

PROJECT IMAGE

DEVELOPMENT PERMIT APPLICATION

DRAWING INDEX



ARCHITECTURAL SET LIST - DEVELOPMENT PERMIT

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CIVIL SET LIST - DEVELOPMENT PERMIT

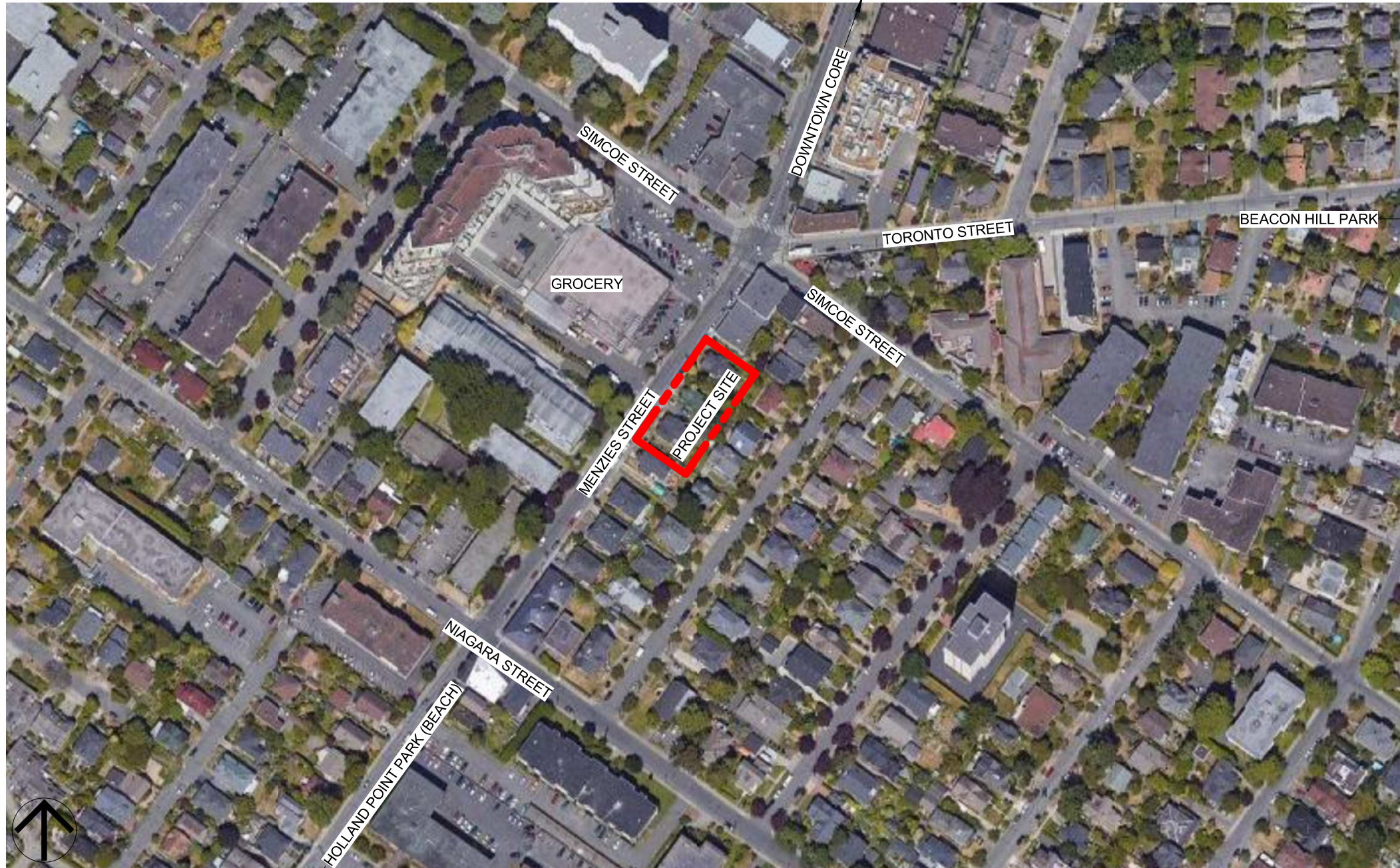
Sheet Number	Sheet Name
3757-01	SERVICING PLAN AND PROFILE GENERAL NOTES LOCATION PLAN

LANDSCAPE SET LIST - DEVELOPMENT PERMIT

Sheet Number	Sheet Name
L100	LANDSCAPE CONCEPT PLAN
L200	LANDSCAPE CONCEPT ROOF PLAN



LOCATION PLAN



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Brad Forth
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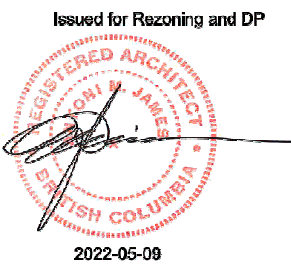


519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261



No.	ISSUED FOR DP	Date
1	1	02/05/22

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131-139 MENZIES STREET

131, 135, 139 MENZIES STREET
VICTORIA, BC V8V 2G4

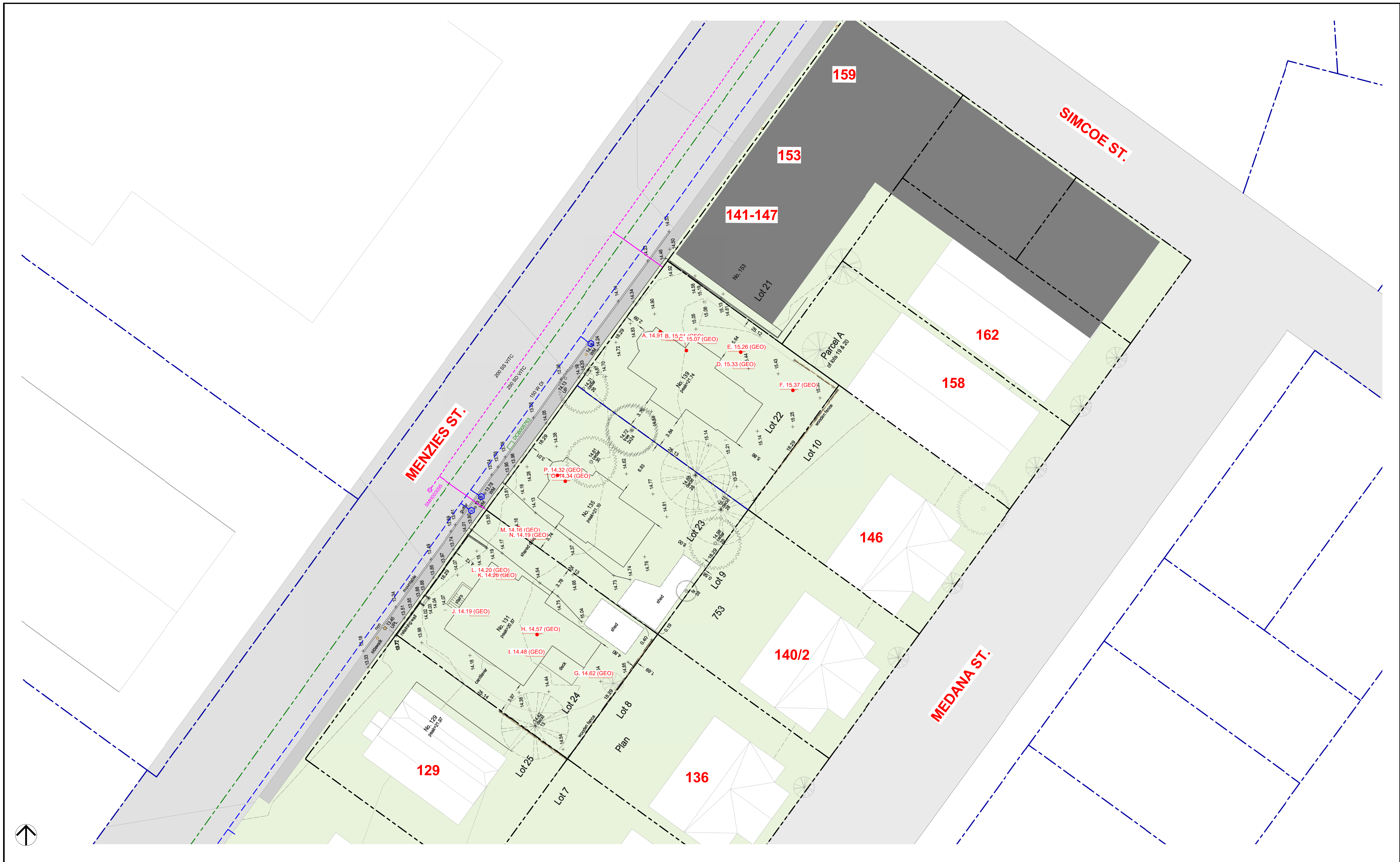
COVER SHEET

JOB No.: 2210

SCALE: 1 : 1

DATE: 02/05/22

A-0.1

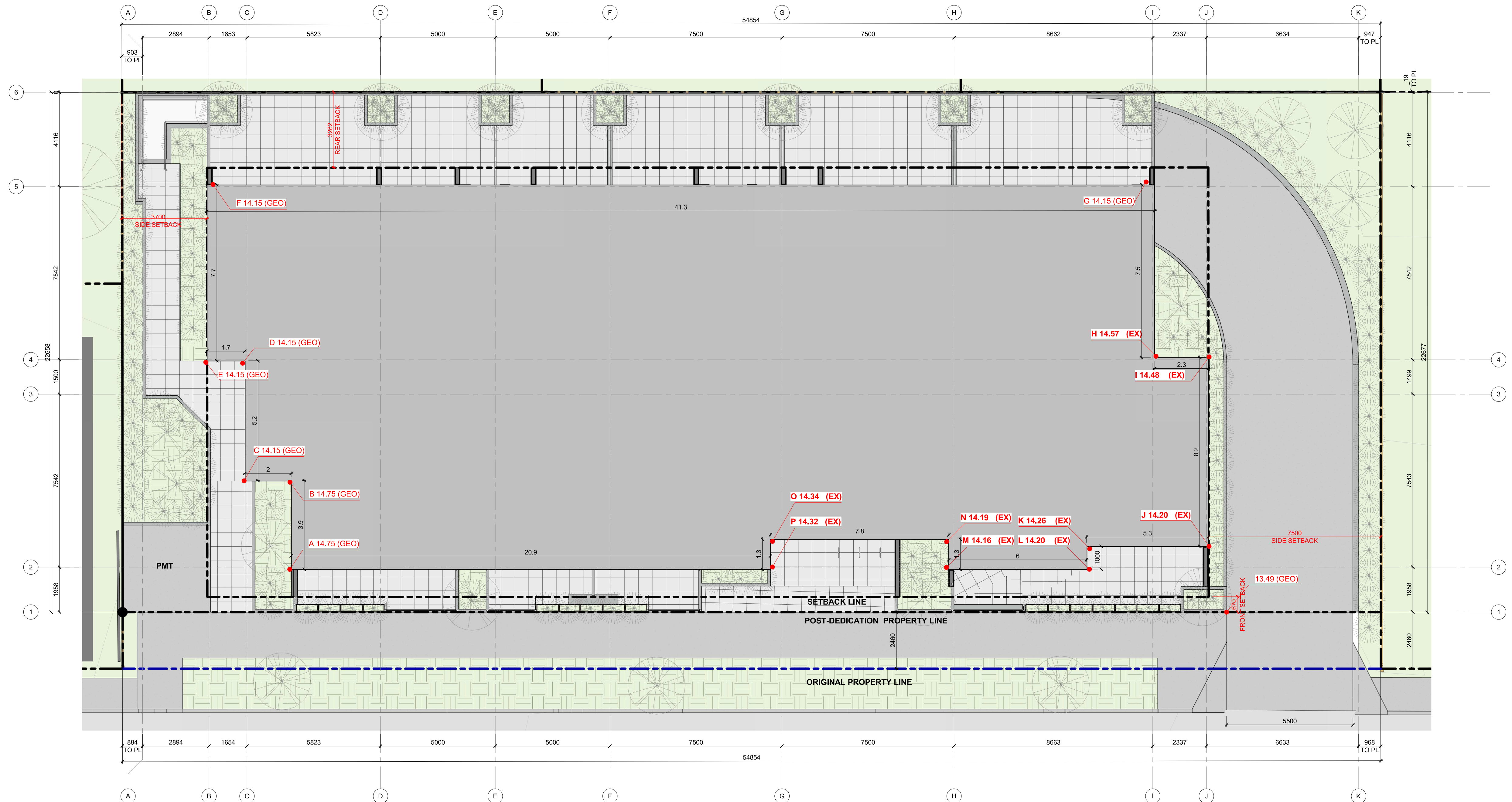


SURVEY PROVIDE BY: POWELL & ASSOCIATES, DATED: DECEMBER 15, 2021 / UNDERGROUND SITE SERVICES TAKEN FROM THE CITY OF VICTORIA OPEN DATA PORTAL

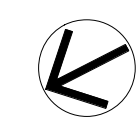
This is a detailed site plan for the property at 141-147 Menzies St. The plan shows a large, irregular building footprint with a grid pattern, indicating a multi-story structure. The building is situated on a lot bounded by Menzies St to the north and Medana St to the east. The plan includes various setbacks and boundaries, such as the Pre-dedication Property Line, Post-dedication Property Line, and Setback Line. Key features include the Main Entrance, Roof Deck (Open Space), and Limit Plots (Open Space). The plan also shows surrounding lots, including 129, 136, 140/2, 146, 158, and 162, and a relocated hydro pole. The plan is oriented with North at the top, indicated by a north arrow.

