PROJECT IMAGE

DEVELOPMENT PERMIT APPLICATION

DRAWING INDEX

ARCHITECTURAL DRAWINGS

Sheet Number	Sheet Name
A-0.1	COVER SHEET
A-1.0	SITE PLAN
A-1.1	SITE PLAN - EXISTING / DEMO
A-1.3	AVERAGE GRADE PLAN
A-1.4	SHADOW STUDY - WINTER SOLTICE
A-1.5	SHADOW STUDY - SPRING/AUTUMN EQUINOX
A-1.6	SHADOW STUDY - SUMMER SOLTICE
A-2.1	LEVEL 1 FLOOR PLAN
A-2.2	LEVEL 2 FLOOR PLAN
A-2.3	LEVEL 3 FLOOR PLAN
A-2.4	LEVEL 4 FLOOR PLAN
A-2.5	ROOF PLAN
A-3.0	STREETSCAPE ELEVATIONS
A-3.1	BUILDING ELEVATIONS
A-3.2	BUILDING ELEVATIONS
A-4.0	BUILDING SECTIONS
A-5.0	3D STREET VIEWS

CIVIL DRAWINGS

Sheet Number	Sheet Name
3757-01	SERVICING PLAN AND PROFILE GENERAL NOTES LOCATION PLAN

LANDSCAPE DRAWINGS

Sheet Number	Sheet Name
L100	LANDSCAPE CONCEPT PLAN
L101	LANDSCAPE CONCEPT PLAN (ROOF)

CITY OF VICTORIA
Revisions
Received Date: January 9, 2024

LOCATION PLAN

ARCHITECTURAL:

Continuum Architecture
519 Pandora Avenue
Victoria, BC
V8W 1N5
t: 250.388.4261
f: 250.388.9771

Contact:
Jeremy Beintema
e: jeremy@continuumarchitecture.ca

CIVIL:

Westbrook Consulting LTD.
115-866 Goldstream Avenue
Victoria, BC
V9B 0J3
t: 250.391.8592
f: 250.391.8593

Contact:
Tracey Klatt
e: tklatt@wbrook.ca

LANDSCAPE:

Forsite Landscape Architecture
408-1581 Hillside Avenue
Victoria, BC
V8T 2C1
t: 250.508.7885

Contact:
Brad Forth
e: forsiteland@hotmail.com

continuum ARCHITECTURE

519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment

REGISTERED ARCHITECT · JAMES · BRITISH COLUMBIA

2023-12-06

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

COVER SHEET

A-0.1

JOB No.: 2403

SCALE: 1 : 1

DATE: 2023/11/27

1 SITE PLAN
1 : 200

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ Arch D

ZONING DATA

SITE DATA	
MUNICIPAL ADDRESS:	131, 135 & 139 MENZIES STREET, VICTORIA BC, V8V 2G4
LEGAL DESCRIPTION:	LOT 22, 23 & 24, SECTION 11, BECKLEY FARM, VICTORIA CITY, PLAN 753
EXISTING LOT AREA:	918.78m² (LOT 22 & 23) + 459.60m² (LOT 24) = 1378.4m²
CONSOLIDATED LOT AREA (POST DEDICATION):	828.83m² (LOT 22 & 23) + 415.03m² (LOT 24) = **1243.9m²**

ZONING DATA

AREA SCHEDULE - FSR APARTMENT	
L1	635.7 m²
L2	648.7 m²
L3	648.7 m²
L4	588.4 m²
TOTAL FSR AREA	2521.5 m²

GROSS FLOOR BUILDING AREA	
LEVEL	AREA (m2)
L1	776 m²
L2	687.6 m²
L3	687.6 m²
L4	623.6 m²
TOTAL GROSS AREA	2774.9 m²

CLASSIFICATION:	EXISTING = R-2	REZONED
AVERAGE GRADE:	14.23m GEO	
	ALLOWABLE	**PROPOSED**
SITE COVERAGE:	497m² (40%)	776.8 m² (62.4%)
OPEN SITE SPACE:	373m² (30%)	467.1 m² (37.6%)
FSR:	0.5 - 1.0	2.02
BUILDING HEIGHT:	7.6m	14.00m*
NUMBER OF STOREYS:	1	4
SETBACKS	**REQUIRED**	**PROVIDED**
FRONT YARD:	7.50m / 1.63m (AVG SIDE LOTS)	0.00m
REAR YARD:	10.70m	5.36m
SIDE YARD (NORTH):	3.00m / 1.50m MIN	3.35m
SIDE YARD (SOUTH):	3.00m / 1.50m MIN	3.03m
COMBINED SIDE YARDS:	4.5m	6.08m

RESIDENTIAL CAR & BICYCLE PARKING SPACES			REQUIRED			PROVIDED
			CAR	BIKE		
< 45m²	(0.2/UNIT & 1.0/UNIT) x	**34**	7	34		OFFSITE CAR PARKING
45-70m²	(0.5/UNIT & 1.25/UNIT) x	**6**	2	8	CAR	BIKE
> 70m²	(0.75/UNIT & 1.25/UNIT) x	**4**	3	5	0	55 FLOOR LVL/ 55 HIGH LVL
VISITORS	(0.1/UNIT & 6/BLDG) x	**44**	5	6	0	6 CARGO
TOTAL UNITS		**44**	17	53	0	8 VISITOR
ACCESSIBLE PARKING SPACES			1 (VAN)		0	69 + 55 STACKED

TOTAL UNITS BY AREA UNDER 45m2 (AREA FOR PARKING CALCULATION)

UNIT TYPE	AREA
STUDIO	27.6 m²
27.6 m²: 3	
STUDIO	29.9 m²
29.9 m²: 15	
STUDIO	30.7 m²
30.7 m²: 1	
1 BEDROOM	42.8 m²
42.8 m²: 12	
1 BEDROOM	43 m²
43 m²: 3	
TOTAL UNIT COUNT: 34	

TOTAL UNITS BY AREA 45m2 to 70m2 (AREA FOR PARKING CALCULATION)

UNIT TYPE	AREA
2 BEDROOM	56.4 m²
56.4 m²: 5	
2 BEDROOM	61.5 m²
61.5 m²: 1	
TOTAL UNIT COUNT: 6	

TOTAL UNITS BY AREA GREATER THAN 70m2 (AREA FOR PARKING CALCULATION)

UNIT TYPE	Area
3 BEDROOM	73.1 m²
73.1 m²: 2	
3 BEDROOM	73.2 m²
73.2 m²: 2	
TOTAL UNIT COUNT: 4	

*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS & METHODOLOGIES

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment
2023-12-06

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

SITE PLAN

A-1.0

JOB No.: 2403
SCALE: As indicated
DATE: 2023-03-14

SURVEY PROVIDE BY: POWELL & ASSOCIATES, DATED: DECEMBER 15, 2021 / UNDERGROUND SITE SERVICES TAKEN FROM THE CITY OF VICTORIA OPEN DATA PORTAL

1 | SITE PLAN - EXISTING / DEMO
1 : 200

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ Arch D

continuum ARCHITECTURE

519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment

REGISTERED ARCHITECT JAMES CHRISTOPHER WOLFE BRITISH COLUMBIA

2023-12-06

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

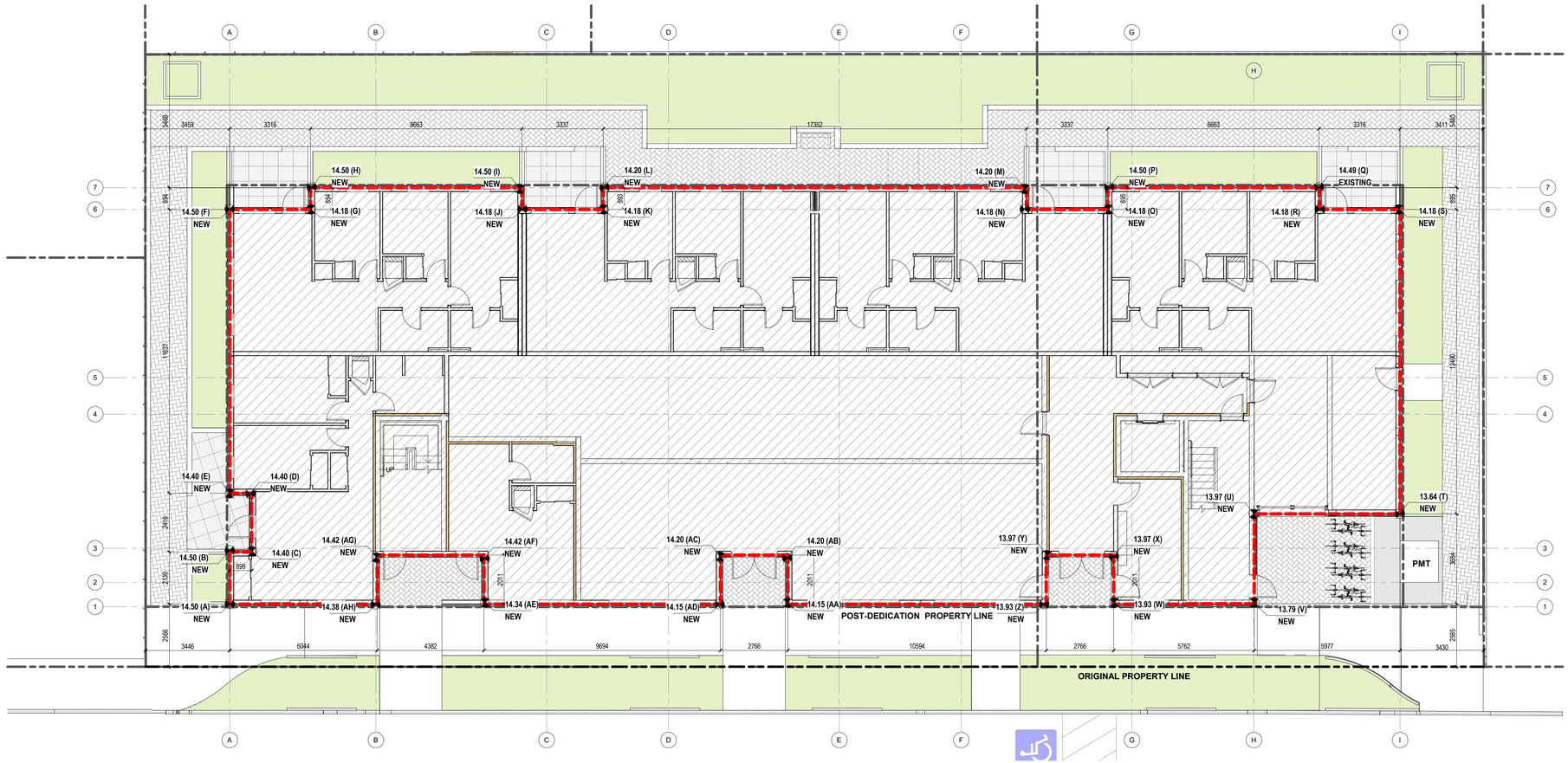
SITE PLAN - EXISTING / DEMO

A-1.1

JOB No.: 2403

SCALE: 1 : 200

DATE: 02/05/22



AVERAGE GRADE CALCULATION

POINTS	1ST POINT		2ND POINT	/ 2		LENGTH	TOTAL
A - B	14.50	+	14.50	14.50	X	2.139	31.02
B - C	14.50	+	14.40	15.45	X	0.899	12.99
C - D	14.40	+	14.40	14.40	X	2.416	34.79
D - E	14.40	+	14.40	14.40	X	0.899	12.95
E - F	14.40	+	14.50	14.45	X	11.637	168.15
F - G	14.50	+	14.18	14.34	X	3.316	47.55
G - H	14.18	+	14.50	14.34	X	0.894	12.82
H - I	14.50	+	14.50	14.5	X	8.663	125.61
I - J	14.50	+	14.18	14.34	X	0.893	12.81
J - K	14.18	+	14.18	14.18	X	3.337	47.32
K - L	14.18	+	14.20	14.19	X	0.893	12.67
L - M	14.20	+	14.20	14.20	X	17.352	246.40
M - N	14.20	+	14.18	14.19	X	0.895	12.70
N - O	14.18	+	14.18	14.18	X	3.337	47.32
O - P	14.18	+	14.50	14.34	X	0.895	12.83
P - Q	14.50	+	14.49	14.50	X	8.633	125.57
Q - R	14.49	+	14.18	14.34	X	0.895	12.83
R - S	14.18	+	14.18	14.18	X	3.316	47.02
S - T	14.18	+	13.64	13.91	X	12.490	173.74
T - U	13.64	+	13.97	13.81	X	5.977	82.51
U - V	13.97	+	13.79	13.88	X	3.684	51.13
V - W	13.79	+	13.93	13.86	X	5.762	79.86
W - X	13.93	+	13.97	13.95	X	2.011	28.05
X - Y	13.97	+	13.97	13.97	X	2.766	38.64
Y - Z	13.97	+	13.93	13.95	X	2.011	28.05
Z - AA	13.93	+	14.15	14.04	X	10.594	148.74
AA - AB	14.15	+	14.20	14.18	X	2.011	28.52
AB - AC	14.20	+	14.20	14.20	X	2.766	39.28
AC - AD	14.20	+	14.15	14.18	X	2.011	28.52
AD - AE	14.15	+	14.34	14.25	X	9.694	138.09
AE - AF	14.34	+	14.42	14.38	X	2.011	28.92
AF - AG	14.42	+	14.42	14.42	X	4.382	63.19
AG - AH	14.42	+	14.38	14.40	X	2.011	28.96
AH - A	14.38	+	14.50	14.44	X	6.044	87.28
TOTAL						147.57	2099.83
AV. GRADE							14.23

