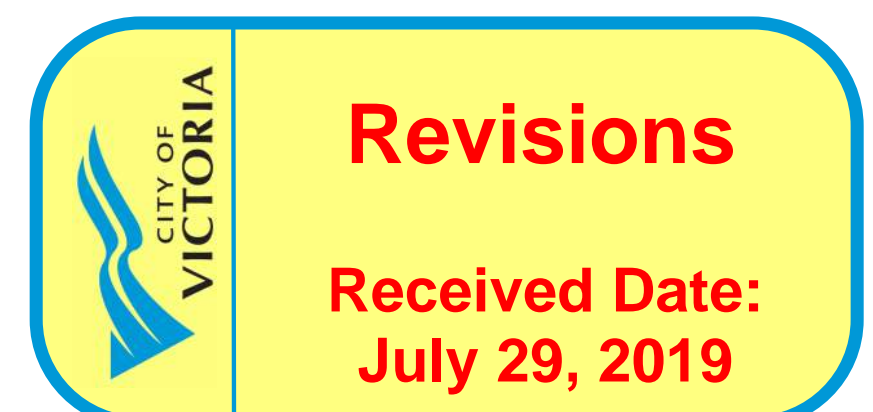


700 DOUGLAS STREET

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

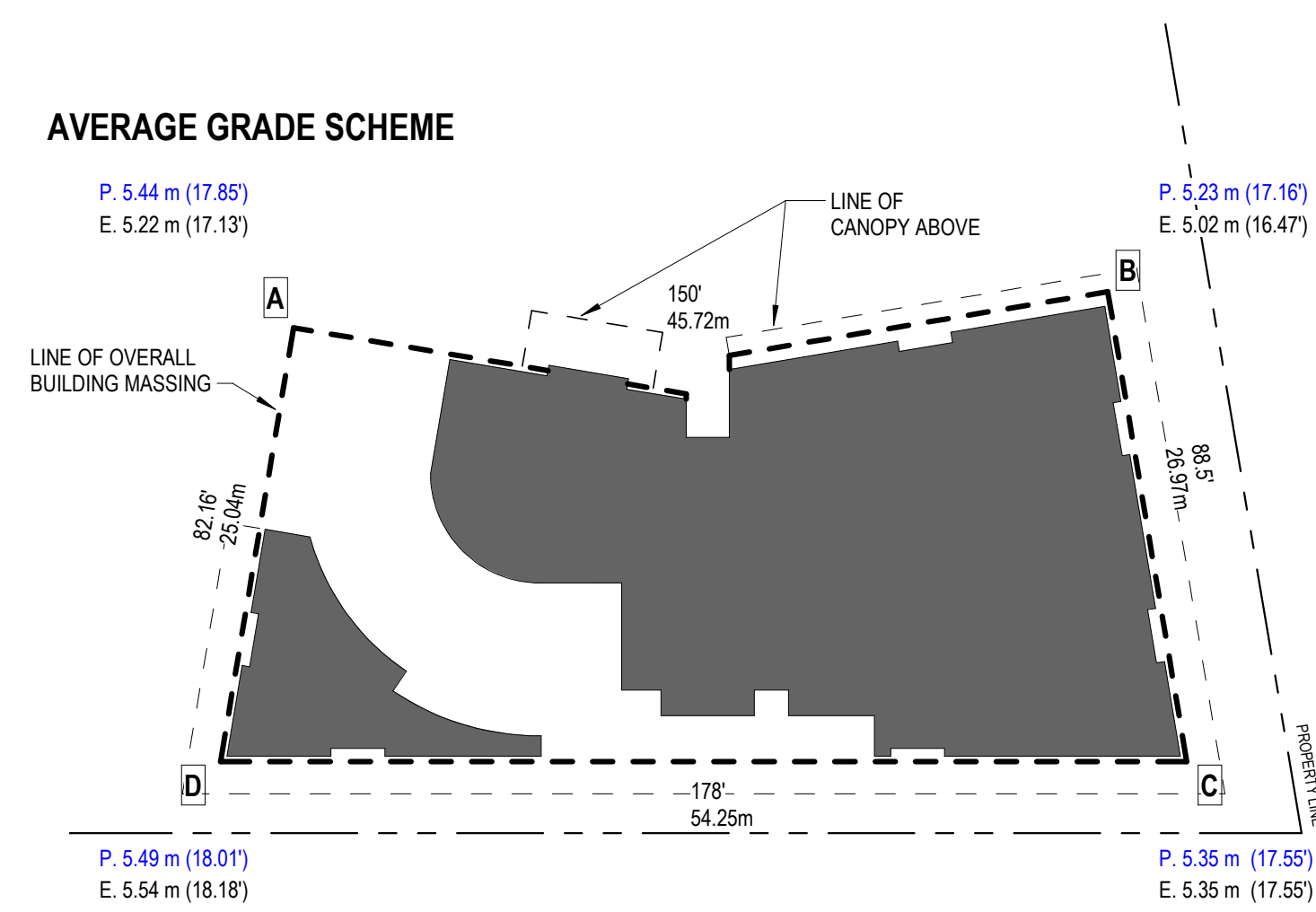
A1.01 LEVEL P2 PLAN
 A1.02 LEVEL P1 PLAN
 A1.03 LEVEL 1 PLAN
 A1.04 LEVEL 2 PLAN
 A1.05 LEVEL 3 PLAN
 A1.06 LEVEL 4 PLAN
 A1.07 LEVEL 5 PLAN
 A1.08 LEVEL 6 PLAN
 A1.09 LEVEL 7 PLAN
 A1.10 LEVEL 8 PLAN
 A1.11 ROOF PLAN

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	GROSS AREA				EXCLUSIONS ELEVATOR SHAFT				FSR AREA					
	LEVEL 1	849.83 sm	9148 SF	19.52 sm	210 SF	830.31 sm	8938 SF	1073.48 sm	11555 SF	543.78 sm	5854 SF	9.63 sm	104 SF	534.15 sm
LEVEL 2	1093 sm	11765 SF	19.52 sm	210 SF	1073.48 sm	11555 SF	1073.48 sm	11555 SF	1073.48 sm	11555 SF	109.16 sm	1175 SF	1073.48 sm	11555 SF
LEVEL 3	1093 sm	11765 SF	19.52 sm	210 SF	1073.48 sm	11555 SF	1073.48 sm	11555 SF	1073.48 sm	11555 SF	109.16 sm	1175 SF	1073.48 sm	11555 SF
LEVEL 4	1093 sm	11765 SF	19.52 sm	210 SF	1073.48 sm	11555 SF	1073.48 sm	11555 SF	1073.48 sm	11555 SF	109.16 sm	1175 SF	1073.48 sm	11555 SF
LEVEL 5	1093 sm	11765 SF	19.52 sm	210 SF	1073.48 sm	11555 SF	1073.48 sm	11555 SF	1073.48 sm	11555 SF	109.16 sm	1175 SF	1073.48 sm	11555 SF
LEVEL 6	1093 sm	11765 SF	19.52 sm	210 SF	1073.48 sm	11555 SF	1073.48 sm	11555 SF	1073.48 sm	11555 SF	109.16 sm	1175 SF	1073.48 sm	11555 SF
LEVEL 7	1093 sm	11765 SF	19.52 sm	210 SF	1073.48 sm	11555 SF	1073.48 sm	11555 SF	1073.48 sm	11555 SF	109.16 sm	1175 SF	1073.48 sm	11555 SF
LEVEL 8	878 sm	9450 SF	19.52 sm	210 SF	858.48 sm	9240 SF	858.48 sm	9240 SF	858.48 sm	9240 SF	76.49 sm	823 SF	858.48 sm	9240 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

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

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

JAMES KM CHENG ARCHITECTS

James K.M. Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

seal draw

checked

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent. project

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

PROJECT DATA SUMMARY

scale drawing number
 As indicated 15-811
 project number
 15-811
 issue date
 2017-05-19
 revision date
 2019-07-19
 plotted 7/26/2019 3:15:44 PM



notes

JAMES KM CHENG ARCHITECTS
 James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

seal _____
 draw _____
 checked _____

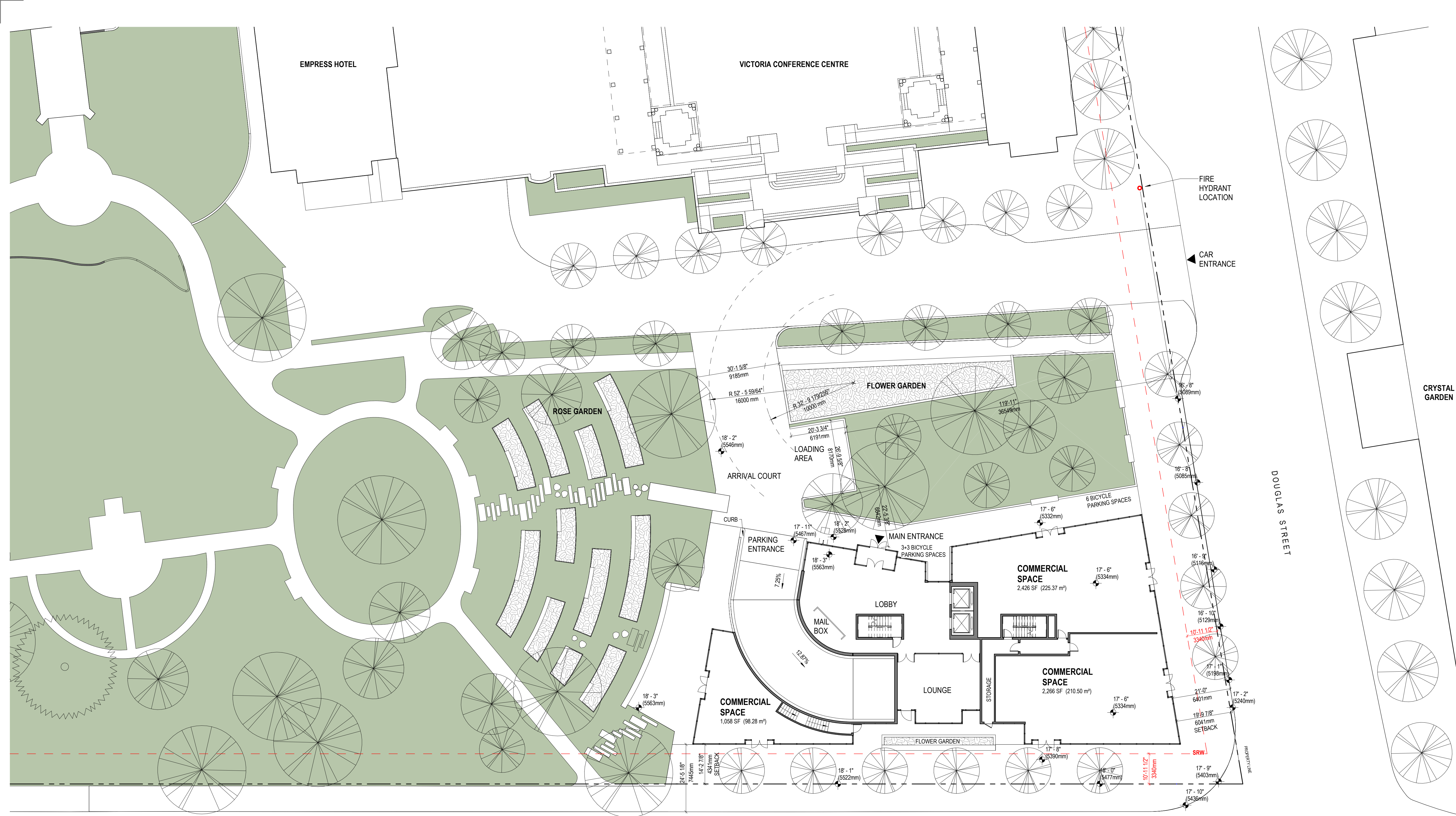
Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project _____

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

title
LOCATION PLAN

scale
1 : 1000
 project number
15-811
 issue date
2017-05-19
 drawing number
A0.01
 revision date
2019-07-19





notes

JAMES KM CHENG ARCHITECTS
 James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

seal draw

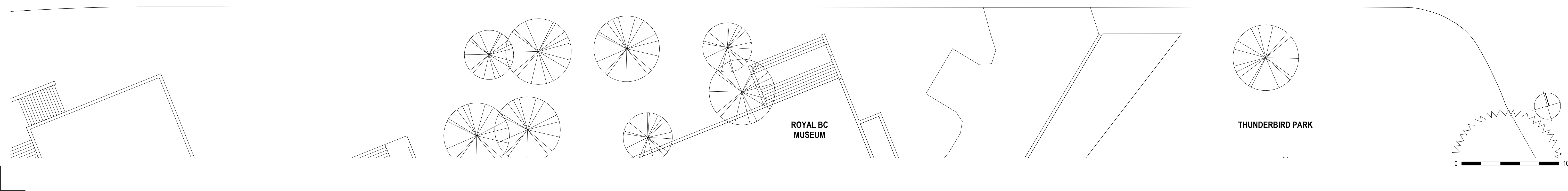
checked

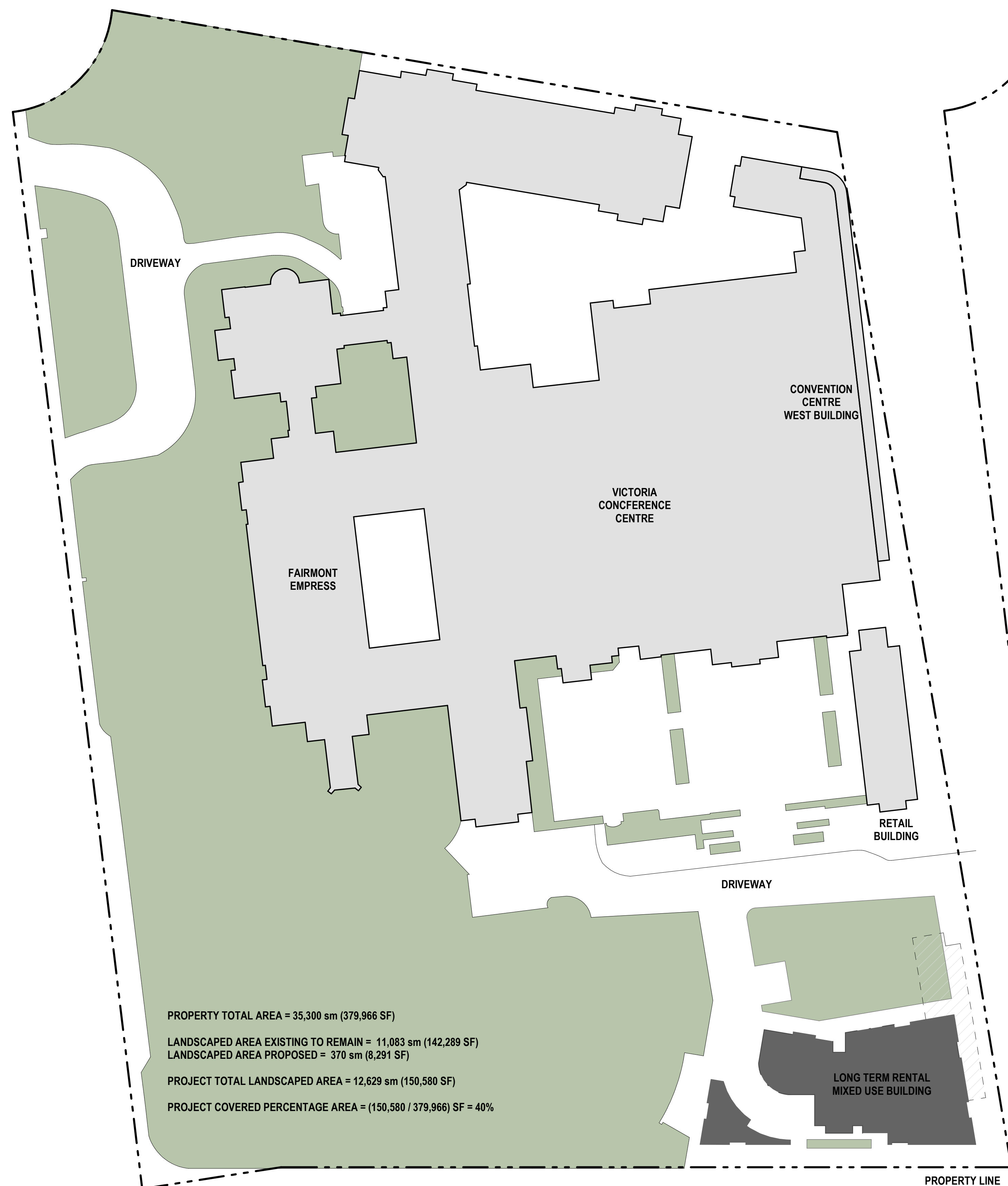
Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

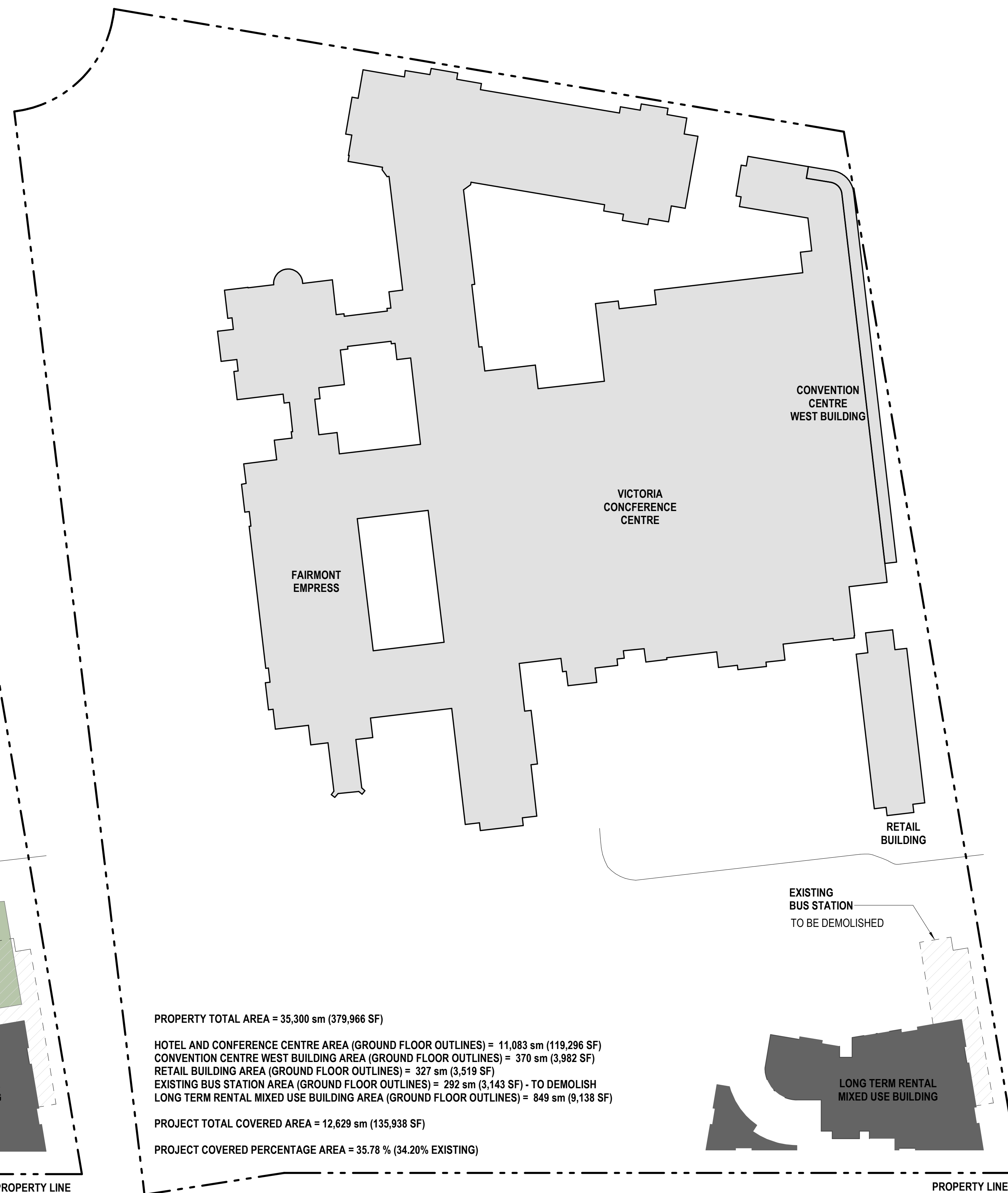
title
 SITE PLAN

scale 1:200
 project number 15-811
 issue date 2017-05-19
 drawing number A0.02
 revision date 2019-07-19
 plotted 2019-07-26 1:41:19 PM





PROPERTY AREA LANDSCAPED



PROPERTY AREA SITE COVERAGE - PROPOSED

notes

JAMES KM CHENG ARCHITECTS

James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

seal draw

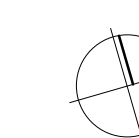
checked

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent. project

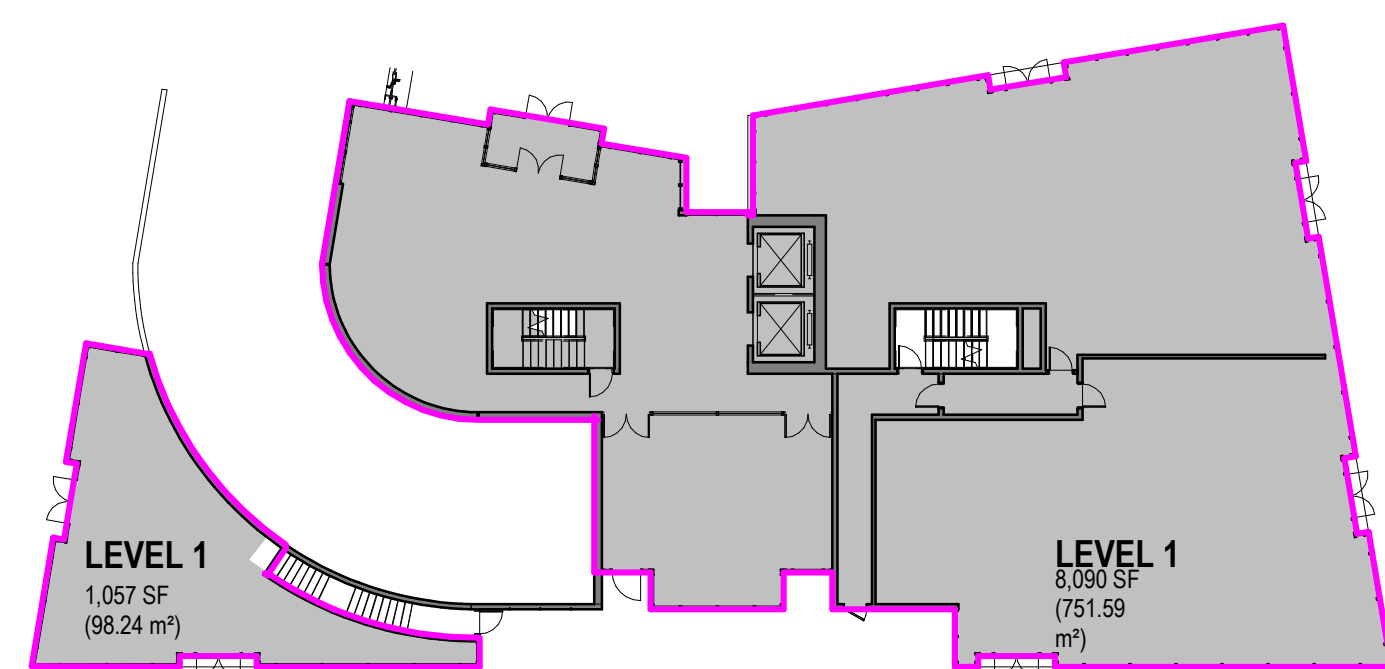
EMPRESS HOTEL - LONG TERM RENTAL MIXED USE BUILDING
 700 DOUGLAS STREET

PROPERTY AREA COVERAGE

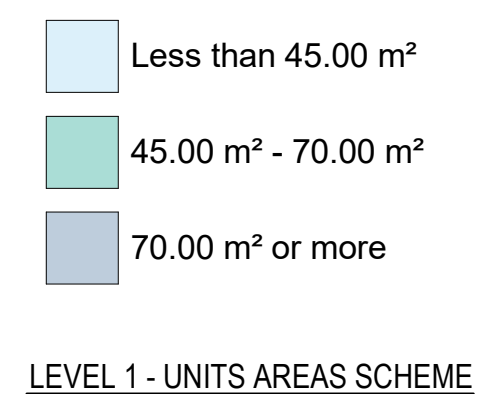
scale 1 : 500
 project number 15-811
 issue date 2017-05-19
 drawing number A0.03
 revision date 2019-07-19
 plotted 2019-07-26 1:47:20 PM



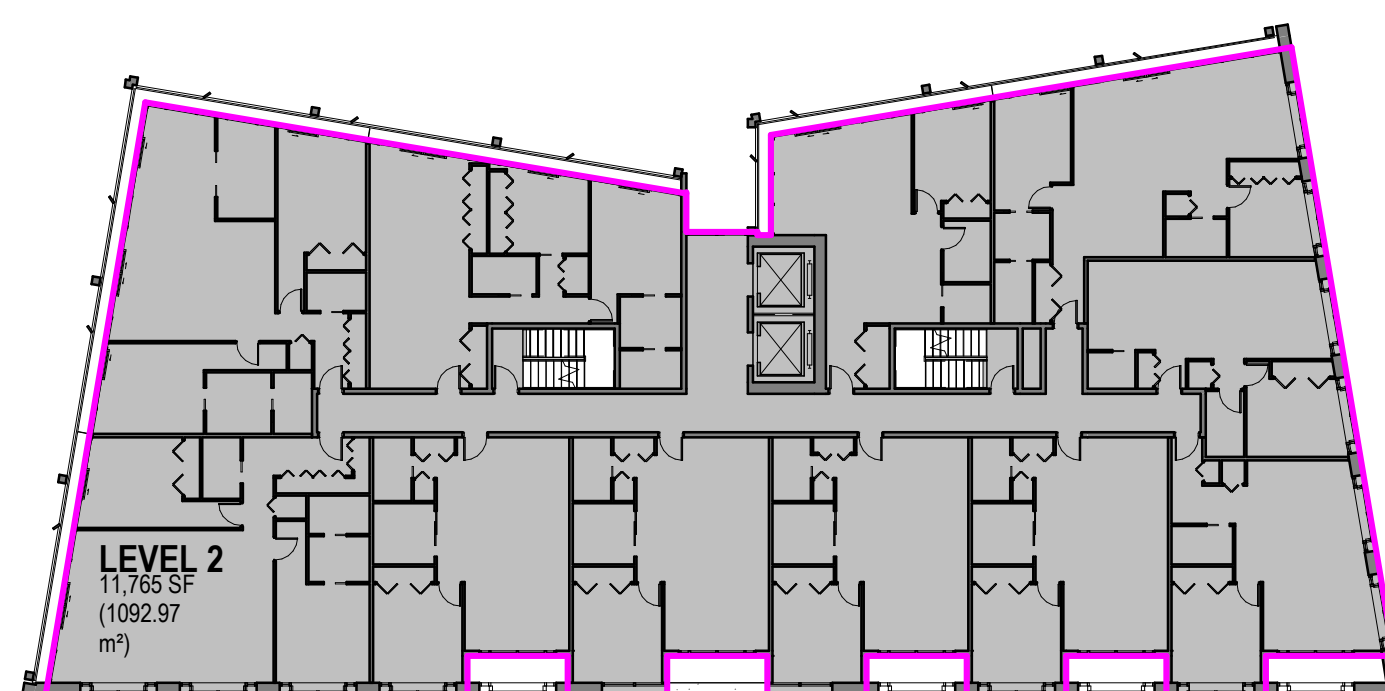
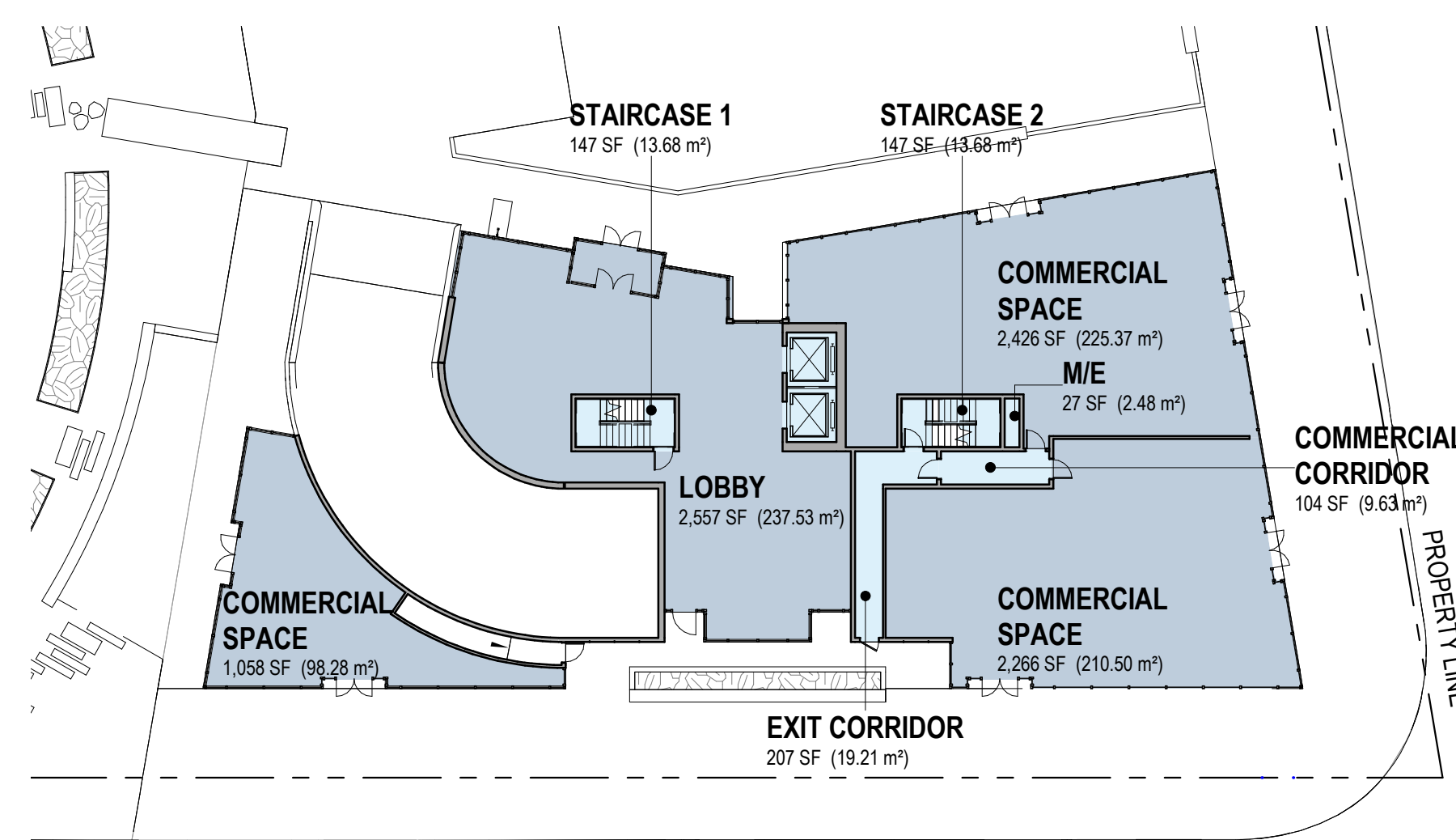
0 25 m



