




**1221 Blanshard /  
Capital VI**  
Victoria, BC

**Contacts**

<b>Registered Owner</b>	Robert K. Paul HE 255-475-0338 Fax: 255-475-0339 1806 204
<b>Architect</b> <i>D'Ambrosio architecture + urbanism</i>	Erica Singler HE 255-382-2400
<b>Landscape Architect</b> <i>MAPA Collaborative</i>	Joseph Fry HE 664-509-1150 V5Y 1J8
<b>Civil Consultant</b>	R.A. (Bob) Fulton HE 254-984-0088 V6Z 0G9
<b>Electrical Consultant</b>	Paul Spornet HE 254-984-0171

**List of Drawings**

Architectural	Landscape	Civil	Electrical
A0.00 Cover Sheet	L0.01 Landscape Rationale	C.D.P. Conceptual Site Servicing Plan	E1 Existing Outside Lighting Layout & Levels Plan
A1.00 Rendered Views	L0.02 Tree Management Plan		
A1.01 Context Elevations	L1.01 L1 - Concept Plan		
A1.02 Context Elevation and Protected View Study	L1.02 L4 - Concept Plan		
A1.03 Cathedral View and Shadow Studies	L1.11 L1 - Landscape Plan		
A1.06 Shadow Studies	L1.12 L4 - Landscape Plan		
A1.07 Shadow Studies	L1.21 L1 - Planting Plan		
A1.08 Shadow Studies	L1.22 L4 - Planting Plan		
A1.09 Shadow Studies	L1.31 L1 - Lighting Plan		
A1.10 Siteplan Analysis	L3.01 Streetscape Section		
A2.04 Certified Survey Plan	L4.10 Details: Paving		
A2.06 Site Plan and Project Data	L4.21 Details: Planting		
A2.1 Level P0 Plan			
A2.2 Level P0 Plan			
A2.3 Level P1 Plan			
A2.4 Level 1 Ground Floor Plan			
A2.5 Level 2 Floor Plan			
A2.6 Level 3 Floor Plan			
A2.7 Level 4 Floor Plan			
A2.8 Level 5 Floor Plan			
A2.9 Levels 6-10 Floor Plans			
A2.10 Penthouse Floor Plan			
A2.11 Roof Plan			
A3.1 Building Elevations SW/E			
A3.2 Building Elevations NW/E			
AA.1 Building Sections 1-4S			
AA.2 Building Sections 5-6E			



**Revisions**  
**Received Date:**  
**January 13, 2022**

**Rezoning / D.P. Resubmission**

**D'AMBROSIO** 1909  
*architects + urbanism*

2900 Jutland Road  
Victoria BC Canada V8T5K2

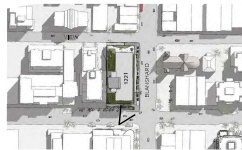
tel 250.384.2400  
ext 250.384.2400  
web [www.dambrosio.ca](http://www.dambrosio.ca)



THIS DOCUMENT PRESENTS ELECTRONICALLY  
SIGNED AND CERTIFIED DOCUMENTS AND  
RELEVANT INFORMATION AUTHORIZED BY  
THE ARCHITECTURE ACT AND THE  
REGULATIONS MADE UNDER IT. ANY  
UNAUTHORIZED ALTERATION OF THIS  
DOCUMENT IS PROHIBITED. ANY  
REPRODUCTION OF THIS DOCUMENT  
WITHOUT THE WRITTEN CONSENT OF  
D'AMBROSIO ARCHITECTURE + URBANISM  
IS PROHIBITED. ANY UNAUTHORIZED  
REPRODUCTION OF THIS DOCUMENT  
IS PROHIBITED. ANY UNAUTHORIZED  
REPRODUCTION OF THIS DOCUMENT  
IS PROHIBITED.



Yates and Blanshard Corner Entrance Plaza



Rendered Aerial View from the South West



Rendered View from Blanshard at Yates



Resubmission Revisions:  
Please refer to the accompanying  
Application Review Summary  
response document for revision  
descriptions.



Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

Revisión/Revisión

project no. 1909

drawing file -

scale As Noted

drawn by -

revision no. sheet no.

November 9, 2021 A1.0

project name

Capital VI

1221 Blanshard Street

Victoria, BC

sheet title

Rendered Views



THIS DOCUMENT HAS BEEN ELECTRONICALLY  
SIGNED BY THE ARCHITECT AND  
ELECTRICAL ENGINEER. ANY  
ALTERATIONS TO THIS DOCUMENT  
MAY BE MADE BY ANY PARTY.  
THIS DOCUMENT IS THE PROPERTY OF  
D'AMBROSIO ARCHITECTURE + URBANISM. IT IS  
TO BE USED ONLY FOR THE PROJECT  
FOR WHICH IT WAS PREPARED.  
IT IS NOT TO BE REPRODUCED OR  
TRANSMITTED IN ANY FORM OR BY  
ANY MEANS, ELECTRONIC OR MECHANICAL,  
INCLUDING PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION STORAGE AND  
RETRIEVAL SYSTEM, WITHOUT THE  
WRITTEN PERMISSION OF D'AMBROSIO  
ARCHITECTURE + URBANISM.



1.11 West Context Elevation (Blanshard Street)  
Scale: 1:200



1.12 South Context Elevation (View Street)  
Scale: 1:200

Resubmission Revisions:  
Please refer to the accompanying  
Application Review Summary  
response document for revision  
descriptions.



Revised SP (Resubmission)	21/1/20	
Revised Application (Resubmission)	21/1/21	
Revised Application (Resubmission)	21/1/21	
rev no.	description	date

Copyright © 2021, D'AMBROSIO ARCHITECTURE + URBANISM. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF D'AMBROSIO ARCHITECTURE + URBANISM. IT IS TO BE USED ONLY FOR THE PROJECT FOR WHICH IT WAS PREPARED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF D'AMBROSIO ARCHITECTURE + URBANISM.

project name  
**Capital VI**  
1221 Blanshard Street  
Victoria, BC

sheet title  
**Context Elevations**

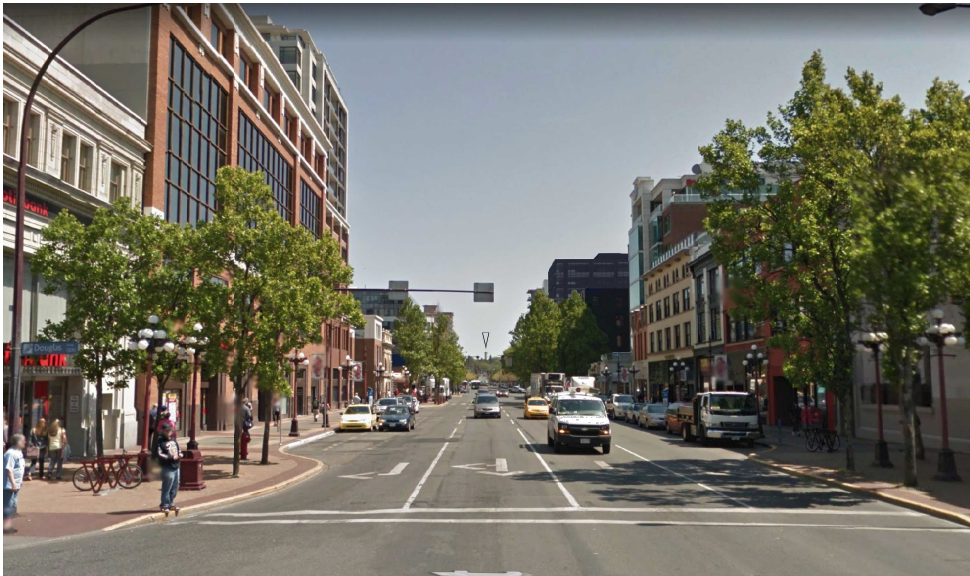
project no.	1909
drawing title	-
scale	As Noted
drawn by	SvJ/H
revision no.	sheet no.
November 9, 2021	<b>A 1.01</b>



THIS DOCUMENT HAS BEEN ELECTRONICALLY  
SIGNED BY: DEBRA J. COOPER AND  
COMPUTER TECHNOLOGY SUPPORT, INC.  
THEir SIGNATURES ARE ELECTRONICALLY  
ELECTRONICALLY SIGNED AND MAY BE  
VERIFIED BY VISUALLY INSPECTING THE  
DOCUMENT. FOR MORE INFORMATION,  
CONTACT US AT: 604.681.1111  
WWW.DAMBROSIOARCHITECTURE.COM



North Context Elevation (Yates Street)  
Scale: 1:200



Yates Protected View Study  
RTU RTIS



View Study Key Plan

Resubmission Revisions:  
Please refer to the accompanying  
Application Review Summary  
Response Document for revision  
descriptions.



rev no.	description	date
1	Issued for Public Review	12/1/20
2	Revised for Public Review	12/1/20
3	Revised for Public Review	12/1/20

Copyright © 2021 D'Ambrosio Architecture + Urbanism. All rights reserved. No part of this document may be reproduced without written permission.

project name  
**Capital VI**  
1221 Blanshard Street  
Victoria, BC

sheet title  
**Context Elevation and  
Protected View Study**

project no. 1909

drawing no. -

scale: As Noted

drawn by: SVJ/24

revision no. sheet no.  
November 9, 2021 **A 1.02**



THIS DOCUMENT HAS BEEN ELECTRONICALLY  
SIGNED BY: D'AMBROSIO ARCHITECTURE + URBANISM  
THE SIGNATURE OF THE ARCHITECT OR ARCHITECTS  
IS REQUIRED TO VALIDATE THIS DOCUMENT.  
FOR MORE INFORMATION, CONTACT THE ARCHITECTS:  
D'AMBROSIO ARCHITECTURE + URBANISM, 1221  
BLANSHARD STREET, VICTORIA, BC V8W 2E2.  
E-MAIL: INFO@DAMBROSIOARCH.COM OR  
FOR THE DETAILS OF THE ELECTRONIC  
SIGNATURE.



Summer Solstice: 8:00am



Summer Solstice: 9:00am



Summer Solstice: 10:00am



Spring / Fall Equinox: 8:00am



Spring / Fall Equinox: 9:00am



Spring / Fall Equinox: 10:00am



Existing



Existing



Existing



Existing



Proposal



Proposal



Proposal



Proposal

Resubmission Revisions:  
Please refer to the accompanying  
Application / Review Summary  
Response Document for revision  
descriptions.



rev no.	description	date
1	Revised SP Readroom	21/1/20
2	Revised SP Readroom	21/1/21
3	Revised SP Readroom	21/1/21

Copyright © 2021 D'Ambrosio Architecture + Urbanism. All rights reserved. This drawing is the property of D'Ambrosio Architecture + Urbanism and may not be reproduced without written permission.

project name	
Capital VI	
1221 Blanshard Street	
Victoria, BC	
sheet title	
View/Shadow Studies	
project no.	1909
drawing title	-
scale	As Noted
drawn by	JH
revision no.	sheet no.
November 9, 2021	A 1.03



THIS DOCUMENT HAS BEEN ELECTRONICALLY  
CHECKED FOR ERRORS. THE DESIGN AND  
CONSTRUCTION TECHNOLOGY APPLIED TO  
THIS DOCUMENT IS SUBJECT TO CHANGE  
WITHOUT NOTICE. THE USER SHALL  
VERIFY THE ACCURACY OF ALL INFORMATION  
CONTAINED HEREIN. THE USER SHALL  
VERIFY THE ACCURACY OF ALL INFORMATION  
CONTAINED HEREIN. THE USER SHALL  
VERIFY THE ACCURACY OF ALL INFORMATION  
CONTAINED HEREIN.