1 AVERAGE GRADE PLAN
1 : 100

VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment
2023-12-06

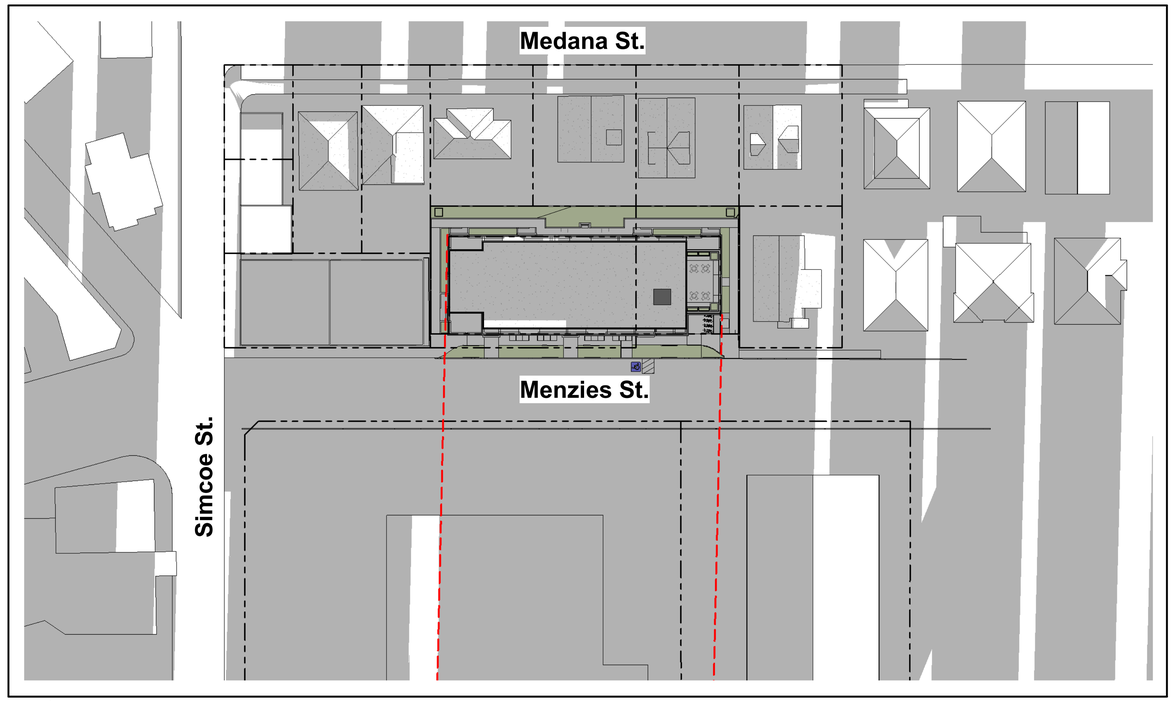
131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

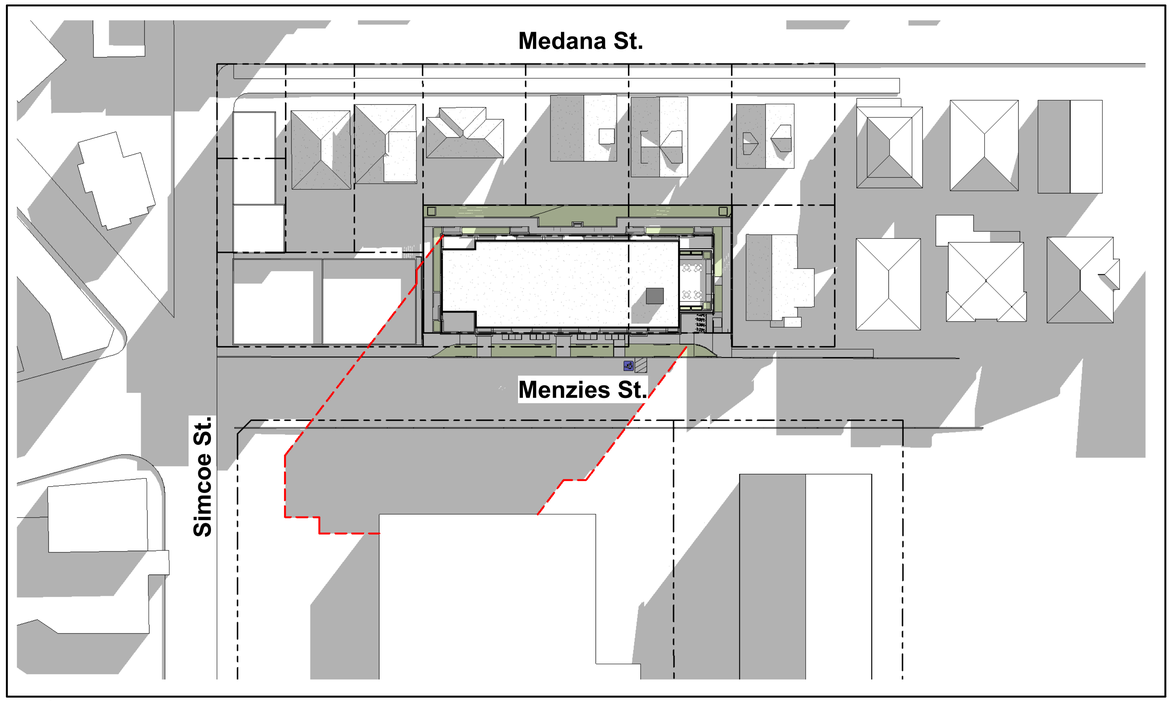
AVERAGE GRADE PLAN

A-1.2

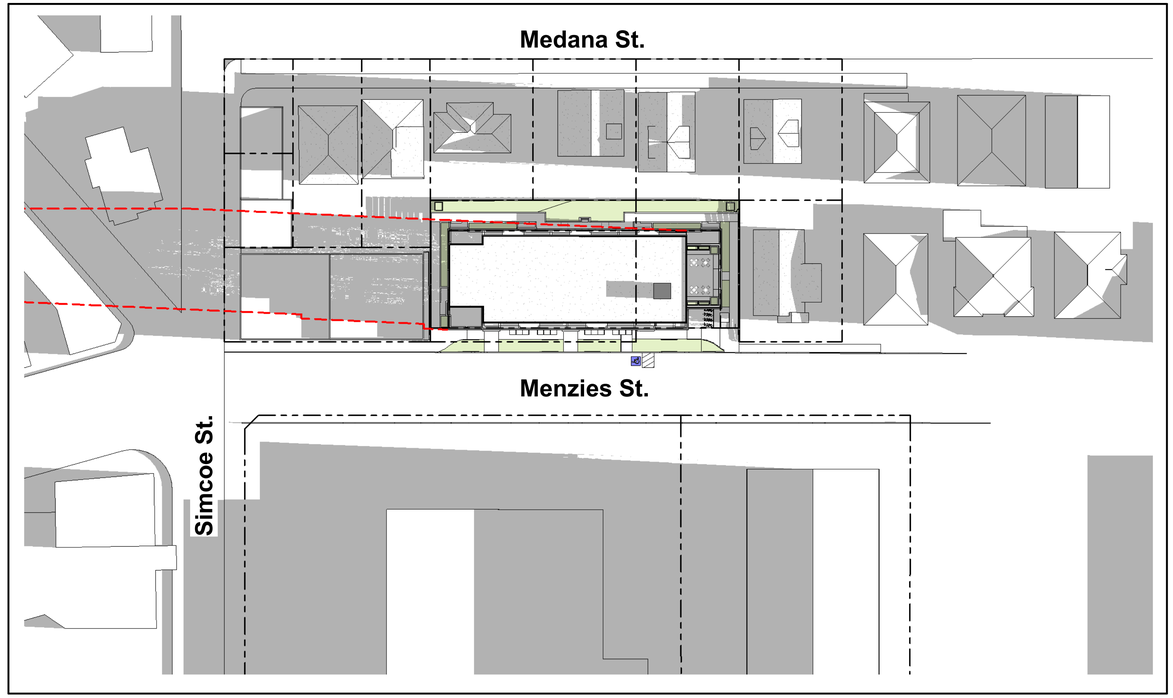
JOB No.: 2403
SCALE: 1 : 100
DATE: 02/05/22



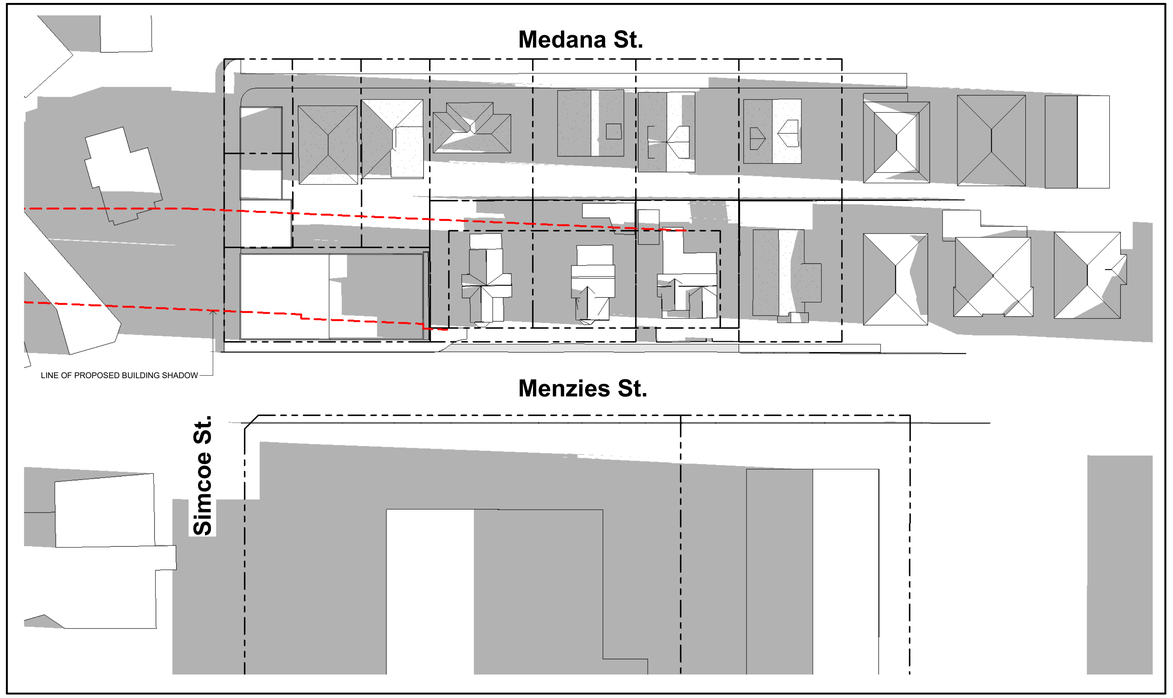
1 | SHADOW STUDY - WINTER SOLTICE - 8am
1 : 500



2 | SHADOW STUDY - WINTER SOLTICE - NOON
1 : 500



3 | SHADOW STUDY - WINTER SOLTICE - 4pm
1 : 500



4 | EXISTING SHADOW STUDY - WINTER SOLTICE - 4pm
1 : 500

0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500 @ Arch D

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment
REGISTERED ARCHITECT MIKE GERIC PROVINCE OF BRITISH COLUMBIA
2023-12-06

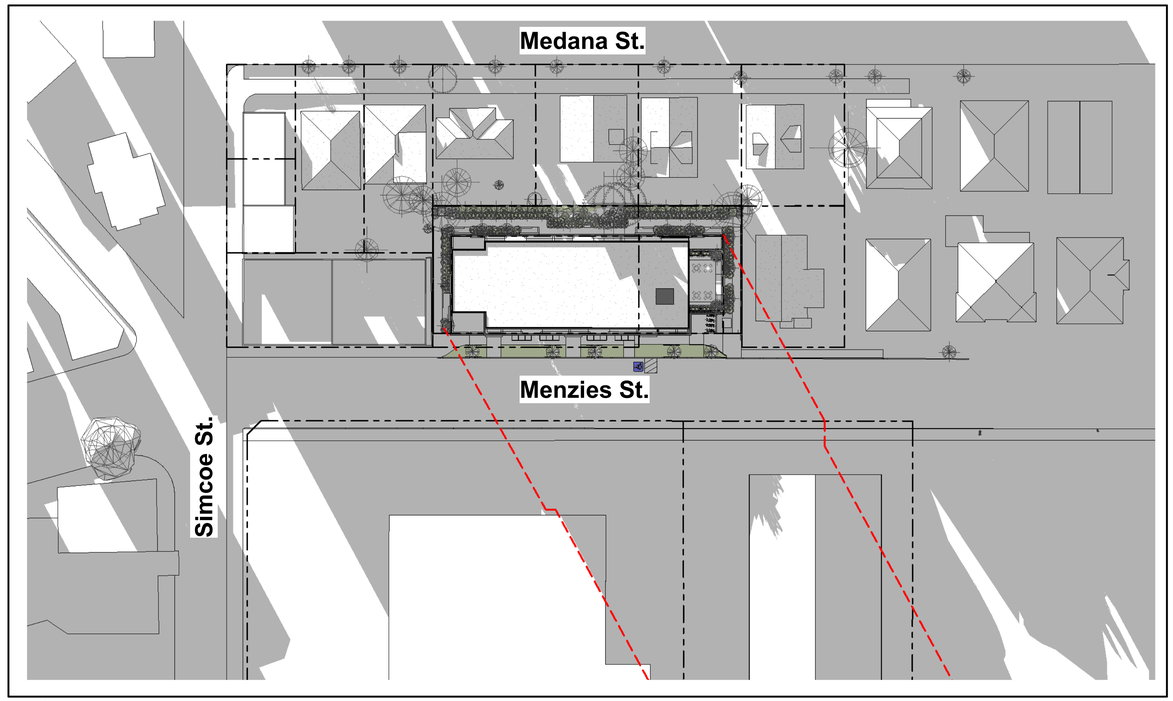
131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

