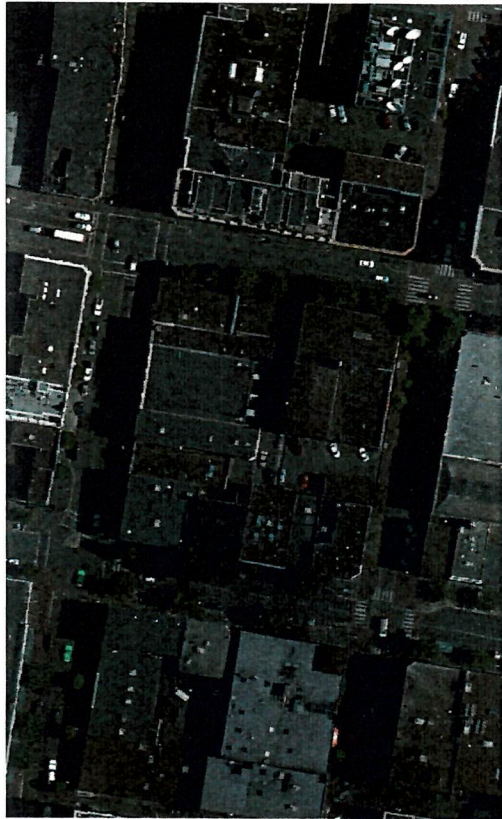
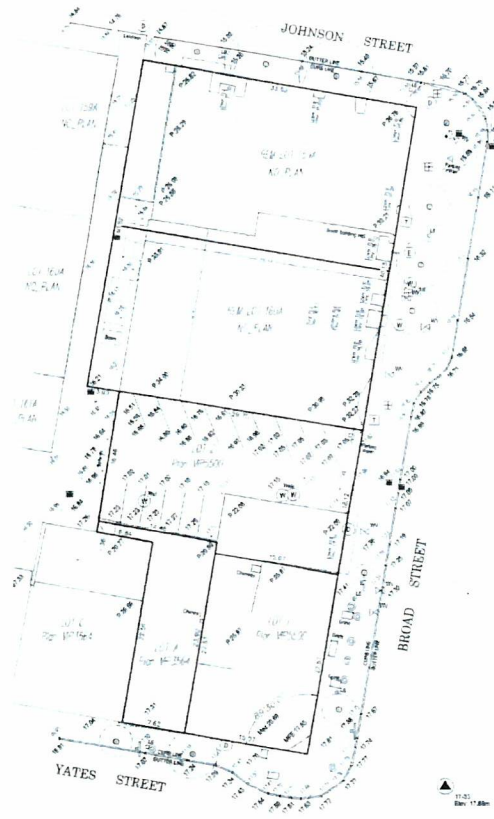
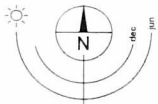




1 Context Aerial
A001 SCALE N.T.S.



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



PROJECT DESCRIPTION

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

LEGAL DESCRIPTION
LOT 4 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 Finlay Rd
P.O. Box 3040 STN. SCC
Victoria, BC
V8W 3N7

DEVELOPER
CHARD DEVELOPMENT LTD
#500, 509 Richards Street
Victoria, BC
V8B 2Z6

ARCHITECT
de Hong & Kierulff architects
977 Fort Street
Victoria, BC
V8V 3K3

STRUCTURAL CONSULTANT
EJC
220 - 645 Tye Road
Victoria, BC
V8A 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 Caledonia Rd
Victoria, BC
V8S 1G1

CIVIL CONSULTANT
JE Anderson
4212 Glenford Ave
Victoria, BC
V8T 4B7

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

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

ENVELOPE
RJC
220 - 645 Tye Road
Victoria, BC
V8A 6X5

Chris Mool
tel. 604.555-7649
chris@charddevelopment.com

Charles Kierulff AIBC
tel. 250.658-3367
fax. 250.658-3387
ck@chka.ca

Cliff Platt
tel. 250.386-7794
fax. 250.361-7900
cplatt@ejc.ca

Jay Singh
tel. 250.361-6121
fax. 250.361-6811
jsingh@appliedengineering.ca

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

Isabelle Maltres
tel. 250.475-3131
fax. 250.475-3611
isabelle@ryruuk.com

Kenneth Ng
tel. 250
fax. 250
kenneth@explorersurvey.com

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

VICTORIA ZONING

BUILDING DESCRIPTION:
6 STOREY HOTEL BUILDING

USES: RESIDENTIAL OCCUPANCY (HOTEL)

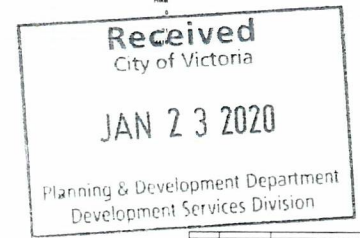
EXISTING ZONE: OTD-1 (2018)

PROPOSED ZONE: SITE SPECIFIC

DEVELOPMENT PERMIT AREA: DPA1 (HC) HISTORIC CORE

Broad Street Redevelopment

Site Address	Min 1
1312-1324 Broad St. Victoria, BC	
Legal Address	Plan Lot 1324 + Plan Lot 1324 + Lot 2 Plan 3564 + Plan Lot 1324 + Plan 5500
Final Site Area (sqm)	889
Final Gross Floor Area (sqm)	7,362
Final FSR	4.30
Duck's Building Current Floor Area	2344
Duck's Building Retained Floor Area	2344
Total Floor Area (sqm ground)	1489
Commercial Floor Area	679
Building Area Street City Property	879
Site Coverage	10%
Open Site Space	16.30
Average Grade	18.81
Roof Top Elevation	1.88 from top of road / 11.57 from base RL / 5.7 from road edge / 7.5% Total Coverage
Number of Storeys	6
Parking Stalls on Site (if any) (if provided)	(26/10)
Bicycle Parking Long Term (if any) (if provided)	(7/0)
Bicycle Parking Short Term (if any) (if provided)	(26/10)
Building setbacks	
Front Yard	0.6
Rear Yard	0.6
Side Yard	0.6
Combined Side Yard	0.6
Residential Use Details	
Total Number of Units	136
Unit Type	100%
Grounds (Combined) Limits	
Min Lot Floor Area	
Total Residential Floor Area	



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 Content Massing
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	

Rev	Date	By	Check	Project
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

dhKarchitects
1312-1324 Broad Street
Victoria, BC V8W 3N7
Tel: 250.658.3367
Fax: 250.658.3387
info@chka.ca

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

Project Data

Project	A001	Sheet	3
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**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**

Parcel Identification Number (PID)
004-599-748, 004-599-772, 000-745-480, 001-668-277,
004-115-791

MUNICIPALITY
VICTORIA

CITY ADDRESS
BROAD STREET
VICTORIA, BC
ZONING
CA-3C

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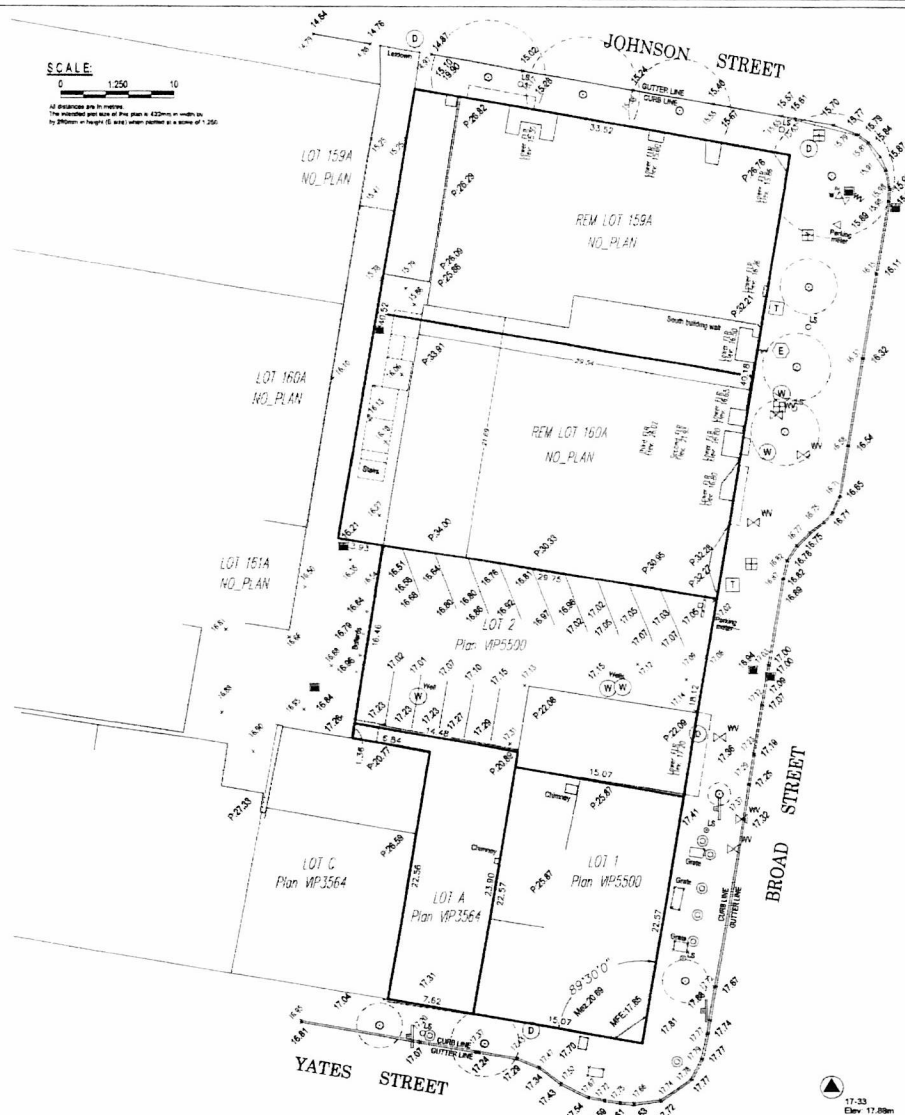
This document was prepared for the exclusive
use of our client, CHARD DEVELOPMENT LTD.