LEVEL 1 GROSS AREA SCHEME

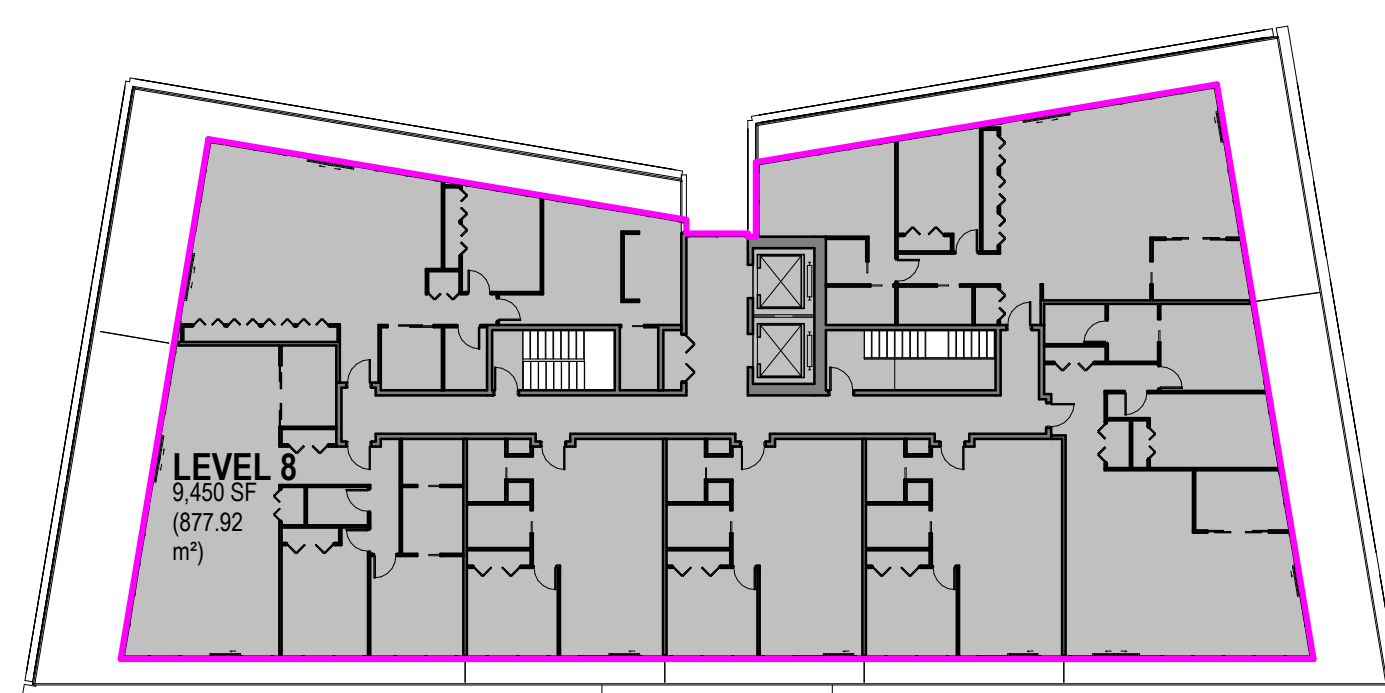
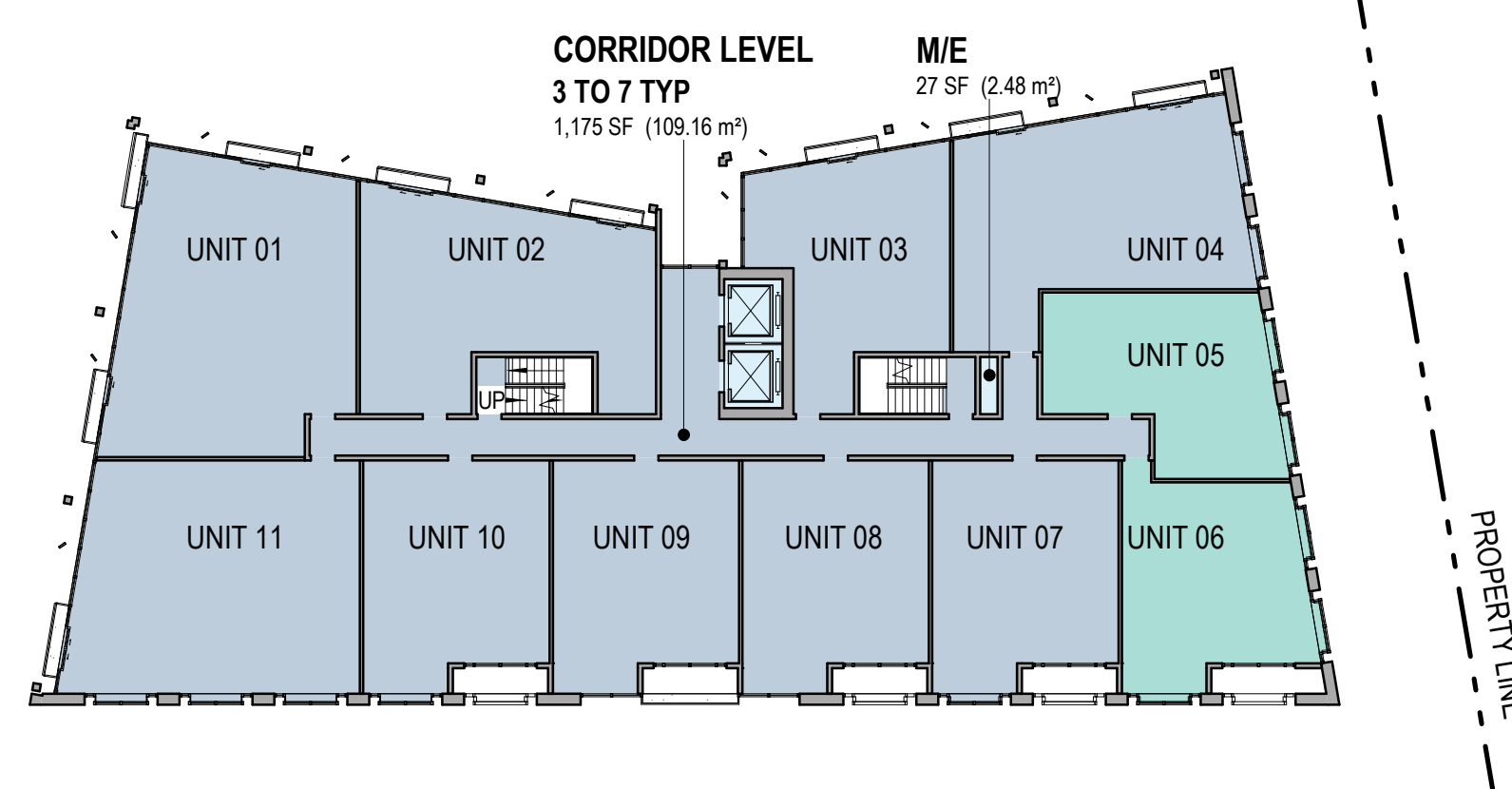


LEVEL 1 - UNITS AREAS SCHEME



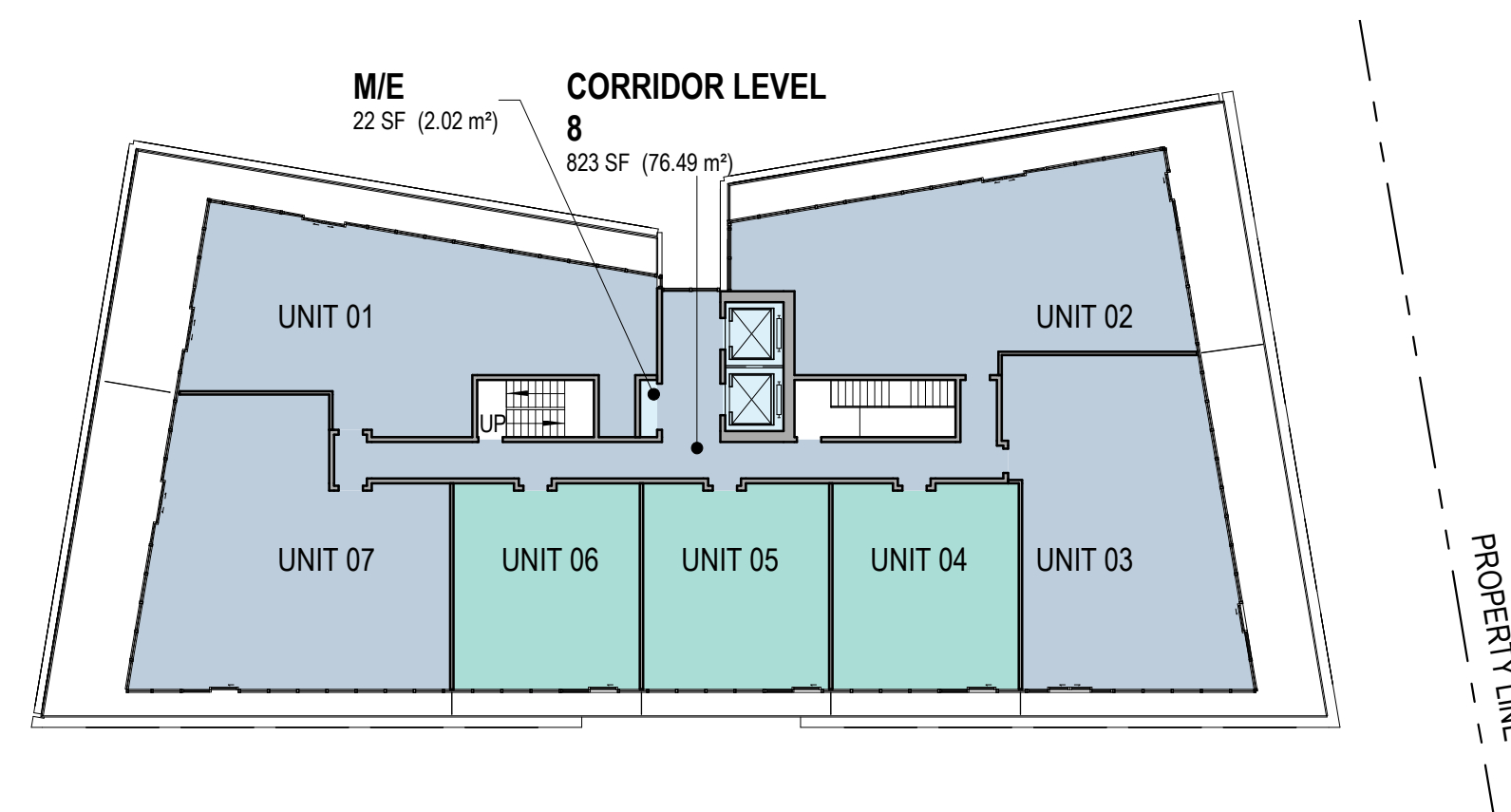
LEVEL 2-7 TYP - GROSS AREA SCHEME

LEVEL 2-7 TYPICAL - UNITS AREAS SCHEME



LEVEL 8 GROSS AREA SCHEME

LEVEL 8 (PENTHOUSE) - UNITS AREAS SCHEME



notes

JAMES KM CHENG ARCHITECTS

James KM Cheng Architects Inc.
Suite 200-77 West Eighth Avenue
Vancouver, B.C. Canada V5Y 1M8
T: 604.873.4333 info@jamescheng.com

Author

Checker

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.

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

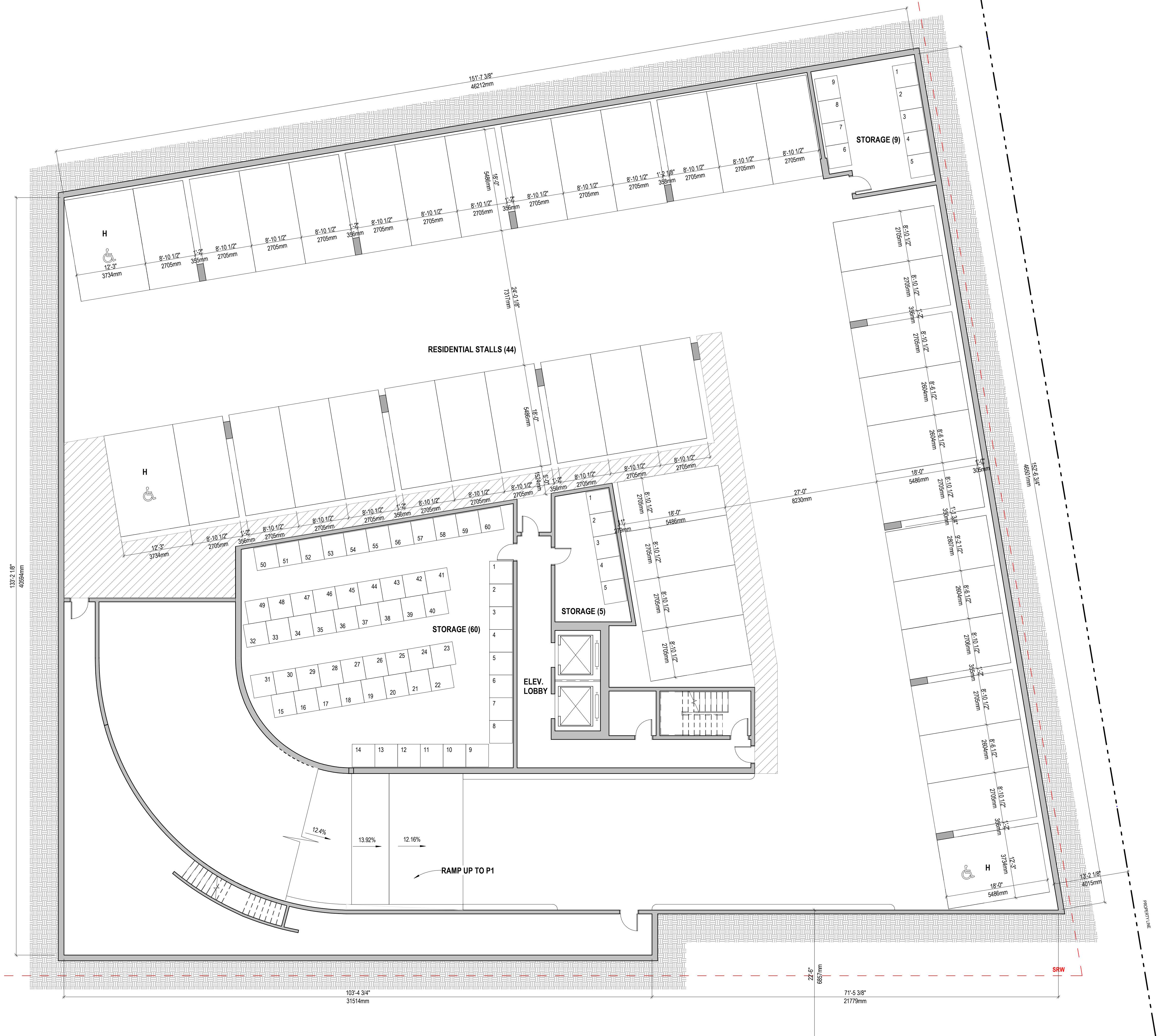
AREA SCHEMES

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

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

15 m

2019-07-26 1:47:25 PM



notes

JAMES KM CHENG ARCHITECTS
 James K.M. Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

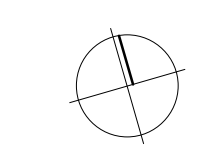
seal _____ draw _____
 checked _____

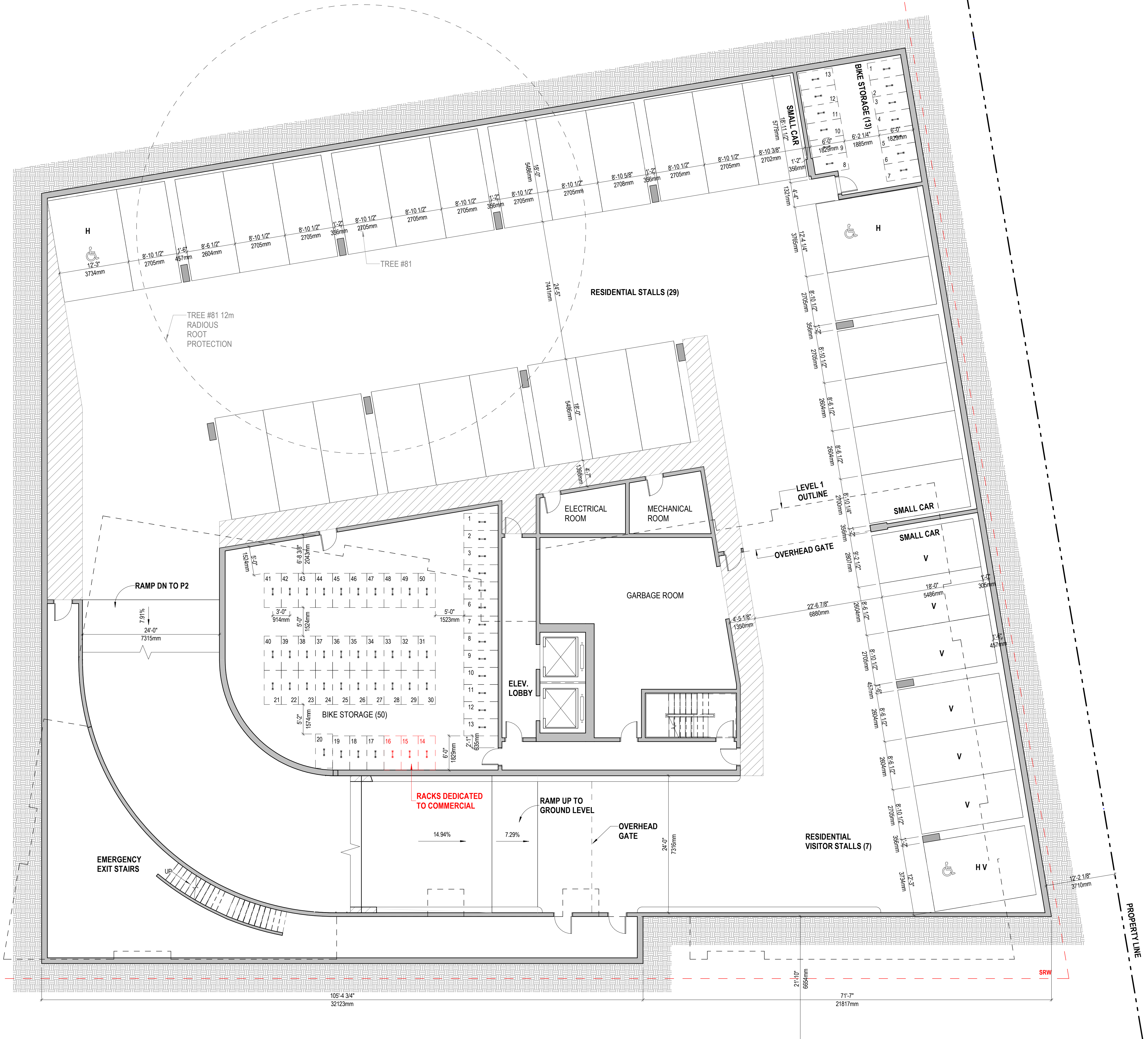
Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

title
 LEVEL P2 PLAN

scale 1 : 100
 project number 15-811
 revision date 2019-05-19
 drawing number A1.01
 revision date 2019-07-19
 plotted 2019-07-26 1:47:26 PM





notes

JAMES KM CHENG ARCHITECTS
 James K.M. Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

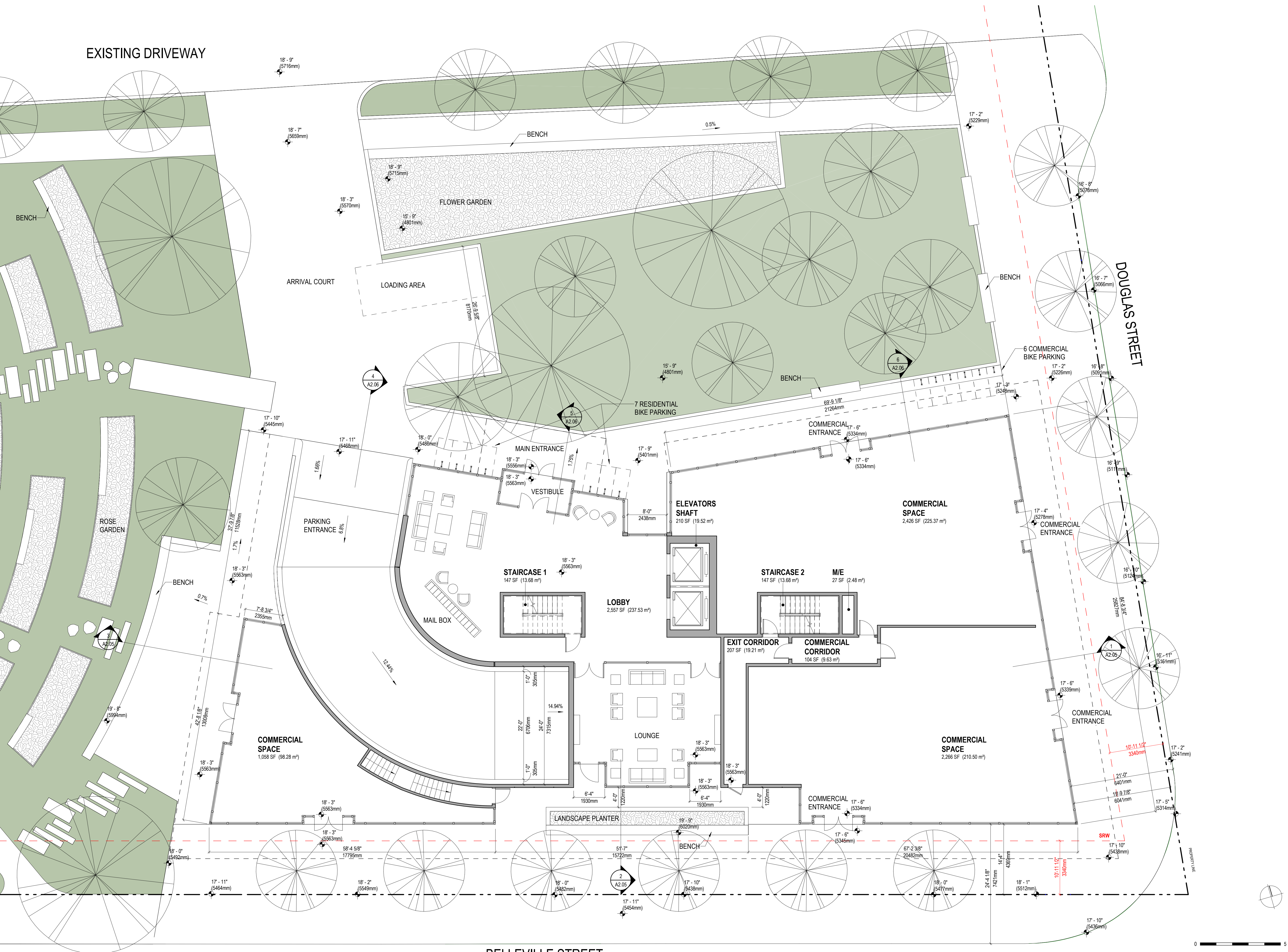
seal _____
 draw _____
 checked _____

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

title
 LEVEL P1 PLAN

scale
 1 : 100
 project number
 15-811
 issue date
 2017-05-19
 drawing number
A1.02
 revision date
 2019-07-19



notes

JAMES KM CHENG ARCHITECTS
 James K.M. Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

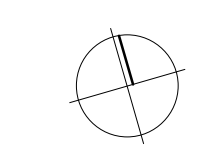
seal _____ draw _____
 checked _____

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

EMPRESS HOTEL - LONG TERM RENTAL
 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



EXISTING DRIVEWAY

DOUGLAS STREET

BELLEVILLE STREET

notes



JAMES KM CHENG ARCHITECTS

James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

seal draw

checked

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

title
 LEVEL 2 PLAN

scale 1:100
 project number 15-811
 issue date 2017-05-19
 drawing number A1.04
 revision date 2019-07-19
 plotted 2019-07-26 1:47:33 PM

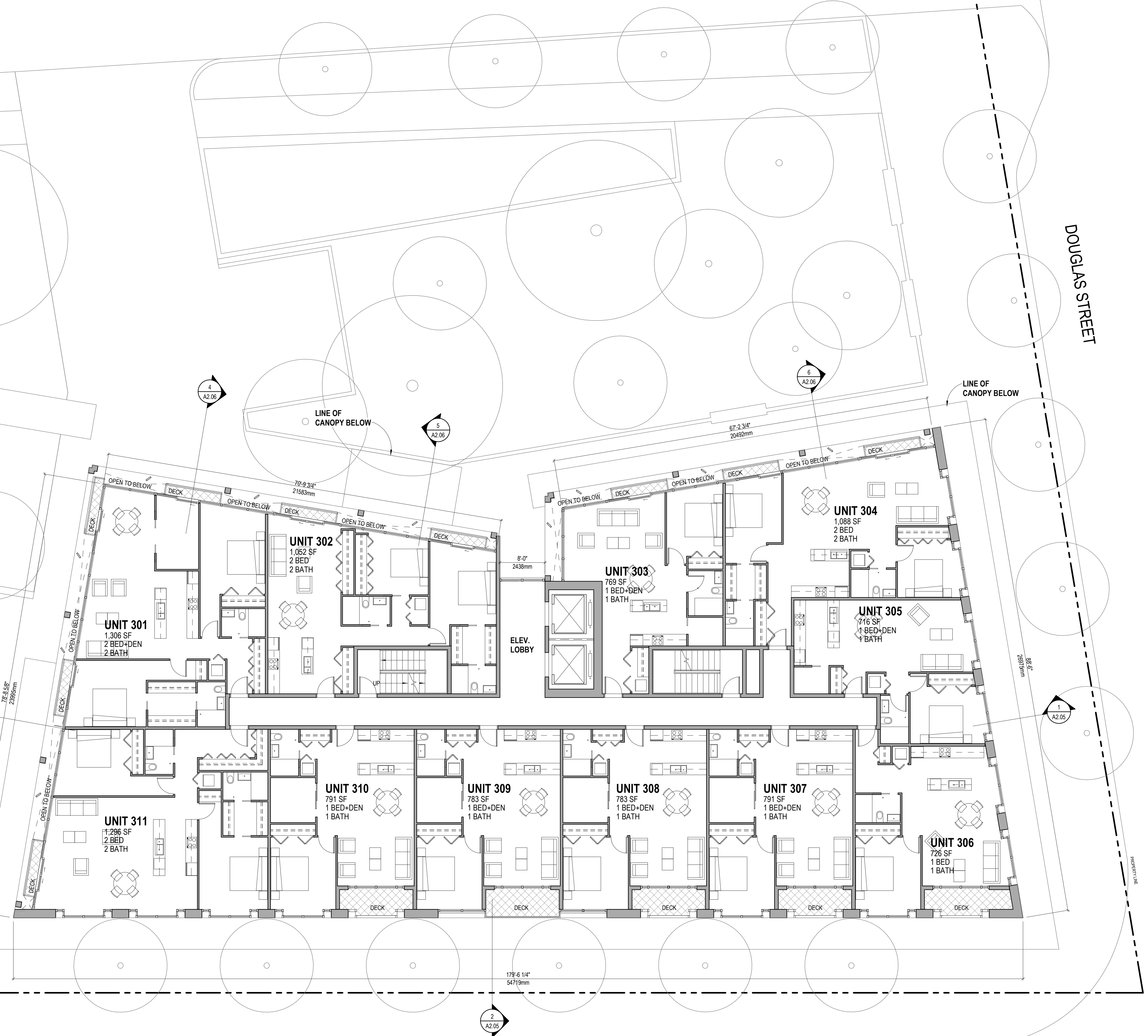
5 m

notes

EXISTING DRIVEWAY

DOUGLAS STREET

BELLEVILLE STREET



JAMES KM CHENG ARCHITECTS

James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

seal draw

checked

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.

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

title
 LEVEL 3 PLAN

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

drawing number
A1.05
 revision date
 2019-07-19

5 m

plotted

EXISTING DRIVEWAY

DOUGLAS STREET

BELLEVILLE STREET

notes



JAMES KM CHENG ARCHITECTS

James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

seal draw

checked

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 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 date
 2019-07-19

5m

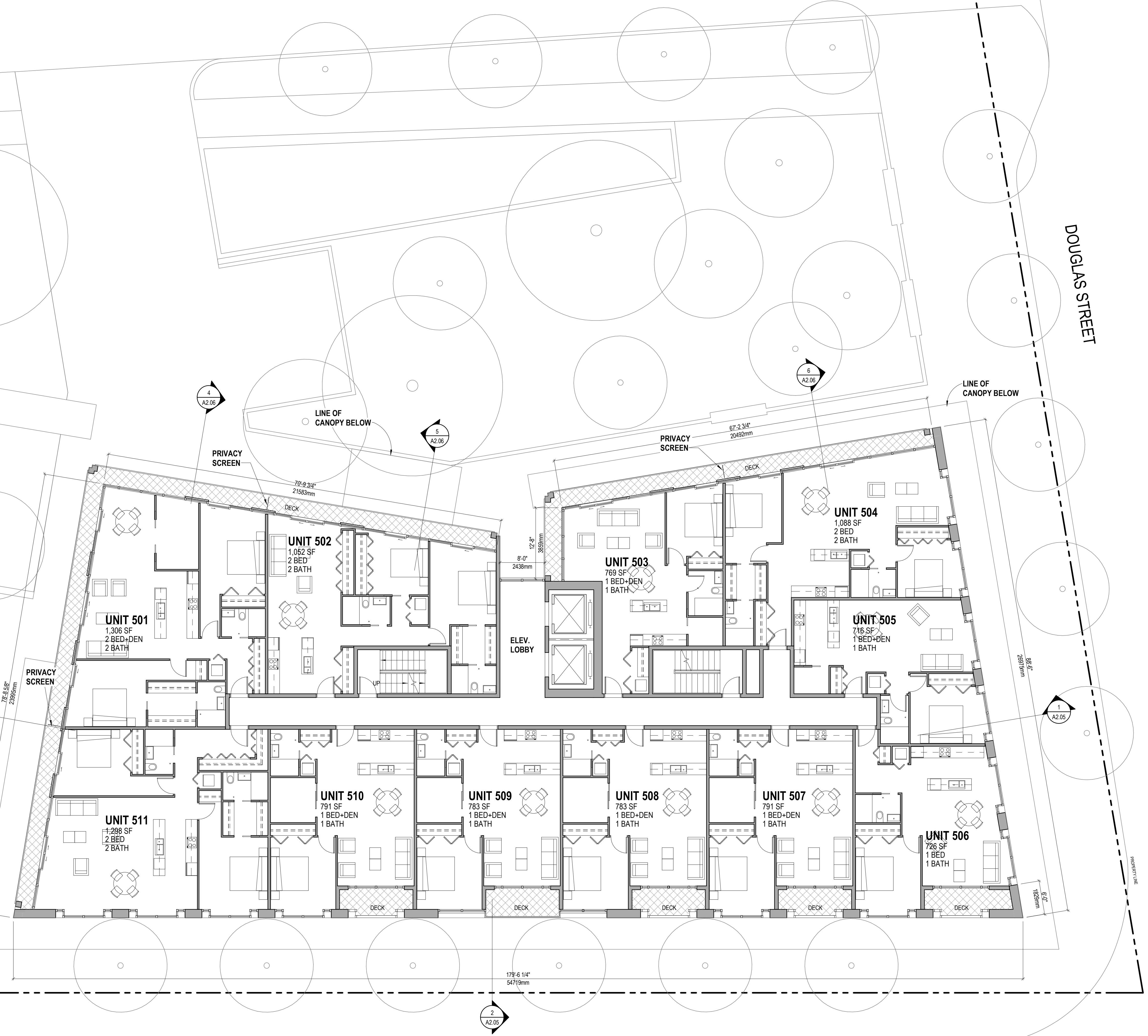
plotted 2019-07-26 1:47:40 PM

notes

EXISTING DRIVEWAY

DOUGLAS STREET

BELLEVILLE STREET



JAMES KM CHENG ARCHITECTS

James K.M. Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

seal draw

checked

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

title
 LEVEL 5 PLAN

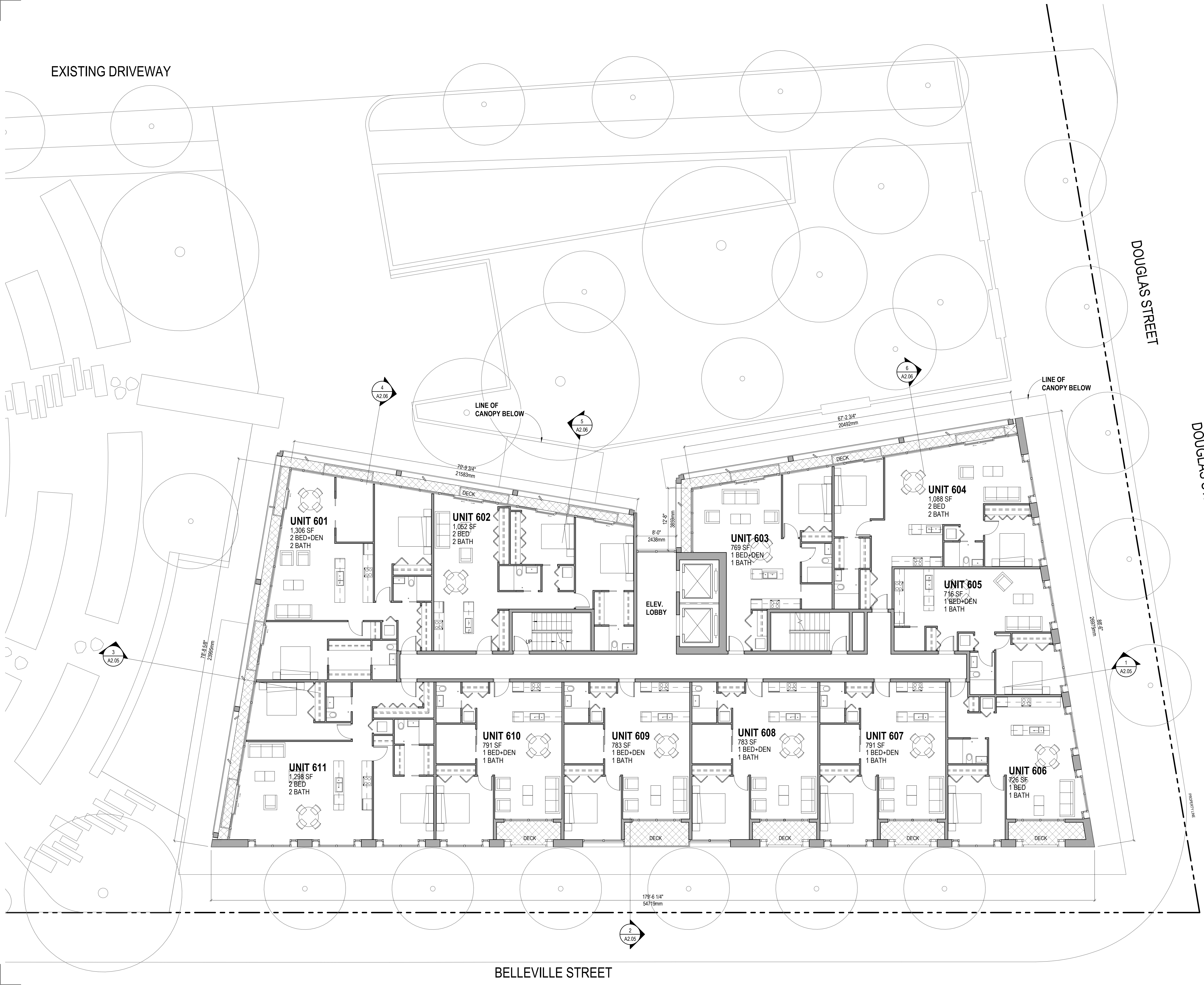
scale
 1 : 100
 project number
 15-811
 issue date
 2017-05-19

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

plotted 2019-07-26 1:47:44 PM



EXISTING DRIVEWAY



notes

JAMES KM CHENG ARCHITECTS

James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

seal draw

checked

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

title
 LEVEL 6 PLAN

scale 1:100
 project number 15-811
 issue date 2017-05-19
 drawing number A1.08
 revision date 2019-07-19
 plotted 2019-07-26 1:47:47 PM

