

1693 Fort Street Victoria, B.C.



2960 Jutland Road Victoria BC Canada V8T5K2

2 5 0 . 3 8 4 . 2 4 0 0 2 5 0 . 3 8 4 . 2 4 0 0 mail @ daustudio .ca www . daustudio . ca

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

Aryze Developments Inc.

Revisions Received Date: April 30, 2021

List of Drawings

A0.1

A0.3

A0.5

A1.0

A2.0

A2.1

A4.3

Architectural

Developer
uryze Developments 839 Fairfield Road ictoria, BC 88 1G9
: (250) 940-3568
Architect
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Landscape Architect

Contacts

T: (250) 590-1156

Civil

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Surveyor

T: (250) 727-2214

Shadow Studies Perspective Views

Perspective Views

Site Plan / L1 Floorplan

North & West Elevations & Materials

South & East Elevations & Materials

L2 & L3 Floorplan L4 & L5 Floorplan L6 Floorplan & Roof Plan

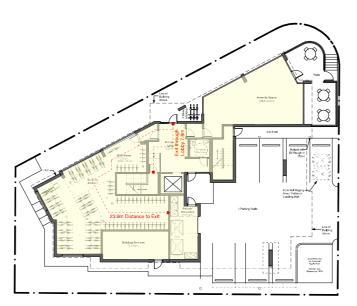
Building Sections

Code Summary L2 Tree Removal and Protection Plan Average Grade Tree Planting Areas

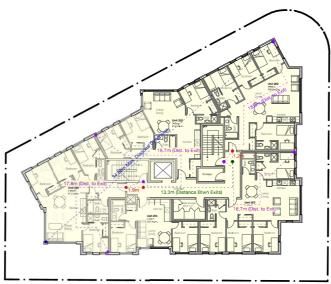
Landscape

Civil

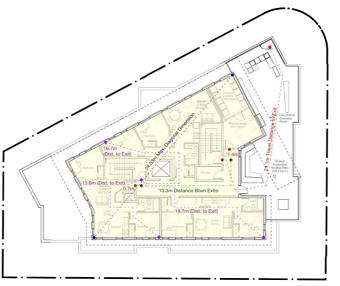
Conceptual Servicing Drawing



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)

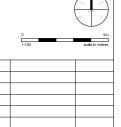
Emergency Lighting & Exit Signs To Be Provided

Alternative Solutions

None Required

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2 Rezoning and DPA 21/04/29

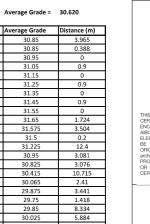
Student Rental Housing

1693 Fort Street

Code Summary

project no.	20-17
drawing file 20-17 St	udent Housing CURRENT.wwx
date issued	April 29, 2021
scale	As Noted
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revision no.	sheet no.
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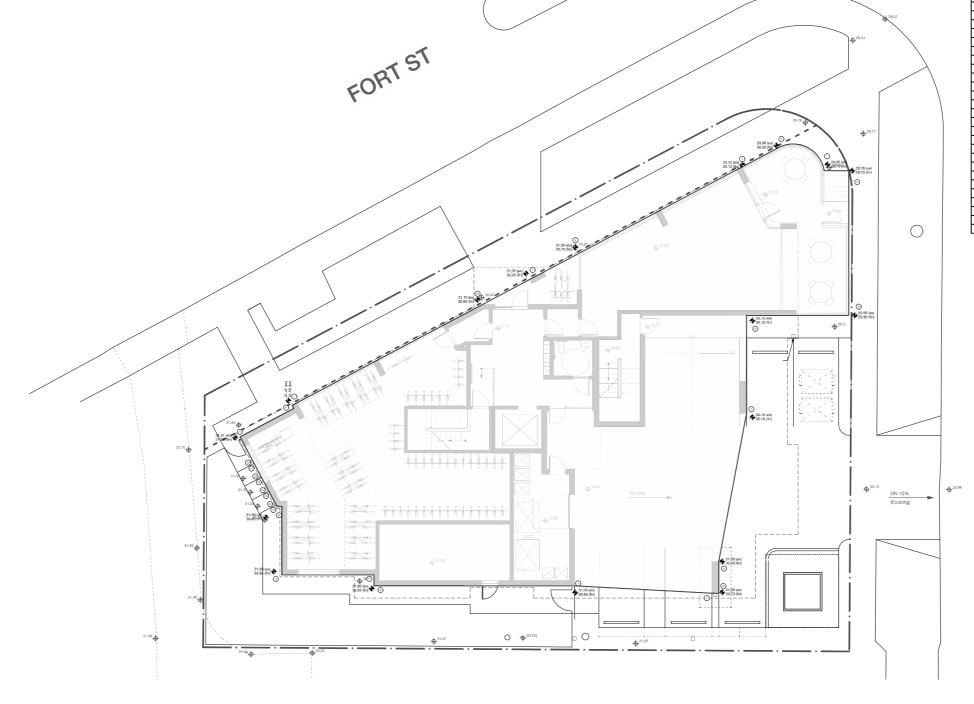




