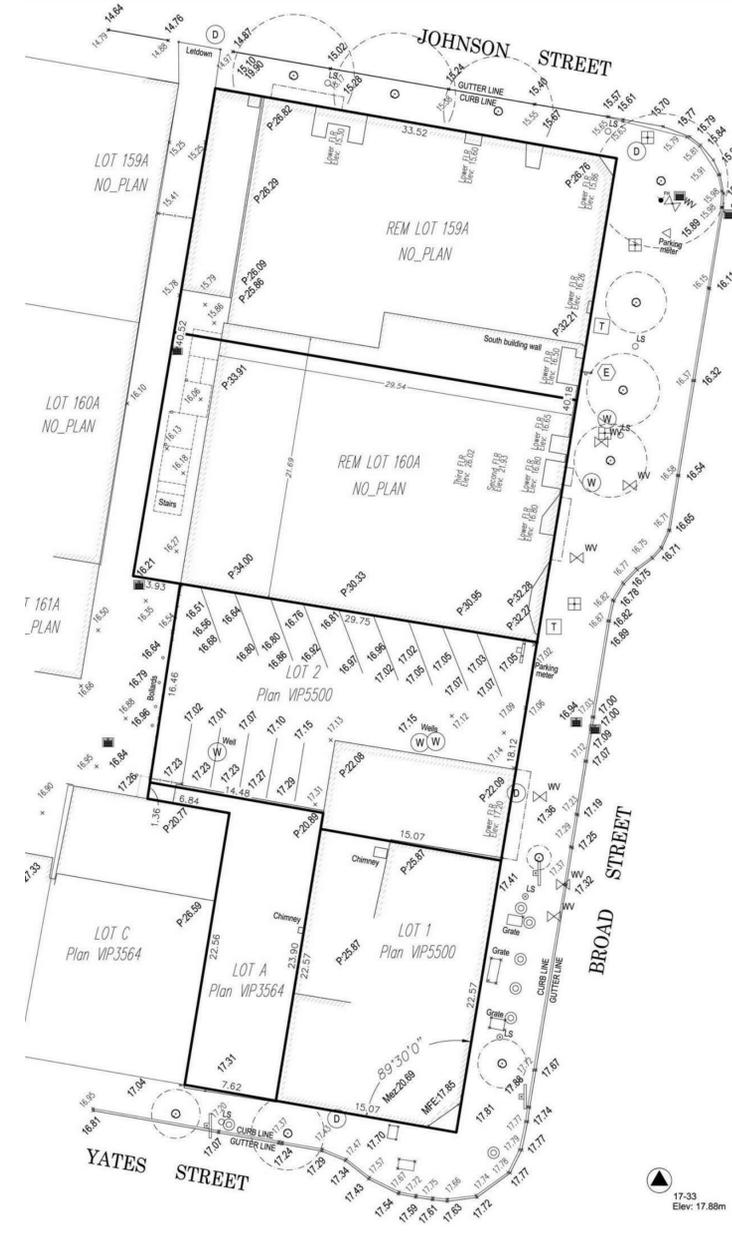
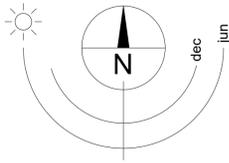


1 Context Aerial
A001 SCALE: N.T.S.



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

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

ARCHITECT
de Hoog & Kierulf architects
977 Fort Street
Victoria, BC
V8V 3K3

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

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

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

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

GEOTECHNICAL
Ryzuk Geotechnical
28 Crease Avenue
Victoria, BC
V8Z 1S3

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

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

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kennet@explorersurvey.com

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)/(18)	
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	

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
6	Feb-20-20	Revision 6	
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

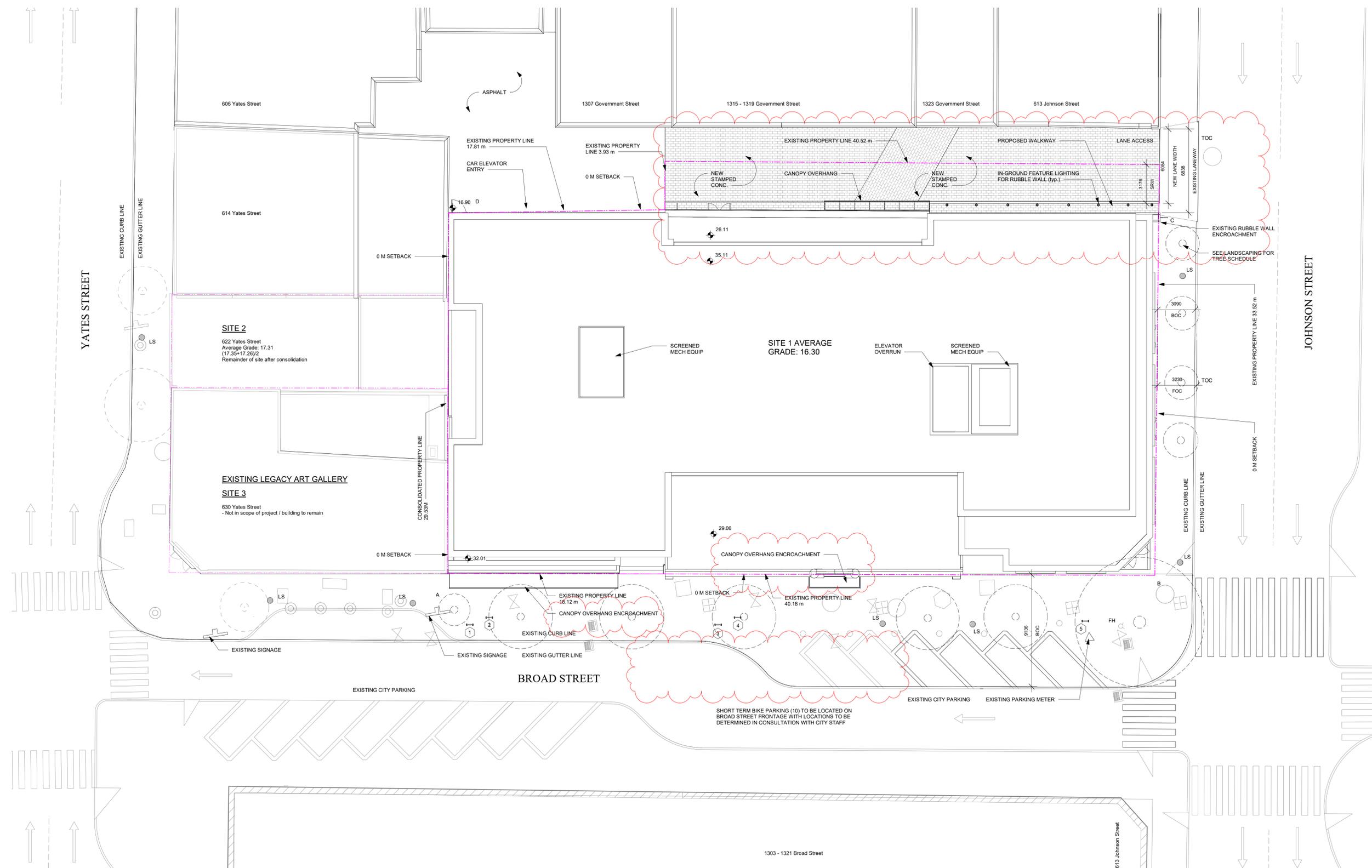
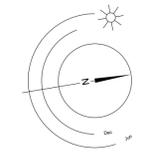
Project No.	A001	Revision	6
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Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date:
February 20, 2020

Deemed Date:
February 5, 2020

NOTE: All dimensions are shown in millimeters.



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-01-19		Revision 3
2	Oct-08-19		Revision 2
1	Sept-05-19		Revision 1

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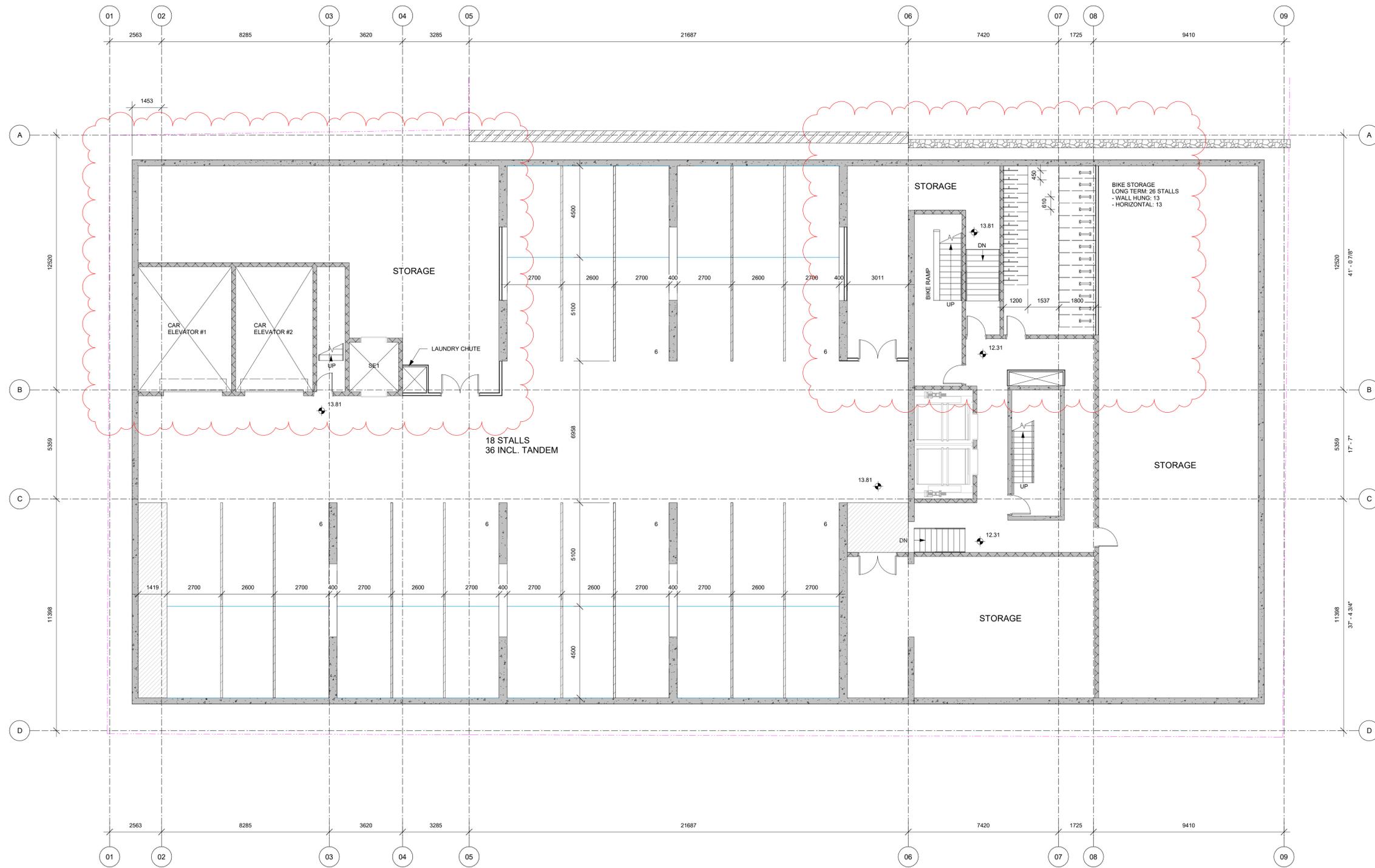
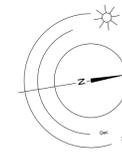
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The Duck's Building
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Site Plan

sheet no. **A101** of **5**

NOTE: All dimensions are shown in millimeters.



