

11 Unit Multi-Family Development

Reissued for Development Variance Permit

624 Manchester Rd., Victoria, B.C.

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1 view Of Project From Manchester
Scale: NTS



2 LOCATION PLAN
Scale: NTS

DENSITY CALCULATION	
Area For Bldg. A	= 571.0m
Area For Bldg. B	= 610.2m2
Total Area Buildings A & B	= 1,181.2m2
Combined Site Area, Lots 624 & 628	= 1,018.12m2
FSR Density is therefore	1,181.2 ÷ 1,018.12m2 or 1.17 : 1
SITE COVERAGE CALCULATION	
Area For Bldg. A	= 273.78m2
Area For Bldg. 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
	64.3%
OPEN SITE SPACE CALCULATION	
Building Area	= 273.78m2
Area For Bldg. A	= 234.27m2
Area For Bldg. B	= 234.27m2
Total Building	= 508.29m2
Parking	= 273.47m2
Total Bldg. & Parking	= 783.52m2
Lot Area	1,018.12m2
Bldg. & Parking	= 783.52m2
Open Site Space	= 234.60m2
÷ by Lot Area	÷ 1,018.12m2
Equals	.230, 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)	1,181.2 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	3
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	1.327m 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

project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.		project no. 2107	
MJM Architect Inc.		Issued For Delegated Development Permit	
drawing title: Location Plan Site Statistics	drawn by: mjpm	scale: As Noted	date: 25/07/24
checked by: mjpm	drawing no. A0.0		

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 (Garage 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			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	16	
A2	132.3 m2		
A3	132.3 m2		
A4	132.3 m2		
A5	132.3 m2		
B1	141.4 m2		
B2	98.1 m2	8	
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	1	
Visitor Parking = 0.1/Unit	11 Units (x.1) = 1.1, or 1		
Long Term Bicycle Parking = 1.25/Unit 6 Multi-family units (5 have garages)	6 units @ 1.25 Per Unit = 7.5		
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	SITE STATISTICS	
Area For Bldg. A = 577.0m Area For Bldg. B = 610.2m2 Total Area Buildings A & B = 1,187.2m2 Combined Site Area, Lots 624 & 626 = 1,018.12m2 FSR Density is therefore 1,187.2 ÷ 1,018.12m2 or 1.17:1	Zone (existing)	R1-B
SITE COVERAGE CALCULATION Area For Bldg. A = 254m2 Area For Bldg. B = 224m2m2 Area for Courtyard = 141m2m2 Total Structures = 634m2 Lot Area = 1,018.12m2 Site Coverage is therefore 634m2 / 1,018.12m2 = .613 61.3%	Proposed zone or site specific zone if unsure, state "new zone"	Site Specific
OPEN SITE SPACE CALCULATION Building Areas Area For Bldg. A = 254m2 Area For Bldg. B = 224m2 Suspended Courtyard = 141m2 Area For Bldg. B = 224m2 Total Building = 634m2 Parking (excluding area of courtyard above) = 202m2 Total Bldg. & Parking = 836m2 Lot Area 1,018.12m2 Bldg. & Parking = 836.00m2 Open Site Space = 182.12m2 ÷ by Lot Area = 1,018.12m2 = .18, or 19%	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 Bldg.
	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)

R1

ROOF TYPES
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" gub (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" gub (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

U51

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)

U52

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

P1

PARTITION TYPES
INTERIOR PARTITION WALL
1/2" gub (painted)
2x4 wd. stud framing @ 16" o.c.
1/2" gub (painted)
INTERIOR PARTITION WALL
1/2" gub (painted)
2x6 wd. stud framing @ 16" o.c.
1/2" gub (painted)
note: install WRMB in lieu of GNB @ all wet areas to min. 6' AFF

P3

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

P4

INTERIOR PARTITION WALL @ GARAGE
based on B.C.B.C. WALL TYPE F4d
1.5 HR FRR, 5/8 STC
(effective RSI = 3.15)
Two layers 5/8" TYPE X gub (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 gub (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' GNB (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' GNB (Painted, Taped & Sealed)

Note: 1Hr. FRR Based On Wall Type W2C B.C.B.C. 2024 Table 9.10.3.1-A

FW1

EXTERIOR WALL TYPES
CONCRETE FOUNDATION WALL
Exposed concrete
with waterproof membrane
or bituminous 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 bituminous 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
3/8" (Air Space) Cloth Faced Drainage Mat.
w/ metal u-channel insect screen @ bottom of cavity
Building Wrap (A/W/V barrier)
1/2" plyud. sheathing
2x6 wd. stud framing @ 16" o.c.
R22 thermal batt. insul.
6 mil. poly. vapour barrier
1/2" gub (painted)

W1X

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

Based on EN28, Table 9.10.3.1.-A, F.R.R. = 1Hr., by substituting 5/8" Type 'X' G.V.B. for 2 Layers 1/2" Type 'X' G.V.B. Using Cumulative FRR (PER BCBC APPENDIX D), Assembly provides 1.5HR. F.R.R.

F1

FLOOR TYPES
UNRATED FLOOR TYPES
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.V.B. (painted)

F2

WOOD FRAME FLOOR OVER EXTERIOR SPACE
(effective RSI = 5.21)
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" gub (painted, taped & sealed for gas-proofing)

F4 (R)

FIRE-RATED FLOOR TYPES
SHARED SUITE FLOOR (OVER INTERIOR SPACE)
based on B.C.B.C. FLOOR TYPE F4d
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.V.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 F4d
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.V.B.
GNB 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 F4d)
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 gub (80 min. FRR)
painted, taped & sealed for gas-proofing @ garage side

D1

DECK TYPES
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 = 5.21)
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" gub (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.V.B.
Based on Floor Type F11d Table 9.10.3.1.-B, F.R.R. = 1.5Hr (incl. notes 17&19)

S1

SLAB TYPES
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)

W2

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 gub
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 gub
(refer to eng. dwgs for shear walls)

W3

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 gub
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 gub
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)

W4

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

W5

INTERIOR SHARED SUITE WALL @ ELEC ROOM
B.C.B.C. WALL TYPE W14A
1-HR FRR, 51 STC
5/8" TYPE X gub @ 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 gub

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

		project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.		project no. 2107	
MJM Architect Inc.		Issued For Delegated Development Permit			
205, 535 Yates Street, Victoria, B.C. V6M 2Z8 Ph: 250-681-5482 e-mail: michael@mjmarchitect.ca		drawing title: Construction Assemblies & Site Stat	drawn by: mjm	scale: As Noted	date: 25/07/24 yy/mm/dd
		checked by: mjm			drawing no. A0.1

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
GNP	17.59
GPO	17.56
GPO*	17.56
GPP	17.60
GPQ	17.85
GPR	19.50

(X) DESIGNATES TREES TO BE REMOVED

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

Grade Point Average					Sub-Total
GPA + GPB	19.20	X	22.37	=	429.50
GPC + GPD /2	18.15	X	11.37	=	206.37
GPE + GPF /2	17.58	X	1.54	=	27.07
GPD + GPF/2	17.56	X	4.16	=	73.05
GPB + GPB /2	17.56	X	4.32	=	75.84
GPB + 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	=	55.36
GPP + GPQ /2	17.73	X	7.02	=	124.43
GPR + GPA /2	19.50	X	4.408	=	85.96

PERIMETER DISTANCE = 114.01

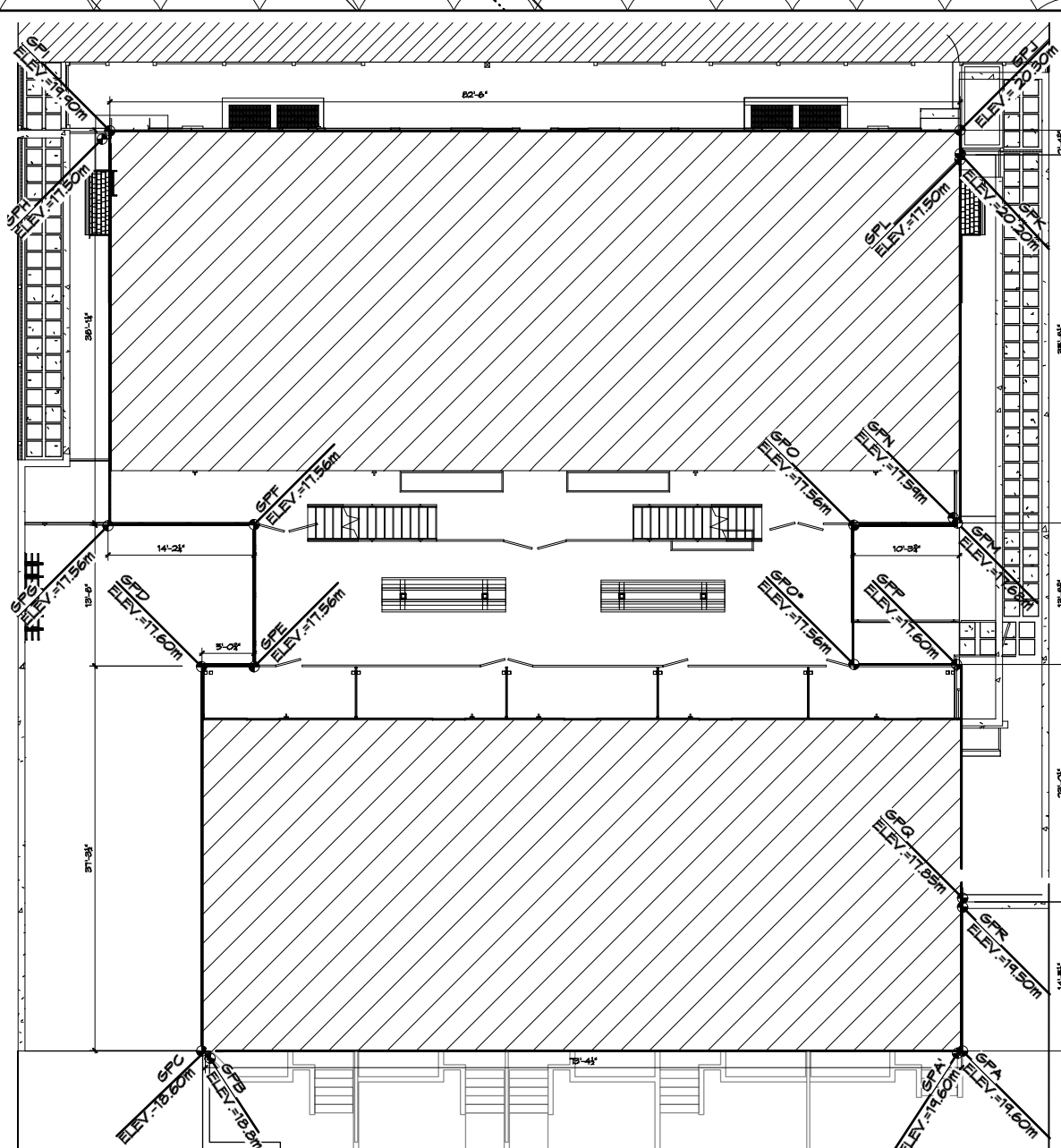
AVERAGE GRADE = TOTAL/PERIMETER DISTANCE

Average Grade **18.60**

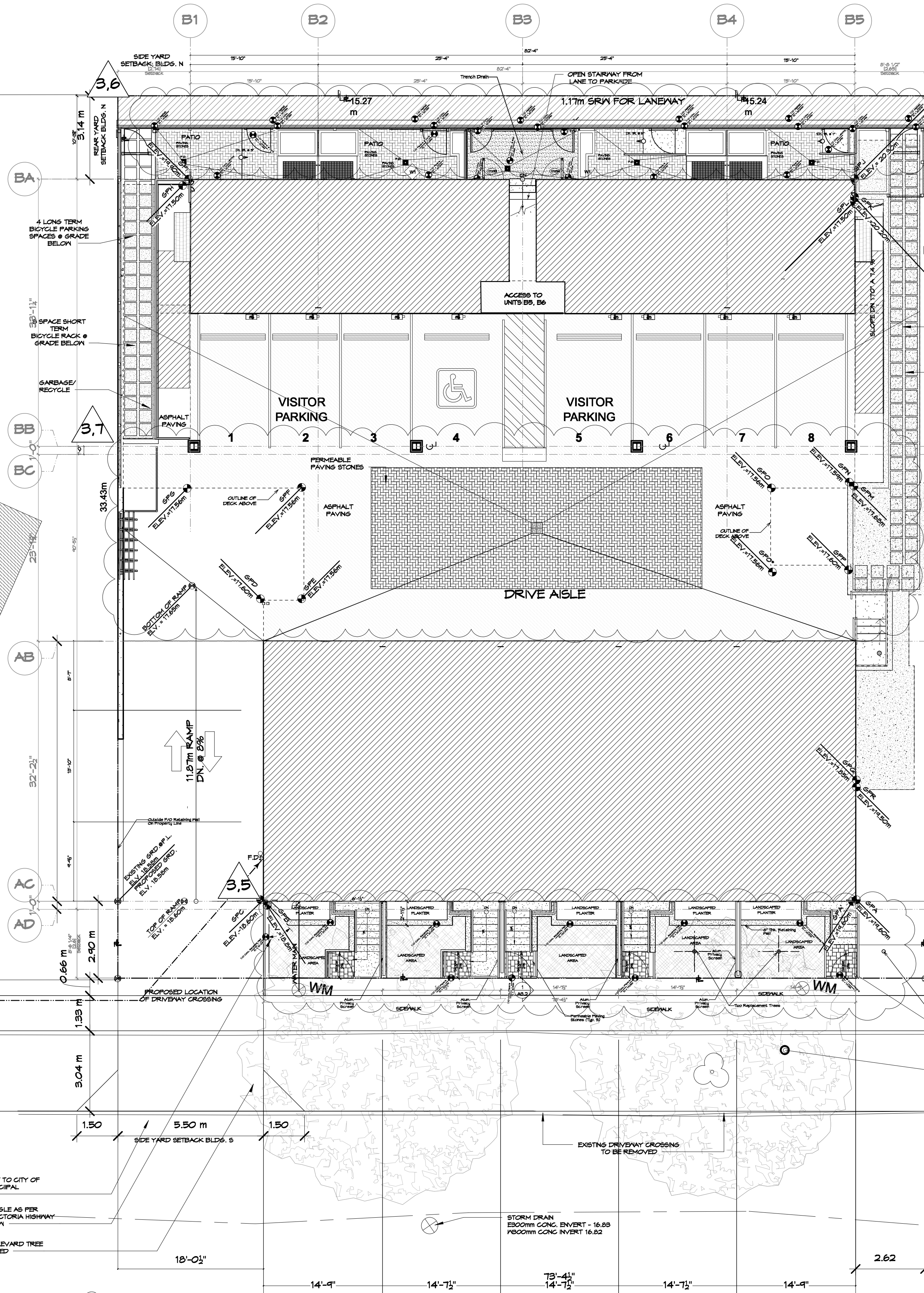
610/612
MANCHESTER

~~FIRE
HYDRANT~~

3



2 Average Grade Calculations
AO.2 Scale: 1:200



0.251
U+22
05

LANE

0.9
U+2
205

632
MANCHESTER

SOUTH BLOCK

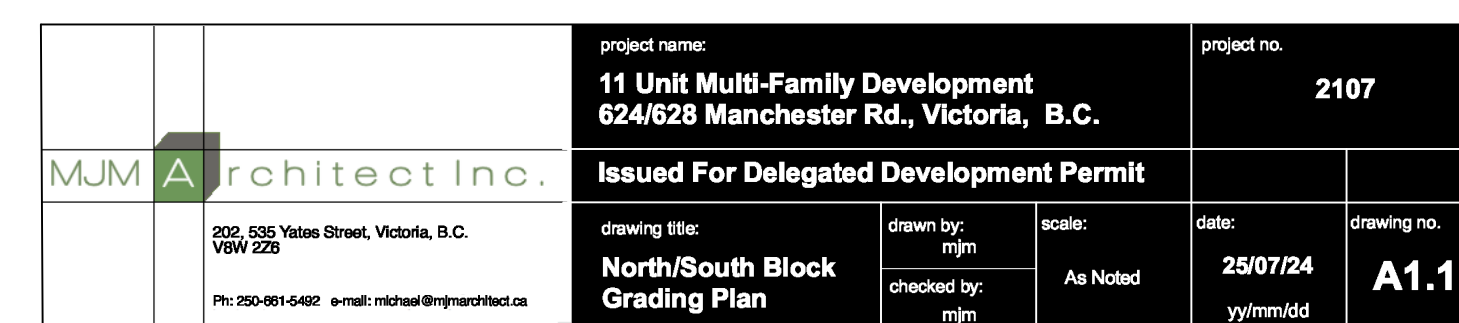
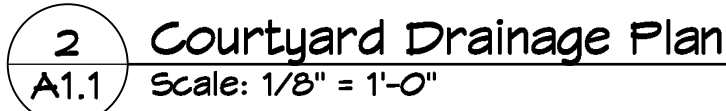
3' - 0" H. ALUM
FENCE & GATE

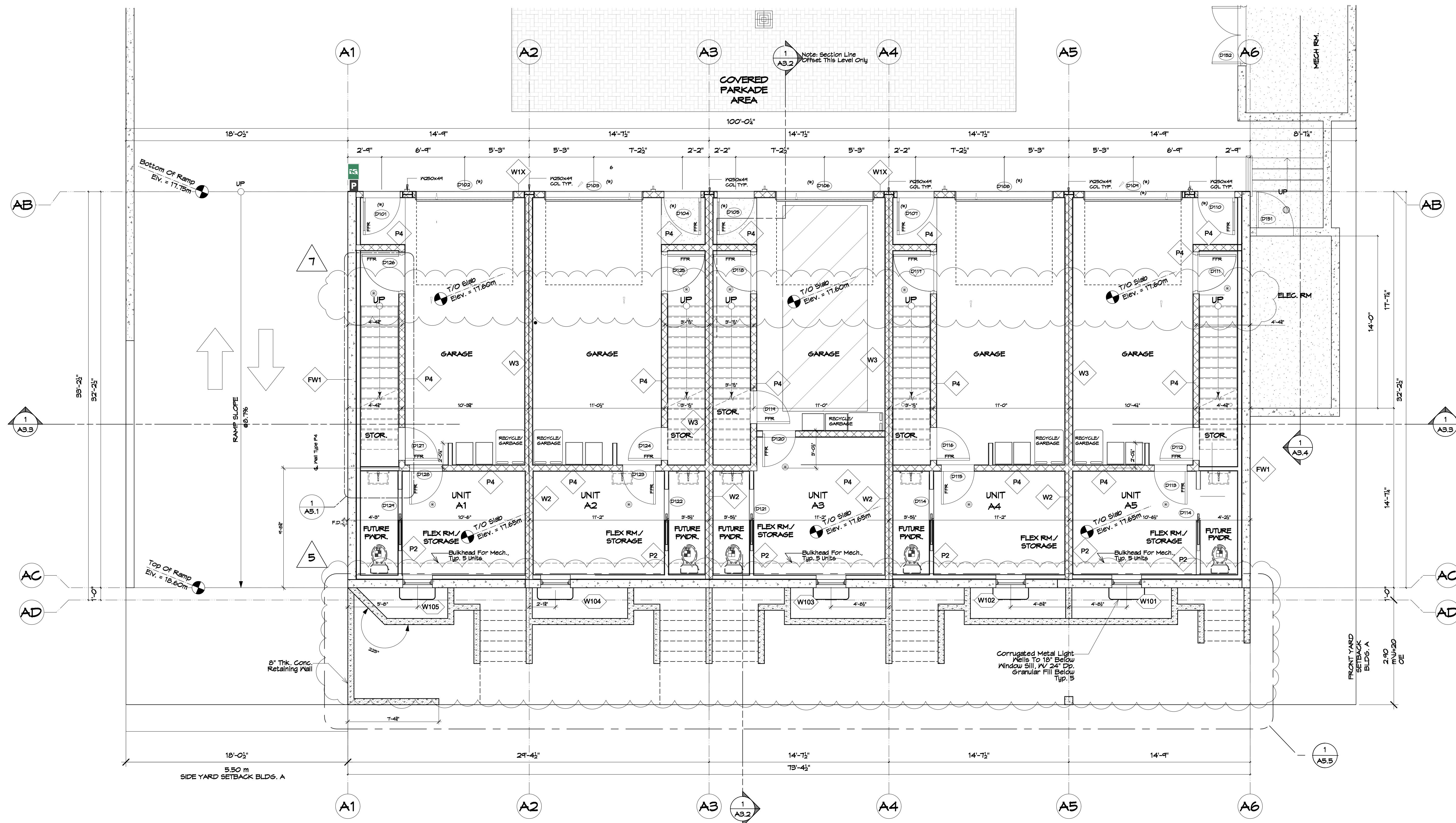
EXISTING
UTIL. POLE

1
AO.2

MANCHESTER ST.







