



**EMPRESS HOTEL - LONG TERM RENTAL MIXED USE BUILDING**

700 DOUGLAS STREET

ISSUED FOR REZONING DP APPLIATION | MAY 19, 2017

JAMES KM CHENG | ARCHITECTS





notes

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scale

drawn

checked

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EMPERESS HOTEL - LONG TERM RENTAL  
MIXED USE BUILDING  
700 DOUGLAS STREET

title  
LOCATION PLAN

scale  
1 : 1000

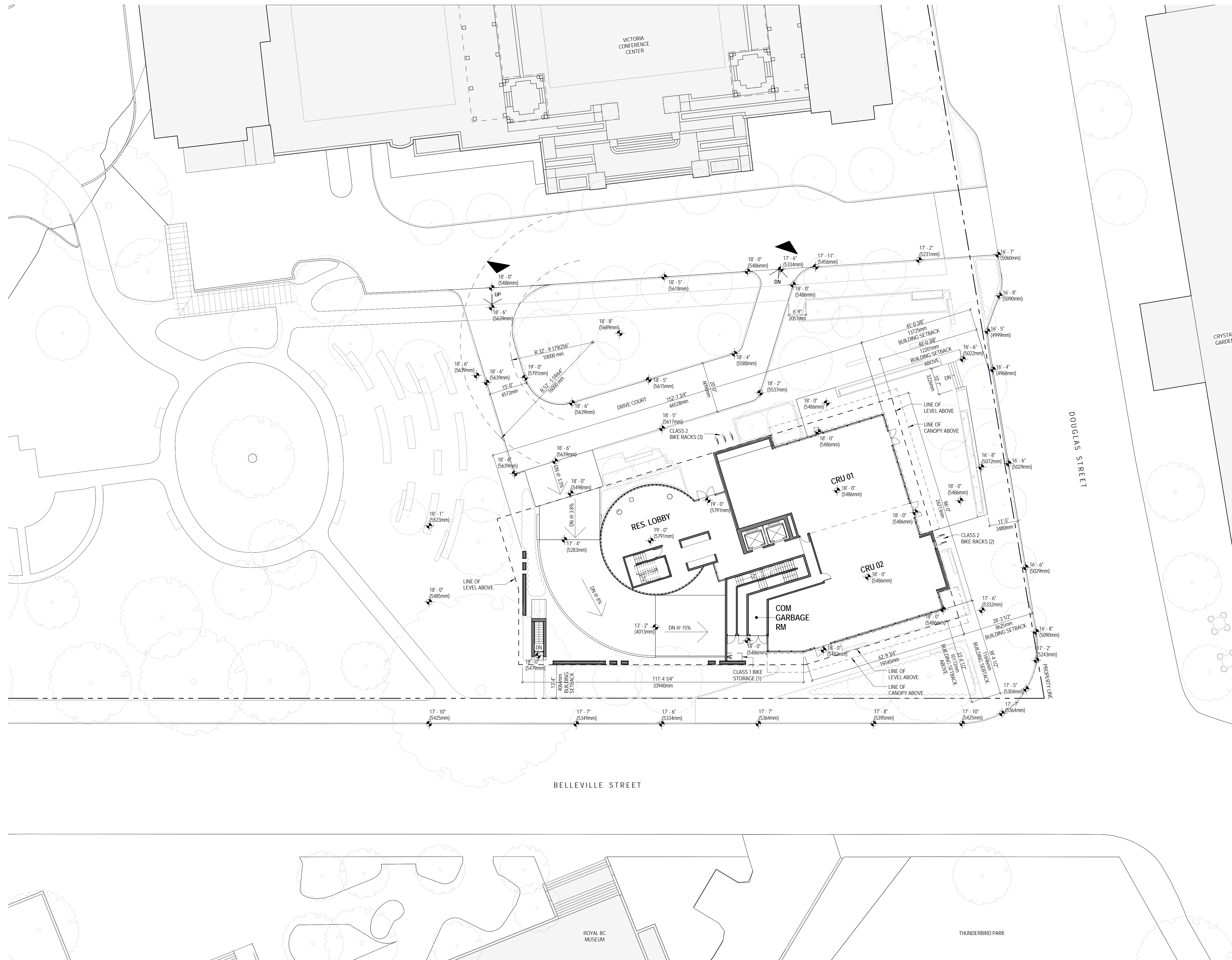
project number  
15-811

issue date  
07/26/16

drawing number  
A0.01

revision date  
17-05-19

plotted



notes

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drawn: \_\_\_\_\_

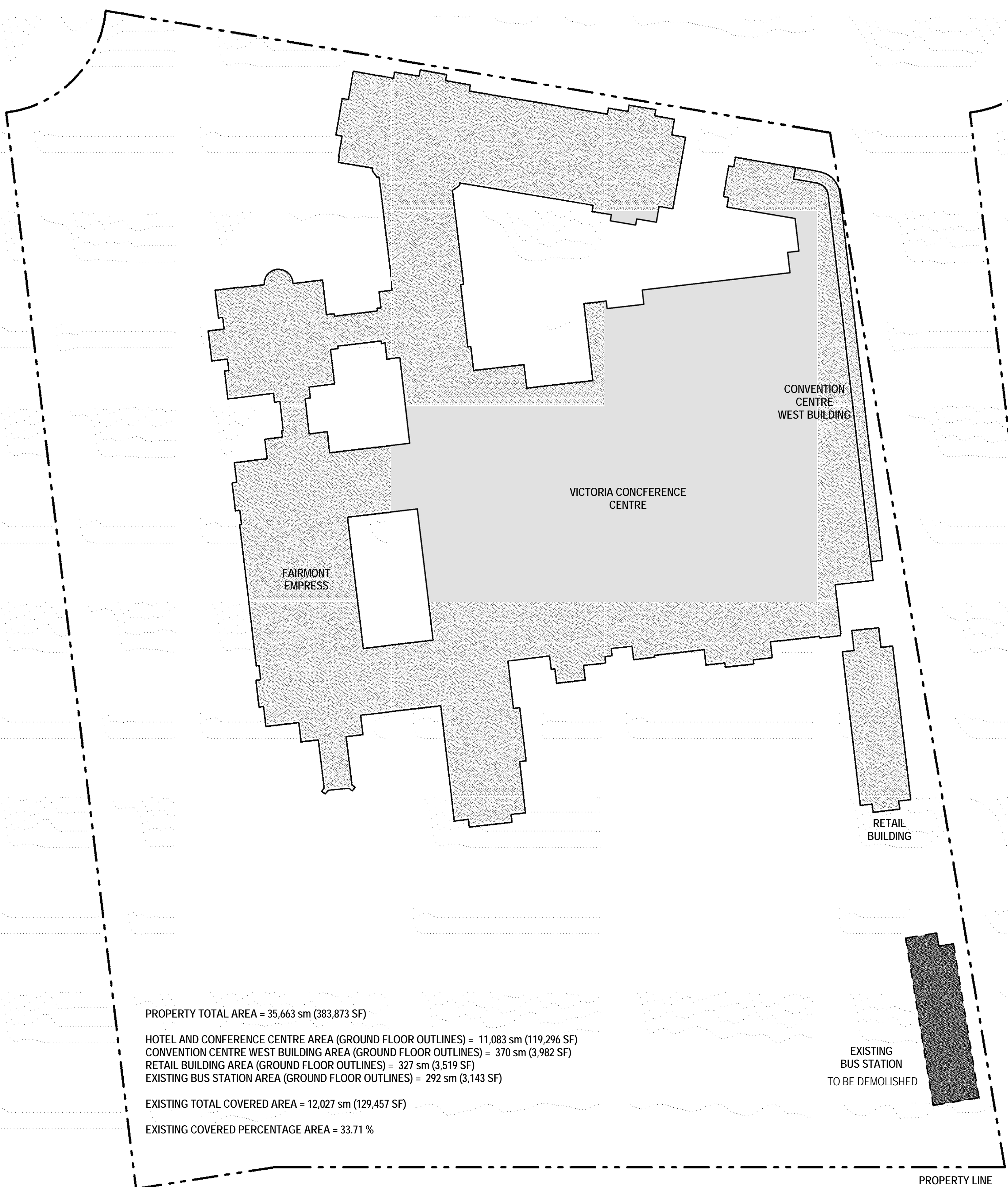
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project: \_\_\_\_\_

EMPRESS HOTEL - LONG TERM RENTAL  
MIXED USE BUILDING  
700 DOUGLAS STREET

title: SITE PLAN

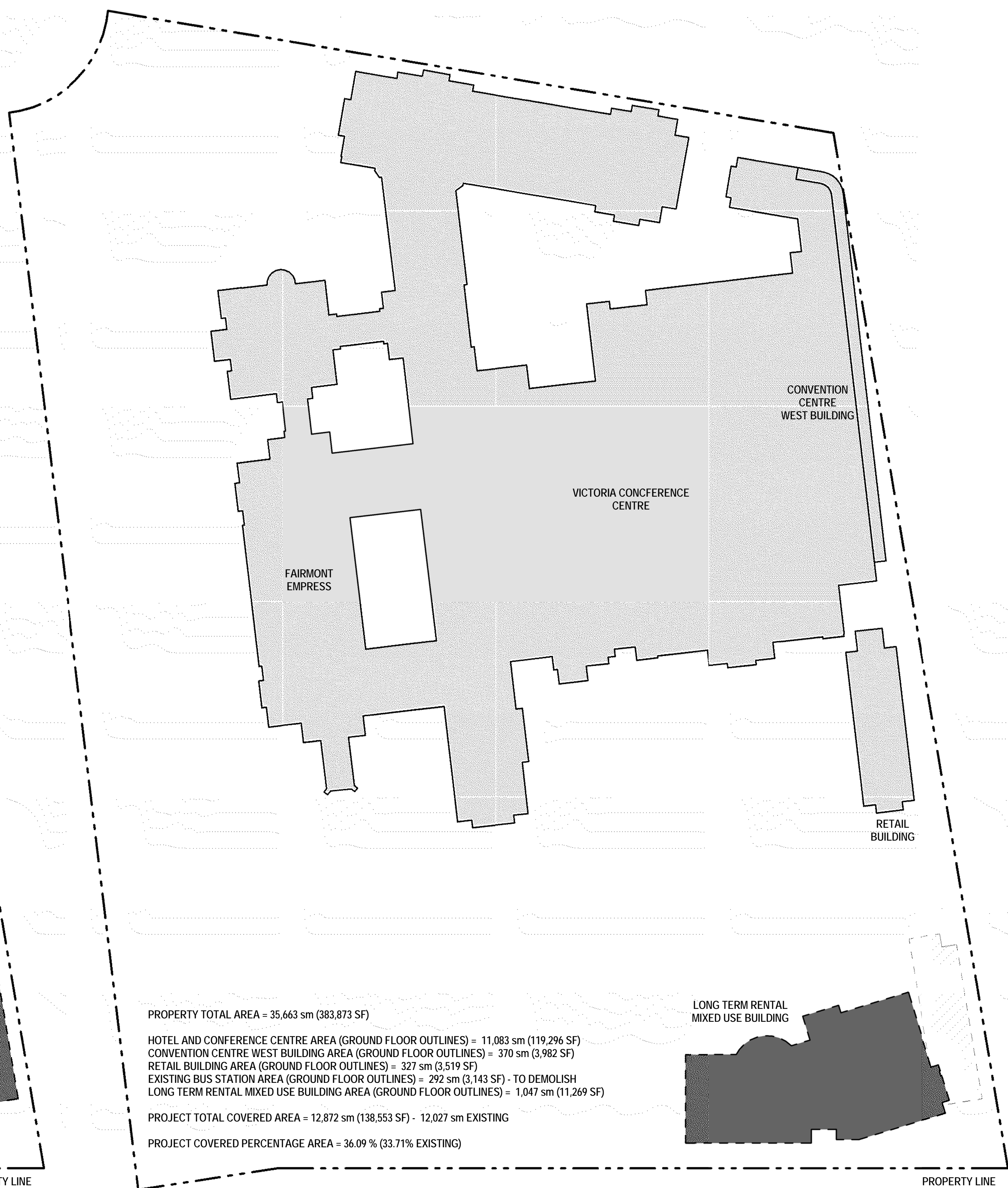
scale: 1 : 200	drawing number: A0.02
project number: 15-811	revision date: 17-05-19
issue date: 09/27/16	plotted: _____



PROPERTY TOTAL AREA = 35,663 sm (383,873 SF)  
 HOTEL AND CONFERENCE CENTRE AREA (GROUND FLOOR OUTLINES) = 11,083 sm (119,296 SF)  
 CONVENTION CENTRE WEST BUILDING AREA (GROUND FLOOR OUTLINES) = 370 sm (3,982 SF)  
 RETAIL BUILDING AREA (GROUND FLOOR OUTLINES) = 327 sm (3,519 SF)  
 EXISTING BUS STATION AREA (GROUND FLOOR OUTLINES) = 292 sm (3,143 SF)  
 EXISTING TOTAL COVERED AREA = 12,027 sm (129,457 SF)  
 EXISTING COVERED PERCENTAGE AREA = 33.71 %

PROPERTY LINE

1 Property Area Site Coverage - Existing



PROPERTY TOTAL AREA = 35,663 sm (383,873 SF)  
 HOTEL AND CONFERENCE CENTRE AREA (GROUND FLOOR OUTLINES) = 11,083 sm (119,296 SF)  
 CONVENTION CENTRE WEST BUILDING AREA (GROUND FLOOR OUTLINES) = 370 sm (3,982 SF)  
 RETAIL BUILDING AREA (GROUND FLOOR OUTLINES) = 327 sm (3,519 SF)  
 EXISTING BUS STATION AREA (GROUND FLOOR OUTLINES) = 292 sm (3,143 SF) - TO DEMOLISH  
 LONG TERM RENTAL MIXED USE BUILDING AREA (GROUND FLOOR OUTLINES) = 1,047 sm (11,269 SF)  
 PROJECT TOTAL COVERED AREA = 12,872 sm (138,553 SF) - 12,027 sm EXISTING  
 PROJECT COVERED PERCENTAGE AREA = 36.09 % (33.71% EXISTING)

PROPERTY LINE

2 Property Area Site Coverage - Proposed

notes

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EMPRESS HOTEL - LONG TERM RENTAL MIXED USE BUILDING  
 700 DOUGLAS STREET

title  
 PROPERTY AREA COVERAGE

scale	drawing number
1 : 500	A0.03
project number	
15-811	
issue date	revision date
02/02/17	17-05-19
plotted	



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 project \_\_\_\_\_

EMPRESS HOTEL - LONG TERM RENTAL  
 MIXED USE BUILDING  
 700 DOUGLAS STREET

title  
 LEVEL P2 PLAN

scale 1 : 100  
 project number 15-811  
 issue date 10/14/16  
 drawing number A1.01  
 revision date 17-05-19



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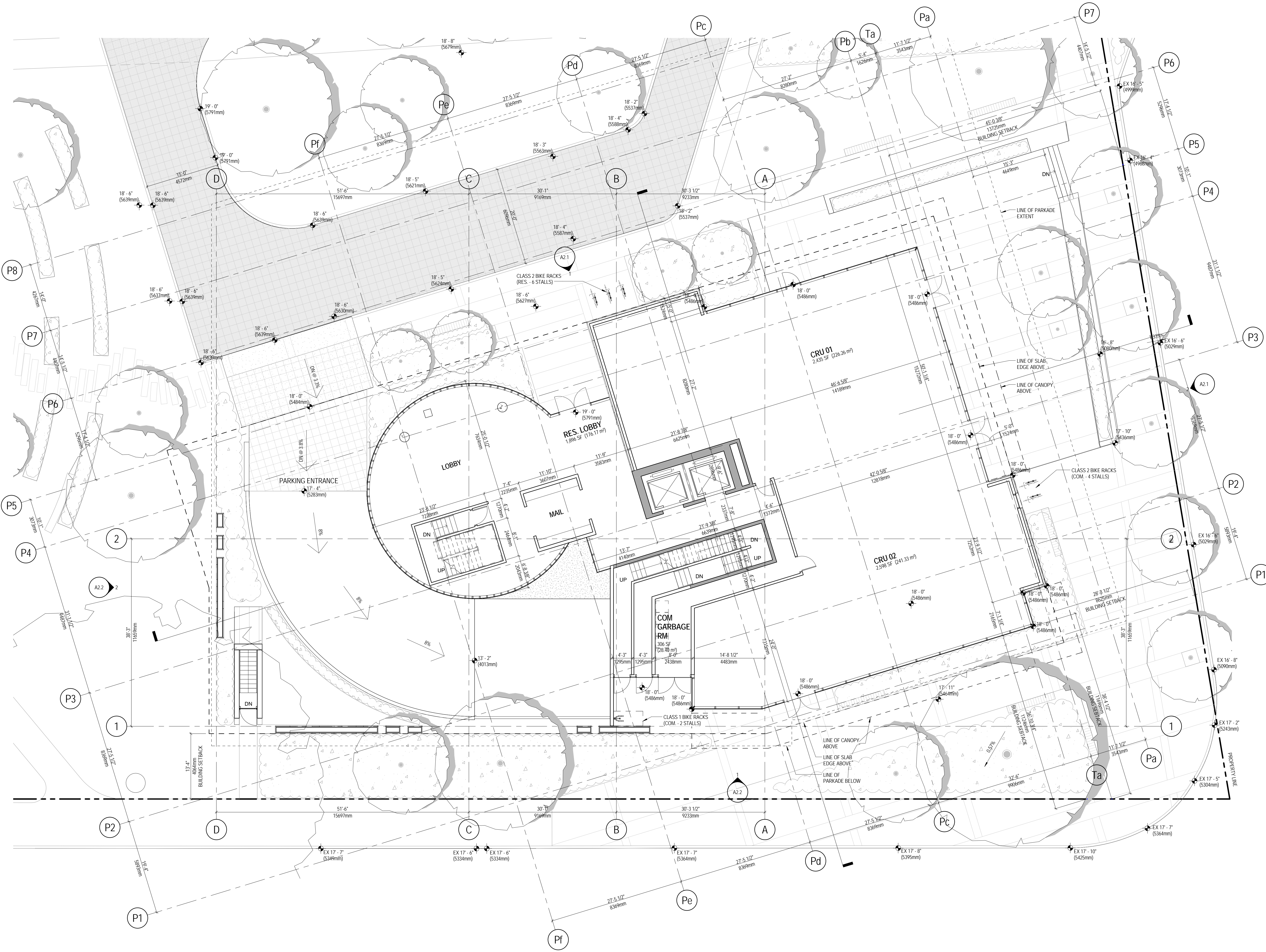
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EMPRESS HOTEL - LONG TERM RENTAL  
MIXED USE BUILDING  
700 DOUGLAS STREET

title  
LEVEL P1 PLAN

scale: 1:100  
project number: 15-811  
issue date: 10/14/16  
drawing number: A1.02  
revision date: 17-05-19



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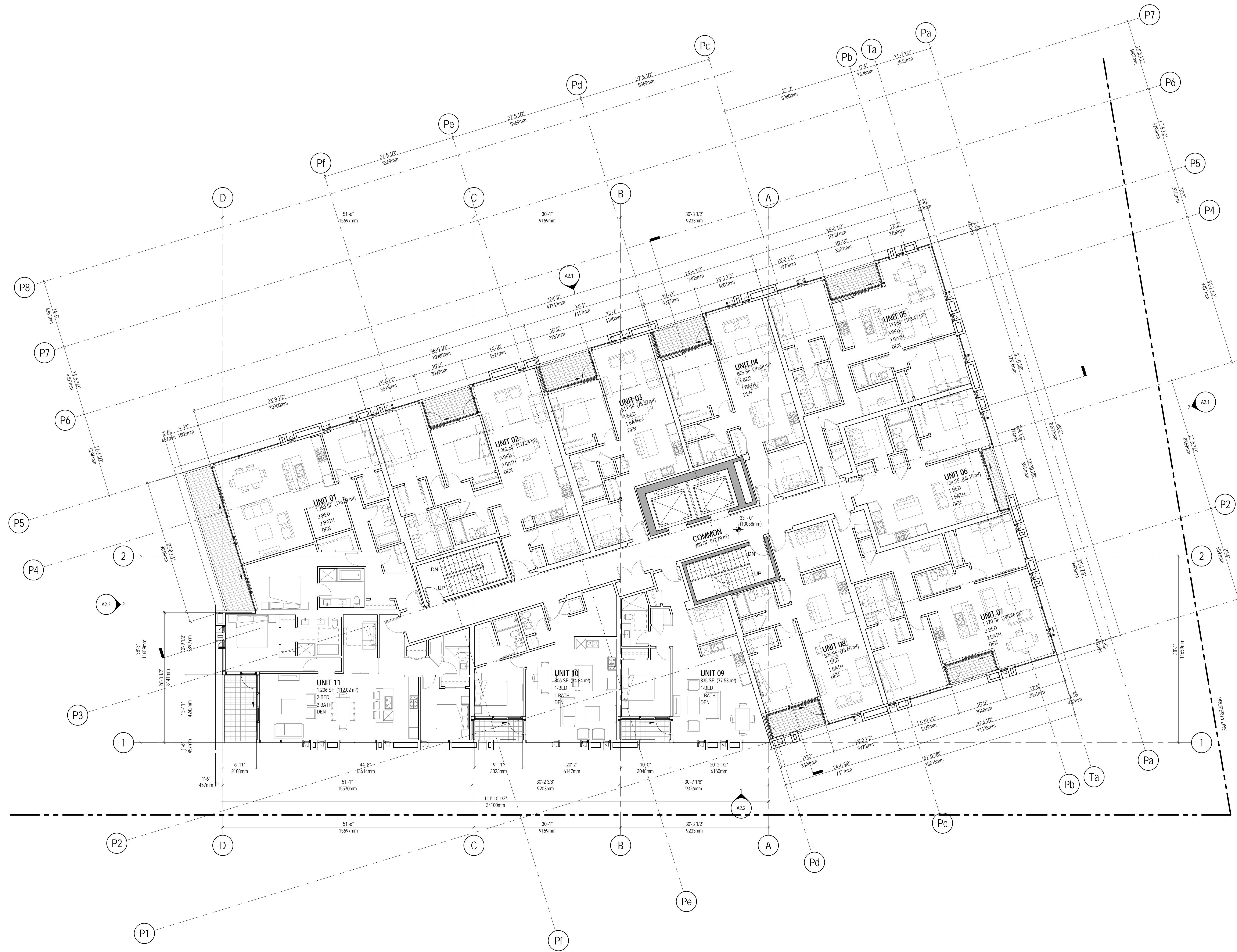
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EMPRESS HOTEL - LONG TERM RENTAL  
MIXED USE BUILDING  
700 DOUGLAS STREET

title  
LEVEL 1 PLAN

scale 1 : 100	drawing number <b>A1.03</b>
project number 15-811	revision date 17-05-19
issue date 10/14/16	plotted





notes

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project

EMPRESS HOTEL - LONG TERM RENTAL  
MIXED USE BUILDING  
700 DOUGLAS STREET

title:  
LEVEL 2 PLAN

scale:	1 : 100	drawing number:	A1.04
project number:	15-811	revision date:	17-05-19
issue date:	10/14/16	plotted:	6/20/17 10:05:12 AM



notes

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project

EMPRESS HOTEL - LONG TERM RENTAL  
MIXED USE BUILDING  
700 DOUGLAS STREET

title:  
LEVEL 3 PLAN

scale: 1 : 100	drawing number: <b>A1.05</b>
project number: 15-811	revision date: 17-05-19
issue date: 10/27/16	plotted: 6/20/17 10:52:41 AM



