

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 ± 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	5
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

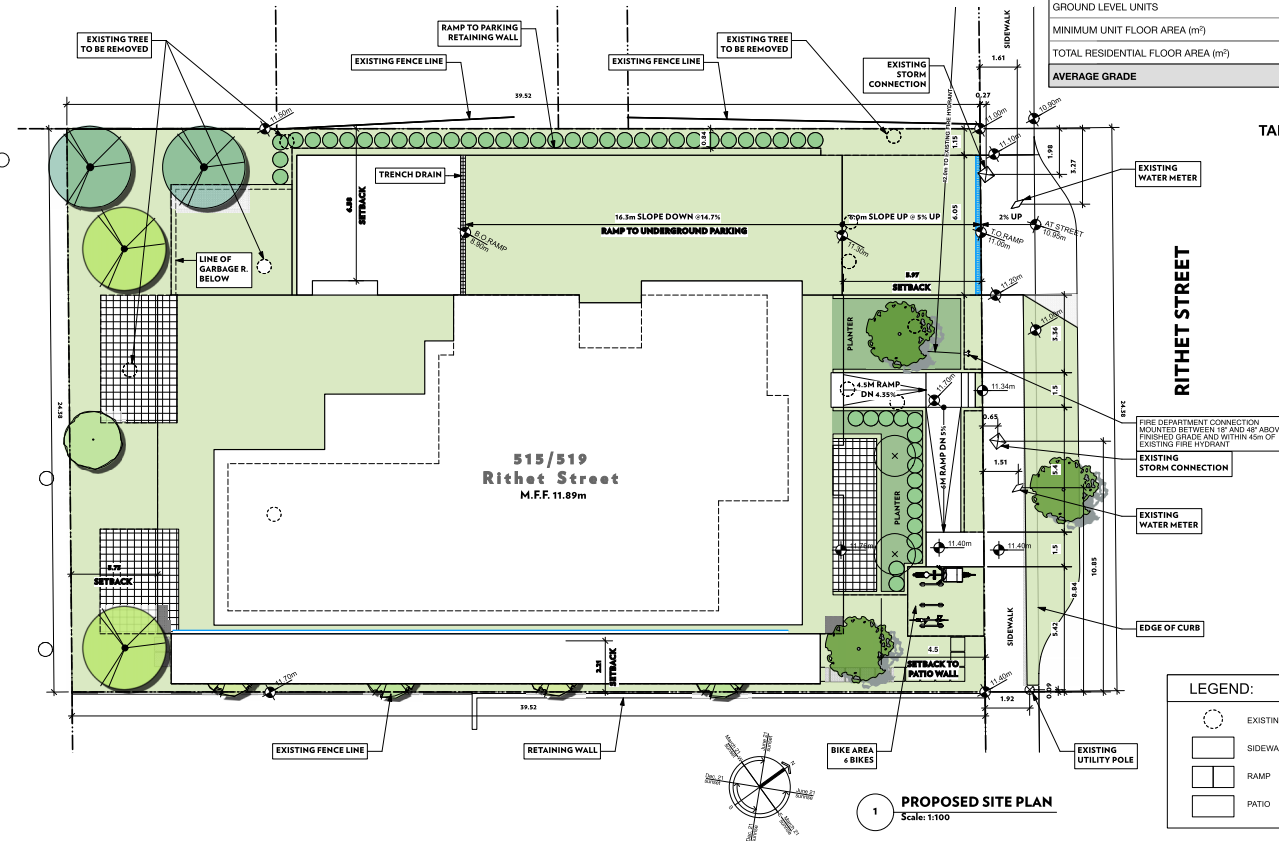
TABLE 5: UNITS

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

UNIT AREAS CALCULATED AS PER CITY OF VICTORIA BYLAW SCHEDULE A - DEFINITIONS. AREA TAKEN FROM INSIDE FACE OF EXTERIOR WALLS TO CENTER LINE OF PARTY/COORIDOR WALLS

TABLE 4: SUMMARY OF UNITS

SUMMARY OF UNITS	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

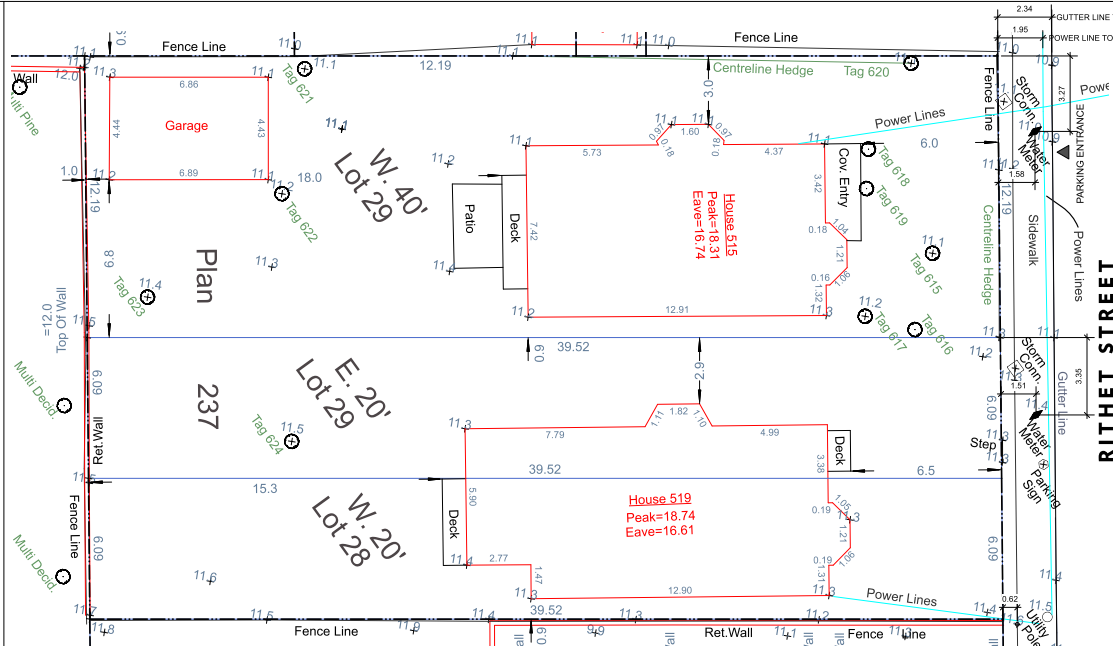
A1.0 - SITE PLAN & PROJECT DATA
JAYBAY CONDOMINIUM

