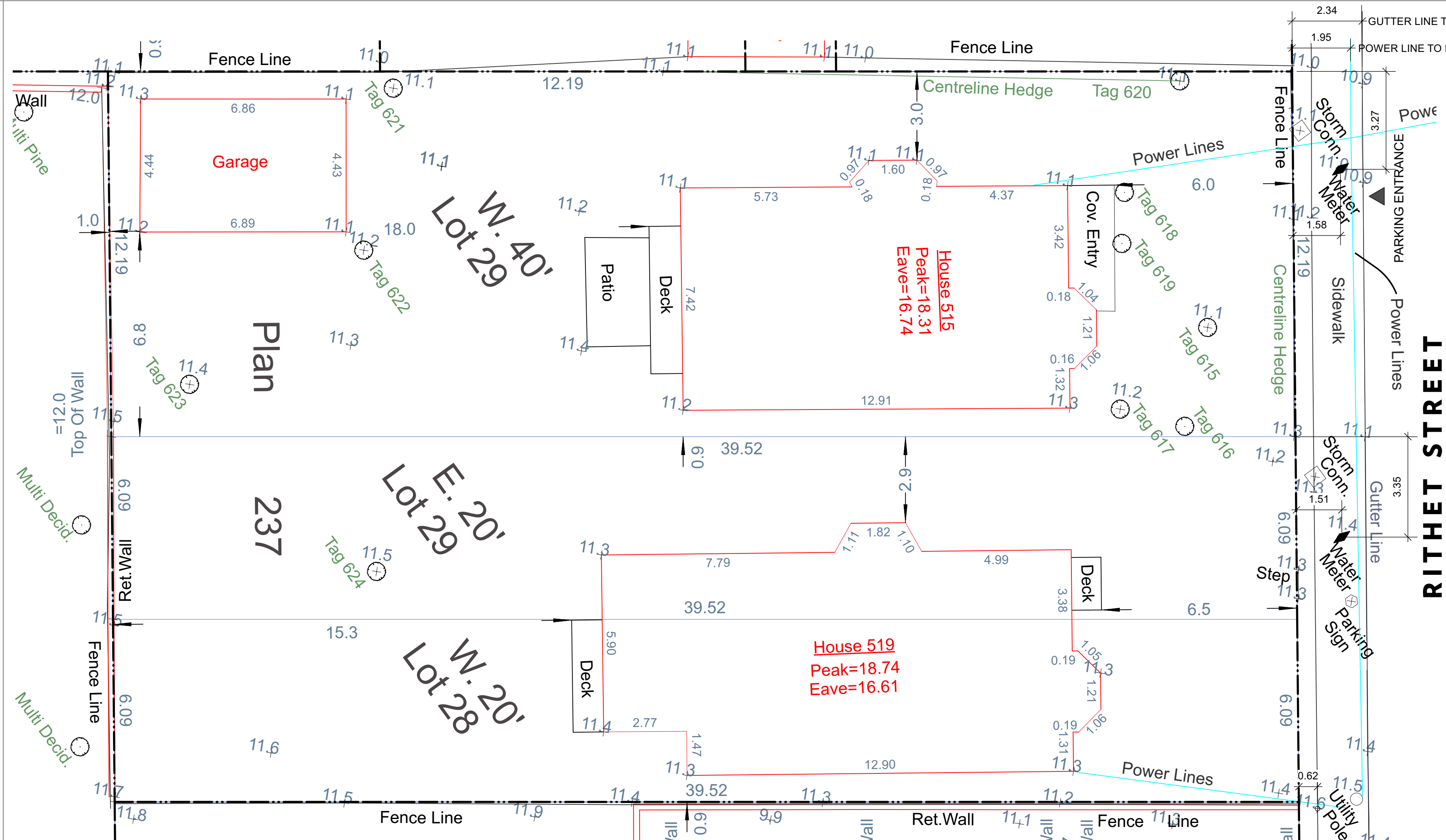
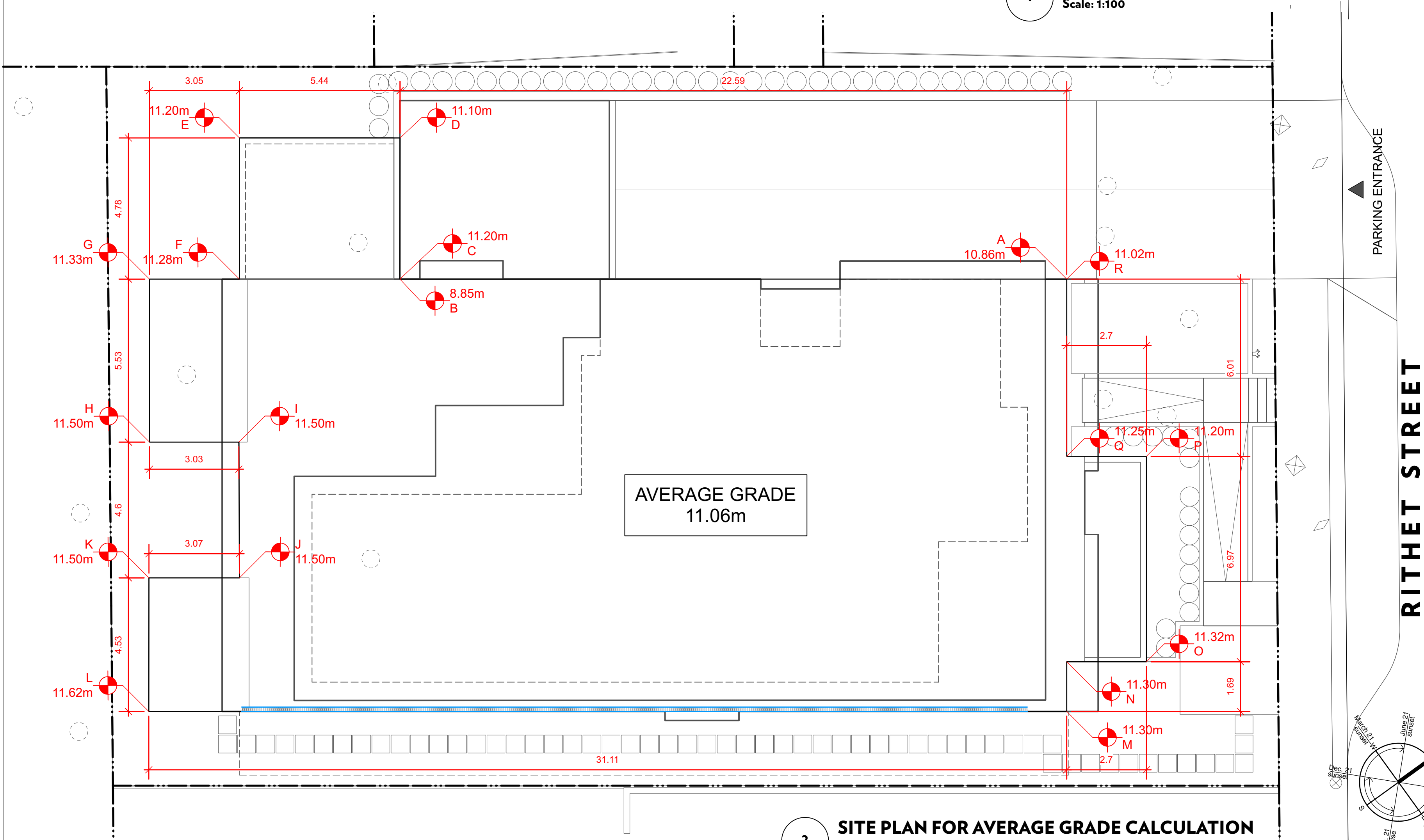


