22.56 - 31.91 SM
1 BED (UNIT A)	272.24 - 448.54 SF	24.51-42.45 SM
2 BED (UNIT B)	547.85 - 657.41 SF	50.90-61.08 SM
2 BED GARDEN UNIT	537.0 - 630.0 SF	49.88-58.53 SM
3 BED (UNIT C)	846.75 SF	78.66 SM

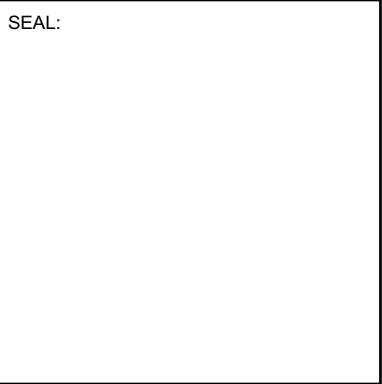


1 ROOF PLAN
SCALE: 1/100

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOTZI
ARCHITECTURE

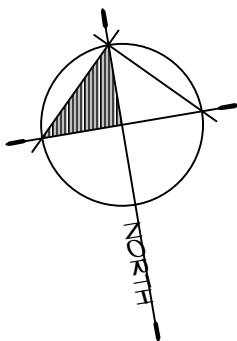
15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:	
VICTORIA	
1124 VANCOUVER STREET, 953 VIEW STREET	

DRAWN: TM	CHECKED BY: SM
SCALE: 1/100	PROJECT NO.: CA 641

SHEET TITLE:	
ROOF PLAN	

REVISION NO.: -	SHEET NO.: A1.04
--------------------	---------------------



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCIOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING

SEAL:

CICCIOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:

VICTORIA

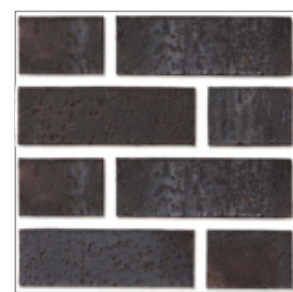
1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: T.M. CHECKED BY: R.C.
SCALE: 1:100 PROJECT NO.: CA 641
SHEET TITLE: ELEVATION NORTH

REVISION NO.: - SHEET NO.: A2.01



1 NORTH ELEVATION
SCALE: 1:100



1 BRICK WALL
-COAL CREEK
-EXTERIOR WALLS ON LEVEL 2-6 (NORTH & EAST FACADES)
-EXTERIOR WALLS ON LEVEL 1-6 (SOUTH & WEST FACADES)



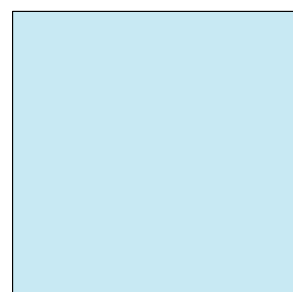
2 ARCHITECTURAL CONCRETE WALL: HORIZONTAL BOARD FINISH
-EXTERIOR WALLS ON LEVEL 01 (NORTH & EAST FACADES)



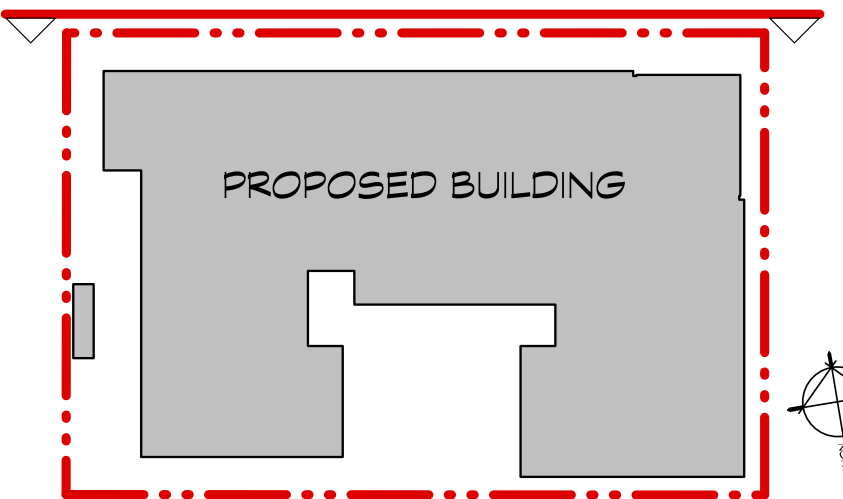
3 ARCHITECTURAL METAL DETAILING
-BLACK
-WINDOW SILLS
-BALCONY RAILINGS
-WINDOW SHADINGS
-ENTRY CANOPIES
-GARDEN UNIT GATES & RAILINGS
-CORNICES



4 WINDOW WALL
-LEVEL 2-6 AT CORNER OF VIEW ST & VANCOUVER ST
-LEVEL 2-6 AT WESTERN END OF NORTH FACADE
-LEVEL 2-6 AT SOUTHERN END OF EAST FACADE



5 GLAZING
-WINDOWS
-DOORS WITH GLASS PANEL
-GLASS RAILINGS
-WINDOW WALLS

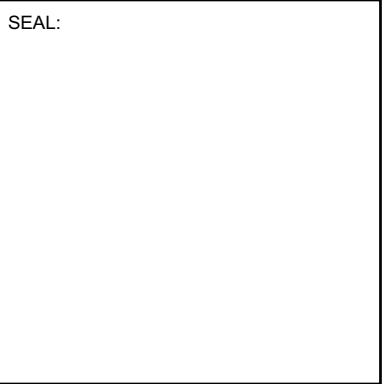


KEY PLAN

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING

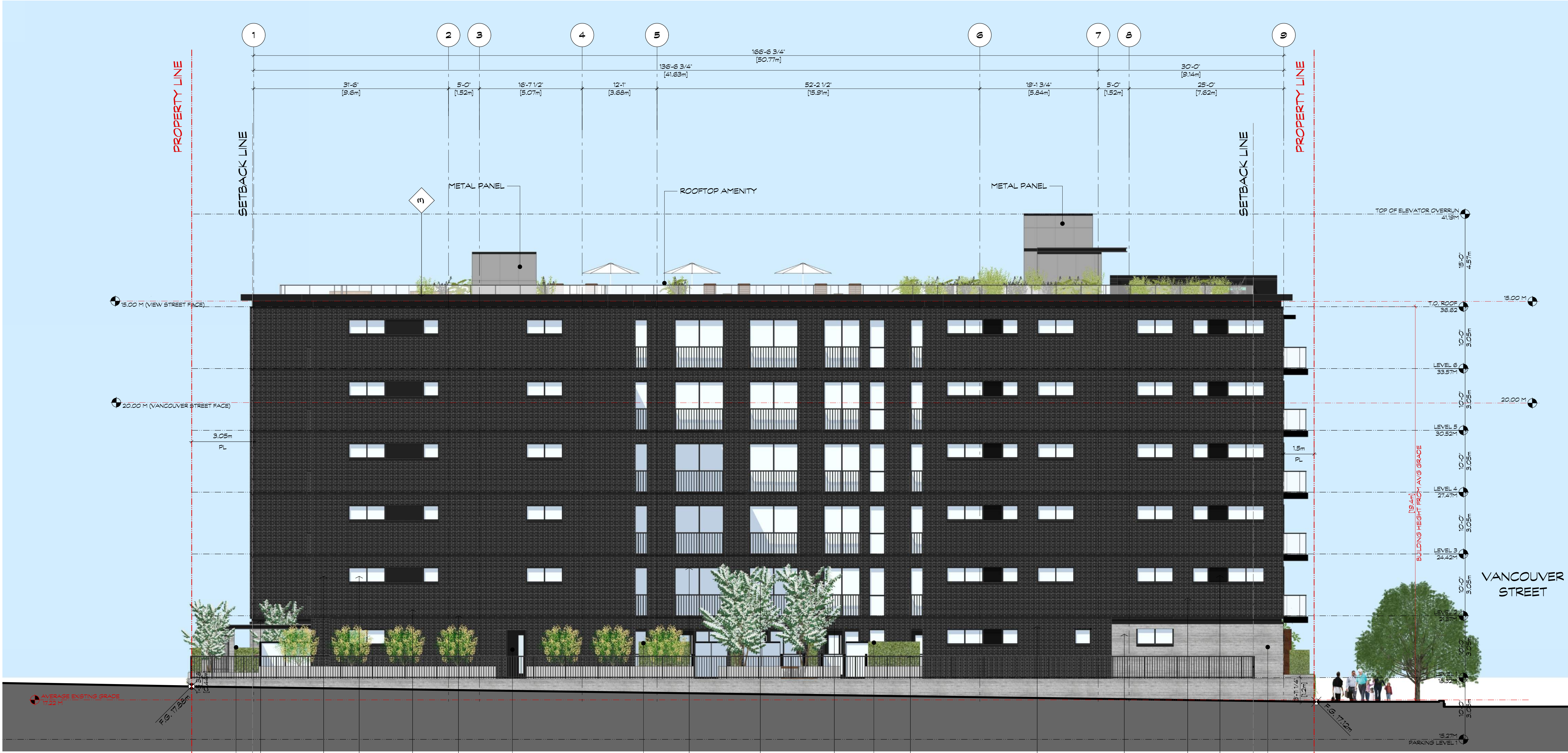


CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

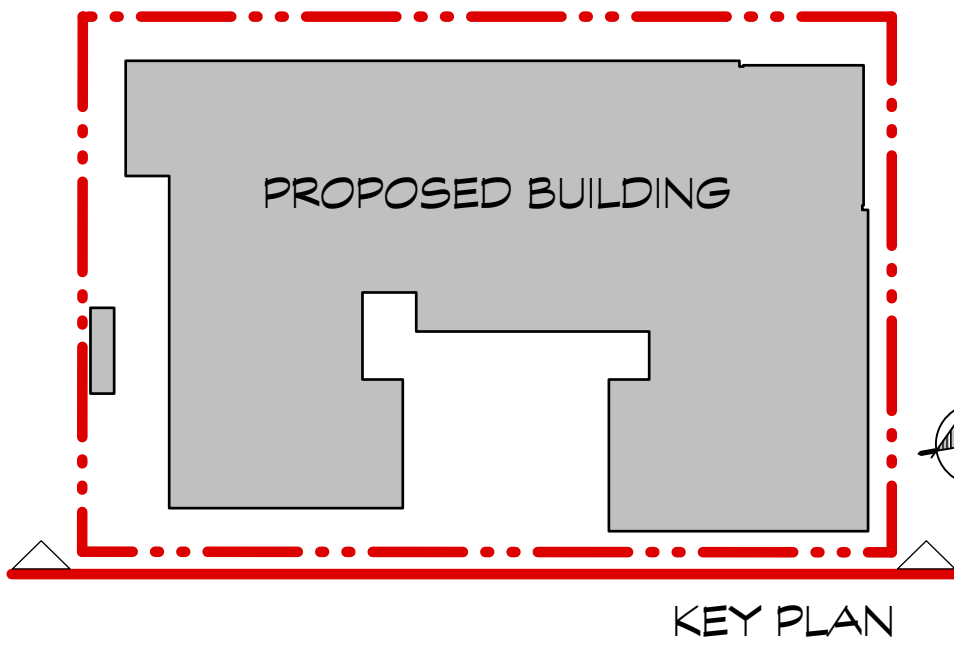
PROJECT:	
VICTORIA	
1124 VANCOUVER STREET, 953 VIEW STREET	

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: 1:100	PROJECT NO.: CA 641
SHEET TITLE: ELEVATION SOUTH	
REVISION NO.: -	SHEET NO.: A2.02



1 SOUTH ELEVATION
SCALE: 1:100

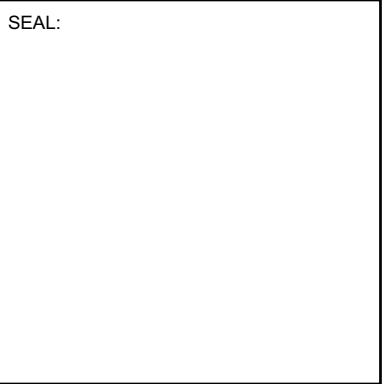
- 1 BRICK WALL
-COAL CREEK
-EXTERIOR WALLS ON LEVEL 2-6
(NORTH & EAST FACADES)
-EXTERIOR WALLS ON LEVEL 1-6
(SOUTH & WEST FACADES)
- 2 ARCHITECTURAL
CONCRETE WALL:
HORIZONTAL
BOARD FINISH
-EXTERIOR WALLS ON LEVEL 07
(NORTH & EAST FACADES)
- 3 ARCHITECTURAL
METAL DETAILING
-BLACK
-WINDOW SILL
-BALCONY RAILINGS
-WINDOW SHADINGS
-ENTRY CANOPIES
-GARDEN UNIT GATES & RAILINGS
-CORNICE
- 4 WINDOW WALL
-LEVEL 2-6 AT CORNER OF VIEW
ST & VANCOUVER ST
-LEVEL 2-6 AT WESTERN END OF
NORTH FACADE
-LEVEL 2-6 AT SOUTHERN END
OF EAST FACADE
- 5 GLAZING
-WINDOWS
-DOORS WITH GLASS PANEL
-GLASS RAILINGS
-WINDOW WALLS



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



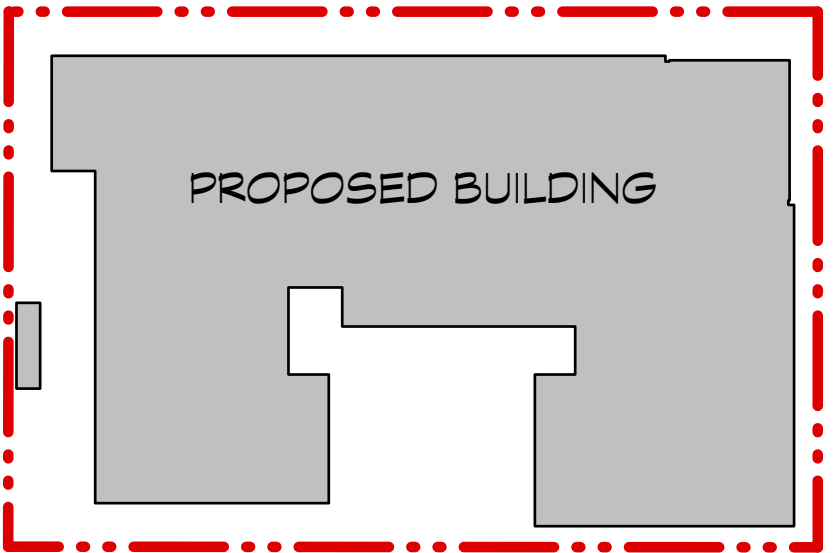
CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741



1 EAST ELEVATION
SCALE: 1:100

- 1 BRICK WALL
-COAL CREEK
-EXTERIOR WALLS ON LEVEL 2-6 (NORTH & EAST FACADES)
-EXTERIOR WALLS ON LEVEL 1-6 (SOUTH & WEST FACADES)
- 2 ARCHITECTURAL CONCRETE WALL: HORIZONTAL BOARD FINISH
-EXTERIOR WALLS ON LEVEL 07 (NORTH & EAST FACADES)
- 3 ARCHITECTURAL METAL DETAILING
-BLACK
-WINDOW SILL
-BALCONY RAILINGS
-WINDOW SHADINGS
-ENTRY CANOPIES
-GARDEN UNIT GATES & RAILINGS
-CORNICE
- 4 WINDOW WALL
-LEVEL 2-6 AT CORNER OF VIEW ST & VANCOUVER ST
-LEVEL 2-6 AT WESTERN END OF NORTH FACADE
-LEVEL 2-6 AT SOUTHERN END OF EAST FACADE
- 5 GLAZING
-WINDOWS
-DOORS WITH GLASS PANEL
-GLASS RAILINGS
-WINDOW WALLS



KEY PLAN

PROJECT:	
VICTORIA	
1124 VANCOUVER STREET, 953 VIEW STREET	

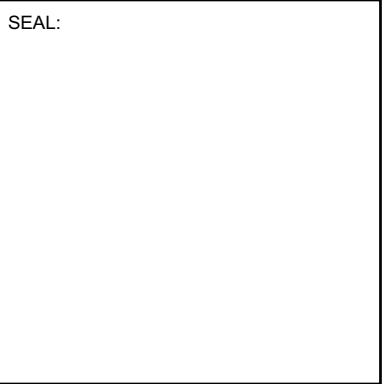
DRAWN: T.M.	CHECKED BY: R.C.
SCALE: 1:100	PROJECT NO.: CA 641
SHEET TITLE: ELEVATION EAST	

REVISION NO.: -	SHEET NO.: A2.03
--------------------	---------------------

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOTZI
ARCHITECTURE

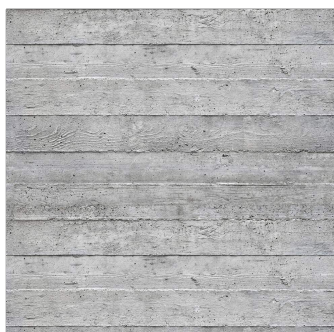
15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741



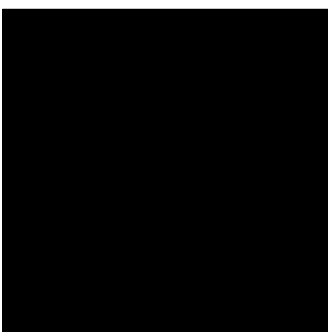
1 WEST ELEVATION
SCALE: 1:100



1 BRICK WALL
-COAL CREEK
-EXTERIOR WALLS ON LEVELS 2-6 (NORTH & EAST FACADES)
-EXTERIOR WALLS ON LEVELS 1-6 (SOUTH & WEST FACADES)