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

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



SCALE
0 1250 2500
All dimensions are in metres.
The intended plot size of this plan is 420mm in width and
by 595mm in height (1:1 scale, unless noted) is a scale of 1:250.



LEGEND

Elevations are geodetic based on integrated survey
monument 17-33 in the City of Victoria at elevation
17.85m.
Note: Only trees with Trunk greater than 0.20m are identified.
Consult Arbrex 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
- (L) - denotes Lamp Standard
- (C) - denotes Cable box
- (LB) - denotes Light box
- (H) - denotes Hydro
- (S) - denotes Sign
- (U) - denotes Unmarked manhole
- (MFE) - denotes Main Floor Elevation (Door Sill)
- (P-X) - denotes Parcel Height
- (W) - denotes Water manhole

Measurements are taken from the exterior
finishing of the buildings.

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Development Services Division

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

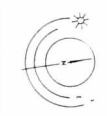
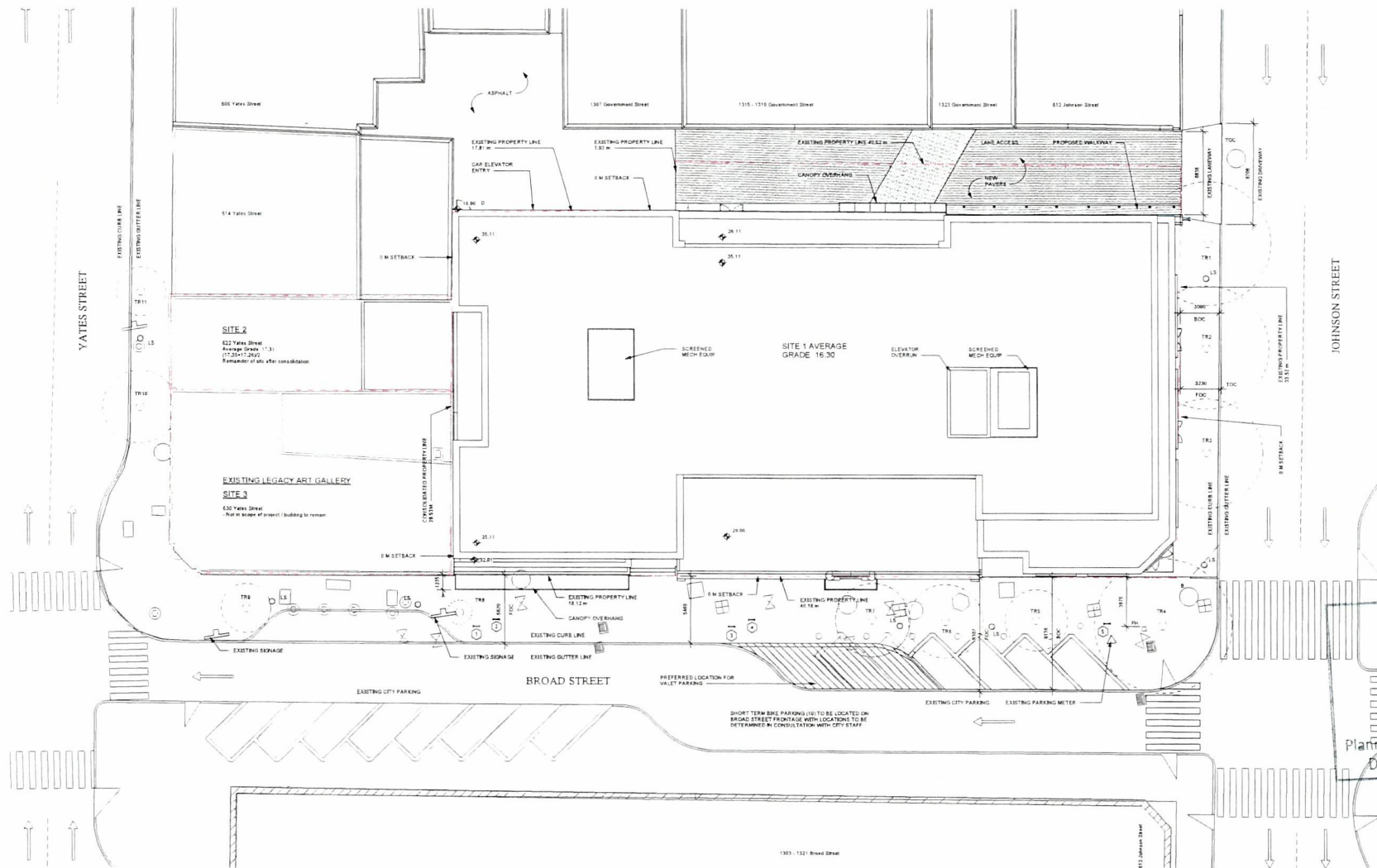
Kenneth KC Ng, BCLS
Field Survey - 16 December 2018
Cadastral - 18th of December 2018
This document is not valid unless originally signed
and sealed or digitally signed with Jansen digital signature.
A-60: A100: www.jansen.ca

NO.	DATE	DESCRIPTION
1	16 DEC 2018	FIELD SURVEY
2	18 DEC 2018	CADASTRAL SURVEY
3	18 DEC 2018	CADASTRAL SURVEY
4	18 DEC 2018	CADASTRAL SURVEY
5	18 DEC 2018	CADASTRAL SURVEY
6	18 DEC 2018	CADASTRAL SURVEY
7	18 DEC 2018	CADASTRAL SURVEY
8	18 DEC 2018	CADASTRAL SURVEY
9	18 DEC 2018	CADASTRAL SURVEY
10	18 DEC 2018	CADASTRAL SURVEY

dhK Architects
1312-1324 Broad Street
Victoria, BC V8W 2E1
Tel: 250-383-1111
Fax: 250-383-1112
Email: info@dhkarchitects.com
Website: www.dhkarchitects.com

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

Site Survey
A100



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NO.	DATE	DESCRIPTION	BY	CHECKED
1	12/11/19	ISSUED FOR PERMIT	W. H. H.	W. H. H.
2	12/11/19	REVISION	W. H. H.	W. H. H.
3	12/11/19	REVISION	W. H. H.	W. H. H.
4	12/11/19	REVISION	W. H. H.	W. H. H.
5	12/11/19	REVISION	W. H. H.	W. H. H.
6	12/11/19	REVISION	W. H. H.	W. H. H.
7	12/11/19	REVISION	W. H. H.	W. H. H.
8	12/11/19	REVISION	W. H. H.	W. H. H.
9	12/11/19	REVISION	W. H. H.	W. H. H.
10	12/11/19	REVISION	W. H. H.	W. H. H.

1 Site Plan
A101 SCALE: 1:150

Site Index
Existing Site Mark

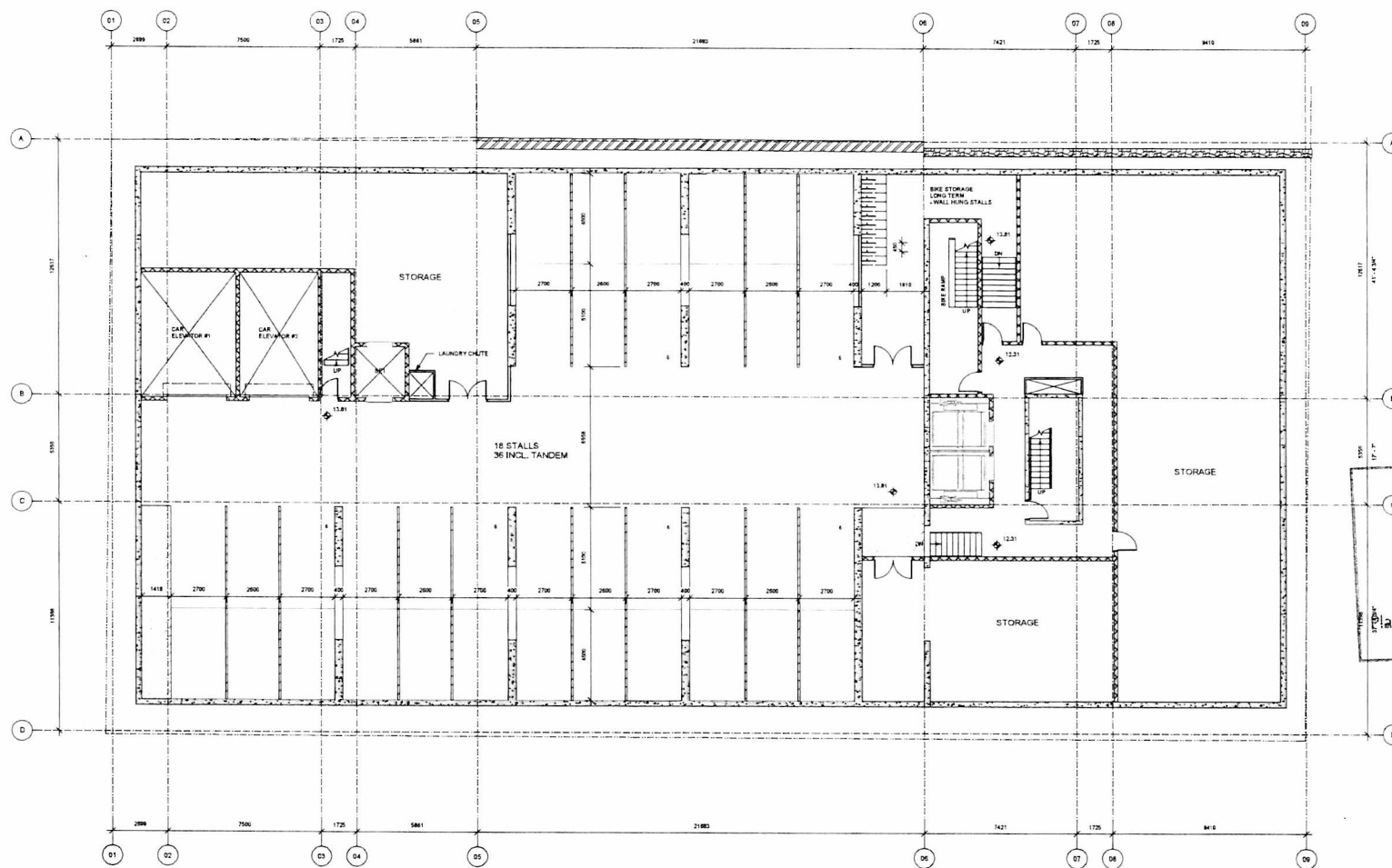
Average Grade					
Point	Point Elevation	Point Elevation	Average of Points	Distance	Area
A	17.25	A+B	16.80	57.75	367.50
B	16.80	B+C	16.40	57.75	367.50
C	16.40	C+D	16.00	57.75	367.50
D	16.00	D+E	15.60	57.75	367.50
Average Grade	16.30		15.60	229.50	1462.50

