

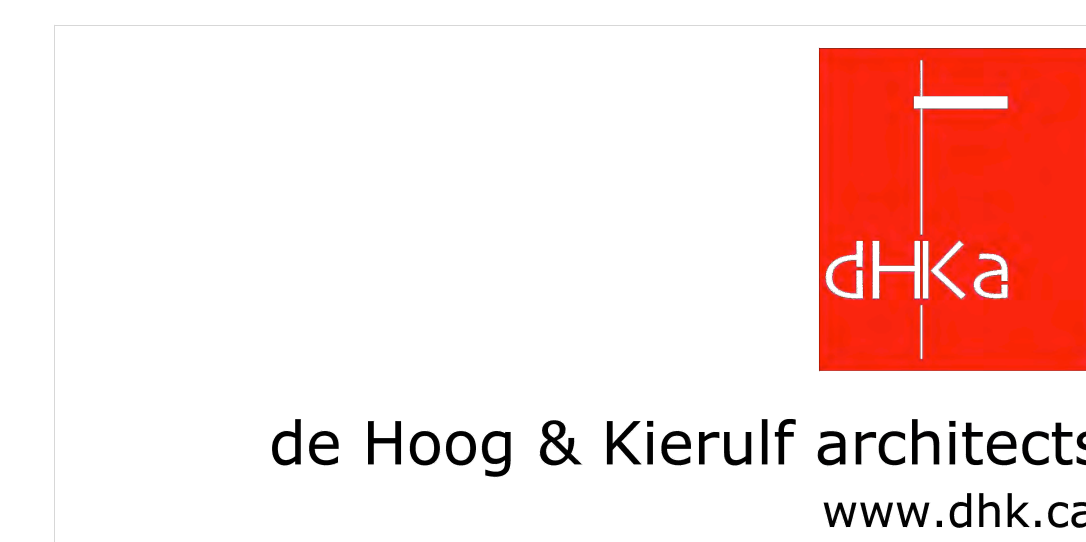
# 937 View Street

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

### STRUCTURAL CONSULTANT

RJC  
220 - 645 Tyee Road  
Victoria, BC  
V9A 6X5

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

### LANDSCAPE ARCHITECT

Murdoch de Greeff Inc.  
200-524 Culduthel Rd.  
Victoria, BC  
V8Z 1G1

Scott Murdoch  
tel: 250.412-2819  
fax: 250.412-2892  
scott@mdidesign.ca

### GEOTECHNICAL

Ryzuk Geotechnical  
28 Crease Avenue  
Victoria, BC  
V8Z 1S3

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

## 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)

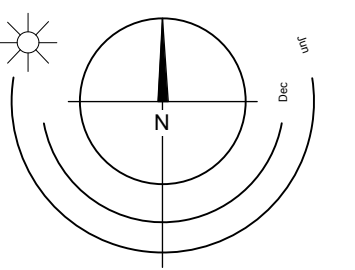
## List of Drawings

### 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



Issued	Date	Description
09FEB18 <td></td> <td>DP Revision R1</td>		DP Revision R1
25JAN18 <td></td> <td>DP Revisions Review</td>		DP Revisions Review
08AUG17 <td></td> <td>DP Submission</td>		DP Submission
09FEB18 <td></td> <td>1643_A001.VVWX</td>		1643_A001.VVWX
09FEB18 <td></td> <td>1643</td>		1643

NOTE: All dimensions are shown in millimeters.

**de Hoog & Kierulff architects**

VICTORIA OFFICE: 977 Fort Street, Victoria BC V8V 3K3, T 1-250-658-3367

NANAIMO OFFICE: 102-5190 Duxton Way, Nanaimo BC V9T 2K8, T 1-250-985-5810

project name: 937View Street Market Rental Residences Victoria BC

Project Data

sheet no. A001	revision no. R1
----------------	-----------------

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**BC LAND SURVEYORS SITE PLAN OF:**

Civic: 937 View Street

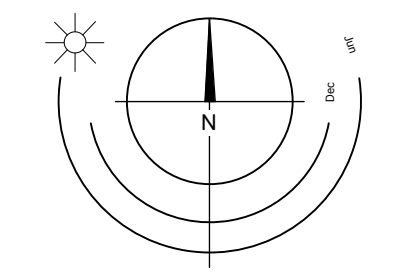
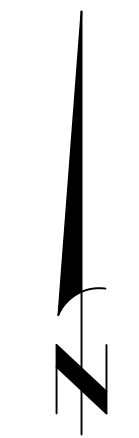
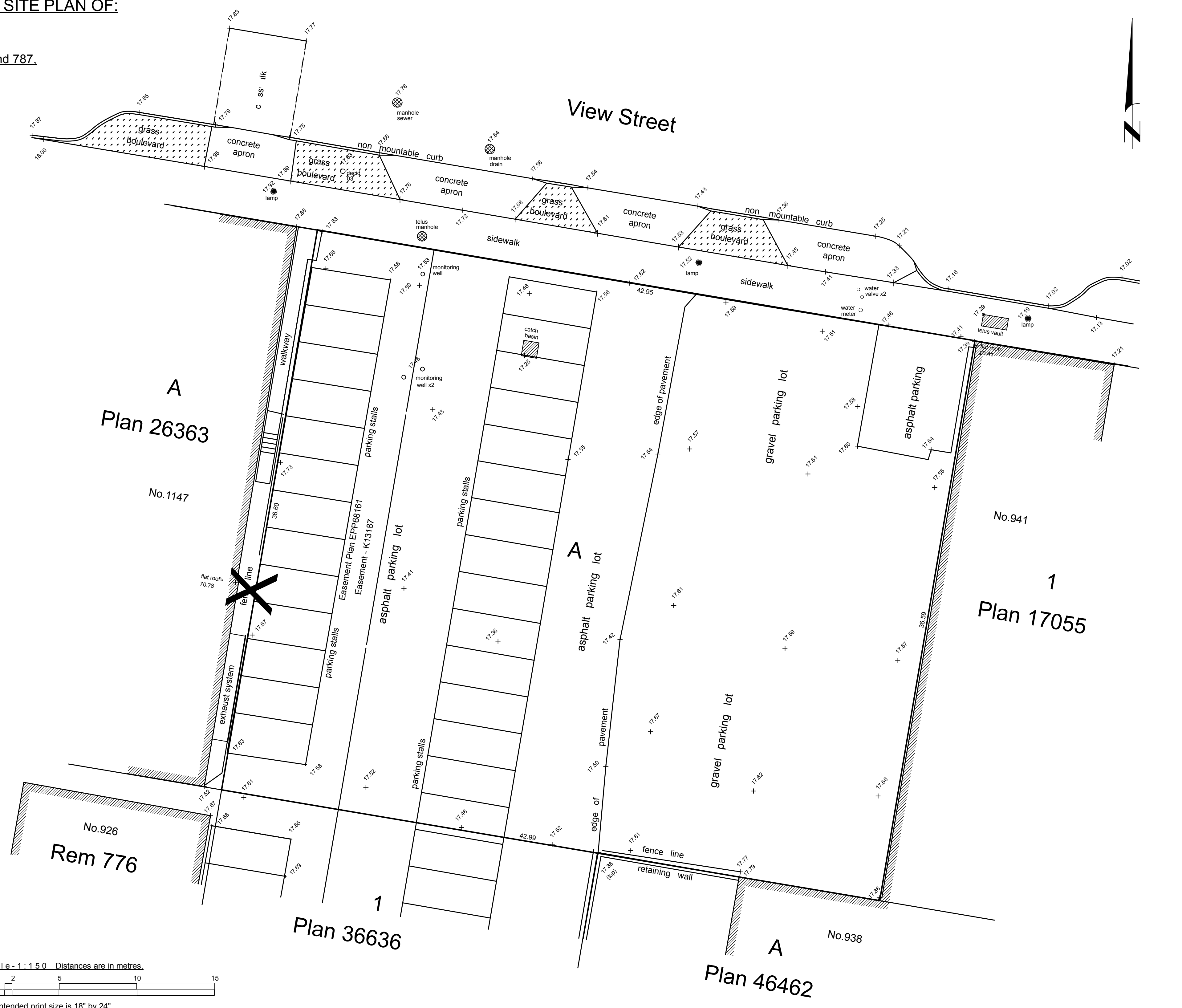
Legal Lot A, of Lots 785, 786, and 787,  
Victoria City, Plan 36505

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

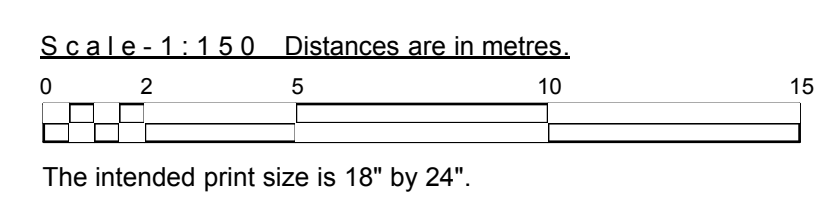
**LEGEND**

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

Area Lot A = 1572.3m<sup>2</sup>



December 13, 2016  
File: 9-929-16  
**POWELL & ASSOCIATES**  
B.C. Land Surveyors  
250-2550 Douglas Street  
Victoria, BC V8T 4N4  
phone (250) 382-8855



Rev	Date	Description	1643
Issued	09FEB18	DP Revision R1	
Issued	25JAN18	DP Revisions Review	
ISSUED	08AUG17	DP Submission	
Rev	Date	Description	
prep date	09FEB18	drawing file	1643
drawn by	CRK	checked by	CRK
date	-	project number	1643

NOTE: All dimensions are shown in millimeters.

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Nanaimo BC V9T 2K8  
T 1-250-955-5810

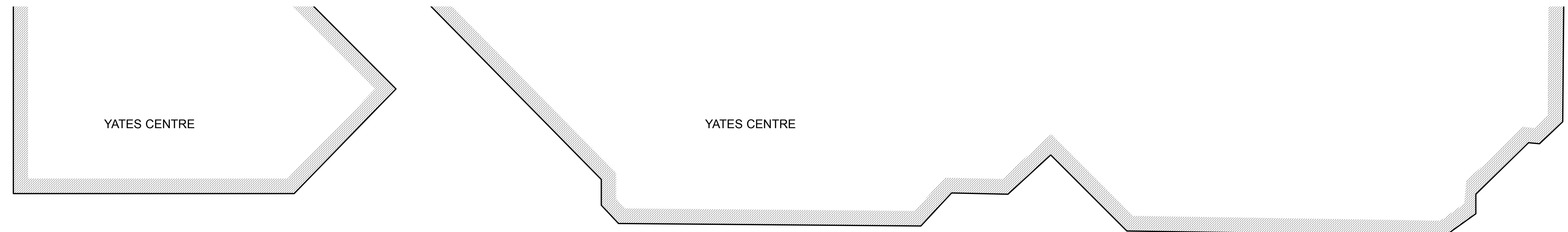
project name  
**937View Street**  
Market Rental Residences  
Victoria BC

**Site Survey Plan**

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Sheet No. **A002** of **R1**





VANCOUVER STREET

FORT STREET

Rev	Date	Description
ISSUED	09FEB18	DP Revision R1
ISSUED	25JAN18	DP Revisions Review
ISSUED	08AUG17	DP Submission
Rev	Date	Description
01	09FEB18	Issued for 1643
Drawn by	CRK	Checked by
Scale	-	Project number
		Victoria BC 1643

