



ARCHITECTURAL DRAWINGS

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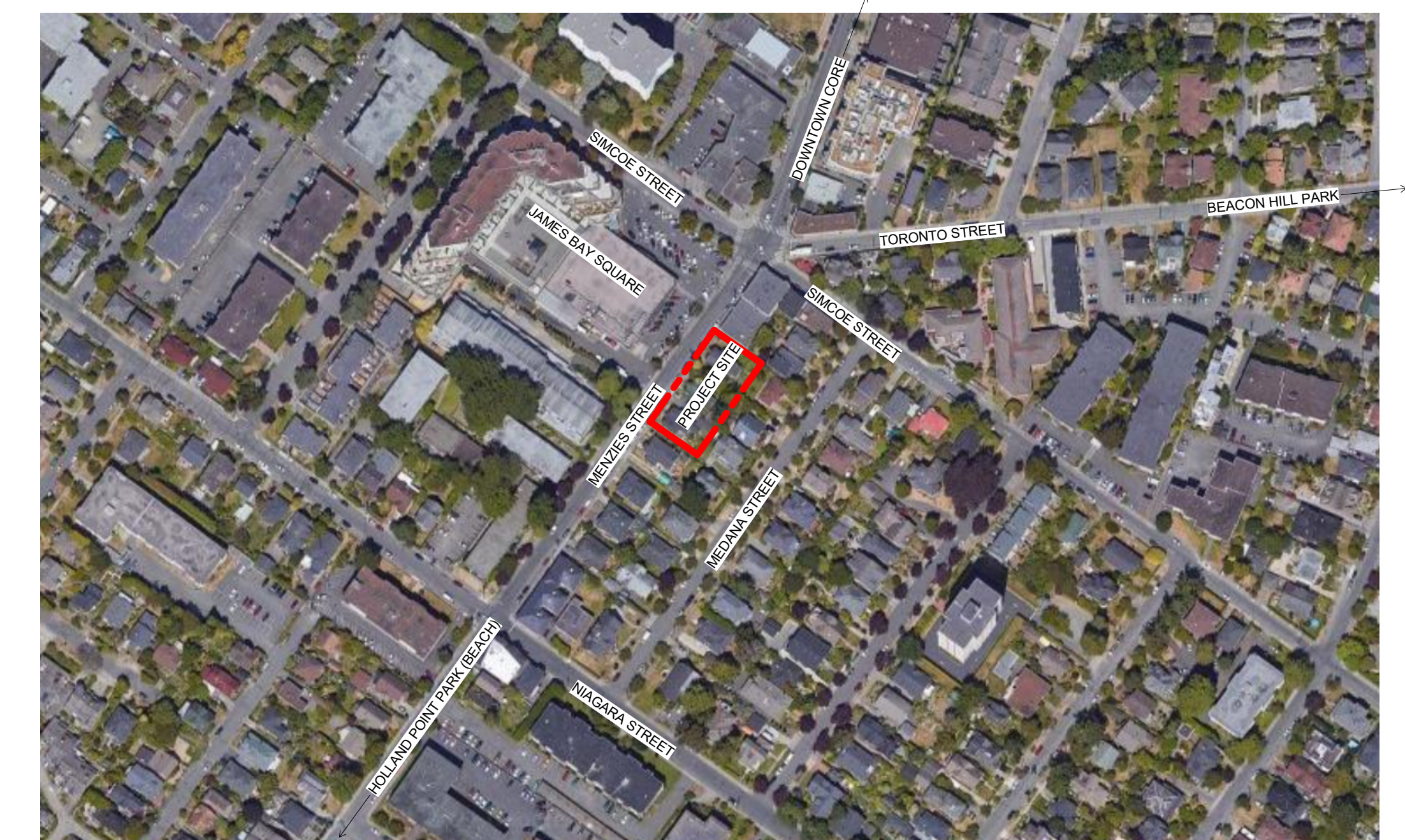
CIVIL DRAWINGS

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

LANDSCAPE DRAWINGS

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

LOCATION PLAN



ARCHITECTURAL:

Continuum Architecture
519 Pandora Avenue
Victoria, BC
V8W 1N6
t: 250.388.4261
f: 250.388.8771

Contact:
Jeremy Beintema
e: jeremy@continuumarchitecture.ca

CIVIL:

Westbrook Consulting Ltd.
115-866 Goldstream Avenue
Langford, BC
V8B 0J3
t: 250.391.8592
f: 250.391.8593

Contact:
Tracey Klatt
e: tklatt@wbrock.ca

LANDSCAPE:

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

Contact:
Brad Forth
e: forsiteand@hotmail.com

STRUCTURAL:

RJC Engineers
330-1515 Douglas Street
Victoria, BC
V8W 2G4
t: 250.386.7794

Contact:
Leon Platt
e: lplatt@rjc.ca

MECHANICAL:

Avalon Mechanical
300-1245 Esquimalt Road
Victoria, BC
V8A 3P2
t: 250.384.4128

Contact:
Kevin Jackson
e: kjackson@avalonmechanical.com

ELECTRICAL:

AES Engineering
500-3795 Carey Road
Victoria, BC
V8Z 6T8
t: 250.381.6121
f: 250.590.9980

Contact:
Bal Klear
e: bal.klear@aessengr.com

BUILDING ENVELOPE:

Evoke Buildings Engineering Ltd.
102-814 Broughton Street
Victoria, BC
V8W 1E4
t: 250.800.5655

Contact:
Chris Raudoy
e: craudoy@evokebuildings.com

Revisions
Received Date:
February 28, 2025

No.	Description	Date
10	ISSUED FOR DP AMENDMENT	02/26/25
9	ISSUED FOR DP AMENDMENT	01/07/25
8	ISSUED FOR DP AMENDMENT	09/12/24
7	ISSUED FOR DP AMENDMENT	08/22/24
6	ISSUED FOR DP AMENDMENT	06/05/24
5	ISSUED FOR DP AMENDMENT	04/05/24
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

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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

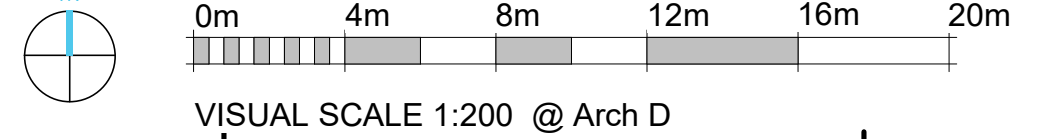
ZONING DATA		
AREA SCHEDULE - FSR APARTMENT	GROSS FLOOR BUILDING AREA	
	LEVEL	AREA (m ²)
L1	L1	743 m ²
L2	L2	688.4 m ²
L3	L3	688.4 m ²
L4	L4	623.6 m ²
TOTAL FSR AREA	TOTAL GROSS AREA	2743.5 m ²

CLASSIFICATION:	EXISTING = R-2	REZONED
AVERAGE GRADE:	14.14m GEO	
	ALLOWABLE	PROPOSED
SITE COVERAGE:	497m ² (40%)	783.4 m ² (63.0%)
OPEN SITE SPACE:	373m ² (30%)	465.9 m ² (37.5%)
FSR:	0.5 - 1.0	1.99
BUILDING HEIGHT:	7.6m	14.10m*
NUMBER OF STOREYS:	1	4
SETBACKS	REQUIRED	PROVIDED
FRONT YARD:	7.50m / 1.63m (AVG SIDE LOTS)	0.00m
REAR YARD:	10.70m	5.36m
SIDE YARD (NORTH):	3.00m / 1.50m MIN	3.35m
SIDE YARD (SOUTH):	3.00m / 1.50m MIN	3.30m
COMBINED SIDE YARDS:	4.5m	6.65m
CAR PARKING	REQUIRED	PROVIDED
< 45m ² (0.2/UNIT) x	34	6.8
45-70m ² (0.5/UNIT) x	5	2.5
> 70m ² (0.75/UNIT) x	4	3
VISITORS (0.1/UNIT) x	42	4.2
COMMERCIAL(1/50m2)122m2	3	
ACCESSIBLE SPACES	1 (VAN)	1
TOTAL	20	2
BICYCLE PARKING	REQUIRED	PROVIDED
< 45m ² (1.0/UNIT) x	34	34
45-70m ² (1.25/UNIT) x	5	6.25
> 70m ² (1.25/UNIT) x	4	5
VISITORS (6/BLDG)	6	
COMMERCIAL(1/200) 122m2	1	
TOTAL	52	86

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

TOTAL UNITS BY AREA UNDER 45m ² (AREA FOR PARKING CALCULATION)		TOTAL UNITS BY AREA 45m ² TO 70m ² (AREA FOR PARKING CALCULATION)	
UNIT TYPE	AREA	UNIT TYPE	AREA
STUDIO 3	26.7 m ²	2 BEDROOM	56 m ²
26.7 m ² x 2		56 m ² x 5	
STUDIO 3	26.8 m ²	TOTAL UNIT COUNT: 5	
26.8 m ² x 1		TOTAL UNITS BY AREA GREATER THAN 70m ² (AREA FOR PARKING CALCULATION)	
STUDIO 2	29.4 m ²	UNIT TYPE	
29.4 m ² x 6		Area	
STUDIO 2	29.7 m ²	3 BEDROOM	71.3 m ²
29.7 m ² x 8		71.3 m ² x 1	
STUDIO 2	29.8 m ²	3 BEDROOM	71.4 m ²
29.8 m ² x 1		71.4 m ² x 1	
STUDIO 1	32.1 m ²	3 BEDROOM	71.5 m ²
32.1 m ² x 1		71.5 m ² x 1	
1 BEDROOM	42.2 m ²	3 BEDROOM	71.6 m ²
42.2 m ² x 6		71.6 m ² x 1	
1 BEDROOM	42.5 m ²	3 BEDROOM	71.6 m ²
42.5 m ² x 6		71.6 m ² x 1	
1 BEDROOM	42.6 m ²	TOTAL UNIT COUNT: 4	
42.6 m ² x 3			
TOTAL UNIT COUNT: 34			

1 | SITE PLAN
1:200



VISUAL SCALE 1:200 @ Arch D

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

MIKE GERIC
CONSTRUCTION

No.	Description	Date
10	ISSUED FOR DP AMENDMENT	02/26/25
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1	ISSUED FOR DP	02/05/22

REGISTERED ARCHITECT
LANCE STEELE
BRITISH COLUMBIA
2025-02-26

131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

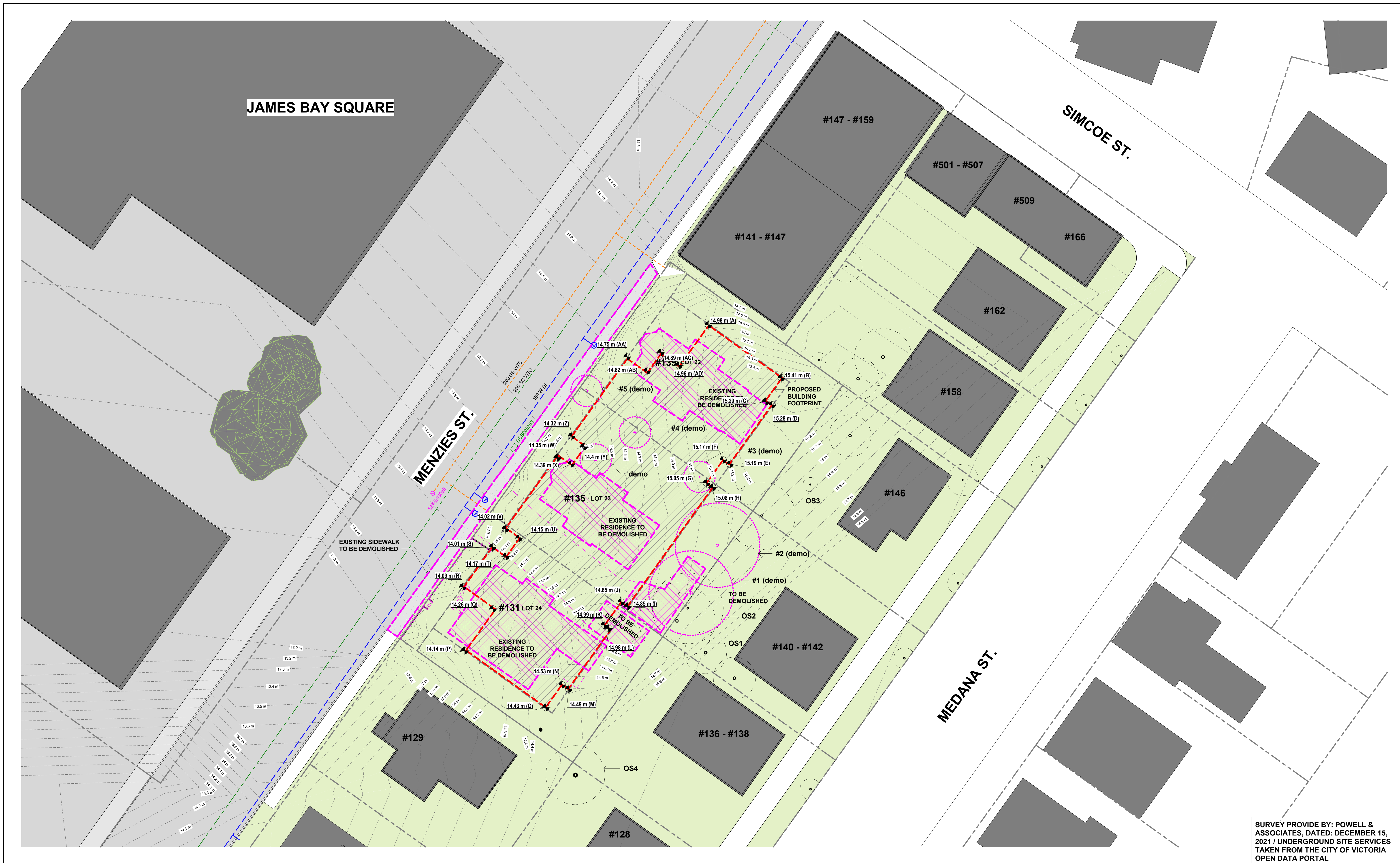
SITE PLAN

A-1.0

JOB No.: 2403

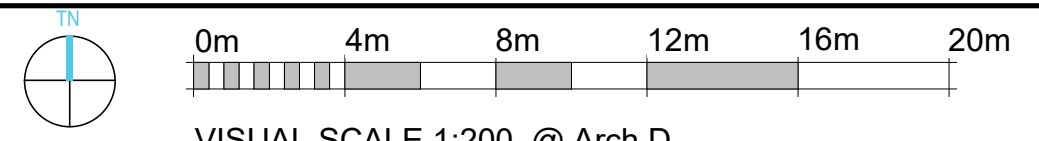
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DATE: 25/02/26



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



VISUAL SCALE 1:200 @ Arch D

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MIKE GERIC
CONSTRUCTION

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VICTORIA, BC V8V 2G4

SITE PLAN - EXISTING / DEMO

JOB No.: 2403

SCALE: 1 : 200

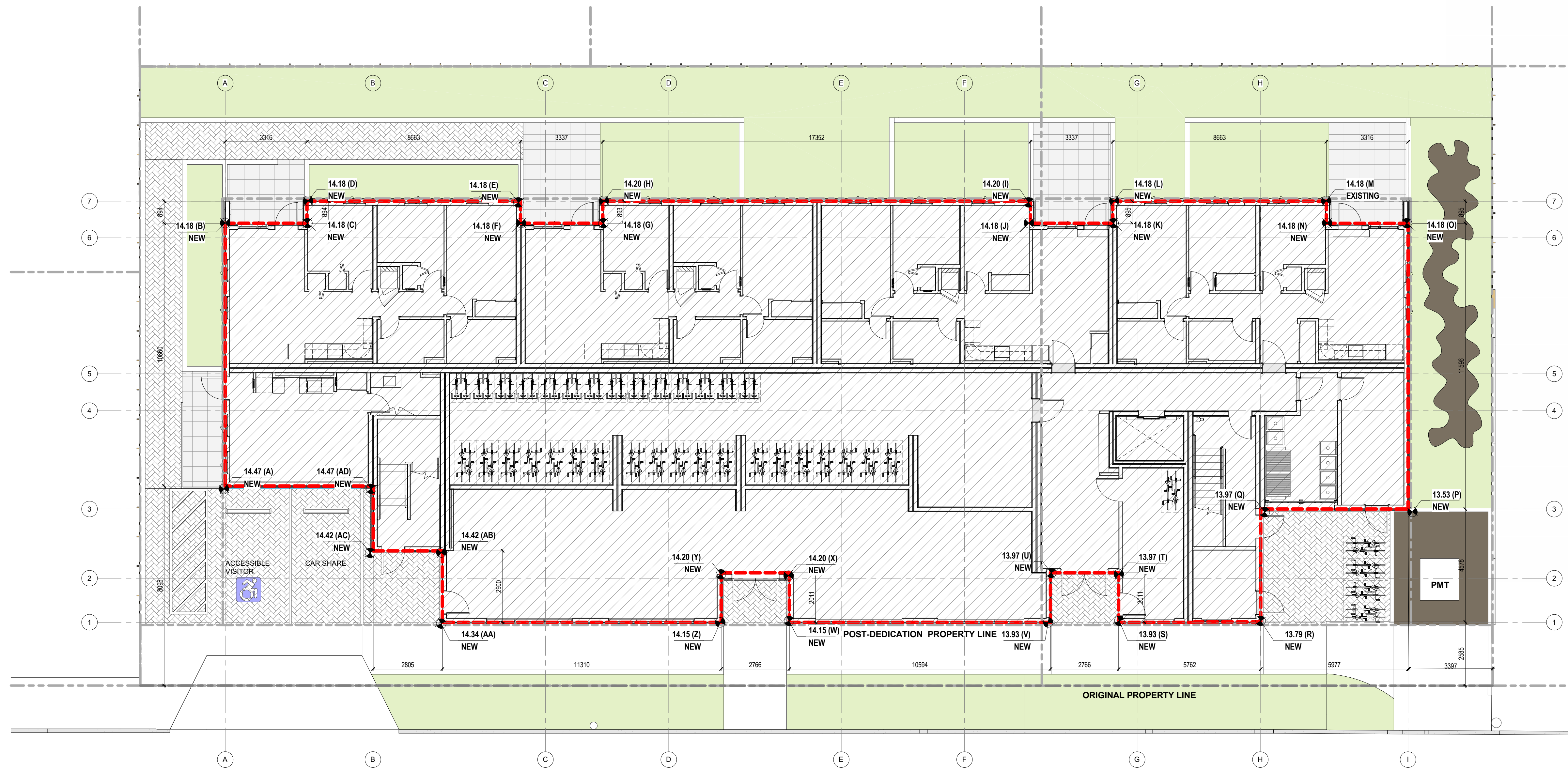
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DATE: 25/02/26

