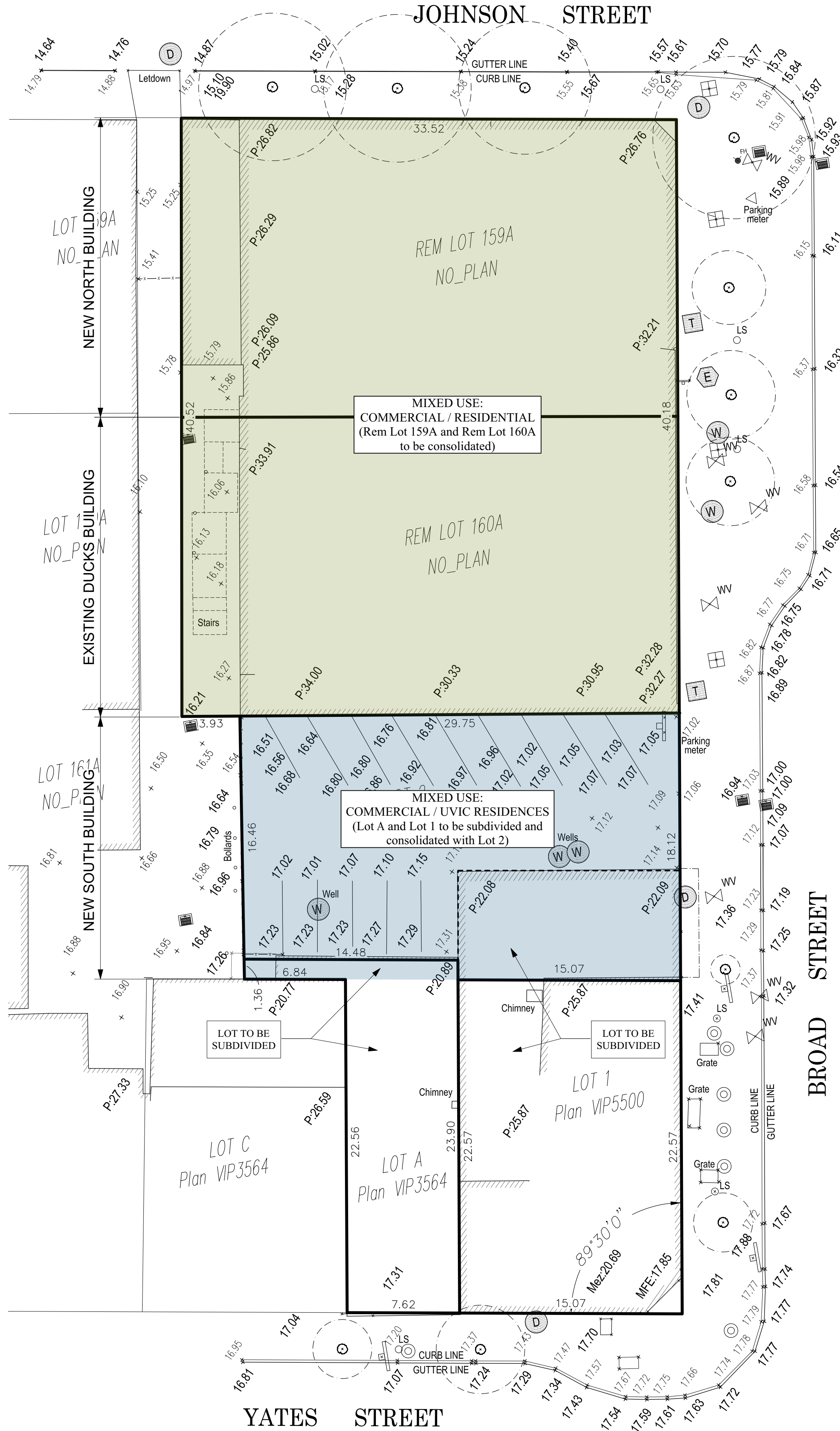


1
A001 Context Plan
Scale: 1:500



2
A001 Site Context Plan
Scale: 1:200

PROJECT DESCRIPTION

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

LEGAL DESCRIPTION:
LOT 1 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

DEVELOPER

CHARD DEVELOPMENT LTD Chris Mooi
#500, 509 RICHARDS STREET tel: 604.558-7849
Victoria, BC
V6B 2Z6 chris@charddevelopment.com

ARCHITECT

de Hoog & Kierulf architects Charles Kierulf AIBC
977 Fort Street tel: 250.386-3367
Victoria, BC fax: 250.381-3397
V8V 3K3 crk@dhk.ca

STRUCTURAL CONSULTANT

RJC Leon Plett
220 - 645 Tyee Road tel: 250.386-7794
Victoria, BC fax: 250.381-7900
V9A 6X5 lplett@rjc.ca

MECHANICAL CONSULTANT

AME Consulting Group tel: 250.
721 Johnson St. fax: 250.
Victoria, BC
V8W 1M8

ELECTRICAL CONSULTANT

Applied Engineering Solutions Ltd. Jay Singh
3rd Floor - 1815 Blanshard Street tel: 250.381-6121
Victoria, BC fax: 250.381-6811
V8T 5A4 jsingh@appliedengineering.ca

LANDSCAPE ARCHITECT

Murdoch de Greeff Inc. Scott Murdoch
200-524 Cudthul Rd. tel: 250.412-2819
Victoria, BC fax: 250.412-2892
V8Z 1G1 scott@mdidesign.ca

CIVIL CONSULTANT

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4212 Glanford Ave. fax: 250.
Victoria, BC
V8Z 4B7

GEOTECHNICAL

Ryzuk Geotechnical Isabelle Maltais
28 Crease Avenue tel: 250.475-3131
Victoria, BC fax: 250.475-3611
V8Z 1S3 isabelle@ryzuk.com

SURVEYOR

Explorer Land Survey Inc. Kenneth Ng
101 - 2610 Douglas St. tel: 250.
Victoria, BC fax: 250.
V8T 4M1 kennet@explorersurvey.com

ENVELOPE

RJC Kevin Pickwick
220 - 645 Tyee Road tel: 250.386-7794
Victoria, BC fax: 250.381-7900
V9A 6X5 kpickwick@rjc.ca

BUILDING CODE SUMMARY

REFERENCED DOCUMENT :
BRITISH COLUMBIA BUILDING CODE 2012 - PART 3

MAJOR OCCUPANCY CLASSIFICATION:
• GROUP C - RESIDENTIAL / GROUP D - COMMERCIAL

BUILDING AREA:
• 1,580 m²

BUILDING HEIGHT:
• 7 STOREYS

NUMBER OF STREETS FACING:
• 2

ACCESSIBLE FACILITIES
• ACCESSIBLE ENTRANCE
• ACCESSIBLE PARKING STALLS

CONSTRUCTION REQUIREMENTS:

• 3.2.2.47 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED

• NON-COMBUSTIBLE CONSTRUCTION WITH
2HR MIN FIRE RESISTANCE RATING TO FLOORS AND
LOADBEARING WALLS.

ADDITIONAL REQUIREMENTS FOR HIGH BUILDINGS
Ref. 3.2.6.1 (1)(d)

VICTORIA ZONING BYLAW SUMMARY

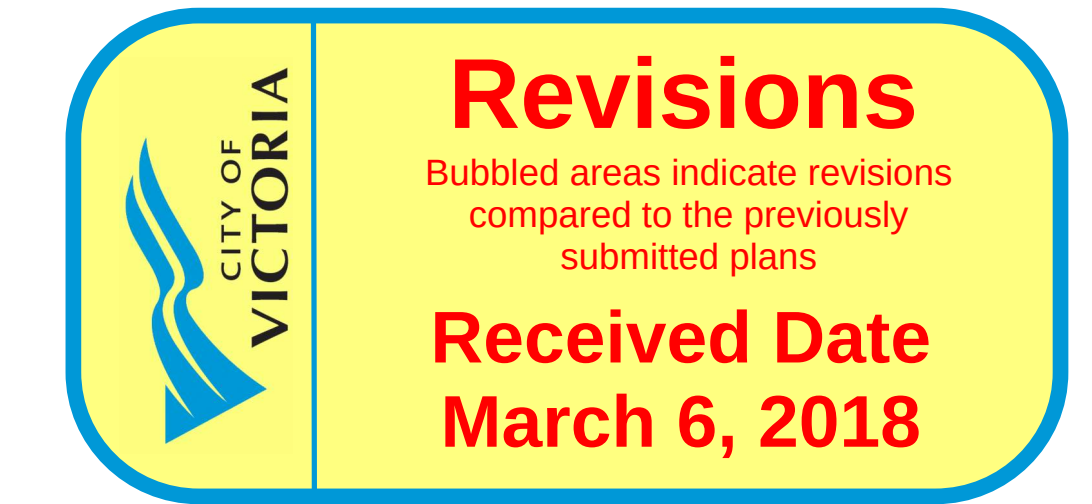
BUILDING DESCRIPTION:
7 STOREY RESIDENTIAL BUILDING

USES: MIXED-USE
MAIN FLOOR: RETAIL
UPPER FLOORS: RESIDENTIAL, CONDOMINIUMS, TRANSIENT
ACCOMMODATION,
MARKET RENTAL

EXISTING ZONE: CA-3C

PROPOSED ZONE: SITE SPECIFIC

DEVELOPMENT PERMIT AREA: DPA1 (HC) HISTORIC CORE



LIST OF DRAWINGS

Architectural

A001	Project Data
A002	Project Data
A100	Site Survey
A101	Site Plan
A201	Basement Plan
A202	Ground Floor Plan
A203	Level 2 Floor Plan
A204	Level 2A Floor Plan
A205	Level 3 Floor Plan
A206	Level 4 Floor Plan
A207	Level 5 Floor Plan
A208	Level 6 Floor Plan
A209	Level 7 Floor Plan
A210	Roof Plan
A301	Proposed Sections
A401	Existing Elevations
A402	Proposed North Elevations
A403	Proposed South Elevations
A404	Proposed East Elevations
A405	Proposed West Elevations
A501	Site Context
A502	Site Context
A503	Perspective Studies
A504	Perspective Studies
A505	Perspective Studies
A506	Bicycle Parking
A507	Stone Wall

Rev.	Date	Description	DP resubmission
01	06 MAR 18		
02	06 MAR 18		
03	06 MAR 18		
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99	06 MAR 18		
100	06 MAR 18		

NOTE: All dimensions are shown in millimeters.

VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367	NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 2K6 T 1-250-585-5810
project name Broad Street Redevelopment 1312-1324 Broad Street Victoria BC	
Project Data	
drawing no. A001	revision no. -

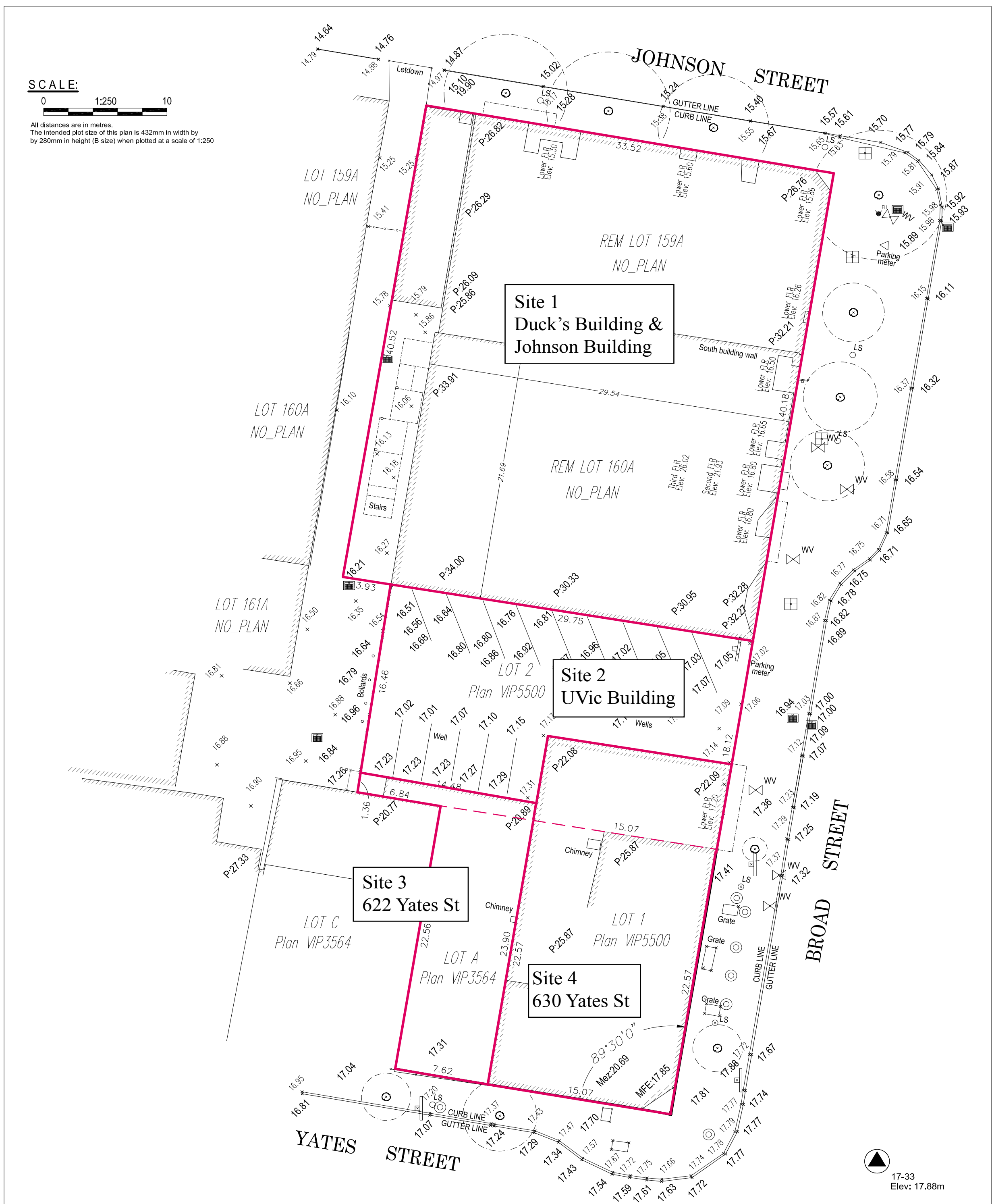
LOT A OF PLAN 3564, LOT 1 AND LOT 2 OF PLAN 5500, AND REM. LOT 160A
ABD REM. LOT 160A. VICTORIA DISTRICT

