

1964 OAK BAY AVENUE

1964 Oak Bay Ave, Victoria, BC

ISSUED FOR PRE-APPLICATION

PROJECT TEAM

CLIENT	ARCHITECTURAL	STRUCTURAL	MECHANICAL	ELECTRICAL	BUILDING CODE
Aryze Developments	office of mcfarlane biggar architects + designers	Read Jones Chrisoffersen Ltd	Avalon Mechanical	AES Engineering Ltd	GHL Consultants Ltd
1839 Fairfield Rd Victoria, BC V8S 1G9 250 940 3568	301 - 1825 Quebec St Vancouver, BC V6T 2Z3 604 558 6344	645 Tye Road Victoria, BC V9A 6X5 778 736 1136	200-1245 Esquimalt Rd Victoria, BC V9A 3P2 250 384 4128	500 - 3795 Carey Rd Victoria, BC V8Z 6T8 250 381 6121	800 - 700 West Pender St Vancouver, BC V6C 1G8 604 689 4449
Kieran Lynch - Development Manager kieran@aryze.ca	Steve McFarlane - Principal smcfarlane@officemb.ca	Leon Plett - Managing Principal lplett@rjc.ca	Kevin Jackson - Principal kjackson@avalonmechanical.com	Jordan Klear - Project Manager jordan.klear@aesengr.com	Frankie Victor - Principal fv@ghl.ca
LANDSCAPE	CIVIL	GEOTECHNICAL	ENERGY & ENVELOPE	TRANSPORTATION	UTILITY COORDINATION
LADR Landscape Architects Inc	McElhanney	Ryzuk Geotechnical	EVOKE	Bunt & Associates Engineering Ltd	Primary
3 - 864 Queens Ave Victoria, BC V8T 1M5 250 598 0105	500 - 3960 Quadra St Victoria, BC V8X 4A3 250 370 9221	6 - 40 Cadillac Ave Victoria, BC V8Z 1T2 250 475 3131	102 - 814 Broughton St Victoria, BC V8W 1E4 250 800 5655	530 - 645 Fort St Victoria, BC V8W 1G2 778 746 6958	200 - 4240 Glanford Ave Victoria, BC V8Z 4B8 250 385 0401
Chris Windjack cwindjack@adrla.ca	Nathan Dunlop ndunlop@mcclhanney.com	Scott Currie mail@ryzuk.com	Chris Raudoy craudoy@evokebuildings.com	Jason Potter jpotter@bunteng.com	Pual Cumminger paul.cumminger@primaryeng.com

DRAWING LIST

A000	COVER SHEET
A005	SITE CONTEXT + DESIGN RATIONALE
A006	PERSPECTIVE IMAGES + MATERIALITY
A011	PROJECT STATISTICS
A041	SITE PLAN
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A102	FLOOR PLAN - TYPICAL LEVEL 2 - LEVEL 5
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A107	ROOF PLAN
A201	ELEVATION - WEST
A202	ELEVATION - SOUTH
A203	ELEVATION - EAST
A204	ELEVATION - NORTH

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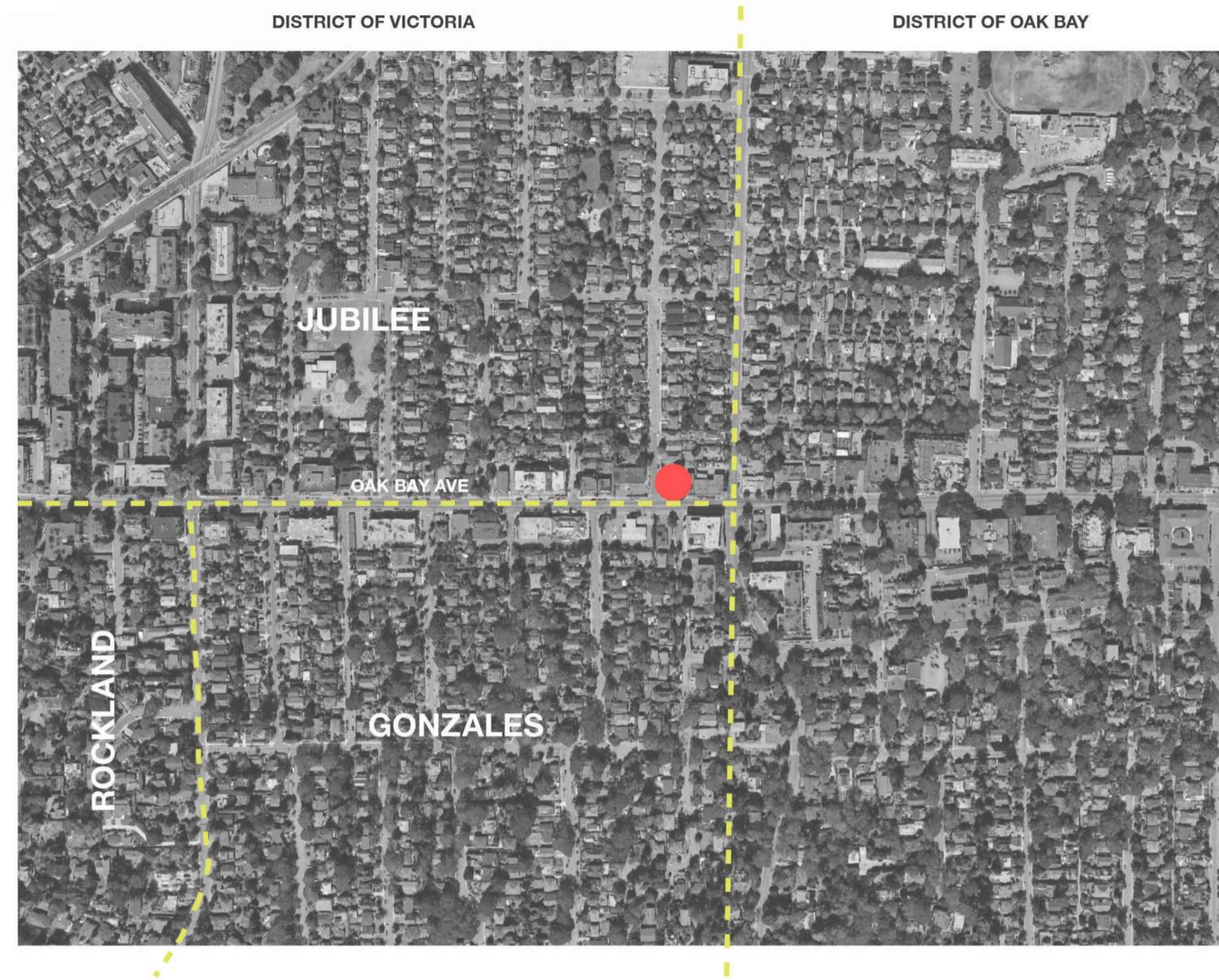
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A000
COVER SHEET
1 : 10



CONTEXT LARGE

OAK BAY AVE.



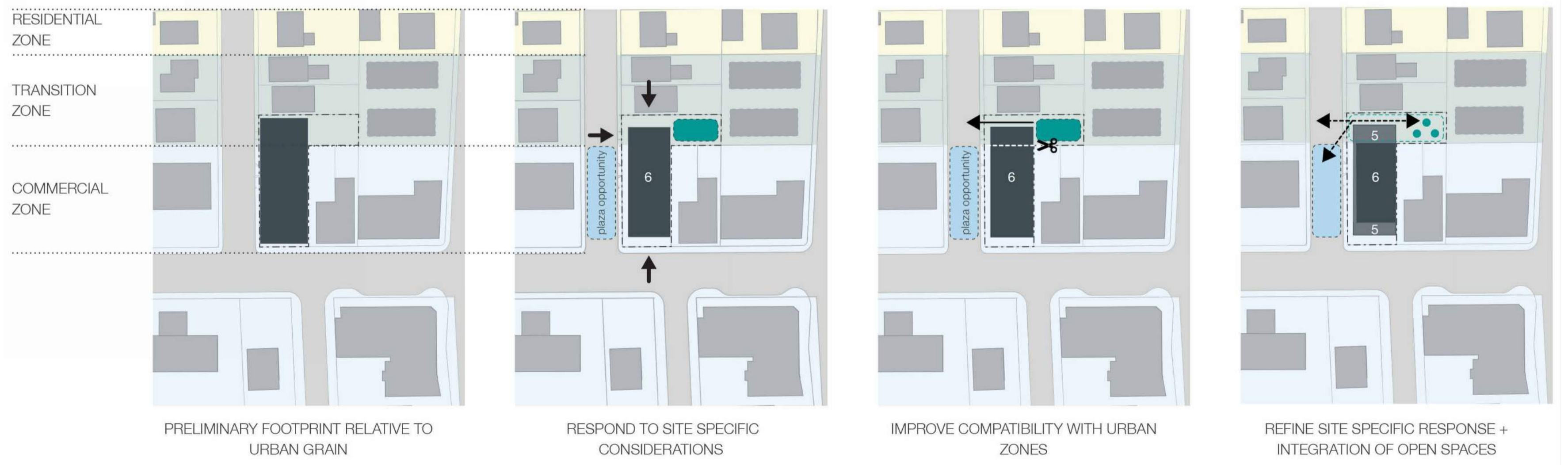
AMPHION ST.



