



CONTACT LIST

|                   |                                                                                             |                                                   |                    |                                                                              |
|-------------------|---------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------|------------------------------------------------------------------------------|
| Client            | Three Shores Development<br>2919 Altamont Crescent<br>West Vancouver, BC V7V 3B9            | Barry Savage                                      | 604.505.8818       | bsavage@threeshoresdevelopment.com                                           |
| Architectural     | Integra Architecture Inc.<br>2330-400 Granville Street<br>Vancouver BC, V6C 1S4             | Rhys Leitch<br>Steve Watt<br>Justin Jiongco       | 604.688.4220       | rhysl@integra-arch.com<br>steve@integra-arch.com<br>justinj@integra-arch.com |
| Project Manager   | Herold Engineering<br>Unit 600-1112 Fort Street<br>Victoria, BC V8V 3K8                     | Kate Ulmer                                        | 250.590.4875       | KUlmer@heroldengineering.com                                                 |
| Site              | Avalon Mechanical<br>300-1245 Esquimalt Road<br>Victoria, BC V9A 3P2                        | Jon Edgell                                        | 250.940.2975       | jedgell@avalonmechanical.com                                                 |
| Structural        | Nemetz (S/A) & Associates Ltd.<br>2009 West 4 <sup>th</sup> Avenue<br>Vancouver, BC V6J 1N3 | Gary Geissinger<br>Homer Sapiola<br>Carlos Molina | 604.736.6562       | gary@nemetz.com<br>homer@nemetz.com<br>carlos@nemetz.com                     |
| Mechanical        | Ryzuk Geotechnical<br>#6-40 Cadillac Avenue<br>Victoria, BC V8Z 1T2                         | Matt Mueller<br>Jim Lahala                        | 250.475.3131       | matt@ryzuk.com<br>jim@ryzuk.com                                              |
| Electrical        | Herold Engineering<br>Unit 600-1112 Fort Street<br>Victoria, BC V8V 3K8                     | Jason McKenzie                                    | 250.590.4875       | JMcKenzie@heroldengineering.com                                              |
| Geotechnical      | Perry + Associates<br>112 East Broadway<br>Vancouver, BC V5T 1V9                            | Michael Patterson                                 | 604.738.4118       | mp@perryandassociates.ca                                                     |
| Envelope          | Celerity Engineering<br>Suite 100, 535 W 10 <sup>th</sup> Ave.<br>Vancouver BC V5Z 1K9      | Stefan Germann                                    | 604.375.0437       | sgermann@celerity.ca                                                         |
| Civil             | Herold Engineering<br>Unit 600-1112 Fort Street<br>Victoria, BC V8V 3K8                     | Emilie Wong                                       | 250.590.4875       | EWong@heroldengineering.com                                                  |
| Landscape         | IBI Group<br>700-1285 W Pender Street<br>Vancouver, BC V6E 4B1                              | Mladen Pecanac                                    | 604.683.8797x67023 | Mladen.pecanac@ibigroup.com                                                  |
| Code              |                                                                                             |                                                   |                    |                                                                              |
| Interior Designer |                                                                                             |                                                   |                    |                                                                              |
| Energy Model      |                                                                                             |                                                   |                    |                                                                              |
| Transportation    |                                                                                             |                                                   |                    |                                                                              |

Architectural Drawing Index

|                        |                                |       |  |
|------------------------|--------------------------------|-------|--|
| A-0.000 Cover          |                                |       |  |
| A-0.000                | COVER PAGE                     |       |  |
| A-0.001                | PROJECT DATA                   |       |  |
| A-0.002                | SITE CONTEXT MAP & AERIAL VIEW |       |  |
| A-0.003                | STREETSCAPE                    |       |  |
| A-0.004                | PERSPECTIVE                    |       |  |
| A-0.005                | PERSPECTIVE                    |       |  |
| A-0.006                | PERSPECTIVE                    |       |  |
| A-0.007                | SURVEY (EXISTING SITE PLAN)    |       |  |
| A-0.008                | SETBACK DIAGRAM                | 1:100 |  |
| A-2.000 Plans          |                                |       |  |
| A-2.000                | LEVEL P1                       | 1:100 |  |
| A-2.001                | LEVEL 1 PLAN / SITE PLAN       | 1:100 |  |
| A-2.002                | LEVEL 2 PLAN                   | 1:100 |  |
| A-2.003                | LEVEL 3 PLAN                   | 1:100 |  |
| A-2.004                | LEVEL 4 PLAN                   | 1:100 |  |
| A-2.005                | LEVEL 5 PLAN                   | 1:100 |  |
| A-2.006                | LEVEL 6 PLAN                   | 1:100 |  |
| A-2.007                | ROOF PLAN                      | 1:100 |  |
| A-3.000 Enlarged Plans |                                |       |  |
| A-3.100                | UNIT B3A ACCESSIBLE UNIT       |       |  |
| A-4.000 Elevations     |                                |       |  |
| A-4.001                | WEST ELEVATION                 | 1:100 |  |
| A-4.002                | EAST ELEVATION                 | 1:100 |  |
| A-4.003                | NORTH ELEVATION                | 1:100 |  |
| A-4.004                | SOUTH ELEVATION                | 1:100 |  |
| A-4.005                | MATERIAL BOARD                 |       |  |
| A-5.000 Sections       |                                |       |  |
| A-5.001                | NORTH-SOUTH BUILDING SECTION   | 1:100 |  |
| A-5.002                | EAST-WEST BUILDING SECTION     | 1:100 |  |
| A-8.000 Supplemental   |                                |       |  |
| A-8.001                | SHADOW STUDY                   |       |  |
| A-8.002                | SHADOW STUDY                   |       |  |



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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE  
RESIDENCES

Fort St. & Davie St.  
Victoria, BC

[TITLE]

COVER PAGE

22600 [PROJECT]

[SCALE]

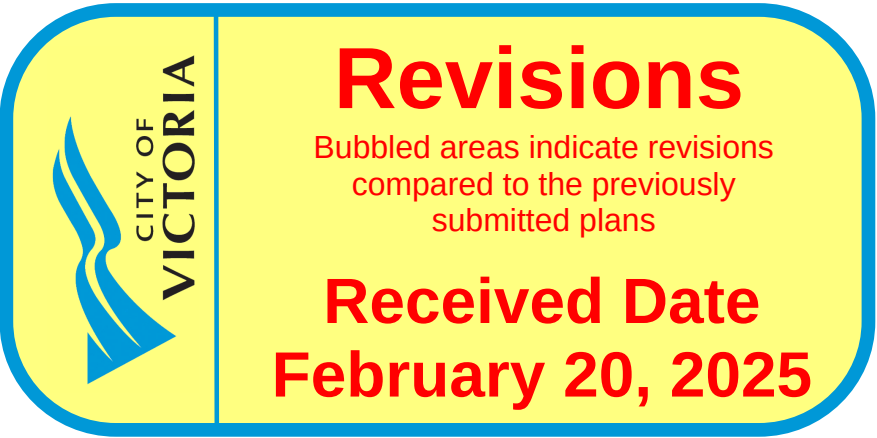
Friday, January 31, 2025 [DATE]

DP RZ Resubmission [ISSUE]

[DRAWING]

A-0.000

6-STOREY RESIDENTIAL & COMMERCIAL BUILDING  
FORT & DAVIE STREETS | VICTORIA | BC | REZONING/ DP





Project Name: Fort & Davie Apartments  
Client: Three Shores Management

Project: 22600  
Date: 29-Jan-25  
Issue: REZONING

PROJECT DATA - DP/REZONING 6-STOREY MIXED-USE RESIDENTIAL & COMMERCIAL BUILDING

EXISTING ADDRESS 1905, 1907 FORT STREET & 1929, 1923 DAVIE STREET, VICTORIA BC  
PROPOSED ADDRESS  
LEGAL DESCRIPTION SITE PLAN OF LOTS 45, 46, 47 and 48, ALL IN SECTION 76, VICTORIA DISTRICT, PLAN 270

PROJECT ARCHITECT INTEGRA ARCHITECTURE  
PROJECT OWNER THREE SHORES MANAGEMENT  
OCP LAND USE DESIGNATION PARTIAL DPA 5: LARGE URBAN VILLAGES - JUBILEE VILLAGE, PARTIAL TRADITIONAL RESIDENTIAL  
EXISTING ZONING R3-2 & R1-B  
PROPOSED ZONING CD

|                      |        |        |             |
|----------------------|--------|--------|-------------|
| SITE AREA :          |        |        |             |
| Gross Site Area      | 20,858 | sq.ft. | 1,937.75 m2 |
| Road Dedication Area | 2,484  | sq.ft. | 230.79 m2   |
| Net Site Area        | 18,374 | sq.ft. | 1,706.96 m2 |

|                                 |        |        |                   |
|---------------------------------|--------|--------|-------------------|
| Max FSR                         |        |        |                   |
| Total Proposed Gross Floor Area | 59,484 | sq.ft. | 5,526.2 m2        |
| Total Proposed Exclusions       | 2,817  | sq.ft. | 261.7 m2          |
| Proposed FSR (Gross site area)  | 2.72   | 56,667 | sq.ft. 5,264.5 m2 |
| Proposed FSR (Net site area)    | 3.08   | 56,667 | sq.ft. 5,264.5 m2 |

|                                |     |        |                  |
|--------------------------------|-----|--------|------------------|
| Lot Coverage                   |     |        |                  |
| Lot Coverage (Gross site area) | 49% | 10,247 | sq.ft. 951.99 m2 |
| Lot Coverage (Net site area)   | 56% | 10,247 | sq.ft. 951.99 m2 |

|                                   |     |        |                  |
|-----------------------------------|-----|--------|------------------|
| Open Space (including Ramp Area)  |     |        |                  |
| Open Site Space (Gross site area) | 51% | 10,611 | sq.ft. 985.77 m2 |
| Open Site Space (Net site area)   | 44% | 8,127  | sq.ft. 754.98 m2 |

|                                                                |     |       |                  |
|----------------------------------------------------------------|-----|-------|------------------|
| Open Space (excluding Ramp Area) Note: Ramp Area @ 1,144 sqft. |     |       |                  |
| Open Site Space (Gross site area)                              | 45% | 9,467 | sq.ft. 879.49 m2 |
| Open Site Space (Net site area)                                | 38% | 6,983 | sq.ft. 648.70 m2 |

| Unit Type               |  | 1st | 2nd | 3rd | 4th | 5th | 6th | Total | Average sqft / unit | Total Unit Area (sqft) | Total Unit Area (m2) | %      | Unit Mix |
|-------------------------|--|-----|-----|-----|-----|-----|-----|-------|---------------------|------------------------|----------------------|--------|----------|
| S1 - Studio             |  |     | 1   | 1   | 1   |     |     | 3     | 343.8               | 1,031.4                | 95.8                 | 4.0%   | 4%       |
|                         |  |     |     |     |     |     |     |       |                     |                        |                      |        | Studio   |
| B1 - 1 Bed              |  | 3   | 4   | 4   | 4   | 4   | 4   | 23    | 501.1               | 11,524.4               | 1,070.6              | 30.7%  | 57.3%    |
| B2 - 1 Bed              |  |     | 1   | 1   | 1   | 1   | 1   | 5     | 534.5               | 2,672.7                | 248.3                | 6.7%   |          |
| B3 - 1 Bed (Accessible) |  | 1   | 1   | 1   | 1   |     |     | 4     | 497.1               | 1,988.4                | 184.7                | 5.3%   |          |
| B4 - 1 Bed + Den        |  | 1   | 1   | 1   | 1   | 1   | 1   | 6     | 545.0               | 3,270.0                | 303.8                | 8.0%   |          |
| B5 - 1 Bed + Den        |  |     | 1   | 1   | 1   | 1   | 1   | 5     | 645.2               | 3,226.2                | 299.7                | 6.7%   |          |
|                         |  |     |     |     |     |     |     |       |                     |                        |                      |        | 1 Bed    |
| C1 - 2 Bed              |  |     |     |     |     | 1   | 1   | 2     | 683.8               | 1,367.5                | 127.0                | 2.7%   | 32.0%    |
| C2 - 2 Bed              |  | 1   | 1   | 1   | 1   | 1   | 1   | 6     | 754.5               | 4,527.0                | 420.6                | 8.0%   |          |
| C3 - 2 Bed              |  | 1   |     |     |     |     |     | 1     | 763.2               | 763.2                  | 70.9                 | 1.3%   |          |
| C4 - 2 Bed              |  | 1   | 1   | 1   | 1   |     |     | 4     | 770.5               | 3,081.9                | 286.3                | 5.3%   |          |
| C5 - 2 Bed              |  | 1   |     |     |     |     |     | 1     | 770.8               | 770.8                  | 71.6                 | 1.3%   |          |
| C6 - 2 Bed + Den        |  |     | 1   | 1   | 1   | 1   | 1   | 5     | 917.6               | 4,587.9                | 426.2                | 6.7%   |          |
| C7 - 2 Bed + Den        |  |     | 1   | 1   | 1   | 1   | 1   | 5     | 967.3               | 4,836.7                | 449.3                | 6.7%   |          |
|                         |  |     |     |     |     |     |     |       |                     |                        |                      |        | 2 Bed    |
| D1 - 3 Bed              |  |     | 1   | 1   | 1   |     |     | 3     | 867.5               | 2,602.5                | 241.8                | 4.0%   | 7%       |
| D2 - 3 Bed              |  |     |     |     |     | 1   | 1   | 2     | 892.5               | 1,785.0                | 165.8                | 2.7%   |          |
|                         |  |     |     |     |     |     |     |       |                     |                        |                      |        | 3 Bed    |
| Total                   |  | 9   | 14  | 14  | 14  | 12  | 12  | 75    |                     | 48,035                 | 4,462.6              | 100.0% | 100%     |

| GFA Exclusion (sq.ft.)                |  | Parkade | 1st      | 2nd    | 3rd    | 4th    | 5th    | 6th    | Total Exclusions |
|---------------------------------------|--|---------|----------|--------|--------|--------|--------|--------|------------------|
| Bike Room at Level L1                 |  |         | 1,202.40 |        |        |        |        |        | 1,202.40 sq.ft.  |
| Exterior Wall (from interior surface) |  |         | 261.97   | 271.52 | 271.52 | 271.52 | 269.13 | 269.13 | 1,614.79 sq.ft.  |
| Parkade                               |  |         |          |        |        |        |        |        |                  |
| Total Exclusions From FSR             |  | 0.00    | 1,464.37 | 271.52 | 271.52 | 271.52 | 269.13 | 269.13 | 2,817.19 sq.ft.  |

| Gross Floor Area        | Commercial      | Unit Area       | Common Area      | Total GFA        | Efficiency L1 - L6      |
|-------------------------|-----------------|-----------------|------------------|------------------|-------------------------|
| Parkade                 |                 |                 | sq.ft.           | 0.0 sq.ft.       | - m2                    |
| Gross Area - 1st Floor  | 1,381.69 sq.ft. | 4,602.15 sq.ft. | 4,263.41 sq.ft.  | 10,247.25 sq.ft. | 952 m2 58.4%            |
| Gross Area - 2nd Floor  |                 | 7,344.10 sq.ft. | 2,897.15 sq.ft.  | 10,241.25 sq.ft. | 951 m2 71.7%            |
| Gross Area - 3rd Floor  |                 | 7,344.10 sq.ft. | 2,897.15 sq.ft.  | 10,241.25 sq.ft. | 951 m2 71.7%            |
| Gross Area - 4th Floor  |                 | 7,344.10 sq.ft. | 2,897.15 sq.ft.  | 10,241.25 sq.ft. | 951 m2 71.7%            |
| Gross Area - 5th Floor  |                 | 6,441.46 sq.ft. | 2,815.09 sq.ft.  | 9,256.55 sq.ft.  | 860 m2 69.6%            |
| Gross Area - 6th Floor  |                 | 6,441.46 sq.ft. | 2,815.09 sq.ft.  | 9,256.55 sq.ft.  | 860 m2 69.6%            |
| Gross Area - Roof Level |                 |                 |                  |                  |                         |
| Total Gross Area        | 1,382 sq.ft.    | 39,517 sq.ft.   | 18,585.04 sq.ft. | 59,484.10 sq.ft. | 5,526 m2 Overall: 68.8% |

|                                         |                                                                |             |                                             |
|-----------------------------------------|----------------------------------------------------------------|-------------|---------------------------------------------|
| Minimum Parking Required @ other area   | 3 units @ 0.75 space/unit (45m2 or 485 sqft) > X               | 2.3 spaces  | apartment - secured rental per city comment |
|                                         | 29 units @ 0.90 space/unit (45m2 or 485 sqft) < X > (70m2 or 7 | 26.1 spaces | apartment - secured rental per city comment |
|                                         | 11 units @ 1.30 space/unit X < (70m2 or 754 sqft)              | 14.3 spaces | apartment - secured rental per city comment |
| Minimum Parking Required @ village/cent | 0 units @ 0.60 space/unit (45m2 or 485 sqft) > X               | 0.0 spaces  | apartment - secured rental per city comment |
|                                         | 16 units @ 0.70 space/unit (45m2 or 485 sqft) < X > (70m2 or 7 | 11.2 spaces | apartment - secured rental per city comment |
|                                         | 16 units @ 1.10 space/unit X < (70m2 or 754 sqft)              | 17.6 spaces | apartment - secured rental per city comment |
| Visitor Parking Required                | 75 units @ 0.10 space/unit                                     | 7.5 spaces  | inclusive to total parking stalls provided  |
| Commercial Parking Required (Retail)    |                                                                | 2.6 spaces  | village/centre                              |
| Total Parking Required                  | 1 space/50 m2                                                  | 82 spaces   |                                             |
| Total Parking Provided                  |                                                                | 33 spaces   |                                             |
| Total Visitor Parking Provided          |                                                                | 7 spaces    | inclusive to total parking stalls provided  |
| Total Commercial Parking Provided       |                                                                | 0 spaces    |                                             |
| Accessible Parking Required:            |                                                                |             | all inclusive of Total Parking Provided     |
| Accessible Parking Provided             | 1.00 space per 26-50 spaces                                    | 1 space     |                                             |
| Accessible Van Parking Provided         | 1.00 space per 26-50 spaces                                    | 1 space     |                                             |
| Visitor Accessible Parking Provided     | 0.00 space per 6-25 visitor spaces                             | 1 space     |                                             |
| Visitor Accessible Van Parking Provided | 1.00 space per 6-25 visitor spaces                             | 1 space     |                                             |

|                                                   |                                                       |           |                                          |
|---------------------------------------------------|-------------------------------------------------------|-----------|------------------------------------------|
| Required Secure Bicycle Parking                   | 3 units @ 1.0 space/unit (45m2 or 485 sqft) > X       | 3 spaces  | long term                                |
|                                                   | 72 units @ 1.25 space/unit X < (45m2 or 485 sqft)     | 90 spaces | long term                                |
|                                                   | 75 units @ 0.1 space/unit                             | 8 spaces  | short term                               |
| Commercial - Food & Beverage                      | 1 units @ 1.0 Space/400m2                             | 1 spaces  | long term                                |
|                                                   | 1 units @ 1.0 Space/100m2                             | 2 spaces  | short term                               |
| Total Long term Bicycle Parking                   |                                                       | 94 spaces | long term                                |
| Total Short term Bicycle Parking                  |                                                       | 10 spaces | short term                               |
| Provided Long Term Bicycle Parking - Residential  |                                                       | 93 spaces |                                          |
| Provided Long Term Bicycle Parking - Commercial   |                                                       | 1 spaces  |                                          |
| Provided Short Term Bicycle Parking - Residential |                                                       | 8 spaces  |                                          |
| Provided Short Term Bicycle Parking - Commercial  |                                                       | 2 spaces  |                                          |
| Vertical Parking Spaces                           | 15% of req'd residential secure bike stalls provided  | 23 spaces | inclusive of secure bike stalls provided |
| Cargo Bike Stalls                                 | 10 % of req'd residential secure bike stalls provided | 10 spaces | inclusive of secure bike stalls provided |
| Provided Vertical Bicycle Parking                 |                                                       | 14 spaces | inclusive of secure bike stalls provided |
| Provided Cargo Bicycle Parking                    |                                                       | 10 spaces | inclusive of secure bike stalls provided |

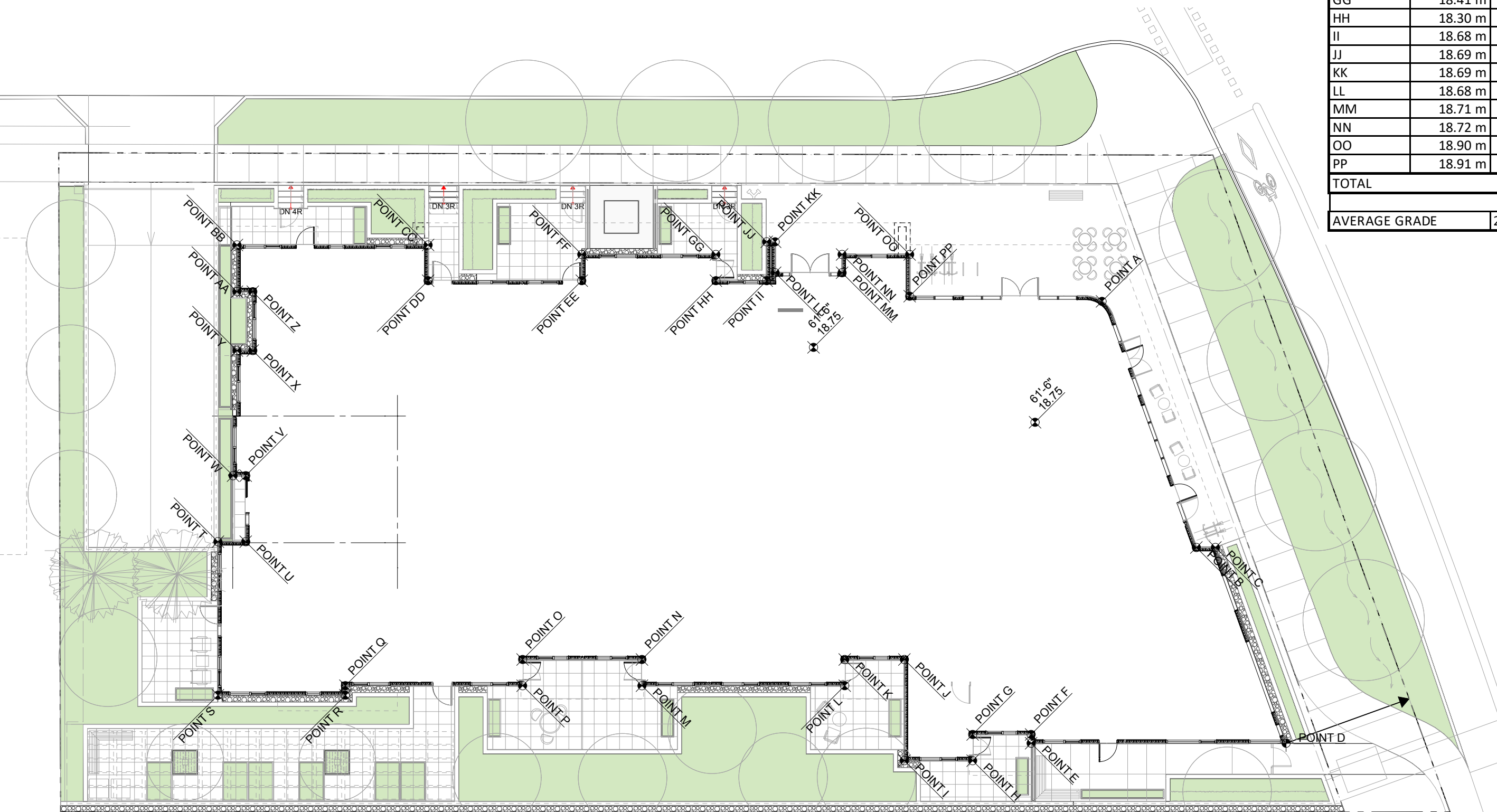
Note 1: All areas are approximate and are for zoning purposes only  
Note 2: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls  
Note 3: Dedications and setbacks subject to City of Victoria approval  
Note 4: 1 Car sharing stall to be on-street. 1 visitor parking to be used as backup car sharing provided in parkade.