SITE DATA			
MUNICIPAL ADDRESS:	131, 135, 138 MENZIES STREET VICTORIA BC V8V 2G4		
LEGAL DESCRIPTION:	LOT 24 PLAN 753 SECTION BF VICTORIA LOT 23 PLAN 753 SECTION BF VICTORIA LOT 22 PLAN 753 SECTION BF VICTORIA		
SITE AREA:	(459.6m ² LOT 131 + 918.8m ²) EXISTING 1378.4m ²		
	(POST DEDICATION) CONSOLIDATED 1243.4m ²		
ZONING DATA			
CLASSIFICATION:	EXISTING = R-2		REZONED
AVERAGE GRADE:	14.28m GEO		
	EXISTING	PROPOSED	
SITE COVERAGE:	386.86m ² (28%)	894.2m ² (72%)	
OPEN SPACE:	880m ² (63%)	466.6m ² (37.5%)	
FLOOR SPACE RATIO:	0.5:1	2.11:1	
BUILDING HEIGHT:	7.6m	17.12m	
NUMBER OF STOREYS	1	5	
SETBACKS	REQUIRED	PROVIDED	
FRONT YARD:	2.25m (AVG SIDES)	.67m	
SIDE YARD (NORTH):	3m / 1.5m MIN	3.7m	
SIDE YARD (SOUTH):	3m / 1.5m MIN	7.5m	
REAR YARD:	10.7m	3.28m	
PROJECTIONS:	0.75m	N/A	
PARKING:		REQUIRED	
	CAR	BIKE	
UNIT <45m ² (0.2 CAR + 1 BIKE)=25	5	25	
UNIT 45-70m ² (0.5 CAR + 1.25 BIKE)=18	9	22.5	
UNIT >70m ² (0.75 CAR + 1.25 BIKE)=3	2.25	3.75	
VISITOR PARKING:(0.1/UNIT/6 BIKES)	4.6	3.75	
		CAR	BIKE
TOTAL UNITS = 46	21	55	15+5 VISITOR 61+6 VISITOR
H/C PARKING:	1	1	
FSR AREA SCHEDULE - LOT 135-139		FSR AREA SCHEDULE - LOT 131	
LEVEL 1 A - FSR 484 m ²	LEVEL 1 B - FSR 154 m ²	LEVEL 1 A - FSR 484 m ²	
LEVEL 2 A - FSR 485 m ²	LEVEL 2 B - FSR 154 m ²	LEVEL 1 B - FSR 154 m ²	
LEVEL 3 A - FSR 486 m ²	LEVEL 3 B - FSR 153 m ²	LEVEL 2 A - FSR 485 m ²	
LEVEL 4 A - FSR 439 m ²	Grand total: 5 461 m ²	LEVEL 2 B - FSR 154 m ²	
LEVEL 5 A - FSR 274 m ²		LEVEL 3 A - FSR 486 m ²	
Grand total: 5 2168 m ²	461m ² / 421.6m ² = 1.09:1	LEVEL 3 B - FSR 153 m ²	
		LEVEL 4 A - FSR 439 m ²	
		LEVEL 5 A - FSR 274 m ²	
		Grand total: 8 2629 m ²	
2168m ² / 821.8m ² = 2.64:1			
FSR - CONSOLIDATED			
2629m ² / 1243.4m ² = 2.11:1			

Description		
Total Floor Area:	2806.1 m ²	
Building Type:	Residential	
Group:	C	
Occupancy Classification:	3.2.2.50 - 5 storey	
Max Area per Level:	1800 m ²	
Floor & Supporting Structure Rating:	1 hour	
Construction Type:	Combustible OR Noncombustible	
Occupancy Separations:	1 hour Floors / Walls / Roof	
Sprinklered:	Yes	
Building Footprint:	675.3 m ²	
Max Travel Distance:	45m	
BCBC Part:	3	
GROSS FLOOR AREA		
LEVEL	AREA (m ²)	AREA (SF)
L1 (14.2m GEO)	675.3 m ²	7269 SF
L2	676.6 m ²	7282 SF
L3	676.6 m ²	7282 SF
L4	470.8 m ²	5068 SF
L5	306.8 m ²	3302 SF
TOTAL GROSS AREA	2806.1 m ²	30204 SF
NET FLOOR AREA		
LEVEL	AREA	AREA (SF)
L1 (14.2m GEO)	483.6 m ²	5205 SF
L1 (14.2m GEO)	154.1 m ²	1659 SF
L2	485.3 m ²	5224 SF
L2	154.1 m ²	1658 SF
L3	486.5 m ²	5236 SF
L3	152.9 m ²	1646 SF
L4	439 m ²	4726 SF
L5	273.9 m ²	2948 SF
TOTAL NET AREA	2629.4 m ²	28303 SF



AVERAGE EXISTING GRADES			
POINTS	AVERAGE OF POINTS	DISTANCE	TOTAL
AB	$(14.75 + 14.75)/2 = 14.75$	3.9m =	57.52
BC	$(14.75 + 14.15)/2 = 14.45$	2m =	28.90
CD	$(14.15 + 14.15)/2 = 14.15$	5.2m =	73.58
DE	$(14.15 + 14.15)/2 = 14.15$	1.7m =	24.05
EF	$(14.15 + 14.15)/2 = 14.15$	7.7m =	108.95
FG	$(14.15 + 14.15)/2 = 14.15$	41.3m =	584.39
GH	$(14.15 + 14.57)/2 = 14.36$	7.5m =	107.7
HI	$(14.57 + 14.48)/2 = 14.52$	2.3m =	33.4
IJ	$(14.48 + 14.20)/2 = 14.34$	8.2m =	117.59
JK	$(14.20 + 14.26)/2 = 14.23$	5.3m =	75.42
KL	$(14.26 + 14.20)/2 = 14.23$	1.0m =	14.23
LM	$(14.20 + 14.16)/2 = 14.18$	6.0m =	85.08
MN	$(14.16 + 14.19)/2 = 14.18$	1.3m =	18.43
NO	$(14.19 + 14.34)/2 = 14.27$	7.8m =	111.31
OP	$(14.34 + 14.32)/2 = 14.33$	1.3m =	18.63
PA	$(14.32 + 14.75)/2 = 14.53$	20.9m =	303.68
TOTAL		123.4m	1762.86
		1762.86 / 123.4m =	14.28m (GEO) EXISTING



1 | AVERAGE GRADE PLAN

1 : 100

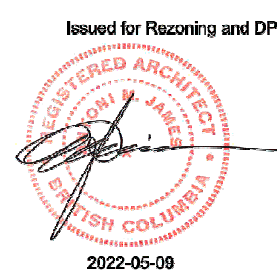
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MIKE GERIG
CONSTRUCTION