STREET PHOTO ELEVATIONS



CONTEXT MEDIUM



DESIGN APPROACH DIAGRAM

STUCCO



METAL/CEMENTITIOUS PANELS



MATERIAL BOARD



ELEVATION ALONG OAK BAY AVE.



CORNER OF OAK BAY AVE & AMPHION ST.



ELEVATION ALONG AMPHION



PERSPECTIVE LOOKING DOWN AMPHION ST.



PERSPECTIVE ALONG OAK BAY AVE.

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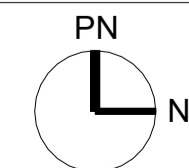
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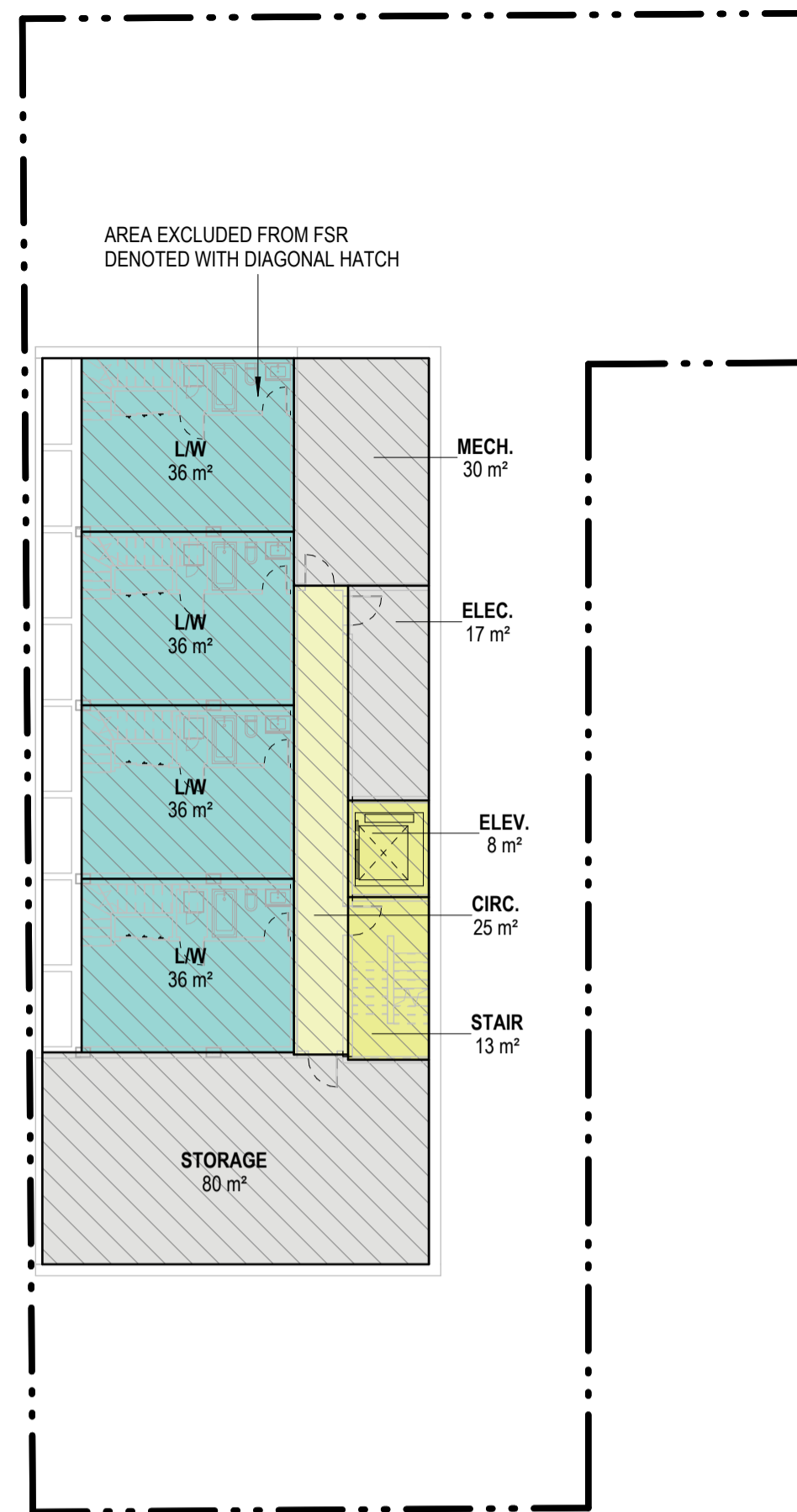


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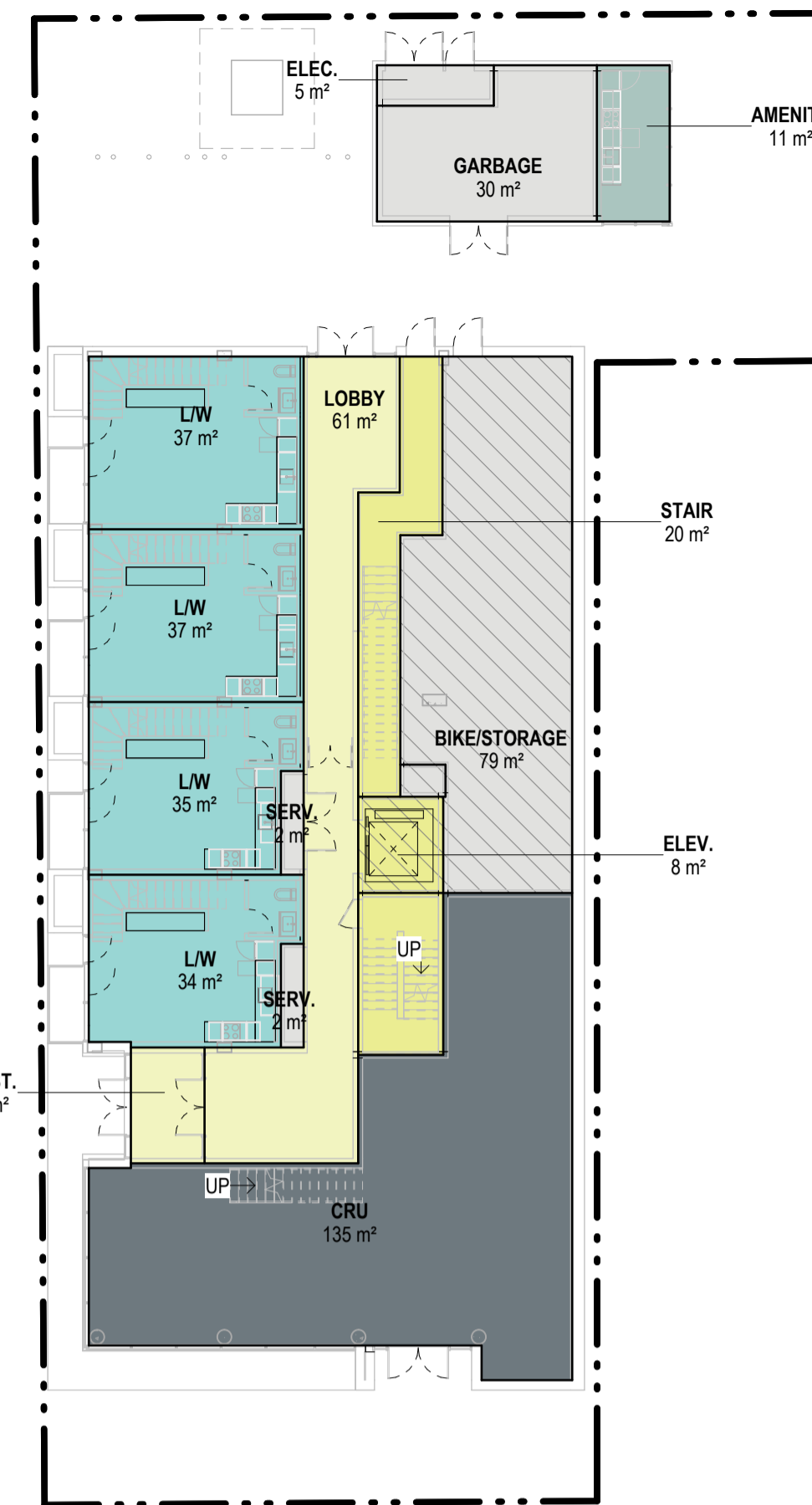


