

PROJECT IMAGE

DEVELOPMENT PERMIT APPLICATION

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ARCHITECTURAL DRAWINGS


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3757-01	SERVICING PLAN AND PROFILE GENERAL NOTES LOCATION PLAN

LANDSCAPE DRAWINGS

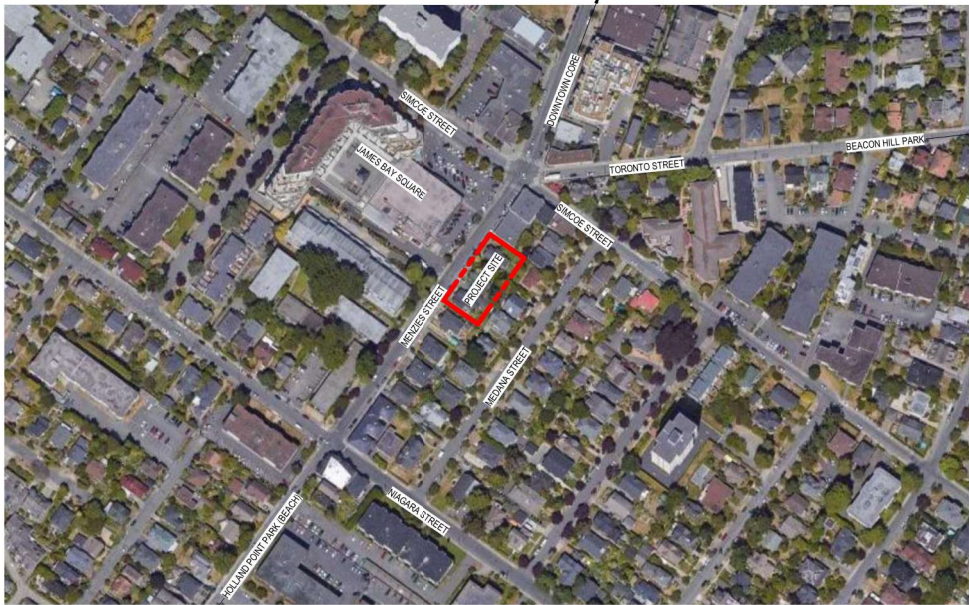
Sheet Number	Sheet Name
L100	LANDSCAPE CONCEPT PLAN
L101	LANDSCAPE CONCEPT PLAN (ROOF)



Revisions

Received Date:
April 9, 2024

LOCATION PLAN



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MIKE GERIC
CONSTRUCTION

5	ISSUED FOR DP AMENDMENT	04/09/24
4	ISSUED FOR DP AMENDMENT	12/01/23
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2	ISSUED FOR DP AMENDMENT	05/06/23
1	ISSUED FOR DP AMENDMENT	02/05/22
No.	Description	Date

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131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

COVER SHEET

JOB No.: 2403

SCALE: 1: 1

A-0.1

DATE: 2023/11/27



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:	918.78m ² (LOT 22 & 23) + 459.60m ² (LOT 24) = 1378.4m ²
CONSOLIDATED LOT AREA (POST DEDICATION):	828.83m ² (LOT 22 & 23) + 415.03m ² (LOT 24) = 1243.9m ²
ZONING DATA	
AREA SCHEDULE - FSR APARTMENT	GROSS FLOOR BUILDING AREA
	LEVEL
L1	589 m ²
L2	648.9 m ²
L3	648.9 m ²
L4	588.1 m ²
TOTAL FSR AREA	2475 m ²
	TOTAL GROSS AREA
	2743.5 m ²
CLASSIFICATION:	EXISTING = R-2
AVERAGE GRADE:	14.14m GEO
	REZONED
	ALLOWABLE
	PROPOSED
SITE COVERAGE:	497m ² (40%)
OPEN SITE SPACE:	373m ² (30%)
FSR:	0.5 - 1.0
BUILDING HEIGHT:	7.6m
NUMBER OF STOREYS:	1
SETBACKS:	REQUIRED
FRONT YARD:	7.50m / 1.63m (AVG SIDE LOTS)
REAR YARD:	10.70m
SIDE YARD (NORTH):	3.00m / 1.50m MIN
SIDE YARD (SOUTH):	3.00m / 1.50m MIN
COMBINED SIDE YARDS:	4.5m
CAR PARKING:	REQUIRED
< 45m ²	(0.2/UNIT) x 34
45-70m ²	(0.5/UNIT) x 5
> 70m ²	(0.75/UNIT) x 4
VISITORS (0.1/UNIT) x	42
COMMERCIAL (1/150m ²)	122m ²
ACCESSIBLE SPACES	1 (VAN)
TOTAL	20
BICYCLE PARKING:	REQUIRED
< 45m ²	(1.0/UNIT) x 34
45-70m ²	(1.25/UNIT) x 5
> 70m ²	(1.25/UNIT) x 4
VISITORS (6/BLDG)	6
COMMERCIAL (1/200)	122m ²
TOTAL	52
TOTAL UNITS BY AREA UNDER 45m ² (AREA FOR PARKING CALCULATION)	
UNIT TYPE	AREA
STUDIO	27.4 m ²
27.4 m ² x 3	82.2 m ²
STUDIO	29.6 m ²
29.6 m ² x 3	88.8 m ²
STUDIO	29.9 m ²
29.9 m ² x 13	388.7 m ²
1 BEDROOM	42.8 m ²
42.8 m ² x 12	513.6 m ²
1 BEDROOM	43.2 m ²
43.2 m ² x 3	129.6 m ²
TOTAL UNIT COUNT:	34
TOTAL UNITS BY AREA 45m ² TO 70m ² (AREA FOR PARKING CALCULATION)	
UNIT TYPE	AREA
2 BEDROOM	56.4 m ²
56.4 m ² x 5	282.0 m ²
TOTAL UNIT COUNT:	5
TOTAL UNITS BY AREA GREATER THAN 70m ² (AREA FOR PARKING CALCULATION)	
UNIT TYPE	AREA
3 BEDROOM	73.1 m ²
73.1 m ² x 2	146.2 m ²
3 BEDROOM	73.2 m ²
73.2 m ² x 2	146.4 m ²
TOTAL UNIT COUNT:	4
NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS & METHODOLOGIES	

1

SITE PLAN

1 : 200

0m

4m

8m

12m

16m

20m

VISUAL SCALE 1:200 @ Arch D

5

ISSUED FOR DP AMENDMENT

04/05/24

4

ISSUED FOR DP AMENDMENT

12/01/23

3

ISSUED FOR DP AMENDMENT

06/10/23

2

ISSUED FOR DP AMENDMENT

05/06/23

1

ISSUED FOR DP AMENDMENT

03/05/22

No.

Description

Date

Issued for DP Amendment

CONTINUED ARCHITECTURE

131 MENZIES STREET

VICTORIA, BC V8V 2G4

2024-04-05

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

SITE PLAN

A-1.0

JOB No.: 2403

SCALE: As indicated

DATE: 2023-04-04



SURVEY PROVIDED 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

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

MIKE GERIC
CONSTRUCTION

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Issued for DP Amendment
2024-04-05

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

SITE PLAN - EXISTING / DEMO

JOB No.: 2403

SCALE: 1 : 200

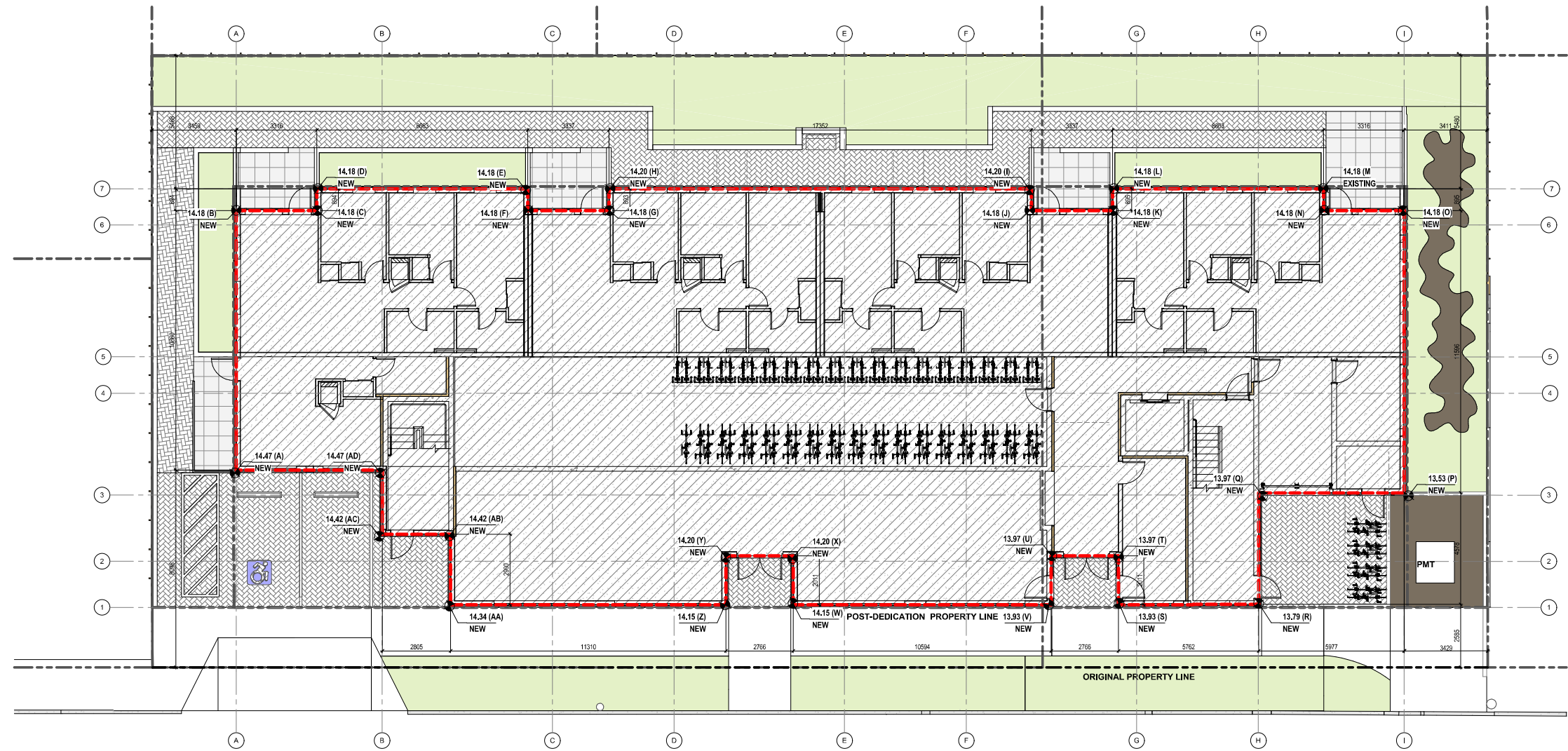
A-1.1

DATE: 02/05/22

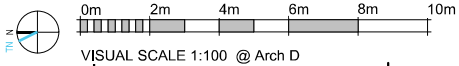
AVERAGE GRADE CALCULATION

Points	Average of points	Distance	Totals
A-B	14.325	10.66	152.70
B-C	14.18	3.32	47.02
C-D	14.18	0.89	12.68
D-E	14.18	8.66	122.84
E-F	14.18	0.89	12.66
F-G	14.18	3.34	47.32
G-H	14.19	0.89	12.67
H-I	14.2	17.35	246.40
I-J	14.19	0.89	12.69
J-K	14.18	3.34	47.32
K-L	14.18	0.89	12.68
L-M	14.18	8.66	122.84
M-N	14.18	0.90	12.69
N-O	14.18	3.32	47.02
O-P	13.855	11.60	160.66
P-Q	13.75	5.98	82.18
Q-R	13.88	4.58	63.54
R-S	13.86	5.76	79.86
S-T	13.95	2.01	28.05
T-U	13.97	2.77	38.64
U-V	13.95	2.01	28.05
V-W	14.04	10.59	148.74
W-X	14.175	2.01	28.51
X-Y	14.2	2.77	39.28
Y-Z	14.175	2.01	28.51
Z-AA	14.245	11.31	161.11
AA-AB	14.38	2.90	41.70
AB-AC	14.42	2.81	40.45
AC-AD	14.445	2.63	38.03
AD-A	14.47	6.01	86.89
		141.74	2003.74

AVERAGE GRADE: 14.14 m (GEO)



