

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-2.0	PARKADE FLOOR PLAN
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	LEVEL 5 FLOOR PLAN
A-2.6	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

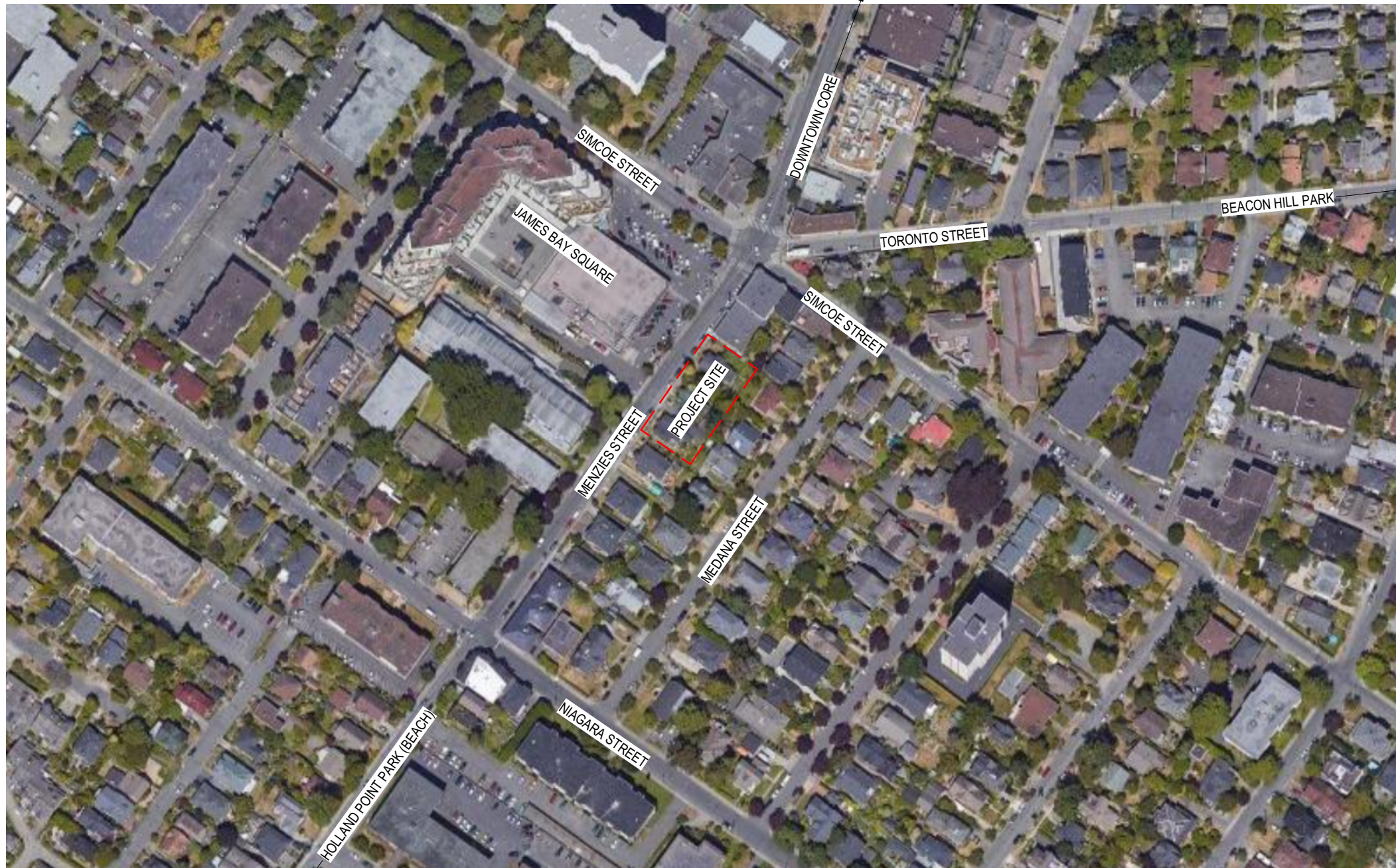
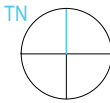
CIVIL DRAWINGS

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

LANDSCAPE DRAWINGS

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

LOCATION PLAN



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Revisions

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May 29, 2023

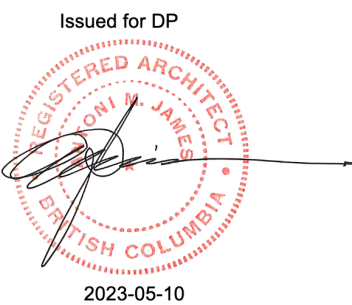
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MIKE GERIC
CONSTRUCTION

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

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131 MENZIES ST.

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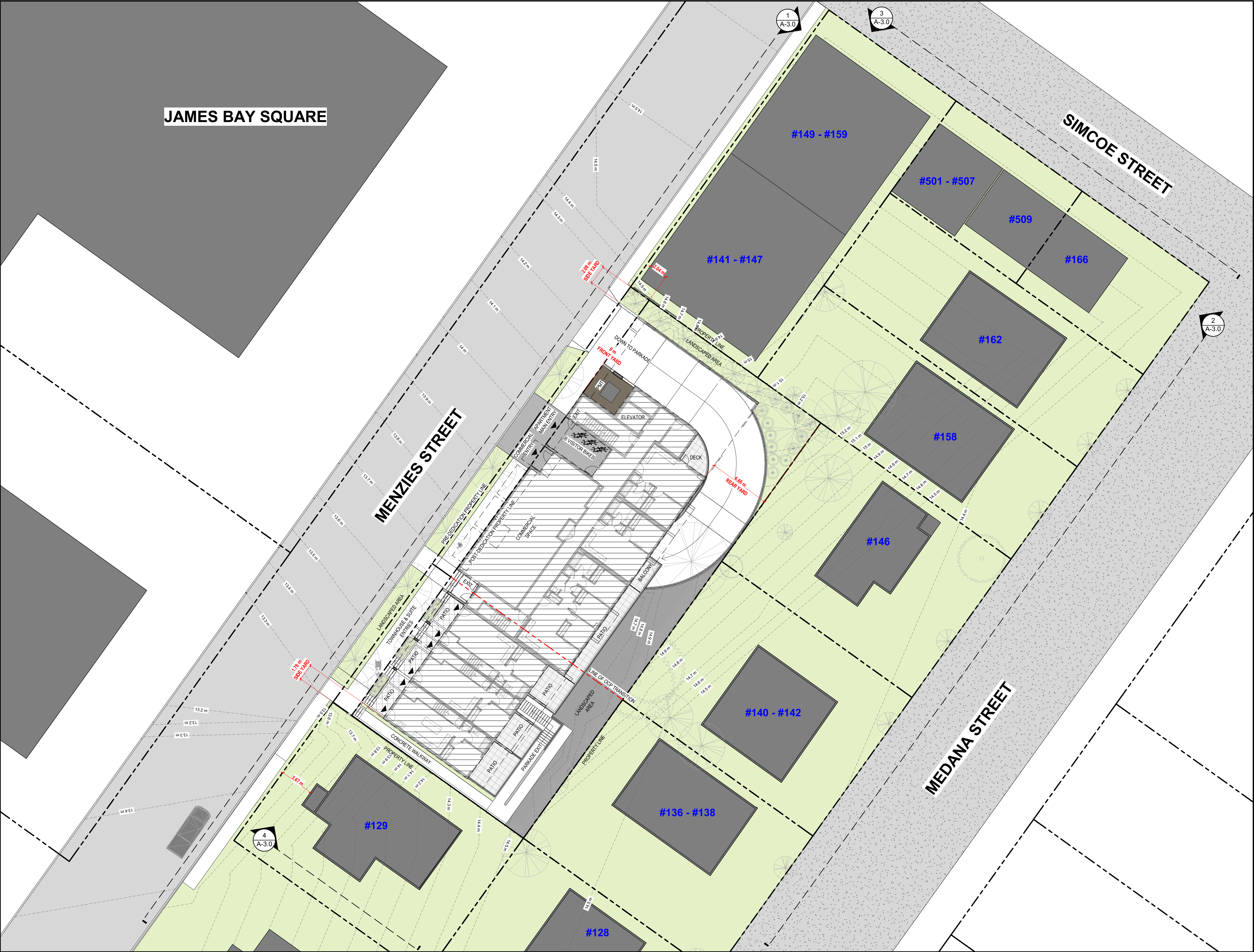
COVER SHEET

A-0.1

JOB No.: 2210

SCALE: 1 : 1

DATE: MAY 9 2023



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		AREA SCHEDULE - FSR TOWNHOUSES	
Level	Area	Level	Area
L1	383.1 m²	L1	159.4 m²
L2	507.3 m²	L2	201.8 m²
L3	507 m²	L3	207.4 m²
L4	505.6 m²	Grand total	568.5 m²
L5	505.6 m²		
Grand total	2408.7 m²		
CLASSIFICATION:	EXISTING = R-2	REZONED	
AVERAGE GRADE:	14.24m GEO		
	ALLOWABLE	PROPOSED	
SITE COVERAGE:	497m² (40%)	907 m² (72.9%)	
OPEN SPACE	373m² (30%)	408 m² (32.8%)	
FSR - COMBINED:	0.5 - 1.0	2.39	
FSR - APRT (LOT 22+23):		2.91	
FSR - TH (LOT 24):		1.37	
BUILDING HEIGHT APARTMENT:		19.00m	
BUILDING HEIGHT TOWNHOUSES:	7.6m	11.00m	
NUMBER OF STOREYS APARTMENT:		5	
NUMBER OF STOREYS TOWNHOUSES:		3	
SETBACKS	REQUIRED	PROVIDED	
FRONT YARD:	7.50m / 1.63m (AVG SIDE LOTS)	0.00m	
REAR YARD:	10.70m	6.66m	
SIDE YARD (NORTH):	3.00m / 1.50m MIN	2.08m	
SIDE YARD (SOUTH):	3.00m / 1.50m MIN	1.78m	
COMBINED SIDE YARDS:	4.5m	3.86m	
RESIDENTIAL CAR & BICYCLE PARKING SPACES		REQUIRED	PROVIDED
		CAR	BIKE
< 45m²	(0.2/UNIT & 1.0/UNIT) x	25	5
45-70m²	(0.5/UNIT & 1.25/UNIT) x	15	8
> 70m²	(0.75/UNIT & 1.25/UNIT) x	1	1
TOWNHOUSE	(1/UNIT & 0/UNIT) x	3	3
VISITORS	(0.1/UNIT & 6/BLDG) x	43	4
TOTAL UNITS	43	21	51
ACCESSIBLE PARKING SPACES		1 (VAN)	1 (VAN)
TOTAL UNITS BY AREA UNDER 45m² (AREA FOR PARKING CALCULATION)		TOTAL UNITS BY AREA 45m² TO 70m² (AREA FOR PARKING CALCULATION)	
UNIT TYPE	AREA	UNIT TYPE	AREA
STUDIO	28.9 m²	2 BEDROOM	57.7 m²
28.9 m²: 2	57.7 m²: 2	2 BEDROOM	57.8 m²
STUDIO	29.7 m²	57.8 m²: 3	
29.7 m²: 2	30.1 m²	2 BEDROOM	57.9 m²
STUDIO	30.1 m²	57.9 m²: 3	
30.1 m²: 2	31.4 m²	2 BEDROOM	61.2 m²
STUDIO	31.4 m²	61.2 m²: 2	
31.4 m²: 2	39.7 m²	2 BEDROOM	61.4 m²
1 BEDROOM	39.7 m²	61.4 m²: 2	
39.7 m²: 1	40.9 m²	2 BEDROOM	64 m²
1 BEDROOM	40.9 m²	64 m²: 2	
40.9 m²: 1	41.3 m²	3 BEDROOM	74.1 m²
1 BEDROOM	41.3 m²	74.1 m²: 1	
41.3 m²: 1	41.7 m²	TOTAL UNIT COUNT: 15	
1 BEDROOM	41.7 m²		
41.7 m²: 1	42.2 m²	TOTAL UNITS BY AREA GREATER THAN 70m² (AREA FOR PARKING CALCULATION)	
42.2 m²: 8	42.5 m²	UNIT TYPE	Area
1 BEDROOM	42.5 m²		
42.5 m²: 4	43.4 m²	3 BEDROOM	74.1 m²
1 BEDROOM	43.4 m²	74.1 m²: 1	
43.4 m²: 1	TOTAL UNIT COUNT: 25	TOTAL UNIT COUNT: 1	

1 | SITE PLAN
1 : 200

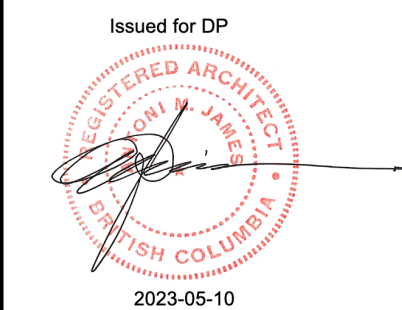
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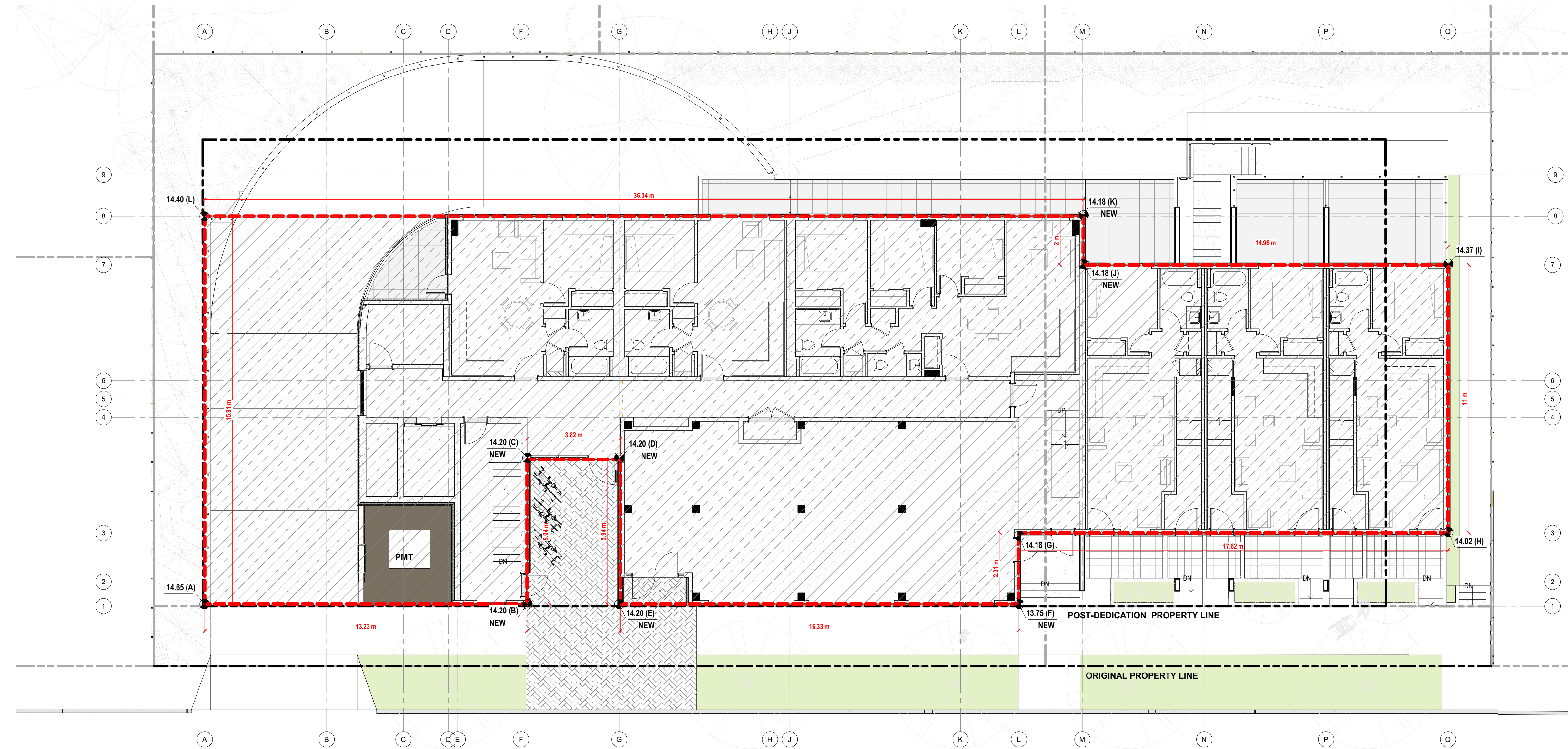
SITE PLAN

A-1.0

JOB No.: 2210

SCALE: As indicated

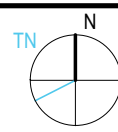
DATE: 2023-03-14



AVERAGE GRADE CALCULATION

POINTS	1ST POINT		2ND POINT	/ 2		LENGTH	TOTAL
A - B	14.65	+	14.2	14.43	X	13.2	190.41
B - C	14.2	+	14.2	14.2	X	6.0	83.78
C - D	14.2	+	14.2	14.2	X	3.6	53.96
D - E	14.2	+	14.2	14.2	X	6.0	83.78
E - F	14.2	+	13.75	13.98	X	16.3	227.79
F - G	13.75	+	14.18	13.97	X	2.9	40.50
G - H	14.18	+	14.02	14.10	X	17.6	248.16
H - I	14.02	+	14.37	14.20	X	11	156.15
I - J	14.37	+	14.18	14.28	X	15.0	214.13
J - K	14.18	+	14.18	14.18	X	2.0	28.36
K - L	14.18	+	14.4	14.29	X	36	514.44
L - A	14.4	+	14.65	14.53	X	15.9	230.95
TOTALS						145.5	2072.40
AEG							14.24