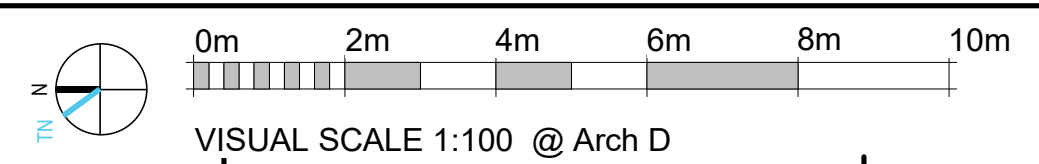
AVERAGE GRADE CALCULATION

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
TOTALS		141.74	2003.74

AVERAGE GRADE: **14.14** m (GEO)



1 | AVERAGE GRADE PLAN
1 : 100



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CONSTRUCTION

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VICTORIA, BC V8V 2G4

AVERAGE GRADE PLAN

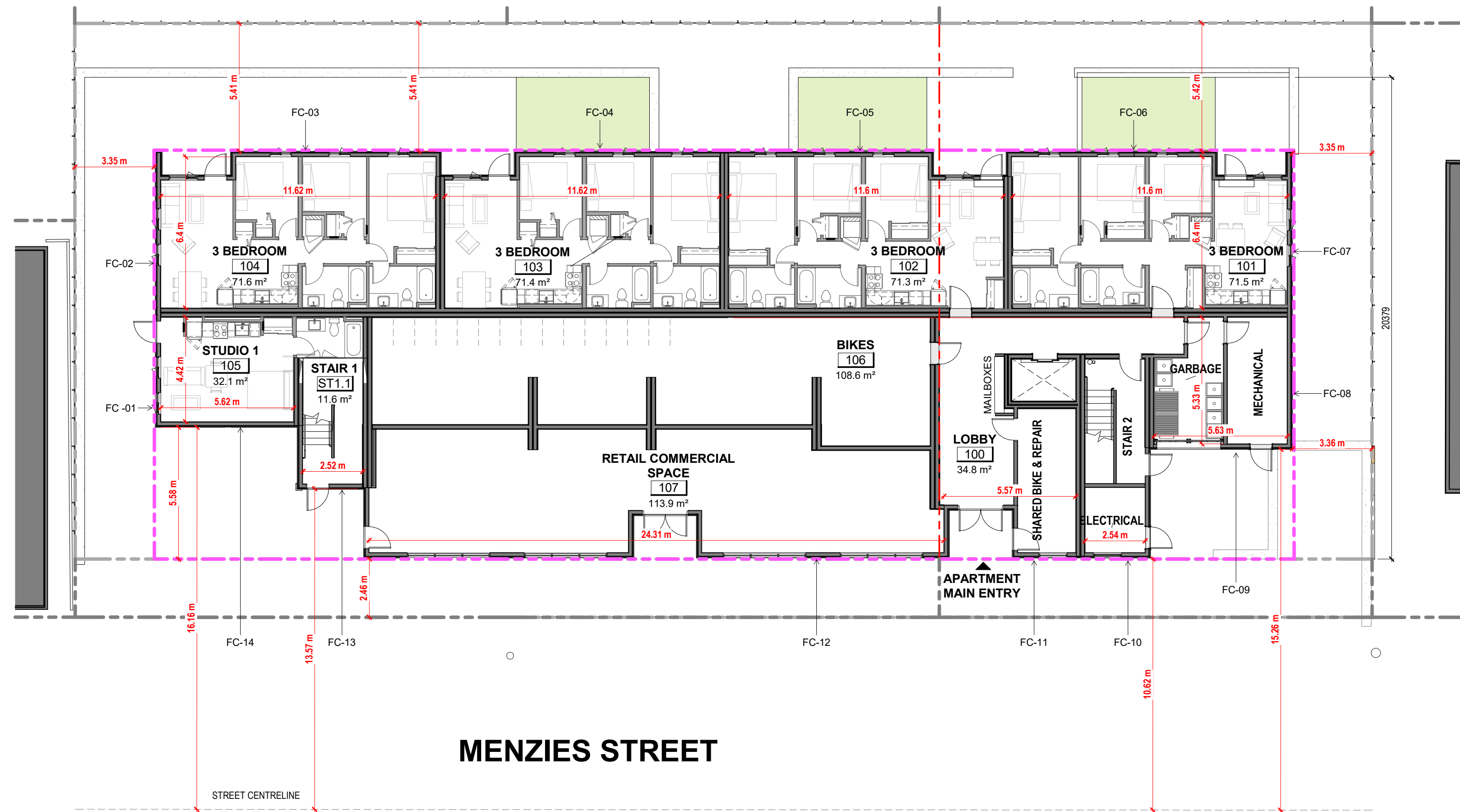
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SCALE: 1 : 100

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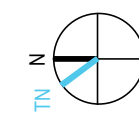
DATE: 25/02/26

LIMITING DISTANCE CALCULATIONS PART 3



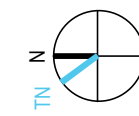
1 L1 FLOOR PLAN, LD CALCULATION

1:150



2 L2 FLOOR PLAN, LD CALCULATION

1:150

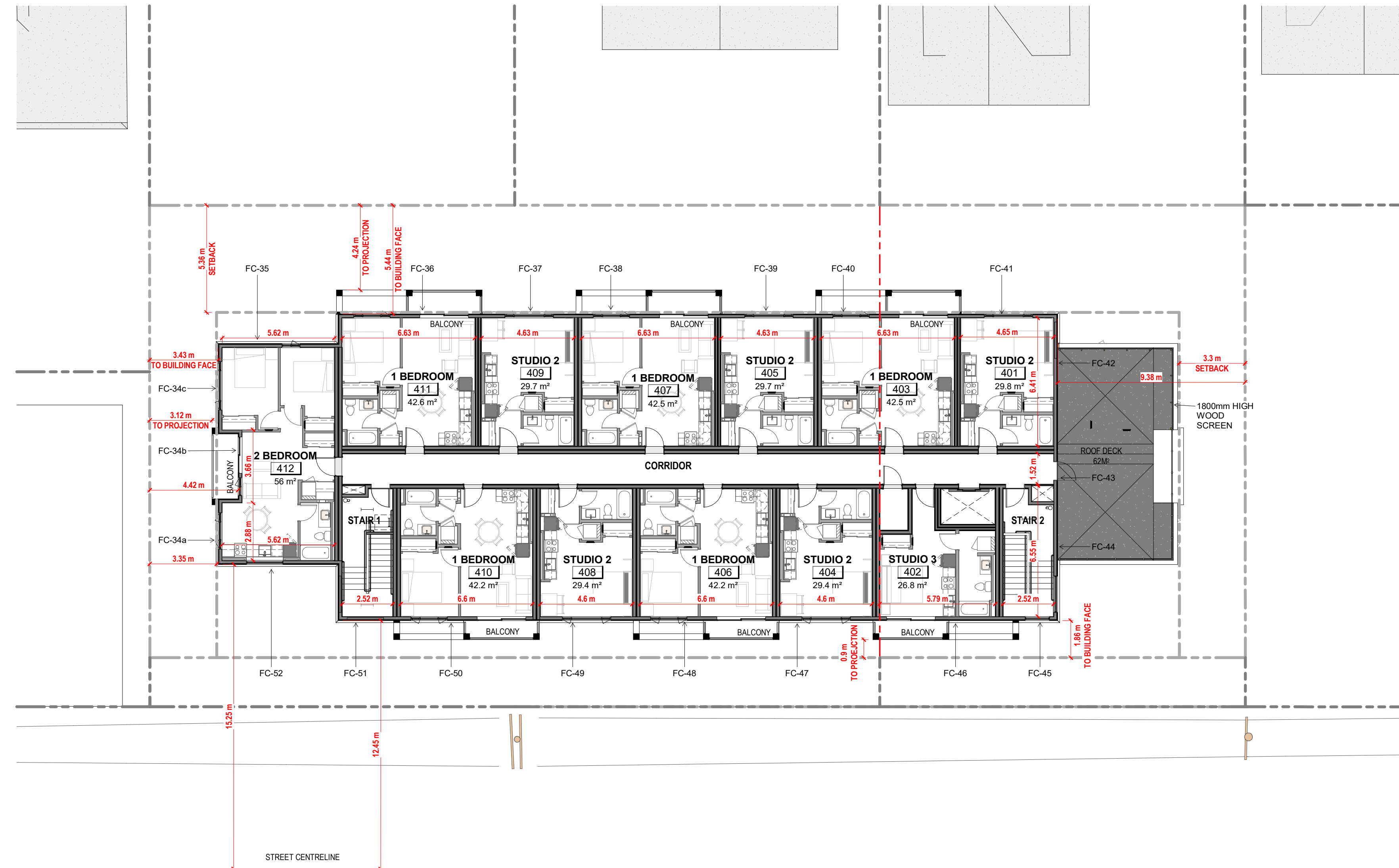


LEVEL 1 (VARRIED CEILING HEIGHT)				
FIRE COMPARTMENT	AREA OR EXPOSED BUILDING FACE/ OPENINGS (M ²)	% OF OPENINGS/ % ALLOWED OPENINGS	LIMITING DISTANCE PROVIDED (M)	LIMITING DISTANCE REQUIRED (M)
NORTH ELEVATION				
FC-01	15.86 / 3.79	18% / 42%	3.35	3.35
FC-02	23.28 / 4.46	19% / 31%	3.35	3.35
EAST ELEVATION				
FC-03	42.10 / 10.51	25% / 54%	5.36	5.36
FC-04	42.10 / 10.51	25% / 54%	5.36	5.36
FC-05	42.10 / 10.51	25% / 54%	5.36	5.36
FC-06	42.10 / 10.51	25% / 54%	5.36	5.36
SOUTH ELEVATION				
FC-07	23.28 / 4.46	19% / 30%	3.31	3.31
FC-08	20.47 / 3.91	19% / 33%	3.31	3.31
WEST ELEVATION				
FC-09	21.62 / 7.16	33% / 100%	15.22	15.22
FC-10	9.60 / 3.30	34% / 100%	10.59	10.59
FC-11	21.84 / 7.08	32% / 100%	10.59	10.59
FC-12	84.35 / 42.28	50% / 99%	10.59	10.59
FC-13	9.28 / 1.95	21% / 100%	13.51	13.51
FC-14	20.34 / 5.12	25% / 100%	16.12	16.12
LEVEL 2 & 3 (2.74M CEILING HEIGHT)				
FIRE COMPARTMENT	AREA OR EXPOSED BUILDING FACE/ OPENINGS (M ²)	% OF OPENINGS/ % ALLOWED OPENINGS	LIMITING DISTANCE PROVIDED (M)	LIMITING DISTANCE REQUIRED (M)
NORTH ELEVATION				
FC-15a	7.89 / 2.79	35% / 61%	3.35	3.35
FC-15b	10.03 / 3.81	38% / 94%	4.36	4.36
FC-15c	11.29 / 3.72	33% / 57%	3.35	3.35
EAST ELEVATION				
FC-16	15.40 / 1.39	9% / 100%	6.86	6.86
FC-17	18.36 / 7.87	43% / 92%	5.38	5.38
FC-18	12.88 / 5.08	39% / 100%	5.38	5.38
FC-19	18.36 / 7.87	43% / 92%	5.38	5.38
FC-20	12.88 / 5.08	39% / 100%	5.38	5.38
FC-21	18.36 / 7.87	43% / 92%	5.38	5.38
FC-22	12.88 / 5.08	39% / 100%	5.38	5.38
FC-23	15.40 / 1.39	9% / 100%	6.86	6.86
SOUTH ELEVATION				
FC-24a	7.89 / 2.79	35% / 60%	3.32	3.32
FC-24b	10.03 / 5.20	52% / 94%	4.33	4.33
FC-24c	11.29 / 3.72	33% / 56%	3.32	3.32
WEST ELEVATION				
FC-25	15.40 / 1.10	7% / 100%	15.24	15.24
FC-26	22.98 / 2.23	10% / 100%	12.42	12.42
FC-27	16.00 / 5.08	32% / 100%	12.42	12.42
FC-28	12.69 / 2.79	22% / 100%	12.42	12.42
FC-29	18.17 / 7.87	43% / 100%	12.42	12.42
FC-30	12.69 / 2.79	22% / 100%	12.42	12.42
FC-31	18.17 / 7.87	43% / 100%	12.42	12.42
FC-32	22.98 / 3.35	15% / 100%	12.42	12.42
FC-33	15.40 / 1.10	7% / 100%	15.24	15.24
LEVEL 4 (2.85M / 3.50M CEILING HEIGHT)				
FIRE COMPARTMENT	AREA OR EXPOSED BUILDING FACE/ OPENINGS (M ²)	% OF OPENINGS/ % ALLOWED OPENINGS	LIMITING DISTANCE PROVIDED (M)	LIMITING DISTANCE REQUIRED (M)
NORTH ELEVATION				
FC-34a	8.21 / 2.79	34% / 62%	3.35	3.35
FC-34b	10.43 / 3.81	37% / 93%	4.36	4.36
FC-34c	11.74 / 3.72	32% / 55%	3.35	3.35
EAST ELEVATION				
FC-35	16.02 / 1.39	9% / 100%	6.86	6.86
FC-36	23.45 / 7.87	34% / 81%	5.36	5.36
FC-37	16.45 / 2.79	17% / 97%	5.36	5.36
FC-38	23.45 / 7.87	34% / 81%	5.36	5.36
FC-39	16.45 / 2.79	17% / 97%	5.36	5.36
FC-40	23.45 / 7.87	34% / 81%	5.36	5.36
FC-41	16.45 / 2.79	17% / 97%	5.36	5.36
SOUTH ELEVATION				
FC-42	22.51 / 1.12	5% / 100%	9.33	9.33
FC-43	5.25 / 1.95	37% / 100%	9.33	9.33
FC-44	53.27 / 7.25	14% / 100%	9.33	9.33
WEST ELEVATION				
FC-45	22.98 / 3.29	14% / 100%	12.42	12.42
FC-46	20.44 / 5.08	25% / 100%	12.42	12.42
FC-47	16.21 / 5.08	31% / 100%	12.42	12.42
FC-48	23.21 / 7.87	34% / 100%	12.42	12.42
FC-49	16.21 / 5.08	31% / 100%	12.42	12.42
FC-50	23.21 / 7.87	34% / 100%	12.42	12.42
FC-51	22.98 / 3.35	15% / 100%	12.42	12.42
FC-52	13.20 / 1.12	8% / 100%	15.24	15.24

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6	ISSUED FOR DP AMENDMENT	06/06/24
5	ISSUED FOR DP AMENDMENT	09/19/23
4	ISSUED FOR DP AMENDMENT	09/19/23

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LIMITING DISTANCE CALCULATIONS PART 3



