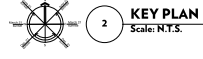
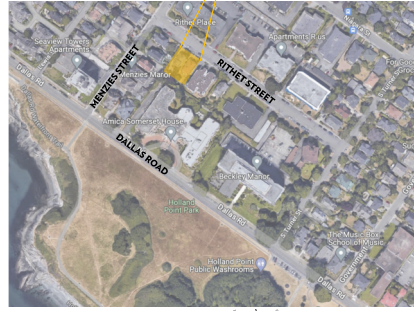


515/519 Rithet Street



PROJECT DATA

CIVIC ADDRESS:
515/519 Rithet Street, Victoria, BC

Legal Description:
The Westerly 40 feet of lot 29, the Easterly 20 feet of Lot 29 and the Westerly 20 feet of Lot 28, Beckley Farm, Victoria City, Plan 257
515 - Folio 02153002, VIP237, PID 00-236-811
519 - Folio 02153003, VIP237, PID 00-212-370

USE
Multi-Family Residential

SITE AREA
963.2M²

BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

BUILDING CODE CLASSIFICATION:
• 3.2.2.50 GROUP C, UP TO 6 STOREYS, SPRINKLERED
• COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION WITH 1HR MIN FIRE RESISTANCE RATING TO FLOORS AND LOAD BEARING WALLS.
• ROOF ASSEMBLY FIRE RESISTANCE RATING 1.0 HOUR MIN
• BUILDING AREA : 399.7 m² x 1500 m²
• NUMBER OF STREETS FACING : 1

PROJECT INFORMATION TABLE

ZONE (EXISTING)	R3-2
SITE AREA (m ²)	963.2 m ²
TOTAL GROSS FLOOR AREA	1685.4 m ²
COMMERCIAL FLOOR AREA	---
FLOOR SPACE RATIO (TOTAL GROSS FLOOR AREA / LOT AREA)	1685.4 m ² / 963.2 m ² = 1.75:1
SITE COVERAGE % (TOTAL STRUCTURES / LOT AREA)	440.1 m ² / 963.2 m ² = 45.7%
OPEN SITE SPACE % (TOTAL LANDSCAPED AREA / LOT AREA)	276.7 m ² / 963.2 m ² = 28.7%
HEIGHT OF BUILDING	16.47 m
NUMBER OF STOREYS	6
PARKING STALLS (NUMBER) ON SITE	24 REQUIRED - PROVIDED 10 - SEE TABLE 2
BICYCLE PARKING NUMBER (STORAGE AND RACK)	26 REQUIRED - PROVIDED 26 - SEE TABLE 3
BUILDING SETBACKS	
FRONT YARD (NORTH)	5.97 m
REAR YARD (SOUTH)	3.73 m
SIDE YARD (EAST)	2.21 m
SIDE YARD (WEST)	6.58 m
COMBINED SIDE YARDS	8.79 m
RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	16
UNIT TYPE	SEE TABLE 4 & 5
GROUND LEVEL UNITS	3 ADAPTABLE UNITS
MINIMUM UNIT FLOOR AREA (m ²)	46.3 m ²
TOTAL RESIDENTIAL FLOOR AREA (m ²)	1400.2 m ²
AVERAGE GRADE	11.06 m - SEE PAGE A1.1

TABLE 1: FLOOR AREA RATIO

AREAS FOR FSR CALCULATIONS	m ²	ft ²
SITE AREA	963.2 m ²	10,367.8 ft ²
LEVEL 1	375.8 m ²	4,045.1 ft ²
LEVEL 2	361.7 m ²	3,893.3 ft ²
LEVEL 3	361.7 m ²	3,893.3 ft ²
LEVEL 4	361.7 m ²	3,893.3 ft ²
LEVEL 5	224.5 m ²	2,416.5 ft ²
TOTAL GROSS FLOOR AREA	1,685.4 m ²	18,141.5 ft ²

TABLE 2: OFF STREET PARKING

UNITS BELOW 45m ² (0.85 STALLS / UNIT)	0 UNITS	-
UNIT BELOW 70m ² (1.00 STALLS / UNIT)	3 UNITS	3 STALLS
UNITS ABOVE 70m ² (1.45 STALLS / UNIT)	13 UNITS	18.85 STALLS
VISITORS STALLS (0.1 STALLS / UNIT)	16 UNITS	1.6 STALLS
TOTAL STALLS REQ.		23.45 = 24 STALLS
TOTAL STALLS PROVIDED		10 STALLS

TABLE 3: BICYCLE PARKING REQUIRED

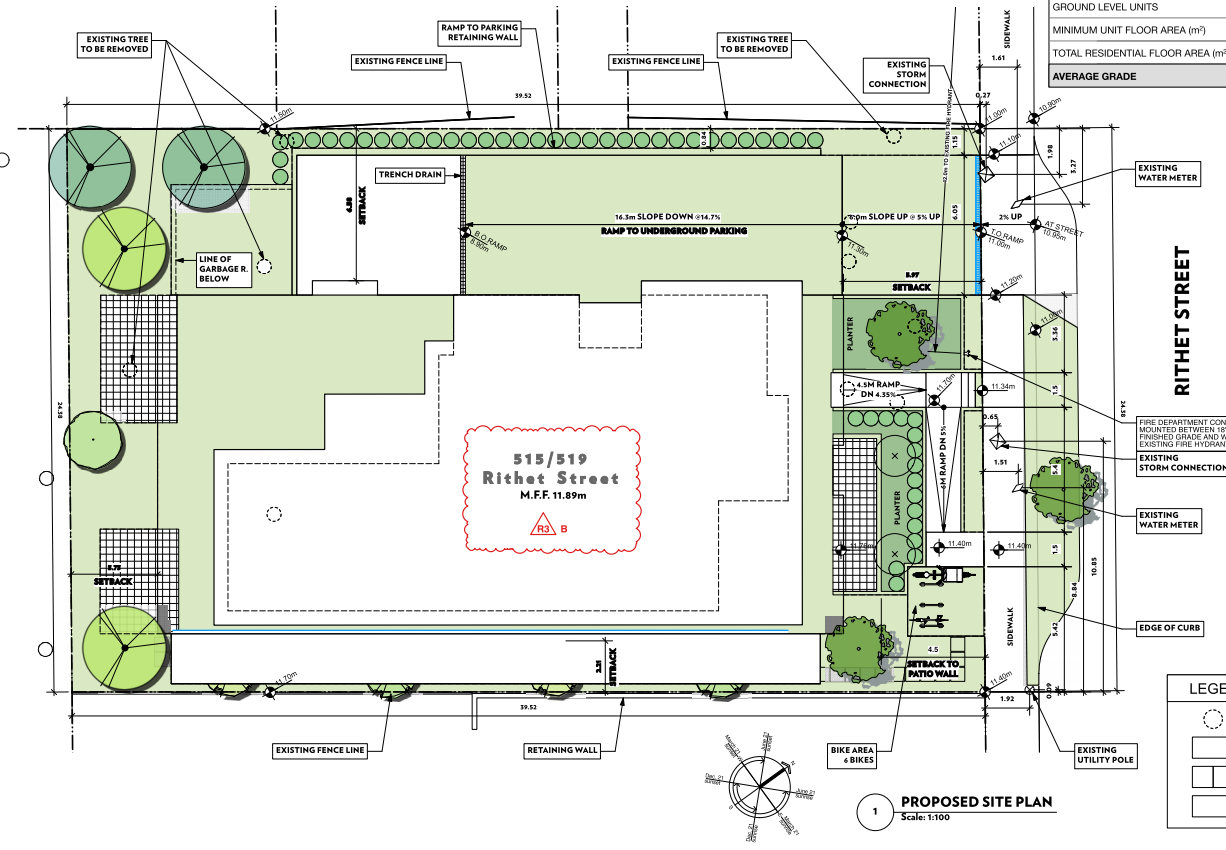
SURFACE BIKE PARKING	N/A	6 BIKE STALLS
SECURE BIKE PARKING (1.25 SPACES / UNIT)	16 UNIT	22 BIKE STALLS
TOTAL STALLS REQUIRED		28 STALLS
BICYCLE PARKING PROVIDED		
SURFACE BIKE PARKING		6 BIKE STALLS
SECURE BIKE PARKING: • CARGO BIKES W/ ELEC. OUTLET (CARGO BIKES TO BE 3.05m LONG) • GROUND ANCHORED W/ ELEC. OUTLET		3 BIKE STALLS
		18 BIKE STALLS
TOTAL STALLS PROVIDED		27 STALLS

TABLE 5: UNITS

LEVEL	UNITS	AREA	BEDROOM	BATH
LEVEL 1				
UNIT 101	123.3 M ²	2	BEDROOM + DEN	2
UNIT 102	100.1 M ²	3	BEDROOM	2
UNIT 103	89.3 M ²	2	BEDROOM + DEN	2
LEVEL 2				
UNIT 201	79.9 M ²	2	BEDROOM	2
UNIT 202	46.3 M ²	1	BEDROOM	1
UNIT 203	96.4 M ²	3	BEDROOM	2
UNIT 204	83.1 M ²	2	BEDROOM	2
LEVEL 3				
UNIT 301	79.9 M ²	2	BEDROOM	2
UNIT 302	46.3 M ²	1	BEDROOM	1
UNIT 303	96.4 M ²	3	BEDROOM	2
UNIT 304	83.1 M ²	2	BEDROOM	2
LEVEL 4				
UNIT 401	79.9 M ²	2	BEDROOM	2
UNIT 402	46.3 M ²	1	BEDROOM	1
UNIT 403	96.4 M ²	3	BEDROOM	2
UNIT 404	83.1 M ²	2	BEDROOM	2
LEVEL 5				
UNIT 501	170.4 M ²	3	BEDROOM + DEN	2

