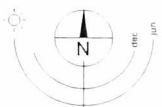


1 Context Aerial
A001 SCALE: N.T.S.

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 AND REM LOT 160A
VICTORIA DISTRICT

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

DEVELOPER
CHARD DEVELOPMENT LTD
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de Hoog & Kierulff architects
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ELECTRICAL CONSULTANT
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GEOTECHNICAL
Ryzuk Geotechnical
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Victoria BC
V8Z 1S3

SURVEYOR
Explorer Land Survey Inc
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Victoria BC
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Nevel Pickwick
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npickwick@rjc.ca

VICTORIA ZONING

BUILDING DESCRIPTION
6 STOREY HOTEL BUILDING

USES: RESIDENTIAL OCCUPANCY (HOTEL)

EXISTING ZONE: QTD 1 (2018)

PROPOSED ZONE: SITE SPECIFIC

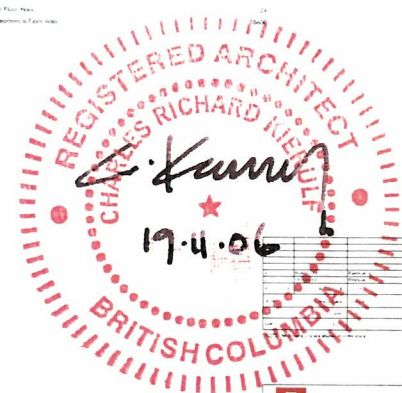
DEVELOPMENT PERMIT AREA: DP1A (HC) HISTORIC CORE

Broad Street Redevelopment

Civic Address	1312-1324 Broad Street, Victoria BC	Site #	
Legal Address	Port of Victoria - Broad Street Lot 1 and Lot 2 of Plan 3564 and Lot 1 and Lot 2 of Plan 5500		
Total Site Area (sqm)	400		
Total Street Front Area (sqm)	425		
Total FAP	430		
Block & Building Current Floor Area	224		
Block & Building Proposed Floor Area	240		
Total Floor Area (sqm) (ground)	106		
Commercial Floor Area	147		
Building Area Over City Property	147		
Site Coverage			
Open Site Space	174		
Neighbour Grade	11.24		
Height of Building	19.8		
Number of Storeys	6		
Parking Spaces on Site (Reg 403/2000)	163 (6)		
Required Parking (Long Term - Reg 403/2000)	17 (6)		
Required Parking (Short Term - Reg 403/2000)	113 (6)		
Building Sections			
Level 1st	147		
Level 2nd	147		
Level 3rd	147		
Level 4th	147		
Level 5th	147		
Level 6th	147		
Roof Area	147		
Level 1st Floor Area	147		
Roof Area	147		
Level 1st Floor Area	147		
Level 2nd Floor Area	147		
Level 3rd Floor Area	147		
Level 4th Floor Area	147		
Level 5th Floor Area	147		
Level 6th Floor Area	147		
Total Floor Area	106		

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	A503A	Context Mapping
A204	Level 2	A504	Urban Context
A205	Level 2A	A505	Urban Context
A206	Level 3	A506	Perspective Studies
A207	Level 4	A507	Perspective Studies
A208	Level 5	A508	Perspective Studies
A209	Level 6	A509	Perspective Studies
A210	Roof Plan	A510	Stone Wall
A301	North Elevation		
A302	South Elevation		
A303	East Elevation		
A304	West Elevations		



Author	Checked	Approved

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The Duck's Building
1312-1324 Broad Street
Victoria BC V8W 3N7

Project Data

Project Name	A001
Sheet No.	3

ATTACHMENT

**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 dimensions are in metres.
The intended use and of this plan is a Edition in which the
no dimension in height (is used when better at a scale of 1:250)

Parcel Identification Number (PID)
004-599-748, 004-599-772, 000-748-480, 001-665-277,
004-115-791

MUNICIPALITY
VICTORIA

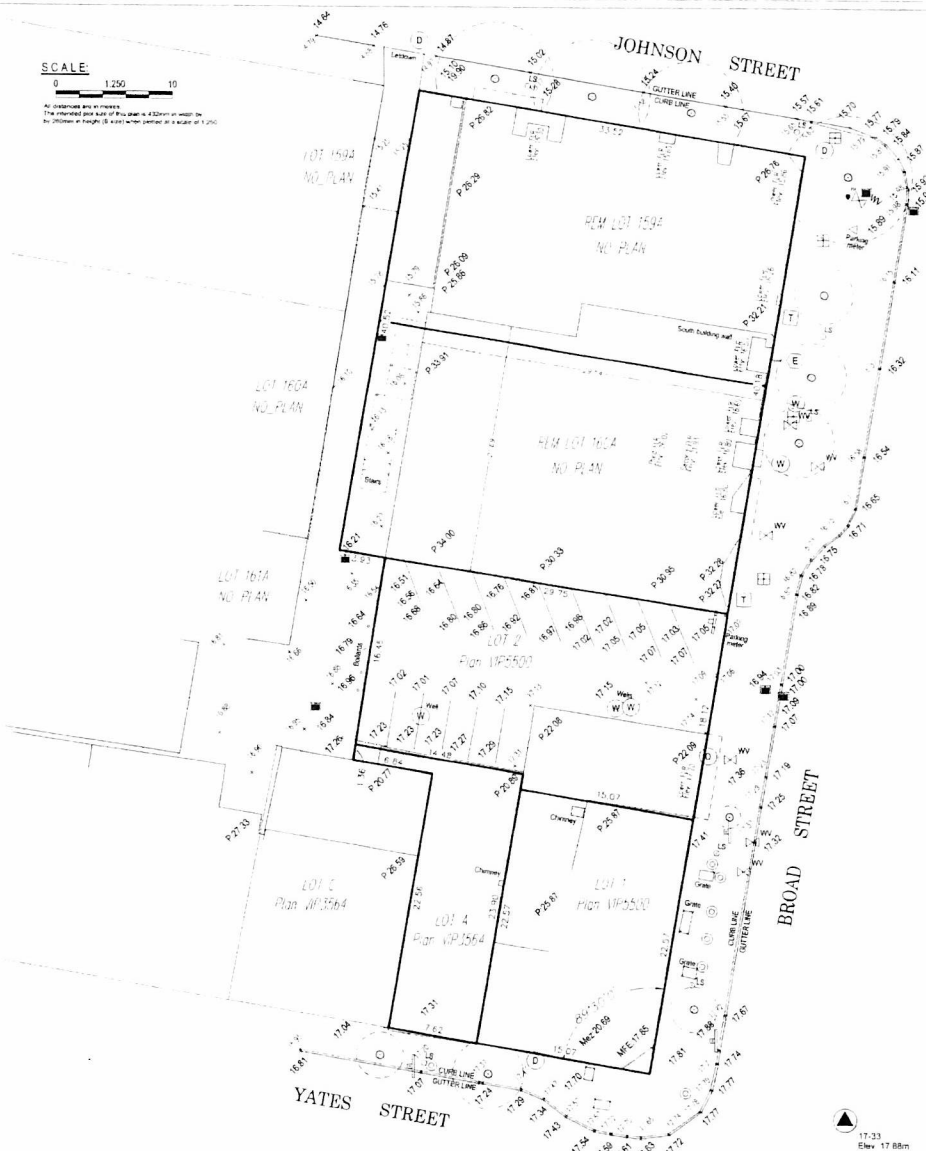
CIVIC ADDRESS
BROAD STREET
VICTORIA BC
ZONING
CA-3C

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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 TIME Office records and does not
represent a boundary survey. Critical lot dimensions
and areas must be confirmed by a precise cadastral survey

Explorer Land Surveying INC. assumes 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



LEGEND

Elevations are geoidic 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 Arborists to verify tree species
Grade shots are taken at the point marked X

- D denotes storm manhole
- WV denotes Water valve
- F denotes fire hydrant
- CB denotes catch basin
- LS denotes Lamp Standard
- T denotes Cable box
- L denotes Light box
- H denotes Hydro
- S denotes Sign
- U denotes Unmarked manhole
- MFE denotes Main Floor Elevation (Door Sill)
- P.XX.XX denotes Parapet Height
- W denotes Water manhole

Measurements are taken from the exterior
finishing of the buildings.

CERTIFIED CORRECT
Lot dimensions are correct
according to Land Time Office
records

Naresh K.C. by B.C.L.S. 0
Field Survey - 15 December, 2016
Edited by: 18th of December, 2016

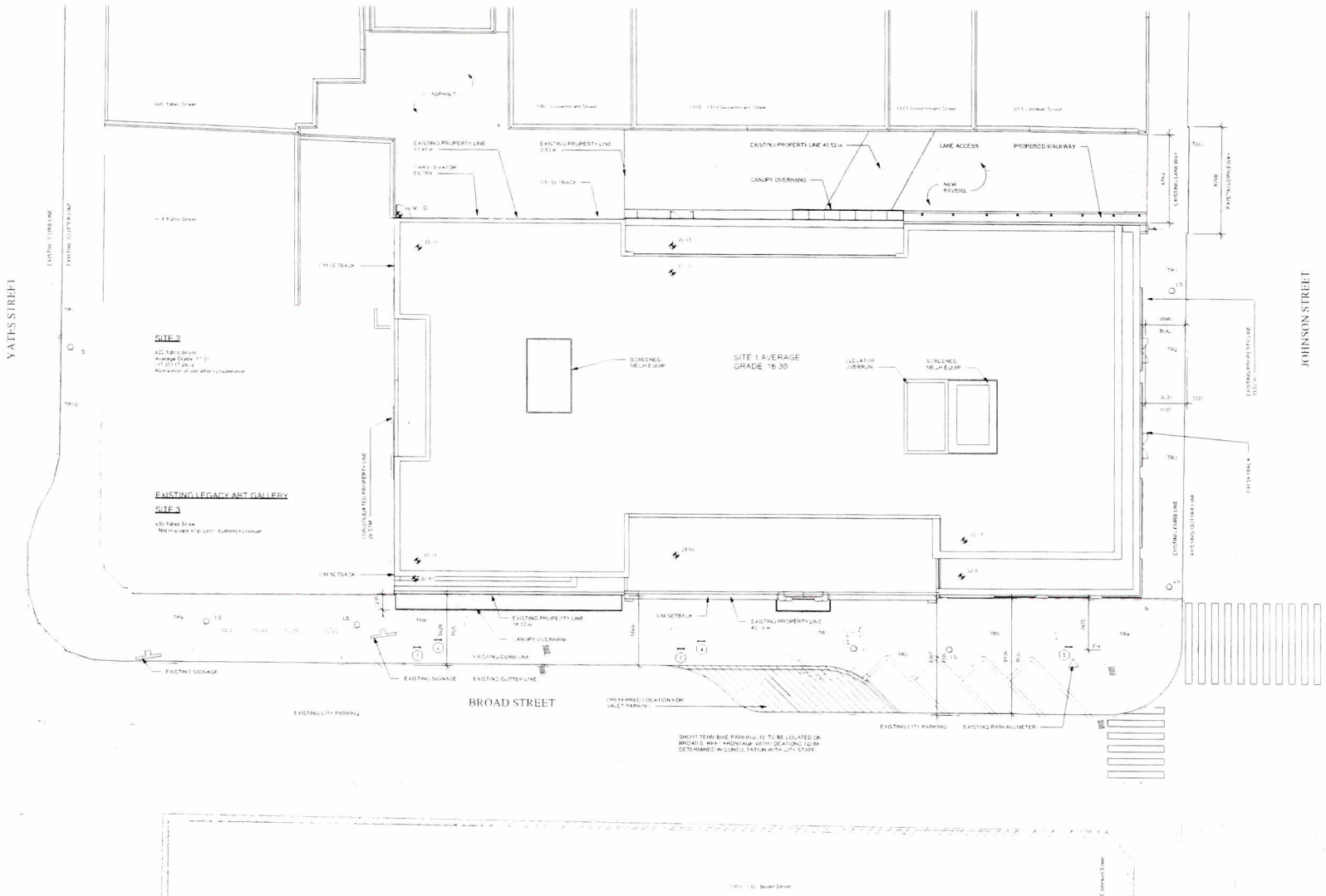
This document is not valid unless originally signed
and sealed or digitally signed with Juratral digital signature
with: 2026 / 2008 3037-1000