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

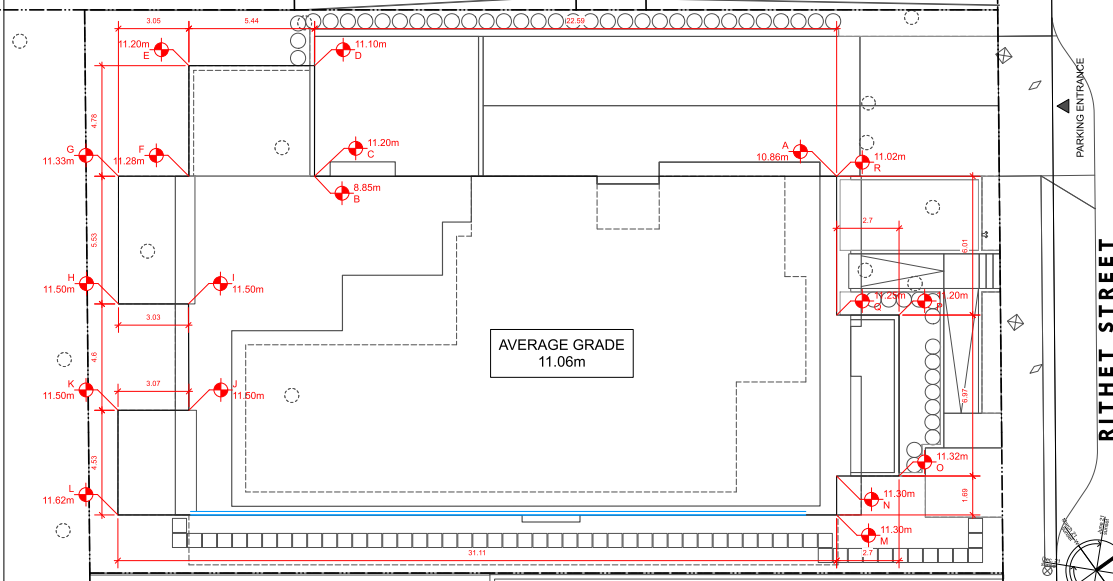
SCALE AS NOTED DATE: APRIL 7, 2026

FINLAYSON ROBERTSON INC. 2025-06-08

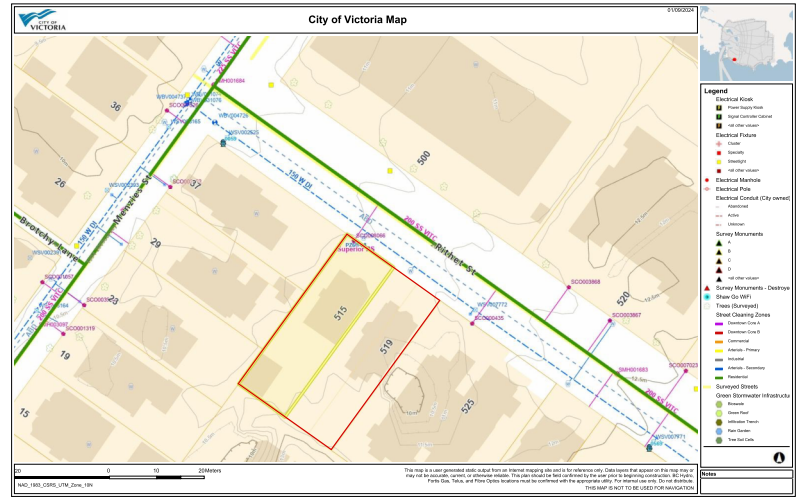




1 EXISTING SITE PLAN
Scale: 1:100



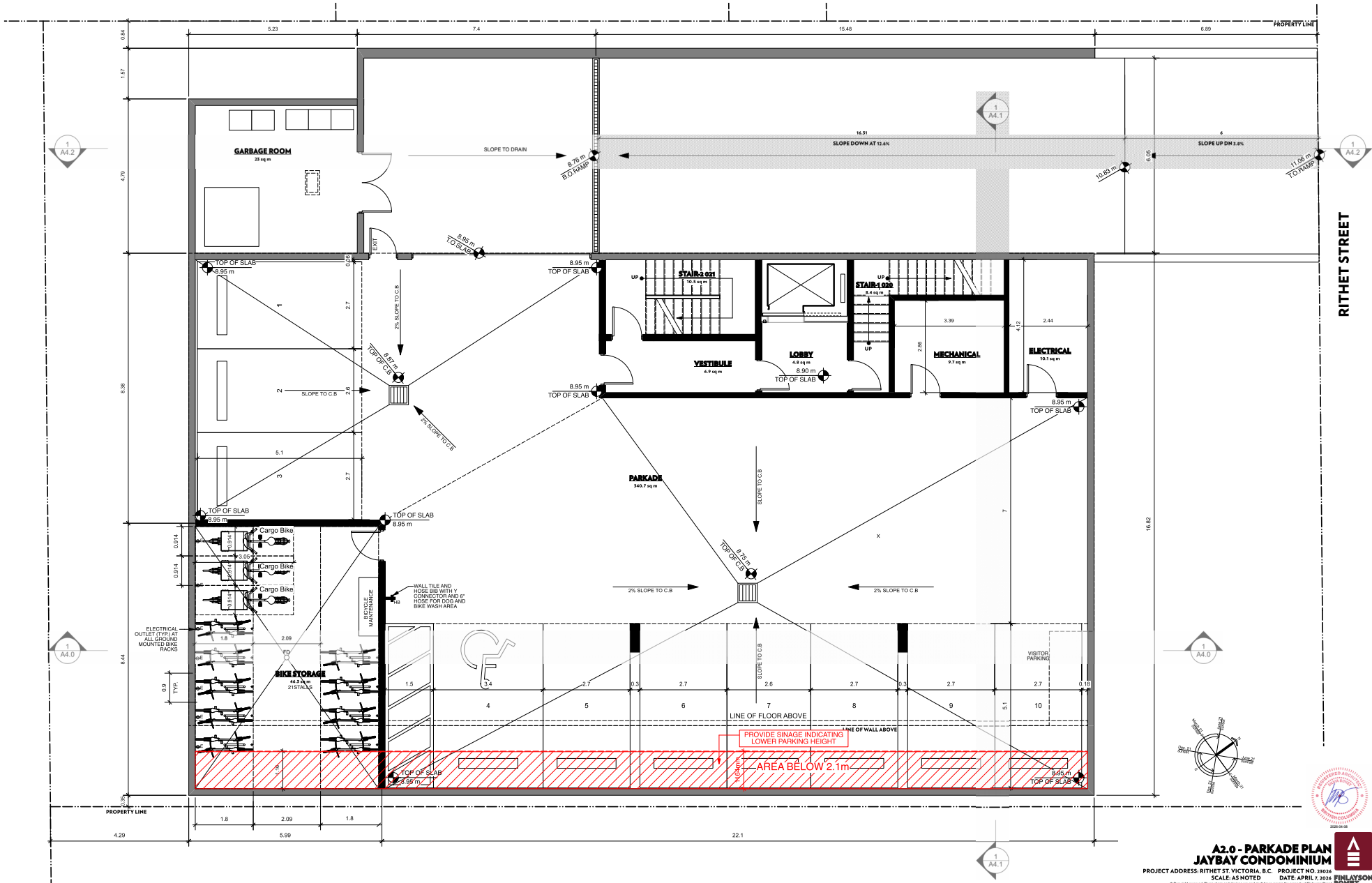
2 SITE PLAN FOR AVERAGE GRADE CALCULATION
Scale: 1:100