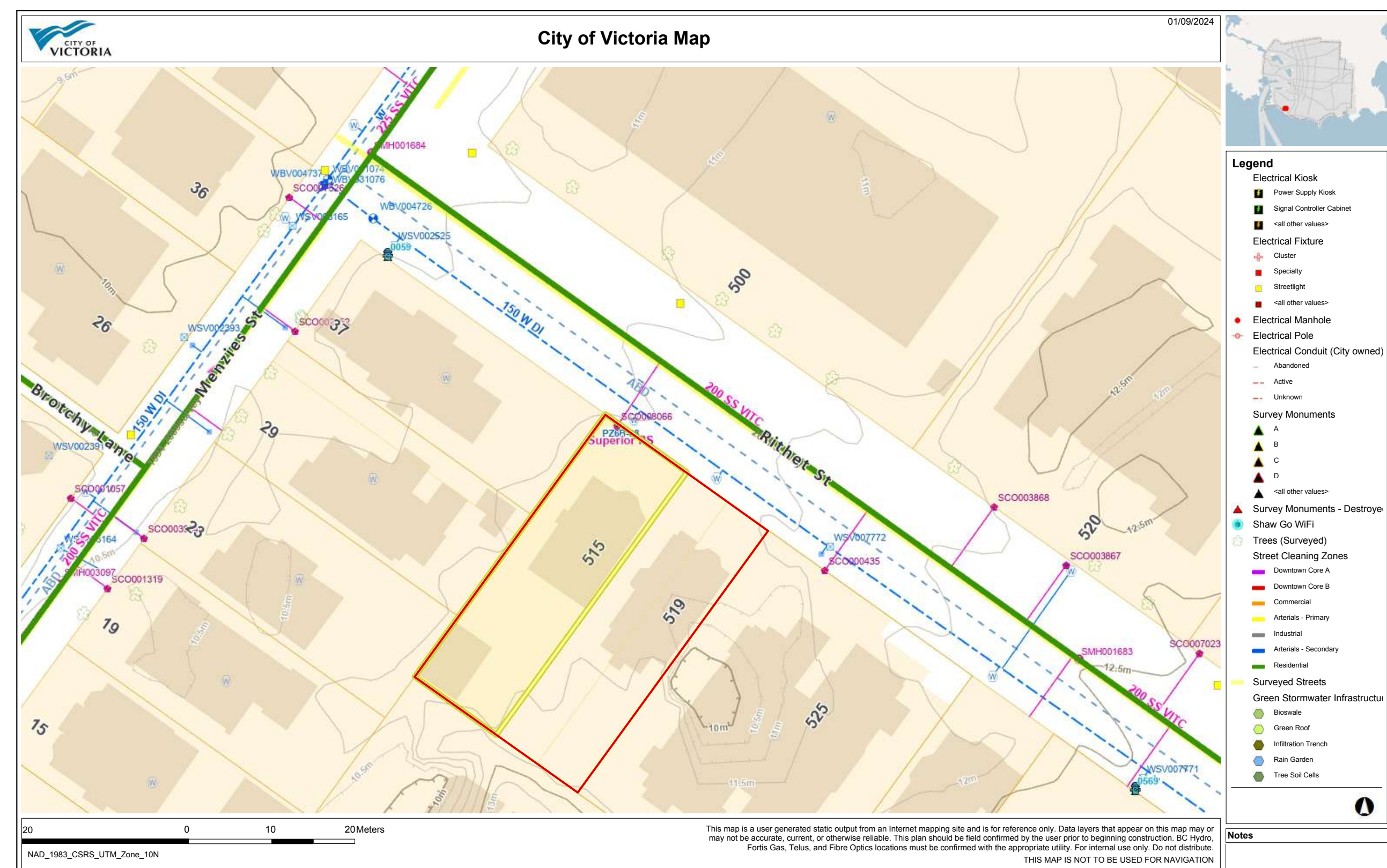
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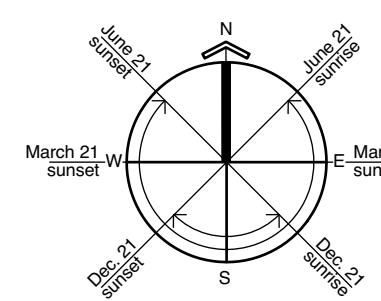
1 EXISTING SITE PLAN
Scale: 1:100



2 SITE PLAN FOR AVERAGE GRADE CALCULATION
Scale: 1:100



3 INFRASTRUCTURE (VICMAP)
Scale: NTS



AVERAGE GRADE CALCULATION:				
GRADE POINTS	AVERAGE		DISTANCE	TOTAL
A+B	(10.86+8.85)/2	9.86 X	22.60	222.83
B+C	(8.85+11.20)/2	10.03 X	0.00	0.00
C+D	(11.20+11.10)/2	11.15 X	4.78	53.30
D+E	(11.10+11.20)/2	11.15 X	5.44	60.66
E+F	(11.20+11.28)/2	11.24 X	4.78	53.73
F+G	(11.28+11.33)/2	11.31 X	3.05	34.50
G+H	(11.33+11.50)/2	11.42 X	5.53	63.15
H+I	(11.50+11.50)/2	11.50 X	3.03	34.85
I+J	(11.50+11.50)/2	11.50 X	4.60	52.90
J+K	(11.50+11.50)/2	11.50 X	3.07	35.31
K+L	(11.50+11.62)/2	11.56 X	4.53	52.37
L+M	(11.62+11.30)/2	11.46 X	31.11	356.52
M+N	(11.30+11.30)/2	11.30 X	1.69	19.10
N+O	(11.30+11.32)/2	11.31 X	2.70	30.54
O+P	(11.32+11.20)/2	11.26 X	6.97	78.48
P+Q	(11.20+11.25)/2	11.23 X	2.70	30.32
Q+R	(11.25+11.10)/2	11.18 X	6.01	67.19
R+A	(11.02+10.86)/2	10.94 X	0.00	0.00
TOTAL				1245.75
BUILDING PERIMETER			112.59	
AVERAGE GRADE CALCULATION = 1245.75 / 112.59 = 11.06				