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

Rev	Date	Issue Date	Description	Revision
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	Date	Issue Date	Description	Revision
6	Feb-20-20			Revision 6

Author	Checked by	Checker

Scale	Project Number
1 : 100	1721

NOTE: All dimensions are shown in millimeters.

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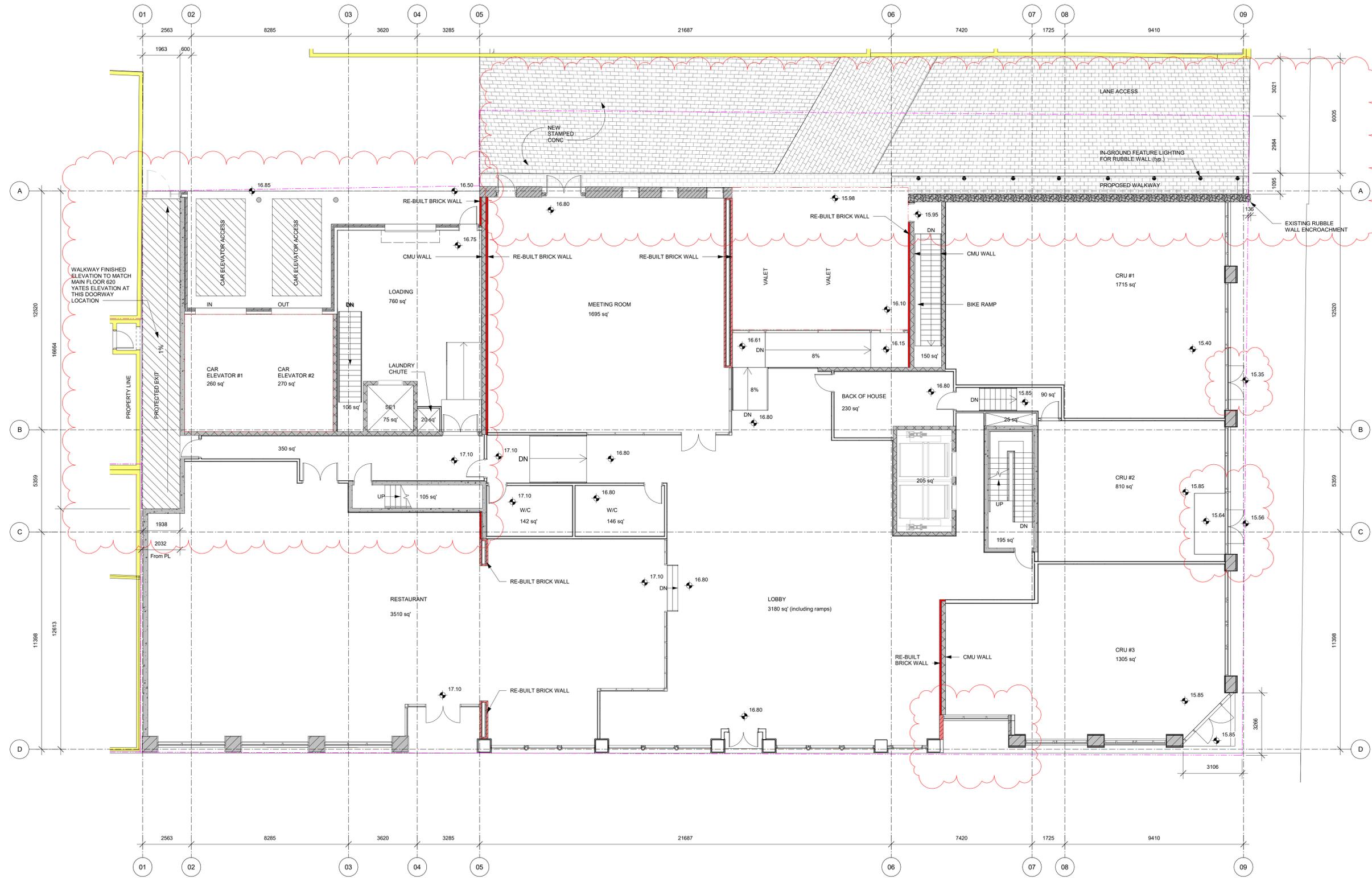
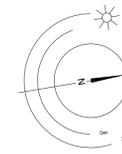
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T 1-250-585-8810

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

drawing
P1 Parking Plan

sheet number
A202

of sheets
6



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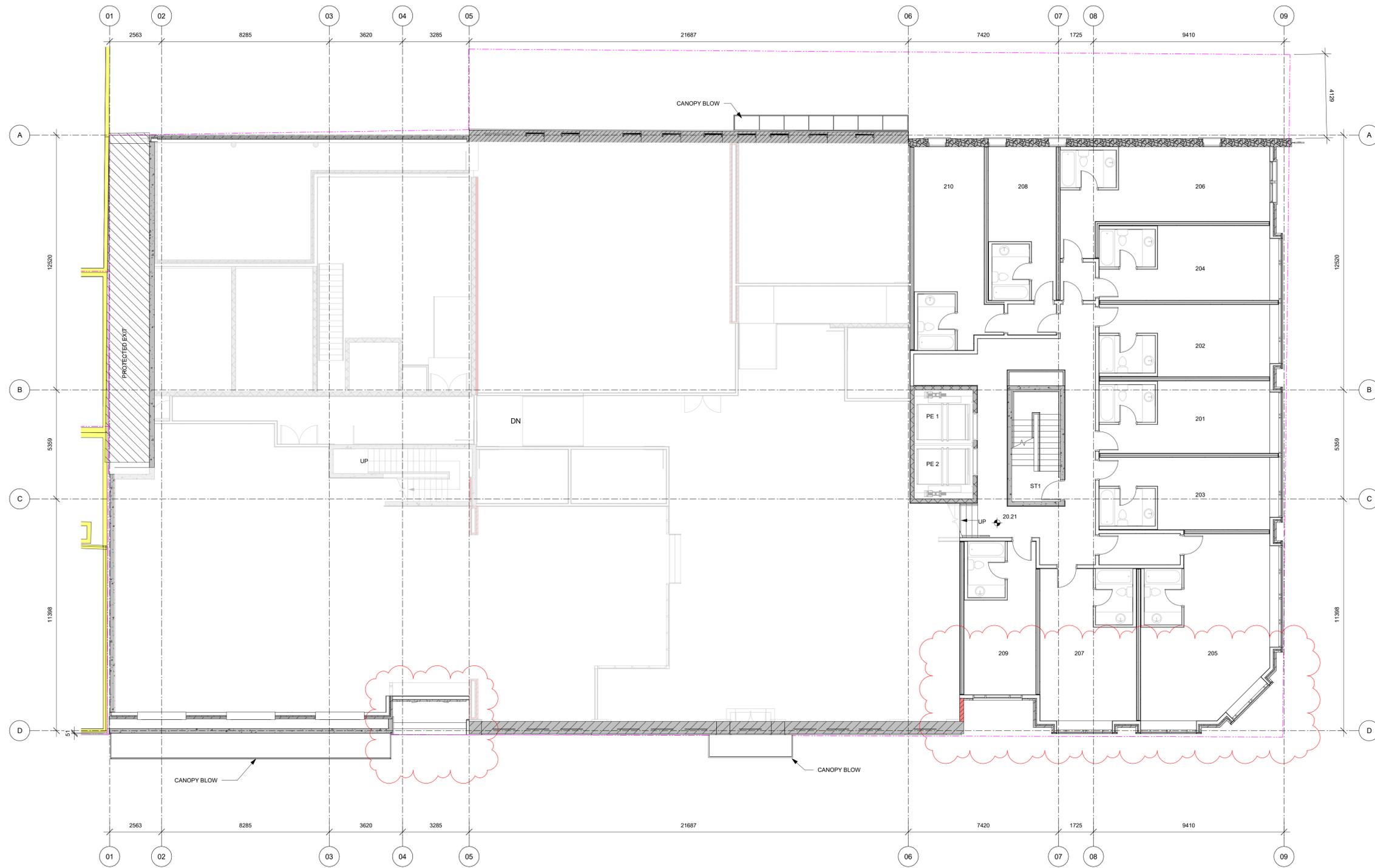
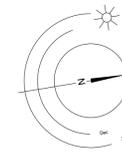
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project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC V8W 1R1

drawing title
Level 1

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

Scale: 1 : 100 project number: 1721

NOTE: All dimensions are shown in millimeters.

