

PROJECT IMAGE

DEVELOPMENT PERMIT APPLICATION

DRAWING INDEX



ARCHITECTURAL SET LIST - DEVELOPMENT PERMIT

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CIVIL SET LIST - DEVELOPMENT PERMIT

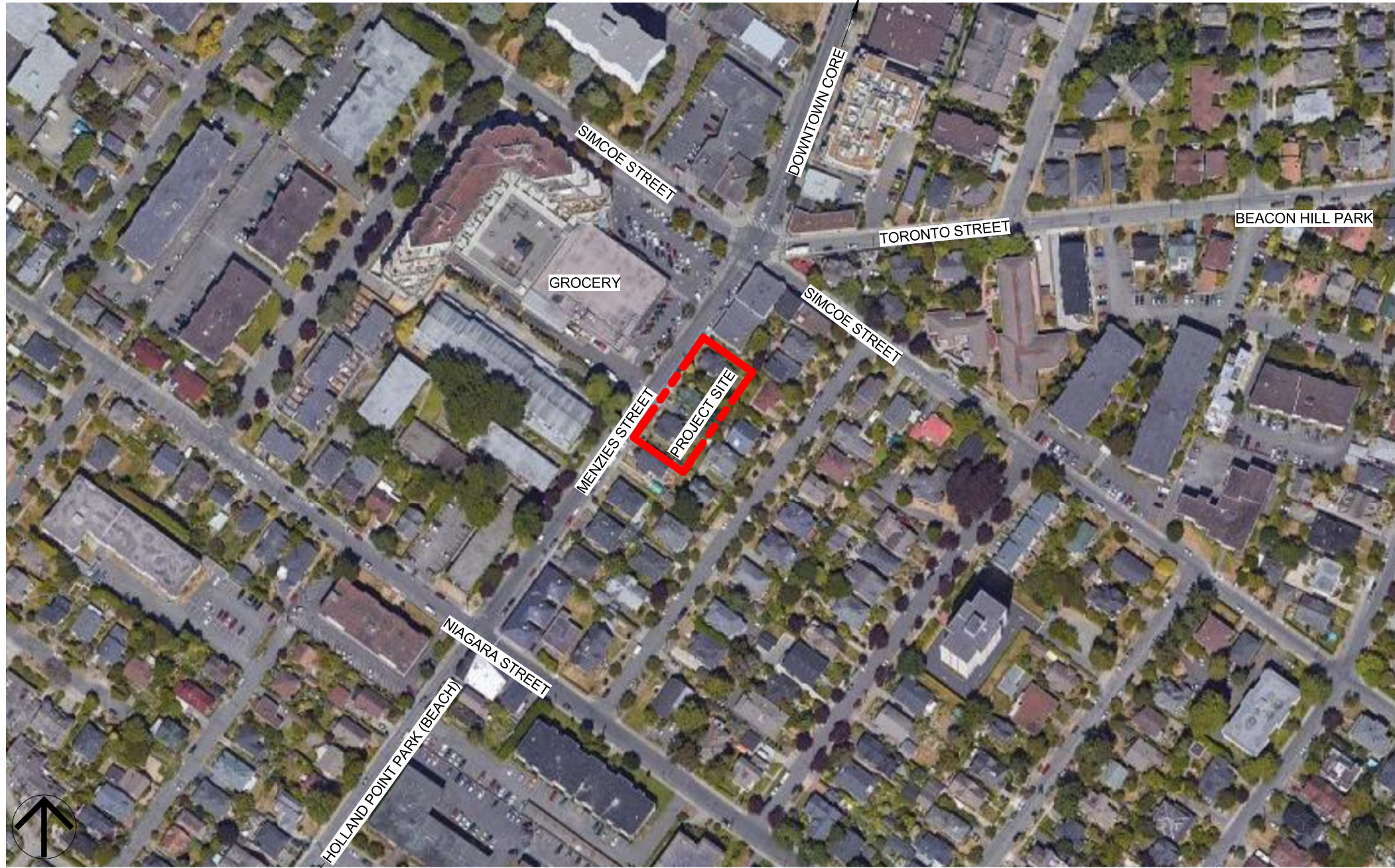
Sheet Number	Sheet Name
3757-01	SERVICING PLAN AND PROFILE GENERAL NOTES LOCATION PLAN

LANDSCAPE SET LIST - DEVELOPMENT PERMIT

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



LOCATION PLAN



ARCHITECTURAL:

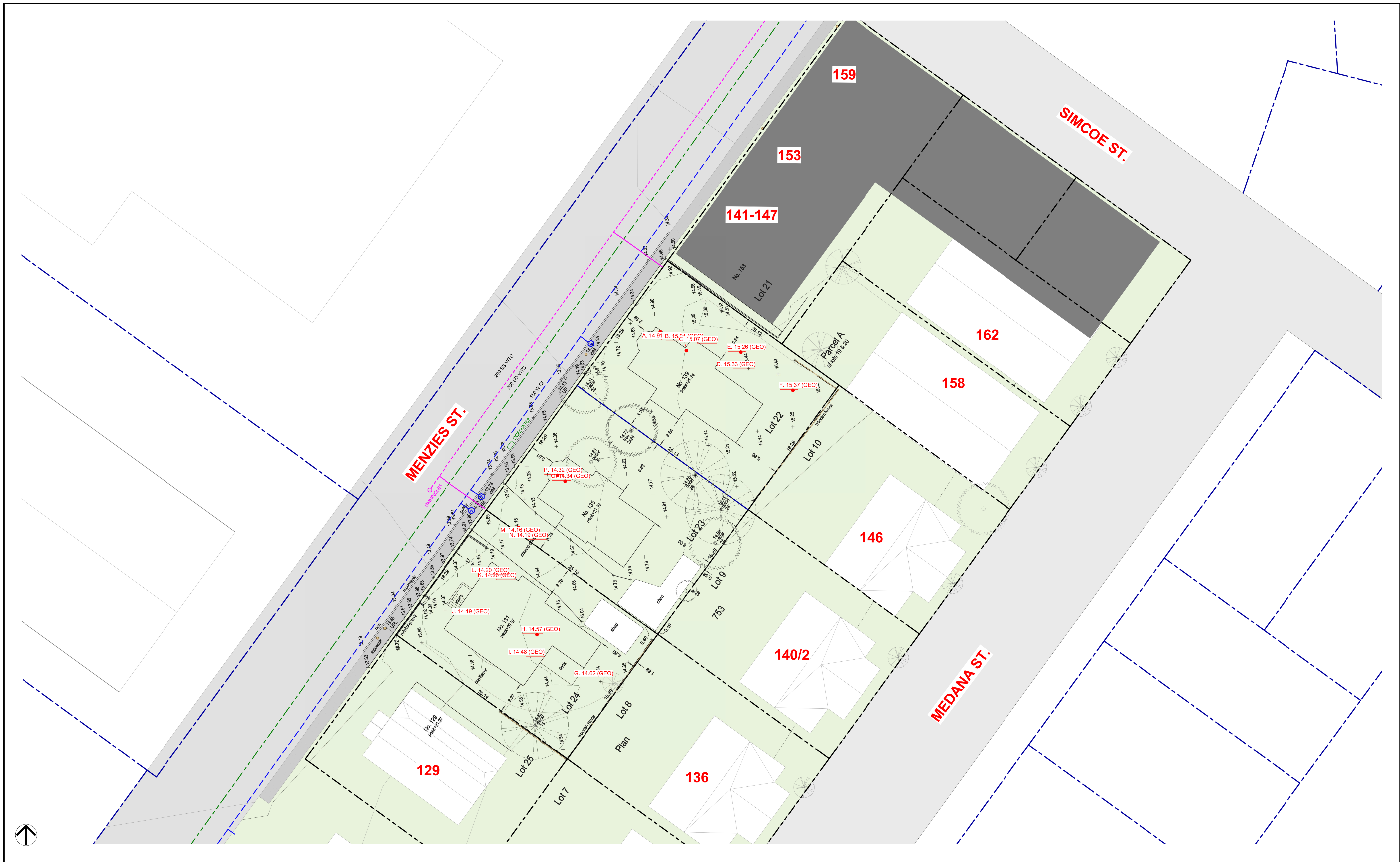
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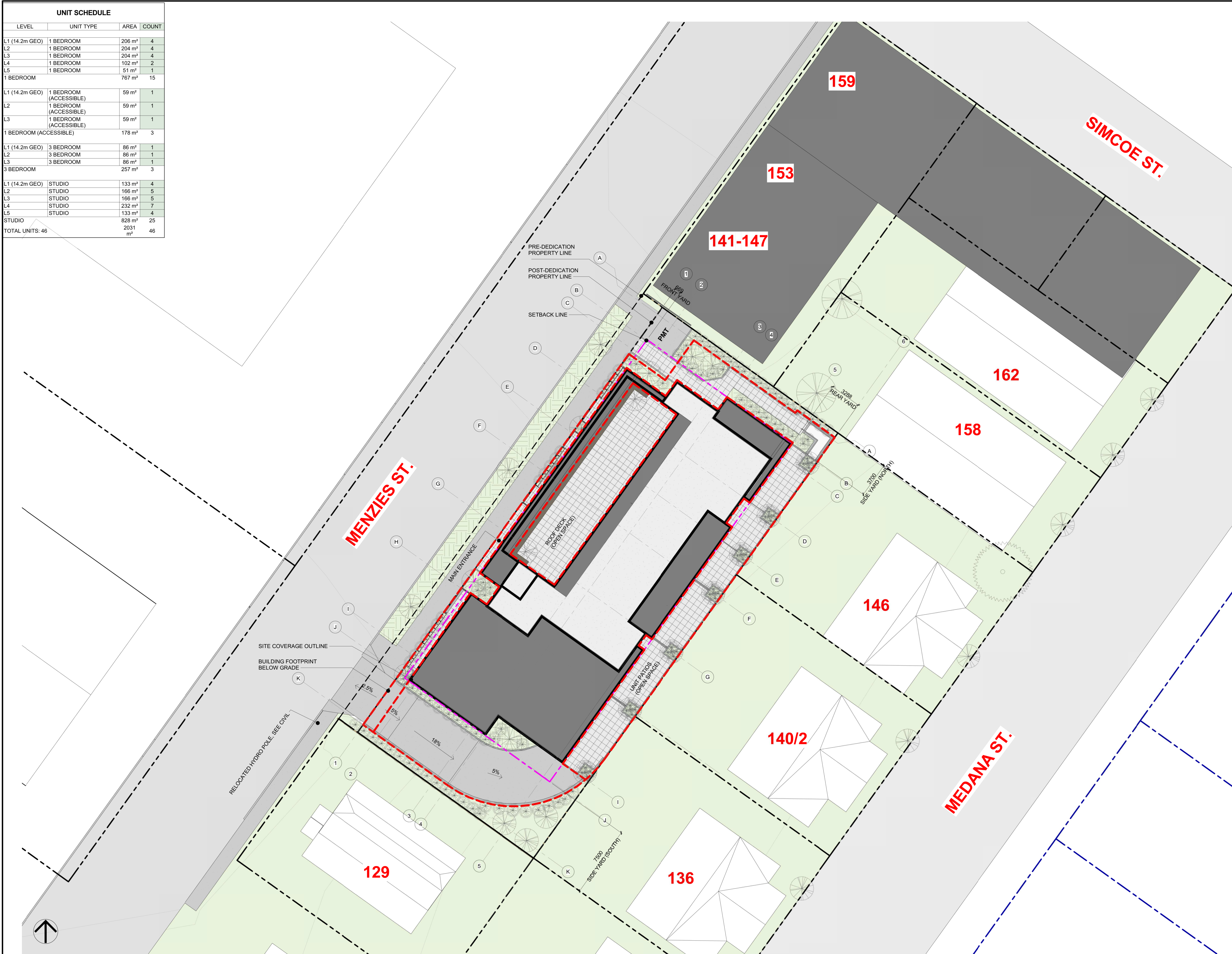
LANDSCAPE:

Forsite Landscape Architecture
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e: forsiteland@hotmail.com



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

UNIT SCHEDULE			
LEVEL	UNIT TYPE	AREA	COUNT
L1 (14.2m GEO)	1 BEDROOM	206 m²	4
L2	1 BEDROOM	204 m²	4
L3	1 BEDROOM	204 m²	4
L4	1 BEDROOM	102 m²	2
L5	1 BEDROOM	51 m²	1
1 BEDROOM		767 m²	15
L1 (14.2m GEO)	1 BEDROOM (ACCESSIBLE)	59 m²	1
L2	1 BEDROOM (ACCESSIBLE)	59 m²	1
L3	1 BEDROOM (ACCESSIBLE)	59 m²	1
1 BEDROOM (ACCESSIBLE)		178 m²	3
L1 (14.2m GEO)	3 BEDROOM	86 m²	1
L2	3 BEDROOM	86 m²	1
L3	3 BEDROOM	86 m²	1
3 BEDROOM		257 m²	3
L1 (14.2m GEO)	STUDIO	133 m²	4
L2	STUDIO	166 m²	5
L3	STUDIO	166 m²	5
L4	STUDIO	232 m²	7
L5	STUDIO	133 m²	4
STUDIO		828 m²	25
TOTAL UNITS: 46		2031 m²	46