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The Duck's Building
1312-124 Broad Street
Victoria BC V8W 1R7

Site Survey

A100



SHORT TERM BIKE PARKING IS TO BE LOCATED ON BRIDGE DECK - PROPOSED WITH LOCATION TO BE DETERMINED IN CONSULTATION WITH CITY STAFF

Site Notes
 Existing Bike Rack

Average Grade					
The Duck Building Measurements					
Point	Point Name	Grade Point	Average of 4 Points	Distance	
A	17.00	17.00	16.92	10.78	11.51
B	17.00	17.00	16.98	20.76	47.36
C	16.75	16.75	16.75	30.76	70.78
D	16.50	16.50	16.50	40.76	102.17
Average Grade				16.50	Perimeter
Total Area				17.00	20.00

The Duck Building Measurements					
Point	Point Name	Grade Point	Average of 4 Points	Distance	
A	17.00	17.00	16.92	10.78	11.51
B	17.00	17.00	16.98	20.76	47.36
C	16.75	16.75	16.75	30.76	70.78
D	16.50	16.50	16.50	40.76	102.17
Average Grade				16.50	Perimeter
Total Area				17.00	20.00

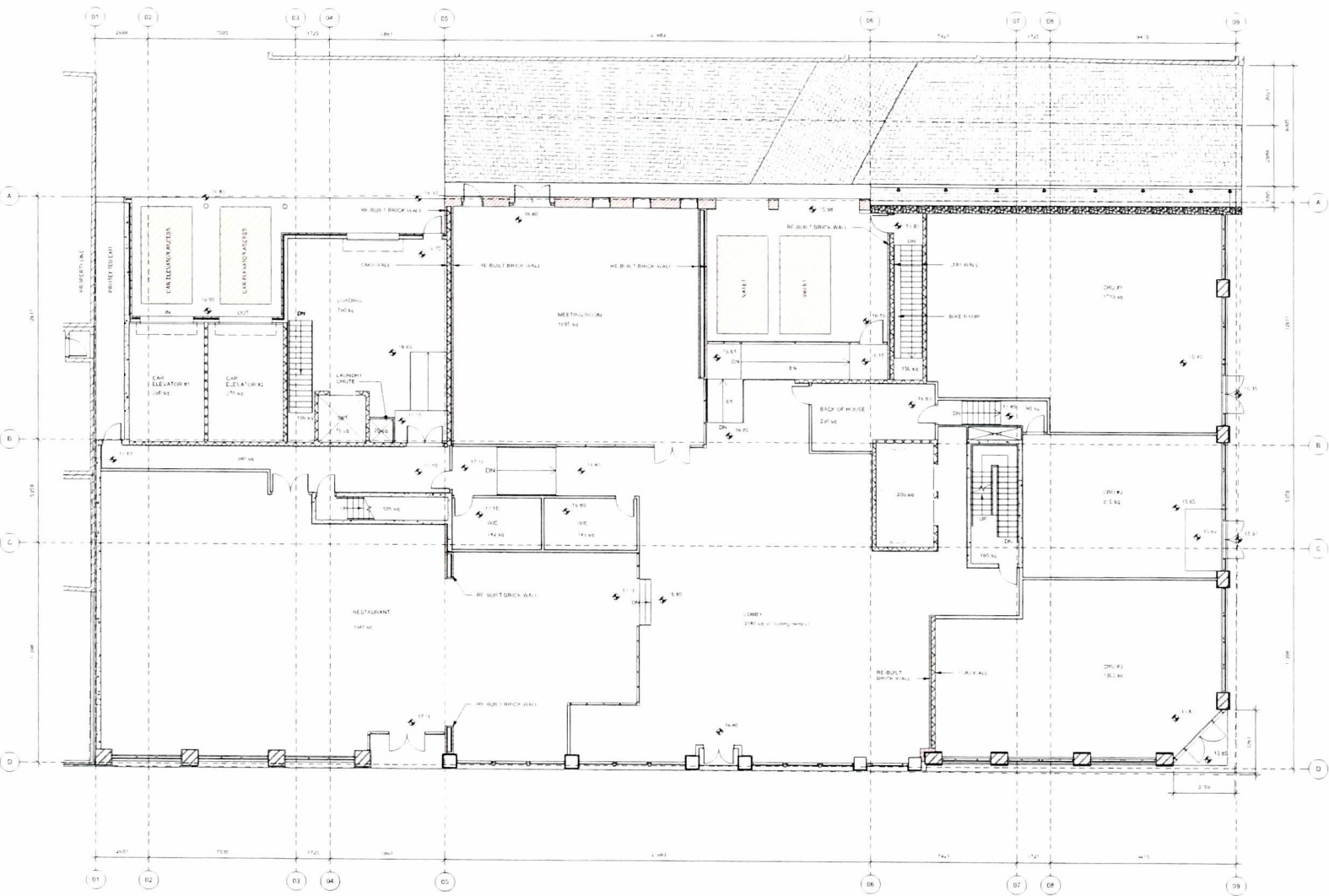
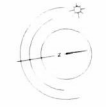
1	17.00	17.00	16.92	10.78	11.51
2	17.00	17.00	16.98	20.76	47.36
3	16.75	16.75	16.75	30.76	70.78
4	16.50	16.50	16.50	40.76	102.17
Average Grade				16.50	Perimeter
Total Area				17.00	20.00

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 1310-1324 Broad Street
 Jackson, Mississippi 39201
 Phone: 601.478.1111
 Fax: 601.478.1112
 Email: info@dhkarchitects.com

The Duck Building
 1310-1324 Broad Street
 Jackson, Mississippi 39201

Site Plan

A101 3



2 Level 1 - Overall
A203 SCALE 1/100

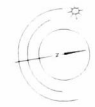
dhArchitects

1312-1324 Board Street
Victoria, BC V8P 1E1

The Duck's Building
1312-1324 Board Street
Victoria, BC V8P 1E1

Level 1

A203 3



Level 2 - Overall
A204 SCALE 1:100

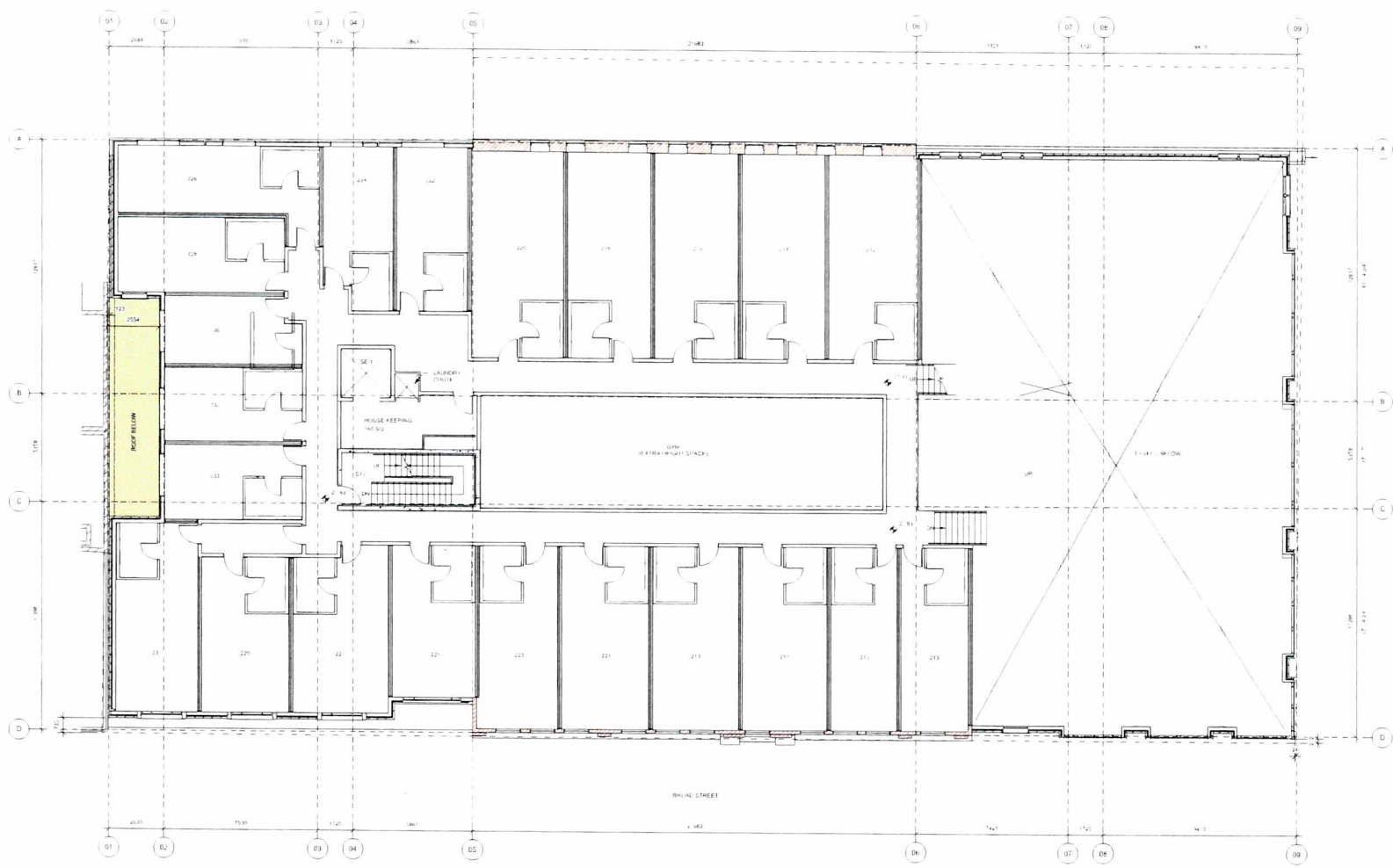
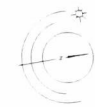
REVISIONS	
NO.	DESCRIPTION

dhk architects
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Wichita, KS 67202-3809