## COMPARATIVE SHADOW ANALYSIS WINTER SOLSTICE

### Legend

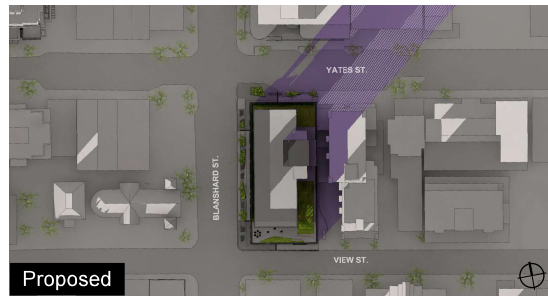
- Shadows from DCAP Compliant/Proposed Building
- Shadow overlay of Proposed and Existing Buildings
- Shadows from Existing Buildings



9:00am



12:00pm



4:00pm

### DCAP Compliant Massing



### Proposed Massing



Planning/Preparation	21/1/20	
Planning/DCAP Assessment	12/3/21	
Technical/Architect	11/2/20	
rev no.	description	date
Copyright © 2021 D'Ambrosio Architecture + Urbanism. All rights reserved. This drawing is the property of D'Ambrosio Architecture + Urbanism and may not be reproduced without written consent.		
project name		
Capital VI		
1221 Blanshard Street		
Victoria, BC		
sheet title		
Shadow Studies		
project no.	1909	
drawing title	-	
scale	As Noted	
drawn by	DZ	
date	sheet no.	
November 9, 2021	A 1,05	

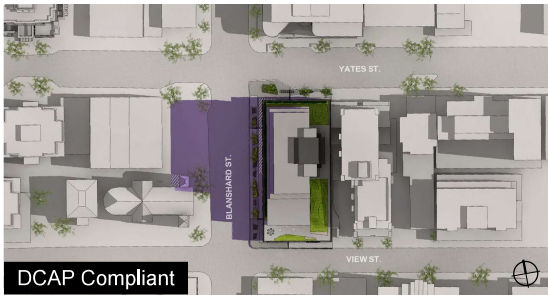


THIS DOCUMENT HAS BEEN ELECTRONICALLY  
CHECKED FOR ERRORS. THE DESIGN AND  
CONSTRUCTION TECHNOLOGY SUBMITTED TO  
THE REVIEWING OFFICERS OF THE BC  
BUILDING DEPARTMENT. THE REVIEWING  
OFFICERS HAVE REVIEWED THE DOCUMENT  
FOR CONFORMANCE WITH THE BC BUILDING  
REGULATIONS AND THE BC BUILDING  
ACT. THE REVIEWING OFFICERS DO NOT  
GUARANTEE THE ACCURACY OF THE  
ELECTRONIC DOCUMENT.

## COMPARATIVE SHADOW ANALYSIS SUMMER SOLSTICE

### Legend

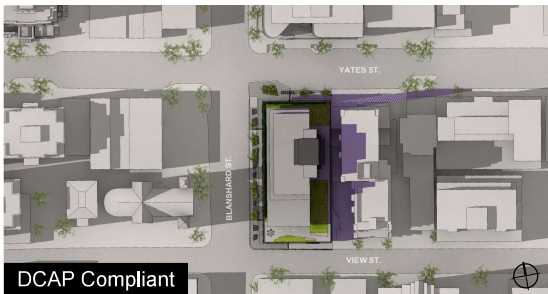
- Shadows from DCAP Compliant/Proposed Building
- Shadow overlay of Proposed and Existing Buildings
- Shadows from Existing Buildings



9:00am



12:00pm



5:00pm

### DCAP Compliant Massing



### Proposed Massing



Planning/Preparation	21/1/20	
Planning/DCAP Implementation	12/3/21	
Technical/Architectural	12/2/20	
rev no.	description	date
Copyright © 2021 D'Ambrosio Architecture + Urbanism. All rights reserved. This document is the property of D'Ambrosio Architecture + Urbanism and may not be reproduced without written consent.		
project name		
Capital VI		
1221 Blanshard Street		
Victoria, BC		
sheet title		
Shadow Studies		
project no.	1909	
drawing file	-	
scale	As Noted	
drawn by	DZ	
date	sheet no.	
November 9, 2021	A 1,06	



THIS DOCUMENT HAS BEEN ELECTRONICALLY GENERATED BY THE ARCHITECTURE AND ENGINEERING TECHNOLOGY SOCIETY OF BC. ANY PRINTED COPIES OF THIS DOCUMENT ARE A TRUE COPY OF THE ORIGINAL. THIS DOCUMENT IS THE PROPERTY OF D'AMBROSIO ARCHITECTURE + URBANISM. ANY REPRODUCTION OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF D'AMBROSIO ARCHITECTURE + URBANISM IS PROHIBITED.

## COMPARATIVE SHADOW ANALYSIS SPRING/FALL EQUINOX

### Legend

- Shadows from DCAP Compliant/Proposed Building
- Shadow overlay of Proposed and Existing Buildings
- Shadows from Existing Buildings



9:00am



12:00pm



4:00pm

### DCAP Compliant Massing



### Proposed Massing



Planning/Preparation	21/1/20	
Planning/DCAP Assessment	12/3/21	
Technical/Architect	12/2/21	
rev no.	description	date

Copyright © 2021 D'Ambrosio Architecture + Urbanism. All rights reserved. This drawing is the property of D'Ambrosio Architecture + Urbanism and may not be reproduced without written consent.

**project name**  
Capital VI  
1221 Blanshard Street  
Victoria, BC

**sheet title**  
Shadow Studies

<b>project no.</b>	1909
<b>drawing title</b>	-
<b>scale</b>	As Noted
<b>drawn by</b>	DZ
<b>date</b>	November 9, 2021
<b>sheet no.</b>	A 1,07





THIS DOCUMENT HAS BEEN ELECTRONICALLY  
CHECKED FOR ERRORS. THE DESIGN AND  
CONSTRUCTION TECHNOLOGY APPLIED TO  
THIS DOCUMENT IS SUBJECT TO CHANGE  
WITHOUT NOTICE. THE DESIGNER  
ACCEPTS NO LIABILITY FOR ANY DAMAGE  
OR LOSS OF ANY KIND, INCLUDING  
CONSEQUENTIAL DAMAGES, ARISING  
FROM THE USE OF THIS DOCUMENT.

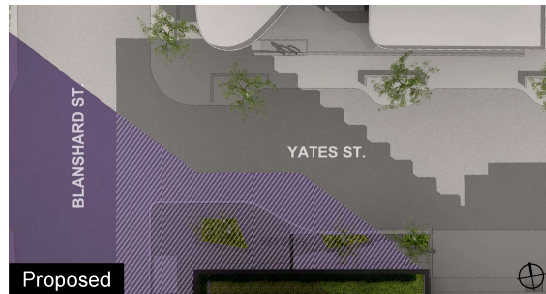
## PLAZA COMPARATIVE SHADOW ANALYSIS SPRING/FALL EQUINOX

### Legend

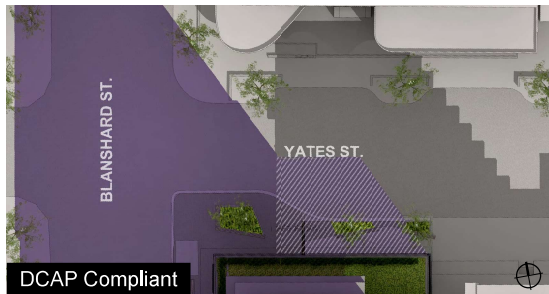
- Shadows from DCAP Compliant/Proposed Building
- Shadow overlay of Proposed and Existing Buildings
- Shadows from Existing Buildings



9:00am



10:00am



11:00am



12:00pm



Planning/Preparation	21/1/20	
Planning/DCAP Assessment	12/3/21	
Revisions	12/2/21	
Rev no.	Description	Date
Copyright © 2021 D'Ambrosio Architecture + Urbanism. All rights reserved. This document is the property of D'Ambrosio Architecture + Urbanism and may not be reproduced without written consent.		
Project name		
Capital VI		
1221 Blanshard Street		
Victoria, BC		
Sheet title		
Shadow Studies		
Project no.	1909	
Drawing title	-	
Scale	As Noted	
Drawn by	DZ	
Date	November 9, 2021	
Sheet no.	A 1,08	



THIS DOCUMENT HAS BEEN ELECTRONICALLY  
CHECKED FOR ERRORS. THE DESIGN AND  
CONSTRUCTION TECHNOLOGY APPLIED TO  
THIS PROJECT IS SUBJECT TO CHANGE. THE  
CLIENT ACCEPTS THE RISK OF ANY  
CHANGES TO THE DESIGN OR CONSTRUCTION  
TECHNOLOGY. THE DESIGNER SHALL NOT BE  
RESPONSIBLE FOR ANY CHANGES TO THE  
DESIGN OR CONSTRUCTION TECHNOLOGY.  
DATE: 11/09/2021

## PLAZA COMPARATIVE SHADOW ANALYSIS SPRING/FALL EQUINOX

### Legend

- Shadows from DCAP Compliant/Proposed Building
- Shadow overlay of Proposed and Existing Buildings
- Shadows from Existing Buildings



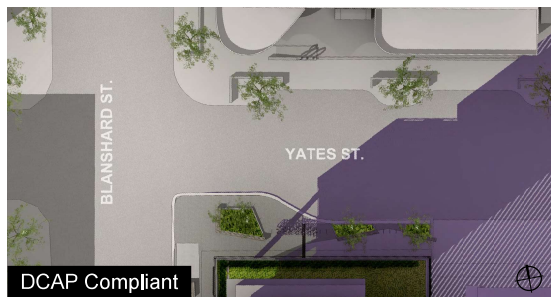
1:00pm



2:00pm



3:00pm



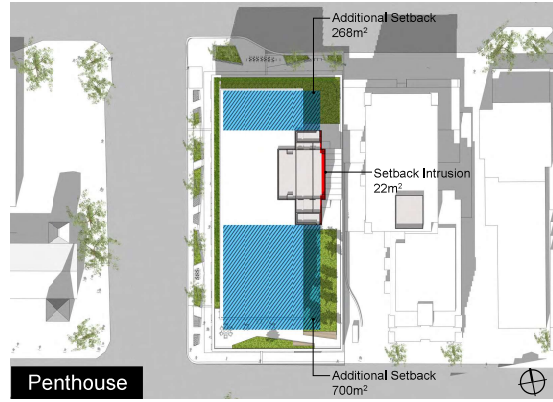
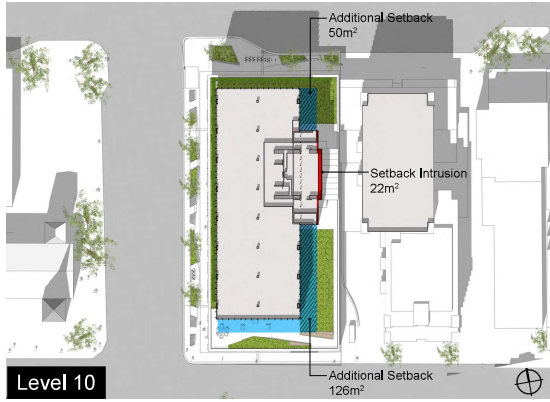
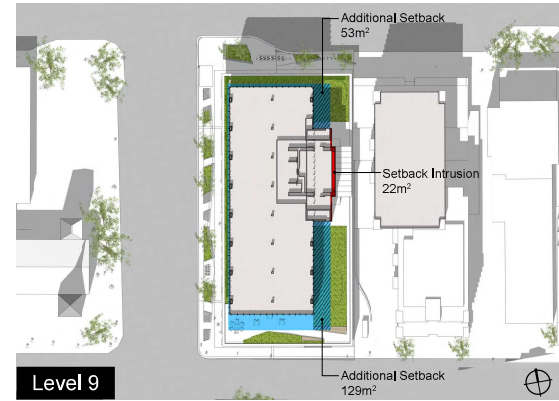
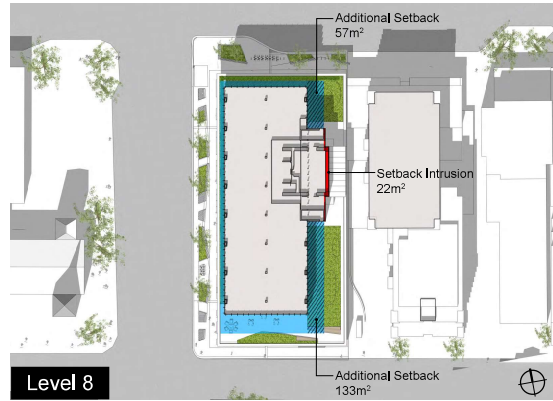
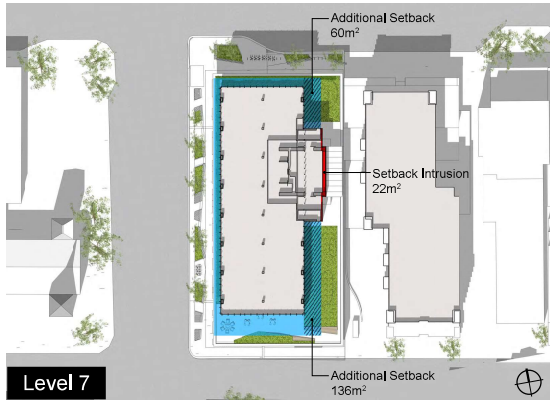
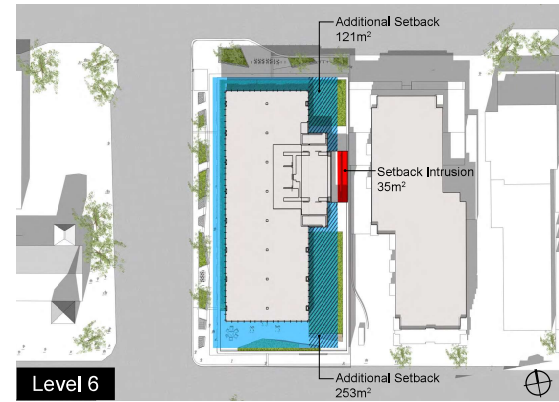
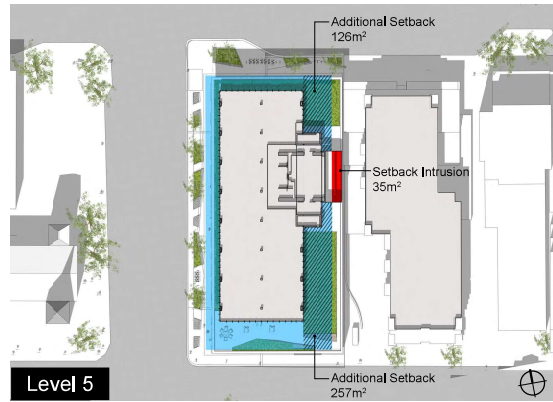
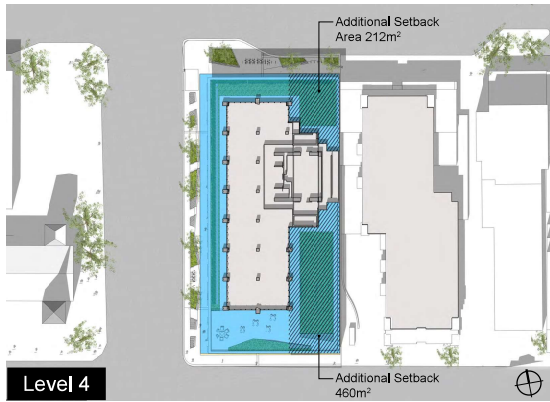
4:00pm