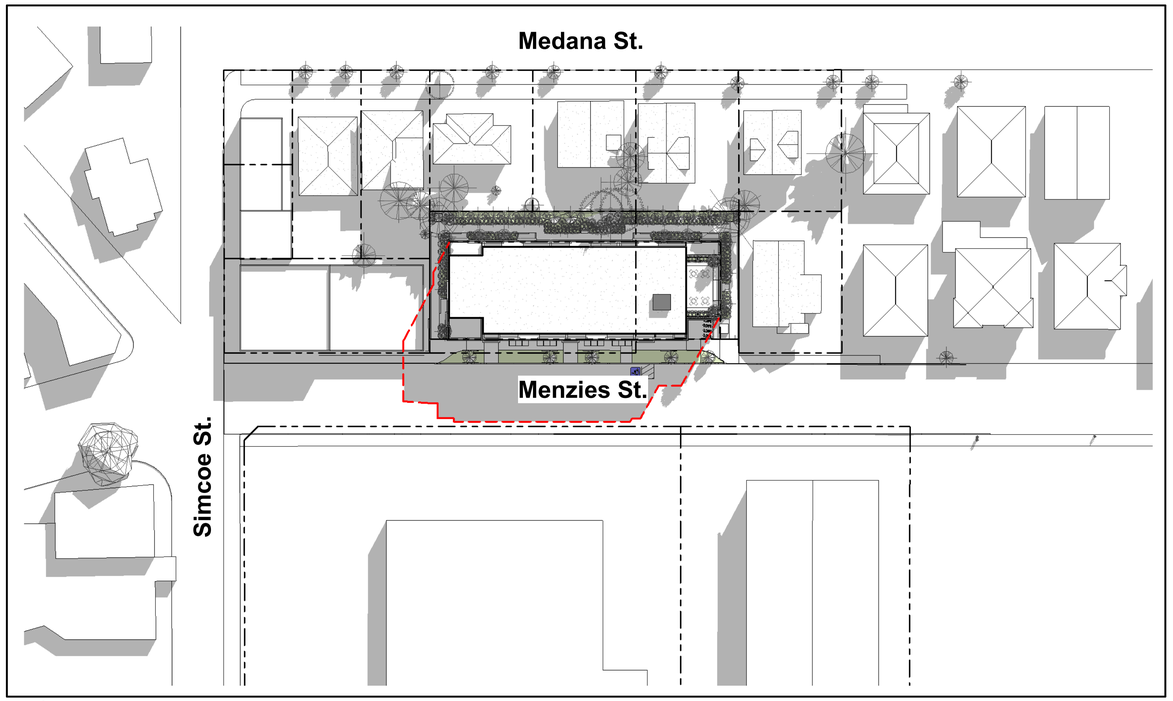
SHADOW STUDY - WINTER SOLTICE

A-1.3

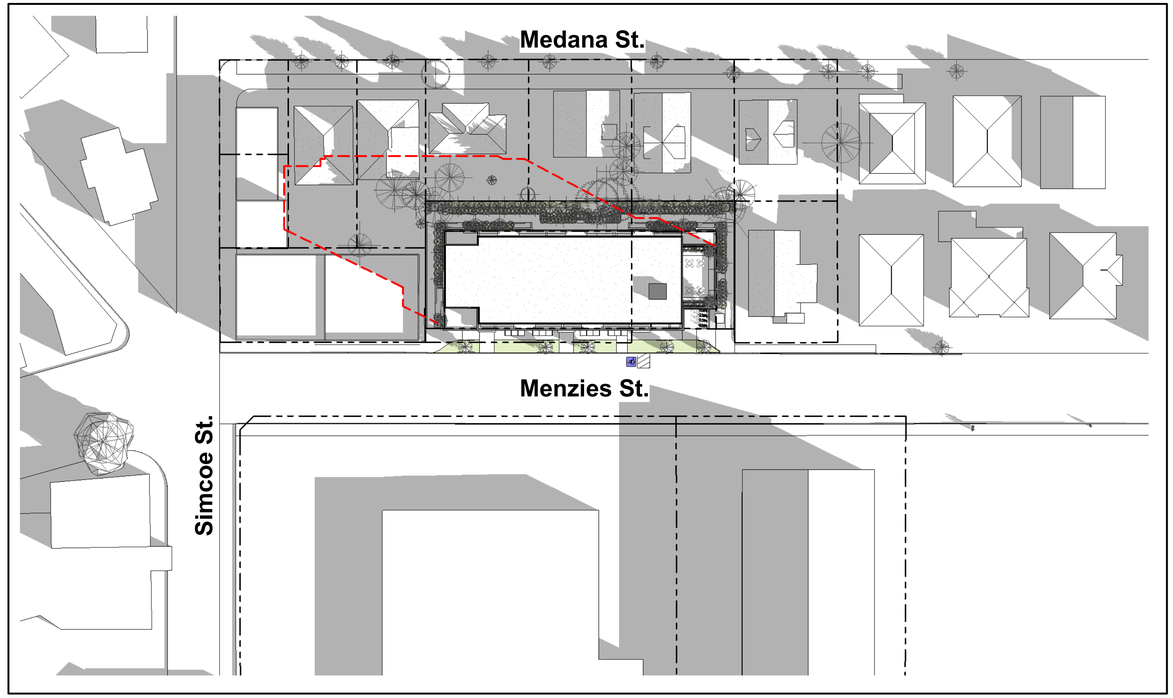
JOB No.: 2403
SCALE: 1 : 500
DATE: 02/05/22



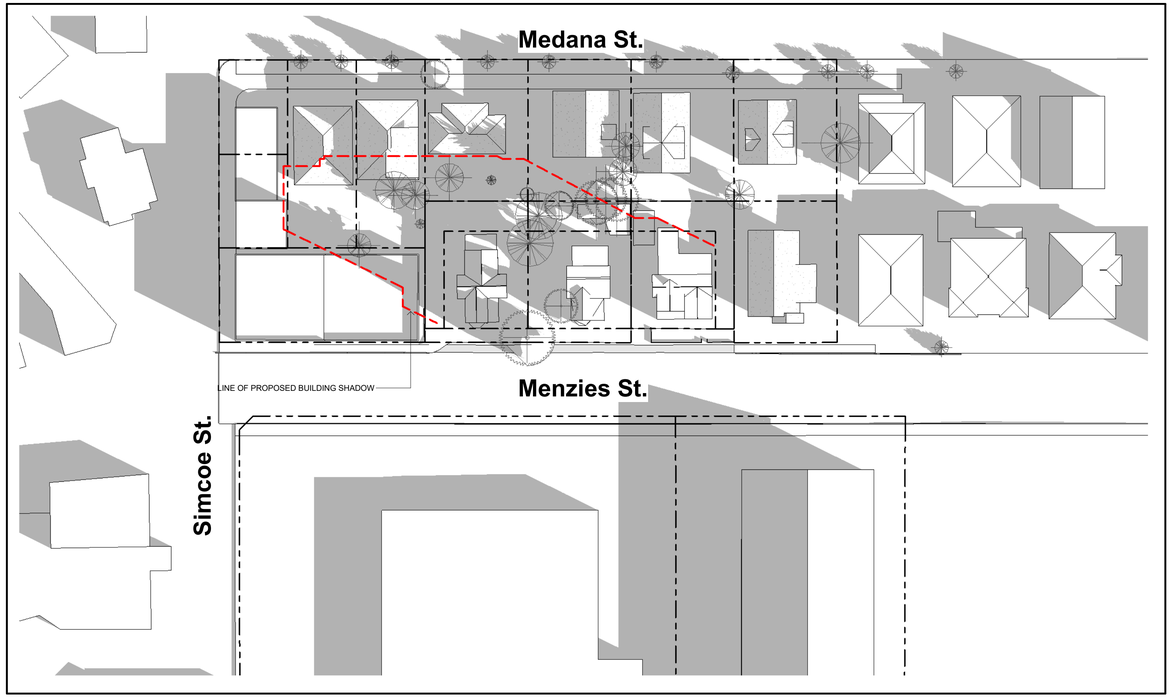
1 SHADOW STUDY - SPRING/AUTUMN EQUINOX - 8am
1 : 500



2 SHADOW STUDY - SPRING/AUTUMN EQUINOX - NOON
1 : 500



3 SHADOW STUDY - SPRING/AUTUMN EQUINOX - 5pm
1 : 500



4 EXISTING SHADOW STUDY - EQUINOX - 5pm
1 : 500

0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500 @ Arch D

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment
REGISTERED ARCHITECT
JAMES DIRKSEN
BRITISH COLUMBIA
2023-12-06

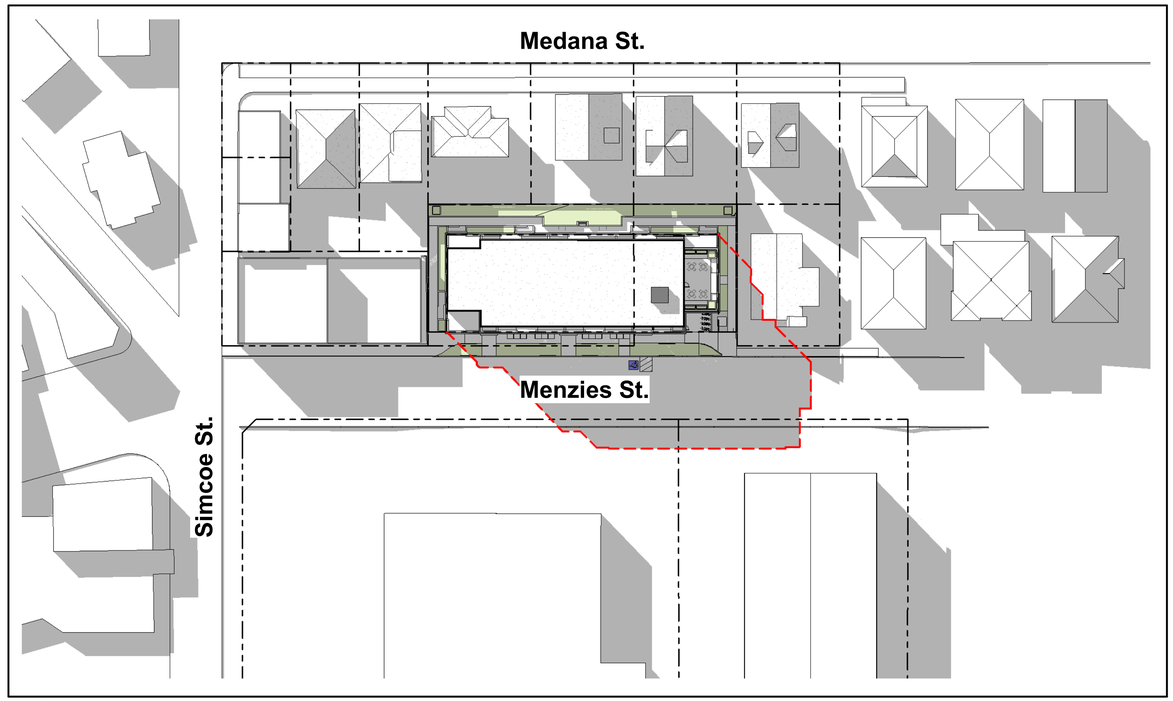
131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

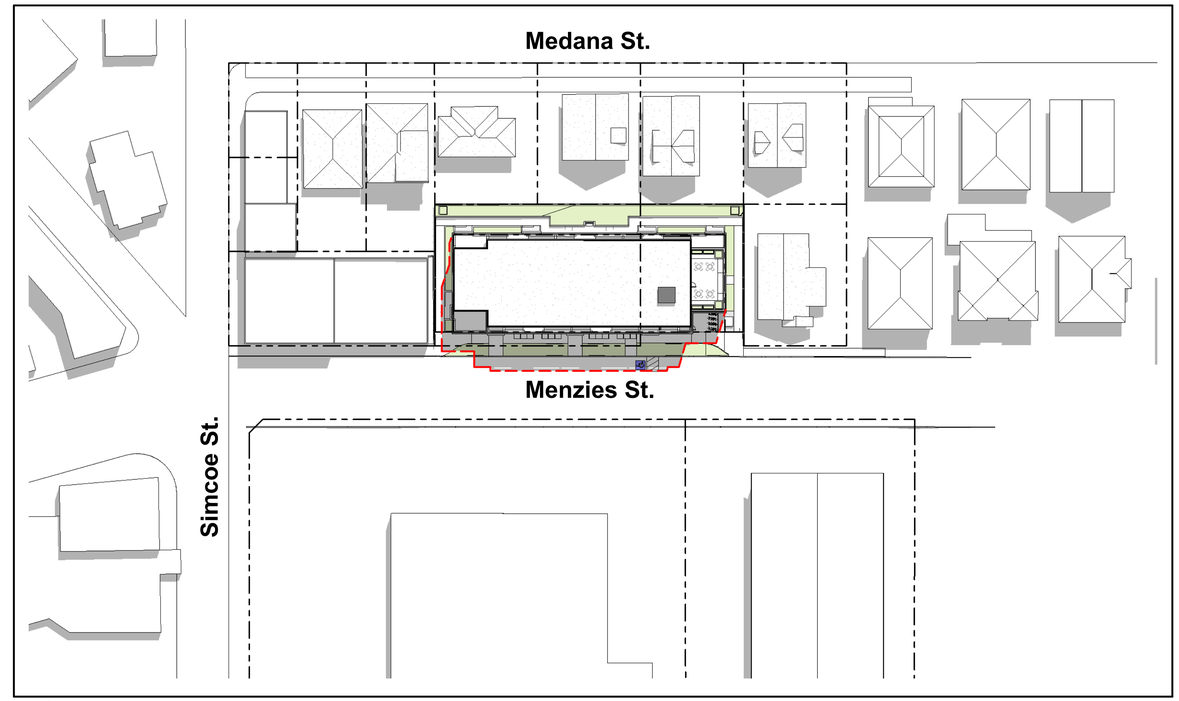
SHADOW STUDY - SPRING/AUTUMN EQUINOX

A-1.4

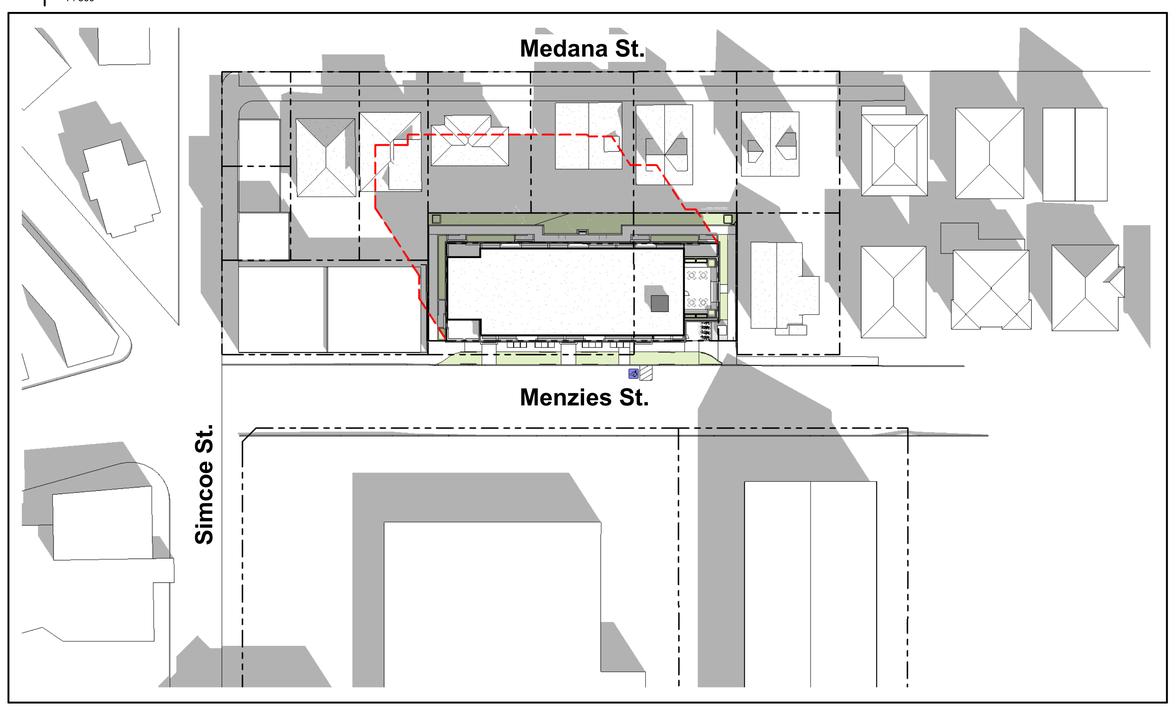
JOB No.: 2403
SCALE: 1 : 500
DATE: 02/05/22