TABLE 4: SUMMARY OF UNITS

UNIT TYPE	QUANTITY
1 BEDROOM UNIT	3
2 BEDROOM UNIT	6
2 BEDROOM UNIT + DEN	2
3 BEDROOM UNIT	4
3 BEDROOM UNIT + DEN	1



1 PROPOSED SITE PLAN
Scale: 1:100

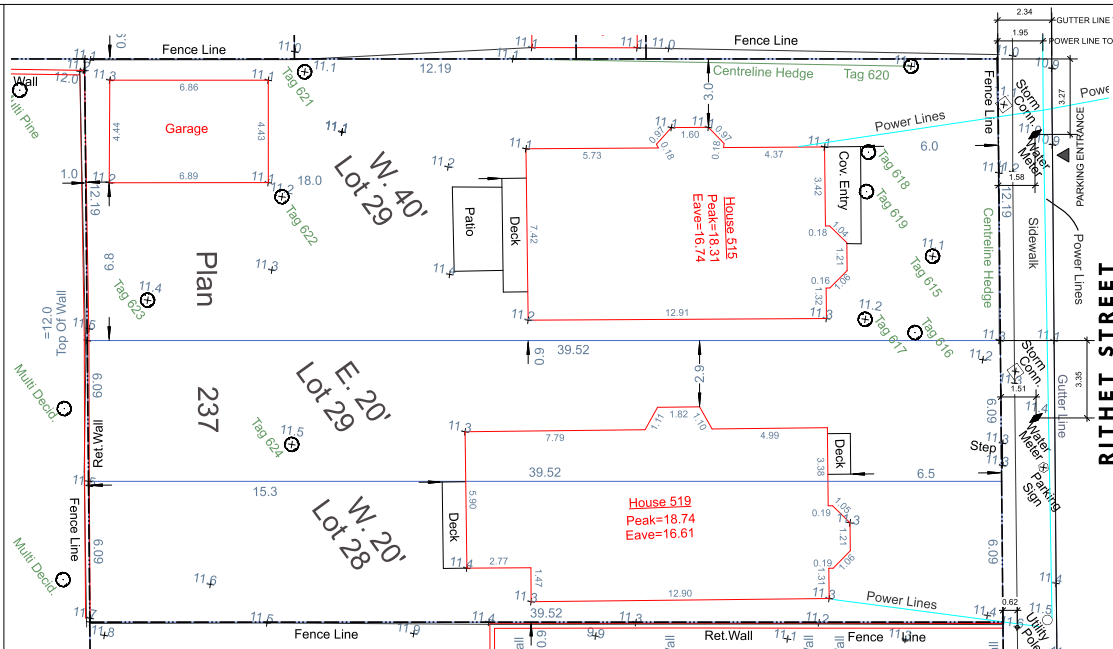
LEGEND:

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

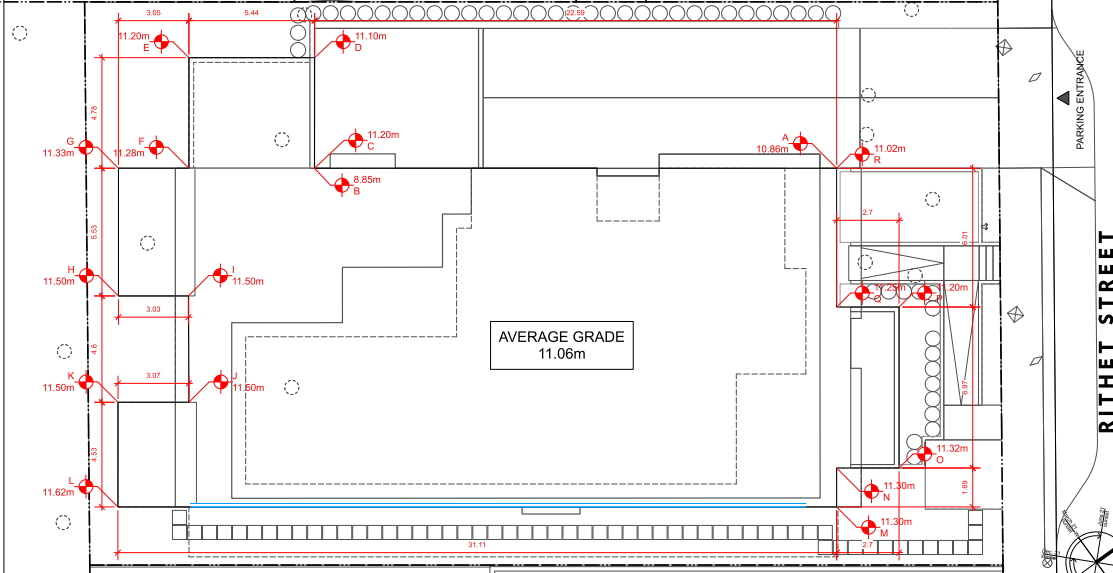
REVISION 3

A. PROJECT DATA: UPDATED BUILDING HEIGHT AS PER LATEST SURVEY

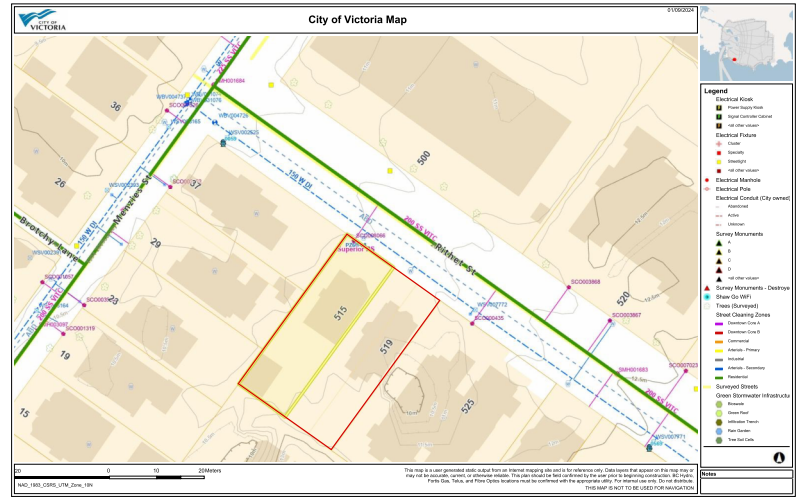
B. PROPOSED SITE PLAN: UPDATED MAIN FLOOR HEIGHT AS PER LATEST SURVEY.



1 EXISTING SITE PLAN
Scale: 1:100



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



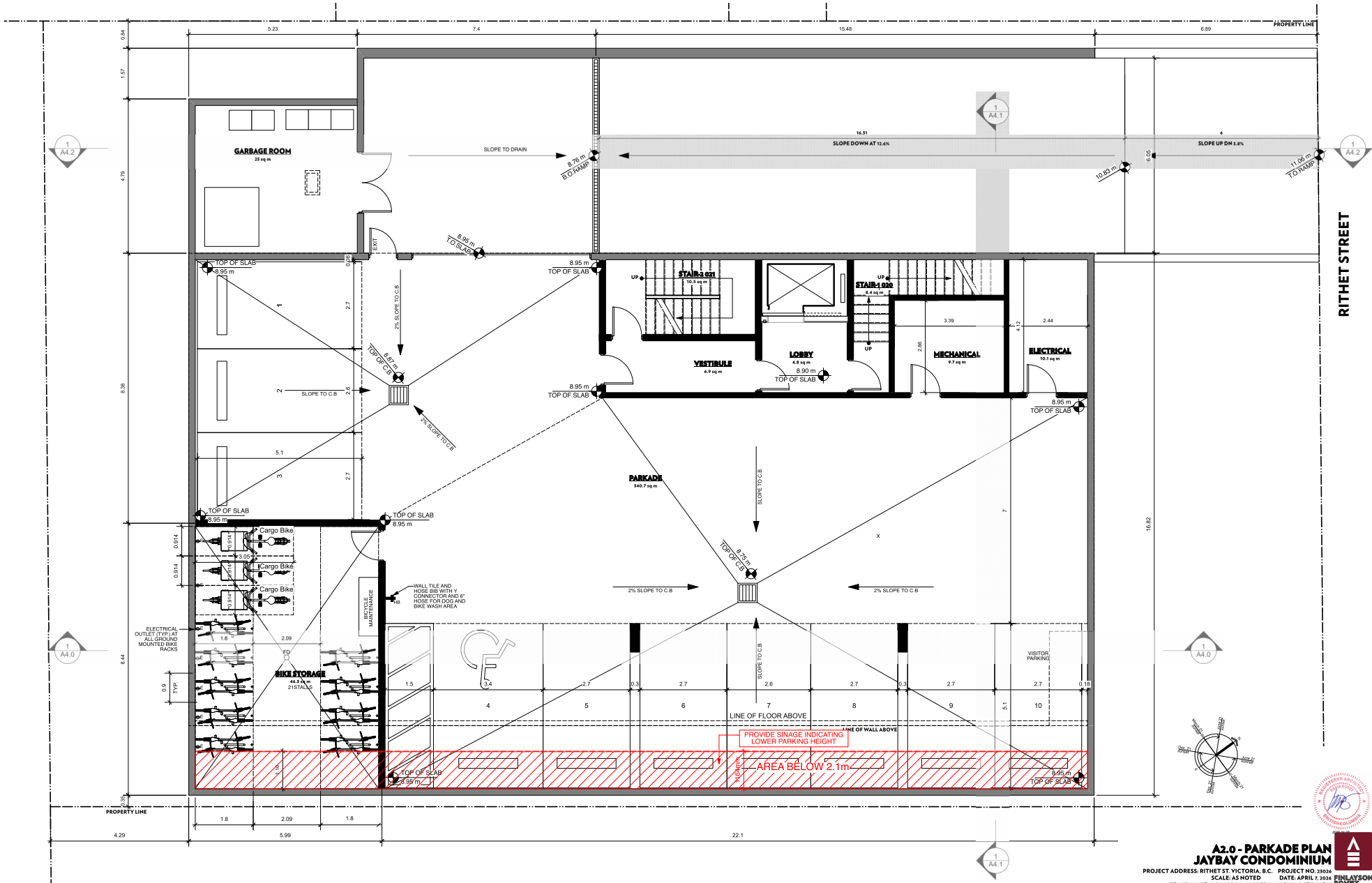
3 INFRASTRUCTURE (VICMAP)
Scale: NTS

AVERAGE GRADE CALCULATION:				
GRADE POINTS	AVERAGE		DISTANCE	TOTAL
A+B	(10.86+10.85)/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	

