

1693 Fort Street Victoria, B.C.



2960 Jutland Road Victoria BC Canada V8T5K2

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Issued for Re-Zoning and Development Permit Applications April 29, 2021

Aryze Developments Inc.

Revisions Bubbled areas indicate revisions compared to the previously submitted plans Received Date: April 30, 2021

List of Drawings

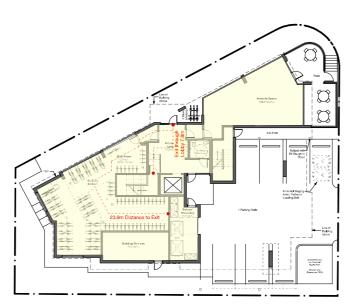
Contacts	List of Drawing	
Developer	Architectural	

Borolopoi	7 11 01	iitootaiai
Aryze Developments 1839 Fairfield Road Victoria, BC V85 1G9	A0.0	Cover Sheet
T: (250) 940-3568	A0.1	Code Summary
1. (230) 540-3300	A0.2	Average Grade
Architect	A0.3	Shadow Studies
	A0.4	Perspective Views
D'Ambrosio architecture + urbanism 2960 Jutland Road Victoria, BC V8T 5K2	A0.5	Perspective Views
T: (250) 384-2400	A1.0	Survey
Landscape Architect	A2.0	Site Plan / L1 Floorplan
Biophilia Design Collective 1608 Camosun Street	A2.1	L2 & L3 Floorplan
Victoria, BC V8T 3E6	A2.2	L4 & L5 Floorplan
T: (250) 590-1156	A2.3	L6 Floorplan & Roof Plan
A. II	A4.1	North & West Elevations & Mater
Civil	A4.2	South & East Elevations & Materi
McElhanney Suite 500 3960 Quadra Street Victoria, BC VSX 4A3	A4.3	Building Sections
T: (250) 370-9221		

Surveyor

T: (250) 727-2214

Landscape		Civil	Civil	
L1	Landscape Site Plan	C1 Cc	onceptual Servicing Drawing	
L2	Tree Removal and Protection Plan			
L3	Tree Planting Areas			



Level 1 - 331.46 sq.m.



Level 2 to Level 5 (Typical) - 540.788 sq.m.



Level 6 - 279.016 sq.m.

■ Building Code Summary

NOTE: PROJECT DATA IS GOVERNED BY BCBC 2018

THE PROPOSED BUILDING WILL BE A 6-STOREY RESIDENTIAL DEVELOPMENT WITH ANCILLARY AT-GRADE PARKING & AMENITY USES IN VICTORIA, B.C. THE BUILDING WILL CONTAIN SIX (6) STOREYS OF WOOD FRAME CONSTRUCTION WITH RESIDENTIAL (GROUP C) USE.

Governing Code

BCBC 2018 (unless otherwise indicated)

Governing Code Part

Division B Part 3

Major Occupancy Classification / Construction Type Group C (Residential / Combustible)

Building Area

540.788 m2

Building Height

6 Storeys

Number of Dwelling Units

23 Dwelling Units

Building Code Classification

3.2.2.50 - Group C, up to 6 Storeys, Sprinklered

Sprinklers

To Be Provided (NFPA 13R for Residential)

Stand Pipes To Be Provided

Fire Resistance Ratings

Roof: 1h Floor / Occupied Roof: 1h Load-bearing Walls/Columns: 1h

Fire Alarm

To Be Provided

Central Station Monitoring To Be Provided per 3.2.4.7 (4)