LEVEL 1 (VARRIED CEILING HEIGHT)				
FIRE COMPARTMENT	AREA OR EXPOSED BUILDING FACE/ OPENINGS (M²)	% OF OPENINGS/ % ALLOWED OPENINGS	LIMITING DISTANCE PROVIDED (M)	LIMITING DISTANCE REQUIRED (M)
NORTH ELEVATION				
FC-01	15.86 / 3.79	18% / 42%	3.35	3.35
FC-02	23.28 / 4.46	19% / 31%	3.35	3.35
EAST ELEVATION				
FC-03	42.10 / 10.51	25% / 54%	5.36	5.36
FC-04	42.10 / 10.51	25% / 54%	5.36	5.36
FC-05	42.10 / 10.51	25% / 54%	5.36	5.36
FC-06	42.10 / 10.51	25% / 54%	5.36	5.36
SOUTH ELEVATION				
FC-07	23.28 / 4.46	19% / 30%	3.31	3.31
FC-08	20.47 / 3.91	19% / 33%	3.31	3.31
WEST ELEVATION				
FC-09	21.62 / 7.16	33% / 100%	15.22	15.22
FC-10	9.60 / 3.30	34% / 100%	10.59	10.59
FC-11	21.84 / 7.08	32% / 100%	10.59	10.59
FC-12	84.36 / 42.28	50% / 89%	10.59	10.59
FC-13	8.23 / 1.95	21% / 100%	13.51	13.51
FC-14	20.34 / 5.12	25% / 100%	16.12	16.12
LEVEL 2 & 3 (2.74M CEILING HEIGHT)				
FIRE COMPARTMENT	AREA OR EXPOSED BUILDING FACE/ OPENINGS (M²)	% OF OPENINGS/ % ALLOWED OPENINGS	LIMITING DISTANCE PROVIDED (M)	LIMITING DISTANCE REQUIRED (M)
NORTH ELEVATION				
FC-15a	7.89 / 2.79	35% / 61%	3.35	3.35
FC-15b	10.03 / 3.81	38% / 94%	4.36	4.36
FC-15c	11.29 / 3.72	33% / 57%	3.35	3.35
EAST ELEVATION				
FC-16	15.40 / 1.39	9% / 100%	6.86	6.86
FC-17	18.36 / 7.87	43% / 92%	5.38	5.38
FC-18	12.88 / 5.08	39% / 100%	5.38	5.38
FC-19	18.36 / 7.87	43% / 92%	5.38	5.38
FC-20	12.88 / 5.08	39% / 100%	5.38	5.38
FC-21	18.36 / 7.87	43% / 92%	5.38	5.38
FC-22	12.88 / 5.08	39% / 100%	5.38	5.38
FC-23	15.40 / 1.39	9% / 100%	6.86	6.86
SOUTH ELEVATION				
FC-24a	7.89 / 2.79	35% / 60%	3.32	3.32
FC-24b	10.03 / 5.20	52% / 94%	4.33	4.33
FC-24c	11.29 / 3.72	33% / 56%	3.32	3.32
WEST ELEVATION				
FC-25	15.40 / 1.10	7% / 100%	15.24	15.24
FC-26	22.98 / 2.23	10% / 100%	12.42	12.42
FC-27	16.00 / 5.08	32% / 100%	12.42	12.42
FC-28	12.89 / 2.79	22% / 100%	12.42	12.42
FC-29	18.17 / 7.87	43% / 100%	12.42	12.42
FC-30	12.89 / 2.79	22% / 100%	12.42	12.42
FC-31	18.17 / 7.87	43% / 100%	12.42	12.42
FC-32	22.98 / 3.35	15% / 100%	12.42	12.42
FC-33	15.40 / 1.10	7% / 100%	15.24	15.24
LEVEL 4 (2.85M / 3.50M CEILING HEIGHT)				
FIRE COMPARTMENT	AREA OR EXPOSED BUILDING FACE/ OPENINGS (M²)	% OF OPENINGS/ % ALLOWED OPENINGS	LIMITING DISTANCE PROVIDED (M)	LIMITING DISTANCE REQUIRED (M)
NORTH ELEVATION				
FC-34a	8.21 / 2.79	34% / 62%	3.35	3.35
FC-34b	10.43 / 3.81	37% / 93%	4.36	4.36
FC-34c	11.74 / 3.72	32% / 55%	3.35	3.35
EAST ELEVATION				
FC-35	16.02 / 1.39	9% / 100%	6.86	6.86
FC-36	23.45 / 7.87	34% / 81%	5.36	5.36
FC-37	16.45 / 2.79	17% / 97%	5.36	5.36
FC-38	23.45 / 7.87	34% / 81%	5.36	5.36
FC-39	16.45 / 2.79	17% / 97%	5.36	5.36
FC-40	23.45 / 7.87	34% / 81%	5.36	5.36
FC-41	16.45 / 2.79	17% / 97%	5.36	5.36
SOUTH ELEVATION				
FC-42	22.51 / 1.12	5% / 100%	9.33	9.33
FC-43	5.25 / 1.95	37% / 100%	9.33	9.33
FC-44	53.27 / 7.25	14% / 100%	9.33	9.33
WEST ELEVATION				
FC-45	22.98 / 3.29	14% / 100%	12.42	12.42
FC-46	20.44 / 5.08	25% / 100%	12.42	12.42
FC-47	16.21 / 5.08	31% / 100%	12.42	12.42
FC-48	23.21 / 7.87	34% / 100%	12.42	12.42
FC-49	16.21 / 5.08	31% / 100%	12.42	12.42
FC-50	23.21 / 7.87	34% / 100%	12.42	12.42
FC-51	22.98 / 3.35	15% / 100%	12.42	12.42
FC-52	13.20 / 1.12	8% / 100%	15.24	15.24

1 | L4 FLOOR PLAN CODE

1 : 150



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MIKE GERIG
CONSTRUCTION

NO.	DESCRIPTION	DATE
10	ISSUED FOR DP AMENDMENT	02/26/25
9	ISSUED FOR DP AMENDMENT	01/07/25
8	ISSUED FOR DP AMENDMENT	09/12/24
7	ISSUED FOR DP AMENDMENT	08/22/24
6	ISSUED FOR DP AMENDMENT	06/06/24

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131 MENZIES ST.

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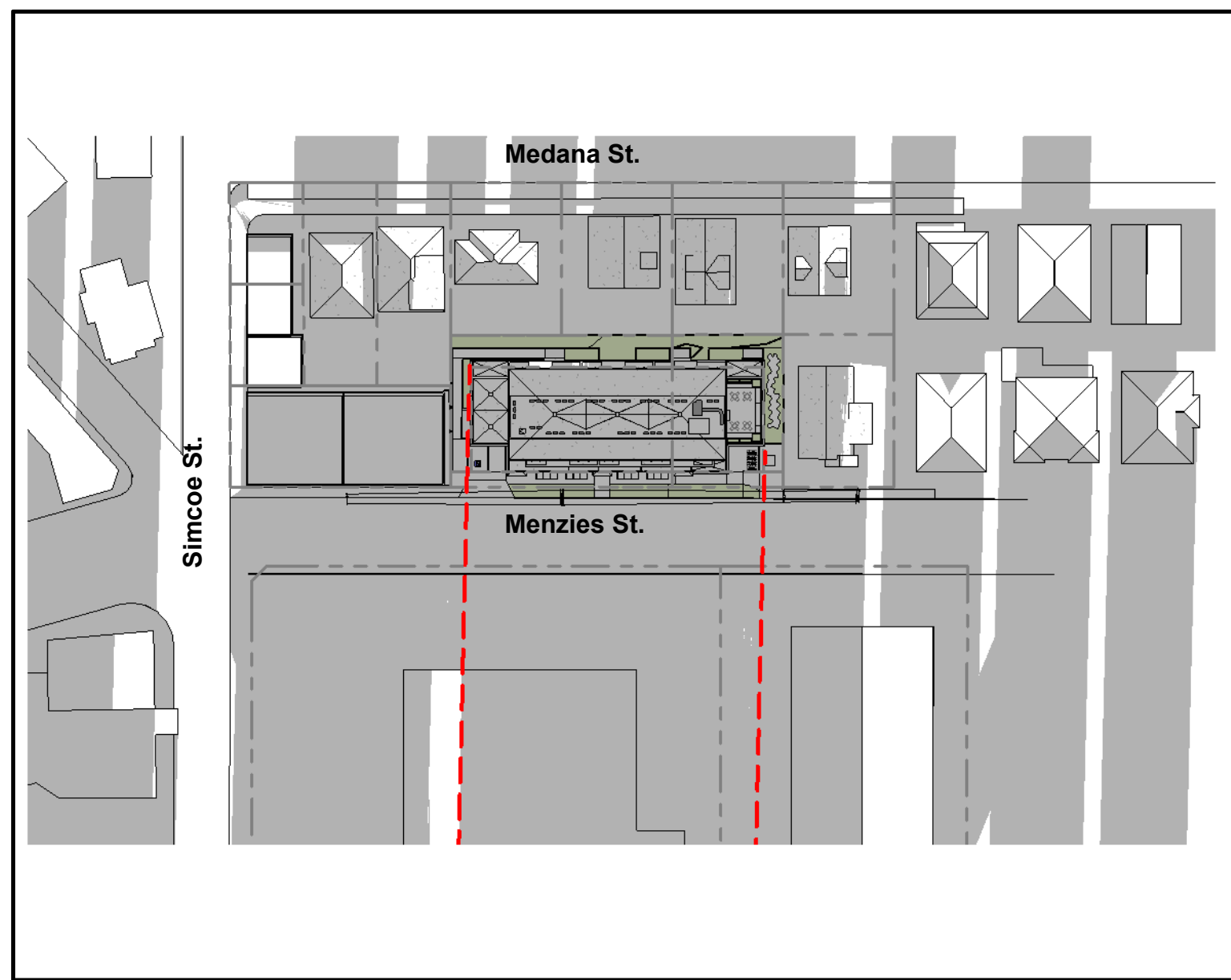
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JOB No.: 2403

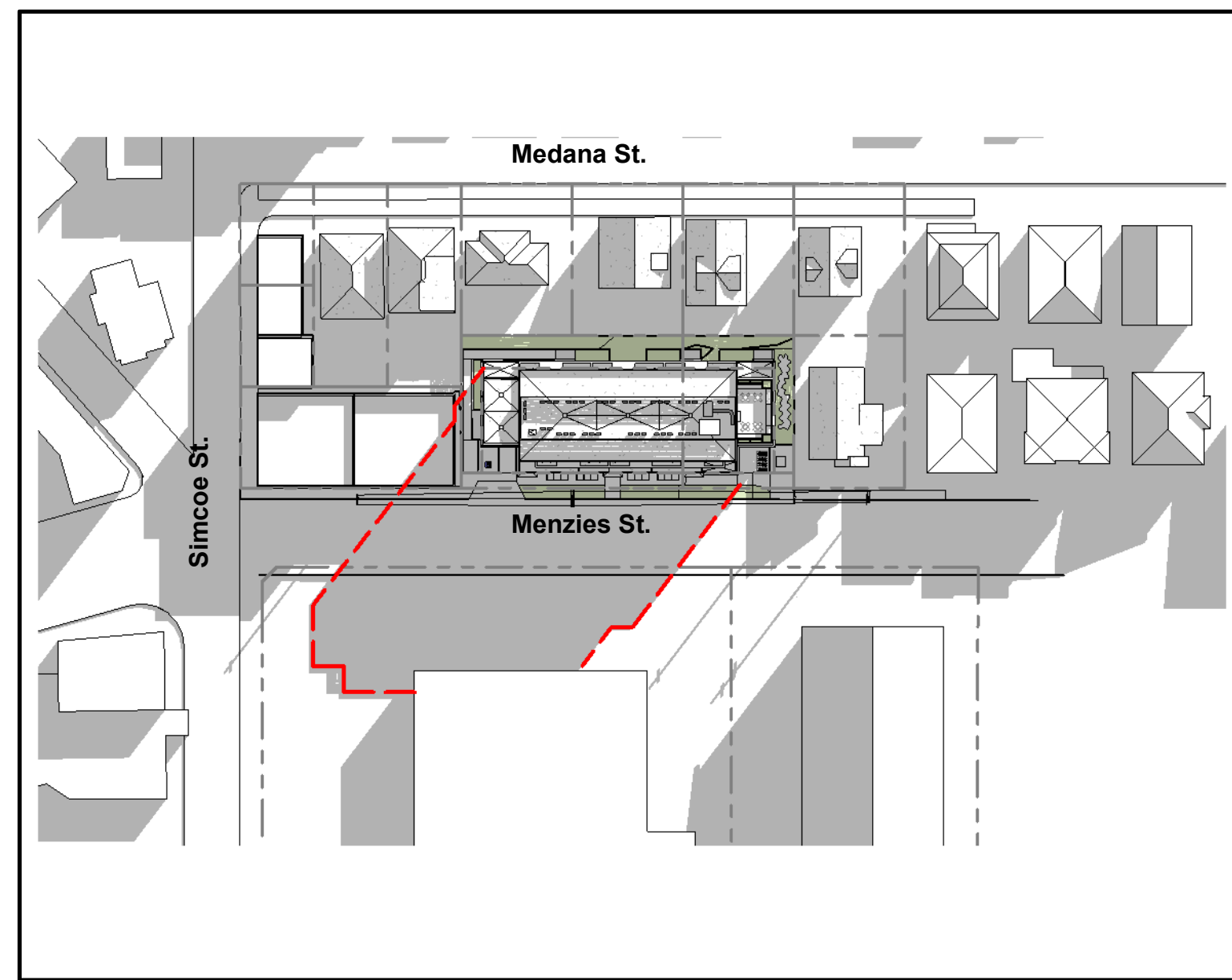
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A-1.4

