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PROJECT INFORMATION

CIVIC ADDRESS:
 310 -338 MICHIGAN STREET, VICTORIA, BC

LEGAL DESCRIPTION:
 Lot A of Lots 1864, 1871 - 1876, Victoria City
 Plan 42136 (P.I.D. 001-225-197)

SITE AREA: 5,074.1 SM

PROJECT DESCRIPTION:
 THE CURRENT DEVELOPMENT CONSISTS OF FOUR MULTI-FAMILY RESIDENTIAL BUILDINGS ABOVE A SINGLE STOREY PARKADE. THE PROPOSED DEVELOPMENT WILL RETAIN ONE OF THE EXISTING BUILDINGS, DEMOLISH THREE OF THE BUILDINGS, AND CONSTRUCT A NEW FOUR STOREY MULTI-FAMILY RESIDENTIAL BUILDING ABOVE THE EXISTING PARKADE. THE PORTION OF THE EXISTING PARKADE BELOW THE NEW BUILDING WILL BE PARTIALLY DEMOLISHED AND RECONSTRUCTED IN ORDER TO SUPPORT THE NEW DEVELOPMENT. ALL UNITS WITHIN BOTH THE PROPOSED AND EXISTING TO REMAIN WILL BE AFFORDABLE DWELLING UNITS TO BE SECURED IN PERPETUITY THROUGH LEGAL AGREEMENT.

BUILDING HEIGHT
 4 STOREYS
 12.32 M
 (13.62 M AS MEASURED FROM AVERAGE GRADE.)

BUILDING AREA
 EXISTING TO REMAIN - 342.3 SM
 PROPOSED - 1844
 PARKADE - 3165 SM

RESIDENTIAL UNIT SUMMARY			
	EXISTING TO REMAIN	PROPOSED	TOTAL
STUDIO	0	8 (46-47 SM)	8
1 BEDROOM	5	24 (46-50 SM)	29
1 BED ACCESSIBLE	0	6 (55-58 SM)	6
2 BEDROOM	3	48 (68-78 SM)	51
3 BEDROOM	1	11 (88-91 SM)	12
TOTAL	9	97	106

VICTORIA ZONING BYLAW SUMMARY

ZONING:
 EXISTING: R3-2 MULTIPLE DWELLING DISTRICT
 PROPOSED: R3-2 MULTIPLE DWELLING DISTRICT WITH VARIANCES

USES:
 RESIDENTIAL
 STORAGE (PARKADE).

DEVELOPMENT PERMIT AREA: DPA 16

SITE AREA: 5,074.1 SM

FLOOR SPACE RATIO:
 EXISTING TO REMAIN: 0.16 : 1 FSR (798 SM/ 5074.1 SM)
 PROPOSED: 1.40 : 1 FSR (7122 SM/ 5074.1 SM)
 TOTAL: 1.56 : 1 FSR (7920 SM/ 5074.1 SM)

SITE COVERAGE :
 EXISTING TO REMAIN: 6.8% (342.3 / 5074.1 SM)
 PROPOSED: 38.4% (1948 / 5074.1 SM)
 SITE COVERAGE TOTAL : 45.2%

OPEN SITE SPACE: 54.8%

AVERAGE GRADE: 5.4 M (GEODETIC)
 See Site Plan for Grade Calculation

HEIGHT OF BUILDING: 13.62 M (FROM AVERAGE GRADE)

NUMBER OF STOREYS: 4 STOREYS

PARKING:
 REQUIRED: 56 resident + 11 visitor = 67
 PROPOSED: 73

BICYCLE PARKING:
 REQUIRED: 133 long-term + 11 short-term
 PROVIDED: 133 long-term + 11 short-term

SETBACKS :
 FRONT (Michigan Street): 5.780 m
 REAR (North): 6.0 m
 SIDE (East): 6.0 m
 SIDE (West): 6.0 m

BUILDING CODE SUMMARY

REFERENCE DOCUMENT:
 BRITISH COLUMBIA BUILDING CODE 2018 - PART 3

OCCUPANCY CLASSIFICATIONS (TABLE 3.1.2.1)
 GROUP C - RESIDENTIAL (FLOORS 1 - 4)
 GROUP F , DIVISION 2 - LOW HAZARD INDUSTRIAL (PARKADE)

OCCUPANCY SEPARATIONS (TABLE 3.1.3.1)
 PARKADE CONSIDERED AS A SEPARATE BUILDING AND SEPARATED FROM THE OCCUPANCIES ABOVE AND ADJACENT BY A 2 HOUR FIRE SEPARATION IN ACCORDANCE WITH 3.2.1.2.

BUILDING SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY
 3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED
 FIRE SUPPRESSION - FULLY SPRINKLERED
 ALLOWABLE HEIGHT - 6 STOREYS & 18 M
 ALLOWABLE AREA - 2250 SM (BASED ON FOUR STOREYS)
 CONSTRUCTION - COMBUSTIBLE OR NON COMBUSTIBLE
 FLOOR ASSEMBLIES - 1 HOUR
 SUPPORTING WALLS AND STRUCTURE - 1 HOUR
 ROOF ASSEMBLY - 1 HOUR

ACTUAL SIZE AND CONSTRUCTION
 PARKADE -
 FIRE SUPPRESSION - FULL SPRINKLERED
 HEIGHT - 1 STOREY
 AREA - 3165 SM
 CONSTRUCTION - NON COMBUSTIBLE
 FLOOR ASSEMBLY - 2 HOUR
 SUPPORTING WALLS AND STRUCTURE - 2 HOUR

PROPOSED BUILDING -
 FIRE SUPPRESSION - FULLY SPRINKLERED
 HEIGHT - 4 STOREYS, 12.02 M
 AREA - 1844 SM
 CONSTRUCTION - COMBUSTIBLE
 FLOOR ASSEMBLY - 1 HOUR
 SUPPORTING WALLS AND STRUCTURE - 1 HOUR
 ROOF ASSEMBLY - 1 HOUR

DRAWING INDEX

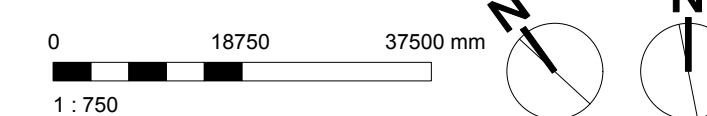
- ARCHITECTURAL**
 A001 PROJECT INFORMATION
 A002 SURVEY PLAN
 A100 DEMOLITION PLAN
 A101 PARKADE PLAN
 A201 ARCHITECTURAL SITE PLAN
 A202 L1 PLAN
 A203 L2 - L4 PLANS
 A204 ROOF PLAN
 A301 EXTERIOR ELEVATIONS
 A401 BUILDING SECTIONS
 A601 ENLARGED PARKADE PLAN - WEST
 A602 ENLARGED PARKADE PLAN - EAST
 A603 ENLARGED L1 PLAN - WEST
 A604 ENLARGED L1 PLAN - EAST
 A605 ENLARGED L2-L4 PLANS - WEST
 A606 ENLARGED L2-L4 PLANS - EAST

CIVIL
 CONCEPTUAL SERVICING PLAN

LANDSCAPE
 LANDSCAPE CONCEPT PLAN
 TREE PRESERVATION PLAN



1 Location Plan
 A001 Scale: 1:750



Rev	Date	Description

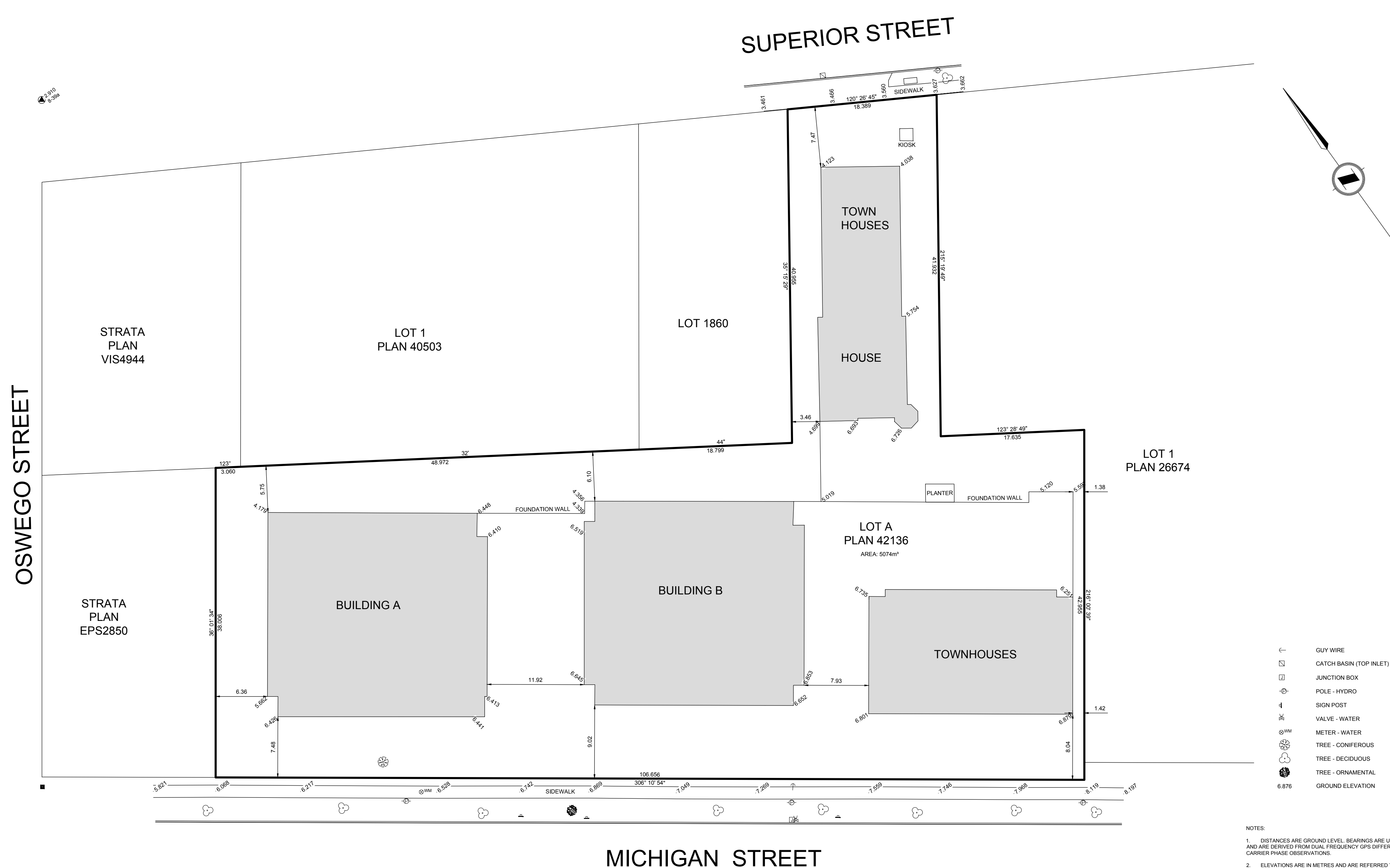
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drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.
ISSUED FOR DEVELOPMENT VARIANCE

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VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-858-3387	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-858-5810
project name Michigan St 310-338 Michigan St. & 333 Superior St. Victoria BC	
Project Data drawing no. A001	

McElhanney ANS D - 15.06.20

DATE: 2019-06-20 10:48:06 FILE: P:\30687-V-1\30687-V-1\30687-V-1\30687-V-1.dwg



- GUY WIRE
- ☐ CATCH BASIN (TOP INLET)
- ☐ JUNCTION BOX
- ⊕ POLE - HYDRO
- 4 SIGN POST
- ⊕ VALVE - WATER
- ⊕ METER - WATER
- ⊕ TREE - CONIFEROUS
- ⊕ TREE - DECIDUOUS
- ⊕ TREE - ORNAMENTAL
- 6.876 GROUND ELEVATION

NOTES
 1. DISTANCES ARE GROUND LEVEL BEARINGS ARE UTM GRID AND ARE DERIVED FROM DUAL FREQUENCY GPS DIFFERENTIAL CARRIER PHASE OBSERVATIONS.
 2. ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CH88. ELEVATIONS ARE REFERRED TO GGM 8-52 AT ELEVATION 6.022M
 3. THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED ON AUGUST 17 AND 18, 2019.