A006

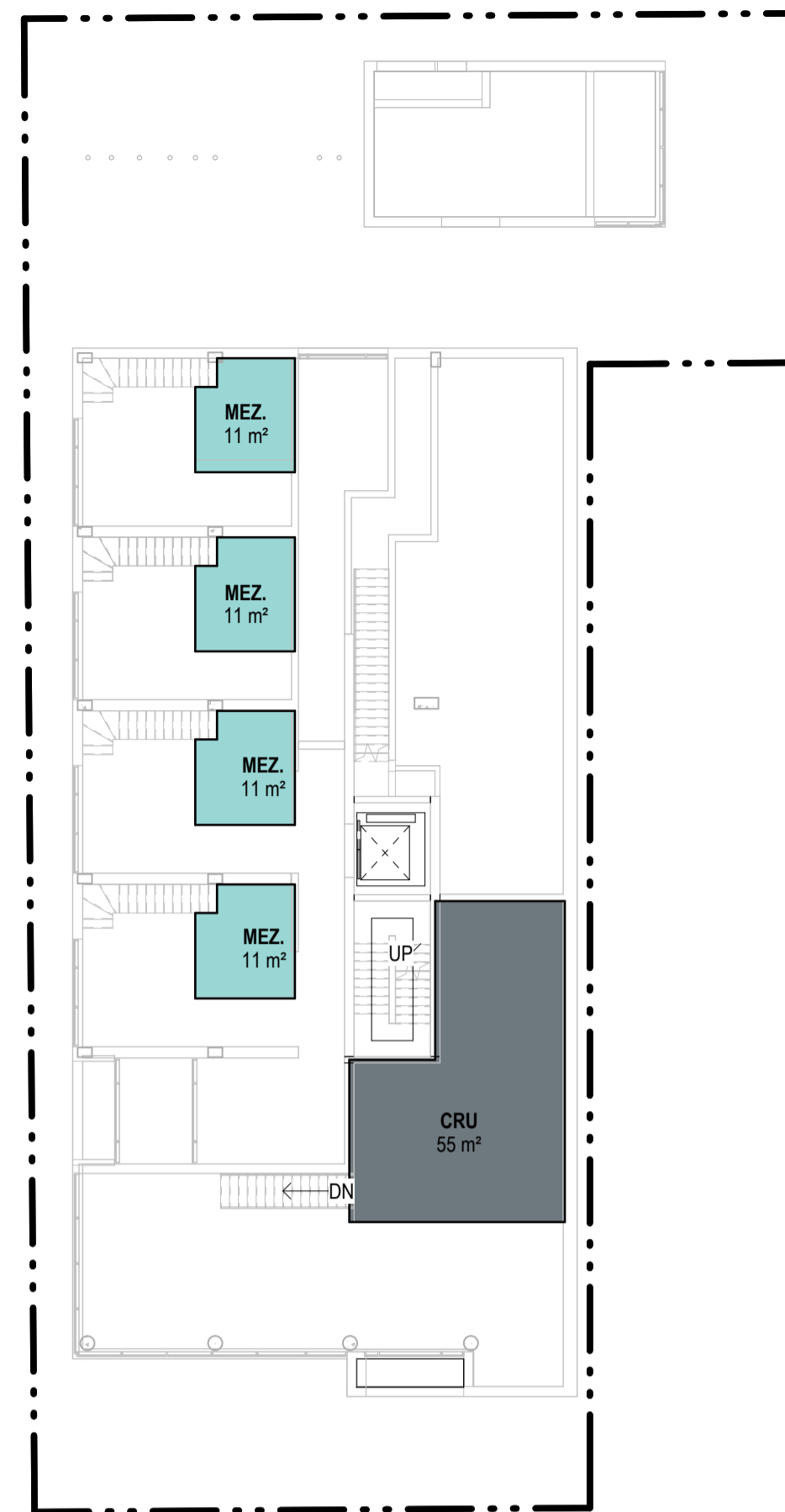
PERSPECTIVE IMAGES + MATERIALITY



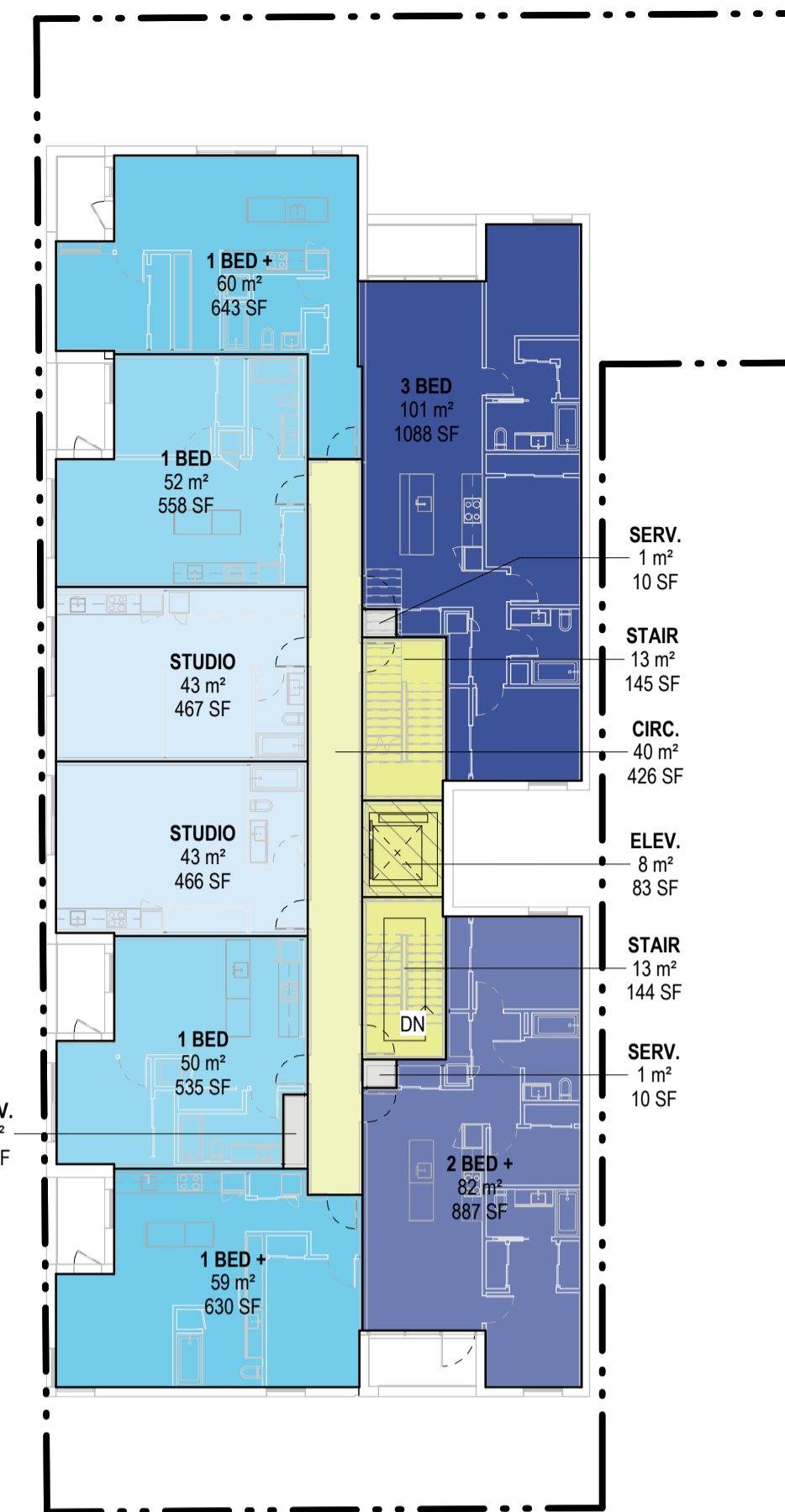
1 BASEMENT
A011 1:200



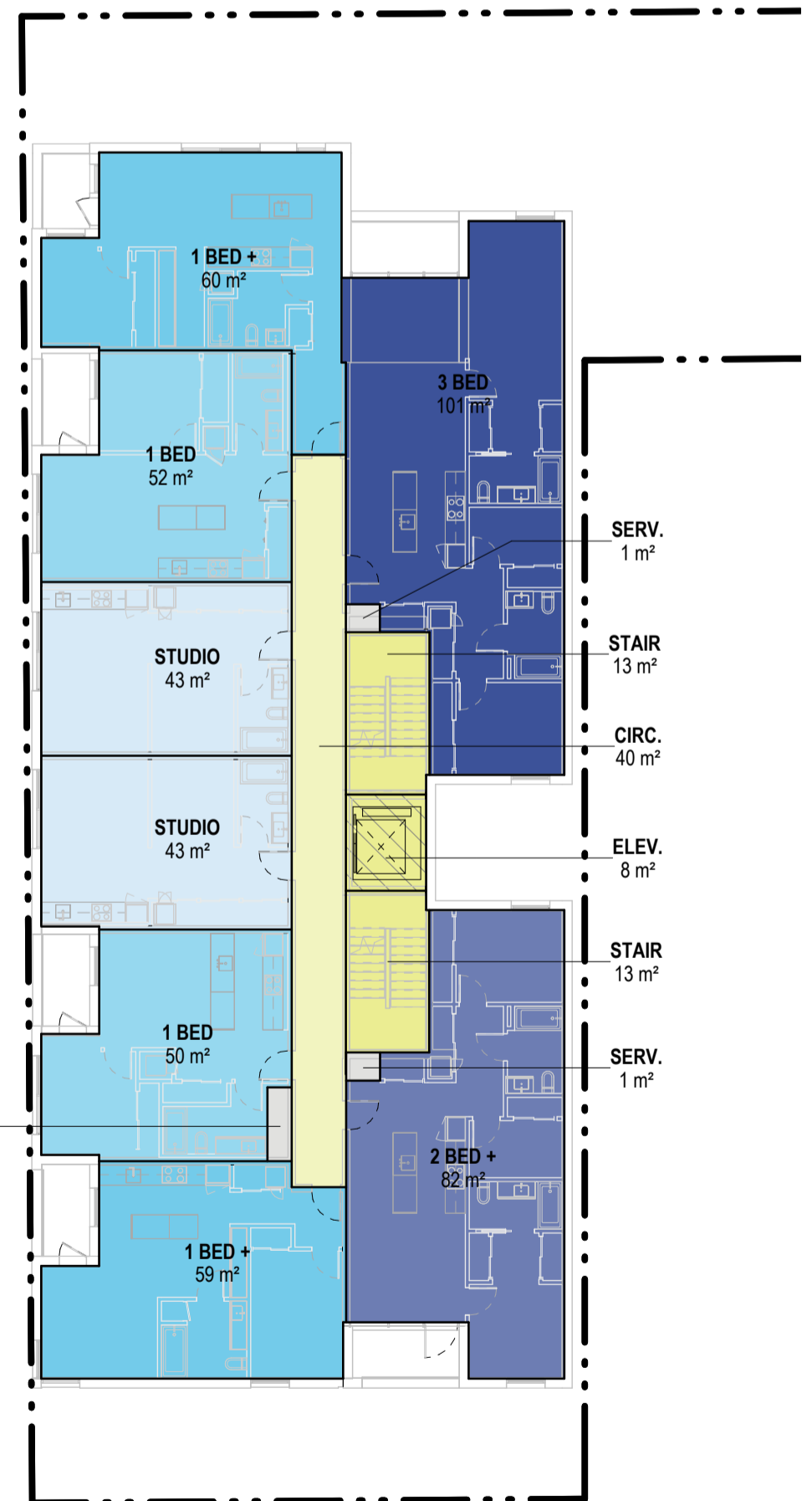
2 LEVEL 1
A011 1:200



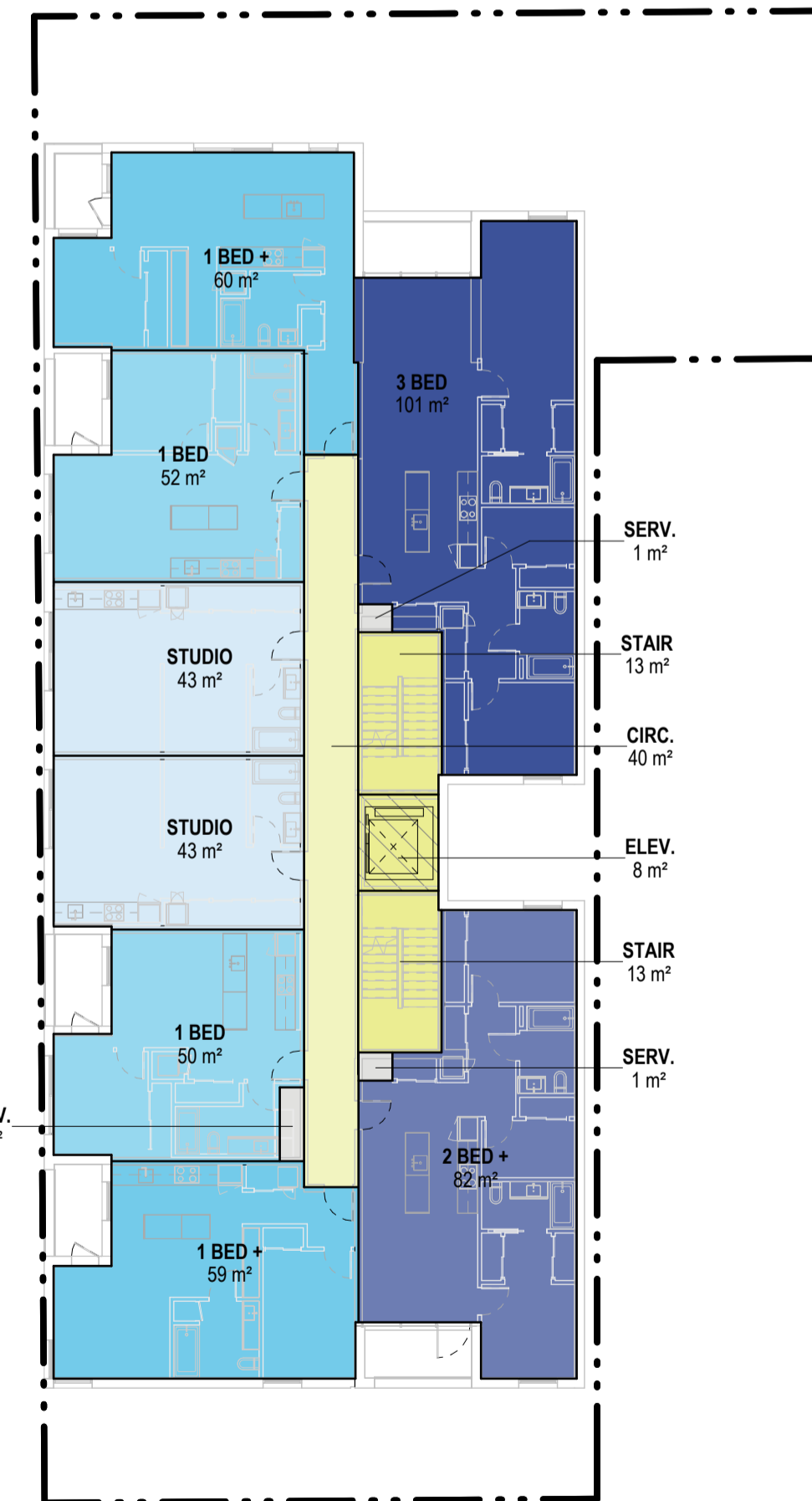
8 MEZZANINE
A011 1:200



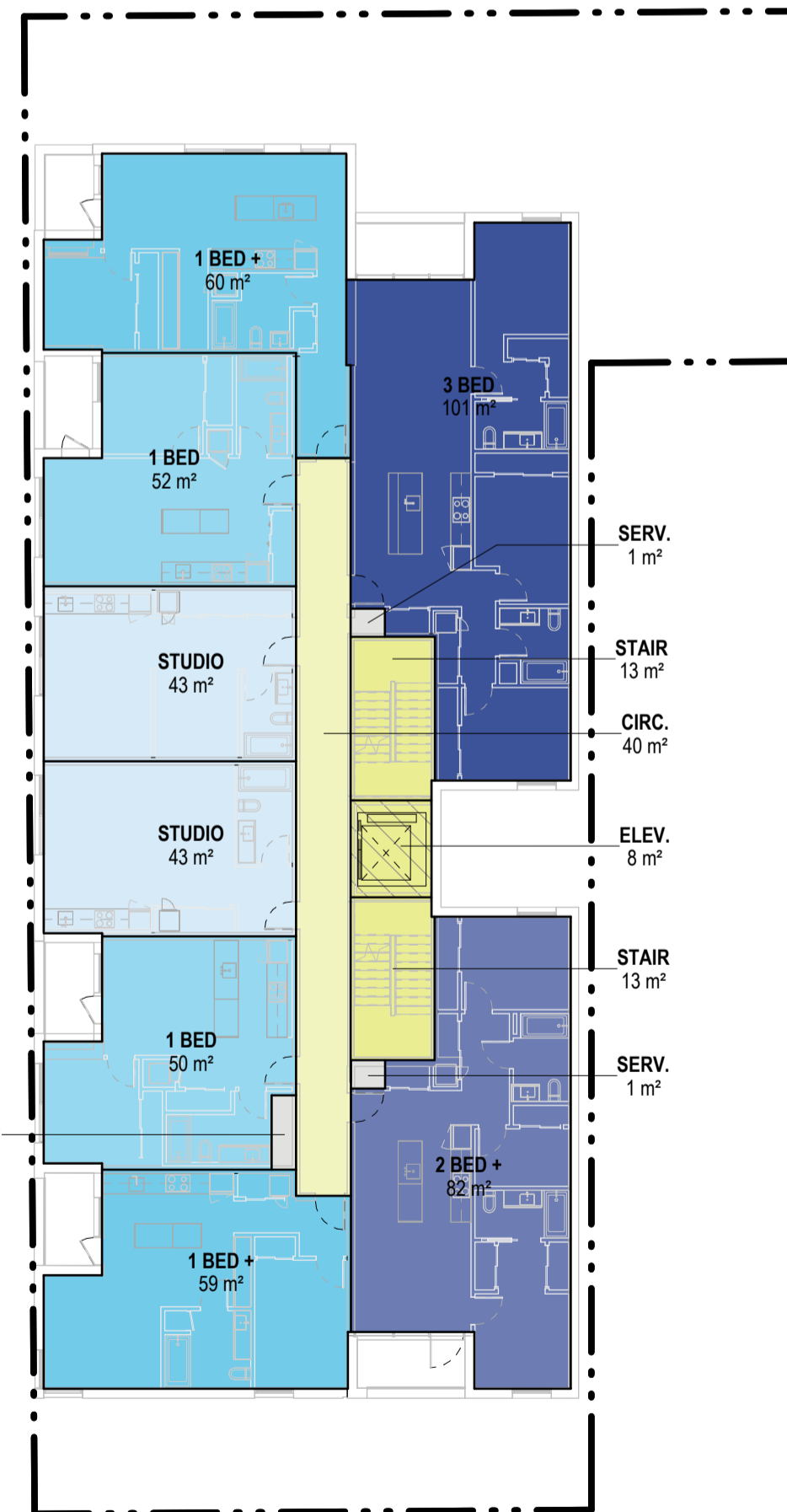
3 LEVEL 2
A011 1:200



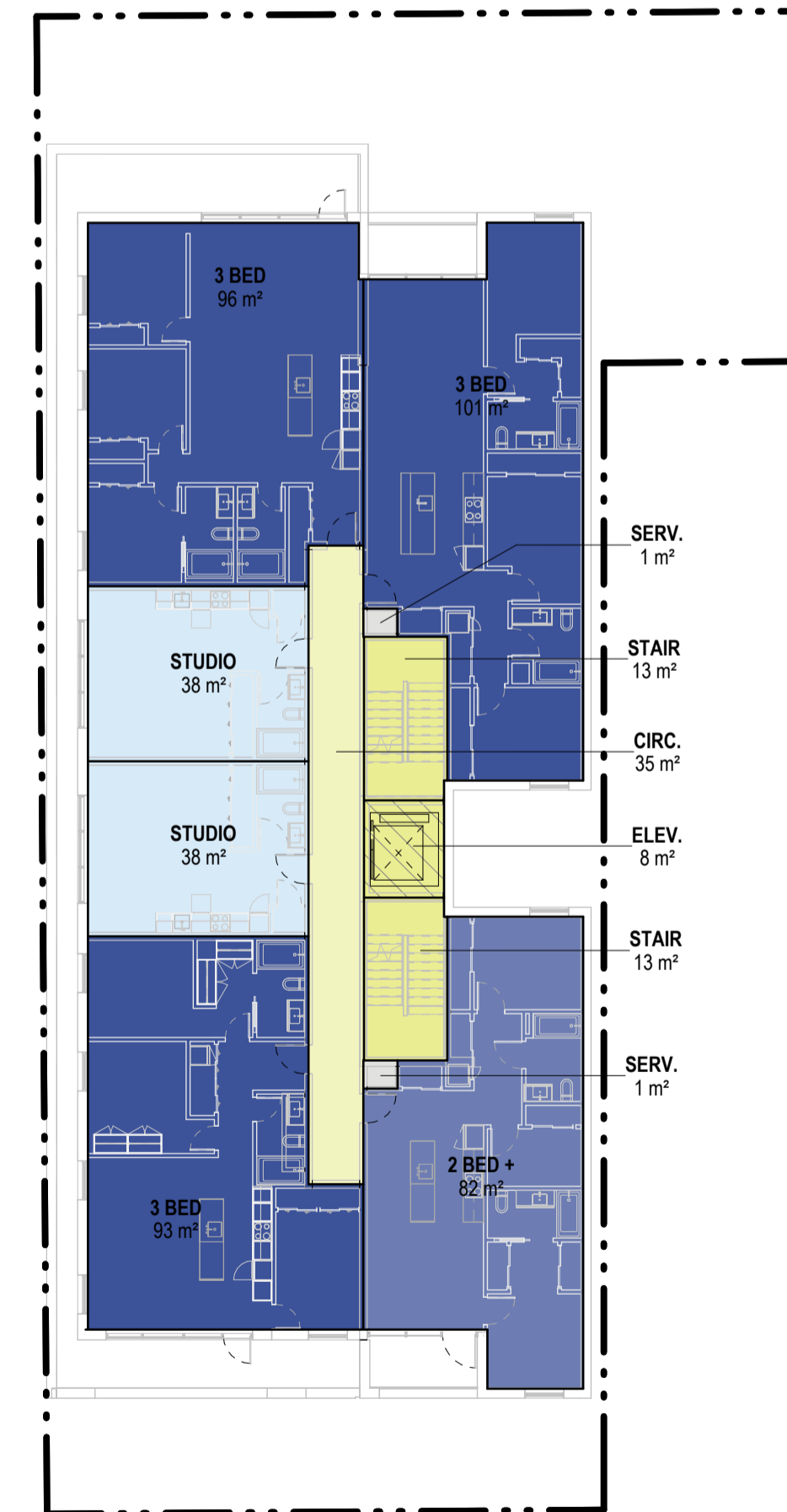
4 LEVEL 3
A011 1:200



5 LEVEL 4
A011 1:200



6 LEVEL 5
A011 1:200



7 LEVEL 6
A011 1:200

GENERAL BUILDING SUMMARY

*TOTAL FLOOR AREA:	3,284 m²