—
dH-Ka

	Site 1	Site 2	Site 1 + Site 2	Site 3	Site 4
	Duck's & Johnson Building	UVic Building	Duck's & Johnson + UVic	Dress Shop	Legacy Art Gallery
Civic Address	1314 Broad + 1312 Broad	1312 Broad + Strip of 622 Yates		Remainder of 622 Yates	Remainder of 630 Yates
Legal Address	Rem Lot 159A + Rem Lot 160A	Lot 2 Plan VIP5500 + Strip of Lot A Plan VIP3564		Remainder of Lot A Plan VIP3564	Remainder of Lot 1 Plan VIP5500
Final Site Area (sm)	1,355.65	532.14	1,887.79	171.91	340.12
Final Gross Floor Area (sm)	6,050.00	3,165.00	9,215.00	171.91	340.12
Final FAR	4.5	5.9		1.0	1.0
Duck's Building Current Floor Area	2,346				
Duck's Building Retained Floor Area	2,346				
Total Floor Area (@ ground)	1160	478	1638	171.95	340.12
Commercial Floor Area	759	237	996	assumed 171.95	assumed 340.12
Building Area Over City Property					
Site Coverage	86%	90%	88%	100%	100%
Open Site Space	14%	10%	12%	0%	0%
Height of Building	21.57	21.57		5.09	7.93
Number of Storys	7	7		1	1
Parking Stalls on Site	3	3	6	0	0
Bicycle Parking (Class 1 & Class 2)	108	60	168	0	0
Building Setbacks					
Front Yard	0 M	0 M		0 M	0 M
Rear Yard	0 M	0 M		0 M	0 M
Side Yard	0 M	0 M		0 M	0 M
Side Yard	0 M	0 M		0 M	0 M
Combined Side Yard	0 M	0 M		0 M	0 M
Residential Use Details					
Total Number of Units	104	59	163	N/a	N/a
Unit Type	Bachelor / One and Two Bedroom	Bachelor / One Bedroom		N/a	N/a
Ground-Orientated Units	0	0		N/a	N/a
Min Unit Floor Area	28	24		N/a	N/a
Total Residential Floor Area	5,193	2,723	7,916	N/a	N/a

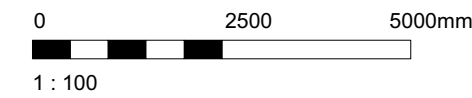
Unit Mix DUCK'S + JOHNSON Building

Unit Mix DUCK'S + JOHNSON Building															
Unit Mix DUCK'S Building		Area (sm)	Area (sf)	L1	L2	L2A	L3	L4	L5	L6	L7	Roof	No. Units	Area (sm)	Area (sf)
	D-A	37.3	401	0	2	0	2	1	1	1	0		7	261.1	2810
	D-A1	38.6	415	0	2	0	2	1	1	0	0		7	270.2	2908
	D-B	47.1	507	0	0	2	0	0	0	0	0		2	94.2	1014
	D-B1	42.5	457	0	0	2	0	0	0	0	0		2	85	915
	D-B Mezzanine	62.9	677	0	0	0	0	3	0	0	0		3	188.7	2031
	D-B1 Mezzanine	58.3	628	0	0	0	0	1	0	0	0		1	58.3	628
	D-C	31.9	343	0	0	0	2	0	0	0	2		4	127.6	1373
	D-C1	30.3	326	0	0	0	1	1	1	1	1		5	151.5	1631
	D-D	39.9	429	0	0	0	0	2	2	2	0		6	239.4	2577
	D-E	34.6	372	0	0	0	0	2	2	2	0		6	207.6	2235
	D-F	40.2	433	0	0	0	0	0	0	3	2		5	201	2164
	D-F1	36.5	393	0	0	0	0	0	0	1	2		3	109.5	1179
Total Duck's Suites				0	4	4	7	11	7	11	7		51	1,994	21,464
Unit Mix JOHNSON Building		Area (sm)	Area (sf)	L1	L2	L2A	L3	L4	L5	L6	L7	Roof	No. Units	Area (sm)	Area (sf)
	J-A	35.1	378	0	3	0	3	3	3	3	0		15	526.5	5667
	J-B	67.4	725	0	1	0	1	1	1	1	0		5	337	3627
	J-C	36.7	395	0	1	0	1	1	1	1	1		6	220.2	2370
	J-D	37.6	405	0	1	0	1	1	1	1	1		6	225.6	2428
	J-E Guest	49.8	536	0	1	0	0	0	0	0	0		1	49.8	536
	J-E1	41.2	443	0	0	0	1	1	1	1	0		4	164.8	1774
	J-E2	42.0	452	0	0	0	0	0	0	0	1		1	42	452
	J-F	50.5	544	0	1	0	1	1	1	1	0		5	252.5	2718
	J-G	48.7	524	0	1	0	1	1	1	1	1		5	243.5	2615
	J-H	47.1	507	0	0	0	0	0	0	0	1		1	47.1	507
	J-I	35.3	380	0	0	0	0	0	0	0	2		2	70.6	760
	J-J	40.0	431	0	0	0	0	0	0	0	1		1	40	431
	J-K	41.6	448	0	0	0	0	0	0	0	1		1	41.6	448
Total Duck's Suites				0	9	0	9	9	9	9	8		53	2,261	24,340
Total Duck's + Jognson Suites				0	13	4	16	20	16	20	15		104	4255.3	45804



1 Site Lots
A002

Unit Mix		Area	Area	L1	L2	L2A	L3	L4	L5	L6	L7	Roof	No. Units	Area	Area
UVIC Building		(sm)	(sf)											(sm)	(sf)
	U-A	34.4	370	0	4	0	4	4	4	4	2		22	756.8	8146
	U-B	44.3	477	0	2	0	2	2	2	2	1		11	487.3	5245
	U-C	28.7	309	0	2	0	2	2	2	2	1		11	315.7	3398
	U-D	40.2	432	0	2	0	2	2	2	2	2		12	481.8	5186
	U-E	41.0	441	0	0	0	0	0	0	0	1		1	41	441
	U-F	29.1	313	0	0	0	0	0	0	0	1		1	29.1	313
	U-F1	25.9	279	0	0	0	0	0	0	0	1		1	25.9	279
Total Suites				0	10	0	10	10	10	10	9		59	2,138	23,009



Inv	-	Date	06 MAR 18	Description	DP resubmission
Est date			06 MAR 18	Drawing file	1721 2 A200 Floor Plans
Drawn by			SWB	Reviewed by	CRK
Scale			1:100	project number	1721

NOTE: All dimensions are shown in millimeters

de Hoog & Kierulf architects

VICTORIA OFFICE
977 Fort Street
Victoria BC V8B 3K3
T 1-250-658-3367

NANAIMO OFFICE
102-1160 Dupee Way
Nanaimo BC V9T 2A6
T 1-250-859-5810

Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

Project Data

discussant: **THE BLANK AND BLANK ARCHITECTS**
client: **THE BLANK AND BLANK ARCHITECTS**
program: **REDEVELOPMENT OF HOOD & KIERULF ARCHITECTS
FORMER HEADQUARTERS FOR THE PRODUCTION DESIGN AND
REPRODUCTION OF THE REPRODUCED - NOT WRITTEN
BY THE ARCHITECTS**

discussant: **THE BLANK AND BLANK ARCHITECTS**

A002

discussant: **THE BLANK AND BLANK ARCHITECTS**

B.C. LAND SURVEYOR'S
TOPOGRAPHIC SURVEY OF:
LOT A OF PLAN 3564. LOT 1 AND LOT 2
OF PLAN 5500. REM LOT 159A AND
REM LOT 160A. VICTORIA DISTRICT

SCALE:
0 1:250 10
All distances are in metres.
The intended plot size of this plan is 432mm in width by
280mm in height (B size) when plotted at a scale of 1:250

Parcel Identification Number (PID)
004-599-748, 004-599-772, 000-748-480, 001-668-277,
004-115-791

MUNICIPALITY
VICTORIA

CIVIC ADDRESS
BROAD
STREETVICTORIA, BC
ZONING
CA-3C

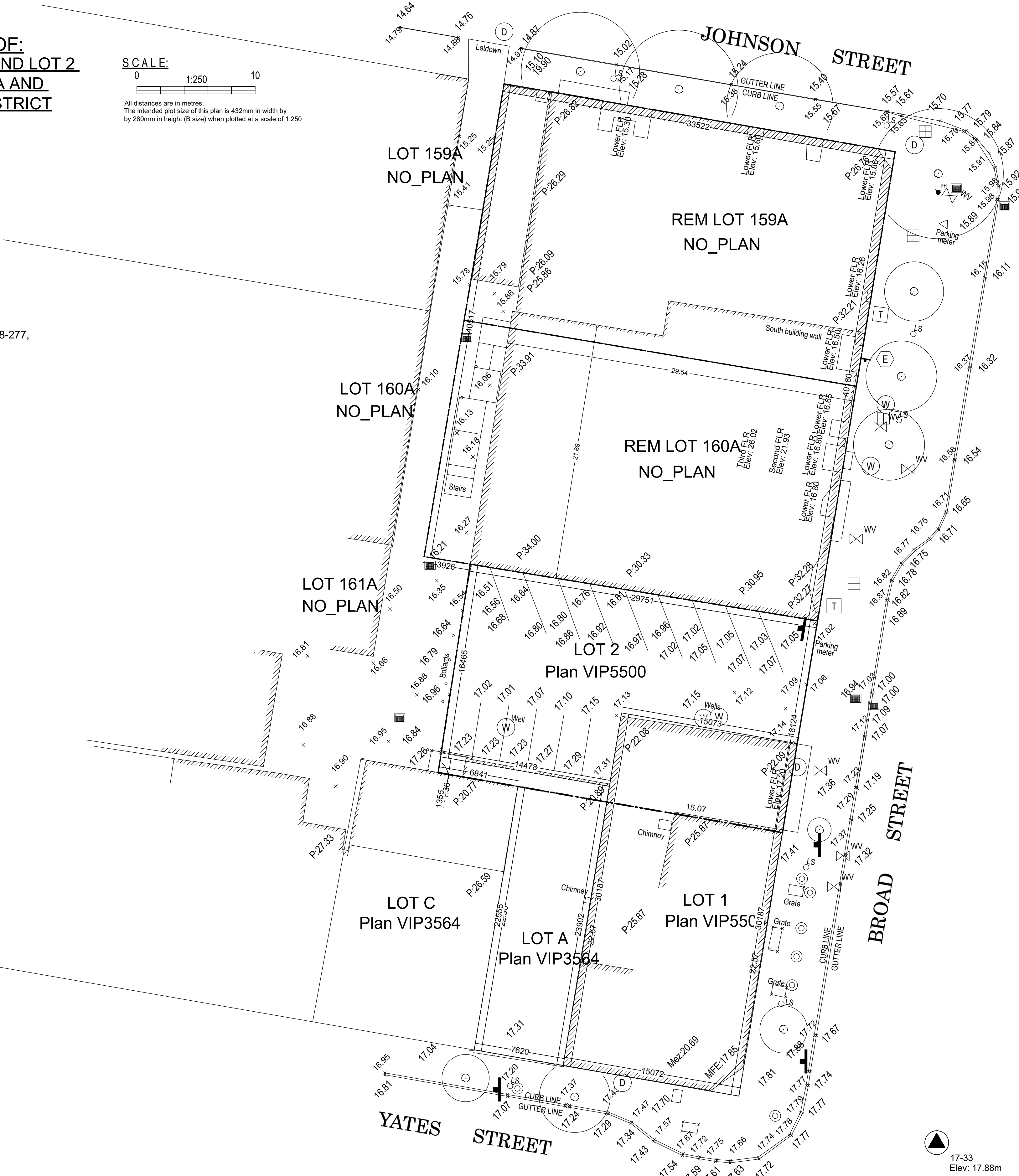
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in whole or in part without the written
consent of the signatory

This document was prepared for the exclusive
use of our client, CHARD DEVELOPMENT LTD.

*This document is intended for use as a topographic plan.
It is based on Land Title Office records, and does not
represent a boundary survey. Critical lot dimensions
and areas must be confirmed by a proper cadastral survey.

Explorer Land Surveying INC., accepts no responsibility
or liability for any damages that may be suffered
by a third party as a result of any decisions
made or actions taken based on this document.

FILE : 11373
DWGDATE: 11373-BROAD ST/2016-12-15
Explorer
Land Surveying Inc
101 - 2610 Douglas Street,
Victoria, B.C. V8T 4M1
Tel: (250) 381-2257
email: kenneth@explorersurvey.com



LEGEND

Elevations are geodetic based on Integrated survey
monument 17-33 in the City of Victoria at elevation
17.88m.

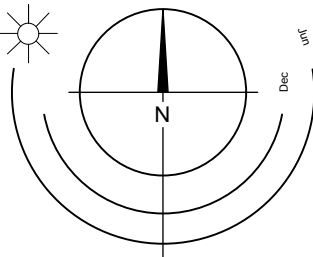
Note: Only trees with Trunk greater than 0.20m are identified.
Consult Arborist to verify tree species
Grade shots are taken at the point marked X

- denotes storm manhole
- denotes Water valve
- denotes fire hydrant
- denotes catch basin
- denotes Lamp Standard
- denotes Cable box
- denotes Light box
- denotes Hydro
- denotes Sign
- denotes Unmarked manhole
- MFE - denotes Main Floor Elevation (Door Sill)
- P:XX.XX - denotes Parapet Height
- denotes Water manhole

Measurements are taken from the exterior
finishing of the buildings.

CERTIFIED CORRECT
Lot dimensions are correct
according to Land Title Office
records.