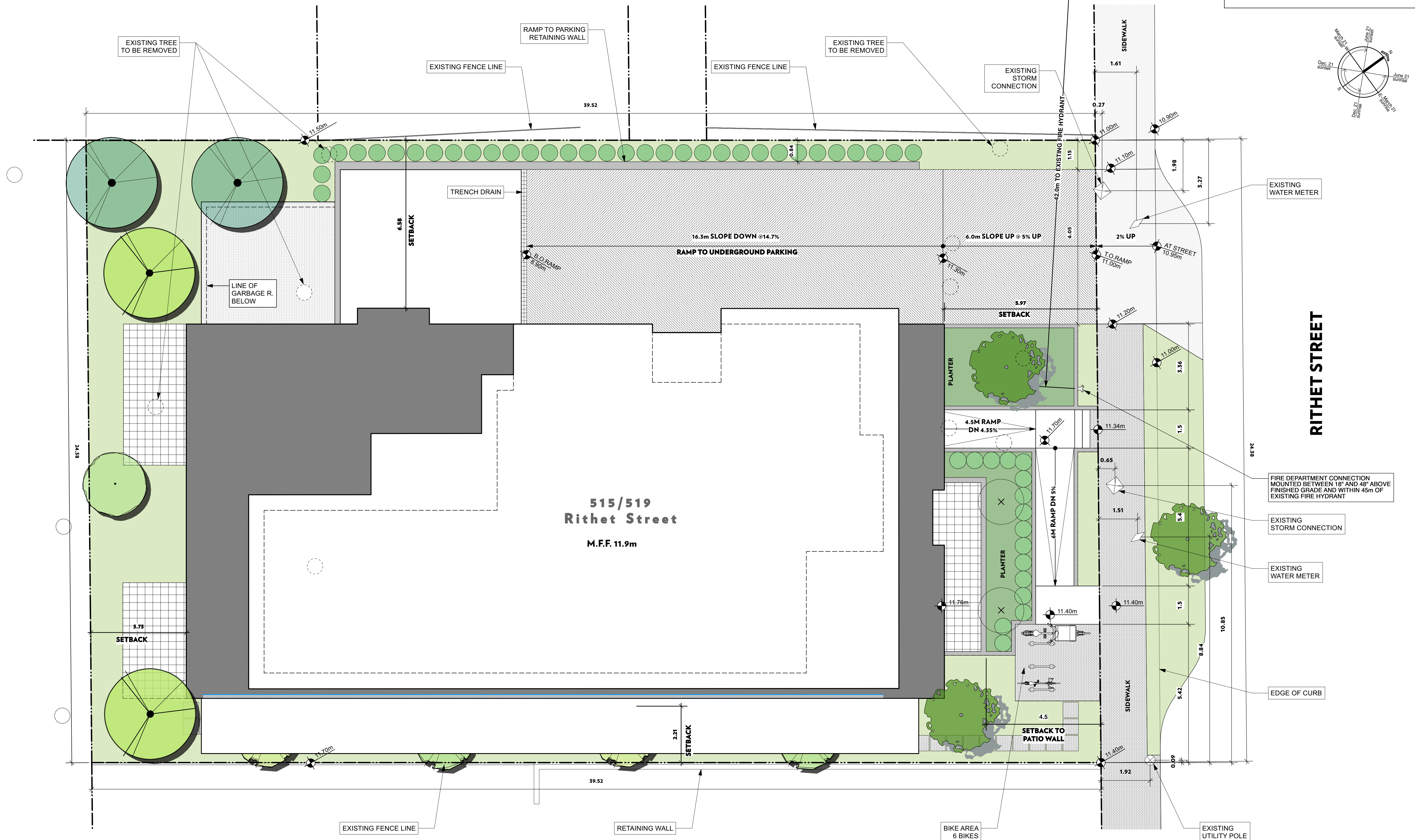
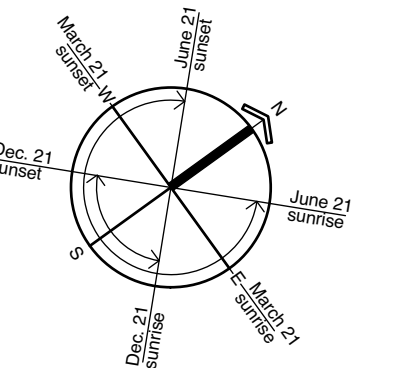
A1.1 - EXISTING SITE & AVERAGE GRADE JAYBAY CONDOMINIUM

PROJECT ADDRESS: RITHET ST. VICTORIA, B.C. PROJECT NO. 23026

SCALE: AS NOTED DATE: JULY 11, 2025

LEGEND:

- EXISTING TREE TO BE REMOVED
- SIDEWALK
- RAMP
- PATIO



1 PROPOSED SITE PLAN
Scale: 1:75

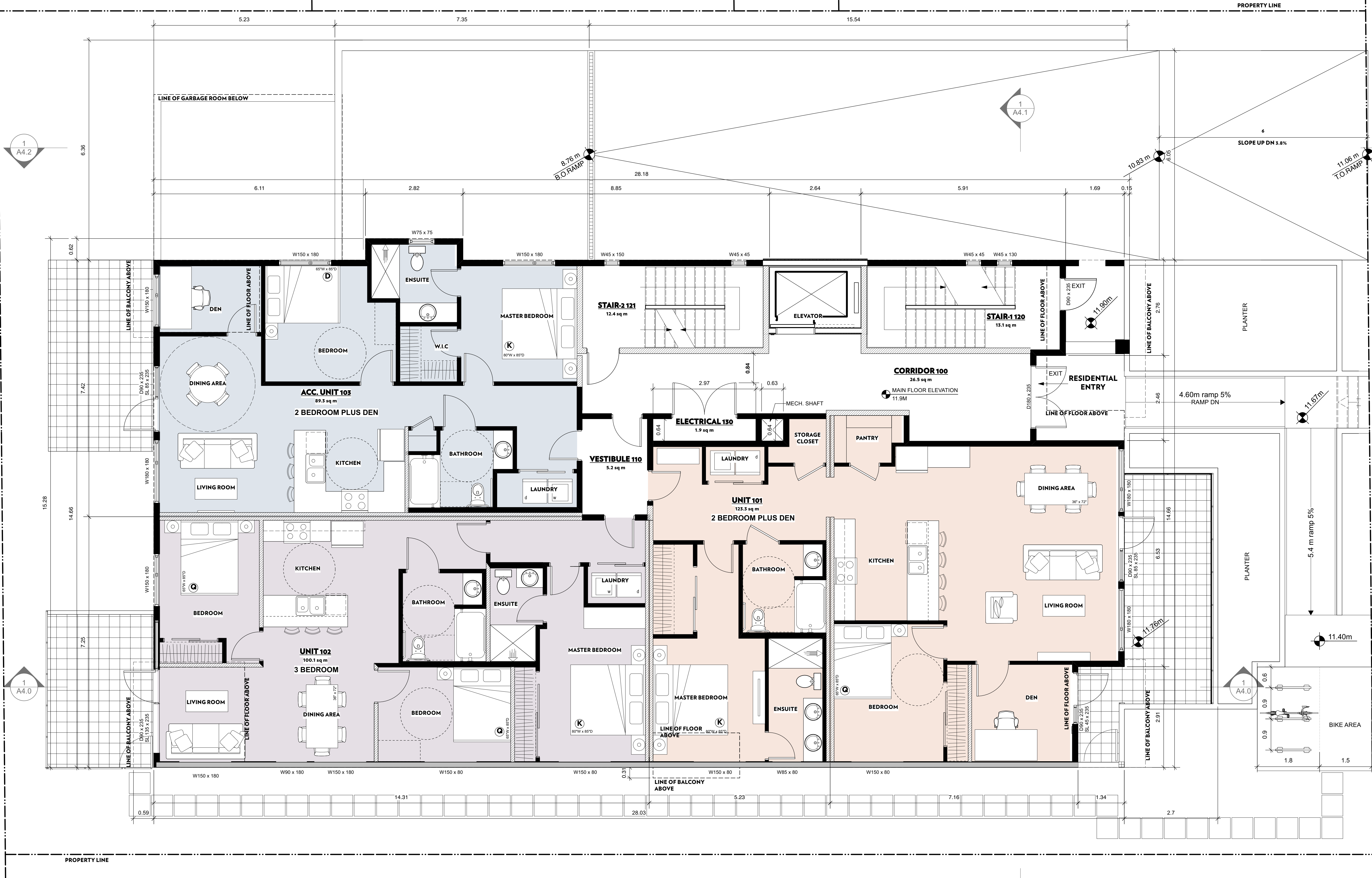
A1.4 - SITE PLAN
JAYBAY CONDOMINIUM

PROJECT ADDRESS: RITHET ST. VICTORIA, B.C. PROJECT NO. 23026
SCALE: AS NOTED DATE: JULY 11, 2025

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**A2.1 - LEVEL 1 PLAN
JAYBAY CONDOMINIUM**

PROJECT ADDRESS: RITHET ST. VICTORIA, B.C. PROJECT NO. 23026

SCALE: AS NOTED DATE: JULY 11, 2025

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PROPERTY LINE



A2.2 - LEVEL 2 PLAN
JAYBAY CONDOMINIUM

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PROPERTY LINE

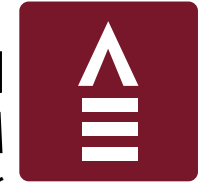


A2.3 - LEVEL 3 PLAN
JAYBAY CONDOMINIUM

PROJECT ADDRESS: RITHET ST. VICTORIA, B.C. PROJECT NO. 23026

SCALE: AS NOTED DATE: JULY 11, 2025

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PROPERTY LINE



A2.4 - LEVEL 4 PLAN
JAYBAY CONDOMINIUM

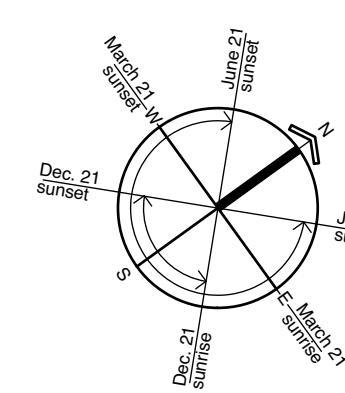
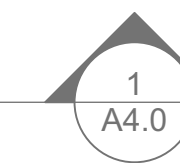
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SCALE: AS NOTED DATE: JULY 11, 2025

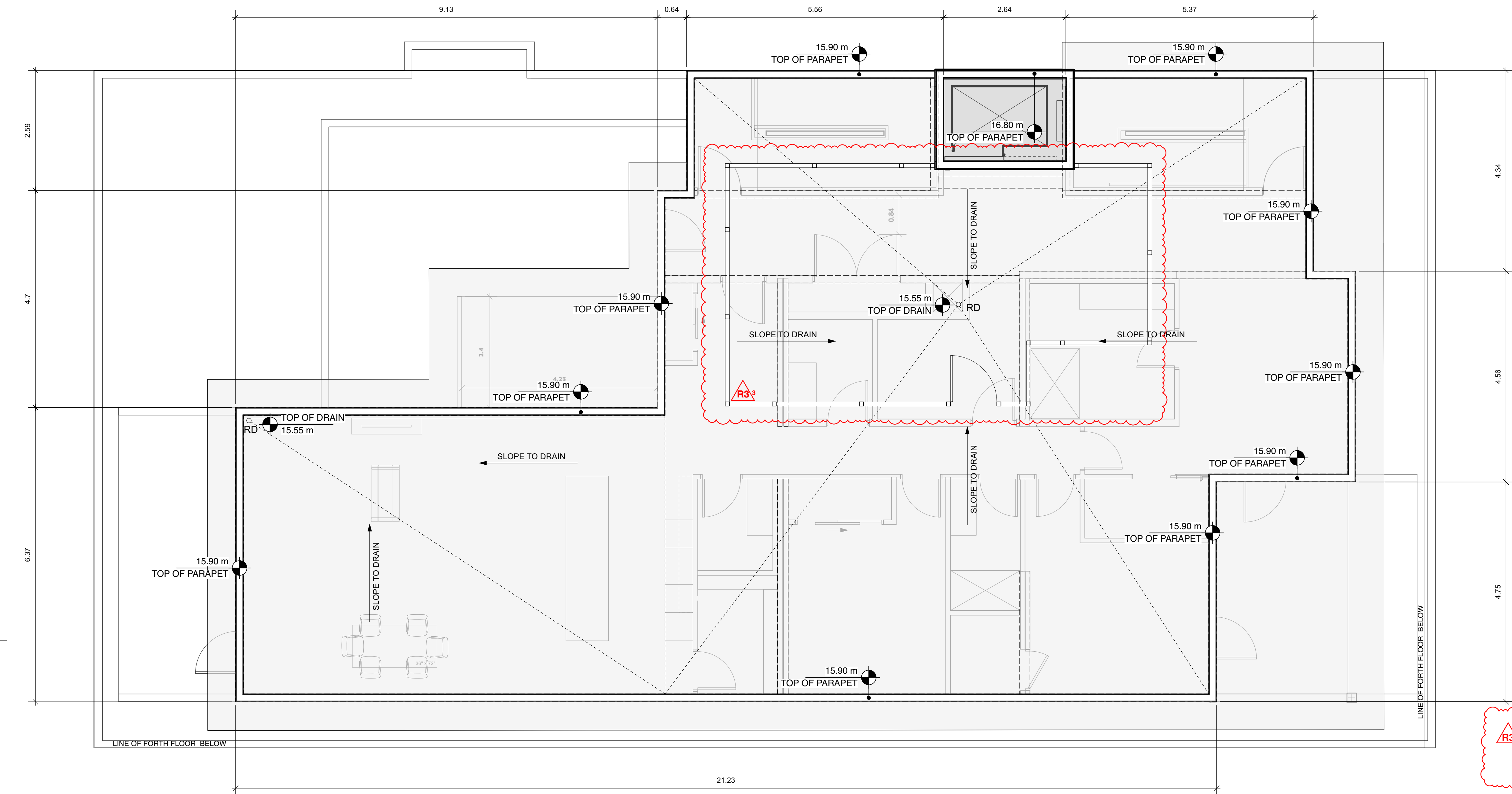
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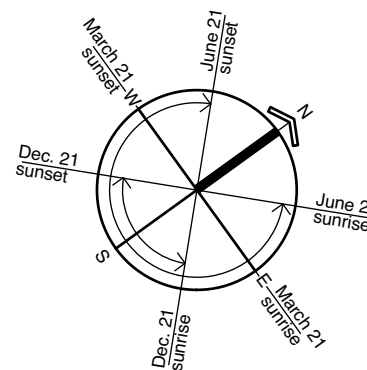
PROPERTY LINE



