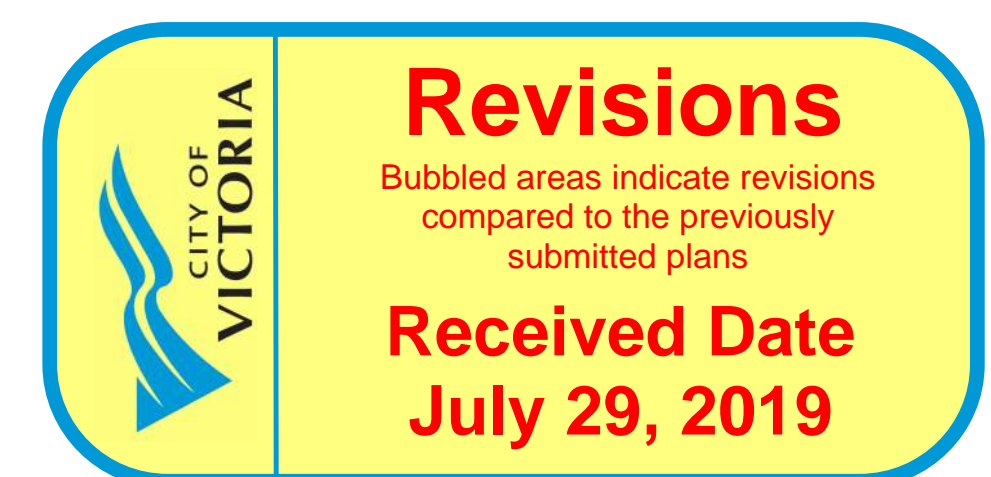


700 DOUGLAS STREET

REZONING / DP APPLICATION (REZ00596 / DP000505)
EMPRESS MIXED-USE DEVELOPMENT

JULY 19, 2019

○ JAMES KM CHENG | ARCHITECTS



PROJECT ADDRESS	700 DOUGLAS STREET, VICTORIA BC	FSR Summary	
LEGAL ADDRESS	LOT A PLAN 23703 SECTION 6 VICTORIA OF LTS 171,207,209,210,211,212,213, 214,215,228 & 1270-B EMPRESS HOTEL	MAXIMUM FSR PER EX.ZONING	1.5 FSR
EXISTING ZONING	IHE	SITE AREA	35,300 sm 379,966 SF
PROPOSED ZONING	NEW	MAXIMUM FLOOR AREA	52,950 sm 569,949 SF
SITE AREA	35,300 sm (379,966 SF)		
BUILDING SETBACKS	PER EX. ZONING: DOUGLAS STREET NO SETBACK BELLEVILLE STREET 64.0m (209.97') FOR 1 STOREY 10.5m (34.45') PROPOSED: DOUGLAS STREET 6.4m (21') BELLEVILLE STREET 7.4m (24'-4")		
SITE COVERAGE %	MAX PER EX. ZONING: 50%		
	EXISTING: 12,072 sm (129,942 SF) - 34.20%		
	PROPOSED: 12,629 sm (135,938 SF) - 35.78 %		
BUILDING HEIGHT	MAX PER EX. ZONING: 40.0m (131.23')		
	PROPOSED: 28.01m (91.92') - TO MIDPOINT OF ROOF PITCH		
NUMBER OF STORIES	8		
AVERAGE GRADE	5.08m (16.66') *SEE DIAGRAM AND TABLE BELOW FOR CALCULATIONS		

DRAWING SHEET LIST:

ARCHITECTURAL DRAWINGS

A0.00 PROJECT DATA SUMMARY
 A0.01 LOCATION PLAN
 A0.02 SITE PLAN
 A0.03 PROPERTY AREA COVERAGE
 A0.04 AREA SCHEMES

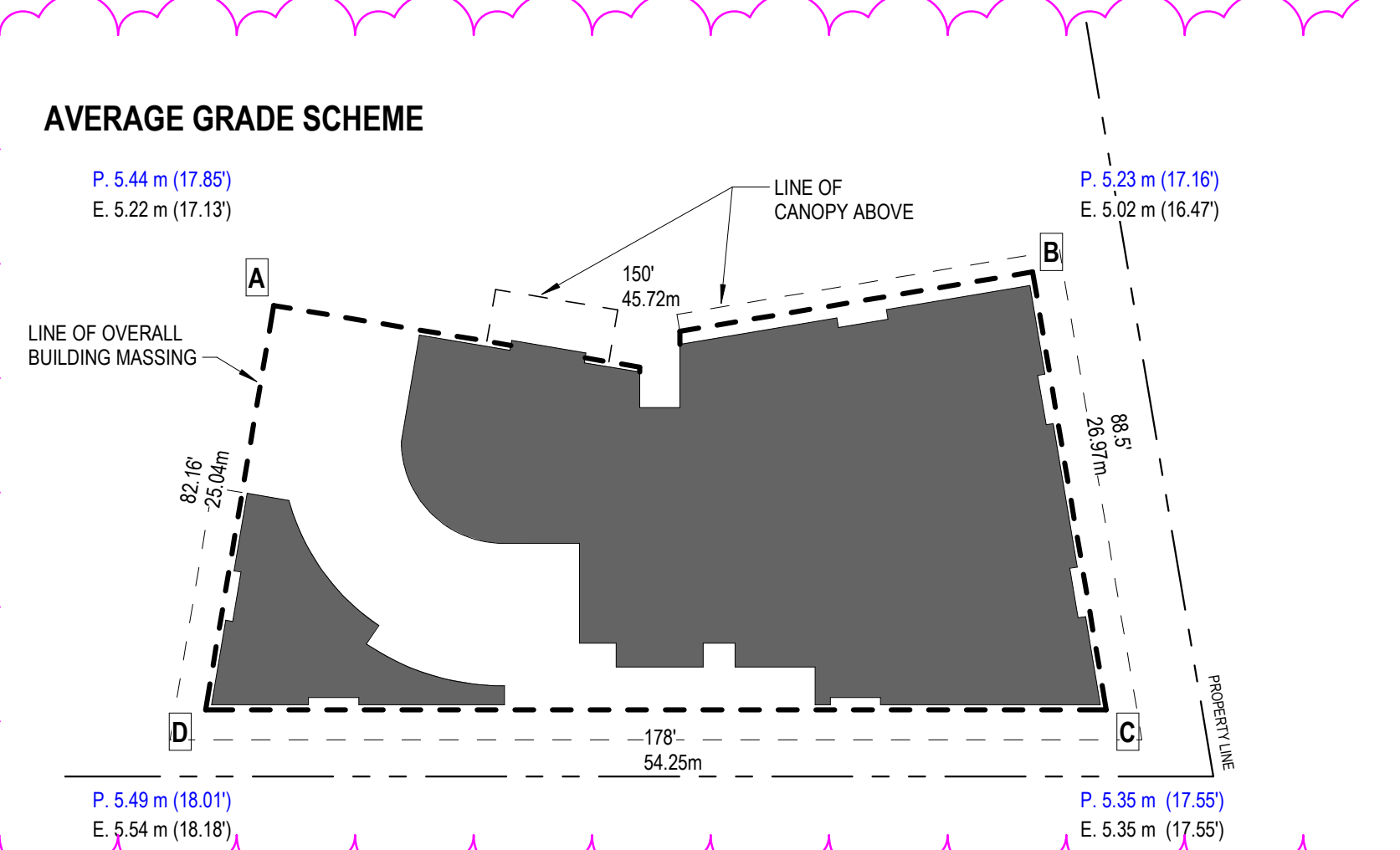
A1.01 LEVEL P2 PLAN
 A1.02 LEVEL P1 PLAN
 A1.03 LEVEL 1 PLAN
 A1.04 LEVEL 2 PLAN
 A1.05 LEVEL 3 PLAN
 A1.06 LEVEL 4 PLAN
 A1.07 LEVEL 5 PLAN
 A1.08 LEVEL 6 PLAN
 A1.09 LEVEL 7 PLAN
 A1.10 LEVEL 8 PLAN
 A1.11 ROOF PLAN

A2.01 NORTH AND EAST ELEVATIONS
 A2.02 SOUTH AND WEST ELEVATIONS
 A2.03 BUILDING SECTIONS
 A2.04 BUILDING SECTIONS
 A2.05 BUILDING SECTIONS
 A2.06 BUILDING SECTIONS
 A2.07 NORTH AND EAST STREETSCAPE ELEVATIONS
 A2.08 SOUTH AND WEST STREETSCAPE ELEVATIONS

A3.00 SHADOW STUDIES

LANDSCAPE DRAWINGS

L0.1 LANDSCAPE DEMOLITION AND PRESERVATION PLAN
 T-1 TREE MANAGEMENT PLAN
 L1.1 MATERIALS + LAYOUR + LIGHTING PLAN
 L2.1 GRADING + PLANTING PLAN
 L4.1 LANDSCAPE SECTIONS
 L4.2 LANDSCAPE SECTIONS
 L5.3 LANDSCAPE DETAILS - FURNITURE
 L5.2 LANDSCAPE DETAILS - PAVING
 L5.1 LANDSCAPE DETAILS - PLANTING



P. - PROPOSED
 E. - EXISTING

AVERAGE GRADE CALCULATION

POINTS	AVERAGE OF POINTS	AVERAGE GRADE
A - B	((5.22 m + 5.02 m) / 2)	5.12 m
B - C	((5.02 m + 5.35 m) / 2)	5.18 m
C - D	((5.35 m + 5.54 m) / 2)	5.45 m
D - A	((5.54 m + 5.22 m) / 2)	5.38 m

AVERAGE GRADE
 (5.12 m + 5.18 m + 5.44 m + 5.38 m) / 4 = 5.28 m = 17.32'

AREA SUMMARY

LEVEL	FSR SUMMARY				NET COMMERCIAL				NET RESIDENTIAL													
	GROSS AREA		EXCLUSIONS ELEVATOR SHAFT		FSR AREA		FSR COMMERCIAL		CIRCULATION		NET COMMERCIAL		FSR RESIDENTIAL		CIRCULATION		LOBBY / AMENITY		M / E		NET RESIDENTIAL	
LEVEL 1	849.83 sm	9148 SF	19.52 sm	210 SF	830.31 sm	8938 SF	543.78 sm	5854 SF	9.63 sm	104 SF	534.15 sm	5750 SF	286.53 sm	3084.0 SF	46.57 sm	500 SF	237 sm	2557 SF	2.48 sm	27 SF	237 sm	2557 SF
LEVEL 2	1093 sm	11765 SF	19.52 sm	210 SF	1073.48 sm	11555 SF							1073.48 sm	11555 SF	109.16 sm	1175 SF			2.48 sm	27 SF	961.84 sm	10353 SF
LEVEL 3	1093 sm	11765 SF	19.52 sm	210 SF	1073.48 sm	11555 SF							1073.48 sm	11555 SF	109.16 sm	1175 SF			2.48 sm	27 SF	961.84 sm	10353 SF
LEVEL 4	1093 sm	11765 SF	19.52 sm	210 SF	1073.48 sm	11555 SF							1073.48 sm	11555 SF	109.16 sm	1175 SF			2.48 sm	27 SF	961.84 sm	10353 SF
LEVEL 5	1093 sm	11765 SF	19.52 sm	210 SF	1073.48 sm	11555 SF							1073.48 sm	11555 SF	109.16 sm	1175 SF			2.48 sm	27 SF	961.84 sm	10353 SF
LEVEL 6	1093 sm	11765 SF	19.52 sm	210 SF	1073.48 sm	11555 SF							1073.48 sm	11555 SF	109.16 sm	1175 SF			2.48 sm	27 SF	961.84 sm	10353 SF
LEVEL 7	1093 sm	11765 SF	19.52 sm	210 SF	1073.48 sm	11555 SF							1073.48 sm	11555 SF	109.16 sm	1175 SF			2.48 sm	27 SF	961.84 sm	10353 SF
LEVEL 8	878 sm	9450 SF	19.52 sm	210 SF	858.48 sm	9240 SF							858.48 sm	9240 SF	76.49 sm	823 SF			2.48 sm	27 SF	779.51 sm	8390 SF
TOTAL	8285.83 sm	89188 SF	156.16 sm	1680 SF	8129.67 sm	87508 SF	543.78 sm	5854 SF	9.63 sm	104 SF	534.15 sm	5750 SF	7585.89 sm	81654 SF	778.02 sm	8373 SF	237 sm	2557 SF	19.84 sm	216 SF	6788.03 sm	73065 SF

UNITS SUMMARY

UNIT MIX - PER TYPE				
# OF BEDROOM	# OF BATHROOM	ADDITIONAL	# OF UNITS	RATIO
1-BED	1-BATH		6	8%
1-BED	1-BATH	DEN	39	53%
2-BED	2-BATH		16	25%
2-BED	2-BATH	DEN	10	14%
TOTAL			73	100%

UNIT COUNT - PER FLOOR					
LEVEL	1-BED + 1-BATH	1-BED + 1-BATH+DEN	2-BED + 2-BATH	2-BED+ 2-BATH+DEN	TOTAL
LEVEL 2	1	6	3	1	11
LEVEL 3	1	6	3	1	11
LEVEL 4	1	6	3	1	11
LEVEL 5	1	6	3	1	11
LEVEL 6	1	6	3	1	11
LEVEL 7	1	6	3	1	11
LEVEL 8	-	3	-	4	7

VEHICLE PARKING SUMMARY

LEVEL	RESIDENTIAL			COMMERCIAL	
	STANDARD	ACCESSIBLE	VISITOR	VISITOR ACCESSIBLE	STANDARD
LEVEL P1	27	2	6	1	1
LEVEL P2	39	3	-	-	-
TOTAL	79				

PARKING REQUIREMENT FROM SCHEDULE C

RESIDENTIAL
 0.6 SPACES PER DWELLING UNIT 45 - 70 SM 0.6x15 = 9
 1 SPACE PER DWELLING UNIT > 70 SM 1x58 = 58
 0.1 VISITOR STALL PER UNIT = 7
TOTAL REQUIRED RESIDENTIAL = 74

COMMERCIAL
 1 SPACE PER 80 SM RETAIL 534.15 SM / 80 SM = 7
REFER TO BUNT TRAFFIC REPORT FOR RETAIL PARKING

BICYCLE PARKING SUMMARY

LEVEL	RESIDENTIAL BIKE PARKING SUMMARY		COMMERCIAL BIKE PARKING SUMMARY	
	RESIDENTIAL BIKE STORAGE CLASS 1	RESIDENTIAL BIKE STORAGE CLASS 2	COMMERCIAL BIKE STORAGE CLASS 1	COMMERCIAL BIKE STORAGE CLASS 2
LEVEL 1	-	7	-	-
LEVEL P1	60	-	3	-
RACK TOTAL	76		(2 SPACES PER RACK)	
SPACES TOTAL	152			

RESIDENTIAL
 CLASS 1 - 1.25 SPACE PER UNIT >45 SM 1.25 x 73 = 91 REQUIRED
 CLASS 2 - 0.1 SPACE FOR EACH UNIT 0.1 x 73 = 7 REQUIRED

COMMERCIAL
 CLASS 1 - 1 SPACE PER 200 SM RETAIL FLOOR AREA 534.15 / 200 = 3 REQUIRED
 CLASS 2 - 1 SPACE PER 200 SM RETAIL FLOOR AREA 534.15 / 200 = 3 REQUIRED

notes

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

PROJECT DATA SUMMARY

scale As indicated
 drawing number **A0.00**
 project number
 15-811
 issue date 2017-05-19
 revision date 2019-07-19
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notes

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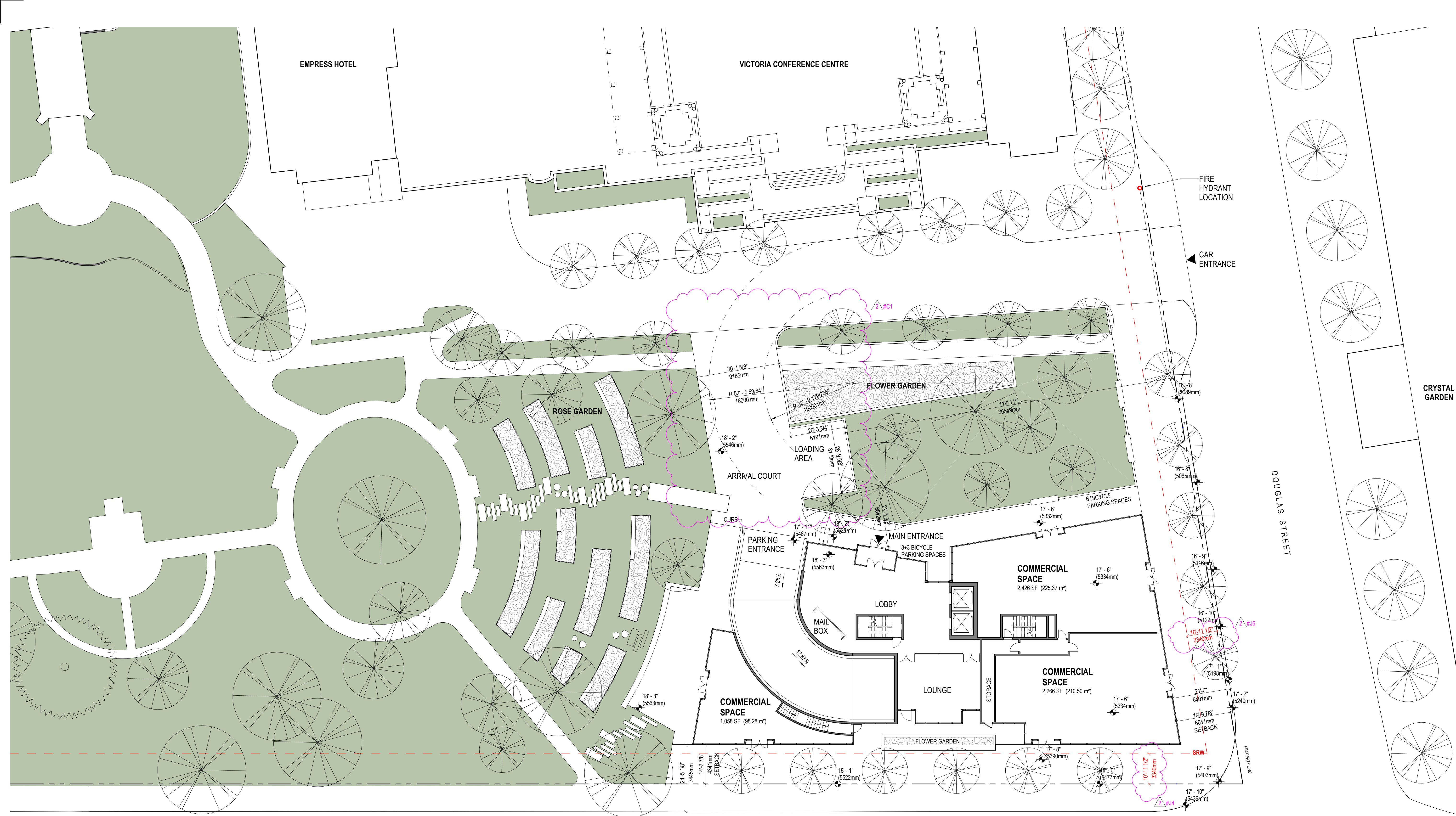
EMPRESS HOTEL - LONG TERM RENTAL MIXED USE BUILDING
 700 DOUGLAS STREET

title
LOCATION PLAN

scale
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 project number
 15-811
 issue date
 2017-05-19

drawing number
A0.01
 revision date
 2019-07-19





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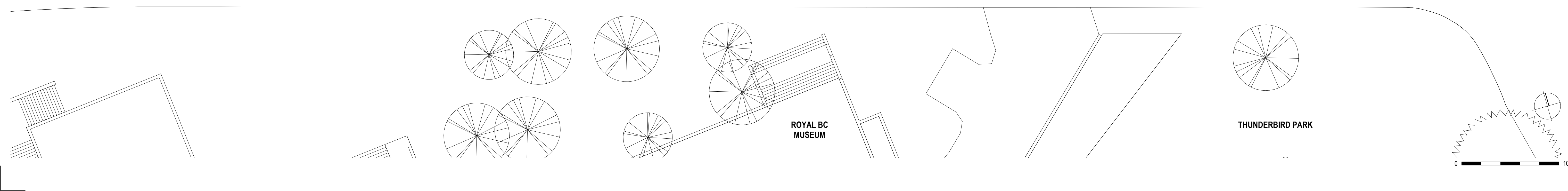
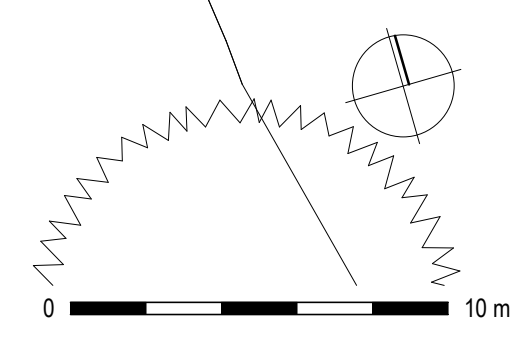
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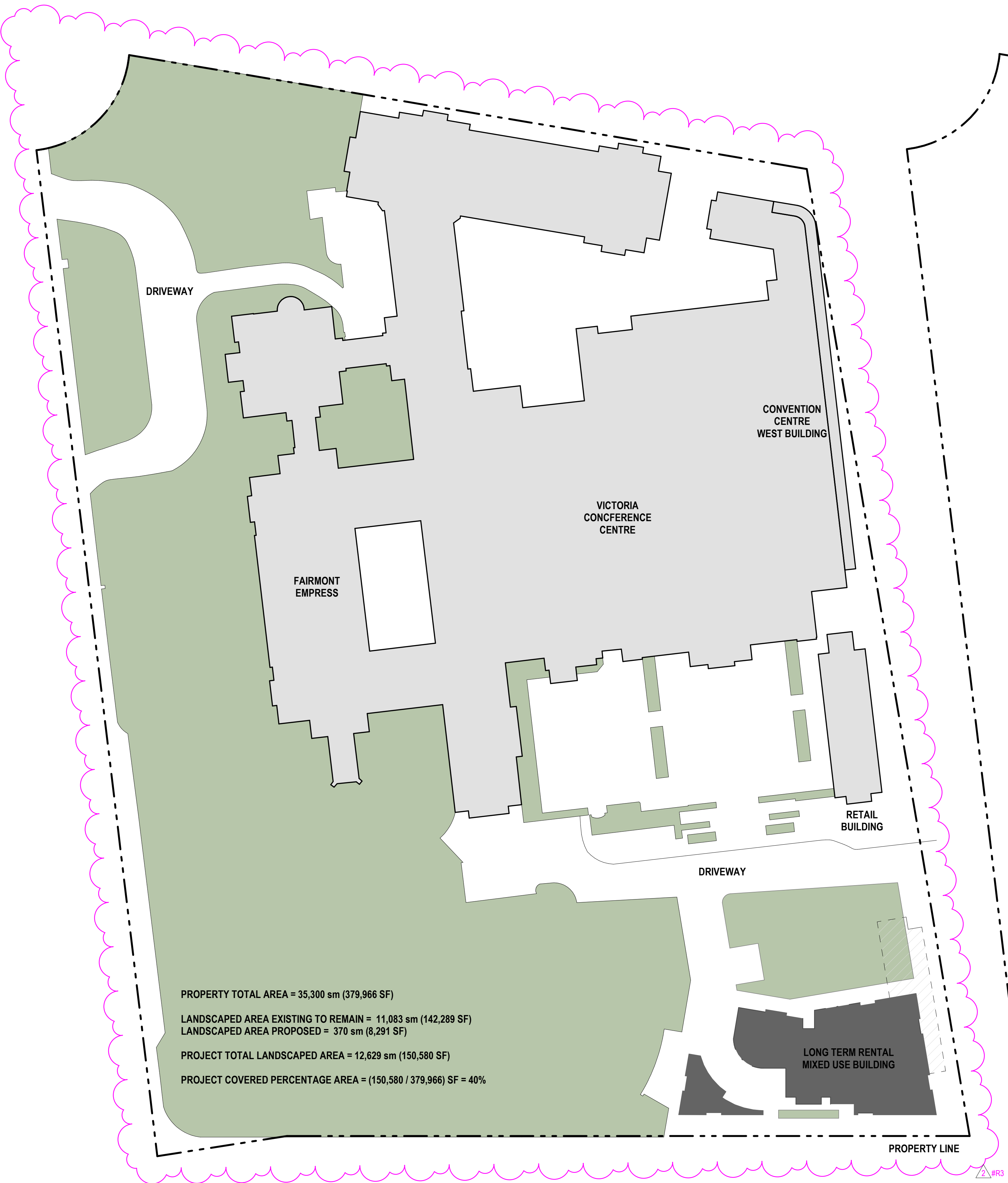
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EMPRESS HOTEL - LONG TERM RENTAL
 MIXED USE BUILDING
 700 DOUGLAS STREET

title
 SITE PLAN

scale 1:200
 project number 15-811
 issue date 2017-05-19
 drawing number A0.02
 revision date 2019-07-19

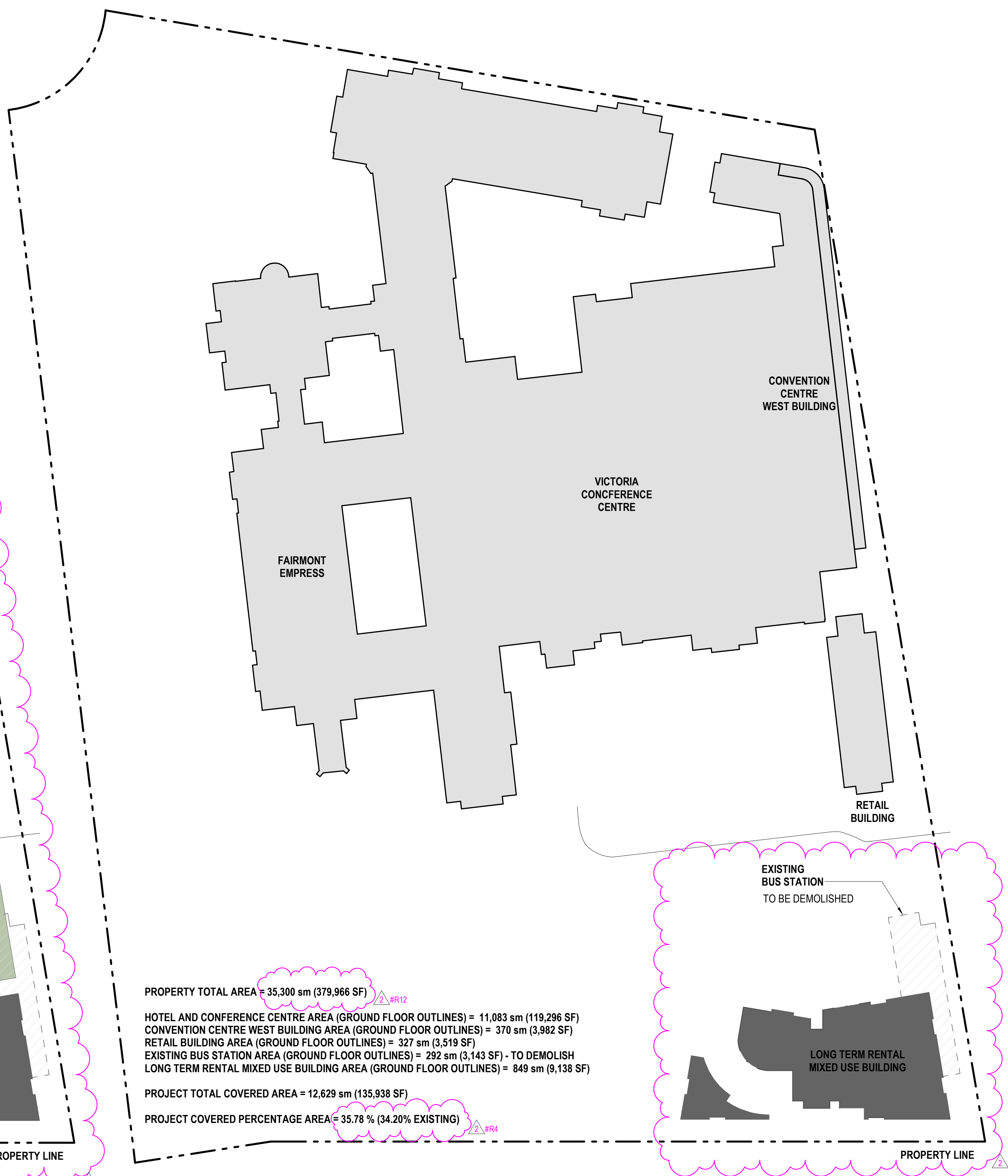




PROPERTY TOTAL AREA = 35,300 sm (379,966 SF)
 LANDSCAPED AREA EXISTING TO REMAIN = 11,083 sm (142,289 SF)
 LANDSCAPED AREA PROPOSED = 370 sm (8,291 SF)
 PROJECT TOTAL LANDSCAPED AREA = 12,629 sm (150,580 SF)
 PROJECT COVERED PERCENTAGE AREA = (150,580 / 379,966) SF = 40%

PROPERTY LINE #R3

PROPERTY AREA LANDSCAPED



PROPERTY TOTAL AREA = 35,300 sm (379,966 SF) #R12
 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) = 849 sm (9,138 SF)

PROJECT TOTAL COVERED AREA = 12,629 sm (135,938 SF)
 PROJECT COVERED PERCENTAGE AREA = 35.78 % (34.20% EXISTING) #R4

PROPERTY LINE #R4

PROPERTY AREA SITE COVERAGE - PROPOSED

notes

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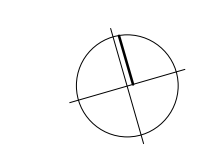
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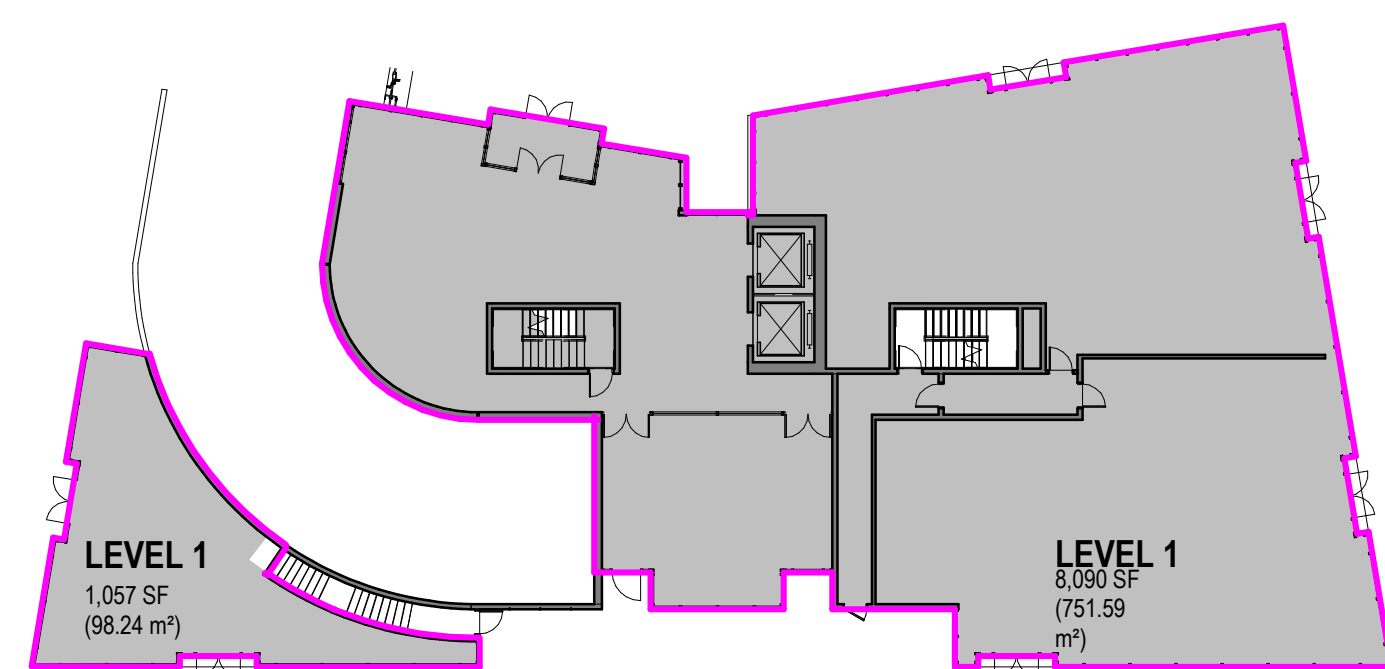
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 700 DOUGLAS STREET

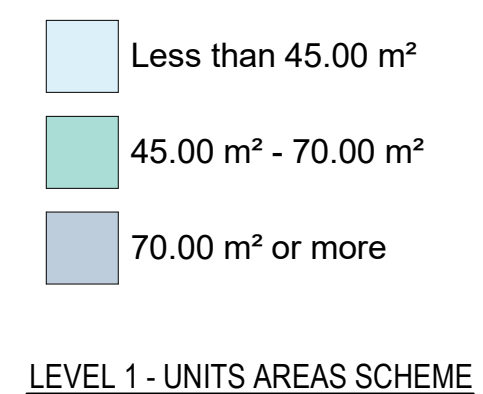
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scale	drawing number
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project number	15-811
revision date	2017-05-19
issue date	2019-07-19