Planning/Preparation	21/1/20	
Planning/DCAP Assessment	12/3/21	
Technical/Architect	12/2/21	
rev no.	description	date
Copyright © 2021 D'Ambrosio Architecture + Urbanism. All rights reserved. This document is the property of D'Ambrosio Architecture + Urbanism and may not be reproduced without written consent.		
project name		
Capital VI		
1221 Blanshard Street		
Victoria, BC		
sheet title		
Shadow Studies		
project no.	1909	
drawing file	-	
scale	As Noted	
drawn by	DZ	
date	sheet no.	
November 9, 2021	A 1,09	



THIS DOCUMENT HAS BEEN ELECTRONICALLY  
 CHECKED FOR ERRORS, OMISSIONS AND  
 DISCREPANCIES. IT IS THE RESPONSIBILITY OF THE  
 USER TO VERIFY THE ACCURACY OF THE  
 INFORMATION CONTAINED HEREIN. THE  
 ARCHITECT ASSOCIATION OF BRITISH COLUMBIA  
 DOES NOT WARRANT THE ACCURACY OF THE  
 INFORMATION CONTAINED HEREIN. THE  
 ARCHITECT ASSOCIATION OF BRITISH COLUMBIA  
 IS NOT RESPONSIBLE FOR ANY ERRORS OR  
 OMISSIONS THAT MAY OCCUR IN THIS  
 DOCUMENT.



**SETBACK ANALYSIS**

Floor Level	Floor Level Height (m)	Intrusion into Setback (m2)	Volumetric Intrusion (m3)	Additional Setback (m2)	Additional Volumetric Setback (m3)
4	4,300	0	-	672	2,890
5	3,975	35	139	383	1,522
6	3,975	35	139	374	1,487
7	3,975	22	87	196	779
8	3,975	22	87	190	755
9	3,975	22	87	182	723
10	5,425	22	119	176	955
Penthouse	4,550	22	100	968	4,404
<b>Total East Setback Intrusion:</b>			<b>760</b>	<b>Total Additional East Setback:</b>	<b>13,516</b>

**Legend**

- Setback Intrusion
- Setback relief



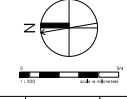
Planning/DP Treatment	21/1/20	
Planning/DP Administration	12/3/21	
Preparatory Work	1/2/20	
rev no	description	date

project name  
**Capital VI**  
 1221 Blanshard Street  
 Victoria, BC

sheet title  
 Setback Analysis

project no.	1909
drawing file	-
scale	As Noted
drawn by	DZ
date	November 9, 2021
sheet no.	A 1,10

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED BY THE SIGNING CERTIFICATE AND CONTROL SYSTEM APPROVED BY THE BC AIA. FOR INFORMATION ONLY IT IS ELECTRONIC FORM AND THE ORIGINAL MAY BE FILED AS A TRUE COPY OF THE ORIGINAL. WHEN SIGNED BY **D'AMBROSIO architecture + urbanism**, SIGNATURE, DATE AND CREDENTIALS OF THE SIGNER SHALL BE THE BASIS OF THE SIGNATURE.



Revised/As Permitted	12/1/20	
Revised/As Permitted	12/1/20	
Revised/As Permitted	12/1/20	
rev no.	description	date
1	Initial Issue/As Permitted	12/1/20

project name	
Capital VI	
1221 Blanchard Street Victoria, BC	
sheet title	
Certified Survey Plan	
project no.	1909
drawing no.	-
scale	As Noted
date	sheet no.
November 9, 2021	A2.0a



THIS DOCUMENT HAS BEEN ELECTRONICALLY APPROVED BY THE ARCHITECT AND ENGINEER AND IS THE PROPERTY OF THE ARCHITECT AND ENGINEER. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER, IS STRICTLY PROHIBITED.

Project Data

Legal Address: Lot 1, Lot 304, 305, 306, and 307, Yates St., Victoria, BC V8Y 1Y2
Civic Address: 1021 Blanshard Street, Victoria, BC
Zoning: Commercial (Zone C2B1)
Site Area: 2,881 sqm

Table with 2 columns: Zoning Floor Area, Floor Space Ratio. Lists floor areas for levels 1 through 5 and the total floor space ratio of 0.611.

Average Grade: 1.6m (5'3")
Height of Building: 10.0m (32'8")

Parking Stalls: 36 stalls (30 for vehicles, 6 for bicycles)
Bicycle Parking: 6 stalls

Table with 2 columns: Building Use/Type, Number of Units. Lists office, cafe/restaurant, and retail units with their respective counts.

Setbacks: 3m (9'8") front, 3m (9'8") side, 3m (9'8") rear

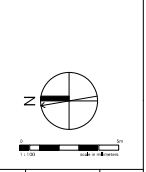


Table with 3 columns: Revision, Description, Date. Shows revision 1 for 'Revised/Updated' on 21/1/20.

Project Name: Capital VI
1021 Blanshard Street, Victoria, BC

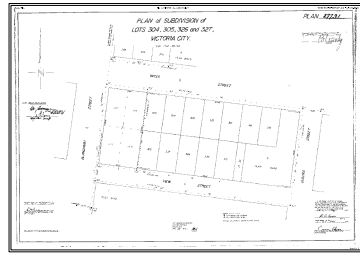
Sheet Title: Site Plan and Project Data
Project No.: 1909
Scale: As Noted
Drawing Date: EST/JOH

YATES STREET

VIEW STREET

BLANSHARD STREET

Refer to Landscape Architect drawings for information on paving, planters, rain gardens and benches within the public R.O.W.



Survey: n.d.s.s. Prepared by G.L. Anderson & Associates

FRONTAGE DESIGN IS SUBJECT TO CITY OF VICTORIA RIGHT-OF-WAY REQUIREMENTS

Project Information Table with columns: Item, Description, Value. Lists project details like zoning, area, floor area, and setbacks.

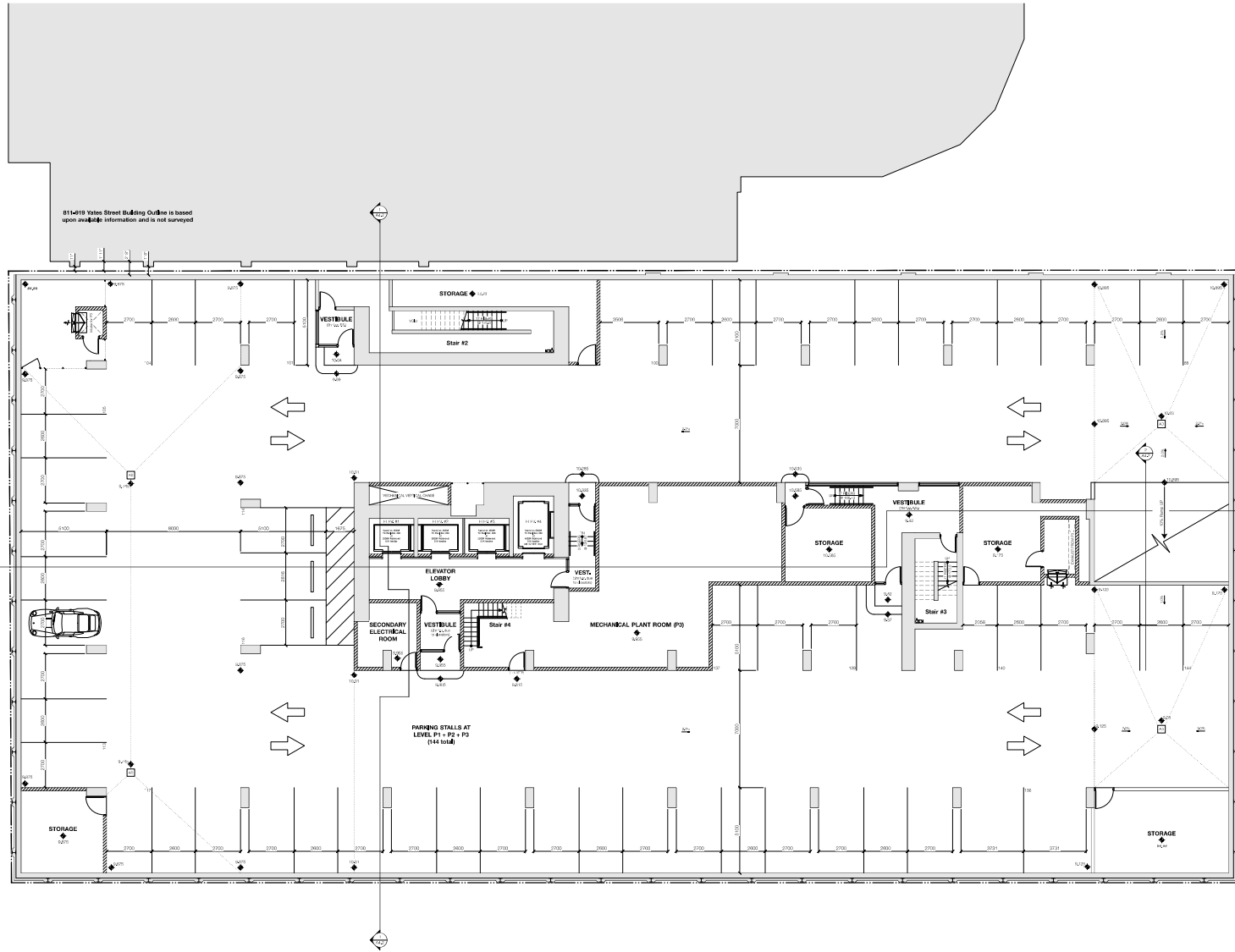
Table with 4 columns: Group, Average of Points, Distance Between, Totals. Shows calculations for average grade and distance between points.

Average Grade Calculation

385.05 - 1.952 = 1.952 m average



THIS DOCUMENT HAS BEEN ELECTRONICALLY  
SIGNED BY THE ARCHITECT. ANY  
ALTERATIONS TO THIS DOCUMENT MUST BE  
MADE IN THE ORIGINAL FORM AND THE  
ELECTRONIC SIGNATURE OF THE ARCHITECT  
MUST BE APPLIED TO THE ORIGINAL FORM.  
THE ARCHITECT'S SIGNATURE IS NOT  
VALID UNLESS IT IS APPLIED TO THE ORIGINAL  
FORM. ANY ALTERATIONS TO THIS DOCUMENT  
MUST BE MADE IN THE ORIGINAL FORM.