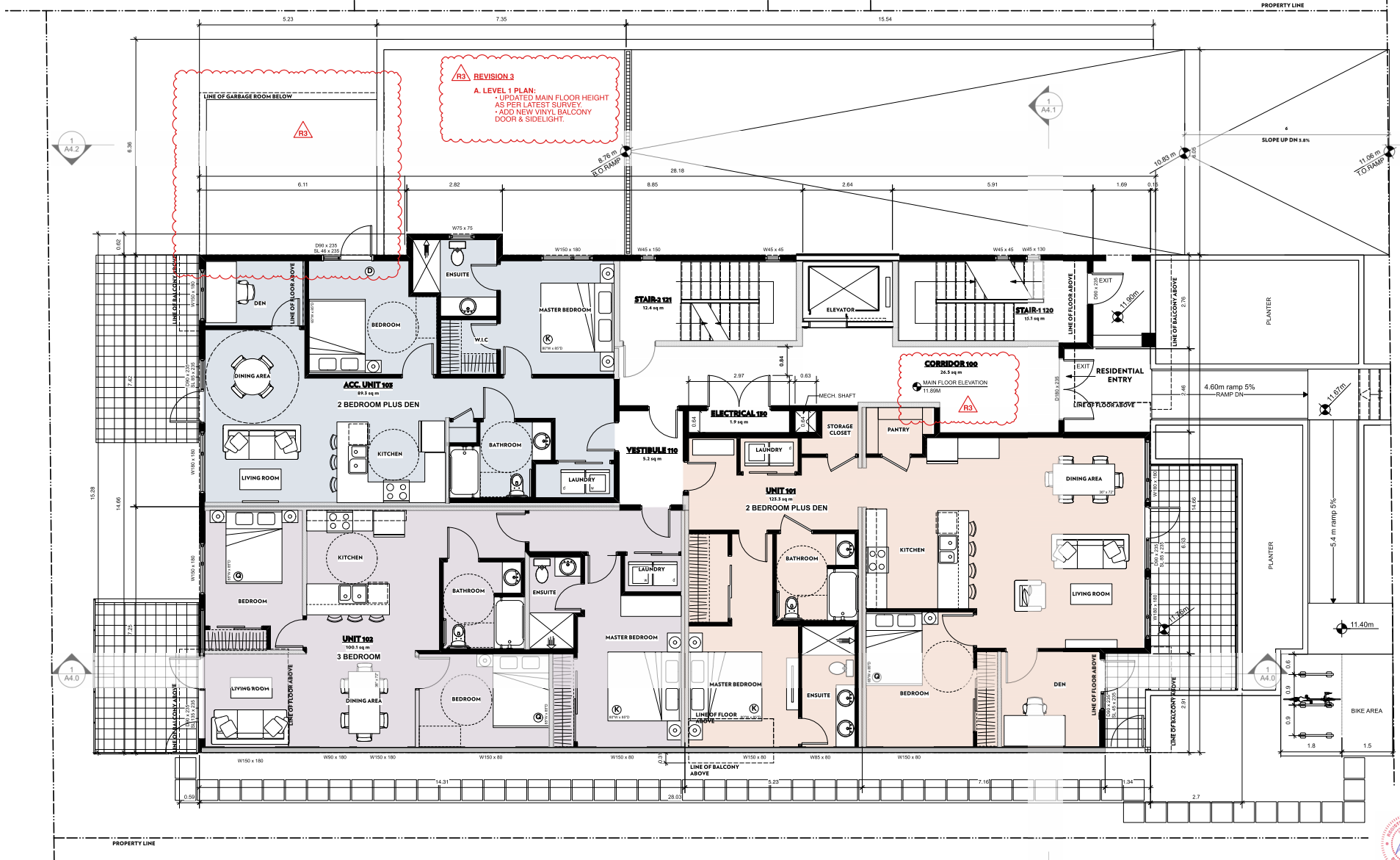
AVERAGE GRADE CALCULATION = 1245.75 / 112.59 = 11.06

A1.1 - EXISTING SITE & AVERAGE GRADE JAYBAY CONDOMINIUM
PROJECT ADDRESS RITHEH ST VICTORIA, B.C. PROJECT NO. 23026
SCALE AS NOTED DATE: APRIL 7, 2024 FINLAYSON ROYER ENGINEERS LTD.





A2.0 - PARKADE PLAN
JAYBAY CONDOMINIUM
 PROJECT ADDRESS: RITHEH ST, VICTORIA, B.C. PROJECT NO. 23026
 SCALE AS NOTED DATE: APRIL 7, 2024
 FINLAYSON
 ARCHITECTS INC.



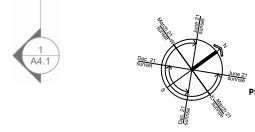
REVISION 3
A. LEVEL 1 PLAN:
 • UPDATED MAIN FLOOR HEIGHT AS PER LATEST SURVEY
 • ADD NEW VINYL BALCONY DOOR & SIDELIGHT.

CORRIDOR 100
 MAIN FLOOR ELEVATION
 11.05M

A2-1 - LEVEL 1 PLAN
JAYBAY CONDOMINIUM

PROJECT ADDRESS: RITHEFT ST. VICTORIA, B.C. PROJECT NO: 23026
 SCALE: AS NOTED DATE: APRIL 7, 2024

FINLAYSON ROYAL ARCHITECTS LTD.



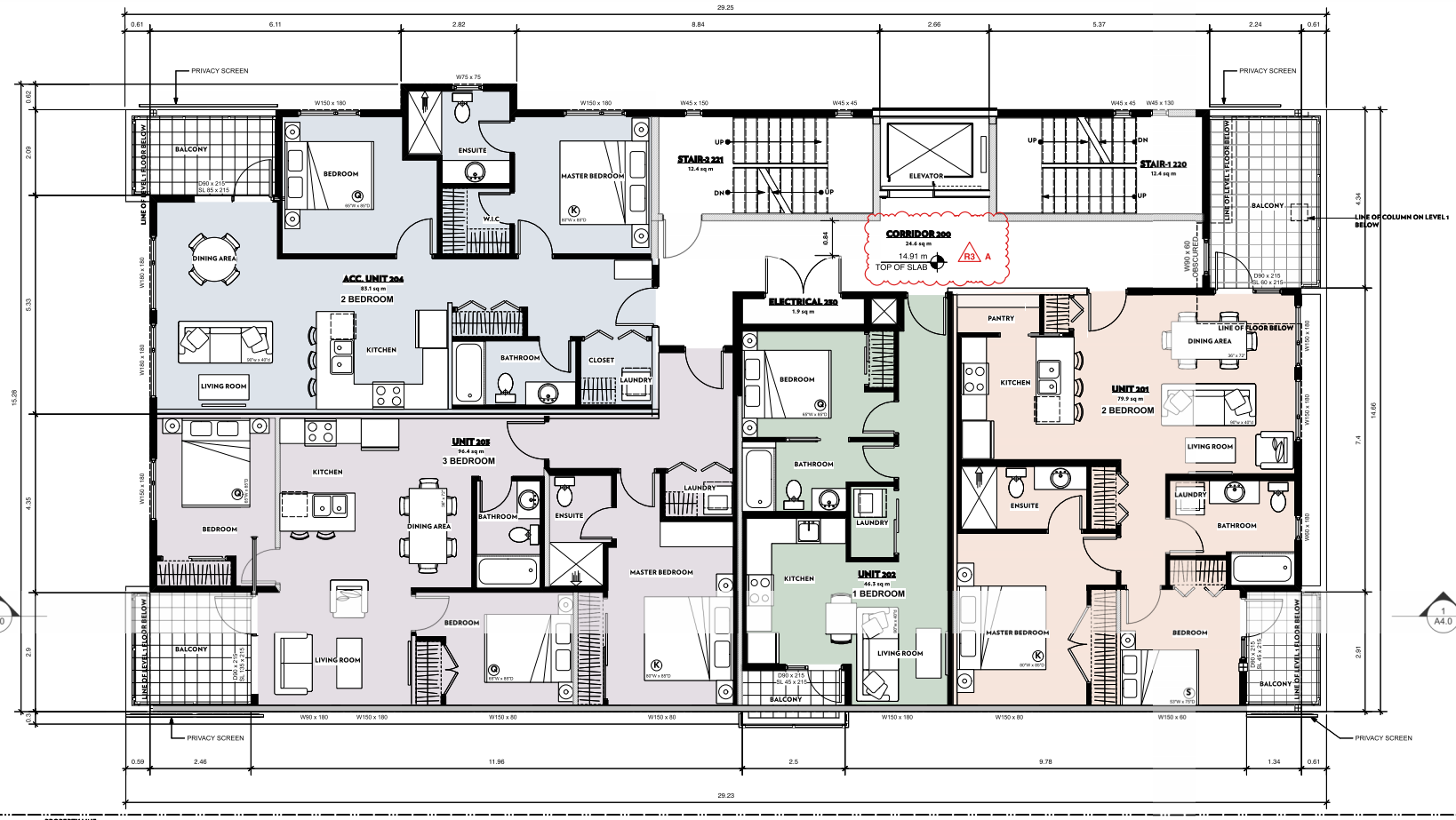
PROPERTY LINE

R3 REVISION 3
A. LEVEL 2 PLAN: UPDATED MAIN FLOOR HEIGHT AS PER LATEST SURVEY.

