11 Unit Multi-Family Development

Reissued for Development Variance Permit

624 Manchester Rd., Victoria, B.C.

BUILDING A AREAS					
Suite	Lower Floor Area (*)	Main Floor Area	Second Floor Area	Third Floor Area	SUITE TOTAL
UNIT A1	16.9m2	40.0m2	42.6m2	32.8m2	132.3m2
UNIT A2	16.9m2	40.0m2	42.6m2	32.8m2	132.3m2
UNIT A3	16.9m2	40.0m2	42.6m2	32.8m2	132.3m2
UNIT A4	16.9m2	40.0m2	42.6m2	32.8m2	132.3m2
UNIT A5	16.9m2	40.0m2	42.6m2	32.8m2	132.3m2
TOTAL / FLOOR	(*Excludes Garage) Crwgs. Below AND, Area Not Included 84.5m2	200.0m2	213.0m2	164.0m2	**571.0m2**

BUILDING B AREAS					
Suite	Lower Floor Area	Main Floor Area	Second Floor Area	Third Floor Area	SUITE TOTAL
UNIT B1	20.8m2	42.6m2	44.0m2	34.0m2	141.4m2
UNIT B2	31.3m2	66.8m2			98.1m2
UNIT B3	31.3m2	66.8m2			98.1m2
UNIT B4	20.8m2	42.6m2	44.0m2	34.0m2	141.4m2
UNIT B5			57.9m2	59.8m2	117.7m2
UNIT B6	Crwgs. Below AND, Area Not Included		57.9m2	59.8m2	117.7m2
TOTAL / FLOOR	104.2m2	218.8m2	203.8m2	187.6m2	**610.2m2**

PARKING CALCULATION	AS PER BYLAW 80-159, SCHEDULE 'C'	
SUITE	TOTAL AREA	SUB TOTAL PARKING REQ.'D
A1	132.3 m2	
A2	132.3 m2	
A3	132.3 m2	
A4	132.3 m2	
A5	132.3 m2	
B1	141.4 m2	
B2	98.1 m2	
B3	98.1 m2	
B4	141.4 m2	
B5	117.7 m2	
B6	117.7 m2	
Other Area All Units are More than 70m2 = 1.45m/Unit	11 x 1.45m = 15.95 **16 Req.'d**	16
Visitor Parking = 0.1/Unit	11 Units (x.1) = 1.1, or **1**	1
Long Term Bicycle Parking = 1.25/Unit over 45m2	11 Units (x 1.25) = 13.75, or **14**	14
Short Term Bicycle Parking	1x 6 space bicycle rack	6
Total Parking Requirement		17
Total Bicycle Parking Requirement		20
Total Parking Provided = **13**, Parking Required = **17** Leaving a difference of **4**		
Total Bicycle Parking Provided = 20 Bicycle Parking Required 20		
EACH PARKING SPACE PROVIDED WITH AN ELECTRIC CHARGING STATION		



1 A0.0 view Of Project From Manchester
Scale: NTS

CONSULTANT TEAM

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DENSITY CALCULATION

Area For Bldng. A = 571.0m
Area For Bldng. B = 610.2m2
Total Area Buildings A & B = 1,187.2m2
Combined Site Area, Lots 624 & 628 = 1,018.12m2
FSR Density is therefore 1,187.2 ÷ 1,018.12m2 or **1.17 : 1**

SITE COVERAGE CALCULATION

Area For Bldng. A = 273.78m2
Area For Bldng. B = 234.27m2
Area for Courtyard = 147.34m2
Total Structures = 655.39m2
Lot Area = 1,018.12m2
Site Coverage is therefore 655.39m2 ÷ 1,018.12m2 = .643 or **64.3%**

OPEN SITE SPACE CALCULATION

Building Area
Area For Bldng. A = 273.78m2
Area For Bldng. B = 234.27m2
Total Building = 508.25m2
Parking = 275.47m2
Total Bldng. & Parking = 783.52m2

Lot Area 1,018.12m2
Bldng. & Parking - 783.52m2
Open Site Space = 234.60m2

Open Site Space 234.60m2
÷ by Lot Area ÷ 1,018.12m2
Equals .230, or **23%**

SITE STATISTICS

Zone (existing)	R1-B
Proposed zone or site specific zone if unsure, state "new zone"	Site Specific
Site area (m2)	1018.12 m2
Total floor area (m2)	1,187.2 m2
Commercial floor area (m2)	N/A
Floor space ratio	1.17 : 1
Site coverage (%)	64.3%
Open site space (%)	23%
Height of building (m)	North and South Blocks = 11.06m
Number of storeys	4
Parking stalls (number) on site	13
Bicycle parking number Short & Long Term	Short Term - 6, Long Term - 17 (5 within Garages)
Building Setbacks (m)	
Front yard	1.080m to closest conc. step
Rear yard	3.14m
Side yard (indicate which side)	East BLDNG. A = 2.50m, BLDNG. B = 2.65m
Side yard (indicate which side)	West BLDNG. A = 5.50m, BLDNG. B = 2.75m
Combined side yards	BLDNG. A = 8.0m, BLDNG. B = 5.4m
Residential Use Details	
Total number of units	11
Unit type, e.g., 1 bedroom	2 - 2 Bedroom / 5 - 3 Bedroom + Den / 2 - 4 Bedroom / 2 - 2 Bedroom + Den
Ground-orientated units	9
Minimum unit floor area (m2)	98.1 m2
Total residential floor area (m2)	1187.2 m2



N

2 A0.0 LOCATION PLAN
Scale: NTS

CITY OF VICTORIA
Final Approved Plans
Adopted Date: September 3, 2025

CITY OF VICTORIA
Revisions
Received Date: August 25, 2025

DRAWING INDEX

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A5.2	Stairs & Details - Unit Type B1_2_3
A5.3	Stairs & Details - Unit Type C1_2
A5.4	Stairs & Details - Unit Type F
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A5.6	Stairs & Details
A6.1	All Bldgs.- Typ. Details
A6.2	All Bldgs.- Typ. Details
A6.3	Courtyard/Hardscape Details
A6.4	All Bldgs.- Typ. Details
A7.1	All Bldgs.- Typ. MD Details

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project name: **11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.**
project no. **2107**
Issued For Delegated Development Permit
drawing title: **Location Plan Site Statistics**
drawn by: mjm
checked by: mjm
scale: As Noted
date: **25/08/21** yy/mm/dd
drawing no. **A0.0**

2025-07-01

624 MANCHESTER **North & South Blocks**

Average Grade Calculation

Grade Point	Elevation (metres)
GPA	19.60
GPA'	19.60
GPB	18.80
GPC	18.70
GPD	17.60
GPE	17.56
GPF	17.56
GPG	17.56
GPH	17.50
GPI	19.90
GPJ	20.30
GPK	20.20
GPL	17.50
GPM	17.68
GPN	17.59
GPO	17.56
GPO*	17.56
GPP	17.60
GPQ	17.85
GPR	19.50

Grade Point Average					Sub-Total
GPA'+ GPB	19.20	X	22.37	=	429.50
GPC + GPD /2	18.15	X	11.37	=	206.37
GPD + GPE /2	17.58	X	1.54	=	27.07
GPE + GPF/2	17.56	X	4.16	=	73.05
GPF + GPG /2	17.56	X	4.32	=	75.86
GPG + GPH /2	17.53	X	11.64	=	204.05
GPI + GPJ /2	20.10	X	25.09	=	504.31
GPJ + GPK /2	20.25	X	0.73	=	14.72
GPL + GPM /2	17.59	X	10.88	=	191.38
GPN + GPO/2	17.58	X	3.15	=	55.36
GPO+ GPO* /2	17.56	X	4.18	=	73.40
GPO* + GPP /2	17.58	X	3.15	=	55.38
GPP + GPQ /2	17.73	X	7.02	=	124.43
GPR + GPA /2	19.50	X	4.408	=	85.96
PERIMETER DISTANCE =			**114.01**		
				TOTAL =	**2,120.84**

AVERAGE GRADE = TOTAL/PERIMETER DISTANCE

Average Grade **18.60**

X DESIGNATES TREES TO BE REMOVED

NOTE: REFER TO ARBORIST REPORT FROM SCOTTY TREE DATED SEPT 22, 2022

LANE

0.25 U+22 05

0.9 U+2 205

LANE

610/612 MANCHESTER

632 MANCHESTER

SOUTH BLOCK

FIRE HYDRANT

SIDE YARD SETBACK BLDG. N

REAR YARD SETBACK BLDG. N

1.14 m

15.27 m

15.24 m

1.17m SRW FOR LANEWAY

OPEN STAIRWAY FROM LANE TO PARKADE

Trench Drain

PATIO

ACCESS TO UNITS B5, B6

4 LONG TERM BICYCLE PARKING SPACES @ GRADE BELOW

9 SPACE SHORT TERM BICYCLE RACK @ GRADE BELOW

GARBAGE/ RECYCLE

VISITOR PARKING

VISITOR PARKING

PERMEABLE PAVING STONES

ASPHALT PAVING

OUTLINE OF DECK ABOVE

DRIVE AISLE

SECTION OF RAMP BY ELEV.17.68m

11.97m RAMP DN. @ 8%

Outside Tree Retaining Wall (by Property Line)

EXISTING GRD @FL. ELEV. BUILDING ELEV. = 18.59m @GRD

TOP OF CAMPING ELEV. = 15.60m

GPG ELEV. = 18.40m

Setback to Steps

1016

2.90 m

0.66 m

1.39 m

3.04 m

PROPOSED LOCATION OF DRIVEWAY CROSSING

DISTANCE FROM HYDRANT TO FIRE DEPARTMENT CONNECTION = 42.9m

SIDEWALK

Permeable Pavers Styles Figure

One Replacement Tree

Two Replacement Trees

CLASS 1 BICYCLE PARKING 9 SPACES 4 HORZ 3 VERT. @ PARKADE LEVEL

9 SPACE CLASS @ BIKE RACK BELOW

3' - 0" H. ALUM. FENCE & GATE

EXISTING UTIL. POLE

T/O MAIN FL. SLAB/FLOOR ELEV.= 20.41m

4'-1 1/4" FRONT YARD SETBACK TO LOWEST STEP

FRONT YARD SETBACK TO T/O PODIUM

2.90 m

FRONT YARD SETBACK F/O BLDG. A

1.50

5.50 m

1.50

SIDE YARD SETBACK BLDG. S

EXISTING DRIVEWAY CROSSING TO BE REMOVED

NEW CURB CUT TO CITY OF VICTORIA MUNCIPAL STANDARD

3m SITE TRIANGLE AS PER TO CITY OF VICTORIA HIGHWAY ACCESS BYLAW

EXISTING BOULEVARD TREE TO BE REMOVED

STORM DRAIN E600mm CONC. INVERT - 16.83 F600mm CONC INVERT 16.62

STORM DRAIN E600mm PVC INVERT - 16.43 F600mm CONC INVERT - 16.44

5500

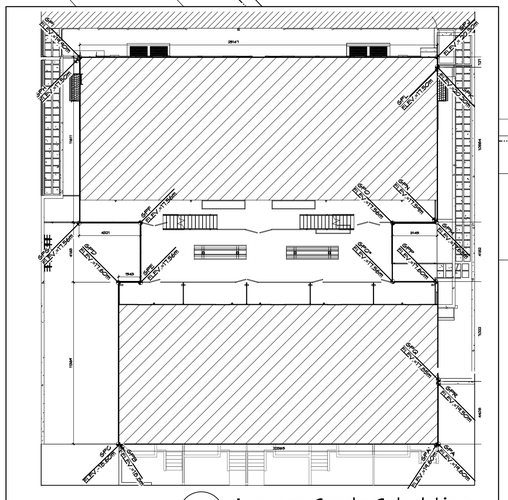
4445 4458 22364 4458 4458 4445 2.62

MANCHESTER ST.

N

1 / A0.2 Site Plan
Scale: 1:100

0m 1m 2.5m 10m
3m 2m 5m



2 / A0.2 Average Grade Calculations
Scale: 1:200

MJM Architect Inc.
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project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.			project no. 2107
Issued For Delegated Development Permit			
drawing title: Site Plan	drawn by: mjm	scale: As Noted	date: 25/08/21 yy/mm/dd
	checked by: mjm		drawing no. A0.2

NOTES:

1. DISTANCES ARE IN METRES UNLESS OTHERWISE NOTED
2. THE GRID COORDINATES ARE UTM ZONE 10, NAD83 (CSRS) AND ARE DERIVED FROM DUAL FREQUENCY GPS DIFFERENTIAL CARRIER PHASE OBSERVATIONS TO MON 24-13.
3. ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CVD28.
   THIS PLAN SHOWS GRID MEASURED DISTANCES. TO COMPUTE GROUND LEVEL DISTANCES, DIVIDE GRID DISTANCES BY A COMBINED FACTOR OF 0.9996092.
4. THIS PLAN REPRESENTS FIELD SURVEY COMPLETED ON MARCH 30, 2021
5. CONTOUR INTERVAL IS 0.2m.

LEGEND

- MANHOLE
- WM METER - WATER
- POLE - HYDRO
- TREE - CONIFEROUS WITH TRUNK DIA
- TREE - DECIDUOUS WITH TRUNK DIA
- MONUMENT - FOUND
- IRON PIN - FOUND
- LEAD PLUG - FOUND

LANEWAY

EDGE OF PAVEMENT

79°26'11" 15.27

79°31'43" 15.24

LOT 29
BLOCK 1
PLAN VIP1134

LOT 30
BLOCK 1
PLAN VIP1134

LOT 31
BLOCK 1
PLAN VIP1134

LOT 32
BLOCK 1
PLAN VIP1134

PLAN EPS1757

SHED

SHED

DWELLING

DECK

CARPORT

MAIN FLOOR
ELEV=22.00

MAIN FLOOR
ELEV=20.21

33.43 169°47'54"

33.44 169°25'02"

33.42 169°29'27"

0.3Ø X3

0.8Ø

0.4Ø

0.5Ø

15.20 79°27'47"

FENCE

SIDEWALK

DRIVE WAY

CURB

CENTERLINE

MANCHESTER STREET

STORM DRAIN
E 300mm CONC INVERT.: 16.83
W 300mm CONC INVERT.: 16.82

STORM DRAIN
E 300mm PVC INVERT : 16.93

1 A0.3 Legal Survey
Scale: 1:100

0m 1m 2.5m 10m
.5m 2m 5m

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project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.			project no. 2107	
Issued For Delegated Development Permit				
drawing title: Legal Survey	drawn by: mjm checked by: mjm	scale: As Noted	date: 25/08/21 yy/mm/dd	drawing no. A0.3

BUILDING A (SOUTH) AREAS					
Suite	Lower Floor Area (*)	Main Floor Area	Second Floor Area	Third Floor Area	SUITE TOTAL
UNIT A1	16.9m2	40.0m2	42.6m2	32.8m2	132.3m2
UNIT A2	16.9m2	40.0m2	42.6m2	32.8m2	132.3m2
UNIT A3	16.9m2	40.0m2	42.6m2	32.8m2	132.3m2
UNIT A4	16.9m2	40.0m2	42.6m2	32.8m2	132.3m2
UNIT A5	16.9m2	40.0m2	42.6m2	32.8m2	132.3m2
TOTAL / FLOOR	*Excludes Garage) Clngs. Below ANG. Area Not Included 84.5m2	200.0m2	213.0m2	164.0m2	577.0m2

BUILDING B (NORTH) AREAS					
Suite	Lower Floor Area	Main Floor Area	Second Floor Area	Third Floor Area	SUITE TOTAL
UNIT B1	20.8m2	42.6m2	44.0m2	34.0m2	141.4m2
UNIT B2	31.3m2	66.8m2			98.1m2
UNIT B3	31.3m2	66.8m2			98.1m2
UNIT B4	20.8m2	42.6m2	44.0m2	34.0m2	141.4m2
UNIT B5	Clngs. Below ANG. Area Not Included		57.9m2	59.8m2	117.7m2
UNIT B6			57.9m2	59.8m2	117.7m2
TOTAL / FLOOR	104.2m2	218.8m2	203.8m2	187.6m2	610.2m2

PARKING CALCULATION

AS PER BYLAW 80-159, SCHEDULE 'C'

SUITE	TOTAL AREA	SUB TOTAL PARKING REQ.'D
A1	132.3 m2	
A2	132.3 m2	
A3	132.3 m2	
A4	132.3 m2	
A5	132.3 m2	
B1	141.4 m2	
B2	98.1 m2	
B3	98.1 m2	
B4	141.4 m2	
B5	117.7 m2	
B6	117.7 m2	
Other Area All Units are More than 70m2 = 1.45m/Unit	11 x 1.45m = 15.95 **16 Req.'d**	16
Visitor Parking = 0.1/Unit	11 Units (x.1) = 1.1, or **1**	1
Long Term Bicycle Parking = 1.25/Unit 6 Multi-family units (5 have garages)	6 units @ 1.25 Per Unit = 7.5	8
Short Term Bicycle Parking	1x 6 space bicycle rack	6
Total Parking Requirement		17
Total Bicycle Parking Requirement		14

Total Parking Provided = **13**, Parking Required = **17** Leaving a difference of **4**

Total Bicycle Parking Provided = 20 Bicycle Parking Required 20

EACH PARKING SPACE PROVIDED WITH AN ELECTRIC CHARGING STATION

DENSITY CALCULATION

Area For Bldng. A = 577.0m
Area For Bldng. B = 610.2m2
Total Area Buildings A & B = 1,187.2m2
Combined Site Area, Lots 624 & 628 = 1,018.12m2
FSR Density is therefore 1,187.2 ÷ 1,018.12m2 or 1.17 : 1

SITE COVERAGE CALCULATION

Area For Bldng. A = 259m2
Area For Bldng. B = 224m2
Area for Courtyard = 141m2
Total Structures = 624m2
Lot Area = 1,018.12m2

Site Coverage is therefore 624m2 ÷ 1,018.12m2
= .613 61.3%

OPEN SITE SPACE CALCULATION

Building Areas

Area For Bldng. A = 259m2
Suspended Courtyard = 141m2
Area For Bldng. B = 224m2
Total Building = 624m2
+
Parking (excluding area of courtyard above) = 202m2

Total Bldng. & Parking = 826m2

Lot Area 1,018.12m2
Bldng. & Parking − 826.02m2
Open Site Space = 192.12m2

Open Site Space 192.12m2
÷ by Lot Area ÷ 1,018.12m2
= .189, or
19%

SITE STATISTICS

Zone (existing)	R1-B
Proposed zone or site specific zone if unsure, state "new zone"	Site Specific
Site area (m2)	1018.12 m2
Total floor area (m2)	1,187.2 m2
Commercial floor area (m2)	N/A
Floor space ratio	1.17 : 1
Site coverage (%)	61.3%
Open site space (%)	19%
Height of building (m)	11.37m
Number of storeys	3
Parking stalls (number) on site	13
Bicycle parking number (Short & Long Term)	8 Long term, 6 Short Term
Building Setbacks (m)	
Front yard	1.40m To Steps, 2.52m To Porch, 2.90m To F/O Bldng.
Rear yard	3.20m
Side yard (indicate which side)	East BLDNG. A = 2.50m, BLDNG. B = 2.65m
Side yard (indicate which side)	West BLDNG. A = 5.50m, BLDNG. B = 2.75m
Combined side yards	BLDNG. A = 8.0m, BLDNG. B = 5.4m
Residential Use Details	
Total number of units	11
Unit type, e.g., 1 bedroom	2 - 2 Bedroom / 5 - 3 Bedroom + Den / 2 - 4 Bedroom / 2 - 2 Bedroom + Den
Ground-orientated units	9
Minimum unit floor area (m2)	98.1 m2
Total residential floor area (m2)	1187.2 m2

CONSTRUCTION ASSEMBLIES (Climate Zone 4)

ROOF TYPES

R1
FLAT ROOF - ENG. TRUSSES
(effective RSI = 7.13)
2-ply SBS membrane roofing*
1/2" ply sheathing* eng. trusses @ 24" o.c.
(or spacing per eng.)
c/w 2% slope top chord
R40 thermal batt. insulation
6 mil. poly. vapour barrier
5/8" gwb (painted)

R2
SLOPED ROOF - ENG. TRUSSES
(effective RSI = 7.13)
fiberglass shingle roofing*
roofing felt*
1/2" ply sheathing* eng. trusses @ 24" o.c.
(or spacing per eng.)
R40 thermal batt. insulation
6 mil. poly. vapour barrier
5/8" gwb (painted)