Existing Grade & Elevation					
Point	Point Elevation	Point Elevation	Average of Points	Distance	Area
A	17.25	A+B	16.80	57.75	367.50
B	16.80	B+C	16.40	57.75	367.50
C	16.40	C+D	16.00	57.75	367.50
D	16.00	D+E	15.60	57.75	367.50
Average Grade	16.30		15.60	229.50	1462.50

dH Architects
1111 11th Street, Suite 100
Victoria, BC V8W 2E1
Tel: 250.683.1111
Fax: 250.683.1112
www.dharchitects.com

The Duck's Building
1312-1314 Broad Street
Victoria, BC V8W 2E1
Tel: 250.683.1111
Fax: 250.683.1112
www.dharchitects.com

Site Plan
A101 3



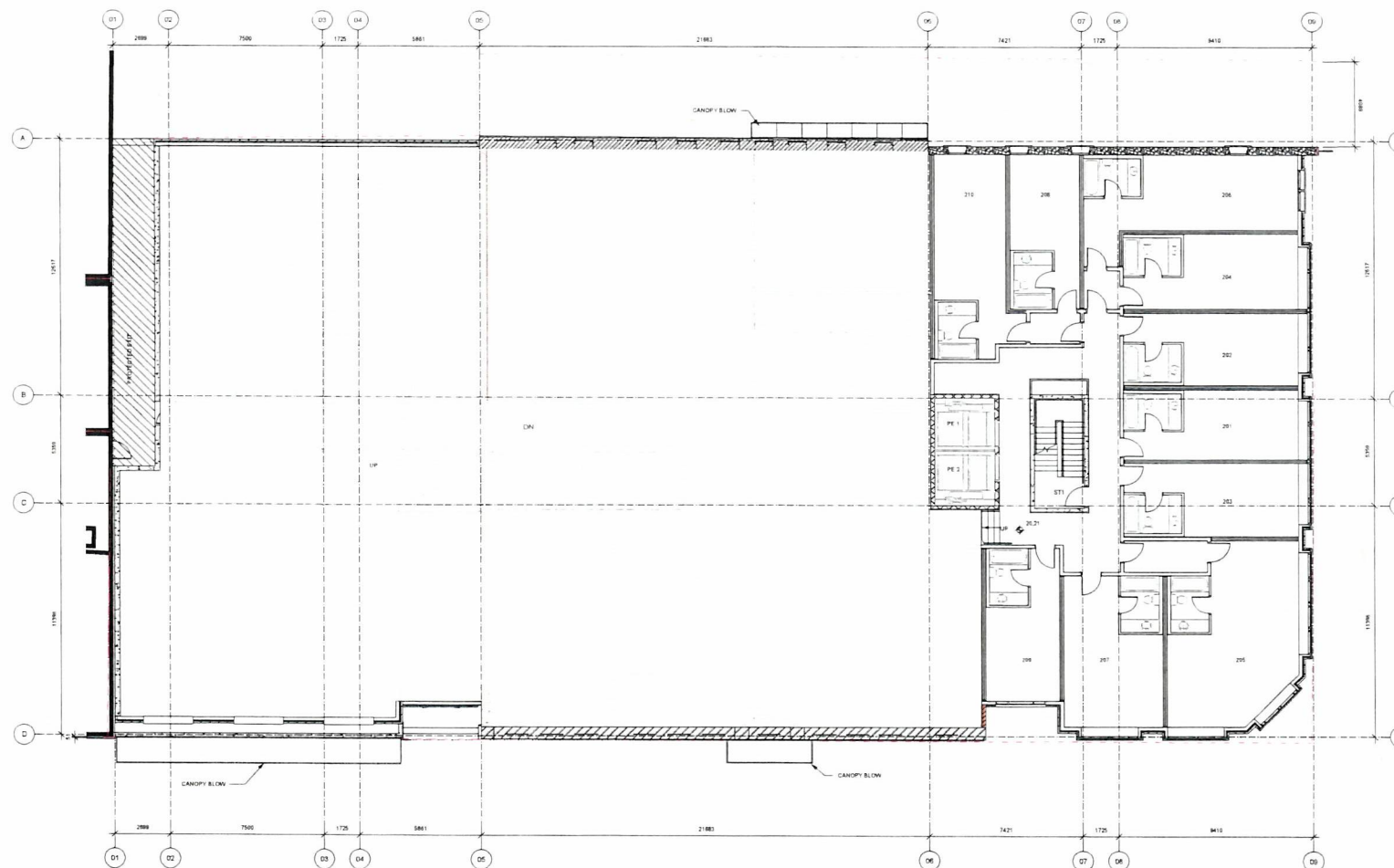
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dHKharchitects

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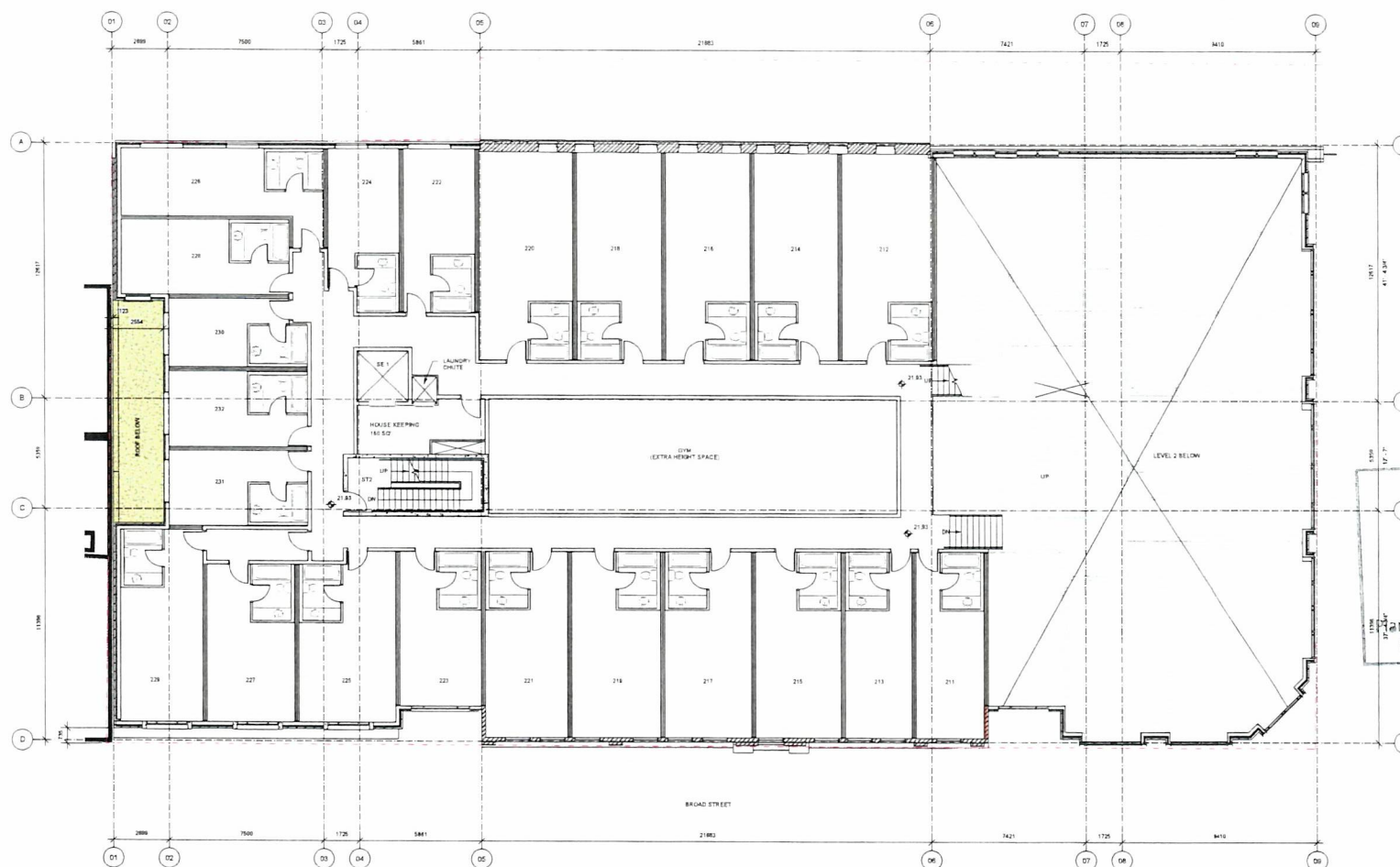


1 Level 2 - Overall
A204 SCALE 1:100

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Project Name	Project Number
Client Name	Client Address
Project Manager	Project Engineer
Project Architect	Project Designer
Project Engineer	Project Designer
Project Designer	Project Designer
Project Designer	Project Designer
Project Designer	Project Designer
Project Designer	Project Designer
Project Designer	Project Designer
Project Designer	Project Designer