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

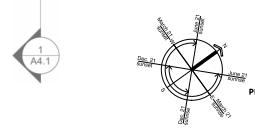
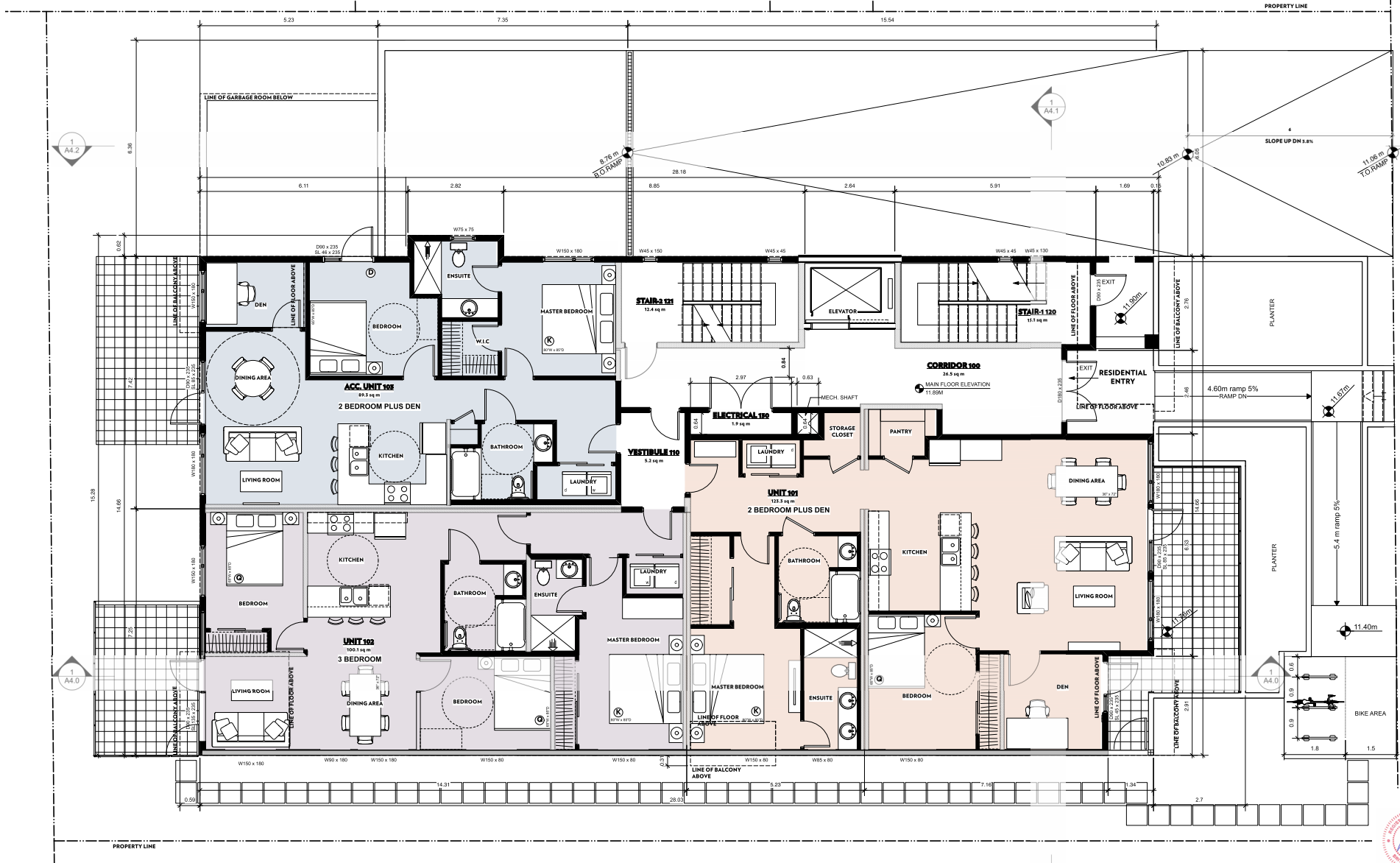


RITHEST STREET



A2.0 - PARKADE PLAN
JAYBAY CONDOMINIUM
 PROJECT ADDRESS: RITHEST ST, VICTORIA, B.C. PROJECT NO. 23026
 SCALE AS NOTED DATE: APRIL 7, 2024
© Copyright reserved. This drawing is the property of FINLAYSON ROYER INC. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of FINLAYSON ROYER INC.





A2-1 - LEVEL 1 PLAN
JAYBAY CONDOMINIUM
 PROJECT ADDRESS: RITHEFT ST. VICTORIA, B.C. PROJECT NO: 23026
 SCALE: AS NOTED DATE: APRIL 7, 2024
© Copyright reserved. These drawings are prepared for the use of the project shown. All rights reserved. No part of these drawings may be reproduced without written consent.