Rev	Date	Description
0	18-09-04	ORIGINAL ISSUE

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Michigan St
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 Victoria BC

Survey

Project Number: 2113-03687-00
 Rev: 0

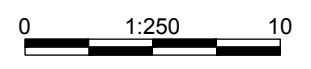
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A002

Rev	Date	Description	Surv	Drawn	App'd
0	18-09-04	ORIGINAL ISSUE	JC	LM/VE	GO

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ORIGINAL DWG SIZE: ANSI D (22" x 34")
 ALL DIMENSIONS ARE IN METRES



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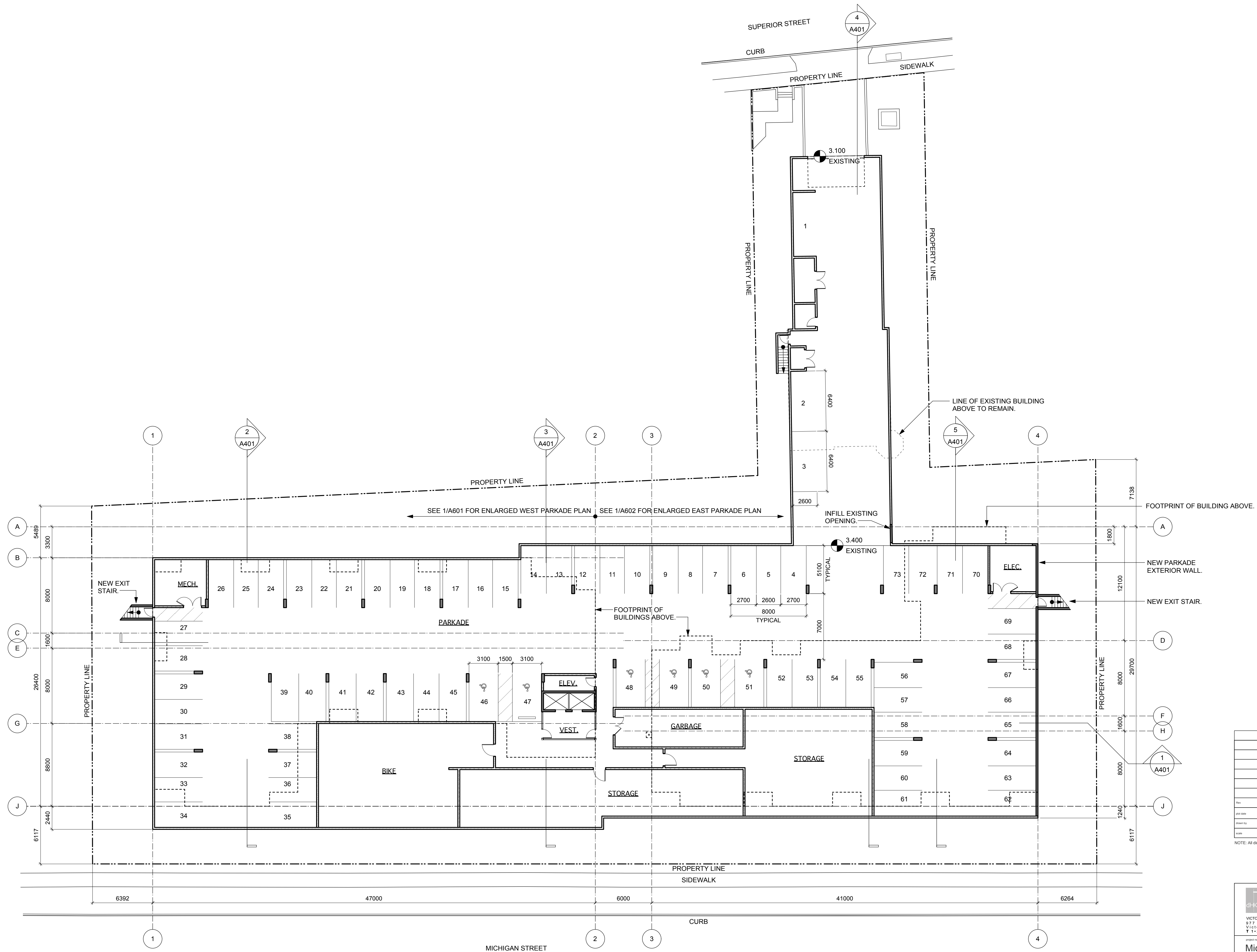
**330-336 MICHIGAN STREET
 SITE PLAN**

330-336 MICHIGAN STREET AND 333 SUPERIOR STREET
 VICTORIA BC

Drawing No. **03687-V-1**

Project Number: 2113-03687-00
 Rev: 0

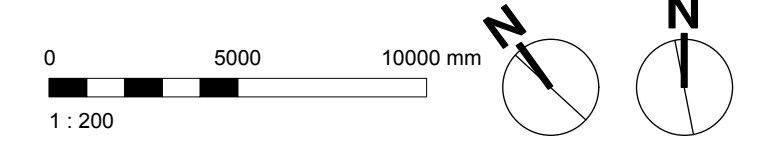
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Rev	Date	Description

		dHKarchitects VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-858-3387	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K8 T 1-250-855-5810
Michigan St 310-338 Michigan St. & 333 Superior St. Victoria BC			
Parkade Plan			
Project name Michigan St 310-338 Michigan St. & 333 Superior St. Victoria BC		Project number A101	Revision -

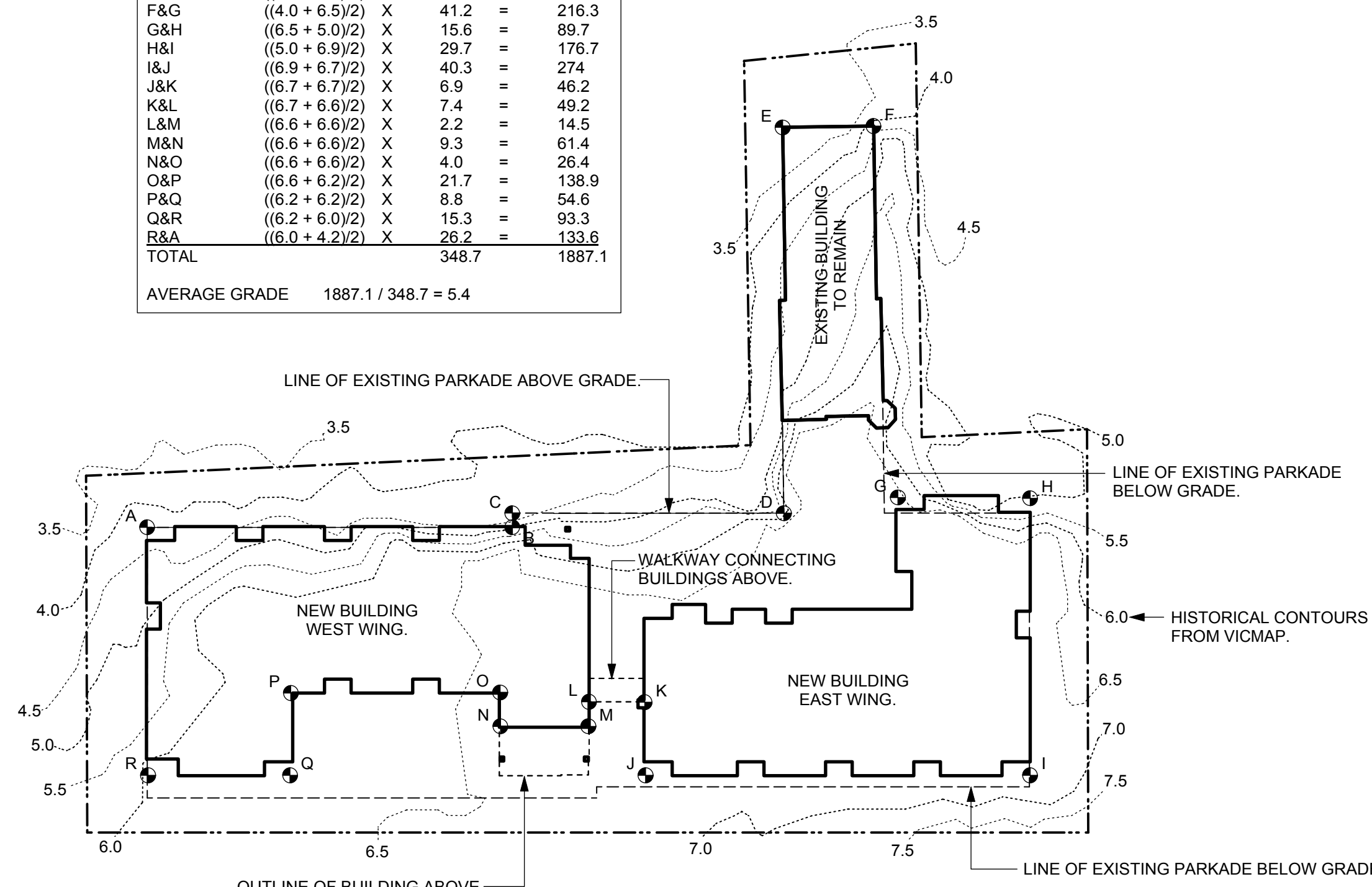
1 Parkade
A101 Scale: 1:200



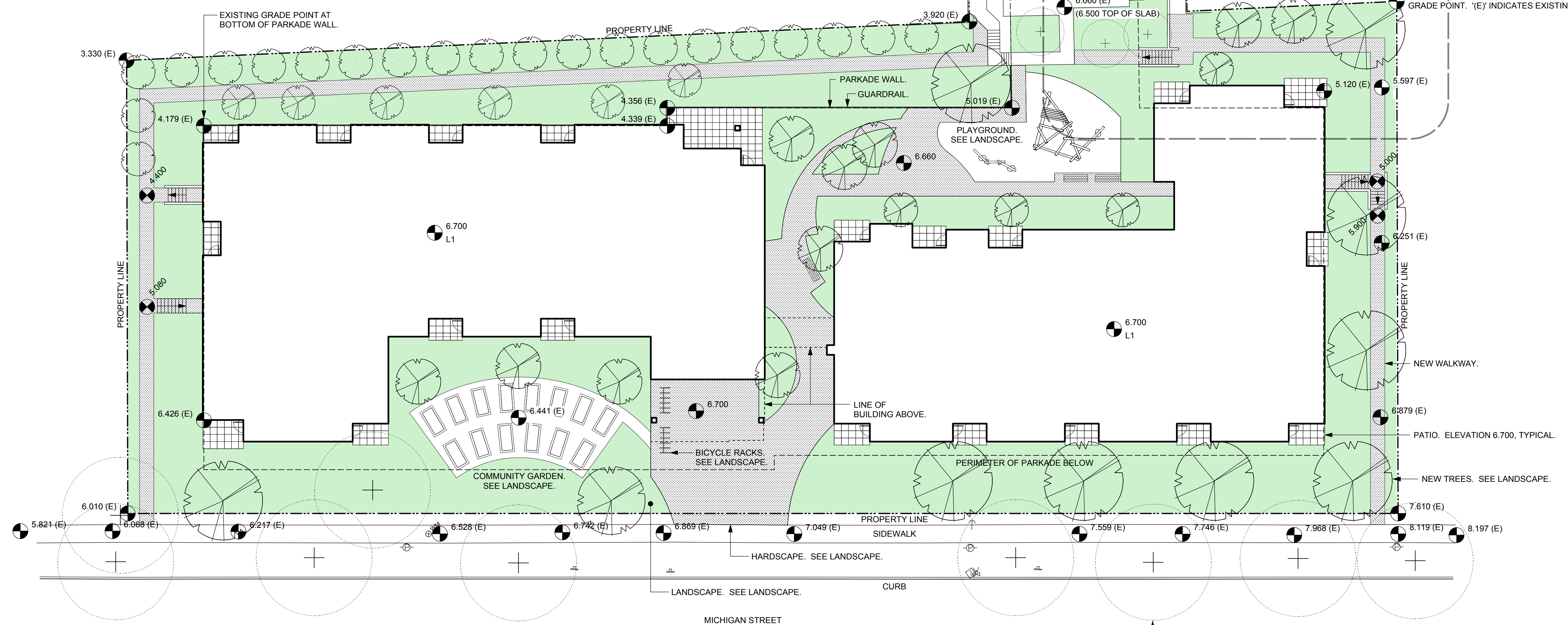
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GRADE CALCULATION			
POINTS	AVERAGE	DISTANCE	TOTAL
A&B	((4.2 + 4.5)/2) X	37 =	160.9
B&C	((4.5 + 4.5)/2) X	1.5 =	6.75
C&D	((4.5 + 5.0)/2) X	30.8 =	146.3
D&E	((5.0 + 3.0)/2) X	41.1 =	164.4
E&F	((3.0 + 4.0)/2) X	9.7 =	33.95
F&G	((4.0 + 6.5)/2) X	41.2 =	216.3
G&H	((6.5 + 5.0)/2) X	15.6 =	89.7
H&I	((5.0 + 6.9)/2) X	29.7 =	176.7
I&J	((6.9 + 6.7)/2) X	40.3 =	274
J&K	((6.7 + 6.7)/2) X	6.9 =	46.2
K&L	((6.7 + 6.6)/2) X	7.4 =	49.2
L&M	((6.6 + 6.6)/2) X	2.2 =	14.5
M&N	((6.6 + 6.6)/2) X	9.3 =	61.4
N&O	((6.6 + 6.6)/2) X	4.0 =	26.4
O&P	((6.6 + 6.2)/2) X	21.7 =	138.9
P&Q	((6.2 + 6.2)/2) X	8.8 =	54.6
Q&R	((6.2 + 6.0)/2) X	15.3 =	93.3
R&A	((6.0 + 4.2)/2) X	26.2 =	133.6
TOTAL		348.7	1887.1
AVERAGE GRADE			1887.1 / 348.7 = 5.4

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	R3-2 MULTIPLE DWELLING DISTRICT
PROPOSED ZONE	R3-2 MULTIPLE DWELLING WITH VARIANCES
SITE AREA (SM)	5074.1
TOTAL NEW FLOOR AREA (SM)	7122
COMMERCIAL FLOOR AREA (SM)	0
FLOOR SPACE RATIO	1.56
SITE COVERAGE (%)	43.8
OPEN SITE SPACE (%)	56.2
HEIGHT OF NEW BUILDING (M)	12.320 (13.620 AS MEASURED FROM AVERAGE GRADE)
NUMBER OF STOREYS	4
PARKING STALLS (NUMBER) ON SITE	73
BICYCLE PARKINGS NUMBER (CLASS 1 AND CLASS 2)	144
NEW BUILDING SETBACKS (M)	
FRONT YARD (SOUTH)	6
REAR YARD (NORTH)	5.780
SIDE YARD (WEST)	6
SIDE YARD (EAST)	6
COMBINED SIDE YARDS	12
NEW RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF NEW UNITS	97
NEW UNIT TYPES	STUDIO, ONE, TWO, & THREE BEDROOM
NEW GROUND ORIENTED UNITS	20
MINIMUM NEW UNIT FLOOR AREA (SM)	46
TOTAL NEW RESIDENTIAL FLOOR AREA (SM)	6208



2 Average Grade Calculation
A201 Scale: 1:500



1 Site Plan
A201 Scale: 1:200

REV	DATE	DESCRIPTION

DATE: JUNE 2019
DRAWING NO: 1815 A200 Floor Plans-REV
DRAWN BY: MAF, FWP
CHECKED BY: RAW
SCALE: AS SHOWN
PROJECT NUMBER: 1815

NOTE: All dimensions are shown in millimeters.