R3
SLOPED ROOF - OVER EXTERIOR SPACE
Metal roofing
roofing felt
1/2" ply sheathing
eng. trusses @ 24" o.c.
(or spacing per eng.)
air space/soffit framing
vented metal soffit

US1
UNPROTECTED EXTERIOR SOFFIT
2x4 soffit framing
1"X2" strapping @ 16" o.c.
& 3/8" P.T. strapping @ 16" o.c.
vented metal soffit
(soffit finish to be flush w/protected soffit)

US2
PROTECTED EXTERIOR SOFFIT
2x4 soffit framing
1/2" type X GWB
3/8" P.T. strapping @ 16" o.c.
vented metal soffit
(soffit finish to be flush w/unprotected soffit)

PARTITION TYPES

P1
INTERIOR PARTITION WALL
1/2" gwb (painted)
2x4 wd. stud framing @ 16" o.c.
1/2" gwb (painted)

P2
INTERIOR PARTITION WALL
1/2" gwb (painted)
2x6 wd. stud framing @ 16" o.c.
1/2" gwb (painted)
note: Install WRMB in lieu of GWB @ all wet areas to min. 6' AFF

P3
INTERIOR PLUMBING CHASE WALL
1/2" gwb (painted)
2x10 studs @ 16" o.c.
1/2" gwb (painted)

P4
INTERIOR PARTITION WALL @ GARAGE
based on B.C.B.C. WALL TYPE 6a
1.5 HR FRR, 55 STC
(effective RSI = 3.15)
Two layers 5/8" TYPE X gwb
(painted, taped and sealed for gas-proofing @ garage side
resilient metal channels
2x6 studs @ 16" o.c. with 5 1/2" (R20) thermal batt insul.
6 mil. poly. v.b. @ interior side, (continuous, sealed)
1/2" ply sheathing c/w eng. fastenings
Two layers 5/8" TYPE X gwb
(painted, taped and sealed for gas proofing
caulk top and bottom for gas & acoustic proofing
(refer to eng. dwgs for shear walls)

P5
EXTERIOR FRR WALL @ STAIR
(effective RSI = 3.15)
2 Layers 5/8" Type 'X' GWB (painted, taped & sealed)
2"X6" Wd. Stud Framing @ 16" o.c.
Sound Attenuation Batt Insul.
6 mil. poly. v.b.on one side (Continuous, Sealed)
2 Layers 5/8" Type 'X' GWB (Painted, Taped & Sealed)

Note: 1Hr. FRR Based On Wall Type W2c B.C.B.C 2024 Table 9.10.3.1-A

EXTERIOR WALL TYPES

FW1
CONCRETE FOUNDATION WALL
Exposed concrete
with waterproof membrane
or bitumous damproofing below grade
8" eng. concrete foundation wall
on 16"x8" eng. footing on
compacted granular fill
on undisturbed soil
(refer to struc. dwgs)

FW2
CONCRETE UPSTAND WALL
8" eng. concrete upstand
(11 1/4" where noted) flush
with top of floor slab
on 16"x8" eng. footing on
compacted granular fill on
undisturbed soil
(refer to struct. dwgs)

FW3
CONCRETE FOUNDATION WALL
conc. faced 2 1/2" xps insul.'n
down to t/o footing
8" 'N' concrete fdn. wall
with waterproof membrane
or bitumous damproofing below grade
8" eng. concrete foundation wall
on 16"x8" eng. footing on
compacted granular fill
on undisturbed soil
(refer to struc. dwgs)

W1
EXTERIOR WALL (Unrated)
Exterior Finish - refer to elevations
- FCB Shingles
- Butt-Jointed FCB Panels W/ Vert. 1"x2" FCB Trim (Board & Batten)
- 1" Nom. Stone Veneer (Install To Manuf. Specs.)

3/8" (Air Space) Cloth Faced Drainage Mat
w/ metal u-channel insect screen @ bottom of cavity
Building Wrap (WWW barrier)
1/2" plywd. sheathing
2x6 wd. stud framing @ 16" o.c.
R22 thermal batt insul.
6 mil. poly. vapour barrier
1/2" gwb (painted)

W1X
EXTERIOR WALL (Rated)
As Above but with 2 layers 1/2" Type'X' G.W.B. in lieu of single layer 1/2" G.W.B., see below

Based on EW2a, Table 9.10.3.1.-A, F.R.R. = 1Hr., by substituting 5/8" Type 'X' G.W.B. for 2 Layers 1/2" Type 'X' G.W.B, Using Cumulative FRR (PER BCBC APPENDIX D), Assembly provides 1.5HR. F.R.R.

FLOOR TYPES

UNRATED FLOOR TYPES

F1
WOOD FRAME FLOOR
OVER (INTERIOR) HEATED SPACE
3/4" T&G plywood subfloor
11 7/8" eng. floor joists @ 16" o.c.
Sound Attenuation Batts
5/8" Type 'X' G.W.B. (painted)

F2
WOOD FRAME FLOOR
OVER EXTERIOR SPACE
(effective RSI = 5.25)
3/4" T&G plywood subfloor
6 mil. poly. v.b. @ interior side
11 7/8" eng. floor joists @ 16" o.c.
(or spacing per eng.)
R28 equivalent medium density spray foam
1/2" ply sheathing
air space/soffit framing*
premanufactured vented metal soffit*

F3
WOOD FRAME FLOOR
OVER GARAGE
(effective RSI = 5.16)
3/4" T&G plywood subfloor
11 7/8" eng. floor joists @ 16" o.c.
(or spacing per eng.)
R28 thermal batt. insulation
6 mil. poly. v.b.
at interior side
continuous (sealed)
5/8" gwb (painted, taped & sealed for gas-proofing)

FIRE-RATED FLOOR TYPES

F4 (R)
SHARED SUITE FLOOR (OVER INTERIOR SPACE)
based on B.C.B.C. FLOOR TYPE F9D
1-HR FRR, 54 STC
5/8" T&G plywood subfloor
11 7/8" eng. floor joists @ 16" o.c.
(or spacing per eng.)
absorptive material to fill cavity
resilient metal channels @ 24" o.c.
Two layers 5/8" Type 'X' G.W.B.
fireblock @ shared suite wall
tight-fit and caulk any gap over 3mm

F5
SHARED SUITE FLOOR (OVER GARAGE)
Based on B.C.B.C. FLOOR TYPE F9D
1.5 HR FRR, 54 STC
5/8" T&G plywood subfloor
2" x 12" wd. floor joists @ 12" o.c.
(or spacing per eng.)
R28 thermal batt. insulation
6 mil. poly. v.b. at interior side, continuous (sealed)
resilient metal channels @ 24" o.c.
Two layers 5/8" Type 'X' G.W.B.
GWB to be painted, taped & sealed for gas-proofing
tight-fit and caulk any gap over 3mm

F6
SHARED SUITE FLOOR (@ STAIRS OVER ADJACENT UNITS GARAGE)
1-HR+ CUMULATIVE FRR (PER BCBC APPENDIX D)
APPROX. 54 STC (PER BCBC FLOOR TYPE F9D)
stair stringers/framing (15 min. FRR)
6 mil. poly. v.b. at interior side
continuous (sealed)
R28 thermal batt. insulation
resilient metal channels @ 24" o.c.
two layers 5/8" TYPE X gwb (60 min. FRR)
painted, taped & sealed
for gas-proofing @ garage side

DECK TYPES

D1
WOOD FRAME DECK
OVER EXTERIOR SPACE
vinyl deck membrane
3/4" ply sheathing
2x10 deck joists @ 16" o.c.
(or spacing per eng.)
slope 1.5% to outside edge
air space/soffit framing
vented metal soffit

D2
WOOD FRAME DECK
OVER INTERIOR SPACE
(effective RSI = 5.27)
wood pallettes on sleepers*
2-ply SBS membrane roofing*
3/4" ply sheathing
2x3 purlins for cross venting
tapers for 2% slope
11 7/8" eng. deck joists @ 16" o.c.
R28 thermal batt insul.
6 mil poly vapour barrier
5/8" gwb (painted)

D3
SUSPENDED COURTYARD WOOD FRAME DECK OVER PARKADE AREA
vinyl deck membrane
1/4" sanded ply sheathing
5/8" ply sheathing
2" x _" framing cut to slope (min. 1.5%) On 1" x 2" Cross-strapping @ 16" O.C.
2"x10" deck joists @ 16" O.C.
dry-blown cellulose fibre with a min. density of 40 kg/m 3 filling the entire cavity supported on zinc-coated (galv.) st. poultry fence fabric
resilient furring channels @ 12" O.C.
2 layers 5/8" Type 'X' G.W.B.
Based on Floor Type F11d Table 9.10.3.1.-B, F.R.R. = 1.5Hr (Incl. notes 17&19)

SLAB TYPES

S1
GARAGE FLOOR SLAB (Unheated Space)
4" eng. conc. slab
slope to garage door (as applicable)
6 mil. poly vapour barrier
6" compacted gravel fill
(refer to eng. dwgs)

S2
INTERIOR FLOOR SLAB (Heated Space)
Fin. Floor
4" eng. conc. slab
6 mil. poly vapour barrier
6" compacted gravel fill
(refer to eng. dwgs)

INTERIOR WALL TYPES

IW2
INTERIOR WALL TYPES
INTERIOR SHARED SUITE WALL
based on B.C.B.C. WALL TYPE W14A
1-HR FRR, 61 STC
two layers 5/8" TYPE X gwb
two rows 2x4 studs @ 16" or 24" o.c.
on separate 2x4 plates set 1" apart
3 1/2" thick absorptive material on both sides
1/2" ply sheathing c/w eng. fastenings
one layer 5/8" TYPE X gwb
(refer to eng. dwgs for shear walls)

IW3
INTERIOR SHARED SUITE WALL @ GARAGE
based on B.C.B.C. WALL TYPE W14A
1-HR FRR, 61 STC
Two layers 5/8" TYPE X gwb
paint, tape and seal for gas proofing
two rows 2x4 studs @ 16" or 24" o.c.
on separate 2x4 plates set 1" apart
1/2" ply sheathing c/w eng. fastenings
one layer 5/8" TYPE X gwb
paint, tape and seal for gas proofing
caulk top and bottom for gas & acoustic proofing
(refer to eng. dwgs for shear walls)
for party wall shared between garage & living space use: 3 1/2" thick thermal batt insul. on both sides to achieve min. effective RSI
6 mil. poly. v.b. at interior side (continuous, sealed)

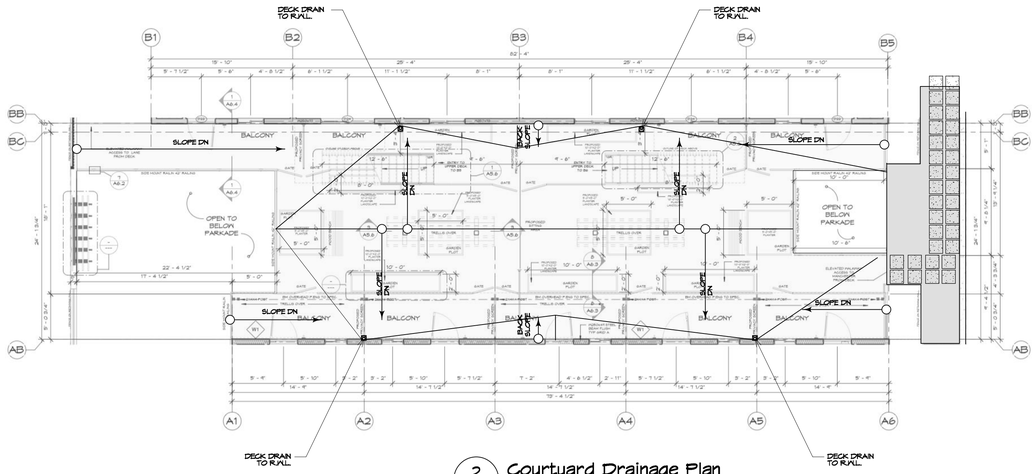
IW4
INTERIOR SHARED SUITE WALL @ ATTIC
1-HR+ CUMULATIVE FRR (PER BCBC APPENDIX D)
5/8" TYPE X gwb (25 min.)
pre-eng. roof trusses (20 min.)
aligned w/ framing below
blocking provided to suit gwb application
1/2" ply sheathing c/w eng. fastenings (10 min)
5/8" TYPE X gwb (25 min.)

IW5
INTERIOR SHARED SUITE WALL @ ELEC ROOM
B.C.B.C. WALL TYPE W4A
1-HR FRR, 51 STC
5/8" TYPE X gwb @ suite side
6 mil. poly. vapour barrier
R20 thermal batt insul. 2x6 studs @ 16" o.c.
1/2" ply sheathing
3/4" resilient metal channels @ 16" o.c
2 layers 5/8" TYPE X gwb

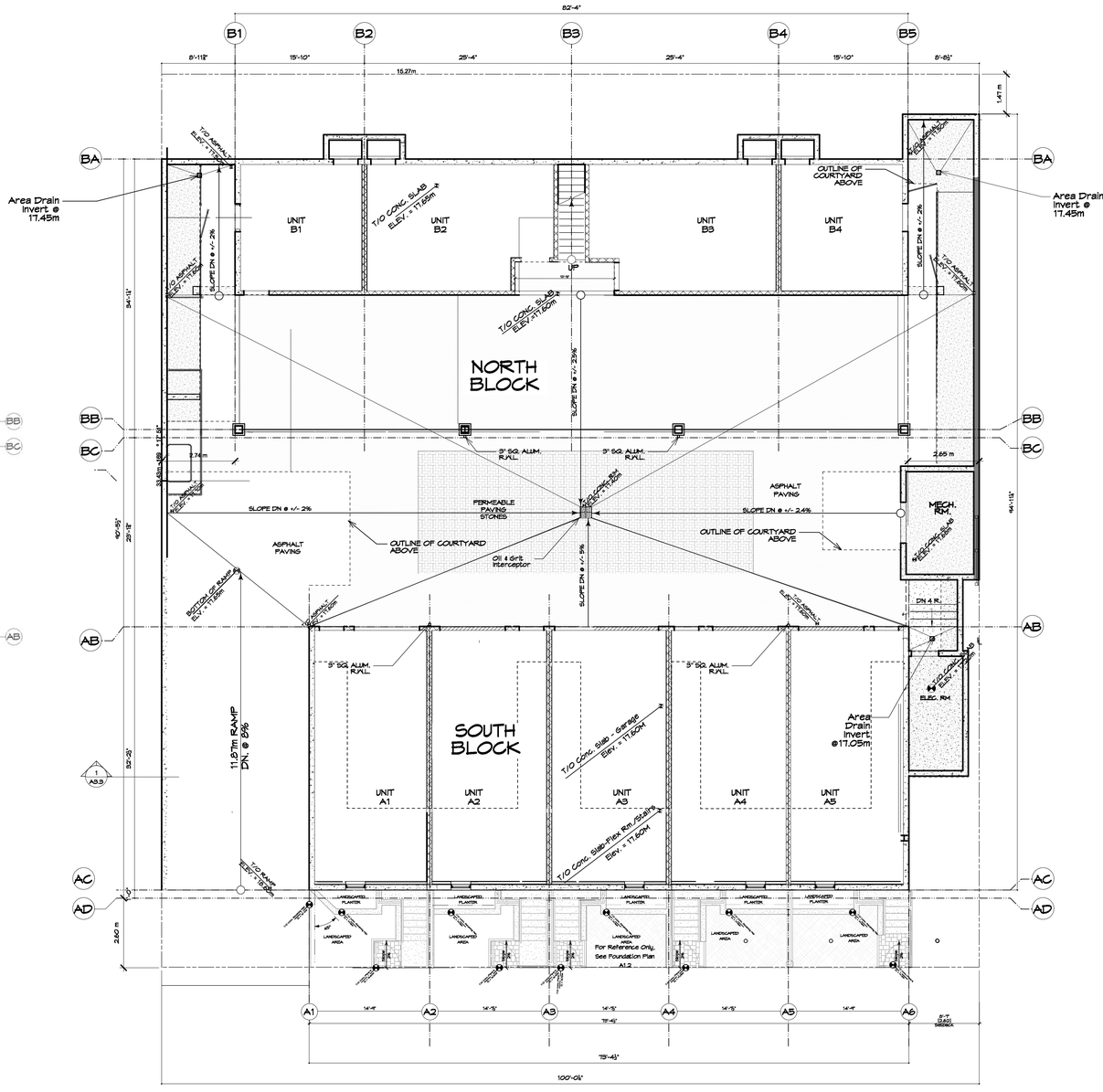
NOTE:
ACOUSTIC CAULK @ ALL TOP AND BOTTOM PLATES (TYP)
* - DENOTES MATERIAL IS EXCLUDED FROM EFFECTIVE RSI VALUE CALCULATIONS, AS THE REST OF THE ASSEMBLY COMPONENTS ALREADY MEET OR EXCEED MINIMUM EFFECTIVE RSI VALUES OUTLINED IN B.C.B.C. FOR CLIMATE ZONE 4

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project no. 2107
Issued For Delegated Development Permit
drawing title: Construction Assemblies & Site Stat
drawn by: mjm
checked by: mjm
scale: As Noted
date: 25/08/21 yy/mm/dd
drawing no. A0.1



2 / A1.1 Courtyard Drainage Plan
Scale: 1/8" = 1'-0"

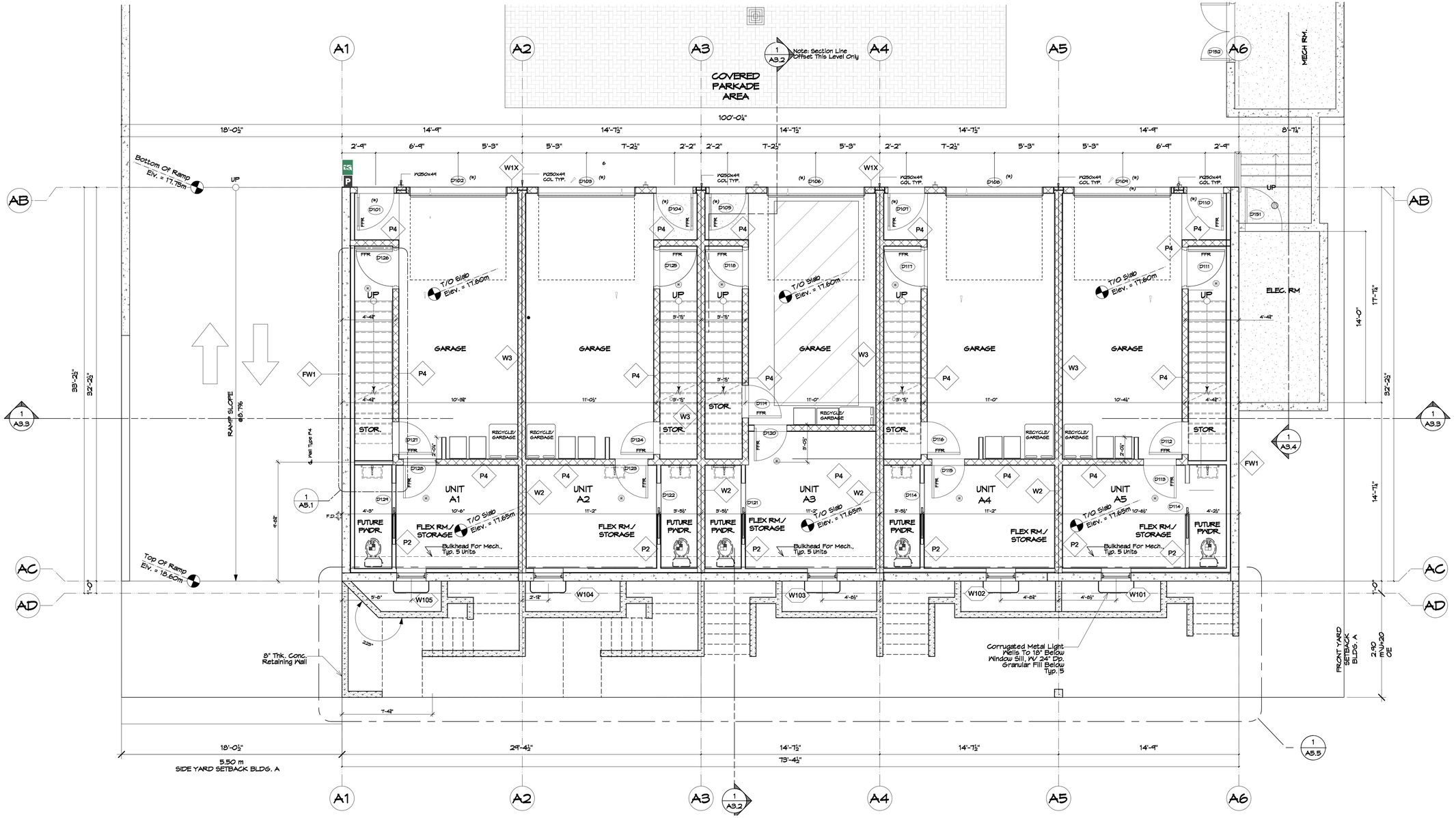


1 / A1.1 North/South Blocks Grading Plan
Scale: 1/8" = 1'-0"