No.	ISSUED FOR DP	Date
1	ISSUED FOR DP	02/05/22

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131-139 MENZIES STREET

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VICTORIA, BC V8V 2G4

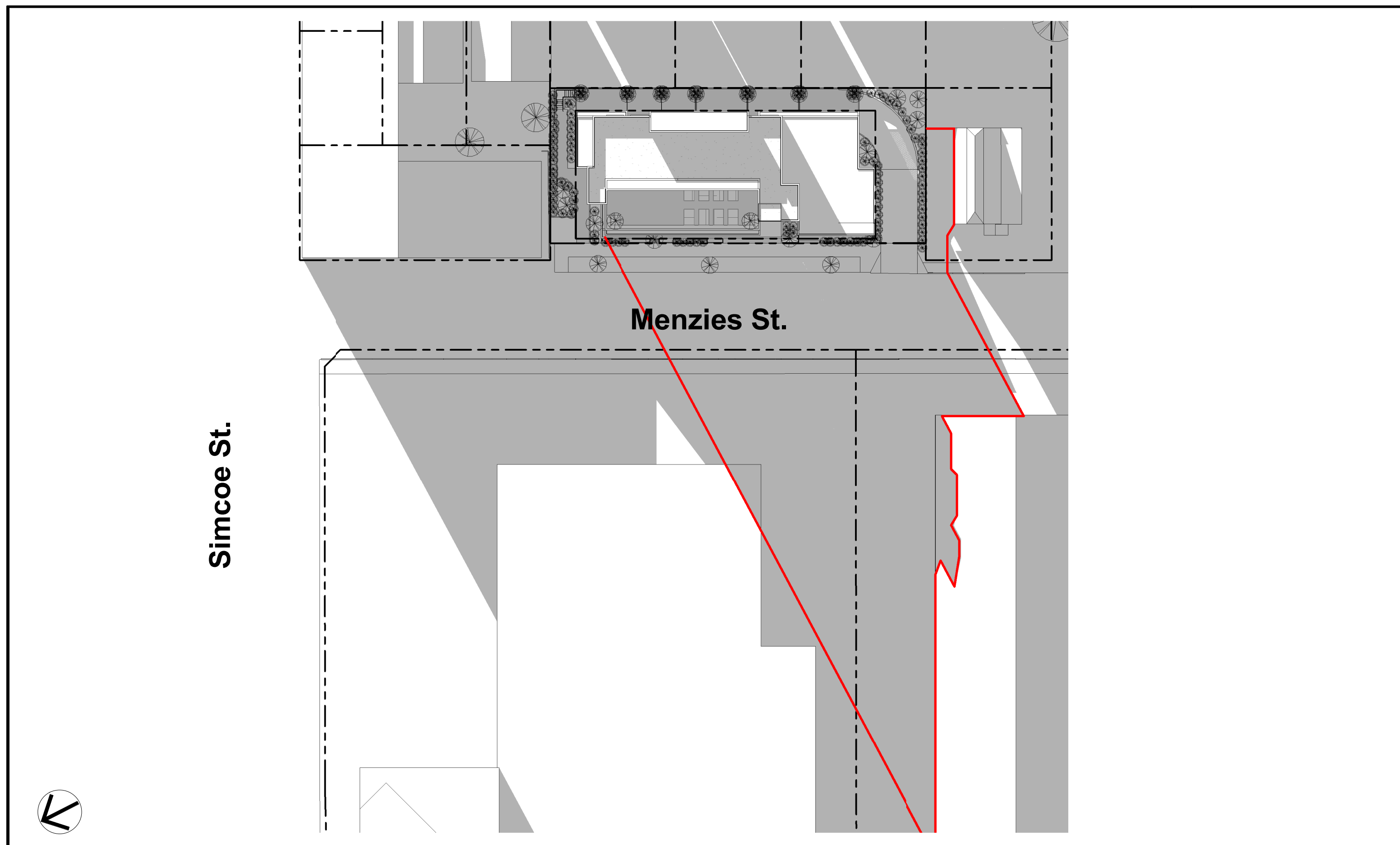
AVERAGE GRADE PLAN

A-1.3

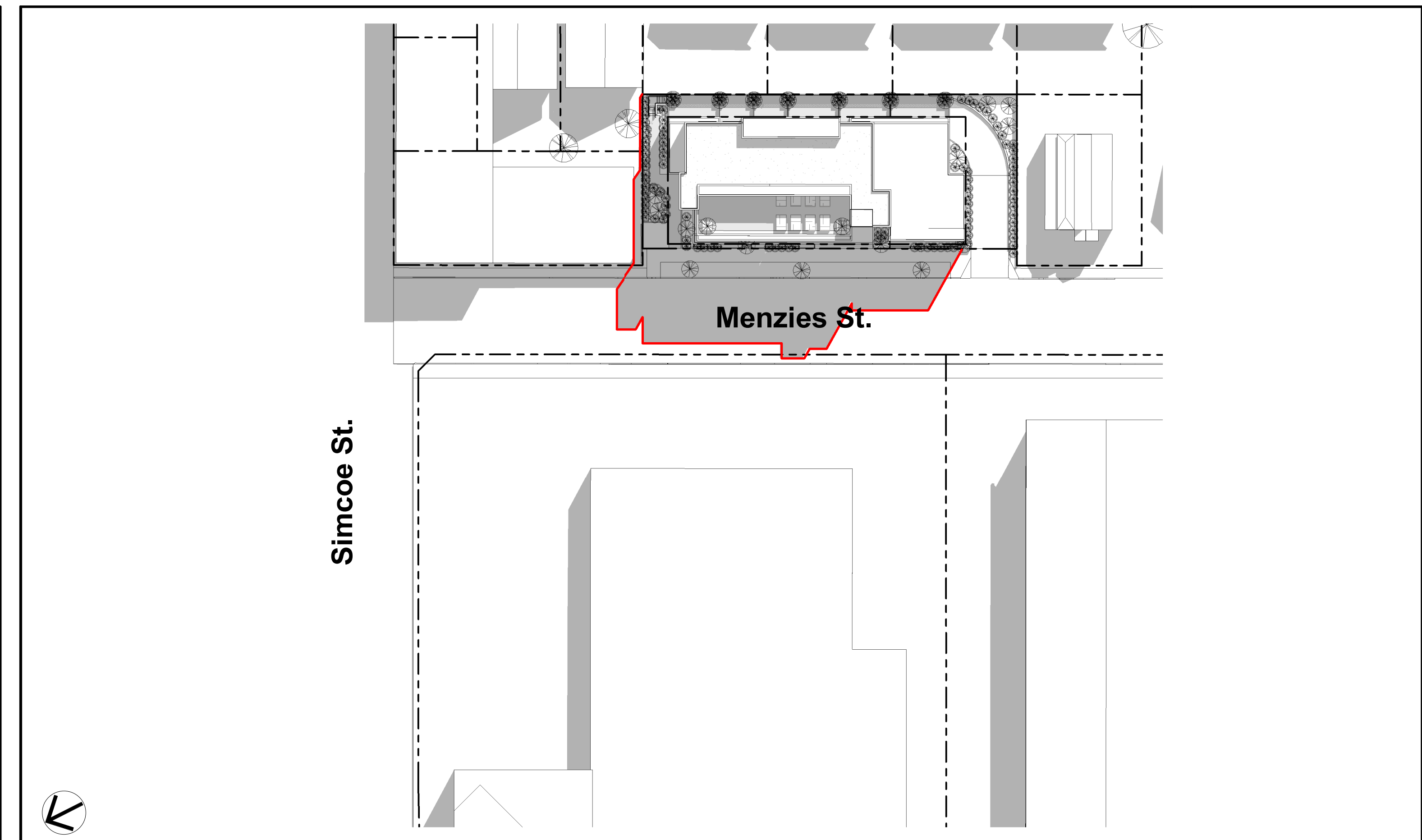
JOB No.: 2210

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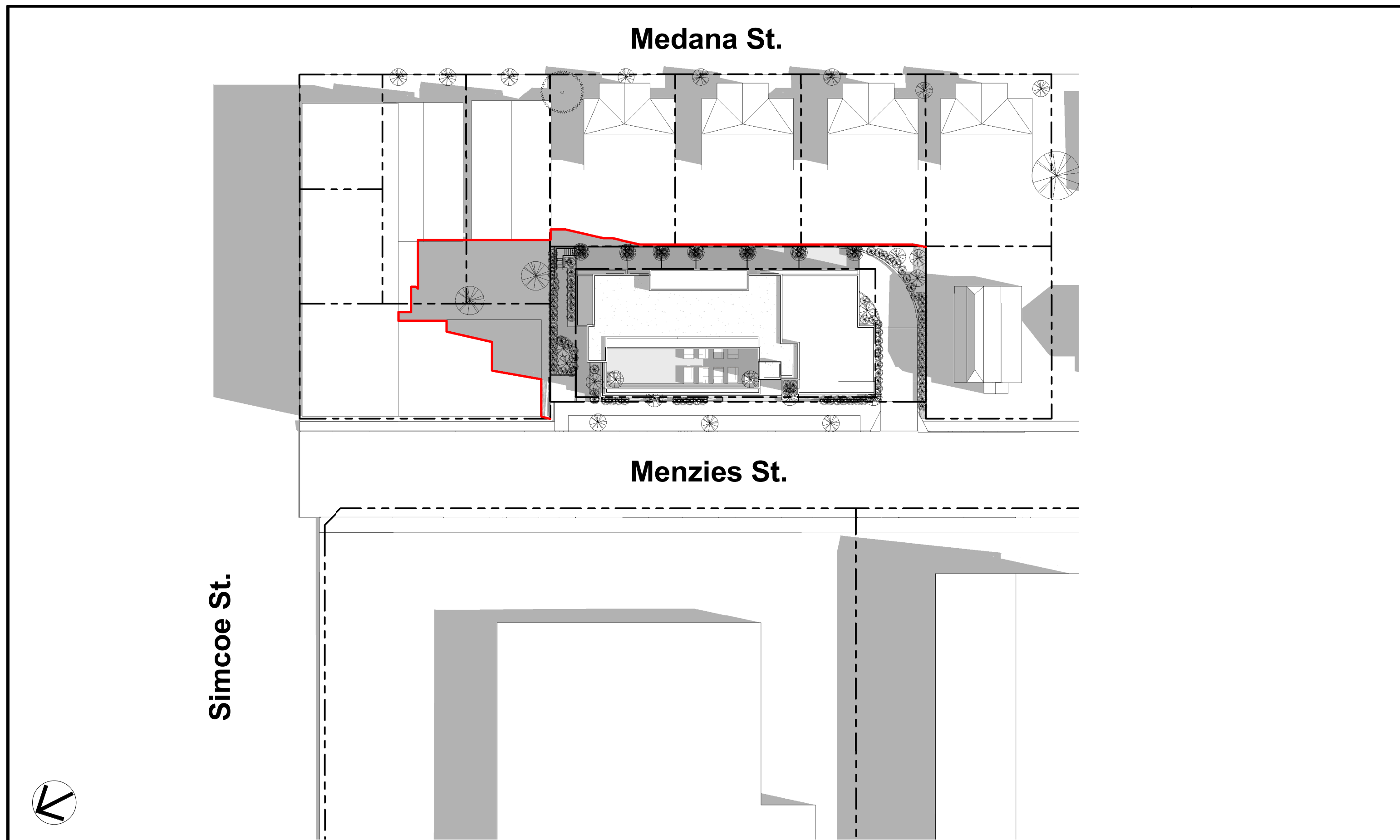
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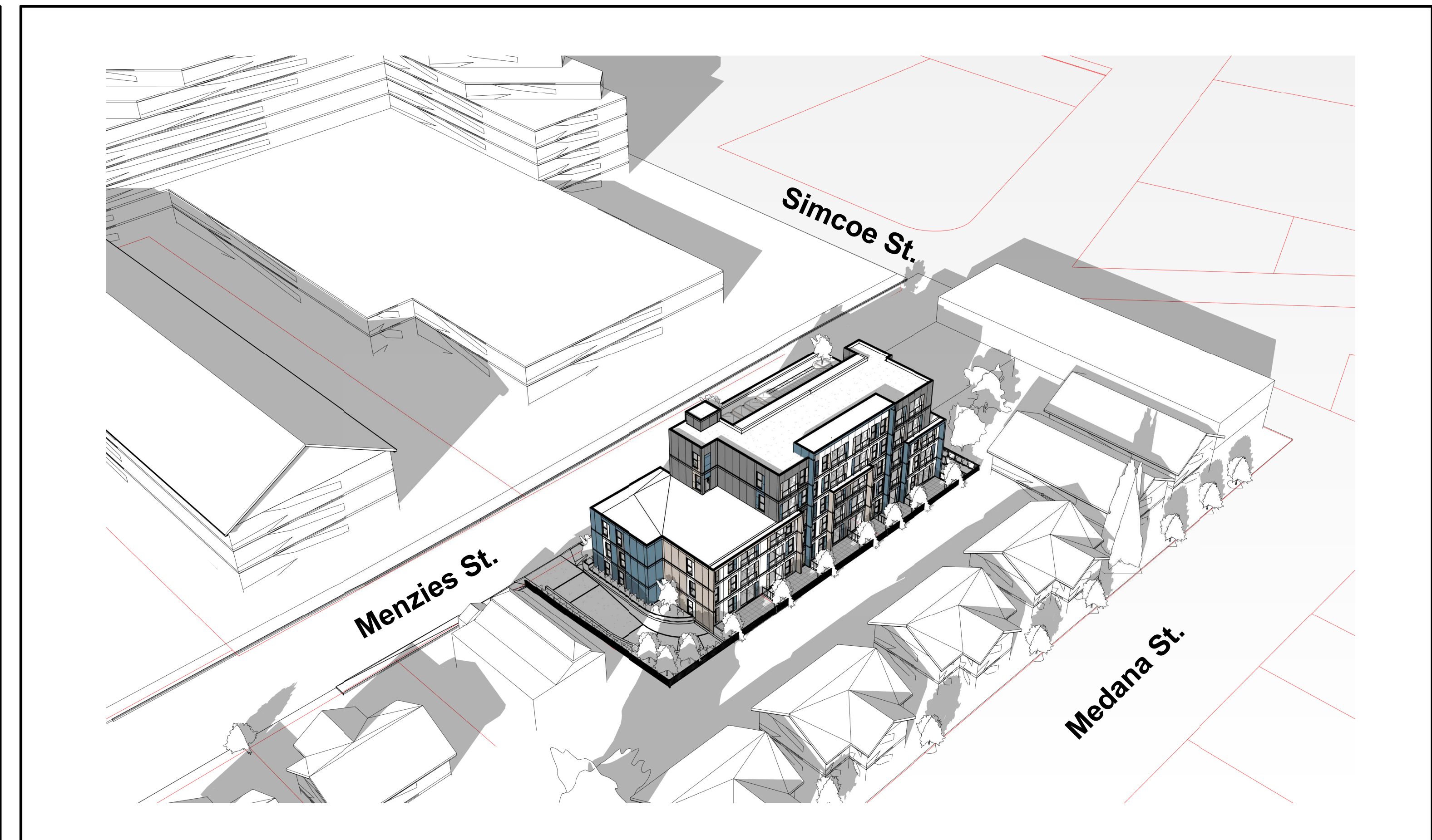
1 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 8am
1 : 500



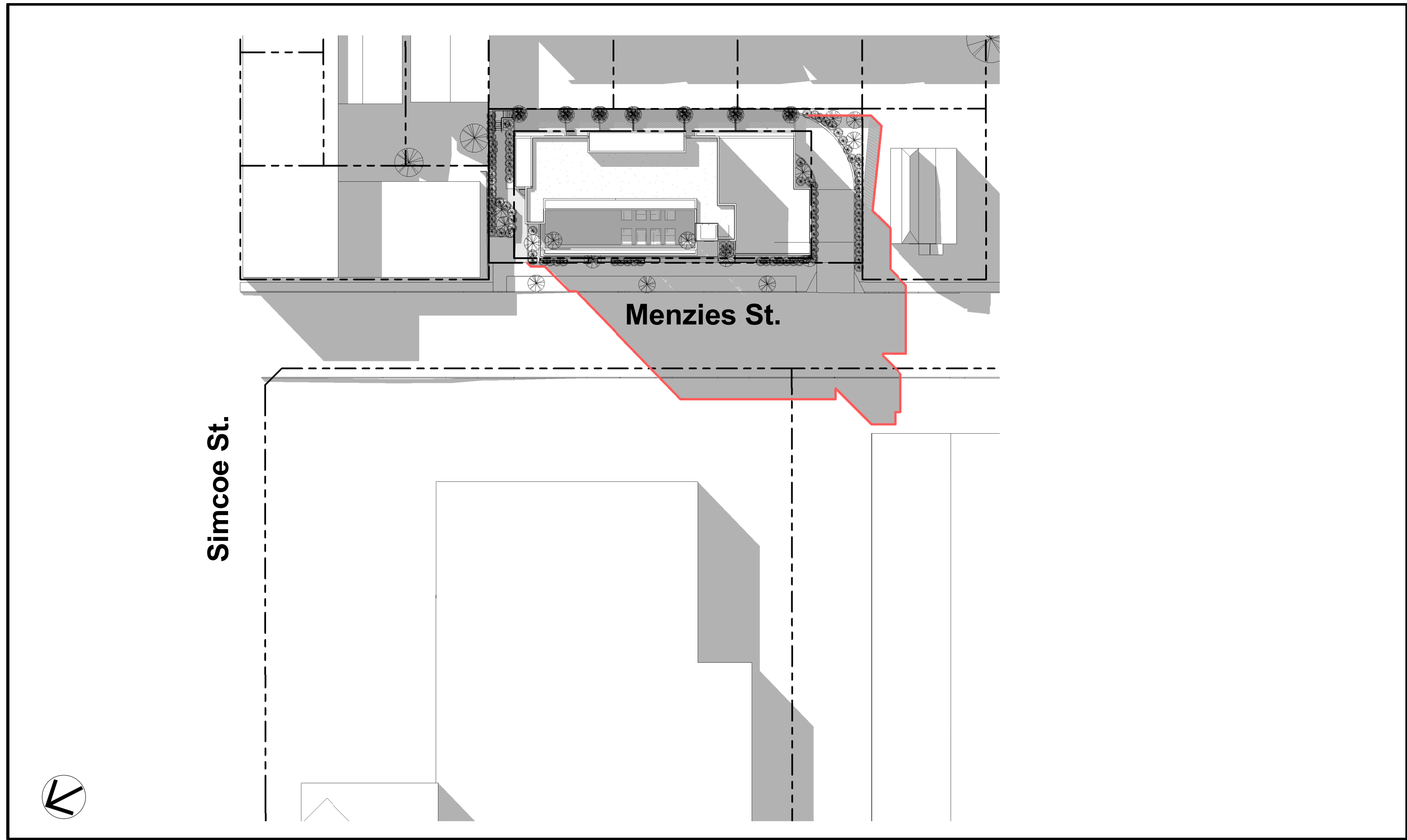
2 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - NOON
1 : 500