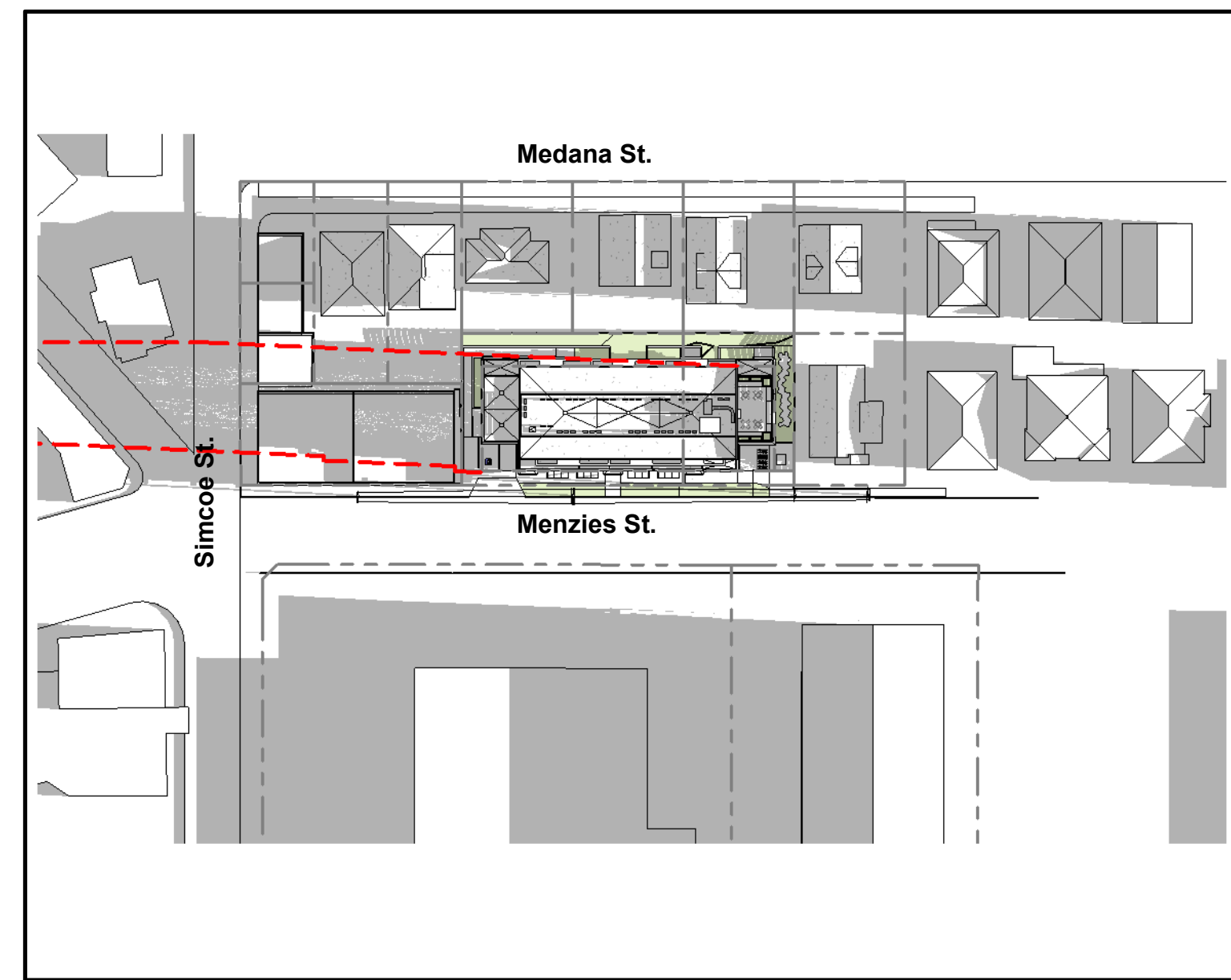
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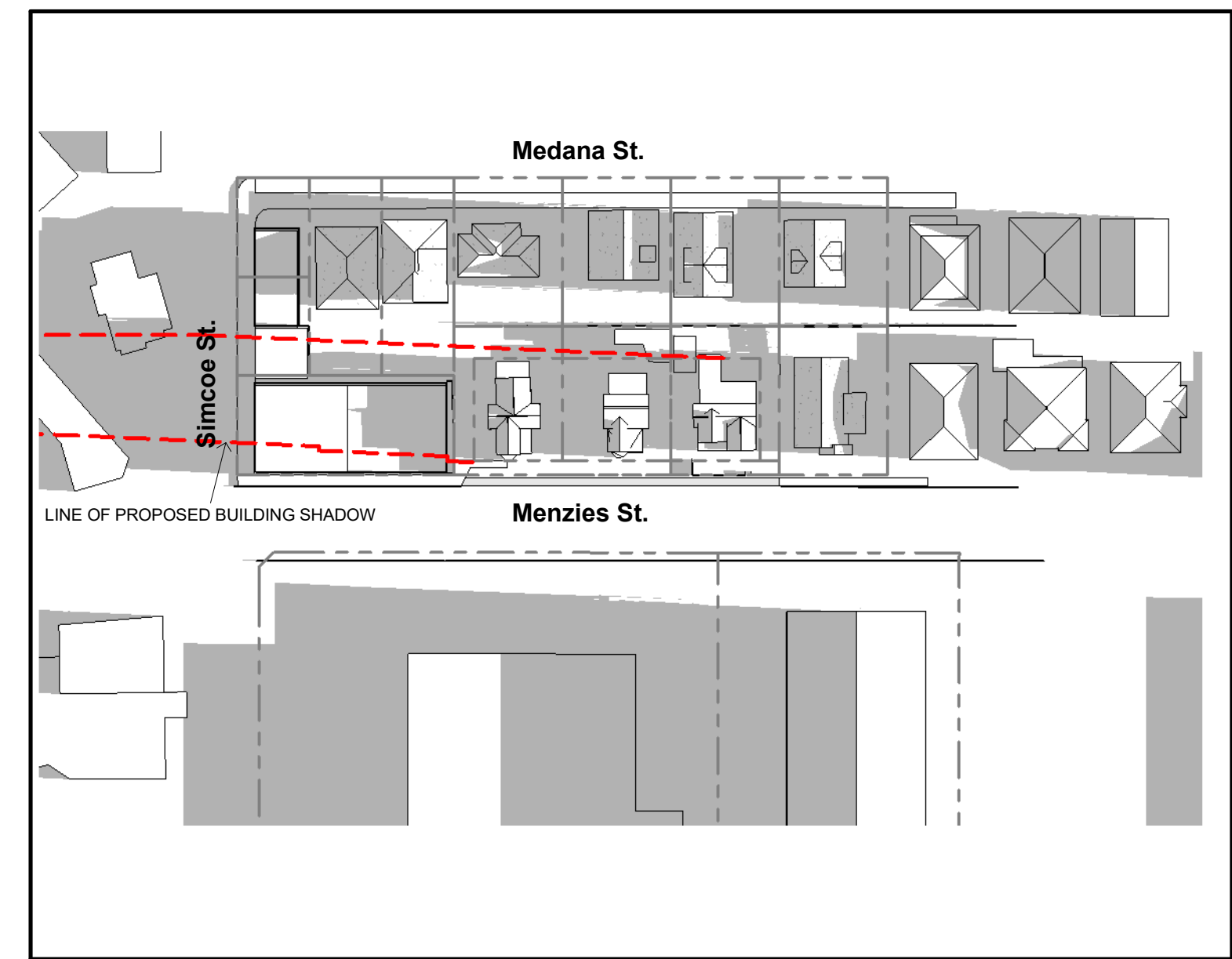
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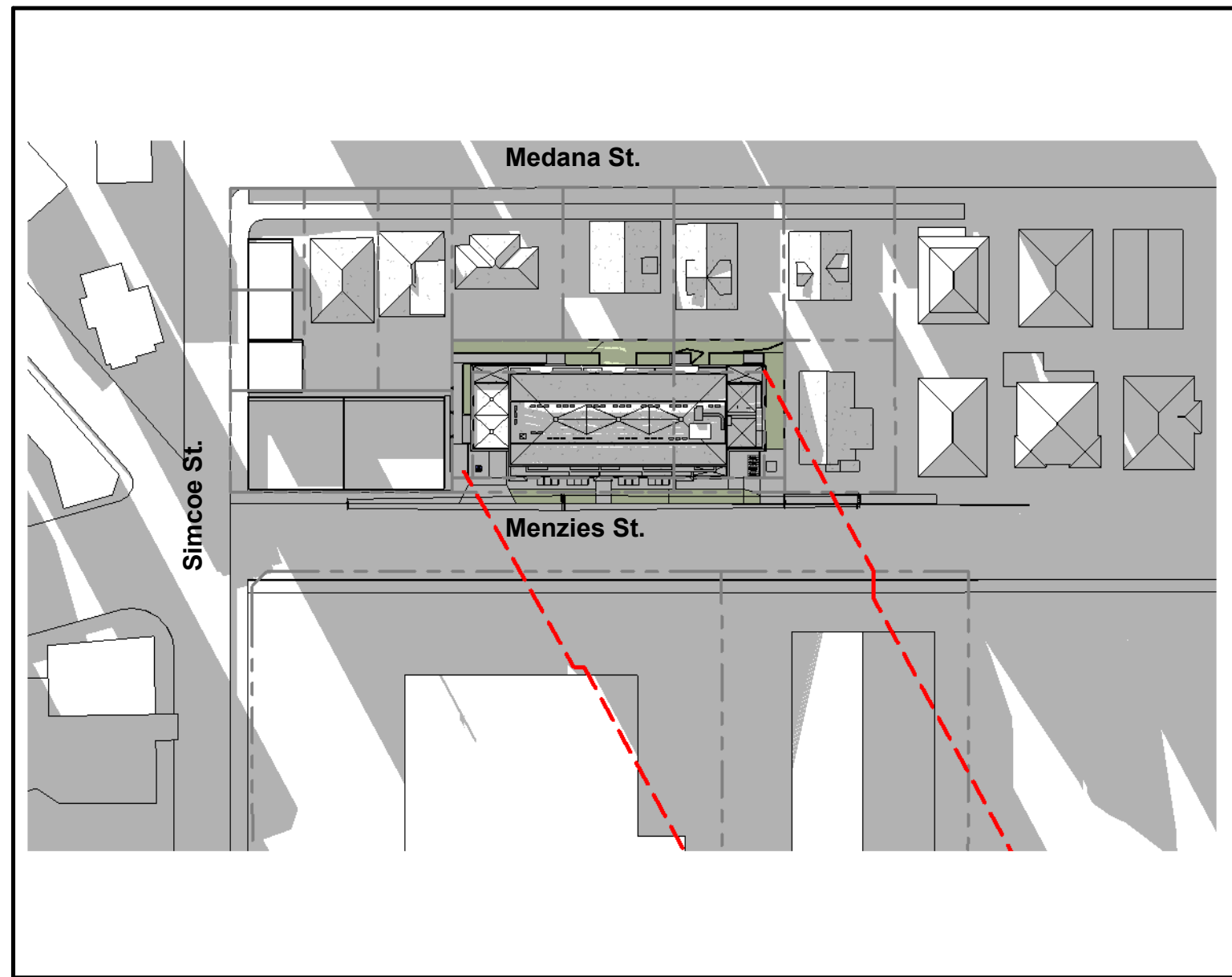
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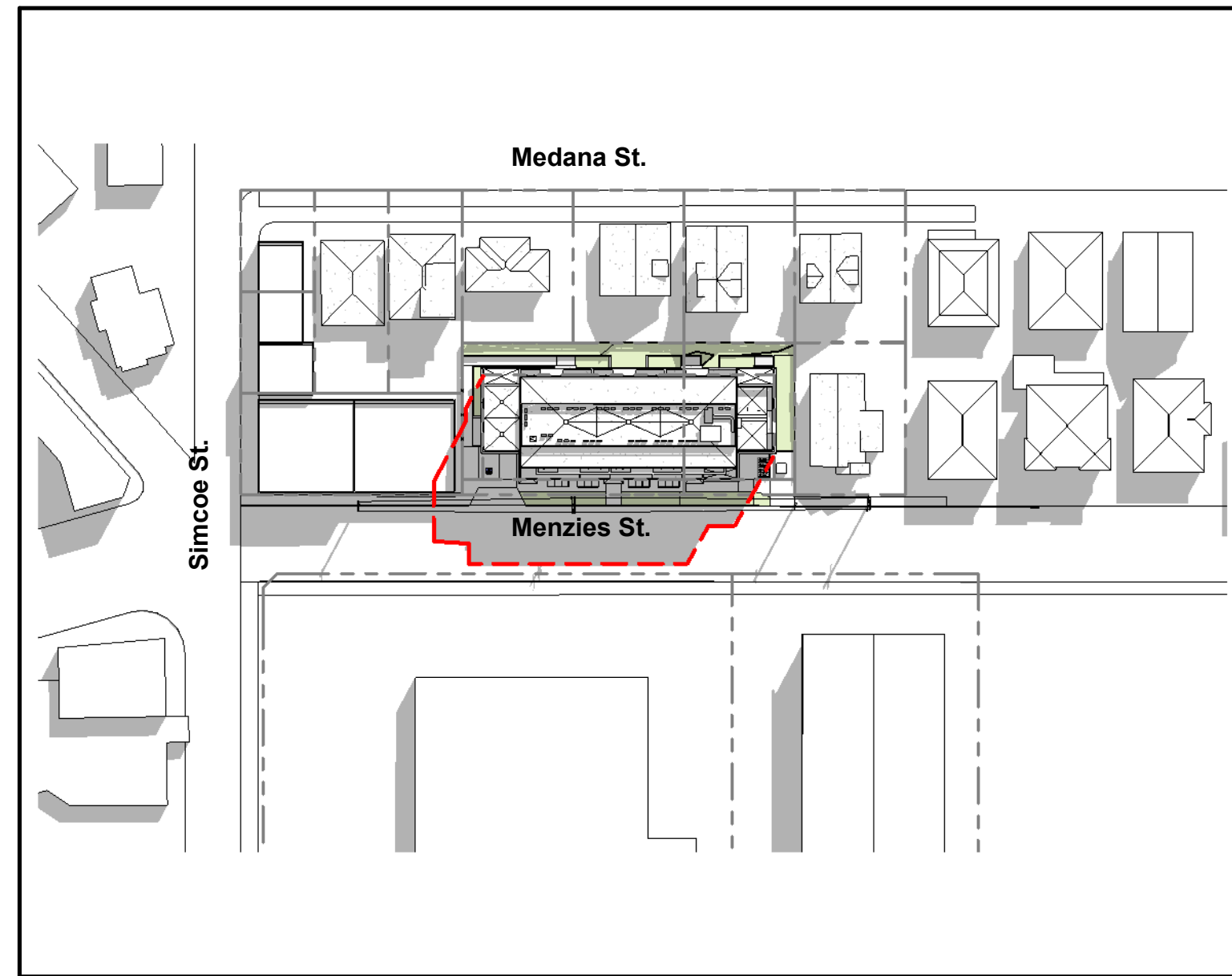
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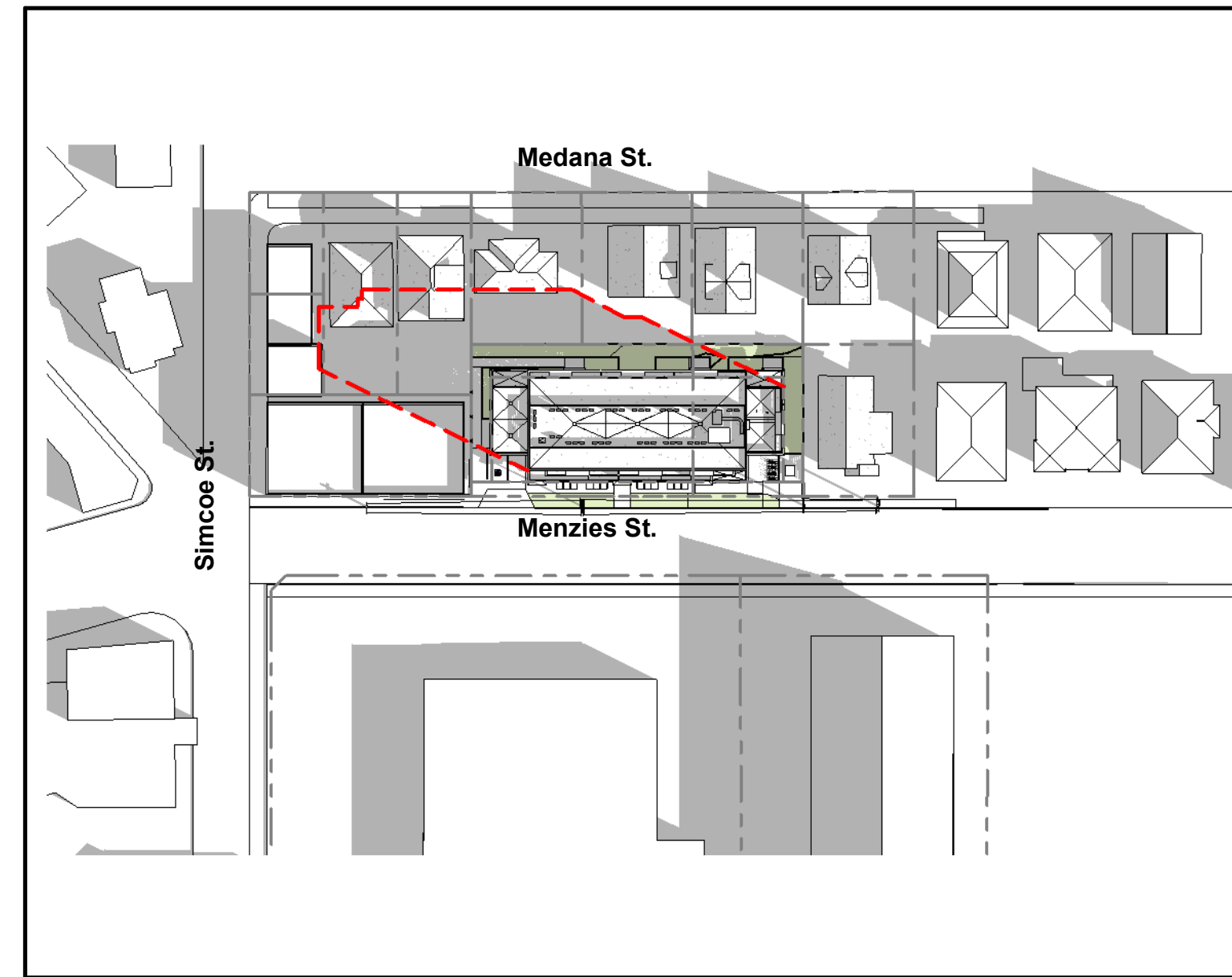
4 | EXISTING SHADOWS- WINTER SOLTICE - 4pm
1:1000



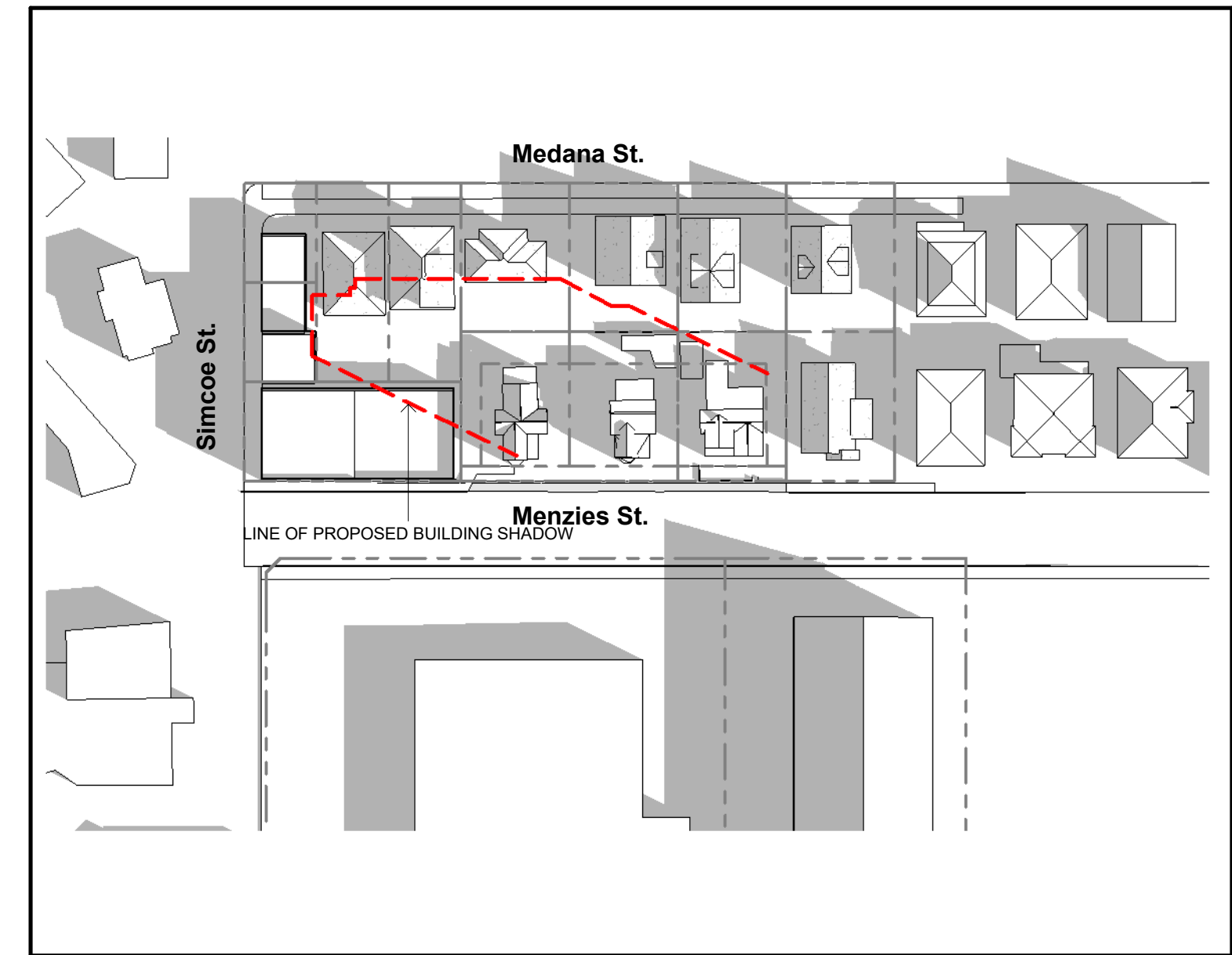
5 | SHADOWS-SPRING/AUTUMN EQUINOX-8am
1:1000