N

0m 1m 2.5m 10m
3m 2m 3m

MJM Architect Inc.	project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.			project no. 2107	
	Issued For Delegated Development Permit				
202, 535 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-661-5402 e-mail: michael@mjmarchitect.ca	drawing title: North/South Block Grading Plan	drawn by: mjm checked by: mjm	scale: As Noted	date: 25/08/21 yy/mm/dd	drawing no. A1.1



B1 B2 B3 B4

A1 A2 A3 A4 A5

SOUTH LOWER FLR. KEY PLAN

NOTE:
Doors To Conform To 9.10.13.15 BCBC 2024, ie. Tight Fitting, Weather Stripped W/ Self-Closers.
Type Door Types D10 And D11, See A3.2

(FFR) SELF CLOSING WITH SEAL (WEATHER STRIPPING)

NOTE (#): Doors Marked W/ (#) Shall have a 1Hr. fire-protection rating label

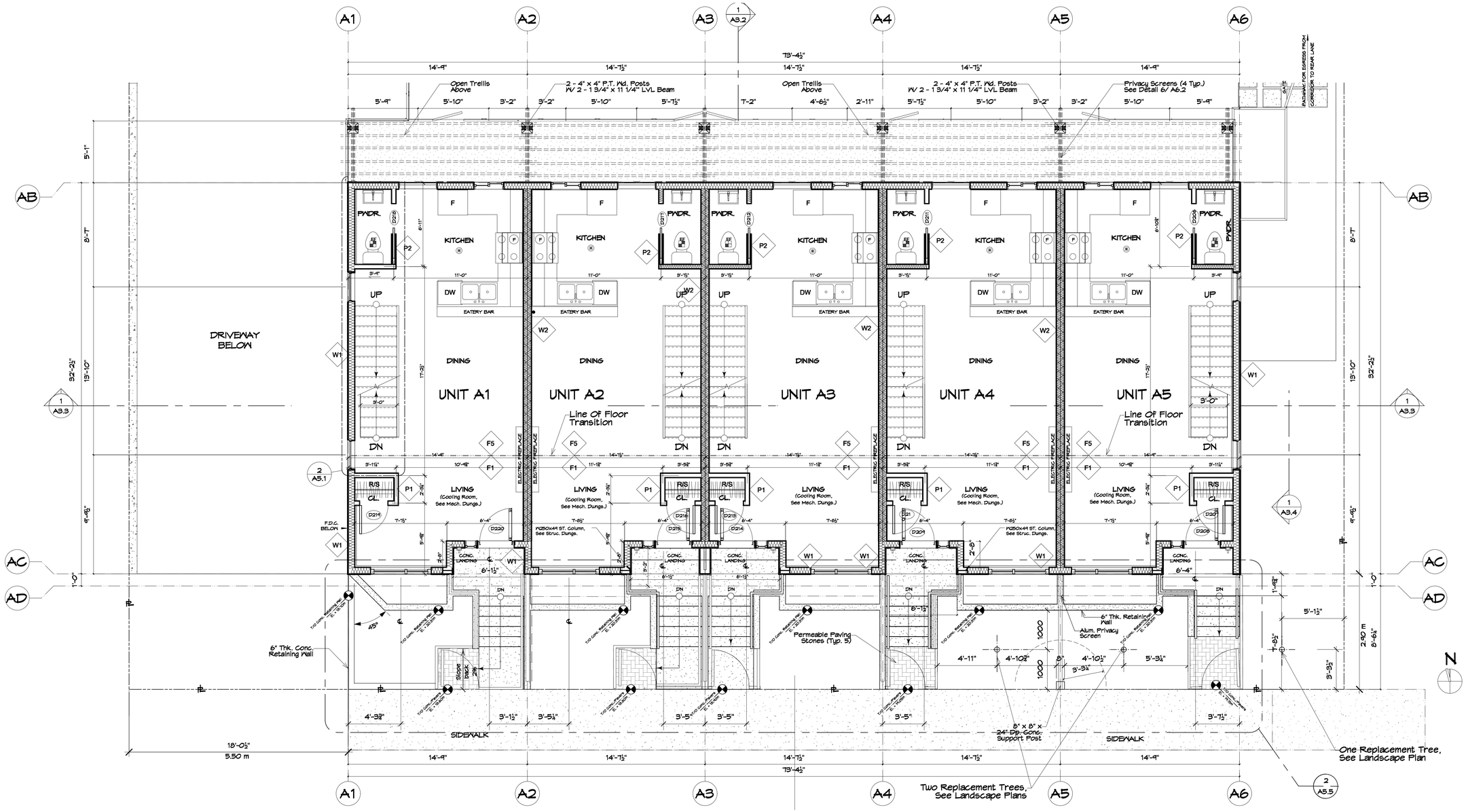
✱ PROVIDE HARD-WIRED/INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR

1 A1.2 LOWER FLOOR - South Blk.
Scale: 1/4" = 1'-0"

0m 1m 2.5m 10m
.5m 2m 5m

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project no. 2107
Issued For Delegated Development Permit
drawing title: Lower Floor South Block
drawn by: mjm
checked by: mjm
scale: As Noted
date: 25/08/21 yy/mm/dd
drawing no. A1.2



PROVIDE HARD-WIRED/INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR

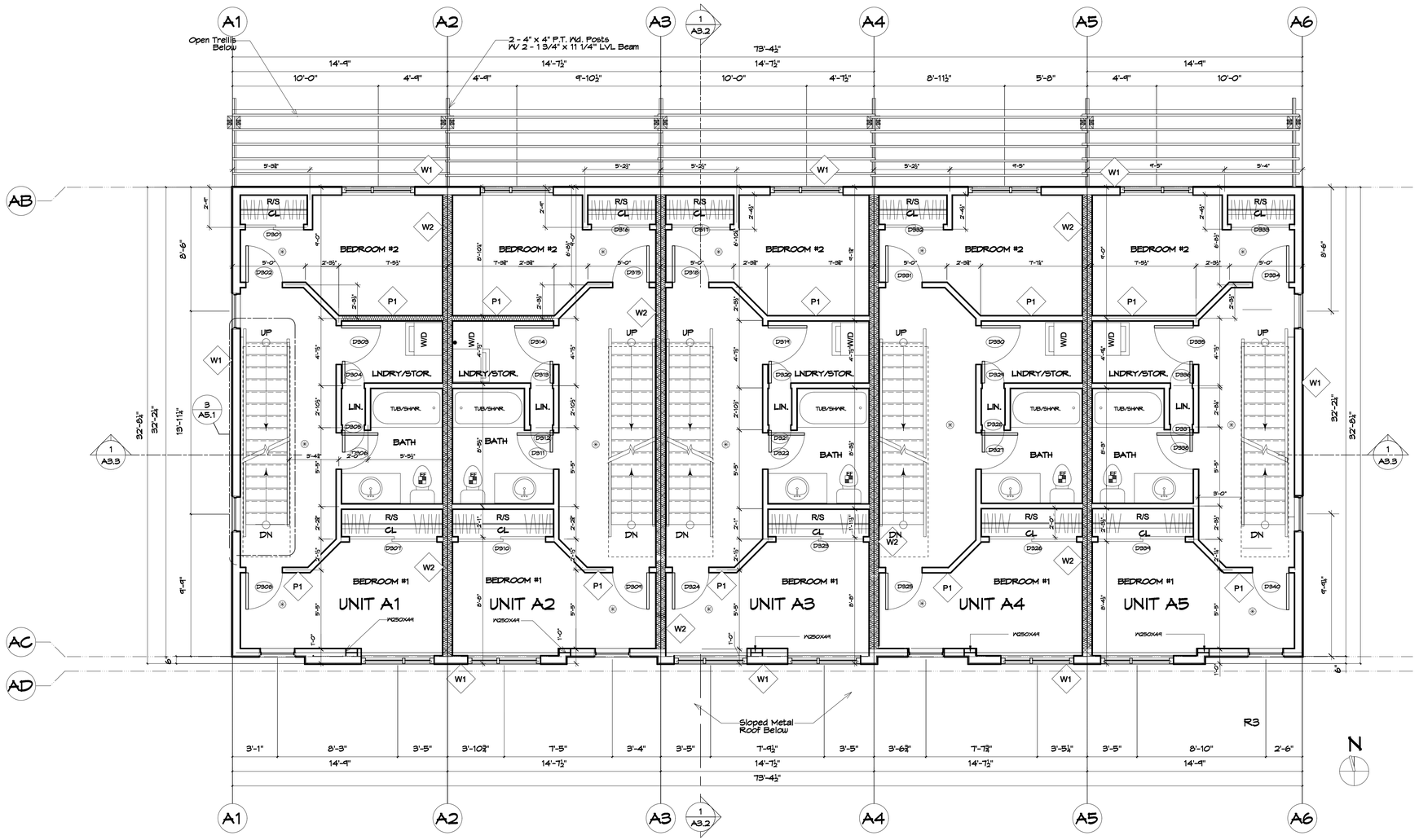
(FFR) SELF CLOSING WITH SEAL (WEATHER STRIPING)

1 / A1.3 MAIN FLOOR - South Blk.
Scale: 1/4" = 1'-0"

0m 1m 2.5m 10m
.5m 2m 5m

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project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.			project no. 2107
Issued For Delegated Development Permit			
drawing title: Main Floor South Block	drawn by: mjm / checked by: mjm	scale: As Noted	date: 25/08/21 yy/mm/dd	drawing no. A1.3



B1 | B2 | B3 | B4

A1 | A2 | A3 | A4 | A5

SOUTH LOWER FLR. KEY PLAN

✱ PROVIDE HARD-WIRED/INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR

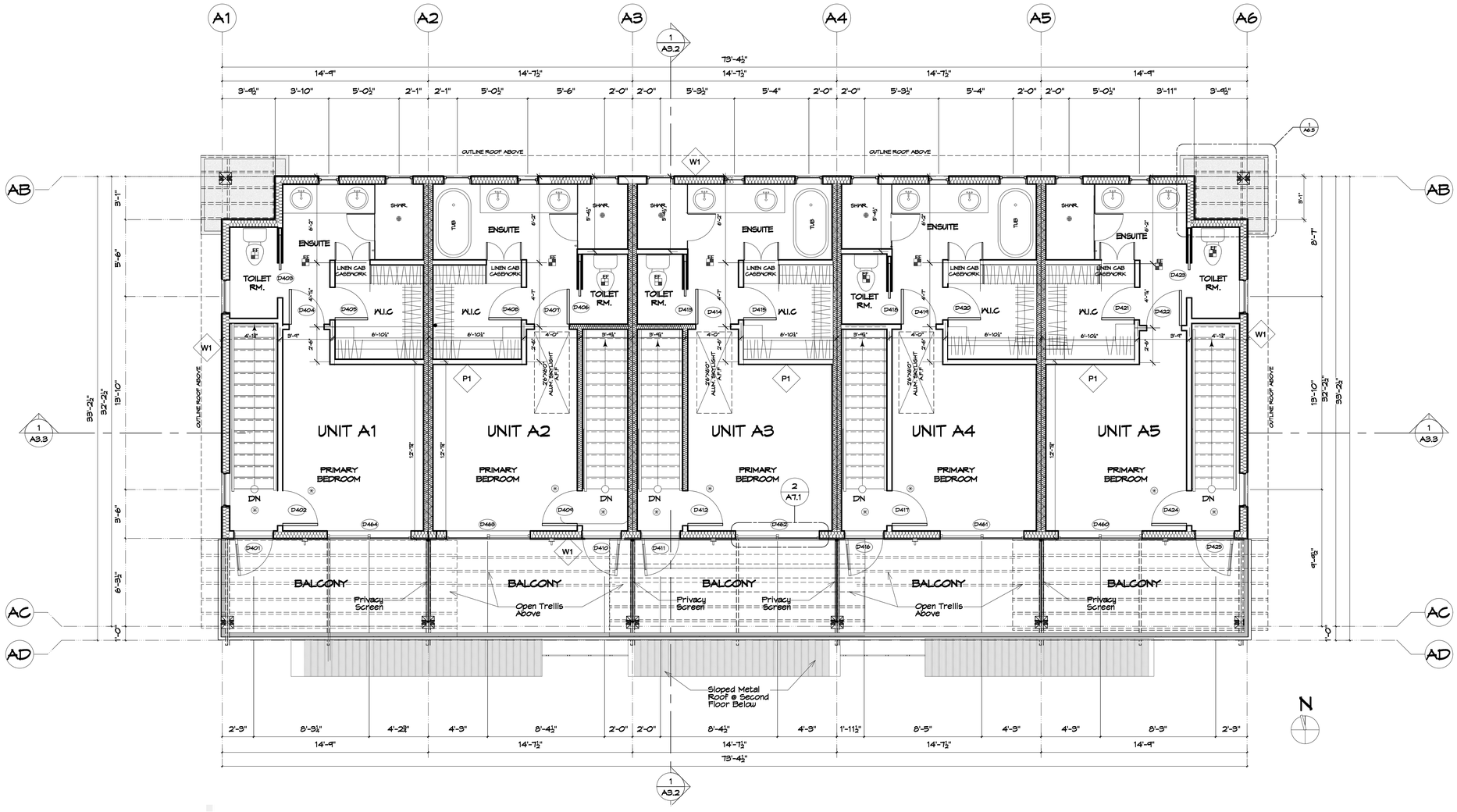
(FFR) SELF CLOSING WITH SEAL (WEATHER STRIPING)

1 / A1.4 SECOND FLOOR - South Blk.
Scale: 1/4" = 1'-0"

0m 1m 2.5m 10m
.5m 2m 5m

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project no.	2107
	Issued For Delegated Development Permit
drawing title:	Second Floor South Block
drawn by:	mjm
checked by:	mjm
scale:	As Noted
date:	25/08/21 yy/mm/dd
drawing no.	A1.4



✱ PROVIDE HARD-WIRED/INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR

(FFR) SELF CLOSING WITH SEAL (WEATHER STRIPING)

1 / A1.5 THIRD FLOOR - South Blk.
Scale: 1/4" = 1'-0"

B1 | B2 | B3 | B4

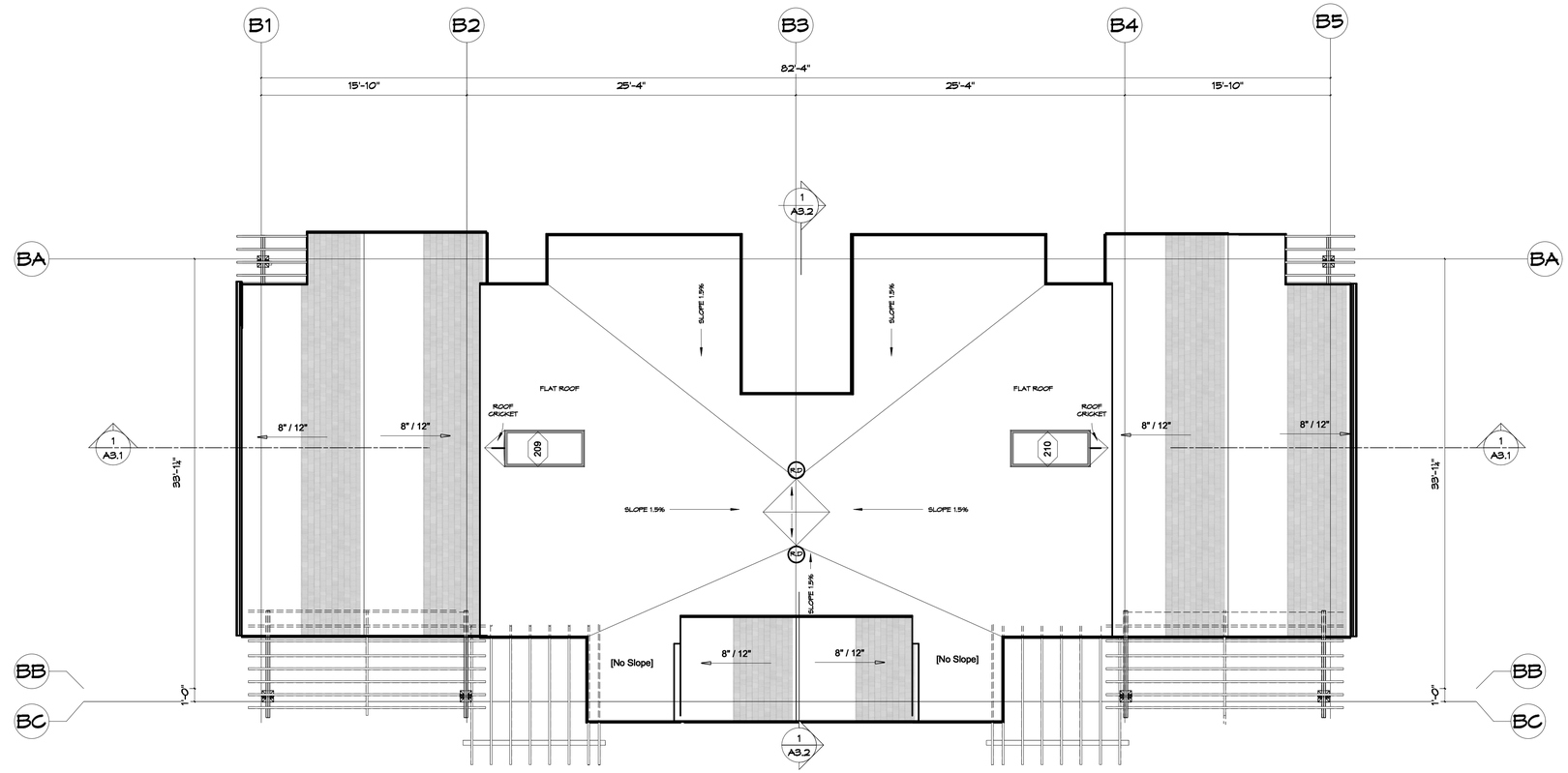
A1 | A2 | A3 | A4 | A5

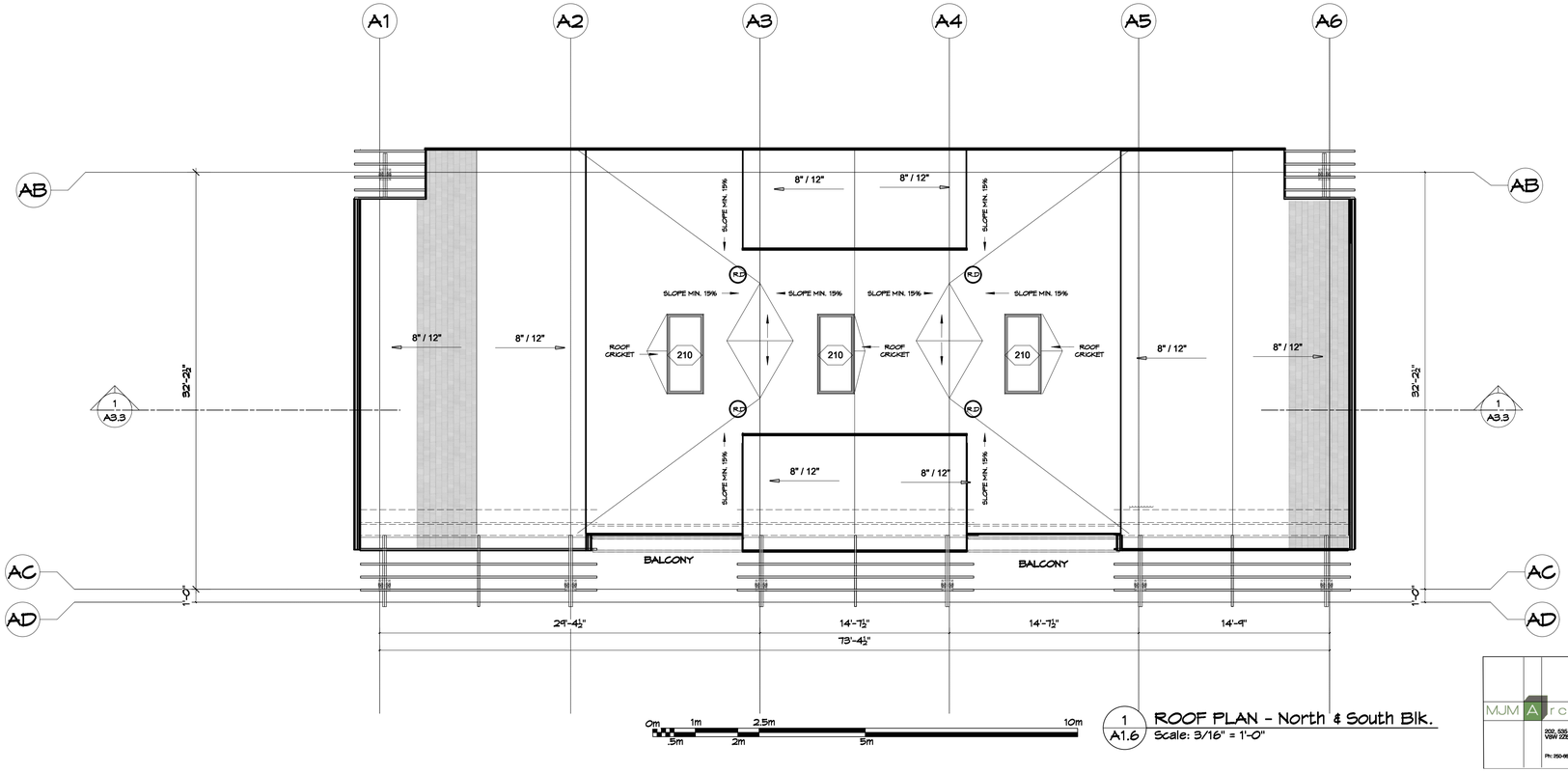
SOUTH LOWER FLR. KEY PLAN

0m 1m 2.5m 10m
.5m 2m 5m

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project name:	11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.
project no.	2107
	Issued For Delegated Development Permit
drawing title:	Third Floor South Block
drawn by:	mjm
checked by:	mjm
scale:	As Noted
date:	25/08/21 yy/mm/dd
drawing no.	A1.5