The Duck's Building 1312-1314 Street Street Victoria, BC V8W 2E1	
Level 2	
A204	4



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

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NO.	DATE	BY	REVISION
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2	11/10/19	MM	REVISED PER CITY OF VICTORIA COMMENTS
3	12/10/19	MM	REVISED PER CITY OF VICTORIA COMMENTS
4	13/10/19	MM	REVISED PER CITY OF VICTORIA COMMENTS
5	14/10/19	MM	REVISED PER CITY OF VICTORIA COMMENTS
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10	19/10/19	MM	REVISED PER CITY OF VICTORIA COMMENTS

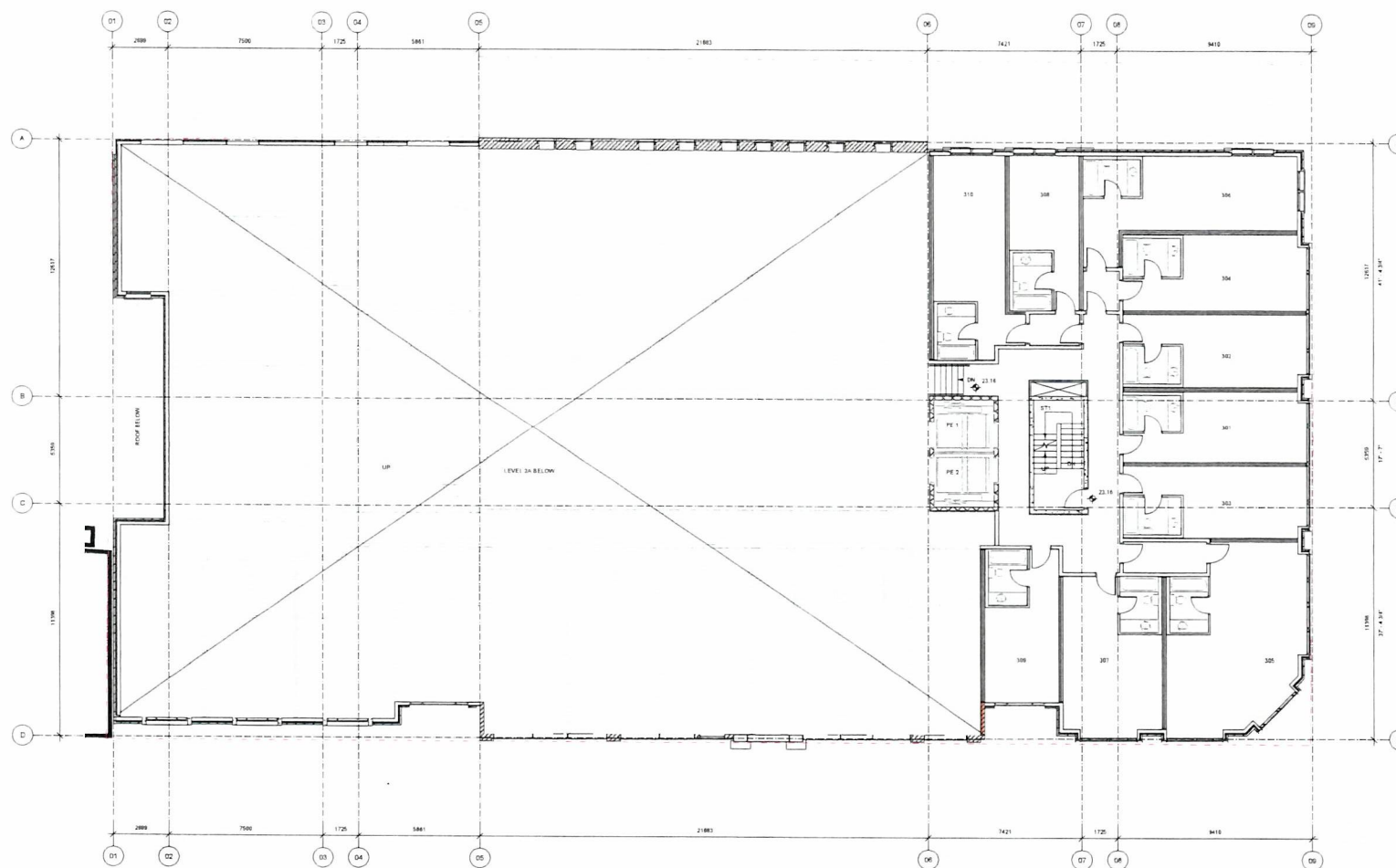
dhKarchitects
101-1021 10th Avenue
Victoria, BC V8T 1C1
Tel: 250.688.1234
Fax: 250.688.1235
www.dhkarchitects.com

The Duck's Building
101-1021 10th Avenue
Victoria, BC V8T 1C1

Level 2A

A205

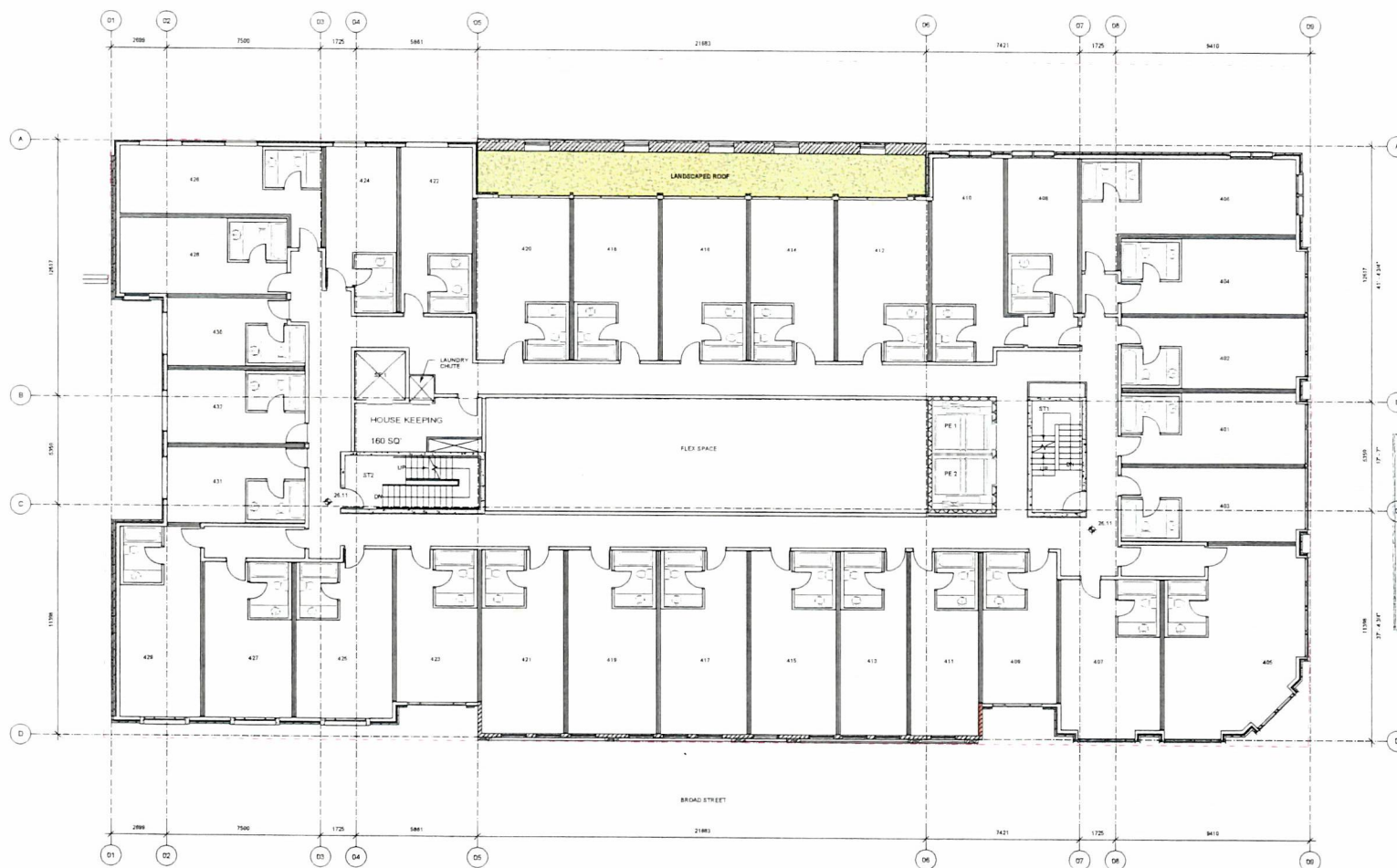
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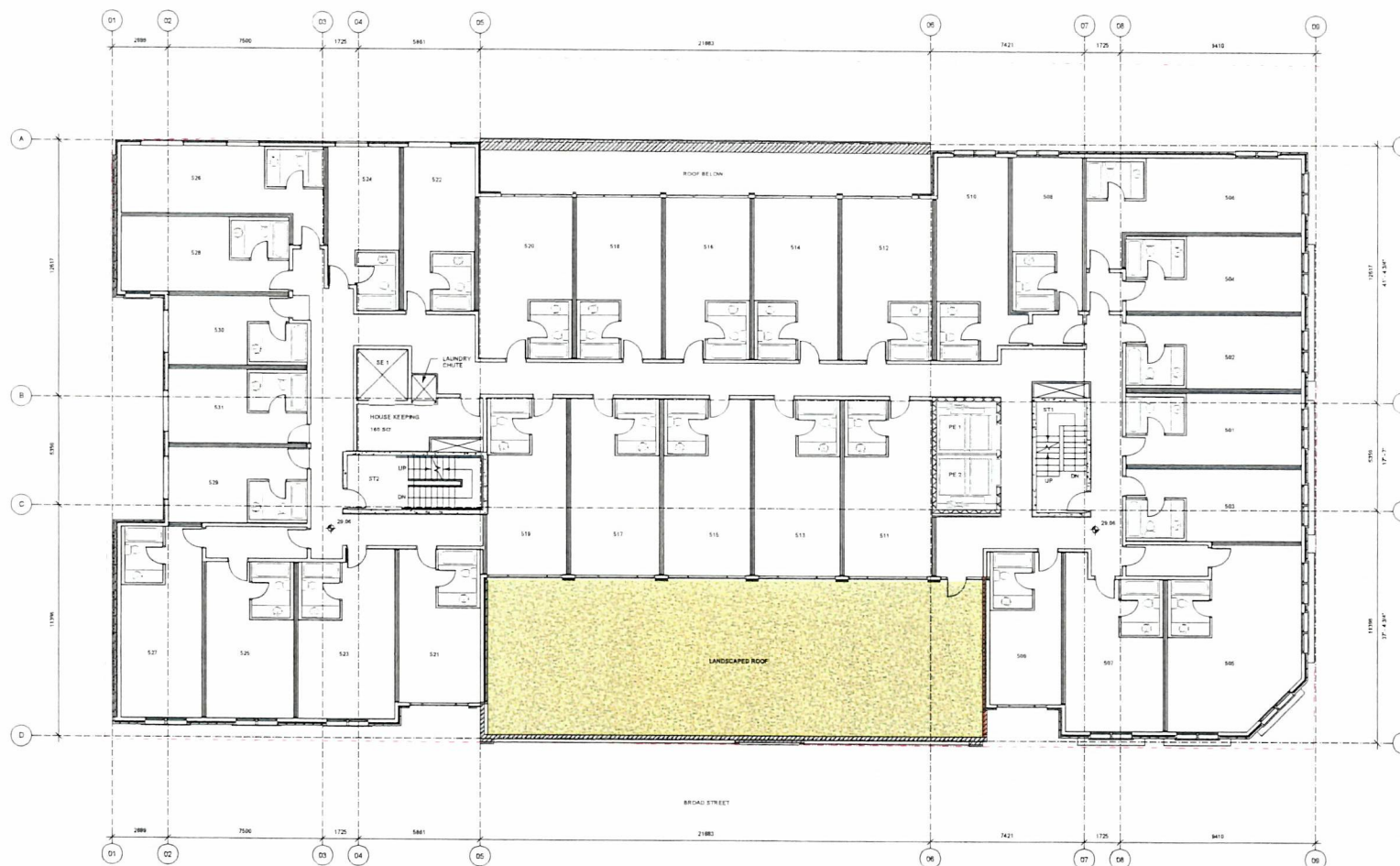
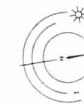
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1315-1324 Broad St Victoria, BC 1315-1324 Broad St Victoria, BC	A206 1315-1324 Broad St Victoria, BC 1315-1324 Broad St Victoria, BC	1315-1324 Broad St Victoria, BC 1315-1324 Broad St Victoria, BC