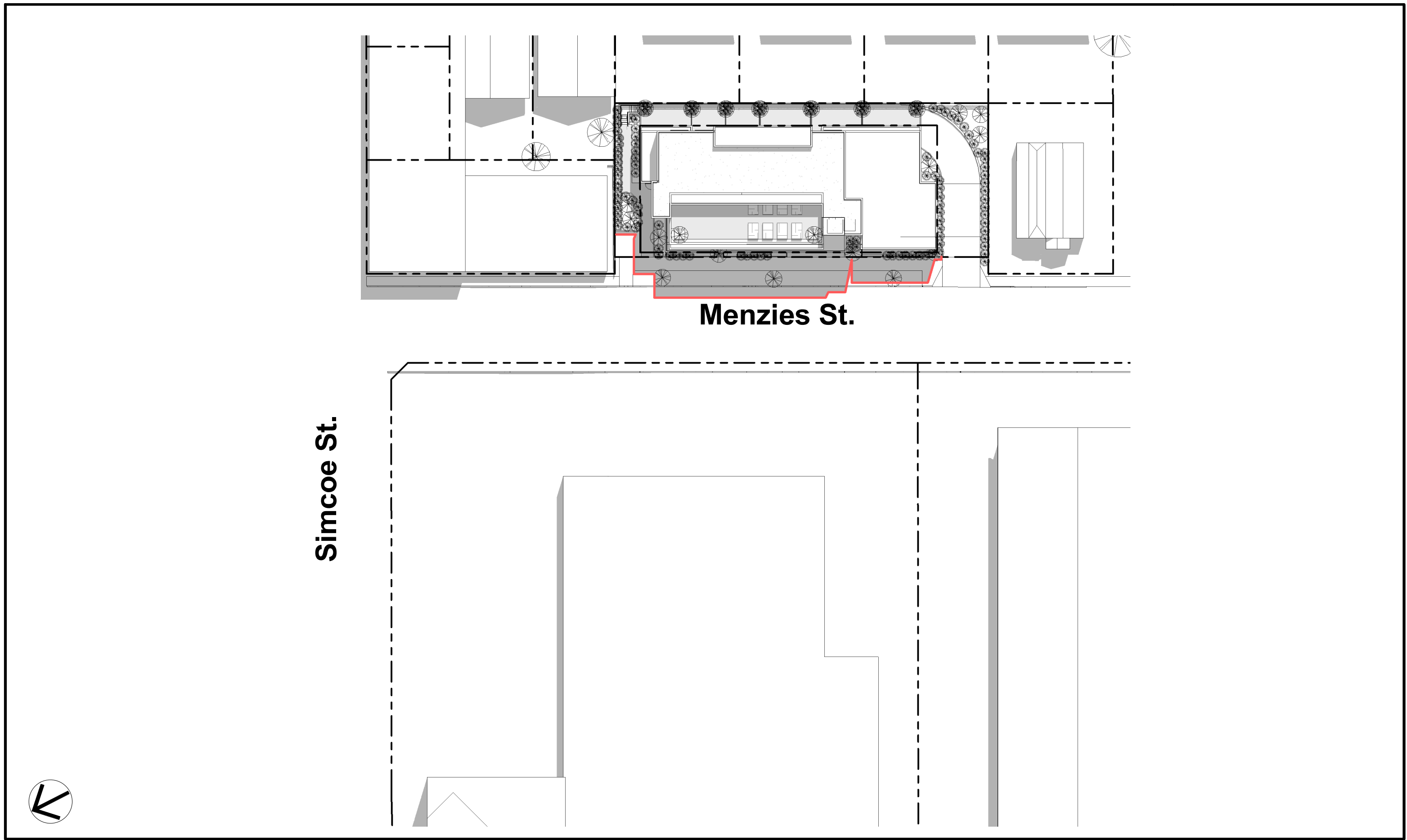
3 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 4pm
1 : 500



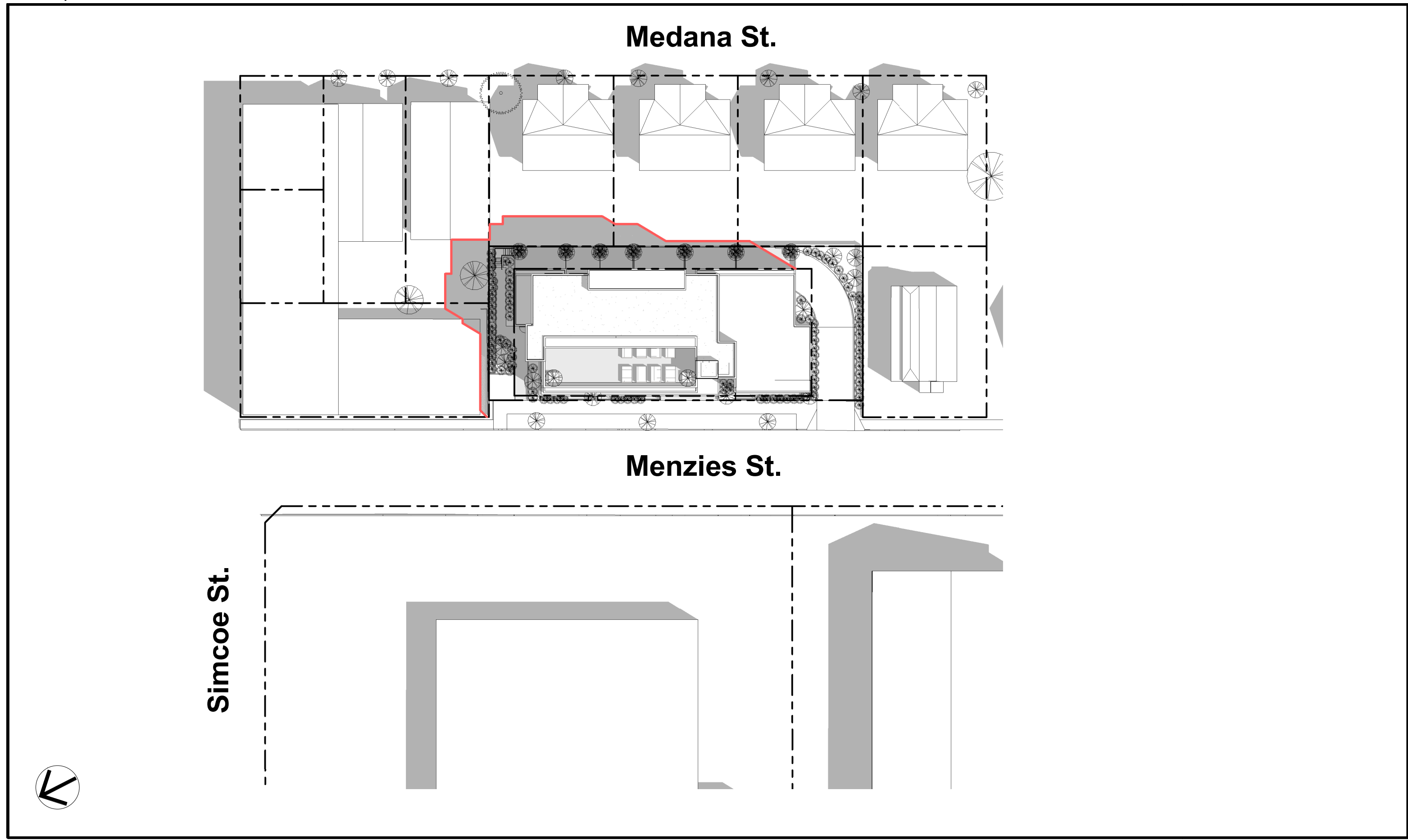
4 | 3D SHADOW STUDY- SPRING/AUTUMN - 2 pm



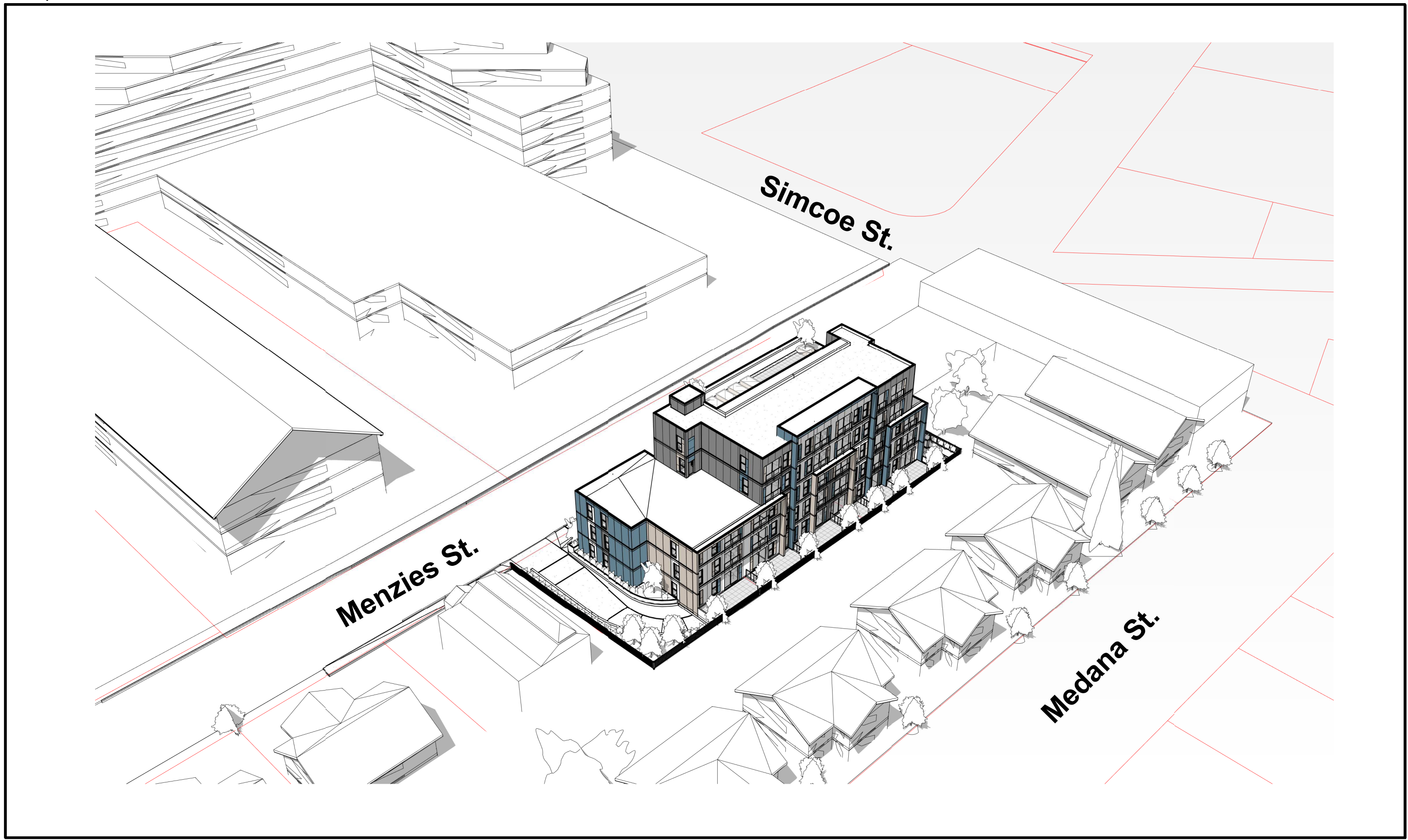
1 | SHADOW STUDY - SUMMER SOLTICE - 8am
1 : 500



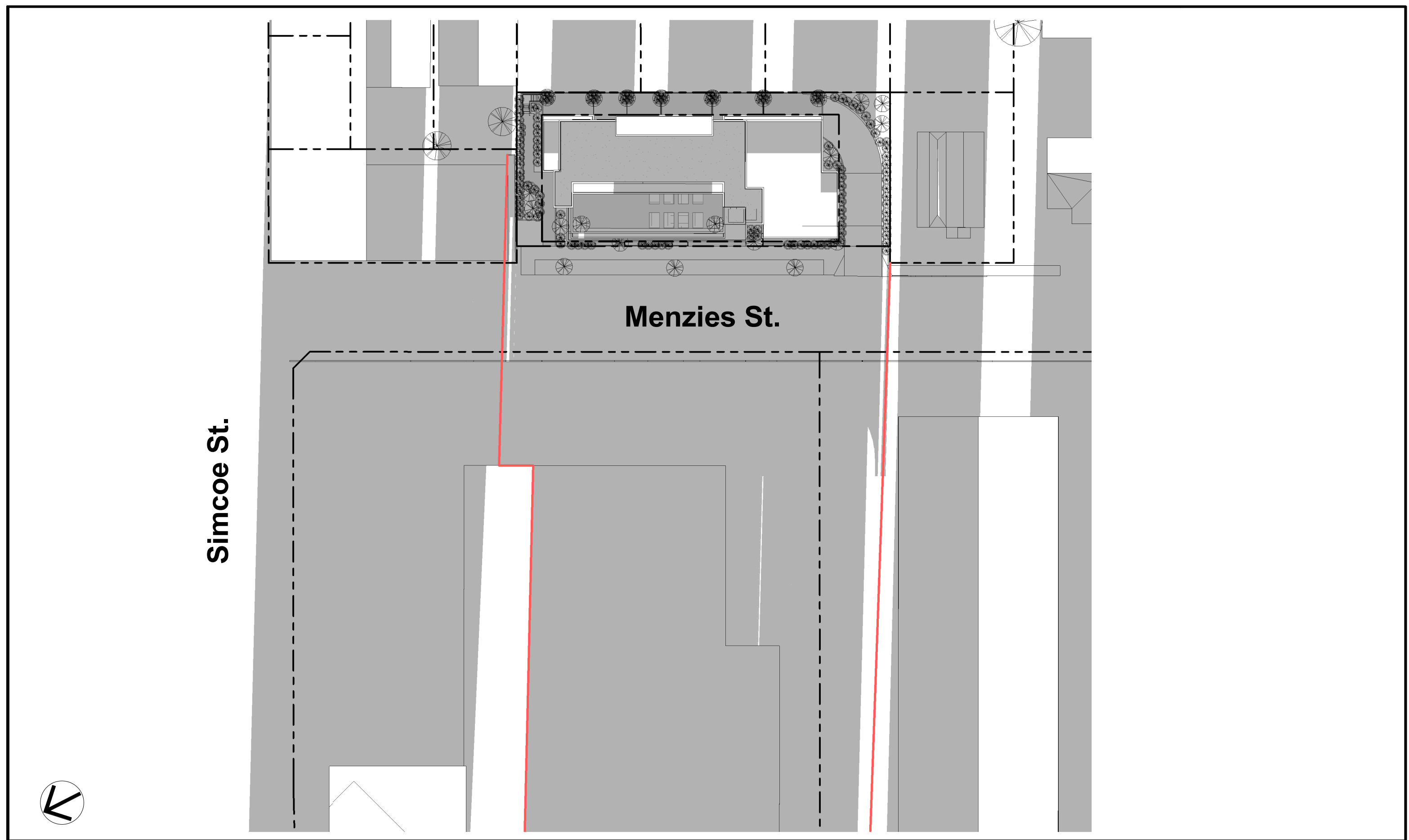
2 | SHADOW STUDY - SUMMER SOLTICE - NOON
1 : 500