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T 1-250-858-5810

project name
Michigan St
310-338 Michigan St. & 333 Superior St.
Victoria BC

Architectural Site Plan

DATE: JUNE 2019
DRAWING NO: **A201**



NEW BUILDING UNIT COMPOSITION

UNIT/LEVEL	L1	L2-L4	TOTAL
STUDIO	2	6	8
ONE BED	6	24	30
TWO BED	12	36	48
THREE BED	2	9	11
TOTAL	22	75	97

* INCLUDES 6 HANDICAPPED ACCESSIBLE UNITS

Rev	Date	Description
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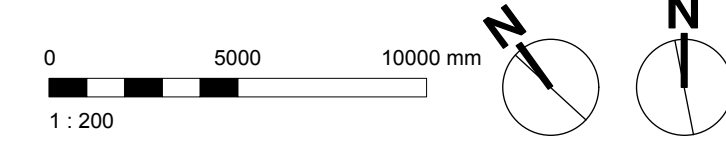
Michigan St
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Victoria BC

L1 Plan

Project name: Michigan St
Drawing no: **A202**



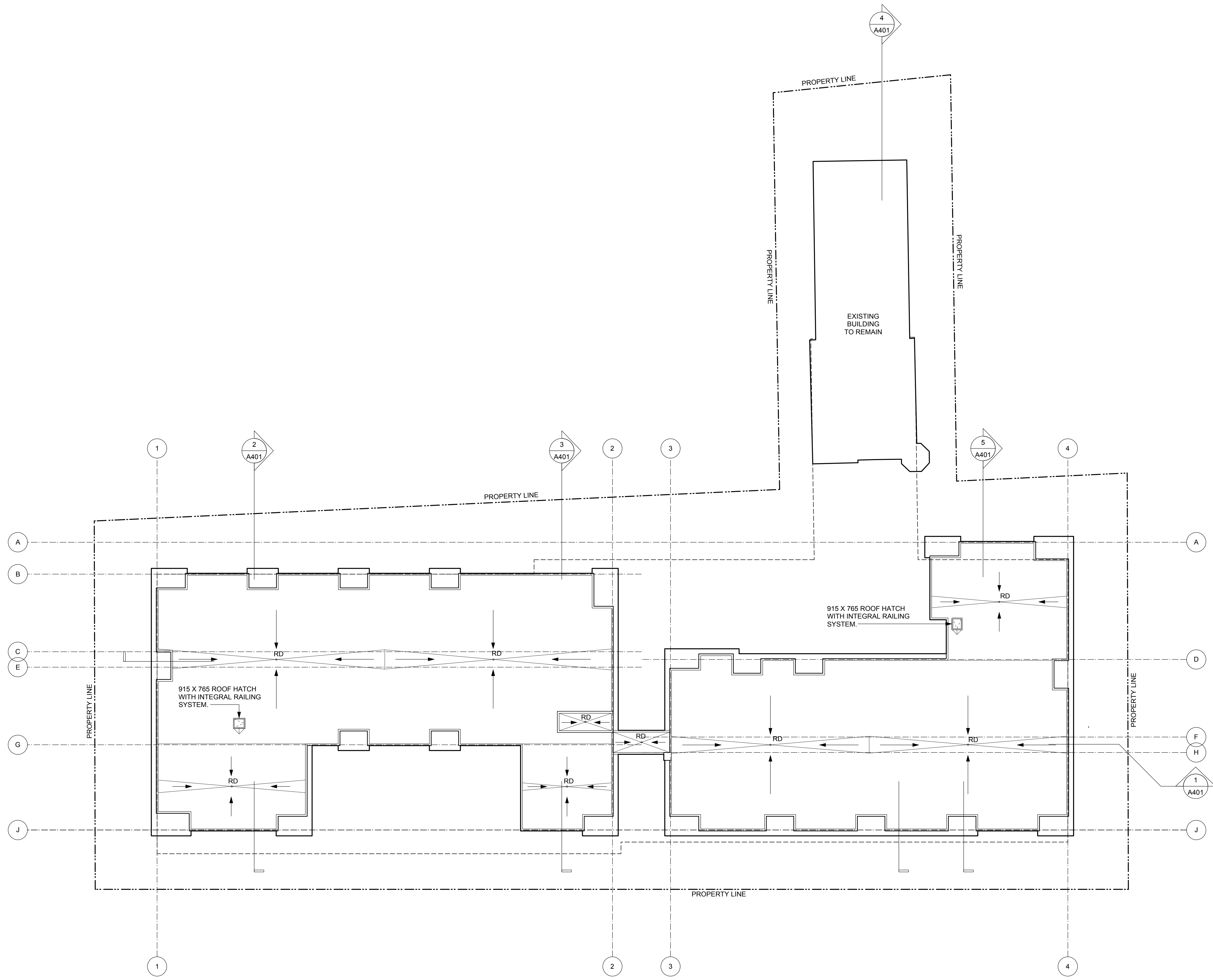
1 L2 - L4 Floors
A203 Scale: 1:200



Rev	Date	Description

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project name Michigan St 310-338 Michigan St. & 333 Superior St. Victoria BC	
drawing no. L2 - L4 Plans	
sheet no. A203	total sheets -

NOTE: All dimensions are shown in millimeters.

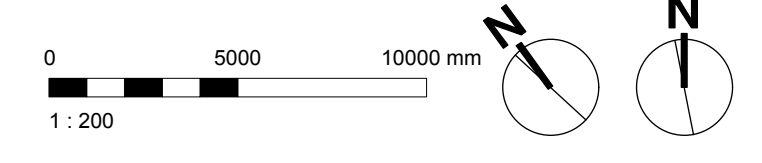


Rev	Date	Description

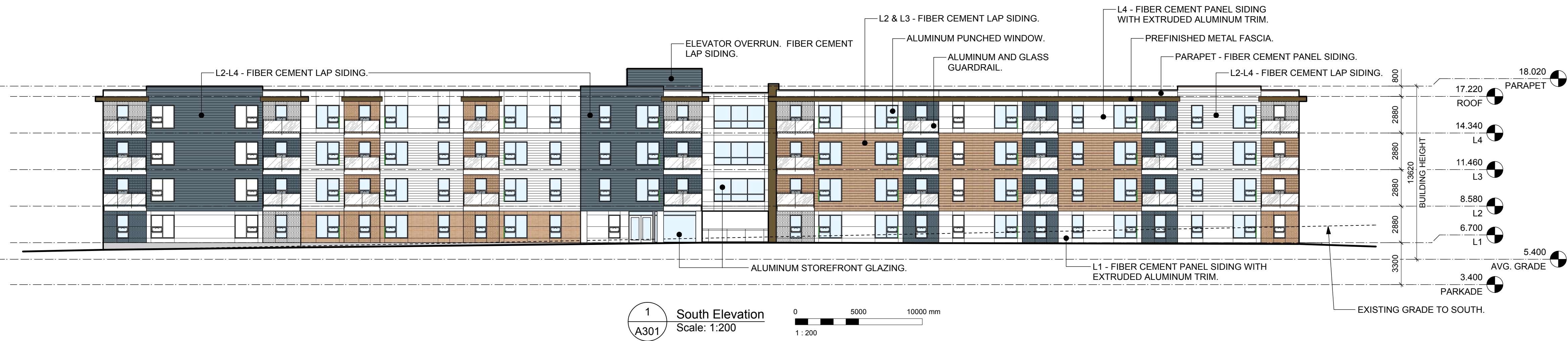
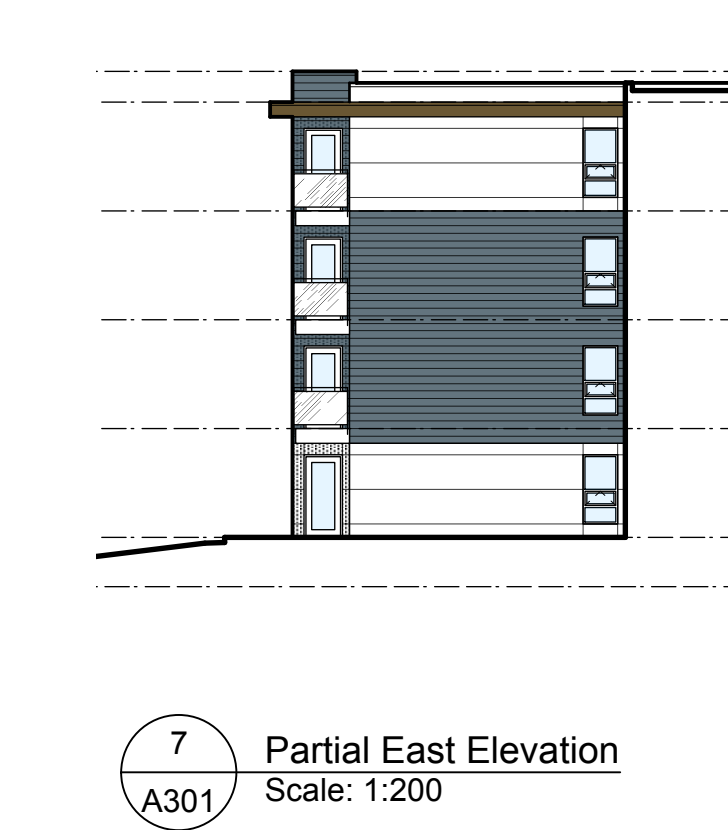
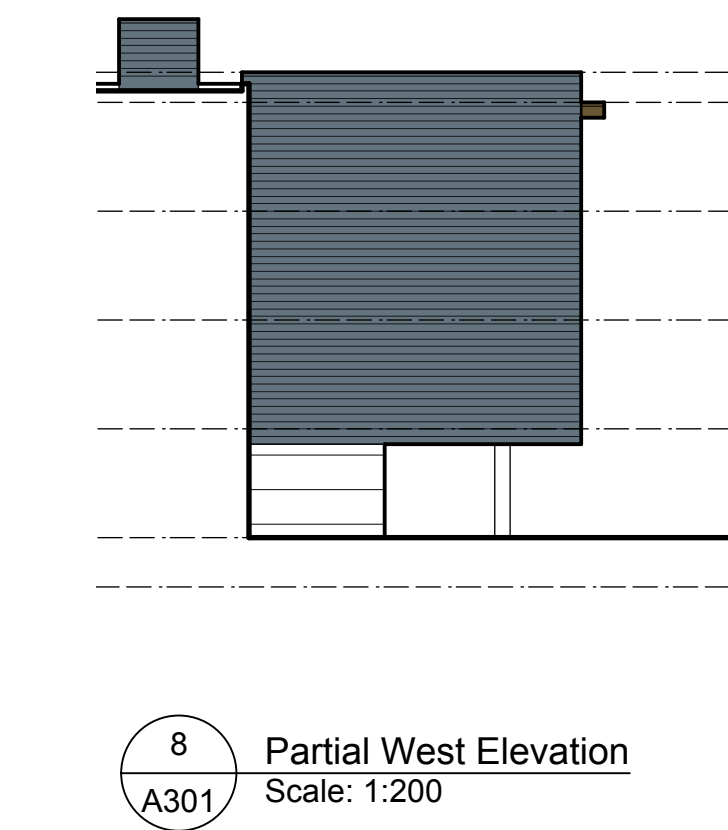
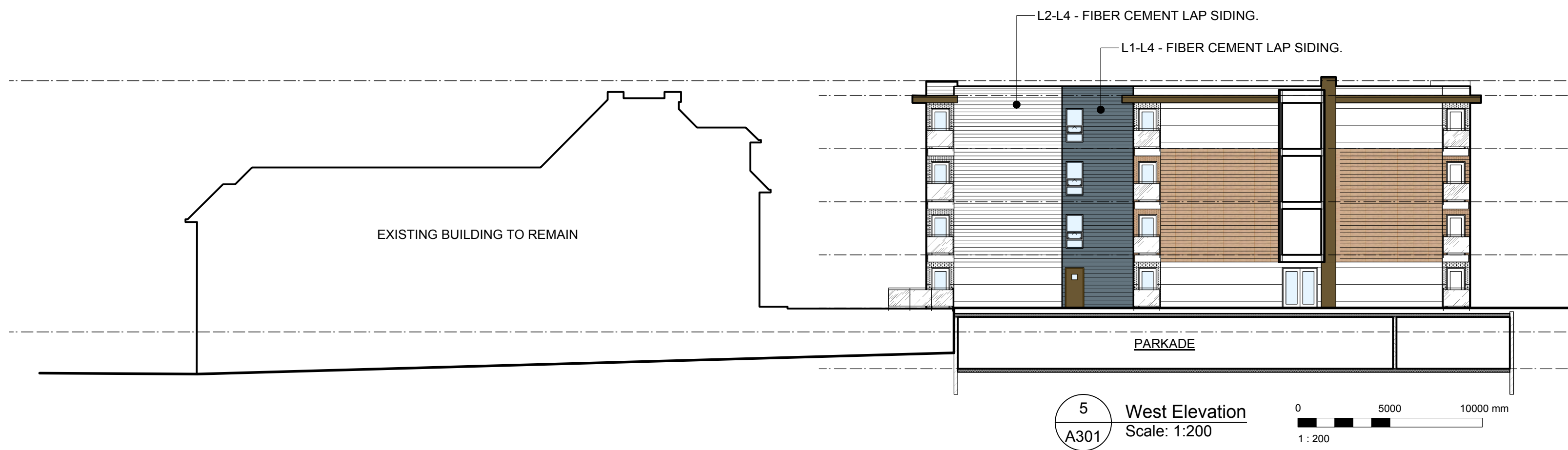
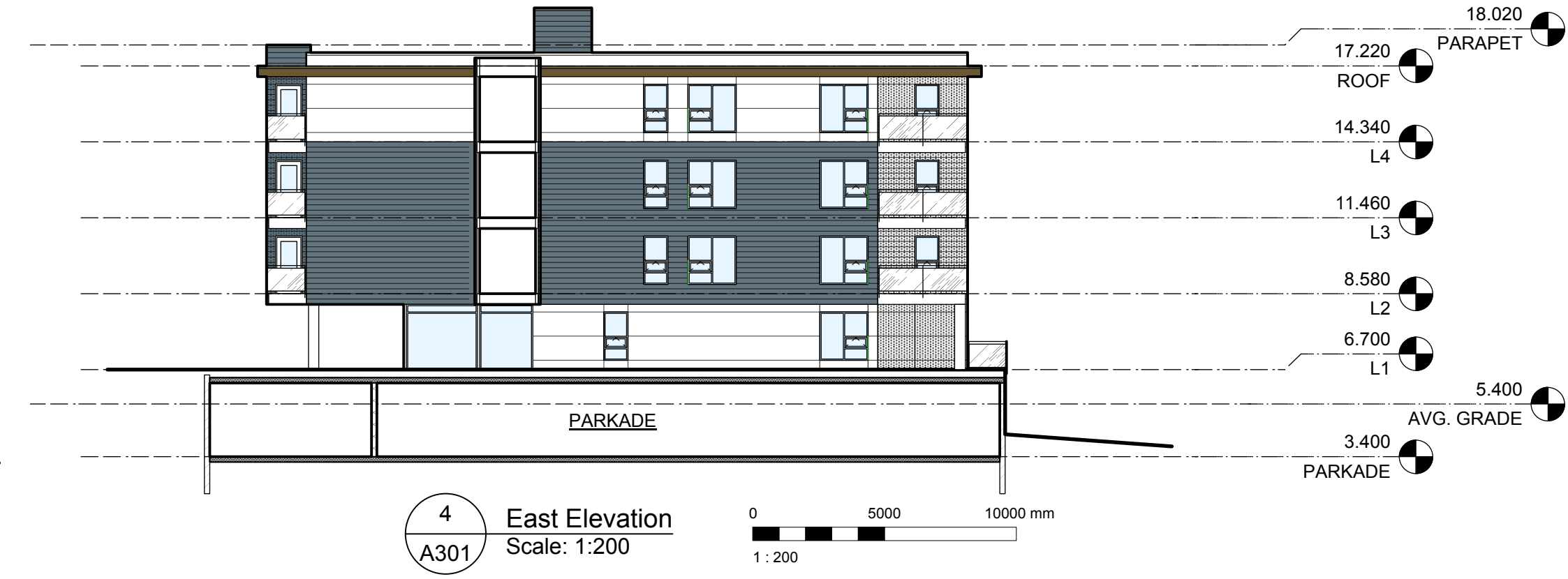
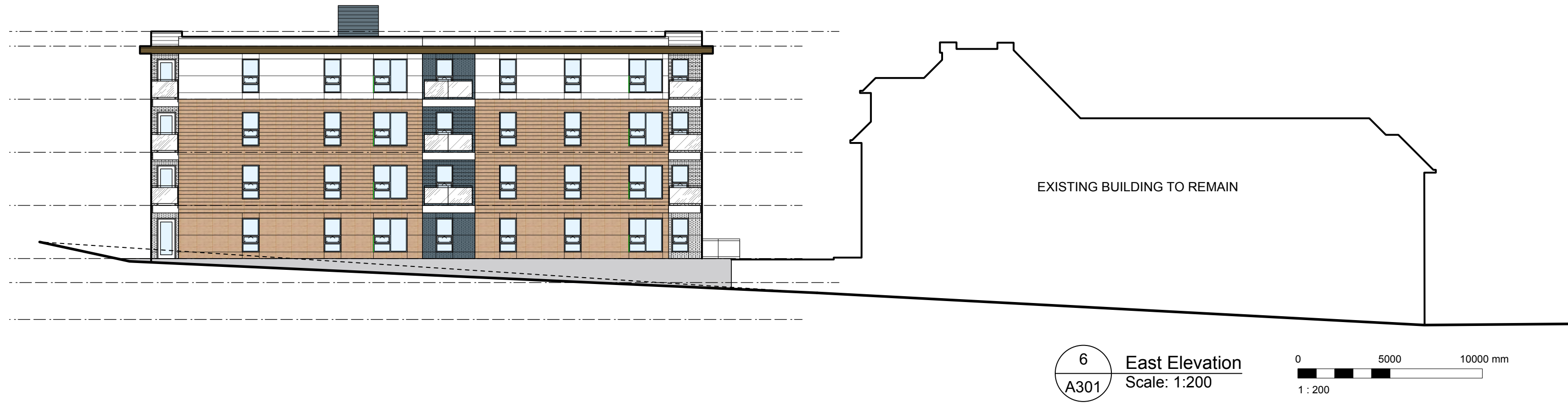
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DRAWN BY	MAF, FWP	CHECKED BY	RAW
SCALE	AS SHOWN	PROJECT NUMBER	1815