1
A4.1

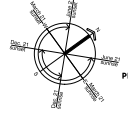
1
A4.2

1
A4.2



1
A4.0

1
A4.1



A2.2 - LEVEL 2 PLAN
JAYBAY CONDOMINIUM
PROJECT ADDRESS: RITHEST ST. VICTORIA, B.C. PROJECT NO: 25026
SCALE: AS NOTED DATE: APRIL 7, 2024

FINLAYSON
ROONEY
ARCHITECTS LTD.



R3 REVISION 3
A. LEVEL 2 PLAN: UPDATED MAIN FLOOR HEIGHT AS PER LATEST SURVEY.



1
A4.2

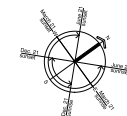
1
A4.2

1
A4.0

1
A4.0

1
A4.1

1
A4.1



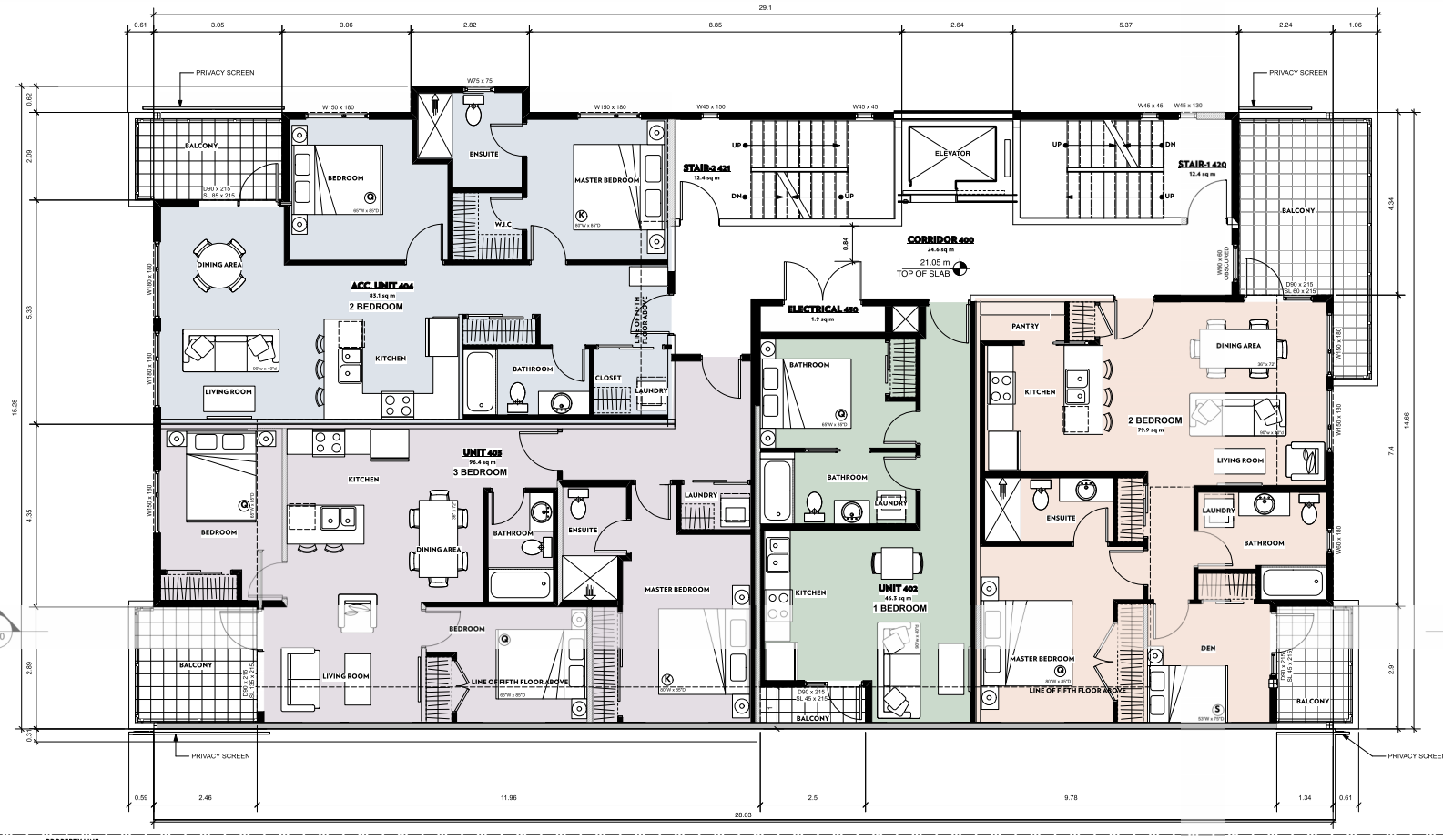
A2.3 - LEVEL 3 PLAN
JAYBAY CONDOMINIUM
PROJECT ADDRESS: RITHEH ST. VICTORIA, B.C. PROJECT NO: 23026
SCALE: AS NOTED DATE: APRIL 7, 2024
FINLAYSON
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PROPERTY LINE

1
A4.2

1
A4.2



1
A4.0

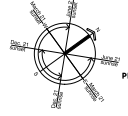
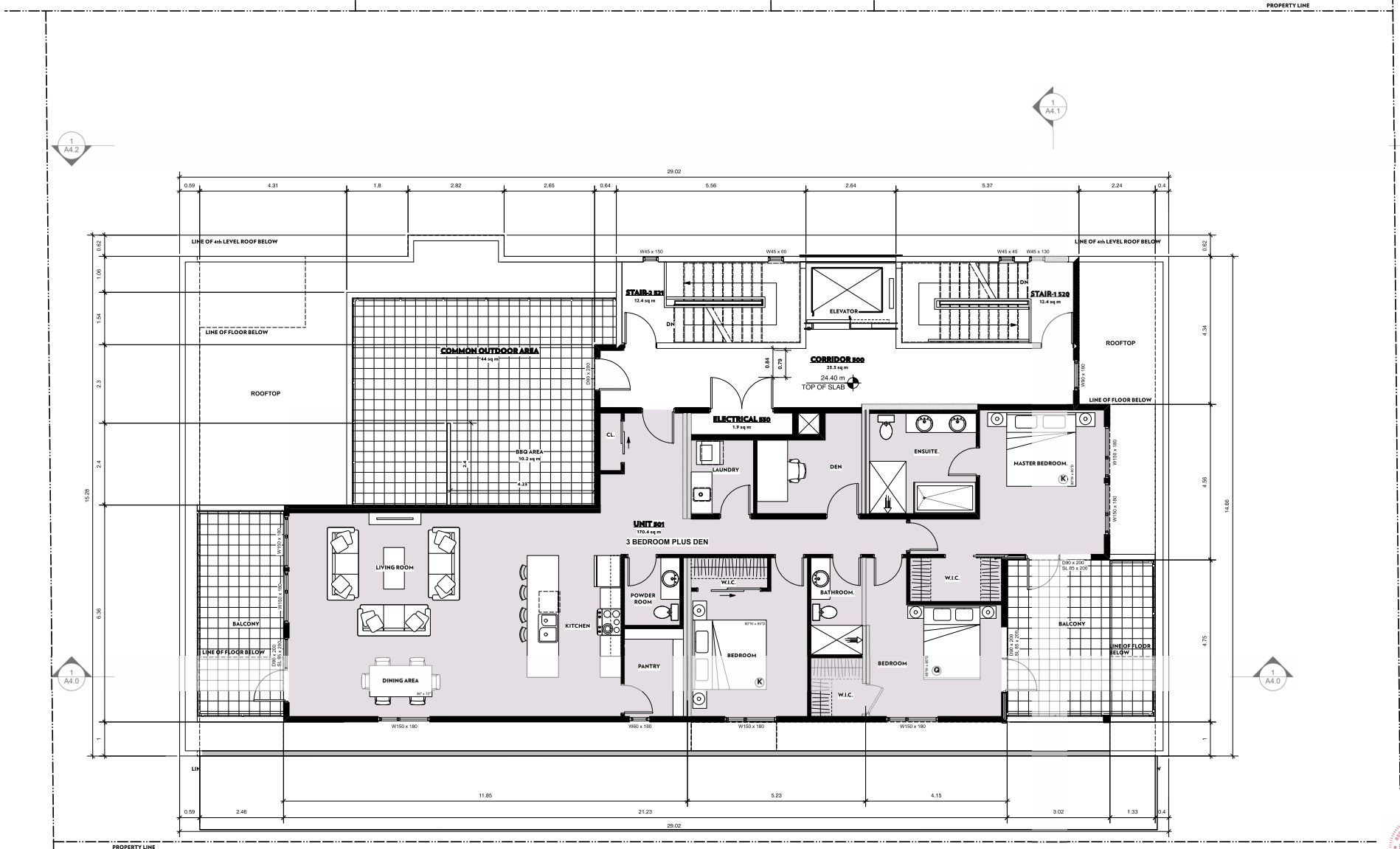
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A4.0