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

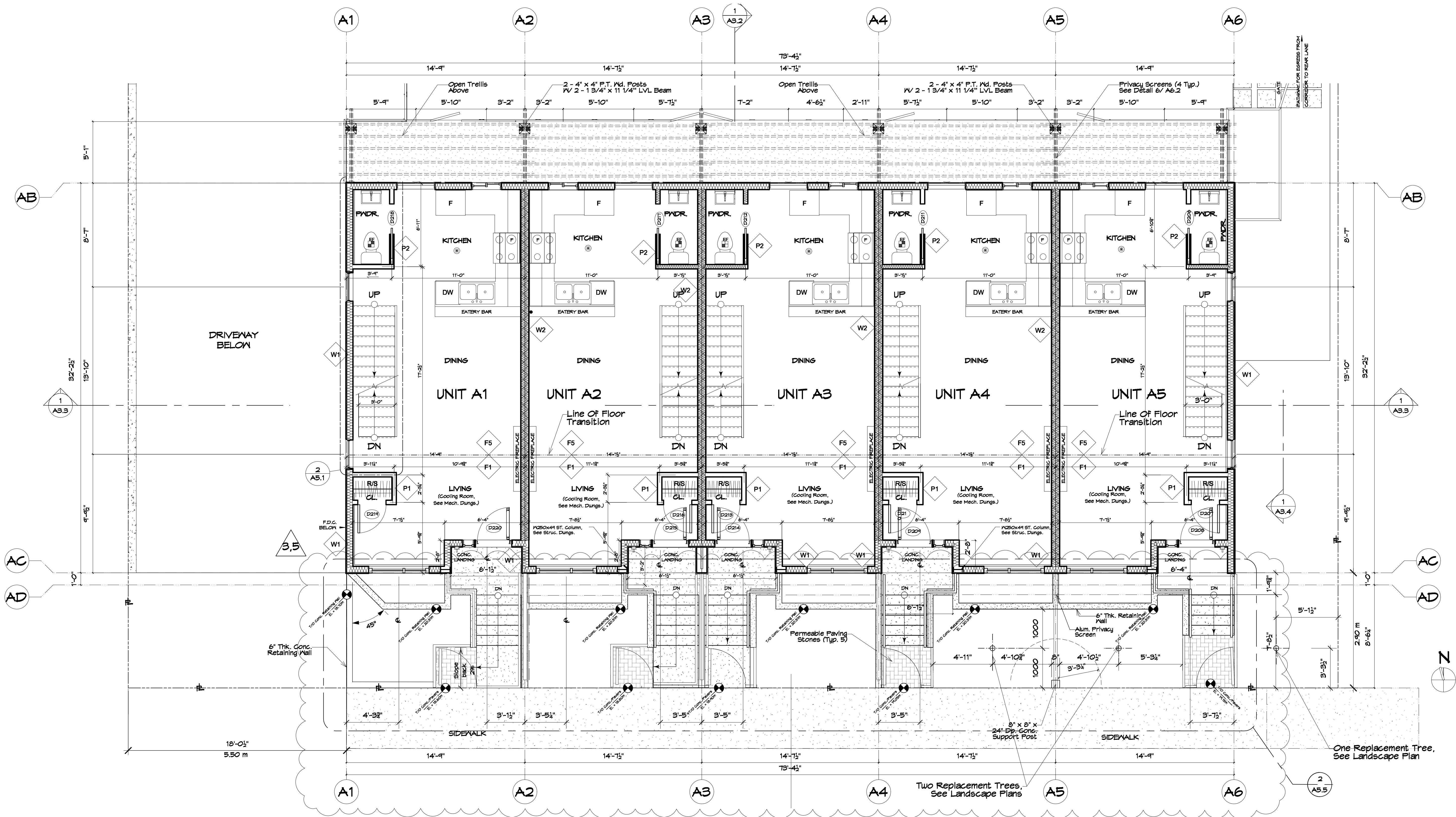
* PROVIDE HARD-WIRED/INTERCONNECTED
SMOKE & CARBON MONOXIDE DETECTOR

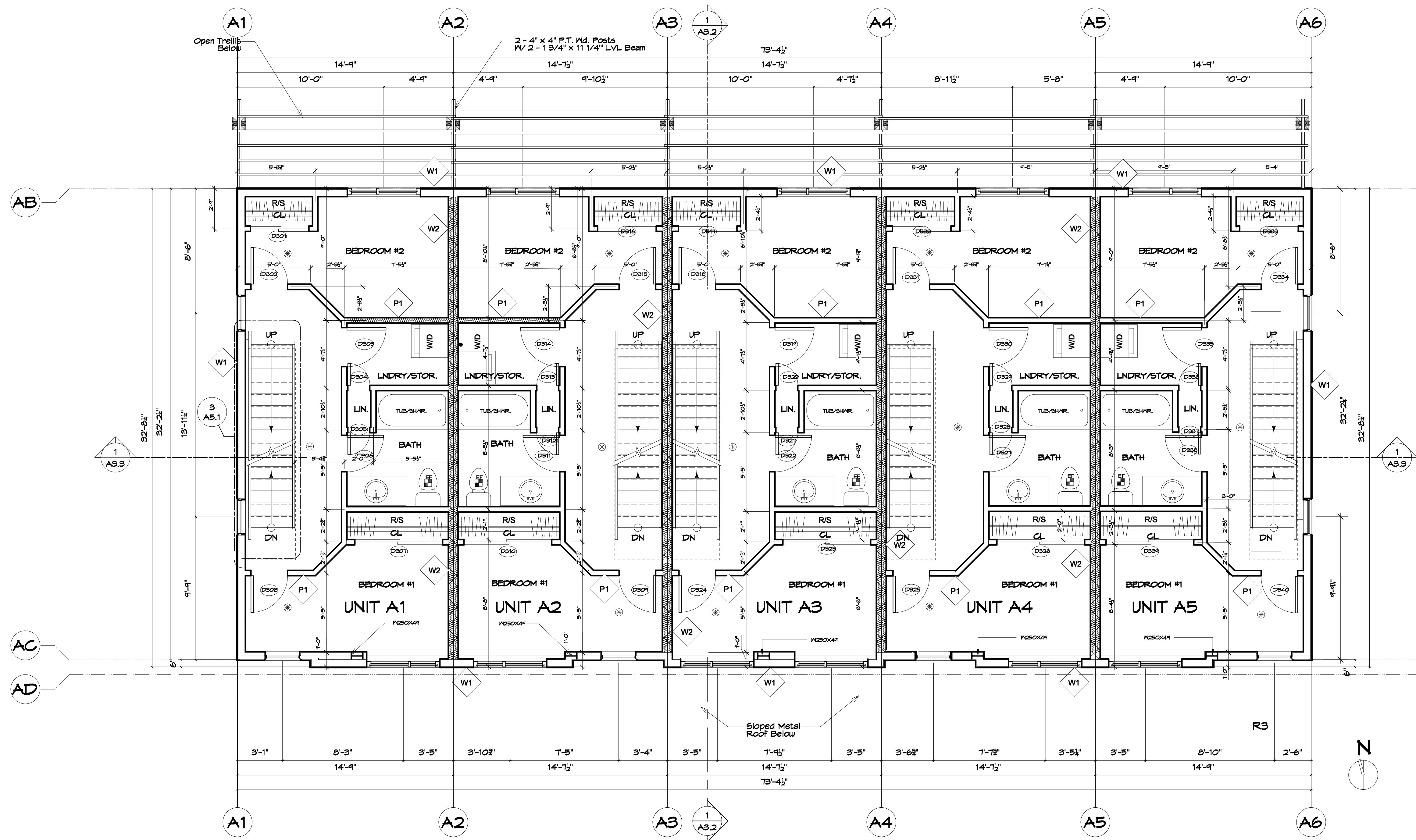
1
A1.2 LOWER FLOOR - South Bldg.
Scale: 1/4" = 1'-0"



MJM Architect Inc. 205, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-681-5482 e-mail: michael@mjmadvised.ca	project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.		project no. 2107	
	drawing title: Lower Floor South Block	drawn by: njm	scale: As Noted	date: 25/07/24 yy/mm/dd

drawing no.
A1.2





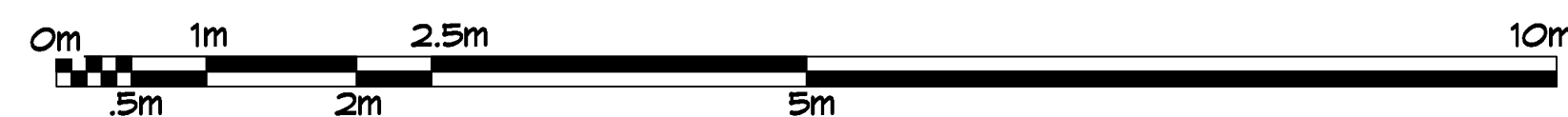
B1	B2	B3	B4
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A1	A2	A3	A4	A5
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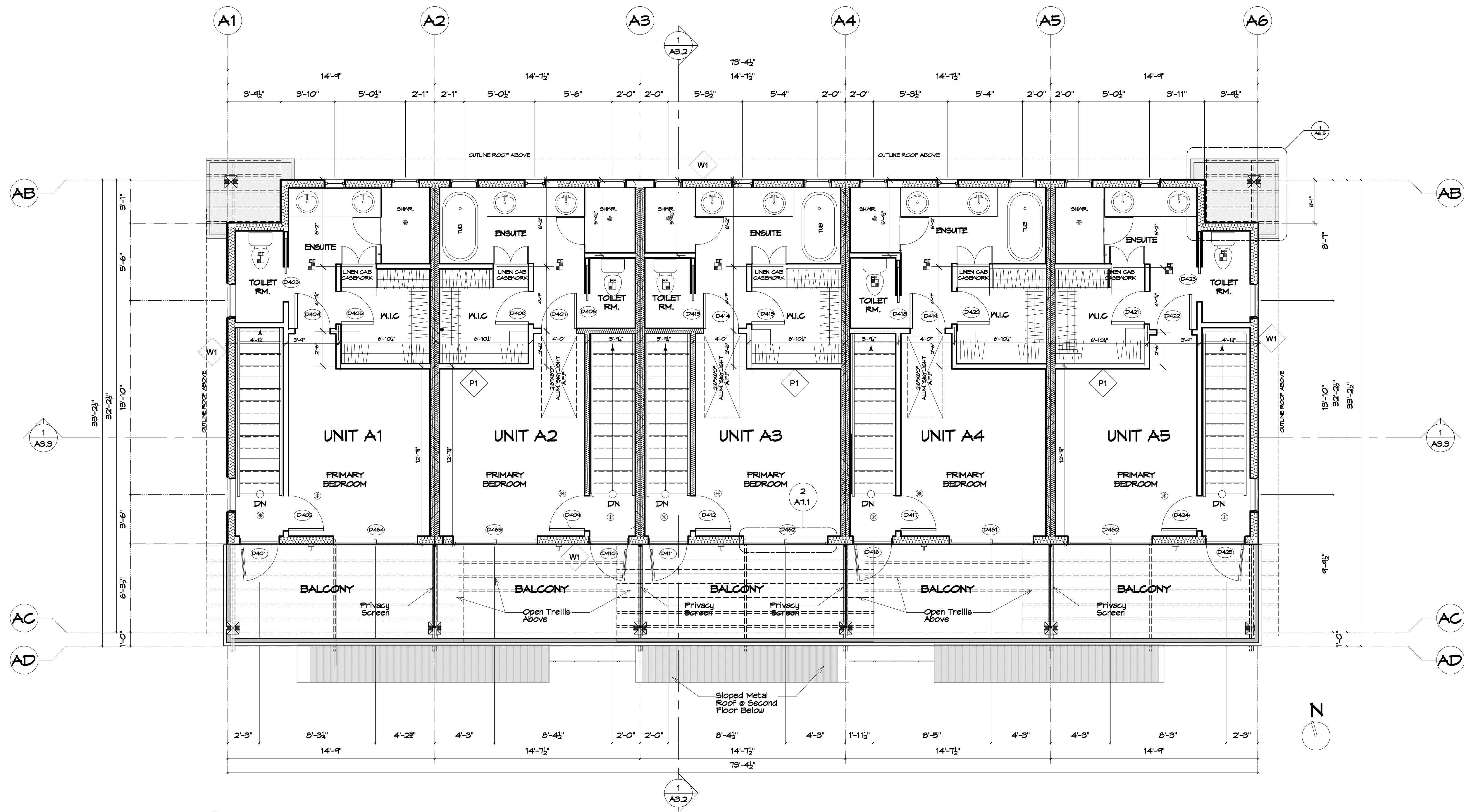
SOUTH LOWER FLR. KEY PLAN

✱ PROVIDE HARD-WIRED/INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR (FFR) SELF CLOSING WITH SEAL (WEATHER STRIPING)

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



MJM Architect Inc. 205, 535 Yates Street, Victoria, B.C. V6V 2Z8 Ph: 250-681-5482 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: Second Floor South Block		drawn by: mjm	scale: As Noted	date: 25/07/24 yy/mm/dd
		checked by: mjm	drawing no. A1.4	



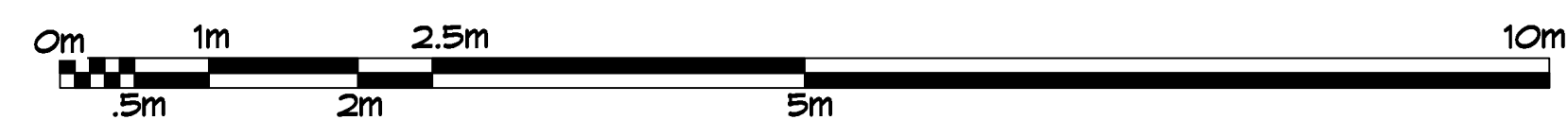
B1	B2	B3	B4
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A1	A2	A3	A4	A5
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SOUTH LOWER FLR. KEY PLAN

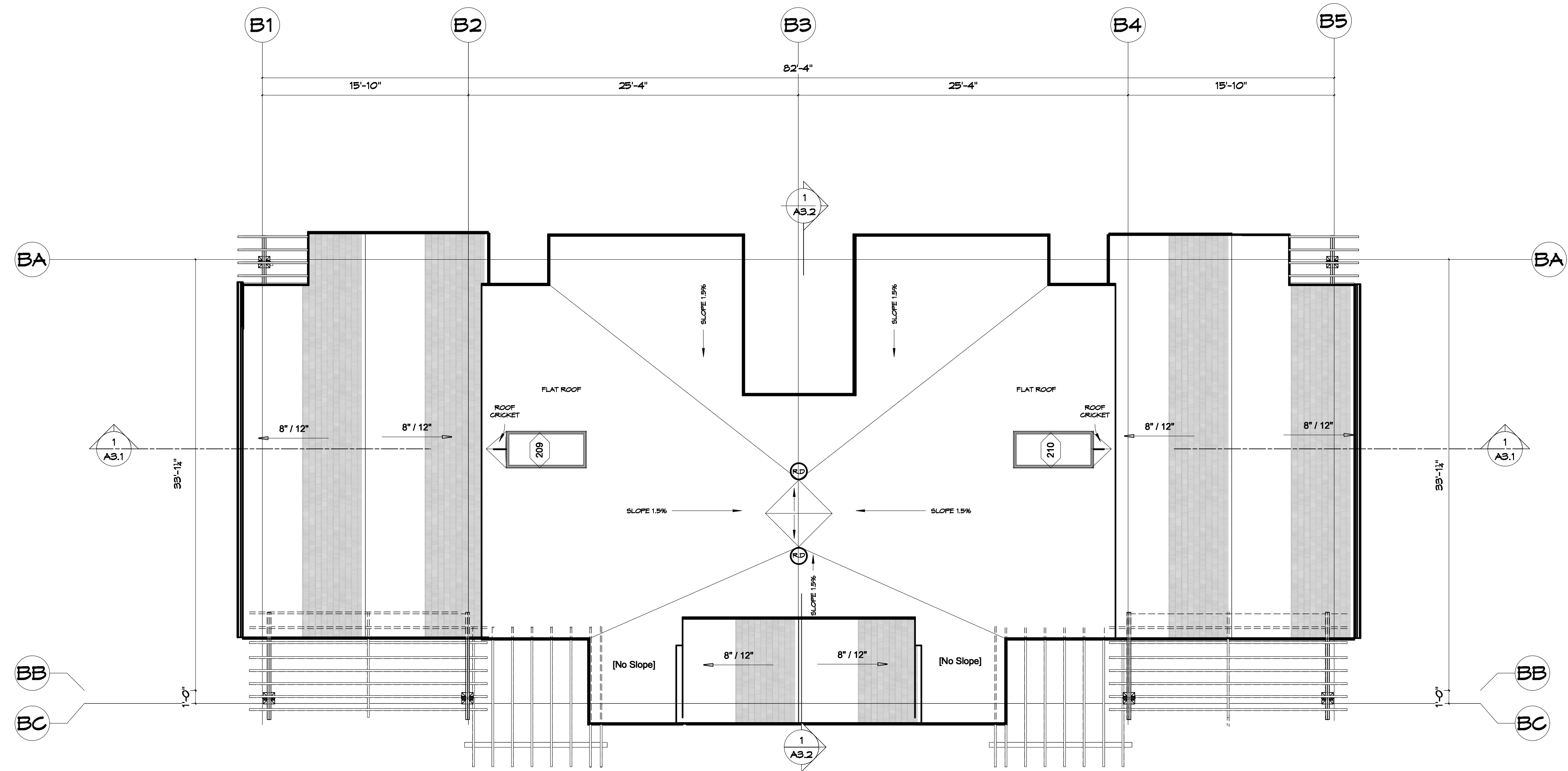
* PROVIDE HARD-WIRED/INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR
(FPR) SELF CLOSING WITH SEAL (WEATHER STRIPING)

