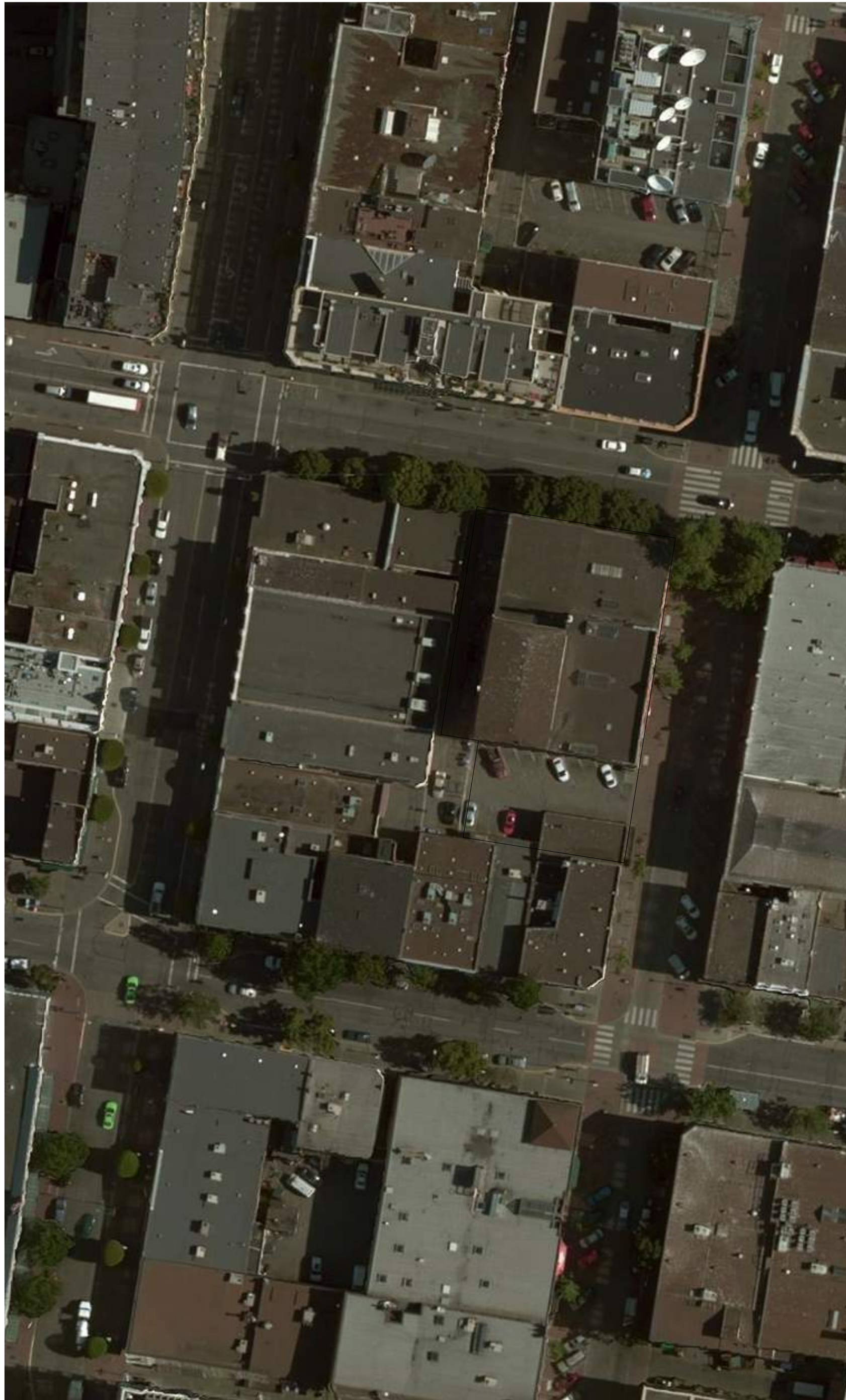
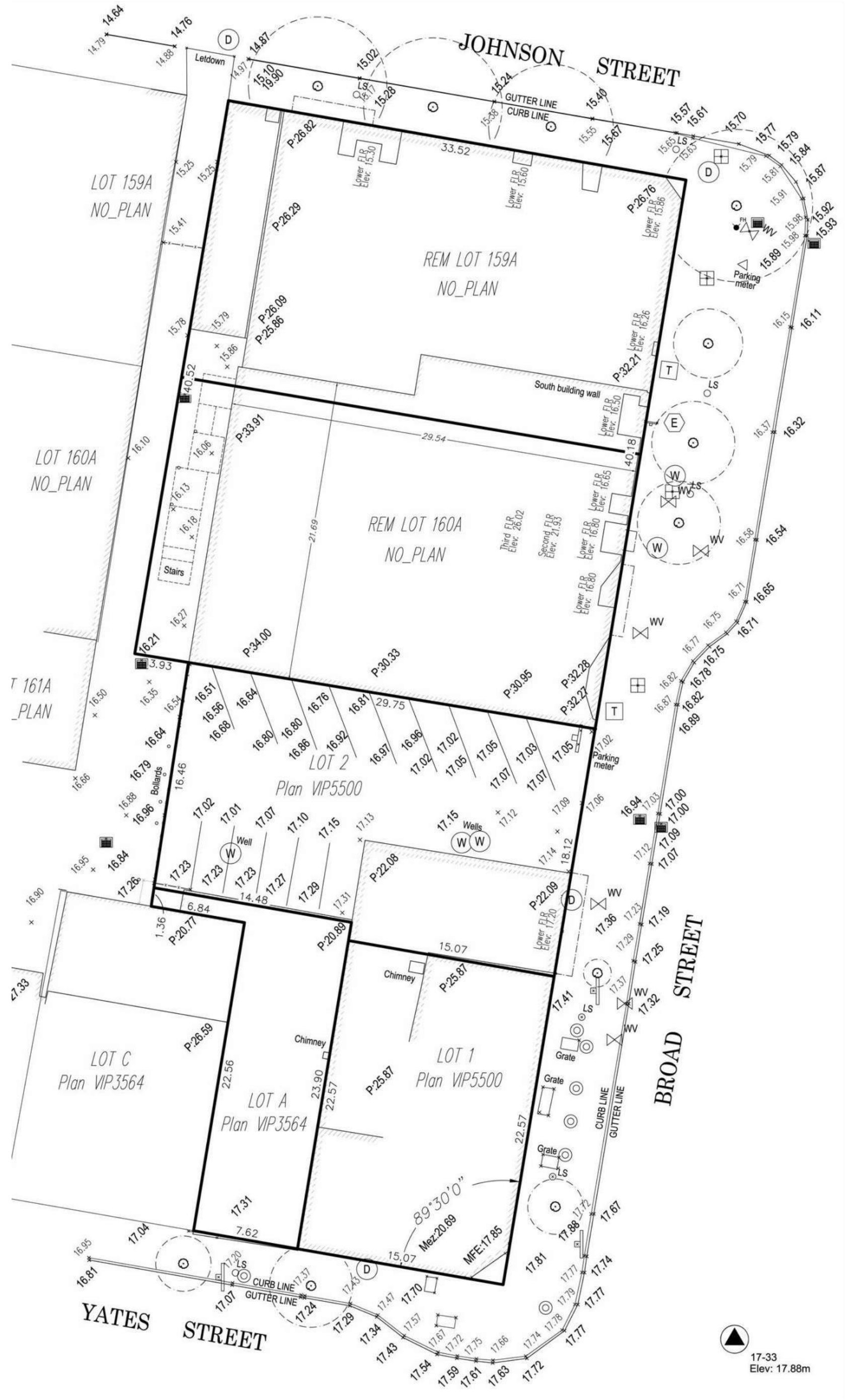
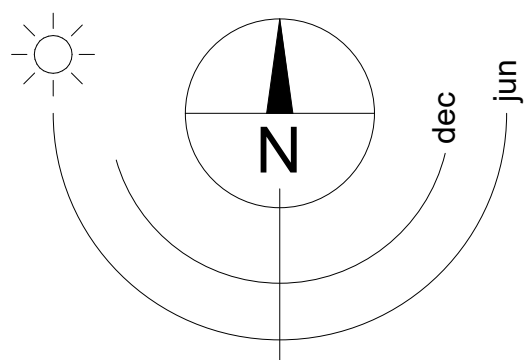




1 Context Aerial
A001 SCALE: N.T.S.



2 Context Survey Plan
A001 SCALE: N.T.S.



PROJECT DESCRIPTION

CIVIC ADDRESS:
1312-1324 BROAD STREET, VICTORIA, BC.

LEGAL DESCRIPTION:
LOT A OF PLAN 3564, LOT 1 AND LOT 2 OF PLAN 5500, AND
REM. LOT 160A ABD REM. LOT 160A.
VICTORIA DISTRICT

REGISTERED OWNER
University of Victoria
3800 Finnerty Rd
P.O. Box 3040 STN. SCC
Victoria, BC
V8W 3N7

Chris Mooi
tel: 604.558-7849
chris@charddevelopment.com

DEVELOPER
CHARD DEVELOPMENT LTD
#500, 509 Richards Street
Victoria, BC
V6B 2Z6

ARCHITECT
de Hoog & Kierulf architects
977 Fort Street
Victoria, BC
V8T 3K3

Charles Kierulf AIBC
tel: 250.658-3367
fax: 250.658-3397
crk@dhk.ca

STRUCTURAL CONSULTANT
RJC
220 - 645 Tye Road
Victoria, BC
V9A 6X5

Clint Plett
tel: 250.386-7794
fax: 250.381-7900
cplett@rjc.ca

MECHANICAL CONSULTANT
AME Consulting Group
721 Johnson St.
Victoria, BC
V8W 1M8

ELECTRICAL CONSULTANT
Applied Engineering Solutions Ltd.
3rd Floor - 1815 Blanshard Street
Victoria, BC
V8T 5A4

Jay Singh
tel: 250.381-6121
fax: 250.381-6811
jsingh@appliedengineering.ca

LANDSCAPE ARCHITECT
Murdoch de Greeff Inc.
200-524 Cudthel Rd.
Victoria, BC
V8Z 1G1

Scott Murdoch
tel: 250.412-2819
fax: 250.412-2892
scott@mdidesign.ca

CIVIL CONSULTANT
JE Anderson
4212 Glanford Ave.
Victoria, BC
V8Z 4B7

GEOTECHNICAL
Ryzuk Geotechnical
28 Crease Avenue
Victoria, BC
V8T 1S3

Isabelle Maltais
tel: 250.475-3131
fax: 250.475-3611
isabelle@ryzuk.com

SURVEYOR
Explorer Land Survey Inc.
101 - 2610 Douglas St.
Victoria, BC
V8T 4M1

Kenneth Ng
tel: 250
fax: 250
kennet@explorersurvey.com

ENVELOPE
RJC
220 - 645 Tye Road
Victoria, BC
V9A 6X5

Kevin Pickwick
tel: 250.386-7794
fax: 250.381-7900
kpickwick@rjc.ca

VICTORIA ZONING

BUILDING DESCRIPTION:
6 STOREY HOTEL BUILDING

USES: RESIDENTIAL OCCUPANCY (HOTEL)

EXISTING ZONE: OTD-1 (2018)

PROPOSED ZONE: SITE SPECIFIC

DEVELOPMENT PERMIT AREA: DPA1 (HC) HISTORIC CORE

Broad Street Redevelopment

	Site 1
Civic Address	1312-1324 Broad St, Victoria, BC.
Legal Address	Rem Lot 159A + Rem Lot 160A + Lot 2 Plan VIP5500 + Part Part Lot A Plan VIP3564
Final Site Area (sm)	1,889
Final Gross Floor Area (sm)	7,462
Final FAR	3.95
Duck's Building Current Floor Area	2346
Duck's Building Retained Floor Area	2346
Total Floor Area (@ ground)	1361
Commercial Floor Area	670
Building Area Over City Property	
Site Coverage	90%
Open Site Space	10%
Average Grade	16.30
Height of Building	18.81
Roof Top Structures	1.68 from top of roof / 10.7 min from PL / 6.7 from roof edge / 5% Total Coverage
Number of Storeys	6
Parking Stalls on Site (Req'd)(Provided)	(34)(16)
Bicycle Parking Long Term (Req'd)(Provided)	(26)(26)
Bicycle Parking Short Term (Req'd)(Provided)	(0)(10)
Building Setbacks	
Front Yard	0 M
Rear Yard	0 M
Side Yard	0 M
Side Yard	0 M
Combined Side Yard	0 M
Residential Use Details	
Total Number of Units	135
Unit Type	Hotel
Ground-Orientated Units	0
Min Unit Floor Area	21
Total Residential Floor Area	4416



Final
Approved Plans

Adopted Date:
September 23, 2021



Revisions
Received Date:
February 20, 2020
Deemed Date:
February 5, 2020

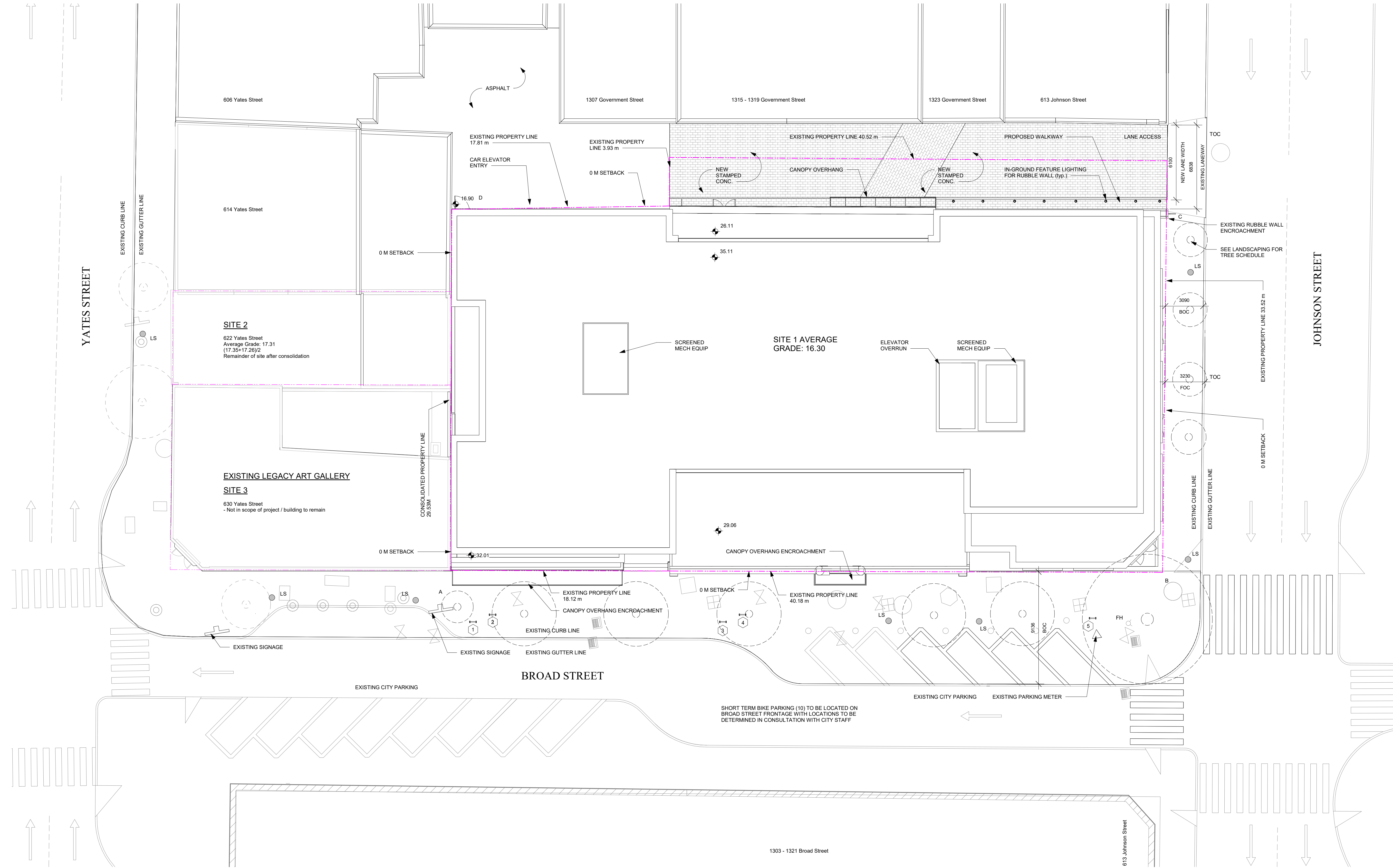
LIST OF DRAWINGS

A001	Project Data	A401	Building Sections E-W
A100	Site Survey	A501	Site Context
A101	Site Plan	A502	Site Context
A202	P1 Parking Plan	A503	Shadow Studies
A203	Level 1	A504	Urban Context
A204	Level 2	A505	Urban Context
A205	Level 2A	A506	Perspective Studies
A206	Level 3	A507	Perspective Studies
A207	Level 4	A508	Perspective Studies
A208	Level 5	A510	Stone Wall
A209	Level 6		
A210	Roof Plan		
A301	North Elevation		
A302	South Elevation		
A303	East Elevation		
A304	West Elevations		

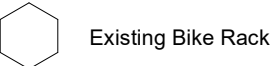
Rev	Date	Description	Revision			
6	Feb-20-20	Revision 6				
5	Feb-04-20	Revision 5				
3	Nov-01-19	Revision 3				
2	Oct-08-19	Revision 2				
Rev	6	Date	Feb-20-20	Description	Revision	6
drawn by	Issue Date	checked by				
scale	1 : 1	project number	1721			

NOTE: All dimensions are shown in millimeters.

