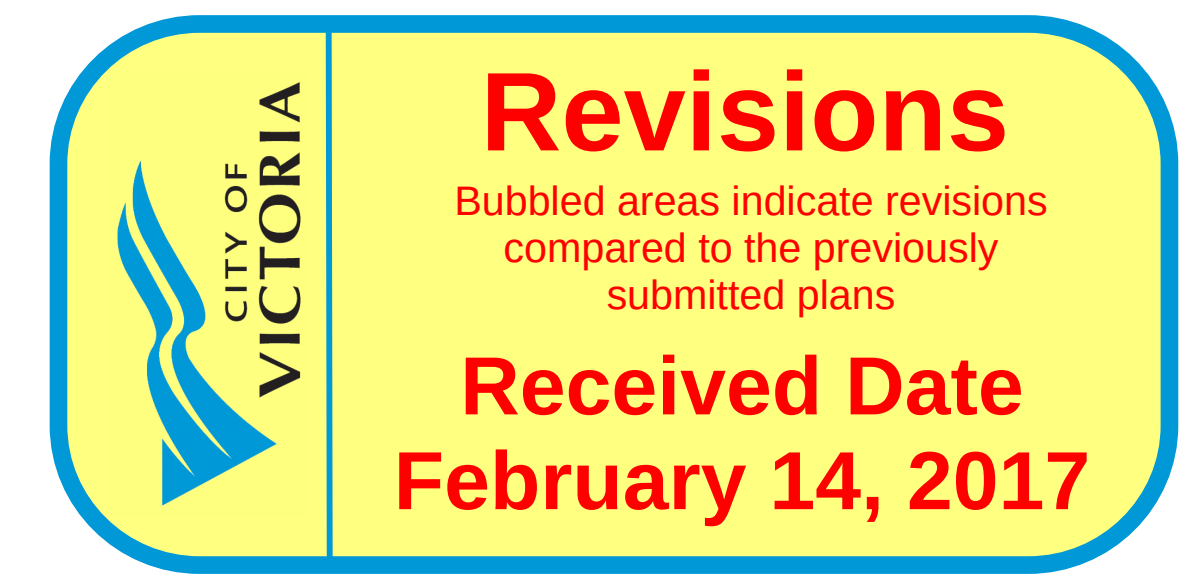




937 View Street

Market Rental Residences

DP Revision Set R1

09 FEB 2018

Chris Nelson Investments Inc.





1 Context Plan
A001 Scale: 1:750

PROJECT DESCRIPTION

CIVIC ADDRESS:
937 VIEW STREET, VICTORIA, BC.

LEGAL DESCRIPTION:
LOT A, OF LOTS 785, 786, and 787, VICTORIA CITY,
PLAN 36505

REGISTERED OWNER

Chris Nelson Investments Inc.
PO Box 93543
1125 Davie Street
Vancouver BC V6E 4L7

ARCHITECT

de Hoog & Kierulff architects
977 Fort Street
Victoria, BC
V8V 3K3

Charles Kierulff
tel: 250.658-3367
fax: 250.658-3397
crk@dhk.ca

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Victoria, BC
V9A 6X5

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tel: 250.386-7794
fax: 250.381-7900
lplett@rjc.ca

LANDSCAPE ARCHITECT

Murdoch de Greeff Inc.
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Victoria, BC
V8Z 1G1

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fax: 250.412-2892
scott@mdidesign.ca

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Ryzuk Geotechnical
28 Crease Avenue
Victoria, BC
V8Z 1S3

Shane Moore
tel: 250.475-3131
fax: 250.475-3611
shane@ryzuk.com

List of Drawings

Architectural

- A001-R1 Project Data
- A002-R1 Survey Plan
- A100-R1 Existing Site Plan
- A101-R1 Proposed Site Plan
- A102-R1 Site Plan Analysis
- A201-R1 Floor Plan L1
- A202-R1 Floor Plan L2
- A203-R1 Floor Plan L3
- A204-R1 Floor Plan L4
- A205-R1 Floor Plan L5,L7,L9
- A206-R1 Floor Plan L6, L8, L10
- A207-R1 Floor Plan L11 & L13
- A208-R1 Floor Plan L12
- A209-R1 Floor Plan L14
- A210-R1 Roof Plan
- A211-R1 Unit Plans
- A301-R1 Sections
- A302-R1 Sections
- A401-R1 Elevations
- A402-R1 Elevations
- A500-R1 Building Images
- A501-R1 Site Context & Shadows
- A502-R1 Street Viewscapes

Landscape

- L1.01 Level 1 Materials Plan
- L1.02 Level 3 Materials Plan
- L1.03 Level 4-12 Materials Plan
- L1.04 Level 14 Materials Plan
- L2.01 Landscape Sections
- L3.02 Stormwater Management Plan
- L4.01 Planting Level 1
- L4.02 Planting Levels 3 and 14

BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2012 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:
• GROUP C - RESIDENTIAL

BUILDING AREA:
• 1 120 sq.m. (12 056 s.f.)

BUILDING HEIGHT:
• 14 STOREYS

NUMBER OF STREETS FACING:
• 1

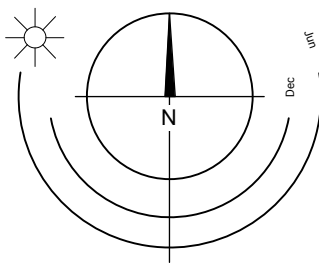
ACCESSIBLE FACILITIES
• ACCESSIBLE ENTRANCE
• ACCESSIBLE PARKING STALLS

CONSTRUCTION REQUIREMENTS:

• 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED

• NON-COMBUSTIBLE CONSTRUCTION WITH
2HR MIN FIRE RESISTANCE RATING TO FLOORS AND
LOADBEARING WALLS.

ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS
Ref. 3.2.6.1 (1)(d)



Issued:	09FEB18	DP Revision R1
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09FEB18		1643_A001.VVWX
Drawn by	CRK	checked by CRK
Scale	as shown	project number 1643

NOTE: All dimensions are shown in millimeters.

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T 1-250-658-3367

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K4
T 1-250-565-5810

project name
937View Street
Market Rental Residences
Victoria BC

Project Data

drawing no.
A001

revision no.
R1

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BC LAND SURVEYORS SITE PLAN OF:

Civic: 937 View Street

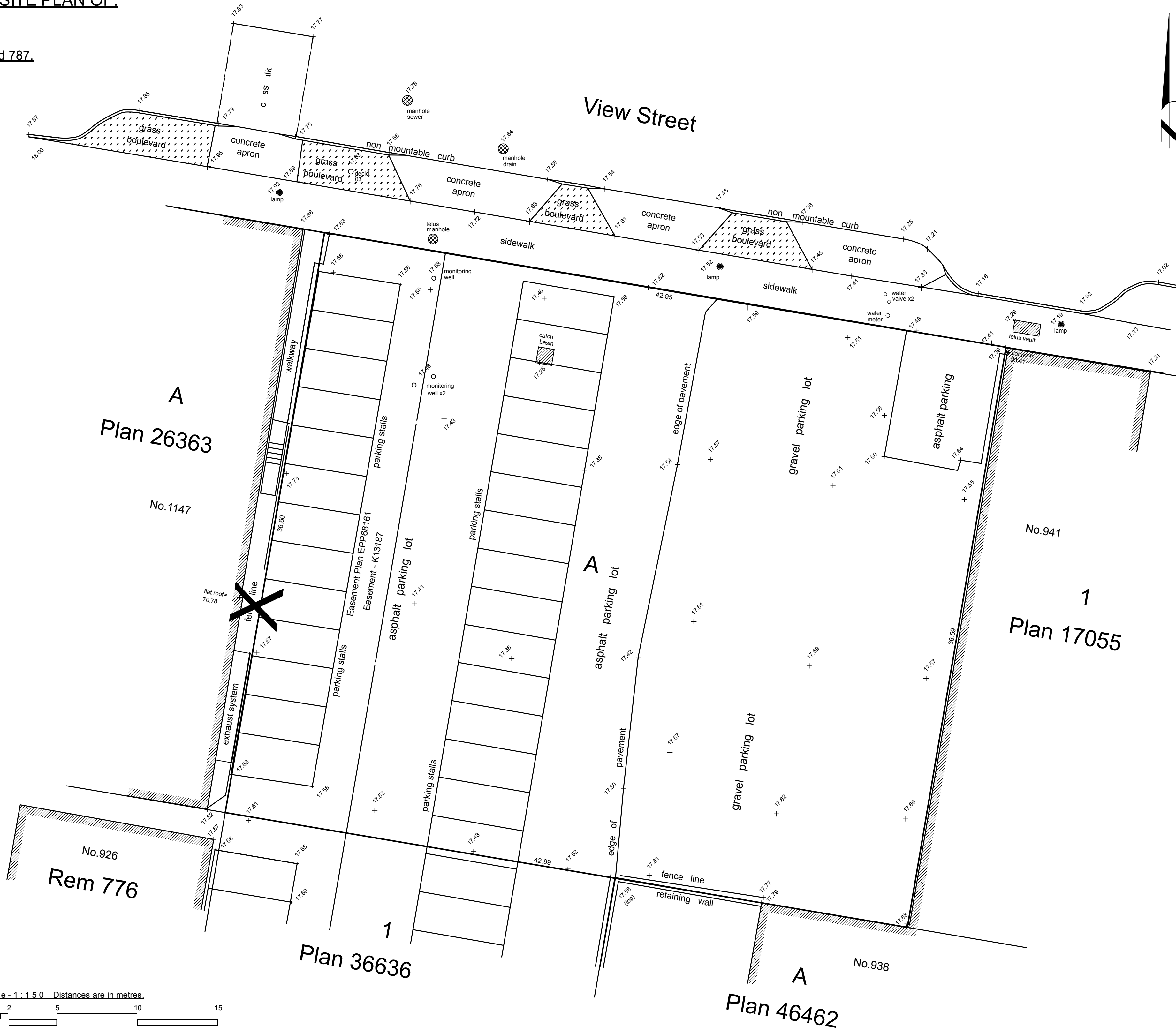
Legal Lot A, of Lots 785, 786, and 787,
Victoria City, Plan 36505

Parcel Identifier: 000-410-233
in the City of Victoria

LEGEND

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

Area Lot A = 1572.3m2



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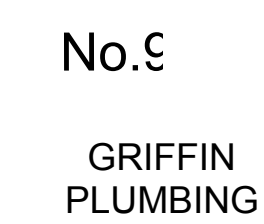
project name
937 View Street
Market Rental Residences
Chris Nelson Investments Inc

drawing title
Sited Plan Existing

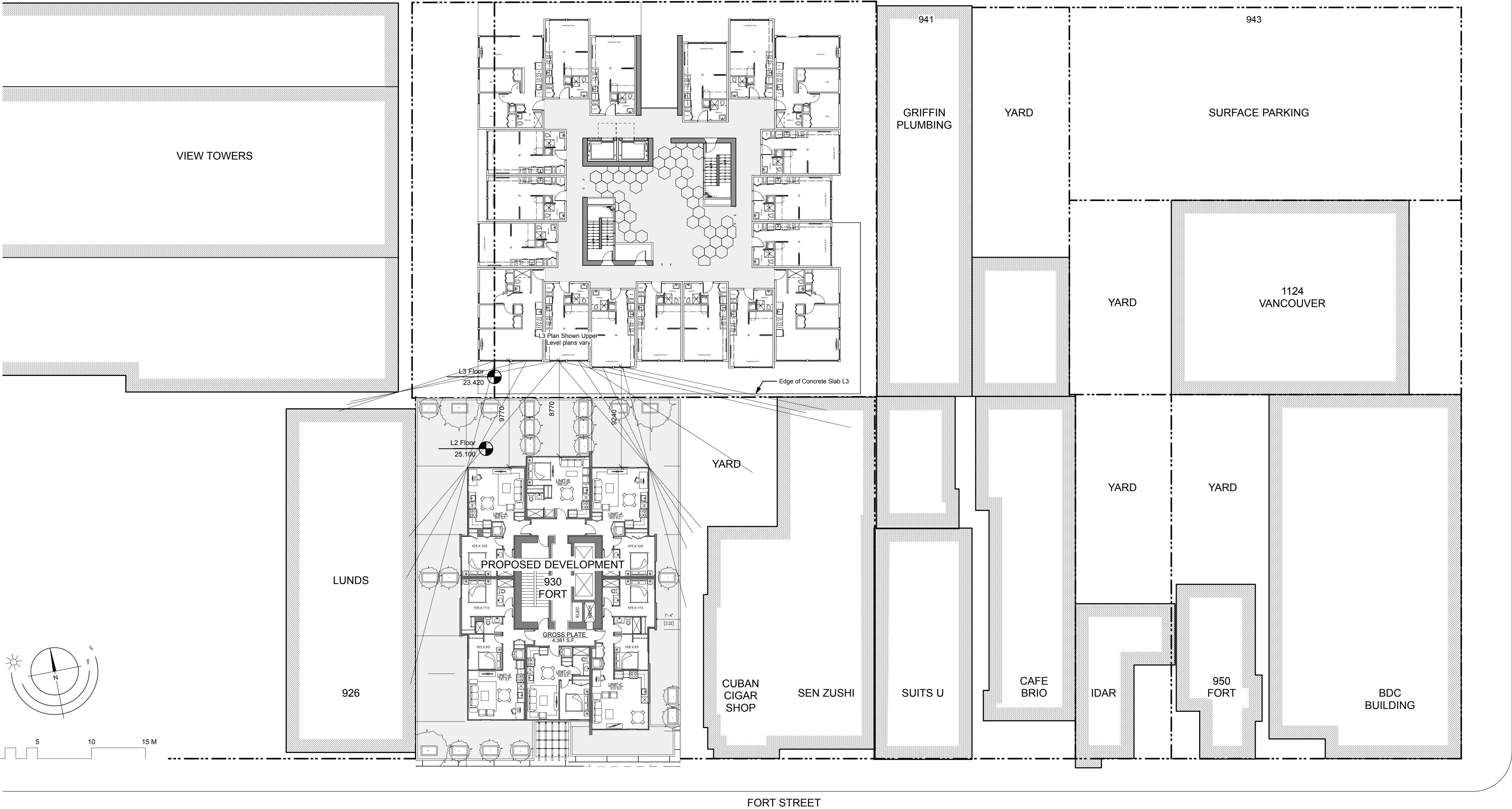
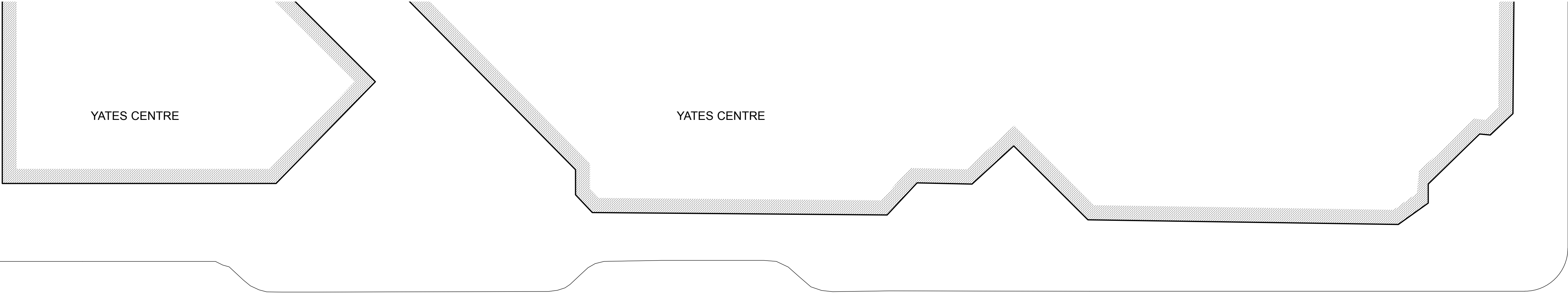
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drawing no. **A100**