Emergency Lighting & Exit Signs To Be Provided

Alternative Solutions

None Required







2 Rezoning and DPA 21/04/29 1 Rezoning and DPA 21/01/22 0 Rezoning and DPA description

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Student Rental Housing

1693 Fort Street

Code Summary

project no.	20-17
drawing file 20-17 S	tudent Housing CURRENT.vwx
date issued	April 29, 2021
scale	As Noted
drawn by	MZ
checked by	ES
revision no.	sheet no.
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A	30.85	A-B	30.85	3,965
В	30.85	B-C1	30.85	0.388
C1	30.85	C1-C2	30.95	0
C2	31.05	C2-C3	31.05	0.9
C3	31.05	C3-C4	31.15	0
C4	31.25	C4-C5	31.25	0.9
C5	31.25	C5-C6	31.35	0
C6	31.45	C6-C7	31.45	0.9
C7	31.45	C7-C8	31.55	0
C8	31.65	C8-D	31.65	1.724
D	31.65	D-E	31.575	3.504
E	31.5	E-F	31.5	0.2
F	31.5	F-G	31.225	12.4
G	30.95	G-H	30.95	3.081
Н	30.95	H-I	30.825	3.076
- I	30.7	I-J	30.415	10.715
J	30.13	J-K	30.065	2.41
K	30	K-L	29.875	3.441
L	29.75	L-M	29.75	1.418
M	29.75	M-N	29.85	8.334
N	29.95	N-O	30.025	5.884
0	30.1	O-P	30.1	5.632
P	30.1	P-Q	30.35	8.684
Q	30.6	Q-R	30.65	1.83
R	30.7	R-S	30.7	0.4
S	30.7	S-T	30.775	7.914
Т	30.85	T-U	30.85	11.552
U	30.85	U-V	30.85	0.628
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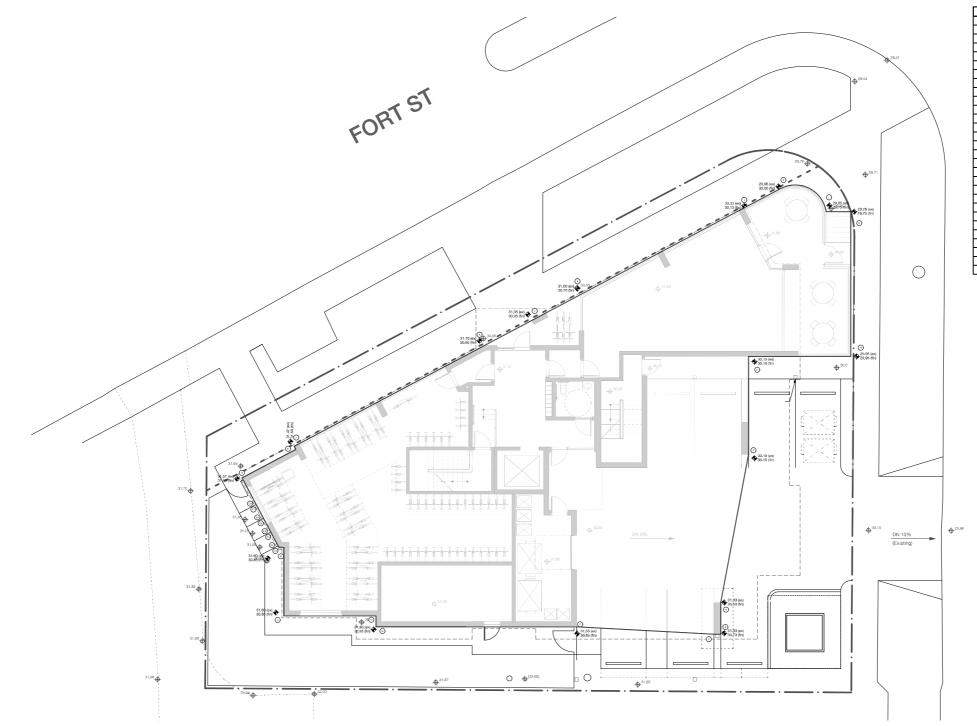
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Average Grade

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1 Average Grade Calculation
Scale 1:100



1 June 21 - 9:00am
Scale: NTS



2 June 21 - 12:00pm Scale: NTS



3 June 21 - 5:00pm
Scale: NTS



March 21 - 9:00am
Scale: NTS



5 March 21 - 12:00pm Scale: NTS



6 March 21 - 5:00pm
Scale: NTS



7 December 21 - 9:00am
Scale: NTS



8 December 21 - 12:00pm

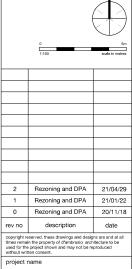
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9 December 21 - 3:00pm
Scale: NTS