1 A1.6 ROOF PLAN - North & South Blk.
Scale: 3/16" = 1'-0"

B1 | B2 | B3 | B4

A1 | A2 | A3 | A4 | A5

SOUTH LOWER FLR. KEY PLAN

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project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.

project no.: 2107

Issued For Delegated Development Permit

drawing title: Roof Floor North & South Block

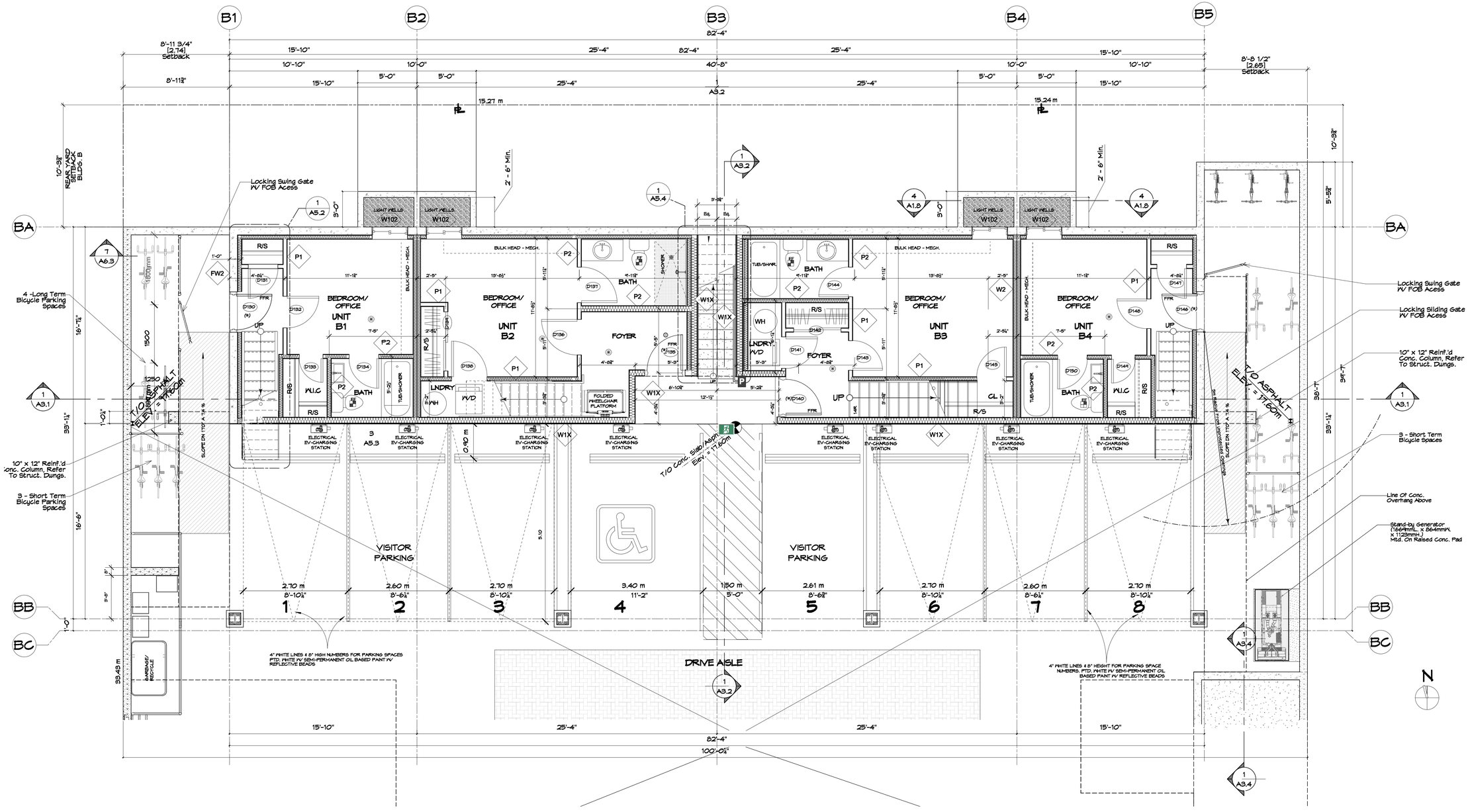
drawn by: mjm

checked by: mjm

scale: As Noted

date: 25/08/21 yy/mm/dd

drawing no.: A1.6



B1 B2 B3 B4

A1 A2 A3 A4 A5

NORTH LOWER FLR. KEY PLAN

NOTE (#): Doors Marked W/ (#) Shall have a 1hr B Label Fire-protection rating

✱ PROVIDE HARD-WIRED/INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR

1 / A1.7 LOWER FLOOR - North Blk.
Scale: 1/4" = 1'-0"

0m .5m 1m 2m 2.5m 5m 10m

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project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.				project no. 2107
Issued For Delegated Development Permit				
drawing title: Lower Floor North Block	drawn by: mjm	scale: As Noted	date: 25/08/21 yy/mm/dd	drawing no. A1.7
	checked by: mjm			

1.17m SRW For Laneway. Construct lane as per Des 6 in the Subdivision and Development Servicing Bylaw or as an alternate design as approved by the City. Laneway grades and drainage to be determined at building permit stage.

NOTE: * REFER TO LANDSCAPE PLAN FOR PLANTING LIST

B1 B2 B3 B4 B5

8'-11 3/4" [2.74] Setback — 15'-10" — 2'-12" — 8'-7¼" — 5'-1" — 2'-1" — 6'-1" — 6'-11½" — 25'-4" — 6'-4" — 4' - 0" — 82'-4" — 4' - 0" — 6'-2" — 6'-10" — 25'-4" — 6'-2" — 2'-0½" — 5'-1" — 8'-7½" — 15'-10" — 8'-8 1/2" [2.65] Setback

LANDSCAPED PLANTER, REFER TO LANDSCAPE PLAN

Egress Light Wells Below W/ Removable Welded Grate Cover

Curb & Gutter To C.O.V. Standards

10'-3¾" REAR YARD SETBACK BLDG. N — 3'-4" — 6'-6¾"

PATIO — PAVING STONES — F.D. — Dn. 1R. @ +/-3"

GONG. LANDING — W1 — D233 — D234 — D235 — D247

To Unit B5 — To Unit B6 — UP — DN — W1x — P5

LIVING RM. (Cooling Room, See Mech. Dwgs.) — ELECTRIC FIREPLACE — DINING

UNIT B1 — UNIT B2 — UNIT B3 — UNIT B4

2 A5.2 — 2 A5.3 — 2 A5.4

W.G. Or Glass Block Or Ceramic Glass — Suite Entry Roof Below — Line Of Covered Parking Below — Open To Below — Elevated Egress Walkway

W1 — W2 — F1 — F5 — P1 — P2 — P5

PANTRY — Folded Wheelchair Platform Lift — ADJUSTABLE COUNTER-TOP & SHELVING — KITCHEN — DW — R/S — F.R. — IN.

D220 — D221 — D222 — D223 — D224 — D225 — D226 — D227 — D228 — D229 — D230 — D231 — D232 — D236 — D237 — D238 — D239 — D240 — D241 — D242 — D243 — D244 — D245 — D246

CL. — PAN. — FNDR. — SHELVES — ENSUITE — SHWR. — TUB/SHWR. — LAUNDRY

PRIMARY BEDROOM — 10'-1½" — 12'-5"

1'-0" — 5'-1" — BB — BC

15'-10" — 5'-7½" — 5'-6" — 4'-8½" — 6'-1½" — 11'-1½" — 8'-1" — 8'-1" — 11'-1½" — 6'-1½" — 4'-8½" — 5'-6" — 15' - 10" — 5'-7½"

UP — 25'-4"

LANDSCAPE AREA REFER TO LANDSCAPE PLANS

PROVIDE HARD-WIRED/INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR

(FFR) FIRE RATED SELF CLOSING WITH SEAL (WEATHER STRIPING)

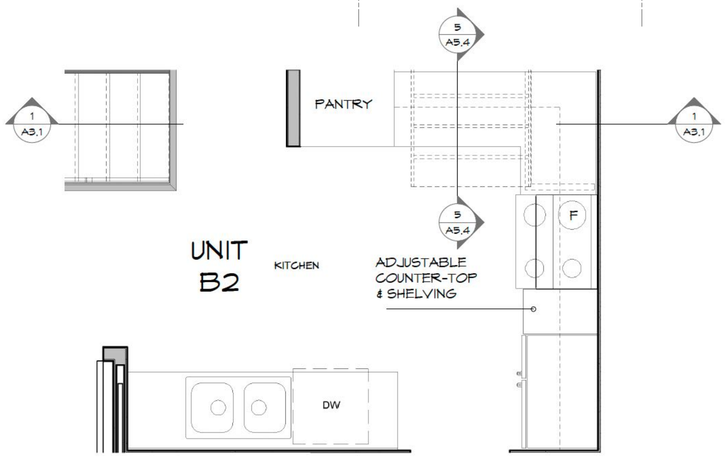
N

A1 A2 A3 A4 A5

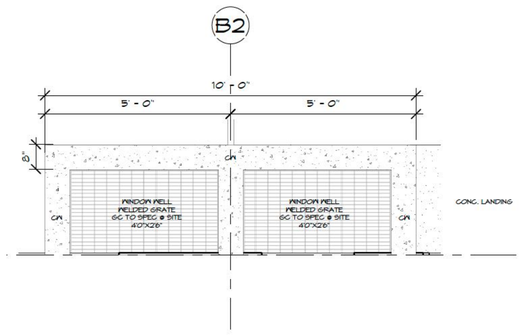
NORTH MAIN FLR. KEY PLAN

1 A1.8 MAIN FLOOR - North Blk.
Scale: 1/4" = 1'-0"

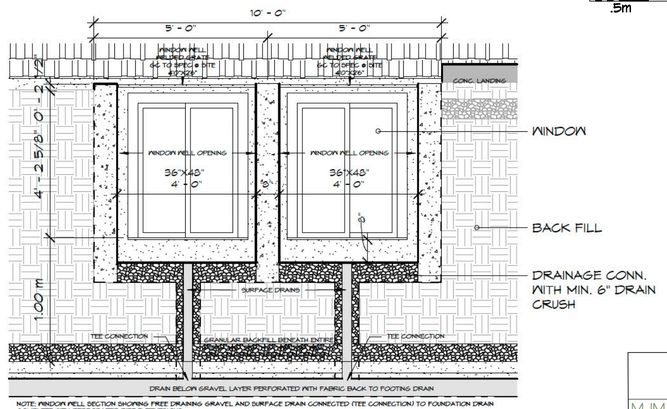
0m 1m 2.5m 10m
.5m 2m 5m



2 A1.8 MAIN FLOOR - North Blk. - Callout Kitchen Adaptable
1/2" = 1'-0"



3 A1.8 MAIN FLOOR - North Blk. - Callout Window Well
1/2" = 1'-0"

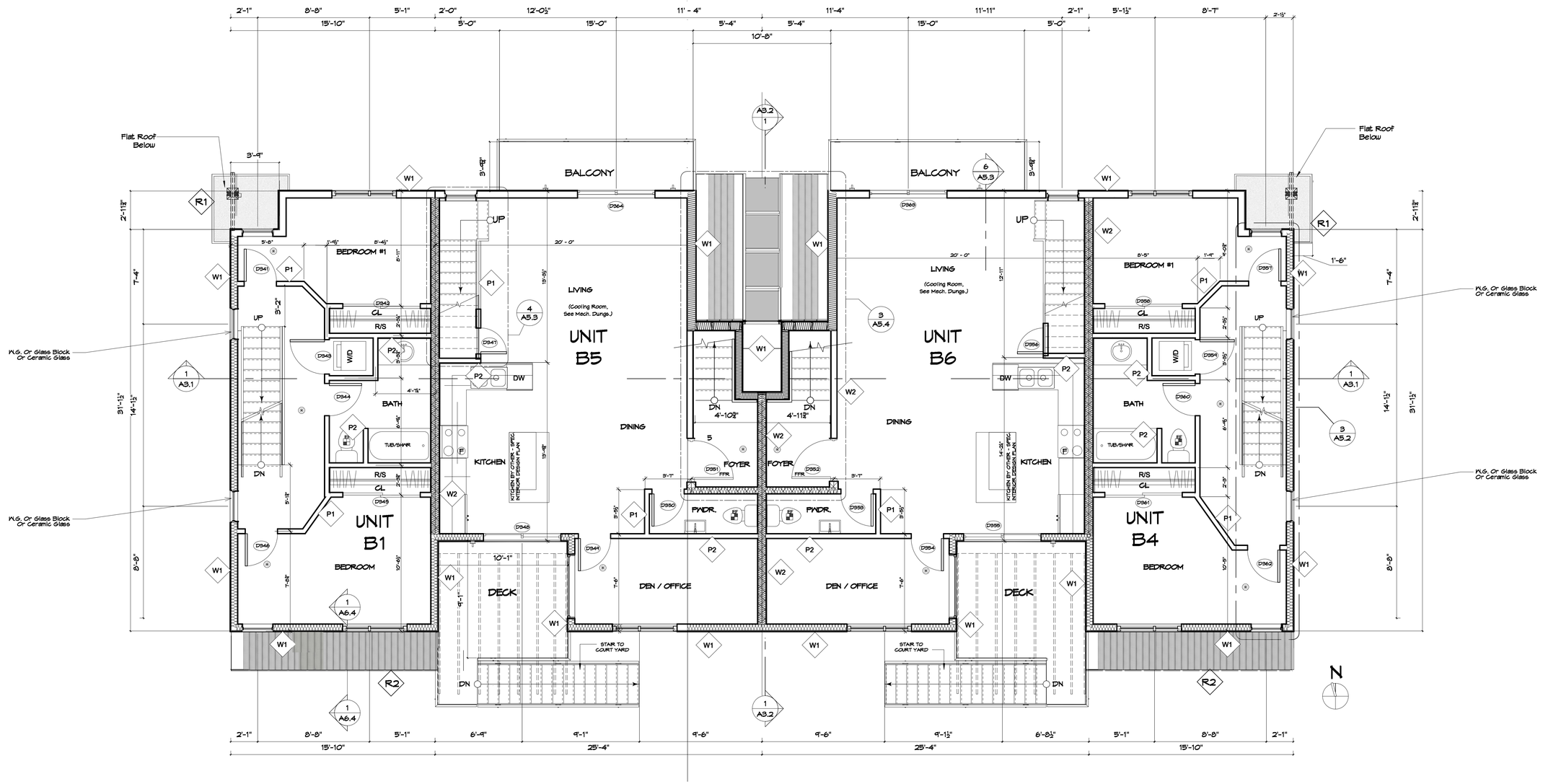


NOTE: WINDOW WELL SECTION SHOWING FREE DRAINING GRAVEL AND SURFACE DRAIN CONNECTED (TEE CONNECTION) TO FOUNDATION DRAIN COMPLETE WITH PERFORATED PIPE EXTENTIONS

4 A1.8 Section Ground Clearance Req.
1/2" = 1'-0"

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project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.
project no.: 2107
Issued For Delegated Development Permit
drawing title: Main Floor North Block
drawn by: mjm
checked by: mjm
scale: As Noted
date: 25/08/21 yy/mm/dd
drawing no.: A1.8



PROVIDE HARD-WIRED/INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR

(FFR) SELF CLOSING WITH SEAL (WEATHER STRIPING)

1 / A1.9 SECOND FLOOR - North Blk.
Scale: 1/4" = 1'-0"

B1 | B2 | B3 | B4

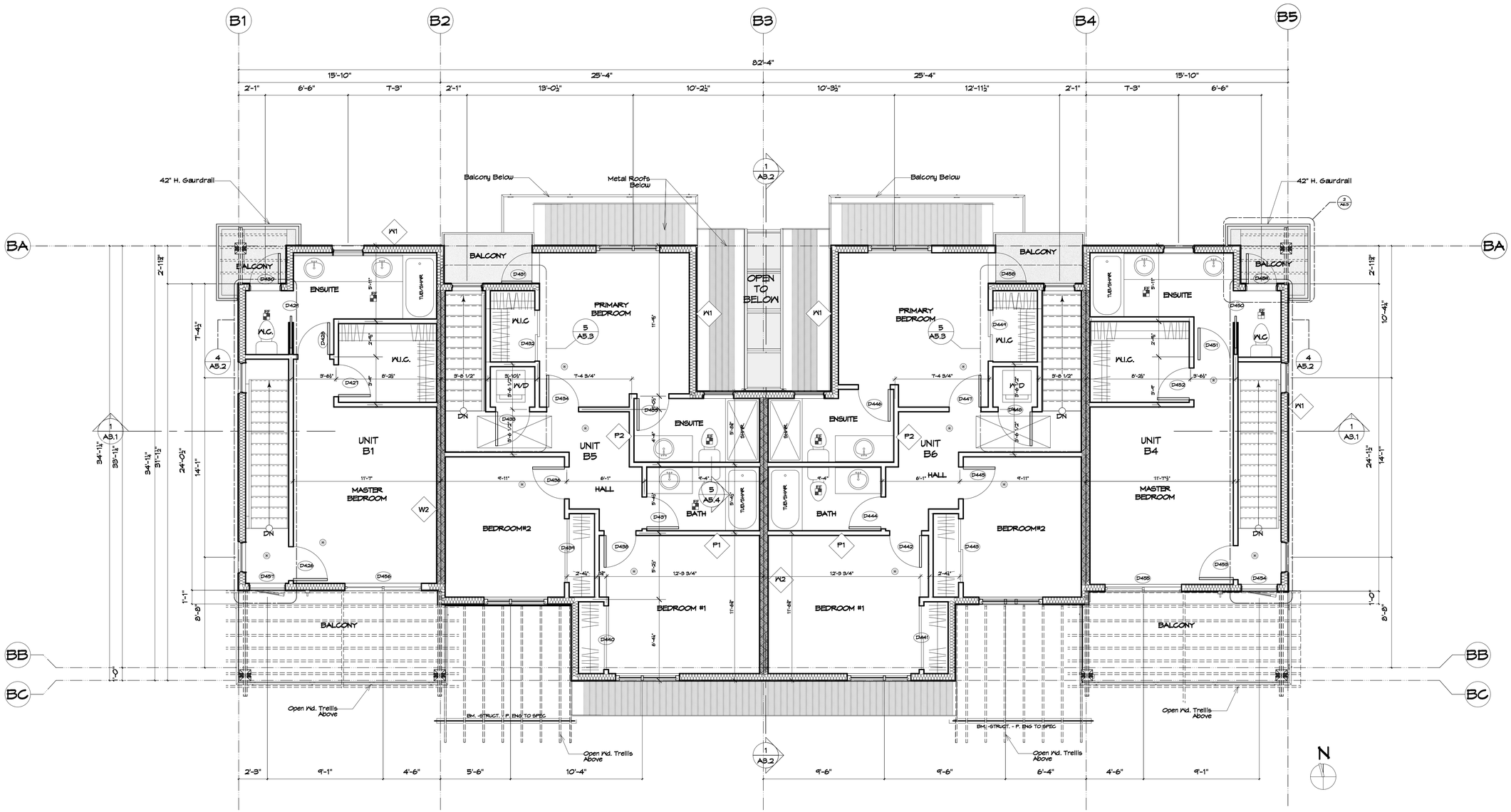
A1 | A2 | A3 | A4 | A5

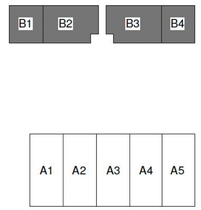
NORTH MAIN FLR. KEY PLAN

0m 1m 2.5m 10m
.5m 2m 5m

MJM Architect Inc.
202, 626 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-661-6402 e-mail: michael@mjmarchitect.ca

project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.			project no. 2107	
Issued For Delegated Development Permit				
drawing title: Second Floor North Block	drawn by: mjm checked by: mjm	scale: As Noted	date: 25/08/21 yy/mm/dd	drawing no. A1.9