1 | AVERAGE GRADE PLAN
1 : 100



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

VISUAL SCALE 1:100 @ Arch D

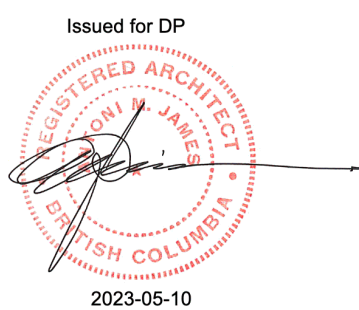
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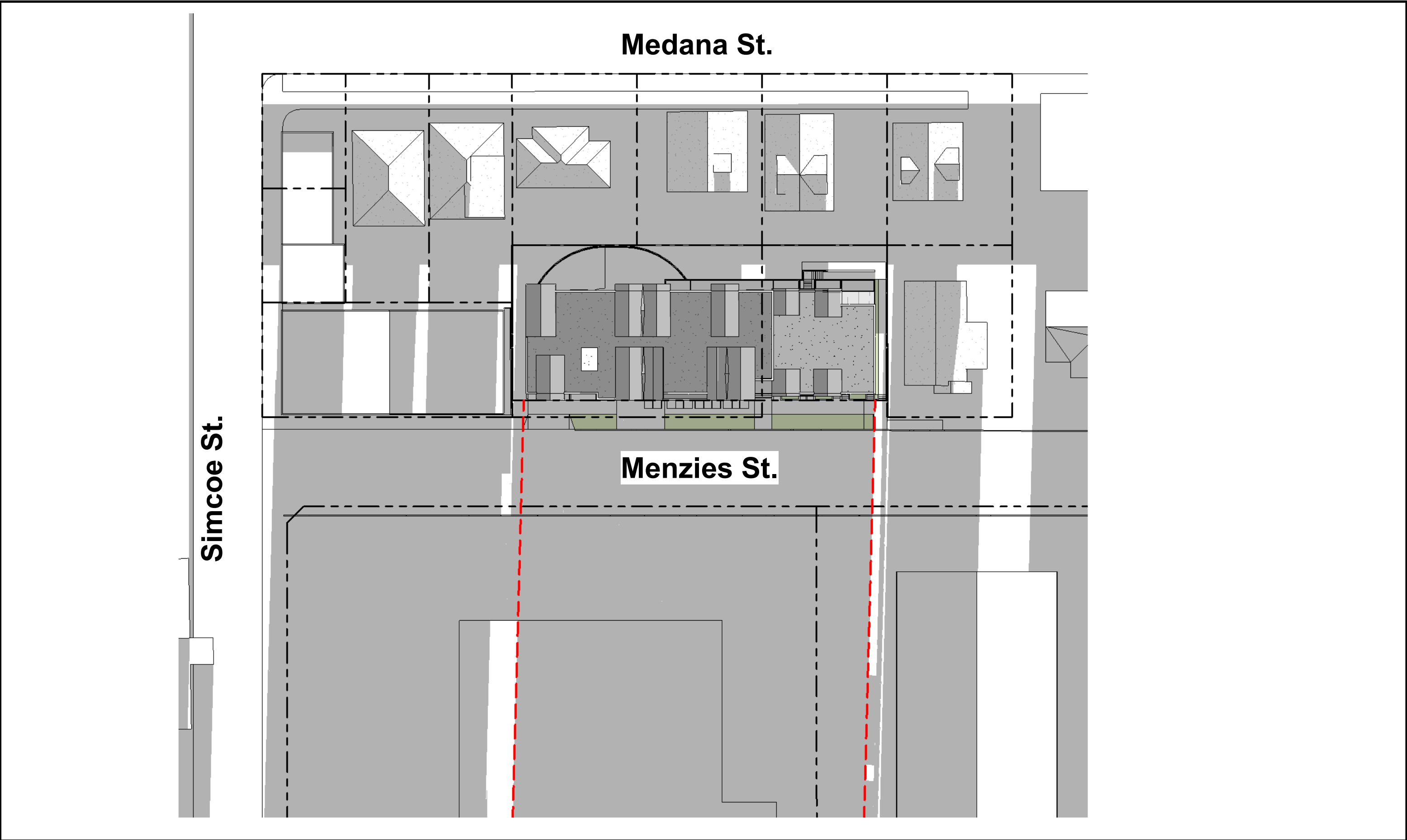
AVERAGE GRADE PLAN

A-1.3

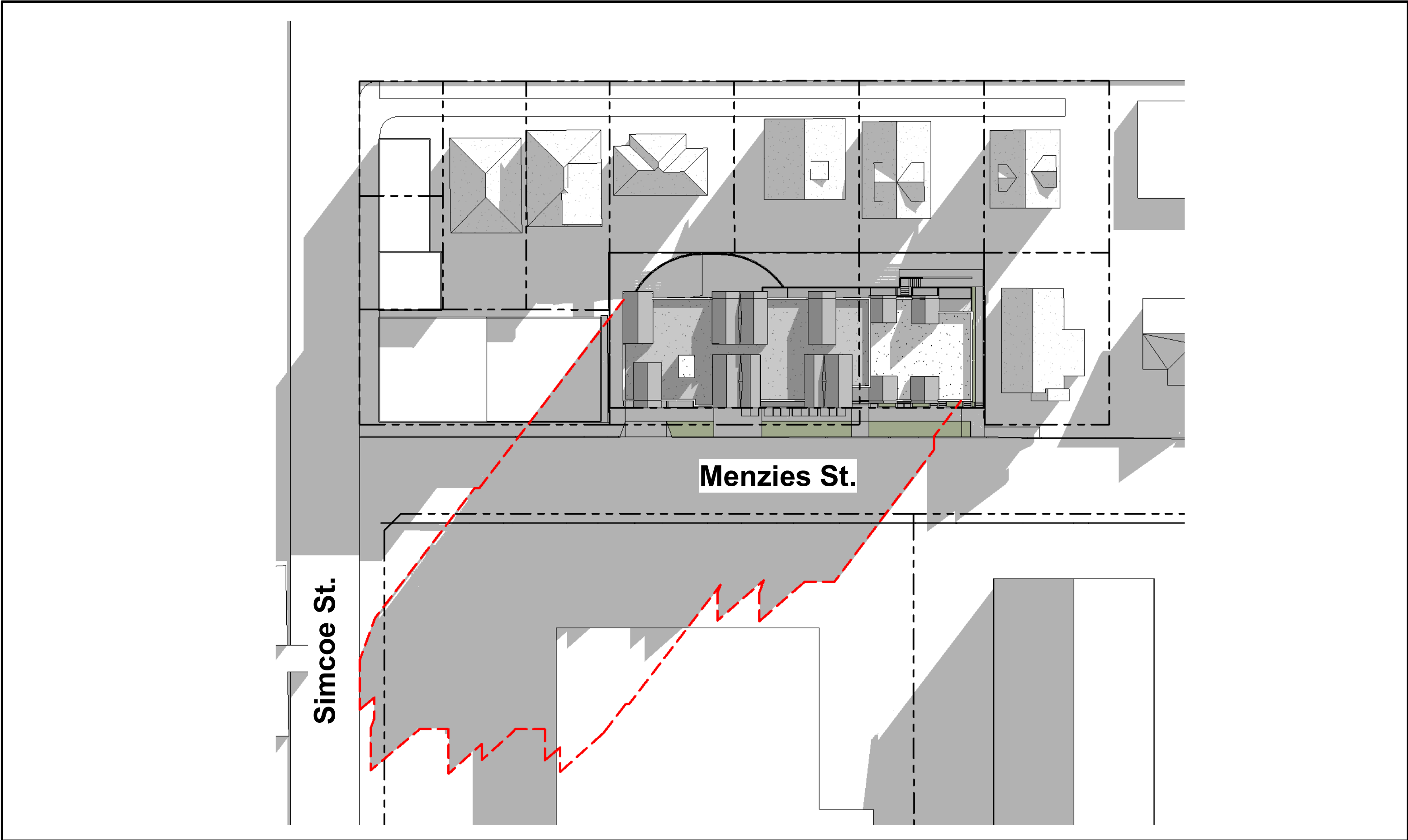
JOB No.: 2210

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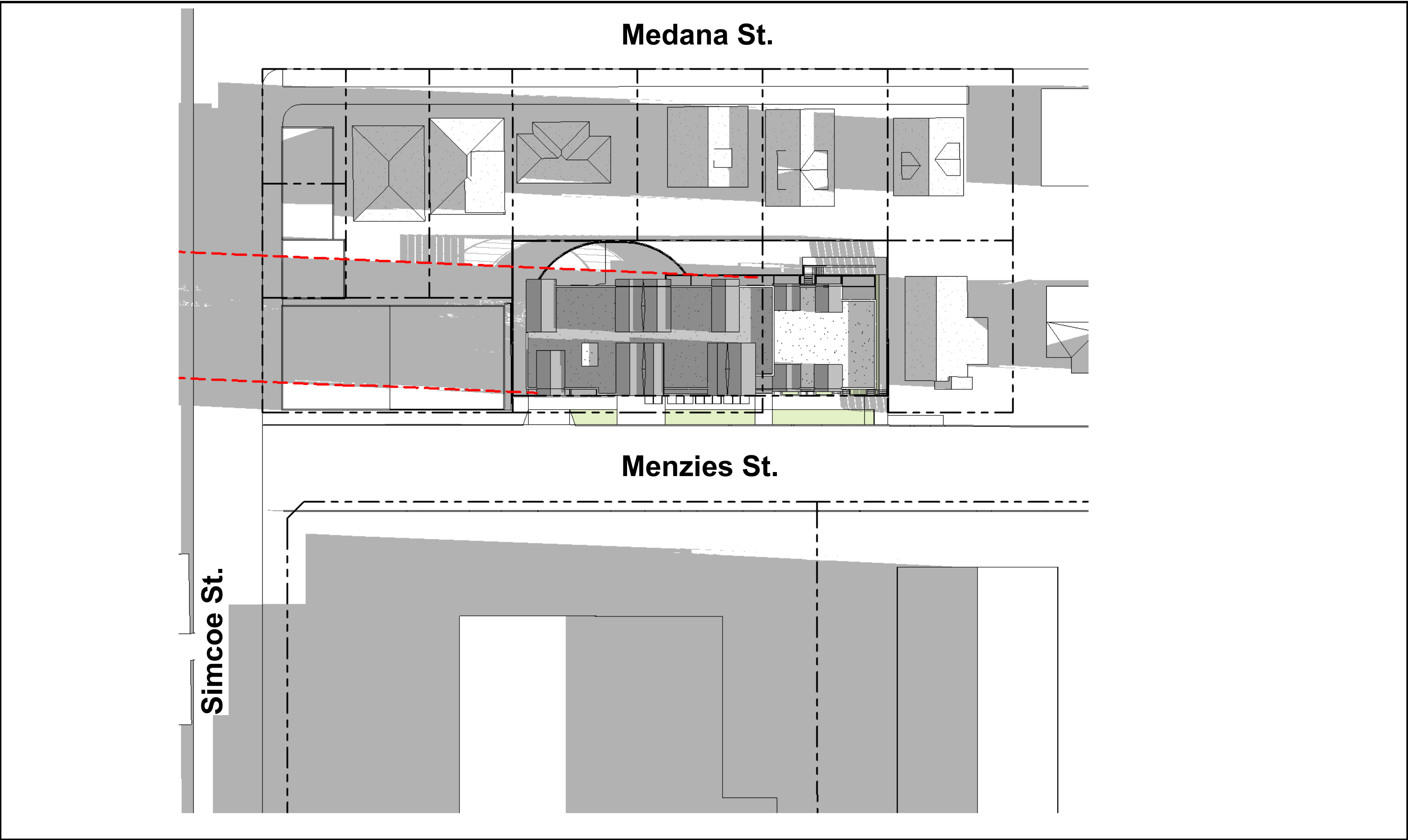
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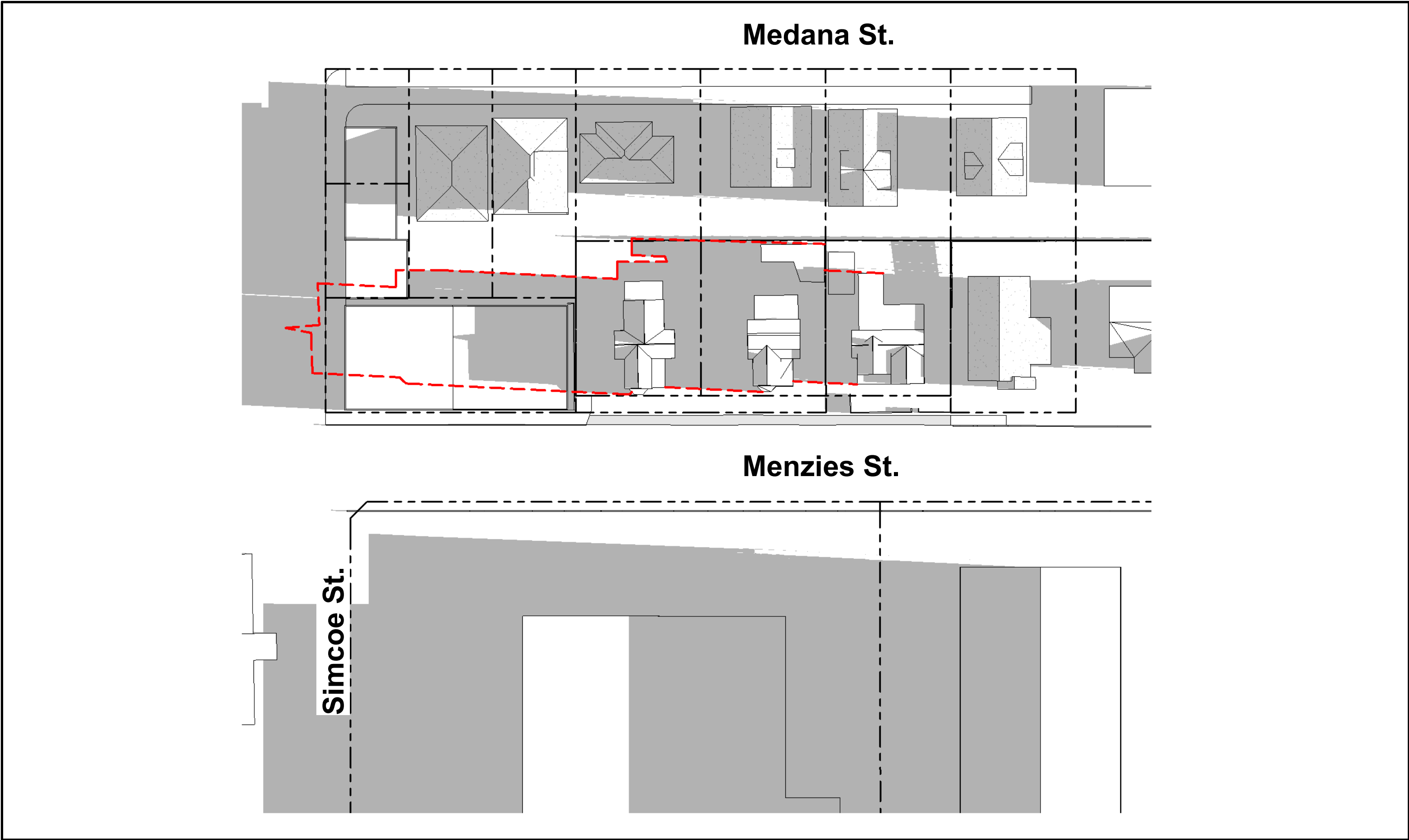
1 | SHADOW STUDY - WINTER SOLTICE - 8am
1 : 500



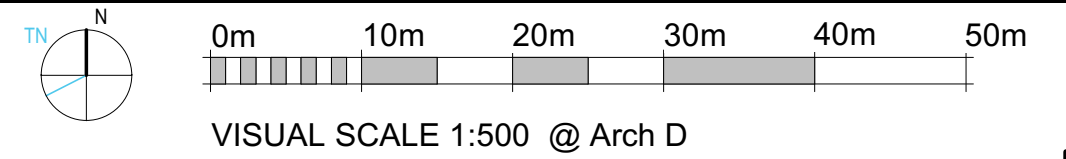
2 | SHADOW STUDY - WINTER SOLTICE - NOON
1 : 500