revision no. **R1**



	Description	Area sq.ft.	Total Area	Area m2	1BR	2BR
N G	main retail	1,832.63				
	main common	2,014.76				
	main residential	1,490.17				
	total main		5,337.55	495.87	3	1
	L2 common / bikes / stor	7,784.75				
	L2 Residential	1,490.17				
	total L2		9,274.91	861.66	3	1
	L3 core	353.46				
	L3 Residential	6,983.89				
	total L3		7,337.35	681.66	15	4
	L4 Core	353.46				
	L4 Residential	5,957.87				
	total L4		6,311.33	586.34	19	0
	L5 core	353.46				
	L5 residential	6,304.64				
	total L5		6,658.10	618.55	20	0
	total L7		6,658.10	618.55	20	0
	total L9		6,658.10	618.55	20	0
	L6 core	353.46				
	L6 residential	6,304.64				
	total L6		6,658.10	618.55	20	0
	total L8		6,658.10	618.55	20	0
	total L10		6,658.10	618.55	20	0
	L11 core	353.46				
	L11 residential	6,984.88				
	total L11		7,338.34	681.75	15	4
total L13		7,338.34	681.75	15	4	
L12 core	353.46					
L12 residential	5,623.23					
total L12		5,976.69	555.25	11	4	
L14 core	353.46					
L14 residential	4,632.16					
total L14		4,985.62	463.18	8	4	
	Total GFA	93,848.76	8,718.76			
	Site Area	16,924.24	1,572.30			
	FSR	5.45	5.45			
	Total Residential	77,975.08	7,244.06	83%		
	Total Commercial	1,832.63	170.26	2%		
	Total Common & Core	14,041.05	1,304.45	15%		
	Checksum	93,848.76	8,718.76	100%		
	Total 1BR			209		
	Total 2BR				22	
	Total Residential Units		231			



ISSUED	09FEB18	DP Revision R1
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ISSUED	08AUG17	DP Submission
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01st issue	09FEB18	drawing file
checked by	CRK	checked by
scale	-	project number
		Victoria BC 1643

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Manitoba BC R8T 2A4

T 1-250-565-5810

project name

937 View Street

Market Rental Residences

Chris Nelson Investments Inc

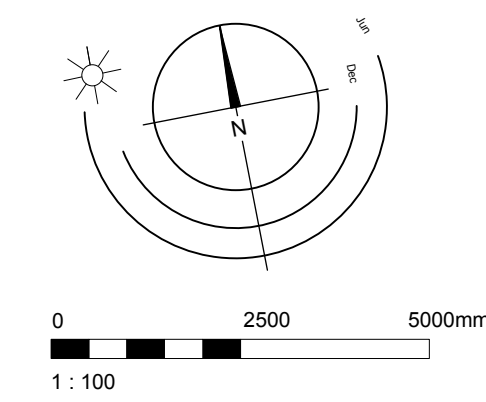
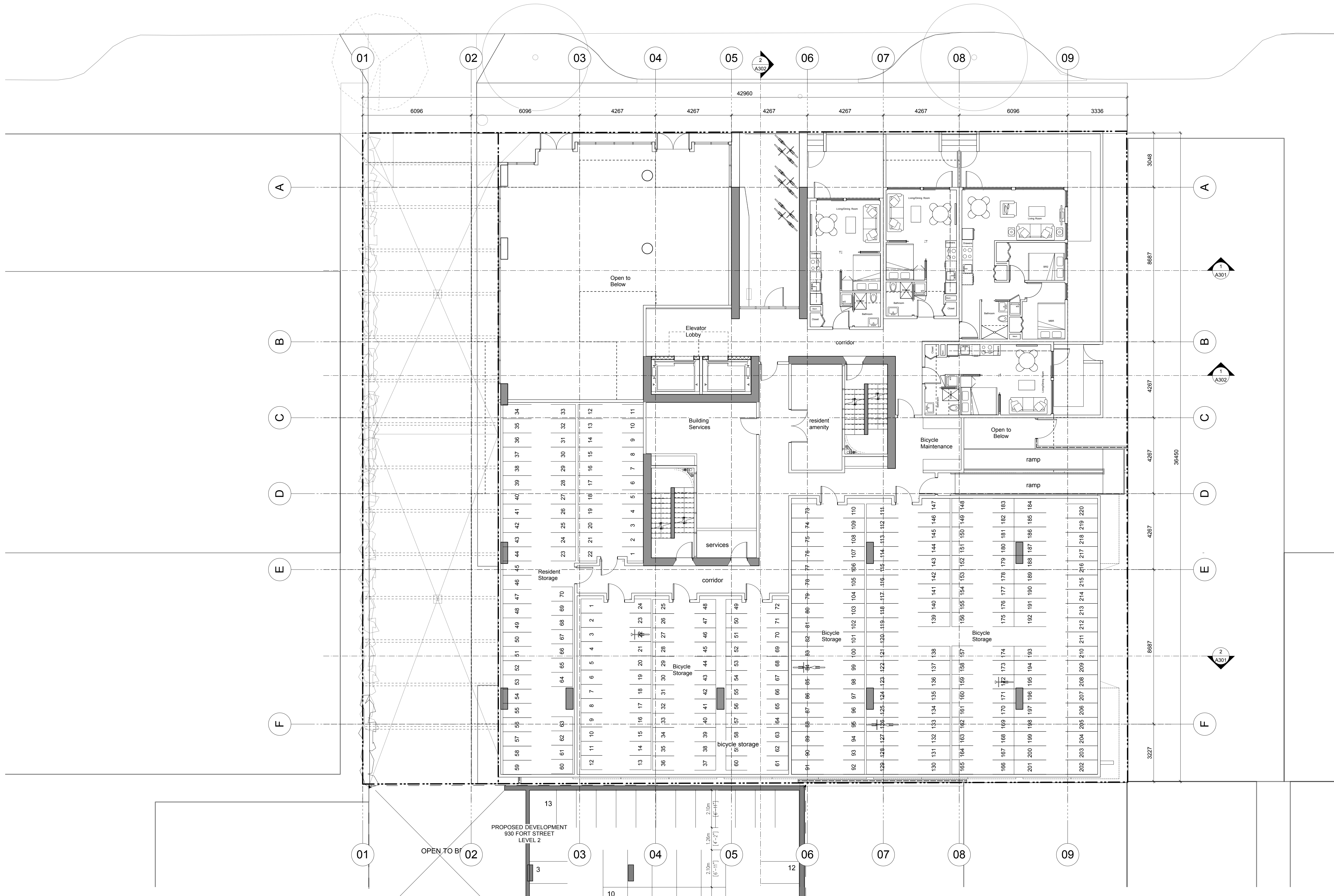
Site Plan Analysis

drawing no.

A102

revision no.

R1



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Issued	25JAN18	DP Revisions Review
Issued	09AUG17	DP Submission
Rev	Date	Description
plot date	09FEB18	drawing file 1643_A200.VMX
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scale	1:100	project number Victoria BC 1643

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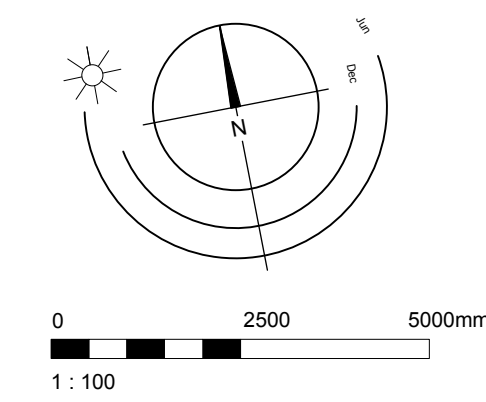
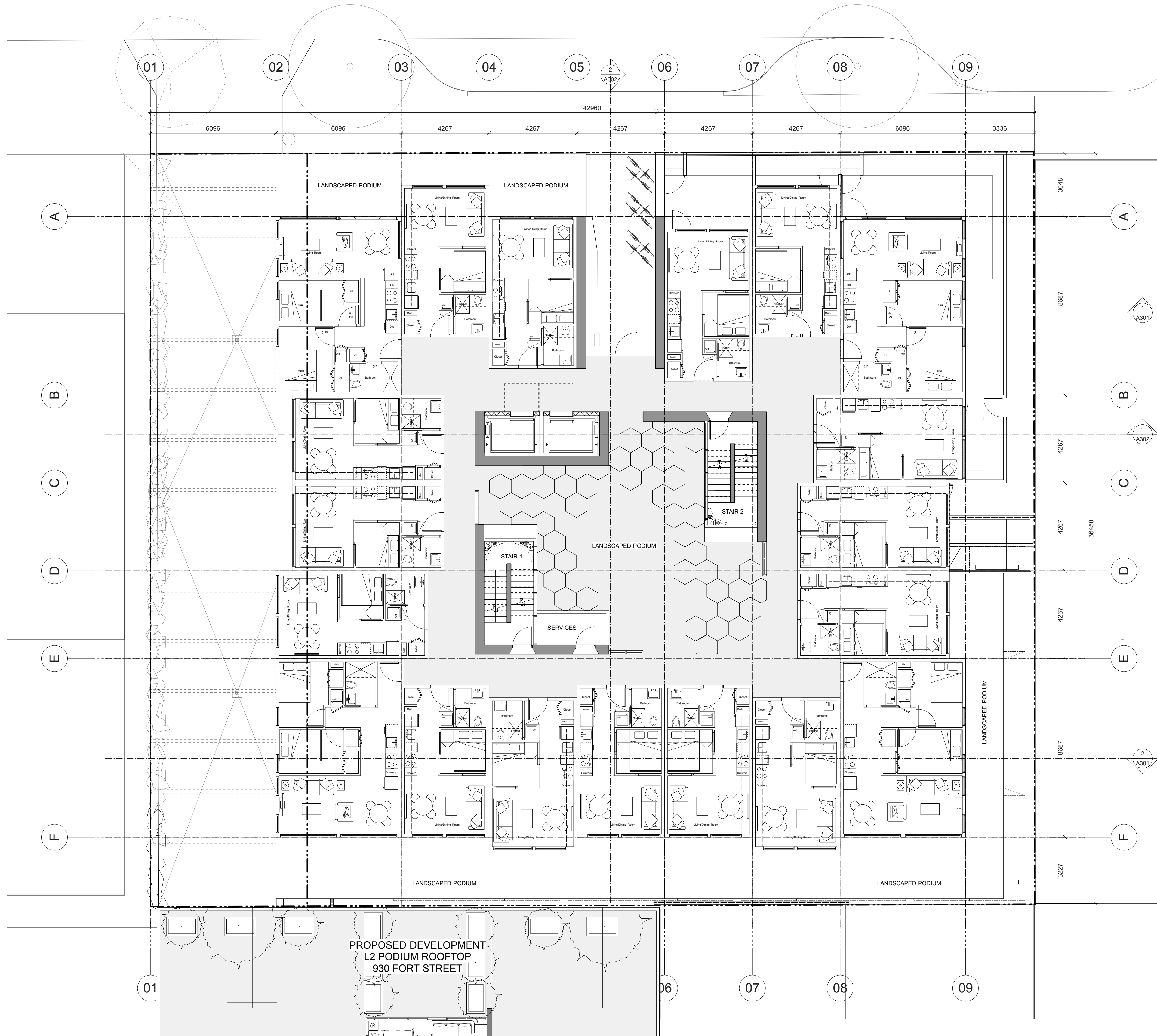
project name:
**937 View Street
Market Rental Residences
Chris Nelson Investments Inc**