| ZONING EXISTING                                                                                                   | R3-2 & R1-B     | PROPOSED      |          |
|-------------------------------------------------------------------------------------------------------------------|-----------------|---------------|----------|
| OCP LAND USE DESIGNATION - PARTIAL DPA 5: LARGE URBAN VILLAGES - JUBILEE VILLAGE, PARTIAL TRADITIONAL RESIDENTIAL |                 | CD            |          |
| SITE AREA                                                                                                         |                 | 20,858 sq.ft. | 1,938 m2 |
| BUILDING HEIGHT                                                                                                   |                 |               |          |
| Average Finished Grade                                                                                            |                 | 61.06 ft      | 18.61 m  |
| Building Height to T/O Low Roof from Average Grade -                                                              |                 | 63.73 ft      | 19.92 m  |
| Building Height to T/O High Roof from Average Grade -                                                             |                 | 67.72 ft      | 21.14 m  |
| FRONT YARD                                                                                                        | Fort St.        | 20.67 ft      | 6.30 m   |
| SIDE YARD                                                                                                         | Davie St.       | 14.50 ft      | 4.42 m   |
| REAR YARD                                                                                                         | South Prop Line | 24.88 ft      | 7.58 m   |
| INTERIOR SIDE YARD                                                                                                | East Prop Line  | 8.22 ft       | 2.51 m   |
| FRONT YARD                                                                                                        | Fort St.        | 5.00 ft       | 1.52 m   |
| SIDE YARD                                                                                                         | Davie St.       | 9.95 ft       | 3.03 m   |
| REAR YARD                                                                                                         | South Prop Line | 24.88 ft      | 7.58 m   |
| INTERIOR SIDE YARD                                                                                                | East Prop Line  | 8.22 ft       | 2.51 m   |

measured from existing property line  
measured from existing property line

measured from road dedication setback line  
measured from road dedication setback line

| AVERAGE EXISTING GRADES |            |          |           |
|-------------------------|------------|----------|-----------|
| POINTS                  | Natural    | Finished | Lowest Pt |
| A                       | 18.82 m    | 18.75 m  | 18.75 m   |
| B                       | 18.82 m    | 18.75 m  | 18.75 m   |
| C                       | 18.82 m    | 18.75 m  | 18.75 m   |
| D                       | 18.88 m    | 19.00 m  | 18.88 m   |
| E                       | 18.80 m    | 19.20 m  | 18.80 m   |
| F                       | 18.79 m    | 19.20 m  | 18.79 m   |
| G                       | 18.67 m    | 19.20 m  | 18.67 m   |
| H                       | 18.82 m    | 19.20 m  | 18.82 m   |
| I                       | 18.49 m    | 19.20 m  | 18.49 m   |
| J                       | 18.41 m    | 19.20 m  | 18.41 m   |
| K                       | 18.44 m    | 19.20 m  | 18.44 m   |
| L                       | 18.44 m    | 19.20 m  | 18.44 m   |
| M                       | 18.45 m    | 19.20 m  | 18.45 m   |
| N                       | 18.45 m    | 19.20 m  | 18.45 m   |
| O                       | 18.38 m    | 19.20 m  | 18.38 m   |
| Q                       | 18.38 m    | 19.20 m  | 18.38 m   |
| R                       | 18.16 m    | 19.20 m  | 18.16 m   |
| S                       | 18.17 m    | 19.20 m  | 18.17 m   |
| T                       | 18.69 m    | 19.20 m  | 18.69 m   |
| U                       | 18.69 m    | 19.20 m  | 18.69 m   |
| V                       | 18.69 m    | 19.20 m  | 18.69 m   |
| W                       | 18.69 m    | 19.20 m  | 18.69 m   |
| X                       | 18.69 m    | 19.20 m  | 18.69 m   |
| Y                       | 18.69 m    | 19.20 m  | 18.69 m   |
| Z                       | 18.69 m    | 19.20 m  | 18.69 m   |
| AA                      | 18.69 m    | 19.20 m  | 18.69 m   |
| BB                      | 18.59 m    | 19.20 m  | 18.59 m   |
| CC                      | 18.54 m    | 19.20 m  | 18.54 m   |
| DD                      | 18.52 m    | 19.20 m  | 18.52 m   |
| EE                      | 18.94 m    | 19.20 m  | 18.94 m   |
| FF                      | 18.93 m    | 19.20 m  | 18.93 m   |
| GG                      | 18.41 m    | 19.20 m  | 18.41 m   |
| HH                      | 18.30 m    | 19.20 m  | 18.30 m   |
| II                      | 18.68 m    | 18.75 m  | 18.68 m   |
| JJ                      | 18.69 m    | 18.75 m  | 18.69 m   |
| KK                      | 18.69 m    | 18.75 m  | 18.69 m   |
| LL                      | 18.68 m    | 18.75 m  | 18.68 m   |
| MM                      | 18.71 m    | 18.75 m  | 18.71 m   |
| NN                      | 18.72 m    | 18.75 m  | 18.72 m   |
| OO                      | 18.90 m    | 18.75 m  | 18.75 m   |
| PP                      | 18.91 m    | 18.75 m  | 18.75 m   |
| TOTAL                   |            |          | 781.56 m  |
| AVERAGE GRADE           | 286.65/42= | 18.61 m  |           |



1 Key Plan - Ave Grade  
SCALE: 1/16" = 1'-0"



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(PROJECT TEAM)

(CLIENT)

Three Shores Management

(PROJECT)

FORT & DAVIE  
RESIDENCES

Fort St. & Davie St.  
Victoria, BC

(TITLE)

PROJECT DATA

22600 (PROJECT)

(SCALE)

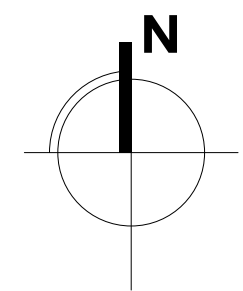
Friday, January 31, 2025 (DATE)

DP RZ Resubmission (ISSUE)

(DRAWING)

A-0.001





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[PROJECT TEAM]

SITE CONTEXT MAP



[CLIENT]  
**Three Shores Management**

[PROJECT]  
**FORT & DAVIE  
RESIDENCES**  
Fort St. & Davie St.  
Victoria, BC

[TITLE]  
**SITE CONTEXT  
MAP & AERIAL  
VIEW**

[PROJECT]  
**22600**

[SCALE]  
**As Noted**

[DATE]  
**Friday, January 31, 2025**

[ISSUE]  
**DP RZ Resubmission**

[DRAWING]  
**A-0.002**

AERIAL VIEW





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[PROJECT TEAM]



FORT STREETSCAPE



DAVIE STREETSCAPE



[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE  
RESIDENCES**

Fort St. & Davie St.  
Victoria, BC

[TITLE]

**STREETSCAPE**

22600 [PROJECT]

[SCALE]

Friday, January 31, 2025 [DATE]

DP RZ Resubmission [ISSUE]

[DRAWING]

**A-0.003**





North West Corner - Fort St x Davie St

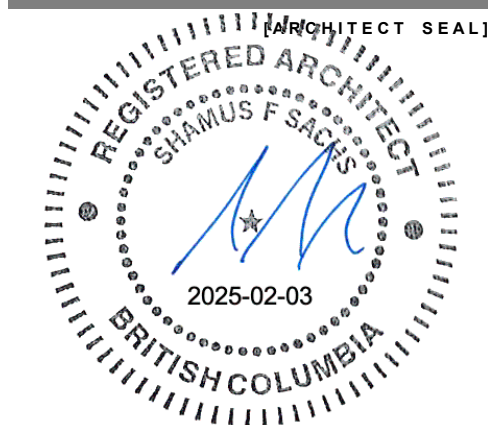


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[PROJECT TEAM]



[CLIENT]

**Three Shores Management**

[PROJECT]

**FORT & DAVIE  
RESIDENCES**  
Fort St. & Davie St.  
Victoria, BC

[TITLE]

**PERSPECTIVE**

[PROJECT]

**22600**

[SCALE]

**Friday, January 31, 2025**

**DP RZ Resubmission**

[DRAWING]

**A-0.004**





West Elevation - Davie St

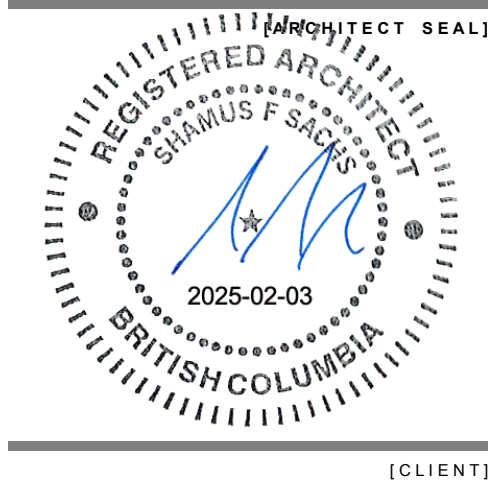


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[CLIENT]

**Three Shores Management**

[PROJECT]

**FORT & DAVIE  
RESIDENCES**  
Fort St. & Davie St.  
Victoria, BC

[TITLE]

**PERSPECTIVE**

[PROJECT]

**22600**

[SCALE]

[DATE]

**Friday, January 31, 2025**

[ISSUE]

**DP RZ Resubmission**

[DRAWING]

**A-0.005**





North Elevation - Fort St

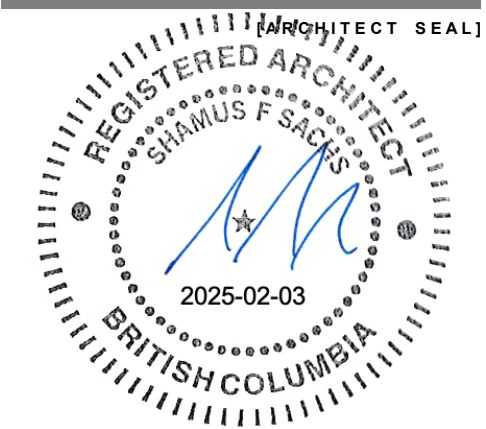


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**Three Shores Management**

[PROJECT]

**FORT & DAVIE  
RESIDENCES**  
Fort St. & Davie St.  
Victoria, BC

[TITLE]

**PERSPECTIVE**

[PROJECT]

**22600**

[SCALE]

**Friday, January 31, 2025**

**DP RZ Resubmission**

[DRAWING]

**A-0.006**

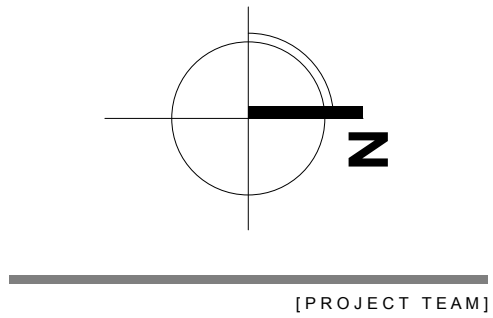




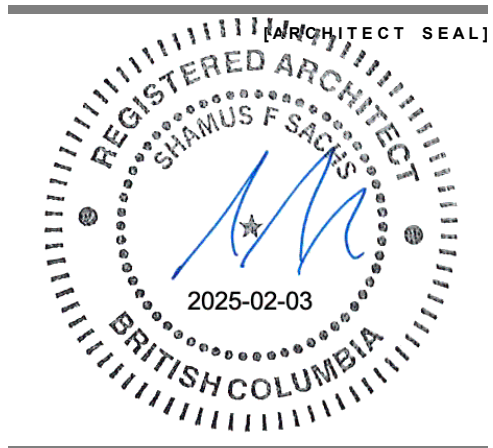
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[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE  
RESIDENCES**

Fort St. & Davie St.  
Victoria, BC

**SURVEY  
(EXISTING SITE  
PLAN)**

[PROJECT]

22600

[SCALE]

Friday, January 31, 2025

DP RZ Resubmission

[DATE]

[ISSUE]

[DRAWING]

**A-0.007**

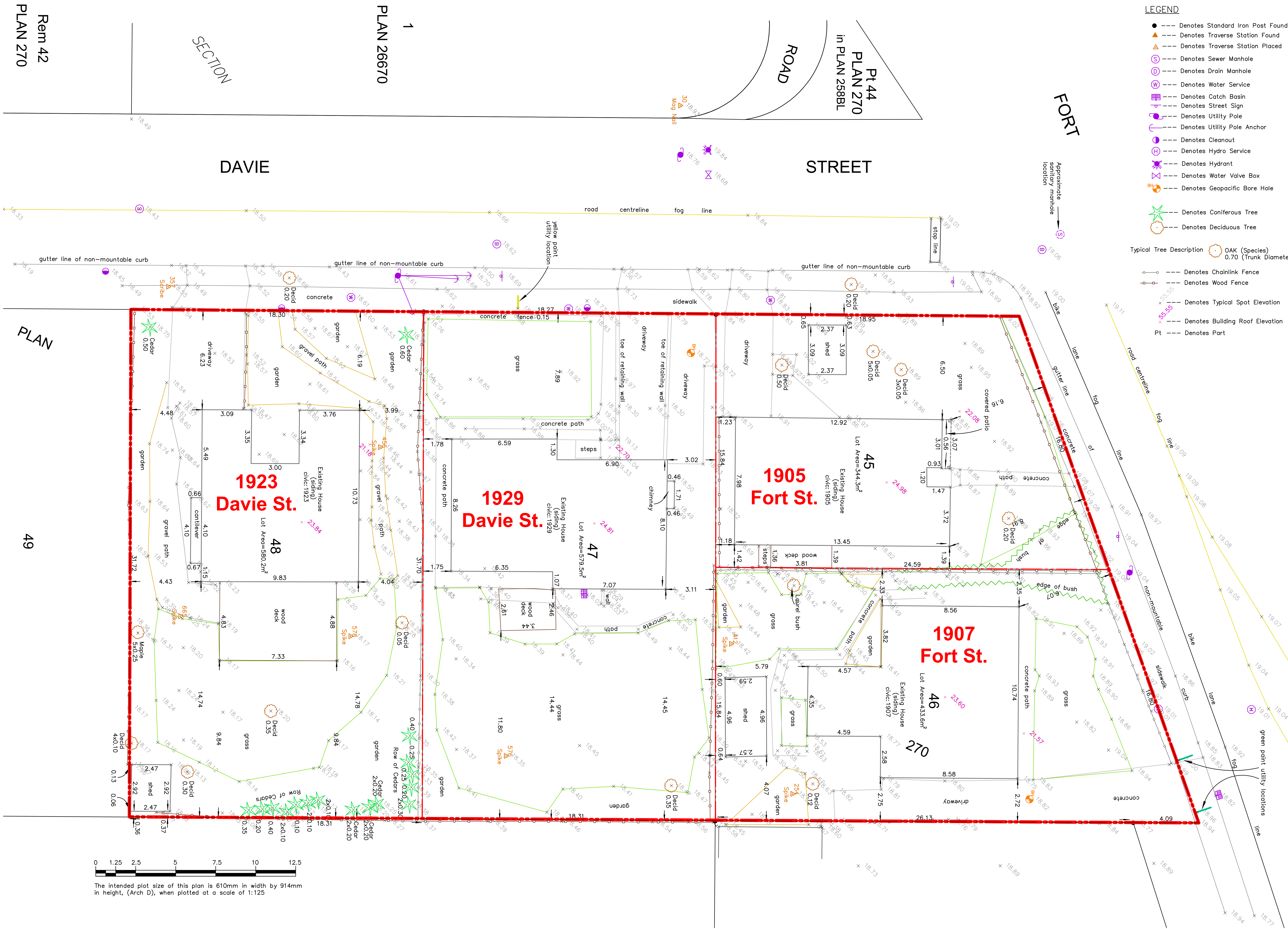
LEGEND

- Denotes Standard Iron Post Found
- Denotes Traverse Station Found
- Denotes Traverse Station Placed
- Denotes Sewer Manhole
- Denotes Drain Manhole
- Denotes Water Service
- Denotes Catch Basin
- Denotes Street Sign
- Denotes Utility Pole
- Denotes Utility Pole Anchor
- Denotes Cleanout
- Denotes Hydro Service
- Denotes Hydrant
- Denotes Water Valve Box
- Denotes Geopacific Bore Hole

- Denotes Coniferous Tree
- Denotes Deciduous Tree

Typical Tree Description OAK (Species)  
0.70 (Trunk Diameter)

- Denotes Chainlink Fence
- Denotes Wood Fence
- Denotes Typical Spot Elevation
- Denotes Building Roof Elevation
- Pt Denotes Part



Rem 42  
PLAN 270

PLAN 26670

SECTION

PLAN

49



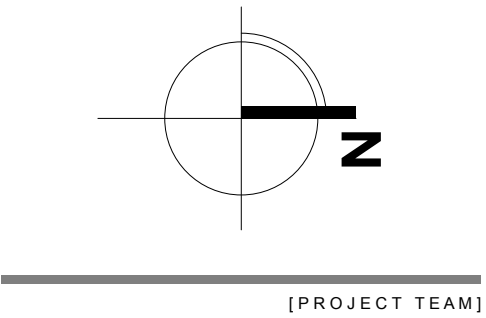


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Three Shores Management

[PROJECT]

## FORT & DAVIE RESIDENCES

Fort St. & Davie St.  
Victoria, BC

[TITLE]

## SETBACK DIAGRAM

22600 [PROJECT]

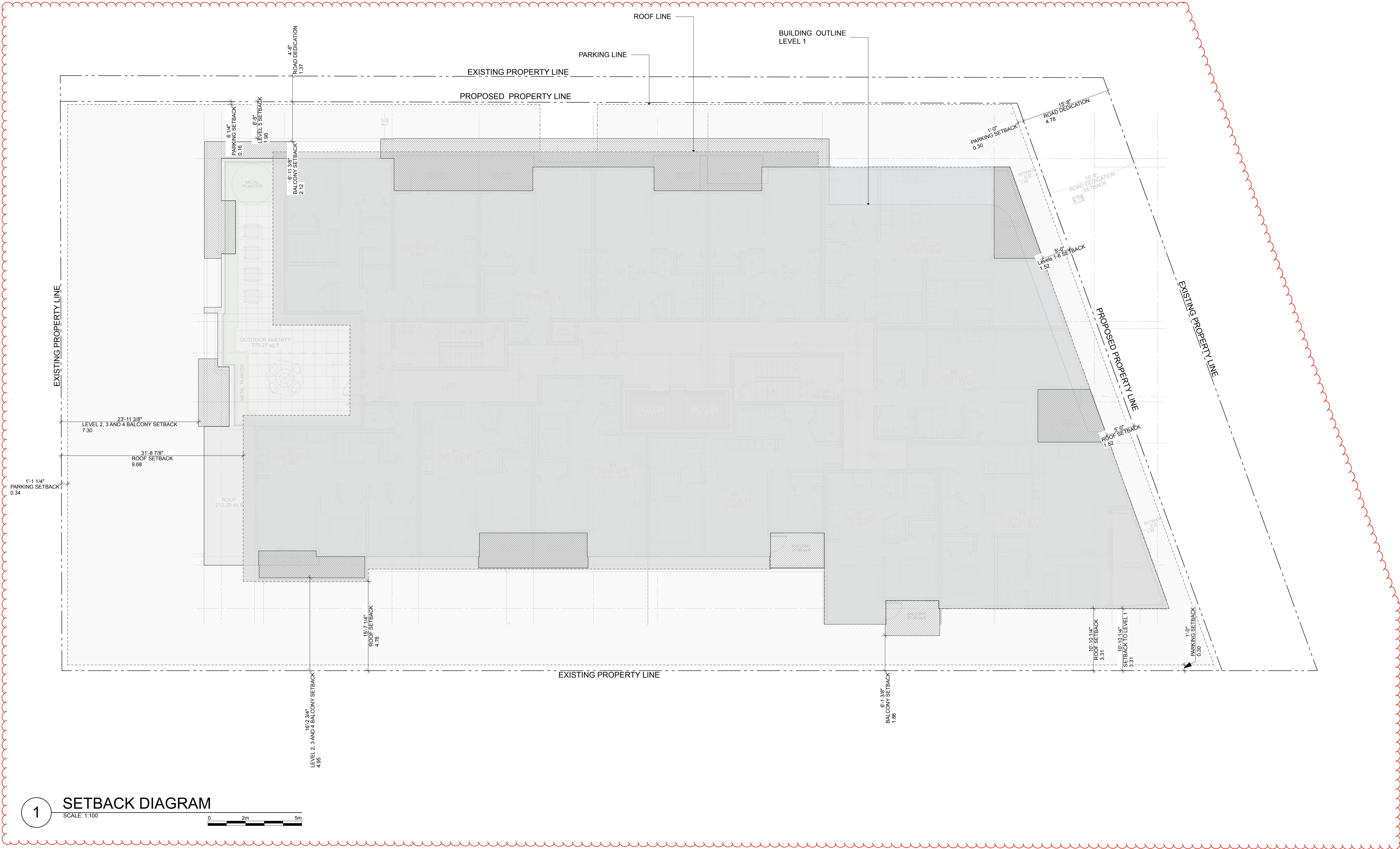
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Friday, January 31, 2025 [DATE]

DP RZ Resubmission [ISSUE]

[DRAWING]

# A-0.008





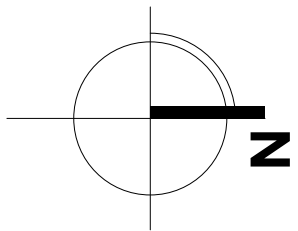


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Three Shores Management

[PROJECT]

## FORT & DAVIE RESIDENCES

Fort St. & Davie St.  
Victoria, BC

[TITLE]

### LEVEL P1

22600 [PROJECT]

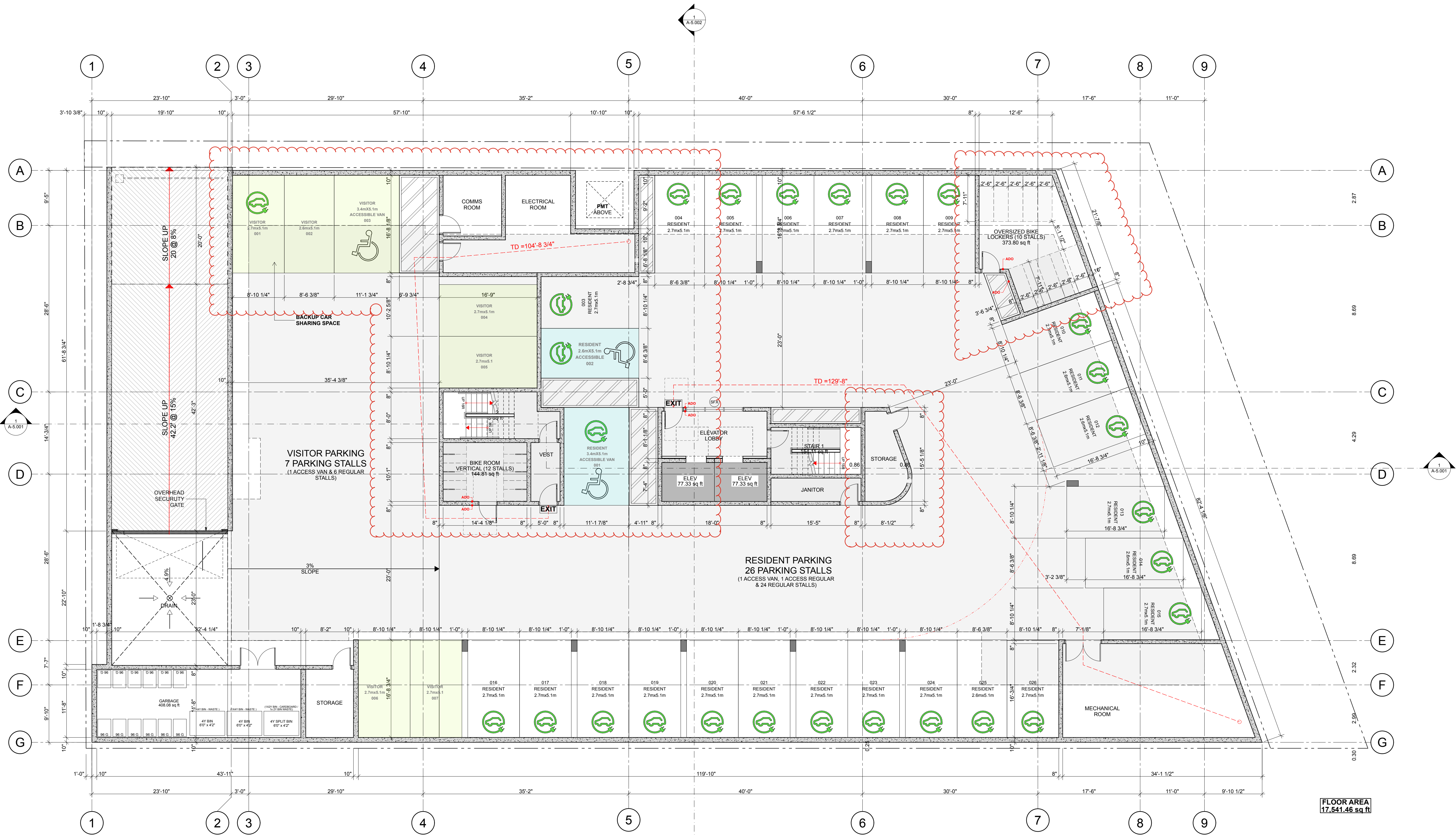
1:100 [SCALE]

Friday, January 31, 2025 [DATE]

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[DRAWING]

# A-2.000



1 Level P1  
SCALE: 1:100

FLOOR AREA  
17,541.46 sq ft





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A diagram showing a circle in the complex plane. The horizontal axis is the real axis and the vertical axis is the imaginary axis. A point  $z$  is marked on the positive real axis, outside the circle.