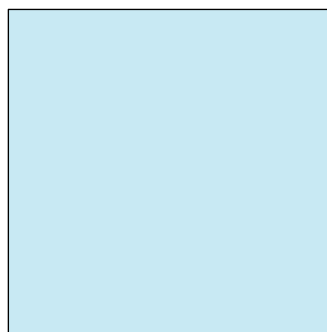
2 ARCHITECTURAL CONCRETE WALL: HORIZONTAL BOARD FINISH
-EXTERIOR WALLS ON LEVEL 07 (NORTH & EAST FACADES)



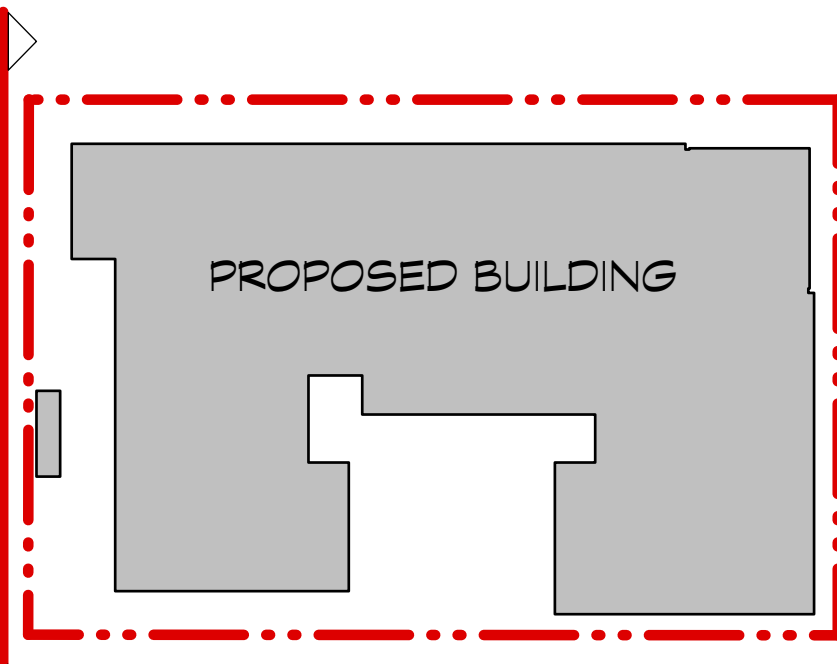
3 ARCHITECTURAL METAL DETAILING
-BLACK
-WINDOW SILLS
-BALCONY RAILINGS
-WINDOW SHUTTERS
-ENTRY CANOPIES
-GARDEN UNIT GATES & RAILINGS
-CORNICHE



4 WINDOW WALL
-LEVEL 2-6 AT CORNER OF VIEW ST & VANCOUVER ST
-LEVEL 2-6 AT WESTERN END OF NORTH FACADE
-LEVEL 2-6 AT SOUTHERN END OF EAST FACADE



5 GLAZING
-WINDOWS
-DOORS WITH GLASS PANEL
-GLASS RAILINGS
-WINDOW WALLS



KEY PLAN

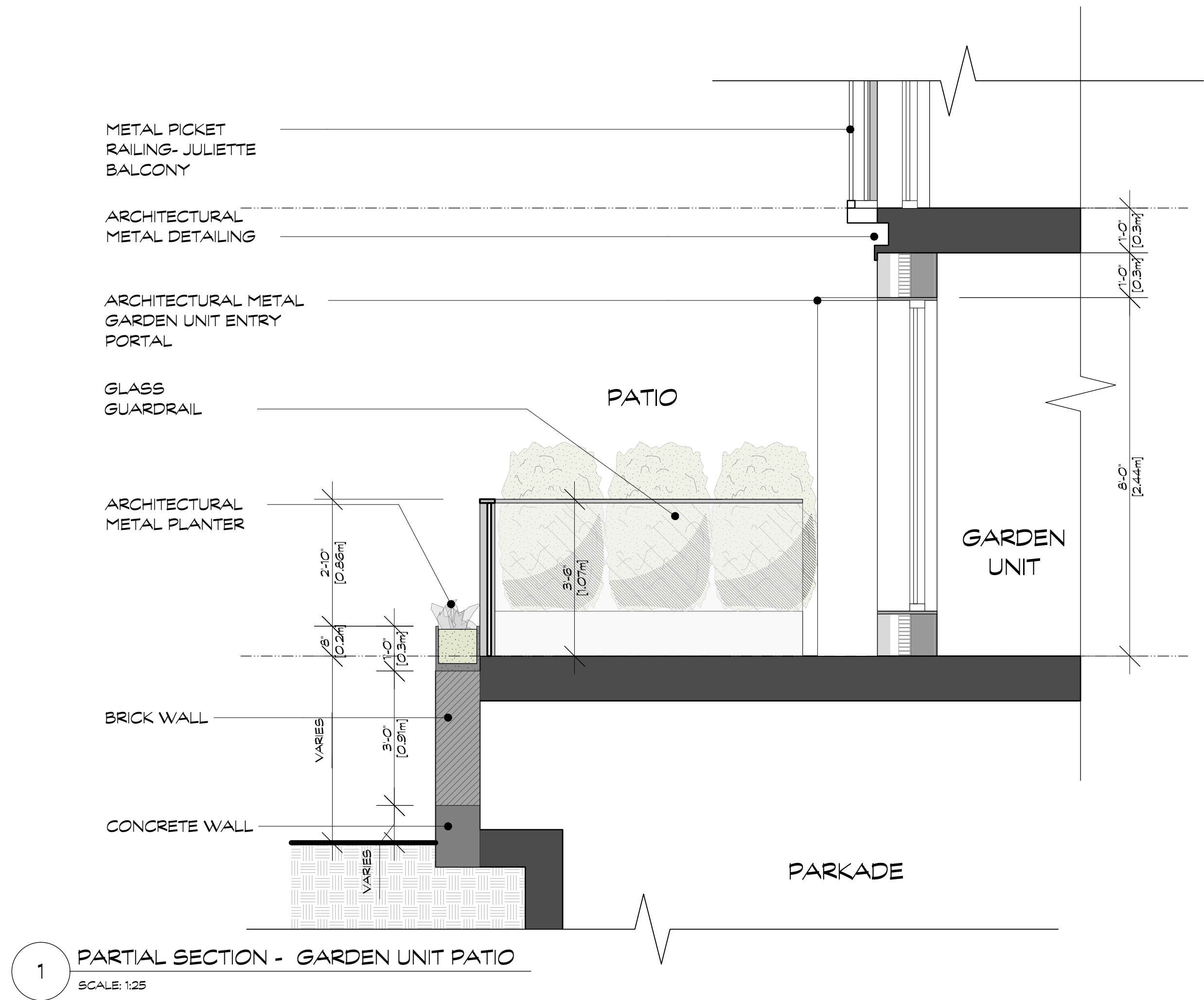
PROJECT:
VICTORIA

1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: 1:100	PROJECT NO.: CA 641

SHEET TITLE:
ELEVATION WEST

REVISION NO.: -	SHEET NO.: A2.04
--------------------	----------------------------

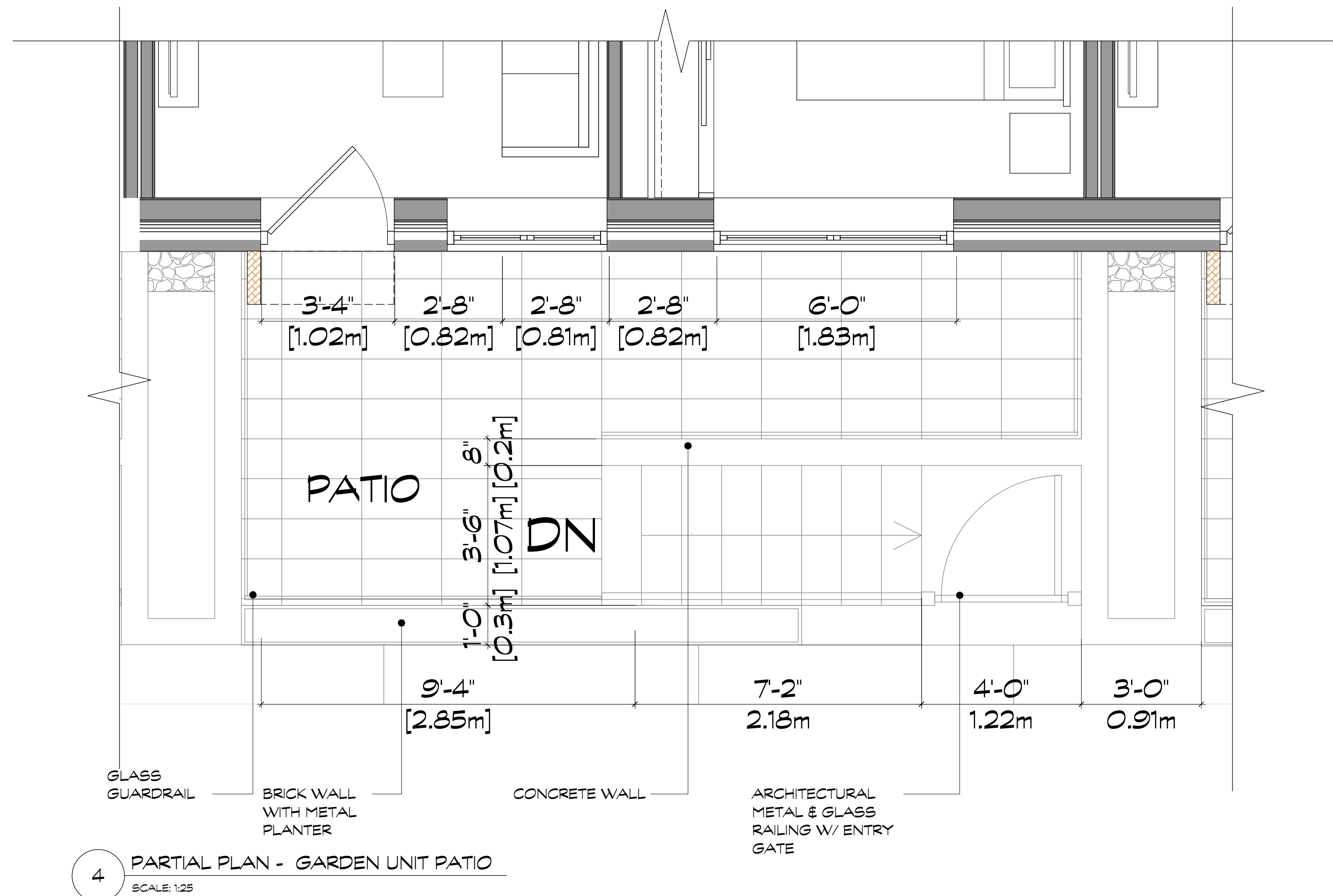


File: 641_Building plans_vw_Plotter: 21-3-17 at 9:08:37 AM



2 PARTIAL ELEVATION - GARDEN UNIT PATIO

SCALE: 1/25



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUE FOR DP-REZONING

SEAL:

CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:

VICTORIA

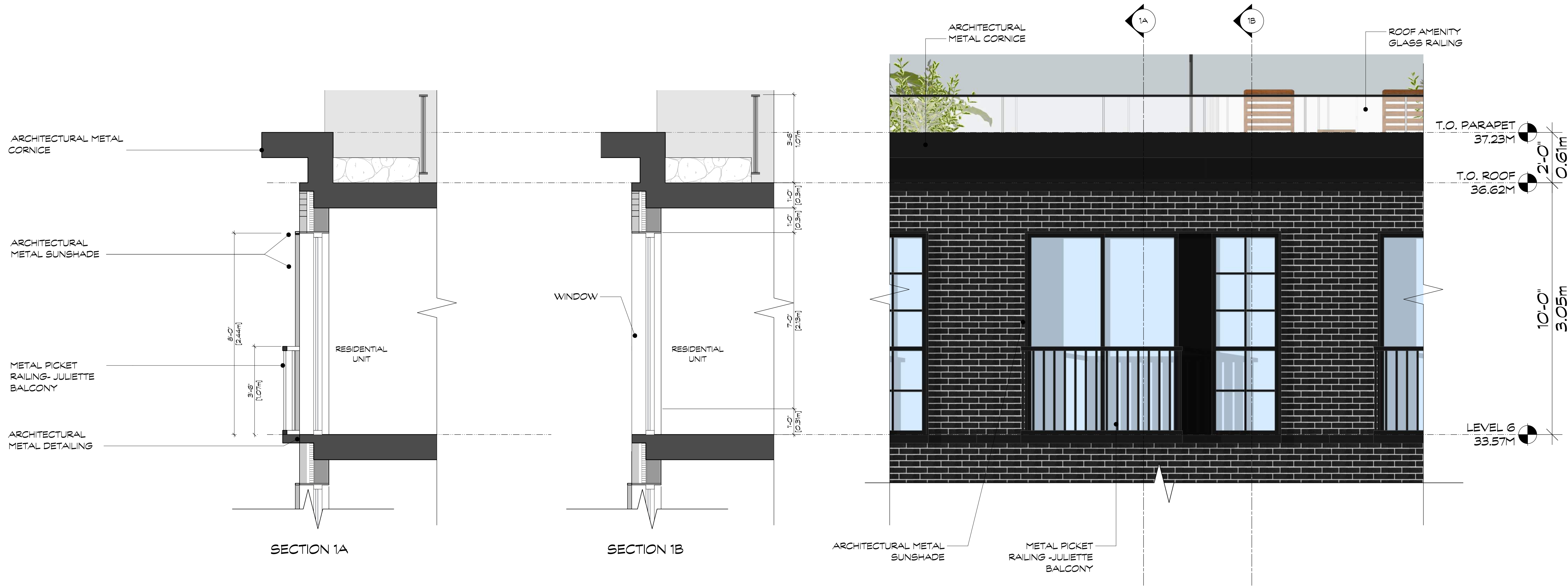
1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: 1/25	PROJECT NO.: CA 641

SHEET TITLE:

TYP. BAY
LEVEL 1

REVISION NO.: -	SHEET NO.: A2.05A
--------------------	----------------------

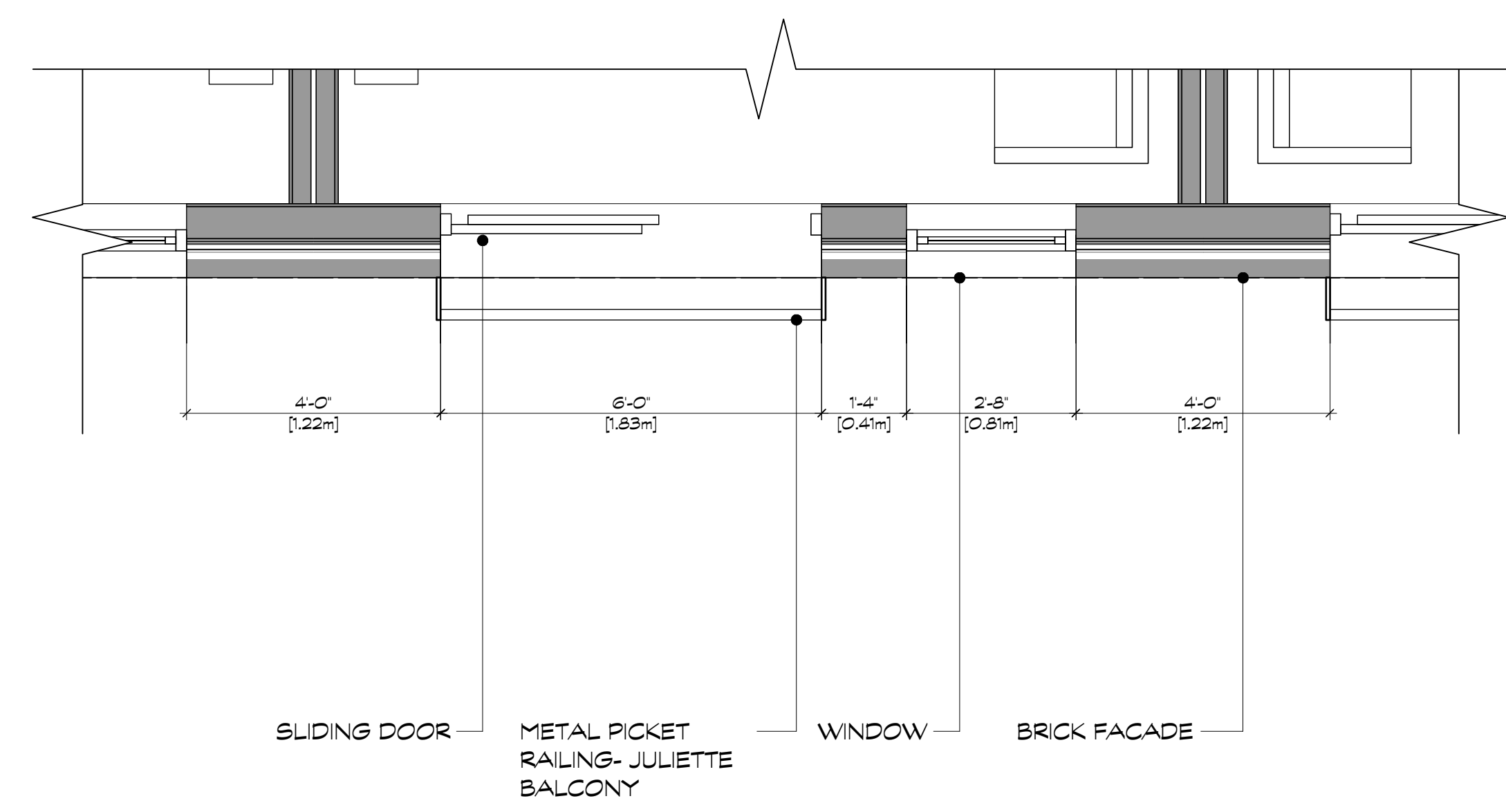


1 PARTIA SECTIONS - TYP. BAY
SCALE: 1/25

2 PARTIAL ELEVATION - TYP. BAY
SCALE: 1/25



3 3D VIEW
SCALE: NTS

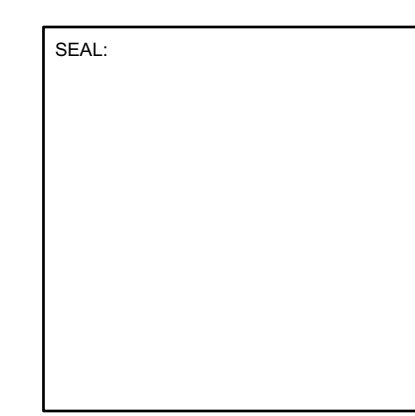


4 PARTIAL PLAN - TYP. BAY
SCALE: 1/25

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOCZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOCZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:	
VICTORIA	
1124 VANCOUVER STREET, 953 VIEW STREET	

