

ARCHITECTURAL EYE CANDY

# CHOKLIT

DESIGNED BY ARTHUR ERICKSON



## THE CHOKLIT NEIGHBOURHOOD

“Choklit” takes its name from Choklit Park, about 100 meters east of the building, across the street from the original home of the Purdy’s Chocolate Company. Co-incidentally, Arthur Erickson temporarily used the same building for his architectural practice in 1969 while designing the University of Lethbridge. Arthur recalls working in the chocolate factory was a constant distraction, with the sweet smell of chocolate drawing everyone to the sample table. Internationally renown architects, Peter Cardew and Richard Enriquez also began their distinguished careers in a house across the street from this building. Today, this is a quiet neighbourhood at the edge of downtown Vancouver. West 7th is a tree lined walking street. It is the official bicycle path leading out to UBC. The buildings are low, and the trees provide shade from the summer sun. Traffic is controlled, both naturally by the narrow street and by intersection traffic calming. Located in the center of the Burrard Slopes, affords commanding views of the downtown skyline and mountains with easy proximity to South Granville shops and restaurants, Granville Island and the Sea Wall. All within walking distance!

# THE ARCHITECT



Arthur Erickson is a passionate advocate of cultural awareness, and a fervent explorer of human and natural environments. His long and diverse list of world renowned buildings include Simon Fraser University, the Museum of Anthropology, The Canadian Chancery in Washington, Museum of Glass in Seattle and the Waterfall Building most recently built by Hillside Developments. All share a deep respect for the context, incomparable freshness and grace and a dramatic use of space and light, all very much a part of the heritage of Choklit.

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Abundant air and light motivate the design of this masterpiece of modern architecture. Entering from West 7th avenue can be compared to a religious experience. Extremely high ceilings and fully glazed walls perfectly compliment the clean interior details. A central feature is the fully exposed staircase, interleaving graceful steel stringers, solid edge grain fir treads and glass railings from ground level to the opening roof skylight. Sunlight reflects from the wood and shines through the open treads, projecting a warm fan of light through the center of each unit. Exposed concrete wall elements and polished concrete floors create a clean backdrop for large artwork, reflecting ambient light for maximum impact.

Fully glazed north and south exposures with large contiguous skylights provide unsurpassed natural illumination. Window vents on both exposures allow for unimpeded natural air circulation, along with a central ventilation skylight, which opens up to the roof deck. Natural convection provides wonderful passive cooling during the summer, and the glazed, 30 foot atrium provides significant solar gain in the winter, naturally augmenting the comfortable hot water radiant heating of the concrete floors.



Relax and entertain on lushly landscaped 1200 sq. foot private roof gardens, designed as an invitation to enjoy the spectacular panorama of Vancouver they present. Custom designed sliding sun roofs atop the central staircase swing wide with a simple pull, allowing easy access through the stainless steel structure. The decks are surrounded by stainless steel capped concrete up stand and glass railings, with built-in planters at the north and south ends. Individual decks are provided with their own water, power and gas for outdoor appliances and hot tubs.