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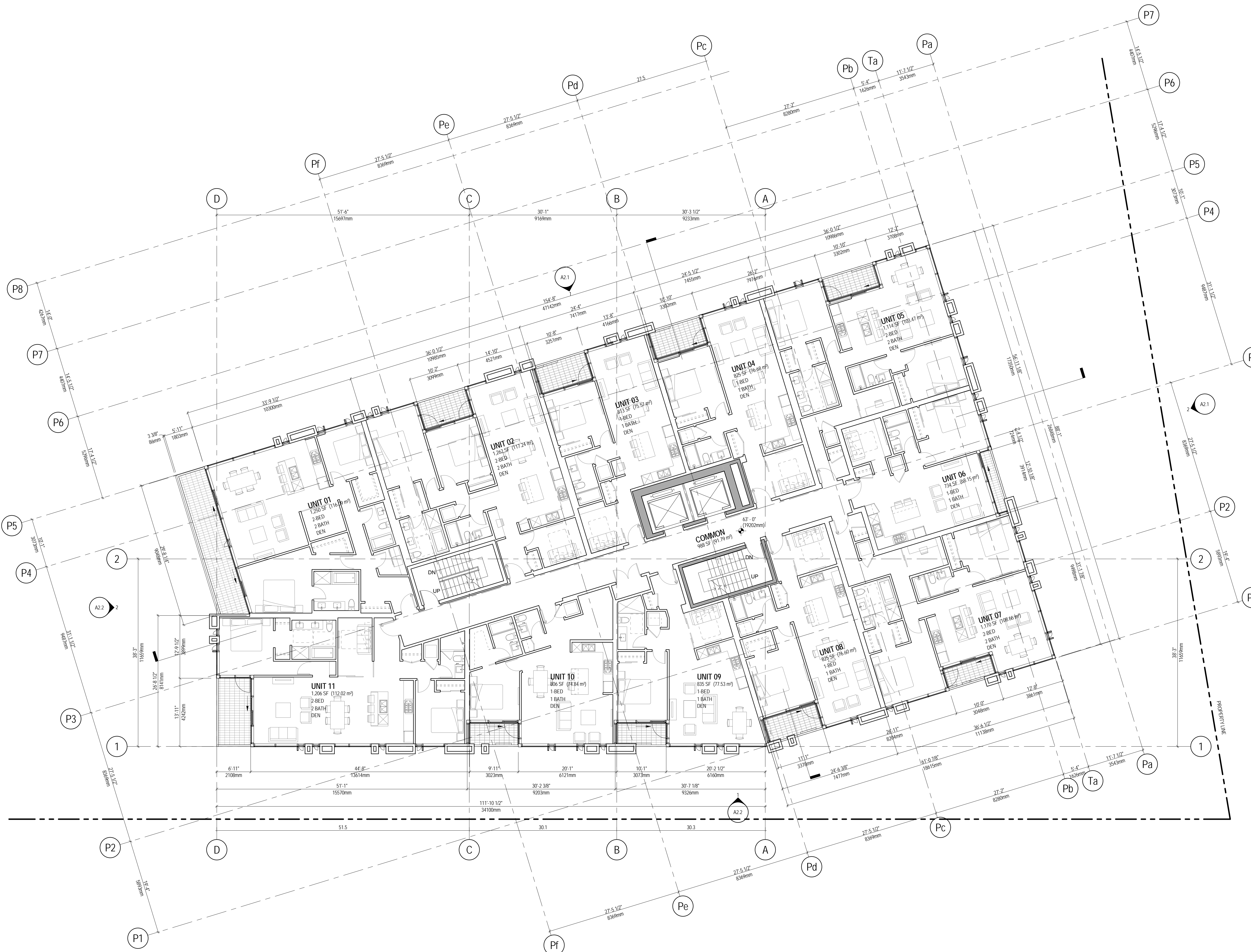
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project:

EMPRESS HOTEL - LONG TERM RENTAL  
MIXED USE BUILDING  
700 DOUGLAS STREET

title:  
LEVEL 4 PLAN

scale:	1 : 100	drawing number:	A1.06
project number:	15-811	revision date:	17-05-19
issue date:	10/27/16	plotted:	6/20/17 10:05:31 AM



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project

EMPRESS HOTEL - LONG TERM RENTAL  
MIXED USE BUILDING  
700 DOUGLAS STREET

title:  
LEVEL 5 PLAN

scale: 1 : 100	drawing number: <b>A1.07</b>
project number: 15-811	revision date: 17-05-19
issue date: 10/27/16	plotted: 6/20/17 10:54:42 AM



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 project: \_\_\_\_\_

**EMPRESS HOTEL - LONG TERM RENTAL  
 MIXED USE BUILDING  
 700 DOUGLAS STREET**

title:  
**LEVEL 6 PLAN**

scale:	1 : 100	drawing number:	<b>A1.08</b>
project number:	15-811	revision number:	
issue date:	10/14/16	revision date:	17-05-19



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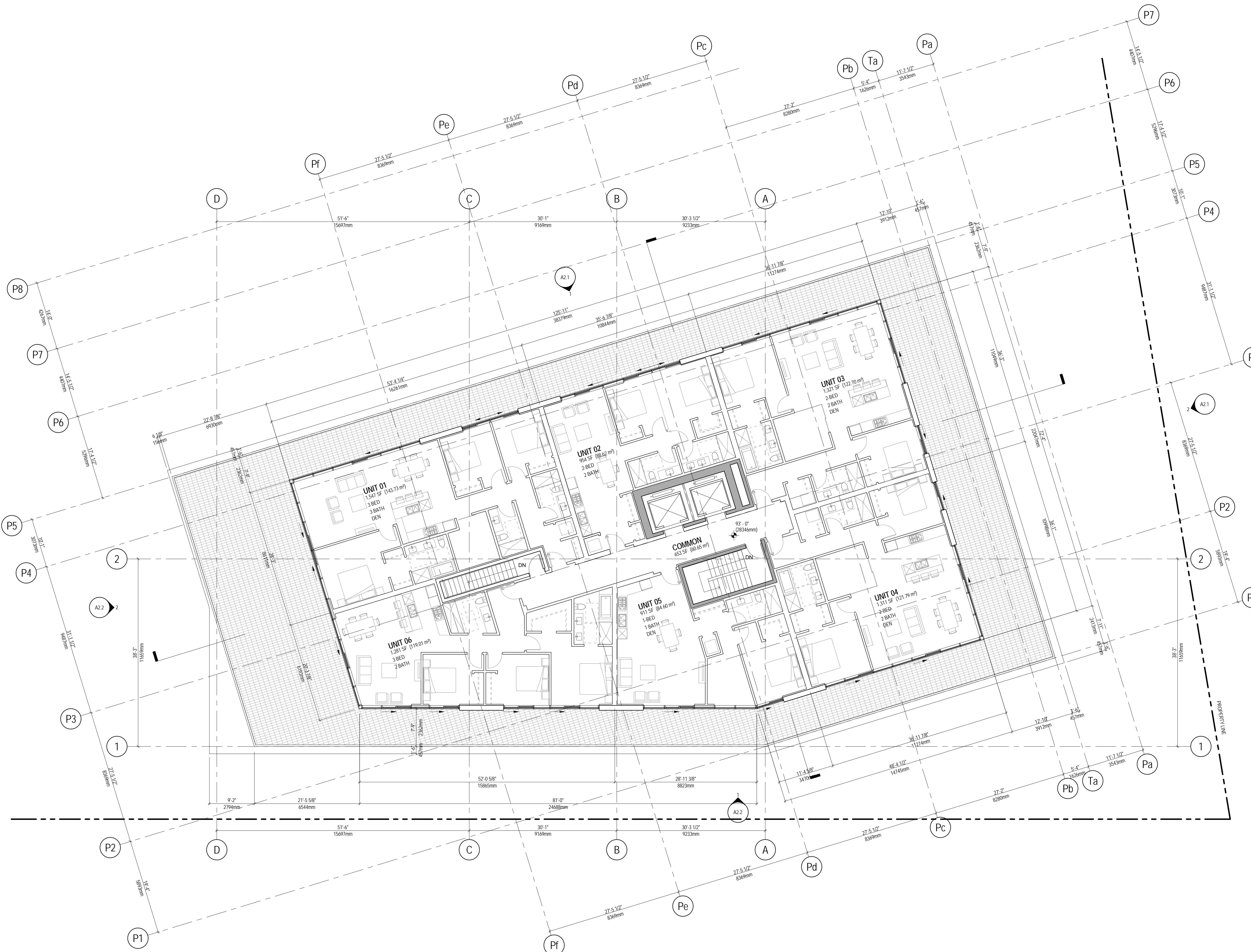
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EMPRESS HOTEL - LONG TERM RENTAL  
MIXED USE BUILDING  
700 DOUGLAS STREET

title:  
LEVEL 7 PLAN

scale:	1 : 100	drawing number:	A1.09
project number:	15-811	revision date:	17-05-19
issue date:	10/27/16	plotted:	6/20/17 10:06 AM



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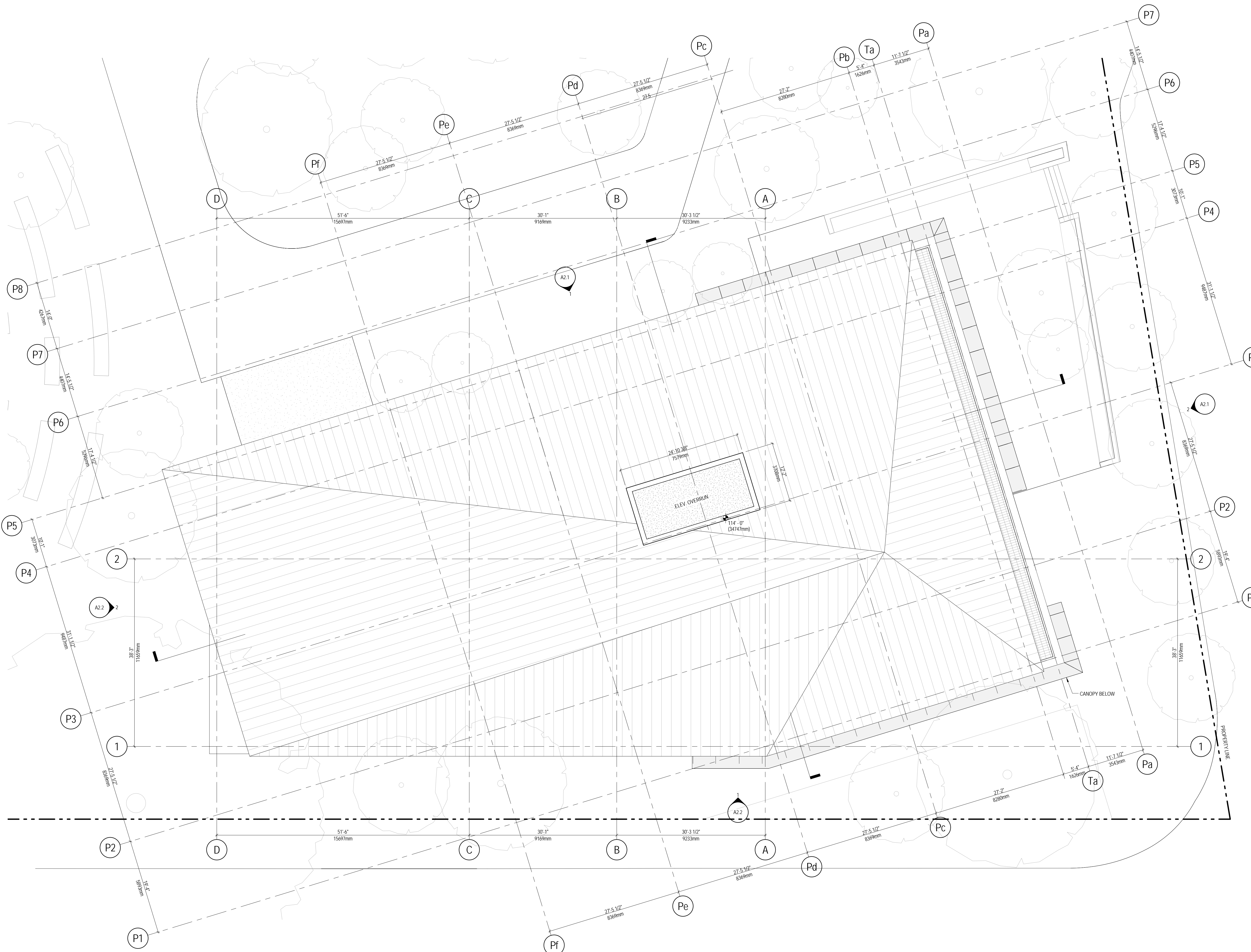
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project

EMPRESS HOTEL - LONG TERM RENTAL  
MIXED USE BUILDING  
700 DOUGLAS STREET

title:  
LEVEL 8 PLAN (PENTHOUSE)

scale: 1 : 100	drawing number: <b>A1.10</b>
project number: 15-811	revision date: 17-05-19
issue date: 10/14/16	plotted: 6/20/17 10:06:16 AM



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project

EMPRESS HOTEL - LONG TERM RENTAL  
MIXED USE BUILDING  
700 DOUGLAS STREET

title:  
ROOF PLAN

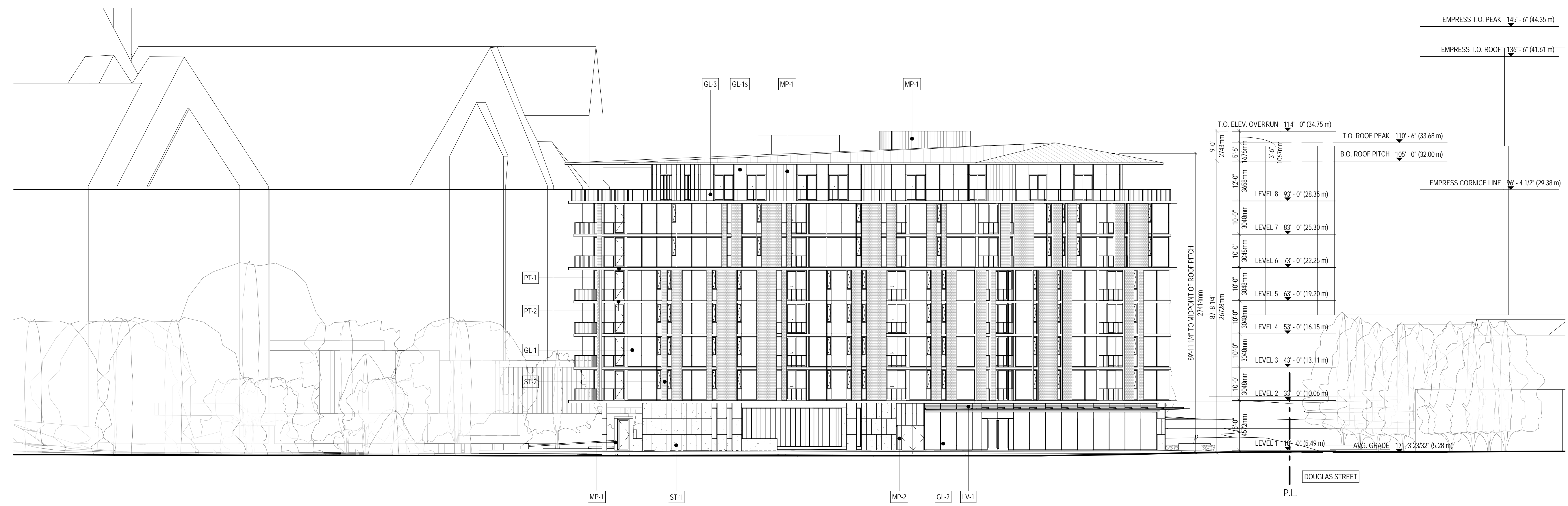
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project number: 15-811	revision date: 17-05-19
issue date: 10/14/16	





MATERIAL LEGEND

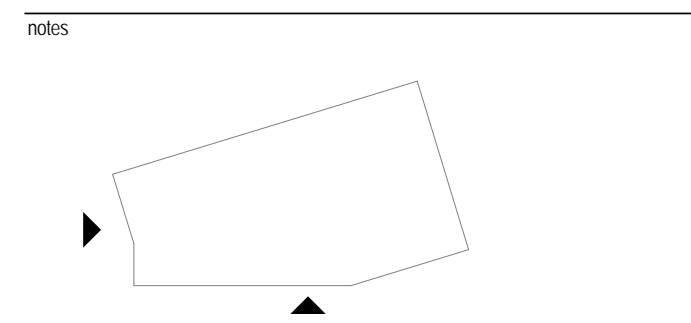
- |       |                                |      |                             |      |                                                    |
|-------|--------------------------------|------|-----------------------------|------|----------------------------------------------------|
| GL-1  | INSULATED VISION GLASS (LOW-E) | ST-1 | STONE CLADDING              | MP-3 | STANDING SEAM METAL ROOF                           |
| GL-1s | INSULATED SPANDREL GLASS UNIT  | ST-2 | BRICK CLADDING              | LV-1 | PREFINISHED ALUMINUM LOUVERS                       |
| GL-2  | INSULATED VISION GLASS (CLEAR) | ST-3 | ARCHITECTURAL CONCRETE WALL | PT-1 | PAINTED CONCRETE SLAB EDGE                         |
| GL-3  | GLASS & ALUMINUM GUARDRAIL     | MP-1 | PREFINISHED ALUMINUM PANEL  | PT-2 | PAINTED CONCRETE SLAB EDGE TO MATCH WINDOW MULLION |
| GL-4  | GLASS & PAINTED STEEL CANOPY   | MP-2 | PREFINISHED METAL PANEL     |      |                                                    |



1 SOUTH ELEVATION



2 WEST ELEVATION



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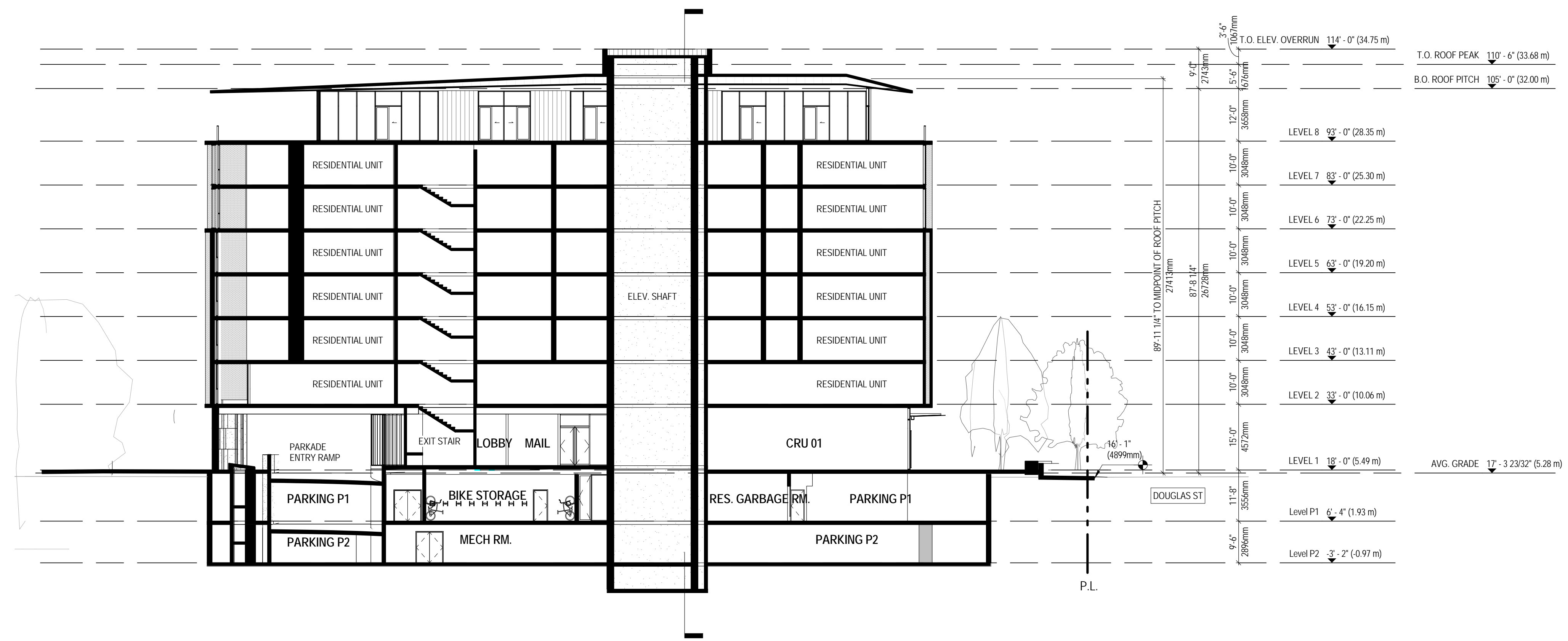
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project \_\_\_\_\_