NO.	DESCRIPTION

Level 2
A204 2



1 Level 2A - Overall
A205 SCALE 1:100

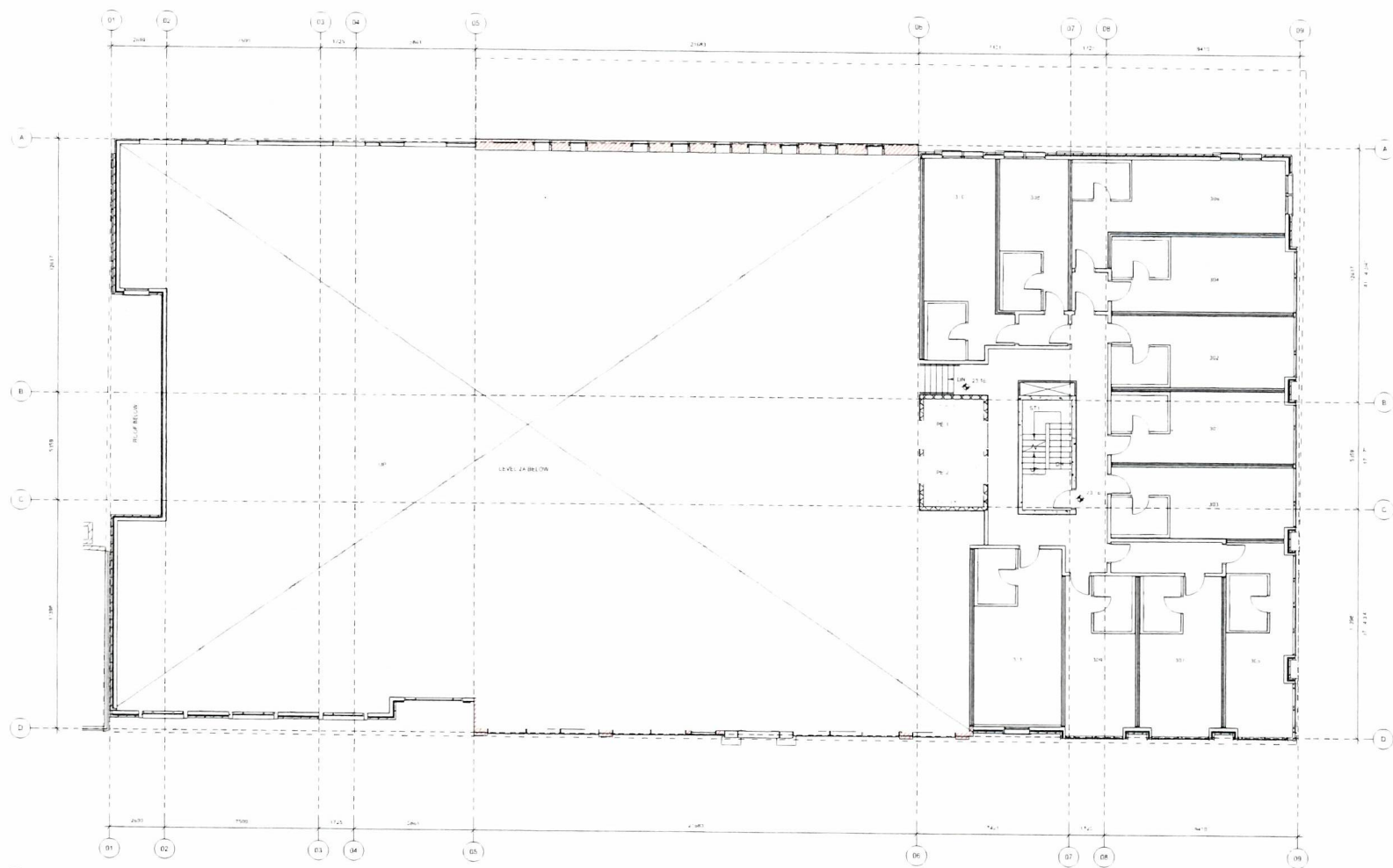
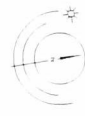
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dhk dhkarchitects
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Victoria, BC V8M 1K1

Level 2A

A205	2
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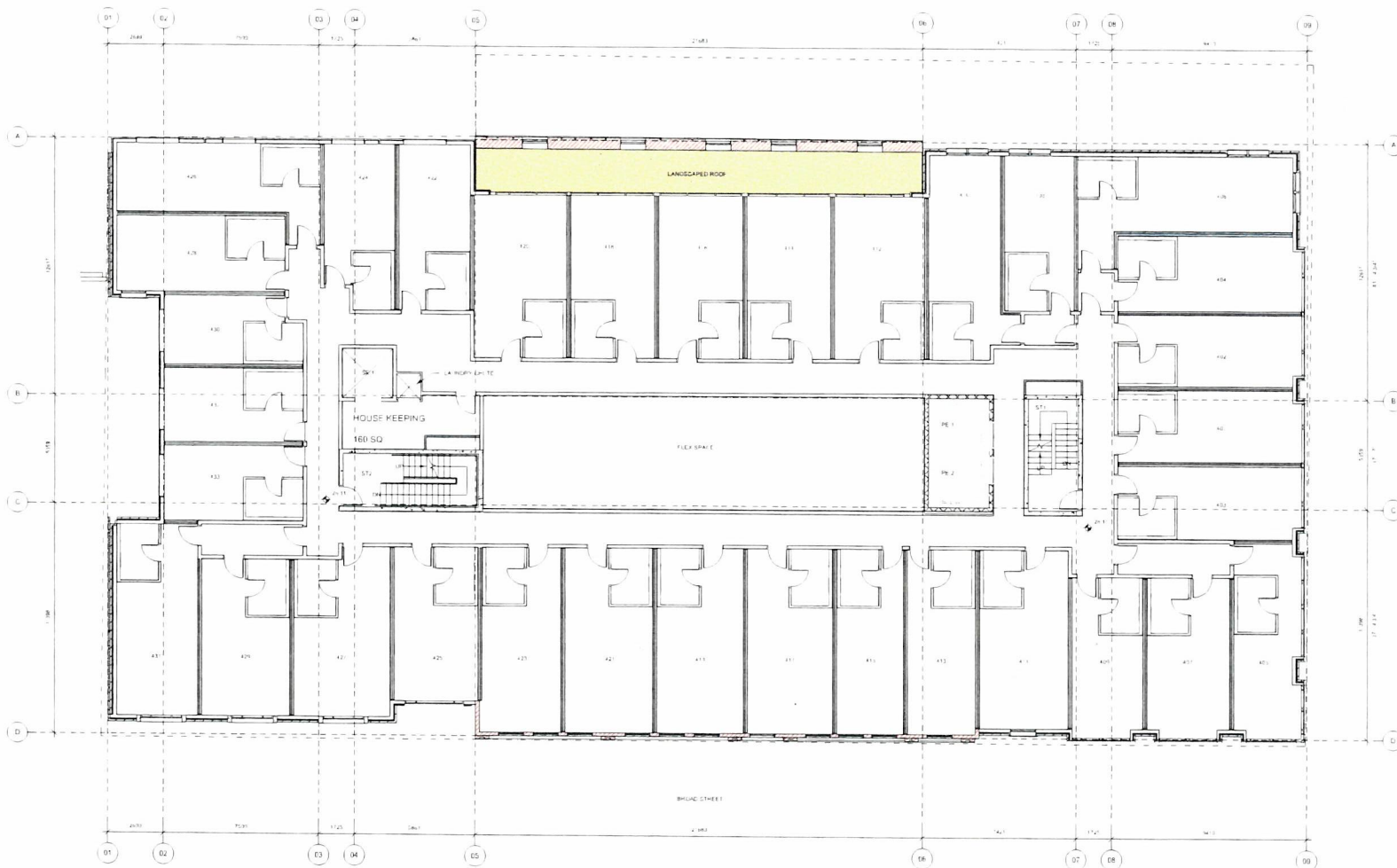
1 Level 3 - Overall
A206 SCALE 1:100

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NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR TENDER
3	ISSUED FOR CONSTRUCTION
4	ISSUED FOR AS-BUILT

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MELBOURNE VIC 3000
PH: 03 9212 5155
WWW.DHARCHITECTS.COM.AU