Revised/Updated/Amended	12/1/20	
Revised/Updated/Amended	12/1/20	
Revised/Updated/Amended	12/1/20	
rev no.	description	date

©2021 D'AMBROSIO ARCHITECTURE + URBANISM. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF D'AMBROSIO ARCHITECTURE + URBANISM AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING.

project name  
**Capital VI**  
1221 Blanshard Street  
Victoria, BC

sheet title  
**Level P3 Plan**

project no. 1909

drawing no. -

scale As Noted

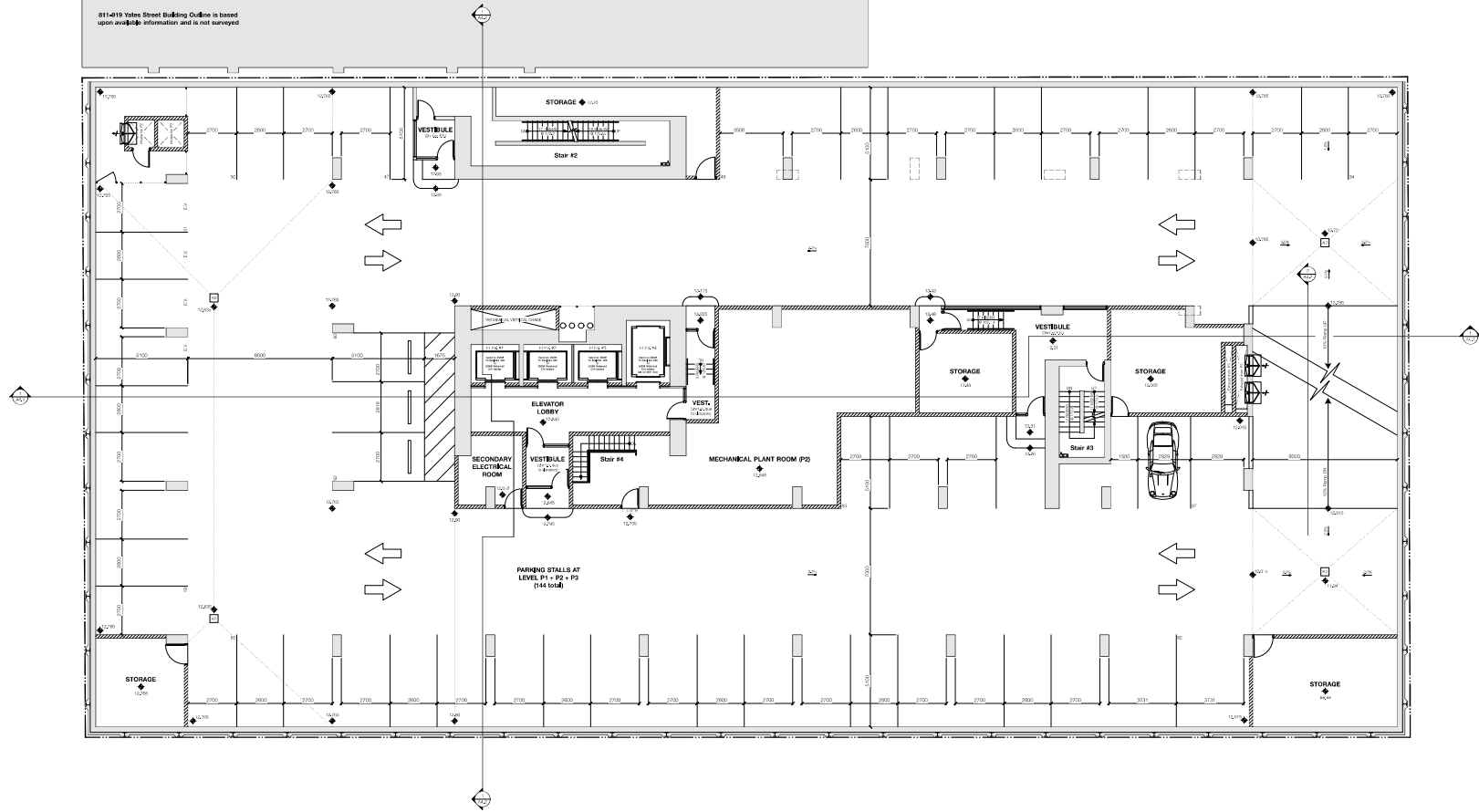
drawn by EST/JOUH

date November 9, 2021 sheet no. **A2.1**



THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED BY THE ARCHITECT. ANY OTHER SIGNATURES OR STAMPS ARE NOT VALID. ANY OTHER SIGNATURES OR STAMPS ARE NOT VALID. ANY OTHER SIGNATURES OR STAMPS ARE NOT VALID.

811419 Yates Street Building Outline is based upon available information and is not surveyed

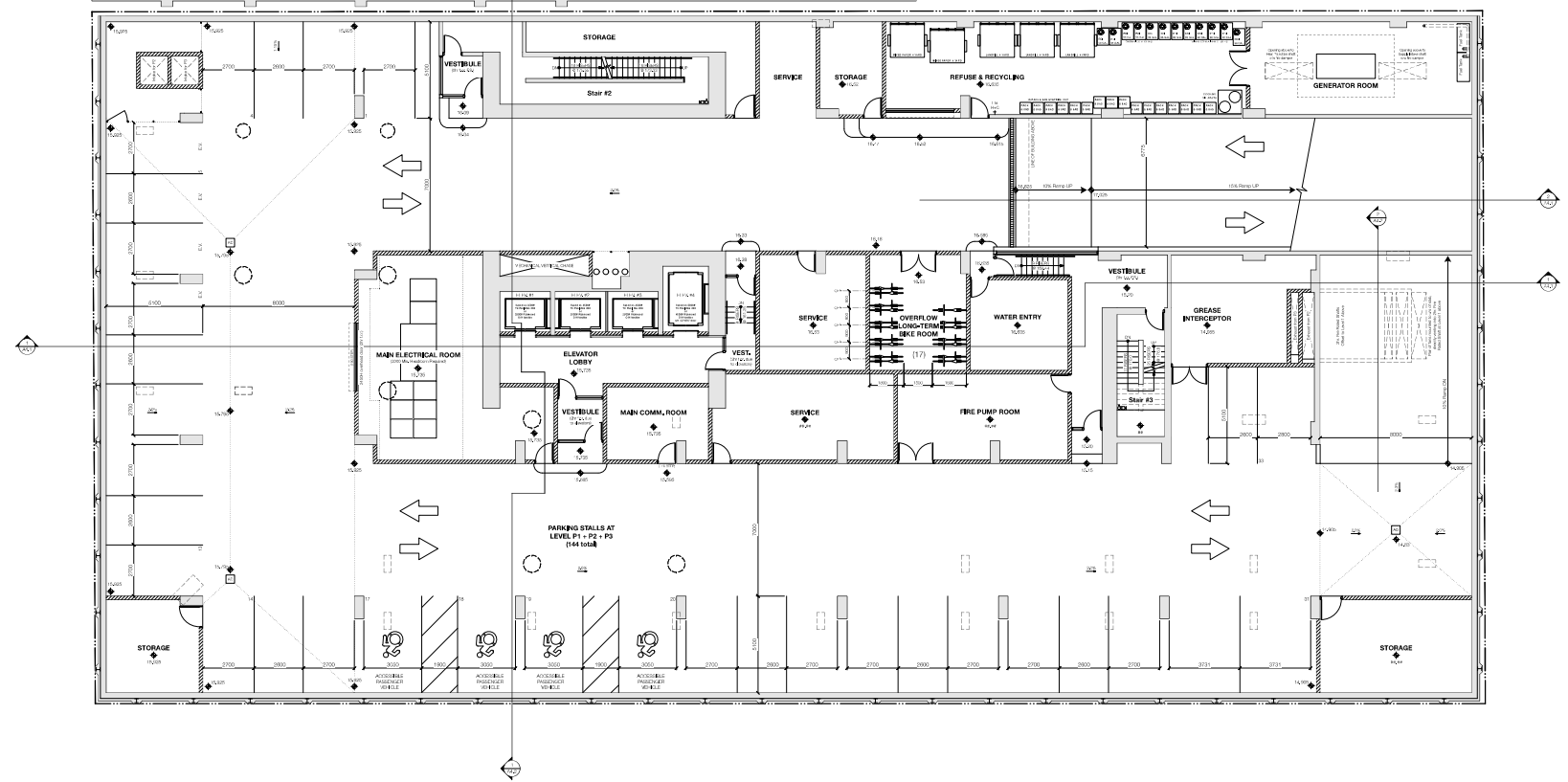


Revised/As Permitted	12/1/20	
Revised/As Permitted	12/1/20	
Revised/As Permitted	12/1/20	
rev no.	description	date
<p>©2021 D'AMBROSIO ARCHITECTURE + URBANISM. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF D'AMBROSIO ARCHITECTURE + URBANISM. IT IS TO BE USED ONLY FOR THE PROJECT AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.</p>		
<p>project name Capital VI 1221 Blanshard Street Victoria, BC</p>		
<p>sheet title Level P2 Plan</p>		
project no.	1909	
drawing no.	-	
scale	As Noted	
drawn by	EST/JOUH	
date	November 9, 2021	sheet no. A2.2



THIS DOCUMENT HAS BEEN ELECTRONICALLY  
SIGNED BY THE ARCHITECT. COMPARE AND  
CHECK FOR INTEGRITY. ANY CHANGES TO THE  
ORIGINAL SHALL BE MADE BY THE ARCHITECT.  
THIS DOCUMENT IS THE PROPERTY OF D'AMBROSIO  
ARCHITECTURE + URBANISM. IT IS TO BE USED  
ONLY FOR THE PROJECT AND SHALL NOT BE  
REPRODUCED OR TRANSMITTED IN ANY FORM  
OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,  
INCLUDING PHOTOCOPYING, RECORDING, OR BY  
ANY INFORMATION STORAGE AND RETRIEVAL  
SYSTEM, WITHOUT PERMISSION IN WRITING  
FROM D'AMBROSIO ARCHITECTURE + URBANISM.

8114119 Yates Street Building Outline is based  
upon available information and is not surveyed



Revised/As Permitted	12/1/20	
Revised/As Permitted	12/16/20	
Revised/As Permitted	12/17/20	
rev no.	description	date
<p>Copyright © 2022, All Rights Reserved. This drawing and design are the property of D'AMBROSIO ARCHITECTURE + URBANISM. IT IS TO BE USED ONLY FOR THE PROJECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM D'AMBROSIO ARCHITECTURE + URBANISM.</p>		
<b>project name</b>		
Capital VI		
1221 Blenheim Street		
Victoria, BC		
<b>sheet title</b>		
Level P1 Plan		
<b>project no.</b>	1909	
<b>drawing title</b>		
<b>scale</b>	As Noted	
<b>drawn by</b>	EST/JOH	
<b>date</b>	January 11, 2022	<b>sheet no.</b> A2.3

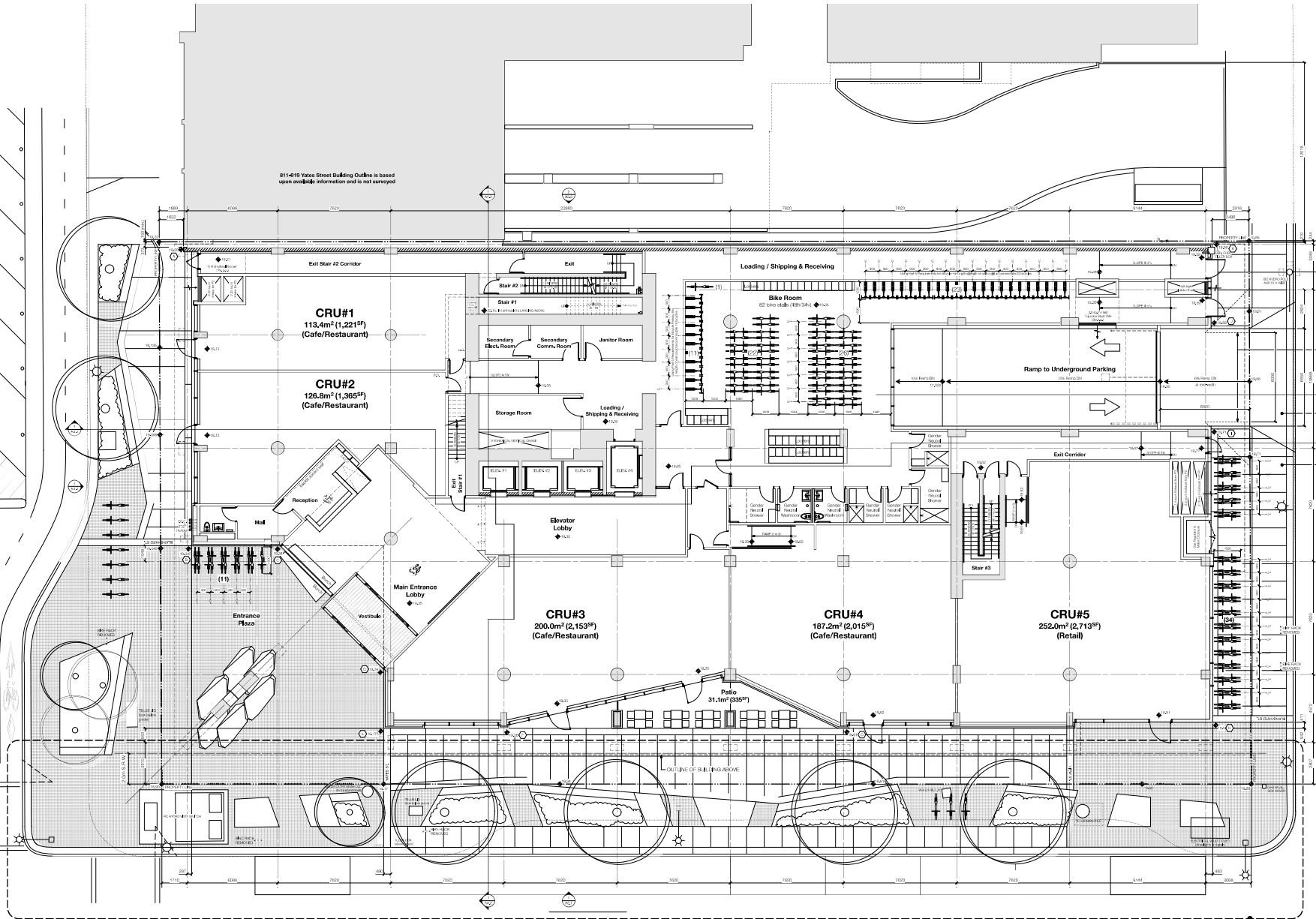




THIS DOCUMENT HAS BEEN ELECTRONICALLY APPROVED BY THE ARCHITECTURE ACT BOARD OF BRITISH COLUMBIA. ANY OTHER APPROVALS OR REVISED APPROVALS OF THIS DOCUMENT, WHEN SUPPLIED BY D'AMBROSIO ARCHITECTURE + URBANISM, SHALL BE SUBJECT TO THE PROFESSIONAL BOARD'S REVIEW OF THE ORIGINAL DOCUMENT. THIS REVIEW DOES NOT CONSTITUTE OR PROVIDE PROTECTION FROM THE ORIGINAL PROFESSIONAL LIABILITY.