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



		project name		project no.	
		11 Units Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.		2107	
MJM Architect Inc.		Issued For Delegated Development Permit			
205, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-681-5482 e-mail: michael@mjmarch.ca		drawing title		date	
		Third Floor South Block		25/07/24 yy/mm/dd	
		drawn by: mjm		drawing no.	
		checked by: As Noted		A1.5	

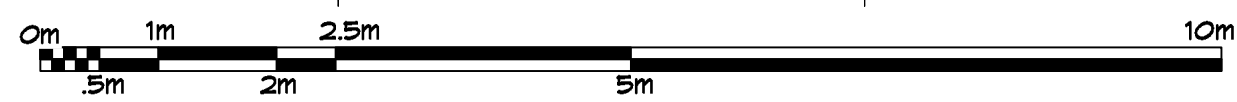
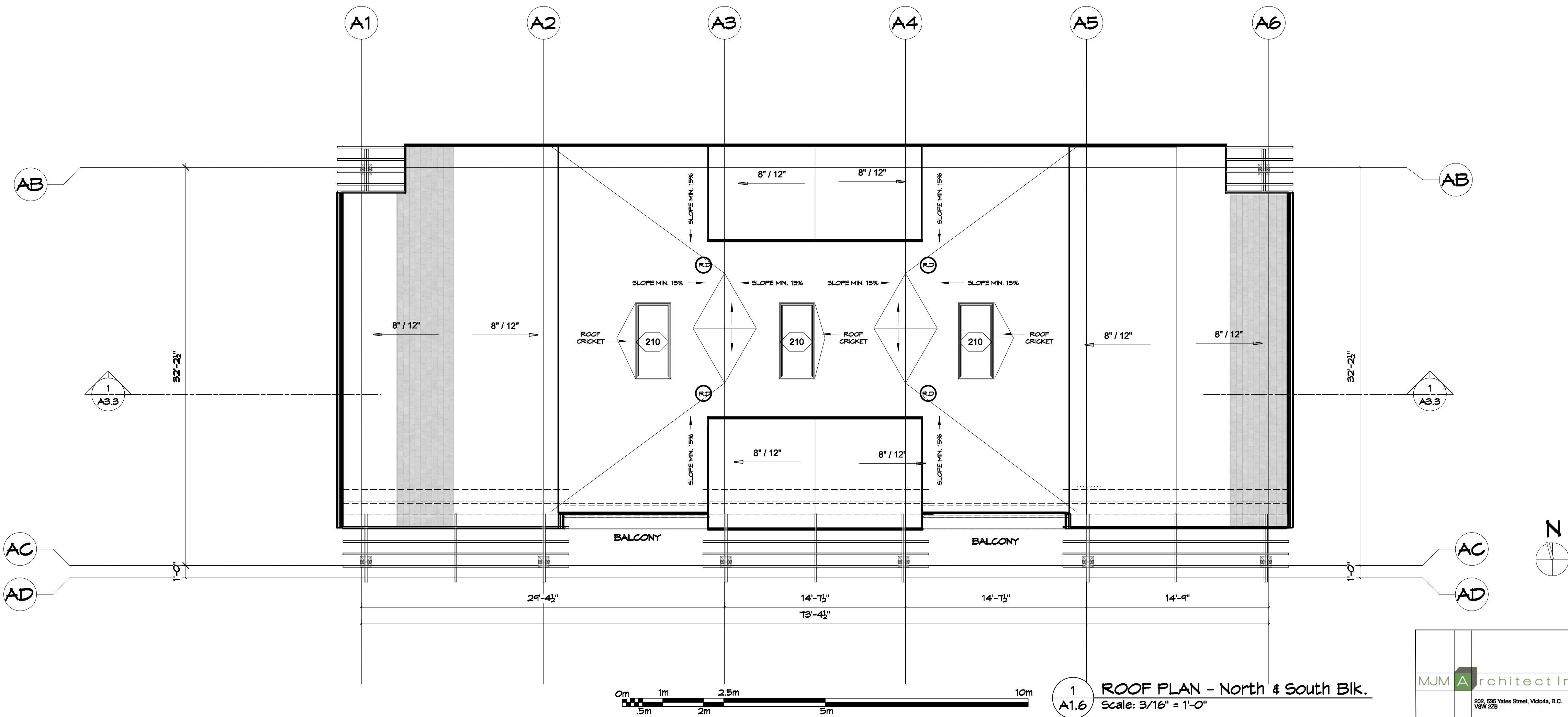
drawing no.
A1.5



B1	B2	B3	B4
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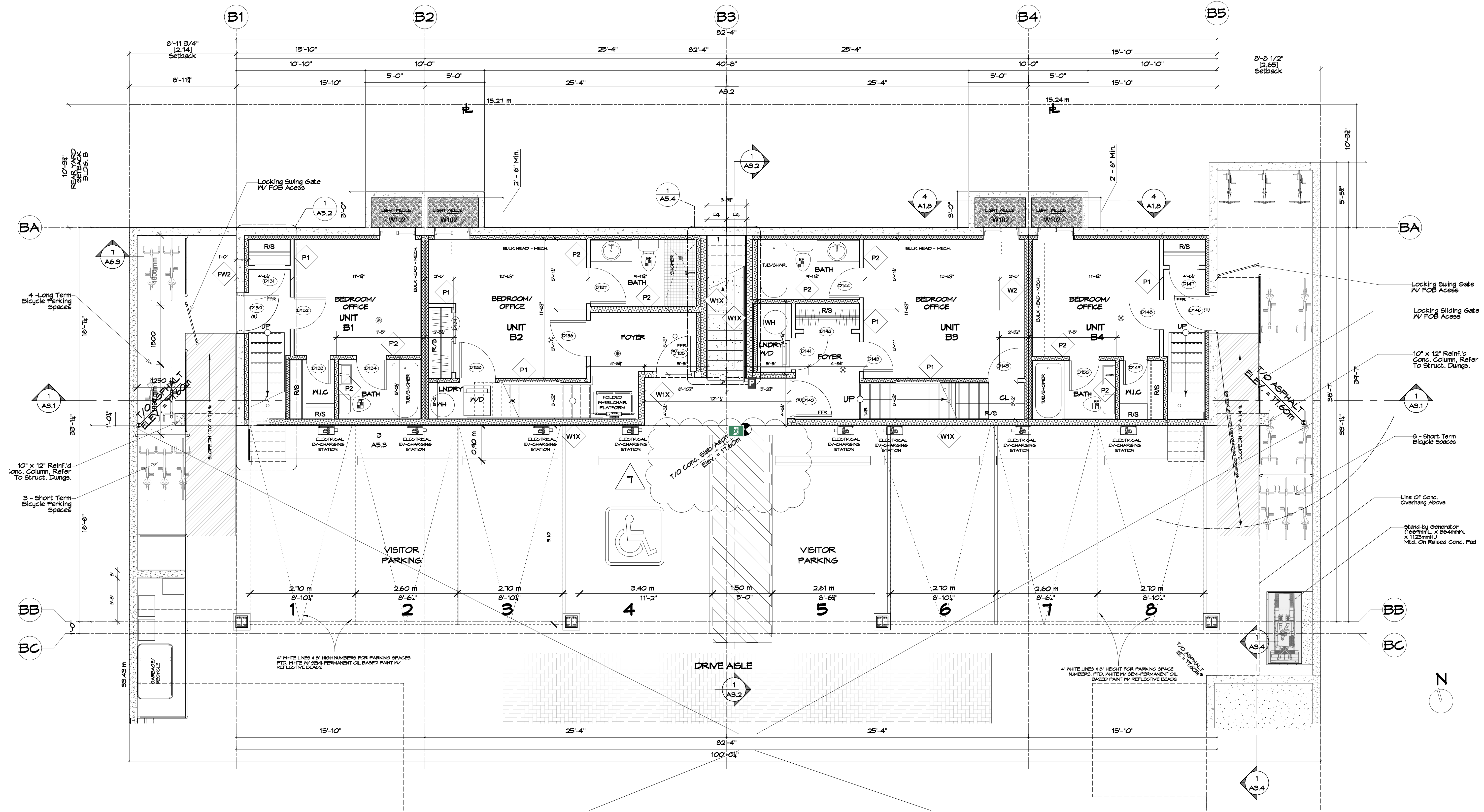
A1	A2	A3	A4	A5
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SOUTH LOWER FLR. KEY PLAN



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

	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	scale:	As Noted
	checked by:	mjm	date:	25/07/24	drawing no.	A1.6



B1	B2	B3	B4
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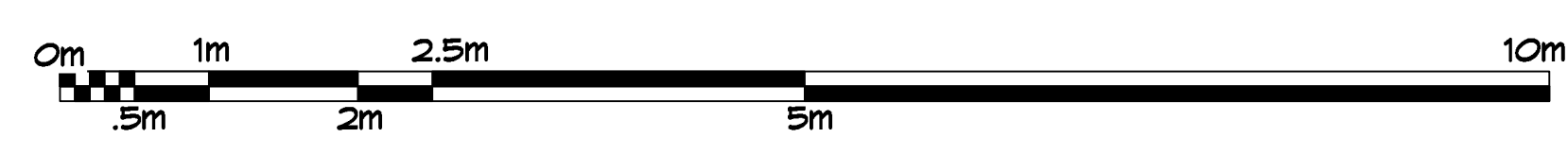
A1	A2	A3	A4	A5
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NORTH LOWER FLR. KEY PLAN

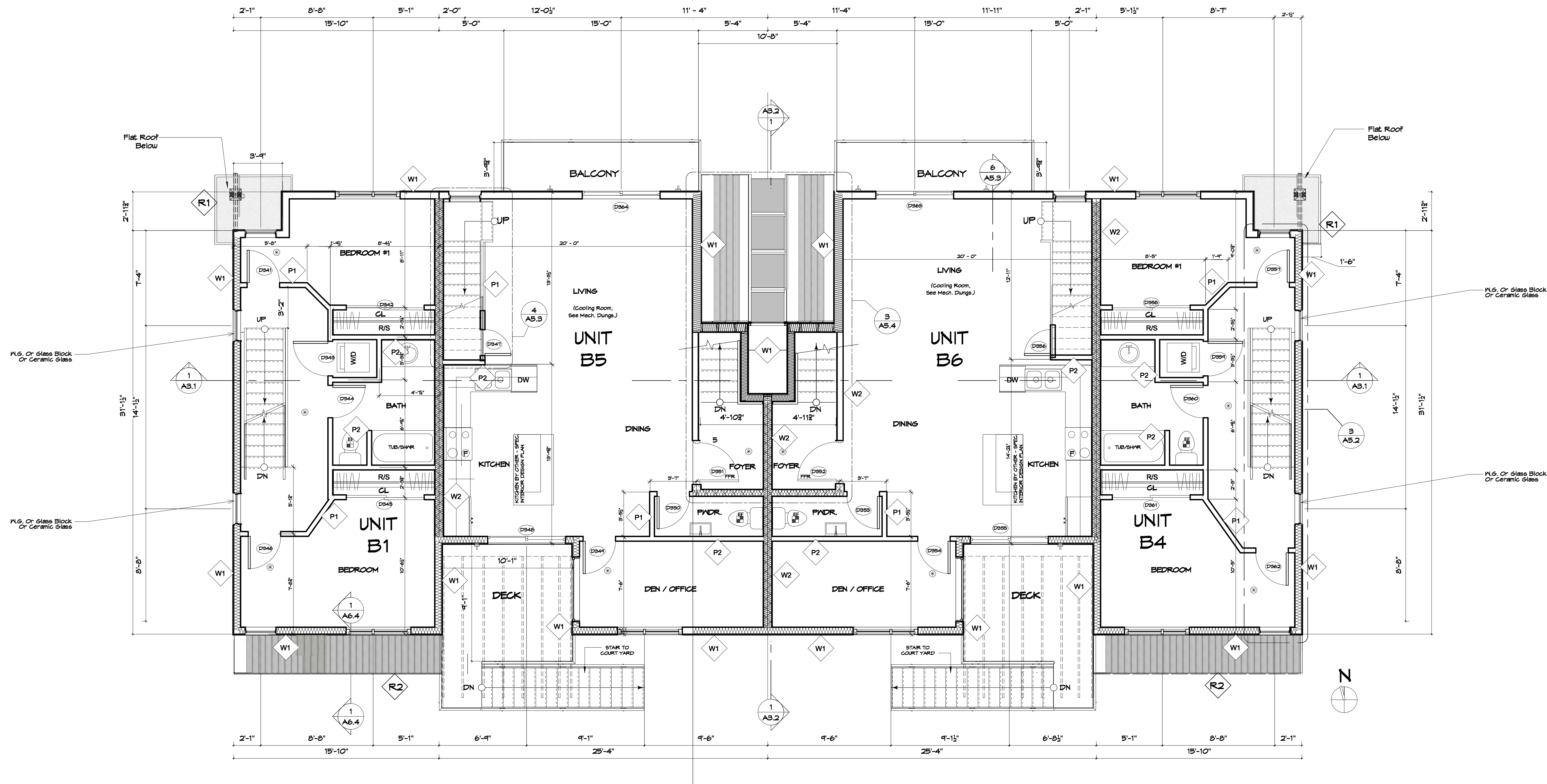
NOTE (#): Doors Marked W/ (#) Shall have a 1hr B Label Fire-protection rating

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

1 LOWER FLOOR - North Bldg.
Scale: 1/4" = 1'-0"



project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.		project no. 2107	
drawing title: Lower Floor North Block		drawn by: mjm	checked by: mjm
scale: As Noted		date: 25/07/24	drawing no. A1.7



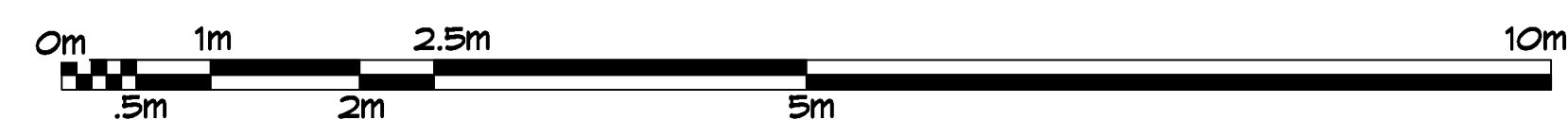
B1	B2	B3	B4
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A1	A2	A3	A4	A5
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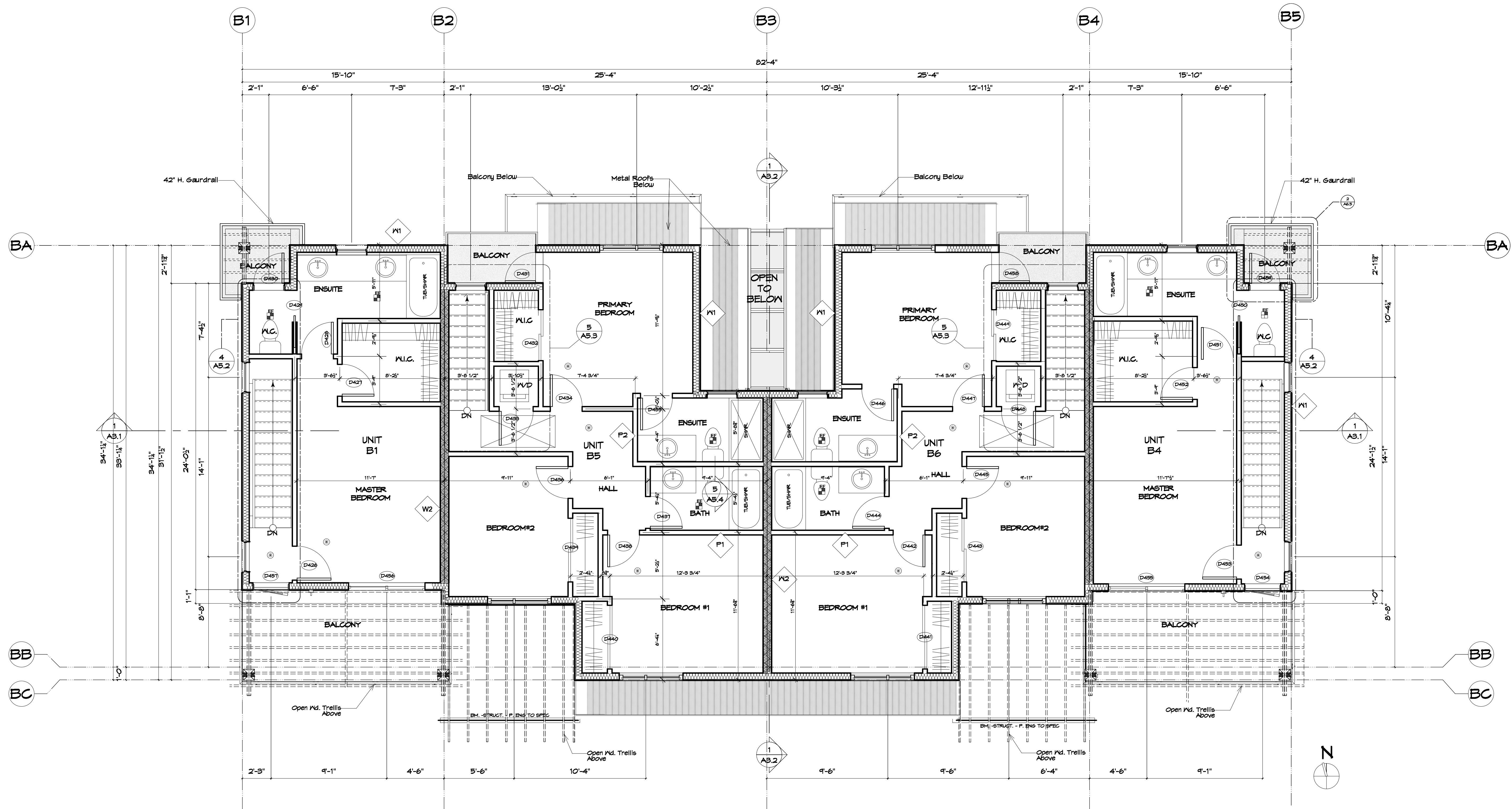
NORTH MAIN FLR. KEY PLAN

* PROVIDE HARD-WIRED/INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR
(FFR) SELF CLOSING WITH SEAL (WEATHER STRIPING)