The Duck's Building
119-124 BROAD STREET
VIC 3000
LEVEL 3

A206	2
------	---



1 Level 4 - Overall
A207 SCALE 1:100

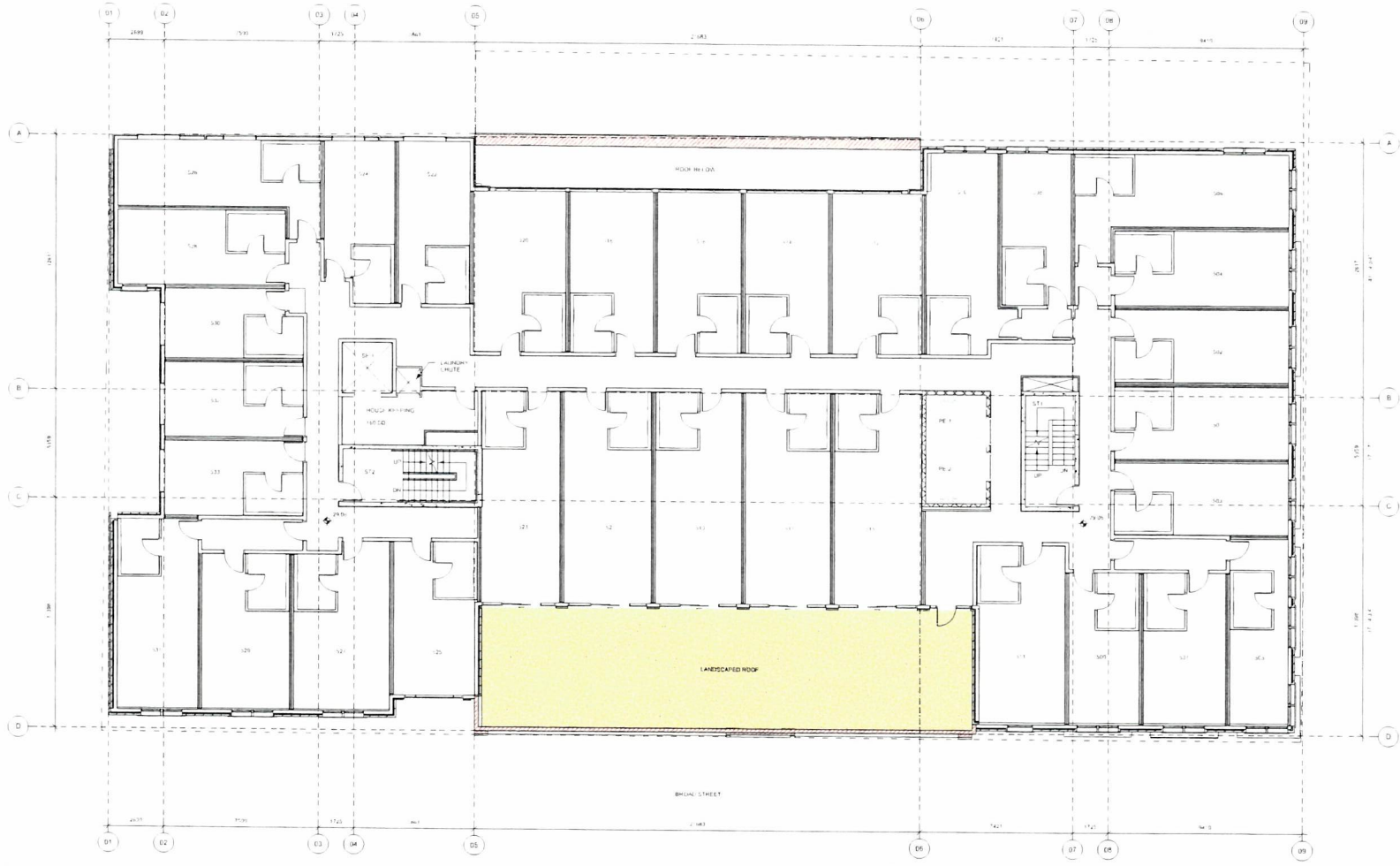
NO.	REVISION	DATE

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The Duck's Building
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Level 4

A207	2
------	---

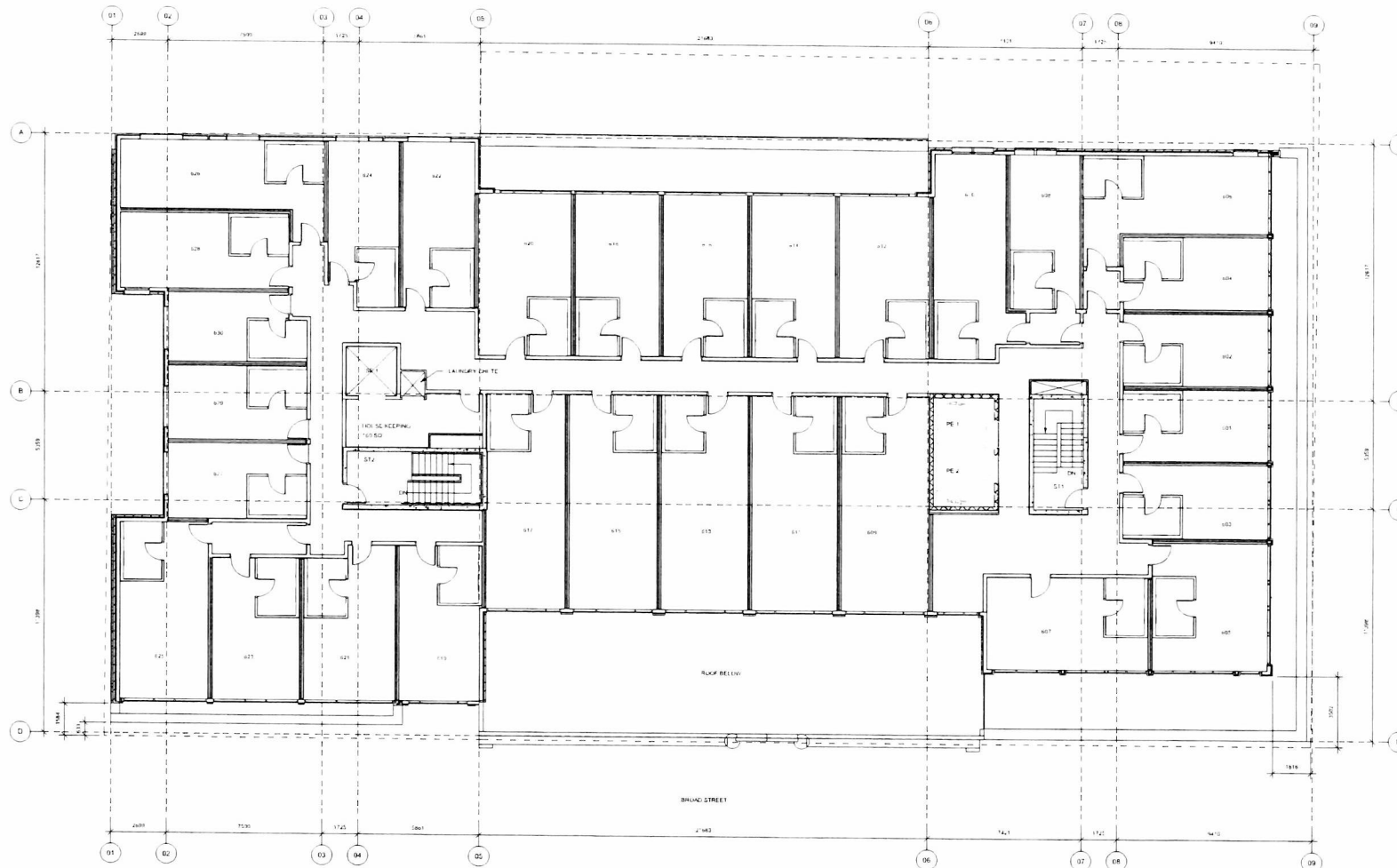
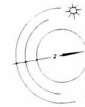


1 Level 5 - Overall
 A208 SCALE 1 : 100


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 Victoria 3181
 Level 5

A208	2
------	---



1 Level 6 - Overall
A209 SCALE 1:100

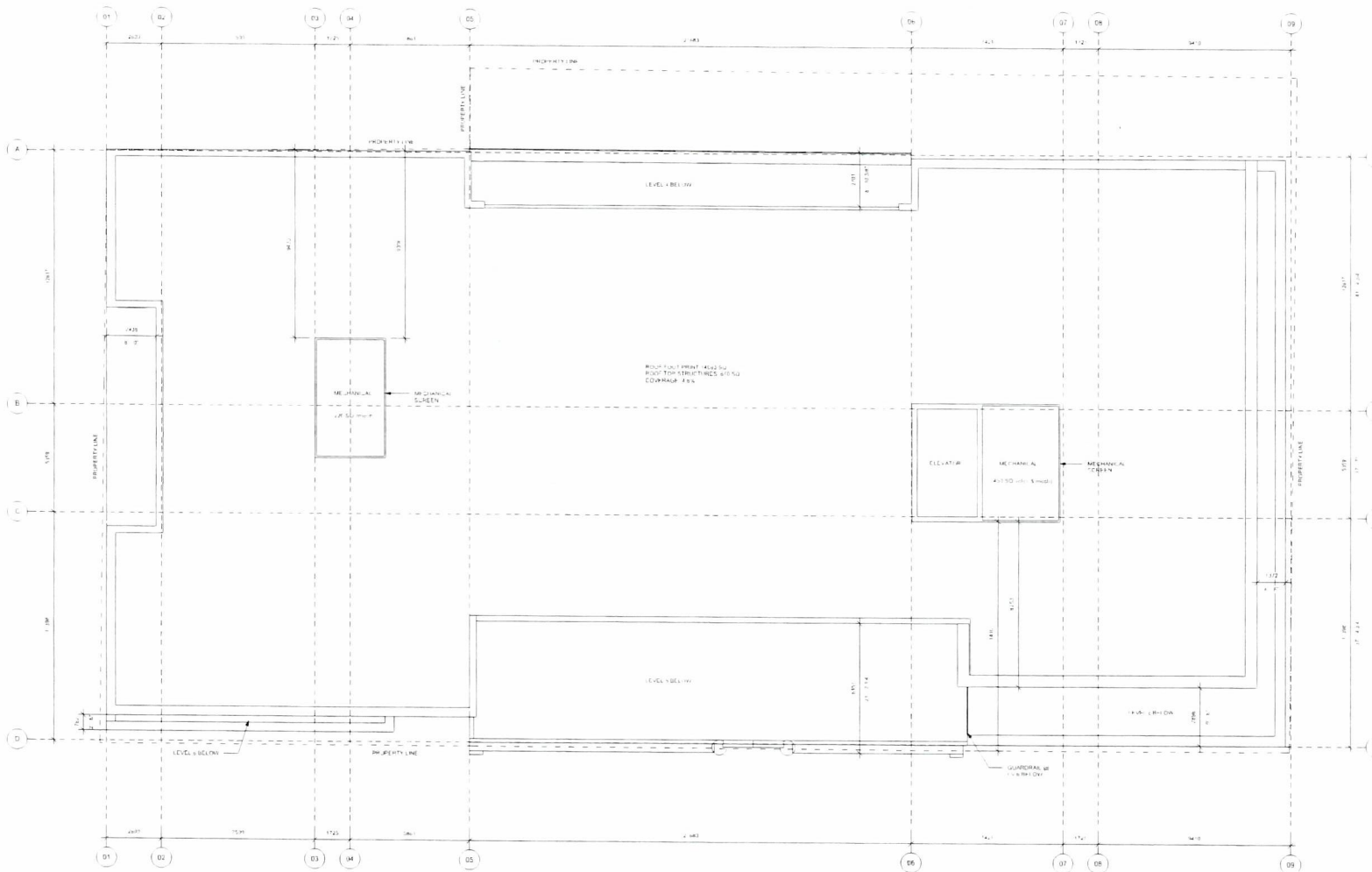
NO.	REVISION	DATE

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 Fax: 03 5222 1112
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 Wodonga, VIC 3682