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T 1-250-985-5810

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

Site Plan Existing

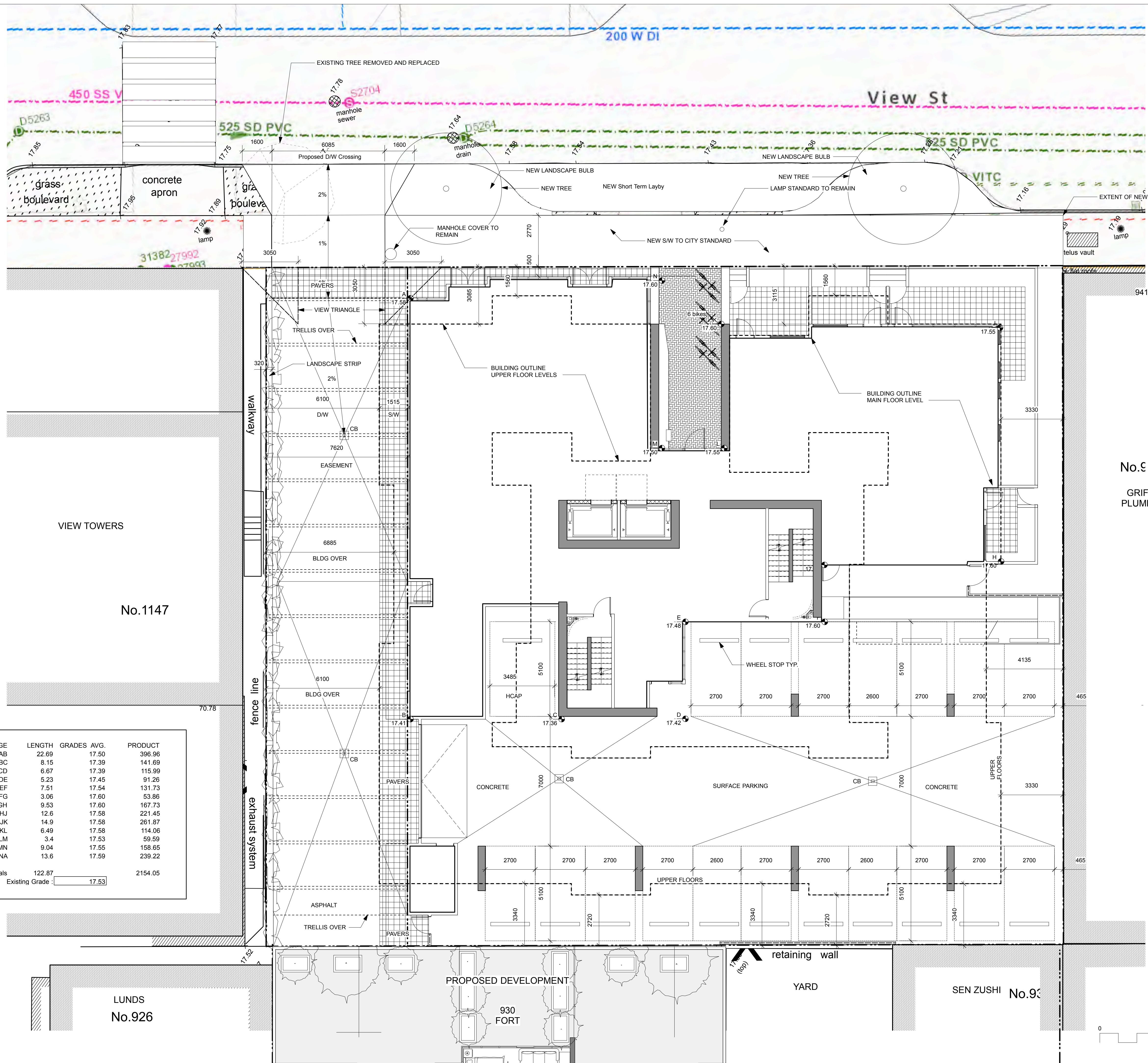
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Scale: 1:1000

Sheet No: **A100**

Revision No: **R1**





PROJECT INFORMATION TABLE

	Zone Standard	Proposal - if different from Zone Standard
Zoning	R-48	R-48
Site area (m <sup>2</sup> )	N/A	1,572.3
Total floor area (m <sup>2</sup> )	N/A	8718.8
Floor space ratio	N/A	5.55
Site coverage %	N/A	71.2
Open site space %	N/A	-
Height (m)	30m	45m
Number of storeys	10	14
Parking stalls (number) on site	N/A	19
Bicycle parking number (storage and rack)	N/A	6 C2 / 231 C1
<b>Building Setback (m)</b>		
Front yard	0.5 non-res / 3.5 res	0.5 non-res / 3.085 res
Rear yard	N/A	3.34m
Side yard (indicate which side)	N/A	3.33m EAST
Side yard (indicate which side)	N/A	6.10m WEST

Description	Area sq. ft.	Total Area	Area m2	1BR	2BR
main retail	1,832.63				
main common	2,014.76				
main residential	1,490.17				
<b>total main</b>	<b>5,337.55</b>		<b>495.87</b>	<b>3</b>	<b>1</b>
L2 common / bikes / stor	7,784.75				
L2 Residential	1,490.17				
<b>total L2</b>	<b>9,274.91</b>		<b>861.66</b>	<b>3</b>	<b>1</b>
L3 core	353.46				
L3 Residential	6,983.89				
<b>total L3</b>	<b>7,337.35</b>		<b>681.66</b>	<b>15</b>	<b>4</b>
L4 Core	353.46				
L4 Residential	5,957.87				
<b>total L4</b>	<b>6,311.33</b>		<b>586.34</b>	<b>19</b>	<b>0</b>
L5 core	353.46				
L5 residential	6,304.64				
<b>total L5</b>	<b>6,658.10</b>		<b>618.55</b>	<b>20</b>	<b>0</b>
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				
<b>total L6</b>	<b>6,658.10</b>		<b>618.55</b>	<b>20</b>	<b>0</b>
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				
<b>total L11</b>	<b>7,338.34</b>		<b>681.75</b>	<b>15</b>	<b>4</b>
total L13	7,338.34		681.75	15	4
L12 core	353.46				
L12 residential	5,623.23				
<b>total L12</b>	<b>5,976.69</b>		<b>555.25</b>	<b>11</b>	<b>4</b>
L14 core	353.46				
L14 residential	4,632.16				
<b>total L14</b>	<b>4,985.62</b>		<b>463.18</b>	<b>8</b>	<b>4</b>
<b>Total GFA</b>	<b>93,848.76</b>		<b>8,718.76</b>		
<b>Site Area</b>	<b>16,924.24</b>		<b>1,572.30</b>		
<b>FSR</b>	<b>5.545</b>		<b>5.545</b>		
<b>Total Residential</b>	<b>77,975.08</b>		<b>7,244.06</b>	<b>83%</b>	
<b>Total Commercial</b>	<b>1,832.63</b>		<b>170.26</b>	<b>2%</b>	
<b>Total Common &amp; Core</b>	<b>14,041.05</b>		<b>1,304.45</b>	<b>15%</b>	
<b>Checksum</b>	<b>93,848.76</b>		<b>8,718.76</b>	<b>100%</b>	
<b>Total 1BR</b>				<b>209</b>	
<b>Total 2BR</b>					<b>22</b>
<b>Total Residential Units</b>			<b>231</b>		

EDGE	LENGTH	GRADES	AVG.	PRODUCT
AB	22.69	17.50		396.96
BC	8.15	17.39		141.69
CD	6.67	17.39		115.99
DE	5.23	17.45		91.26
EF	7.51	17.54		131.73
FG	3.06	17.60		53.86
GH	9.53	17.60		167.73
HJ	12.6	17.58		221.45
JK	14.9	17.58		261.87
KL	6.49	17.58		114.06
LM	3.4	17.53		59.59
MN	9.04	17.55		158.65
NA	13.6	17.59		239.22
<b>Totals</b>	<b>122.87</b>			<b>2154.05</b>
Existing Grade			<b>17.53</b>	

ISSUED	DESCRIPTION	DATE	BY
ISSUED	09FEB18		DP Revision R1
ISSUED	25JAN18		DP Revisions Review
ISSUED	08AUG17		DP Submission

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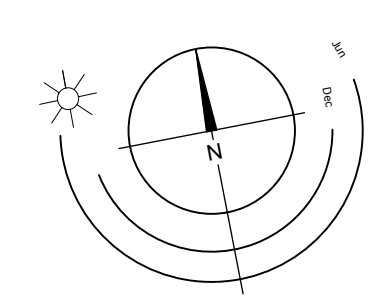
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937 View Street  
Market Rental Residences  
Chris Nelson Investments Inc

Site Plan Proposed

PROJECT NUMBER: A101

REVISION: R1





YATES CENTRE

YATES CENTRE

VIEW TOWERS

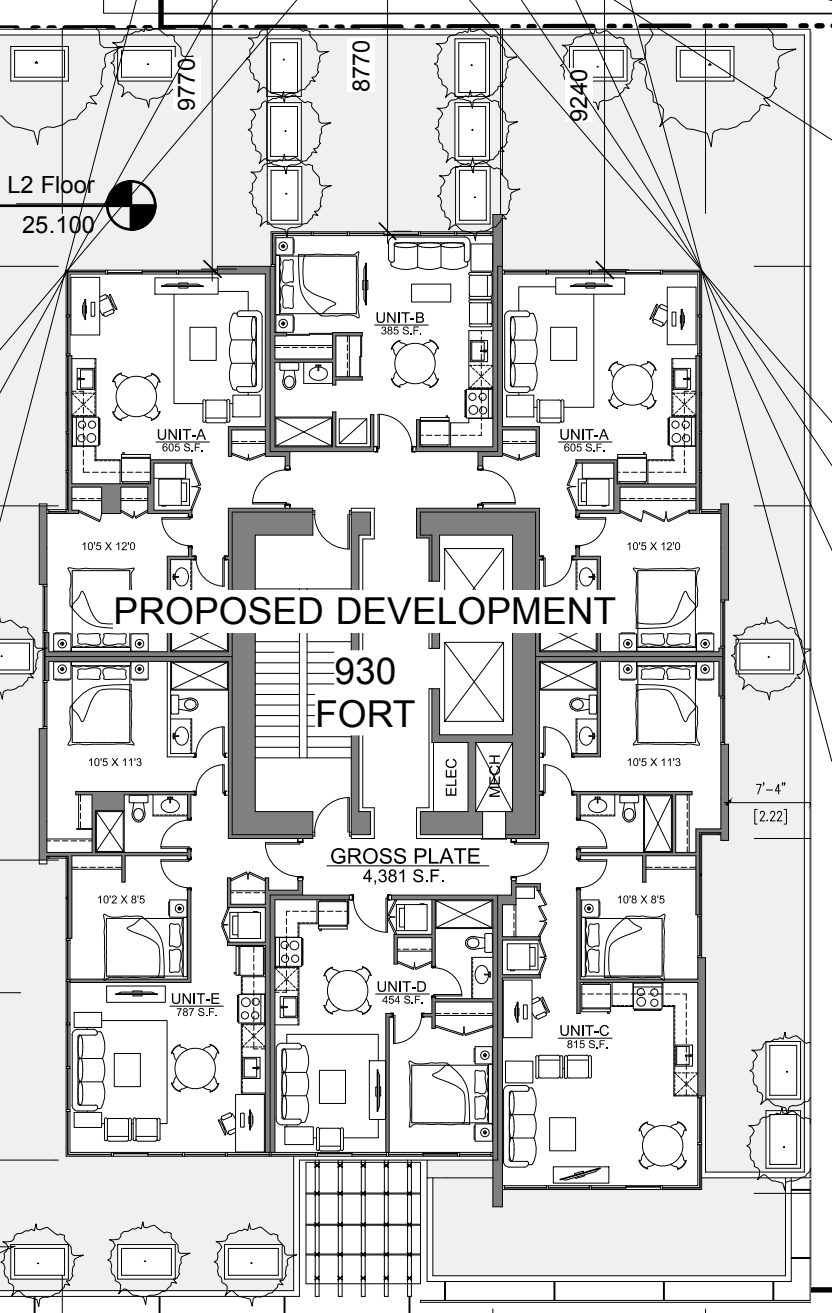
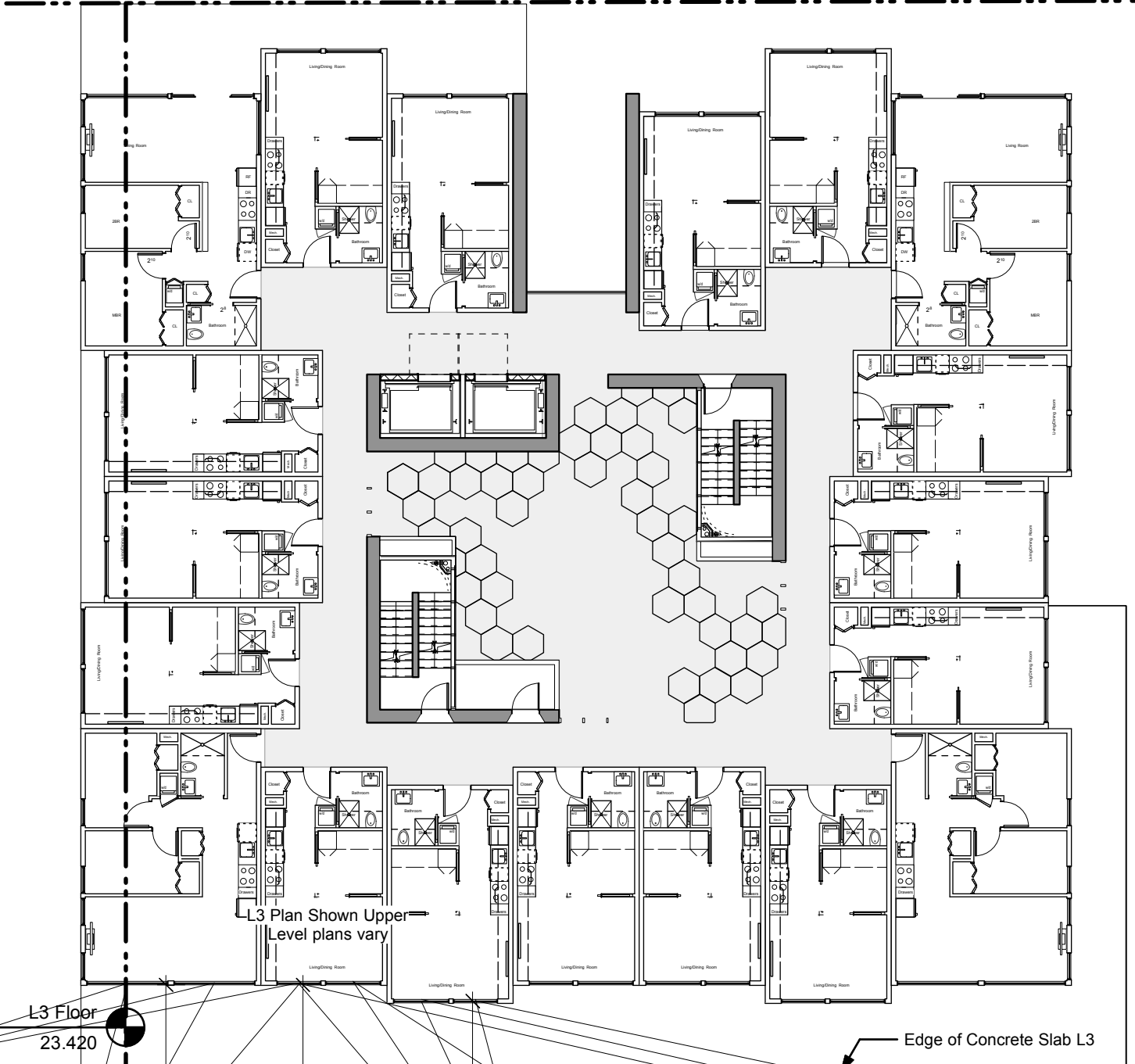
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PLUMBING