YATES STREET

VIEW STREET



Level 1 • Zoning Floor Area: 1661m<sup>2</sup> (17,880<sup>sq</sup>ft)

BLANSHARD STREET

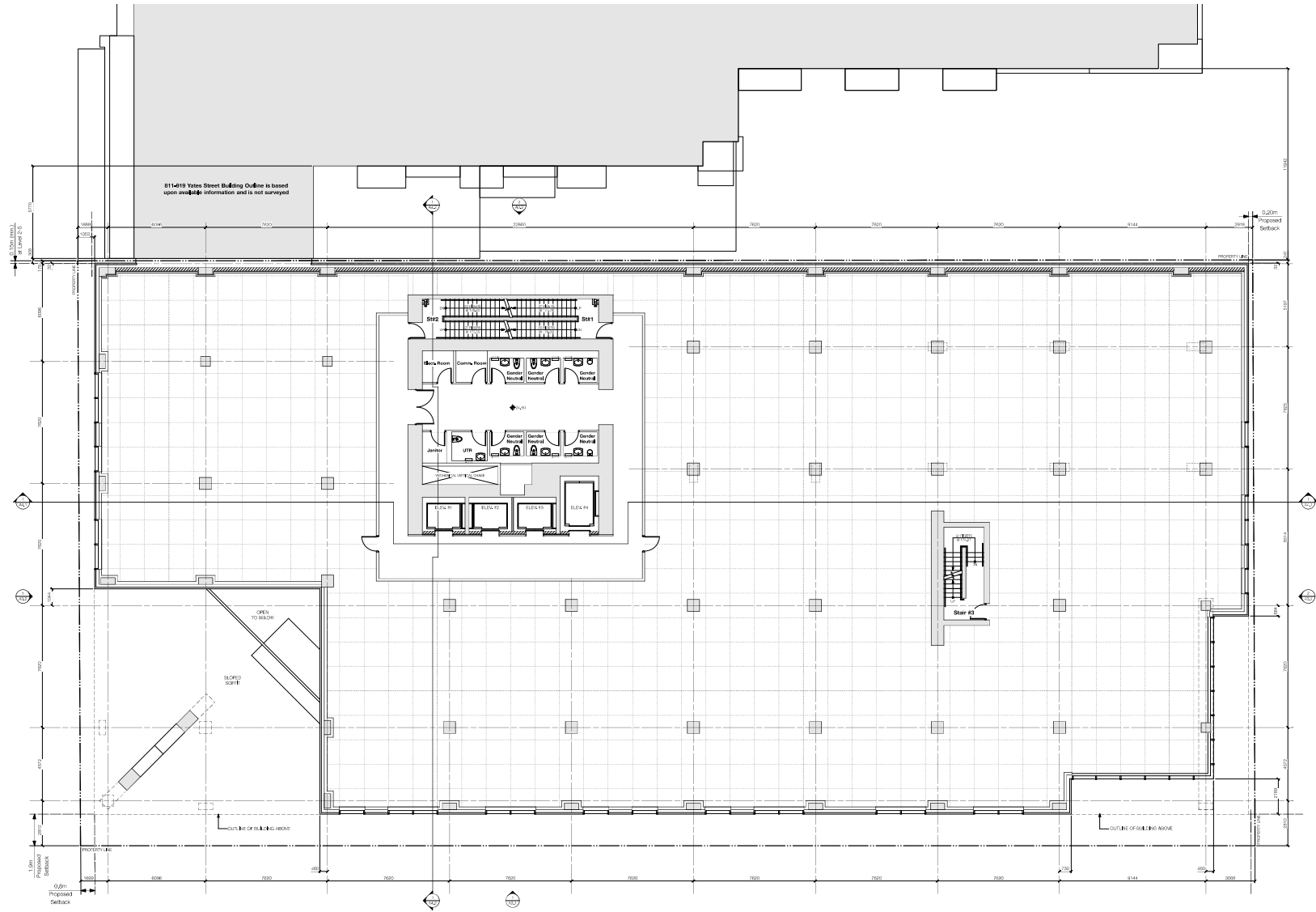
FRONTAGE DESIGN IS SUBJECT TO CITY OF VICTORIA RIGHT-OF-WAY REQUIREMENTS



Revised/PL Permitted	12/1/20	
Revised/OC Permitted	12/1/20	
Revised/OC Refused	12/1/20	
rev no.	description	date
<p>Copyright © 2022 D'AMBROSIO ARCHITECTURE + URBANISM. All rights reserved. This drawing and design are the property of D'AMBROSIO ARCHITECTURE + URBANISM. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of D'AMBROSIO ARCHITECTURE + URBANISM.</p>		
<p>project name  <b>Capital VI</b>                  1221 Blanshard Street                  Victoria, BC</p>		
<p>sheet title  <b>Level 1                  Ground Floor Plan</b></p>		
project no.	1909	
drawing file	-	
scale	As Noted	
drawn by	EST/JOH	
date	January 11, 2022	sheet no. <b>A2.4</b>



THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED BY THE ARCHITECT. ANY OTHER SIGNATURES OR STAMPS ARE NOT VALID. THE ARCHITECT'S SIGNATURE IS THE ONLY ONE THAT IS VALID. THE ARCHITECT'S SIGNATURE IS THE ONLY ONE THAT IS VALID. THE ARCHITECT'S SIGNATURE IS THE ONLY ONE THAT IS VALID.



**Level 2 • Zoning Floor Area: 2153m<sup>2</sup> (23,175<sup>sf</sup>)**  
(measured to interior face of wall and includes elevator shafts)

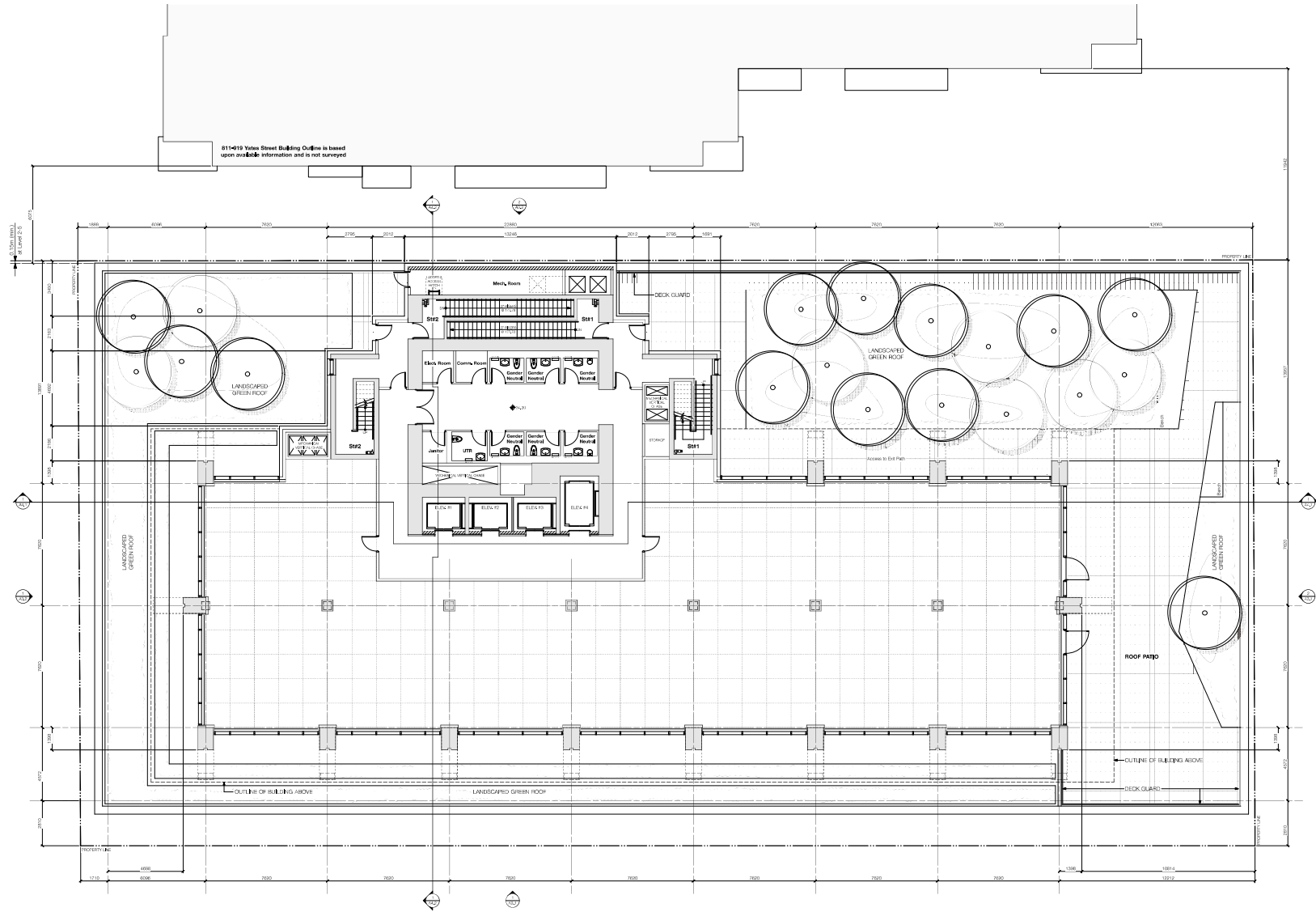


Revised/PL/Presubmitted	12/1/20	
Revised/PL/Presubmitted	12/1/20	
Revised/PL/Presubmitted	12/1/20	
rev no.	description	date
<p>©2021 D'AMBROSIO ARCHITECTURE + URBANISM. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF D'AMBROSIO ARCHITECTURE + URBANISM. IT IS TO BE USED FOR THE PROJECT AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.</p>		
<p>project name <b>Capital VI</b> 1221 Blanshard Street Victoria, BC</p>		
<p>sheet title <b>Level 2 Plan</b></p>		
project no.	1909	
drawing #	-	
scale	As Noted	
drawn by	ESF/JQH	
date	November 9, 2021	
sheet no.	<b>A2.5</b>	





THIS DOCUMENT HAS BEEN ELECTRONICALLY  
SIGNED BY THE ARCHITECT. ANY  
ALTERATIONS TO THIS DOCUMENT MADE BY  
ANY OTHER PERSON, WITHOUT THE ARCHITECT'S  
CONSENT, ARE VOID. THE ARCHITECT'S  
CONSENT IS NOT REQUIRED FOR THE  
REPRODUCTION OF THIS DOCUMENT FOR  
PERSONAL OR COMMERCIAL USE, PROVIDED  
THAT THE ARCHITECT'S NAME AND  
FIRM ARE NOTIFIED IN WRITING.