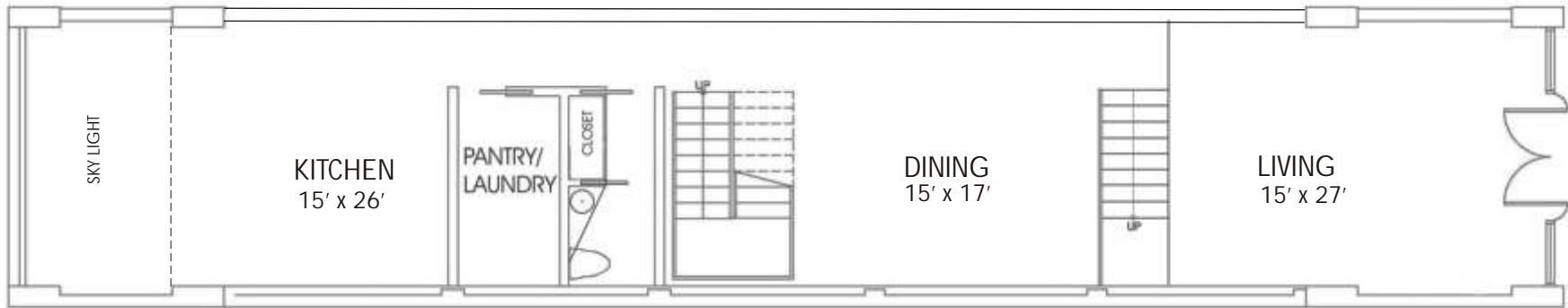
**Priced at \$1,550,000**

Hillside Developments Ltd. 219-1529 West 6th Avenue, Vancouver BC V6J1R1 [www.hillside.ca](http://www.hillside.ca)

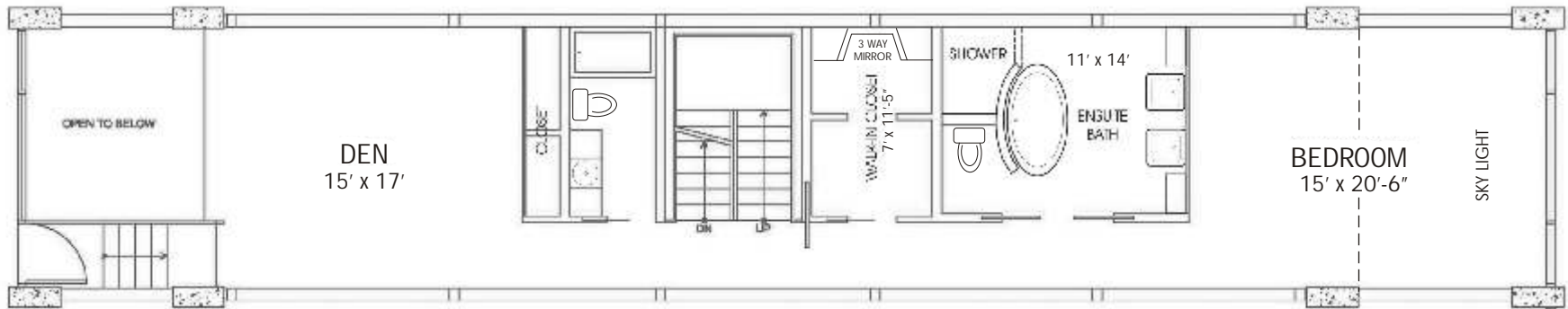
'Choklit' 1174-1178 West 7th Avenue, Vancouver BC 604. 722. 8872



**SIDE ELEVATION**  
2850 sq. ft plus 1200ft. Roof deck



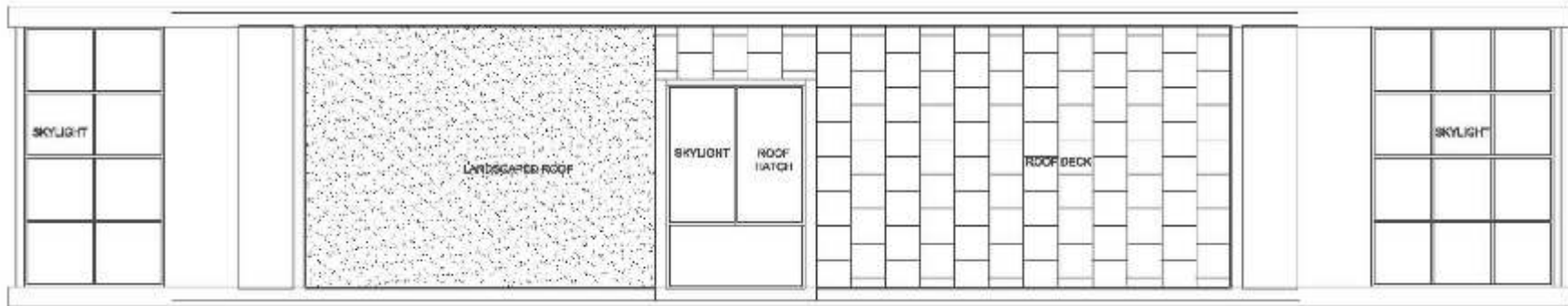
LEVEL 1



# LEVEL 2

(south)