1 AVERAGE GRADE PLAN
1 : 100



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Issued for DP Amendment

2024-04-05

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VICTORIA, BC V8V 2G4

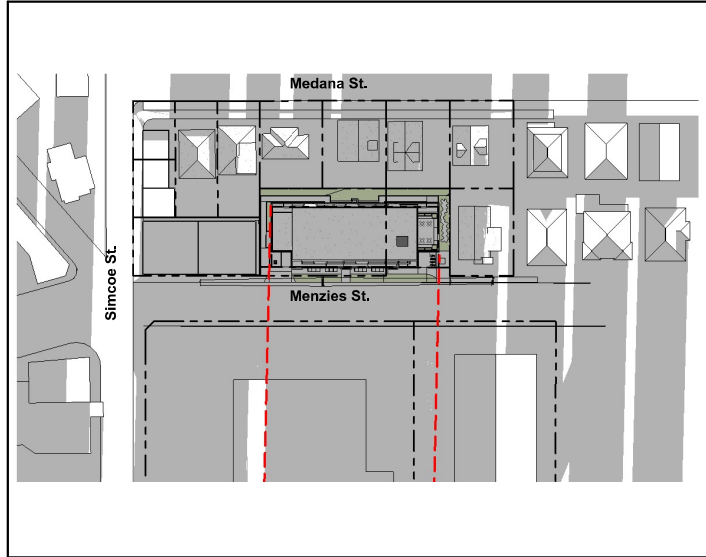
AVERAGE GRADE PLAN

JOB No.: 2403

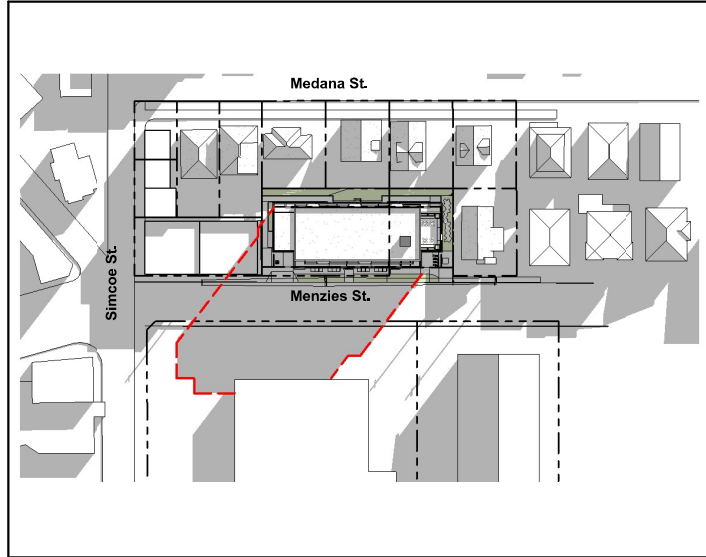
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A-1.2

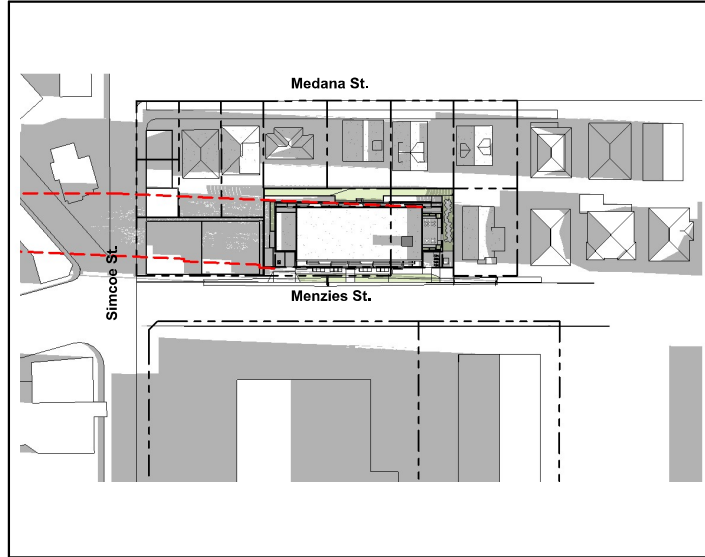
DATE: 02/05/22



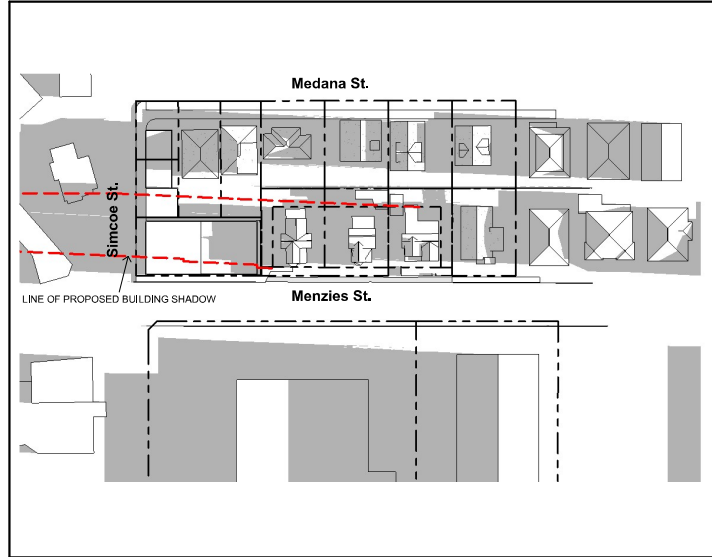
1 | SHADOWS - WINTER SOLTICE - 8am
1 : 1000



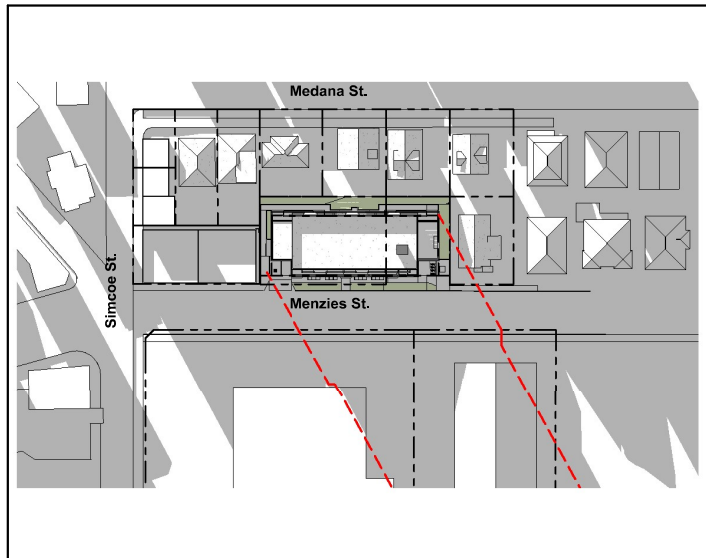
2 | SHADOWS - WINTER SOLTICE - NOON
1 : 1000



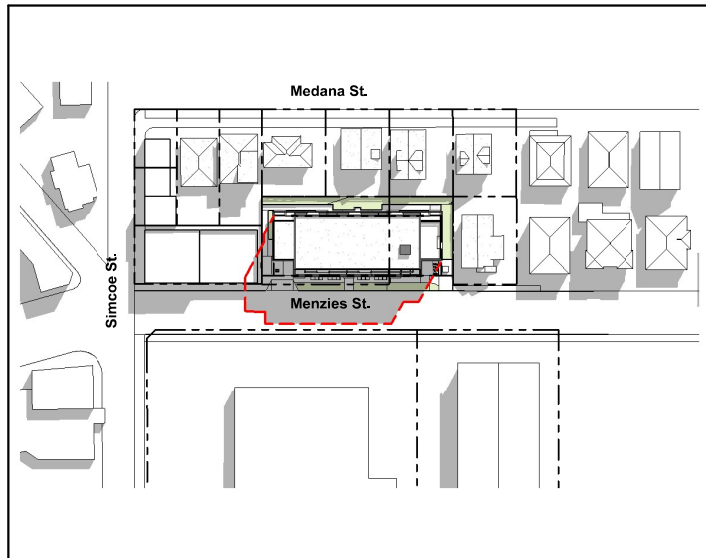
3 | SHADOWS - WINTER SOLTICE - 4pm
1 : 1000



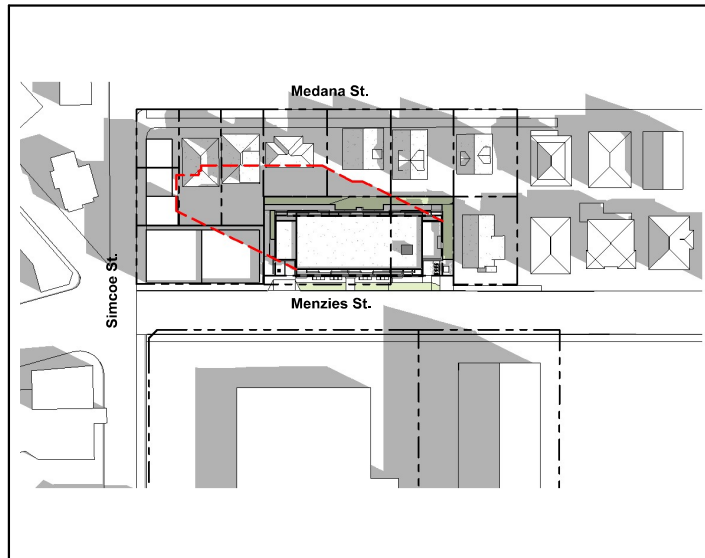
4 | EXISTING SHADOWS- WINTER SOLTICE - 4pm
1 : 1000



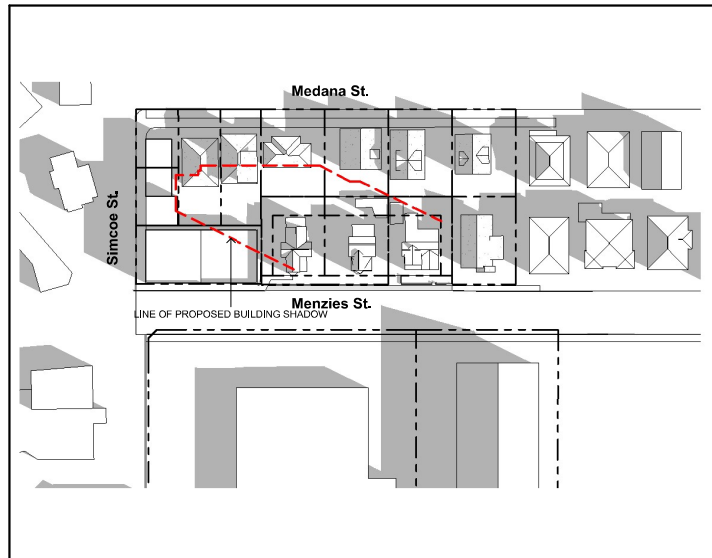
5 | SHADOWS-SPRING/AUTUMN EQUINOX-8am
1 : 1000



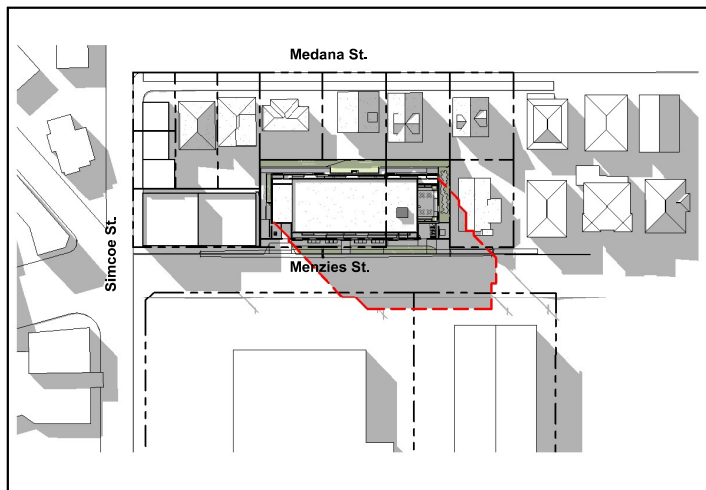
6 | SHADOWS-SPRING/AUTUMN EQUINOX-NOON
1 : 1000



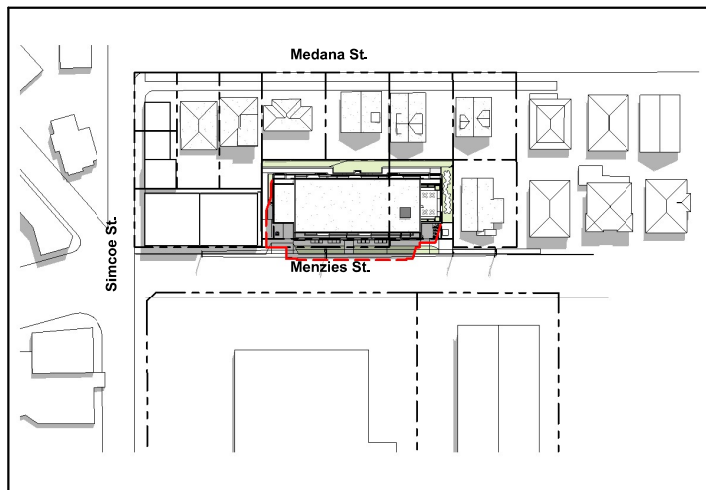
7 | SHADOWS-SPRING/AUTUMN EQUINOX-5pm
1 : 1000