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: 1:25	PROJECT NO.: CA 641

SHEET TITLE:	
TYP. BAY LEVEL 2-6	

REVISION NO.: -	SHEET NO.: A2.05B
--------------------	----------------------

MATERIAL

- 1

BRICK

-COAL CREEK

- EXTERIOR WALLS ON LEVEL 02 - 06

- EXTERIOR WALLS ON LEVEL 01

(SOUTH & WEST FACADES)

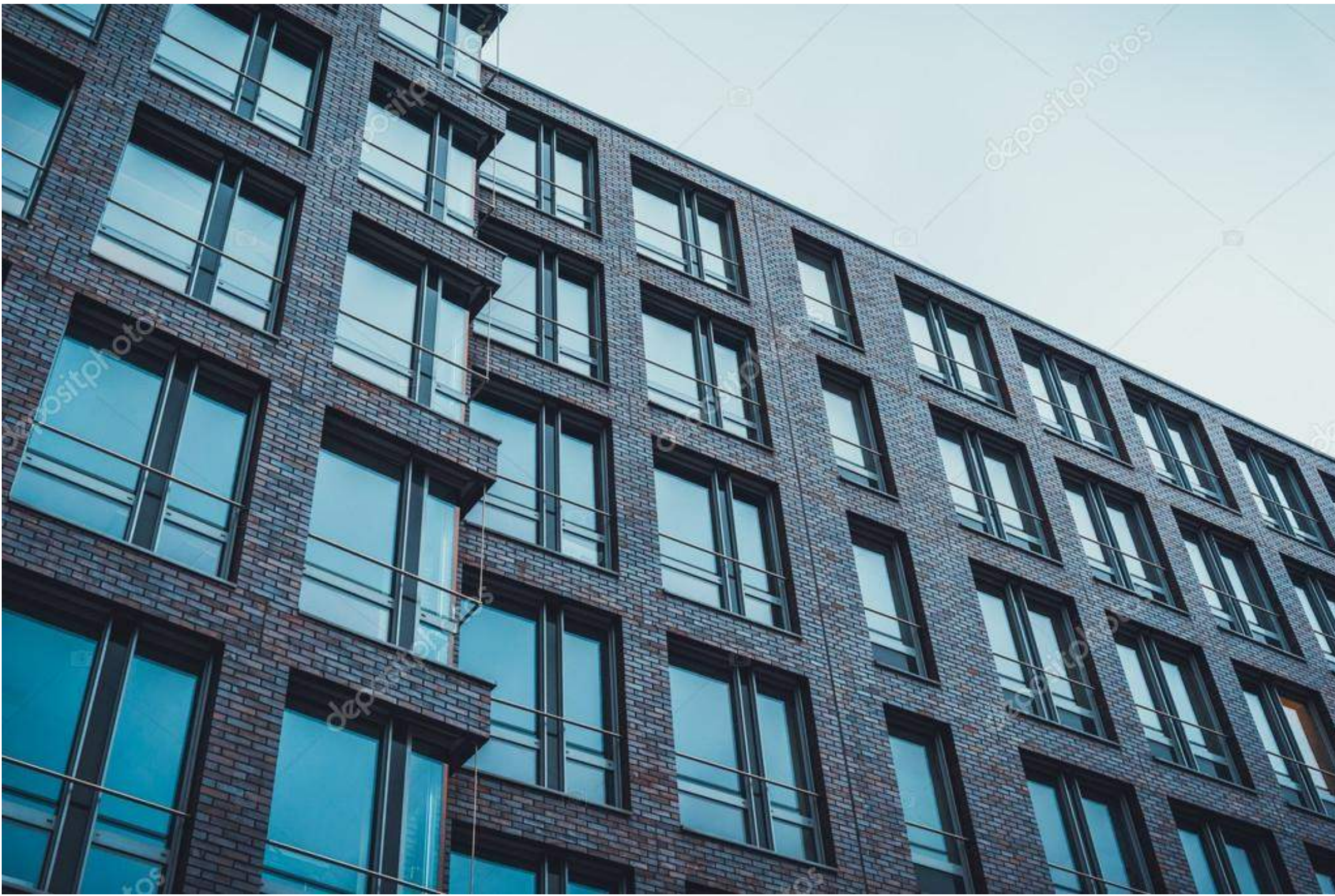


MATERIAL

BRICK



PARTIAL ELEVATION



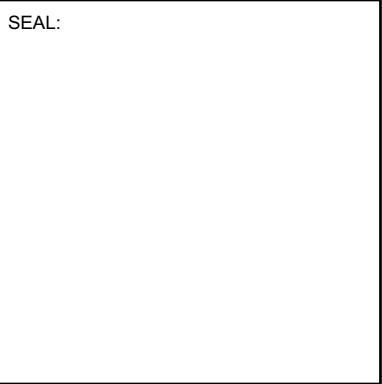
PRECEDENT IMAGES



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:	
VICTORIA	
1124 VANCOUVER STREET, 953 VIEW STREET	

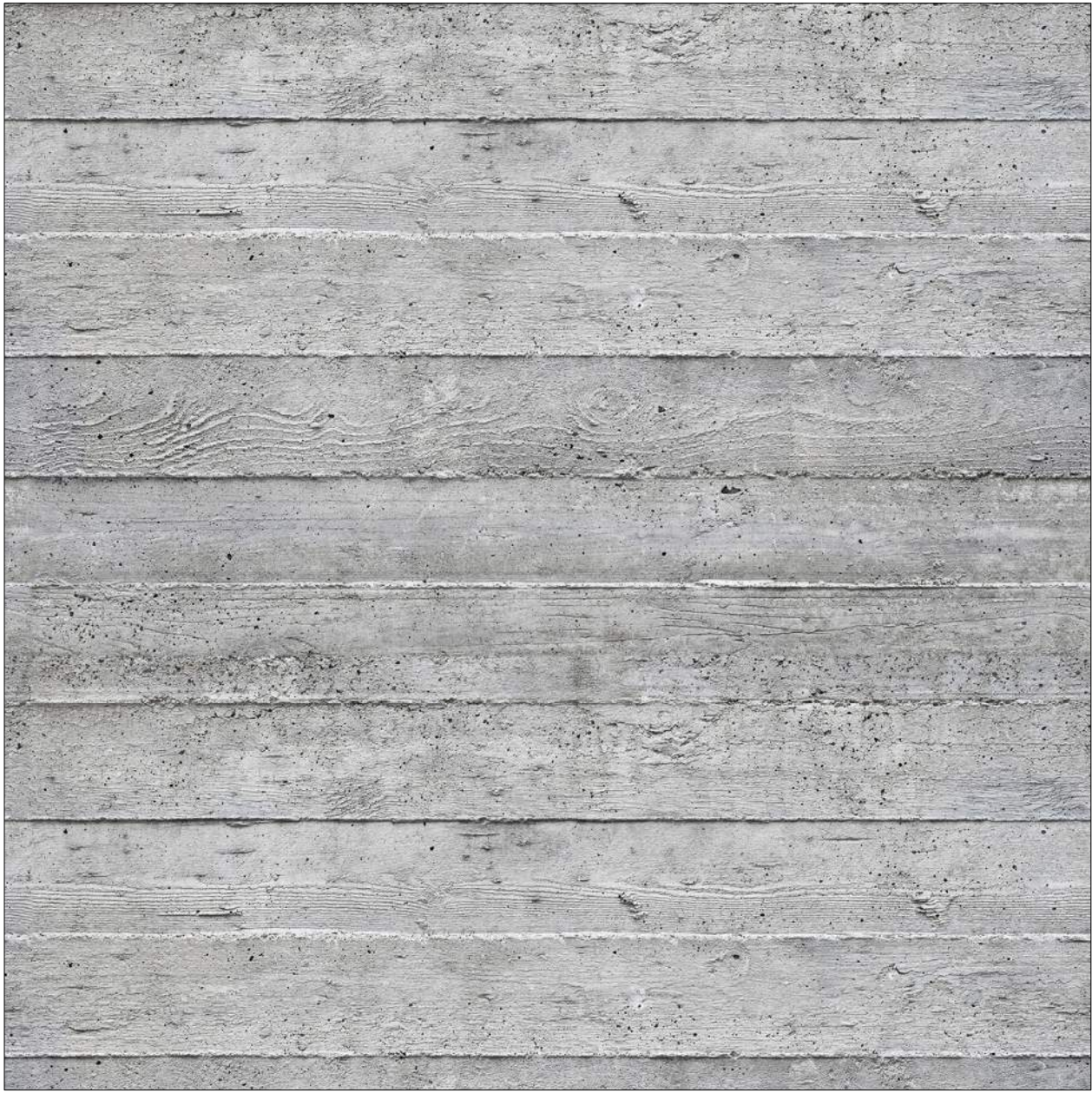
DRAWN: T.M.	CHECKED BY: R.C.
SCALE: NTS	PROJECT NO.: CA 641

SHEET TITLE:	
MATERIALS BRICK	

REVISION NO.: -	SHEET NO.: A2.06
--------------------	---------------------

MATERIAL

- 2
- ARCHITECTURAL CONCRETE
- HORIZONTAL BOARD FINISH
 - EXTERIOR WALLS ON LEVEL 01
- (NORTH & EAST FACADES)



MATERIAL



PARTIAL ELEVATION

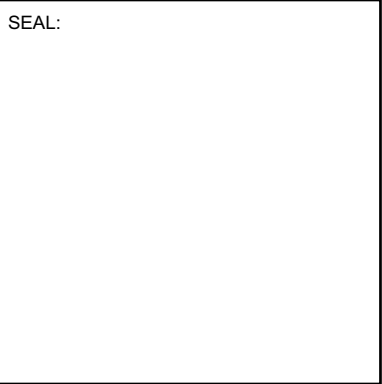


PRECEDENT IMAGES

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUED FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:
VICTORIA
1124 VANCOUVER STREET, 953 VIEW STREET

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: NTS	PROJECT NO.: CA 641

SHEET TITLE:
MATERIALS ARCHITECTURAL CONCRETE

REVISION NO.: -	SHEET NO.: A2.07
--------------------	---------------------

MATERIAL

3 ARCHITECTURAL METAL DETAILING

- WINDOW SILLS
- BALCONY RAILINGS
- WINDOW SHADINGS
- ENTRY CANOPIES
- GARDEN UNIT GATES & RAILINGS
- CORNICE



MATERIAL

ARCHITECTURAL
METAL DETAILING



PARTIAL ELEVATION



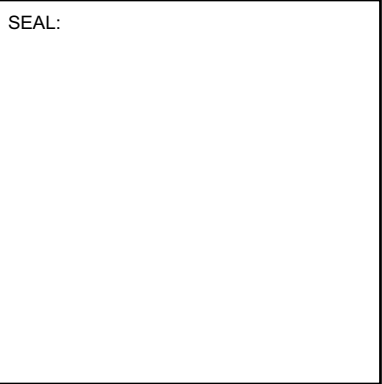
PRECEDENT IMAGES



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUE FOR DP-REZONING



CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:
VICTORIA
1124 VANCOUVER STREET, 953 VIEW STREET

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: NTS	PROJECT NO.: CA 641

SHEET TITLE:
MATERIALS ARCHITECTURAL METAL DETAILING

REVISION NO.: -	SHEET NO.: A2.08
--------------------	---------------------

MATERIAL

4 WINDOW WALL

- CORNER OF VIEW ST & VANCOUVER ST (LEVEL 2-6)
- WESTERN END OF NORTH FACADE (LEVEL 2-6)
- SOUTHERN END OF EAST FACADE (LEVEL 2-6)



MATERIAL

WINDOW WALL



PARTIAL ELEVATION

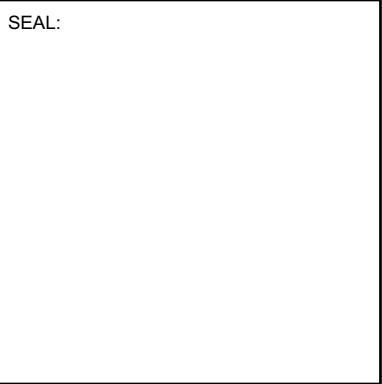


PRECEDENT IMAGES

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUED FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:	
VICTORIA	
1124 VANCOUVER STREET, 953 VIEW STREET	

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: NTS	PROJECT NO.: CA 641

SHEET TITLE:	
MATERIALS WINDOW WALL	

REVISION NO.:	SHEET NO.:
-	A2.09

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.:	DATE:	DESCRIPTION:

ISSUE:

DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING

SEAL:

CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:

VICTORIA

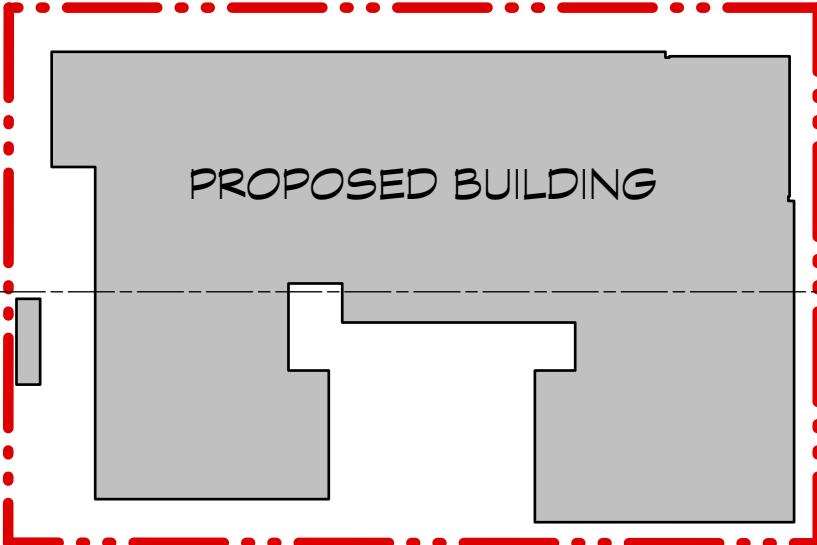
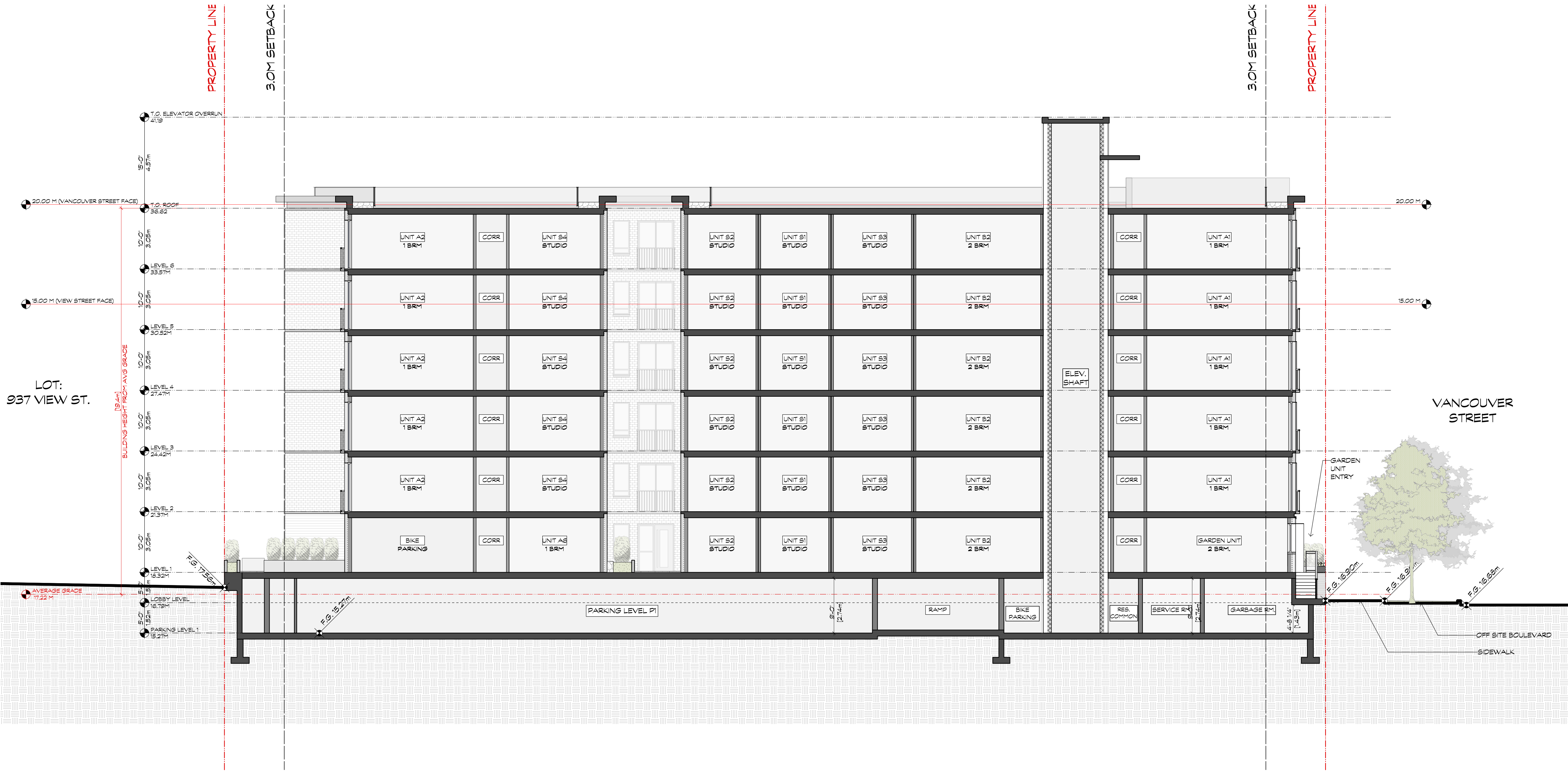
1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: 1:100	PROJECT NO.: CA 641

SHEET TITLE:

SECTION 01

REVISION NO.: -	SHEET NO.: A3.01
--------------------	---------------------



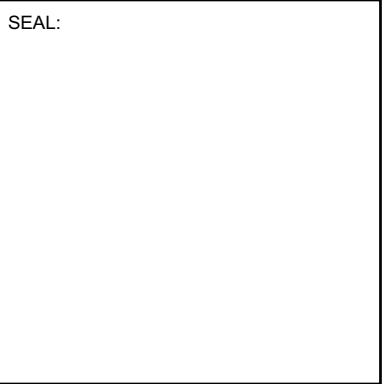
KEY PLAN

1 SECTION 01
SCALE: 1:100

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUED FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

LOT:
944 FORT ST.