Floor Plan L2

drawn by:
A202

revision no:
R1

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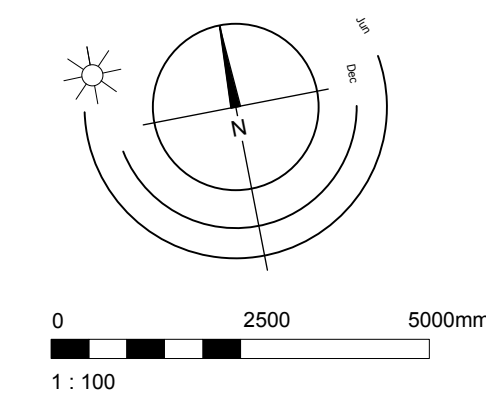
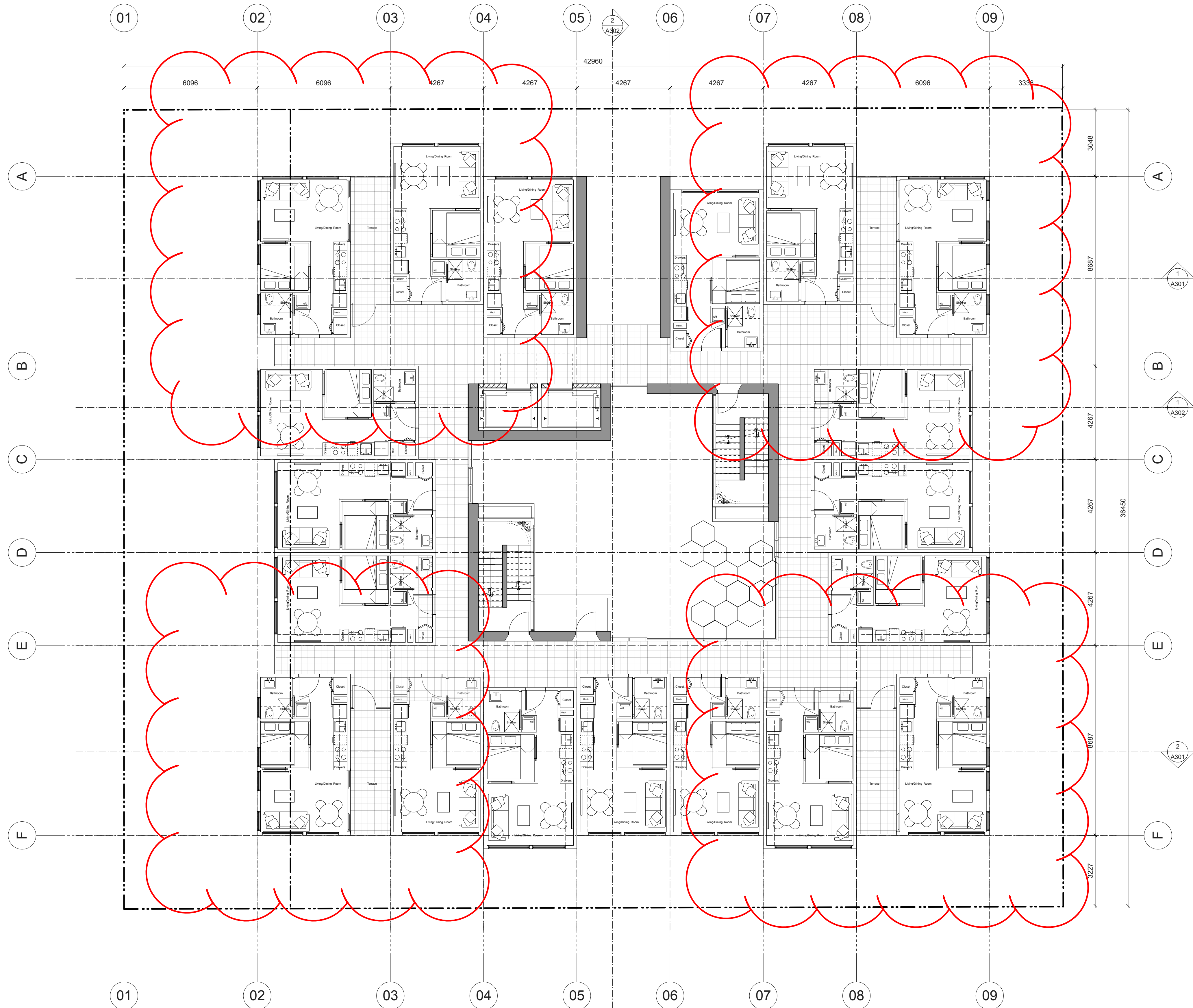
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Floor Plan L3

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drawing no:
A203

revision no:
R1



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plot date	09FEB18	drawing file 1643_A200.VWX
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scale	1:100	project number Victoria BC 1643

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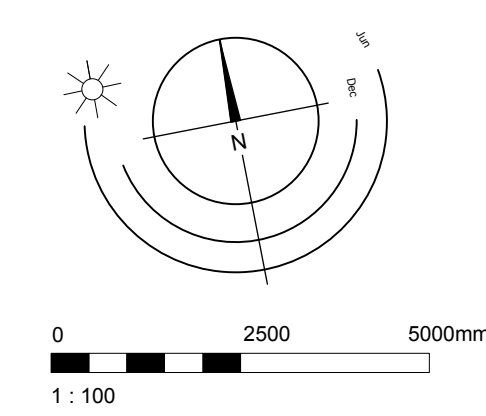
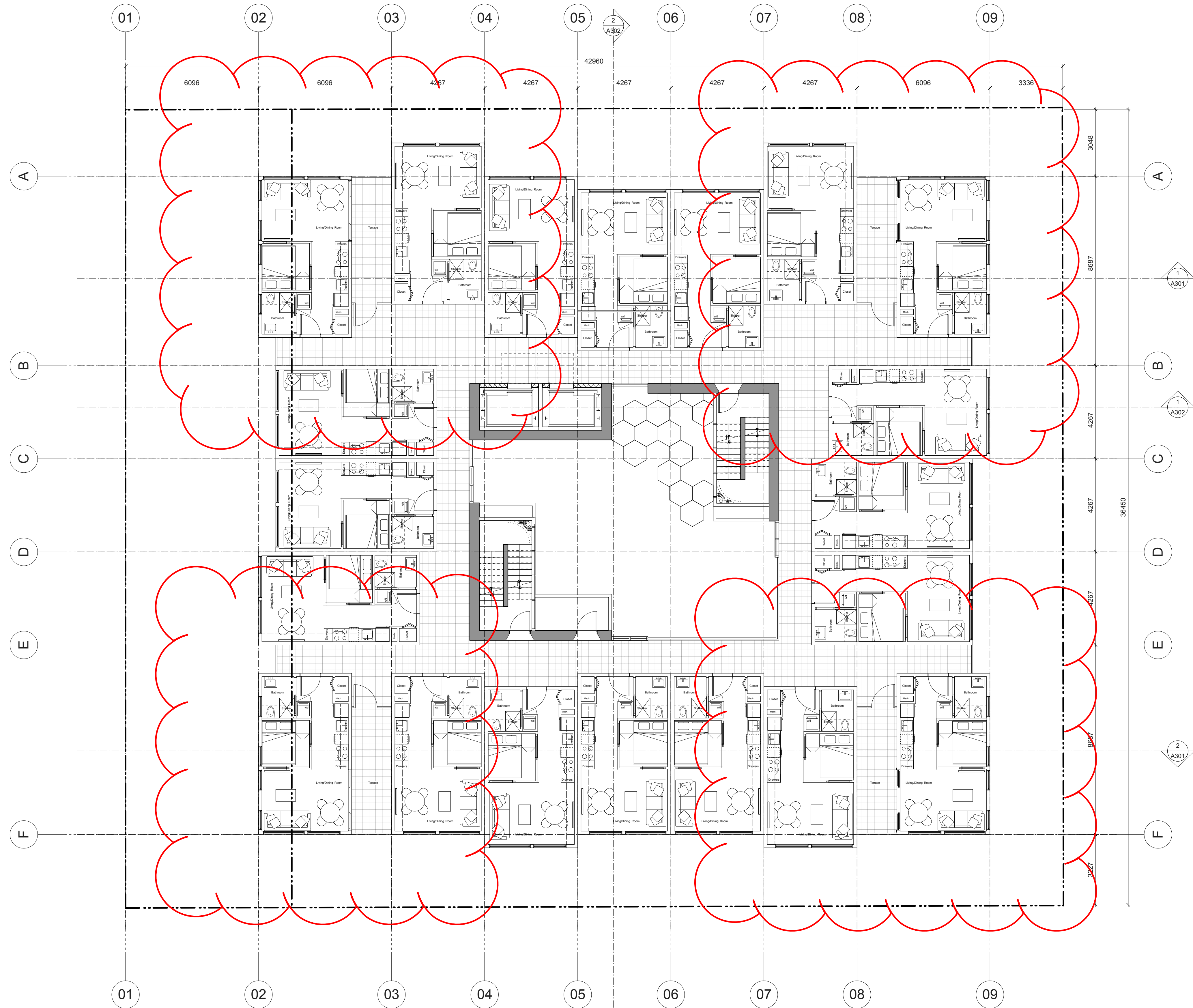
project name
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Floor Plan L4

drawn by
A204

revision no.
R1

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Scale:	1:100	Project number: Victoria BC 1643

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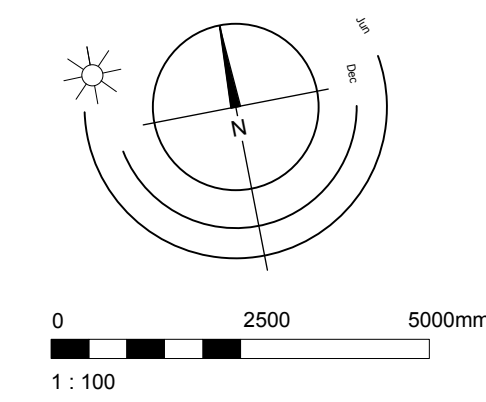
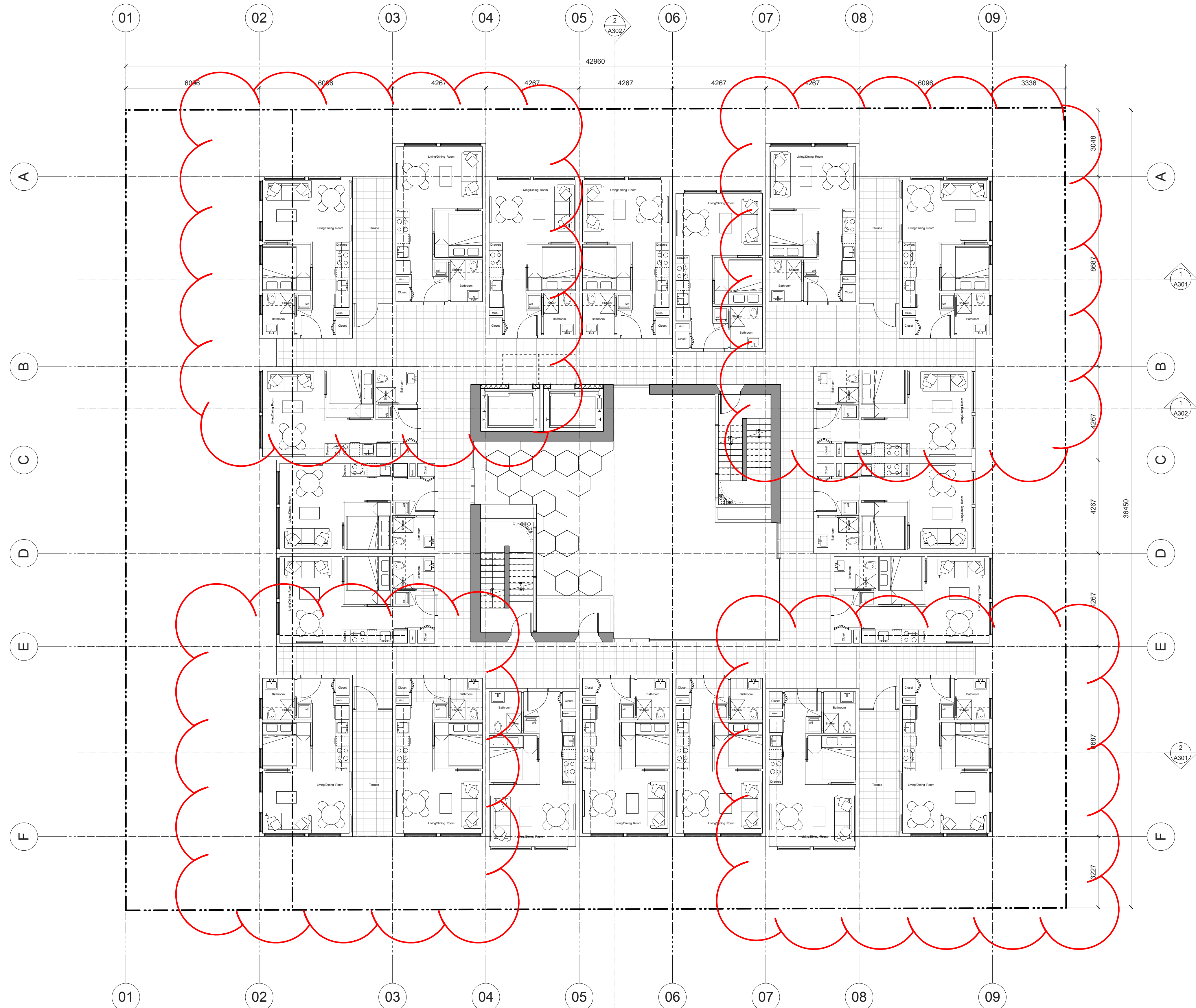
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Floor Plan L5, L7, L9

Drawn by: **A205**

Revised by: **R1**

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plot date	09FEB18	drawing file 1643_A200.VMX
drawn by	CRK	checked by CRK
scale	1:100	project number Victoria BC 1643