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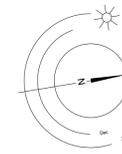
project name:
The Duck's Building
1312-1324 Broad Street
Victoria, BC V8W 1E1

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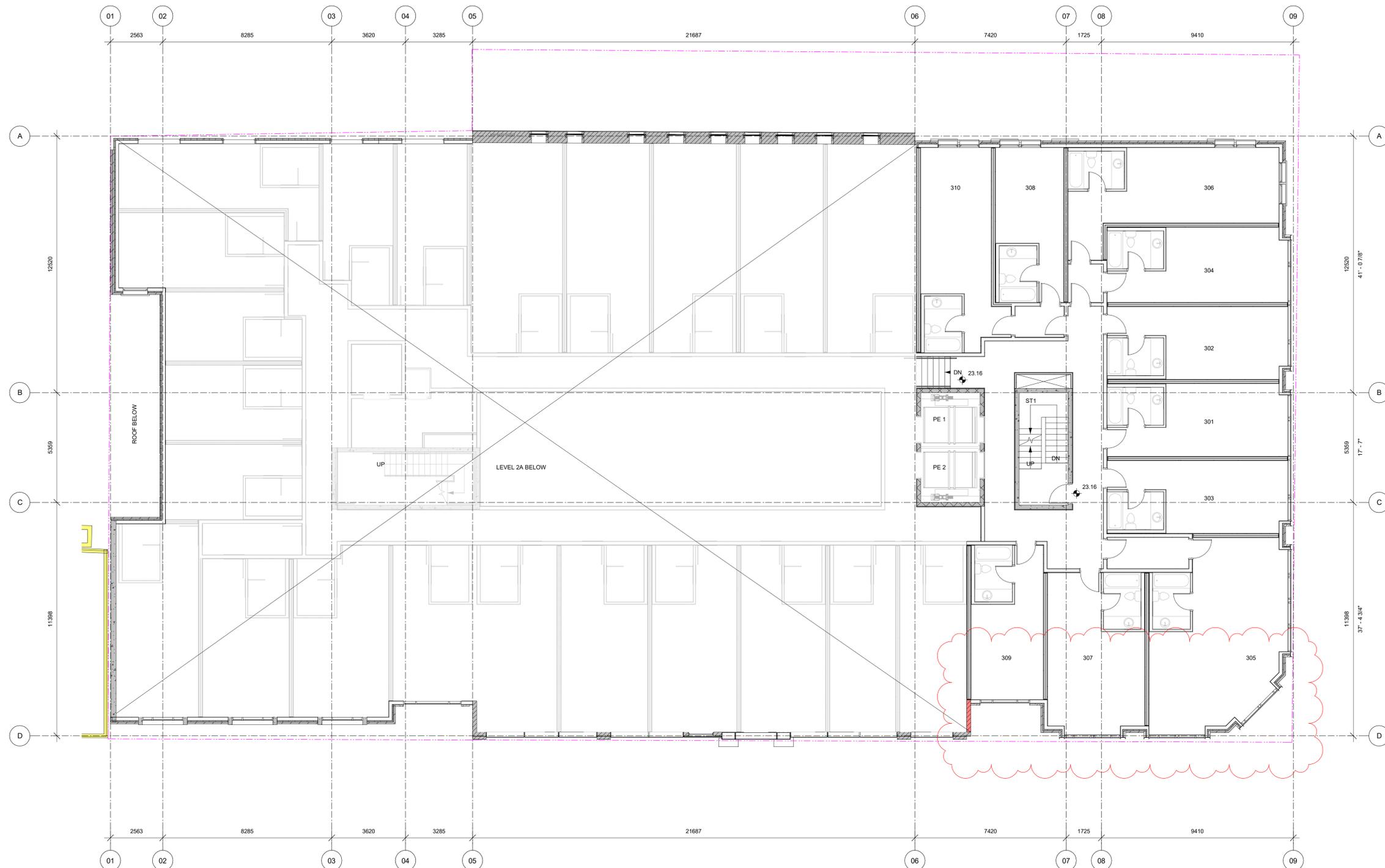
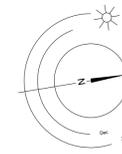
project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC V8W 1E1

revision
Level 2A

sheet number
A205

sheet count
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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	Checked By	Revision
5	Feb-04-20			Revision 5

Author	Checked by	Checker

Scale	Project Number
1 : 100	1721

NOTE: All dimensions are shown in millimeters.

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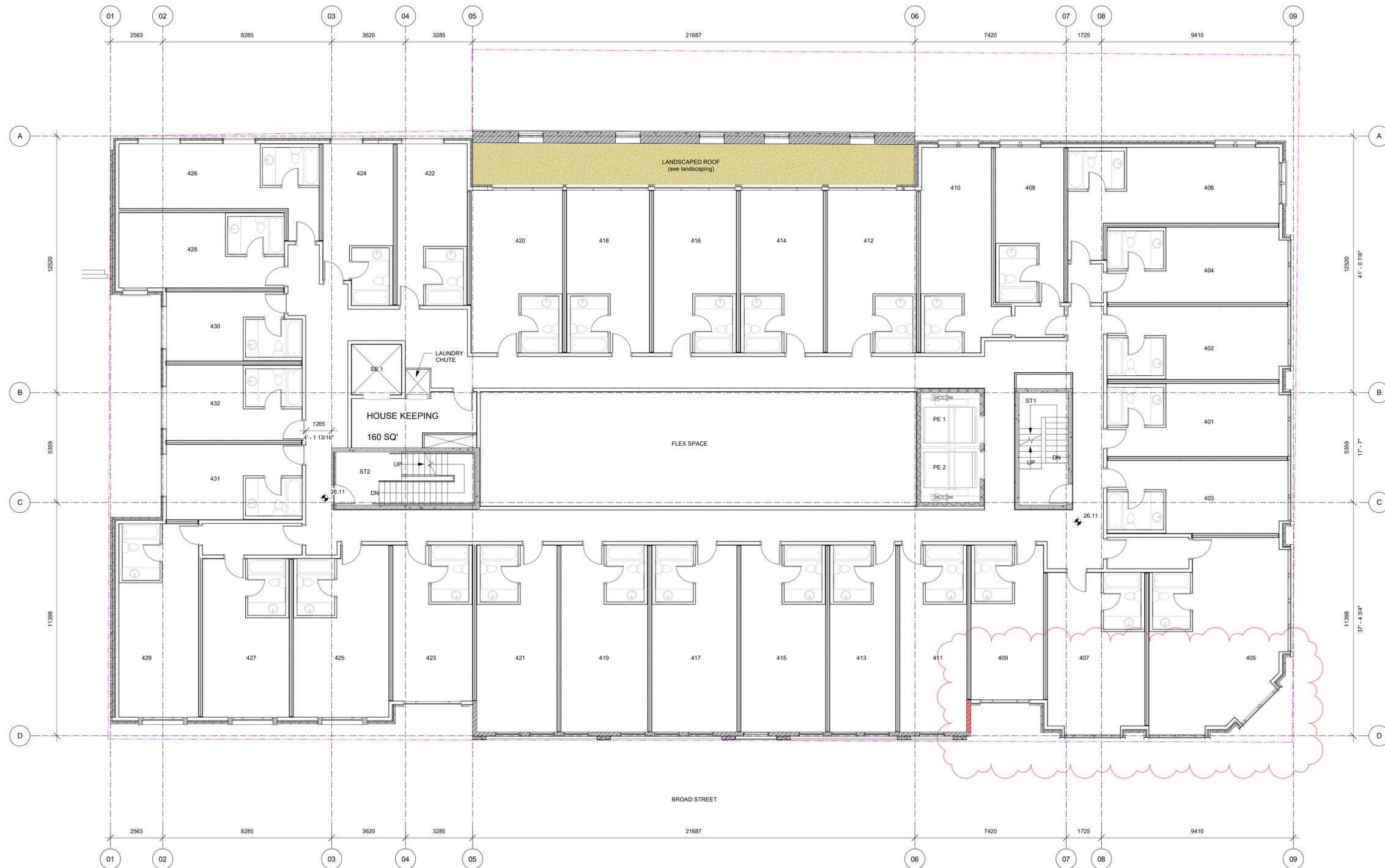
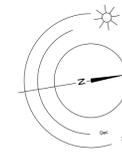
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Nanaimo BC V9T 2K3
T 1-250-585-8810

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

revision
Level 3

sheet number
A206

sheet count
5



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	

NOTE: All dimensions are shown in millimeters.

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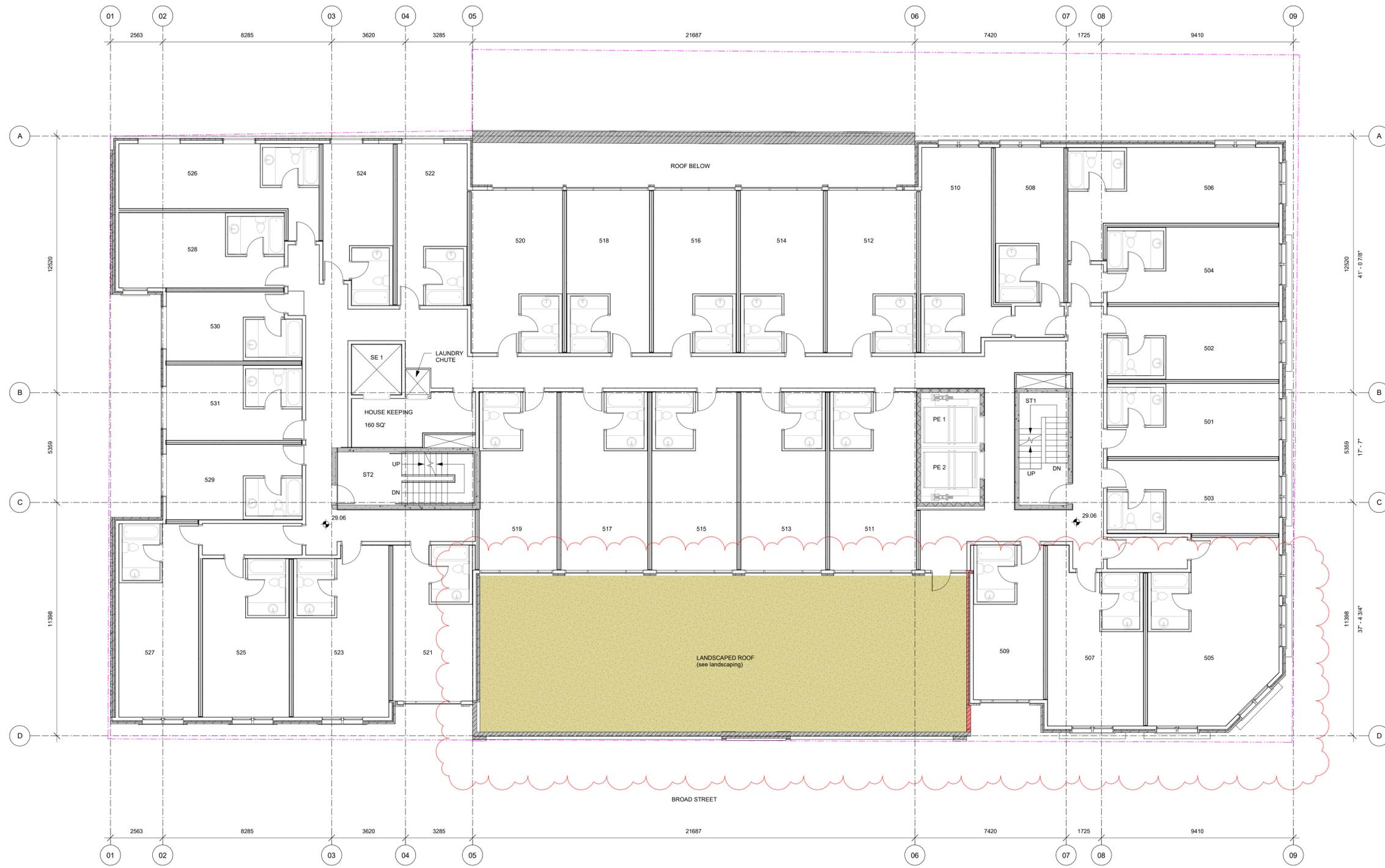
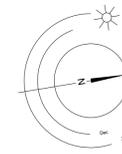
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The Duck's Building
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revision
Level 4

sheet number
A207

sheet count
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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 2			
Rev	S	Date	Feb-04-20	Description	Revision
Issue Date	Author	Checked by			
Scale	1 : 100	Project Number	1721		