(north)



ROOF DECK  
1200 sq. Ft

# THE EXTERIOR

Fully glazed north face, with full width, 15 foot deep skylight over the master bedroom. Fully glazed south atrium wall with full width, 15 foot deep skylight over kitchen space.

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Concrete tiled roof and landscaped decks are accessible by the main stairwell, which also serves as a large light-well through the center of the building. Gas, electricity and water are provided to the roof decks.

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Two ground level parking spaces provided immediately adjacent each unit.

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Commercial grade, anodized aluminum windows with heat reflecting glass.

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Reinforced "Agilia" concrete and reinforced concrete filled block.

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Stainless steel clad roof enclosures and concrete farrings.

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Complete irrigation system on roofs and front garden areas.

# THE INTERIOR

Experience new heights in design as you enter at street level into an expansive 22 foot ceiling height in the first 20 feet of living area at which point the floor elevation rises by 5 feet in the dining area to 15 feet.

In the south atrium, the ceiling height rises to an astounding 30 feet.

The ceiling height on the upper level is 12 feet throughout.

Highly polished "Agilia" concrete flooring throughout with multi zoned, in-floor hot water radiant heating.

Complete air conditioning ventilation and split system rough in provided.

Elevated mechanical room so equipment does not take up floor space! 15 foot ceilings allows all mechanical equipment to be hung, with a full 8 foot clearance at floor level. Individual commercial gas fired exchange boilers.

Star configured cat 5 network with central connection in the mechanical room and ceiling mount points throughout for wireless APs.

Two complete 2x6 walls are separated with further airspace for a total thickness of 14 inches between each unit for optimal sound proofing.

# MODERNIST INTERIOR DESIGN

The central feature of the Master Bathroom is a free standing, sculptural oval shaped, 6 foot long jet air tub with wireless remote control. This is set against a curved, imported Italian glass tiled wall which encloses the toilet area and the spacious 5'x4' walk in shower. There are two elevated, freestanding modernist sinks with brushed nickle wall spigots mounted on a floor to ceiling mirrored wall. Two custom-made, edge grained solid fir pocket doors with inset hand cast glass as well as hand cast glass windows separate the bathroom from the master bedroom. The floor and shower is finished with large size Italian ceramic tiles. Additional heat loops are provided in the floor throughout the bathroom and silent ventilation is by remote fan.

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The Second Bathroom has a custom designed, architectural, edge grained fir vanity with elevated porcelain white bowl sink and full bath and shower. Brushed nickle spigots are wall mounted and the entire bathroom is finished with Italian ceramic tile.

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The Powder Room has an under-lit "floating" cracked glass vanity under a bottle green glass bowl sink with wall mount spigots.

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Large, Walk-in Closet is 11'x7' with soft, chocolate leather flooring, built-in 8 foot tall 3-way mirror and custom closets.

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Commercial kitchen rough in with high volume ventilation to allow for great versatility in purchaser installed custom kitchen.

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Solid edge grained fir pocket doors with inset glass for all interior openings provides spacial versatility and openness.

# CHOKLIT

*INGREDIENTS: Concrete, Glass, Stainless Steel, Edge Grain Fir, Italian Glass Tile, Italian Ceramic Tile, Porcelain, Copper and may contain other trace metals. 100% Recommended Daily Intake of Good Taste.*



 HILLSIDE  
DEVELOPMENTS  
[www.hillside.ca](http://www.hillside.ca)

*For Your Private Viewing 604. 722. 8872*  
*"CHOKLIT" 1174-1178 WEST 7th AVENUE, VANCOUVER, BC*