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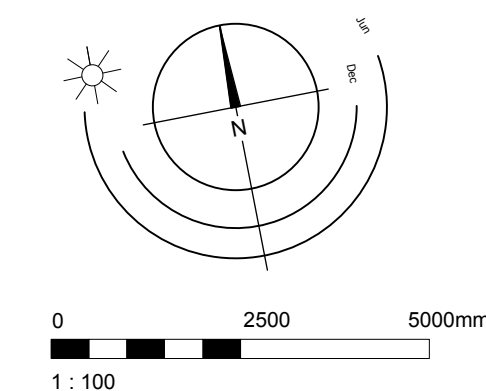
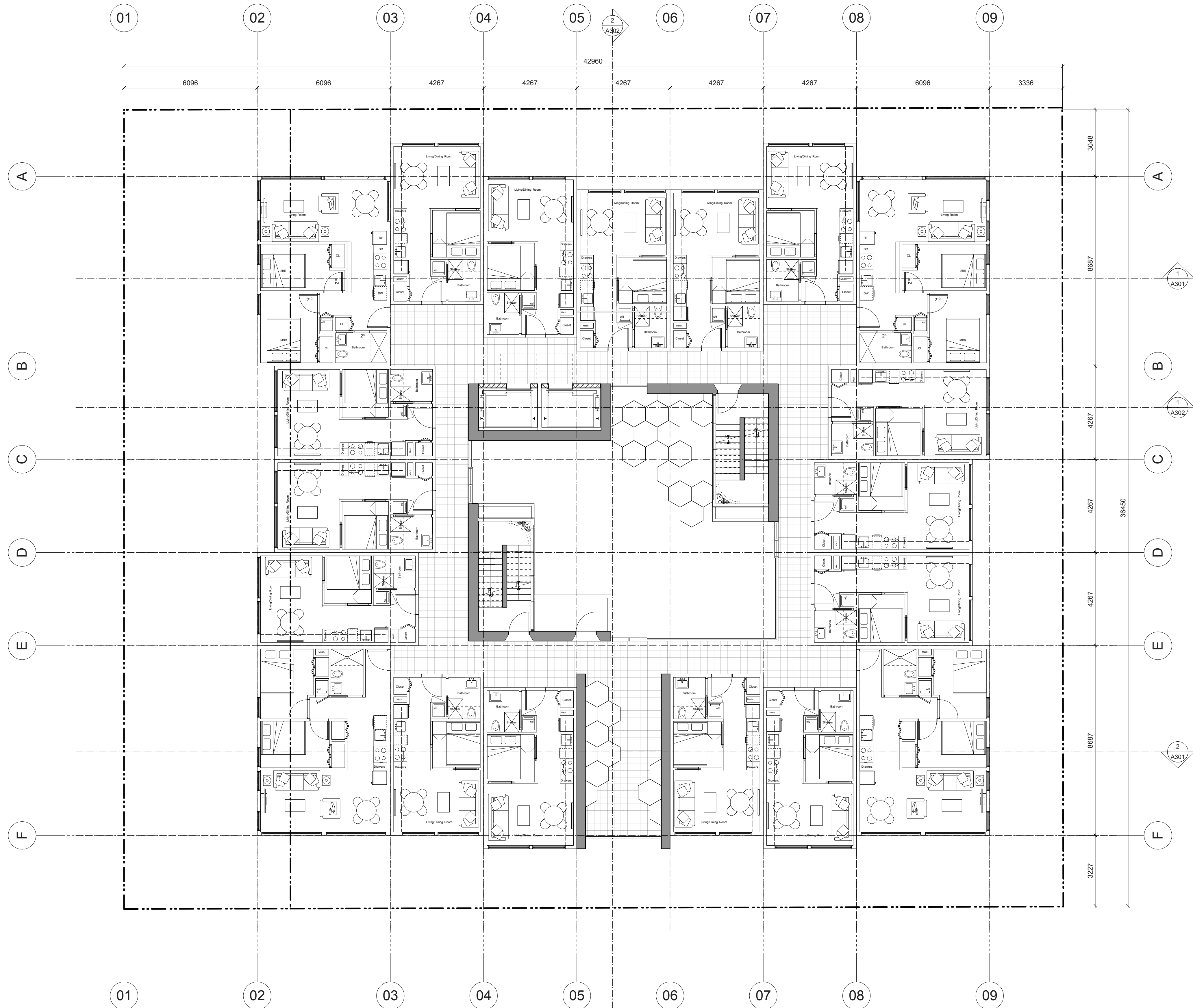
project name
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Floor Plan L6, L8, L10

Drawn by: **A206**

Revised by: **R1**

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09FEB18		1643_A200.VMX
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T 1-250-585-5810

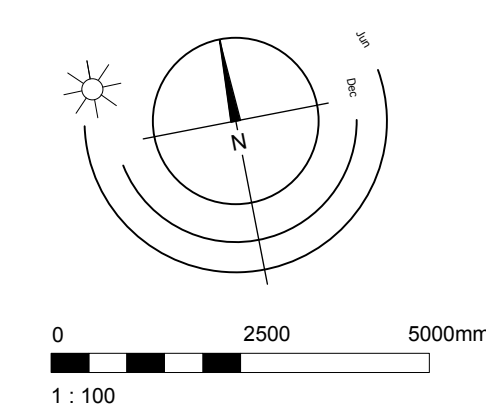
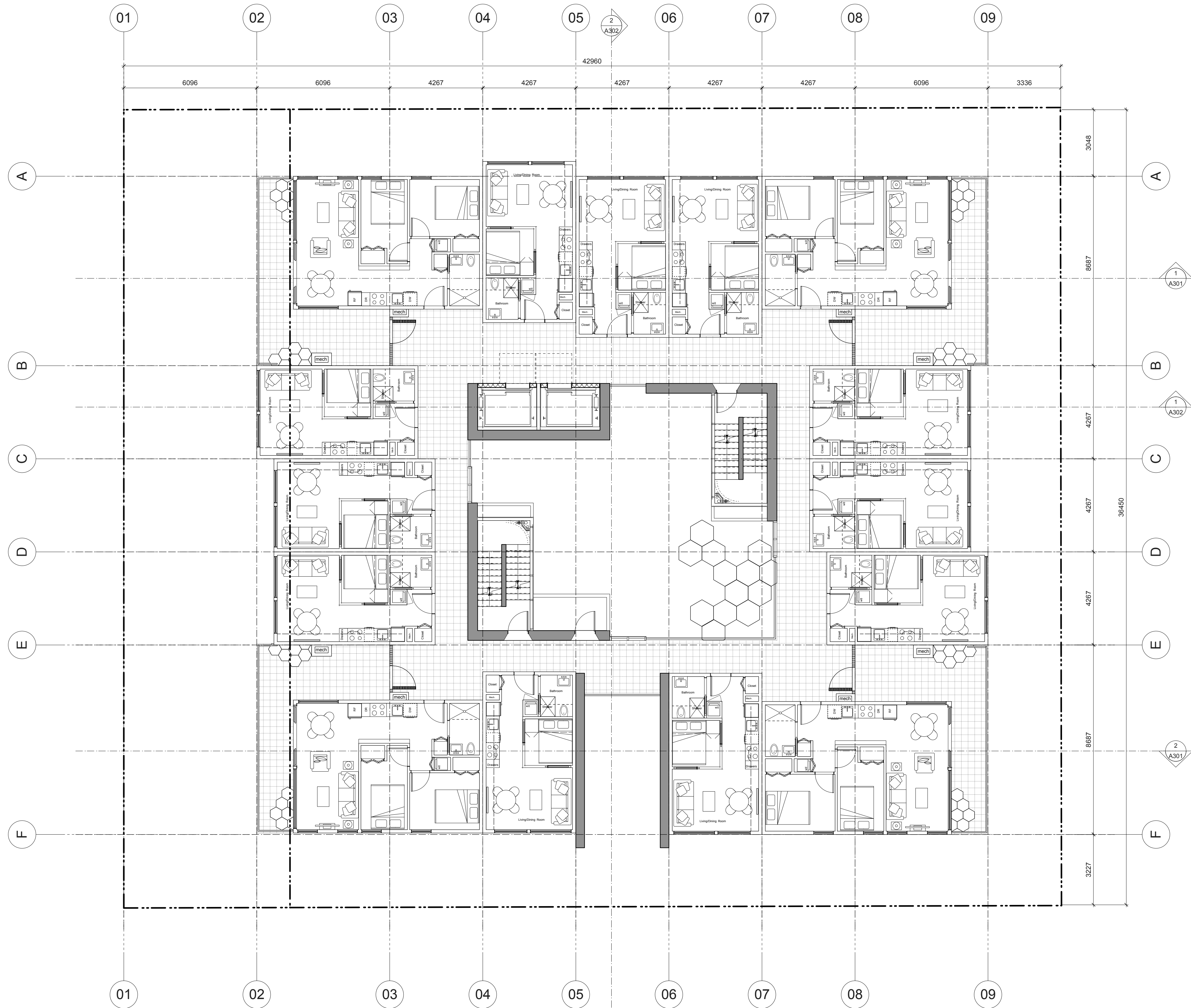
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Floor Plan L11 & L13

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drawing no.
A207

revision no.
R1



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09FEB18		1643_A200.VWX
Drawn by:	CLK	Checked by: CLK
Scale:	1:100	Project number: Victoria BC 1643

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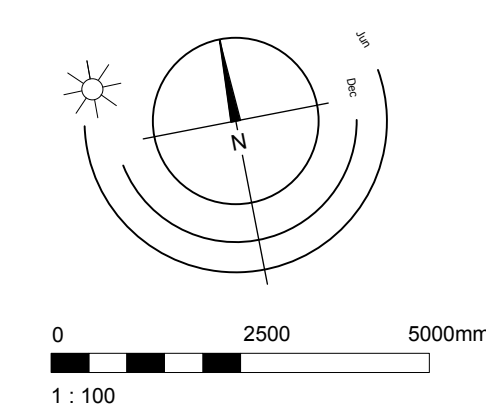
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Floor Plan L12

revision no.
A208

revision no.
R1

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job date	09FEB18	Issuing file	1643_A200_VWXX
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scale	1:100	project number	Victoria BC 1643