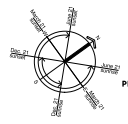
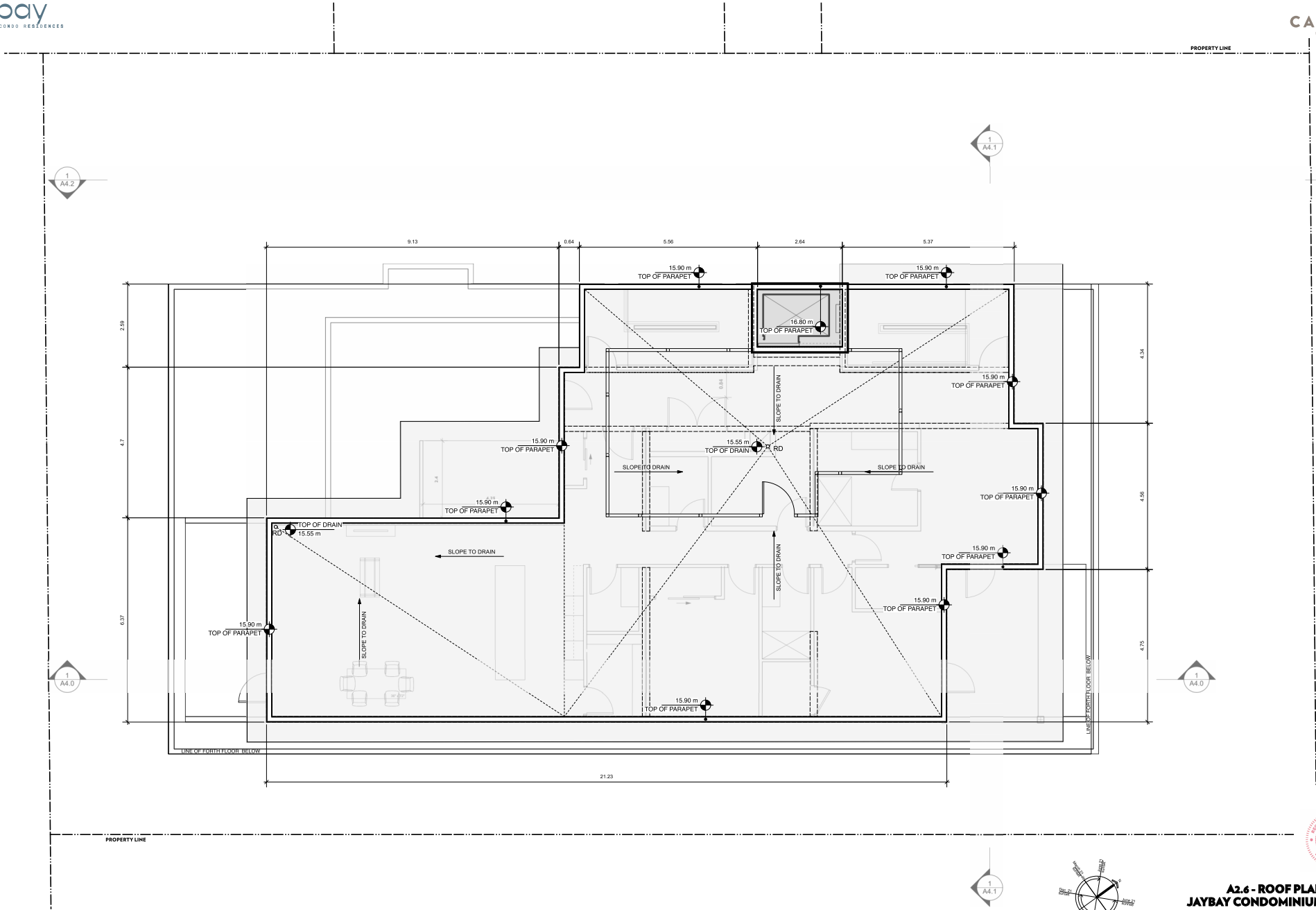
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A4.1

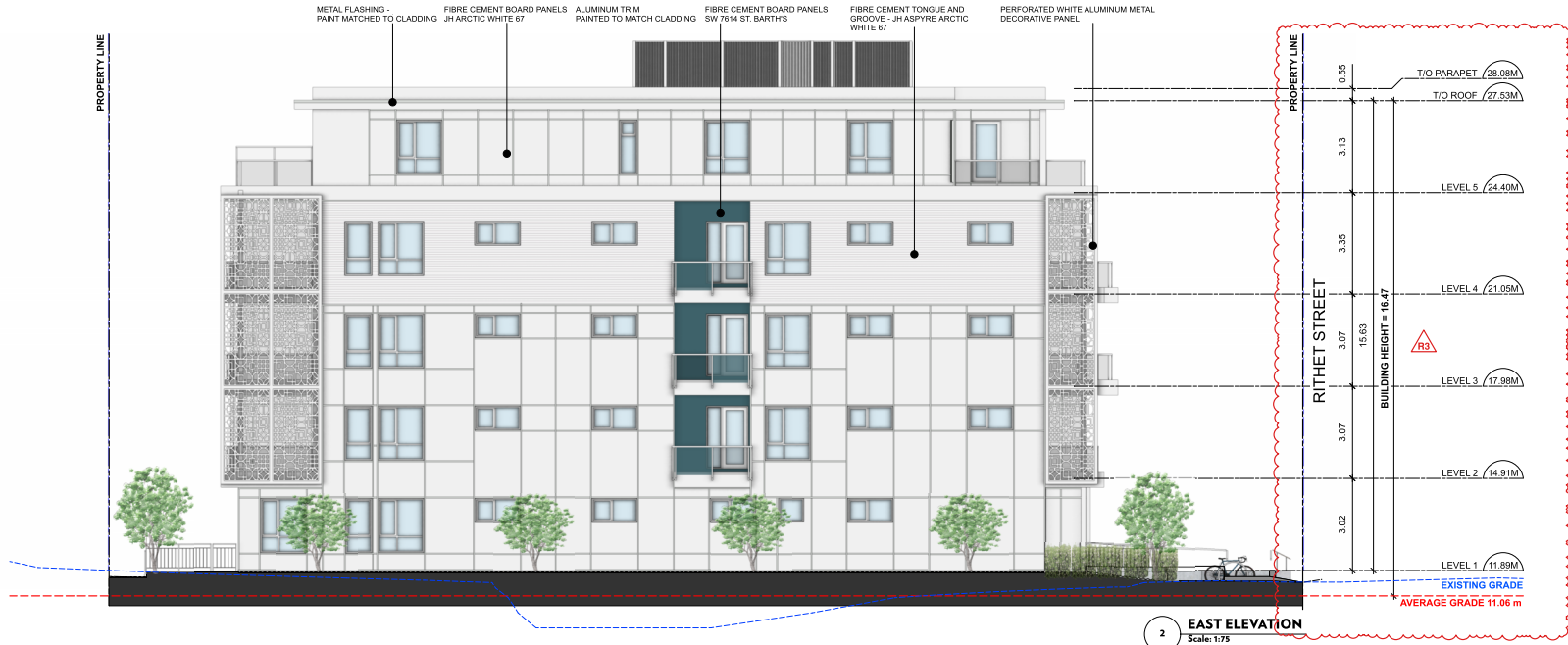


A24 - LEVEL 4 PLAN
JAYBAY CONDOMINIUM
PROJECT ADDRESS: RITHEFT ST. VICTORIA, B.C. PROJECT NO: 25026
SCALE AS NOTED DATE: APRIL 7, 2024
FINLAYSON ROYAL ARCHITECTS LTD.



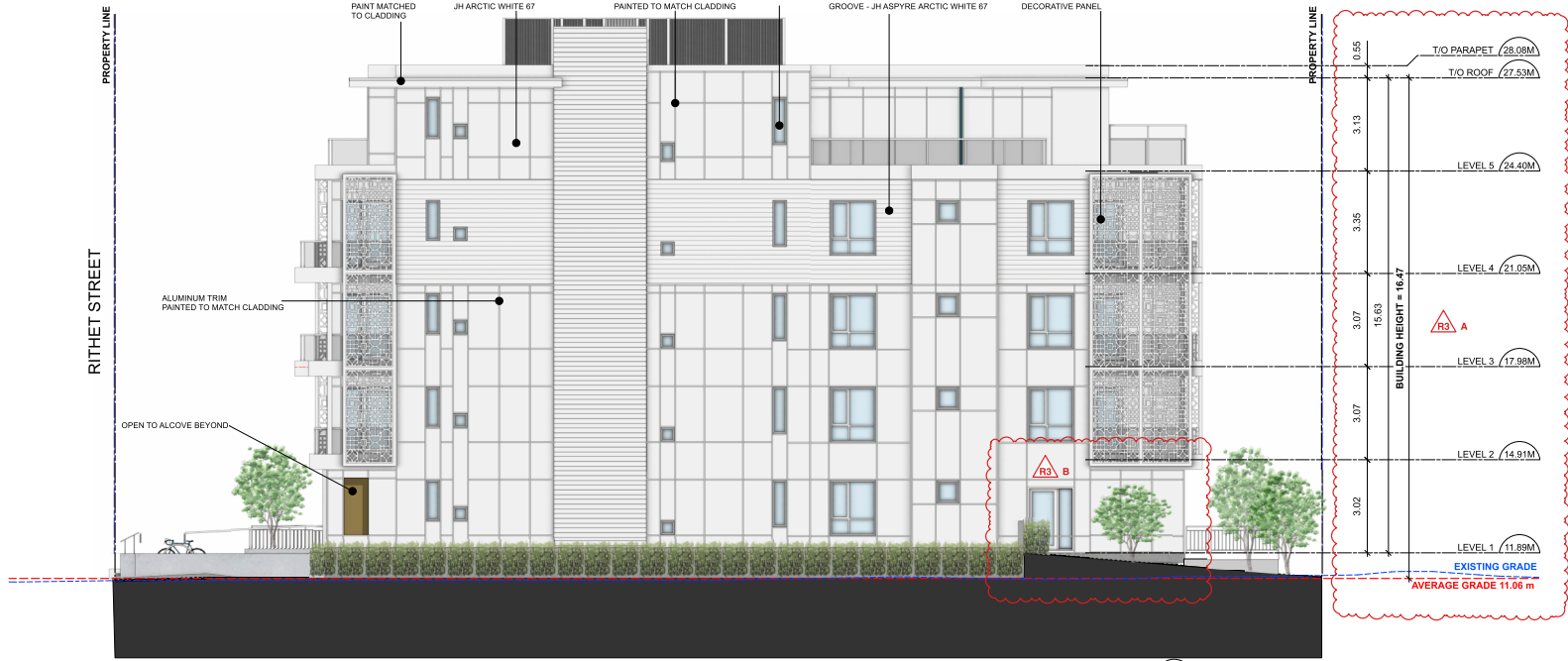






REVISION 3
A. BUILDING HEIGHTS: UPDATED BUILDING HEIGHTS AS PER LATEST SURVEY.