NOTE: All dimensions are shown in millimeters.

1 Roof Plan
A204 Scale: 1:200



VICTORIA OFFICE 977 Fort Street VICTORIA BC V8W 2K3 T 1-250-858-3387	NANAIMO OFFICE 102-5190 Dublin Way NANAIMO BC V9T 2W8 T 1-250-855-5810
project name Michigan St 310-338 Michigan St. & 333 Superior St. Victoria BC	
Roof Plan	
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Rev	Date	Description

Rev	Date	Description	1815 A300 Floor Plans

NOTE: All dimensions are shown in millimeters.

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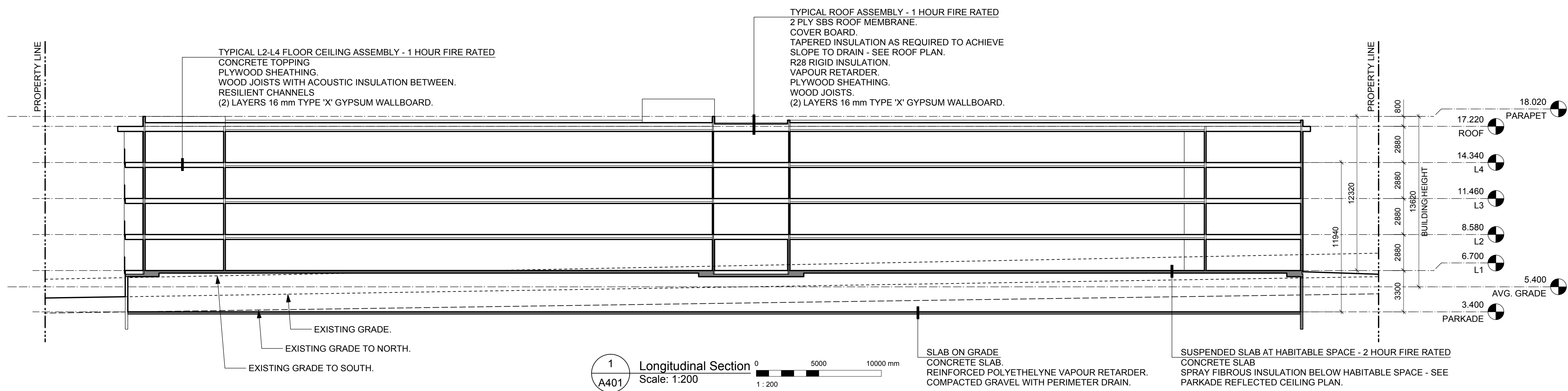
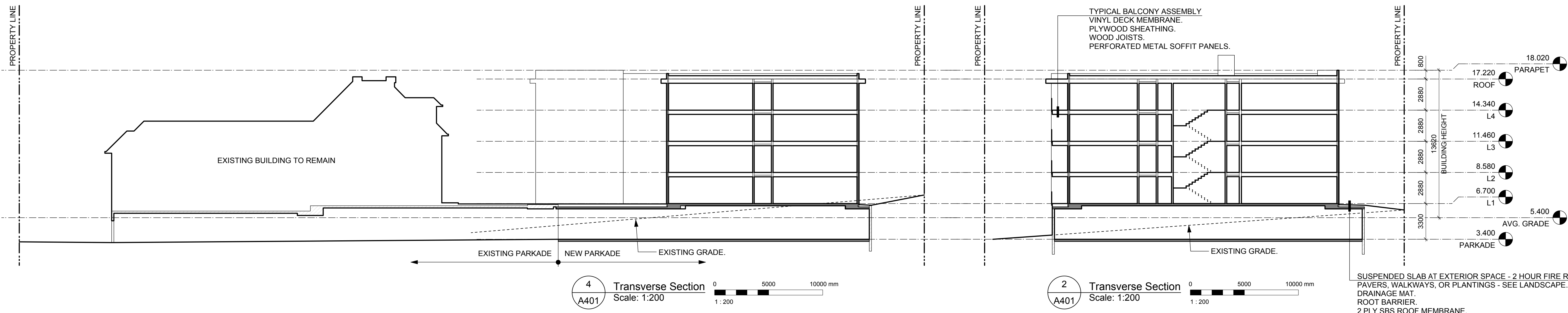
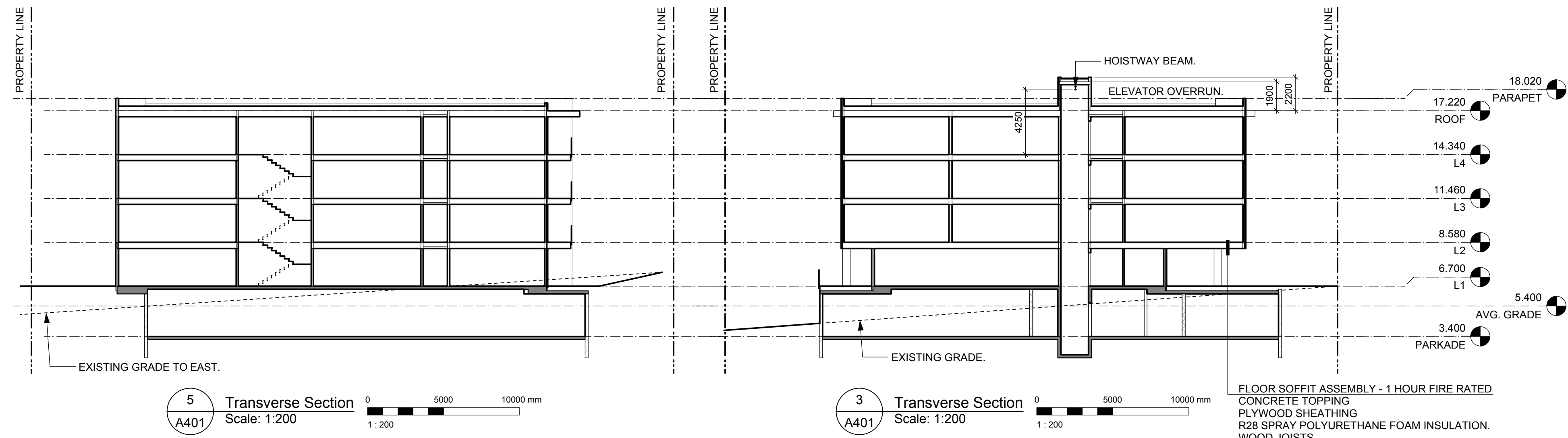
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Michigan St
310-338 Michigan St. & 333 Superior St.
Victoria BC

Exterior Elevations

A301



No.	Date	Description
1	JUNE 2019	1815 A200 Floor Plans view
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DATE: JUNE 2019
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CHECKED BY: RAW
SCALE: AS SHOWN
PROJECT NUMBER: 1815