ZONING DATA

SITE DATA					
MUNICIPAL ADDRESS:	131, 135, 139 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:	(459.6m² LOT 131 + 918.8m²) EXISTING 1378.4m² (POST DEDICATION) CONSOLIDATED 1243.4m²				
ZONING DATA					
CLASSIFICATION:	EXISTING = R-2		REZONED		
AVERAGE GRADE:	14.28m GEO				
	EXISTING	PROPOSED			
SITE COVERAGE:	386.86m² (28%)	894.2m² (72%)			
OPEN SPACE	880m² (63%)	466.6m² (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 <45m² (0.2 CAR + 1 BIKE)=25	5	25			
UNIT 45-70m² (0.5 CAR + 1.25 BIKE)=18	9	22.5			
UNIT >70m² (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		FSR AREA SCHEDULE - CONSOLIDATED	
LEVEL 1 A - FSR	484 m²	LEVEL 1 B - FSR	154 m²	LEVEL 1 A - FSR	484 m²
LEVEL 2 A - FSR	485 m²	LEVEL 2 B - FSR	154 m²	LEVEL 1 B - FSR	154 m²
LEVEL 3 A - FSR	486 m²	LEVEL 3 B - FSR	153 m²	LEVEL 2 A - FSR	485 m²
LEVEL 4 A - FSR	439 m²	Grand total: 3	461 m²	LEVEL 2 B - FSR	154 m²
LEVEL 5 A - FSR	274 m²	461m² / 421.6m² = 1.09:1		LEVEL 3 A - FSR	486 m²
Grand total: 5	2168 m²			LEVEL 3 B - FSR	153 m²
				LEVEL 4 A - FSR	439 m²
2168m² / 821.8m² = 2.64:1				LEVEL 5 A - FSR	274 m²
				Grand total: 8	2629 m²
FSR - CONSOLIDATED 2629m² / 1243.4m² = 2.11:1					

BUILDING CODE DATA

Description	
Total Floor Area:	2806.1 m²
Building Type:	Residential
Group:	C
Occupancy Classification:	3.2.2.50 - 5 storey
Max Area per Level:	1800 m²
Floor & Supporting Structure Rating:	1 hour
Construction Type:	Combustible OR Noncombustible
Occupancy Separations:	1 hour Floors / Walls / Roof
Sprinklered:	Yes
Building Footprint:	675.3 m²
Max Travel Distance:	45m
BCBC Part:	3
GROSS FLOOR AREA	
LEVEL	AREA (m2)
L1 (14.2m GEO)	675.3 m²
L2	676.6 m²
L3	676.6 m²
L4	470.8 m²
L5	306.8 m²
TOTAL GROSS AREA	2806.1 m²
NET FLOOR AREA	
LEVEL	AREA
L1 (14.2m GEO)	483.6 m²
L1 (14.2m GEO)	154.1 m²
L2	485.3 m²
L2	154.1 m²
L3	486.5 m²
L3	152.9 m²
L4	439 m²
L5	273.9 m²
TOTAL NET AREA	2629.4 m²

1 | SITE PLAN
1 : 200

131-139 MENZIES STREET

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

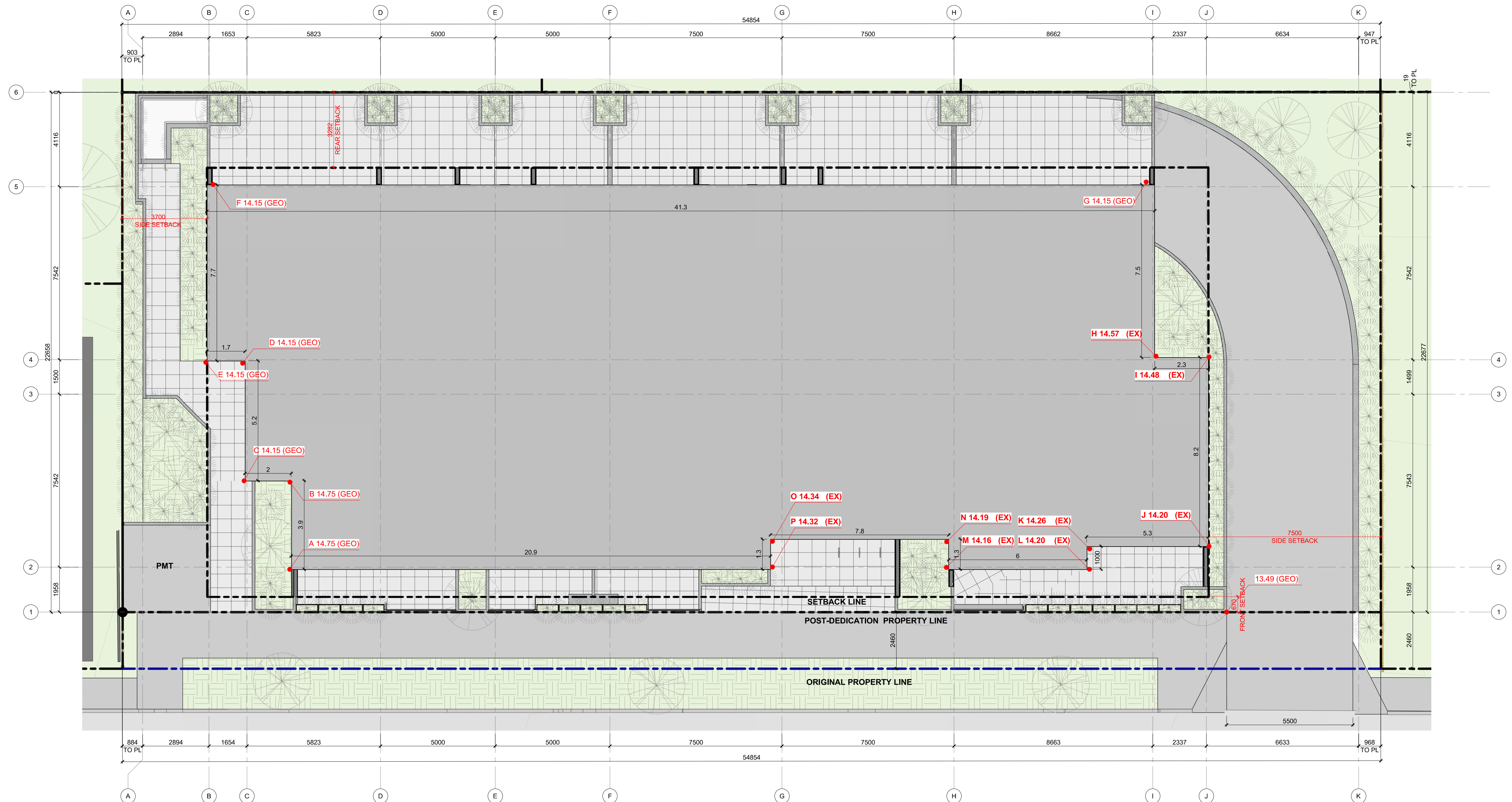
JOB No.: 2210

SITE PLAN

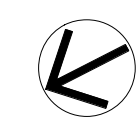
SCALE: As indicated

A-1.2

DATE: 02/05/22



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

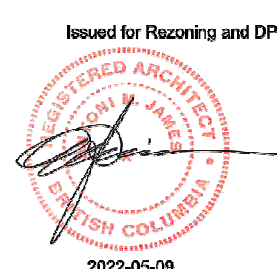
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519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