- R3**
- BIKE STORAGE:
 - 3 CARGO BIKE STALLS PROVIDED
 - 18 FLOOR MOUNTED BIKE STALLS PROVIDED
 - IDENTIFY LOW PARKING HEIGHT IN PARKADE AND IN BIKE STORAGE ROOM
 - ROOFTOP MECHANICAL SCREENING ADDED

PROPERTY LINE

1
A4.1



**A2.6 - ROOF PLAN
JAYBAY CONDOMINIUM**

PROJECT ADDRESS: RITHET ST. VICTORIA, B.C. PROJECT NO. 23026

SCALE: AS NOTED DATE: JULY 11, 2025

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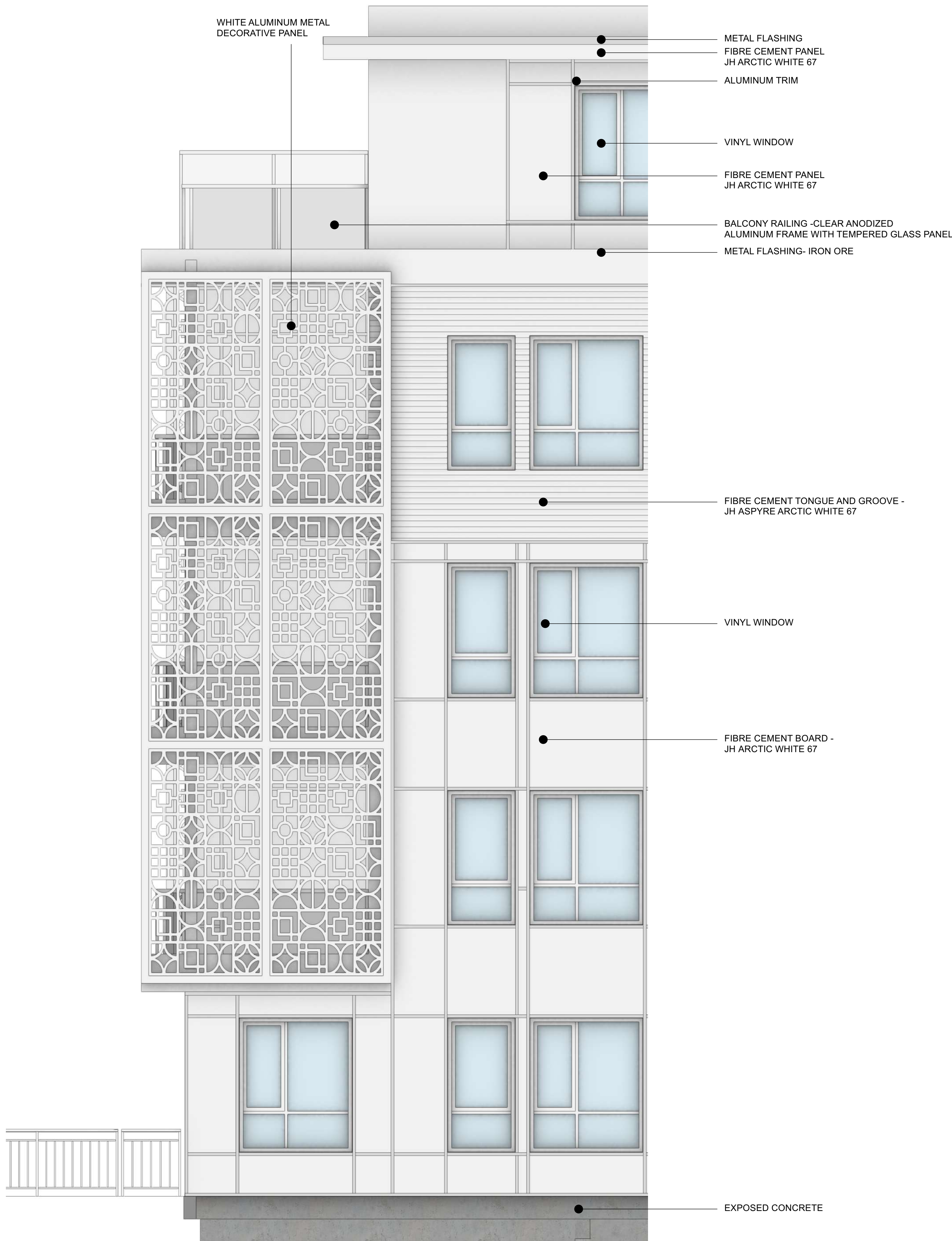
1. BIKE STORAGE:
• 3 CARGO BIKE STALLS PROVIDED
• 16 FLOOR MOUNTED BIKE STALLS PROVIDED
2. IDENTIFY LOW PARKING HEIGHT IN PARKADE AND IN BIKE STORAGE ROOM
3. ROOFTOP SCREENING ADDED TO COVER ROOFTOP HVAC UNITS