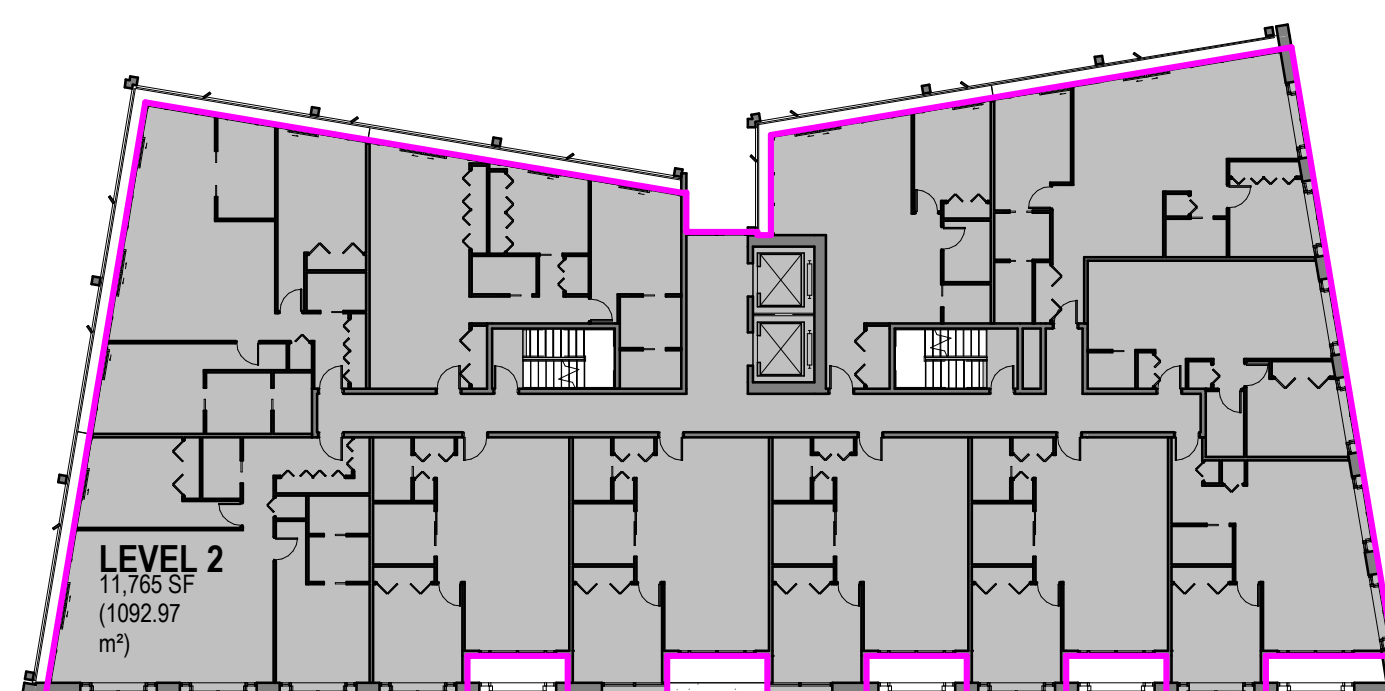
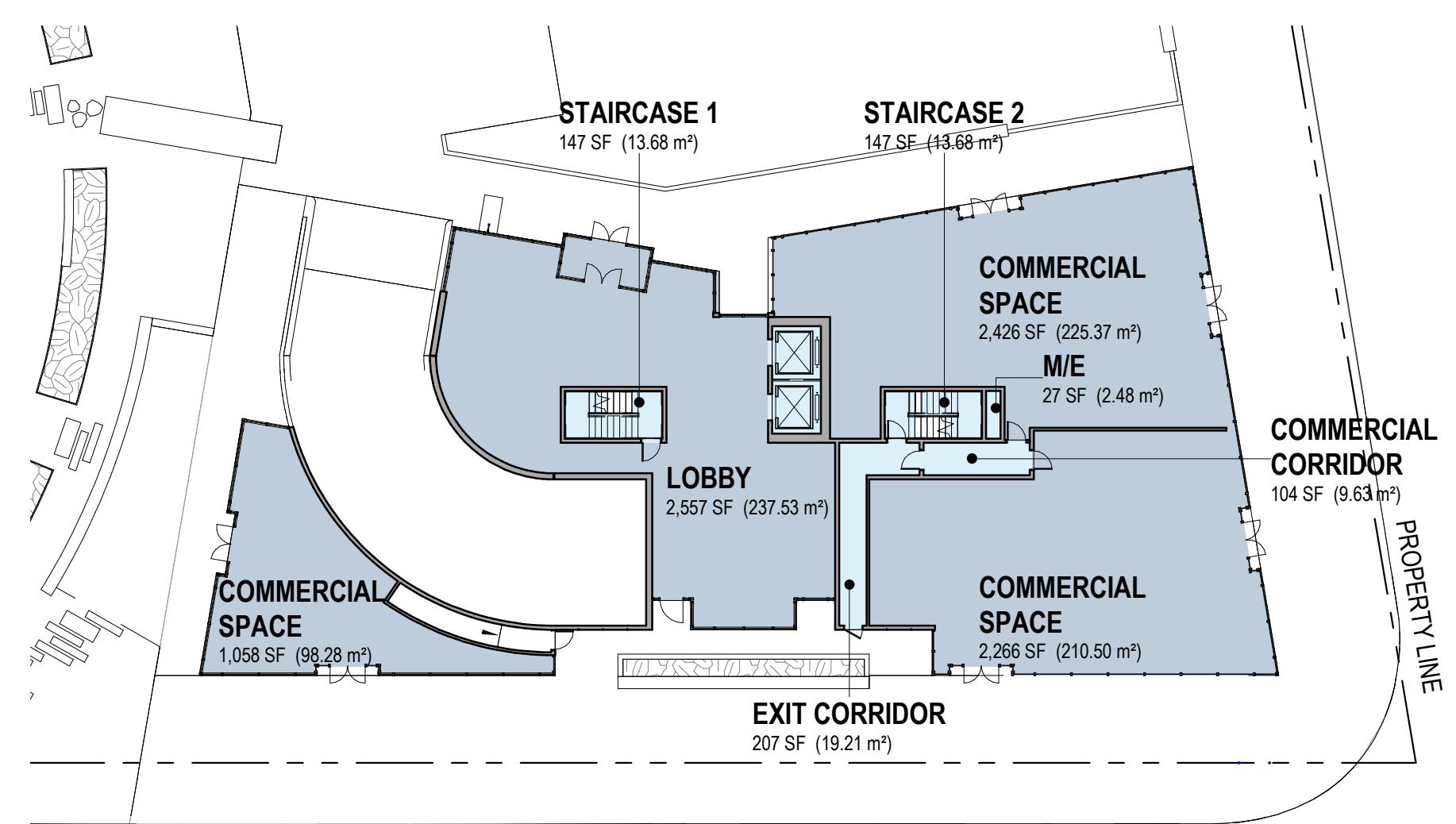




LEVEL 1 GROSS AREA SCHEME



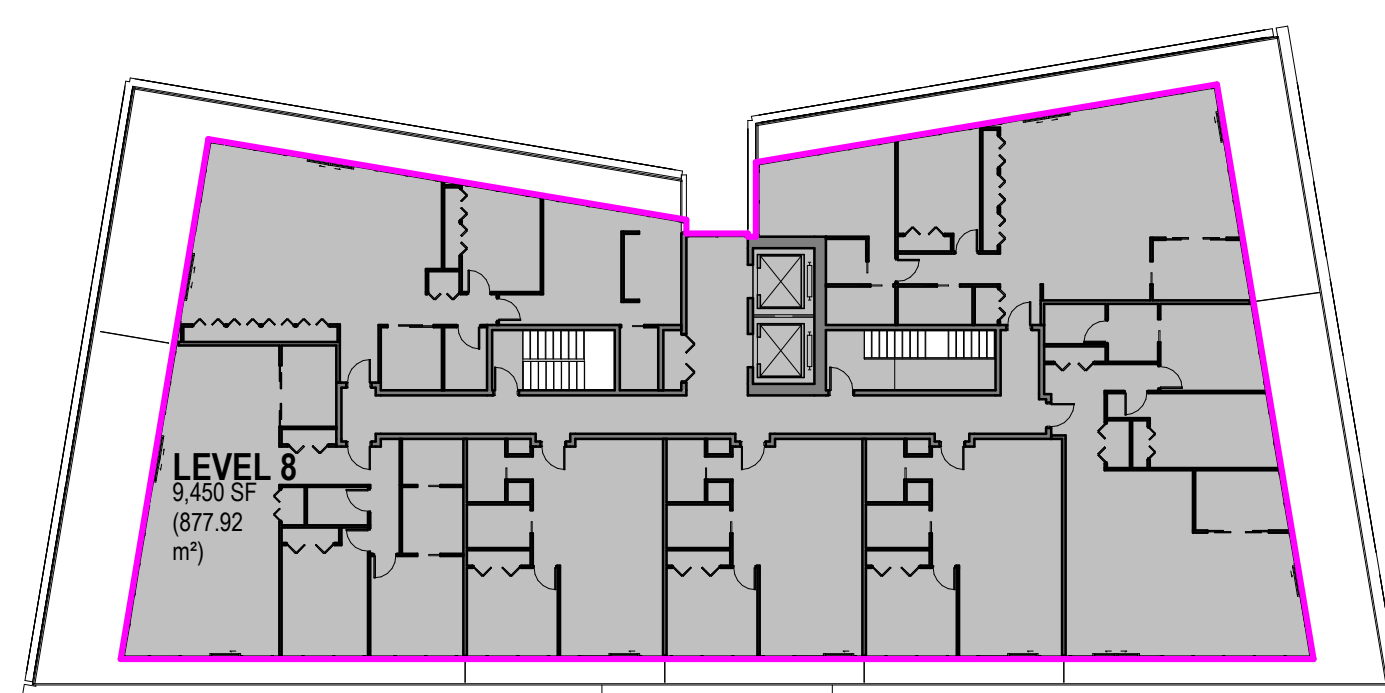
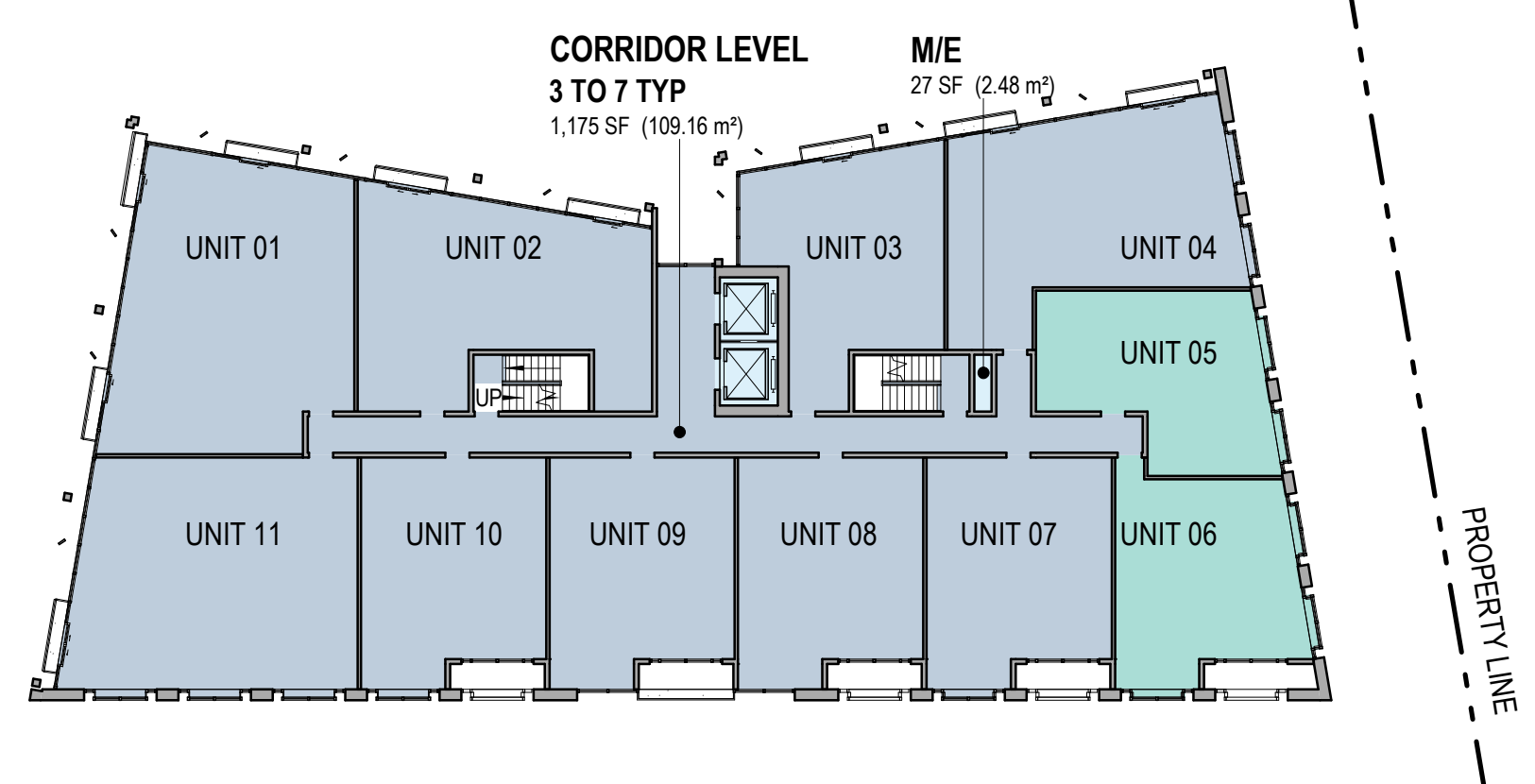
LEVEL 1 - UNITS AREAS SCHEME



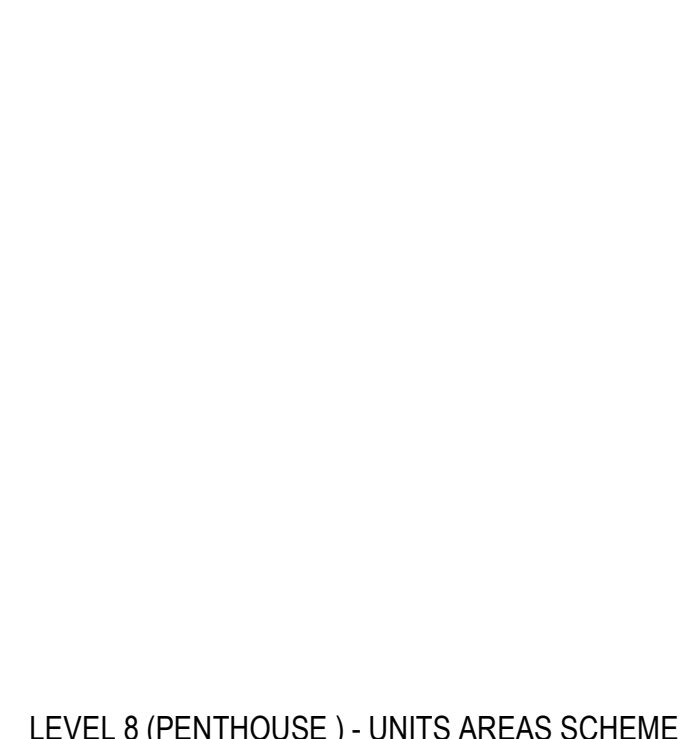
LEVEL 2-7 TYP - GROSS AREA SCHEME



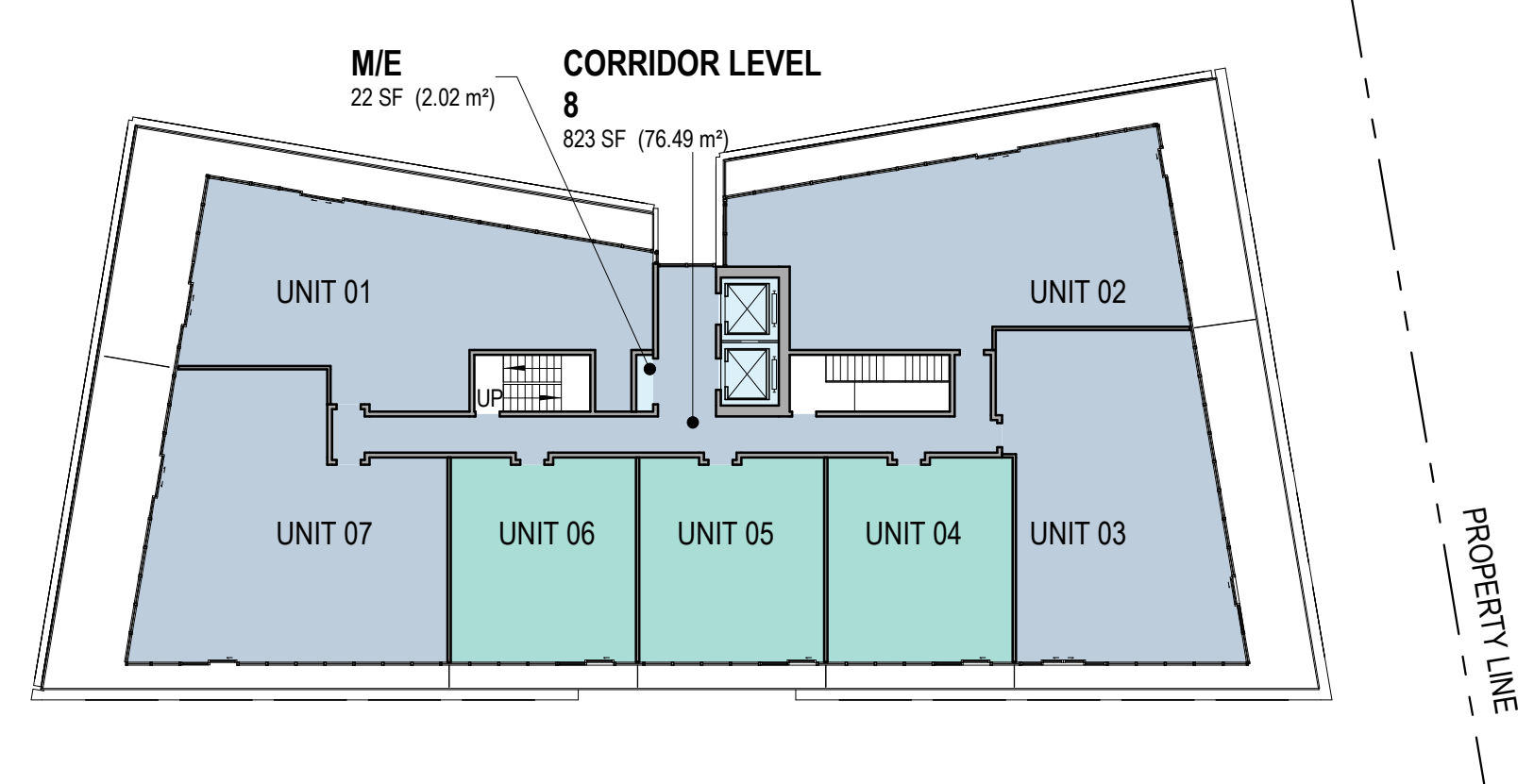
LEVEL 2-7 TYPICAL - UNITS AREAS SCHEME



LEVEL 8 GROSS AREA SCHEME



LEVEL 8 (PENTHOUSE) - UNITS AREAS SCHEME



notes

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Author

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MIXED USE BUILDING
700 DOUGLAS STREET

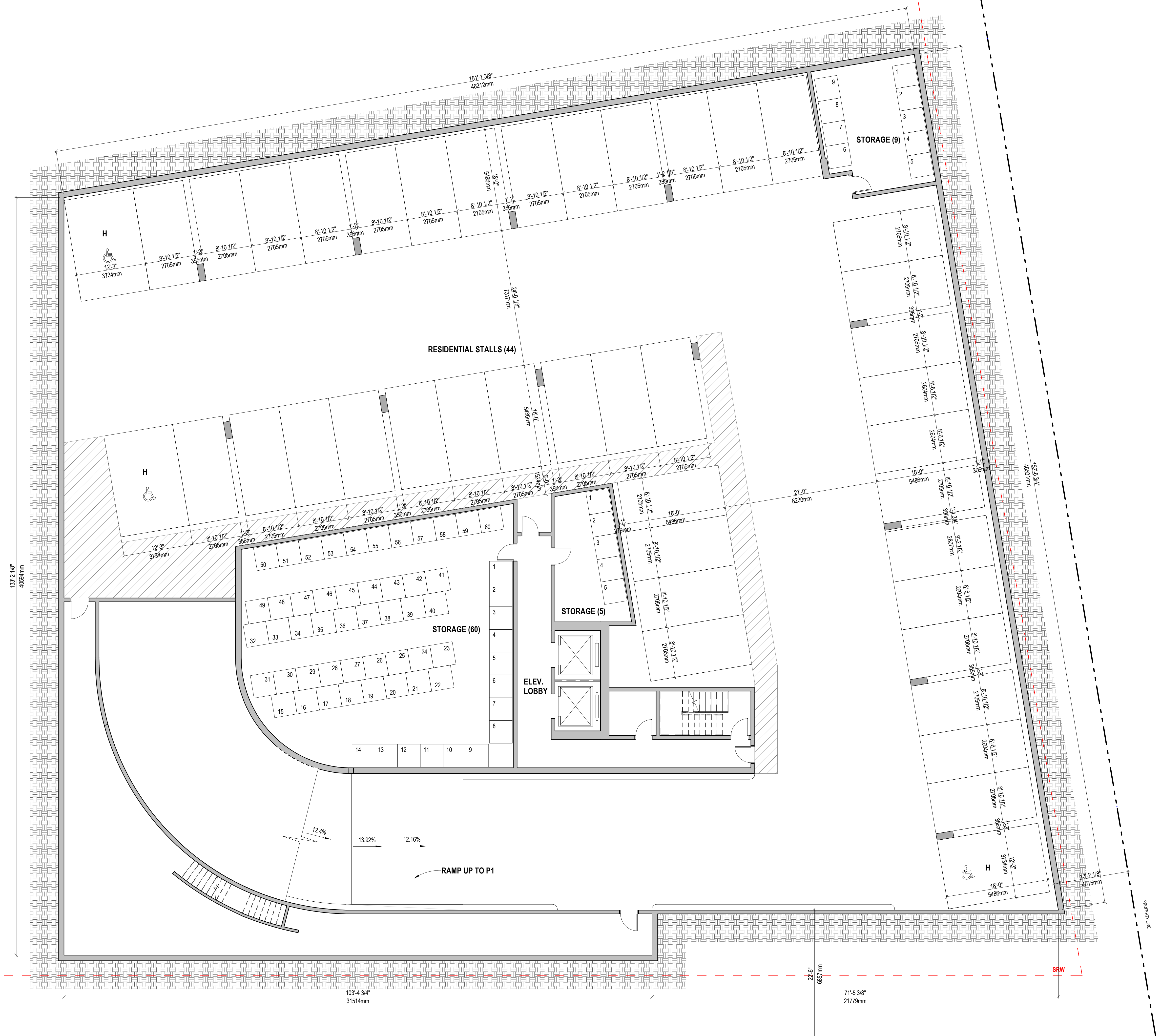
AREA SCHEMES

scale 1 : 300
project number 15-811
revision date 2019-07-19

drawing number A0.04
revision date 2019-07-19

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notes

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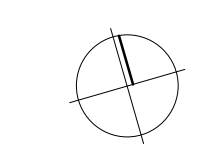
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 MIXED USE BUILDING
 700 DOUGLAS STREET

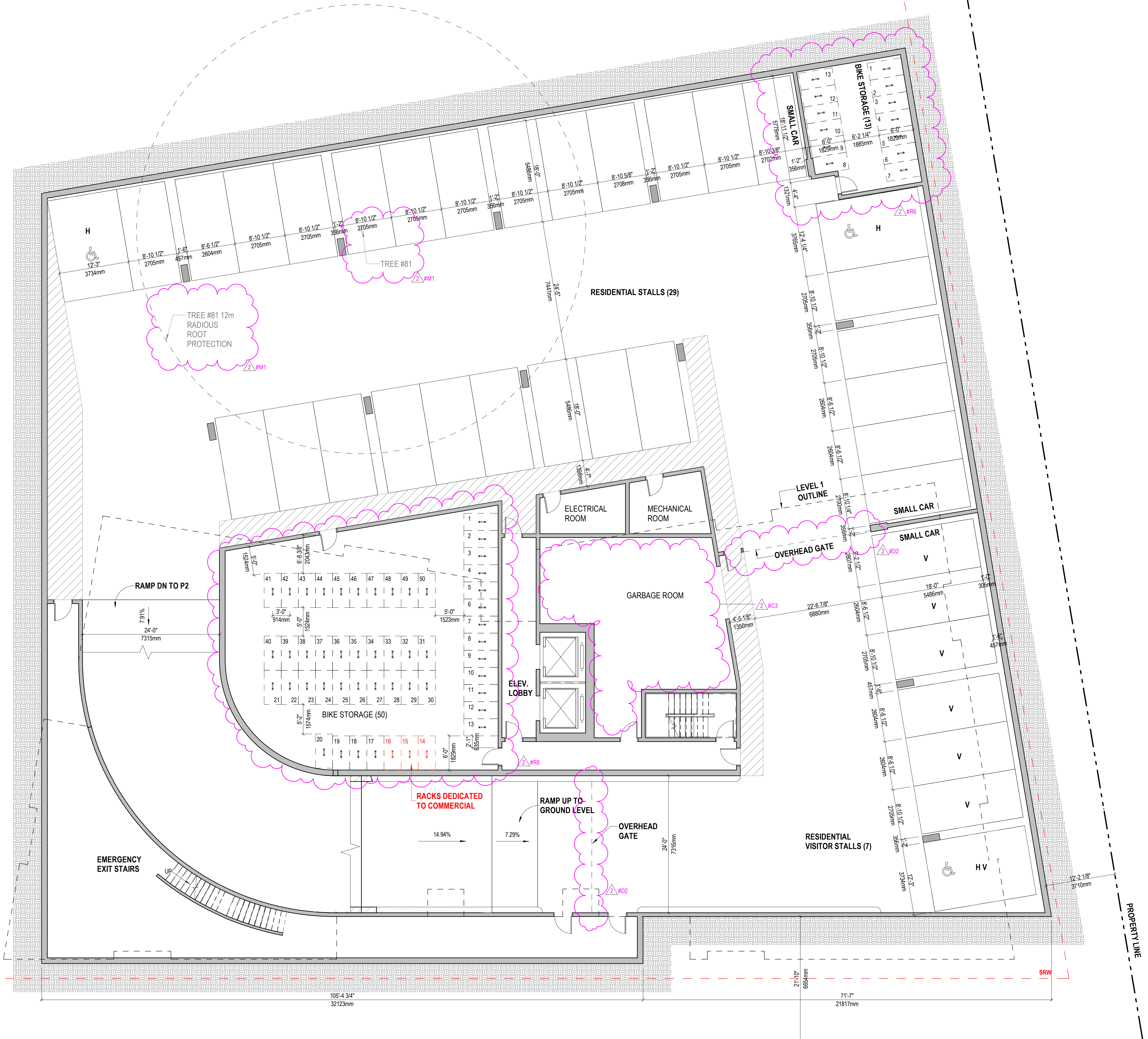
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scale
 1 : 100
 project number
 15-811
 revision date
 2019-05-19

drawing number
A1.01
 issue date
 2019-07-19



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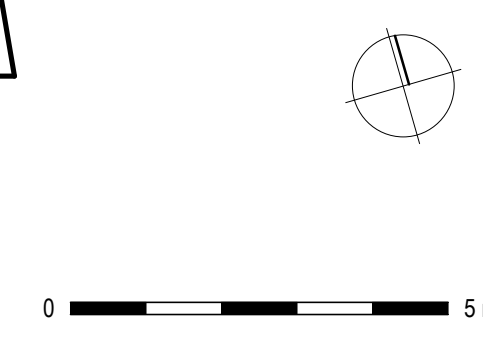
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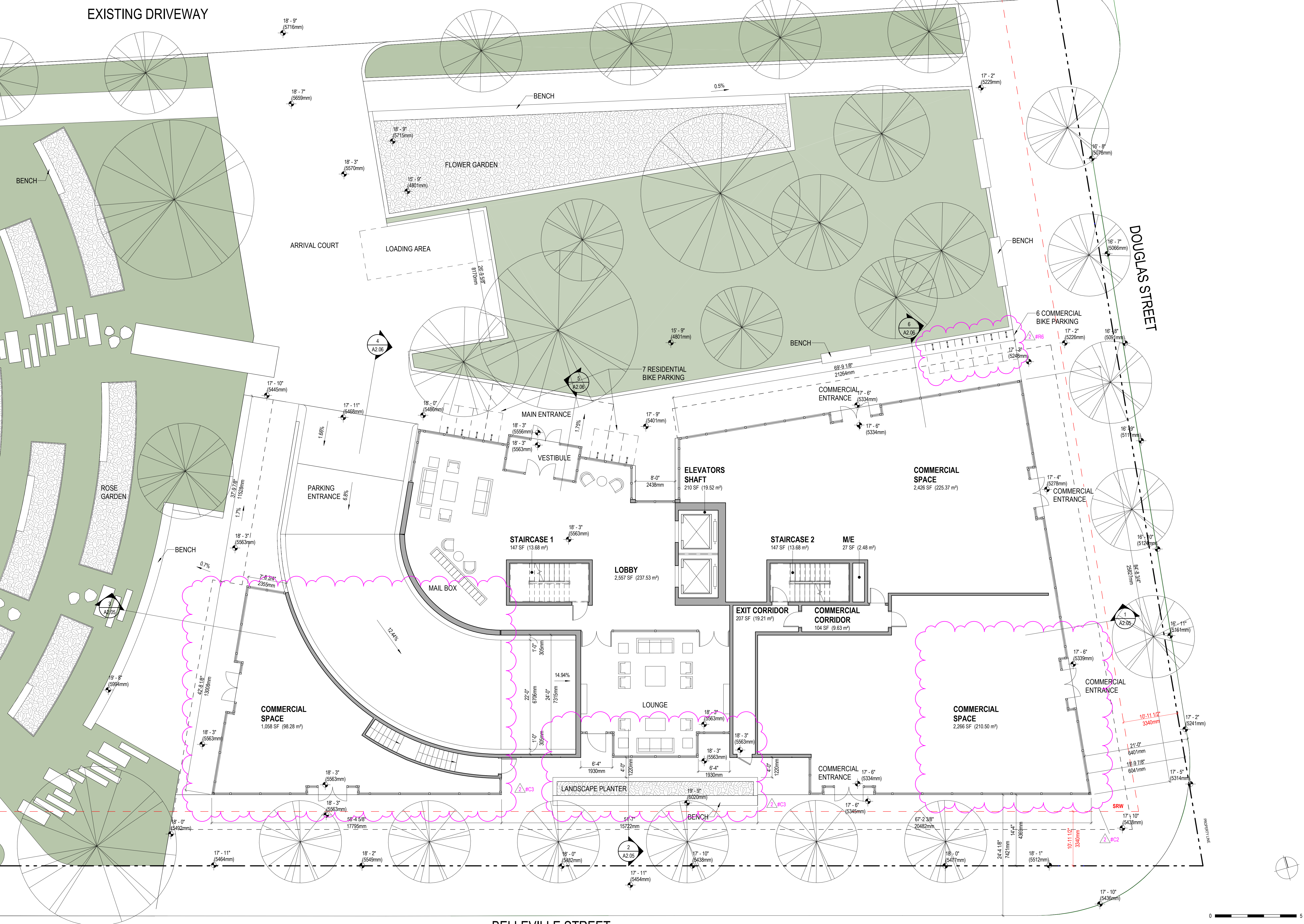
EMPRESS HOTEL - LONG TERM RENTAL
 MIXED USE BUILDING
 700 DOUGLAS STREET

title
 LEVEL P1 PLAN

scale
 1 : 100
 project number
 15-811
 revision date
 2019-07-19

drawing number
A1.02
 revision date
 2019-07-19





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 MIXED USE BUILDING
 700 DOUGLAS STREET

title
 LEVEL 1 PLAN

scale 1:200
 project number 15-811
 issue date 2017-05-19
 drawing number A1.03
 revision date 2019-07-19
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notes

EXISTING DRIVEWAY

DOUGLAS STREET

BELLEVILLE STREET



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 MIXED USE BUILDING
 700 DOUGLAS STREET

title
 LEVEL 2 PLAN

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 issue date
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drawing number
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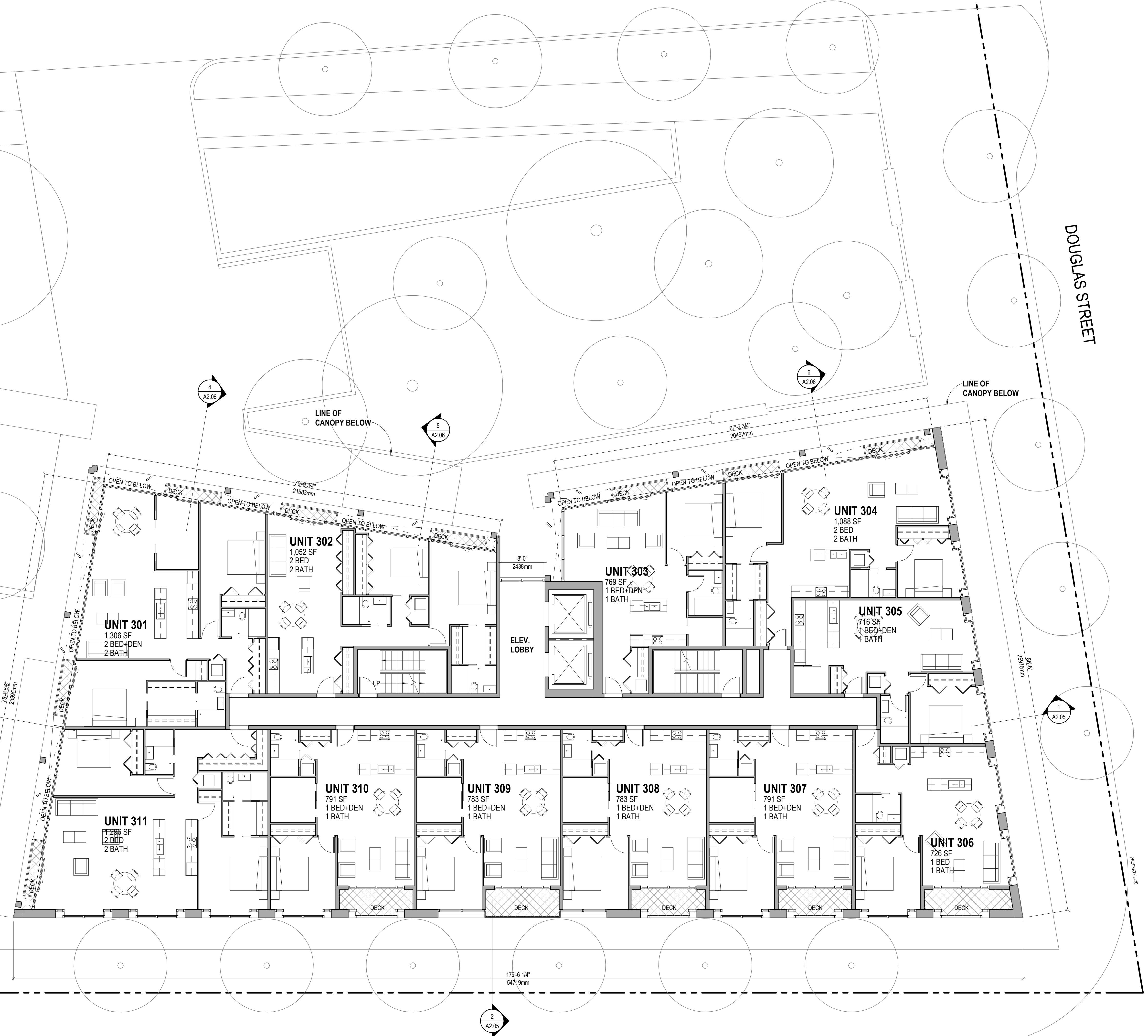
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EXISTING DRIVEWAY