YARD

943  
SURFACE  
PARKING

YARD

1124  
VANCOUVER



LUNDS

926

YARD

CUBAN  
CIGAR  
SHOP

SEN ZUSHI

SUITS U

CAFE  
BRIO

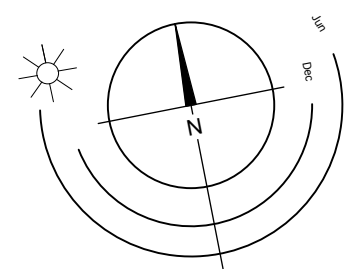
IDAR

950  
FORT

BDC  
BUILDING

FORT STREET

VANCOUVER STREET



Rev	Date	Description
ISSUED	09FEB18	DP Revision R1
ISSUED	25JAN18	DP Revisions Review
ISSUED	08AUG17	DP Submission
Rev	Date	Description
01	09FEB18	Issued for 1643
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Scale	-	Project number
		Victoria BC 1643

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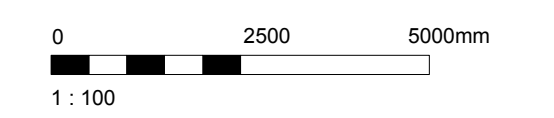
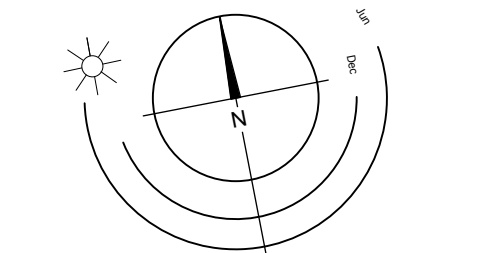
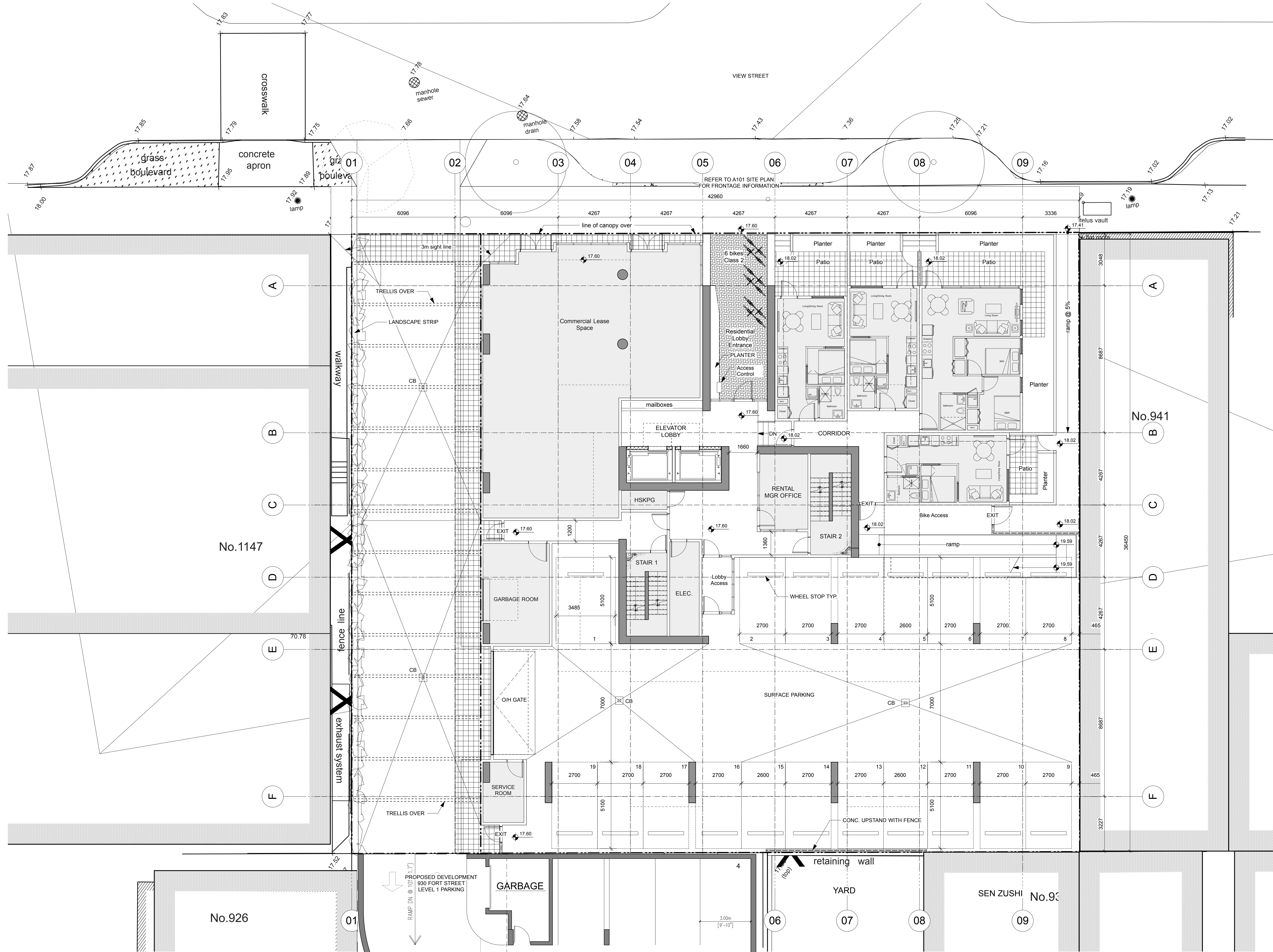
Project name  
**937 View Street**  
Market Rental Residences  
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Site Plan Analysis

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Sheet No. **A102** of **R1**





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01	09FEB18	1643_A200 view
02	25JAN18	DP Revisions Review
03	08AUG17	DP Submission

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

**Floor Plan L1**

DATE: 09FEB18 DRAWING NO: 1643\_A200 VIEW  
DRAWN BY: cjk CHECKED BY: cjk  
SCALE: 1:100 PROJECT NUMBER: Victoria BC 1643

NOTE: All dimensions are shown in millimeters.

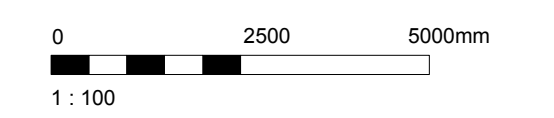
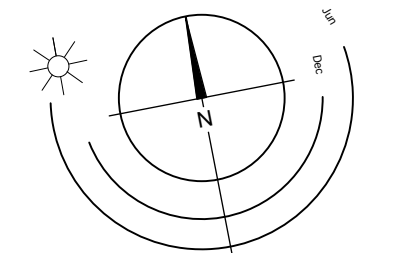
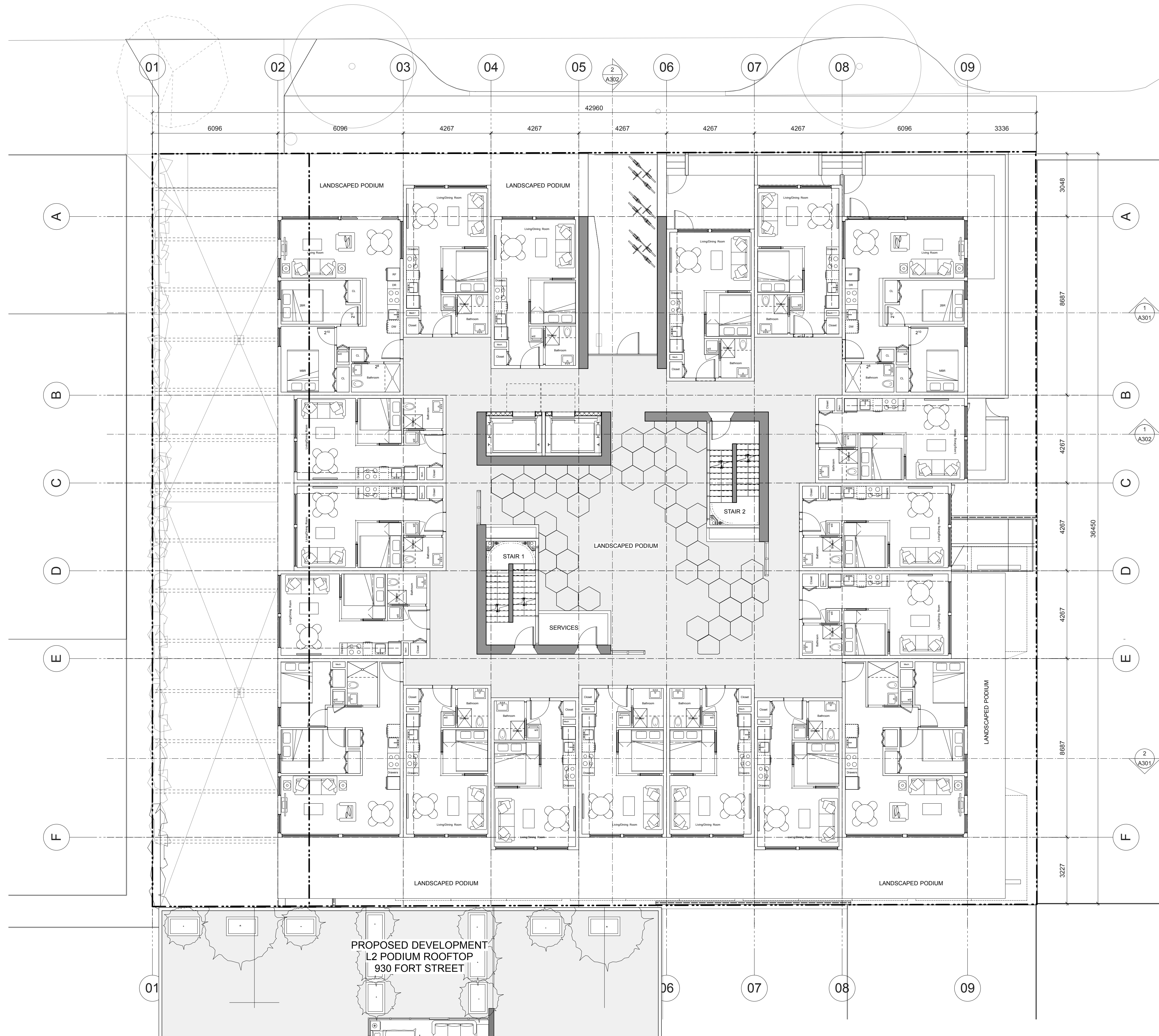
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A201 R1









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Issued	25JAN18	DP Revisions Review
Issued	08AUG17	DP Submission
Rev	09FEB18	drawing file
Drawn by	clrk	checked by
Scale	1:100	project number
		Victoria BC 1643