MIKE GERIC
CONSTRUCTION

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

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131-139 MENZIES STREET

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

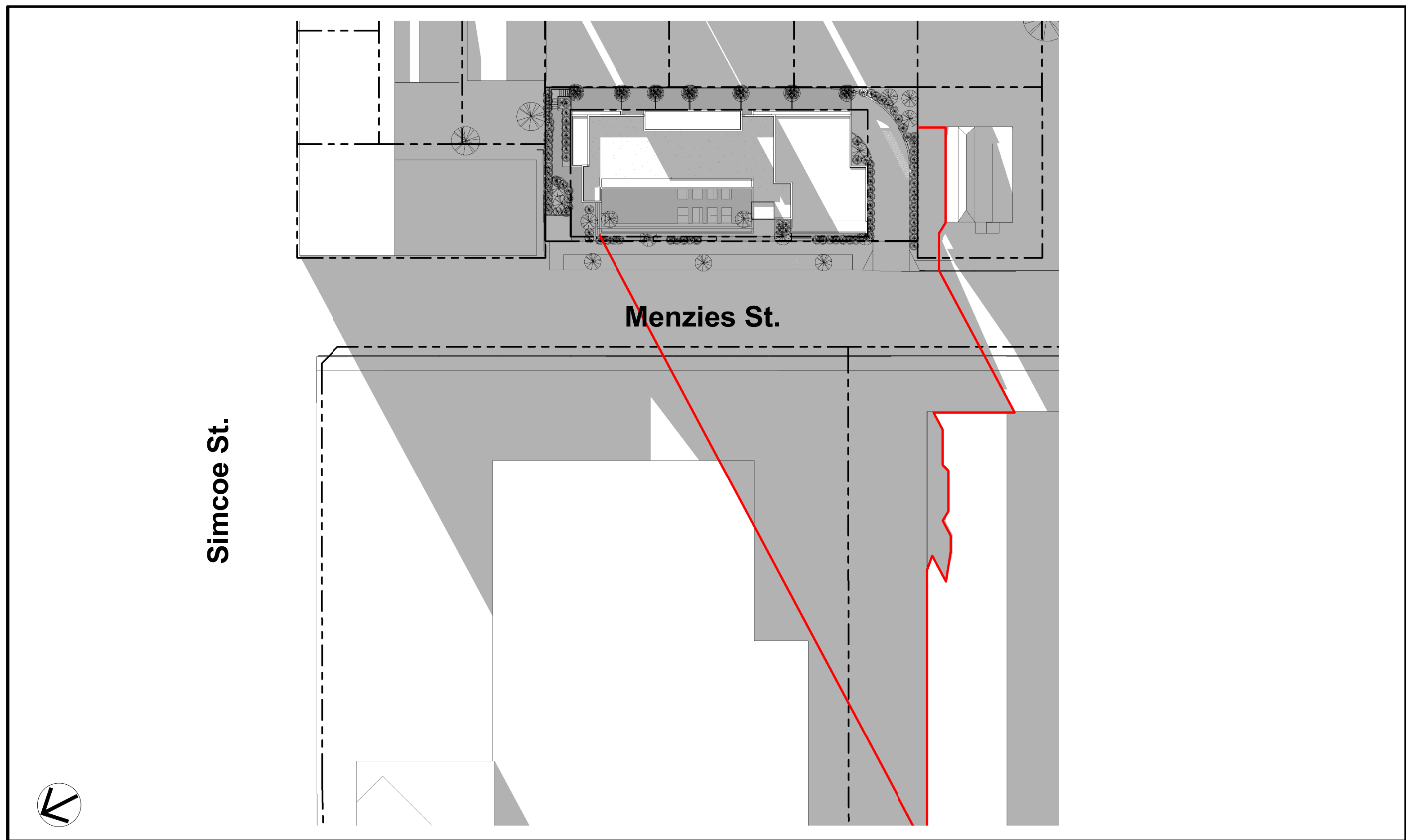
AVERAGE GRADE PLAN

A-1.3

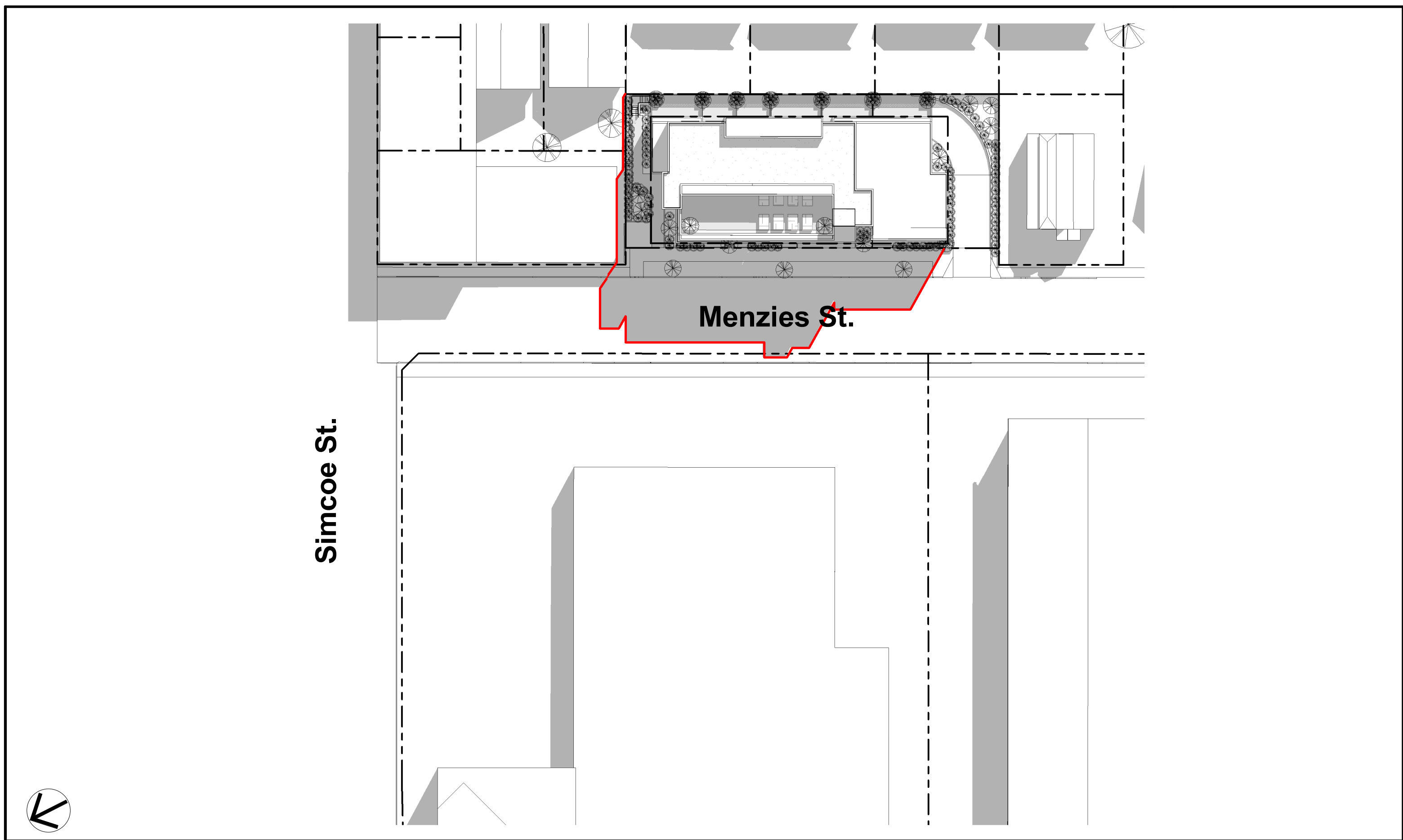
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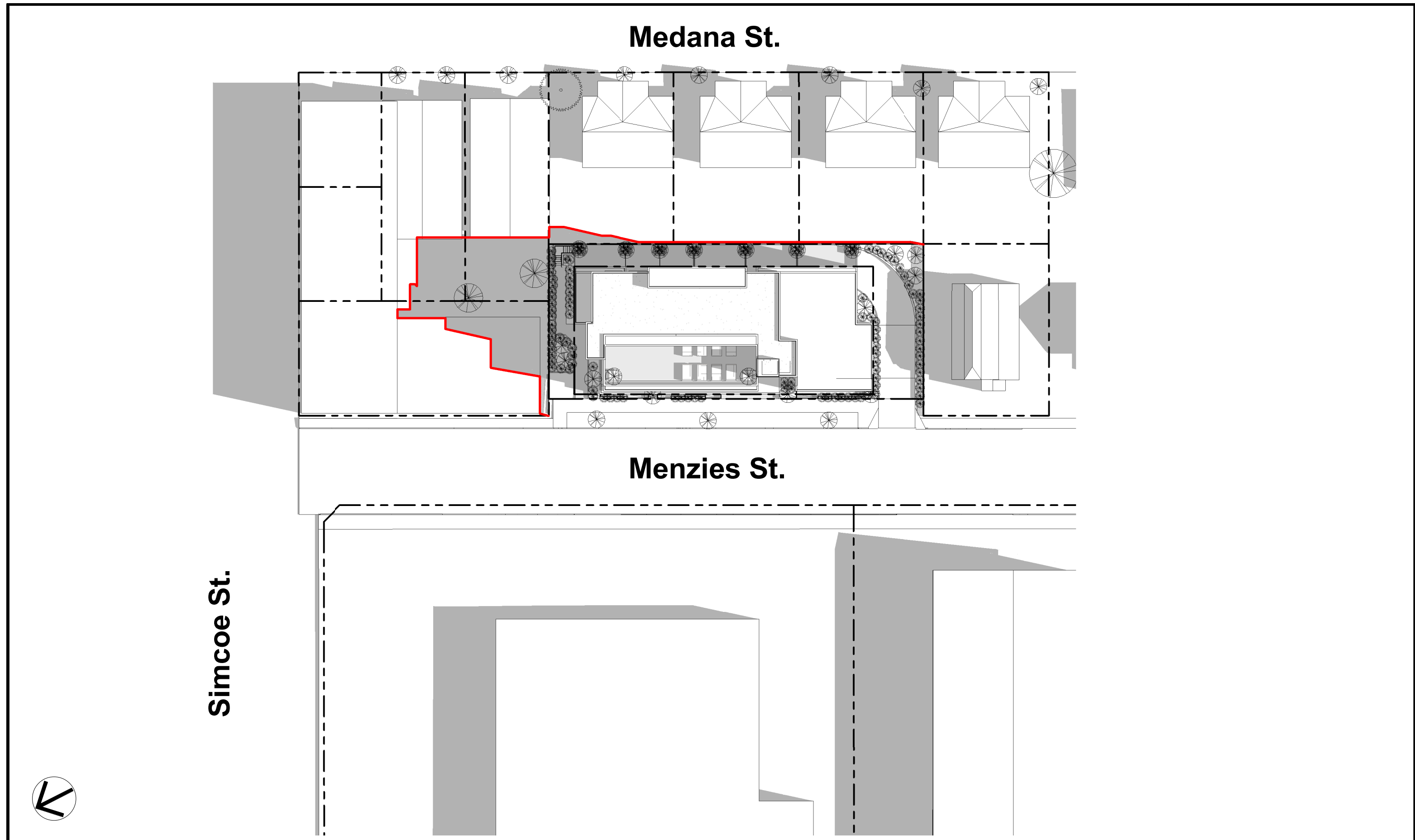
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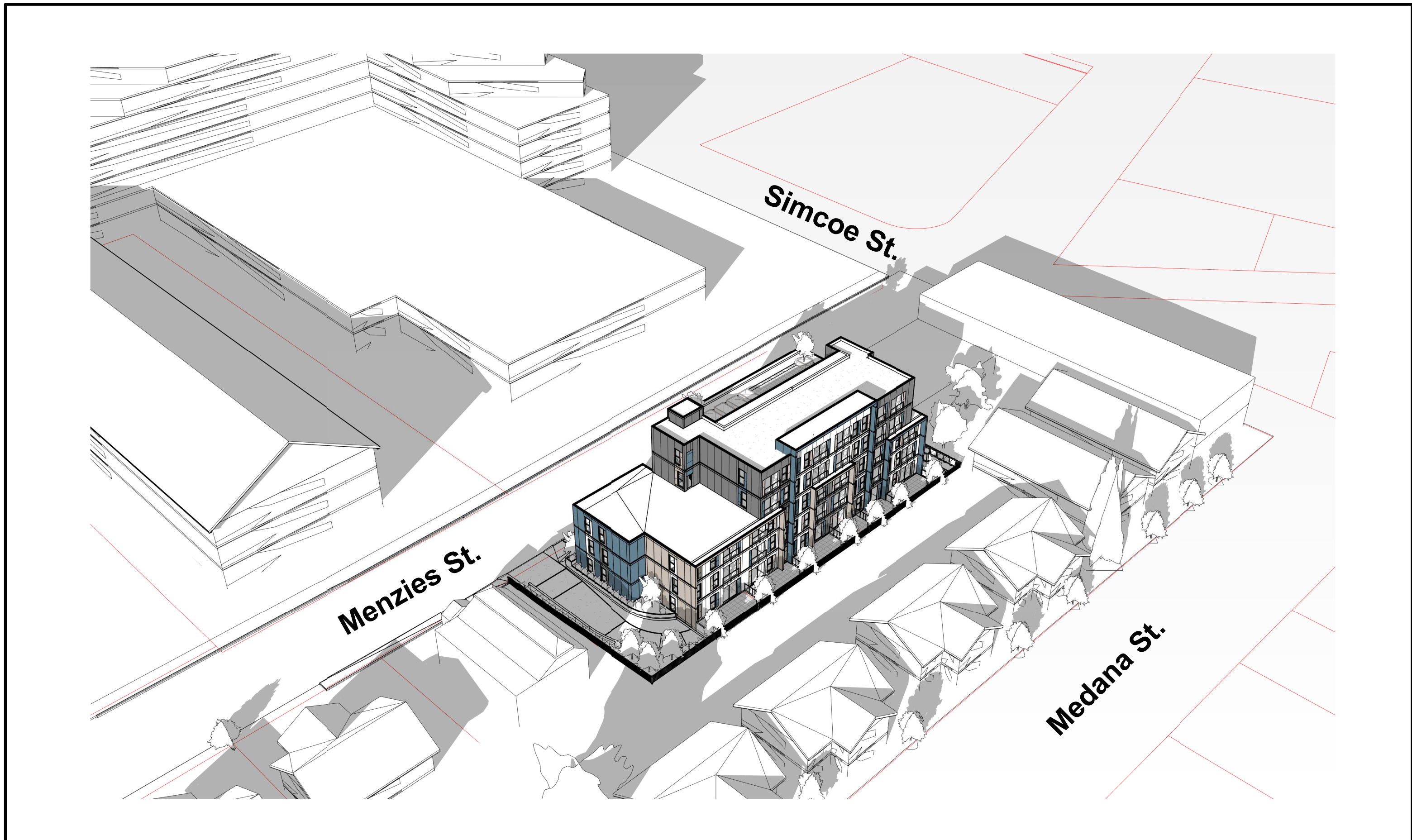
1 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 8am
1 : 500



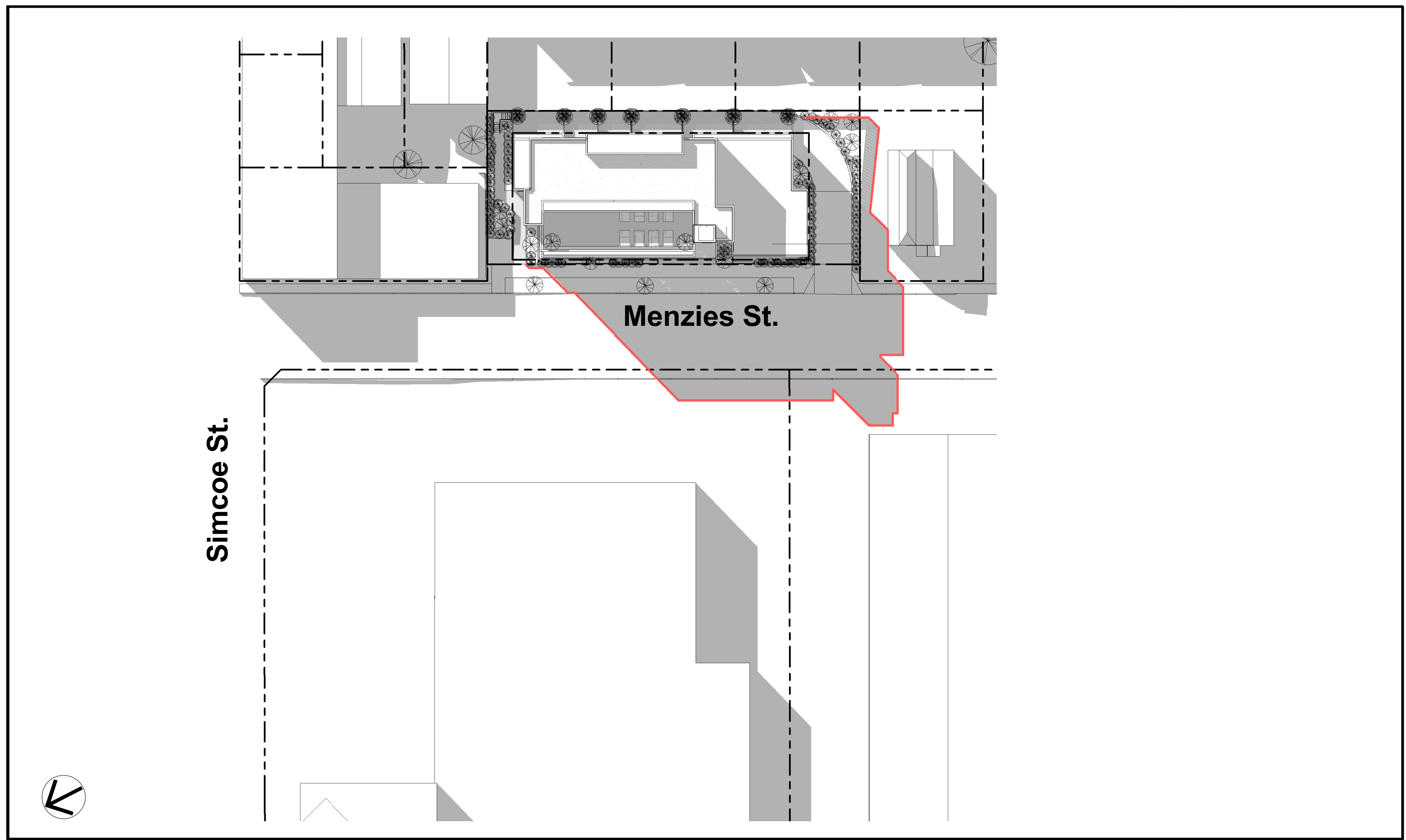
2 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - NOON
1 : 500



