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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 TWO 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
12.88 M
(14.76 M AS MEASURED FROM AVERAGE GRADE.)

BUILDING AREA

EXISTING TO REMAIN -	342.3 SM
PROPOSED WEST BUILDING -	1001.0 SM
PROPOSED EAST BUILDING -	797.2 SM
PARKADE - 3165 SM	

RESIDENTIAL UNIT SUMMARY

	EXISTING TO REMAIN	PROPOSED	TOTAL
STUDIO	0	3 (35-44 SM)	3
STUDIO ACCESSIBLE	0	4 (43 SM)	4
1 BEDROOM	5	30 (46-50 SM)	35
1 BED ACCESSIBLE	0	3 (55-58 SM)	3
2 BEDROOM	3	47 (68-78 SM)	30
3 BEDROOM	1	10 (88-91 SM)	11
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:	36.7%	(1035+829 / 5074.1 SM)
SITE COVERAGE TOTAL :	43.5%	

OPEN SITE SPACE: 55.5%

AVERAGE GRADE: 5.52 M (GEODETIC)
See Site Plan for Grade Calculation

HEIGHT OF BUILDING: 14.76 M (FROM AVERAGE GRADE)

NUMBER OF STOREYS: 4 STOREYS

PARKING:
REQUIRED: 56 resident + 11 visitor = 67
PROPOSED: 70

BICYCLE PARKING:
REQUIRED: 131 long-term + 11 short-term
PROVIDED: 131 long-term + 11 short-term

SETBACKS :

FRONT (Michigan Street):	5.50 m
REAR (North):	5.78 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
A102 SUSPENDED SLAB PLAN
A201 ARCHITECTURAL SITE PLAN
A202 L1 PLAN
A203 L2 - L3 PLANS
A204 L4 PLAN
A205 ROOF PLAN
A250 ENLARGED PARKADE PLAN - WEST
A251 ENLARGED PARKADE PLAN - EAST
A252 ENLARGED L1 PLAN - WEST BUILDING
A253 ENLARGED L2-3 PLANS - WEST BUILDING
A254 ENLARGED L4 PLAN - WEST BUILDING
A255 ENLARGED L1 PLAN - EAST BUILDING
A256 ENLARGED L2-L4 PLANS - EAST BUILDING
A301 SECTIONS - WEST BUILDING
A302 SECTIONS - EAST BUILDING
A303 SITE SECTION
A401 ELEVATIONS - WEST BUILDING
A402 ELEVATIONS - WEST BUILDING
A403 ELEVATIONS - EAST BUILDING
A404 ELEVATIONS - EAST BUILDING
A405 CONTEXT ELEVATIONS
A501 PERSPECTIVES
A502 SHADOW STUDIES
A503 SHADOW STUDIES

CIVIL
CONCEPTUAL SERVICING PLAN

LANDSCAPE
L1 LANDSCAPE CONCEPT PLAN
L2 TREE PRESERVATION PLAN

CITY OF VICTORIA
Revisions
Received Date:
December 03, 2019

1 / A001 Location Plan
Scale: 1:750

0 18750 37500 mm
1 : 750

N

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A000 PROJECT DATA.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

ISSUED FOR
DEVELOPMENT VARIANCE

d+Ka **de Hoog & Kierulf** architects

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NANAIMO OFFICE
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Nanaimo BC V8T 2K8
T 1·250·585·5810

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

drawing title
Project Data

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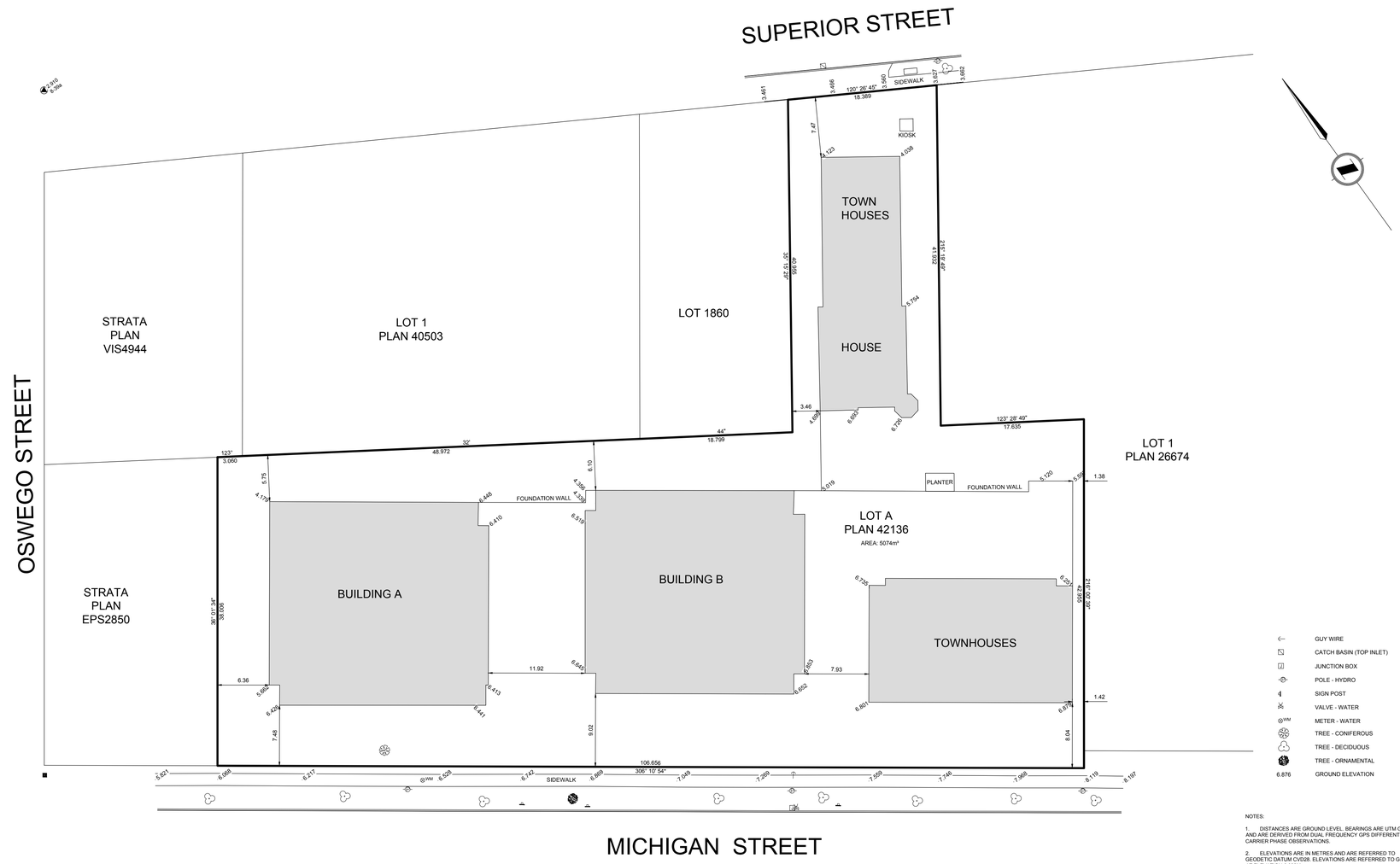
drawing no. A001
revision no. -



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 CVD28. ELEVATIONS ARE REFERRED TO GCM 8-52 AT ELEVATION 6.032M.

3. THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED ON AUGUST 17 AND 18, 2018.

Rev	Date	Description	

plot date	NOV 2019	drawing title	1815 A200 PROJECT DATA.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

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

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0 1:250 10

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

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Approved Sealed

CAPITAL REGIONAL HOUSING CORP
631 FISGARD STREET, PO BOX 1000, VICTORIA BC

330-336 MICHIGAN STREET
SITE PLAN

330-336 MICHIGAN STREET AND 333 SUPERIOR STREE
VICTORIA BC

Drawing No.
03687-V-1

Project Number	Rev.
2113-03687-00	0

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

drawing title
Survey

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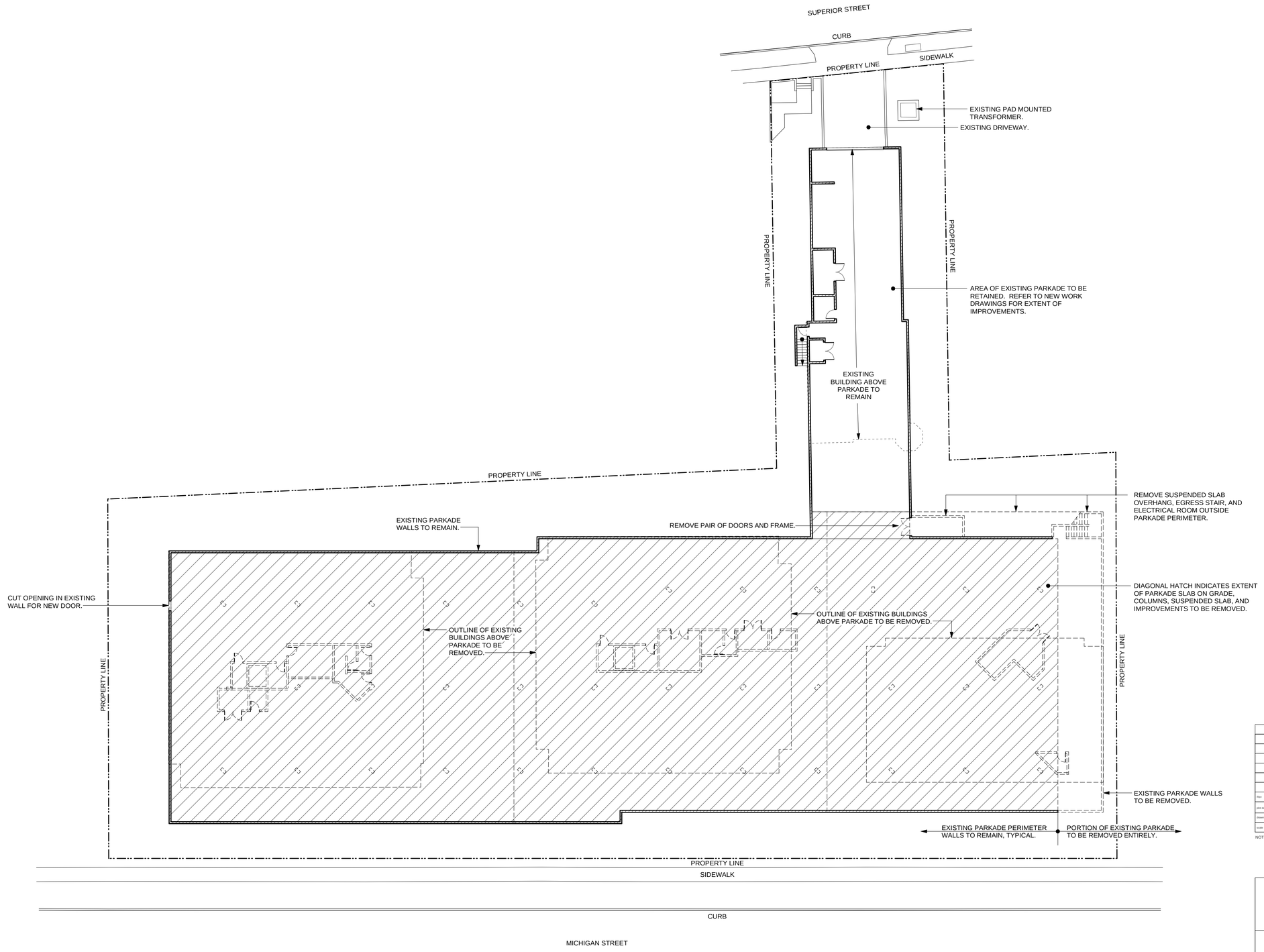
drawing no. A002
revision no. -

DATE: 2018-09-05, 10:06 FILE: P:\SURVEY\2113 Projects\03687-00 CRHC Michigan Street\10.0 DRAWING\S10.1 Civil 3D Files\03687-00-V-1 SK.dwg
McElhanney ANSI D - 15-05-22
DESTROY ALL PRINTS BEARING PREVIOUS REVISION