 dhKarchitects	
VICTORIA OFFICE 977 Fort Street Victoria BC V8T 3K3 T 1-250-658-3367	NANAIMO OFFICE 102-5180 Dublin Way Nanaimo BC V9T 2K3 T 1-250-585-5810
project name The Duck's Building 1312-1324 Broad Street Victoria, BC V8T 3K3	
Project Data	
drawing no. A001	revision no. 6



Site Notes:



Average Grade

The Duck's Building Redevelopment	Point	Point Value	Grade Points	Average of Points	Distance
	A	17.33	A+B	16.60	57.70
	B	15.86	B+C	15.49	29.30
	C	15.12	C+D	16.01	57.70
	D	16.90	D+A	17.12	29.30
	Average Grade	16.30		Perimeter	Sum
				174.00	2836.64

Existing Duck's Building	Point	Point Value	Grade Points	Average of Points	Distance
	A	17.02	A+B	16.44	40.31
	B	15.86	B+C	15.49	29.30
	C	15.12	C+D	15.74	40.31
	D	16.36	D+A	16.69	29.30
	Average Grade	16.09		Perimeter	Sum
				139.22	2240.05

Rev	S	Date	Issue Date	Description	Revision
5		Feb-04-20			Revision 5
3		Nov-01-19			Revision 3
2		Oct-08-19			Revision 2
1		Sept-05-19			Revision 1

NOTE: All dimensions are shown in millimeters.

dHkArchitects

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367

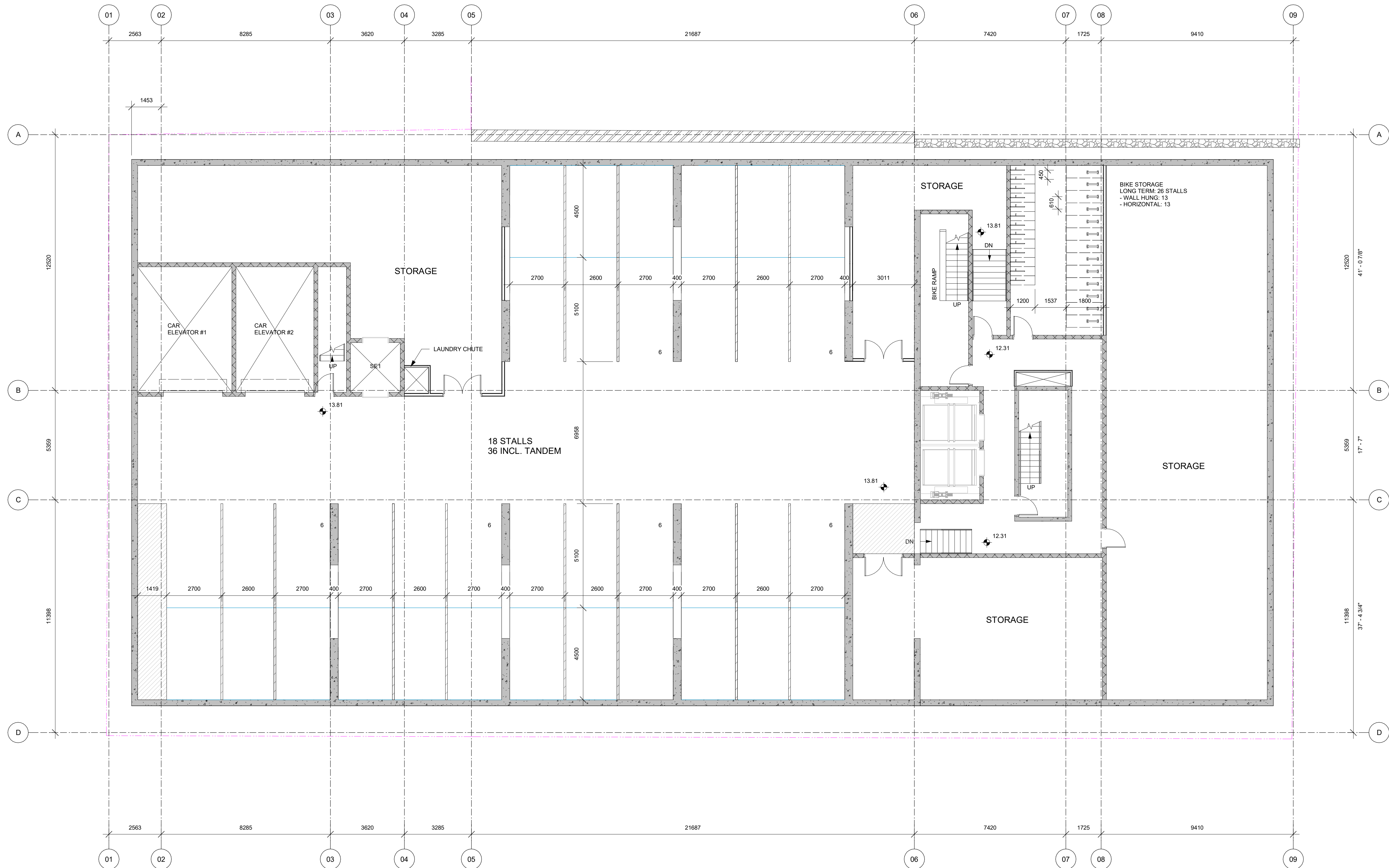
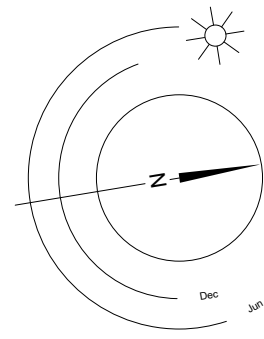
NANAIMO OFFICE
102-5180 Dublin Way
Nanaimo BC V9T 2K3
T 1-250-585-5810

project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC V8W 2E1

Site Plan

drawing no.
A101

revision no.
5



1 Parkade Lv 1 - Overall
A202 SCALE: 1 : 100

6	Feb-20-20	Revision 6	
5	Feb-04-20	Revision 5	
4	Jan-08-20	Revision 4	
3	Nov-01-19	Revision 3	
2	Oct-08-19	Revision 2	
Rev	6	Date	Feb-20-20
		Description	Revision 6
part date	Issue Date		drawing file
drawn by	Author	checked by	Checker
scale	1 : 100	project number	1721

NOTE: All dimensions are shown in millimeters.

**dHKarchitects**

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367

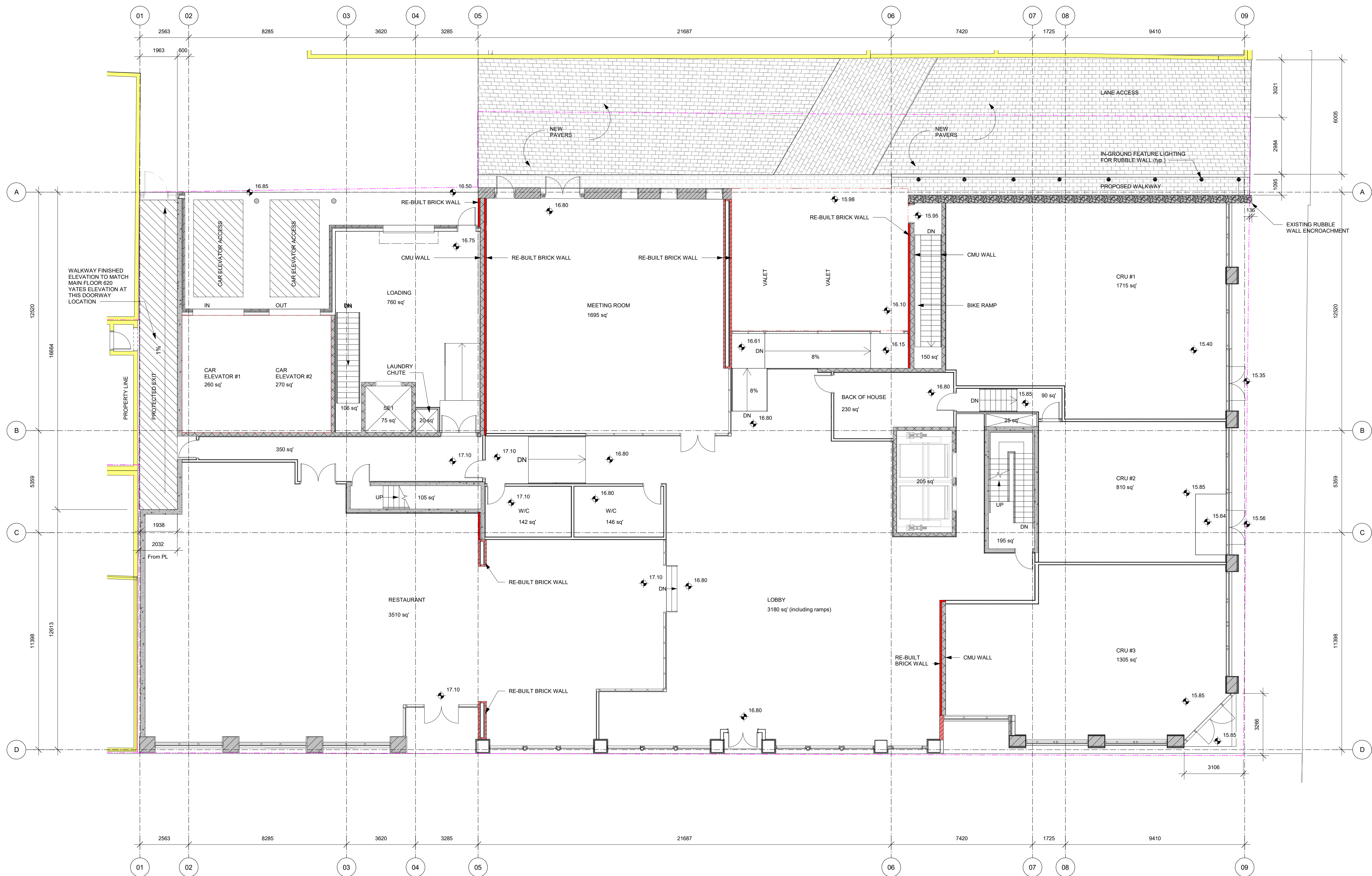
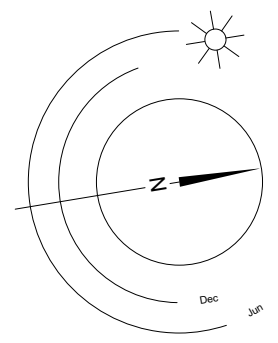
NANAIMO OFFICE
102-5180 Dublin Way
Nanaimo BC V9T 2K3
T 1-250-585-5810

project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC V8W 1R1

drawing no.
P1 Parking Plan

sheet no.
A202

revision no.
6



NOTE:
RE-BUILT BRICK WALL

1 Level 1 - Overall
A203 SCALE: 1 : 100

Rev	Date	Description	Revision
5	Feb-04-20	Revision 5	
4	Jan-08-20	Revision 4	
3	Nov-01-19	Revision 3	
2	Oct-08-19	Revision 2	
Rev	5	Date	Feb-04-20
Issue Date	Issued By	Author	Checked By
As Indicated	As Indicated	As Indicated	As Indicated
Scale	As Indicated	Project Number	1721

NOTE: All dimensions are shown in millimeters.

**dHKArchitects**

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367

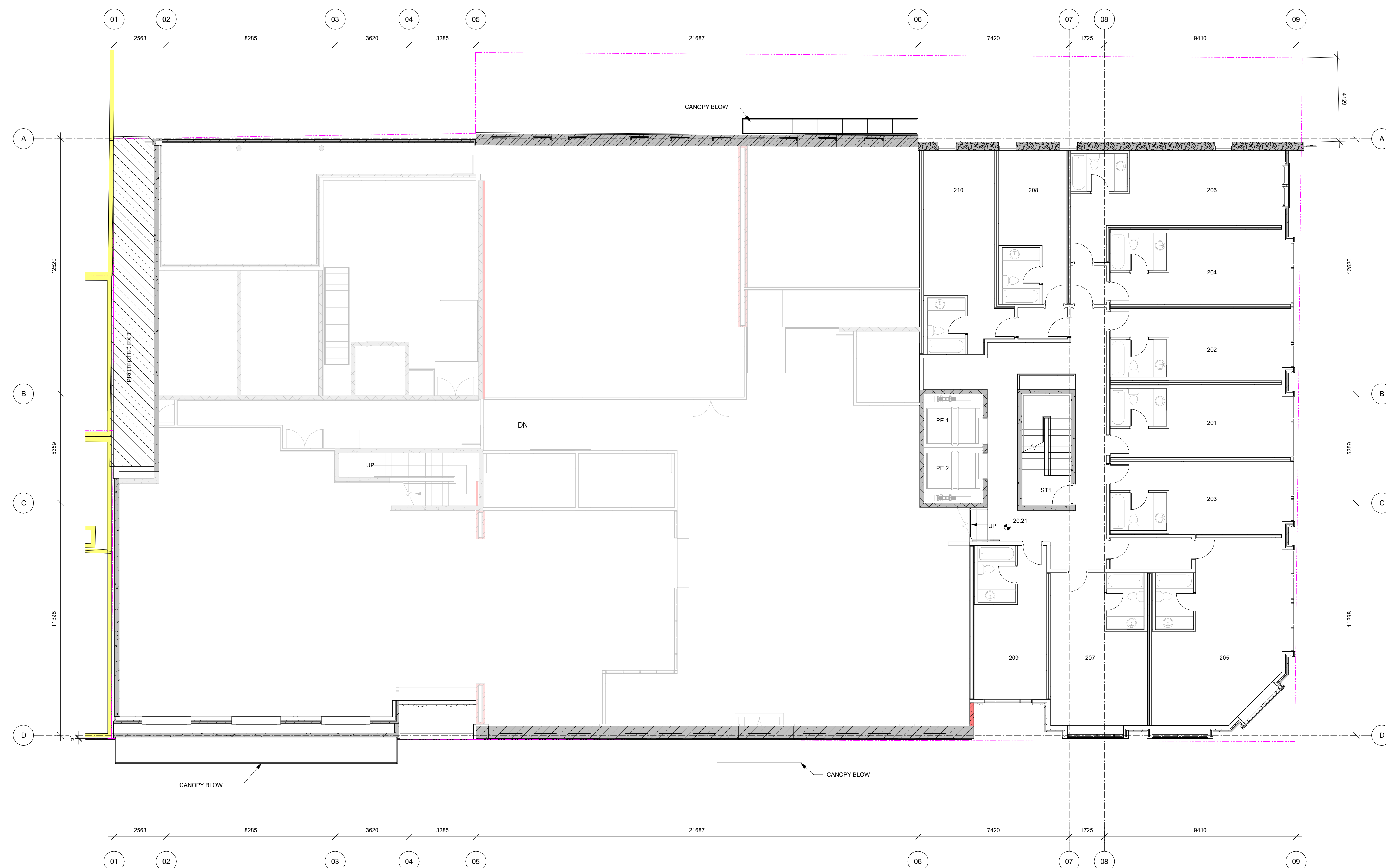
NANAIMO OFFICE
102-5180 Dublin Way
Nanaimo BC V9T 2K3
T 1-250-585-5810

project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC V8W 2R1

revision
Level 1

drawing no.
A203

sheet no.
5







dHKA

dHKArchitects

VICTORIA OFFICE

977 Fort Street

Victoria BC V8V 3K3

T 1-250-628-3367

project name

NANAIMO OFFICE

102-5180 Dublin Way

Nanaimo BC V9T 2K1

T 1-250-885-5810

The Duck's Building

1312-1324 Broad Street

Victoria, BC ^{UNFINISHED}

drawing title

Level 2A

CONCEPT DESIGN: THIS DRAWING IS FOR CONCEPT AND PRELIMINARY DESIGN AND NOT FOR THE PREPARATION OF PERMITS. NO OTHER WARRANTIES ARE MADE OR GIVEN BY THE PROJECT DESIGNER AND NO OTHER WARRANTIES ARE MADE OR GIVEN BY THE PROJECT DESIGNER.

drawing no.