LOT AREA:	1,022.5 m²
FSR:	3.21

NOTES:
1. *TOTAL FLOOR AREA DOCUMENTED PER CITY OF VICTORIA DEFINITION, TO INSIDE FACES OF EXTERIOR WALLS.

FLOOR AREA EXCLUSIONS

Level	Name	Area SM	Area SF
BASEMENT	ELEC.	17 m²	184 ft²
BASEMENT	CIRC.	25 m²	270 ft²
BASEMENT	MECH.	30 m²	326 ft²
BASEMENT	STAIR	13 m²	140 ft²
BASEMENT	ELEV.	8 m²	83 ft²
BASEMENT	STORAGE	80 m²	864 ft²
BASEMENT	L/W	36 m²	392 ft²
BASEMENT	L/W	36 m²	392 ft²
BASEMENT	L/W	36 m²	392 ft²
LEVEL 1	BIKE/STORAGE	79 m²	850 ft²
LEVEL 1	ELEV.	8 m²	88 ft²
LEVEL 2	ELEV.	8 m²	83 ft²
LEVEL 3	ELEV.	8 m²	83 ft²
LEVEL 4	ELEV.	8 m²	83 ft²
LEVEL 5	ELEV.	8 m²	83 ft²
LEVEL 6	ELEV.	8 m²	82 ft²
		445 m²	4787 ft²

FLOOR SPACE RATIO

Level	Area	Area SF
LEVEL 1	434 m²	4667 ft²
MEZZANINE	97 m²	1048 ft²
LEVEL 2	560 m²	6031 ft²
LEVEL 3	560 m²	6032 ft²
LEVEL 4	560 m²	6033 ft²
LEVEL 5	560 m²	6033 ft²
LEVEL 6	511 m²	5502 ft²
	3284 m²	35345 ft²

BICYCLE PARKING REQUIREMENTS

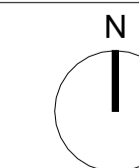
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>45M2	1.25	40
CRU	1400sm	1