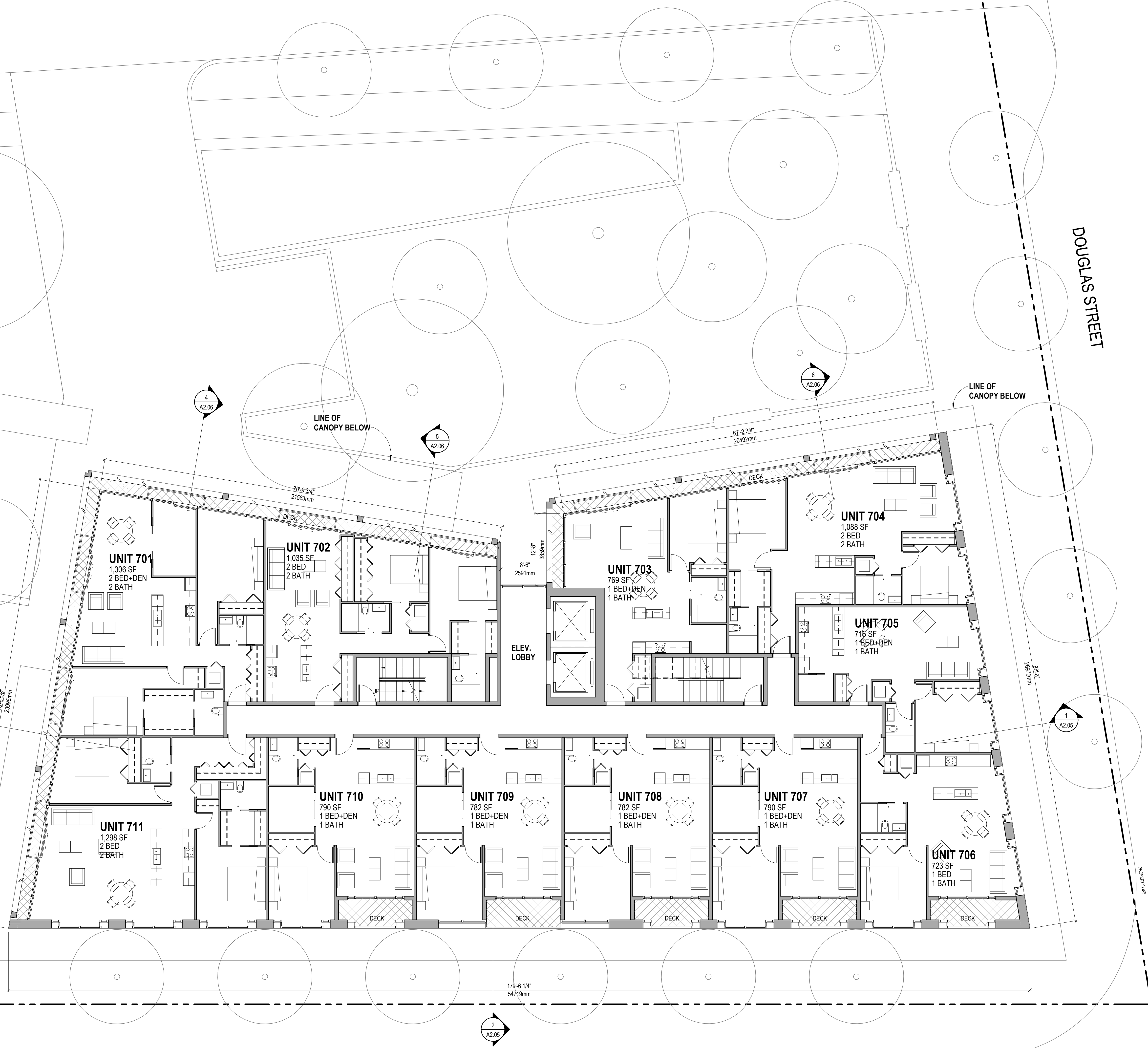
0 5m

EXISTING DRIVEWAY

DOUGLAS STREET

BELLEVILLE STREET

notes



JAMES KM CHENG ARCHITECTS

James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

seal draw

checked

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 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

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

plotted 2019-07-26 14:51 PM



EXISTING DRIVEWAY

DOUGLAS STREET

BELLEVILLE STREET

notes

JAMES KM CHENG ARCHITECTS

James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

seal _____ draw _____

checked _____

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project _____

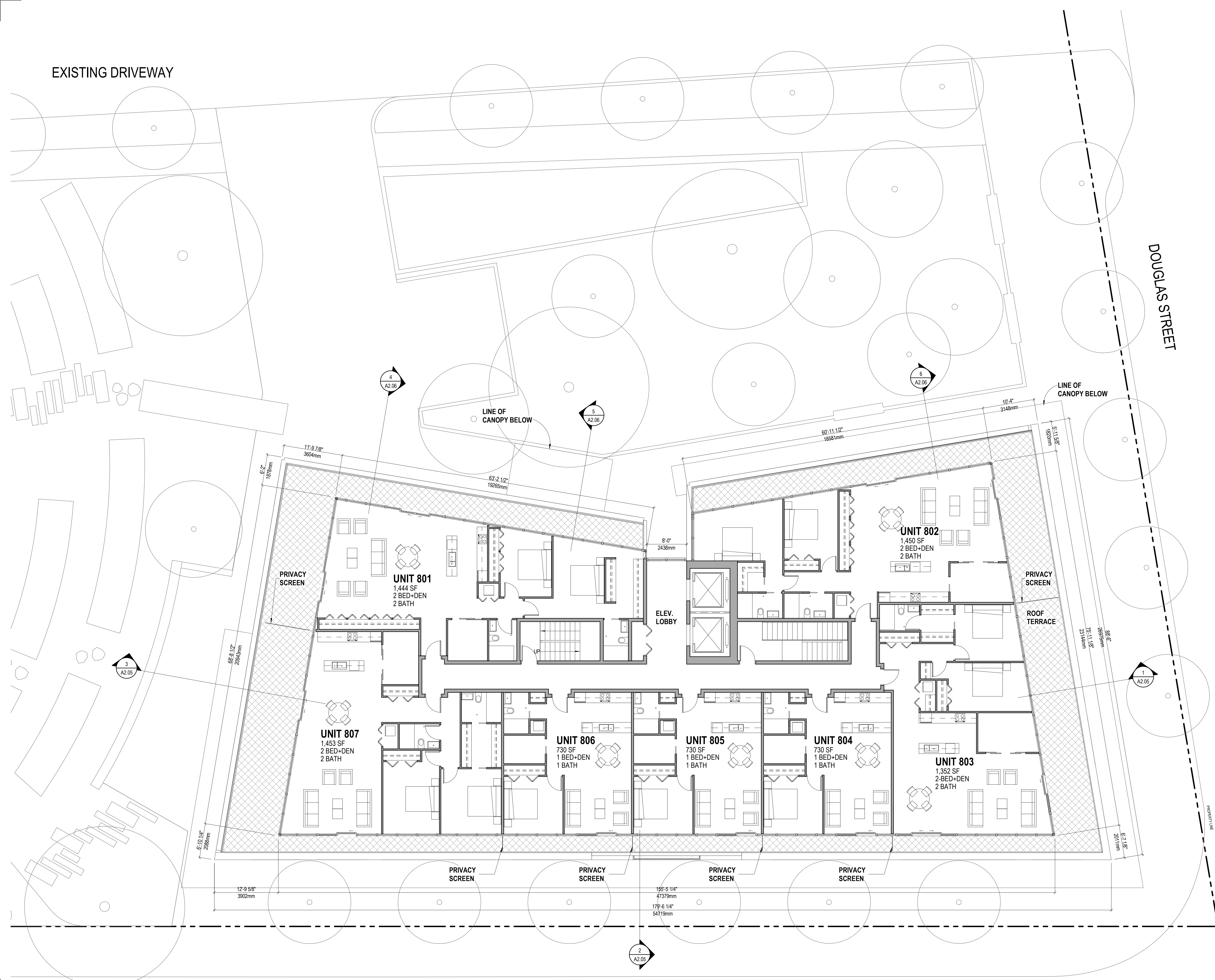
EMPRESS HOTEL - LONG TERM RENTAL
 MIXED USE BUILDING
 700 DOUGLAS STREET

title
 LEVEL 8 PLAN (PENTHOUSE)

scale
 1 : 100
 project number
 15-811
 issue date
 2017-05-19
 drawing number
A1.10
 revision date
 2019-07-19

0 5m

2019-07-26 1:47:54 PM

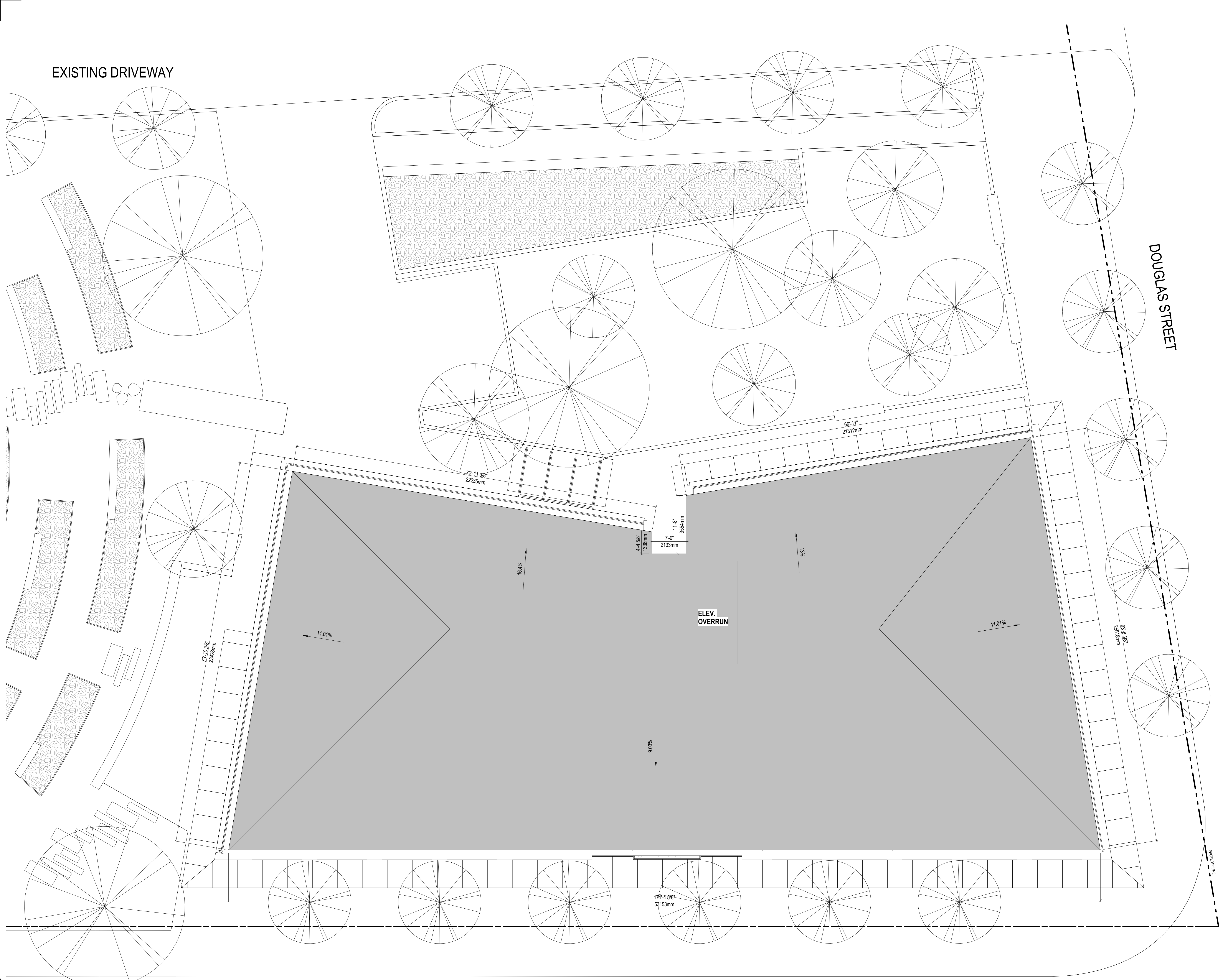


notes

EXISTING DRIVEWAY

DOUGLAS STREET

BELLEVILLE STREET



JAMES KM CHENG ARCHITECTS

James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

seal _____
 draw _____

checked _____

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project _____

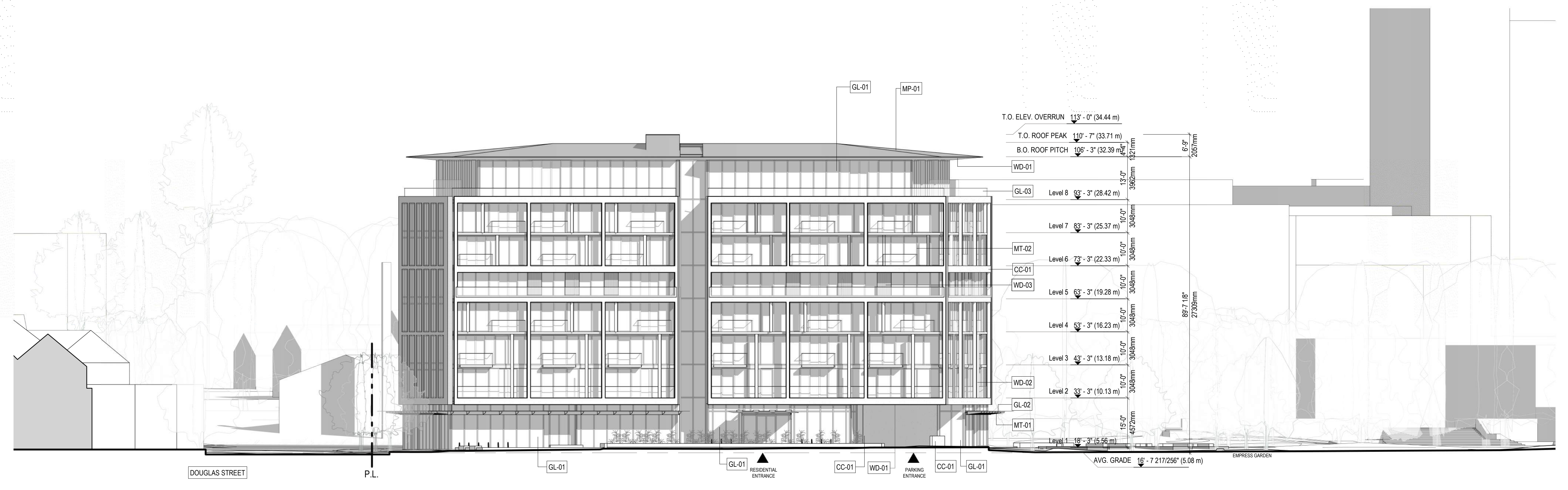
**EMPRESS HOTEL - LONG TERM RENTAL
 MIXED USE BUILDING
 700 DOUGLAS STREET**

title
ROOF PLAN

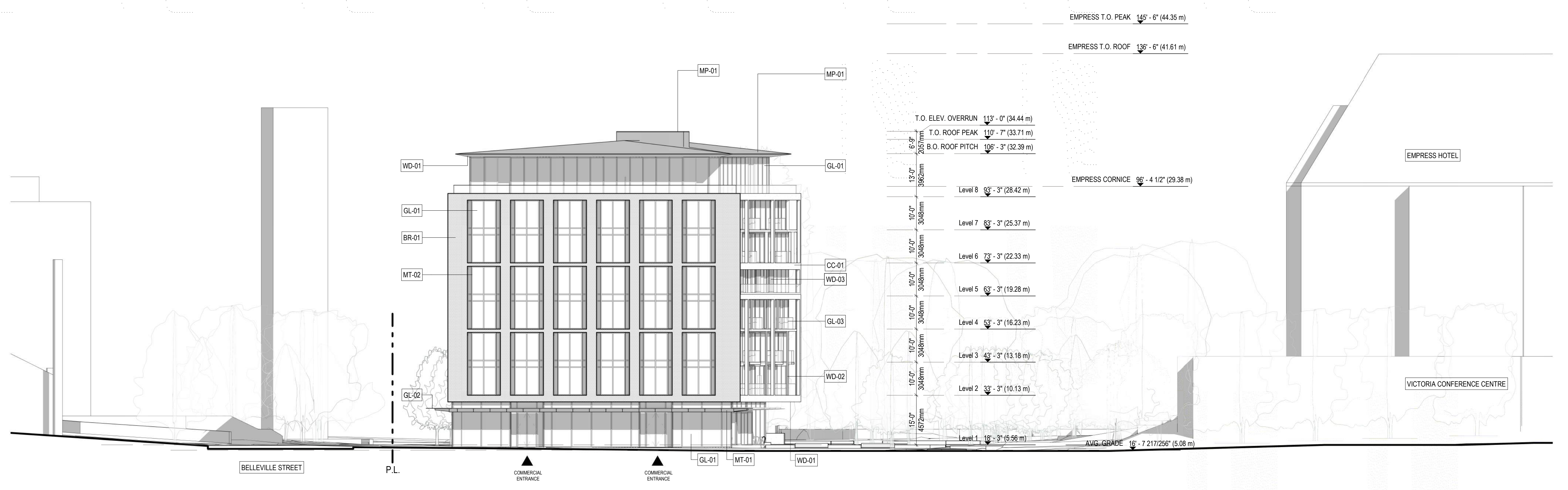
scale	1 : 100	drawing number	A1.11
project number	15-811	revision date	2019-07-19
issue date	2017-05-19	revision date	2019-07-19
plotted		plotted	2019-07-26 1:47:56 PM

MATERIAL LEGEND

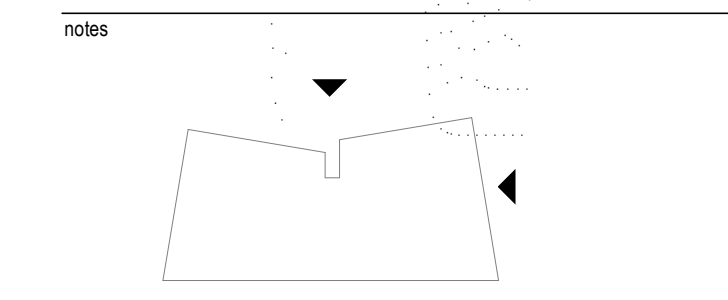
- | | | |
|---|---|--|
| GL-01 INSULATED GLASS UNIT IN PREFINISHED WINDOW WALL SYSTEM | WD-01 PREFINISHED ALUMINUM SOFFIT WITH WOOD GRAIN FINISH | WD-03 PREFINISHED ALUMINUM WALL CLADDING WITH WOOD GRAIN FINISH CW CONCEALED DOOR FRAMES AND ALUMINUM CLADDING WITH WOOD GRAIN FINISH EXIT DOORS |
| GL-02 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



JAMES KM CHENG ARCHITECTS
 James K.M. Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T. 604.873.4333 info@jamescheng.com

seal _____
 draw _____
 checked _____

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

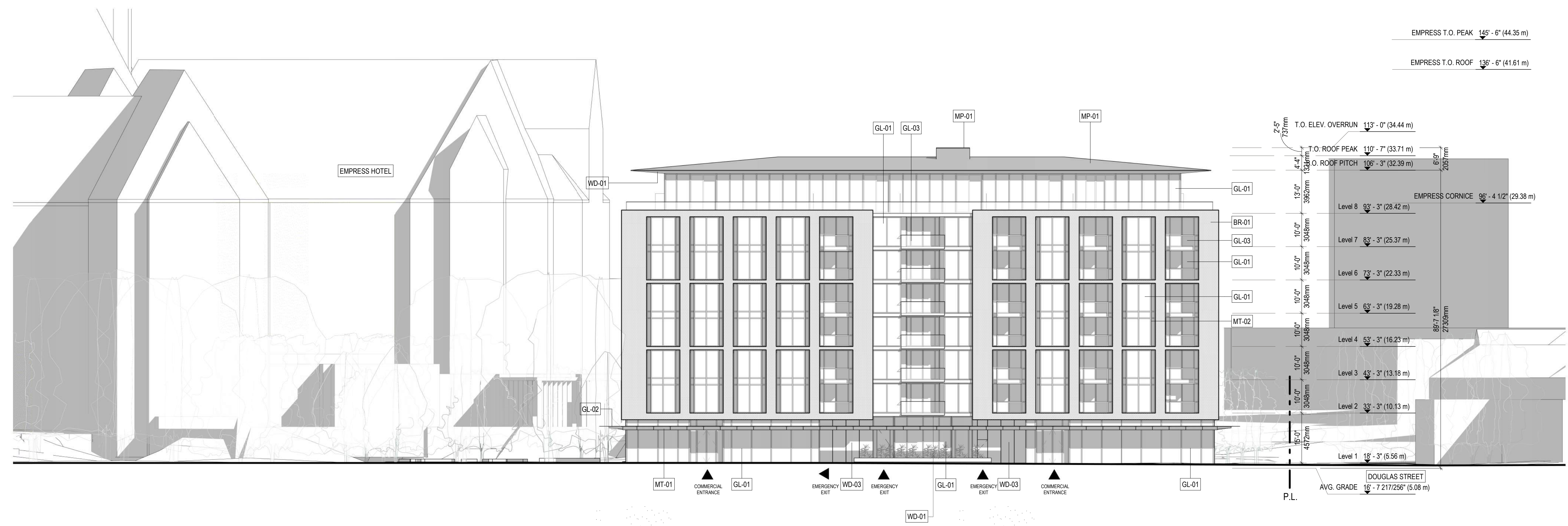
title
 NORTH AND EAST ELEVATIONS

scale 1 : 200
 project number 15-811
 issue date 2017-05-19
 drawing number **A2.01**
 revision date 2019-07-19
 plotted 2019-07-26 1:48:19 PM

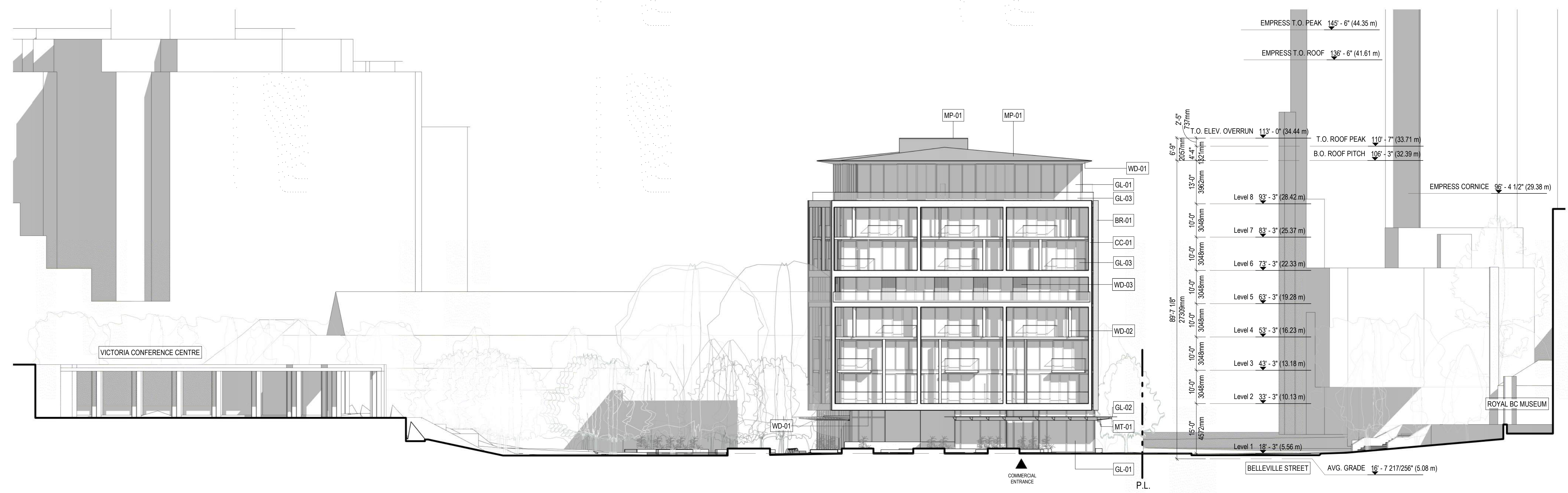


MATERIAL LEGEND

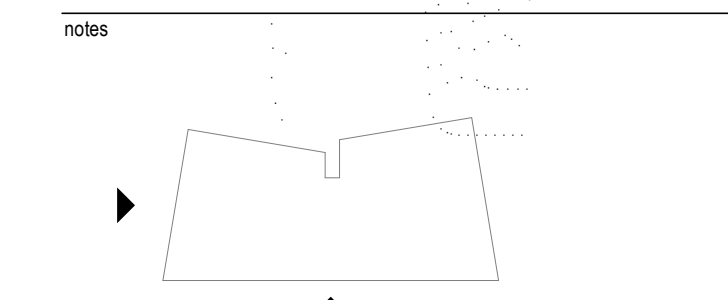
- | | | |
|---|---|---|
| GL-01 INSULATED GLASS UNIT IN PREFINISHED WINDOW WALL SYSTEM | WD-01 PREFINISHED ALUMINUM SOFFIT WITH WOOD GRAIN FINISH | WD-03 PREFINISHED ALUMINUM WALL CLADDING WITH WOOD GRAIN FINISH LOW CONCEALED DOOR FRAMES AND ALUMINUM CLADDING WITH WOOD GRAIN FINISH EXT. DOORS |
| GL-02 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



JAMES KM CHENG ARCHITECTS
 James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T. 604.873.4333 info@jamescheng.com

seal draw

checked

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

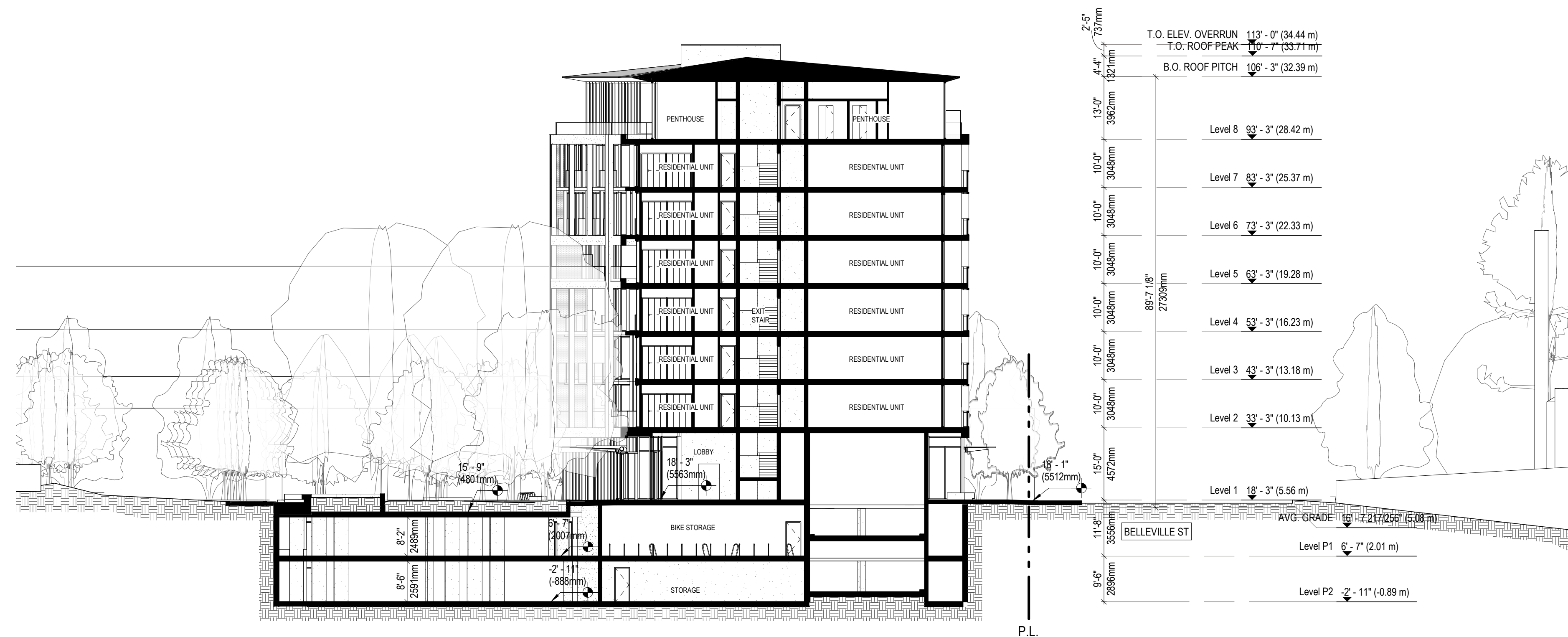
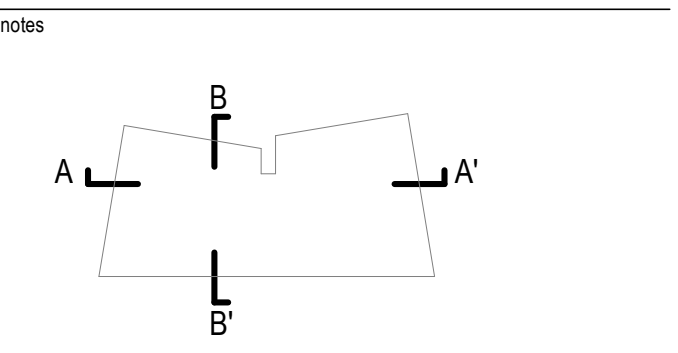
title
 SOUTH AND WEST ELEVATIONS

scale 1:200
 project number 15-811
 issue date 2017-05-19
 drawing number A2.02
 revision date 2019-07-19
 plotted 2019-07-26 1:48:39 PM





A-A BUILDING SECTION A
 A2.03



B-B BUILDING SECTION B
 A2.03

JAMES KM CHENG ARCHITECTS

James K.M. Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T. 604.873.4333 info@jamescheng.com

seal draw

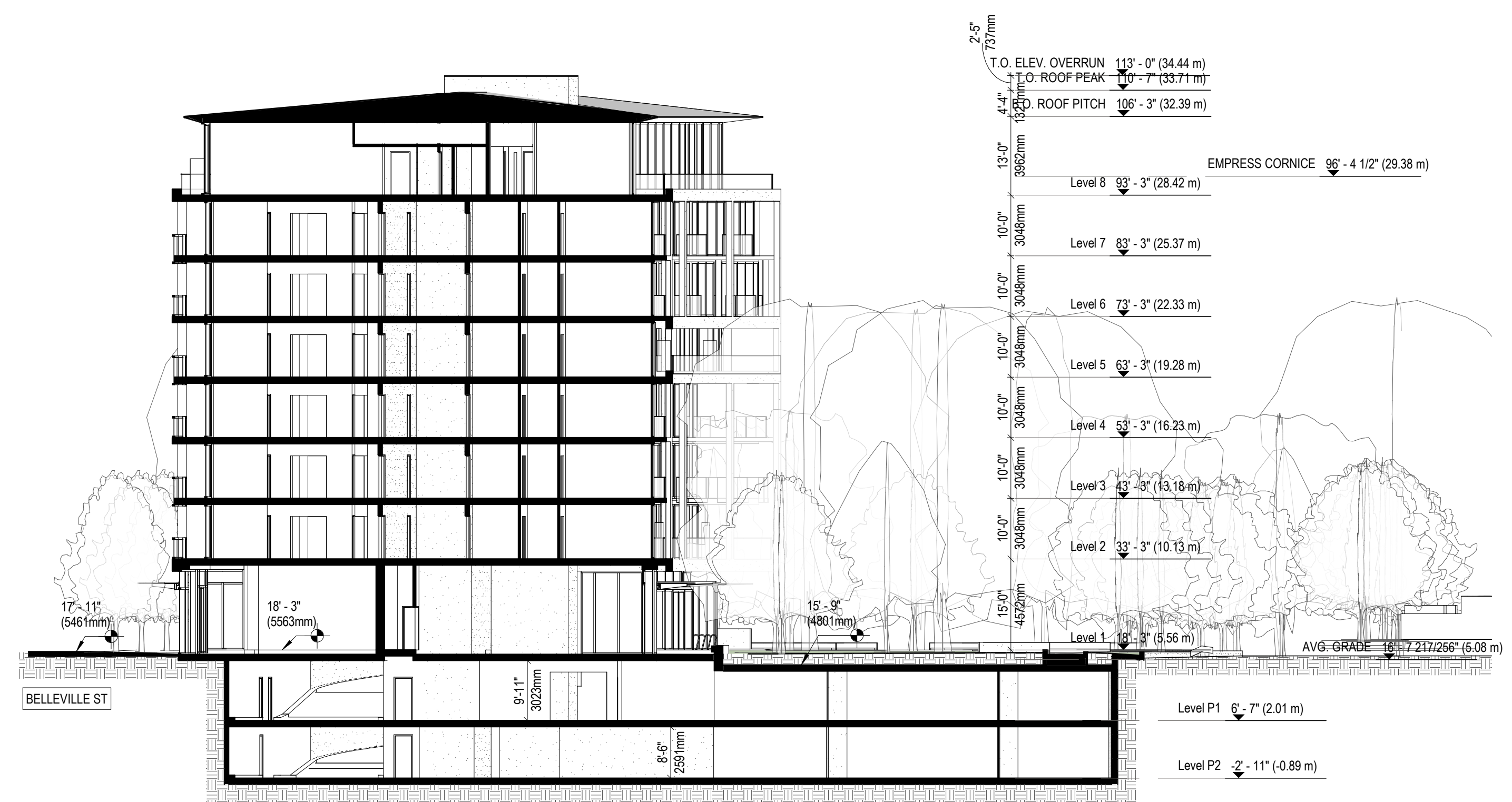
checked

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

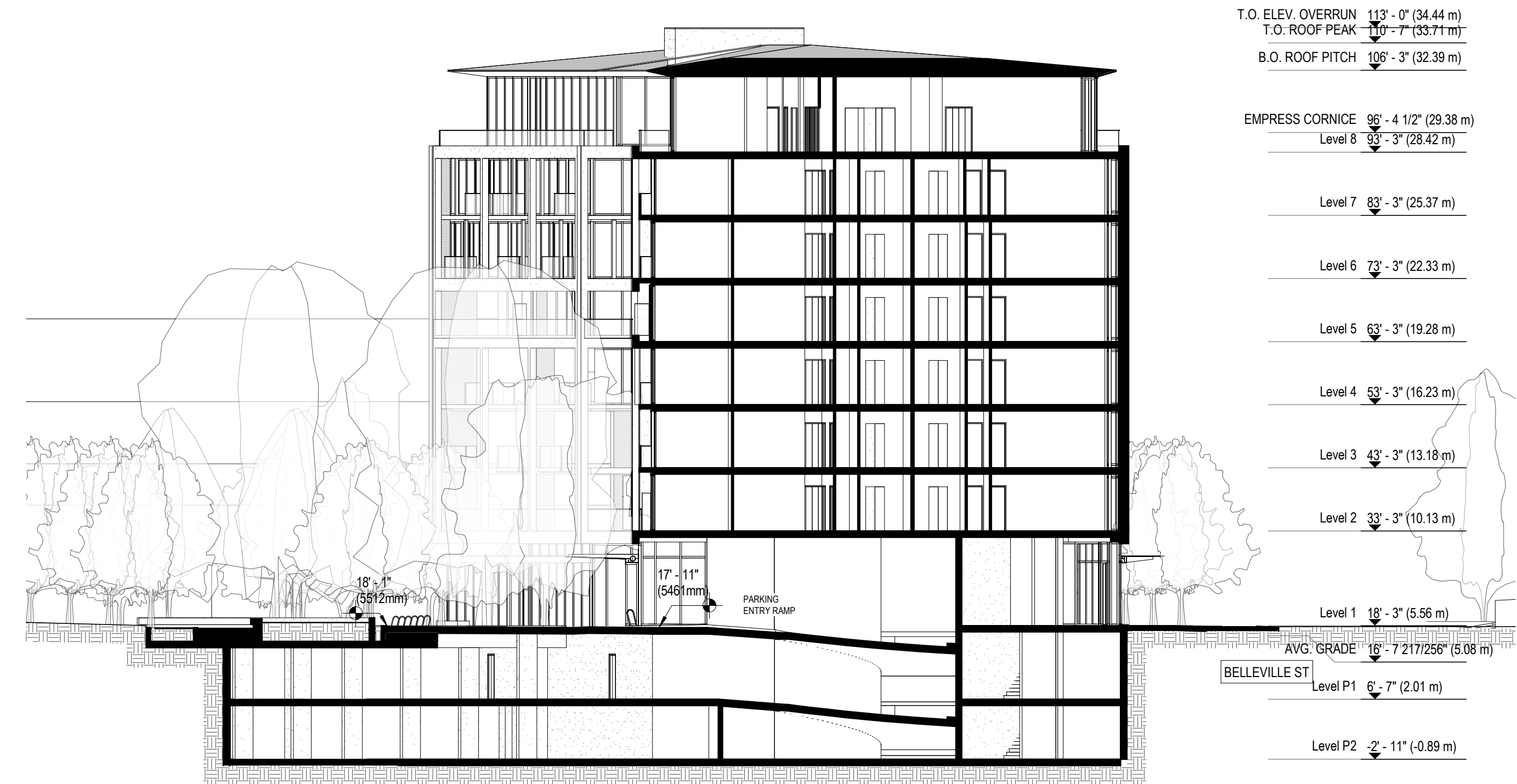
EMPRESS HOTEL - LONG TERM RENTAL
 MIXED USE BUILDING
 700 DOUGLAS STREET

title
 BUILDING SECTIONS

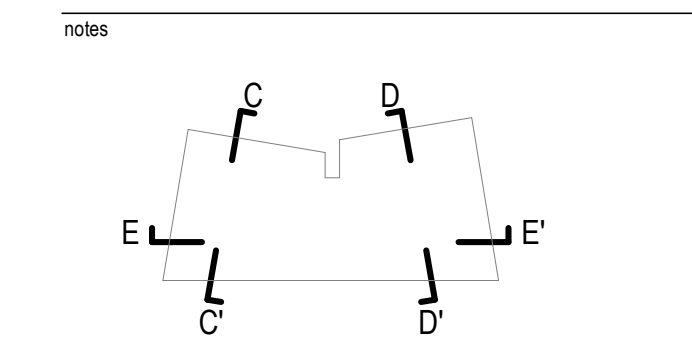
scale 1 : 200
 project number 15-811
 issue date 2017-05-19
 drawing number A2.03
 revision date 2019-07-19