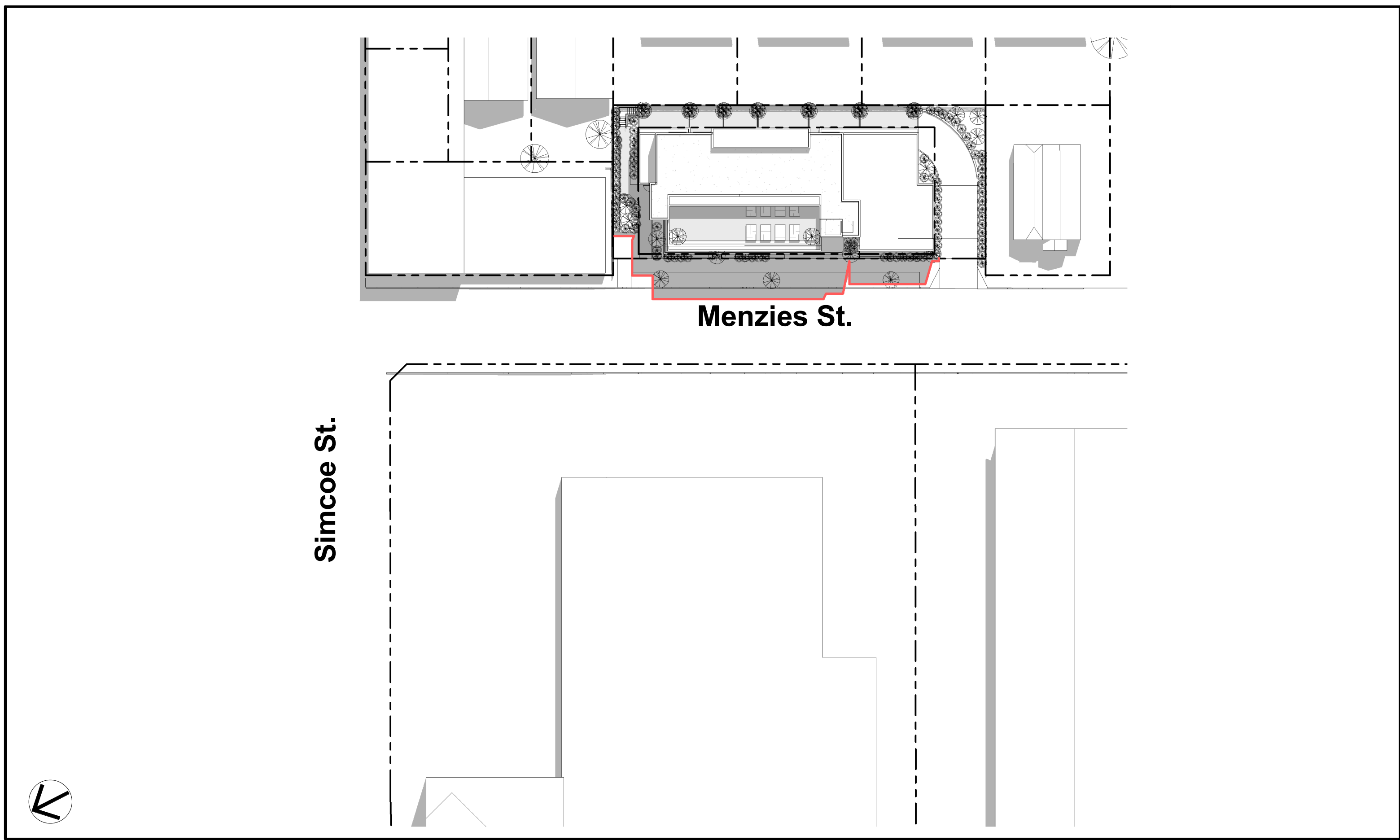
3 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 4pm
1 : 500



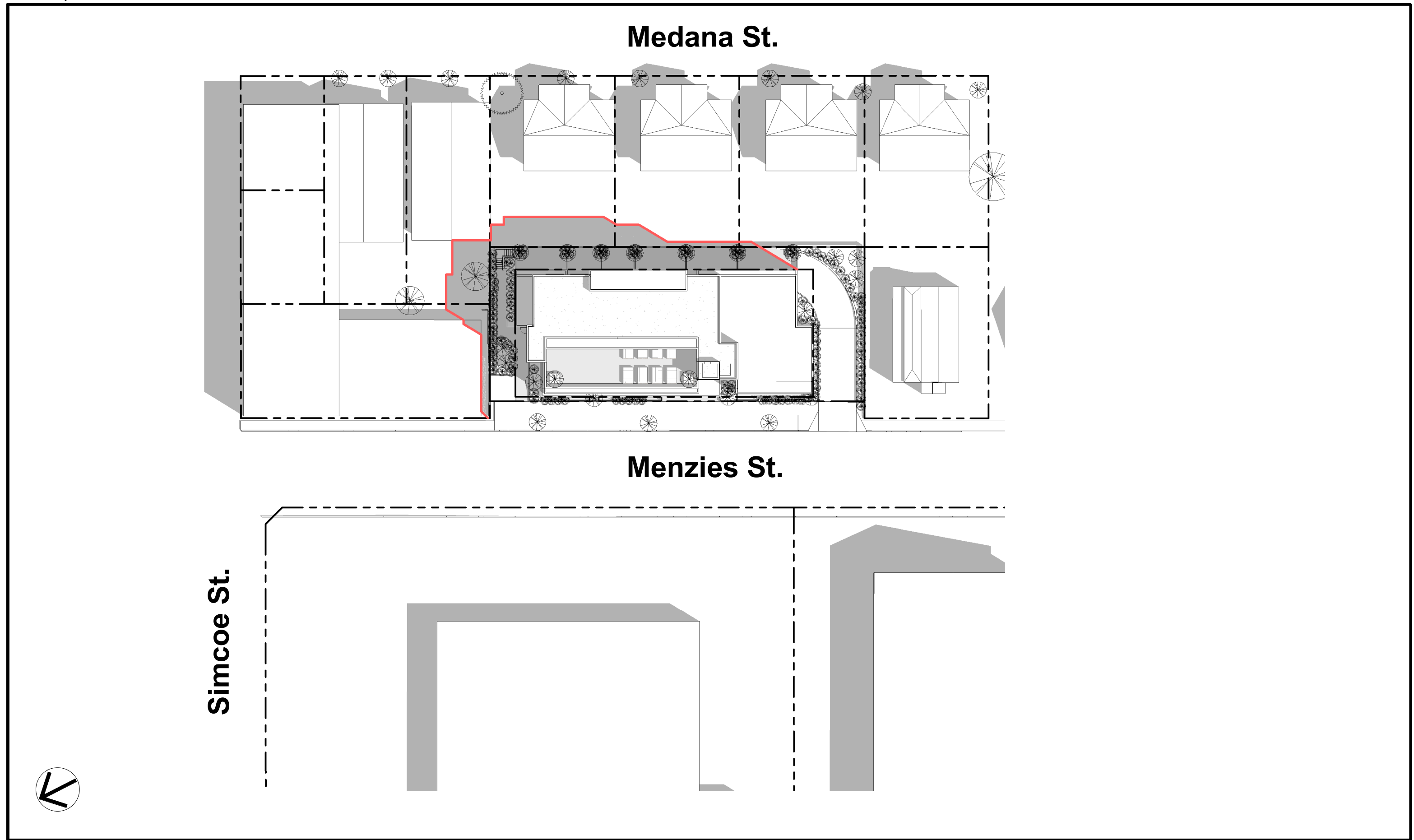
4 | 3D SHADOW STUDY- SPRING/AUTUMN - 2 pm



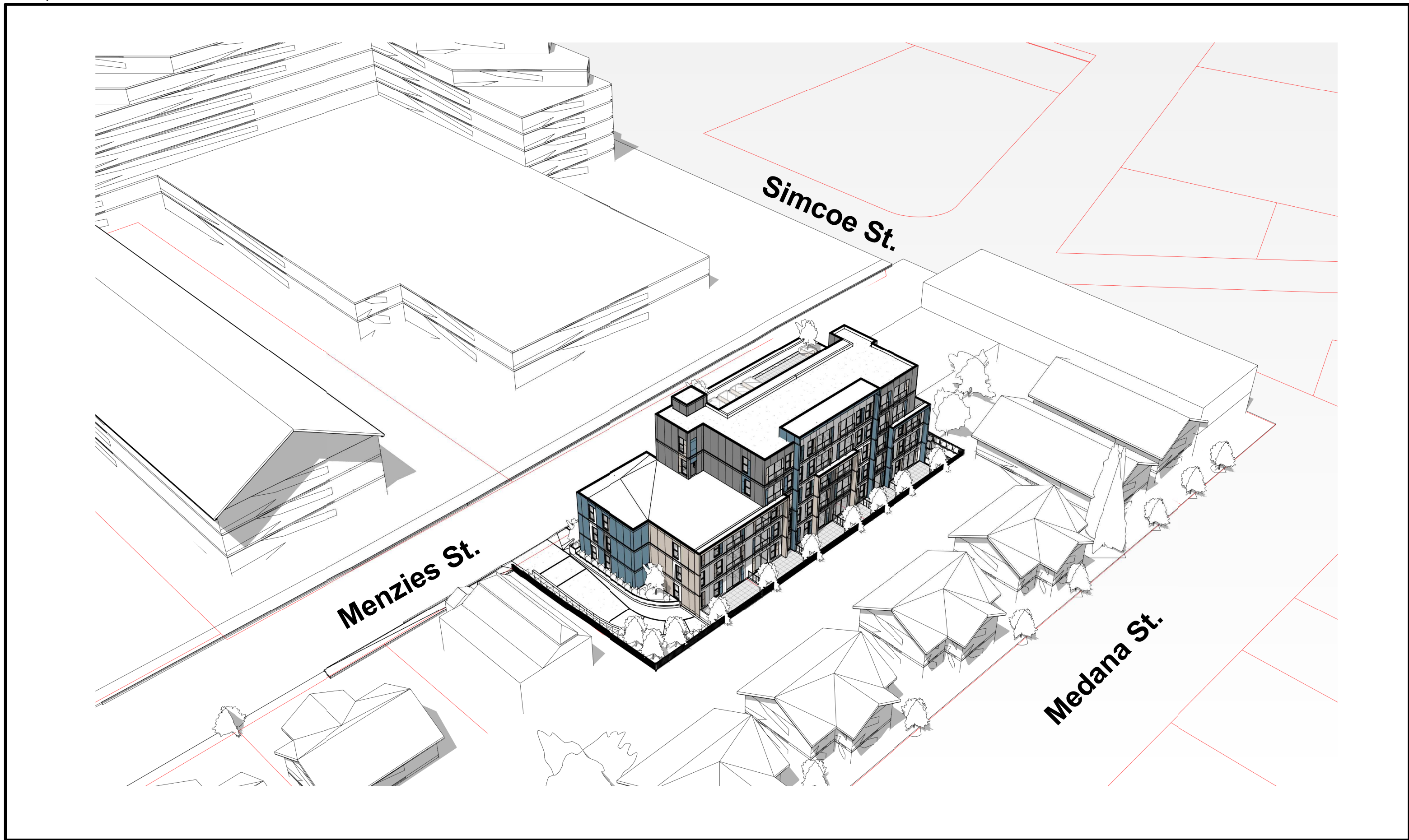
1 | SHADOW STUDY - SUMMER SOLTICE - 8am
1 : 500