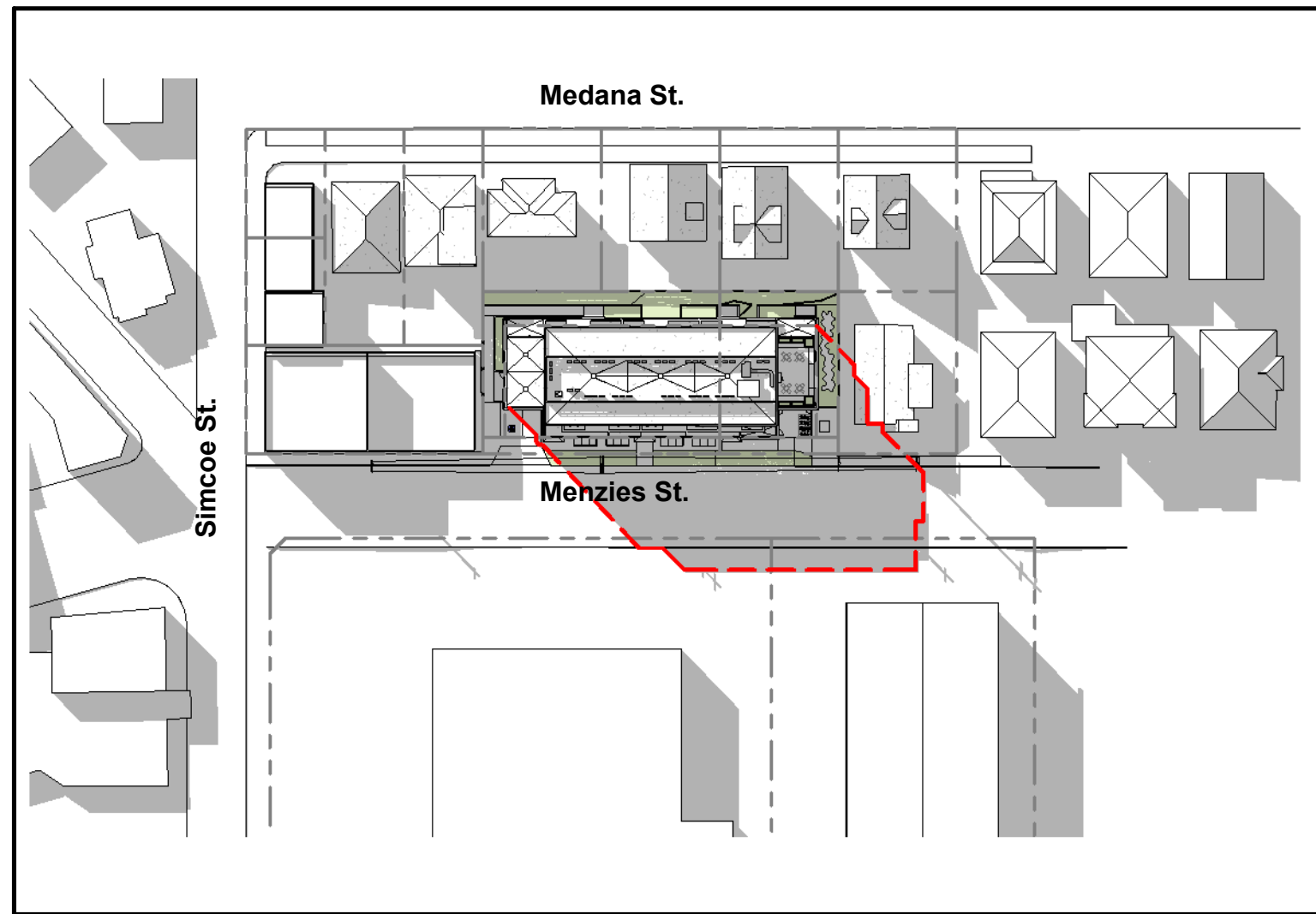
6 | SHADOWS-SPRING/AUTUMN EQUINOX-NOON
1:1000



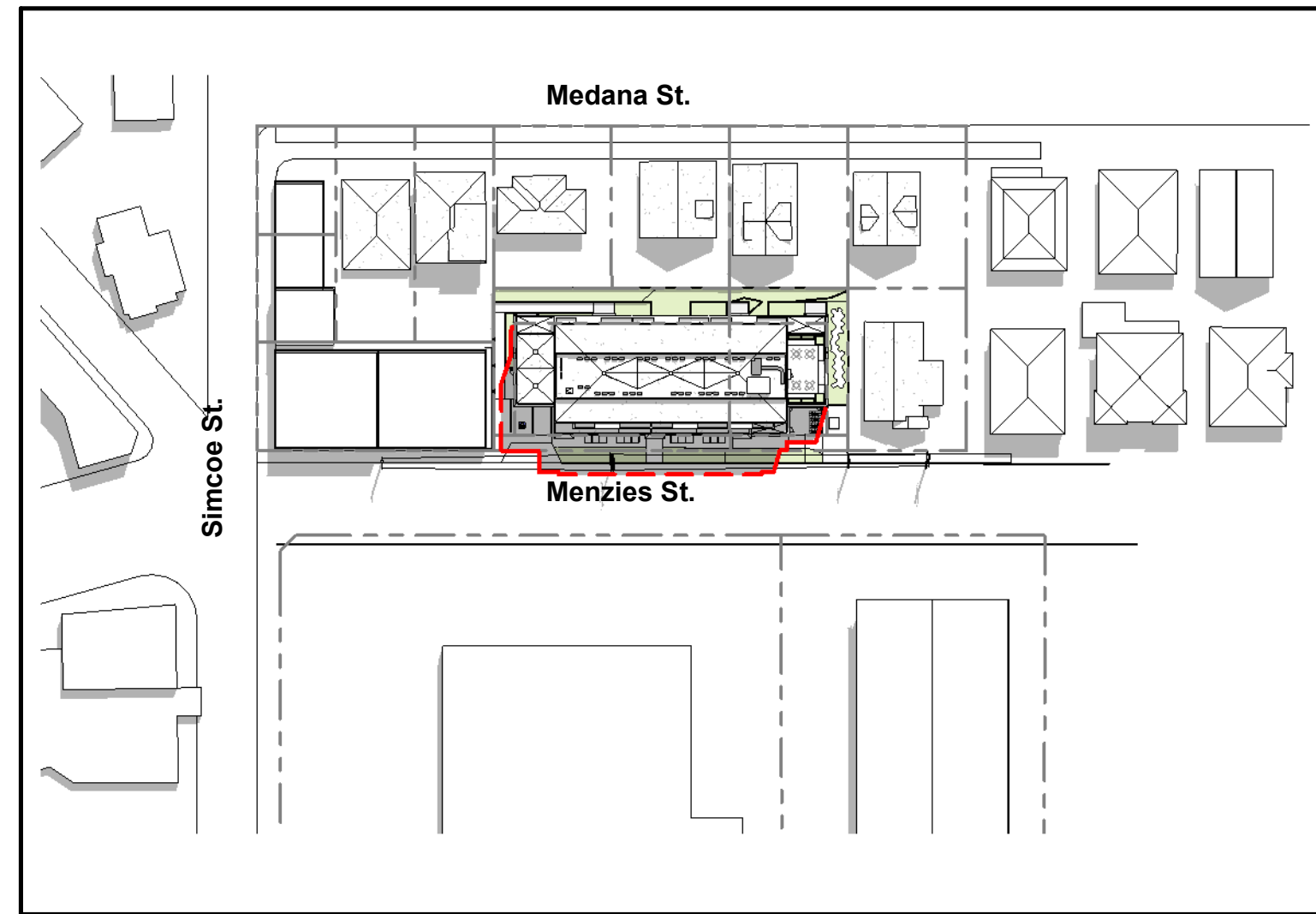
7 | SHADOWS-SPRING/AUTUMN EQUINOX-5pm
1:1000



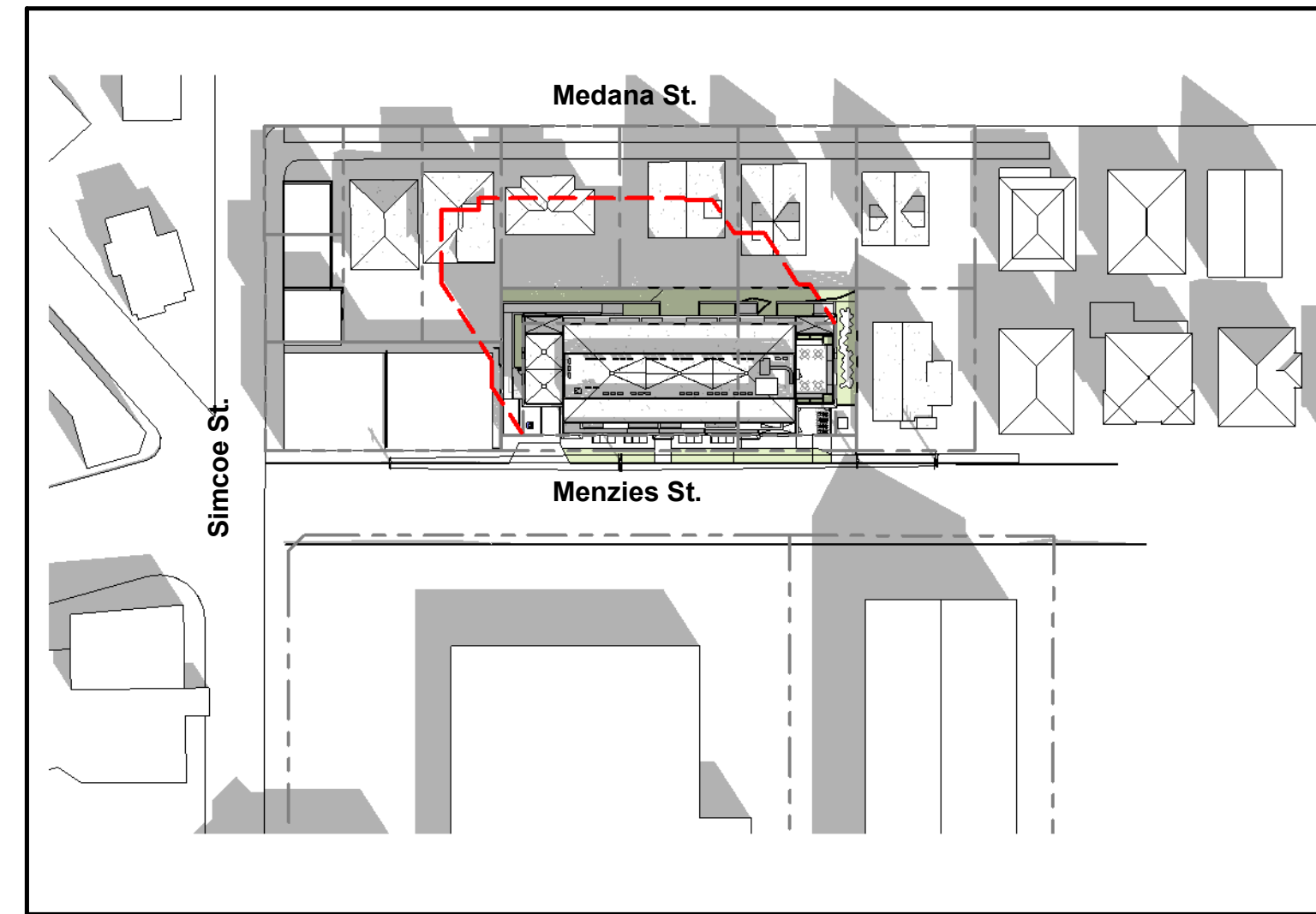
8 | EXISTING SHADOWS - EQUINOX - 5pm
1:1000



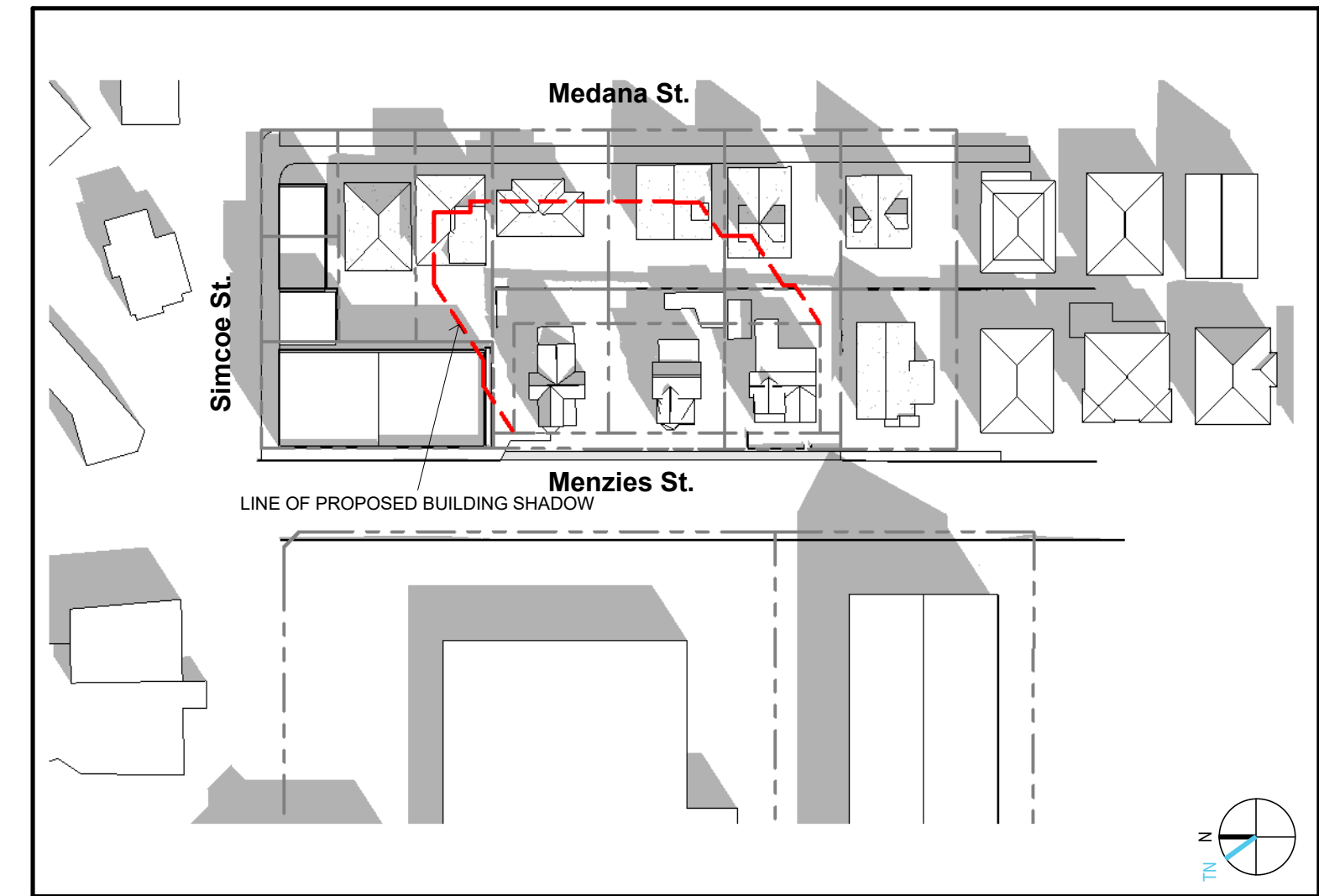
9 | SHADOWS - SUMMER SOLTICE - 8am
1:1000