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

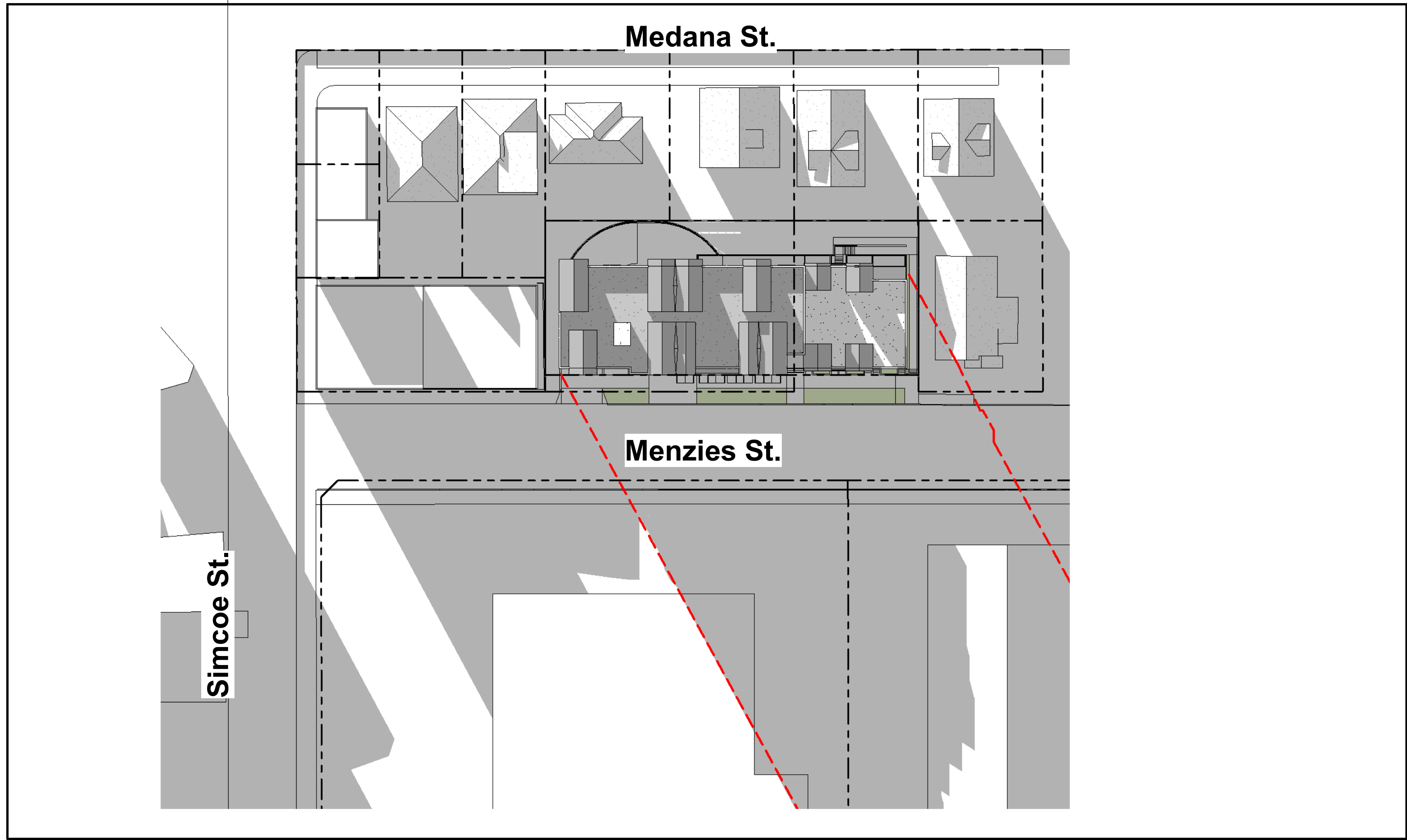


4 | EXISTING SHADOW STUDY - WINTER SOLTICE - 4pm
1 : 500

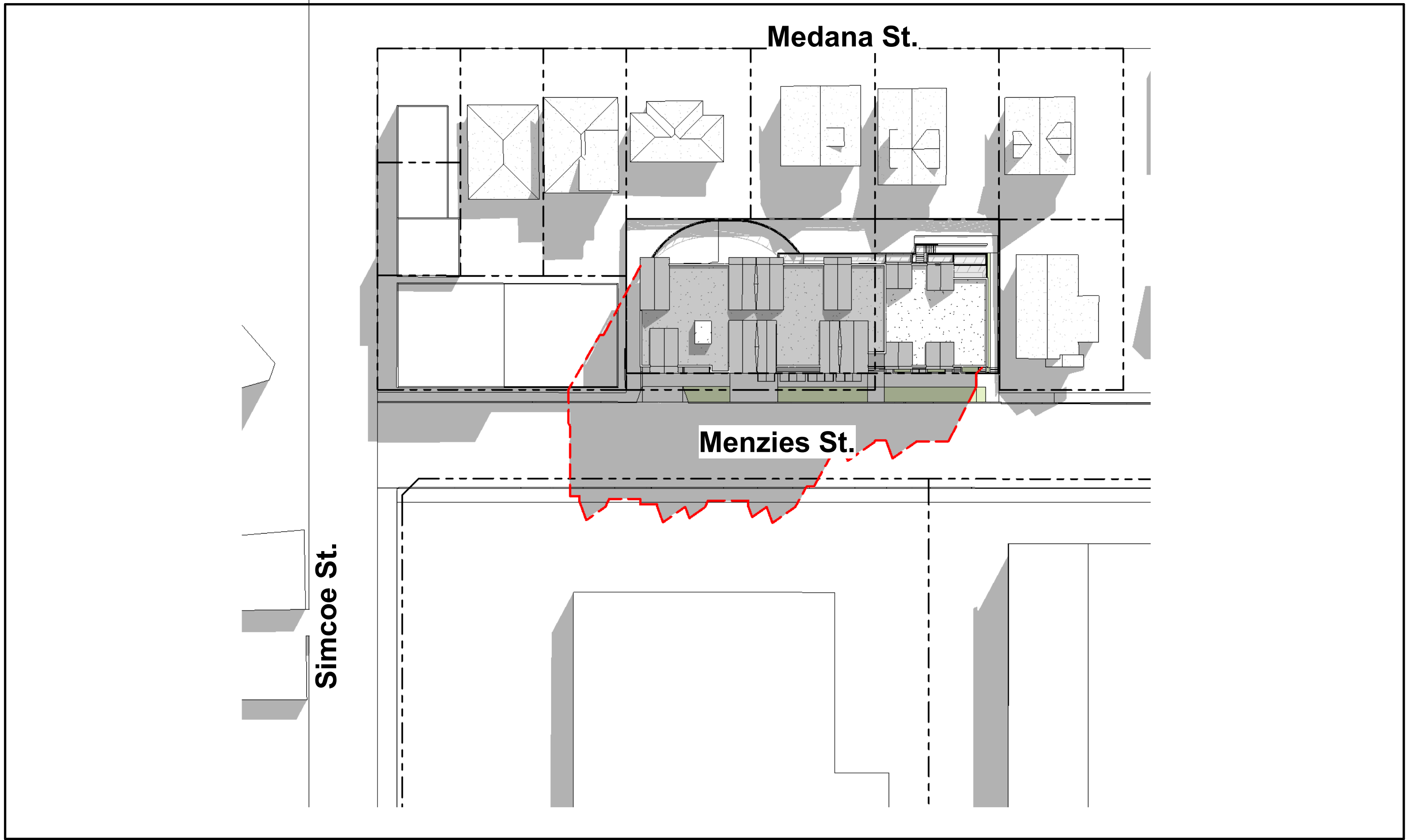


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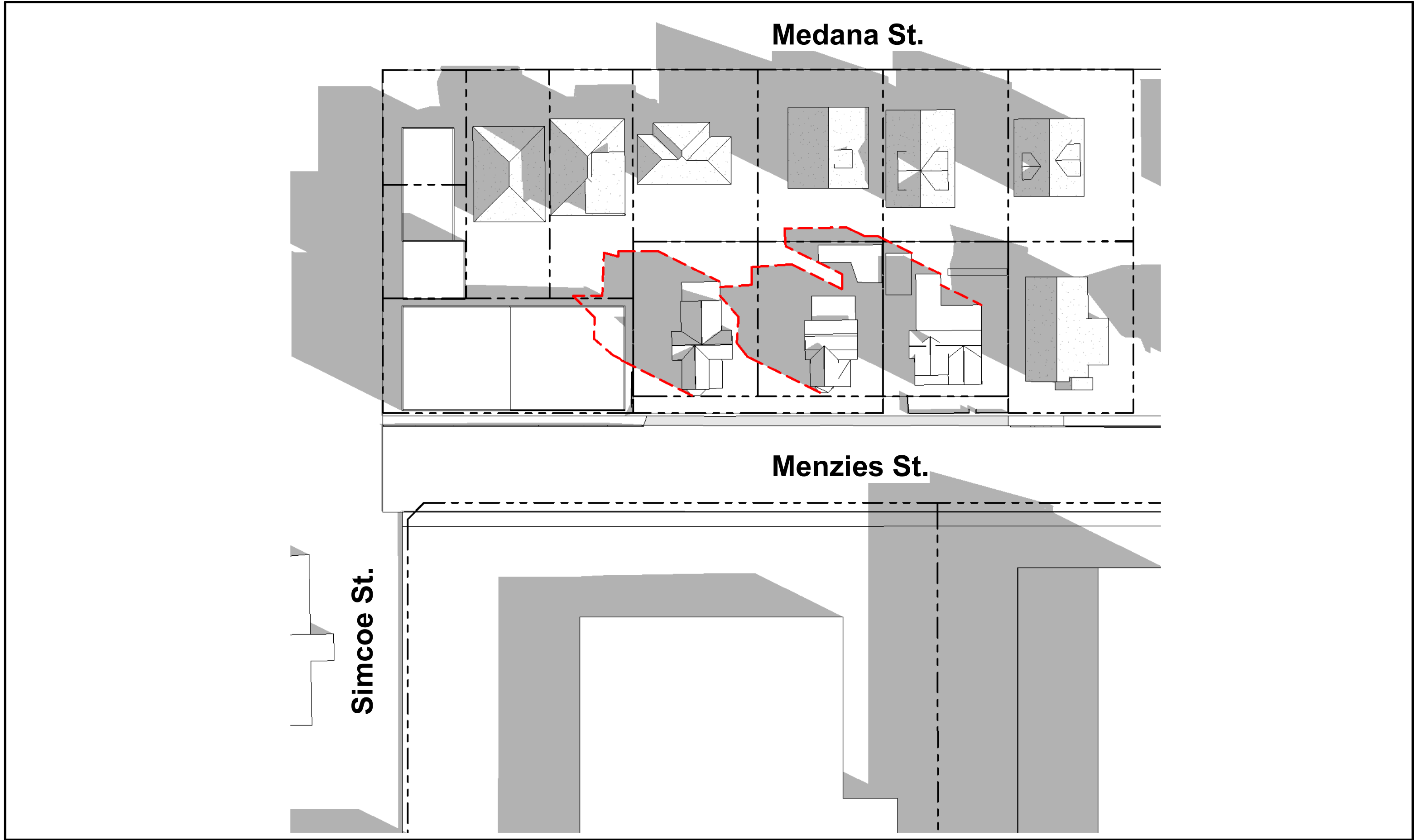
1 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 8am
1 : 500



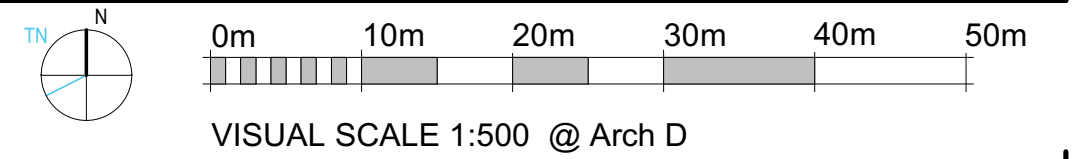
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1 : 500