1 / A100 Parkade Demolition Plan
Scale: 1:200

Rev.	Date	Description

job date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

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project name
Michigan St
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Victoria BC

drawing title
Demolition Plan

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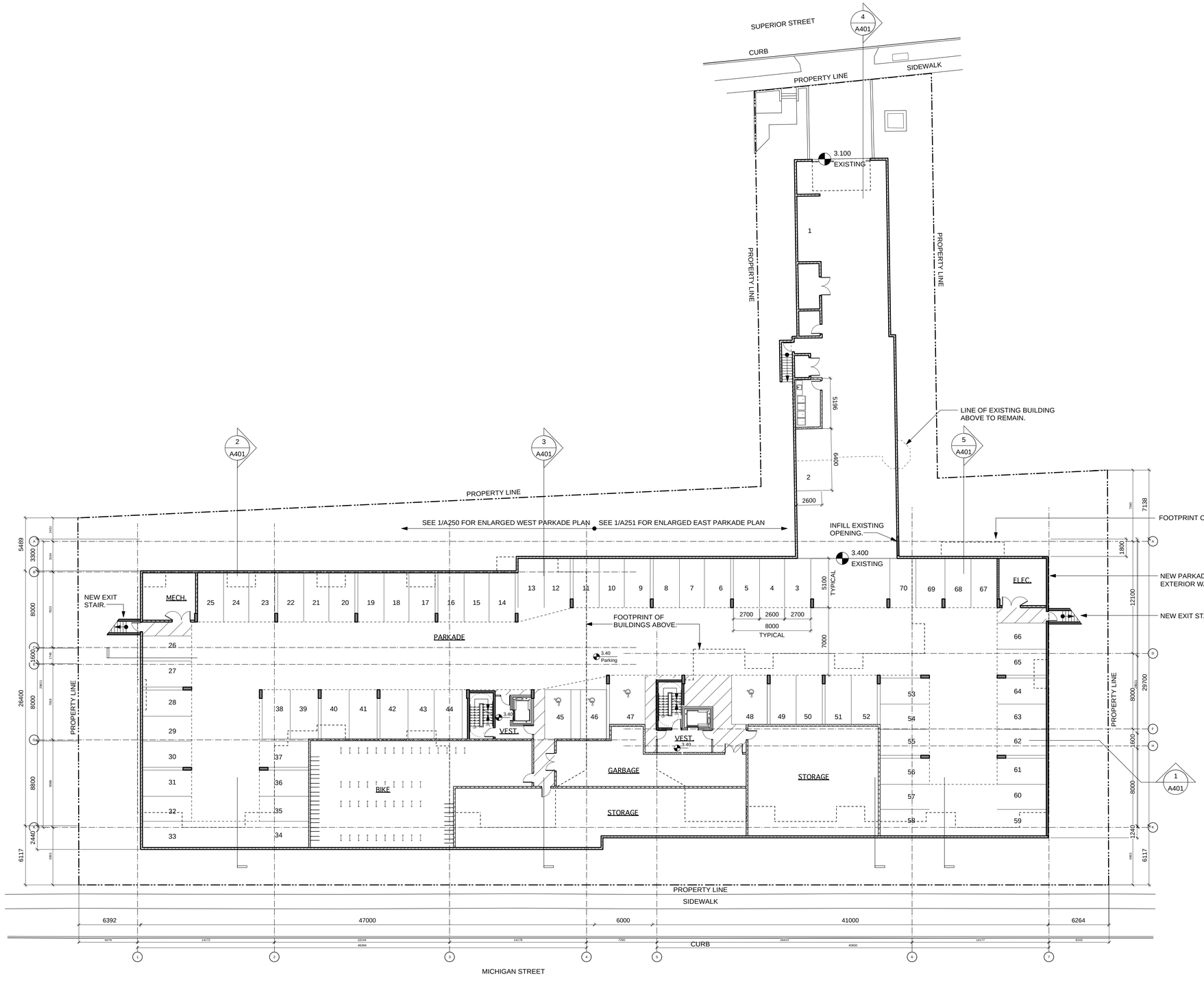
drawing no. A100
revision no. -



VEHICLE PARKING CALCULATION	
UNITS < 45 SM	7 X .2 = 1
UNITS 45-70 SM	76 X .5 = 38
UNITS >70 SM	23 X .75 = 17
VISITOR	106 X .1 = 11
TOTAL REQUIRED	67
PROVIDED	70

LONG TERM BIKE PARKING CALCULATION	
UNITS < 45 SM	5 X 1 = 5
UNITS > 45 SM	101 X 1.25 = 126
TOTAL REQUIRED	131
PROVIDED	131

Rev.	Date	Description

job date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

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project name

Michigan St

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

drawing title

Parkade Plan

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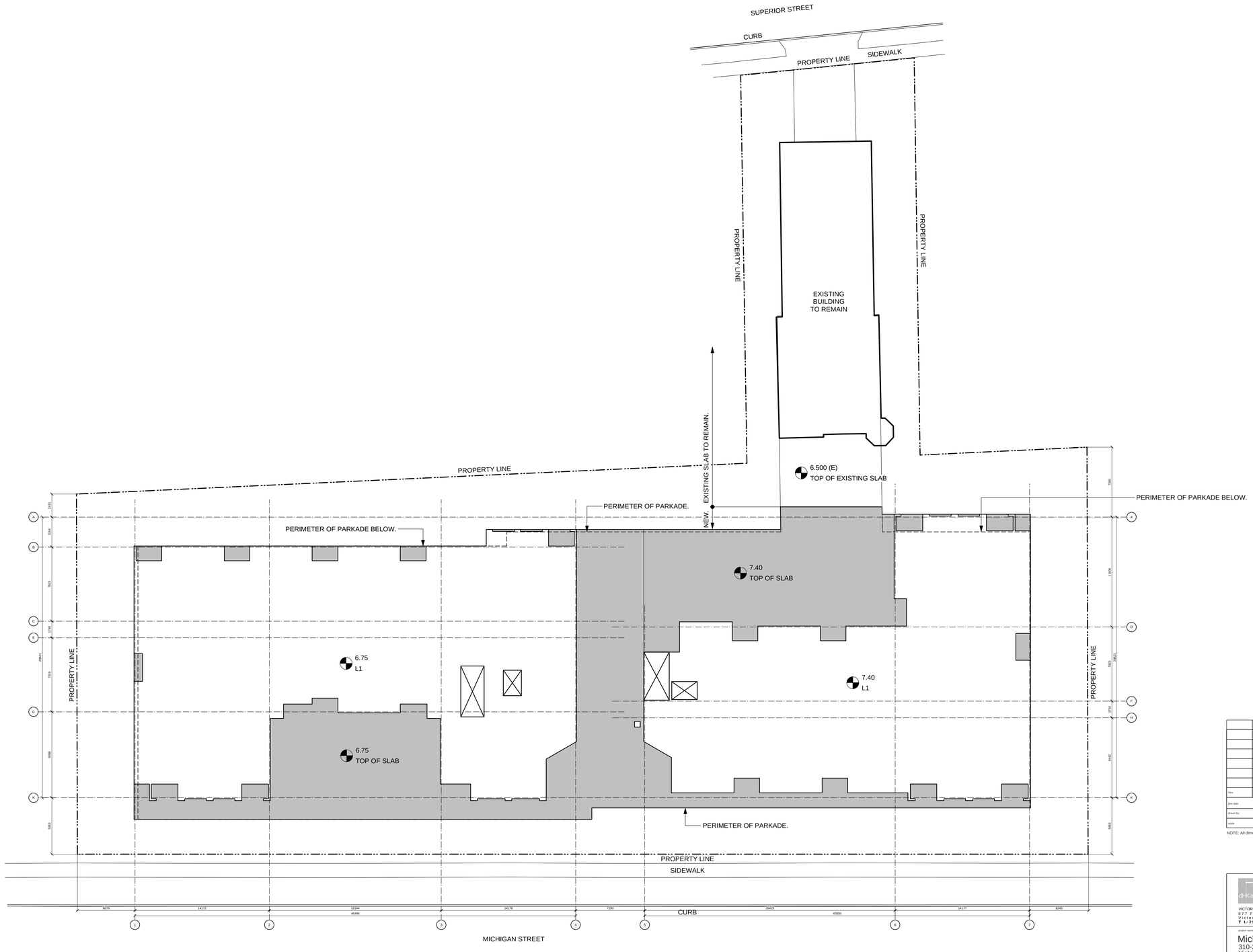
drawing no. A101

revision no. -

1 / A101 Parkade
Scale: 1:200

0 5000 10000 mm
1 : 200



1
A102
Suspended Slab Plan
Scale: 1:200

0 5000 10000 mm
1 : 200

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

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project name
Michigan St
310-338 Michigan St. & 333 Superior St.
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drawing title
Suspended Slab Plan

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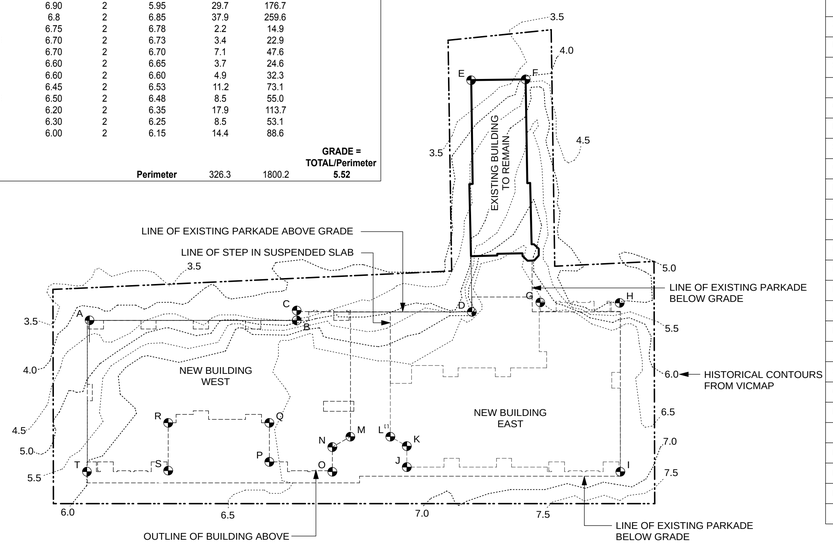
drawing no. A102

revision no. -

Grade Calculation

SIDE	corner grade point	+ corner grade point	/ 2	average grade per side	X length of side	TOTAL
AB	4.2	4.50	2	4.35	37	161.0
BC	4.5	4.40	2	4.45	1.5	6.7
CD	4.4	5.9	2	5.15	30.8	158.6
DE	5.9	3.00	2	4.45	41.1	182.9
EF	3	3.40	2	3.20	9.7	31.0
FG	3.4	6.65	2	5.03	41.2	207.0
GH	6.65	5.00	2	5.83	15.6	90.9
HI	5	6.90	2	5.95	29.7	176.7
IJ	6.9	6.8	2	6.85	37.9	259.6
JK	6.8	6.75	2	6.78	2.2	14.9
KL	6.75	6.70	2	6.73	3.4	22.9
LM	6.7	6.70	2	6.70	7.1	47.6
MN	6.7	6.60	2	6.65	3.7	24.6
NO	6.6	6.60	2	6.60	4.9	32.3
OP	6.6	6.45	2	6.53	11.2	73.1
PQ	6.45	6.50	2	6.48	8.5	55.0
QR	6.5	6.20	2	6.35	17.9	113.7
RS	6.2	6.30	2	6.25	8.5	53.1
ST	6.3	6.00	2	6.15	14.4	88.6
				Perimeter	326.3	1800.2