PROPERTY LINE



1
A4.2

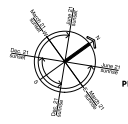
1
A4.2

1
A4.0

1
A4.0

PROPERTY LINE

1
A4.1



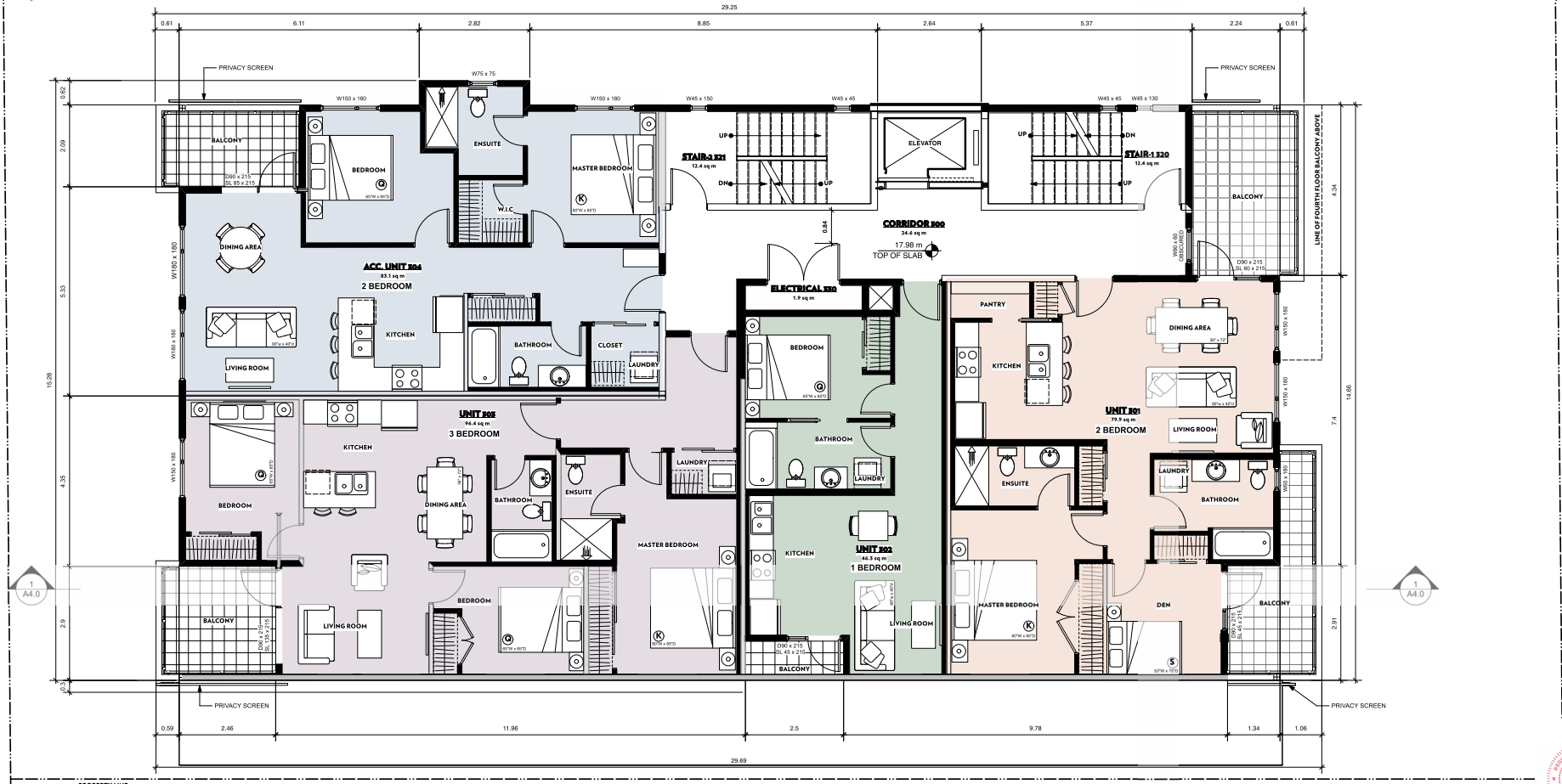
A2.2 - LEVEL 2 PLAN
JAYBAY CONDOMINIUM
PROJECT ADDRESS: RITHEST ST. VICTORIA, B.C. PROJECT NO: 25026
SCALE: AS NOTED DATE: APRIL 7, 2024
FINLAYSON
REGISTERED ARCHITECT
BC REG. NO. 12345
2024-04-07



PROPERTY LINE

1
A4.2

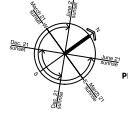
1
A4.2



1
A4.0

1
A4.0

1
A4.1



A2.3 - LEVEL 3 PLAN
JAYBAY CONDOMINIUM
PROJECT ADDRESS: RITHEFT ST. VICTORIA, B.C. PROJECT NO: 23026
SCALE AS NOTED DATE: APRIL 7, 2024
FINLAYSON
ROBERTSON
ARCHITECTS LTD.

© Copyright reserved. These drawings are to be used only for the project of Jaybay Condominium. All other rights reserved. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