TOP OF ROOF PEAK
17.91 m

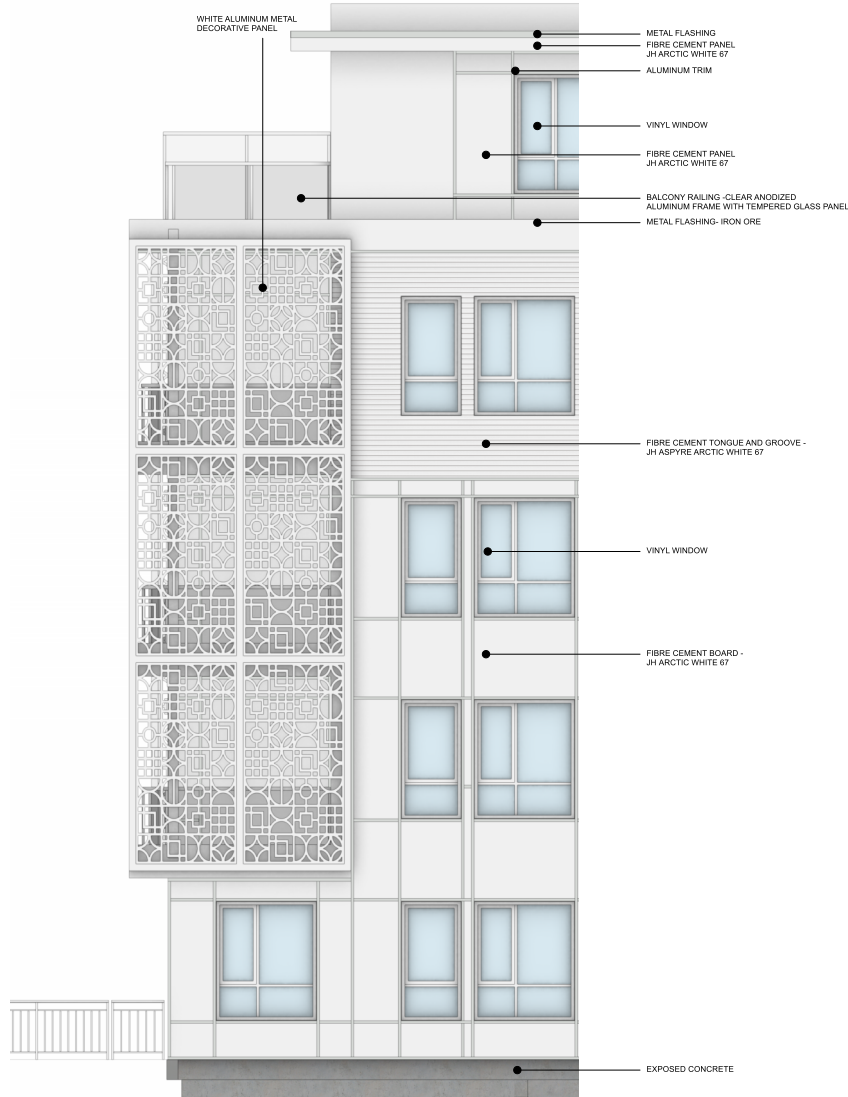


R3 REVISION 3

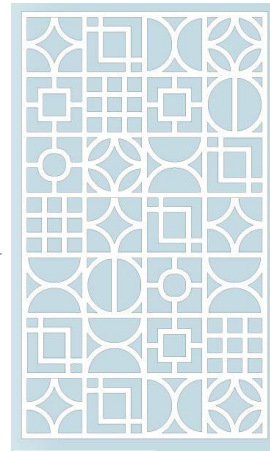
A. BUILDING HEIGHTS: UPDATED BUILDING HEIGHTS AS PER LATEST SURVEY.

B. WEST ELEVATION: ADD NEW VINYL BALCONY DOOR & SIDELIGHT.

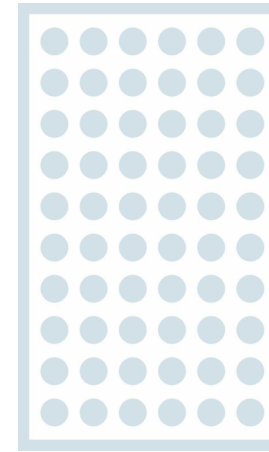




1 PARTIAL ELEVATION
Scale: 1:35



OPTION 1: WHITE ALUMINUM METAL DECORATIVE PANEL



OPTION 2: WHITE ALUMINUM METAL DECORATIVE PANEL



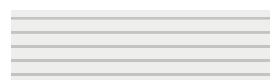
METAL FLASHING - MATCHED TO CLADDING COLOUR