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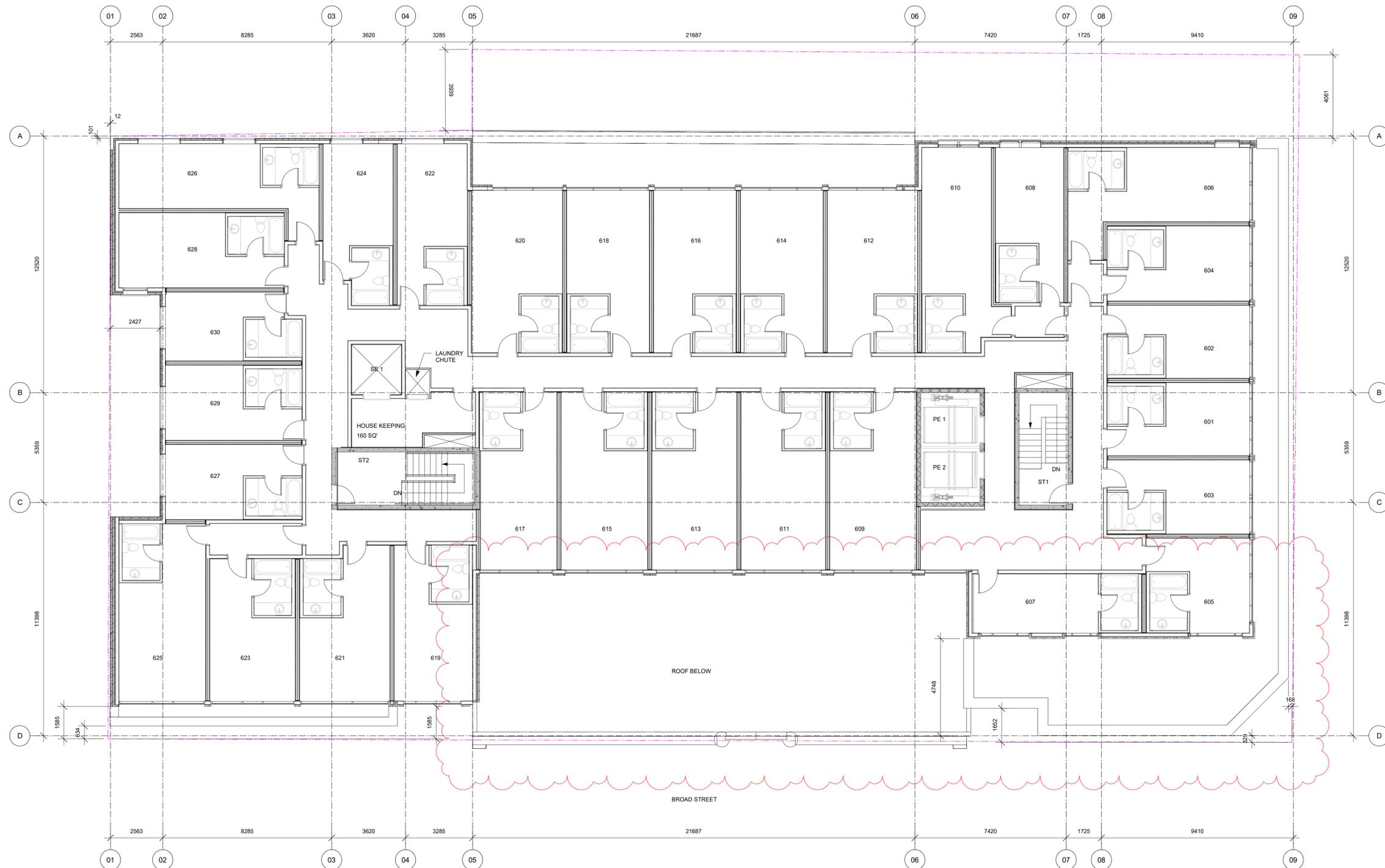
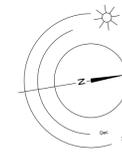
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revision
Level 5

sheet number
A208

sheet count
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1 Level 6 - Overall
A209 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	

Rev	Date	Issue Date	Author	Checked by	Checker
1	1 : 100				1721

NOTE: All dimensions are shown in millimeters.

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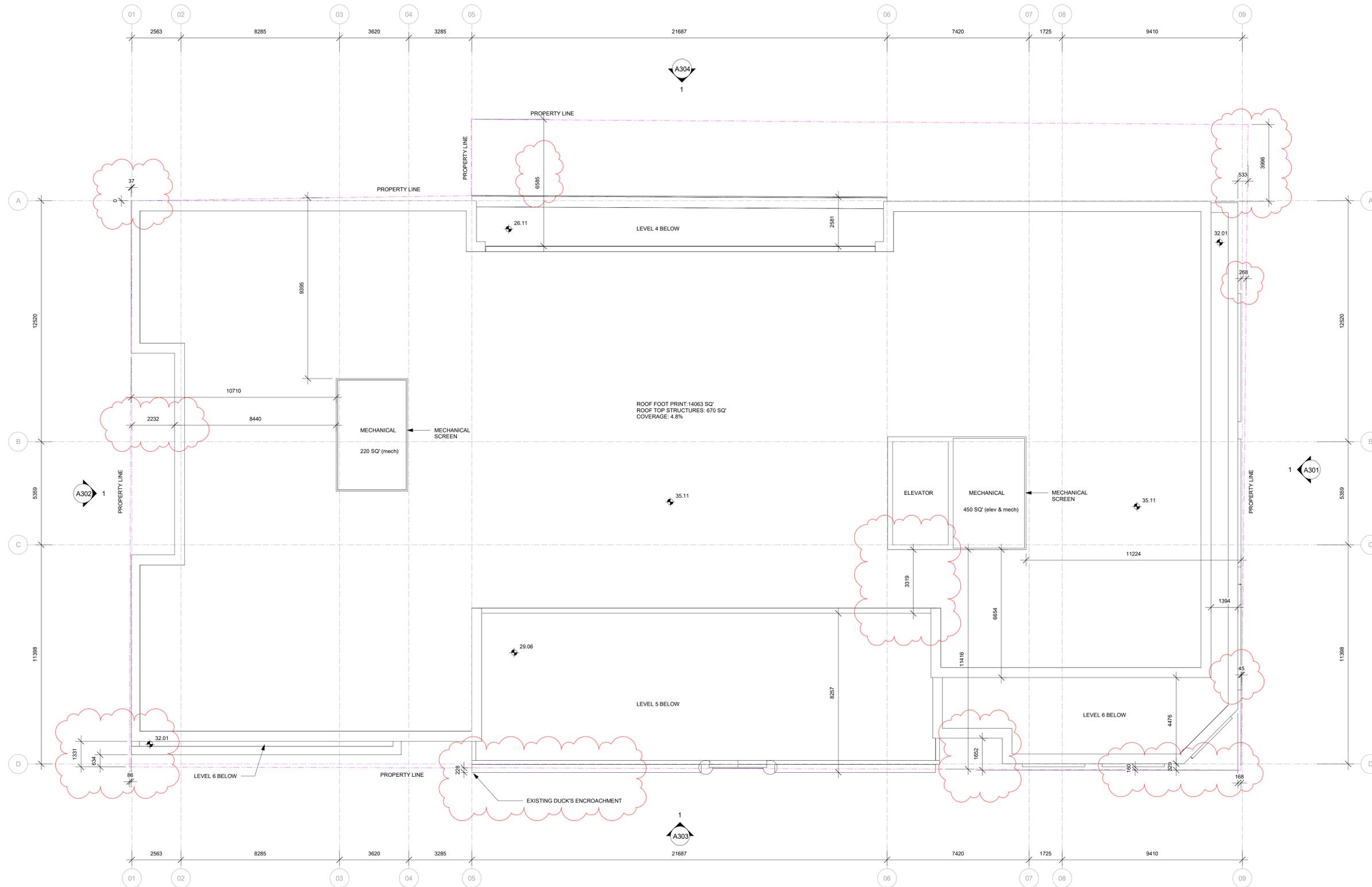
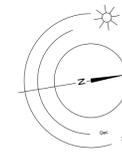
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Nanaimo BC V9T 2K3
T 1-250-585-8810

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

revision
Level 6

sheet number
A209

sheet count
5



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

Rev	Date	Description	Revision 6
6	Feb-20-20	Revision 6	
5	Feb-04-20	Revision 5	
4	Jan-08-20	Revision 4	
3	Nov-01-19	Revision 3	

Rev	Date	Issue Date	Issued By	Checked By	Checker
6	Feb-20-20				
5	Feb-04-20				
4	Jan-08-20				
3	Nov-01-19				

Scale: 1 : 100
Project Number: 1721

NOTE: All dimensions are shown in millimeters.