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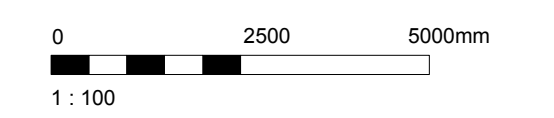
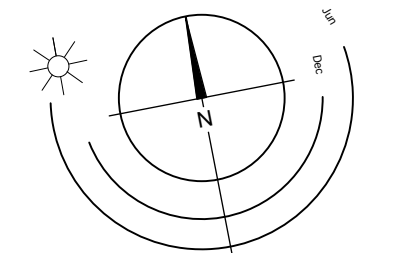
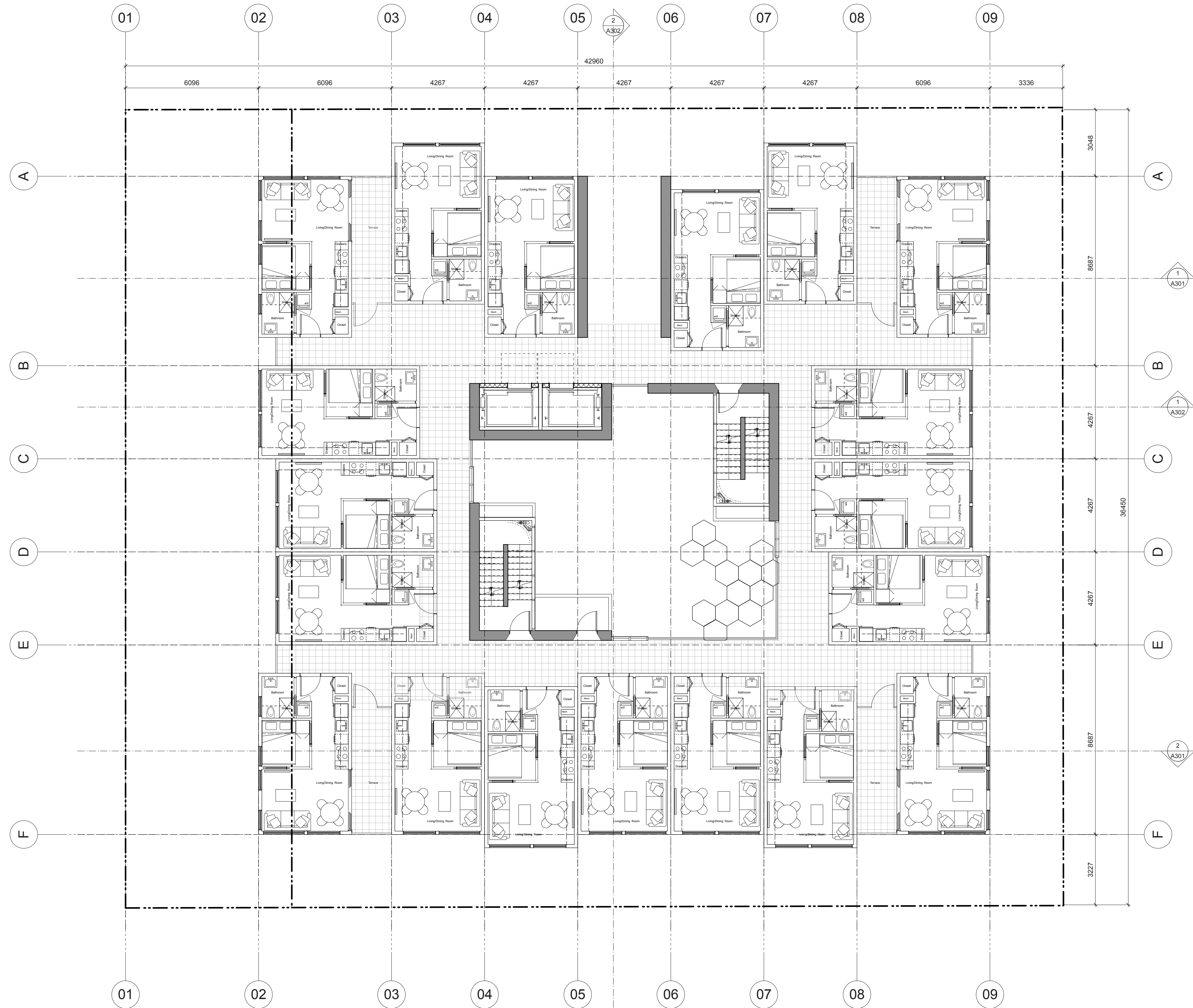
project name  
**937 View Street  
Market Rental Residences  
Chris Nelson Investments Inc**

**Floor Plan L3**

Sheet No. **A203** of **R1**

PROPOSED DEVELOPMENT  
L2 PODIUM ROOFTOP  
930 FORT STREET





Rev	Date	Description
Issued	09FEB18	DP Revision R1
Issued	25JAN18	DP Revisions Review
Issued	08AUG17	DP Submission
Rev	09FEB18	Issued by: 1643_A200.VVXK
Drawn by:	CRK	Checked by: CRK
Scale:	1:100	Project number: Victoria BC 1643

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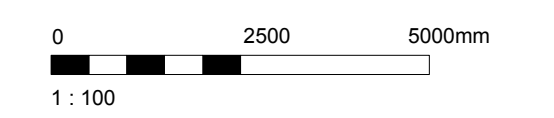
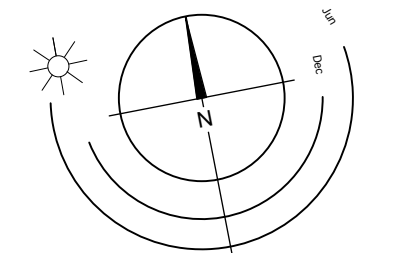
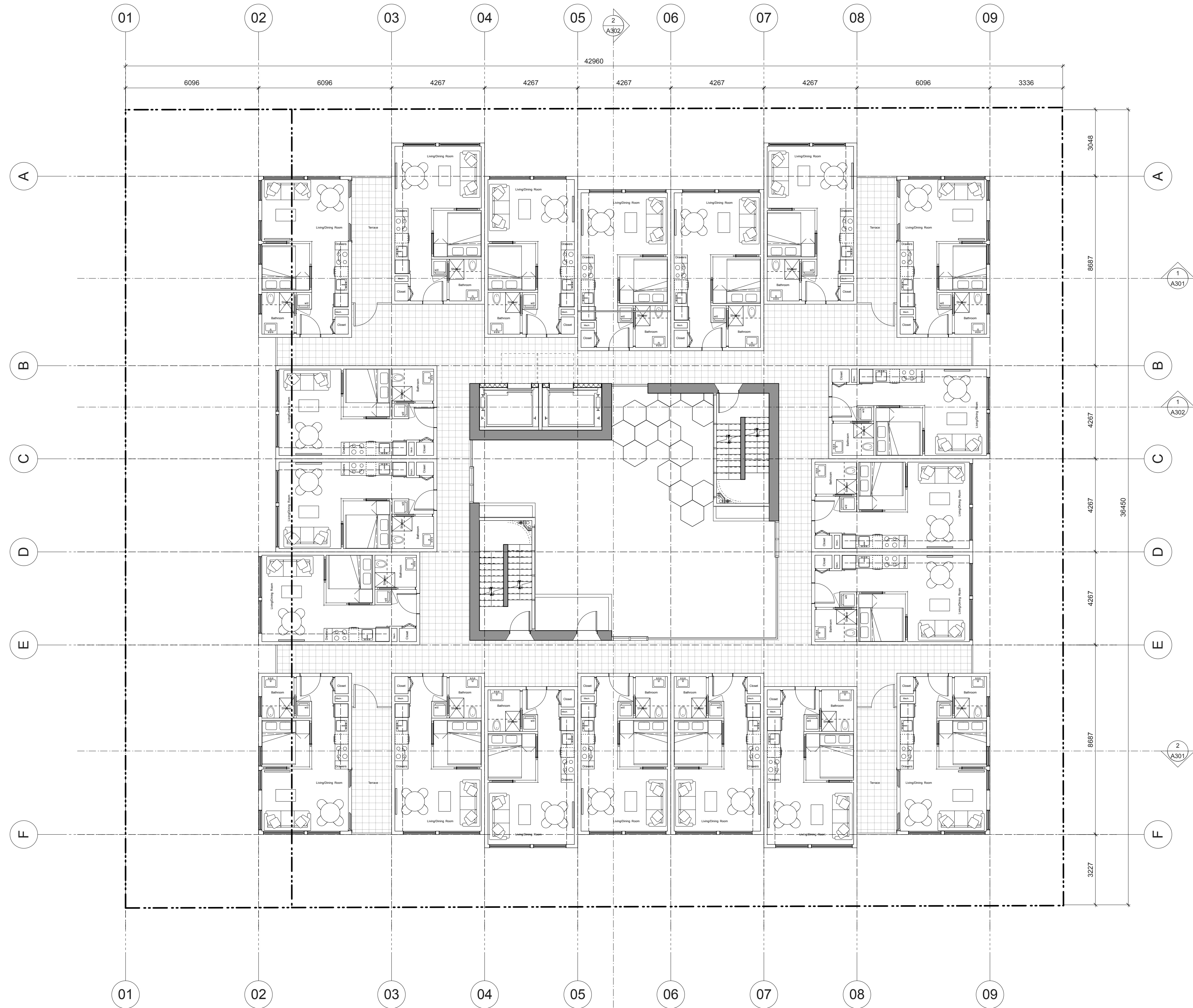
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**Floor Plan L4**

Sheet No. **A204** Revision No. **R1**

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Issued	08AUG17	DP Submission
Rev	Date	Description
09FEB18	09FEB18	1643_A200.VVW
Drawn by	CRK	Checked by
Scale	1:100	Project Number
		Victoria BC 1643

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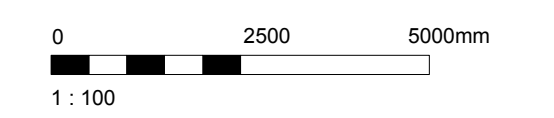
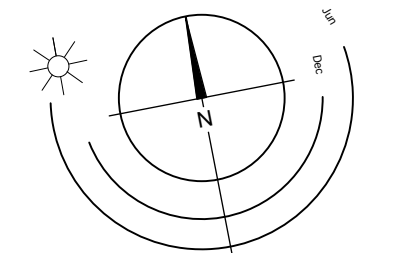
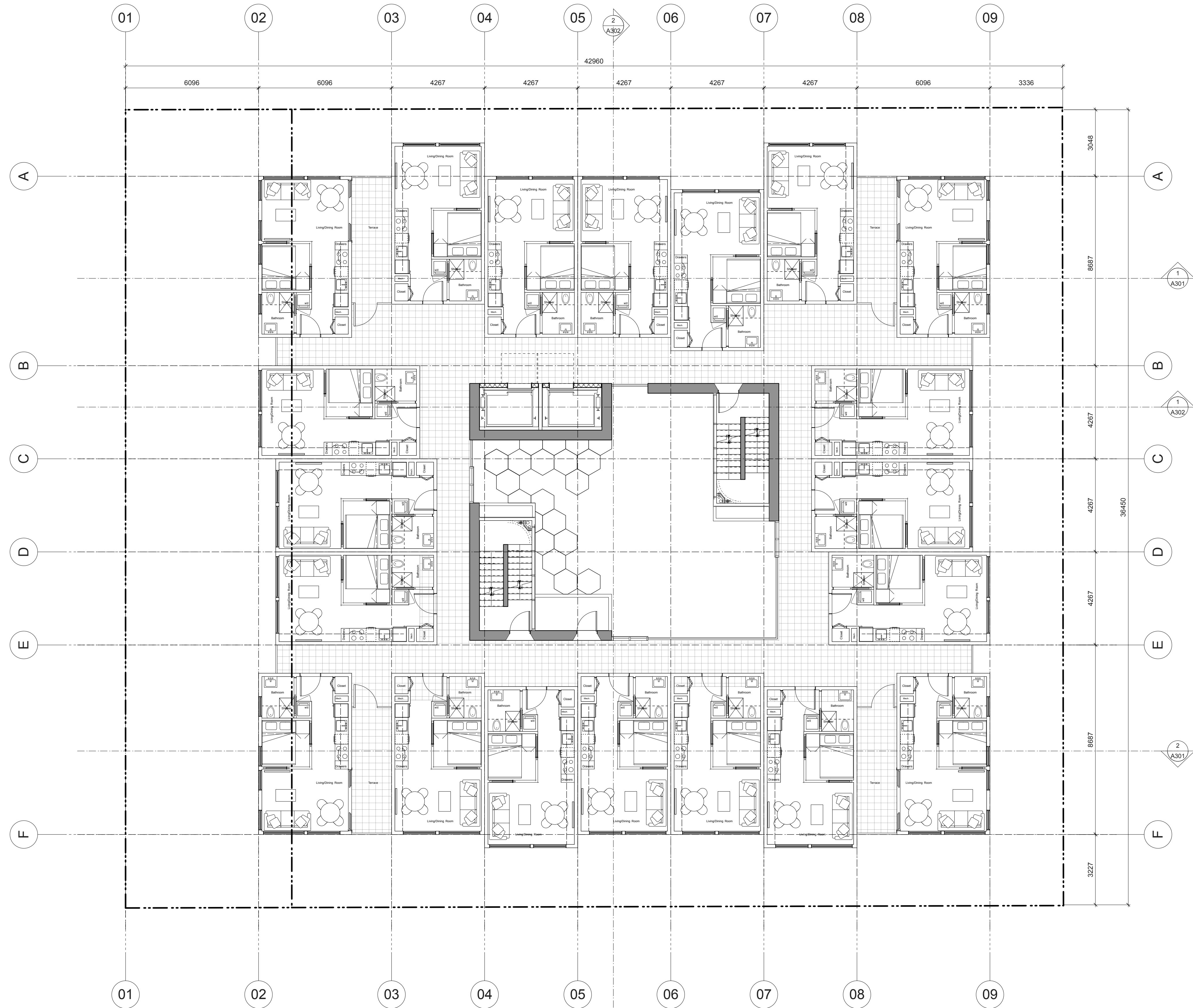
NANAIMO OFFICE  
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T 1-250-985-5810

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

**Floor Plan L5, L7, L9**

Drawn by: **A205**      Checked by: **R1**





Issued	09FEB18	DP Revision R1
Issued	25JAN18	DP Revisions Review
Issued	08AUG17	DP Submission
Rev	Date	Description
01	09FEB18	Issued for 1643_A200.VVXK
Drawn by	CRK	Checked by
Scale	1:100	Project number
		Victoria BC 1643

NOTE: All dimensions are shown in millimeters.