DOUGLAS STREET

BELLEVILLE STREET



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

title
 LEVEL 3 PLAN

scale
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 project number
 15-811
 issue date
 2019-05-19

drawing number
A1.05
 revision (date)
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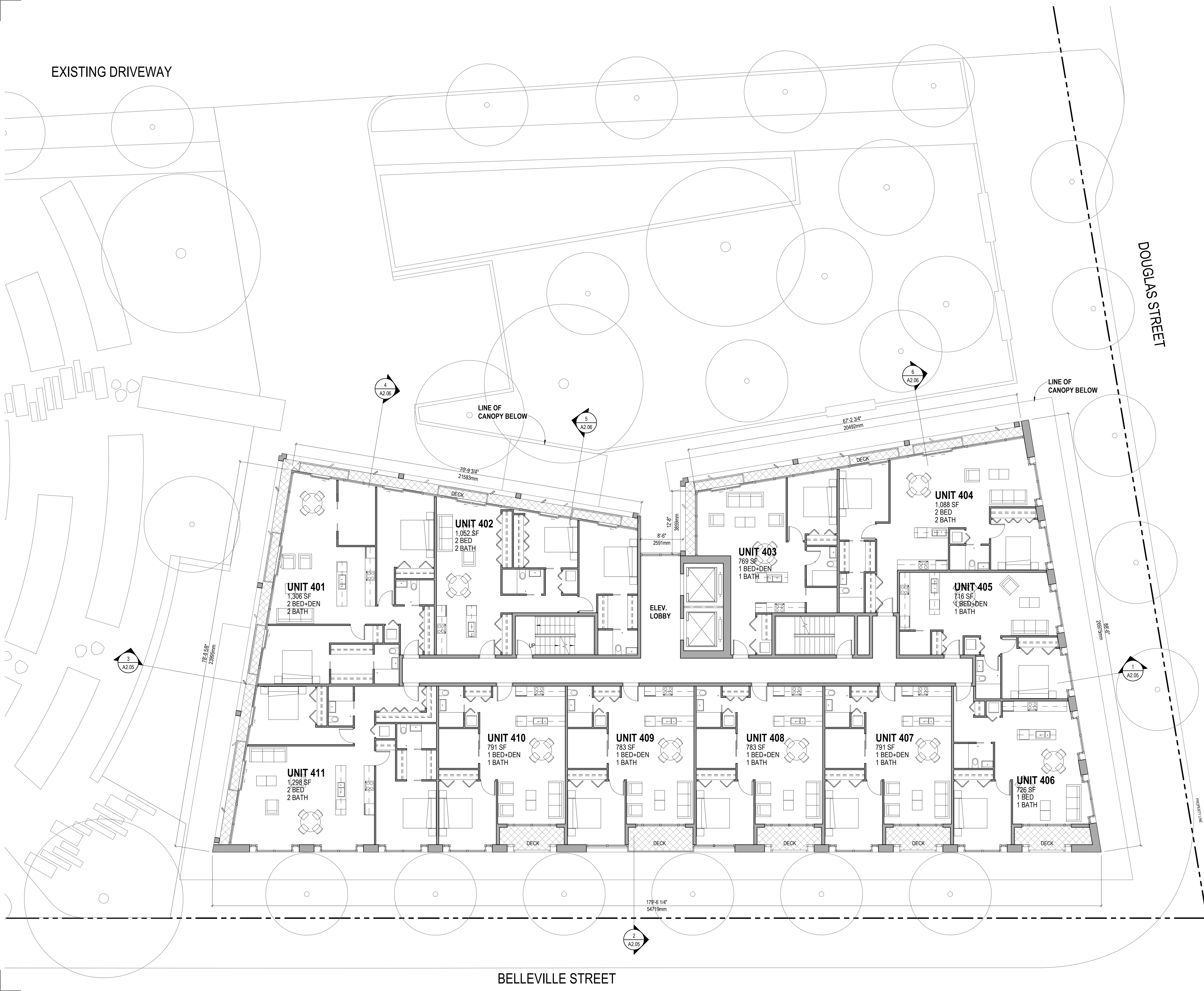
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EXISTING DRIVEWAY

DOUGLAS STREET

BELLEVILLE STREET

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 project

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

title
 LEVEL 4 PLAN

scale
 1 : 100
 project number
 15-811
 issue date
 2017-05-19

drawing number
A1.06
 revision #
 2019-07-19

5m
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EXISTING DRIVEWAY

DOUGLAS STREET

BELLEVILLE STREET



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

title
 LEVEL 5 PLAN

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 issue date
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 drawing number
A1.07
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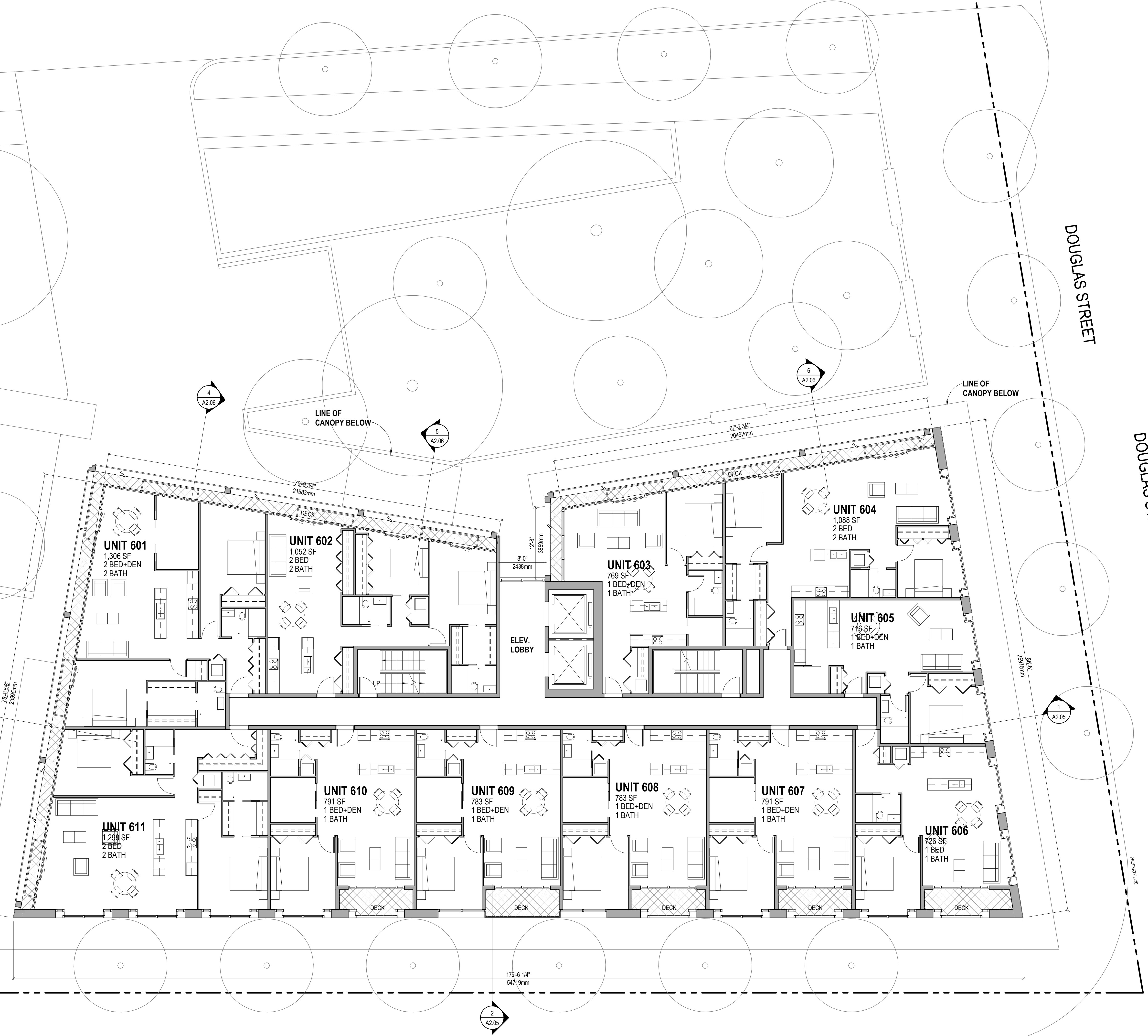
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EXISTING DRIVEWAY

DOUGLAS STREET

DOUGLAS STREET

BELLEVILLE STREET



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

title
 LEVEL 6 PLAN

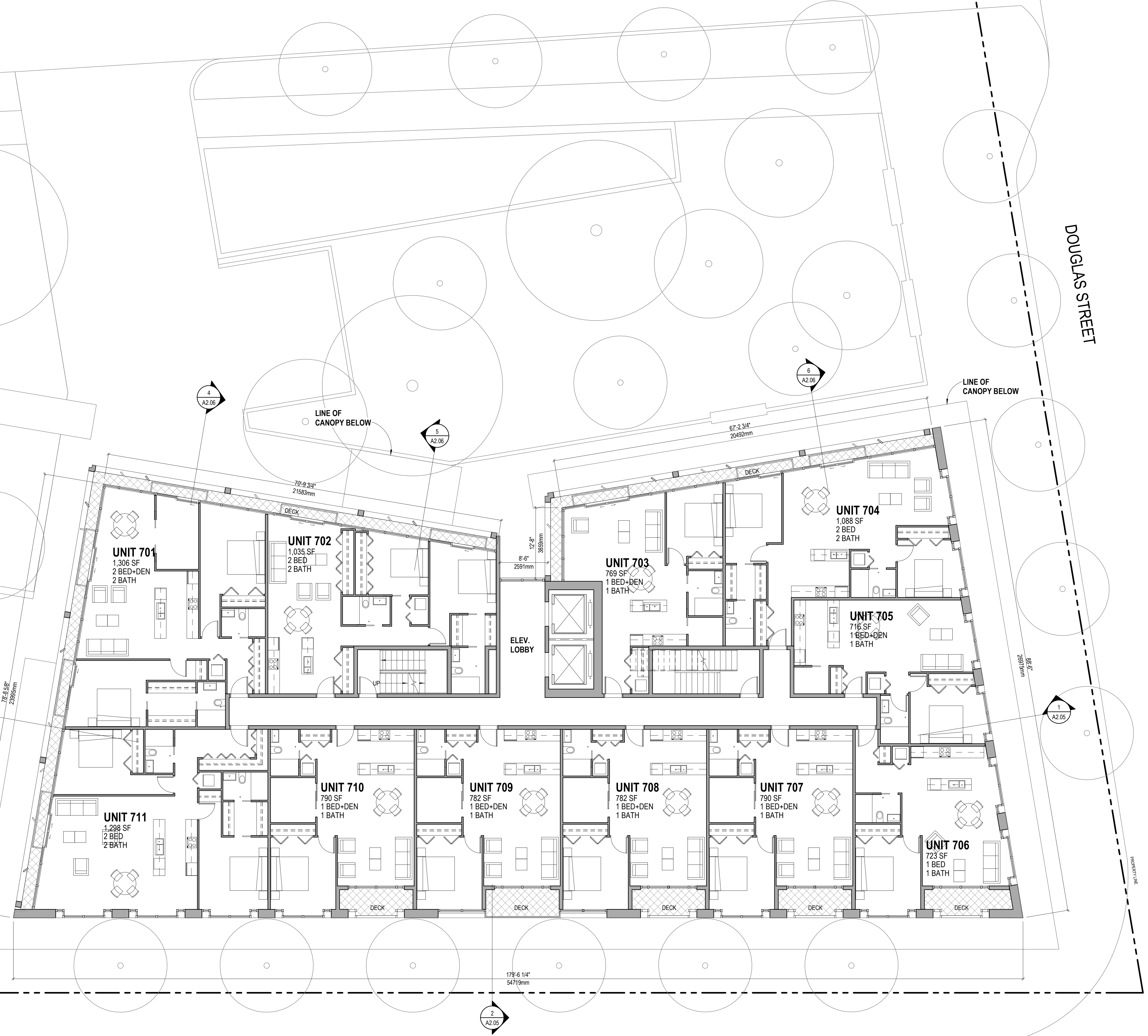
scale
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 project number
 15-811
 issue date
 2017-05-19
 drawing number
A1.08
 revision date
 2019-07-19

0 5m

EXISTING DRIVEWAY

DOUGLAS STREET

BELLEVILLE STREET



notes

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seal draw

checked

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 project

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

title
 LEVEL 7 PLAN

scale
 1 : 100
 project number
 15-811
 issue date
 2017-05-19
 revision date
 2019-07-19

#R7
 drawing number
A1.09
 revision date
 2019-07-19

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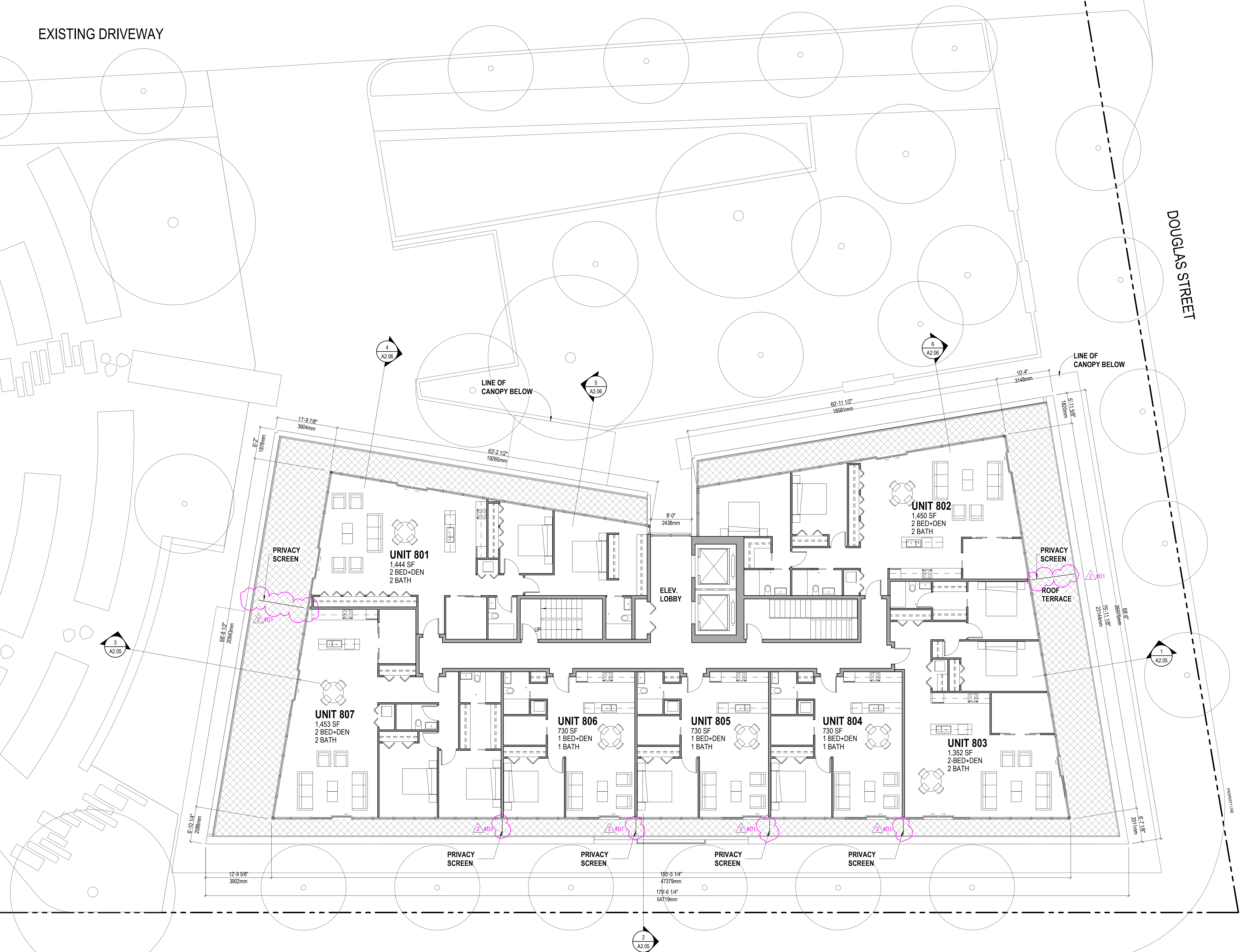
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notes

EXISTING DRIVEWAY

DOUGLAS STREET

BELLEVILLE STREET



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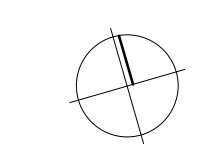
EMPRESS HOTEL - LONG TERM RENTAL
 MIXED USE BUILDING
 700 DOUGLAS STREET

title
 LEVEL 8 PLAN (PENTHOUSE)

scale
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 project number
 15-811
 issue date
 2017-05-19

drawing number
A1.10
 revision date
 2019-07-19

0 5m



EXISTING DRIVEWAY

DOUGLAS STREET

BELLEVILLE STREET

notes

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seal _____
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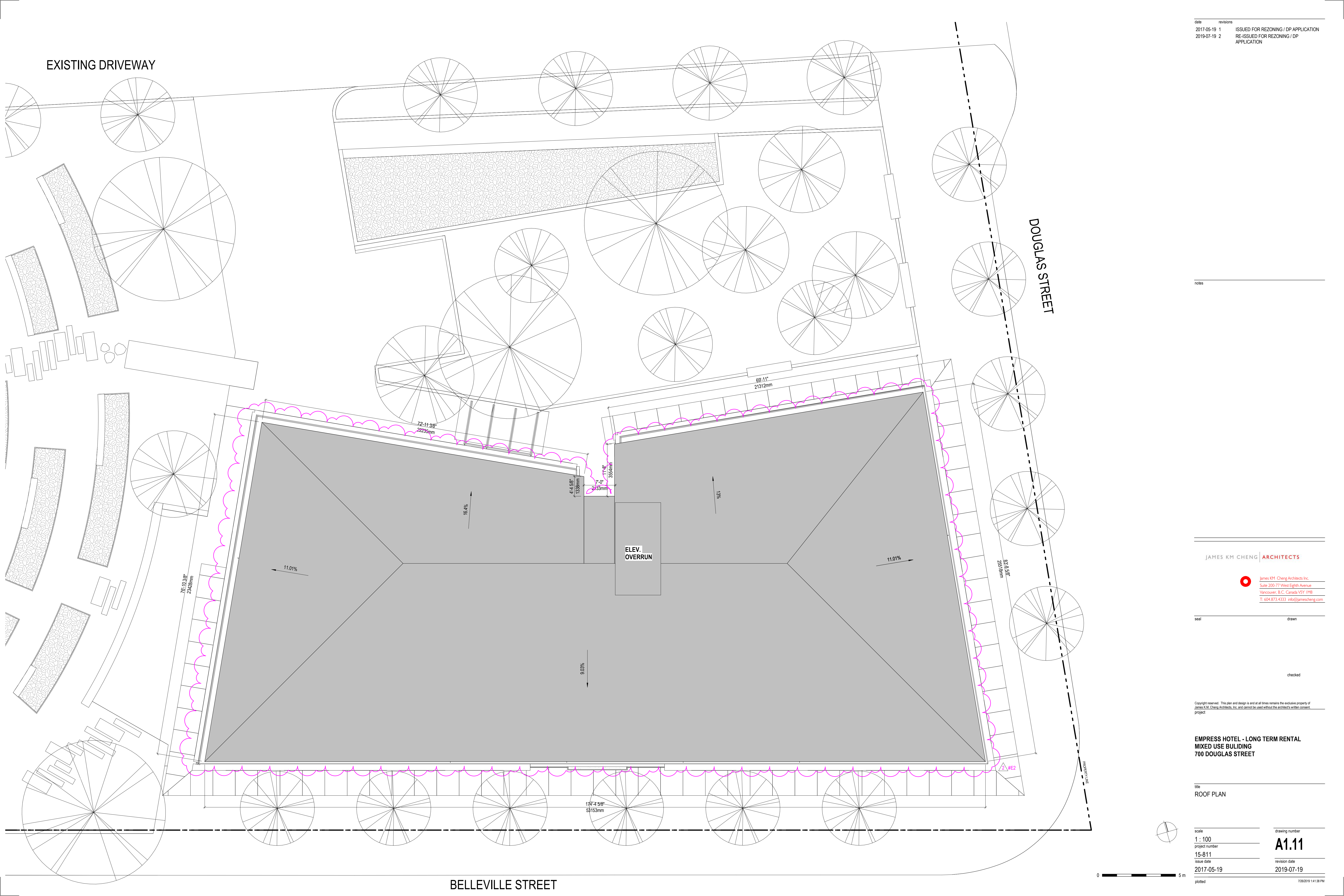
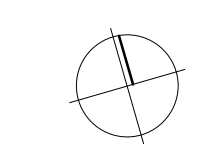
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 project _____

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

title
ROOF PLAN

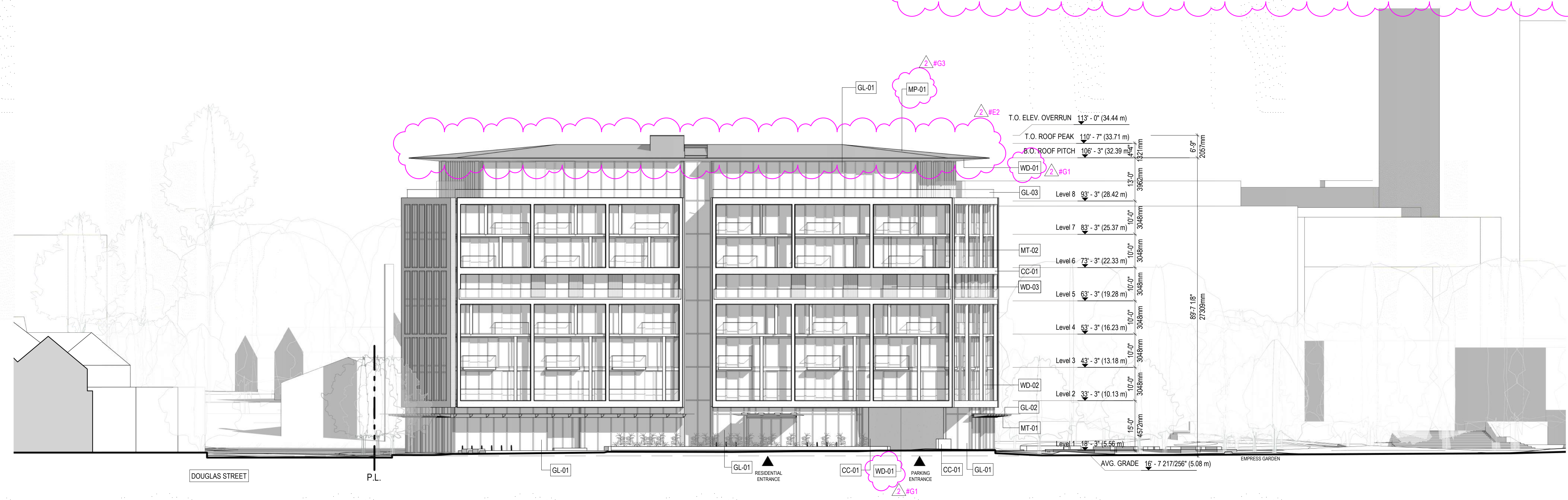
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project number	15-811
issue date	2017-05-19
revision date	2019-07-19

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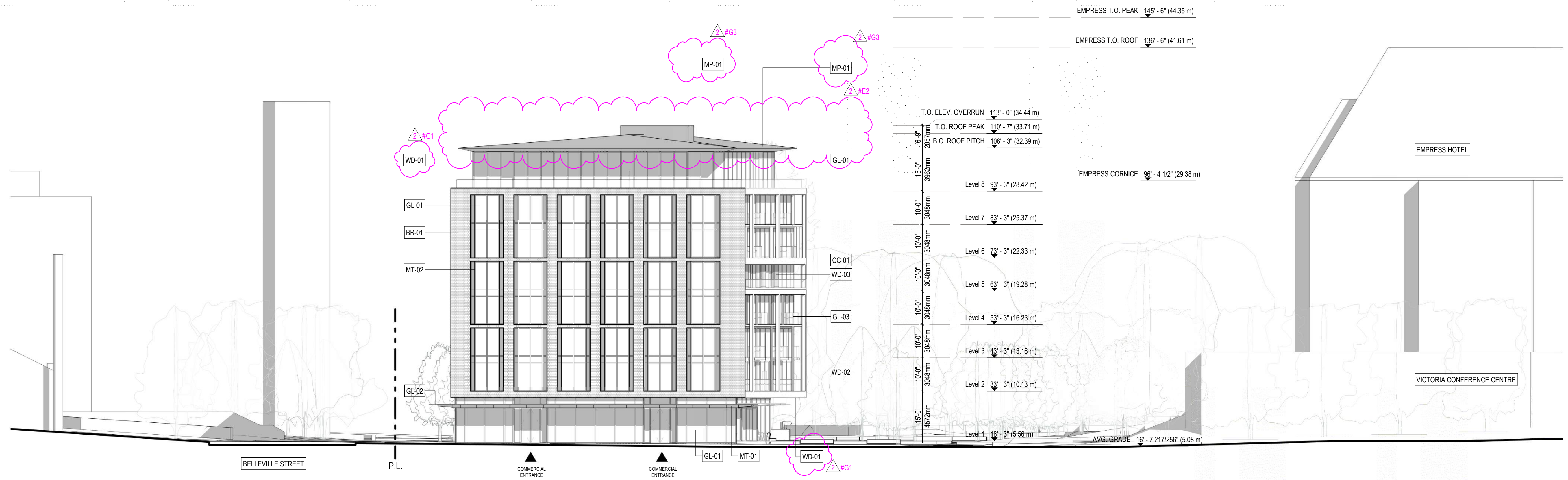


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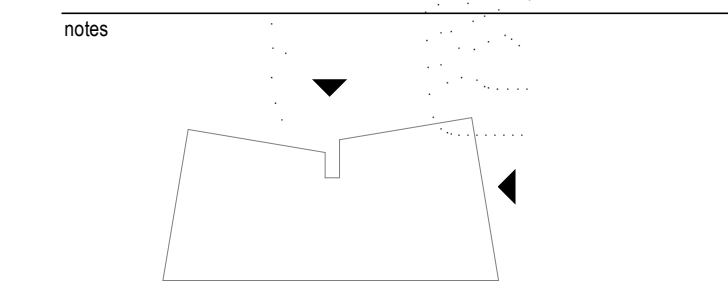
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GL-02 LAMINATED GLASS CANOPY	WD-02 PREFINISHED ALUMINUM VERTICAL FINS WITH WOOD GRAIN FINISH	MP-01 GRAPHITE ZINC STANDING SEAM ROOF CLADDING, SIMILAR COLOUR TO EMPRESS ROOF
GL-03 STRUCTURAL GLASS GUARDRAIL/ALUMINUM STANCHION GLASS GUARDRAIL	MT-01 PAINTED STEEL CANOPY STRUCTURE	BR-01 BRICK CLADDING, TO MATCH EMPRESS BRICK
CC-01 ARCHITECTURAL CONCRETE COLORED TO MATCH EMPRESS STONE	MT-02 PREFINISHED ALUMINUM WINDOW WALL MULLIONS	



1 NORTH ELEVATION



2 EAST ELEVATION



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seal _____
 draw _____

checked _____

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 project _____

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

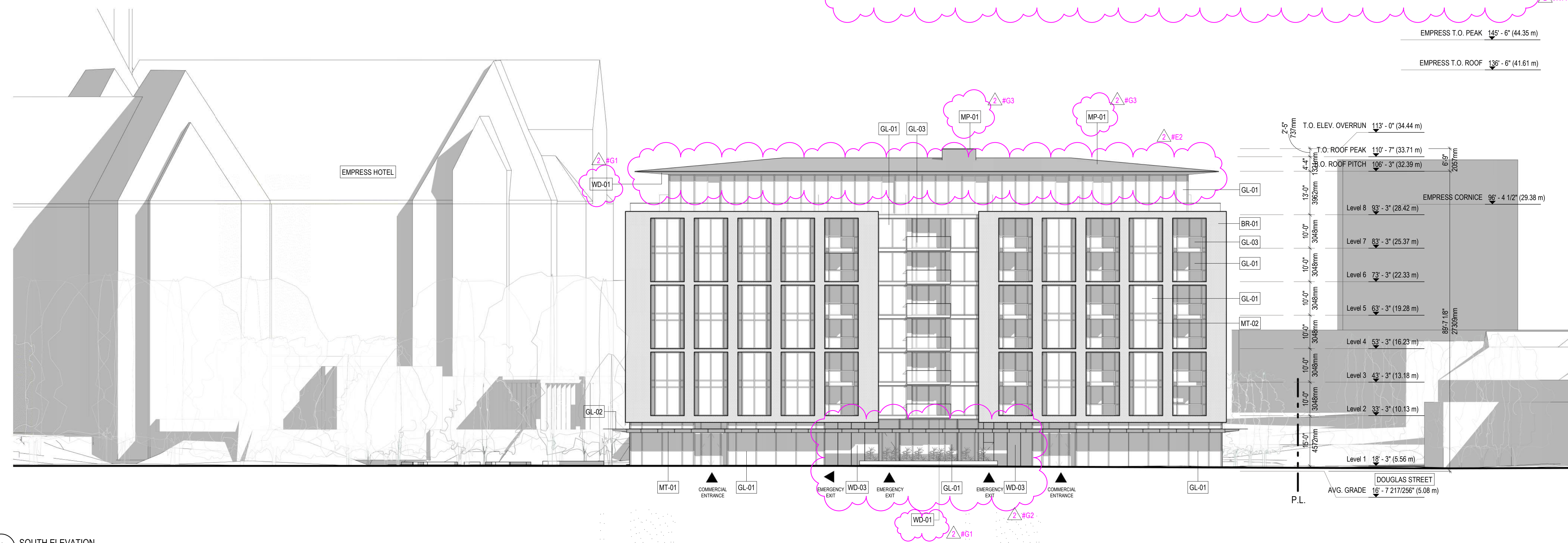
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 NORTH AND EAST ELEVATIONS

scale 1 : 200
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 drawing number **A2.01**
 revision date 2019-07-19

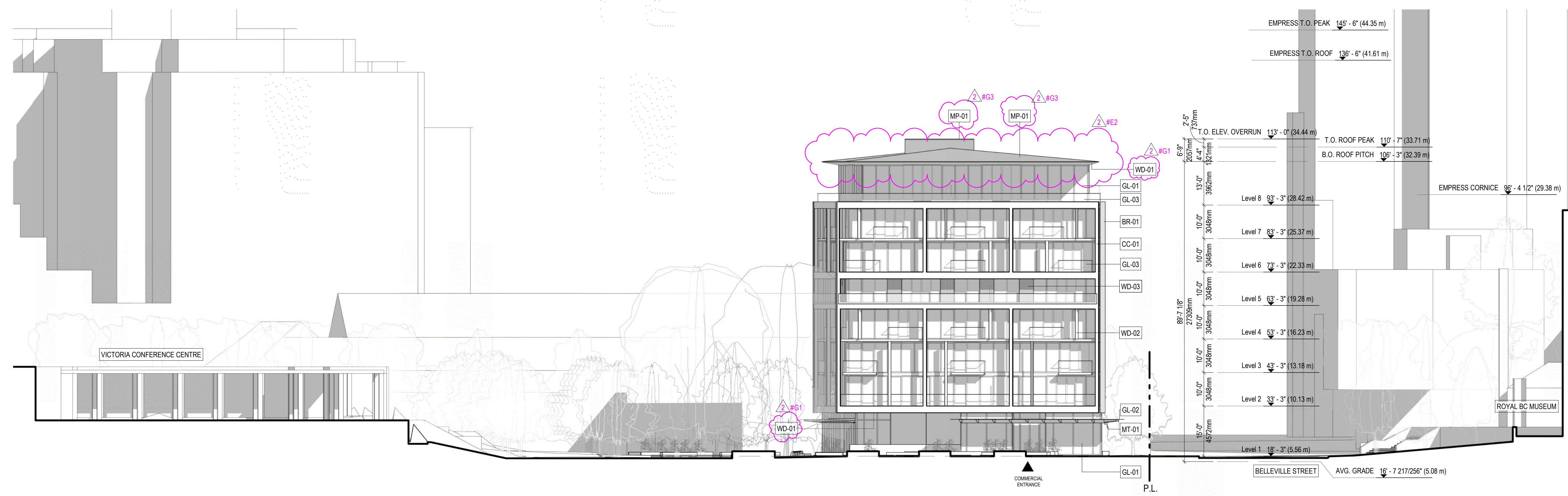


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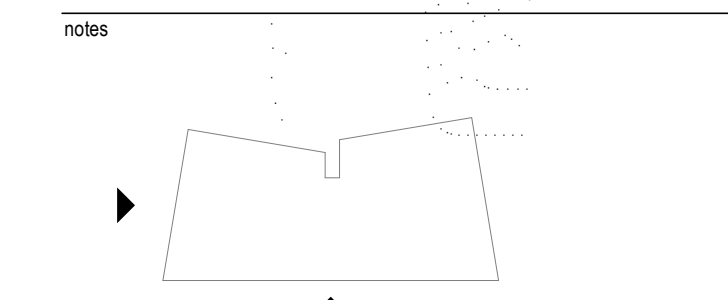
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GL-02 LAMINATED GLASS CANOPY	WD-02 PREFINISHED ALUMINUM VERTICAL FINS WITH WOOD GRAIN FINISH	MP-01 GRAPHITE ZINC STANDING SEAM ROOF CLADDING, SIMILAR COLOUR TO EMPRESS ROOF
GL-03 STRUCTURAL GLASS GUARDRAIL/ALUMINUM STANCHION GLASS GUARDRAIL	MT-01 PAINTED STEEL CANOPY STRUCTURE	BR-01 BRICK CLADDING, TO MATCH EMPRESS BRICK
CC-01 ARCHITECTURAL CONCRETE COLORED TO MATCH EMPRESS STONE	MT-02 PREFINISHED ALUMINUM WINDOW WALL MULLIONS	



1 SOUTH ELEVATION



2 WEST ELEVATION



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seal _____
 draw _____

checked _____

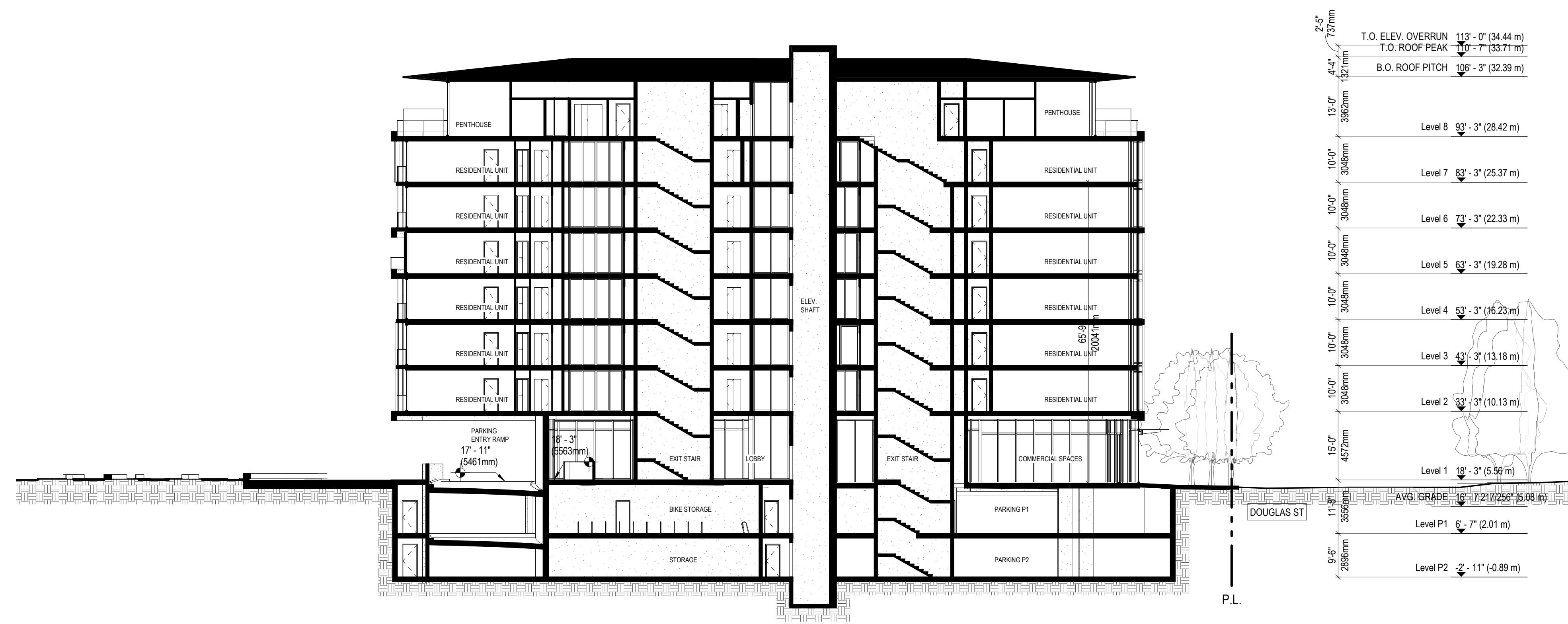
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 project _____