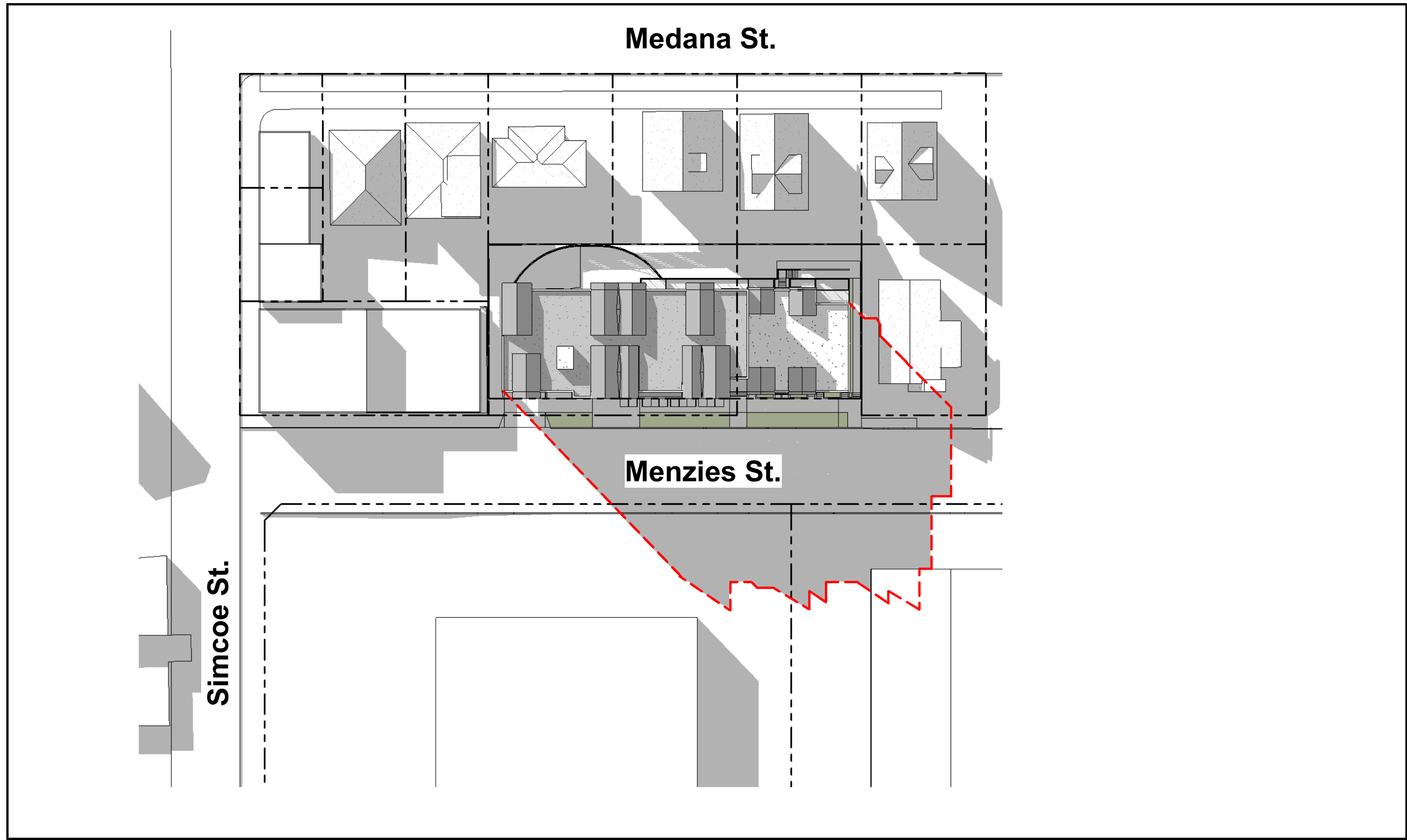


3 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 5pm
1 : 500

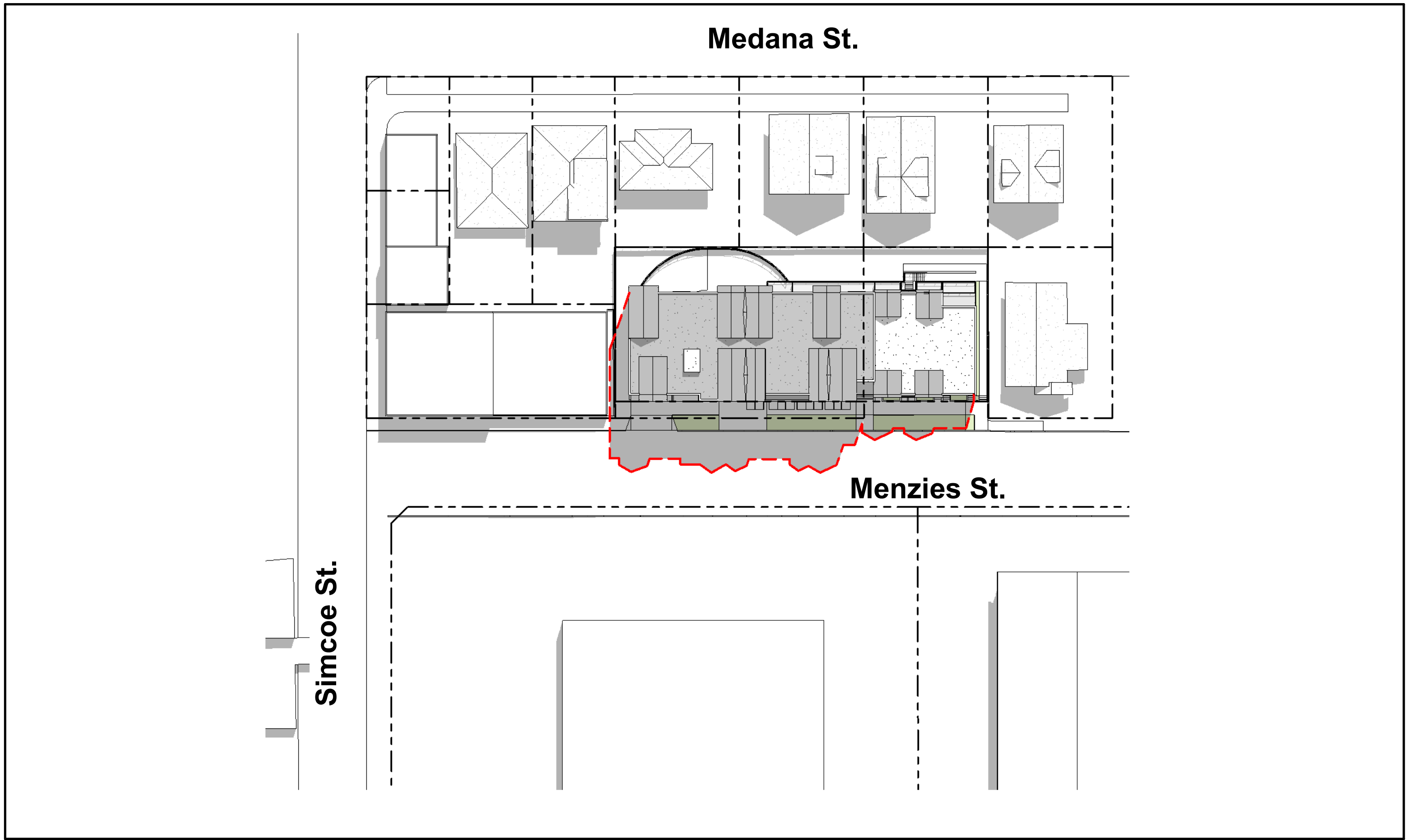


4 | EXISTING SHADOW STUDY - EQUINOX - 5pm
1 : 500

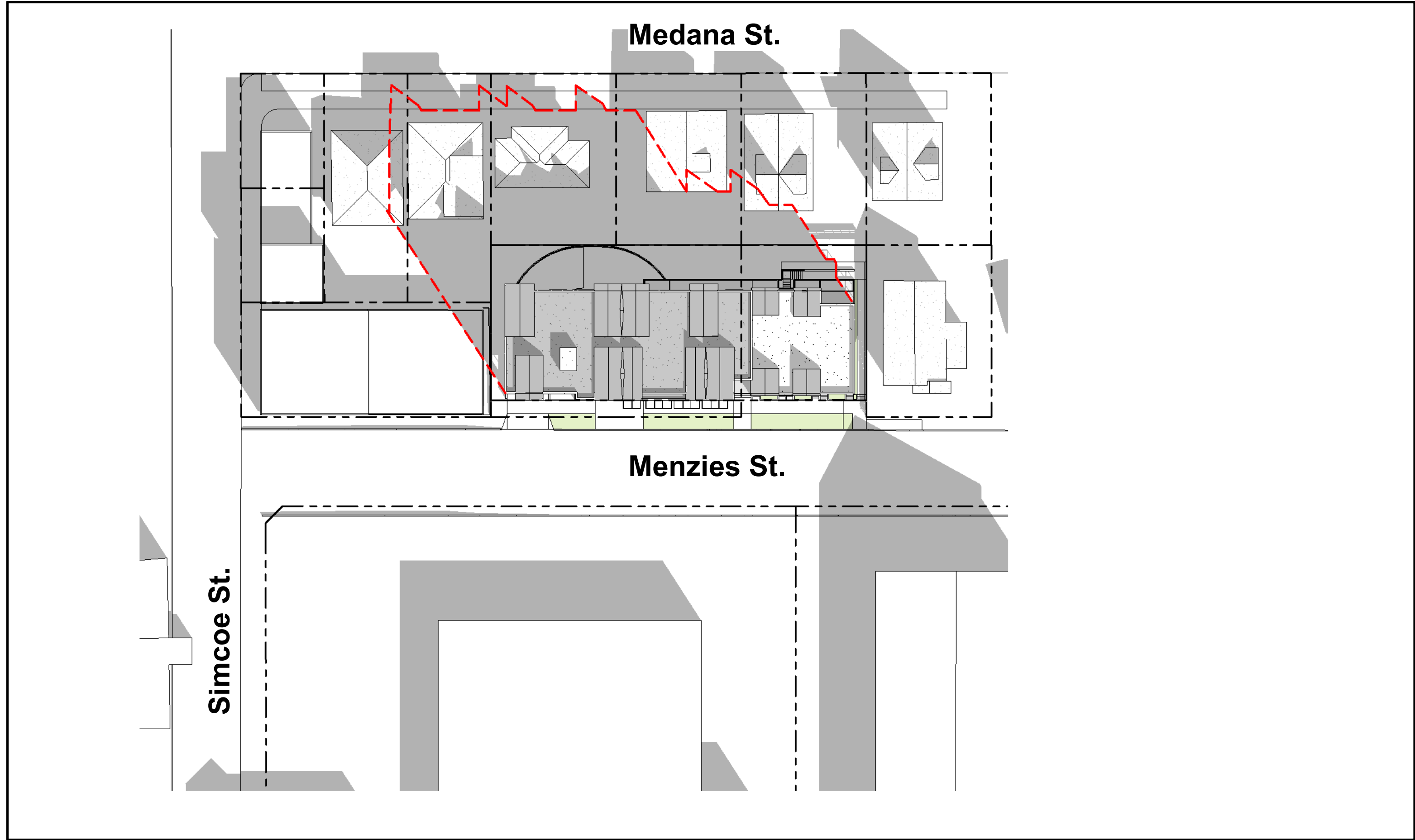




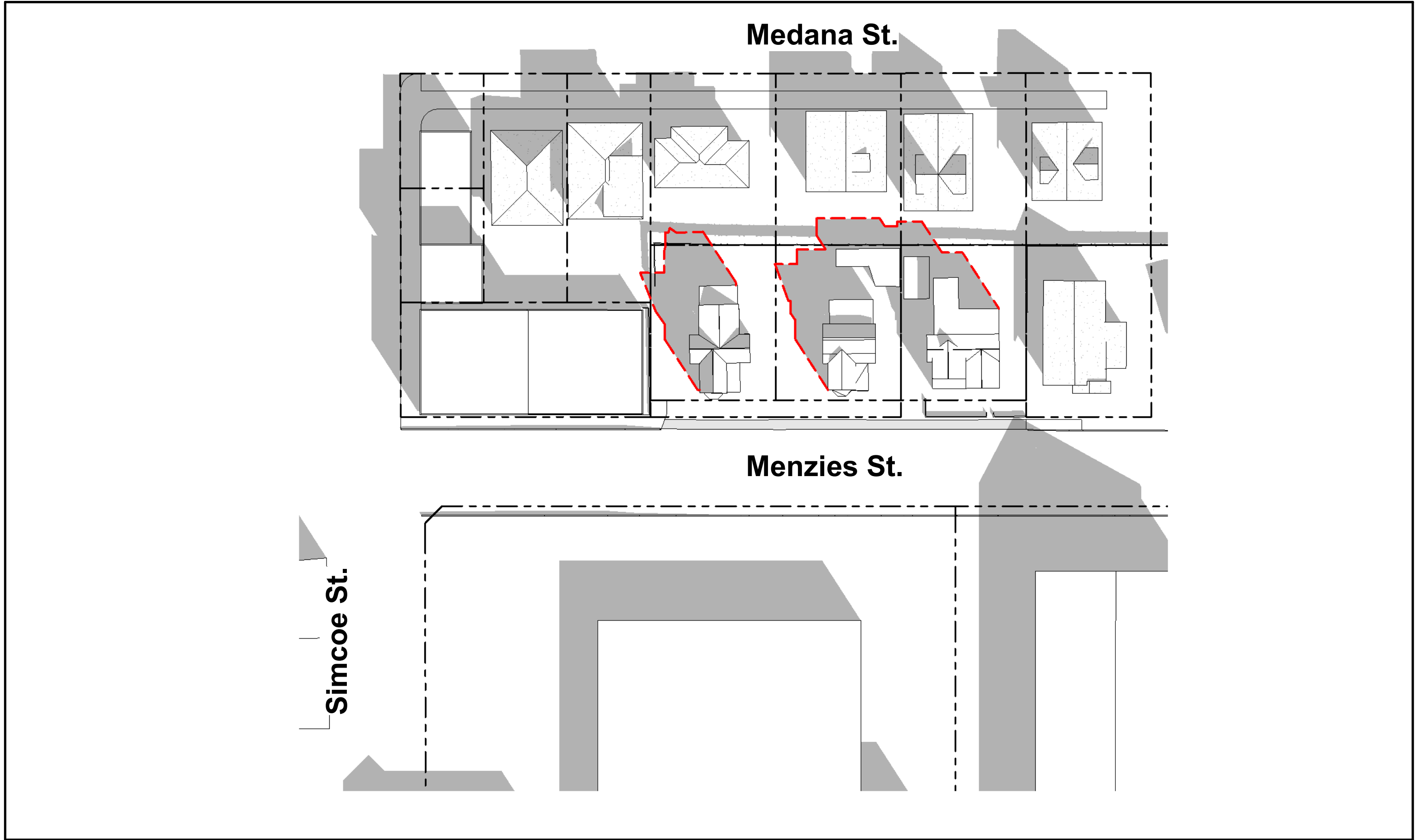
1 | SHADOW STUDY - SUMMER SOLTICE - 8am
1 : 500



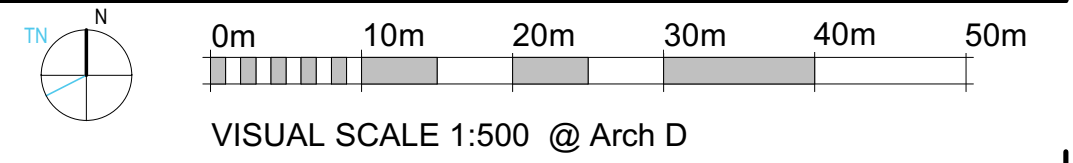
2 | SHADOW STUDY - SUMMER SOLTICE - NOON
1 : 500



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

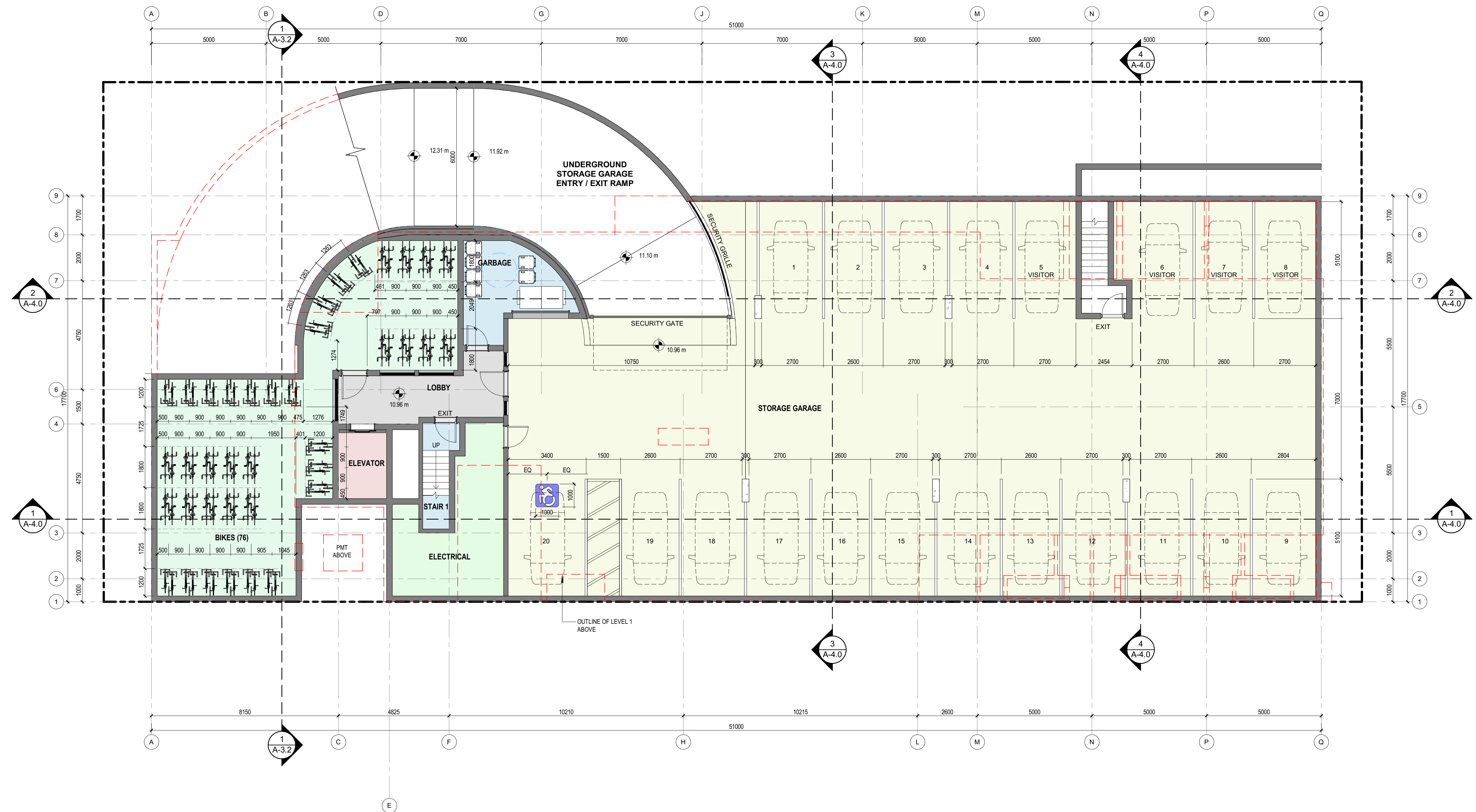


4 | EXISTING SHADOW STUDY - SUMMER SOLTICE - 6pm
1 : 500



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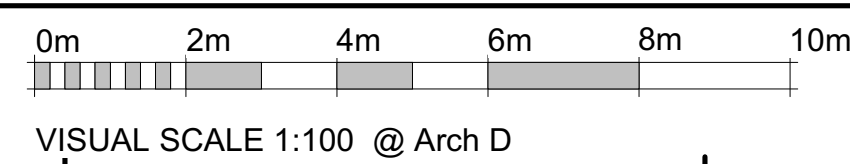


1 | PARKADE FLOOR PLAN
1 : 100

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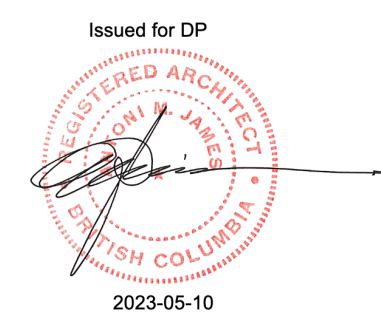
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VISUAL SCALE 1:100 @ Arch D

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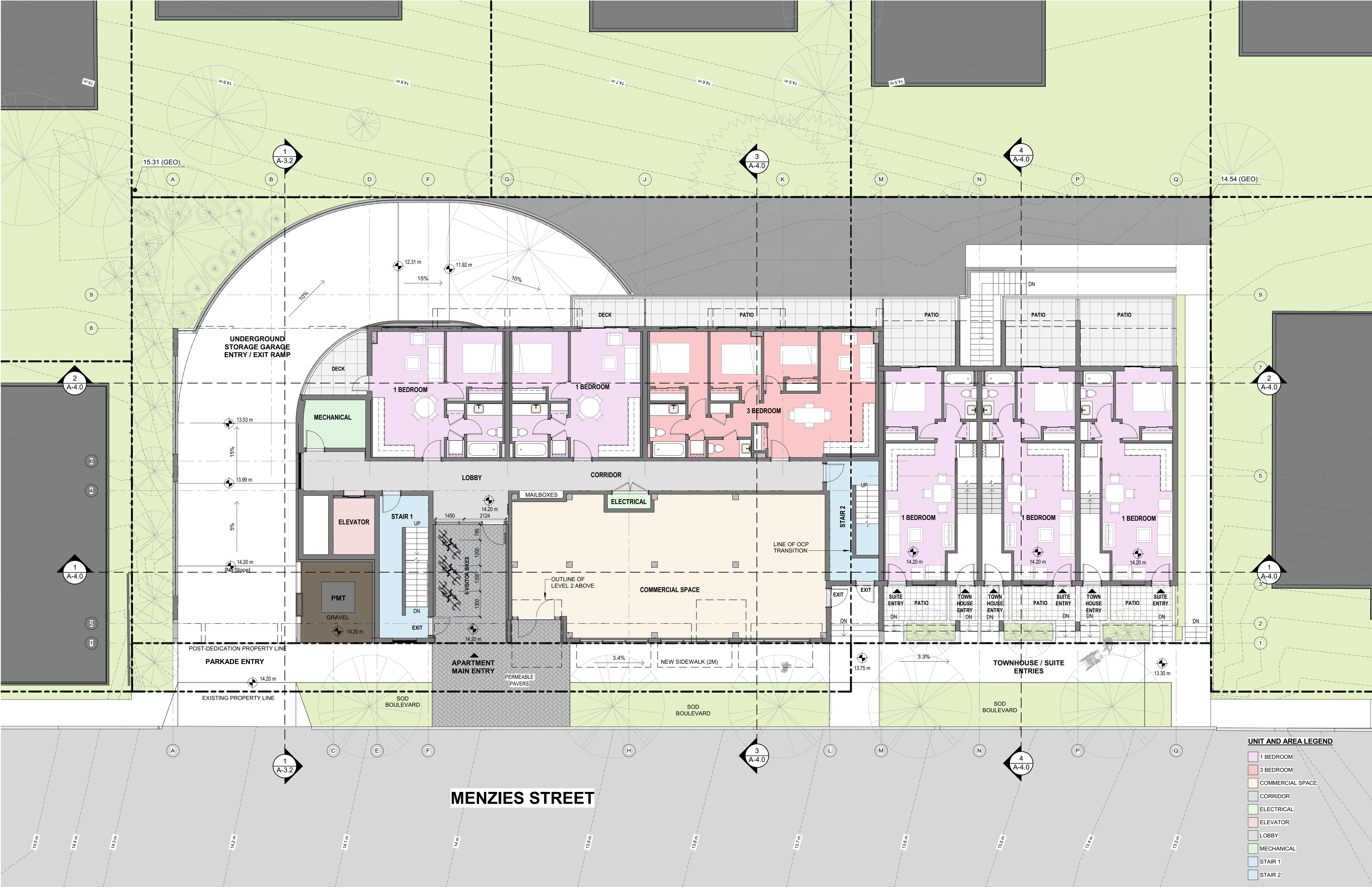
PARKADE FLOOR PLAN