Level 6

A209	2
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1 To Roof - Overall
A210 SCALE 1:100

NO.	REVISION	DATE

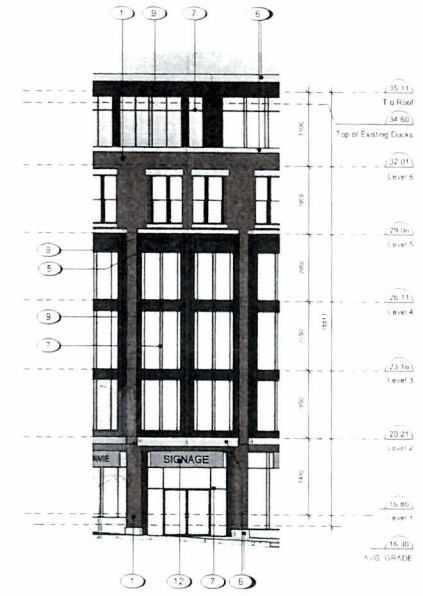
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Fax: 250.686.4444
www.dhkarchitects.com

The Duck & Building
1312-1328 Broad Street
Victoria BC V8P 1Y1

Roof Plan
A210 3



1 North Elevation
A301 SCALE 1/100



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



Material Schedule North

- 1 Brick Masonry Veneer Cladding - Medium Lint
- 2 Brick Masonry Veneer Cladding - White
- 3 Metal Panel - 1/2 GRK
- 4 Metal Panel - 1/2 GRK
- 5 Metal Panel - 1/2 GRK
- 6 Brick Masonry Veneer Cladding - Medium Lint
- 7 Custom Fabricated Steel - Laser Cut and Painted
- 8 Steel - 1/2 GRK
- 9 Brick Masonry Veneer Cladding - White
- 10 Metal Panel - 1/2 GRK
- 11 Metal Panel - 1/2 GRK
- 12 Metal Panel - 1/2 GRK

BRICK AND TILE COLOUR

BRICK MASONRY VENEER CLADDING - MEDIUM LINT

METAL PANEL - 1/2 GRK

BRICK MASONRY VENEER CLADDING - WHITE

METAL PANEL - 1/2 GRK

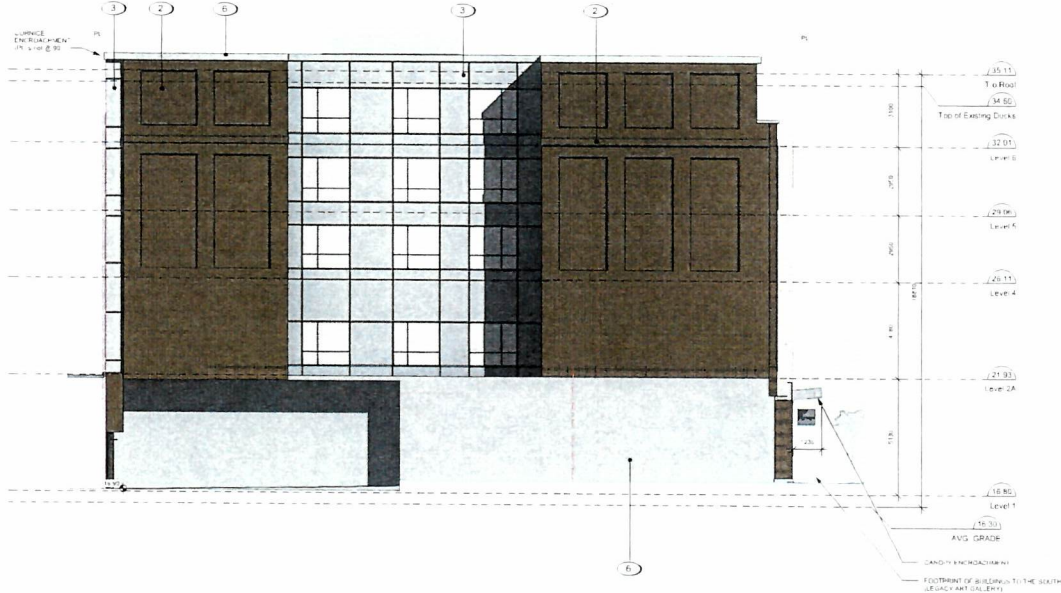
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dHK Architects

The Duck's Building
1310 East Broad Street
Atlanta, GA 30309

North Elevation

A301 2



1 South Elevation
A302 SCALE 1/100

Material Schedule South

- 1 Brick Masonry Veneer (Cladding) - Matt's Clay
- 2 Brick Masonry Veneer (Cladding) - Kinross
- 3 Metal Panel - 1 Grey
- 4 Metal Panel - DK Grey
- 5 Metal Panel - Black
- 6 Precast Concrete
- 7 Curtain Wall Window System - Fixed & Sliding Aluminium
- 8 Polycarbonate Metal Shedding
- 9 Steel - L-Shaped
- 10 Cast-in-Place Concrete
- 11 Expanded Polystyrene Composite Panel
- 12 Granite
- 13 Structural Concrete Deck
- 14 Masonry Wall Core



BRICK AND TILE COLOUR

1 BRICK MASONRY VENEER (CLADDING) - KINROSS



3 METAL PANEL - 1 GREY



1 BRICK MASONRY VENEER (CLADDING) - MATT'S CLAY



4 METAL PANEL - DK GREY



NO.	DESCRIPTION	DATE

dHArchitects

The Duck's Building
1327 1/2 Blvd Street
Ostana, BC V2Y 2H4

South Elevation

A302	3
------	---



1 East Elevation
A303 / SCALE 1:100

CONSERVATION STRATEGY

- BRICKWORK AND MASONRY TO BE REPAIRED (pg. 1)
- EXTERIOR BRICK WALLS TO BE PRESERVED (pg. 1)
- EXISTING DOUBLE-HUNG WOODEN SASH WINDOWS TO BE REHABILITATED WHERE POSSIBLE AND REPLACED IN HISTORICALLY COMPATIBLE DOUBLE-HUNG WOODEN SASHES WHERE NEEDED (pg. 1)
- BRICK LUNGS TO BE REPAIRED (pg. 1)
- ORIGINAL CURBELED LUNGS DETAILING W/ BRICKSETS AND TRIANGULAR TROUSERS TO BE PRESERVED (pg. 1)
- PAINT TO BE REMOVED FROM EXTERIOR MASONRY WHERE APPLICABLE (pg. 1)
- RUSTICATED MASONRY HERE TO BE PRESERVED (pg. 1)
- NEW ENTRANCES TO BE INTEGRATED IN THE SPIRIT OF THE ORIGINAL HISTORIC APPEARANCE (pg. 1)
- STONE KENTLES TO BE PRESERVED (pg. 1)

Material Schedule - East

- 1 Brick Masonry Venetian Glazing - Medium
- 2 Brick Masonry Venetian Glazing - Light
- 3 Metal Panel - Grey
- 4 Metal Panel - Dark Grey
- 5 Metal Panel - Black
- 6 Brickwork - Light
- 7 Copper Sheet - Weathered - Colour as per Australian Standard AS/NZS 4454
- 8 Brickwork - Dark
- 9 Steel - Galvalume
- 10 Ceramic - Terrazzo Tiles
- 11 Terrazzo - Terrazzo Tiles
- 12 Terrazzo - Terrazzo Tiles
- 13 Terrazzo - Terrazzo Tiles
- 14 Terrazzo - Terrazzo Tiles



BRICK AND TILE COLOUR

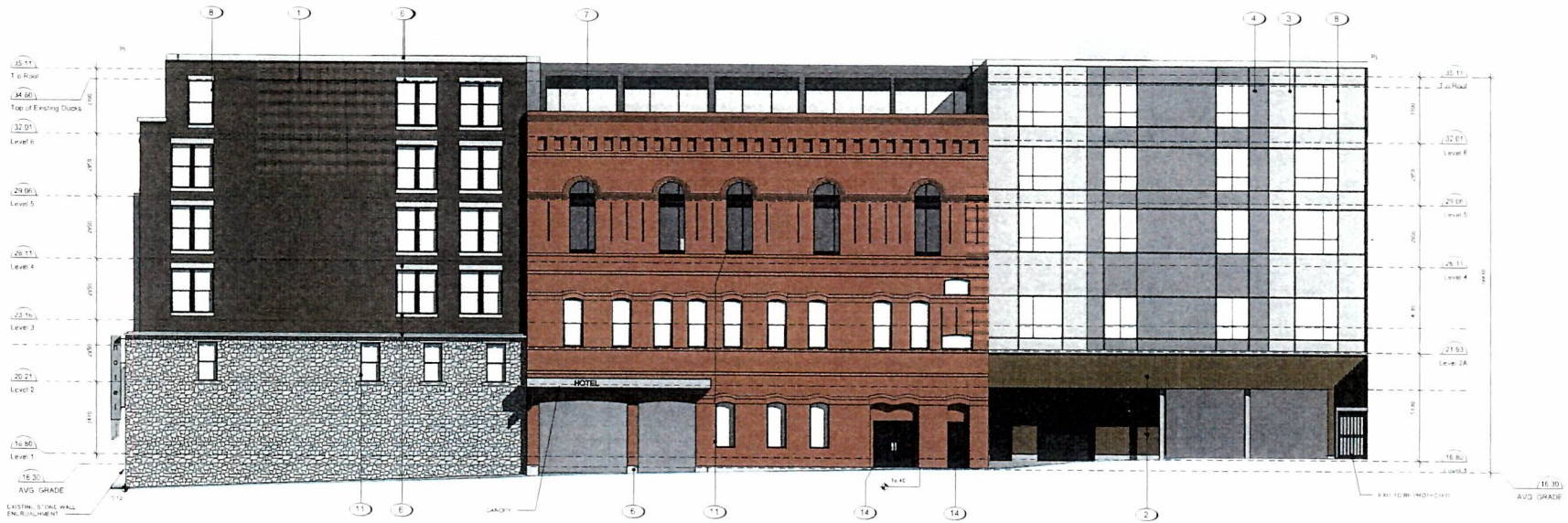


NO.	DESCRIPTION	UNIT	QTY	REMARKS

dhkarchitects
 13/11/2014
 13/11/2014
 13/11/2014
 13/11/2014

The Duck's Building
 1311-1324 Broad Street
 Victoria 3184

East Elevation
 A303 3



1 West Elevation
A304 SCALE 1/100

CONSERVATION STRATEGY

- BRICKWORK AND MASONRY DETAILS TO BE PRESERVED (P)
- EXTERIOR BRICK WALLS TO BE PRESERVED (P)
- EXISTING DOUBLE-HUNG WOODEN SASH WINDOWS TO BE REHABILITATED WHERE POSSIBLE AND REPLACED WITH HISTORICALLY COMPATIBLE DOUBLE-HUNG WOODEN SASHES WHERE NEEDED (P)
- IRON COLUMNS TO BE RETAINED (P)
- ORIGINAL LORBELLED LORWILE DETAILING WITH BRACKETS AND TRIANGULAR FINISHES TO BE PRESERVED (P)
- PAINT TO BE REMOVED FROM EXTERIOR MASONRY WHERE APPROPRIATE (P)
- W/STITCHED MASONRY FINISHES TO BE PRESERVED (P)
- NEW INTERIORS TO BE CONSTRUCTED IN THE SPIRIT OF THE ORIGINAL HISTORY APPROPRIATE (P)
- GLASS UNITS TO BE PRESERVED (P)