PROPERTY LINE



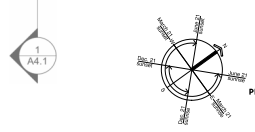
PROPERTY LINE

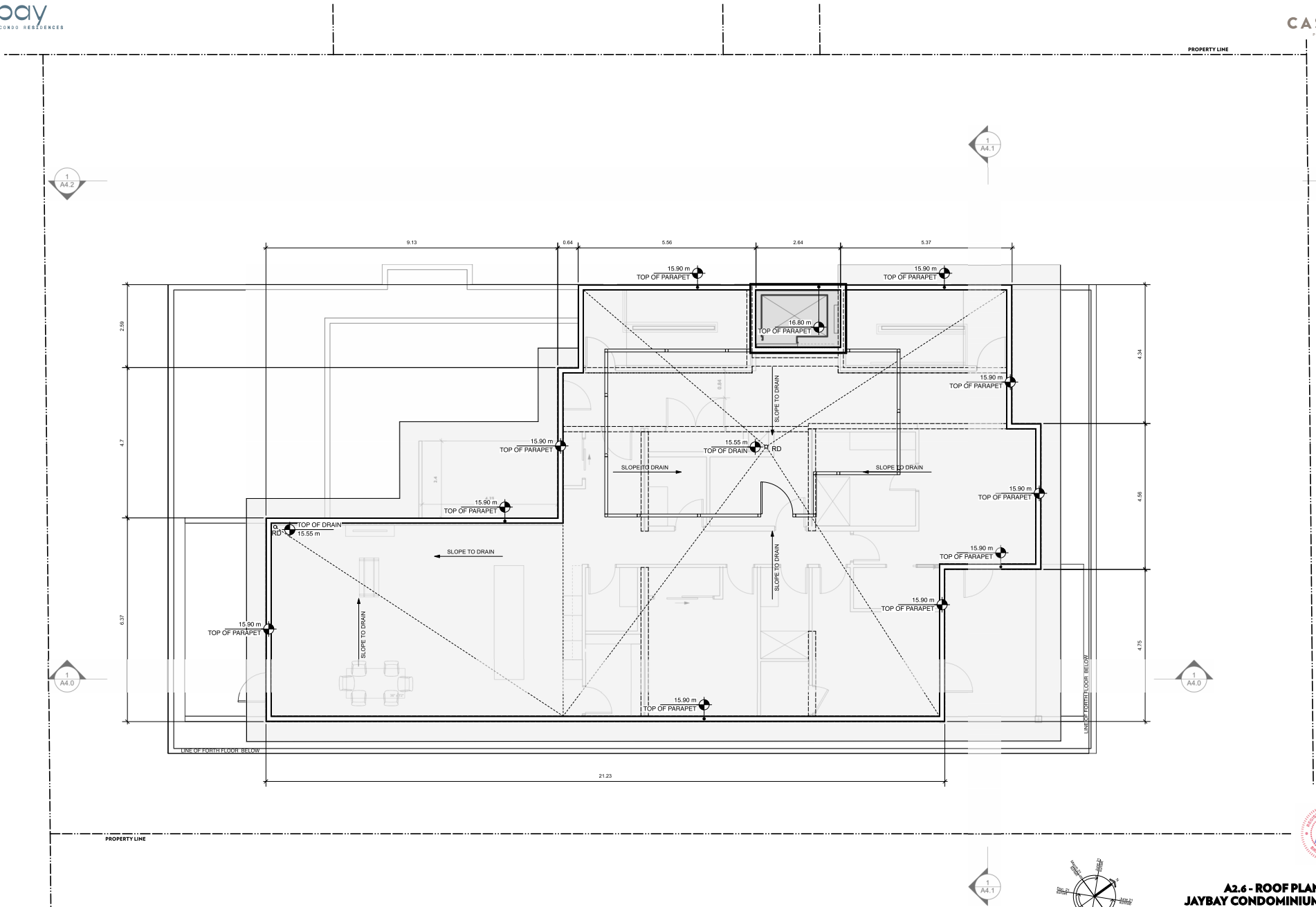
A24 - LEVEL 4 PLAN
JAYBAY CONDOMINIUM

PROJECT ADDRESS: RITHEST ST. VICTORIA, B.C. PROJECT NO: 25026

SCALE AS NOTED DATE: APRIL 7, 2024

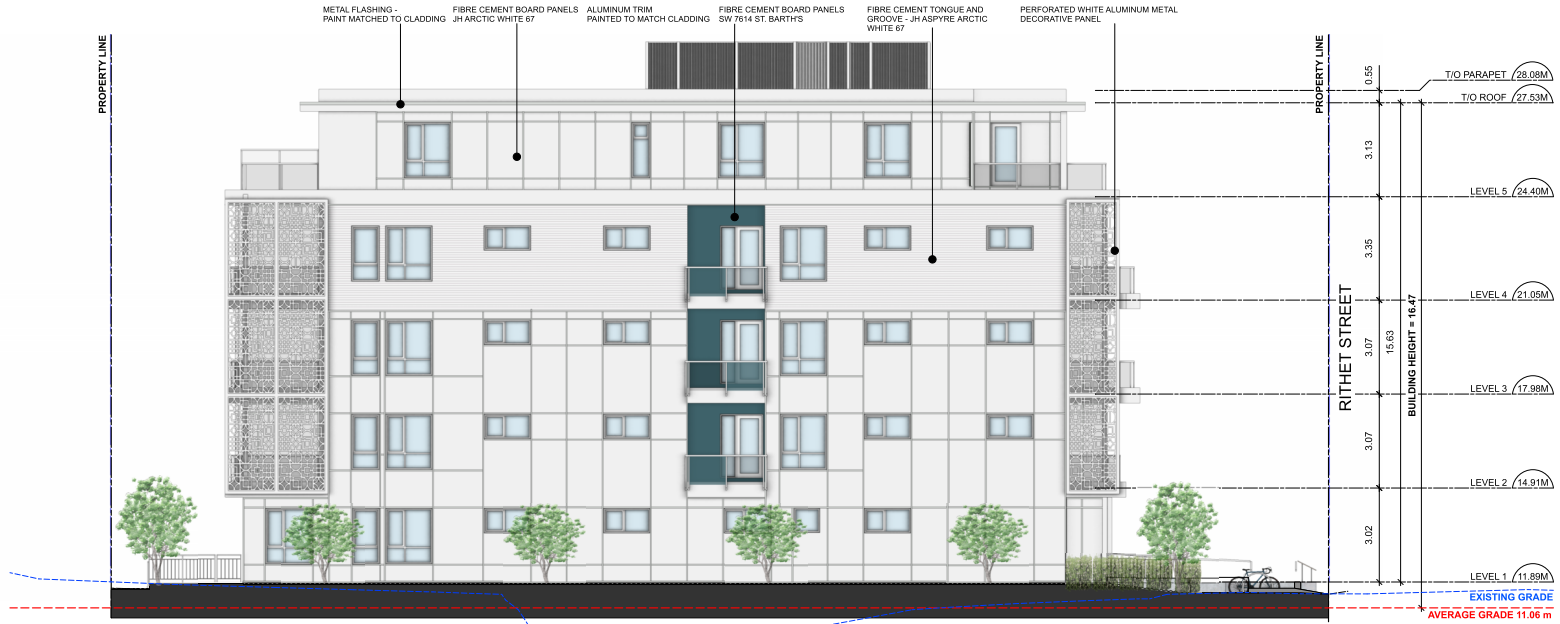
© Copyright reserved. These drawings are the property of FINLAYSON ROYAL ARCHITECTS LTD. All rights reserved. No part of these drawings may be reproduced without written consent.





A2.6 - ROOF PLAN
JAYBAY CONDOMINIUM
 PROJECT ADDRESS: RITHEFT ST. VICTORIA, B.C. PROJECT NO: 25026
 SCALE AS NOTED DATE: APRIL 7, 2024
 FINLAYSON
 ROONEY
 ENGINEERS LTD.

© Copyright reserved. These drawings are prepared for use by the client and are not to be used for any other purpose without the written consent of the engineer. The engineer is not responsible for the proper construction of the drawings or for any errors or omissions therefrom.



2 EAST ELEVATION
Scale: 1/75



1 NORTH ELEVATION - FRONT FAÇADE
Scale: 1/75



2 WEST ELEVATION
Scale: 1/75



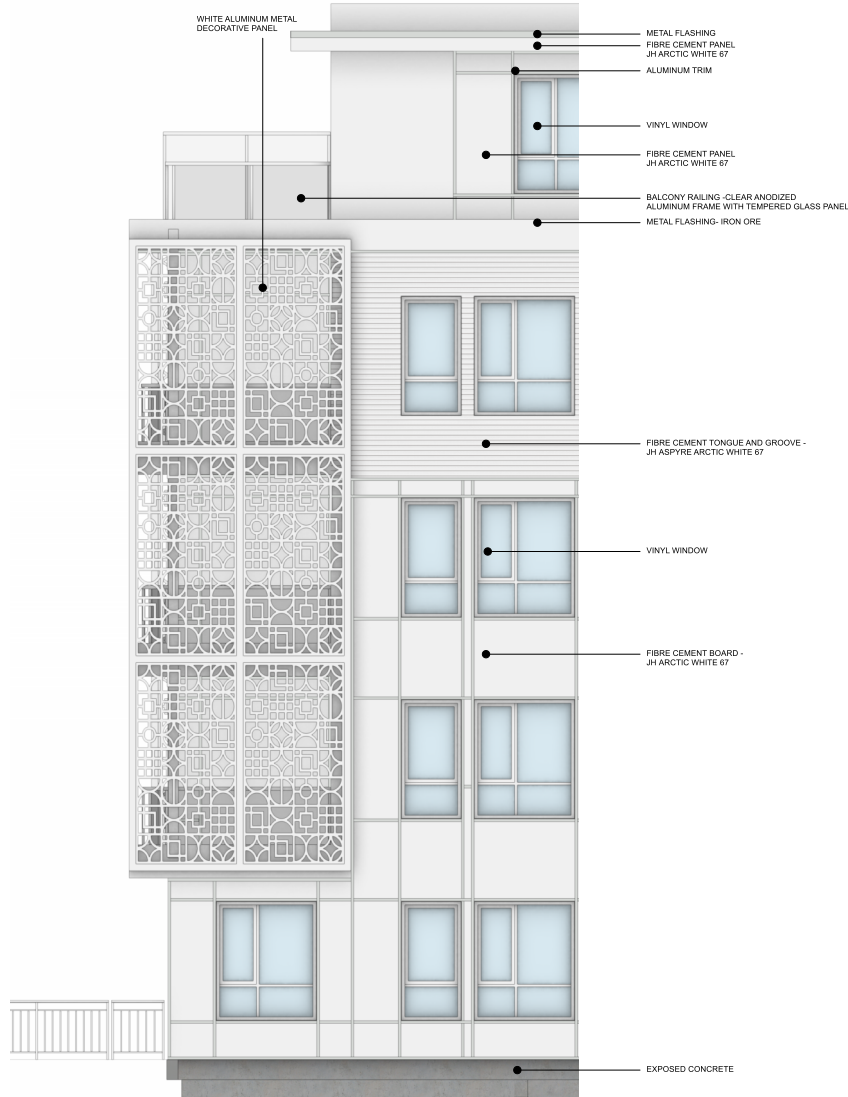
1 SOUTH ELEVATION - REAR FACADE
Scale: 1/75