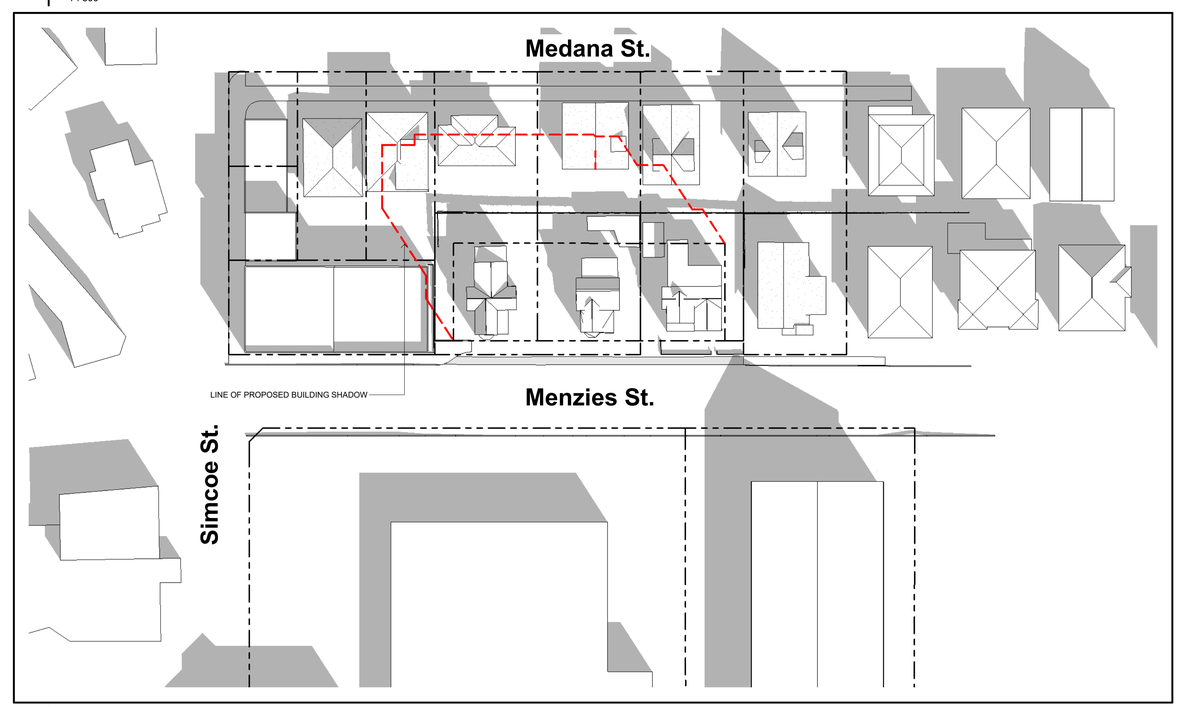
1 | SHADOW STUDY - SUMMER SOLTICE - 8am
1 : 500



2 | SHADOW STUDY - SUMMER SOLTICE - NOON
1 : 500



3 | SHADOW STUDY - SUMMER SOLTICE - 6pm
1 : 500



4 | EXISTING SHADOW STUDY - SUMMER SOLTICE - 6pm
1 : 500

TN N

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:500 @ Arch D

continuum ARCHITECTURE

519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment

REGISTERED ARCHITECT MICHAEL D. JAMES PROVINCE OF BRITISH COLUMBIA

2023-12-06

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

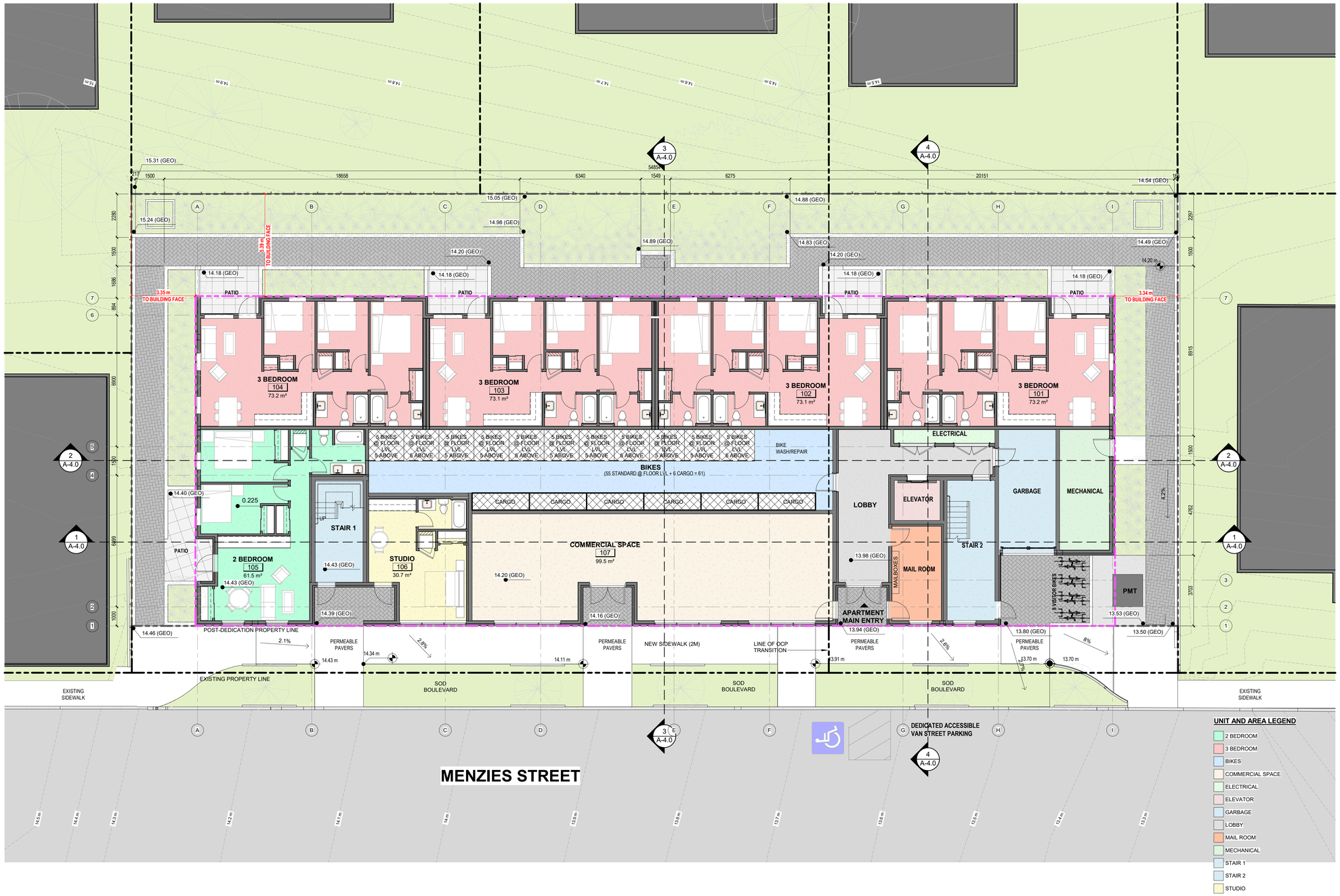
SHADOW STUDY - SUMMER SOLTICE

A-1.5

JOB No.: 2403

SCALE: 1 : 500

DATE: 2022/10/06



1 | L1 FLOOR PLAN
1 : 100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment
REGISTERED ARCHITECT
DIRK JAMES
BRITISH COLUMBIA
2023-12-06

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

LEVEL 1 FLOOR PLAN

A-2.1

JOB No.: 2403
SCALE: 1 : 100
DATE: 2023-11-28

1 L2 FLOOR PLAN
1 : 100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment
2023-12-06

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

LEVEL 2 FLOOR PLAN

A-2.2

JOB No.: 2403
SCALE: 1 : 100
DATE: 2023-03-14

1 | L3 FLOOR PLAN
1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE

519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment

REGISTERED ARCHITECT DONALD JAMES BRITISH COLUMBIA

2023-12-06

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

LEVEL 3 FLOOR PLAN

A-2.3

JOB No.: 2403

SCALE: 1 : 100

DATE: 02/05/22

UNIT AND AREA LEGEND

- 1 BEDROOM
- 2 BEDROOM
- CORRIDOR
- ELEC/TEL
- ELEVATOR
- STAIR 1
- STAIR 2
- STUDIO

1 | L4 FLOOR PLAN
1 : 100

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment
REGISTERED ARCHITECT M. J. GERIC BRITISH COLUMBIA
2023-12-06

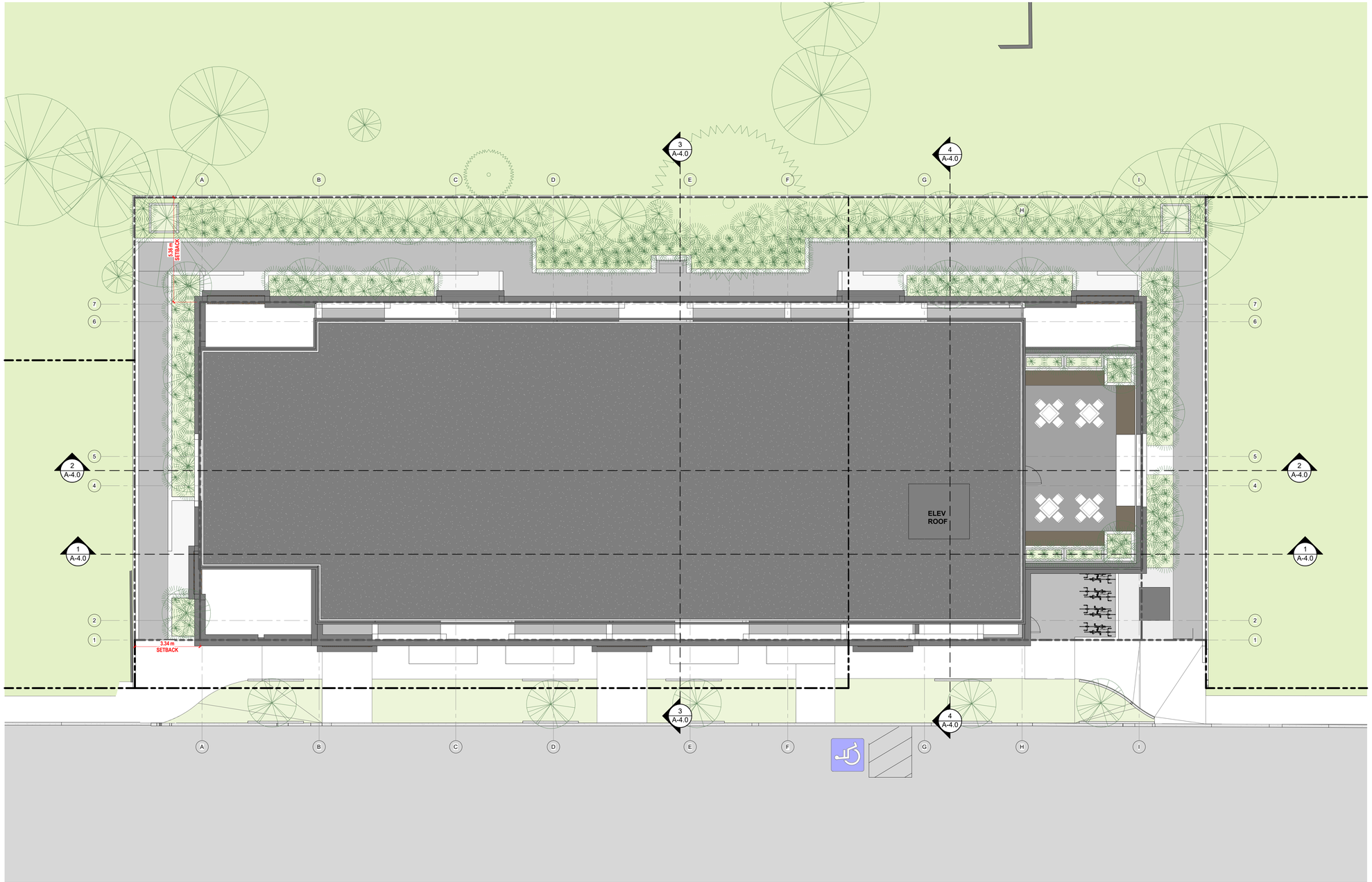
131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

LEVEL 4 FLOOR PLAN

A-2.4

JOB No.: 2403
SCALE: 1 : 100
DATE: 02/05/22



1 ROOF PLAN
1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE

519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment

REGISTERED ARCHITECT MICHAEL P. JAMES-BRIDSON BRITISH COLUMBIA

2023-12-06

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

ROOF PLAN

A-2.5

JOB No.: 2403

SCALE: 1 : 100

DATE: 02/05/22

1 | MENZIES STREETSCAPE
1 : 200

2 | MEDANA STREETSCAPE
1 : 200

3 | SIMCOE STREETSCAPE
1 : 200

4 | #129 MENZIES / #128 MEDANA STREETSCAPE
1 : 200

continuum
ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC
CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment
2023-12-06