Kenneth KC Ng, BCLS
Field Survey - 15 December, 2016
Dated this 16th of December, 2016.
This document is not valid unless originally signed
and sealed or digitally signed with Juricert digital signature.
Info: <https://www.juricert.com>



0 2500 5000mm
1:100

GP Resubmission			
Rev	Date	Description	
01	06 MAR 18	1721.2 A200 Floor Plans	
02	06 MAR 18	1721.2 A200 Floor Plans	
03	06 MAR 18	1721.2 A200 Floor Plans	
04	06 MAR 18	1721.2 A200 Floor Plans	
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100	06 MAR 18	1721.2 A200 Floor Plans	

NOTE: All dimensions are shown in millimeters.

de Hoog & Kierulff architects

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-608-3367

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K6
T 1-250-585-5810

project name
Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

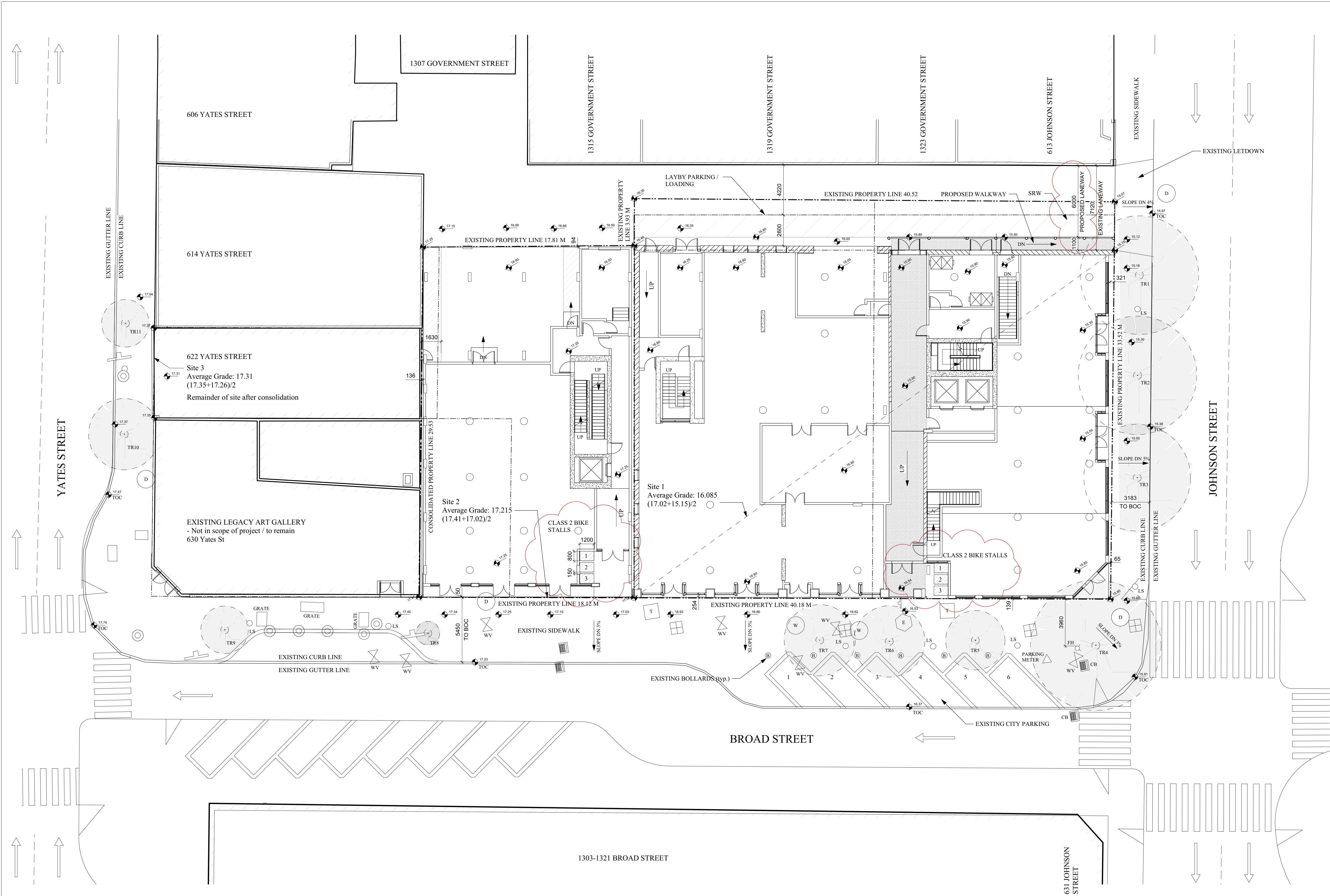
Site Survey

drawing no.
A100

revision no.
-

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consent.

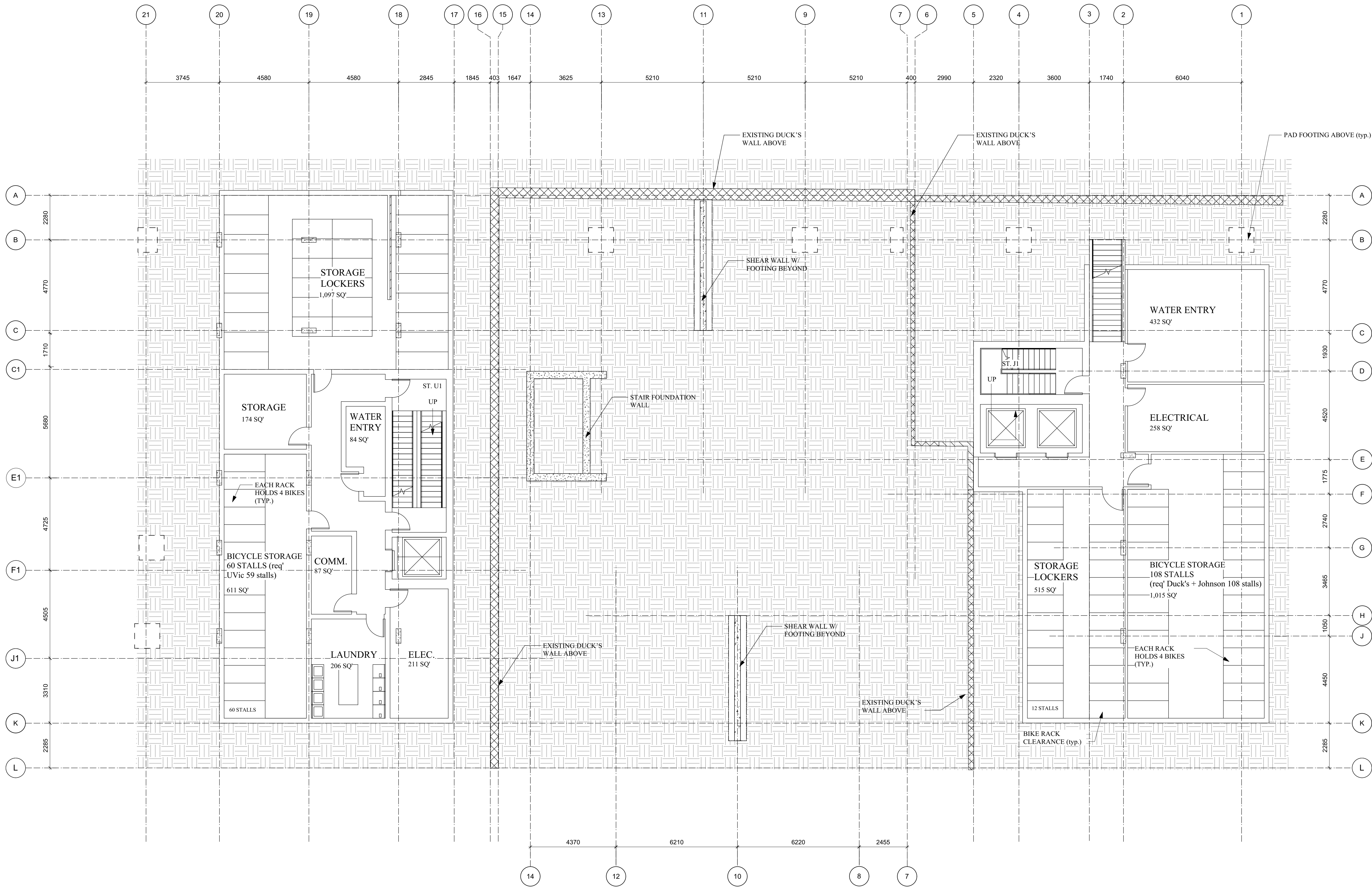
NOTES



- NOTES:
- ALL SETBACKS: 0.0 m
 - SEE SURVEY ON A100 FOR SITE SERVICES LEGEND
 - SEE SURVEY ON A100 FOR EXISTING ELEVATION MARKERS
 - SEE BASEMENT PLAN ON A201 FOR BICYCLE PARKING

- EXISTING PROPERTY LINE
CONSOLIDATED PROPERTY LINE
PREVIOUS PROPERTY LINE

Existing Tree Schedule			
	Species	Diameter	Height
TR1	Carpinus betulus 'Fastigiata'	7	12
TR2	Carpinus betulus 'Fastigiata'	40	12
TR3	Carpinus betulus 'Fastigiata'	36	12
TR4	Quercus palustris	44	14
TR5	Ginkgo biloba	7	10
TR6	Ginkgo biloba	12	7
TR7	Ginkgo biloba	13	8
TR8	Ginkgo biloba	13	8
TR9	Ginkgo biloba	13	7
TR10	Quercus robur	38	14
TR11	Quercus robur	17	7



NOTE: ALL CURRENT ROOM AREAS ARE TO THE INSIDE OF WALLS

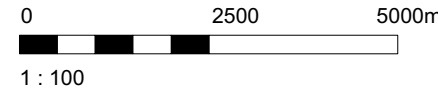
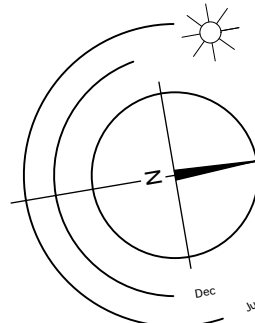
BICYCLE PARKING

1 STALL / UNIT
UVIC: 59 UNITS = 59 STALLS
DUCK'S + JOHNSON: 108 UNITS = 108 STALLS

TOTAL BIKES PARKING REQ'D = 167

TOTAL BIKE PARKING PROVIDED = 168

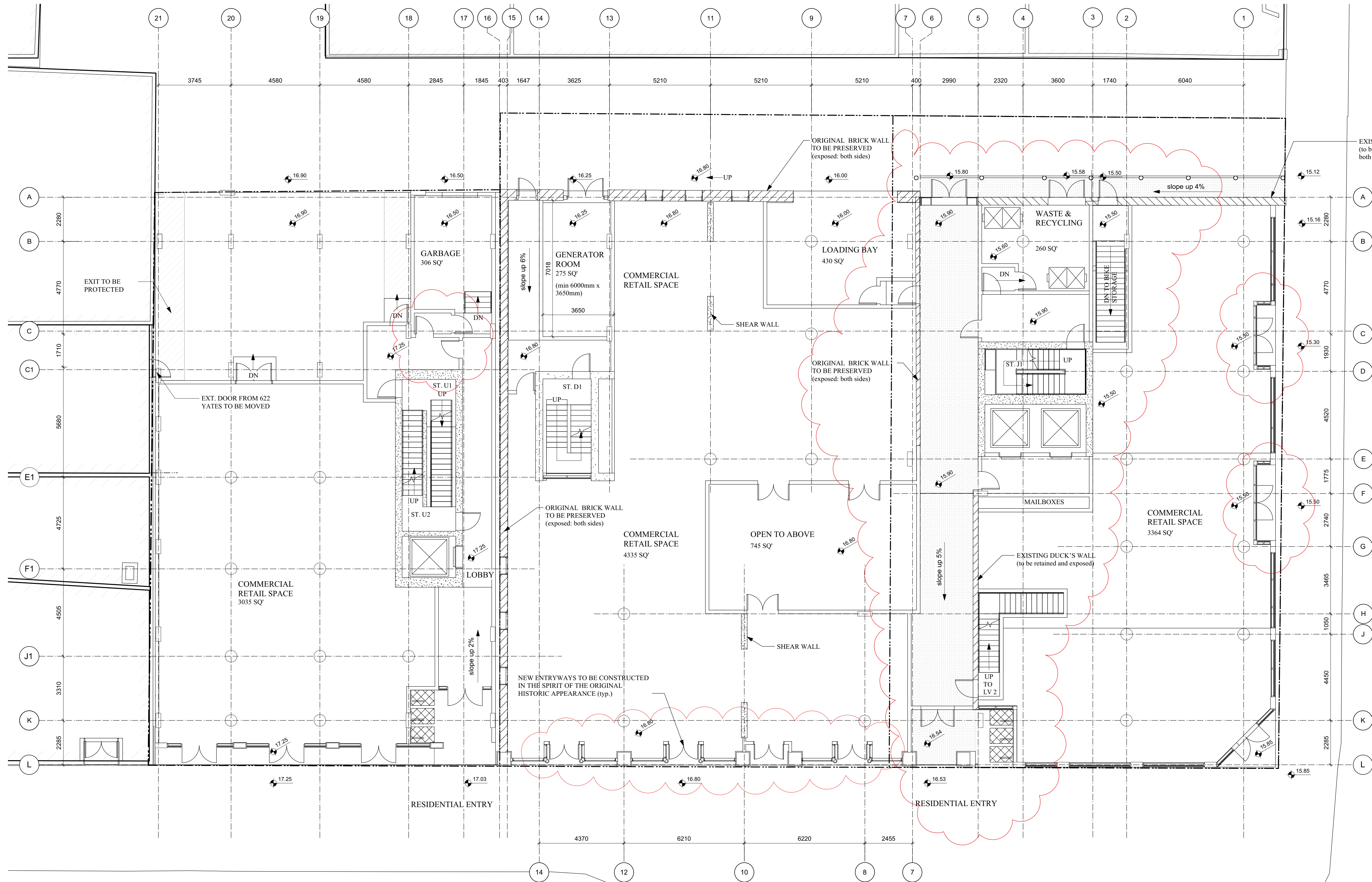
BICYCLE PARKING RACK:
URBAN DOUBLE STACKER - SEE A501 FOR DETAILS



1:100

Rev.	Date	Description	DP resubmission
01	06 MAR 18	1721.2 A200 Floor Plans	
02	06 MAR 18	1721.2 A200 Floor Plans	
03	06 MAR 18	1721.2 A200 Floor Plans	
04	06 MAR 18	1721.2 A200 Floor Plans	
05	06 MAR 18	1721.2 A200 Floor Plans	
06	06 MAR 18	1721.2 A200 Floor Plans	
07	06 MAR 18	1721.2 A200 Floor Plans	
08	06 MAR 18	1721.2 A200 Floor Plans	
09	06 MAR 18	1721.2 A200 Floor Plans	
10	06 MAR 18	1721.2 A200 Floor Plans	
11	06 MAR 18	1721.2 A200 Floor Plans	
12	06 MAR 18	1721.2 A200 Floor Plans	
13	06 MAR 18	1721.2 A200 Floor Plans	
14	06 MAR 18	1721.2 A200 Floor Plans	
15	06 MAR 18	1721.2 A200 Floor Plans	
16	06 MAR 18	1721.2 A200 Floor Plans	
17	06 MAR 18	1721.2 A200 Floor Plans	
18	06 MAR 18	1721.2 A200 Floor Plans	
19	06 MAR 18	1721.2 A200 Floor Plans	
20	06 MAR 18	1721.2 A200 Floor Plans	
21	06 MAR 18	1721.2 A200 Floor Plans	

NOTE: All dimensions are shown in millimeters.