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Shadow Studies

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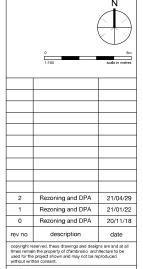
1 View from Northeast
Scale: NTS



2 View from Northwest
Scale: NTS

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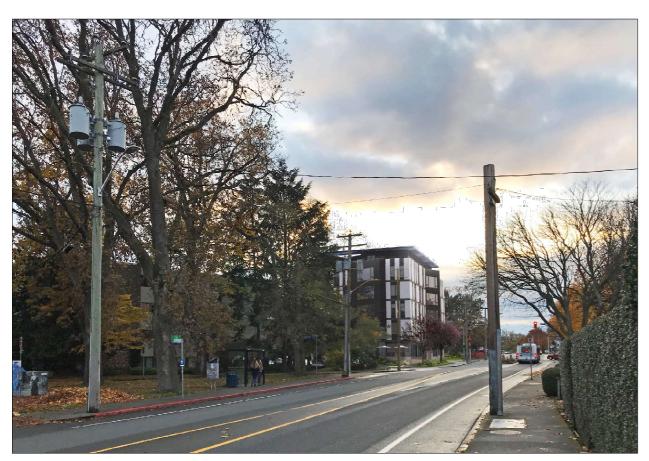


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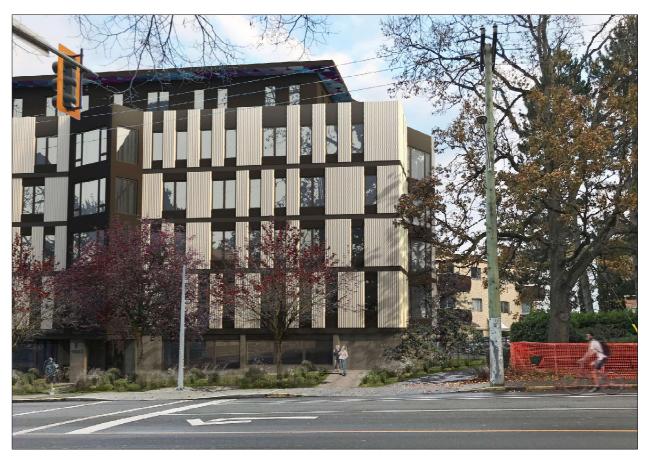
1 View from East
Scale: NTS