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

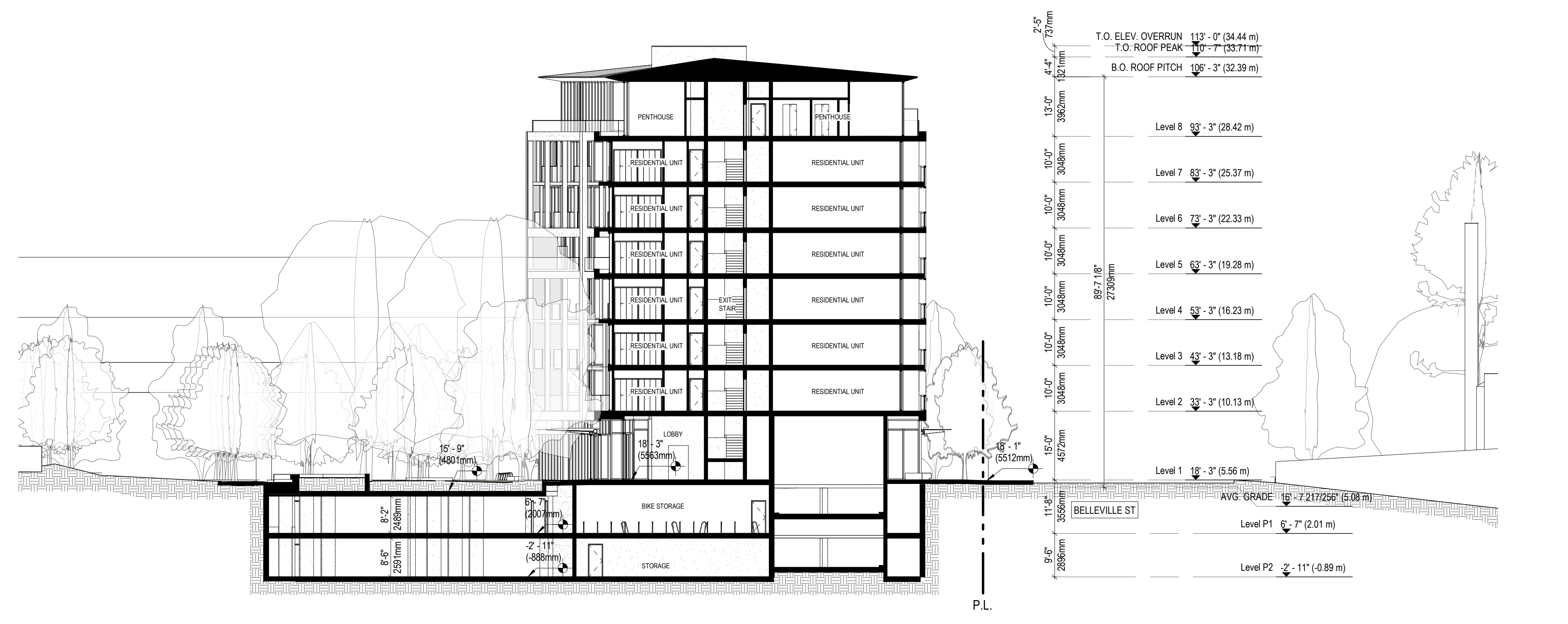
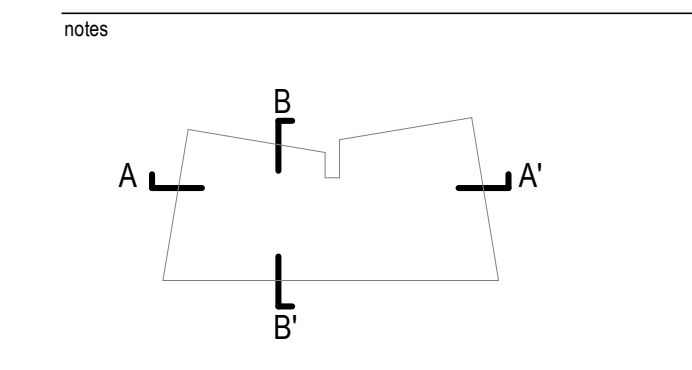
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scale 1:200
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 issue date 2019-05-19
 drawing number **A2.02**
 revision date 2019-07-19
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A-A BUILDING SECTION A
 A2.03



B-B BUILDING SECTION B
 A2.03

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seal draw

checked

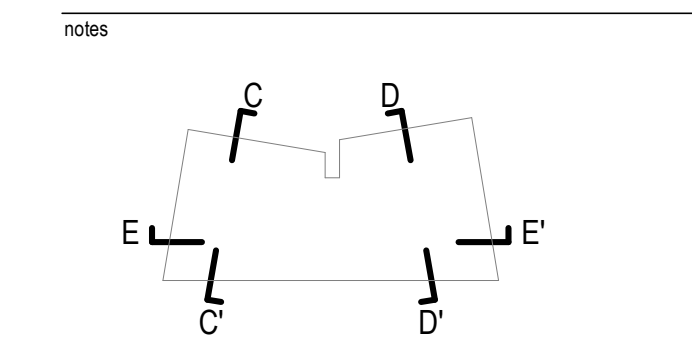
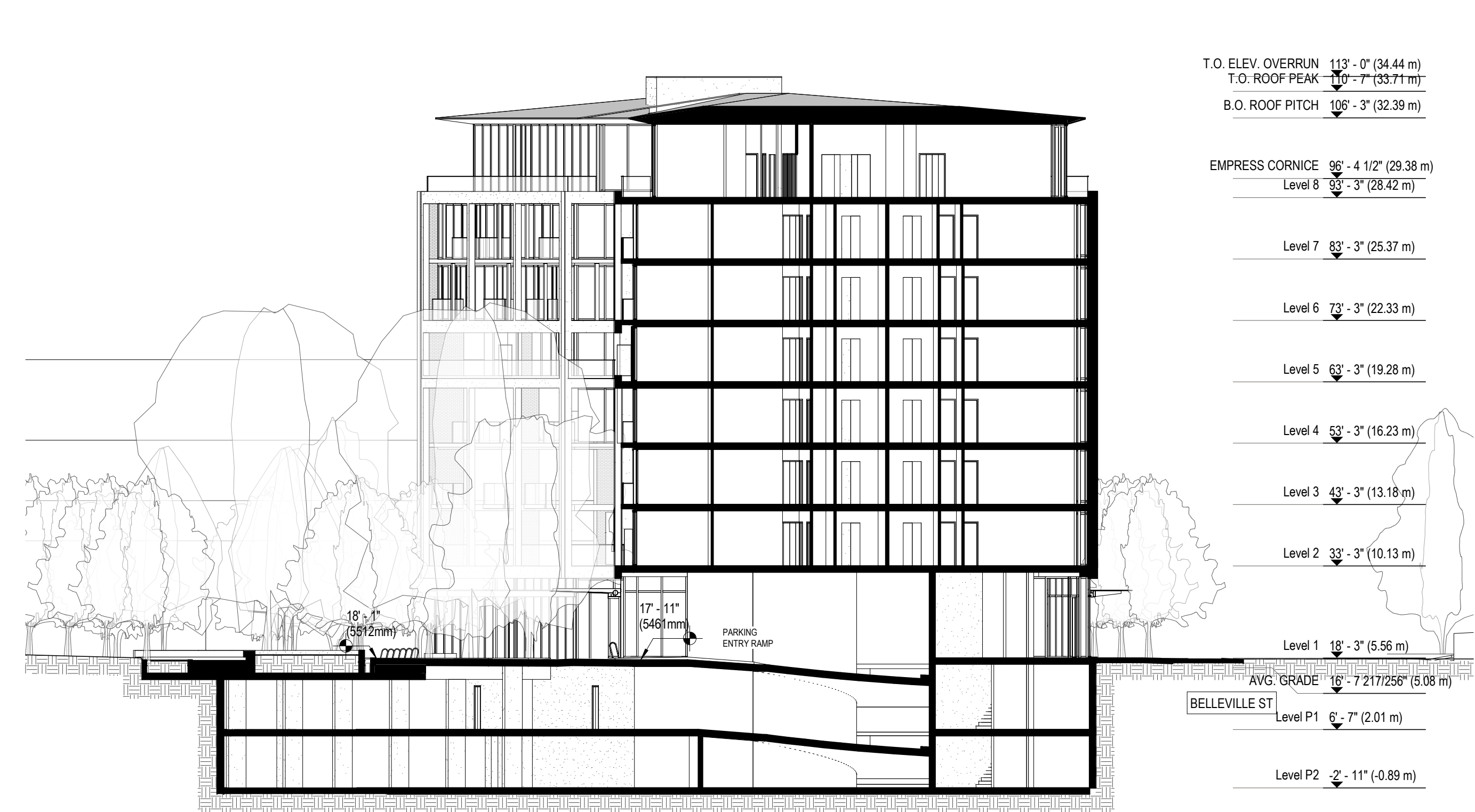
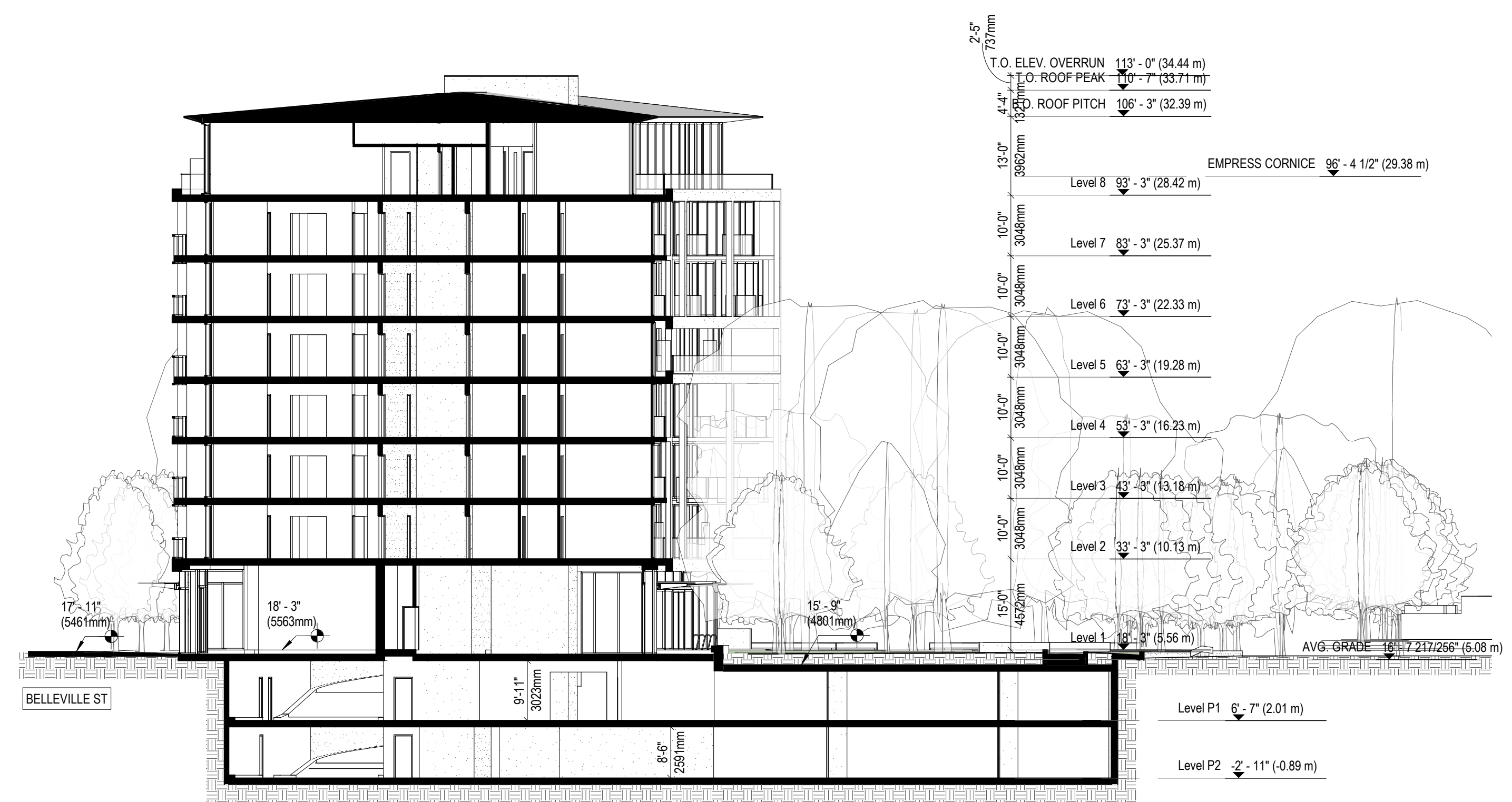
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 project

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

title
 BUILDING SECTIONS

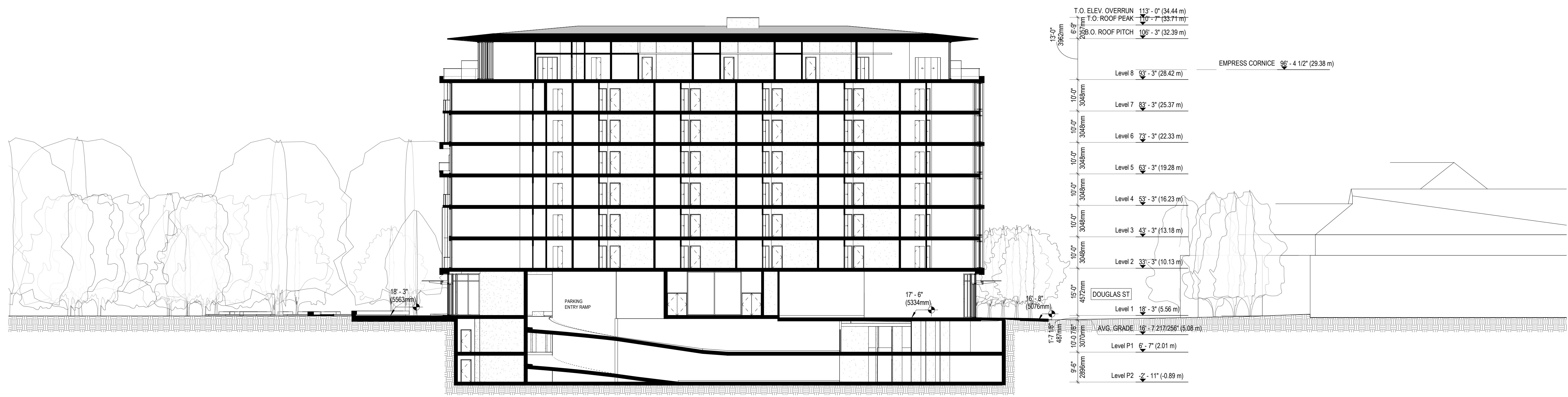
scale
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 project number
 15-811
 issue date
 2017-05-19
 drawing number
A2.03
 revision date
 2019-07-19





1 BUILDING SECTION C
A2.04

2 BUILDING SECTION D
A2.04



3 BUILDING SECTION E
A2.04

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Author

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 Checker

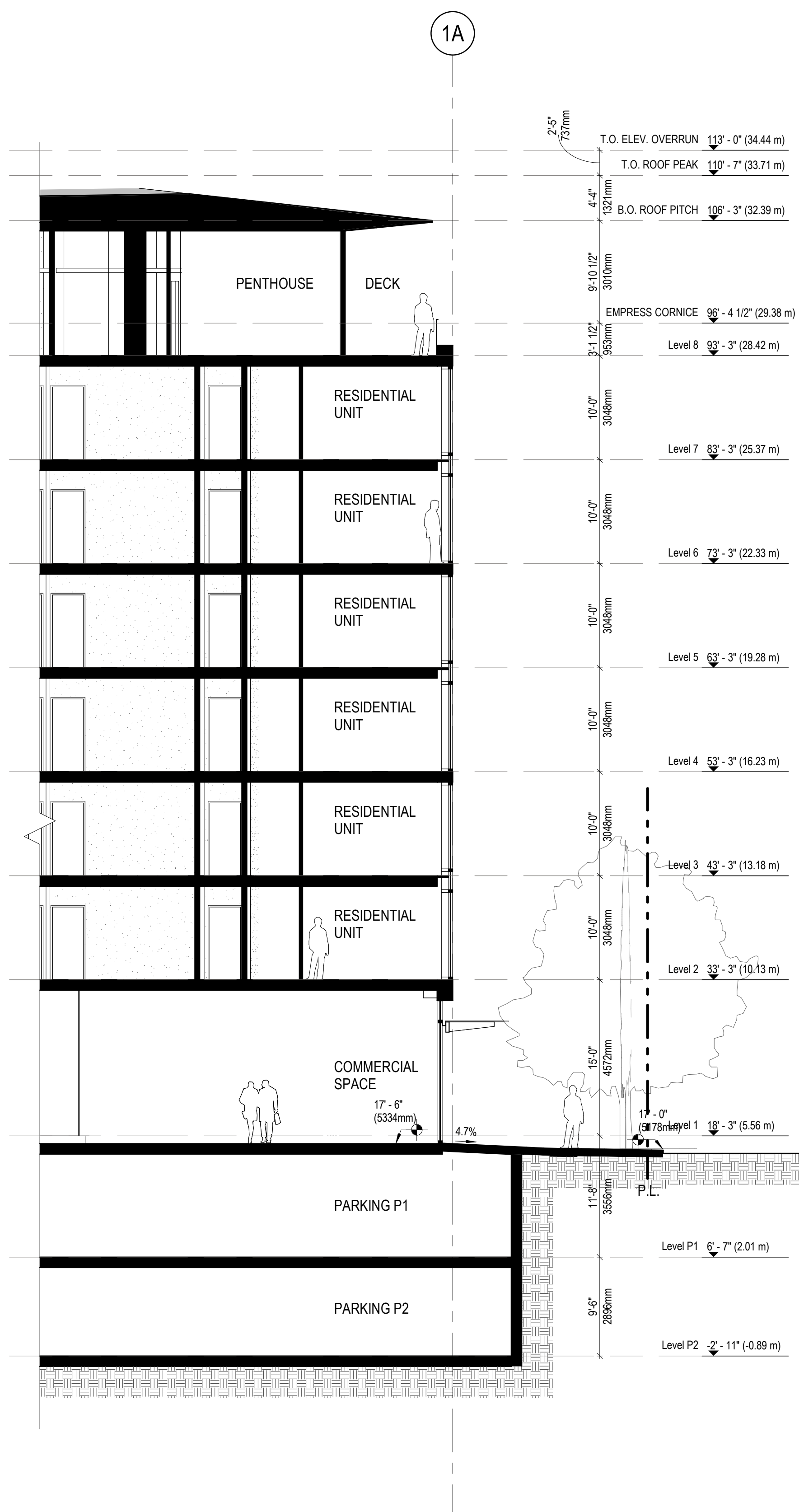
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 project

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

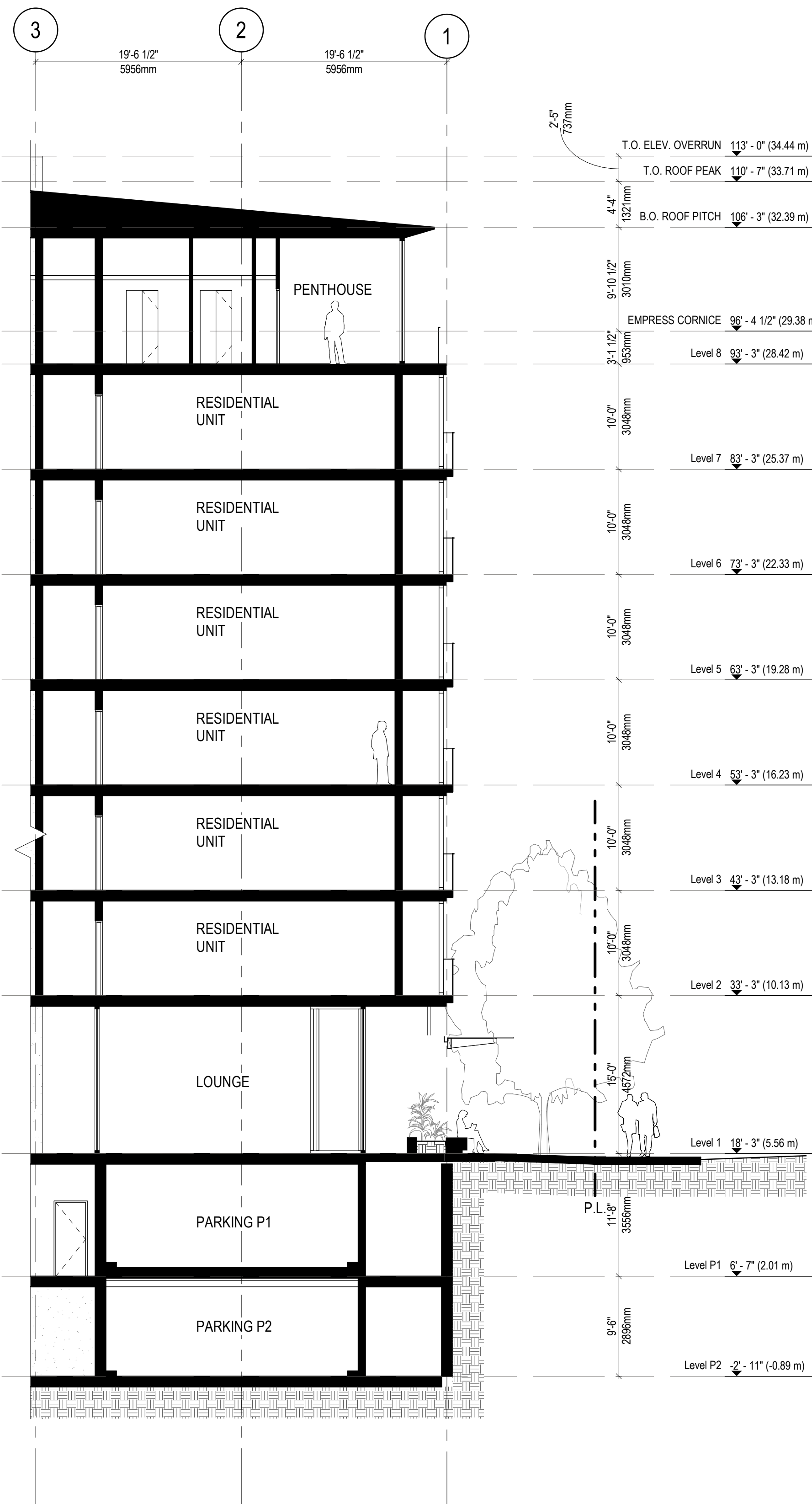
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 drawing number
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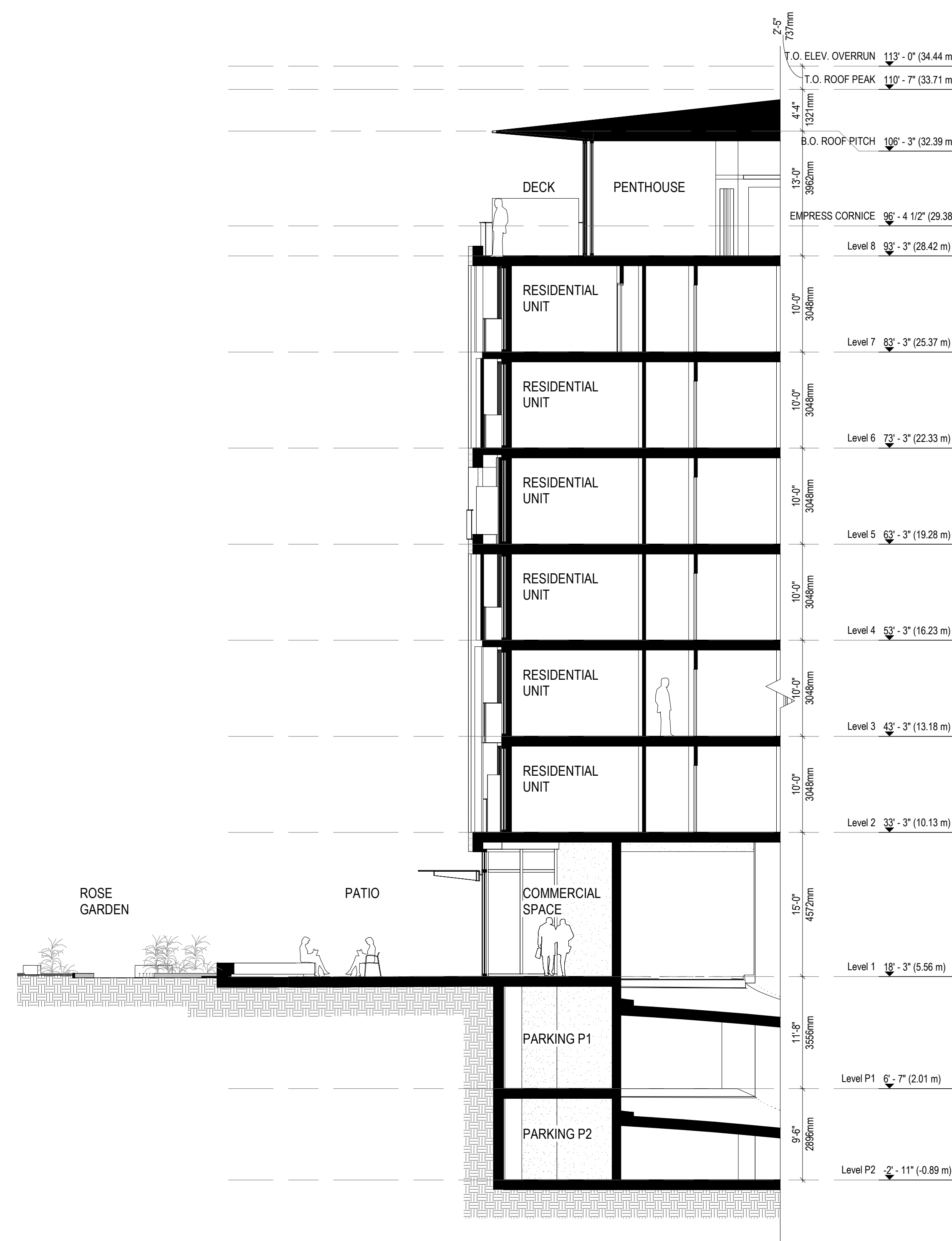




1 BUILDING SECTION - DOUGLAS STREET



2 BUILDING SECTION - BELLEVILLE STREET



3 BUILDING SECTION - ROSE GARDEN

notes

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

BUILDING SECTIONS

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project number
15-811
issue date
2017-05-19

drawing number
A2.05
revision date
2019-07-19

plotted

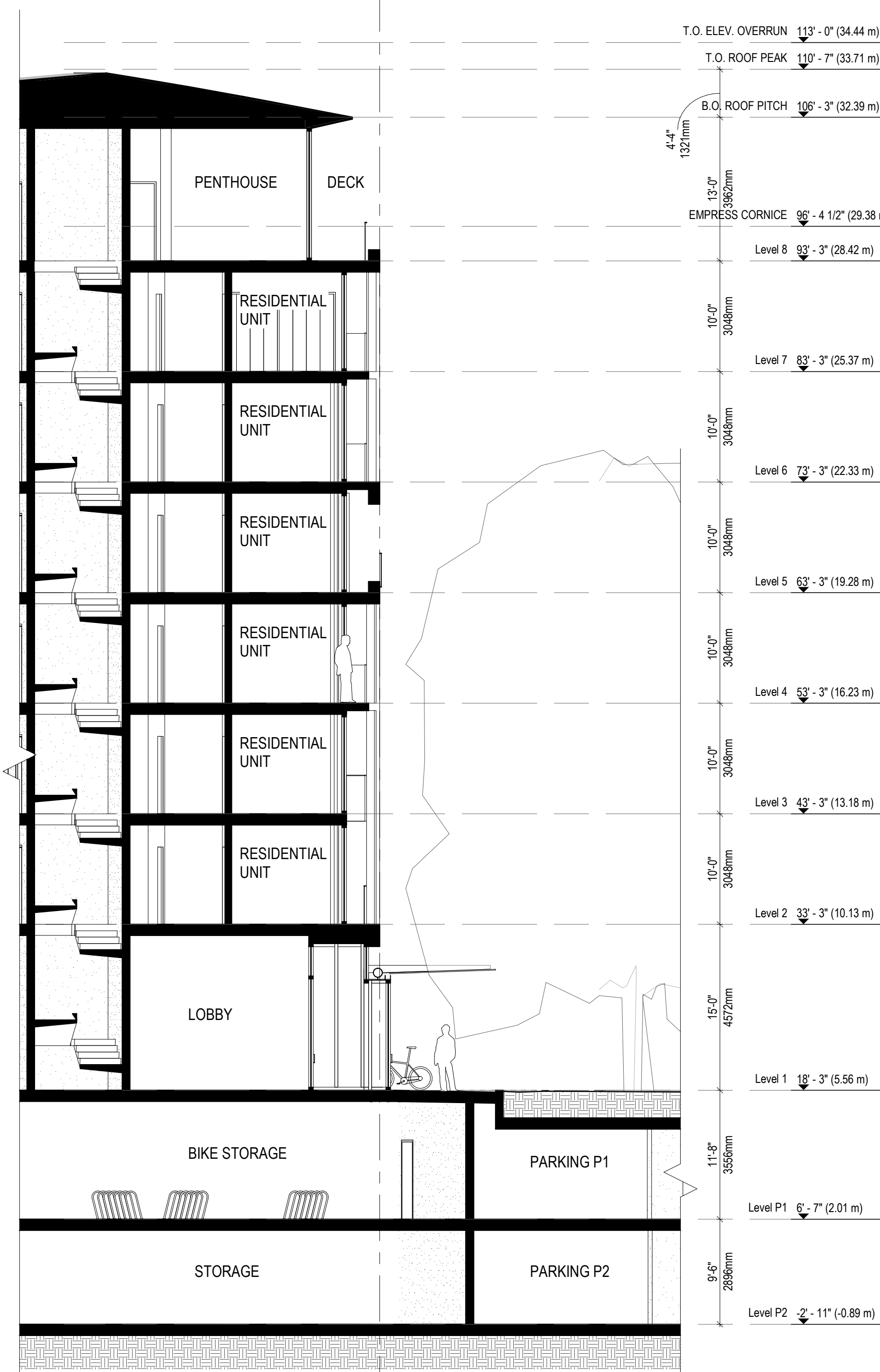
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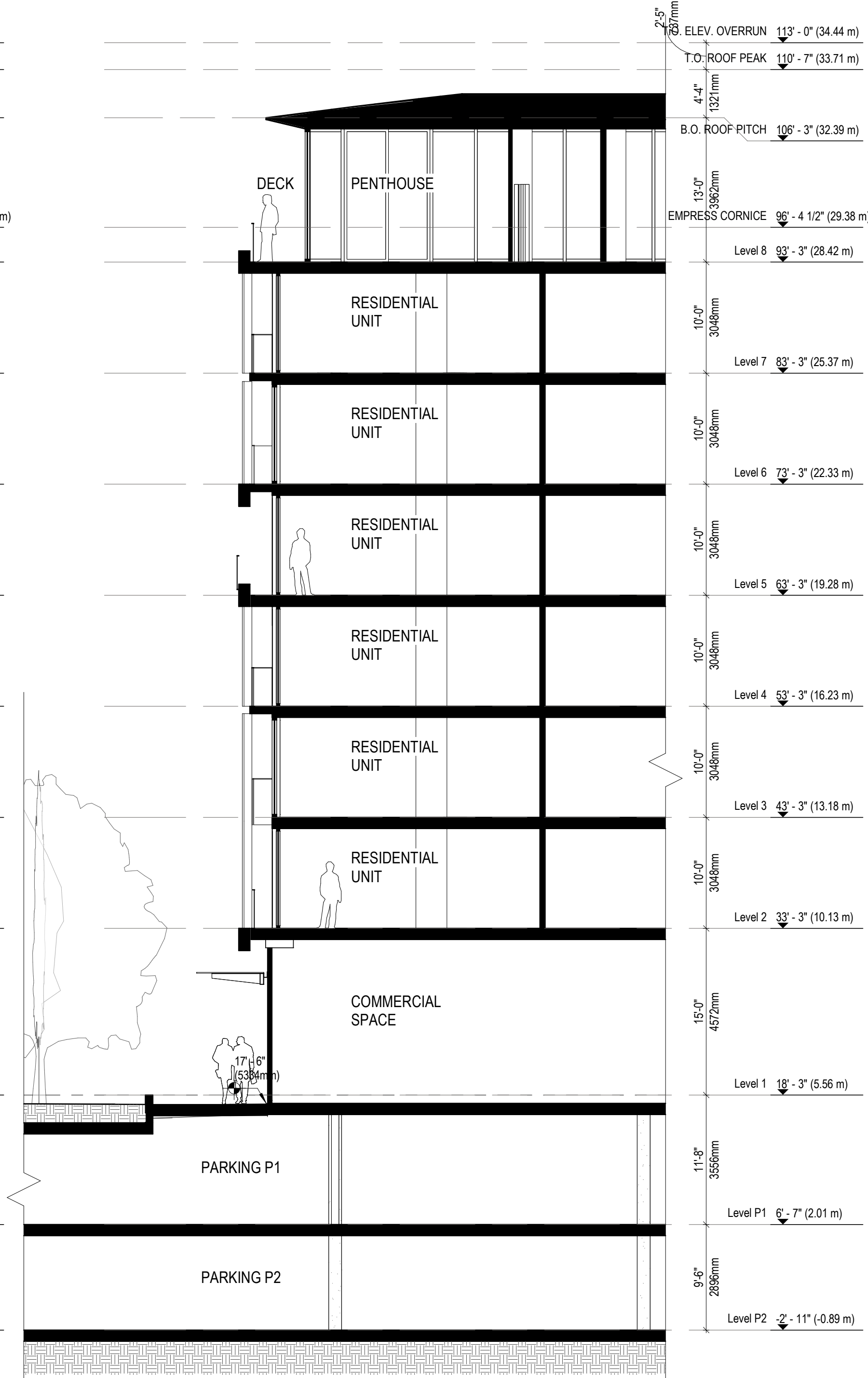
4 BUILDING SECTION - PARKING RAMP

9



5 BUILDING SECTION - VESTIBULE

9



6 BUILDING SECTION - NORTH

notes

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drawn Author

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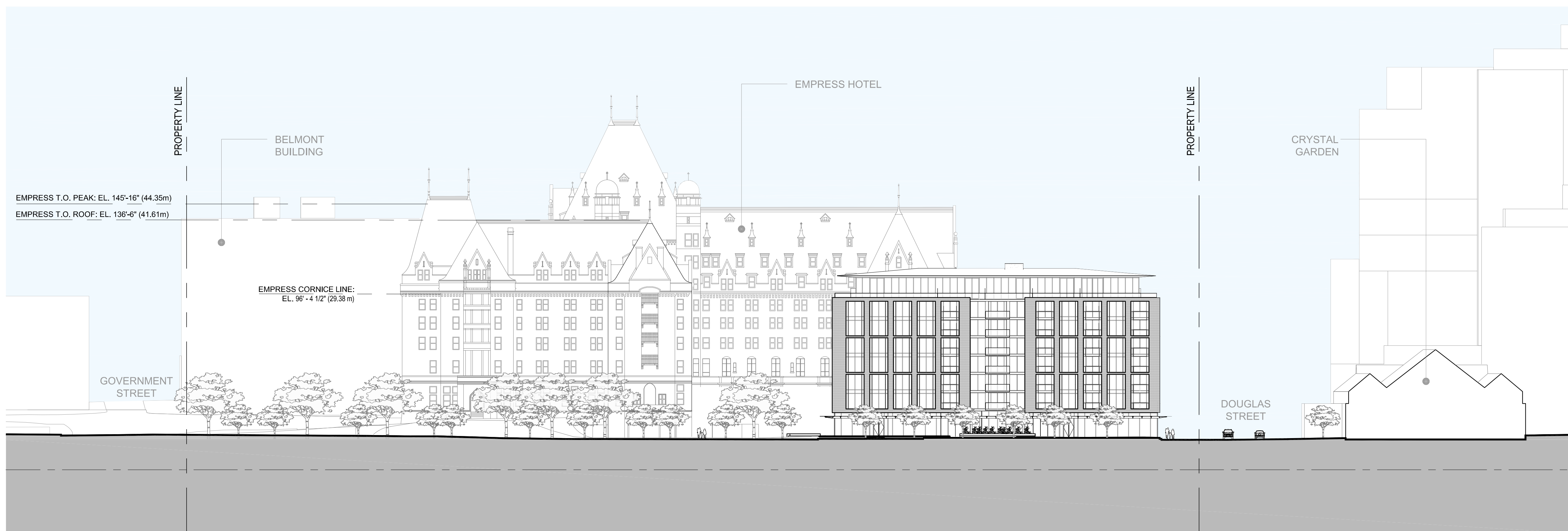
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EMPRESS HOTEL - LONG TERM RENTAL
 MIXED USE BUILDING
 700 DOUGLAS STREET