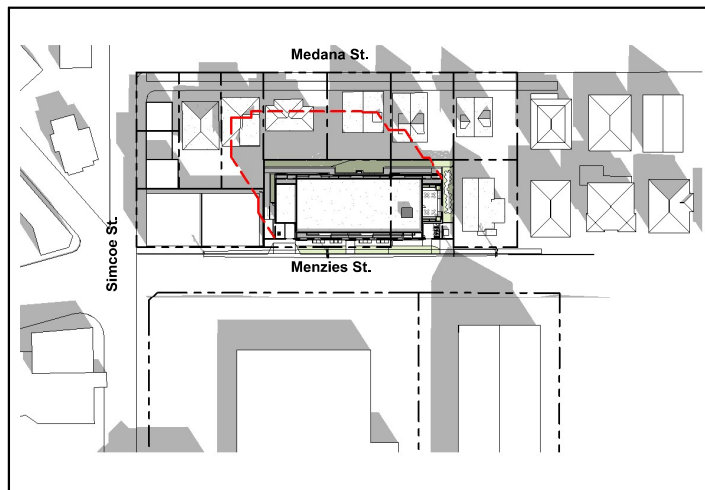
8 | EXISTING SHADOWS - EQUINOX - 5pm
1 : 1000



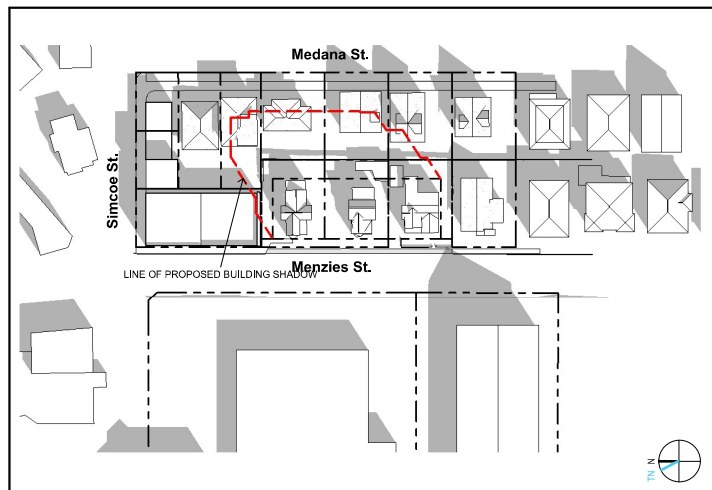
9 | SHADOWS - SUMMER SOLTICE - 8am
1 : 1000



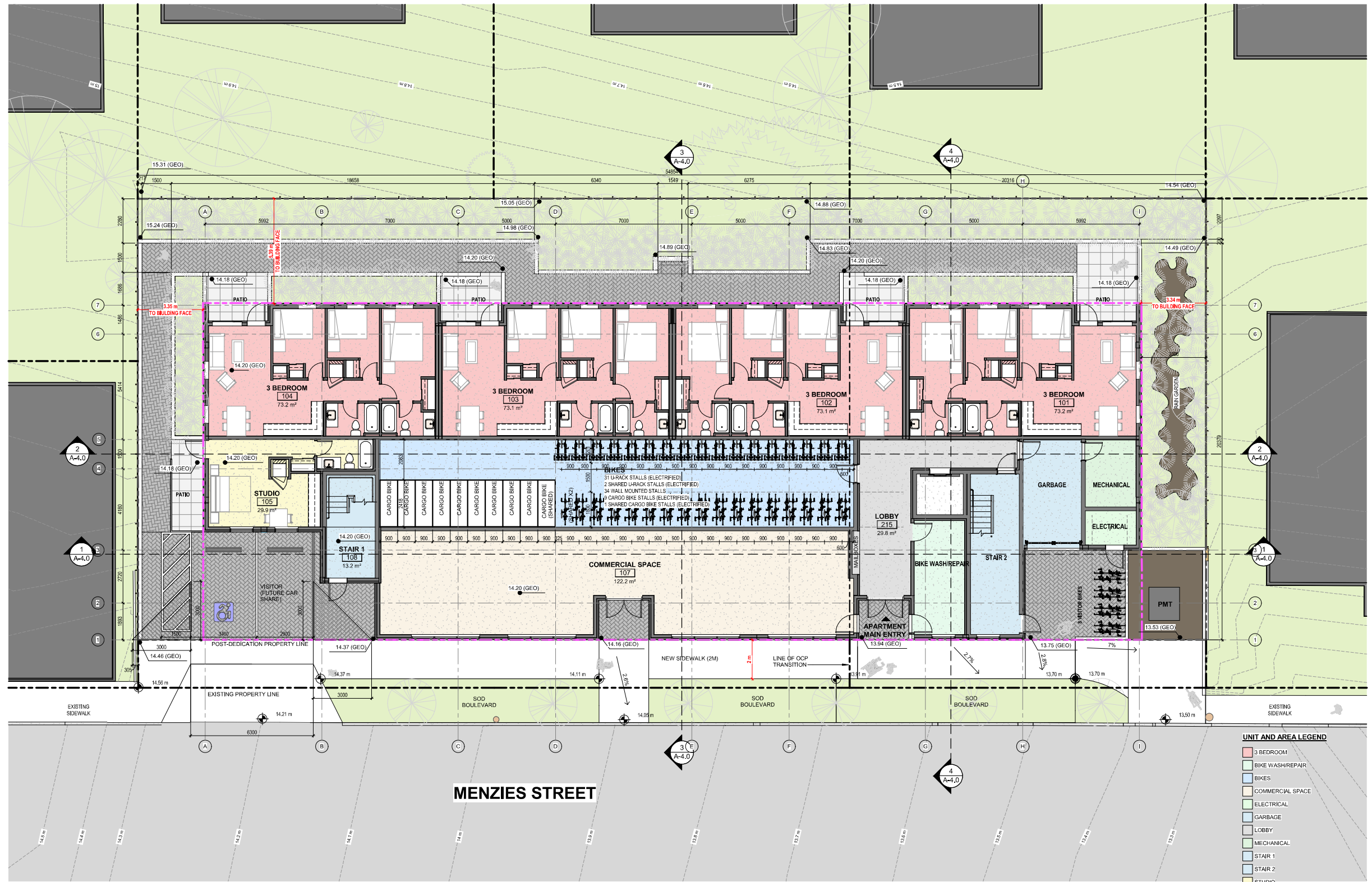
10 | SHADOWS - SUMMER SOLTICE - NOON
1 : 1000



11 | SHADOWS - SUMMER SOLTICE - 6pm
1 : 1000



12 | EXISTING SHADOWS- SUMMER SOLTICE-6pm
1 : 1000



1 | L1 FLOOR PLAN
1:100

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MIKE GERIC
CONSTRUCTION



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

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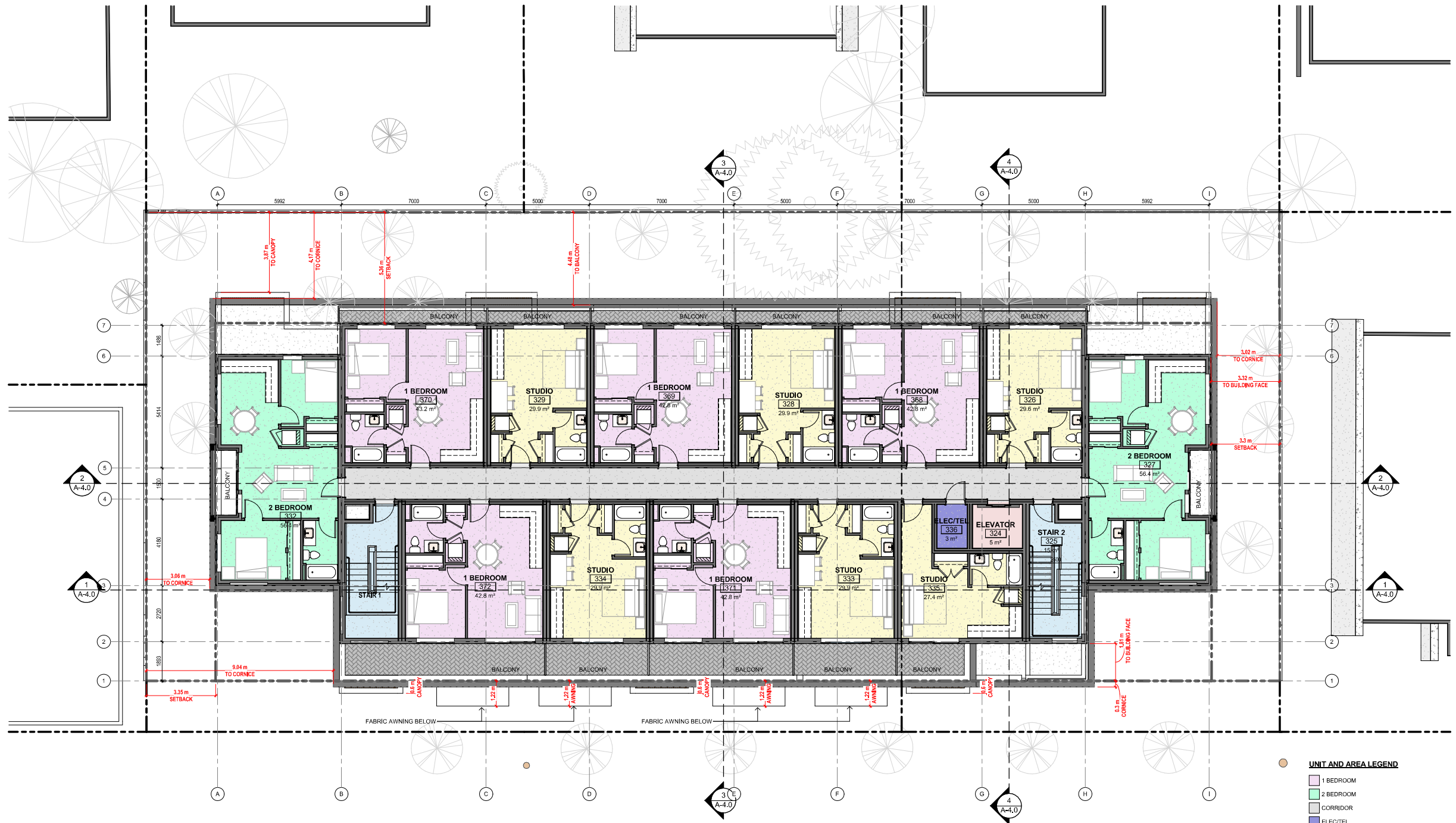
LEVEL 1 FLOOR PLAN

JOB No.: 2403

SCALE: 1:100

A-2.1

DATE: 2024-03-21



- UNIT AND AREA LEGEND**
- 1 BEDROOM
 - 2 BEDROOM
 - CORRIDOR
 - ELEC/TEL
 - ELEVATOR
 - STAIR 1
 - STAIR 2
 - STUDIO

1 | L2 FLOOR PLAN

1 : 100

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

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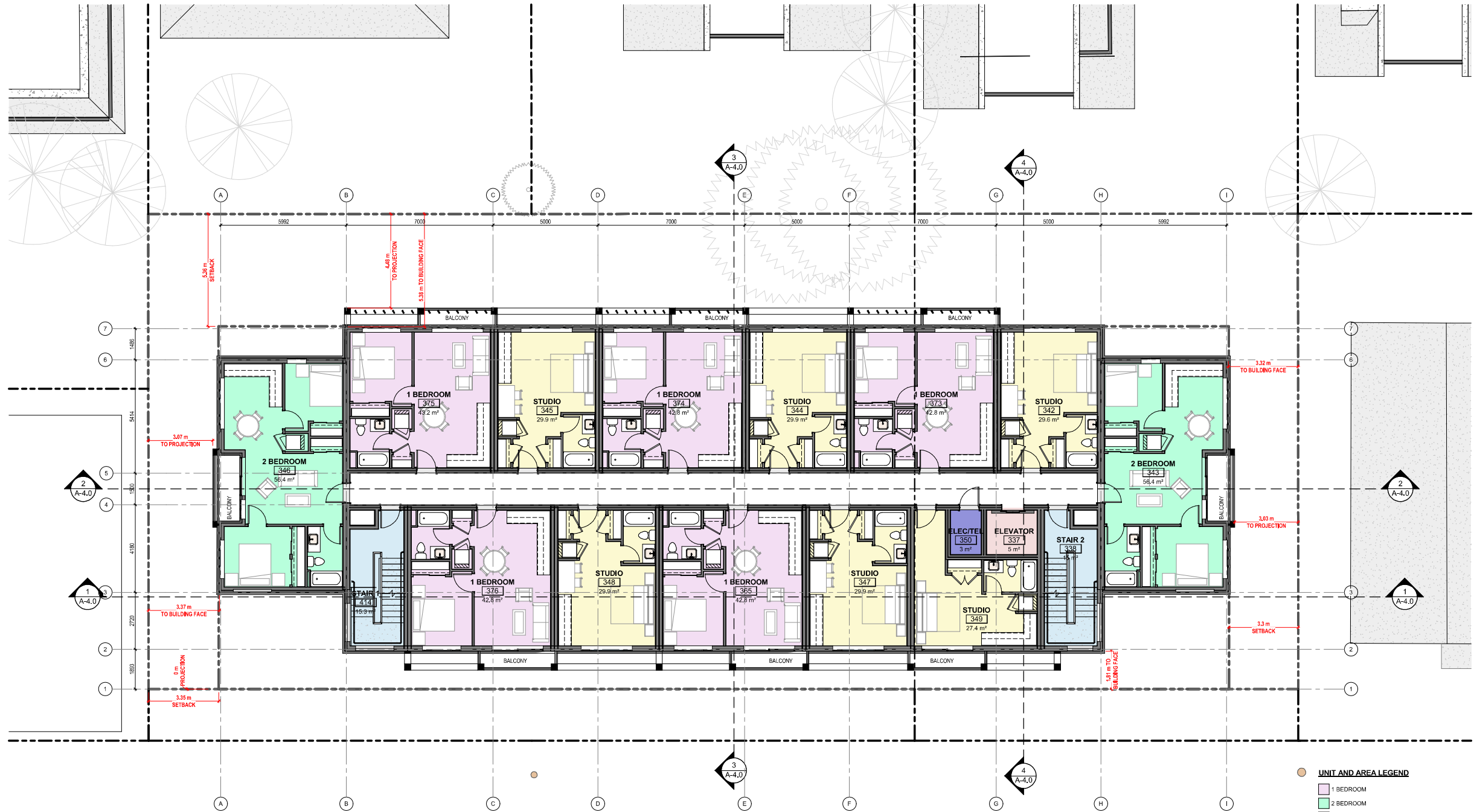
LEVEL 2 FLOOR PLAN