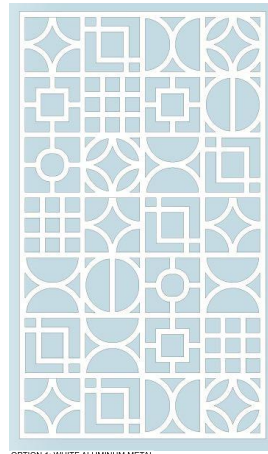
A3.1 - ELEVATIONS
JAYBAY CONDOMINIUM

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

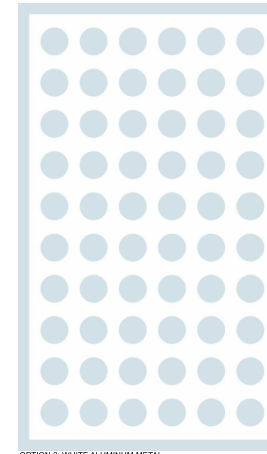
FINLAYSON ARCHITECTURE INC. 2024-04-08



1 PARTIAL ELEVATION
Scale: 1:35



OPTION 1: WHITE ALUMINIUM METAL
DECORATIVE PANEL



OPTION 2: WHITE ALUMINIUM METAL
DECORATIVE PANEL



METAL FLASHING - MATCHED TO CLADDING COLOUR



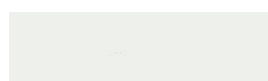
EXPOSED CONCRETE



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



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