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Nanaimo BC V9T 2K8

T 1-250-865-5810

projects 010

937 View Street

Mental Rental Residences
Chris Nelson Investments Inc

drawing 010

Floor Plan L14

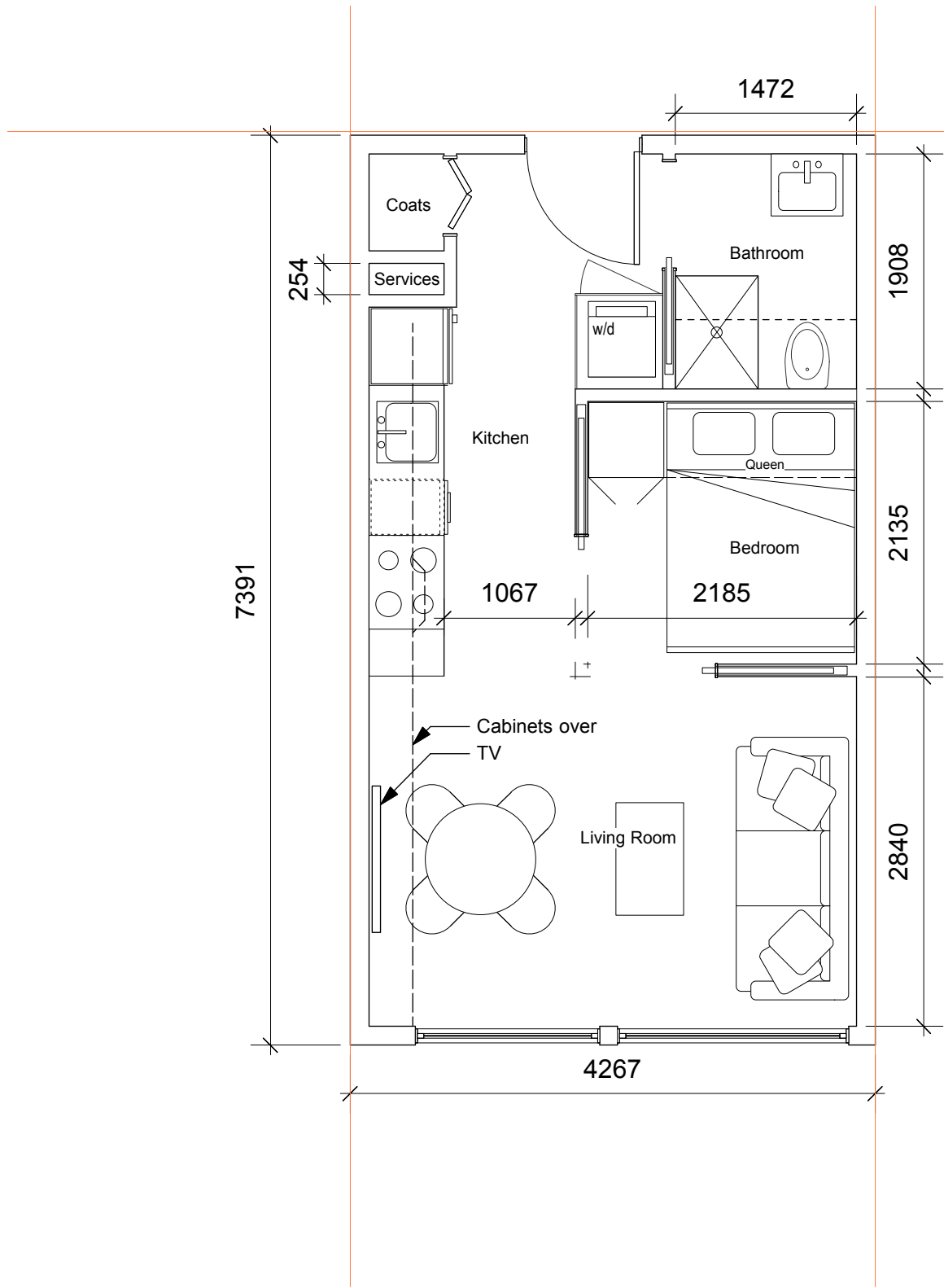
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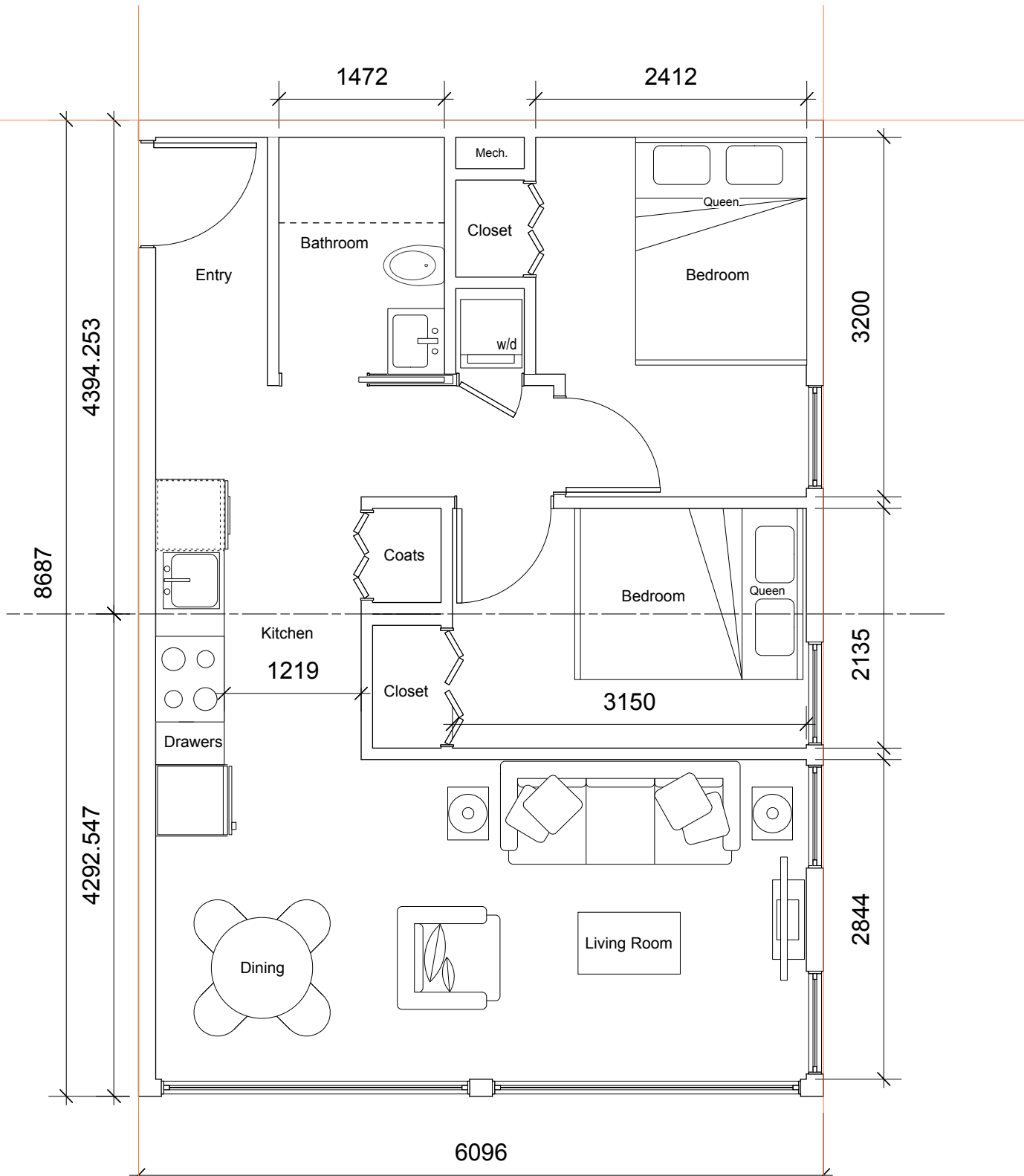
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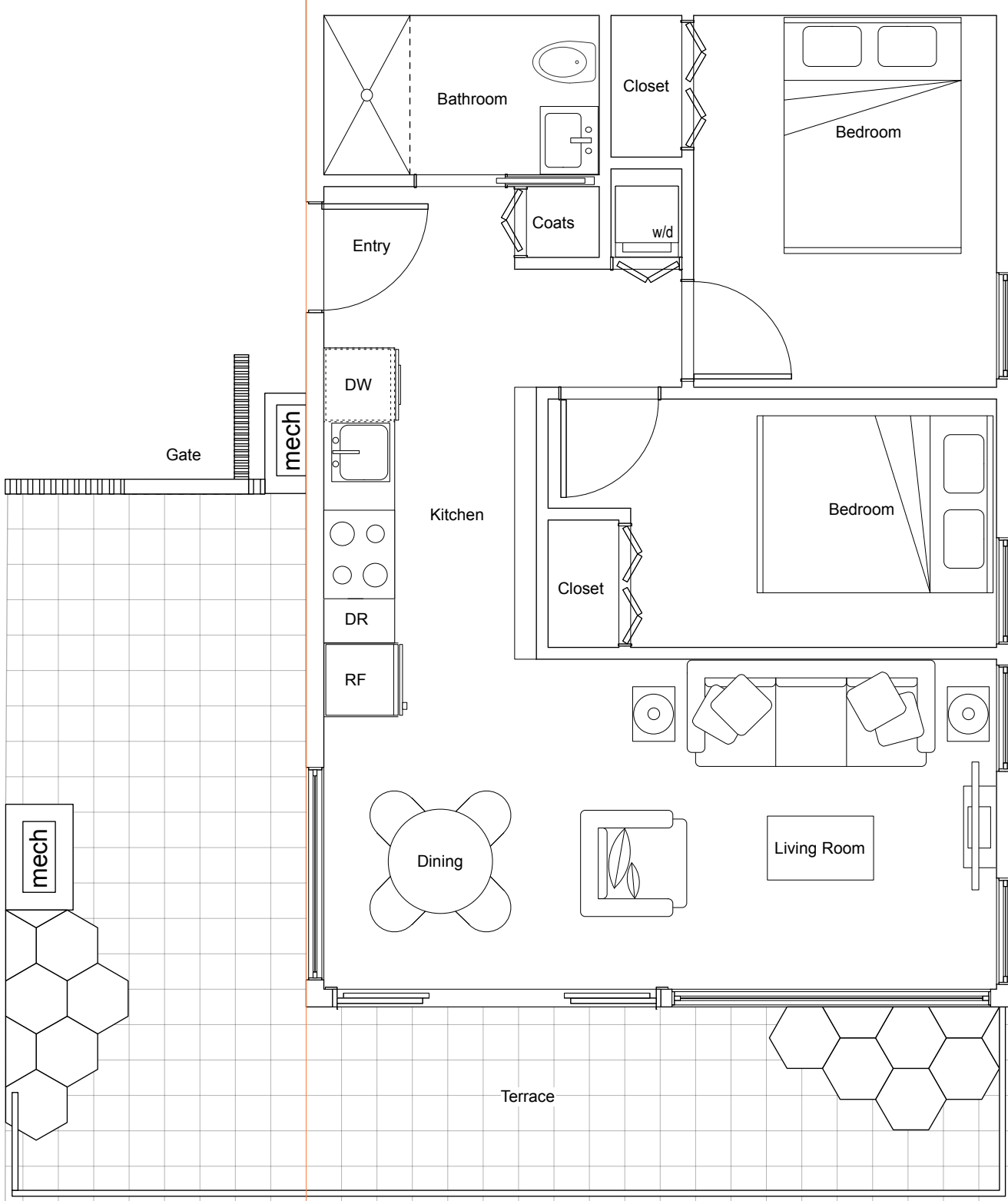
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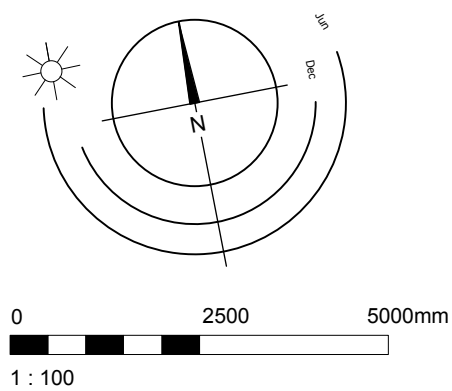
1 BR SUITE
1:50



2 BR SUITE - CORNER (NO TERRACE)
1:50



2 BR SUITE CORNER WITH TERRACE
1:50



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Issued:	25JAN18	DP Revisions Review	
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Nanaimo BC V9T 3K6
T 1-250-585-5810

project name

937 View Street
Market Rental Residences
Chris Nelson Investments Inc

unit plans

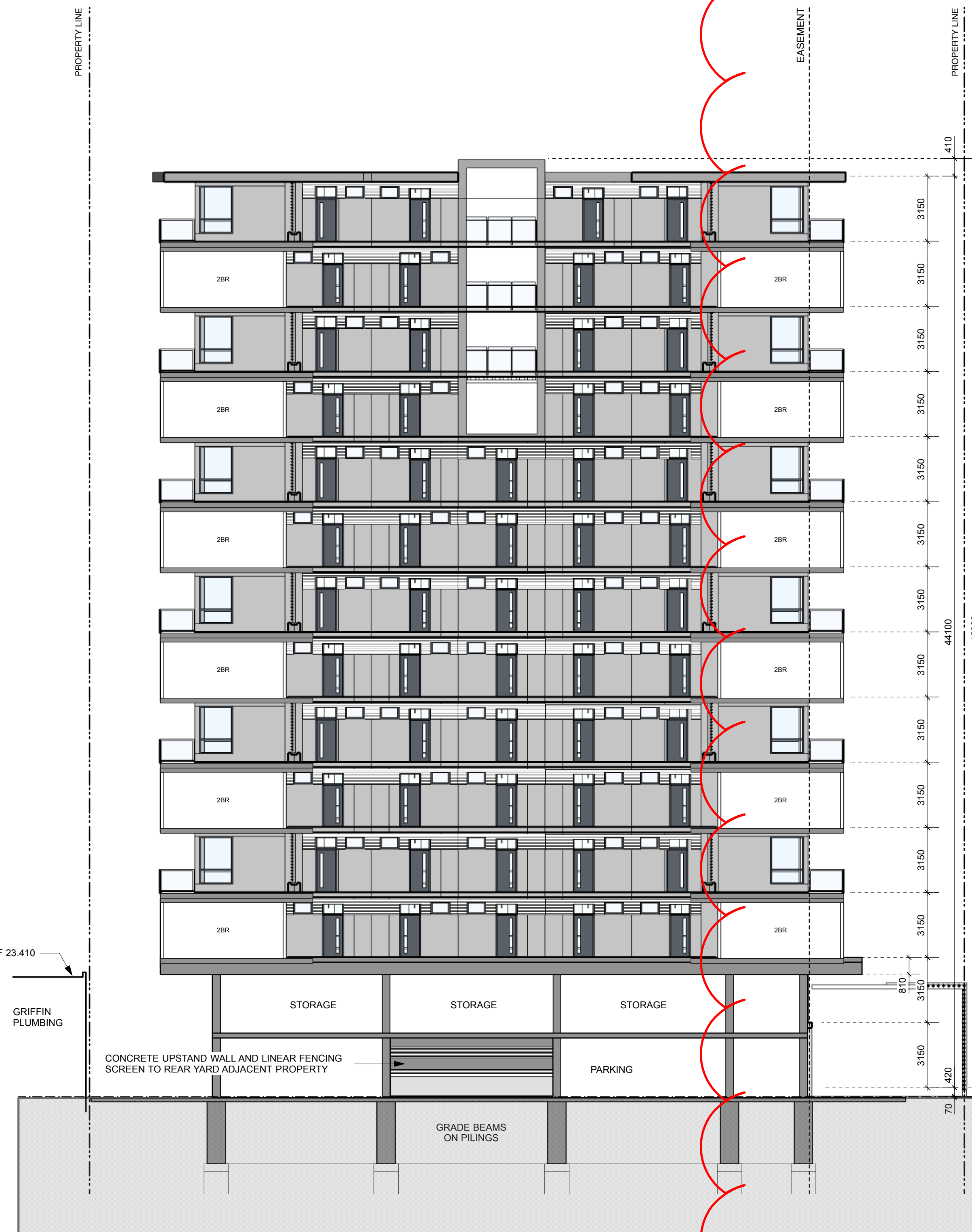
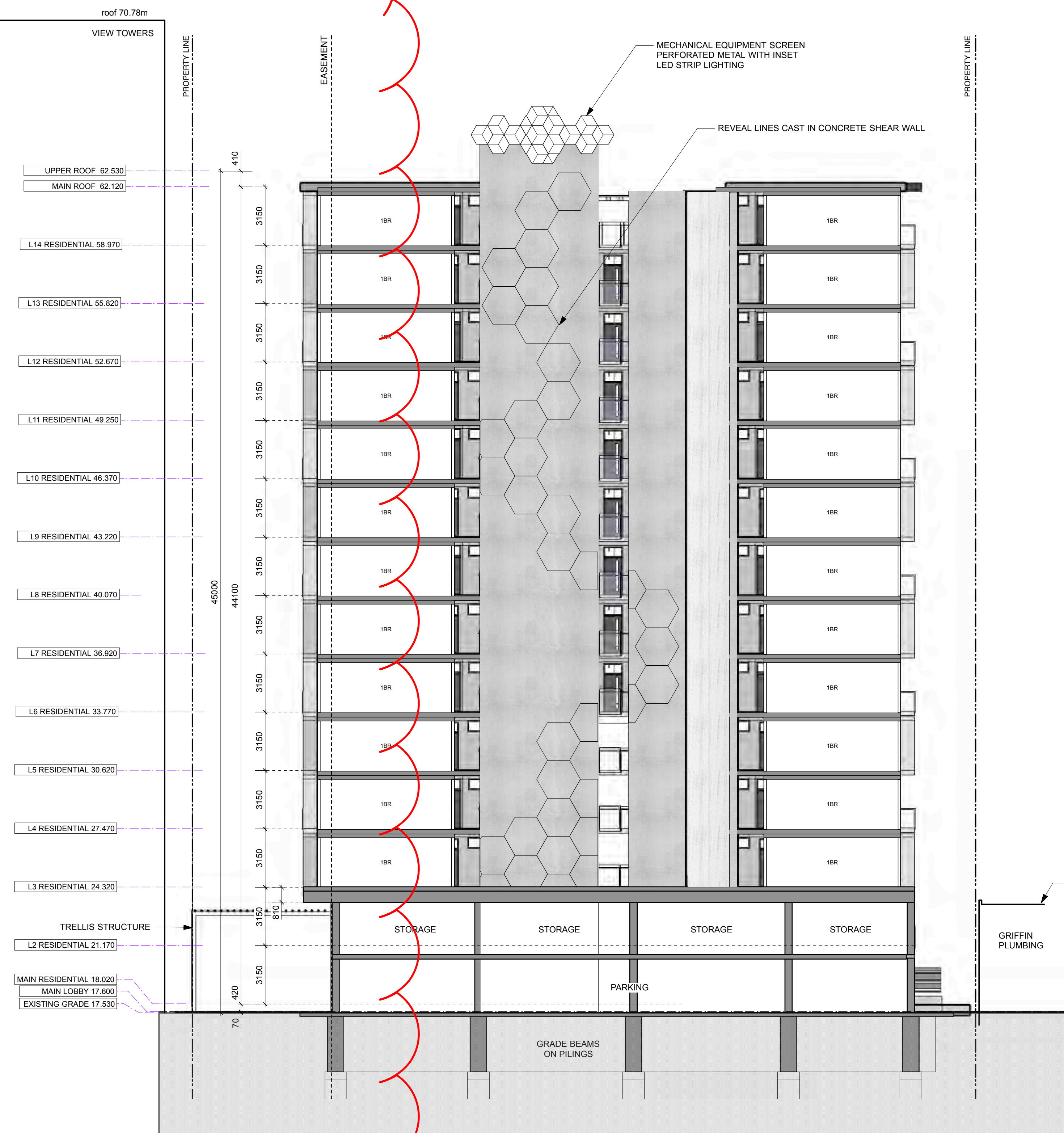
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drawing no.