A3.1 - ELEVATIONS
JAYBAY CONDOMINIUM

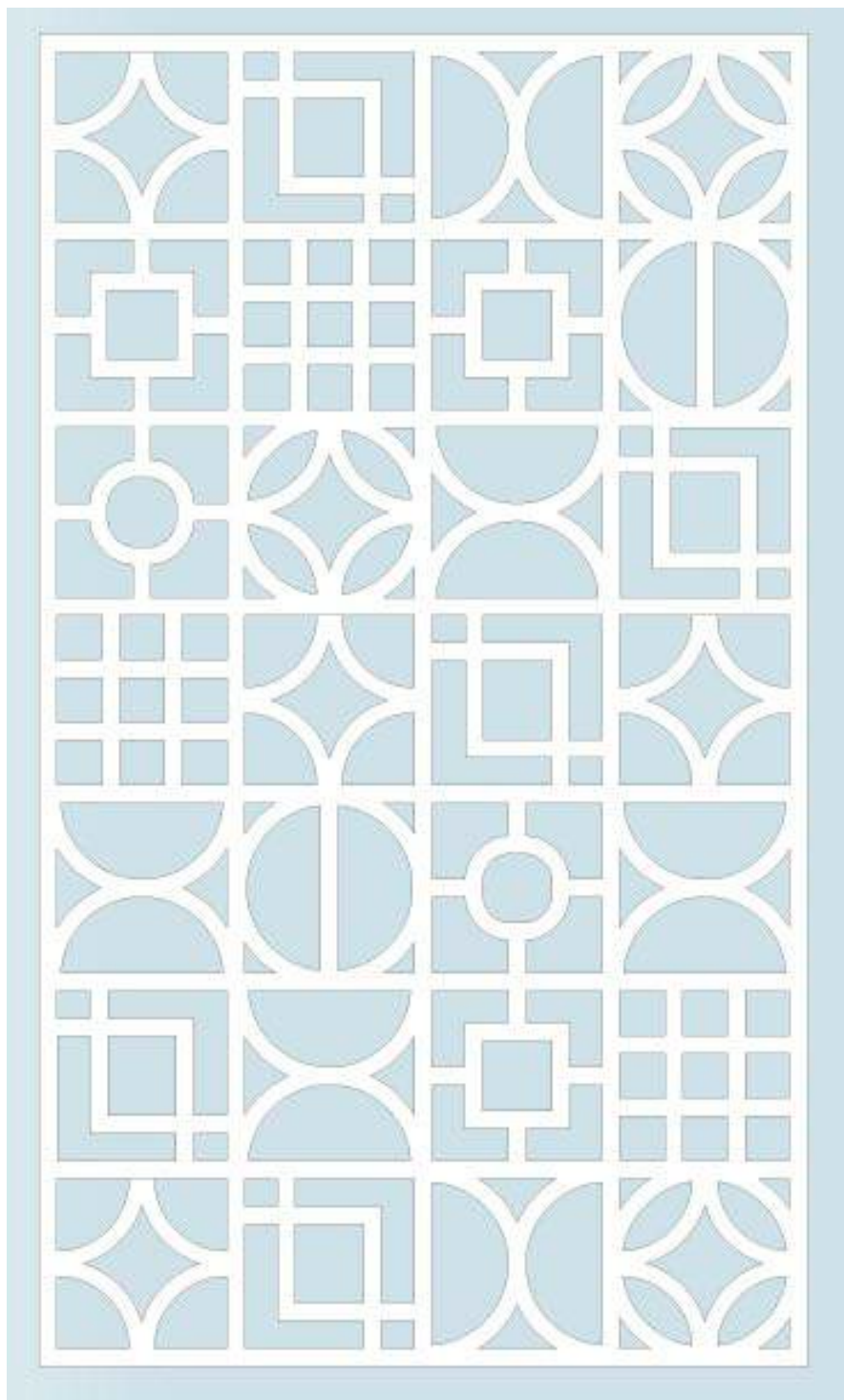
PROJECT ADDRESS: RITHET ST. VICTORIA, B.C. PROJECT NO. 23026

SCALE: AS NOTED DATE: JULY 11, 2025

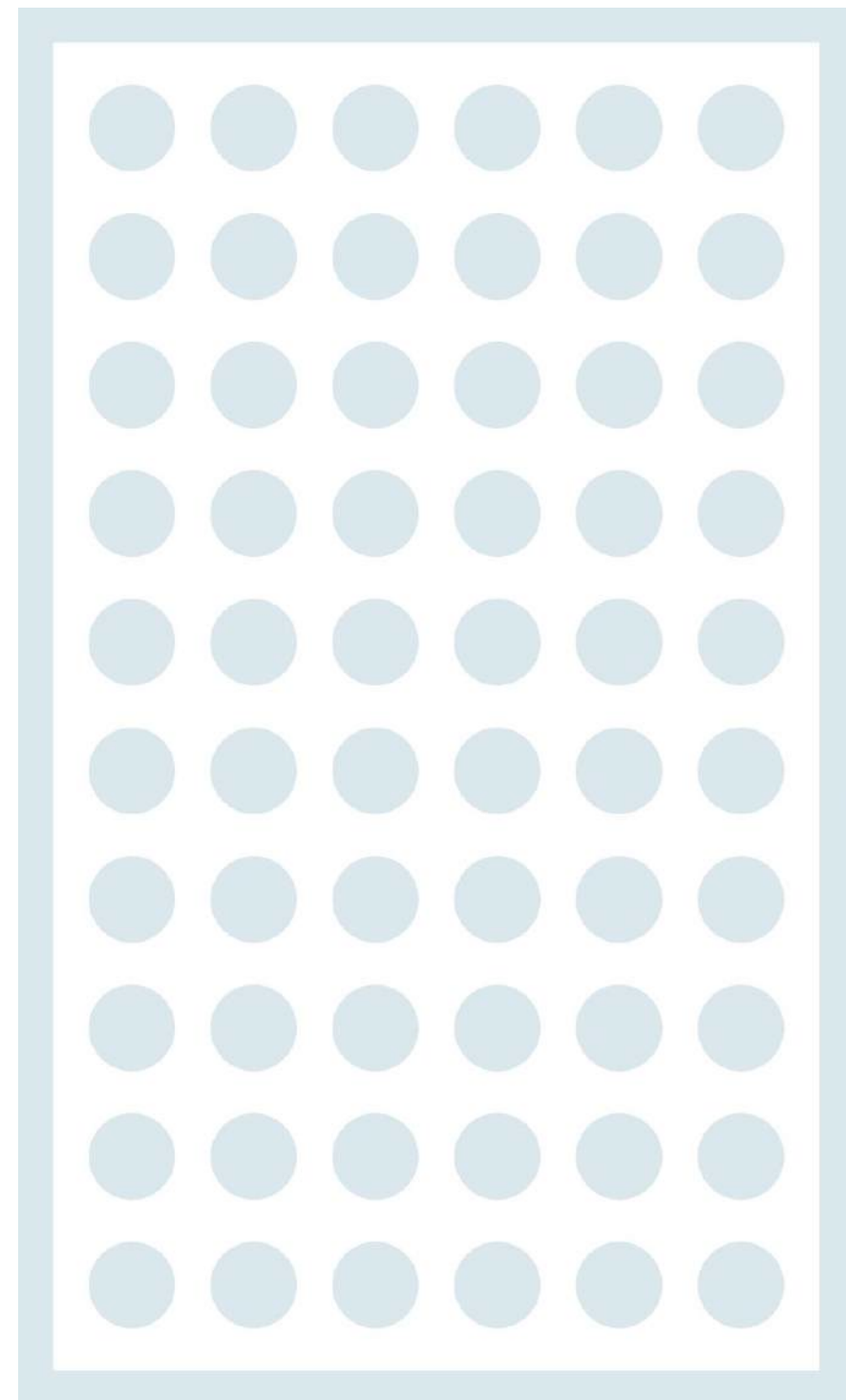
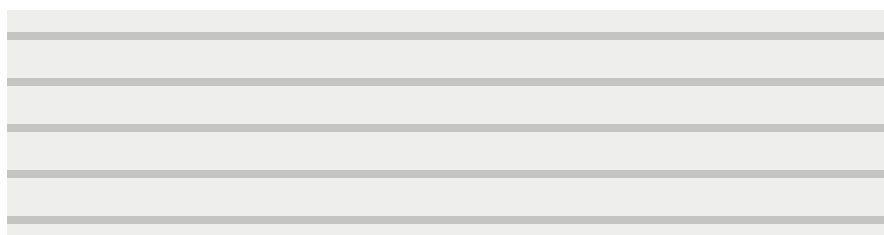
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1 **PARTIAL ELEVATION**
Scale: 1:35