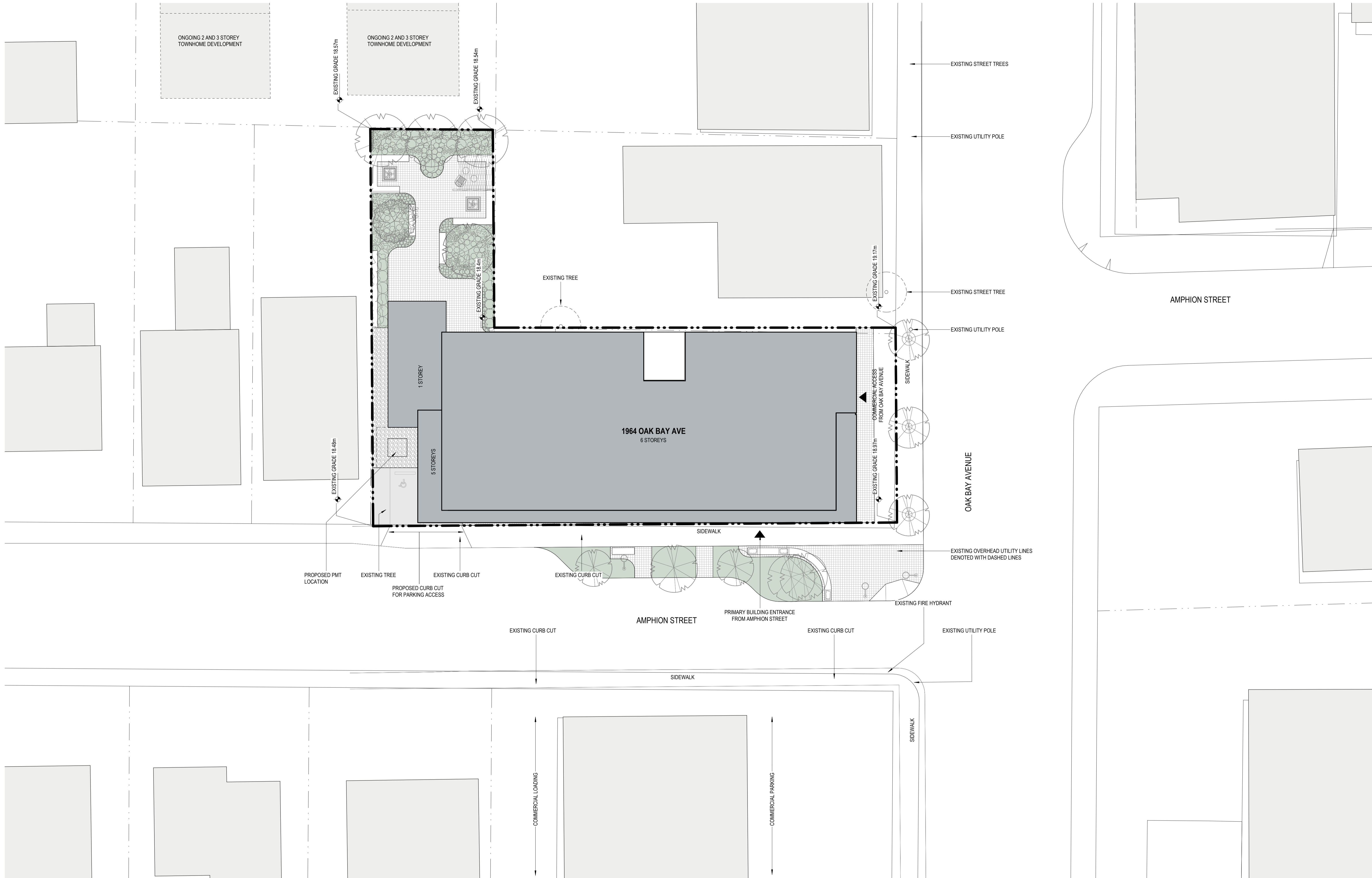
SHORT TERM PROVIDED: 6
LONG TERM PROVIDED: 51

*50% OF LONG TERM TO BE GROUND ORIENTED

LEGEND

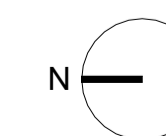
- STUDIO
- 1 BED
- 1 BED + DEN
- 2 BED
- 2 BED + DEN
- LIVE/WORK
- CIRCULATION
- ELEVATORS/EXIT STAIR
- AMENITY
- CRU
- SERVICES
- EXCLUDED FROM FSR