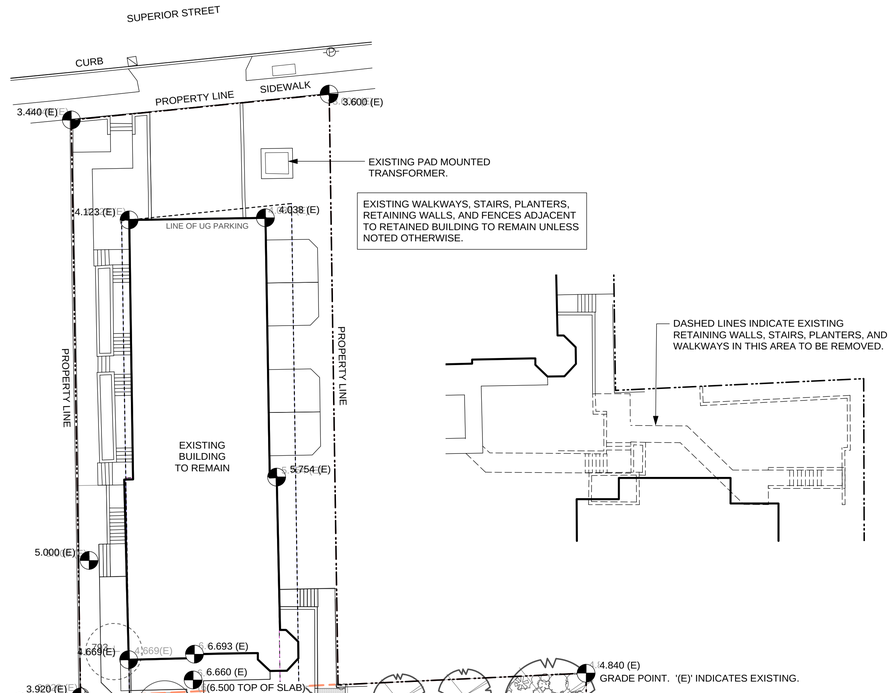
GRADE = TOTAL/Perimeter
5.52

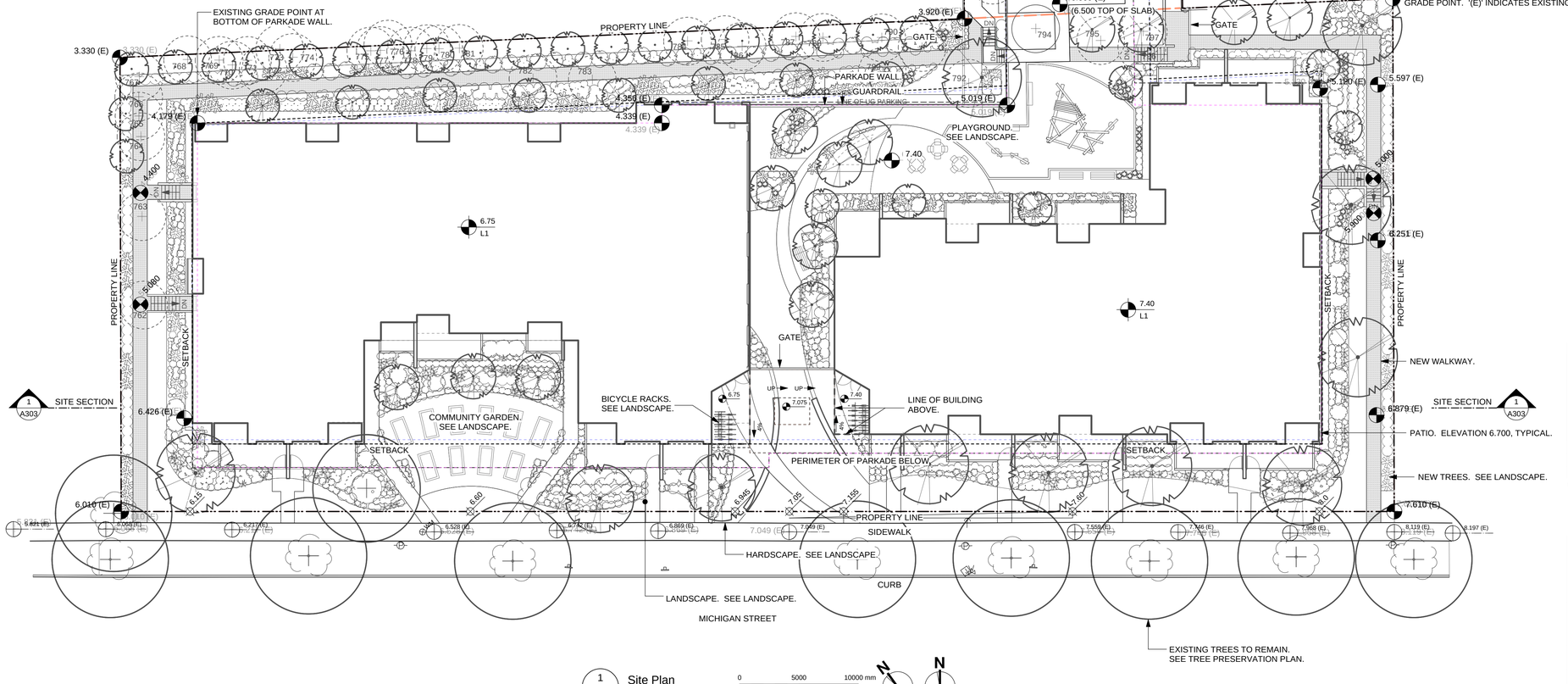


2 A201 Average Grade Calculation
Scale: 1:500

PROJECT INFORMATION TABLE	
ZONE (EXISTING)	R3-2 MULTIPLE DWELLING DISTRICT
PROPOSED ZONE	R3-2 MULTIPLE DWELLING WITH VARIENCES
SITE AREA (SM)	5074.1
TOTAL NEW FLOOR AREA (SM)	7122
COMMERCIAL FLOOR AREA (SM)	0
FLOOR SPACE RATIO	1.56
SITE COVERAGE (%)	43.5
OPEN SITE SPACE (%)	55.5
HEIGHT OF NEW BUILDING (M) - WEST BUILDING	12.88 (14.76 AS MEASURED FROM AVERAGE GRADE)
HEIGHT OF NEW BUILDING (M) - EAST BUILDING	12.88 (14.11 AS MEASURED FROM AVERAGE GRADE)
NUMBER OF STOREYS	4
PARKING STALLS (NUMBER) ON SITE	70
BICYCLE PARKINGS NUMBER (CLASS 1 AND CLASS 2)	142 (131 long term + 11 short term)
NEW BUILDING SETBACKS (M)	
FRONT YARD (SOUTH)	5.50
REAR YARD (NORTH)	5.78
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	23
MINIMUM NEW UNIT FLOOR AREA (SM)	35
TOTAL NEW RESIDENTIAL FLOOR AREA (SM)	6008

SHORT TERM BIKE PARKING CALCULATION
106 X 0.1 = 11
TOTAL REQUIRED 11
PROVIDED 11





1 A201 Site Plan
Scale: 1:200

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

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

drawing title
Architectural Site Plan

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drawing no. A201
revision no. -

1 A202 L1 - Main Floor
Scale: 1:200

0 5000 10000 mm
1 : 200

BUILDING 1 (WEST) UNIT COMPOSITION

UNIT/ LEVEL	L1	L2-L3	L4	TOTAL
STUDIO	3	0	0	3
ONE BED	3	12*	5*	20
TWO BED	5	12	7	24
THREE BED	1	4	1	6
TOTAL	12	28	13	53

* INCLUDES 3 HANDICAPPED ACCESSIBLE UNITS

BUILDING 2 (EAST) UNIT COMPOSITION

UNIT/ LEVEL	L1	L2-L4	TOTAL
STUDIO	1*	3*	4
ONE BED	4	9*	13
TWO BED	5	18	23
THREE BED	1	3	4
TOTAL	11	33	44

* INCLUDES 4 HANDICAPPED ACCESSIBLE UNITS

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

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

drawing title
L1 Plan

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drawing no. A202
revision no. -

1 A203 L2 - L4 Floors
Scale: 1:200

0 5000 10000 mm
1 : 200

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

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

drawing title
L2 - L3 Plans

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drawing no. A203
revision no. -

1 A204 L2 - L4 Floors
Scale: 1:200

0 5000 10000 mm
1 : 200

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

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

drawing title
L4 Plan

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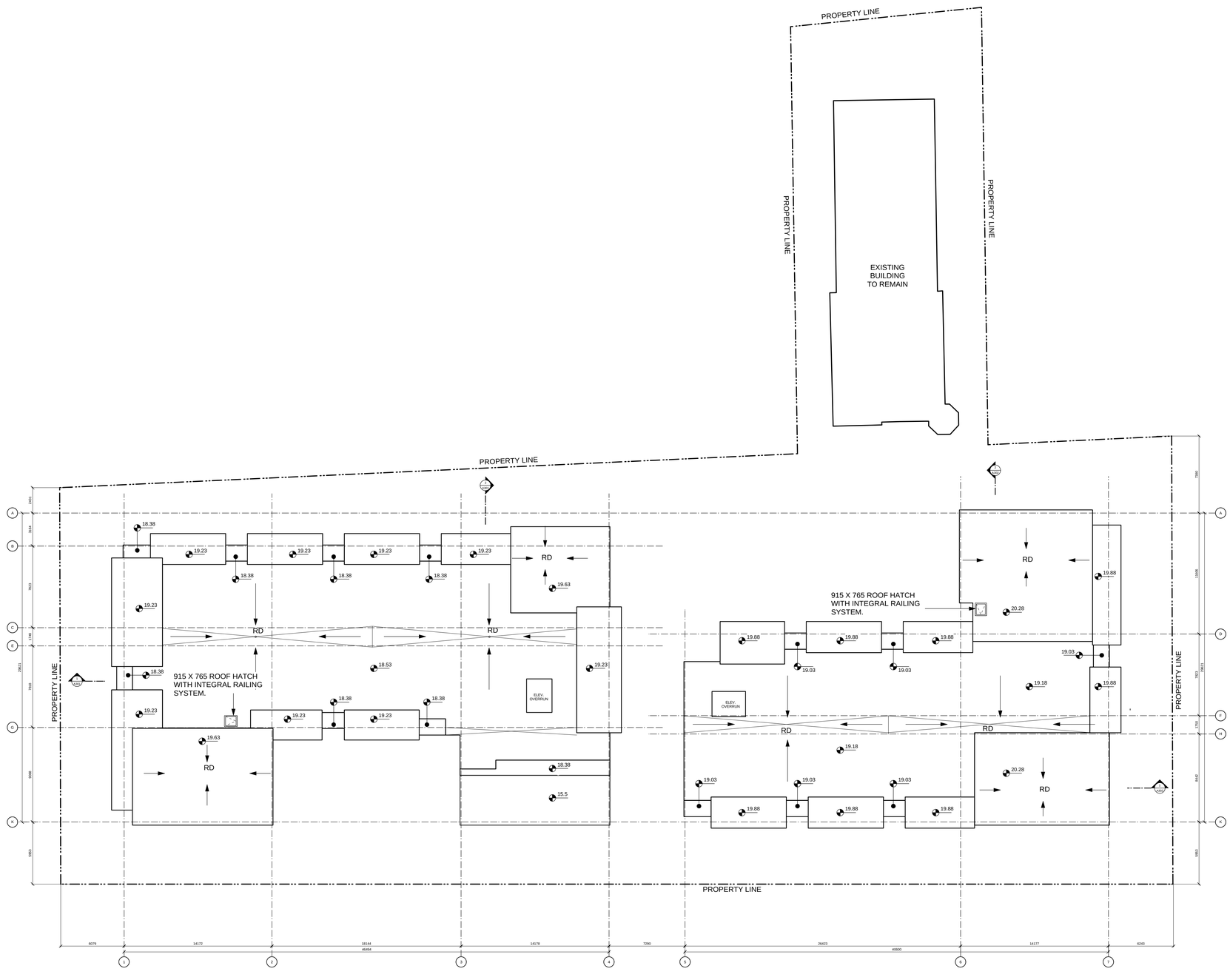
drawing no. A204

revision no. -



1
A205
Roof Plan
Scale: 1:200

0 5000 10000 mm
1 : 200

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
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 1-250-658-3367