10 | SHADOWS - SUMMER SOLTICE - NOON
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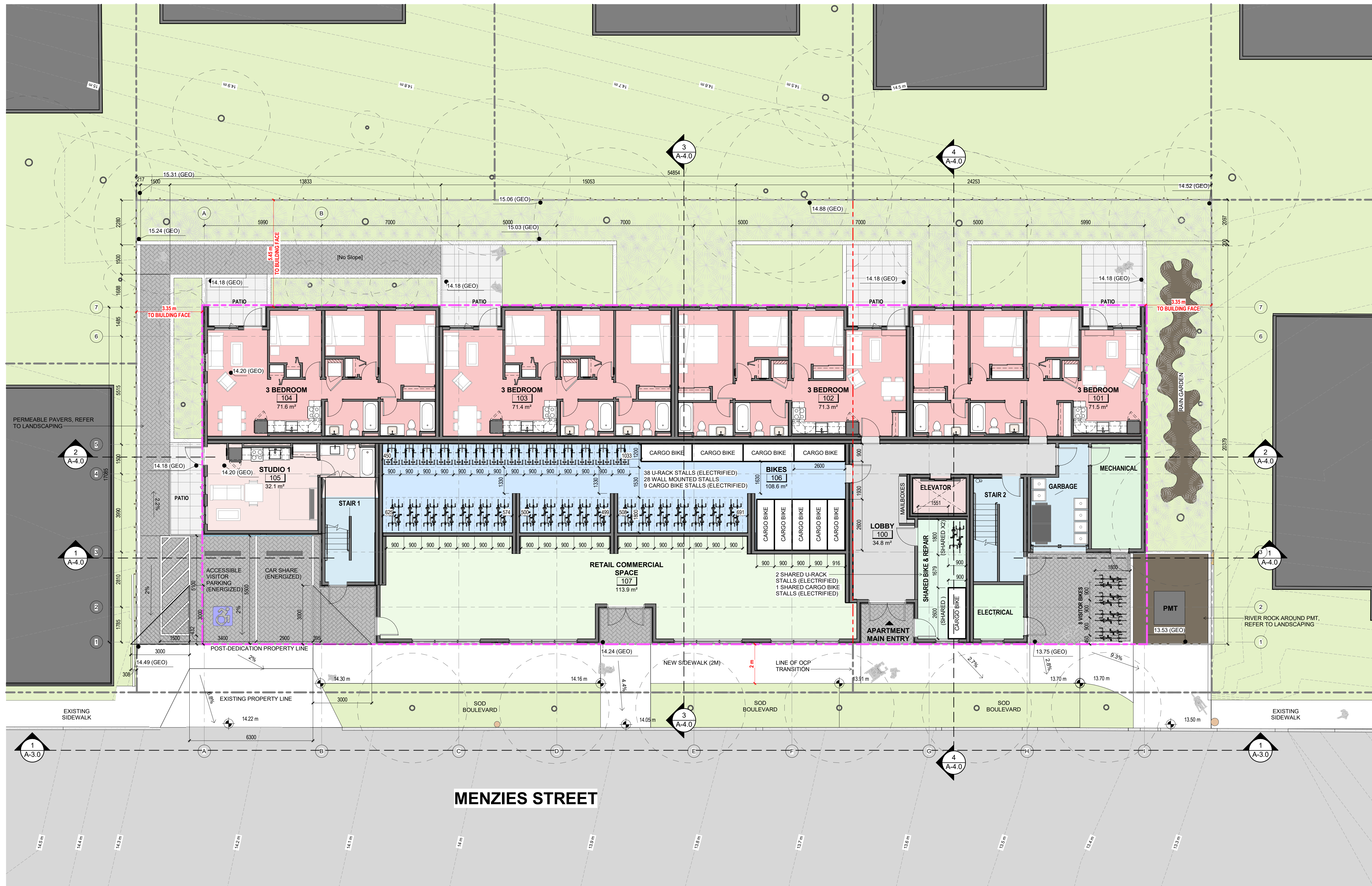


11 | SHADOWS - SUMMER SOLTICE - 6pm
1:1000



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

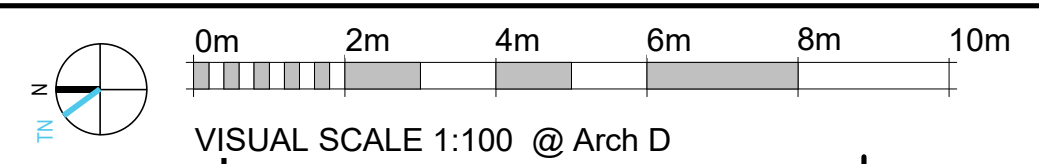
No.	Description	Date
10	ISSUED FOR DP AMENDMENT	02/26/25
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6	ISSUED FOR DP AMENDMENT	05/06/24
5	ISSUED FOR DP AMENDMENT	04/05/24
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	05/09/23
2	ISSUED FOR DP	02/05/22



UNIT AND AREA LEGEND

[Red]	3 BEDROOM
[Blue]	BIKES
[Green]	ELECTRICAL
[Light Blue]	ELEVATOR
[Light Green]	GARBAGE
[Light Purple]	LOBBY
[Light Yellow]	MECHANICAL
[Light Orange]	RETAIL COMMERCIAL SPACE
[Light Blue-Gray]	SHARED BIKE & REPAIR
[Light Green-Gray]	STAIR 1
[Light Blue-Gray]	STAIR 2
[Light Purple-Gray]	STUDIO 1

1 | L1 FLOOR PLAN
1:100



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CONSTRUCTION

VISUAL SCALE 1:100 @ Arch D

No.	Description	Date
10	ISSUED FOR DP AMENDMENT	02/26/25
9	ISSUED FOR DP AMENDMENT	01/07/25
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4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/09/22



131 MENZIES ST.

131 MENZIES STREET
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LEVEL 1 FLOOR PLAN

Job No.: 2403

SCALE: 1:100

A-2.1

DATE: 25/02/26



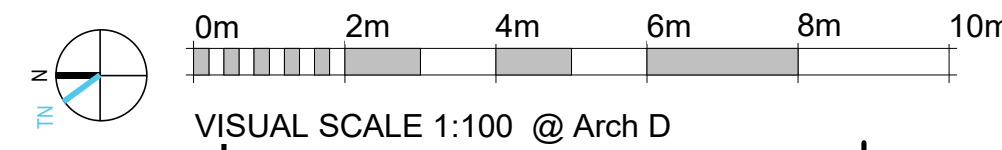
UNIT AND AREA LEGEND

- 1 BEDROOM
- 2 BEDROOM
- CORRIDOR
- ELEC/TEL
- ELEVATOR
- STAIR 1
- STAIR 2
- STUDIO 2
- STUDIO 3

1 | L2 FLOOR PLAN
1:100



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No.	Description	Date
10	ISSUED FOR DP AMENDMENT	02/26/25
9	ISSUED FOR DP AMENDMENT	01/07/25
8	ISSUED FOR DP AMENDMENT	08/12/24
7	ISSUED FOR DP AMENDMENT	08/22/24
6	ISSUED FOR DP AMENDMENT	06/05/24
5	ISSUED FOR DP AMENDMENT	04/05/24
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

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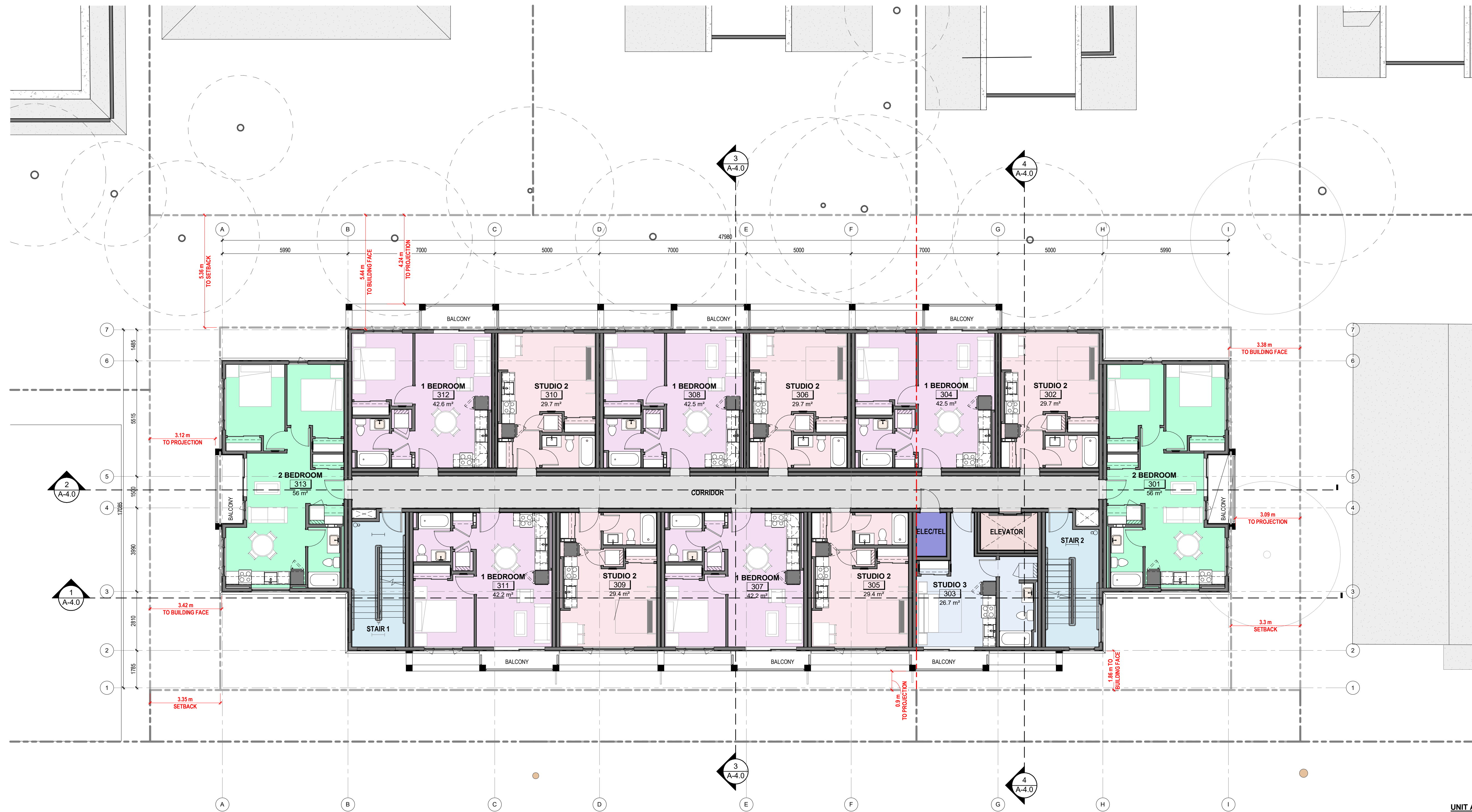
LEVEL 2 FLOOR PLAN

JOB No.: 2403

SCALE: 1:100

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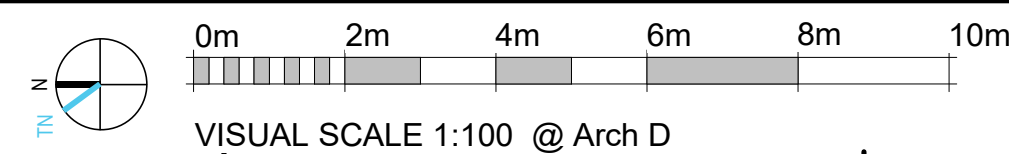
DATE: 25/02/26



UNIT AND AREA LEGEND

- 1 BEDROOM
- 2 BEDROOM
- CORRIDOR
- ELEC/TEL
- ELEVATOR
- STAIR 1
- STAIR 2
- STUDIO 2
- STUDIO 3

1 | L3 FLOOR PLAN
1:100



No.	Description	Date
10	ISSUED FOR DP AMENDMENT	02/26/25
9	ISSUED FOR DP AMENDMENT	01/07/25
8	ISSUED FOR DP AMENDMENT	08/12/24
7	ISSUED FOR DP AMENDMENT	08/22/24
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2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

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LEVEL 3 FLOOR PLAN

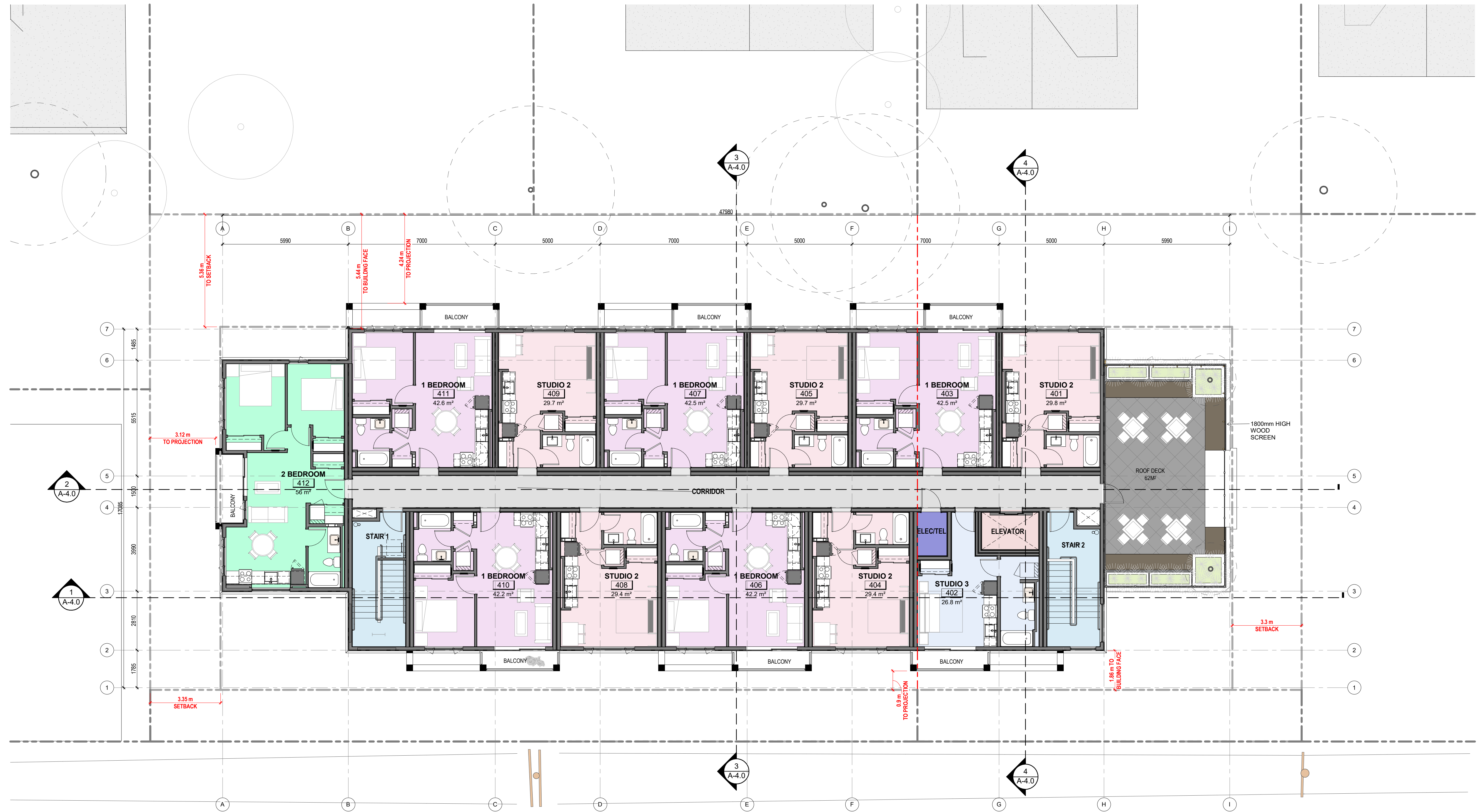
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DATE: 25/02/26

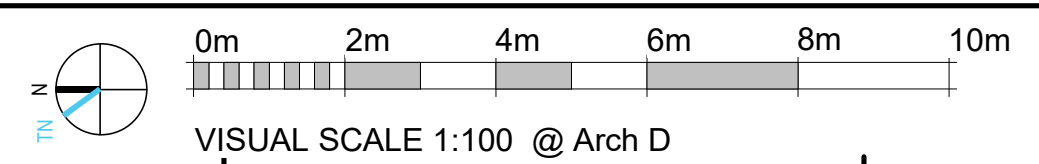
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UNIT AND AREA LEGEND

- 1 BEDROOM
- 2 BEDROOM
- CORRIDOR
- ELEC/TEL
- ELEVATOR
- STAIR 1
- STAIR 2
- STUDIO 2
- STUDIO 3

1 | L4 FLOOR PLAN
1:100



VISUAL SCALE 1:100 @ Arch D

No.	Description	Date
10	ISSUED FOR DP AMENDMENT	02/26/25
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5	ISSUED FOR DP AMENDMENT	04/05/24
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3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

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131 MENZIES ST.