A211

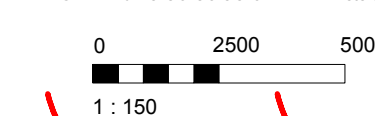
revision no.

R1

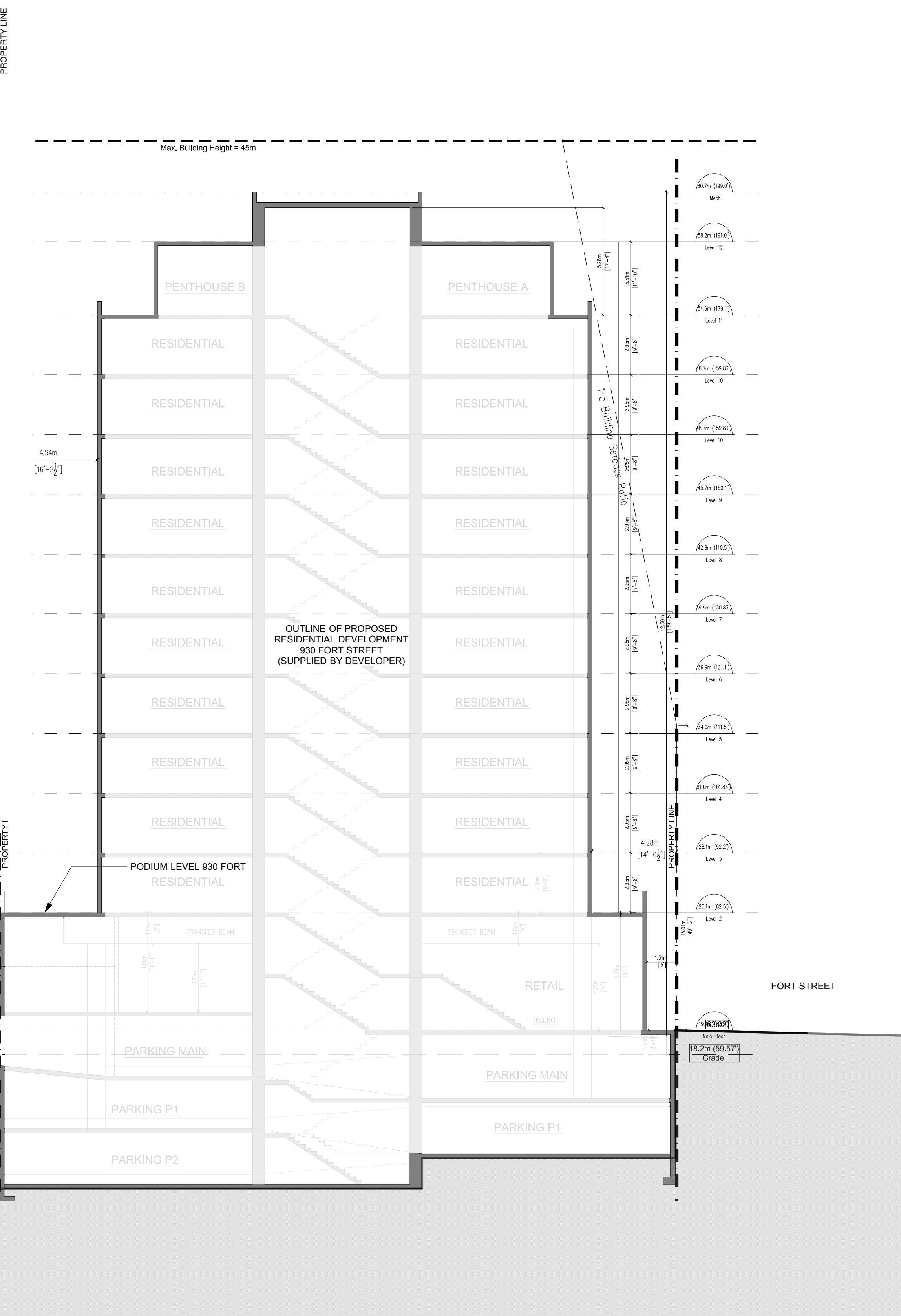


Issued	09FEB18	DIP Revision
Issued	09AUG17	DIP Submittal
Rev	Date	Description
plot date	09FEB19	drawing file 1043 A440 Elevations
drawn by	crk	checked by
scales	AS SHOWN	project number

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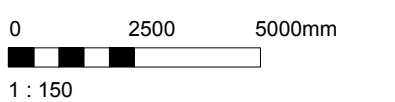


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PROJECT NO.	SECTION NO.
A301	R



Issued	09FEB18	DP Revisions R1
Issued	09AUG17	DP Submission
Rev	Date	Description
plot date	09FEB18	drawing file 1643 A400 Elevations.vwx
drawn by	CRK	checked by CRK
scale	as shown	project number 1643

NOTE: All dimensions are shown in millimeters.



**de Hoog & Kierulff** architects

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T 1-250-658-3367

MANITOBA OFFICE
102-5190 Dublin Way
Manitoba BC V8T 3K4
T 1-250-565-5810

project name
**937 View Street
Market Rental Residences
Victoria BC**

Sections

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drawing no.
A302

revision no.
R1



1 North Elevation (View Street)
Scale: 1:150
A401

Materials Information

- Prefinished metal flashing / fascia 22 ga.
- 2W / 2B.Composite aluminum cladding system with fire rated core on rainscreen exterior wall system. W = White ; B = Charcoal
- Powder coated metal screen / gate.
- Glass and Aluminum Guard Railing
- Thermally broken non-combustible aluminum windows and doors with sealed glazing - powder coated charcoal frame
- Mechanical Equipment screen - metal mesh panels on steel structural frame
- Thermally broken non-combustible aluminum storefront glazing system with sealed glazing units.
- Tempered and laminated glass canopy on powder coated aluminum structure.
- Perforated metal mesh screen panels over storefront glazing system .
- Smooth face concrete masonry units stack bond - dark grey finish.
- Sectional Aluminum overhead garage door with security mesh in all openings.
- Powder coated steel trellis structure over access easement with integral LED strip lighting.

roof 70.78m
VIEW TOWERS



2 East Elevation
Scale: 1:150
A401

Issued:	09FEB18	DP Revision R1
Issued:	25JAN18	DP Revisions Review
Issued:	09AUG17	DP Submission
Rev	Date	Description
09FEB18		1643 A400 Elevations.mxd
Drawn by:	CRK	checked by: CRK
Scale:	as shown	project number: 1643

NOTE: All dimensions are shown in millimeters.

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project name
**937 View Street
Market Rental Residences
Victoria BC**

Elevations

drawing no.
A401

revision no.
R1

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1 South Elevation
A402 Scale: 1:150

Materials Information

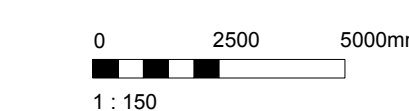
1. Prefinished metal flashing / fascia 22 ga.
- 2W / 2B. Composite aluminum cladding system with fire rated core on rainscreen exterior wall system. W = White ; B = Charcoal
3. Powder coated metal screen / gate.
4. Glass and Aluminum Guard Railing
5. Thermally broken non-combustible aluminum windows and doors with sealed glazing - powder coated charcoal frame.
6. Mechanical Equipment screen - metal mesh panels on steel structural frame.
7. Thermally broken non-combustible aluminum storefront glazing system with sealed glazing units.
8. Tempered and laminated glass canopy on powder coated aluminum structure.
9. Perforated metal mesh screen panels over storefront glazing system .
10. Smooth face concrete masonry units stack bond - dark grey finish.
11. Sectional Aluminum overhead garage door with security mesh in all openings.
12. Powder coated steel trellis structure over access easement with integral LED strip lighting.



2 West Elevation
A402 Scale: 1:150

Issued	09FEB18		DP Revisions
Issued	25JAN18		DP Revisions Rev
Issued	09AUG17		DP Submissi
Rev	Date	Description	
plot date	09FEB18	drawing file	1643 A400 Elevations
drawn by	crk	checked by	
scale	88 shown	project number	1

NOTE: All dimensions are shown in millimeter.



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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T: 250-686-3387	NANAIMO OFFICE 102-5190 Dublin Way Victoria BC V8T 2G5 T: 250-685-0898	
project name 937 View Street Market Rental Residences Victoria BC		
drawing title Elevations		
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A402	R	