ID	Grade (m)	Interval	Average Grade	Distance (m)
Α	30.85	A-B	30.85	3.965
В	30.85	B-C1	30.85	0.388
C1	30.85	C1-C2	30.95	0
C2	31.05	C2-C3	31.05	0.9
C3	31.05	C3-C4	31.15	0
C4	31.25	C4-C5	31.25	0.9
C5	31.25	C5-C6	31.35	0
C6	31.45	C6-C7	31.45	0.9
C7	31.45	C7-C8	31.55	0
C8	31.65	C8-D	31.65	1.724
D	31.65	D-E	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
_	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
Р	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
T	30.85	T-U	30.85	11.552
U	30.85	U-V	30.85	0.628
V	30.85	V-A	30.85	5.3

2020-01-22

BELCHER AVE



1 Average Grade Calculation
Scale 1:100



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Average Grade

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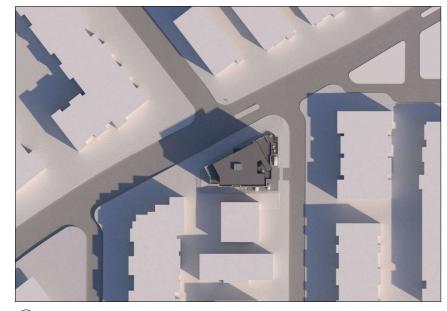
June 21 - 9:00am
Scale: NTS



2 June 21 - 12:00pm Scale: NTS



3 June 21 - 5:00pm
Scale: NTS



4 March 21 - 9:00am
Scale: NTS



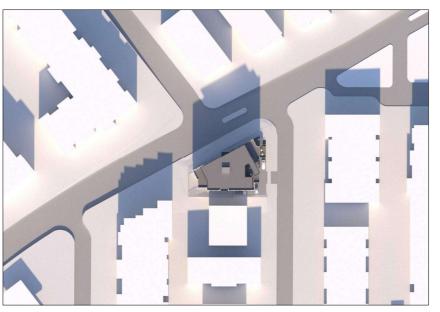
5 March 21 - 12:00pm
Scale: NTS



6 March 21 - 5:00pm
Scale: NTS



7 December 21 - 9:00am
Scale: NTS



8 December 21 - 12:00pm

Scale: NTS

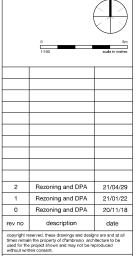


9 December 21 - 3:00pm
| Scale: NTS

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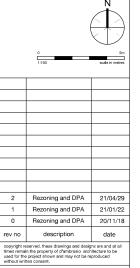
1 View from Northeast
Scale: NTS