NORTH MAIN FLR. KEY PLAN

✱ PROVIDE HARD-WIRED/INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR

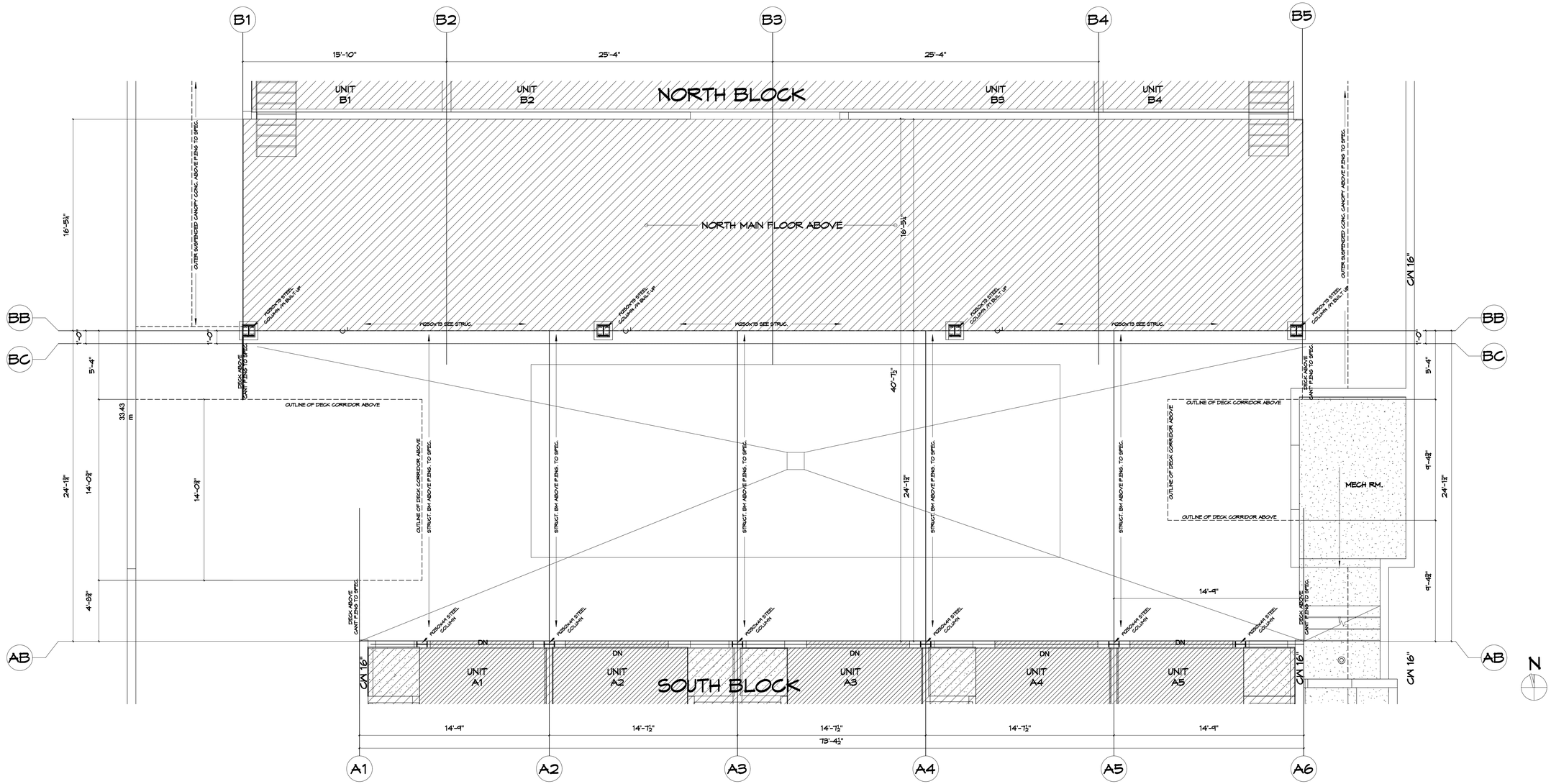
(FFR) SELF CLOSING WITH SEAL (WEATHER STRIPING)

1 / A1.10 THIRD FLOOR - North Blk.
Scale: 1/4" = 1'-0"

0m 1m 2.5m 10m
.5m 2m 5m

MJM Architect Inc.
202 - 535 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-661-6492 e-mail: michael@mjmarchitect.ca

project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.
project no. 2107
Issued For Delegated Development Permit
drawing title: Third Floor North Block
drawn by: mjm
checked by: mjm
scale: As Noted
date: 25/08/21 yy/mm/dd
drawing no. A1.10

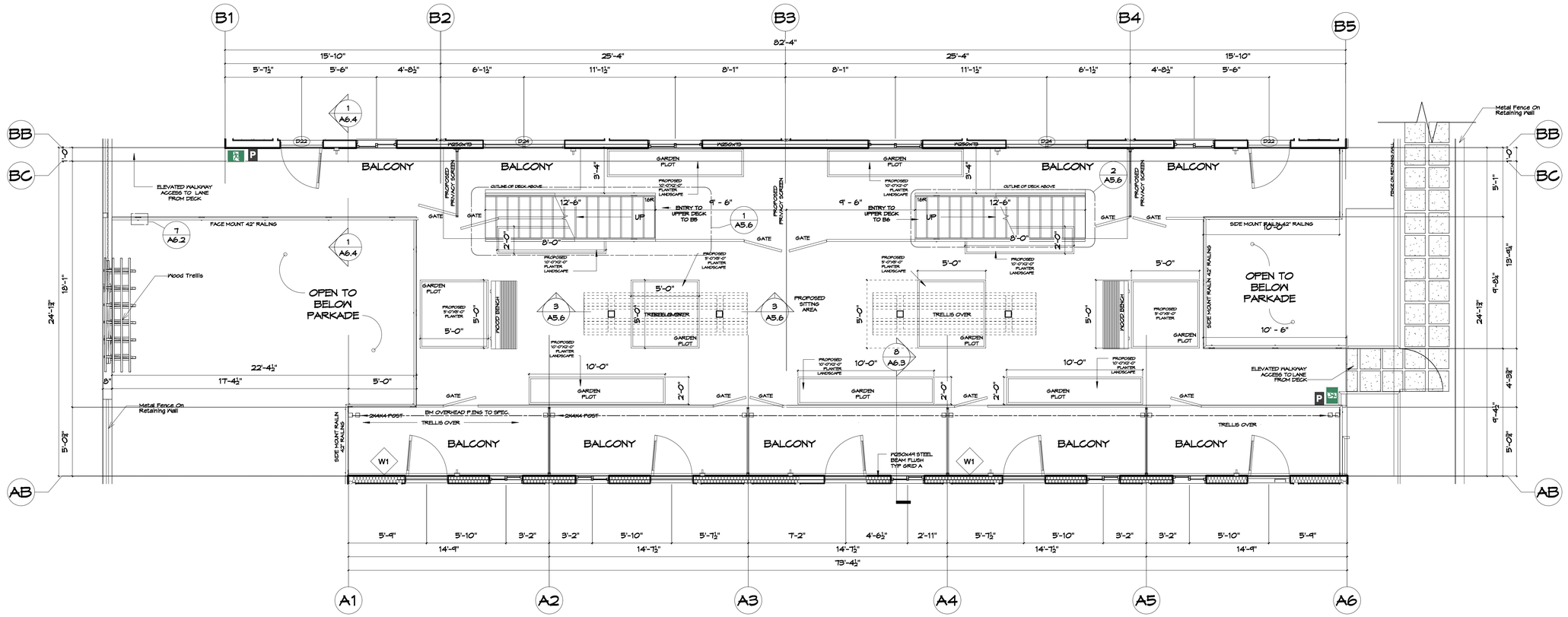


1 / A1.11 LOWER FLOOR - Deck Corridor
Scale: 1/4" = 1'-0"

0m 1m 2.5m 10m
.5m 2m 5m

MJM Architect Inc.
202-535 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-881-6482 e-mail: michael@mjmarchitect.ca

project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.			project no. 2107	
Issued For Delegated Development Permit				
drawing title: Lower Floor Deck Corridor	drawn by: mjm / checked by: mjm	scale: As Noted	date: 25/08/21 yy/mm/dd	drawing no. A1.11



N

2 / A1.12 MAIN FLOOR - SUSPENDED COURTYARD LEVEL

Scale: 1/4" = 1'-0"

0m 1m 2.5m 10m
.5m 2m 5m

MJM Architect Inc.
200, 535 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-661-5422 e-mail: michael@mjmarchitect.ca

project name:
11 Unit Multi-Family Development
624/628 Manchester Rd., Victoria, B.C.

project no.: **2107**

Issued For Delegated Development Permit

drawing title:
Main Floor Suspended Courtyard

drawn by: mjm
checked by: mjm
scale: As Noted
date: 25/08/21 yy/mm/dd
drawing no.: **A1.12**



1 / A2.1 South Blk. - South Elevation
Scale: 1/4" = 1'-0"

MATERIAL LEGEND

1	1" x 2" Board & Batten Siding @ Max. 20" O.C.
2	Fibre Cement Board Shingles
3	1" Thk. Nom. Stone Veneer
4	Pre-Fin. Metal Flashing
5	1" x 6" Comb-faced Cedar Trim (Black)
6	Dbl. Glazed Vinyl Windows & Doors (White)
7	Cedar Pergola , Piers, and Brackets (Stained Dark Grey)
8A	Asphalt Shingles
8B	Standing Seam Metal Roofing (Galv. Fin.)
9	4 Pc. Aluminum O/H Sectional Doors W/ Glazed Panels
10	Solid-core Wood Entry Doors (Stained) W/ Glazed Infill Panels & Sidelite
11	Aluminum Entry Doors W/ Glazed Infill Panels
12	Powder-coated Aluminum Picket Guardrails

NOTES:

WINDOW OPERATION (I.E DIRECTION OF SWING) SHALL BE PER OWNER'S OR CONTRACTORS DIRECTION AND CONFORM TO B.C.B.C 2018 REQ. EGRESS.

FLASHOVER ALL MATERIAL TRANSITIONS, DOOR & WINDOWS HEADS

0m 1m 2.5m 10m
.5m 2m 5m

MJM Architect Inc.
202, 535 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-661-5482 e-mail: michael@mjmarchitect.ca

project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.			project no. 2107	
Issued For Delegated Development Permit				
drawing title: South Block- South Elevation	drawn by: mjm checked by: mjm	scale: As Noted	date: 25/08/21 yy/mm/dd	drawing no. A2.1



1 / A2.2 South Blk. - North Elevation
Scale: 1/4" = 1'-0"

MATERIAL LEGEND

1	1" x 2" Board & Batten Siding @ Max. 20" O.C.
2	Fibre Cement Board Shingles
3	1" Thk. Nom. Stone Veneer
4	Pre-Fin. Metal Flashing
5	1" x 6" Comb-faced Cedar Trim (Black)
6	Dbl. Glazed Vinyl Windows & Doors (White)
7	Cedar Pergola , Piers, and Brackets (Stained Dark Grey)
8A	Asphalt Shingles
8B	Standing Seam Metal Roofing (Galv. Fin.)
9	4 Pc. Aluminum O/H Sectional Doors W/ Glazed Panels
10	Solid-core Wood Entry Doors (Stained) W/ Glazed Infill Panels & Sidelite
11	Aluminum Entry Doors W/ Glazed Infill Panels
12	Powder-coated Aluminum Picket Guardrails

NOTES:

WINDOW OPERATION (I.E DIRECTION OF SWING) SHALL BE PER OWNER'S OR CONTRACTORS DIRECTION AND CONFORM TO B.C.B.C 2018 REQ. EGRESS.

FLASHOVER ALL MATERIAL TRANSITIONS, DOOR & WINDOWS HEADS

0m 1m 2.5m 10m
.5m 2m 5m



MATERIAL LEGEND

1	1" x 2" Board & Batten Siding @ Max. 20" O.C.
2	Fibre Cement Board Shingles
3	1" Thk. Nom. Stone Veneer
4	Pre-Fin. Metal Flashing
5	1" x 6" Comb-faced Cedar Trim (Black)
6	Dbl. Glazed Vinyl Windows & Doors (White)
7	Cedar Pergola , Piers, and Brackets (Stained Dark Grey)
8A	Asphalt Shingles
8B	Standing Seam Metal Roofing (Galv. Fin.)
9	4 Pc. Aluminum O/H Sectional Doors W/ Glazed Panels
10	Solid-core Wood Entry Doors (Stained) W/ Glazed Infill Panels & Sidelite
11	Aluminum Entry Doors W/ Glazed Infill Panels
12	Powder-coated Aluminum Picket Guardrails

NOTES:

WINDOW OPERATION (I.E DIRECTION OF SWING) SHALL BE PER OWNER'S OR CONTRACTORS DIRECTION AND CONFORM TO B.C.B.C 2018 REQ. EGRESS.

FLASHOVER ALL MATERIAL TRANSITIONS, DOOR & WINDOWS HEADS

1 / A2.3 South & North Blk. - East Elevations
Scale: 1/4" = 1'-0"

0m 1m 2.5m 10m
.5m 2m 5m

MJM Architect Inc.
202- 535 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-661-6402 e-mail: michael@mjmarchitect.ca

project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.
project no. 2107
Issued For Delegated Development Permit
drawing title: North & South Block- East Elevation
drawn by: mjm
checked by: mjm
scale: As Noted
date: 25/08/21 yy/mm/dd
drawing no. A2.3



1 / A2.4 North Blk. - South Elevation
Scale: 1/4" = 1'-0"

MATERIAL LEGEND

1	1" x 2" Board & Batten Siding @ Max. 20" O.C.
2	Fibre Cement Board Shingles
3	1" Thk. Nom. Stone Veneer
4	Pre-Fin. Metal Flashing
5	1" x 6" Comb-faced Cedar Trim (Black)
6	Dbl. Glazed Vinyl Windows & Doors (White)
7	Cedar Pergola , Piers, and Brackets (Stained Dark Grey)
8A	Asphalt Shingles
8B	Standing Seam Metal Roofing (Galv. Fin.)
9	4 Pc. Aluminum O/H Sectional Doors W/ Glazed Panels
10	Solid-core Wood Entry Doors (Stained) W/ Glazed Infill Panels & Sidelite
11	Aluminum Entry Doors W/ Glazed Infill Panels
12	Powder-coated Aluminum Picket Guardrails

NOTES:

WINDOW OPERATION (I.E DIRECTION OF SWING) SHALL BE PER OWNER'S OR CONTRACTORS DIRECTION AND CONFORM TO B.C.B.C 2018 REQ. EGRESS.

FLASHOVER ALL MATERIAL TRANSITIONS, DOOR & WINDOWS HEADS

0m 1m 2.5m 10m
.5m 2m 5m

MJM Architect Inc.
202 - 535 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-661-6402 e-mail: michael@mjmarchitect.ca

project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.
project no. 2107
Issued For Delegated Development Permit
drawing title: North Block- South Elevation
drawn by: mjm
checked by: mjm
scale: As Noted
date: 25/08/21 yy/mm/dd
drawing no. A2.4



1 A2.5 North Blk. - North Elevation
Scale: 1/4" = 1'-0"

MATERIAL LEGEND

1	1" x 2" Board & Batten Siding @ Max. 20" O.C.
2	Fibre Cement Board Shingles
3	1" Thk. Nom. Stone Veneer
4	Pre-Fin. Metal Flashing
5	1" x 6" Comb-faced Cedar Trim (Black)
6	Dbl. Glazed Vinyl Windows & Doors (White)
7	Cedar Pergola , Piers, and Brackets (Stained Dark Grey)
8A	Asphalt Shingles
8B	Standing Seam Metal Roofing (Galv. Fin.)
9	4 Pc. Aluminum O/H Sectional Doors W/ Glazed Panels
10	Solid-core Wood Entry Doors (Stained) W/ Glazed Infill Panels & Sidelite
11	Aluminum Entry Doors W/ Glazed Infill Panels
12	Powder-coated Aluminum Picket Guardrails

NOTES:

WINDOW OPERATION (I.E DIRECTION OF SWING) SHALL BE PER OWNER'S OR CONTRACTORS DIRECTION AND CONFORM TO B.C.B.C 2018 REQ. EGRESS.

FLASHOVER ALL MATERIAL TRANSITIONS, DOOR & WINDOWS HEADS

0m 1m 2.5m 10m
.5m 2m 5m

MJM Architect Inc.
202, 535 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-661-6402 e-mail: michael@mjmarchitect.ca

project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.			project no. 2107	
Issued For Delegated Development Permit				
drawing title: North Block- North Elevation	drawn by: mjm checked by: mjm	scale: As Noted	date: 25/08/21 yy/mm/dd	drawing no. A2.5



MATERIAL LEGEND

1	1" x 2" Board & Batten Siding @ Max. 20" O.C.
2	Fibre Cement Board Shingles
3	1" Thk. Nom. Stone Veneer
4	Pre-Fin. Metal Flashing
5	1" x 6" Comb-faced Cedar Trim (Black)
6	Dbl. Glazed Vinyl Windows & Doors (White)
7	Cedar Pergola , Piers, and Brackets (Stained Dark Grey)
8A	Asphalt Shingles
8B	Standing Seam Metal Roofing (Galv. Fin.)
9	4 Pc. Aluminum O/H Sectional Doors W/ Glazed Panels
10	Solid-core Wood Entry Doors (Stained) W/ Glazed Infill Panels & Sidelite
11	Aluminum Entry Doors W/ Glazed Infill Panels
12	Powder-coated Aluminum Picket Guardrails

NOTES:

WINDOW OPERATION (I.E DIRECTION OF SWING) SHALL BE PER OWNER'S OR CONTRACTORS DIRECTION AND CONFORM TO B.C.B.C 2018 REQ. EGRESS.