**de Hoog & Kierulff architects**

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Nanaimo BC V9T 2K4  
T 1-250-985-5810

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

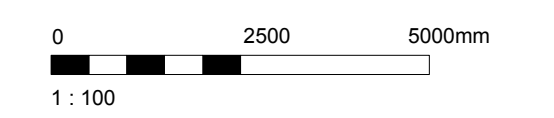
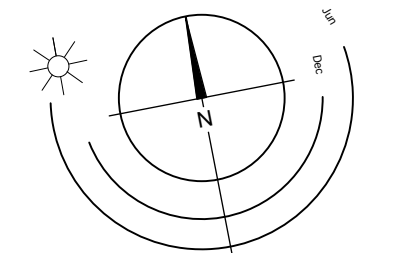
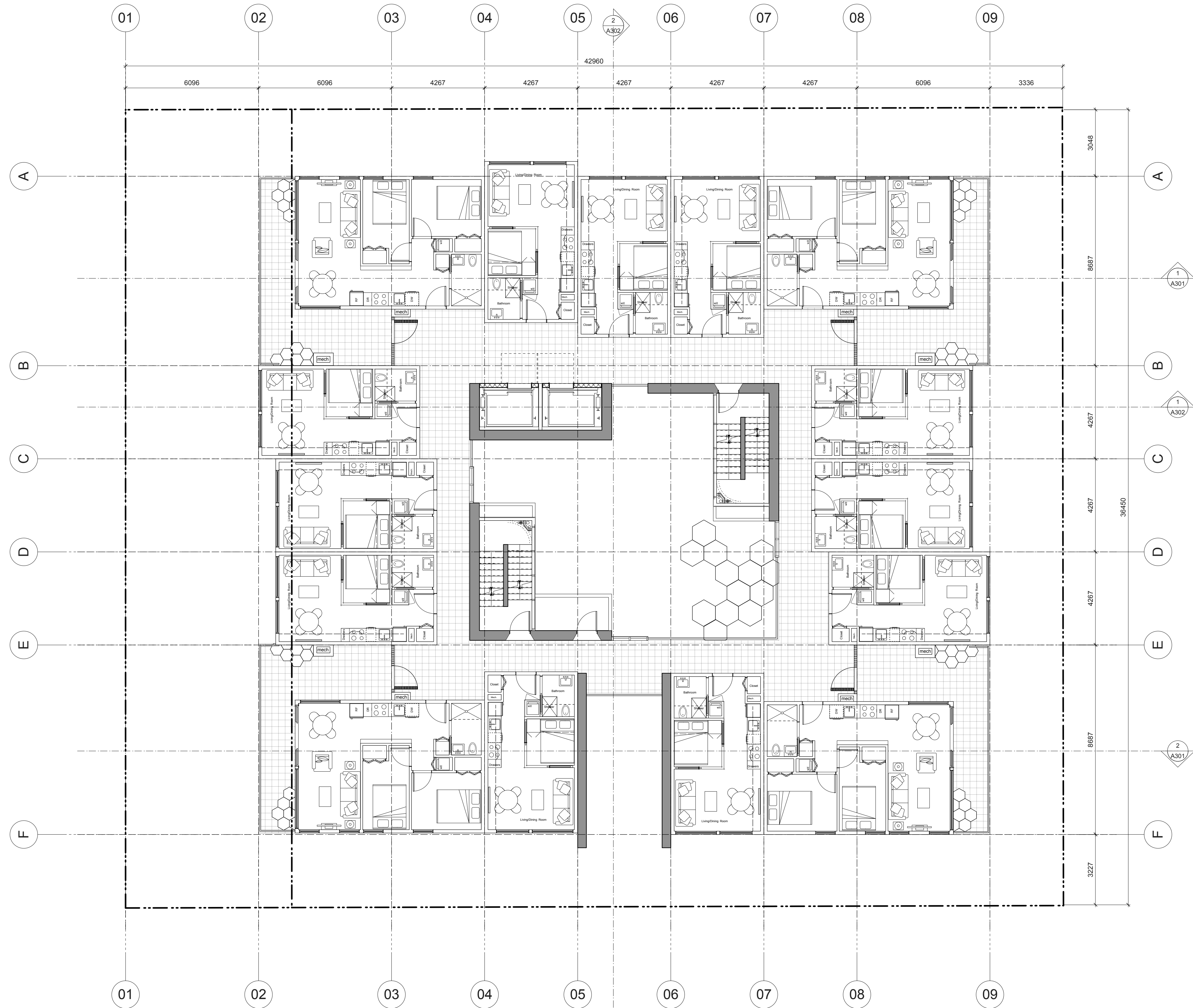
**Floor Plan L6, L8, L10**

Sheet No. **A206** of **R1**









Issued:	09FEB18	DP Revision R1
Issued:	25JAN18	DP Revisions Review
Issued:	08AUG17	DP Submission
Rev:	Date:	Description:
09FEB18		1643_A200.VVWX
Drawn by:	CRK	Checked by:
Scale:	1:100	Project number:
		Victoria BC 1643

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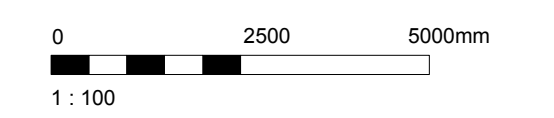
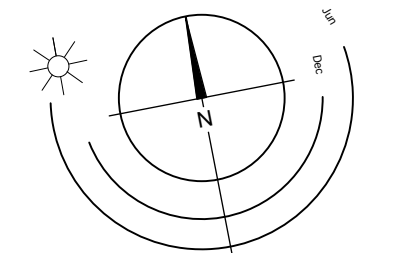
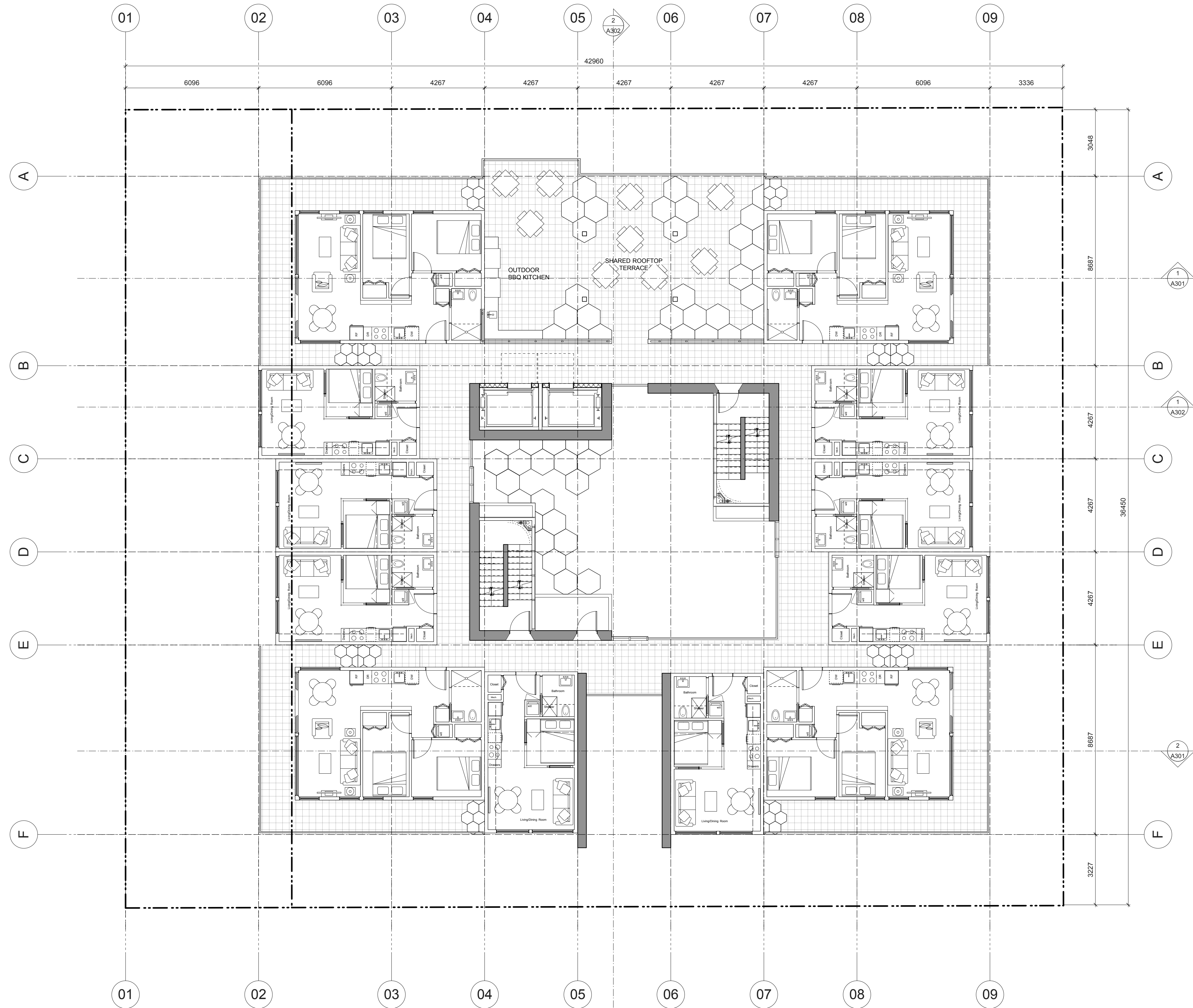
NANAIMO OFFICE  
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project name  
**937 View Street**  
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**Floor Plan L12**

Sheet No. **A208** of **R1**





Issued:	09FEB18	DP Revision R1
Issued:	25JAN18	DP Revisions Review
Issued:	08AUG17	DP Submission
Rev:	Date:	Description:
09FEB18	Issued by:	1643_A200.VVXK
Drawn by:	CHK	Checked by:
Scale:	1:100	Project number:
		Victoria BC 1643

NOTE: All dimensions are shown in millimeters.

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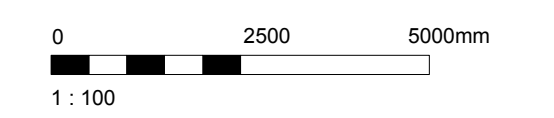
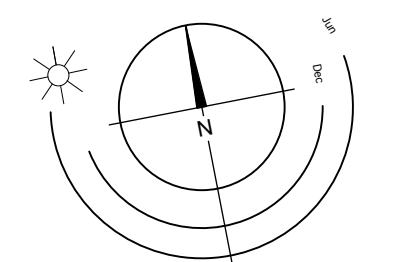
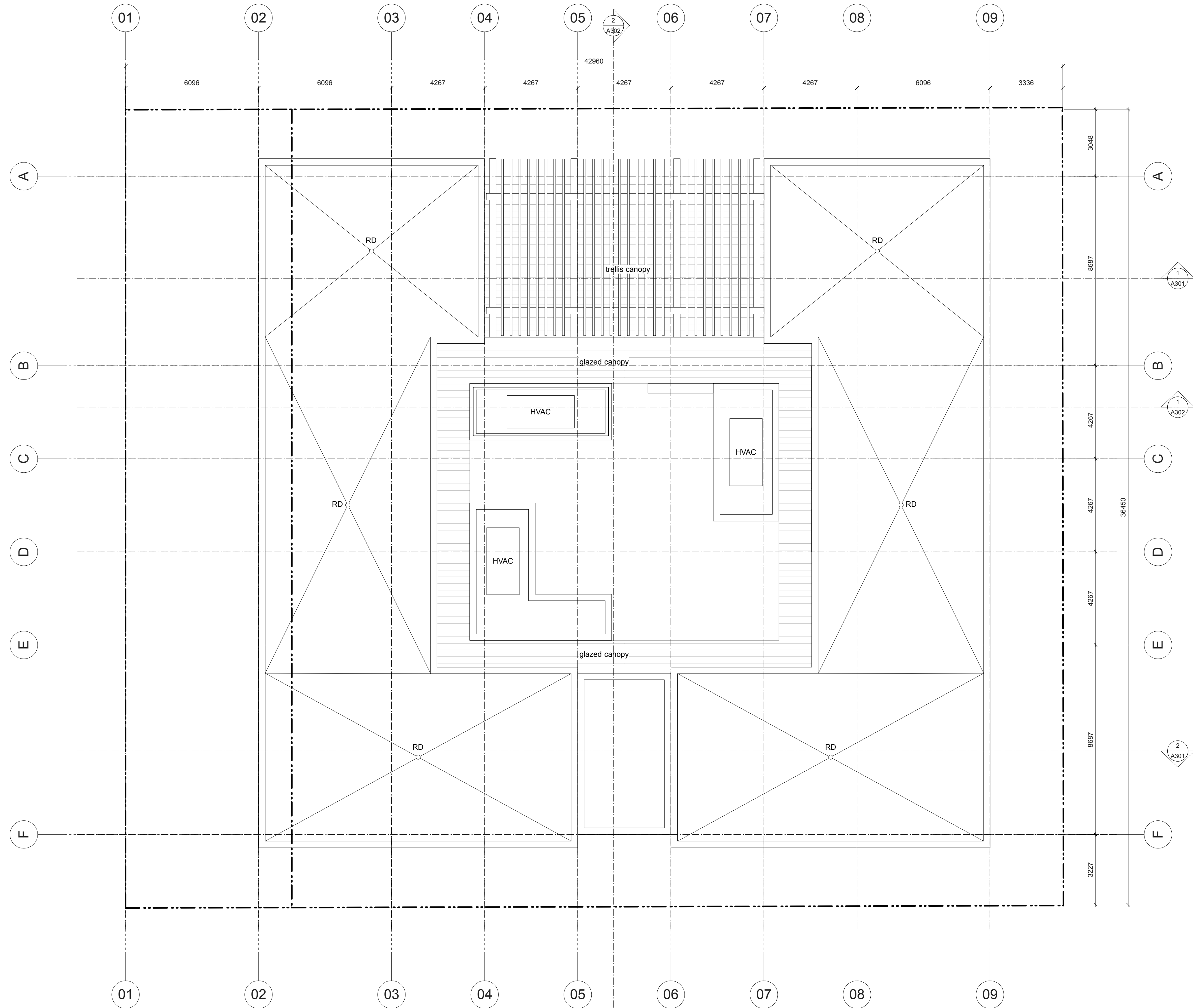
NANAIMO OFFICE  
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Nanaimo BC V9T 2K8  
T 1-250-985-5810

project name  
**937 View Street**  
Market Rental Residences  
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**Floor Plan L14**

Drawn by: **A209**      Checked by: **R1**





Issued	Date	Description	DP Revision
09FEB18			DP Revision R1
09FEB18		drawing file	1643_A200.VVX
drawn by	CRK	checked by	CRK
scale	1:100	project number	Victoria BC 1643

NOTE: All dimensions are shown in millimeters.