2 View from Northwest
Scale: NTS

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Elevations - South and East

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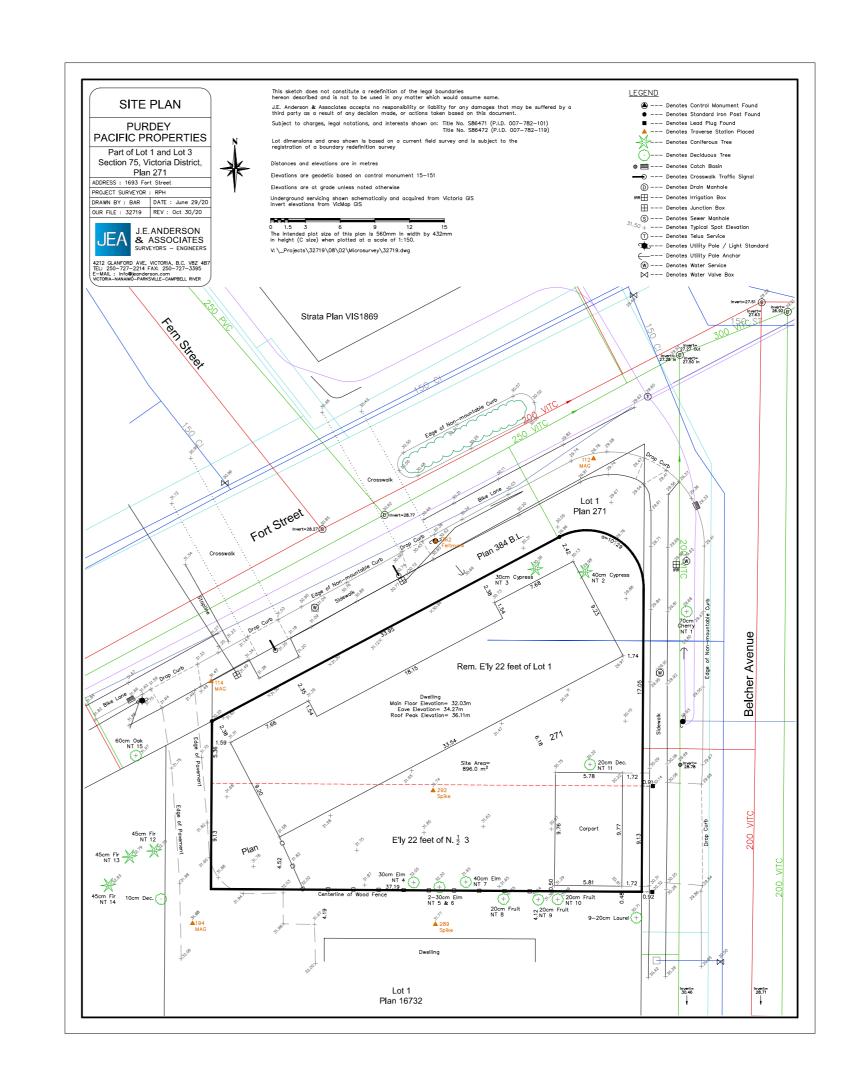
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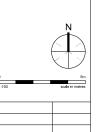
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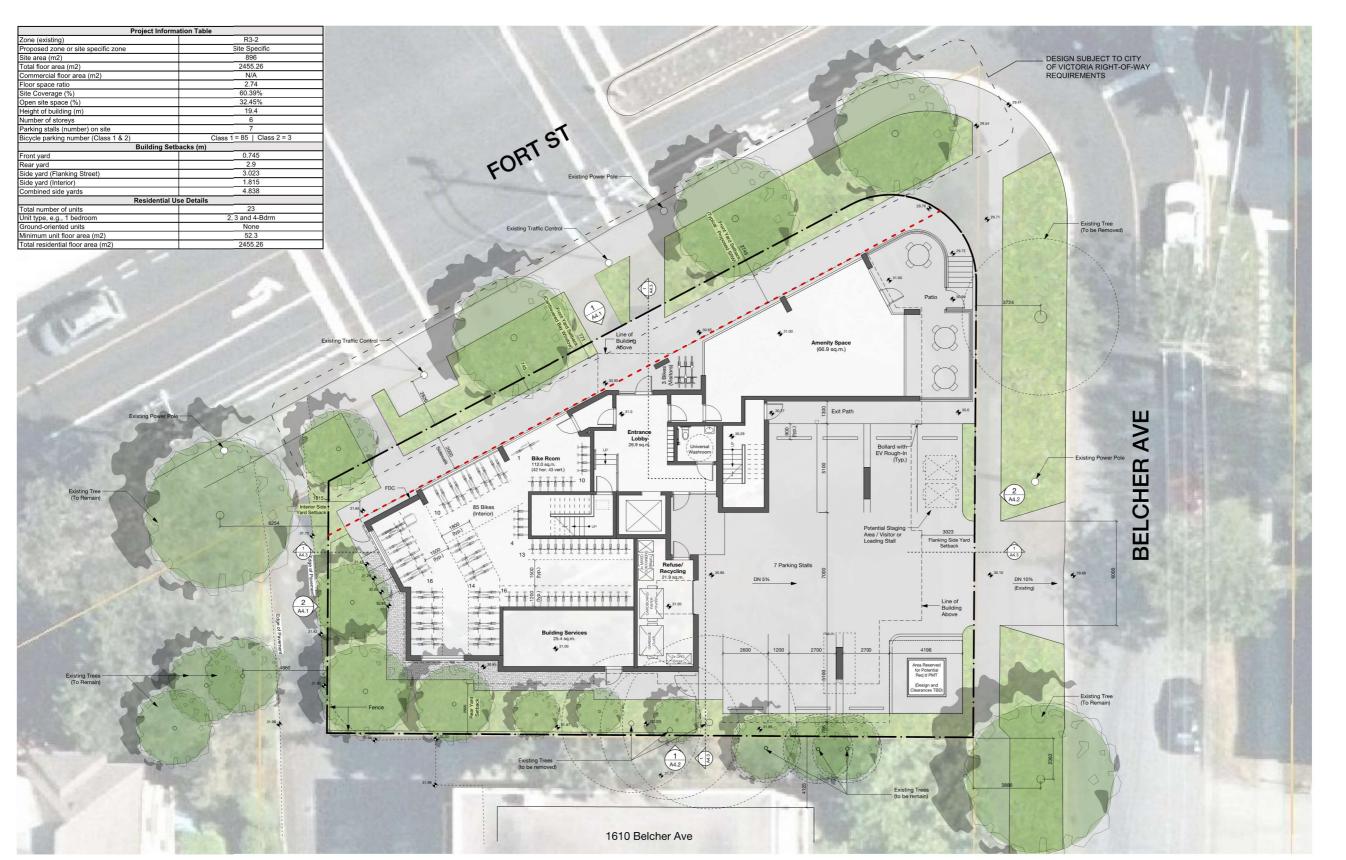
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- Refer to landscape architectural drawings for paving and plant materials information.



