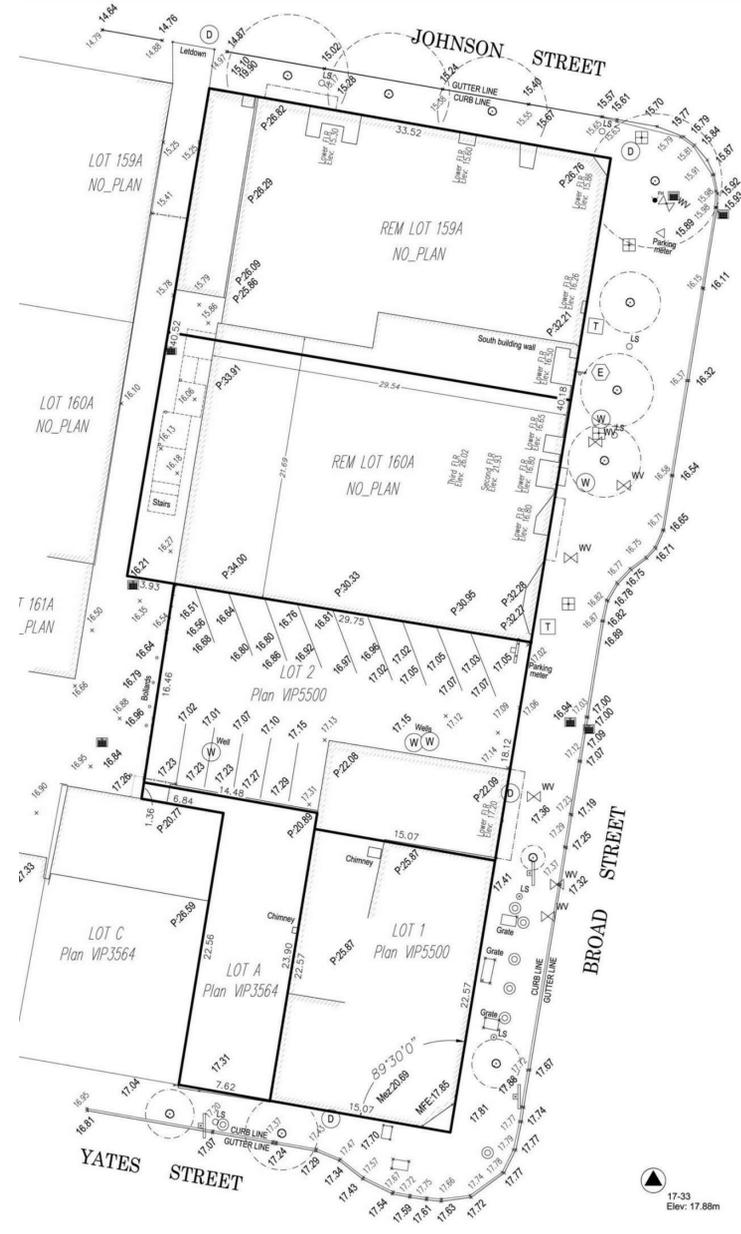
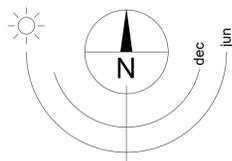


1 Context Aerial
A001 SCALE: N.T.S.



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
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chris@charddevelopment.com

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Victoria, BC
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ARCHITECT
de Hoog & Kierulf architects
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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

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date:
February 5/2020

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)	7,552
Final FAR	4.00
Duck's Building Current Floor Area	2346
Duck's Building Retained Floor Area	2346
Total Floor Area (@ ground)	1489
Commercial Floor Area	679
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)/18
Bicycle Parking Long Term (Req'd/Provided)	(7)/6
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

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		

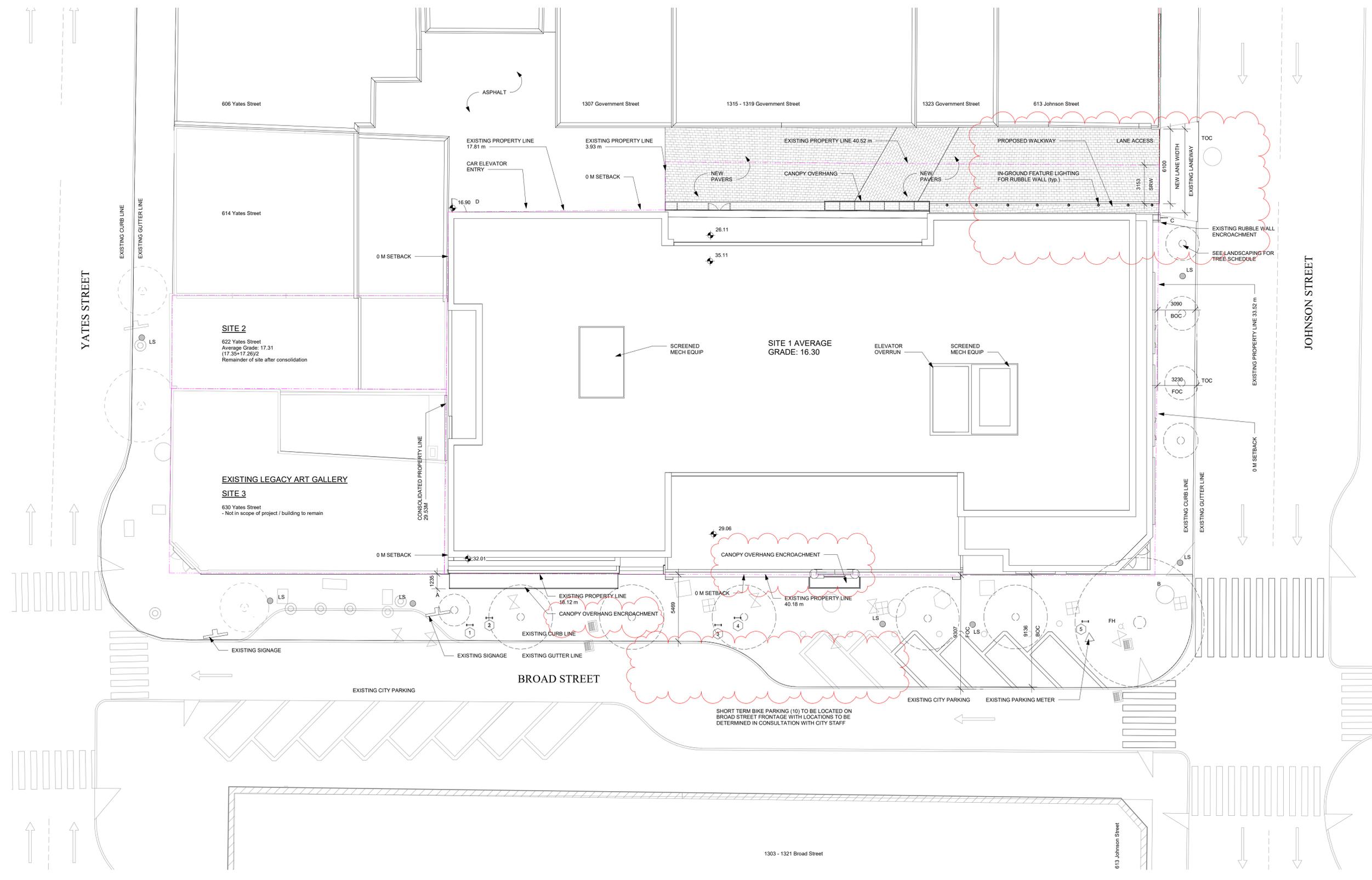
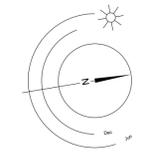
Rev	Date	Description	Revised By
5	Feb-04-20	Revision 5	
3	Nov-01-19	Revision 3	
2	Oct-08-19	Revision 2	

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Nanaimo BC V8T 2K3
T 1-250-585-5810

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

Project Data
drawing: A001
sheet: 5



1 Site Plan
A101 SCALE: 1 : 150

Site Notes:
Existing Bike Rack

Average Grade					
Point	Point Value	Grade Points	Average of Points	Distance	
The Duck's Building Redevelopment					
A	17.33	A+B	16.60	57.70	957.53
B	15.86	B+C	15.49	29.30	453.86
C	15.12	C+D	16.01	57.70	923.78
D	16.90	D+A	17.12	29.30	501.47
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	662.70
B	15.86	B+C	15.49	29.30	453.86
C	15.12	C+D	15.74	40.31	634.48
D	16.36	D+A	16.69	29.30	489.02
Average Grade	16.09			Perimeter	Sum
				139.22	2240.05

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

Issue Date: Feb-04-20
 drawn by: SWS
 checked by: CRK
 scale: As indicated
 project number: 1721

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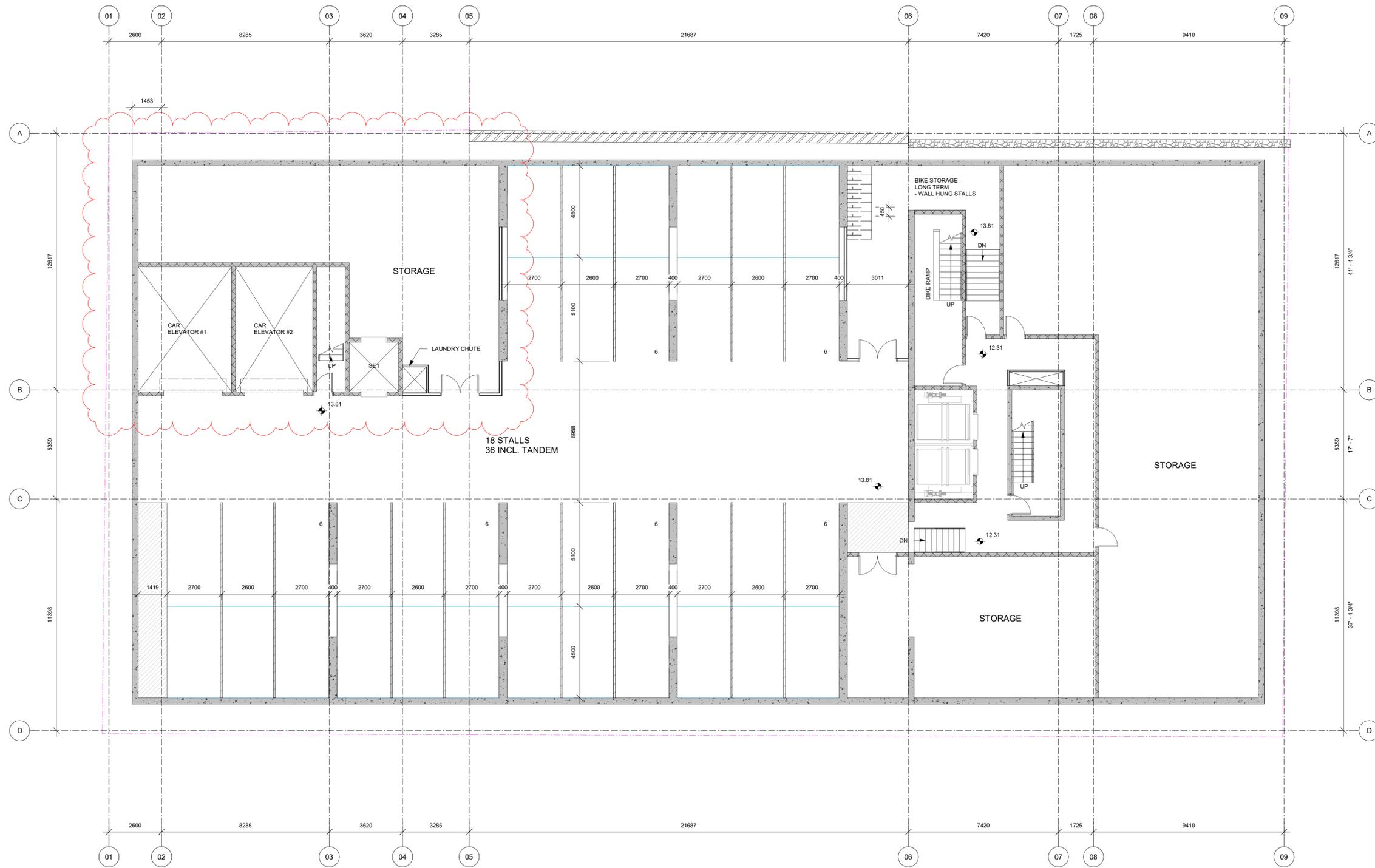
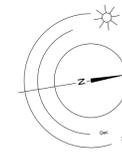
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Nanaimo BC V9T 2K3
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project name:
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Site Plan

sheet no: **A101** sheet total: **5**

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1 Parkade Lv 1 - Overall
A202 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	Date	Issue Date	Author	Checked by	Checker
5	Feb-04-20				Revision 5

Scale: 1 : 100 project number: 1721

NOTE: All dimensions are shown in millimeters.