**Level 4 • Zoning Floor Area: 1093m<sup>2</sup> (11,765<sup>sf</sup>)**  
(measured to interior face of wall and includes elevator shafts)

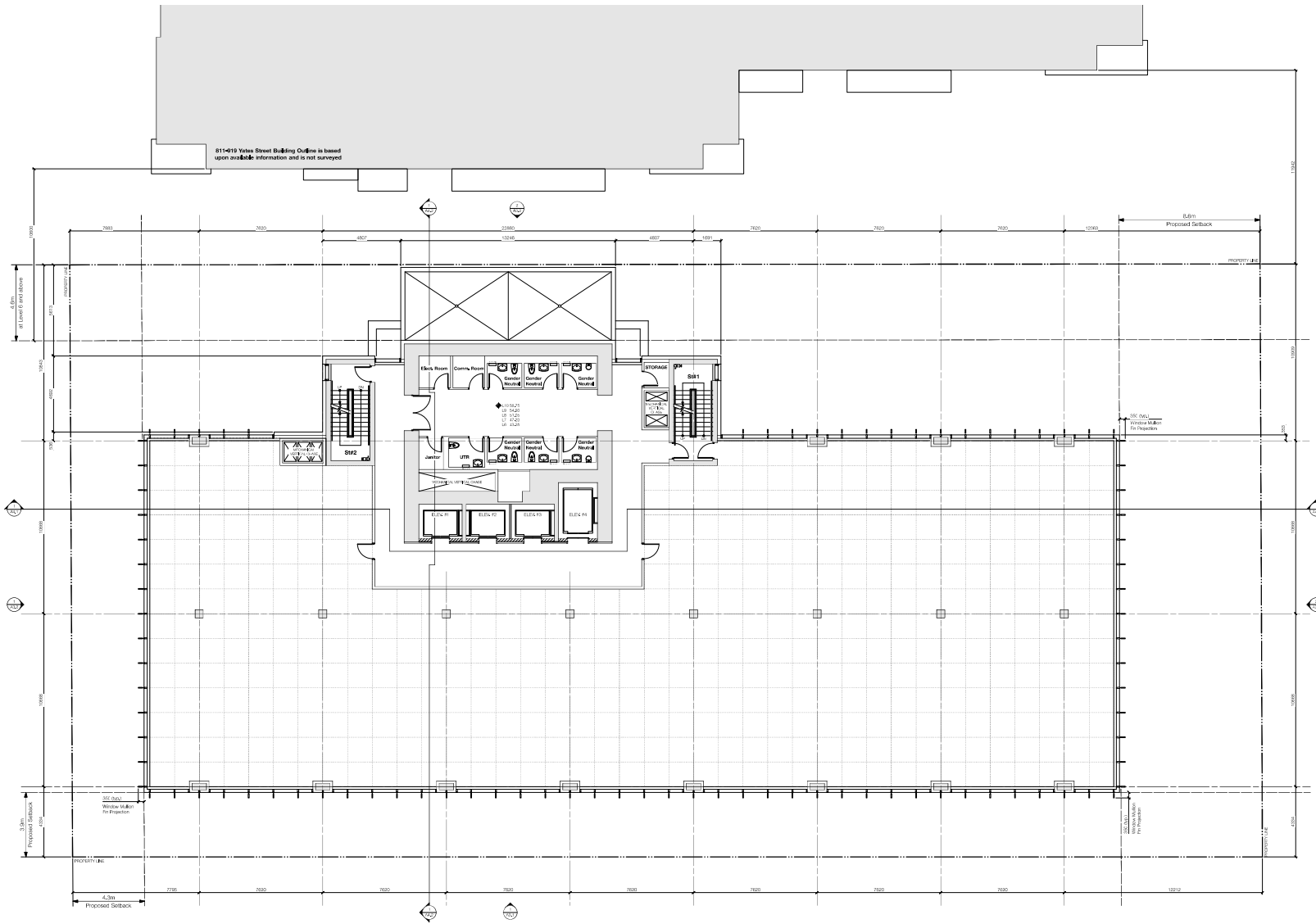


Revised/PL/Presubmitted	12/1/20	
Revised/PL/Presubmitted	12/16/21	
Revised/PL/Presubmitted	12/16/21	
rev no.	description	date
<small>©2021 D'AMBROSIO ARCHITECTURE + URBANISM. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF D'AMBROSIO ARCHITECTURE + URBANISM. IT IS TO BE USED FOR THE PROJECT AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM D'AMBROSIO ARCHITECTURE + URBANISM.</small>		
<b>project name</b> Capital VI 1221 Blanshard Street Victoria, BC		
<b>sheet title</b> Level 4 Plan		
<b>project no.</b> 1909		
<b>drawing #</b> -		
<b>scale</b> As Noted		
<b>drawn by</b> EST/JOH		
<b>date</b> November 9, 2021	<b>sheet no.</b> A2.7	





THIS DOCUMENT HAS BEEN ELECTRONICALLY  
SIGNED BY THE DESIGN PROFESSIONAL AND  
ACCEPTED FOR REGISTRATION BY THE  
ARCHITECTURE ACT BOARD OF BC  
ELECTRONIC SIGNATURES AND SEALS CAN  
BE VERIFIED ON A TRUE COPY OF THE  
ORIGINAL WHEN SIGNED BY **DAMBRASIO  
ARCHITECTURA + URBANISM**. A COPY OF  
THE PROFESSIONAL SEAL MUST BE  
OBTAINED OR VIEWED FROM THE  
BOARD OF ARCHITECTURE, B.C.



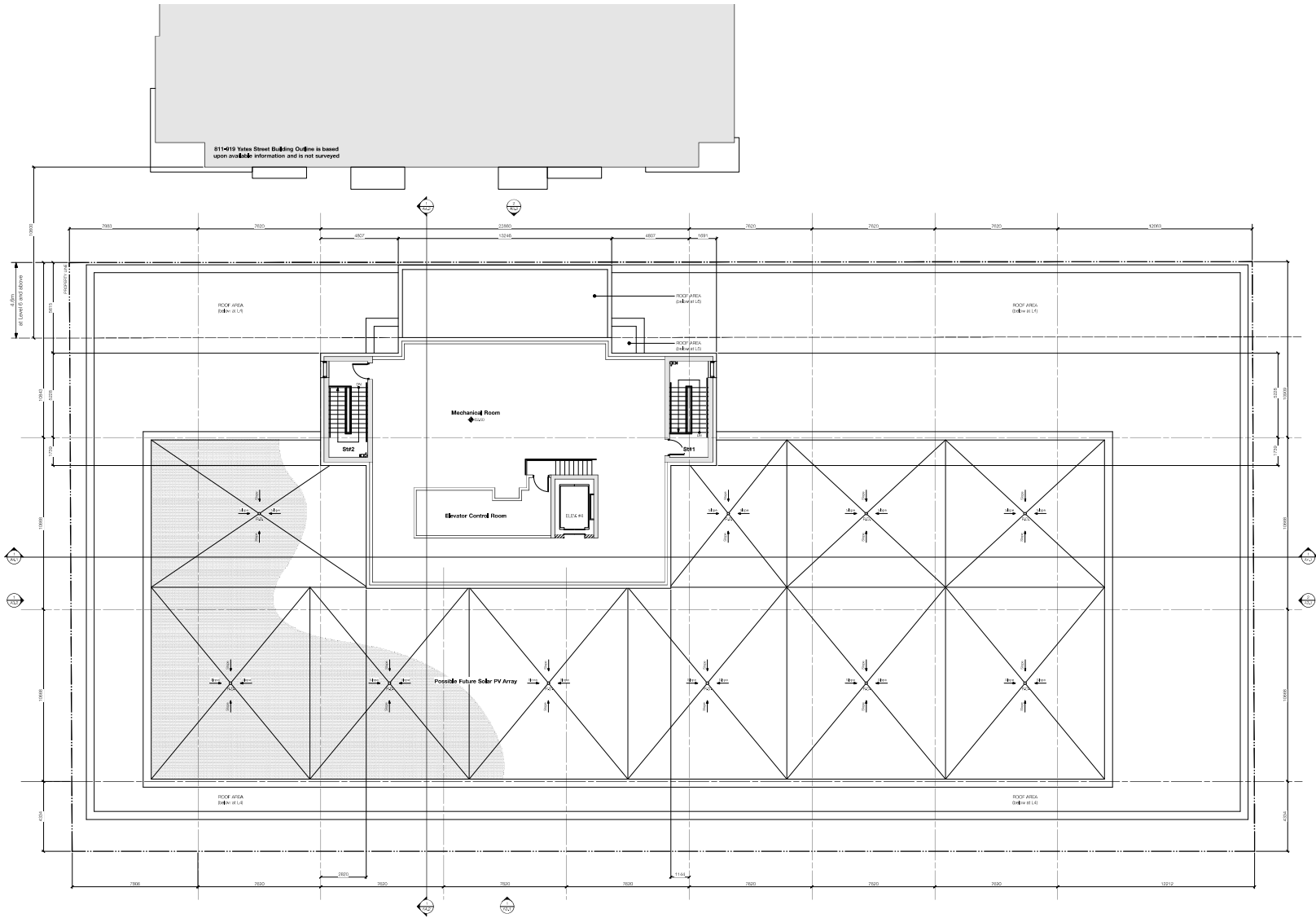
**Levels 6-10 • Zoning Floor Area: 1409.5m<sup>2</sup> (15,172<sup>SF</sup>)**  
(measured to interior face of wall and includes elevator shafts)



Revised/Updated/Amended	12/1/20	
Revised/Updated/Amended	12/1/21	
Revised/Updated/Amended	12/1/21	
rev no.	description	date
<small>Copyright © 2021 D'ambrosio Architectura + Urbanism. All rights reserved. This drawing and its contents are the property of D'ambrosio Architectura + Urbanism. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of D'ambrosio Architectura + Urbanism.</small>		
<b>project name</b> Capital VI 1221 Blanshard Street Victoria, BC		
<b>sheet title</b> Level 6-10 Plan		
<b>project no.</b> 1909		
<b>drawing #</b> -		
<b>scale</b> As Noted		
<b>drawn by</b> EST/JOH		
<b>date</b> November 9, 2021	<b>sheet no.</b> A2.9	



THIS DOCUMENT HAS BEEN ELECTRONICALLY  
SIGNED BY THE DESIGN PROFESSIONAL AND  
ACCEPTED FOR REGISTRATION BY THE  
ARCHITECTURE ACT BOARD OF  
BRITISH COLUMBIA. ANY OTHER SIGNATURE  
OR SEAL ON THIS DOCUMENT IS NOT  
VALID. THIS DOCUMENT IS VALID ONLY IF  
SIGNED BY THE DESIGN PROFESSIONAL AND  
ACCEPTED FOR REGISTRATION BY THE  
ARCHITECTURE ACT BOARD OF  
BRITISH COLUMBIA.



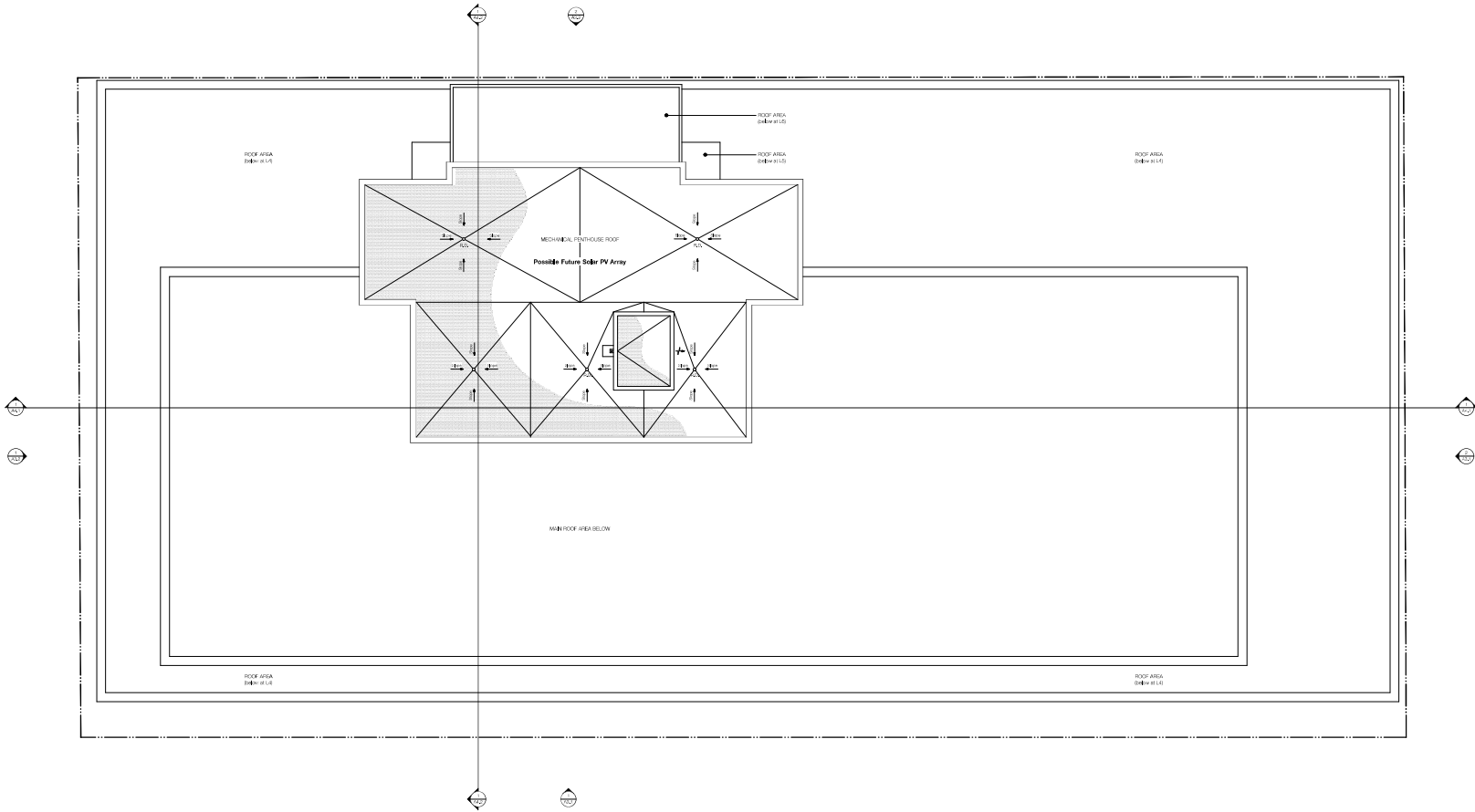
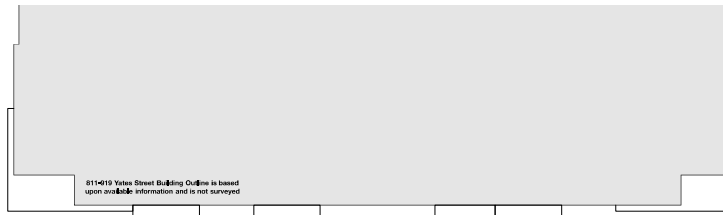
Penthouse G.F.A. : excluded