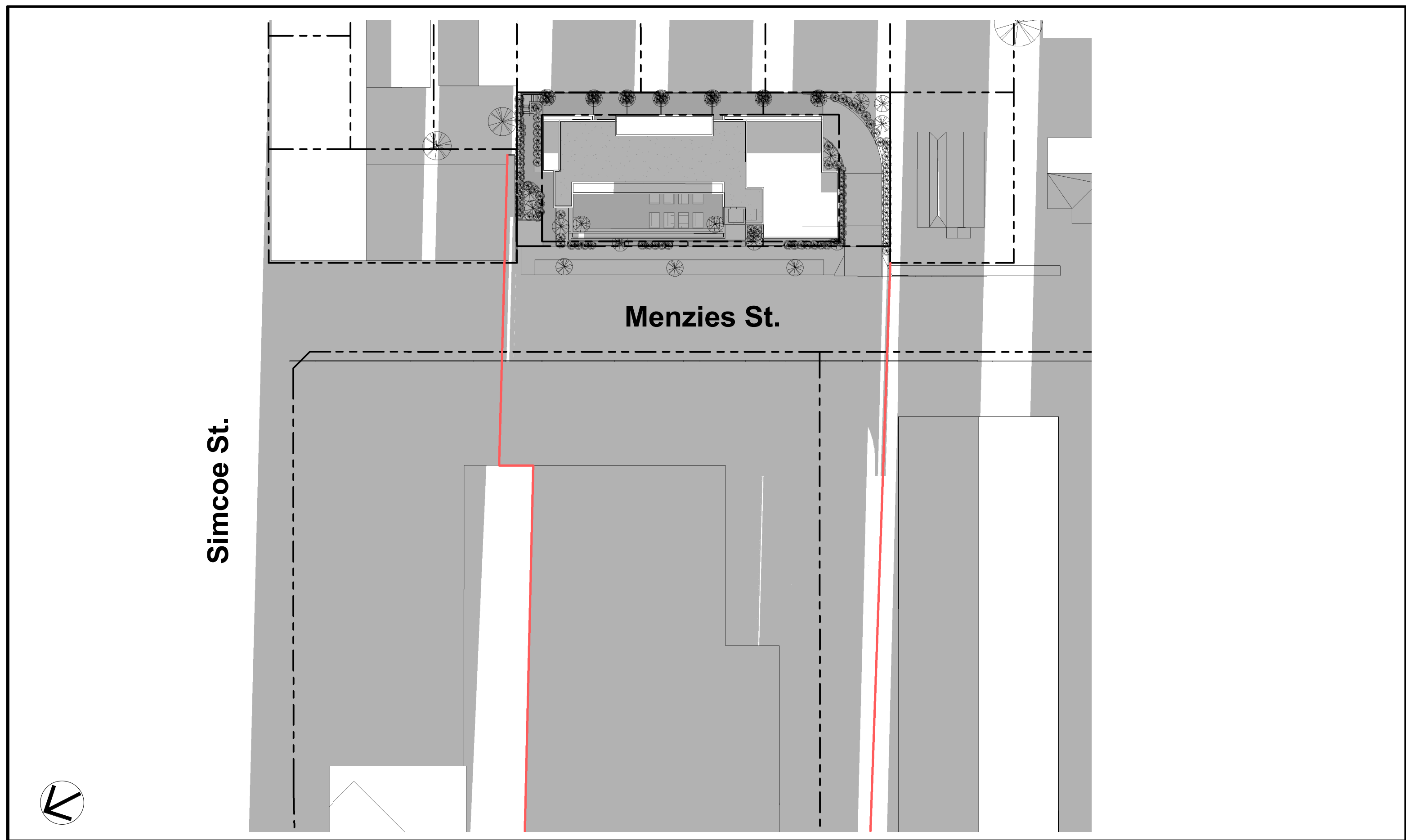
2 | SHADOW STUDY - SUMMER SOLTICE - NOON
1 : 500



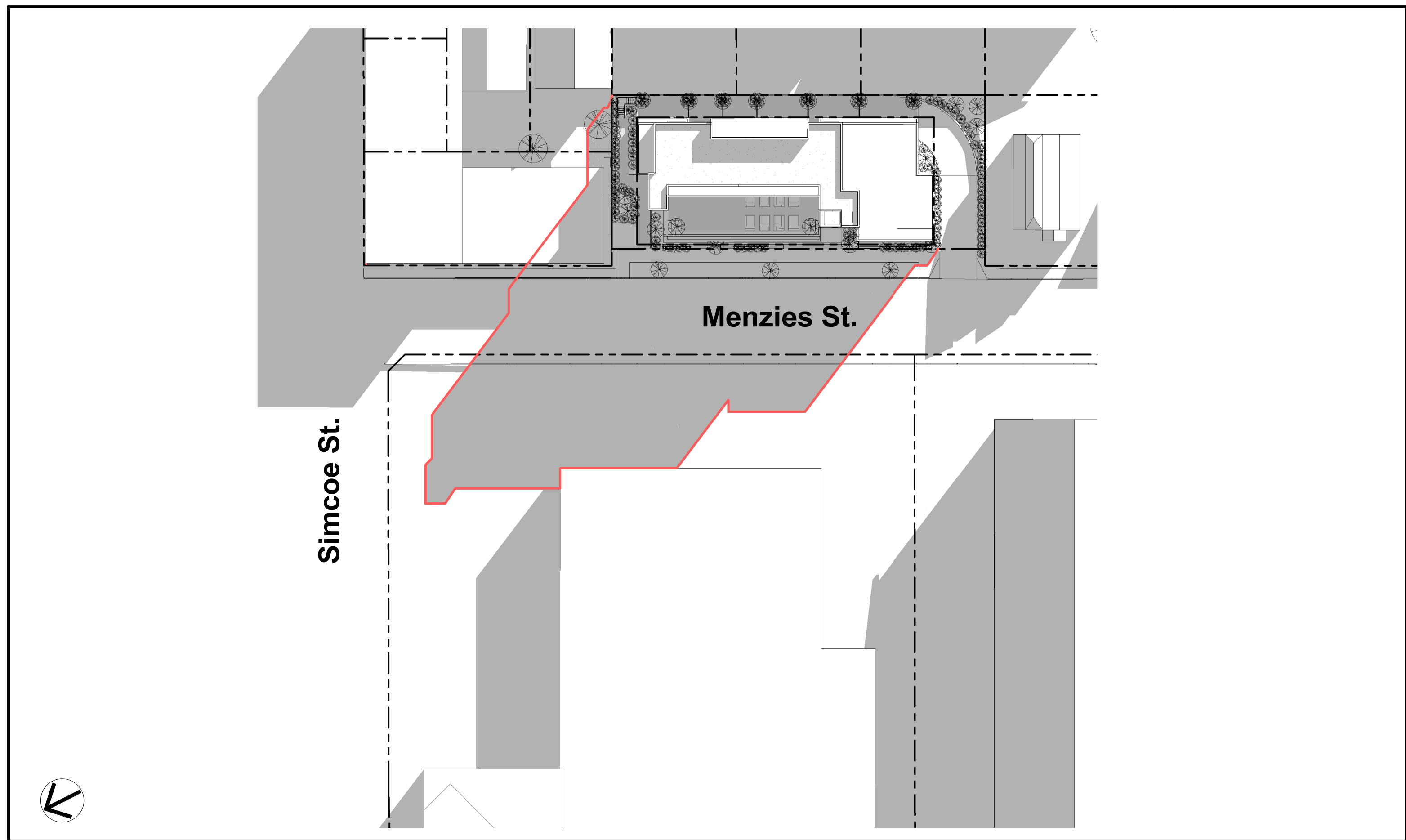
3 | SHADOW STUDY - SUMMER SOLTICE - 4pm
1 : 500



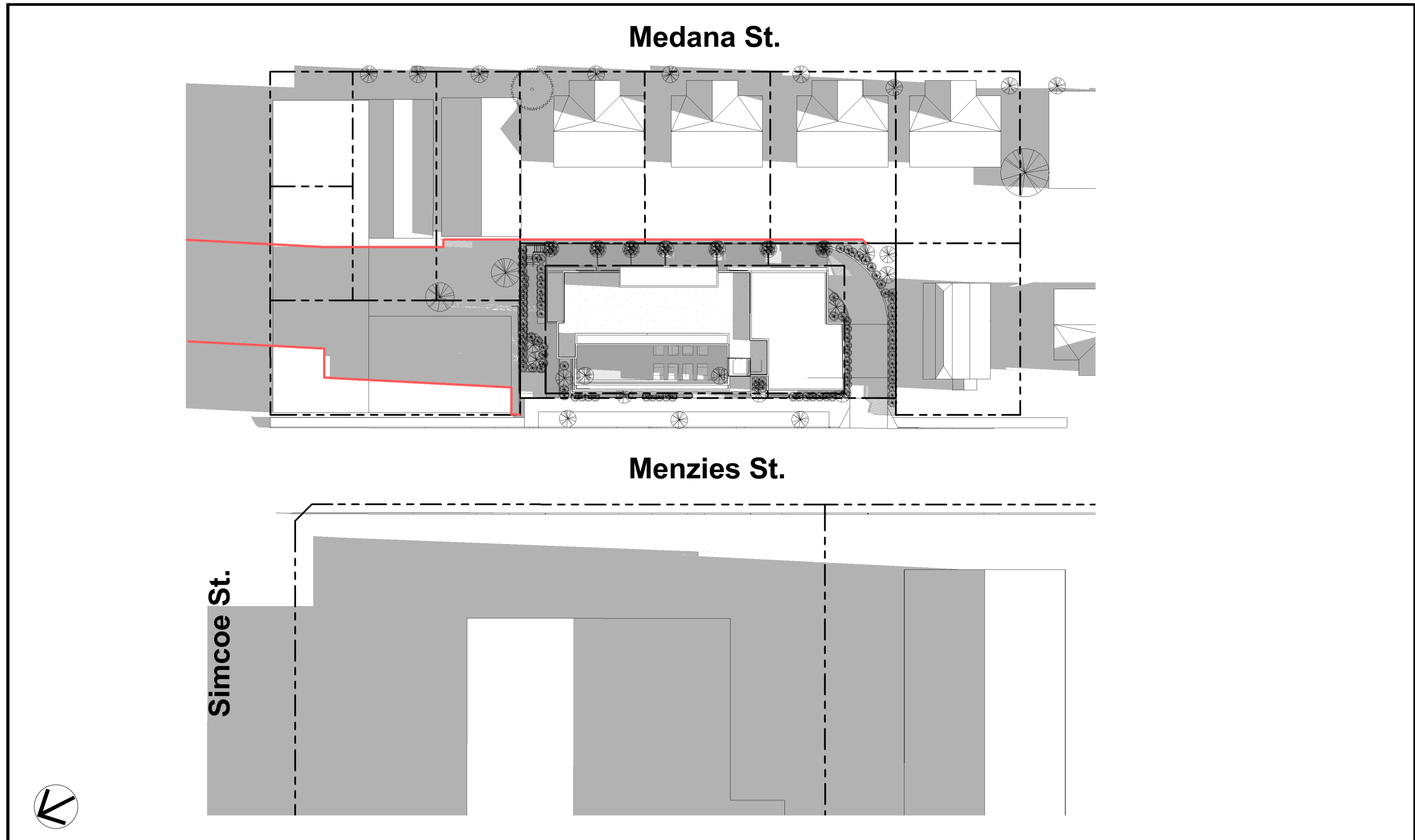
4 | 3D SHADOW STUDY- SUMMER SOLSTICE - 2pm