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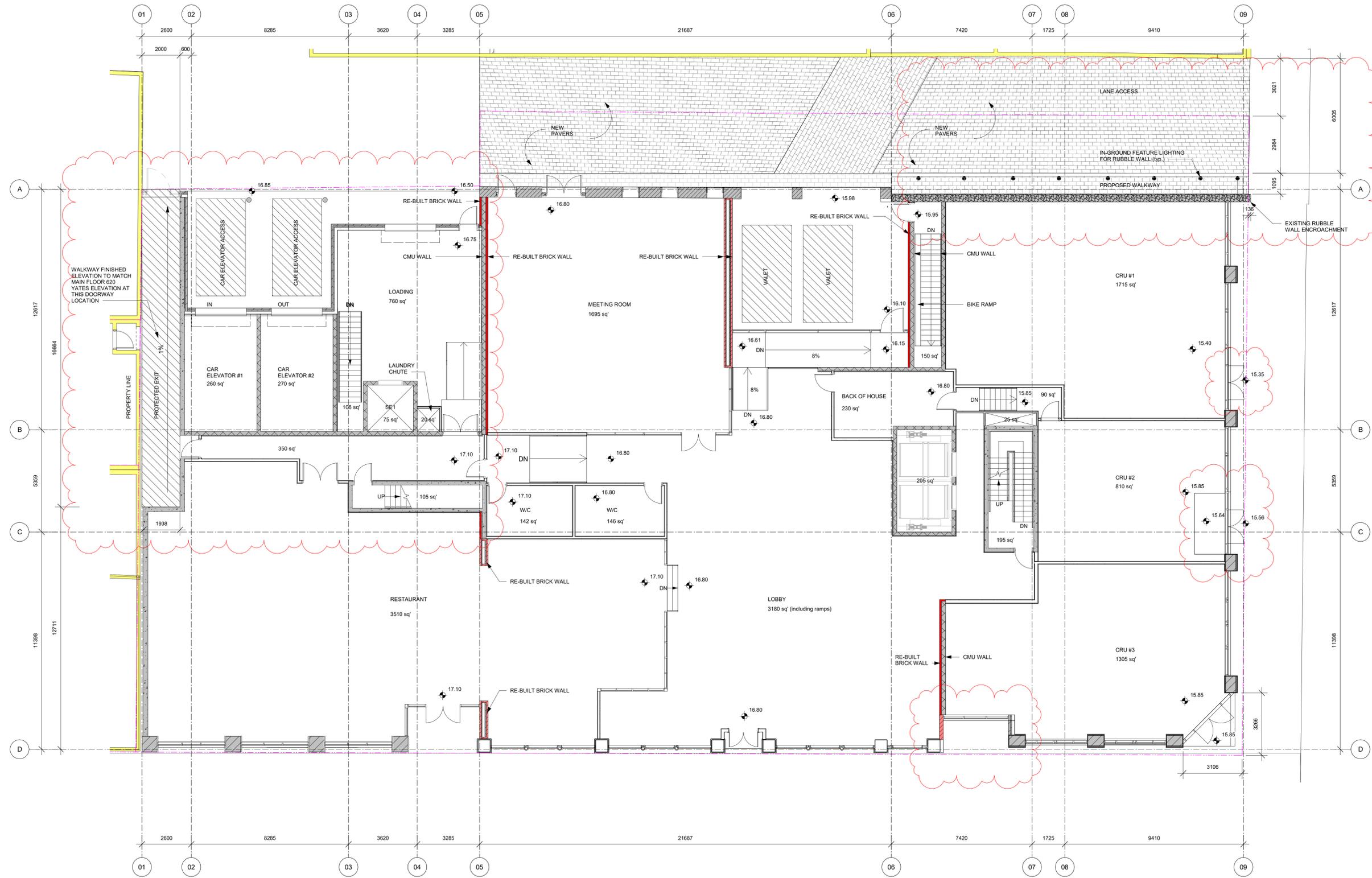
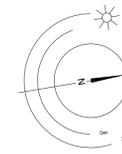
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project name:
The Duck's Building
1312-1324 Broad Street
Victoria, BC V8W 1E1

drawing title:
P1 Parking Plan

sheet number:
A202

sheet total:
5



NOTE:
RE-BUILT BRICK WALL

1 Level 1 - Overall
A203 SCALE: 1 : 100

Rev	Date	Description	Revision 5
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	Date	Issue Date	Issued By	Checked By	Checker
		As Indicated			1721

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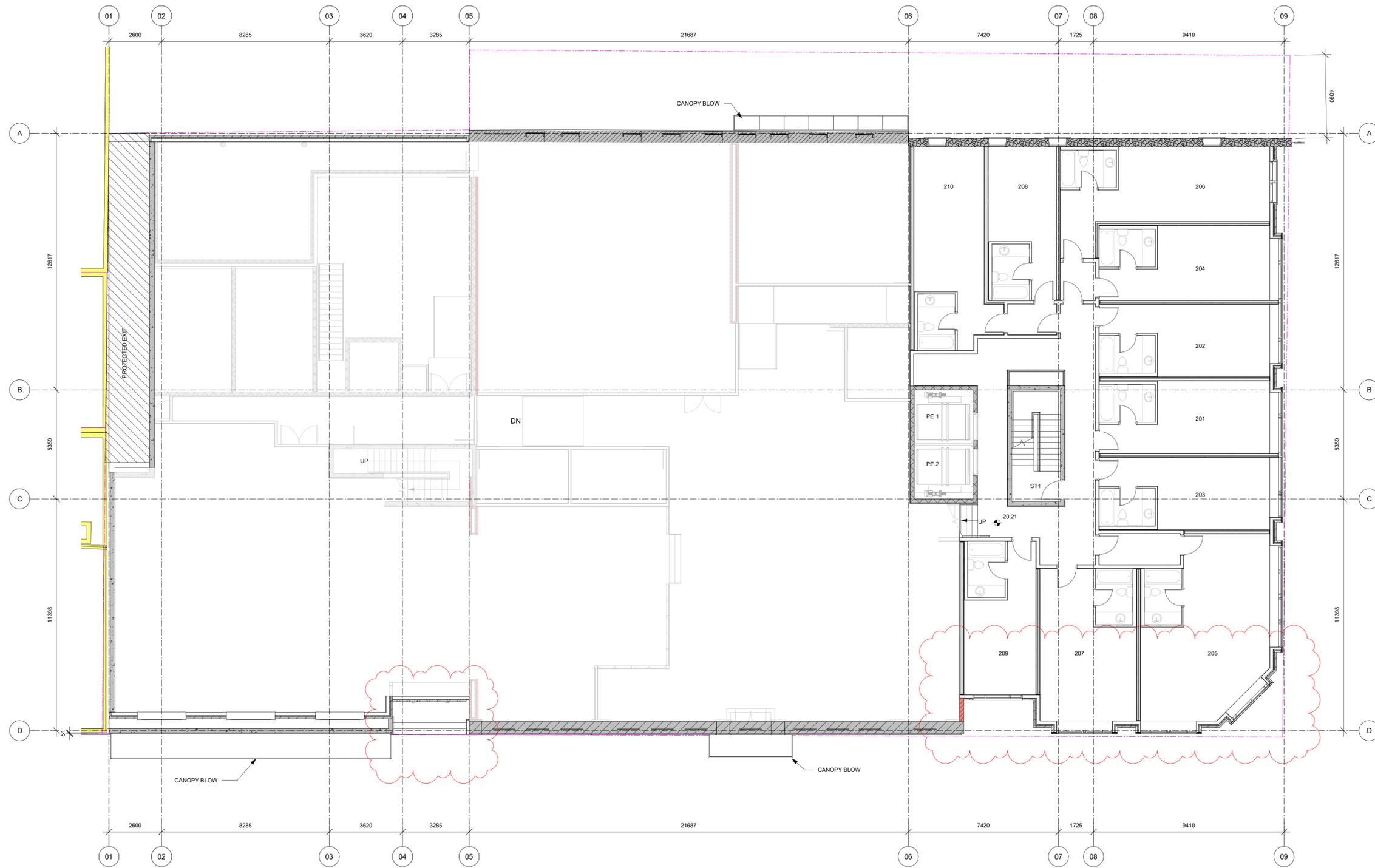
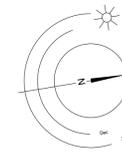
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project name
The Duck's Building
1312-1324 Broad Street
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drawing
Level 1

revision
A203

sheet number
5



1 Level 2 - Overall
A204 SCALE: 1 : 100

Rev	Date	Description	Revision 5		
5	Feb-04-20	Revision 5			
4	Jan-08-20	Revision 4			
3	Oct-08-19	Revision 2			
Rev	S	Date	Feb-04-20	Description	Revision 5
drawn by	Author	checked by		Checker	
scale	1 : 100	project number		1721	

NOTE: All dimensions are shown in millimeters.

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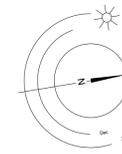
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revision
Level 2

drawing
A204

sheet
5

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1 Level 2A - Overall
A205 SCALE: 1 : 100

Rev	Date	Description	Revision
5	Feb-04-20	Revision 5	
4	Jan-08-20	Revision 4	
3	Oct-08-19	Revision 3	
2		Revision 2	
1	Feb-04-20	Revision 1	

Author	Checked by	Checker

Scale: 1 : 100
Project Number: 1721

NOTE: All dimensions are shown in millimeters.