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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 1E1

Roof Plan

sheet number: **A210** of **6**



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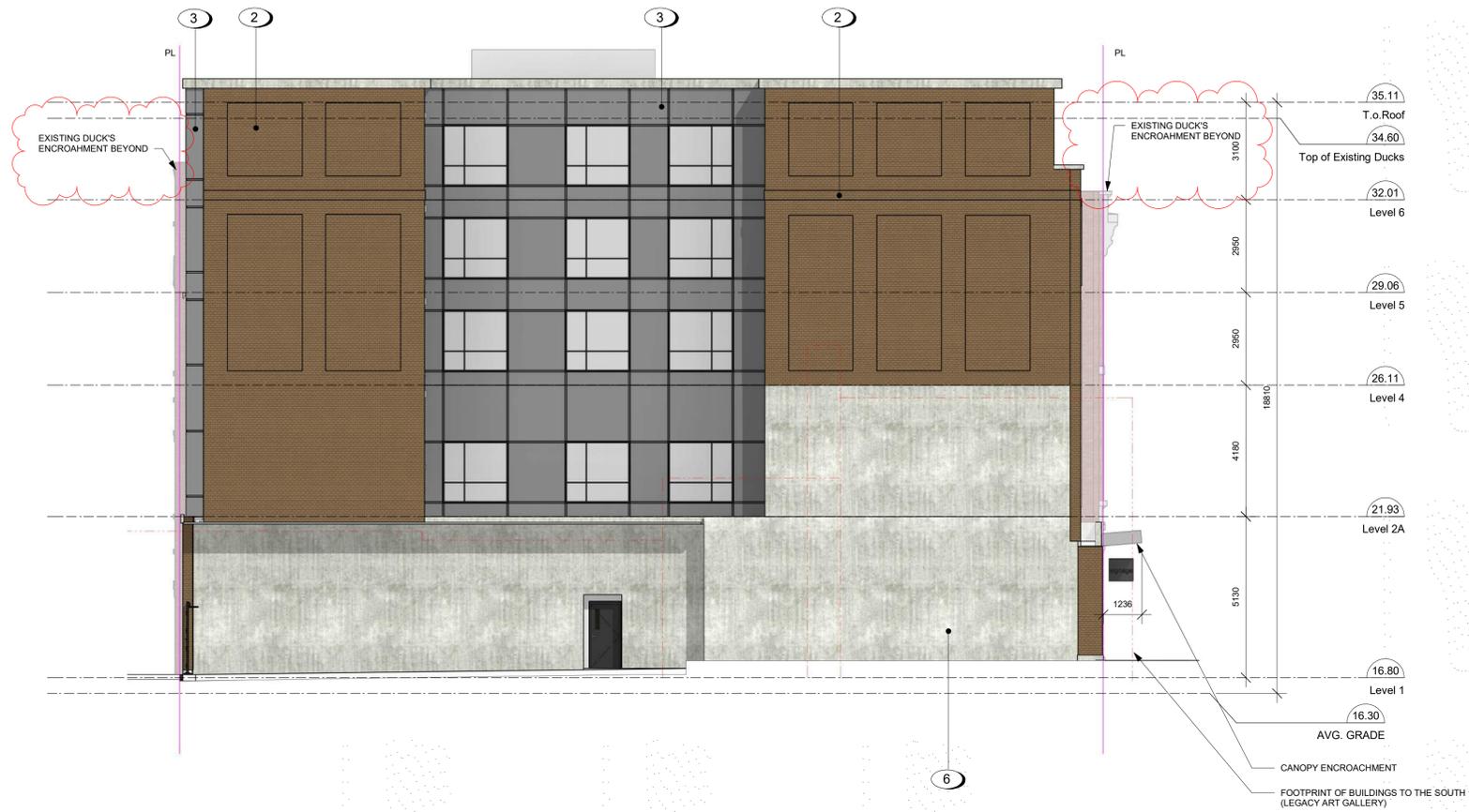
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project name
The Duck's Building
1312-1324 Broad Street
Victoria, BC V8W 1R1

North Elevation

sheet number
A301

page number
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

Issue Date	Issue Date	Issued By	Checked By
Author	Author	Author	Author
As Indicated	As Indicated	As Indicated	As Indicated
Project Number	Project Number	Project Number	Project Number
1721	1721	1721	1721

NOTE: All dimensions are shown in millimeters.

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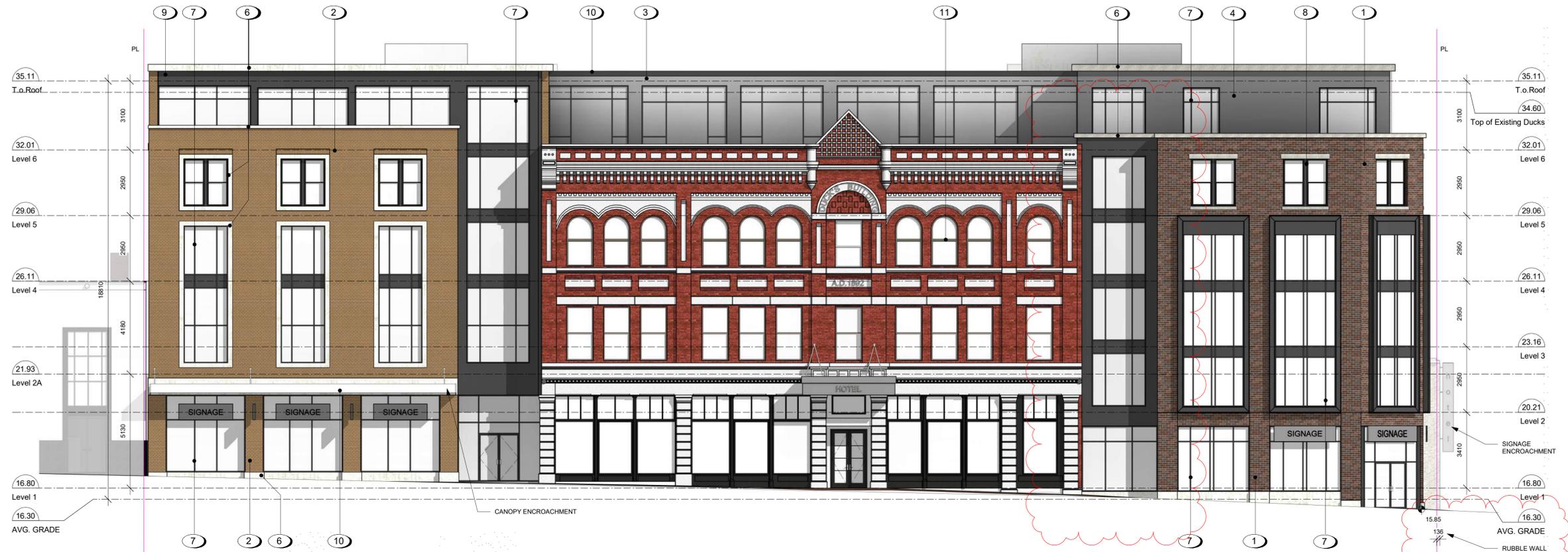
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project name
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South Elevation

Sheet	A302	Number	5
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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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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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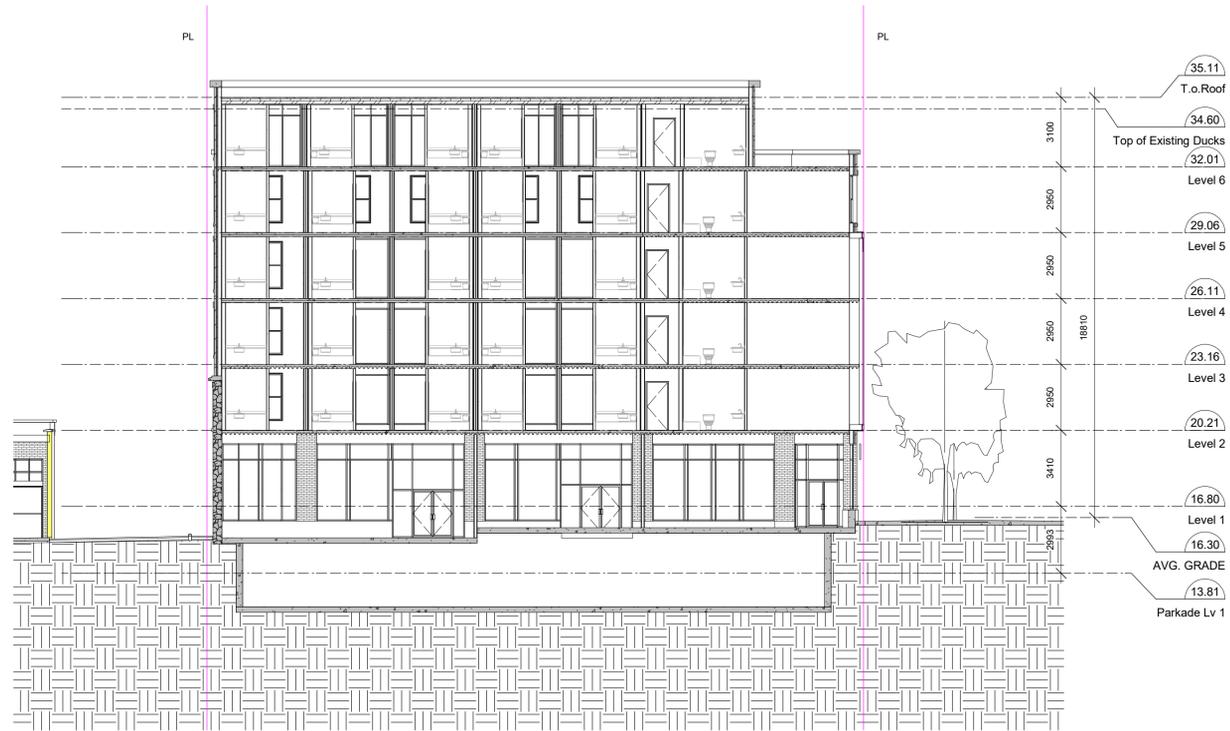
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project name
The Duck's Building
1312-1324 Broad Street
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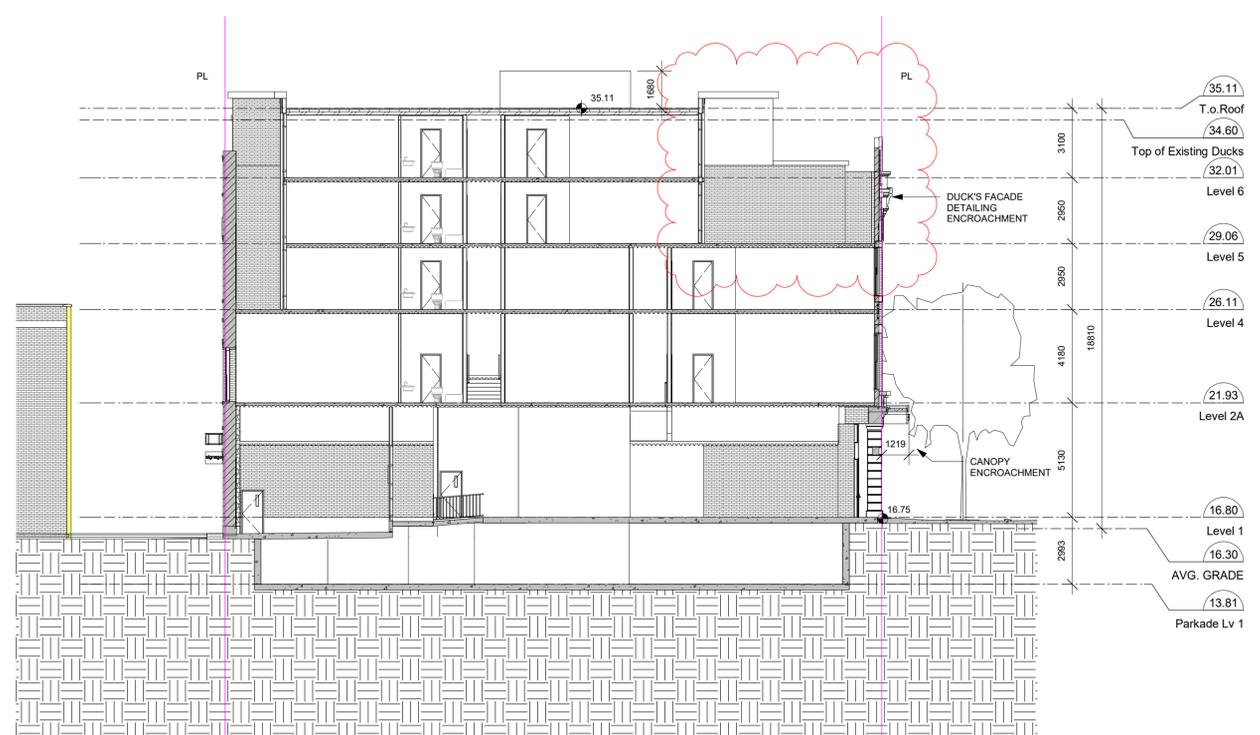
West Elevations