JOB No.: 2403

SCALE: 1 : 100

A-2.2

DATE: 2023-03-14



UNIT AND AREA LEGEND

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

1 | L3 FLOOR PLAN

1 : 100



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

VISUAL SCALE 1:100 @ Arch D

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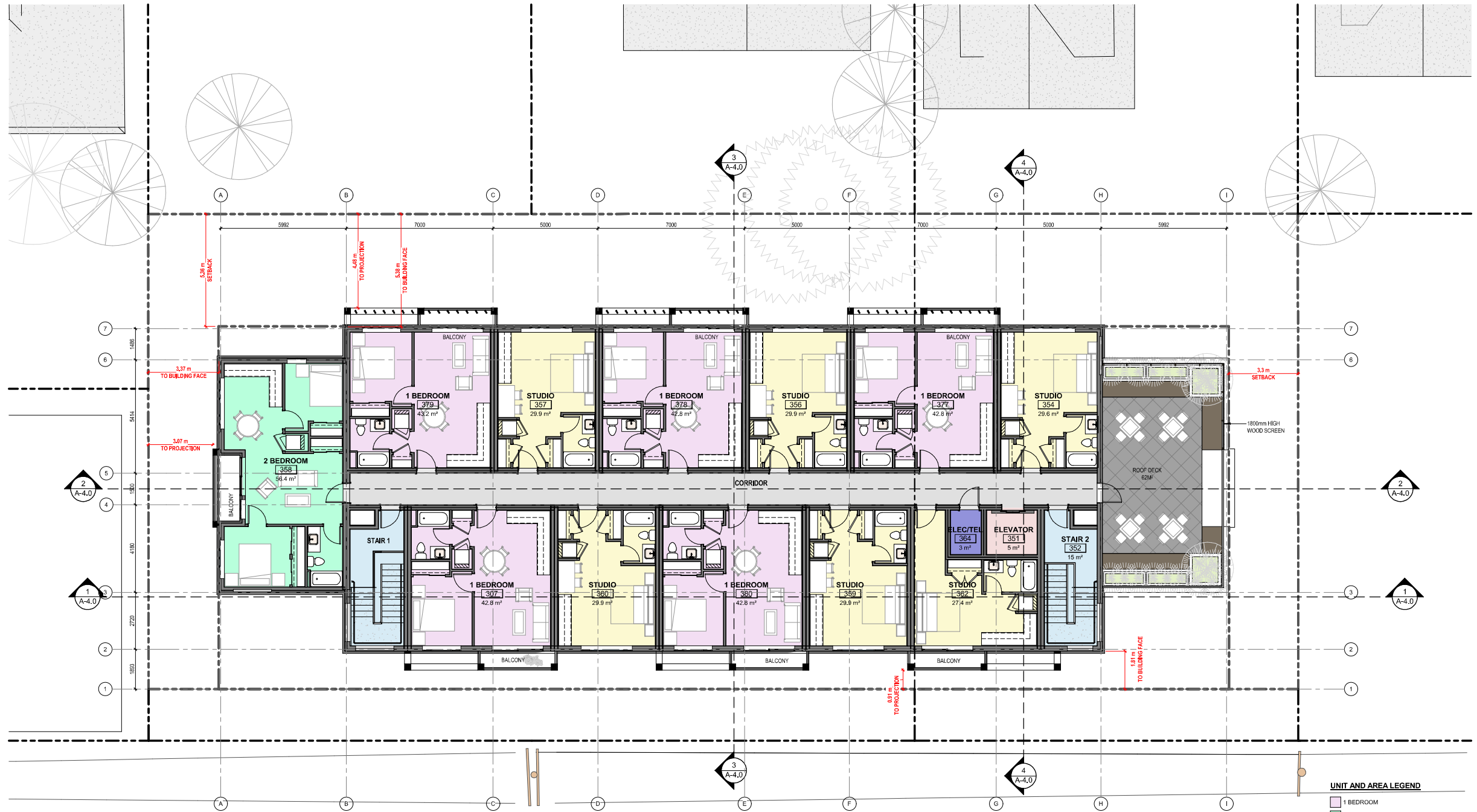
LEVEL 3 FLOOR PLAN

JOB No.: 2403

SCALE: 1 : 100

A-2.3

DATE: 02/05/22



UNIT AND AREA LEGEND	
1 BEDROOM	27.4 m²
2 BEDROOM	59.4 m²
CORRIDOR	
ELEVATOR	5 m²
ELEVATOR	5 m²
STAIR 1	15 m²
STAIR 2	15 m²
STUDIO	29.9 m²

1 | L4 FLOOR PLAN

1 : 100

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MIKE GERIC
CONSTRUCTION



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

VISUAL SCALE 1:100 @ Arch D

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2024-04-05

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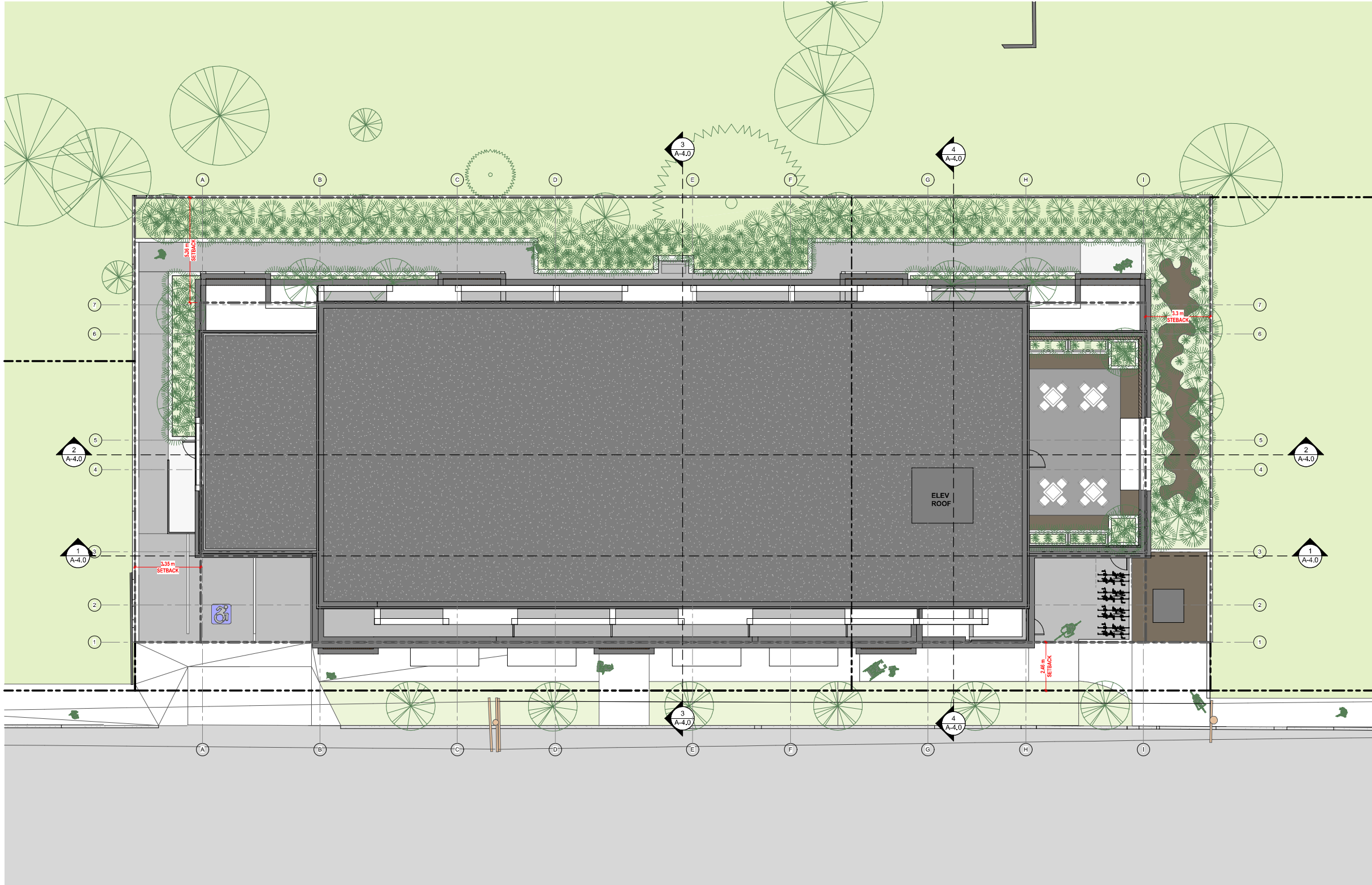
LEVEL 4 FLOOR PLAN

JOB No.: 2403

SCALE: 1 : 100

A-2.4

DATE: 2024/03/12



1 ROOF PLAN

1 : 100

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MIKE GERIC
CONSTRUCTION



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

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131 MENZIES ST.