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



MJM Architect Inc. 205, 535 Yates Street, Victoria, B.C. V8W 2Z8 P: 250-681-5482 e-mail: michael@mjmandarch.ca	project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.		project no. 2107	
	drawing title: Second Floor North Block		drawn by: njm checked by: njm	scale: As Noted date: 25/07/24 yy/mm/dd drawing no. A1.9



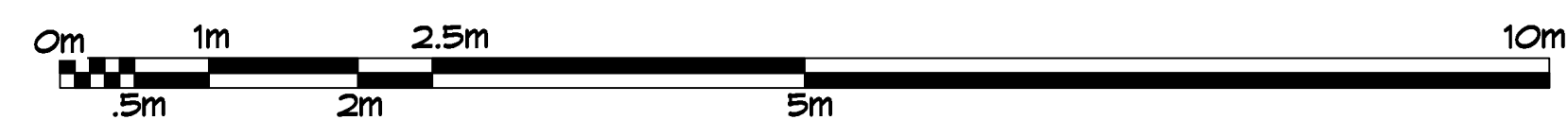
B1	B2	B3	B4
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A1	A2	A3	A4	A5
----	----	----	----	----

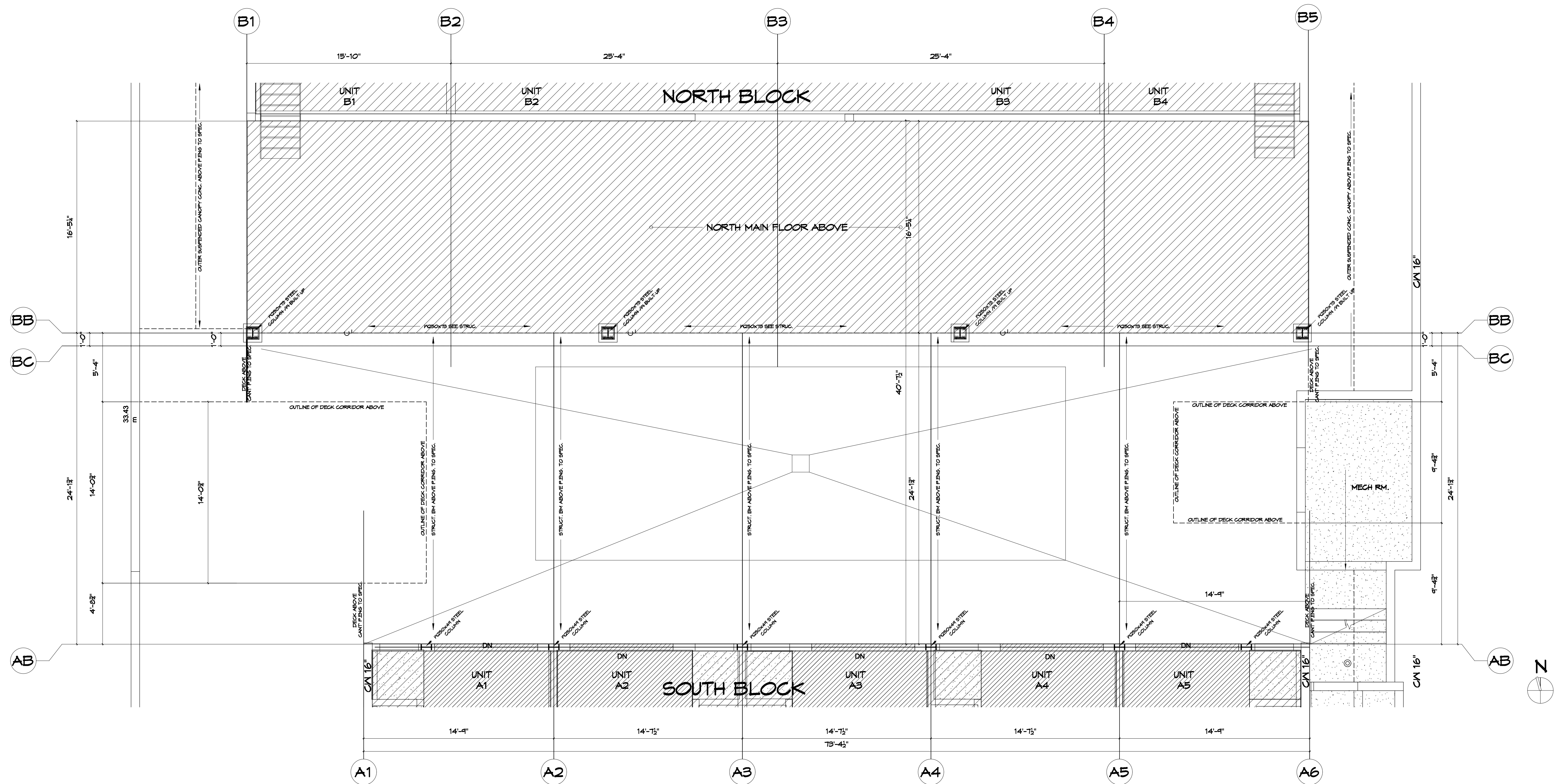
NORTH MAIN FLR. KEY PLAN

* PROVIDE HARD-WIRED/INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTOR (FFR) SELF CLOSING WITH SEAL (WEATHER STRIPING)

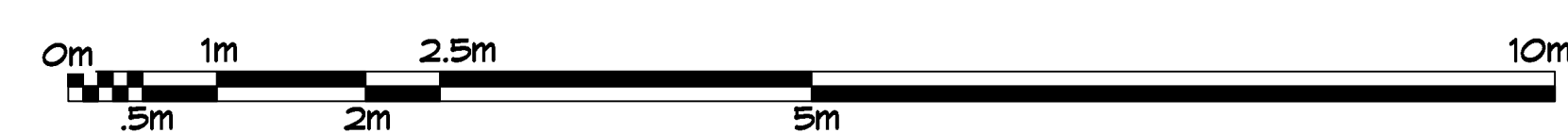
1 THIRD FLOOR - North Bk.
A1.10 Scale: 1/4" = 1'-0"



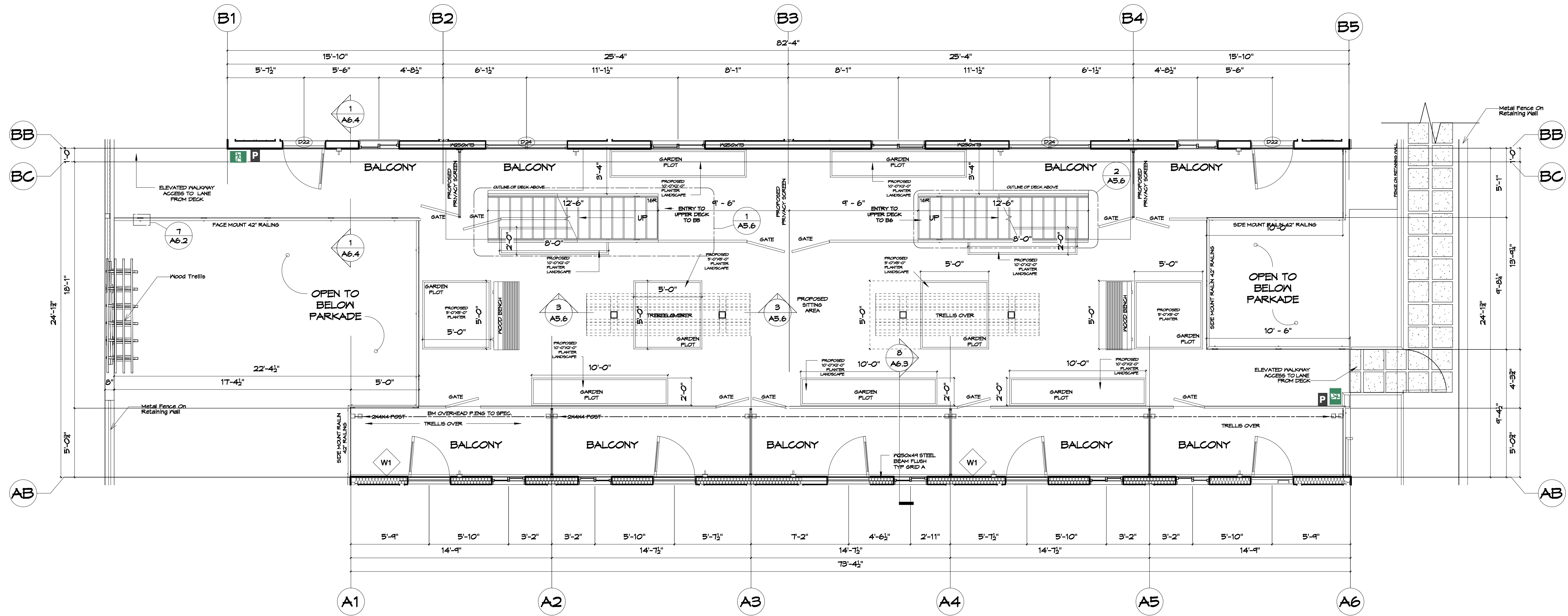
MJM Architect Inc. 205, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-681-5482 e-mail: michael@mjmadarch.ca	project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.		project no. 2107	
	drawing title: Third Floor North Block		drawn by: njm	scale: As Noted
	checked by: njm		date: 25/07/24 yy/mm/dd	drawing no. A1.10

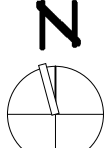


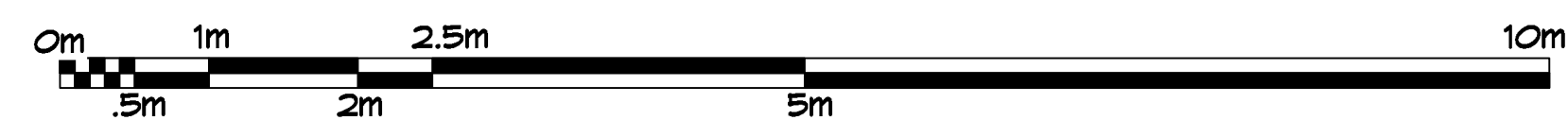
1 LOWER FLOOR - Deck Corridor
A1.11 Scale: 1/4" = 1'-0"



 205, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-681-5482 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: Lower Floor Deck Corridor		drawn by: mjm	scale: As Noted	date: 25/07/24 yy/mm/dd	drawing no. A1.11




2 MAIN FLOOR - SUSPENDED COURTYARD LEVEL
 A1.12 Scale: 1/4" = 1'-0"

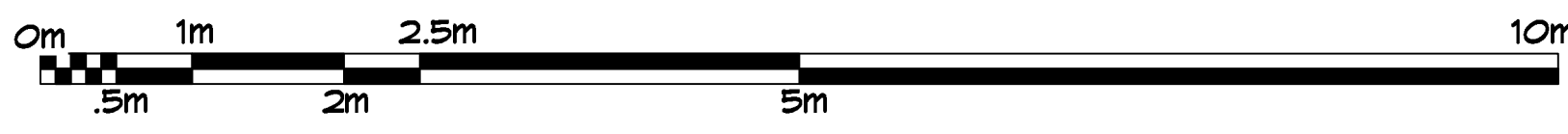


MJM Architect Inc. 205, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-581-5482 e-mail: michael@mjmandred.ca		project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.	project no. 2107
drawing title: Main Floor Suspended Courtyard		drawn by: mjm	scale: As Noted
checked by: mjm		date: 25/07/24 yy/mm/dd	drawing no. A1.12



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 & WINDOW HEADS



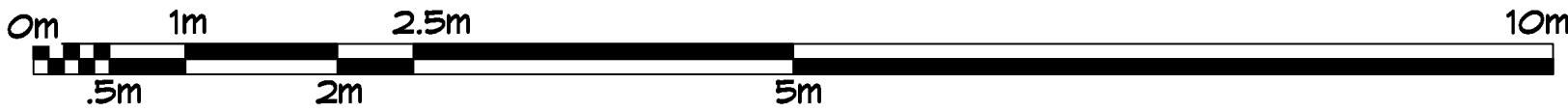
MJM Architect Inc. 202, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-581-5452 e-mail: mjm@mjma.ca	project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.	project no. 2107
	Issued For Delegated Development Permit	
	drawing title: South Block - South Elevation	checked by: mjm
	drawn by: mjm	date: 25/07/24 yy/mm/dd



1 South Blk. - North Elevation
A2.2 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 REG. EGRESS.
FLASHOVER ALL MATERIAL TRANSITIONS, DOOR & WINDOW HEADS



		project name:		project no.	
		11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.		2107	
MJM Architect Inc.		Issued For Delegated Development Permit			
202, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-581-5482 e-mail: mitch@mjmaarchitect.ca		drawing title:		date:	drawing no.
		South Block- North Elevation		25/07/24 yy/mm/dd	A2.2
		drawn by: rjgm	scale: As Noted		
		checked by: rjgm			



1 South & North Blk. - East Elevations
A2.3 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 REG. EGRESS. FLASHOVER ALL MATERIAL TRANSITIONS, DOOR & WINDOW HEADS	



 MJM Architect Inc. 202, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-581-5482 e-mail: michael@mjmarch.ca		project name:		project no.	
		11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.		2107	
		Issued For Delegated Development Permit			
		drawing title:		drawn by:	scale:
North & South Block- East Elevation		mjm	As Noted	25/07/24 yy/mm/dd	A2.3
checked by:					
mjm					



MATERIAL LEGEND

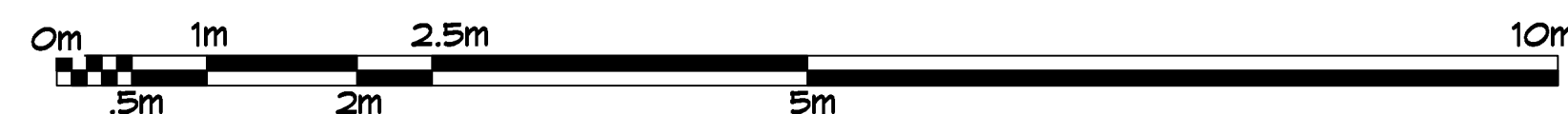
- (1) 1" x 2" Board & Batten Siding @ Max. 20" O.C.
- (2) Fibre Cement Board Shingles
- (3) 1" Thk. Nom. Stone Veneer
- (4) Pre-Fin. Metal Flashing
- (5) 1" x 6" Comb-faced Cedar Trim (Black)
- (6) Dbl. Glazed Vinyl Windows & Doors (White)
- (7) Cedar Pergola, Piers, and Brackets (Stained Dark Grey)
- (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 REG. EGRESS.

FLASHOVER ALL MATERIAL TRANSITIONS, DOOR & WINDOW HEADS

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



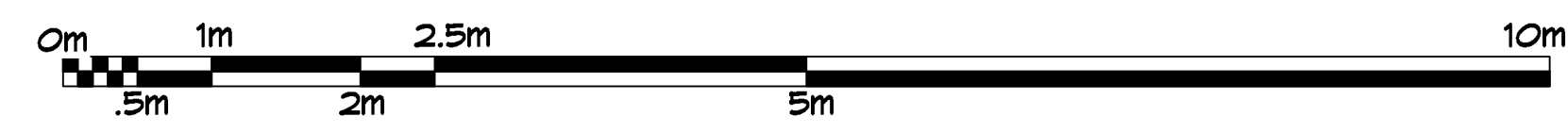
		project name		project no.	
		14 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.		2107	
MJM Architect Inc.		Issued For Delegated Development Permit			
209, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-881-5482 e-mail: michael@mjmaarchitect.ca		drawing title:	drawn by:	scale:	date:
		North Block- South Elevation	mjm	As Noted	25/07/24 yy/mm/dd
		checked by:	drawing no.		
		mjm	A2.4		



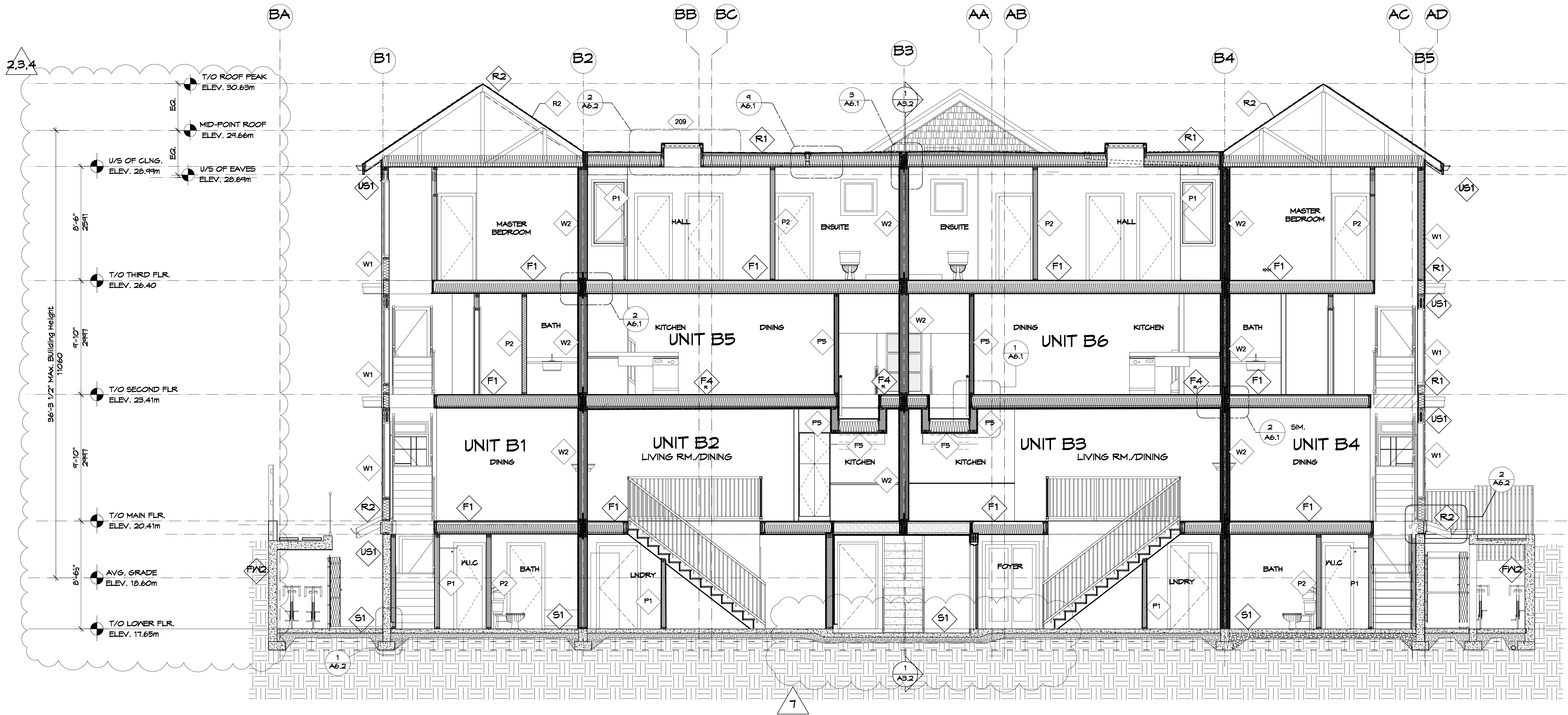
MATERIAL LEGEND	
①	1" x 2" Board & Batten Siding @ Max. 20" O.C.
②	Fibre Cement Board Shingles
③	1" Thk. Nom. Stone Veneer
④	Pre-Fin. Metal Flashing
⑤	1" x 6" Comb-faced Cedar Trim (Black)
⑥	Dbl. Glazed Vinyl Windows & Doors (White)
⑦	Cedar Pergola, Piers, and Brackets (Stained Dark Grey)
⑧A	Asphalt 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 REG. EGRESS.
FLASHOVER ALL MATERIAL TRANSITIONS, DOOR & WINDOW HEADS