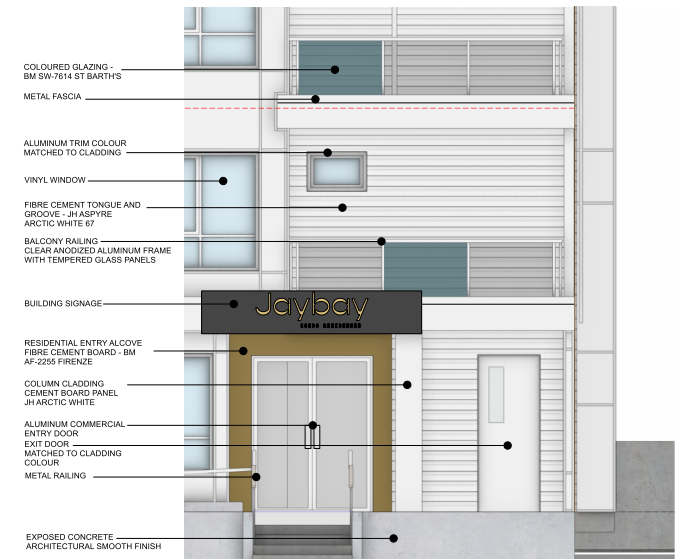
FIBRE CEMENT BOARD -
JH ARCTIC WHITE 67



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

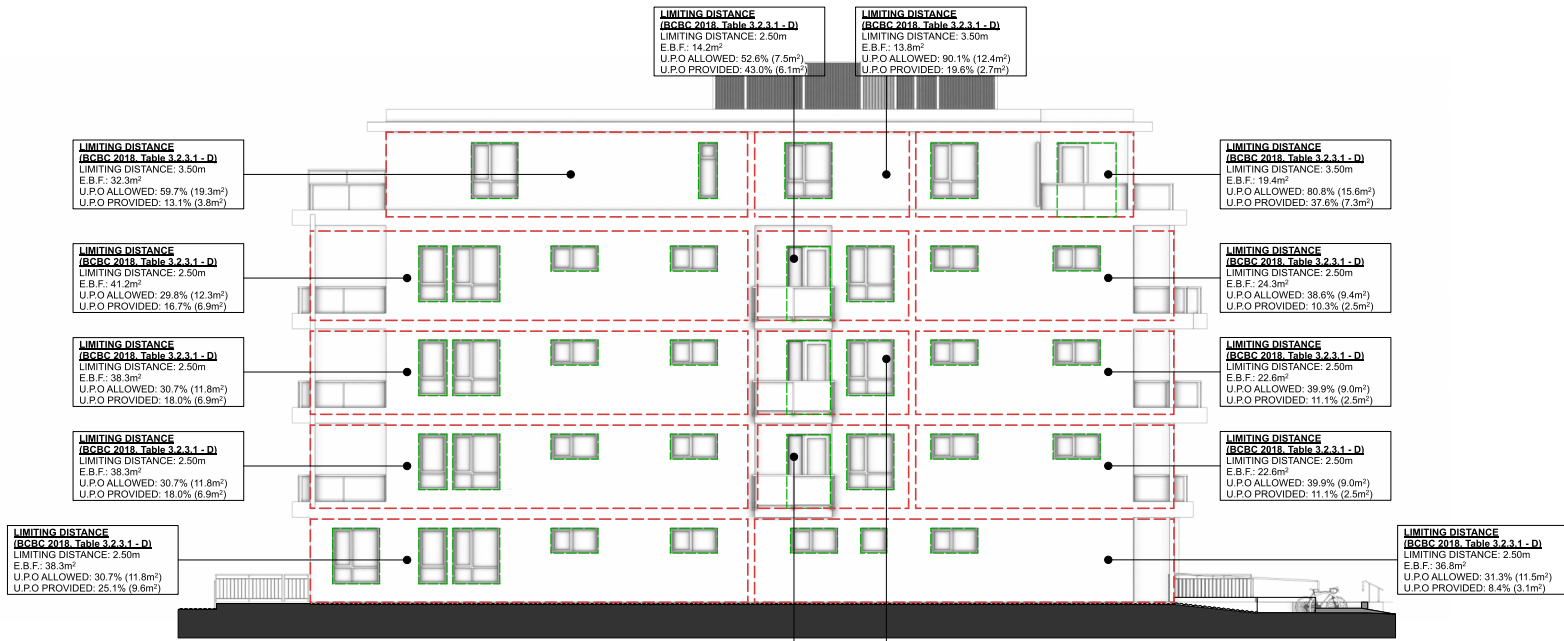


GLAZING AT BALCONY RAILINGS
BENJAMIN MOORE SW-7614 ST. BARTHS

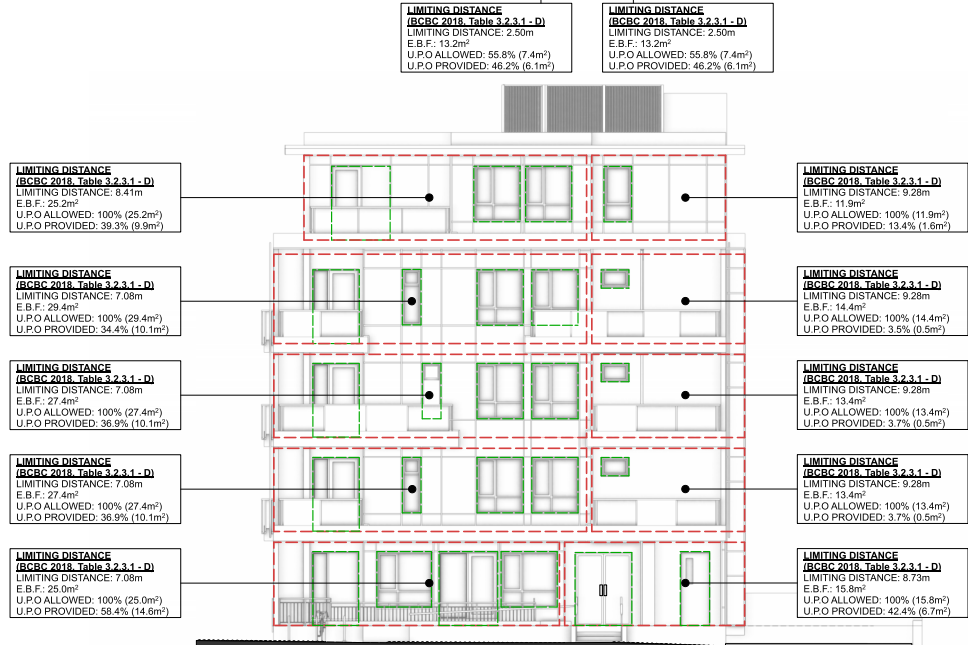


2 PARTIAL NORTH ELEVATION - FRONT FACADE
Scale: 1:35





2 EAST ELEVATION
Scale: 1/75



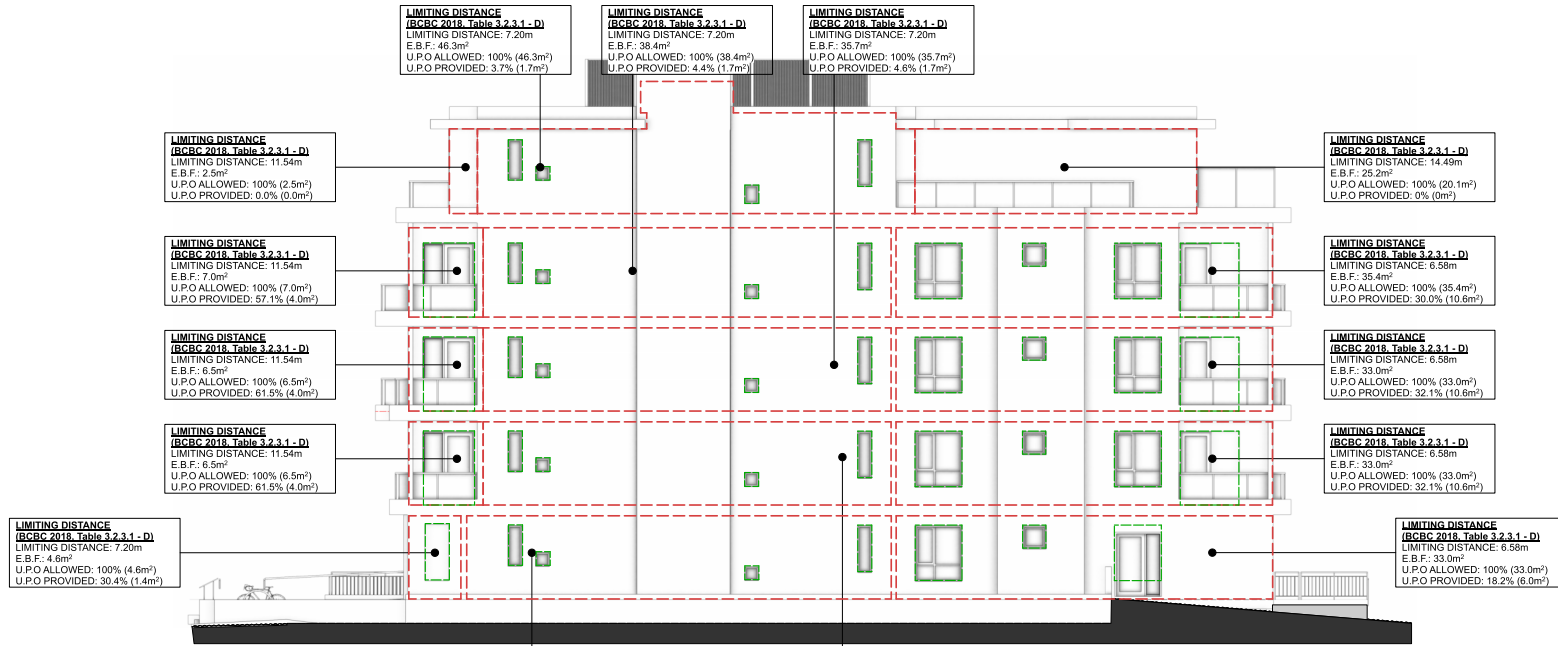
1 NORTH ELEVATION - FRONT FACADE
Scale: 1/75



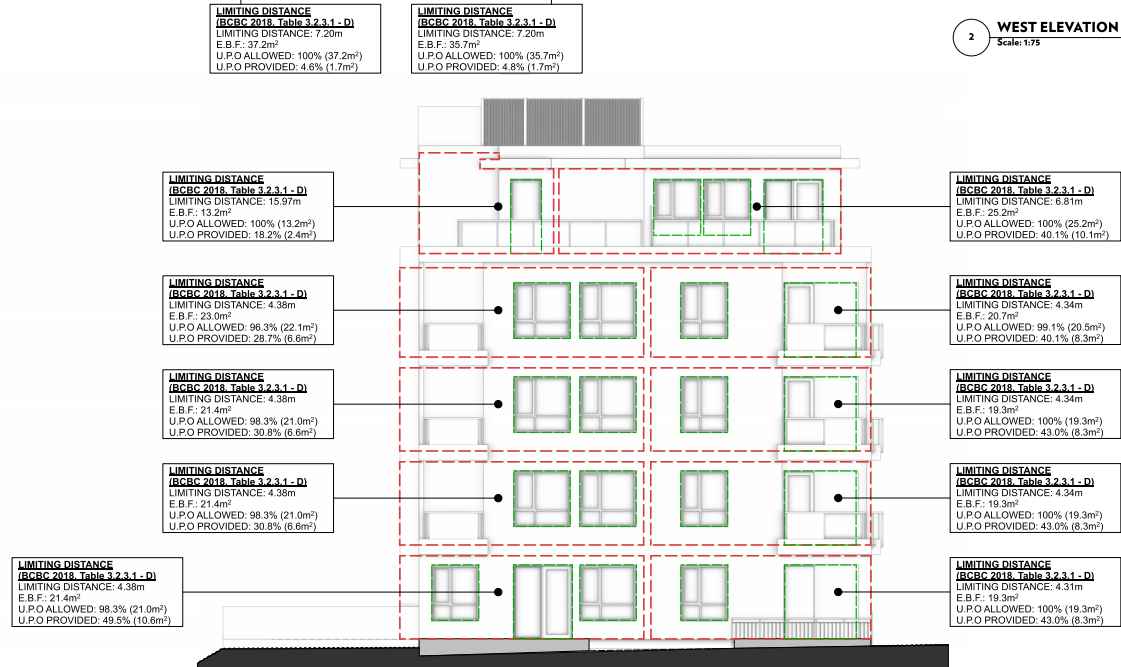
A3.3 - SPATIAL SEPARATION
JAYBAY CONDOMINIUM