1 BUILDING SECTION C
A2.04



2 BUILDING SECTION D
A2.04



3 BUILDING SECTION E
A2.04

JAMES KM CHENG ARCHITECTS

James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T. 604.873.4333 info@jamescheng.com

seal drawn
Author

checked Checker

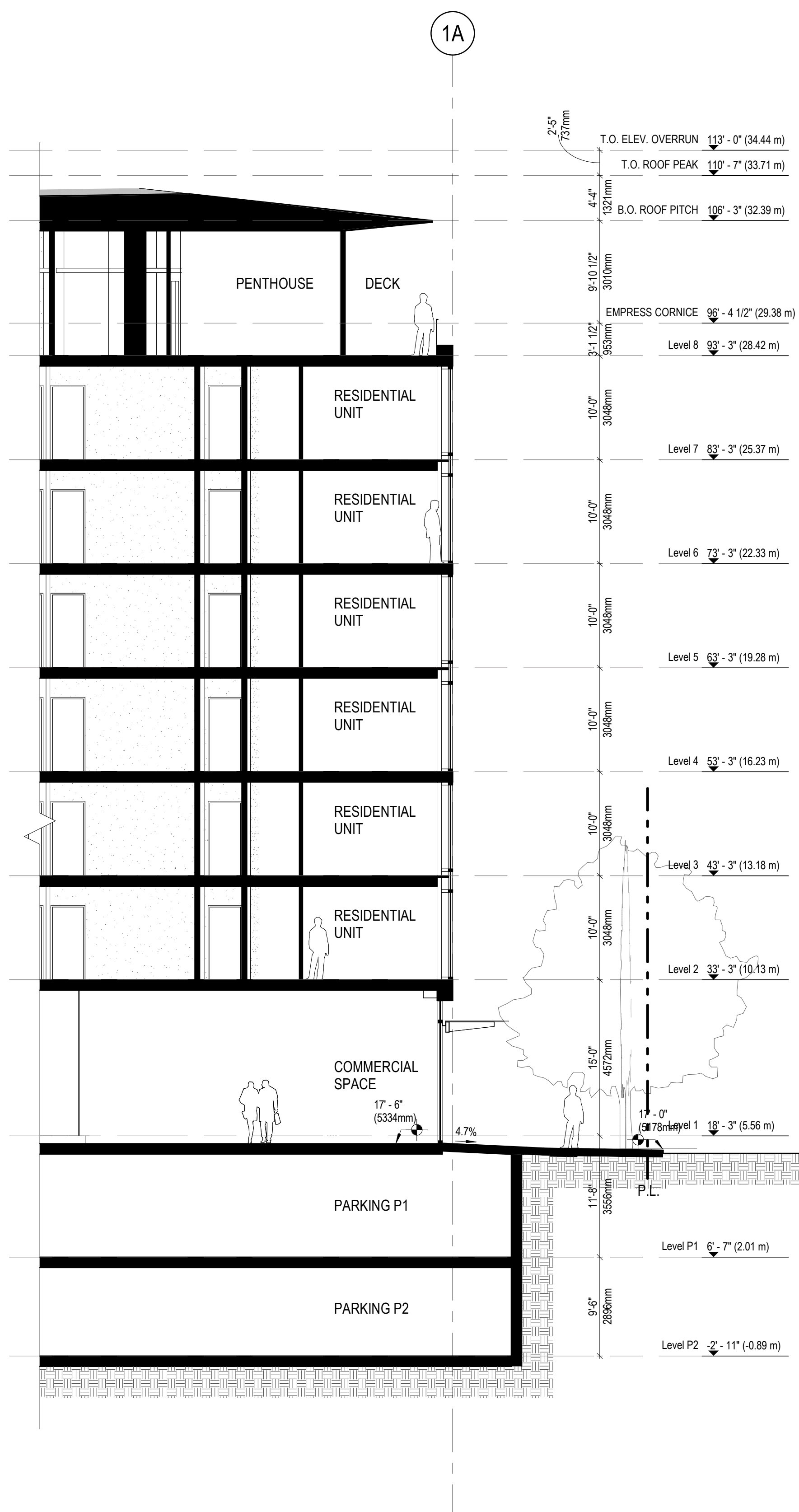
Copyright reserved. This plan and design is and at all times remains the exclusive property of James KM Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

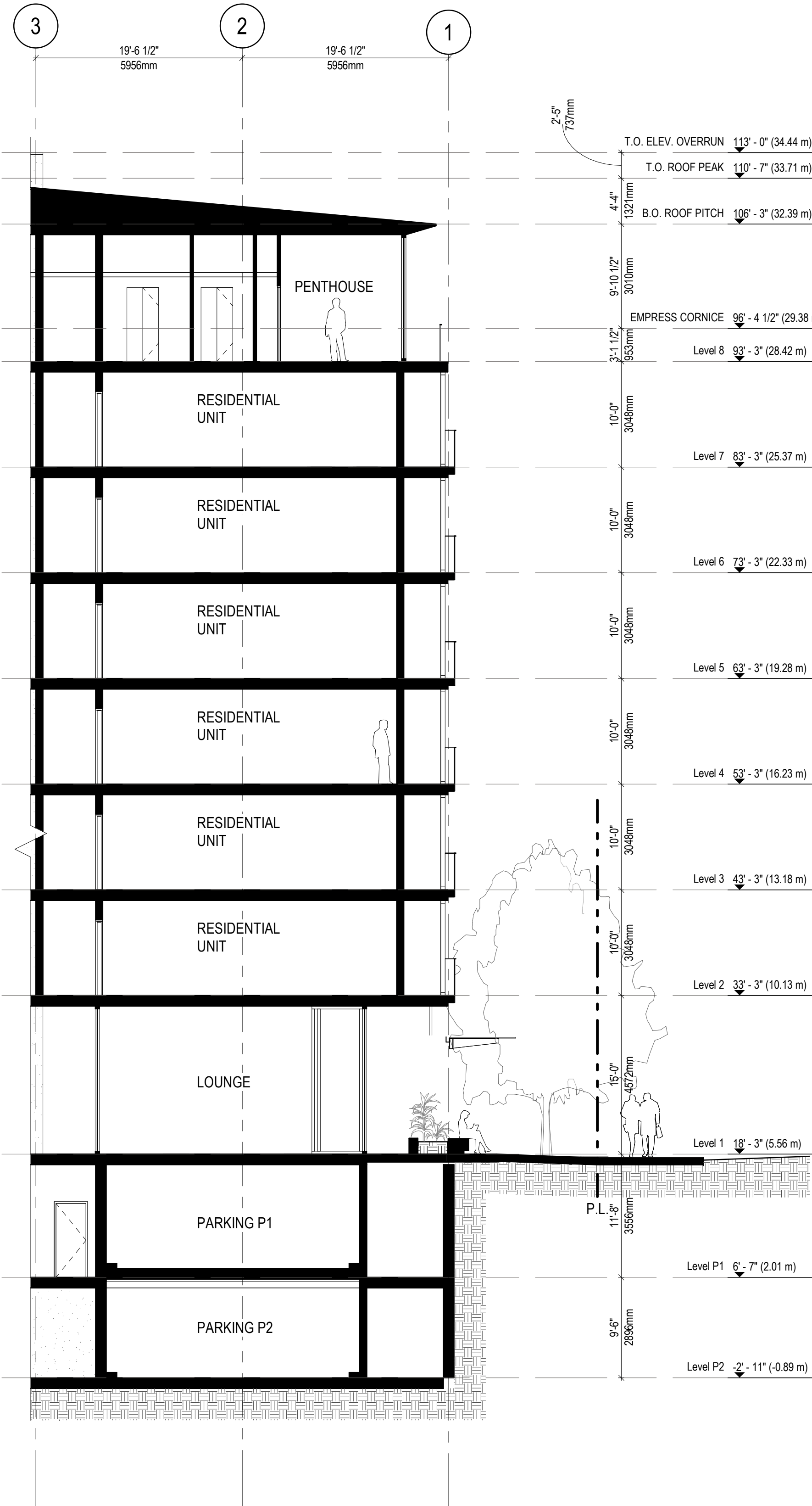
BUILDING SECTIONS

scale 1 : 200
 project number 15-811
 issue date 2017-05-19
 drawing number **A2.04**
 revision date 2019-07-19
 plotted 2019-07-26 1:45:51 PM

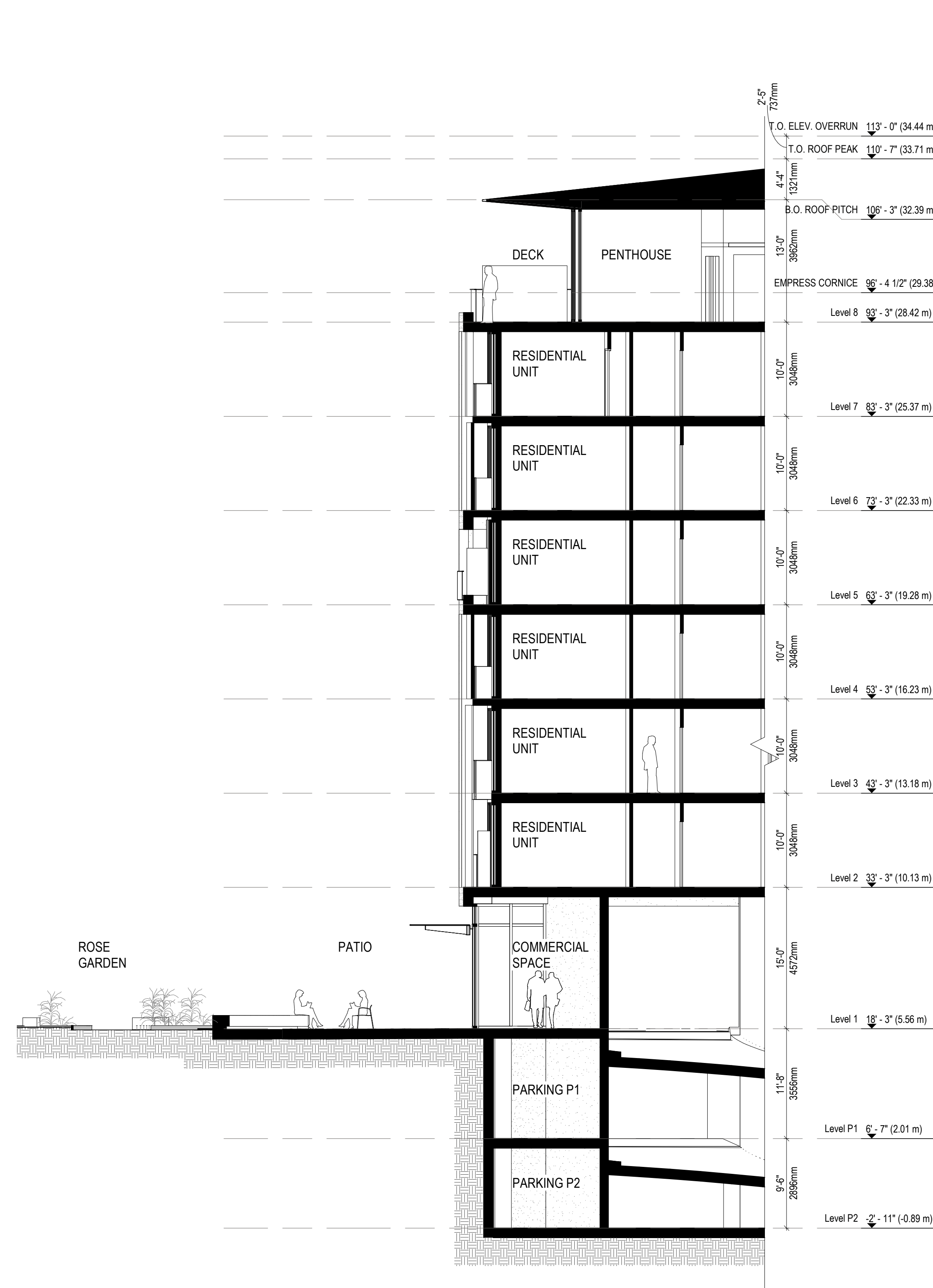




1 BUILDING SECTION - DOUGLAS STREET



2 BUILDING SECTION - BELLEVILLE STREET



3 BUILDING SECTION - ROSE GARDEN

notes

JAMES KM CHENG ARCHITECTS

James K.M. Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T. 604.873.4333 info@jamescheng.com

drawn
 Author

checked
 Checker

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

BUILDING SECTIONS

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

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

plotted

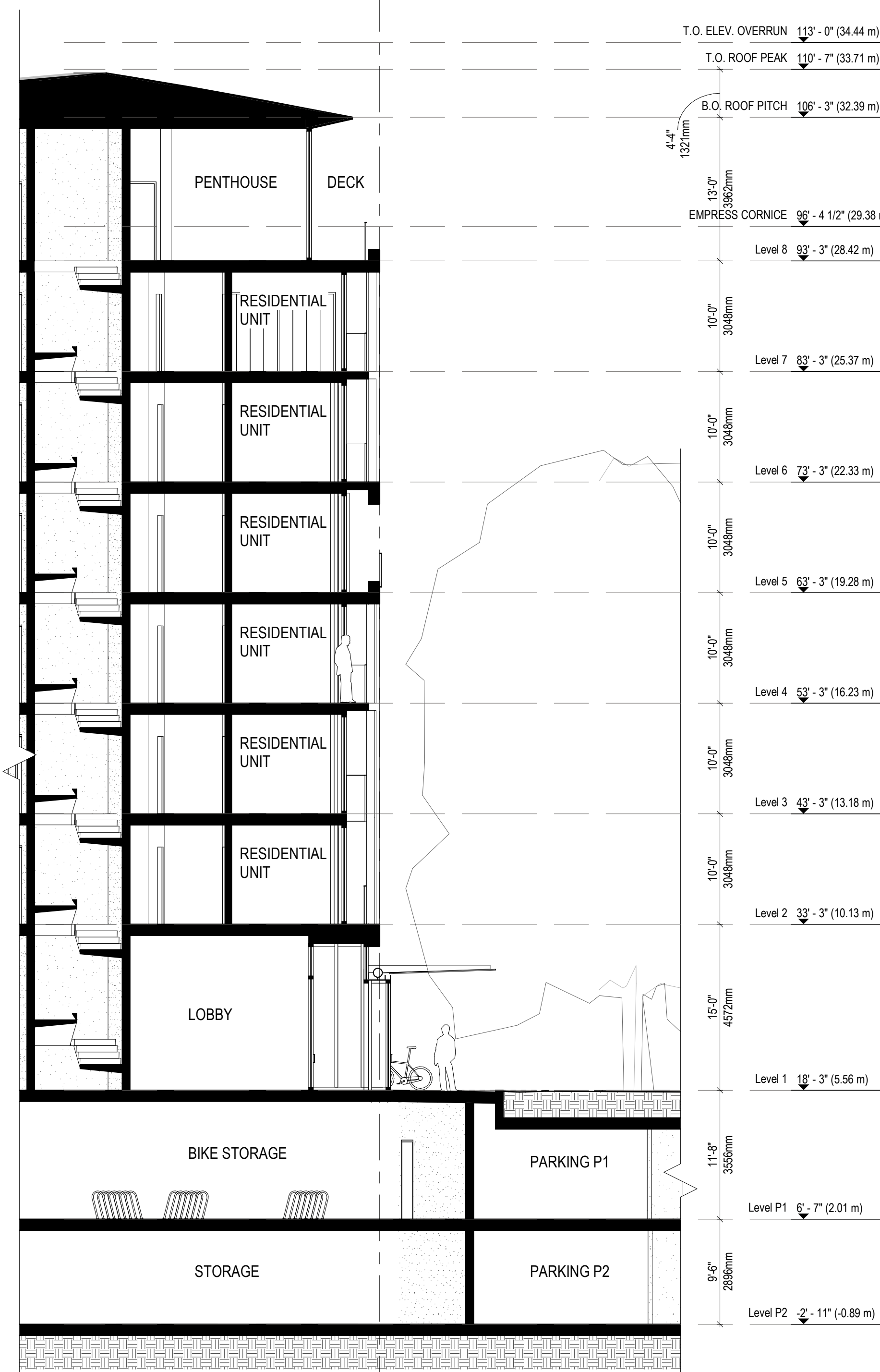
2019-07-26 1:46:51 PM

9



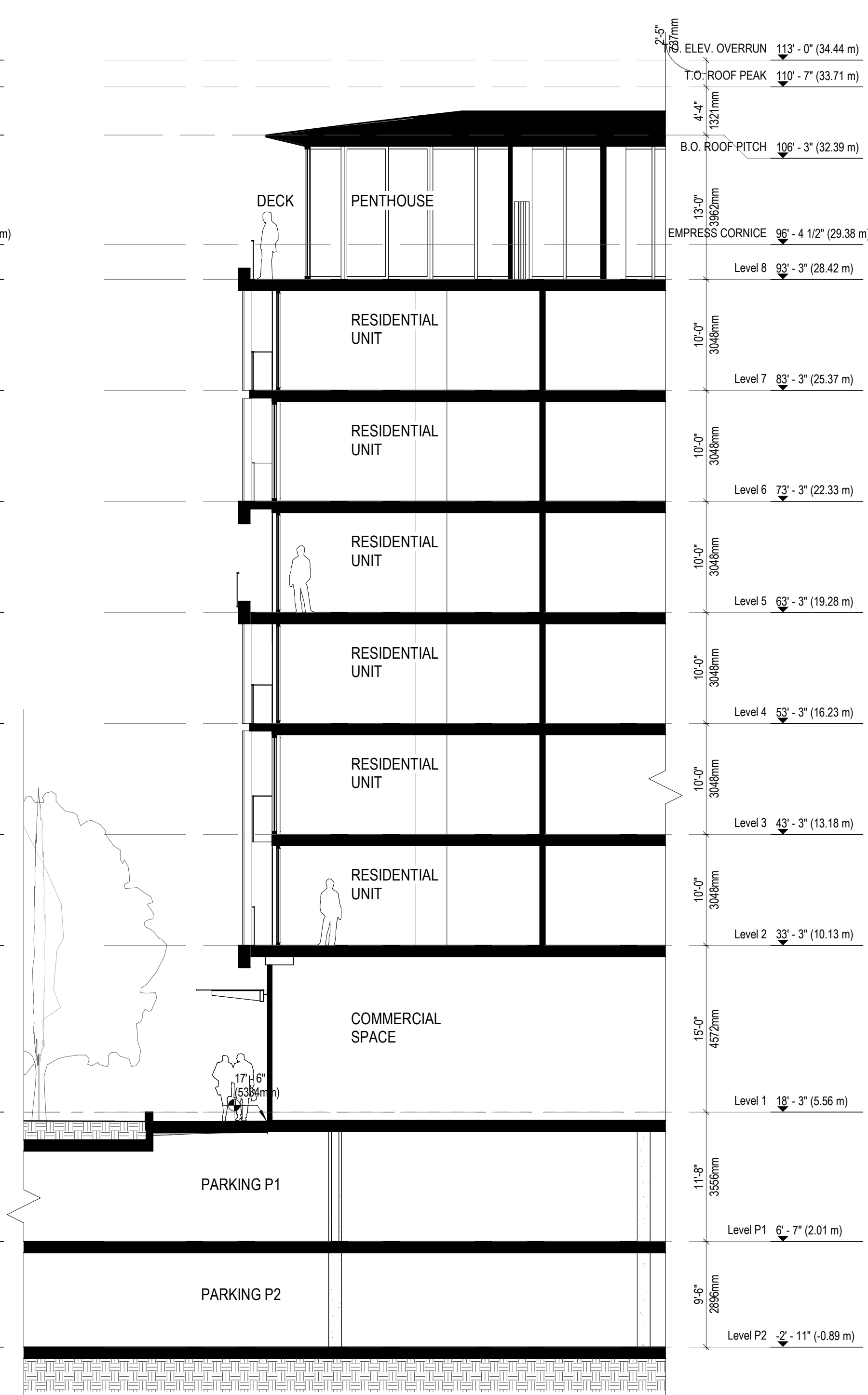
4 BUILDING SECTION - PARKING RAMP

9



5 BUILDING SECTION - VESTIBULE

9



6 BUILDING SECTION - NORTH

notes

JAMES KM CHENG ARCHITECTS
 James K.M. Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T. 604.873.4333 info@jamescheng.com

drawn
 Author

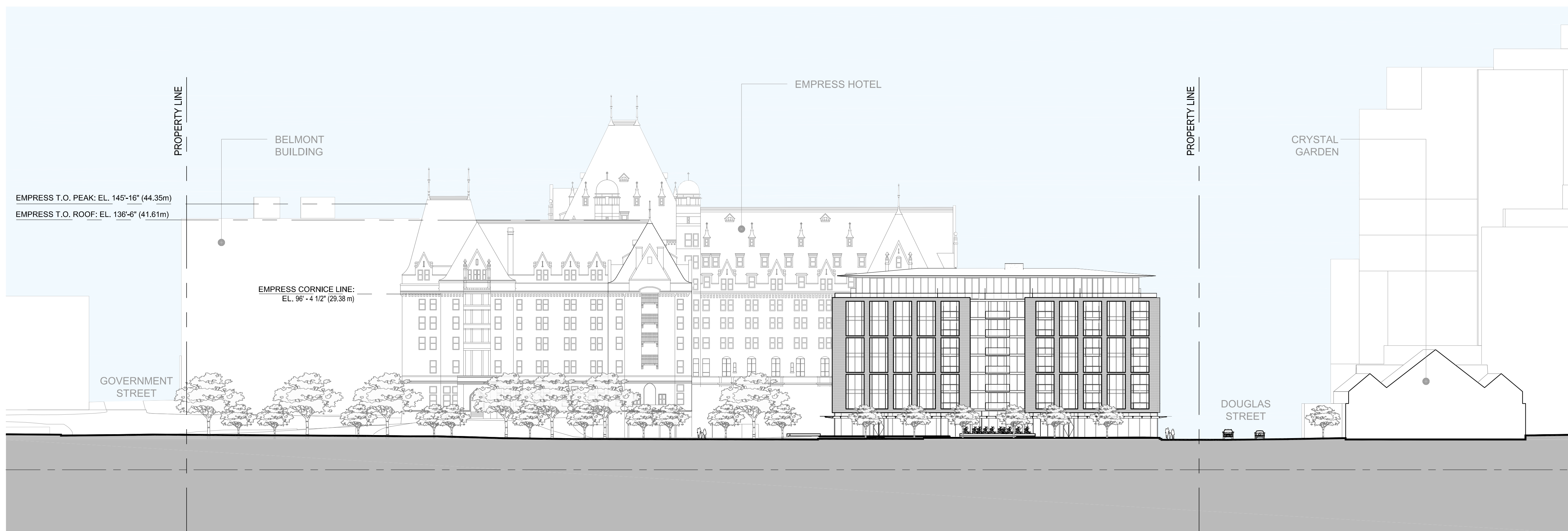
checked
 Checker

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

BUILDING SECTIONS

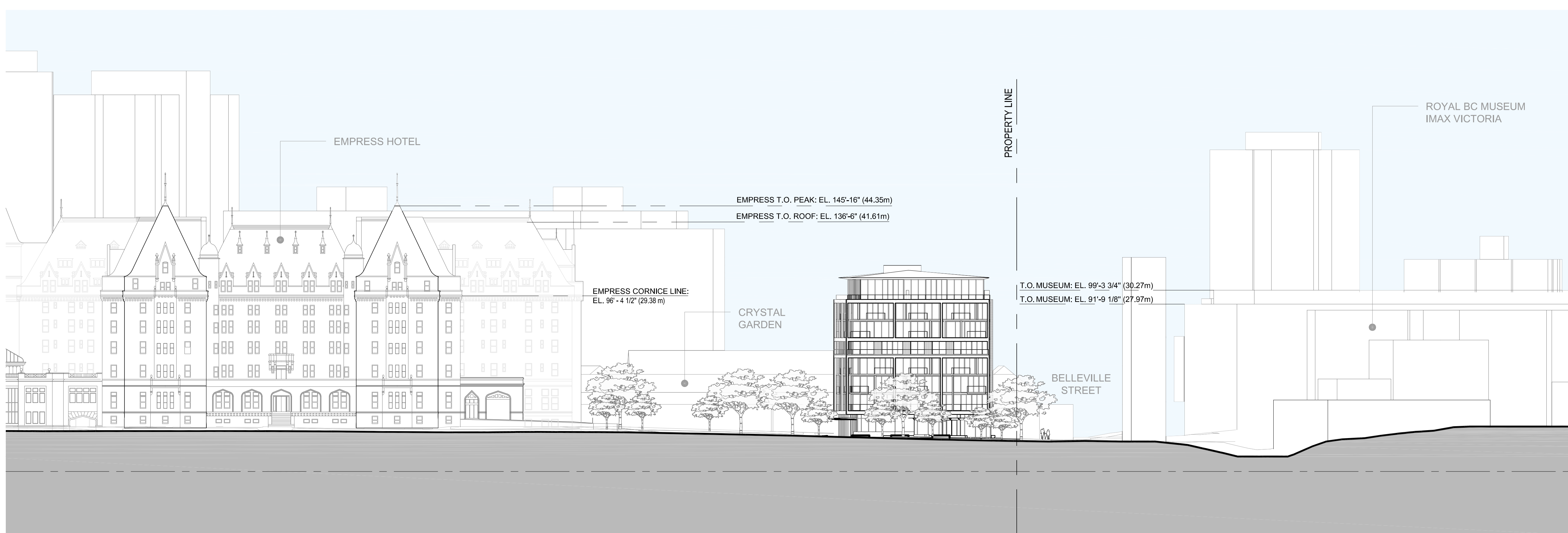
scale 1 : 100
 project number 15-811
 issue date 2017-05-19
 drawing number A2.06
 revision date 2019-07-19
 plotted 2019-07-26 1:46:56 PM



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

JAMES KM CHENG ARCHITECTS
 James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5T 1P8
 T: 604.673.4333 info@jamescheng.com

seal drawn

checked

Copyright reserved. This plan and design is and at all times remains the exclusive property of James KM Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

title
 SOUTH AND WEST STREETSCAPE ELEVATIONS

scale
 1/32"=1'-0"
 drawing number
A2.07
 project number
 15-811
 issue date
 2017-05-19
 revision number
 1
 revision date
 2019-07-19

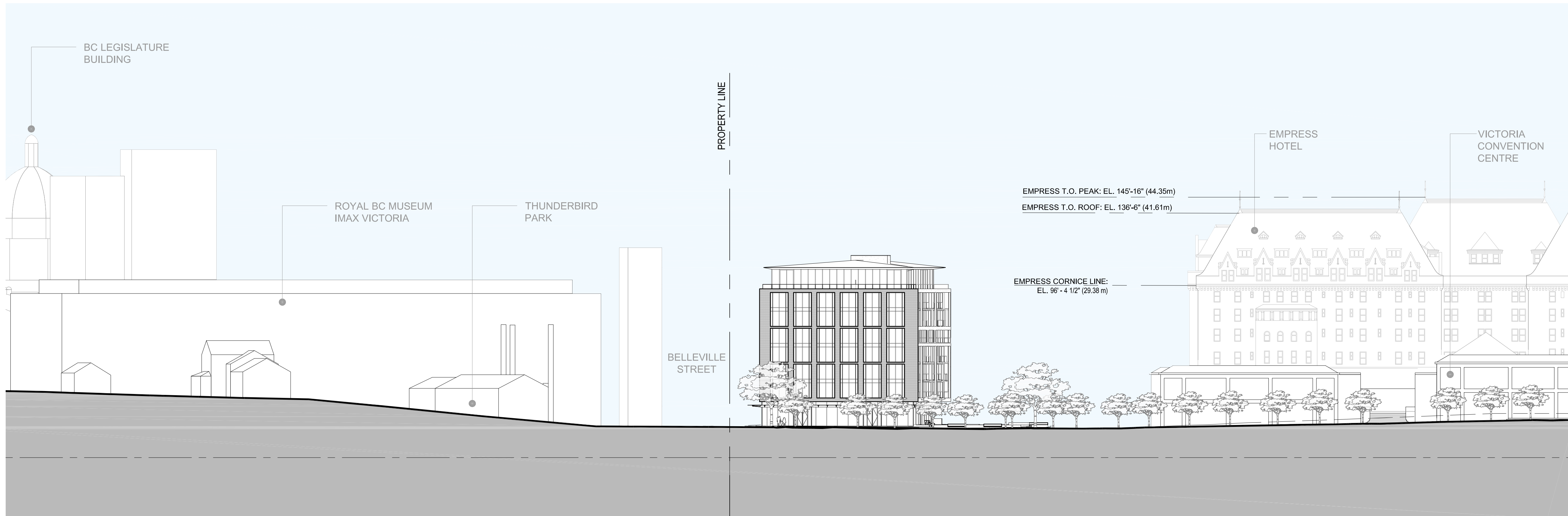




T.O. MECH	(113'-0")	34.44m
T.O. ROOF PEAK	(110'-7")	33.71m
B.O. ROOF PITCH	(106'-3")	32.39m
LEVEL 8	(93'-3")	28.42m
LEVEL 7	(83'-3")	25.37m
LEVEL 6	(73'-3")	22.33m
LEVEL 5	(63'-3")	19.28m
LEVEL 4	(53'-3")	16.23m
LEVEL 3	(43'-3")	13.18m
LEVEL 2	(33'-3")	10.13m
LEVEL 1	(18'-3")	5.56m
	(0.00)	0.0m

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

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

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

2 EAST ELEVATION

notes

JAMES KM CHENG ARCHITECTS

James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5T 1P8
 T: 604.673.4333 info@jamescheng.com

seal drawn

checked

Copyright reserved. This plan and design is and at all times remains the exclusive property of James KM Cheng Architects, Inc. and cannot be used without the architect's written consent, project