TITLE BUILDING SECTIONS

scale 1 : 100
 project number 15-811
 issue date 2019-07-19
 drawing number A2.06
 revision date 2019-07-19

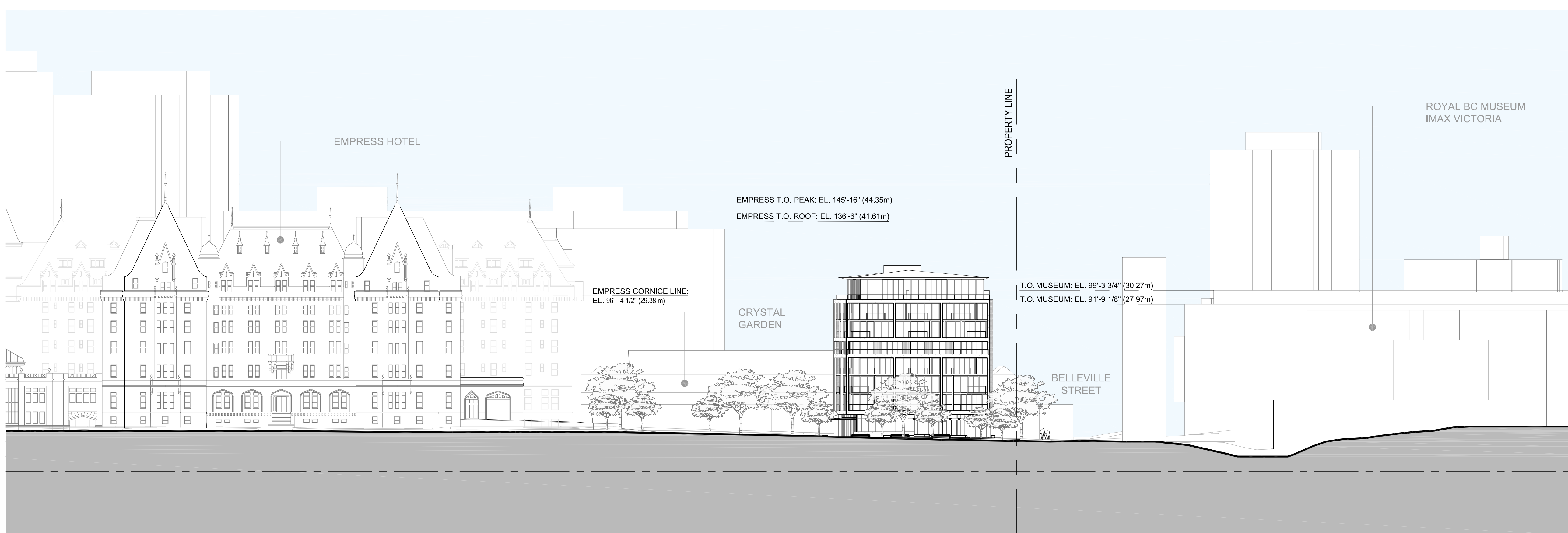
plotted 7/26/2019 1:42:23 PM



T.O. MECH	(113'-0")	34.44m
T.O. ROOF PEAK	(110'-7")	33.71m
B.O. ROOF PITCH	(106'-3")	32.39m
LEVEL 8	(93'-3")	28.42m
LEVEL 7	(83'-3")	25.37m
LEVEL 6	(73'-3")	22.33m
LEVEL 5	(63'-3")	19.28m
LEVEL 4	(53'-3")	16.23m
LEVEL 3	(43'-3")	13.18m
LEVEL 2	(33'-3")	10.13m
LEVEL 1	(18'-3")	5.66m
	(0.00)	0.0m

88'-0" (26.82)
 TO MIDPOINT OF ROOF PITCH
 60'-0" (18.29)
 6 FLRS @ 10'-0"
 15'-0" (4.57)

1 SOUTH ELEVATION



T.O. MECH	(113'-0")	34.44m
T.O. ROOF PEAK	(110'-7")	33.71m
B.O. ROOF PITCH	(106'-3")	32.39m
LEVEL 8	(93'-3")	28.42m
LEVEL 7	(83'-3")	25.37m
LEVEL 6	(73'-3")	22.33m
LEVEL 5	(63'-3")	19.28m
LEVEL 4	(53'-3")	16.23m
LEVEL 3	(43'-3")	13.18m
LEVEL 2	(33'-3")	10.13m
LEVEL 1	(18'-3")	5.66m
	(0.00)	0.0m

88'-0" (26.82)
 TO MIDPOINT OF ROOF PITCH
 60'-0" (18.29)
 6 FLRS @ 10'-0"
 15'-0" (4.57)

2 WEST ELEVATION

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seal drawn

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 project

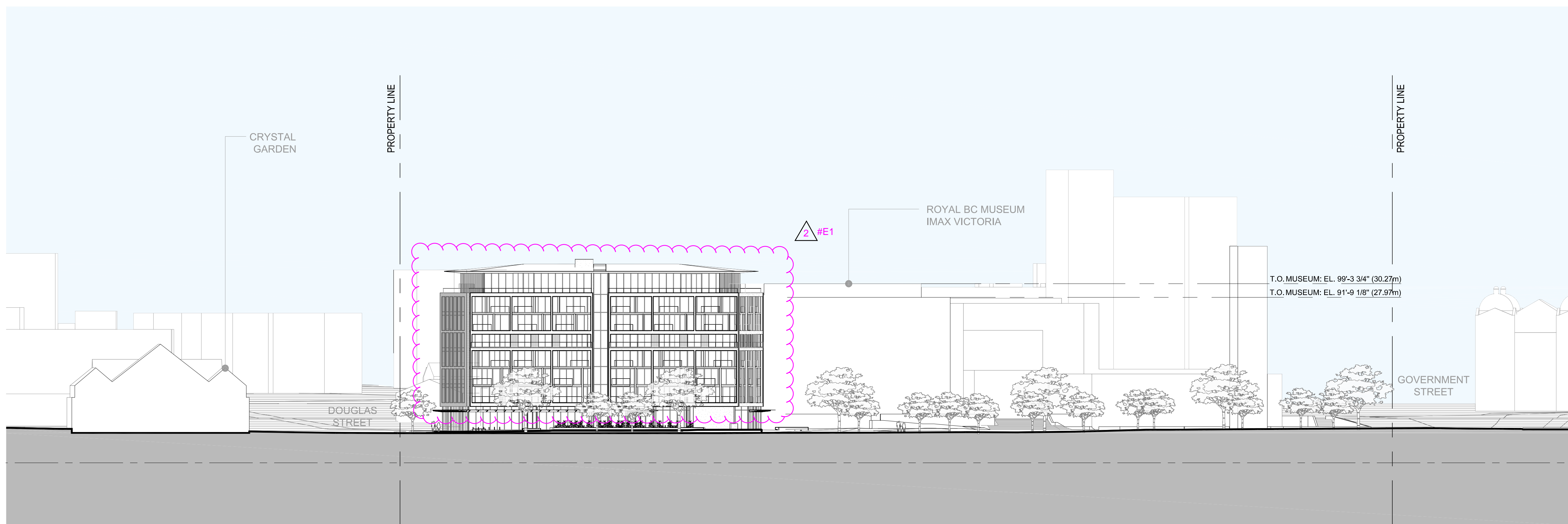
EMPRESS HOTEL - LONG TERM RENTAL MIXED USE BUILDING
 700 DOUGLAS STREET

title
 SOUTH AND WEST STREETSCAPE ELEVATIONS

scale
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 project number
 15-811
 issue date
 2019-05-19

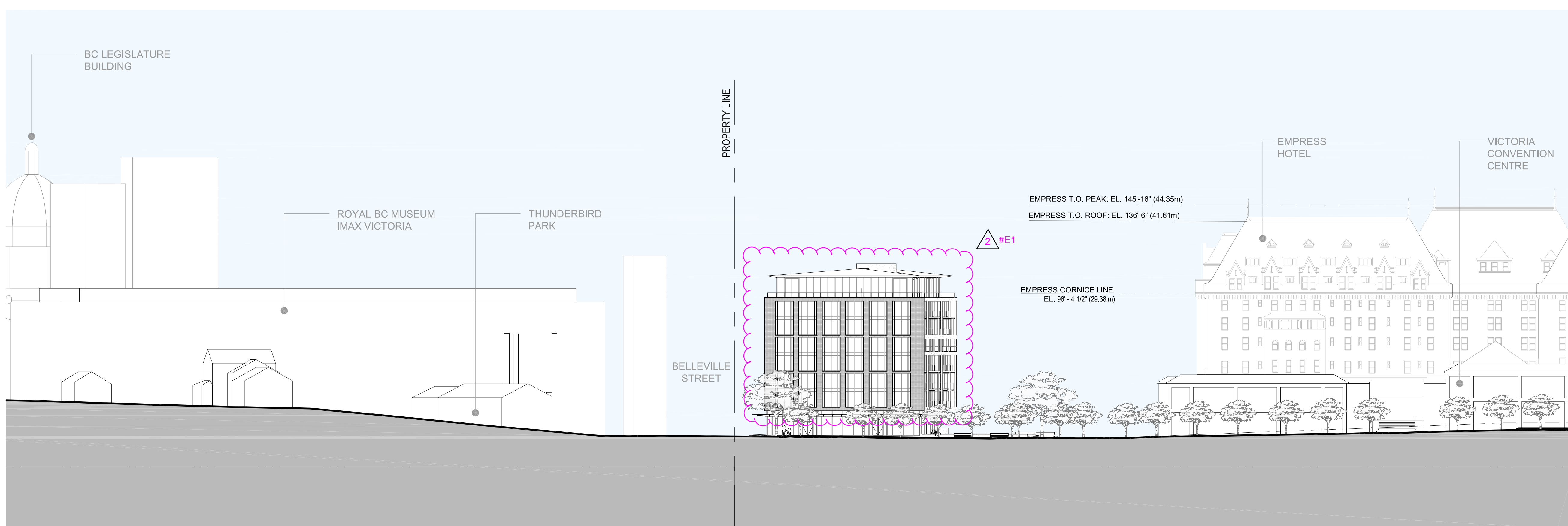
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 drawing number
A2.07
 revision date
 2019-07-19





T.O. MECH	(113'-0")	34.44m
T.O. ROOF PEAK	(110'-7")	33.71m
B.O. ROOF PITCH	(106'-3")	32.39m
LEVEL 8	93'-3"	28.42m
LEVEL 7	83'-3"	25.37m
LEVEL 6	73'-3"	22.33m
LEVEL 5	63'-3"	19.28m
LEVEL 4	53'-3"	16.23m
LEVEL 3	43'-3"	13.18m
LEVEL 2	33'-3"	10.13m
LEVEL 1	18'-3"	5.56m
	0.00	0.0m

1 NORTH ELEVATION



T.O. MECH	(113'-0")	34.44m
T.O. ROOF PEAK	(110'-7")	33.71m
B.O. ROOF PITCH	(106'-3")	32.39m
LEVEL 8	93'-3"	28.42m
LEVEL 7	83'-3"	25.37m
LEVEL 6	73'-3"	22.33m
LEVEL 5	63'-3"	19.28m
LEVEL 4	53'-3"	16.23m
LEVEL 3	43'-3"	13.18m
LEVEL 2	33'-3"	10.13m
LEVEL 1	18'-3"	5.56m
	0.00	0.0m

2 EAST ELEVATION

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

title
 NORTH AND EAST STREETSCAPE
 ELEVATIONS

scale
 1/32"=1'-0"
 project number
 15-811
 issue date
 2017-05-19

drawing number
A2.08
 revision date
 2019-07-19



notes



JUNE 21 - 10 am



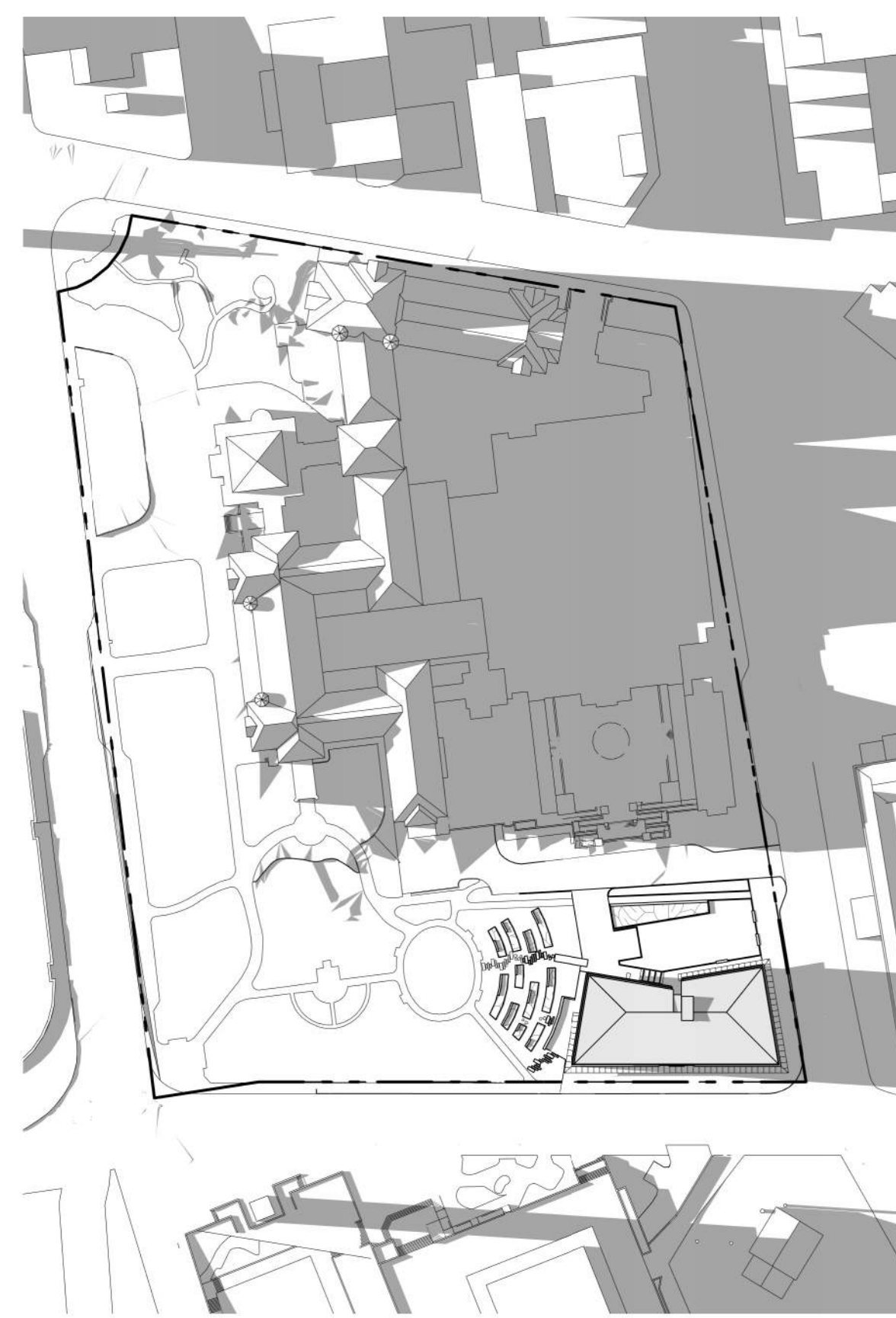
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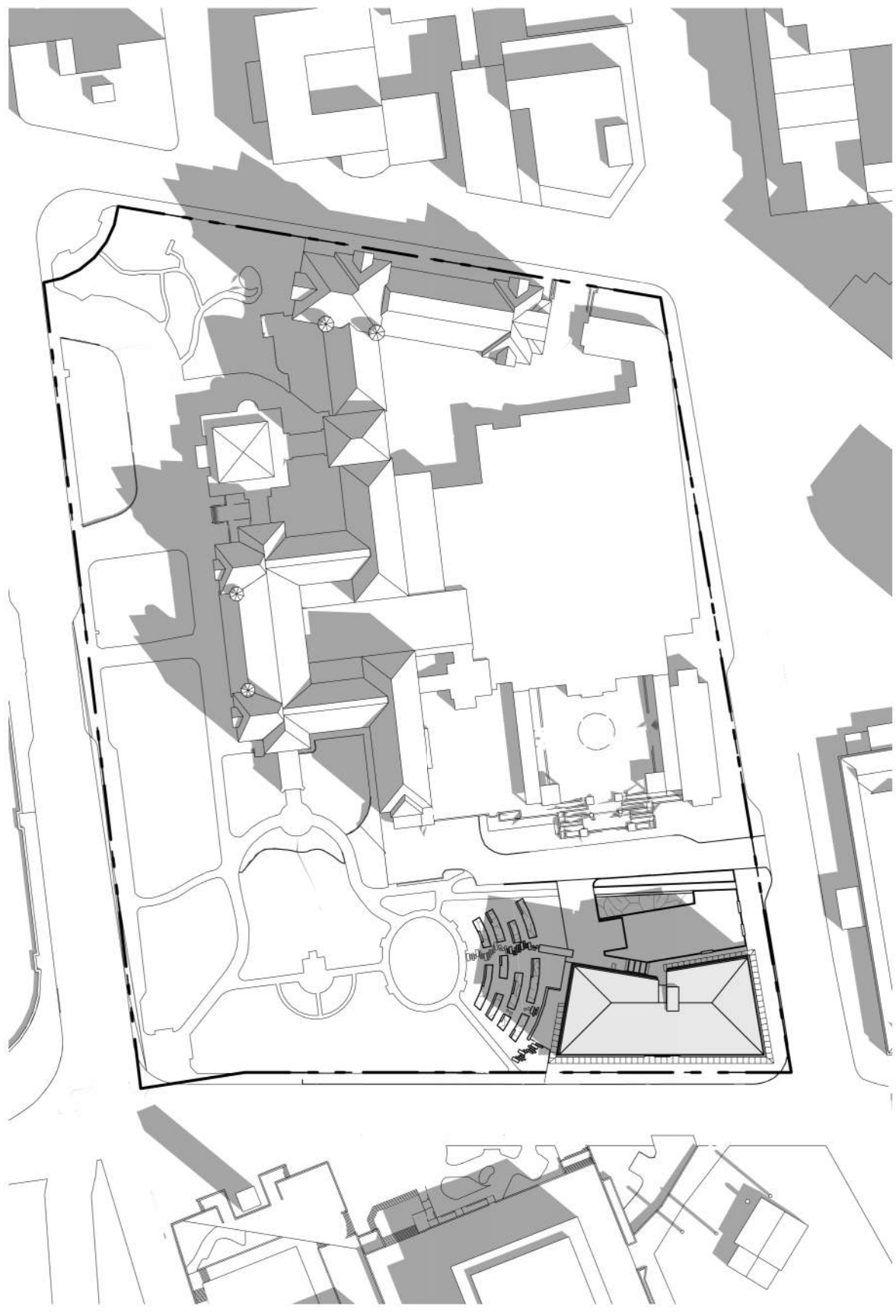
JUNE 21 - 2 pm



JUNE 21 - 4 pm



JUNE 21 - 6 pm



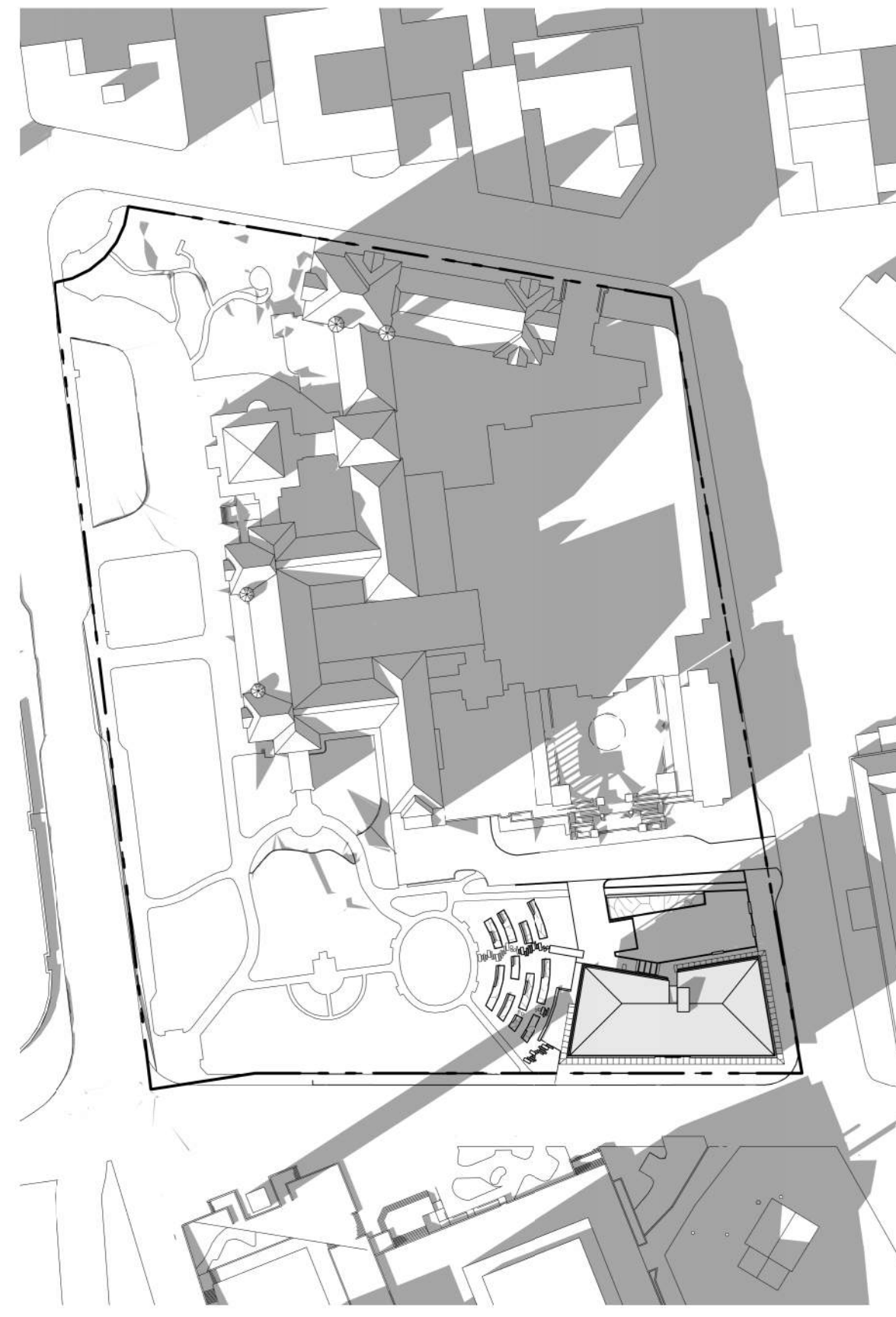
SEPT 21 - 10 am



SEPT 21 - 12 pm



SEPT 21 - 2 pm



SEPT 21 - 4 pm



SEPT 21 - 6 pm

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drawn
 Author

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

SHADOW STUDIES

scale
 1 : 1500
 project number
 15-811
 issue date
 2019-07-19

drawing number
A3.00
 revision date
 2019-07-19



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'

notes

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PFS STUDIO
 PLANNING - URBAN DESIGN - LANDSCAPE ARCHITECTURE

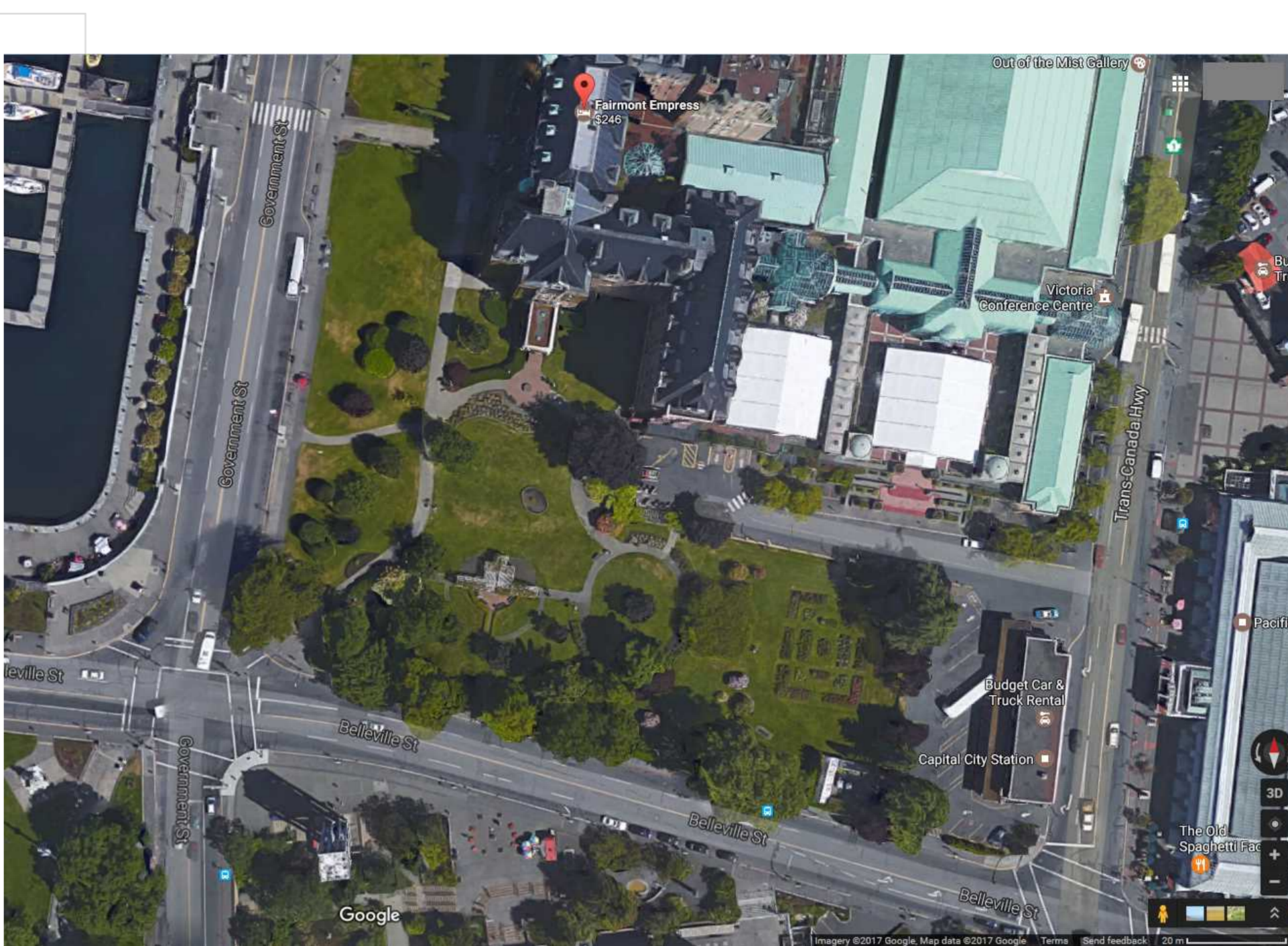
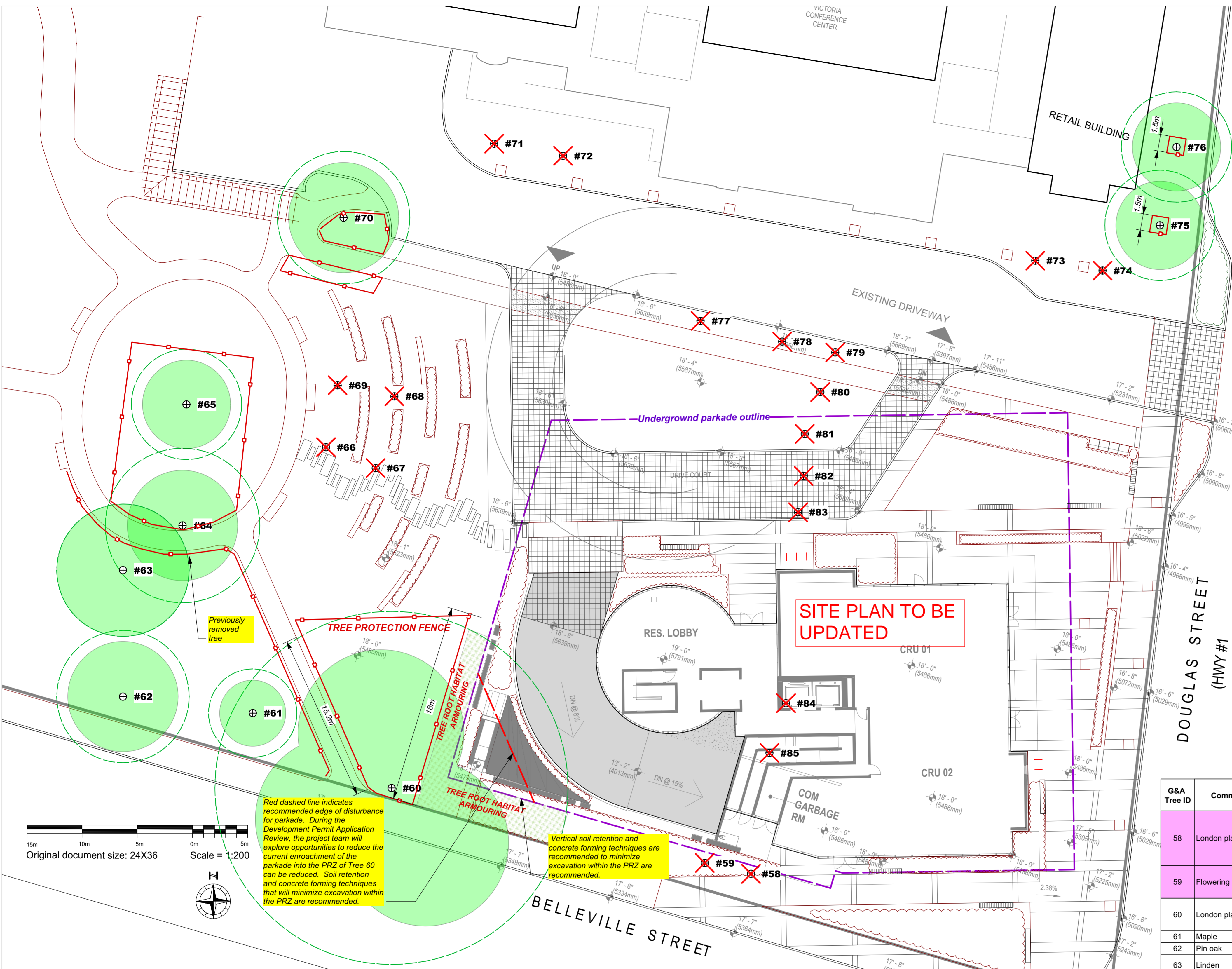
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 www.pfsstudio.com

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 project

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

title
LANDSCAPE DEMOLITION AND PRESERVATION PLAN

scale
 drawing number
L0.1
 project number
 15061
 issue date
 July 19, 2019
 revision date
 revision number



Site Context Image



East-facing perspective of Tree #65



South-west-facing perspective of Tree #60

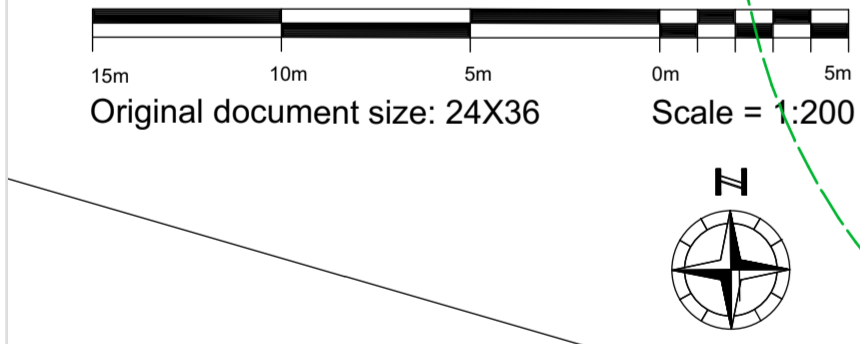
TREE PRESERVATION MEASURES

- Before site preparation begins, erect tree protection fencing as indicated. In sections adjacent to trees designated for removal, it is recommended that fencing be delayed until after tree removal is complete. Chip up tree branches and leave chip mulch on site for distribution within sensitive tree areas (see Note 6 below).
- 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 armoured 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 HOARDING OF EXCAVATED SOILS NEEDED FOR BACKFILLING OF THE HOUSE FOUNDATION.

SITE PLAN TO BE UPDATED

Red dashed line indicates recommended edge of disturbance for parkade. During the Development Permit Application Review, the project team will explore opportunities to reduce the current encroachment of the parkade into the PRZ of Tree 60 can be reduced. Soil retention and concrete forming techniques that will minimize excavation within the PRZ are recommended.

Vertical soil retention and concrete forming techniques are recommended to minimize excavation within the PRZ are recommended.



Tree Protection Fencing Detail

Robust Tree Protection Fencing shall be constructed with a 2x4 frame and supports. (See photo below.) Snow-fencing will then be affixed to the frame using zip-ties, staples wire or nails. All-weather signage will be attached, clearly designating the area within as a TREE PROTECTION AREA - NO TRESPASSING.