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ROOF PLAN

JOB No.: 2403

SCALE: 1 : 100

A-2.5

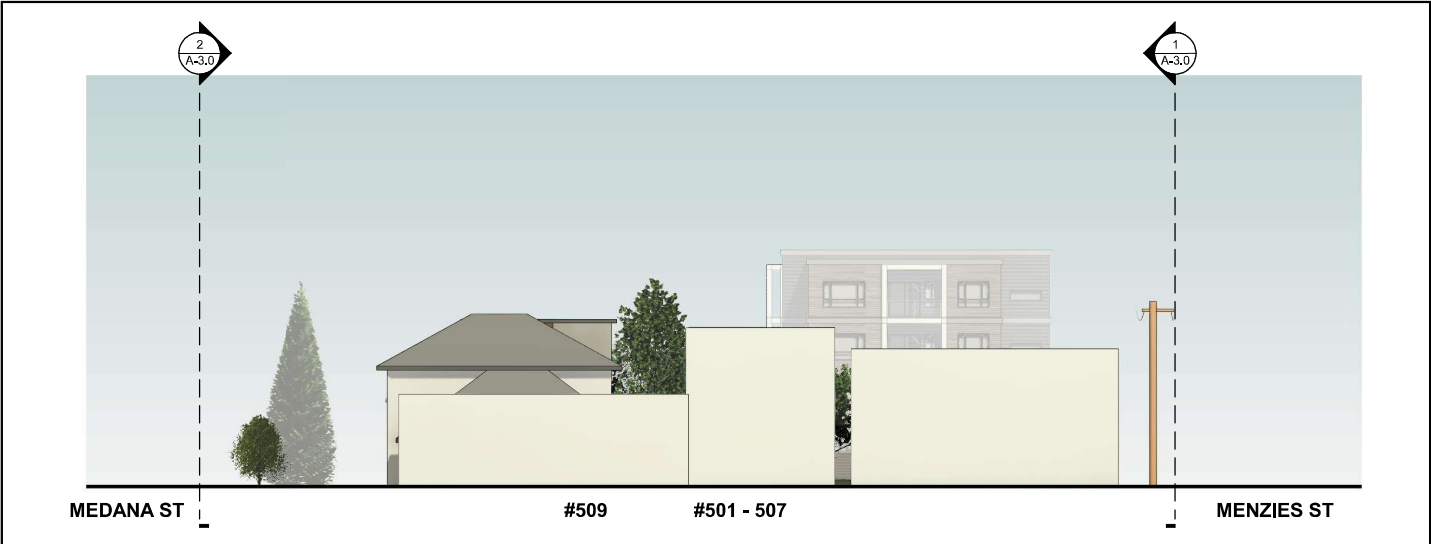
DATE: 02/05/22



1 | MENZIES STREETSCAPE
1 : 200



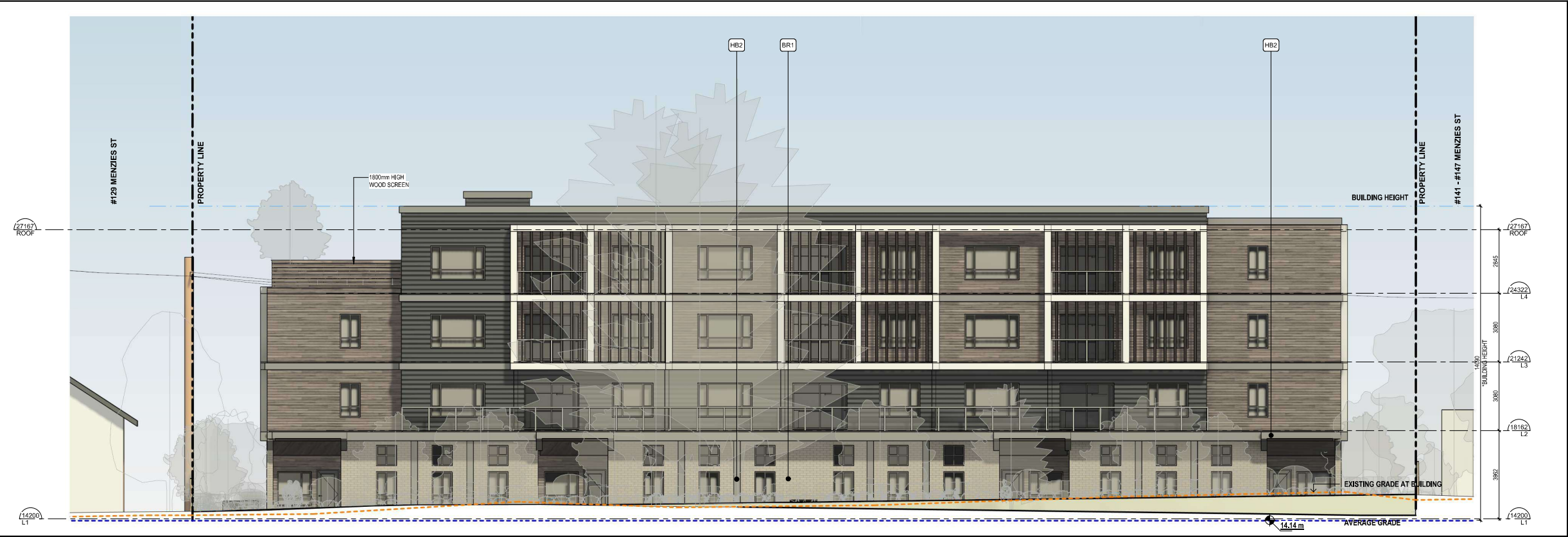
2 | MEDANA STREETSCAPE
1 : 200



3 | SIMCOE STREETSCAPE
1 : 200



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



1 EAST ELEVATION
1 : 100

EXTERIOR KEY NOTES

TAG	MATERIAL - COLOR
BR1	BRICK - RUNNING BOND - SEA GREY
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
RF1	FABRIC CANOPY
RS1	METAL ROOFING - STANDING SEAM - LIGHT GRAY
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



2 WEST ELEVATION
1 : 100

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

EXTERIOR KEY NOTES

TAG	MATERIAL - COLOR
BR1	BRICK - RUNNING BOND - SEA GREY
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
RF1	FABRIC CANOPY
RS1	METAL ROOFING - STANDING SEAM - LIGHT GRAY
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



1 NORTH ELEVATION
1 : 100



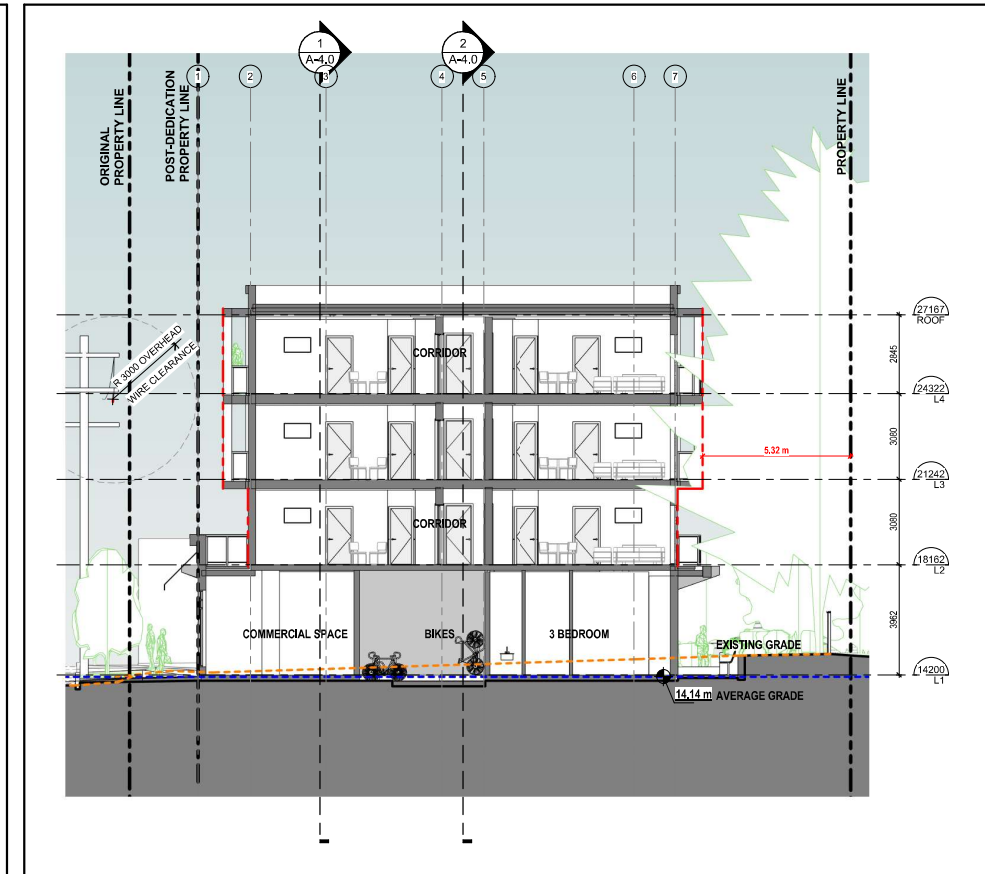
2 SOUTH ELEVATION
1 : 100

5	ISSUED FOR DP AMENDMENT	04/05/24
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	09/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP AMENDMENT	03/05/22
No.	Description	Date

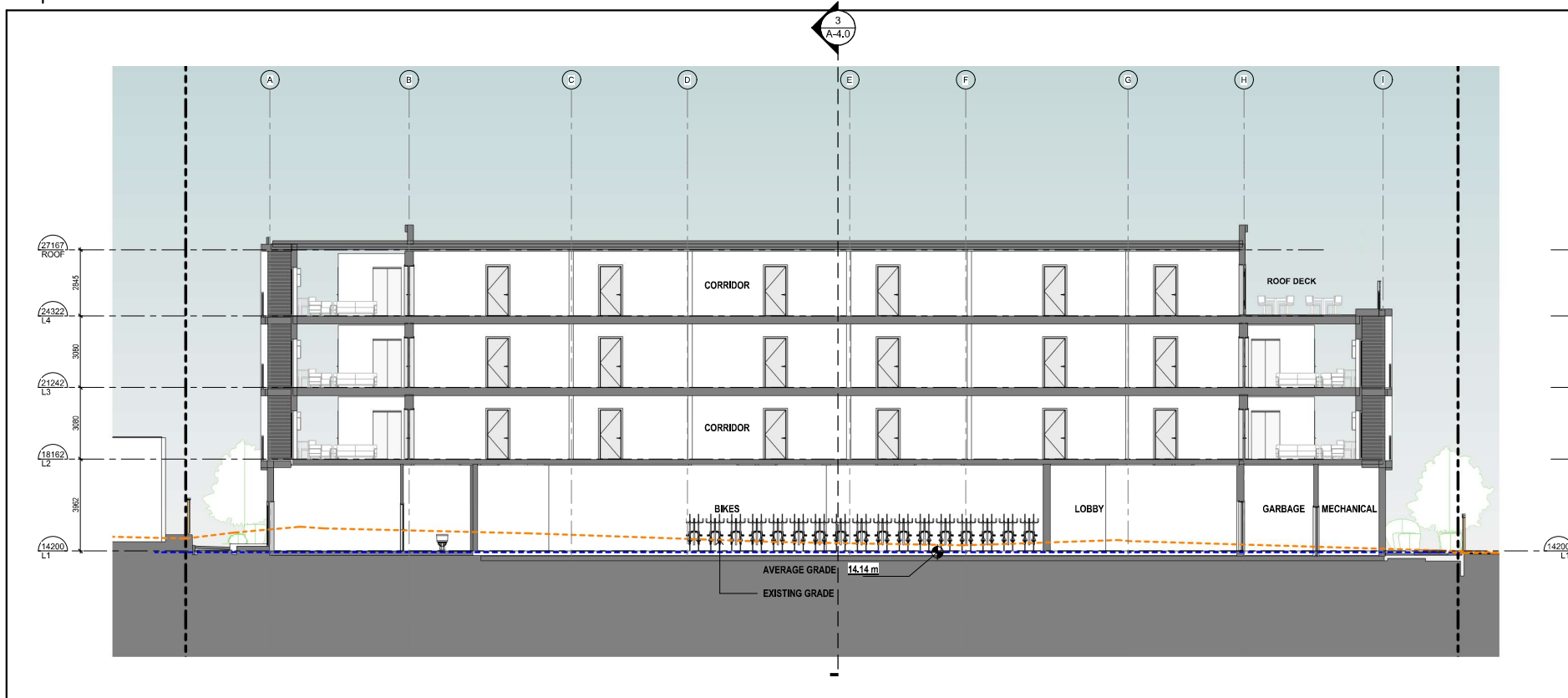
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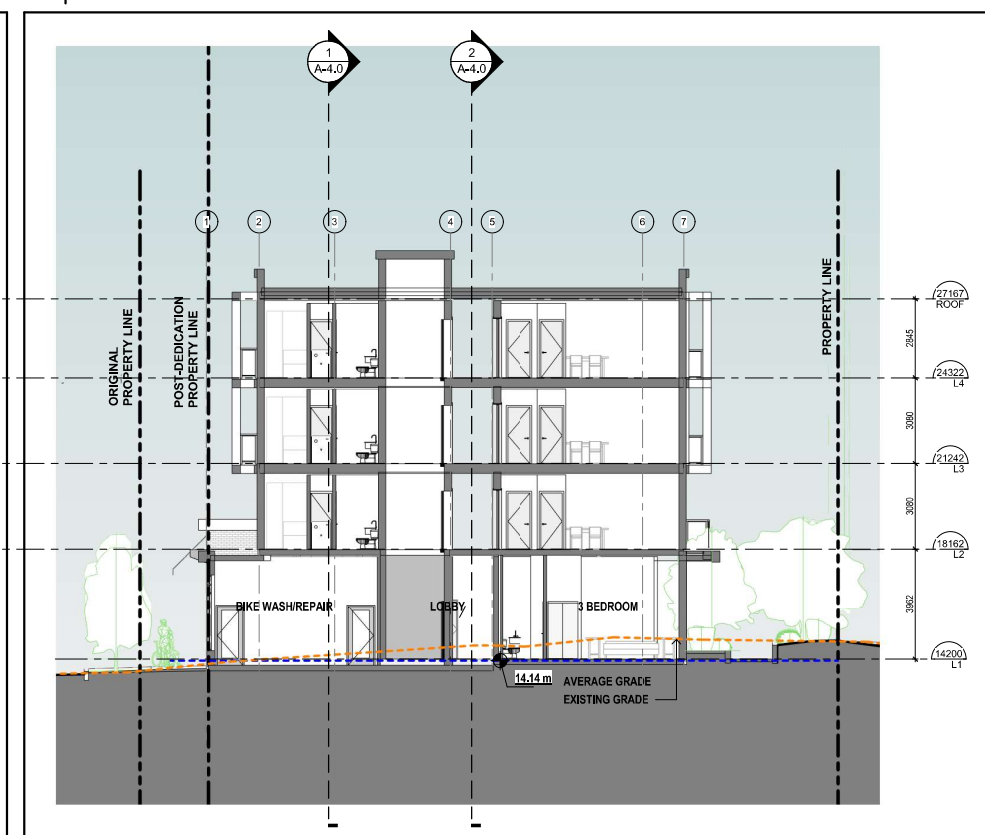
1 BUILDING SECTION
1 : 125