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



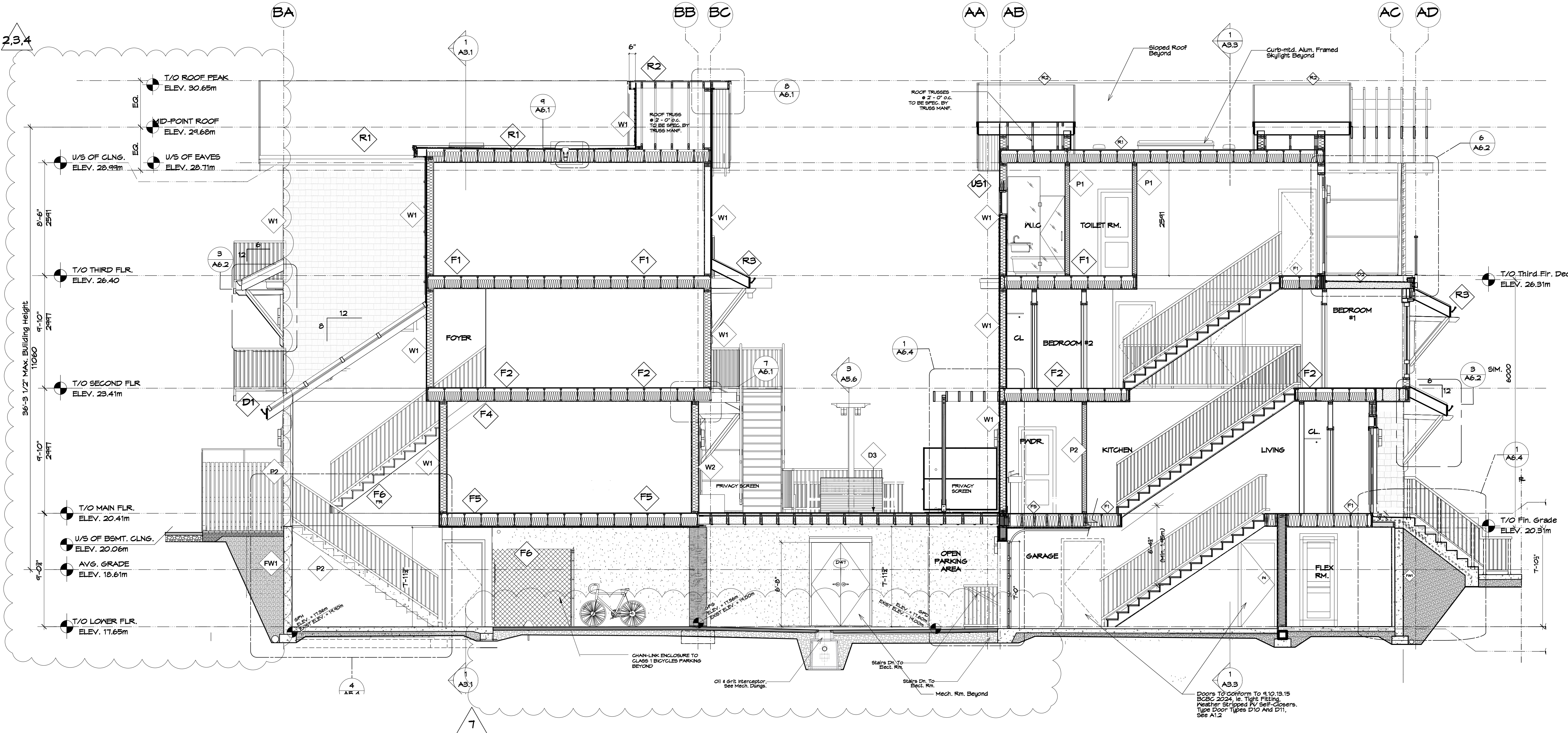
		project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.			project no. 2107	
MJM Architect Inc.		Issued For Delegated Development Permit				
202, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-881-5482 e-mail: michael.dwyer@mjm.ca		drawing title: North & South Block - West Elevation	drawn by: rjm	scale: As Noted	date: 25/07/24 yy/mm/dd	drawing no. A2.6
		checked by: rjm				



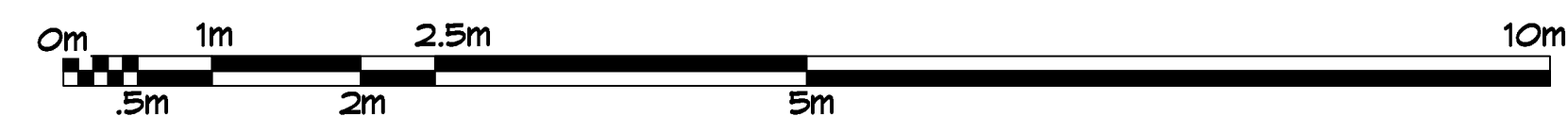
1 Building Section - North Blk.
A3.1 Scale: 1/4" = 1'-0"



 MJM Architect Inc.		project name:		project no.	
		11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.		2107	
202, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-581-5482 e-mail: michael@mjmarchitect.ca		Issued For Delegated Development Permit			
		drawing title:		drawn by:	scale:
		Building Section North Block		checked by:	As Noted
				date:	drawing no.
				25/07/24 yjm/mm/dd	A3.1

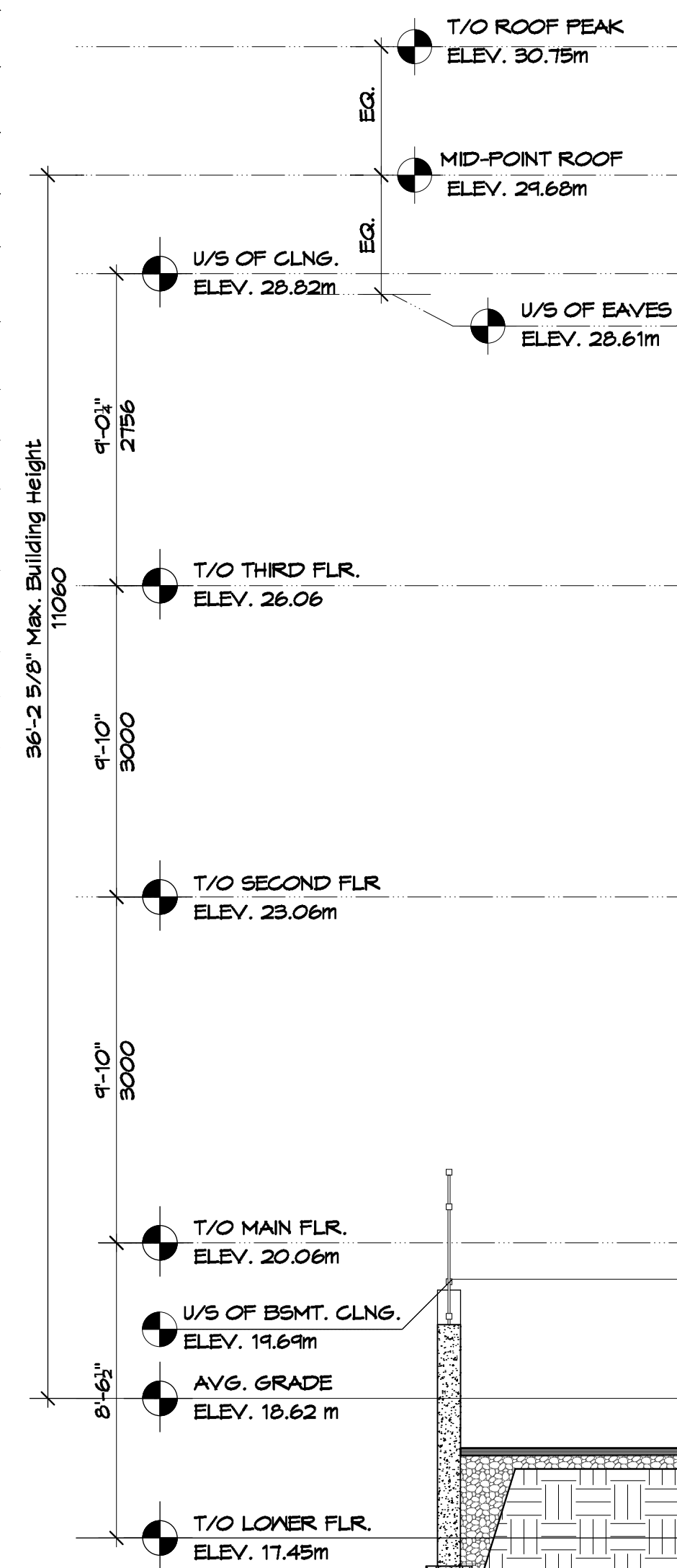


1 Building Section - North Bk.
A3.2 Scale: 1/4" = 1'-0"

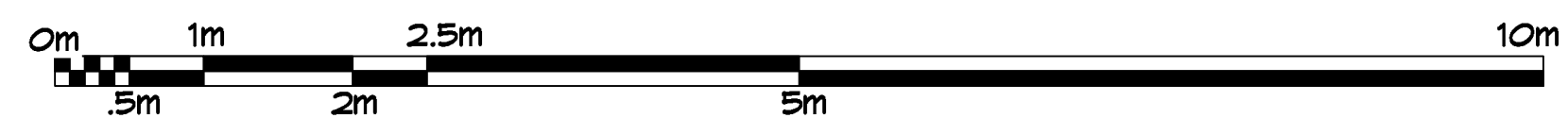


 202, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-881-5482 e-mail: mjm@mjma.ca		project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.			project no. 2107		
		Issued For Delegated Development Permit					
		drawing title: Building Section North/South Block		drawn by: mjm	scale: As Noted	date: 25/07/24 yy/mm/dd	drawing no. A3.2
		checked by: mjm					

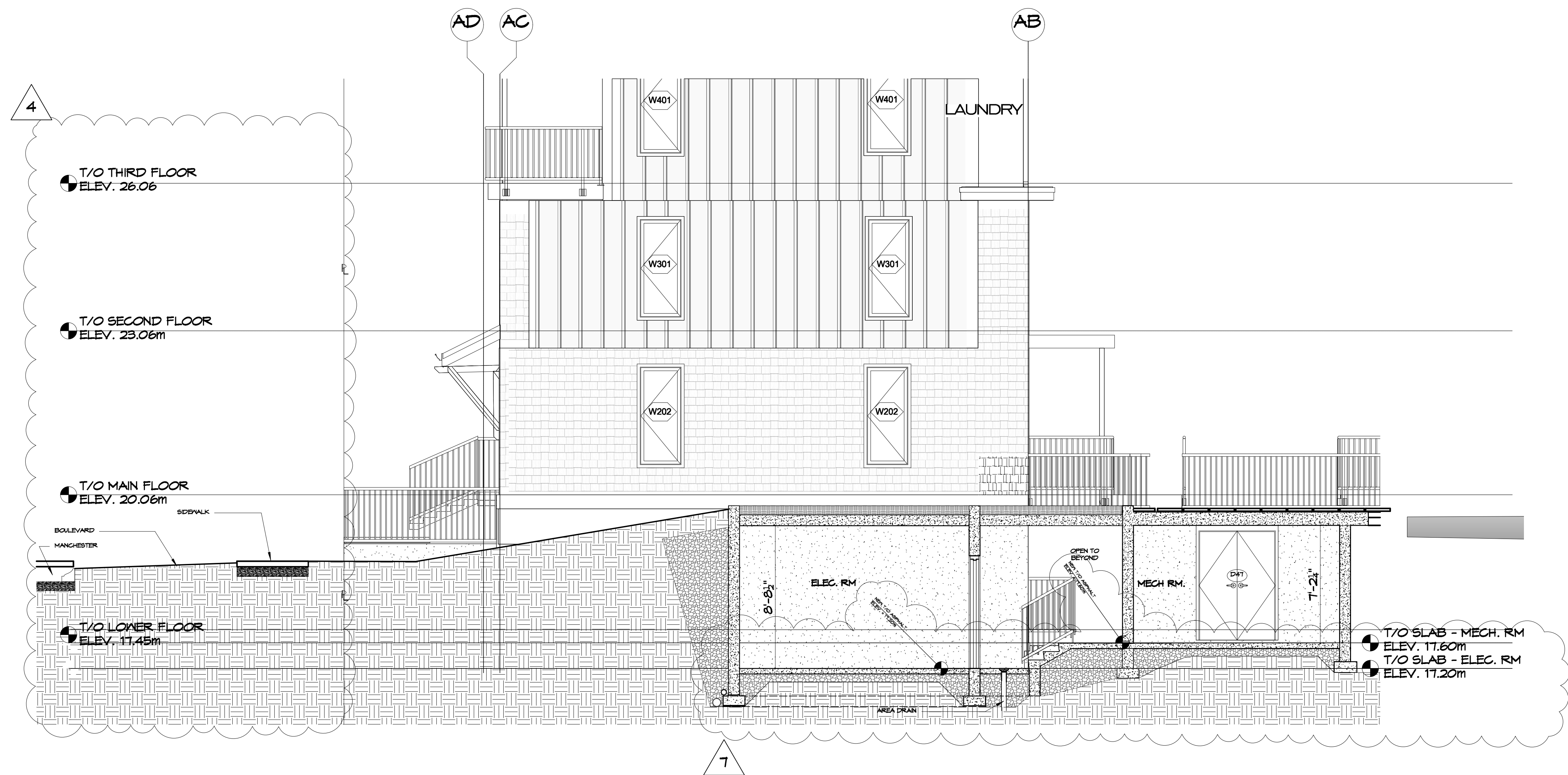
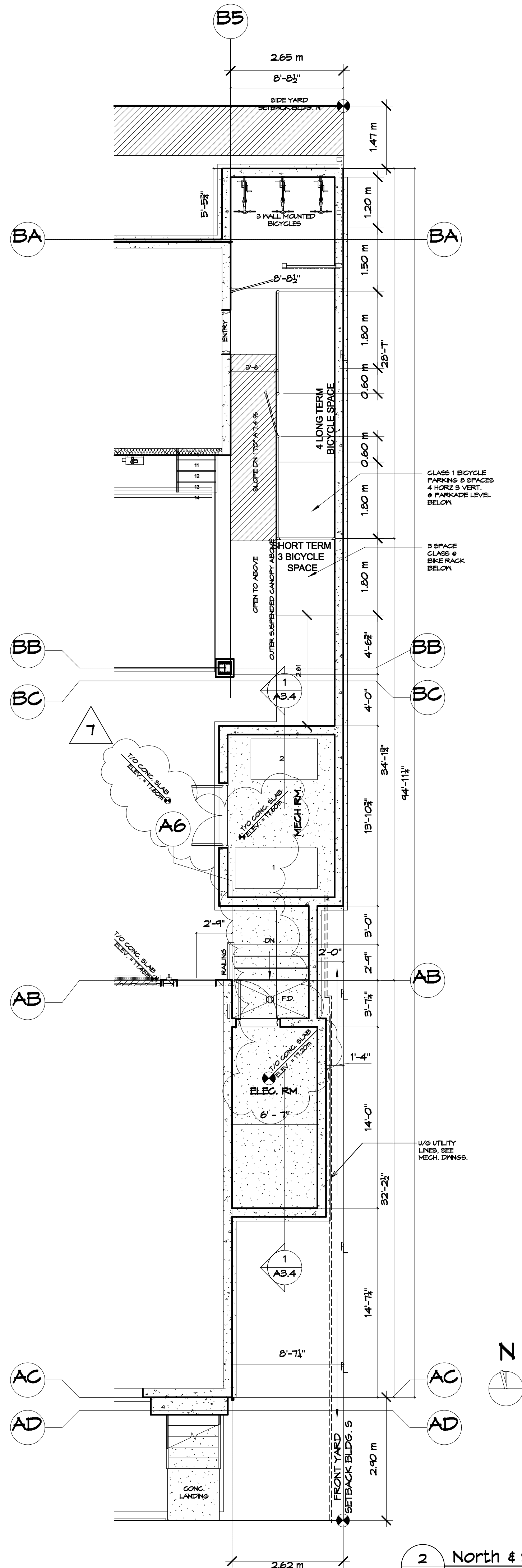
2.3.4