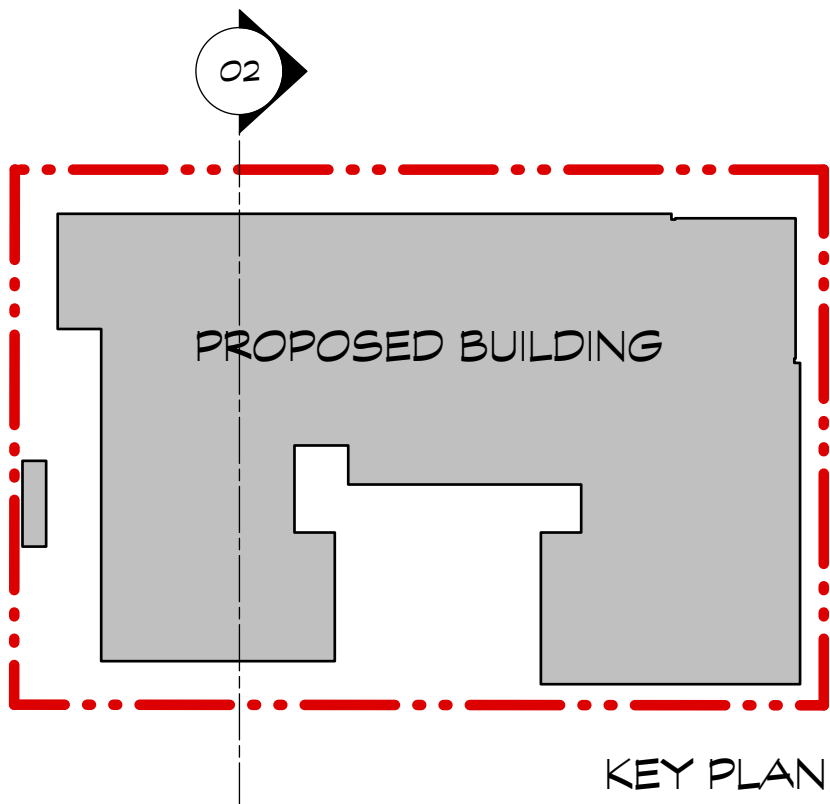
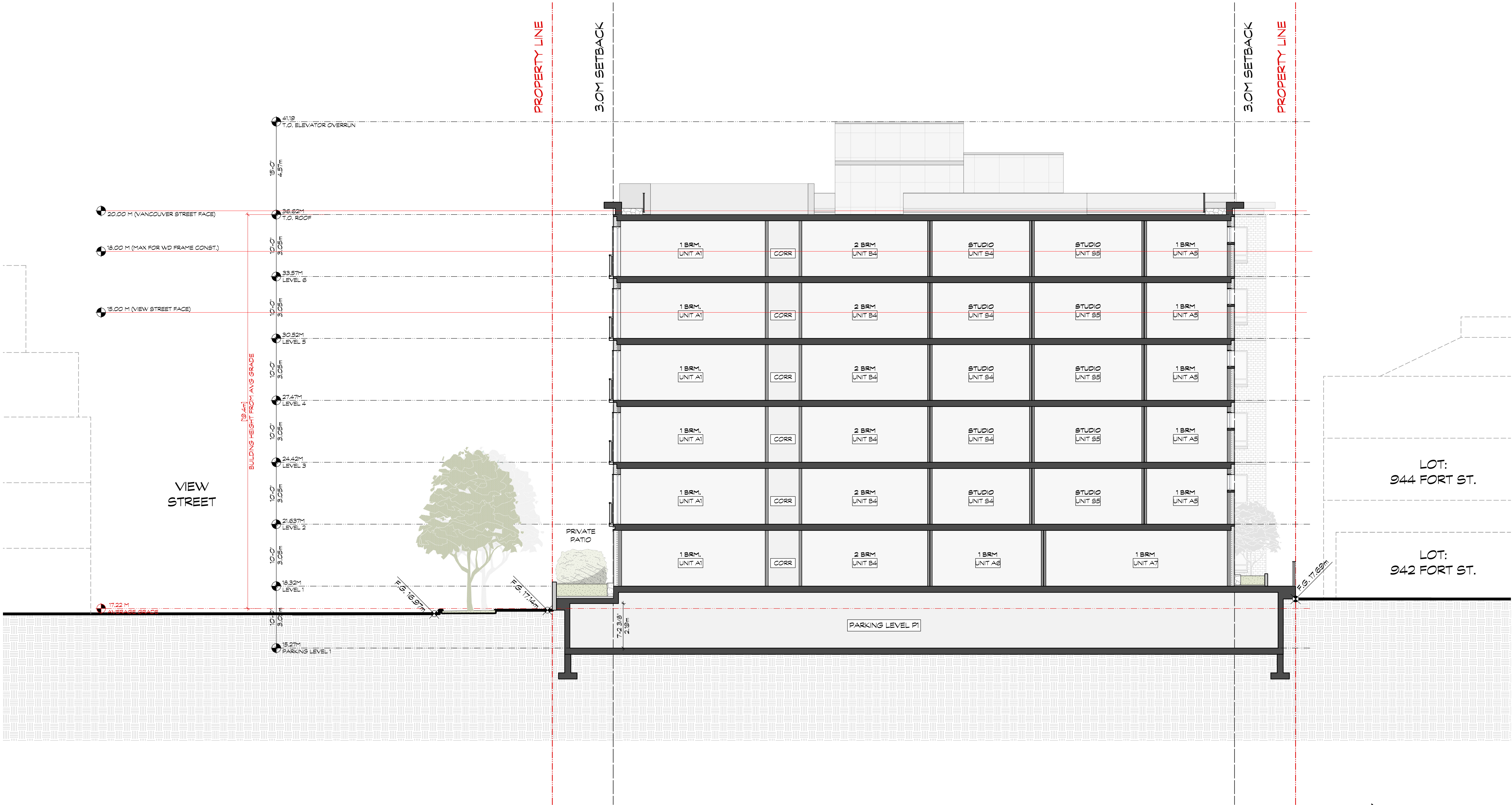
LOT:
942 FORT ST.

PROJECT:
VICTORIA
1124 VANCOUVER STREET, 953 VIEW STREET

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: 1:100	PROJECT NO.: CA 641

SHEET TITLE:	
SECTION 02	

REVISION NO.: -	SHEET NO.: A3.02
--------------------	---------------------

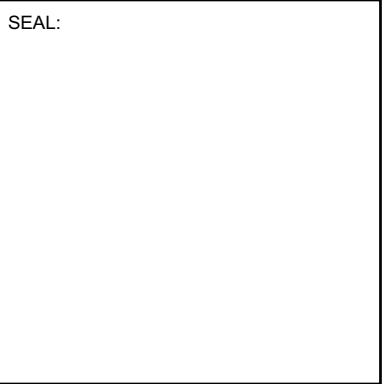


1 SECTION 02
SCALE: 1:100

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

LOT:
944 FORT ST.

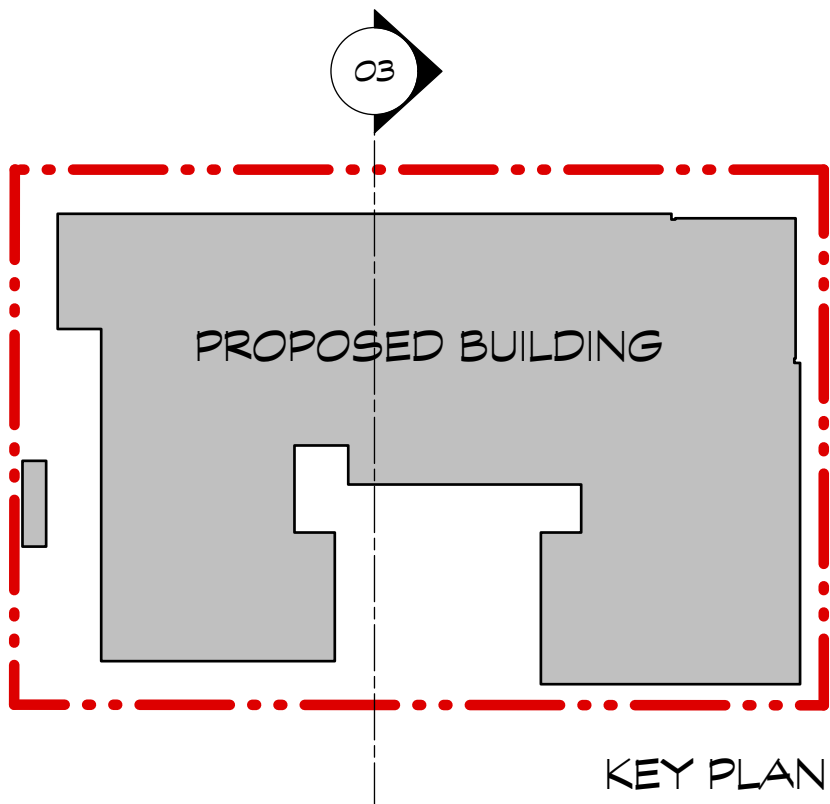
LOT:
942 FORT ST.

PROJECT:
VICTORIA
1124 VANCOUVER STREET, 953 VIEW STREET

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: 1:100	PROJECT NO.: CA 641

SHEET TITLE:	
SECTION 03	

REVISION NO.: -	SHEET NO.: A3.03
--------------------	---------------------

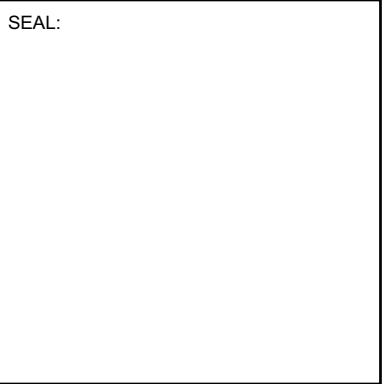


1 SECTION 03
SCALE: 1:100

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:
VICTORIA
1124 VANCOUVER STREET, 953 VIEW STREET

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: NTS	PROJECT NO.: CA 641

SHEET TITLE: 3D VIEW 01

REVISION NO.: -	SHEET NO.: A4.01
--------------------	---------------------



GARDEN UNIT ENTRY PORCH WINDOW WALL EXTERIOR OFF STREET SHORT TERM BIKE PARKING BUILDING LOBBY WINDOW BUILDING ENTRY PLAZA BUILDING LIVING ROOM BALCONY PARKADE ENTRY GARDEN UNIT PATIOS

1 3D VIEW_FROM NORTH-EAST
SCALE: NTS



AMENITY/PRIVATE PATIOS

ARCHITECTURAL
CONCRETE BASE

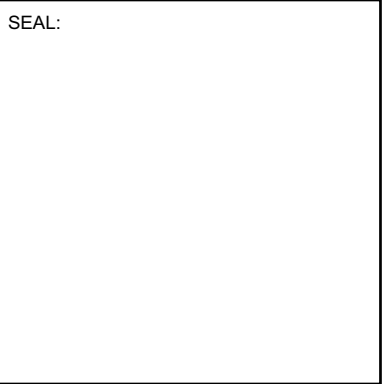
GARDEN UNIT
ENTRY

1 3D VIEW_FROM SOUTH-EAST
SCALE: NTS

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE
SCALED. VARIATIONS AND MODIFICATIONS TO WORK
SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED
OUT WITHOUT WRITTEN PERMISSION FROM THE
ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE
PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN
BE REPRODUCED ONLY WITH THEIR WRITTEN
PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:
VICTORIA
1124 VANCOUVER STREET, 953 VIEW STREET

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: NTS	PROJECT NO.: CA 641

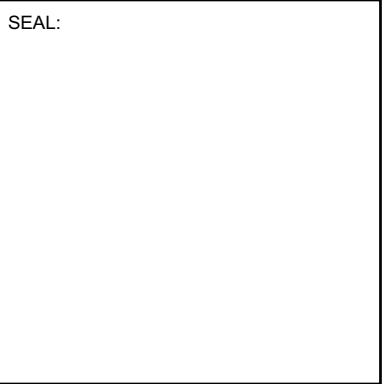
SHEET TITLE:
3D VIEW 02

REVISION NO.: -	SHEET NO.: A4.02
--------------------	---------------------

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUED FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:
VICTORIA
1124 VANCOUVER STREET, 953 VIEW STREET

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: NTS	PROJECT NO.: CA 641

SHEET TITLE:
3D VIEW 03

REVISION NO.: -	SHEET NO.: A4.03
--------------------	---------------------



ARCHITECTURAL
METAL CANOPY

GARDEN UNIT
PATIOS

MODO CAR SHARE

WINDOW WALL EXTERIOR

PARKADE EGRESS STAIR: CONCRETE
STRUCTURE W/ STEEL CANOPY

1

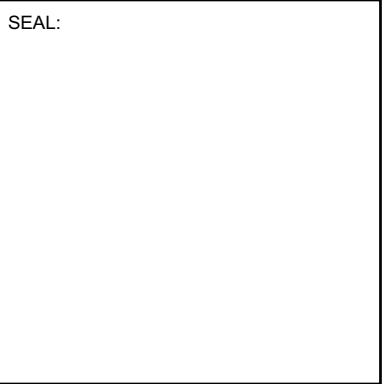
3D VIEW_FROM NORTH-WEST

SCALE: NTS

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:
VICTORIA
1124 VANCOUVER STREET, 953 VIEW STREET

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: NTS	PROJECT NO.: CA 641

SHEET TITLE: 3D VIEW 04

REVISION NO.: -	SHEET NO.: A4.04
--------------------	---------------------

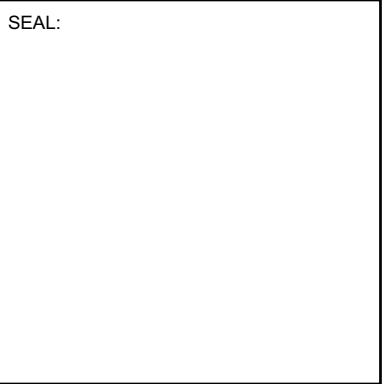


1 3D VIEW_FROM SOUTH-EAST
SCALE: NTS

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:
VICTORIA
1124 VANCOUVER STREET, 953 VIEW STREET

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: NTS	PROJECT NO.: CA 641

SHEET TITLE: 3D VIEW 05

REVISION NO.: -	SHEET NO.: A4.05
--------------------	---------------------



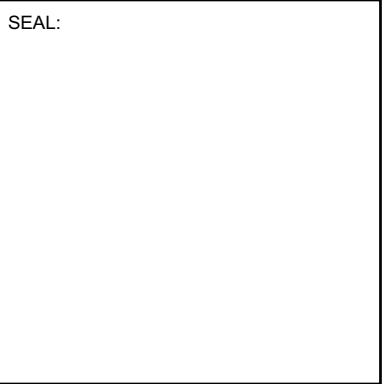
1

3D VIEW_FROM NORTH-EAST
SCALE: NTS

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:
VICTORIA
1124 VANCOUVER STREET, 953 VIEW STREET

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: NTS	PROJECT NO.: CA 641

SHEET TITLE: 3D VIEW 06

REVISION NO.: -	SHEET NO.: A4.06
--------------------	---------------------



1

3D VIEW_FROM NORTH-WEST
SCALE: NTS

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUE FOR DP-REZONING

SEAL:

CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:

VICTORIA

1124 VANCOUVER STREET,
953 VIEW STREET

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: NTS	PROJECT NO.: CA 641

SHEET TITLE:

3D VIEW 07

REVISION NO.: -	SHEET NO.: A4.07
--------------------	---------------------



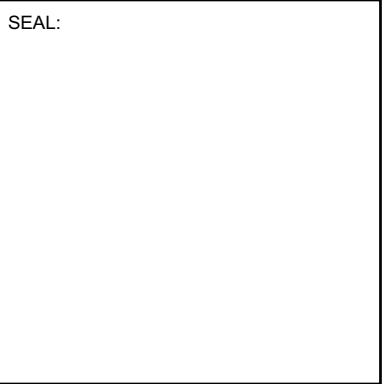
1

3D VIEW_TOP_COURTYARD
SCALE: NTS

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICCOTZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
07.11.19	ISSUED FOR DP-REZONING
02.01.20	REISSUE FOR DP-REZONING
17.03.21	REISSUED FOR DP-REZONING



CICCOTZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

PROJECT:	
VICTORIA	
1124 VANCOUVER STREET, 953 VIEW STREET	

DRAWN: T.M.	CHECKED BY: R.C.
SCALE: NTS	PROJECT NO.: CA 641

SHEET TITLE:	
3D VIEW 08	

REVISION NO.: -	SHEET NO.: A4.08
--------------------	---------------------



1

3D VIEW_TOP_ROOF
SCALE: NTS

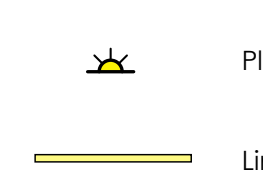
Drawing List

L - 1.0	Landscape Legend / Schedule	
L - 1.1	Landscape Plan - Level 1	1:100
L - 1.2	Landscape Plan - Rooftop Level	1:100
L - 2.1	Planting Plan - Level 1	1:100
L - 3.1	Landscape Sections	As Indicated
L - 3.2	Landscape Sections	As Indicated
L - 3.3	Landscape Sections	As Indicated

Grading + Drainage

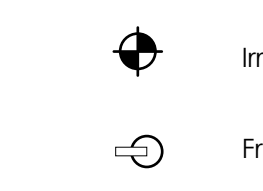
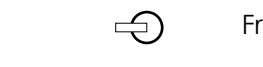
	Building Grade
+ EX 18.3m	Existing Elevation (as per survey)
+ FG 18.3m	Finished Grade
+ TC 18.3m	Top of Curb
+ TW 18.3m	Top of Wall
+ BW 18.3m	Bottom of Wall
+ TS 18.3m	Top of Stair
+ BS 18.3m	Bottom of Stair
--- 1.5% --->	Slope (Direction and percentage)
-----	Break in Slope
DN 3R	Stairs (Direction and number of risers)

Lighting

	Planter Wall (Cast) Light
	Linear Light Wash

Notes: Lights shown as reference only.
Refer to Electrical drawings for full information.

Irrigation + Hose Bibs

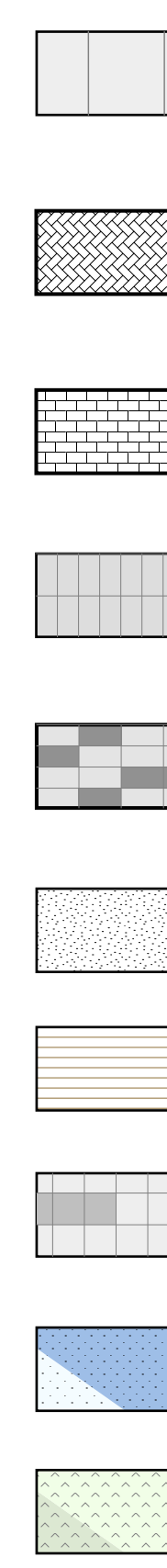
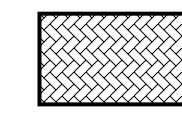
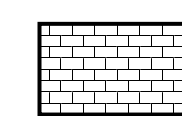
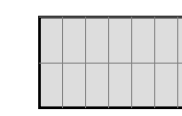
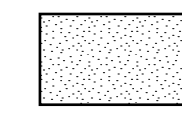
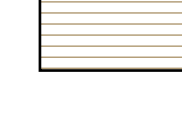
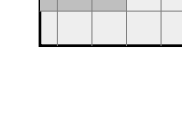
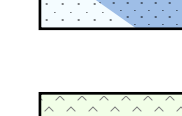
	Irrigation Stub-out
	Frost Free Hose Bib

Notes: Irrigation shown as reference only.
Refer to Mechanical drawings for full information.

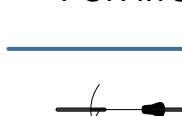
Irrigation Notes:
1. All 'Soft Landscape Areas' are to be irrigated with a high efficiency design/built irrigation system to IABC Standards, complete with Rain and Wind Sensor.
2. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
3. Backflow preventer to building code/municipal standards to be provided in mechanical room.
4. Drawings are of schematic nature only. Design built shop drawings shall b provided to consultant for review prior to construction.

Street Tree Irrigation Notes:
1. Water supply for all street trees within the public realm on View Street shall be fed off City of Victoria water supply. Final location is to be determined and detail to be shown on Civil drawings.
2. Irrigation should include a new water lateral, meter, double-check valve and system components to be installed on City property.
3. The irrigation line shall be extended to the west property line and be capped for future expansion.
4. Irrigation must meet the Standards for Irrigation Installation set out in the City of Victoria Supplementary Specifications for Street Trees and Irrigation, Schedule C, to Victoria Subdivision and Development Servicing Bylaw.

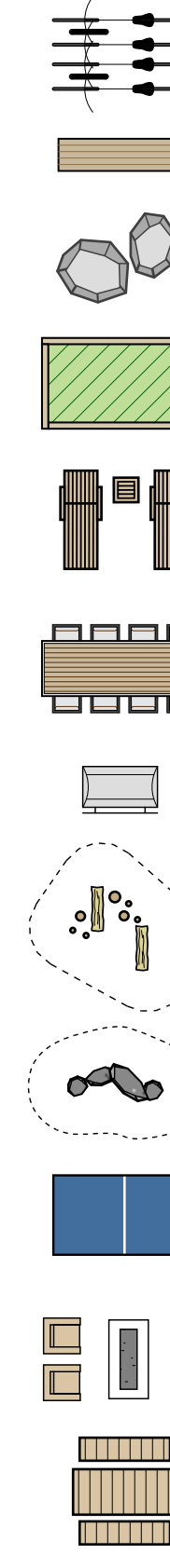
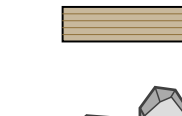
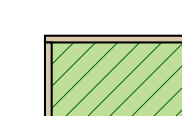
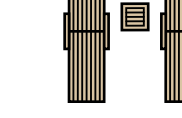
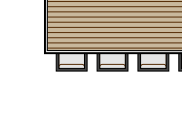
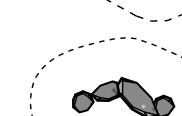
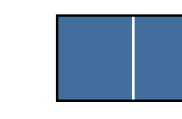
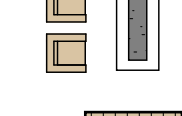
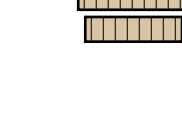
Hard Surfacing

	Cast In Place Concrete Paving - to City of Victoria Standard. Colour: Natural Finish: Fine Broom Finish
	Concrete Unit Paver - to City of Victoria Standard. Size: 225mm x 75mm x 60mm thk. Colour: natural Grey Pattern: 45'Herringbone Pattern w/ Soldier Course Surround Installation: Mortar set
	Concrete Unit Paver Size: 225mm x 75mm x 60mm thk. Colour: charcoal Pattern: running bond
	Hydrapressed Concrete Slabs Size: 610mm x 305mm x 50mm thk. Colour: Charcoal Pattern: Stacked bond
	Special Paving Size: 610mm x 305mm x 50mm thk Colour: Mixed Pattern: Stacked bond
	Granular Surface 7mm minus crusher dust
	Wood Deck
	Hydrapressed Concrete Slabs Size: 610mm x 601mm x 50mm thk. Colour: Natural & Charcoal Pattern: Stacked bond
	Rubber Surface
	Putting Green

Soft Landscape

	Sand Based Sodded Lawn
	Shrub/Perennial/Groundcover Beds
	Evergreen Hedging
	Rain Garden

Furniture + Structure

	Metal Bike Rack
	Custom Wooden Bench
	River Boulders
	Cedar Garden Plot 1'-8" ht.
	Lounger
	Wood Dining Table and Stools
	Gas Barbecue
	Balance Logs
	Boulders
	Pingpong Table
	Outdoor Sofa w. Fireplace
	Picnic Table

Plant List

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE / COMMENTS
Tree				
ST1	4	Final species to be determined by the Parks, City of Victoria		7cm cal., 1.8m Std Uniform Specimen
AP	3	Acer palmatum 'Osakazuki'	Osakazuli Japanese Maple	6cm cal., Specimen
CS	4	Cornus kousa 'Starlight' (*)	Starlight Dogwood	5cm cal., Specimen
Ms	1	Magnolia x Soulangeana	Saucer Magnolia	6cm cal., Specimen
PT	7	Populus tremuloides 'Erecta'	Columnar Swedish Aspen	6cm cal. B&B
Shrubs				
A1	67	Azalea 'Gumpo Pink'	Dwarf Pink Flowering Azalea	#2 pot, 450mm o.c.
CTA	48	Choisya ternata 'Aztec Pearl' (*)	Aztec Pear Mexican Mock Orange	#3 pot, 750mm o.c.
La	47	Lavandula ang. 'Munstead' (*)	English Lavender	#2 pot, 450mm o.c.
RB	77	Rhodo 'Bow Bell'	Bow Bell Rhododendron	#3 pot, 600mm o.c.
RER	33	Rhodo 'English Roseum'	English Roseum Rhodo	#5 pot, 750mm o.c.
Sh	69	Sarcococca h. var. 'Humilis' (*)	Dwarf Himalayan Sweet Box	#2 pot, 450mm o.c.
SR	16	Skimmia japonica 'Rubella' (*)	Rubella Japanese Skimmia	#3 pot, 600mm o.c.
☑	244	Taxus x media 'Hilli'	Hilli Yew Hedge (Male Only)	1.2m ht, RB to RB
Groundcover / Perennial / Grass / Fern / Climber				
bs	55	Blechnum spicant	Deer Fern	#2 pot, 450mm o.c.
ca	37	Calamagrostis 'Karl Foerster'	Feather Reed Grass	#2 pot, 450mm o.c.
x	134	Carex oshimensis 'Evergold'	Evergold Sedge	#1 pot, 300mm o.c.
▲	38	Clematis terniflora	Sweet Autumn Clematis	#2 pot, min. 3 leaders
e	209	Erica carnea 'Spring Wood'	Pink Heather	10" pot, 300mm o.c.
hs	20	Helictotrichon semperviren	Blue Oat Grass	10" pot, 15" o.c.
li	170	Liriope muscari 'Big Blue'	Blue Lily-turf	#1 pot, 300mm o.c.
nt	25	Nasella tenuissima	Mexican Feather Grass	#1 pot, 450mm o.c.
pa	58	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#2 pot, 600mm o.c.
rg	36	Rudbeckia fulgida 'Goldsturm' (*)	Black-eyed Susan	10" pot, 400mm o.c.
sb	12	Stachys byzantina 'Big Ears'	Lamb's Ear	10" pot, 400mm o.c.
se	10	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	#2 pot, 450mm o.c.
Rain Garden				
Aa	29	Amelanchier alnifolia (*)	Saskatoon	#3 Pot 750mm o.c.
Pm	4	Pseudotsuga menziesii	Douglas-fir	B&B, 1.5m ht., specimen
Rn	59	Rosa nutkana (*)	Nootka Rose	#2 Pot 600mm o.c.
Ty	171	Typha latifolia (*)	Broad-leaved Cattail	#1 Pot 300mm o.c.
Sc	169	Scirpus validus (*)	Soft-stem Bulrush	#1 Pot 300mm o.c.
Sj	41	Spiraea japonica 'Little Princess' (*)	Little Prince Japanese Spirea	#3 pot, 600mm o.c.
Urban Agriculture				
	50	Allium tuberosum	Dwarf Chives	4" pot, 10" o.c.
	50	Carex flacca	Sedge	4" pot, 10" o.c.
	50	Leymus arenarius	Lyme Grass	4" pot, 10" o.c.
	50	Oreganum vulgare	Oregano	4" pot, 10" o.c.
	50	Salvia officinalis	Sage	4" pot, 10" o.c.
	50	Rosemarinus officinalis	Rosemary	4" pot, 10" o.c.
	50	Thymus x citriodorus	Thyme	4" pot, 10" o.c.
	50	Verbena rigida	Verbena	4" pot, 10" o.c.

General Planting Notes:
1. All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standard.
2. Plant sizes and related container classes are specified according to the B.C. Landscape Standard Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
3. All Soft Landscape Areas to be irrigated to IABC Standards using a high efficiency irrigation system.
4. **All plants with an asterisk (*) are butterfly/bird friendly species.**

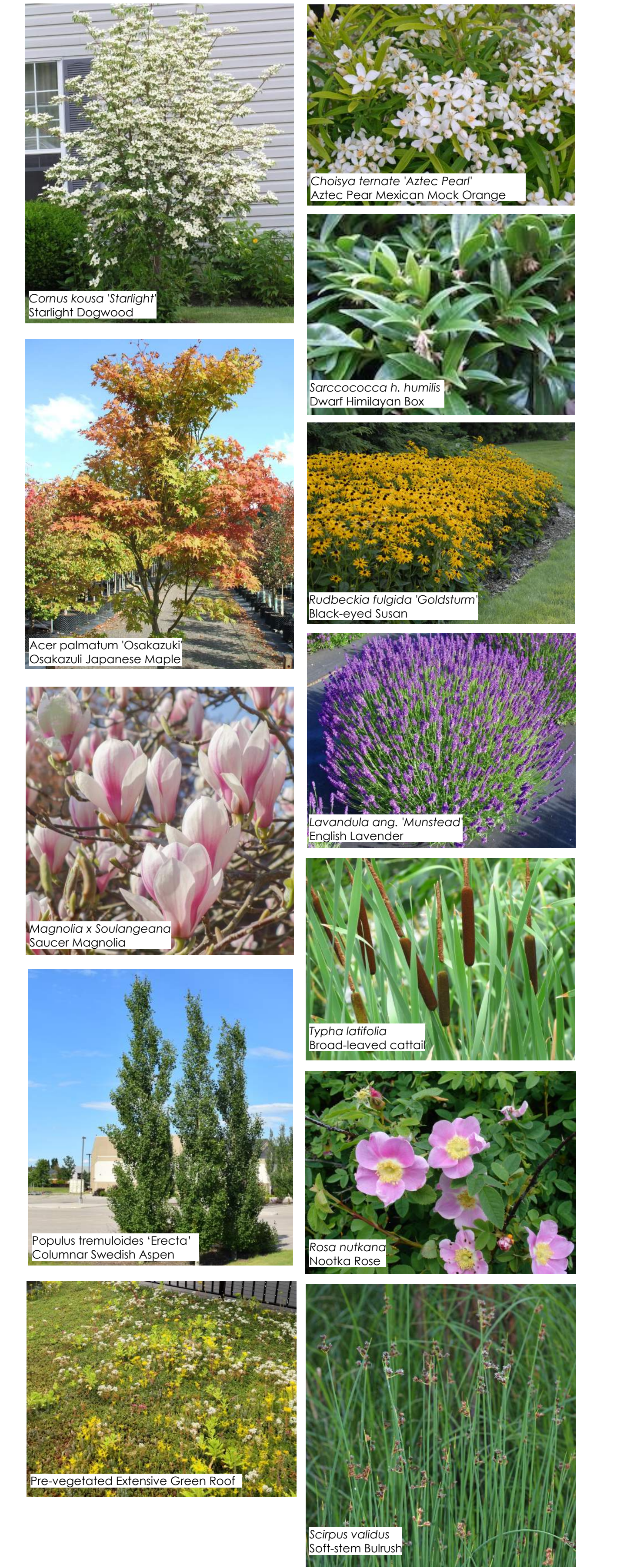
Landscape Butterfly/Pollinator Friendly Strategy

There are several landscape measures to ensure the proposed development is Butterfly/Bird Friendly.

The proposed landscape planting incorporates canopy/habitat stratification with tree and shrub planting, utilizes plants that attract butterflies, birds and insects, and includes native and non-native/non-invasive plants.

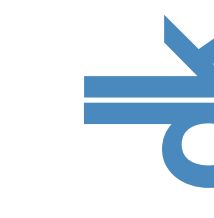
The ground floor has rain gardens with trees and selected plants. There are raised planters that incorporate trees, various sized shrubs and flowering plants.