**A-2.001**





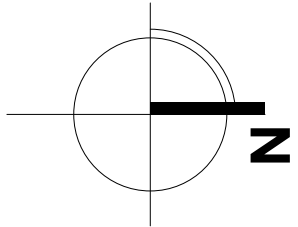


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Three Shores Management

[PROJECT]

## FORT & DAVIE RESIDENCES

Fort St. & Davie St.  
Victoria, BC

[TITLE]

## LEVEL 2 PLAN

22600 [PROJECT]

1:100 [SCALE]

Friday, January 31, 2025 [DATE]

DP RZ Resubmission [ISSUE]

[DRAWING]

# A-2.002







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A diagram showing a circle in the complex plane. The horizontal axis is the real axis and the vertical axis is the imaginary axis. A point  $z$  is marked on the positive real axis, outside the circle.

REGISTERED ARCHITECT  
SHAMUS F SACKS  
2025-02-03  
BRITISH COLUMBIA

AWING]

## A-2.003



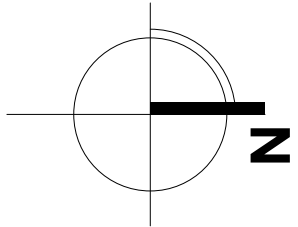


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[CLIENT]

Three Shores Management

[PROJECT]

## FORT & DAVIE RESIDENCES

Fort St. & Davie St.  
Victoria, BC

[TITLE]

## LEVEL 4 PLAN

22600 [PROJECT]

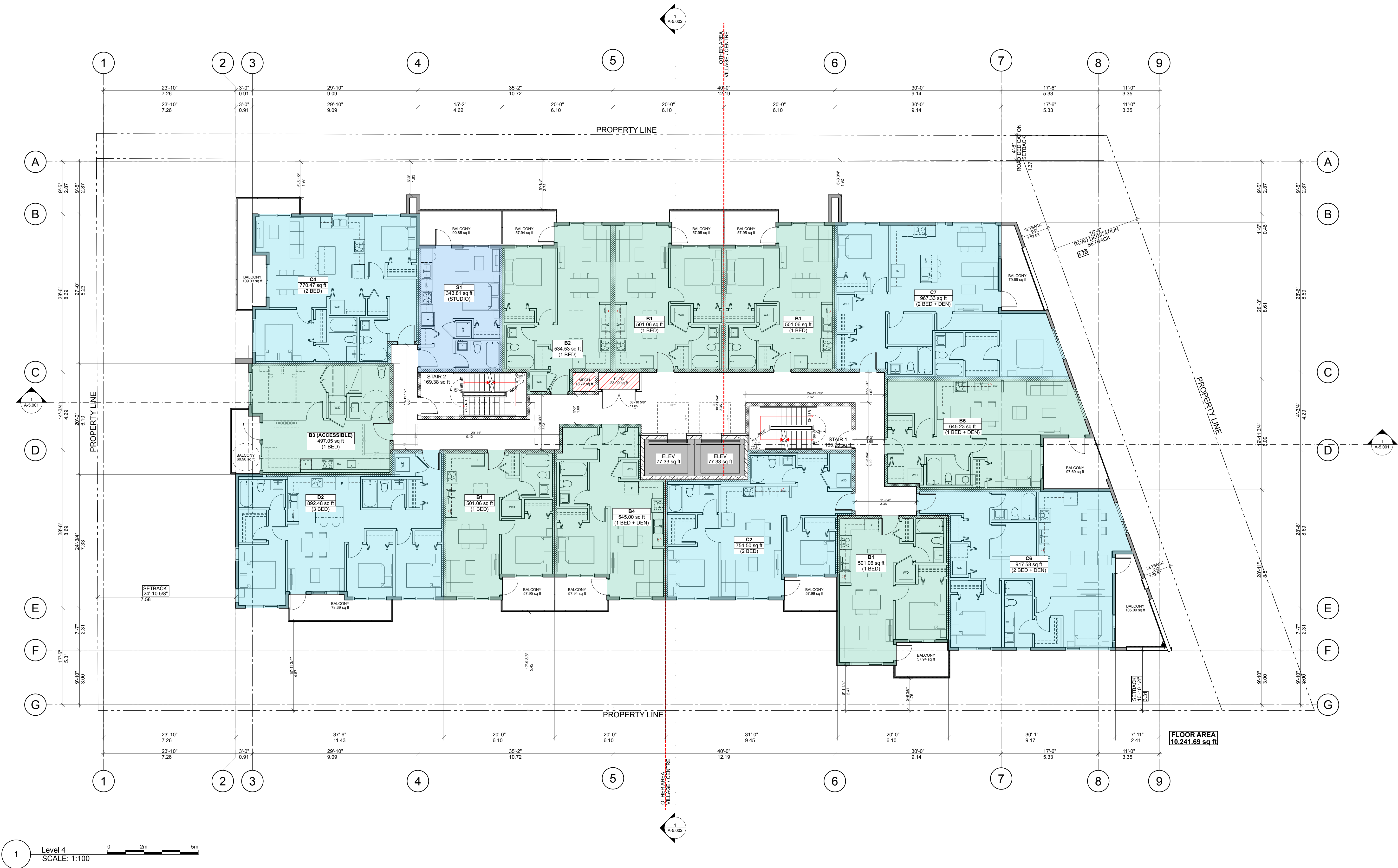
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Friday, January 31, 2025 [DATE]

DP RZ Resubmission [ISSUE]

[DRAWING]

# A-2.004







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REGISTERED ARCHITECT  
SHAMUS F SACKS  
2025-02-03  
BRITISH COLUMBIA

DRAWING]

## A-2.005

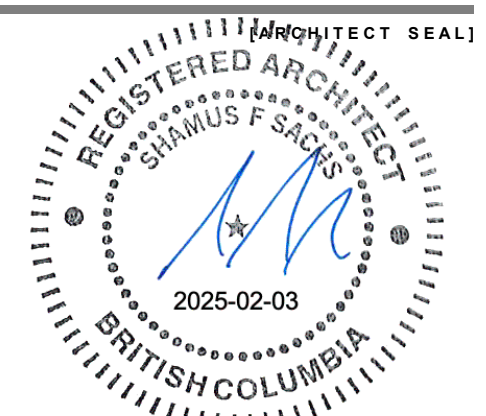




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A diagram showing a circle in the complex plane, centered at the origin. The horizontal axis is labeled  $z$ . A shaded region is shown in the first quadrant, bounded by the positive real axis and a circular arc.

PROJECT TEAM)



CLIENT)

PROJECT]

Fort St. & Davie St.  
Victoria, BC

( TITLE )

22600 [PROJECT]

22600 [PROJECT]

[ SCALE ]

1:100

[DATE]

Friday, January 31, 2025 [DATE]

(ISSUE)

DRAWING]

**A-2.006**



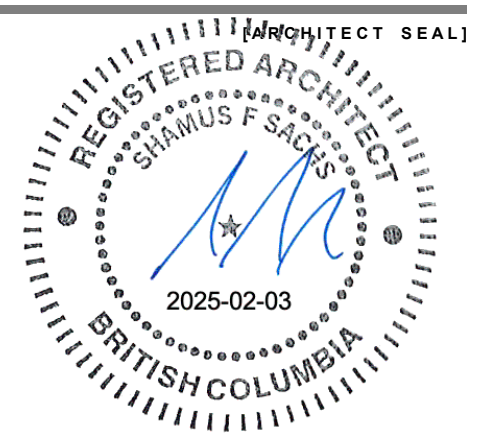




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A diagram showing a circle centered at the origin of a coordinate system. A thick horizontal line segment is drawn along the positive real axis, starting from the origin and extending to the right. The label **z** is placed at the end of this segment.

1  
Roof Level  
SCALE: 1:100



### Three Shores Management

PROJECT]

## FORT & DAVIE RESIDENCES

Fort St. & Davie St.  
Victoria, BC

( TITLE )

## ROOF PLAN

PROJECT ]

2600 [PROJECT]

[ SCALE ]

Friday, January 31, 2025 [DATE]

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## A-2.007





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## BCBC 2024 Illustrated Guide on Accessibility

### Bedroom:

- A floor area that permits a turning area of not less than 1 700 mm in diameter, or not less than 1 700 mm by 1 500 mm, that could be adjacent a bed
- A pathway clearance of not less than 850 mm wide, that could be unobstructed by a bed, to allow functional use of the bedroom
- At least one closet that provides a clear opening width of not less than 900 mm, and a clear floor space, that need not be separate from the turning areas of not less than 1 700 mm in diameter or 1 700 mm by 1 500 mm on at least one side of the closet.

### Bathrooms:

- At least one bathroom in an adaptable dwelling unit shall be designed to be adaptable by providing:
- A distance between the centre line of the water closet and the wall on one side of 460 mm to 480 mm
- Clear floor space of at least 900 by 1500mm to accommodate the bathtub/shower
- Clear floor space of at least 900 by 1350mm beside water closet.
- Clear floor space of at least 800 by 1500mm to accommodate at sink
- Clear floor space of at least 900mm deep by width of shower.
- walls adjacent the water closet and shower or bathtub location reinforced to accommodate the future installation of grab bars

### Kitchen:

- The kitchen in an adaptable dwelling unit shall be designed so that the cooktop and sink are adjacent or can have a continuous counter between them.
- A clear floor space shall be provided in the kitchen area that is not less than 1 700 mm in diameter or 1 700 mm by 1 500 mm.
- Clear turning area at least 1700mm diameter or 1700mm by 1500mm

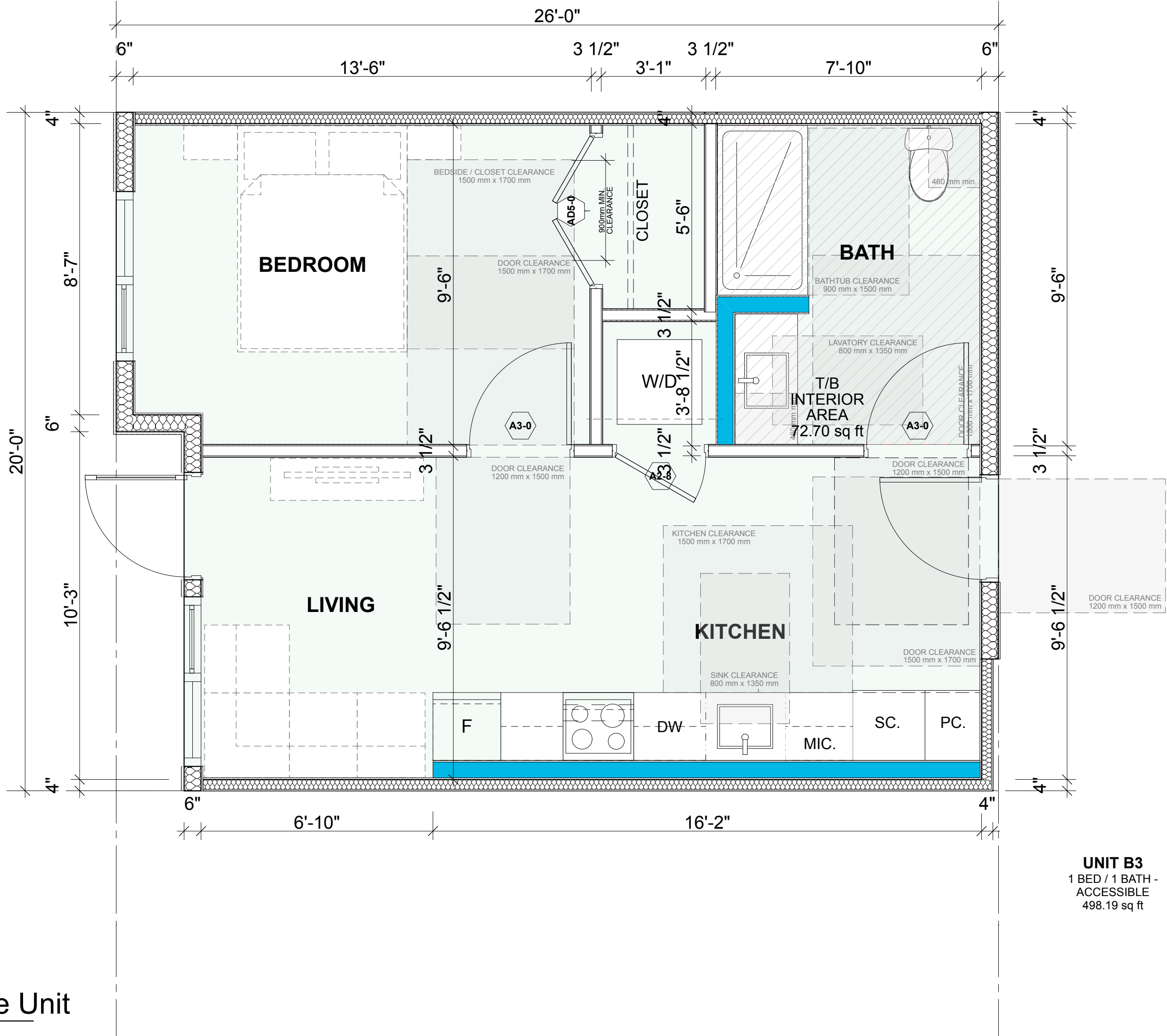
### Doors:

- The principal entrance door to adaptable dwelling units shall have a clear width of not less than 850 mm when the door is in the open position.
- Within an adaptable dwelling unit, every doorway along a path of travel connecting the entrance door with a living space, adaptable bedroom, adaptable bathroom, and adaptable kitchen shall have a clear width of not less than 850 mm when the door is in the open position.

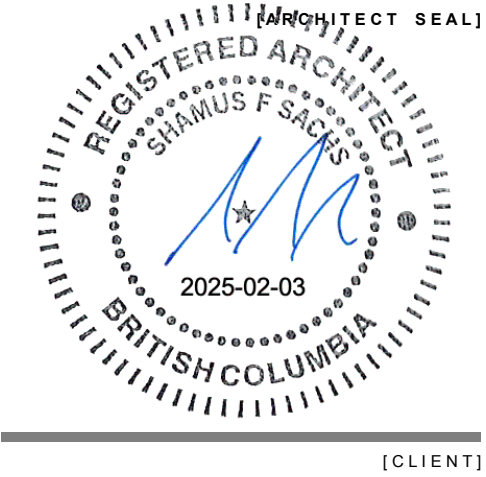
1

## Unit B3 A BCBC 2024 Accessible Unit

SCALE: 3/8" = 1'-0"



[PROJECT TEAM]



Three Shores Management

**FORT & DAVIE  
RESIDENCES**  
Fort St. & Davie St.  
Victoria, BC

## UNIT B3A ACCESSIBLE UNIT

22600

Friday, January 31, 2025

DP RZ Resubmission

A-3.100



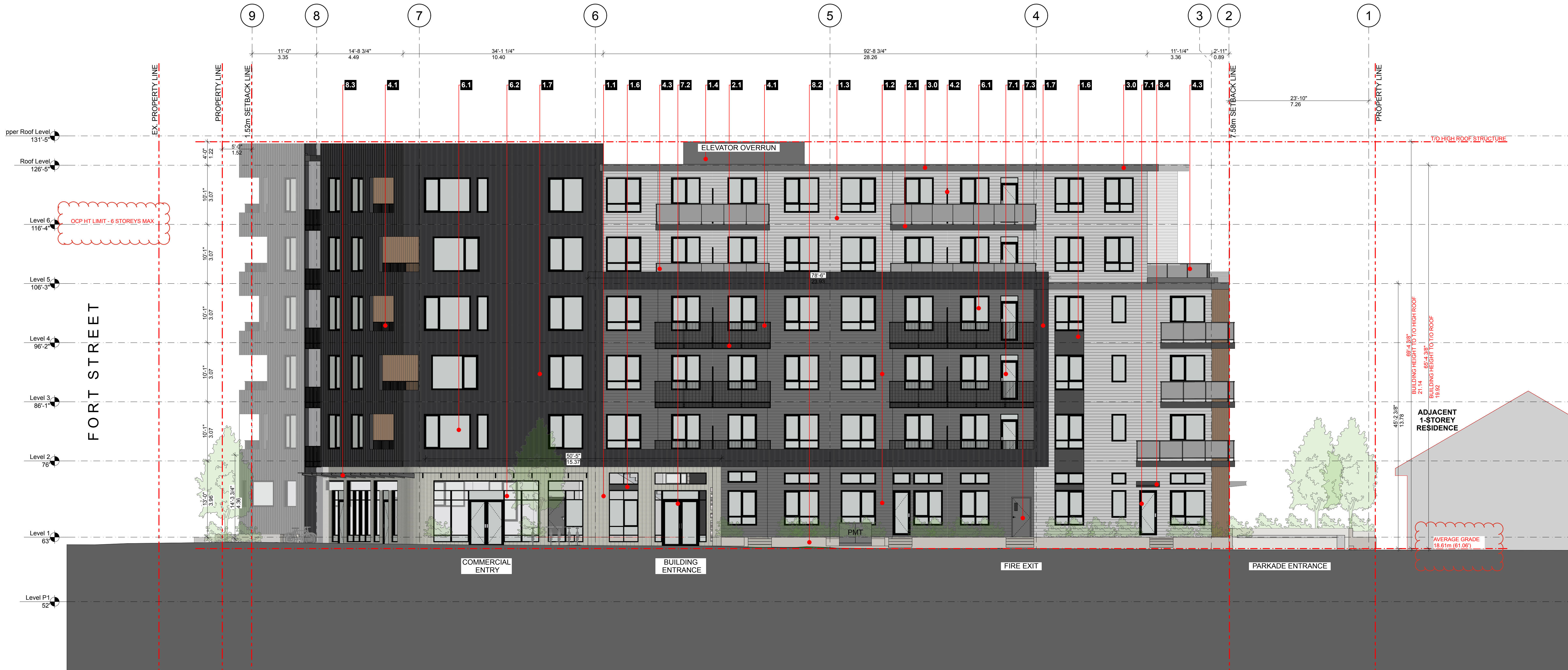


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Material and Colour Legend

| Colour |                                    | Product / Material                     | Reference Number to Match | Location              |
|--------|------------------------------------|----------------------------------------|---------------------------|-----------------------|
| 1.0    |                                    | C L A D D I N G                        |                           |                       |
| 1.1    | Light Grey/ Brown Blend            | Thin brick                             | TBC                       | Feature Wall Elements |
| 1.2    | Dark Grey                          | James Hardie - Artisan V Groove siding | TBC                       | Exterior Walls        |
| 1.3    | White                              | James Hardie - Artisan V Groove siding | TBC                       | Exterior Walls        |
| 1.4    | Dark Grey                          | Cementitious Panel Board W/ Reveal     | TBC                       | Exterior Walls        |
| 1.5    | Woodtone                           | LUX - 6" Profile                       | Coastal Sand              | Feature Wall Elements |
| 1.6    | Charcoal Grey                      | Prefinished Metal Panels               | Cascadia - Charcoal Grey  | Feature Wall Elements |
| 1.7    | Charcoal                           | Board & Batten metal siding            | Westform Metals           | Exterior Walls        |
| 2.0    |                                    | S O F F I T / F A S C I A              |                           |                       |
| 2.1    | Black                              | Cementitious Trims / Prefinished metal | To match Cascadia - Black | Fascias               |
| 2.2    | Woodtone                           | LUX - 6" Profile                       | Coastal Sand              | Soffits               |
| 3.0    |                                    | F L A S H I N G S                      |                           |                       |
| 3.1    |                                    | 26 ga. Prefinished Steel Flashing      | Cascadia - Dark Blue      |                       |
| 3.2    | To match adjacent cladding colours | 26 ga. Prefinished Steel Flashing      | Cascadia - White          |                       |
| 3.3    |                                    | 26 ga. Prefinished Steel Flashing      | Cascadia - Dark Grey      |                       |
| 3.4    |                                    | 26 ga. Prefinished Steel Flashing      | Cascadia - Aged Copper    |                       |

|     |            |                                         | GUARDS / RAILINGS / PRIVACY SCREENS |                               |
|-----|------------|-----------------------------------------|-------------------------------------|-------------------------------|
| 4.0 |            |                                         |                                     |                               |
| 4.1 | Black      | Prefinished Aluminum                    | Cascadia - Black                    | Picket Railings               |
| 4.2 | Black      | Prefinished Aluminum & Obscure woodtone | Cascadia - Black                    | Privacy Screens               |
| 4.3 | Black      | Prefinished Aluminum & Obscure Glass    | Cascadia - Black                    | Obscure Glass Railings        |
| 5.0 |            |                                         |                                     | ROOFS / DECKS                 |
| 5.1 | Light Grey | Fully Reinforced Polyurethane Membrane  |                                     | Balcony Decks                 |
| 5.2 | Light Grey | 2 ply SBS Roof Membrane                 |                                     | Roofs                         |
| 5.3 | Light Grey | Precast Concrete Pavers over Membrane   |                                     | Roof Decks                    |
| 6.0 |            |                                         |                                     | WINDOWS                       |
| 6.1 | Black      | Double Glazed Vinyl Windows             | Cascadia - Black                    | Residential                   |
| 6.2 | Black      | Double Glazed Aluminum Storefront       | Cascadia - Black                    | Commercial                    |
| 7.0 |            |                                         |                                     | DOORS                         |
| 7.1 | Black      | Double Glazed Vinyl Doors               | Cascadia - Black                    | Residential                   |
| 7.2 | Black      | Double Glazed Aluminum Storefront Doors | Cascadia - Black                    | Commercial                    |
| 7.3 | Black      | Steel Doors                             | Cascadia - Black                    | Level 1- Service/Exit         |
| 8.0 |            |                                         |                                     | MISCELLANEOUS                 |
| 8.1 | Black      | Paint                                   | TBC                                 | Steel Columns                 |
| 8.2 | Grey       | C.I.P. Architectural Concrete           | Natural Concrete                    | Retaining Walls               |
| 8.3 | Black      | Double Glazed Canopy                    | Cascadia - Black                    | Glass canopy / Black aluminum |
| 8.4 | Black      | Prefinished Aluminum                    | Cascadia - Black                    | Aluminum canopy               |



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE  
RESIDENCES

Fort St. & Davie St.  
Victoria, BC

[TITLE]

WEST ELEVATION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Friday, January 31, 2025

[ISSUE]

DP RZ Resubmission

[DRAWING]

A-4.001





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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE  
RESIDENCES

Fort St. & Davie St.  
Victoria, BC

[TITLE]

EAST ELEVATION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Friday, January 31, 2025

[ISSUE]

DP RZ Resubmission

[DRAWING]