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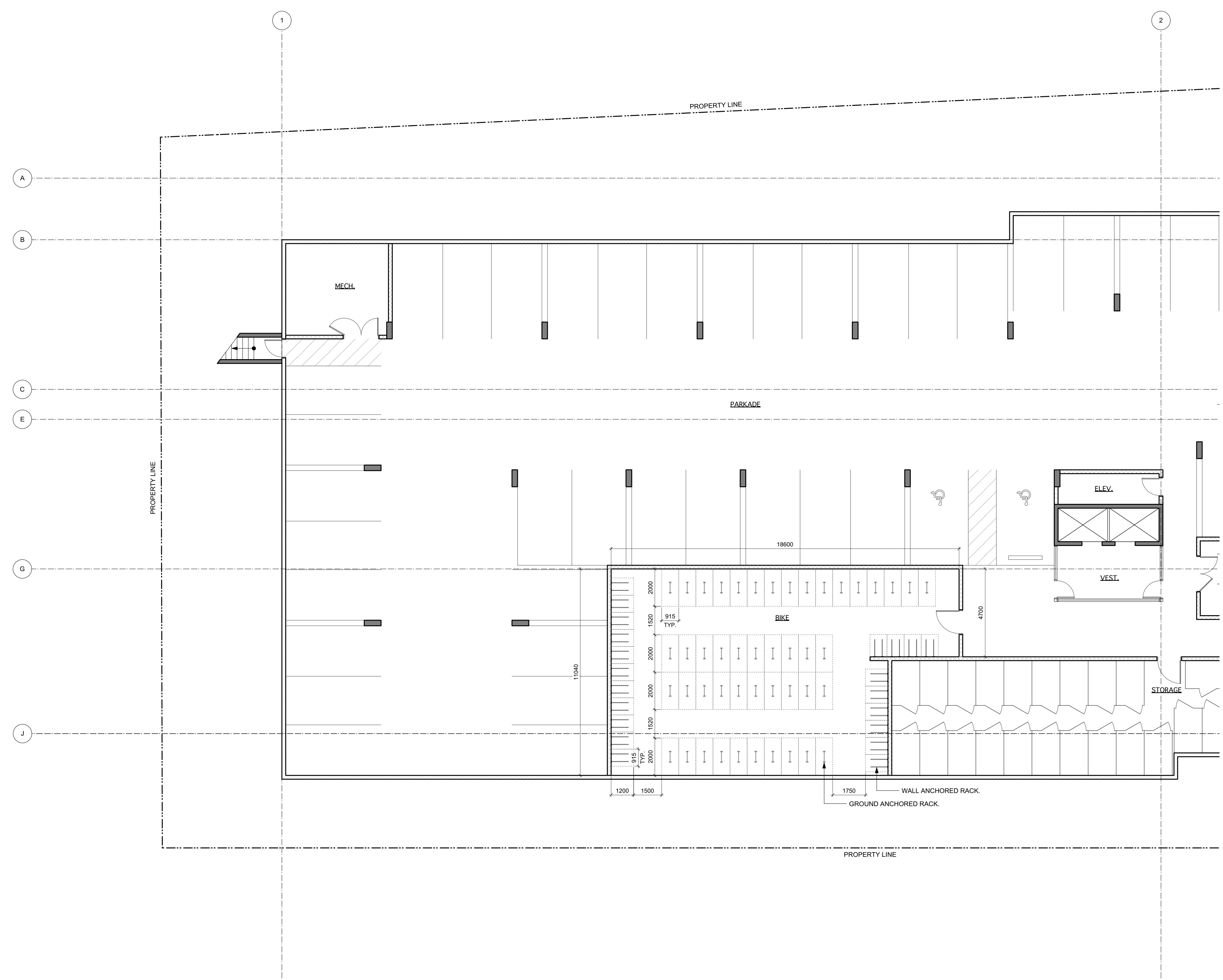
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Michigan St
310-338 Michigan St. & 333 Superior St.
Victoria BC

Building Sections

Project Name: Michigan St
Drawing No: A401



Rev	Date	Description

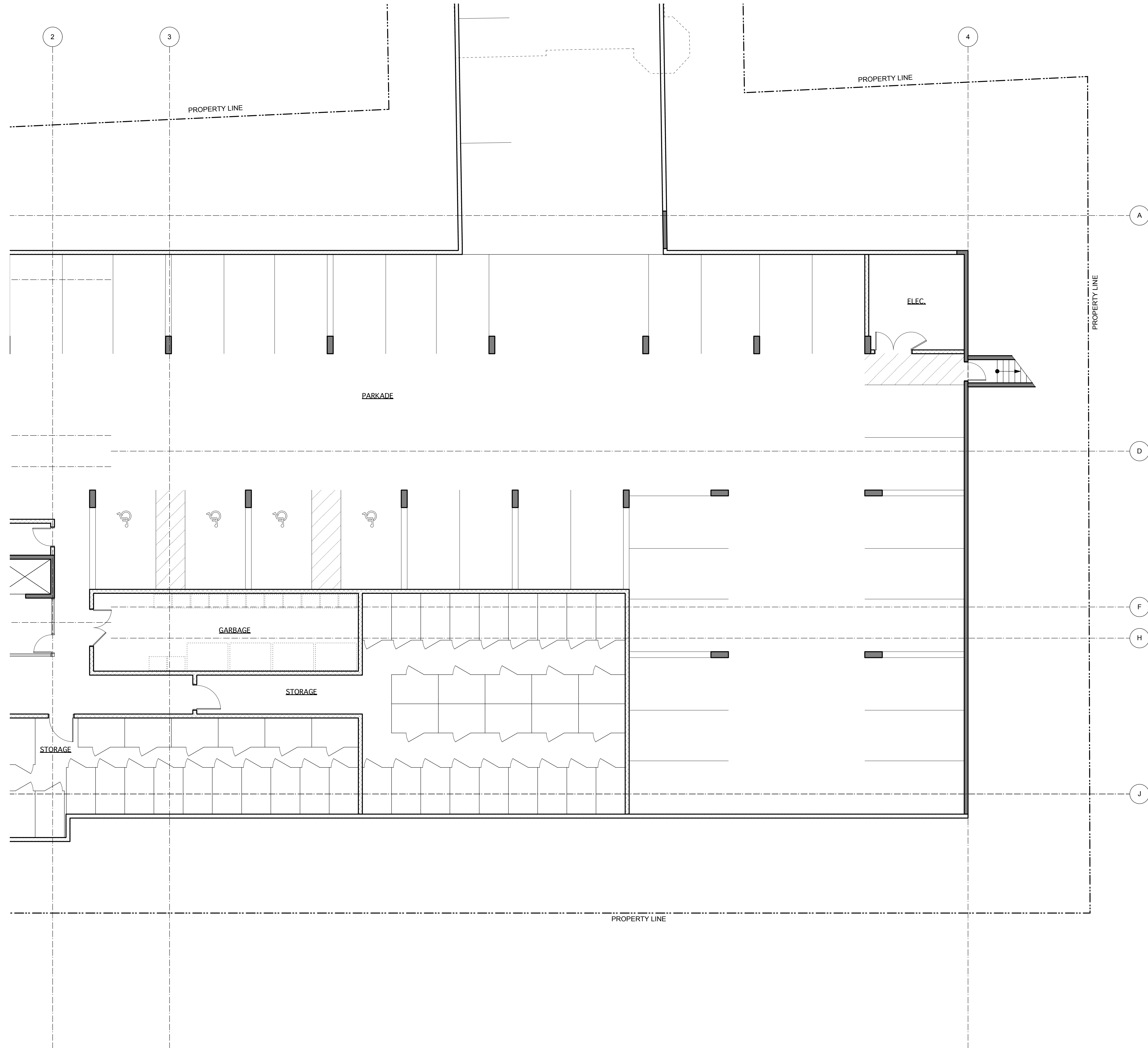
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 Drawn by: MAF, FWP
 Checked by: RAW
 Scale: AS SHOWN
 Project number: 1815

NOTE: All dimensions are shown in millimeters.

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<p>Project Name</p> <p>Michigan St 310-338 Michigan St. & 333 Superior St. Victoria BC</p>	
<p>Enlarged Parkade Plan - West</p>	
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1 Enlarged Parkade Plan - West
Scale: 1:100

0 2500 5000 mm
1 : 100



Rev	Date	Description

print date	JUNE 2019	drawing file	1815 A200 Floor Plans view
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

dHk Architects

VICTORIA OFFICE
 977 Fort St East
 Victoria BC V8V 3K3
 T 1-250-858-3387

NANAIMO OFFICE
 102-5190 Dublin Way
 Nanaimo BC V9T 2K6
 T 1-250-885-5810

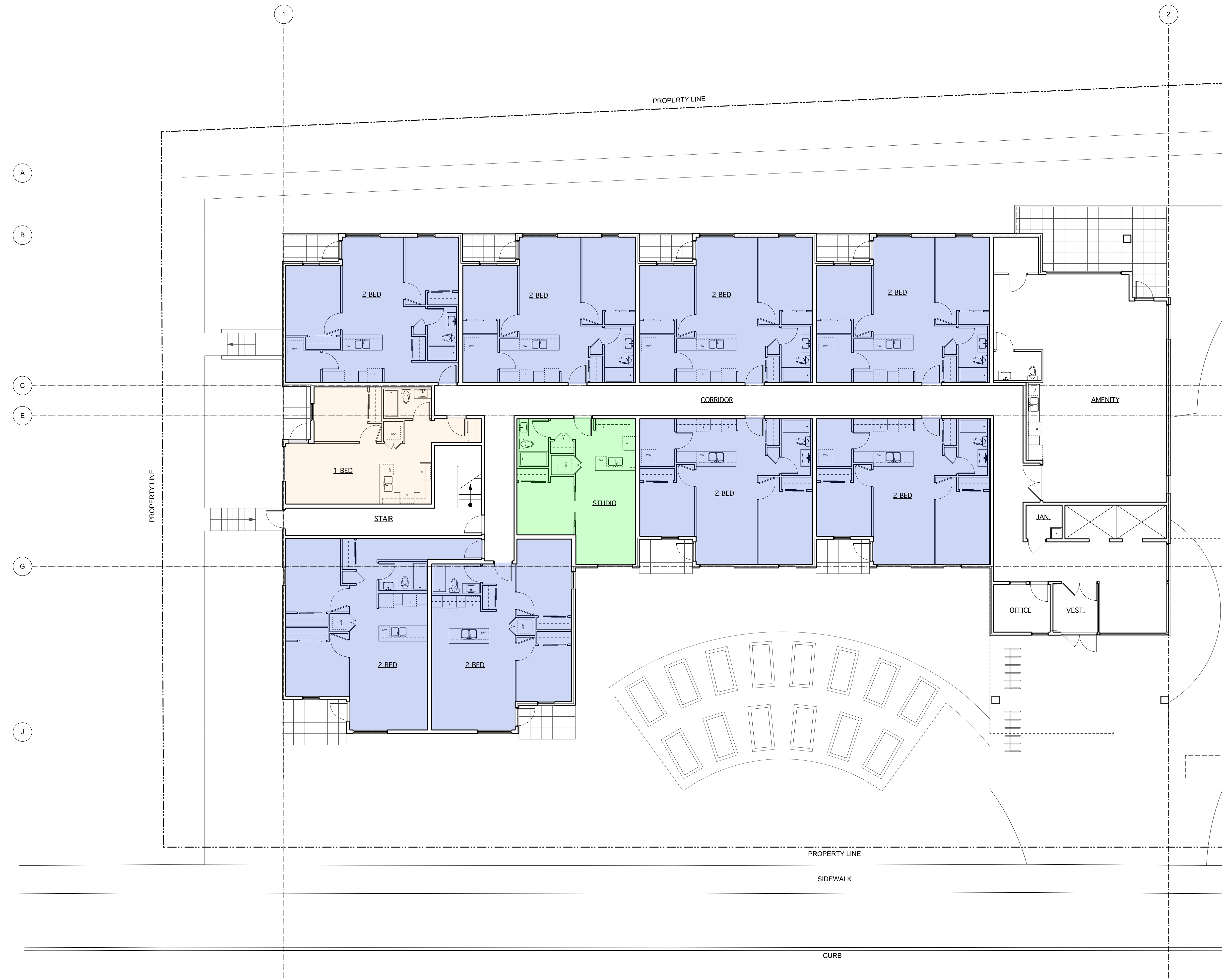
project name
Michigan St
 310-338 Michigan St. & 333 Superior St.
 Victoria BC

Enlarged Parkade Plan - East

drawing no.	A602	revision no.	-
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1 Enlarged Parkade Plan - East
 Scale: 1:100

0 2500 5000 mm
 1:100



REV	DATE	DESCRIPTION

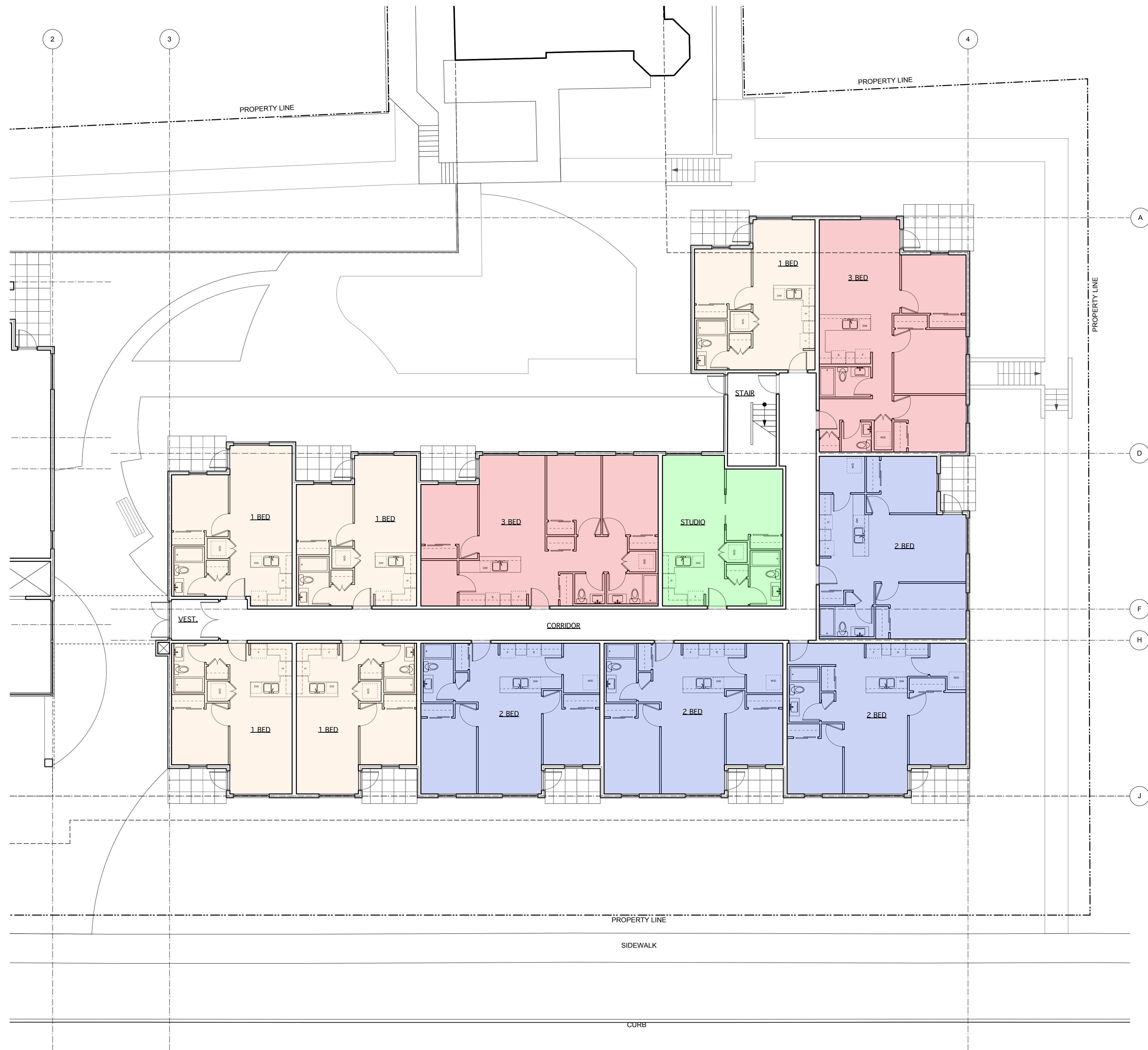
DATE: JUNE 2019
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 CHECKED BY: RAW
 SCALE: AS SHOWN
 PROJECT NUMBER: 1815

NOTE: All dimensions are shown in millimeters.