A205

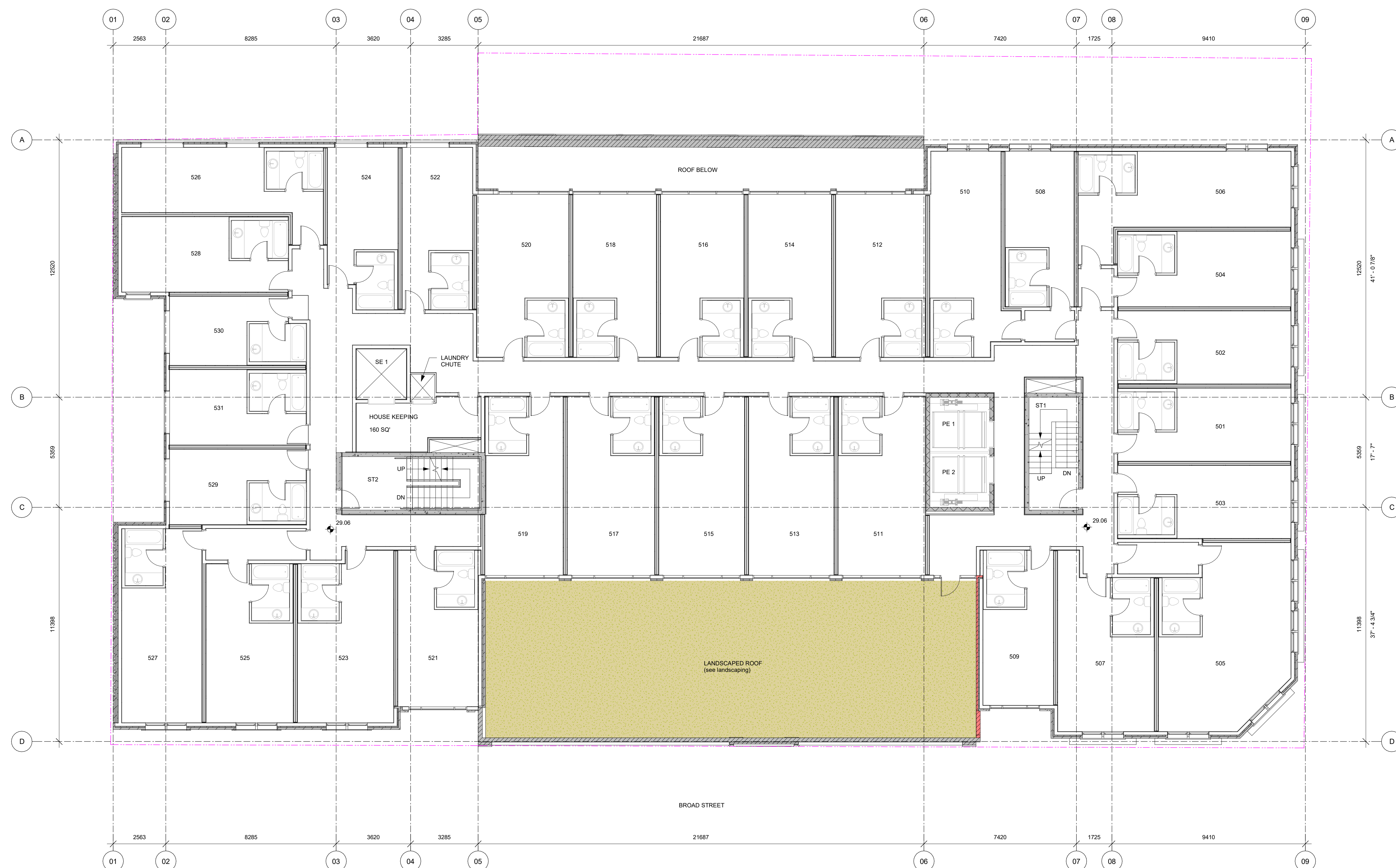
sheet no.

5



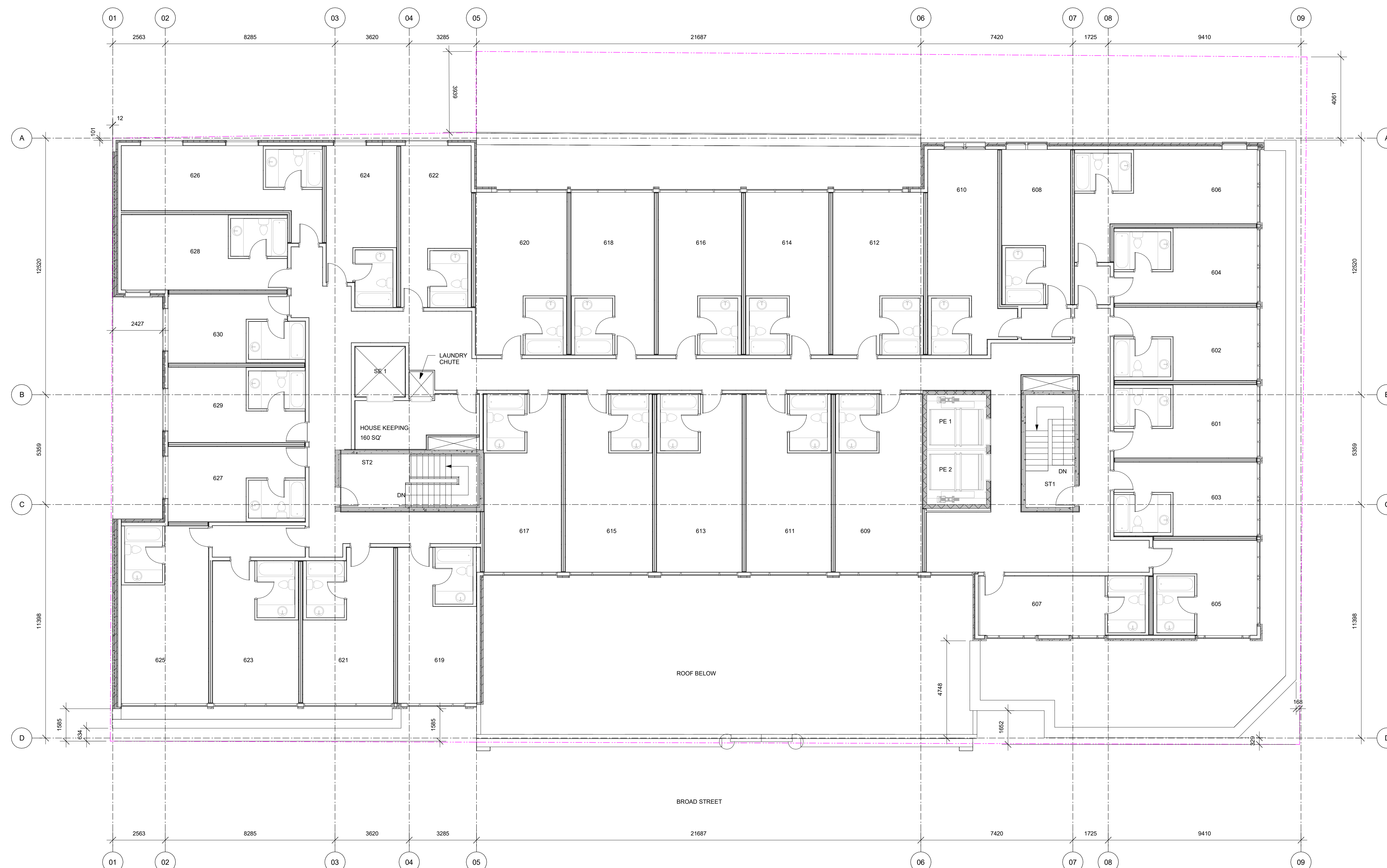
NOTE: All dimensions are shown in millimeters.

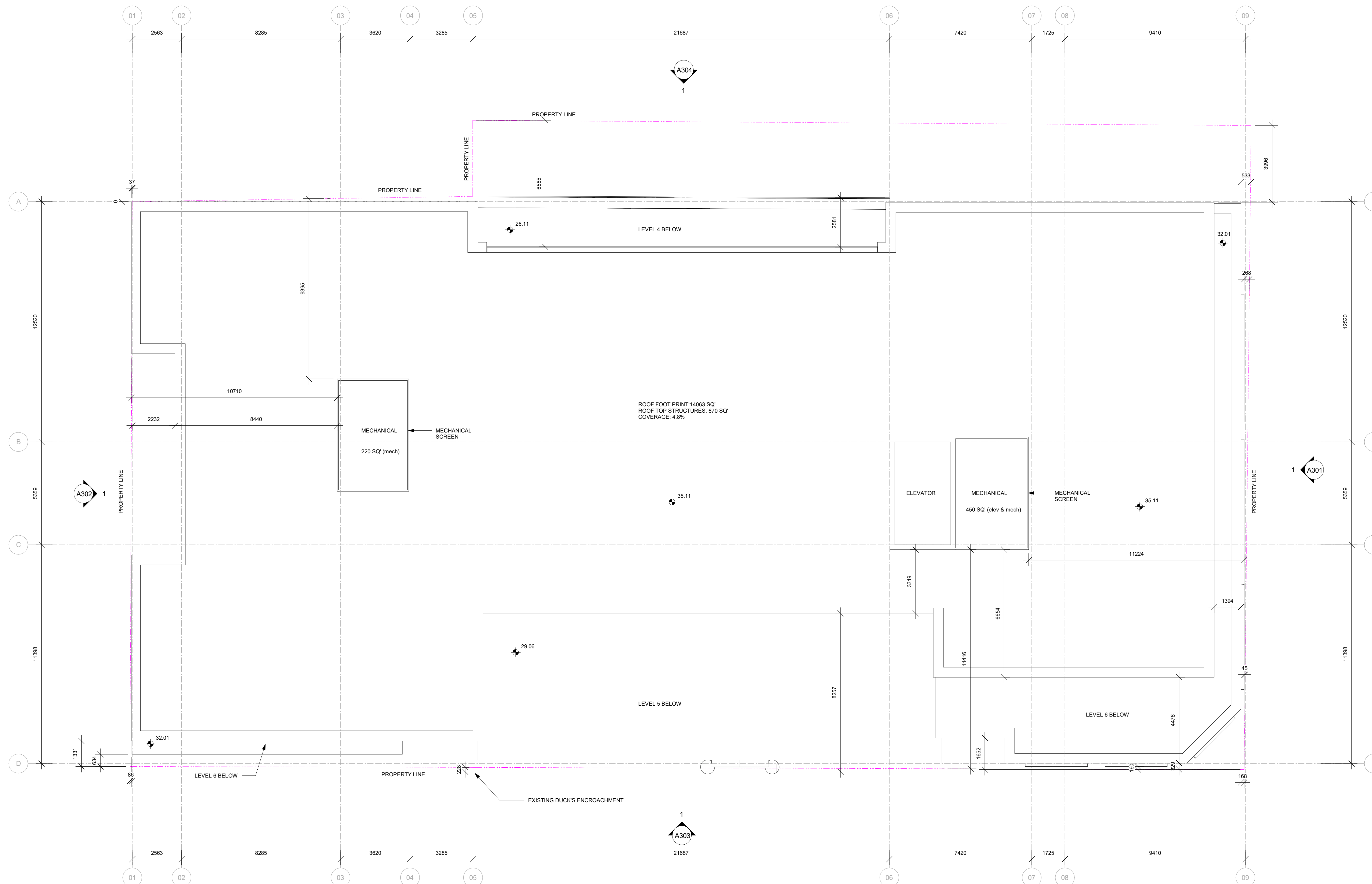


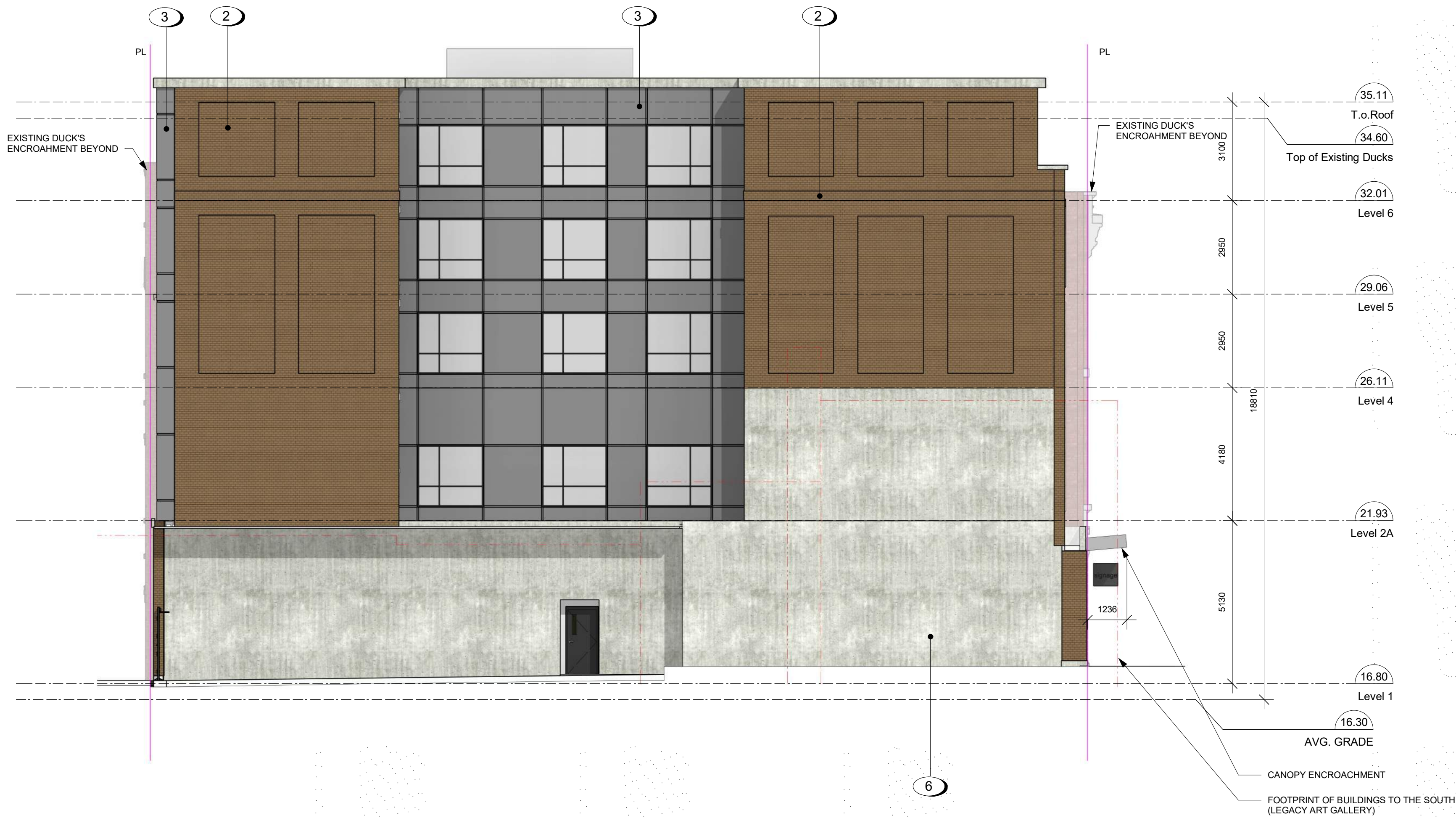


NOTE: All dimensions are shown in millimeters.

	dHKArchitects	
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-688-3387		NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V8T 2K8 T 1-250-685-0812
project name The Duck's Building 1312-1324 Broad Street Victoria, BC		
drawing title Level 5		
COPYRIGHT NOTICE: THIS DRAWING AND ALL CONTENTS ARE THE PROPERTY OF dHK ARCHITECTS. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN PERMISSION.	drawing no. A208	revision no. 5



[illegible]



1 South Elevation
A302 SCALE: 1 : 100

Material Schedule South

- 1 Brick Masonry Veneer Cladding - Forest Blend
- 2 Brick Masonry Veneer Cladding - Wheat
- 3 Metal Panel - Lt Grey
- 4 Metal Panel - Dk Grey
- 5 Metal Panel - Black
- 6 Pre-Cast Concrete
- 7 Curtain Wall Window System - Clear Anodized Aluminum
- 8 Prefinished Metal Window
- 9 Steel C-Channel
- 10 Canopy - Steel & Glass
- 11 Rehabilitated Historically Compatible Window
- 12 Signage
- 13 Sectional Overhead Door
- 14 Hollow Metal Door

BRICK AND TILE COLOUR

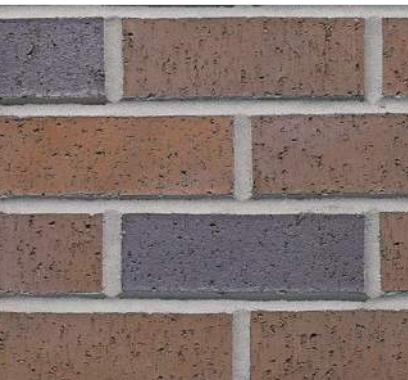
- 2 BRICK MASONRY VENEER CLADDING - WHEAT



- 3 METAL PANEL - LT GREY



- 1 BRICK MASONRY VENEER CLADDING - FOREST BLEND



- 4 METAL PANEL - DK GREY



Rev	S	Date	Issue Date	Author	Checked by	Project Number
5		Feb-04-20	Revision 5			
4		Jan-08-20	Revision 4			
3		Nov-01-19	Revision 3			
Rev	S	Date	Feb-04-20	Author	Checked by	Revision 5
Issue Date	Author	Checked by	Project Number	1721		

NOTE: All dimensions are shown in millimeters.

dHKarchitects

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367

NANAIMO OFFICE
102-5180 Dublin Way
Nanaimo BC V9T 2K3
T 1-250-585-5810

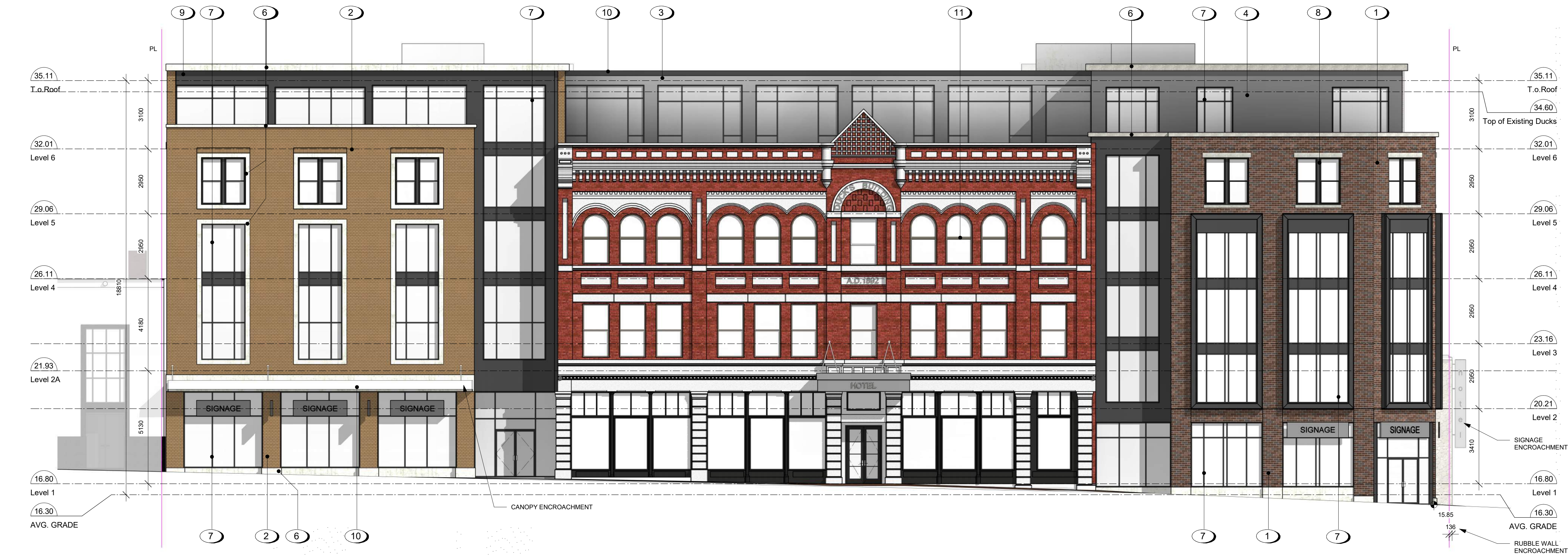
project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC V8W 1R1

drawing title
South Elevation

drawing no.
A302

revision no.
5

COPYRIGHT RESERVED: THESE PLANS ARE
DESIGNED AND DRAWN BY dHKA ARCHITECTS
PROPERTY OF dHKA ARCHITECTS
THESE PLANS ARE NOT TO BE USED FOR THE PROJECT SHOWN HERE
ANY REUSE OR REPRODUCTION WITHOUT WRITTEN
CONSENT