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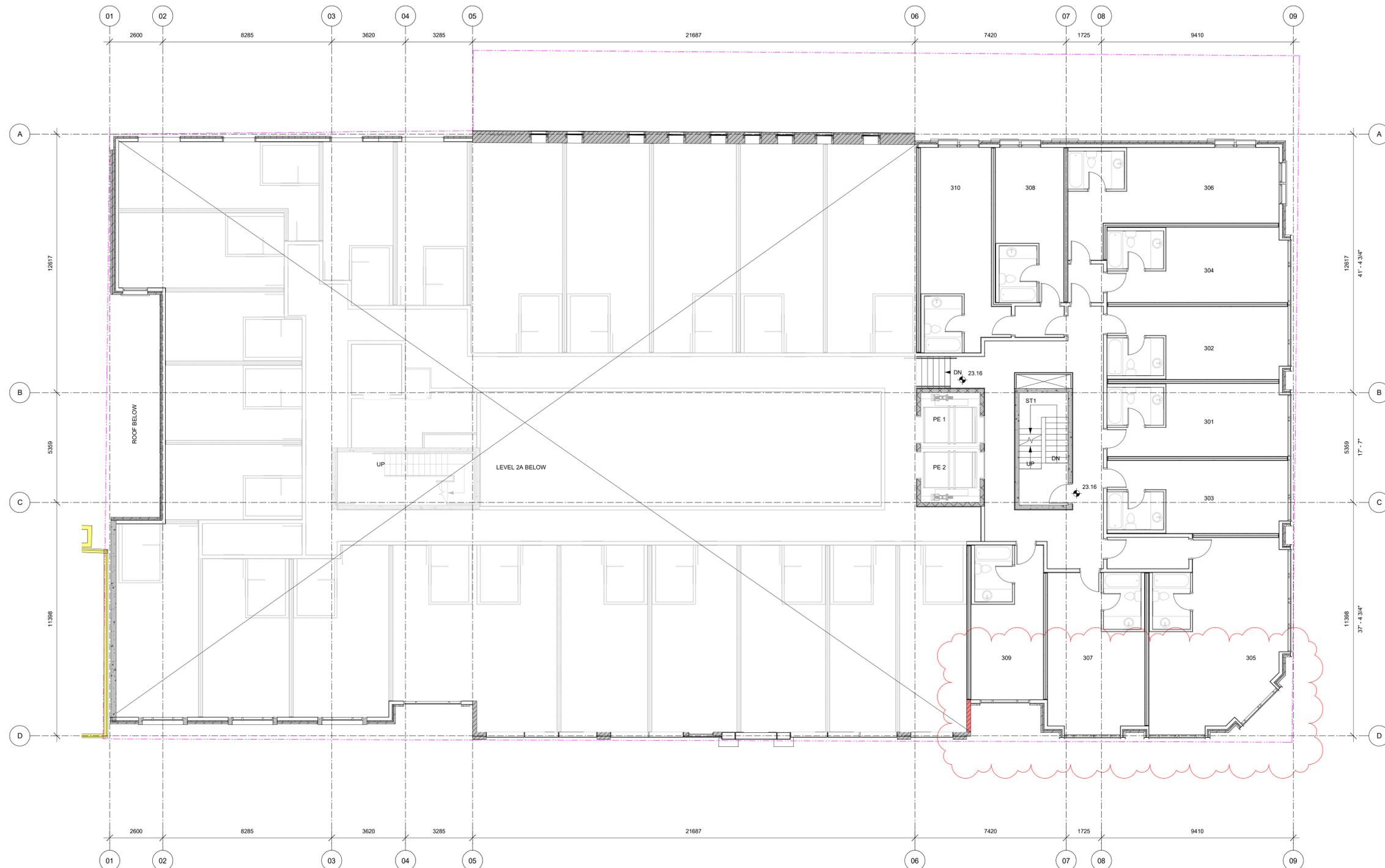
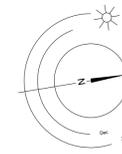
Project Name:
The Duck's Building
1312-1324 Broad Street
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Revision:
Level 2A

Sheet:
A205

Page:
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1 Level 3 - Overall
A206 SCALE: 1 : 100

Rev	Date	Description	Revision
5	Feb-04-20	Revision 5	
4	Jan-08-20	Revision 4	
3	Oct-08-19	Revision 3	
2		Revision 2	

Rev	Date	Issue Date	Author	Checked by	Checker
5	Feb-04-20				
4					
3					
2					

Scale: 1 : 100
Project Number: 1721

NOTE: All dimensions are shown in millimeters.

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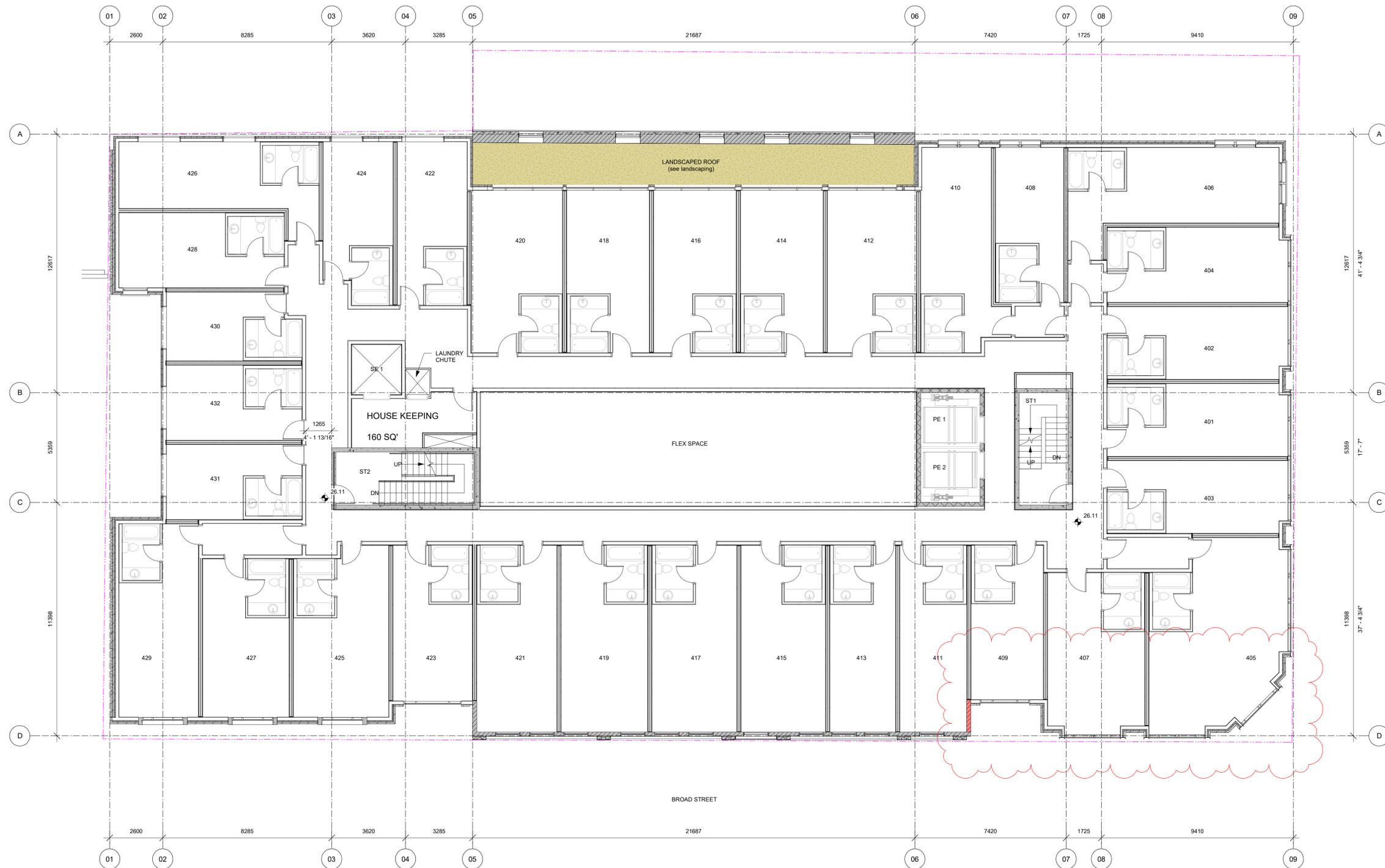
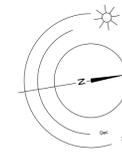
project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC V8W 1E1

revision
Level 3

drawing
A206

sheet
5

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1 Level 4 - Overall
A207 SCALE: 1 : 100

Rev	Date	Description	Revision		
5	Feb-04-20	Revision 5			
4	Jan-08-20	Revision 4			
3	Oct-08-19	Revision 3			
2		Revision 2			
Rev	S	Date	Feb-04-20	Description	Revision 5
drawn by		Issue Date		checked by	
author		Author		Checker	
scale		1 : 100	project number	1721	

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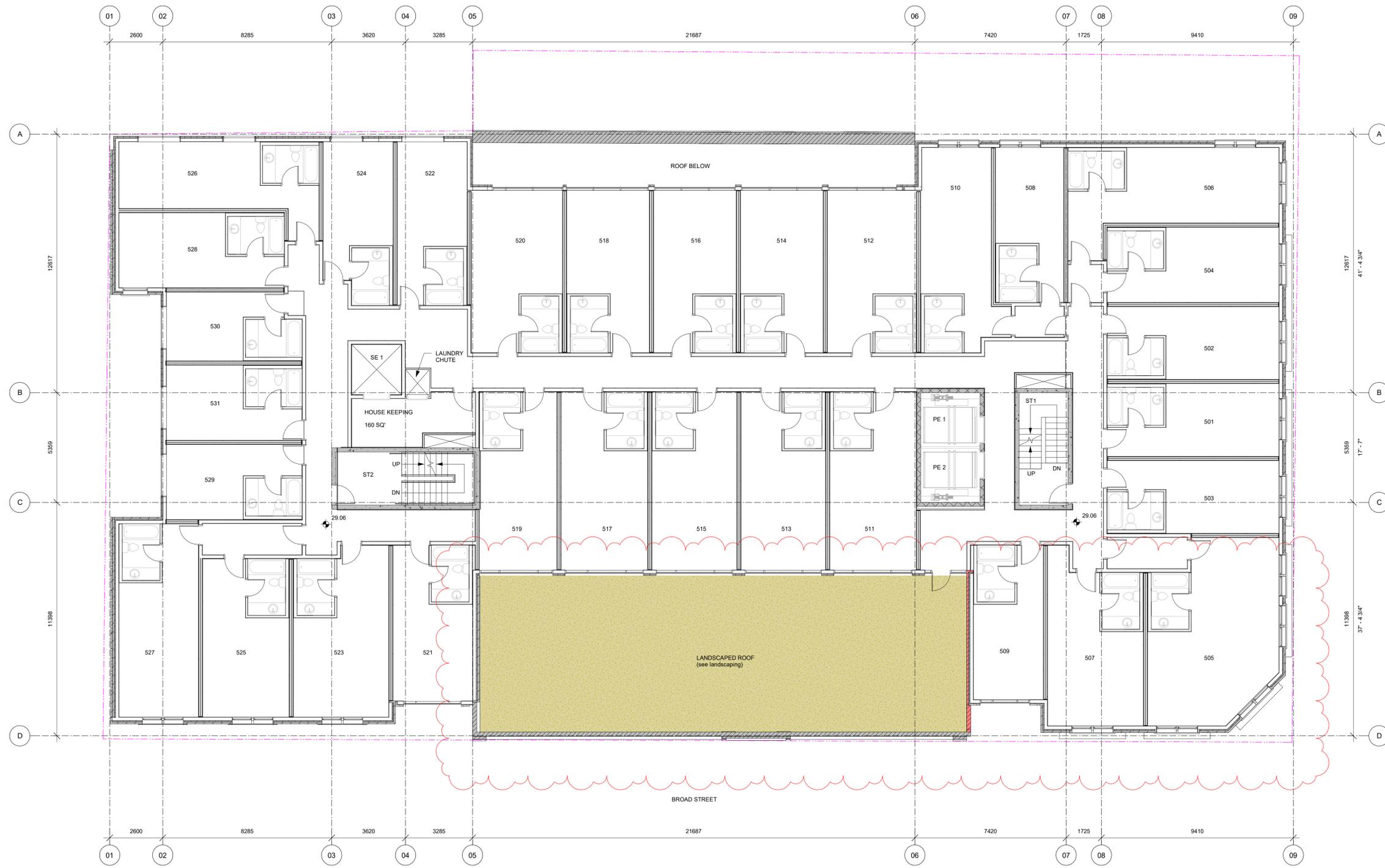
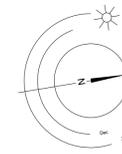
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revision
Level 4

sheet number
A207

page number
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1 Level 5 - Overall
A208 SCALE: 1 : 100

Rev	Date	Description	Revision
5	Feb-04-20	Revision 5	
4	Jan-08-20	Revision 4	
3	Oct-08-19	Revision 3	
2	Feb-04-20	Revision 2	

Rev	Date	Issue Date	Author	Checked by	Checker
5	Feb-04-20				
4	Jan-08-20				
3	Oct-08-19				
2	Feb-04-20				

scale: 1 : 100 project number: 1721

NOTE: All dimensions are shown in millimeters.