3 BUILDING SECTION
1 : 125



2 BUILDING SECTION
1 : 125



4 BUILDING SECTION
1 : 125



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



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

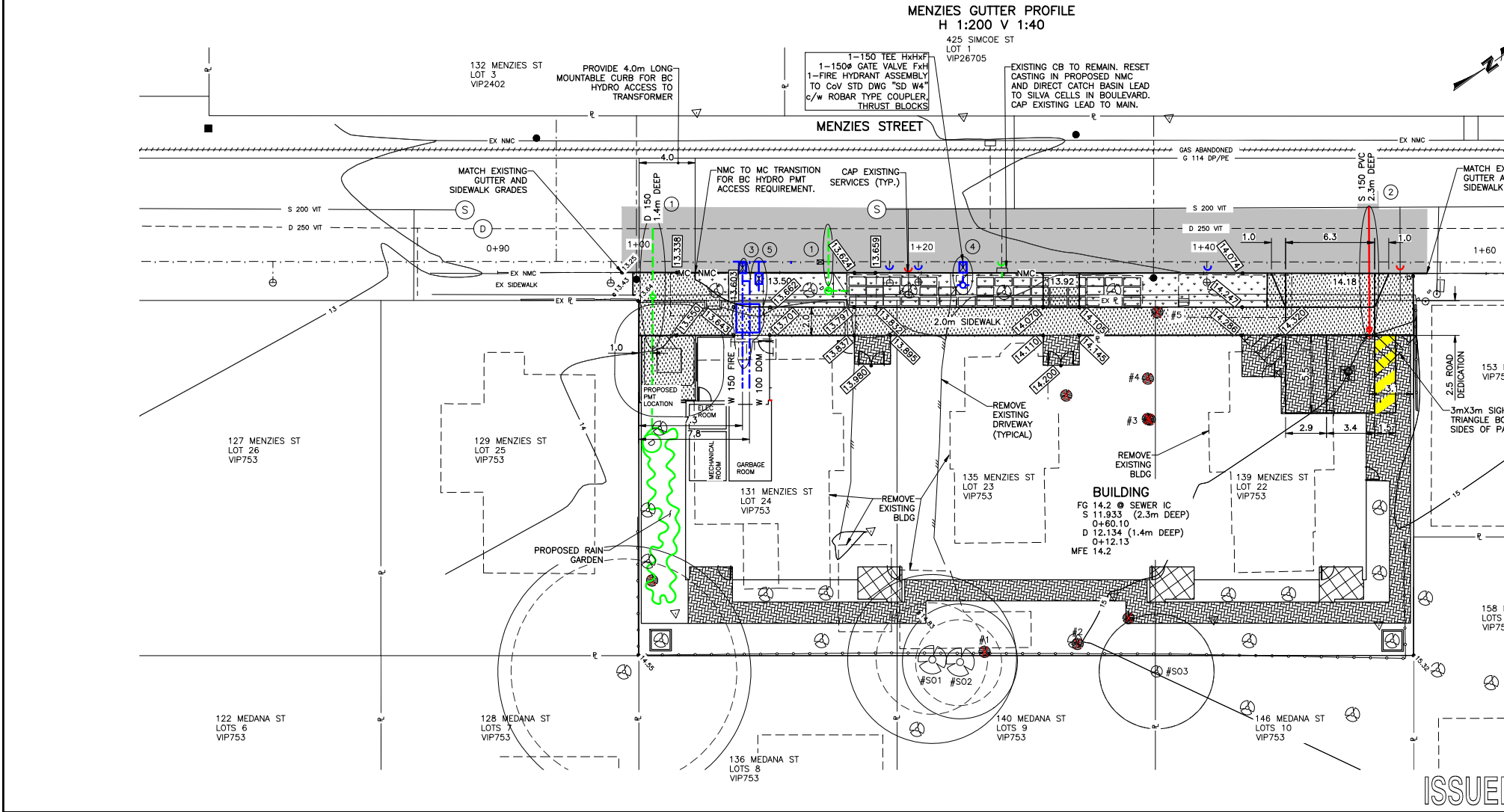
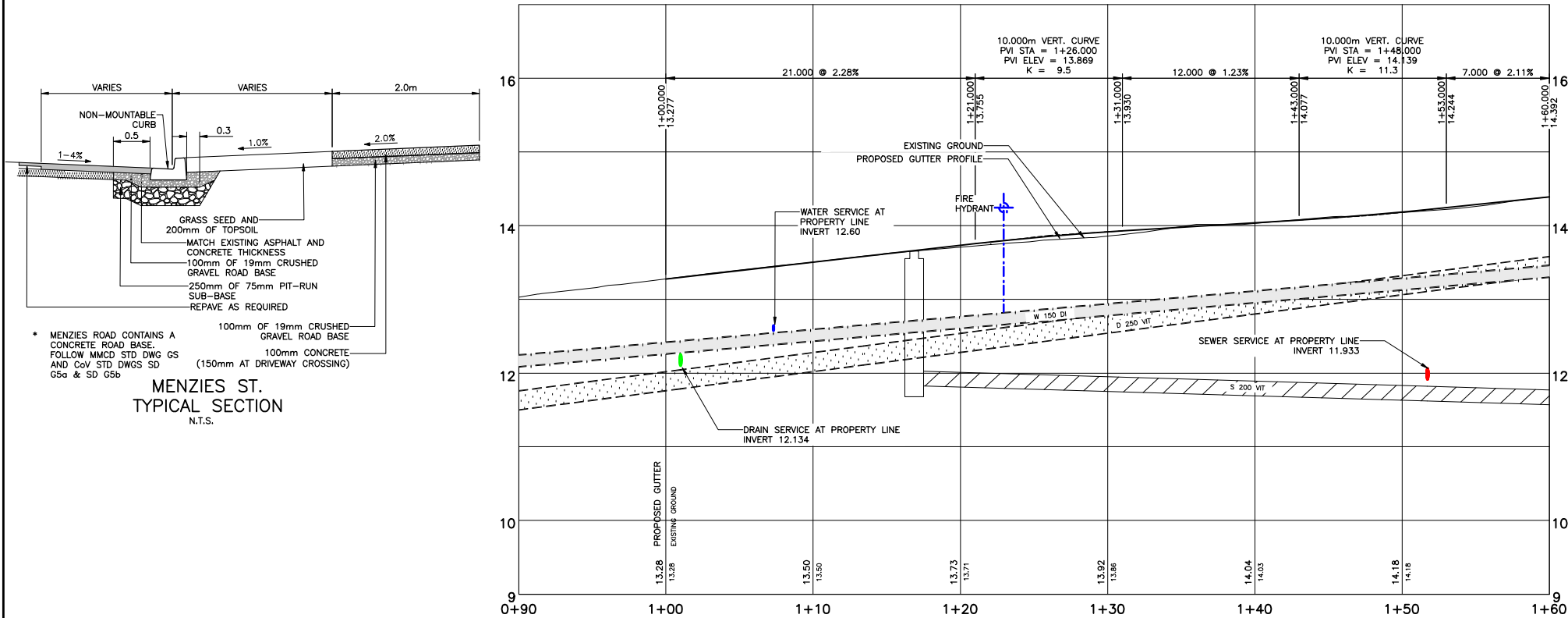


3 | EXTERIOR 3D VIEW NORTH-EAST
1:1



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

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GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH MCMC, 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 5.0m 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 SPACE 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.
- SOIL TESTING AS PER THE PROVINCE OF BRITISH COLUMBIA ENVIRONMENTAL MANAGEMENT ACT, CONTAMINATED SITES REGULATION, OR RECEIVING SITE REQUIREMENTS.

SEWER AND DRAIN

- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 150mm PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150mm 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.
- CITY OF VICTORIA SHALL PROVIDE A 150mm DRAIN SERVICE TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
- CITY OF VICTORIA SHALL PROVIDE A 150mm SEWER SERVICE TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
- 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.
- CITY OF VICTORIA FORCES SHALL CAP THE EXISTING SERVICE AND REMOVE THE WATER METERS AT THE DEVELOPER'S EXPENSE.
- WATER SERVICES SHALL BE 150mm TIED TO EXISTING MAIN AND SPLIT SERVICE TO 100mm FIRE LINE AND 100mm DOMESTIC TO PROPERTY LINE. WATER METERS SHALL BE 50mm INSTALLED BY THE CITY OF VICTORIA, AS PER COV DETAIL "SD W2".
- CITY OF VICTORIA SHALL INSTALL A FIRE HYDRANT ASSEMBLY AT

DEVELOPER'S EXPENSE

- CITY OF VICTORIA SHALL PROVIDE 250 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 ON SITE 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 BYLAW 12-042, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
- 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 SLEEPING, 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.
- 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)
- EXISTING GROUND ELEVATIONS
- PROPOSED FINISHED GROUND ELEVATIONS



LOCATION PLAN

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

0 4 12m
1:200

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

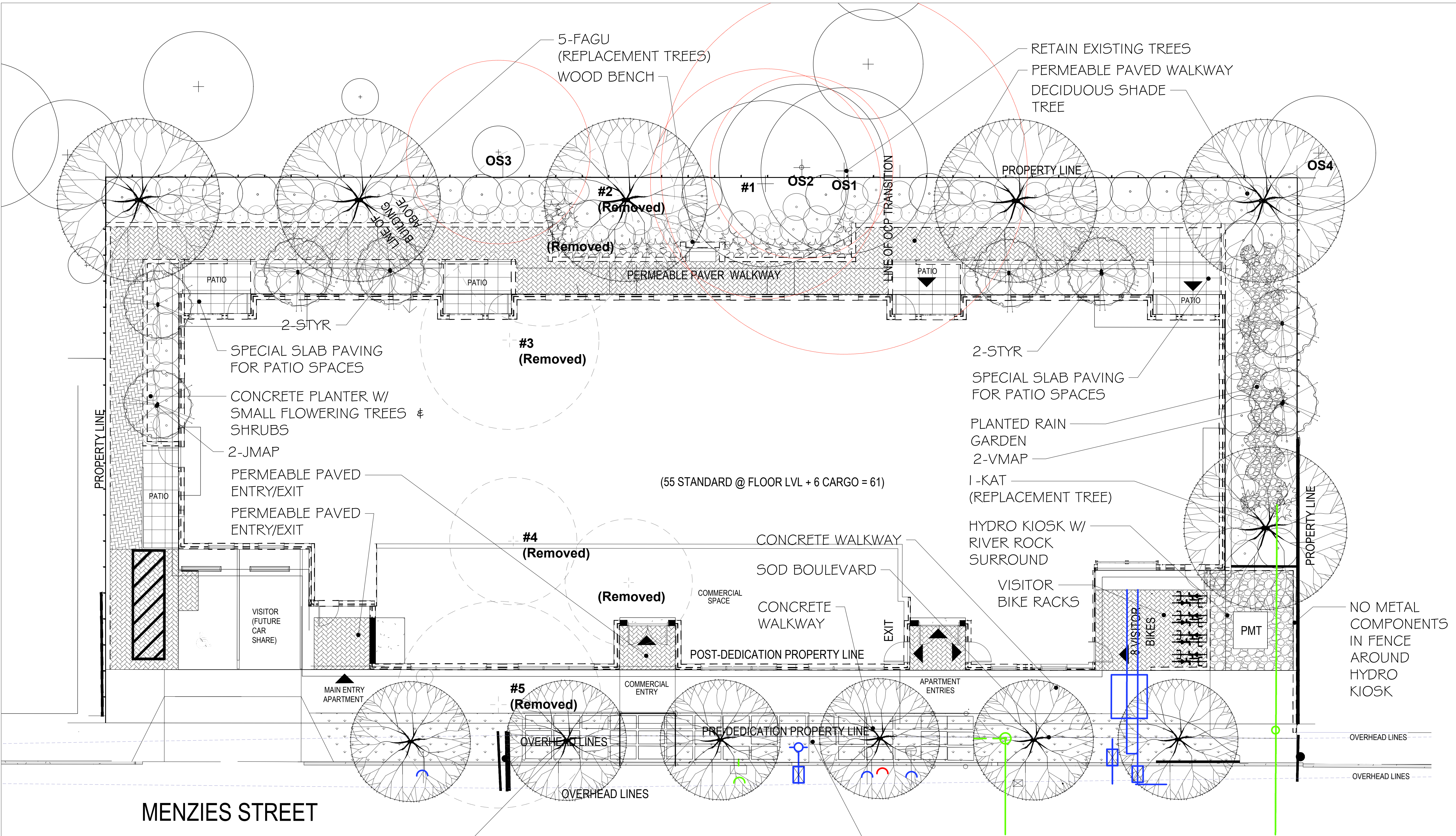


REVISIONS			
8	REVISED AS PER LANDSCAPE COMMENTS	24.04.03	PC
7	REVISED AS PER COV COMMENTS	24.03.27	JS
6	REVISED AS PER ARCHITECTURAL COMMENTS	23.12.01	PC
5	REVISED AS PER ARCHITECT & COV COMMENTS	23.11.20	PC
4	REVISED AS PER COV COMMENTS	23.07.21	PC
No.	DESCRIPTION	DATE	SIGN

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	OF	REV.
1	1	8
WESTBROOK DRAWING No.		3757-01