A-4.002



Material and Colour Legend

| Colour |                                    | Product / Material                     | Reference Number to Match | Location              |
|--------|------------------------------------|----------------------------------------|---------------------------|-----------------------|
| 1.0    |                                    | C L A D D I N G                        |                           |                       |
| 1.1    | Light Grey/ Brown Blend            | Thin brick                             | TBC                       | Feature Wall Elements |
| 1.2    | Dark Grey                          | James Hardie - Artisan V Groove siding | TBC                       | Exterior Walls        |
| 1.3    | White                              | James Hardie - Artisan V Groove siding | TBC                       | Exterior Walls        |
| 1.4    | Dark Grey                          | Cementitious Panel Board W/ Reveal     | TBC                       | Exterior Walls        |
| 1.5    | Woodtone                           | LUX - 6" Profile                       | Coastal Sand              | Feature Wall Elements |
| 1.6    | Charcoal Grey                      | Prefinished Metal Panels               | Cascadia - Charcoal Grey  | Feature Wall Elements |
| 1.7    | Charcoal                           | Board & Batten metal siding            | Westform Metals           | Exterior Walls        |
| 2.0    |                                    | S O F F I T / F A S C I A              |                           |                       |
| 2.1    | Black                              | Cementitious Trims / Prefinished metal | To match Cascadia - Black | Fascias               |
| 2.2    | Woodtone                           | LUX - 6" Profile                       | Coastal Sand              | Soffits               |
| 3.0    |                                    | F L A S H I N G S                      |                           |                       |
| 3.1    |                                    | 26 ga. Prefinished Steel Flashing      | Cascadia - Dark Blue      |                       |
| 3.2    | To match adjacent cladding colours | 26 ga. Prefinished Steel Flashing      | Cascadia - White          |                       |
| 3.3    |                                    | 26 ga. Prefinished Steel Flashing      | Cascadia - Dark Grey      |                       |
| 3.4    |                                    | 26 ga. Prefinished Steel Flashing      | Cascadia - Aged Copper    |                       |

| GUARDS / RAILINGS / PRIVACY SCREENS |            |                                         |                  |                               |
|-------------------------------------|------------|-----------------------------------------|------------------|-------------------------------|
| 4.0                                 |            |                                         |                  |                               |
| 4.1                                 | Black      | Prefinished Aluminum                    | Cascadia - Black | Picket Railings               |
| 4.2                                 | Black      | Prefinished Aluminum & Obscure woodtone | Cascadia - Black | Privacy Screens               |
| 4.3                                 | Black      | Prefinished Aluminum & Obscure Glass    | Cascadia - Black | Obscure Glass Railings        |
| 5.0                                 |            |                                         |                  | ROOFS / DECKS                 |
| 5.1                                 | Light Grey | Fully Reinforced Polyurethane Membrane  |                  | Balcony Decks                 |
| 5.2                                 | Light Grey | 2 ply SBS Roof Membrane                 |                  | Roofs                         |
| 5.3                                 | Light Grey | Precast Concrete Pavers over Membrane   |                  | Roof Decks                    |
| 6.0                                 |            |                                         |                  | WINDOWS                       |
| 6.1                                 | Black      | Double Glazed Vinyl Windows             | Cascadia - Black | Residential                   |
| 6.2                                 | Black      | Double Glazed Aluminum Storefront       | Cascadia - Black | Commercial                    |
| 7.0                                 |            |                                         |                  | DOORS                         |
| 7.1                                 | Black      | Double Glazed Vinyl Doors               | Cascadia - Black | Residential                   |
| 7.2                                 | Black      | Double Glazed Aluminum Storefront Doors | Cascadia - Black | Commercial                    |
| 7.3                                 | Black      | Steel Doors                             | Cascadia - Black | Level 1- Service/Exit         |
| 8.0                                 |            |                                         |                  | MISCELLANEOUS                 |
| 8.1                                 | Black      | Paint                                   | TBC              | Steel Columns                 |
| 8.2                                 | Grey       | C.I.P. Architectural Concrete           | Natural Concrete | Retaining Walls               |
| 8.3                                 | Black      | Double Glazed Canopy                    | Cascadia - Black | Glass canopy / Black aluminum |
| 8.4                                 | Black      | Prefinished Aluminum                    | Cascadia - Black | Aluminum canopy               |





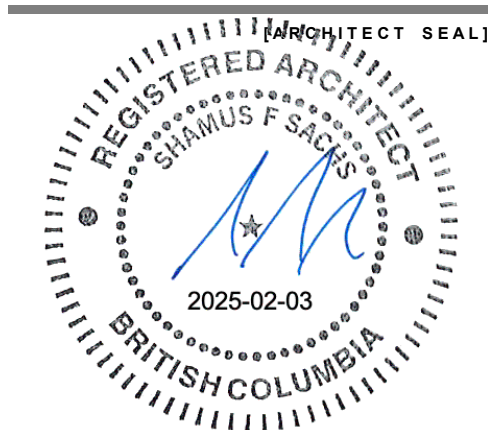
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[PROJECT TEAM]



Three Shores Management

[PROJECT]

**FORT & DAVIE  
RESIDENCES**  
Fort St. & Davie St.  
Victoria, BC

[TITLE]

## NORTH ELEVATION

[PROJECT]

**22600**

[SCALE]

**1:100**

[DATE]

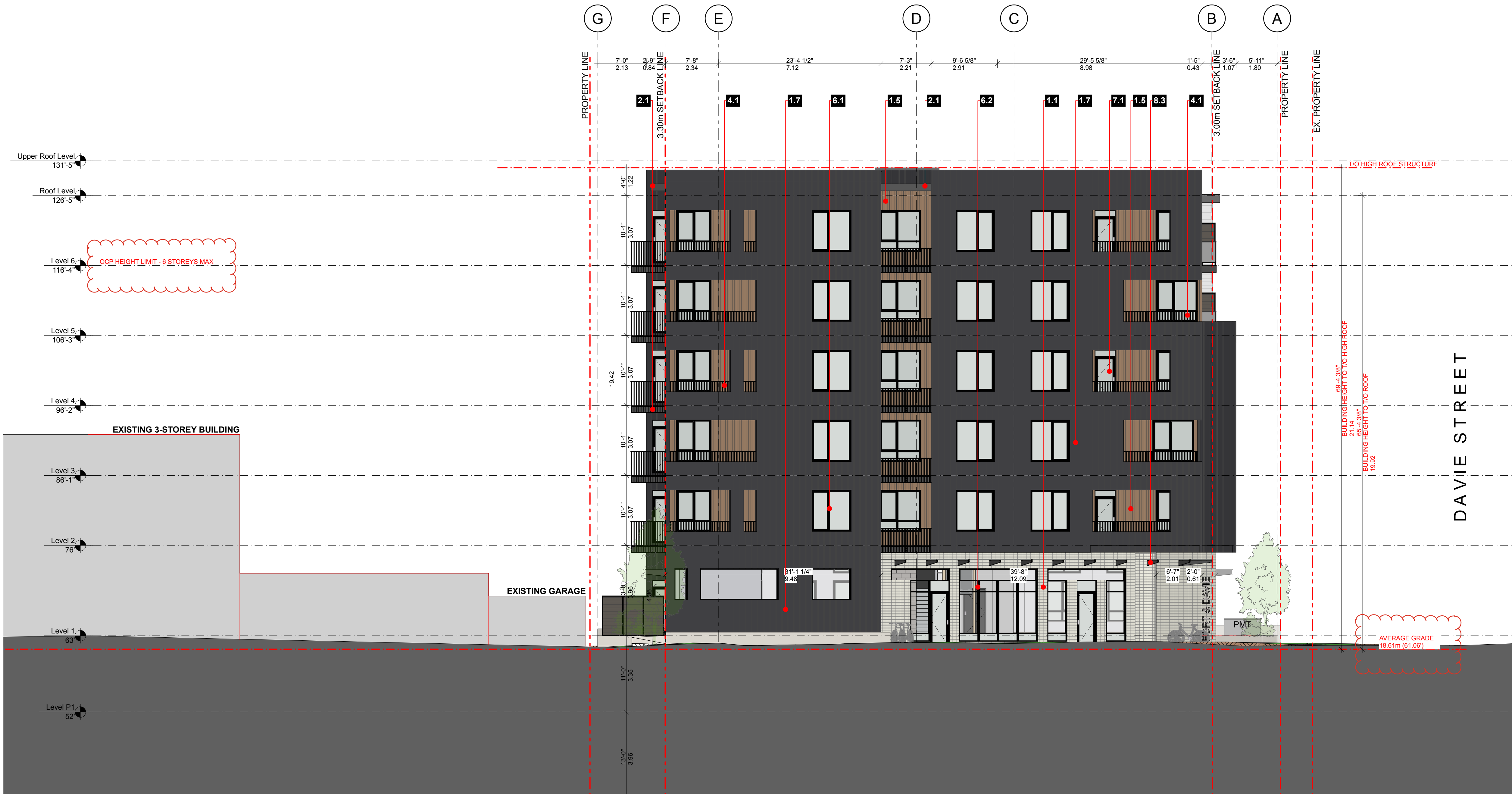
**Friday, January 31, 2025**

[ISSUE]

**DP RZ Resubmission**

[DRAWING]

**A-4.003**



## Material and Colour Legend

|     | Colour                             | Product / Material                     | Reference Number to Match | Location              |
|-----|------------------------------------|----------------------------------------|---------------------------|-----------------------|
| 1.0 | C L A D D I N G                    |                                        |                           |                       |
| 1.1 | Light Grey/ Brown Blend            | Thin brick                             | TBC                       | Feature Wall Elements |
| 1.2 | Dark Grey                          | James Hardie - Artisan V Groove siding | TBC                       | Exterior Walls        |
| 1.3 | White                              | James Hardie - Artisan V Groove siding | TBC                       | Exterior Walls        |
| 1.4 | Dark Grey                          | Cementitious Panel Board W/ Reveal     | TBC                       | Exterior Walls        |
| 1.5 | Woodtone                           | LUX - 6" Profile                       | Coastal Sand              | Feature Wall Elements |
| 1.6 | Charcoal Grey                      | Prefinished Metal Panels               | Cascadia - Charcoal Grey  | Feature Wall Elements |
| 1.7 | Charcoal                           | Board & Batten metal siding            | Westform Metals           | Exterior Walls        |
| 2.0 | S O F F I T / F A S C I A          |                                        |                           |                       |
| 2.1 | Black                              | Cementitious Trims / Prefinished metal | To match Cascadia - Black | Fascias               |
| 2.2 | Woodtone                           | LUX - 6" Profile                       | Coastal Sand              | Soffits               |
| 3.0 | F L A S H I N G S                  |                                        |                           |                       |
| 3.1 |                                    | 26 ga. Prefinished Steel Flashing      | Cascadia - Dark Blue      |                       |
| 3.2 | To match adjacent cladding colours | 26 ga. Prefinished Steel Flashing      | Cascadia - White          |                       |
| 3.3 |                                    | 26 ga. Prefinished Steel Flashing      | Cascadia - Dark Grey      |                       |
| 3.4 |                                    | 26 ga. Prefinished Steel Flashing      | Cascadia - Aged Copper    |                       |

| GUARDS / RAILINGS / PRIVACY SCREENS |            |                                         |                  |                               |
|-------------------------------------|------------|-----------------------------------------|------------------|-------------------------------|
| 4.0                                 |            |                                         |                  |                               |
| 4.1                                 | Black      | Prefinished Aluminum                    | Cascadia - Black | Picket Railings               |
| 4.2                                 | Black      | Prefinished Aluminum & Obscure woodtone | Cascadia - Black | Privacy Screens               |
| 4.3                                 | Black      | Prefinished Aluminum & Obscure Glass    | Cascadia - Black | Obscure Glass Railings        |
| 5.0                                 |            |                                         |                  | ROOFS / DECKS                 |
| 5.1                                 | Light Grey | Fully Reinforced Polyurethane Membrane  |                  | Balcony Decks                 |
| 5.2                                 | Light Grey | 2 ply SBS Roof Membrane                 |                  | Roofs                         |
| 5.3                                 | Light Grey | Precast Concrete Pavers over Membrane   |                  | Roof Decks                    |
| 6.0                                 |            |                                         |                  | WINDOWS                       |
| 6.1                                 | Black      | Double Glazed Vinyl Windows             | Cascadia - Black | Residential                   |
| 6.2                                 | Black      | Double Glazed Aluminum Storefront       | Cascadia - Black | Commercial                    |
| 7.0                                 |            |                                         |                  | DOORS                         |
| 7.1                                 | Black      | Double Glazed Vinyl Doors               | Cascadia - Black | Residential                   |
| 7.2                                 | Black      | Double Glazed Aluminum Storefront Doors | Cascadia - Black | Commercial                    |
| 7.3                                 | Black      | Steel Doors                             | Cascadia - Black | Level 1- Service/Exit         |
| 8.0                                 |            |                                         |                  | MISCELLANEOUS                 |
| 8.1                                 | Black      | Paint                                   | TBC              | Steel Columns                 |
| 8.2                                 | Grey       | C.I.P. Architectural Concrete           | Natural Concrete | Retaining Walls               |
| 8.3                                 | Black      | Double Glazed Canopy                    | Cascadia - Black | Glass canopy / Black aluminum |
| 8.4                                 | Black      | Prefinished Aluminum                    | Cascadia - Black | Aluminum canopy               |





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[PROJECT TEAM]



4.0 GUARDS/RAILINGS/PRIVACY SCREENS

5.0 ROOFS / DECKS

6.0

WINDOWS

7.0 D O O R S

|     |               |
|-----|---------------|
| 8.0 | MISCELLANEOUS |
|-----|---------------|

[CLIENT]

### Three Shores Management

[PROJECT]

## FORT & DAVIE RESIDENCES

Fort St. & Davie St.  
Victoria, BC

( TITLE )

## SOUTH ELEVATION

22600 [PROJECT]

1:100 [ SCALE ]

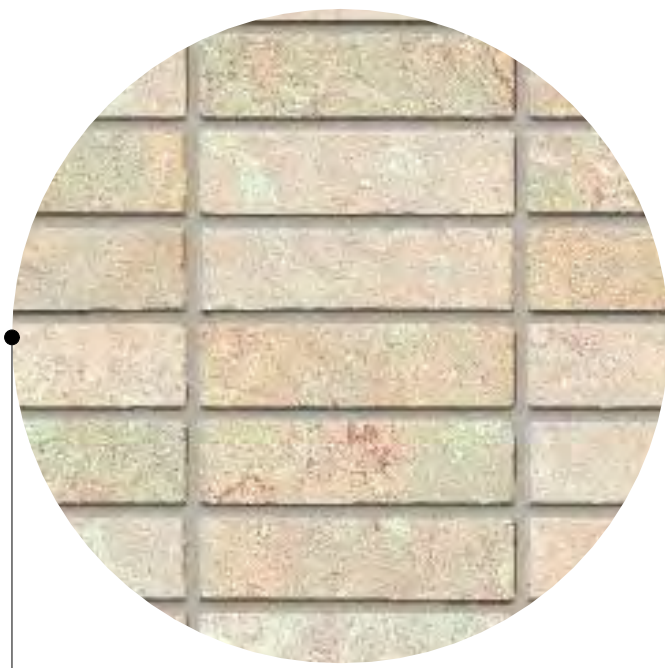
Friday, January 31, 2025 [DATE]

DP RZ Resubmission (ISSUE)

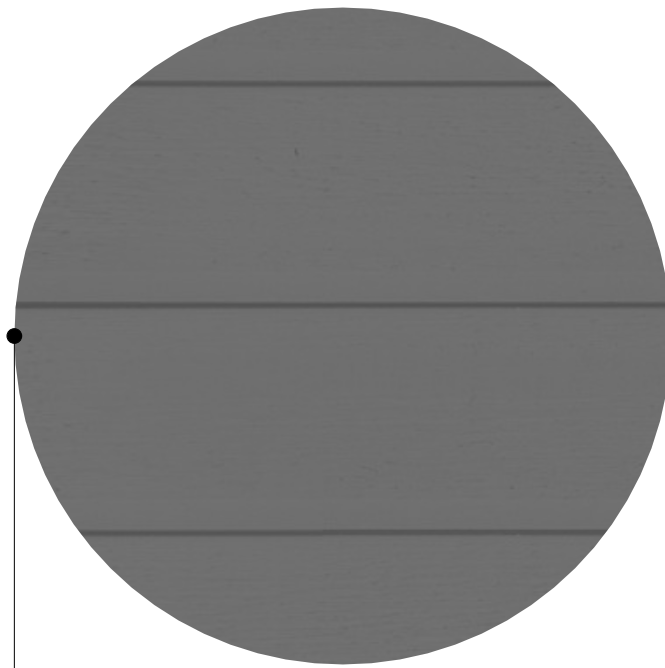
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# A-4.004

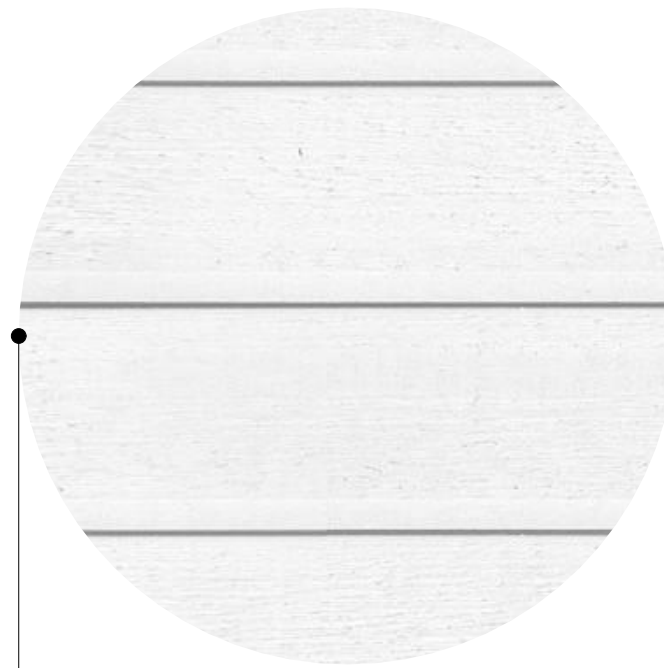




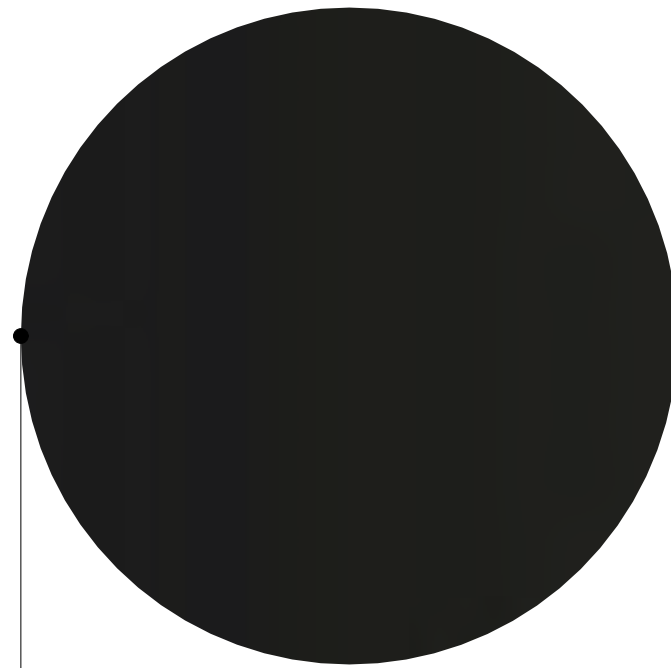
1.1 THIN BRICK CLADDING  
STACKED  
colour: GREY / BROWN BLEND



1.2 JAMES HARDIE - ARTISIAN V  
GROOVE SIDING - HORIZONTAL  
colour: DARK GREY



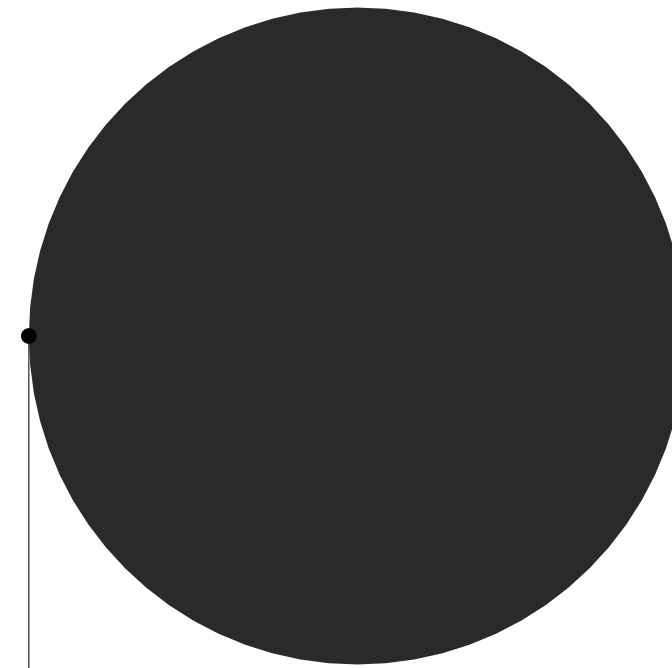
1.3 JAMES HARDIE - ARTISIAN V  
GROOVE SIDING - HORIZONTAL  
colour: WHITE



1.4 CEMENTITIOUS PANEL W/  
REVEALS TO MATCH  
colour: DARK GREY



1.5 COASTAL SAND  
LUX 6" PROFILE  
colour: LIGHT BROWN



1.6 PREFINISHED METAL PANELS  
colour: CHARCOAL GREY



1.7 BOARD & BATTEN  
colour: CHARCOAL



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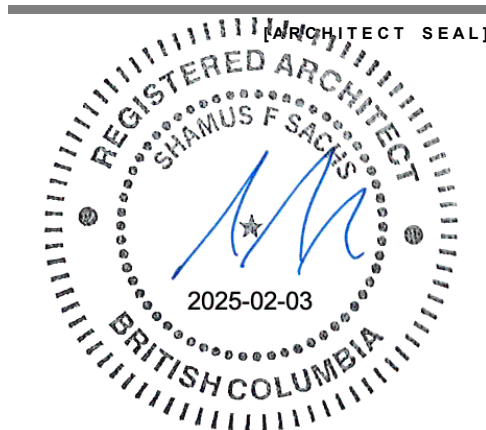
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## Material and Colour Legend

| Colour                                                          |                                       | Product / Material                      | Reference Number to Match | Location                      |
|-----------------------------------------------------------------|---------------------------------------|-----------------------------------------|---------------------------|-------------------------------|
| 1.0 C L A D D I N G                                             |                                       |                                         |                           |                               |
| 1.1                                                             | Light Grey/ Brown Blend               | Thin brick                              | TBC                       | Feature Wall Elements         |
| 1.2                                                             | Dark Grey                             | James Hardie - Artisan V Groove siding  | TBC                       | Exterior Walls                |
| 1.3                                                             | White                                 | James Hardie - Artisan V Groove siding  | TBC                       | Exterior Walls                |
| 1.4                                                             | Dark Grey                             | Cementitious Panel Board W/ Reveal      | TBC                       | Exterior Walls                |
| 1.5                                                             | Woodtone                              | LUX - 6" Profile                        | Coastal Sand              | Feature Wall Elements         |
| 1.6                                                             | Charcoal Grey                         | Prefinished Metal Panels                | Cascadia - Charcoal Grey  | Feature Wall Elements         |
| 1.7                                                             | Charcoal                              | Board & Batten metal siding             | Westform Metals           | Exterior Walls                |
| 2.0 S O F F I T / F A S C I A                                   |                                       |                                         |                           |                               |
| 2.1                                                             | Black                                 | Cementitious Trims / Prefinished metal  | To match Cascadia - Black | Fascias                       |
| 2.2                                                             | Woodtone                              | LUX - 6" Profile                        | Coastal Sand              | Soffits                       |
| 3.0 F L A S H I N G S                                           |                                       |                                         |                           |                               |
| 3.1                                                             | To match adjacent<br>cladding colours | 26 ga. Prefinished Steel Flashing       | Cascadia - Dark Blue      |                               |
| 3.2                                                             |                                       | 26 ga. Prefinished Steel Flashing       | Cascadia - White          |                               |
| 3.3                                                             |                                       | 26 ga. Prefinished Steel Flashing       | Cascadia - Dark Grey      |                               |
| 3.4                                                             |                                       | 26 ga. Prefinished Steel Flashing       | Cascadia - Aged Copper    |                               |
| 4.0 G U A R D S / R A I L I N G S / P R I V A C Y S C R E E N S |                                       |                                         |                           |                               |
| 4.1                                                             | Black                                 | Prefinished Aluminum                    | Cascadia - Black          | Picket Railings               |
| 4.2                                                             | Black                                 | Prefinished Aluminum & Obscure woodtone | Cascadia - Black          | Privacy Screens               |
| 4.3                                                             | Black                                 | Prefinished Aluminum & Obscure Glass    | Cascadia - Black          | Obscure Glass Railings        |
| 5.0 R O O F S / D E C K S                                       |                                       |                                         |                           |                               |
| 5.1                                                             | Light Grey                            | Fully Reinforced Polyurethane Membrane  |                           | Balcony Decks                 |
| 5.2                                                             | Light Grey                            | 2 ply SBS Roof Membrane                 |                           | Roofs                         |
| 5.3                                                             | Light Grey                            | Precast Concrete Pavers over Membrane   |                           | Roof Decks                    |
| 6.0 W I N D O W S                                               |                                       |                                         |                           |                               |
| 6.1                                                             | Black                                 | Double Glazed Vinyl Windows             | Cascadia - Black          | Residential                   |
| 6.2                                                             | Black                                 | Double Glazed Aluminum Storefront       | Cascadia - Black          | Commercial                    |
| 7.0 D O O R S                                                   |                                       |                                         |                           |                               |
| 7.1                                                             | Black                                 | Double Glazed Vinyl Doors               | Cascadia - Black          | Residential                   |
| 7.2                                                             | Black                                 | Double Glazed Aluminum Storefront Doors | Cascadia - Black          | Commercial                    |
| 7.3                                                             | Black                                 | Steel Doors                             | Cascadia - Black          | Level 1- Service/Exit         |
| 8.0 M I S C E L L A N E O U S                                   |                                       |                                         |                           |                               |
| 8.1                                                             | Black                                 | Paint                                   | TBC                       | Steel Columns                 |
| 8.2                                                             | Grey                                  | C.I.P. Architectural Concrete           | Natural Concrete          | Retaining Walls               |
| 8.3                                                             | Black                                 | Double Glazed Canopy                    | Cascadia - Black          | Glass canopy / Black aluminum |
| 8.4                                                             | Black                                 | Prefinished Aluminum                    | Cascadia - Black          | Aluminum canopy               |