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K8
T 1-250-585-5810

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

drawing title
Roof Plan

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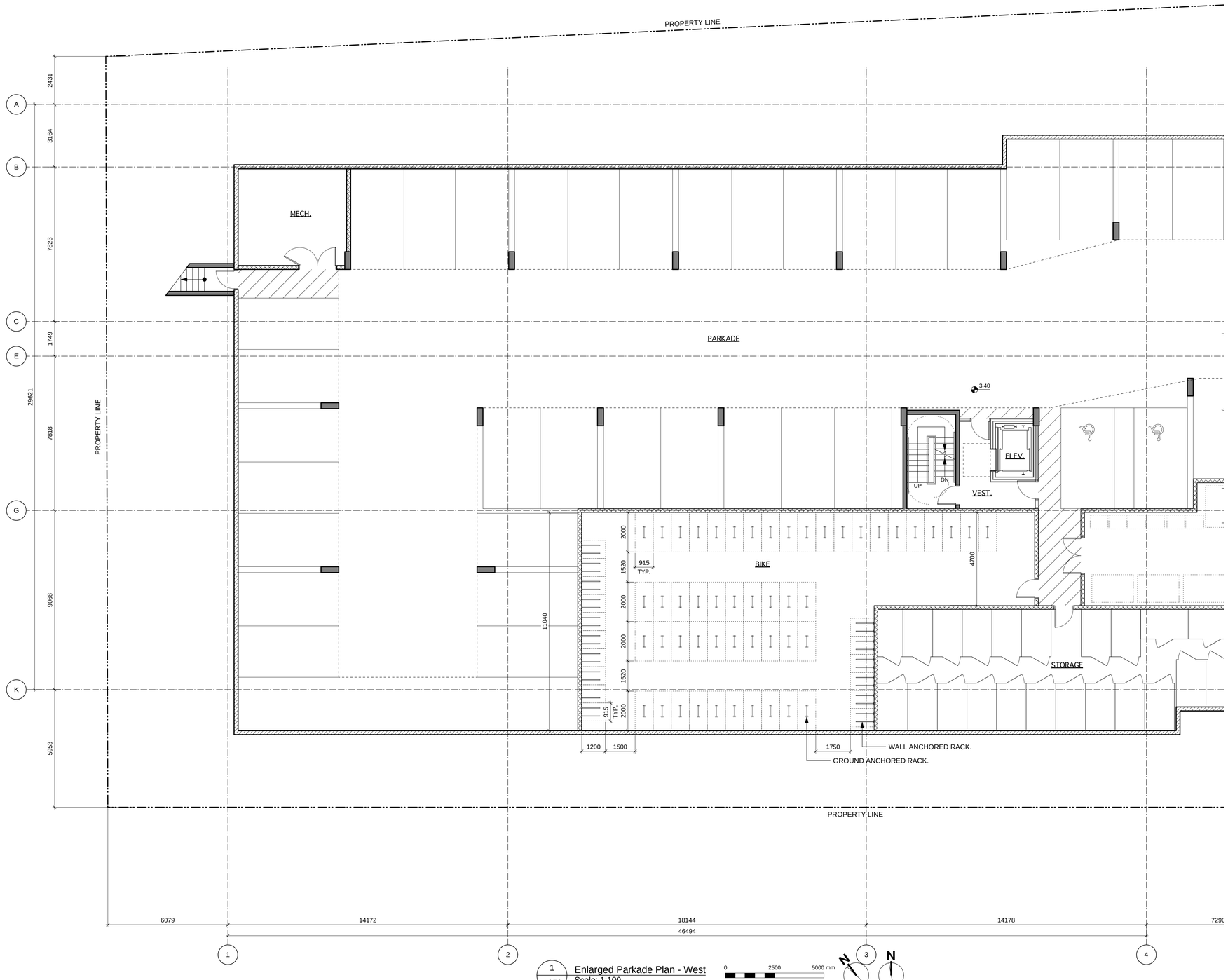
drawing no. A205

revision no. -



1 A250 Enlarged Parkade Plan - West
Scale: 1:100

0 2500 5000 mm
1 : 100

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

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Nanaimo BC V9T 2K8
T 1-250-585-5810

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

drawing title
Enlarged Parkade Plan - West

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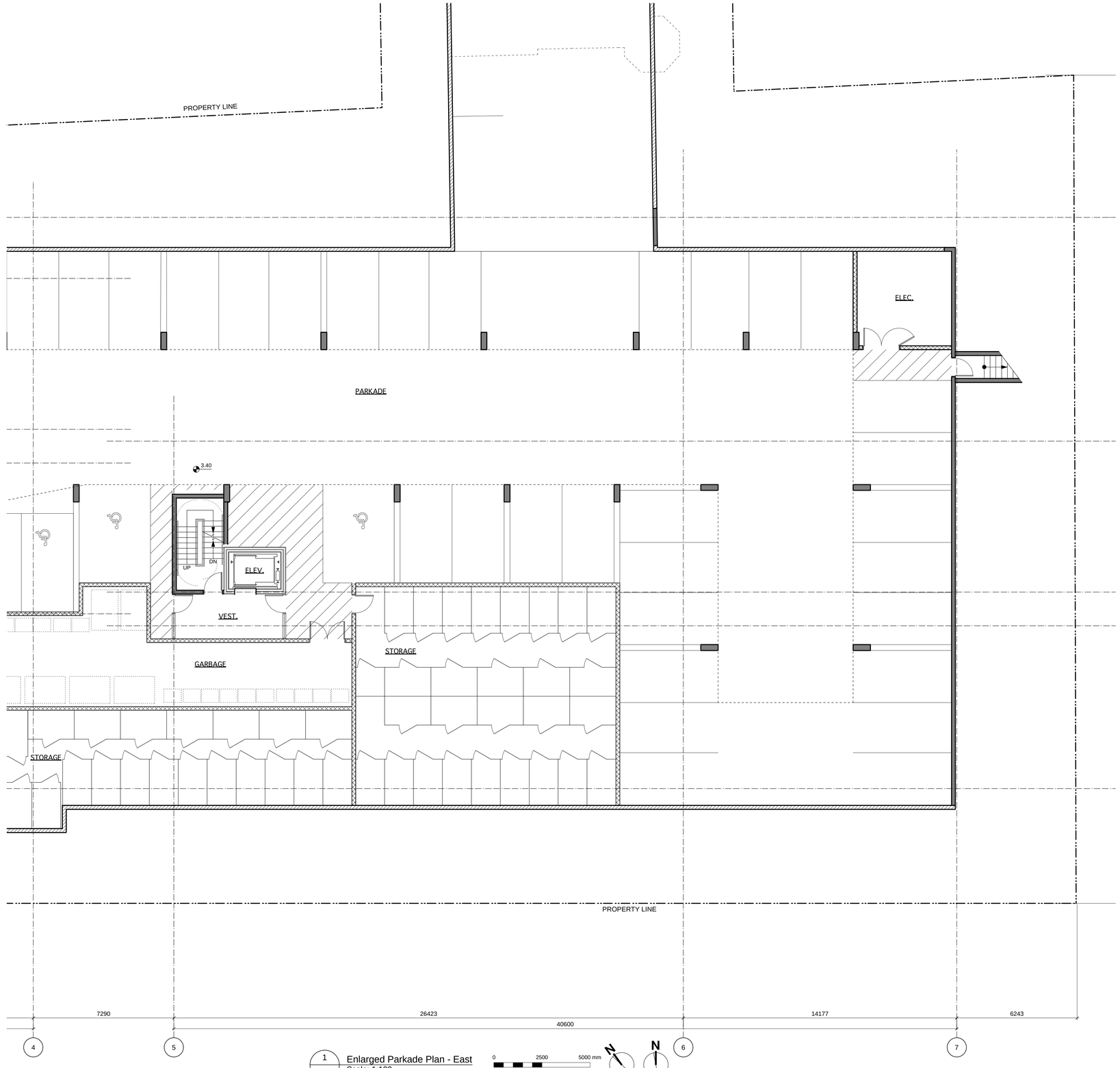
drawing no. A250
revision no. -



1 A251 Enlarged Parkade Plan - East
Scale: 1:100

0 2500 5000 mm
1 : 100

Rev.	Date	Description

plot date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

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project name
Michigan St
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Victoria BC

drawing title
Enlarged Parkade Plan - East

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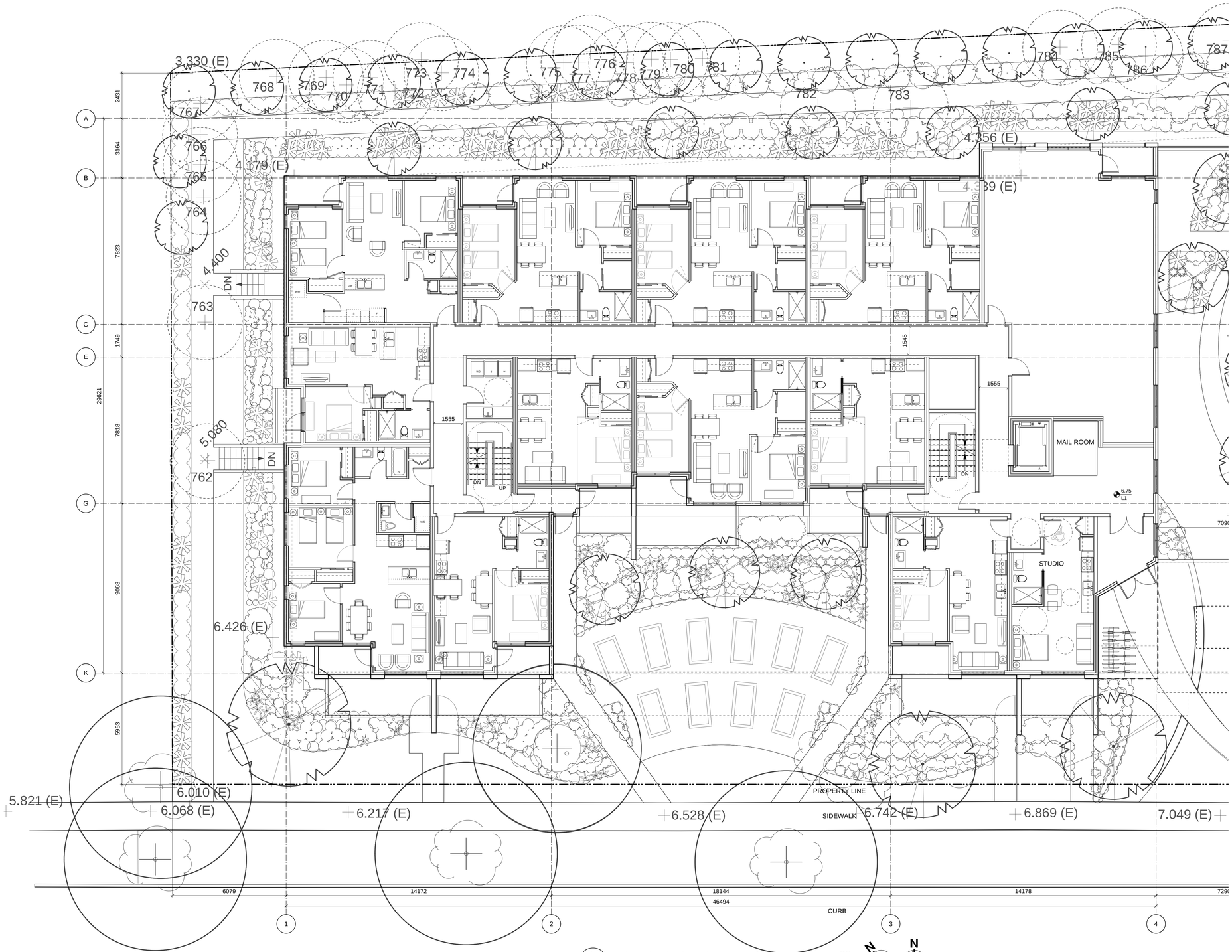
drawing no. A251

revision no. -



1 / A252 Enlarged Main Floor Plan - West
Scale: 1:100

0 2500 5000 mm
1 : 100

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

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Nanaimo, BC V9T 2K8
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Victoria BC

drawing title
Enlarged L1 Plan - West Building

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drawing no. A252

revision no. -

1 / A253 Enlarged L2-L3 Plans - West
Scale: 1:100

0 2500 5000 mm
1 : 100

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

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Victoria BC

drawing title
Enlarged L2-L3 Plans - West Building

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drawing no. A253

revision no. -

1 / A254 Enlarged L4 Plan - West
Scale: 1:100

0 2500 5000 mm
1 : 100

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

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Michigan St
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Victoria BC