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Nanaimo BC V9T 2K8  
T 1-250-985-5810

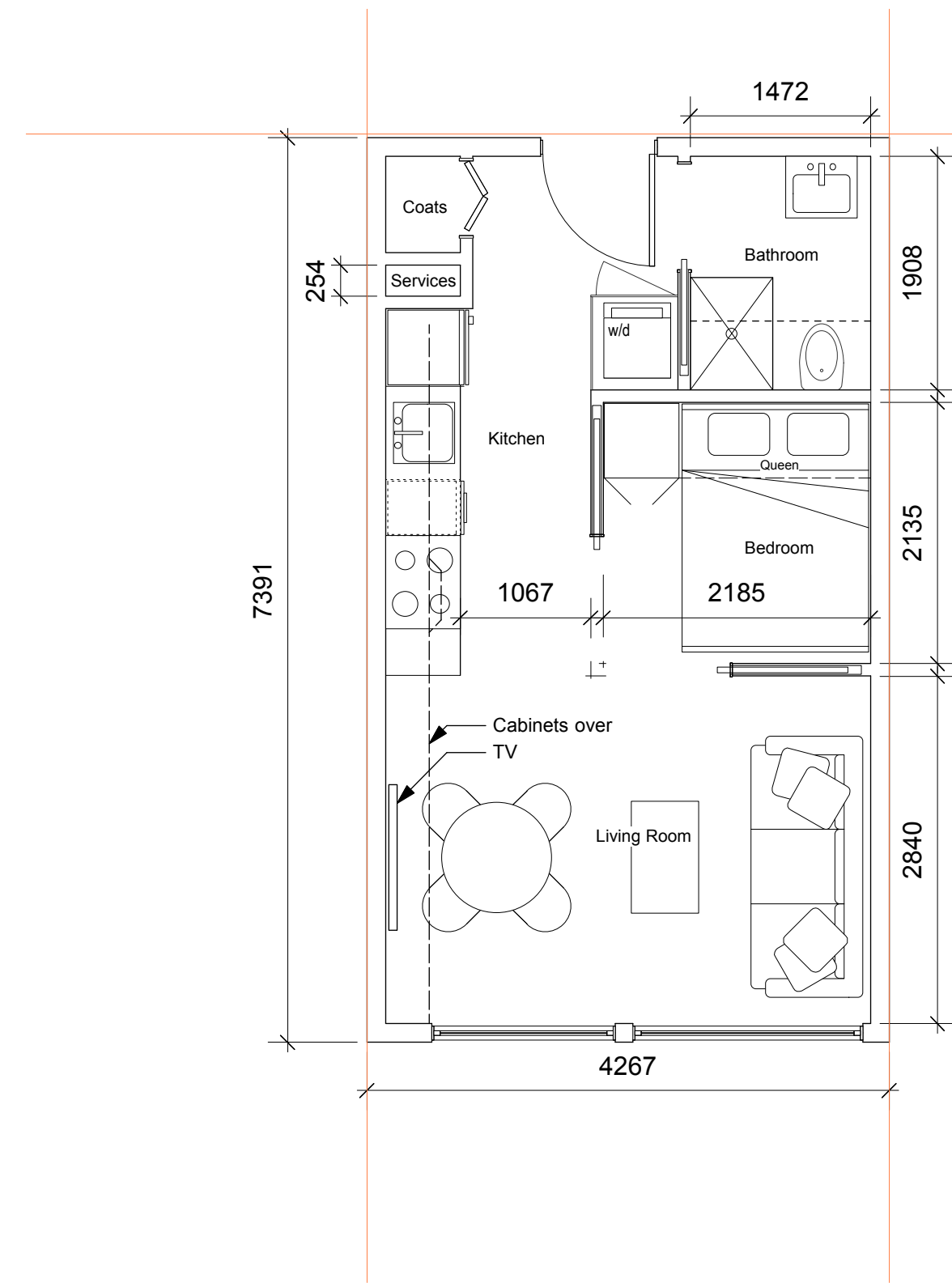
project name  
**937 View Street**  
Market Rental Residences  
Chris Nelson Investments Inc

**Roof Plan**

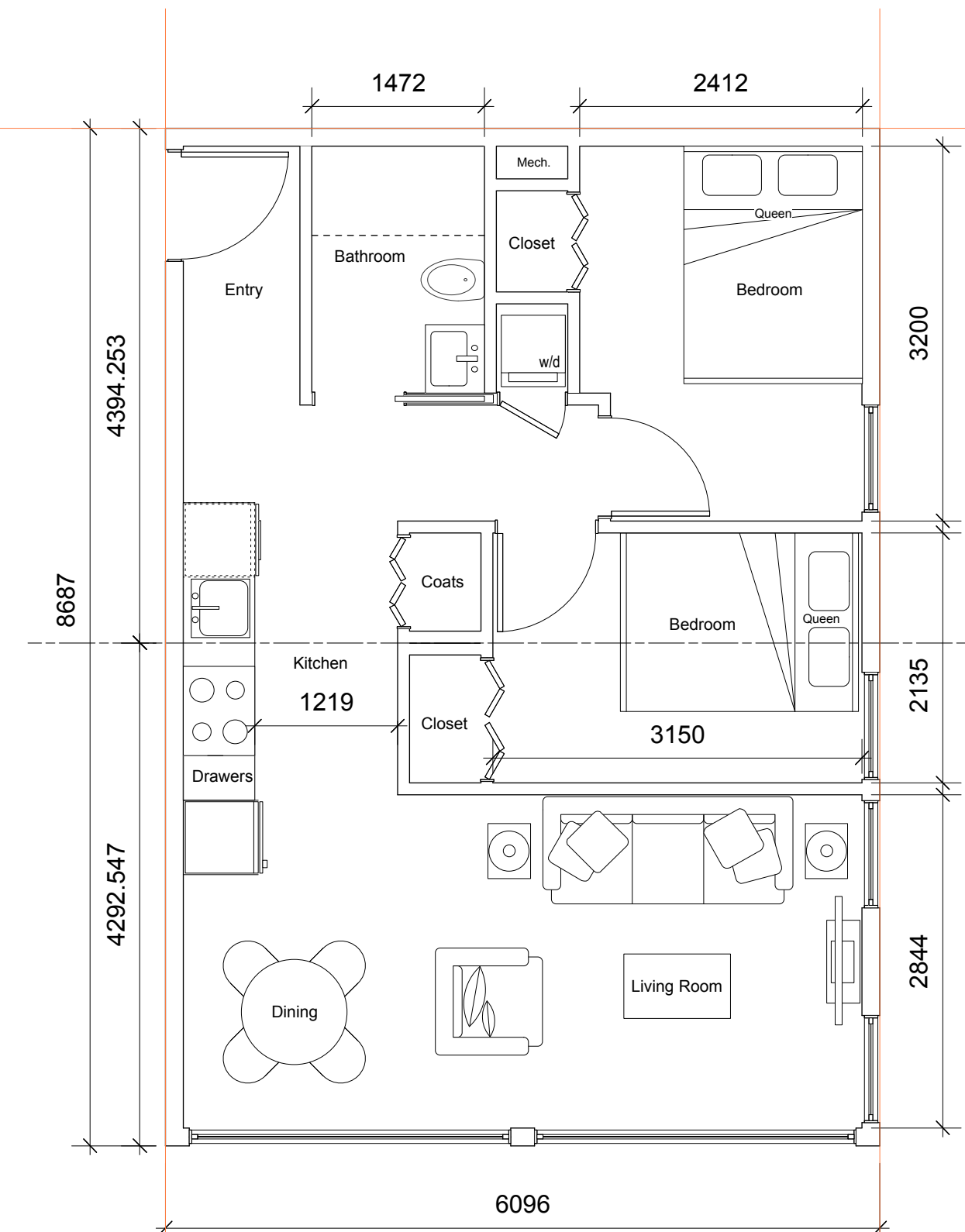
sheet no. **A210** revision no. **R1**

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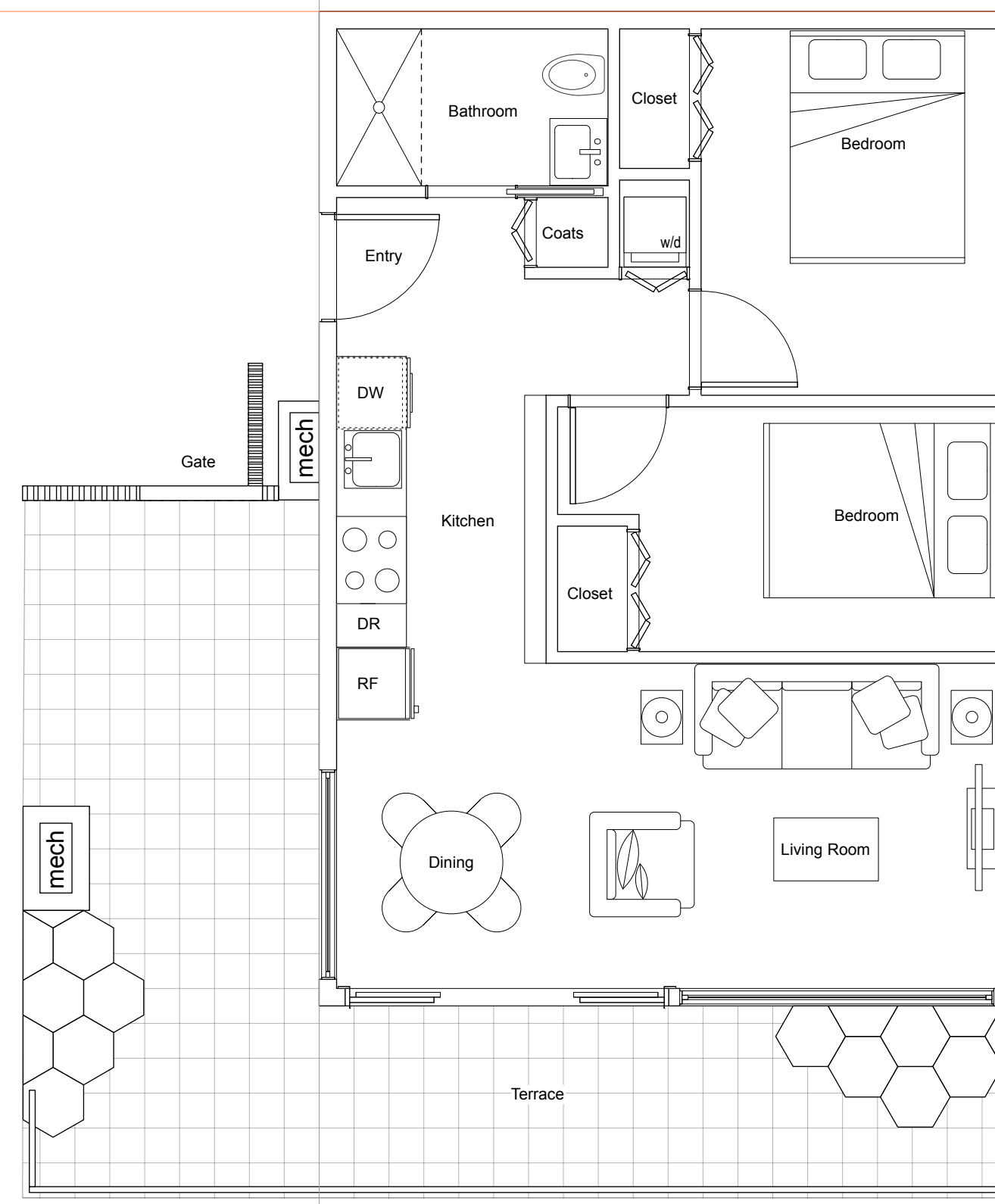




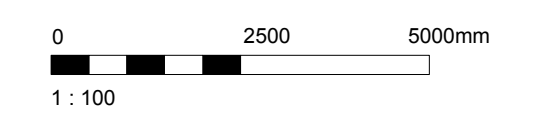
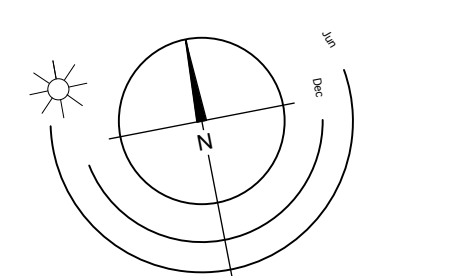
1 BR SUITE  
1:50



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



2 BR SUITE CORNER WITH TERRACE  
1:50



Rev	Date	Description
09FEB18		DP Revision R1
25JAN18		DP Revisions Review
08AUG17		DP Submission
09FEB18		drawing file 1643_A200.VWX
09FEB18		checked by: crk
1:100		project number: Victoria BC 1643

NOTE: All dimensions are shown in millimeters.