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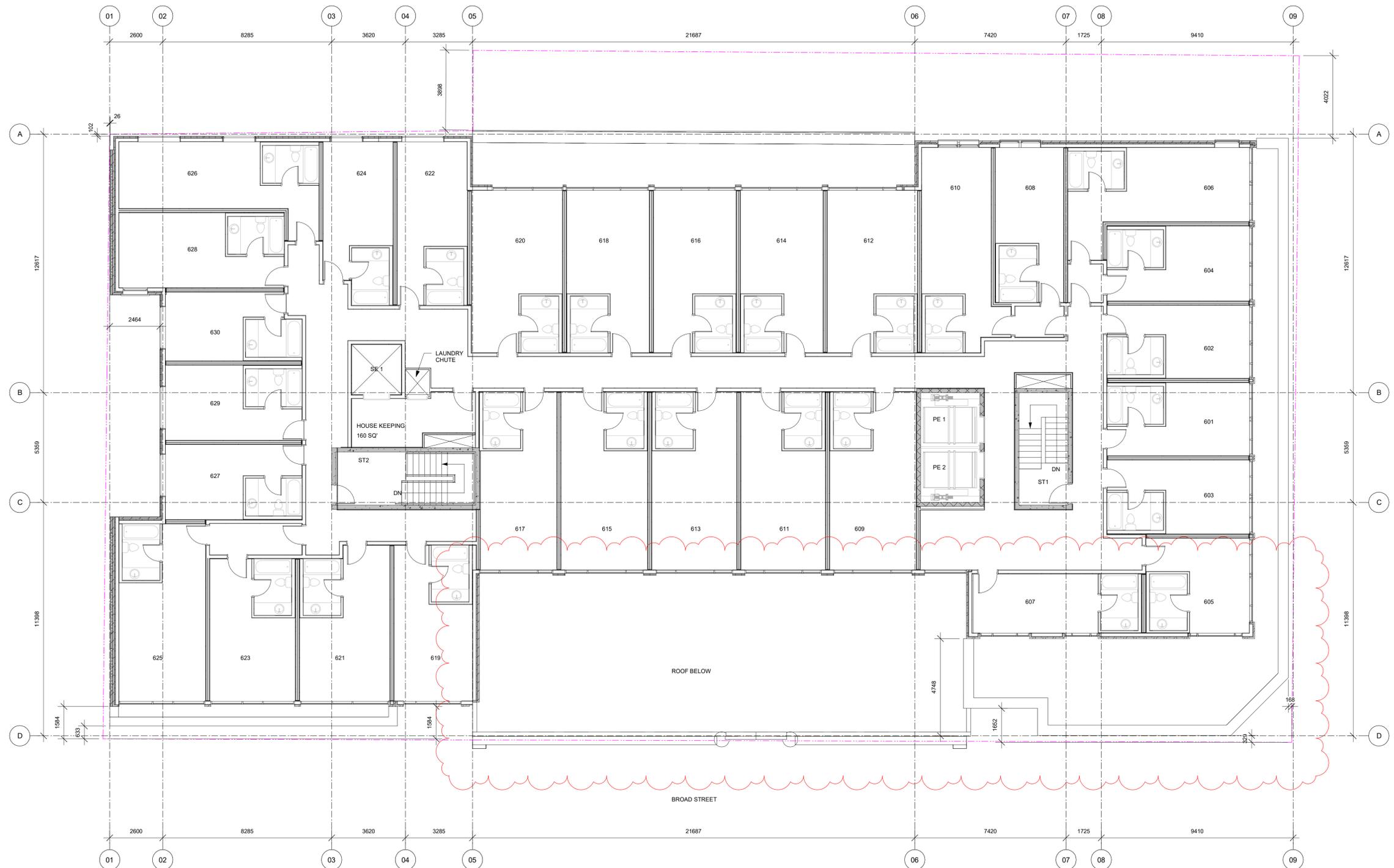
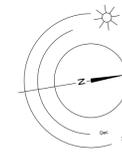
NANAIMO OFFICE
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project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC

revision
Level 5

sheet number
A208

sheet count
5



1 Level 6 - Overall
A209 SCALE: 1 : 100

Rev	Date	Description	Author	Checker
5	Feb-04-20	Revision 5		
4	Jan-08-20	Revision 4		
3	Oct-08-19	Revision 3		
2		Revision 2		
1	Feb-04-20	Revision 1		

NOTE: All dimensions are shown in millimeters.

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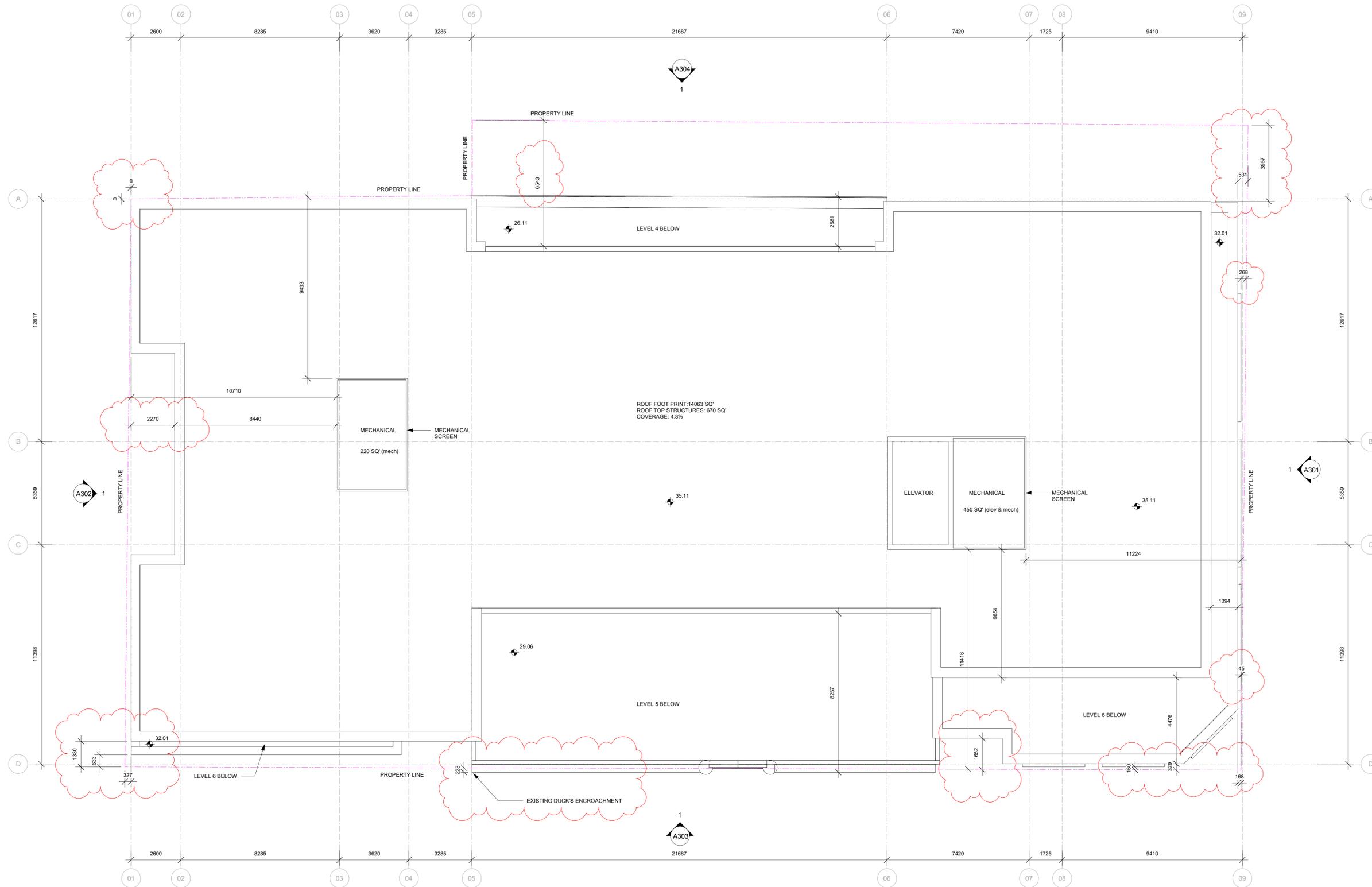
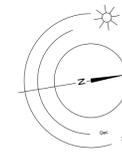
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 T 1-250-585-8810

project name
The Duck's Building
 1312-1324 Broad Street
 Victoria, BC V8W 1E1

revision
Level 6

sheet number
A209

sheet count
5



1 T.o.Roof - Overall
A210 SCALE: 1 : 100

Rev	Date	Description	Revision 5
5	Feb-04-20	Revision 5	
4	Jan-08-20	Revision 4	
3	Nov-01-19	Revision 3	

Rev	Date	Issue Date	Author	Checker
5	Feb-04-20			

Scale: 1 : 100
Project Number: 1721

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Roof Plan

sheet number
A210

of sheets
5

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1 North Elevation
A301 SCALE: 1 : 100



2 North East Corner @ 45°
A301 SCALE: 1 : 100

Material Schedule North

- 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	Date	Description	Revision
5	Feb-04-20		Revision 5
4	Jan-08-20		Revision 4
2	Oct-08-19		Revision 2
Rev	Date	Description	Revision
5	Feb-04-20		Revision 5

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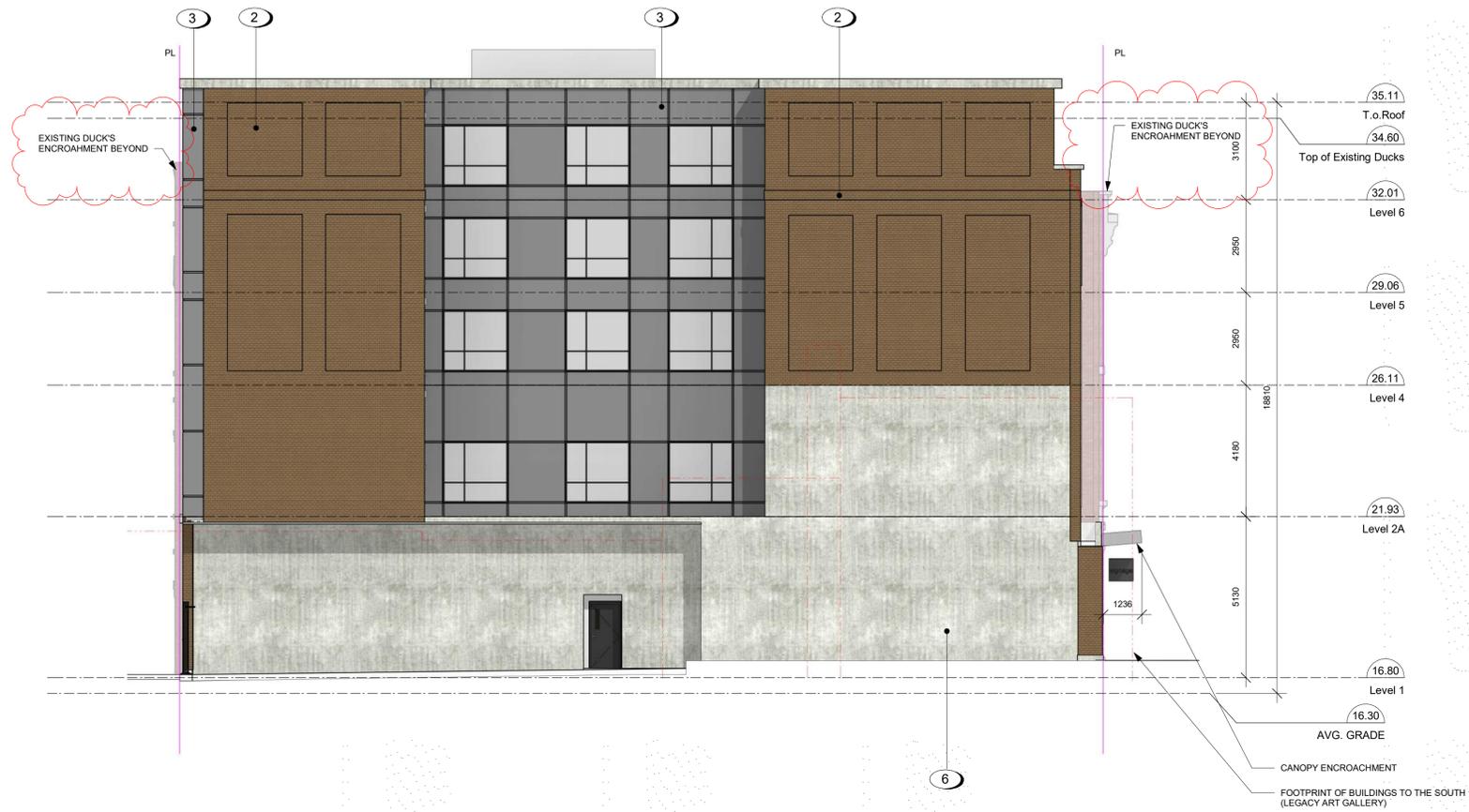
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The Duck's Building
1312-1324 Broad Street
Victoria, BC V8W 1R1