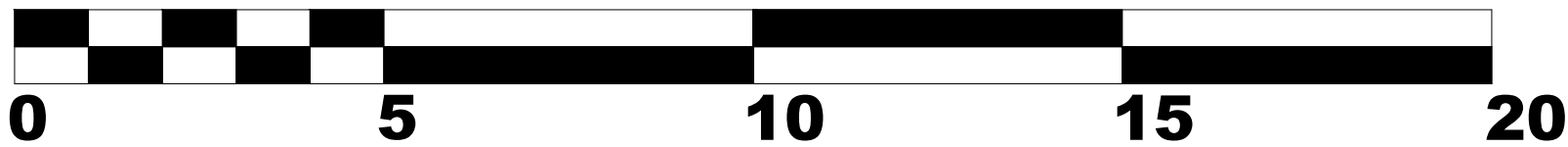


MENZIES STREET

BOULEVARD STREET TREES (MEDIUM SIZED) TO BE DETERMINED BY PARKS DEPARTMENT AT BUILDING PERMIT STAGE

NOTE:
REFER TO SHEET L101 FOR SOIL VOLUMES CALCULATIONS

SCALE BAR 1:100



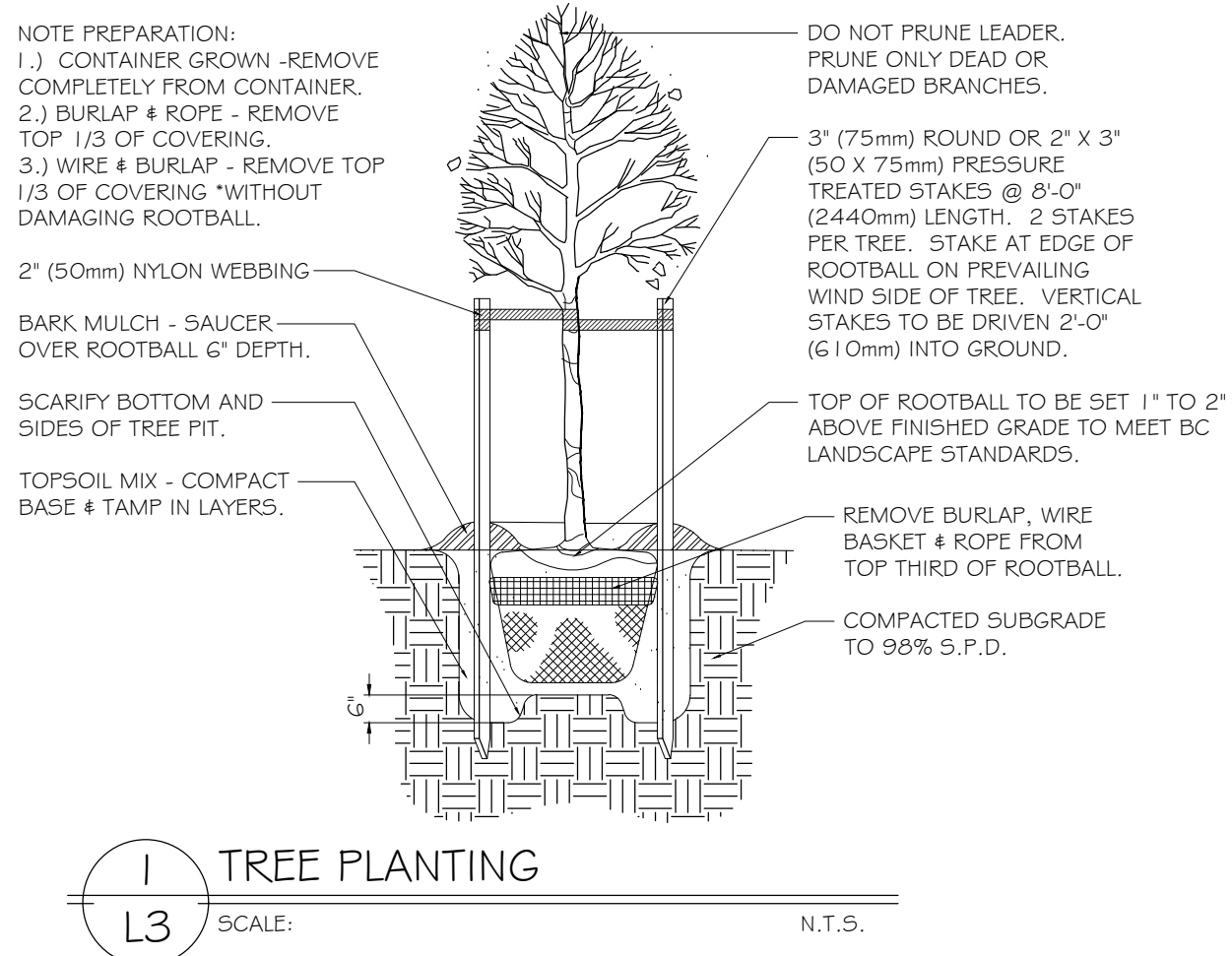
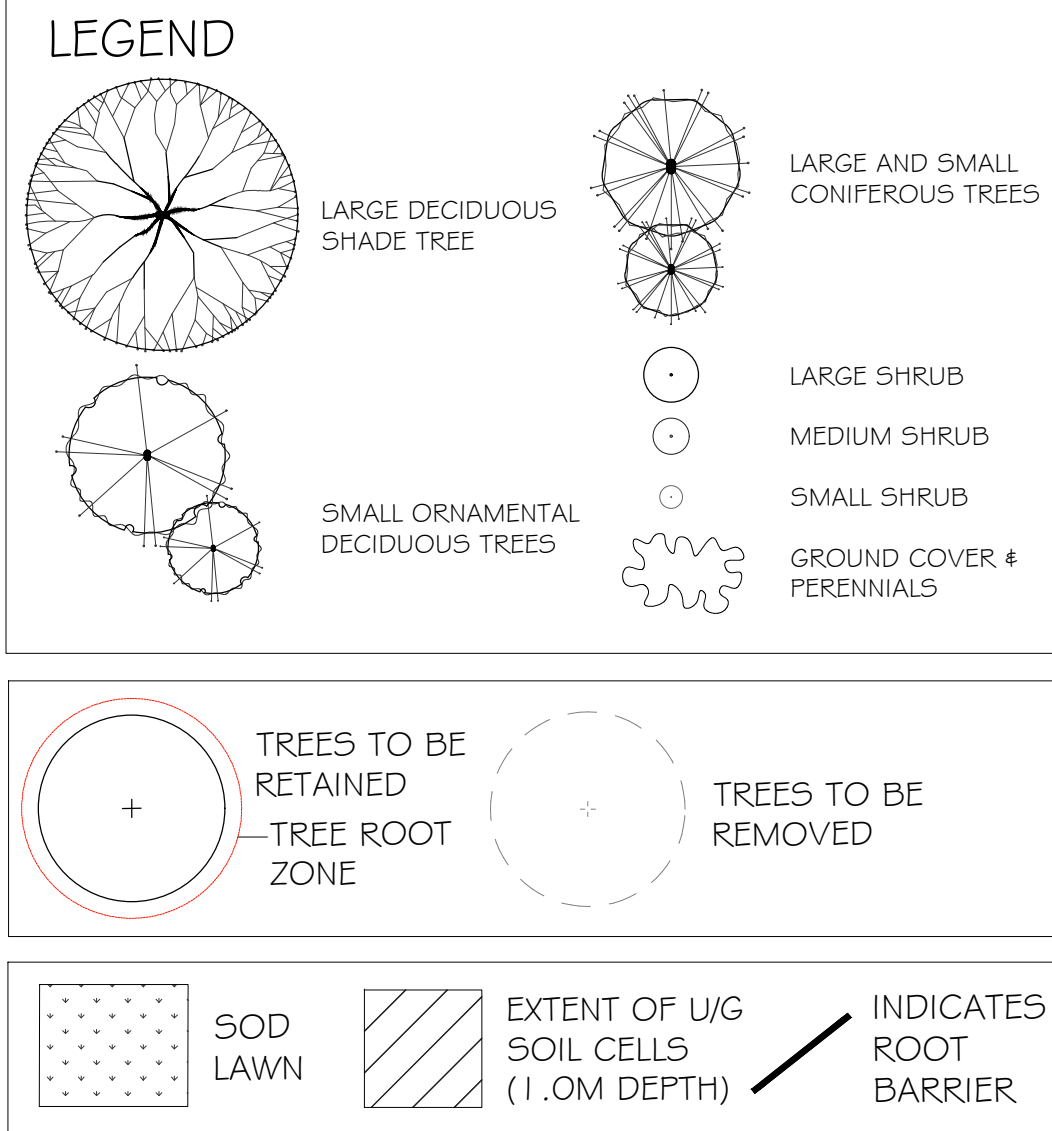
TREE REPLACEMENT NOTES:
ON-SITE TREES REMOVED: 6
PROPOSED REPLACEMENT TREES: 6

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 IABC & CITY OF VICTORIA STANDARDS.

ROW #	TREE SIZE	MIN . SOIL VOLUME (m ²)	SHARED OR IRRIGATED SOIL VOLUME (m ³)
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

6 STREET TREES WILL HAVE SUFFICIENT VOLUME OF SOIL AS PER CITY OF VICTORIA BYLAW. HOWEVER, SILVA CELLS WILL BE USED TO PROVIDE A STORMWATER DRAINAGE SYSTEM IN THIS LOCATION. REFER TO CIVIL ENGINEERING FOR EXTENT.

SUGGESTED PLANT LIST				
	Key	Common Name	Latin Name	Size
Trees	JMAP	Japanese Maple	Acer palmatum var. 'Bloodgood'	5m Cal.
	PAQU	Common Purple Beech	Fagus sylvatica var. 'Dorothy Purdie'	5m Ht.
	BYRK	Japanese Birch	Betula japonica var. 'Temple Bells'	5m Cal.
	VMAP	Vine Maple	Acer circinnatum	5m Cal.
	KAT	Kat	Camellia japonica	5m Cal.
Large Shrubs	CEW	California Lilac	Calceolaria var. 'Violeta'	1.5m Ht.
	SHAG	Star Magnolia	Magnolia stellata var. 'Royal Star'	#5 Pot
	PEK	Lily of the Valley Shrub	Persea japonica var. 'Forest Flame & Valley Road'	#5 Pot
	LRB	Rhododendron	Rhododendron var. 'Pine Valley'	#7 Pot
	LRB	Rhododendron	Rhododendron var. 'Crimson Queen'	#7 Pot
Medium Shrubs	TRU	Upright Cedar	Thuja occidentalis var. 'Smaragd'	1.5m Ht.
	WNE	Wineberry	Physocarpus opulifolius	#5 Pot
	ABC	Glossy Abelia	Abelia x grandiflora	#2 Pot
	RQDS	Real Teag Dogwood	Cornus alternifolia	#2 Pot
	SALA	Salal	Gaultheria phillyifolia	#2 Pot
Small Shrubs	MAHC	Dwarf Oregon Grape	Mahonia aquifolium var. 'Compacta'	#2 Pot
	LRB	Rhododendron	Rhododendron var. 'Uniqua'	#2 Pot
	LRB	Rhododendron	Rhododendron var. 'Crimson Queen'	#2 Pot
	RDE	Real Flowering Currant	Ribes sanguineum var. 'King Edward'	#2 Pot
	DVB	Dwarf Viburnum	Viburnum dentat	#2 Pot
Ground Covers	ALAT	Dwarf Burning Bush	Euonymus alata var. 'Compacta'	#5 Pot
	VAGG	Mountain Blueberry	Vaccinium ovatum	#5 Pot
	AZAW	Evergreen Azalea	Azalea var. 'Gump White'	#2 Pot
	GROB	Bald Hip Rose	Rosa gymnocarpia	#2 Pot
	CLGP	Creeping Euonymus	Euonymus fortunei var. 'Emerald Gaiety'	#1 Pot
Vines	WABH	Wineberry	Vitis rotundifolia	#1 Pot
	DWMO	Dwarf Mock Orange	Philadelphus lewisii var. 'Snowdrift'	#1 Pot
	DWFO	Dwarf Forsythia	Philadelphus lewisii var. 'Snowdrift'	#1 Pot
	PCSY	Small Tree	Prunella laevis	#1 Pot
	SARC	Sweetroot	Sarcocolla hookeriana humilis	#1 Pot
Perennials & Grasses	SPOT	Solidago Spines	Spina humilis var. 'Gold Flame'	#5 Pot
	SHOW	Shrub	Syringa vulgaris	#5 Pot
	SEAR	Seaberry	Arctostaphylos uva-ursi var. 'Vaccinium leaf'	SP4
	BERG	Heirloom Bergenia	Bergenia crassifolia var. 'Dorothy Ruby'	SP5
	GAUL	Wintersgreen	Gaultheria procumbens	SP4
Notes	AUGS	Bugleweed	Augusta repens var. 'Dorothy Ruby'	SP4
	COTD	Creeping Cottonseed	Cotoneaster japonicus	SP4
	ARM	Evergreen Clematis	Clematis armandi	#5 Pot
	WEST	Wisteria	Wisteria sinensis var. 'Black Knight'	#7 Pot
	SGIZ	Golden Zinnia	Schizanthus luteus var. 'Oregon Sunset'	SP5
Legend	HEUC	Hardy Eucalyptus	Heucalyptus var. 'Palace Purple'	SP5
	TEST	Tree	Tree	#1 Pot
	CARX	Carved Cedar	Carax monovirens var. 'Virens'	SP5
	JUNG	Common Juniper	Juniperus communis	#1 Pot
	MISC	Miscellaneous	Miscellaneous	#1 Pot
Notes: - All landscape work to conform with B.C.S.L.A. / B.C.H.T.A. standard specification. - All areas to be irrigated with an automatic underground system.				