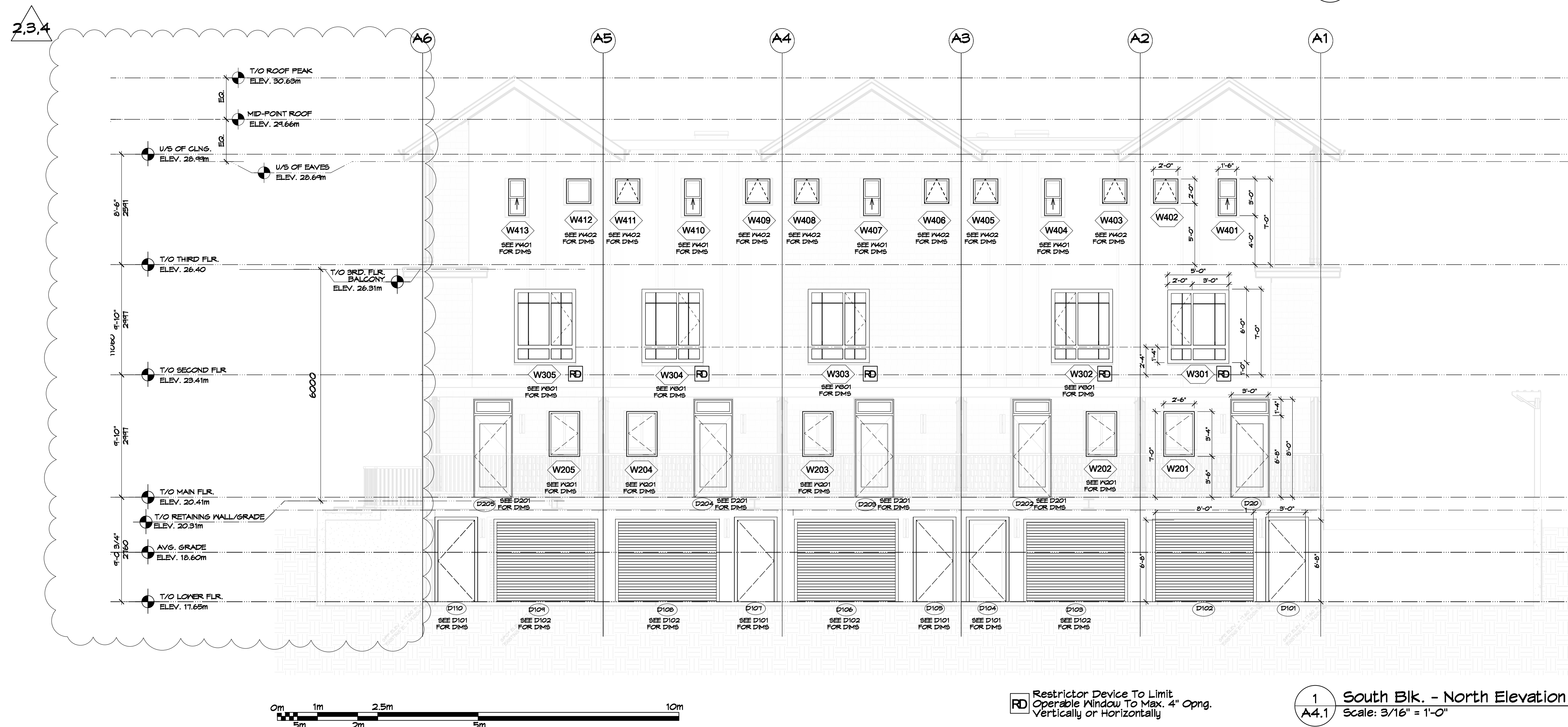
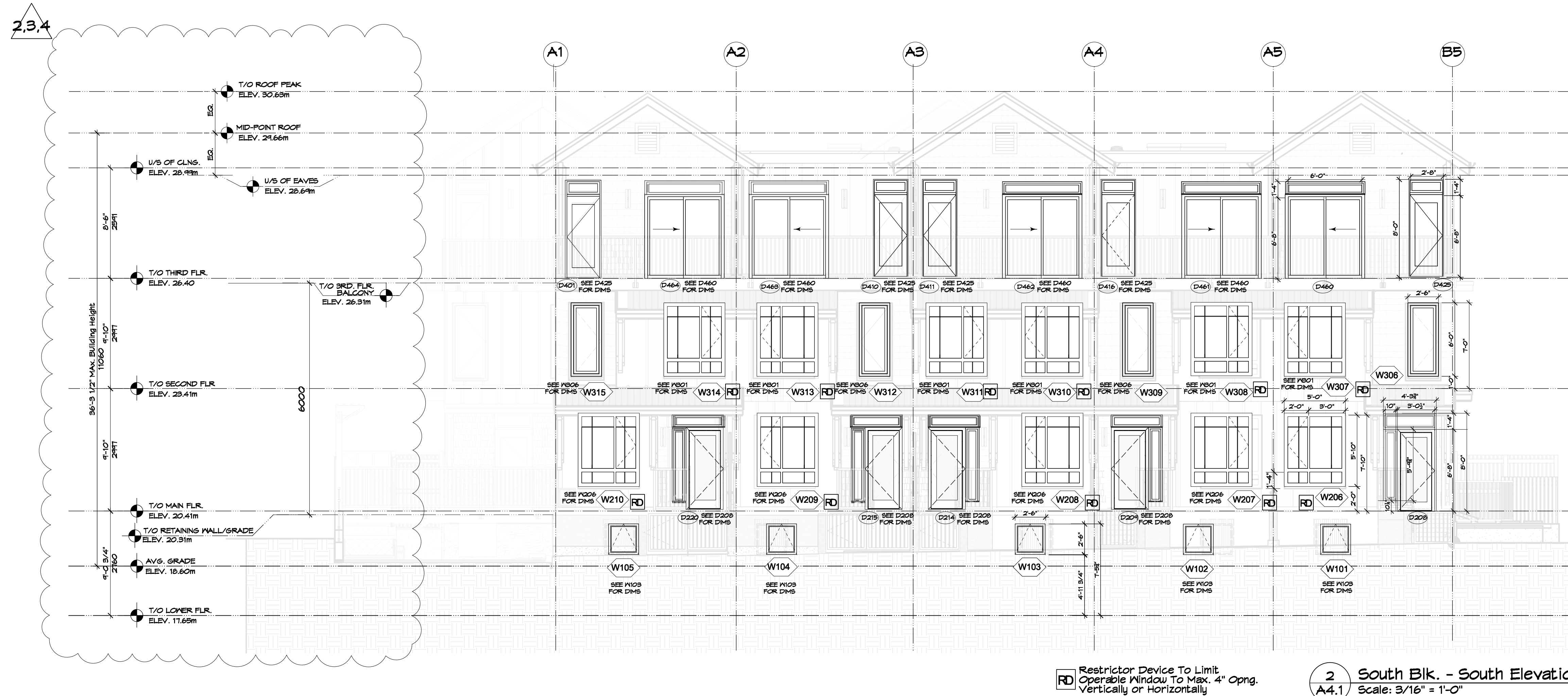
1 Building Section South Blk.
 A3.3 Scale: 1/4" = 1'-0"



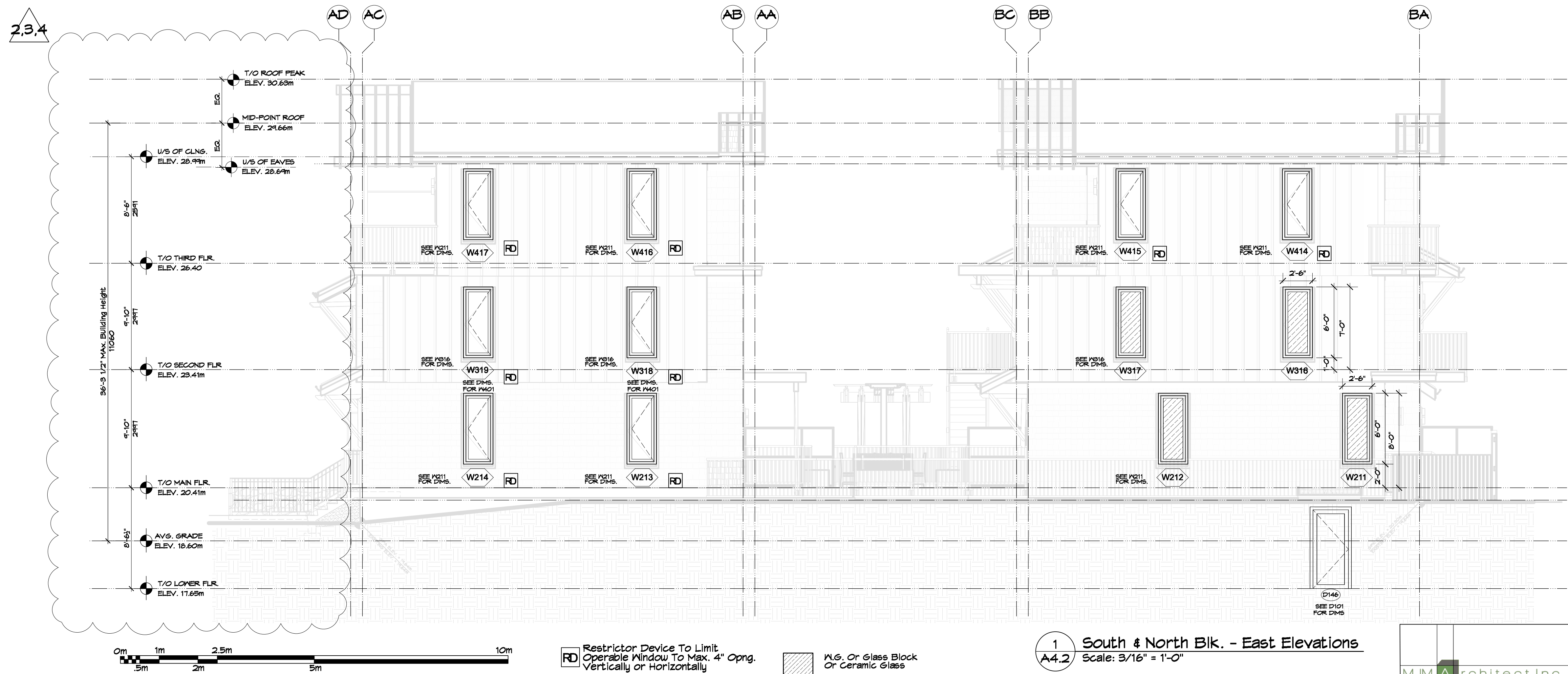
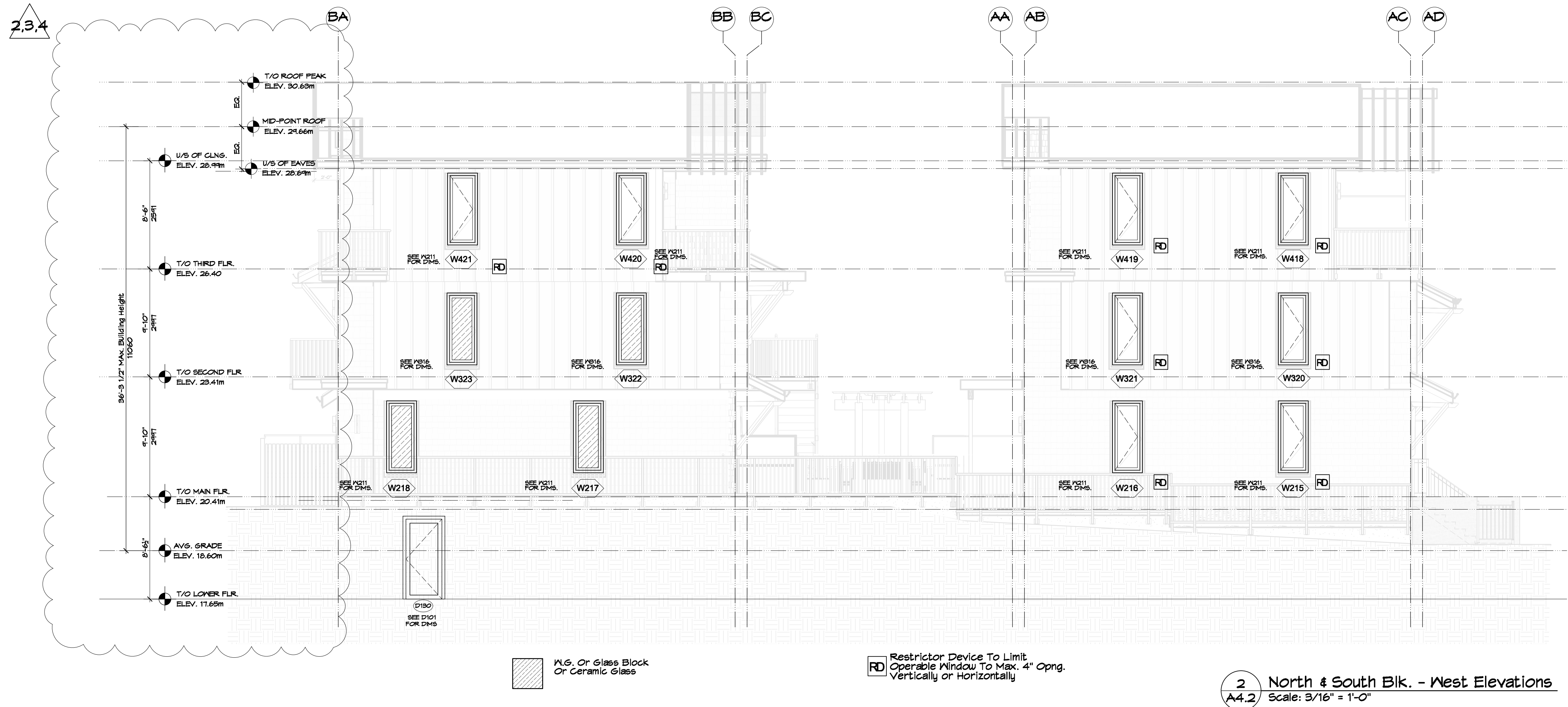
		project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.		project no. 2107	
MJM Architect Inc.		Issued For Delegated Development Permit			
202, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-581-5482 e-mail: mjm@mjma.ca		drawing title: Building Section South Block	drawn by: rjm checked by: rjm	scale: As Noted	date: 25/07/24 yy/mm/dd
					A3.3



MJM Architect Inc. 202, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-581-5482 e-mail: mitch@mjmaarchitect.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: rjgm	scale: As Noted	date: 25/07/24 yj/rmm/dd	drawing no. A3.4



MJM Architect Inc. 209, 535 Yates Street, Victoria, B.C. V8W 2Z8 Ph: 250-851-5482 e-mail: mitch@mjmaarchitect.ca		project name: 11 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.	project no. 2107
drawing title: Window/Door Schedule South Block	drawn by: mjm checked by: mjm	scale: As Noted	date: 25/07/24 yj/mmm/dd
		drawing no. A4.1	



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: rjm	scale: As Noted	date: 25/07/24 yjm/ldd
checked by: rjm			drawing no. A4.2



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

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

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



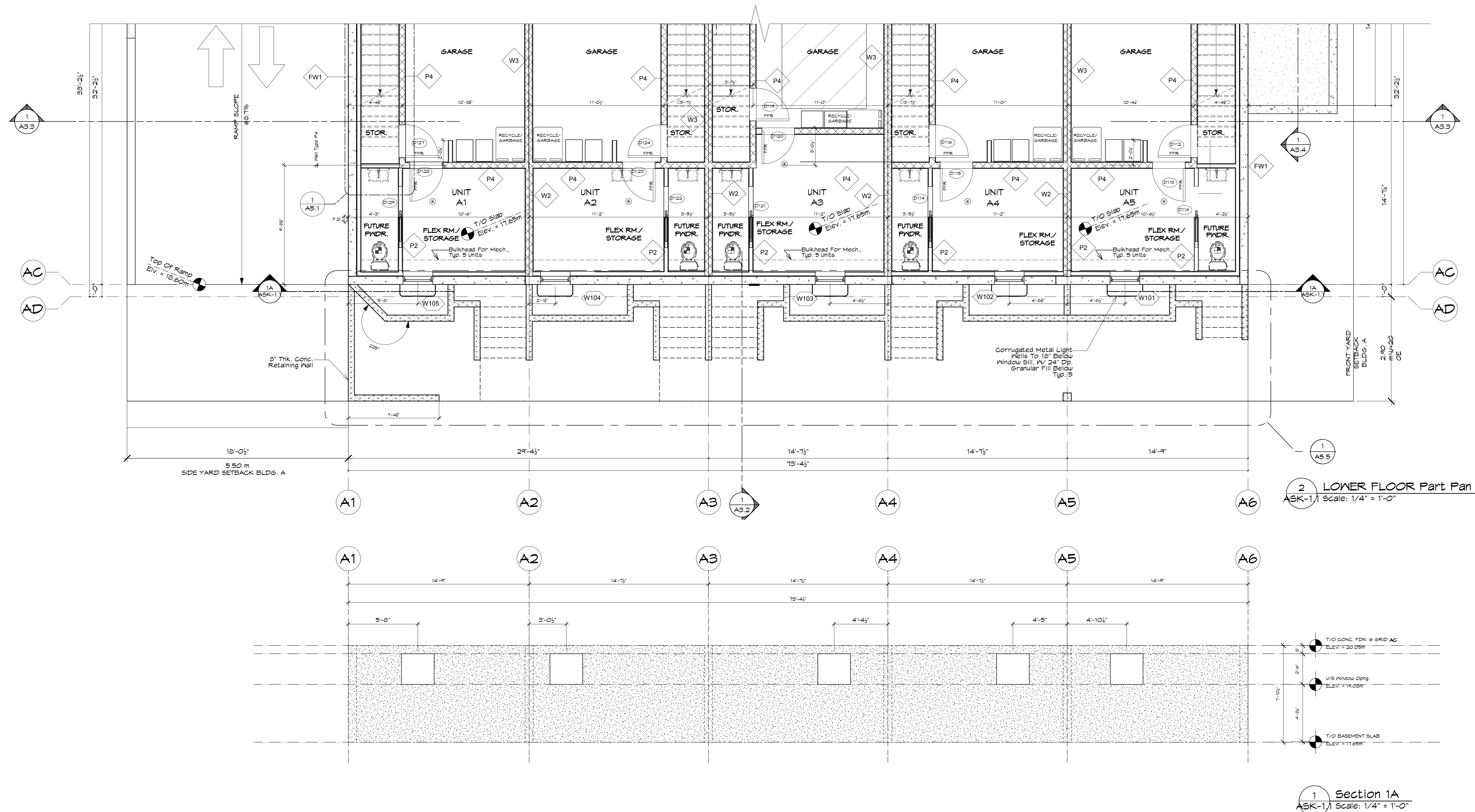
RD Restrictor Device To Limit Operable Window To Max. 4" Opng. Vertically or Horizontally

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

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



 MJM Architect Inc. 202, 585 Yates Street, Victoria, B.C. V8W 2V8 Tel: 250-891-5492 e-mail: mjm@mjmarcitect.ca		project name		project no.	
		14 Unit Multi-Family Development 624/628 Manchester Rd., Victoria, B.C.		2107	
		Issued For Delegated Development Permit			
		drawing title: Window/Door Schedule North Block	drawn by: mjm checked by:	scale: As Noted	date: 25/07/24 vjm/mdd
				drawing no. A4.3	



LEGEND

- Suspended Concrete Slab Over
- Suspended Wood Structure Over
- 8" Concrete Wall
- 8" Concrete Upstand
- 6" Concrete Retaining