North Elevation

sheet number
A301

sheet count
5



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	Date	Description	Revision
5	Feb-04-20		Revision 5
4	Jan-08-20		Revision 4
3	Nov-01-19		Revision 3
Rev	Date	Description	Revision
5	Feb-04-20		Revision 5

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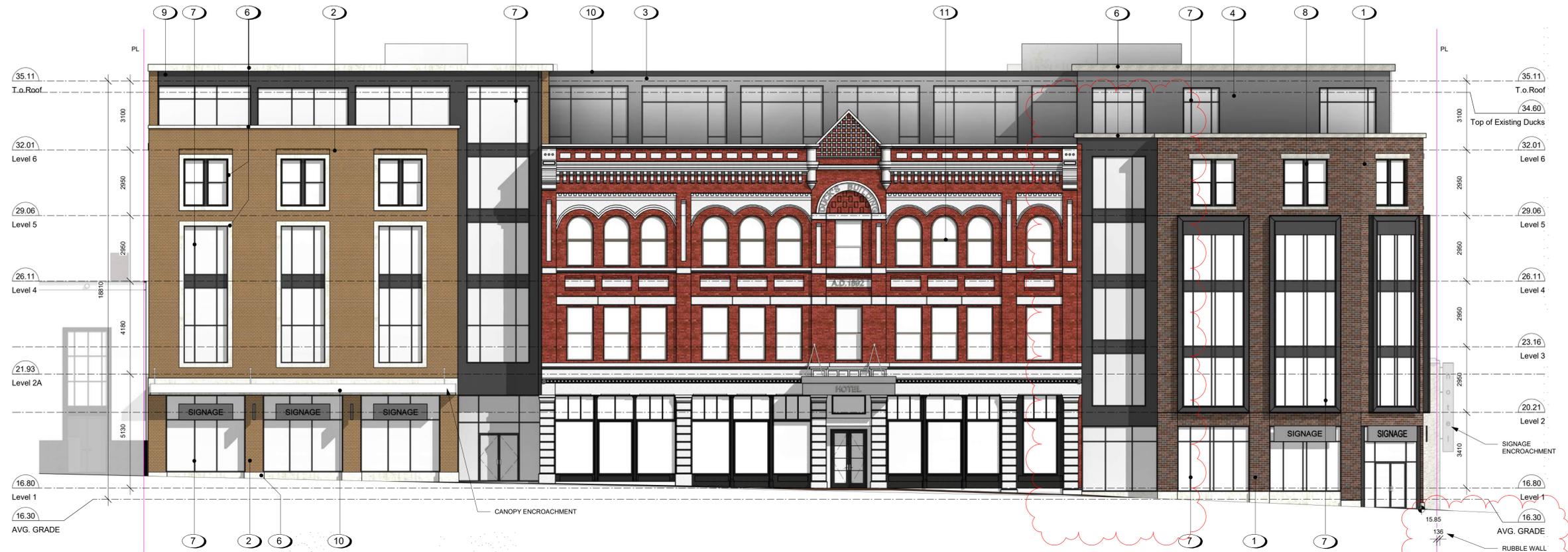
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project name: **The Duck's Building**
1312-1324 Broad Street
Victoria, BC V8W 1R1

South Elevation

Scale: A302

Sheet: 5



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	Date	Description	Revision
5	Feb-04-20	Revision 5	
4	Jan-08-20	Revision 4	
3	Nov-01-19	Revision 3	
Rev	Date	Description	Revision
5	Feb-04-20	Revision 5	

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

NANAIMO OFFICE
102-5180 Dublin Way
Nanaimo BC V9T 2K3
T 1-250-585-8810

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

East Elevation

sheet number
A303

sheet count
5

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1 West Elevation
A304 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 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	Date	Description	Revision 5
5	Feb-04-20	Revision 5	
3	Nov-01-19	Revision 3	
2	Oct-08-19	Revision 2	

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T 1-250-585-8810

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

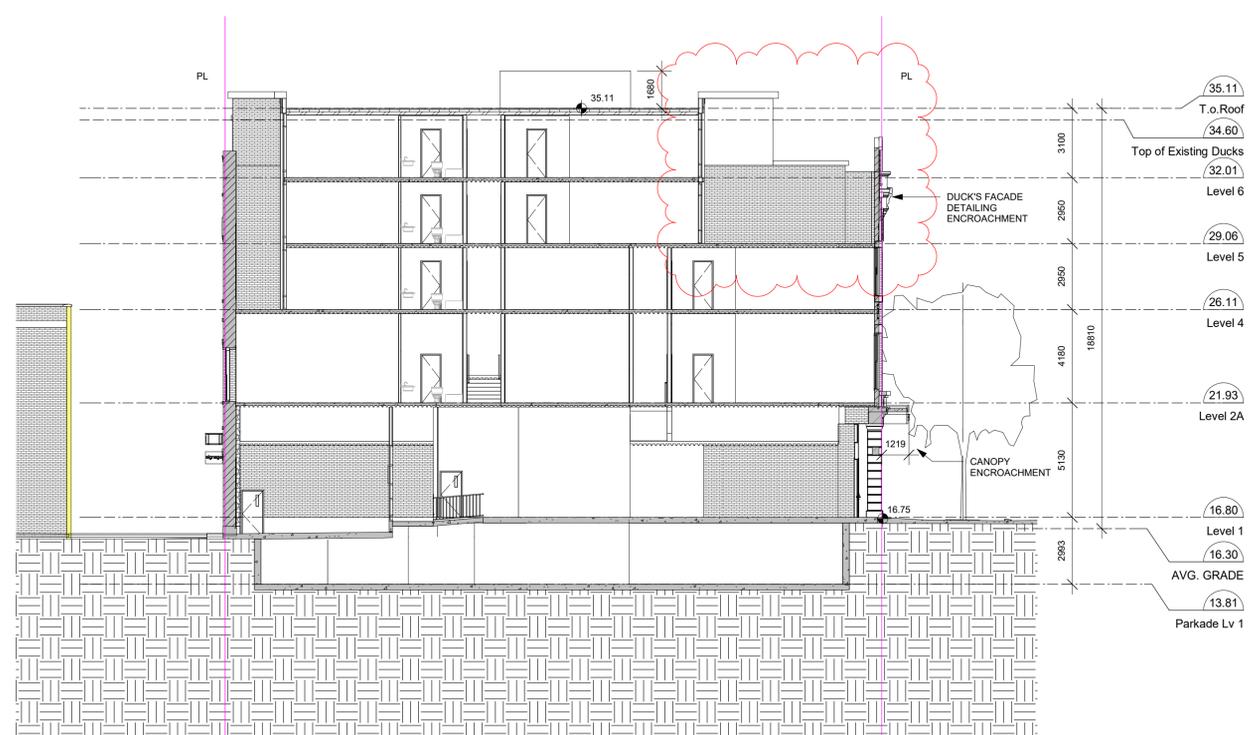
West Elevations

sheet number
A304

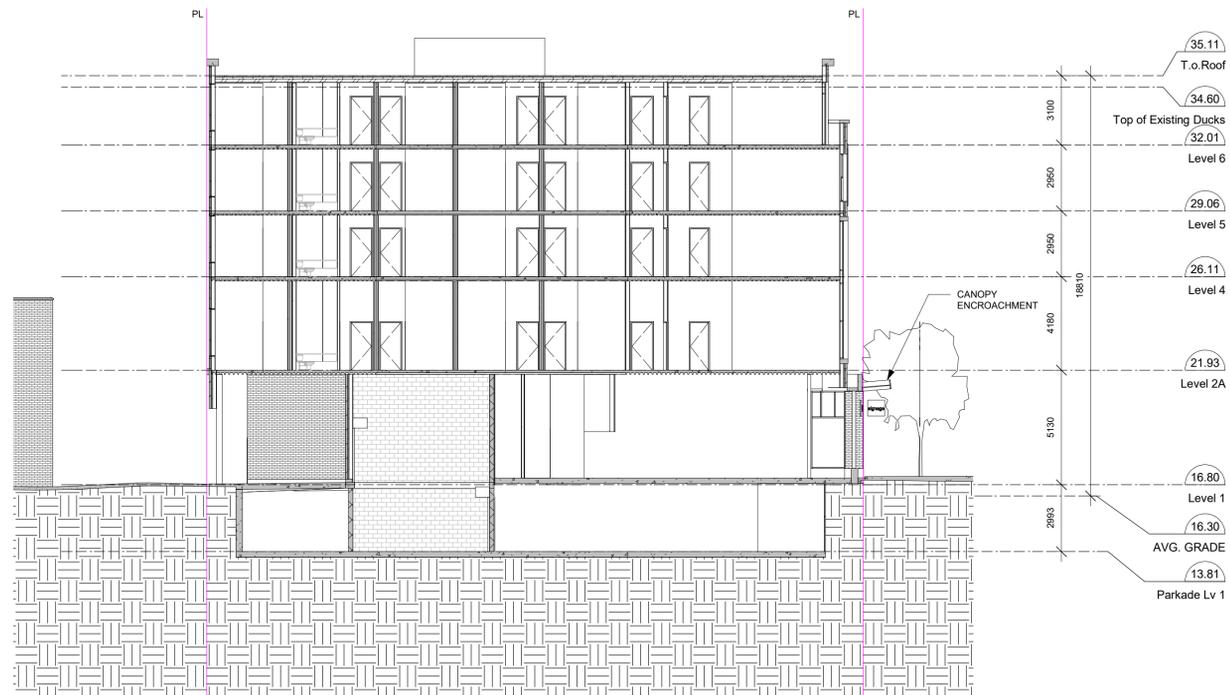
of sheets
5



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	Date	Description	Revision	
5	Feb-04-20	Revision 5	Revision 5	
4	Jan-08-20	Revision 4	Revision 4	
Rev	Date	Issue Date	Description	Revision
Author	Author	Checked by	Checker	
Scale	1 : 150	Project Number	1721	

NOTE: All dimensions are shown in millimeters.