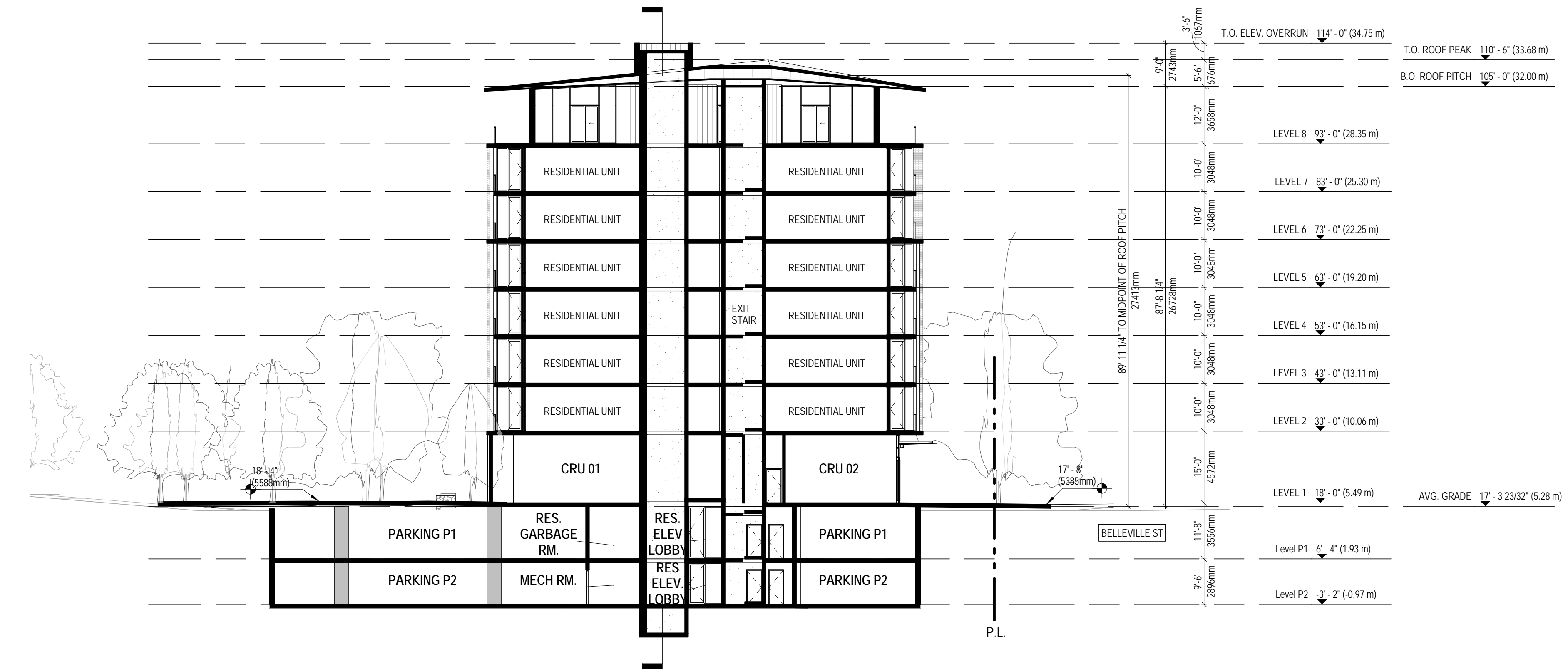
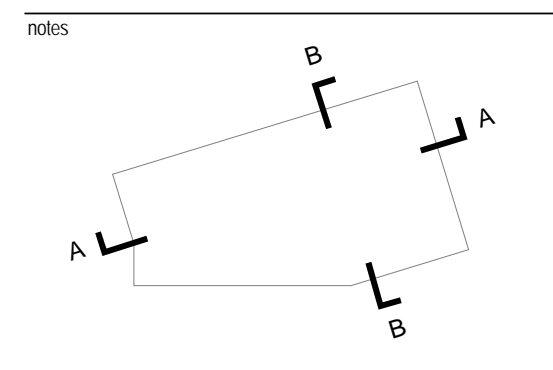
EMPRESS HOTEL - LONG TERM RENTAL  
MIXED USE BUILDING  
700 DOUGLAS STREET

title  
SOUTH AND WEST ELEVATIONS

scale 1 : 200	drawing number A2.2
project number 15-811	revision date 17-05-19
issue date 10/14/16	plotted



A-A BUILDING SECTION A  
A2.3



B-B BUILDING SECTION B  
A2.3

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EMPRESS HOTEL - LONG TERM RENTAL  
MIXED USE BUILDING  
700 DOUGLAS STREET

title BUILDING SECTIONS

scale 1 : 200  
project number 15-811  
issue date 10/14/16  
drawing number A2.3  
revision date 17-05-19



**LEGEND**

- SCOPE OF WORK
- HARDSCAPE AND SOFTSCAPE TO BE REMOVED
- EXISTING TREES TO BE REMOVED  
On City's Land: 0  
On site: 19 (including 2 Bylaw Protected Trees)
- EXISTING TREES TO BE RETAINED  
TOTAL : 9
- PROPERTY LINE
- PROPOSED BUILDING FOOTPRINT
- LINE OF PROPOSED PARKING BELOW
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING ROOFTOP PLAN
- PROPOSED TREE PROTECTION FENCE

**NOTES**

1. THIS DRAWING IS FOR REFERENCE ONLY. REFER TO THE SURVEY MAP DATED DEC 04, 2014, PROVIDED BY BENNETT LAND SURVEYING LTD.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO LANDSCAPE FEATURES REMOVAL.
3. ALL PRUNING TO BE DONE UNDER THE SUPERVISION OF THE APPOINTED ARBORIST.
4. REFER TO CIVIL DRAWINGS FOR REMOVAL, RETENTION AND/OR RELOCATION OF EXISTING PARKING AND SITE SERVICES.
5. REFER TO ELECTRICAL DRAWINGS FOR ALL SERVICE TERMINATION AND REINSTATEMENT.
6. ALL ONSITE LANDSCAPE FEATURES AND PLANTS NOT IDENTIFIED FOR RETENTION OR RELOCATION ARE TO BE REMOVED.
7. REFER TO CERTIFIED ARBORISTS TREE MANAGEMENT PLAN FOR TREE PRESERVATION.
8. ALL EXISTING STREET CURBS TO BE RETAINED UNLESS OTHERWISE NOTED.

**SURVEY LEGEND (FOR REFERENCE ONLY, SEE SURVEY)**

- DENOTES CONTROL MONUMENT
- DENOTES STANDARD ROCK POST FOUND
- DENOTES LEAD PLUG FOUND
- DENOTES TRAVERSE HUB PLACED
- DENOTES UNMARKED MEASURED POINT
- DENOTES ELECTRICAL SERVICE BOX
- LS DENOTES LAMP STANDARD
- SIGN DENOTES STREET SIGN
- PM DENOTES PARKING METER
- MH DENOTES MANHOLE
- CB DENOTES CATCH BASIN
- WV DENOTES WATER VALVE
- FH DENOTES FIRE HYDRANT
- GV DENOTES GAS VALVE

31.5 0.50 DEC - DENOTES 0.50 DECIDUOUS TREE WITH GROUND ELEVATION OF 31.5'

31.5 0.50 CON - DENOTES 0.50 CONIFEROUS TREE WITH GROUND ELEVATION OF 31.5'

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**PFS STUDIO**  
 PLANNING - URBAN DESIGN - LANDSCAPE ARCHITECTURE  
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 phone: 604.276.6666  
 info@pfsstudio.com

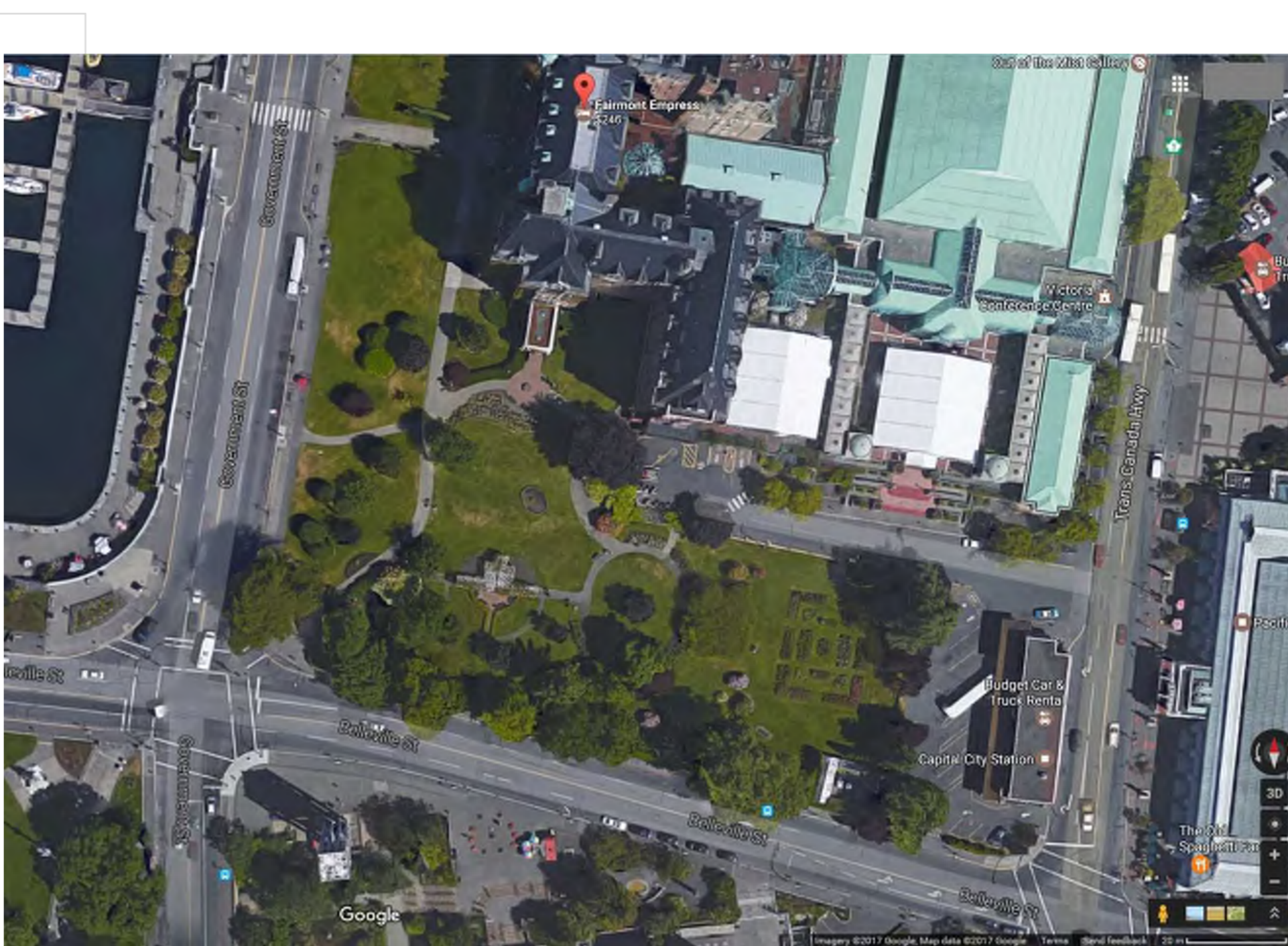
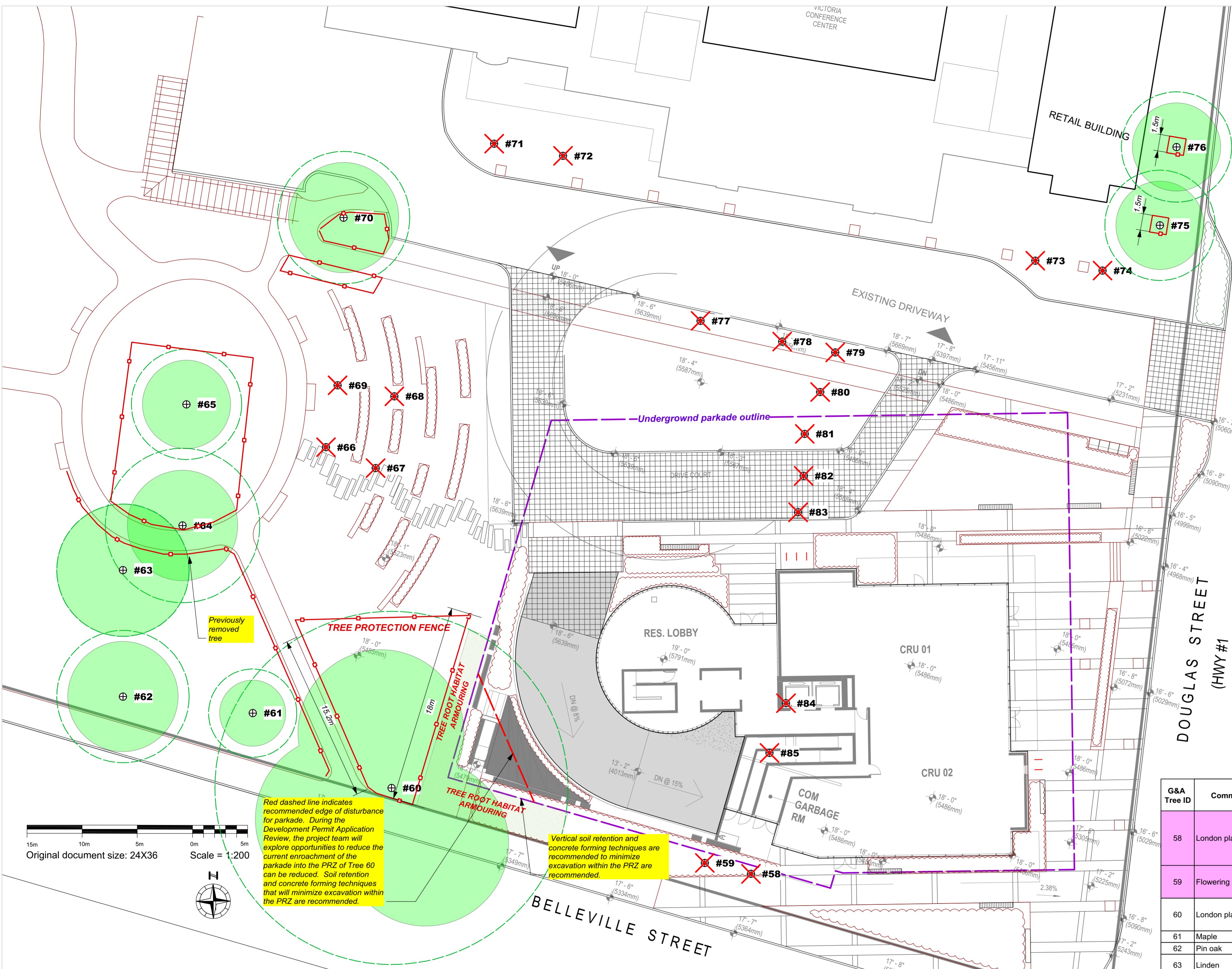
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 project

**EMPRESS HOTEL - LONG TERM RENTAL  
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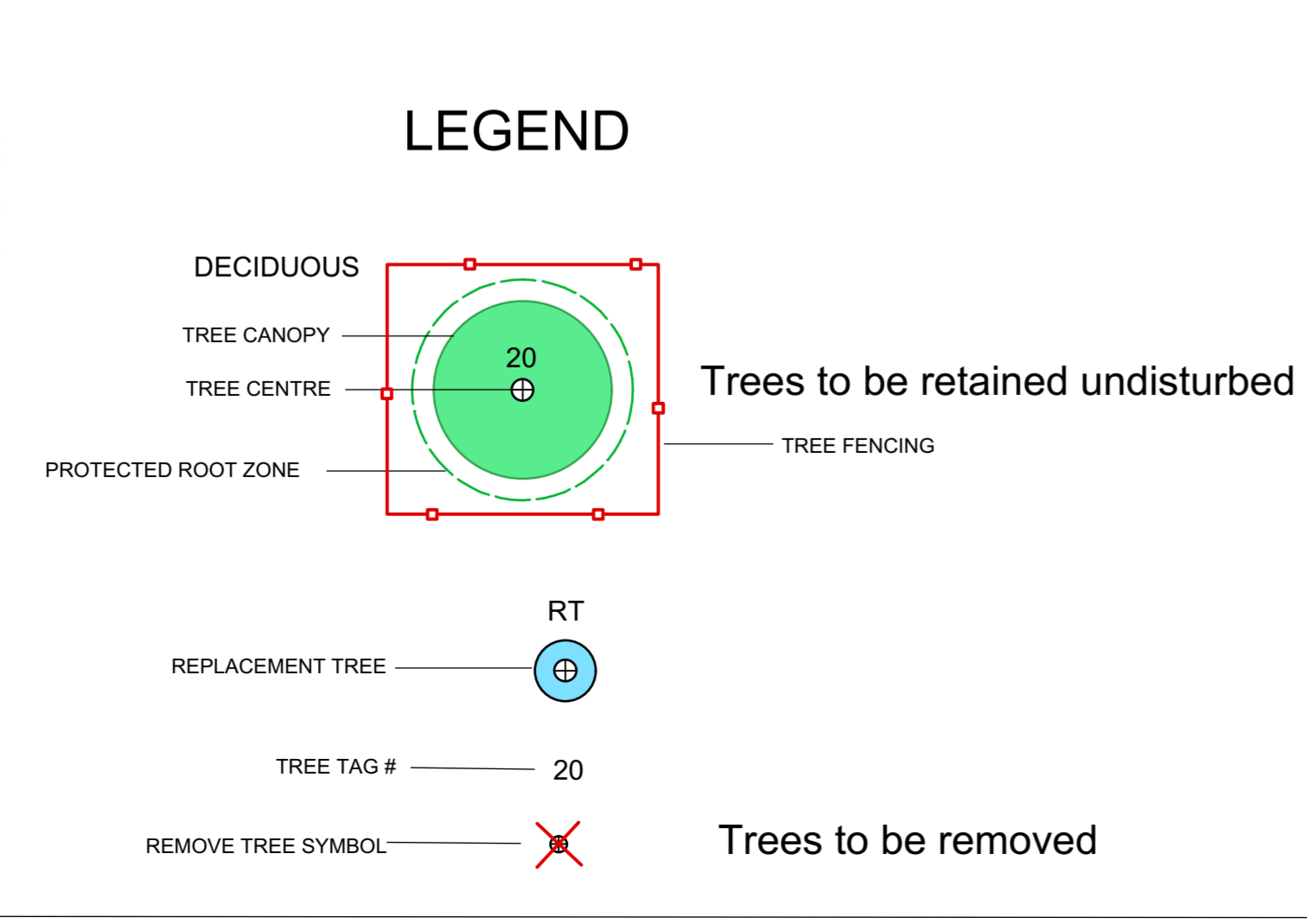
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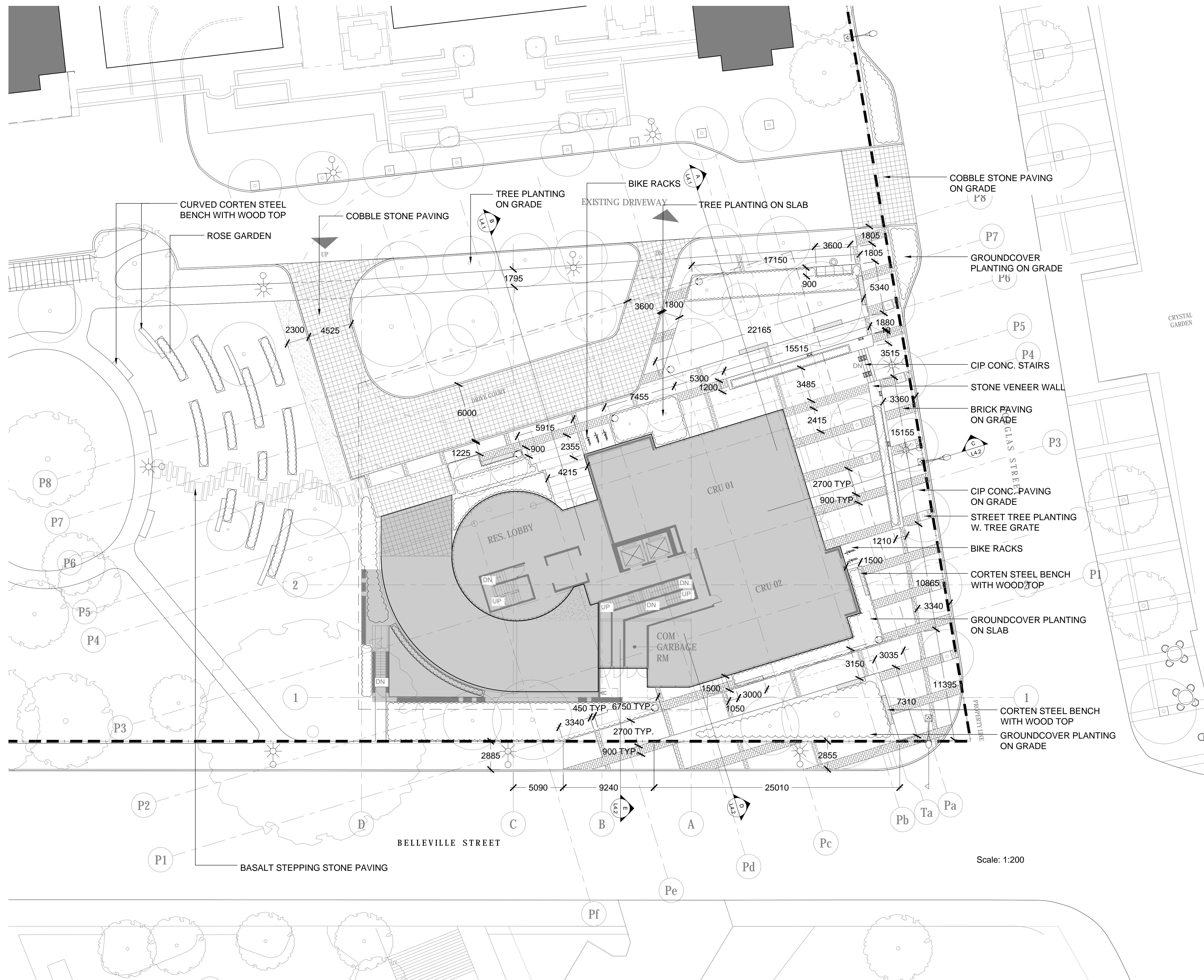
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 drawing number  
**L0.1**  
 project number  
 15061  
 issue date  
 May 19, 2017  
 revision date  
 checked  
 jkcd



- The arborist shall be present to oversee stump removal, excavation, service trenching, site grading or blasting within, or adjacent to, the tree protection areas (TPAs).
- Procedure for blasting near tree root zones:
  - Blasting vibrations in the vicinity of the Tree Protection Areas are not to exceed a peak particle velocity of 25 mm/sec.
  - When blasting is required immediately adjacent to a Tree Protection Area, the blasting contractor shall work with the arborist to develop a blasting plan that minimizes impacts to protected trees.
  - Use DYNAMITE as the explosive product. No fertilizer-based explosive is permitted, due to its toxicity to tree roots.
  - The contractor shall prevent rock debris from the blast site from entering the TPA.
- Any tree roots damaged shall be pruned back to undamaged tissue by the arborist.
- The vertical face of the excavation adjacent to the TPAs shall be covered with geo-textile to prevent soil desiccation and erosion.
- In areas where the root zone of the tree has been reduced by excavation, the remaining area shall be top-dressed with 10cm of tree chip mulch.
- Retained trees shall be irrigated twice weekly during the dry summer period to a minimum effective depth of 30cm.
- One protected tree will be removed due to their relative position to the new construction foundation. Details related to this tree are recorded in the attached "TREE INVENTORY TABLE".
- Four (4) replacement trees shall be planted in compensation for the removal of two bylaw-protected trees. All replacement trees shall respect the City of Victoria Bylaw No. 05-106 specifications and shall be planted after construction is completed. The precise location of the replacement trees shall be determined at the landscaping phase and pre-approved by the City of Victoria representative.
- Temporary construction access within a TPA must be approved and supervised by the project arborist.
- If it should prove necessary to reduce the tree fencing, the exposed TPA outside the fencing shall be armored with 3/4" plywood or a temporary cover of geo-textile and 200mm of road-base, moderately compacted with a plate compactor.
- No equipment, materials, or excavated soil shall be placed or stored within the TPA. THIS PARTICULARLY INCLUDES HARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING OF THE HOUSE FOUNDATION.