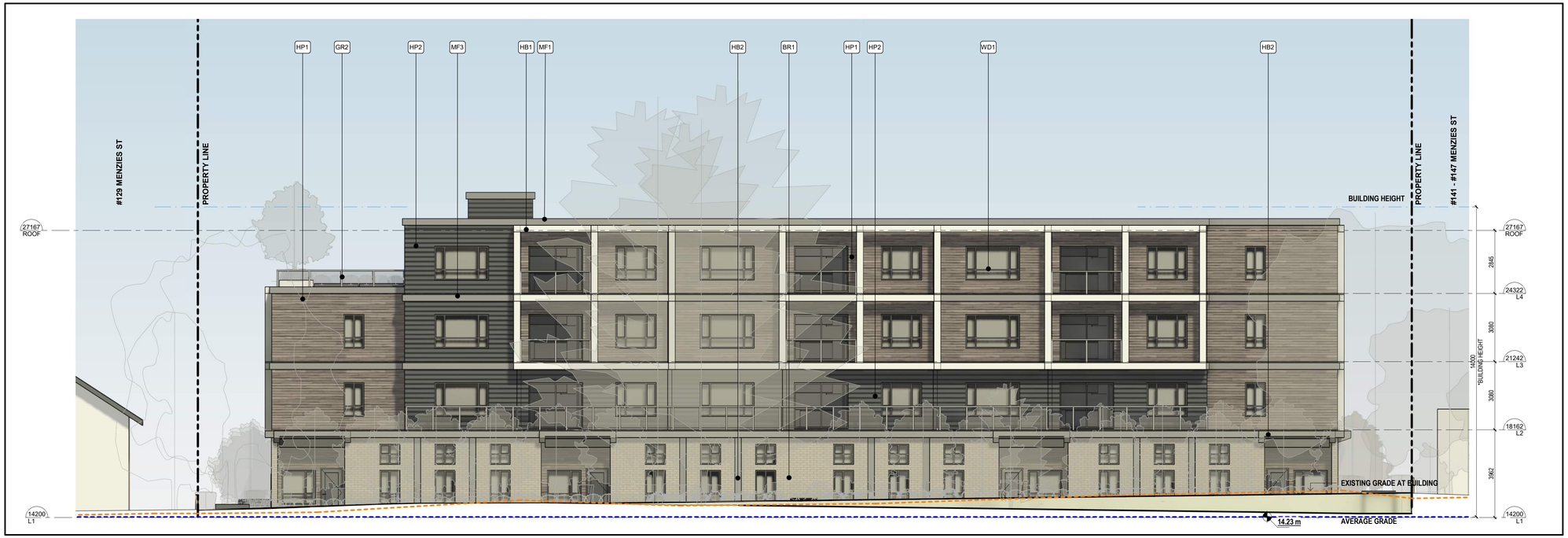
131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

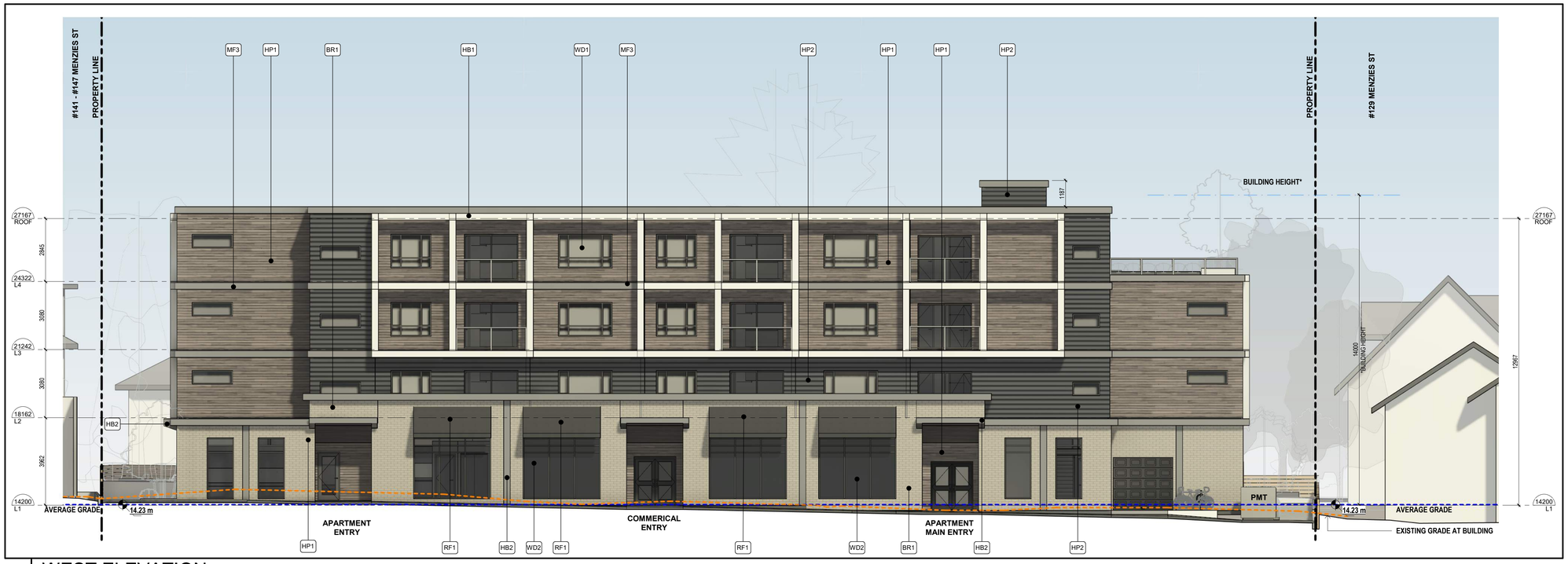
STREETSCAPE ELEVATIONS

A-3.0

JOB No.: 2403
SCALE: 1 : 200
DATE: 02/05/22



1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100

EXTERIOR KEY NOTES

TAG	MATERIAL - COLOR
BR1	BRICK - RUNNING BOND - SEA GREY
GR2	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
HB1	HARDIE BOARD - SMOOTH - ARCTIC WHITE WITH ALUMINUM FRY REGLETS AS SHOWN
HB2	HARDIE BOARD - SMOOTH - LIGHT MIST WITH ALUMINUM FRY REGLETS AS SHOWN
HP1	HARDIE LAP SIDING - RUSTICSERIES - RIVER ROCK - 6.25" PLANKS 5" EXPOSURE - SOFFIT TO MATCH
HP2	HARDIE LAP SIDING - CEDAR MILL - NIGHT GREY - 6.25" PLANKS 5" EXPOSURE - SOFFIT TO MATCH
MF1	METAL CAP FLASHING - BLACK
MF3	METAL WALL FLASHING - LIGHT MIST
RF1	FABRIC CANOPY
RS1	METAL ROOFING - STANDING SEAM - LIGHT GRAY
WD1	WINDOW - VINYL FRAME - BLACK
WD2	STOREFRONT - METAL FRAME - BLACK

MATERIAL LEGEND

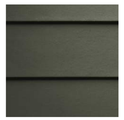
BR1
BRICK - RUNNING BOND
SEA GREY

CR1 CR2
EXPOSED CONCRETE
SANDBLASTED

HB1
HARDIE BOARD - SMOOTH
ARTIC WHITE
ALUMINUM FRY REGLETS TO
MATCH BOARD COLOR

HB2
HARDIE BOARD - SMOOTH
LIGHT MIST
ALUMINUM FRY REGLETS TO
MATCH BOARD COLOR

HP1
JAMES HARDIE LAP SIDING
RUSTICSERIES - RIVER ROCK
6.25" PLANKS - 5" EXPOSURE



HP2
JAMES HARDIE LAP SIDING
SMOOTH - PEPPERY ASH
6.25" PLANKS - 5" EXPOSURE

*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS & METHODOLOGIES

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment
REGISTERED ARCHITECT MICHAEL D. JAMES PROVINCE OF BRITISH COLUMBIA
2023-12-06

131 MENZIES ST.

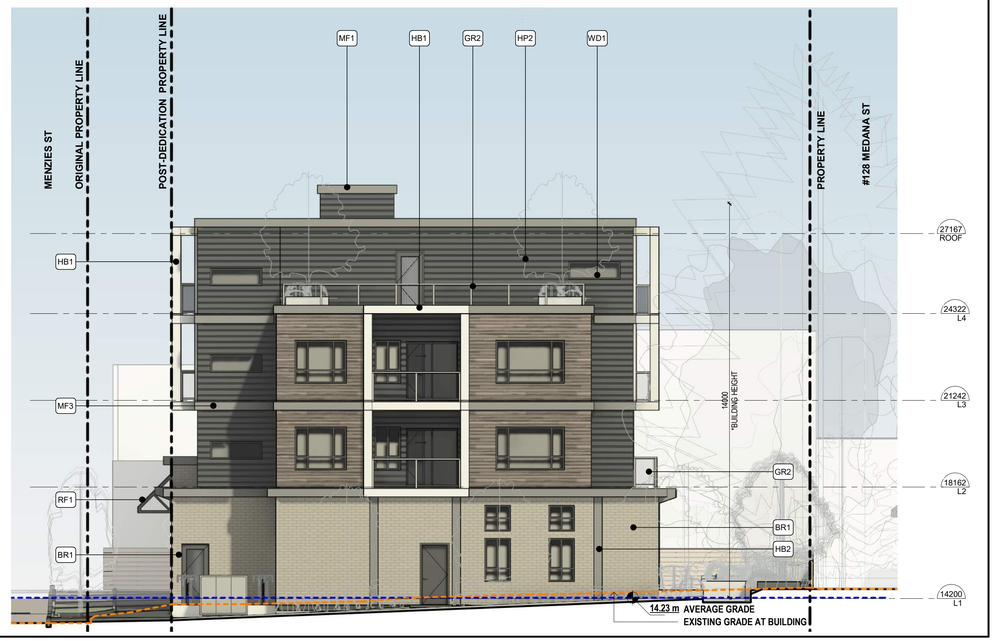
131 MENZIES STREET
VICTORIA, BC V8V 2G4

BUILDING ELEVATIONS

A-3.1

JOB No.: 2403
SCALE: As indicated
DATE: 08/05/2023

1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

EXTERIOR KEY NOTES

TAG	MATERIAL - COLOR
BR1	BRICK - RUNNING BOND - SEA GREY
GR2	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
HB1	HARDIE BOARD - SMOOTH - ARCTIC WHITE WITH ALUMINUM FRY REGLETS AS SHOWN
HB2	HARDIE BOARD - SMOOTH - LIGHT MIST WITH ALUMINUM FRY REGLETS AS SHOWN
HP1	HARDIE LAP SIDING - RUSTICSERIES - RIVER ROCK - 6.25" PLANKS 5" EXPOSURE - SOFFIT TO MATCH
HP2	HARDIE LAP SIDING - CEDAR MILL - NIGHT GREY - 6.25" PLANKS 5" EXPOSURE - SOFFIT TO MATCH
MF1	METAL CAP FLASHING - BLACK
MF3	METAL WALL FLASHING - LIGHT MIST
RF1	FABRIC CANOPY
RS1	METAL ROOFING - STANDING SEAM - LIGHT GRAY
WD1	WINDOW - VINYL FRAME - BLACK
WD2	STOREFRONT - METAL FRAME - BLACK

MATERIAL LEGEND

BR1
BRICK - RUNNING BOND
SEA GREY

CR1 CR2
EXPOSED CONCRETE
SANDBLASTED

HB1
HARDIE BOARD - SMOOTH
ARTIC WHITE
ALUMINUM FRY REGLETS TO
MATCH BOARD COLOR

HB2
HARDIE BOARD - SMOOTH
LIGHT MIST
ALUMINUM FRY REGLETS TO
MATCH BOARD COLOR

HP1
JAMES HARDIE LAP SIDING
RUSTICSERIES - RIVER ROCK
6.25" PLANKS - 5" EXPOSURE

HP2
JAMES HARDIE LAP SIDING
SMOOTH - PEPPERY ASH
6.25" PLANKS - 5" EXPOSURE

*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS & METHODOLOGIES

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment
REGISTERED ARCHITECT
JAMES DIETRICH COLUMBIA
2023-12-06