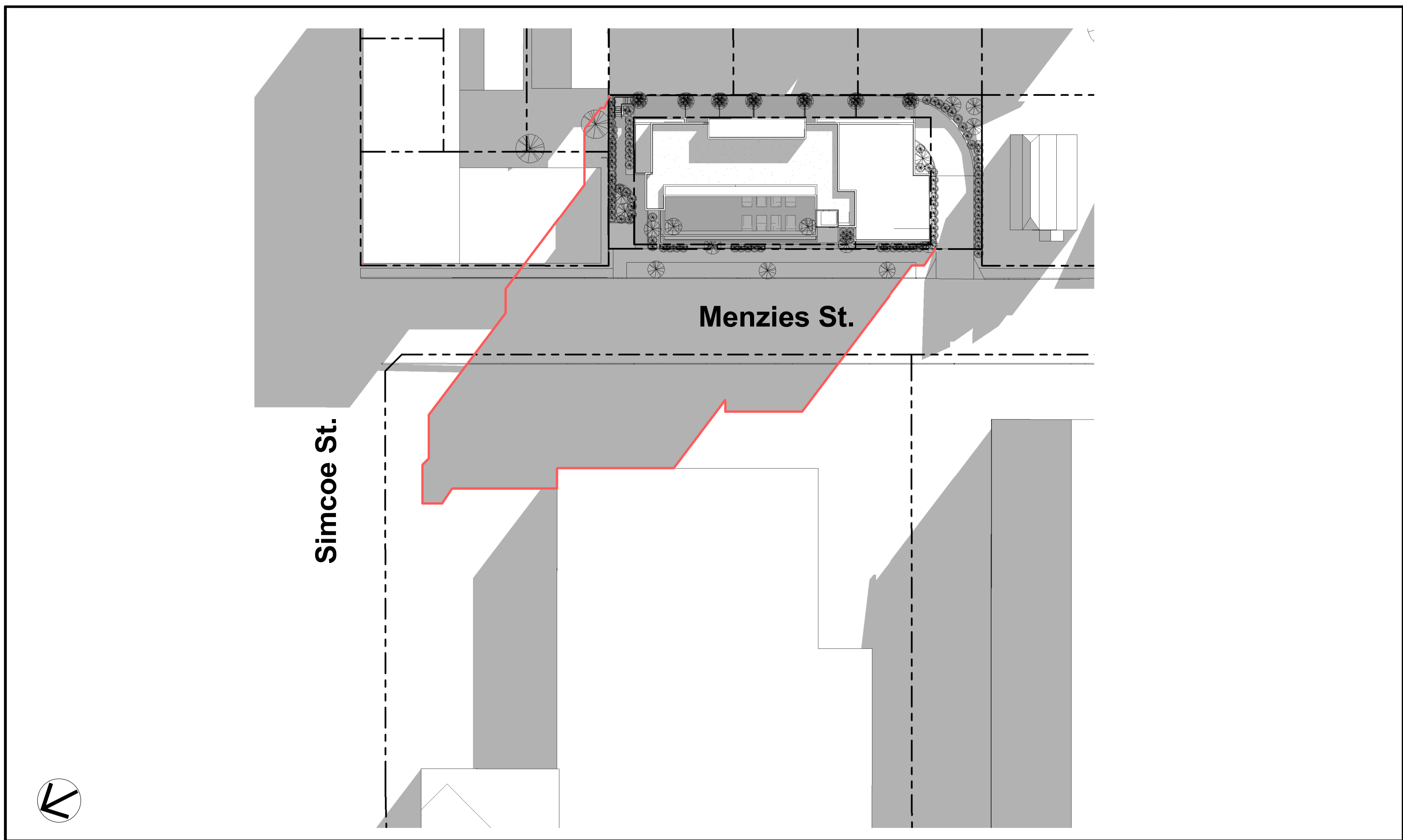
3 | SHADOW STUDY - SUMMER SOLTICE - 4pm
1 : 500



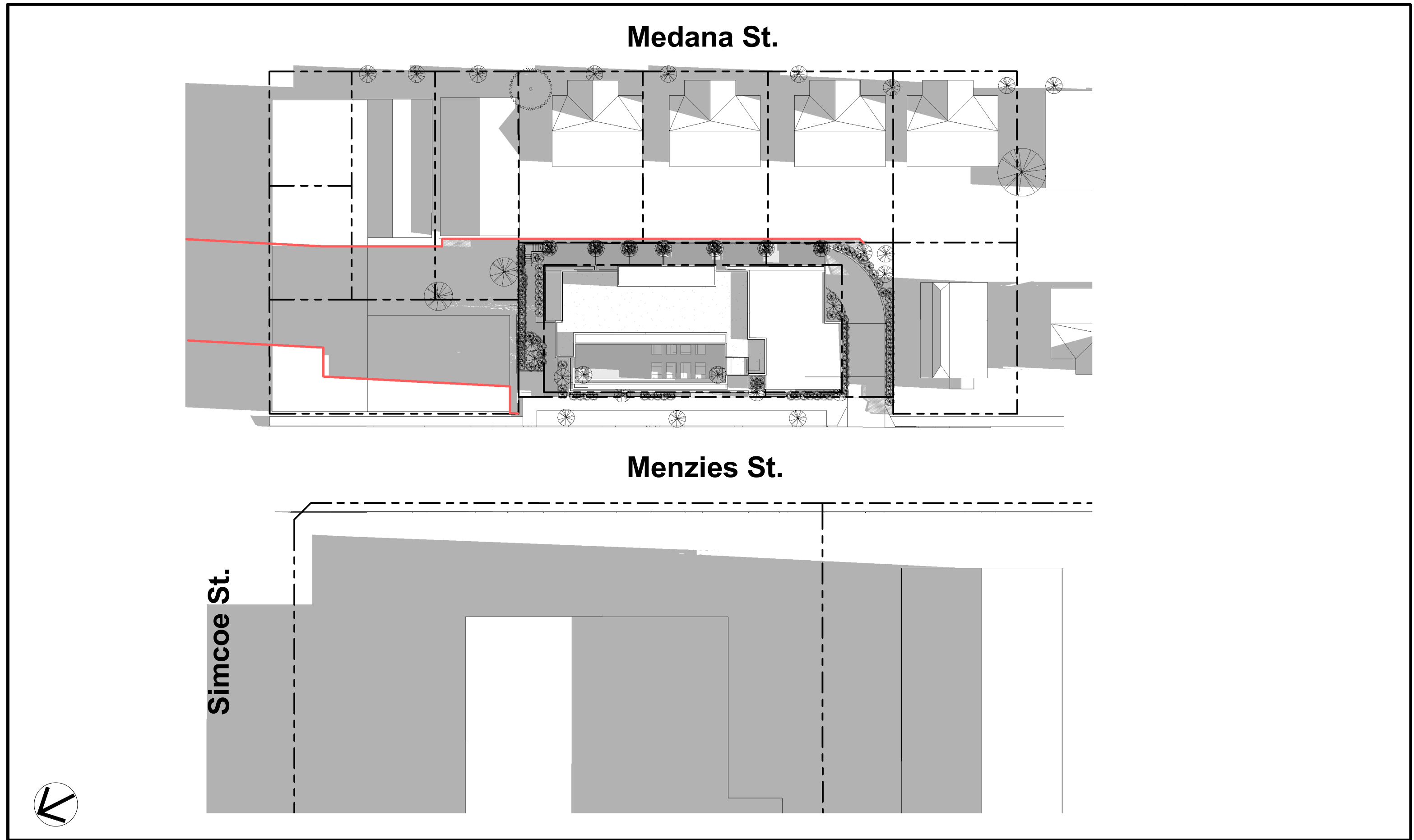
4 | 3D SHADOW STUDY- SUMMER SOLSTICE - 2pm



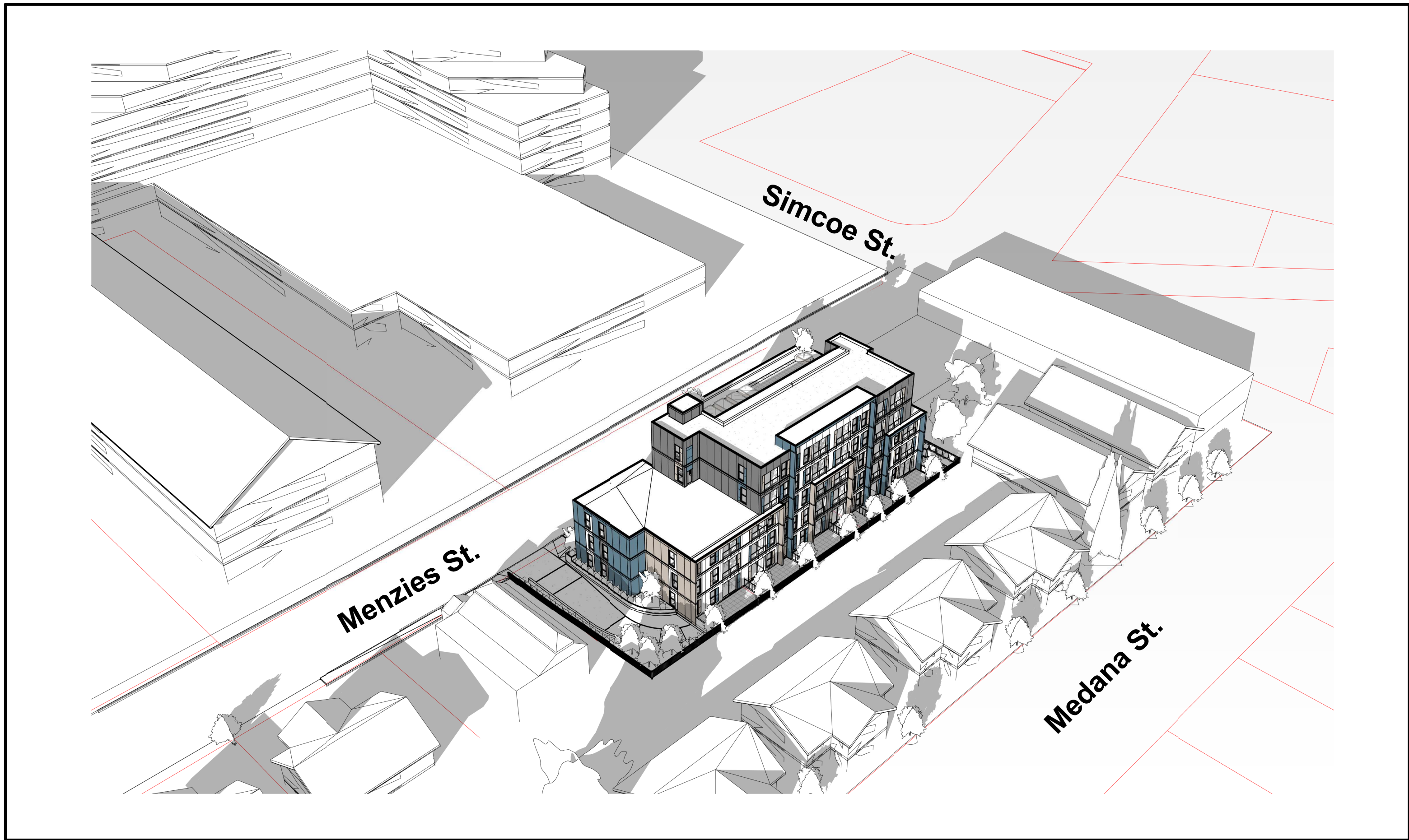
1 | SHADOW STUDY - WINTER SOLTICE - 8am
1 : 500