1 East Elevation
A303 / SCALE: 1 : 100

CONSERVATION STRATEGY

- BRICKWORK AND MASONRY DETAILS TO BE PRESERVED (typ.)
- EXTERIOR BRICK WALLS TO BE PRESERVED (typ.)
- EXISTING DOUBLE-HUNG WOODEN SASH WINDOWS TO BE REHABILITATED WHERE POSSIBLE, AND REPLACED W/ HISTORICALLY COMPATIBLE DOUBLE-HUNG WOODEN SASHES WHERE NEEDED (typ.)
- IRON COLUMNS TO BE RETAINED (typ.)
- ORIGINAL CORBELLED CORNICE DETAILING W/ BRACKETS AND TRIANGULAR PEDIMENT TO BE PRESERVED (typ.)
- PAINT TO BE REMOVED FROM EXTERIOR MASONRY WHERE APPLICABLE (typ.)
- RUSTICATED MASONRY PIERS TO BE PRESERVED (typ.)
- NEW ENTRYWAYS TO BE CONSTRUCTED IN THE SPIRIT OF THE ORIGINAL HISTORIC APPEARANCE (typ.)
- STONE LINTELS TO BE PRESERVED (typ.)

Material Schedule East

- 1 Brick Masonry Veneer Cladding - Forest Blend
- 2 Brick Masonry Veneer Cladding - Wheat
- 3 Metal Panel - Lt Grey
- 4 Metal Panel - Dk Grey
- 5 Metal Panel - Black
- 6 Pre-Cast Concrete
- 7 Curtain Wall Window System - Clear Anodized Aluminum
- 8 Prefinished Metal Window
- 9 Steel C-Channel
- 10 Canopy - Steel & Glass
- 11 Rehabilitated Historically Compatible Window
- 12 Signage
- 13 Sectional Overhead Door
- 14 Hollow Metal Door

BRICK AND TILE COLOUR

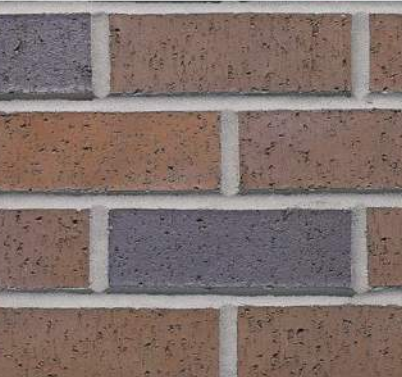
- 2 BRICK MASONRY VENEER CLADDING - GOLDEN ROD



- 3 METAL PANEL - LT GREY



- 1 BRICK MASONRY VENEER CLADDING - FOREST BLEND



- 4 METAL PANEL - DK GREY



Rev	5	4	3
Date	Feb-04-20	Jan-08-20	Nov-01-19
Author	Author	Author	Author
Checked by	Checked by	Checked by	Checked by
Scale	As indicated	As indicated	As indicated
Project number	1721	1721	1721

NOTE: All dimensions are shown in millimeters.

dHKarchitects

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367

NANAIMO OFFICE
102-5180 Dublin Way
Nanaimo BC V9T 2K3
T 1-250-585-5810

project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC V8W 1R1

drawing title
East Elevation

drawing no.
A303

revision no.
5

COPYRIGHT RESERVED. THESE PLANS ARE
DESIGNED AND MADE BY dHKA ARCHITECTS
PROPERTY OF dHKA ARCHITECTS
NOT TO BE USED FOR THE PROJECT SHOWN HERE
ANY OTHER REPRODUCTION WITHOUT WRITTEN
CONSENT



CONSERVATION STRATEGY

BRICKWORK AND MASONRY DETAILS TO BE PRESERVED (typ.)

EXTERIOR BRICK WALLS TO BE PRESERVED (typ.)

EXISTING DOUBLE-HUNG WOODEN SASH WINDOWS TO BE REHABILITATED WHERE POSSIBLE, AND REPLACED W/ HISTORICALLY COMPATIBLE DOUBLE-HUNG WOODEN SASHES WHERE NEEDED (typ.)

IRON COLUMNS TO BE RETAINED (typ.)

ORIGINAL CORBELLED CORNICE DETAILING W/ BRACKETS AND TRIANGULAR PEDIMENT TO BE PRESERVED (typ.)

PAINT TO BE REMOVED FROM EXTERIOR MASONRY WHERE APPLICABLE (typ.)

RUSTICATED MASONRY PIERS TO BE PRESERVED (typ.)

NEW ENTRYWAYS TO BE CONSTRUCTED IN THE SPIRIT OF THE ORIGINAL HISTORIC APPEARANCE (typ.)

STONE LINTELS TO BE PRESERVED (typ.)

Material Schedule West

- 1 Brick Masonry Veneer Cladding - Forest Blend
- 2 Brick Masonry Veneer Cladding - Wheat
- 3 Metal Panel - Lt Grey
- 4 Metal Panel - Dk Grey
- 5 Metal Panel - Black
- 6 Pre-Cast Concrete
- 7 Curtain Wall Window System - Clear Anodized Aluminum
- 8 Prefinished Metal Window
- 9 Steel C-Channel
- 10 Canopy - Steel & Glass
- 11 Rehabilitated Historically Compatible Window
- 12 Signage
- 13 Sectional Overhead Door
- 14 Hollow Metal Door

BRICK AND TILE COLOUR

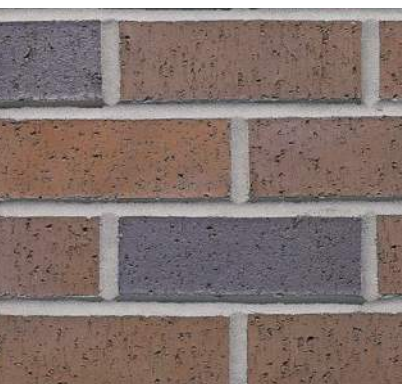
- 2 BRICK MASONRY VENEER CLADDING - WHEAT



- 3 METAL PANEL - LT GREY



- 1 BRICK MASONRY VENEER CLADDING - FOREST BLEND



- 4 METAL PANEL - DK GREY



Rev	5	4	3	2	1
Date	Feb-04-20	Nov-01-19	Oct-08-19	Feb-04-20	Feb-04-20
Issue Date	Feb-04-20	Nov-01-19	Oct-08-19	Feb-04-20	Feb-04-20
Author					
Checked by					
Scale	As indicated	As indicated	As indicated	As indicated	As indicated
Project Number	1721	1721	1721	1721	1721

NOTE: All dimensions are shown in millimeters.

dHKarchitects

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367

NANAIMO OFFICE
102-5180 Dublin Way
Nanaimo BC V9T 2K3
T 1-250-585-5810

project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC V8T 2K3

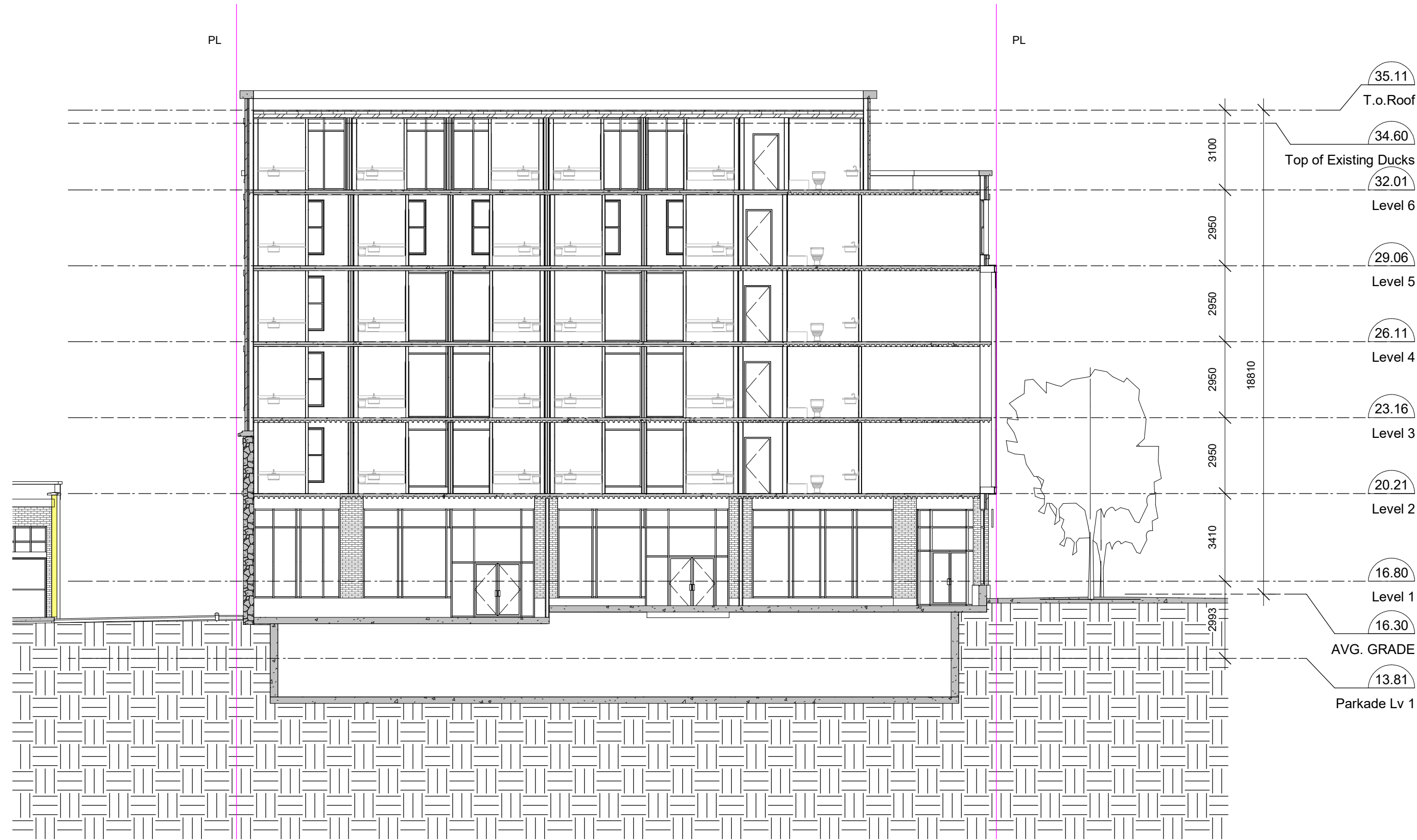
revision no.
5

West Elevations

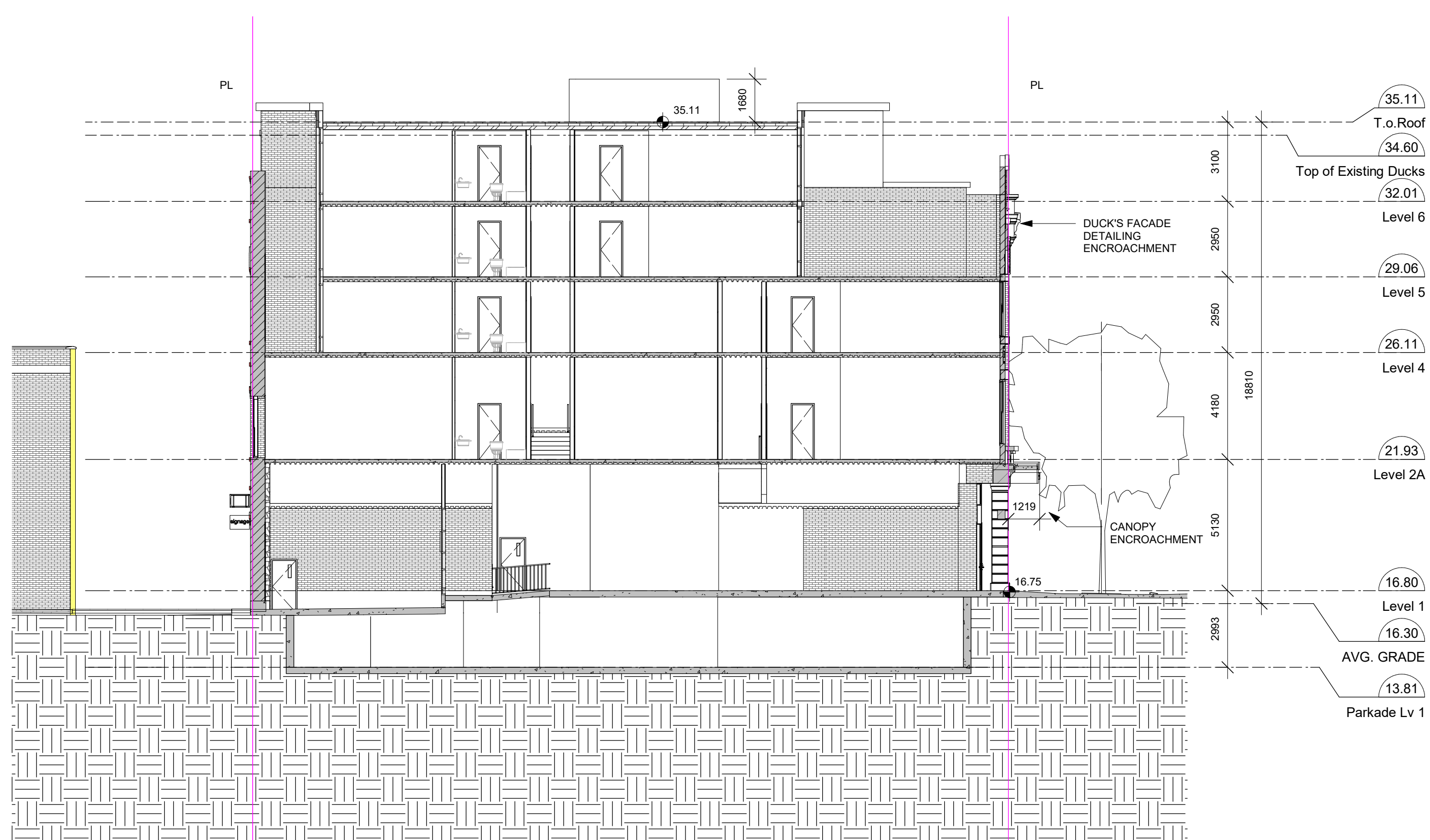
A304

copyright reserved. these drawings are the property of dHKA architects and shall not be used for the project shown here without the written consent of dHKA architects

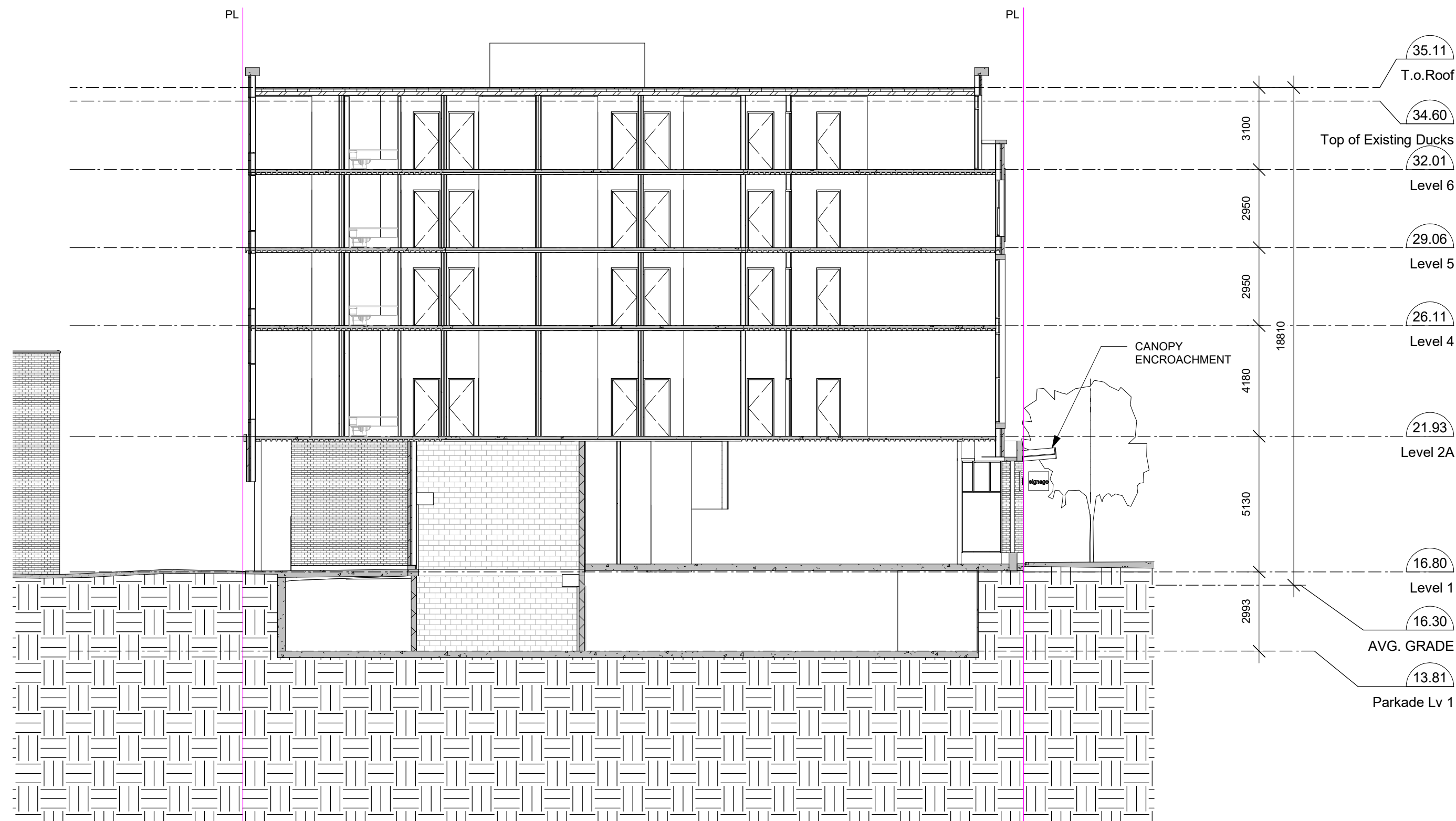
1721



1 Section E-W North
A401 SCALE: 1 : 150



2 Section E-W Ducks
A401 SCALE: 1 : 150



3 Section E-W South
A401 SCALE: 1 : 150

Rev	S	Date	Issue Date	Author	Checked by	Project Number
5		Feb-04-20	Revision 5			
4		Jan-08-20	Revision 4			
3		Feb-04-20	Revision 3			
2		Feb-04-20	Revision 2			
1		Feb-04-20	Revision 1			

NOTE: All dimensions are shown in millimeters.