3 View from Northwest
Scale: NTS



2 View from Southeast
Scale: NTS



4 View from North
Scale: NTS

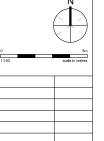
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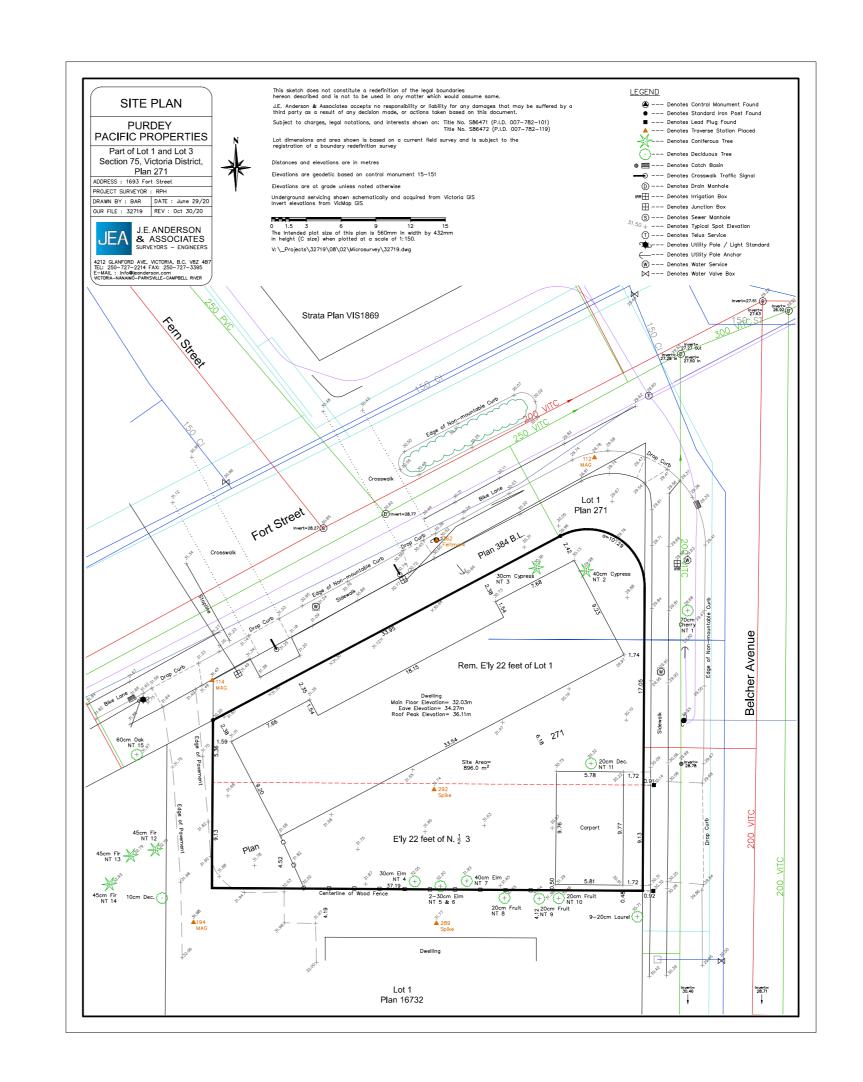
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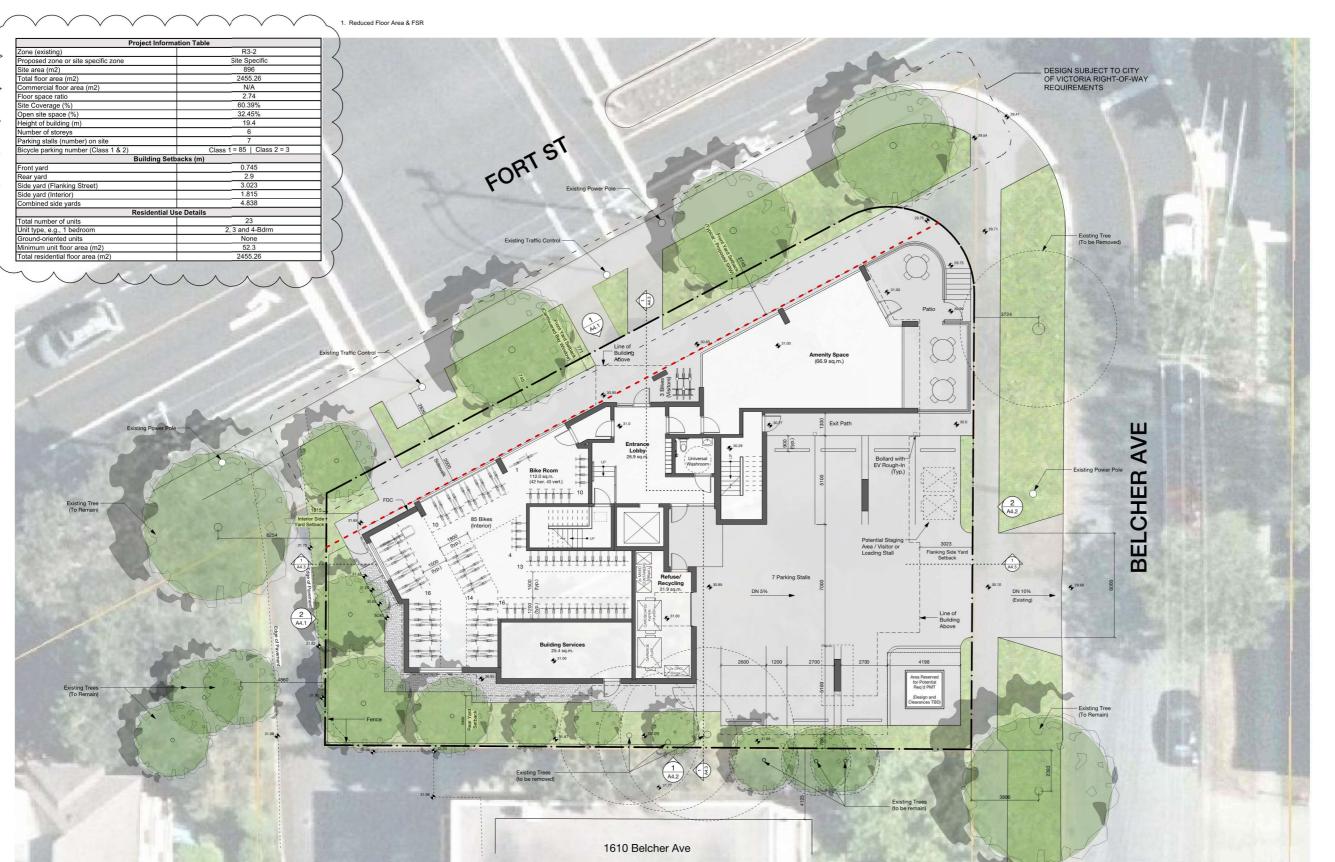
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- Refer to landscape architectural drawings for paving and plant materials information.