PROJECT ADDRESS: RITHEY ST. VICTORIA, B.C. PROJECT NO: 23026
SCALE AS NOTED DATE: APRIL 7, 2024 FINLAYSON
R. H. B. ENGINEERING INC.

© Copyright reserved. This drawing is the property of R. H. B. ENGINEERING INC. and shall not be reproduced or used without written consent of R. H. B. ENGINEERING INC.



2 WEST ELEVATION
Scale: 1/75



1 SOUTH ELEVATION - REAR FACADE
Scale: 1/75



A3.4 - SPATIAL SEPARATION
JAYBAY CONDOMINIUM

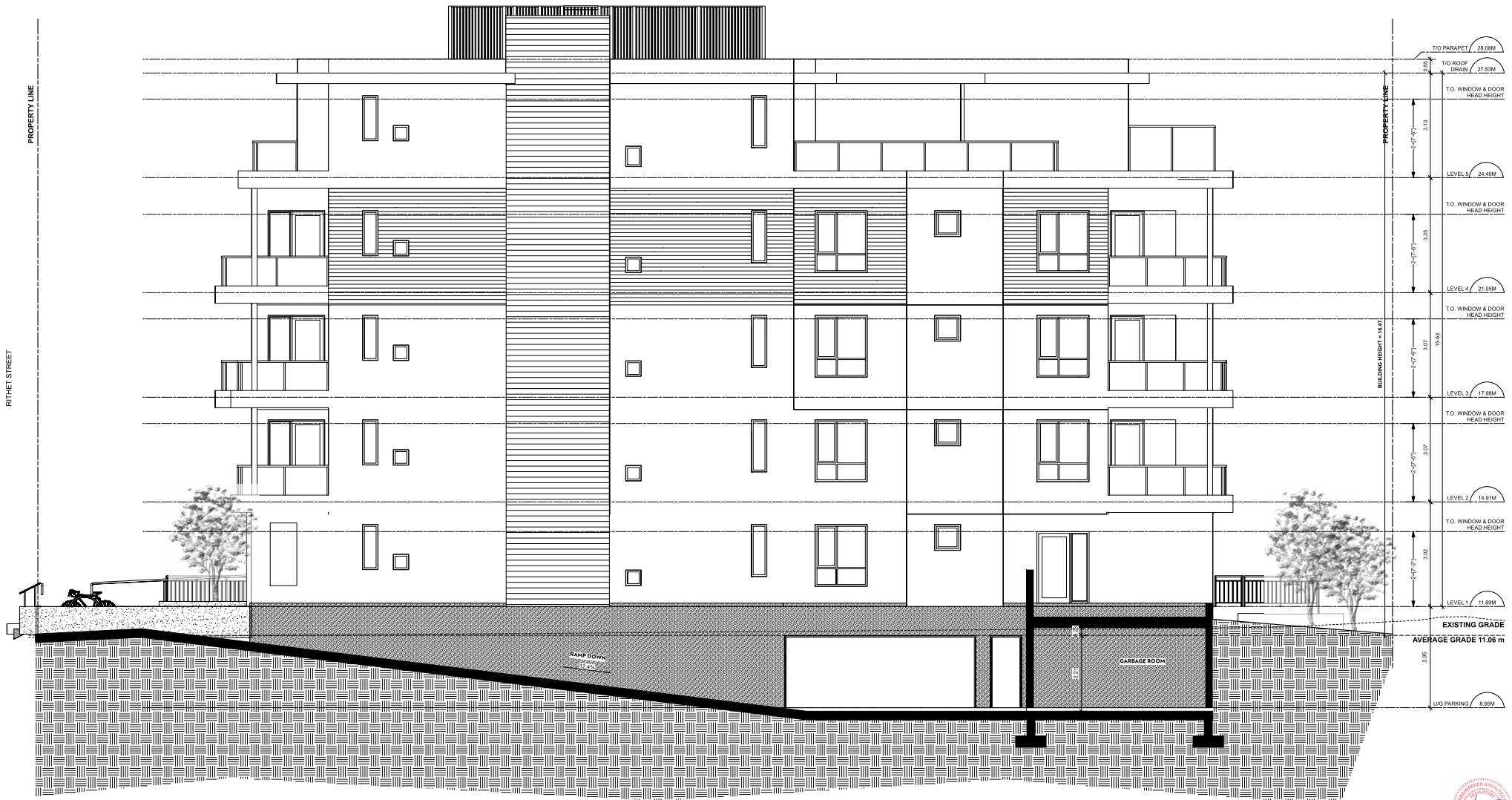
PROJECT ADDRESS: RITHEW ST, VICTORIA, B.C. PROJECT NO: 25026
SCALE AS NOTED DATE: APRIL 7, 2024 FINLAYSON
REGISTERED PROFESSIONAL ENGINEER (P.ENG.)





1 BUILDING SECTION 2
Scale: 1/50



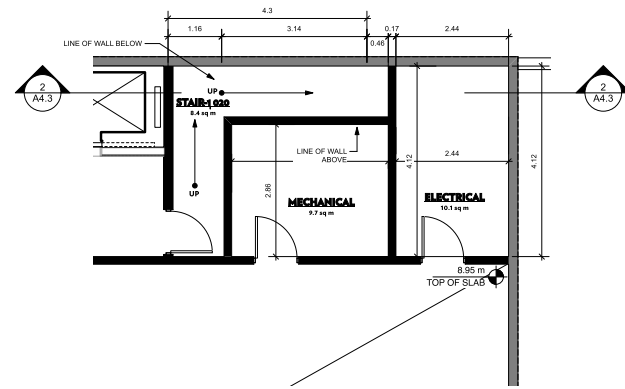


1 BUILDING SECTION 3
Scale: 1/50





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: 25026

SCALE AS NOTED DATE: APRIL 7, 2024

FINLAYSON ROBERTSON ENGINEERS LTD.

© Copyright reserved. These drawings shall be used only for the project of Jaybay Condominium. Any other use without the written consent of FINLAYSON ROBERTSON ENGINEERS LTD. is prohibited.