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



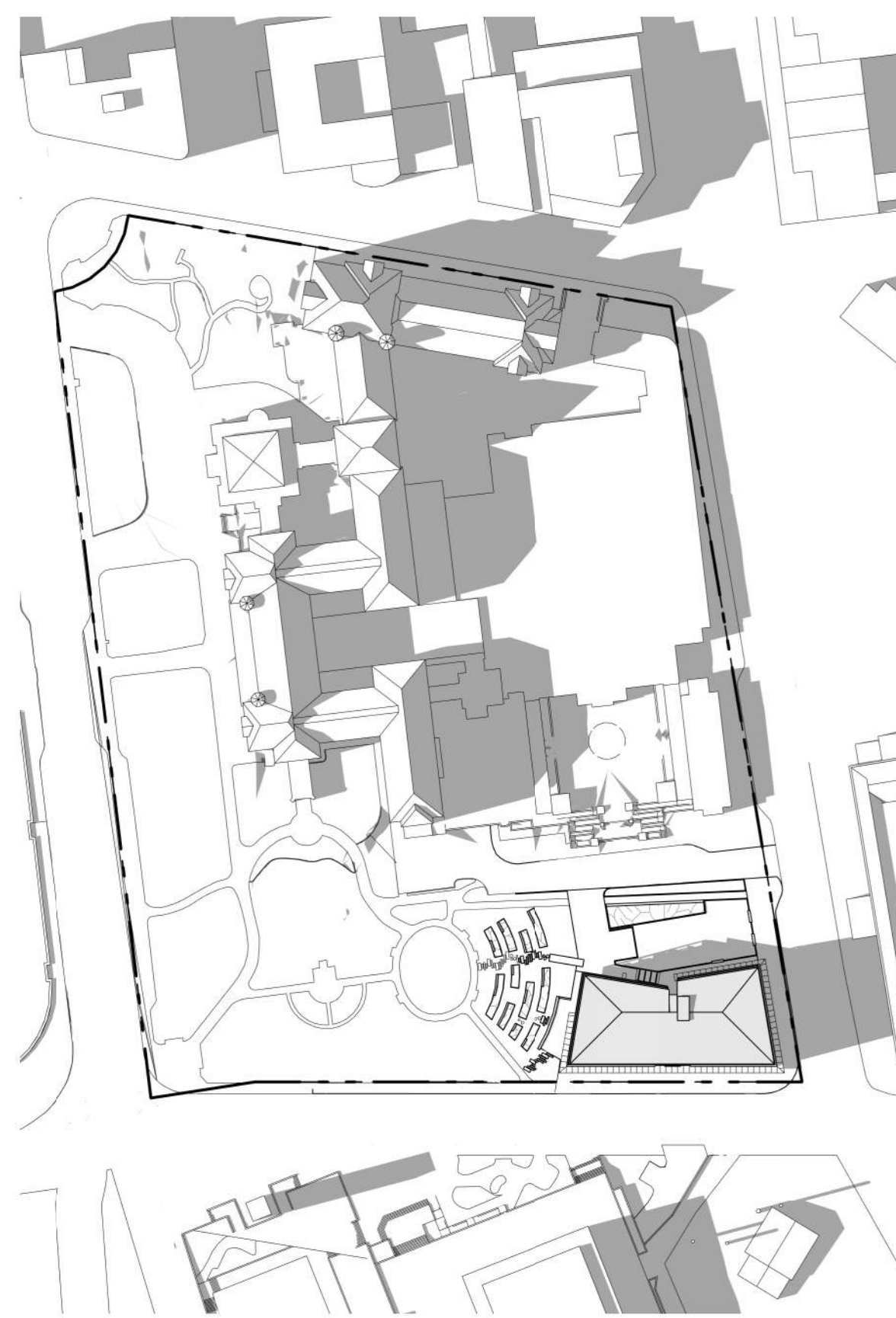
JUNE 21 - 10 am



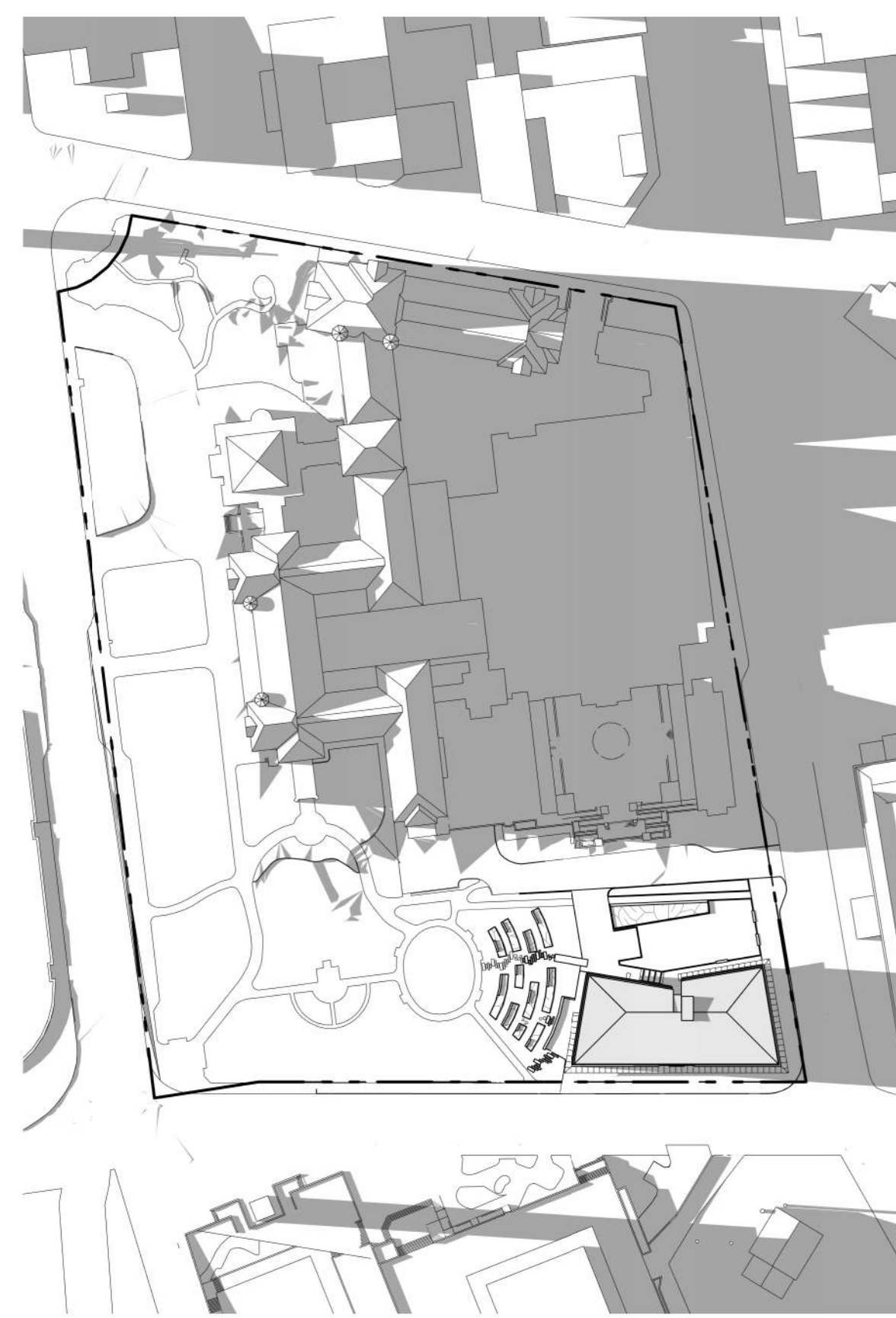
JUNE 21 - 12 pm



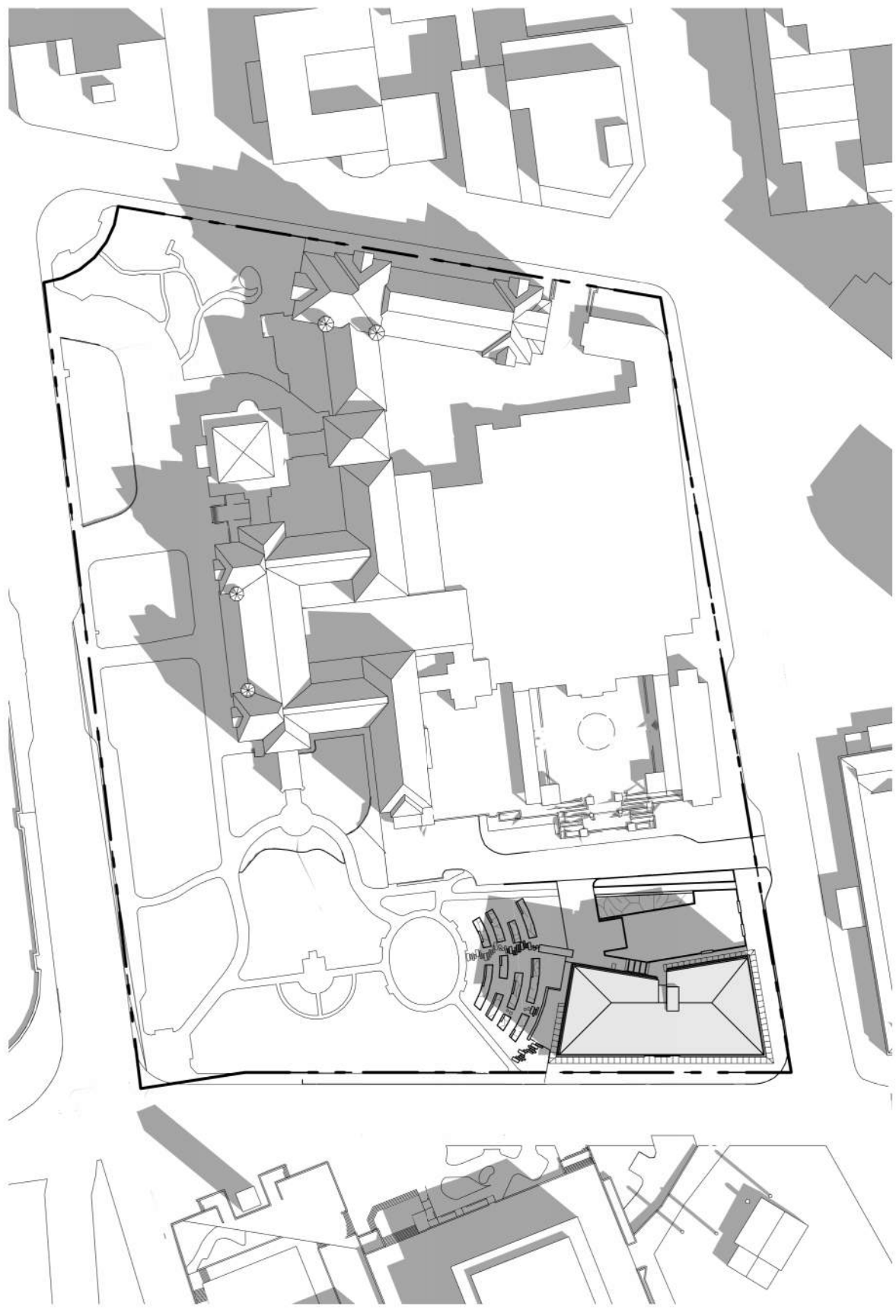
JUNE 21 - 2 pm



JUNE 21 - 4 pm



JUNE 21 - 6 pm



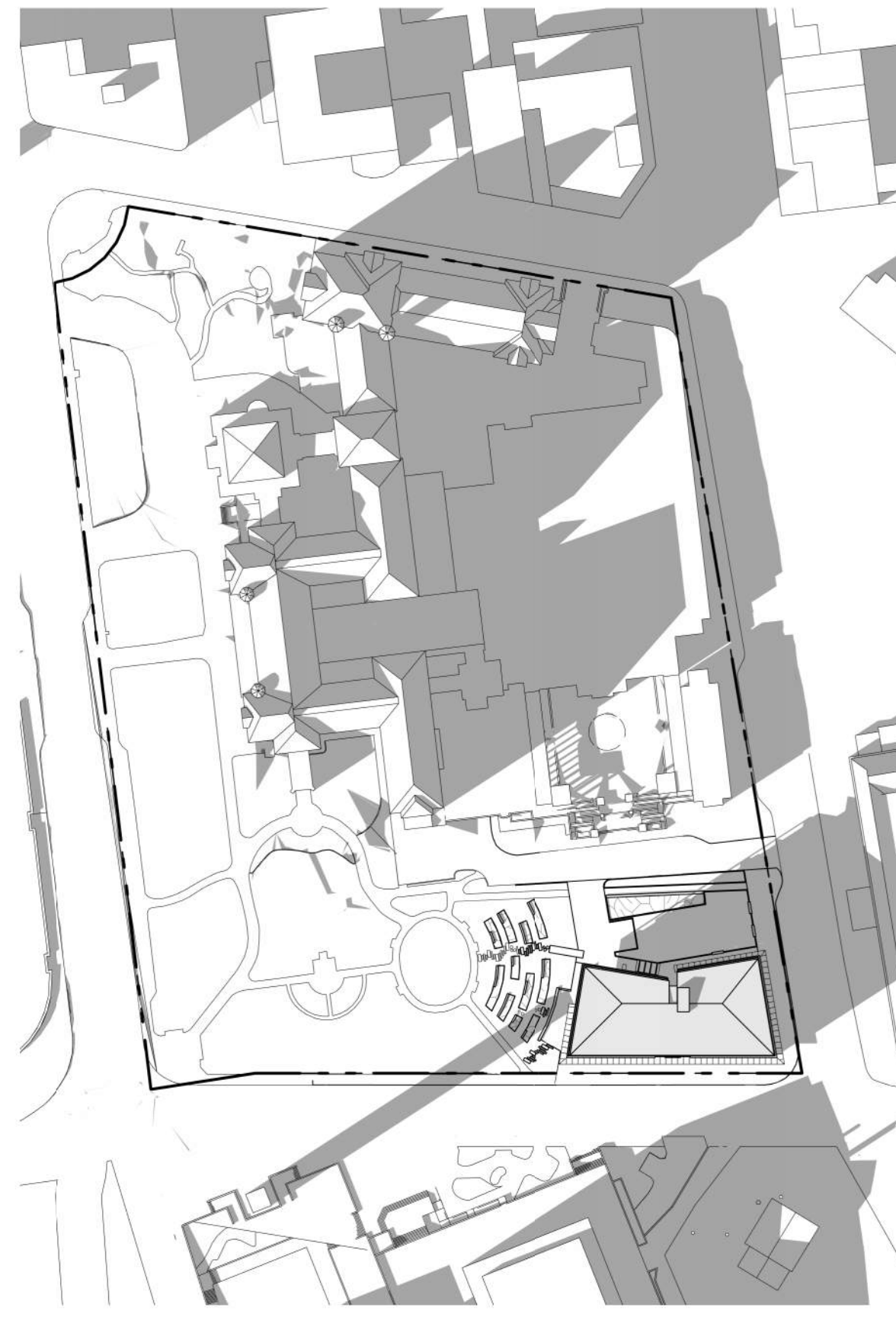
SEPT 21 - 10 am



SEPT 21 - 12 pm



SEPT 21 - 2 pm



SEPT 21 - 4 pm



SEPT 21 - 6 pm

JAMES KM CHENG ARCHITECTS

James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C., Canada V5Y 1M8
 T: 604.873.4333 info@jamescheng.com

seal draw Author

checked Checker

Copyright reserved. This plan and design is and at all times remains the exclusive property of James KM Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

SHADOW STUDIES

scale 1 : 1500
 project number 15-811
 issue date 2017-05-19
 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

JAMES KM CHENG ARCHITECTS

James KM Cheng Architect
 Suite 200-77 West Eighth
 Vancouver, B.C. Canada V5T
 T: 604.873.4333
 info@jameskcheng.com

PFS STUDIO
 PLANNING - URBAN DESIGN - LANDSCAPE ARCHITECTURE

177 West 8th
 Vancouver BC
 604.736.6566
 pfs@pfsstudio.com
 www.pfsstudio.com

checked
 LL

Copyright reserved. This plan and design is and at all times remains the exclusive property of James KM Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

title
**LANDSCAPE DEMOLITION AND PRESERVATION
 PLAN**

scale

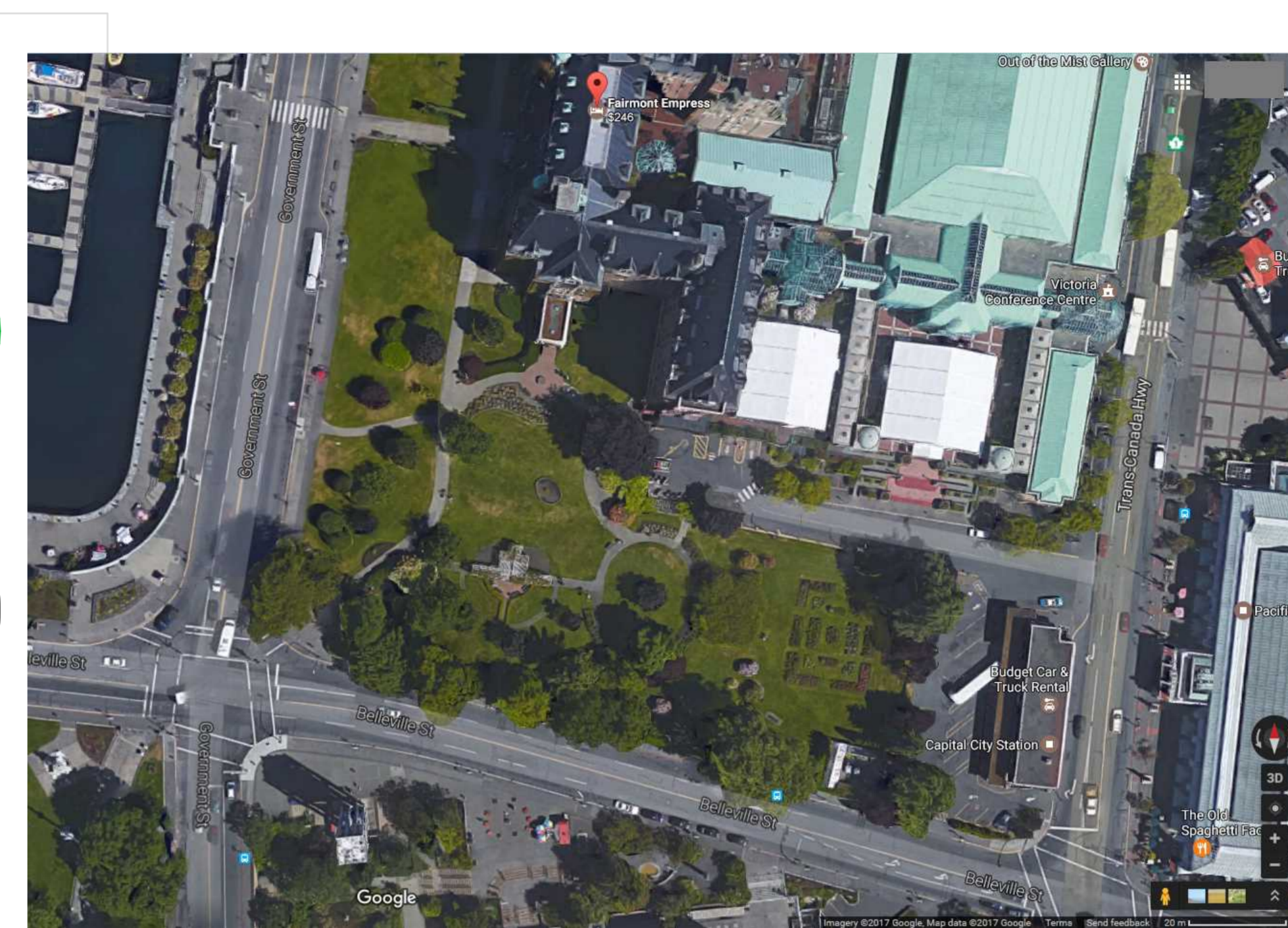
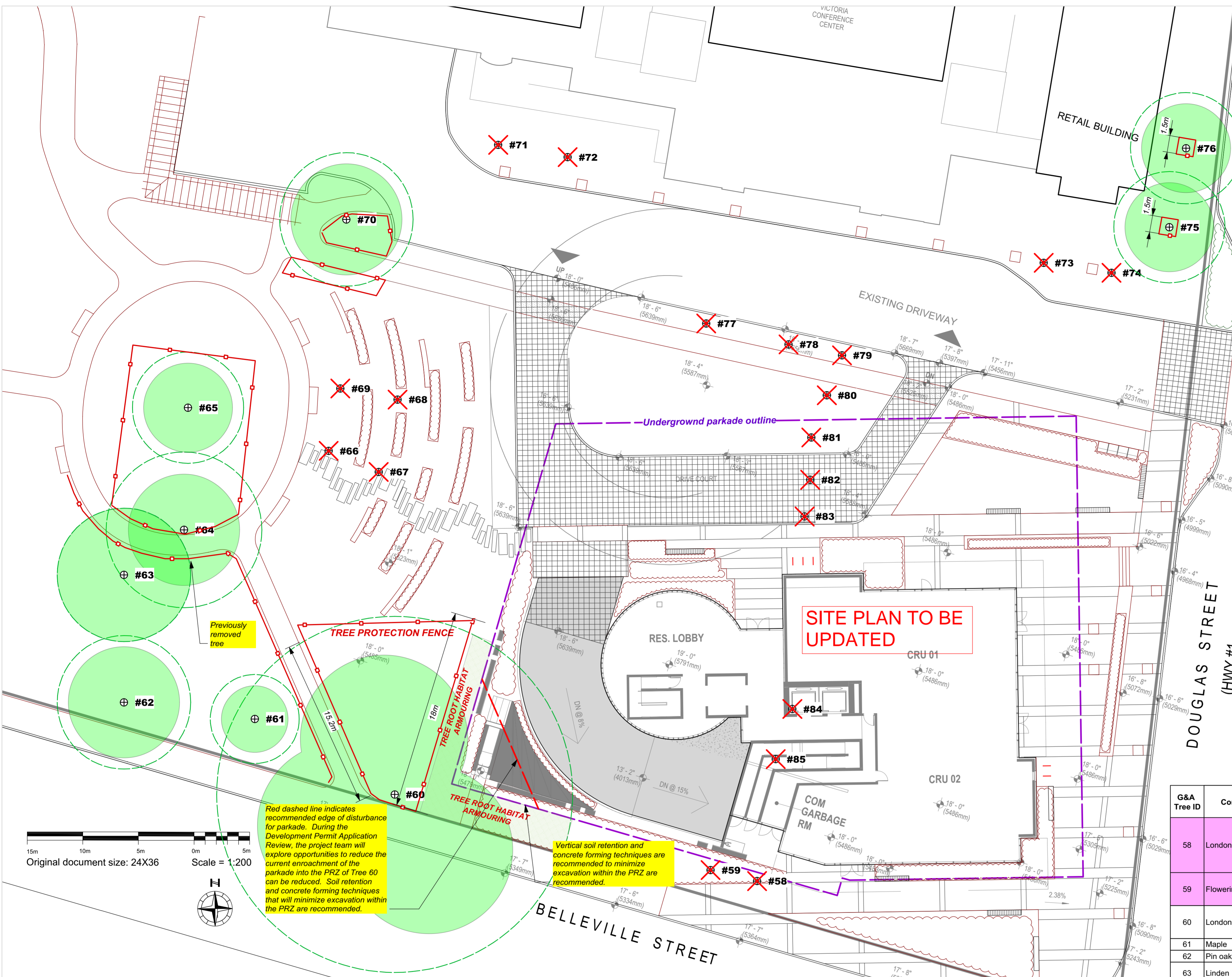
drawing number
L0.1

project number
 15061

issue date
 July 19, 2019

revision date

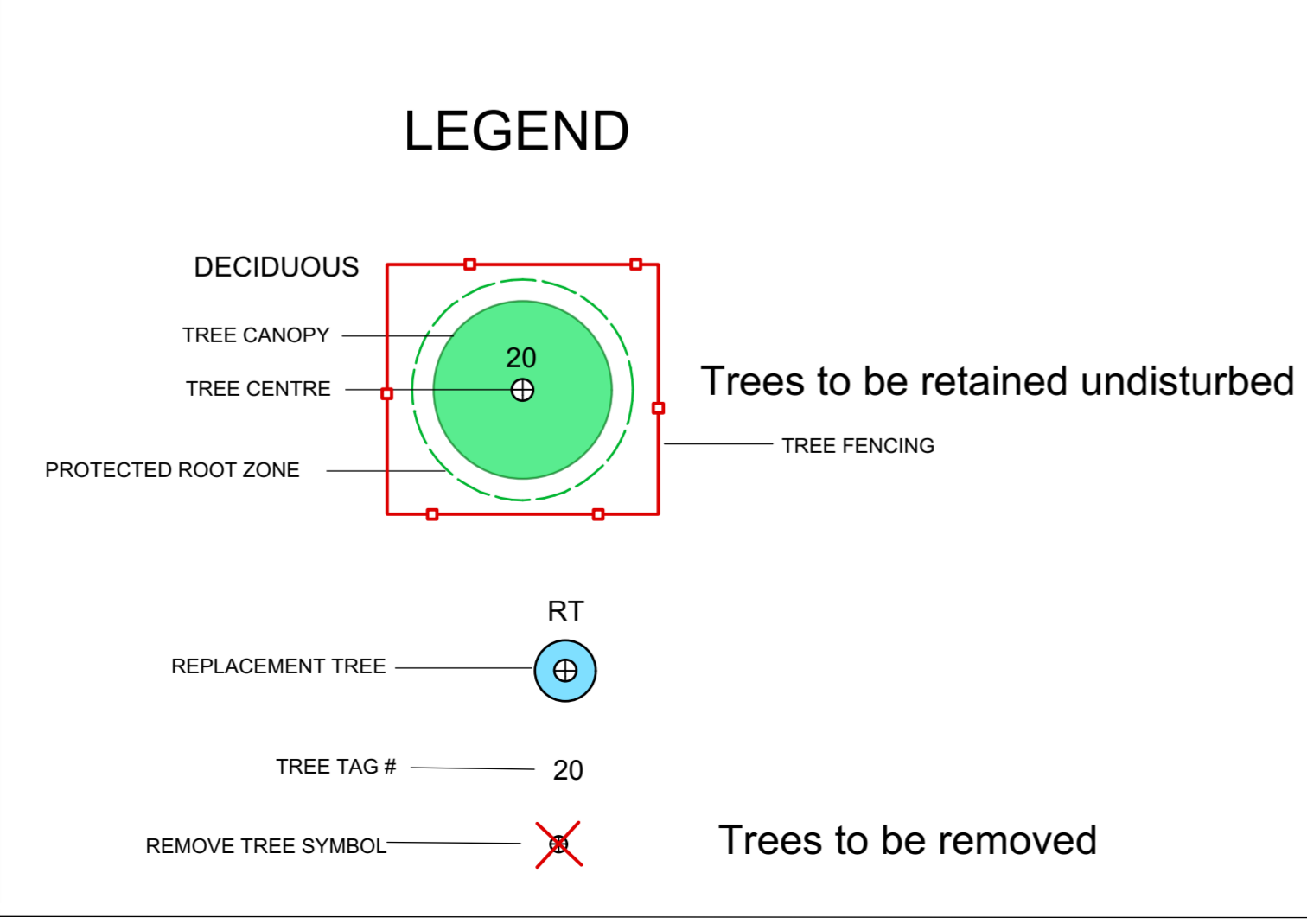
plotted



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 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 HOARDING 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



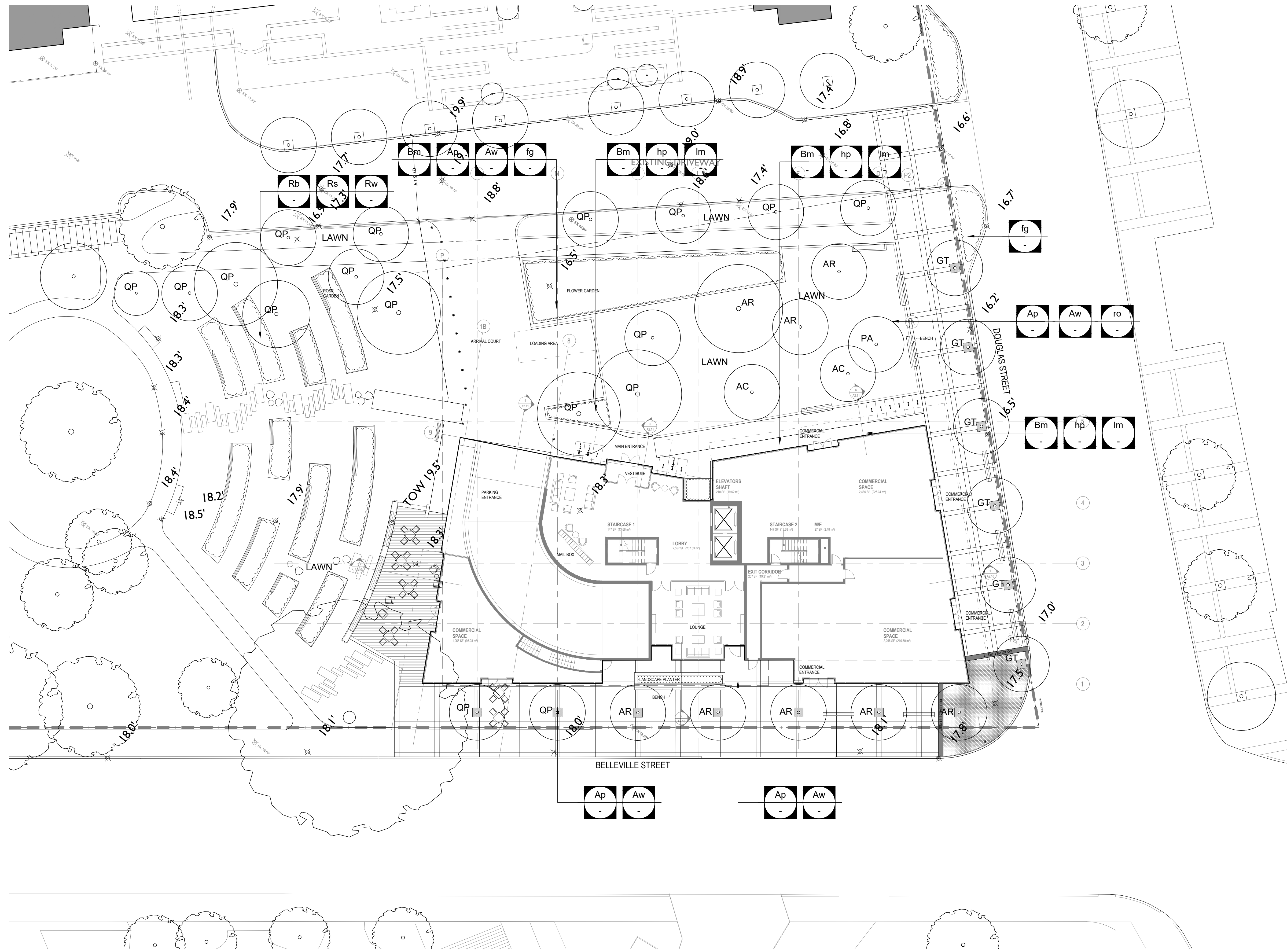
PROJECT
Empress Hotel,
Douglas Street &
Belleville Street, Victoria, BC

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

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



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	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
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

JAMES KM CHENG ARCHITECTS

James KM Cheng Architect
 Suite 200-77 West Eighth
 Vancouver, B.C. Canada V5T
 T: 604.873.4333
 info@jameskcheng.com

PFS STUDIO
 PLANNING + URBAN DESIGN + LANDSCAPE ARCHITECTURE

177 West 8th
 Vancouver BC
 604.776.0166
 pfs@pfs.ca
 www.pfs.ca

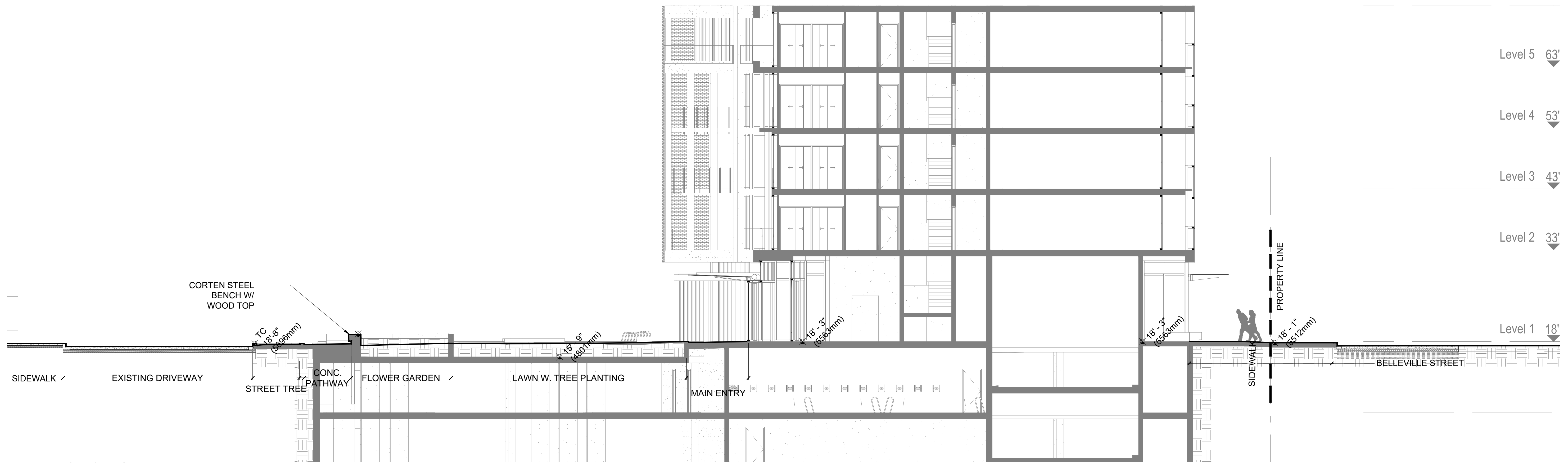
checked
 LL

Copyright reserved. This plan and design is and at all times remains the exclusive property of James KM Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