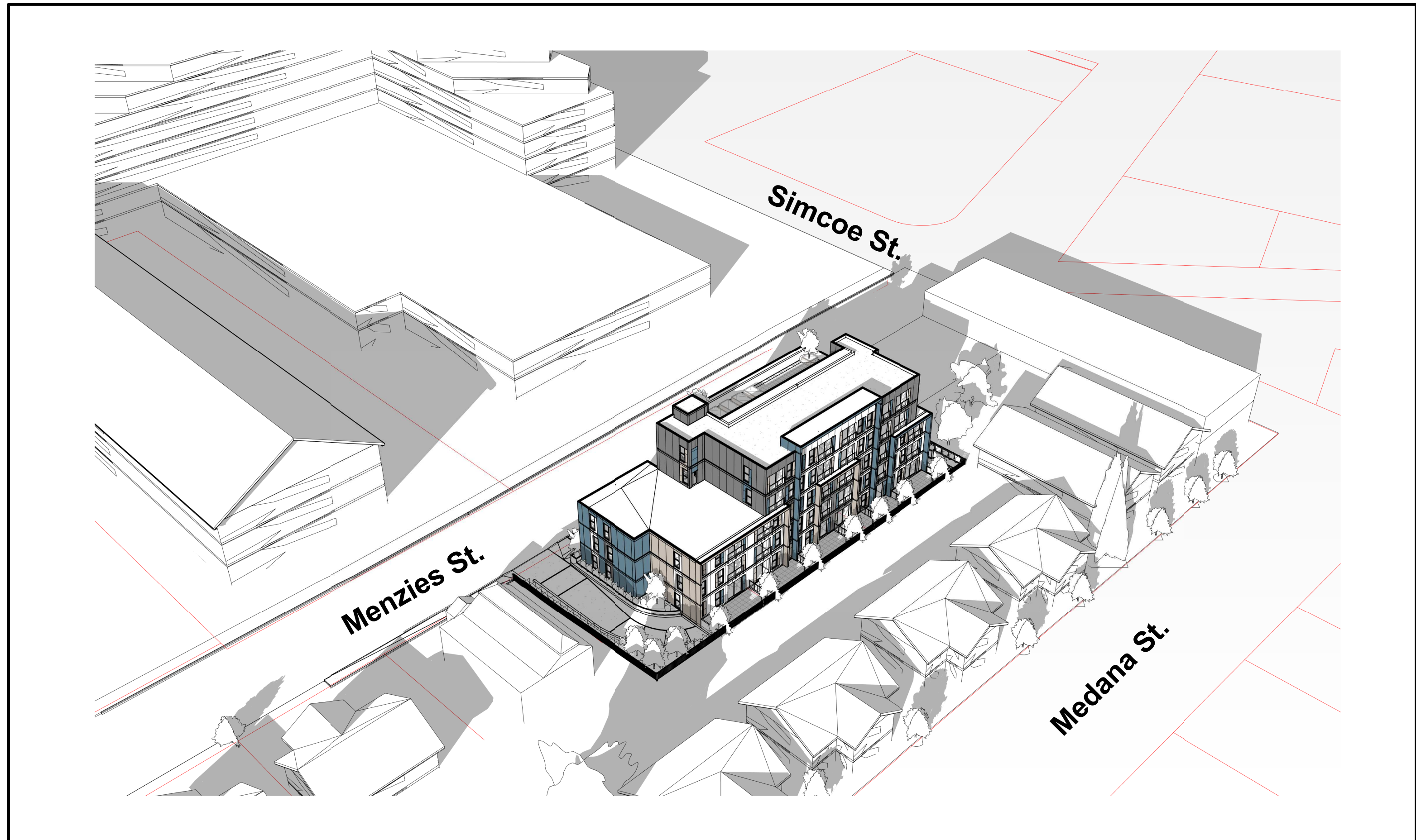
1 | SHADOW STUDY - WINTER SOLTICE - 8am
1 : 500



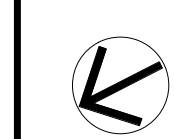
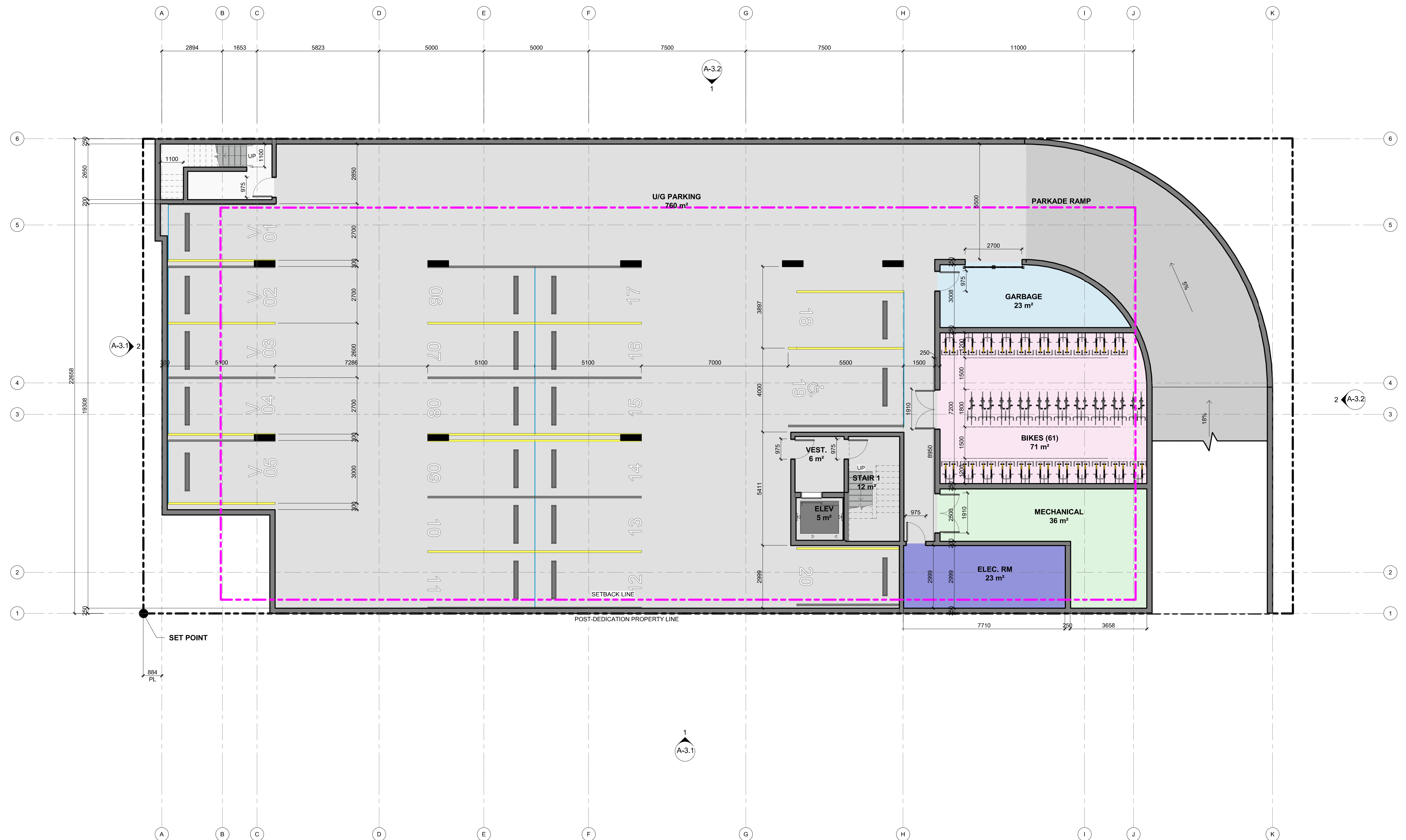
2 | SHADOW STUDY - WINTER SOLTICE - NOON
1 : 500



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

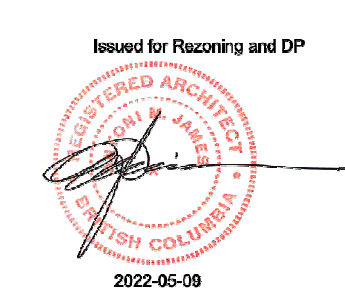


4 | 3D SHADOW STUDY- WINTER SOLSTICE - 2pm



1 FLOOR PLAN - PARKADE
1 : 100

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





1 FLOOR PLAN - L1
1 : 100

1 : 100

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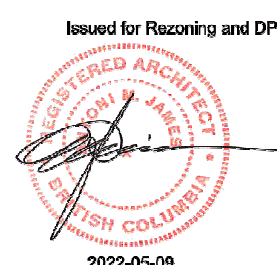
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MIKE GERIC
CONSTRUCTION