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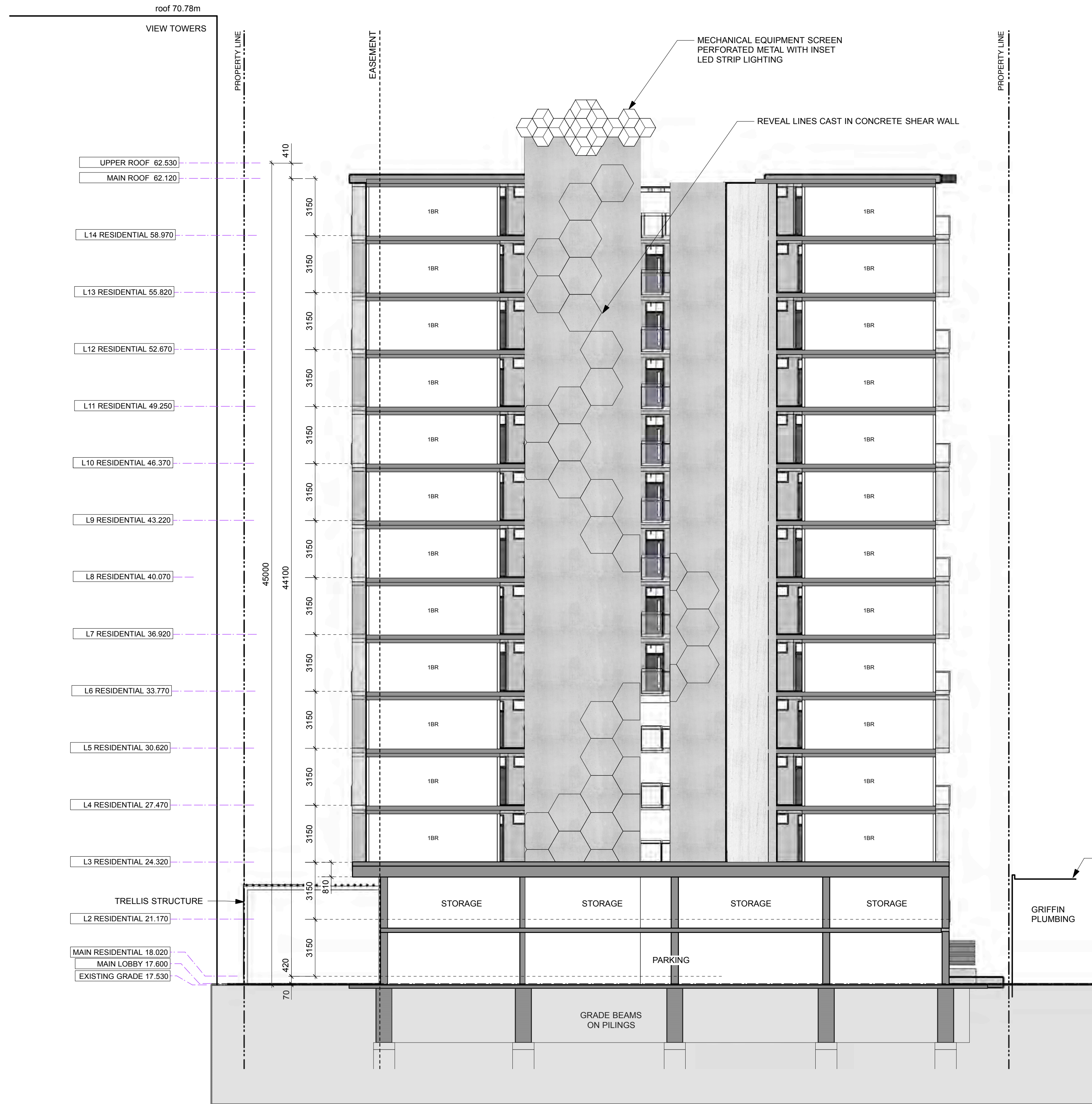
project name  
**937 View Street**  
Market Rental Residences  
Chris Nelson Investments Inc

**Unit Plans**

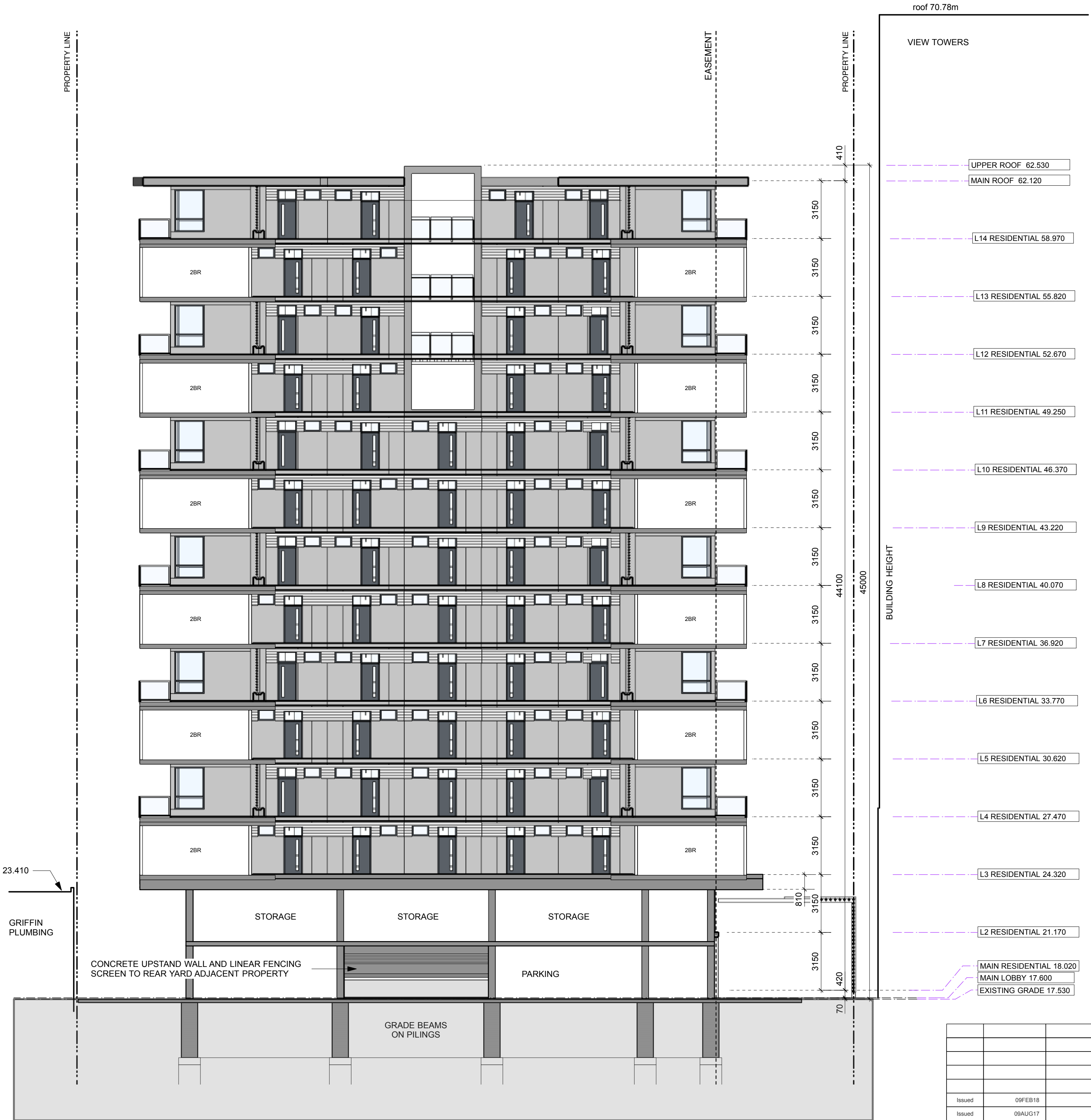
DESIGNER: de Hoog & Kierulff architects  
DATE: 09 FEB 2018  
SCALE: 1:100  
PROJECT NUMBER: 1643

ISSUED BY: crk  
REVISION: R1





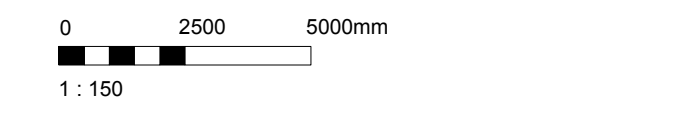
1 Building Section  
A301 Scale: 1:150



2 Building Section  
A301 Scale: 1:150

Issued	Date	Description
09FEB18		DP Revisions R1
09AUG17		DP Submission
09FEB19		1643 A400 Elevations view

NOTE: All dimensions are shown in millimeters.



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

Sections

DATE: A301

REVISION: R1









1 North Elevation (View Street)  
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.

roof 70.78m  
VIEW TOWERS

outline of proposed development 930 Fort St.



2 East Elevation  
Scale: 1:150

Rev	Date	Description
Issued	09FEB18	DP Revision R1
Issued	25JAN18	DP Revisions Review
Issued	08AUG17	DP Submission

Rev	Date	Description
09FEB18	1643 A40 Elevations view	
09FEB18	1643 A40 Elevations view	
09FEB18	1643 A40 Elevations view	

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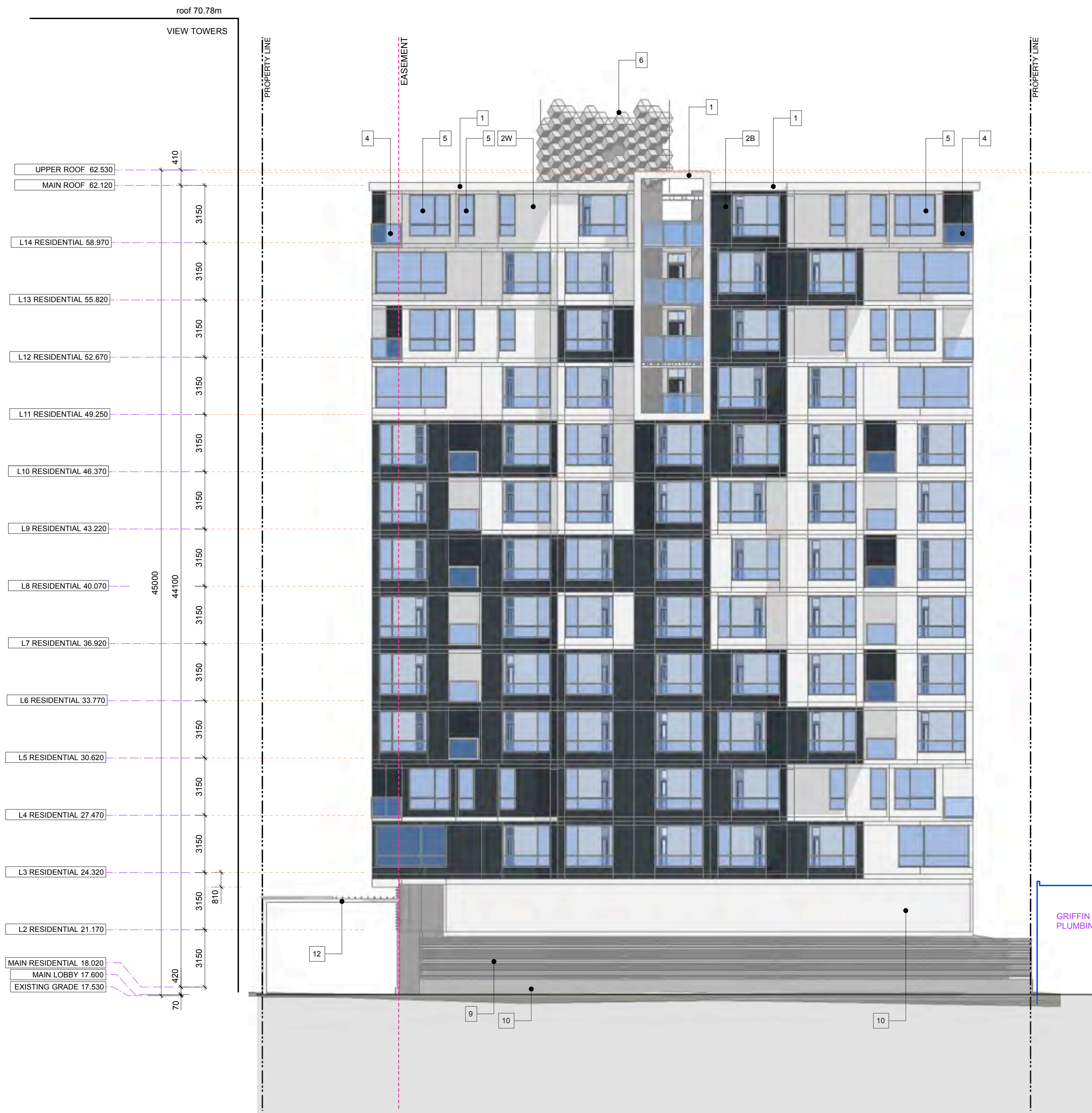
project name  
**937 View Street  
Market Rental Residences  
Victoria BC**