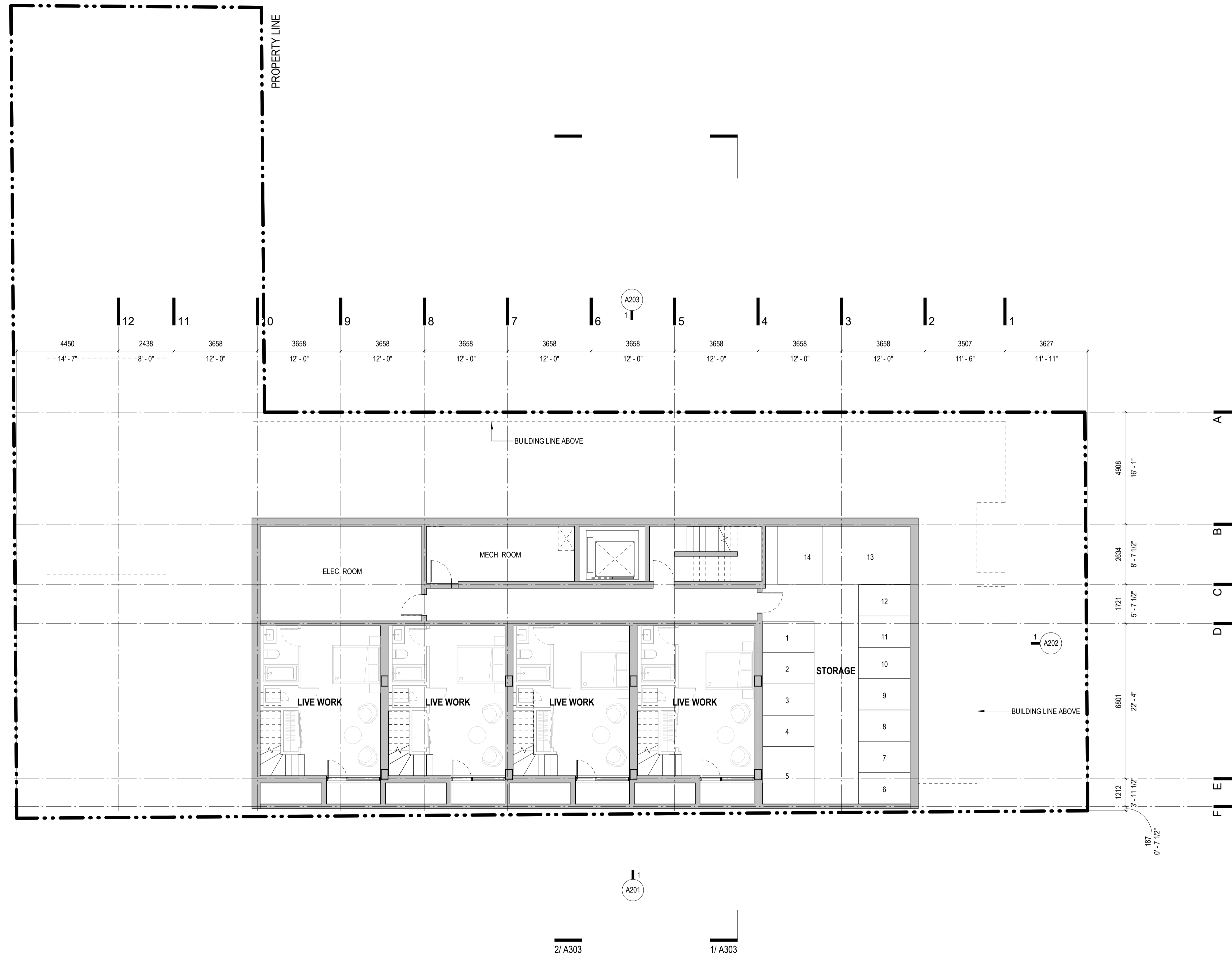




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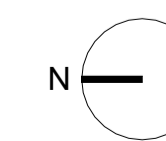
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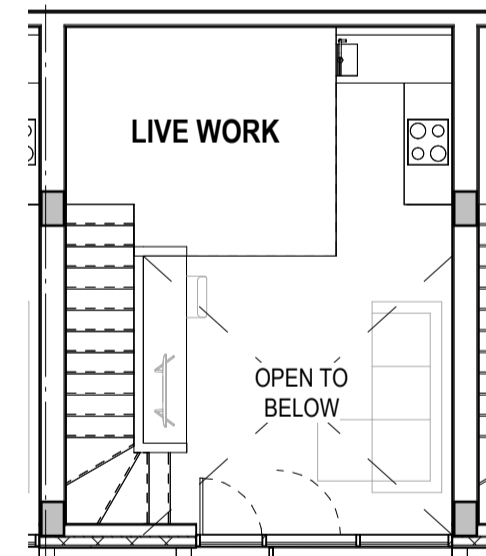
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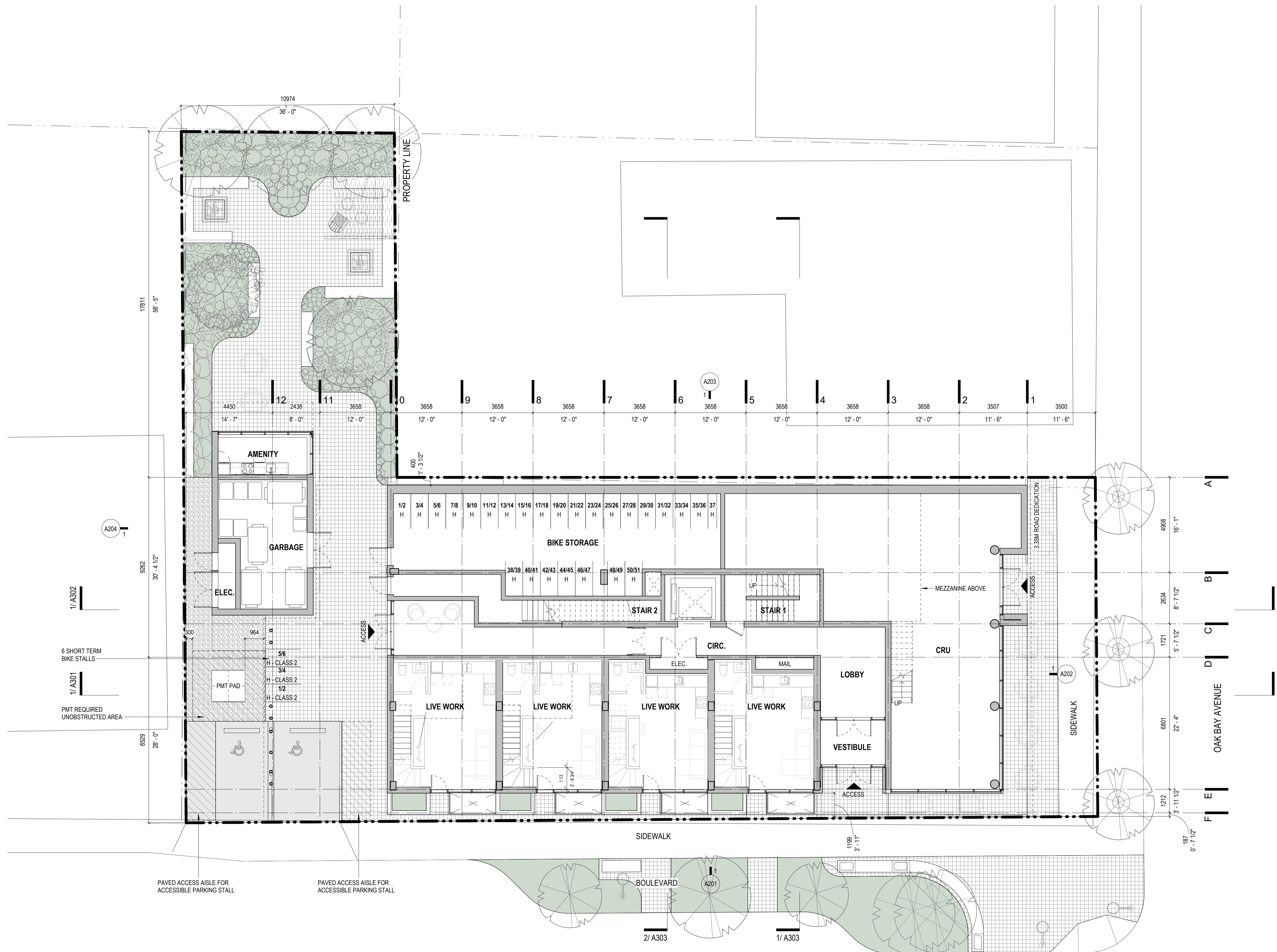
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A100
BASEMENT/PARKING PLANS
1:100



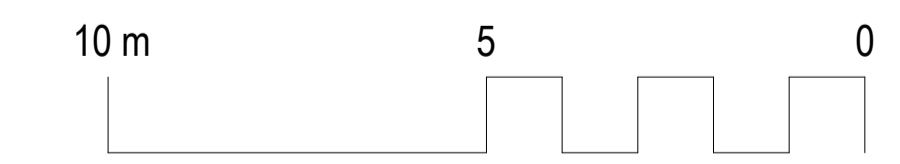
2 LEVEL 1.5 MEZZANINE TYP.
A101 1:100



1/ A302
6 SHORT TERM BIKE STALLS
1/ A301
PMT REQUIRED UNOBSTRUCTED AREA

PAVED ACCESS AISLE FOR ACCESSIBLE PARKING STALL
PAVED ACCESS AISLE FOR ACCESSIBLE PARKING STALL

AMPHION STREET



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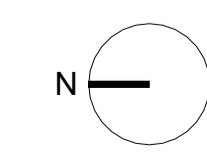
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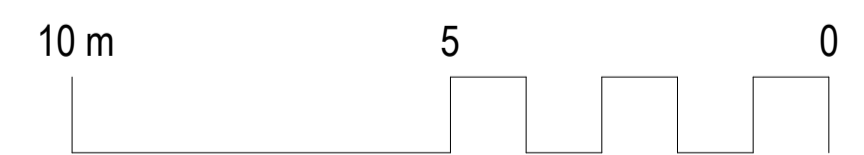
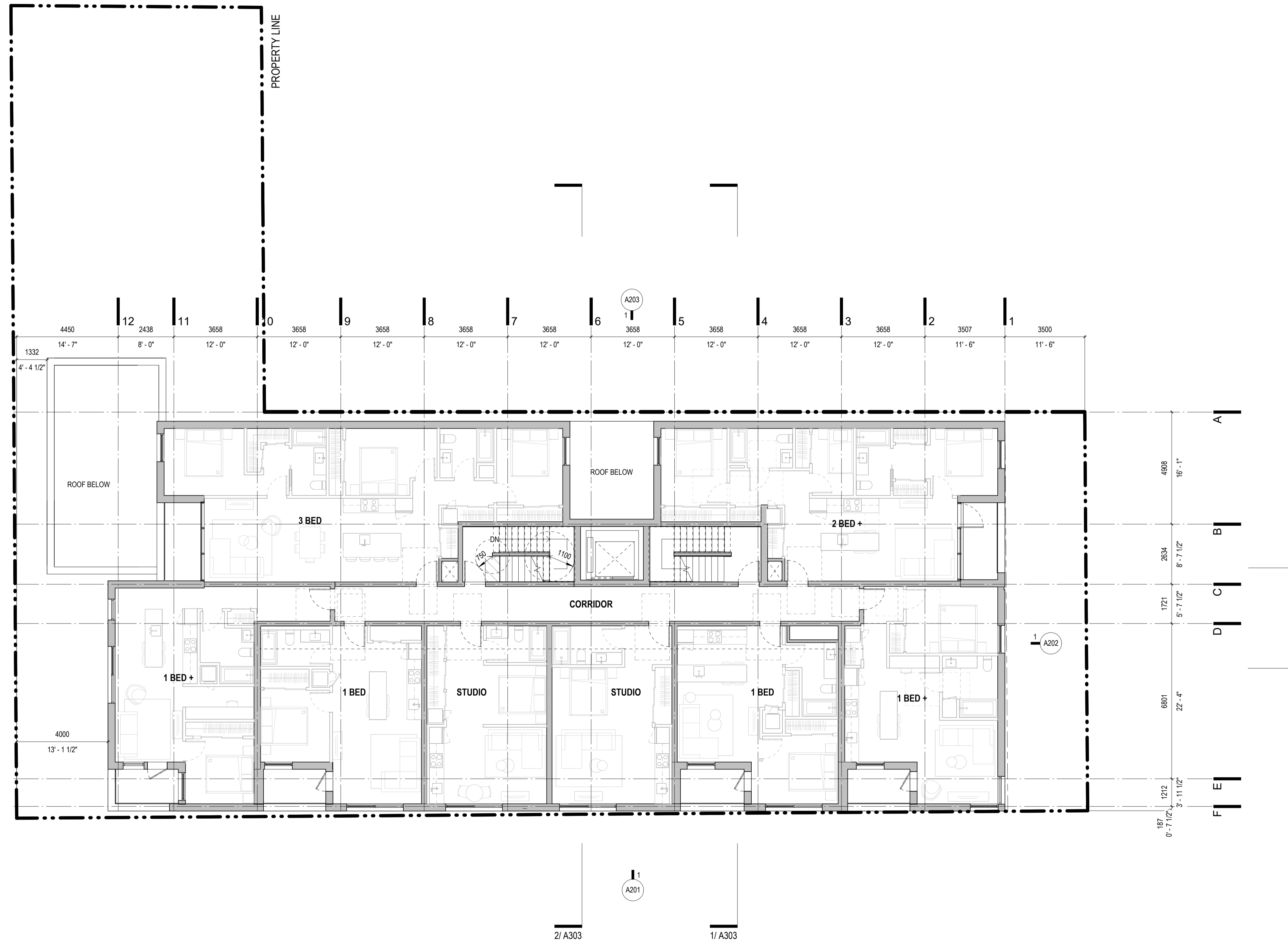
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A101
FLOOR PLAN - LEVEL 1
1:100