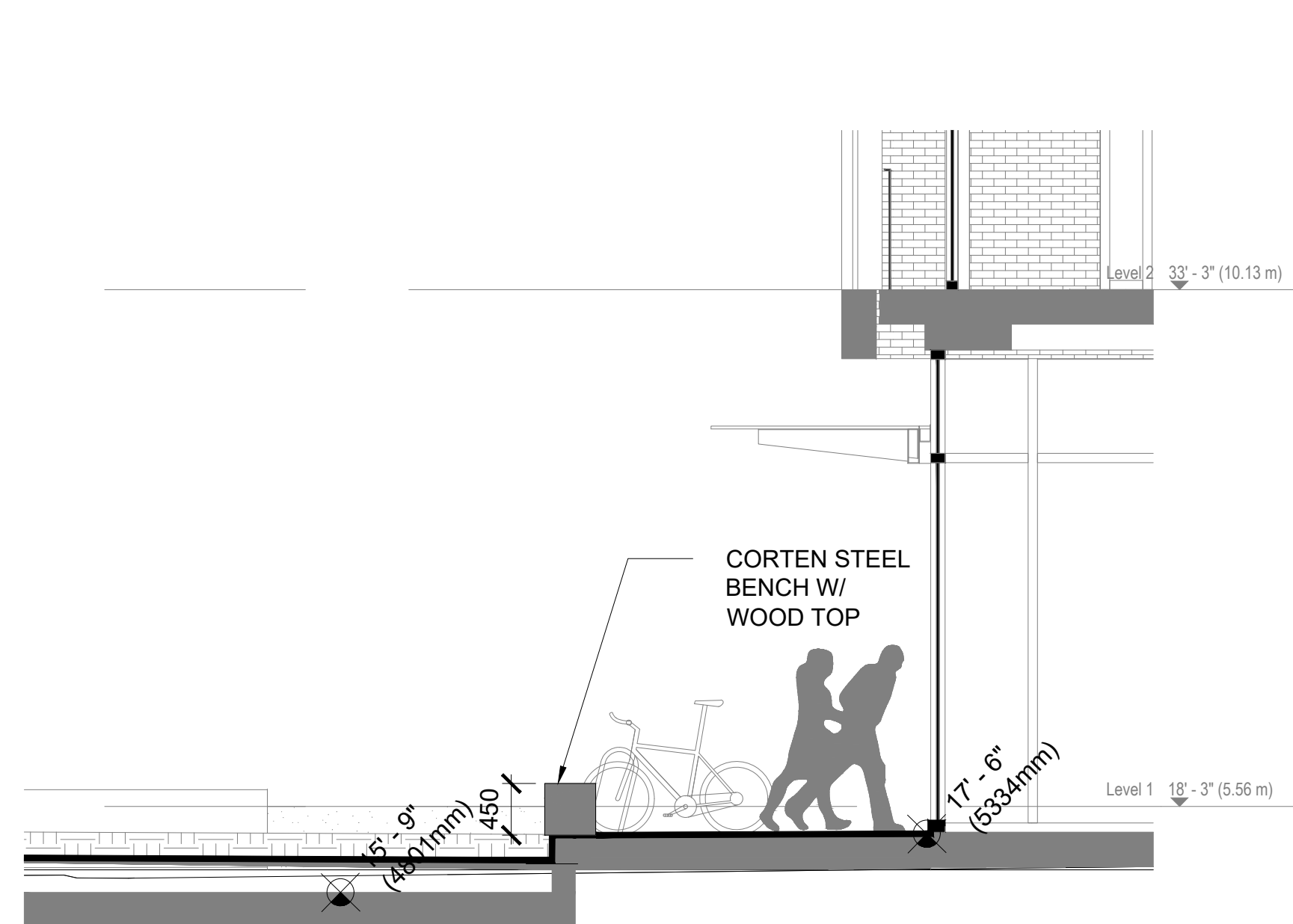
**EMPRESS HOTEL - LONG TERM RENTAL
 MIXED USE BUILDING
 700 DOUGLAS STREET**

title
GRADING + PLANTING PLAN

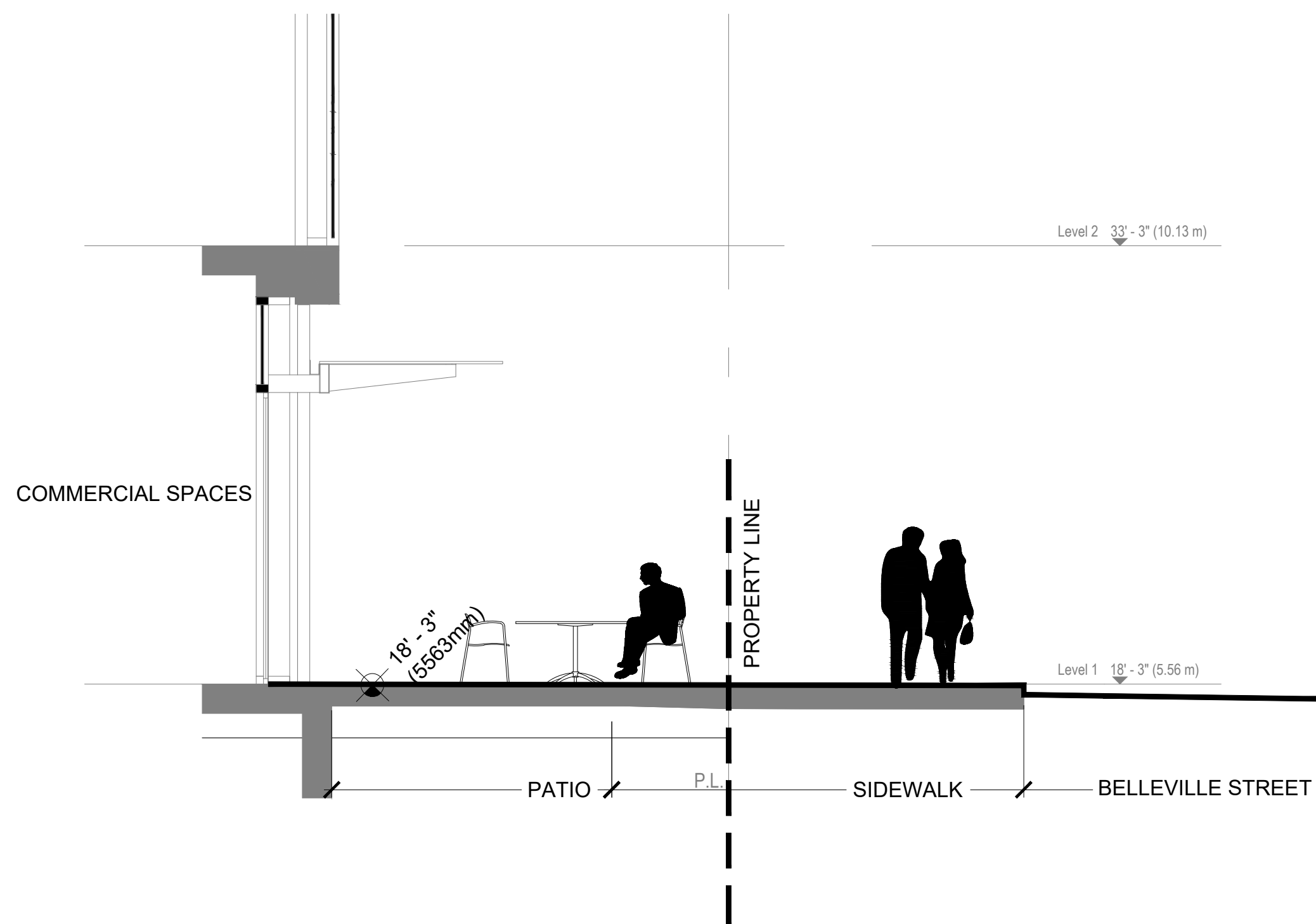
scale
 drawing number
L2.1
 project number
 15061
 issue date
 July 19, 2019
 revision date
 plotted



1 SECTION A
 SCALE: 1:100



2 SECTION B
 SCALE: 1:50



3 SECTION C AT BELLEVILLE ST
 SCALE: 1:50

Level 5 63'
 Level 4 53'
 Level 3 43'
 Level 2 33'
 Level 1 18'

notes

JAMES KM CHENG ARCHITECTS

James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333
 info@jameskcheng.com

PFS STUDIO
 PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
 177 West 8th Avenue
 Vancouver BC V6J 1Y7
 604.763.5888
 pfs@pfs.ca
 www.pfs.ca

drawn
 TM

checked
 LL

Copyright reserved. This plan and design is and at all times remains the exclusive property of James KM Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

title

LANDSCAPE SECTIONS

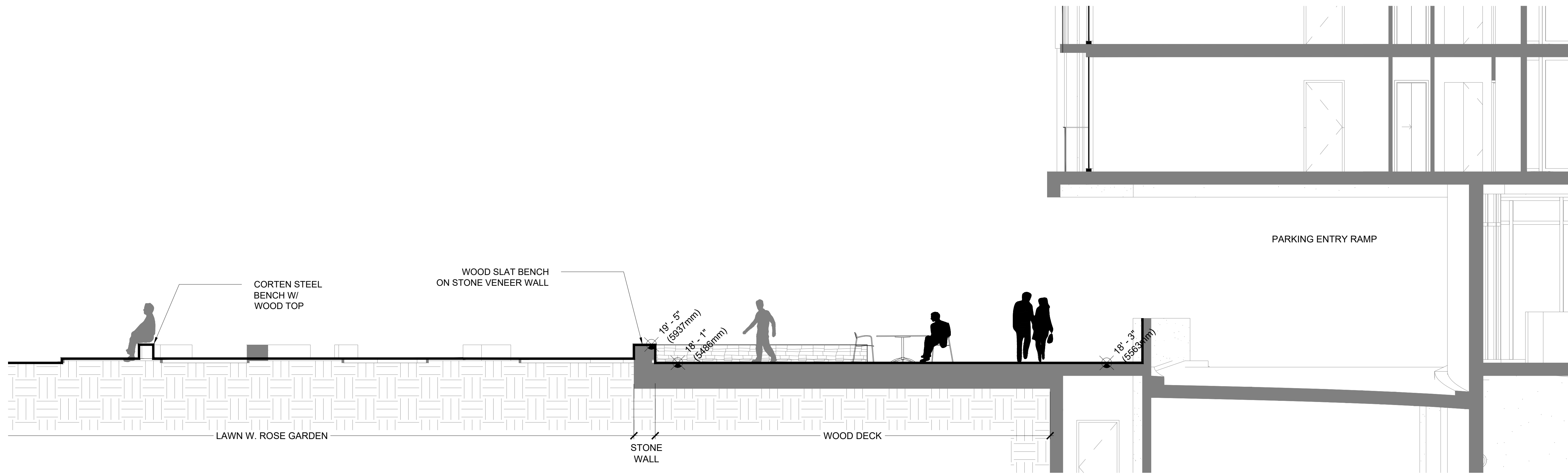
scale drawing number

project number **L4.1**

issue date revision date

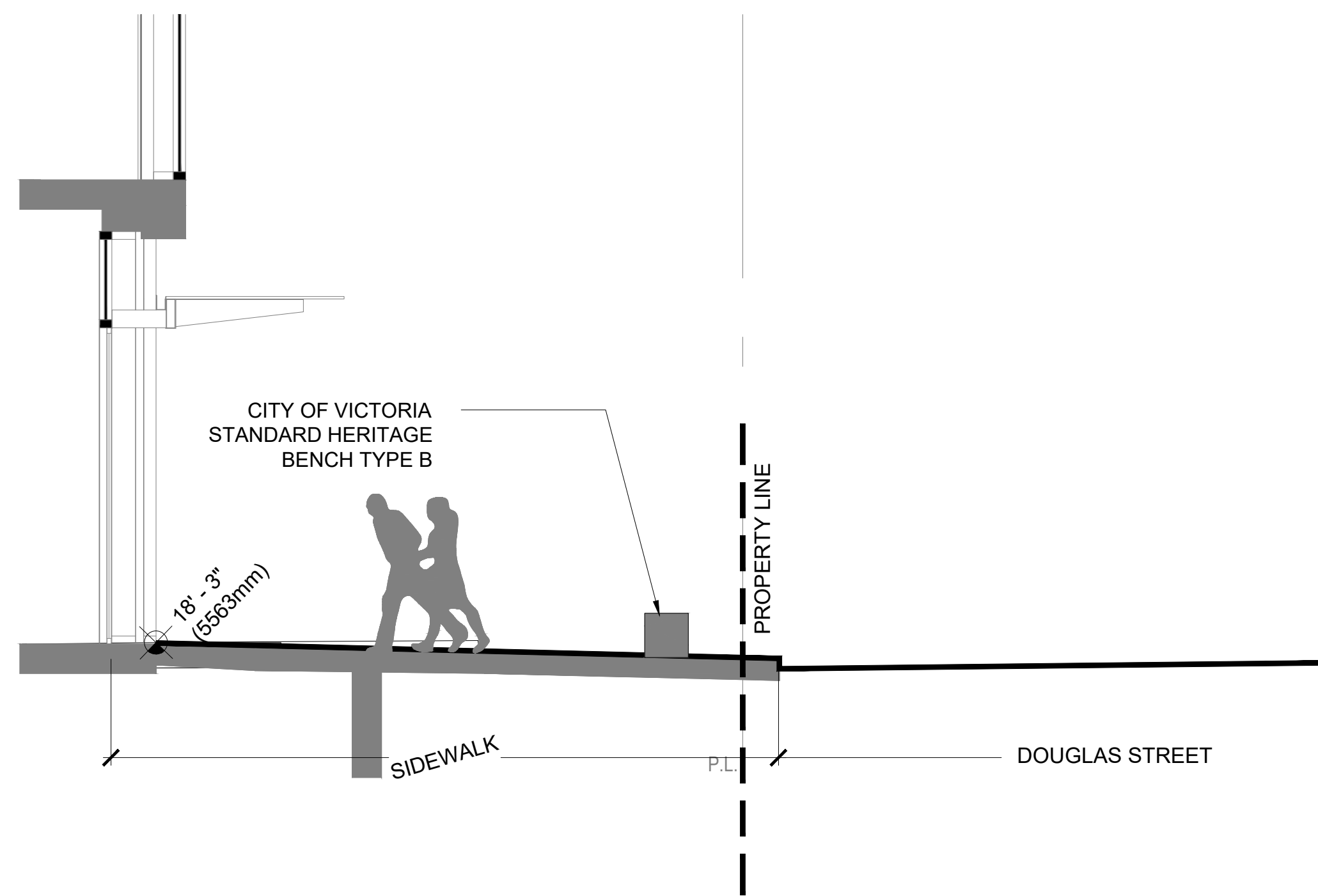
July 19, 2019

plotted



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

notes



2 SECTION E AT DOUGLAS ST
 SCALE: 1:50

JAMES KM CHENG ARCHITECTS

James KM Cheng Architects Inc.
 Suite 200-77 West Eighth Avenue
 Vancouver, B.C. Canada V5Y 1M8
 T: 604.873.4333
 info@jamescheng.com

PFS STUDIO 177 West 3rd Avenue
 Vancouver BC V6B 1P7
 PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
 604.736.5588
 info@pfs.ca

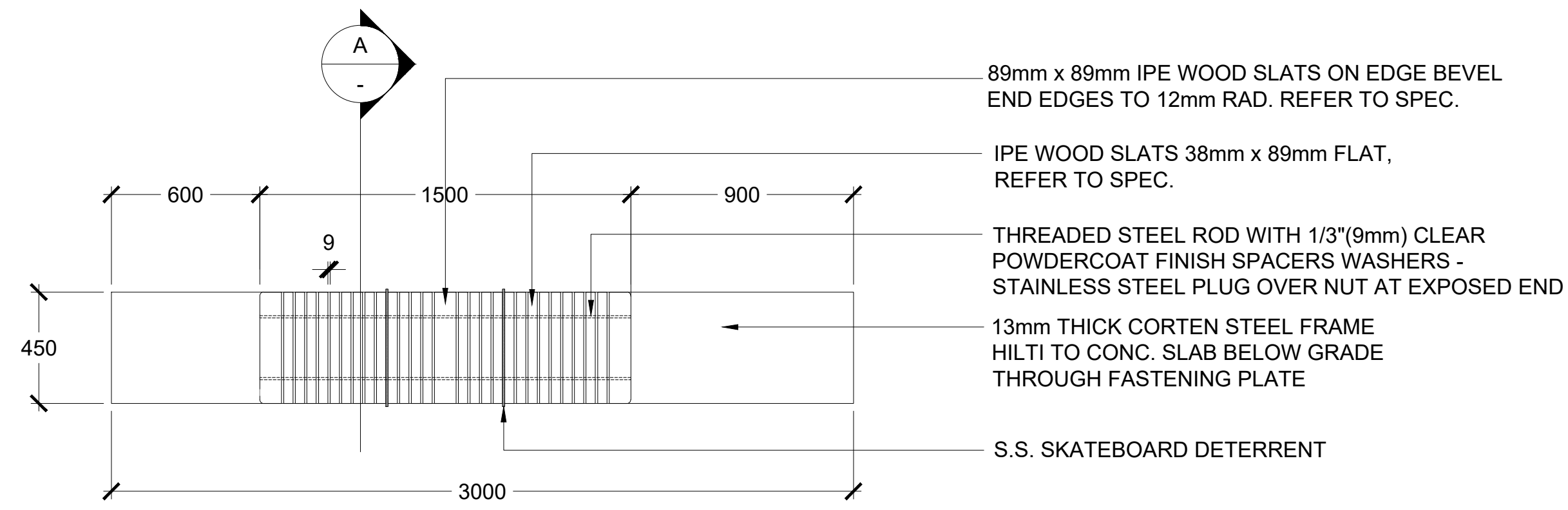
drawn TM
 checked LL

Copyright reserved. This plan and design is and at all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

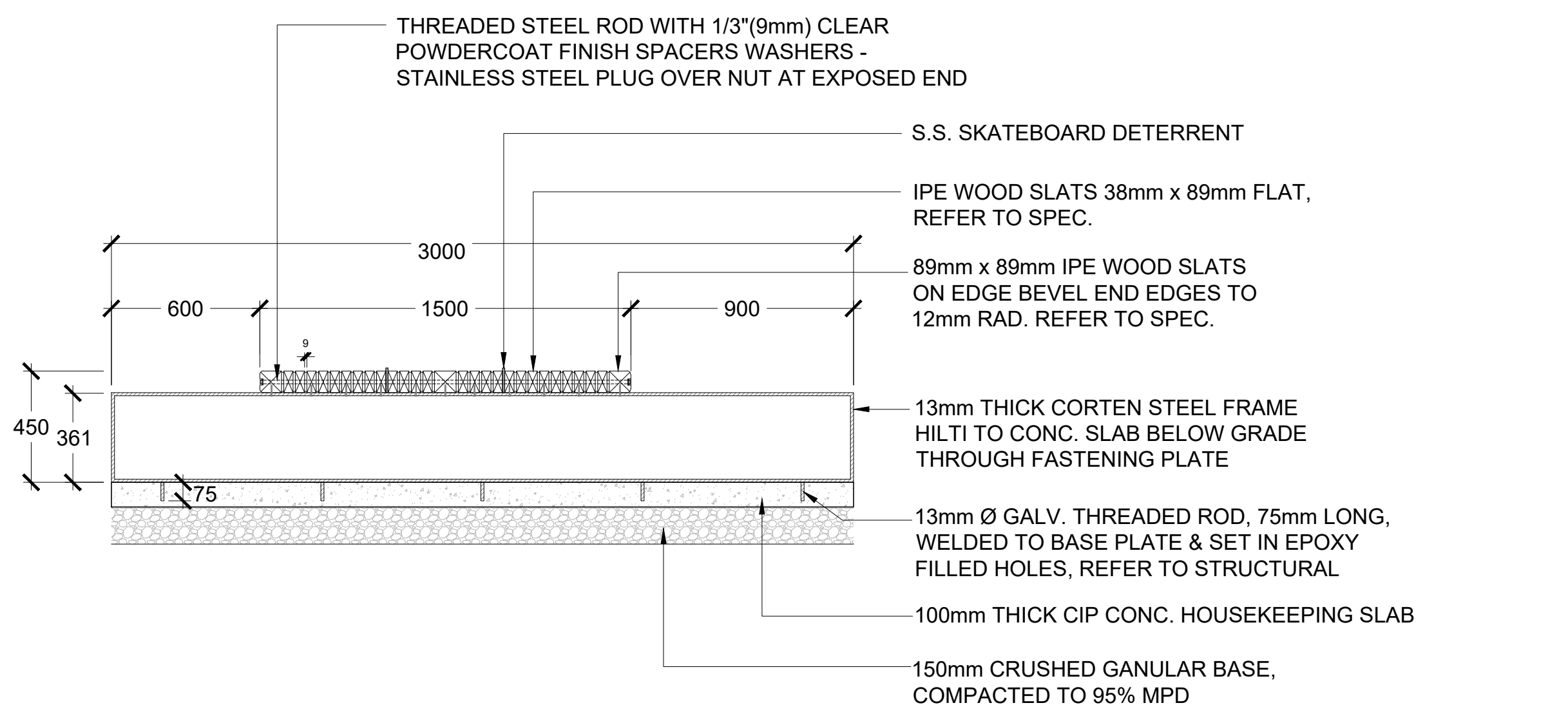
EMPRESS HOTEL - LONG TERM RENTAL
 MIXED USE BUILDING
 700 DOUGLAS STREET

LANDSCAPE SECTIONS

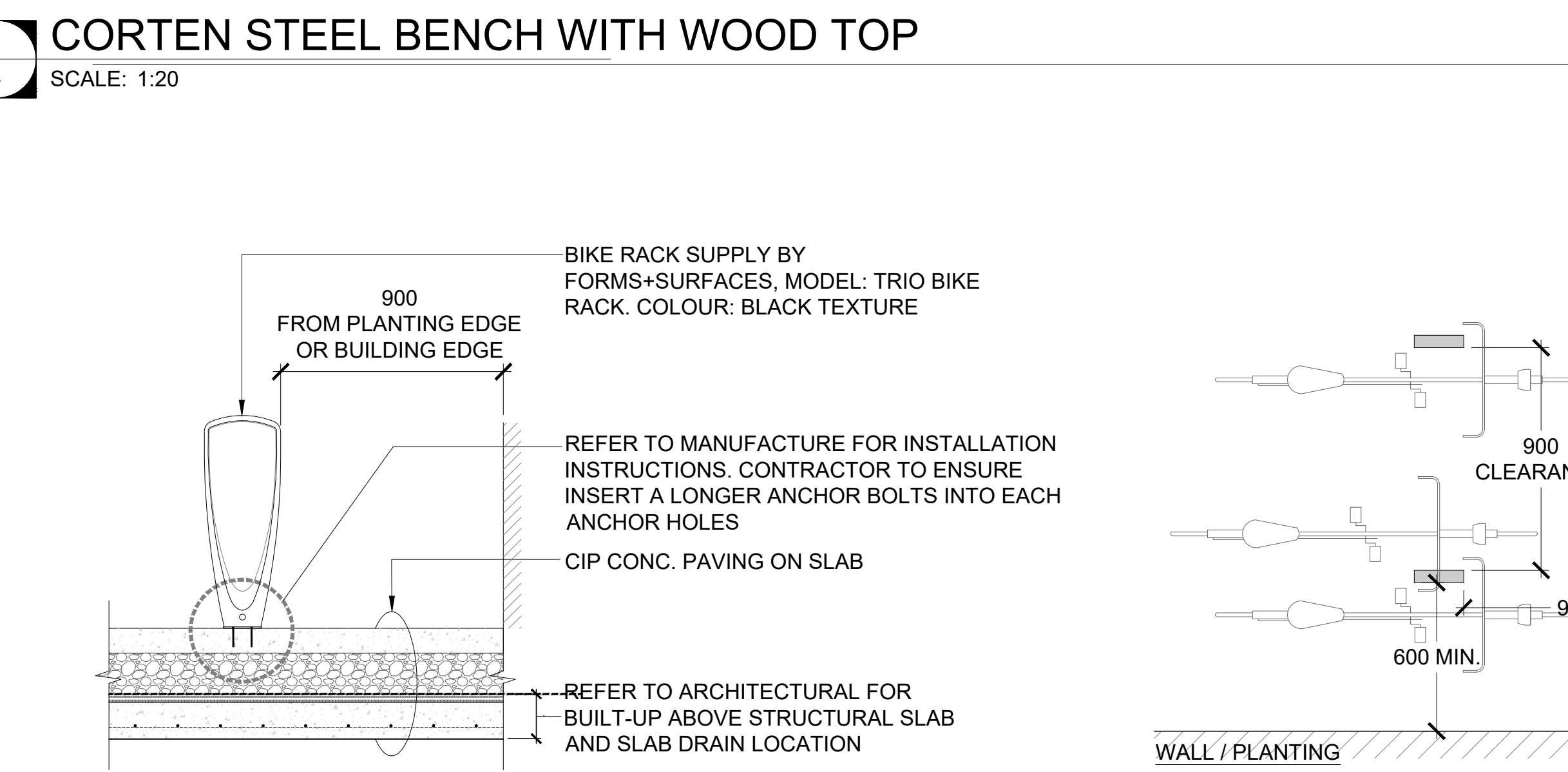
scale drawing number
 project number 15061 L4.2
 issue date July 19, 2019
 revision date



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



2 BIKE RACKS
 SCALE: 1:20



3 CoV STANDARD HERITAGE WOOD BENCH
 SCALE: NTS



4 BOLLARD LIGHT
 SCALE: NTS (FORMS+SURFACES)



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

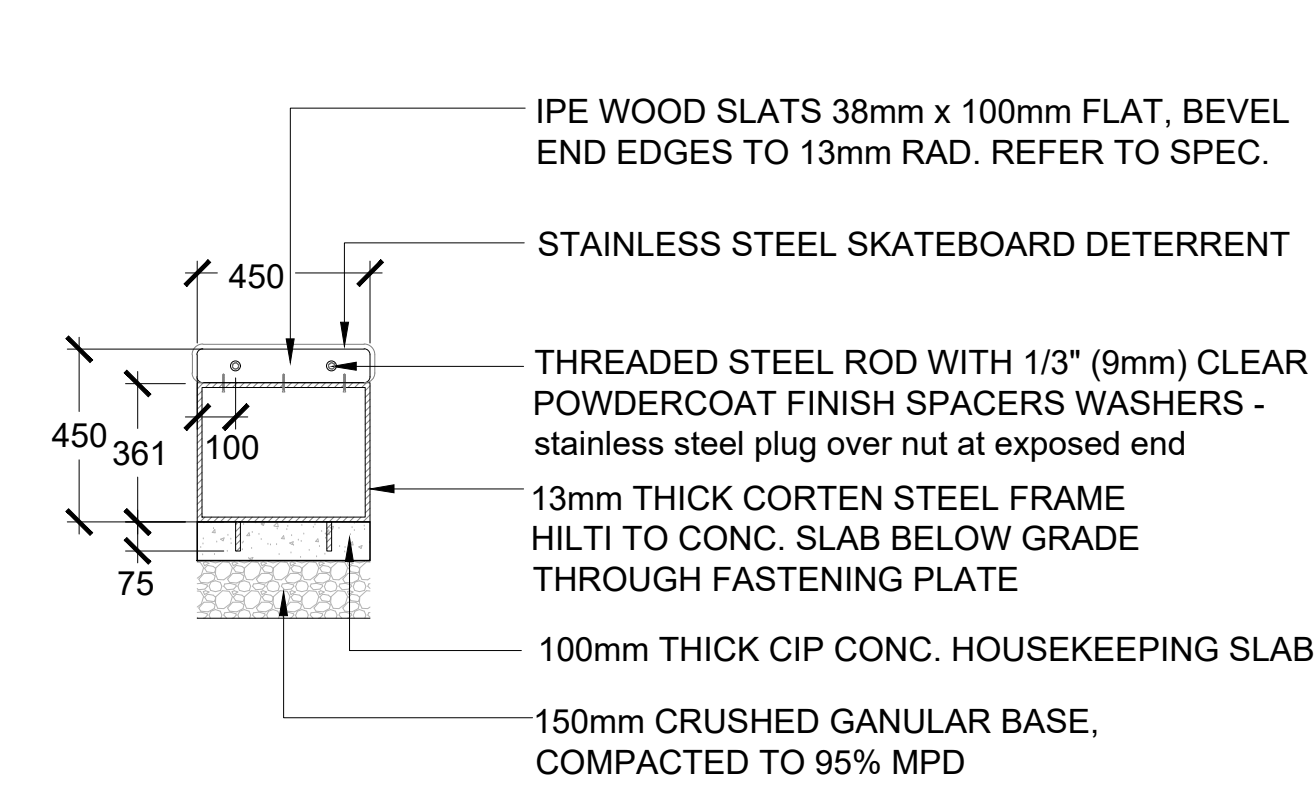
6 RECESSED WALL LIGHT
 SCALE: NTS (PERFORMANCE IN LIGHTING)

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

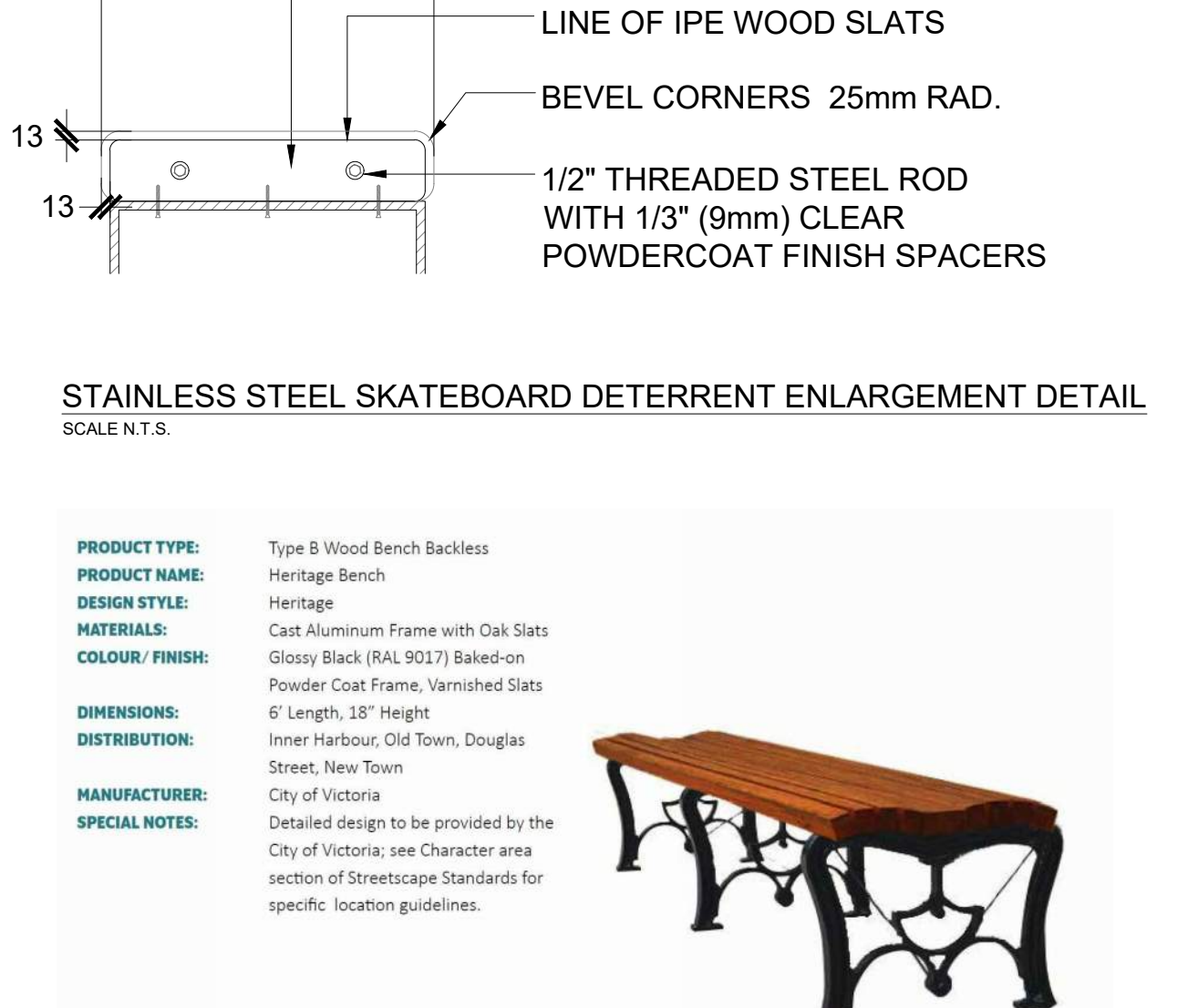
title
 scale
 project number
 15061
 issue date
 July 19, 2019
 plotted

drawn
 TM
 checked
 LL
 drawing number
L5.3
 revision date

LANDSCAPE DETAILS - FURNITURE



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



2 BIKE RACKS
 SCALE: 1:20



3 CoV STANDARD HERITAGE WOOD BENCH
 SCALE: NTS



4 BOLLARD LIGHT
 SCALE: NTS (FORMS+SURFACES)



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

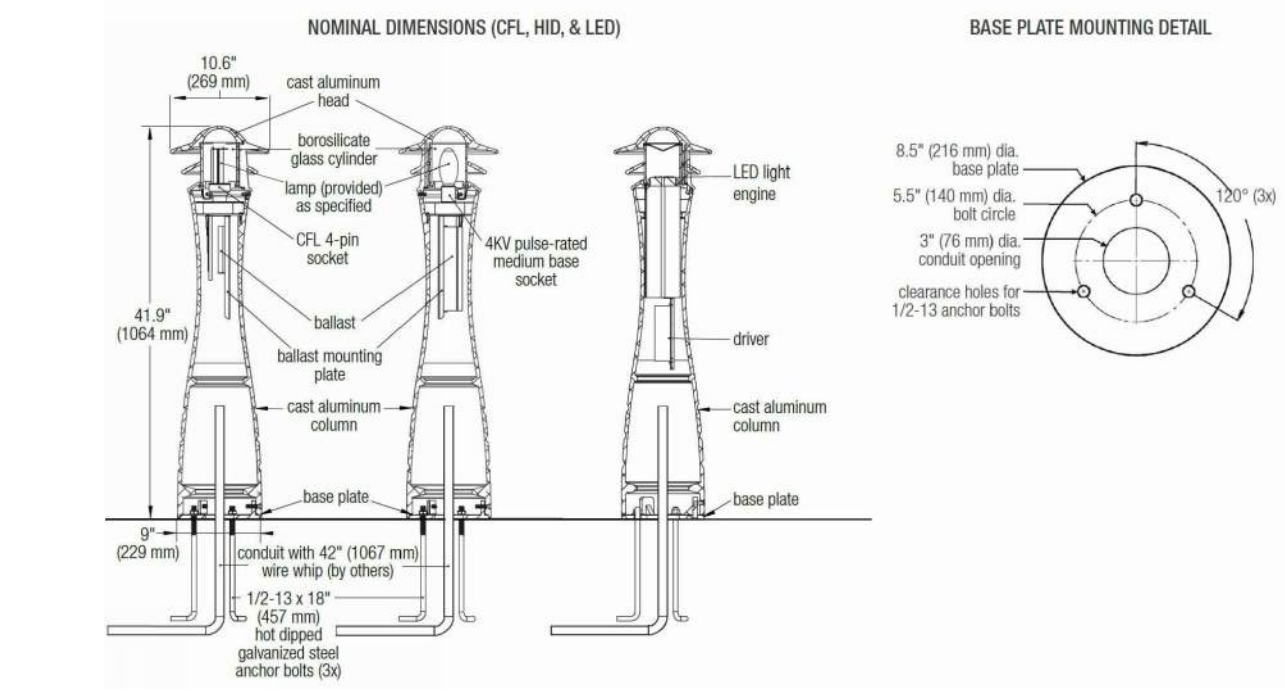
6 RECESSED WALL LIGHT
 SCALE: NTS (PERFORMANCE IN LIGHTING)