Material Schedule West

- 1 Brick Masonry Veneer Cladding - Maple Leaf
- 2 Brick Masonry Veneer Cladding - Red
- 3 Metal Panel - Light Grey
- 4 Metal Panel - Dark Grey
- 5 Metal Panel - Black
- 6 Physical Concrete
- 7 Custom Metal Mesh System - Steel Mesh - 400x400
- 8 Interlocking Metal Mesh
- 9 Glass - Clear
- 10 Window - Steel & Glass
- 11 Windows - Modern Glass - 1000mm x 1500mm
- 12 Granite
- 13 Stone - Oldhead Dark
- 14 Interlocking Stone



BRICK AND TILE COLOUR

1 BRICK MASONRY VENEER CLADDING - MAPLE LEAF



2 METAL PANEL - LIGHT GREY



3 BRICK MASONRY VENEER CLADDING - RED



4 METAL PANEL - DARK GREY

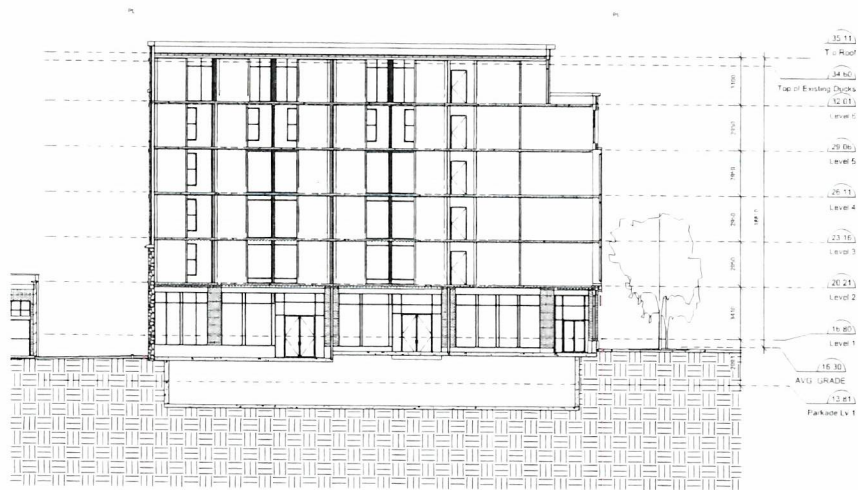


NO.	DESCRIPTION	QUANTITY	UNIT	VALUE
1	BRICK MASONRY VENEER CLADDING - MAPLE LEAF			
2	BRICK MASONRY VENEER CLADDING - RED			
3	METAL PANEL - LIGHT GREY			
4	METAL PANEL - DARK GREY			
5	METAL PANEL - BLACK			
6	PHYSICAL CONCRETE			
7	CUSTOM METAL MESH SYSTEM - STEEL MESH - 400x400			
8	INTERLOCKING METAL MESH			
9	GLASS - CLEAR			
10	WINDOW - STEEL & GLASS			
11	WINDOWS - MODERN GLASS - 1000MM x 1500MM			
12	GRANITE			
13	STONE - OLDHEAD DARK			
14	INTERLOCKING STONE			

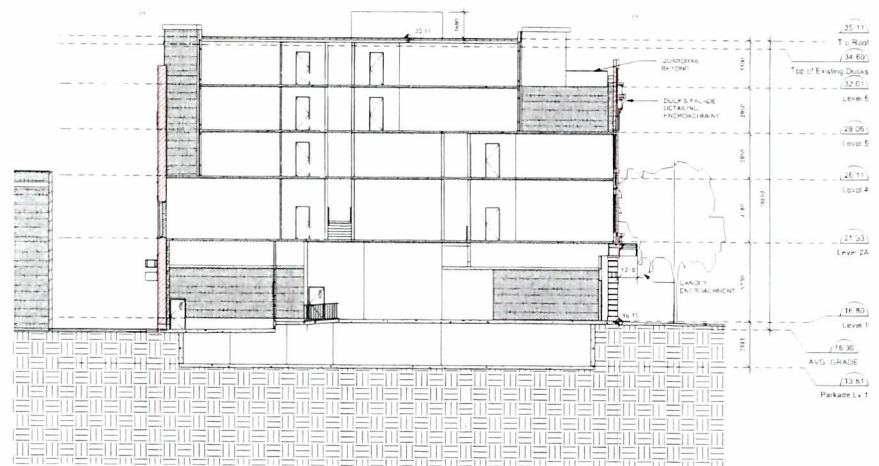
dHK Architects
 1170 - 12th Street
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 Fax: 250.383.1112
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The Duck's Building
 1170 - 12th Street
 Victoria BC V8W 2E1

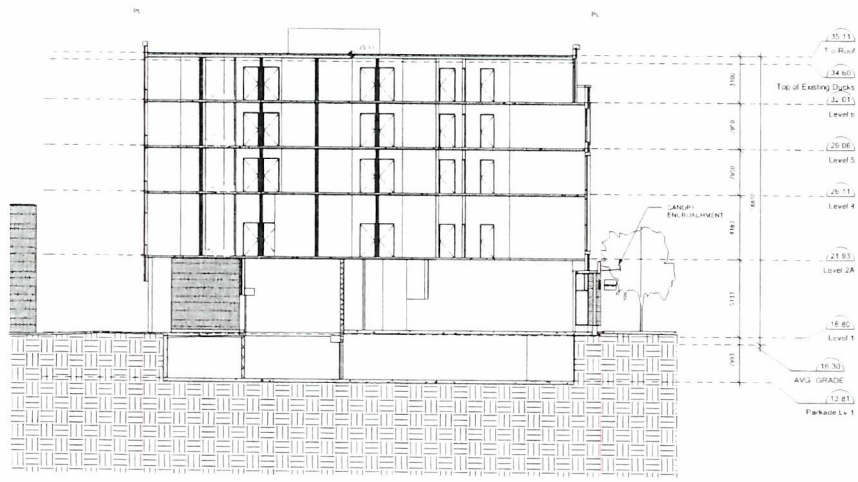
West Elevations
 A304 3



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

NO.	REVISION	DATE

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 Victoria BC V8P 1G1
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 FAX: 250.688.1112
 WWW: DUKSARCHITECTS.COM

The Duck's Building
 1312-1324 Broad Street
 Victoria BC V8P 1G1

Building Sections E-W

DATE: 2023.08.15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: A401



1298 BROAD STREET SQUARE

YATES STREET

LEGACY ART GALLERY
639 YATES STREET
NOT IN SCOPE OF PROJECT

THE DUCK'S BUILDING REDEVELOPMENT
1312 - 1324 BROAD STREET

JOHNSON STREET

AUDIO VIDEO REPLAY
620 JOHNSON STREET

1 East Elevation Context Proposed
A501



1298 BROAD STREET SQUARE

YATES STREET

LEGACY ART GALLERY
639 YATES STREET
NOT IN SCOPE OF PROJECT

1305 BROAD STREET
TO BE REMOVED

EXISTING DUCK'S BUILDING
EXTERIOR TO BE RETAINED

625 JOHNSON STREET
TO BE REMOVED

JOHNSON STREET

AUDIO VIDEO REPLAY
620 JOHNSON STREET

2 East Elevation Context Existing
A501



631 - 635 JOHNSON STREET

BROAD STREET

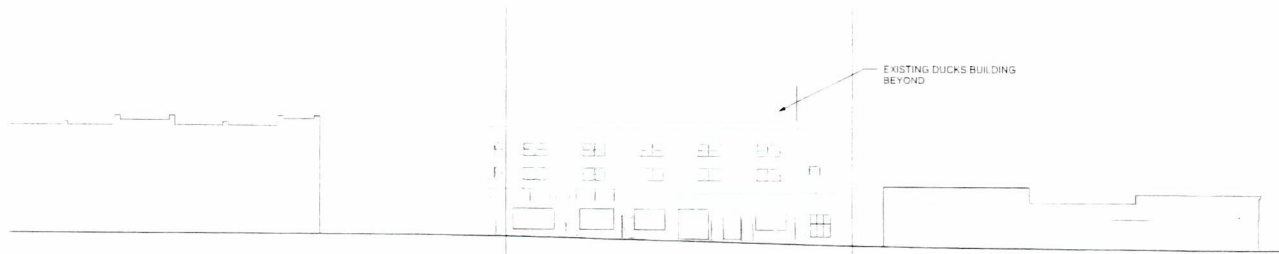
THE DUCK'S BUILDING REDEVELOPMENT
1323 - 1314 BROAD STREET