LEGEND

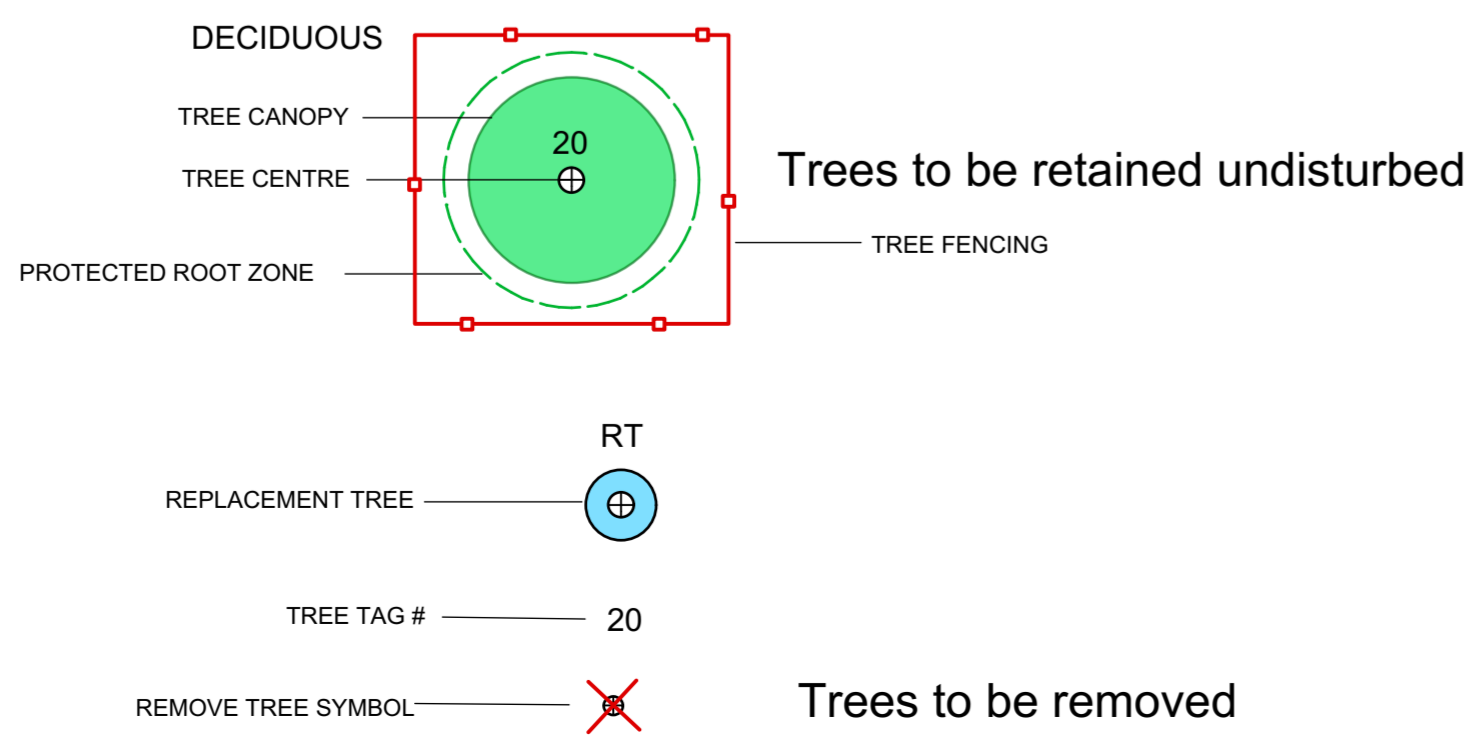


Image of tree # 58 - base of the tree



Image of tree # 60 - proposed for retention



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

Note: Green, round plastic tags were placed at the base of the tree.

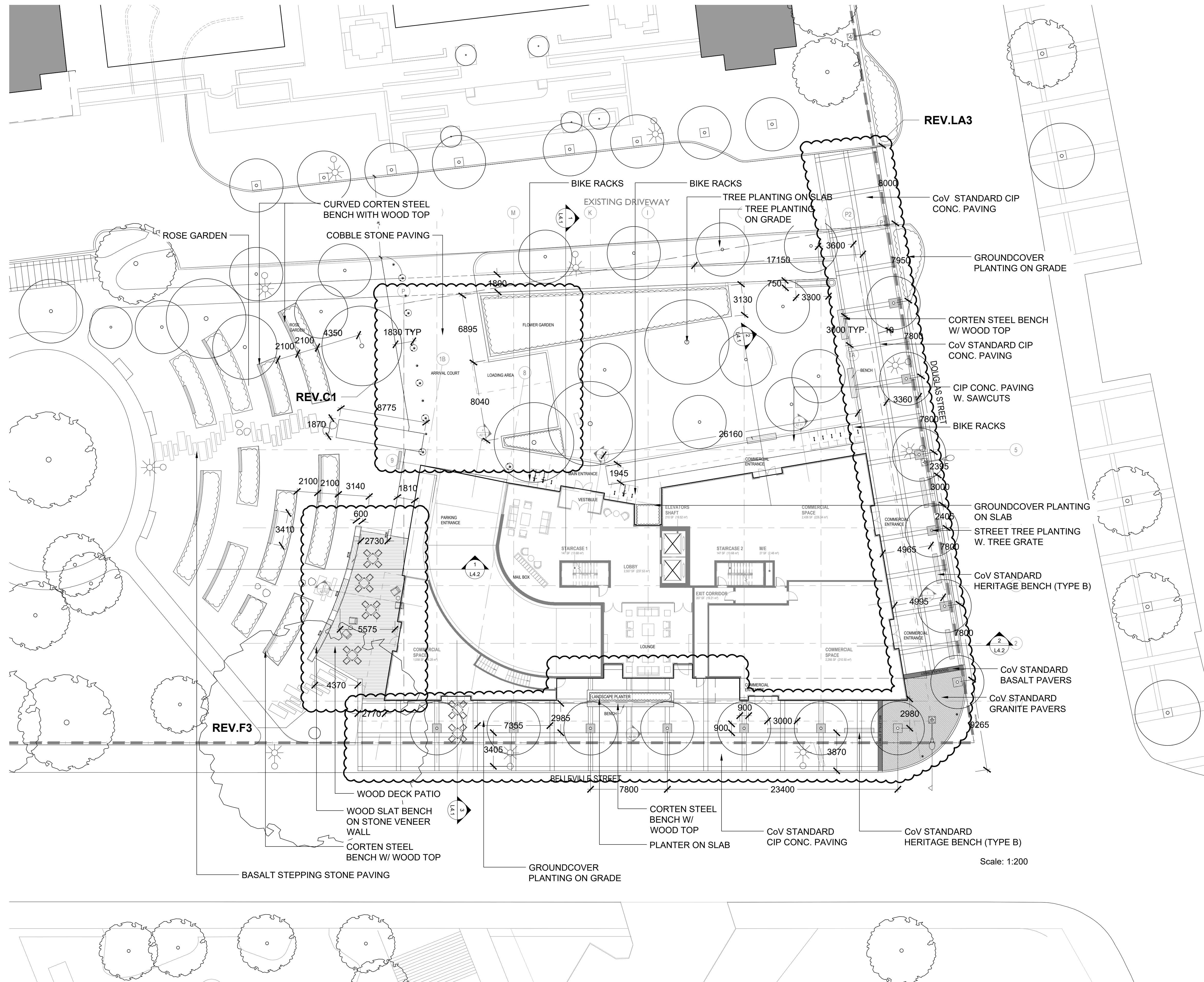


PROJECT
Empress Hotel, Douglas Street & Belleville Street, Victoria, BC

SHEET TITLE
Tree Management Plan

REV NO	DESCRIPTION	DATE
0	FOR REVIEW	

PROJECT NO.	14-046
DATE	April 11, 2017
SCALE	1:200
DRAWN BY	LS
SHEET NO.	T - 1



GROUND LEVEL

CIP CONC. PAVING TYPES **REV.LA3**

- CoV STANDARD CIP. CONCRETE WITH SAW CUTS
- CIP. CONCRETE WITH SAW CUTS, MEDIUM SANDBLAST FINISHED

STONES **REV.LA3**

- GRANITE PAVERS SIDEWALK INTERSECTION
- COBBLE STONE PAVING DRIVEWAY
- BASALT STEPPING STONE ROSE GARDEN
- BASALT BANDING PAVERS SIDEWALK INTERSECTION **REV.LA3**

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

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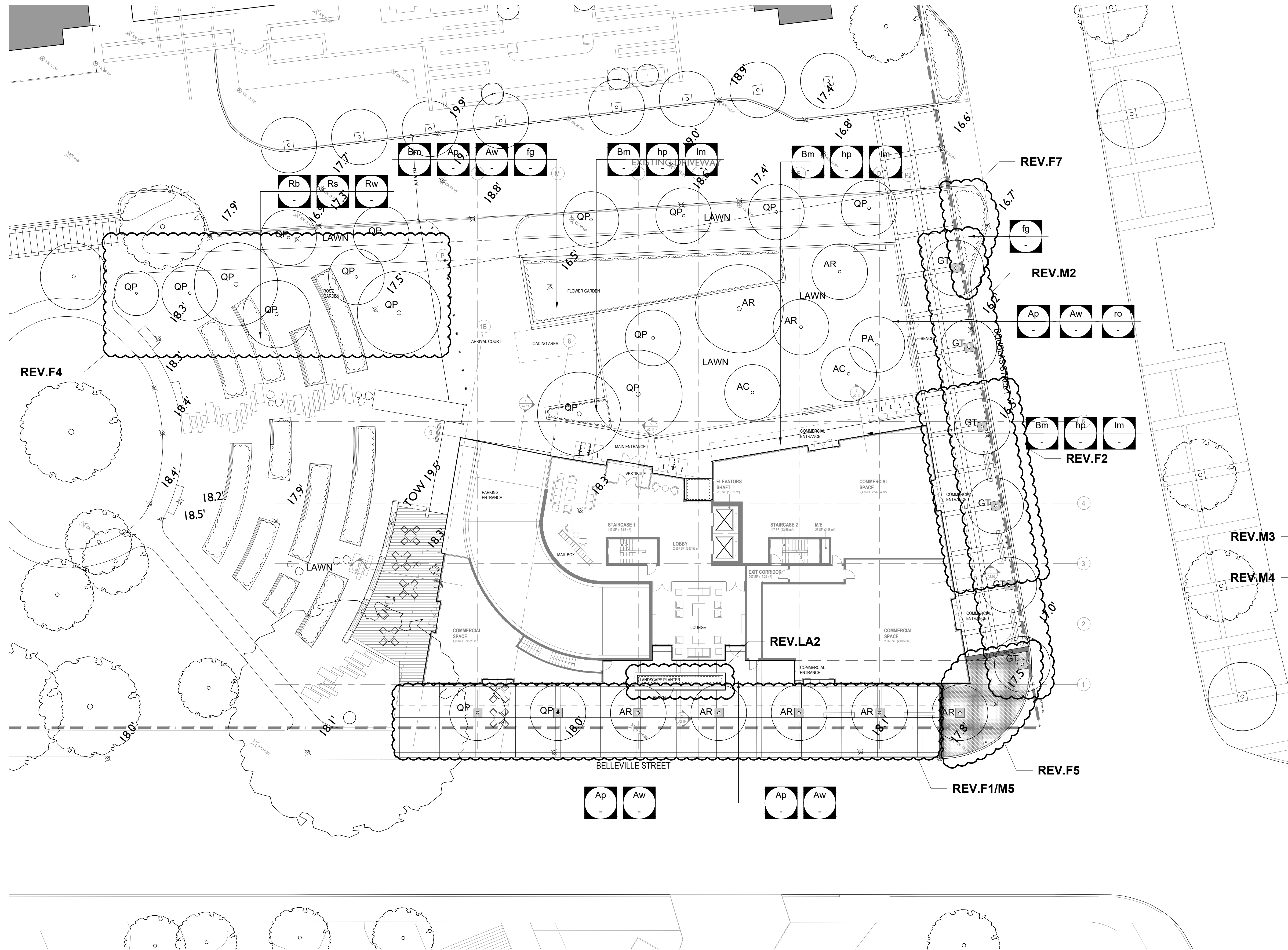
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 project

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

MATERIALS + LAYOUT + LIGHTING PLAN

scale: drawing number: **L1.1**

project number: 15061
 issue date: July 19, 2019
 revision date:
 plotted:



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 TREETED BOULEVARD 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.
7. ALL STREET TREES TO BE MAINTAINED BY THE CITY PARKS DEPARTMENT.
8. ALL STREET TREES TO BE WATERED BY SEPARATE AUTO-IRRIGATION SYSTEM ON A SEPARATE METER WATER SOURCE FROM THE DEVELOPMENT'S PRIVATE IRRIGATION SYSTEM.

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.

MASTER PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION
TREE					
GT	-	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	
SHRUB					
Bm	-	BUXUS MICROPHYLLA WINTER GEM	BUXUS MICROPHYLLA WINTER GEM		
Ap	-	AZALEA JAPONICA GUMPO PINK	AZALEA JAPONICA GUMPO PINK		
Aw	-	AZALEA JAPONICA GUMPO WHITE	AZALEA JAPONICA GUMPO WHITE		
Rn	-	ROSA MEIDLAND BONICA	BONICA MEIDLAND ROSE		
Rs	-	ROSA MEIDLAND SCARLET	SCARLET MEIDLAND ROSE		
Rw	-	ROSA MEIDLAND WHITE	WHITE MEIDLAND ROSE		
ORNAMENTAL GRASS AND GROUNDCOVER					
fg	-	FSTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	#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	
st	-	SANSEVIERIA TRIFASCIATA	SNAKE PLANT	#1 POT - 12" (300mm) O.C. - FULL	

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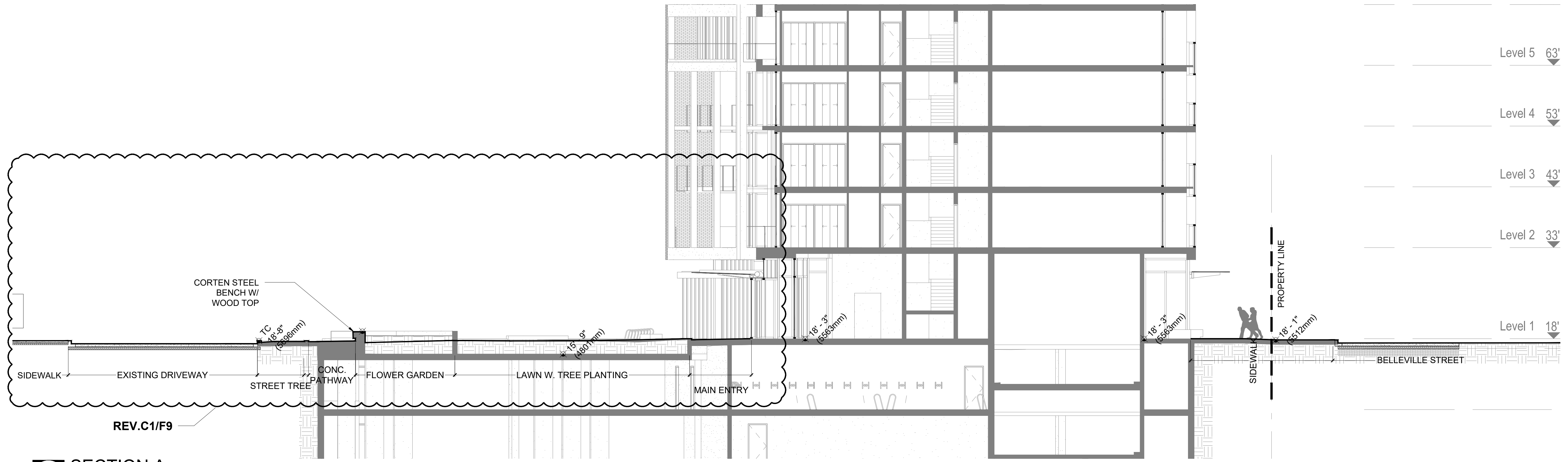
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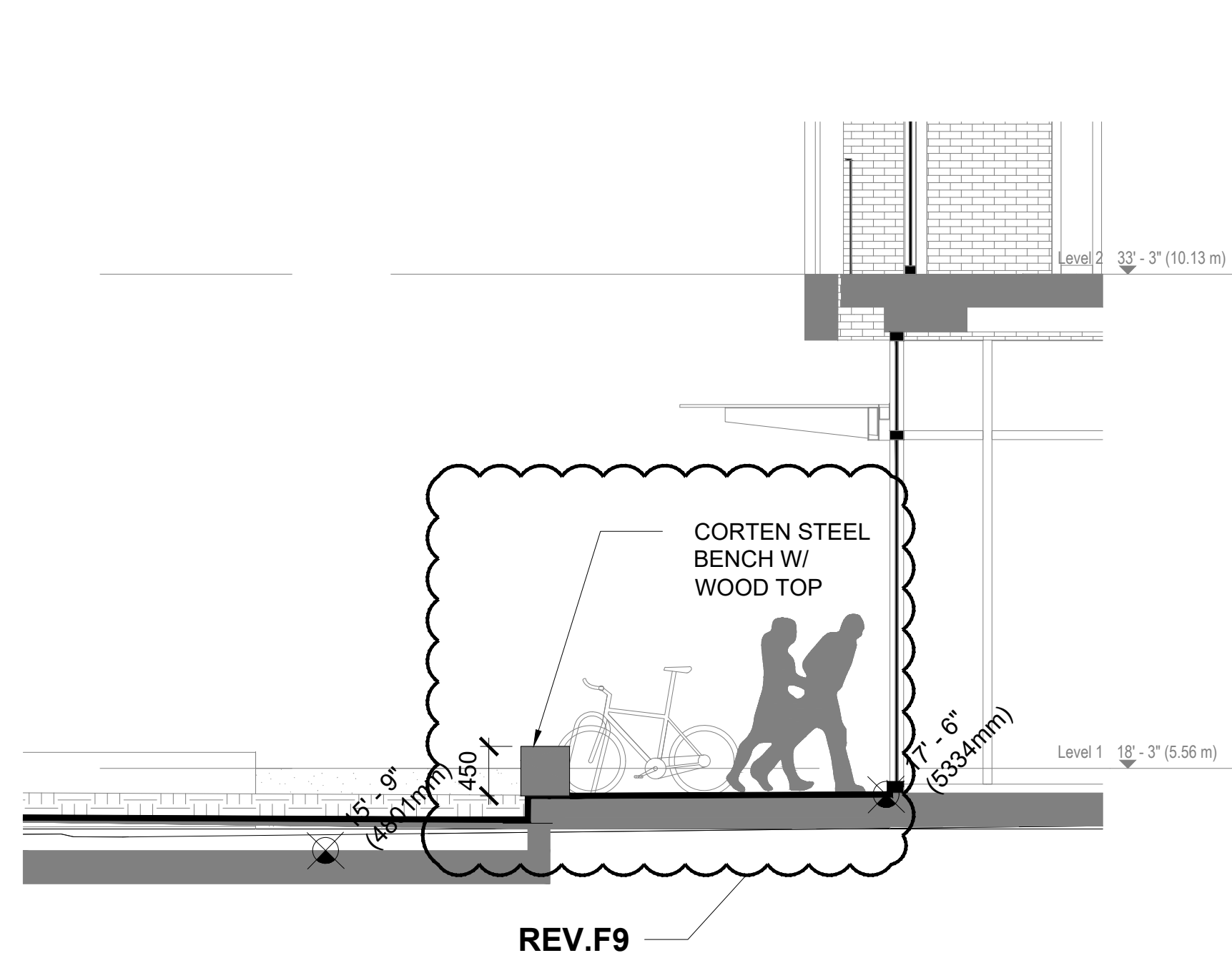
**EMPRESS HOTEL - LONG TERM RENTAL
 MIXED USE BUILDING
 700 DOUGLAS STREET**

title
GRADING + PLANTING PLAN

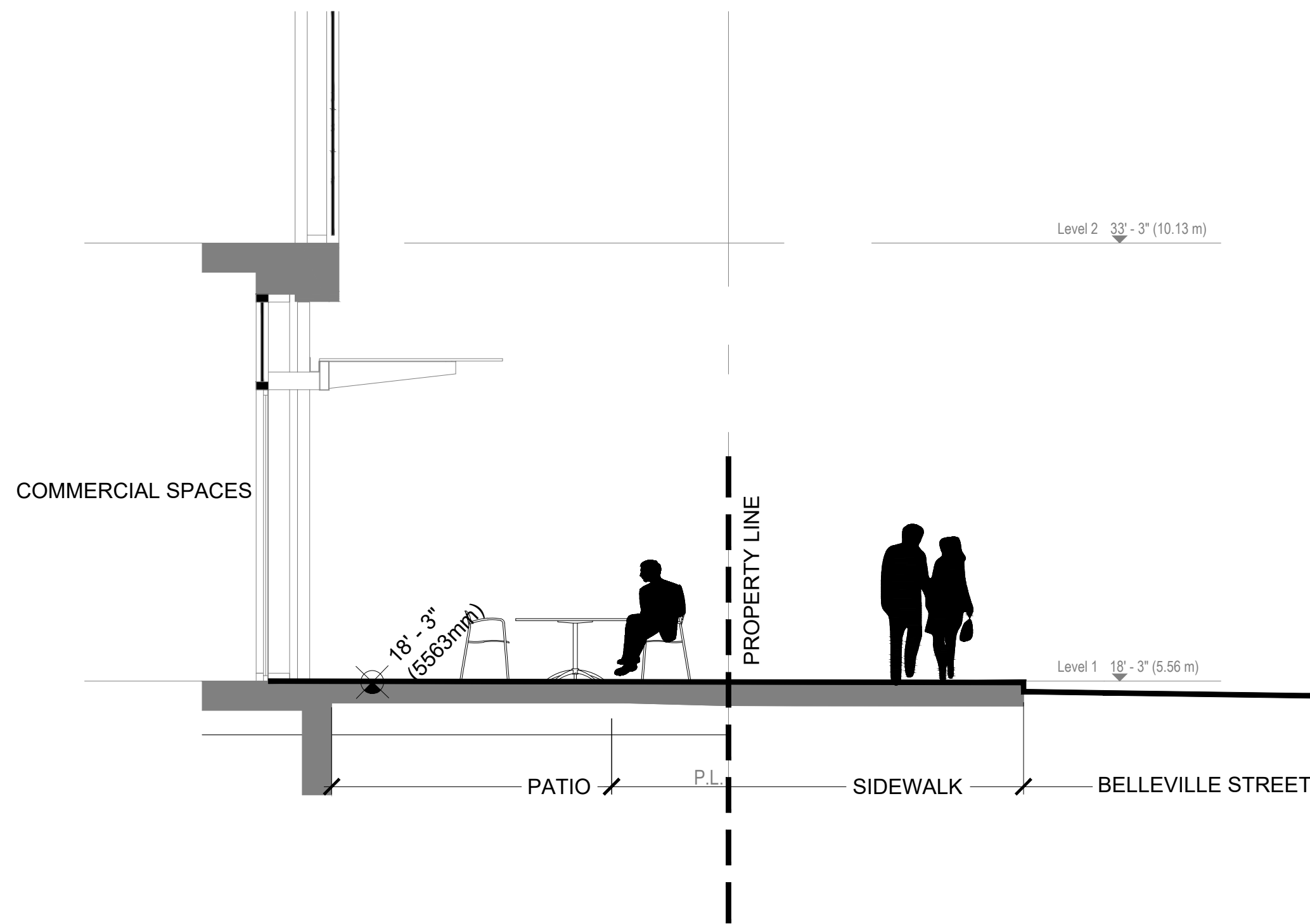
scale
 drawing number
L2.1
 project number
 15061
 issue date
 July 19, 2019
 plotted



1 SECTION A
 SCALE: 1:100



2 SECTION B
 SCALE: 1:50



3 SECTION C AT BELLEVILLE ST
 SCALE: 1:50

notes

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

title

LANDSCAPE SECTIONS

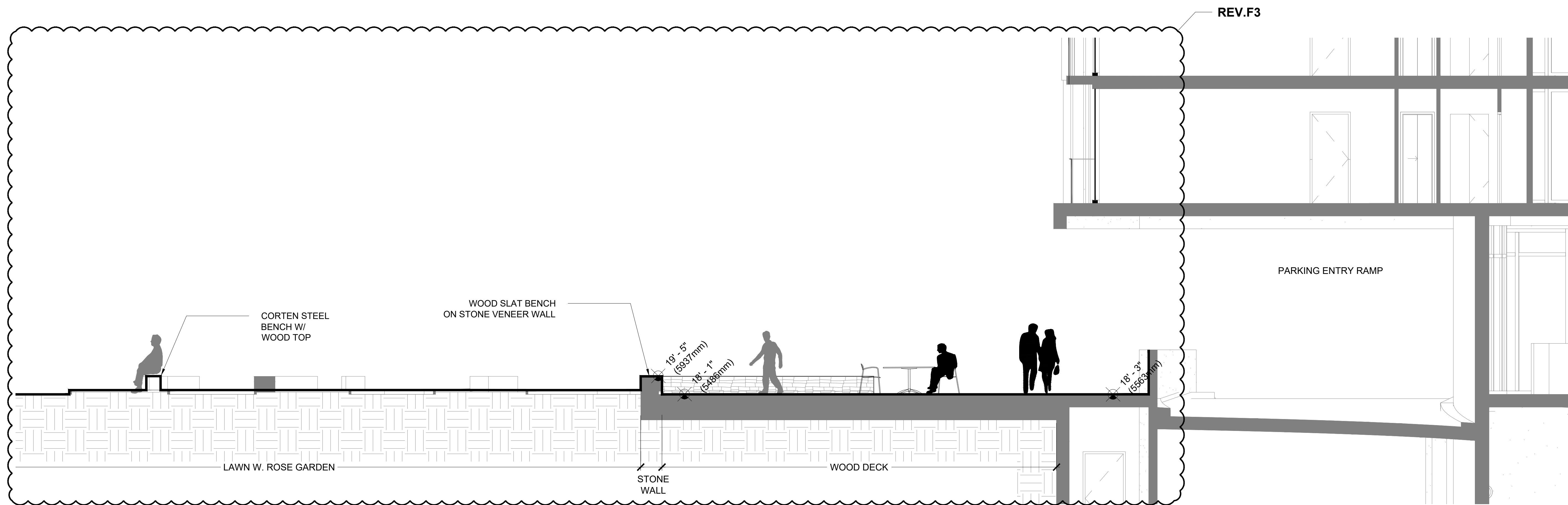
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project number **L4.1**

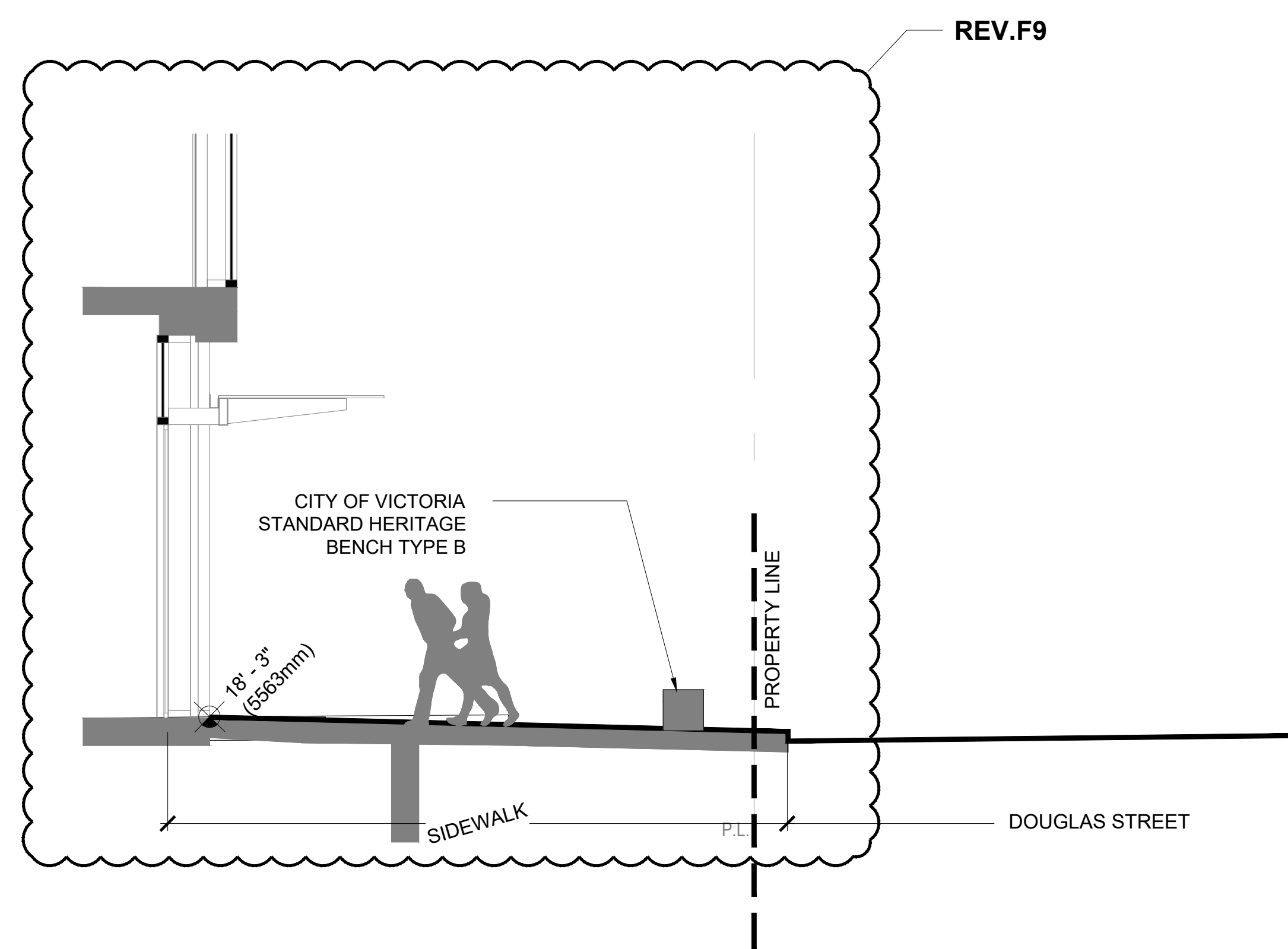
issue date revision date

July 19, 2019

plotted



1 SECTION D AT OUTDOOR CAFE / ROSE GARDEN
 SCALE: 1:50



2 SECTION E AT DOUGLAS ST
 SCALE: 1:50

notes

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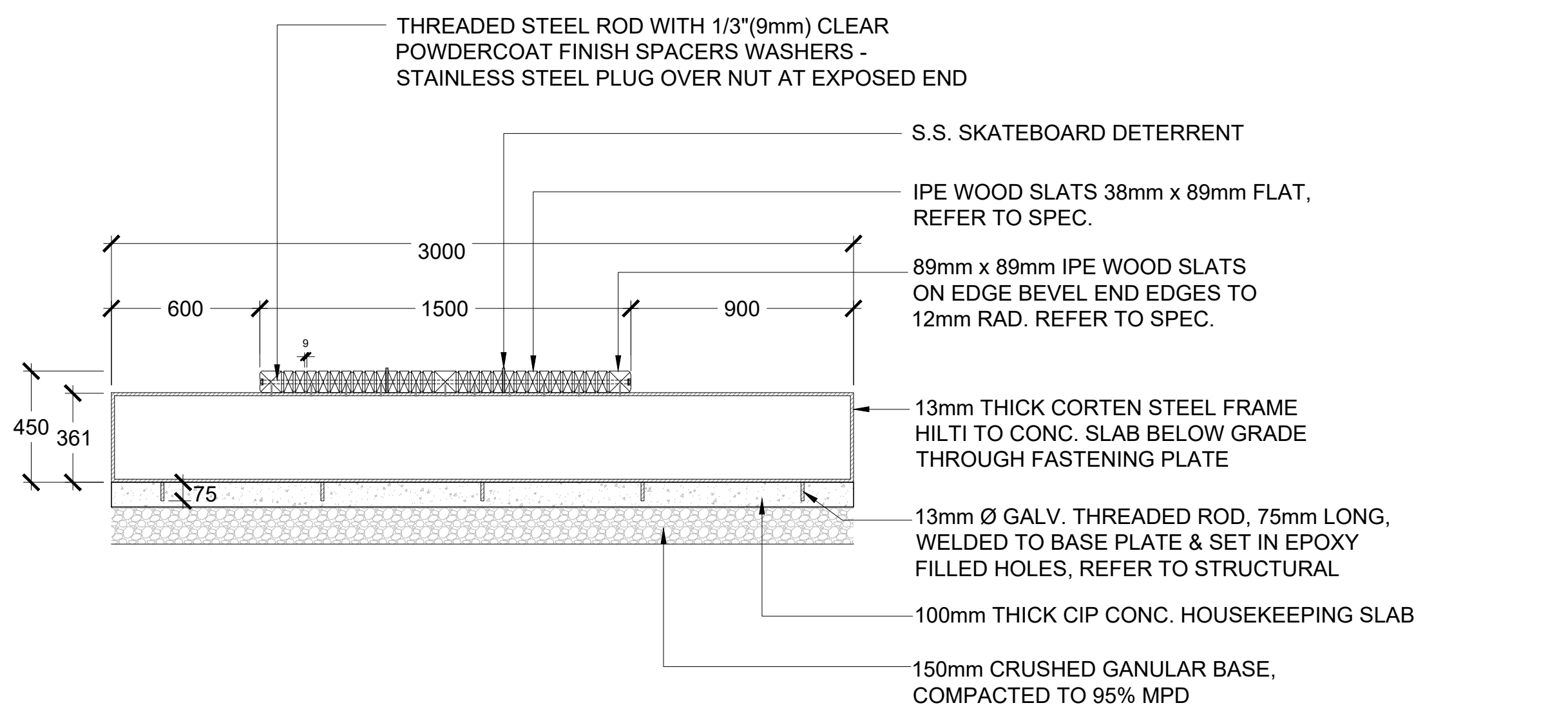
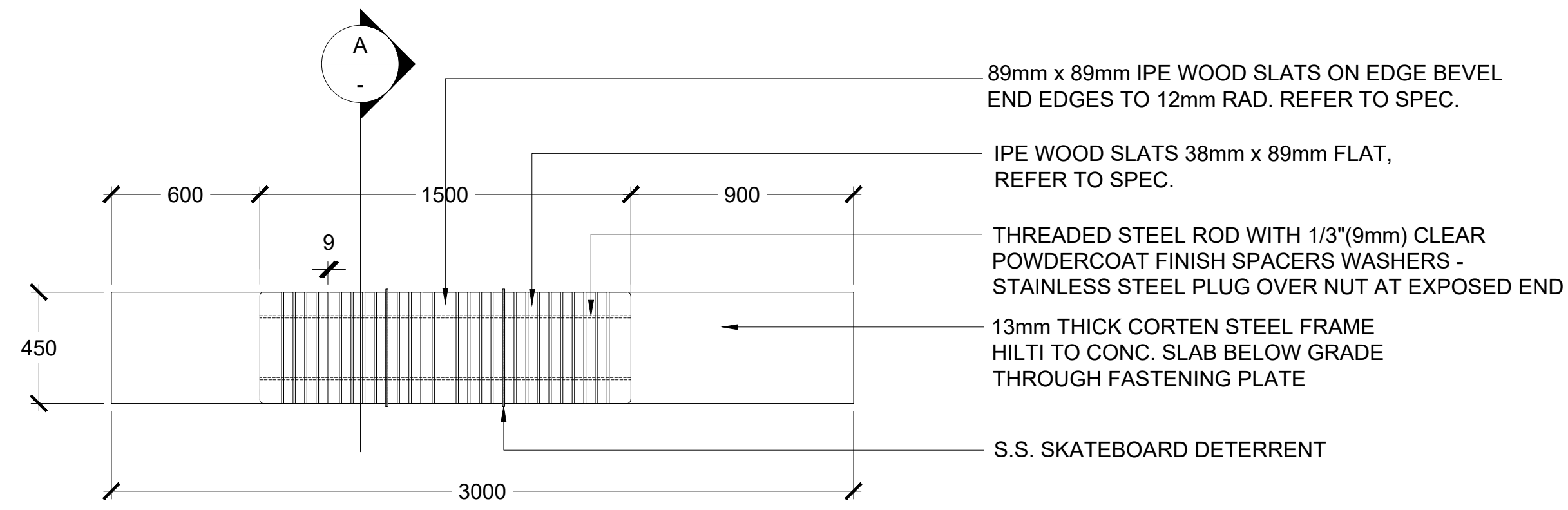
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**EMPRESS HOTEL - LONG TERM RENTAL
 MIXED USE BUILDING
 700 DOUGLAS STREET**