CONSTRUCTION

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

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2022-05-0

131-139 MENZIES STREET

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

VICTORIA, BC V8V 2G4

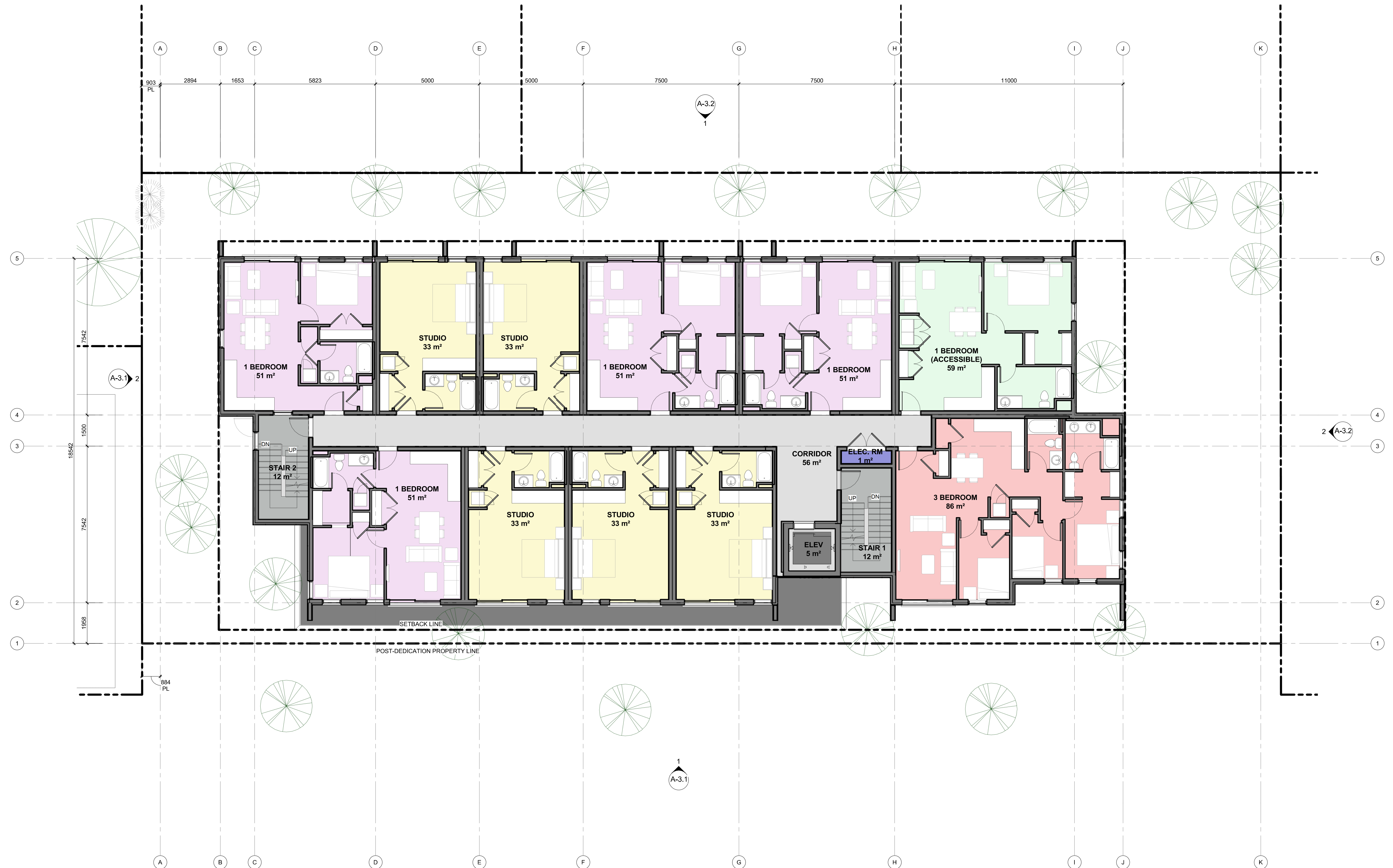
LEVEL 1 FLOOR PLAN

JOB No.: 2210

SCALE: 1 : 100

A-2.1

DATE: 02/05/22

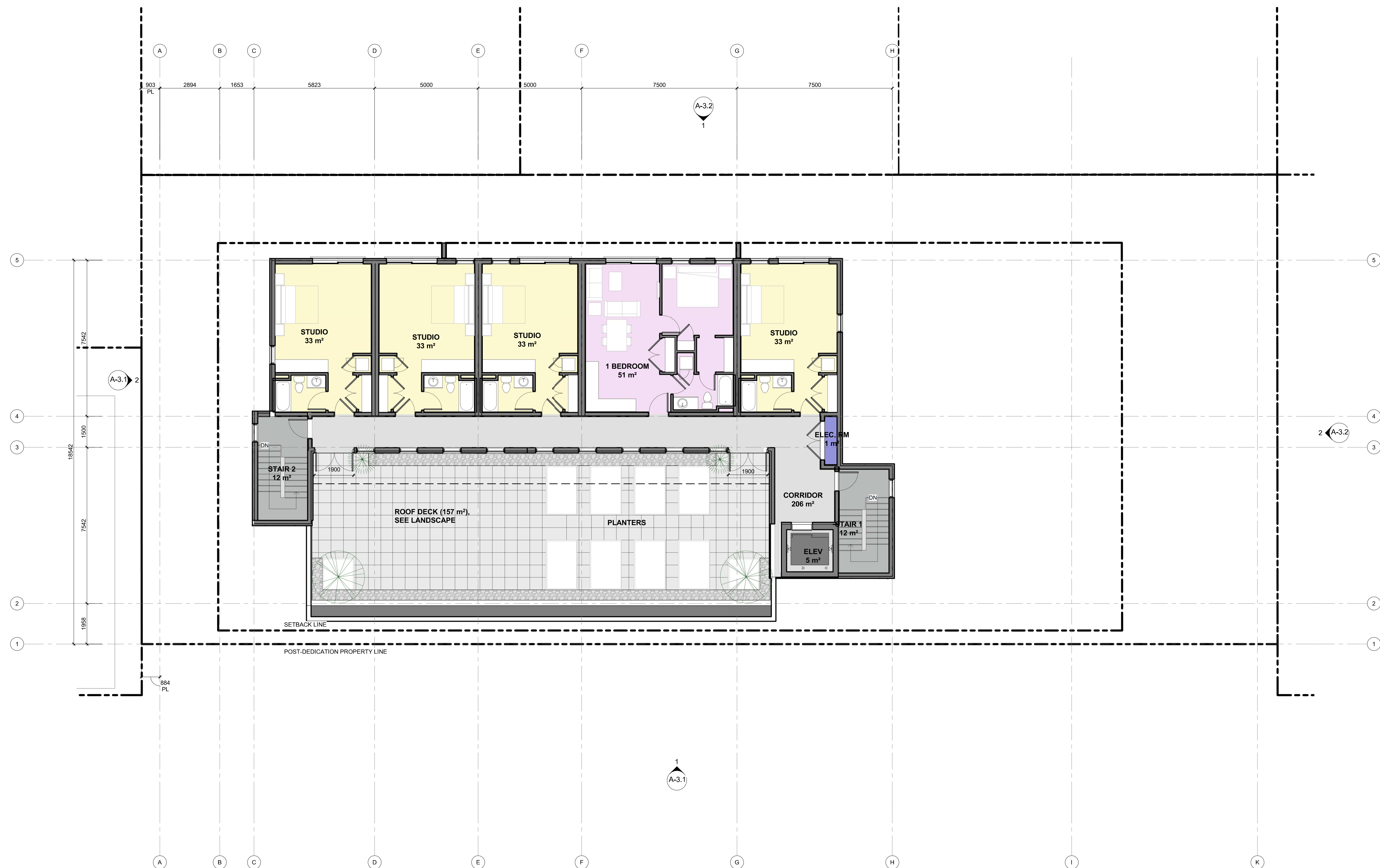


1 | FLOOR PLAN - L2
1 : 100





1 | FLOOR PLAN - L4
1 : 100



1 | FLOOR PLAN - L5
1 : 100

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



131-139 MENZIES STREET

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

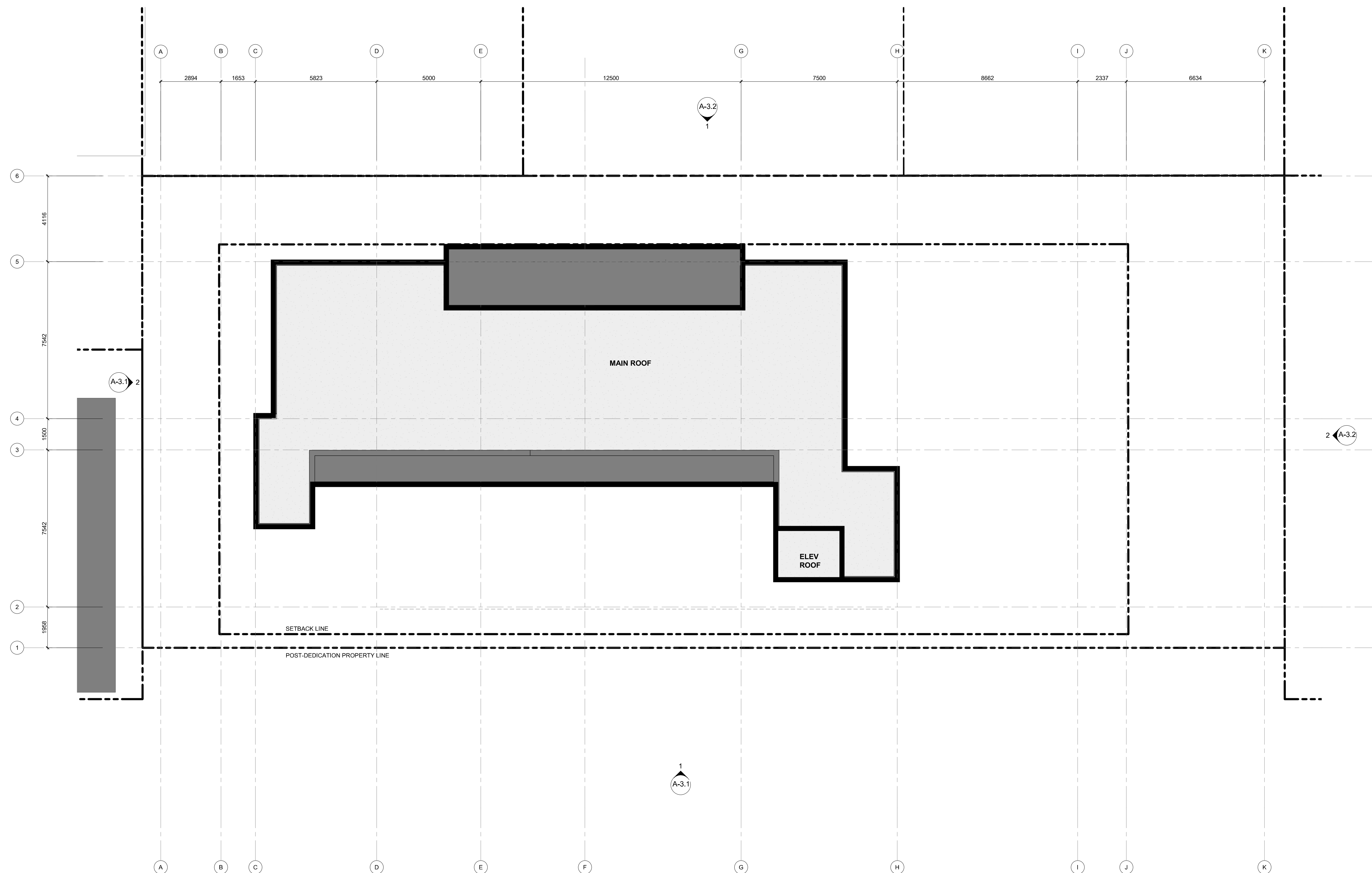
LEVEL 5 FLOOR PLAN

JOB No.: 2210

SCALE: 1 : 100

A-2.5

DATE: 02/05/22



1 | ROOF PLAN
1 : 100

1	ISSUED FOR DP	
	No.	Description
		Date



131-139 MENZIES STREET

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

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



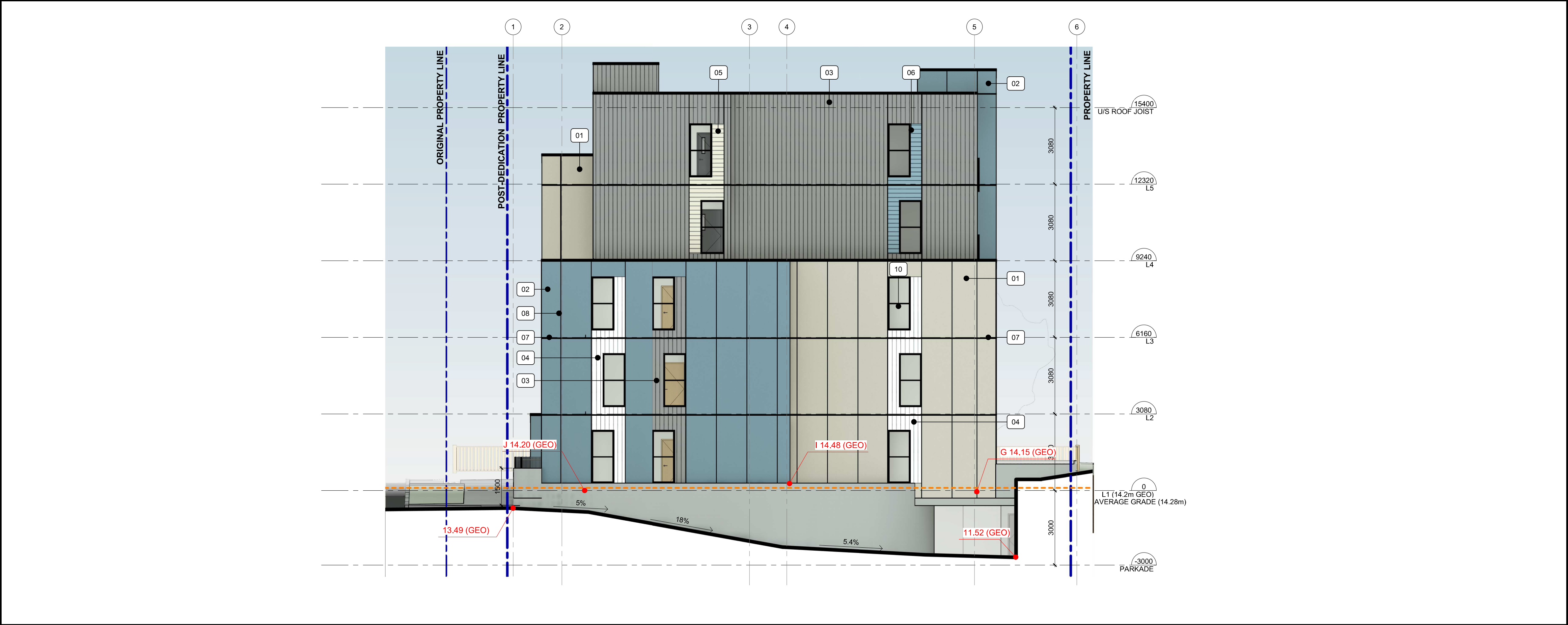
1 | EXTERIOR ELEVATION - WEST
1 : 100



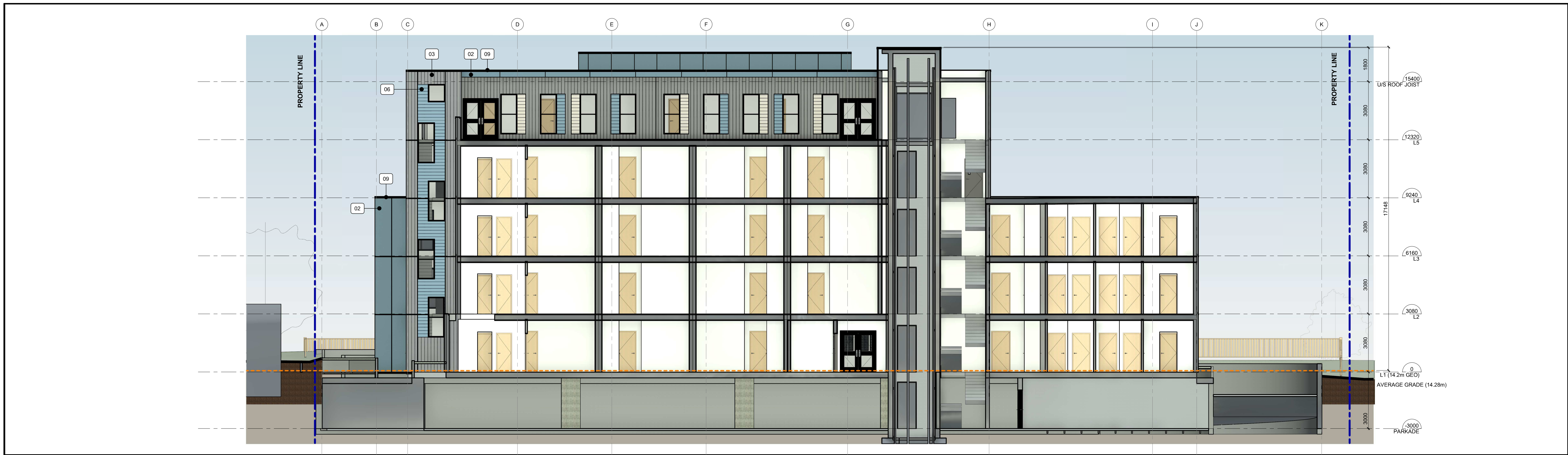
2 | EXTERIOR ELEVATION - NORTH
1 : 100



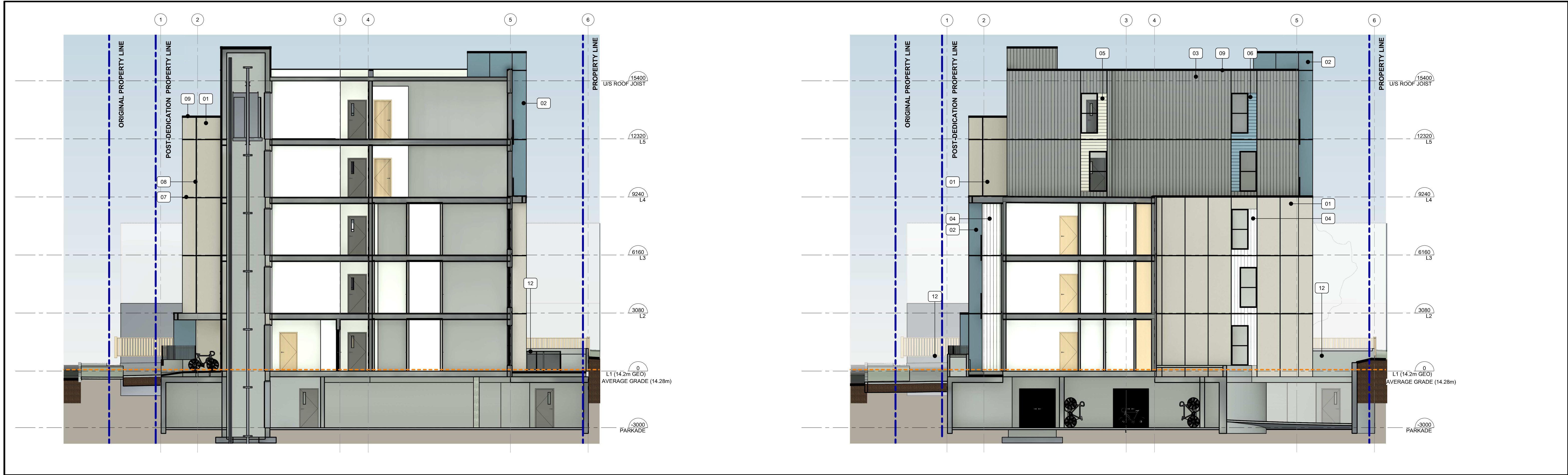
1 | EXTERIOR ELEVATION - EAST
1 : 100



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



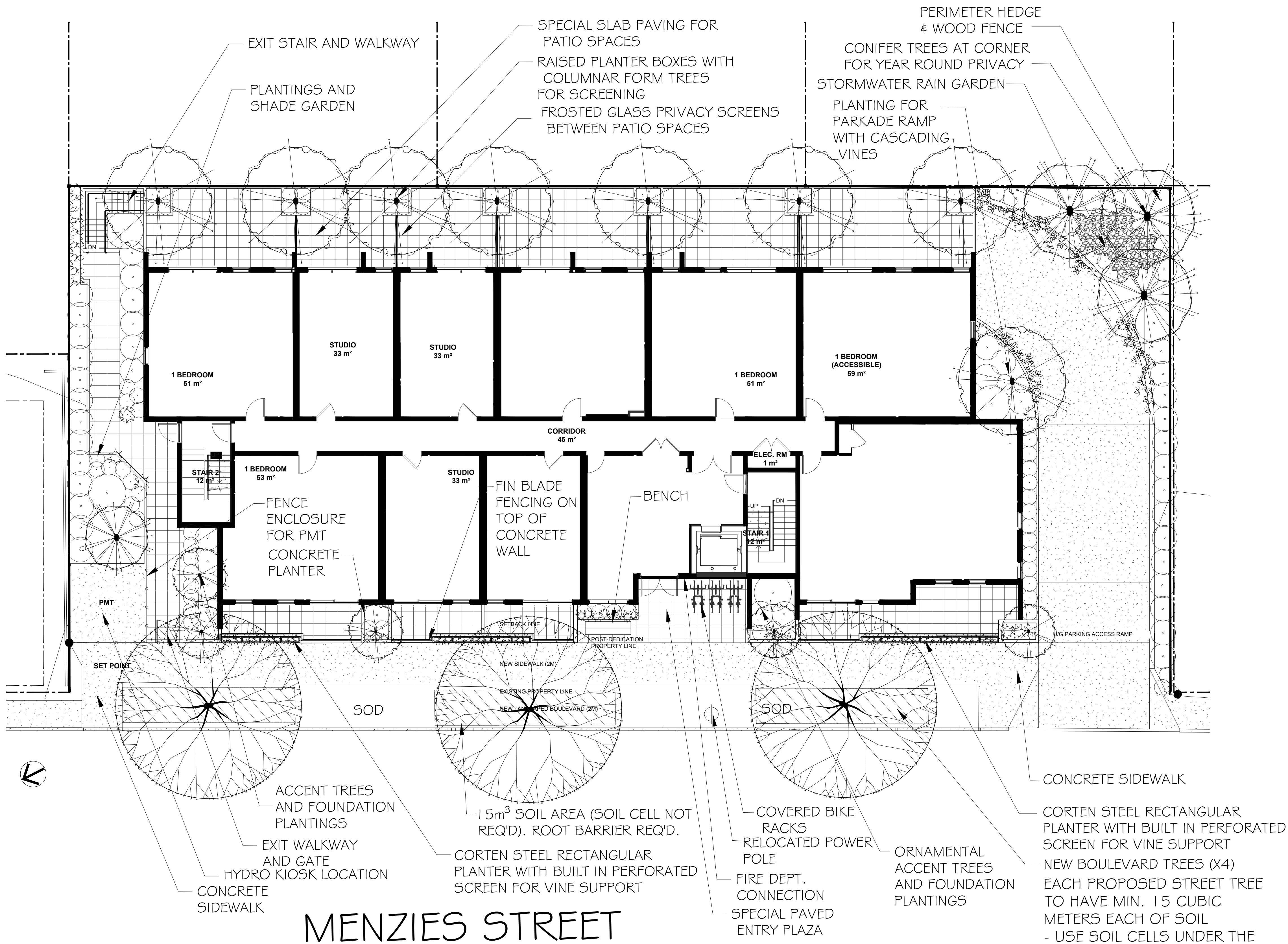
2 | EXTERIOR 3D VIEW NORTH-EAST
1:1