OPTION 1: WHITE ALUMINUM METAL DECORATIVE PANEL



OPTION 2: WHITE ALUMINUM METAL DECORATIVE PANEL

COLOURED GLAZING - BM SW-7614 ST BARTHS

METAL FASCIA

ALUMINUM TRIM COLOUR
MATCHED TO CLADDING

VINYL WINDOW

FIBRE CEMENT TONGUE AND
GROOVE - JH ASPYRE
ARCTIC WHITE 67

BALCONY RAILING
CLEAR ANODIZED ALUMINUM FRAME
WITH TEMPERED GLASS PANELS

BUILDING SIGNAGE

RESIDENTIAL ENTRY ALCOVE
FIBRE CEMENT BOARD - BM
AF-2255 FIRENZE

COLUMN CLADDING
CEMENT BOARD PANEL
JH ARCTIC WHITE

ALUMINUM COMMERCIAL
ENTRY DOOR
EXIT DOOR
MATCHED TO CLADDING
COLOUR

METAL RAILING

EXPOSED CONCRETE
ARCHITECTURAL SMOOTH FINISH



2 **PARTIAL NORTH ELEVATION - FRONT FACADE**
Scale: 1:35



- # A4.0 - SECTIONS

JAYBAY CONDOMINIUM

PROJECT ADDRESS: RITHEW ST. VICTORIA, B.C. PROJECT NO. 23026

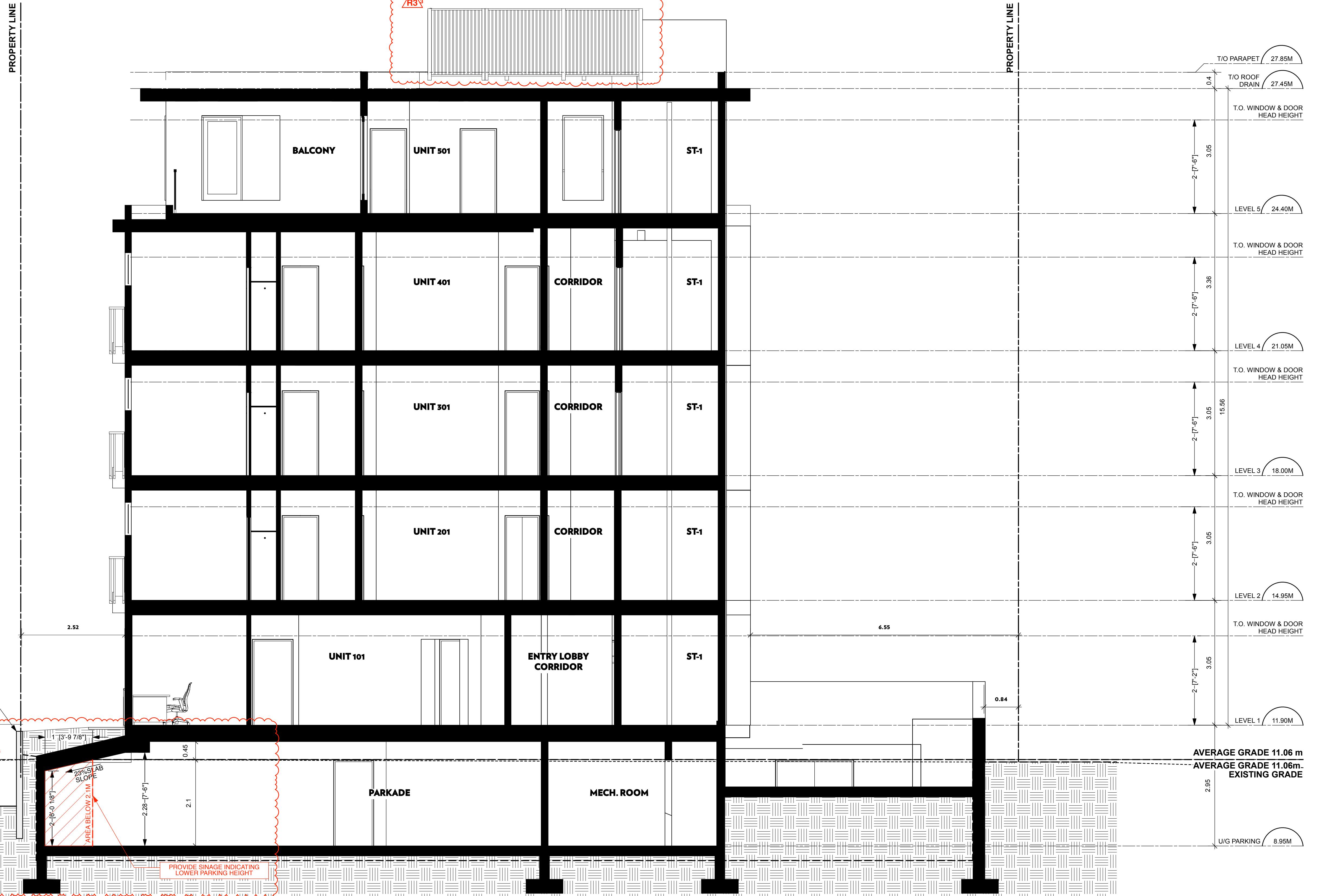