DATE: A304

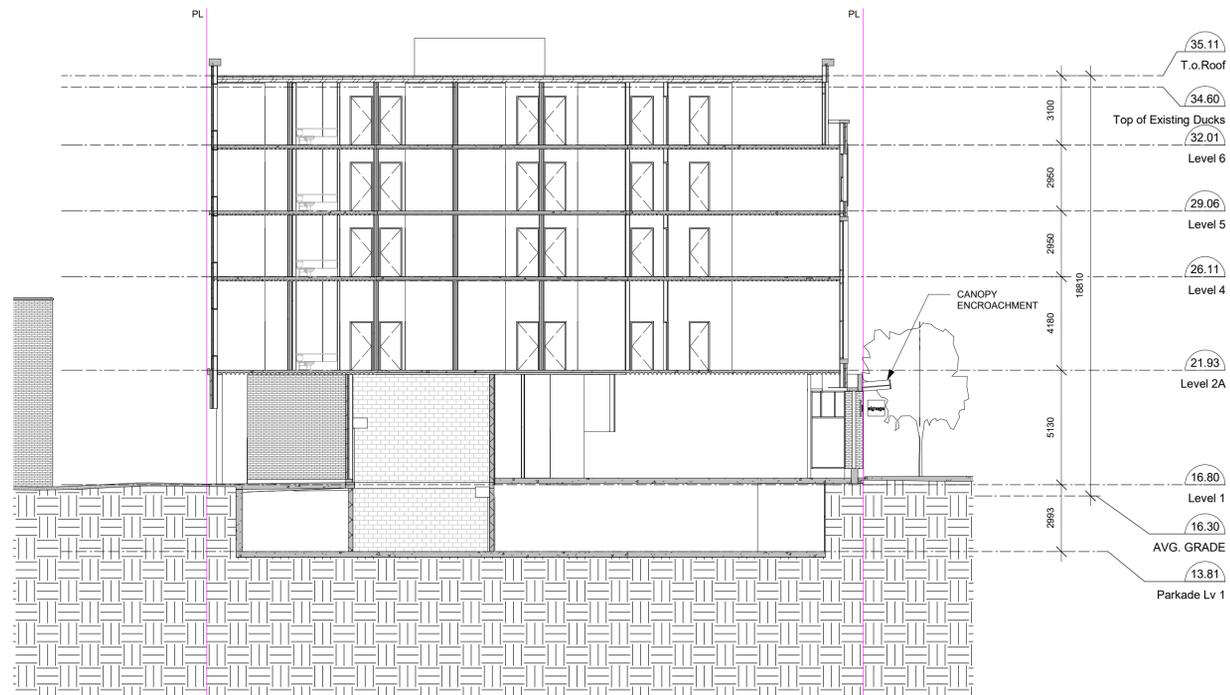
REVISION: 5



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.

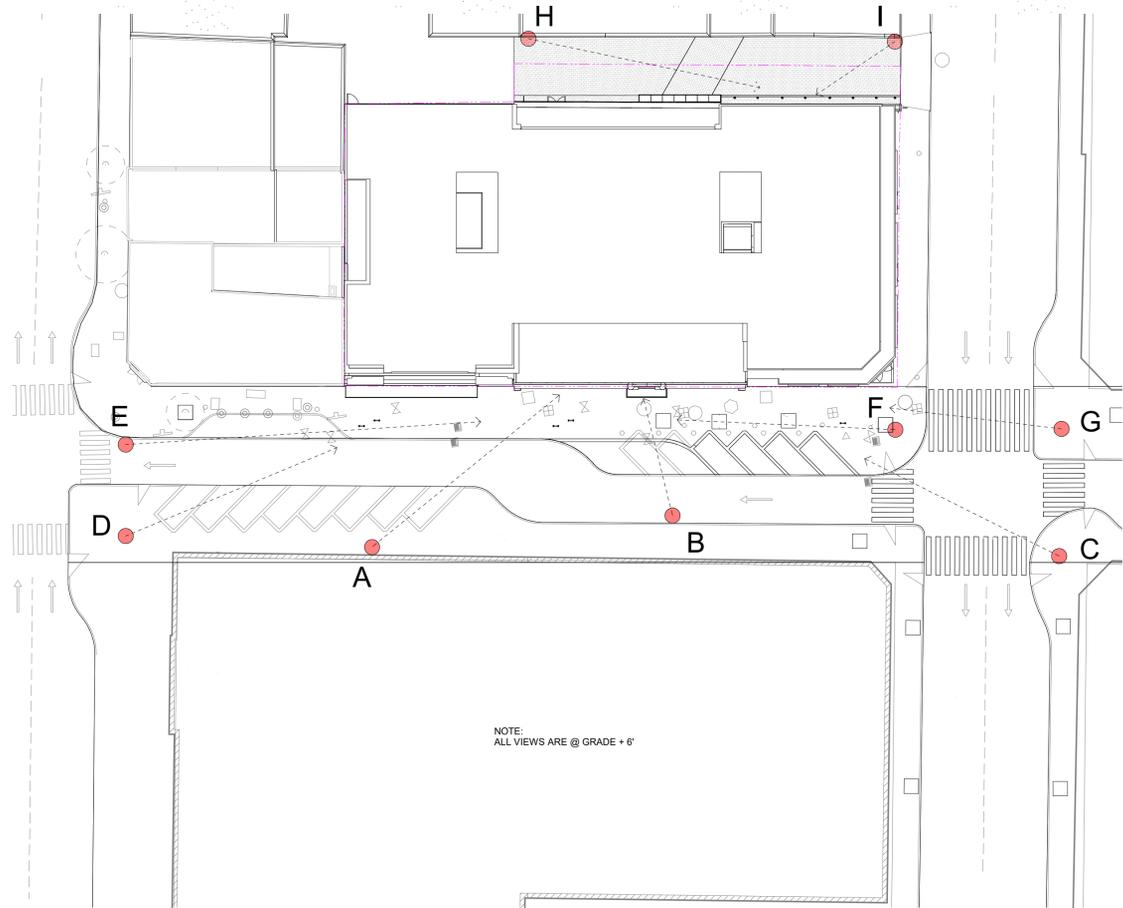
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project name: **The Duck's Building**
 1312-1324 Broad Street
 Victoria, BC V8W 1R1

Building Sections E-W

sheet number: **A401** of 5



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	Description	Author	Checked by
1	Jan-08-20	Revision 1		
2	Sept-05-19	Revision 2		
3	Jan-08-20	Revision 3		
4	Jan-08-20	Revision 4		

Scale: 1 : 350
Project Number: 1721

NOTE: All dimensions are shown in millimeters.

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

Perspective Studies

Project Name: A506
 Sheet Number: 4

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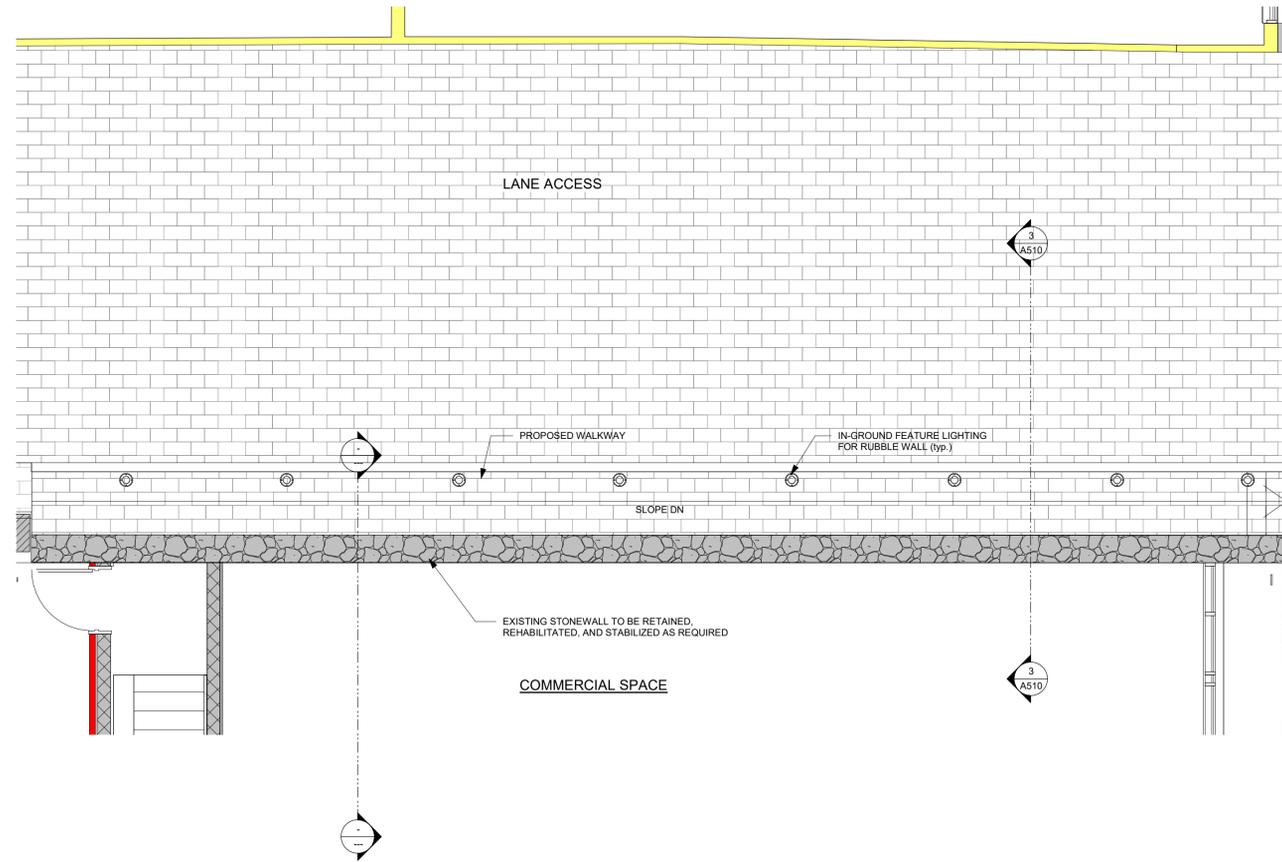
VICTORIA OFFICE: 977 Fort Street, Victoria BC V8V 3K3, T 1-250-658-3367