drawing title
Enlarged L4 Plans - West Building

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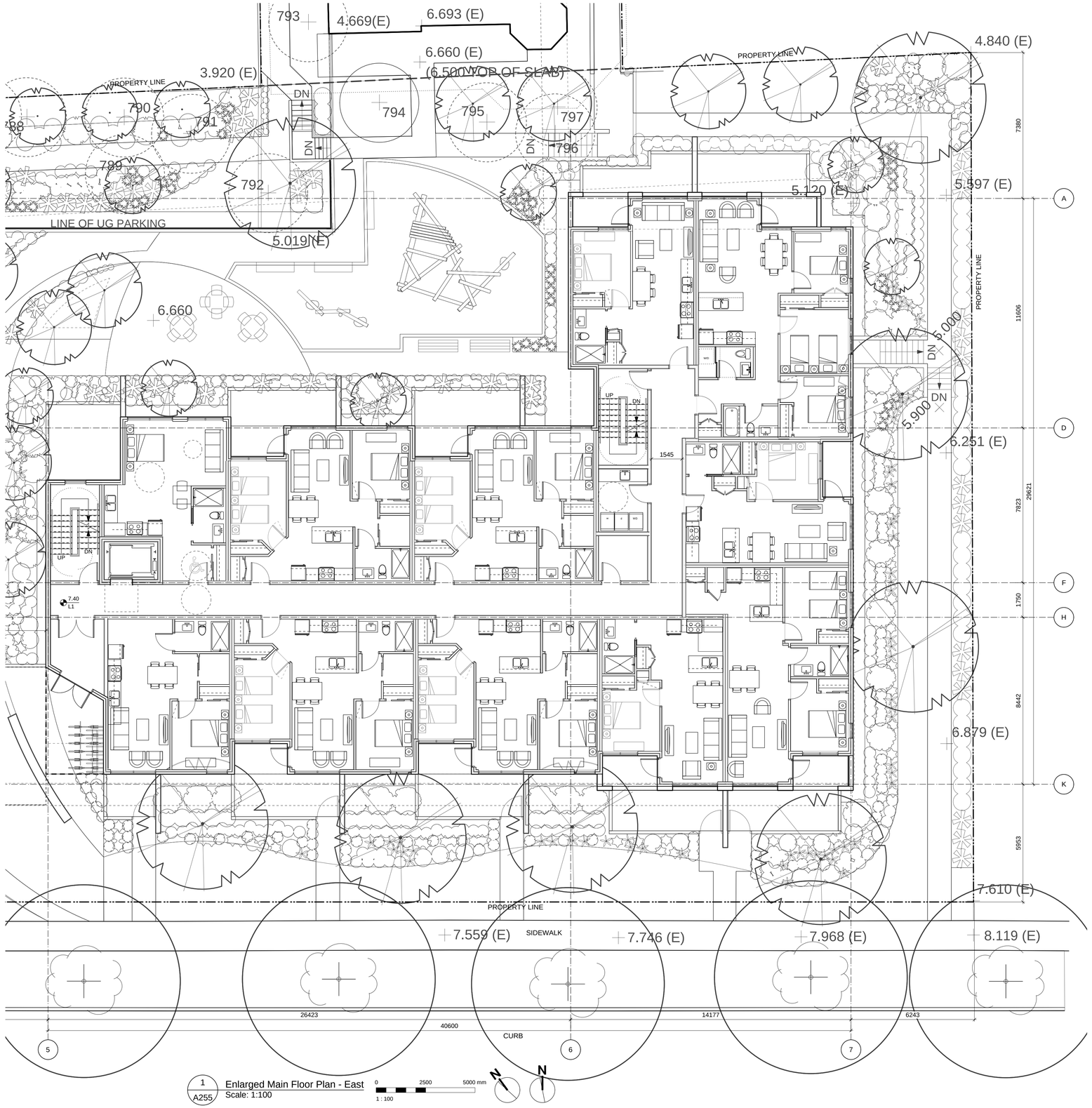
drawing no. A254
revision no. -



1 / A255 Enlarged Main Floor Plan - East
Scale: 1:100

0 2500 5000 mm
1 : 100

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

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Nanaimo BC V9T 2K8
T 1•250•585•5810

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

drawing title
Enlarged L1 Plan - East Building

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drawing no. A255
revision no. -

1
A256
Enlarged L2-L4 Plan - East
Scale: 1:100

0 2500 5000 mm
1 : 100

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A200 Floor Plans.vwx
drawn by	MAF, FWP	checked by	RAW
scale	AS SHOWN	project number	1815

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Victoria BC

drawing title
Enlarged L2-L4 Plans - East Building

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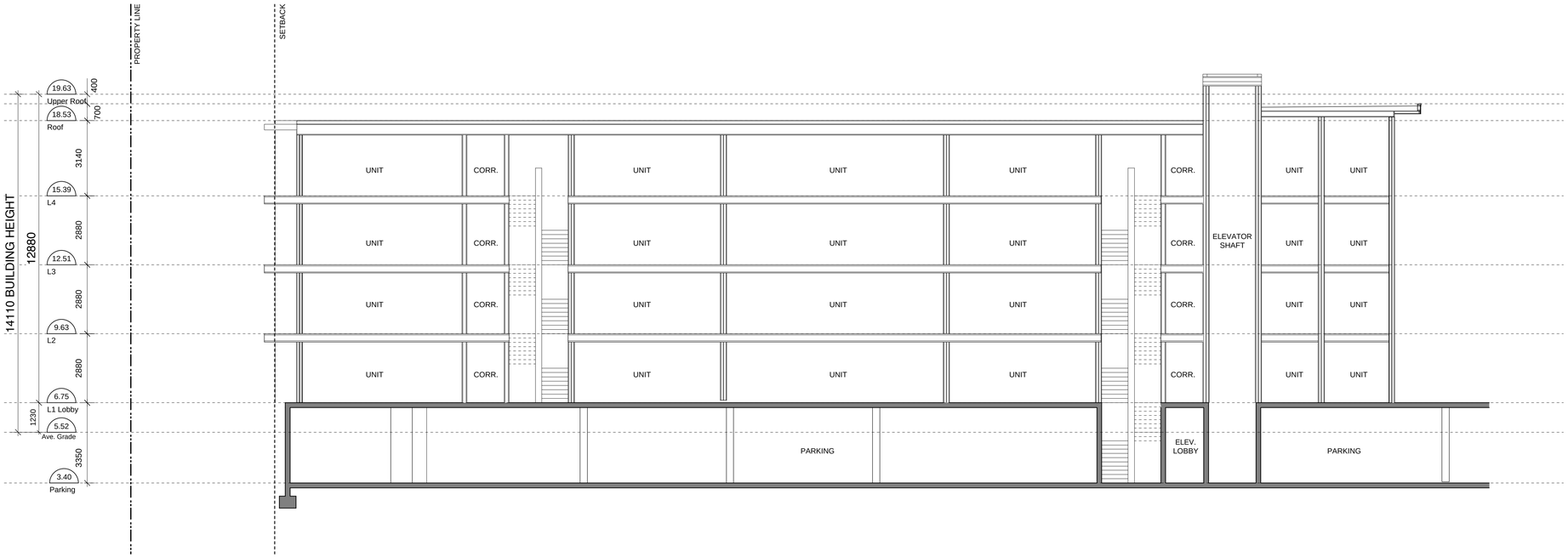
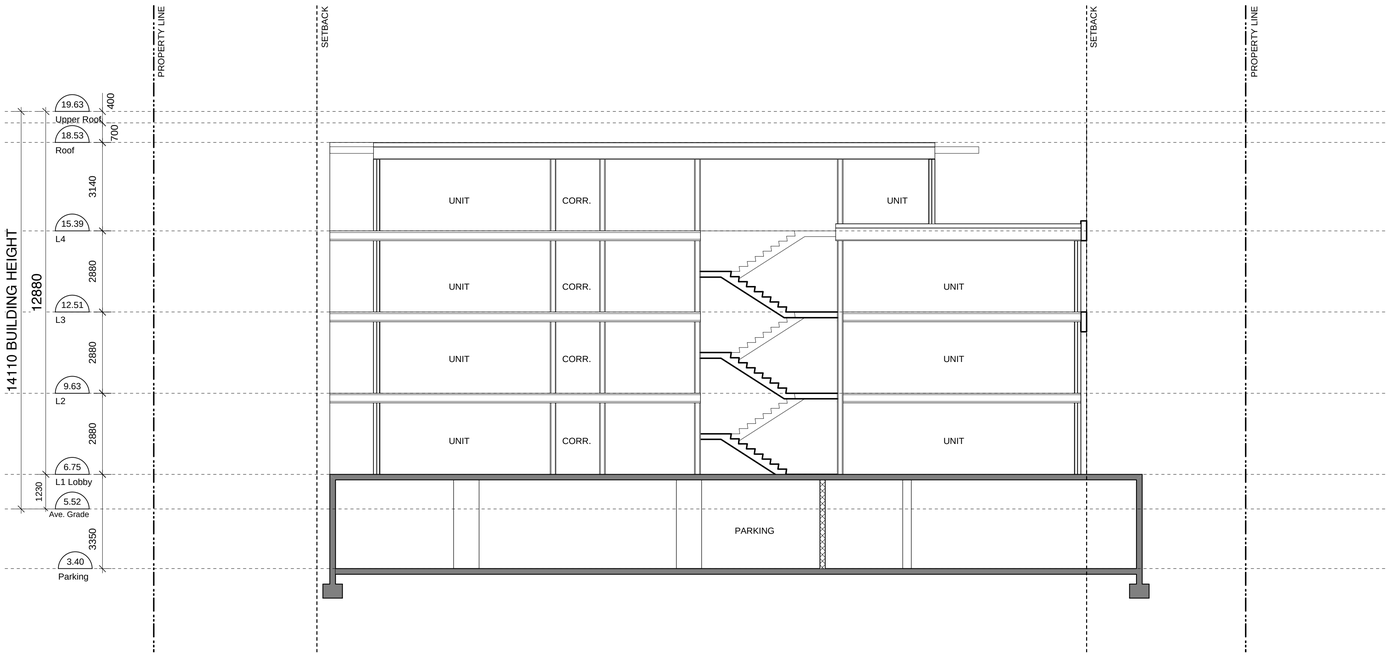
drawing no.
A256

revision no.
-



1
A301
Secton 1 - West Building
Scale: 1:100



2
A301
Secton 2 - West Building
Scale: 1:100

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A300 Sections.vwx
drawn by	MAF	checked by	RAW
scale	AS SHOWN	project number	1815