Note: This Plan Must Be Read in Conjunction w/ Structural Engineering Plans

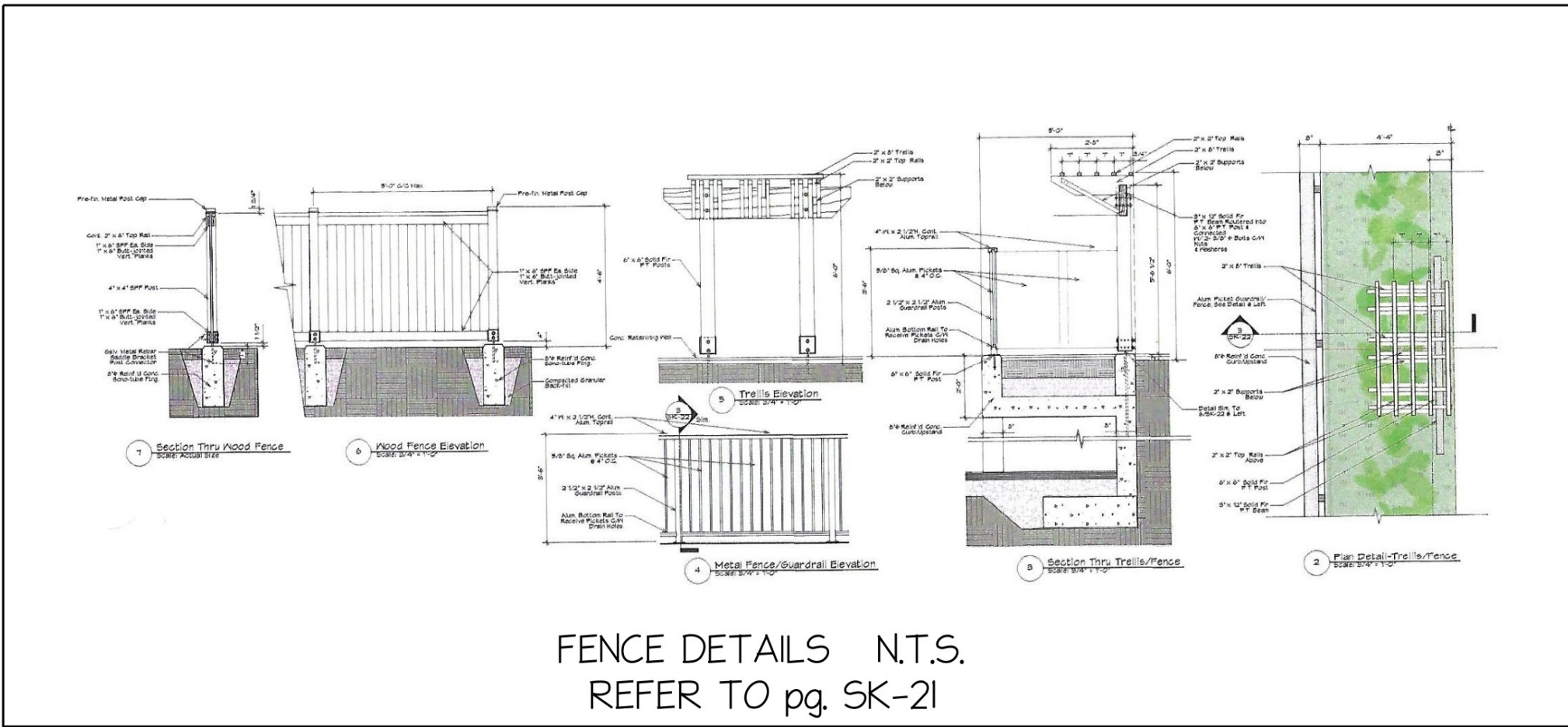
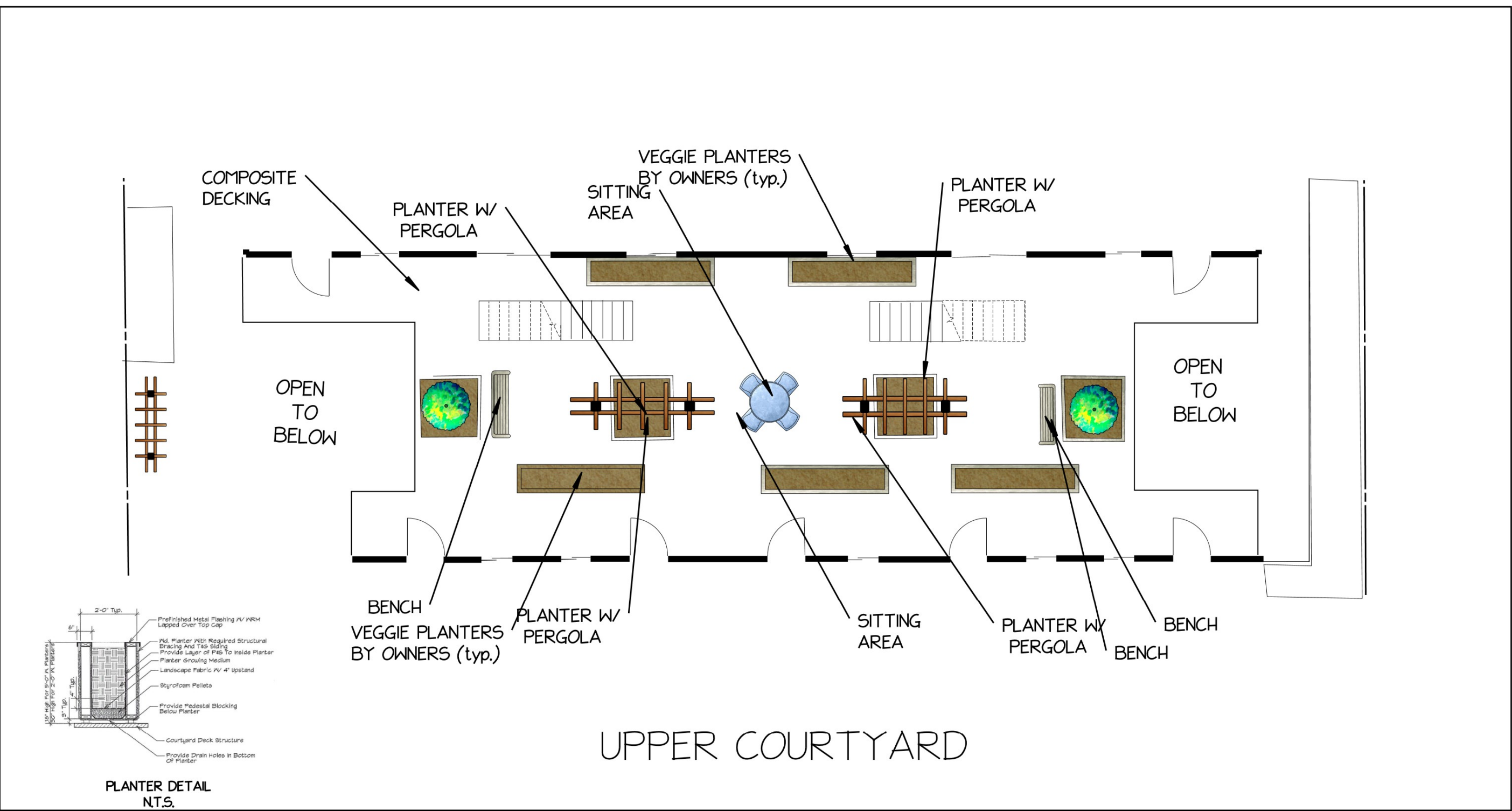
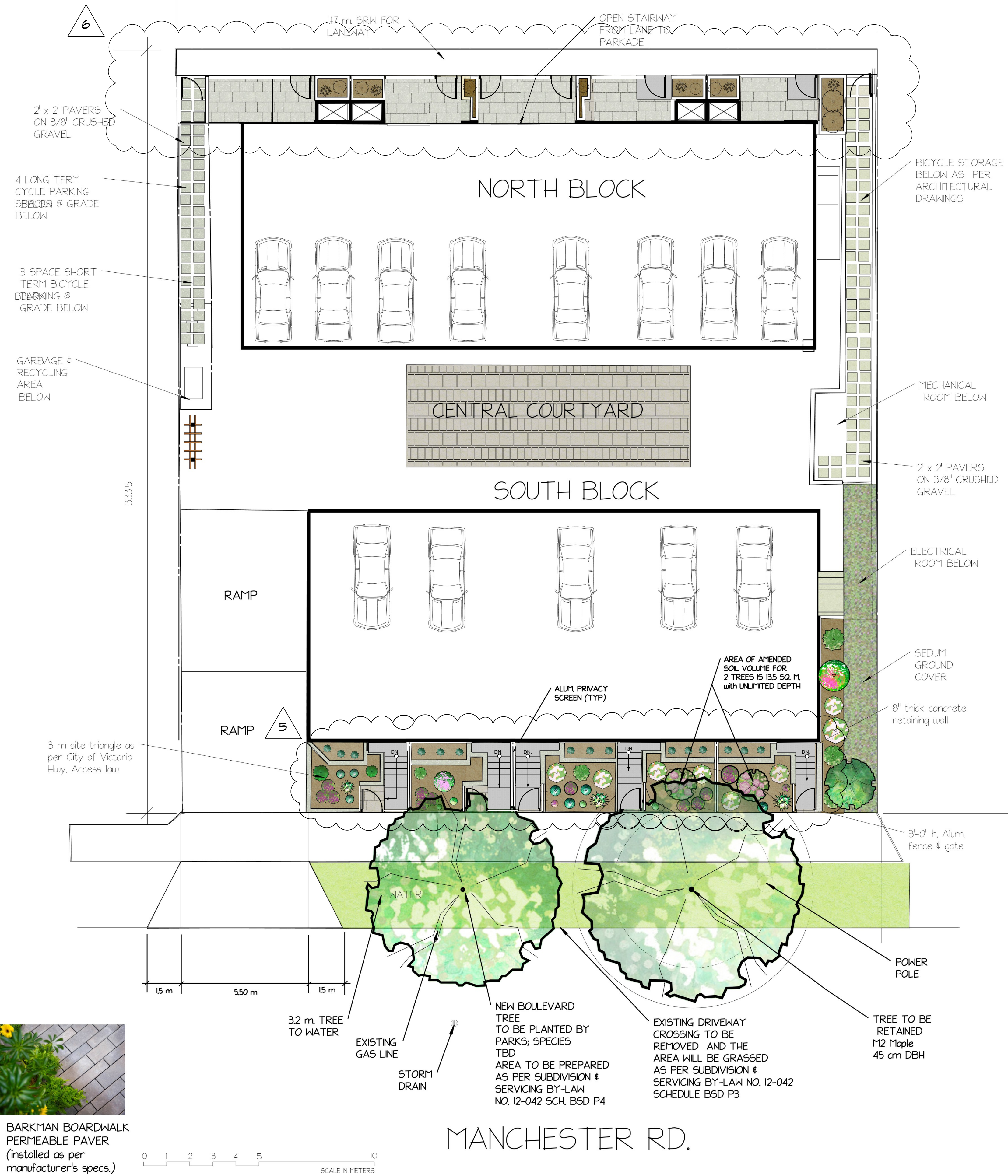
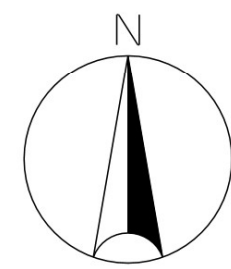
Signed & Sealed

2 LOWER FLOOR Part Plan
ASK-1.1 Scale: 1/4" = 1'-0"

1 Section 1A
ASK-1.1 Scale: 1/4" = 1'-0"

O	25/07/02	Issued For Revision After Issuance	
N	25-05-16	Issued For Construction	
M	25-03-18	Issued For Consultants	
REVISION	DATE	ISSUE NOTE	BY
NOTES			
PROJECT 11 Unit Multi-Family Development			
ADDRESS 624 Manchester Rd., Victoria, B.C.			
DRAWING Lower Floor Part Plan and Section 1A			
Michael Jon Moody Principal Architect AIBC, MRAIC, LEED A.P. [®]			
MJM Architect Inc. #301, 531 Yates Street, Victoria, BC V8W 1K7 ph: 778.966.9513 e-mail: office@mjmarchitect.ca			
PROJECT #	2107	DWG #	REVISION
PLOT DATE	2025-02-25		
SCALE	As Noted		
DRAWN	mjm		
CHKD			

ASK-1.1



REPLACEMENT TREES

-  EUROPEAN HORNBEAM
Carpinus fastigiata
(1-med. tree)
-  PRIVET STD.
Ligustrum japonica (2)
-  *Cornus kousa*
'Sotomi'
(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)
-  SEDUM SPP (50)
-  PIERIS JAPONICA (7)
-  VACCINIUM OVATUM (2)
-  ACHILLEA MILLEFOLIUM (12) (10)
-  HARDY FUSCHIA (4)

EVERGREENS

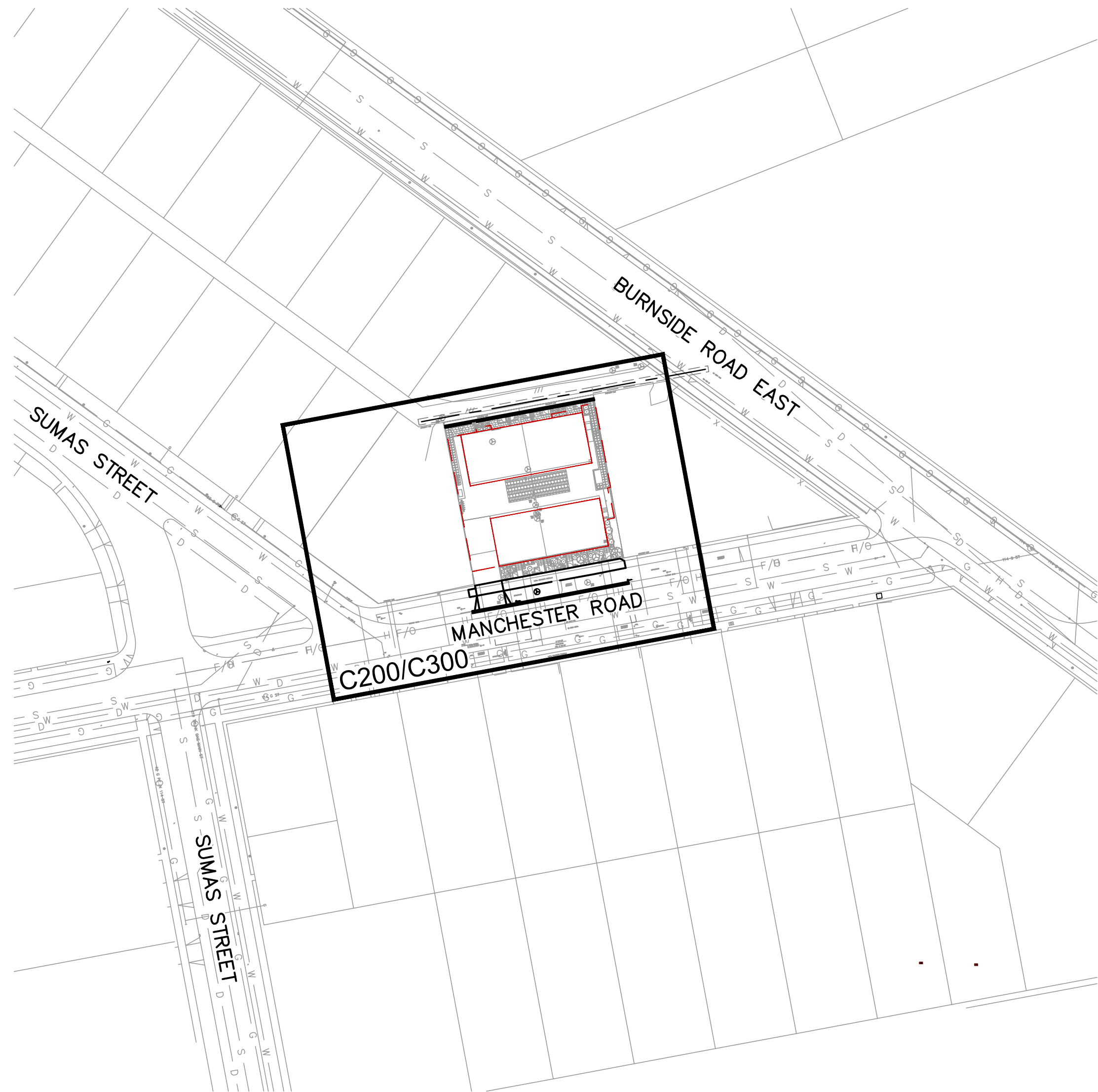
-  PITTOSPORUM 'OLIVER TWIST' (7)
-  BLUE STAR JUNIPER (15)

Mary Haggerty Designs

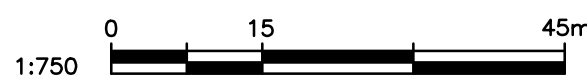
11 UNIT DEVELOPMENT B.P.
624-628 MANCHESTER RD.
VICTORIA, B.C.

date	scale	date	revision
Oct. 15, 2021	H00	Sept. 5, 2024	
drawn by	M. HAGGERTY	checked by	drawing #

LEGEND					
EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
		EDGE OF PAVEMENT			REDUCER
		CURB AND GUTTER			FENCE
		EDGE OF GRAVEL			DITCH/SWALE
		TOP/BOTTOM OF BANK			WATERMAIN (SIZE AND MATERIAL NOTED)
		CATCH BASIN			SANITARY SEWER (SIZE AND MATERIAL NOTED)
		WATER VALVE			SANITARY FOREMAIN (SIZE AND MATERIAL NOTED)
		FIRE HYDRANT			STORM DRAIN (SIZE AND MATERIAL NOTED)
		CAPPED END			UNDERGROUND TELEPHONE / COMMUNICATIONS
		UTILITY POLE AND STREET LIGHT (LABELED PP,TP,PP/LS ETC.)			UNDERGROUND HYDRO
		MANHOLE			MONUMENT
		CLEANOUT			PROPERTY LINE
		SANITARY/STORM INSPECTION CHAMBER (200# RISER)			CENTERLINE AND STATIONING
		JUNCTION BOX			ELEVATIONS
		AIR VALVE			PAVEMENT REMOVAL
		WATER METER			NEW ASPHALT



KEY PLAN
1:750



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



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

GENERAL NOTES:

- 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.
- THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- SIGNATURE BLOCK FOR SHALLOW UTILITIES TO BE SIGNED AND DATED PRIOR TO CONSTRUCTION.
- 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.
- CONFIRM LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT ALL CROSSINGS AND CONNECTIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONFIRM THAT ELEVATION, LOCATION AND GRADIENT OF ASPHALT MATCH EXISTING PRIOR TO PLACEMENT OF ASPHALT OR CONCRETE.
- ALL TREES NOT BEING REMOVED IN THE CONSTRUCTION AREA SHALL BE PROTECTED. CARE TO BE TAKEN TO RETAIN AS MANY TREES AS POSSIBLE.
- ADJUST ALL MANHOLES, WATER VALVES, HYDRO VAULTS, ETC. TO MATCH NEW CONSTRUCTION.
- 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.
- ALL EXCAVATED TRENCH AND SUBEXCAVATION MATERIALS TO BE DISPOSED OF OFFSITE.
- 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.
- DATA SOURCES:
 - TOPOGRAPHIC SURVEY COMPLETED BY MCELHANNEY, APRIL 6, 2021.
 - DIGITAL ASBUILTS PROVIDED BY CoV.

ROAD NOTES:

- CONSTRUCT ALL SIDEWALK AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CoV STANDARDS AND MMCD AS NOTED ON DRAWINGS.
- MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS ALONG MANCHESTER STREET DURING CONSTRUCTION.
- ROAD RESTORATION FOR MANCHESTER STREET AND LANE TO CoV SUPPLEMENTAL DWG. No. SD G5a.
- THE PROVISION OF APPROVED SIGNS AND CERTIFIED TRAFFIC CONTROL PERSONNEL IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
- ALL PAVEMENT EXCAVATIONS TO BE SAWCUT.
- PROJECT FRONTAGE TO BE RESTORED AS NOTED ON CIVIL, LANDSCAPE AND ARCHITECTURAL DRAWINGS.
- 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:

- WATER SERVICE CONNECTION TO BE PER CoV STD. DWG. No. SD W2j And SD W2f.
- 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:

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

SHALLOW UTILITY AND STREET LIGHT NOTES:

- EXISTING BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC INFRASTRUCTURE INFORMATION SHOWN ON DRAWINGS IS SCHEMATIC AND FOR INFORMATION ONLY.
- 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.
- CONFIRM AND COORDINATE WITH CoV FORCES REINSTATEMENT OF LAMP STANDARDS AS PER CoV SUPPLEMENTARY STANDARD DETAIL DRAWINGS, INCLUDING BASES, CONDUIT AND JUNCTION BOX.
- CONTACT BC 1 CALL AT 1-800-474-6886 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
- CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTIS BC 48 HOURS PRIOR TO THE START OF ANY EXCAVATION.
- BC HYDRO TO COORDINATE AND PROVIDE LIAISON WITH CoV PRIOR TO AND DURING CONSTRUCTION.