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

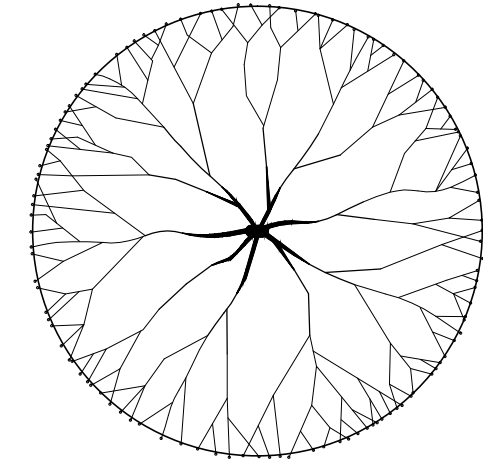
ROOT BARRIER WILL BE REQUIRED ADJACENT TO ALL SIDEWALKS AND AT BACK OF CURB

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

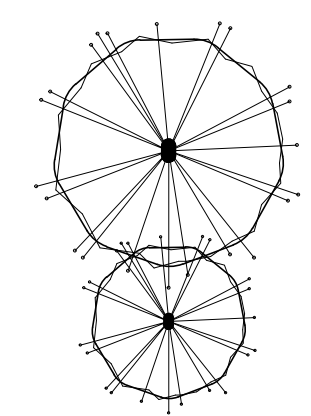
IRRIGATION TO THE BOULEVARD TREES SHALL BE PROVIDED BY THE DEVELOPER BY A WATER METER THAT IS SEPARATE FROM THE BUILDING. THE BOULEVARD TREE IRRIGATION SYSTEM SHALL BE INSTALLED BY THE APPLICANT'S CONTRACTOR TO IABC & CITY OF VICTORIA.

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 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. '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 opulifolius	#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 dameri	SP4
Vines	ARM	Evergreen Clematis	Clematis armandi	#5 Pot
	WIST	Wistaria	Wistaria 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.				

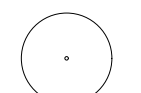
LEGEND



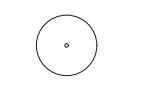
LARGE DECIDUOUS SHADE TREE



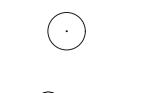
LARGE AND SMALL CONIFEROUS TREES




LARGE SHRUB



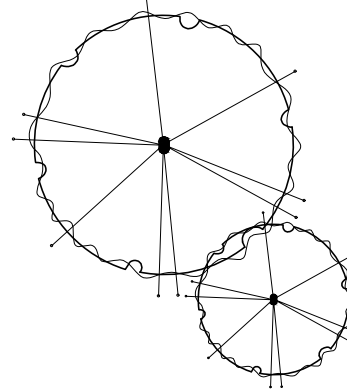
MEDIUM SHRUB



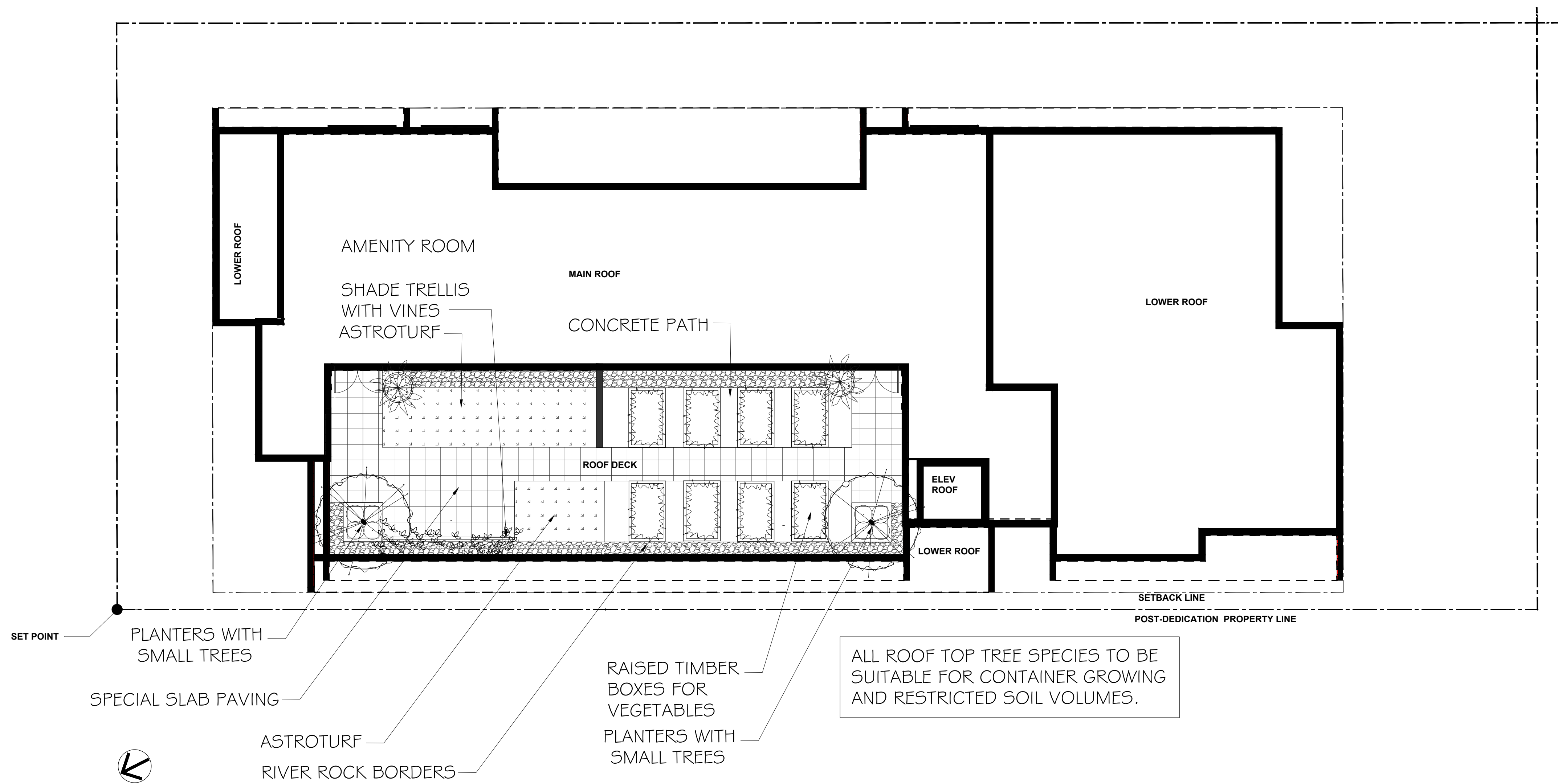
SMALL SHRUB



GROUND COVER & PERENNIALS



SMALL ORNAMENTAL DECIDUOUS TREES



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