G&A Tree ID	Common Name	DBH (cm)	Protected Root Zone Radius (m)	Crown Radius (m)	Health (Good, Fair, Poor)	Structural Condition (Good, Fair, Poor)	Bylaw Protected Tree?	Comments	Recommendations
58	London plane	150	10	8	Good	Poor	Yes	Multi-stem; union undermined by extensive decay pockets; Kretzschmaria disease. Conflict with construction.	REMOVE
59	Flowering plum	45	8	5	Good	Fair	No	20% lean (stable) over SW. Conflict with construction.	REMOVE
60	London plane	183	16	13	Good	Fair	Yes	4 co-dom. Stems arise at a common union 3m above grade	Retain and protect
61	Maple	22	4	3	Good	Fair-Good	No	Co-dom. leaders	Retain and protect
62	Pin oak	36	6	5	Good	Good	No		Retain and protect
63	Linden	34	6	6	Good	Fair-Good	No	Co-dom. Leaders; asymmetric crown	Retain and protect
64	Crimson king maple X5	15;20;30;30;30	7	5	Good	Fair	No	Multi-stem	Retain and protect
65	Maple	28	5	4	Good	Good	No		Retain and protect
66	Flowering cherry	40	7	6	Good	Fair-Good	No	Conflict with construction.	REMOVE
67	Flowering cherry	59	9	8	Good	Fair-Good	No	Conflict with construction.	REMOVE
68	Flowering cherry	54	8	7	Good	Fair-Good	No	Conflict with construction.	REMOVE
69	Flowering cherry	42	8	6	Good	Fair-Good	No	Conflict with construction.	REMOVE
70	Maple	36	6	5	Good	Good	No	Girdling roots	Retain and protect
71	Honey locust	21	5	4	Good	Fair	No	Conflict with construction.	REMOVE
72	Honey locust	22	5	4	Good	Fair	No	Conflict with construction.	REMOVE
73	Honey locust	25	5	4	Good	Good	No	Conflict with construction.	REMOVE
74	Honey locust	16	4	3	Fair	Fair	No	Conflict with construction.	REMOVE
75	Honey locust	26	5	4	Good	Fair	No		Retain and protect
76	Honey locust	24	5	4	Good	Poor-Fair	No		Retain and protect
77	Flowering plum	28	5	4	Good	Good	No	Conflict with construction.	REMOVE
78	Flowering plum	38	6	4	Good	Poor-Fair	No	Conflict with construction.	REMOVE
79	Flowering plum	27	5	4	Good	Fair	No	Conflict with construction.	REMOVE
80	Flowering plum	22	4	4	Fair	Poor	No	Conflict with construction.	REMOVE
81	Blue Atlas Cedar	99	12	11	Good	Good	Yes	Conflict with construction.	REMOVE
82	Flowering plum	28	5	5	Good	Fair-Good	No	Conflict with construction.	REMOVE
83	Flowering plum	34	6	6	Good	Poor-Fair	No	Stem decay associated with old wound. Conflict with construction.	REMOVE
84	Flowering plum	34	6	5	Good	Fair	No	Stem decay associated with old wound. Conflict with construction.	REMOVE
85	Douglas fir	48	7	4	Good	Good	No	Conflict with construction.	REMOVE





**GROUND LEVEL**

**CIP CONC. PAVING TYPES**

CIP. CONCRETE WITH SAW CUTS, MEDIUM SANDBLAST FINISHED

**STONES**

COBBLE STONE PAVING DRIVEWAY

BASALT STEPPING STONE ROSE GARDEN

**OTHERS**

BRICK PAVING

REINFORCED GRASS PAVING

**GENERAL NOTES**

1. A LANDSCAPE PLAN IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED.
2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
3. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
4. UTILITY AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO ENG. DRAWINGS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS.
5. REFERENCE CIVIL ENGINEERS DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRAIN LET-DOWNS.
6. REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REINFORCING OF ALL PAVED SURFACES IN ROADWAYS.
7. ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF VICTORIA STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF VICTORIA PARK BOARD.
8. REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
9. ALL DIMENSIONS ARE NOMINAL.
10. VERIFY ALL MEASUREMENTS ON SITE.

**LEGEND:**

- PROPERTY LINE
- LINE OF PROPOSED PARKING BELOW

**LIGHTING LEGEND**

- EXISTING STREET LIGHT WITH TRAFFIC LIGHT
- EXISTING STREET LIGHT
- EXISTING PEDESTRIAN LIGHT
- SIGNAGE WALL UPLIGHT
- RECESSED WALL LIGHT
- BOLLARD LIGHT

notes

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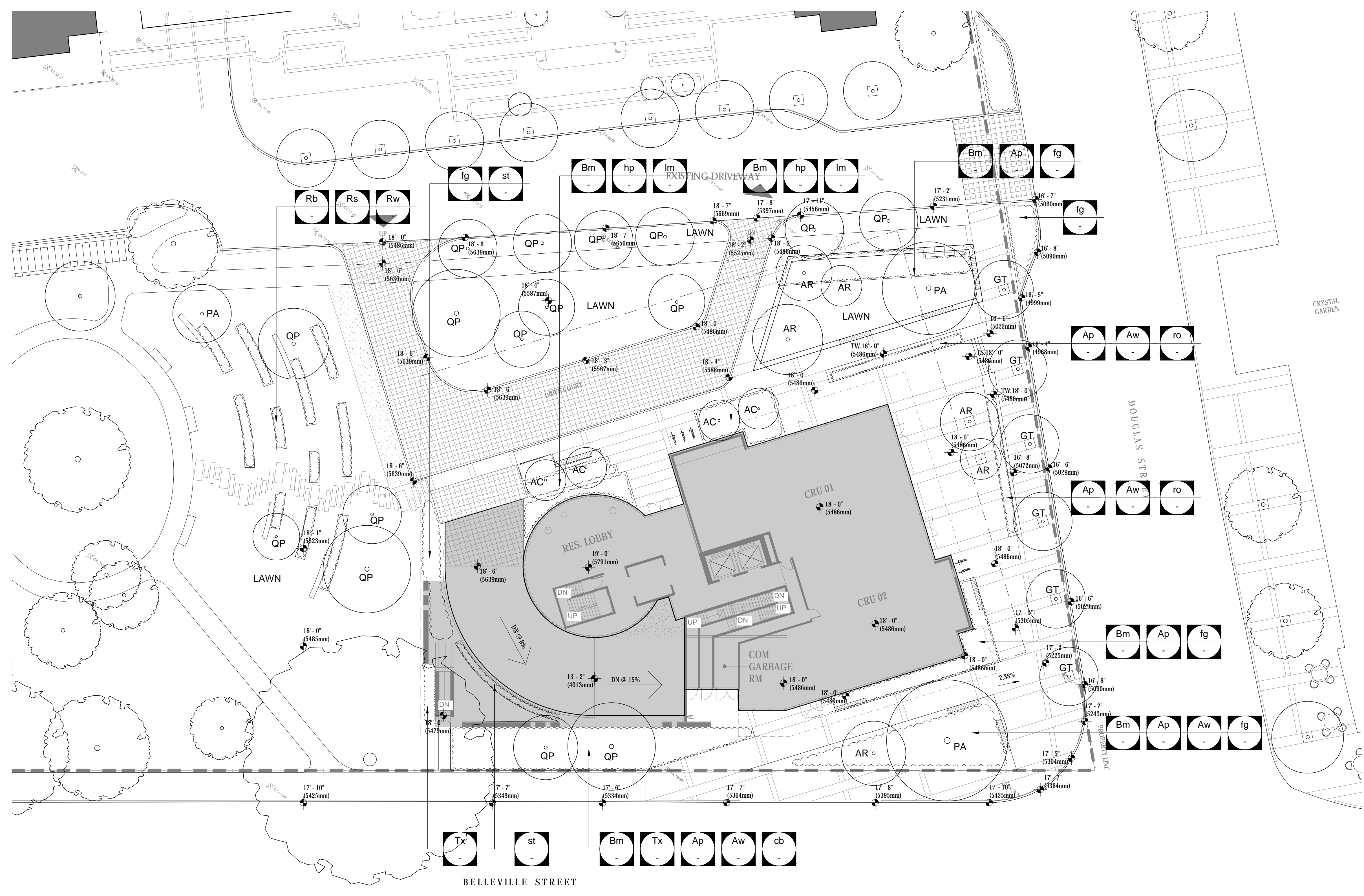
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project

**EMPRESS HOTEL - LONG TERM RENTAL  
MIXED USE BUILDING  
700 DOUGLAS STREET**

title  
**MATERIALS + LAYOUT + LIGHTING PLAN**

scale \_\_\_\_\_ drawing number  
**L1.1**  
project number  
**15061**  
issue date  
**May 19, 2017**  
revision date \_\_\_\_\_  
plotted

Scale: 1:200



PLANTING: GENERAL NOTES

1. INSTALL ALL PLANT MATERIAL TO CITY OF VICTORIA REQUIREMENTS. PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH BC SLA / BC NLA LANDSCAPE STANDARD, LATEST EDITION.
2. AREA OF SEARCH: PACIFIC NORTHWEST INCLUDING BRITISH COLUMBIA, WASHINGTON, AND OREGON.
3. PROVIDE DISEASE AND PEST-FREE PLANT MATERIAL FROM S.O.D. CERTIFIED NURSERIES, PROVIDE GUARANTY OF CERTIFICATION.
4. FINAL SPACING, QUANTITY AND TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES. NEW TREES MUST BE OF GOOD STANDARD, MINIMUM 6CM CALIPER, AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL. ROOT BARRIERS SHALL BE 8 FEET LONG AND 18 INCHES IN DEPTH. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. CALL PARK BOARD FOR INSPECTION AFTER TREE PLANTING COMPLETION
5. PLANTINGS WITHIN THE TREETOULEVARD TO THE APPROVAL OF PARK BOARD.
6. A HIGH EFFICIENCY IRRIGATION SYSTEM WILL BE INSTALLED IN ALL RESIDENTIAL COMMON LANDSCAPE AREAS (WITH THE EXCEPTION OF URBAN AGRICULTURE PLOTS). THE SYSTEM INCLUDES MOISTURE SENSORS, COMPUTER-CONTROLLED MONITORING AND SCHEDULE MODIFICATION FROM A CENTRAL LOCATION. HOSE BIBS WILL BE PROVIDED IN PRIVATE PATIOS AREAS MEASURING 100 SQ. FT. OR LARGER, COMMON AMENITY GARDENING AREAS AND EXTENSIVE GREEN ROOF AREAS. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION ASSOCIATION OF BC STANDARDS AND GUIDELINES LATEST STANDARD.

GRADING: GENERAL NOTES

1. CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
2. UNLESS OTHERWISE NOTED, ALL DRAINS LOCATED IN LAWN OR PLANTED AREA ARE TO BE COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT.
3. PROVIDE POSITIVE DRAINAGE THROUGHOUT - AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT LANDSCAPE SURFACES.
4. UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 4:1 (25%) AT ALL SOFT LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
5. ALL GRADING INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE ADEQUATE SOIL DEPTHS AND POSITIVE DRAINAGE.
6. SEE ARCHITECTURAL DRAWINGS FOR THE LOCATIONS AND GRADES OF ROOFTOP AREA DRAIN.
7. BUILDING GRADES TO BE REVIEWED BY CITY ENGINEER.

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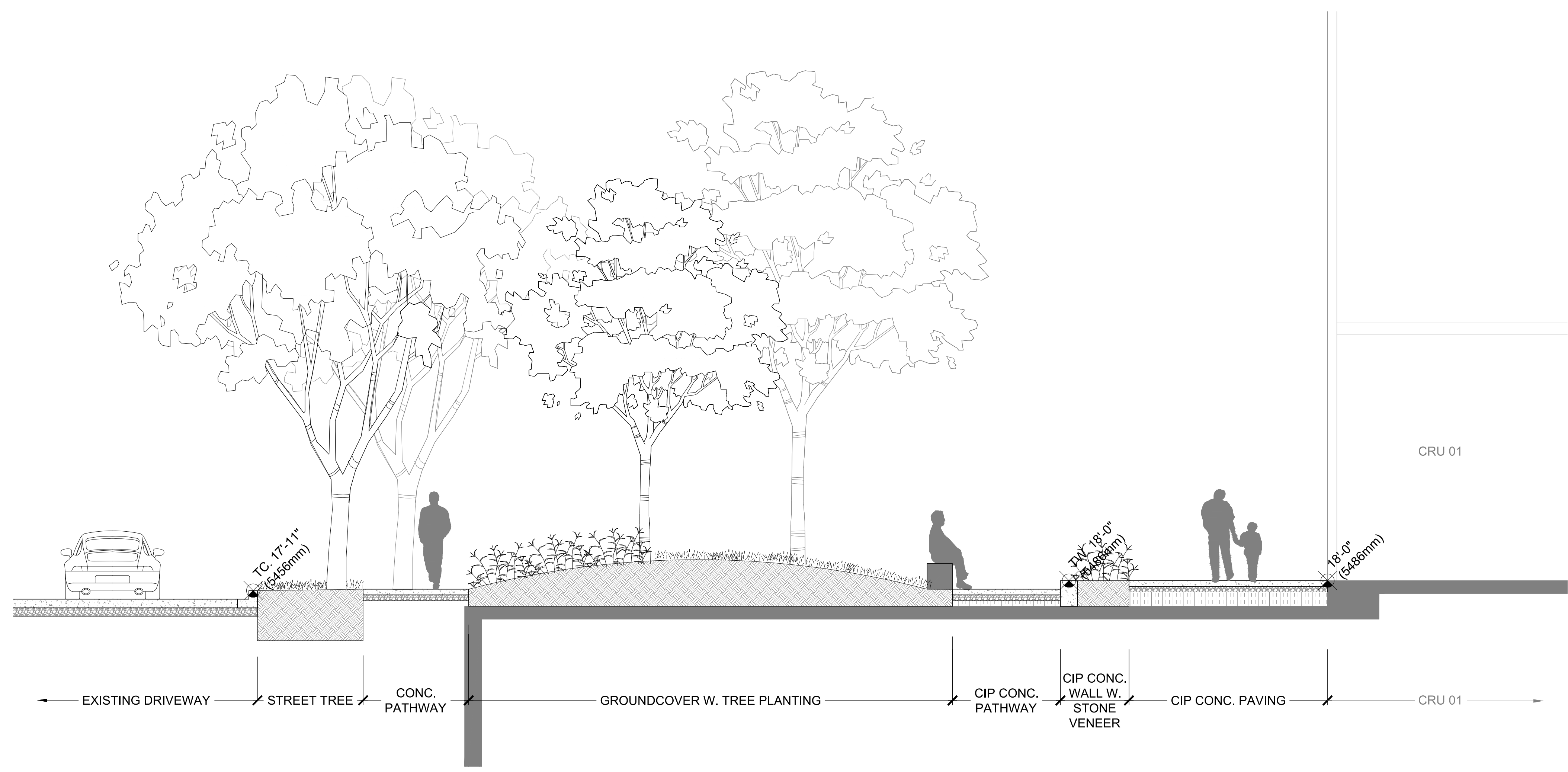
EMPRESS HOTEL - LONG TERM RENTAL  
 MIXED USE BUILDING  
 700 DOUGLAS STREET

title  
 GRADING + PLANTING PLAN

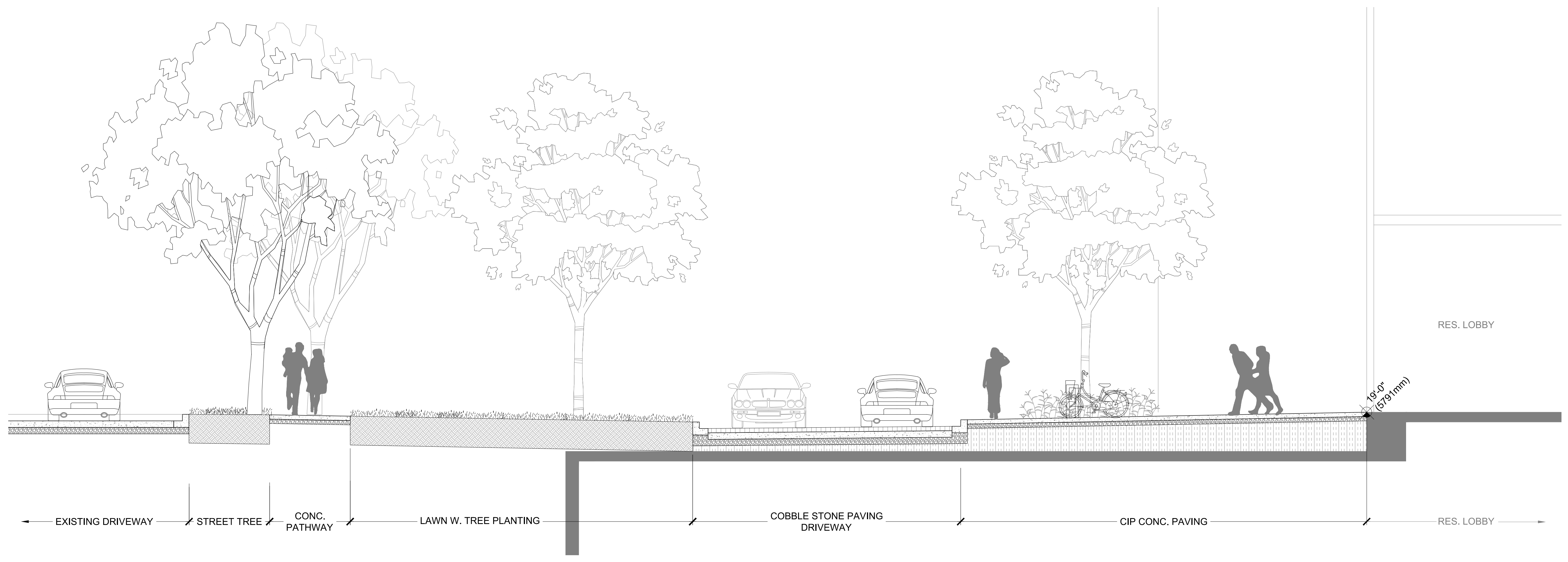
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 drawing number  
 project number  
 15061  
 issue date  
 May 19, 2017  
 revision date  
 plotted

MASTER PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
<b>TREE</b>					
CT	-	GLEDTISIA TRIACANTHOS	HONEY LOCUST	5cm CAL. WB - 3M HT	
AR	-	ACER RUBRUM	RED MAPLE	5cm CAL. WB - 3M HT	
QP	-	QUERCUS PALUSTRIS	PIN OAK	5cm CAL. WB - 3M HT	
PA	-	PRUNUS x YEDOENSIS 'AKEBONO'	AKEBONO CHERRY	5cm CAL. WB - 3M HT	
AC	-	ACER CIRCINATUM	VINE MAPLE	4cm CAL. WB - 2.5M HT	
<b>SHRUB</b>					
Tx	-	TAXUS X MEDIA 'HATFIELD'	HATFIELD YEW		4' HIGH FIELD CROWN - 18"-24" O.C. - FULL
Bm	-	BUXUS MICROPHYLLA WINTER GEM	LITTLE LEAF BOXWOOD		#3 POT - 18" (450mm) O.C. - FULL
Ap	-	AZALEA JAPONICA GUMPO PINK	GUMPO PINK AZALEA		#1 POT - 12" (300mm) O.C. - FULL
Aw	-	AZALEA JAPONICA GUMPO WHITE	GUMPO WHITE AZALEA		#1 POT - 12" (300mm) O.C. - FULL
Rn	-	ROSA MEIDLAND BONICA	BONICA MEIDLAND ROSE		#2 POT - 18" (450mm) O.C. - FULL
Rs	-	ROSA MEIDLAND SCARLET	SCARLET MEIDLAND ROSE		#2 POT - 18" (450mm) O.C. - FULL
Rw	-	ROSA MEIDLAND WHITE	WHITE MEIDLAND ROSE		#2 POT - 18" (450mm) O.C. - FULL
<b>ORNAMENTAL GRASS AND GROUNDCOVER</b>					
fg	-	FSTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE		#1 POT - 12" (300mm) O.C. - FULL
cb	-	CAREX OBNUTA	SLOUGH SEDGE		#1 POT - 12" (300mm) O.C. - FULL
ro	-	ROSMARINUS OFFICINALIS	ROSEMARY		#2 POT - 18" (450mm) O.C. - FULL
lm	-	LIRIOPE MUSCARI 'ROYAL PURPLE'	ROYAL PURPLE LILY TURF		#1 POT - 12" (300mm) O.C. - FULL
hp	-	HOSTA PLANTAGINEA APHRODITE	PLANTAIN LILY		#1 POT - 12" (300mm) O.C. - FULL
pt	-	PACHYSANDRA TERMINALIS	JAPANESE SPURGE		#1 POT - 12" (300mm) O.C. - FULL
st	-	SANSEVIERIA TRIFASCIATA	SNAKE PLANT		#1 POT - 12" (300mm) O.C. - FULL