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

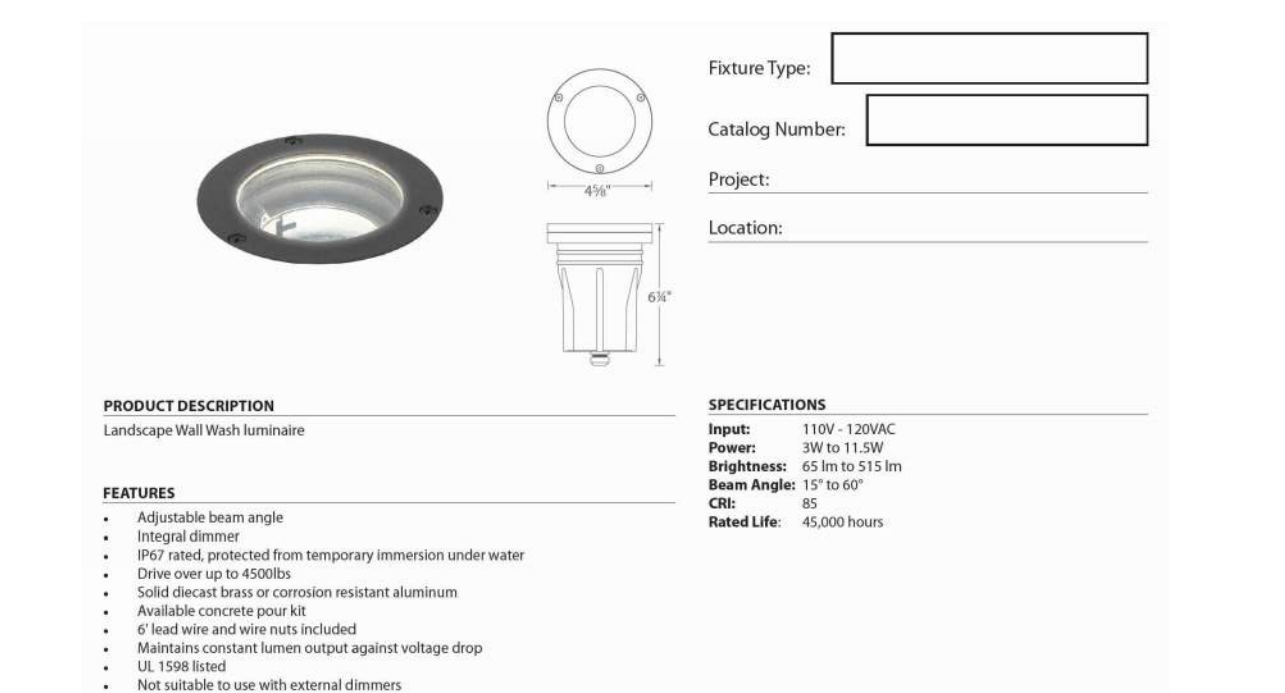
title
 scale
 project number
 15061
 issue date
 July 19, 2019
 plotted

drawn
 TM
 checked
 LL
 drawing number
L5.3
 revision date

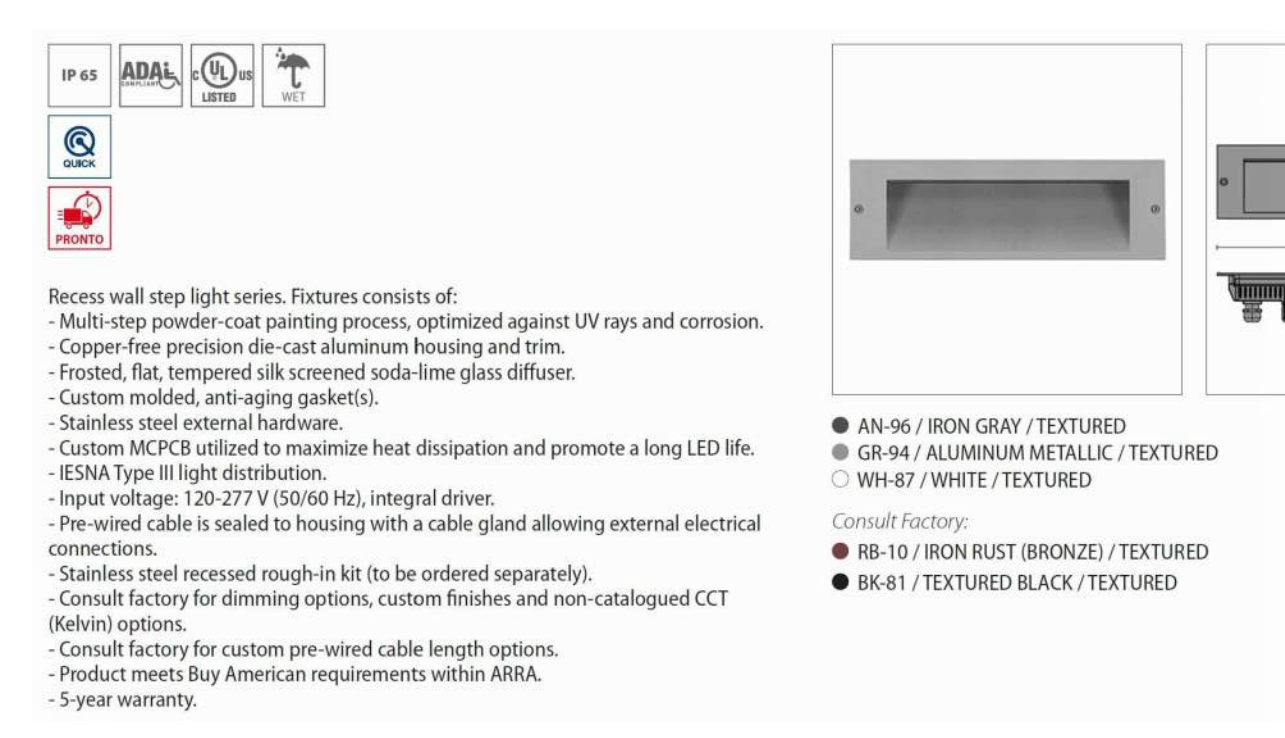
LANDSCAPE DETAILS - FURNITURE



4 BOLLARD LIGHT
 SCALE: NTS (FORMS+SURFACES)



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



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

JAMES KM CHENG ARCHITECTS

James K.M. Cheng Architect
 Suite 200-77 West Eighth A
 Vancouver, B.C. Canada V5T
 T: 604.873.4333
 info@jamescheng.com

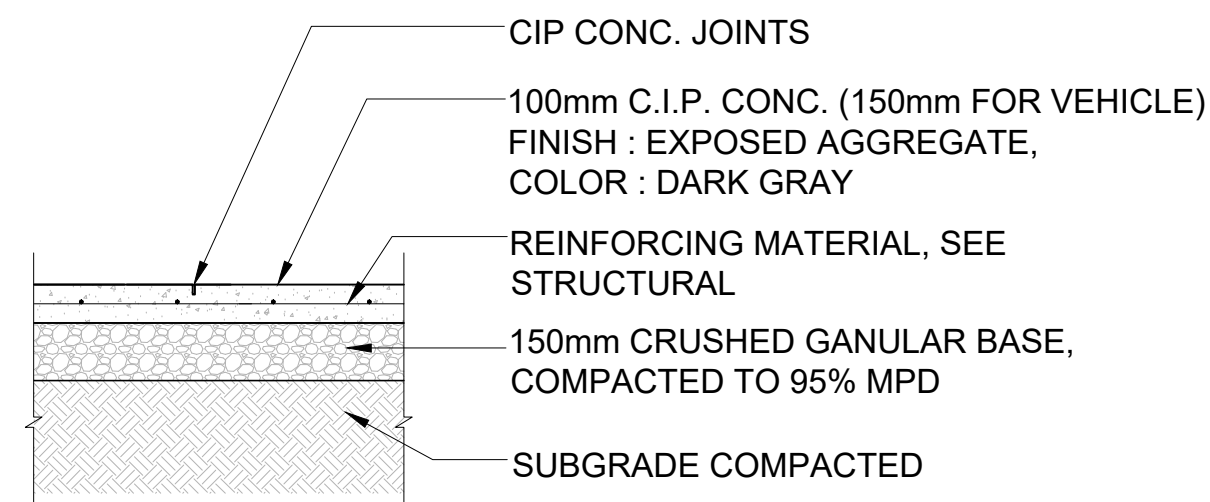
PFS STUDIO
 PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
 777 West 8th A
 Vancouver, BC
 604.766.5088
 pfs@pfs.ca
 www.pfs.ca

drawn
 TM
 checked
 LL

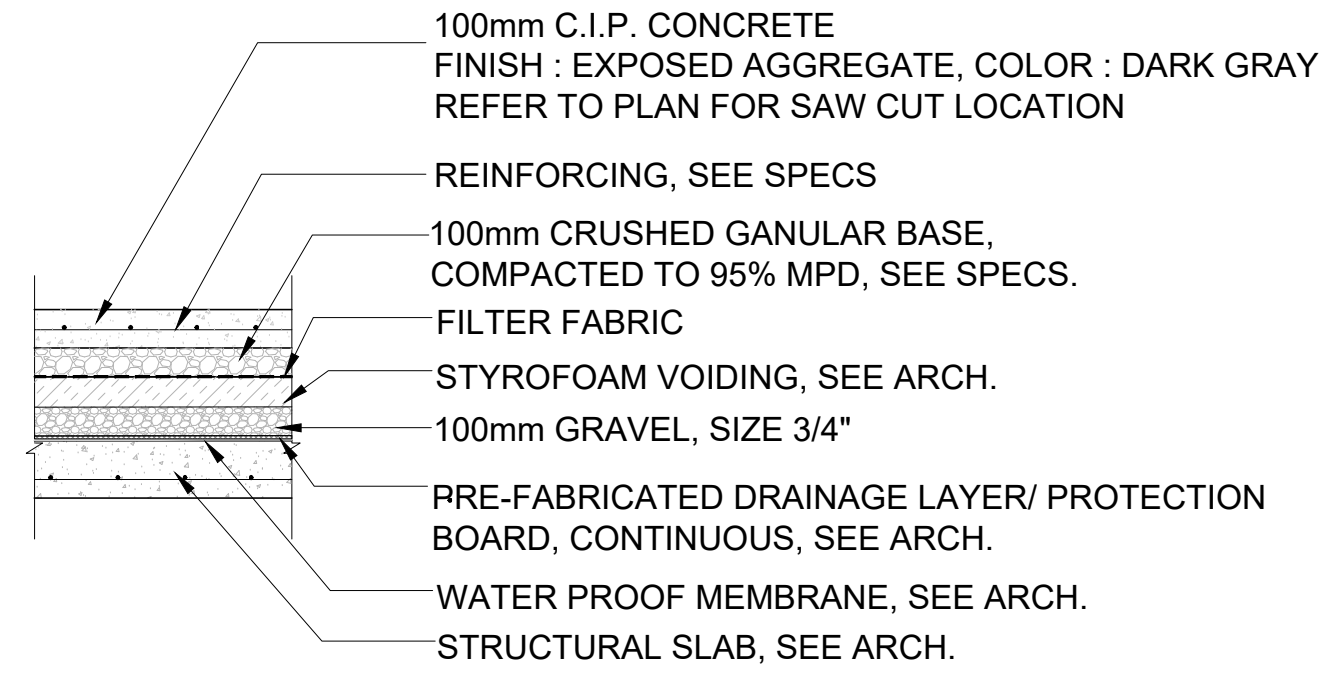
LANDSCAPE DETAILS - FURNITURE

scale
 project number
 15061
 issue date
 July 19, 2019
 plotted

drawing number
L5.3
 revision date

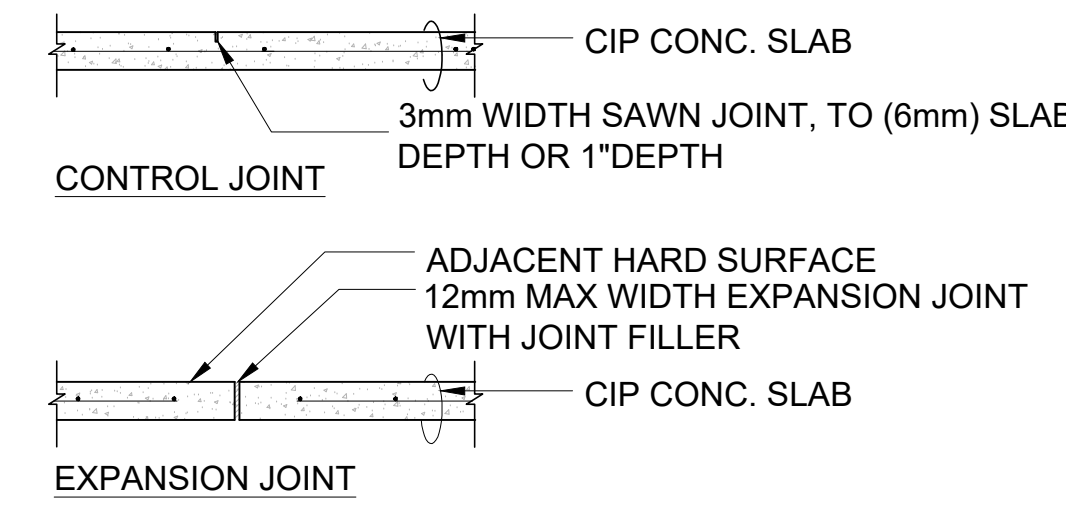


1 CIP CONC. ON GRADE TYP.
 SCALE: 1:20

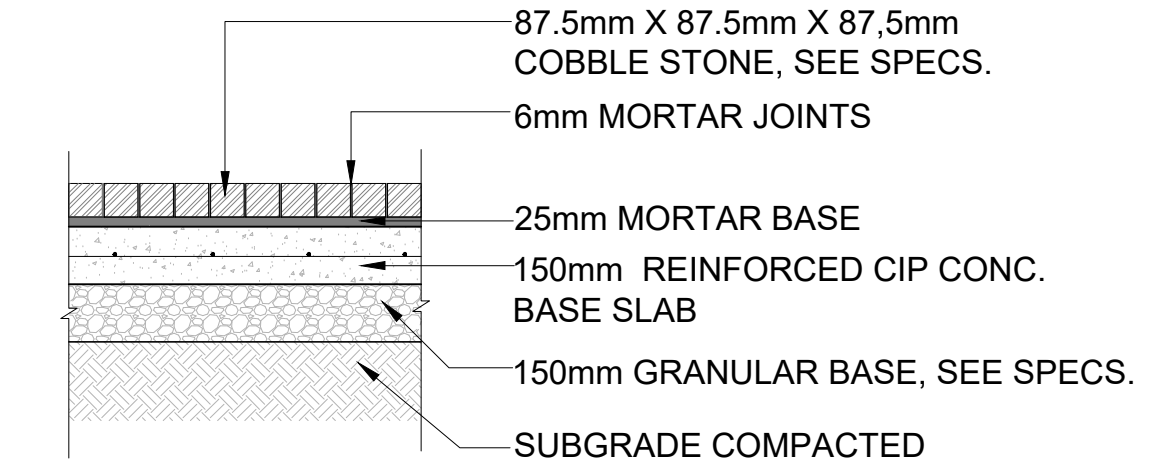


2 CIP CONC. ON SLAB TYP.
 SCALE: 1"=1'

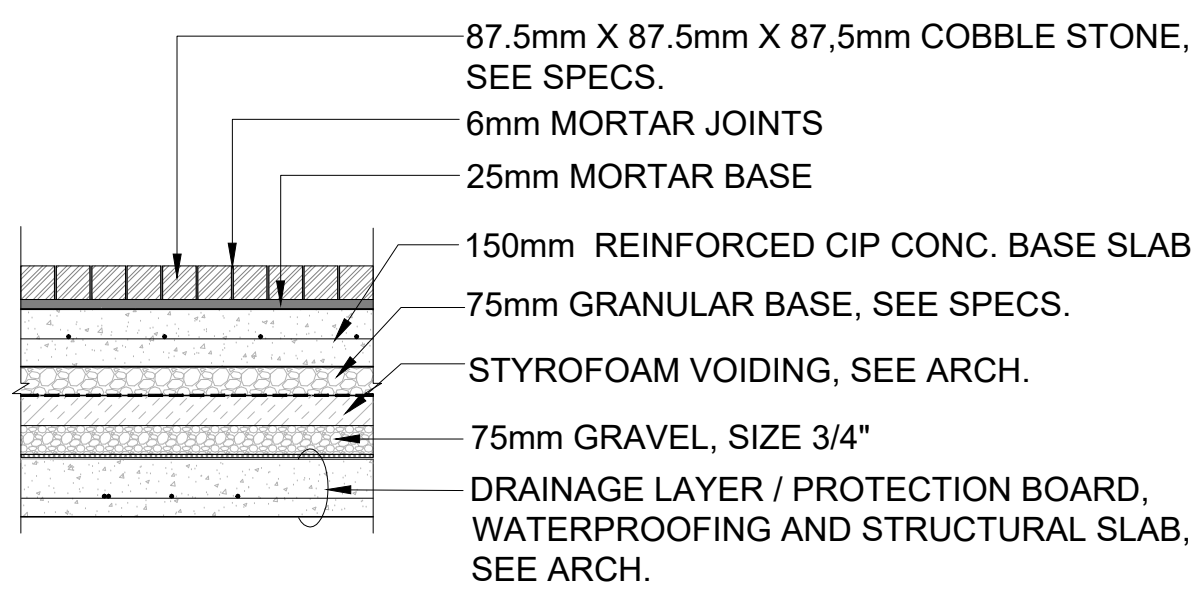
NOTE:
 - CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH
 - CUT JOINTS BEFORE RANDOM CRACKING OCCURS
 - CONFIRM ALL CONSTRUCTION JOINTS & SAW CUTS WITH CONSULTANT PRIOR TO COMMENCING RELATED WORK. SPACE AT 10' MAX. REFER TO LAYOUT PLAN.



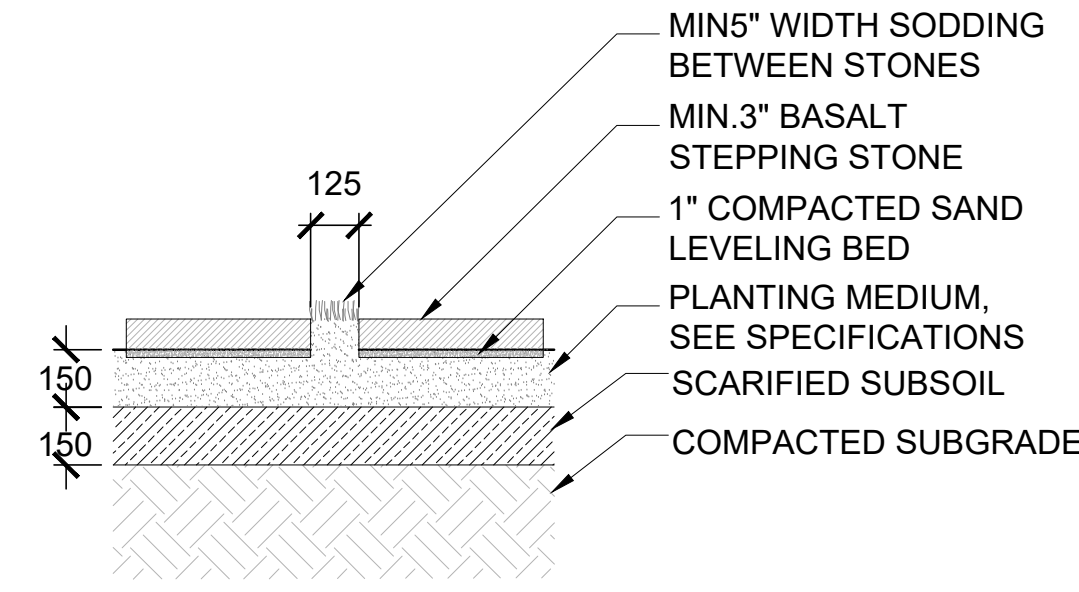
3 CIP CONCRETE JOINTS TYP.
 SCALE: 1"=1'



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



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

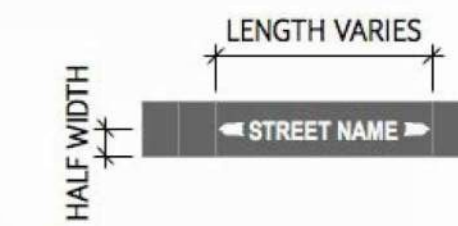


6 BASALT STEPPING STONE ON LAWN
 SCALE: 1:20

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.

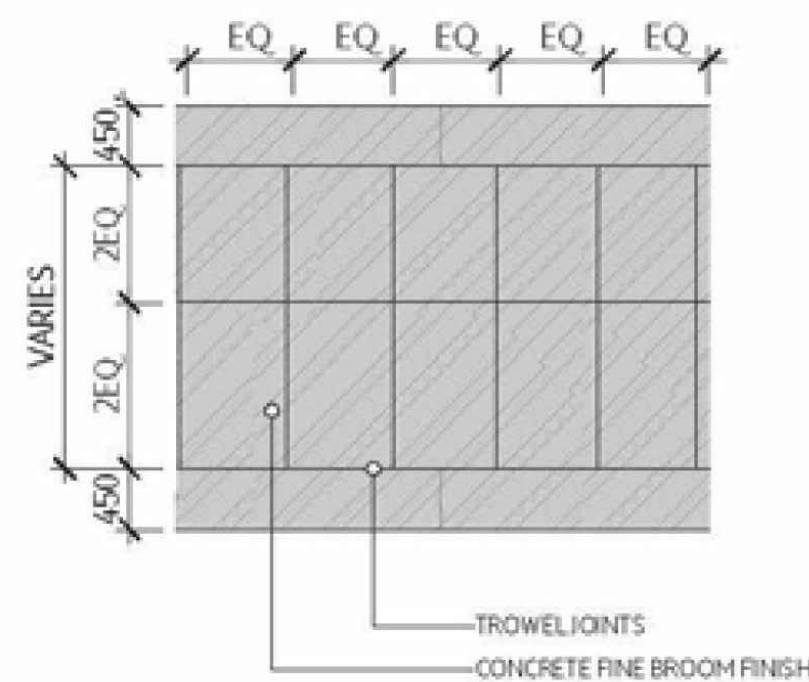


- Pattern: 450mm wide single row soldier course band with larger slab where street name appears
- Material: Streetname Sandblasted into basalt slabs
- Font: Tisa Pro Bold, all caps
- Note: Care should be taken to the letter spacing and kerning



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

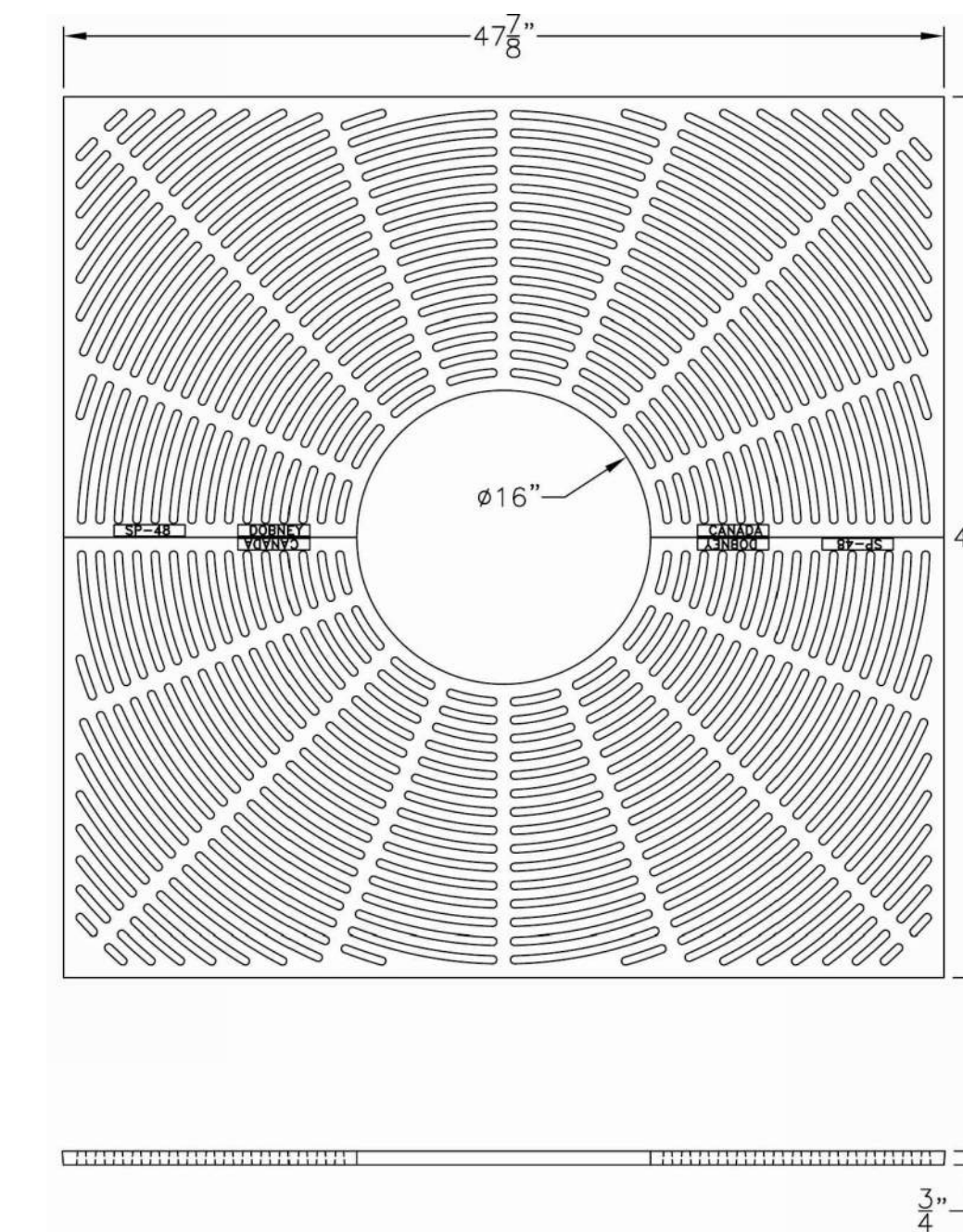


8 CoV STADARD - SIDEWALK CONCRETE PAVING
 SCALE: NTS

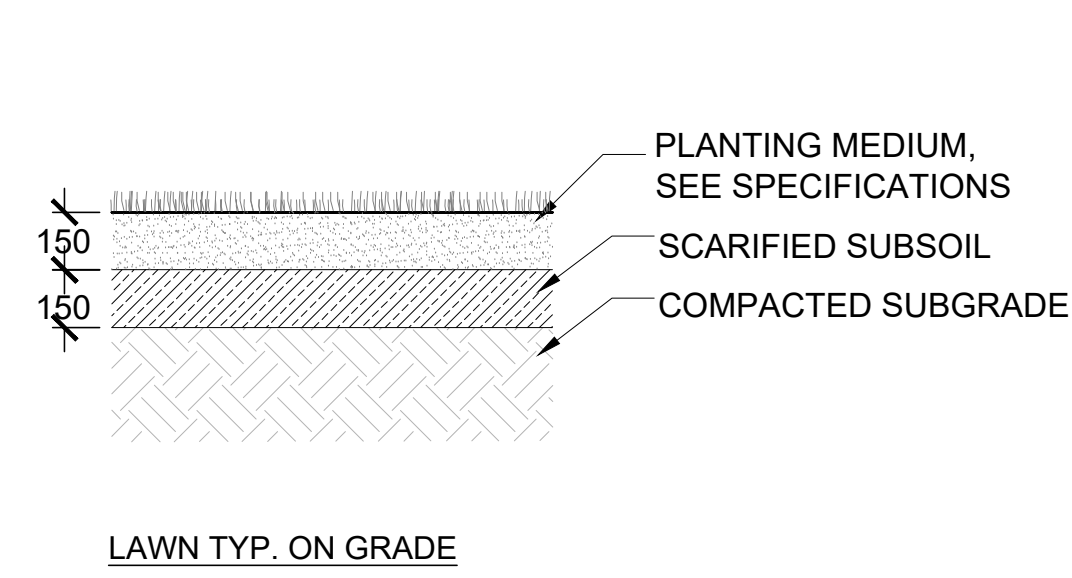
PRODUCT TYPE: Granite Paving
PRODUCT NAME: Granite Pavers
INSTALLATION METHOD: Mortar Set
COLOR/ FINISH: Grey, Flame Finish
DIMENSIONS: 300mm Width x 100mm Depth x 80mm Thick
APPLICATION: Paving Field
DISTRIBUTION: -
SUPPLIER: Bedrock Natural Stone or equivalent
SPECIAL NOTES: See Character area section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



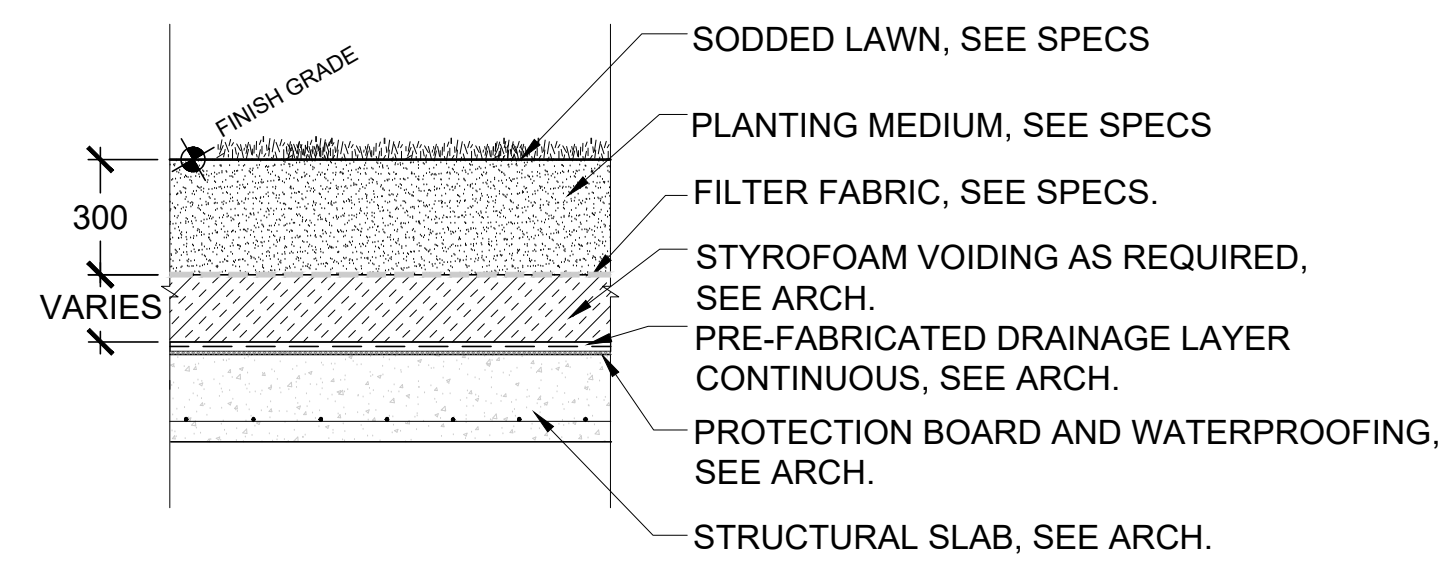
8 CoV STADARD - GRANITE PAVERS
 SCALE: NTS



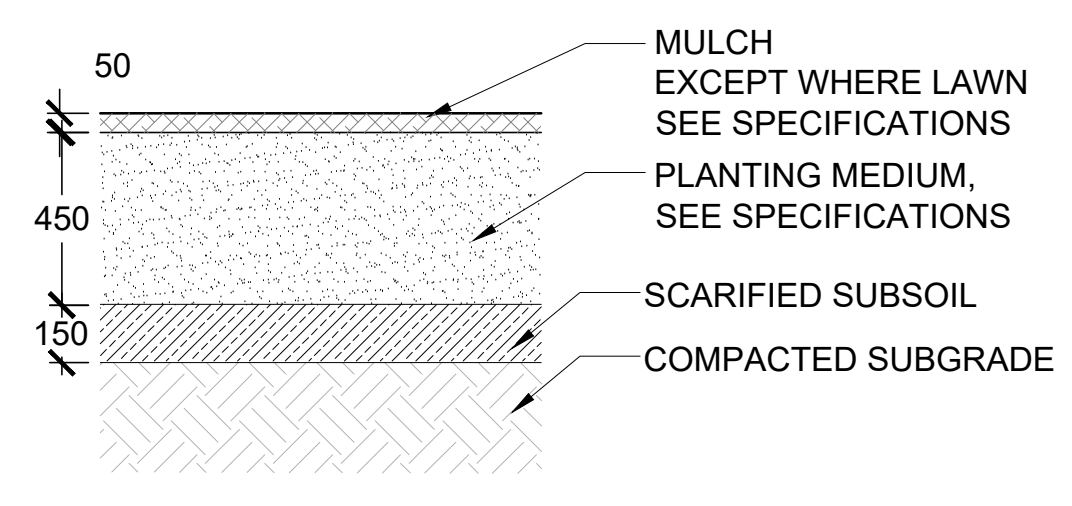
9 CoV STADARD - SQUARE TREE GRATE
 SCALE: NTS