[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE  
RESIDENCES

Fort St. & Davie St.  
Victoria, BC

[TITLE]

MATERIAL  
BOARD

[PROJECT]

22600

[SCALE]

Friday, January 31, 2025

DP RZ Resubmission

[DRAWING]

A-4.005





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[PROJECT TEAM]



[CLIENT]

### Three Shores Management

## FORT & DAVIE RESIDENCES

Fort St. & Davie St.  
Victoria, BC

## NORTH-SOUTH BUILDING SECTION

2600 [PROJECT]

:100 [ SCALE ]

Friday, January 31, 2025 [DATE]

OP RZ Resubmission (ISSUE)

[DRAWING]

# A-5.001



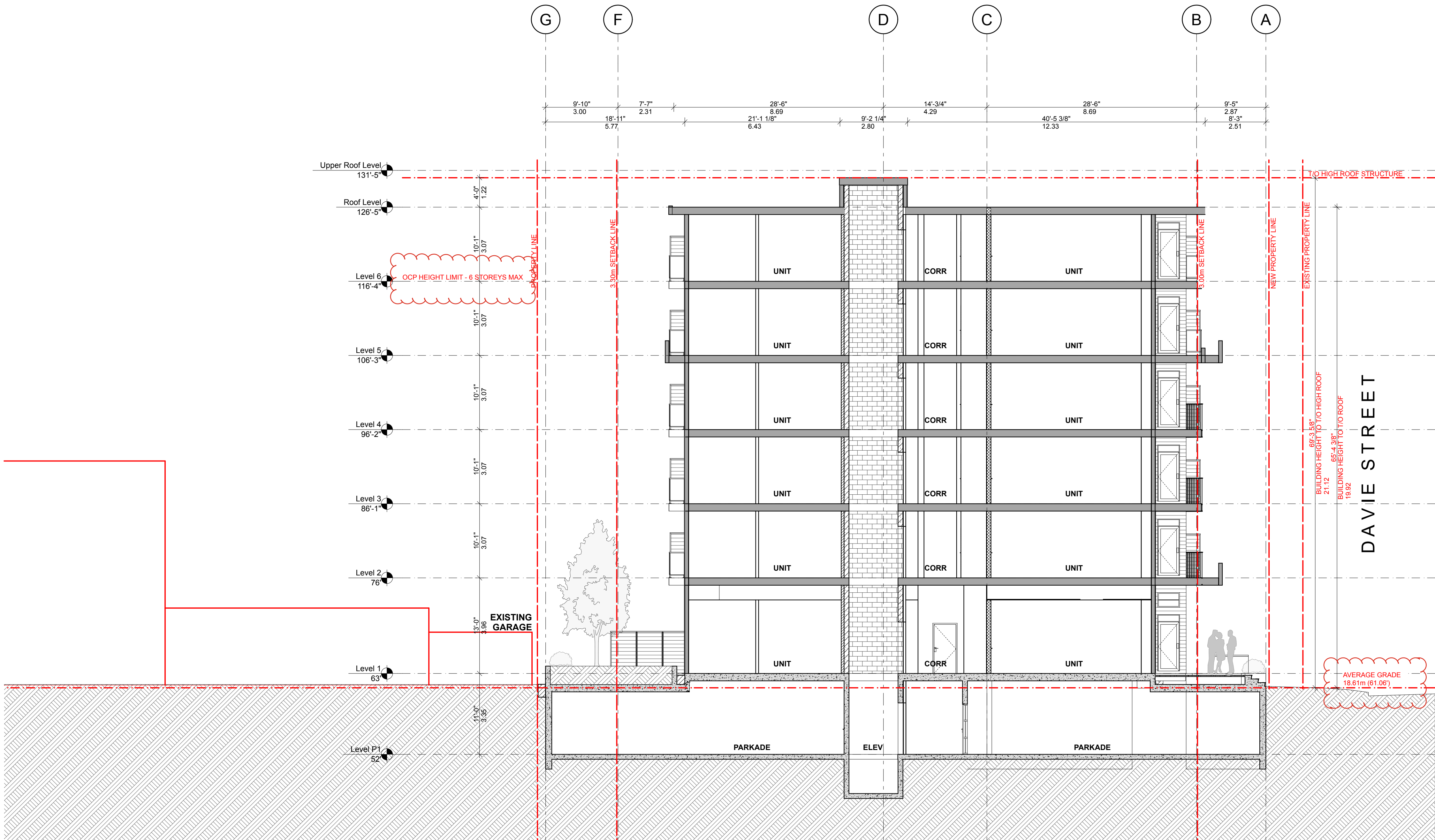


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Three Shores Management

[PROJECT]

**FORT & DAVIE  
RESIDENCES**

Fort St. & Davie St.  
Victoria, BC

[TITLE]

**EAST-WEST  
BUILDING  
SECTION**

**22600**

**1:100**

**Friday, January 31, 2025**

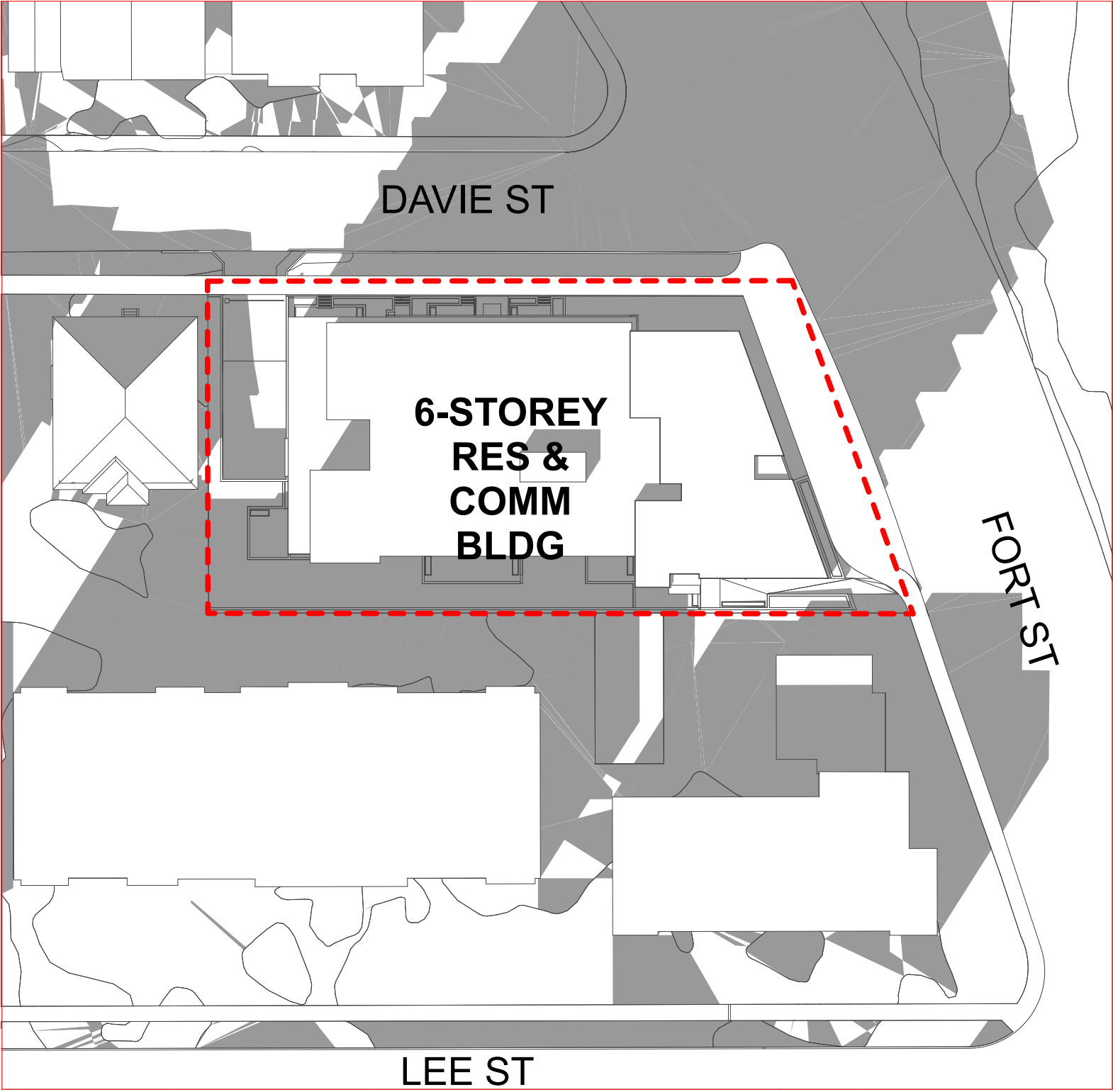
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[DRAWING]

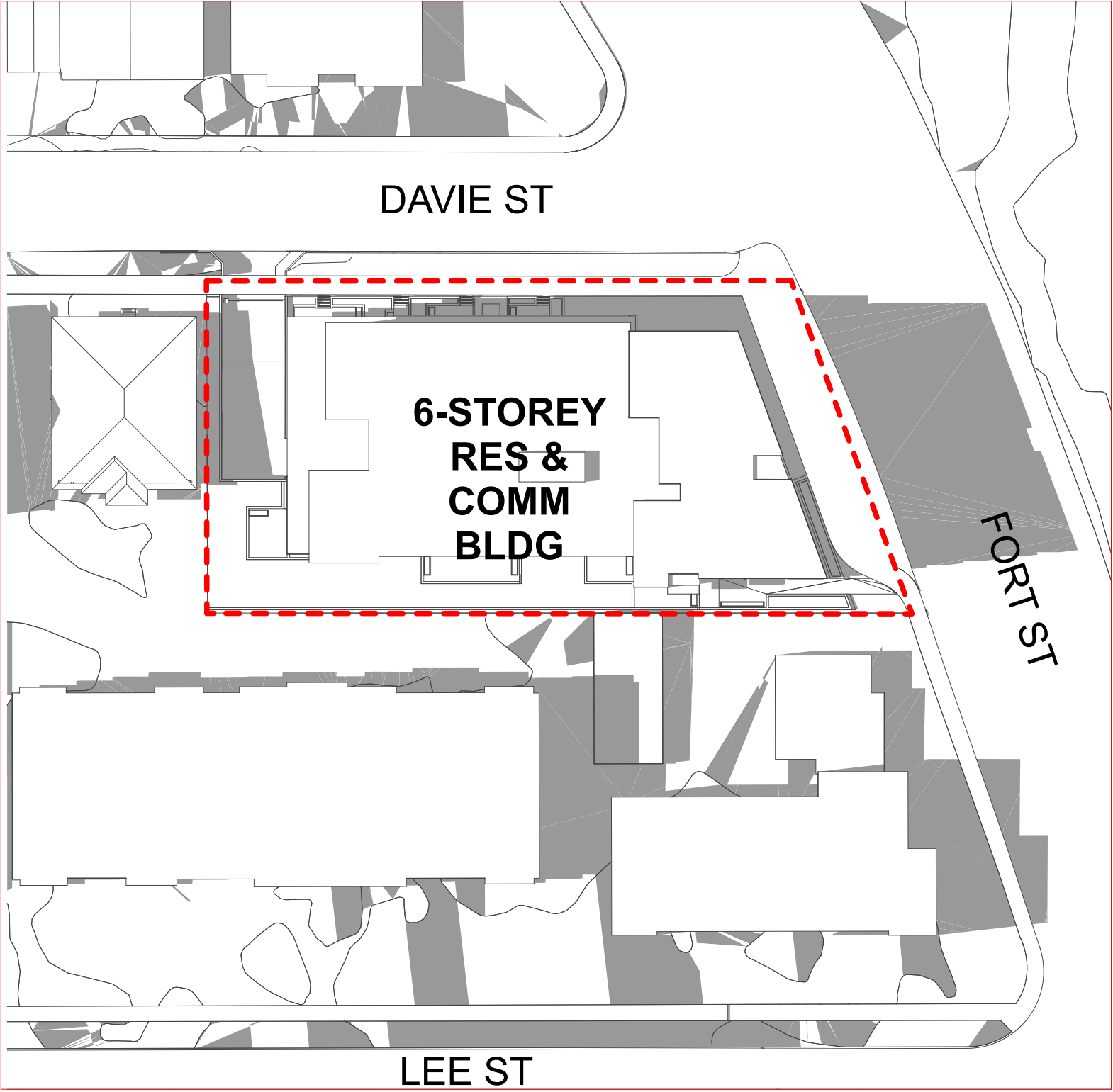
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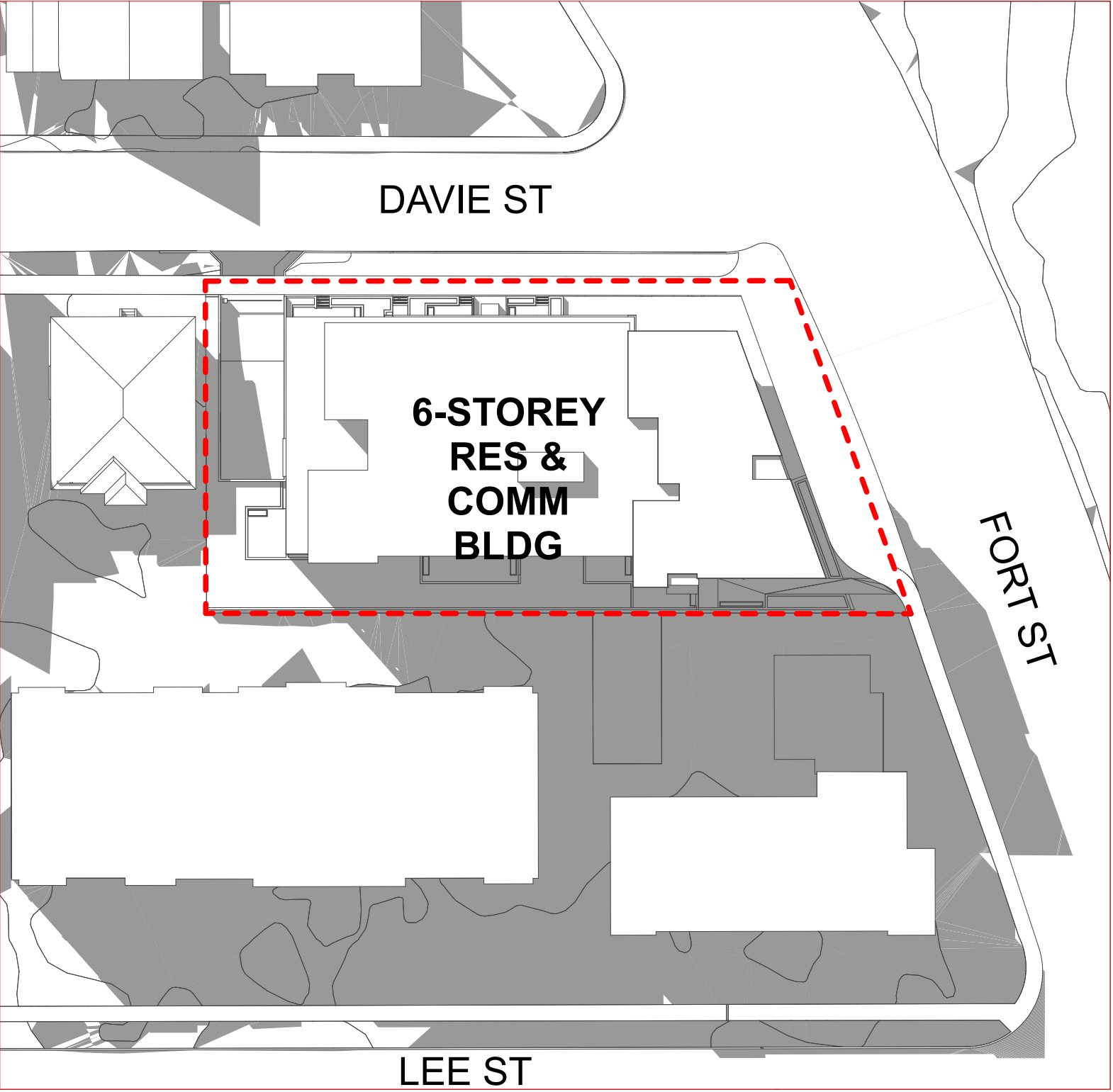
SPRING EQUINOX  
MARCH 21



9 AM

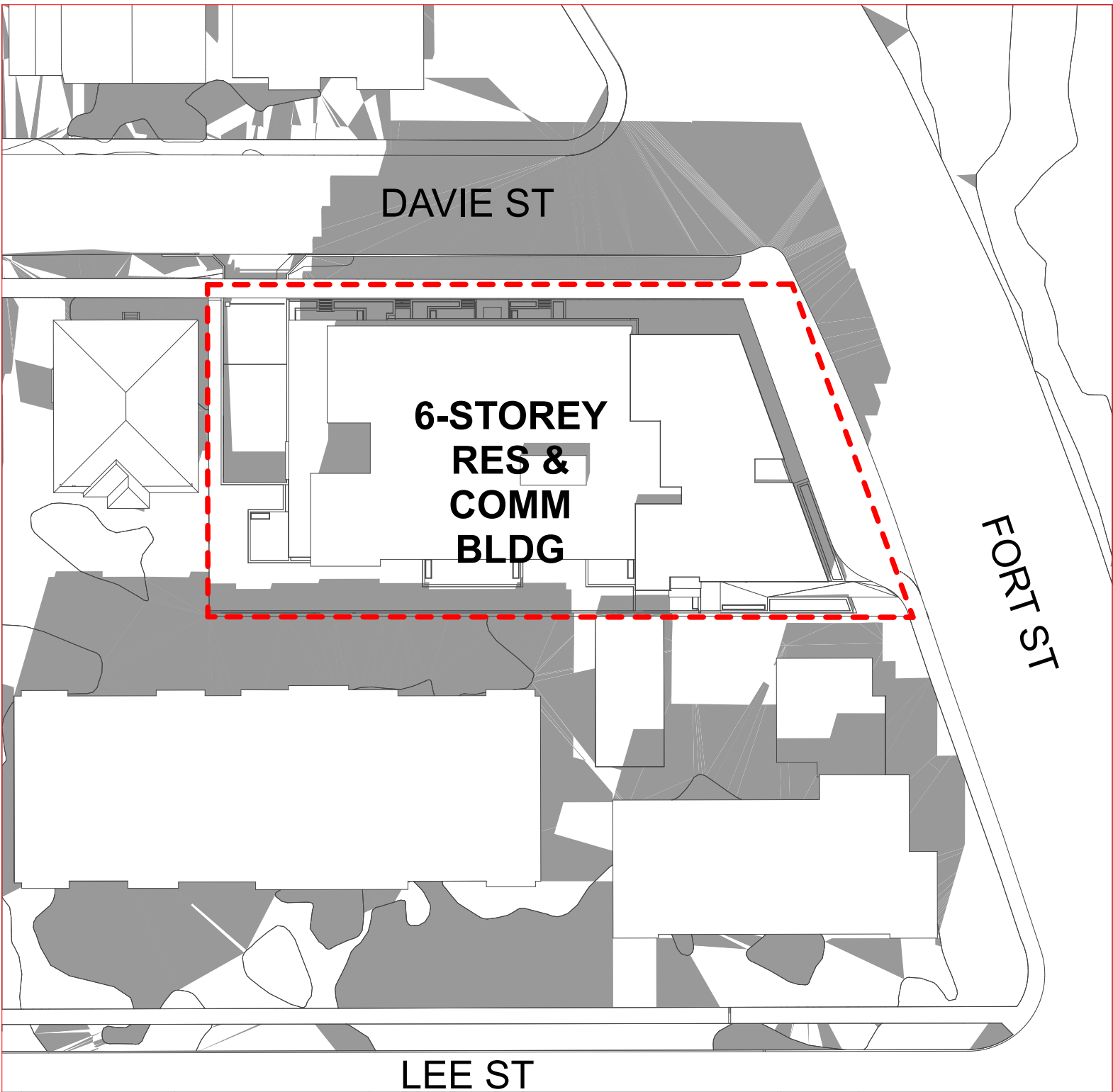


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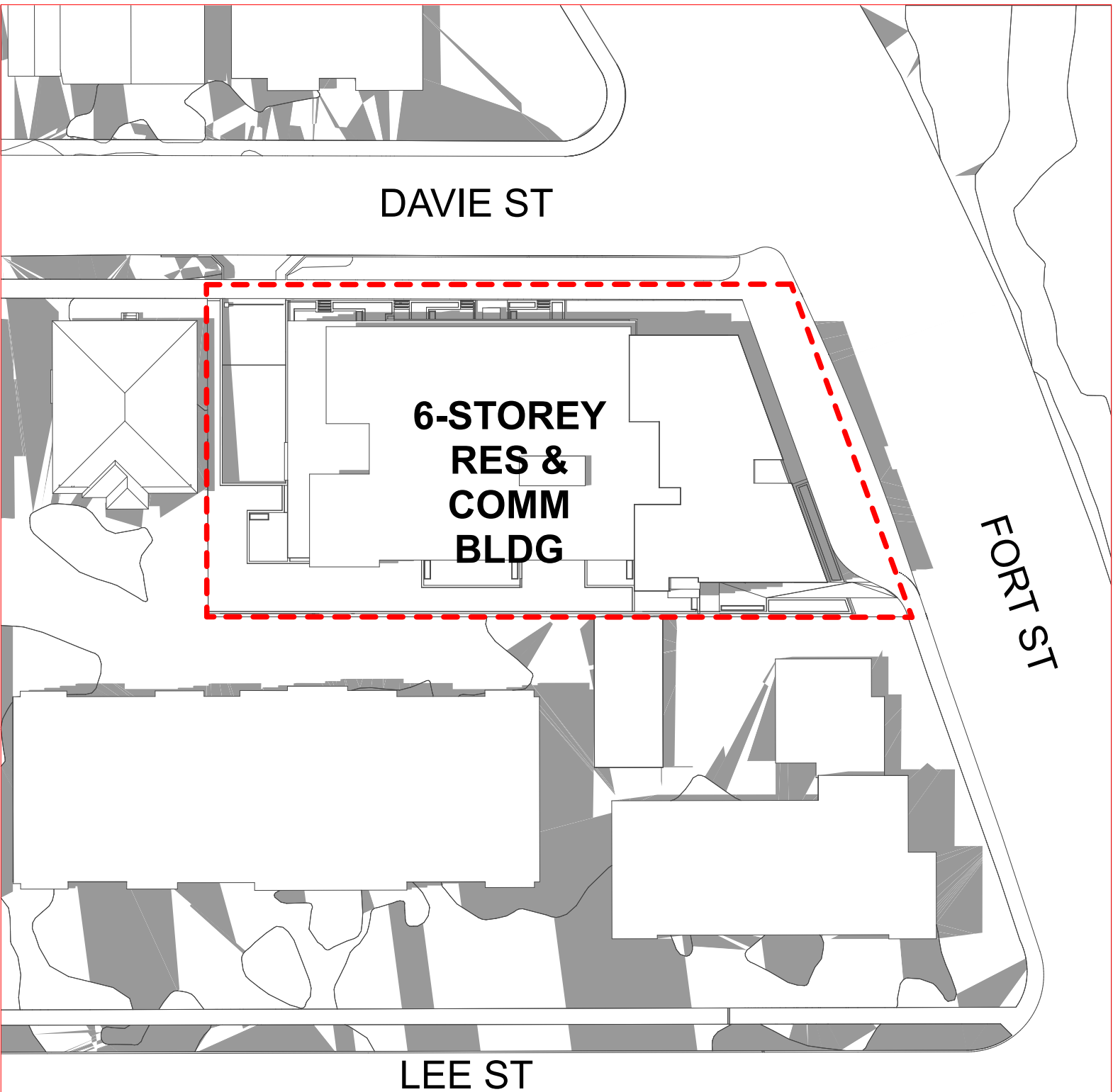