**A** SECTION A AT EXISTING DRIVEWAY  
 SCALE: 1:50



**B** SECTION B AT EXISTING DRIVEWAY  
 SCALE: 1:50

notes

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 checked: IL

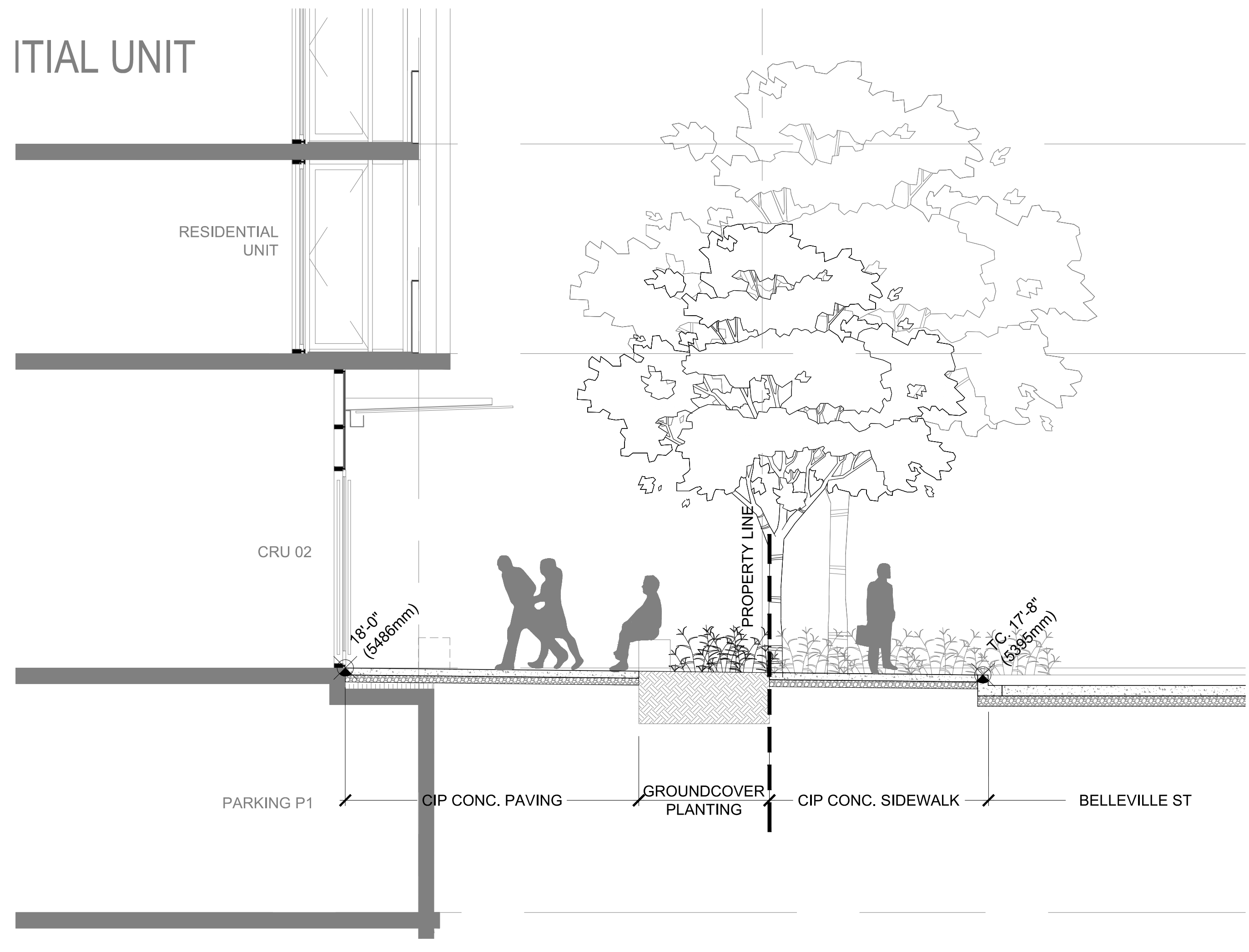
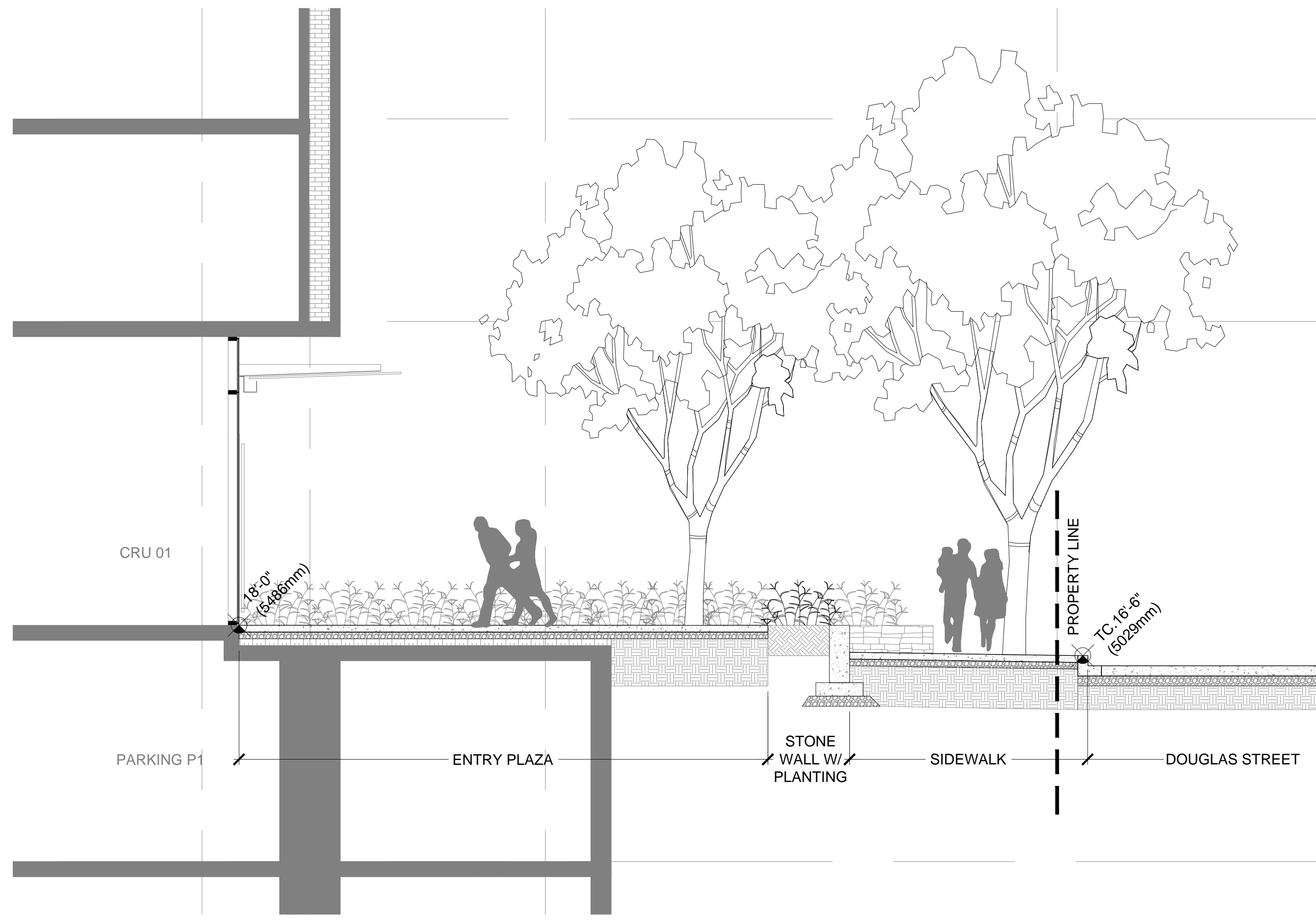
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 MIXED USE BUILDING  
 700 DOUGLAS STREET

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 LANDSCAPE SECTIONS

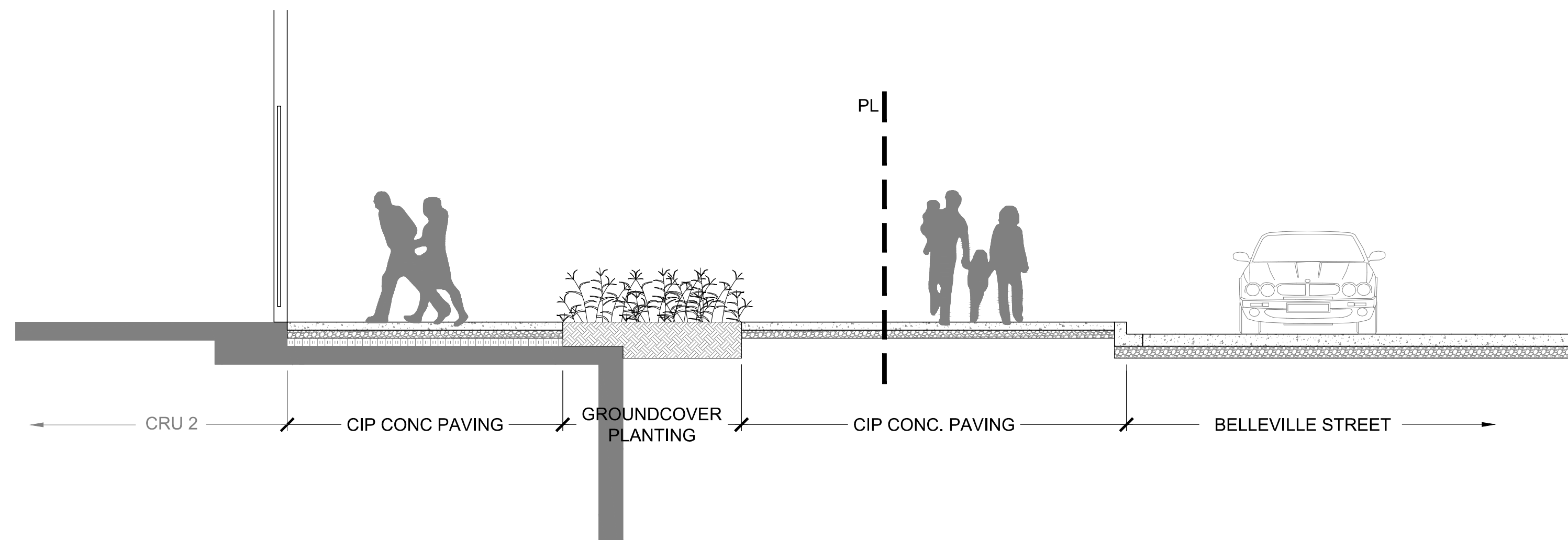
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 project number: 15061  
 issue date: May 19, 2017  
 revision date:  
 plotted:





**C** SECTION C AT DOUGLAS ST  
 SCALE: 1:50

**D** SECTION D AT BELLEVILLE ST  
 SCALE: 1:50



**E** SECTION AT BELLEVILLE ST  
 SCALE: 1:50

notes

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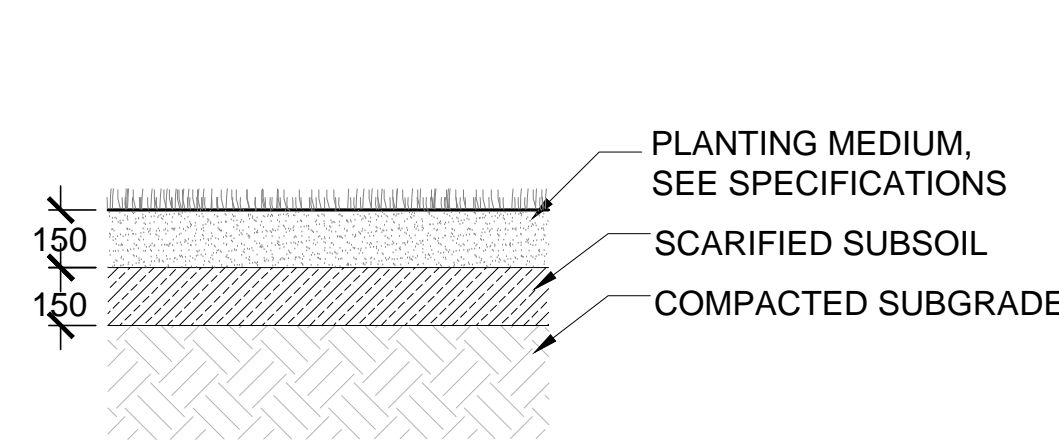
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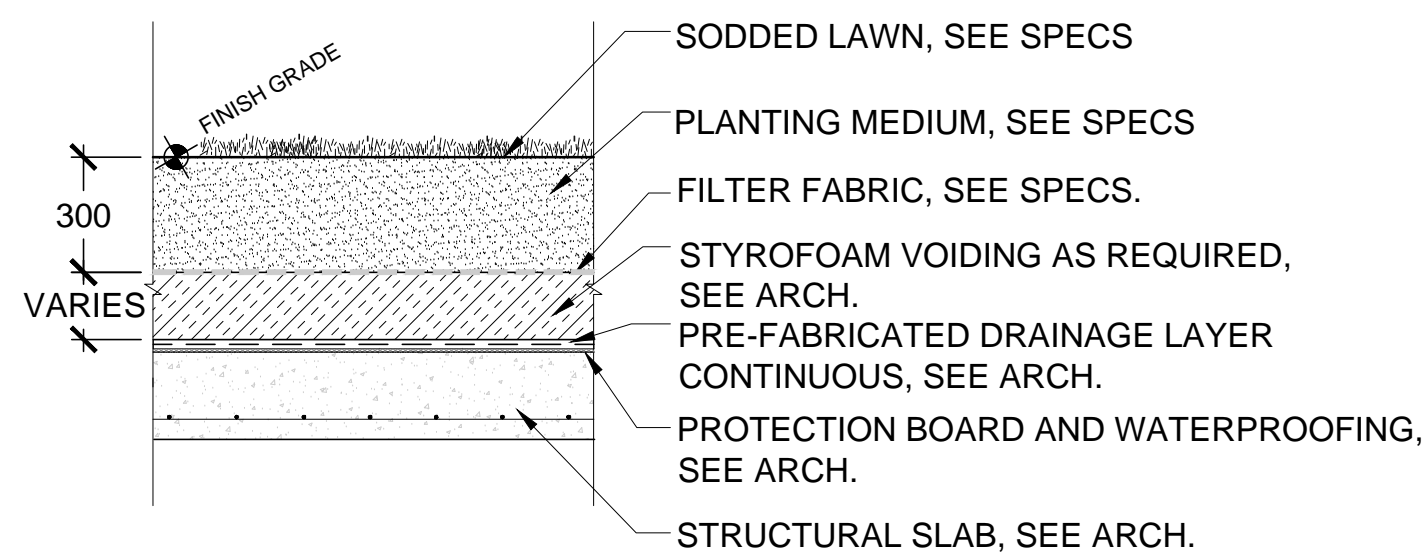
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EMPRESS HOTEL - LONG TERM RENTAL  
 MIXED USE BUILDING  
 700 DOUGLAS STREET

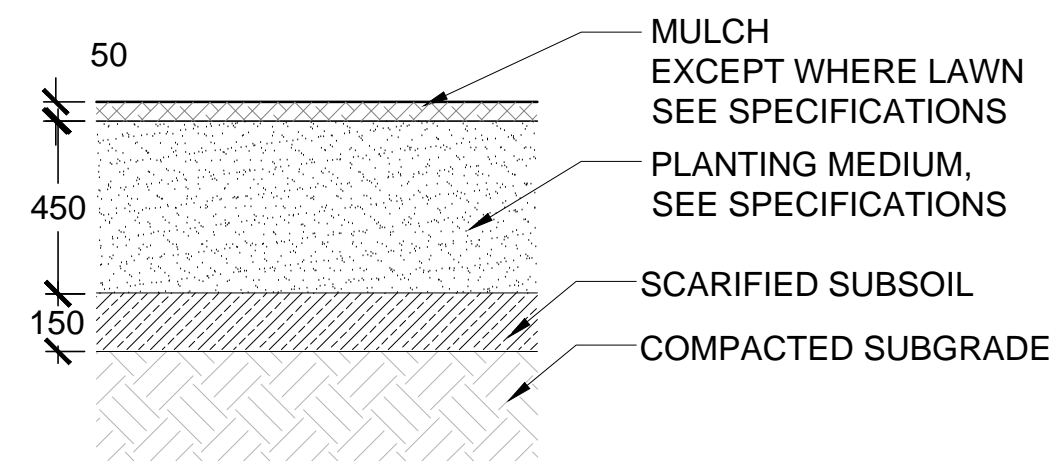
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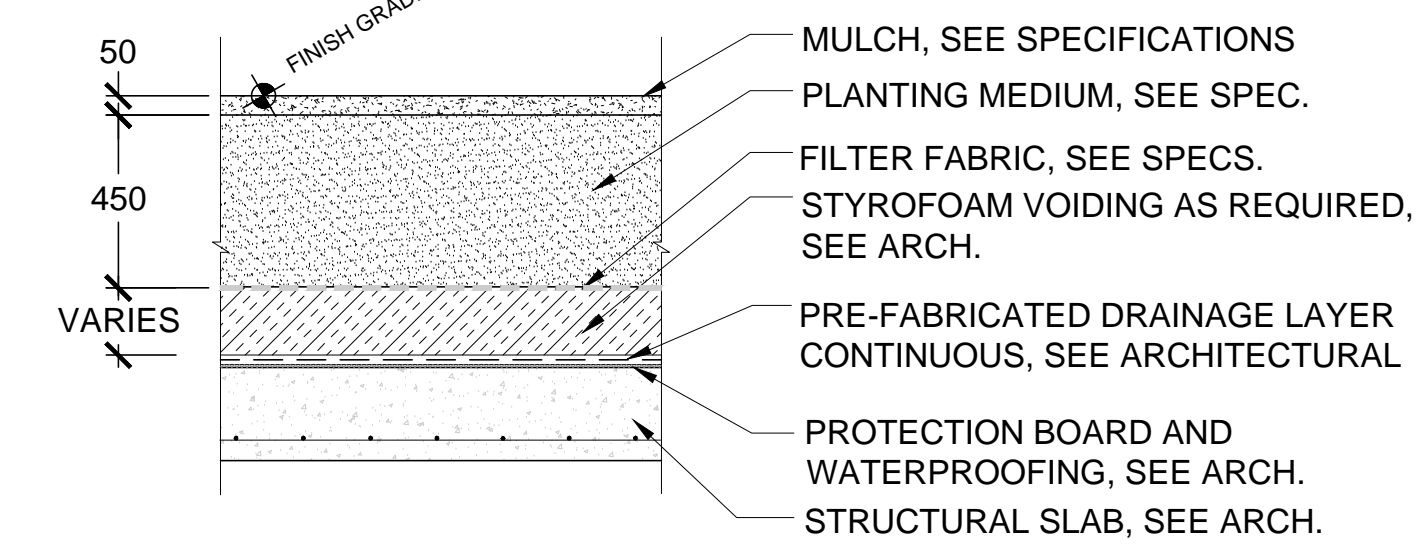
LAWN TYP. ON GRADE