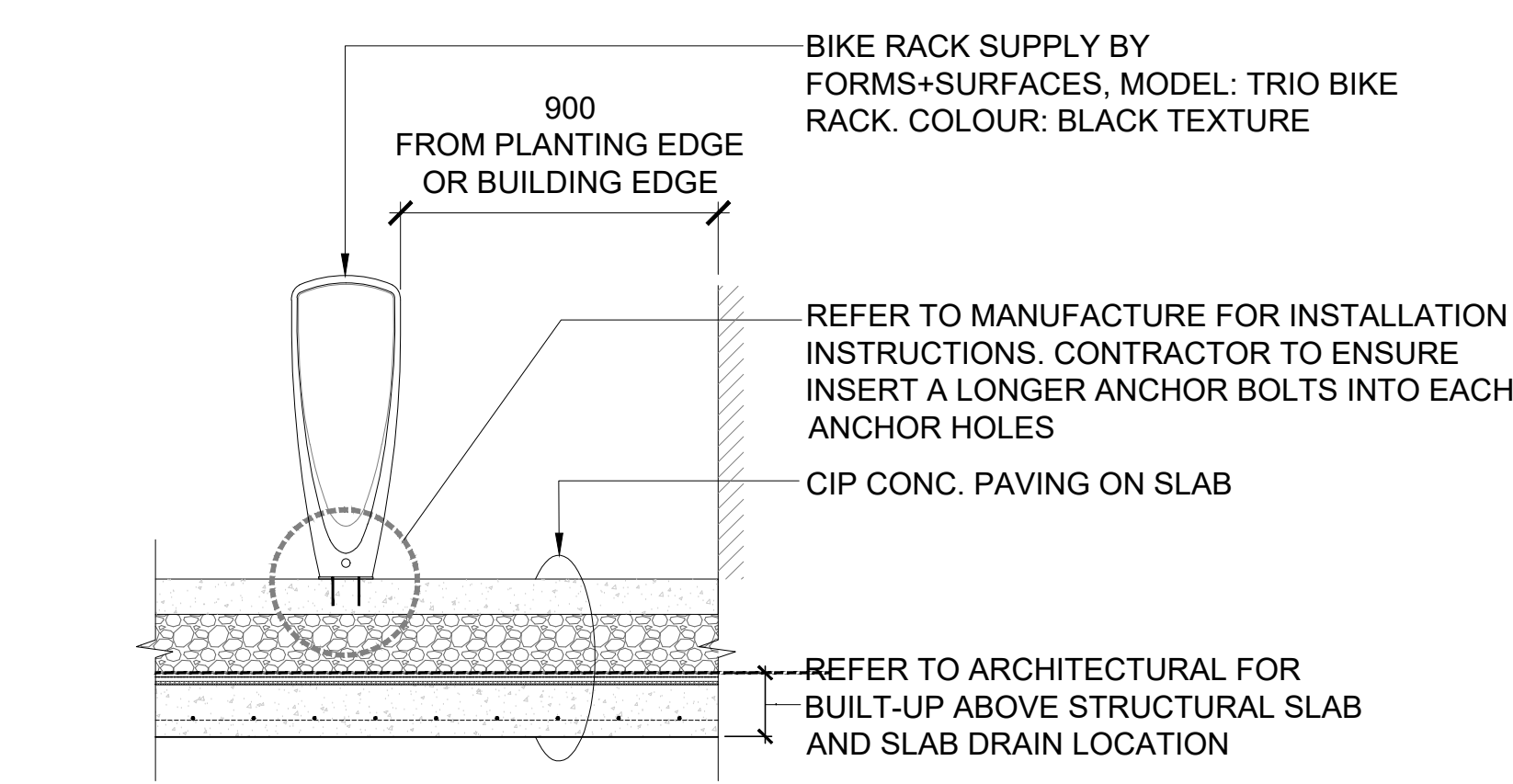
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LANDSCAPE SECTIONS

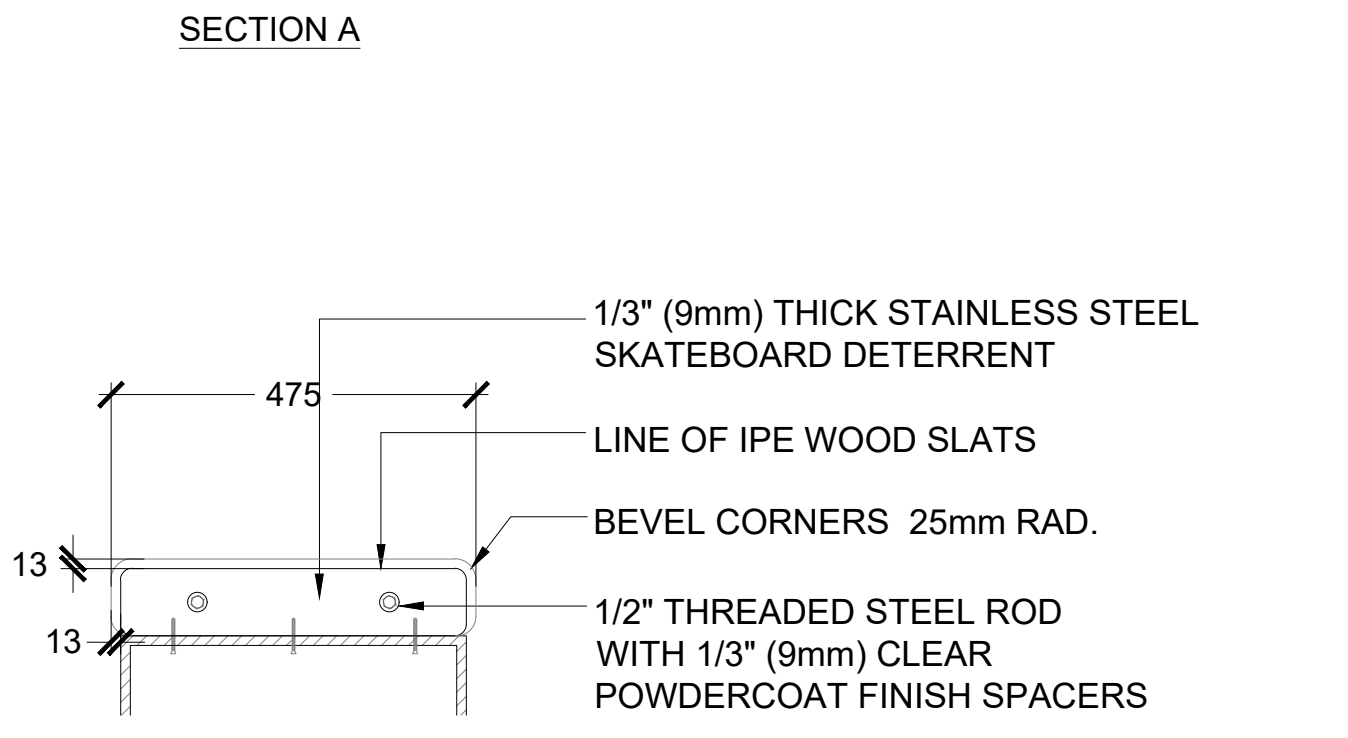
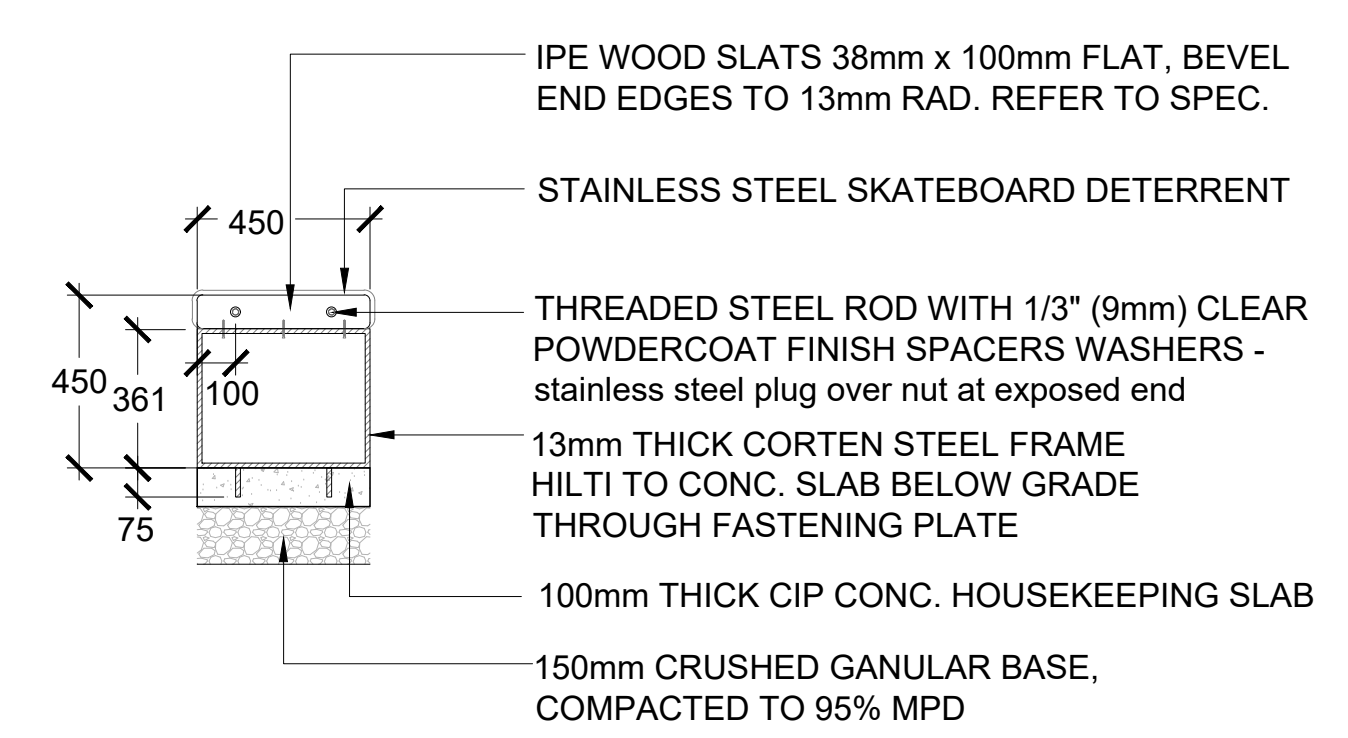
scale drawing number
 project number 15061 L4.2
 issue date July 19, 2019
 revision date
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1 CORTEN STEEL BENCH WITH WOOD TOP
 SCALE: 1:20



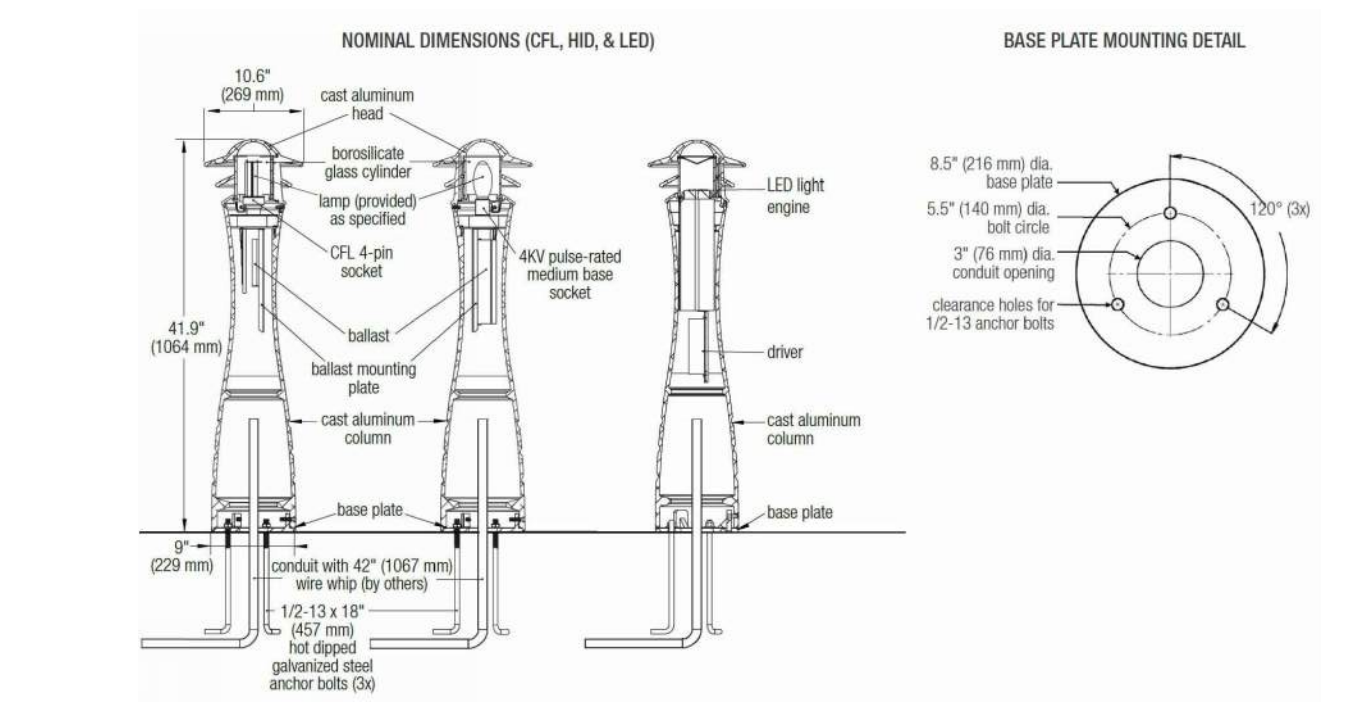
2 BIKE RACKS
 SCALE: 1:20



3 CoV STANDARD HERITAGE WOOD BENCH
 SCALE: NTS



SAMPLE PHOTO



4 BOLLARD LIGHT
 SCALE: NTS (FORMS+SURFACES)

PRODUCT DESCRIPTION		SPECIFICATIONS	
Landscape Wall Wash Luminaire		Input:	110V - 120VAC
FEATURES		Power:	200 to 11,500W
• Adjustable beam angle	• Integral driver	Brightness:	65 lm to 115 lm
• IP67 rated, protected from temporary immersion under water	• Driver over up to 4000lm	Beam Angle:	15° to 60°
• Solid diecast frame or corrosion resistant aluminum	• Available concrete pour kit	CRI:	85
• 0° lead wire and wire nuts included	• Maintains constant lumen output against voltage drop	Rated Life:	45,000 hours
• UL 1598 listed	• Not suitable to use with external dimmers		

5 SIGNAGE WASH LIGHT
 SCALE: NTS (WAC LANDSCAPE LIGHTING)

PRODUCT DESCRIPTION		SPECIFICATIONS	
Recess wall step light series. Fixtures consists of:		Input:	110V - 120VAC
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.		Power:	200 to 11,500W
- Copper-free precision die-cast aluminum housing and trim.		Brightness:	65 lm to 115 lm
- Frosted, flat, tempered silk screened soda-lime glass diffuser.		Beam Angle:	15° to 60°
- Custom molded, anti-aging gaskets).		CRI:	85
- Stainless steel external hardware.		Rated Life:	45,000 hours
- Custom MCPB utilized to maximize heat dissipation and promote a long LED life.			
- IESNA Type III light distribution.			
- Input voltage: 120-277V (50/60 Hz), integral driver.			
- Pre-wired cable is sealed to housing with a cable gland allowing external electrical connections.			
- Stainless steel recessed rough-in kit (to be ordered separately).			
- Consult factory for dimming options, custom finishes and non-catalogued CCT (Kelvin) options.			
- Consult factory for custom pre-wired cable length options.			
- Product meets Buy American requirements within ABRA.			
- 5-year warranty.			

6 RECESSED WALL LIGHT
 SCALE: NTS (PERFORMANCE IN LIGHTING)

notes

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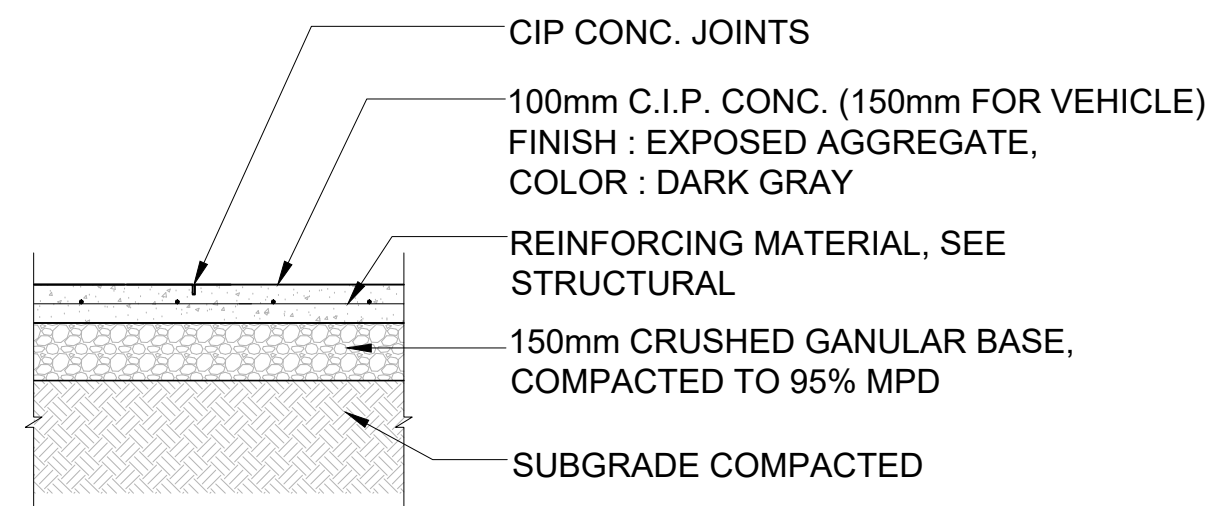
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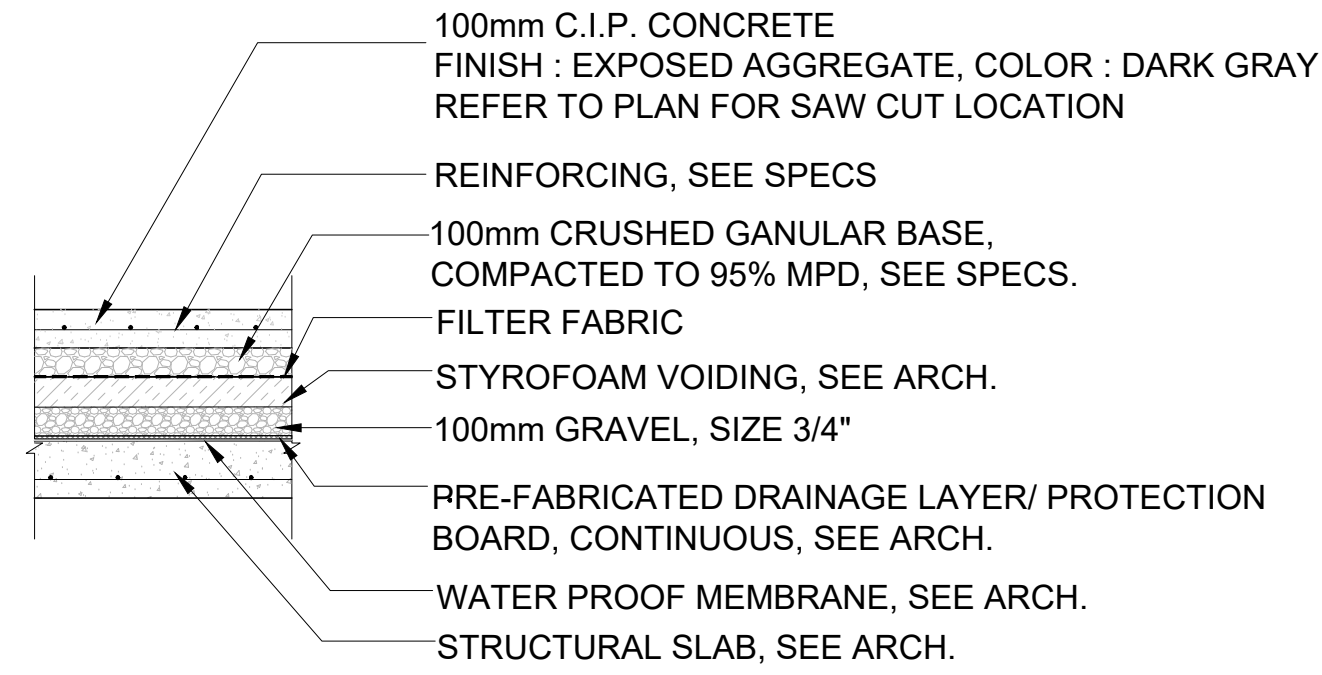
EMPRESS HOTEL - LONG TERM RENTAL
 MIXED USE BUILDING
 700 DOUGLAS STREET

LANDSCAPE DETAILS
 - FURNITURE

scale
 project number 15061
 issue date July 19, 2019
 plotted
 drawing number L5.3
 revision date

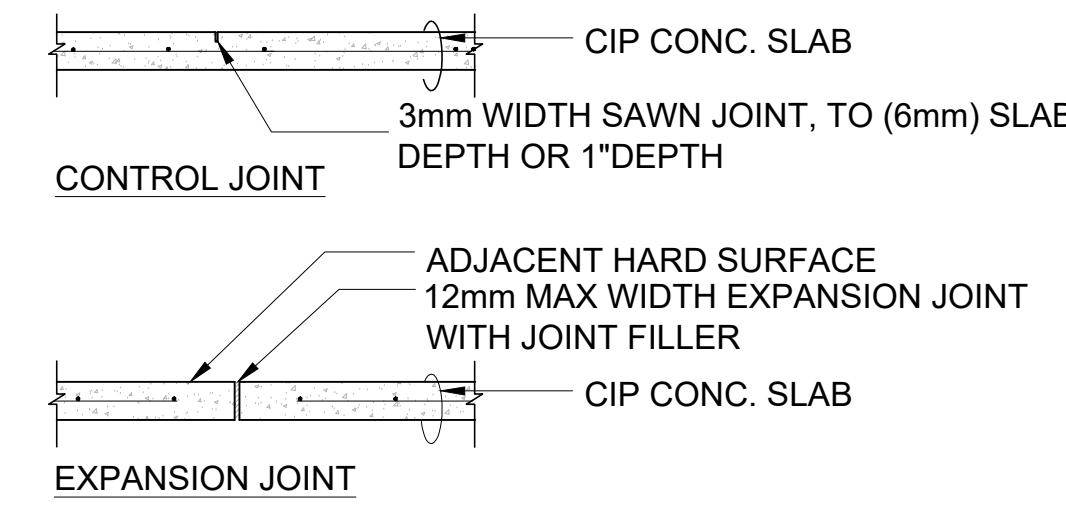


1 CIP CONC. ON GRADE TYP.
 SCALE: 1:20

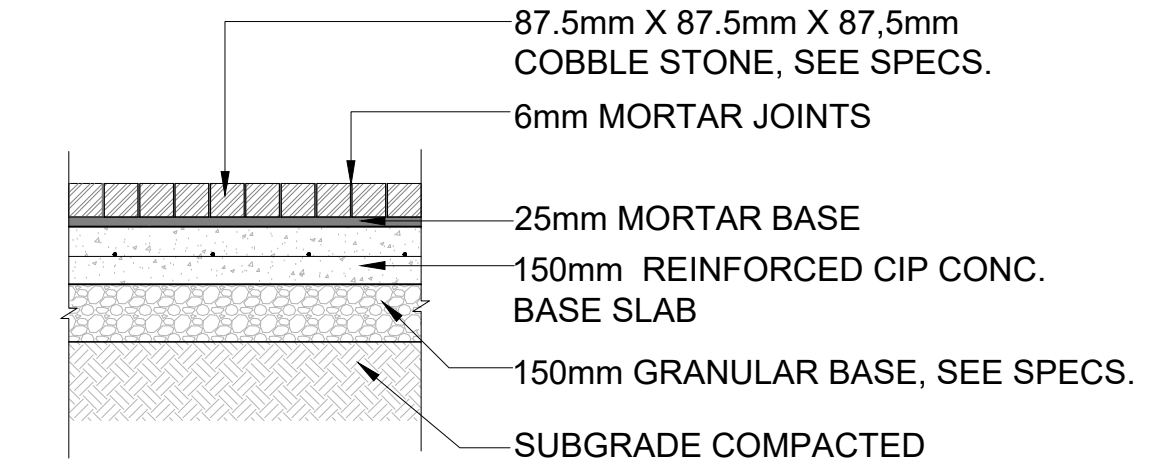


2 CIP CONC. ON SLAB TYP.
 SCALE: 1"=1'

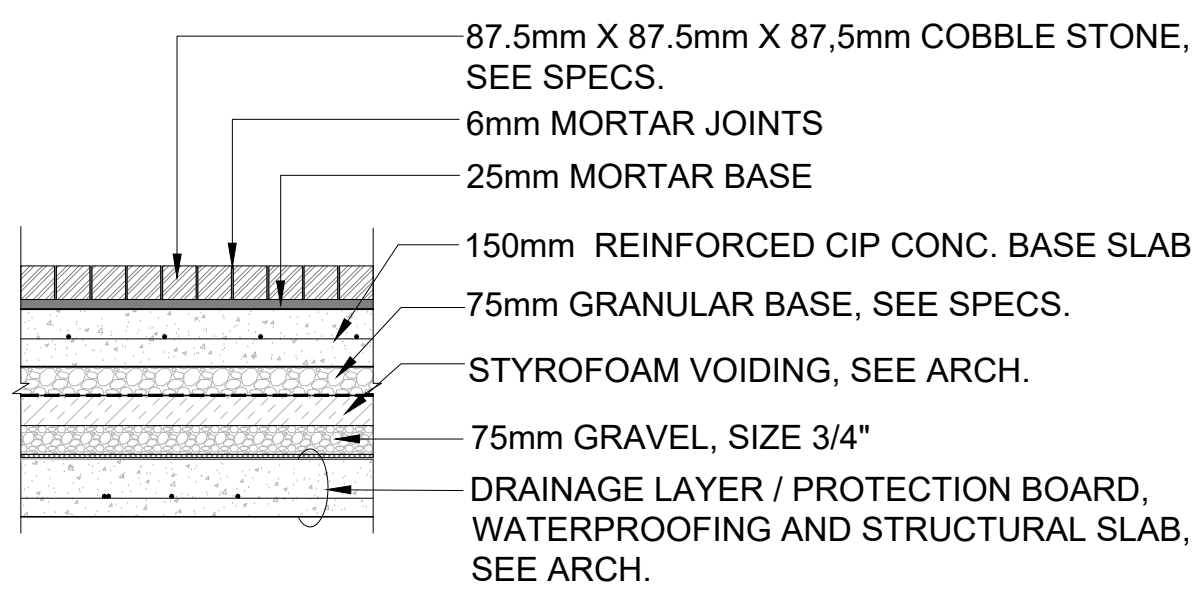
NOTE:
 - CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH
 - CUT JOINTS BEFORE RANDOM CRACKING OCCURS
 - CONFIRM ALL CONSTRUCTION JOINTS & SAW CUTS WITH CONSULTANT PRIOR TO COMMENCING RELATED WORK. SPACE AT 10' MAX. REFER TO LAYOUT PLAN.



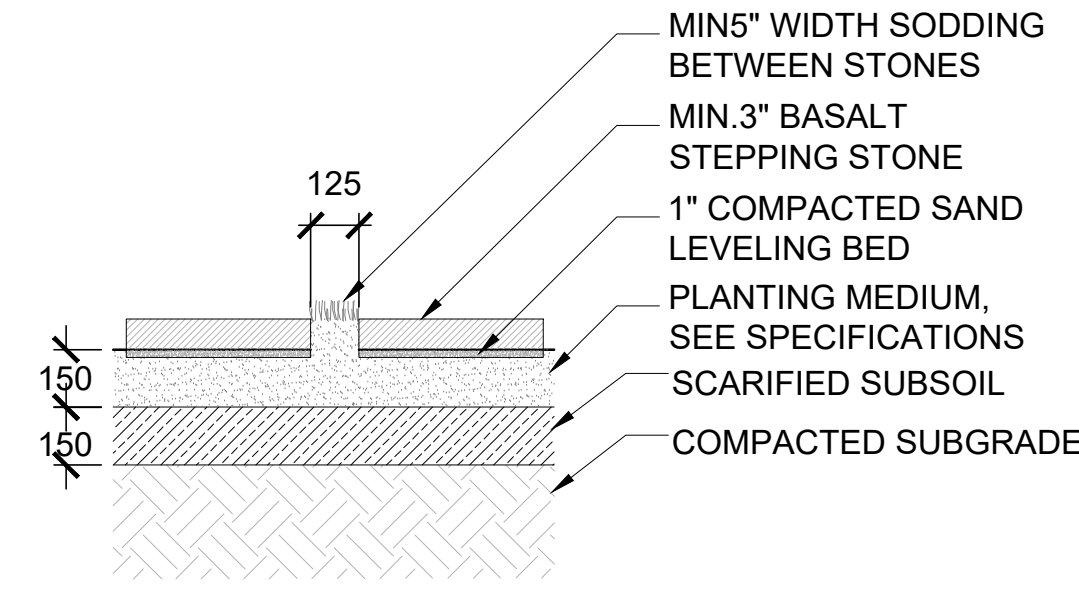
3 CIP CONCRETE JOINTS TYP.
 SCALE: 1"=1'



4 COBBLE STONE PAVING ON GRADE
 SCALE: 1"=1'



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

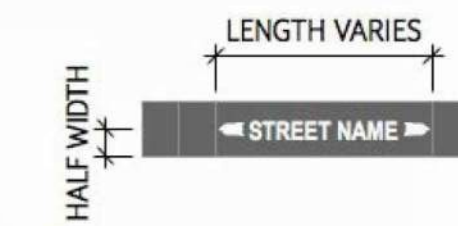


6 BASALT STEPPING STONE ON LAWN
 SCALE: 1:20

PRODUCT TYPE: Type B Basalt Paving
PRODUCT NAME: Basalt Paver
INSTALLATION METHOD: Mortar Set
COLOR/ FINISH: Charcoal Grey, Flame Finish
DIMENSIONS: 300mm Width x 450mm Depth x 80mm Thick
APPLICATION: Entry Banding
DISTRIBUTION: -
SUPPLIER: Bedrock Natural Stone or equivalent
SPECIAL NOTES: See Character area section of Streetscape Standards for specific location guidelines.

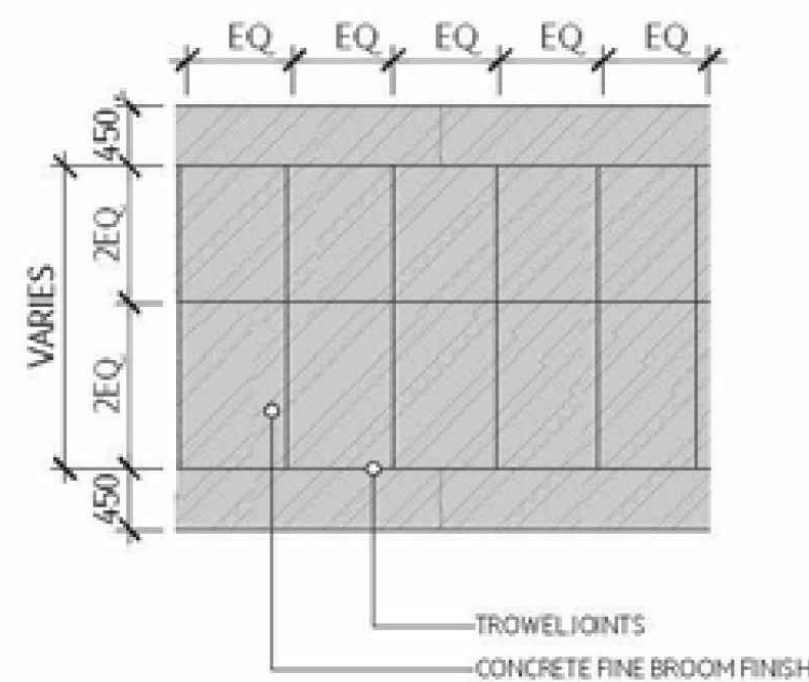


- Pattern: 450mm wide single row soldier course band with larger slab where street name appears
- Material: Streetname Sandblasted into basalt slabs
- Font: Tisa Pro Bold, all caps
- Note: Care should be taken to the letter spacing and kerning



7 CoV STADARD - BASALT BANDING PAVERS
 SCALE: NTS

- 600mm score line pattern perpendicular to the curb with a centre line parallel to the curb
- 450mm concrete band along curb and building face
- Control joints shall be provided across 450mm bands every 3rd panel
- Narrow sidewalks - 2m or less: eliminate 450mm banding along building face from the pattern

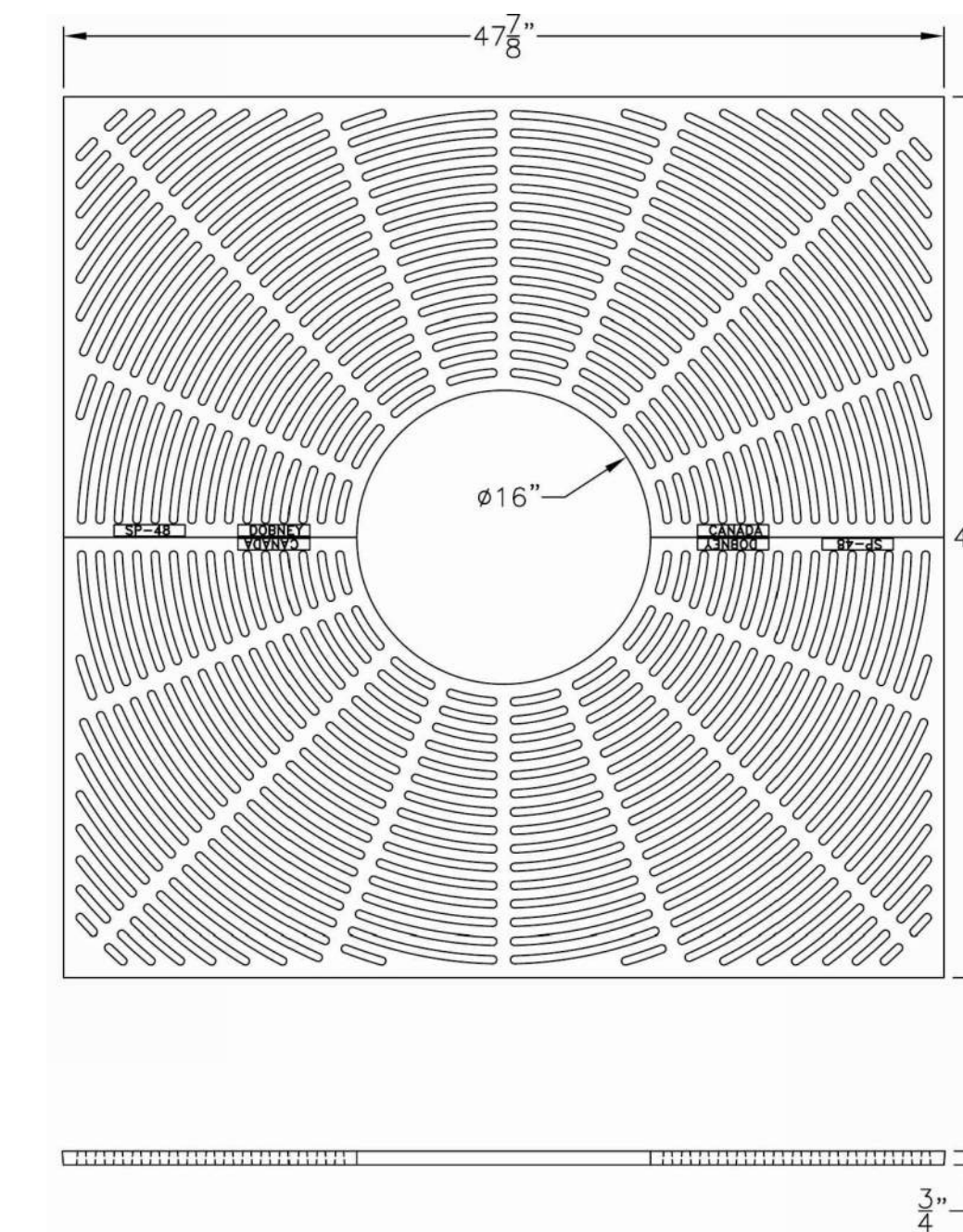


8 CoV STADARD - SIDEWALK CONCRETE PAVING
 SCALE: NTS

PRODUCT TYPE: Granite Paving
PRODUCT NAME: Granite Pavers
INSTALLATION METHOD: Mortar Set
COLOR/ FINISH: Grey, Flame Finish
DIMENSIONS: 300mm Width x 100mm Depth x 80mm Thick
APPLICATION: Paving Field
DISTRIBUTION: -
SUPPLIER: Bedrock Natural Stone or equivalent
SPECIAL NOTES: See Character area section of Streetscape Standards for specific location guidelines.