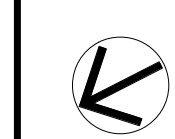
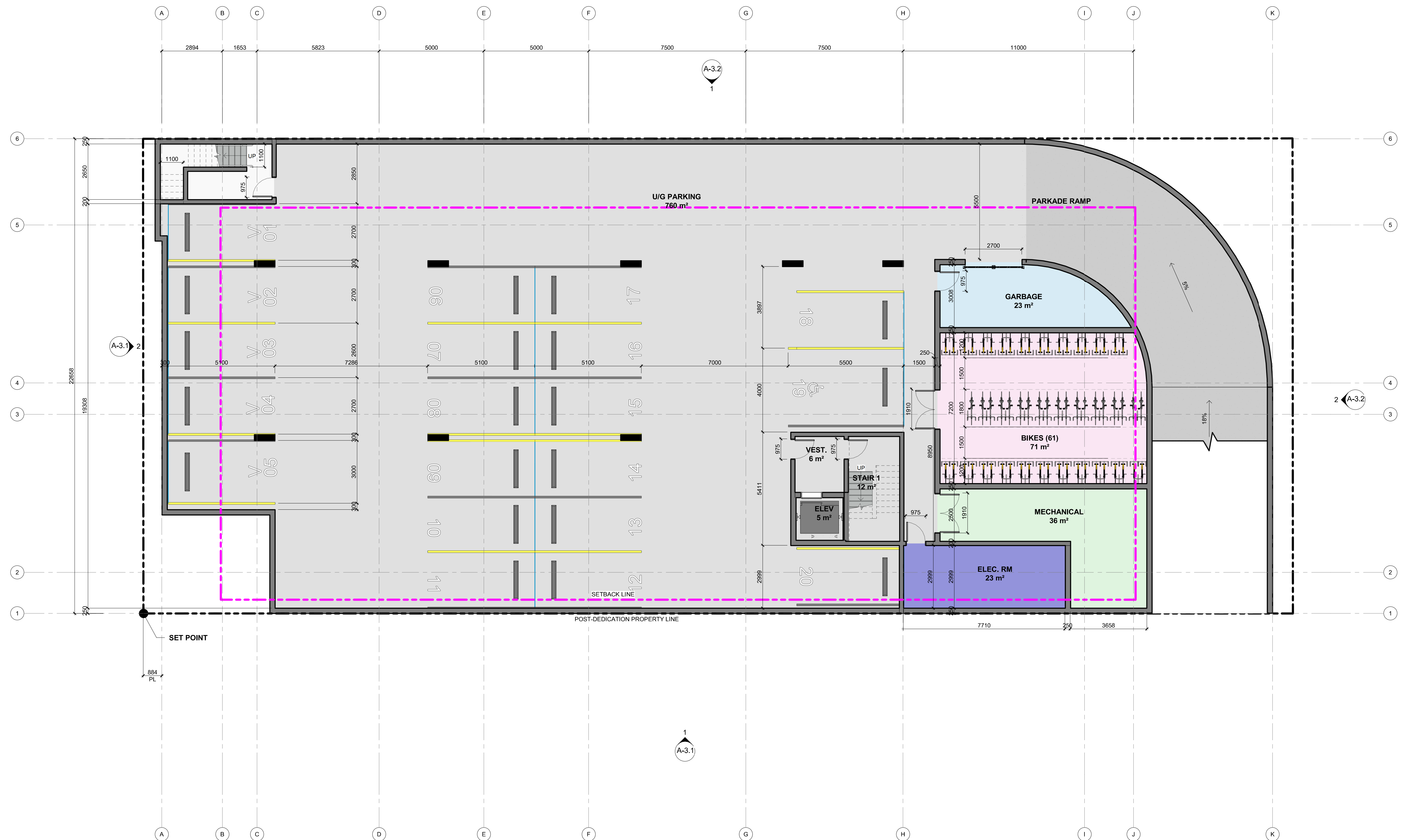
2 | SHADOW STUDY - WINTER SOLTICE - NOON
1 : 500



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

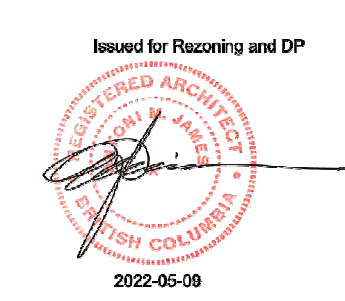


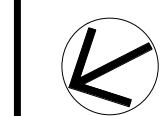
4 | 3D SHADOW STUDY- WINTER SOLSTICE - 2pm



1 FLOOR PLAN - PARKADE
1 : 100

1	ISSUED FOR DP	02/05/22
No.	Description	Date





1 FLOOR PLAN - L1 1 : 100

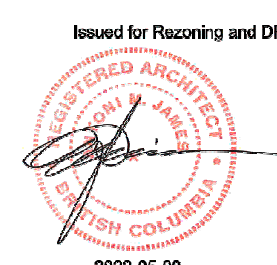
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LEVEL 1 FLOOR PLAN

JOB No.: 2210

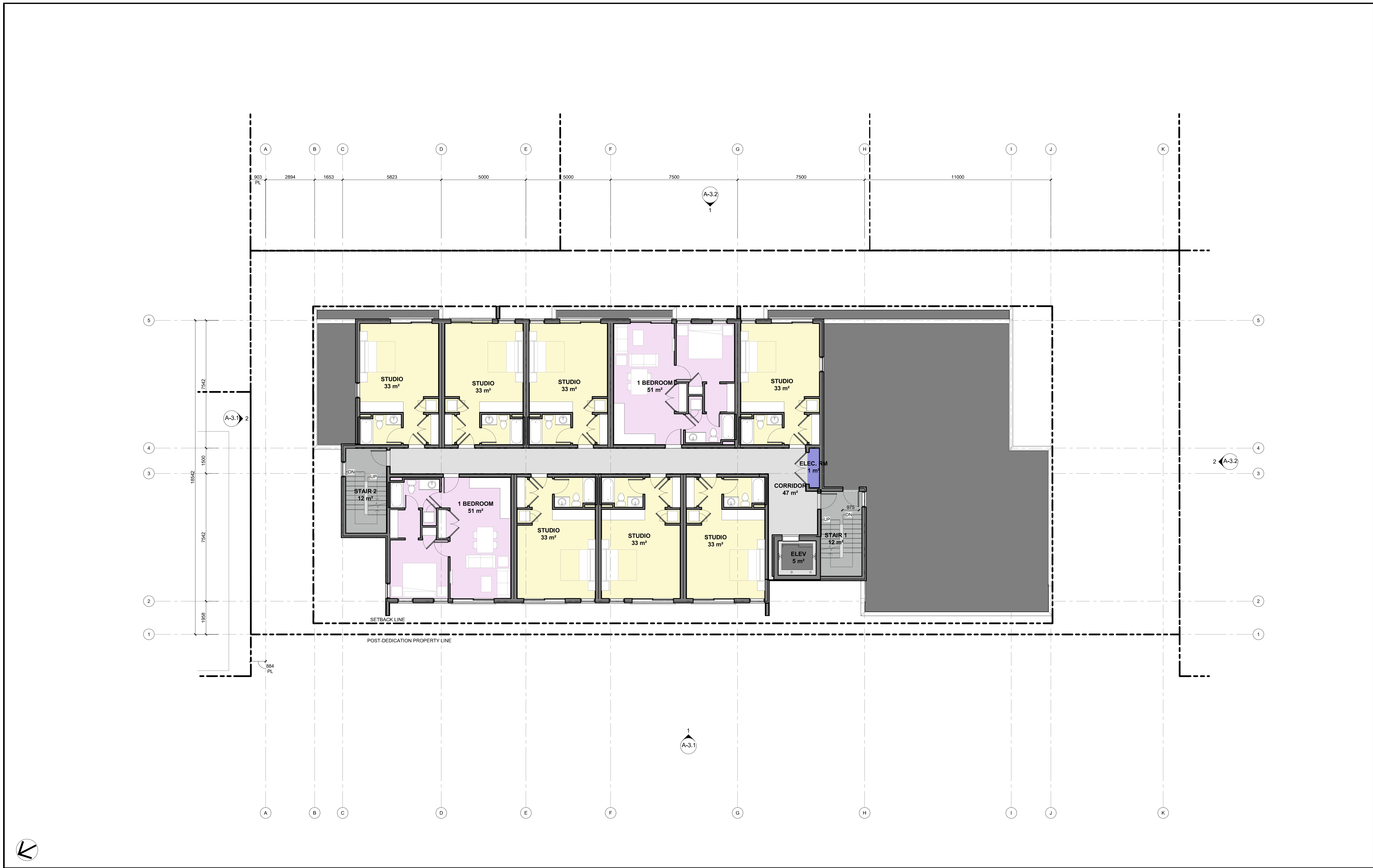
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A-2.1