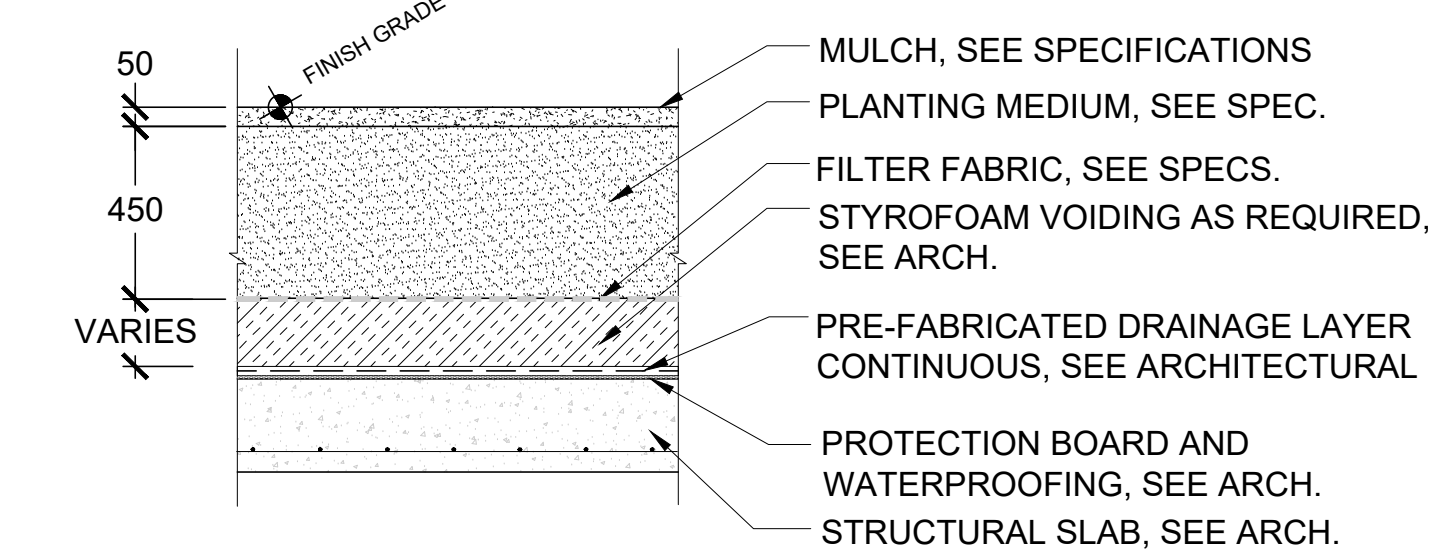
LAWN TYP. ON GRADE



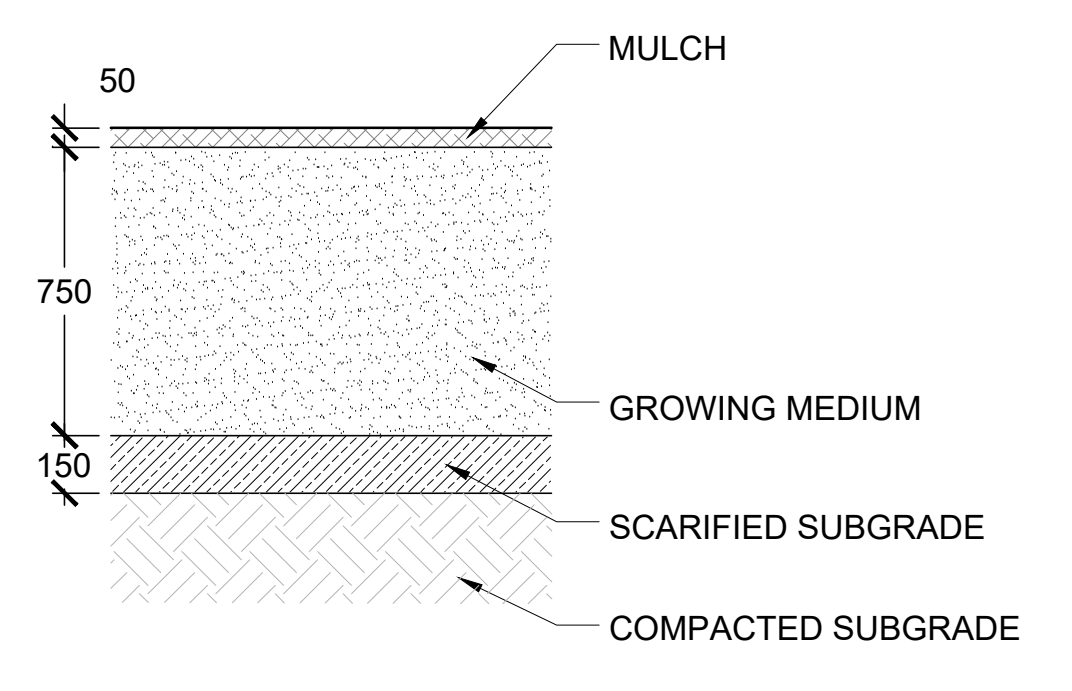
LAWN PLANTING ON SLAB, WITH VOIDING



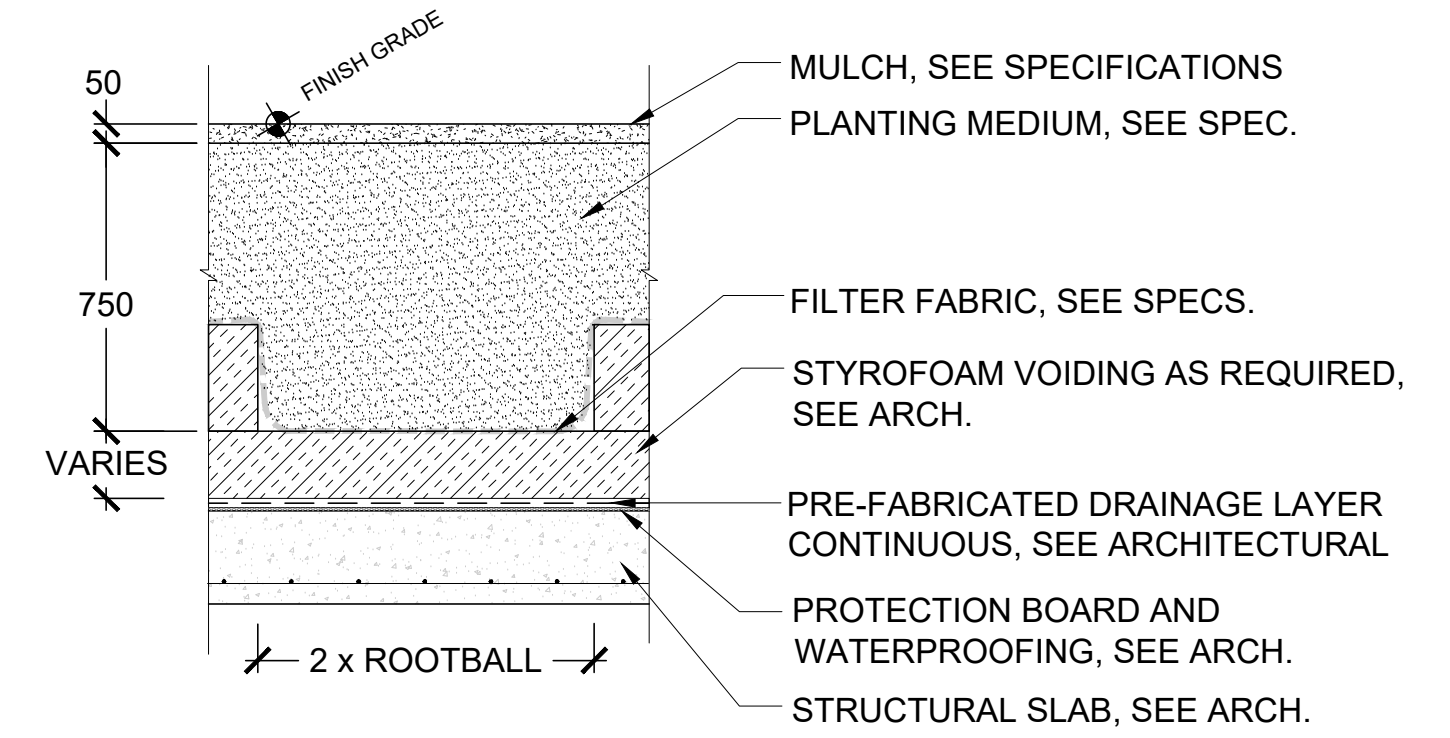
SHRUB PLANTING ON GRADE



SHRUB PLANTING ON SLAB, WITH VOIDING

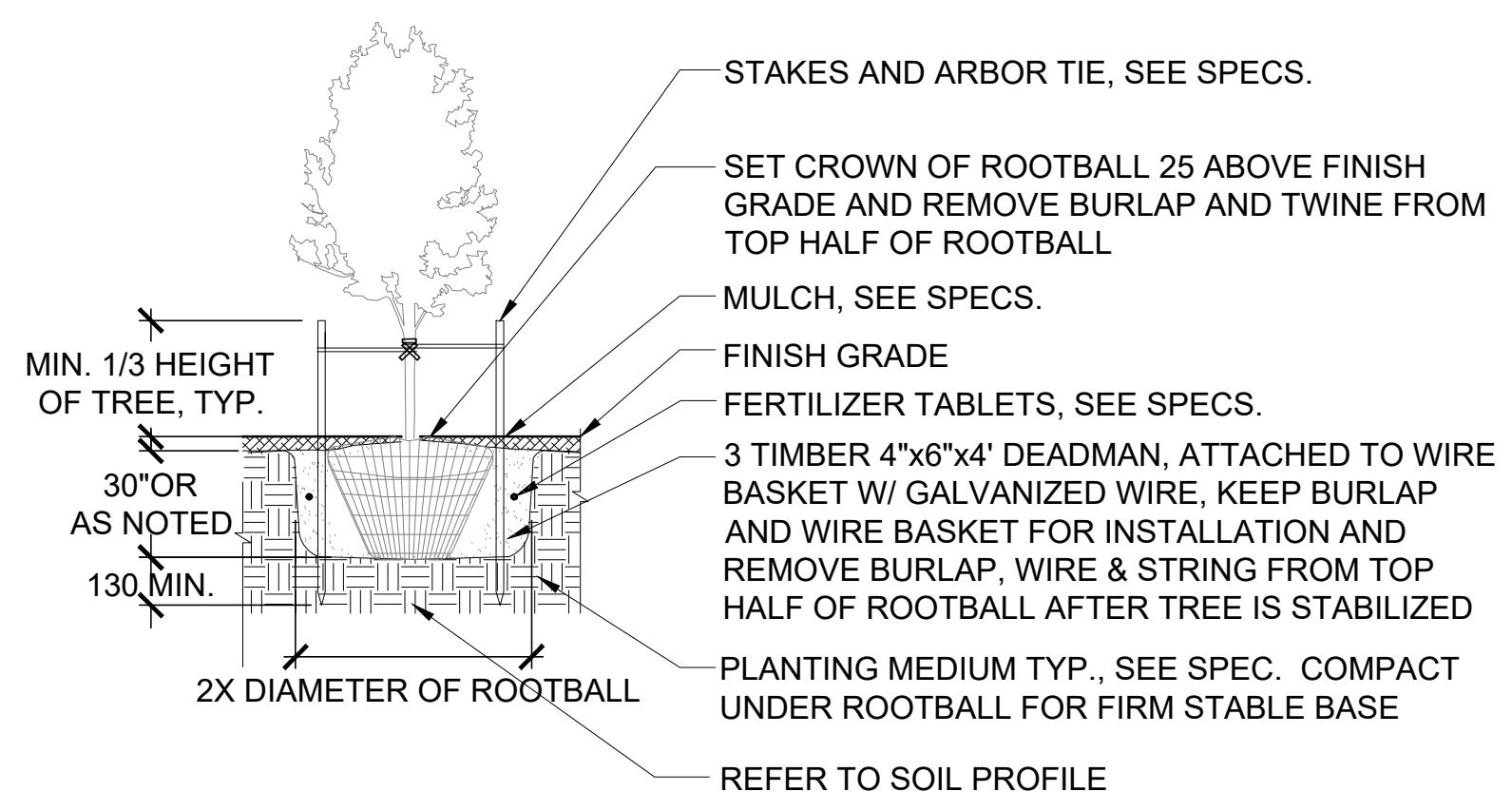


TREE PLANTING ON GRADE

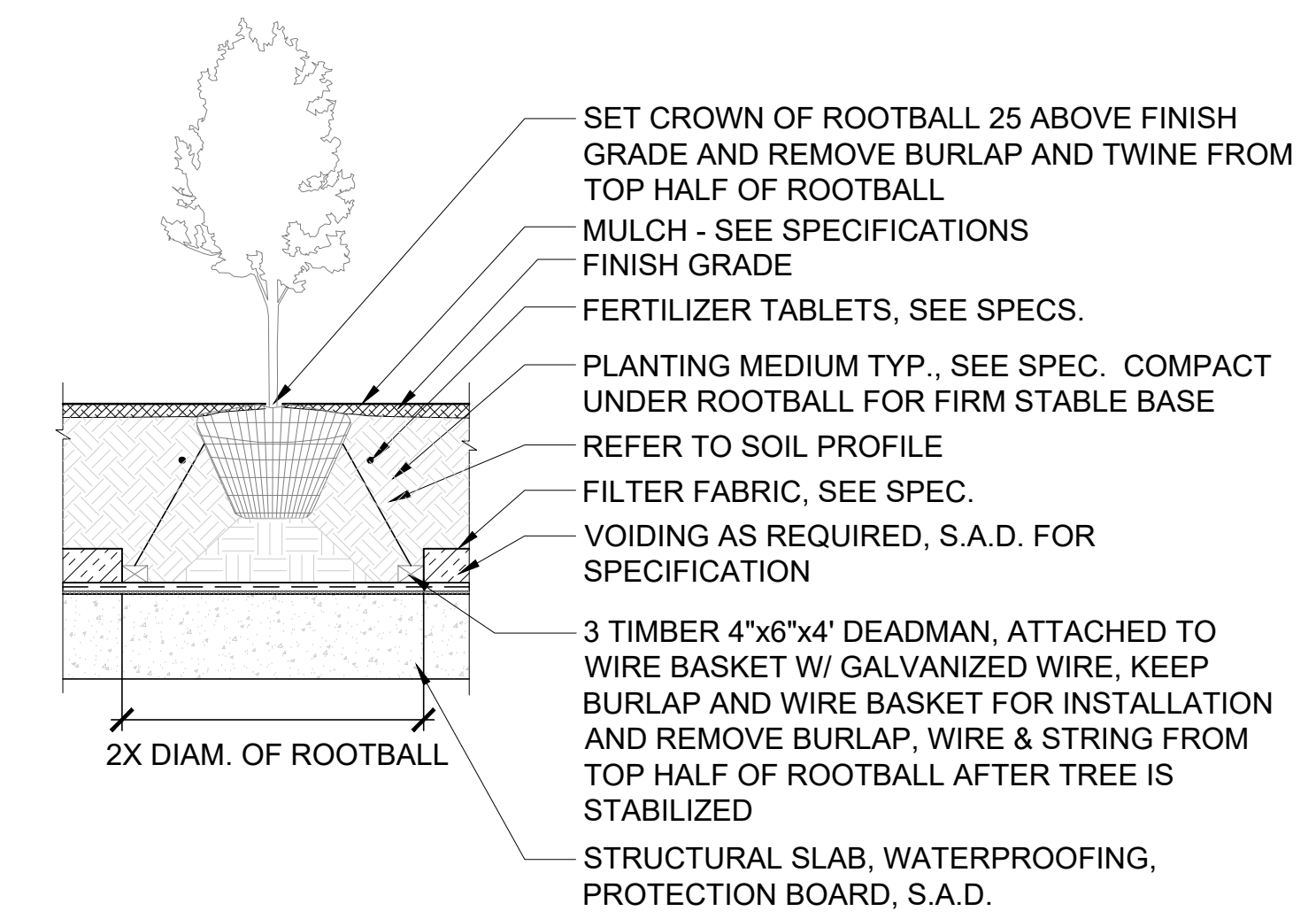


TREE PLANTING ON SLAB, WITH VOIDING

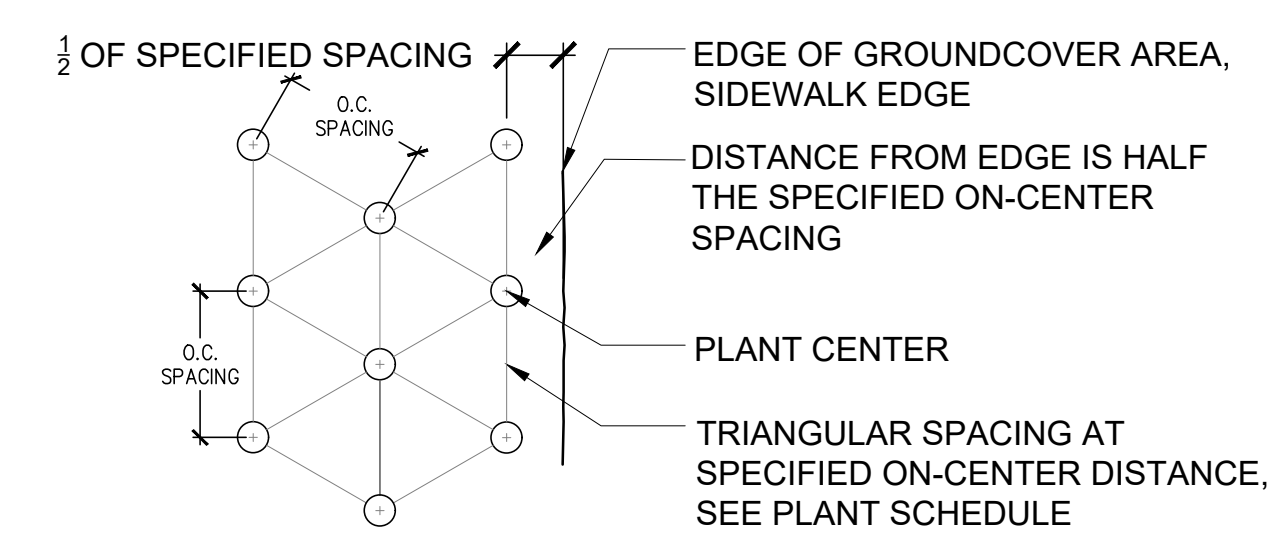
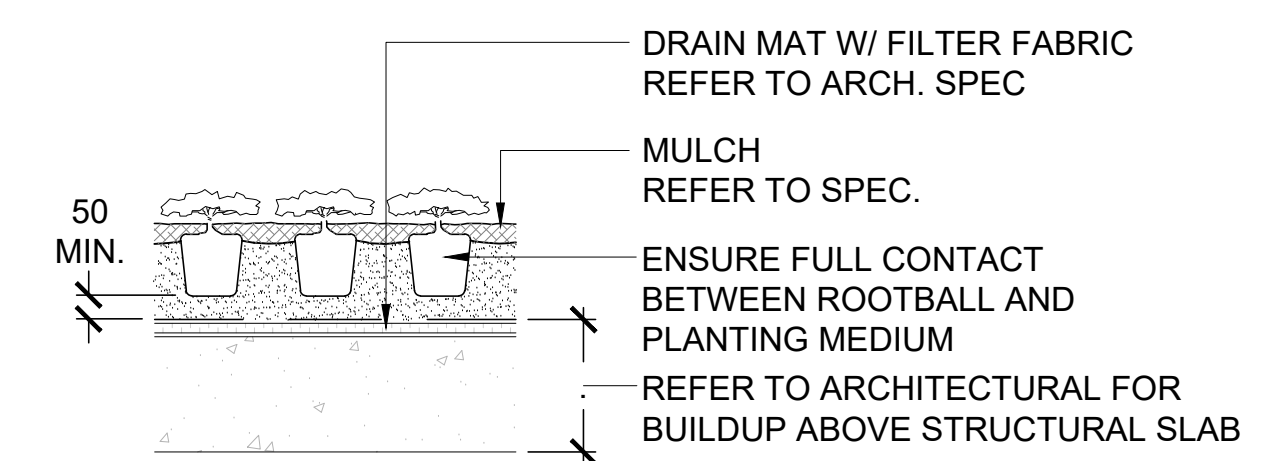
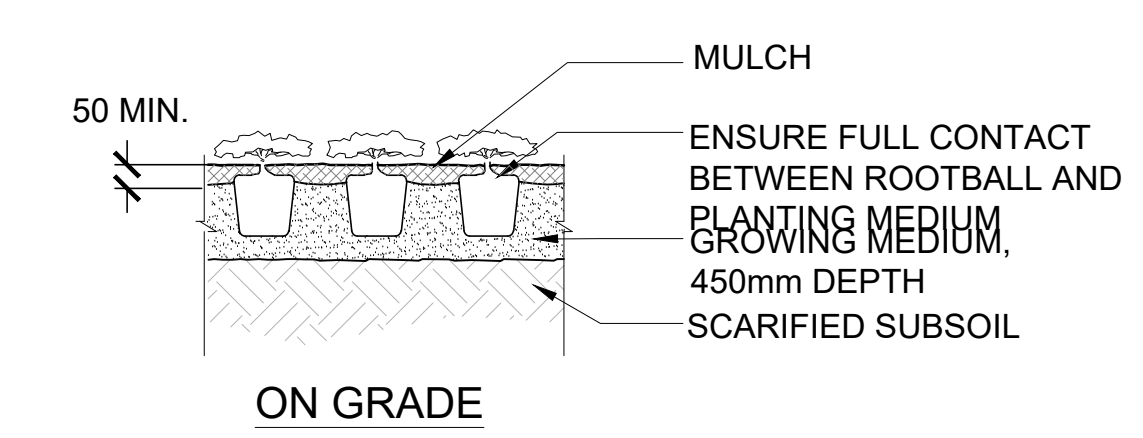
1 SOIL PROFILE
SCALE: 1:20



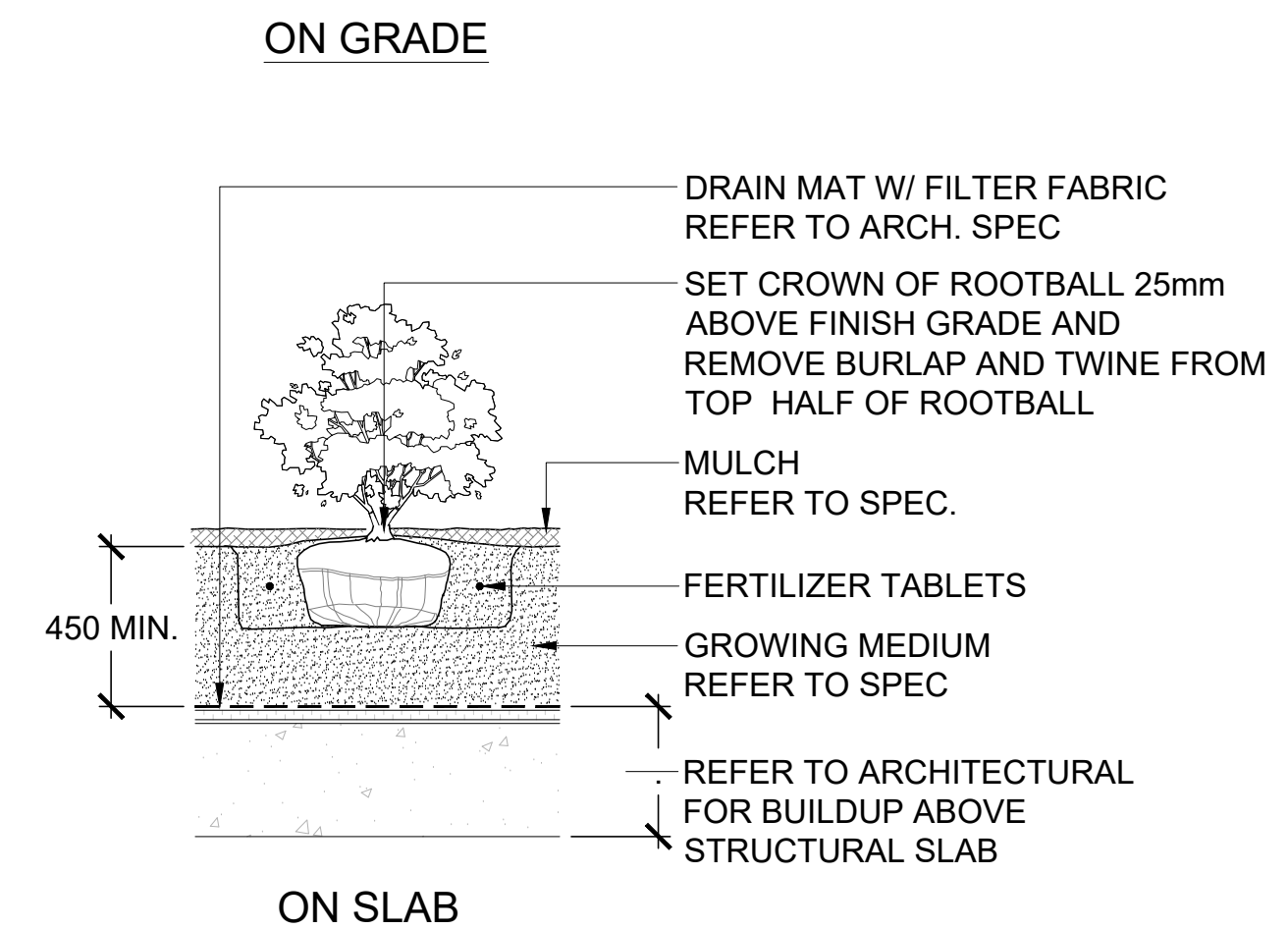
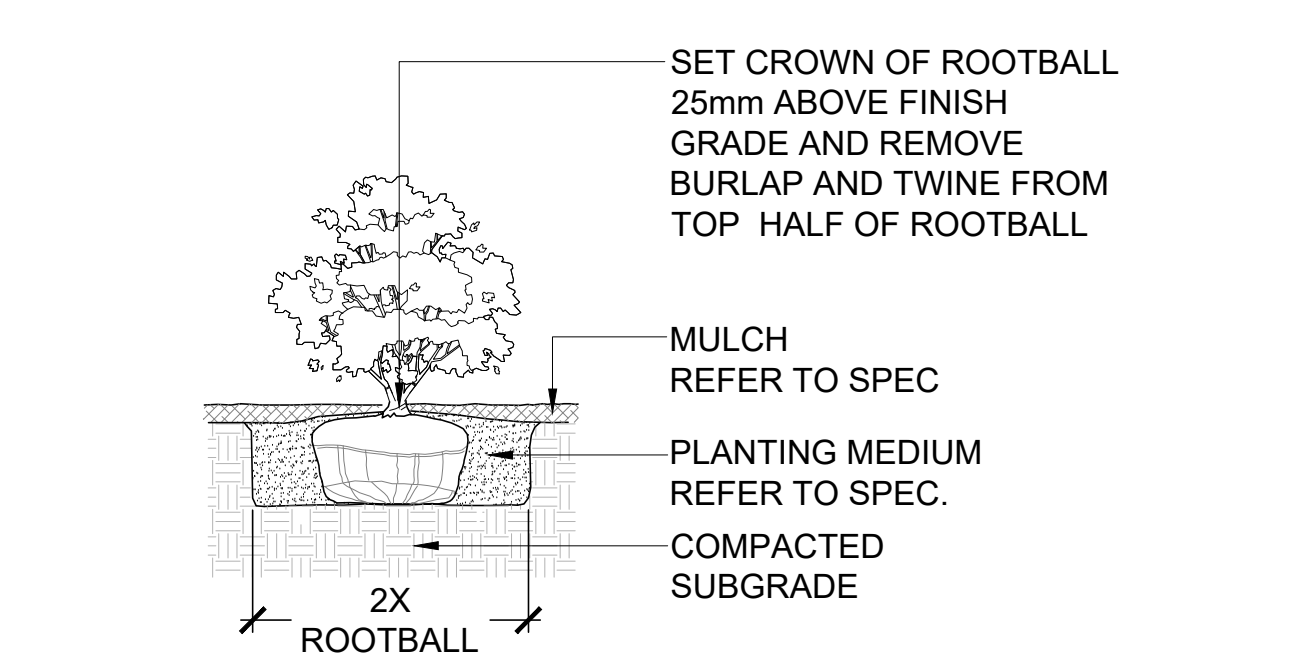
4 TREE PLANTING ON GRADE
SCALE: NTS



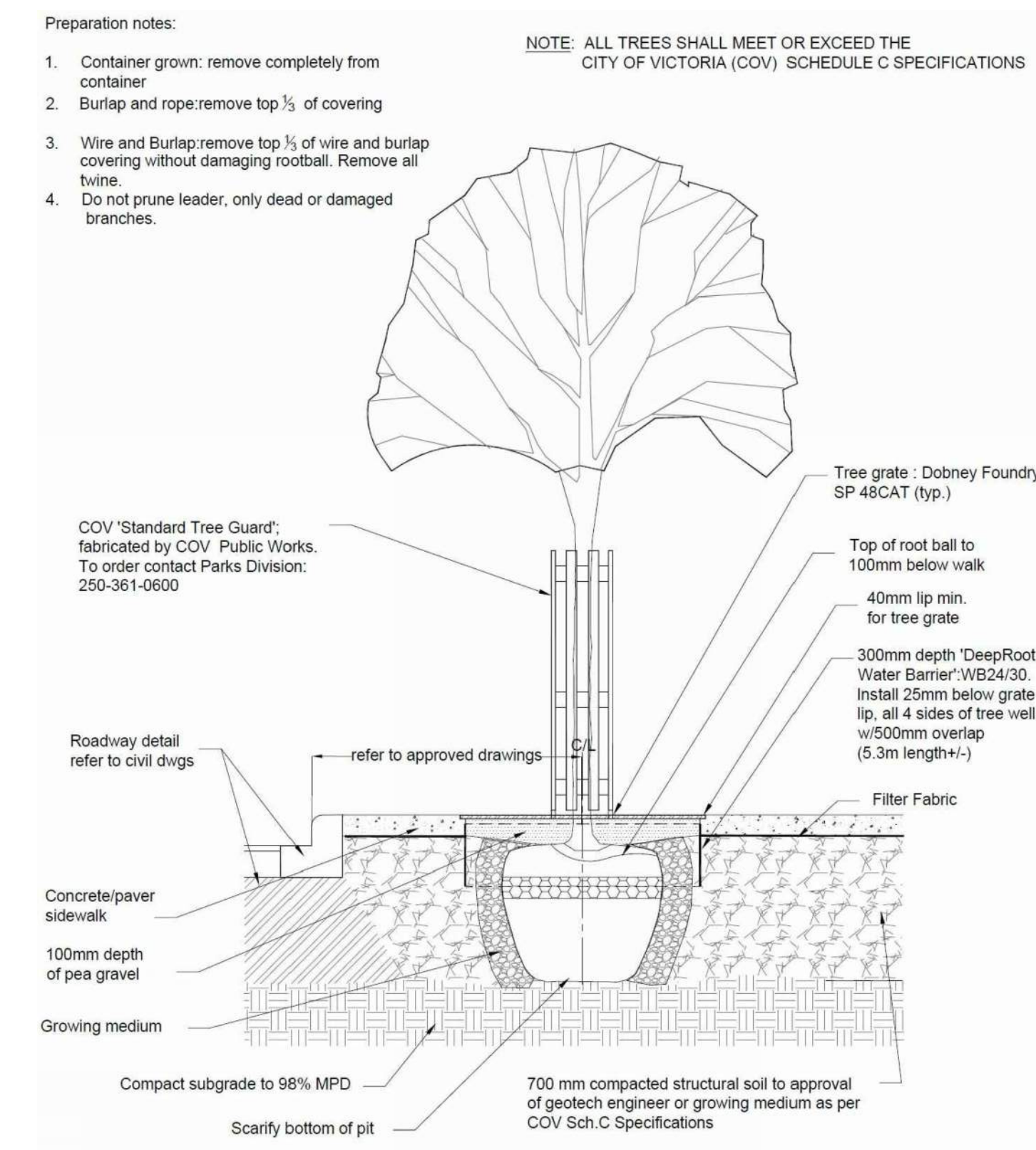
5 TREE PLANTING ON STRUCTURE
SCALE: N.T.S.



2 GROUND COVER PLANTING
SCALE: 1:20



3 SHRUB COVER PLANTING
SCALE: 1:20



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

notes

JAMES KM CHENG ARCHITECTS
 James KM Cheng Architect
 Suite 200-77 West Eighth A
 Vancouver, B.C. Canada V5Y
 T: 604.873.4333
 info@jameskcheng.com

PFS STUDIO
 PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE
 1777 West 9th A
 Vancouver, BC
 604.736.5008
 pfs@pfs.ca
 www.pfs.ca

drawn: TM
 checked: LL

Copyright reserved. This plan and design is and all times remains the exclusive property of James K.M. Cheng Architects, Inc. and cannot be used without the architect's written consent.
 project

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

LANDSCAPE DETAILS - PLANTING

scale: _____ drawing number: **L5.1**
 project number: 15061
 issue date: July 19, 2019
 revision date: _____
 plotted: _____