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

drawing title
Sections - West Building

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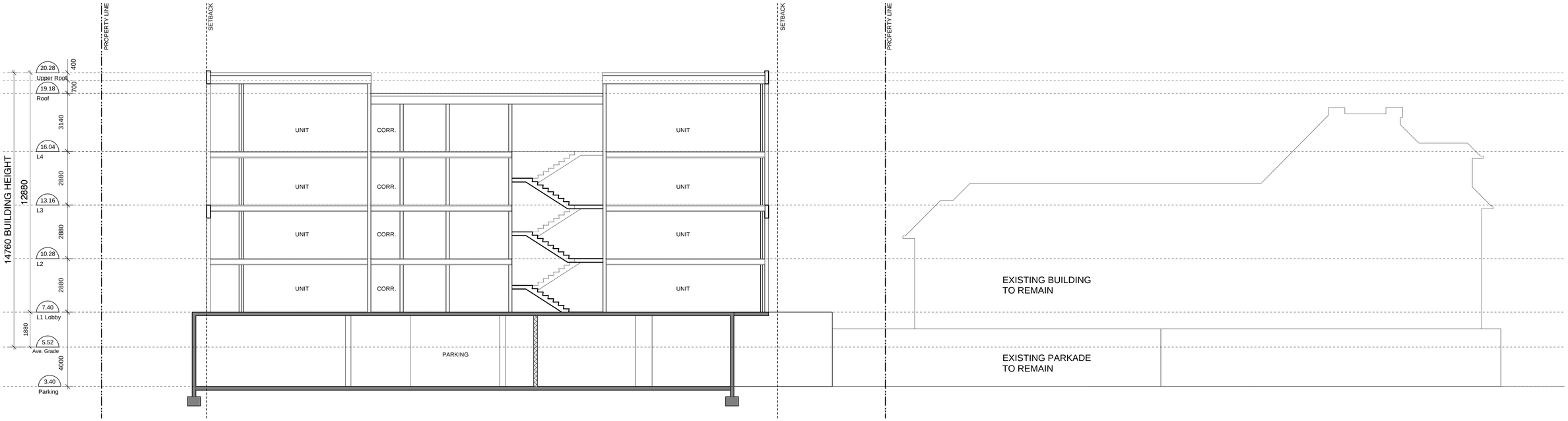
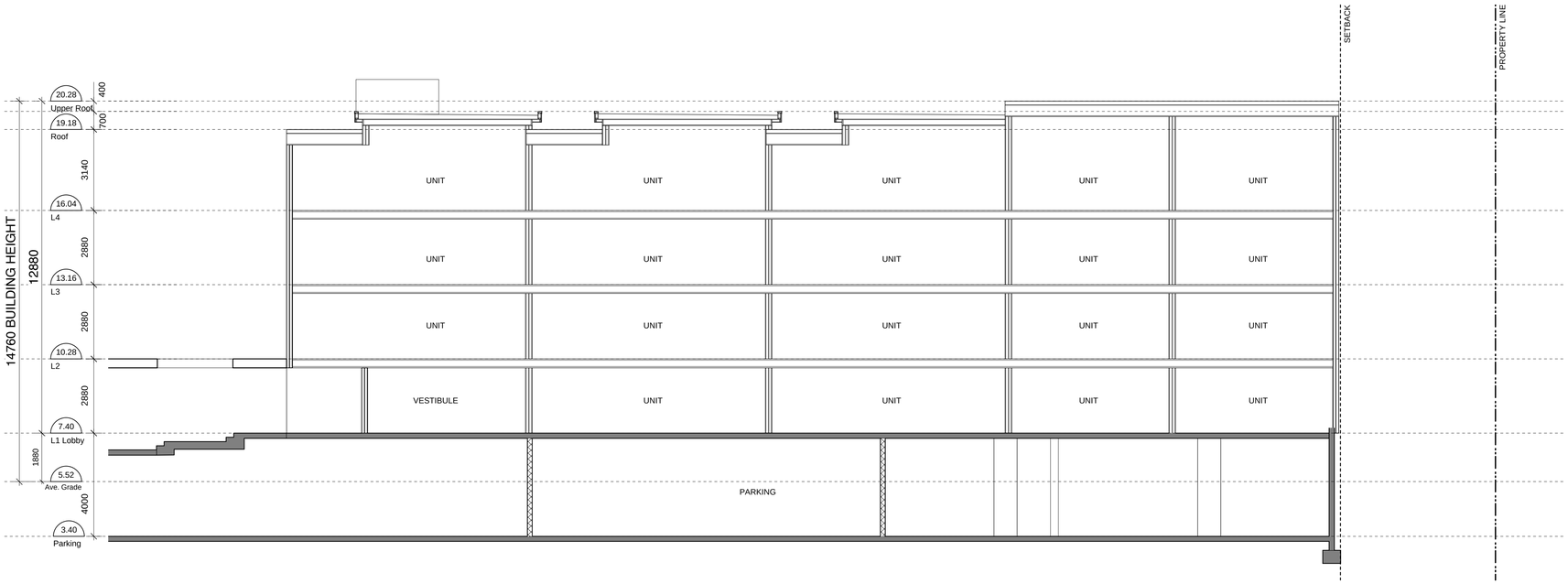
drawing no.
A301

revision no.
-



1 / A302 Secton 3 - East Building
Scale: 1:100



2 / A302 Secton 4 - East Building
Scale: 1:100

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A300 Sections.vwx
drawn by	MAF	checked by	RAW
scale	AS SHOWN	project number	1815

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T 1-250-585-5810

project name
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Victoria BC

drawing title
Sections - East Building

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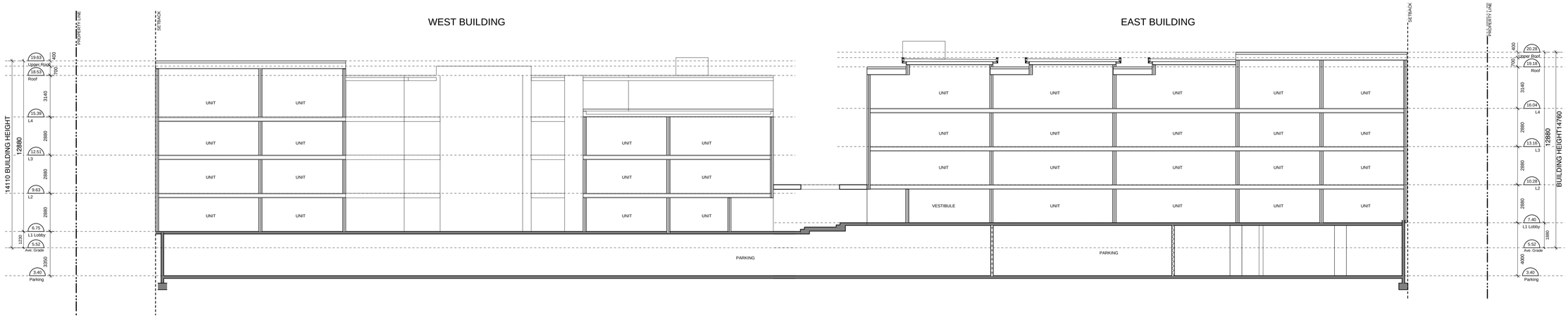
drawing no. A302

revision no. -



1
A303
Secton - Site Section
Scale: 1:150

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A300 Sections.vwx
drawn by	MAF	checked by	RAW
scale	AS SHOWN	project number	1815

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

drawing title
Site Section

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drawing no.
A303

revision no.
-

1 A401 South Elevation / West Building
Scale: 1:100

2 A401 East Elevation / West Building
Scale: 1:100

Rev	Date	Description

plot date	NOV 2019	drawing file	1815.3 A400 Elevations
drawn by	nic	checked by	raw
scale	As Shown	project number	1815

NOTE: All dimensions are shown in millimeters.

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NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K8
T 1-250-585-5810

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

drawing title
Elevations - West Building

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drawing no. A401
revision no. -

1 A402 North Elevation / West Building
Scale: 1:100

2 A402 West Elevation / West Building
Scale: 1:100

Rev	Date	Description

plot date	NOV 2019	drawing file	1815.3 A400 Elevations
drawn by	nic	checked by	raw
scale	As Shown	project number	1815

NOTE: All dimensions are shown in millimeters.

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T 1-250-585-5810

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

drawing title
Elevations - West Building

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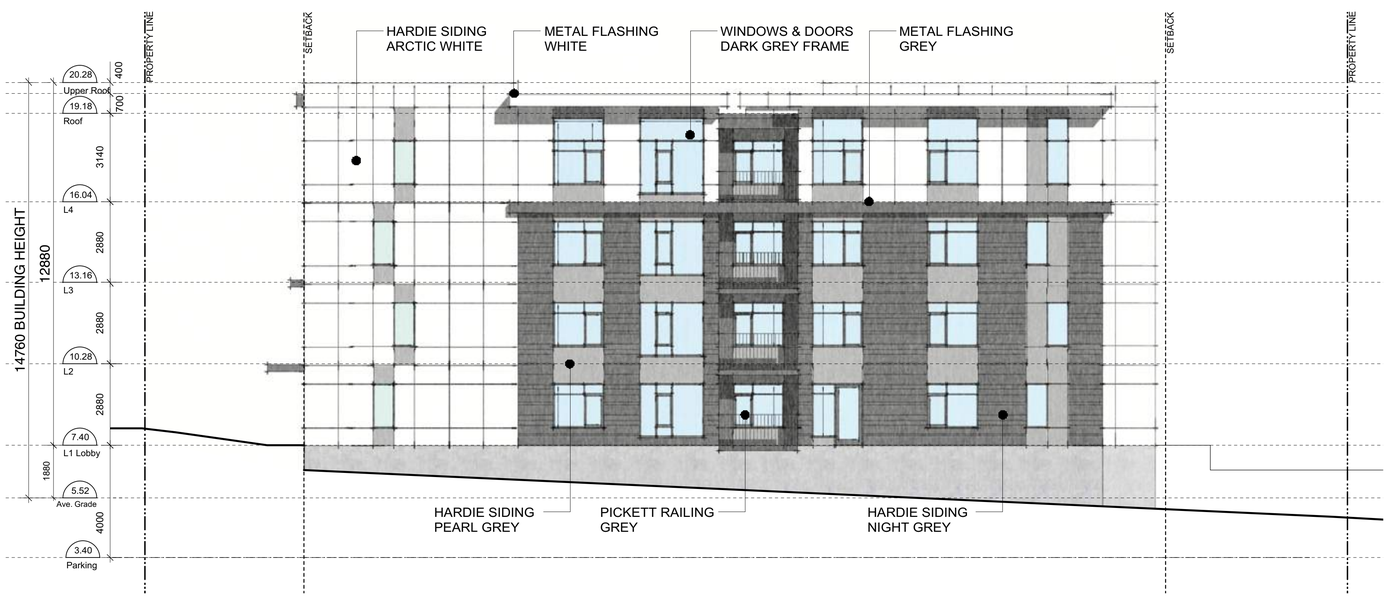
drawing no. A402
revision no. -

1 A403 South Elevation /East Building
Scale: 1:100



2 A403 East Elevation / East Building
Scale: 1:100

Rev	Date	Description

plot date	NOV 2019	drawing file	1815.3 A400 Elevations
drawn by	nic	checked by	raw
scale	As Shown	project number	1815

NOTE: All dimensions are shown in millimeters.

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Nanaimo BC V9T 2K8
T 1-250-585-5810

project name
Michigan St
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Victoria BC

drawing title
Elevations - East Building

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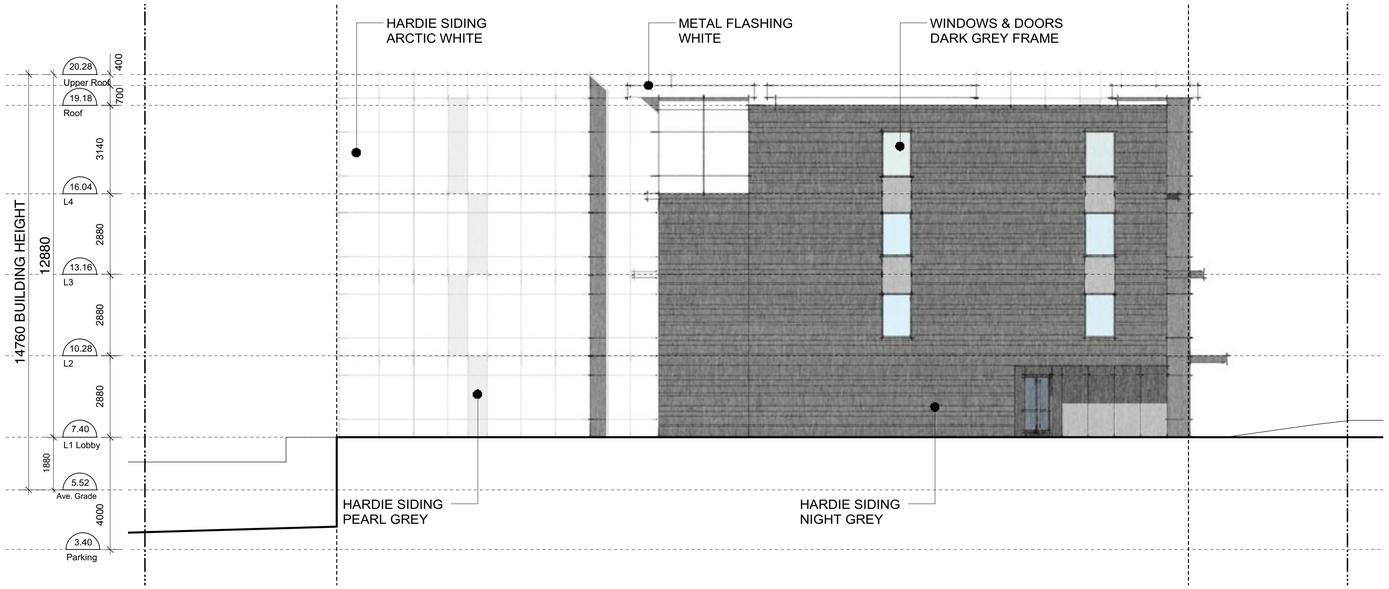
drawing no. A403
revision no. -

1 A404 North Elevation / East Building
Scale: 1:100



2 A404 West Elevation / East Building
Scale: 1:100

Rev	Date	Description

plot date	NOV 2019	drawing file	1815.3 A400 Elevations
drawn by	nlc	checked by	raw
scale	As Shown	project number	1815

NOTE: All dimensions are shown in millimeters.