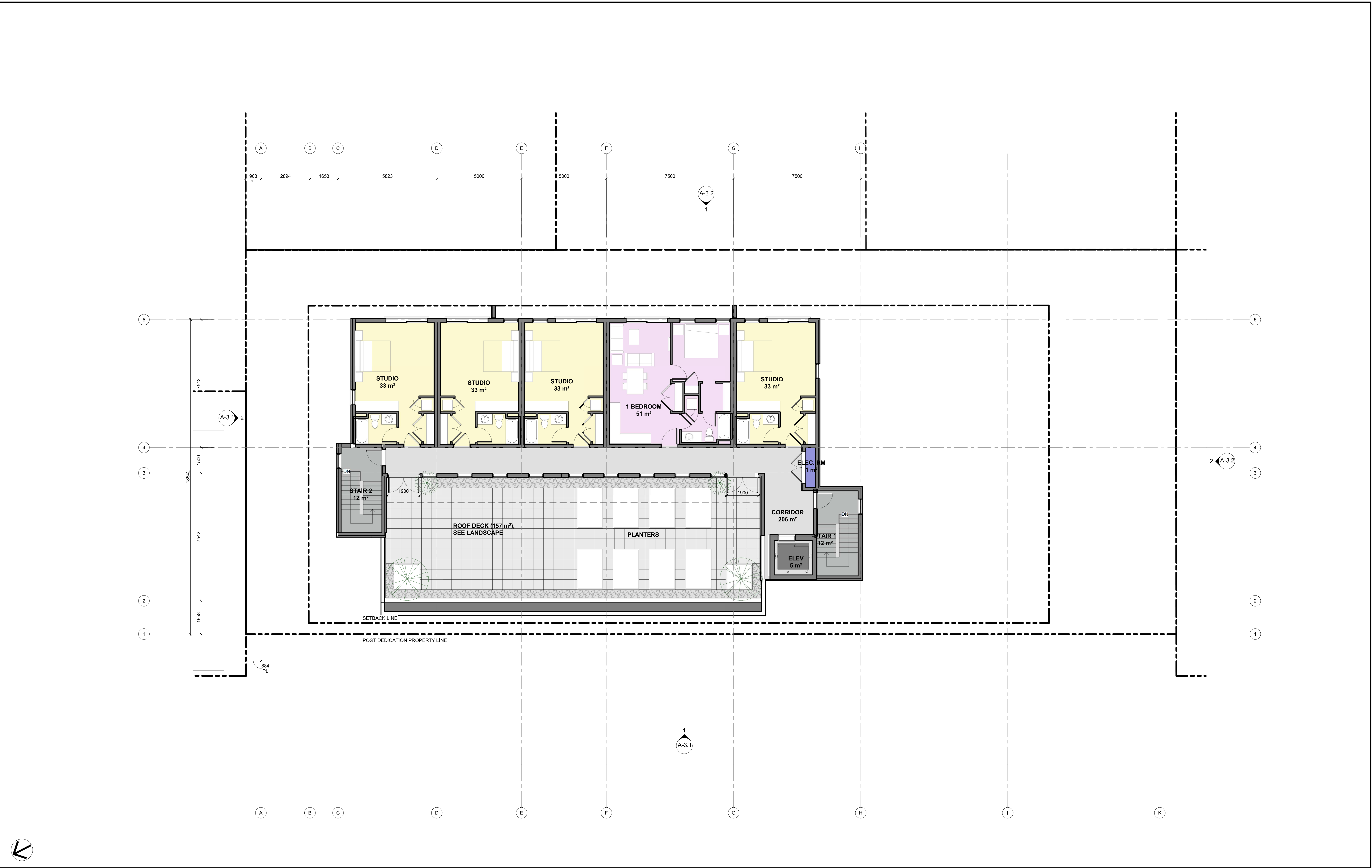
DATE: 02/05/22







1 | FLOOR PLAN - L4
1 : 100



1 | FLOOR PLAN - L5
1 : 100

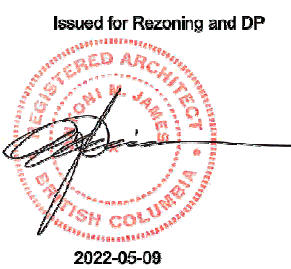
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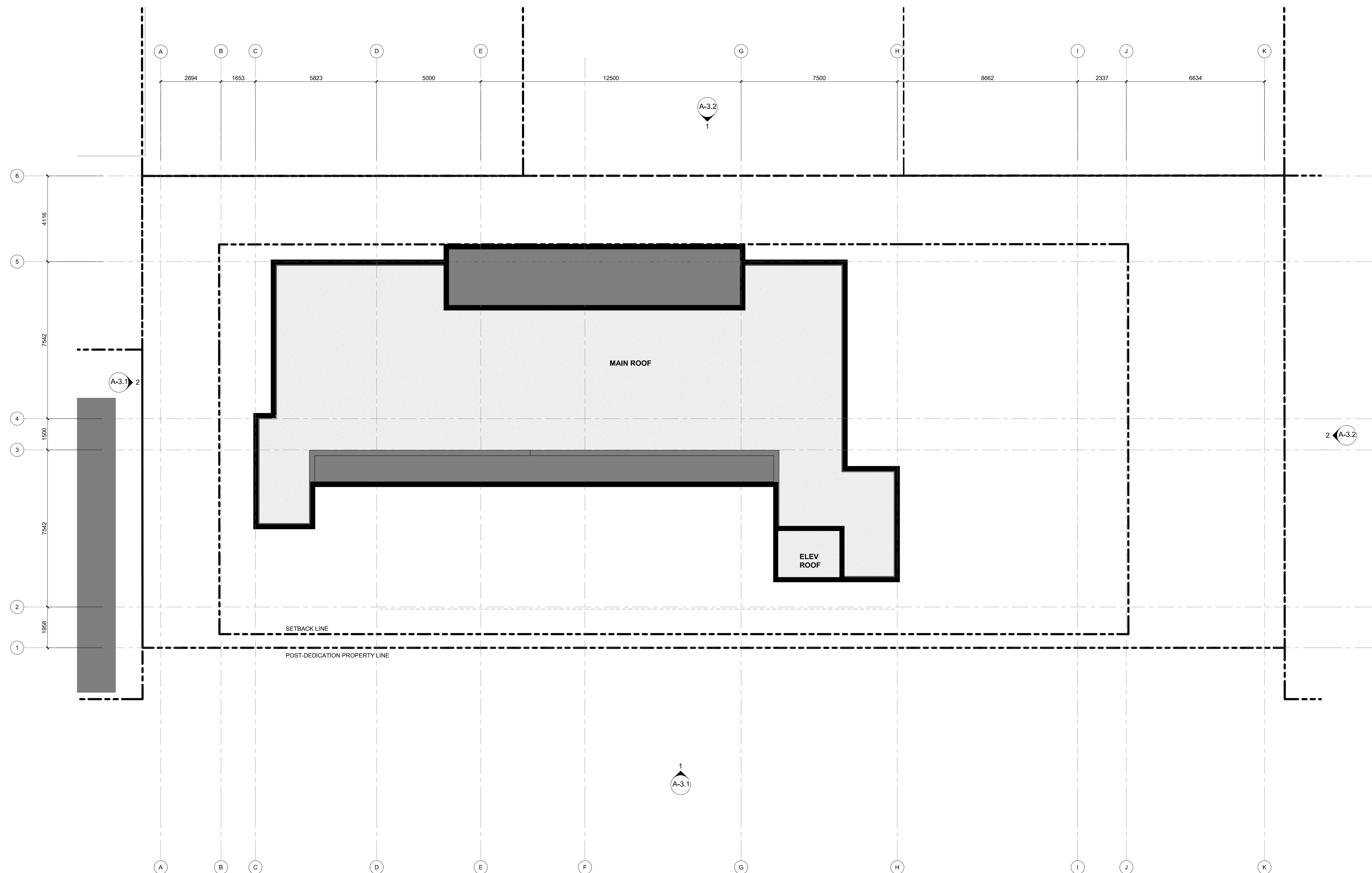
LEVEL 5 FLOOR PLAN

JOB No.: 2210

SCALE: 1 : 100

A-2.5

DATE: 02/05/22



1 | ROOF PLAN
1 : 100

1	ISSUED FOR DP	02/05/22
No.	Description	Date

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ROOF PLAN

JOB No.: 2210

SCALE: 1 : 100

A-2.6

DATE: 02/05/22

STREETSCAPES



1 | MENZIES STREETSCAPE
1 : 200



2 | MEDANA STREETSCAPE
1 : 200

EXTERIOR MATERIALS & COLOURS



01. HARDIE PANEL,
COBBLE STONE (SMOOTH)



02. HARDIE PANEL,
BOOTHBAY BLUE (SMOOTH)



03. HARDIE PANEL, SIERRA 8,
LIGHT MIST



04. HARDIE PANEL, SIERRA 8,
ARCTIC WHITE



05. HARDIE PLANK,
CEDAR MILL, COBBLE STONE



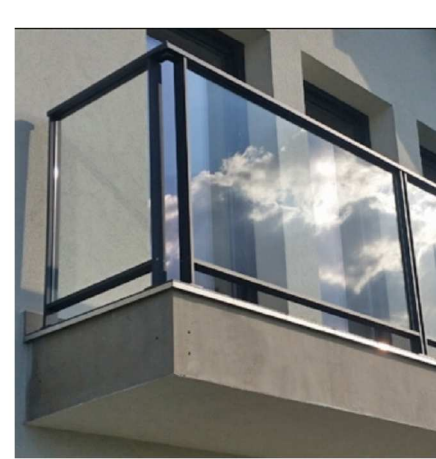
06. HARDIE PLANK, CEDAR MILL,
BOOTHBAY BLUE



07/09. FLASHING, BLACK



08. HARDIE REVEAL,
IRON GRAY



11. ALUMINUM GUARDRAIL,
BLACK, CLEAR GLAZING



12. CONCRETE,
SANDBLASTED



1 | EXTERIOR ELEVATION - WEST
1 : 100



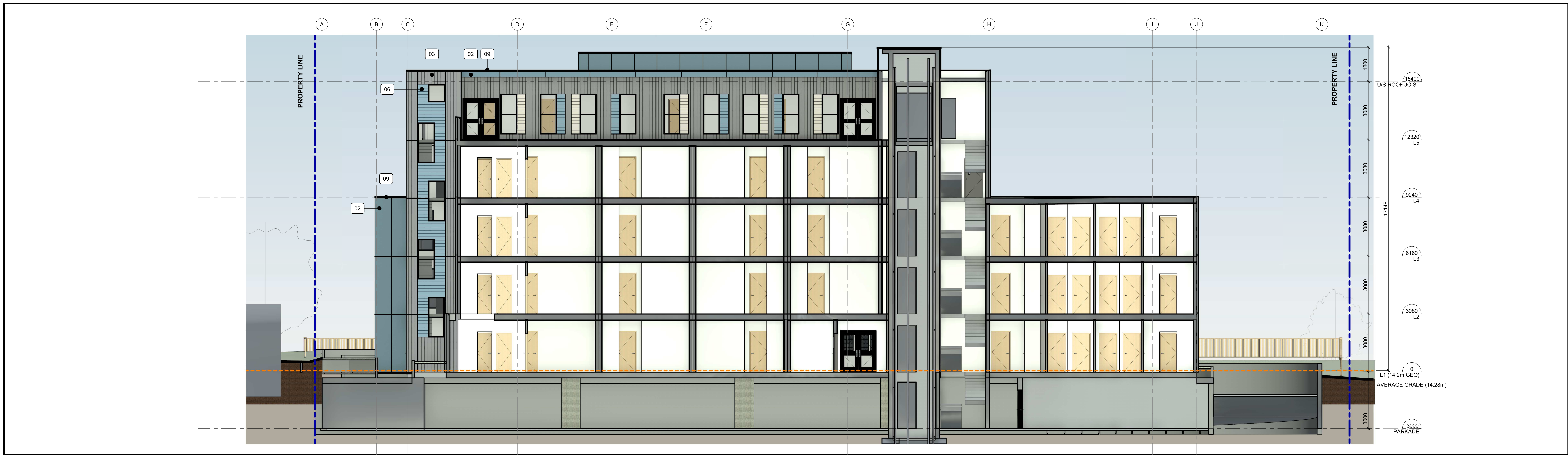
2 | EXTERIOR ELEVATION - NORTH
1 : 100



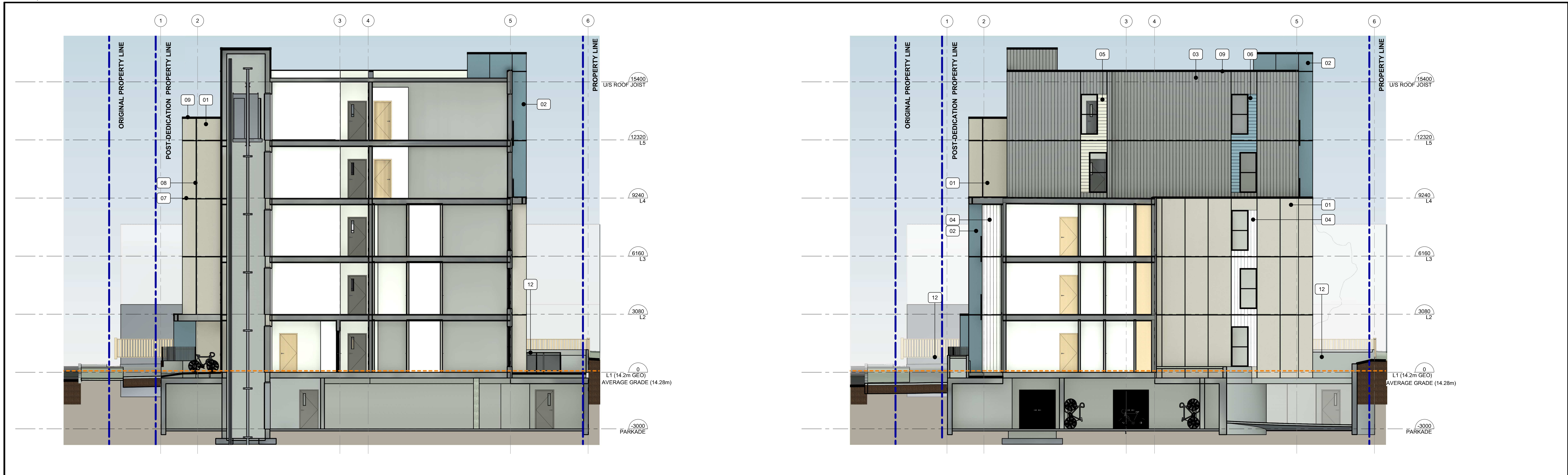
1 | EXTERIOR ELEVATION - EAST
1 : 100



2 | EXTERIOR ELEVATION - SOUTH
1 : 100



1 | SITE SECTION 1
1 : 100



2 | BUILDING SECTION @ GL G+
1 : 100

3 | BUILDING SECTION @ GL J-
1 : 100



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



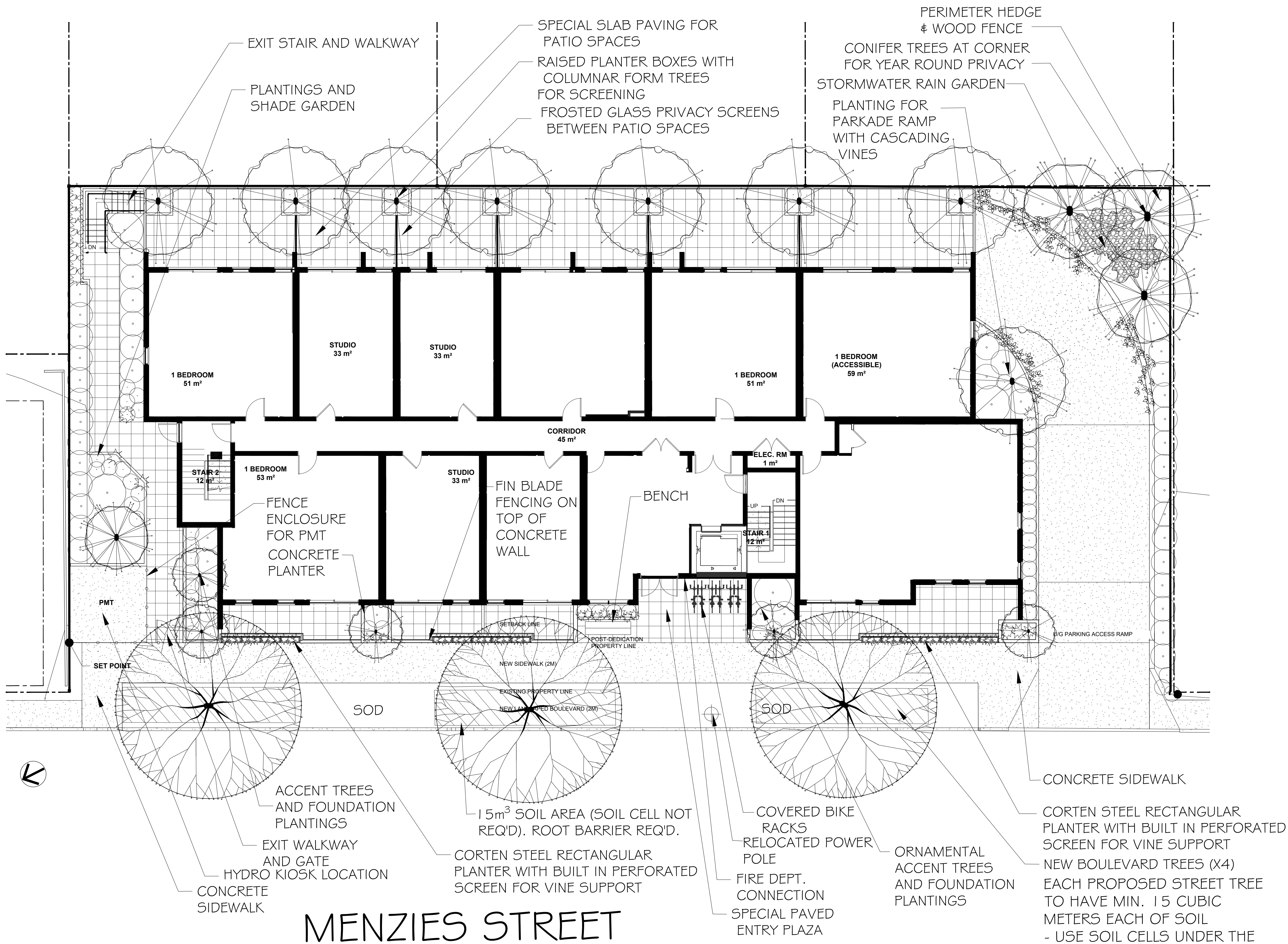
2 | EXTERIOR 3D VIEW NORTH-EAST
1:1



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



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



MENZIES STREET

GROWING MEDIA SOURCE & INSTALLATION TO BE APPROVED BY LANDSCAPE ARCHITECT

ROOT BARRIER WILL BE REQUIRED ADJACENT TO ALL SIDEWALKS AND AT BACK OF CURB

BOULEVARD TREE IRRIGATION SYSTEM MUST BE ON ITS OWN TIMER SPECIFICATIONS USING A DOUBLE RING DRIP SYSTEM W/ A DOUBLE CHECK VALVE