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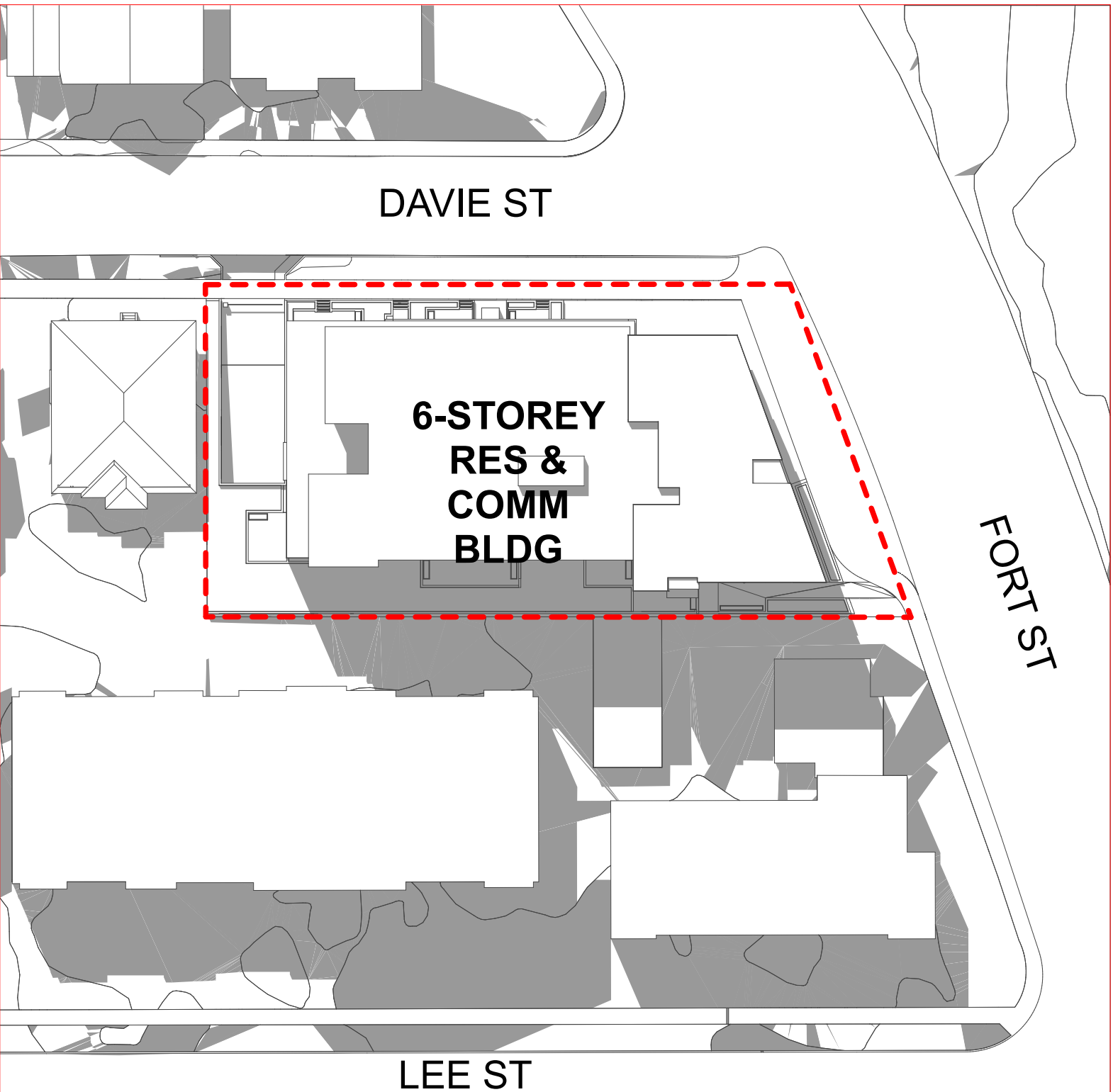
SUMMER SOLSTICE  
JUNE 21



9 AM



12 PM

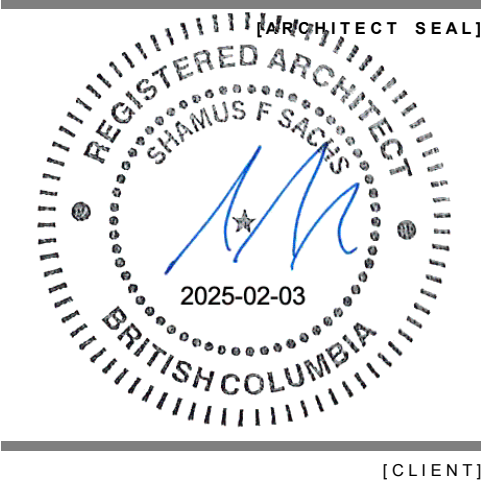
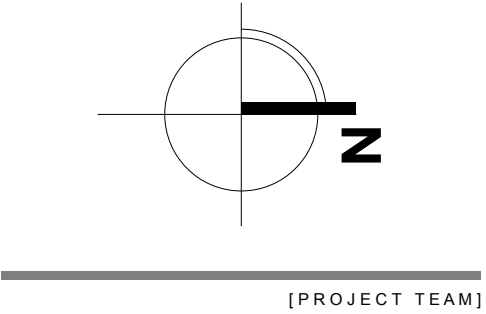


3 PM



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Three Shores Management

**FORT & DAVIE  
RESIDENCES**  
Fort St. & Davie St.  
Victoria, BC

**SHADOW STUDY**

22600

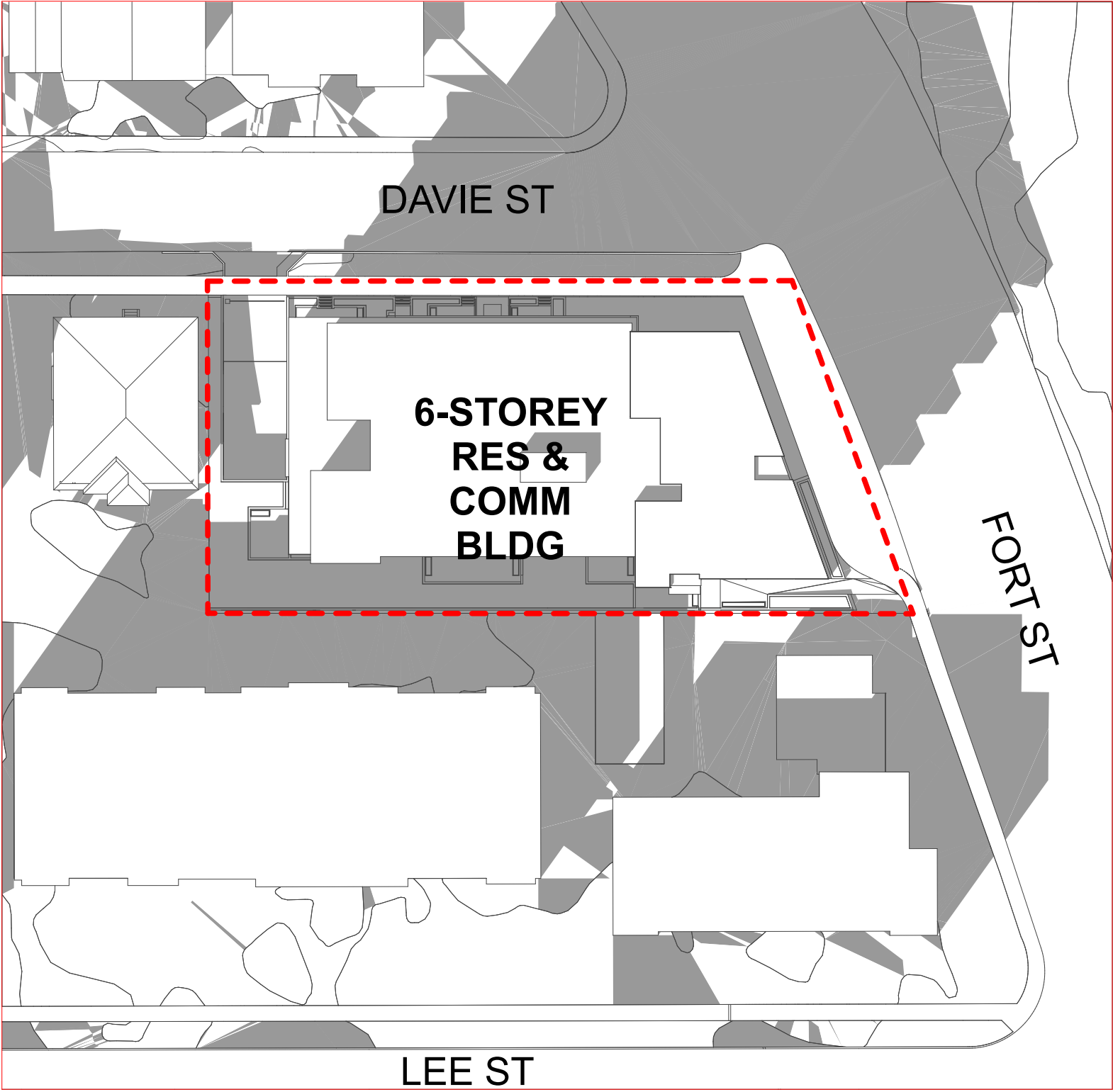
Friday, January 31, 2025

DP RZ Resubmission

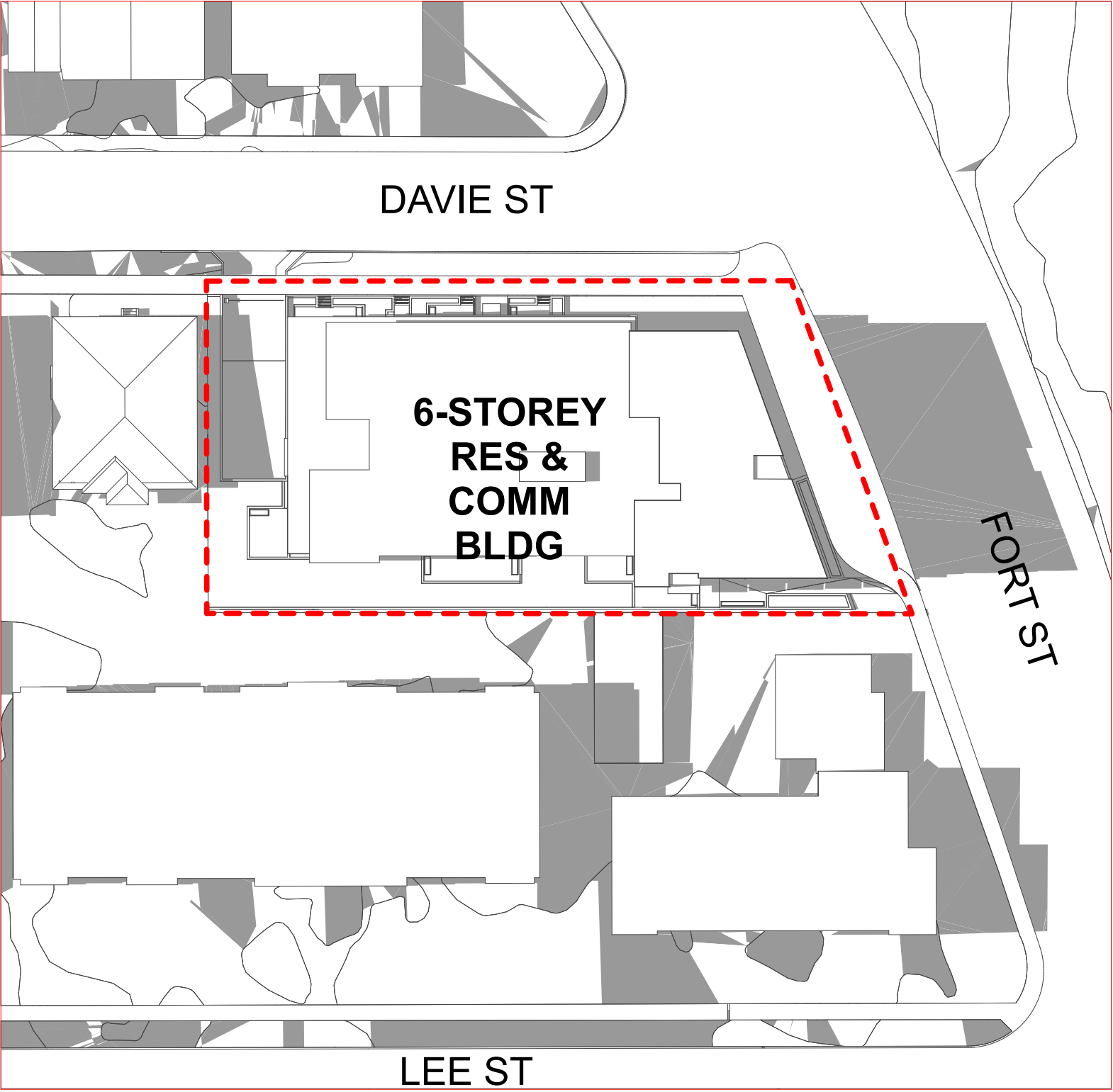
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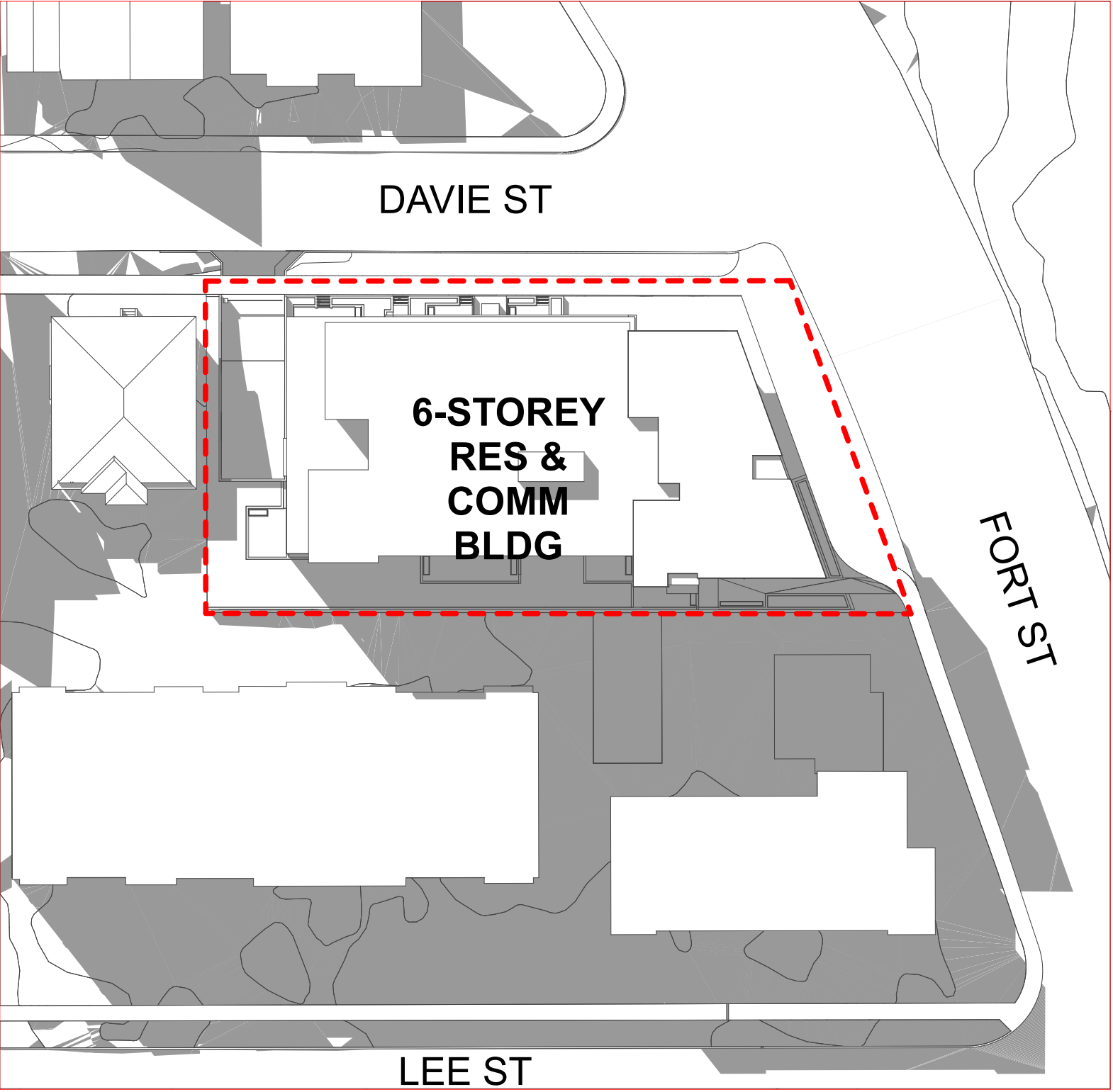
FALL EQUINOX  
SEPTEMBER 21



9 AM



12 PM

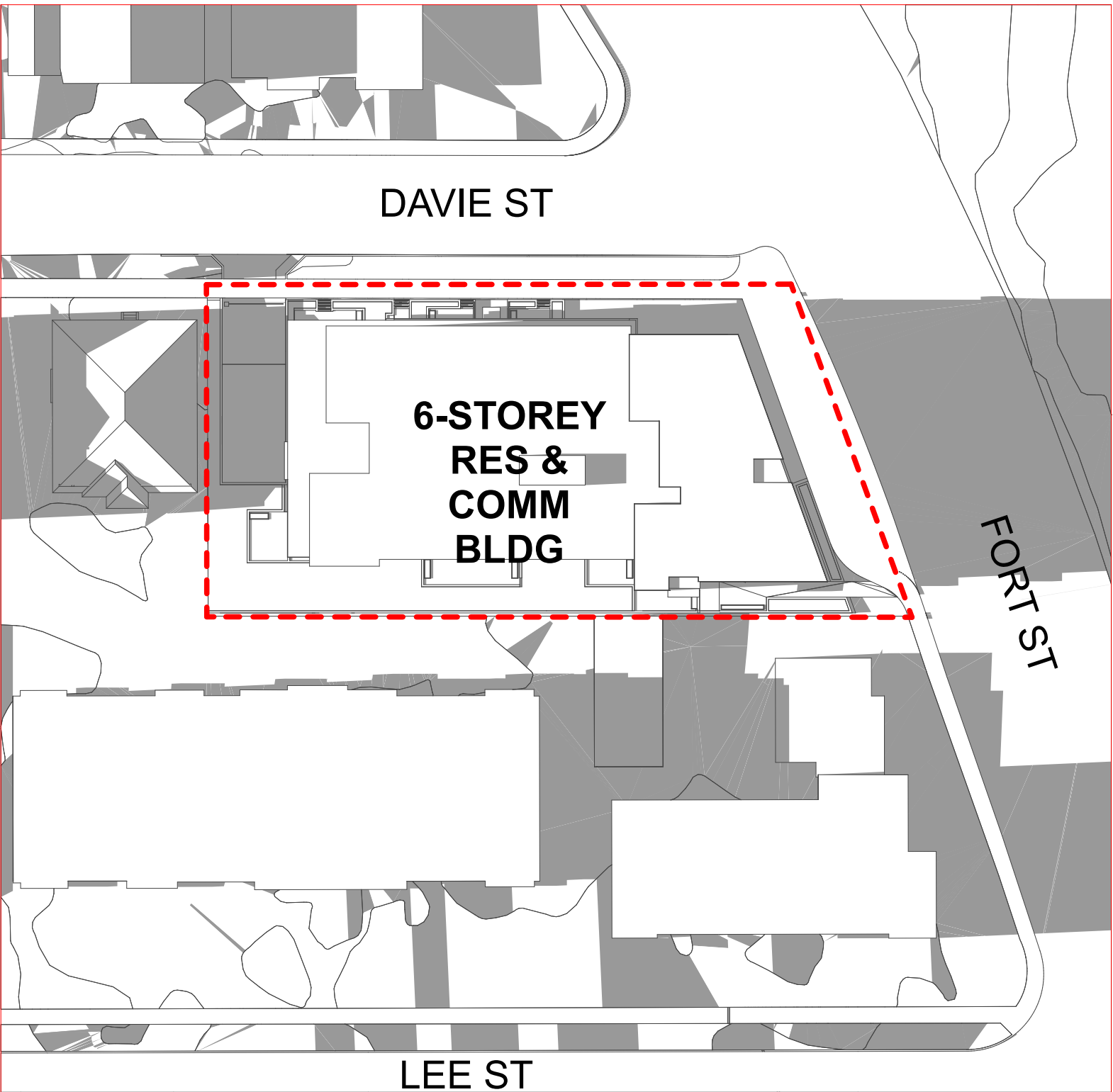


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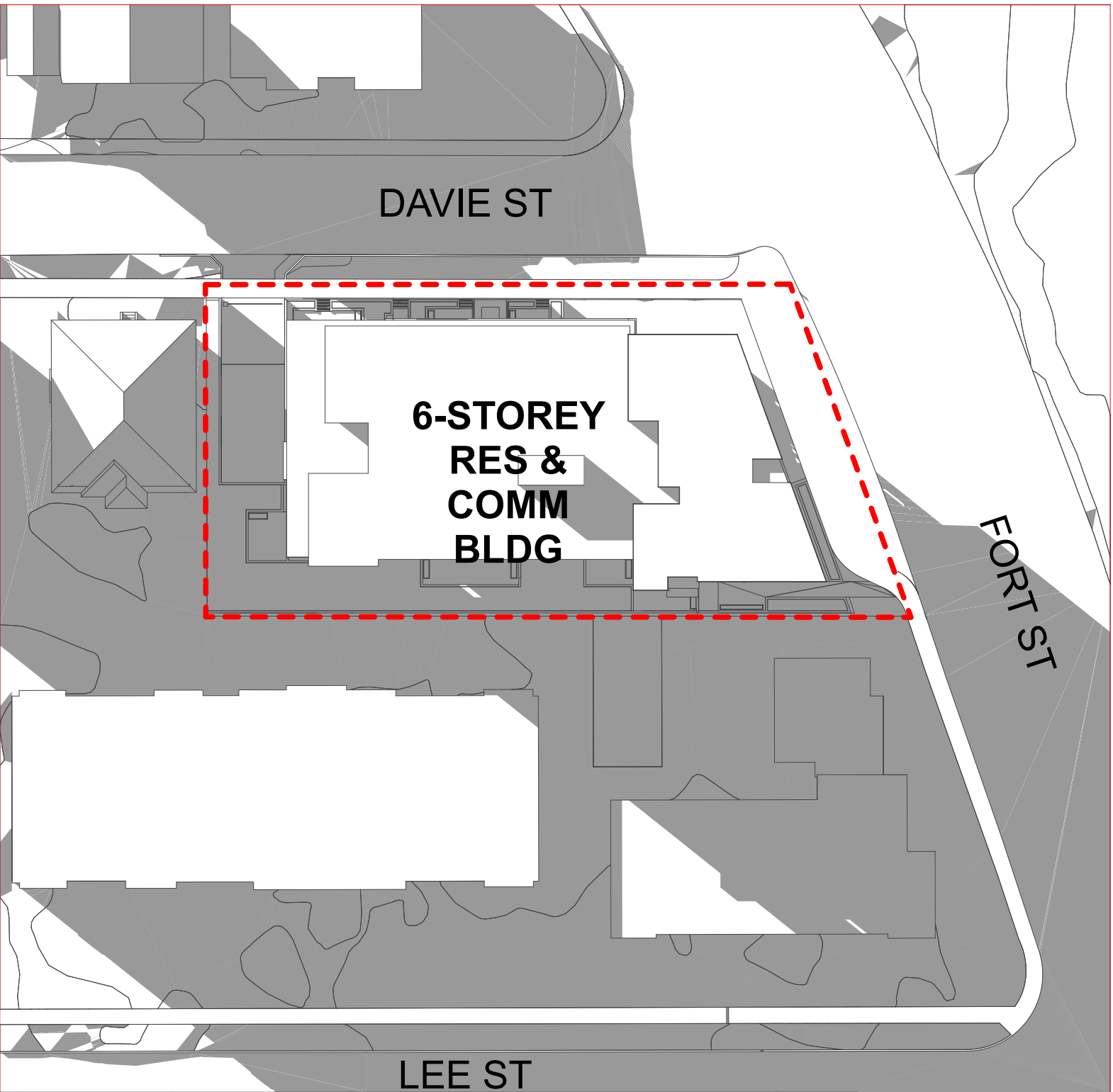
WINTER SOLSTICE  
DECEMBER 21