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The Duck's Building 1212-1224 Broad Street Victoria, BC 1212-1224 Broad Street Victoria, BC				
Level 4				
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1 Level 5 - Overall
A206 SCALE: 1:100

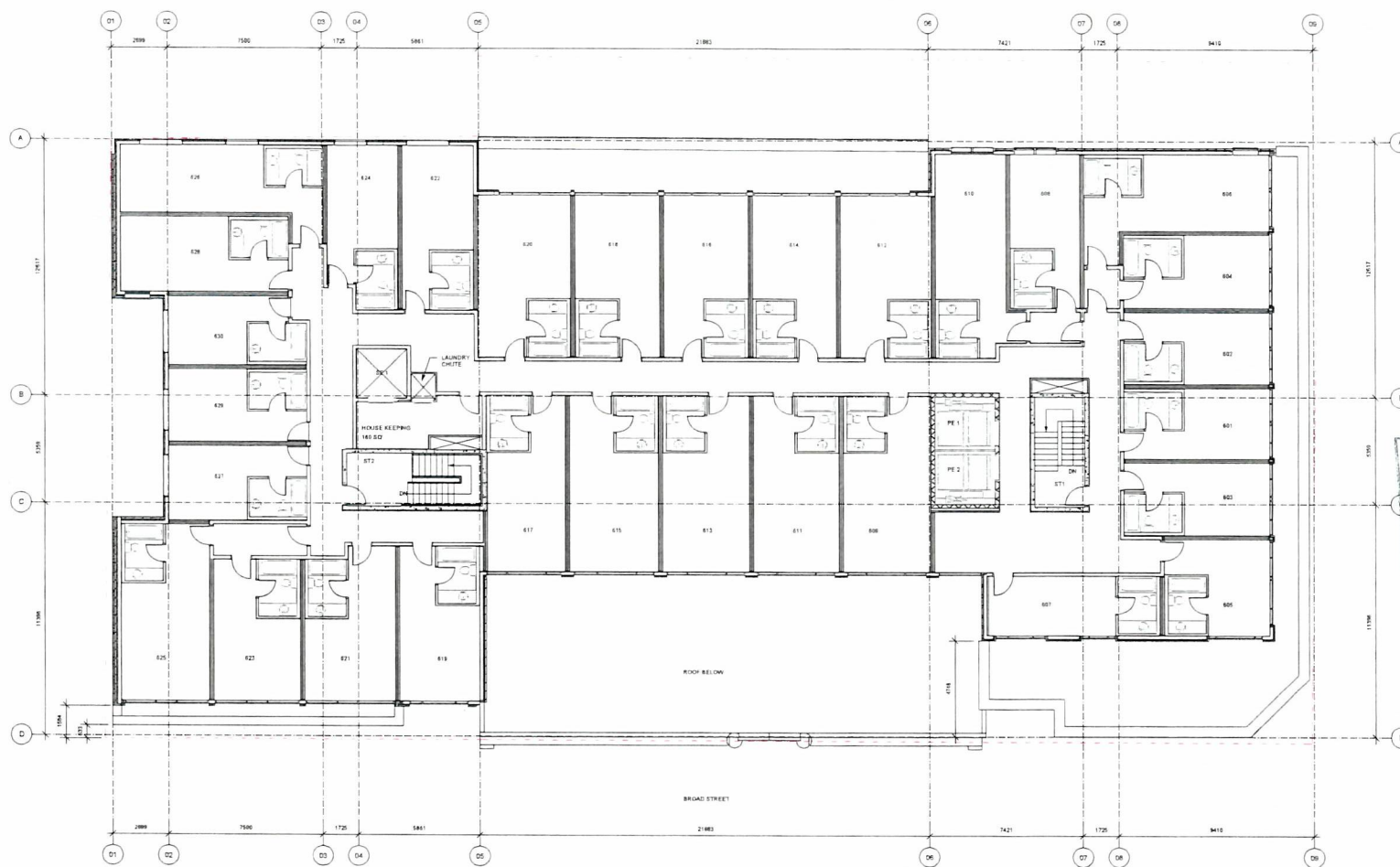
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7	2020-01-23	RECEIVED		
8	2020-01-23	RECEIVED		
9	2020-01-23	RECEIVED		
10	2020-01-23	RECEIVED		

The Duck's Building 1315-1325 Broad Street Victoria, BC V8W 2Y1	
Level 5	
A206	4



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The Duck's Building 1312-1324 Broad Street Victoria, BC V8T 1A1	The Duck's Building 1312-1324 Broad Street Victoria, BC V8T 1A1	The Duck's Building 1312-1324 Broad Street Victoria, BC V8T 1A1	The Duck's Building 1312-1324 Broad Street Victoria, BC V8T 1A1
Level 6	Level 6	Level 6	Level 6
A209	A209	A209	A209
4	4	4	4



1 North Elevation
A301 SCALE 1/100



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

Material Schedule North

1. Brick Masonry Veneer Cladding - Mount Lee
2. Brick Masonry Veneer Cladding - White
3. Metal Panel - LT Grey
4. Metal Panel - DK Grey
5. Metal Panel - Black
6. Precast Concrete - Dark Grey
7. Custom Wall Window Sill - Dark Anodized
8. Prefabricated Metal Window
9. Steel C-Channel
10. Concrete - Steel & Glass
11. Steel
12. Signage
13. Traditional Overhead Door
14. Hollow Metal Door

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Development Services Division