List of Revisions

Reduced Floor Area & FSR



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Site Plan / L1 Floorplan

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L2 & L3 Floorplans

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List of Revisions

1. Reduced Floor Area at L5



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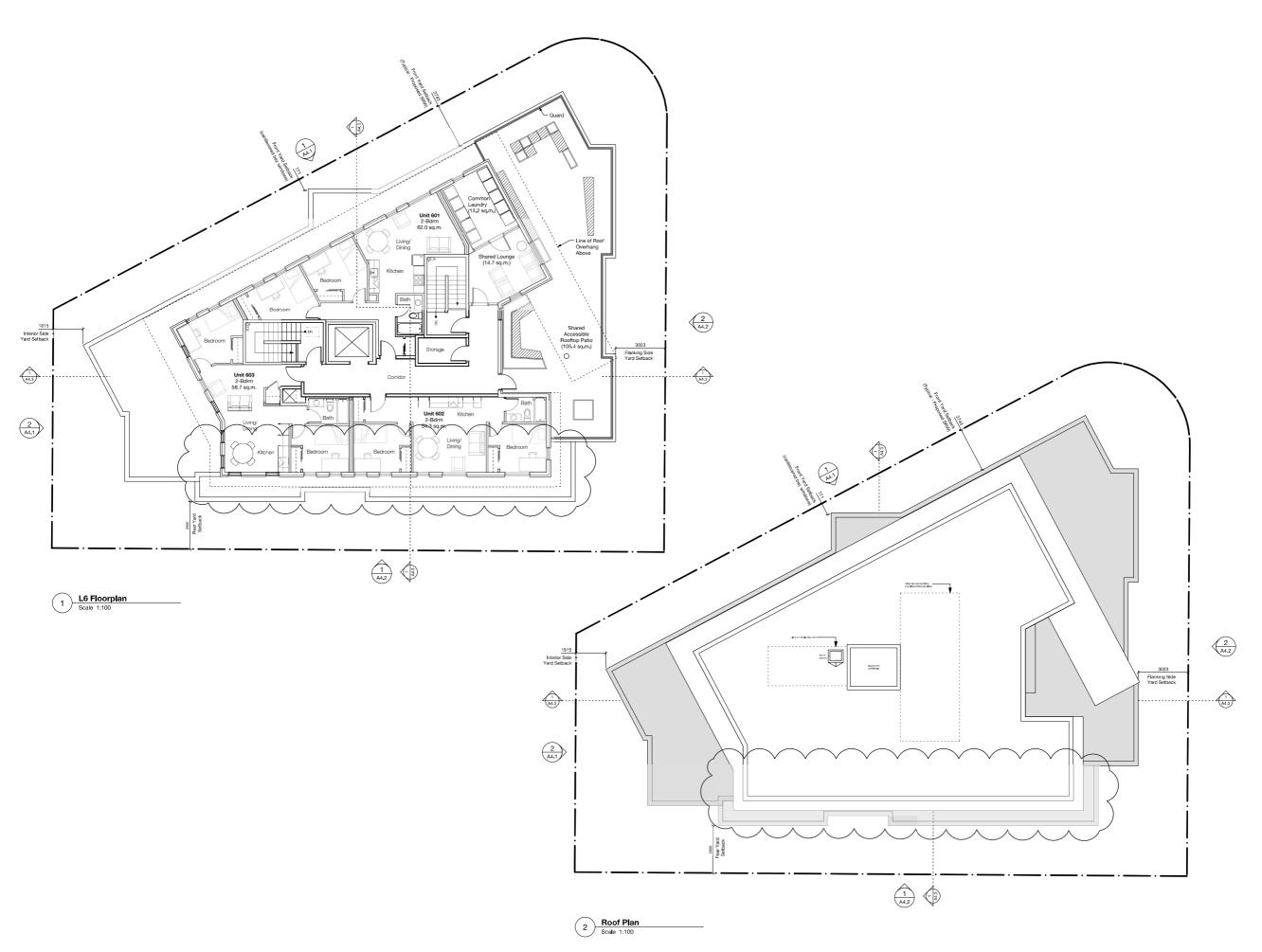
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L4 & L5 Floorplans