Revised/Updated/Amended	12/1/20	
Revised/Updated/Amended	12/1/20	
Revised/Updated/Amended	12/1/20	
rev no.	description	date
<small>Copyright © 2021 D'ambrosio Architectura + Urbanism. All rights reserved. This drawing and its contents are the property of D'ambrosio Architectura + Urbanism. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of D'ambrosio Architectura + Urbanism.</small>		
<b>project name</b> Capital VI 1221 Blanshard Street Victoria, BC		
<b>sheet title</b> Roof & Penthouse Plan		
project no.	1909	
drawing no.	-	
scale	As Noted	
drawn by	ESF/JQH	
date	November 9, 2021	sheet no. <b>A2.10</b>



THIS DOCUMENT HAS BEEN ELECTRONICALLY  
SIGNED BY THE DESIGN PROFESSIONAL AND  
ACCEPTED FOR REGISTRATION BY THE  
ARCHITECTURE ACT BOARD OF THE  
ARCHITECTURAL ASSOCIATION OF  
BRITISH COLUMBIA. ANY OTHER SIGNATURE  
OR SEAL IS VOID AND A TRUE COPY OF THE  
ORIGINAL MUST BE FILED WITH THE  
DESIGN PROFESSIONAL. THE BOARD OF  
REGISTRATION OF ARCHITECTS OF  
BRITISH COLUMBIA.



Revised/Revised	25/10/20
Revised/Revised	25/09/20
Revised/Revised	24/08/20
rev no.	description

Copyright reserved. This drawing and design are the property of the Architectural Association of British Columbia. All rights reserved. No part of this drawing may be reproduced without the written consent of the Architectural Association of British Columbia.

project name  
**Capital VI**  
1221 Blenheim Street  
Victoria, BC

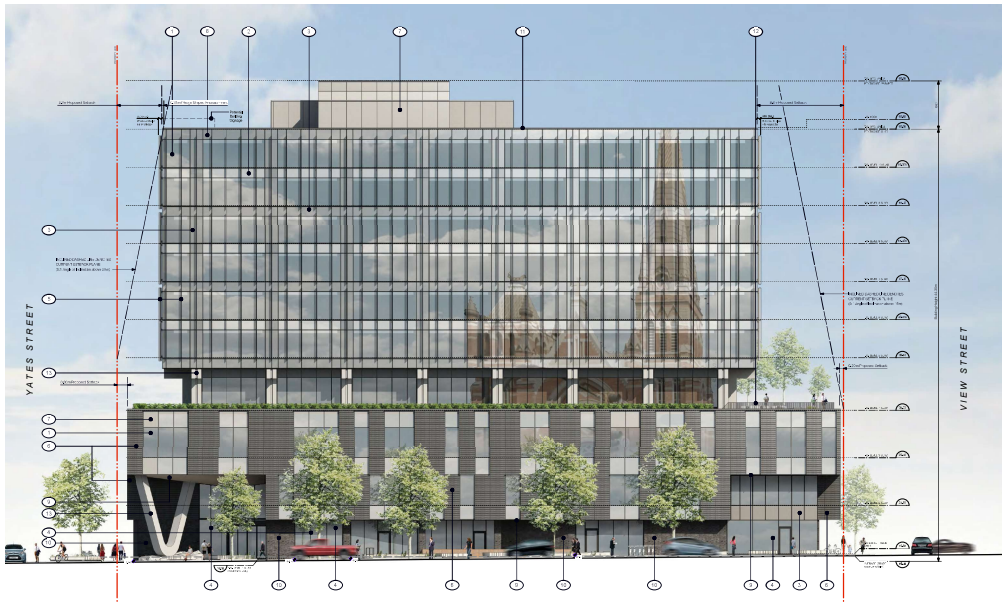
sheet title  
**Roof Plan**

project no.	1909
drawing no.	-
scale	As Noted
drawn by	EST/JOU/JH
date	November 9, 2021
sheet no.	<b>A2.11</b>

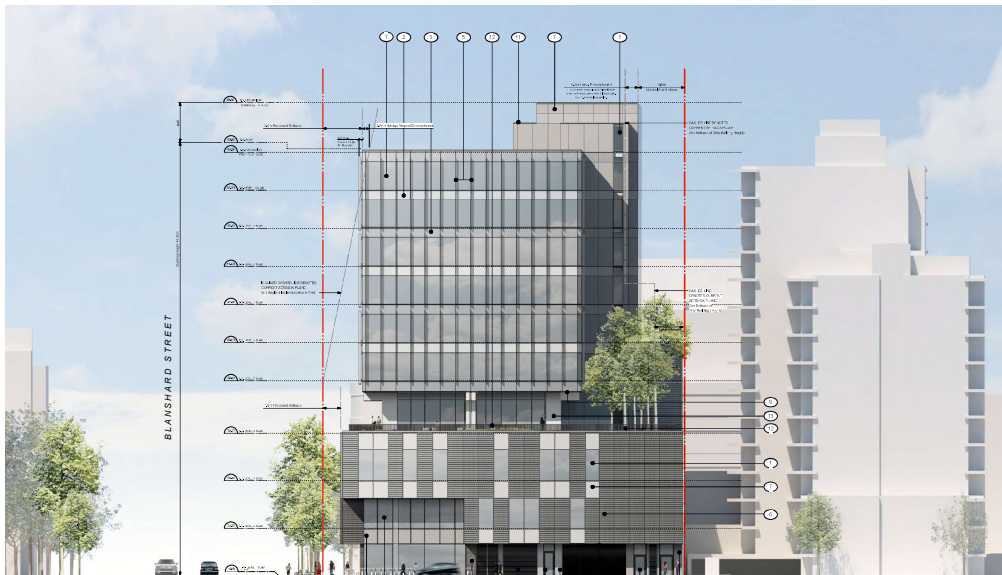




THIS DOCUMENT HAS BEEN ELECTRONICALLY  
SIGNED BY THE ARCHITECT. ANY OTHER SIGNATURE  
OR SEAL IS UNAUTHORIZED. THE ARCHITECT'S  
DESIGN SHALL BE THE BASIS FOR THE  
CONSTRUCTION OF THE PROJECT. THE  
ARCHITECT'S DESIGN SHALL BE THE BASIS FOR THE  
CONSTRUCTION OF THE PROJECT.



1 West Elevation  
Scale: 1:200



2 South Elevation  
Scale: 1:200

Material Examples



Materials Key

- 1 High-Performance Glazing
- 2 Glass Spandrel w/ Opacifier Back-coating - Light Grey
- 3 Glass Spandrel w/ Opacifier Back-coating - Dark Grey
- 4 Aluminum Curtain Wall - Dark Bronze Mullions
- 5 Prefinished Aluminum Fins - Mid-toned Grey
- 6 Honed Dark-Toned Terracotta Panels
- 7 Natural Zinc Cladding
- 8 Natural Zinc Cladding - Dark-Toned
- 9 Smooth Faced Cedar Soffits - Clear Finished
- 10 Dark-Toned Masonry
- 11 Prefinished Metal Flashing and Louvers - Mid-toned Grey
- 12 Metal Picket Guard - Mid to Dark-Toned Grey
- 13 Architectural Concrete - Clear Sealed



rev no.	description	date
1	Issued for Pre-approval	12/1/20
2	Issued for Construction	12/1/21

project name  
**Capital VI**  
1221 Blanshard Street  
Victoria, BC

sheet title  
**South and West Elevations**

project no. 1909

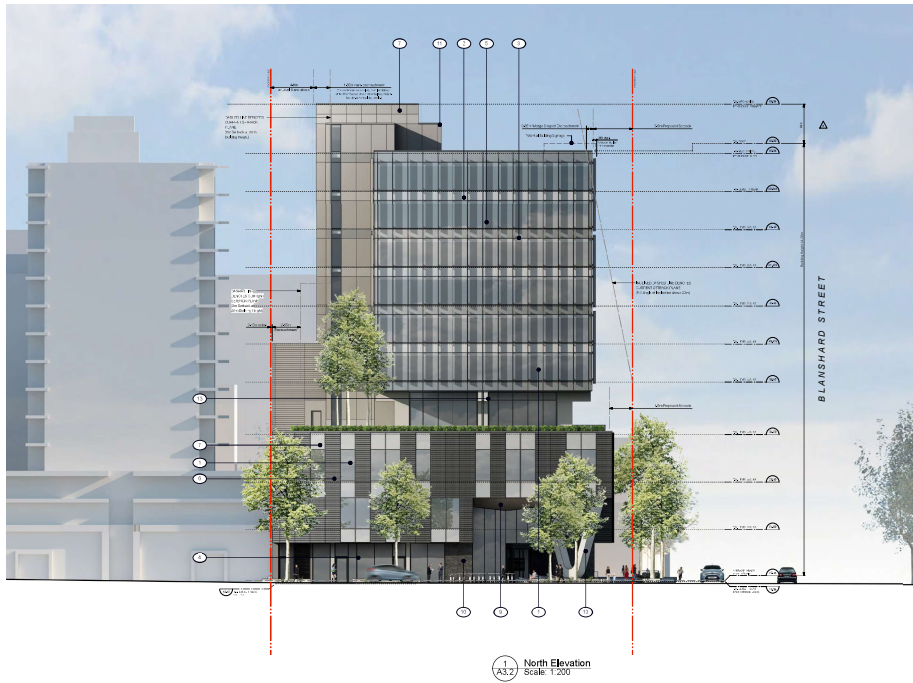
scale As Noted

drawn by SVJUH

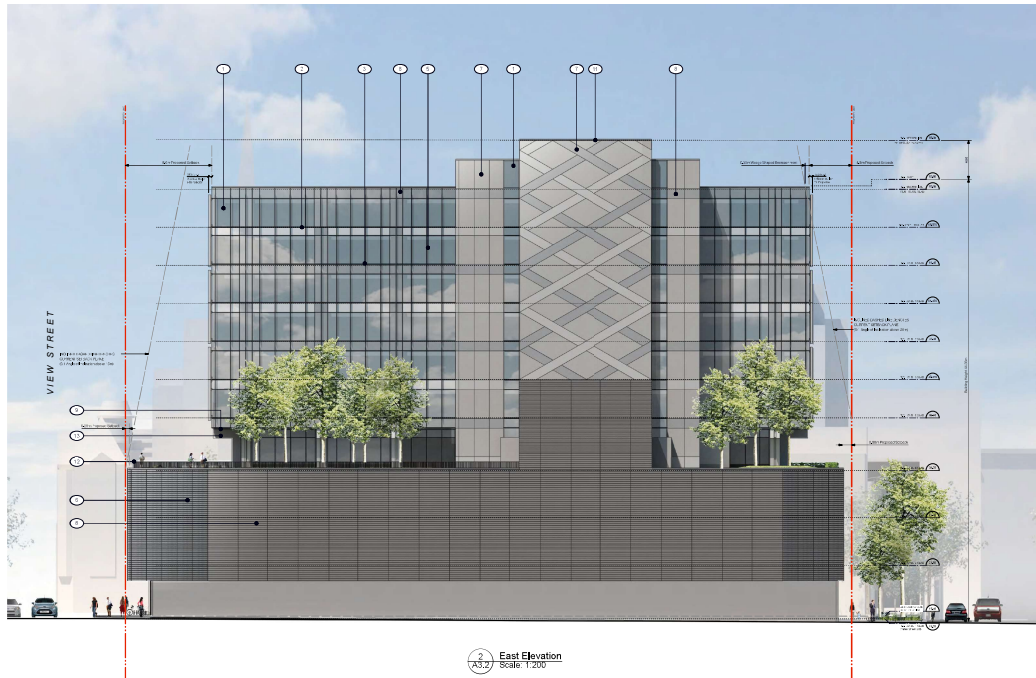
revision no. sheet no.  
November 9, 2021 **A 3.1**



THIS DOCUMENT HAS BEEN ELECTRONICALLY  
SIGNED BY THE ARCHITECT. ANY OTHER  
SIGNATURES OR STAMPS ARE NOT VALID.  
THE ARCHITECT'S SIGNATURE IS A LEGAL  
DECLARATION OF THE ARCHITECT'S INTENT  
TO BE BOUND BY THE TERMS OF THE  
DESIGN AGREEMENT. THE ARCHITECT'S  
DESIGN IS NOT TO BE REPRODUCED OR  
TRANSMITTED IN ANY FORM OR BY ANY  
MEANS, ELECTRONIC OR MECHANICAL,  
INCLUDING PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION STORAGE AND  
RETRIEVAL SYSTEM, WITHOUT THE  
WRITTEN PERMISSION OF THE ARCHITECT.