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VICTORIA, BC V8V 2G4

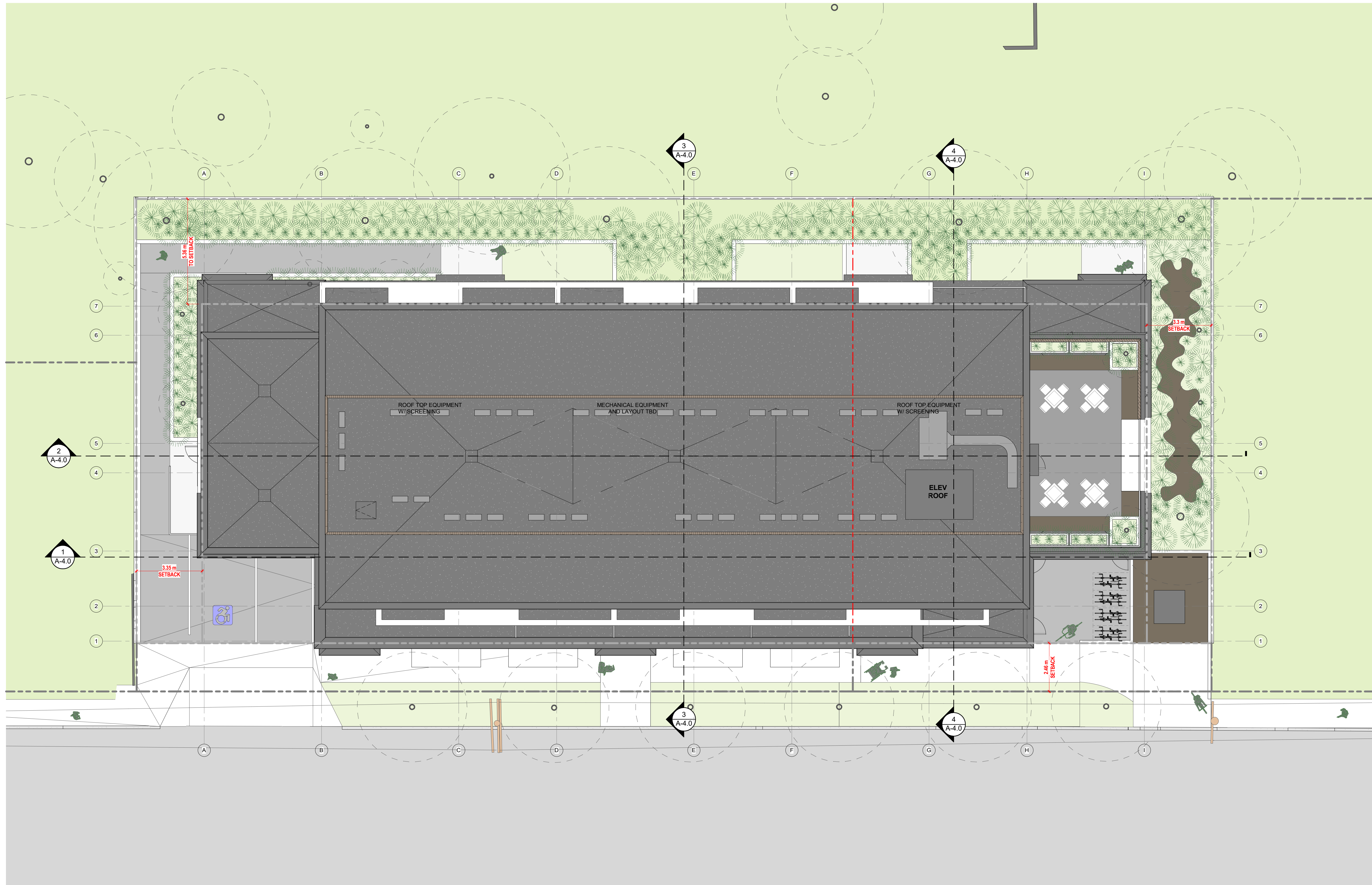
LEVEL 4 FLOOR PLAN

JOB No.: 2403

SCALE: 1:100

A-2.4

DATE: 25/02/25

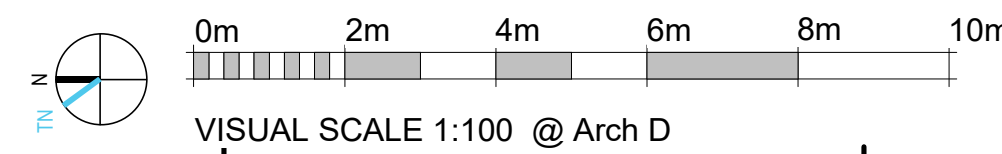


1 | ROOF PLAN
1:100

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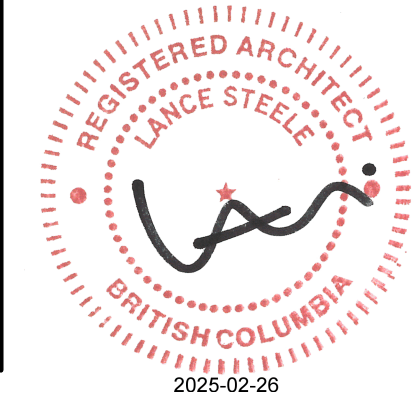
MIKE GERIC
CONSTRUCTION



VISUAL SCALE 1:100 @ Arch D

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

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131 MENZIES ST.

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ROOF PLAN

JOB No.: 2403

SCALE: 1:100

A-2.5

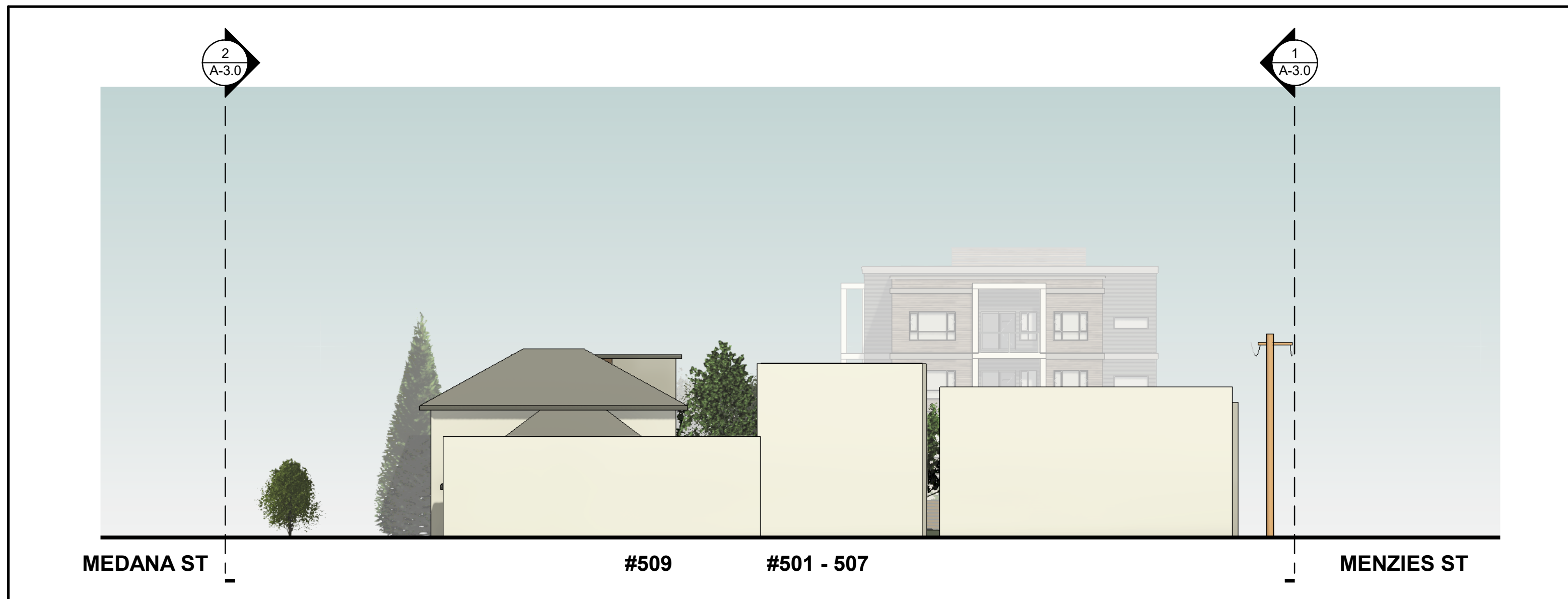
DATE: 25/02/26



1 | MENZIES STREETSCAPE
1 : 200



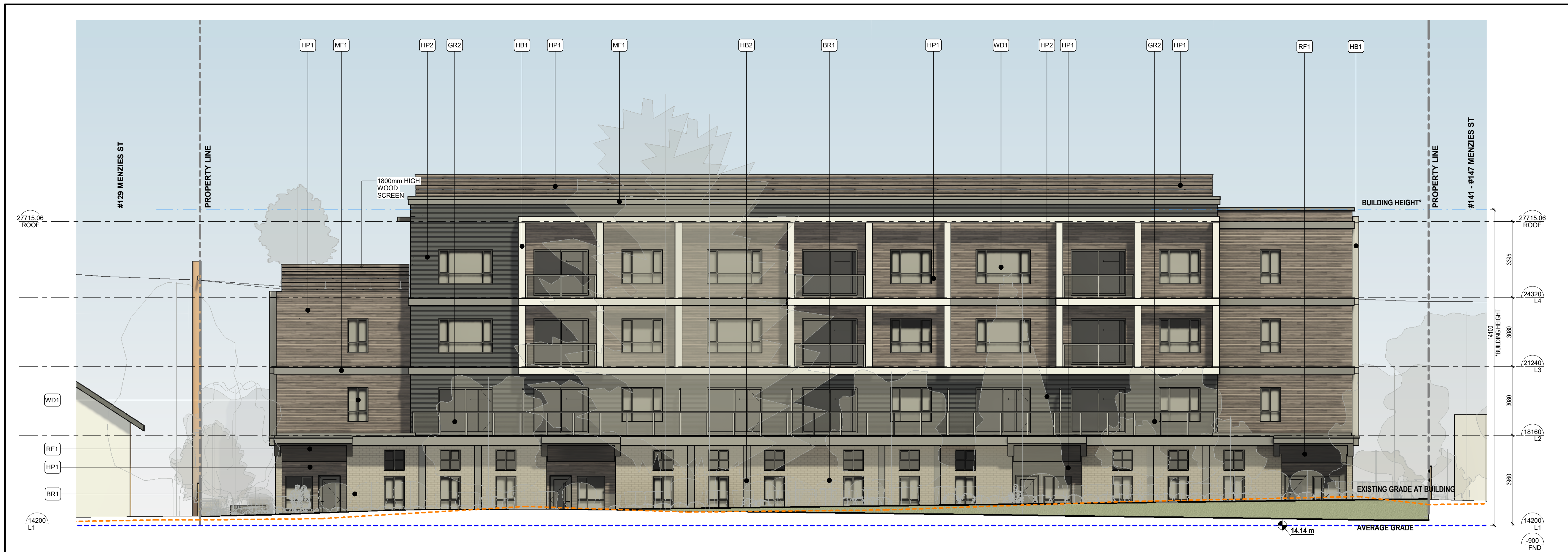
2 | MEDANA STREETSCAPE
1 : 200



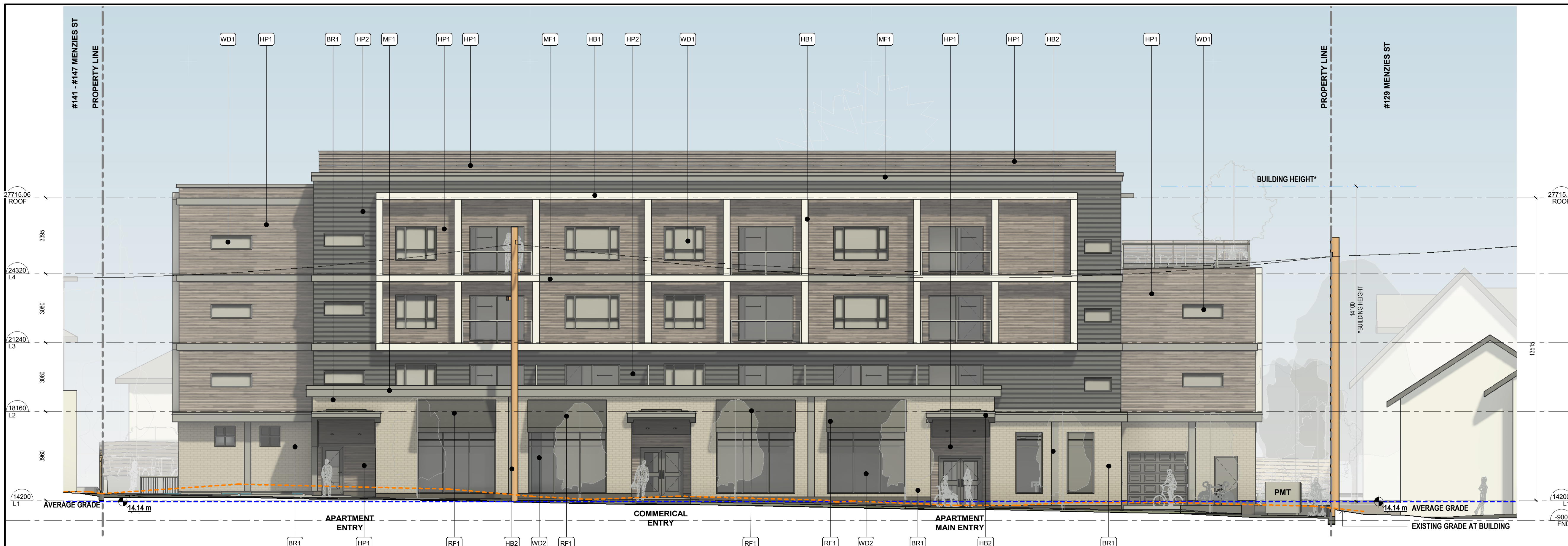
3 | SIMCOE STREETSCAPE
1 : 200



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



1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100

EXTERIOR KEY NOTES

TAG	MATERIAL - COLOR
BR1	BRICK - RUNNING BOND - SEA GREY
GR1	ALUMINUM GUARDRAIL - CLEAR GLAZING - ANODIZED
GR2	ALUMINUM GUARDRAIL - FROSTED GLAZING - ANODIZED
HB1	HARDIE BOARD - SMOOTH - ARCTIC WHITE WITH ALUMINUM FRY REGLETS AS SHOWN
HB2	HARDIE BOARD - SMOOTH - LIGHT MIST WITH ALUMINUM FRY REGLETS AS SHOWN
HP1	HARDIE LAP SIDING - RUSTICSERIES - RIVER ROCK - 6.25" PLANKS 5" EXPOSURE - SOFFIT TO MATCH
HP2	HARDIE LAP SIDING - CEDAR MILL - NIGHT GREY - 6.25" PLANKS 5" EXPOSURE - SOFFIT TO MATCH
MF1	METAL CAP FLASHING - BLACK
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

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

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



EXTERIOR KEY NOTES

TAG	MATERIAL - COLOR
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HP1	HARDIE LAP SIDING - RUSTICSERIES - RIVER ROCK - 6.25" PLANKS 5" EXPOSURE - SOFFIT TO MATCH
HP2	HARDIE LAP SIDING - CEDAR MILL - NIGHT GREY - 6.25" PLANKS 5" EXPOSURE - SOFFIT TO MATCH
MF1	METAL CAP FLASHING - BLACK
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