VIEW STREET FRONTAGE - MAIN ENTRY, STOREFRONT, AND LANEWAY TRELLIS



VIEW STREET FRONTAGE - GROUND FLOOR SUITES STREETScape



VIEW STREET FRONTAGE - GENERAL STREETScape AND COMMERCIAL FRONTAGE



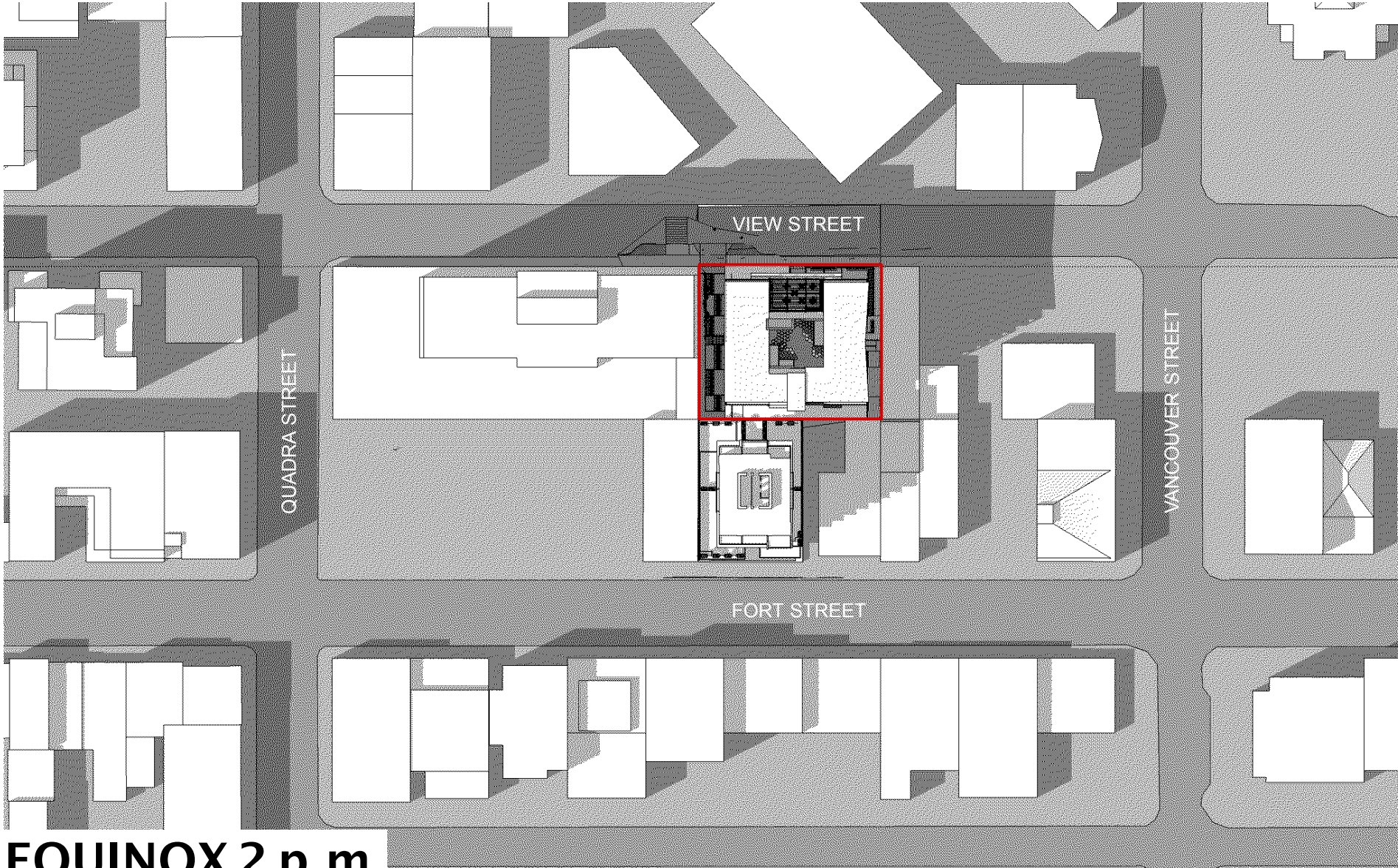
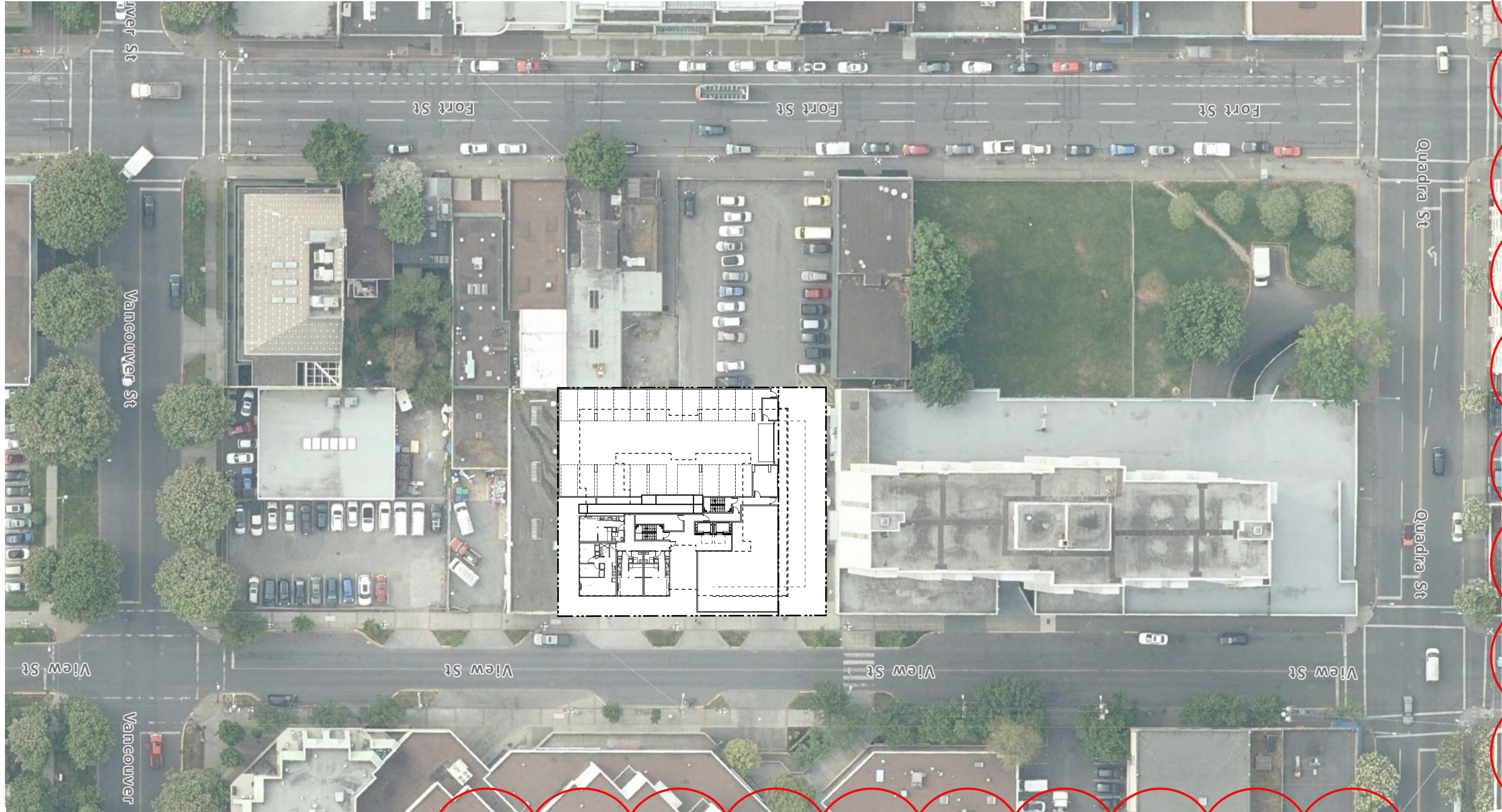
VIEW STREET FRONTAGE - RESIDENTIAL ENTRANCE APERTURE WITH VIEWS TO COURTYARD

ISSUED	09FEB18	DP REVISION R1
Issued	09AUG17	DP Submission
Rev	Date	Description
Rev and Date	09FEB18	drawing file 1634 A502 View Analysis view
drawn by	NN	checked by CRK
scale	NTS	project number 1643

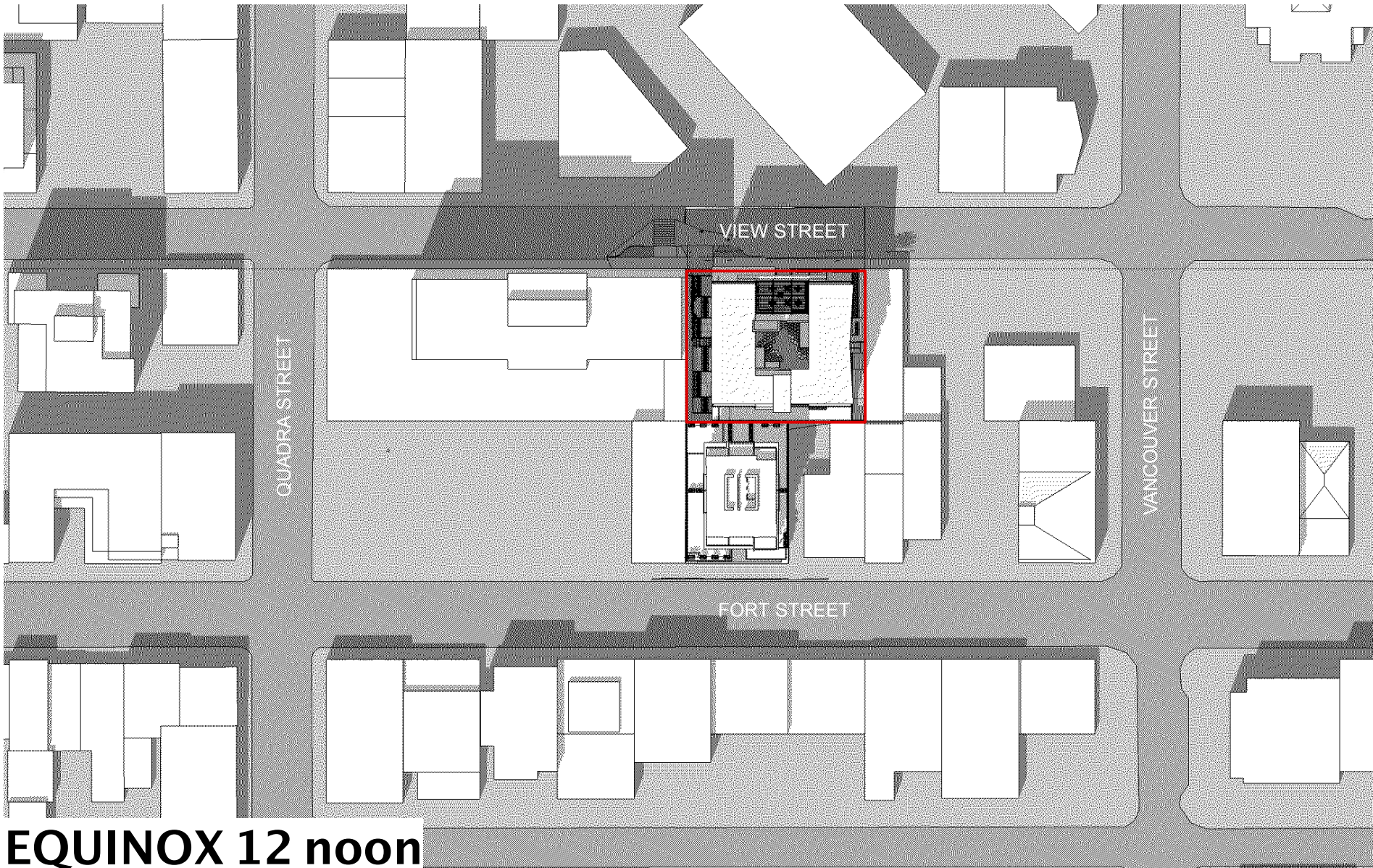
NOTE: All dimensions are shown in millimeters.

NOTE: All dimensions are shown in millimeters.

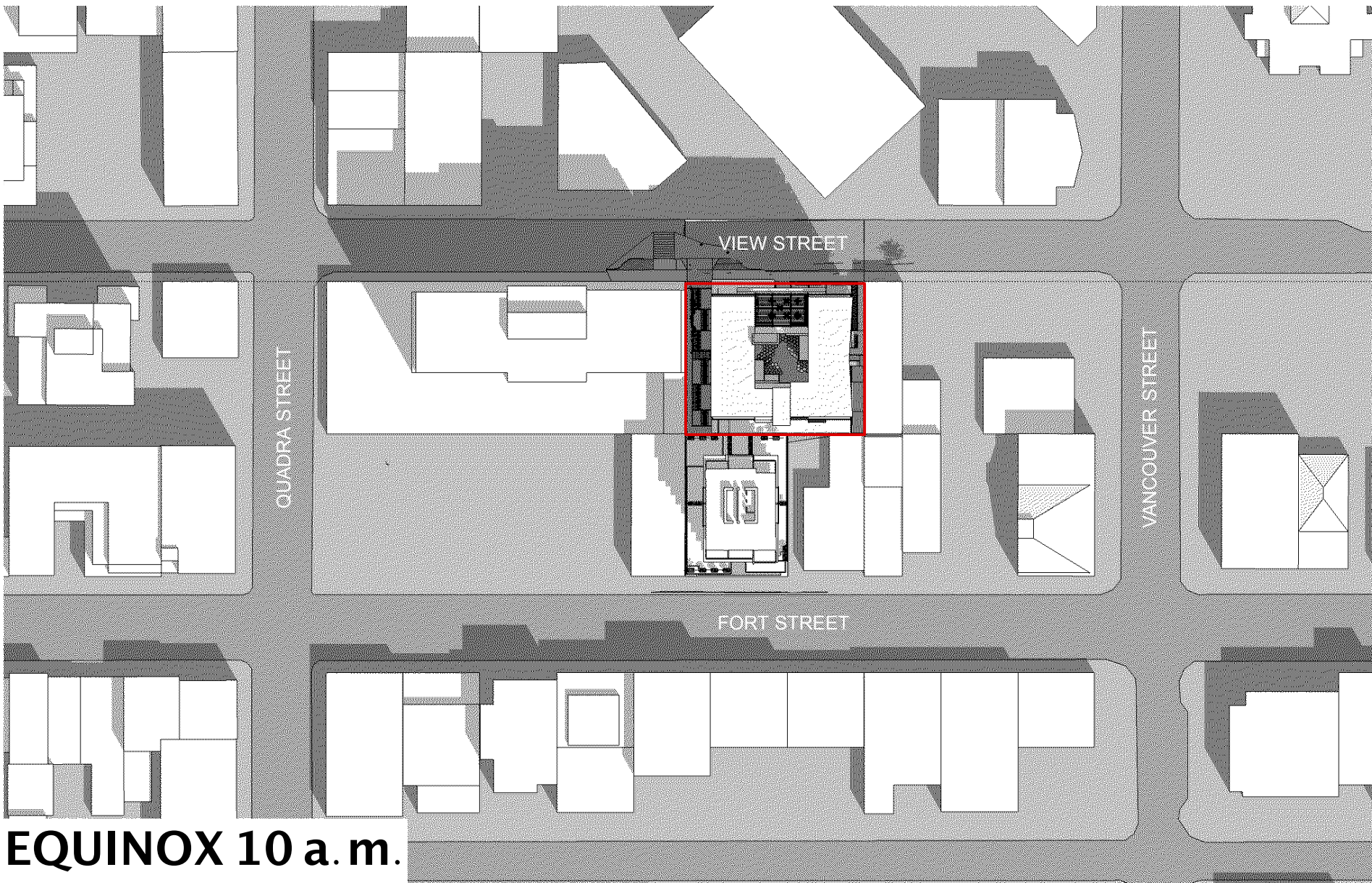
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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3A4 T 1-250-585-5810
project name 937 View Street Market Rental Residences Victoria BC	
Building Images	
Drawn by A500	Revised by R1



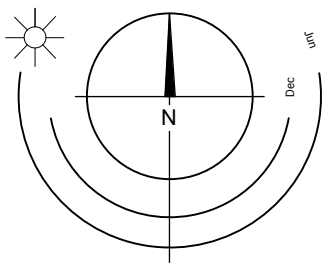
EQUINOX 2 p.m.



EQUINOX 12 noon



EQUINOX 10 a.m.