**dHKarchitects**

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367

NANAIMO OFFICE
102-5180 Dublin Way
Nanaimo BC V9T 2K3
T 1-250-585-5810

project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC V8W 1R1

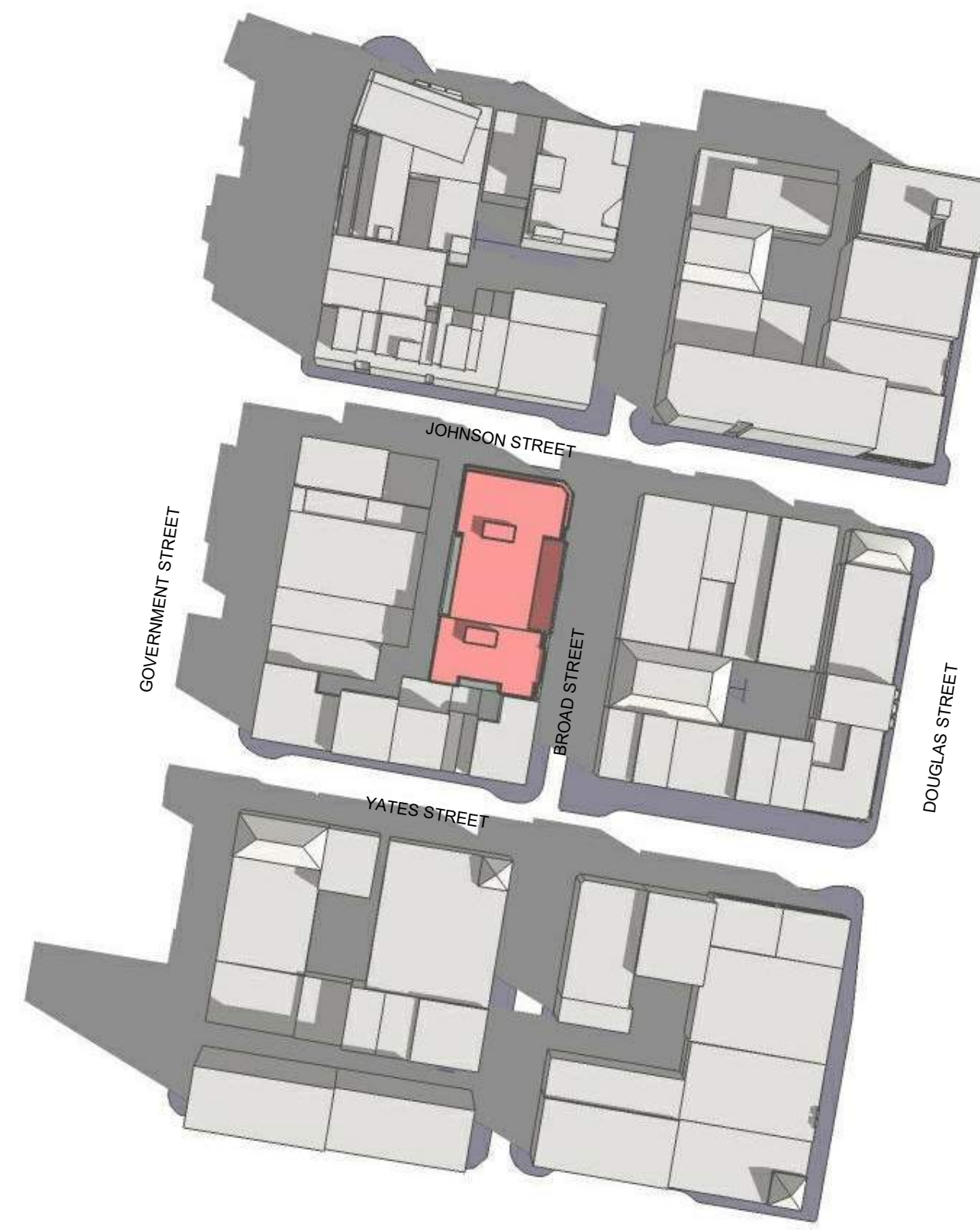
Building Sections E-W

A401

5



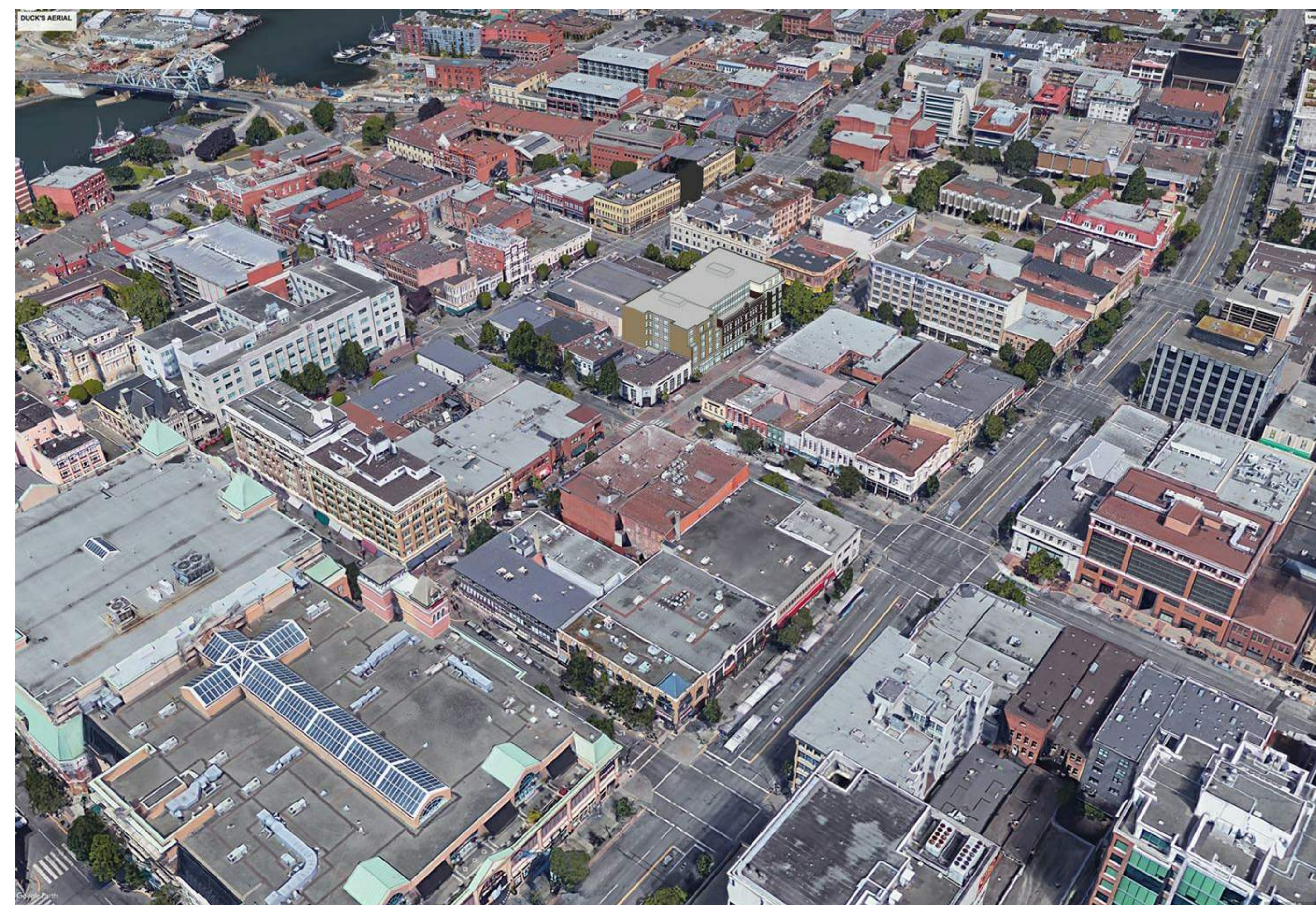




Equinox 9am

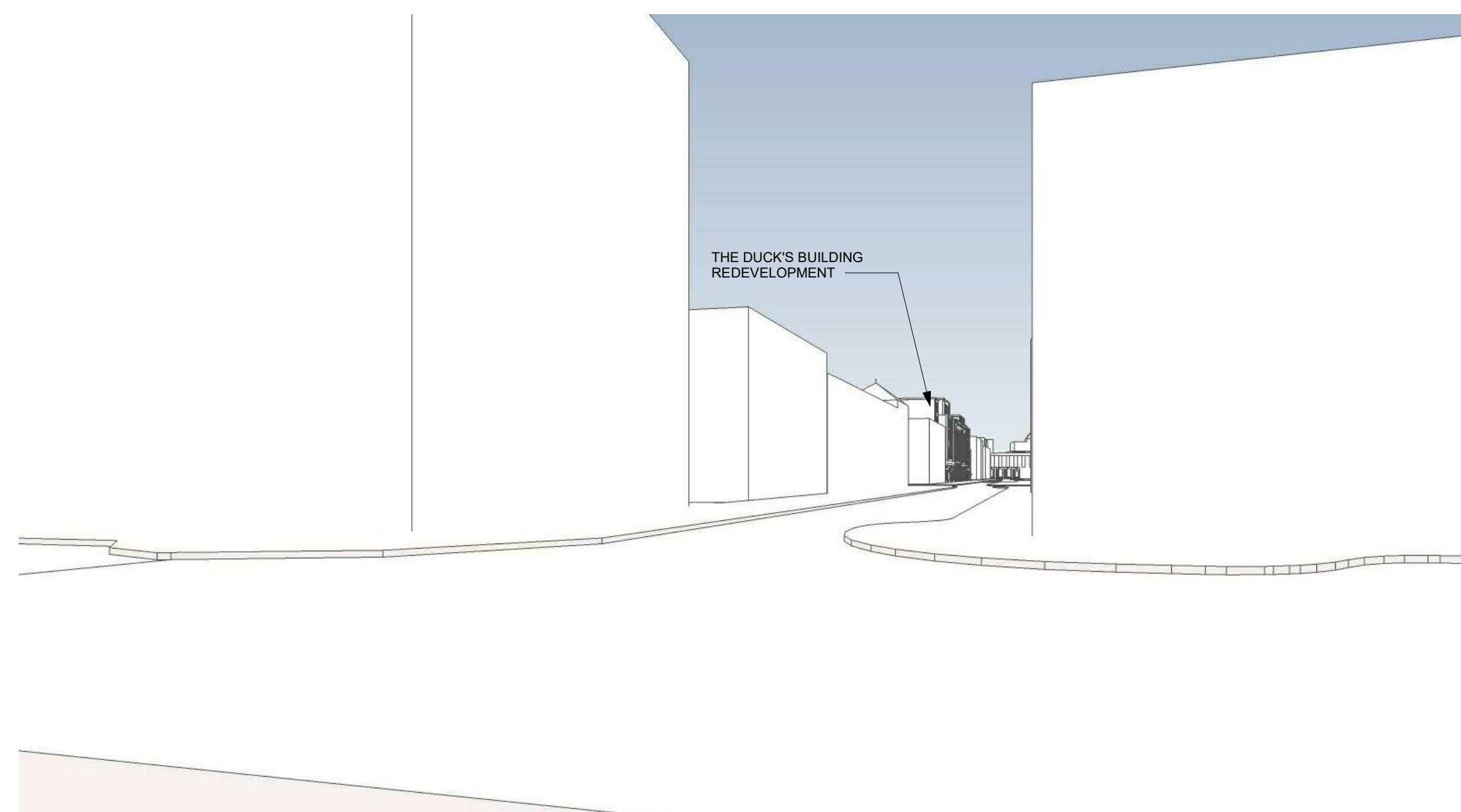
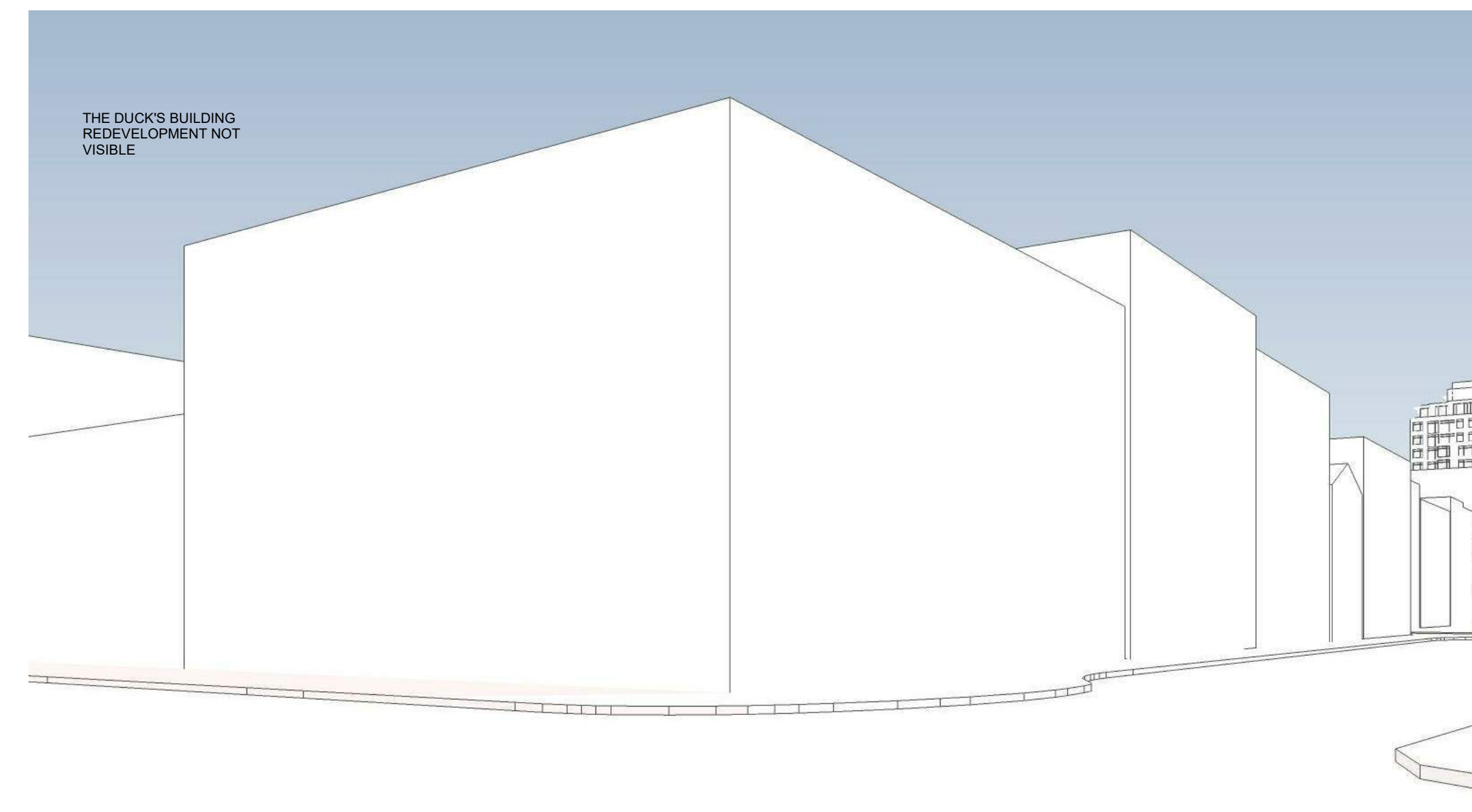
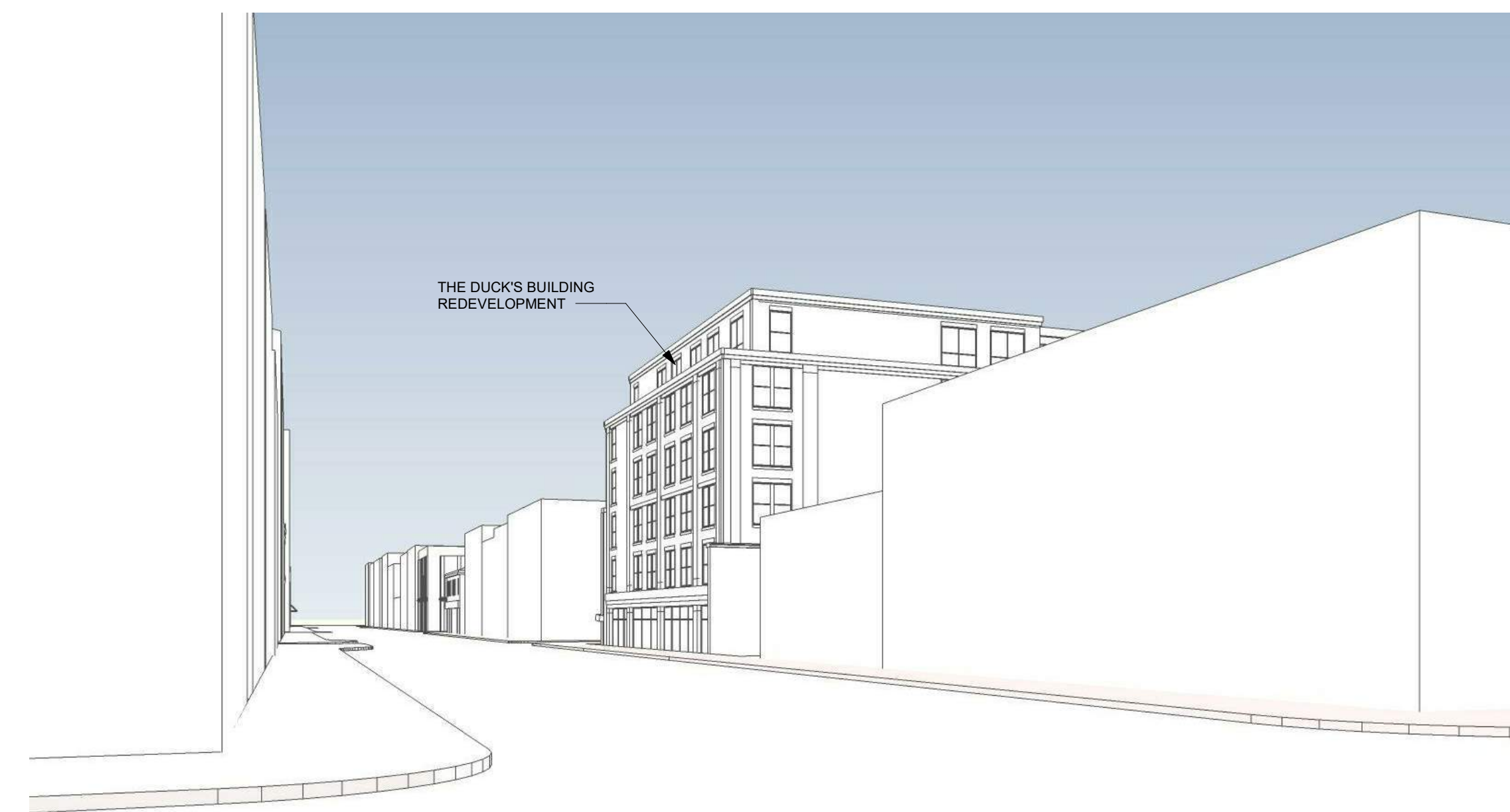
Equinox Noon