LANEWAY

605 - 613 JOHNSON STREET

EXISTING DUCKS BUILDING
BEYOND

3 North Elevation Context Proposed
A501



631 - 635 JOHNSON STREET

BROAD STREET

EXISTING 615 - 625 JOHNSON
TO BE REMOVED

LANEWAY

605 - 613 JOHNSON STREET

4 North Elevation Context Existing
A501

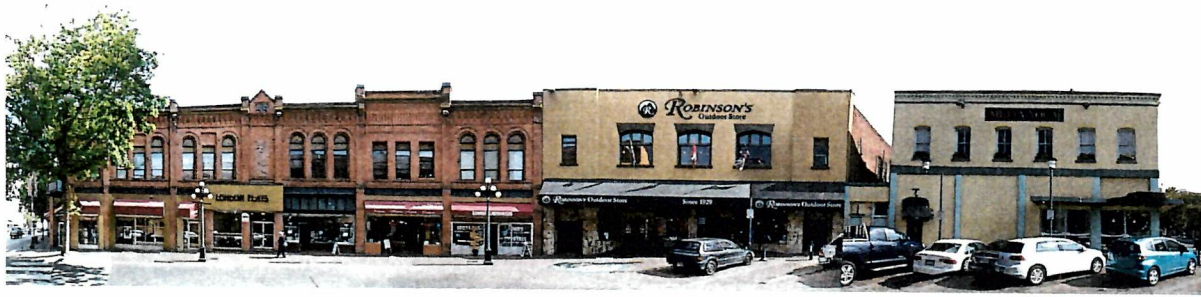
iHK architects

127 N 1st Street
Portland, OR 97201
Tel: 503.475.2382
www.iHKarchitects.com

The Duck's Building
1312-1324 Broad Street
Victoria BC V8P 2Y6
ARCHITECT

Site Context

A501



JOHNSON STREET

LONDON FLATS
1313 BROAD STREET

ROBINSON'S OUTDOOR STORE
1367 STREET

METTA VIDGA
1303 BROAD STREET

YATES STREET

1 Broad Street Context Facing East
A502



606 - 614 JOHNSON STREET

AUDIO VIDEO REPLAY
620 JOHNSON STREET

BROAD STREET



BEST WESTERN
636 JOHNSON STREET

2 Johnson Street Context Facing North
A502



1298 BROAD STREET SQUARE



AUDIO VIDEO REPLAY
626 JOHNSON STREET



631 - 635 JOHNSON STREET

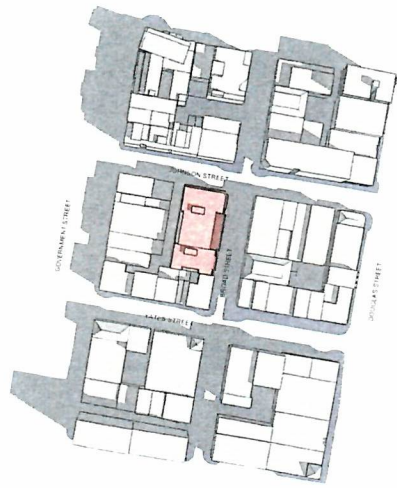


605 - 613 JOHNSON STREET

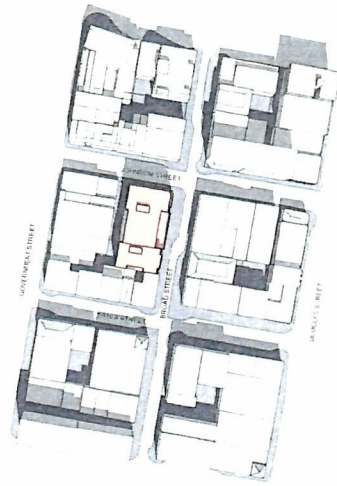
3 Broad Street Context Facing West
A502

4 Johnson Street Context Facing South
A502

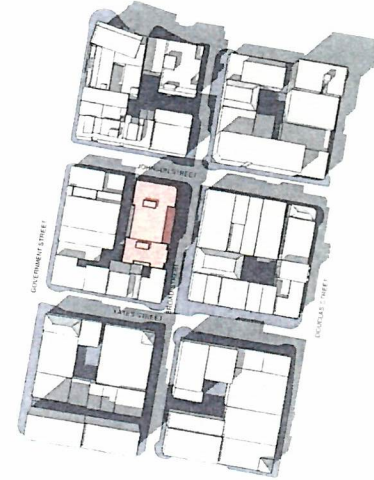
gmk architects	1200 ...
The Duck & Building	1317-1318 Broad Street Victoria BC V8W 2R7
Site Context	A502



Equinox 9am



Equinox Noon

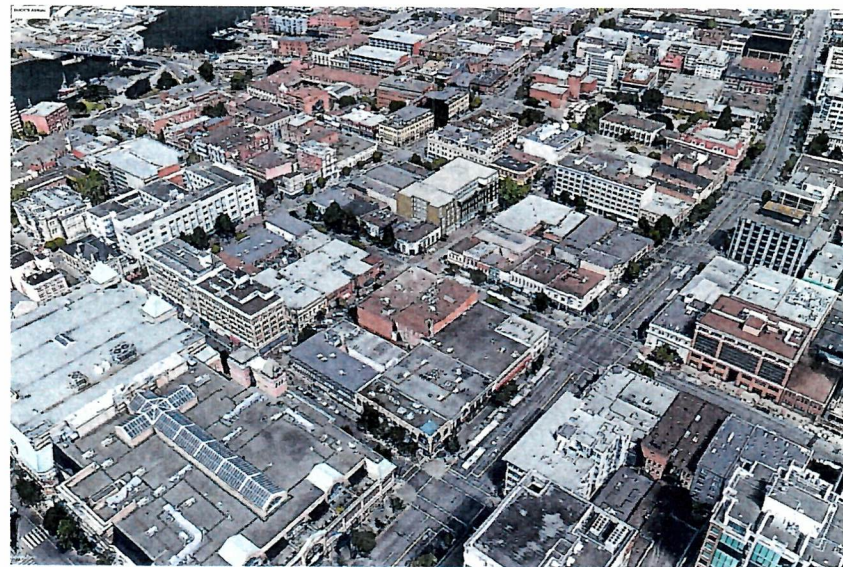


Equinox 3pm

1 Shadow Studies
A503



2 Harbour View from Laurel Point
A503



3 Aerial View
A503

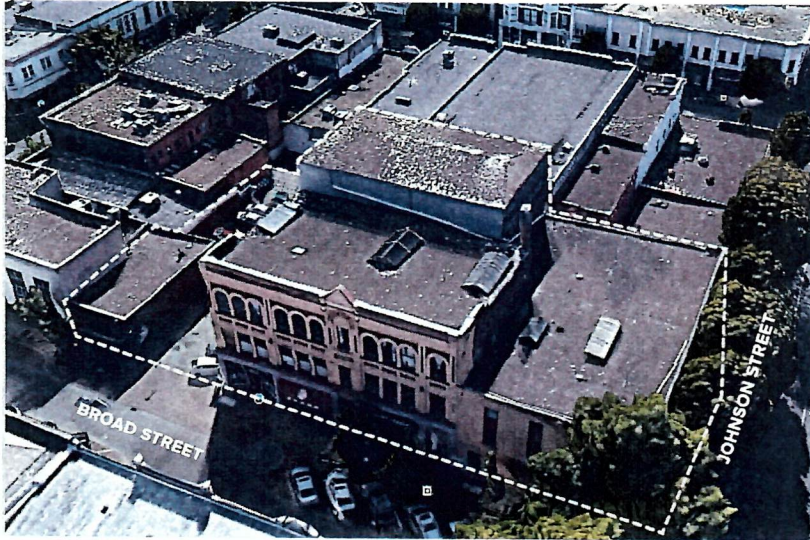
dHKA architects
 1110-1112 BURNING TREE STREET
 VICTORIA, BC V8W 2E4
 TEL: 250.363.8000
 WWW.DHKA.COM

The Duck's Building
 1312-1324 BRIDGE STREET
 VICTORIA, BC V8M 1E1

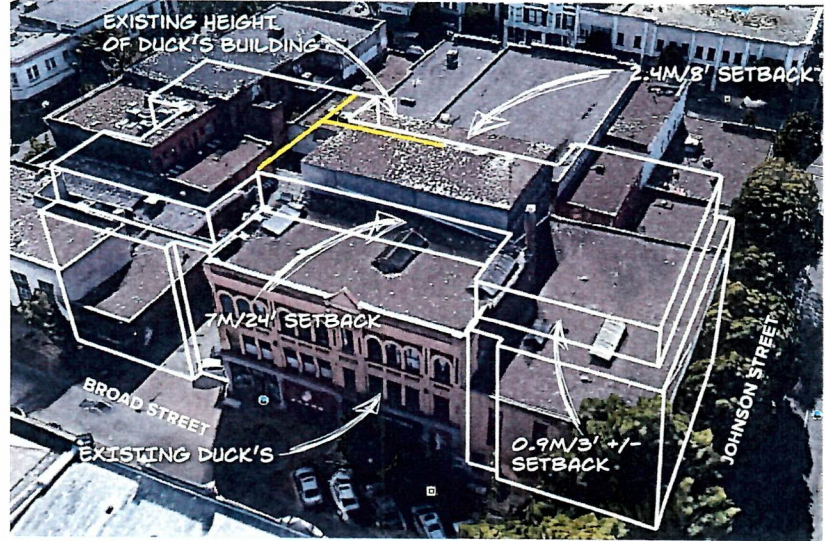
Shadow Studies
 1312-1324 BRIDGE STREET
 VICTORIA, BC V8M 1E1