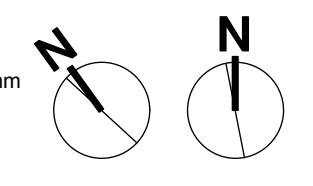
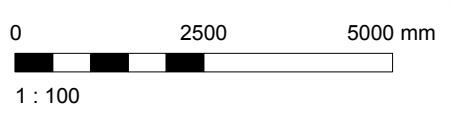

dHKarchitects
 VICTORIA OFFICE: 977 Fort St West, Victoria BC V8V 3K3, T 1-250-858-3387
 NANAIMO OFFICE: 102-5190 Dublin Way, Nanaimo BC V9T 2K6, T 1-250-855-5810

PROJECT NAME: Michigan St
 310-338 Michigan St. & 333 Superior St.
 Victoria BC

Enlarged L1 Plan - West
 SHEET NO: A603



1 Enlarged Main Floor Plan - East
 Scale: 1:100



Rev	Date	Description

VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-858-3387	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-885-5810
project name Michigan St 310-338 Michigan St. & 333 Superior St. Victoria BC	
Enlarged L1 Plan - East	
sheet no. A604	total sheets -

NOTE: All dimensions are shown in millimeters.



Rev	Date	Description

print date	JUNE 2019	drawing file	1815 A200 Floor Plans.rvt
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

dHKarchitects

VICTORIA OFFICE
977 Fort Street
VICTORIA BC V8W 2K3
T 1-250-858-3387

NANAIMO OFFICE
102-5190 Dublin Way
NANAIMO BC V9T 2K6
T 1-250-855-5810

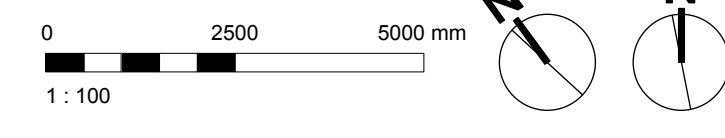
project name
Michigan St
310-338 Michigan St. & 333 Superior St.
Victoria BC

Enlarged L2-L4 Plans - West

drawing no.
A605

date
-

1 Enlarged L2-L4 Plans - West
Scale: 1:100





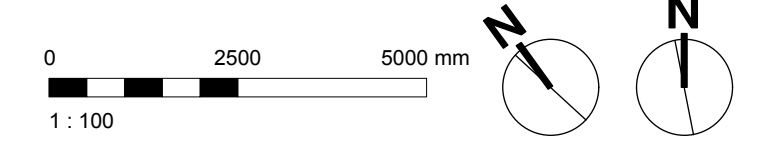
Rev	Date	Description

print date	JUNE 2019	drawing file	1815 A200 Floor Plans.rvt
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

	dHKarchitects VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-858-3387	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-885-5810
	project name Michigan St 310-338 Michigan St. & 333 Superior St. Victoria BC	
Enlarged L2-L4 Plans - East		drawing no. A606

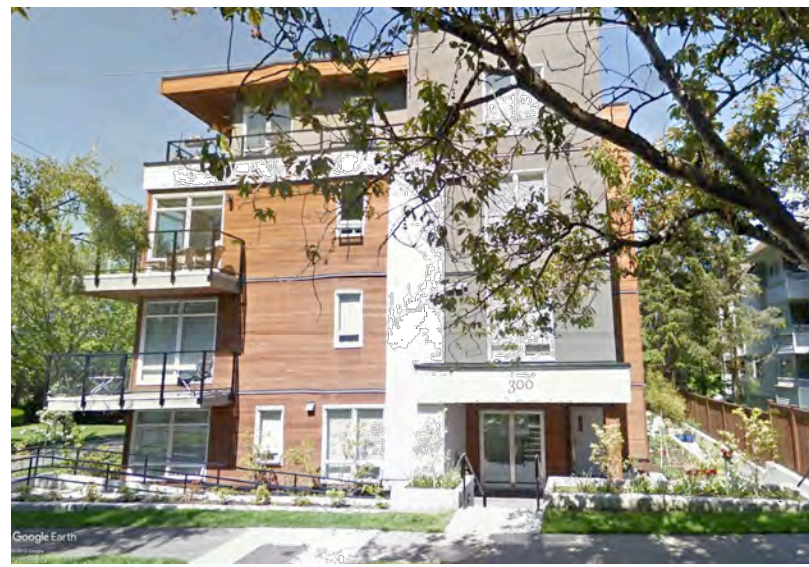
1 Enlarged L2-L4 Plan - East
Scale: 1:100



300 MICHIGAN

310 - 338 MICHIGAN

350 MICHIGAN



1 Michigan Street Elevation
Scale: 1:200



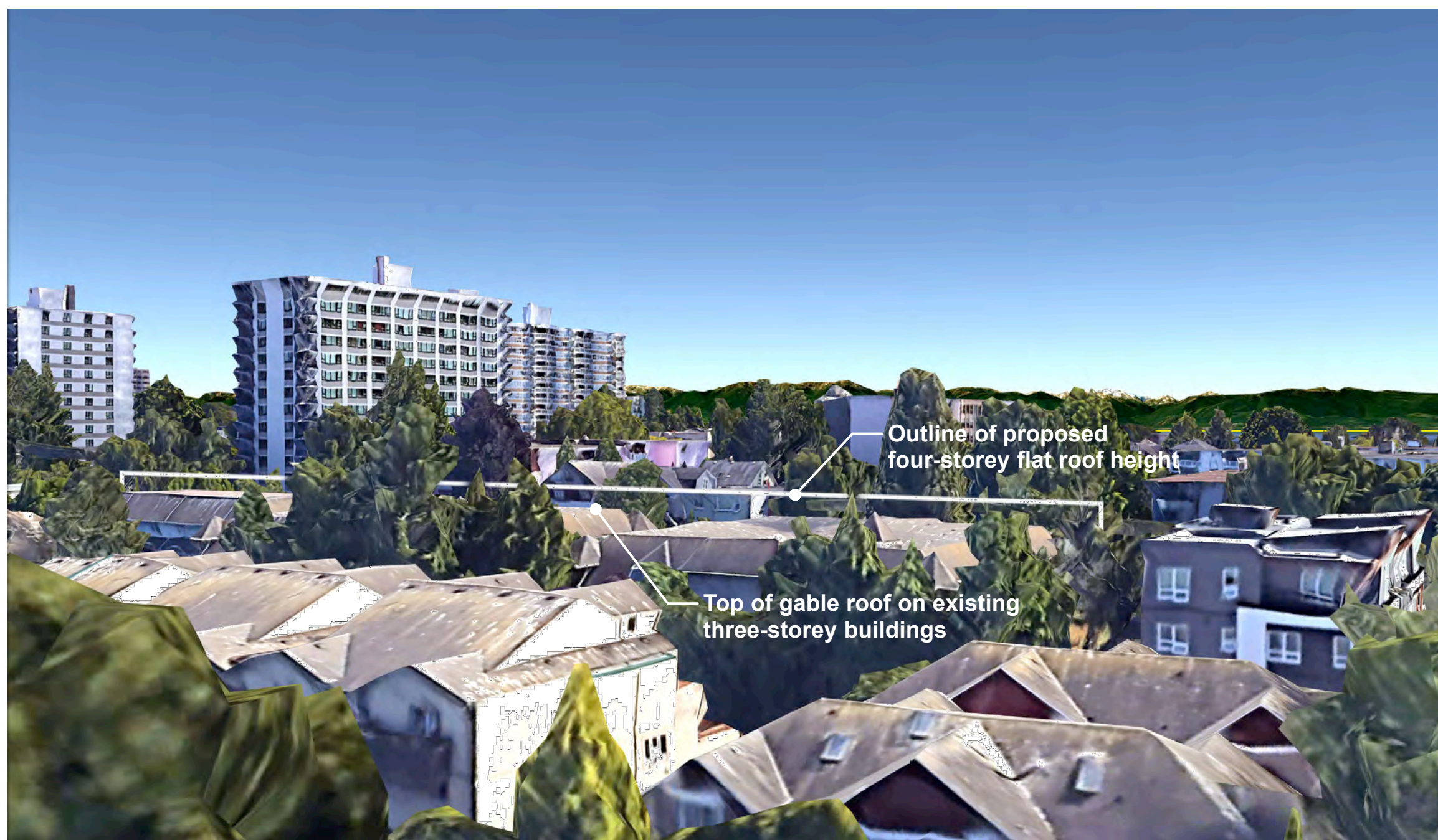
2 Perspective - Southwest Corner
Scale: NTS



3 Perspective - Central Breezeway
Scale: NTS



4 Perspective - Southeast corner
Scale: NTS



Outline of proposed four-storey flat roof height

Top of gable roof on existing three-storey buildings

5 Skyline Impact - Looking South
Scale: NTS



Outline of proposed four-storey flat roof height

Top of gable roof on existing three-storey buildings

6 Skyline Impact - Looking North
Scale: NTS

Rev	Date	Description

proj date:	JUNE 2019	drawing no:	1815 A501 Context Elevations.vrx
drawn by:	FWP	checked by:	RAW
scale:	AS SHOWN	project number:	1815

NOTE: All dimensions are shown in millimeters.

de Hoog & Kierulff architects

VICTORIA OFFICE
977 Fort Street
VICTORIA BC V8W 2K3
T 1-250-658-3367

NANAIMO OFFICE
102-5198 Dualla Way
NANAIMO BC V9T 3A8
T 1-250-985-5810

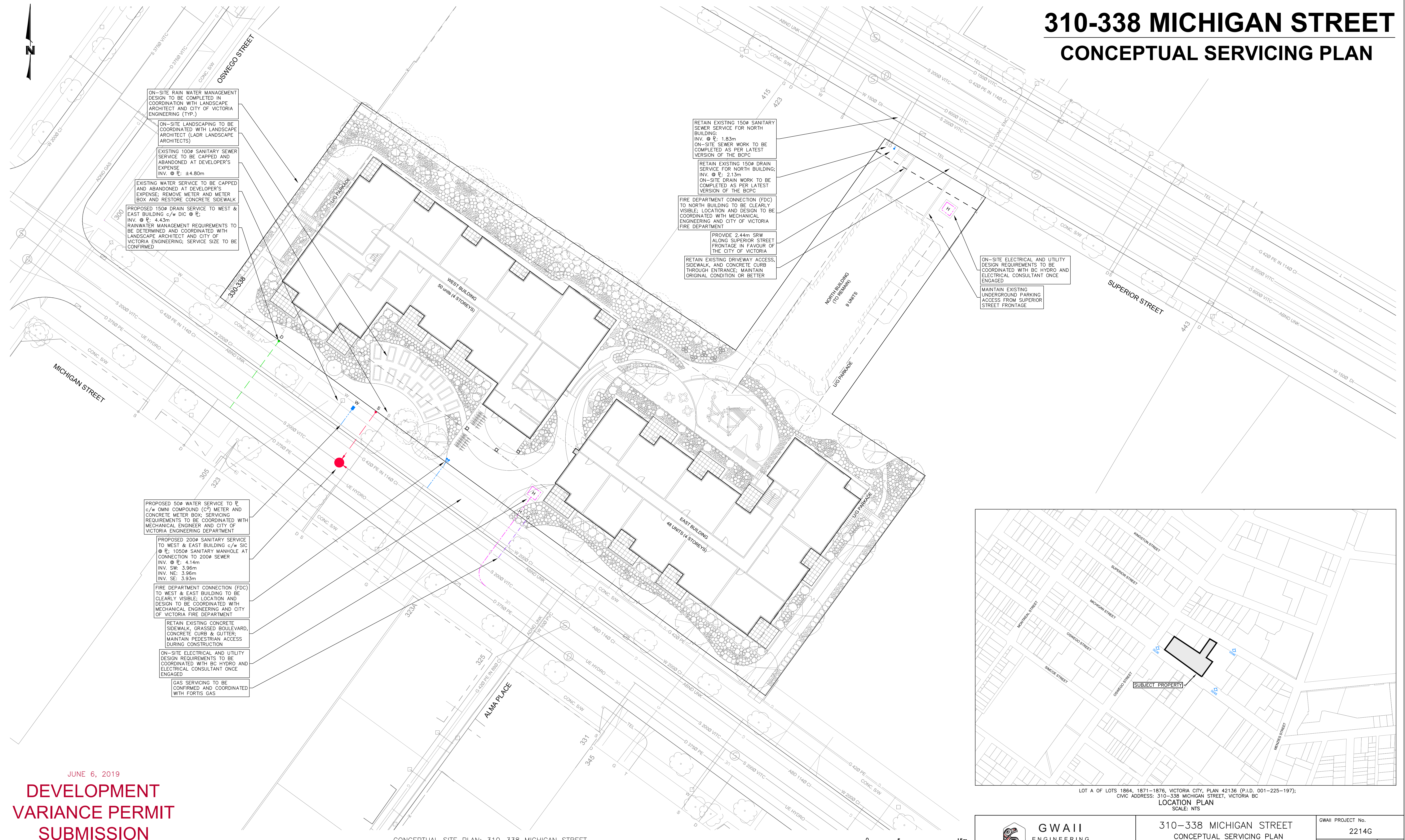
project name:
Michigan St
310-338 Michigan St. & 333 Superior St.
Victoria BC

Context Elevation

drawing no.	A501	revision no.	-
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CONTRACTOR: RESPONSIBILITY FOR THE DESIGN OF THE BUILDING AND ALL OTHERS REMAINS THE PROPERTY OF DE HOOG & KIERULFF ARCHITECTS LTD. NO PART OF THIS PROJECT DRAWING AND PLAN TO BE USED FOR THE PROJECT WITHOUT WRITTEN CONSENT BY ARCHITECTURE WITHOUT WRITTEN CONSENT.