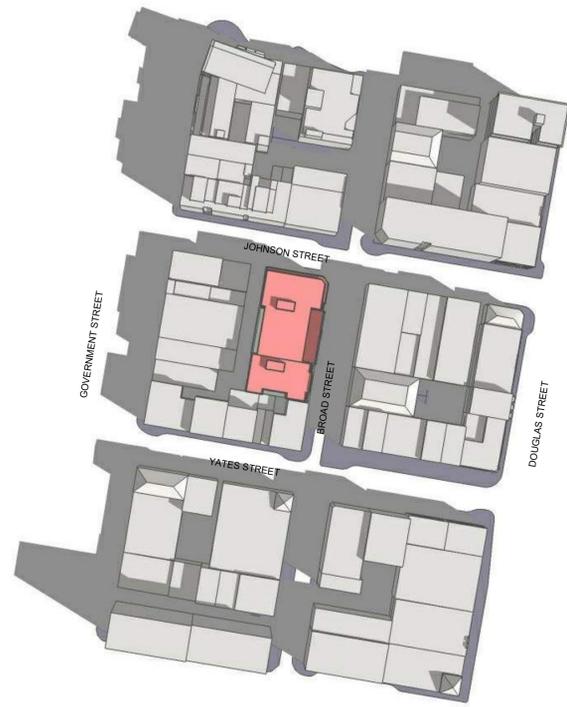
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project name: **The Duck's Building**
 1312-1324 Broad Street
 Victoria, BC V8W 1R1

Building Sections E-W

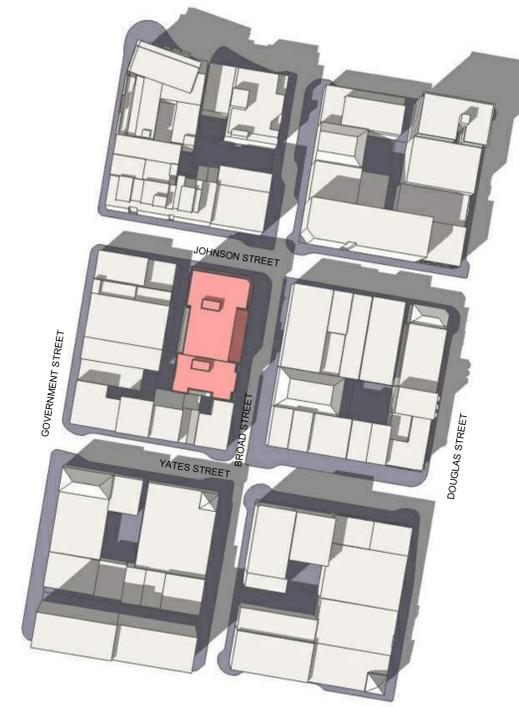
sheet number: **A401** of 5



Equinox 9am



Equinox Noon

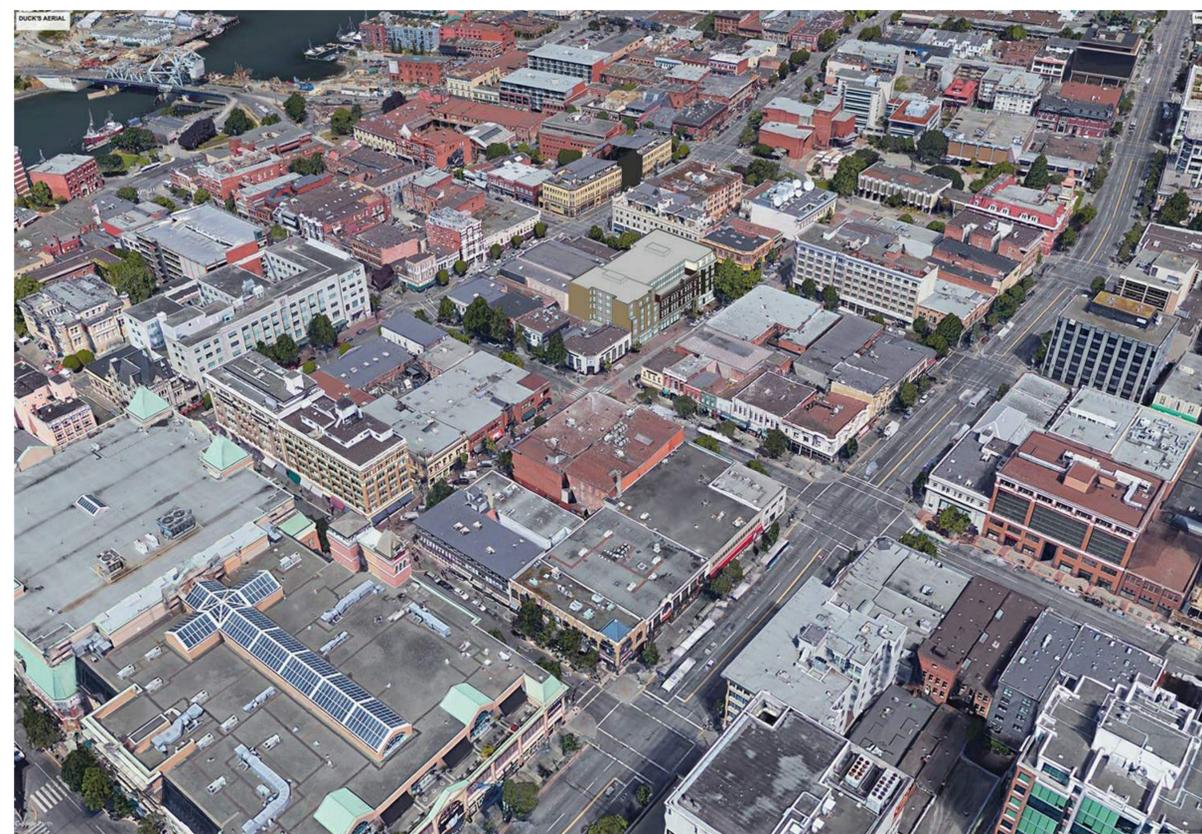


Equinox 3pm

1 Shadow Studies
A503



2 Harbour View from Laurel Point
A503



3 Aerial View
A503

Rev	Date	Description

prep date	Issue Date	checked by	
drawn by	Author		Checker
scale	As indicated	project number	1721

NOTE: All dimensions are shown in millimeters.

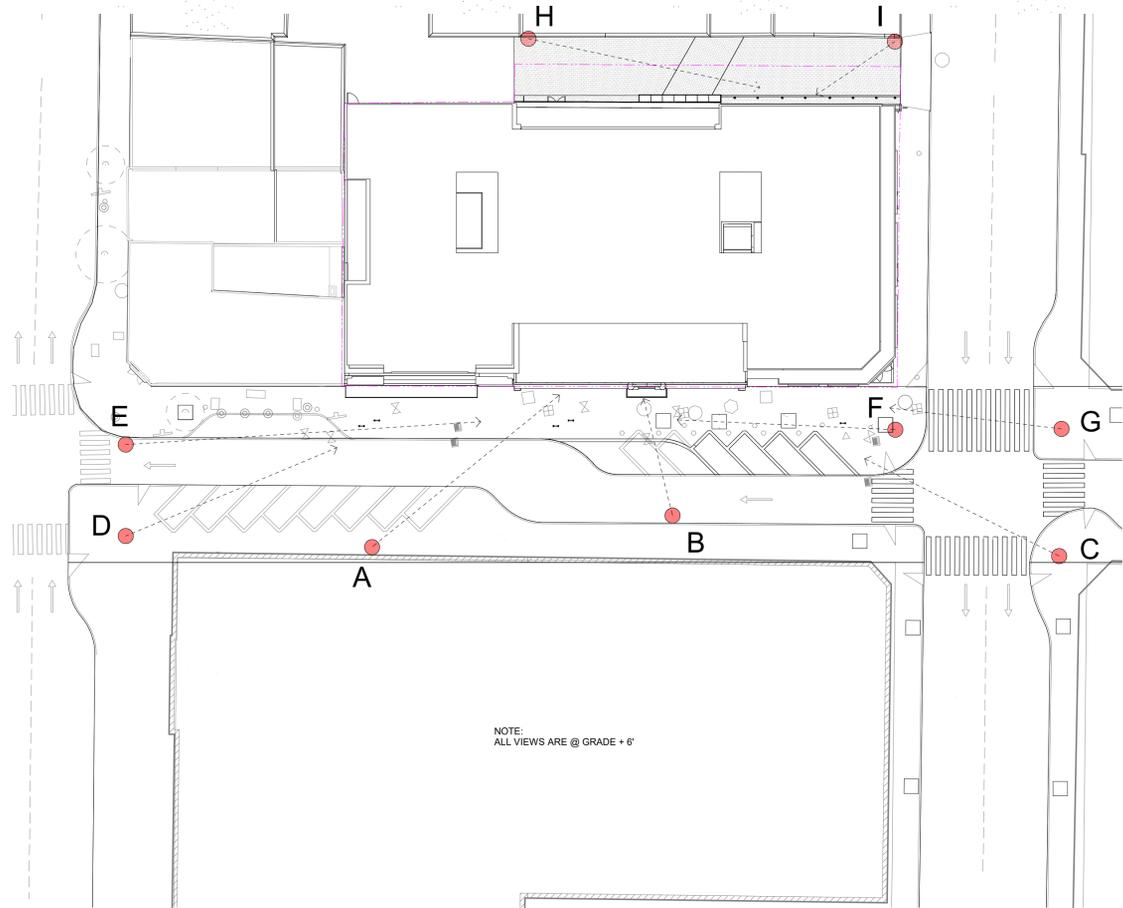
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project name: **The Duck's Building**
 1312-1324 Broad Street
 Victoria, BC V8W 1R1

document title: **Shadow Studies**

revision: **A503**



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	Date	Issue Date	Author	Checked by	Project Number
1	Jan-08-20	Jan-08-20			1721
2	Sept-05-19				
3					
4					

NOTE: All dimensions are shown in millimeters.

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project name: **The Duck's Building**
 1312-1324 Broad Street
 Victoria, BC V8W 1E1

Perspective Studies

sheet number: **A506** of **4**



1 Yates & Broad A
A507
D



2 Yates & Broad B
A507
E



3 Broad & Johnson A
A507
F



4 Broad & Johnson B
A507
G



5 Laneway to Johnson
A507
H



6 Laneway Stonewall
A507
I

Rev	Date	Description	Author	Checker
1	Jan-08-20	Revision 1		
2	Oct-08-19	Revision 2		
3	Jan-08-20	Revision 3		
4	Jan-08-20	Revision 4		

NOTE: All dimensions are shown in millimeters.

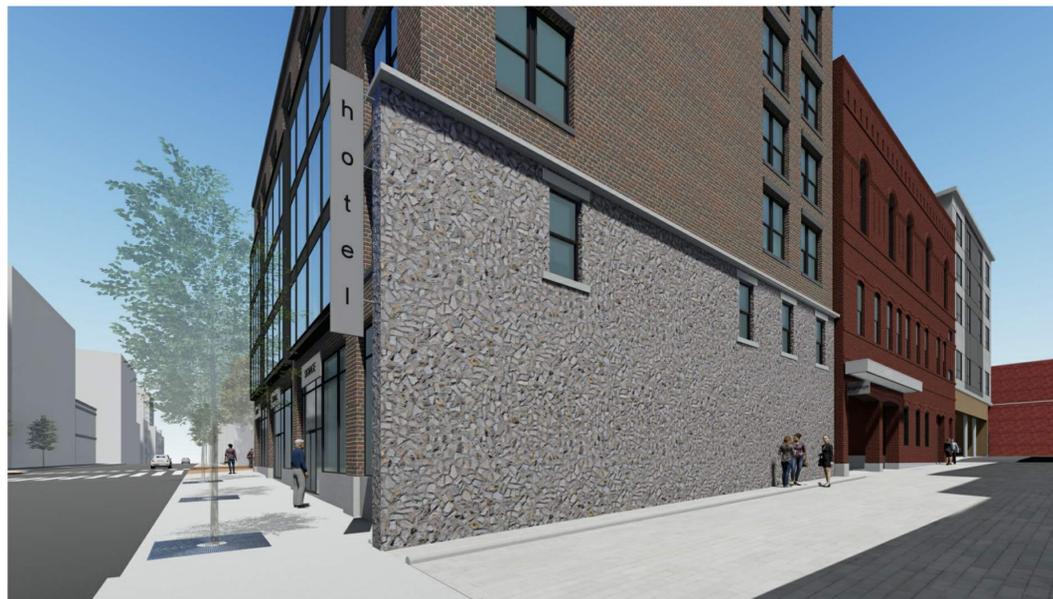
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project name: **The Duck's Building**
 1312-1324 Broad Street
 Victoria, BC V8W 1R1

Perspective Studies

sheet no:	A507	of:	4
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Rev	Date	Description	Revision
4	Jan-08-20	Revision 4	Revision 4
3	Jan-08-20	Issue Date	Issue Date
2	Jan-08-20	Author	Author
1	Jan-08-20	Checker	Checker
		Project Number	1721

NOTE: All dimensions are shown in millimeters.