EXPOSED CONCRETE



RESIDENTIAL ENTRY ALCOVE
FIBRE CEMENT BOARD - BENJAMIN MOORE HC-14 PRINCETON GOLD



FIBRE CEMENT TONGUE AND GROOVE - JH ASPYRE COLLECTION JH ARCTIC WHITE 67



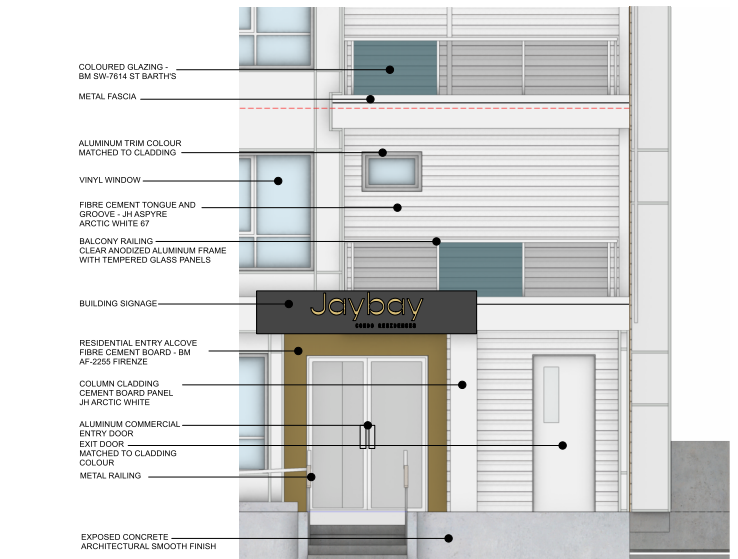
FIBRE CEMENT BOARD - JH ARCTIC WHITE 67



FIBER GLASS DOOR AT LEVEL 1 & PATIOS
BENJAMIN MOORE 2055-10 TEAL

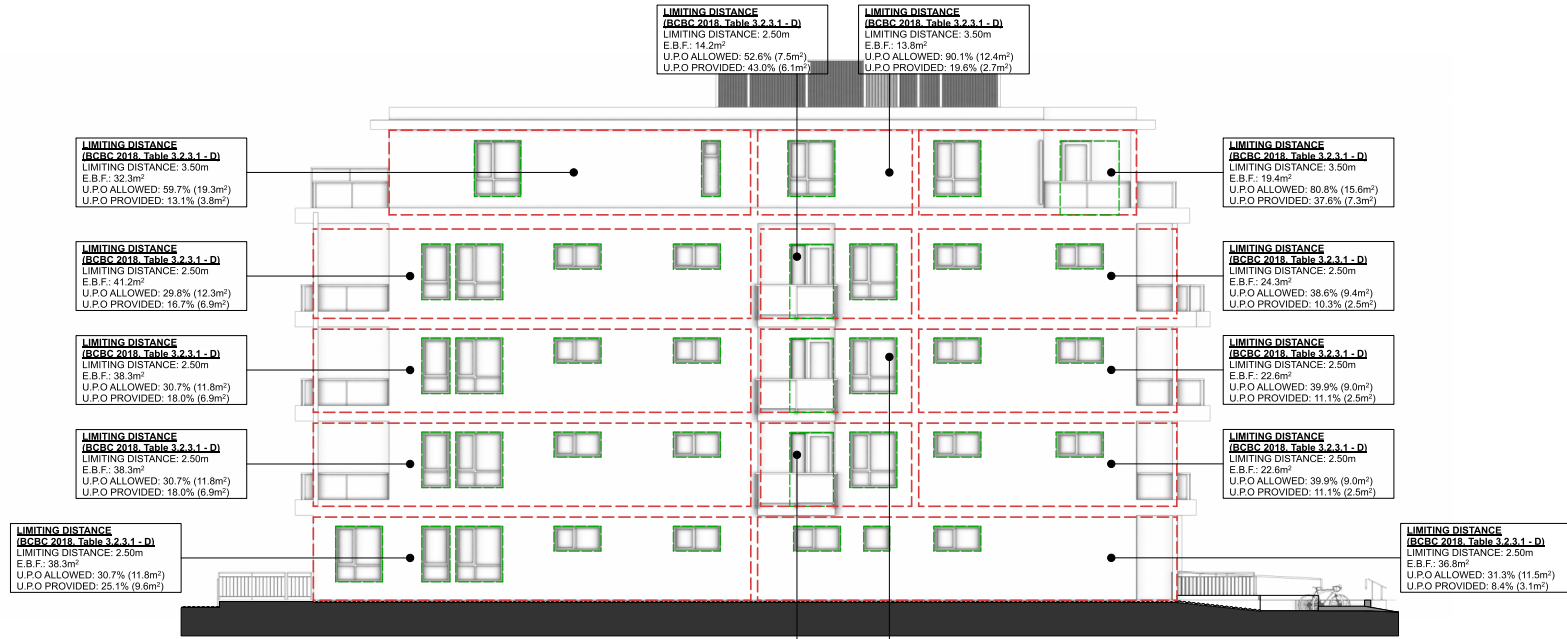


GLAZING AT BALCONY RAILINGS
BENJAMIN MOORE SW-7614 ST. BARTH'S



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





2 EAST ELEVATION
Scale: 1/75



1 NORTH ELEVATION - FRONT FACADE
Scale: 1/75



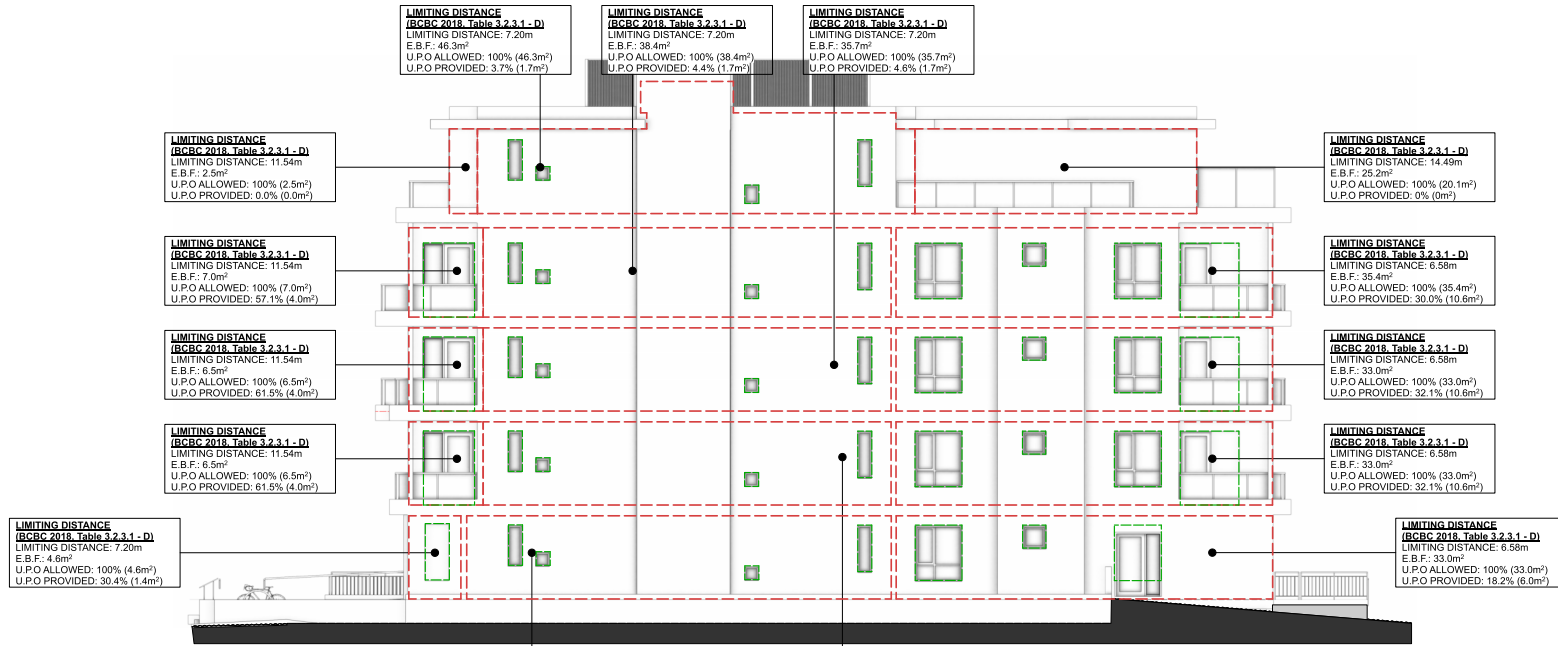
**A3.3 - SPATIAL SEPARATION
JAYBAY CONDOMINIUM**

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

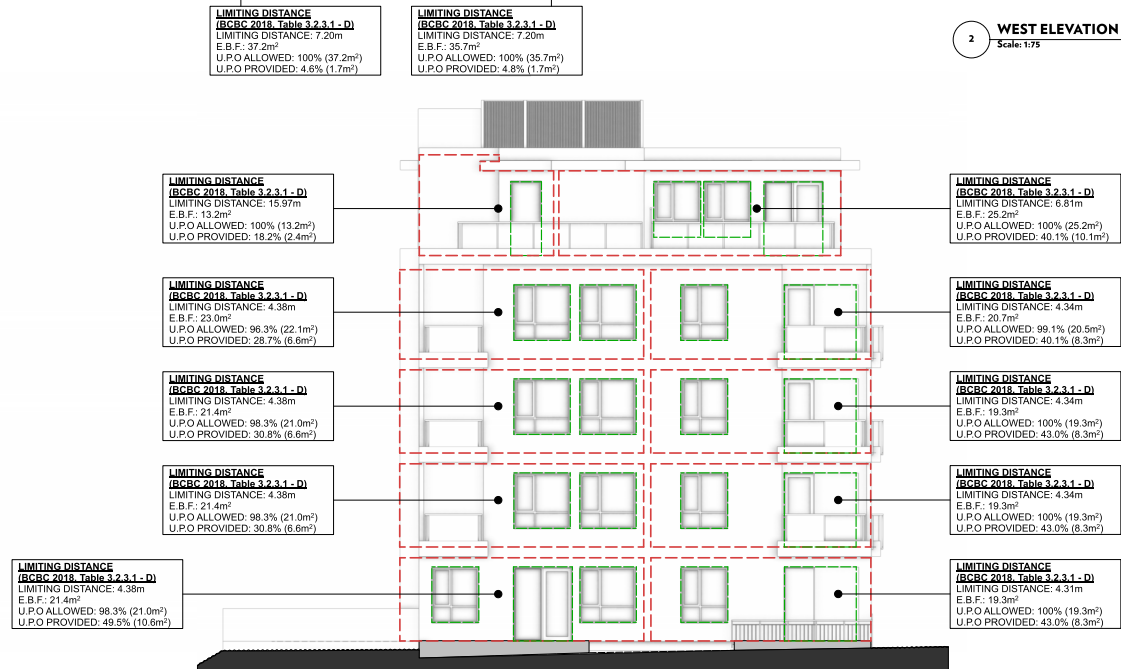
SCALE AS NOTED DATE: APRIL 7, 2024

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2 WEST ELEVATION
Scale: 1/75



1 SOUTH ELEVATION - REAR FACADE
Scale: 1/75



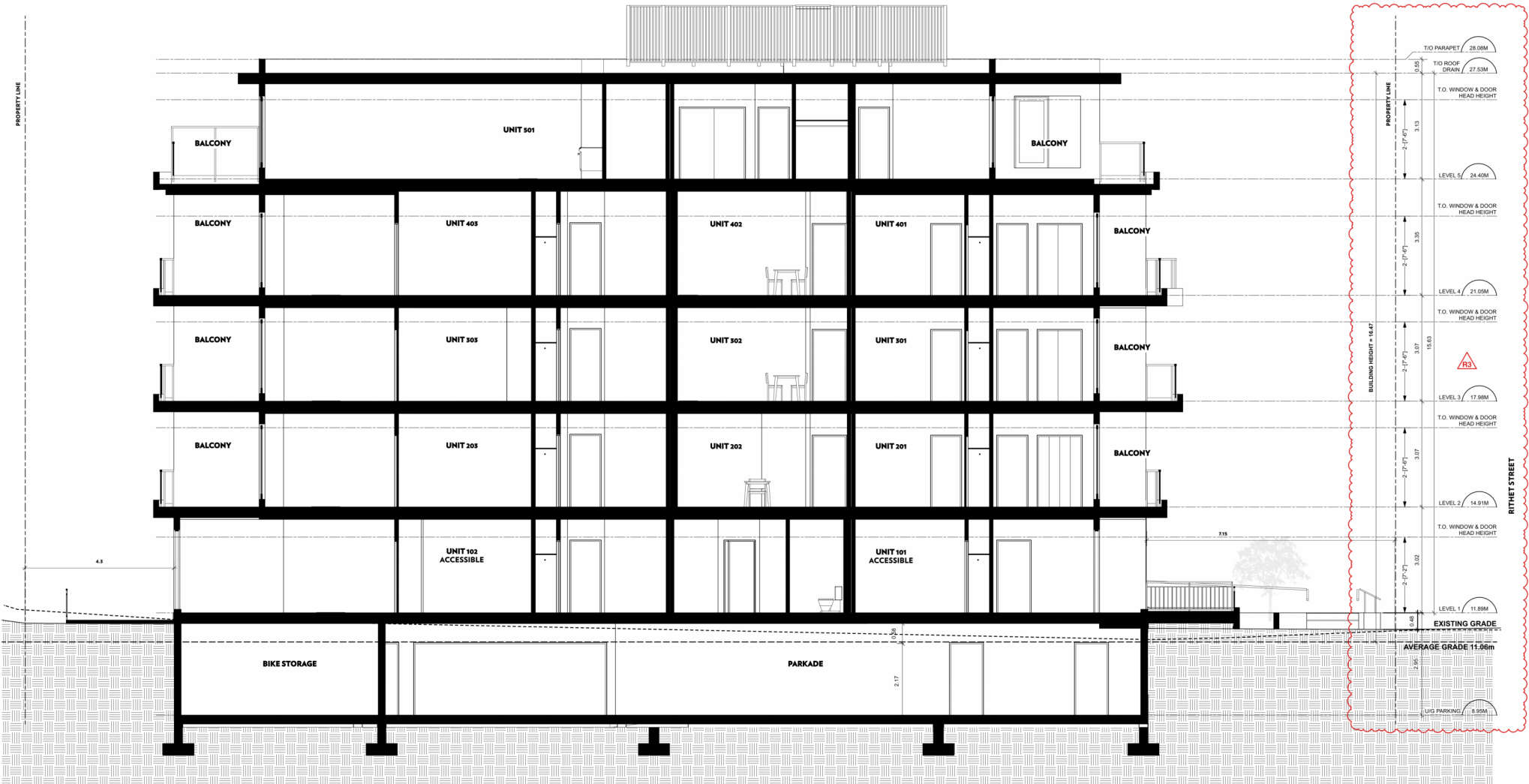
A3.4 - SPATIAL SEPARATION
JAYBAY CONDOMINIUM

PROJECT ADDRESS: RITHEW ST. VICTORIA, B.C. PROJECT NO: 21026

SCALE AS NOTED DATE: APRIL 7, 2024

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1 **BUILDING SECTION 1**
Scale: 1:50

R3 REVISION 3
A. BUILDING HEIGHTS: UPDATED BUILDING HEIGHTS AS PER LATEST SURVEY.