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

forsiteland@hotmail.com
250.508.7885

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131 MENZIES STREET

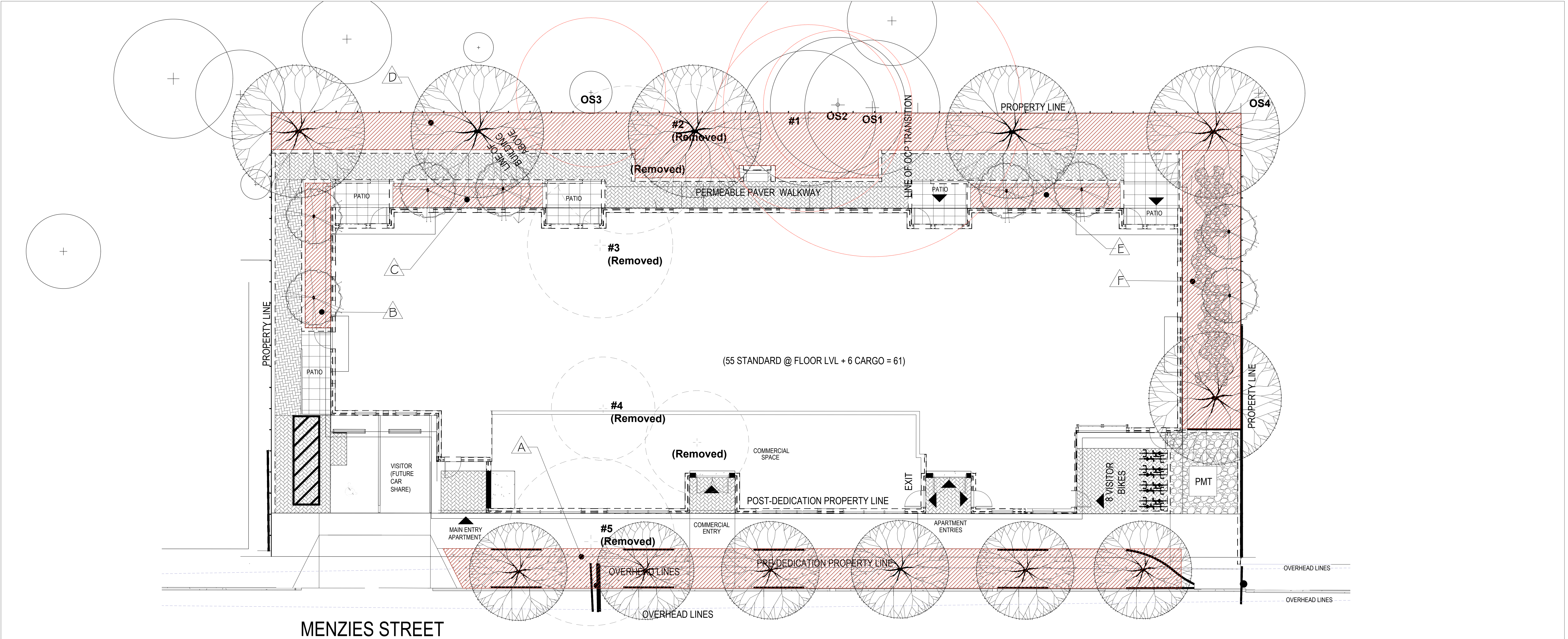
VICTORIA, BC V8V 2G4

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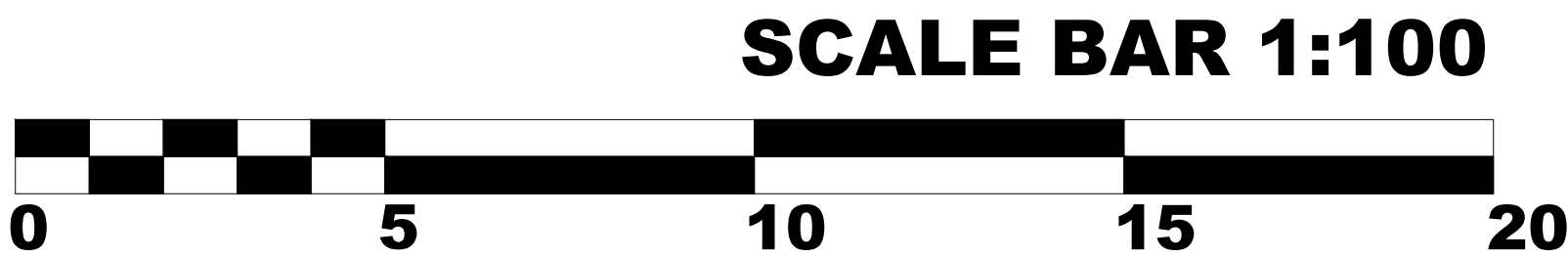
REV. DATE	NUMBER	DESCRIPTION
11-29-23	1	LANDSCAPE CONCEPT PLAN
12-06-23	2	LANDSCAPE CONCEPT PLAN - FOR DP
03-21-24	3	FOR COORDINATION
04-01-24	4	RE-ISSUED FOR DP

DATE	APRIL 1, 2024	LANDSCAPE CONCEPT PLAN
SCALE	1:100	
DRAWN BY	BF/RF	

L100

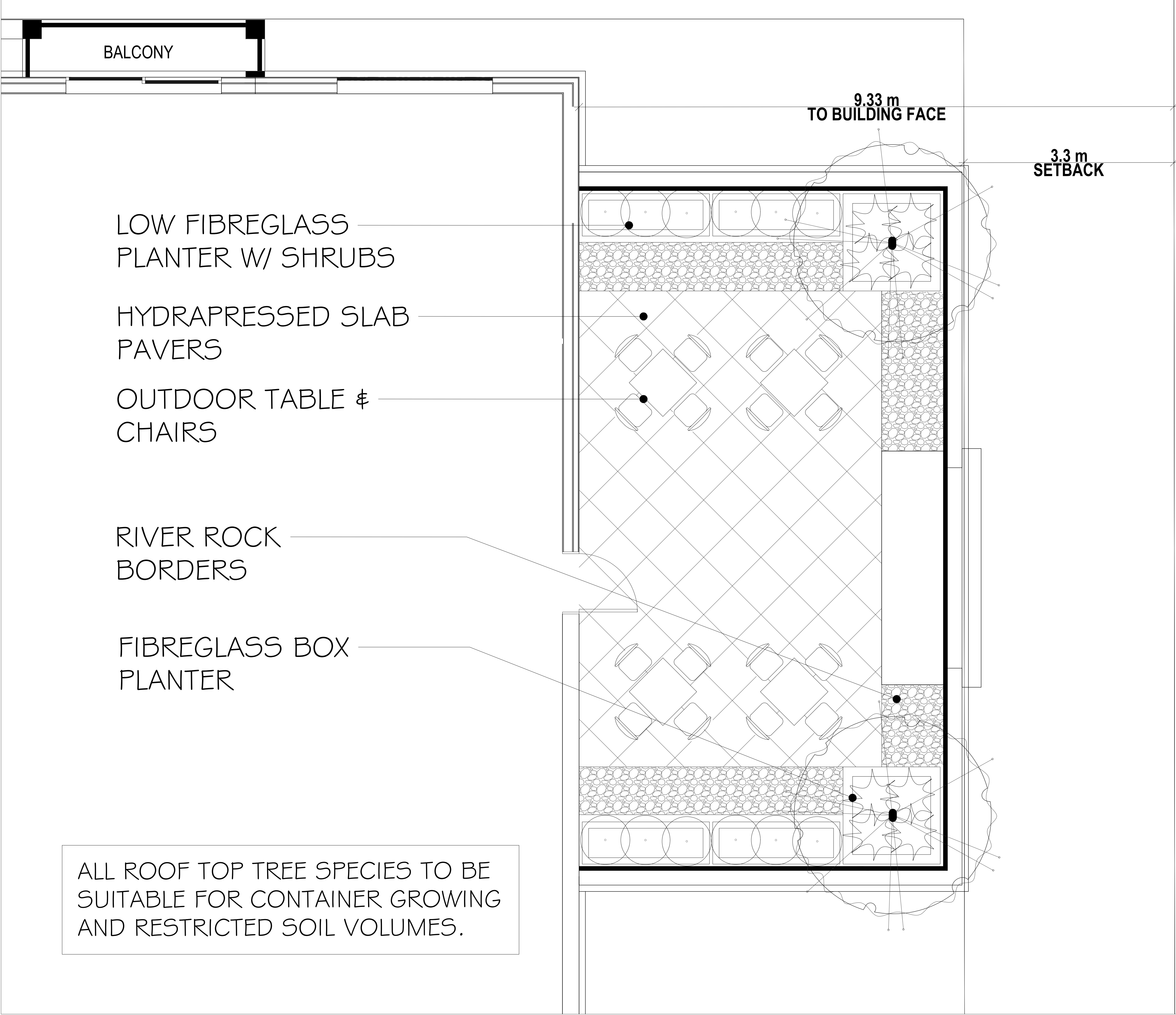


SOIL VOLUME REQUIREMENTS*			
ROW #	TREE SIZE	MIN. SOIL VOLUME (M3)	SHARED OR IRRIGATED SOIL VOLUME (M3)
1	SMALL TREE (SCHEDULE "E", PART 2)	8.0M	6.0
2	MEDIUM TREES (SCHEDULE "E", PART 1)	20.0M	15.0
3	LARGE TREES (SCHEDULE "E", PART 1)	35.0M	30.0



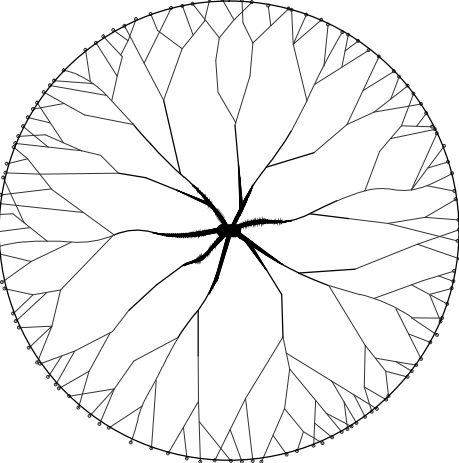
SOIL VOLUME PROVIDED						
MARKER	# OF TREES	TREE CLASS	SOIL VOLUME REQUIRED	SOIL DEPTH	SOIL VOLUME PROVIDED	REQUIREMENT MET (Y/N)
A	6	MEDIUM	6 x 15 m³ = 90 m³	1.0 m	92.0 m³	YES
B	2	SMALL	2 x 6 m³ = 12 m³	1.0 m	12.0 m³	YES
C	2	SMALL	2 x 6 m³ = 12 m³	1.0 m	12.0 m³	YES
D	5	MEDIUM	5 x 15 m³ = 75 m³	1.0 m	135 m³	YES
E	2	SMALL	2 x 6 m³ = 12 m³	1.0 m	12.0 m³	YES
F	3	2 SML; 1 LRG	12 m³ + 30 m³ = 42 m³	1.0 m	51.0 m³	YES



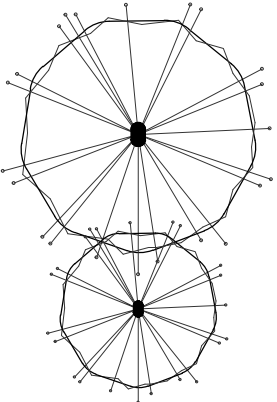


Suggested Plant List				
	Key	Common Name	Latin Name	Size
Small Trees	LAUR	Cherry Lauren (topiary tree form)	Photinia fraserii var. 'Red Robin'	#7 Pot
Medium Shrubs	AZAP	Evergreen Azalea	Azalea japonica var. 'Girard's Fuchsia'	#2 Pot
Small Shrubs	EUOF	Creeping Euonymus	Euonymus fortunei var. 'Emerald Gaiety'	#1 Pot
	ILEX	Japanese False Holly	Ilex crenata convexa	#1 Pot
	NAN	Heavenly Bamboo	Nandina domestica var. 'Plum Passion'	#5 Pot
Ground Covers	COTO	Trailing Cottoneaster	Cottoneaster dammeri	#5P4 Pot
Perennials & Grasses	AUBR	Rock Cress	Aubreta deltoidea var. 'Blue Carpet'	#5P5 Pot
	SEA	Seasonal Annual Flowers	Various	#5P5 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




LARGE DECIDUOUS SHADE TREE




LARGE AND SMALL CONIFEROUS TREES



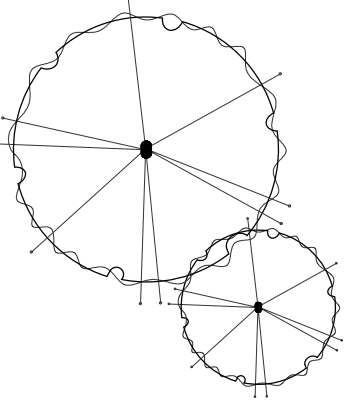
LARGE SHRUB




MEDIUM SHRUB



SMALL SHRUB



SMALL ORNAMENTAL DECIDUOUS TREES



GROUND COVER & PERENNIALS