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List of Revisions

Reduced Floor Area at L5 (below)



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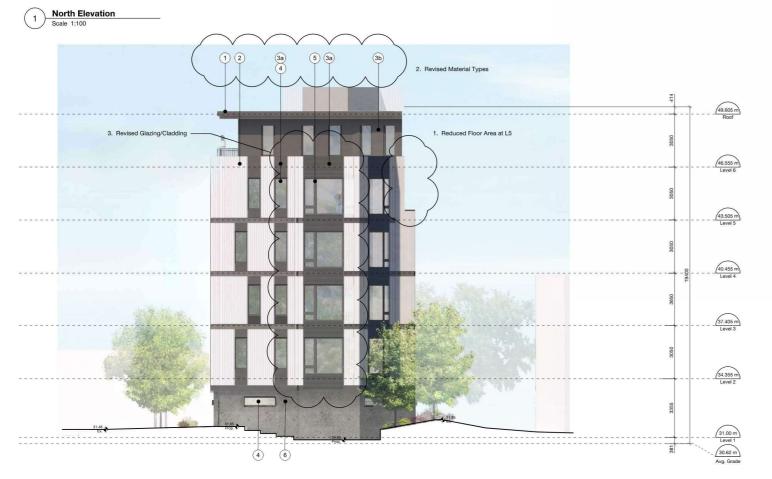
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L6 & Roof Floorplans

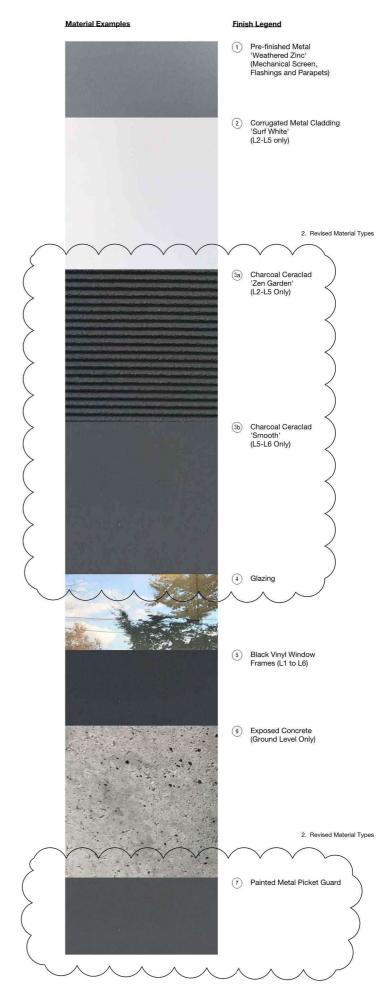
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2 West Elevation
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List of Revisions