JOB No.: 2210

SCALE: 1 : 100

A-2.0

DATE: 02/05/22

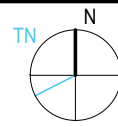


UNIT AND AREA LEGEND

- 1 BEDROOM
- 3 BEDROOM
- COMMERCIAL SPACE
- CORRIDOR
- ELECTRICAL
- ELEVATOR
- LOBBY
- MECHANICAL
- STAIR 1
- STAIR 2

1 | L1 FLOOR PLAN

1:100



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

VISUAL SCALE 1:100 @ Arch D

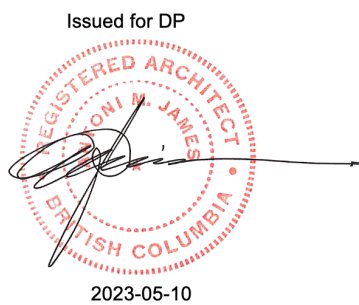
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LEVEL 1 FLOOR PLAN

JOB No.: 2210

SCALE: 1:100

A-2.1

DATE: 2022-10-05

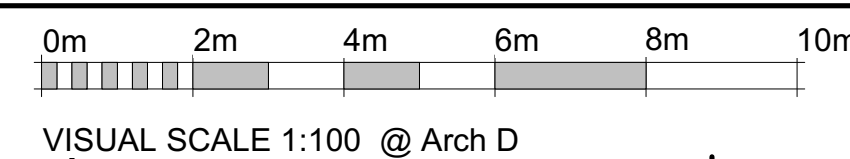


1 | L2 FLOOR PLAN
1:100

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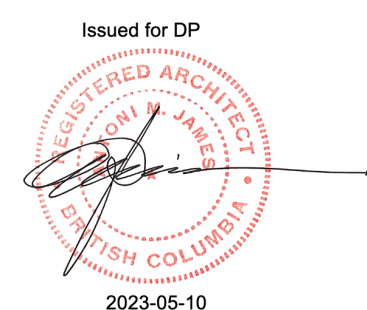
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VISUAL SCALE 1:100 @ Arch D

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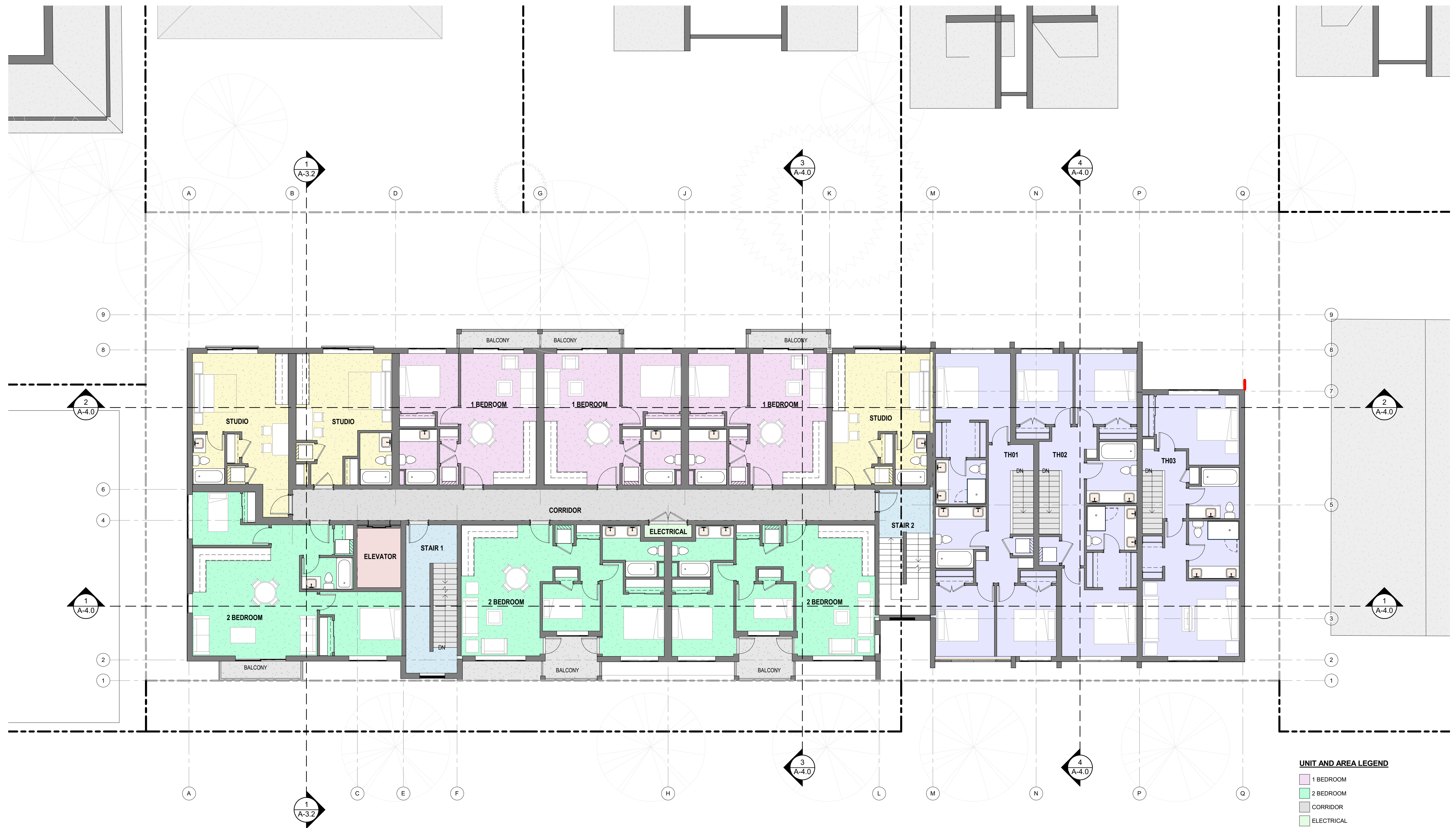
LEVEL 2 FLOOR PLAN

JOB No.: 2210

SCALE: 1:100

A-2.2

DATE: 2023-03-14



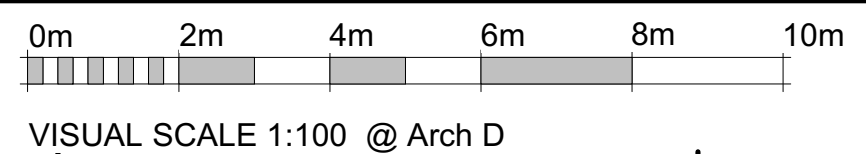
- UNIT AND AREA LEGEND**
- 1 BEDROOM
 - 2 BEDROOM
 - CORRIDOR
 - ELECTRICAL
 - ELEVATOR
 - STAIR 1
 - STAIR 2
 - STUDIO
 - TH01
 - TH02
 - TH03

1 | L3 FLOOR PLAN
1 : 100

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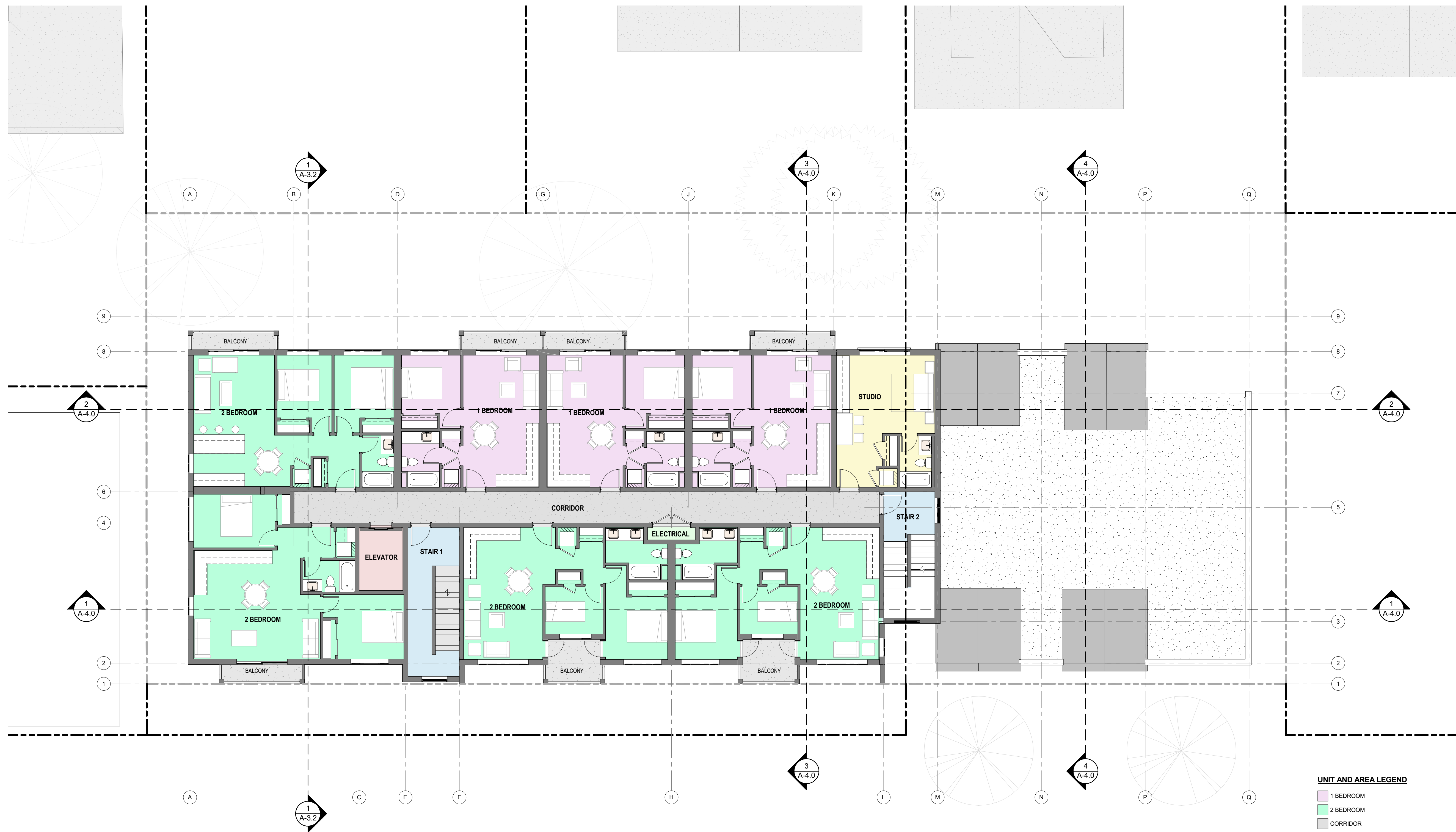
LEVEL 3 FLOOR PLAN

JOB No.: 2210

SCALE: 1 : 100

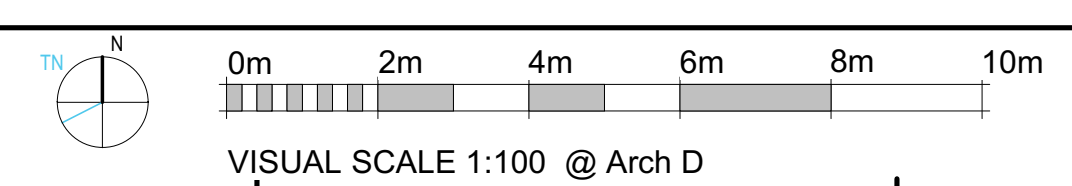
A-2.3

DATE: 02/05/22



- UNIT AND AREA LEGEND**
- 1 BEDROOM
 - 2 BEDROOM
 - CORRIDOR
 - ELECTRICAL
 - ELEVATOR
 - STAIR 1
 - STAIR 2
 - STUDIO

1 | L4 FLOOR PLAN
1 : 100



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REGISTERED ARCHITECT
JAMES
BRITISH COLUMBIA

2023-05-10

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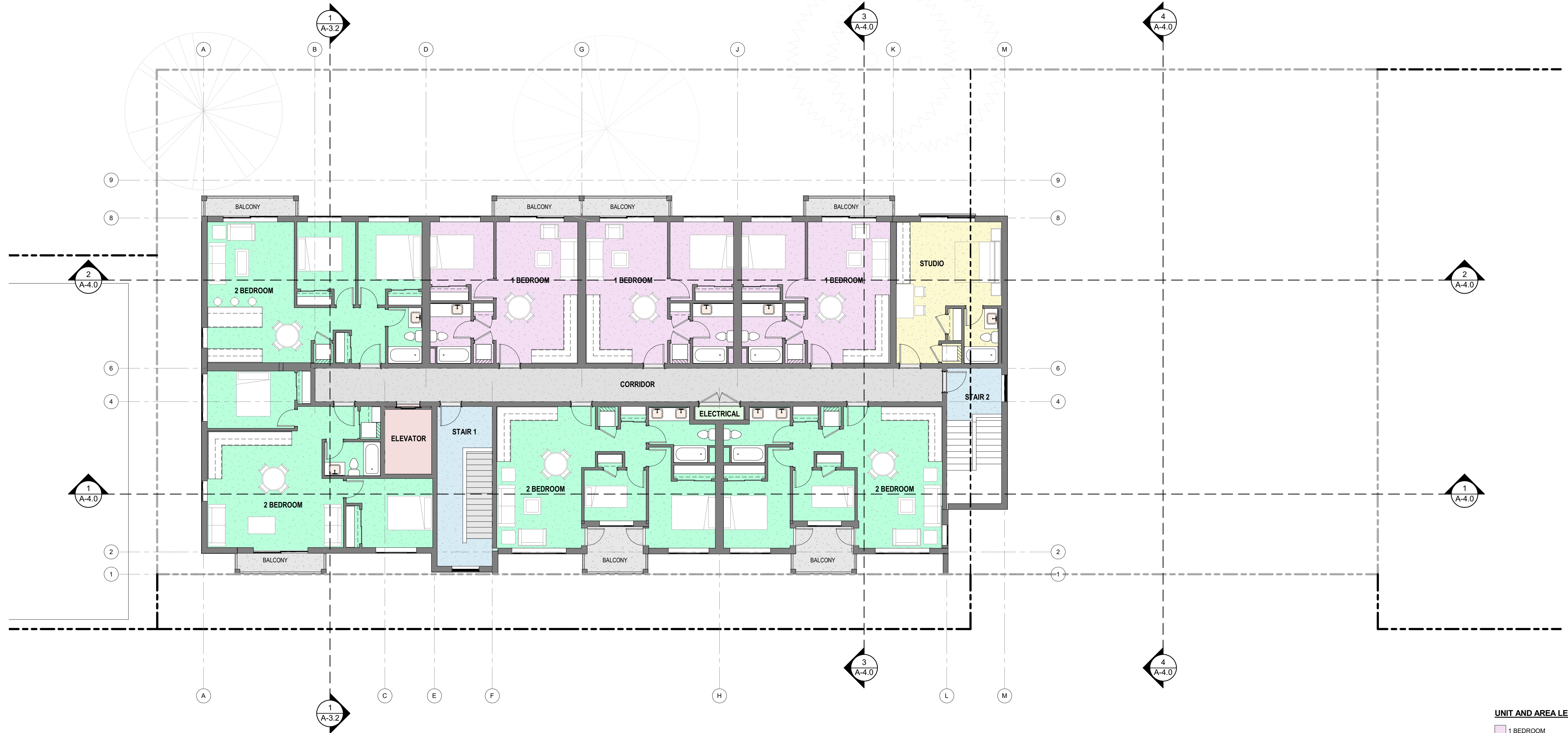
LEVEL 4 FLOOR PLAN