NOTE: ALL CURRENT ROOM AREAS ARE TO THE INSIDE OF WALLS

EXISTING STONE WALL (to be retained and exposed both sides) SEE A507

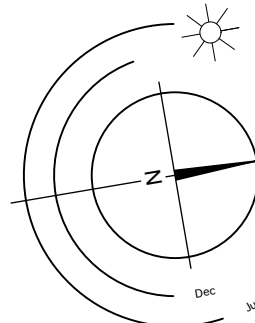
ORIGINAL BRICK WALL TO BE PRESERVED (exposed: both sides)

ORIGINAL BRICK WALL TO BE PRESERVED (exposed: both sides)

ORIGINAL BRICK WALL TO BE PRESERVED (exposed: both sides)

EXISTING DUCK'S WALL (to be retained and exposed)

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



0 2500 5000mm
1:100

Rev.	Date	Description	By
1	06 MAR 18	DP resubmission	
2	06 MAR 18	1721.2 A200 Floor Plans	
3	06 MAR 18	1721.2 A200 Floor Plans	
4	06 MAR 18	1721.2 A200 Floor Plans	
5	06 MAR 18	1721.2 A200 Floor Plans	
6	06 MAR 18	1721.2 A200 Floor Plans	
7	06 MAR 18	1721.2 A200 Floor Plans	
8	06 MAR 18	1721.2 A200 Floor Plans	
9	06 MAR 18	1721.2 A200 Floor Plans	
10	06 MAR 18	1721.2 A200 Floor Plans	
11	06 MAR 18	1721.2 A200 Floor Plans	
12	06 MAR 18	1721.2 A200 Floor Plans	
13	06 MAR 18	1721.2 A200 Floor Plans	
14	06 MAR 18	1721.2 A200 Floor Plans	
15	06 MAR 18	1721.2 A200 Floor Plans	
16	06 MAR 18	1721.2 A200 Floor Plans	
17	06 MAR 18	1721.2 A200 Floor Plans	
18	06 MAR 18	1721.2 A200 Floor Plans	
19	06 MAR 18	1721.2 A200 Floor Plans	
20	06 MAR 18	1721.2 A200 Floor Plans	
21	06 MAR 18	1721.2 A200 Floor Plans	

NOTE: All dimensions are shown in millimeters.

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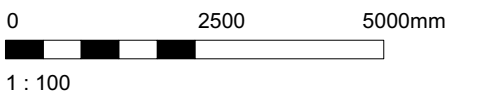
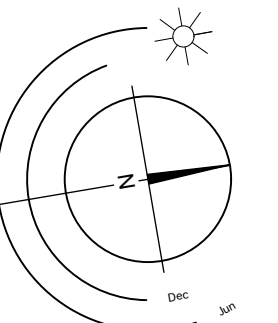
VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-608-3367

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K6
T 1-250-585-5810

project name
Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

sheet no.
Ground Floor Plan
A202

revision no.
-



NOTE: All dimensions are shown in millimeters.



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 977 Ford Street
 Victoria BC V8T 1K3
 T 1-250-618-3967

NANAIMO OFFICE
 102-5168 Dublin Way
 Nanaimo BC V9T 2K8
 T 1-250-618-3967

project name

Broad Street Redevelopment
 1312-1324 Broad Street
 Victoria BC

working files

Level 2 Floor Plan

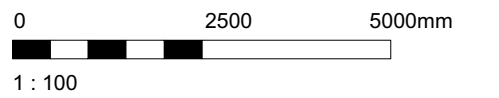
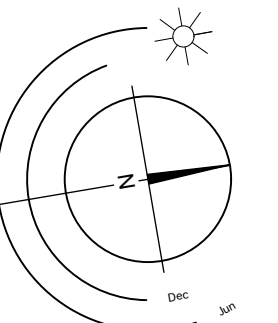
CONTRACT NO. 2007-002
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Working File

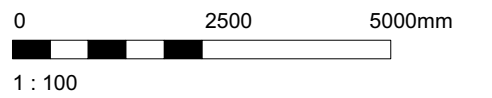
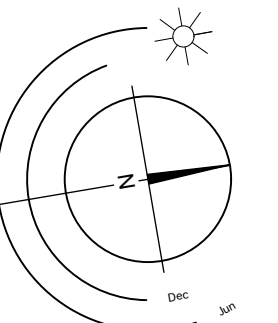
A203

revision 01

-



NOTE: All dimensions are shown in millimeters.



NOTE: All dimensions are shown in millimeters.

VICTORIA OFFICE 977 Ford Street Victoria BC V8V 3K3 T 1-250-658-3367	NANNAHO OFFICE 102-108 Dublin Way Nanaimo BC V8T 2K8 T 1-250-658-0810
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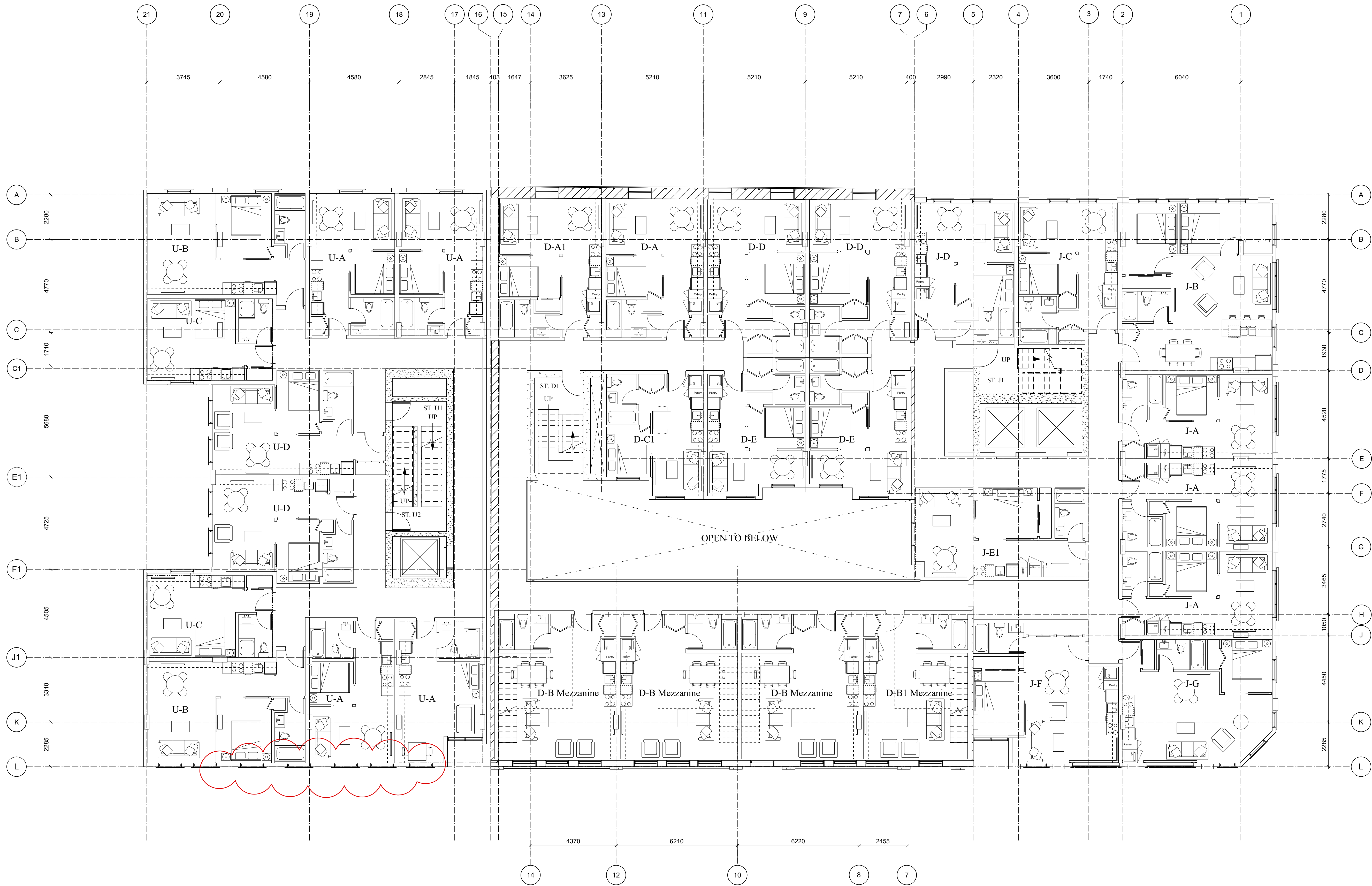
PROJECT TYPE

Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

drawing title

Level 3 Floor Plan

CONSTRUCTION OF THIS PROJECT REQUIRES THE REMOVAL OF THE EXISTING LEVEL 3 FLOOR SLAB AND DESIGNING AND AS-BUILT OF THE REMAINING LEVEL 3 FLOOR SLAB. THE REMAINING LEVEL 3 FLOOR SLAB WILL BE RECONSTRUCTED TO BE USED FOR THE PROJECT SHOW ROOM AND BE RECONSTRUCTED WITHOUT WRITTEN CONSENT OF THE CITY OF VICTORIA.	drawing no. A205	revision no. -
---	---------------------------------------	-------------------------------------



1
A206
Level 4 Floor Plan
Scale: 1:100

0 2500 5000mm	
1:100	
Rev	
Date	06 MAR 18
Description	DP resubmission
Print date	06 MAR 18
Drawing No.	1721.2 A200 Floor Plans
Drawn by	BWS
Checked by	CPK
Scale	1:100
Project number	1721

NOTE: All dimensions are shown in millimeters.

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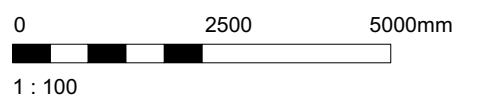
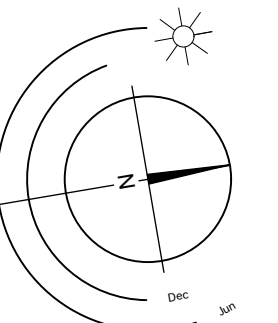
NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 2K6
T 1-250-585-5810

project name
Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

Level 4 Floor Plan

drawn by
A206

revision no.
-



NOTE: All dimensions are shown in millimeters.

di-Ka

de Hoog & Kierulf architects

VICTORIA OFFICE

977 Ford Street

Victoria BC V8W 3K3

T 1-250-658-3367

NANAIMO OFFICE

102-519 Dublin Way

Nanaimo BC V9T 2K6

T 1-250-858-0810

PROJECT TYPE

Broad Street Redevelopment

1312-1324 Broad Street

Victoria BC

DRAWING SET

Level 5 Floor Plan

CONCEPT DESIGN AND PRELIMINARY DESIGN ARE SHOWN. THESE REMAIN THE PROPERTY OF DE HOOG & KIERULF ARCHITECTS. NO PART OF THIS DRAWING IS TO BE USED FOR THE PROJECT WITHOUT THE WRITTEN PERMISSION OF DE HOOG & KIERULF ARCHITECTS.

DRAWING NO.

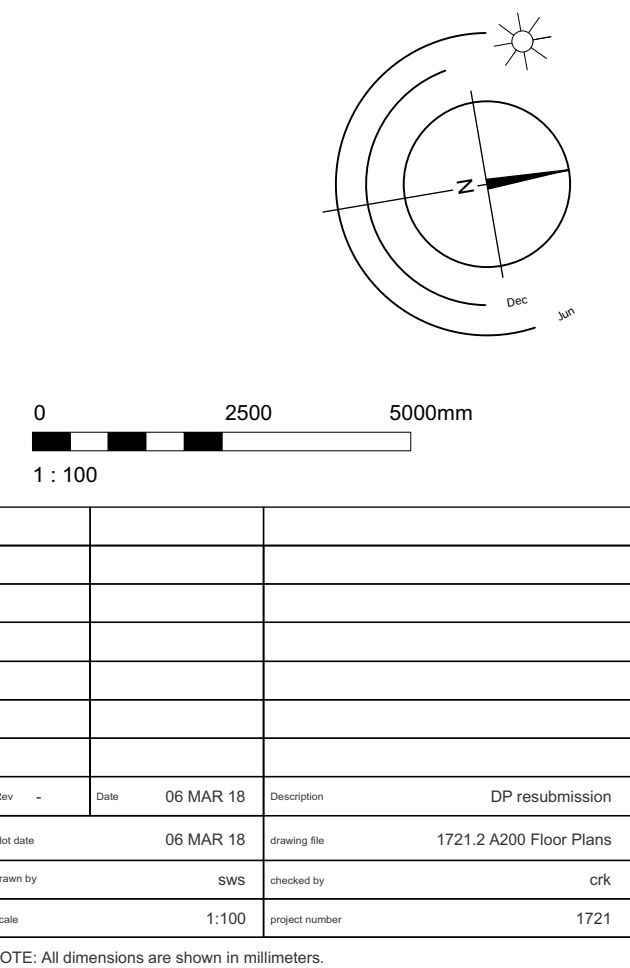
A207

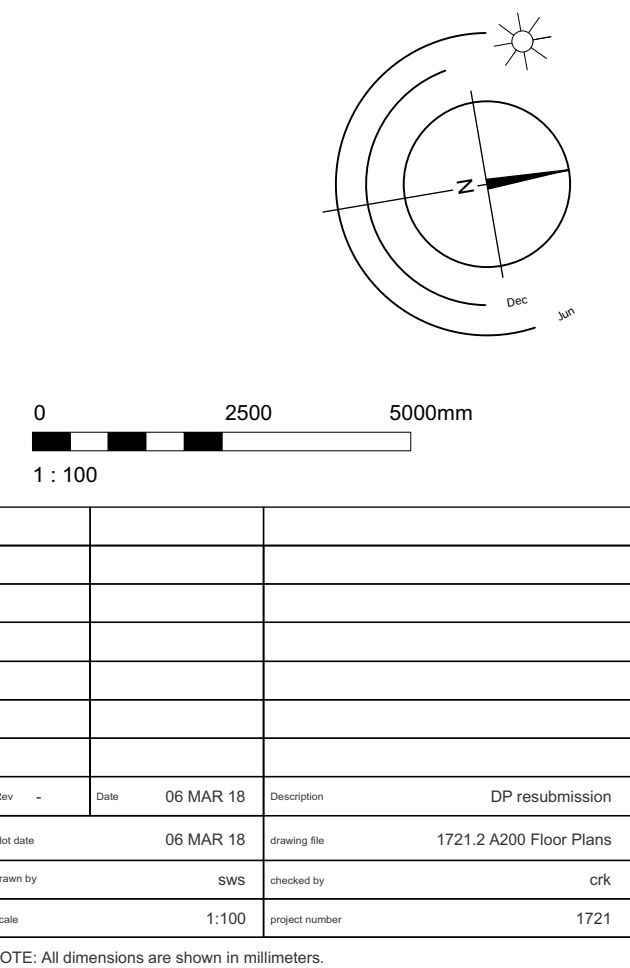
REVISION NO.