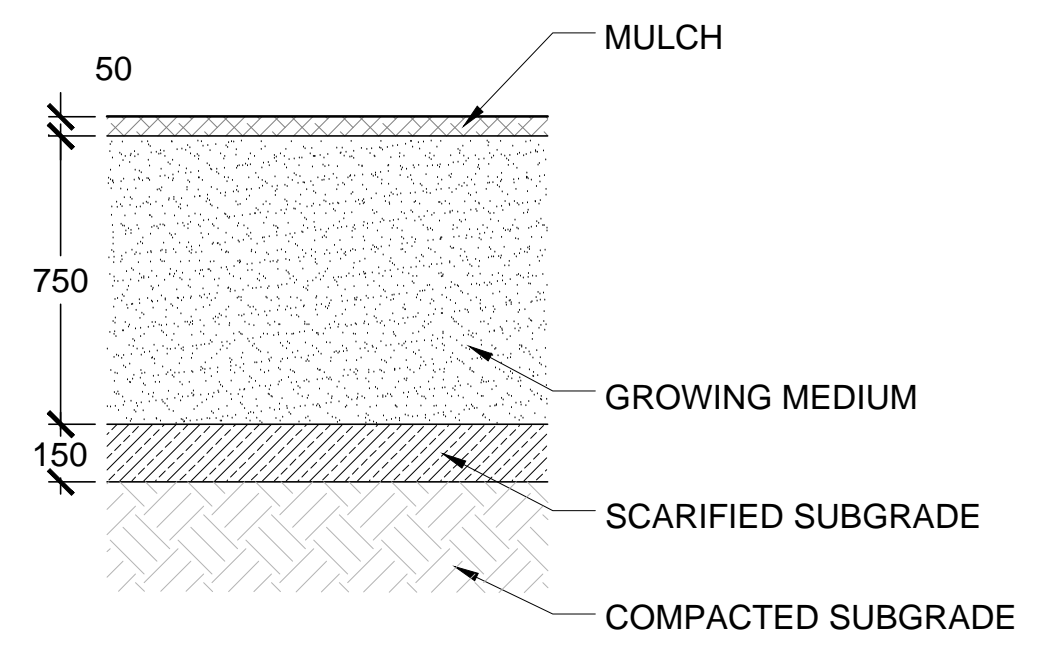
LAWN PLANTING ON SLAB, WITH VOIDING



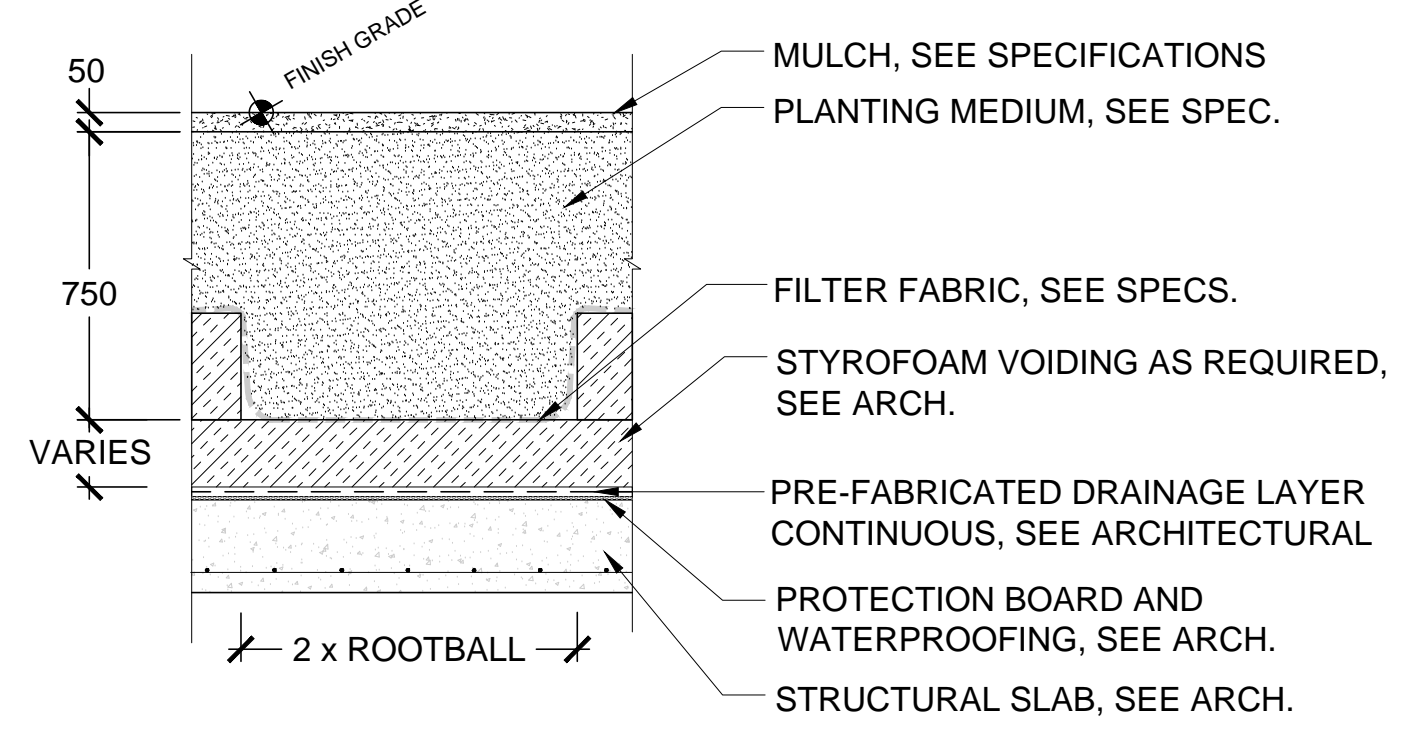
SHRUB PLANTING ON GRADE



SHRUB PLANTING ON SLAB, WITH VOIDING

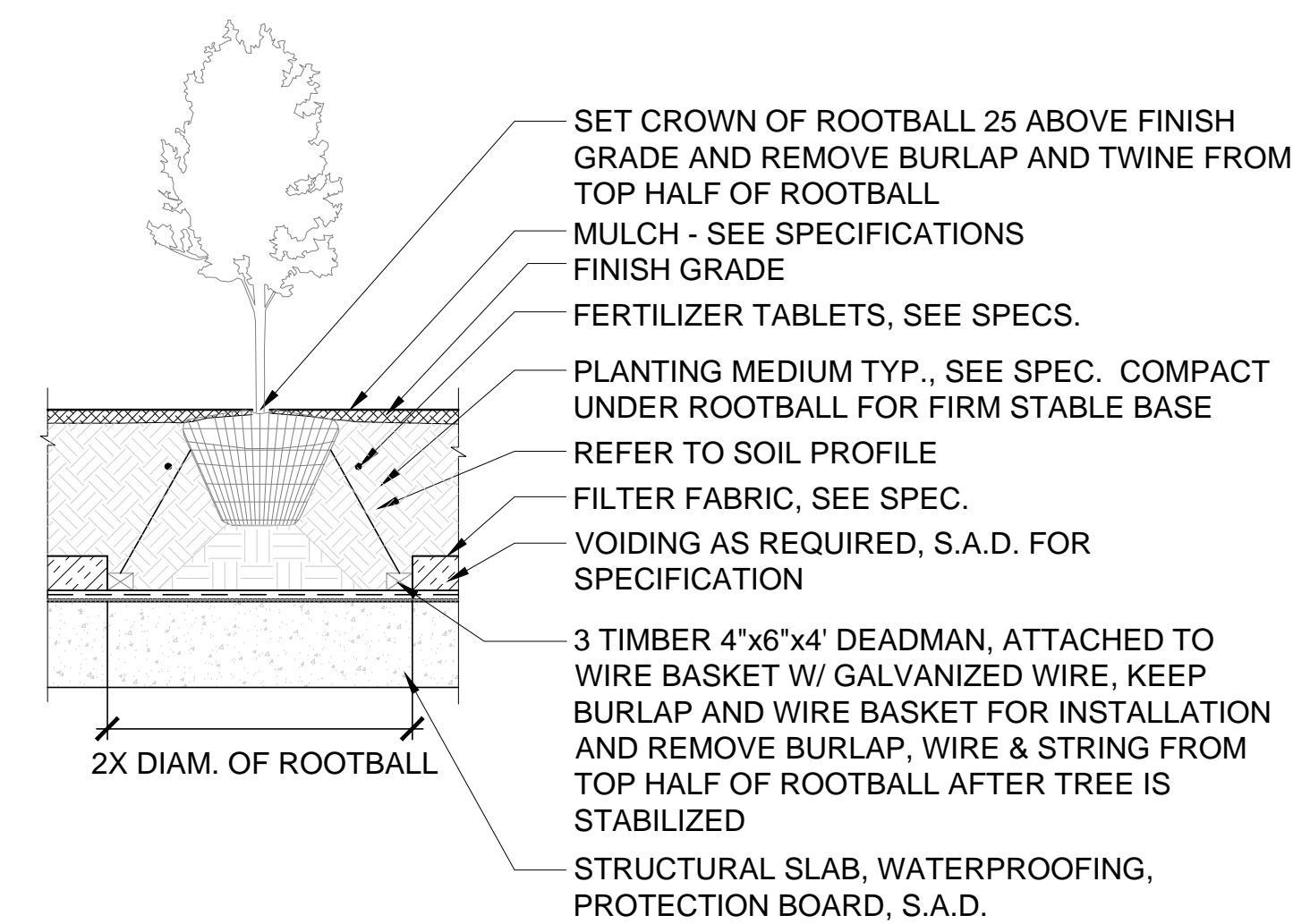
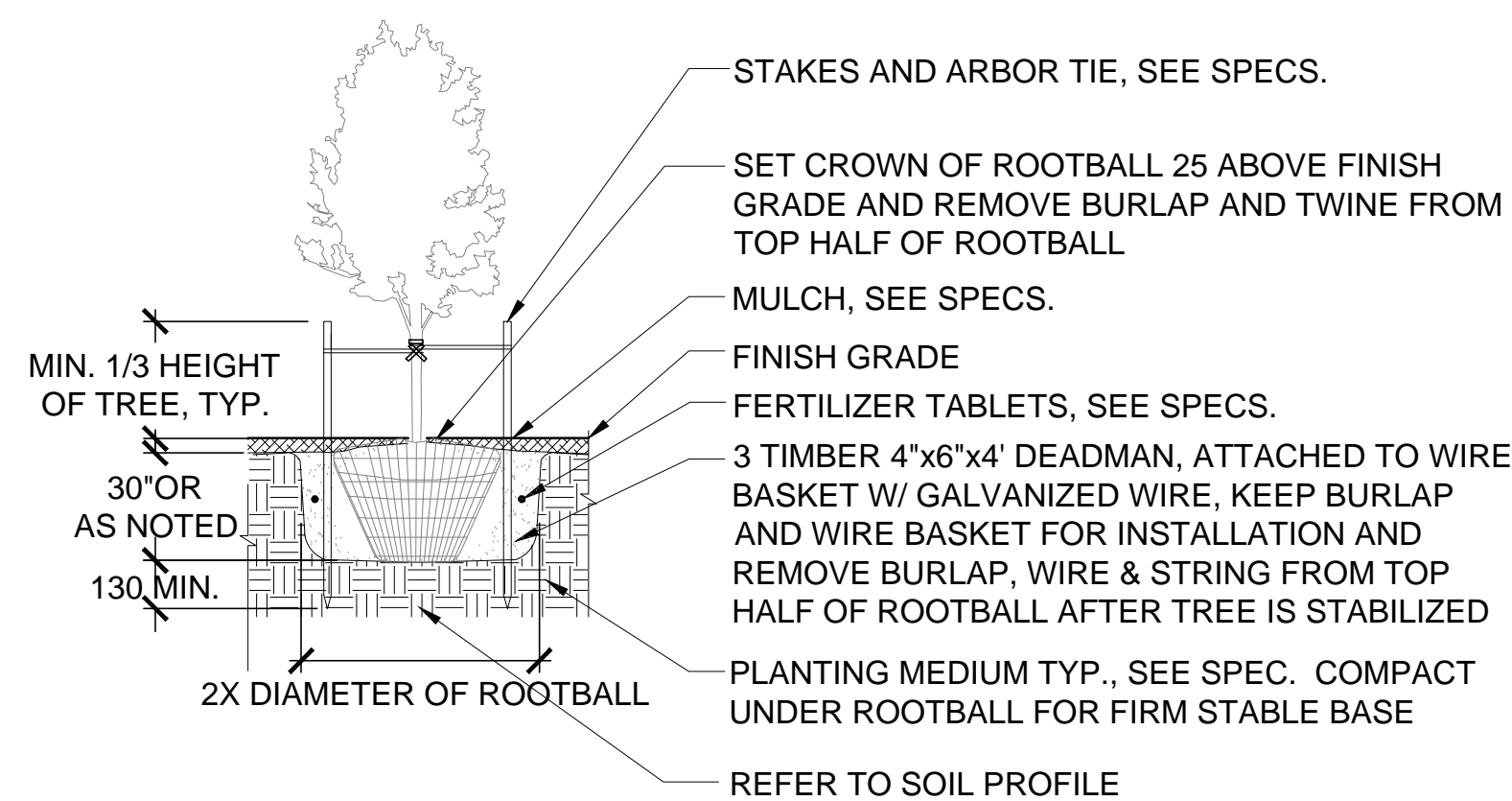


TREE PLANTING ON GRADE



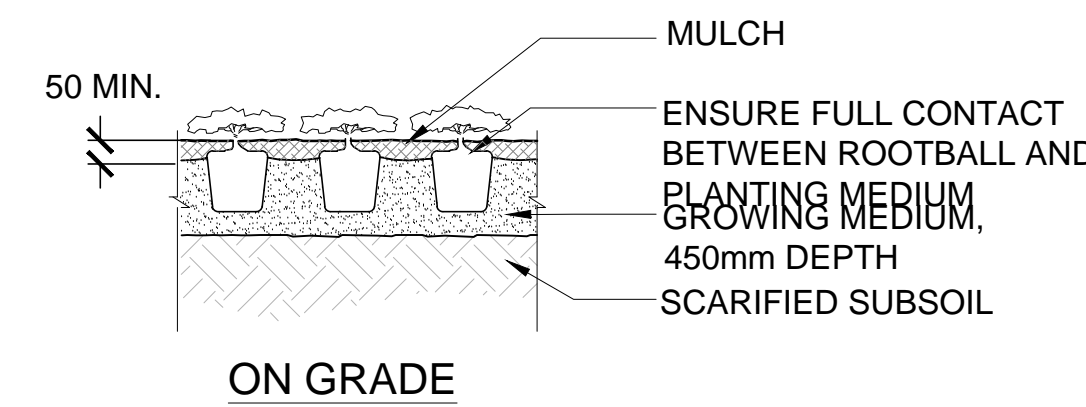
TREE PLANTING ON SLAB, WITH VOIDING

**1 SOIL PROFILE**  
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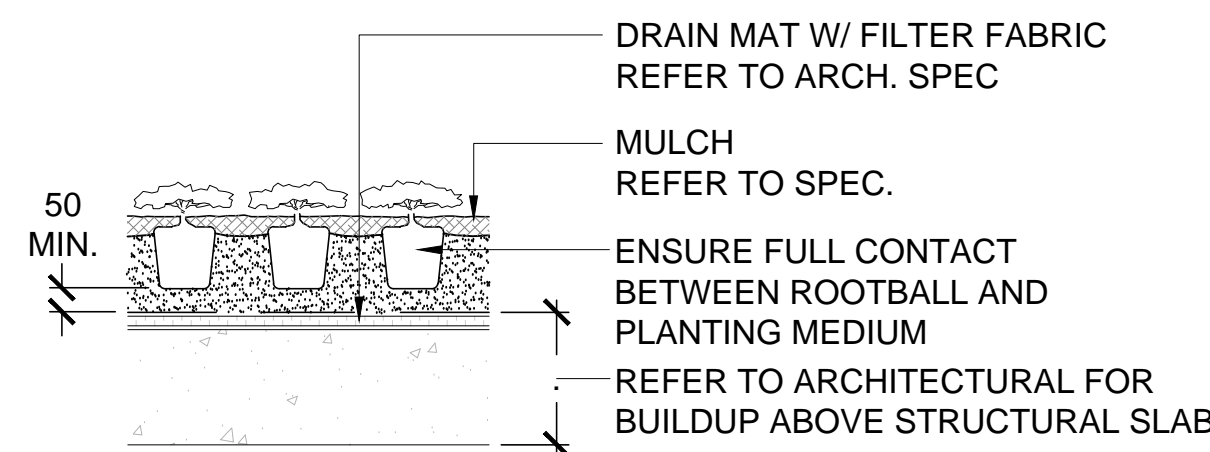


**4 TREE PLANTING ON GRADE**  
SCALE: N.T.S.

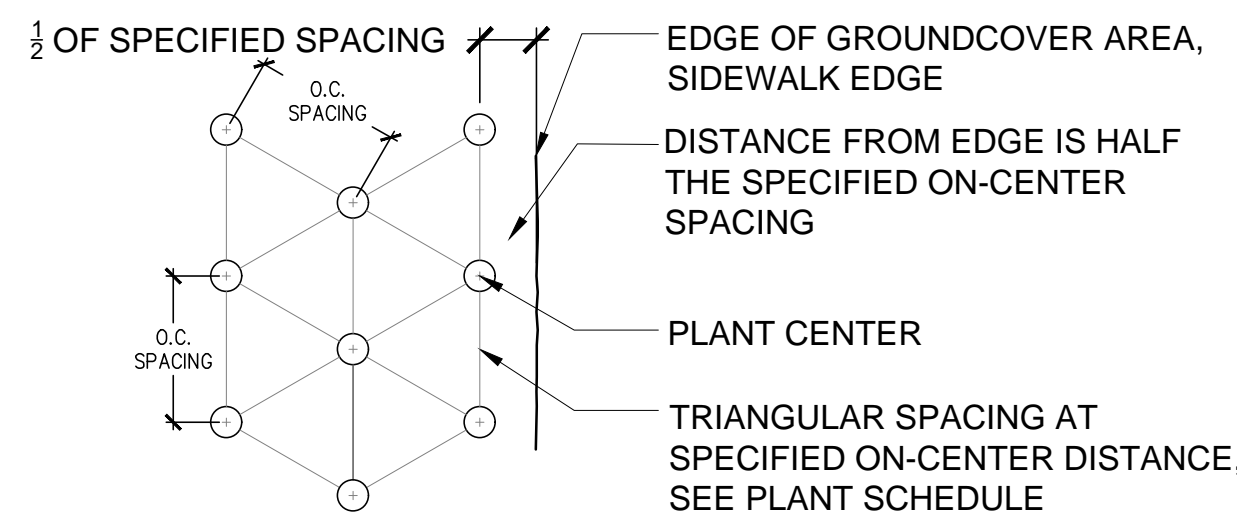
**5 TREE PLANTING ON STRUCTURE**  
SCALE: N.T.S.



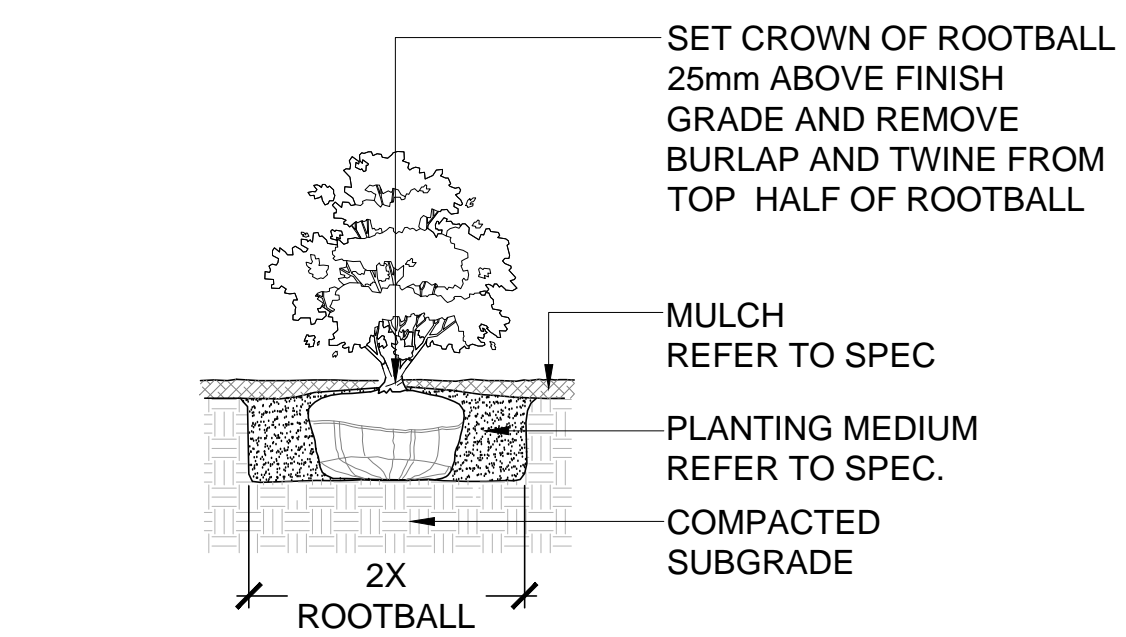
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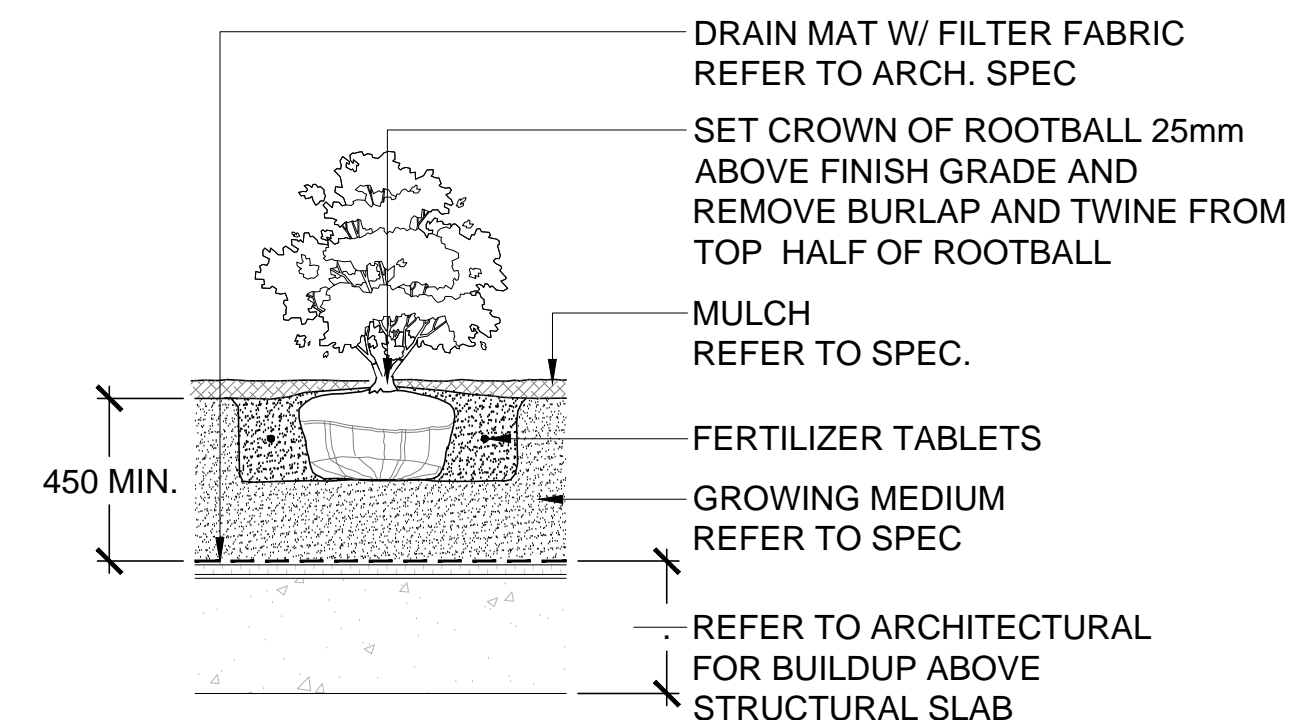
ON SLAB



**2 GROUND COVER PLANTING**  
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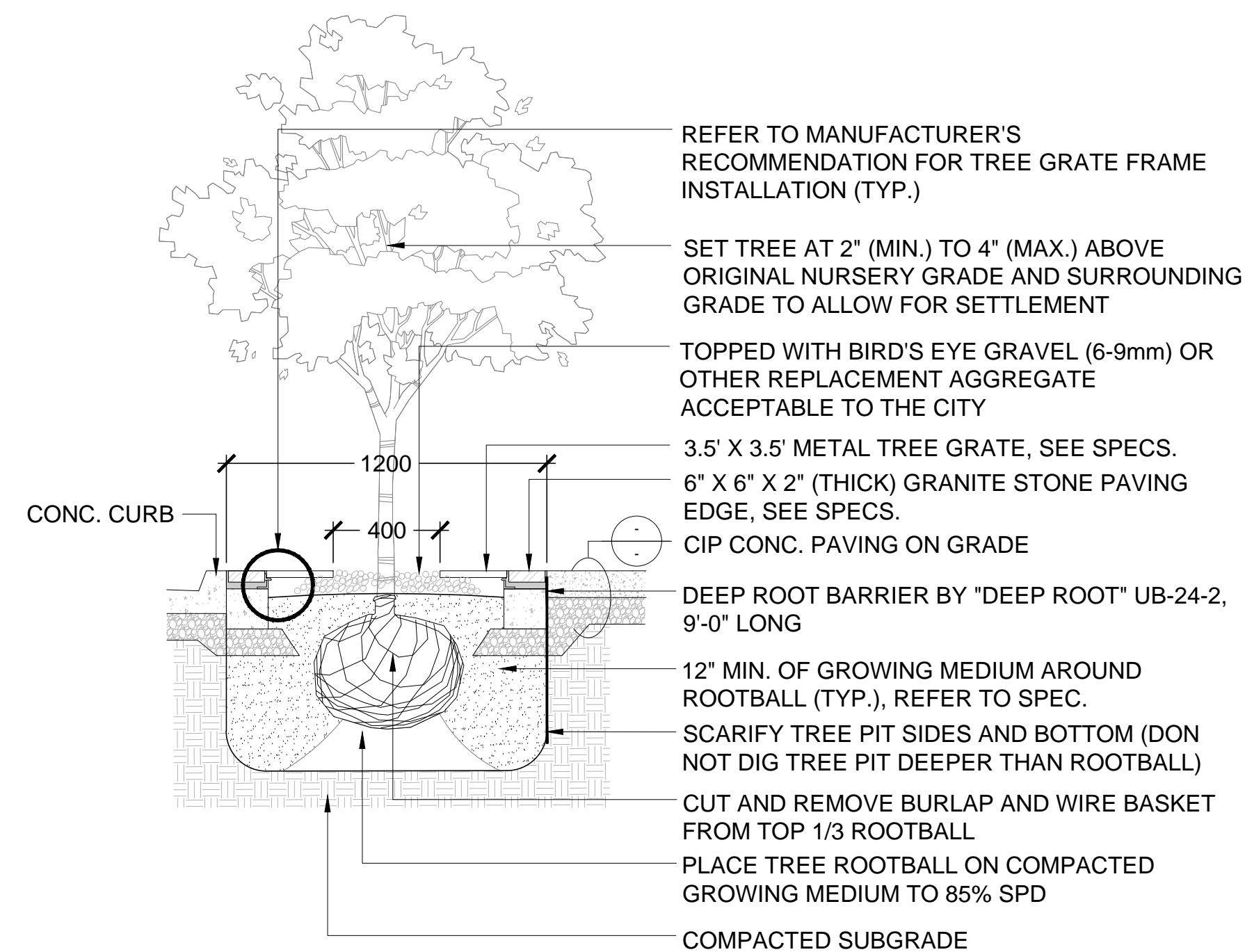


ON GRADE



ON SLAB

**3 SHRUB COVER PLANTING**  
SCALE: 1:20



NOTES:

- TREE STAKES TO BE REMOVED AFTER ONE FULL YEAR FROM TIME OF SUBSTANTIAL COMPLETION.
- REMOVE TREE WRAP, PACKAGING AND TAGS AT TIME OF STAKING.
- REMOVE ONLY DEAD OR BROKEN BRANCHES.
- DO NOT CUT LEADER.
- WATER TO SATURATION. REMOVE AIR SPACE WITH SOIL PORES.
- ALL TREES TO BE NATURAL FORM, NO TIPPING, SHEARING ALLOWED.