JOB No.: 2210

SCALE: 1 : 100

A-2.4

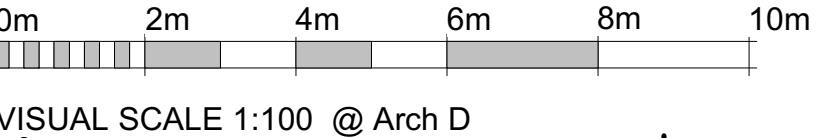
DATE: 02/05/22



UNIT AND AREA LEGEND

1 BEDROOM
2 BEDROOM
CORRIDOR
ELECTRICAL
ELEVATOR
STAIR 1
STAIR 2
STUDIO

1 | L5 FLOOR PLAN
1 : 100



VISUAL SCALE 1:100 @ Arch D

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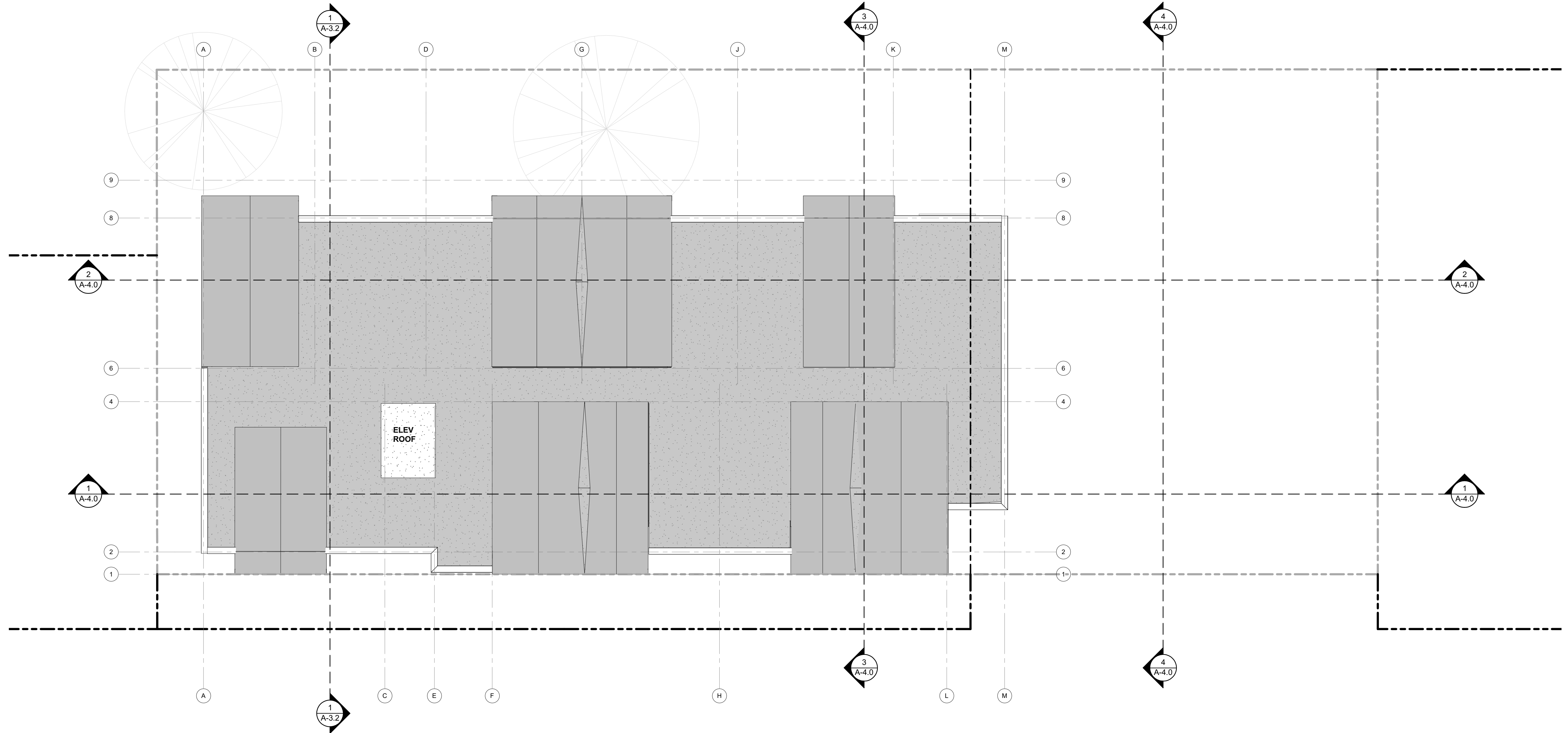
LEVEL 5 FLOOR PLAN

JOB No.: 2210

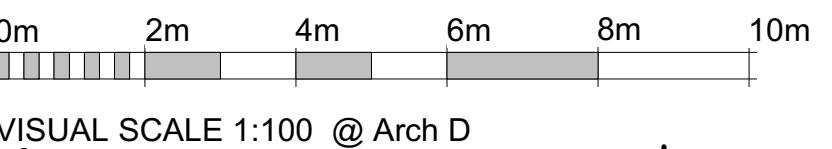
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A-2.5

DATE: 02/05/22

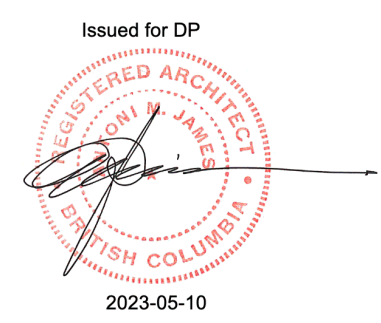


1 | ROOF PLAN
1 : 100



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

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131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

ROOF PLAN

JOB No.: 2210

SCALE: 1 : 100

A-2.6

DATE: 02/05/22



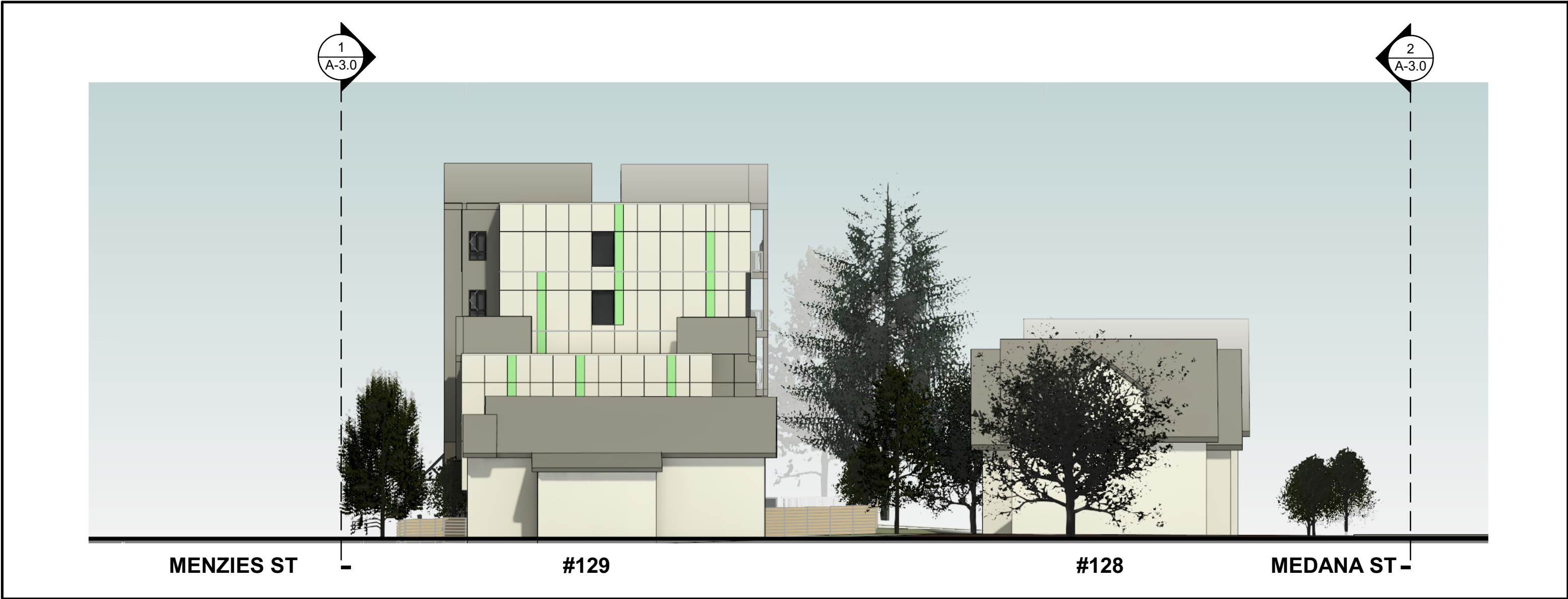
1 | MENZIES STREETSCAPE
1 : 200



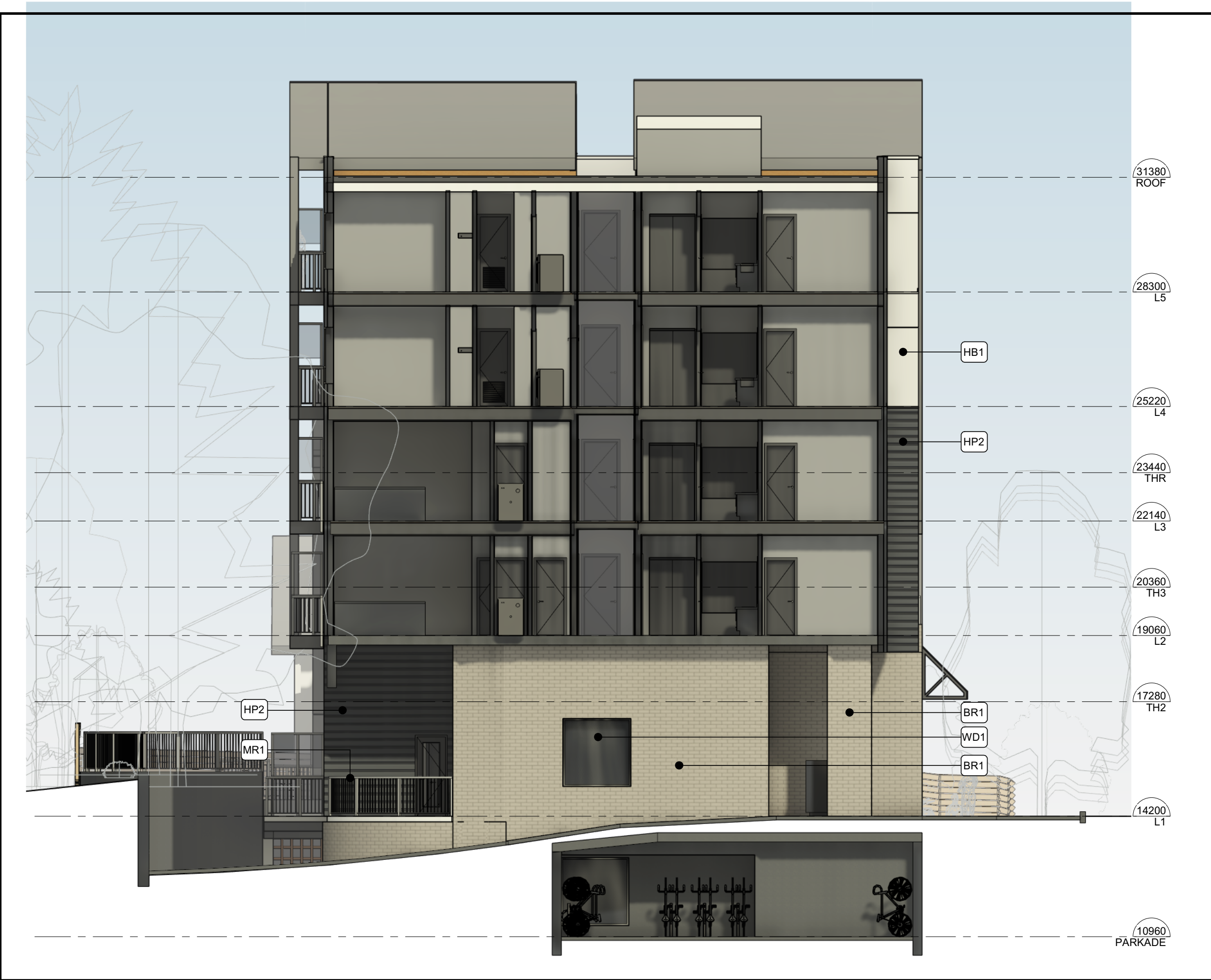
2 | MEDANA STREETSCAPE
1 : 200



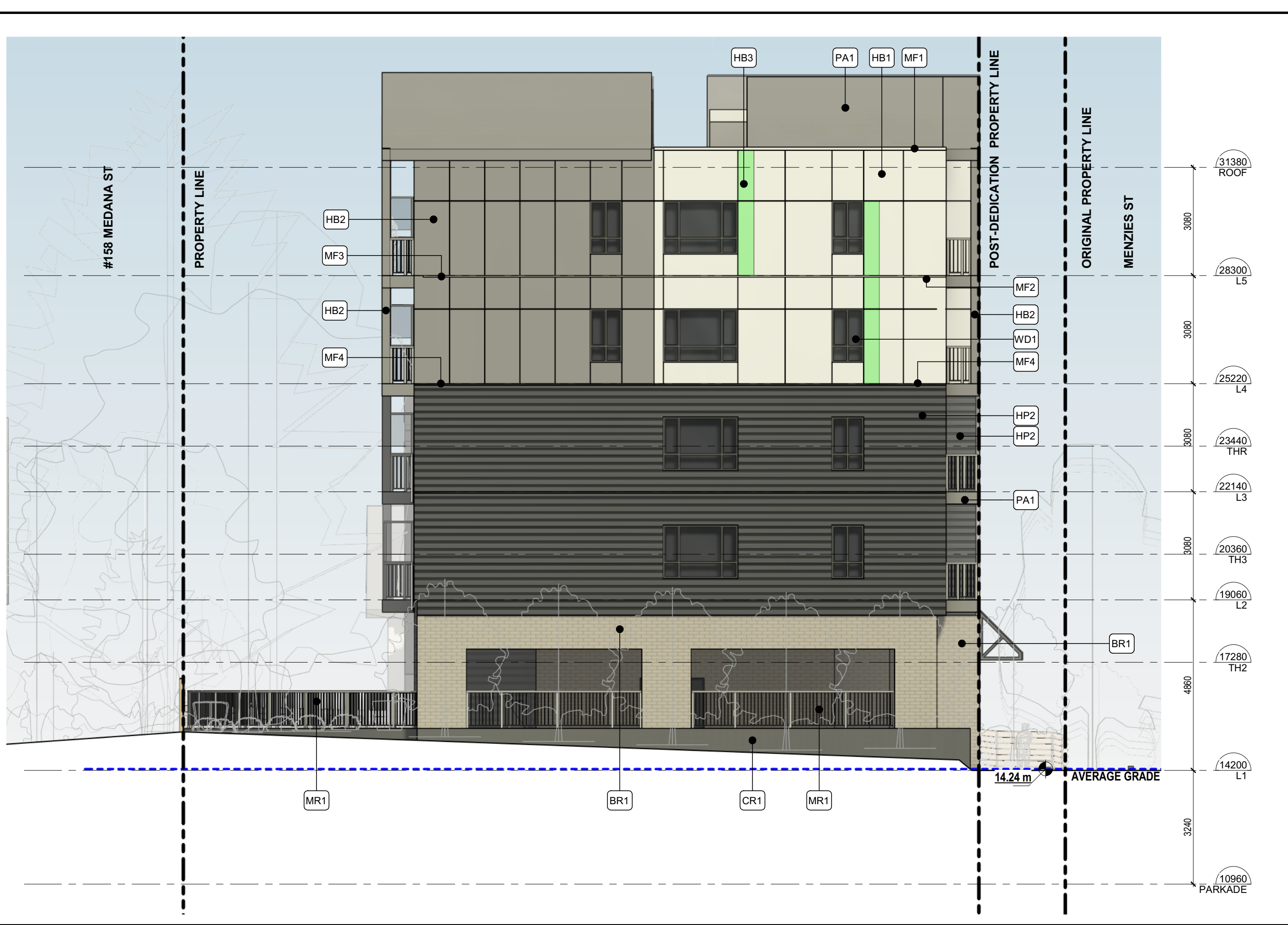
3 | SIMCOE STREETSCAPE
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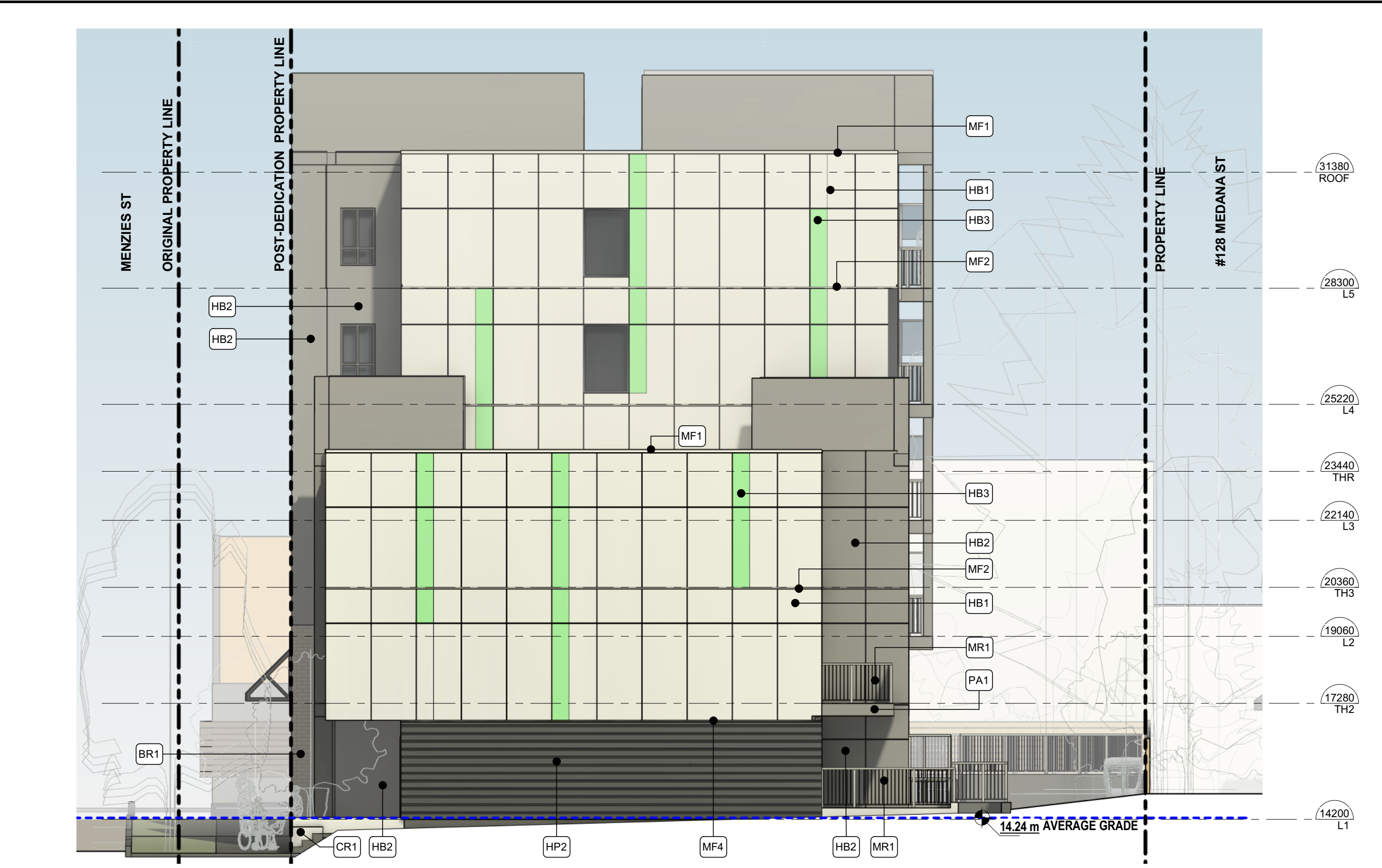
4 | #129 MENZIES / #128 MEDANA STREETSCAPE
1 : 200