Equinox 3pm



Rev.	Date	Description	
plot date	Issue Date	drawing file	
drawn by	Author	checked by	Checker
scale	As indicated	project number	1721
NOTE: All dimensions are shown in millimeters.			

NOTE: All dimensions are shown in millimeters.



Rev	Date	Description
print date	Issue Date	drawing file
drawn by	Author	checked by
scale	1 : 1	project number
		1721

NOTE: All dimensions are shown in millimeters.

dKa

dHKarchitects

VICTORIA OFFICE
102-1590 Dublin Way
Victoria BC V8T 2K8
T 1-250-685-9816

studio@dka.ca

NANAIMO OFFICE
102-1590 Dublin Way
Nanaimo BC V8T 2K8
T 1-250-685-9816

The Duck's Building
1312-1324 Broad Street
Victoria, BC ^{Victoria} V8P 1P1

drawing title

Urban Context

CONSENT REQUIRED: THESE PLANS AND SPECIFICATIONS AND ANY OF THEIR CONTENTS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECTS. THESE PLANS ARE TO BE USED FOR THE PROJECT SHOWN HEREIN AND ARE NOT TO BE USED FOR ANY OTHER PROJECT.

drawing no.

A504

revision no.



Rev	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

NOTE: All dimensions are shown in millimeters.

**dHKarchitects**

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367

NANAIMO OFFICE
102-5180 Dublin Way
Nanaimo BC V9T 2K3
T 1-250-585-5810

project name

The Duck's Building
1312-1324 Broad Street
Victoria, BC

drawing title

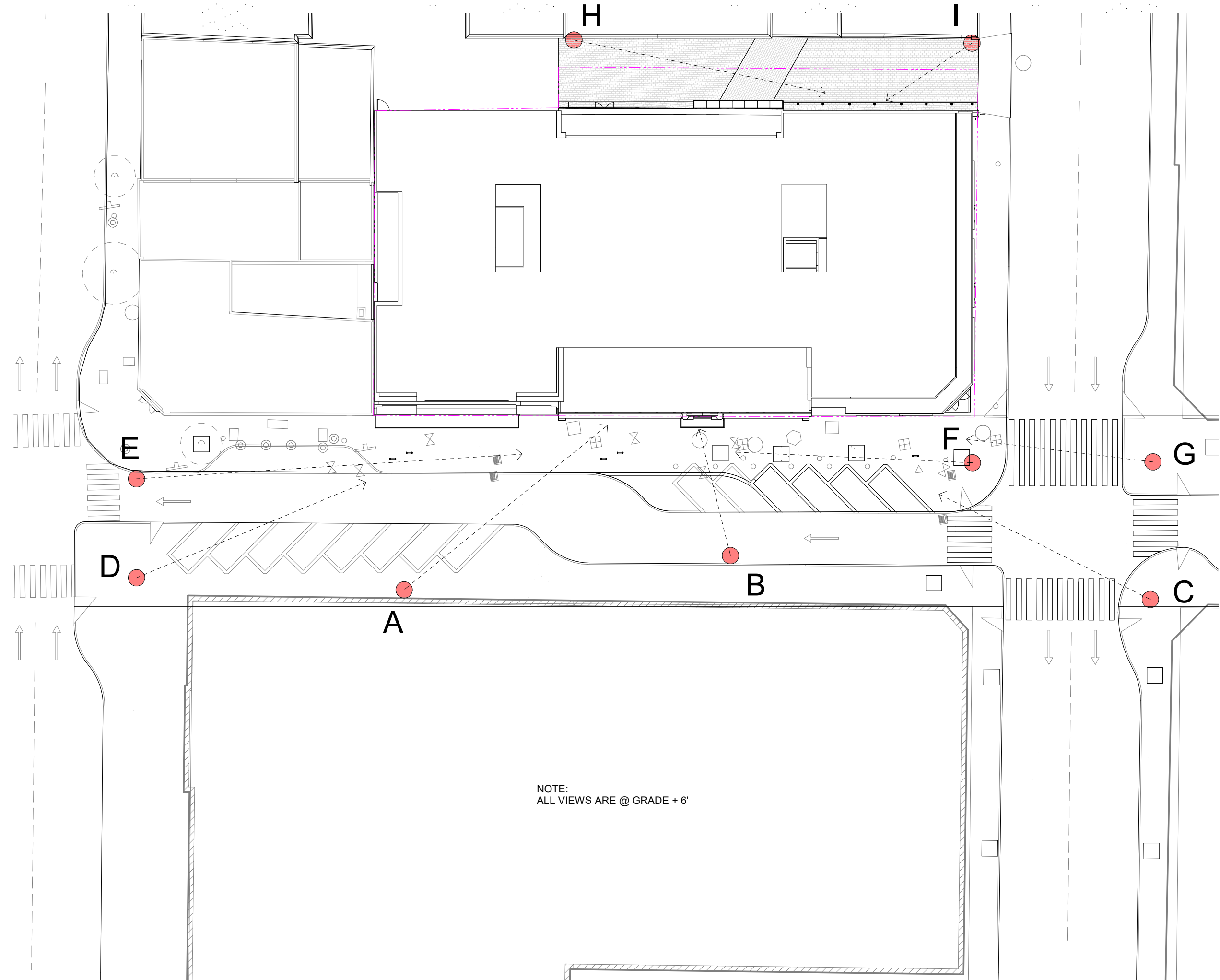
Urban Context

drawing no.

A505

revision no.

COPYRIGHT RESERVED. THIS IS A PRELIMINARY DRAWING AND NOT A FINAL DESIGN. ALL RIGHTS ARE RESERVED AND NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM dHKarchitects.



1 Key Plan Sheet View Images
A506 SCALE: 1 : 350



3 Broad Street - South Building & Ducks
A506 B



2 Yates to Johnson East
A506 A



4 Broad & Johnson
A506 C

Rev	4	1	Date	Jan-08-20	Sept-05-19	Issue Date	Jan-08-20	Revision 4	Revision 1	Revision 4
drawn by			Author			checked by				Checker
scale			1 : 350			project number				1721

NOTE: All dimensions are shown in millimeters.

**dHKarchitects**

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-658-3367

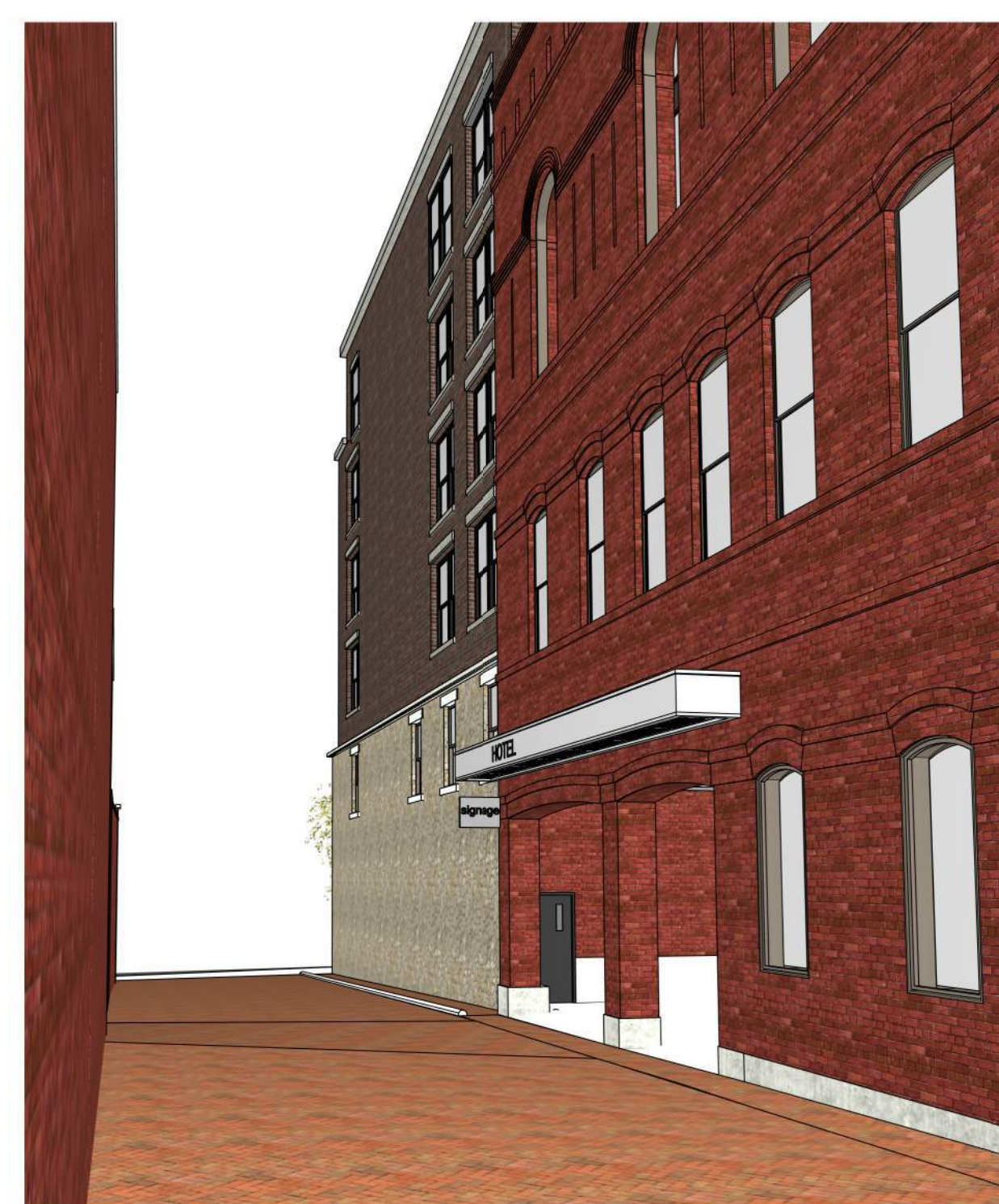
NANAIMO OFFICE
102-5180 Dublin Way
Nanaimo BC V9T 2K3
T 1-250-585-5810