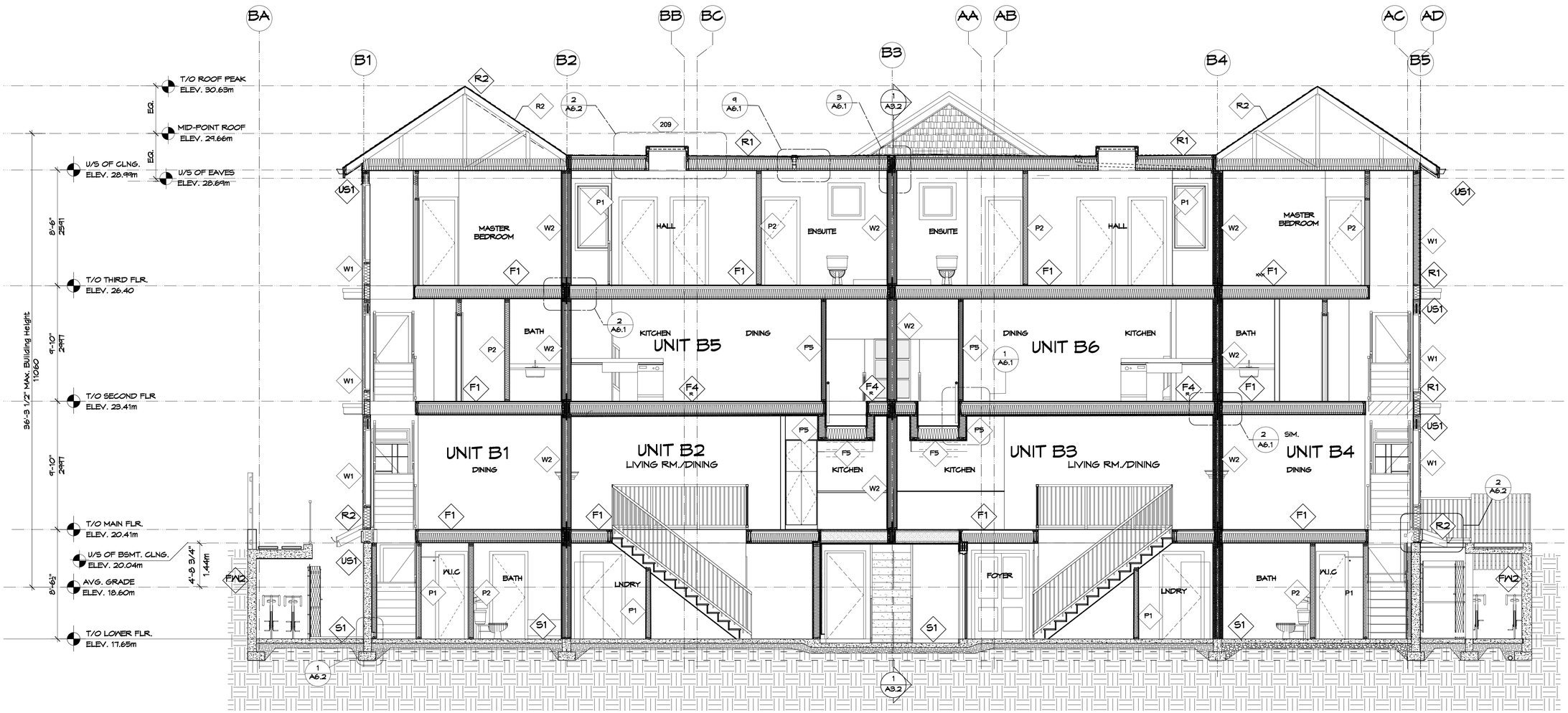
FLASHOVER ALL MATERIAL TRANSITIONS, DOOR & WINDOWS HEADS

1 / A2.6 North & South Blk. - West Elevations
Scale: 1/4" = 1'-0"

0m 1m 2.5m 10m
.5m 2m 5m

MJM Architect Inc.
202, 535 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-661-6402 e-mail: michael@mjmarchitect.ca

project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.
project no. 2107
Issued For Delegated Development Permit
drawing title: North & South Block- West Elevation
drawn by: mjm
checked by: mjm
scale: As Noted
date: 25/08/21 yy/mm/dd
drawing no. A2.6

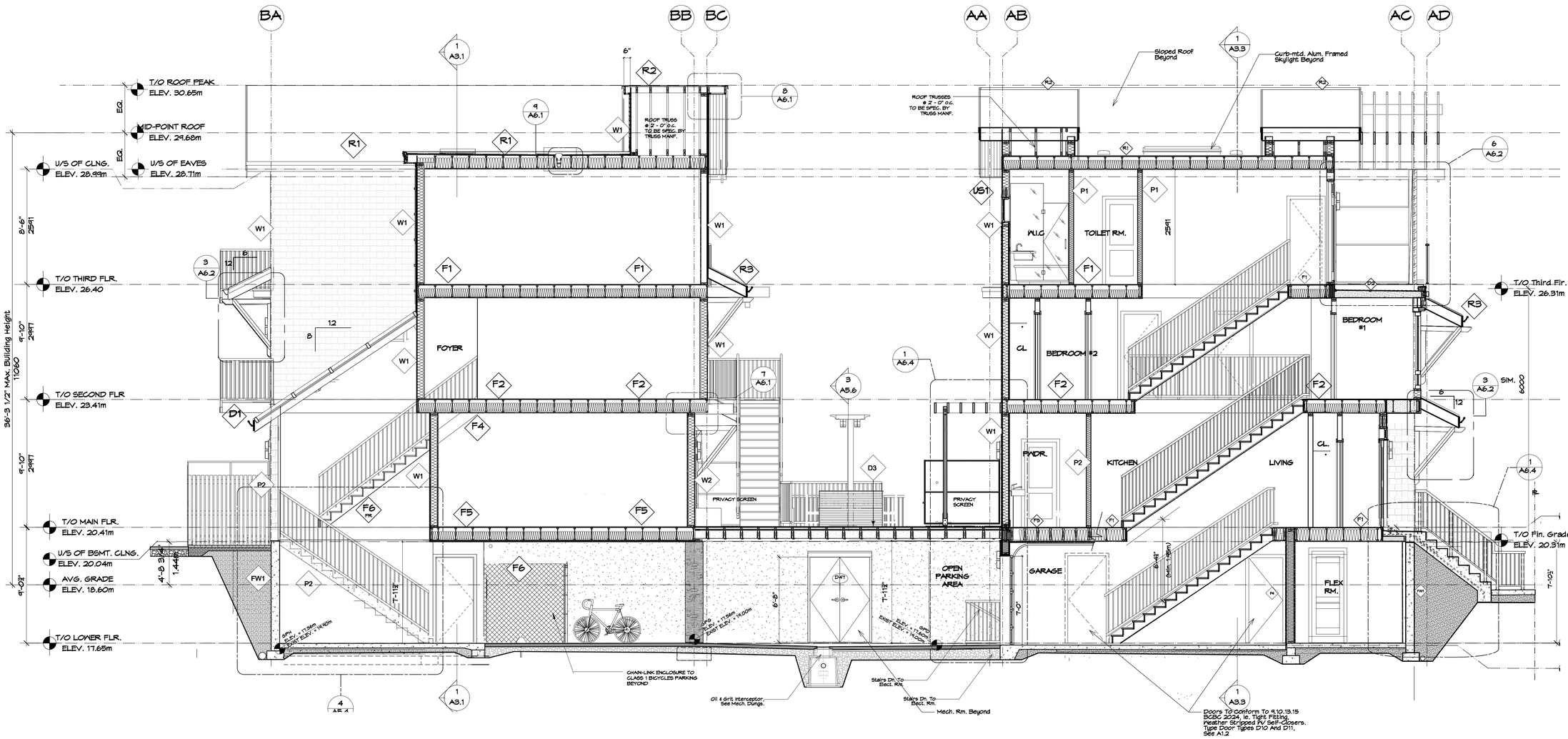


1 / A3.1 Building Section - North Blk.
Scale: 1/4" = 1'-0"

0m 1m 2.5m 10m
.5m 2m 5m

MJM Architect Inc.
200 - 535 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-661-5482 e-mail: michael@mjmarchitect.ca

project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.			project no. 2107	
Issued For Delegated Development Permit				
drawing title: Building Section North Block	drawn by: mjm	scale: As Noted	date: 25/08/21 yy/mm/dd	drawing no. A3.1
	checked by: mjm			

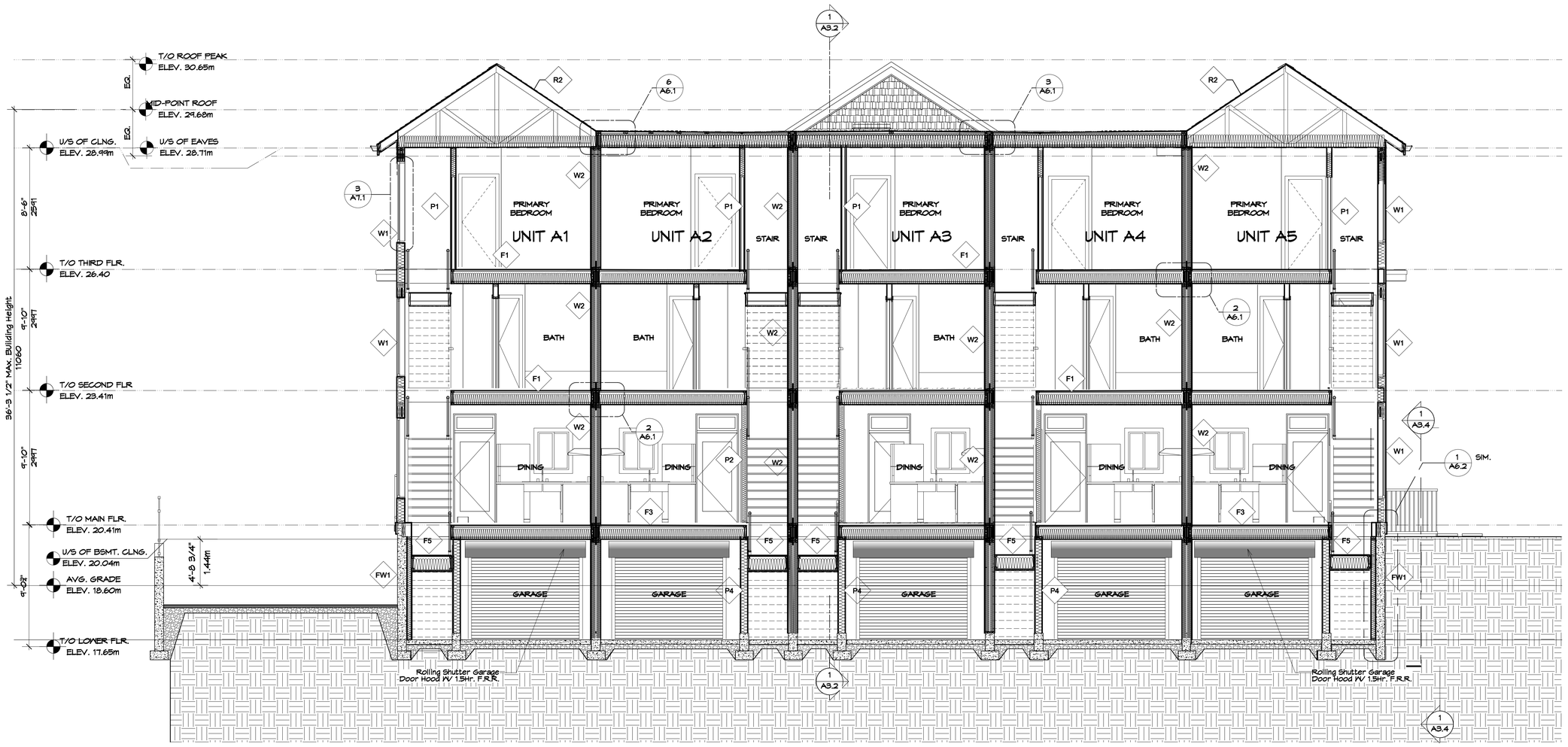


1 A3.2 Building Section - North Blk.
Scale: 1/4" = 1'-0"

0m 1m 2.5m 10m
.5m 2m 5m

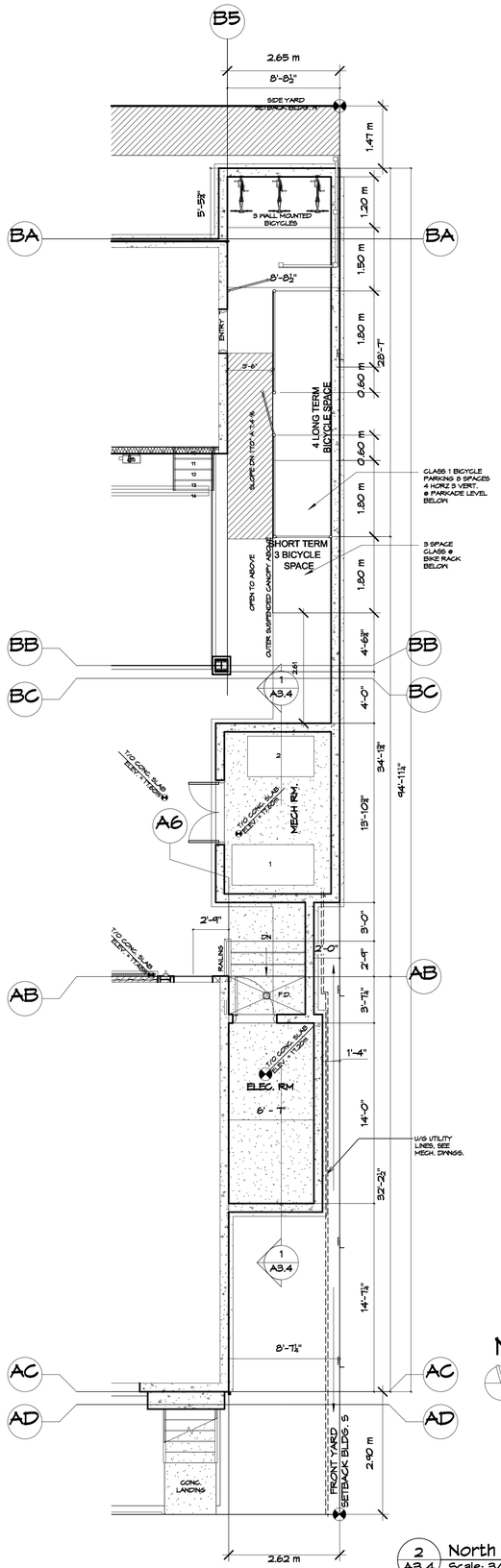
MJM Architect Inc.
202, 626 Yates Street, Victoria, B.C. V8W 2Z9
Ph: 250-661-6402 e-mail: michael@mjmarchitect.ca

project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.			project no. 2107	
Issued For Delegated Development Permit				
drawing title: Building Section North/South Block	drawn by: mjm checked by: mjm	scale: As Noted	date: 25/08/21 yy/mm/dd	drawing no. A3.2

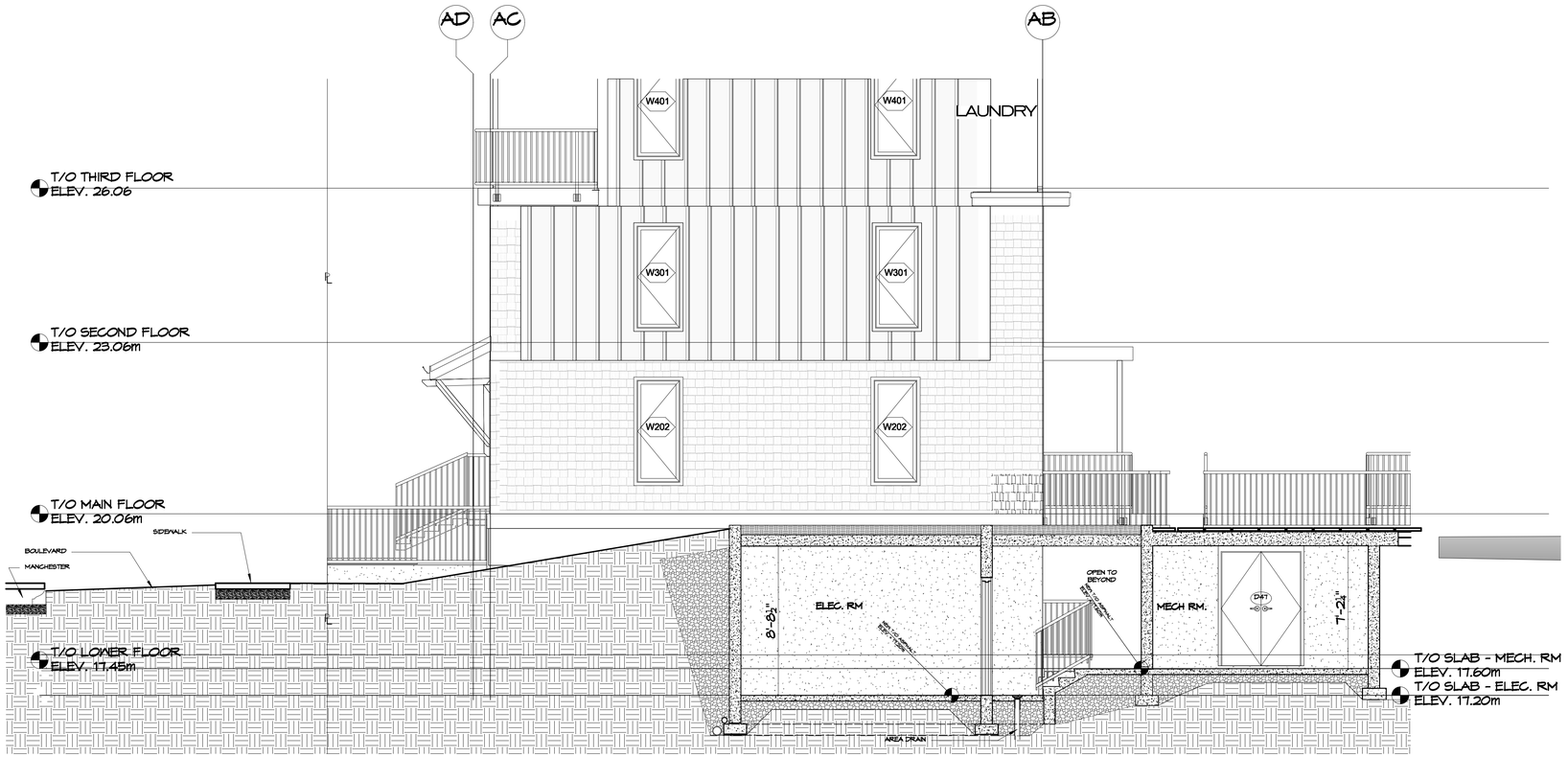


1 A3.3 **Building Section South Blk.**
Scale: 1/4" = 1'-0"

0m 1m 2.5m 10m
.5m 2m 5m



2 A3.4 North & South Blk. - Elec./Mech. Rm.
Scale: 3/16" = 1'-0"



1 A3.4 N/S Section Thru Site Looking West
Scale: 1/4" = 1'-0"

0m 1m 2.5m 10m
.5m 2m 5m

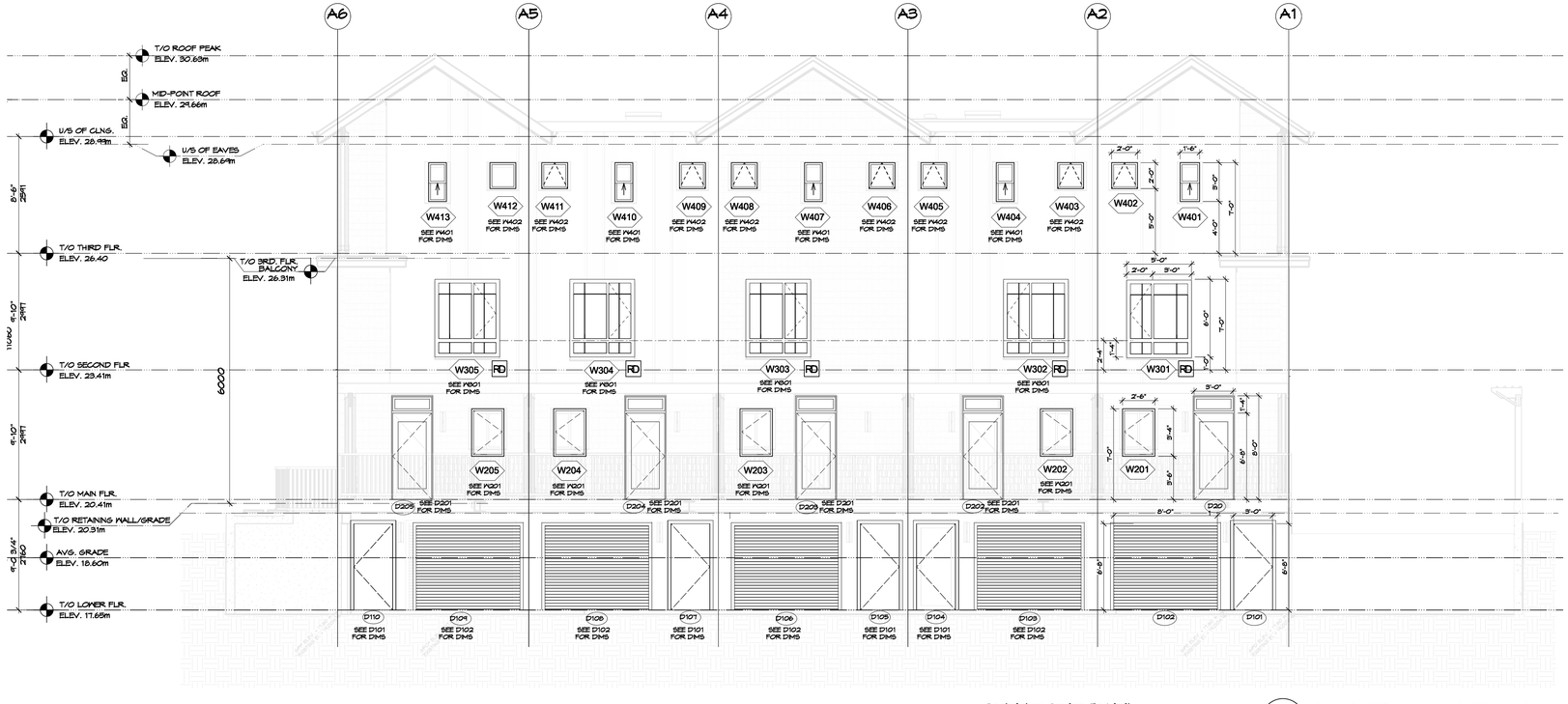
MJM Architect Inc.
202, 535 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-661-5482 e-mail: michael@mjmarchitect.ca

project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.
project no. 2107
Issued For Delegated Development Permit
drawing title: Section Thru Elec./Mech. Rm.
drawn by: mjm
checked by: mjm
scale: As Noted
date: 25/08/21 yy/mm/dd
drawing no. A3.4