1 | NORTH ELEVATION AT RAMP
1 : 100



2 | NORTH ELEVATION
1 : 100



3 | SOUTH ELEVATION
1 : 100

EXTERIOR KEY NOTES

TAG	MATERIAL - COLOR
BR1	BRICK - RUNNING BOND - SEA GREY
CR1	EXPOSED CONCRETE
CR2	CONCRETE STAIRS
HB1	HARDIE BOARD - SMOOTH - ARCTIC WHITE WITH ALUMINUM FRY REGLETS AS SHOWN
HB2	HARDIE BOARD - SMOOTH - LIGHT MIST WITH ALUMINUM FRY REGLETS AS SHOWN
HB3	HARDIE BOARD - SMOOTH - MINTY GREEN 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
MD1	METAL DOOR - LIGHT GREY
MD2	METAL DOOR - LIGHT GREY - TEMPERED GLASS PANEL
MF1	METAL CAP FLASHING - BLACK
MF2	METAL WALL FLASHING - WHITE
MF3	METAL WALL FLASHING - LIGHT MIST
MF4	METAL WALL FLASHING - DARK GREY
MR1	METAL RAILING - BLACK
PA1	PAINT - LIGHT GREY
RF1	FABRIC CANOPY
WD1	WINDOW - VINYL FRAME - BLACK
WD2	STOREFRONT - METAL FRAME - BLACK

MATERIAL LEGEND



BR1
BRICK - RUNNING BOND
SEA GREY



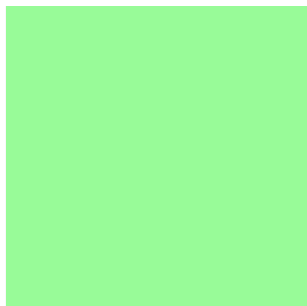
CR1 CR2
EXPOSED CONCRETE
SANDBLASTED



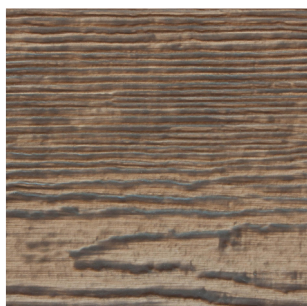
HB1
HARDIE BOARD - SMOOTH
ARCTIC WHITE
ALUMINUM FRY REGLETS TO
MATCH BOARD COLOR



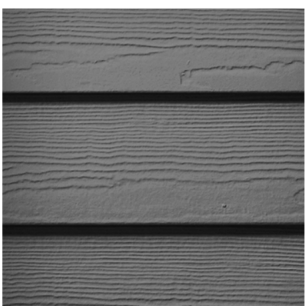
HB2
HARDIE BOARD - SMOOTH
LIGHT MIST
ALUMINUM FRY REGLETS TO
MATCH BOARD COLOR



HB3
HARDIE BOARD - SMOOTH
MINTY FRESH
ALUMINUM FRY REGLETS TO MATCH
BOARD COLOR



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



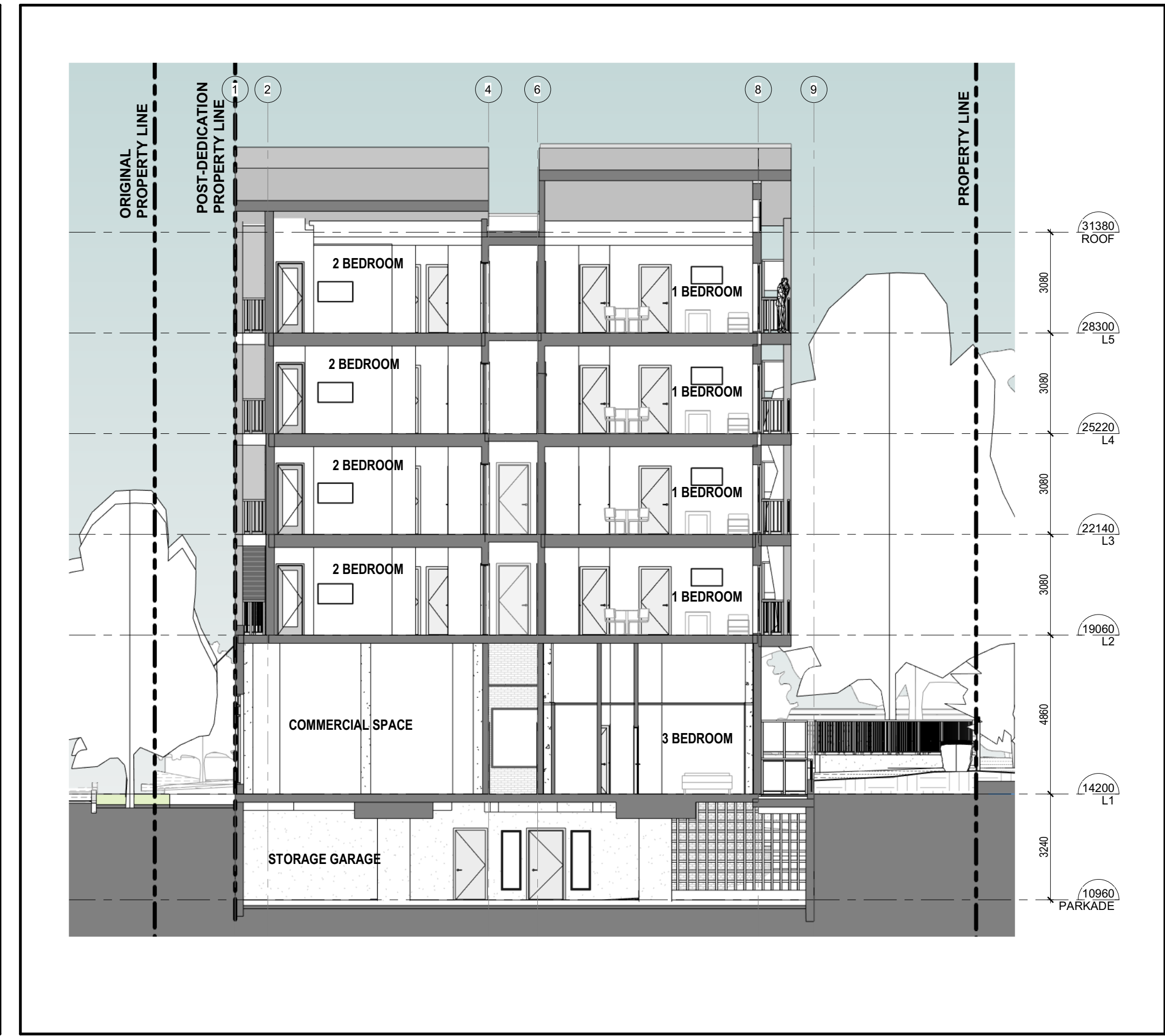
HP2
JAMES HARDIE LAP SIDING
CEDAR MILL - NIGHT GREY
6.25" PLANKS - 5" EXPOSURE



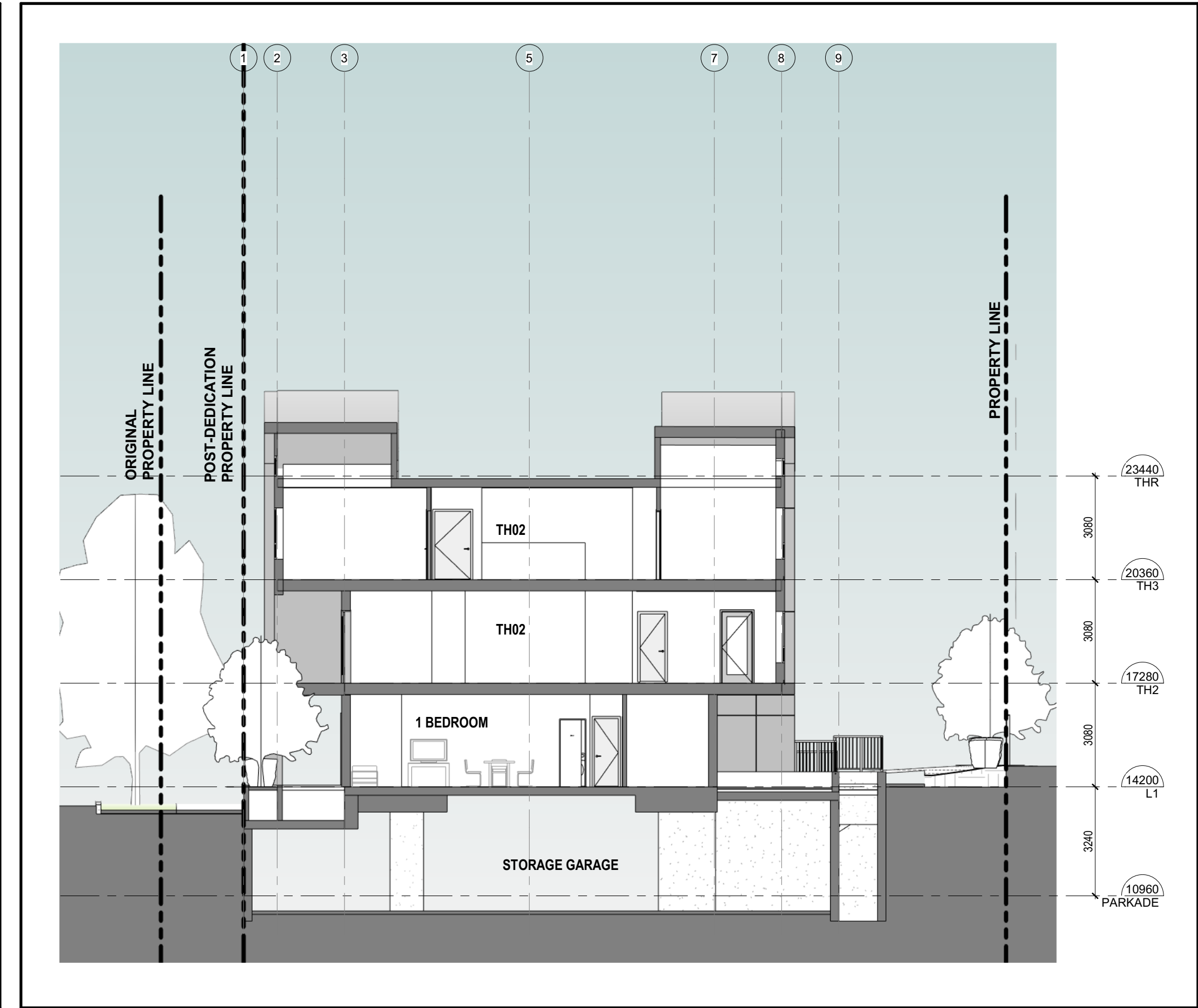
1 | BUILDING SECTION
1 : 125



2 | BUILDING SECTION
1 : 125



3 | 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

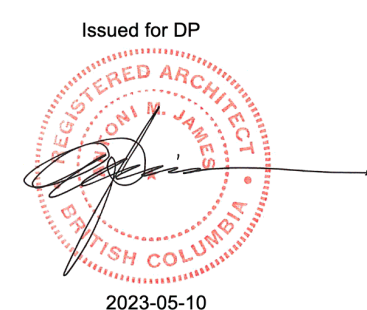
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ARCHITECTURE

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

MIKE GERIC
CONSTRUCTION

2	ISSUED FOR DP	05/09/23
1	ISSUED FOR DP	02/05/22
No.	Description	Date

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131 MENZIES ST.

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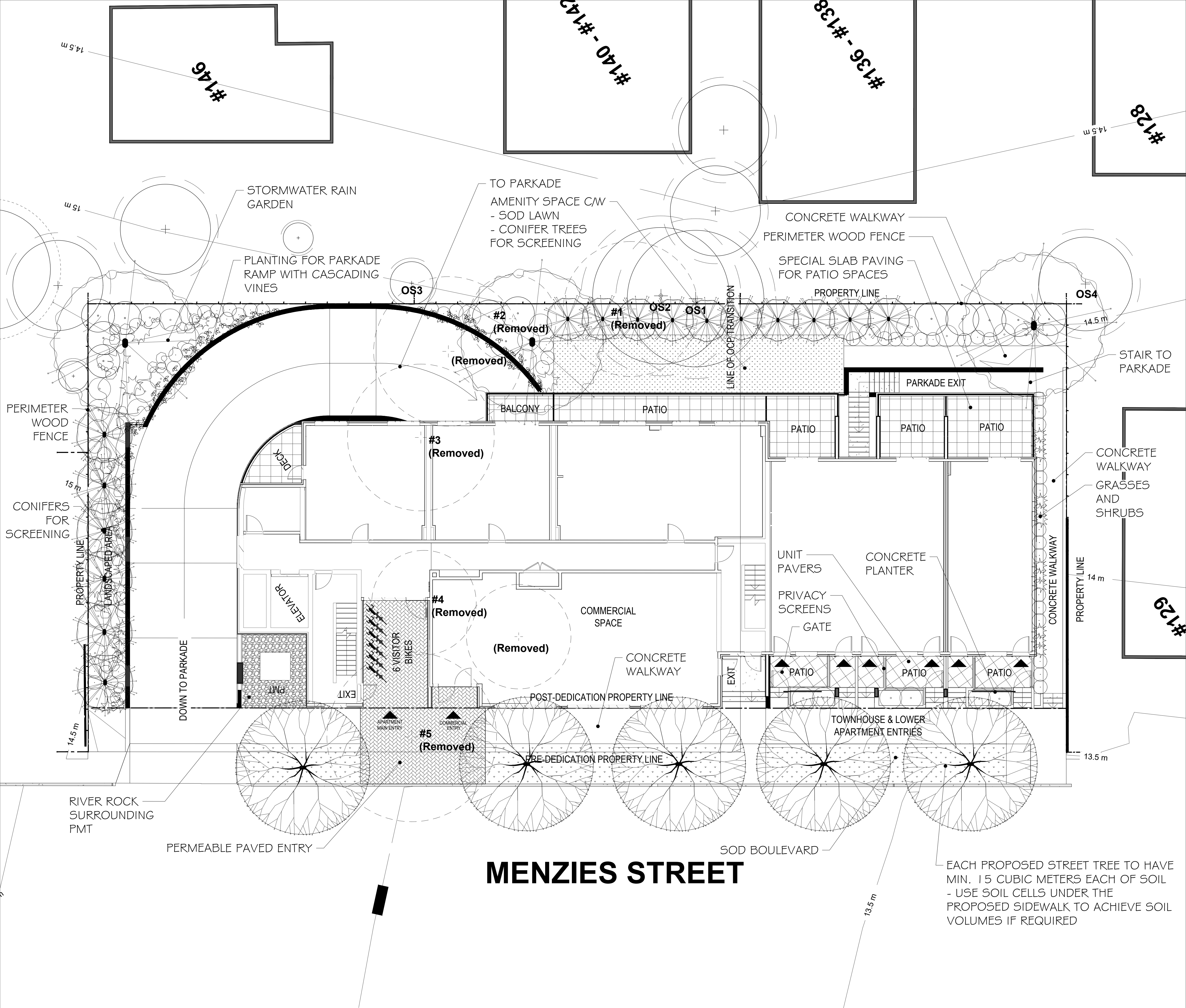
3D STREET VIEWS