BRICK AND TILE COLOUR

2. BRICK MASONRY VENEER CLADDING - WHITE
1. BRICK MASONRY VENEER CLADDING - FOREST BLEND



3. METAL PANEL - LT GREY
4. METAL PANEL - DK GREY

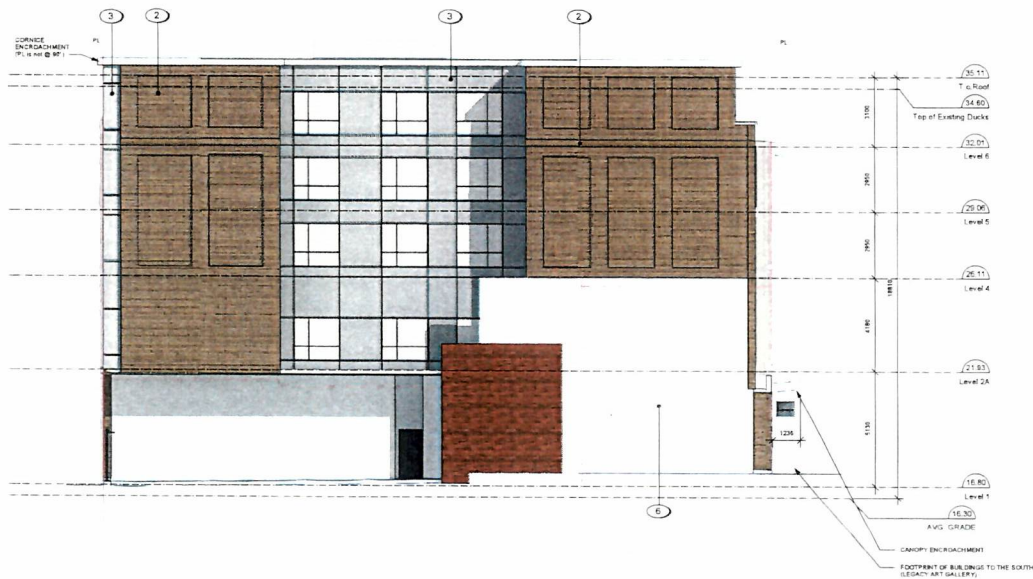


NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	BRICK MASONRY VENEER CLADDING - FOREST BLEND	1000	SQ. M	10.00	10000.00
2	BRICK MASONRY VENEER CLADDING - WHITE	1000	SQ. M	10.00	10000.00
3	METAL PANEL - LT GREY	1000	SQ. M	10.00	10000.00
4	METAL PANEL - DK GREY	1000	SQ. M	10.00	10000.00
5	METAL PANEL - BLACK	1000	SQ. M	10.00	10000.00
6	PRECAST CONCRETE - DARK GREY	1000	SQ. M	10.00	10000.00
7	CUSTOM WALL WINDOW SILL - DARK ANODIZED	1000	SQ. M	10.00	10000.00
8	PREFABRICATED METAL WINDOW	1000	SQ. M	10.00	10000.00
9	STEEL C-CHANNEL	1000	SQ. M	10.00	10000.00
10	CONCRETE - STEEL & GLASS	1000	SQ. M	10.00	10000.00
11	STEEL	1000	SQ. M	10.00	10000.00
12	SIGNAGE	1000	SQ. M	10.00	10000.00
13	TRADITIONAL OVERHEAD DOOR	1000	SQ. M	10.00	10000.00
14	HOLLOW METAL DOOR	1000	SQ. M	10.00	10000.00

4H Architects
1315-1324 Street Street
Victoria, BC V8W 2Y1
Phone: (250) 383-1111
Fax: (250) 383-1112
Email: info@4harchitects.com
Website: www.4harchitects.com

The Duck's Building
1315-1324 Street Street
Victoria, BC V8W 2Y1
Phone: (250) 383-1111
Fax: (250) 383-1112
Email: info@4harchitects.com
Website: www.4harchitects.com

North Elevation
A301 4



1 South Elevation
A302 / SCALE 1/100

Material Schedule South

- 1 Brick Masonry Veneer Cladding - Mosaic Mix
- 2 Brick Masonry Veneer Cladding - White
- 3 Metal Panel - Lt Grey
- 4 Metal Panel - Dk Grey
- 5 Metal Panel - Black
- 6 Precast Concrete
- 7 Precast Concrete - Dark Grey
- 8 Custom Wall Window System - Clear
- 9 Prefinished Metal Window
- 10 Steel C-Channel
- 11 Canopy - Steel & Glass
- 12 Prefinished Historically Compatible Window
- 13 Signage
- 14 External Overhead Door
- 15 Hollow Metal Door

JAN 23 2020

Planning & Development Department
Development Services Division

BRICK AND TILE COLOUR

2 BRICK MASONRY VENEER CLADDING - WHITE



3 METAL PANEL - LT GREY



1 BRICK MASONRY VENEER CLADDING - FOREST BROWN



4 METAL PANEL - DK GREY



NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	BRICK MASONRY VENEER CLADDING - MOSAIC MIX		SQ. FT.	
2	BRICK MASONRY VENEER CLADDING - WHITE		SQ. FT.	
3	METAL PANEL - LT GREY		SQ. FT.	
4	METAL PANEL - DK GREY		SQ. FT.	
5	METAL PANEL - BLACK		SQ. FT.	
6	PRECAST CONCRETE		SQ. FT.	
7	PRECAST CONCRETE - DARK GREY		SQ. FT.	
8	CUSTOM WALL WINDOW SYSTEM - CLEAR		SQ. FT.	
9	PREFINISHED METAL WINDOW		SQ. FT.	
10	STEEL C-CANAL		LINEAL FT.	
11	CANOPY - STEEL & GLASS		SQ. FT.	
12	PREFINISHED HISTORICALLY COMPATIBLE WINDOW		SQ. FT.	
13	SIGNAGE		SQ. FT.	
14	EXTERNAL OVERHEAD DOOR		SQ. FT.	
15	HOLLOW METAL DOOR		SQ. FT.	

dhK Architects

1111 11th Street
Victoria, BC V8W 2E1
Tel: 250.363.1111
Fax: 250.363.1112
Email: info@dhkarchitects.com

The Duck's Building
1312-1324 Broad Street
Victoria, BC V8P 1Y1

South Elevation

Project: A302
Sheet: 4



1 East Elevation
A303 SCALE 1:100

CONSERVATION STRATEGY

- BRICKWORK AND MASONRY DETAILS TO BE PRESERVED (Pw.)
- EXTERIOR BRICK WALLS TO BE PRESERVED (Pw.)
- EXISTING DOUBLESIDING WOODEN SASH WINDOWS TO BE REHABILITATED WHERE POSSIBLE, AND REPLACED WITH HISTORICALLY COMPATIBLE DOUBLESIDING WOODEN SASHES WHERE NEEDED (Pw.)
- IRON COLUMNS TO BE RETAINED (Pw.)
- ORIGINAL CORBELLED CONCRETE DETAILING WITH BRACKETS AND TRIANGULAR PIERMENT TO BE PRESERVED (Pw.)
- PAINT TO BE REMOVED FROM EXTERIOR MASONRY WHERE APPLICABLE (Pw.)
- RUSTICATED MASONRY PIERS TO BE PRESERVED (Pw.)
- NEW ENTRANCES TO BE CONSTRUCTED IN THE SPIRIT OF THE ORIGINAL HISTORIC APPEARANCE (Pw.)
- STONE LINTELS TO BE PRESERVED (Pw.)

Material Schedule East

- 1 Brick Masonry - Veneer Cladding - Mosaic Laid
- 2 Brick Masonry - Veneer Cladding - Veneer
- 3 Metal Panel - LT Grey
- 4 Metal Panel - DK Grey
- 5 Metal Panel - Black
- 6 Pre-Cast Concrete - Dark Grey
- 7 Cast-in-Place Concrete - Dark Grey
- 8 Cast-in-Place Concrete - Light Grey
- 9 Cast-in-Place Concrete - Dark Grey
- 10 Cast-in-Place Concrete - Dark Grey
- 11 Cast-in-Place Concrete - Dark Grey
- 12 Cast-in-Place Concrete - Dark Grey
- 13 Cast-in-Place Concrete - Dark Grey
- 14 Cast-in-Place Concrete - Dark Grey

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BRICK AND TILE COLOUR

- 1 BRICK MASONRY VENEER CLADDING - FOREST BLEND
- 2 BRICK MASONRY VENEER CLADDING - GOLDEN ROD



- 3 METAL PANEL - LT GREY



- 4 METAL PANEL - DK GREY



NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	BRICK MASONRY VENEER CLADDING - Mosaic Laid		SQ. FT.	
2	BRICK MASONRY VENEER CLADDING - Veneer		SQ. FT.	
3	METAL PANEL - LT GREY		SQ. FT.	
4	METAL PANEL - DK GREY		SQ. FT.	
5	METAL PANEL - BLACK		SQ. FT.	
6	PRE-CAST CONCRETE - DARK GREY		SQ. FT.	
7	CAST-IN-PLACE CONCRETE - DARK GREY		SQ. FT.	
8	CAST-IN-PLACE CONCRETE - LIGHT GREY		SQ. FT.	
9	CAST-IN-PLACE CONCRETE - DARK GREY		SQ. FT.	
10	CAST-IN-PLACE CONCRETE - DARK GREY		SQ. FT.	
11	CAST-IN-PLACE CONCRETE - DARK GREY		SQ. FT.	
12	CAST-IN-PLACE CONCRETE - DARK GREY		SQ. FT.	
13	CAST-IN-PLACE CONCRETE - DARK GREY		SQ. FT.	
14	CAST-IN-PLACE CONCRETE - DARK GREY		SQ. FT.	

SHK Architects
1111 11th Street
Victoria, BC V8W 2E1
Tel: 250.363.1111
Fax: 250.363.1112
Email: info@shkarchitects.com

The Quirk's Building
1312-1314 Douglas Street
Victoria, BC V8W 2E1

East Elevation

Project: A303
Sheet: 4



CONSERVATION STRATEGY

- BRICKWORK AND MASONRY DETAILS TO BE PRESERVED (N.B.)
- EXTERIOR BRICK WALLS TO BE PRESERVED (N.B.)
- EXISTING DOUBLES GLASS WOODEN SASH WINDOWS TO BE RENOVATED WHERE POSSIBLE AND REPLACED WITH HISTORICALLY COMPATIBLE DOUBLES GLASS WOODEN SASHES WHERE NEEDED (N.B.)
- BRICK COLUMNS TO BE RETAINED (N.B.)
- ORIGINAL CORBELLED CORNICE DETAILING W/ BRACKETS AND TRIANGULAR PEDIMENT TO BE PRESERVED (N.B.)
- PAINT TO BE REMOVED FROM EXTERIOR MASONRY WHERE APPLICABLE (N.B.)
- RUSTICATED MASONRY PIERS TO BE PRESERVED (N.B.)
- NEW ENTRANCES TO BE CONSTRUCTED IN THE SPIRIT OF THE ORIGINAL HISTORIC APPEARANCE (N.B.)
- STONE TIEBLS TO BE PRESERVED (N.B.)