310-338 MICHIGAN STREET CONCEPTUAL SERVICING PLAN



ON-SITE RAIN WATER MANAGEMENT DESIGN TO BE COMPLETED IN COORDINATION WITH LANDSCAPE ARCHITECT AND CITY OF VICTORIA ENGINEERING (TYE).

ON-SITE LANDSCAPING TO BE COORDINATED WITH LANDSCAPE ARCHITECT (LADR LANDSCAPE ARCHITECTS)

EXISTING 100# SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED AT DEVELOPER'S EXPENSE
INV. @ R: ±4.80m

EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED AT DEVELOPER'S EXPENSE; REMOVE METER AND METER BOX AND RESTORE CONCRETE SIDEWALK

PROPOSED 150# DRAIN SERVICE TO WEST & EAST BUILDING c/w DIC @ R;
INV. @ R: 4.43m

RAINWATER MANAGEMENT REQUIREMENTS TO BE DETERMINED AND COORDINATED WITH LANDSCAPE ARCHITECT AND CITY OF VICTORIA ENGINEERING; SERVICE SIZE TO BE CONFIRMED

RETAIN EXISTING 150# SANITARY SEWER SERVICE FOR NORTH BUILDING;
INV. @ R: 1.83m
ON-SITE SEWER WORK TO BE COMPLETED AS PER LATEST VERSION OF THE BCPC

RETAIN EXISTING 150# DRAIN SERVICE FOR NORTH BUILDING;
INV. @ R: 2.13m
ON-SITE DRAIN WORK TO BE COMPLETED AS PER LATEST VERSION OF THE BCPC

FIRE DEPARTMENT CONNECTION (FDC) TO NORTH BUILDING TO BE CLEARLY VISIBLE; LOCATION AND DESIGN TO BE COORDINATED WITH MECHANICAL ENGINEERING AND CITY OF VICTORIA FIRE DEPARTMENT

PROVIDE 2.44m SRW ALONG SUPERIOR STREET FRONTAGE IN FAVOUR OF THE CITY OF VICTORIA

RETAIN EXISTING DRIVEWAY ACCESS, SIDEWALK, AND CONCRETE CURB THROUGH ENTRANCE; MAINTAIN ORIGINAL CONDITION OR BETTER

ON-SITE ELECTRICAL AND UTILITY DESIGN REQUIREMENTS TO BE COORDINATED WITH BC HYDRO AND ELECTRICAL CONSULTANT ONCE ENGAGED

MAINTAIN EXISTING UNDERGROUND PARKING ACCESS FROM SUPERIOR STREET FRONTAGE

PROPOSED 50# WATER SERVICE TO R c/w OMNI COMPOUND (C) METER AND CONCRETE METER BOX; SERVICING REQUIREMENTS TO BE COORDINATED WITH MECHANICAL ENGINEER AND CITY OF VICTORIA ENGINEERING DEPARTMENT

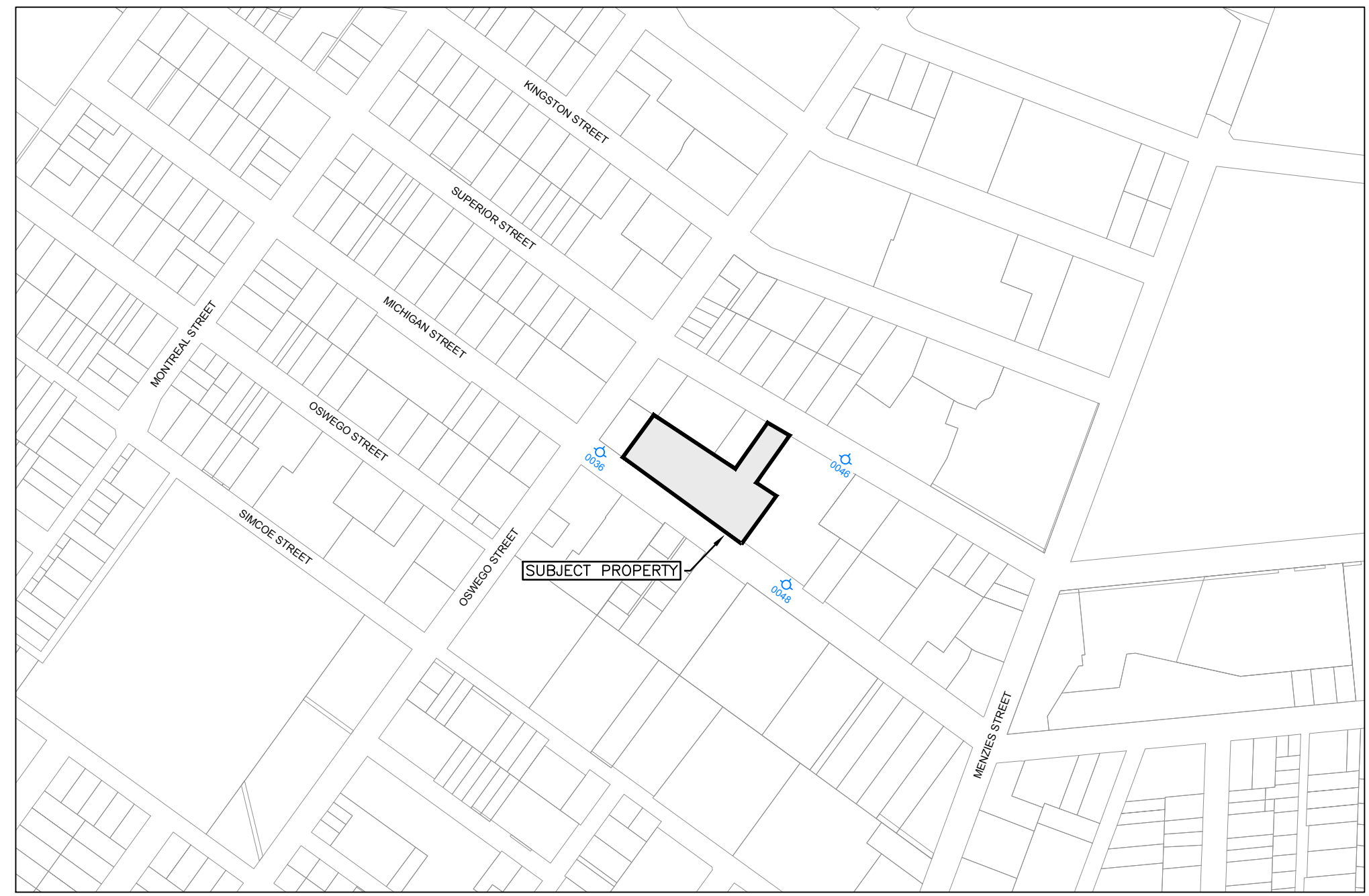
PROPOSED 200# SANITARY SERVICE TO WEST & EAST BUILDING c/w SIC @ R; 1050# SANITARY MANHOLE AT CONNECTION TO 200# SEWER
INV. @ R: 4.14m
INV. SW: 3.96m
INV. NE: 3.96m
INV. SE: 3.93m

FIRE DEPARTMENT CONNECTION (FDC) TO WEST & EAST BUILDING TO BE CLEARLY VISIBLE; LOCATION AND DESIGN TO BE COORDINATED WITH MECHANICAL ENGINEERING AND CITY OF VICTORIA FIRE DEPARTMENT

RETAIN EXISTING CONCRETE SIDEWALK, GRASSED BOULEVARD, CONCRETE CURB & GUTTER; MAINTAIN PEDESTRIAN ACCESS DURING CONSTRUCTION

ON-SITE ELECTRICAL AND UTILITY DESIGN REQUIREMENTS TO BE COORDINATED WITH BC HYDRO AND ELECTRICAL CONSULTANT ONCE ENGAGED

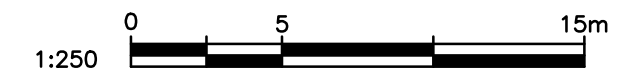
GAS SERVICING TO BE CONFIRMED AND COORDINATED WITH FORTIS GAS



LOT A OF LOTS 1864, 1871-1876, VICTORIA CITY, PLAN 42136 (P.I.D. 001-225-197);
CIVIC ADDRESS: 310-338 MICHIGAN STREET, VICTORIA BC
LOCATION PLAN
SCALE: NTS

JUNE 6, 2019
**DEVELOPMENT
VARIANCE PERMIT
SUBMISSION**

CONCEPTUAL SITE PLAN: 310-338 MICHIGAN STREET
SCALE: 1:250



LEGEND - PROPOSED SERVICES SHOWN DASHED		EXISTING U/G UTL.		MANHOLE		HYDRANT		REDUCER		MONUMENT	
WATER	W	CURB	C	MANHOLE	○	HYDRANT	⊕	REDUCER	↘	MONUMENT	⊙
DRAIN	D	SIDEWALK	S/W	CLEANOUT	□	VALVE	⊕	CAP	↔	LOT PIN	•
DITCH	—	EDGE PAVE.	—	CATCHBASIN	▢	FLUSH VALVE	⊕	CULVERT	↔	LEAD PLUG	•
SEWER	S	BUSHLINE	—	SILTTRAP	▢	AIR VALVE	⊕	HEADWALL	↔		
GAS	G	TREE	⊕	ANCHOR	→	CONC.BOX	⊕	METER	○	ROAD SIGN	▶
				PROPOSED U/G UTL.	—						
				LIGHT STANDARD	⊕						
				POWER POLE	⊕						

REVISIONS		REVISIONS APPROVED			DESIGN APPROVED		
DESCRIPTION	REVISION #	APP.	DATE	SIGN	APP.	DATE	SIGN
	1						
	2						
	3						
	4						

CITY OF VICTORIA		SITE PLAN	
B.M.	CBB/JE	DRAWN	CBB/JE
DESIGN	CBB/JE	CHECKED	MJA/RJ
SCALE	Hor. 1:250	Vertical	N/A
		DATE	6/6/19

GWAII PROJECT No.	2214G
SHEET	1 OF 1
DWG No.	C01
CITY DWG No.	
CITY FILE No.	

Recommended Nursery Stock

Trees

Botanical Name	Common Name	Size
Acer circinatum	Vine Maple	6cm cal., 3 stem
Acer rubrum 'Karpick'	Karpick Maple	6cm cal.
Acer rubrum 'October Glory'	October Glory Red Maple	6cm cal.
Carpinus betulus 'Frans Fontaine'	Columnar Hornbeam	6cm cal.
Malus fusca	Pacific Crabapple	6cm cal.
Stewartia pseudocamellia	Japanese Stewartia	6cm cal.