Plant Material Reference Images



06	Mar 17, 2021	Reissued for DP
05	May 27, 2020	Issued for Rezoning/DP
04	Feb 06, 2020	Issued for Rezoning/DP
03	Jan 02, 2020	Issued for Rezoning/DP
02	Nov 07, 2019	Issued for Rezoning/DP
01	Jul 18, 2019	Issued for Rezoning/DP
no.:	date:	Item:

Revisions:

 Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

1124 Vancouver Street,
953 View Street,
Victoria, BC

Drawn by:	LF
Checked by:	PK
Date:	Jan 02, 2020
Scale:	NTS

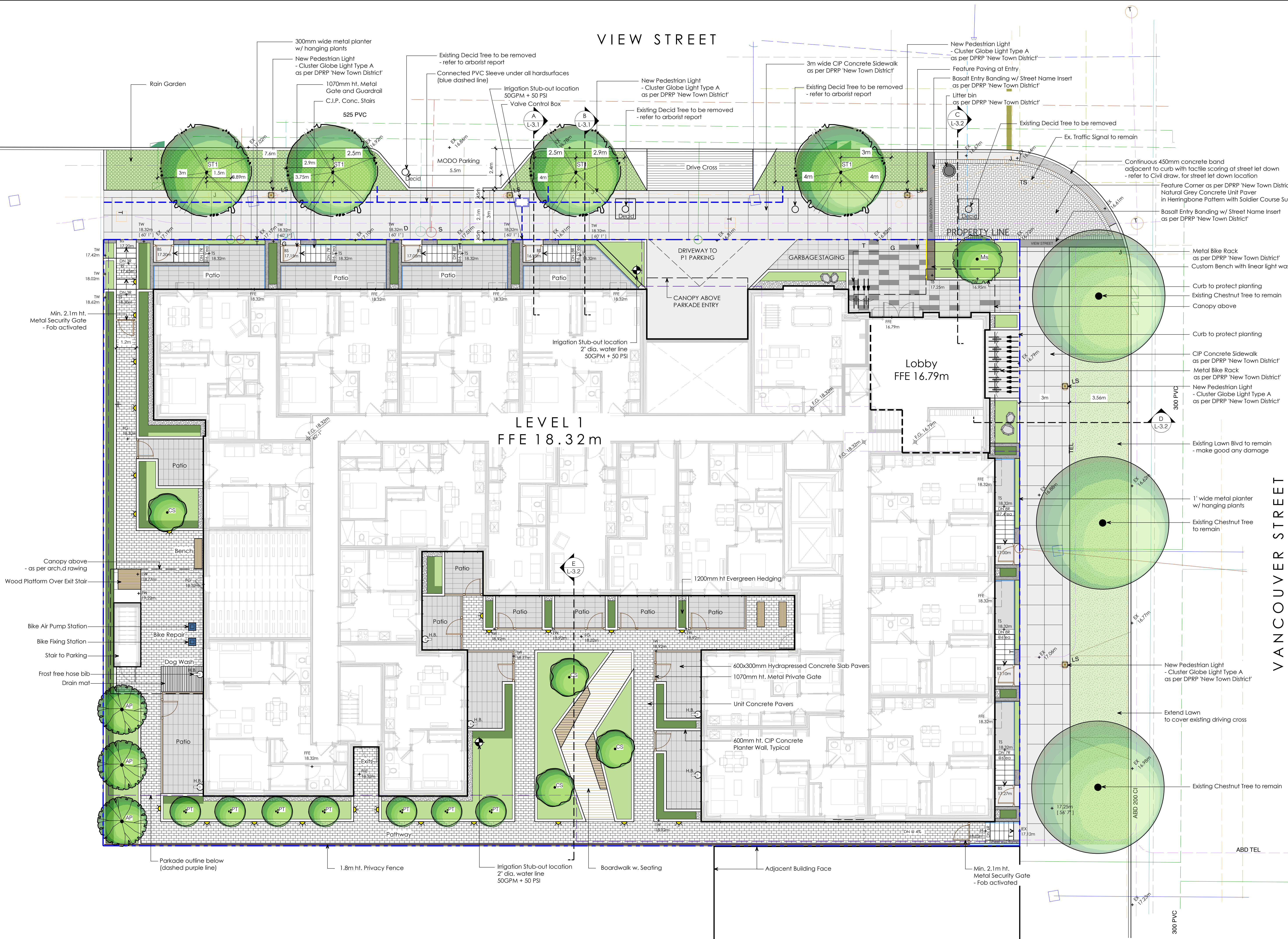
Drawing Title:

Landscape
Legend / Schedule

Project No.:

19027

Sheet No.:



06	Mar 17, 2021	Reissued for DP
05	May 13, 2020	Issued for Rezoning/DP
04	Feb 06, 2020	Issued for Rezoning/DP
03	Jan 02, 2020	Issued for Rezoning/DP
02	Nov 07, 2019	Issued for Rezoning/DP
01	Jul 18, 2019	Issued for Rezoning/DP
no.:	date:	item:

Revisions:

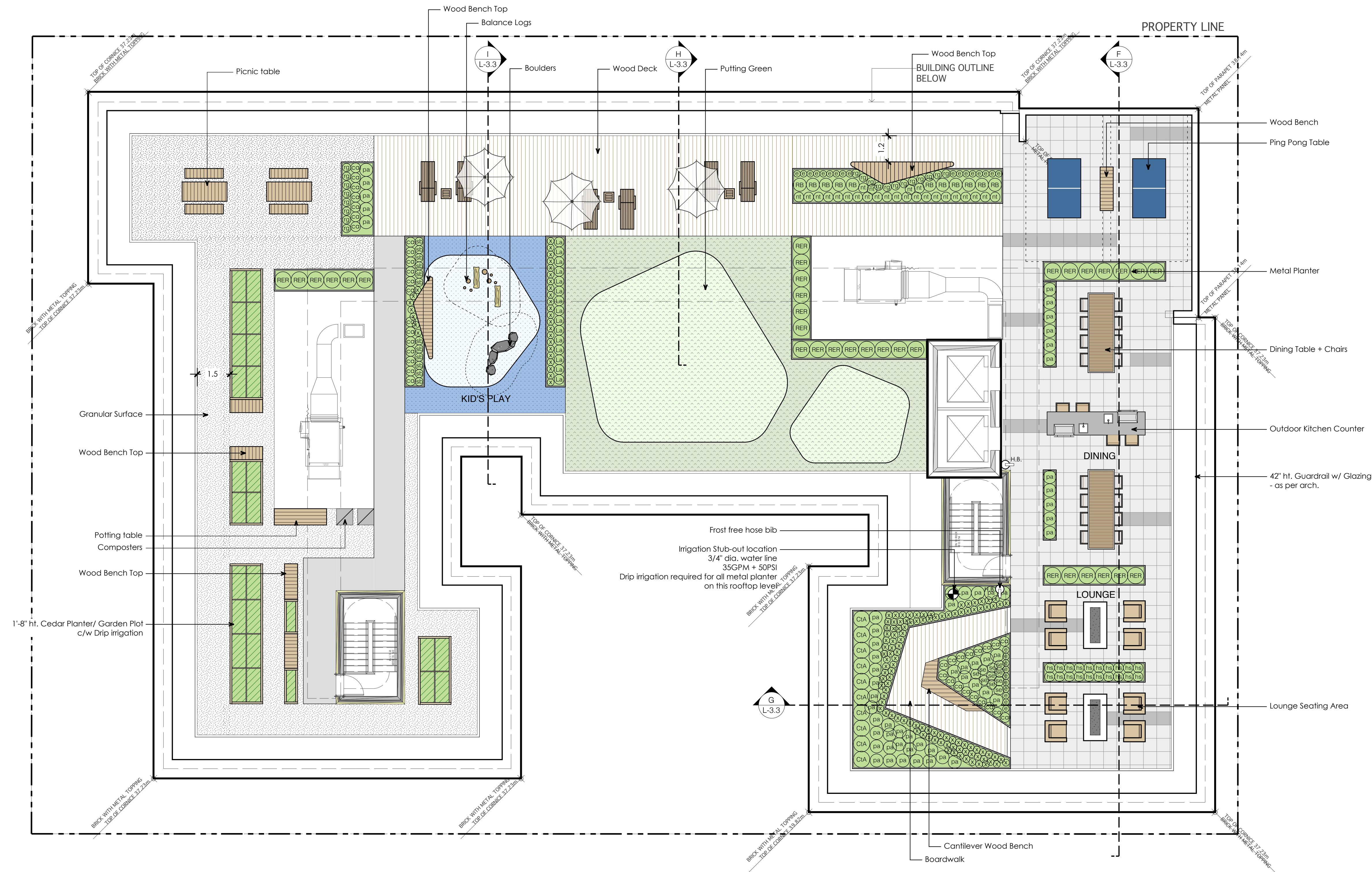
dk Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

1124 Vancouver Street,
953 View Street,
Victoria, BC

Drawn by: LF
Checked by: PK
Date: Jan 02, 2020
Scale: 1:100
Drawing Title:
Landscape Plan
- Level 1

Project No.:
19027
Sheet No.:



06	Mar 17, 2021	Reissued for DP
05	May 13, 2020	Issued for Rezoning/DP
04	Feb 06, 2020	Issued for Rezoning/DP
03	Jan 02, 2020	Issued for Rezoning/DP
02	Nov 07, 2019	Issued for Rezoning/DP
01	Jul 18, 2019	Issued for Rezoning/DP
no.:	date:	Item:

Revisions:



Project:

1124 Vancouver Street,
953 View Street,
Victoria, BC

Drawn by: LF

Checked by: PK

Date: Jan 02, 2020

Scale: 1:100

Drawing Title:

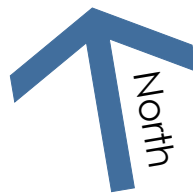
Landscape Plan

- Rooftop Level

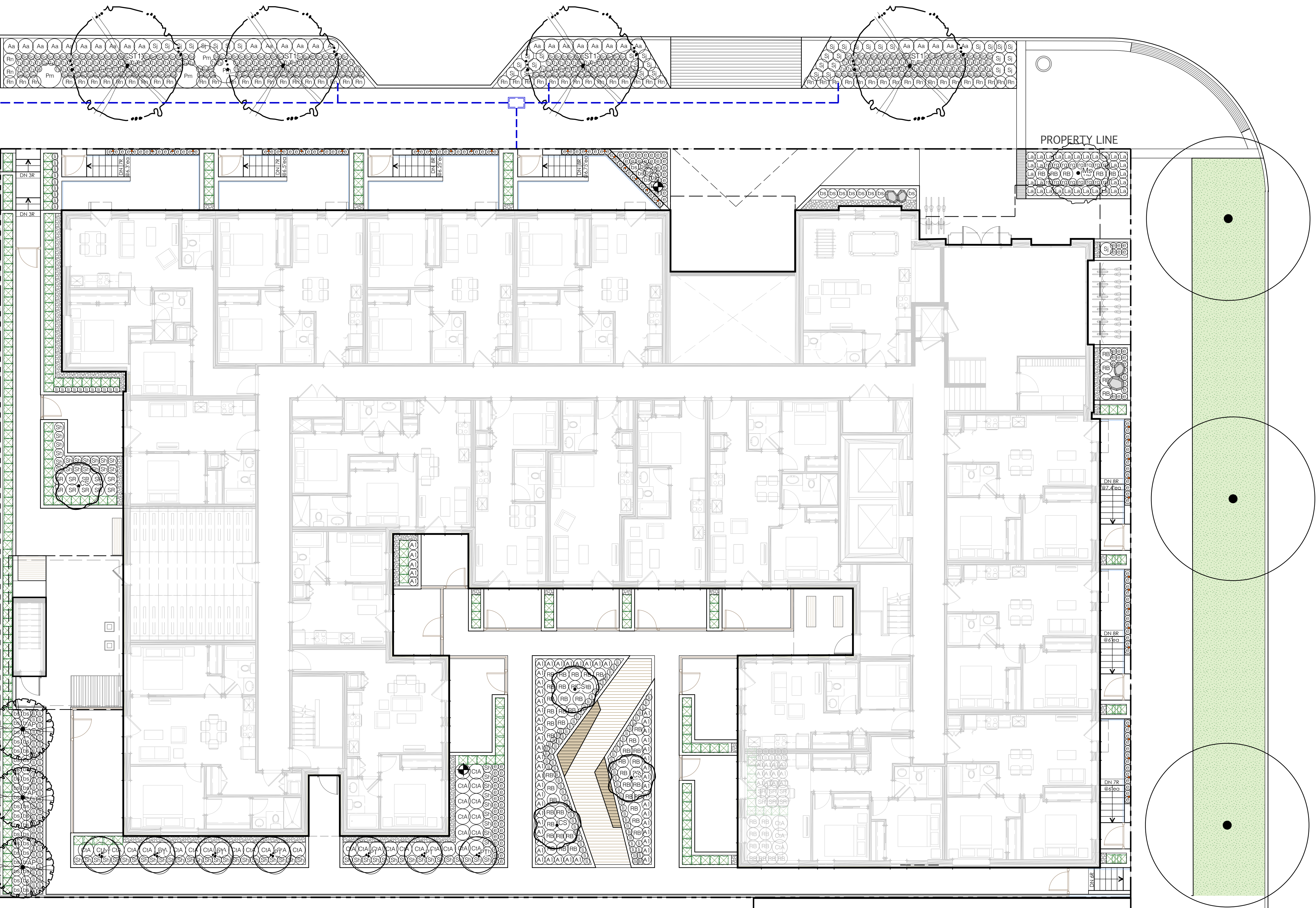
Project No.:

19027

Sheet No.:



VIEW STREET



06	Mar 17, 2021	Reissued for DP
05	May 13, 2020	Issued for Rezoning/DP
04	Feb 06, 2020	Issued for Rezoning/DP
03	Jan 02, 2020	Issued for Rezoning/DP
02	Nov 07, 2019	Issued for Rezoning/DP
01	Jul 18, 2019	Issued for Rezoning/DP
no.:	date:	Item:

Revisions:

dk **durante kreuk**
Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

1124 Vancouver Street,
953 View Street,
Victoria, BC

Drawn by: LF

Checked by: PK

Date: Jan 02, 2020

Scale: 1:100

Drawing Title:

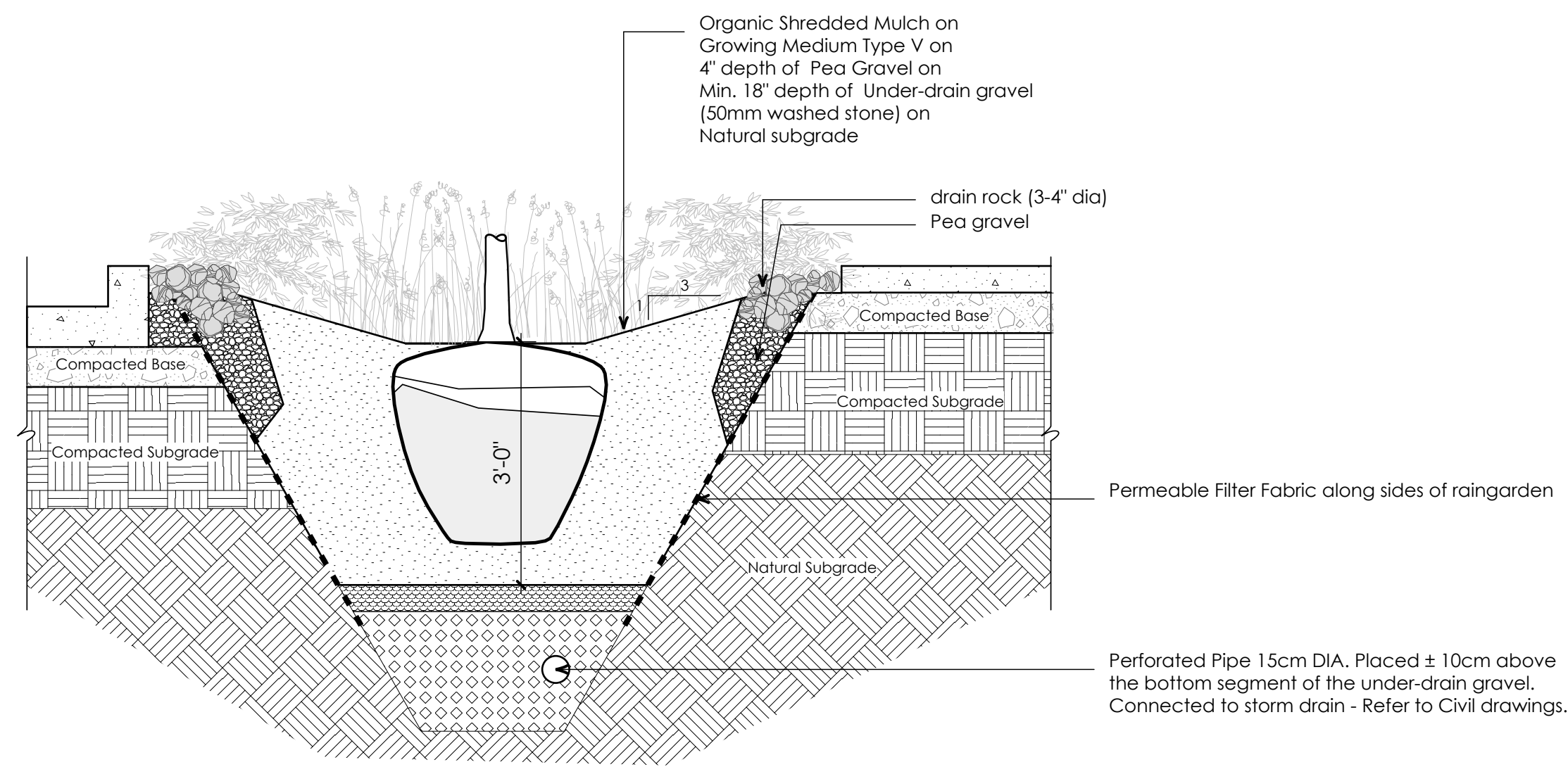
Planting Plan

- Level 1

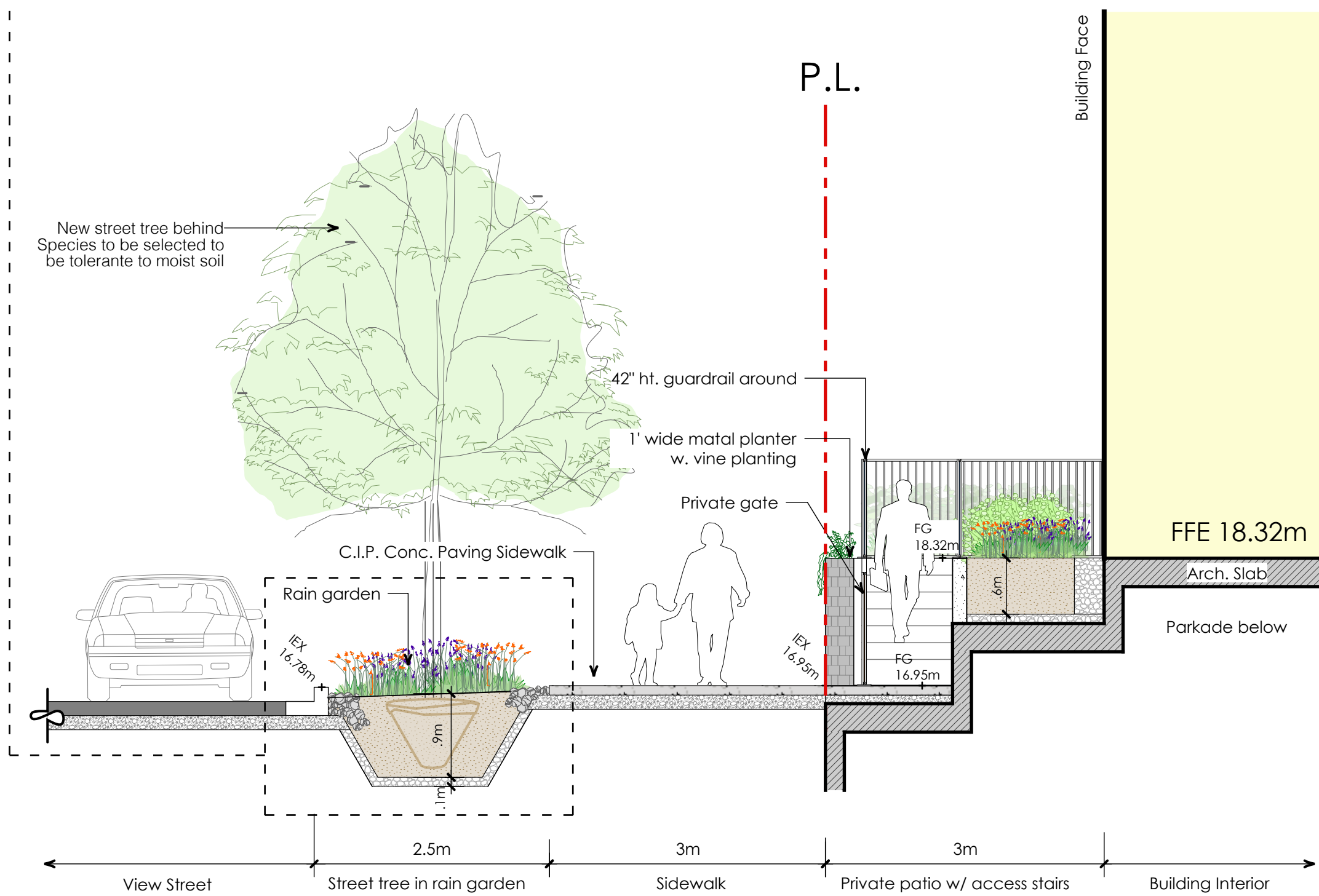
Project No.:

19027

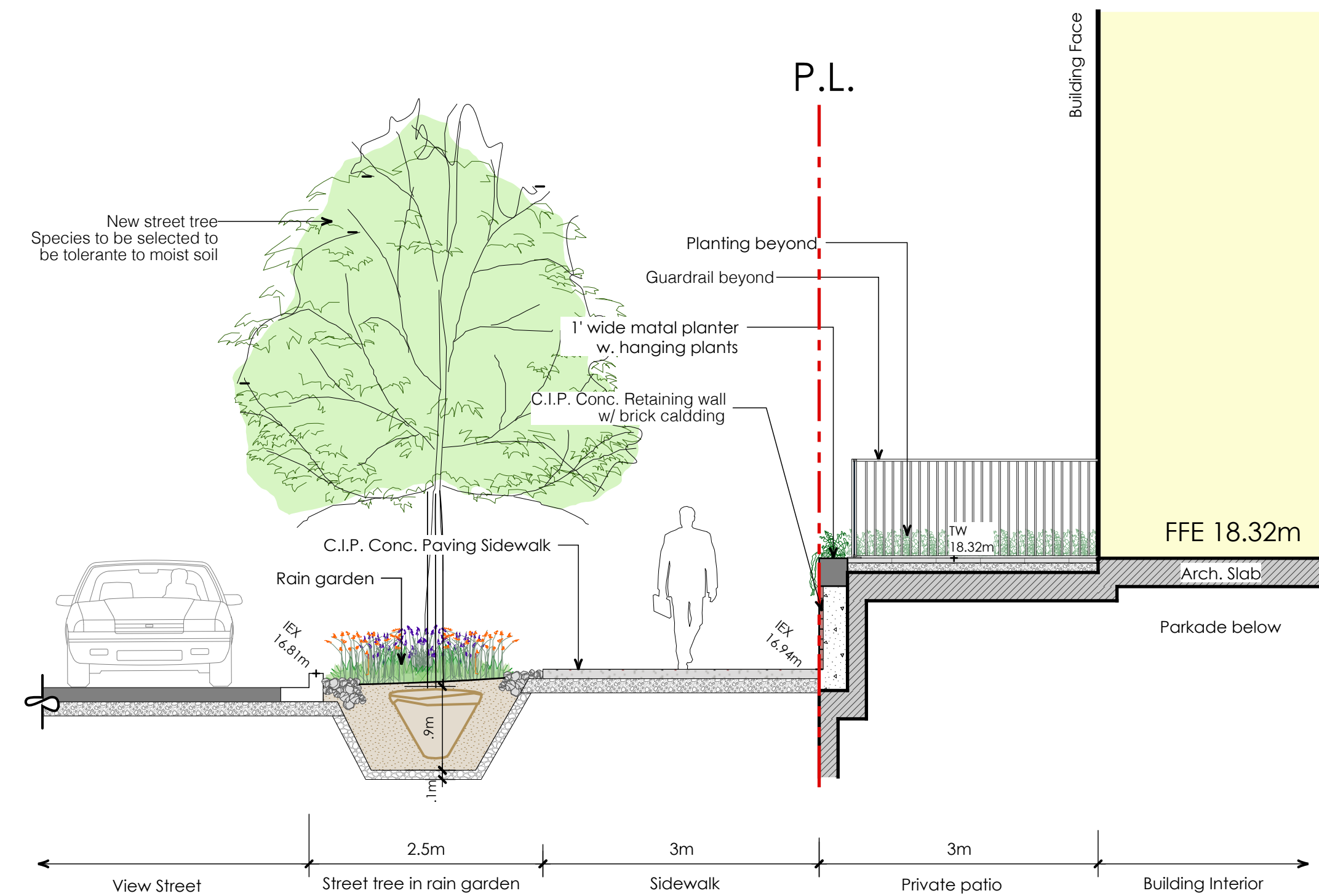
Sheet No.:



Ld-01 Rain Garden
Scale: 1:20



A Section through Private Stairs @ View Street
L-1.1 Scale: 1:50



B Section through Private Patio @ View Street
L-1.1 Scale: 1:50

06	Mar 17, 2021	Reissued for DP
05	May 13, 2020	Issued for Rezoning/DP
04	Feb 06, 2020	Issued for Rezoning/DP
03	Jan 02, 2020	Issued for Rezoning/DP
02	Nov 07, 2019	Issued for Rezoning/DP
01	Jul 18, 2019	Issued for Rezoning/DP
no.:	date:	item:
Revisions:		



Project:

1124 Vancouver Street,
953 View Street,
Victoria, BC

Drawn by: LF

Checked by: PK

Date: Jan 02, 2020

Scale: 1:50

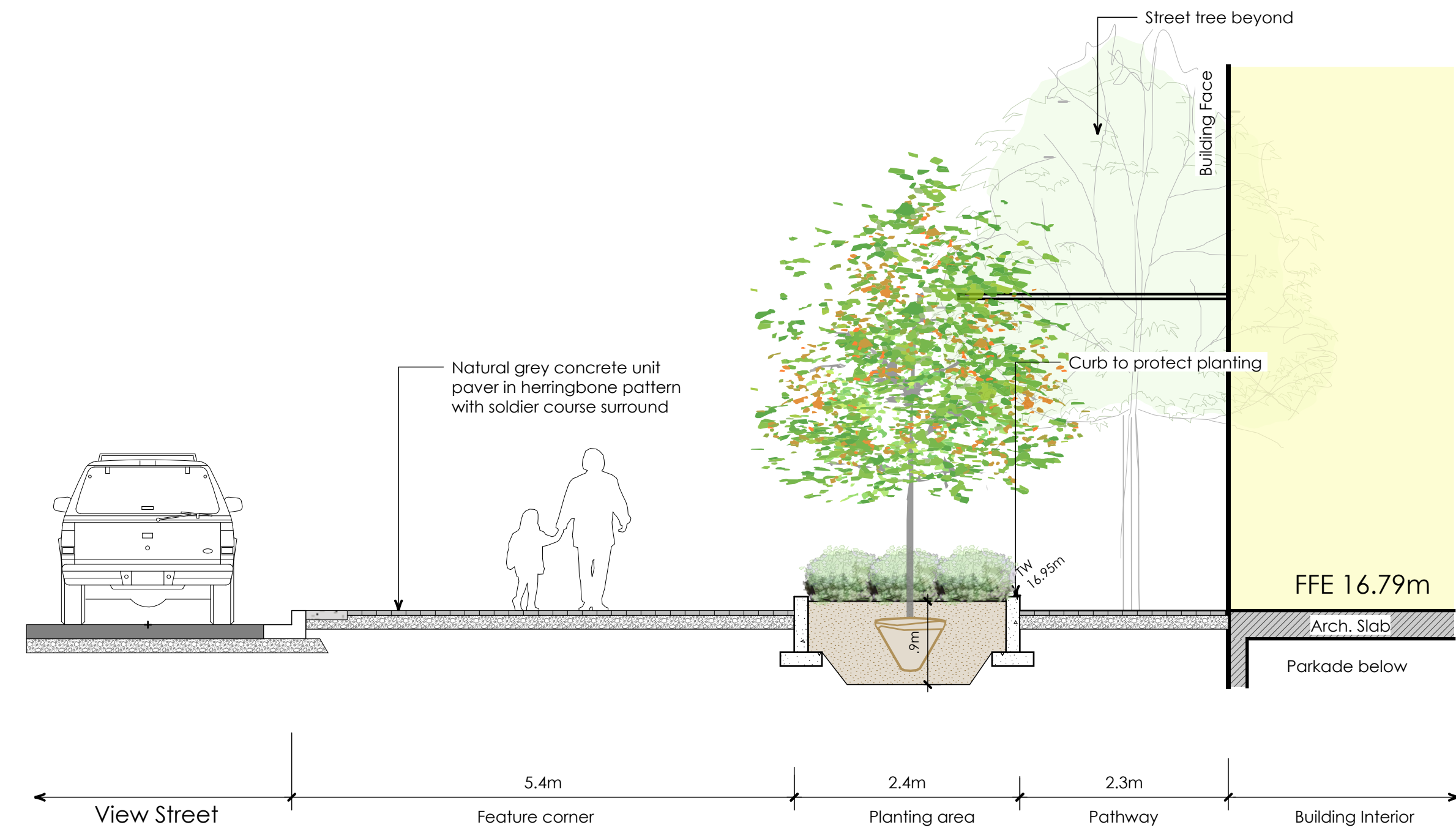
Drawing Title:

Landscape Sections

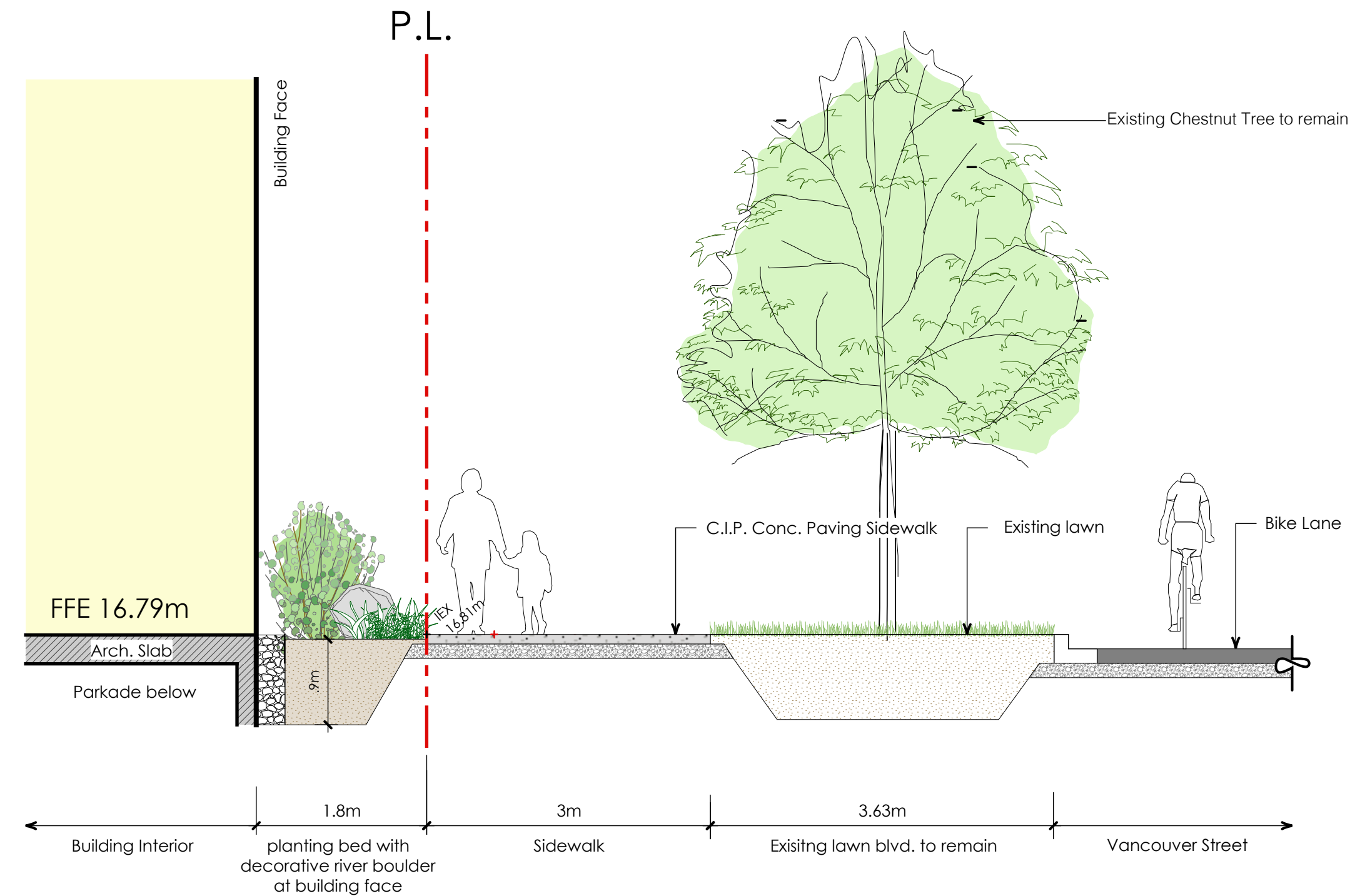
Project No.:

19027

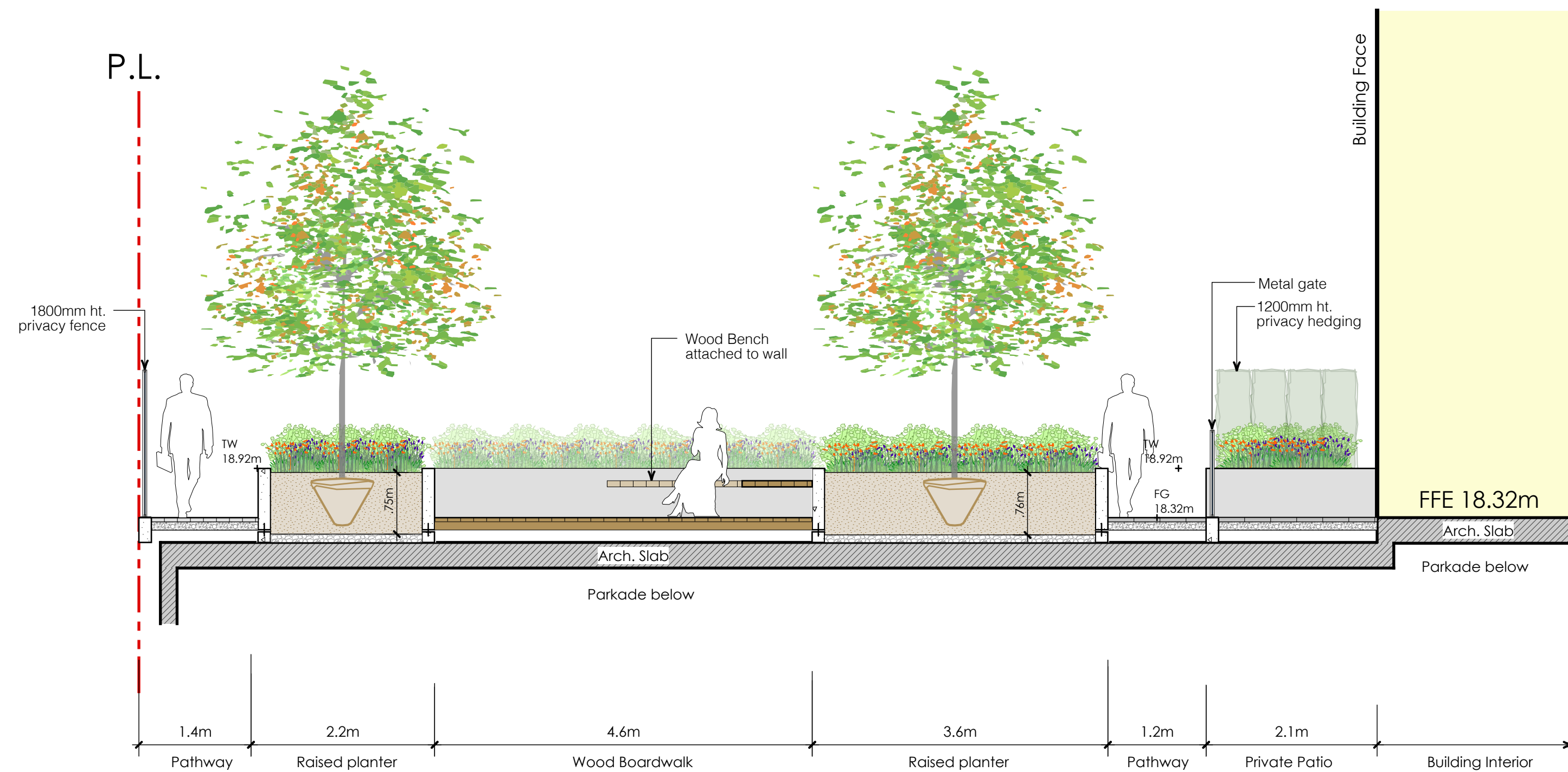
Sheet No.:



C
L-1.1 Section through Feature Corner @ View Street
Scale: 1:50



D
L-1.1 Section @ Vancouver Street
Scale: 1:50



E
L-1.1 Section through Courtyard
Scale: 1:50

06	Mar 17, 2021	Reissued for DP
05	May 13, 2020	Issued for Rezoning/DP
04	Feb 06, 2020	Issued for Rezoning/DP
03	Jan 02, 2020	Issued for Rezoning/DP
02	Nov 07, 2019	Issued for Rezoning/DP
01	Jul 18, 2019	Issued for Rezoning/DP
no.:	date:	item:

Revisions:



Project:

1124 Vancouver Street,
953 View Street,
Victoria, BC

Drawn by: LF

Checked by: PK

Date: Jan 02, 2019

Scale: 1:50

Drawing Title:

Landscape Sections

Project No.:

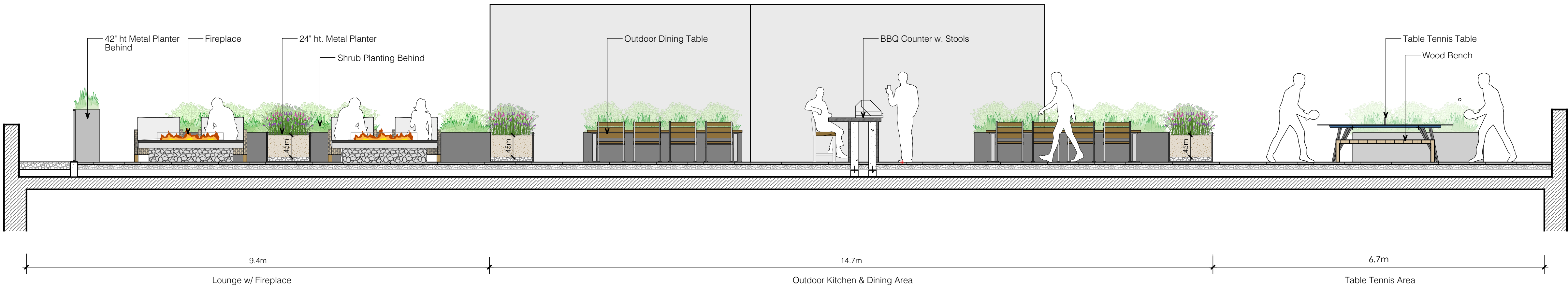
19027

Sheet No.:

L-3.2

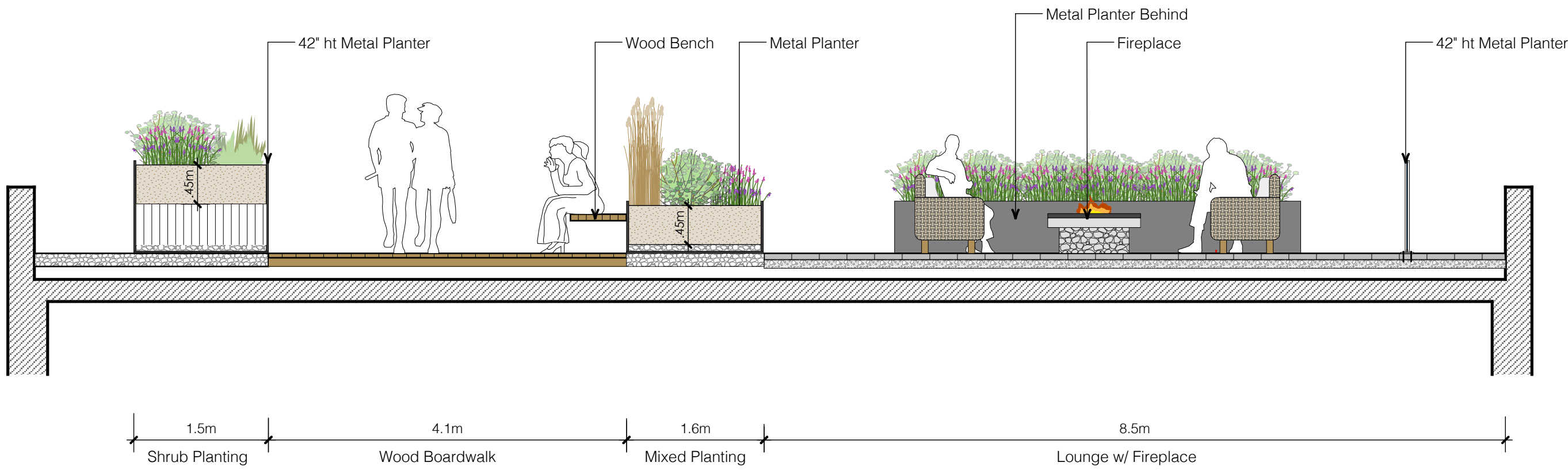
P.L.

P.L.



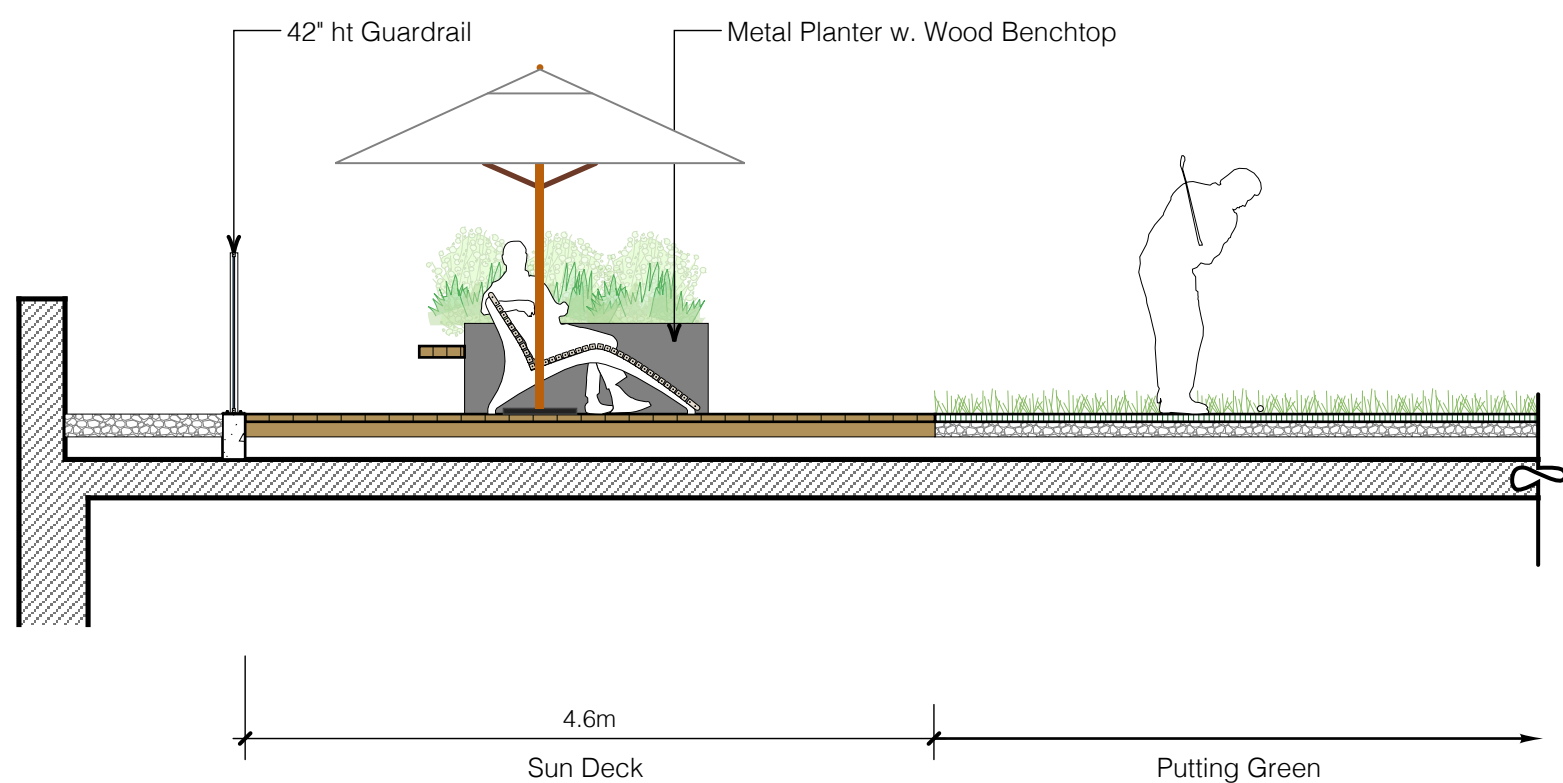
F
L-1.2

Section through Courtyard
Scale: 1:50



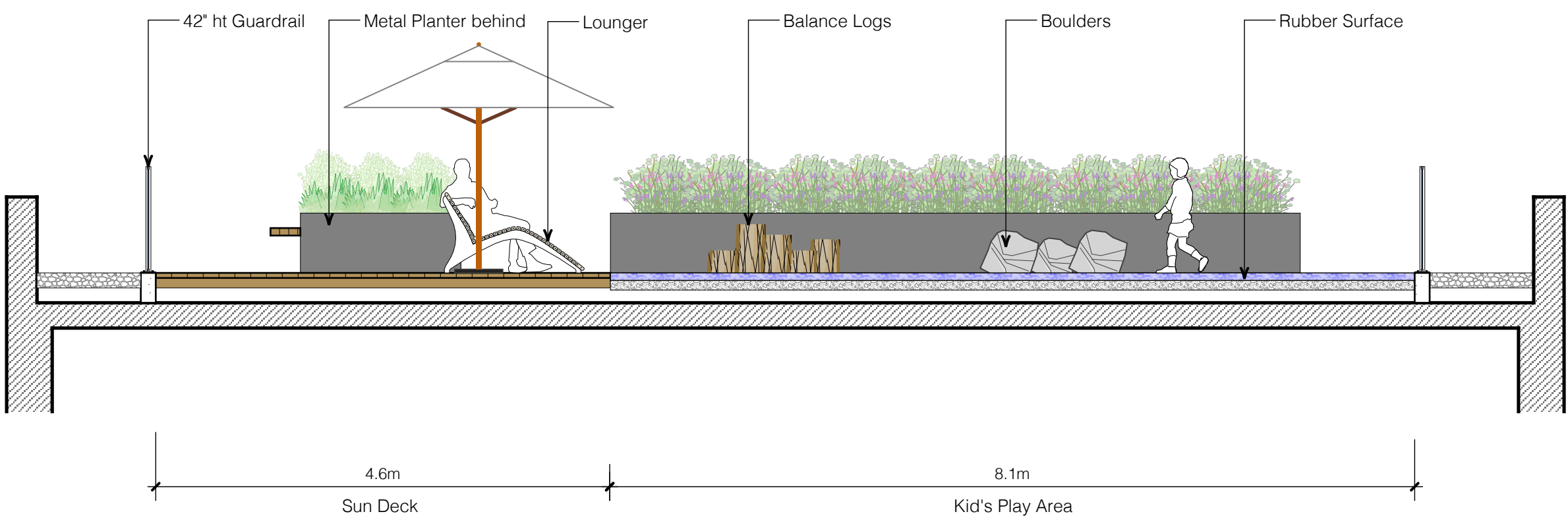
G
L-1.2

Section through Lounge Area & Semiprivate Social Area - Roof Level
Scale: 1:50



H
L-1.2

Section through Sun Deck and Putting Green - Roof Level
Scale: 1:50



I
L-1.2

Section through Sun Deck and Putting Green - Roof Level
Scale: 1:50

06	Mar 17, 2021	Reissued for DP
05	May 13, 2020	Issued for Rezoning/DP
04	Feb 06, 2020	Issued for Rezoning/DP
03	Jan 02, 2020	Issued for Rezoning/DP
02	Nov 07, 2019	Issued for Rezoning/DP
01	Jul 18, 2019	Issued for Rezoning/DP
no.:	date:	item:

Revisions:

durante kreuk
Durante Kreuk Ltd.
102 - 1637 West 5th Avenue
Vancouver BC V6J 1N5
t: 604 684 4611
f: 604 684 0577
www.dkl.bc.ca

Project:

1124 Vancouver Street,
953 View Street,
Victoria, BC

Drawn by: LF

Checked by: PK

Date: Jan 02, 2019

Scale: 1:50

Drawing Title:

Landscape Sections

Project No.:

19027

Sheet No.:

L-3.3



- SHEET NOTES:**
- (A) CITY OF VICTORIA TO INSTALL NEW 150 SANITARY AND STORM SERVICES AT DEVELOPERS EXPENSE.
 - (B) CITY OF VICTORIA TO INSTALL NEW WATER SERVICES AND VAULT AT DEVELOPERS EXPENSE.
 - (C) CITY OF VICTORIA TO CAP EXISTING WATER SERVICES AT DEVELOPERS EXPENSE.
 - (D) CITY OF VICTORIA CREWS TO REMOVE EXISTING STREET LIGHTS PRIOR TO CONSTRUCTION AT DEVELOPERS EXPENSE.
 - (E) CONTRACTOR TO CAP EXISTING SEWER AND DRAIN SERVICES AT PROPERTY LINE DURING DEMO STAGE.
 - (F) CONTRACTOR TO REMOVE EXISTING DRIVEWAY DROP ON VANCOUVER STREET AND RESTORE BOULEVARD.
 - (G) CONTRACTOR TO REMOVE EXISTING TREES ON VIEW STREET WHERE NOTED.
 - (H) CONTRACTOR TO INSTALL NEW TREES ON VIEW STREET AS PER LANDSCAPE ARCHITECTS DESIGN.
 - (I) CONTRACTOR TO REMOVE EXISTING CURB AND SIDEWALK ON VIEW STREET AND INSTALL NEW CURB, SIDEWALK AND BOULEVARD. SEE SIDEWALK FINISH DETAILS ON LANDSCAPE ARCHITECT PLANS FOR DETAILS.
 - (J) CONTRACTOR TO REMOVE EXISTING SIDEWALK ON VANCOUVER STREET AND INSTALL NEW SIDEWALK. SEE SIDEWALK FINISH DETAILS ON LANDSCAPE ARCHITECT PLANS FOR DETAILS.
 - (K) CONTRACTOR TO INSTALL NEW PEDESTRIAN LIGHTS, BASES, CONDUITS AND JUNCTION BOXES AS PER CITY OF VICTORIA STANDARDS. ELECTRICAL ENGINEER TO PROVIDE STREET LIGHT DESIGN FOR BUILDING PERMIT APPLICATION.
 - (L) EXISTING CURB ON VANCOUVER STREET TO REMAIN IN ORDER TO PROTECT EXISTING BOULEVARD TREES. CONTRACTOR TO REPLACE EXISTING CURB ON VANCOUVER STREET IF DAMAGED BY CONSTRUCTION.
 - (M) CONTRACTOR TO REMOVE EXISTING CATCHBASINS ON VIEW STREET AND INSTALL NEW CATCHBASIN TO CITY OF VICTORIA STANDARDS.
 - (N) EXISTING TRAFFIC CONTROL LIGHTING TO REMAIN.

ISSUED FOR DEVELOPMENT PERMIT

**1124 VANCOUVER STREET
PRELIMINARY SERVICING**

Scale 1:250
horiz.
Sheet 1 of 1
Eng. Project No. 32363

J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com