Material Schedule West

- 1 Brick Masonry Veneer Cladding - Maple
- 2 Brick Masonry Veneer Cladding - Wheat
- 3 Metal Panel - LT Grey
- 4 Metal Panel - DK Grey
- 5 Metal Panel - Blue
- 6 Pre-Cast Concrete
- 7 Concrete Wall - White
- 8 Aluminium
- 9 Professional Wood Window
- 10 Steel Column
- 11 Concrete Column & Slab
- 12 Patented Historically Compatible Window
- 13 Signage
- 14 External Overhead Door
- 15 Insulated Metal Door

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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



NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	BRICK MASONRY VENEER CLADDING - MAPLE		SQ. M	
2	BRICK MASONRY VENEER CLADDING - WHEAT		SQ. M	
3	METAL PANEL - LT GREY		SQ. M	
4	METAL PANEL - DK GREY		SQ. M	
5	METAL PANEL - BLUE		SQ. M	
6	PRE-CAST CONCRETE		SQ. M	
7	CONCRETE WALL - WHITE		SQ. M	
8	ALUMINIUM		SQ. M	
9	PROFESSIONAL WOOD WINDOW		SQ. M	
10	STEEL COLUMN		SQ. M	
11	CONCRETE COLUMN & SLAB		SQ. M	
12	PATENTED HISTORICALLY COMPATIBLE WINDOW		SQ. M	
13	SIGNAGE		SQ. M	
14	EXTERNAL OVERHEAD DOOR		SQ. M	
15	INSULATED METAL DOOR		SQ. M	

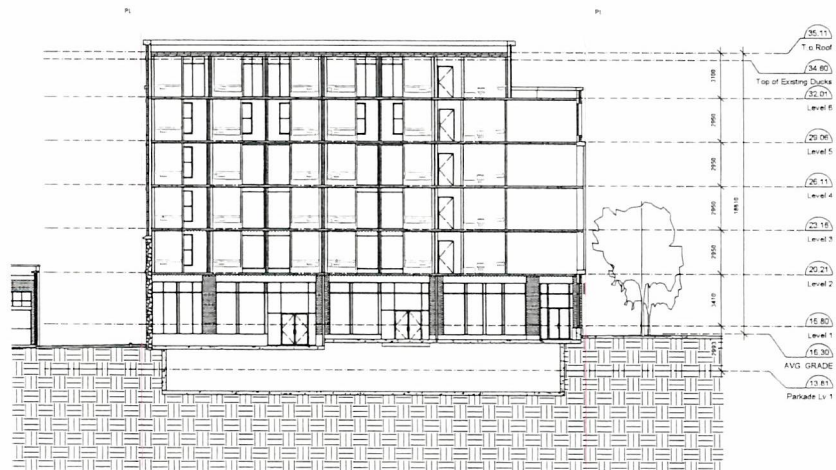
dhK Architects

101-104 BROAD STREET
VICTORIA, BC V8P 1A1

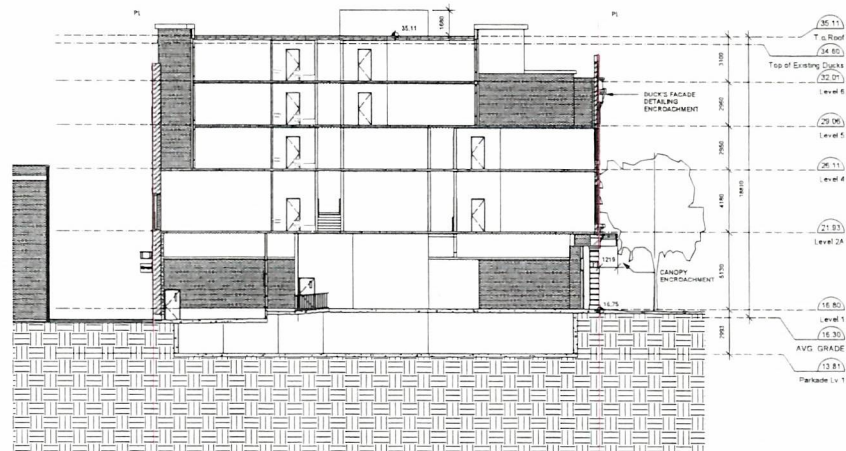
The Duck's Building
101-104 BROAD STREET
VICTORIA, BC V8P 1A1

West Elevations

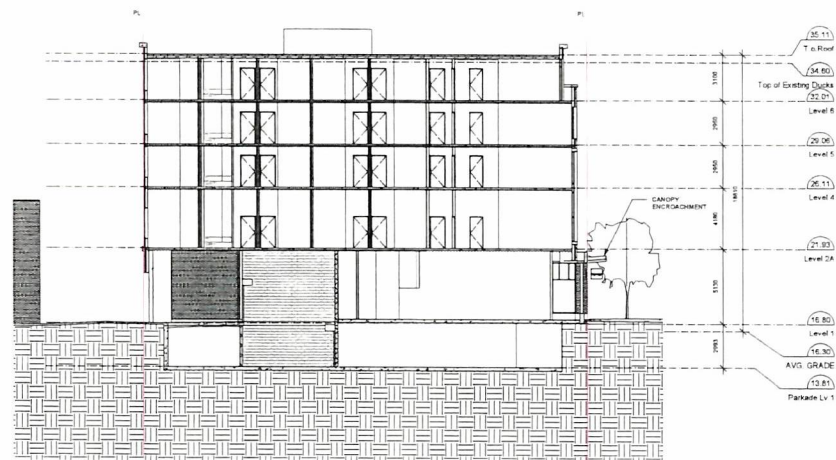
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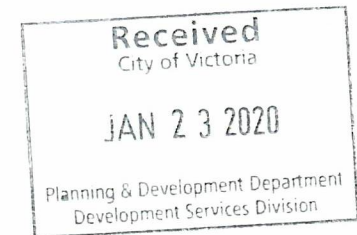
1 Section E-W North
A401 SCALE 1/150



2 Section E-W Ducks
A401 SCALE 1/150



3 Section E-W South
A401 SCALE 1/150



DATE	BY	REVISION
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10/10/2019	dhk	2
10/10/2019	dhk	3
10/10/2019	dhk	4
10/10/2019	dhk	5
10/10/2019	dhk	6
10/10/2019	dhk	7
10/10/2019	dhk	8
10/10/2019	dhk	9
10/10/2019	dhk	10

dhkArchitects	
1010-1010 Street Victoria, BC V8T 1A1 Tel: 250-383-1111 Fax: 250-383-1112 www.dhkarchitects.com	
The Duck's Building 1010-1010 Street Victoria, BC V8T 1A1	
Building Sections E-W	
Sheet: A401	4



1296 BROAD STREET SQUARE

YATES STREET

LEGACY ART GALLERY
635 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



1296 BROAD STREET SQUARE

YATES STREET

LEGACY ART GALLERY
635 YATES STREET
- NOT IN SCOPE OF PROJECT

1306 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



DATE	BY	REVISION

The Duck's Building 1312-1324 Broad Street Victoria, BC V8W 2Y1	
Site Context A501	

YATES STREET

1 Broad Street Context Facing East
A502

BROAD STREET

BEST WESTERN
636 JOHNSON STREET

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2 Johnson Street Context Facing North
A502

605 - 613 JOHNSON STREET

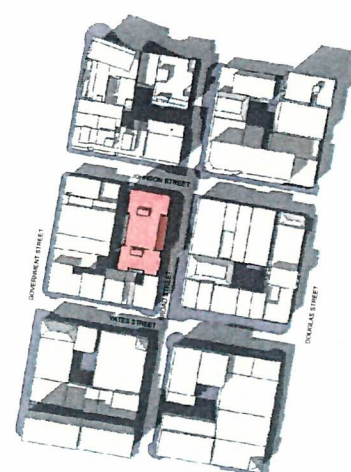
3 Broad Street Context Facing West
A502

4 Johnson Street Context Facing South
A502

No.	Date	Enrollment
Name	Sigant Date	Account No.
Address	Apt/Flat	Phone No. (708) 690-XXXX
Cable	Fax No.	E-mail Address

(NOTE) All attachments are subject to confidentiality.

[illegible]



Equinox 9am

Equinox Noon

Equinox 3pm

1 Shadow Studies
A503



2 Harbour View from Laurel Point
A503



3 Aerial View
A503

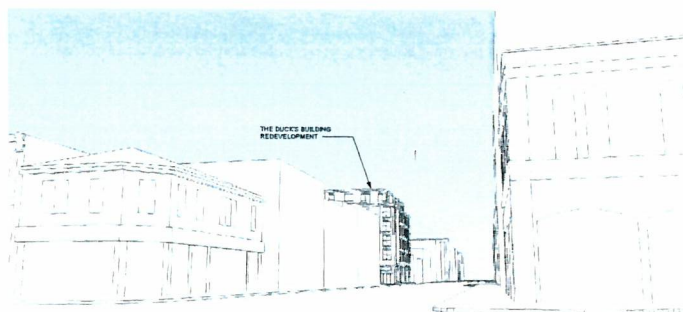
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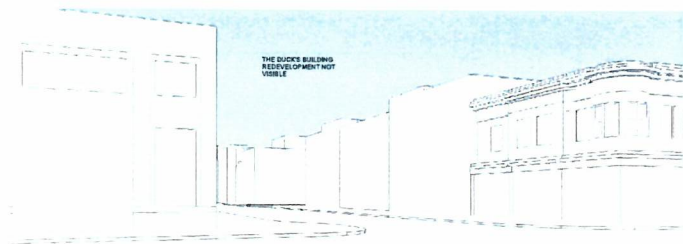
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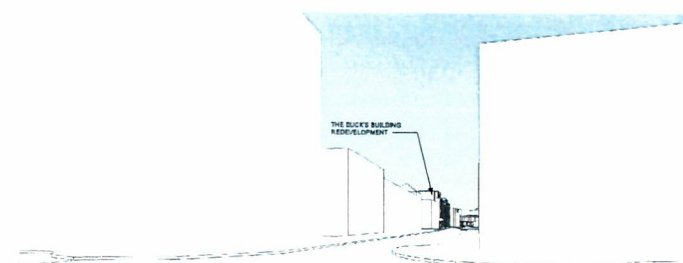
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The Duck's Building 1312-1324 Broad Street Victoria, BC 1312-1324 Broad Street		
Shadow Studies		
A503	A503	