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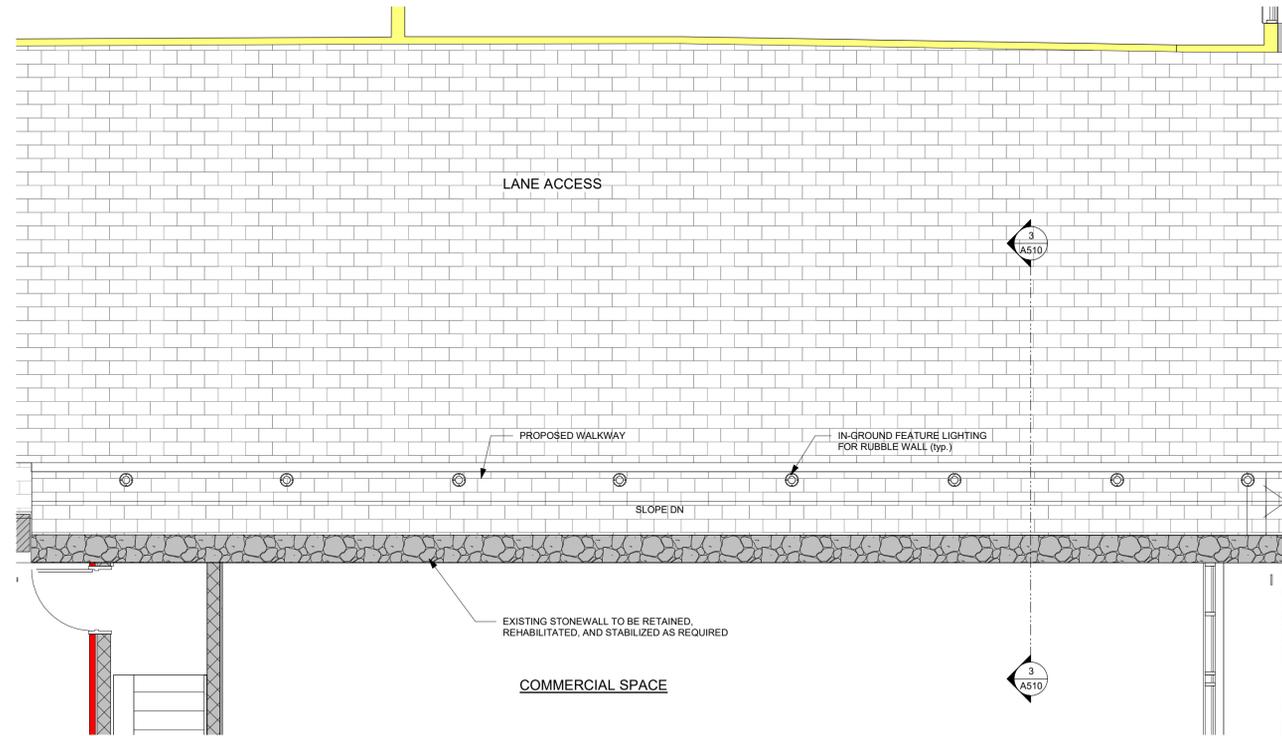
VICTORIA OFFICE: 977 Fort Street, Victoria BC V8V 3K3, T 1-250-658-3367
 NANAIMO OFFICE: 102-5180 Dublin Way, Nanaimo BC V9T 2K3, T 1-250-585-8810

project name: **The Duck's Building**
 1312-1324 Broad Street
 Victoria, BC V8W 1E1

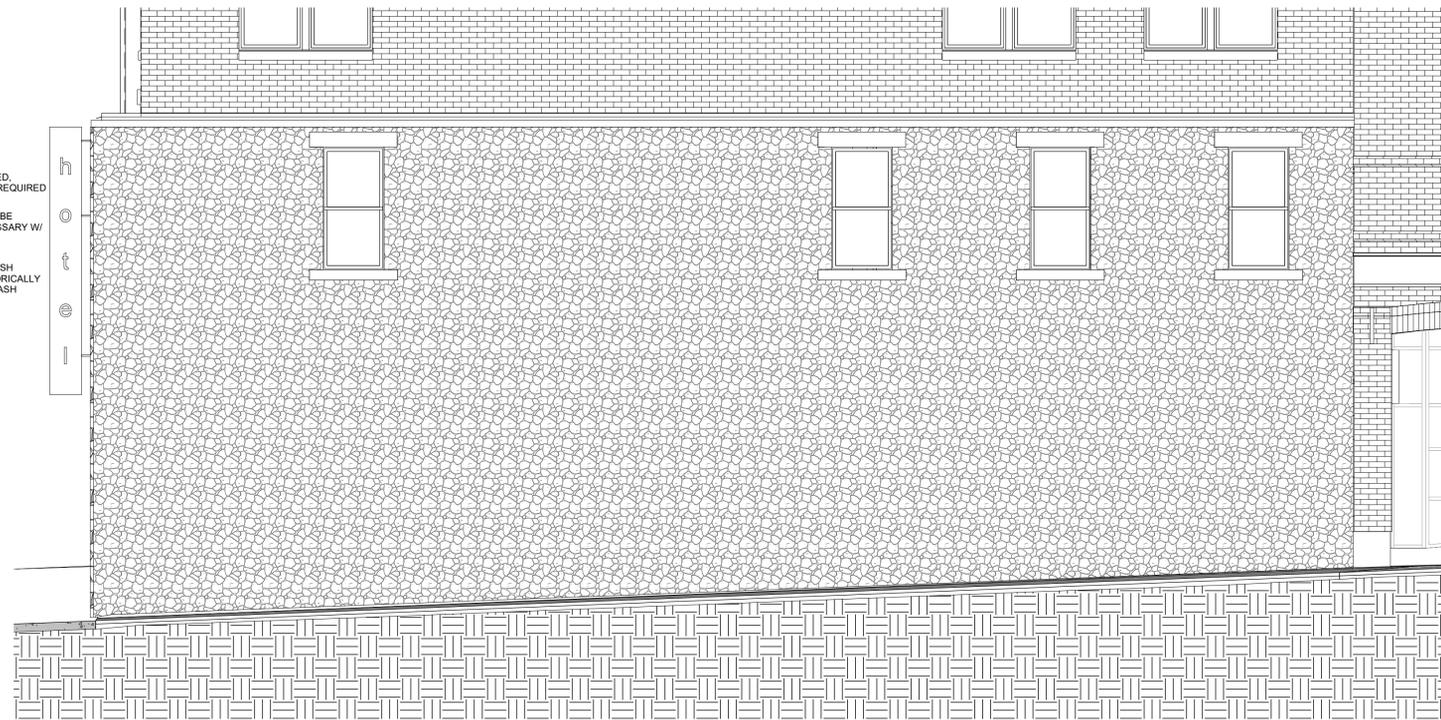
document: **Perspective Studies**

revision: **A508** sheet: **4**

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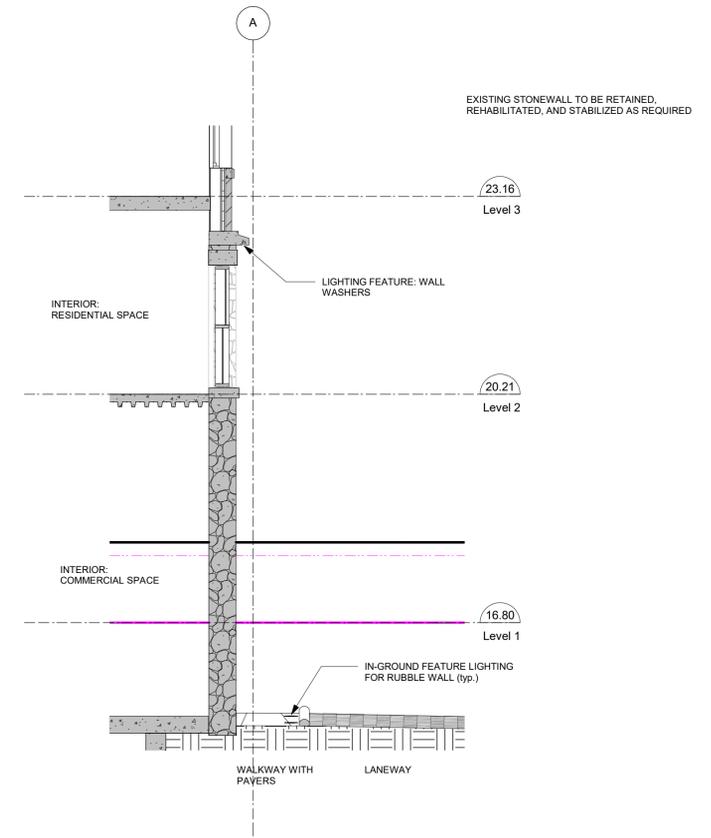


1 Stone Wall
A510 / SCALE: 1 : 50



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.)

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



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

Rev	Date	Issue Date	Revision
3	Nov-01-19	Nov-01-19	Revision 3
2	Oct-08-19	Oct-08-19	Revision 2
1	Nov-01-19	Nov-01-19	Revision 1

NOTE: All dimensions are shown in millimeters.

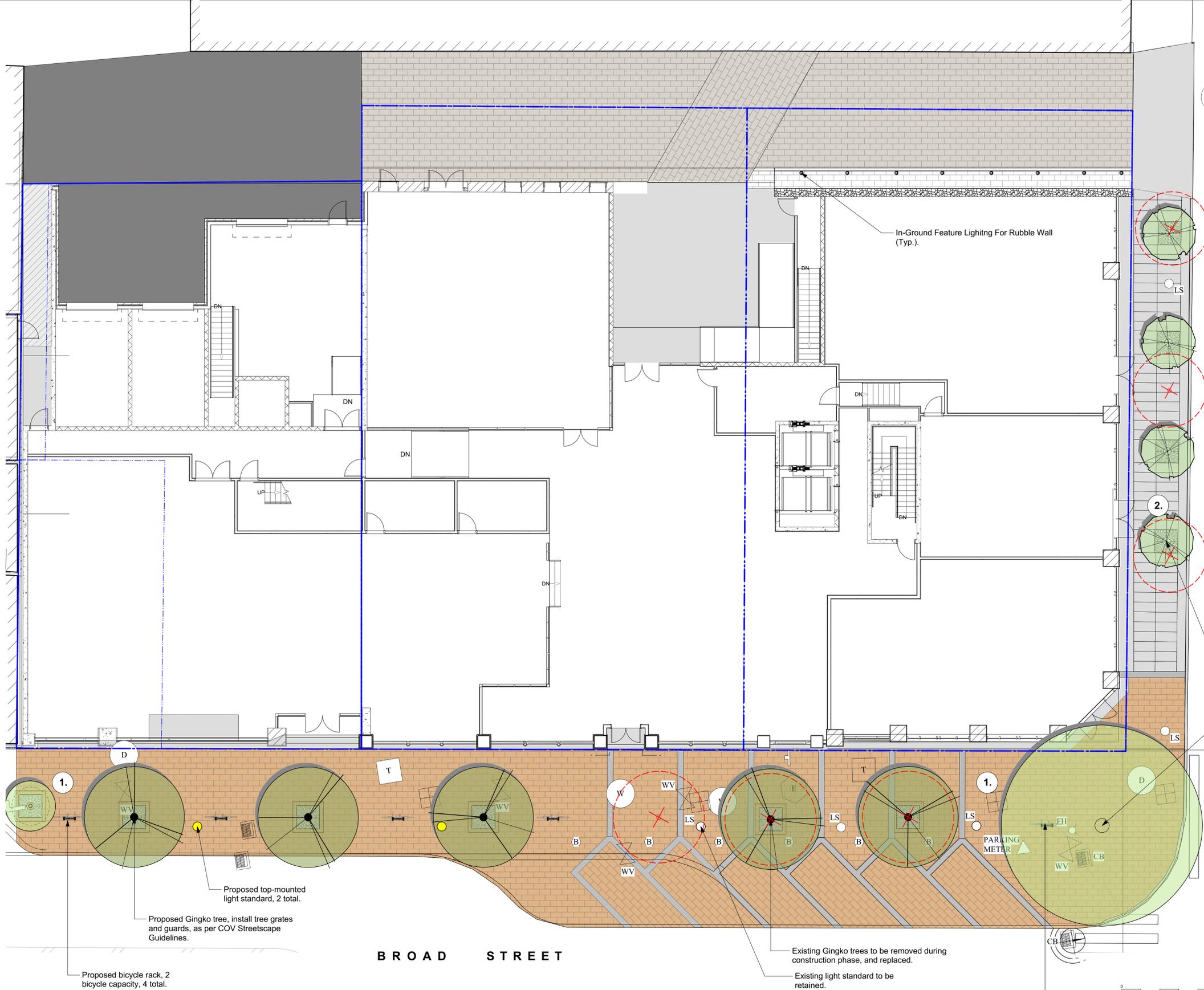
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project name: **The Duck's Building**
 1312-1324 Broad Street, Victoria, BC V8W 1R1