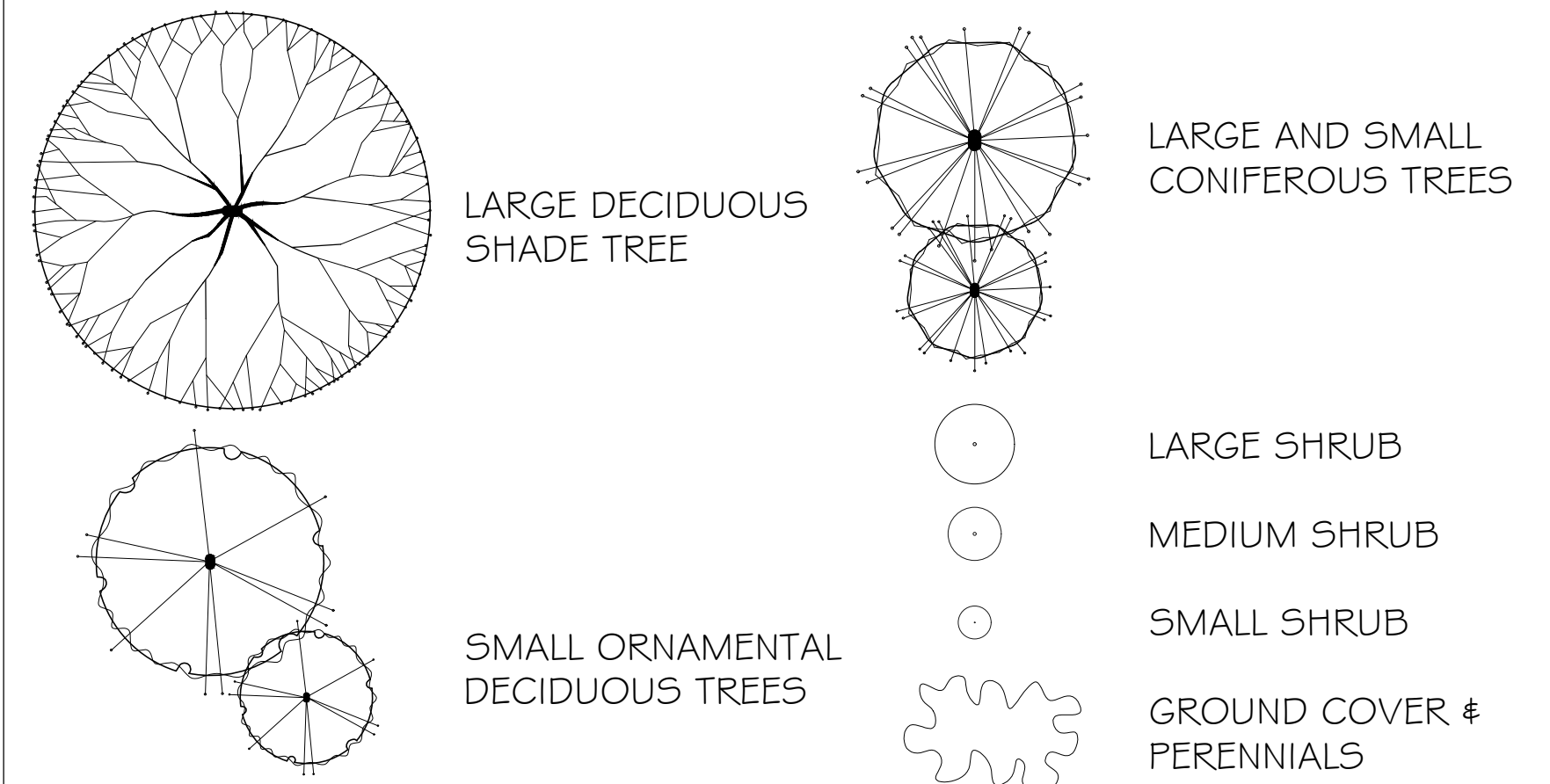
IRRIGATION TO THE BOULEVARD TREES SHALL BE PROVIDED BY THE DEVELOPER BY A WATER METER THAT IS SEPARATE FROM THE BUILDING. THE BOULEVARD TREE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE APPLICANT'S CONTRACTOR TO IABC & CITY OF VICTORIA.

SUGGESTED PLANT LIST

	Key	Common Name	Latin Name	Size
Trees	VMAP	Vine Maple	Acer circinatum	6cm Cal.
	JMAP	Japanese Maple	Acer palmatum var.'Bloodgood'	6cm Cal.
	PDOG	Pacific Flowering Dogwood	Comus nuttalli var.'Eddie's White Wonder'	6cm Cal.
	WRC	Western Red Cedar	Thuja plicata var.'Excelsa'	2.7m Ht
	GINK	Maidenhair Tree	Ginkgo biloba var.'Princeton Sentry'	7cm Cal
	FAGU	Columnar Purple Beech	Fagus sylvatica var.'Dawick's Purple'	6cm Cal.
	NOOT	Nootka Cedar	Thuja nootkatensis	2.7m Ht
Large Shrubs	CEAN	California Lilac	Ceanothus var.'Victoria'	1.5m Ht.
	SMAG	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
	THUJ	Upright Cedar	Thuja occidentalis var.'Smaragd'	1.5m Ht.
	NINE	Pacific Ninebark	Physocarpus opulis	#5 Pot
Medium Shrubs	ABE	Glossy Abelia	Abelia x grandiflora	#2 Pot
	RDOG	Red Twig Dogwood	Comus stolonifera	#2 Pot
	SALA	Salal	Gaultheria shallon	#2 Pot
	MAHC	Dwarf Oregon Grape	Mahonia aquifolium var.'Compacta'	#2 Pot
	MRHA	Rhododendron	Rhododendron var.'Unique'	#2 Pot
	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
	VACC	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
	DWPU	Dwarf Lily of the Valley Shrub	Pieris japonica var.'Debutante'	#1 Pot
	POLY	Sword Fern	Polystichum munitum	#1 Pot
	SARC	Sweetbox	Sarcococca hookerana humilis	#1 Pot
	SPGF	Goldflame Spirea	Spirea bumalda var.'Gold Flame'	#1 Pot
	SNOW	Snowberry	Symphoricarpos albus	#2 Pot
Ground	BEAR	Bearberry	Arctostaphylos uva-ursi var.'Vancouver Jade'	SP4
Covers	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 dameni	SP4
Vines	ARM	Evergreen Clematis	Clematis armandi	#5 Pot
	WIST	Wistena	Wistena sinensis var.'Black Knight'	#7 Pot
Perennials	SCIZ	Kaffir Lily	Schizostylis coccinea var.'Oregon Sunset'	SP5
# Grasses	HEUC	Coral Bells	Heuchera var.'Palace Purple'	SP5
	TEST	Flame Sedge	Carex testacea	#1 Pot
	CARX	Vanegated Sedge	Carex morrowei aureo-vanegata	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



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LANDSCAPE ARCH. STAMP



131-139 MENZIES STREET

131, 135, 139 MENZIES STREET
VICTORIA, BC V8V 2G4

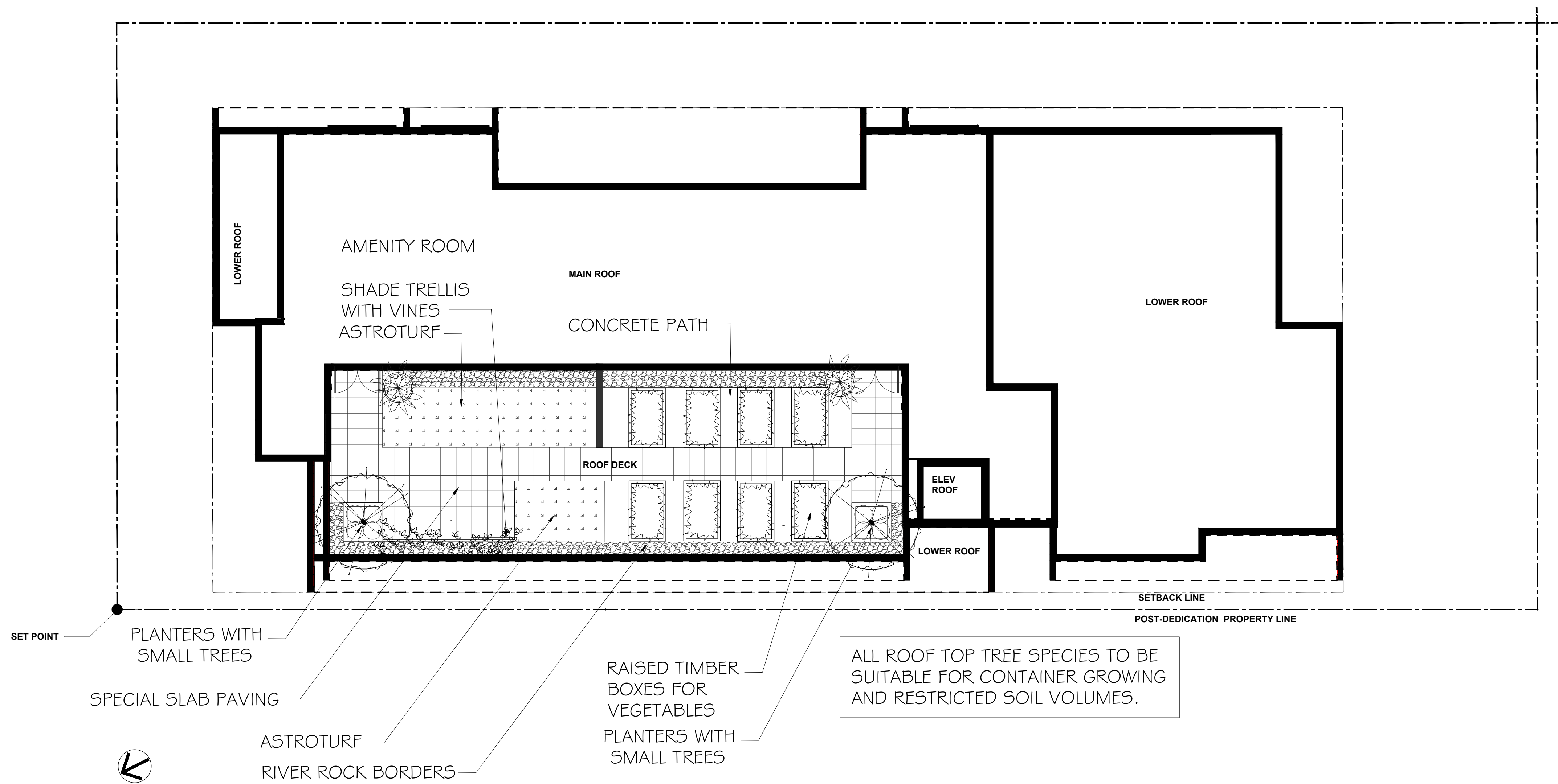
CLIENT

REV. DATE	NUMBER	DESCRIPTION
22-03-02	1	REVISIONS TO LANDSCAPE CONCEPT PLAN
22-03-30	2	REVISIONS TO LANDSCAPE CONCEPT PLAN
22-04-13	3	REVISIONS TO LANDSCAPE CONCEPT PLAN
22-05-02	4	ISSUED FOR DEVELOPMENT PERMIT

DATE	MAY 2, 2022
SCALE	1:100
DRAWN BY	BF/RF

LANDSCAPE CONCEPT PLAN

L100



ROOF PLAN

REV. DATE	NUMBER	DESCRIPTION
22-03-02	1	REVISIONS TO LANDSCAPE CONCEPT PLAN
22-05-02	2	ISSUED FOR DEVELOPMENT PERMIT

DATE	MAY 2, 2022
SCALE	1:100
DRAWN BY	BF/RF