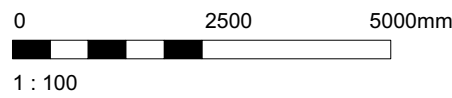
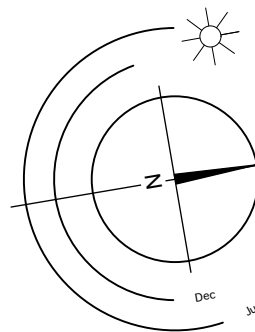
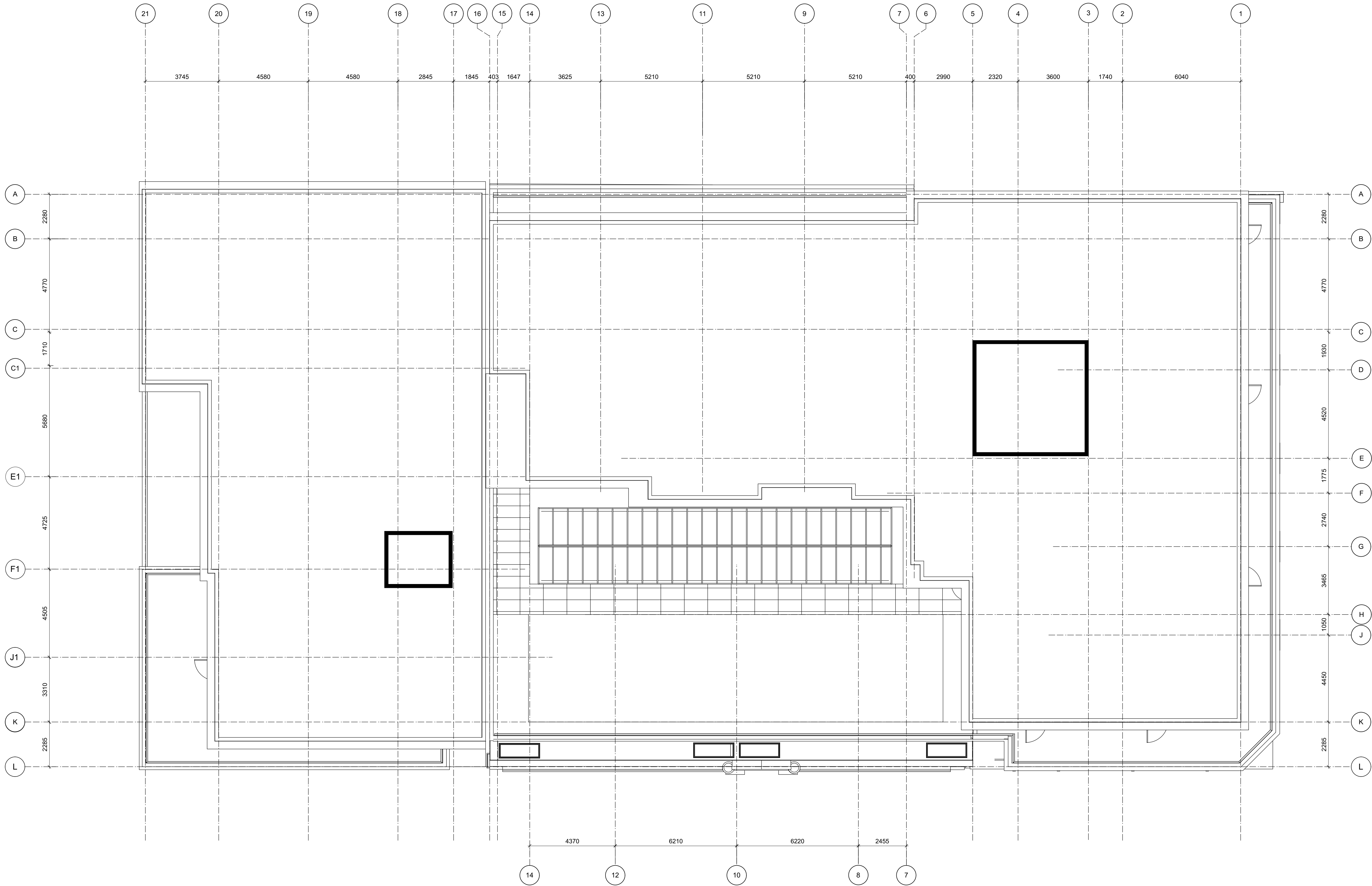
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1
A207

Level 5 Floor Plan
Scale: 1:100







06 MAR 18		DP Resubmission
Rev	Draw	Description
print date	06 MAR 18	drawing file 1721.2 A200 Floor Plans
drawn by	BWS	checked by cjk
scale	1:100	project number 1721

NOTE: All dimensions are shown in millimeters.

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T 1-250-585-5810

project name
Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

Roof Plan

drawn by
A210

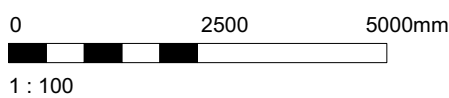
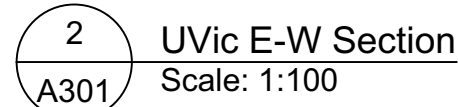
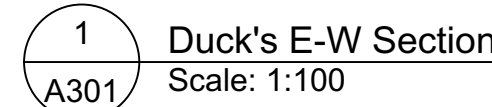
checked by
-

1

Level 7 Floor Plan

A210

Scale: 1:100



06 MAR 18		DP Resubmission
File	Date	Description
plot date	06 MAR 18	drawing file 1721.2 A200 Floor Plans
drawn by	BWS	checked by CRK
scale	1:100	project number 1721

NOTE: All dimensions are shown in millimeters.

dr-Ka

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Victoria BC V8V 3K3
T 1-250-684-3367

NANAIMO OFFICE
102-5100 Quilley Way
Nanaimo BC V9T 2K8
T 1-250-856-6810

project name

Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

drawing title

Building Sections

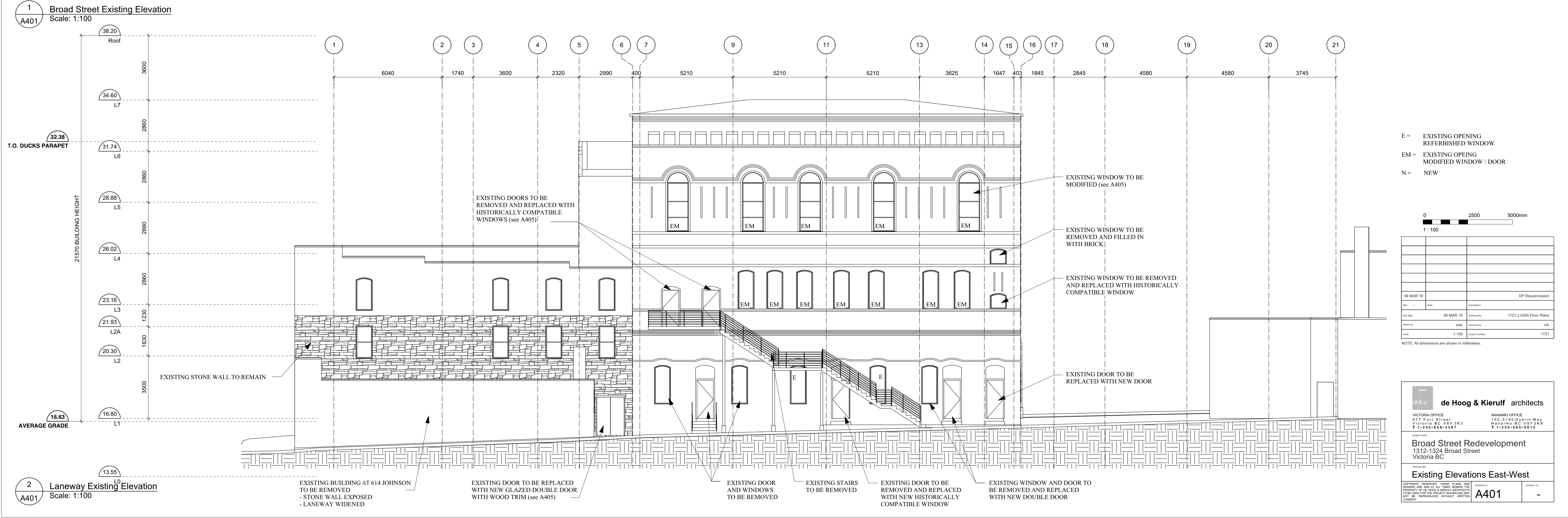
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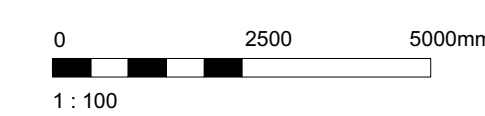
drawing no.

A301

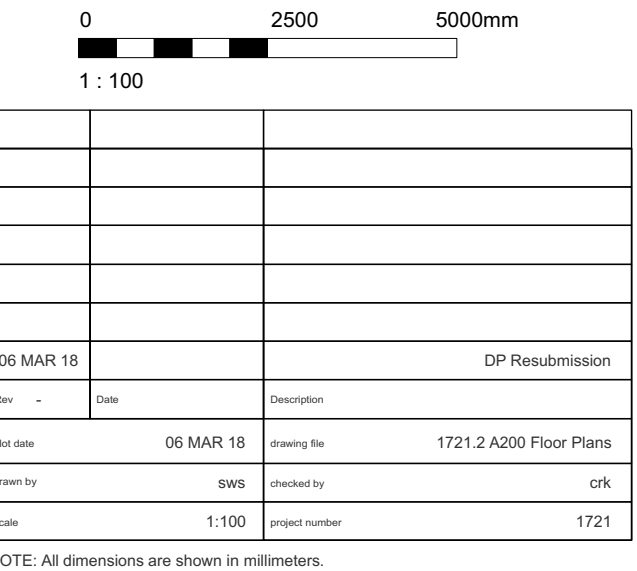
revision no.

-



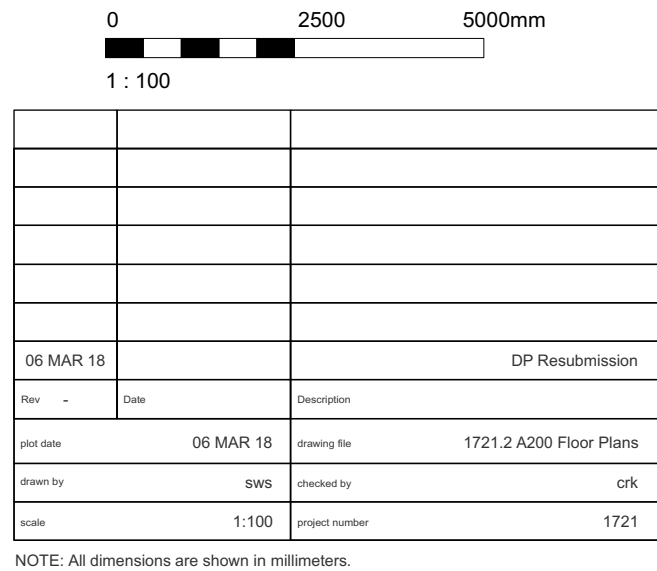


NOTE: All dimensions are shown in millimeters.



1 South Elevation
A403 Scale: 1:100

- 8 JULIETTE BALCONY: TEMPERED CLEAR GLASS GUARD
W/ ALUMINUM FRAME
- 9 STEEL DOOR
- 10 SECTIONAL OVERHEAD DOOR
- 11 EXISTING WINDOW TO REMAIN (E)
- 12 WINDOW INFILL
- 13 WOOD FRAMED DOUBLE GLAZED
DOOR



NEW Johnson Building
- New Mixed-Use

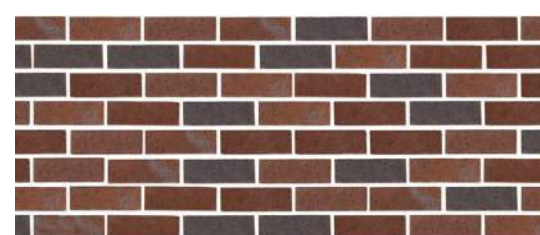
1 East Elevation
A404 Scale: 1:100



1 West Elevation
A405 Scale: 1:100

BRICK AND TILE COLOUR
1 TERRA COTTA TILE VENEER
CLADDING - LIMESTONE SMOOTH

2 BRICK MASONRY VENEER
CLADDING - FOREST BLEND
MISSION



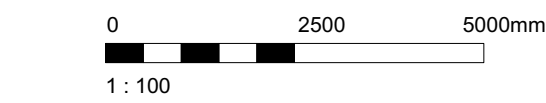
CONSERVATION STRATEGY

- 1 BRICKWORK AND MASONRY DETAILS TO BE PRESERVED (typ.)
- 2 EXTERIOR BRICK WALLS TO BE PRESERVED (TYP.)
- 3 EXISTING DOUBLE-HUNG WOODEN SASH WINDOWS TO BE REHABILITATED WHERE POSSIBLE, AND REPLACED WITH HISTORICALLY COMPATIBLE DOUBLE-HUNG WOOD SASHES WHERE NEEDED (typ.)

- 6 PAINT TO BE REMOVED FROM EXTERIOR MASONRY WHERE APPLICABLE (typ.)
- E = EXISTING OPENING
REFERBISHED WINDOW
- EM = EXISTING OPENING
MODIFIED WINDOW / DOOR
- N = NEW WINDOW

MATERIALS SCHEDULE

- 1 PREFINISHED METAL ROOF AND PARAPET
- 2 BRICK MASONRY VENEER CLADDING - FOREST BLEND
- 3 PREFINISHED METAL WINDOW
- 4 PREFINISHED METAL CLADDING
- 5 PRECAST CONCRETE
- 6 TERRA COTTA TILE VENEER CLADDING - LIMESTONE
- 7 STOREFRONT WINDOW SYSTEM - CLEAR ANODIZED ALUMINUM
- 8 JULIETTE BALCONY: TEMPERED CLEAR GLASS GUARD W/ ALUMINUM FRAME
- 9 STEEL DOOR
- 10 SECTIONAL OVERHEAD DOOR
- 11 EXISTING WINDOW TO REMAIN (E)
- 12 WINDOW INFILL
- 13 WOOD FRAMED DOUBLE GLAZED DOOR



06 MAR 18			DP Resubmission
Rev	Date	Description	
print date	06 MAR 18	drawing file	1721.2 A200 Floor Plans
drawn by	BWS	checked by	CPL
scale	1:100	project number	1721

NOTE: All dimensions are shown in millimeters.