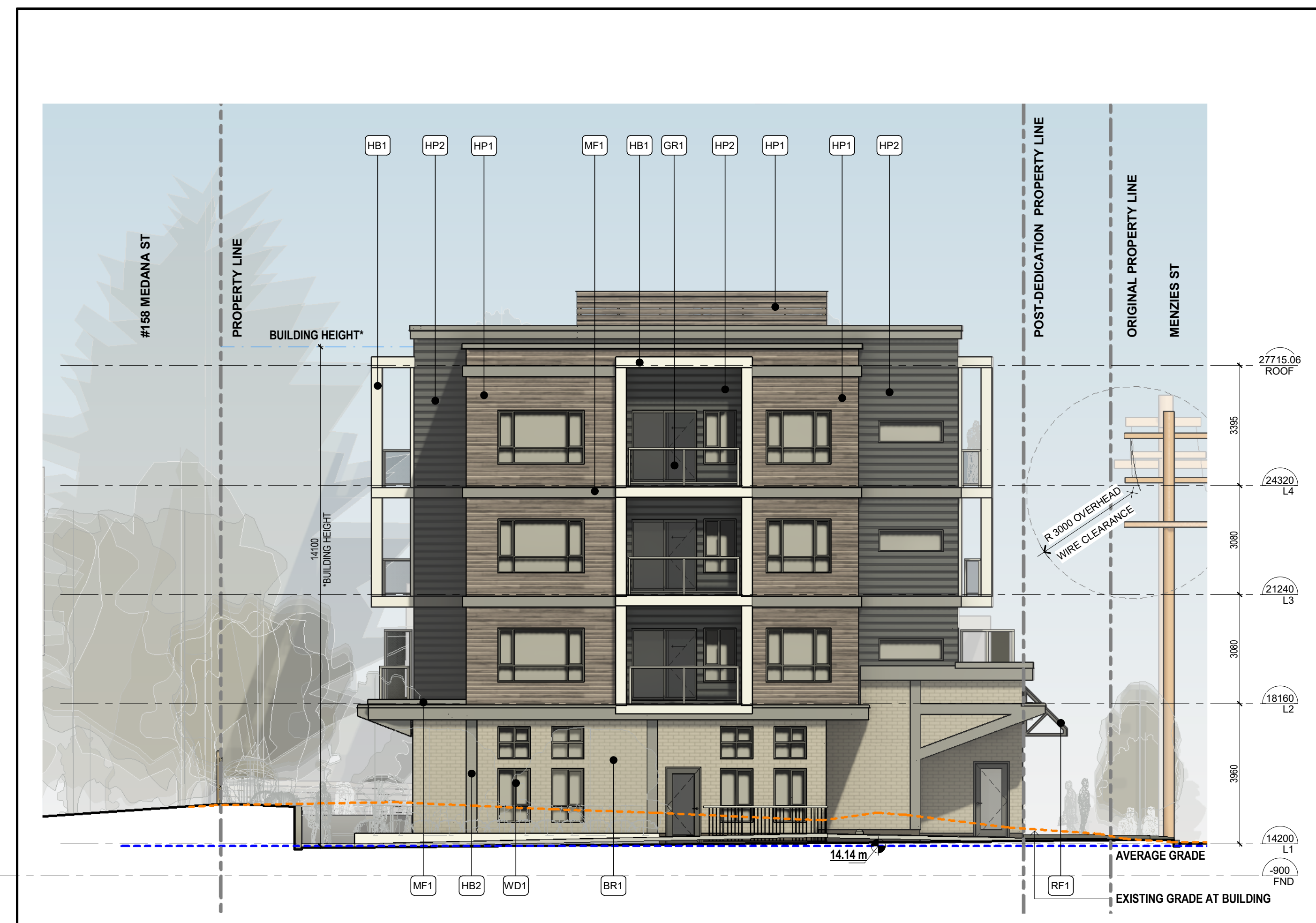
HB2
HARDIE BOARD - SMOOTH
LIGHT MIST
ALUMINUM FRY REGLETS
TO MATCH BOARD COLOR



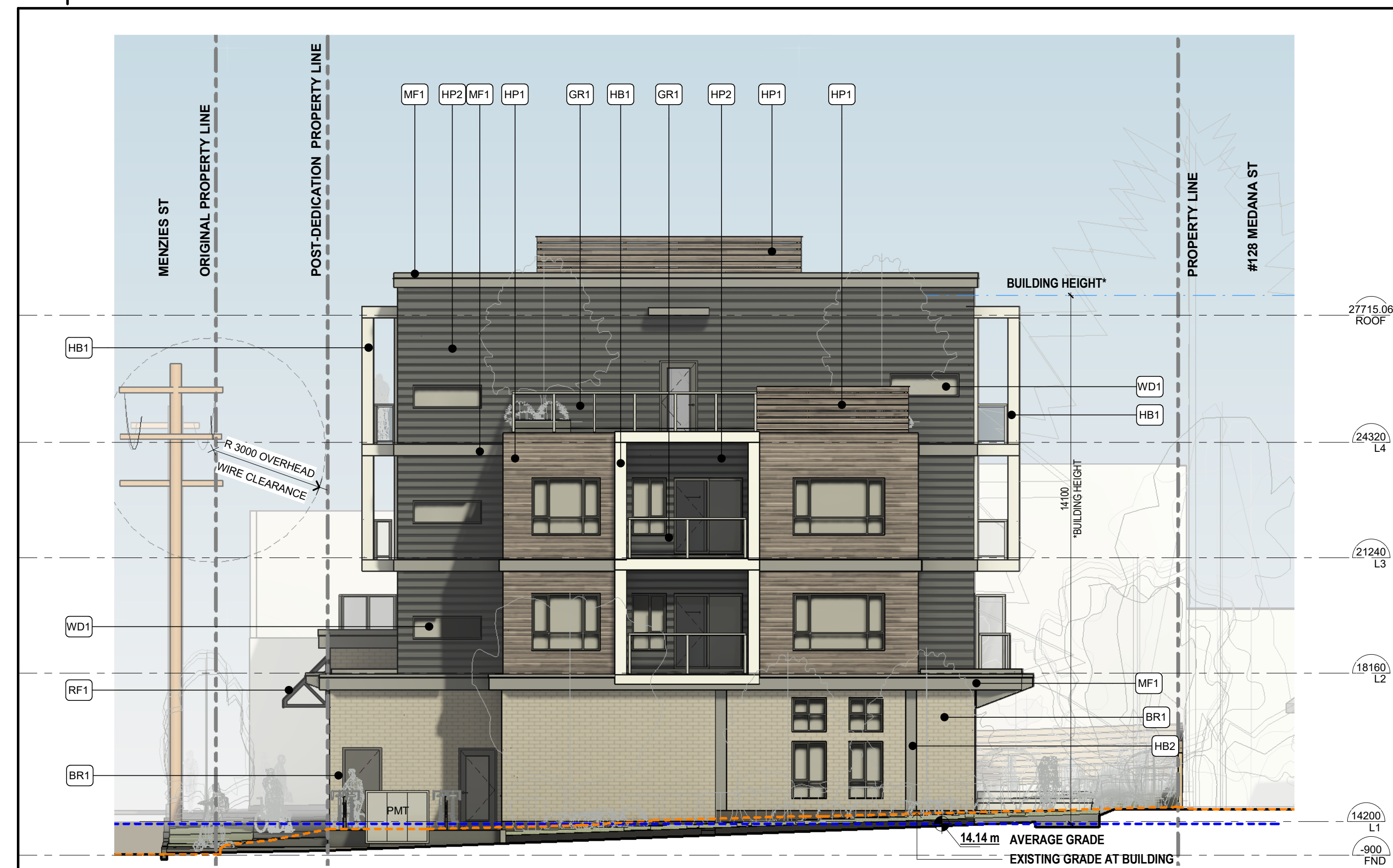
HP1
JAMES HARDIE LAP SIDING
RUSTICSERIES - RIVER ROCK
6.25" PLANKS - 5" EXPOSURE

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



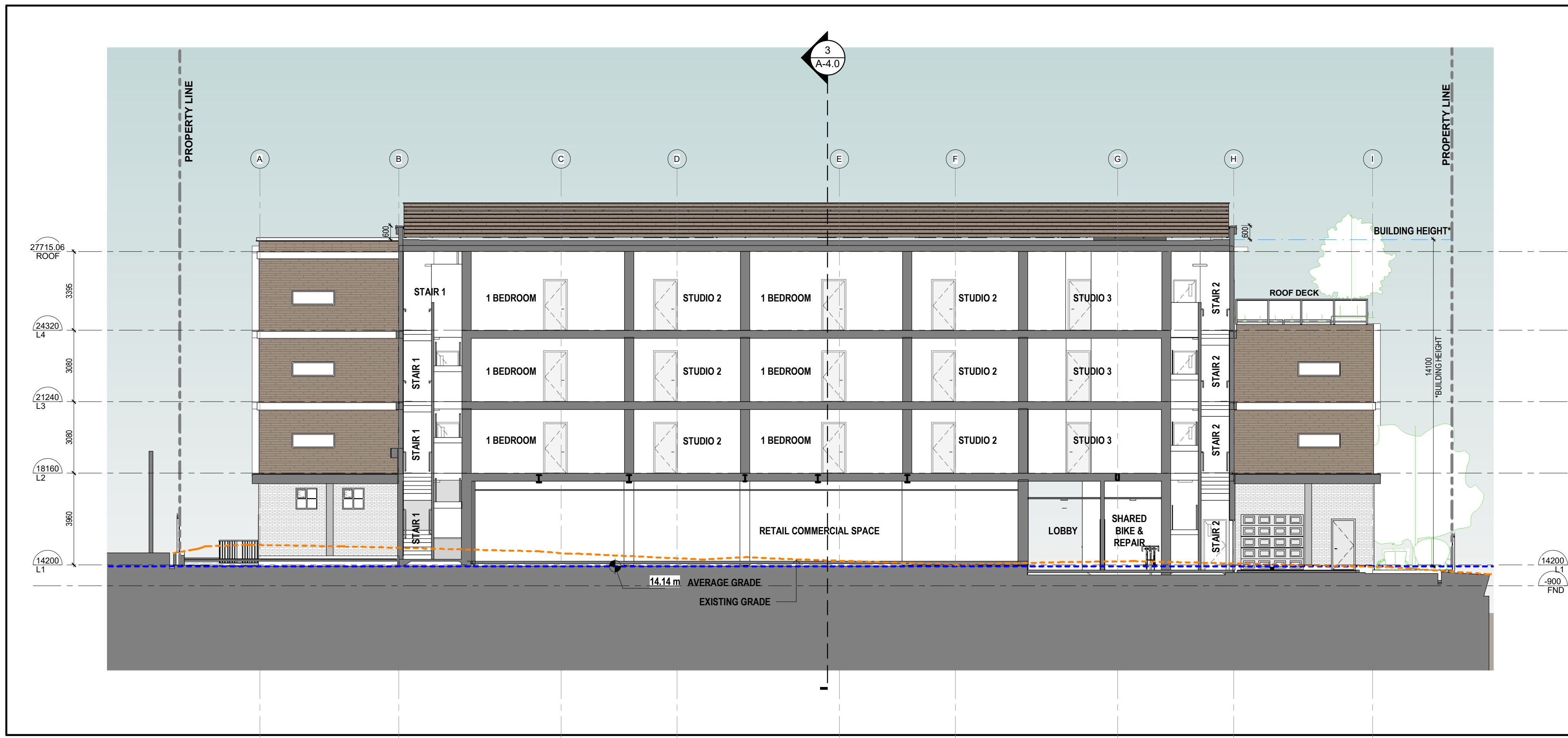
1 NORTH ELEVATION
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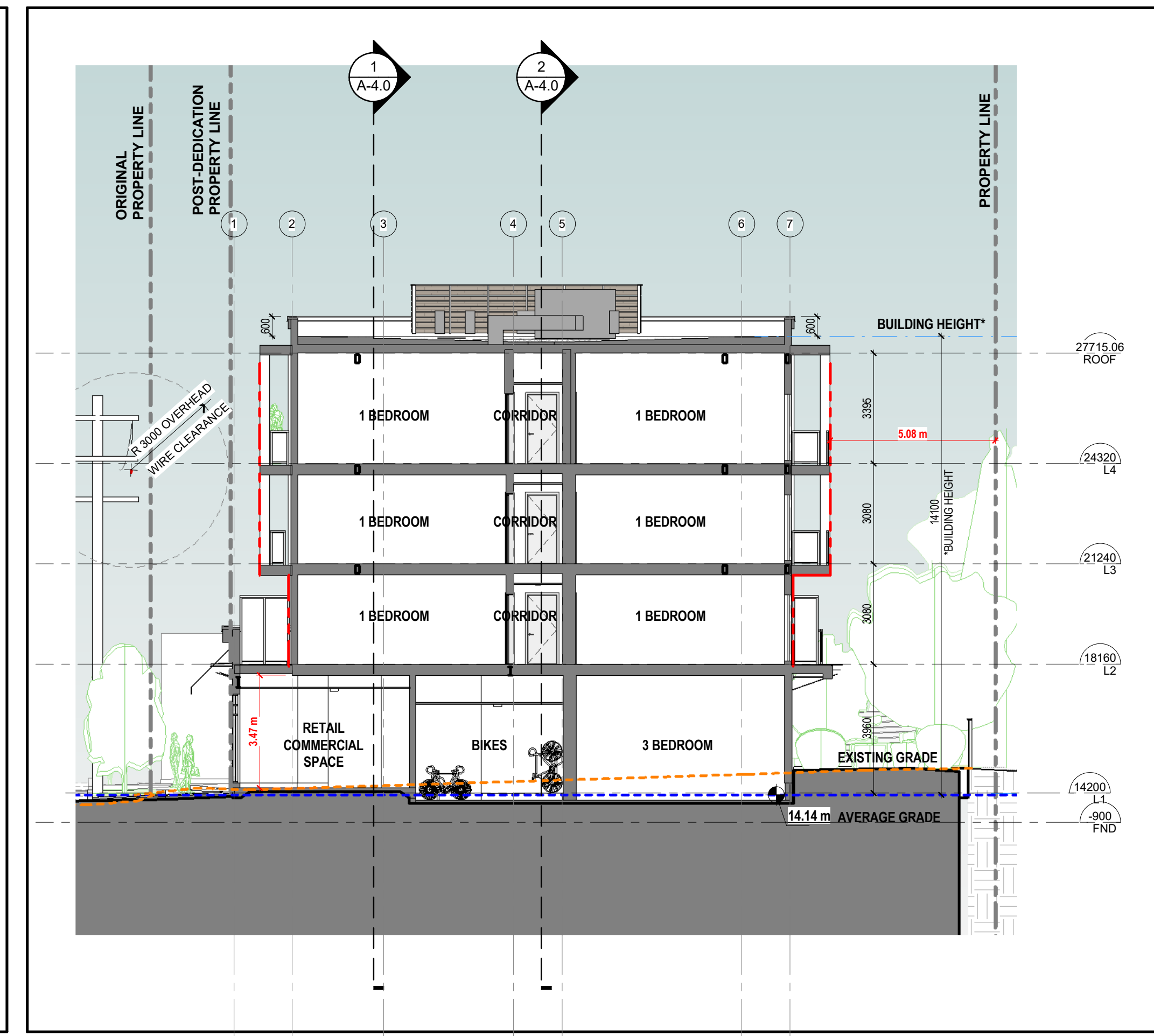
2 SOUTH ELEVATION
1:100

No.	Description	Date
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6	ISSUED FOR DP AMENDMENT	06/05/24
5	ISSUED FOR DP AMENDMENT	04/05/24
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

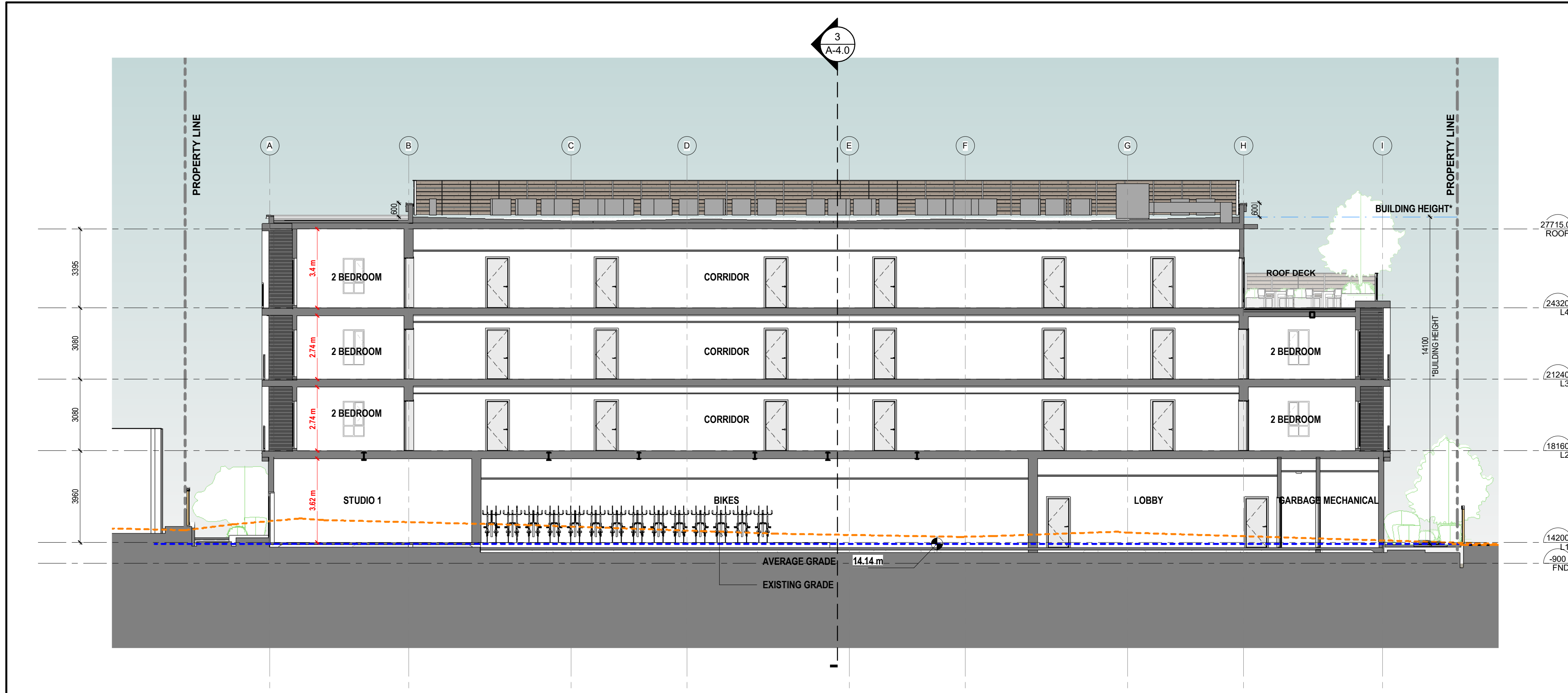
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1 | BUILDING SECTION
1 : 125



3 | BUILDING SECTION
1 : 125



2 | BUILDING SECTION
1 : 125



4 | BUILDING SECTION
1 : 125

No.	Description	Date
10	ISSUED FOR DP AMENDMENT	02/26/25
9	ISSUED FOR DP AMENDMENT	01/07/25
8	ISSUED FOR DP AMENDMENT	09/12/24
7	ISSUED FOR DP AMENDMENT	06/22/24
6	ISSUED FOR DP AMENDMENT	05/06/24
5	ISSUED FOR DP AMENDMENT	04/05/24
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	05/09/23
2	ISSUED FOR DP	02/05/22



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



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



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



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

continuum
ARCHITECTURE

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

MIKE GERIC
CONSTRUCTION

No.	Description	Date
10	ISSUED FOR DP AMENDMENT	02/26/25
9	ISSUED FOR DP AMENDMENT	01/07/25
8	ISSUED FOR DP AMENDMENT	08/12/24
7	ISSUED FOR DP AMENDMENT	08/22/24
6	ISSUED FOR DP AMENDMENT	06/05/24
5	ISSUED FOR DP AMENDMENT	04/05/24
4	ISSUED FOR DP AMENDMENT	12/01/23
3	ISSUED FOR DP AMENDMENT	08/10/23
2	ISSUED FOR DP AMENDMENT	05/09/23
1	ISSUED FOR DP	02/05/22

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131 MENZIES ST.

131 MENZIES STREET
VICTORIA, BC V8V 2G4

3D STREET VIEWS

JOB No.: 2403

SCALE: 1:1

A-5.0

DATE: 25/02/26