date rev no

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20/11/18

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Site Plan / L1 Floorplan

project no.	20-17
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sheet title L2 & L3 Floorplans

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L4 & L5 Floorplans

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L6 & Roof Floorplans

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West Elevation
Scale 1:100

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Elevations - North and West

20-17 date issued April 29, 2021 As Noted MZ drawn by checked by ES revision no.

Material Examples Finish Legend Corrugated Metal Cladding 'Surf White' (L2-L5 only)









7 Painted Metal Picket Guard

sheet title







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Finish Legend Pre-finished Metal 'Weathered Zinc' (Mechanical Screen, Flashings and Parapets)

Corrugated Metal Cladding 'Surf White' (L2-L5 only)

Material Examples

©a) Charcoal Ceraclad 'Zen Garden' (L2-L5 Only)

(3b) Charcoal Ceraclad 'Smooth' (L5-L6 Only)

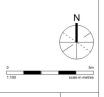
4 Glazing

5 Black Vinyl Window Frames (L1 to L6)

6 Exposed Concrete (Ground Level Only)

7 Painted Metal Picket Guard

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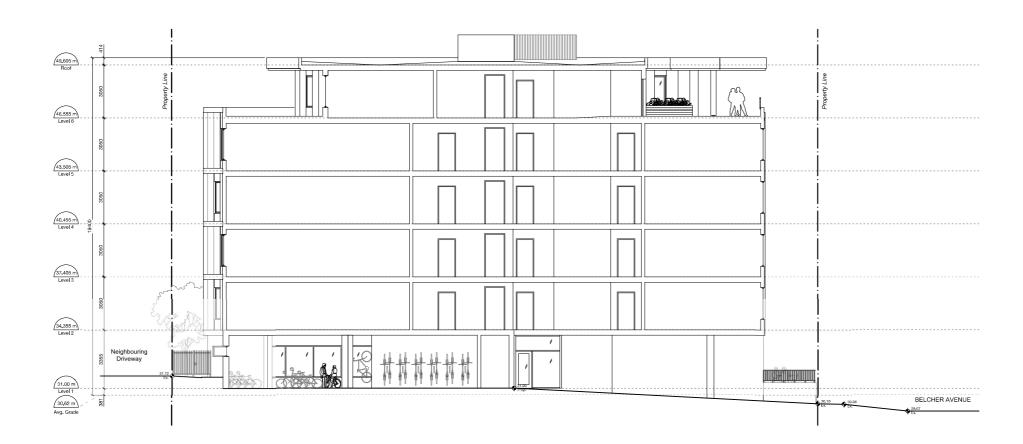
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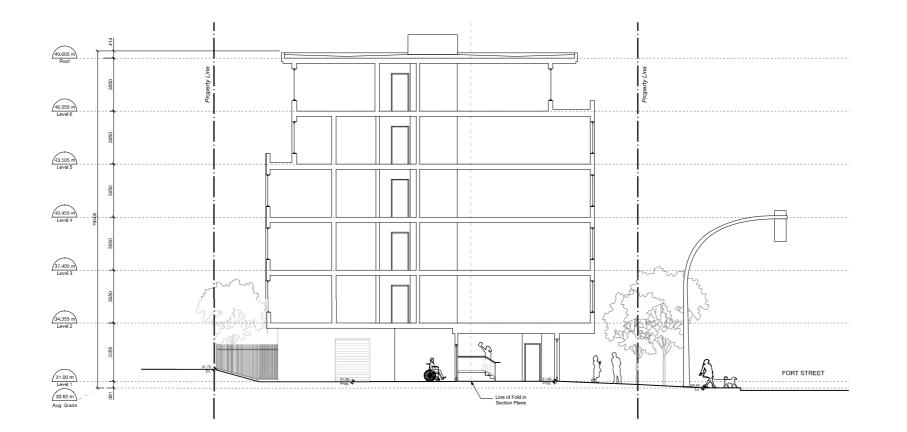
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Elevations - South and East

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Section 1
Scale 1:100





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