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VICTORIA BC V8W 2K3
T 1-250-608-3367

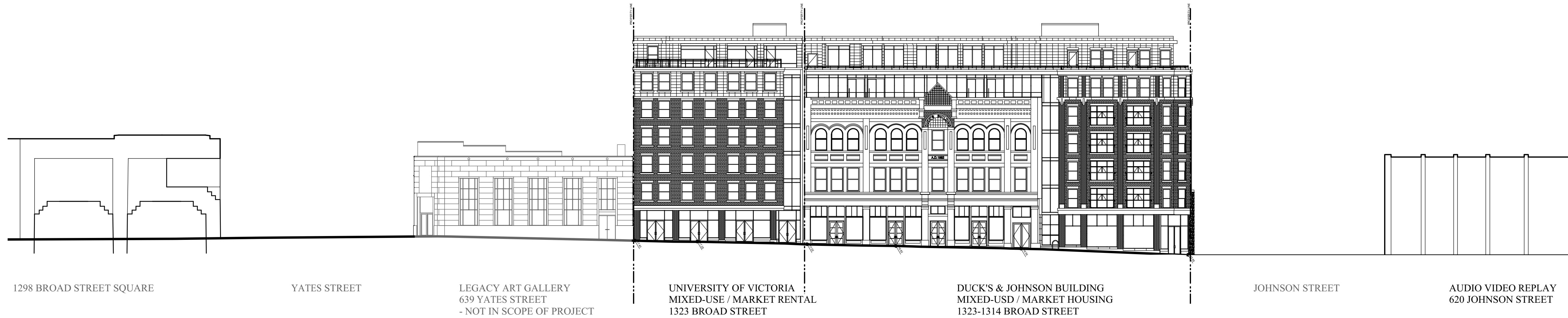
NANAIMO OFFICE
102-5190 Dublin Way
NANAIMO BC V9T 2K6
T 1-250-585-5810

project name
Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

drawing no.
A405

revision no.
-

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1298 BROAD STREET SQUARE YATES STREET LEGACY ART GALLERY 639 YATES STREET - NOT IN SCOPE OF PROJECT 1306 BROAD ST - TO BE REMOVED EXISTING DUCK'S BUILDING - EXTERIOR TO BE RETAINED 625 JOHNSON STREET - TO BE REMOVED AUDIO VIDEO REPLAY 620 JOHNSON STREET

1 Broad Street Context Facing West
A501 Scale: 1:200



631 - 635 JOHNSON STREET BROAD STREET EXISTING 615-625 JOHNSON TO BE REMOVED LANEWAY 605 - 613 JOHNSON STREET

2 Johnson Street Context Facing South
A501 Scale: 1:200

0 2500 5000mm
1 : 100

06 MAR 18		GP Resubmission
Rev	Desc	Description
print date	06 MAR 18	drawing file 1721.2 A200 Floor Plans
drawn by	BWS	checked by CJK
scale	1:100	project number 1721

NOTE: All dimensions are shown in millimeters.

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T 1-250-608-3367

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project name
Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

Site Context

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sheet no.
A501

revision no.
-



LONDON FLATS
1313 BROAD STREET

ROBONSON'S OUTDOOR STORE
1307 BROAD STREET

METTA YOGA
1303 BROAD STREET



606-614 JOHNSON STREET

AUDIO VIDEO REPLAY
620 JOHNSON STREET



BROAD STREET

BEST WESTERN
636 JOHNSON STREET

1 Broad Street Context Facing East
A502 Scale: 1:200



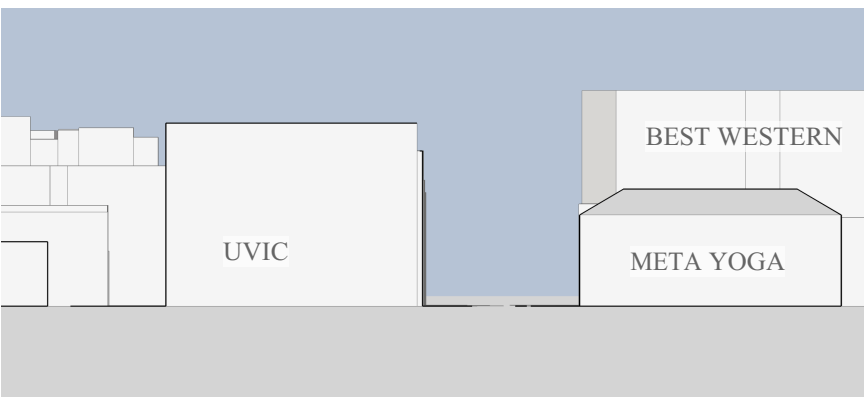
SUMMER EQUINOX 10 A.M.



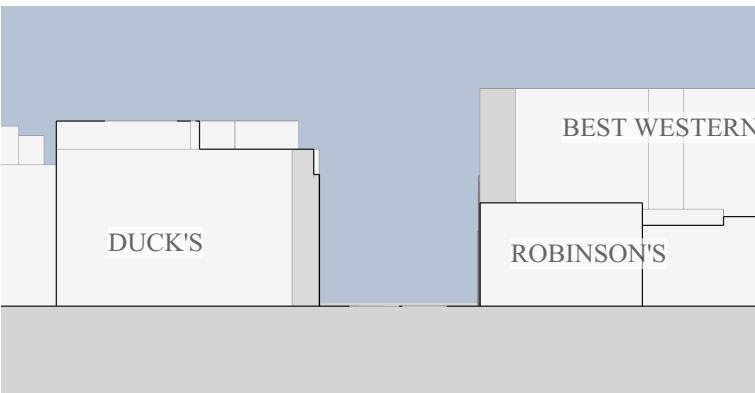
SUMMER EQUINOX NOON



SUMMER EQUINOX 4 P.M.



UVIC SCHEMATIC SECTION -
BROAD STREET



DUCK'S SCHEMATIC SECTION -
BROAD STREET



WINTER EQUINOX 10 A.M.



WINTER EQUINOX NOON



WINTER EQUINOX 4 P.M.

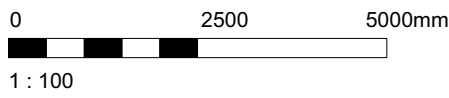
3 Shadow Study
A502 NTS

4 Broad Street Sections
A502 Scale: 1:200

2 Johnson Street Context Facing North
A502 Scale: 1:200



5 Aerial View
A502 Scale: 1:200



06 MAR 18		DP Resubmission	
Rev. -	Date	Description	
gtd date	06 MAR 18	drawing file	1721.2 A200 Floor Plans
drawn by	BWS	checked by	CRK
scale	1:100	project number	1721

NOTE: All dimensions are shown in millimeters.

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T 1-250-608-3367

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project name

Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

Site Context

project no.

A502

sheet no.

-

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06 MAR 18		
Rev	Date	Description
		DP Resubmission
print date	06 MAR 18	drawing file 1721.2 A200 Floor Plans
drawn by	BWS	checked by
scale	NTS	project number
		1721

NOTE: All dimensions are shown in millimeters.

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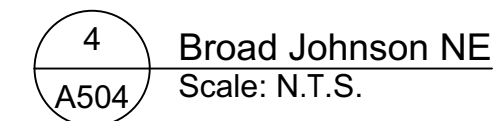
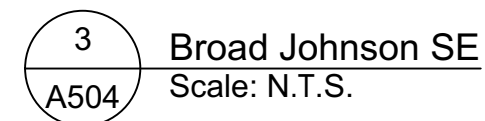
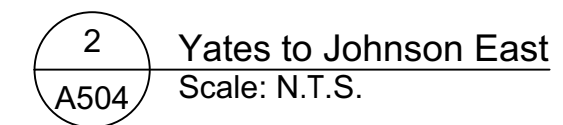
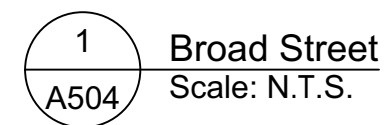
VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-608-3367

NANAIMO OFFICE
102-5190 Dublin Way
Nanaimo BC V9T 3K6
T 1-250-585-5810

project name
Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

perspective studies
A503

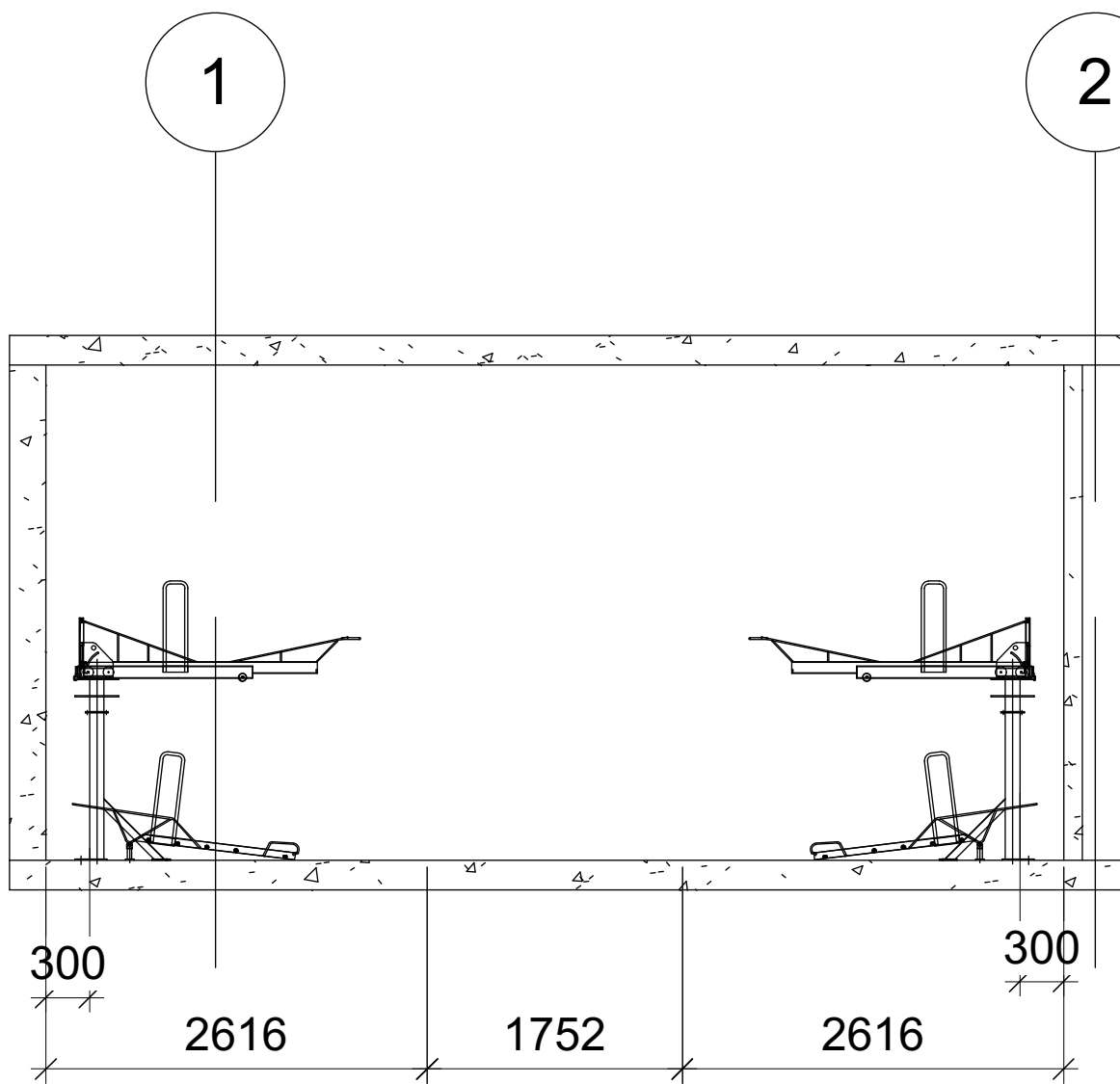
revision no.
-



NOTE: All dimensions are shown in millimeter.

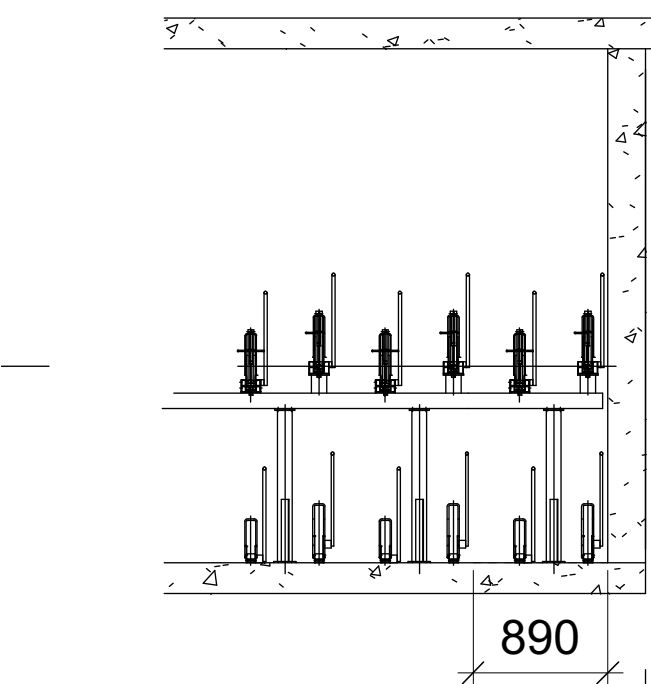


06 MAR 18			
File	-	Date	Description DP Requirements
print date	06 MAR 18	issuing the	1721-2 A200 Floor Plan
drawing by	SWS	checked by	C
scales	NTS	project number	17