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project name
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Victoria BC

drawing title
Elevations - East Building

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drawing no. A404
revision no. -

1 / A405 South Elevation
Scale: 1:150

2 / A405 North Elevation
Scale: 1:150

Rev	Date	Description	

plot date	NOV 2019	drawing file	1815.3 A400 Elevations
drawn by	nic	checked by	raw
scale	As Shown	project number	1815

NOTE: All dimensions are shown in millimeters.

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project name
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Victoria BC

drawing title
Context Elevations

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drawing no.	revision no.
A405	-

1 / A501 Perspective - Bird's Eye
Scale: n.t.s.

2 / A501 Perspective - Street View
Scale: n.t.s.

3 / A501 Perspective - Street Entry
Scale: n.t.s.

4 / A501 Perspective - Courtyard
Scale: n.t.s.

Rev	Date	Description	

plot date	NOV 2019	drawing file	1815.3 A500 Perspectives
drawn by	rtc	checked by	raw
scale	n.t.s.	project number	1815

NOTE: All dimensions are shown in millimeters.

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Victoria, BC

drawing title
Perspectives

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drawing no.
A501

revision no.
-

SUMMER SOLSTICE - 21 JUNE

10 AM

12 PM

2 PM

EQUINOX - 21 SEPTEMBER

10 AM

12 PM

2 PM

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A505 Shadow Studies.vwx
drawn by	MAF	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

de Hoog & Kierulf architects

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project name

Michigan St
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Victoria BC

drawing title

Shadow Studies

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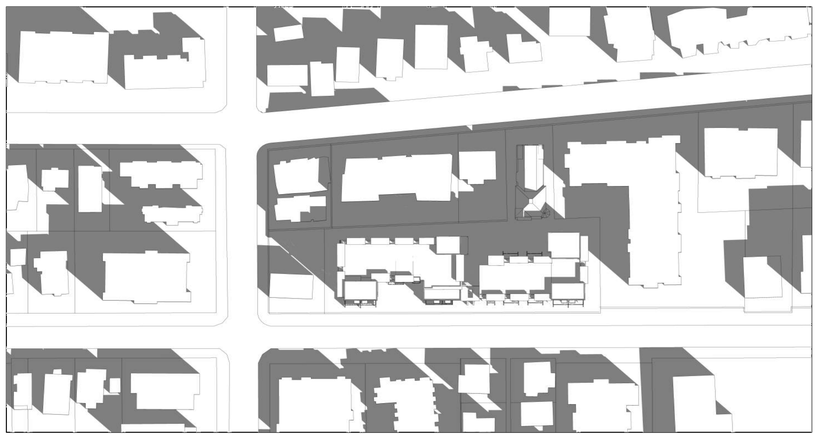
drawing no. A505

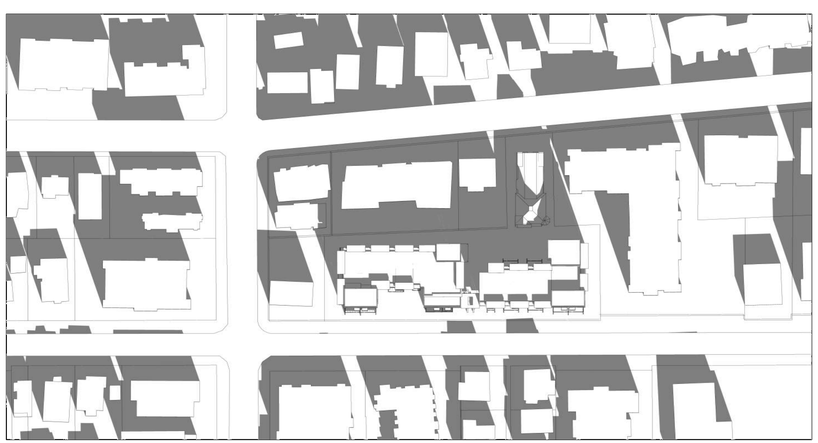
revision no. -

WINTER SOLSTICE - 21 DECEMBER

10 AM



12 PM



2 PM

Rev	Date	Description

plot date	NOV 2019	drawing file	1815 A505 Shadow Studies.vwx
drawn by	MAF	checked by	RAW
scale	AS SHOWN	project number	1815

NOTE: All dimensions are shown in millimeters.

dHKa **de Hoog & Kierulf** architects

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NANAIMO OFFICE
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Nanaimo BC V9T 2K8
T 1·250·585·5810

project name

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drawing title

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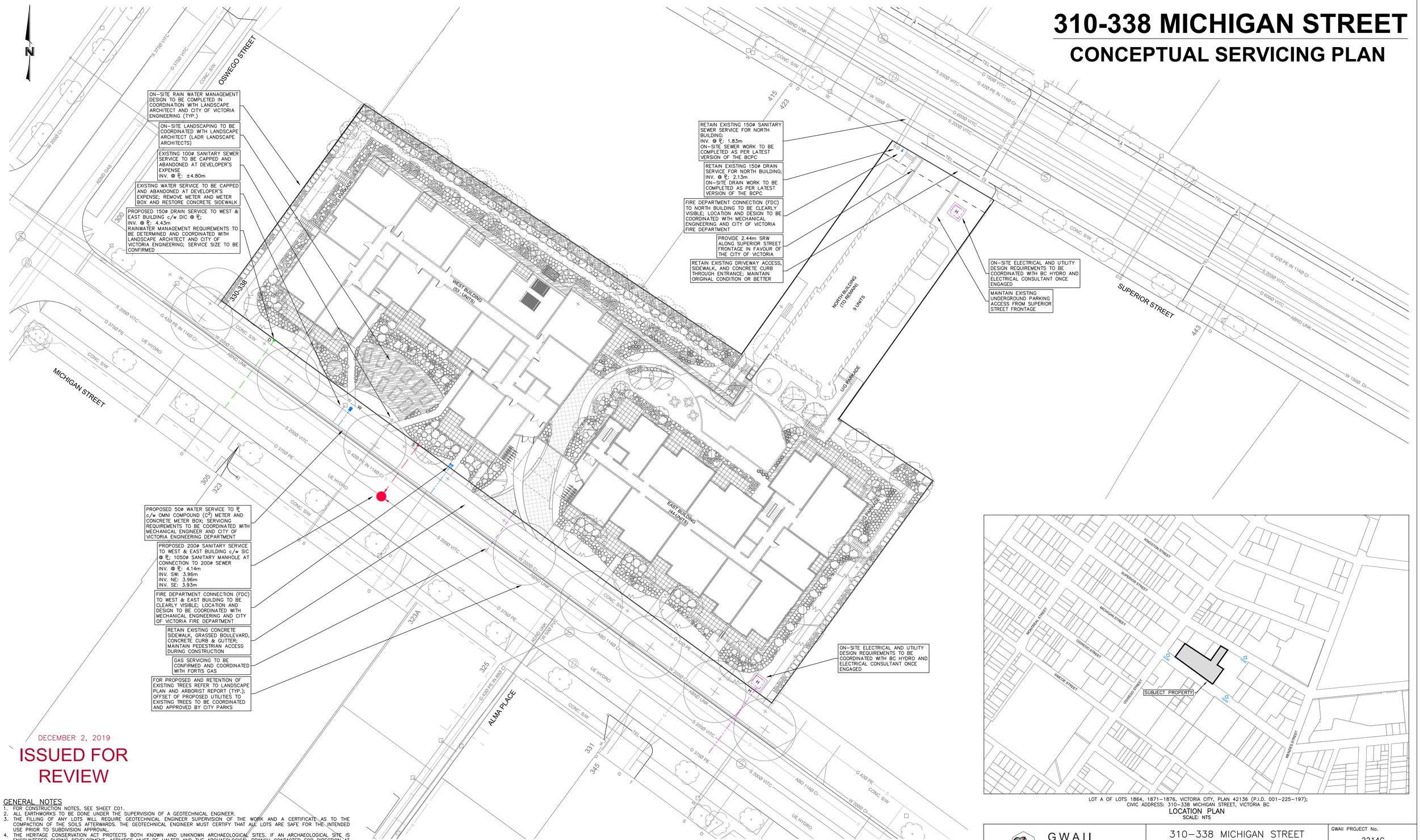
drawing no. A506

revision no. -

310-338 MICHIGAN STREET

CONCEPTUAL SERVICING PLAN



DECEMBER 2, 2019

ISSUED FOR REVIEW

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

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

GENERAL NOTES

1. FOR CONSTRUCTION NOTES, SEE SHEET C01.
2. ALL EARTHWORKS TO BE DONE UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.
3. THE FILLING OF ANY LOTS WILL REQUIRE GEOTECHNICAL ENGINEER SUPERVISION OF THE WORK AND A CERTIFICATE AS TO THE COMPACTION OF THE SOILS AFTERWARDS. THE GEOTECHNICAL ENGINEER MUST CERTIFY THAT ALL LOTS ARE SAFE FOR THE INTENDED USE PRIOR TO SUBDIVISION APPROVAL.
4. THE HERITAGE CONSERVATION ACT PROTECTS BOTH KNOWN AND UNKNOWN ARCHAEOLOGICAL SITES. IF AN ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING DEVELOPMENT, ACTIVITIES MUST BE HALTED AND THE ARCHAEOLOGICAL BRANCH CONTACTED FOR DIRECTION AT 250–953–3334
5. RETAINING WALLS AND AREAS OF FILL ARE TO BE IDENTIFIED ON AS–BUILT DRAWINGS.

GWAII ENGINEERING
www.gwaileng.com

310–338 MICHIGAN STREET
CONCEPTUAL SERVICING PLAN

GWAII PROJECT No. 2214G
SHEET 1 OF 1 REV.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND SERVICES ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED BY UTILITY COMPANIES AND THE CONTRACTOR PRIOR TO THE TO THE START OF ANY EXCAVATIONS

LEGEND – PROPOSED SERVICES SHOWN DASHED

WATER	W	CURB	C	EXISTING U/G UTL.	MANHOLE	HYDRANT	REDUCER	MONUMENT			
DRAIN	D	SIDEWALK	S/W	PROPOSED U/G UTL.	CLEANOUT	VALVE	CAP	LOT PIN			
DITCH		EDGE PAVE.		LIGHT STANDARD	CATCHBASIN	FLUSH VALVE	CULVERT	LEAD PLUG			
SEWER	S	BUSHLINE		POWER POLE	SILTRAP	AIR VALVE	HEADWALL				
GAS	G	TREE		ANCHOR	CONC.BOX	METER	ROAD SIGN				

REVISIONS

	DESCRIPTION
4	
3	
2	
1	

REVISIONS APPROVED

REVISION # 1			REVISION # 2			REVISION # 3		
APP.	DATE	SIGN	APP.	DATE	SIGN	APP.	DATE	SIGN
DESIGN ENG.			DESIGN ENG.			DESIGN ENG.		
ASSIST. ENG.			ASSIST. ENG.			ASSIST. ENG.		
MUNICIPAL ENG.			MUNICIPAL ENG.			MUNICIPAL ENG.		

DESIGN APPROVED

EXCEPTIONS		
APPROVED BY	DATE	SIGN
DESIGN ENG.		
ASSIST. ENG.		
MUNICIPAL ENG.		

CITY OF VICTORIA
SITE PLAN

B.M.			ELEV.
DESIGN	CBB/JE	DRAWN	CBB/JE
SCALES	Hor. 1:250	Vertical	N/A
CHECKED	MJA/RJ	DATE	DEC–19

DWG No. C01
CITY DWG No.
CITY FILE No.