SCALE: AS NOTED DATE: JULY 11, 2025

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PROPERTY LINE

PROPERTY LINE



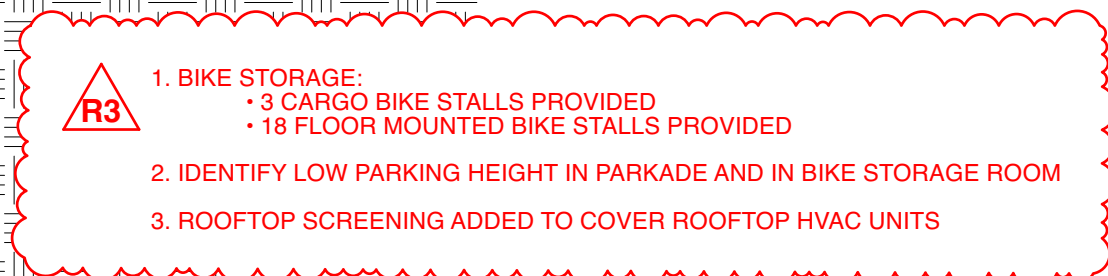
- R3**
- BIKE STORAGE:
 - 3 CARGO BIKE STALLS PROVIDED
 - 16 FLOOR MOUNTED BIKE STALLS PROVIDED
 - IDENTIFY LOW PARKING HEIGHT IN PARKADE AND IN BIKE STORAGE ROOM
 - ROOFTOP SCREENING ADDED TO COVER ROOFTOP HVAC UNITS

A4.1 - SECTIONS
JAYBAY CONDOMINIUM

PROJECT ADDRESS: RITHET ST. VICTORIA, B.C. PROJECT NO. 23026

SCALE: AS NOTED DATE: JULY 11, 2025

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A4.2 - SECTIONS

JAYBAY CONDOMINIUM

PROJECT ADDRESS: RITHEST ST. VICTORIA, B.C. PROJECT NO. 23026

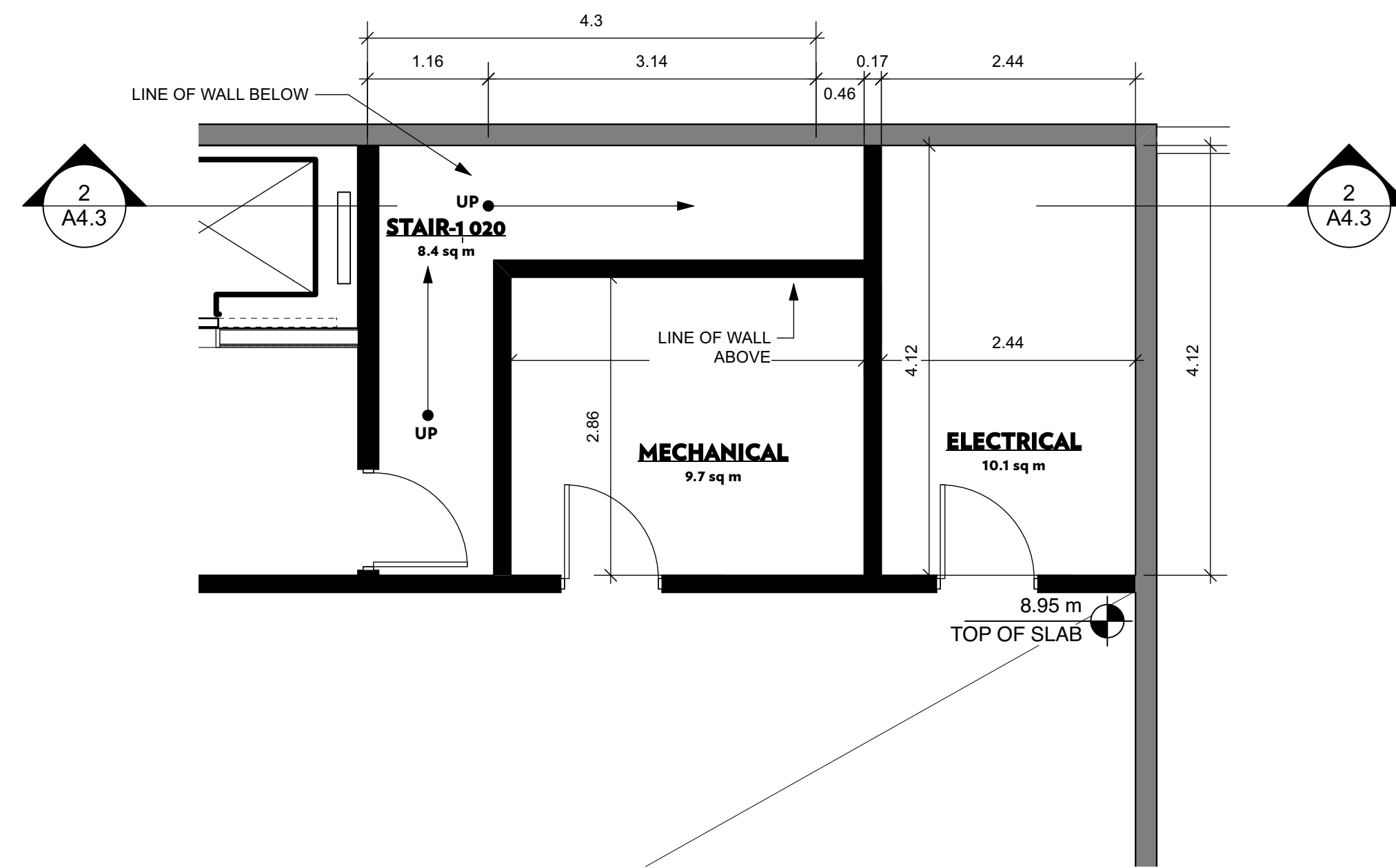
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2 SECTION THROUGH MECH. ROOM
Scale: 1:50



1 MECH. ROOM FLOOR PLAN
Scale: 1:50