**6 TREE PLANTING WITH TREE GRATE**  
SCALE: 1:20

notes

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 MIXED USE BUILDING  
 700 DOUGLAS STREET

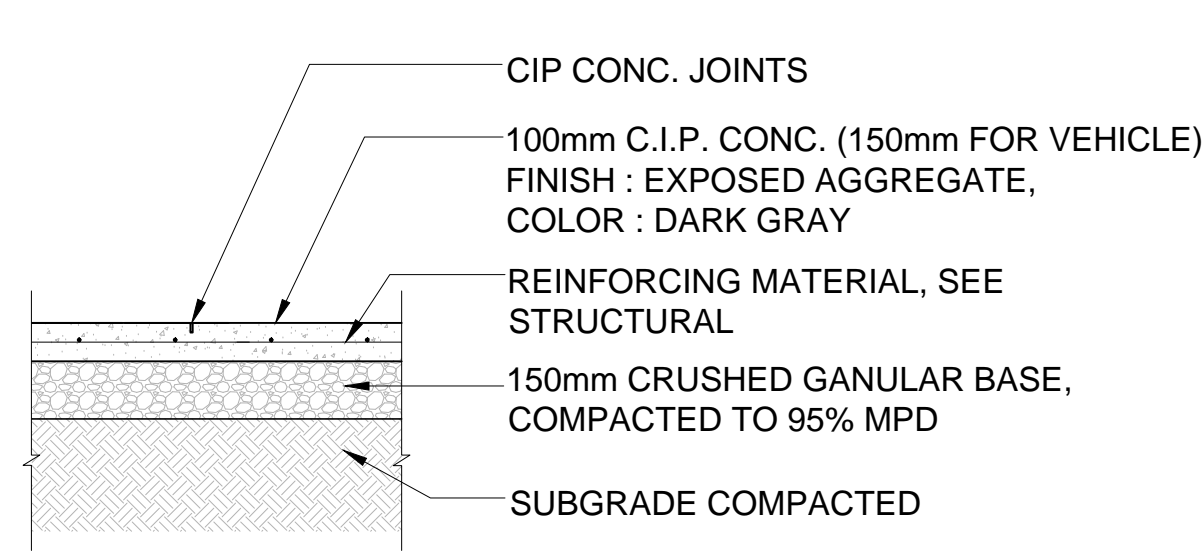
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 - PLANTING

scale drawing number

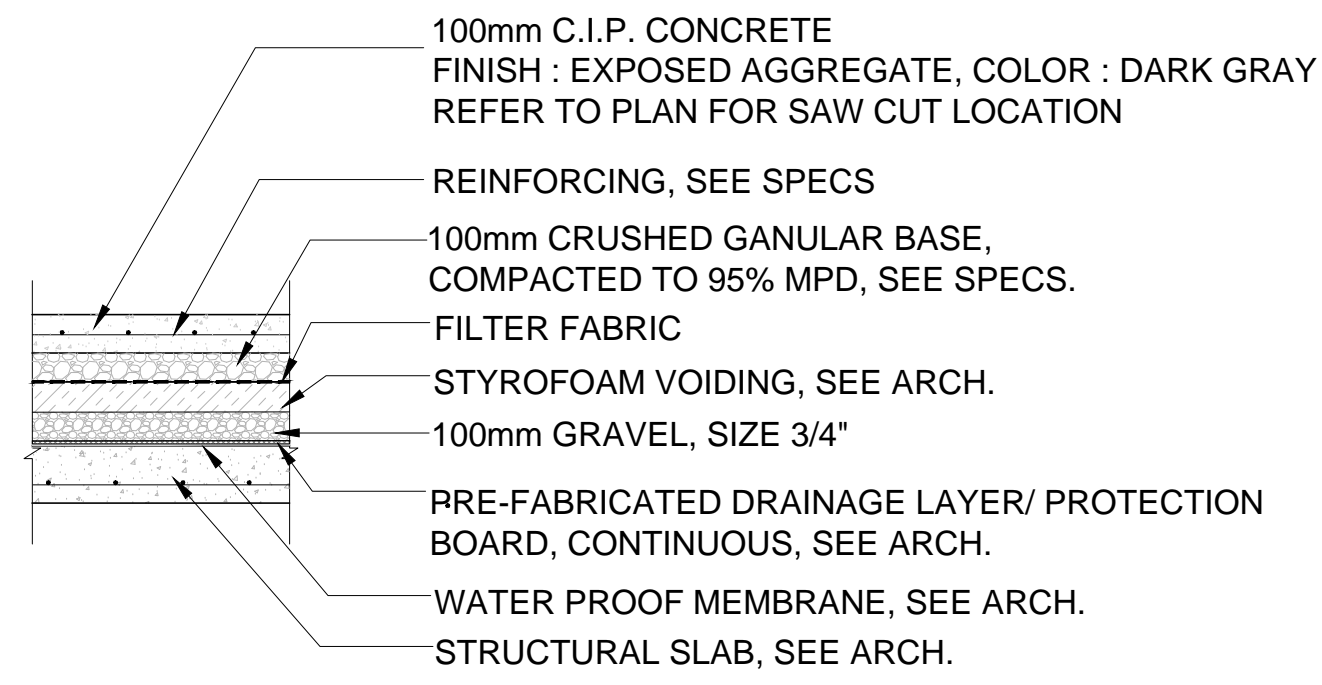
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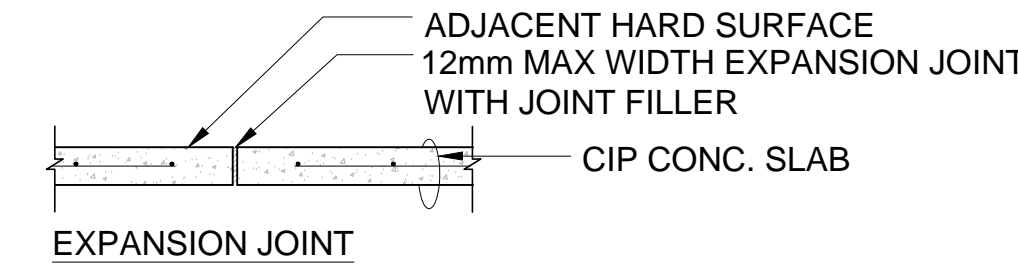
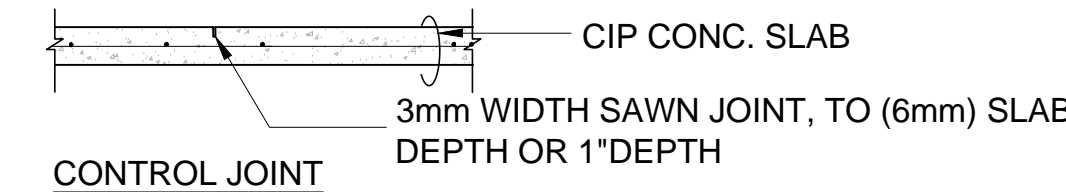


**1** CIP CONC. ON GRADE TYP.  
 SCALE: 1:20

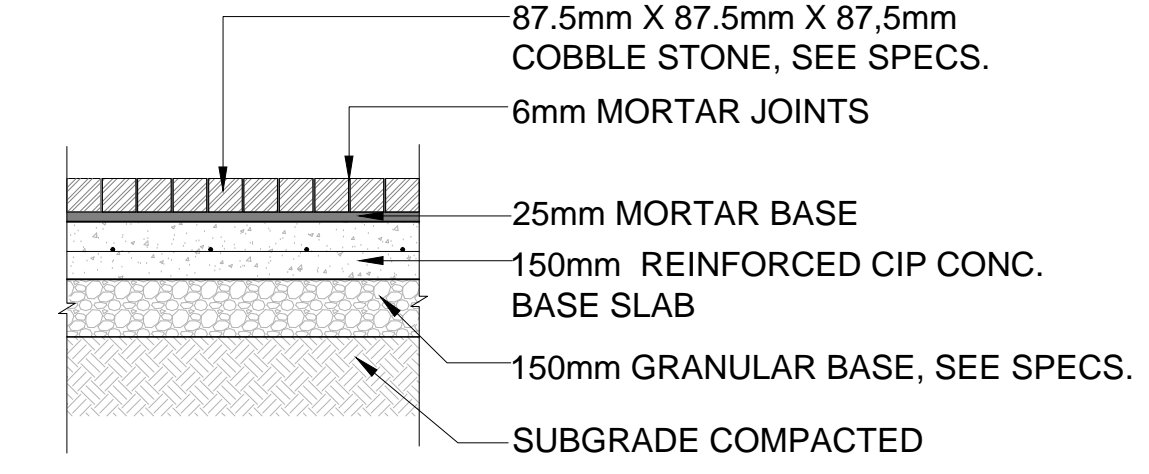


**2** CIP CONC. ON SLAB TYP.  
 SCALE: 1"=1'

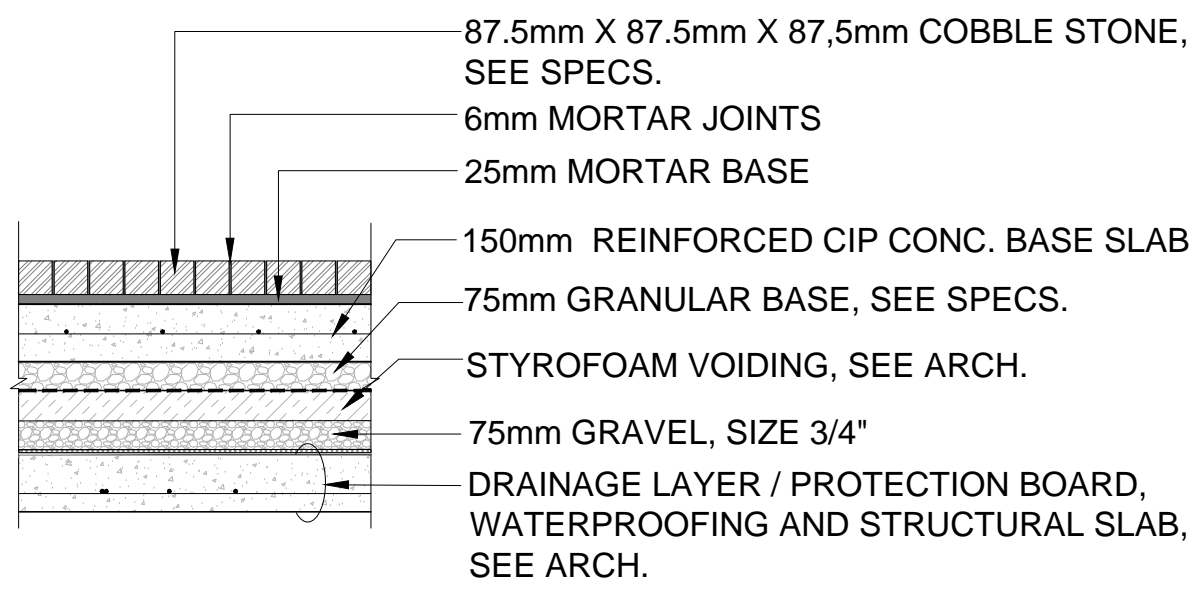
NOTE:  
 - CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH  
 - CUT JOINTS BEFORE RANDOM CRACKING OCCURS  
 - CONFIRM ALL CONSTRUCTION JOINTS & SAW CUTS WITH CONSULTANT PRIOR TO COMMENCING RELATED WORK. SPACE AT 10' MAX. REFER TO LAYOUT PLAN.



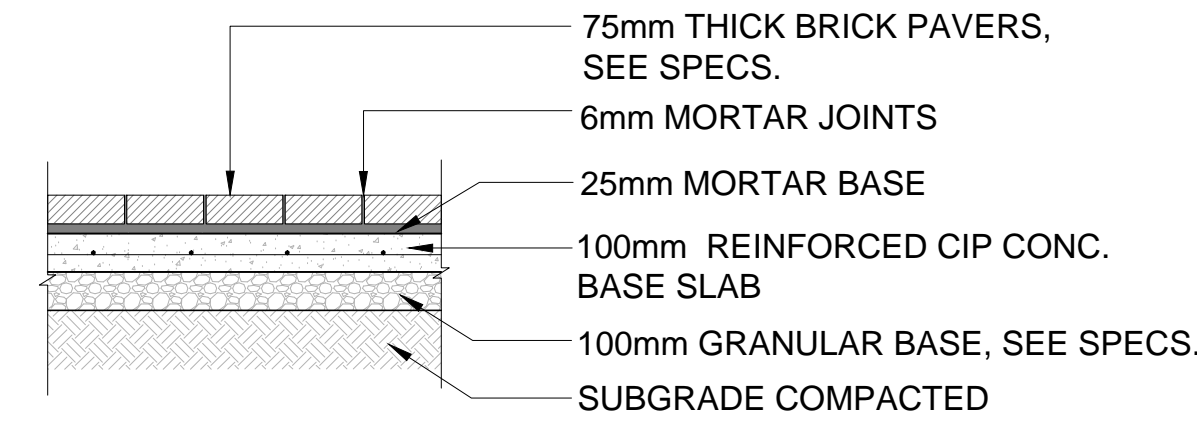
**3** CIP CONCRETE JOINTS TYP.  
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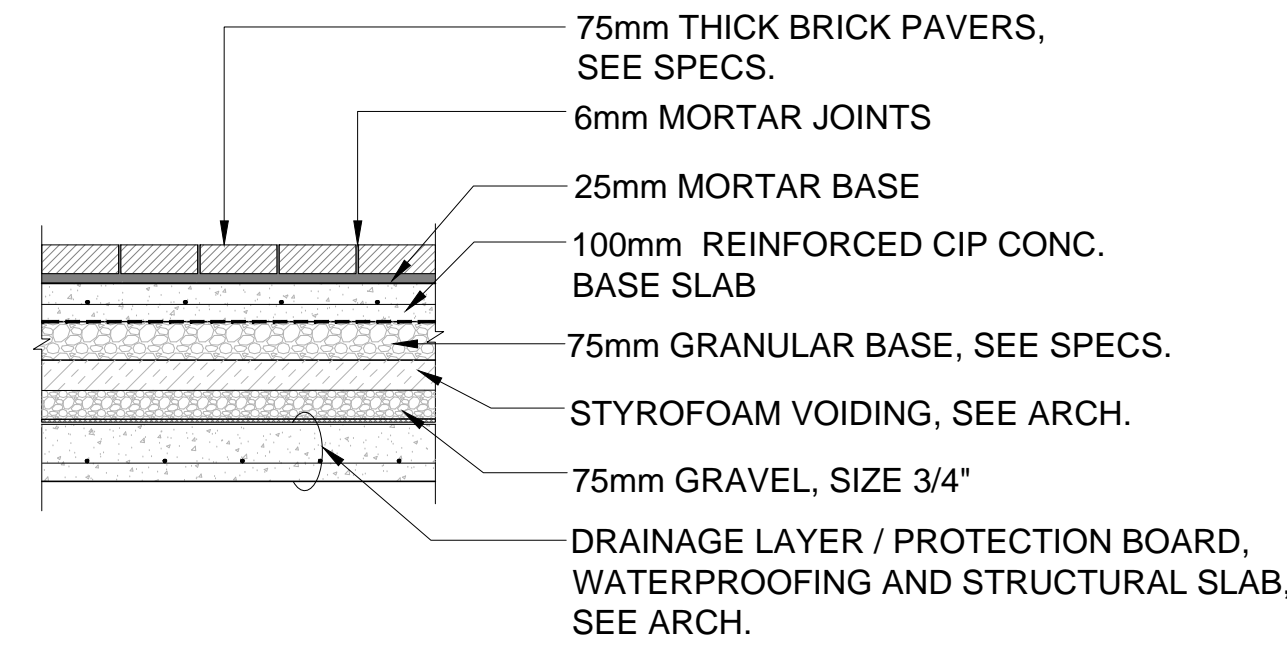
**4** COBBLE STONE PAVING ON GRADE  
 SCALE: 1"=1'