RD Restrictor Device To Limit Operable Window To Max. 4" Opng. Vertically or Horizontally

2 / A4.1 South Blk. - South Elevation
Scale: 3/16" = 1'-0"



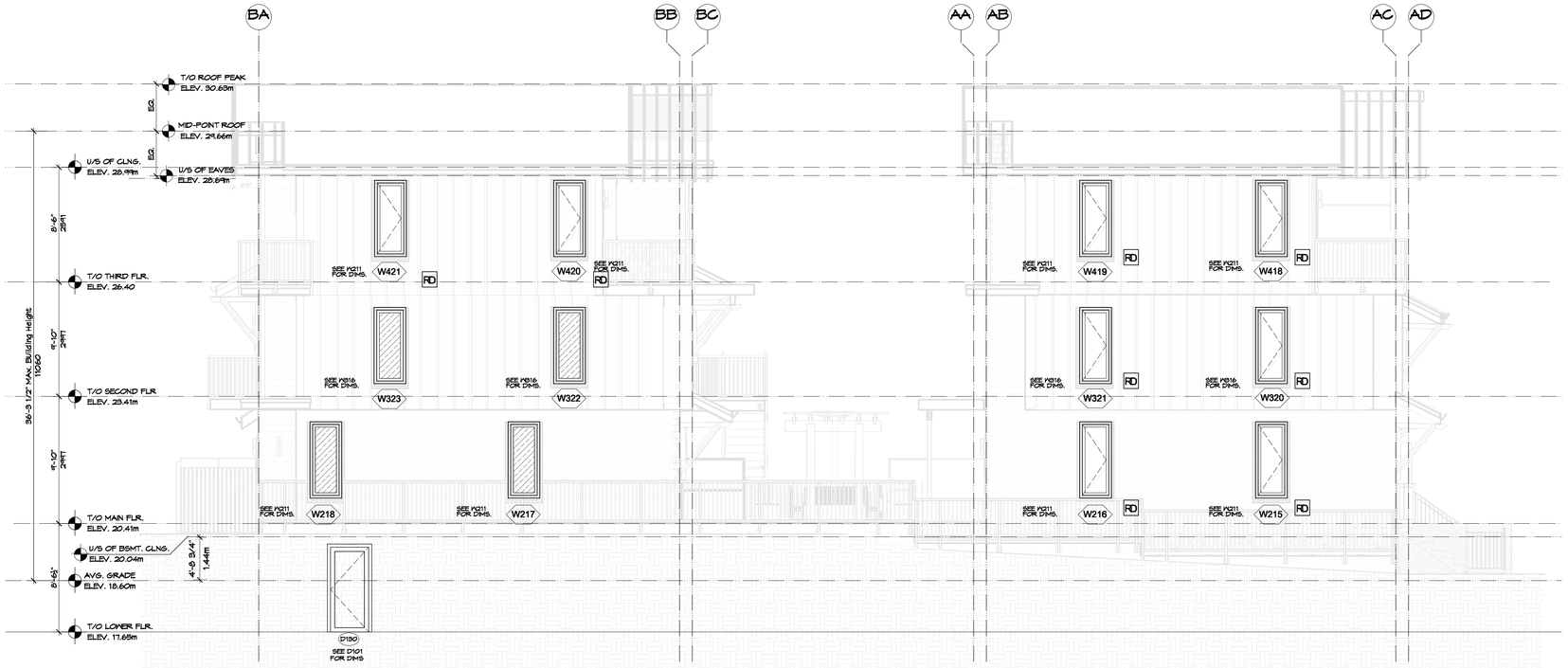
0m 1m 2.5m 10m
.5m 2m 5m

RD Restrictor Device To Limit Operable Window To Max. 4" Opng. Vertically or Horizontally

1 / A4.1 South Blk. - North Elevation
Scale: 3/16" = 1'-0"

MJM Architect Inc.
202, 535 Yates Street, Victoria, B.C. V8W 2Z8
Ph: 250-661-5482 e-mail: michael@mjmarchitect.ca

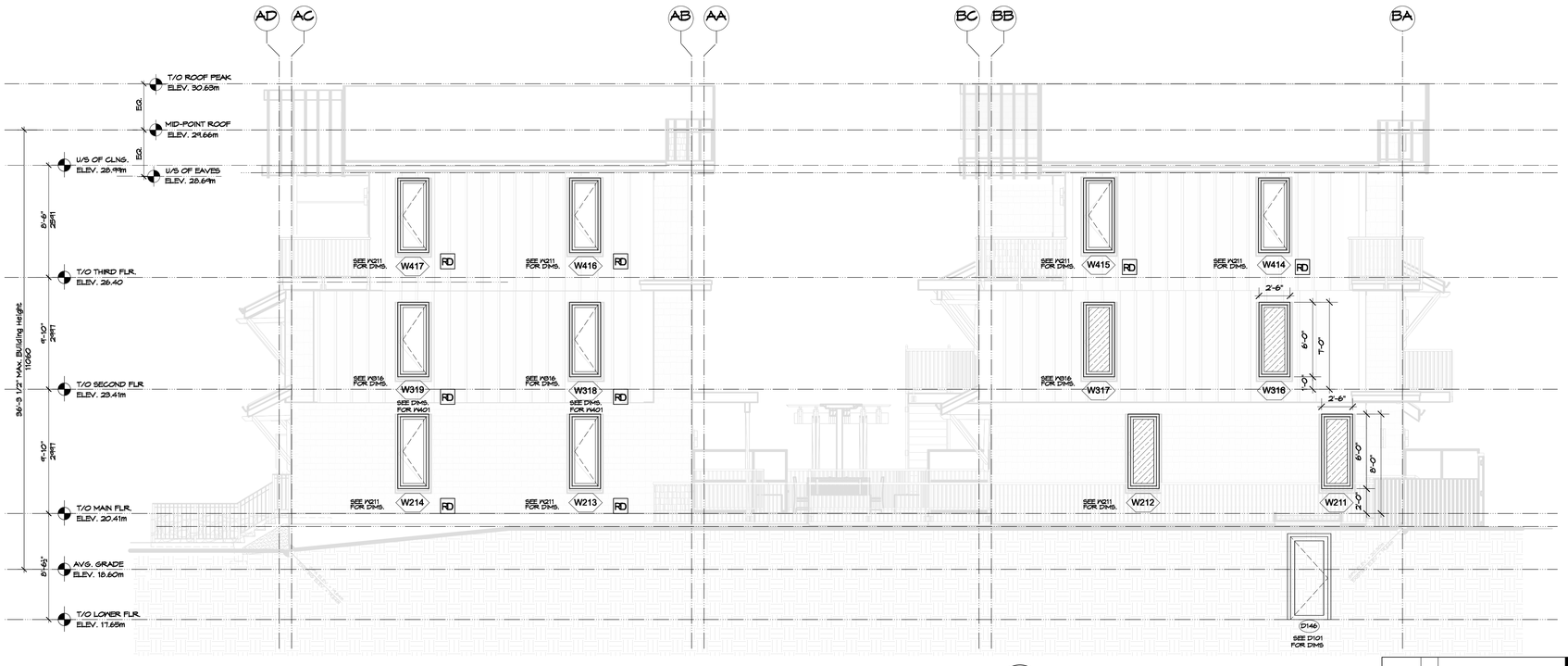
project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.
project no. 2107
Issued For Delegated Development Permit
drawing title: Window/Door Schedule South Block
drawn by: mjm
checked by: mjm
scale: As Noted
date: 25/08/21 yy/mm/dd
drawing no. A4.1



W.G. Or Glass Block
Or Ceramic Glass

RD Restrictor Device To Limit Operable Window To Max. 4" Opng. Vertically or Horizontally

2 / A4.2 North & South Blk. - West Elevations
Scale: 3/16" = 1'-0"



0m 1m 2.5m 10m
.5m 2m 5m

RD Restrictor Device To Limit Operable Window To Max. 4" Opng. Vertically or Horizontally

W.G. Or Glass Block
Or Ceramic Glass

1 / A4.2 South & North Blk. - East Elevations
Scale: 3/16" = 1'-0"

MJM Architect Inc.
200, 535 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-661-5422 e-mail: michael@mjmarchitect.ca

project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.

project no. 2107

Issued For Delegated Development Permit

drawing title: Window/Door Schedule North/South Block

drawn by: mjm

checked by: mjm

scale: As Noted

date: 25/08/21 yy/mm/dd

drawing no. A4.2



RD Restrictor Device To Limit Operable Window To Max. 4" Opng. Vertically or Horizontally

2 / A4.3 North Blk. - South Elevation
Scale: 3/16" = 1'-0"



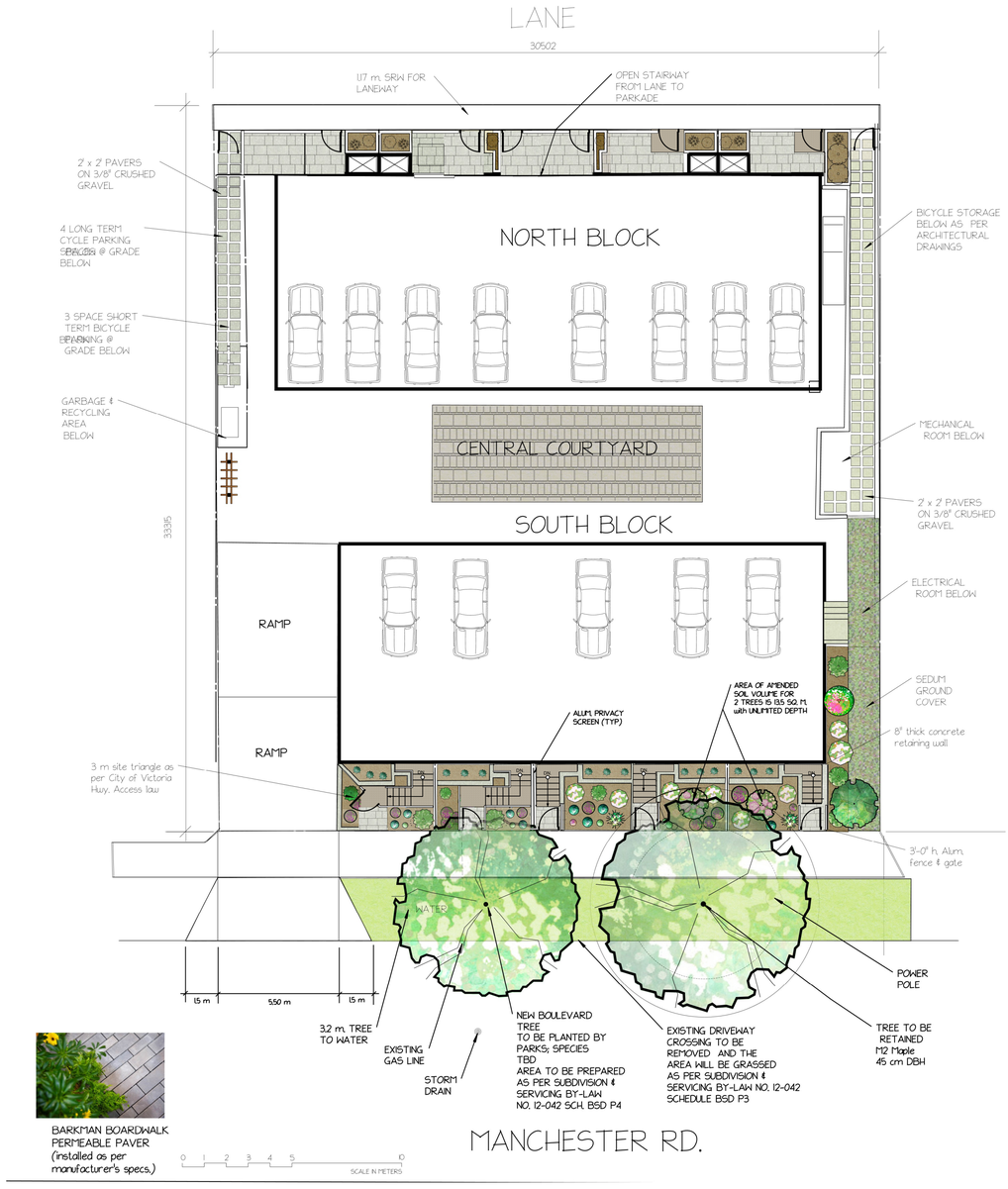
RD Restrictor Device To Limit Operable Window To Max. 4" Opng. Vertically or Horizontally

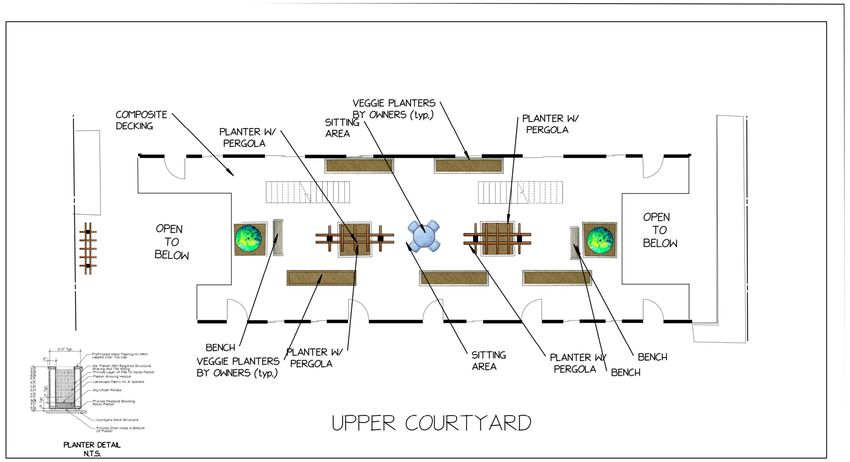
1 / A4.3 North Blk. - North Elevation
Scale: 3/16" = 1'-0"

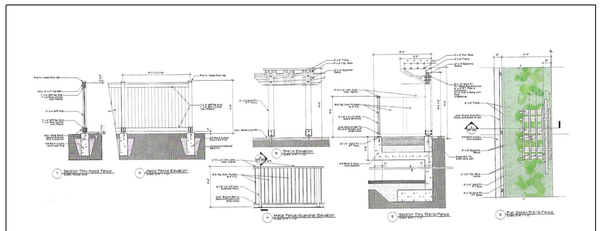
0m 1m 2.5m 10m
.5m 2m 5m

MJM Architect Inc.
200, 535 Yates Street, Victoria, B.C. V8W 2Z6
Ph: 250-661-5462 e-mail: michael@mjmarchitect.ca

project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.			project no. 2107
Issued For Delegated Development Permit			
drawing title: Window/Door Schedule North Block	drawn by: mjm checked by: mjm	scale: As Noted	date: 25/08/21 yy/mm/dd	drawing no. A4.3







REPLACEMENT TREES



EUROPEAN HORNBEAM
Carpinus fastigiata
(1-med. tree)



PRIVET STD.
Ligustrum japonica (2)



Cornus kousa 'Satomi'
(2 - small trees)

TO BE A MINIMUM 6 CAL. FOR DECIDUOUS; MIN. 2 M HEIGHT FOR CONIFEROUS

NATIVE/POLLINATOR PLANTS



HEBE SPP. (9)



ALLIUM SPP. (11)



VACCINIUM OVATUM (2)



SEDUM SPP (50)



ACHILLEA MILLEFOLIUM (12) (10)



PIERIS JAPONICA (7)



HARDY FUSCHIA (4)

EVERGREENS



PITTOSPORUM 'OLIVER TWIST' (7)



BLUE STAR JUNIPER (15)

Mary Haggerty Designs

11 UNIT DEVELOPMENT B.P		
624-628 TYNEMOUTH RD. VICTORIA,B.C.		
client		
scale: 1/00	date: Oct. 15, 2021	revision: Sept. 5, 2024
drawn by: FT. HAGGERTY	checked by:	drawing #:

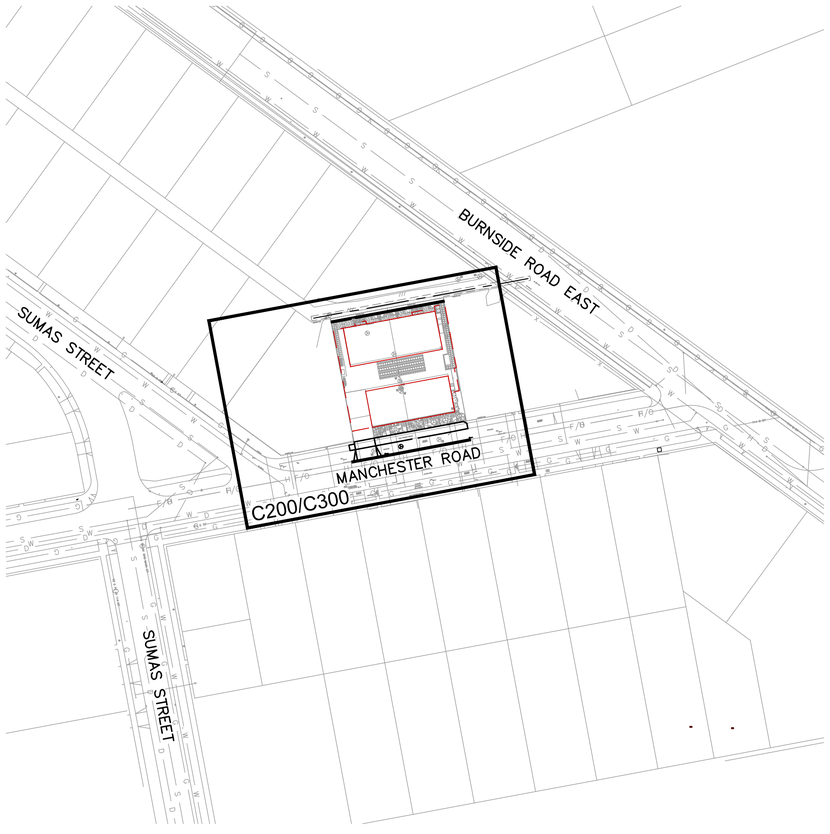
0m 1m 2.5m 10m
5m 2m 5m

1 Landscaping Plan
Scale: 3/32" = 1'-0"

MJM Architect Inc.	project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.			project no. 2107	
	Issued For Delegated Development Permit				
202, 535 Yates Street, Victoria, B.C. V8W 2Z6 Ph: 250-661-5492 e-mail: michael@mjmarchitect.ca	drawing title: Landscaping Plan	drawn by: mjm	scale: As Noted	date: 25/08/21 yy/mm/dd	drawing no. L-1
		checked by: mjm			