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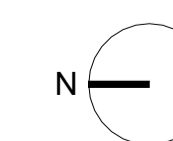
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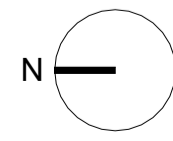
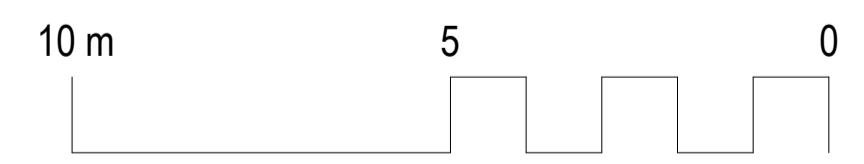
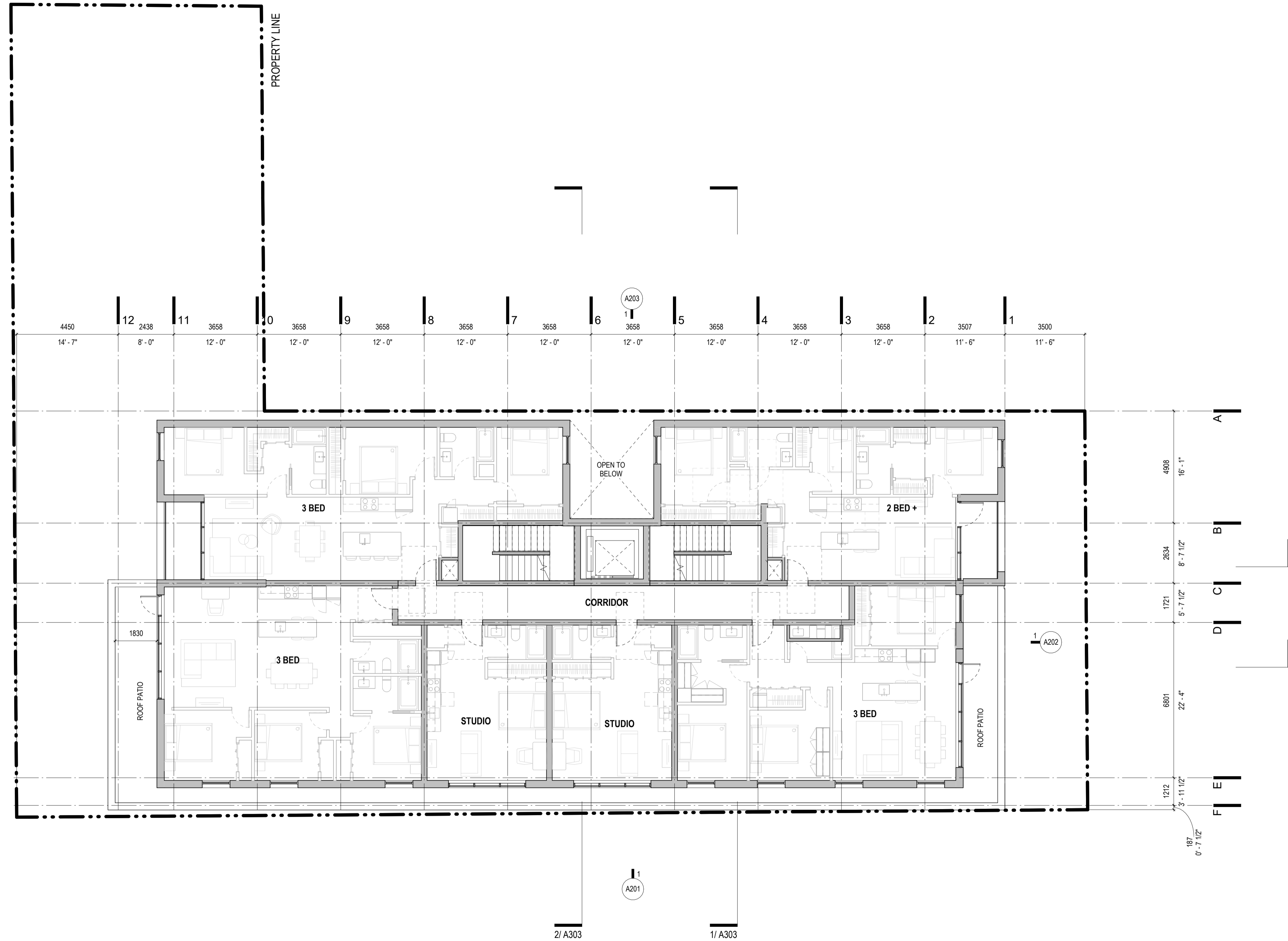
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A102

FLOOR PLAN - TYPICAL LEVEL 2 - LEVEL 5

1:100



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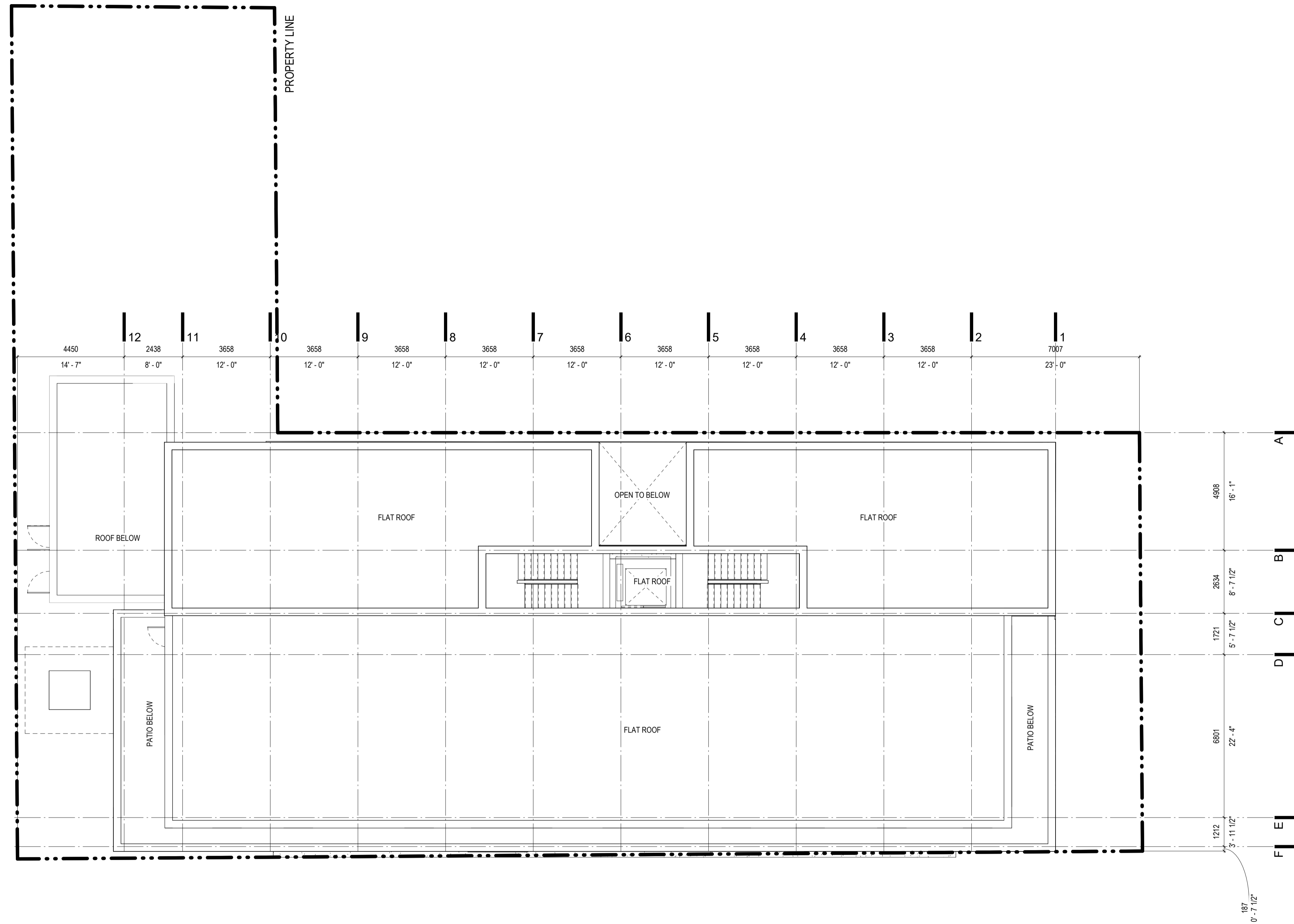
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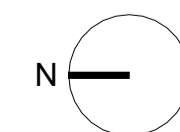
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A106
FLOOR PLAN - LEVEL 6
1 : 100



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ROOF
39960
 LEVEL 6
36900
 LEVEL 5
33840
 LEVEL 4
30780
 LEVEL 3
27720
 LEVEL 2
24660
 MEZZANINE
21669
 LEVEL 1
18900
 BASEMENT
16040

PROPERTY LINE

PROPERTY LINE



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A201
ELEVATION - WEST
1 : 100



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A202
ELEVATION - SOUTH
1 : 100

- ▼ ROOF
39960
- ▼ LEVEL 6
36900
- ▼ LEVEL 5
33840
- ▼ LEVEL 4
30780
- ▼ LEVEL 3
27720
- ▼ LEVEL 2
24660
- ▼ MEZZANINE
21669
- ▼ LEVEL 1
18900
- ▼ BASEMENT
16040

PROPERTY LINE

PROPERTY LINE



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A203
ELEVATION - EAST
1 : 100



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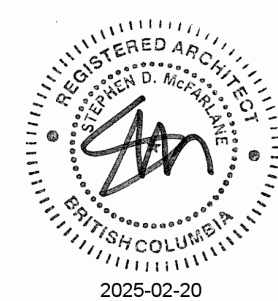
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A204
ELEVATION - NORTH
1 : 100