1 North Elevation  
Scale: 1:200



2 East Elevation  
Scale: 1:200

Material Examples



Materials Key

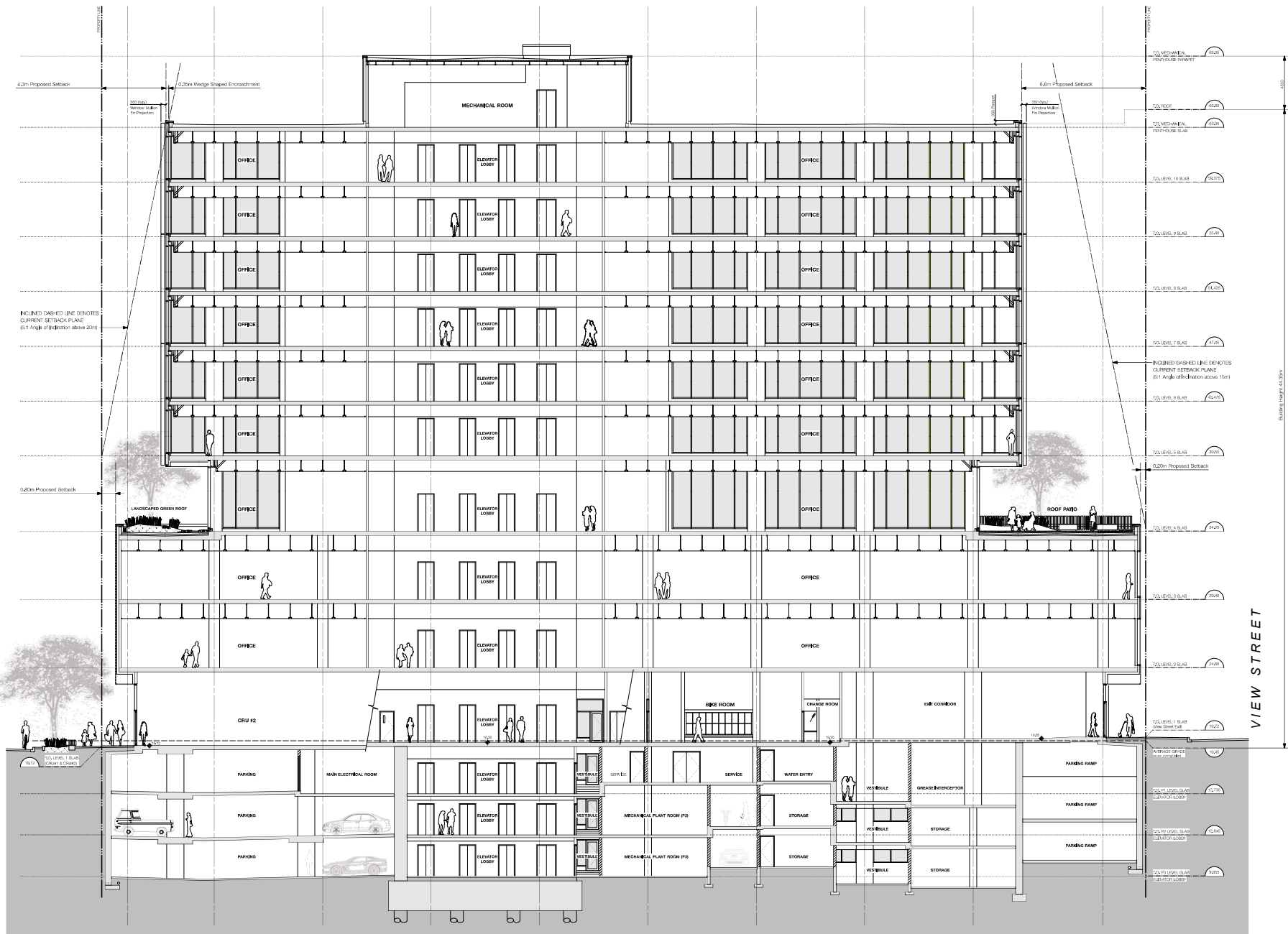
- 1 High-Performance Glazing
- 2 Glass Spandrel w/ Opacifier Back-coating - Light Grey
- 3 Glass Spandrel w/ Opacifier Back-coating - Dark Grey
- 4 Aluminum Curtain Wall - Dark Bronze Mullions
- 5 Prefinished Aluminum Fins - Mid-toned Grey
- 6 Honed Dark-Toned Terracotta Panels
- 7 Natural Zinc Cladding
- 8 Natural Zinc Cladding - Dark-Toned
- 9 Smooth Faced Cedar Soffits - Clear Finished
- 10 Dark-Toned Masonry
- 11 Prefinished Metal Flashing and Louvers - Mid-toned Grey
- 12 Metal Picket Guard - Mid to Dark-Toned Grey
- 13 Architectural Concrete - Clear Sealed



Projecting/Pre-approved	21/1/20	
Approved/Not Approved	12/1/21	
Revised/Not Revised	01/01/21	
rev no.	description	date
<small>Copyright © 2021 D'ambrosio Architecture + Urbanism. All rights reserved. This drawing and design are the work of the architect and are not to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of the architect.</small>		
<b>project name</b> Capital VI 1221 Blanshard Street Victoria, BC		
<b>sheet title</b> North and East Elevations		
project no.	1909	
drawing no.	-	
scale	As Noted	
drawn by	SYJ/HT	
revision no.	sheet no.	
November 9, 2021	A3.2	



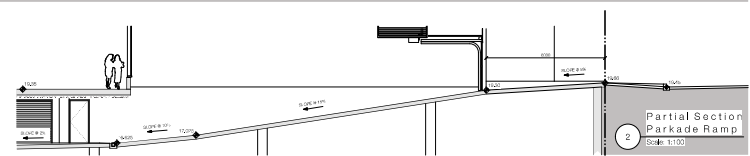
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED BY THE ARCHITECT. ANY OTHER SIGNATURES OR STAMPS ARE UNRELIABLE AND SHOULD NOT BE USED AS EVIDENCE. THE ARCHITECT'S SIGNATURE IS THE ONLY ONE THAT IS LEGALLY BINDING. THE ARCHITECT'S SIGNATURE IS THE ONLY ONE THAT IS LEGALLY BINDING.



YATES STREET

VIEW STREET

1 O/A Building Section  
Scale: 1:100



REV NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/1/20
2	ISSUED FOR PERMIT	12/1/20

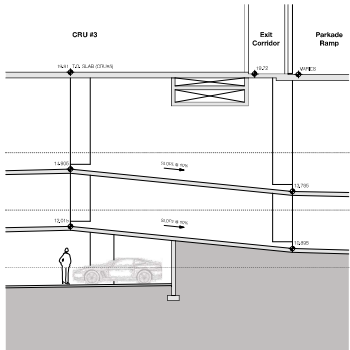
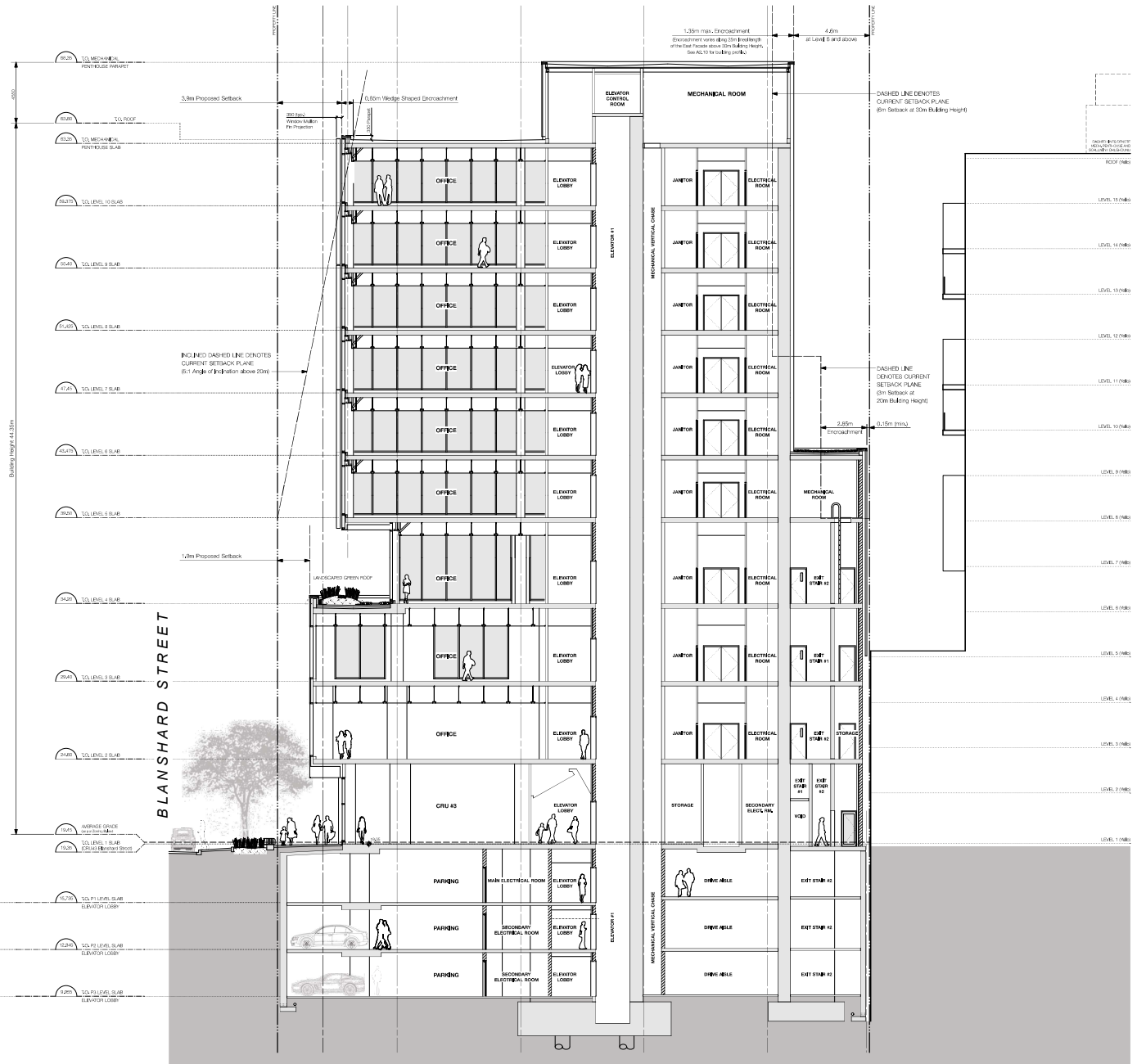
project name  
Capital VI  
1221 Blanshard Street  
Victoria, BC

sheet title  
O/A Building Section  
(North to South)

project no. 1909  
drawing no. -  
scale As Noted  
drawn by TJD  
revision no. sheet no.  
November 9, 2021 A4.1



THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED BY THE ARCHITECT. ANY OTHER SIGNATURES OR STAMPS ARE NOT VALID. ANY OTHER SIGNATURES OR STAMPS ARE NOT VALID. ANY OTHER SIGNATURES OR STAMPS ARE NOT VALID.



2 Partial Section - Internal Ramp System  
Scale: 1:100

1 O/A Building Section  
Scale: 1:100

Revised/Approved	12/1/20	
Revised/Approved	12/1/20	
Rev no	Description	Date
<p>project name  <b>Capital VI</b>                  1221 Blanshard Street                  Victoria, BC</p>		
<p>sheet title  <b>O/A Building Section</b>                  (West to East)</p>		
project no.	1909	
drawing no.	-	
scale	As Noted	
drawn by	TJD	
revision no.	sheet no.	
November 9, 2021	<b>A4.2</b>	