Recommended Nursery Stock

Trees
Total: 59

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
Total: 225

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

Small Shrubs
Total: 818

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

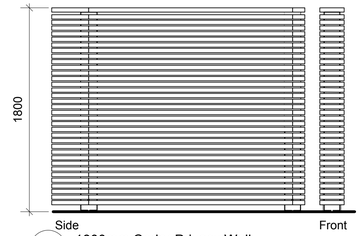
Groundcovers
Total: 300

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

Perennials, Annuals and Ferns
Total: 652

Botanical Name	Common Name	Size
Achillea millefolium	Common Yarrow	# 1 pot
Crocosmia '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



1800mm Cedar Privacy Wall
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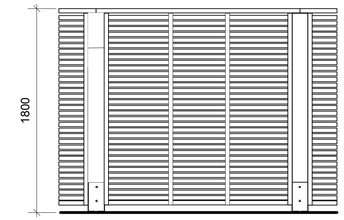

1800mm Cedar Privacy Screen
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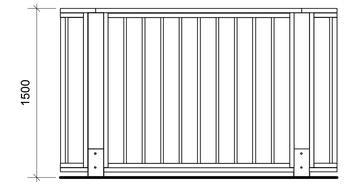

1500mm Cedar Perimeter Fence
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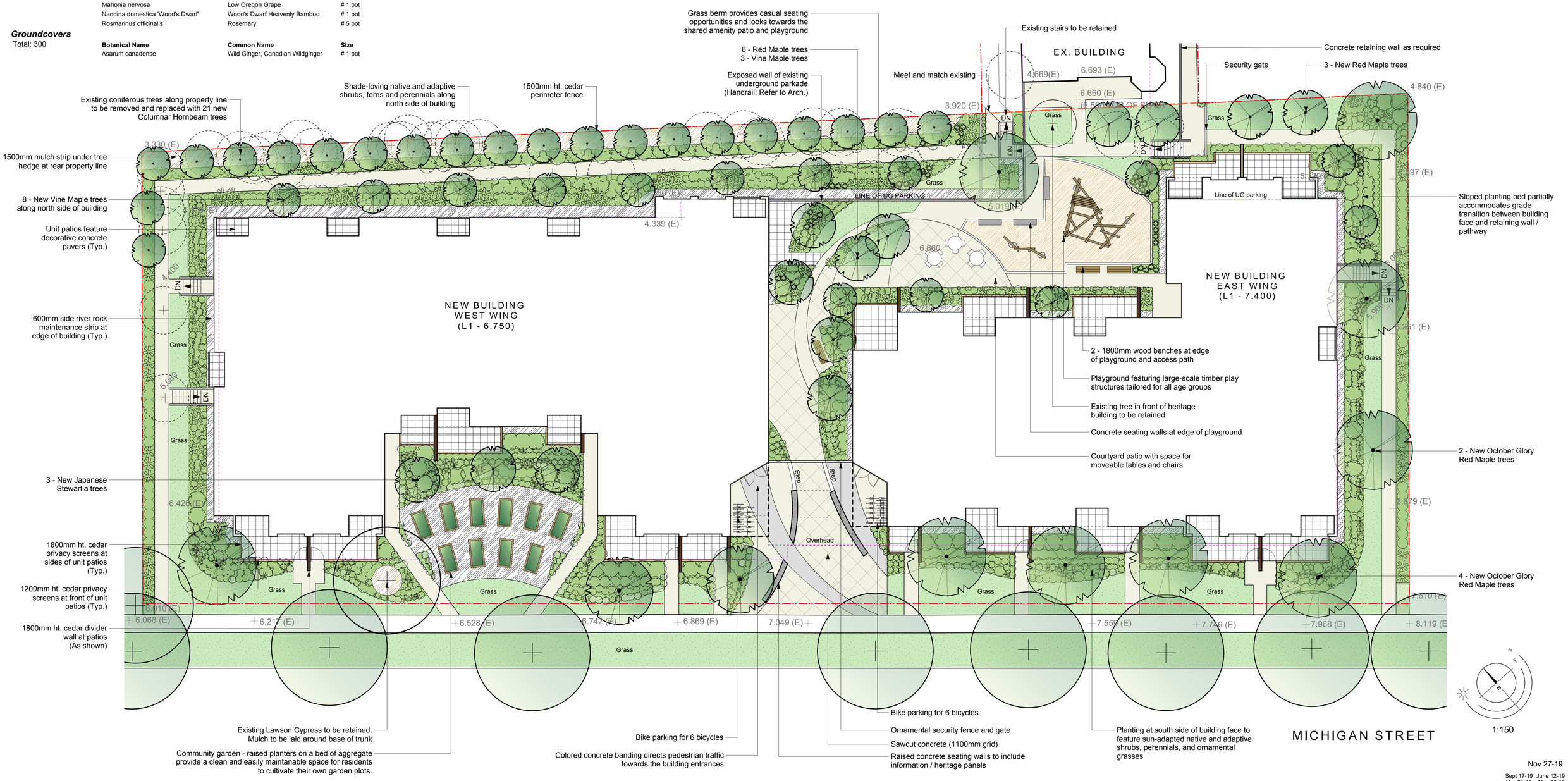


Nov 27-19

Sept 17-19 June 12-19
Mar 21-19 May 30-19
May 30-19 Apr 23-19

310-338 Michigan St. | Landscape Concept Plan

LADR LANDSCAPE ARCHITECTS
#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Project No: 1834 Nov 27-19

Tree Legend:

Retained Tree

◄ tree tag #. See Tree Inventory for assessment.

Removed Tree

◄ tree tag #. See Tree Inventory for assessment.

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

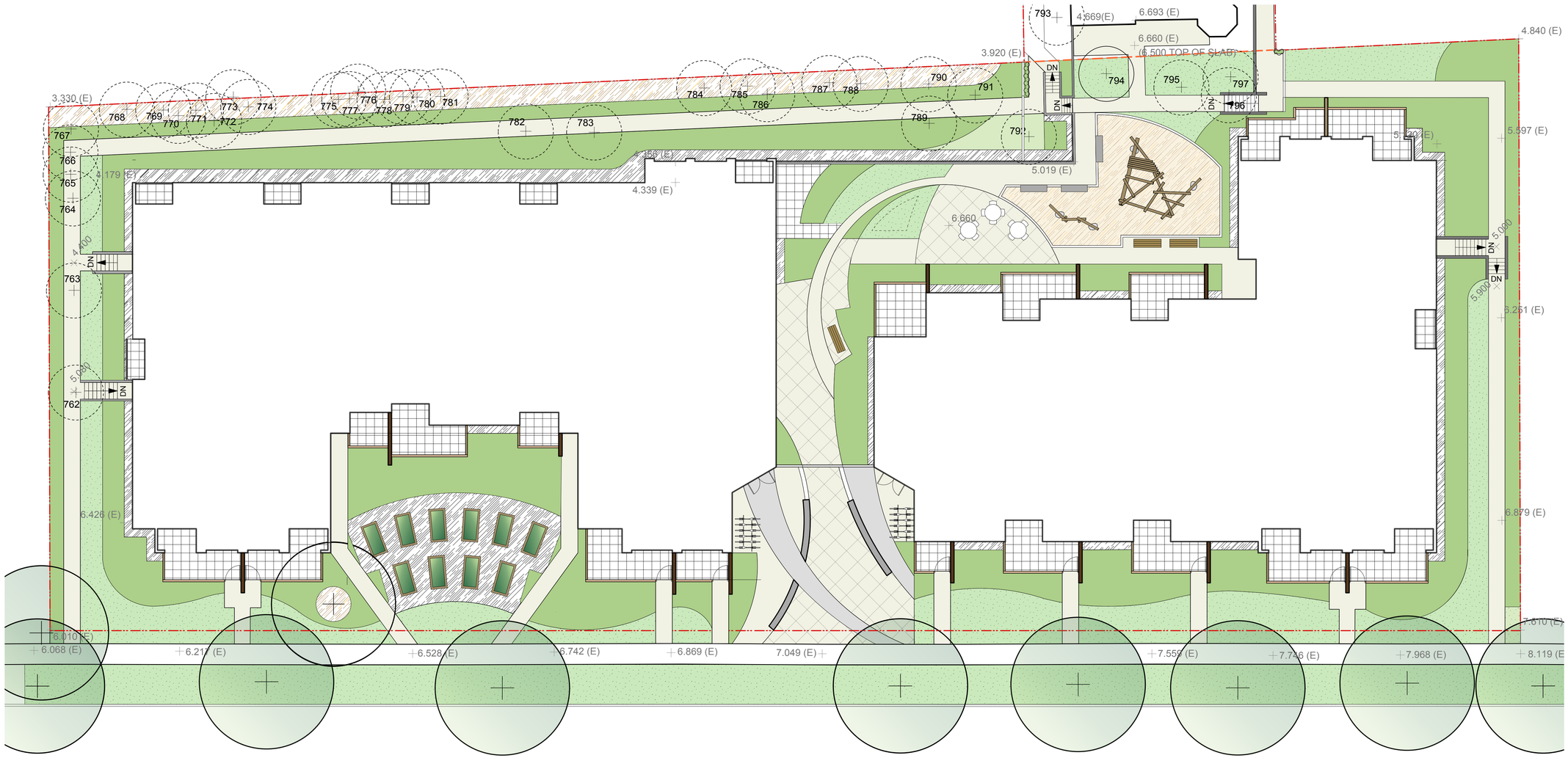
Tree No.	Species	DBH (cm.)	Health	Canopy	Roots	Other	Comments
762	Douglas fir, *Pseudotsuga menziesii* (Pm)	39	G	G	G		- soil at property line was excavated for neighboring
							building several years ago. Tree is approx. 2 m away
763	Norway maple, *Acer platanoides* (Ap)	13	G	G	G		- soil at property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

Table 1. continued

Tree No.	Species	DBH (cm.)	Health	Canopy	Roots	Other	Comments
774	Th	15	F	F	F		-1 m from property line
							- suppressed
775	Japanese maple, *Acer palmatum* (Apal)	4,4,4,5	F	F	F		- planted together with ID No. 776
							- 0.5 m from property line
							- 5 cm stem died back to 1.5m in height
776	Apal	7,6	F	F	F		- planted together with ID No. 775
							- 0.5 m from property line
							- suppressed
777	Ap	21	G	G	G		- at property line
							- wire fencing girdling entire circumference at
							approximately 2 m high
778	Th	10	F	F	F		- suppressed and growing through canopy of tree
							ID No.779
							- 0.5 m from property line
779	Plum, *Prunus spp.*	53	G	G	G		- 30 cm. from property line
780	Th	4	P	P	P		- heavily suppressed by tree ID No.779
							- 0.5 m from property line
781	Th	5	F	F	F		- heavily suppressed by tree ID No.779
							- 0.5 m from property line
782	Western red cedar, *Thuja plicata* (Tp)	55,31	G	G	G		
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
							- heavily suppressed by neighbours' trees
785	Unknown spp. (wait for leaf flush to identify)	4	P	P	P		- 0.5 m from property line
							- heavily suppressed by neighbours' trees
786	Unknown spp. (wait for leaf flush to identify)	4, 2	F	F	F		- 1.5 m from property line
							- heavily suppressed by neighbours' trees
787	Pm	38	F	F	F		- 0.5 m from property line
							- heavily suppressed by neighbours' trees
788	Weeping birch, *Betula spp.* (Bs)	14	F	F	F		- assymetrical, previously suppressed
789	Bs	10	F	F	F		- malpruned
790	Bs	14	F	F	F		- DBH taken just below graft union;
							- malpruned
							- 1 m from property line
791	Locust, *Robina spp.* (Rs)	11	G	F	G		- union between 2 main stems at 3 m high has
							included bark
792	Rs	9	F	F	F		
793	Pine, *Pinus spp.*	51	G	G	G		-0.5 m from Superior Street building and 2.5 m from
							retaining wall lowering grade to neighbours.
794	Apal	22	F	F	F		- diameter at breast height taken below co-dominant
							stems; 20% dieback
795	Magnolia, *Magnolia spp.*	14, 14	G	G	G		- assymetrical
796	Hornbeam, *Carpinus betulus* (Cb)	37	G	G	G		- DBH taken below lowest co-dominant stems
							- limited root zone, planted in concrete planters
							- planted with tree ID No. 797
797	Cb	43	G	G	G		- DBH taken below lowest co-dominant stems

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



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Sept 17-19
Jun 12-19
May 30-19

310-338 Michigan St. | Tree Preservation Plan

LADR LANDSCAPE ARCHITECTS
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Phone: (250) 598-0105

Project No: 1834 No 27-18