**Elevations**

DATE: 09FEB18  
SCALE: 1:150  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NO: 1643

A401 R1





1 South Elevation  
Scale: 1:150

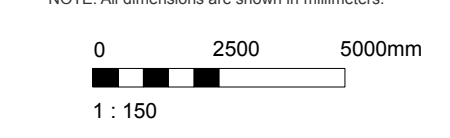
**Materials Information**

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.
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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  
Scale: 1:150

Rev	Date	Description
09FEB18		DP Revision R1
25JAN18		DP Revisions Review
08AUG17		DP Submission



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

**Elevations**

drawing no. **A402** revision no. **R1**

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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	08AUG17	DP Submission
REV	DATE	DESCRIPTION
REV	09FEB18	1634 A502 View Analysis view
DRAWN BY	NN	CHECKED BY
DATE	NTS	PROJECT NUMBER
		1643

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PROJECT NAME  
**937 View Street  
Market Rental Residences  
Victoria BC**

**Building Images**

DATE: 09/2018  
DRAWN BY: NN  
CHECKED BY: CLK  
SCALE: NTS  
PROJECT NUMBER: 1643

REVISION NO. **A500** **R1**

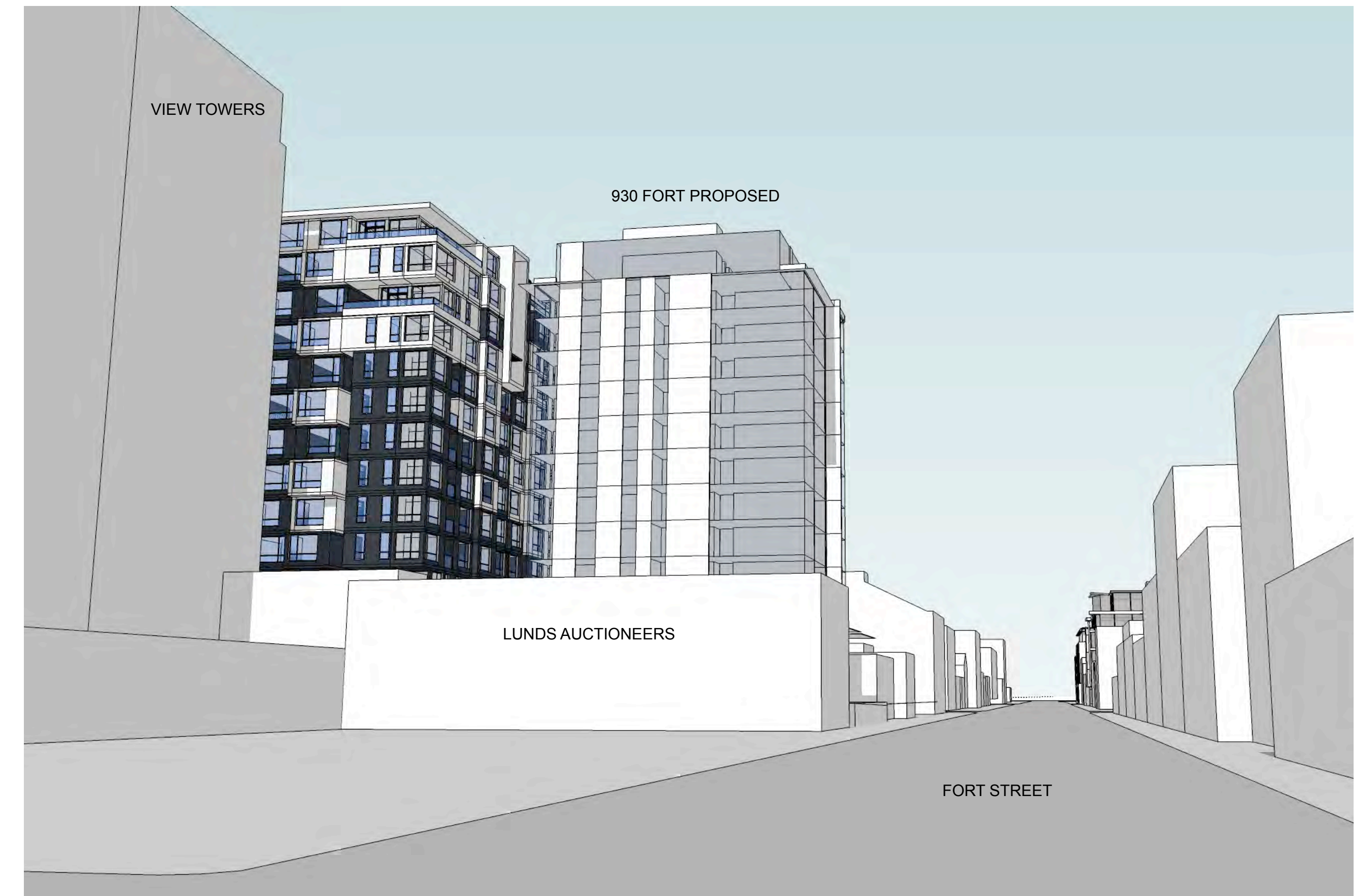




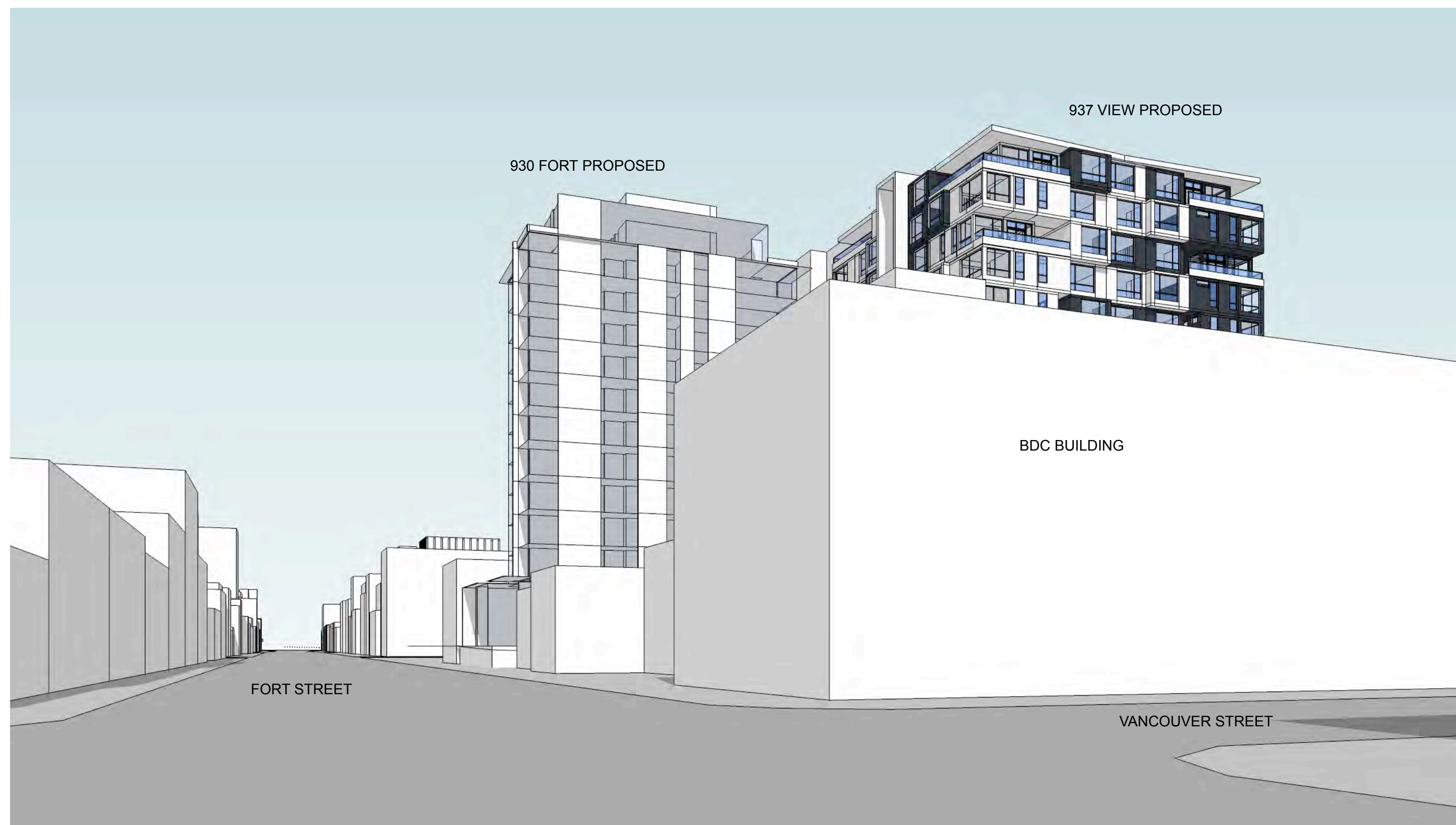




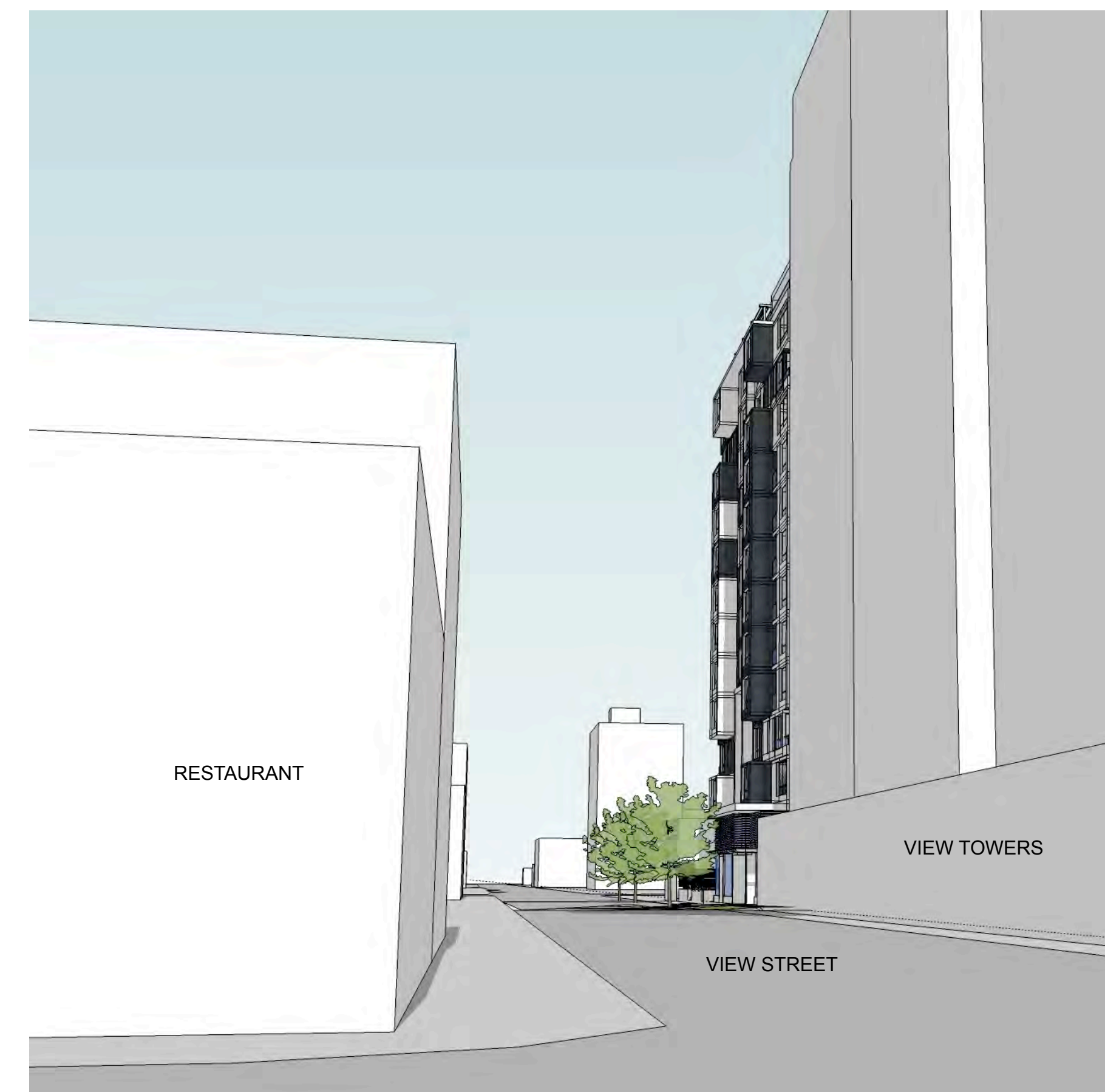
LOOKING WEST ALONG VIEW STREET ACROSS VANCOUVER STREET



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	0443 A503 Experience and Street Views vix
Drawn by	BAK	Checked by
Scale	as shown	Project number
		1643

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

**Street Viewscapes**

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