1 Bicycle Parking Detail 1
Scale: 1:200

K



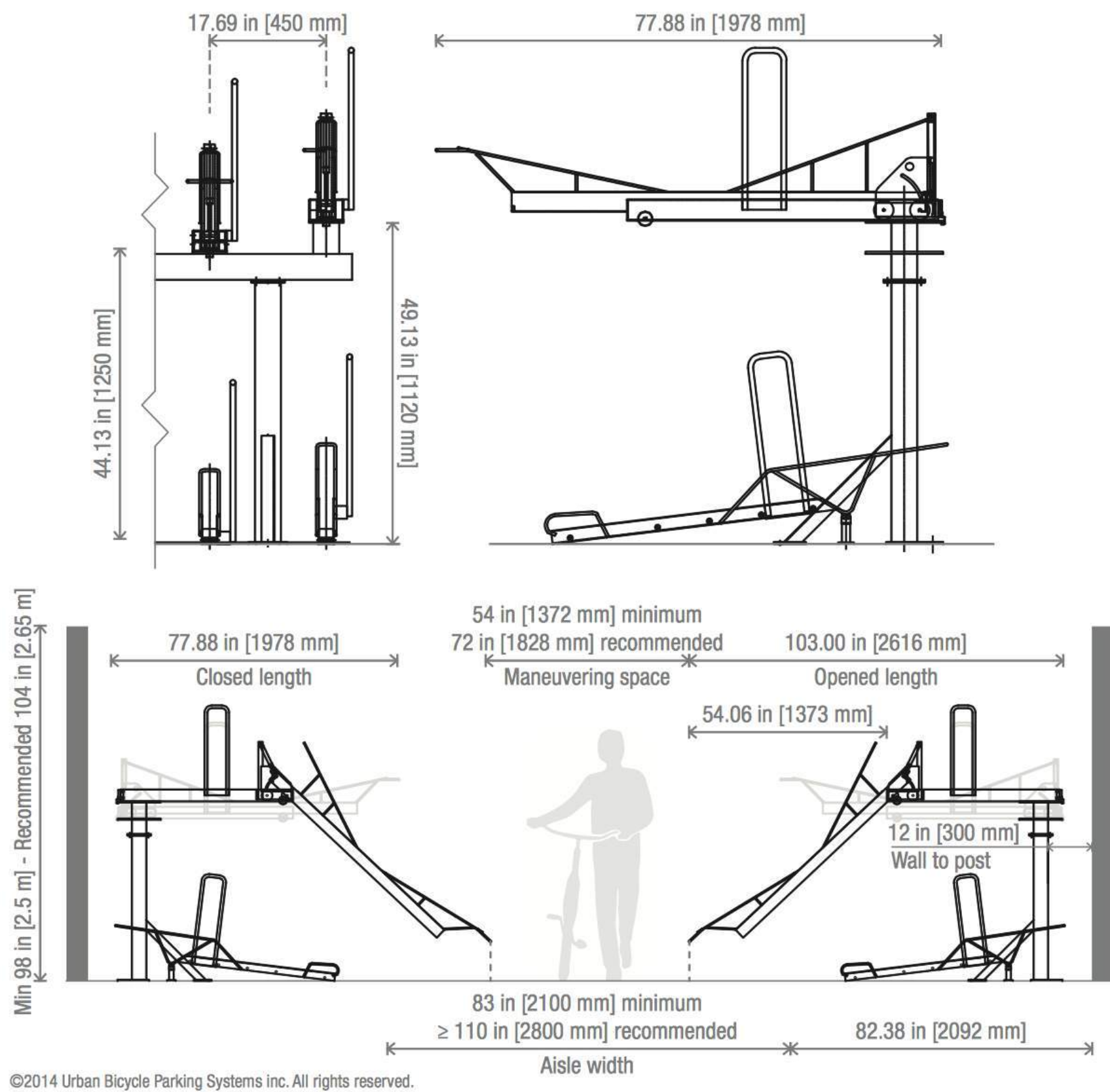
2 Bicycle Parking Detail 2
Scale: 1:200

Basement
13550

Basement
13550

Urban Double Stacker

Model: UB-2500-SM-2WG



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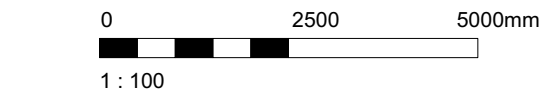
Specifications

Capacity	
Bicycles per set	2 (one up and one down)
Bicycle spacing	17.69 in [450 mm]
Weight	
Per two bicycle spaces	± 89.65 lbs [40.75 kg]
Materials	
Assembly material	Steel
Available finishes	
Powder coated (grey)	

These drawings are not for construction purposes and are for information purposes only. All information contained herein was current at the time of development but must be reviewed and confirmed by Urban Racks to be considered accurate.

URBAN RACKS

INNOVATIVE | BICYCLE PARKING
1-888-717-8881 sales@urbanracks.com
For more product and company information,
please visit us at www.urbanracks.com



06 MAR 18		GP Resubmission
Rev	Desc	Description
print date	06 MAR 18	drawing file 1721.2 A200 Floor Plans
drawn by	BWS	checked by CJK
scale	1:100	project number 1721

NOTE: All dimensions are shown in millimeters.

**de Hoog & Kierulff architects**

VICTORIA OFFICE
977 Fort Street
Victoria BC V8V 3K3
T 1-250-608-3367

NANAIMO OFFICE
102-5196 Dublin Way
Nanaimo BC V9T 3K6
T 1-250-585-5810

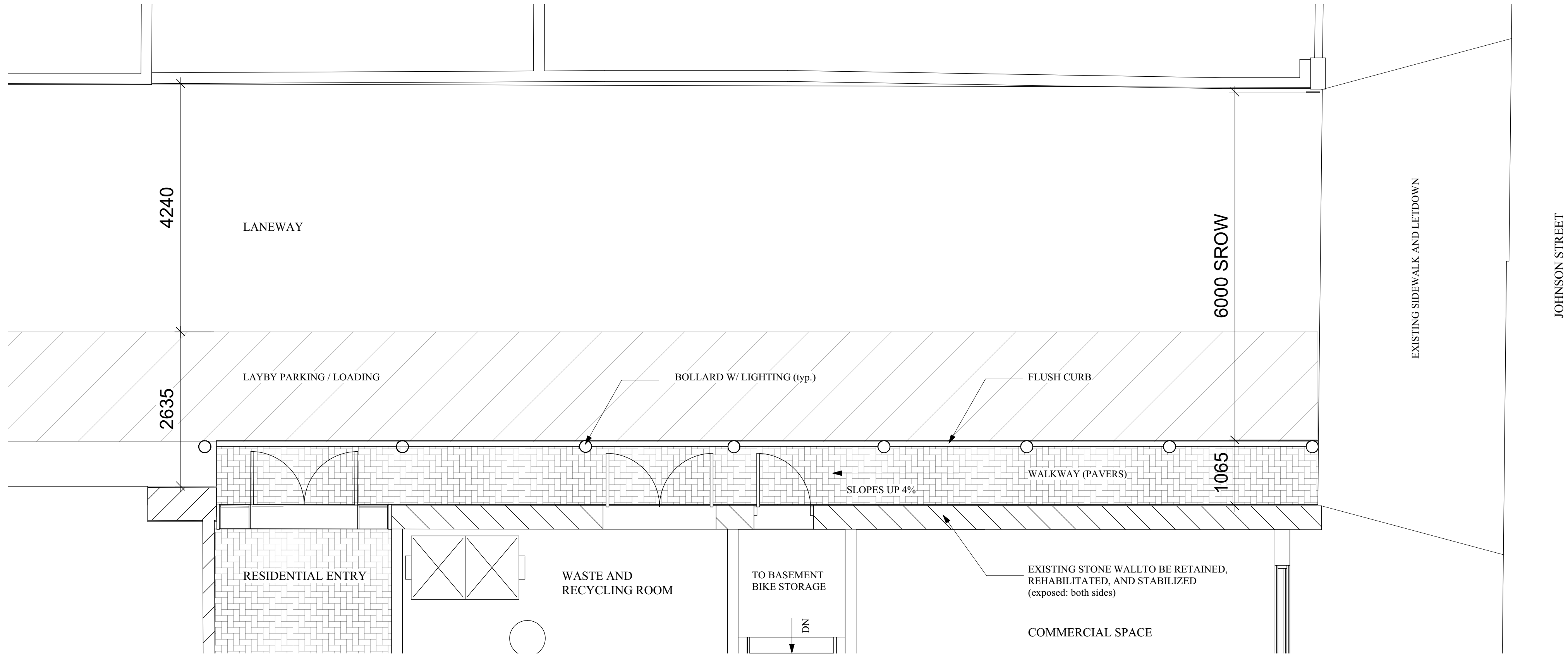
Broad Street Redevelopment
1312-1324 Broad Street
Victoria BC

Bicycle Parking

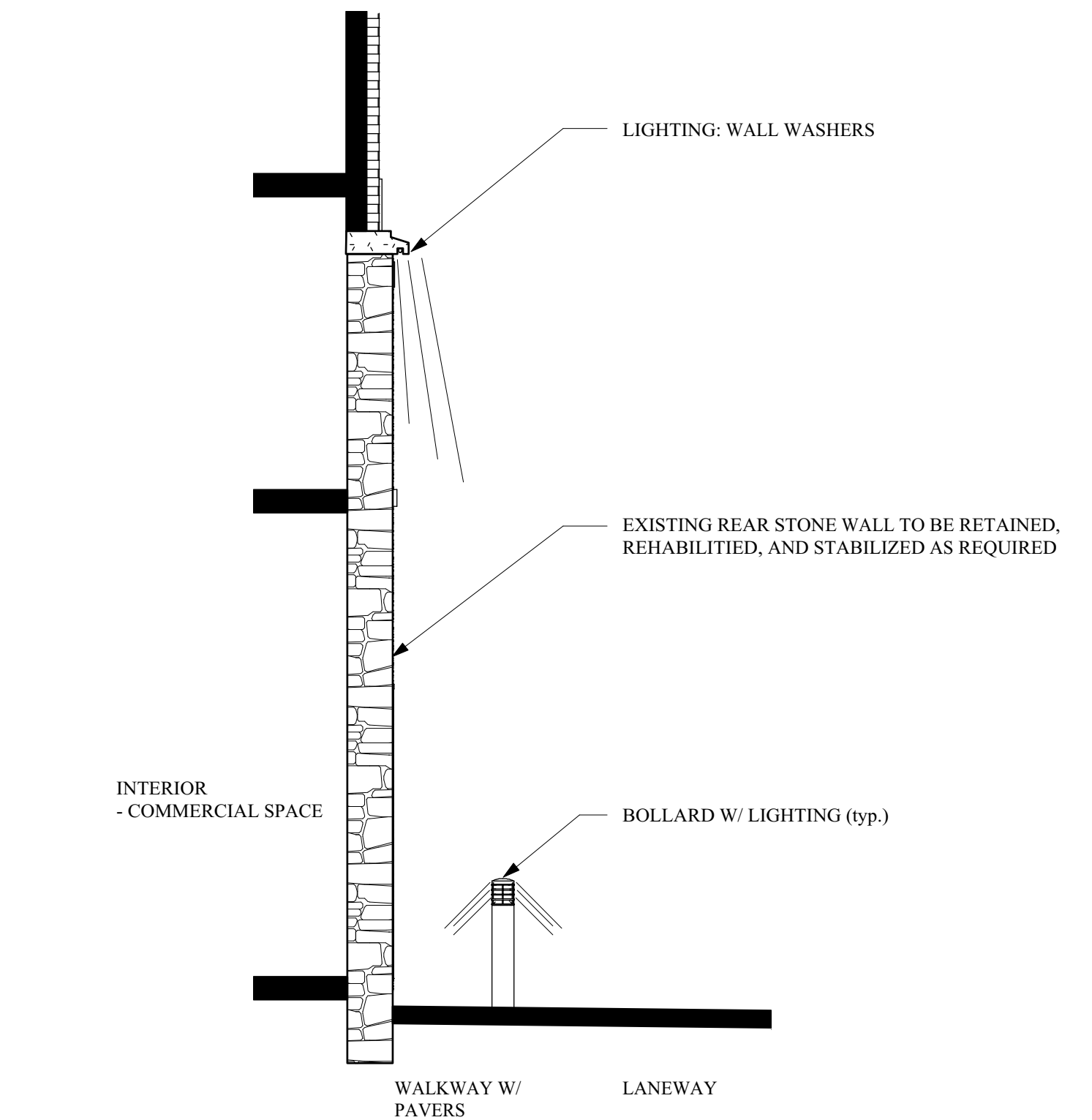
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sheet no.
A506