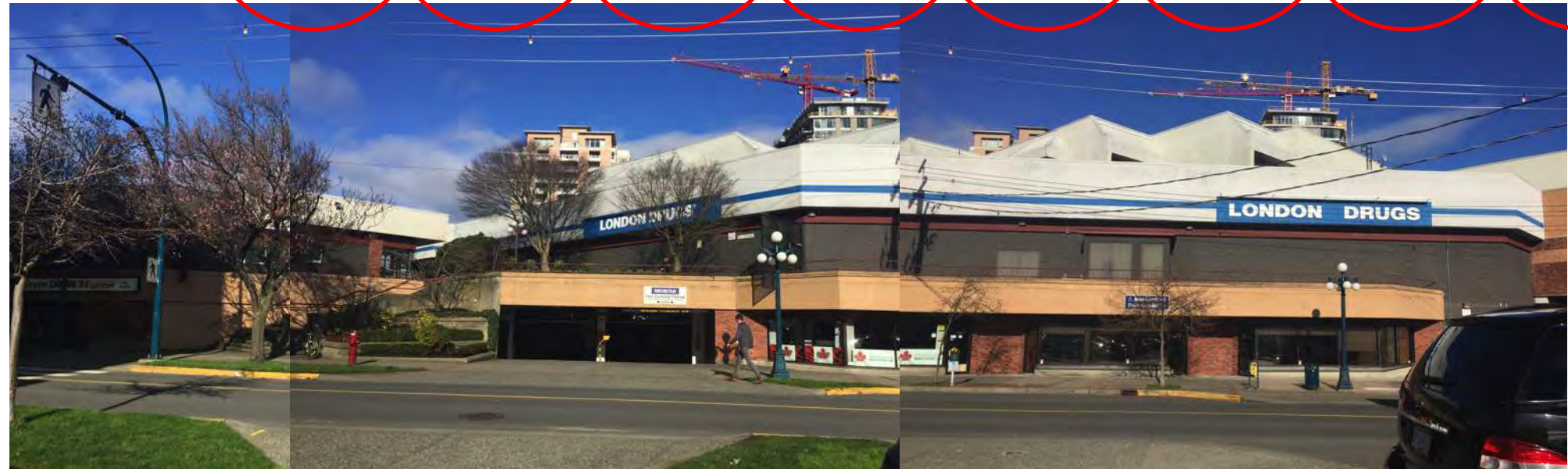


PROJECT	06FEB18	DP REVISION R1
ISSUED	31 JUL 17	DP Submission
DATE		
DESCRIPTION		
DESIGNED BY	06FEB18	drawing file
CHECKED BY	06FEB18	checked by
DATE	as shown	project number
		Victoria BC 1643

NOTE: All dimensions are shown in millimeters.

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937 View Street Market Rental Residences Gordon Nelson Inc.	
Site Analysis	
DATE: A501	REVISION: R1

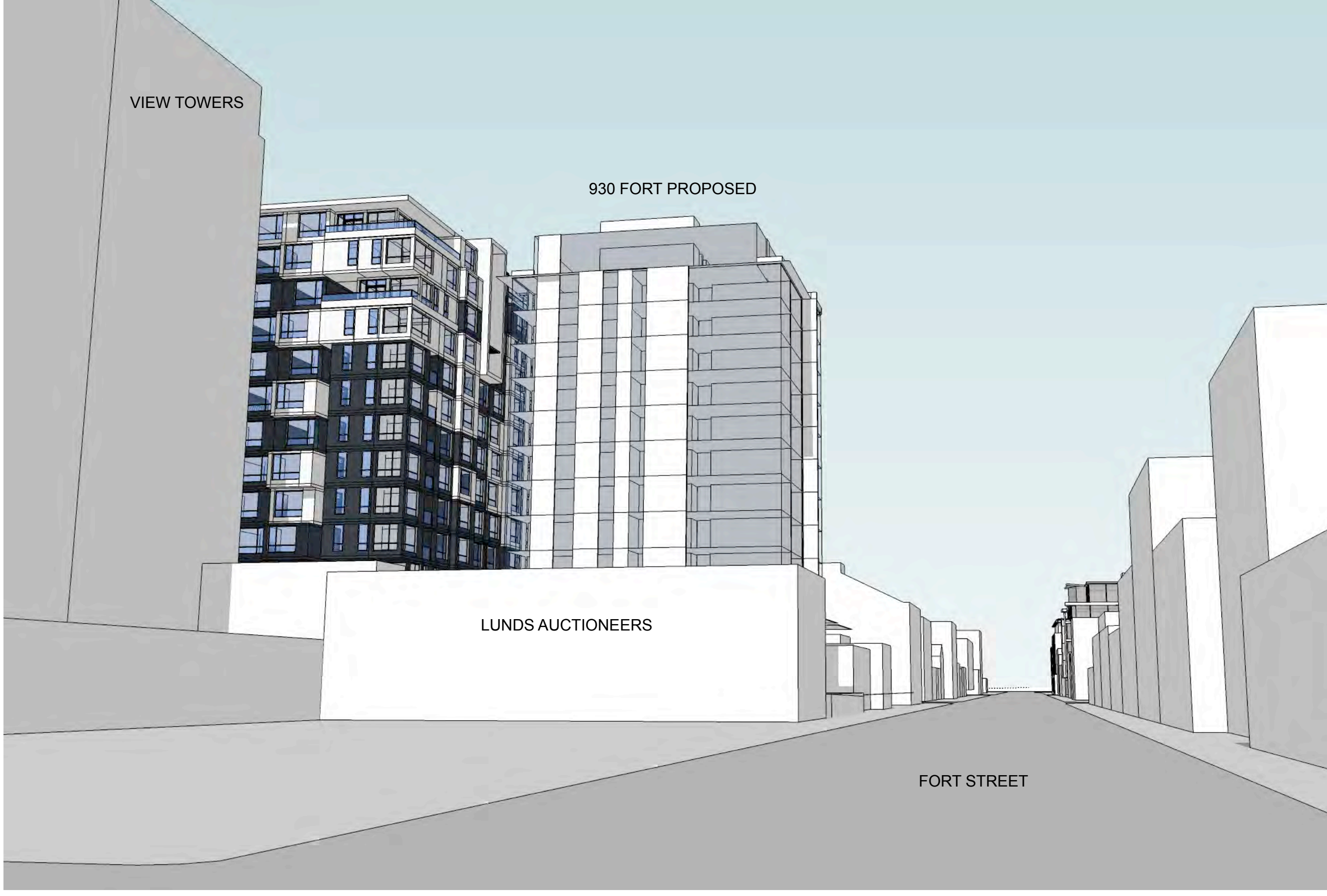
1
A501 Context Elevation
Scale: 1:500



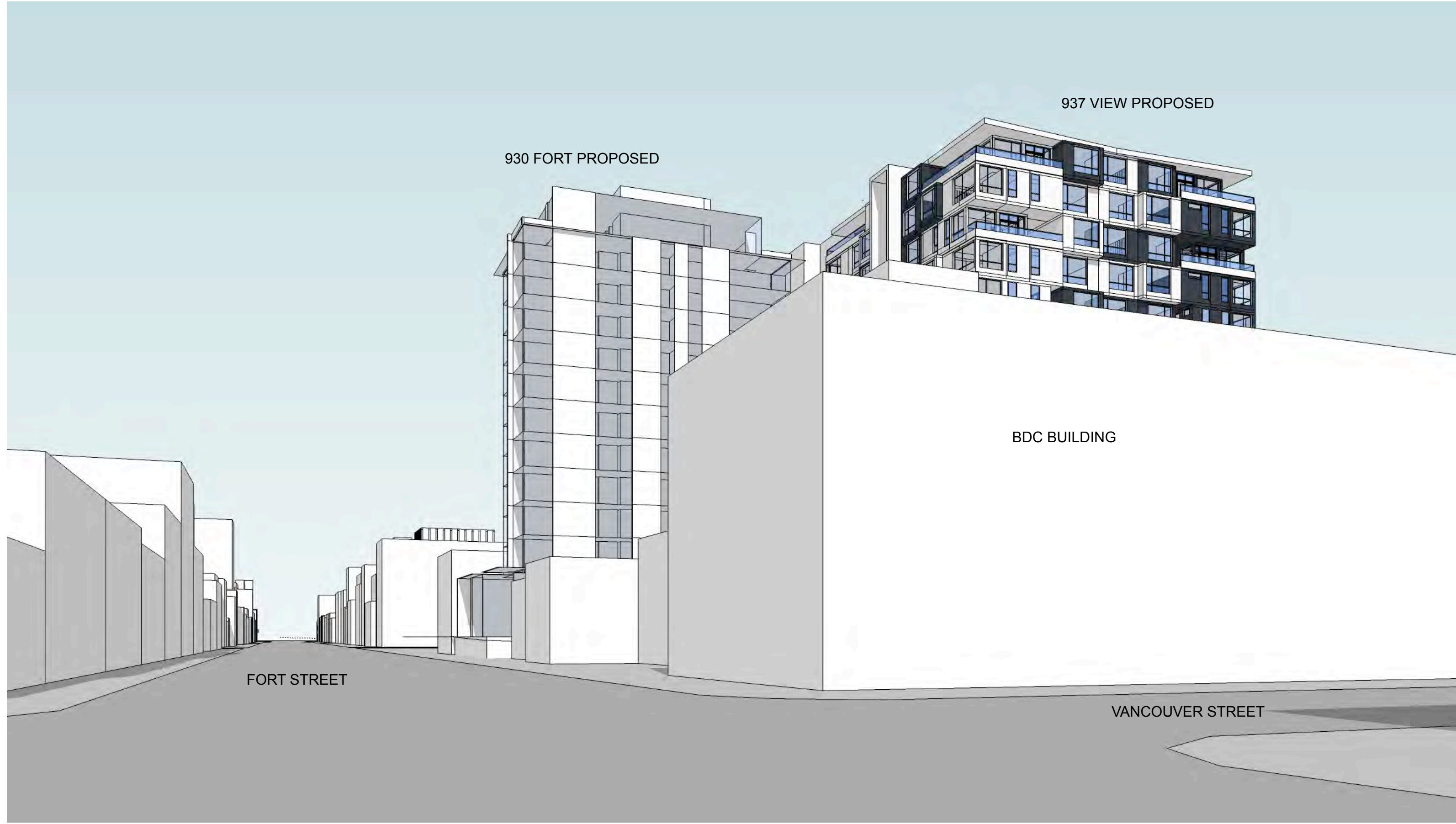
CONTEXT - VIEW STREET NORTH SIDE (VIEWED FROM SUBJECT PROPERTY)



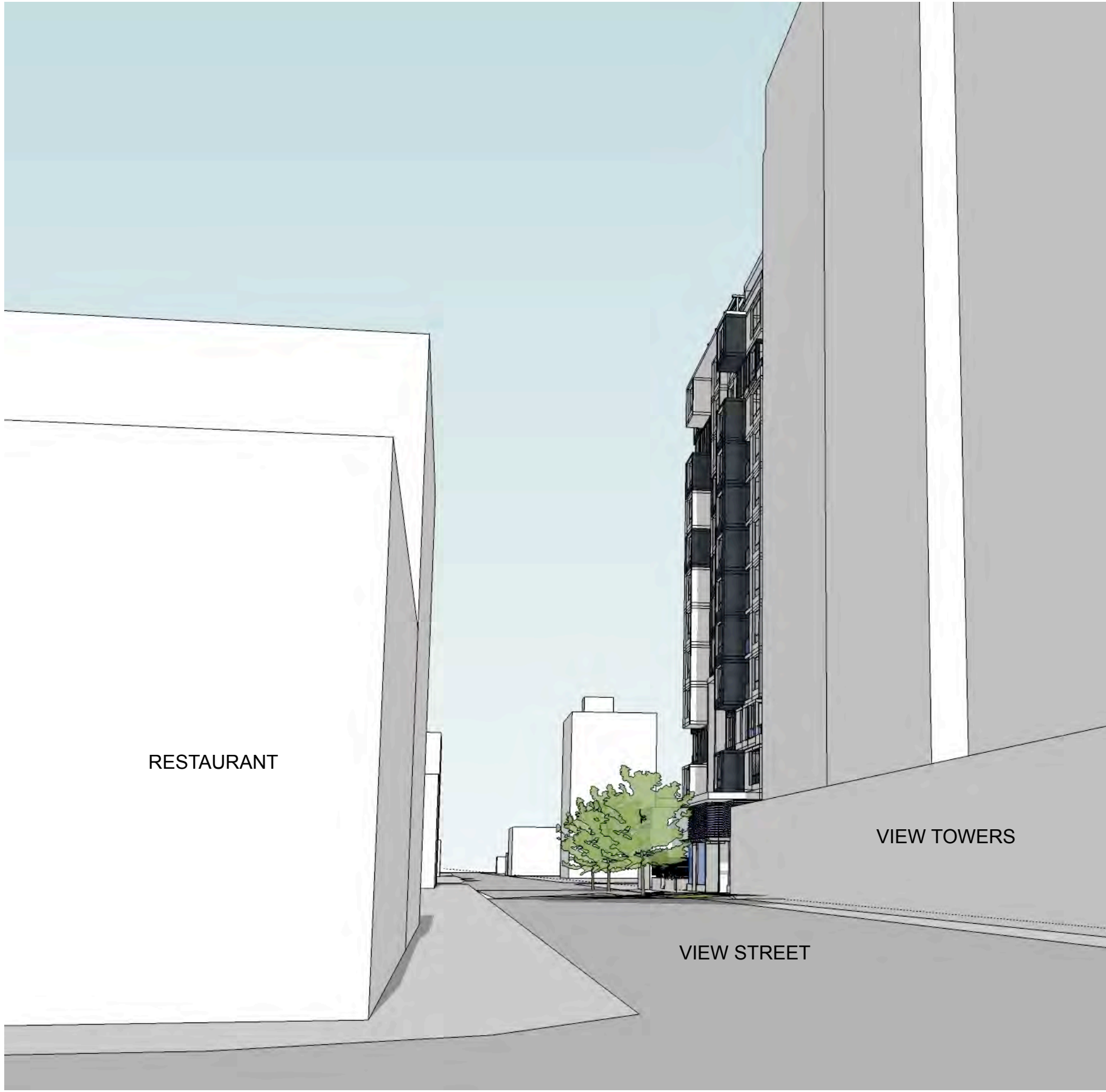
LOOKING WEST ALONG VIEW STREET ACROSS VANCOUVER STREET



LOOKING EAST ALONG FORT STREET AT QUADRA STREET



LOOKING WEST ALONG FORT STREET ACROSS VANCOUVER STREET



LOOKING EAST ALONG VIEW STREET AT QUADRA STREET

Issued:	09FEB18	DP Revision R1
Issued:	09AUG17	DP Submission
Rev:	09FEB18	004043 A503 Experience and Street Views.vwx
Drawn by:	00k	checked by: 00k
Scale:	as shown	project number: 1643

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Street Viewscapes
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version no.
A502

revision no.
R1