JOB No.: 2210

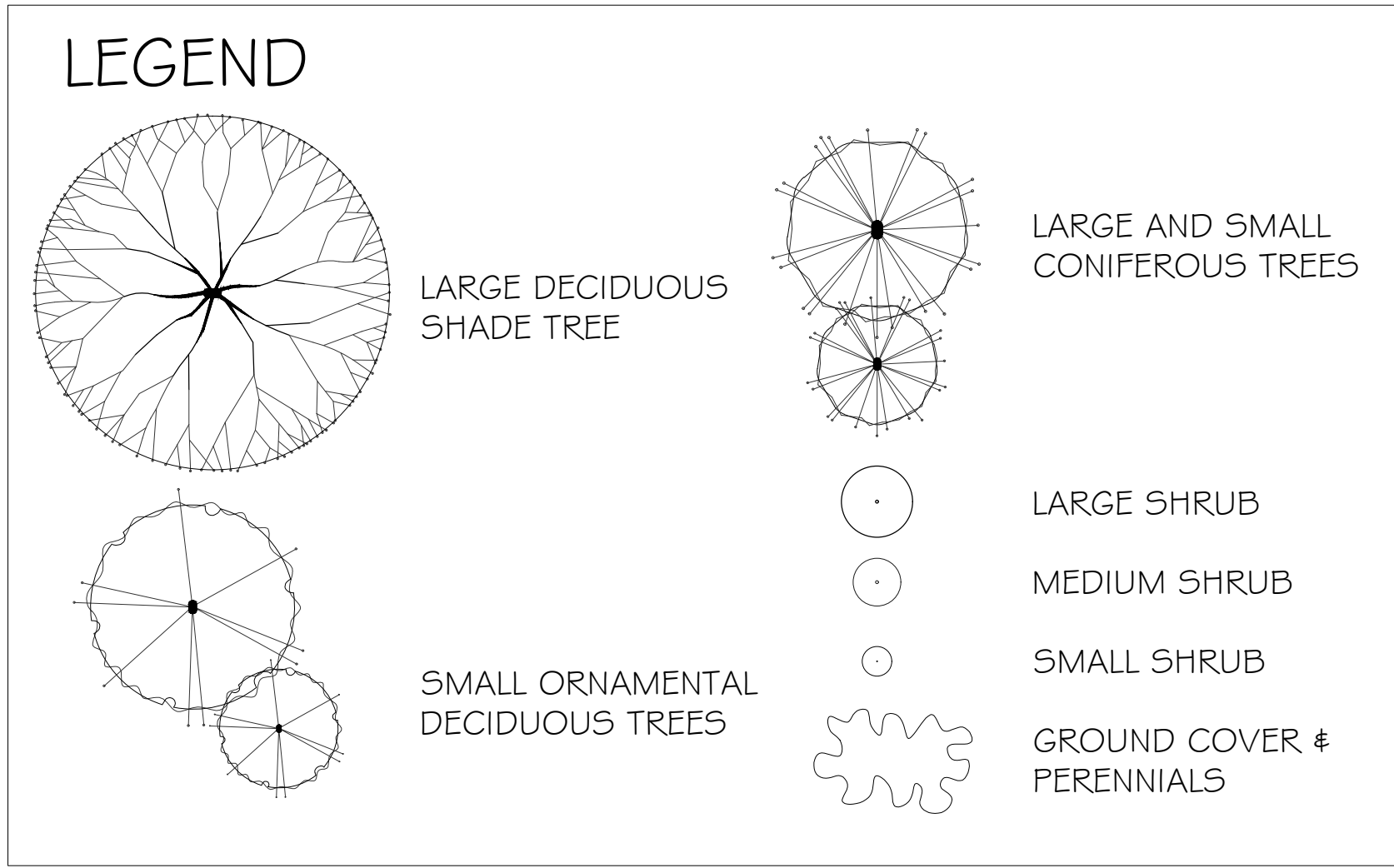
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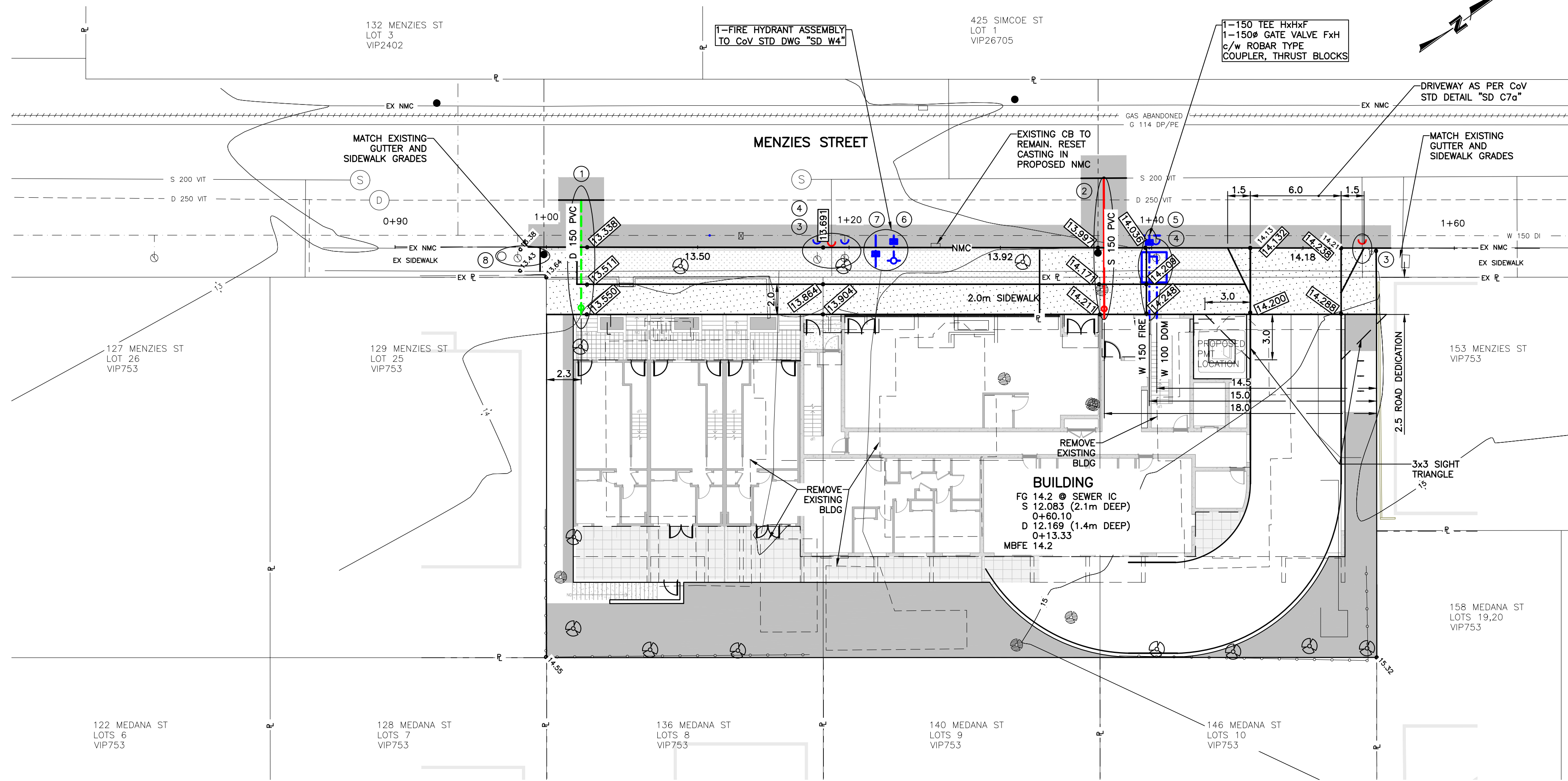
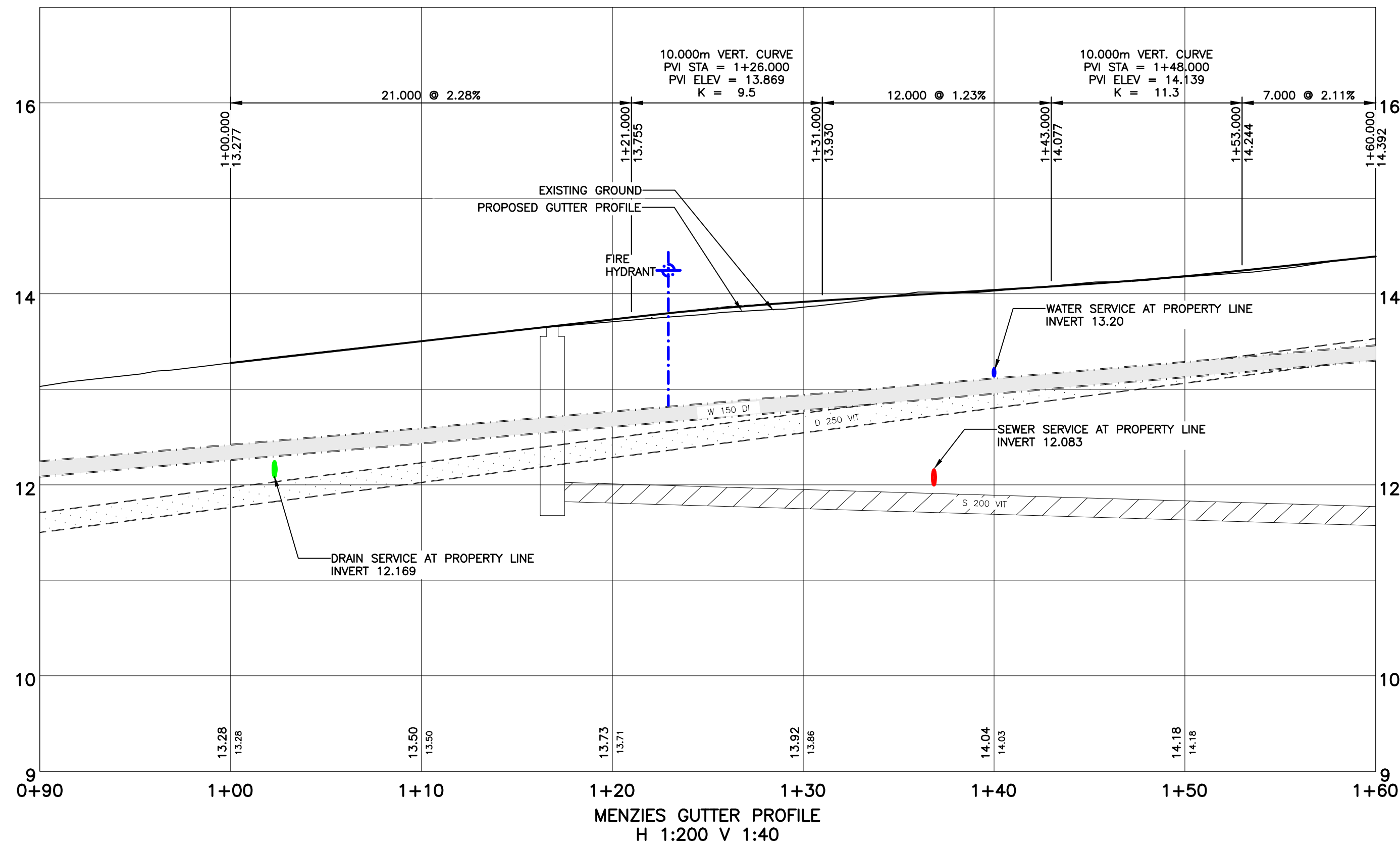
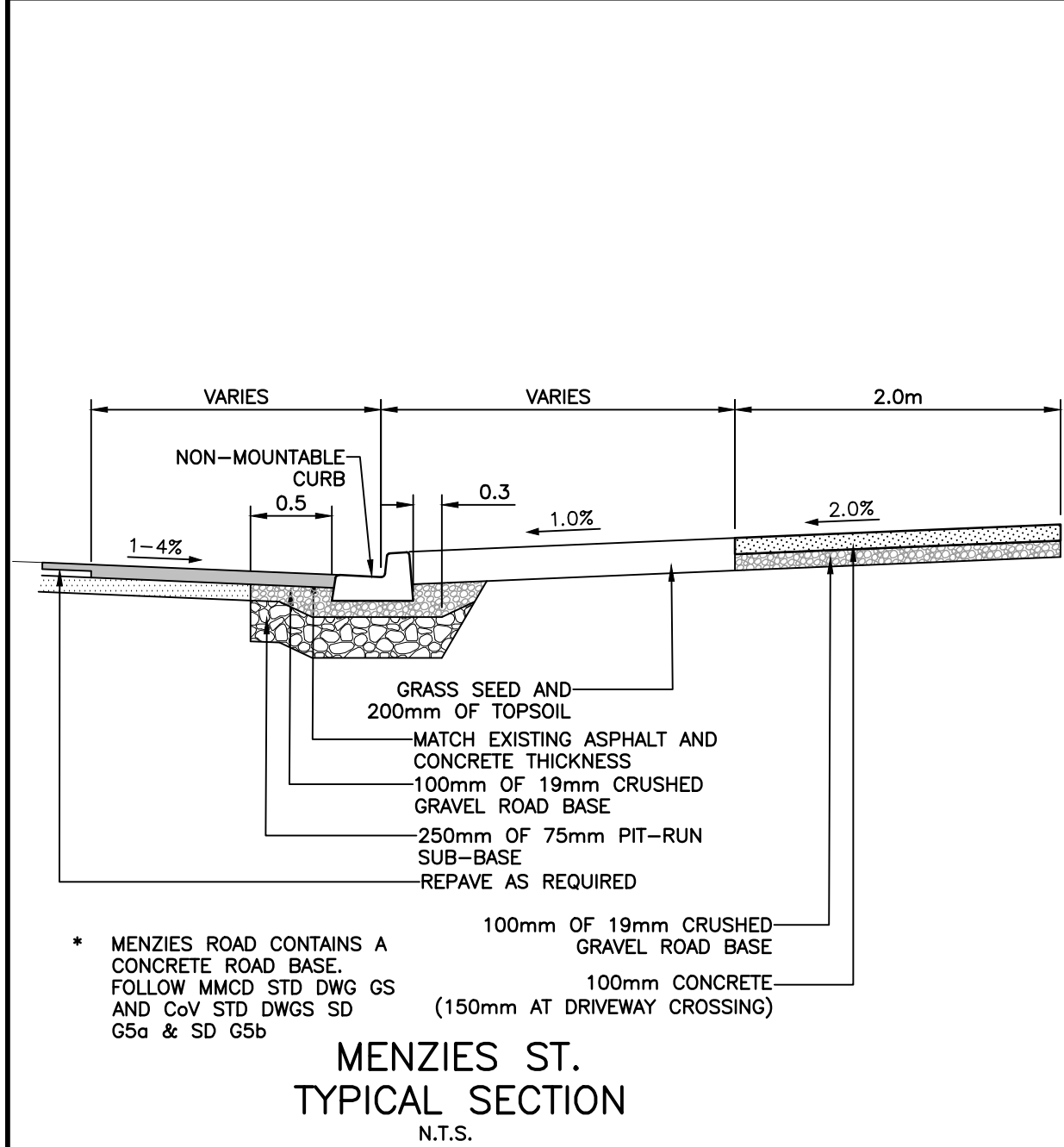
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DATE: 02/05/22



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	Cornus nuttallii var.'Eddie's White Wonder'	6cm Cal.
	WRC	Western Red Cedar	Thuja plicata var.'Excelsa'	2.7m Ht
	GINK	Maidenhair Tree	Ginkgo biloba var.'Pincetown 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 opulus	#5 Pot
Medium Shrubs	ABE	Glossy Abelia	Abelia x grandiflora	#2 Pot
	RDOG	Red Twig Dogwood	Cornus stolonifera	#2 Pot
	SALA	Salal	Gaultheria shallon	#2 Pot
	MAHC	Dwarf Oregon Grape	Mahonia aquifolium var.'Compacta'	#2 Pot
	MRHA	Rhododendron	Rhododendron var.'Unique'	#5 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
	ELOF	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
	DWPL	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	Spiraea bumalda var.'Gold Flame'	#2 Pot
	SNOW	Snowberry	Symphoricarpos albus	#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 dameri	SP4
Vines	ARM	Evergreen Clematis	Clematis amandii	#5 Pot
	WIST	Wistaria	Wistaria sinensis var.'Black Knight'	#7 Pot
Perennials & Grasses	SCIZ	Katfir Lily	Schizostylis coccinea var.'Oregon Sunset'	SP5
	HEUC	Coral Bells	Heuchera var.'Palace Purple'	SP5
	TEST	Flame Sedge	Carex testacea	#1 Pot
	CARX	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.				





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 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.

SEWER AND DRAIN

- SEWER AND DRAIN SERVICE CONNECTIONS TO BE 150# PVC DR28 AT A MINIMUM GRADE OF 2.0% COMPLETE WITH INSPECTION CHAMBERS. CATCH BASIN LEADS TO BE 150# 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 150# DRAIN SERVICE TO THE PROPERTY LINE AT THE DEVELOPER'S EXPENSE.
- CITY OF VICTORIA SHALL PROVIDE A 150# 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 150# TIED TO EXISTING MAIN AND SPLIT SERVICE TO 100# FIRE LINE AND 100# DOMESTIC TO PROPERTY LINE. WATER METERS SHALL BE 50# INSTALLED BY THE CITY OF VICTORIA, AS PER CoV DETAIL "SD W21".
- CITY OF VICTORIA SHALL INSTALL A FIRE HYDRANT ASSEMBLY AT DEVELOPER'S EXPENSE.
- CITY OF VICTORIA SHALL PROVIDE 25# 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.
- 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.

LEGEND:

- APPROXIMATE LIMITS OF REPAVING
- BROOM FINISHED CONCRETE SIDEWALK, 100mm THICK (150mm THICK AT DRIVEWAY CROSSING)
- LANDSCAPED BLVD (SEE LANDSCAPE PLANS FOR DETAILS)
- PROPOSED TREE. REFER TO LANDSCAPE DRAWINGS FOR DETAILS
- EXISTING TREE. (TO REMAIN)
- EXISTING TREE. (TO BE REMOVED)
- EXISTING GROUND ELEVATIONS
- PROPOSED FINISHED GROUND ELEVATIONS



LOCATION PLAN

N.T.S.

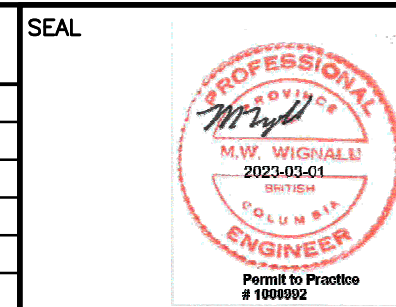
PROPOSED DEVELOPMENT OF LOTS 22,23,24 SECTION 11, BECKLEY FARM, VICTORIA CITY, PLAN 753

0 4 12m
1:200

PRELIMINARY

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



REVISIONS			
No.	DESCRIPTION	DATE	SIGN
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

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. 2
WESTBROOK DRAWING No. 3757-01	