8 CoV STADARD - GRANITE PAVERS
 SCALE: NTS



9 CoV STADARD - SQUARE TREE GRATE
 SCALE: NTS

REV.LA3

notes

REV.LA3

REV.LA4

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

title

LANDSCAPE DETAILS
 - PAVING

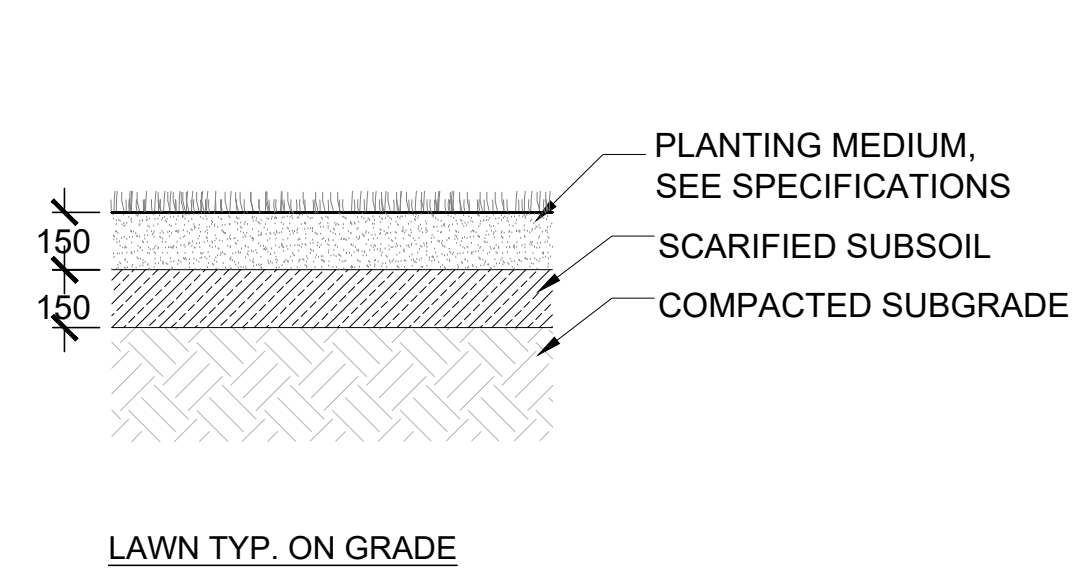
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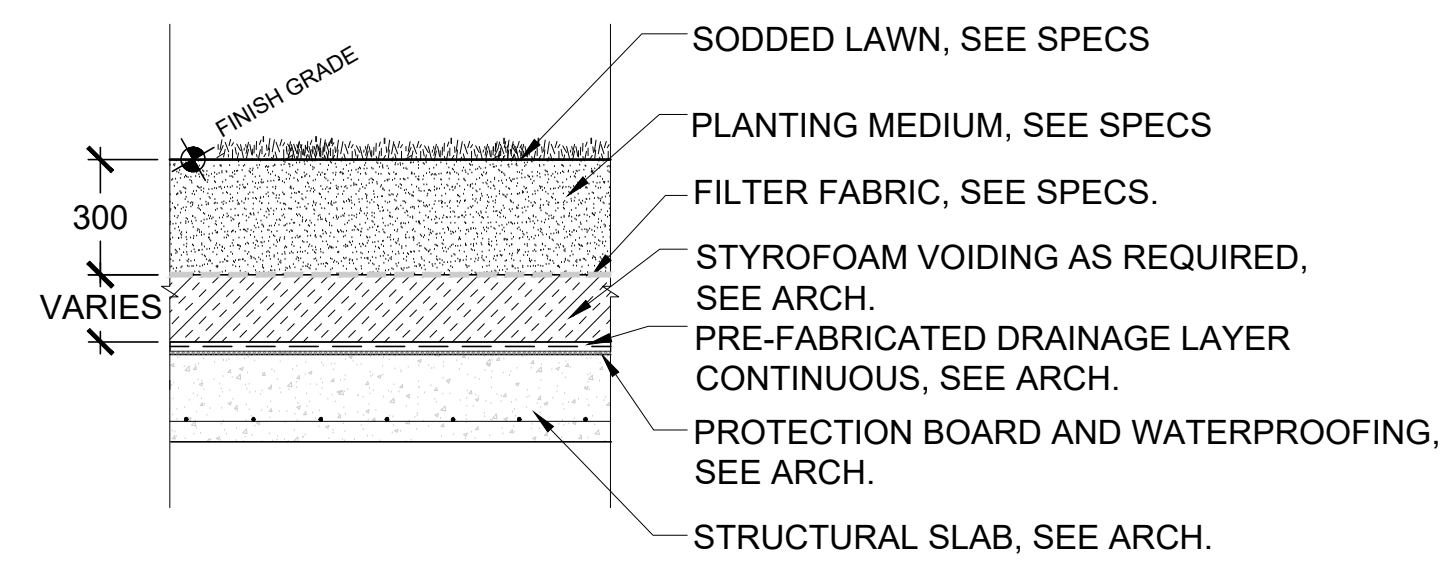
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revision date: L5.2

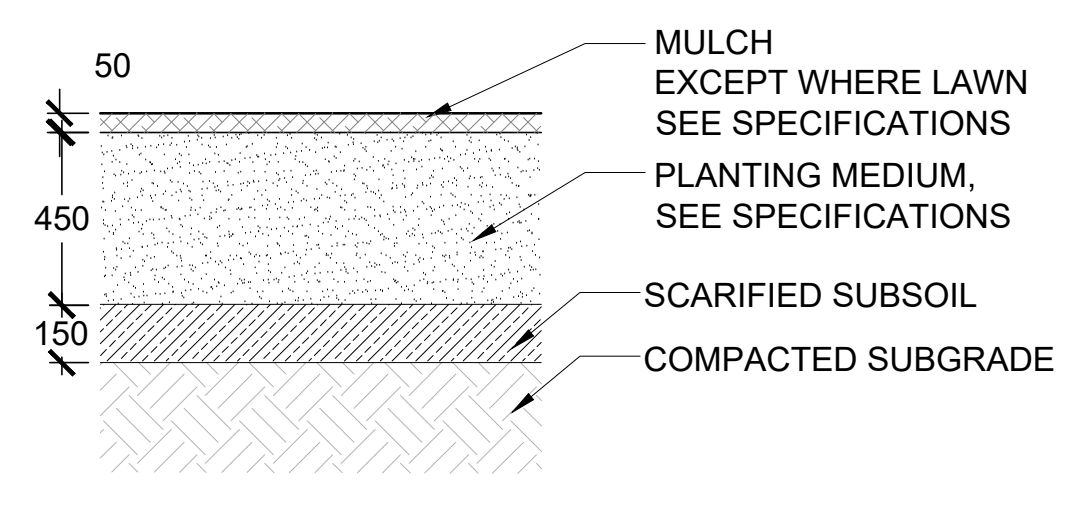
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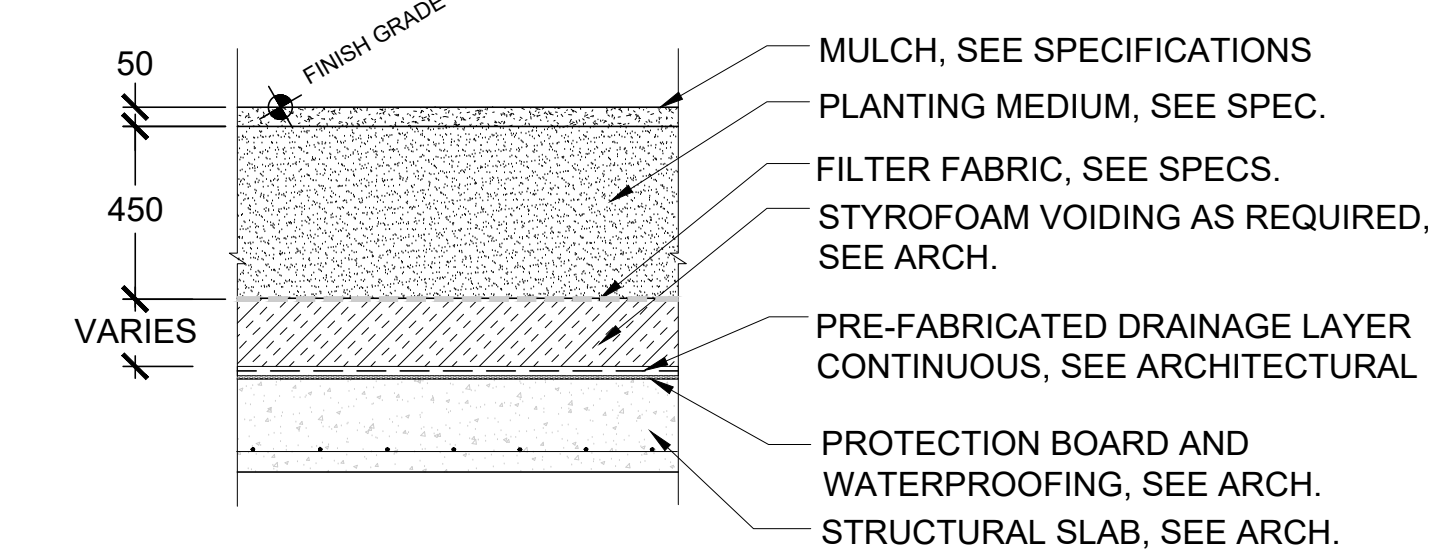
LAWN TYP. ON GRADE



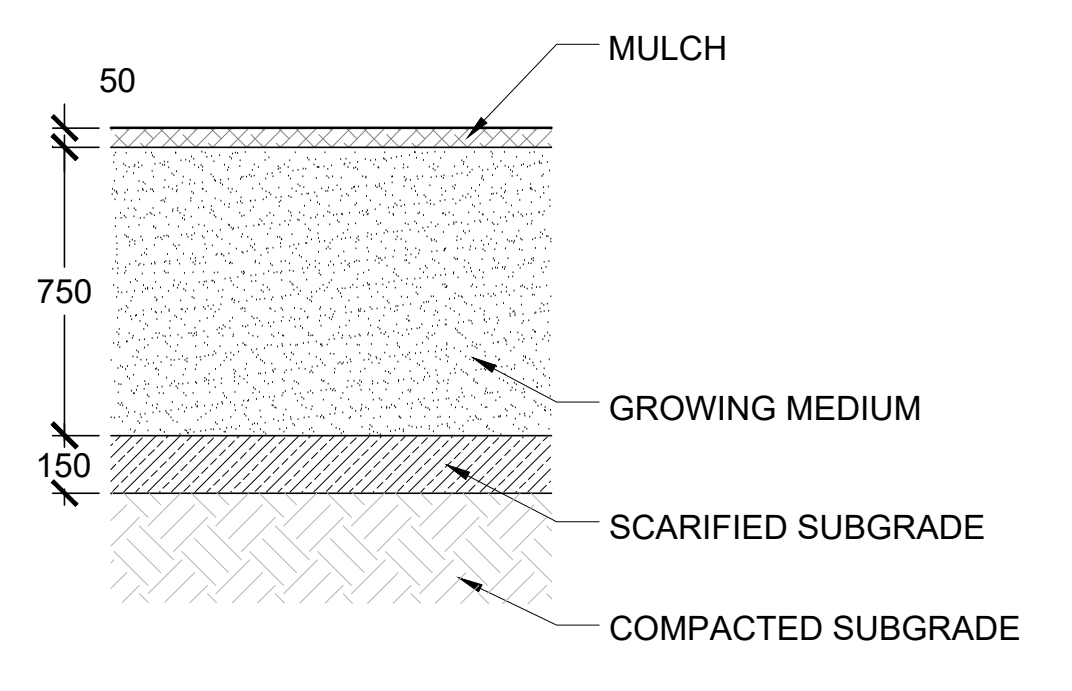
LAWN PLANTING ON SLAB, WITH VOIDING



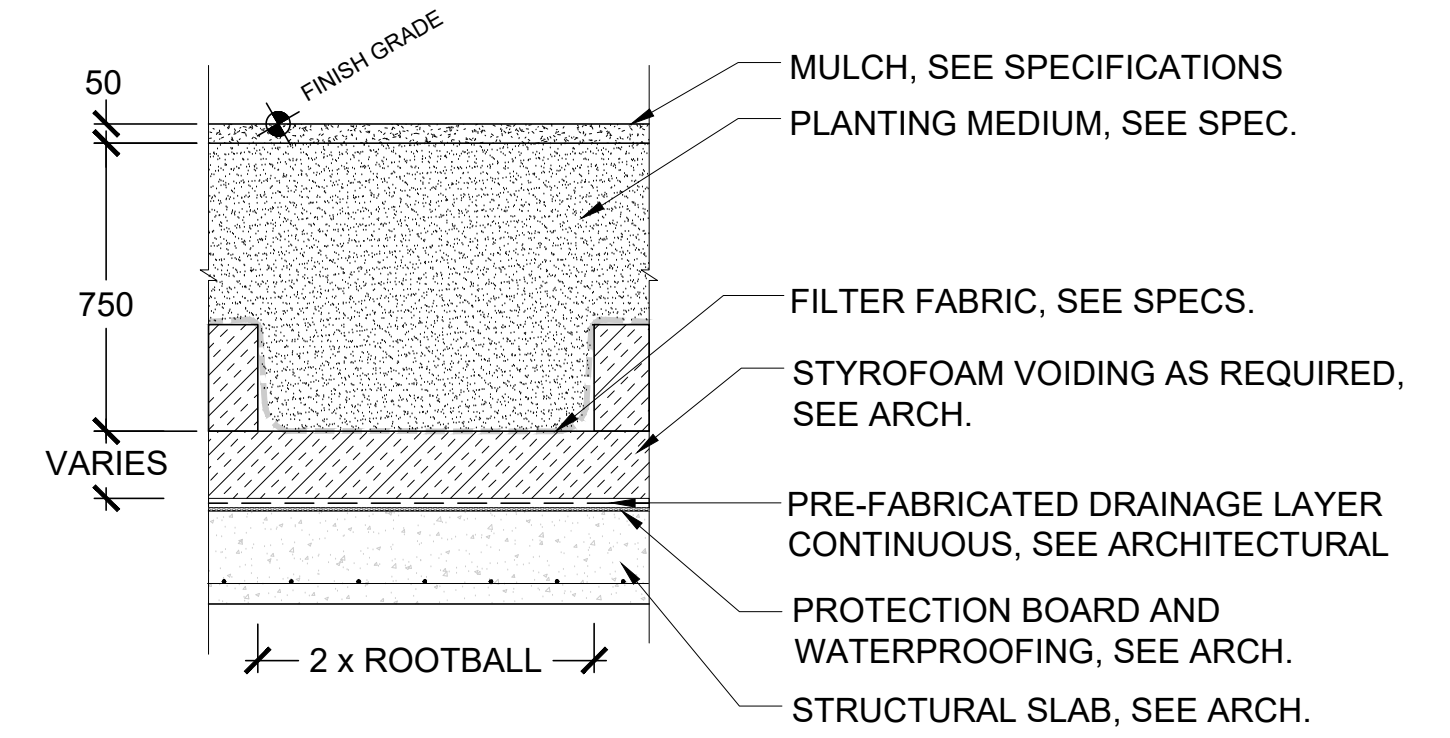
SHRUB PLANTING ON GRADE



SHRUB PLANTING ON SLAB, WITH VOIDING

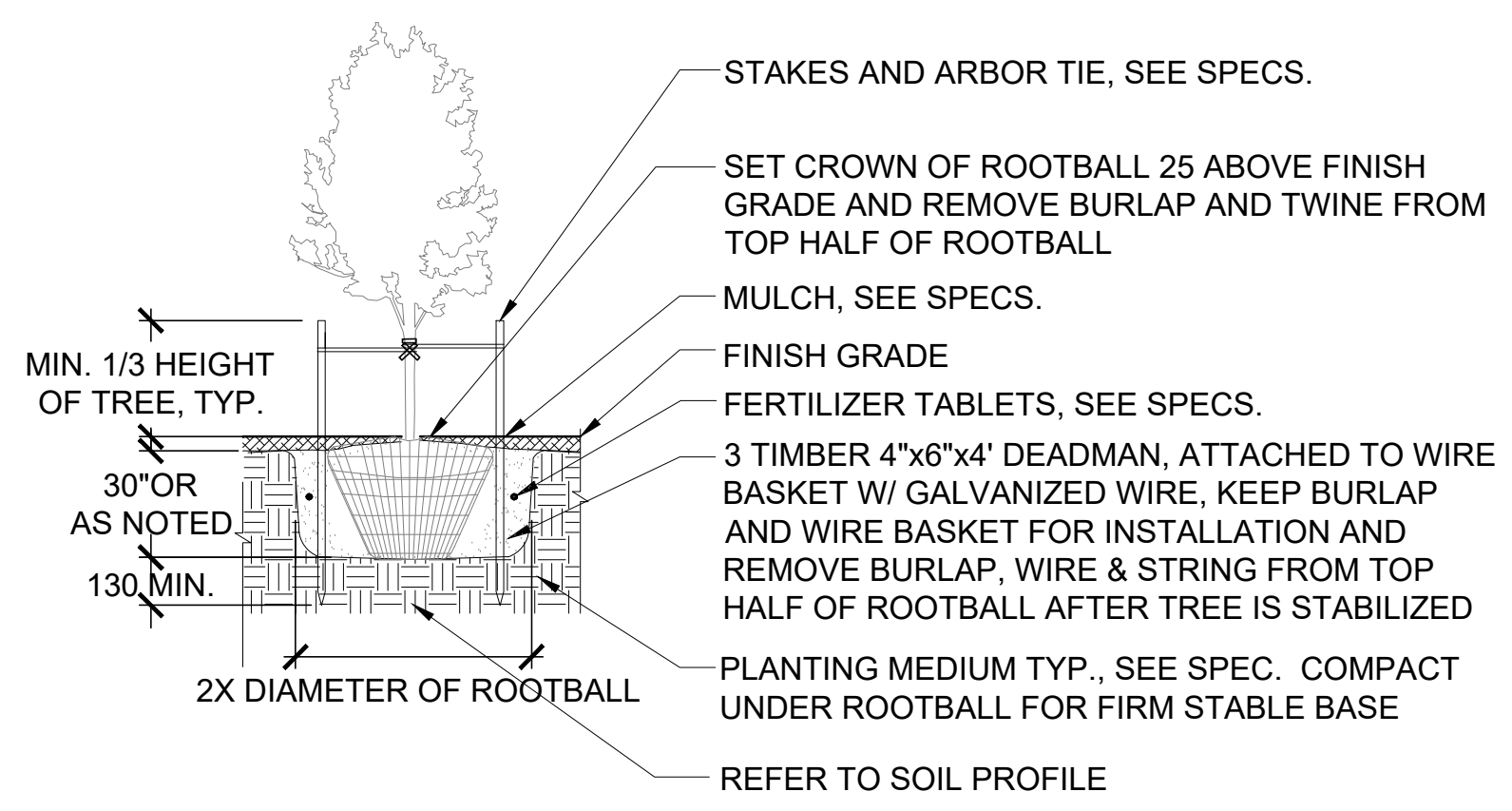


TREE PLANTING ON GRADE

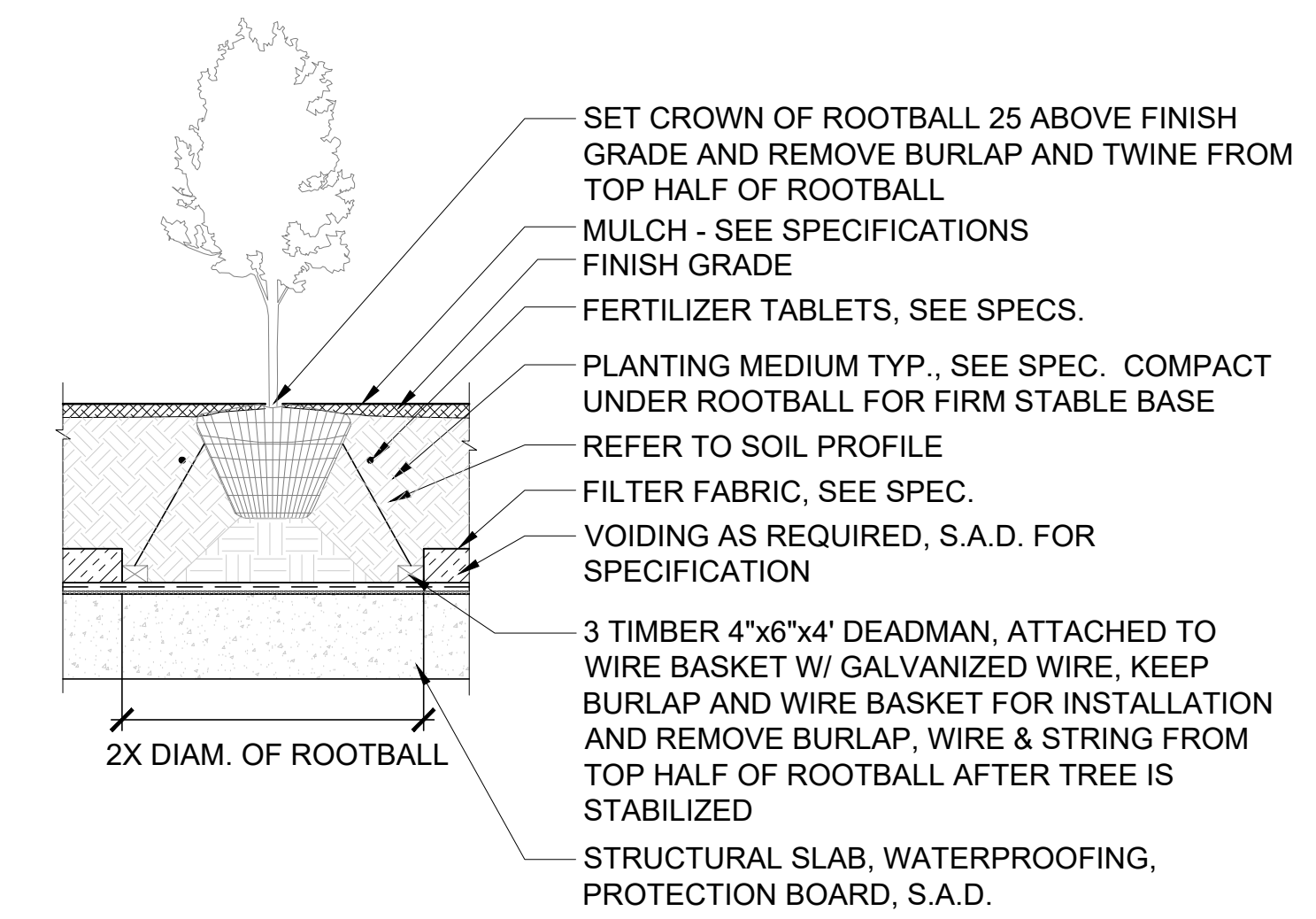


TREE PLANTING ON SLAB, WITH VOIDING

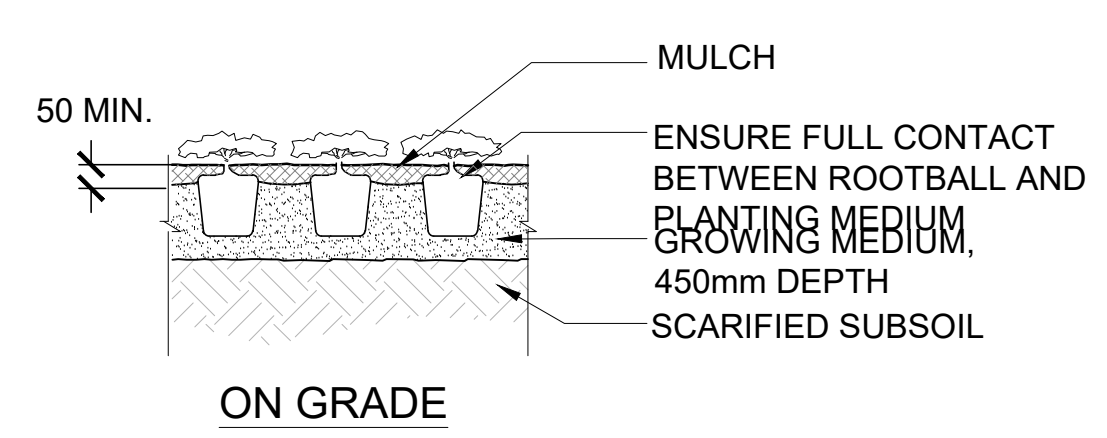
1 SOIL PROFILE
SCALE: 1:20



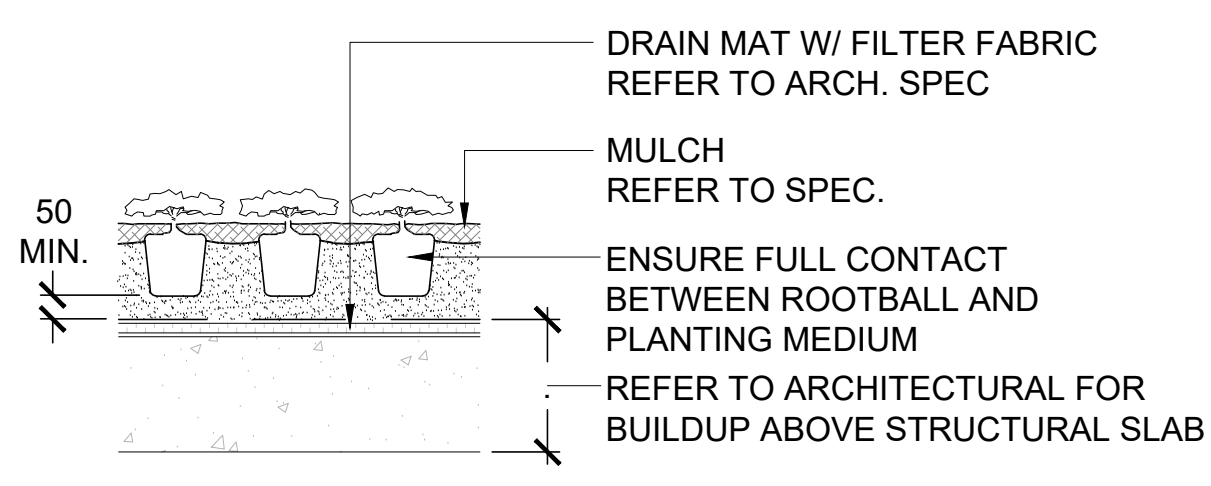
4 TREE PLANTING ON GRADE
SCALE: NTS



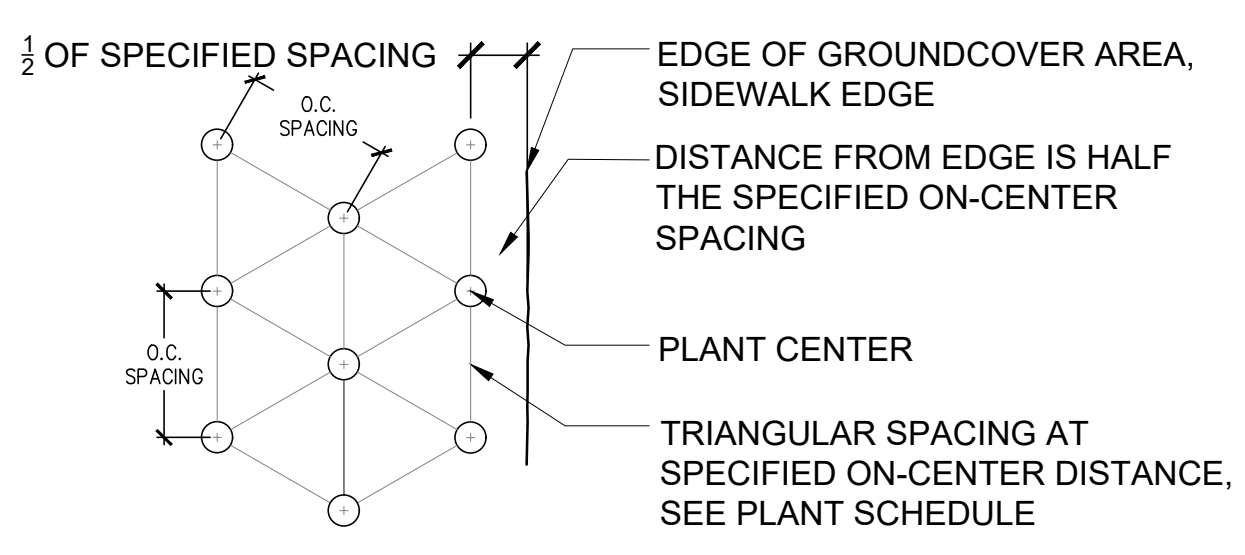
5 TREE PLANTING ON STRUCTURE
SCALE: N.T.S.



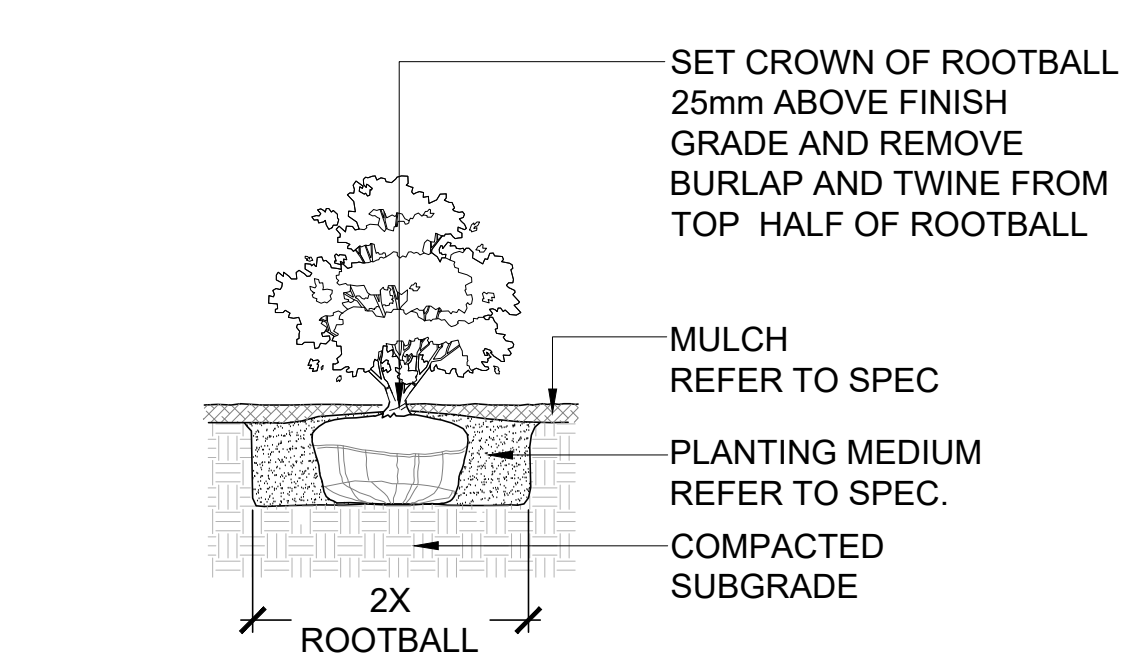
ON GRADE



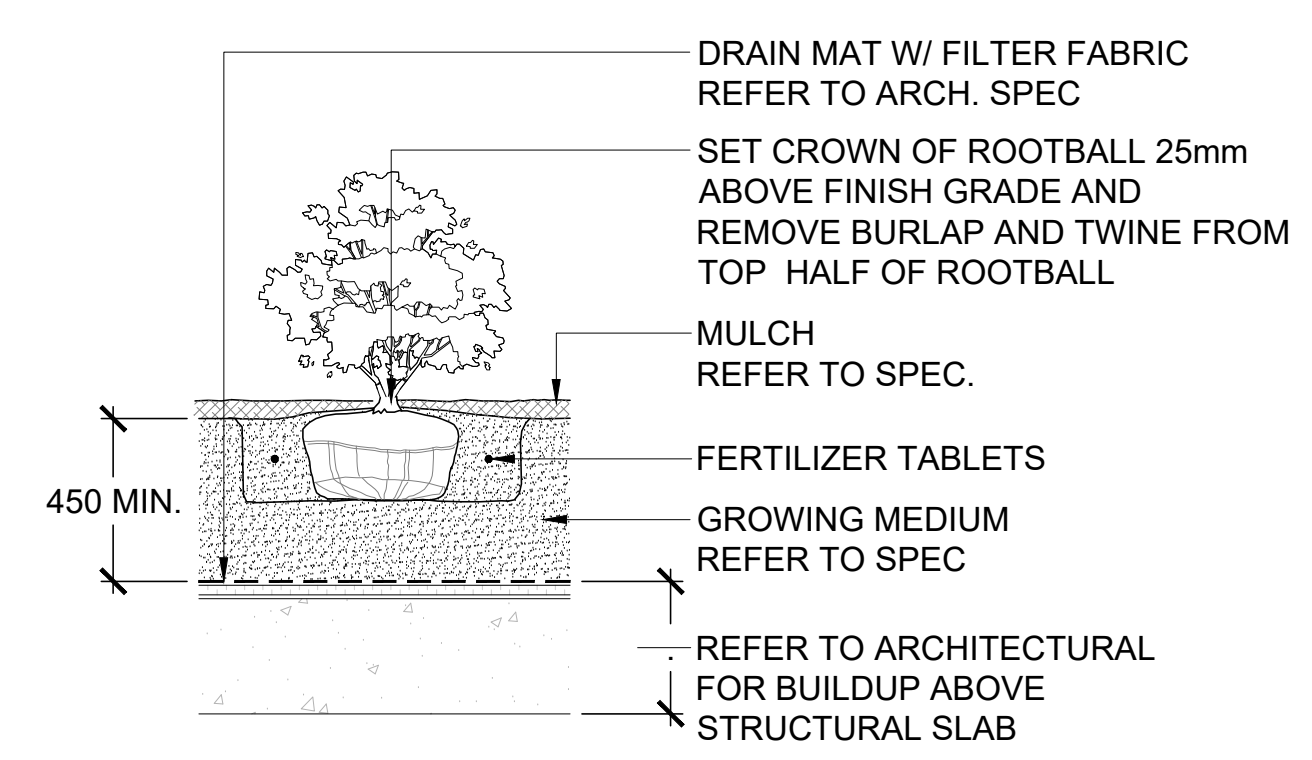
ON SLAB



2 GROUND COVER PLANTING
SCALE: 1:20



ON GRADE



ON SLAB

3 SHRUB COVER PLANTING
SCALE: 1:20

REV.LA4

6 CoV STANDARD - SIDEWALK TREE PLANTING WITH TREE GUARD
SCALE: NTS

Preparation notes:
 1. Container grown: remove completely from container
 2. Burlap and rope: remove top 1/3 of covering
 3. Wire and Burlap: remove top 1/3 of wire and burlap covering without damaging rootball. Remove all twice.
 4. Do not prune leader, only dead or damaged branches.

NOTE: ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA (COV) SCHEDULE C SPECIFICATIONS

notes

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LANDSCAPE DETAILS - PLANTING

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