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

BUILDING ELEVATIONS

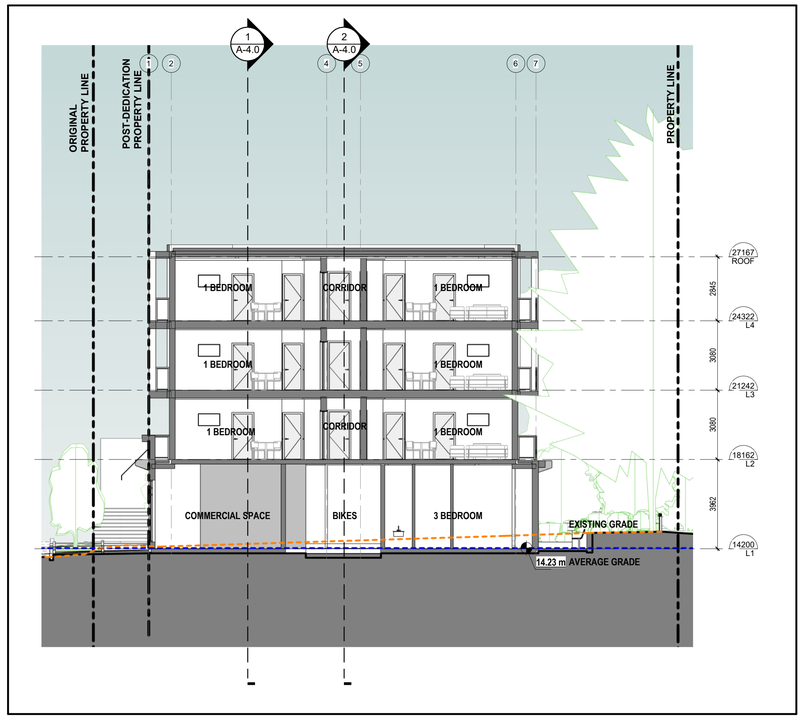
A-3.2

JOB No.: 2403

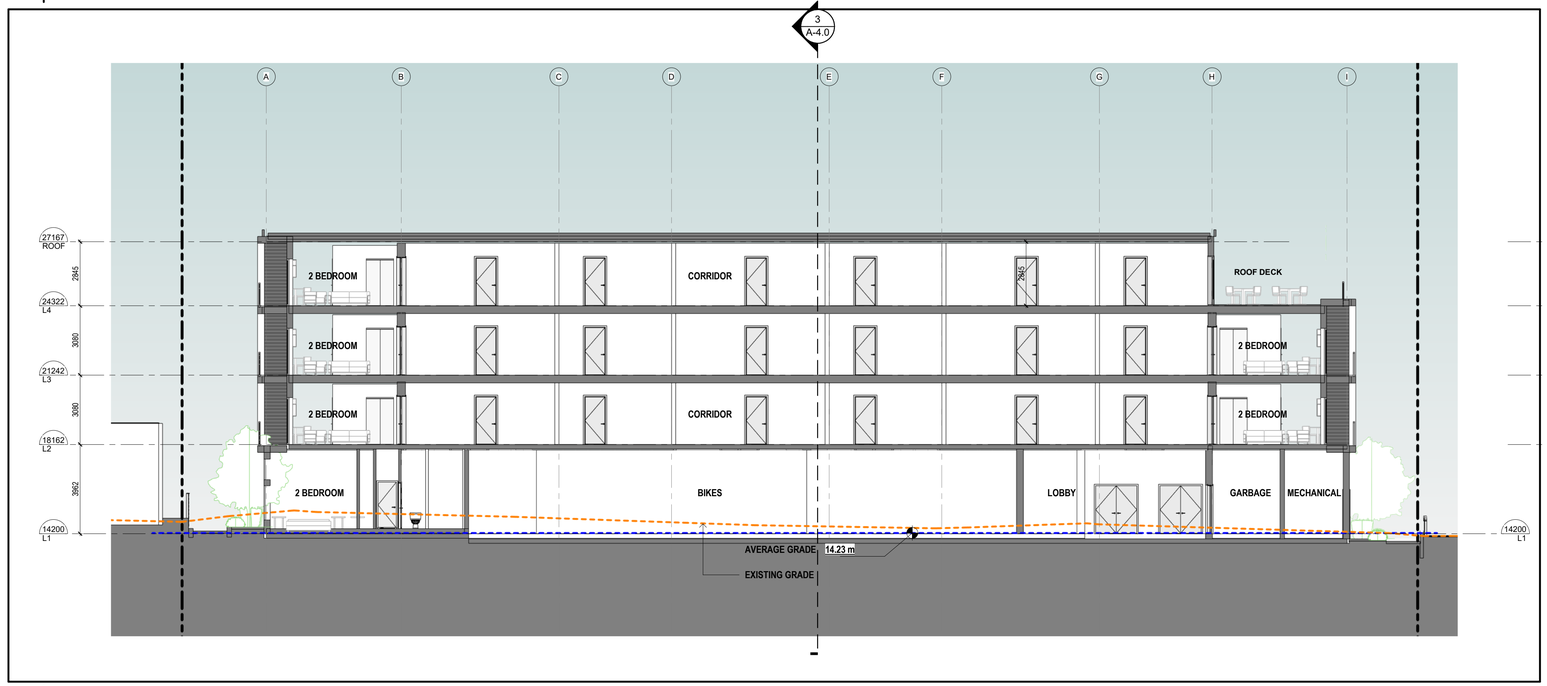
SCALE: As indicated

DATE: 01/25/23

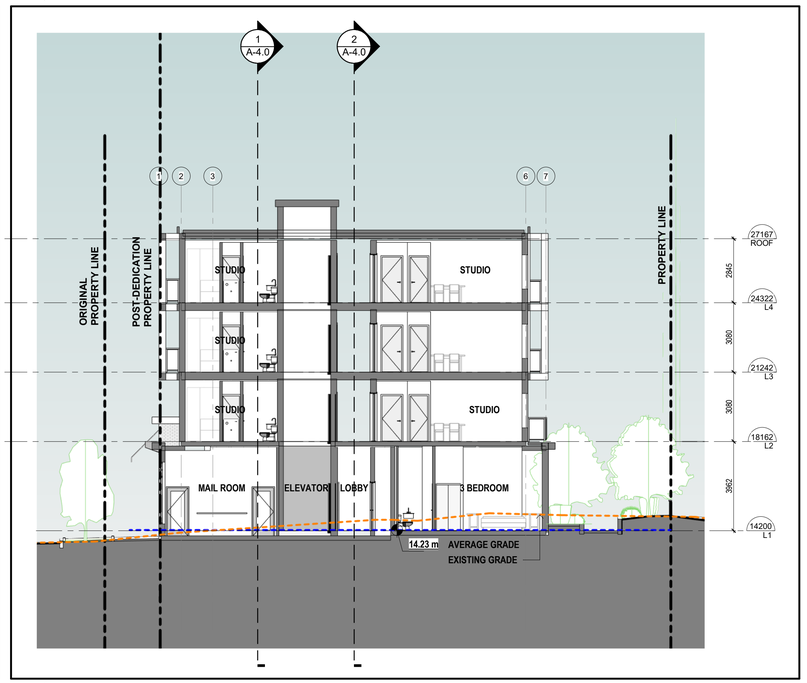
1 BUILDING SECTION
1 : 125



3 BUILDING SECTION
1 : 125



2 BUILDING SECTION
1 : 125



4 BUILDING SECTION
1 : 125

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment
2023-12-06

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

BUILDING SECTIONS

A-4.0

JOB No.: 2403
SCALE: 1 : 125
DATE: 02/05/22

1 | EXTERIOR 3D VIEW NORTH-WEST
1 : 1

2 | EXTERIOR 3D VIEW SOUTH-WEST
1 : 1

3 | EXTERIOR 3D VIEW NORTH-EAST
1 : 1

4 | EXTERIOR 3D VIEW SOUTH-EAST
1 : 1

continuum
ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC
CONSTRUCTION

No.	Description	Date
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

© Copyright reserved. These plans and designs are and at all times remain the property of Continuum Architecture Inc. to be used for the project shown and may not be reproduced without written consent.

Issued for DP Amendment

REGISTERED ARCHITECT
MIKE GERIC
PROVINCE OF BRITISH COLUMBIA

2023-12-06

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

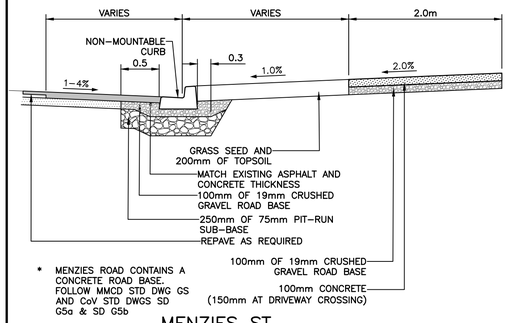
3D STREET VIEWS

JOB No.: 2403

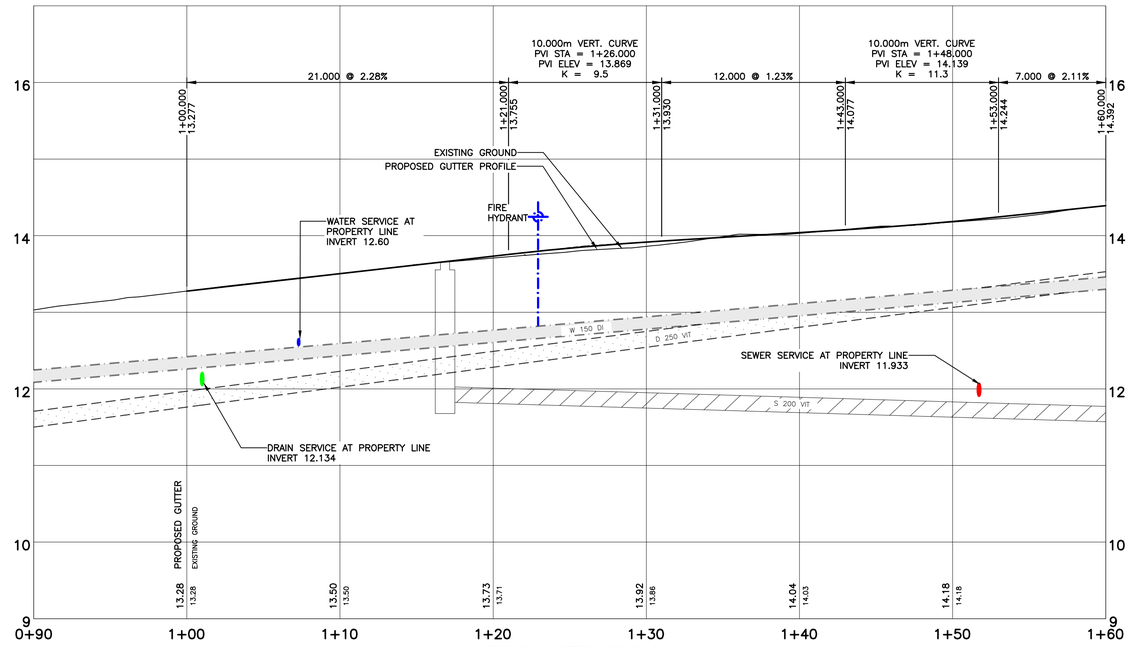
SCALE: 1 : 1

A-5.0

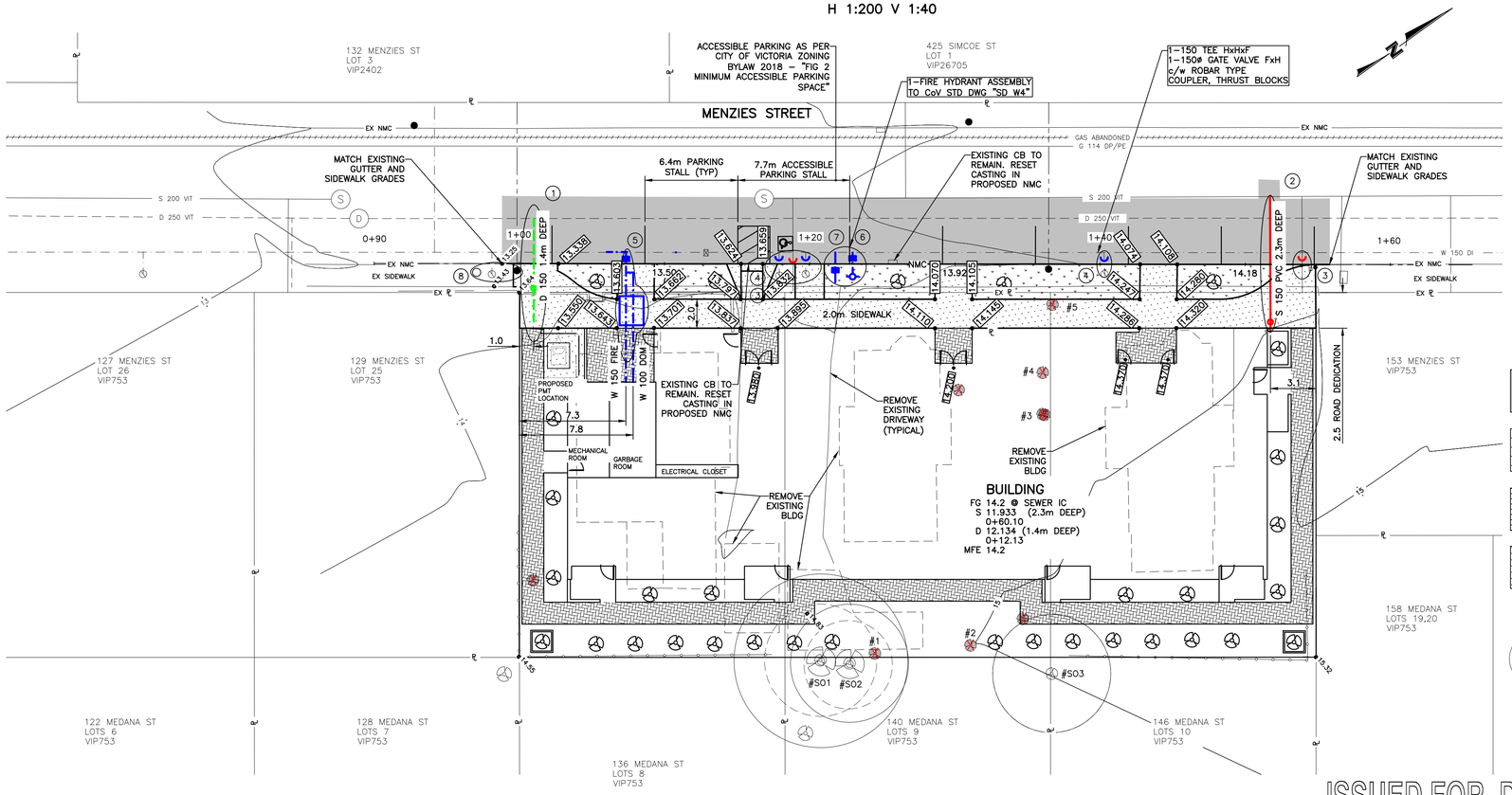
DATE: DEC 01, 2023



MENZIES ST.
TYPICAL SECTION
N.T.S.



MENZIES GUTTER PROFILE
H 1:200 V 1:40



GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MMCD, PLATINUM EDITION, AND THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND DRAWINGS UNLESS OTHERWISE NOTED.
- WHEN A CONFLICT BETWEEN THE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
- OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT OF WAY FROM THE CITY OF VICTORIA ENGINEERING DEPARTMENT TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
- OBTAIN A DEMO PERMIT PRIOR TO REMOVAL OF ANY NON-CONFORMING STRUCTURES.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC GAS THREE WORKING DAYS PRIOR TO THE START OF ANY EXCAVATION.
- EXPOSE ALL EXISTING SERVICES AT CONNECTION AND CROSSING POINTS TWO WORKING DAYS PRIOR STARTING CONSTRUCTION ON ANY SUCH SERVICES. ENSURE ENGINEER HAS CONFIRMED THE HORIZONTAL AND VERTICAL LOCATION.
- BED ALL PIPE USING CLASS 'B' BEDDING.
- WHERE A TRENCH IS UNDER OR WITHIN 1.0m OF THE EDGE OF A ROAD OR DRIVEWAY, USE PIT RUN GRAVEL BACKFILL FROM THE TOP OF THE PIPE BEDDING TO THE TOP OF THE ROAD, PARKING OR DRIVEWAY SUBGRADE.
- DO NOT START ANY BACKFILL OPERATION UNTIL THE WORKS HAVE BEEN INSPECTED BY THE ENGINEER.
- AFTER CONSTRUCTION, RESTORE WORK AREAS AND ALL EXISTING FEATURES TO THEIR ORIGINAL CONDITION OR BETTER.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG MENZIES ST DURING CONSTRUCTION. PROVIDE 1.5m WIDE TEMPORARY SIDEWALK BUILT OUT OF PLYWOOD OR ASPHALT IF CITY SIDEWALK CAN NOT BE MAINTAINED (IF COVERED, CLEAR SPACE TO BE 2.1m HIGH c/w LIGHTING)
- COMPACT TRENCH BACKFILL, ROAD BASE AND DRIVEWAY BASE TO 95% MODIFIED PROCTOR DENSITY.
- ADJUST ALL PROPOSED AND EXISTING APPURTENANCES TO MEET THE FINAL DESIGN GRADES.
- CONSTRUCT SEWER, DRAIN, WATER AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH THE BC PLUMBING CODE AND BC BUILDING CODE. CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY OF VICTORIA INSPECTORS.
- TEN (10) WORKING DAYS PRIOR TO START OF PROPOSED WORK, APPLICANT SHALL CONTACT THE TRANSPORTATION DEPARTMENT TO DISCUSS ALL WORKS IMPACTING CITY OF VICTORIA RIGHT OF WAY INCLUDING STREET OCCUPANCY PERMIT REQUIREMENTS.