project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC

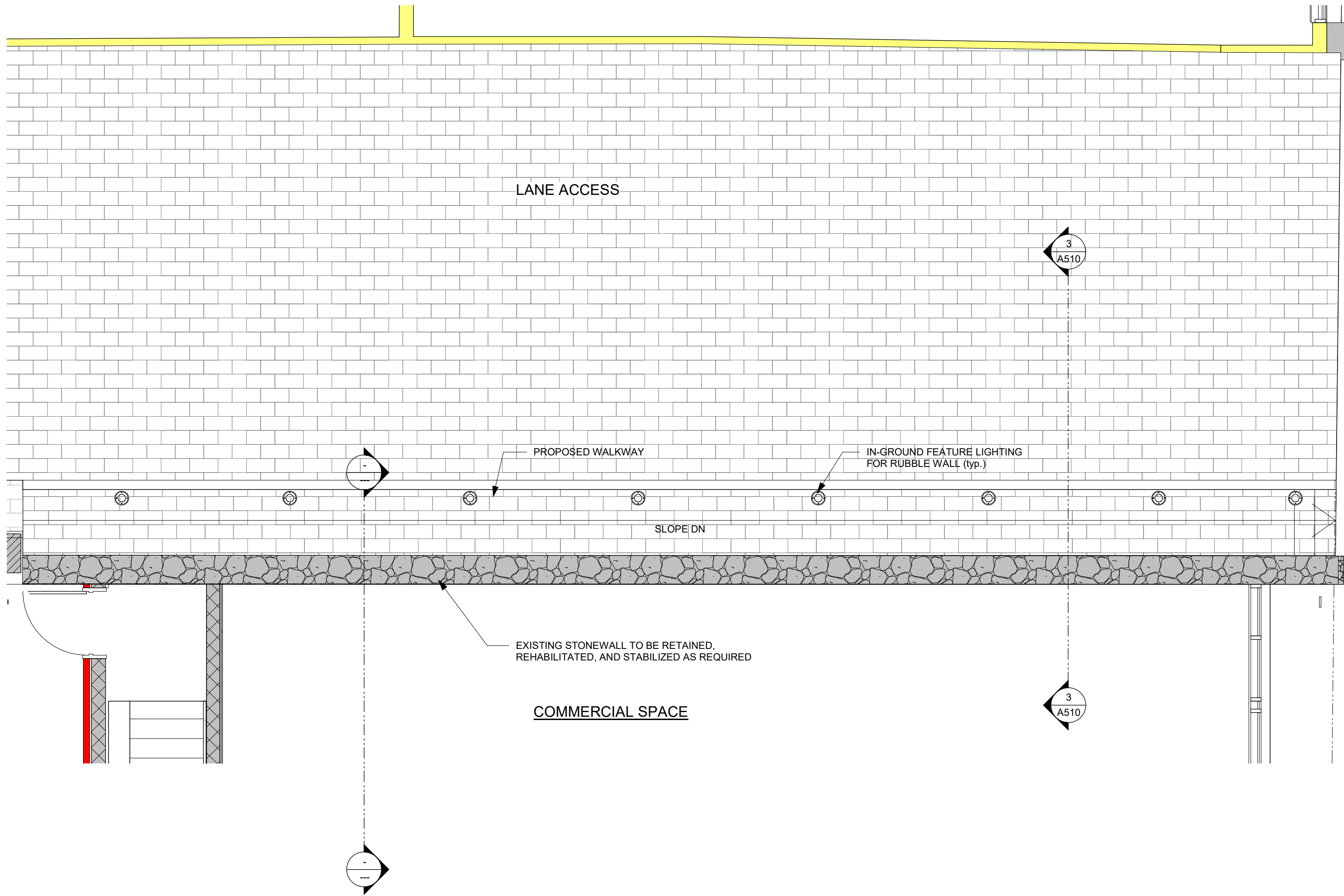
perspective studies

revision no.
A506

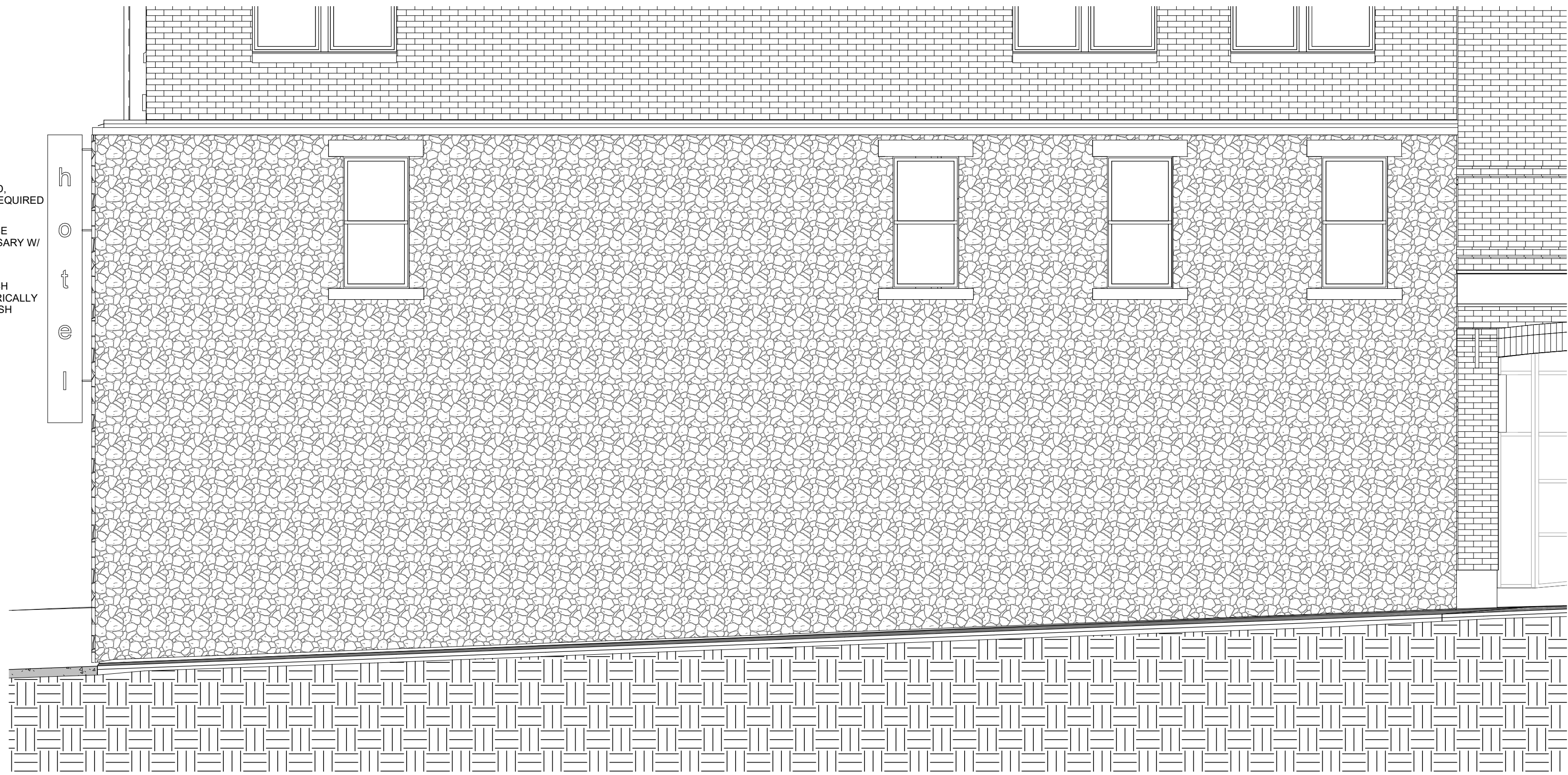
revision no.
4



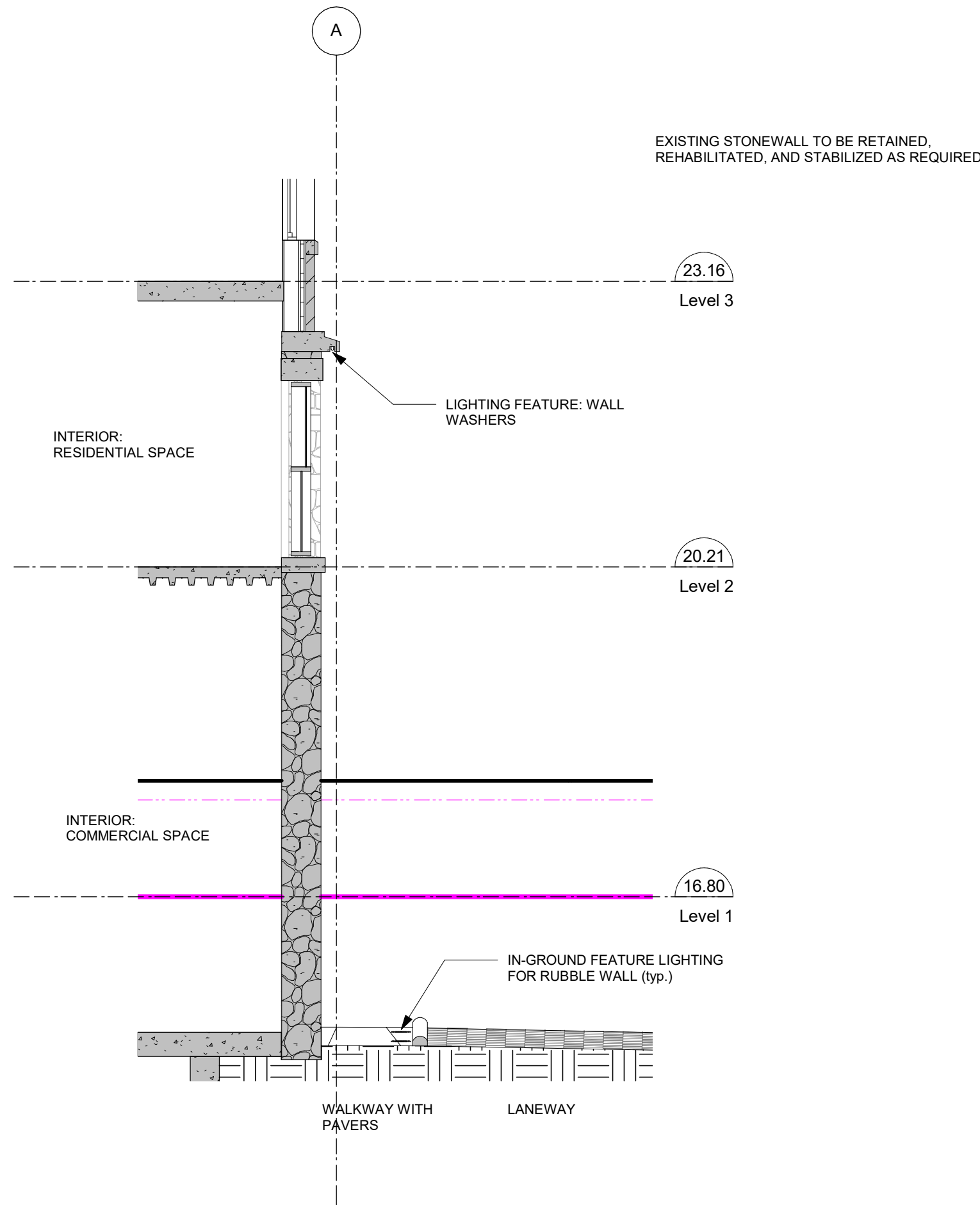
4	Jan-08-20	Revision 4	
2	Oct-08-19	Revision 2	
Rev	4	Date	Jan-08-20
		Description	Revision
plot date	Issue Date		drawing file
drawn by	Author		checked by
scale	project number		17



1 Stone Wall
A510 / SCALE: 1 : 50



2 Stone Wall - Elevation
A510 / SCALE: 1 : 50



3 Stone Wall - Section
A510 / SCALE: 1 : 50

NOTES:
EXISTING STONEWALL TO BE RETAINED,
REHABILITATED, AND STABILIZED AS REQUIRED

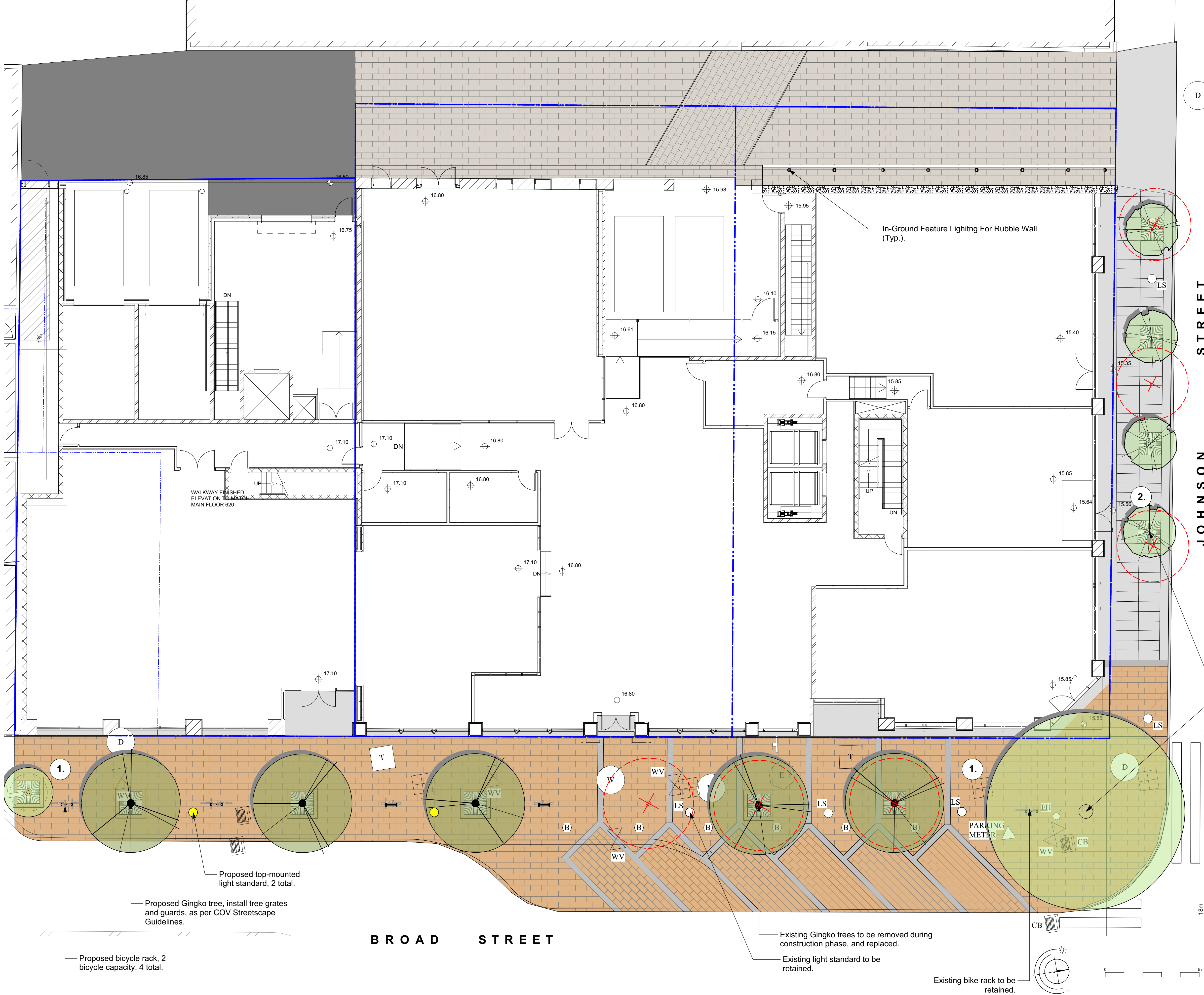
EXISTING SANDSTONE SURFACES TO BE
REPAIRED AND RE-COATED AS NECESSARY W/
BREATHABLE KEIM MINERAL PAINT

EXISTING DOUBLE-HUNG WOODEN SASH
WINDOWS TO BE REPLACED W/ HISTORICALLY
COMPATIBLE DOUBLE-HUNG WOOD SASH
ASSEMBLIES (typ.)

Rev	3	Date	Nov-01-19	Description	Revision 3
3	Nov-01-19	Revision 3			
2	Oct-08-19	Revision 2			
1	Oct-08-19	Revision 1			
0	Oct-08-19	Issue Date			
drawn by	Author	checked by			Checker
scale	1 : 50	project number			1721

NOTE: All dimensions are shown in millimeters.

 dhKarchitects		dhKarchitects	
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-658-3367		NANAIMO OFFICE 102-5180 Dublin Way Nanaimo BC V9T 2K5 T 1-250-585-5810	
project name The Duck's Building 1312-1324 Broad Street Victoria, BC V8W 1R1			
drawing title Stone Wall		drawing no. A510	sheet no. 3



LEGEND

Property line

LANDSCAPE MATERIALS

- Broad Street Paving, to match existing paving on Broad Street (retained and reinstated as necessary on street frontage)
- Broad Street building entrances - Cast in Place Concrete Paving
- Old Town Paving - Cast in Place Concrete with Fine Broom finish, Tooled Joints and Basalt Pavers, as per COV Streetscape Guidelines.
- Stamped Concrete - Final pattern and colour to be approved by City of Victoria before installation
- Vehicular Paving in Services areas of Laneway - Asphalt Paving
- Bicycle rack, 2 bicycle capacity, to meet City of Victoria standards. 4 total.
- Top mounted light standard, to match existing Broad Street fixtures. 2 total.

- Existing Tree to be Retained
- Existing Tree to be Removed

LANDSCAPE ELEMENTS

- Broad Street Landscape. Existing Pin Oak to be retained, 5 - Ginkgo trees to be removed and 5 - Ginkgo trees to be replanted, install 2 - new top-mounted light standards, and 4 - new bike racks. All streetlighting and site furnishings to match existing, and meet City of Victoria Streetscape Guidelines.
- Johnson Street. Old Town Paving - Cast in Place Concrete with Fine Broom finish, Tooled Joints and Basalt Banding, as per City of Victoria Streetscape Guidelines. Existing trees to be removed and replaced. Species to be confirmed, in consultation with City of Victoria Parks department.

Proposed Columnar Beech tree, install tree grates and guards, as per COV Streetscape Guidelines.

Existing Pin Oak tree to be retained. Tree protection measures to be determined by Project Arborist at time of Building Permit Application.

DRAWING NOTES

- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
- All plan dimensions in metres and all detail dimensions in millimetres.
- Plant quantities on Plans shall take precedence over plant list quantities.
- Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
- Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
- Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
- All boulevard trees to be irrigated with dedicated irrigation system as per City of Victoria specifications.
- Landscape installation to carry a 1 year warranty from date of acceptance.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

NOT FOR CONSTRUCTION



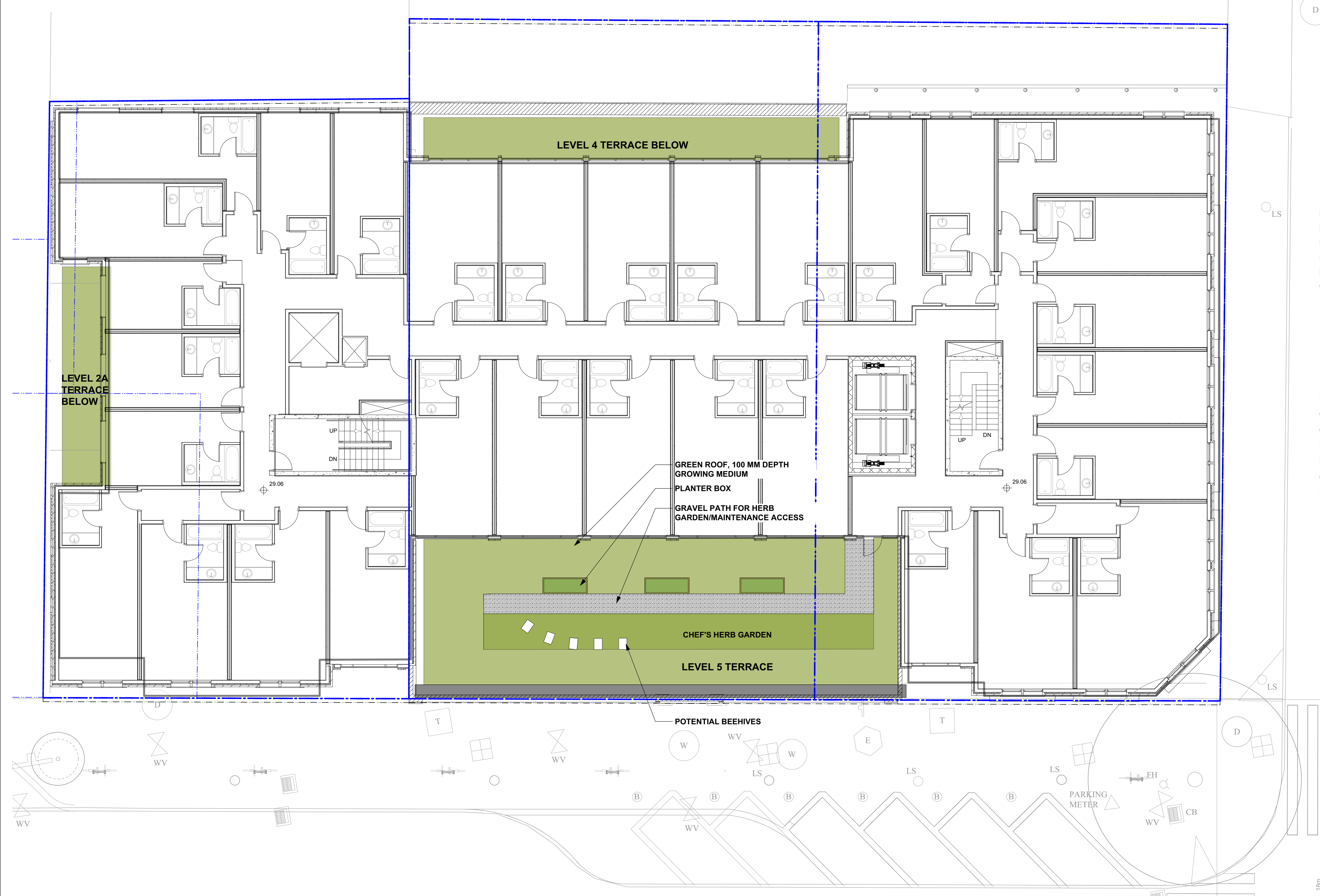
client
CHARD DEVELOPMENT

project
DUCKS BLOCK
REDEVELOPMENT
1312-1314 BROAD STREET
VICTORIA, BC

sheet title
Landscape Materials
Plan - At Grade

project no. 117.33
scale 1:100 @ 24"x36"
drawn by ML
checked by SM/PdG

revision no. 5
sheet no. L1.01



LEGEND

--- Property line

LANDSCAPE MATERIALS

Gravel pathway for maintenance access

Green roof area. 100 mm depth growing medium

NOT FOR CONSTRUCTION

rev no	description	date
5	DP REV	20.02.21
4	DP REV	20.02.04
3	DP REVISED	19.10.09
2	DP REVISED	19.06.10
1	DEV PERMIT	17.12.07