**5** COBBLE STONE PAVING ON SLAB  
 SCALE: 1"=1'



**6** BRICK PAVERS ON GRADE  
 SCALE: 1"=1'



**7** BRICK PAVERS ON SLAB  
 SCALE: 1"=1'

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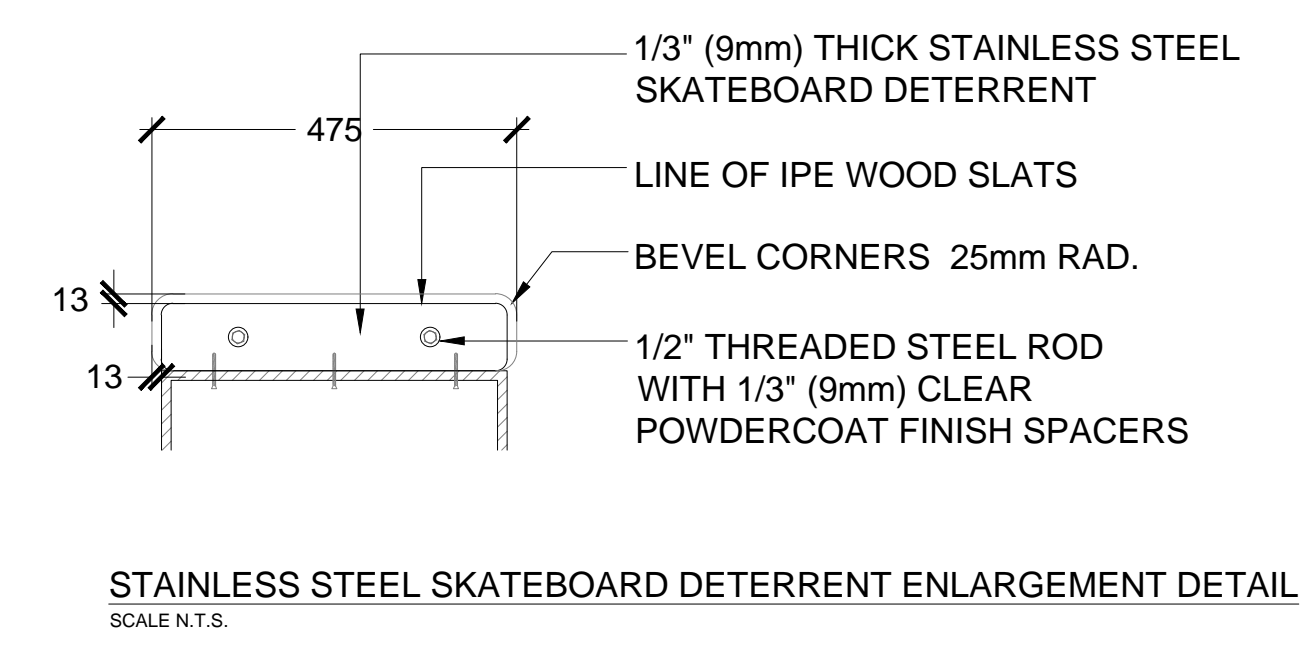
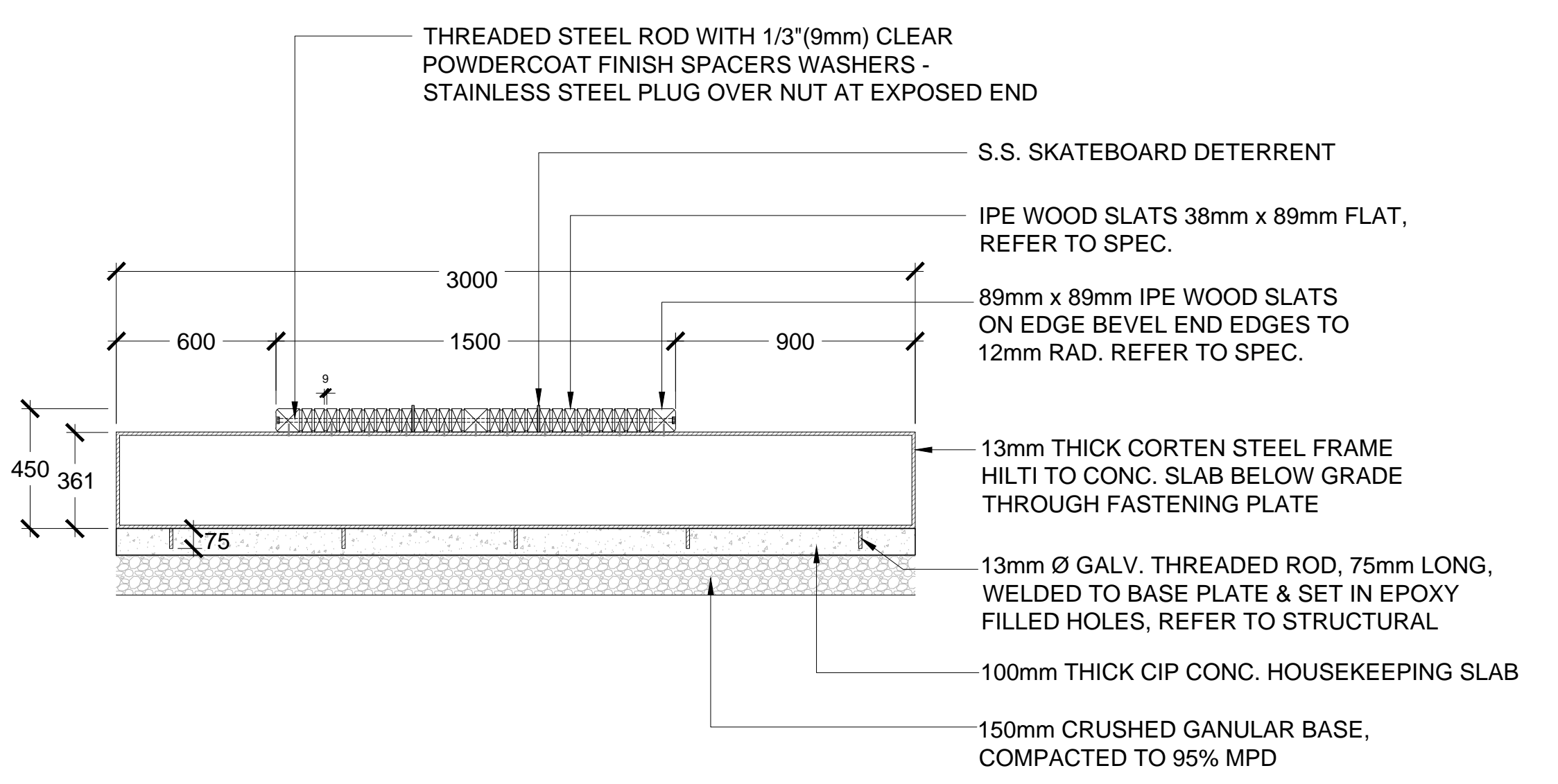
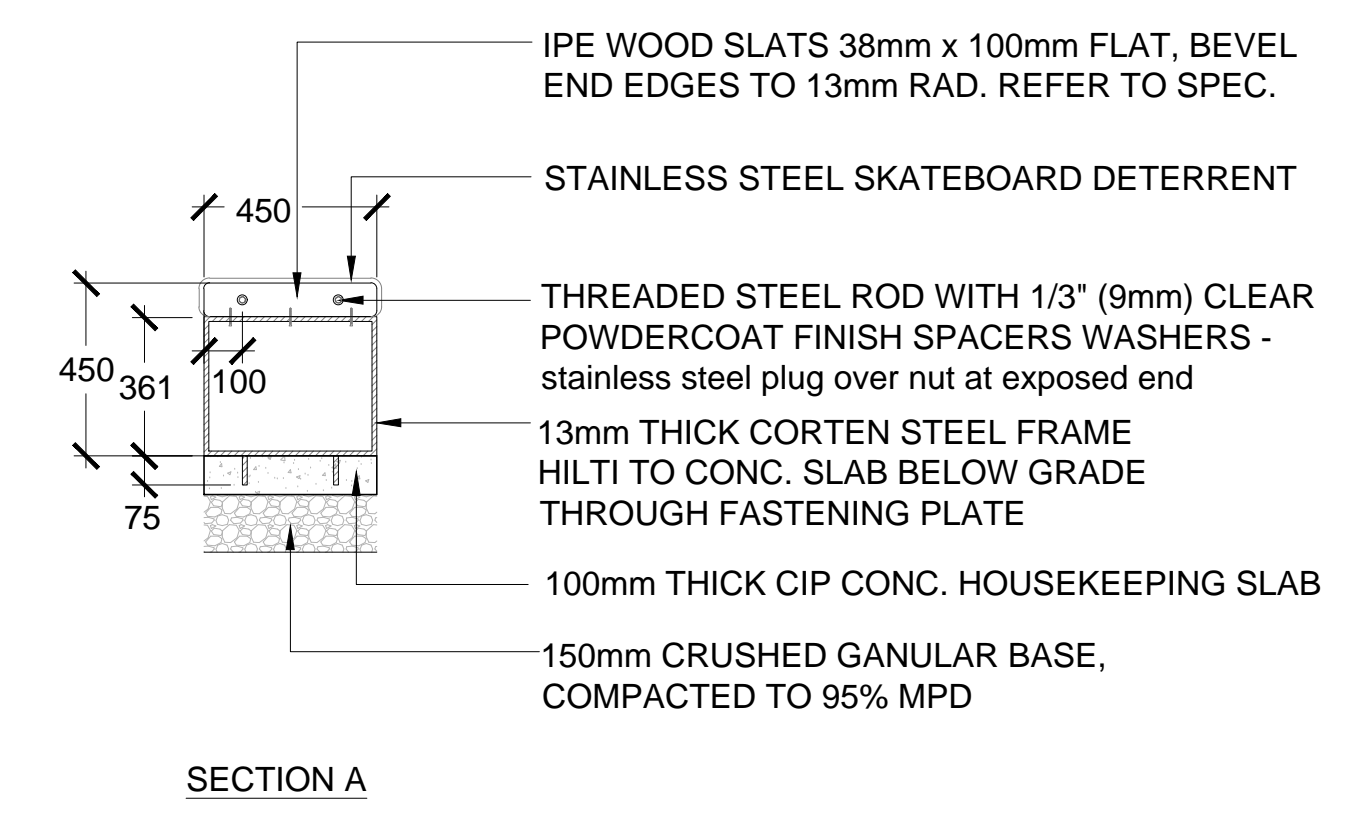
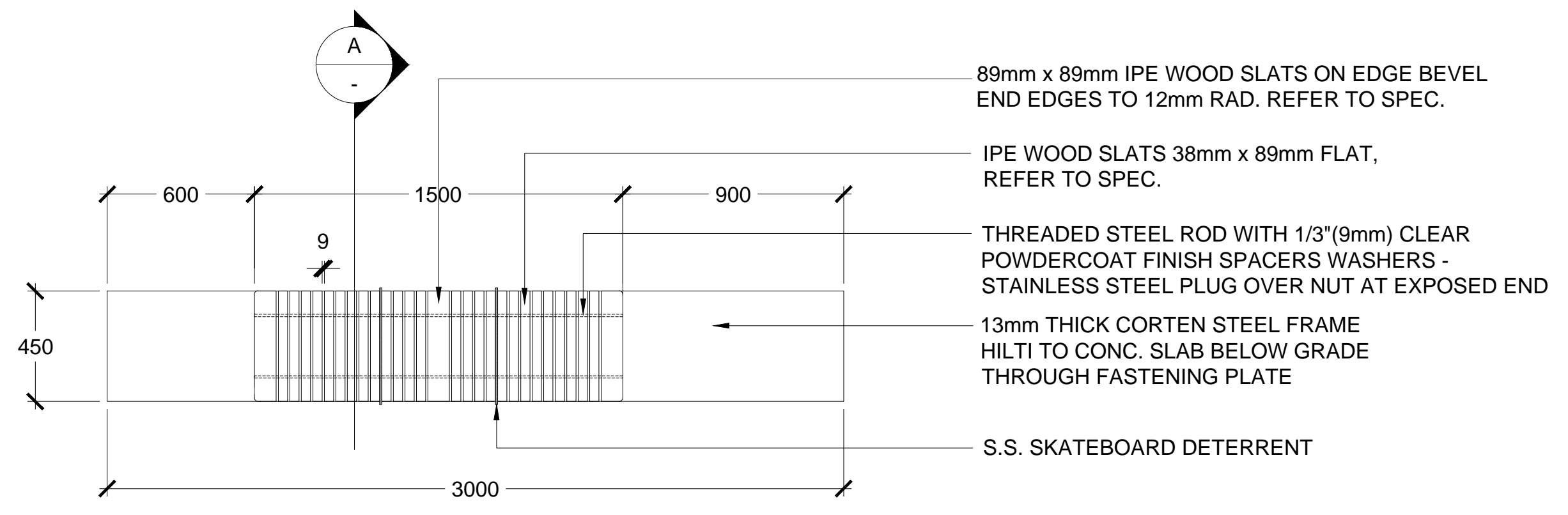
EMPRESS HOTEL - LONG TERM RENTAL  
 MIXED USE BUILDING  
 700 DOUGLAS STREET

title

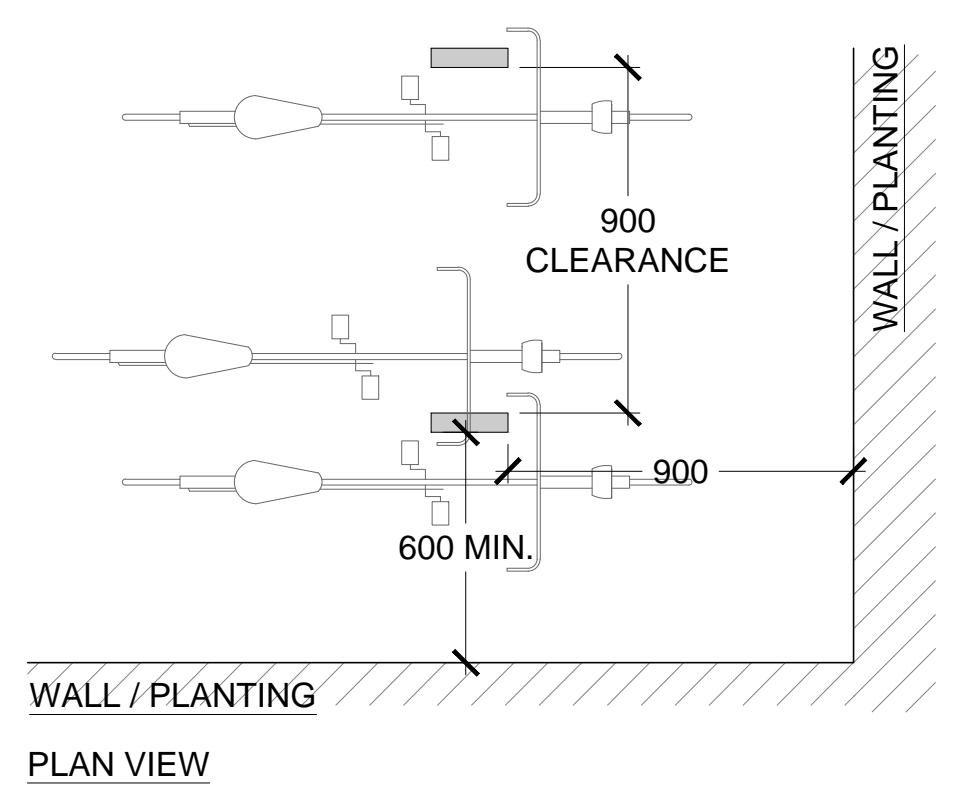
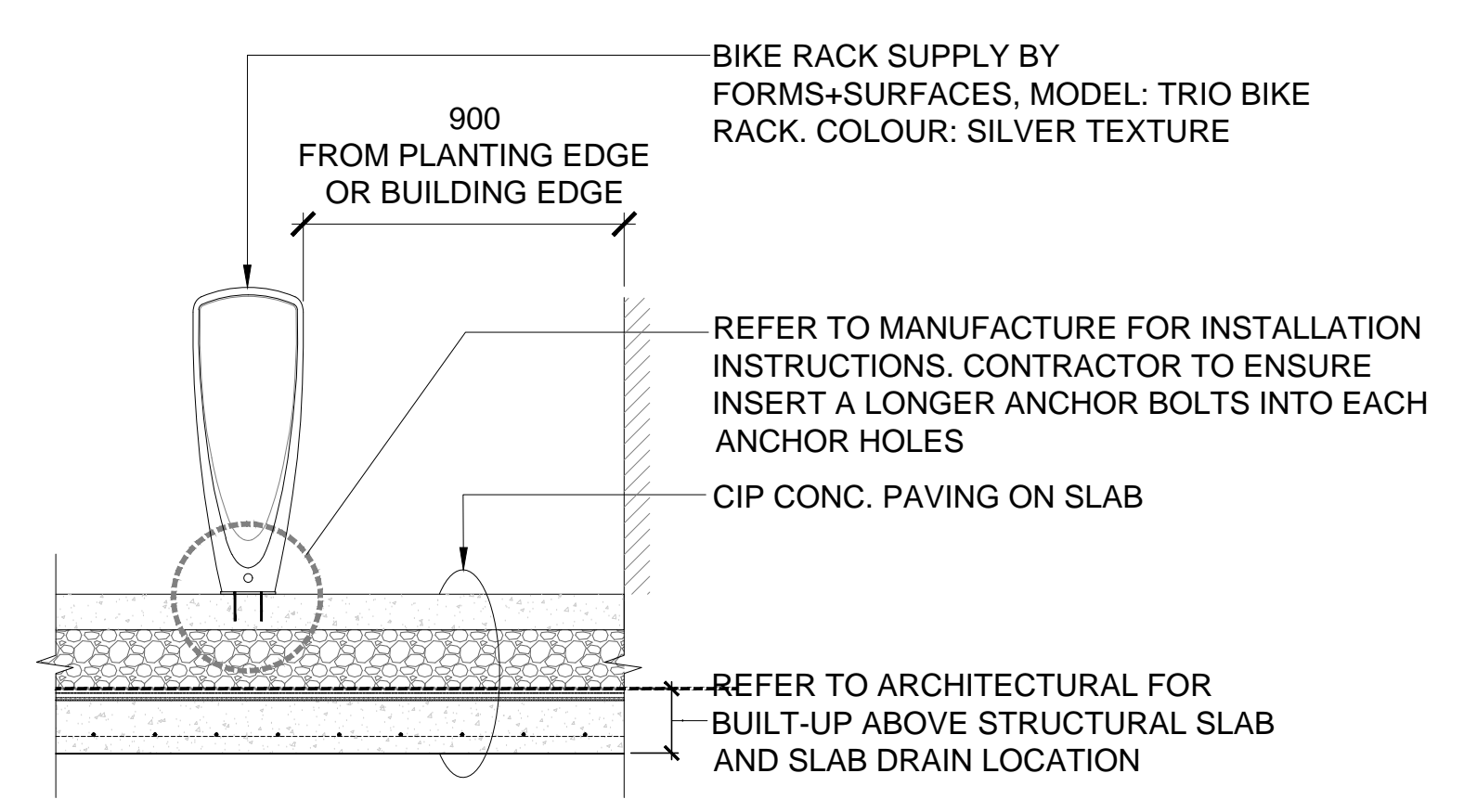
LANDSCAPE DETAILS  
 - PAVING

scale drawing number  
 project number  
 15061  
 issue date  
 May 19, 2017  
 revision date  
 L5.2

plotted



**1 CORTEN STEEL BENCH WITH WOOD TOP**  
 SCALE: 1:20



**2 BIKE RACKS**  
 SCALE: 1:20

notes

JAMES KM CHENG ARCHITECTS

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 Suite 200-77 West Eighth  
 Vancouver, B.C. Canada V  
 T: 604.873.4333  
 info@jamescheng.com

PFS STUDIO  
 PLANNING - URBAN DESIGN - LANDSCAPE ARCHITECTURE

1171 West 1  
 Vancouver  
 BC V6E 2K6  
 phone: 604.681.1171  
 www.pfs.ca

scale \_\_\_\_\_ drawn \_\_\_\_\_  
 QJ

checked \_\_\_\_\_  
 LL

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 project

EMPRESS HOTEL - LONG TERM RENTAL  
 MIXED USE BUILDING  
 700 DOUGLAS STREET

title

LANDSCAPE DETAILS  
 - FURNITURE

scale \_\_\_\_\_ drawing number \_\_\_\_\_  
 project number 15061  
 issue date May 19, 2017  
 revision date \_\_\_\_\_  
 plotted

**Original Submission**  
**Received Date: June 7/17**

**TOPOGRAPHIC SITE SURVEY OF LOT A OF LOTS 171, 207, 209, 210, 211, 212, 213, 214, 215, 228 AND 1270-B, VICTORIA CITY AND OF SECTION 6, VICTORIA DISTRICT, PLAN 23703**

CITY OF VICTORIA, BC  
 CIVIC ADDRESS: THE EMPRESS HOTEL  
 700 DOUGLAS STREET, VICTORIA, BC  
 721 GOVERNMENT STREET, VICTORIA, BC  
 PID:

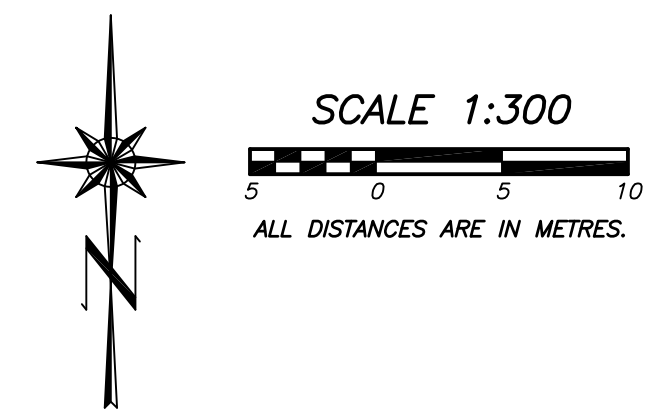
**BENNETT LAND SURVEYING LTD.**  
 B.C. & CANADA LAND SURVEYORS  
 #201-9547 152nd STREET,  
 SURREY, B.C. V3R 5V5  
 PHONE: 604-582-0717

**DATUM:**  
 ELEVATIONS ARE TO VICTORIA CITY GEODETIC DATUM, AND ARE DERIVED FROM CONTROL MONUMENT 822. PUBLISHED ELEVATION IS IN METRES.  
 (S.A. NO. ... AND 83, (C.S.A.S.) 2005.)

**FIELD SURVEY COMPLETED ON NOVEMBER 28, 2014**

**DRAWING # 30934-3 Revision #2**  
**FILE # 30934-3\_R2**  
**DATE: FEBRUARY 2, 2017**

0.50 DEC - DENOTES 0.50 DECIDUOUS TREE  
 0.50 COH - DENOTES 0.50 CONIFEROUS TREE



MATCH LINE  
 SEE SHEET #2 FOR CONTINUATION

MATCH LINE  
 SEE SHEET #2 FOR CONTINUATION

**LOT A**  
 PLAN 23703  
 AREA=3.53 ha

**VICTORIA CONVENTION CENTRE**

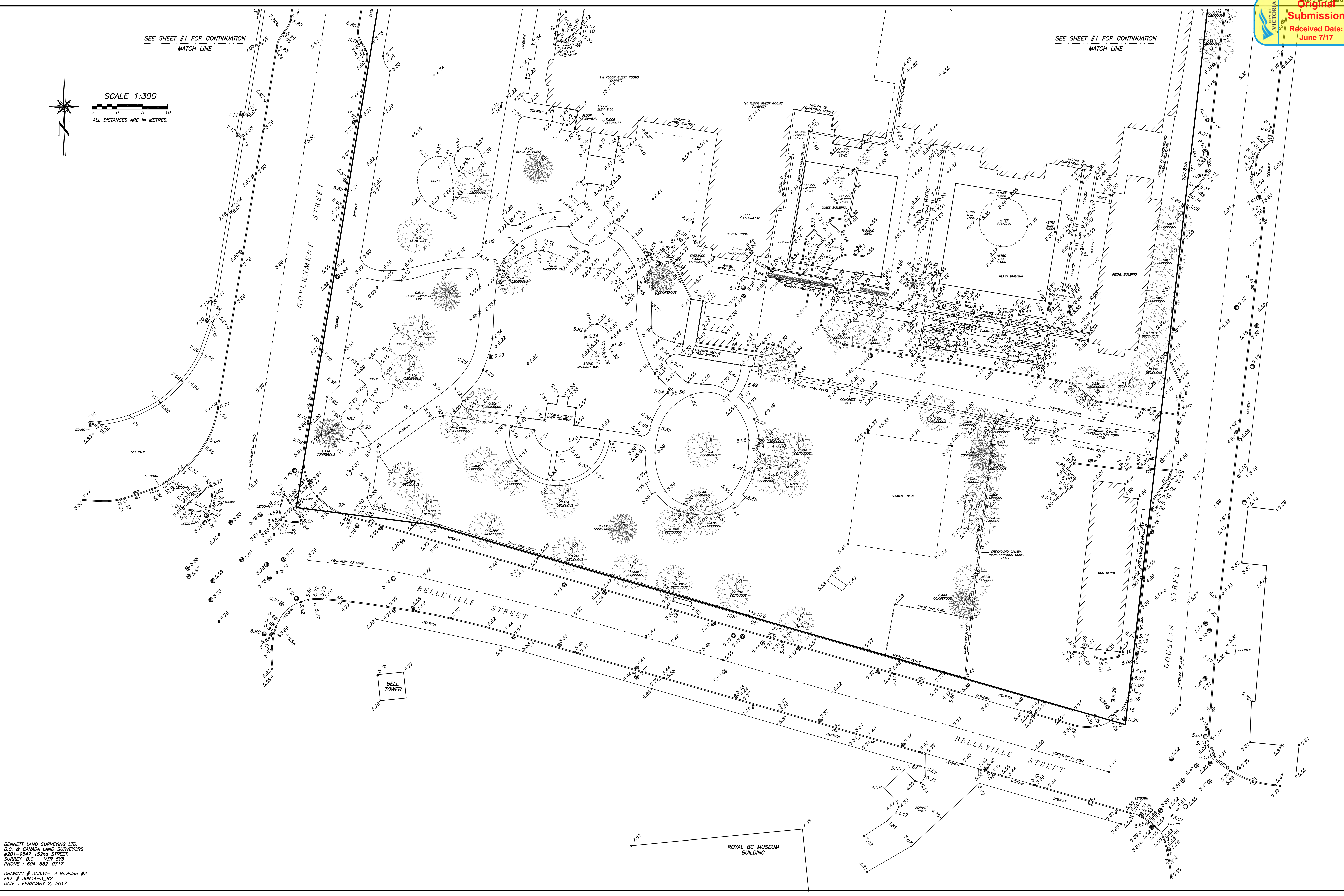
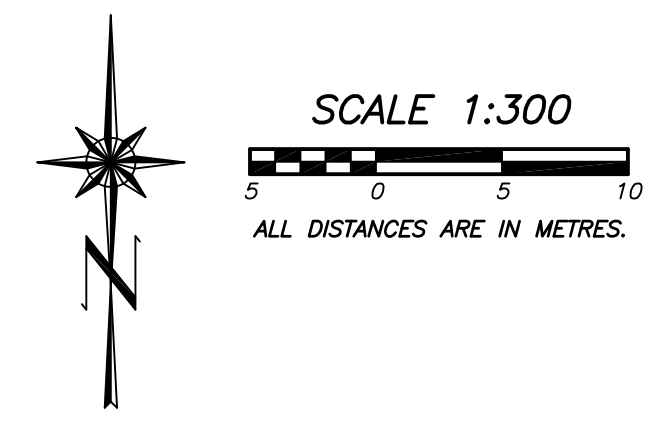
**THE EMPRESS HOTEL**

**NOOTKA COURT BUILDING**

**BELMONT BUILDING**

SEE SHEET #1 FOR CONTINUATION  
 MATCH LINE

SEE SHEET #1 FOR CONTINUATION  
 MATCH LINE



ROYAL BC MUSEUM BUILDING