Medium Shrubs

Botanical Name	Common Name	Size
Choisya ternata	Mexican Orange Blossom	# 7 pot
Mahonia aquifolium	Tall Oregon Grape	#5 pot
Vaccinium ovatum	Evergreen Huckleberry	# 1 pot

Small Shrubs

Botanical Name	Common Name	Size
Gaultheria shallon	Salal	# 1 pot
Lavandula officinalis	English Lavender	# 5 pot
Mahonia nervosa	Low Oregon Grape	# 1 pot
Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo	#1 pot
Rosmarinus officinalis	Rosemary	# 5 pot

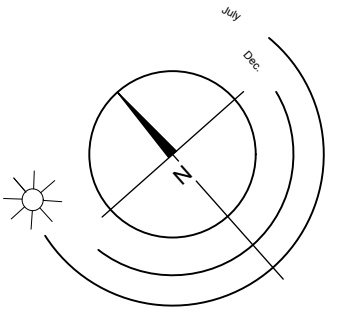
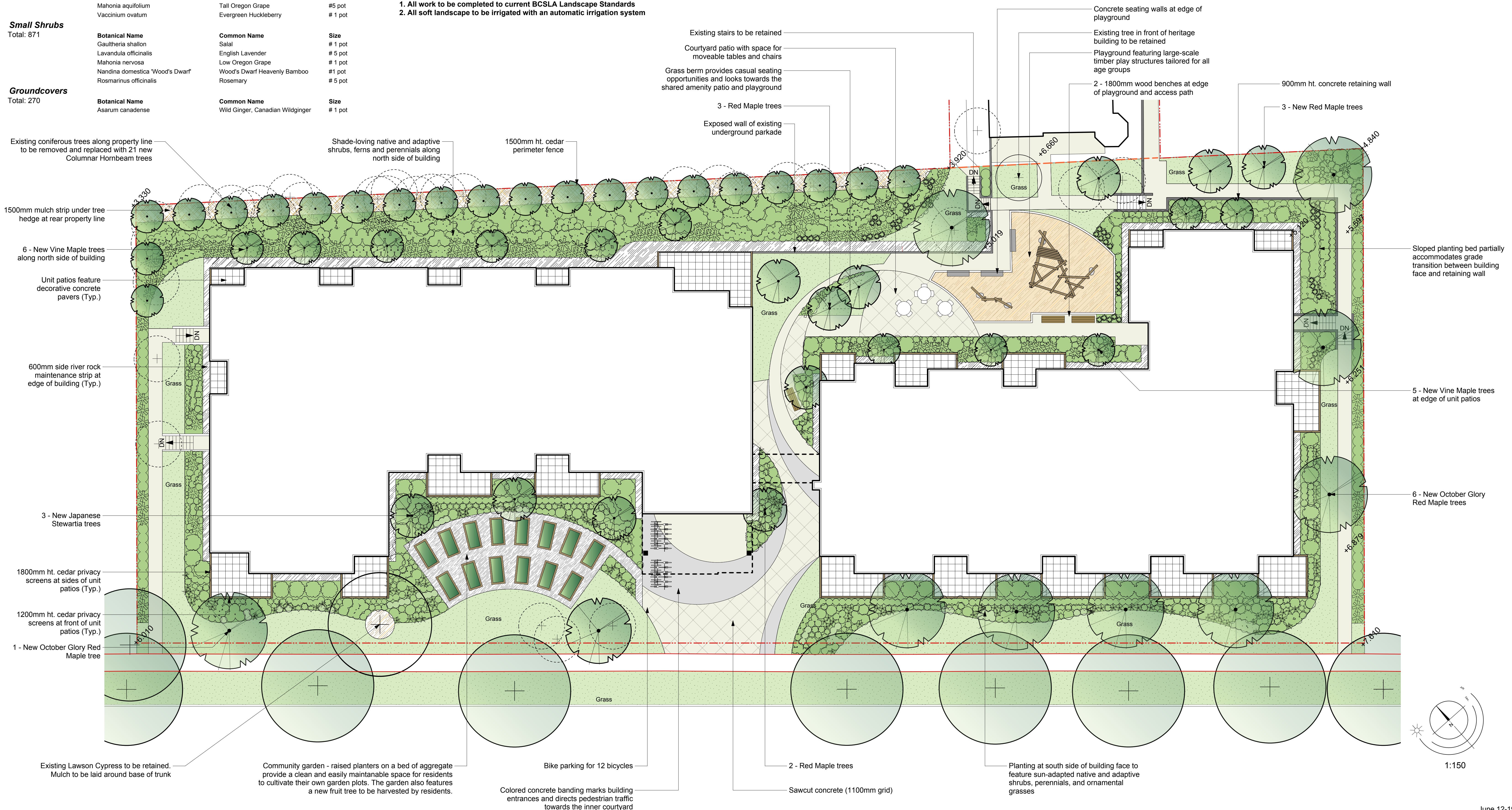
Groundcovers

Botanical Name	Common Name	Size
Asarum canadense	Wild Ginger, Canadian Wildginger	# 1 pot

Perennials, Annuals and Ferns

Botanical Name	Common Name	Size
Achillea millefolium	Common Yarrow	# 1 pot
Crocsmia 'Babylon'	Babylon Montbretia	# 3 pot
Echinacea purpurea	Purple Coneflower	# 1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Leucanthemum x 'Becky'	Becky Shasta Daisy	# 1 pot
Perovskia atriplicifolia	Russian Sage	# 1 pot
Polystichum munitum	Sword Fern	# 3 pot

Notes:
 1. All work to be completed to current BCSLA Landscape Standards
 2. All soft landscape to be irrigated with an automatic irrigation system



310-338 Michigan St. | Landscape Concept Plan

June 12-19
 Mar 21-19 May 30-19
 May 30-19 Apr 23-19

Tree Legend:

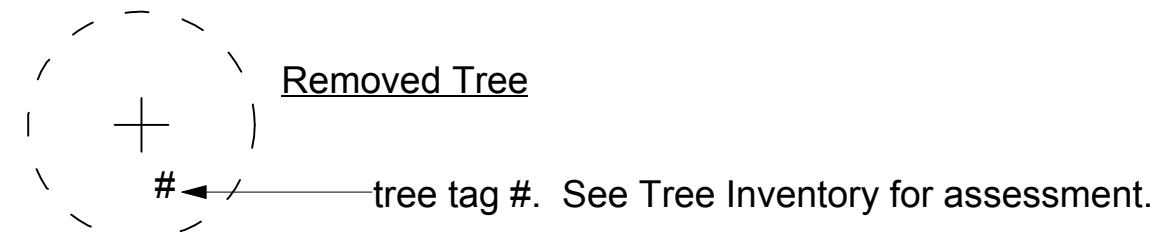
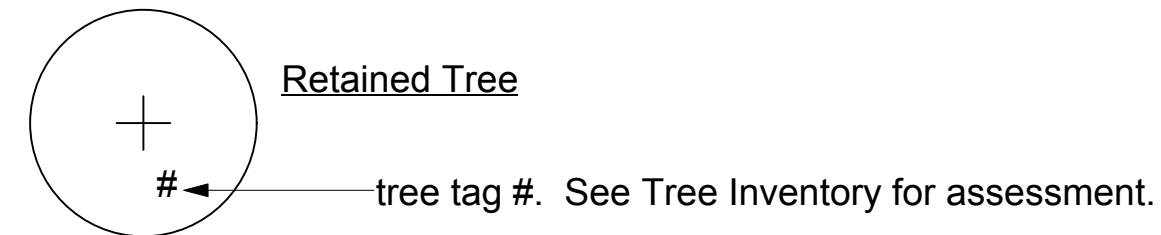


Table 1. Inventory of existing trees, Michigan Square - 330 Michigan Street, Victoria, BC (DTS 03.25.19)

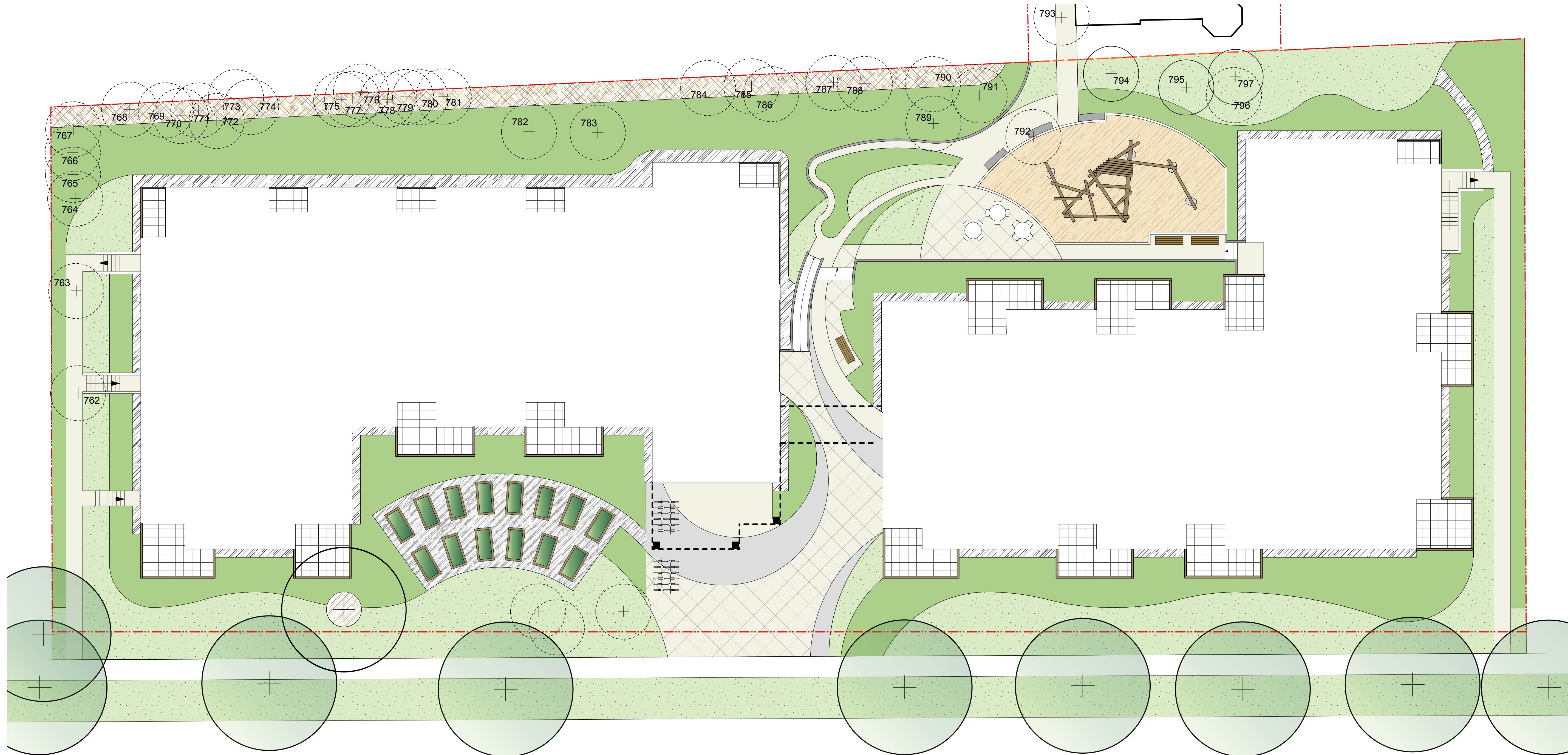
Tree No.	Species	DBH (cm.)	Health	Canopy	Roots	Other	Comments
762	Douglas fir, <i>Pseudotsuga menziesii</i> (Pm)	39	G	G	G		- soil at property line was excavated for neighboring building several years ago. Tree is approx. 2 m away
763	Norway maple, <i>Acer platanoides</i> (Ap)	13	G	G	G		- soil at property line was excavated for neighboring building several years ago. Tree is approx. 2 m away
764	Hemlock, <i>Tsuga heterophylla</i> (Th)	31	G	G	G		- soil at property line was excavated for neighboring building several years ago. Tree is approx. 2 m away
765	Th	23	F	F	F		- soil at property line was excavated for neighboring building several years ago. Tree is approx. 2 m away
766	Th	16	F	F	F		- soil at property line was excavated for neighboring building several years ago. Tree is approx. 2 m away
767	Th	28	G	G	G		- tree is heavily suppressed
768	Lawson cypress, <i>Chamaecyparis lawsoniana</i> (Cl)	35	G	G	G		- cankers on old branch collars in lower trunk
769	Cl	34	G	G	G		- soil at property line was excavated for neighboring building several years ago. Tree is approx. 2 m away
770	Plum, <i>Prunus spp.</i>	12	-	-	-		- within 1 m of property line
771	Cl	22	F	F	F		- tree is dead
772	Th	29	G	G	G		- suppressed and 1 m from property line
773	Hawthorne, <i>Crataegus spp.</i>	28	F	F	F		- within 2 m of property line
							- at property line
							- 70% enveloped by Ivy

LEGEND: E - Excellent, G - Good, F - Fair, P - Poor

Table 1. continued

Tree No.	Species	DBH (cm.)	Health	Canopy	Roots	Other	Comments
774	Th	15	F	F	F		- 1 m from property line
775	Japanese maple, <i>Acer palmatum</i> (Apal)	4,4,4,5	F	F	F		- suppressed
776	Apal	7,6	F	F	F		- planted together with ID No. 776
777	Ap	21	G	G	G		- 0.5 m from property line
778	Th	10	F	F	F		- 5 cm stem died back to 1.5m in height
779	Plum, <i>Prunus spp.</i>	53	G	G	G		- planted together with ID No. 775
780	Th	4	P	P	P		- 0.5 m from property line
781	Th	5	F	F	F		- heavily suppressed by tree ID No. 779
782	Western red cedar, <i>Thuja plicata</i> (Tp)	55,31	G	G	G		- 0.5 m from property line
783	Cl	42	P	P	P		- north side suppressed by neighbour's D.fir
							- cavity at ground level extending up 60 cm showing extensive decay
							- top is very weak, 2 co-dominant tops have died
							- dieback 20%

Tree No.	Species	DBH (cm.)	Health	Canopy	Roots	Other	Comments
784	Th	11	F	F	F		- 1 m from property line
785	Unknown spp. (wait for leaf flush to identify)	4	P	P	P		- heavily suppressed by neighbours' trees
786	Unknown spp. (wait for leaf flush to identify)	4, 2	F	F	F		- 0.5 m from property line
787	Pm	38	F	F	F		- heavily suppressed by neighbours' trees
788	Weeping birch, <i>Betula spp.</i> (Bs)	14	F	F	F		- 1.5 m from property line
789	Bs	10	F	F	F		- heavily suppressed by neighbours' trees
790	Bs	14	F	F	F		- assymetrical, previously suppressed
791	Locust, <i>Robina spp.</i> (Rs)	11	G	F	G		- malpruned
792	Rs	9	F	F	F		- DBH taken just below graft union;
793	Pine, <i>Pinus spp.</i>	51	G	G	G		- malpruned
794	Apal	22	F	F	F		- 1 m from property line
795	Magnolia, <i>Magnolia spp.</i>	14, 14	G	G	G		- union between 2 main stems at 3 m high has included bark
796	Hornbeam, <i>Carpinus betulus</i> (Cb)	37	G	G	G		- 0.5 m from Superior Street building and 2.5 m from retaining wall lowering grade to neighbours.
797	Cb	43	G	G	G		- diameter at breast height taken below co-dominant stems; 20% dieback
							- assymetrical
							- DBH taken below lowest co-dominant stems
							- limited root zone, planted in concrete planters
							- planted with tree ID No. 797
							- DBH taken below lowest co-dominant stems



310-338 Michigan St. | Tree Preservation Plan