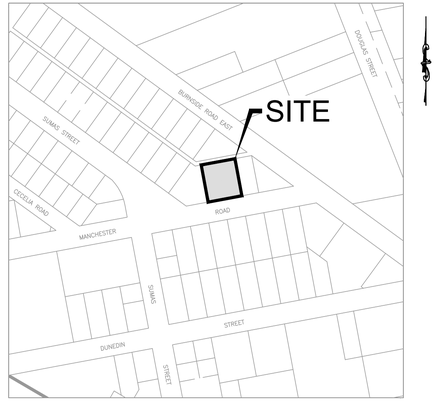
LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		EDGE OF PAVEMENT			REDUCER
		CURB AND GUTTER	X	X	FENCE
		EDGE OF GRAVEL			DITCH/SWALE
		TOP/BOTTOM OF BANK	W	W	WATERMAIN (SIZE AND MATERIAL NOTED)
D		CATCH BASIN	S	S	SANITARY SEWER (SIZE AND MATERIAL NOTED)
		WATER VALVE	FM	FM	SANITARY FORCEMAIN (SIZE AND MATERIAL NOTED)
		FIRE HYDRANT	D	D	STORM DRAIN (SIZE AND MATERIAL NOTED)
		CAPPED END	C	C	UNDERGROUND TELEPHONE / COMMUNICATIONS
		UTILITY POLE AND STREET LIGHT (LABELED PP,TP,PP/LS ETC.)	H	H	UNDERGROUND HYDRO
		MANHOLE			MONUMENT
		CLEANOUT			PROPERTY LINE
	SSIC/SDIC	SANITARY/STORM INSPECTION CHAMBER (200ø RISER)		5+100 5+110	CENTERLINE AND STATIONING
JB		JUNCTION BOX	+32.75	+99.99	ELEVATIONS
AV	AV	AIR VALVE			PAVEMENT REMOVAL
W	WM	WATER METER			NEW ASPHALT



KEY PLAN
1:750

0 15 45m
1:750



LOCATION PLAN
NTS

CIVIC ADDRESS:	624 AND 628 MANCHESTER ROAD
LEGAL:	LOTS 29 & 30 OF BLOCK 1, SECTION 4 PLAN 1134, VICTORIA CITY.
ZONING:	R1-B, SINGLE FAMILY DWELLING DISTRICT
LAND USE:	RESIDENTIAL
PROPOSED:	SITE SPECIFIC 11 UNIT RESIDENTIAL BUILDING
SITE AREA:	1018m²
DWELLING FOOTPRINT AREA:	1187m²
MAIN FLOOR ELEVATION:	20.06m

LIST OF DRAWINGS

DWG No.	DESCRIPTION
C100	GENERAL NOTES, LOCATION PLAN, LEGEND AND KEY PLAN
C101	EROSION AND SEDIMENT CONTROL PLAN
C102	DEMOLITION AND REMOVALS PLAN
C200	SITE SERVICING PLAN
C300	GRADING PLAN
C301	SURFACE WORKS PLAN
C400	SHALLOW UTILITIES INFORMATION SHEET
C500	DETAILS

GENERAL NOTES:

1. ALL WORK AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA (CoV) SPECIFICATIONS, ITS SUPPLEMENTARY MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) SPECIFICATIONS, STANDARD DETAIL DRAWINGS AND MMCD UNLESS OTHERWISE NOTED. IF A CONFLICT BETWEEN SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
2. THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
3. SIGNATURE BLOCK FOR SHALLOW UTILITIES TO BE SIGNED AND DATED PRIOR TO CONSTRUCTION.
4. PERMITS TO CONSTRUCT WORKS ON THE CoV RIGHT OF WAY MUST BE OBTAINED FROM THE CoV ENGINEERING DEPARTMENT PRIOR TO COMMENCING WORK. PERMITS MUST BE ON SITE FOR REVIEW AS REQUIRED.
5. CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
6. CONFIRM THAT ELEVATION, LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
7. ALL TREES NOT BEING REMOVED IN THE CONSTRUCTION AREA SHALL BE PROTECTED. CARE TO BE TAKEN TO RETAIN AS MANY TREES AS POSSIBLE.
8. ADJUST ALL MANHOLES, WATER VALVES, HYDRO VAULTS, ETC. TO MATCH NEW CONSTRUCTION.
9. ALL LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY USE OF A PIPE LOCATOR AND MANUAL DIGGING. ALL OR ANY STRUCTURES NOT NECESSARILY SHOWN.
10. ALL EXCAVATED TRENCH AND SUBEXCAVATION MATERIALS TO BE DISPOSED OF OFFSITE.
11. ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE REFERENCED TO CoV INTEGRATED SURVEY MONUMENT 24-13 AT THE CORNER OF BURNSIDE ROAD EAST AND MANCHESTER STREET. ELEVATION = 18.965m.
12. DATA SOURCES:
    - TOPOGRAPHIC SURVEY COMPLETED BY MCELHANNEY, APRIL 6, 2021.
    - DIGITAL ASBUILTS PROVIDED BY CoV.

ROAD NOTES:

1. CONSTRUCT ALL SIDEWALK AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CoV STANDARDS AND MMCD AS NOTED ON DRAWINGS.
2. MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG MANCHESTER STREET DURING CONSTRUCTION.
3. ROAD RESTORATION FOR MANCHESTER STREET AND LANE TO CoV SUPPLEMENTAL DWG. No. SD G5a.
4. THE PROVISION OF APPROVED SIGNS AND CERTIFIED TRAFFIC CONTROL PERSONNEL IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
5. ALL PAVEMENT EXCAVATIONS TO BE SAWCUT.
6. PROJECT FRONTAGE TO BE RESTORED AS NOTED ON CIVIL, LANDSCAPE AND ARCHITECTURAL DRAWINGS.
7. PEDESTRIAN WALKING AREA TO BE DELINEATED DURING THE CONSTRUCTION OF THE WORKS AND MUST BE EASILY RECOGNIZABLE BY THE PUBLIC AND CONTAIN NO OBSTRUCTIONS TO MOBILITY SCOOTERS OR WHEELCHAIRS AND NO HAZARDOUS CONDITIONS. THE PUBLIC USING THESE AREAS MUST BE ADEQUATELY PROTECTED FROM TRAFFIC.

WATER NOTES:

1. WATER SERVICE CONNECTION TO BE PER CoV STD. DWG. No. SD W2j And SD W2f.
2. CONTRACTOR TO CONFIRM THAT EXISTING WATER SERVICES HAVE BEEN CAPPED BY CONTRACTOR/DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE.

STORM DRAIN AND SANITARY SEWER NOTES:

1. CONTRACTOR TO CONFIRM THAT EXISTING SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED BY CONTACTOR/DEVELOPER AND INSPECTED BY CoV PLUMBING DEPARTMENT AT DEVELOPER'S EXPENSE.
2. STORM DRAIN AND SANITARY SEWER CONNECTIONS TO BE AS PER CoV STD. DWG. No. S7 SS.
3. STORM DRAIN CONNECTION TO BE 150 PVC SDR28 AT A MINIMUM GRADE OF 2.00%.
4. SANITARY SEWER CONNECTION TO BE 150 PVC SDR28 AT A MINIMUM GRADE OF 2.00%.
5. OFF-SITE STORM DRAIN CATCH BASIN TO BE AS PER CoV STD. DWG. No. S11a SS.
6. UNDERGROUND SERVICES TO BE LOCATED, EXPOSED AND ELEVATIONS CONFIRMED AT CROSSINGS PRIOR TO INSTALLATION OF CONNECTIONS.

SHALLOW UTILITY AND STREET LIGHT NOTES:

1. EXISTING BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC INFRASTRUCTURE INFORMATION SHOWN ON DRAWINGS IS SCHEMATIC AND FOR INFORMATION ONLY.
2. REFER TO UTILITY COMPANY DESIGN DRAWINGS FOR CONSTRUCTION DETAILS. CONSTRUCT UNDERGROUND UTILITIES AS SPECIFIED AND IN ACCORDANCE WITH BC HYDRO, TELUS, SHAW CABLE SPECIFICATIONS AND DRAWINGS.
3. CONFIRM AND COORDINATE WITH CoV FORCES REINSTATEMENT OF LAMP STANDARDS AS PER CoV SUPPLEMENTARY STANDARD DETAIL DRAWINGS, INCLUDING BASES, CONDUIT AND JUNCTION BOX.
4. CONTACT BC 1 CALL AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRICTION.
5. CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
6. BC HYDRO TO COORDINATE AND PROVIDE LIAISON WITH CoV PRIOR TO AND DURING CONSTRUCTION.

ISSUES

No.	DATE YYYY.MM.DD	ISSUED FOR
1	2021.11.19	REVIEW
2	2021.12.01	REVIEW
3	2021.12.03	REZONING APPROVAL
4	2022.03.31	REZONING APPROVAL #2
5	2023.01.26	REZONING APPROVAL #3
6	2023.05.25	REZONING APPROVAL #4
7	2023.11.24	50% REVIEW
8	2023.12.21	75% COORDINATION
9	2024.03.15	BUILDING PERMIT
10	2024.05.30	BP AMENDMENT
11	2024.06.28	TENDER
12	2024.07.12	TENDER ADDENDUM
13	2024.09.09	BP AMENDMENT 2
14	2024.10.07	DP AMENDMENT

CLIENT

ISSUED FOR DEVELOPMENT PERMIT

624 AND 628 MANCHESTER ROAD
11 UNIT MULTI-FAMILY DEVELOPMENT
CIVIL WORKS

CITY OF VICTORIA, BC

MJM ARCHITECT INC.

HEROLD ENGINEERING
Unit 600-1112 Fort St, Victoria, BC V8V 3K8
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

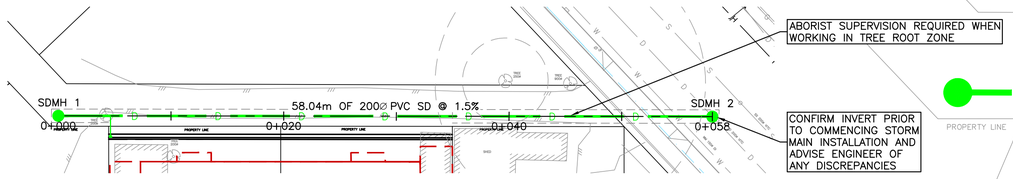
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GENERAL NOTES, LOCATION PLAN, LEGEND AND KEY PLAN

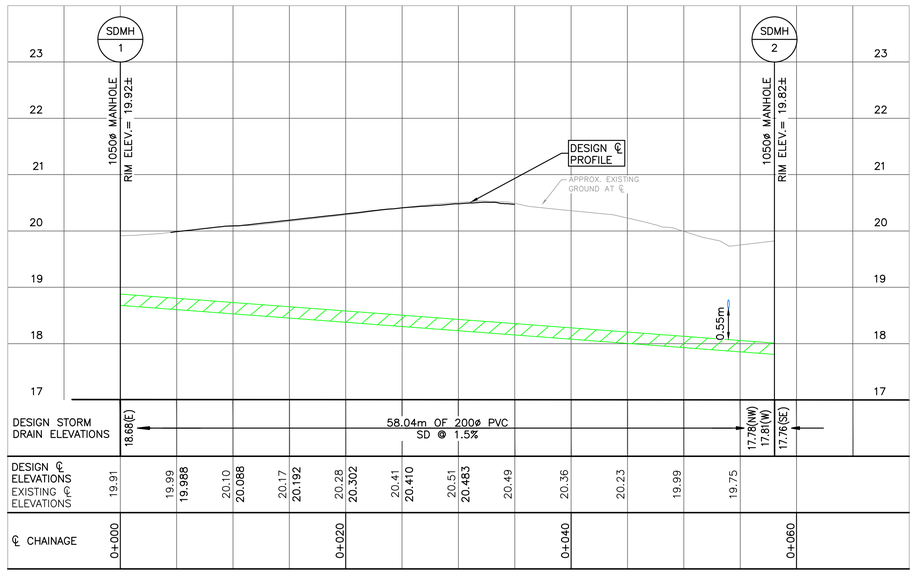
DESIGNED TDL	ENGINEER'S SEAL HEL PERMIT NO: 1000201
DESIGN REVIEW AJH	
DRAFTED MDZ	
DRAFTING REVIEW TDL	
PROJECT No. 5775-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: —	PERMIT No.
HEL DRAWING No. C100 1 of 8	REVISION 13

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: J:\Projects\5775-001 Manchester Road - Multi-Family Development\04C Drawings\5775-001 Civil.dwg Plot Time: Oct. 7, 24 11:44 AM User: Sarah Newman



LANE STORM DRAIN PLAN
1:250



LANE STORM DRAIN PROFILE
1:50

610 / 612
MANCHESTER ROAD
STRATA PLAN EPS1757

NOTES:

1. ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV FORCES.
3. STORM DRAIN AND SANITARY SERVICE CONNECTIONS AS PER MMCD STD. DWG. NO. S7 AND S8. TO BE INSTALLED BY COV FORCES AT DEVELOPER'S EXPENSE.

ISSUES

No.	DATE YYYY.MM.DD	ISSUED FOR
1	2021.11.19	REVIEW
2	2021.12.01	REVIEW
3	2021.12.03	REZONING APPROVAL
4	2022.03.31	REZONING APPROVAL #2
5	2023.01.26	REZONING APPROVAL #3
6	2023.05.25	REZONING APPROVAL #4
7	2023.11.24	50% REVIEW
8	2023.12.21	75% COORDINATION
9	2024.03.15	BUILDING PERMIT
10	2024.05.30	BP AMENDMENT
11	2024.06.28	TENDER
12	2024.07.12	TENDER ADDENDUM
13	2024.09.09	BP AMENDMENT 2
14	2024.10.07	DP AMENDMENT

CLIENT

ISSUED FOR DEVELOPMENT PERMIT

1:100 0 2 6m

624 AND 628 MANCHESTER ROAD
11 UNIT MULTI-FAMILY DEVELOPMENT
CIVIL WORKS

CITY OF VICTORIA, BC

MJM ARCHITECT INC.

HEROLD ENGINEERING
Unit 600–1112 Fort St, Victoria, BC V8V 3K8
Tel: 250–590–4875 Fax: 250–590–4392
Email: mail@heroldengineering.com

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SITE
SERVICING PLAN

DESIGNED TDL	ENGINEER'S SEAL HEL PERMIT NO: 1000201
DESIGN REVIEW AJH	
DRAFTED MDZ	
DRAFTING REVIEW TDL	
PROJECT No. 5775-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: –	PERMIT No.
HEL DRAWING No. C200 4 of 8	REVISION 13

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

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LANE

PROPERTY LINE

PROPOSED 11 UNIT
3 STOREY MULTI-FAMILY
NORTH BLOCK
MAIN FLOOR ELEVATION=20.06m

PROPOSED 11 UNIT
3 STOREY MULTI-FAMILY
SOUTH BLOCK
MAIN FLOOR ELEVATION=20.06m

610 / 612
MANCHESTER ROAD
STRATA PLAN EPS1757

LOT 29, BLOCK 1
PLAN VIP1134
624 MANCHESTER ROAD

LOT 30, BLOCK 1
PLAN VIP1134
628 MANCHESTER ROAD

LOT 31, BLOCK 1
PLAN VIP1134
632 MANCHESTER ROAD

PROPERTY LINE

PROPERTY LINE

MANCHESTER ROAD

BARRIER CURB

1.50m CONCRETE SIDEWALK

BOULEVARD

CONCRETE DRIVEWAY

CONCRETE PATH

ASPHALT DRIVEWAY

TREE 800ø

TREE 500ø

TREE 400ø

SIGN

ANC.

UP

ISSUES		
No.	DATE YYYY.MM.DD	ISSUED FOR
1	2021.11.19	REVIEW
2	2021.12.01	REVIEW
3	2021.12.03	REZONING APPROVAL
4	2022.03.31	REZONING APPROVAL #2
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10	2024.05.30	BP AMENDMENT
11	2024.06.28	TENDER
12	2024.07.12	TENDER ADDENDUM
13	2024.09.09	BP AMENDMENT 2
14	2024.10.07	DP AMENDMENT

CLIENT

ISSUED FOR
DEVELOPMENT PERMIT

0 2 6m
1:100

624 AND 628 MANCHESTER ROAD
11 UNIT MULTI-FAMILY DEVELOPMENT
CIVIL WORKS

CITY OF VICTORIA, BC

MJM ARCHITECT INC.

HEROLD ENGINEERING
Unit 600–1112 Fort St, Victoria, BC V8V 3K8
Tel: 250–590–4875 Fax: 250–590–4392
Email: mail@heroldengineering.com

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GRADING PLAN

DESIGNED TDL	ENGINEER'S SEAL HEL PERMIT NO: 1000201 PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA T. D. LEE 31000 2024-10-07
DESIGN REVIEW AJH	
DRAFTED MDZ	
DRAFTING REVIEW TDL	
PROJECT No. 5775-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: –	PERMIT No.
HEL DRAWING No. C300 5 of 8	REVISION 13

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: J:\Projects\5775-001 Manchester Road - Multi-Family Development\04C Drawings\5775-001 Civil.dwg Plot Time: Oct. 7, 24 11:44 AM User: Sarah Newman

LANE

1.52m

1.17m SRW

PROPERTY LINE

BC

PROPOSED 11 UNIT
3 STOREY MULTI-FAMILY
NORTH BLOCK
MAIN FLOOR ELEVATION=20.06m

610 / 612
MANCHESTER ROAD
STRATA PLAN EPS1757

LOT 29, BLOCK 1
PLAN VIP1134
624 MANCHESTER ROAD

LOT 30, BLOCK 1
PLAN VIP1134
628 MANCHESTER ROAD

LOT 31, BLOCK 1
PLAN VIP1134
632 MANCHESTER ROAD

PROPOSED 11 UNIT
3 STOREY MULTI-FAMILY
SOUTH BLOCK
MAIN FLOOR ELEVATION=20.06m

NOTES:

1. MANCHESTER ROAD HAS CONCRETE ROAD BASE. PAVEMENT RESTORATION TO INCLUDE MILL AND PAVE ONLY, UNLESS DIRECTED OTHERWISE BY CoV.
2. EXISTING DRIVEWAY CROSSING TO BE REMOVED AND REINSTATED AS GRASS AS PER SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO, 12-042 SCHEDULE B SD P3.
3. CONTRACTOR TO PREPARE THE BOULEVARD TREE PLANTING LOCATION PER SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO, 12-042 SCHEDULE B SD P4.

ISSUES

No.	DATE YYYY.MM.DD	ISSUED FOR
1	2021.11.19	REVIEW
2	2021.12.01	REVIEW
3	2021.12.03	REZONING APPROVAL
4	2022.03.31	REZONING APPROVAL #2
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13	2024.09.09	BP AMENDMENT 2
14	2024.10.07	DP AMENDMENT

CLIENT

ISSUED FOR DEVELOPMENT PERMIT

1:100 0 2 6m

3.00m SIGHT TRIANGLE AS PER CoV HIGHWAY ACCESS BYLAW SCHEDULE C. TYPICAL BOTH SIDES OF DRIVEWAY

DRIVEWAY ACCESS AS PER CoV HIGHWAY ACCESS BYLAW No. 91-038 AND STD. DWG. No. SD C7a

UPDATE SIGN TO SHOW LEFT FACING ARROWS

1.50m CONCRETE SIDEWALK

2.10m CONCRETE SIDEWALK

BOULEVARD

ASPHALT DRIVEWAY

BARRIER CURB

1.00m 5.50m 1.00m

0.45m

BC

2.10m SIDEWALK AS PER MMCD STD. DWG. NO. C2

PROPOSED SIDEWALK TO TIE IN AT NEAREST CONTROL JOINT (TYP.)

EXISTING DRIVEWAY CROSSING TO BE REMOVED, AREA TO BE REINSTATED TO GRASS

RELOCATE EXISTING SIGN AND UPDATE TO SHOW RIGHT FACING ARROWS

REPLACE EXISTING CURB WITH NEW BARRIER CURB AS PER MMCD STD. DWG. No. C4 (TYP.)

PAVEMENT RESTORATION AS PER CoV STD. DWG. No. G5b

BOULEVARD TREE SHALL BE PROCURED AND PLANTED BY CoV. SEE LANDSCAPE DRAWINGS FOR DETAILS

INSTALL 2-HOUR, 8am-6pm, MON-FRI PARKING SIGN WITH RIGHT FACING ARROWS

MANCHESTER ROAD

624 AND 628 MANCHESTER ROAD
11 UNIT MULTI-FAMILY DEVELOPMENT
CIVIL WORKS

CITY OF VICTORIA, BC

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SURFACE WORKS PLAN

DESIGNED TDL	ENGINEER'S SEAL HEL PERMIT NO: 1000201 T. D. LIDDY PROFESSIONAL ENGINEER 2024-10-07
DESIGN REVIEW AJH	
DRAFTED MDZ	
DRAFTING REVIEW TDL	
PROJECT No. 5775-001	CLIENT DRAWING No.
SCALE H: AS NOTED V: -	PERMIT No.
HEL DRAWING No. C301 6 of 8	REVISION 13

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

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