Stone Wall

sheet: **A510** of **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.
- Vehicular Paving in Laneway - Concrete Unit Paving, Abbotsford Concrete Standard Series 80mm thickness, or approved equivalent.
- Pedestrian Paving in Laneway - Concrete Unit Paving, Abbotsford Concrete Standard Series, or approved equivalent.
- 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

1. 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.
2. 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.

NOT FOR CONSTRUCTION

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



client
CHARD DEVELOPMENT

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

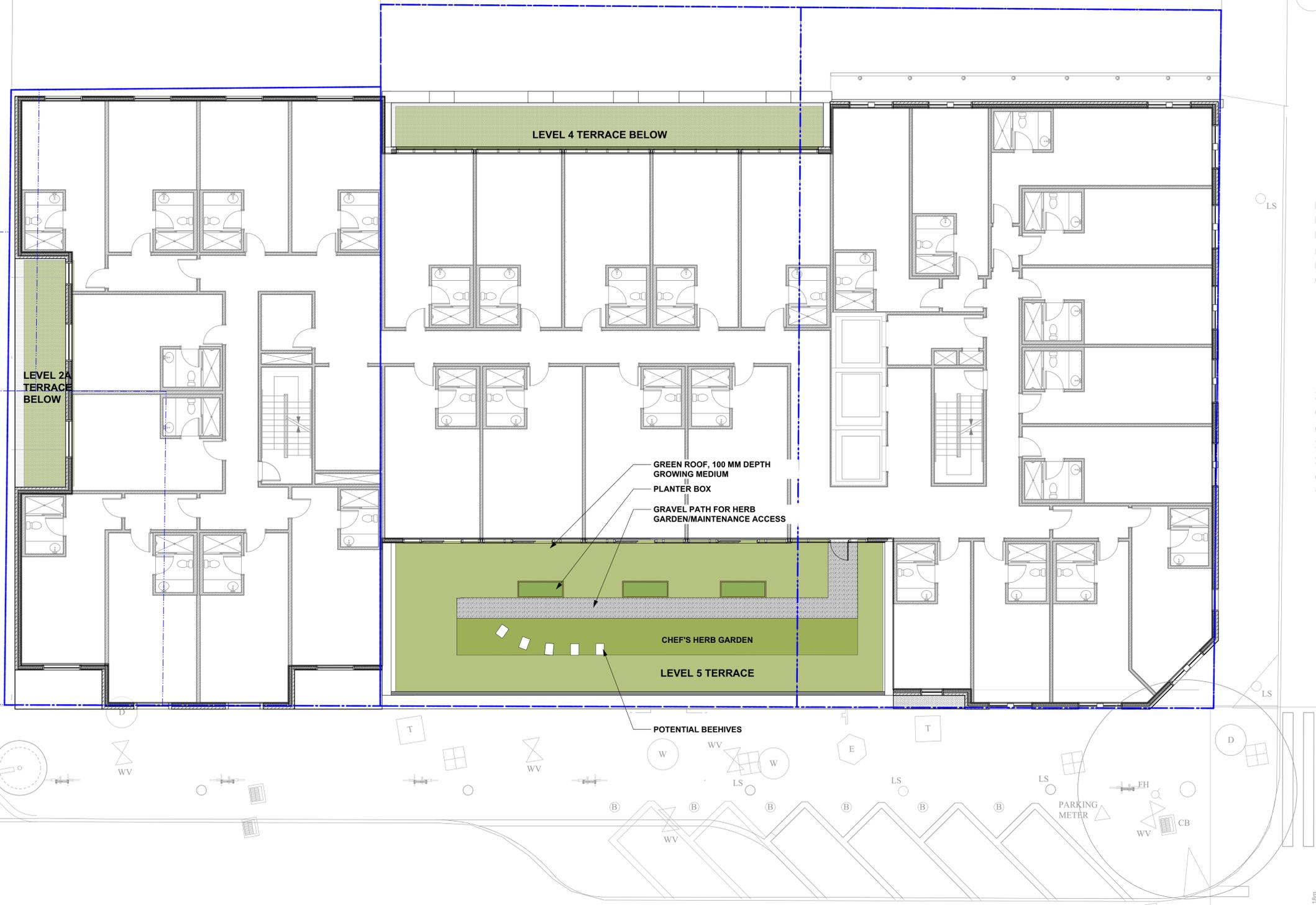
Landscape Materials Plan - At Grade

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

3 **L1.01**

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



LEGEND

--- Property line

LANDSCAPE MATERIALS

Gravel pathway for maintenance access

Green roof area, 100 mm depth growing medium

JOHNSON STREET

NOT FOR CONSTRUCTION

rev no	description	date
4	DP REV 5	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 - 504 Cuskubel Road
Victoria, BC V8Z 1G1

Phone: 250.412.2891
Fax: 250.412.2892

client
CHARD DEVELOPMENT

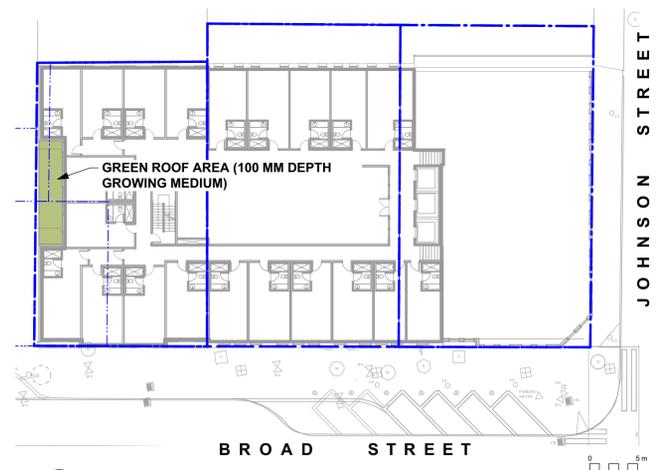
project
DUCKS BLOCK REDEVELOPMENT
1312-1314 BROAD STREET
VICTORIA, BC

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**
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 - 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



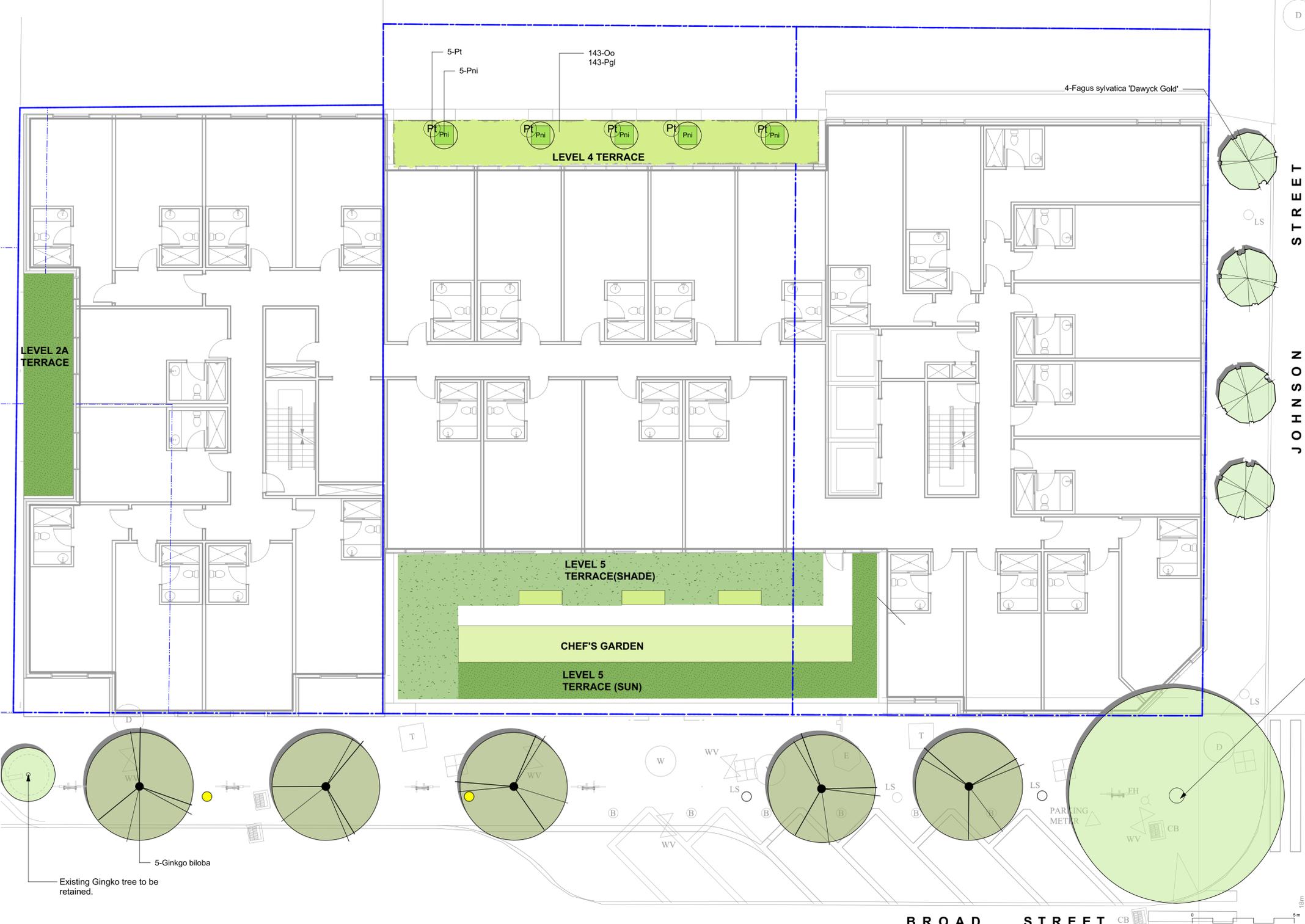
1 Level 2A Landscape Plan
Scale: 1:350



2 Level 4 Landscape Plan
Scale: 1:350

BROAD STREET





D

JOHNSON STREET

BROAD STREET

Existing Pin Oak tree to be retained.

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 dracunculifolia	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.



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rev no	description	date
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3	DP REVISED	19.10.09
2	DP REVISED	19.06.10
1	DEV PERMIT	17.12.07

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Phone: 250.412.2891 Fax: 250.412.2892

client
CHARD DEVELOPMENT

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

Planting Plan

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

- 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.
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 - 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.

project no.	117.33
scale	1:100 @ 24"x36"
drawn by	ML
checked by	SM/PdG
revision no.	sheet no.
3	L3.01