SEWER AND DRAIN

- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 150ø PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150ø PVC DR28 UNLESS OTHERWISE NOTED. IF COVER IS LESS THAN 750mm, USE DUCTILE IRON PIPE.
- SEWER AND DRAIN PIPE UP TO AND INCLUDING 150mm DIAMETER TO BE PVC DR28 AND DR35 FOR 200mm DIAMETER AND OVER. PIPE TO BE C.S.A. APPROVED PVC.
- (1) CITY OF VICTORIA SHALL PROVIDE A 150ø DRAIN SERVICE TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
- (2) CITY OF VICTORIA SHALL PROVIDE A 150ø SEWER SERVICE TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
- (3) CITY OF VICTORIA SHALL CAP SEWER SERVICE AT DEVELOPER'S EXPENSE

WATER

- WATER MAIN PIPE TO BE PVC DR18 AWWA STANDARD C900 FOR ALL WATER MAINS 100mm TO 350mm DIAMETER AND PVC SERIES 200 FOR ALL WATER MAINS LESS THAN 100mm DIAMETER. PROVIDE 1.0m MINIMUM COVER.
- (4) CITY OF VICTORIA FORCES SHALL CAP THE EXISTING SERVICE AND REMOVE THE WATER METERS AT THE DEVELOPER'S EXPENSE.
- (5) WATER SERVICES SHALL BE 150ø TIED TO EXISTING MAIN AND SPLIT SERVICE TO 100ø FIRE LINE AND 100ø DOMESTIC TO PROPERTY LINE. WATER METERS SHALL BE 50ø INSTALLED BY THE CITY OF VICTORIA. AS PER CoV DETAIL "SD W2f"
- (6) CITY OF VICTORIA SHALL INSTALL A FIRE HYDRANT ASSEMBLY AT DEVELOPER'S EXPENSE
- (7) CITY OF VICTORIA SHALL PROVIDE 25ø IRRIGATION SERVICE c/w METER AT DEVELOPER'S EXPENSE

ROAD

- CONSTRUCT ALL ROADWAYS AND CUL DE SACS IN ACCORDANCE WITH THE CITY OF VICTORIA STANDARD SPECIFICATIONS AND AS SHOWN ON THE TYPICAL SECTION AND DETAIL DRAWINGS.
- CONTRACTOR TO ENSURE EXISTING MONUMENTS ARE NOT DISTURBED DURING CONSTRUCTION. ANY MONUMENTS IN DANGER OF DISTURBANCE ARE TO BE REFERENCED BY AND, IF DISTURBED, BE REPLACED BY A B.C.L.S. AT THE CONTRACTOR'S EXPENSE.

PARKS

- OBTAIN A PARKS PERMIT FROM THE CITY OF VICTORIA PARKS DEPARTMENT PRIOR TO THE START OF ANY CONSTRUCTION.
- PROTECT ALL TREES EXCEPT THOSE TO BE REMOVED FROM DAMAGE DURING CONSTRUCTION.
- HAND DIG WHERE ROOTS OVER 50mm ARE ENCOUNTERED.
- OBTAIN PERMISSION FROM THE ENGINEER, DEVELOPER AND THE CITY OF VICTORIA PRIOR TO REMOVAL OF ANY TREES ON PRIVATE OR PUBLIC PROPERTY. A COPY OF THE TREE PERMIT SHALL BE PRESENTED TO THE CITY OF VICTORIA WORKS INSPECTOR PRIOR TO THE START OF ANY CONSTRUCTION.
- THE PROJECT ARBORIST TO BE RESPONSIBLE FOR SUPERVISING THE INSTALLATION OF BARRIER FENCING AT APPROPRIATE LOCATIONS.
- THE ARBORIST TO DIRECT THE REMOVAL OF TREES WITHIN THE SEWER AND DRAIN EASEMENTS AND RIGHT OF WAYS AND TO PRUNE ROOTS ENCOUNTERED DURING TRENCHING TO ENSURE THE PRESERVATION OF THE OAK TREES.
- THE ARBORIST TO DETERMINE THE SENSITIVE ROOT ZONES AREAS AND BE ONSITE TO SUPERVISE TRENCHING AND ROAD CONSTRUCTION.
- ALL NEW BOULEVARD TREES TO BE IRRIGATED ON A SEPARATE SYSTEM FROM THE PRIVATE PROPERTY IRRIGATION SYSTEM AND A SEPARATE WATER POINT OF CONNECTION.
- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, SCHEDULE C TO THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
- IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
- IRRIGATION INSPECTIONS REQUIRED FOR ALL SLEEVING, OPEN TRENCH MAINLINE AND LATERAL LINES, SYSTEM OPERATION, CONTROLLER AND BACKFLOW PREVENTER (INCL. INSPECTION TAG AND TESTING REPORT). CALL PARKS AT 250-361-0600 AT LEAST 2 DAYS IN ADVANCE TO ARRANGE FOR IRRIGATION INSPECTIONS.

HYDRO, TELEPHONE, CABLE, STREET LIGHTING AND GAS

- CONTACT "B.C. ONE CALL" AT 1-800-474-6886 AND "DIGSHAW" AT 1-866-344-7429 A MINIMUM OF THREE WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- LOT TO BE SERVICED UNDERGROUND.
- BC HYDRO, TELUS, SHAW CABLE AND FORTISBC FACILITIES ARE SHOWN SCHEMATICALLY ON THIS DRAWING. REFER TO UTILITY COMPANY DRAWINGS FOR CONSTRUCTION DETAILS.
- CONSTRUCT UNDERGROUND HYDRO, TELEPHONE AND CABLEVISION AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS AND SHAW CABLE STANDARD SPECIFICATIONS AND DRAWINGS.
- (8) BC HYDRO SHALL RELOCATE THE EXISTING POLE/LUMINAIRE AS REQUIRED FOR CLEARANCE FROM DRIVEWAY ENTRANCE AT THE DEVELOPER'S EXPENSE.
- IF GAS IS REQUIRED, THE DEVELOPER IS TO CONTACT FORTISBC AT 1-888-224-2710 A MINIMUM OF 90 DAYS PRIOR TO INSTALL. FORTISBC SHALL INSTALL GAS SERVICE TO THE PROPERTY LINE.

WORKS AND SERVICES CHECK TABLE

PLAN CHECKER		AUTHORIZED REPRESENTATIVE		DATE
		COMPANY NAME	SIGNATURE	
UTILITY	HYDRO ELECTRIC CO.			
	TELEPHONE CO.			
	GAS CO.			
	CABLE CO.			
	FIBRE OPTIC CO.			
MUNICIPAL	UNDERGROUND UTILITIES			
	TRANSPORTATION DESIGN & INFRASTRUCTURE			
	LAND DEVELOPMENT			

LEGEND:

- APPROXIMATE LIMITS OF REPAVING
- BROOM FINISHED CONCRETE SIDEWALK, 100mm THICK (150mm THICK AT DRIVEWAY CROSSING)
- LANDSCAPED BLVD (SEE LANDSCAPE PLANS FOR DETAILS)
- PERMEABLE PAVERS (SEE LANDSCAPE / ARCHITECT PLANS FOR DETAILS)
- PROPOSED TREE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS
- EXISTING TREE. (TO REMAIN) — TREE CANOPY, CRITICAL ROOT ZONE
- EXISTING TREE. (TO BE REMOVED)
- XX.XX — EXISTING GROUND ELEVATIONS
- XX.XX — PROPOSED FINISHED GROUND ELEVATIONS

LOCATION PLAN
N.T.S.

PROPOSED DEVELOPMENT OF LOTS 22,23,24 SECTION 11, BECKLEY FARM, VICTORIA CITY, PLAN 753

1:200 0 4 12m

ISSUED FOR DEVELOPMENT PERMIT

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATIONS

LEGEND

WATER	W	GAS	G	EXISTING U/G UTL.		MANHOLE		LOT PIN	
SEWER	S	CURB	C	PROPOSED U/G UTL.		CLEANOUT		LEAD PLUG	
DRAIN	D	SIDEWALK	S/W	LIGHT STANDARD		CATCHBASIN		METER	
DITCH		EDGE PAVE.		POWER POLE		ROAD SIGN		REDUCER	
CULVERT		BUSHLINE		ANCHOR		HYDRANT			
HEADWALL		TREE		MONUMENT		VALVE			

SEAL

Permit to Practice #1000992
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA T.A. KLATT # 57220
2025-11-29

REVISIONS

No.	DESCRIPTION	DATE	SIGN
5	REVISED AS PER ARCHITECT & CoV COMMENTS	23.11.20	PC
4	REVISED AS PER CoV COMMENTS	23.07.21	PC
3	REVISED AS PER ARCHITECT & CoV COMMENTS	23.06.15	PC
2	REVISED AS PER ARCHITECT COMMENTS	23.02.28	PC
1	REVISED AS PER ARCHITECT COMMENTS	22.10.25	PC

ENGINEER	TK/MW
DESIGNER	PC
CHECKED	
DATE	JAN 2022
B.M.	MON 8-60
ELEV.	14.402
SCALE Horz.	1:200
Vert.	1:40

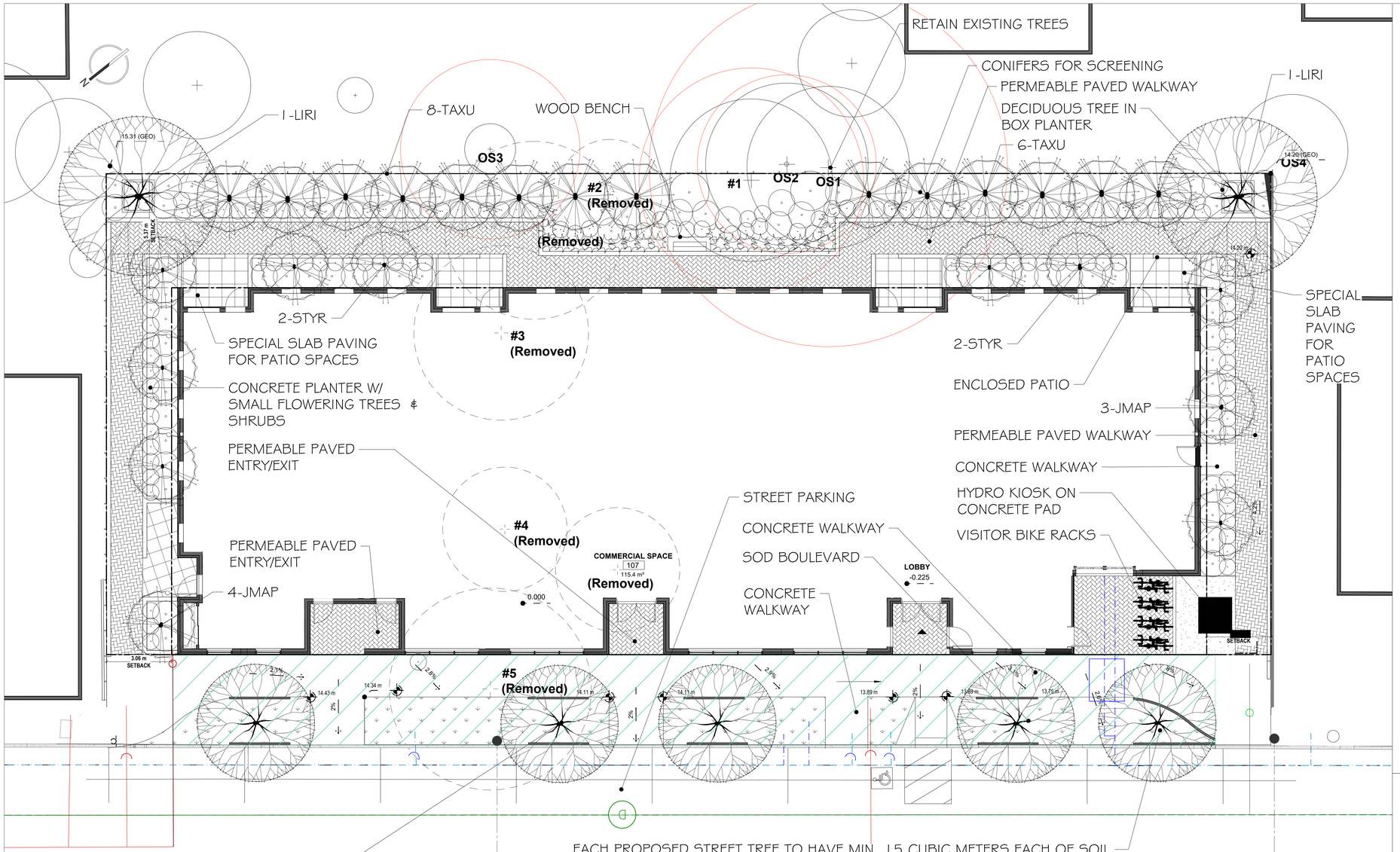
WESTBROOK Consulting Ltd.
#115 - 866 Goldstream Ave., Victoria, BC V9B 0J3
Telephone: 250-391-8592 Facsimile: 250-391-8593

PROJECT
131,135,139 MENZIES ST
MIKE GERIC CONSTRUCTION LTD

SERVICING PLAN AND PROFILE
GENERAL NOTES
LOCATION PLAN

WESTBROOK PROJECT No. 3757
GOVERNING AUTHORITY FILE No.
SHEET 1 OF 1 REV. 5
WESTBROOK DRAWING No. 3757-01

WESTBROOK CONSULTING LTD – 2023-11-29 08:48AM H:\PROJECTS\3757 131-139 Menzies\CAD Drawings\3757-01.dwg



BOULEVARD STREET TREES TO BE DETERMINED BY PARKS DEPARTMENT AT BUILDING PERMIT STAGE

EACH PROPOSED STREET TREE TO HAVE MIN. 15 CUBIC METERS EACH OF SOIL - USE SOIL CELLS UNDER THE PROPOSED SIDEWALK TO ACHIEVE SOIL VOLUMES IF REQUIRED

IRRIGATION FOR THE BOULEVARD TREES WILL BE PROVIDED FROM THE DEVELOPMENT SITE IRRIGATION SYSTEM BUT ON A SEPARATE WATER SYSTEM. THE BOULEVARD TREE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE APPLICANT'S CONTRACTOR TO IIABC & DISTRICT OF SAANICH STANDARDS

BOULEVARD TREE PLANTING

- WHERE REQUIRED, INSTALL ROOT BARRIER UB 24-2 (2'-0" DEPTH) DEEP ROOT CANADA CORP. 1-800-561-3883. PLACE SO THAT IT EXTENDS 3.65m BEYOND TREE TRUNK (6 PANELS @ 610mm LONG PANEL.) INSTALL AS PER MANUFACTURERS INSTRUCTIONS.