A503

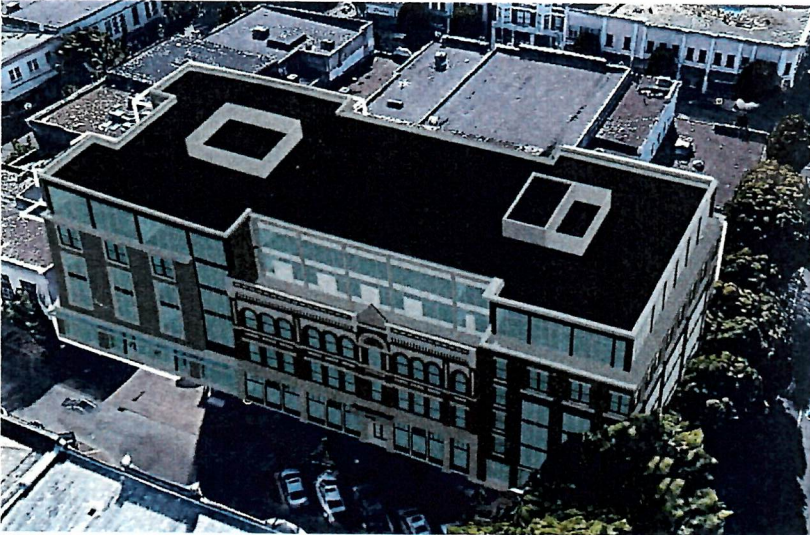
CURRENT CONTEXT



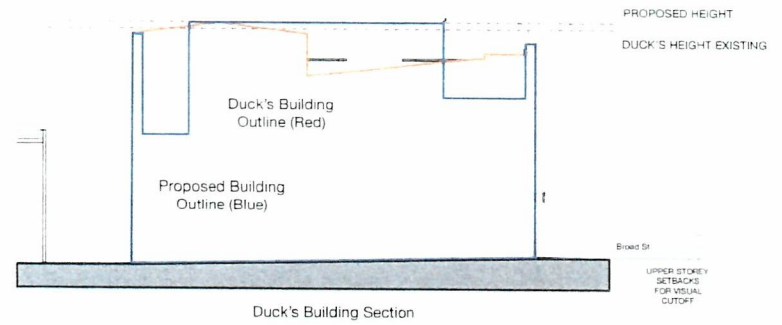
PROPOSED MASSING



ARCHITECTURAL DESIGN



Building Section Comparison - Existing and Proposed



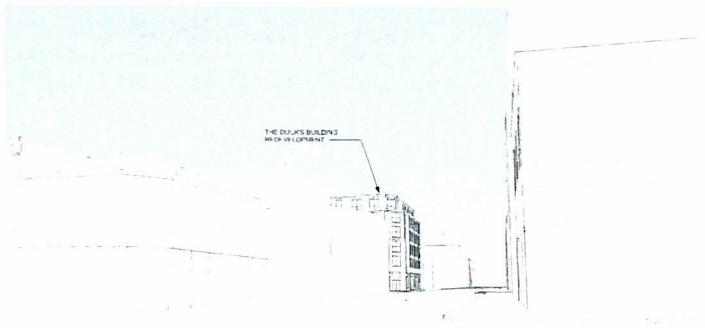
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dMK architects
 1315-1324 Broad Street
 Victoria, BC V8W 2E1
 TEL: 250.383.1111
 WWW.DMKARCHITECTS.COM

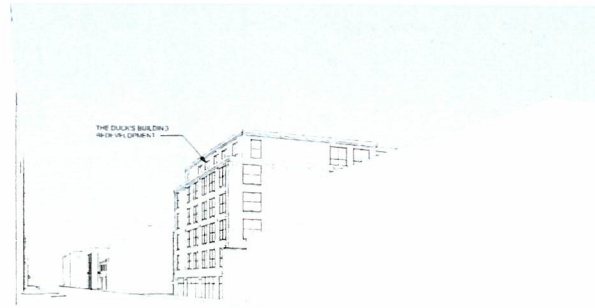
The Duck's Building
 1315-1324 Broad Street
 Victoria, BC V8W 2E1

Context Massing

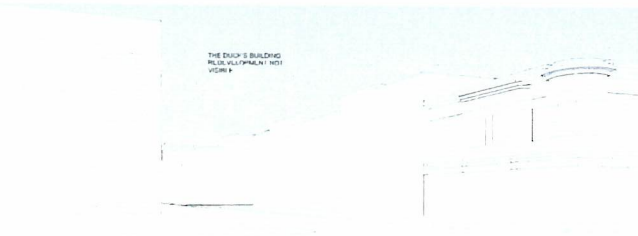
A503A



Douglas & Johnson



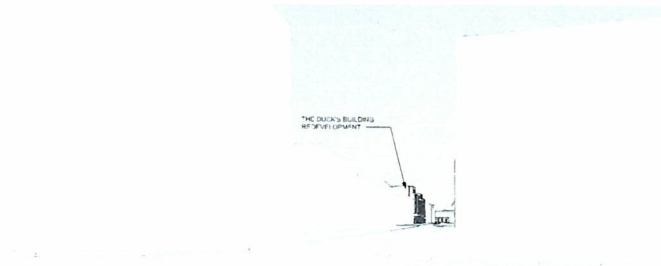
Government & Johnson



Douglas & Yates



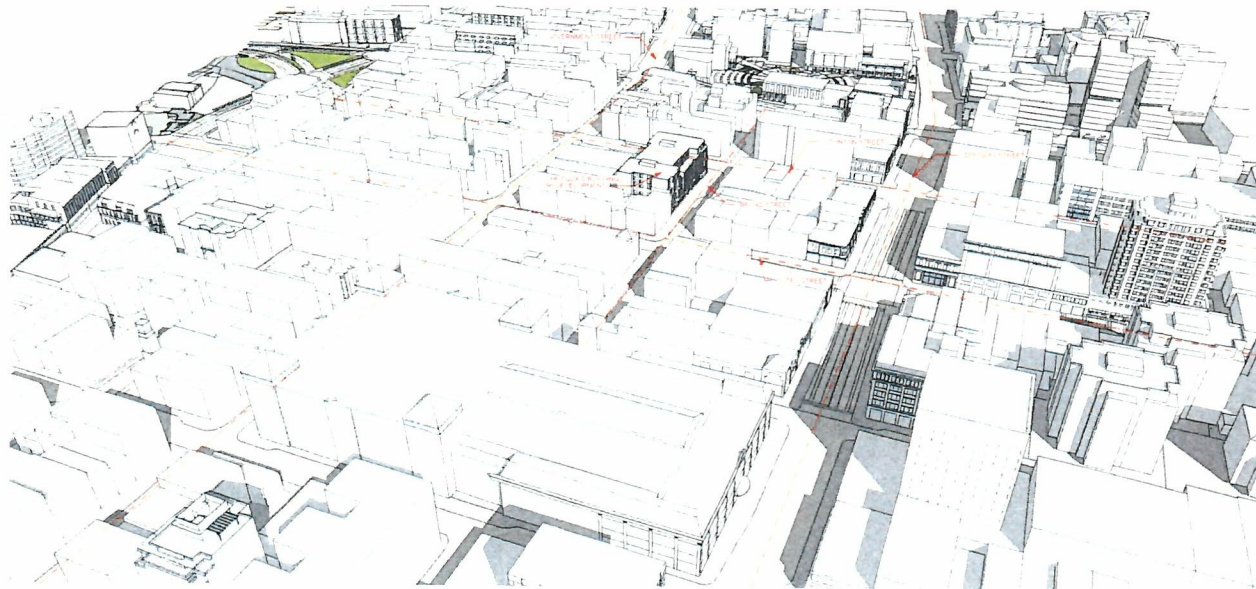
Government & Yates



Broad & View



Broad & Yates

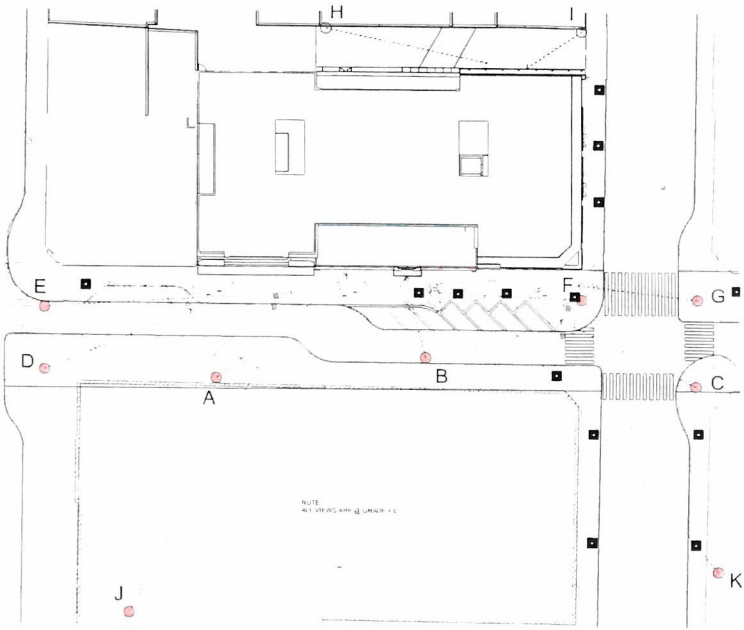


dhkarchitects

The Duck's Building
111-113 Back Street
Wellington, New Zealand

Urban Context

A505



1 Key Plan Sheet View Images
A506 SCALE 1" = 350'



2 Yates to Johnson East
A



3 Broad Street - South Building & Ducks
A506 B



4 Broad & Johnson
A506 C

NO.	REVISION	DATE

dMK architects

3000 W. 5th Avenue
Victoria, BC V8W 2M7
250.686.4444

The Duck's Building
1321 524-Broad Street
Victoria, BC V8W 2T1

Perspective Studies
A506 1



1 Yates & Broad A
A507
D



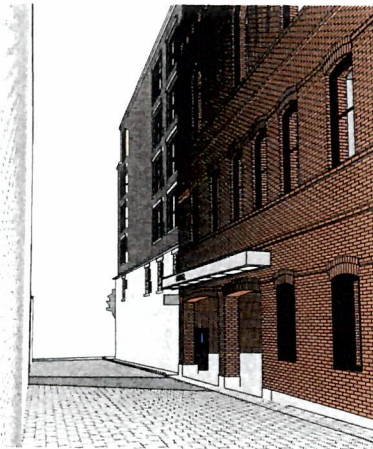
2 Yates & Broad B
A507
E



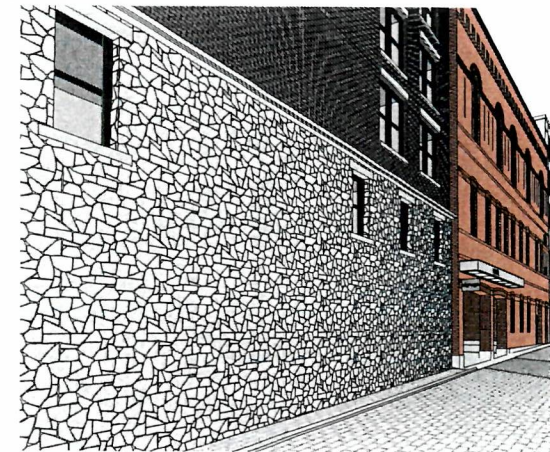
3 Broad & Johnson A
A507
F



4 Broad & Johnson B
A507
G



5 Laneway to Johnson
A507
H



6 Laneway Stonewall
A507
I



DATE		
BY		
APP'D		
REVISIONS		
NO.	DESCRIPTION	DATE



1 Broad & Johnson - Full
A509 K

NO.	REVISION	DATE

 dHKarchitects
1015 WEST BROAD STREET, SUITE 200, PORTLAND, ME 04107
734-777-0000

The Duck's Building
1312-1326 Broad Street
Portland, ME 04107

Perspective Studies

		A509
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