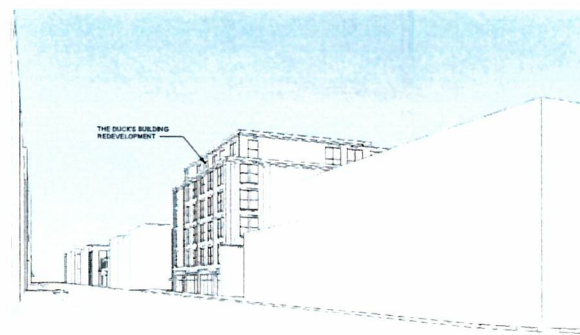
Douglas & Johnson



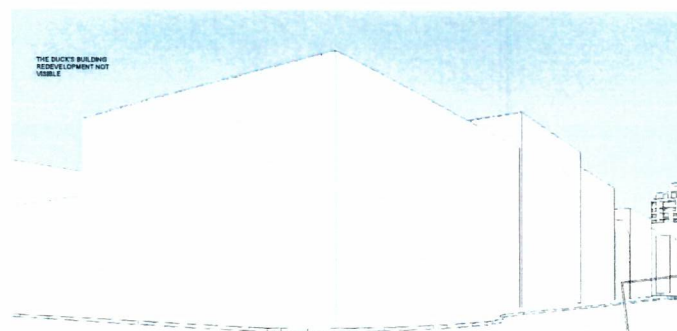
Douglas & Yates



Broad & View



Government & Johnson



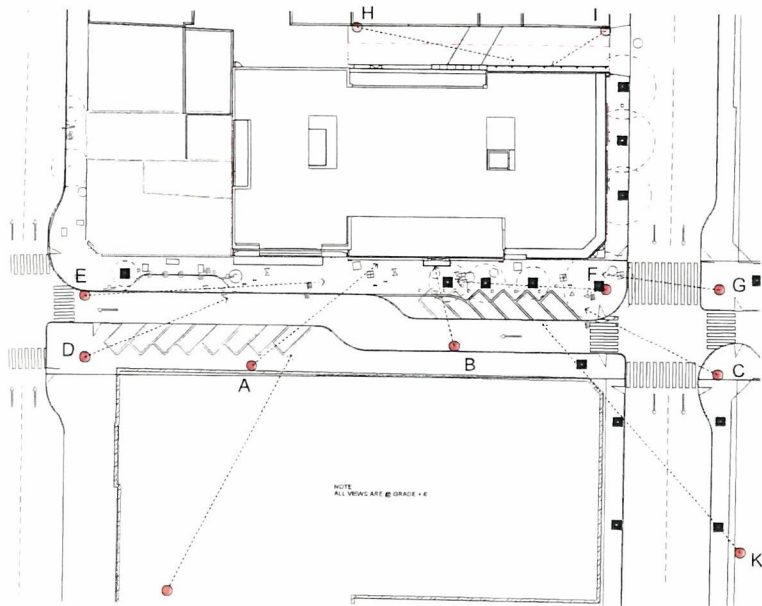
Government & Yates



Broad & Yates

[illegible]

 dHCKArchitects		
METROPOLIS OFFICE 1000 West 10th Ave Suite 1000 Victoria BC V8W 2E9 Tel: 250-363-1111		LANGFORD OFFICE 1000 West 10th Ave Suite 1000 Victoria BC V8W 2E9 Tel: 250-363-1111
PROJECT NAME		
The Duck's Building 1312-1324 Broad Street Victoria, BC V8P 1P1		
ARCHITECT		
Urban Context		
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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

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1/23/20	dhk	1
1/23/20	dhk	2
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1/23/20	dhk	7
1/23/20	dhk	8
1/23/20	dhk	9
1/23/20	dhk	10

dhk Architects	DATE: 1/23/20	BY: dhk
PROJECT: The Duck's Building	DATE: 1/23/20	BY: dhk
LOCATION: 1312-1324 Broad Street, Victoria, BC V8W 2Y1	DATE: 1/23/20	BY: dhk
PROJECT: Perspective Studies	DATE: 1/23/20	BY: dhk
PROJECT: A506	DATE: 1/23/20	BY: dhk
PROJECT: 4	DATE: 1/23/20	BY: dhk



1 Yates & Broad A
A507

D



2 Yates & Broad B
A507

E



3 Broad & Johnson A
A507

F



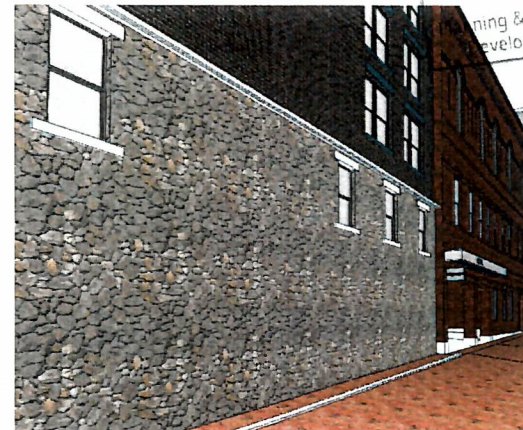
4 Broad & Johnson B
A507

G



5 Laneway to Johnson
A507

H



6 Laneway Stonewall
A507

I

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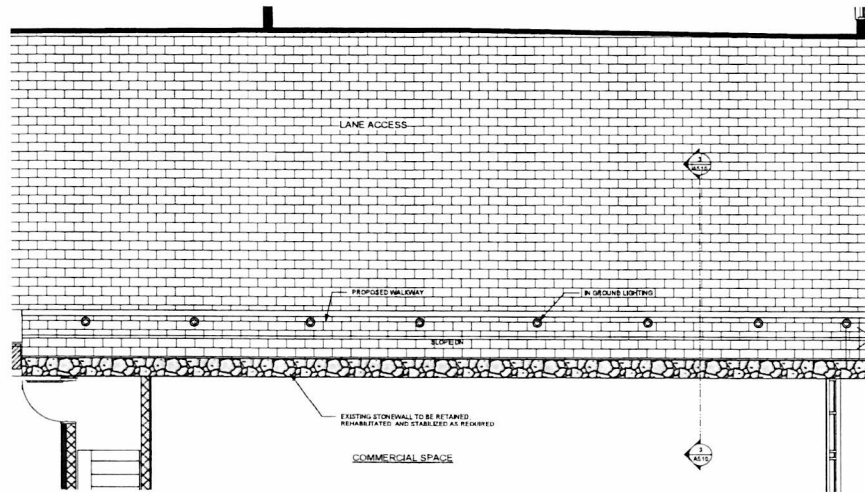
Project Name	Project Number
Client	Project Manager
Project Location	Project Status
Project Start Date	Project End Date
Project Budget	Project Cost
Project Risk	Project Impact

dHK Architects
1315-1324 Broad Street
Victoria, BC V8W 2Y1
Tel: (250) 363-1111
Fax: (250) 363-1112
www.dhkarchitects.com

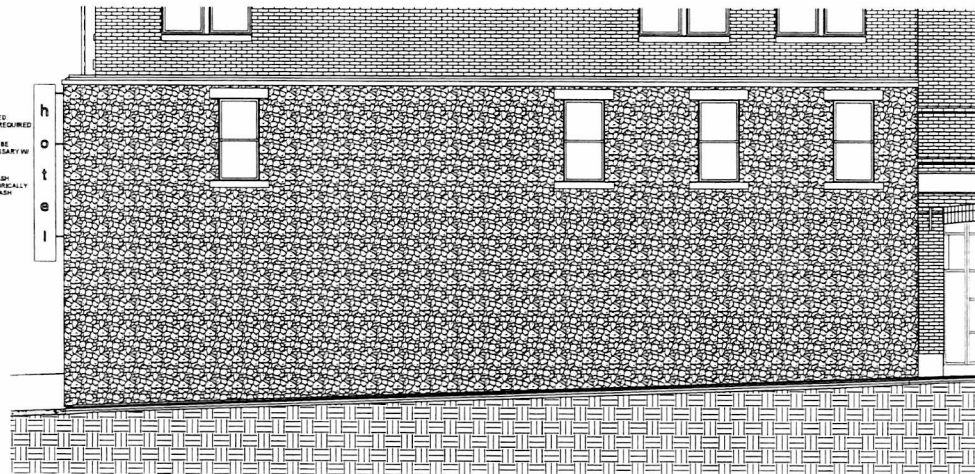
The Duck's Building
1315-1324 Broad Street
Victoria, BC V8W 2Y1

Perspective Studies

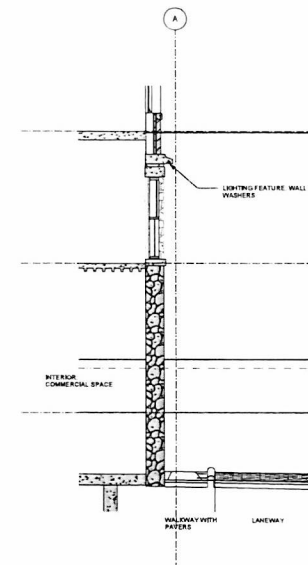
Project	A507	Sheet	4
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1 Stone Wall
A510 SCALE: 1:50



2 Stone Wall - Elevation
A510 SCALE: 1:50



3 Stone Wall - Section
A510 SCALE: 1:50



NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	ISSUED FOR PERMIT	2020-01-23	...	...	...

dHArchitects 2511 Park Road Victoria, BC V8T 1C1 TEL: 250-363-1111 FAX: 250-363-1112 WWW.DHARCHITECTS.COM		PROJECT NO. 1310-1304 BRIDGE PROJECT NAME THE DUCK'S BUILDING PROJECT LOCATION 1310-1304 BRIDGE PROJECT DATE 2020-01-23
DRAWN BY J. DUCK CHECKED BY J. DUCK DATE 2020-01-23		SHEET NO. 3 OF 3



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