- Reduced Floor Area at L5
 Revised Material Types
- Revised Glazing/Cladding



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Elevations - North and West

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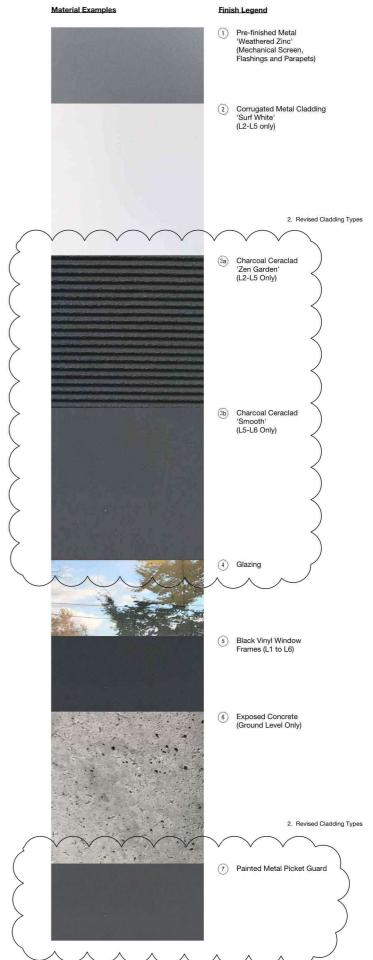
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List of Revisions 1. Reduced Floor Area at L5

- Revised Cladding Types
- Revised Glazing/Cladding



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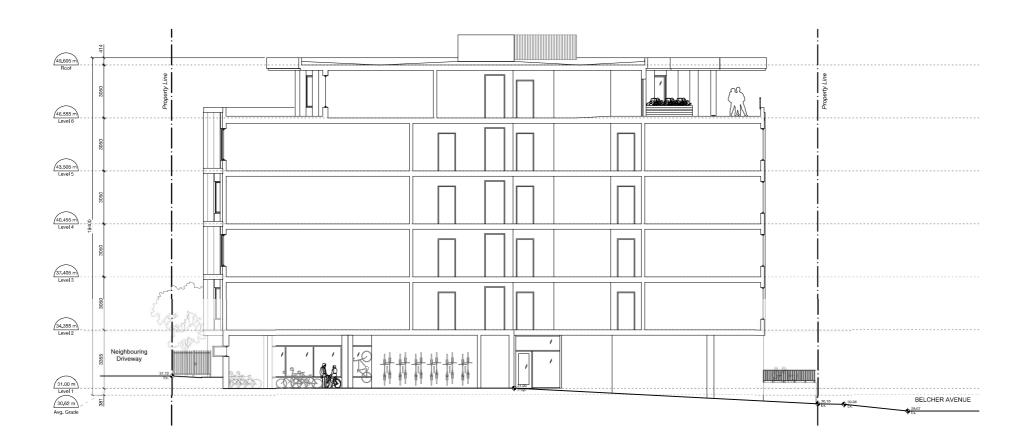
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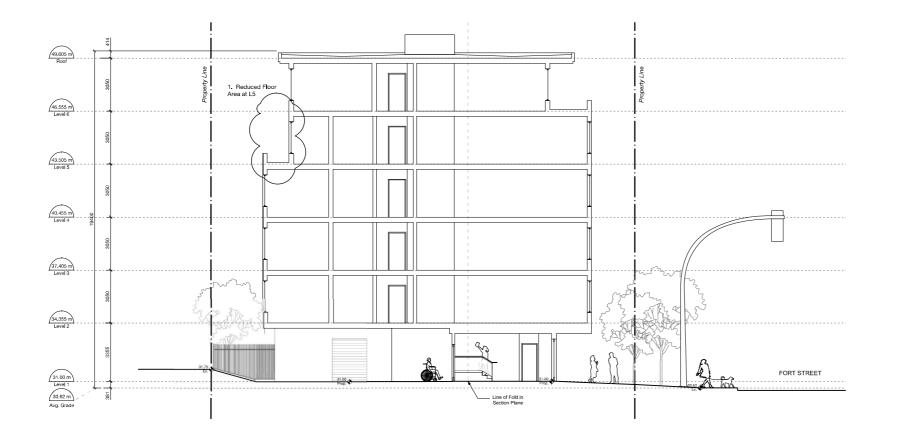
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