NANAIMO OFFICE: 102-5180 Dublin Way, Nanaimo BC V8T 2K3, T 1-250-585-5810

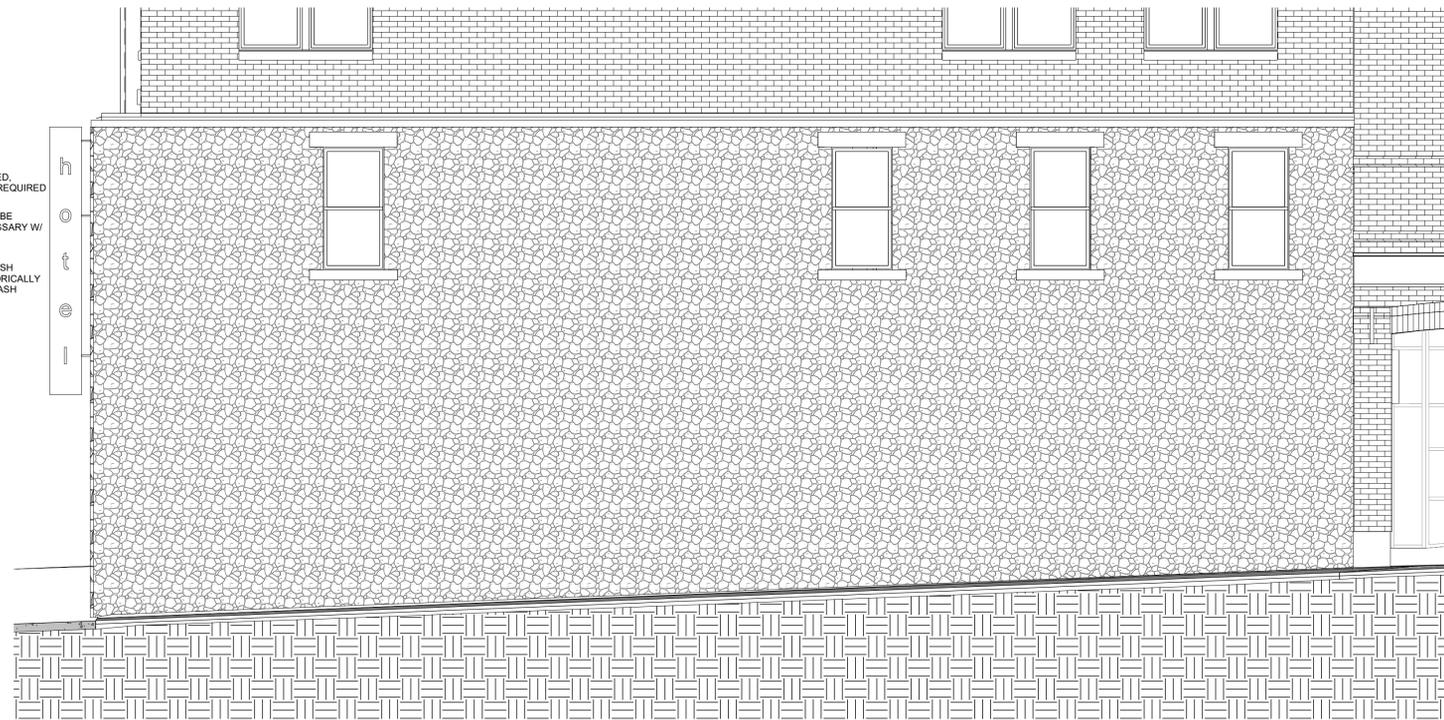
project name: **The Duck's Building**
1312-1324 Broad Street
Victoria, BC V8W 1R1

Perspective Studies

sheet: A507 of 4

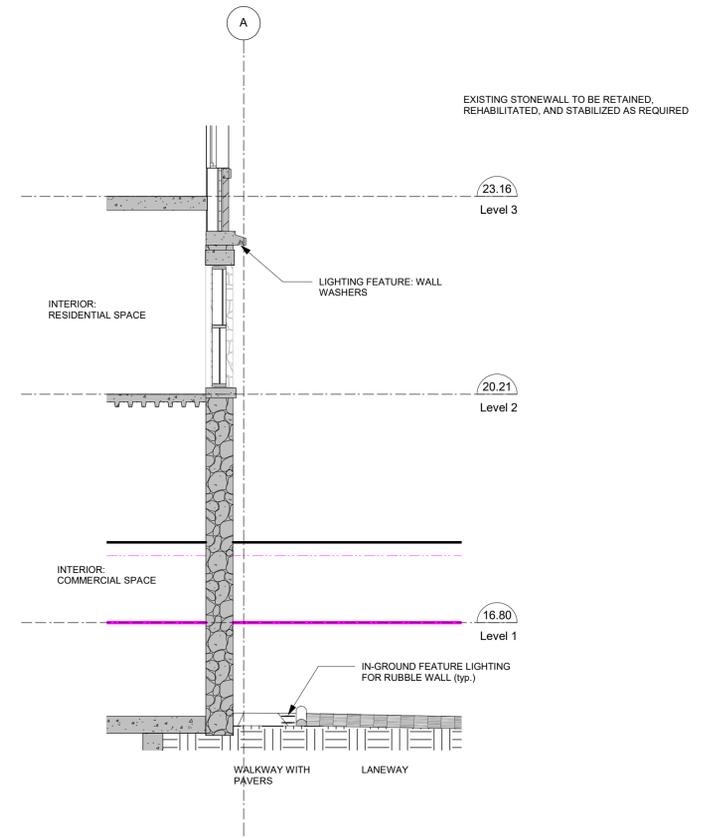


1 Stone Wall
A510 SCALE: 1 : 50



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	Author	Checked by	Project Number
3	Nov-01-19	Nov-01-19	Revision 3			1721
2	Oct-08-19	Oct-08-19	Revision 2			1721
1	Nov-01-19	Nov-01-19	Revision 1			1721

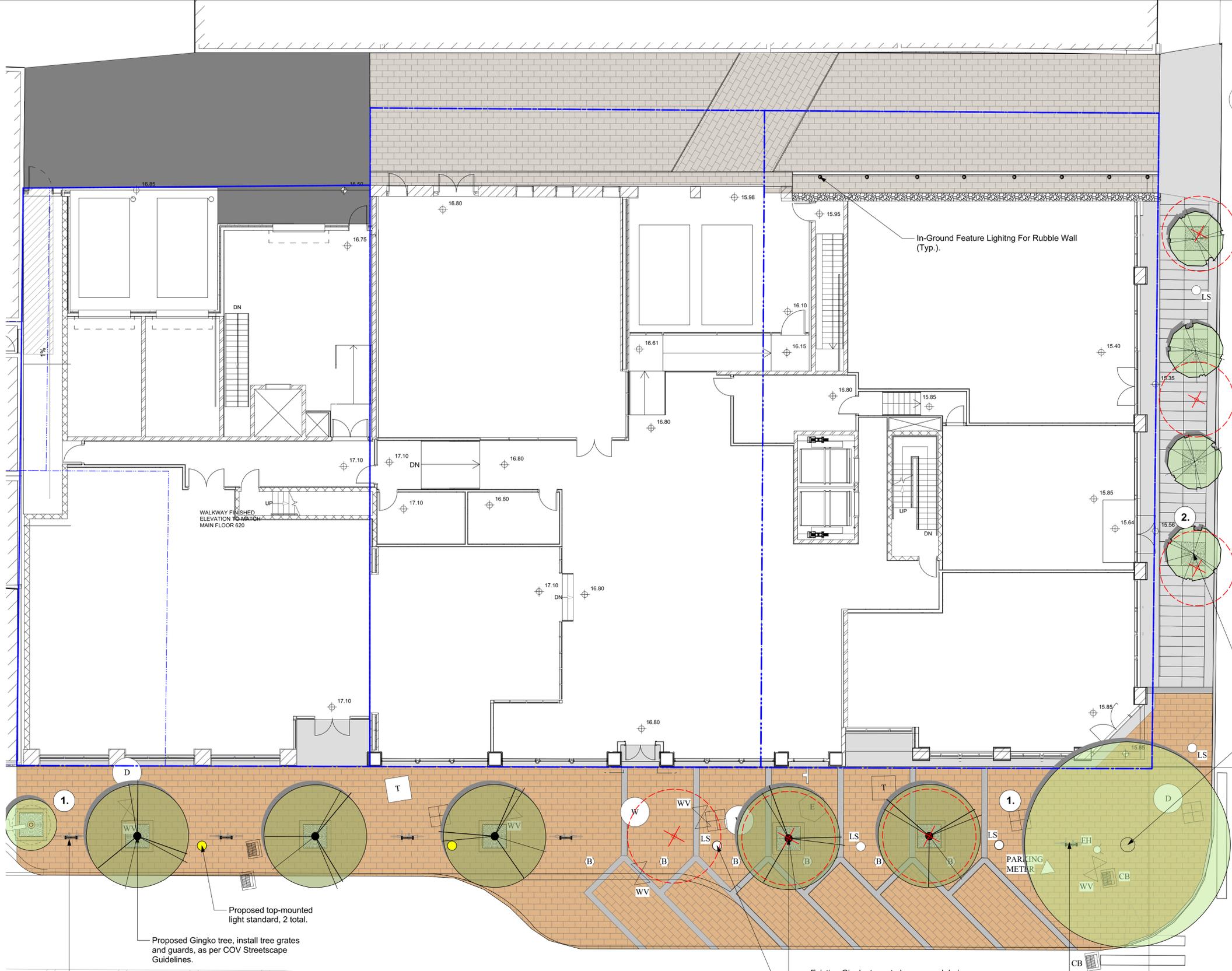
NOTE: All dimensions are shown in millimeters.