ISSUES		
No.	DATE	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

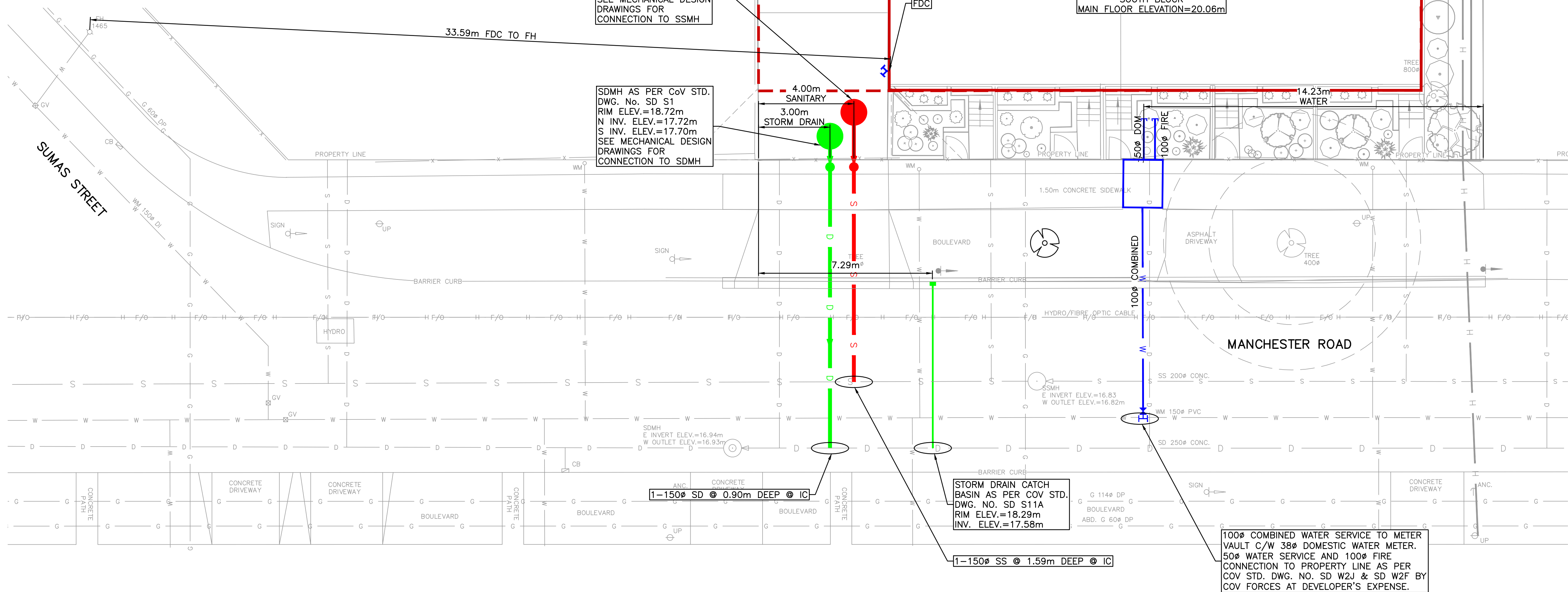
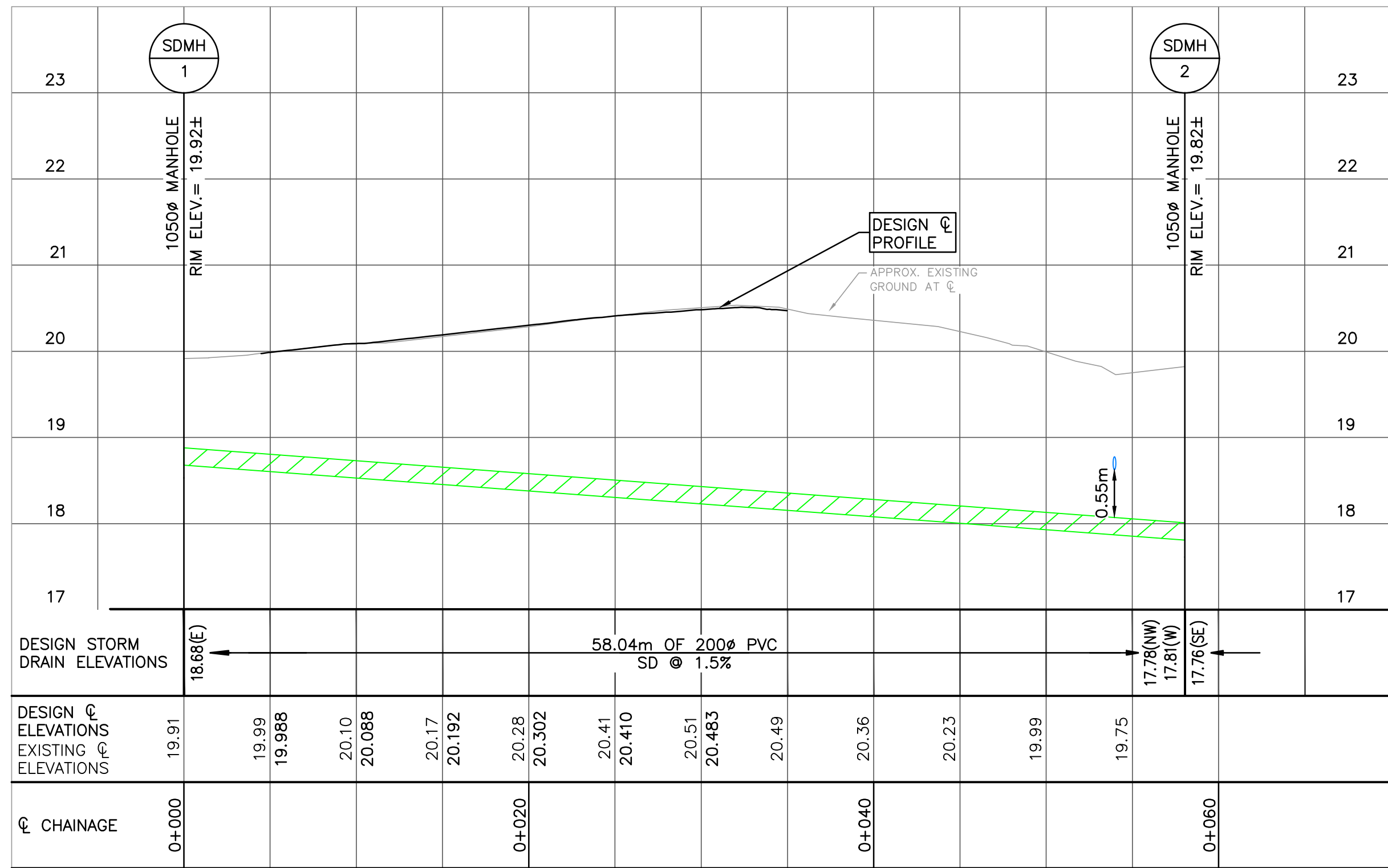
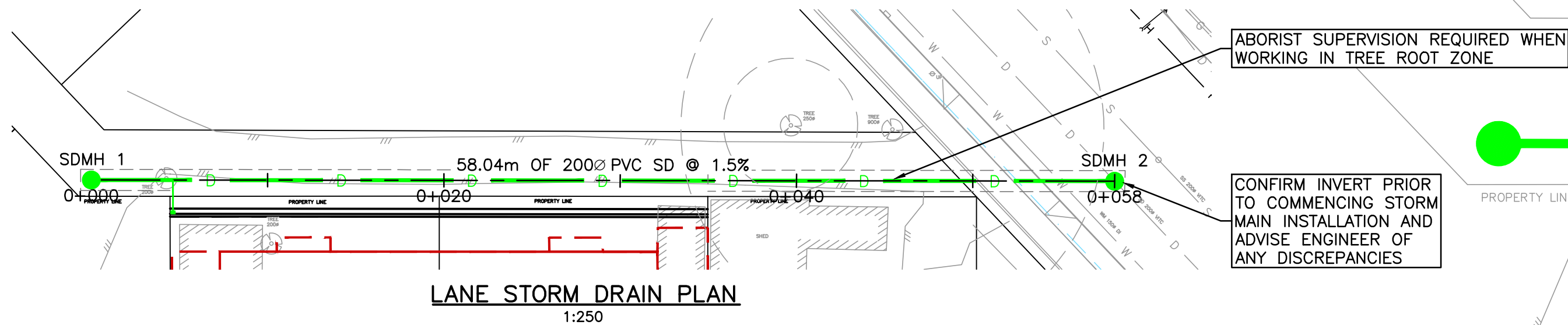
CITY OF VICTORIA, BC
MJM ARCHITECT INC.

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	REVISION 1 of 8 13

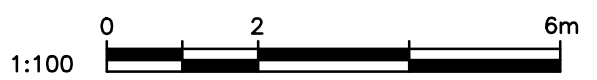


NOTES:

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	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

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

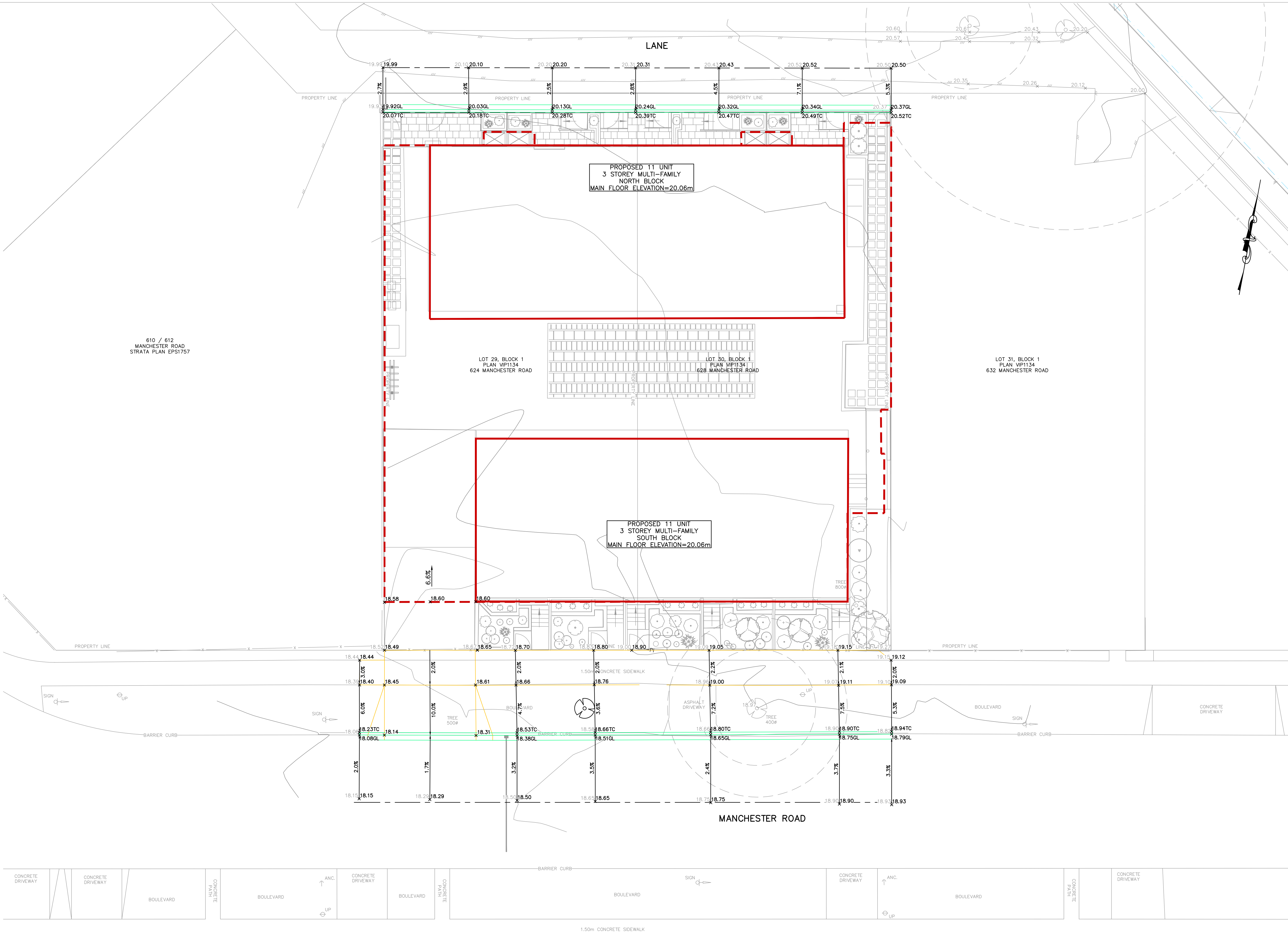
CITY OF VICTORIA, BC
MJM ARCHITECT INC.

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

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	REVISION 4 OF 8 13

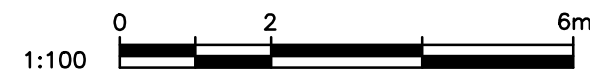
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ISSUES		
No.	DATE	ISSUED FOR
1	2021.11.19	REVIEW
2	2021.12.01	REVIEW
3	2021.12.03	REZONING APPROVAL
4	2022.03.31	REZONING APPROVAL #2
5	2023.01.26	REZONING APPROVAL #3
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7	2023.11.24	50% REVIEW
8	2023.12.21	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

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

CITY OF VICTORIA, BC
MJM ARCHITECT INC.

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ENGINEERING
Unit 600-1112 Fort St, Victoria, BC V8V 3K8
Tel: 250-590-4875 Fax: 250-590-4392
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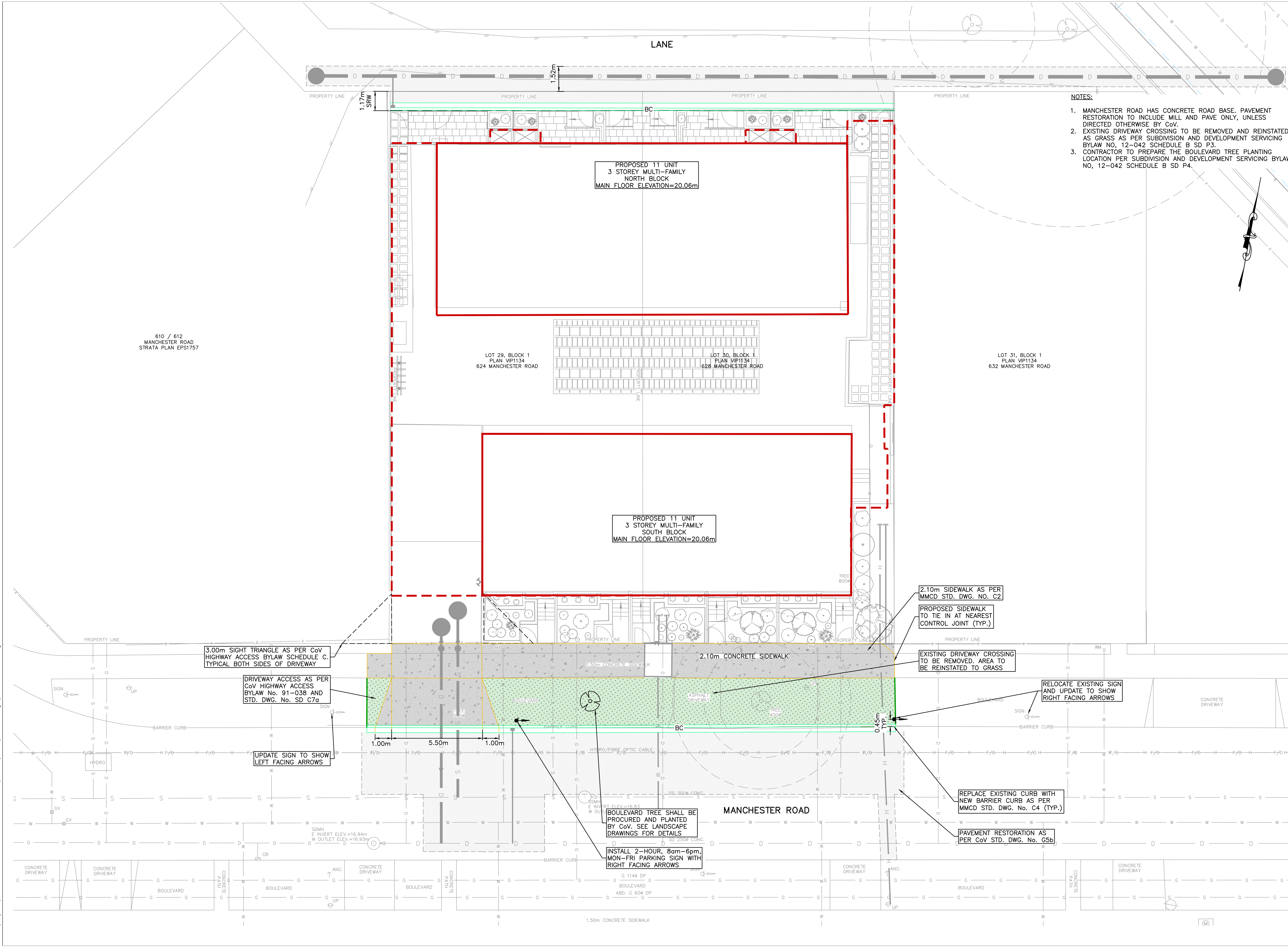
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GRADING PLAN

DESIGNED TDL	ENGINEER'S SEAL HEL PERMIT NO. 1000201
DESIGN REVIEW AJH	
DRAFTED MDZ	
DRAFTING REVIEW TDL	CLIENT DRAWING No.
PROJECT No. 5775-001	PERMIT No.
SCALE H: AS NOTED V: -	REVISION 5 OF 8 13
HEL DRAWING No. C300	

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: \\Projects\5775-001 Manchester Road - Multi-Family Development\04C Drawings\5775-001 CIVIL.dwg Plot Time: Oct. 7, 24 11:45 AM User: Sarah Newman



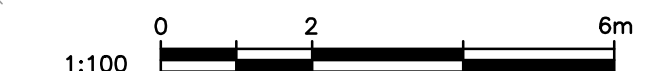
NOTES:

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	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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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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SURFACE WORKS 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. C301	REVISION 6 of 8 13

DESTROY ALL DRAWINGS SHOWING PREVIOUS VERSION