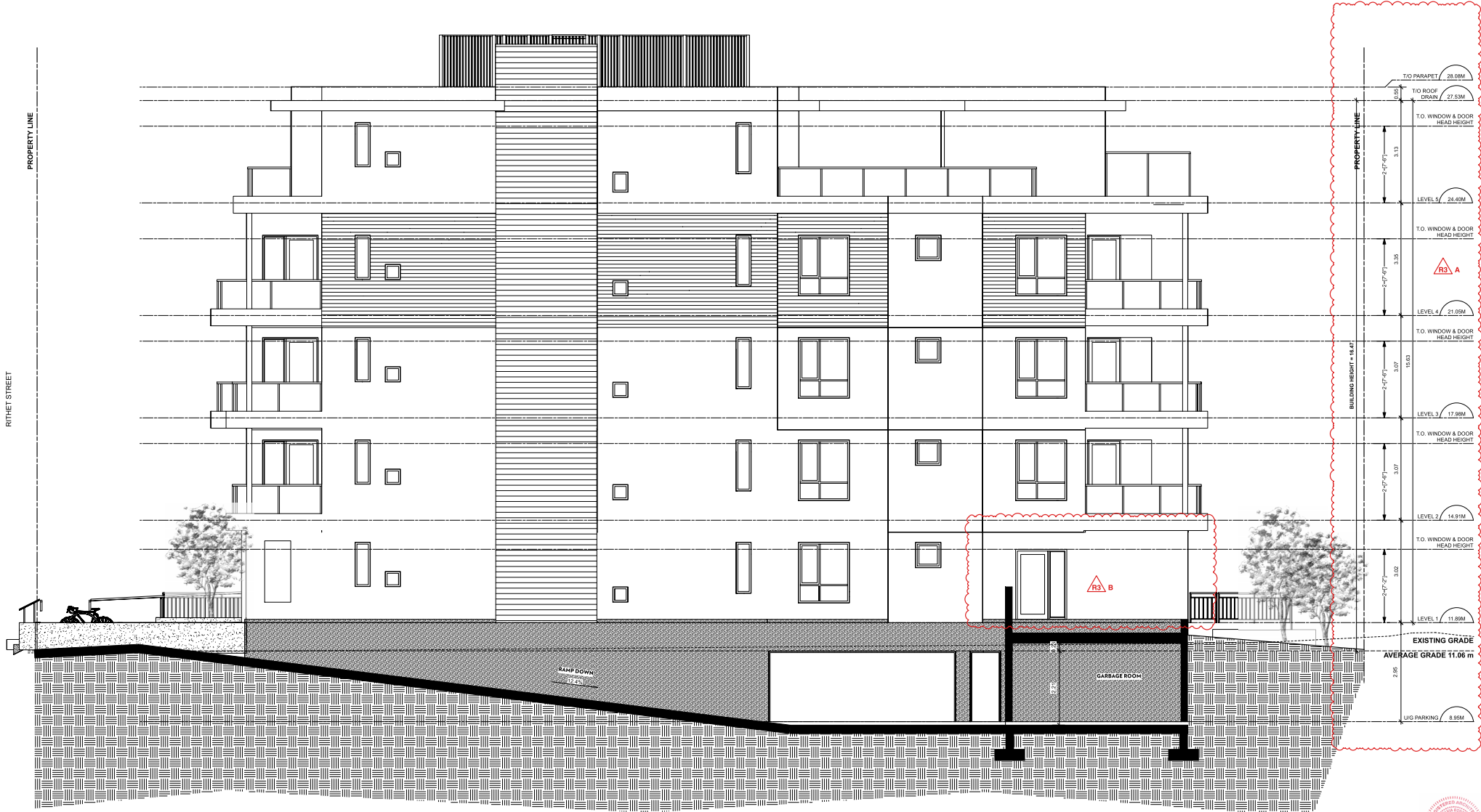
TO PARAPET	28.08M
TO ROOF DRAIN	27.53M
TO WINDOW & DOOR HEAD HEIGHT	3.13
LEVEL 5	24.40M
TO WINDOW & DOOR HEAD HEIGHT	3.35
LEVEL 4	21.05M
TO WINDOW & DOOR HEAD HEIGHT	3.07
LEVEL 3	17.98M
TO WINDOW & DOOR HEAD HEIGHT	3.07
LEVEL 2	14.91M
TO WINDOW & DOOR HEAD HEIGHT	3.02
LEVEL 1	11.89M
AVERAGE GRADE	11.06 m
EXISTING GRADE	
LUG PARKING	8.95M

REVISION 3
A. BUILDING HEIGHTS: UPDATED BUILDING HEIGHTS AS PER LATEST SURVEY.

BUILDING SECTION 2
Scale: 1/50

A4.1 - BUILDING SECTION JAYBAY CONDOMINIUM
PROJECT ADDRESS: RITHEV ST. VICTORIA, B.C. PROJECT NO: 23026
SCALE: AS NOTED DATE: APRIL 7, 2024
FINLAYSON ROONEY ARCHITECTS INC.





TO PARAPET	28.00M
TO ROOF DRAIN	27.53M
TO WINDOW & DOOR HEAD HEIGHT	27.53M
LEVEL 5	24.40M
TO WINDOW & DOOR HEAD HEIGHT	24.40M
LEVEL 4	21.05M
TO WINDOW & DOOR HEAD HEIGHT	21.05M
LEVEL 3	17.98M
TO WINDOW & DOOR HEAD HEIGHT	17.98M
LEVEL 2	14.91M
TO WINDOW & DOOR HEAD HEIGHT	14.91M
LEVEL 1	11.84M
TO WINDOW & DOOR HEAD HEIGHT	11.84M
EXISTING GRADE	11.06M
AVERAGE GRADE	11.06M
LUG PARKING	8.90M

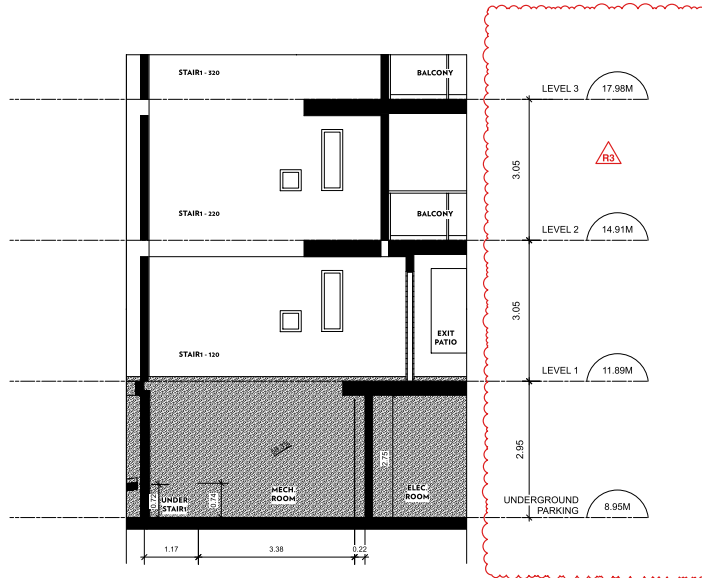
REVISION 3

A. BUILDING HEIGHTS: UPDATED BUILDING HEIGHTS AS PER LATEST SURVEY.

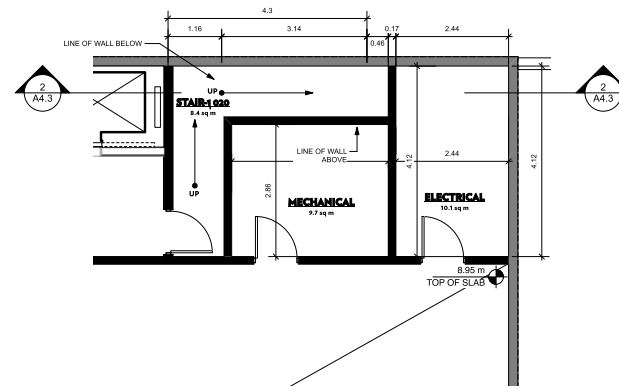
B. WEST ELEVATION: ADD NEW VINYL BALCONY DOOR & SIDELIGHT.

1 BUILDING SECTION 3
Scale: 1/50

REVISION 3
A. BUILDING HEIGHTS: UPDATED BUILDING HEIGHTS AS PER LATEST SURVEY.



2 SECTION THROUGH MECH. ROOM
Scale: 1:50



1 MECH. ROOM FLOOR PLAN
Scale: 1:50

A4.3 - MECH. ROOM PLAN & SECTION
JAYBAY CONDOMINIUM

PROJECT ADDRESS: RITHEST ST. VICTORIA, B.C. PROJECT NO: 21024

SCALE AS NOTED DATE: APRIL 7, 2024

FINLAYSON ROONEY ARCHITECTURE INC.

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