Murdoch de Greeff INC
Landscape Planning & Design

200 - 524 Columbia Road
Victoria, BC V8Z 1G1

Phone: 250.412.2891
Fax: 250.412.2892

client
CHARD DEVELOPMENT

project
DUCKS BLOCK REDEVELOPMENT
1312-1314 BROAD STREET
VICTORIA, BC

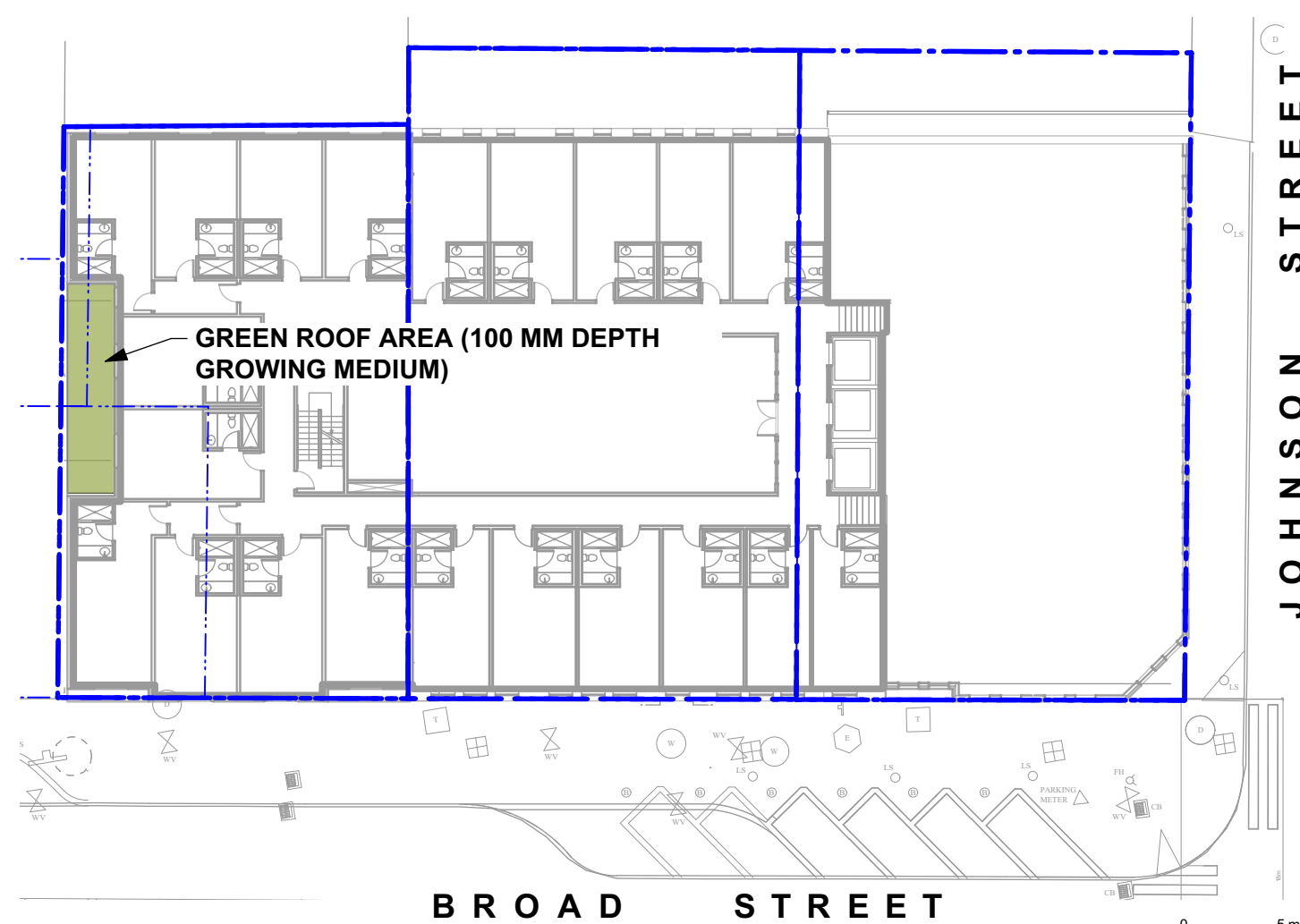
sheet title

Landscape Materials Plan - Terrace Levels

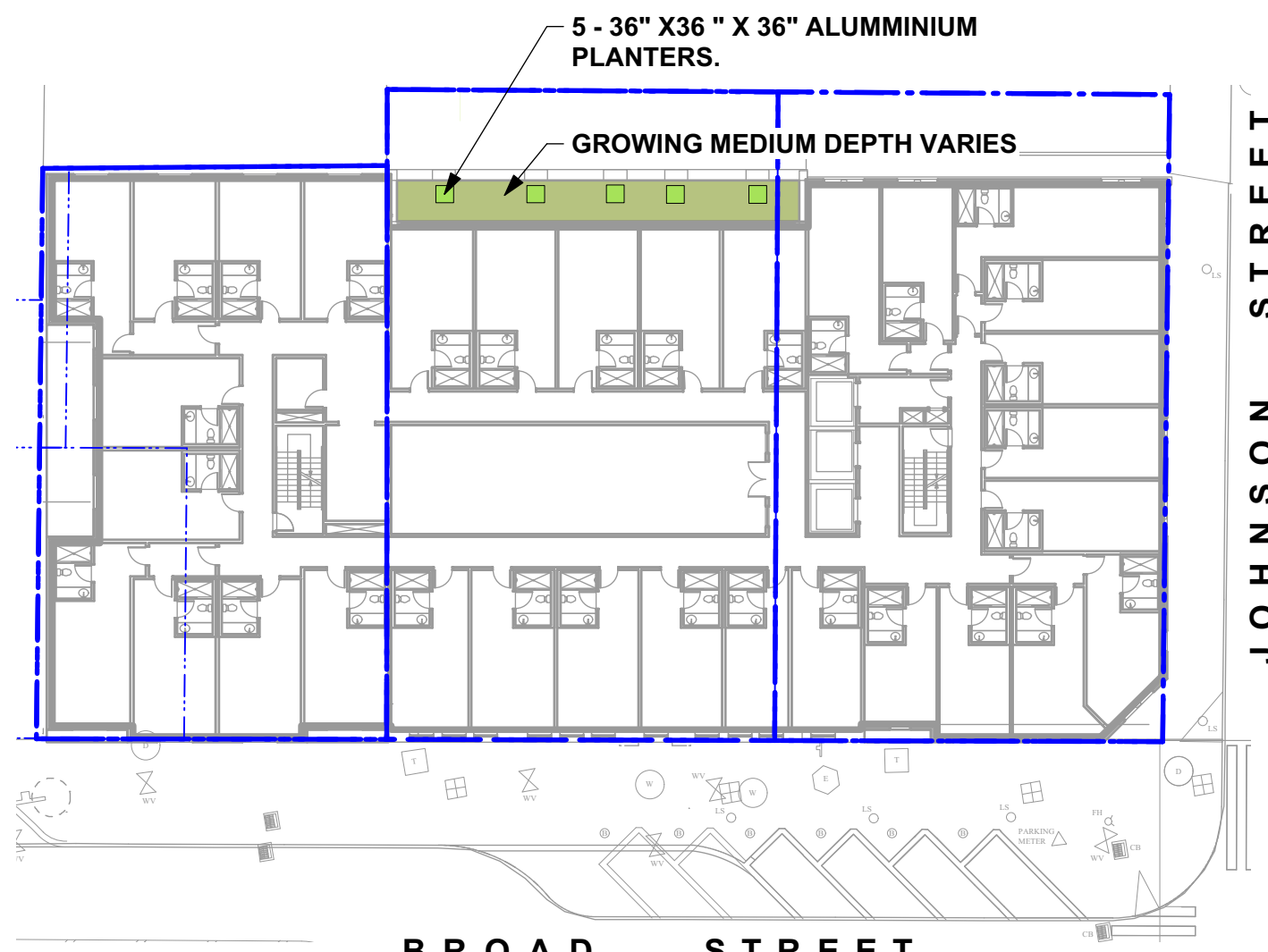
project no.	117.33
scale	1:100 @ 24"x36"
drawn by	ML
checked by	SM/PdG
revision no.	sheet no.

5 **L1.02**

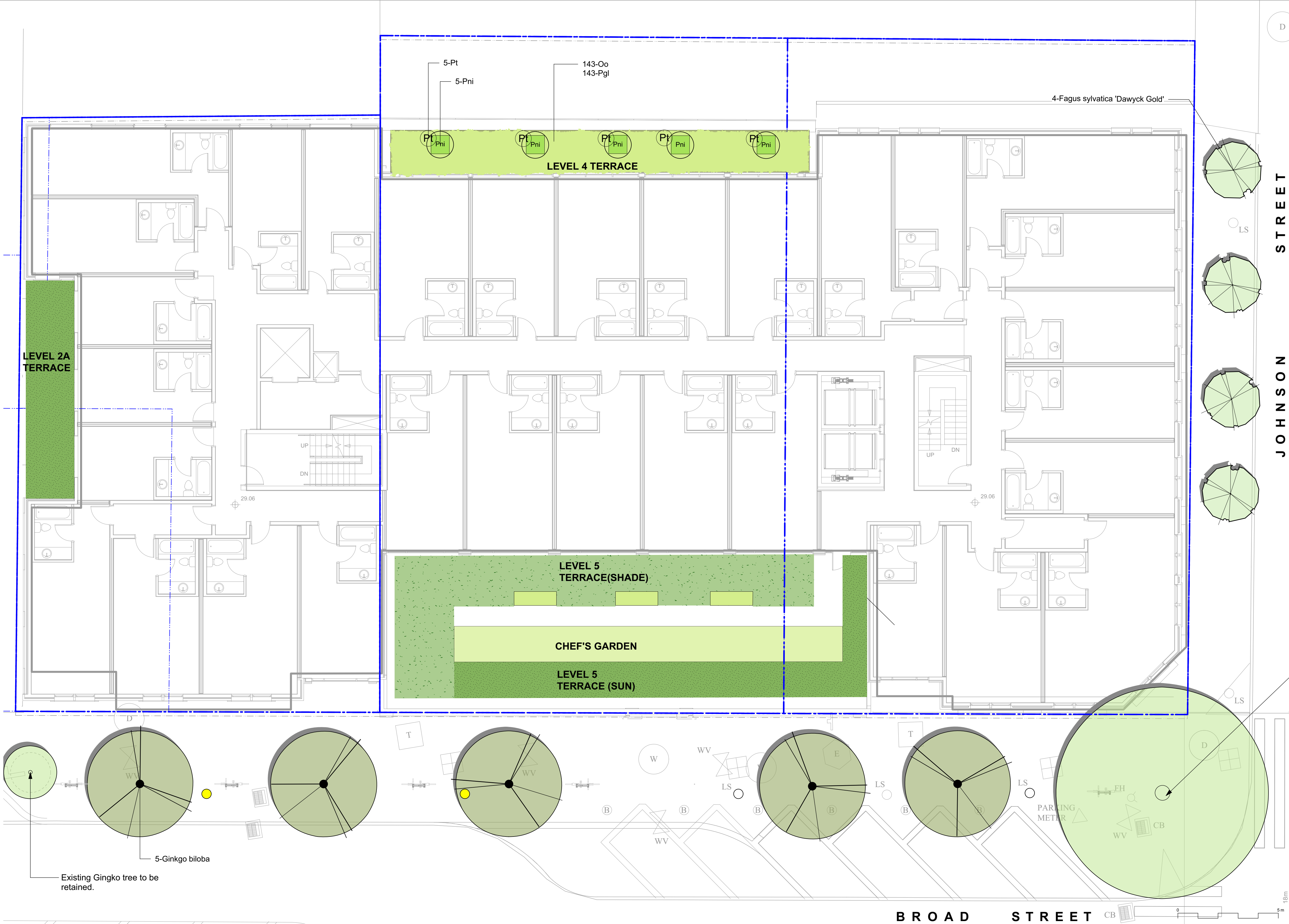
- DRAWING NOTES**
- DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
 - All plan dimensions in metres and all detail dimensions in millimetres.
 - Plant quantities on Plans shall take precedence over plant list quantities.
 - Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
 - Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 - Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
 - All boulevard trees to be irrigated with dedicated irrigation system as per City of Victoria specifications.
 - Landscape installation to carry a 1 year warranty from date of acceptance.
 - Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
 - General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
 - Tree protection fencing, for existing trees, to be installed prior to commencement of all site work



1 Level 2A Landscape Plan
Scale: 1:350



2 Level 4 Landscape Plan
Scale: 1:350



PLANT LIST - LEVEL 1

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
4		Fagus sylvatica 'Dawyck Gold'	Columnar Golden European Beech	6.0 cm cal, b&b
5		Ginkgo biloba	Maidenhair Tree	7.0cm cal, b&b

PLANT LIST - LEVEL 2A

SEDUM SPECIES FOR SUN AREAS: Total Vegetated Area = 26.1 sq m

20%	Sedum acre
20%	Sedum album 'Coral Carpet'
20%	Sedum kamtschaticum
20%	Sedum rupestre
20%	Sedum spurium

PLANT LIST - LEVEL 4

143	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
5	Parthenocissus tricuspidata	Boston Ivy	#1 pot
5	Phyllostachys nigra	Black Bamboo	#5 pot
143	Polystichum glycyrrhiza	Licorice Fern	Sp3
0			

PLANT LIST - LEVEL 5

CHEF'S GARDEN

71	Allium schoenoprasum	Chives	Sp3, 30cm o.c.
71	Artemisia dracuncululus	French Tarragon	Sp3, 30cm o.c.
71	Mentha spicata	Spearmint	Sp3, 30cm o.c.
71	Origanum vulgare hirtum	Greek Oregano	Sp3, 30cm o.c.
71	Rosmarinus officinalis	Rosemary	Sp3, 30cm o.c.
71	Salvia officinalis 'Minimus'	Dwarf Sage	Sp3, 30cm o.c.
71	Thymus vulgaris	English Thyme	Sp3, 30cm o.c.

GREEN ROOF AREA - SUN

SEDUM SPECIES FOR SUN AREAS: Total Vegetated Area = 43.1 sq m

20%	Sedum acre
20%	Sedum album 'Coral Carpet'
20%	Sedum kamtschaticum
20%	Sedum rupestre
20%	Sedum spurium

GREEN ROOF AREA - SHADE

133	Aquilegia formosa	Red Columbine	Sp3, 30cm o.c.
133	Cornus canadensis	Bunchberry	Sp3, 30cm o.c.
133	Dicentra formosa	Western Bleeding Heart	Sp3, 30cm o.c.
133	Gaultheria shallon	Salal	Sp3, 30cm o.c.
133	Oxalis oregana	Redwood Sorrel	Sp3, 30cm o.c.
133	Polypodium glycyrrhiza	Licorice Fern	Sp3, 30cm o.c.

NOT FOR CONSTRUCTION



client
CHARD DEVELOPMENT

project
DUCKS BLOCK
REDEVELOPMENT
1312-1314 BROAD STREET
VICTORIA, BC
sheet title

Planting Plan

PLANTING NOTES

1. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.
2. Final selection of boulevard trees to be determined through consultation with City of Victoria Parks staff.

DRAWING NOTES

1. DO NOT SCALE DRAWING: Verify all property lines and existing structures/vegetation to remain, prior to commencing work.
2. All plan dimensions in metres and all detail dimensions in millimetres.
3. Plant quantities on Plans shall take precedence over plant list quantities.
4. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
6. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
7. All boulevard trees to be irrigated with dedicated irrigation system as per City of Victoria specifications.
8. Landscape installation to carry a 1 year warranty from date of acceptance.
9. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
10. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.
11. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work

project no.	117.33
scale	1:100 @ 24"x36"
drawn by	ML
checked by	SM/PdG
revision no.	sheet no.

5 L3.01