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

Sheet: **Stone Wall**
 A510 3

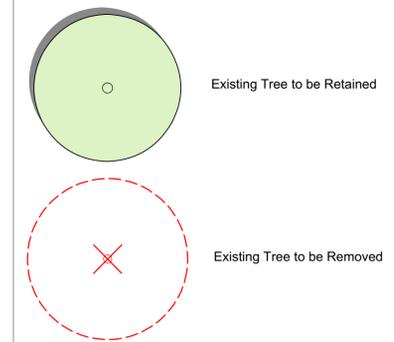


LEGEND

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.



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
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 Cultural Road Victoria, BC V8Z 1G1 Phone: 250.412.2991 Fax: 250.412.2992

client
CHARD DEVELOPMENT

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

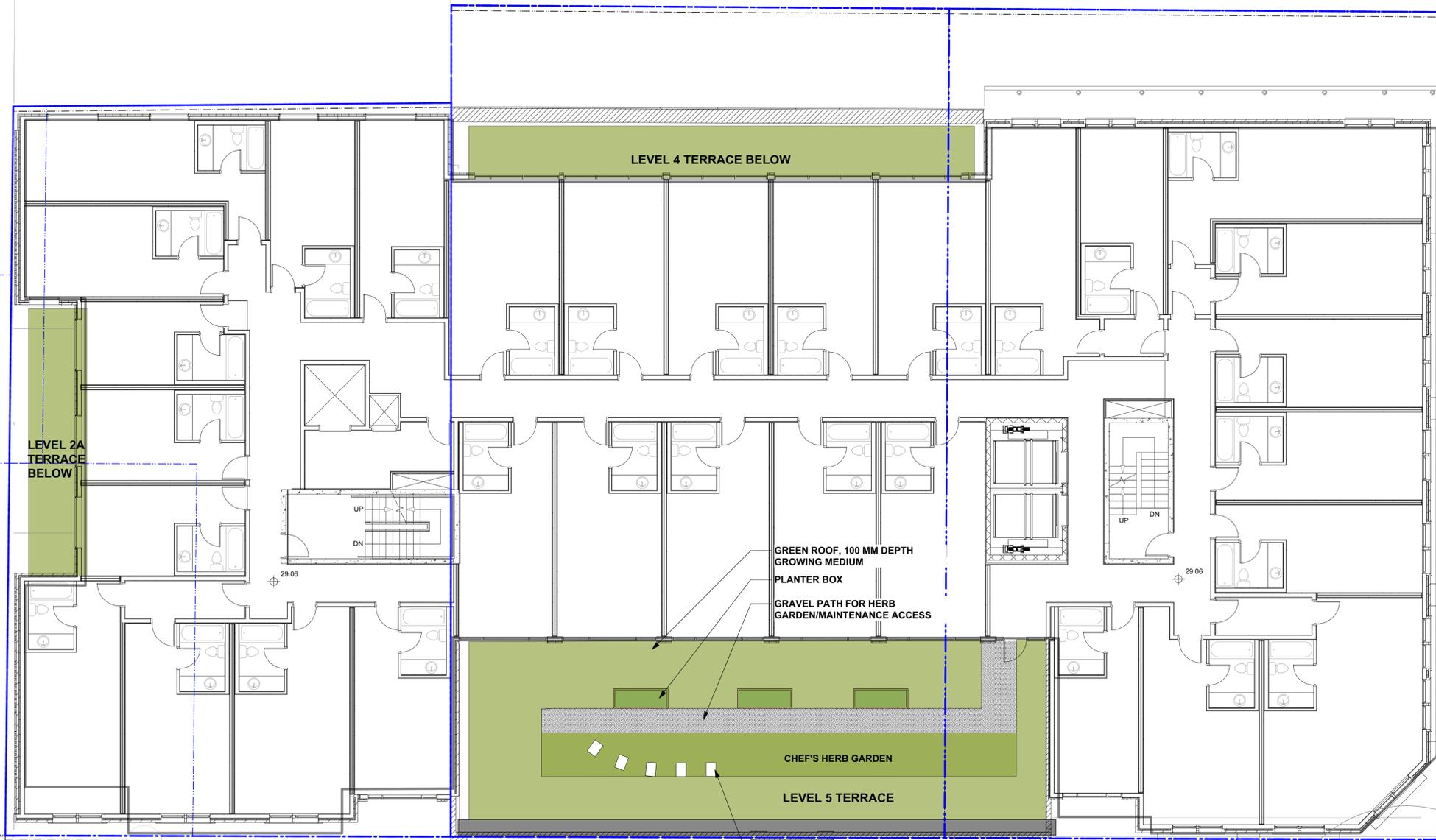
Landscape Materials Plan - At Grade

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

5 **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
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

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client
CHARD DEVELOPMENT

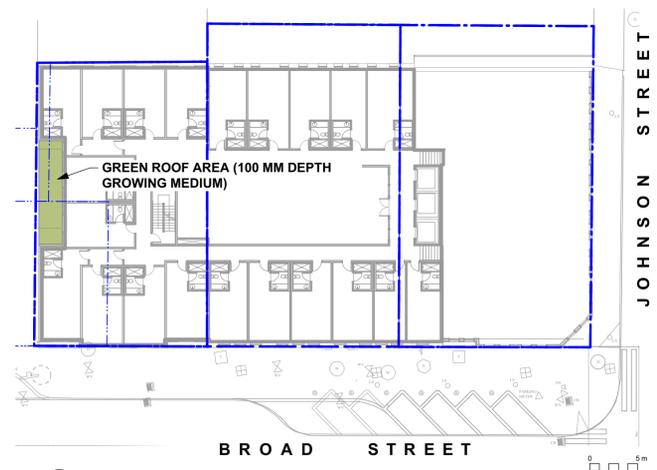
project
DUCKS BLOCK REDEVELOPMENT
1312-1314 BROAD STREET
VICTORIA, BC

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.
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 - 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

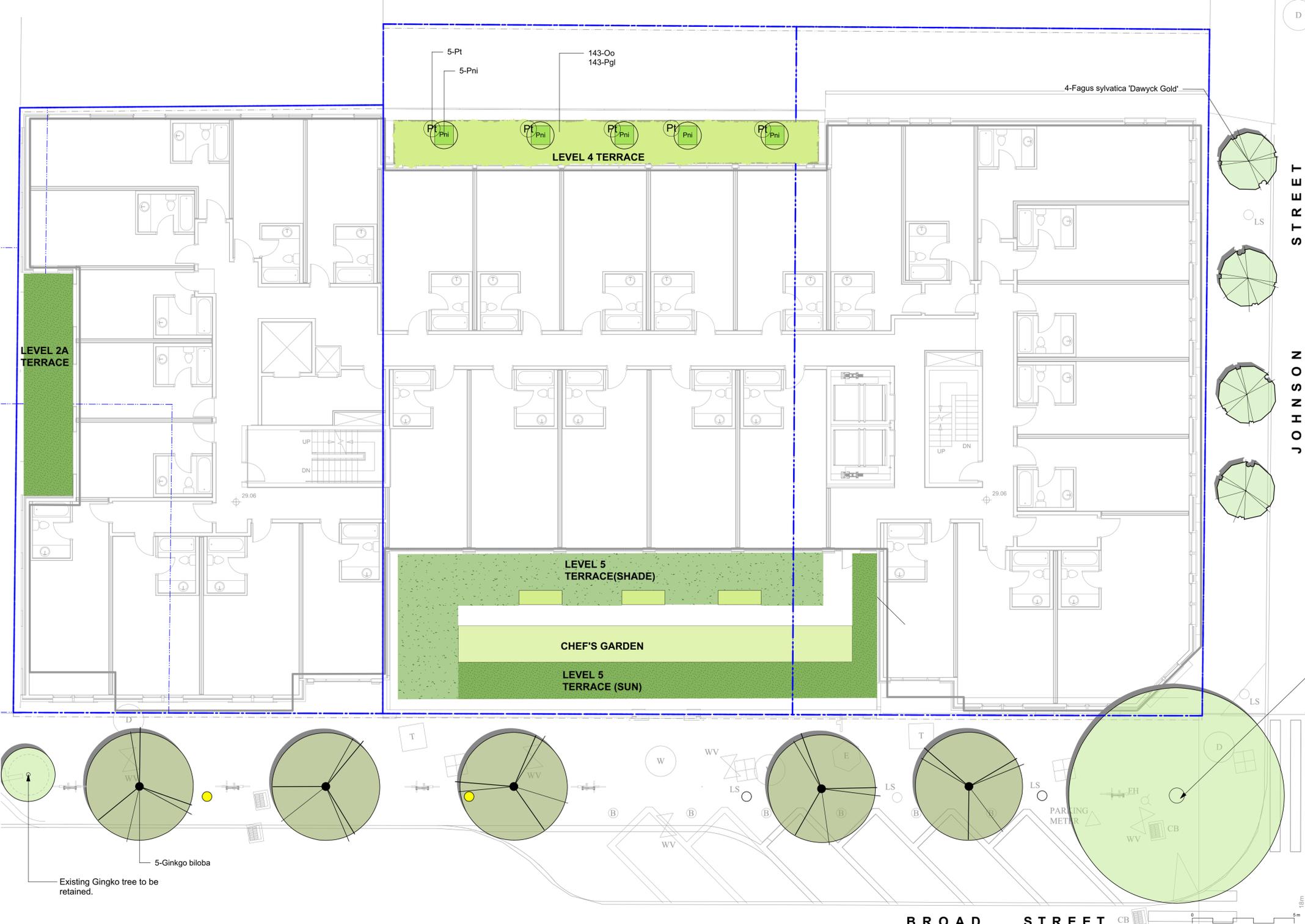


2 Level 4 Landscape Plan
Scale: 1:350

BROAD STREET



0 5m



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 dracunculus	French Taragon	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 officianalis '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

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

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client
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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.
 - 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.

project no. 117.33

scale 1:100 @ 24"x36"

drawn by ML

checked by SM/PdG

revision no. sheet no.

5 **L3.01**