ROW #	TREE SIZE	MIN . SOIL VOLUME (m^2)	SHARED OR IRRIGATED SOIL VOLUME (m3)
1	SMALL TREE (Schedule "E", Part 2)	8.0	6.0
2	MEDIUM TREE (Schedule "E", Part 1)	20.0	15.0
3	LARGE TREE (Schedule "E", Part 2)	35.0	30.0

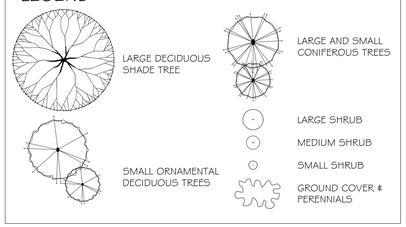
SCALE BAR 1:100

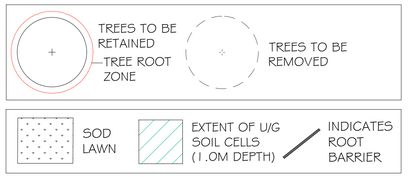
0 5 10 15 20

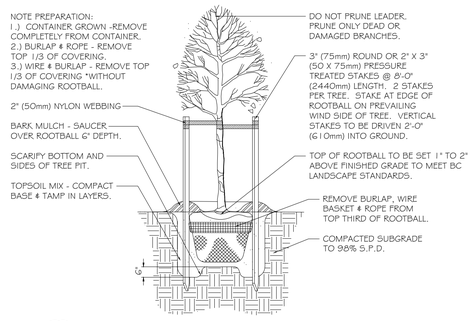
SUGGESTED PLANT LIST

	Key	Common Name	Latin Name	Size
Trees	JMAP	Japanese Maple	Acer palmatum var.'Bloodgood'	6cm Cal.
	BPIB	Bethlan Spruce	Picea omorika	2.5m Ht.
	IRON	Ironwood	Ostrya virginana	7cm Cal.
	LIRI	Columnar Tulip Tree	Liriodendron tulipifera var. 'Fastigiata'	7cm Cal.
	TAXU	Upright Yew	Taxus x media var. 'Hicksii'	3.0m Ht.
	STYR	Japanese Snowbell	Styrax japonicum var. 'Temple Bells'	5cm Cal.
Large Shrubs	CEAN	California Lilac	Ceanothus var.'Victorious'	1.5m Ht.
	BMAG	Star Magnolia	Magnolia stellata var.'Royal Star'	#5 Pot
	PIER	Lily of the Valley Shrub	Pieris japonica var.'Forest Flame' & 'Valley Rose'	#5 Pot
	LRHA	Rhododendron	Rhododendron var.'Pink Walloper'	#7 Pot
	LRHB	Rhododendron	Rhododendron var. 'Gomer Waterer'	#7 Pot
	THLU	Upright Cedar	Thuja occidentalis var.'Smaragd'	1.5m Ht.
	NINE	Pacific Ninebark	Physocarpus opulus	#5 Pot
Medium Shrubs	ABE	Glossy Abelia	Abelia x grandiflora	#2 Pot
	ROOG	Red Twig Dogwood	Cornus stolonifera	#2 Pot
	GALA	Salal	Gaultheria shallon	#2 Pot
	MAHO	Dwarf Oregon Grape	Mahonia aquifolium var.'Compacta'	#2 Pot
	MRHA	Rhododendron	Rhododendron var.'Unique'	
	MRHB	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 Pot
	RIBE	Red Flowering Currant	Ribes Sanguineum var.'King Edward'	#2 Pot
	DVIB	David Viburnum	Viburnum davidii	#2 Pot
	ALAT	Dwarf Burning Bush	Euonymus alata var. 'Compacta'	#5 Pot
	VACO	Mountain Blueberry	Vaccinium ovatum	#5 Pot
Small Shrubs	AZAW	Evergreen Azalea	Azalea var.'Gumpo White'	#2 Pot
	GROS	Bald Hip Rose	Rosa gymnocarpus	#2 Pot
	EUOF	Creeping Euonymus	Euonymus fortunei var.'Emerald Gaiety'	#1 Pot
	MAHN	Cascade mahonia	Mahonia nervosa	#1 Pot
	DWMO	Dwarf Mock Orange	Philadelphus lewisii var.'Snowdwarf'	#1 Pot
	DWFJ	Dwarf Lily of the Valley Shrub	Pieris japonica var.'Debutante'	#1 Pot
	POLY	Sword Fern	Polystichum munitum	#1 Pot
	SARC	Sweetbox	Sarcococca hookeriana humilis	#1 Pot
	SPGF	Goldflame Spirea	Spirea bumalda var.'Gold Flame'	
	SNOW	Snowberry	Symphoricarpos alba	#2 Pot
Ground Covers	BEAR	Bearberry	Arctostaphylos uva-ursi var.'Vancouver Jade'	SP4
	BERG	Heartleaf Bergenia	Bergenia cordifolia var.'Bressingham Ruby'	SP5
	GAUL	Wintergreen	Gaultheria procumbens	SP4
	AJUG	Bugleweed	Ajuga reptans var.'Bressingham Ruby'	SP4
	COTO	Creeping Cotoneaster	Cotoneaster dammeri	SP4
Vines	ARM	Evergreen Clematis	Clematis armandii	#5 Pot
	AKBT	Watsina	Watsina aceosa var.'Black Knight'	#7 Pot
Perennials & Grasses	SCIZ	Kaffir Lily	Schizostylis coccinea var.'Oregon Sunset'	SP5
	HEUC	Coral Bells	Heuchera var. 'Palace Purple'	SP5
	TEST	Flame Sedge	Carex testacea	#1 Pot
	GARX	Variegated Sedge	Carex morrowii aureo-variegata	SP5
	JUNC	Common Rush	Juncus effusus	#1 Pot
	MISC	Maiden Hair Grass	Miscanthus sinensis	#1 Pot
Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.				
		- All areas to be irrigated with an automatic underground system.		

LEGEND







1 / L3 TREE PLANTING

SCALE: N.T.S.

4SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING 250.508.7885

FORSITE LANDSCAPE ARCHITECTURE
#408-1581H HILLSIDE AVE.
VICTORIA, BC V8T 2C1

forsiteland@hotmail.com
250.508.7885

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF FORSITE LANDSCAPE ARCHITECTURE. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD FORSITE LANDSCAPE ARCHITECTURE RESPONSIBLE.

LANDSCAPE ARCH. STAMP

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER BRAD D. FORTH 228

CLIENT

131 MENZIES STREET

VICTORIA, BC V8V 2G4

REV. DATE	NUMBER	DESCRIPTION
11-29-23	1	LANDSCAPE CONCEPT PLAN
12-06-23	2	LANDSCAPE CONCEPT PLAN - FOR DP

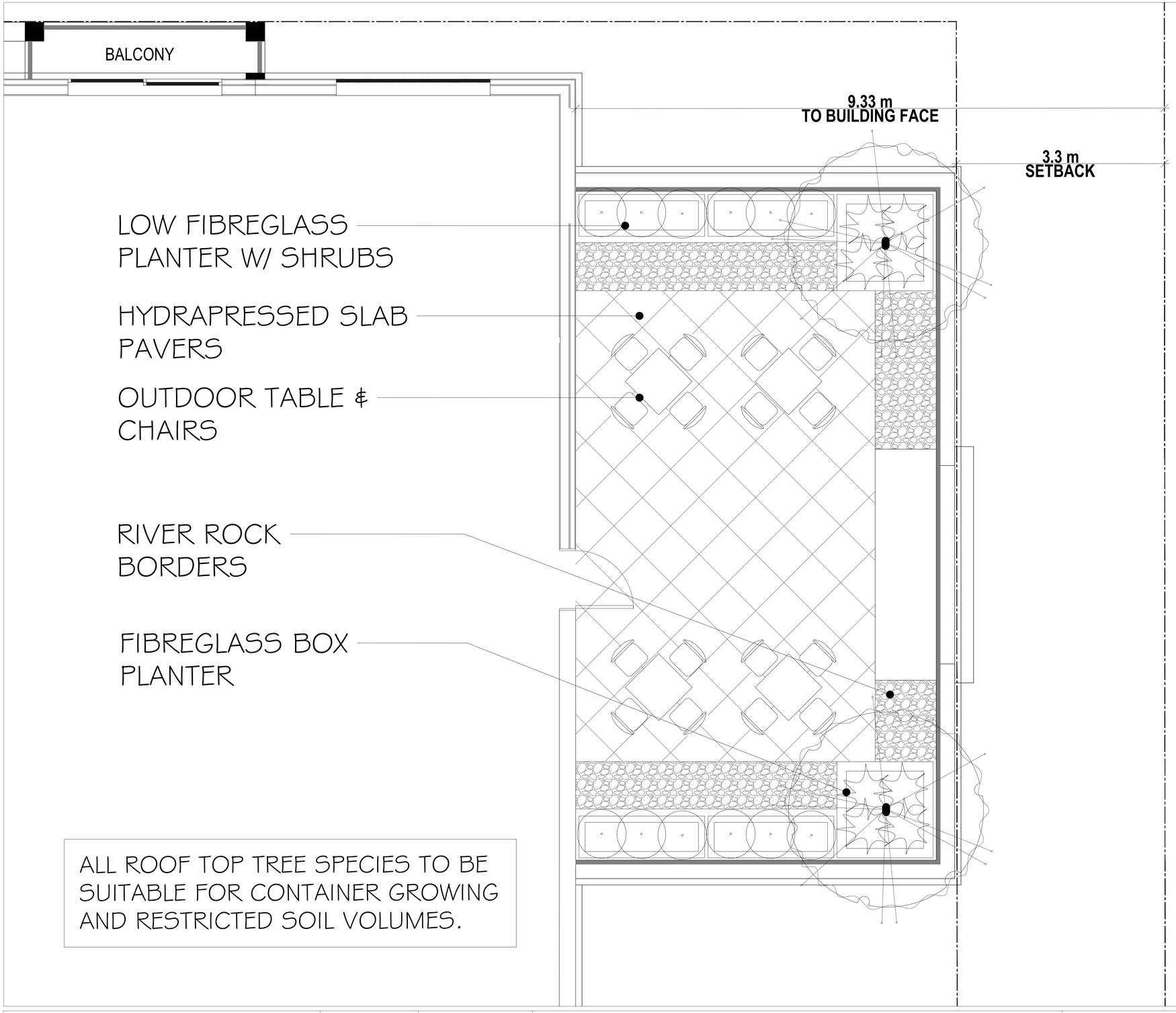
DATE DECEMBER 6, 2023

SCALE 1:100

DRAWN BY BF/RF

LANDSCAPE CONCEPT PLAN

L100



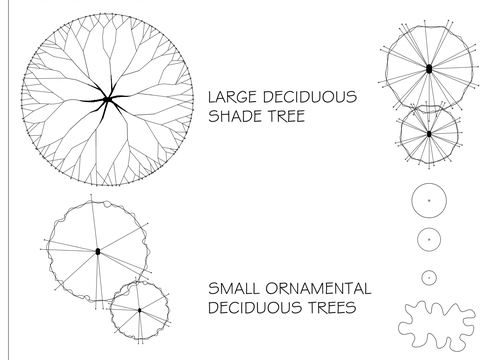
ALL ROOF TOP TREE SPECIES TO BE SUITABLE FOR CONTAINER GROWING AND RESTRICTED SOIL VOLUMES.

Suggested Plant List

	Key	Common Name	Latin Name	Size
Small	LAUR	Cherry Lauren (topiary tree form)	Photinia fraserii var. 'Red Robin'	#7 Pot
Trees				
Medium	AZAP	Evergreen Azalea	Azalea japonica var.'Girard's Fuchsia'	#2 Pot
Shrubs				
Small	EUOF	Creeping Euonymus	Euonymus fortunei var.'Emerald Gaiety'	#1 Pot
Shrubs	ILEX	Japanese False Holly	Ilex crenata convexa	#1 Pot
	NAN	Heavenly Bamboo	Nandina domestica var. 'Plum Passion'	#5 Pot
Ground	COTO	Trailing Cottoneater	Cottoneaster dammeri	#SP4 Pot
Covers				
Perennials	AUBR	Rock Cress	Aubrieta deltoidea var. 'Blue Carpet'	#SP5 Pot
& Grasses	SEA	Seasonal Annual Flowers	Various	#SP5 Pot

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.

LEGEND



4★SITE
LANDSCAPE ARCHITECTURE AND SITE PLANNING 250.508.7885

FORSITE LANDSCAPE ARCHITECTURE
#408-1581H HILLSIDE AVE.
VICTORIA, BC V8T 2C1

forsiteland@hotmail.com
250.508.7885

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF FORSITE LANDSCAPE ARCHITECTURE. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD FORSITE LANDSCAPE ARCHITECTURE RESPONSIBLE.

LANDSCAPE ARCH. STAMP

131 MENZIES STREET

VICTORIA, BC V8V 2G4

CLIENT

REV. DATE	NUMBER	DESCRIPTION
11-29-23	1	LANDSCAPE CONCEPT PLAN
12-06-23	2	LANDSCAPE CONCEPT PLAN - FOR DP

DATE DECEMBER 6, 2023
SCALE 1:30
DRAWN BY BF/RF

LANDSCAPE CONCEPT PLAN (ROOF)

L101