revision no.
-



1 Stone Wall Plan
Scale: 1:200



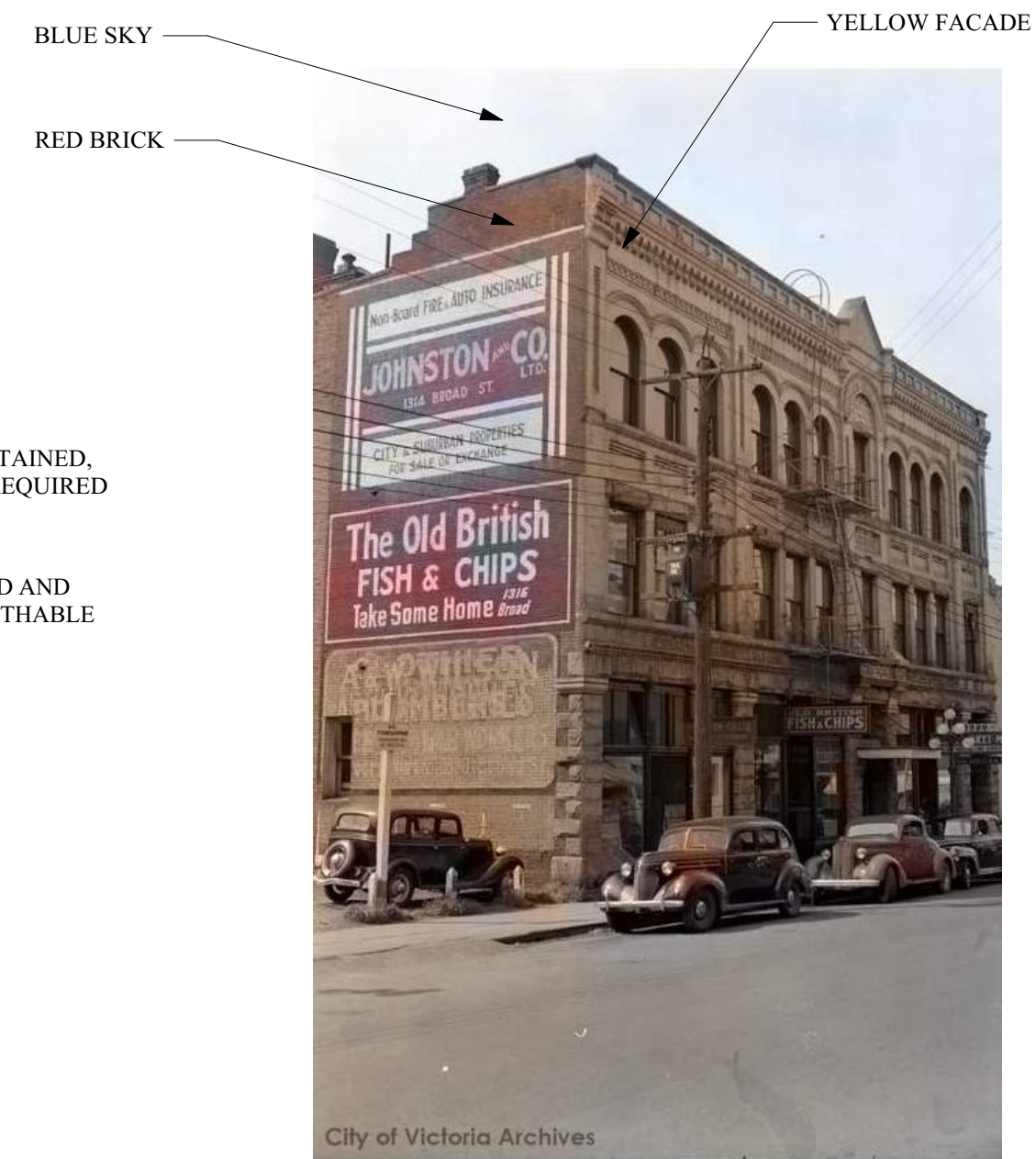
3 Stone Wall - Section
Scale: 1:200



2 Stone Wall - Elevation
Scale: 1:200

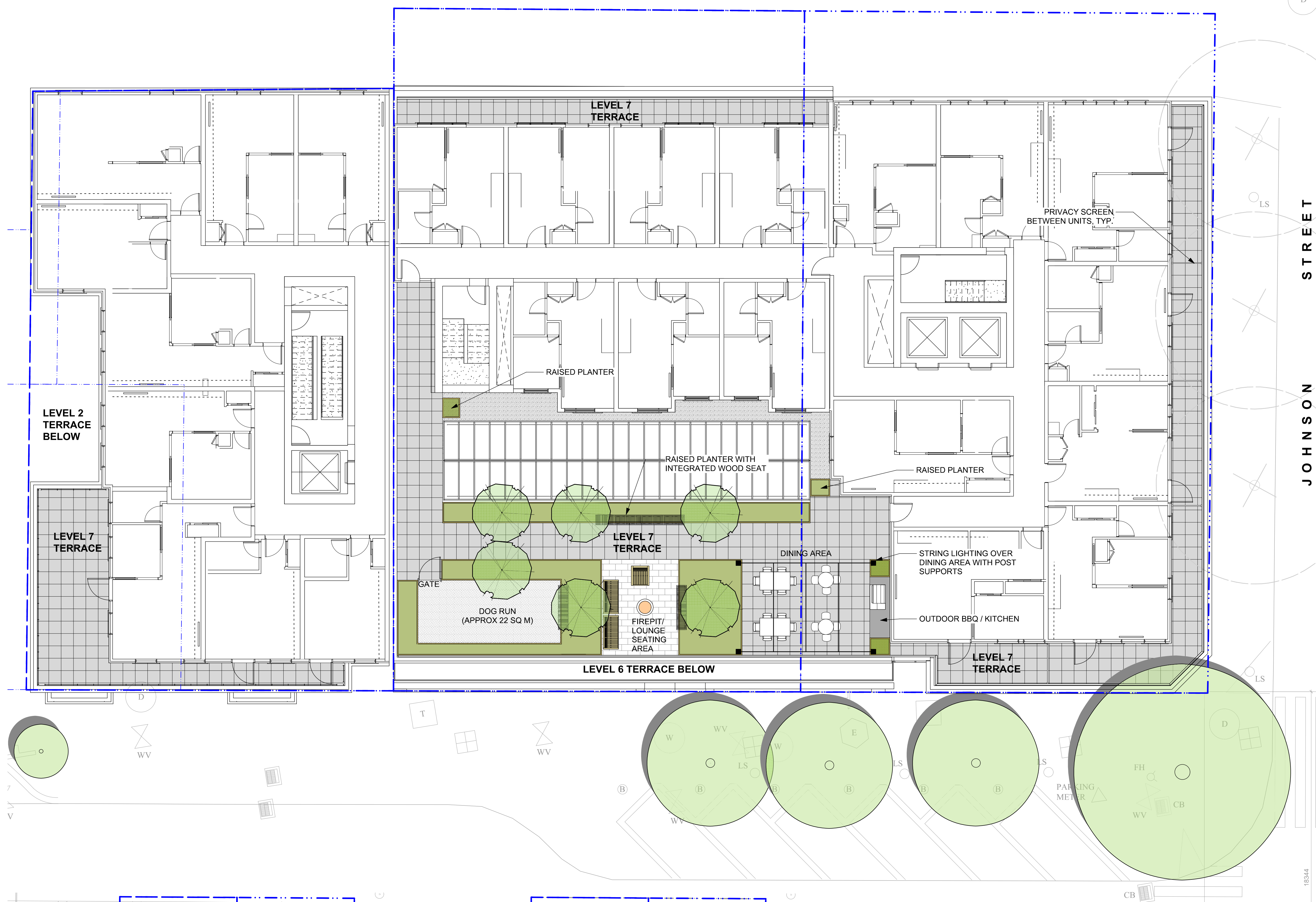
EXISTING REAR STONE WALL TO BE RETAINED,
REHABILITATED, AND STABILIZED AS REQUIRED

SANDSTONE SURFACES TO BE REPAIRED AND
RE-COATED AS NECESSARY WITH BREATHABLE
KEIM MINERAL PAINT



4 Colourized Archival Photograph
NTS

0 2500 5000mm 1 : 100		
06 MAR 18	GP Rehabilitation	
Rev	Draw	Description
06 MAR 18	06 MAR 18	1721.2 A200 Floor Plans
Drawn by	SWW	Checked by
Scale	1:100	Project number
NOTE: All dimensions are shown in millimeters.		
de Hoog & Kierulff architects		
VICTORIA OFFICE 977 Fort Street Victoria BC V8V 3K3 T 1-250-608-3367		
NANAIMO OFFICE 102-5190 Dublin Way Nanaimo BC V9T 3K6 T 1-250-585-5810		
Broad Street Redevelopment 1312-1324 Broad Street Victoria BC		
Stone Wall		
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LEGEND

--- Property line

LANDSCAPE MATERIALS

- Level 2, 6 and 7 - Hydrapressed slab paving on pedestal
- Level 7 - Specialty unit paving on pedestal
- Raised Planter
400 mm depth growing medium
Type 1P, refer to Canadian Landscape Standard
- Gravel Surfacing

Existing Tree to be Retained

Existing Tree to be Removed

NOT FOR CONSTRUCTION

1	REVIEW	17.12.06
rev no	description	date

Murdoch de Greeff INC
Landscape Planning & Design

200 - 524 Caledonia Road
Victoria, BC V8Z 1G1

Phone: 250.412.2891
Fax: 250.412.2892

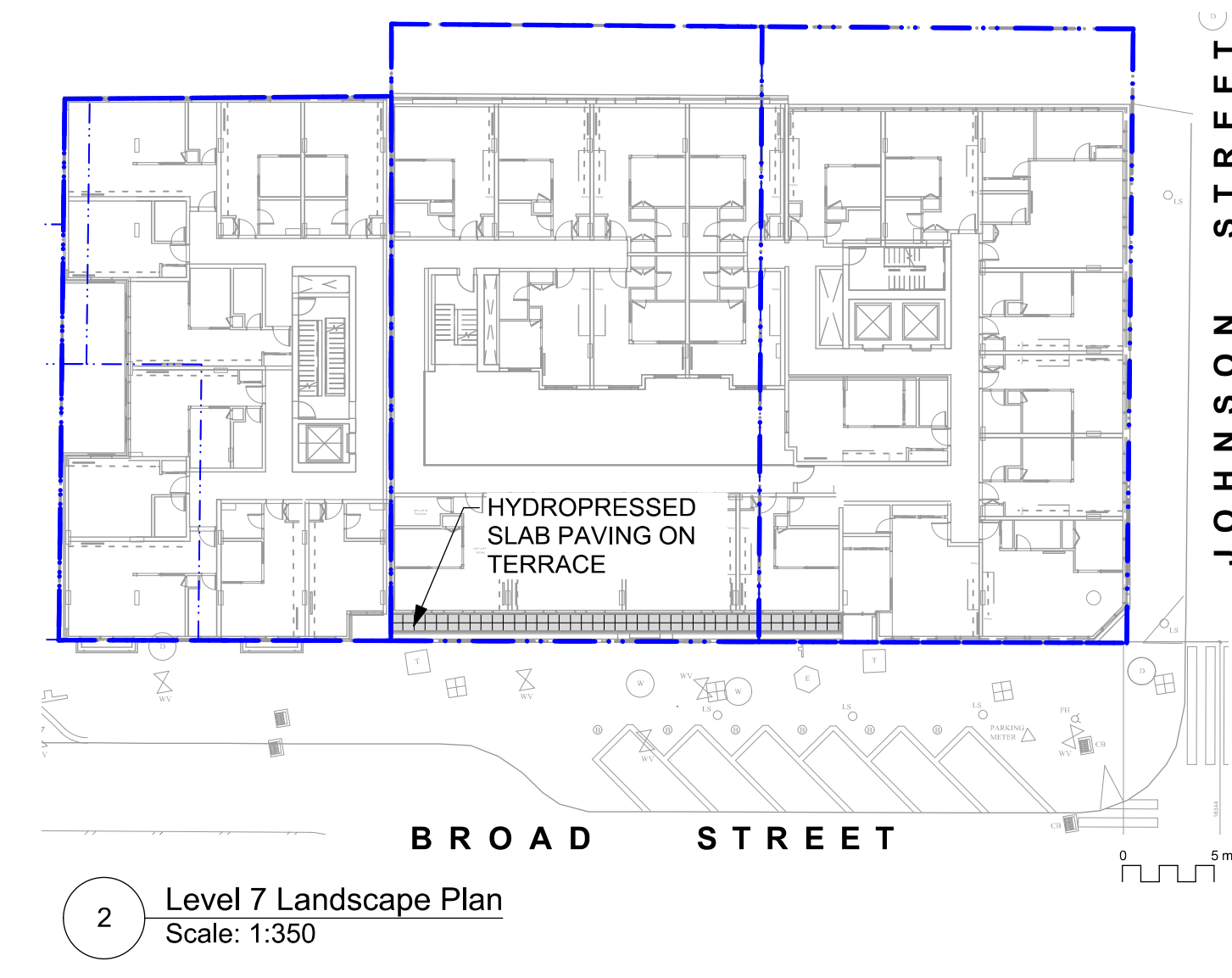
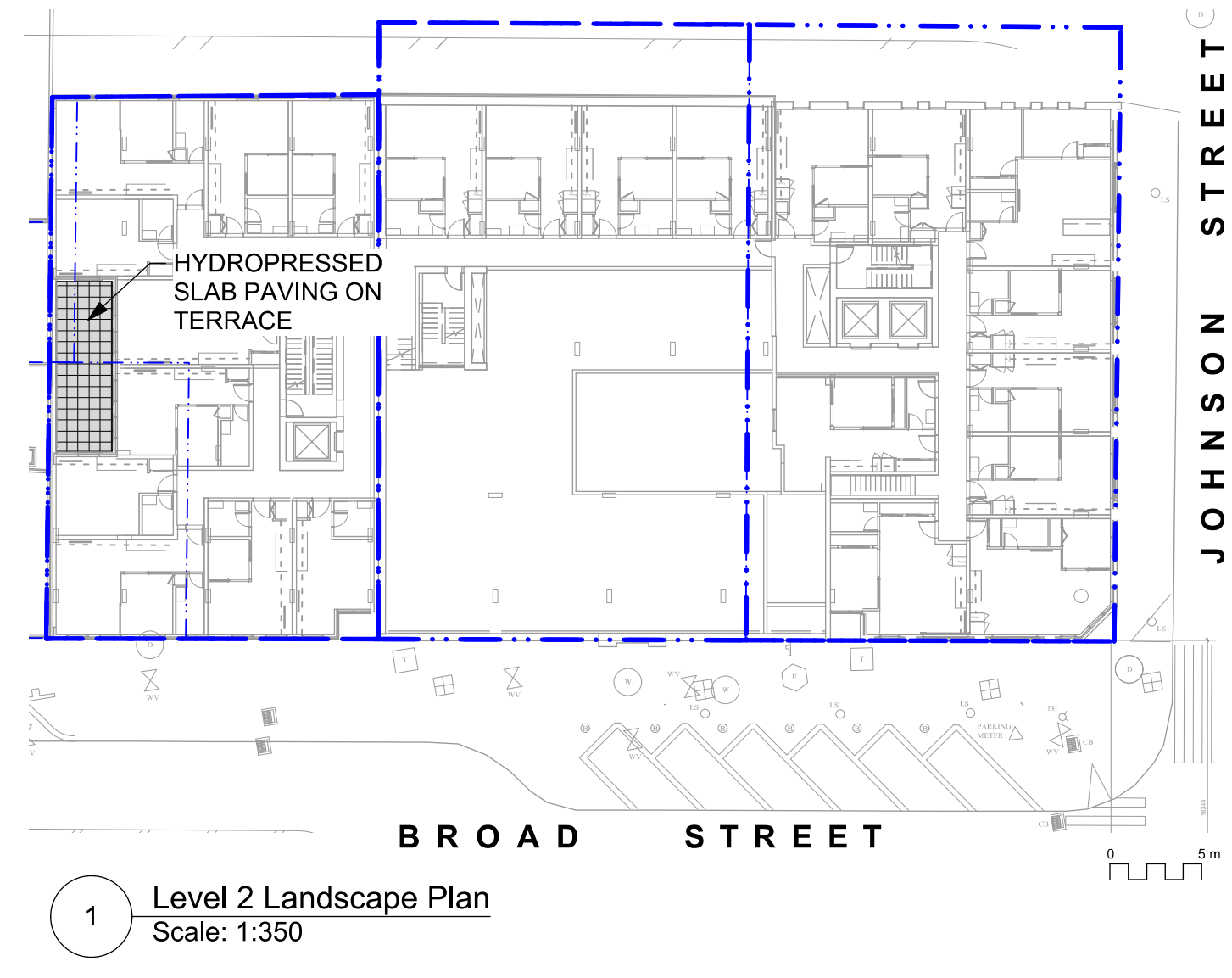
client
CHARD DEVELOPMENT

project
BROAD ST. 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.

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.
 - 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