9 AM



12 PM



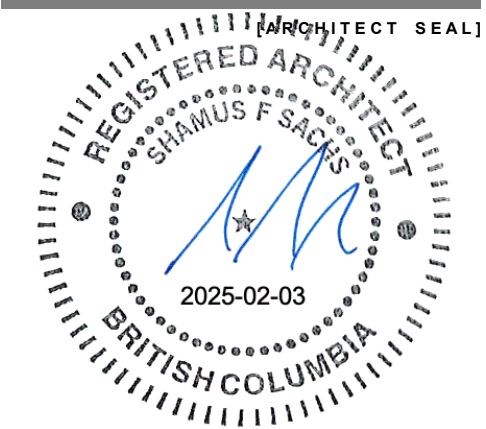
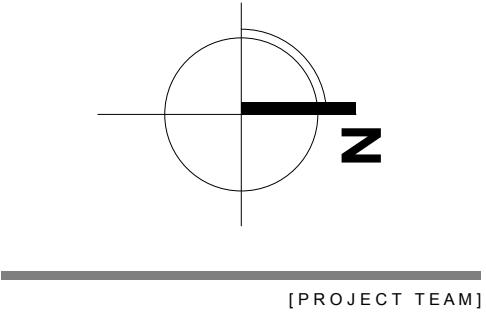
3 PM



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Three Shores Management

**FORT & DAVIE  
RESIDENCES**  
Fort St. & Davie St.  
Victoria, BC

**SHADOW STUDY**

22600

Friday, January 31, 2025

DP RZ Resubmission

**A-8.002**



| Issues |                                  |            |
|--------|----------------------------------|------------|
| No.    | Description                      | Date       |
| 1      | Issued for CALUC                 | 2022/10/14 |
| 2      | Issued for Development Permit    | 2023/07/10 |
| 3      | Re-issued for Development Permit | 2023/12/22 |
| 4      | Re-issued for Development Permit | 2024/02/16 |
| 5      | Re-issued for Development Permit | 2024/04/30 |
| 6      | Re-issued for Development Permit | 2024/07/12 |
| 7      | Re-issued for Development Permit | 2024/11/07 |
| 8      | Re-issued for Development Permit | 2025/01/28 |

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Client:



Project Title:

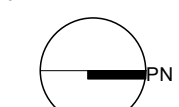
**FORT & DAVIE APARTMENTS**  
1905-1907 Fort Street &  
1923-1929 Davie Street,  
Victoria, BC

Drawing Title:

## Landscape Key Plan Level 1

---

Project North:



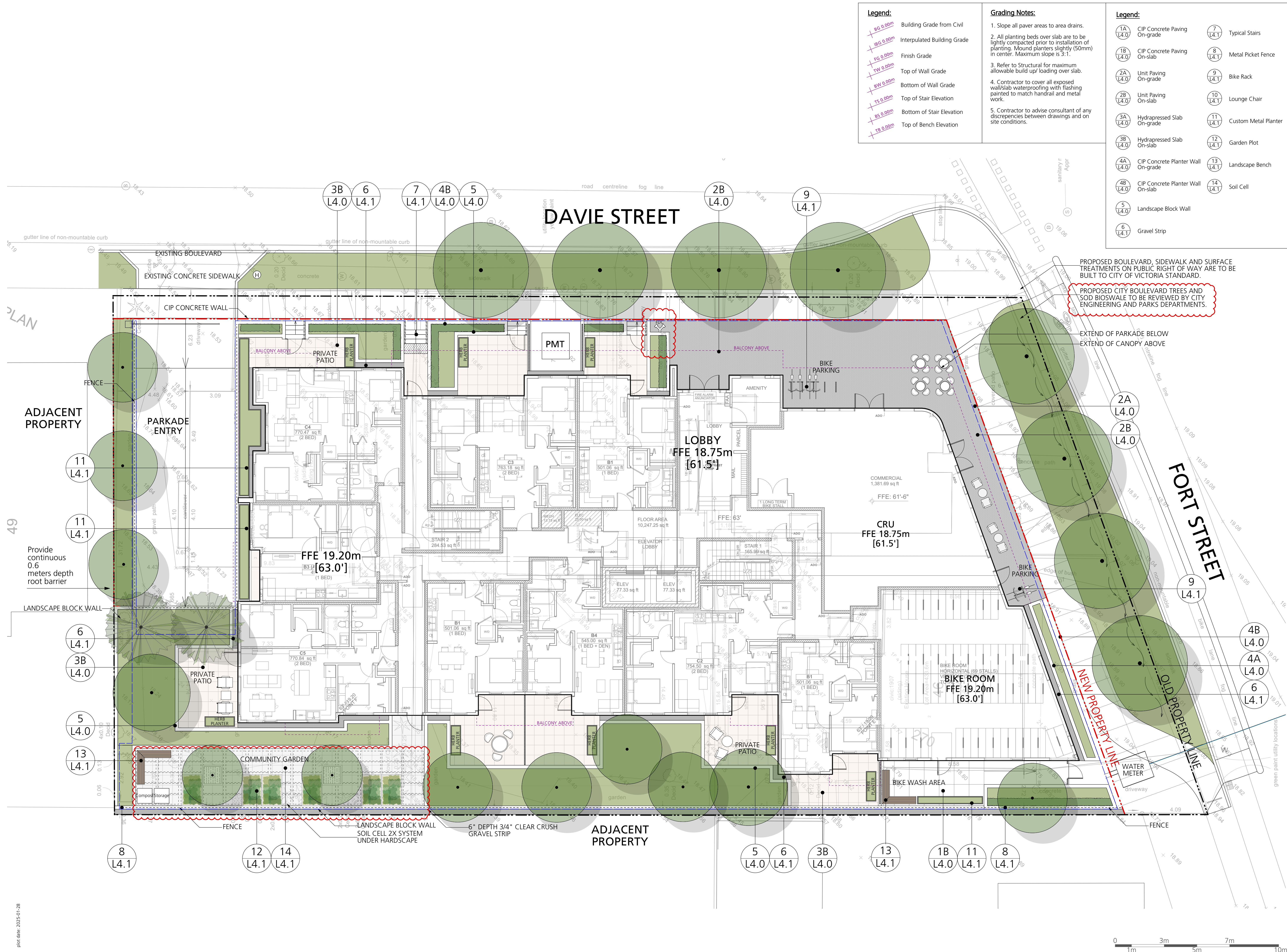
Drawn By:

Checked By: \_\_\_\_\_

Scale: \_\_\_\_\_ Job No.: \_\_\_\_\_

Sheet No.:

# L1.0





| Issues No. | Description                      | Date       |
|------------|----------------------------------|------------|
| 1          | Issued for CALUC                 | 2022/10/14 |
| 2          | Issued for Development Permit    | 2023/07/10 |
| 3          | Re-issued for Development Permit | 2023/12/22 |
| 4          | Re-issued for Development Permit | 2024/02/16 |
| 5          | Re-issued for Development Permit | 2024/07/30 |
| 6          | Re-issued for Development Permit | 2024/07/12 |
| 7          | Re-issued for Development Permit | 2024/11/07 |
| 8          | Re-issued for Development Permit | 2025/01/28 |

| Legend:    |                                    |
|------------|------------------------------------|
| 1A<br>L4.0 | CIP Concrete Paving On-grade       |
| 1B<br>L4.0 | CIP Concrete Paving On-slab        |
| 2A<br>L4.0 | Unit Paving On-grade               |
| 2B<br>L4.0 | Unit Paving On-slab                |
| 3A<br>L4.0 | Hydrapressed Slab On-grade         |
| 3B<br>L4.0 | Hydrapressed Slab On-slab          |
| 4A<br>L4.0 | CIP Concrete Planter Wall On-grade |
| 4B<br>L4.0 | CIP Concrete Planter Wall On-slab  |
| 5<br>L4.0  | Landscape Block Wall               |
| 6<br>L4.1  | Gravel Strip                       |
| 7<br>L4.1  | Typical Stairs                     |
| 8<br>L4.1  | Metal Picket Fence                 |
| 9<br>L4.1  | Bike Rack                          |
| 10<br>L4.1 | Lounge Chair                       |
| 11<br>L4.1 | Custom Metal Planter               |
| 12<br>L4.1 | Garden Plot                        |
| 13<br>L4.1 | Landscape Bench                    |
| 14<br>L4.1 | Soil Cell                          |



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Project Title:

**FORT & DAVIE APARTMENTS**  
1905-1907 Fort Street &  
1923-1929 Davie Street,  
Victoria, BC

Drawing Title:

**Landscape Key Plan  
Level 5**

Project North:

Drawn By: **MH**

Checked By: **MP**

Scale: **1:100**

Job No.: **22-082**

Sheet No.:



| <b>Minimum Clearances of Street Trees:</b>                                                                                    |       |
|-------------------------------------------------------------------------------------------------------------------------------|-------|
| City of Victoria Supplemental Specifications for Street Trees and Irrigation<br>Schedule C to Bylaw 12-042, Subdivision Bylaw |       |
| Underground BC Hydro, natural gas and communication utilities                                                                 | 1.5 m |
| Street lights and BC Hydro poles                                                                                              | 5.0 m |
| Telus poles without street light                                                                                              | 3.0 m |
| Intersection                                                                                                                  | 7.0 m |
| driveway crossing                                                                                                             | 3.0 m |
| fire hydrant, water service lateral, catch basin, Kiosk, vault                                                                | 2.0 m |
| - sanitary sewer or storm drain laterals                                                                                      | 3.0 m |

- ## **OFFSITE IRRIGATION LEAD**
1. All irrigation work, including required inspections, shall follow the Supplementary Specifications for Street Trees and Irrigation, within the Victoria Subdivision and Development Servicing Bylaw 12-042, Schedule C, and comply with the Irrigation Industry Association of BC standards.
  2. Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.
  3. Contact Parks at 250-361-0600 with at least 48 hours notice to arrange for irrigation inspection.
- Required Parks inspections for irrigation:**
- A) Irrigation sleeving prior to backfilling.
  - B) Opened mainline and lateral lines.
  - C) Pressure test.
4. Irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly (incl. inspection and testing report).

## GENERAL NOTES FOR OFF SITE:

1. Proposed street tree locations, species selection and number of trees is subject to approval by the city of Victoria Parks Division. Proposed street tree locations must be indicated and shall replace the minimum offsets from infrastructure outlined in Victoria's Subdivision and Development Servicing Bylaw, Schedule C. Trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure.
2. Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, well above the lowest branch with branching starting at 1.8 m - 2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) and the Canadian Landscape Standard.

**Required Parks inspections for street tree planting:**

- a). Inspection of soil and planting area prior to planting.
- b). Inspection of tree stock prior to planting.
- c). Inspection of installed trees to ensure trees in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.

3. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepremit@victoria.ca 48 hours prior to the required inspection time to schedule an inspection. Please include the following notes for grass boulevard inspections:
  - a). Required Parks inspections for seed and sod boulevard.
  - b). Installation of sod or seed must be subject to the backfill.
  - c). Inspection of installed, rolled, and prepared growing media prior to sodding.
  - d). Inspection when the installed turfgrass meets the conditions for total clearance as required in the Current Edition of the Canadian Landscape Standard.

| Issues |                                  |            |
|--------|----------------------------------|------------|
| No.    | Description                      | Date       |
| 1      | Issued for CALUC                 | 2022/10/14 |
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| 3      | Re-issued for Development Permit | 2023/11/22 |
| 4      | Re-issued for Development Permit | 2024/02/16 |
| 5      | Re-issued for Development Permit | 2024/04/30 |
| 6      | Re-issued for Development Permit | 2024/07/12 |
| 7      | Re-issued for Development Permit | 2024/11/07 |
| 8      | Re-issued for Development Permit | 2025/01/28 |



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Client: \_\_\_\_\_



Project Title:

**FORT & DAVIE APARTMENTS**

1905-1907 Fort Street &  
1923-1929 Davie Street,  
Victoria, BC

Drawing Title:

# Offsite Landscape Plan

|                                                                                       |             |    |
|---------------------------------------------------------------------------------------|-------------|----|
| Project North:                                                                        | Drawn By:   | MH |
|  | Checked By: | MP |
| Scale:                                                                                | Job No.:    |    |
| 1:100                                                                                 | 22-082      |    |
| Sheet No.:                                                                            |             |    |



Legend:

- Existing tree to be retained
- Existing tree to be removed
- Critical root zone

General Notes:

- This plan to be read in conjunction with Arborist Report.
- Contractor to meet on site with arborist prior to tree removals to review scope and retention.
- Protection measures of trees to be retained as per City of Victoria, or modified according to Arborist Report, see Root Protection Zone this page, and Tree Protection Fencing.

| Issues |                                  |            |
|--------|----------------------------------|------------|
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| 8      | Re-issued for Development Permit | 2025/01/28 |

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Client:



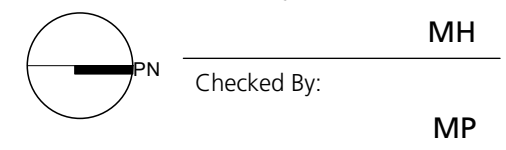
Project Title:

**FORT & DAVIE APARTMENTS**  
1905-1907 Fort Street &  
1923-1929 Davie Street,  
Victoria, BC

Drawing Title:

**Tree Management Plan**

Project North:



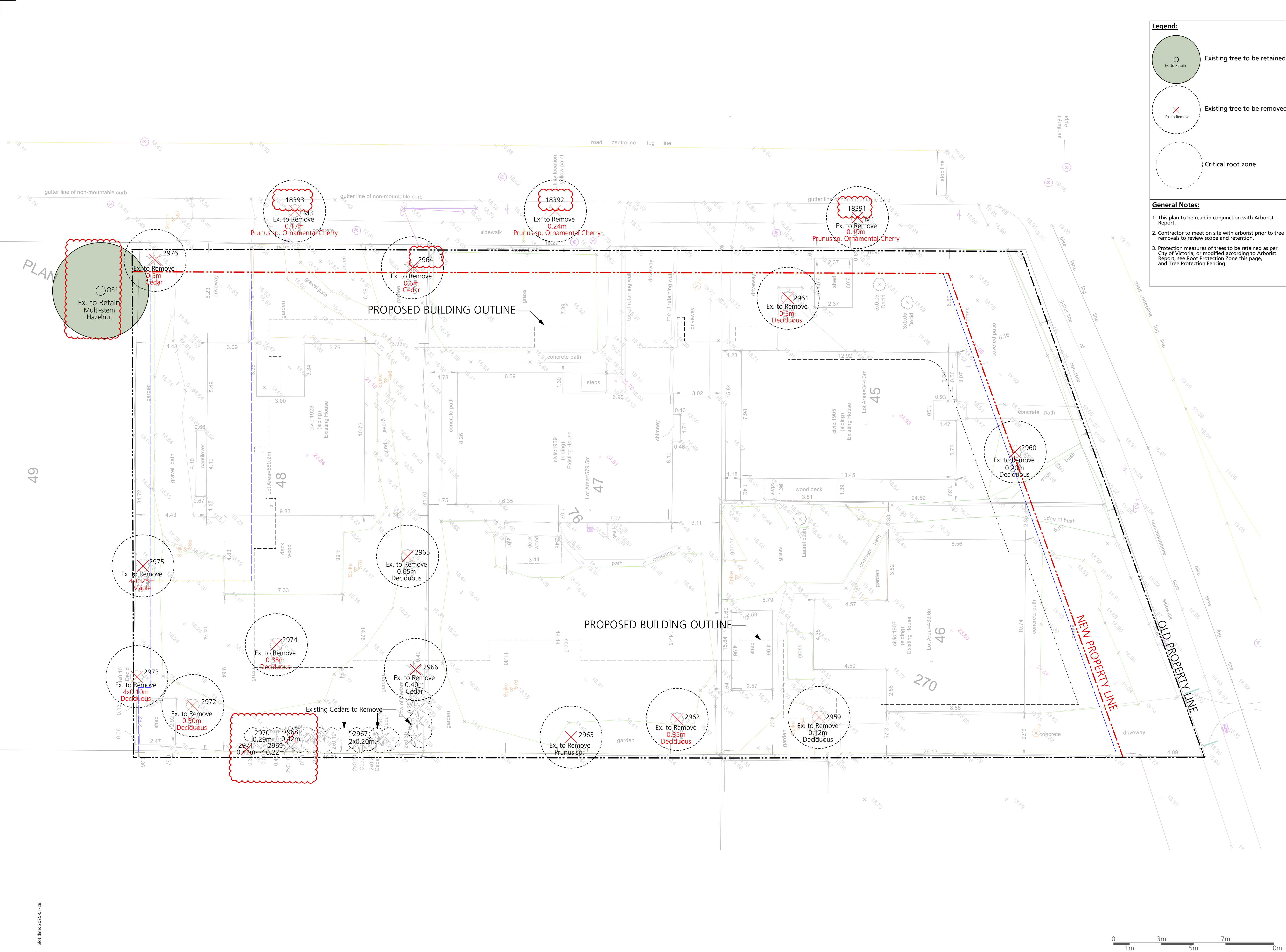
Drawn By: MH

Checked By: MP

Scale:

Job No.: 22-082

Sheet No.:





LIGHTING LEGEND

 Recessed Wall Light

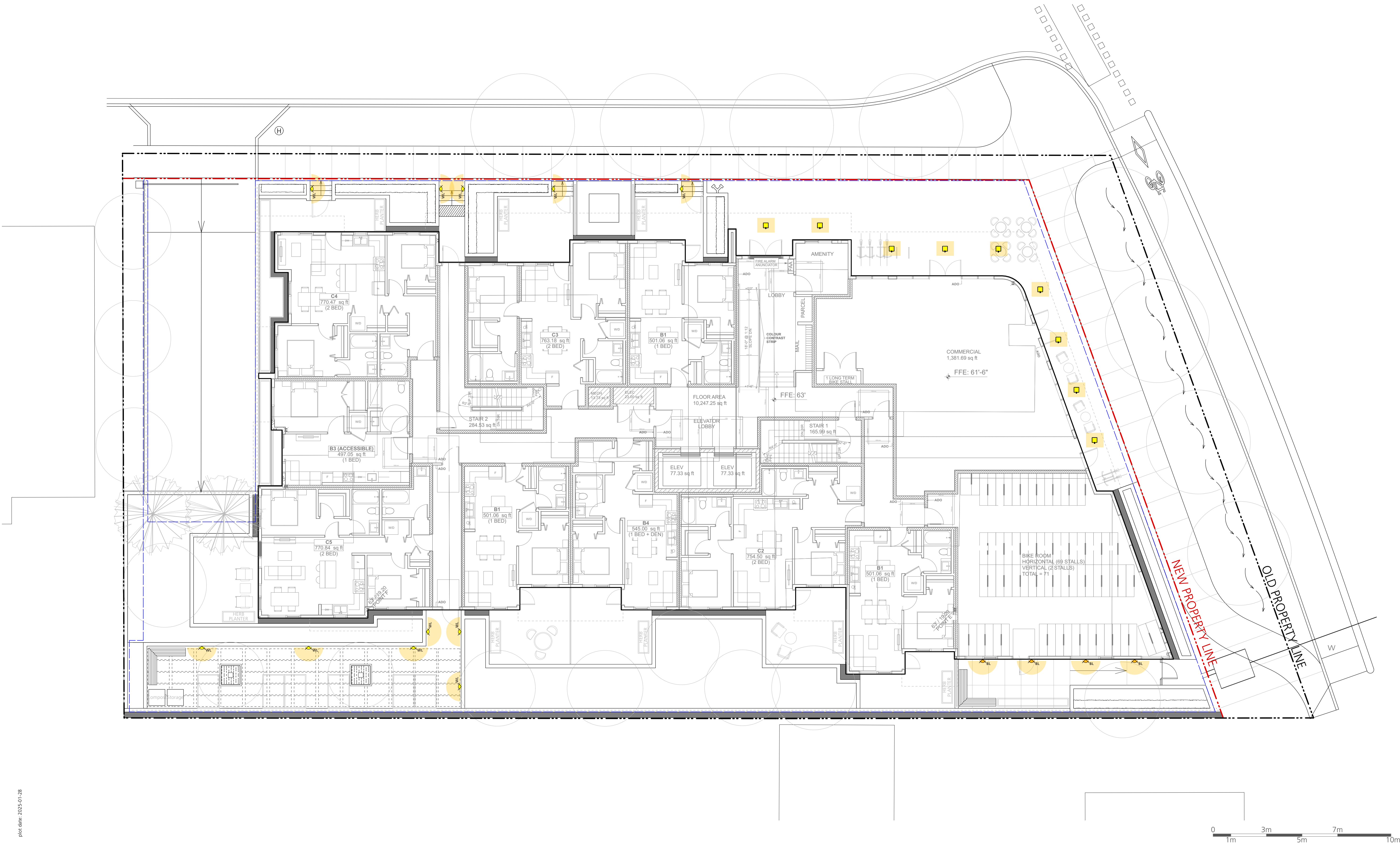
 Building Light  
(by Architecture)

 Proposed Soffit Lighting  
(by Architecture)

 Receptacles

Notes:  
- Read this plan in conjunction with  
Electrical and Architectural drawings

| Issues No. | Description                      | Date       |
|------------|----------------------------------|------------|
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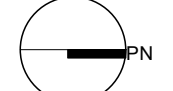


Project Title:

**FORT & DAVIE APARTMENTS**  
1905-1907 Fort Street &  
1923-1929 Davie Street,  
Victoria, BC

Drawing Title:

**Landscape Lighting Plan  
Level 1**

Project North:  Drawn By: **MH**  
Checked By: **MP**

Scale: **1:100** Job No.: **22-082**

Sheet No.:



LIGHTING LEGEND

 Recessed Wall Light

 Building Light  
(by Architecture)

 Proposed Soffit Lighting  
(by Architecture)

 Receptacles

Notes:

- Read this plan in conjunction with  
Electrical and Architectural drawings

| Issues No. | Description                      | Date       |
|------------|----------------------------------|------------|
| 1          | Issued for CALUC                 | 2022/10/14 |
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Client:



Project Title:

**FORT & DAVIE APARTMENTS**  
1905-1907 Fort Street &  
1923-1929 Davie Street,  
Victoria, BC

Drawing Title:

**Landscape Lighting Plan  
Level 5**

Project North:

Drawn By: **MH**  
Checked By: **MP**

Scale:

Job No.:

**1:100**

**22-082**

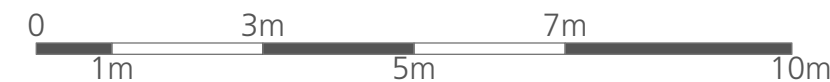
Sheet No.:

ADJACENT  
PROPERTY

DAVIE STREET

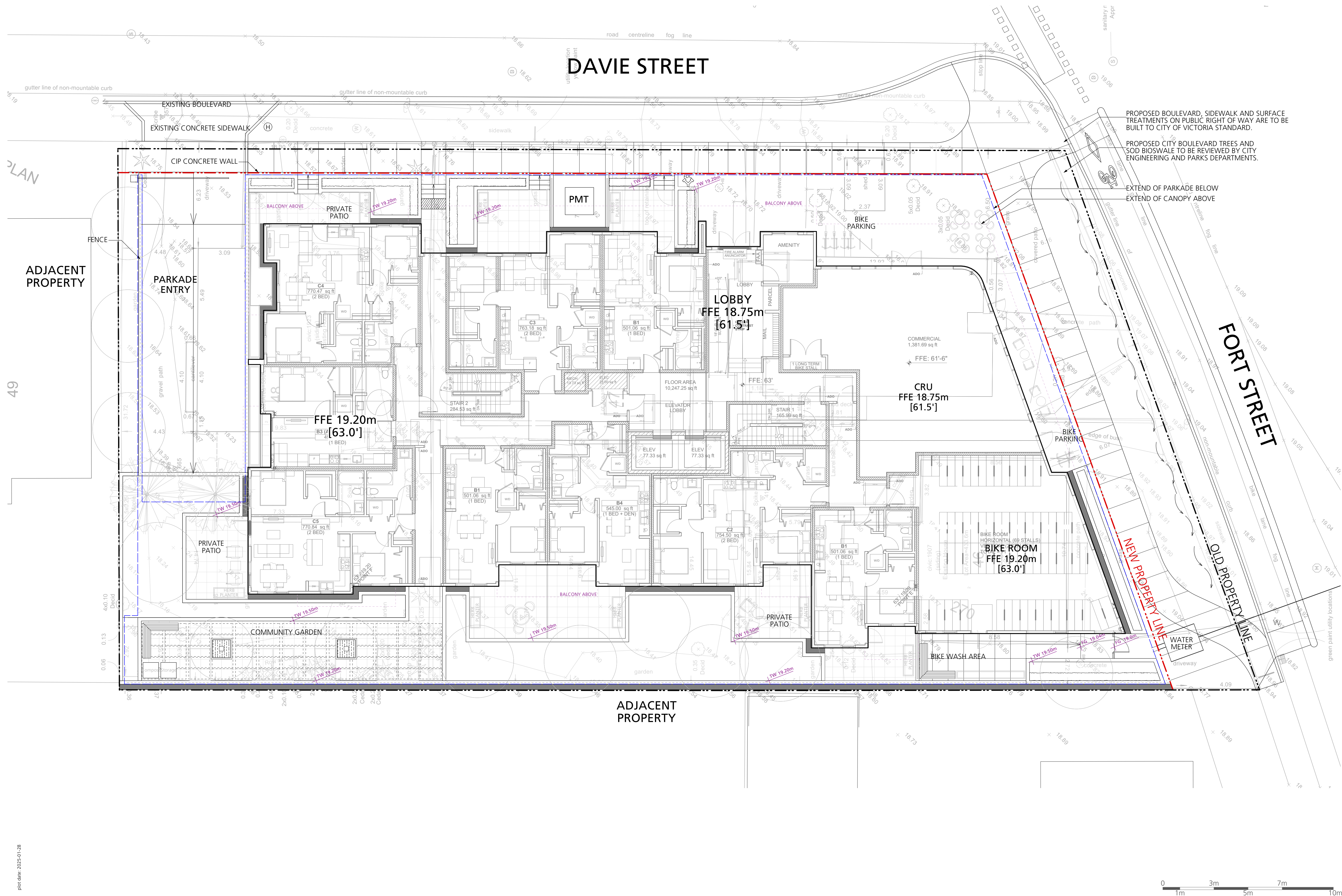
FORT STREET

ADJACENT  
PROPERTY





| Issues |                                  |            |
|--------|----------------------------------|------------|
| No.    | Description                      | Date       |
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| 8      | Re-issued for Development Permit | 2025/01/28 |



PROPOSED BOULEVARD, SIDEWALK AND SURFACE TREATMENTS ON PUBLIC RIGHT OF WAY ARE TO BE BUILT TO CITY OF VICTORIA STANDARD.

PROPOSED CITY BOULEVARD TREES AND SOD BIOSWALE TO BE REVIEWED BY CITY ENGINEERING AND PARKS DEPARTMENTS.

EXTEND OF PARKADE BELOW  
EXTEND OF CANOPY ABOVE

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Client:



Project Title:

**FORT & DAVIE APARTMENTS**  
1905-1907 Fort Street &  
1923-1929 Davie Street,  
Victoria, BC

Drawing Title:

**Grading Plan**

Project North:

Drawn By:

MH

Checked By:

MP

Scale:

Job No.:

1:100

22-082

Sheet No.:

**L2.0**



| Issues |                                  |            |
|--------|----------------------------------|------------|
| No.    | Description                      | Date       |
| 1      | Issued for CALUC                 | 2023/01/04 |
| 2      | Issued for Development Permit    | 2023/07/10 |
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Client:



Project Title:

**FORT & DAVIE APARTMENTS**

1905-1907 Fort Street &  
1923-1929 Davie Street,  
Victoria, BC

Drawing Title:

**Planting Plan  
Level 1**

Project North:

Drawn By: **MH**

Checked By: **MP**

Scale: **1:100**

Job No.: **22-082**

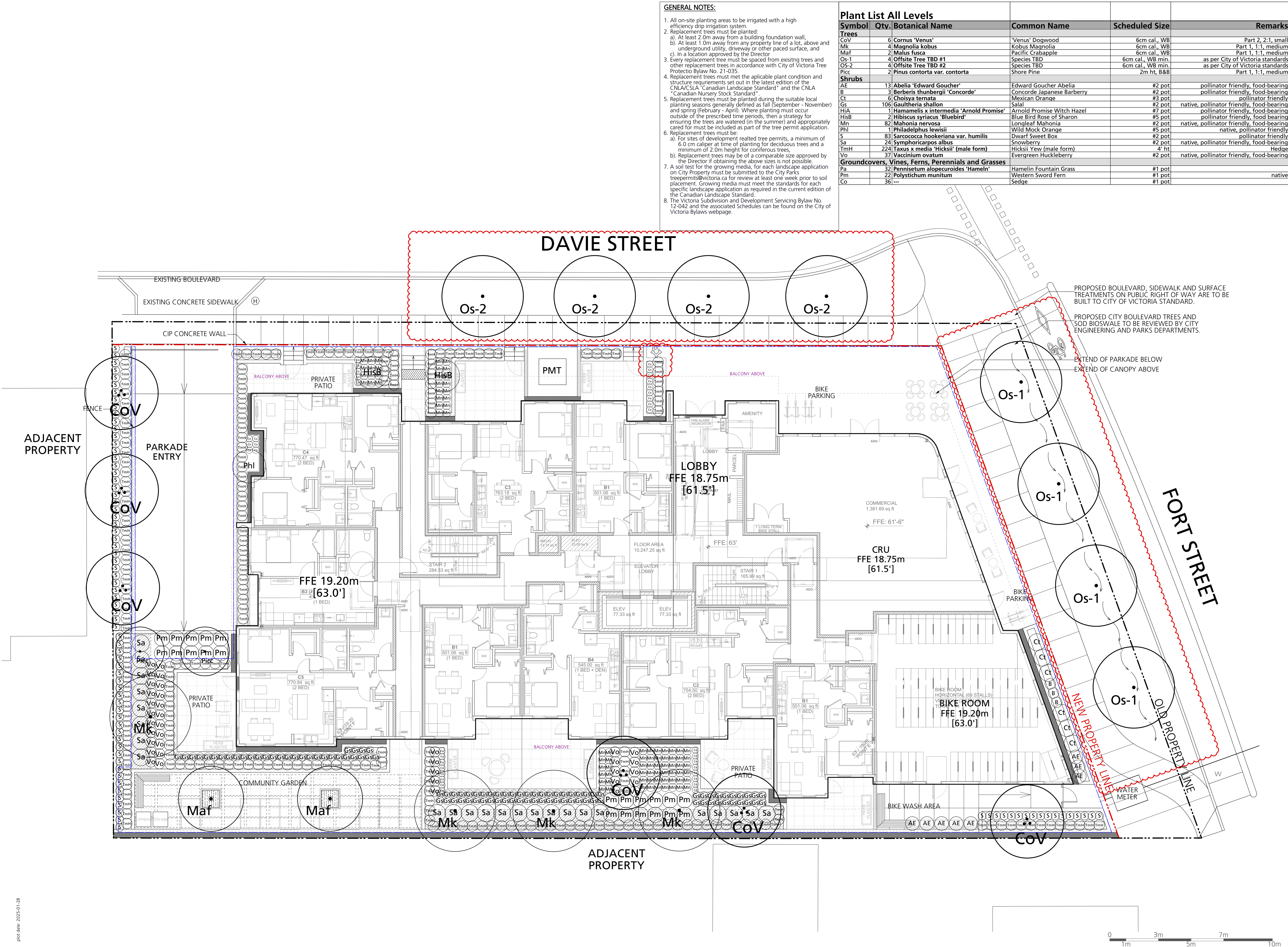
Sheet No.:

GENERAL NOTES:

- All on-site planting areas to be irrigated with a high efficiency drip irrigation system.
- Replacement trees must be planted:
  - At least 2.0m away from a building foundation wall,
  - At least 1.0m away from any property line of a lot, above and underground utility, driveway or other paved surface, and
  - In a location approved by the Director
- Every replacement tree must be spaced from existing trees and other replacement trees in accordance with City of Victoria Tree Protection Bylaw No. 21-035.
- Replacement trees must meet the applicable plant condition and structure requirements set out in the latest edition of the CNLA/CSLA "Canadian Landscape Standard" and the CNLA "Canadian Nursery Stock Standard".
- Replacement trees must be planted during the suitable local planting seasons generally defined as fall (September - November) and spring (February - April). Where planting must occur outside of the prescribed time periods, then a strategy for ensuring the trees are watered (in the summer) and appropriately cared for must be included as part of the tree permit application.
- Replacement trees must be:
  - For sites of development related tree permits, a minimum of 6.0 cm caliper at time of planting for deciduous trees and a minimum of 2.0m height for coniferous trees,
  - Replacement trees may be of a comparable size approved by the Director if obtaining the above sizes is not possible.
- A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepemits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.
- The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.

Plant List All Levels

| Symbol                                                    | Qty. | Botanical Name                          | Common Name                | Scheduled Size    | Remarks                                   |
|-----------------------------------------------------------|------|-----------------------------------------|----------------------------|-------------------|-------------------------------------------|
| <b>Trees</b>                                              |      |                                         |                            |                   |                                           |
| CoV                                                       | 6    | Cornus 'Venus'                          | 'Venus' Dogwood            | 6cm cal., WB      | Part 2, 2:1, small                        |
| Mk                                                        | 4    | Magnolia kobus                          | Kobus Magnolia             | 6cm cal., WB      | Part 1, 1:1, medium                       |
| Maf                                                       | 2    | Malus fusca                             | Pacific Crabapple          | 6cm cal., WB      | Part 1, 1:1, medium                       |
| Os-1                                                      | 4    | Offsite Tree TBD #1                     | Species TBD                | 6cm cal., WB min. | as per City of Victoria standards         |
| Os-2                                                      | 4    | Offsite Tree TBD #2                     | Species TBD                | 6cm cal., WB min. | as per City of Victoria standards         |
| Picc                                                      | 2    | Pinus contorta var. contorta            | Shore Pine                 | 2m ht, B&B        | Part 1, 1:1, medium                       |
| <b>Shrubs</b>                                             |      |                                         |                            |                   |                                           |
| AE                                                        | 13   | Abelia 'Edward Goucher'                 | Edward Goucher Abelia      | #2 pot            | pollinator friendly, food-bearing         |
| B                                                         | 3    | Berberis thunbergii 'Concorde'          | Concorde Japanese Barberry | #2 pot            | pollinator friendly, food-bearing         |
| CL                                                        | 6    | Choisya ternata                         | Mexican Orange             | #3 pot            | pollinator friendly                       |
| Gs                                                        | 106  | Gaultheria shallon                      | Salal                      | #2 pot            | native, pollinator friendly, food-bearing |
| HIA                                                       | 1    | Hamamelis x intermedia 'Arnold Promise' | Arnold Promise Witch Hazel | #7 pot            | pollinator friendly, food-bearing         |
| HisB                                                      | 2    | Hibiscus syriacus 'Bluebird'            | Blue Bird Rose of Sharon   | #5 pot            | pollinator friendly, food-bearing         |
| Mn                                                        | 82   | Mahonia nervosa                         | Longleaf Mahonia           | #2 pot            | native, pollinator friendly, food-bearing |
| Phi                                                       | 1    | Philadelphus lewisii                    | Wild Mock Orange           | #5 pot            | native, pollinator friendly               |
| S                                                         | 83   | Sarcococca hookeriana var. humilis      | Dwarf Sweet Box            | #2 pot            | pollinator friendly                       |
| Sa                                                        | 24   | Symphoricarpos albus                    | Snowberry                  | #2 pot            | native, pollinator friendly, food-bearing |
| TmH                                                       | 224  | Taxus x media 'Hicksii' (male form)     | Hicksii Yew (male form)    | 4' ht             | Hedge                                     |
| Vo                                                        | 37   | Vaccinium ovatum                        | Evergreen Huckleberry      | #2 pot            | native, pollinator friendly, food-bearing |
| <b>Groundcovers, Vines, Ferns, Perennials and Grasses</b> |      |                                         |                            |                   |                                           |
| Pa                                                        | 32   | Pennisetum alopecuroides 'Hameln'       | Hamelin Fountain Grass     | #1 pot            |                                           |
| Pm                                                        | 22   | Polystichum munitum                     | Western Sword Fern         | #1 pot            | native                                    |
| Co                                                        | 36   | —                                       | Sedge                      | #1 pot            |                                           |





| Issues |                                  |            |
|--------|----------------------------------|------------|
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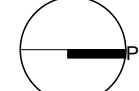
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Client:



Project Title:  
**FORT & DAVIE APARTMENTS**  
1905-1907 Fort Street &  
1923-1929 Davie Street,  
Victoria, BC

Drawing Title:  
**Planting Plan  
Level 5**

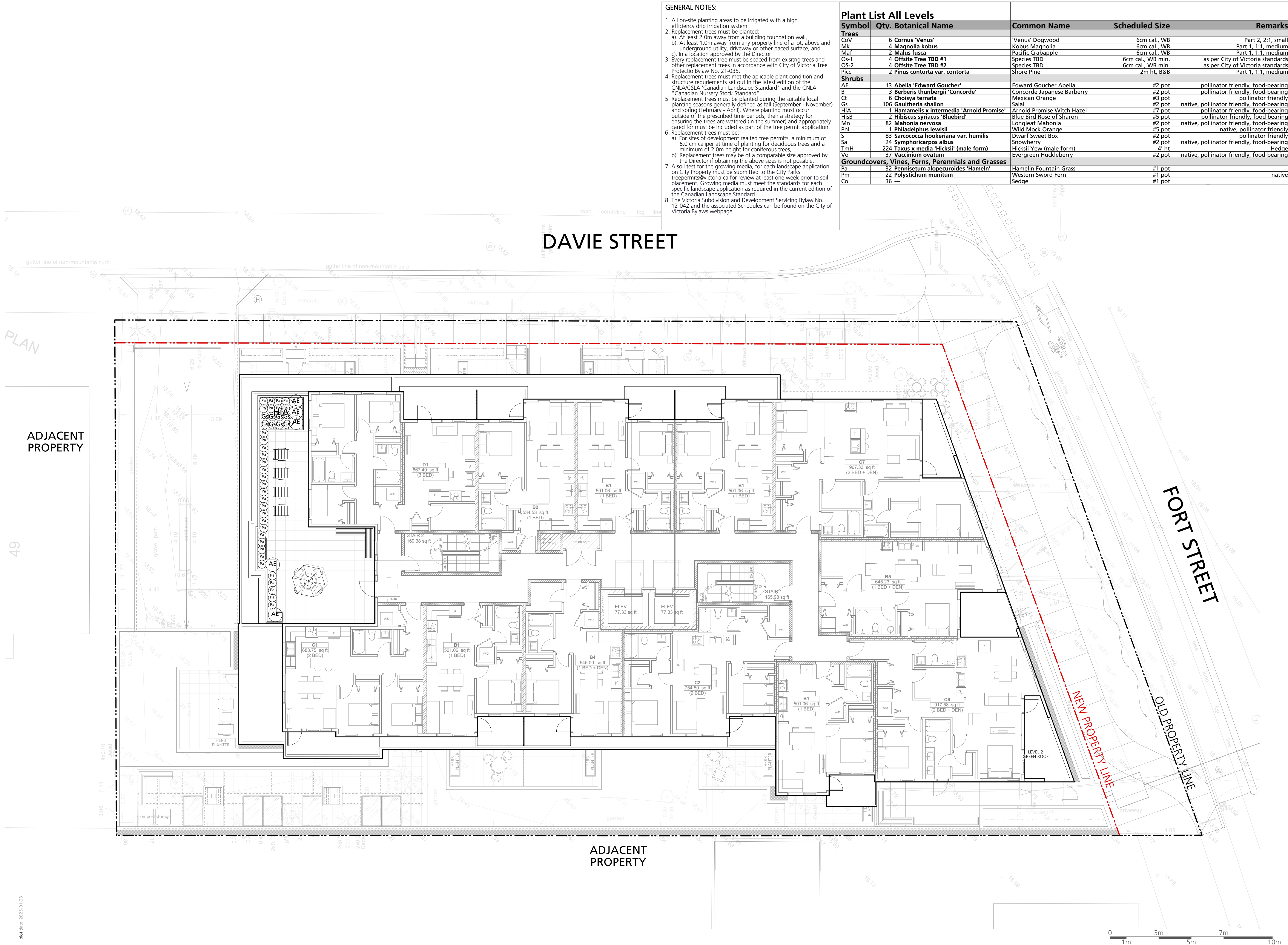
Project North:  Drawn By: **MH**  
Checked By: **MP**  
Scale: **1:100** Job No.: **22-082**  
Sheet No.:

GENERAL NOTES:

- All on-site planting areas to be irrigated with a high efficiency drip irrigation system.
- Replacement trees must be planted:
  - At least 2.0m away from a building foundation wall,
  - At least 1.0m away from any property line of a lot, above and underground utility, driveway or other paved surface, and
  - In a location approved by the Director
- Every replacement tree must be spaced from existing trees and other replacement trees in accordance with City of Victoria Tree Protection Bylaw No. 21-035.
- Replacement trees must meet the applicable plant condition and structure requirements set out in the latest edition of the CNLA/CSLA "Canadian Landscape Standard" and the CNLA "Canadian Nursery Stock Standard".
- Replacement trees must be planted during the suitable local planting seasons generally defined as fall (September - November) and spring (February - April). Where planting must occur outside of the prescribed time periods, then a strategy for ensuring the trees are watered (in the summer) and appropriately cared for must be included as part of the tree permit application.
- Replacement trees must be:
  - For sites of development related tree permits, a minimum of 6.0 cm caliper at time of planting for deciduous trees and a minimum of 2.0m height for coniferous trees,
  - Replacement trees may be of a comparable size approved by the Director if obtaining the above sizes is not possible.
- A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepemits@victoria.ca for review at least one week prior to soil placement. Growing media must meet the standards for each specific landscape application as required in the current edition of the Canadian Landscape Standard.
- The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.

Plant List All Levels

| Symbol                                                    | Qty. | Botanical Name                          | Common Name                | Scheduled Size    | Remarks                                   |
|-----------------------------------------------------------|------|-----------------------------------------|----------------------------|-------------------|-------------------------------------------|
| <b>Trees</b>                                              |      |                                         |                            |                   |                                           |
| CoV                                                       | 6    | Cornus 'Venus'                          | 'Venus' Dogwood            | 6cm cal., W8      | Part 2, 2:1, small                        |
| Mk                                                        | 4    | Magnolia kobus                          | Kobus Magnolia             | 6cm cal., W8      | Part 1, 1:1, medium                       |
| Maf                                                       | 2    | Malus fusca                             | Pacific Crabapple          | 6cm cal., W8      | Part 1, 1:1, medium                       |
| Os-1                                                      | 4    | Offsite Tree TBD #1                     | Species TBD                | 6cm cal., W8 min. | as per City of Victoria standards         |
| Os-2                                                      | 4    | Offsite Tree TBD #2                     | Species TBD                | 6cm cal., W8 min. | as per City of Victoria standards         |
| Picc                                                      | 2    | Pinus contorta var. contorta            | Shore Pine                 | 2m ht, B&B        | Part 1, 1:1, medium                       |
| <b>Shrubs</b>                                             |      |                                         |                            |                   |                                           |
| AE                                                        | 13   | Abelia 'Edward Goucher'                 | Edward Goucher Abelia      | #2 pot            | pollinator friendly, food-bearing         |
| B                                                         | 3    | Berberis thunbergii 'Concorde'          | Concorde Japanese Barberry | #2 pot            | pollinator friendly, food-bearing         |
| CL                                                        | 6    | Choisya ternata                         | Mexican Orange             | #3 pot            | pollinator friendly                       |
| Gs                                                        | 106  | Gaultheria shallon                      | Salal                      | #2 pot            | native, pollinator friendly, food-bearing |
| HIA                                                       | 1    | Hamamelis x intermedia 'Arnold Promise' | Arnold Promise Witch Hazel | #7 pot            | pollinator friendly, food-bearing         |
| HisB                                                      | 2    | Hibiscus syriacus 'Bluebird'            | Blue Bird Rose of Sharon   | #5 pot            | pollinator friendly, food-bearing         |
| Mn                                                        | 82   | Mahonia nervosa                         | Longleaf Mahonia           | #2 pot            | native, pollinator friendly, food-bearing |
| Phi                                                       | 1    | Philadelphus lewisii                    | Wild Mock Orange           | #5 pot            | native, pollinator friendly               |
| S                                                         | 83   | Sarcococca hookeriana var. humilis      | Dwarf Sweet Box            | #2 pot            | pollinator friendly                       |
| Sa                                                        | 24   | Symphoricarpos albus                    | Snowberry                  | #2 pot            | native, pollinator friendly, food-bearing |
| TmH                                                       | 224  | Taxus x media 'Hicksii' (male form)     | Hicksii Yew (male form)    | 4' ht             | Hedge                                     |
| Vo                                                        | 37   | Vaccinium ovatum                        | Evergreen Huckleberry      | #2 pot            | native, pollinator friendly, food-bearing |
| <b>Groundcovers, Vines, Ferns, Perennials and Grasses</b> |      |                                         |                            |                   |                                           |
| Pa                                                        | 32   | Pennisetum alopecuroides 'Hameln'       | Hamelin Fountain Grass     | #1 pot            |                                           |
| Pm                                                        | 22   | Polystichum munitum                     | Western Sword Fern         | #1 pot            | native                                    |
| Co                                                        | 36   | —                                       | Sedge                      | #1 pot            |                                           |





| Replacement Tree List |      |                              |                   |                |                                |
|-----------------------|------|------------------------------|-------------------|----------------|--------------------------------|
| Symbol                | Qty. | Botanical Name               | Common Name       | Scheduled Size | Replacement Ratio (Schedule E) |
| Trees                 |      |                              |                   |                |                                |
| CoV                   | 6    | Cornus 'Venus'               | 'Venus' Dogwood   | 6cm cal., WB   | Part 2, 2:1, small             |
| Mk                    | 4    | Magnolia kobus               | Kobus Magnolia    | 6cm cal., WB   | Part 1, 1:1, medium            |
| Maf                   | 2    | Malus fusca                  | Pacific Crabapple | 6cm cal., WB   | Part 1, 1:1, medium            |
| Picc                  | 2    | Pinus contorta var. contorta | Shore Pine        | 2m ht, B&B     | Part 1, 1:1, medium            |

REPLACEMENT TREE SOIL VOLUME TABLE

Onsite minimum replacement tree required: 10  
Onsite proposed replacement tree : 10

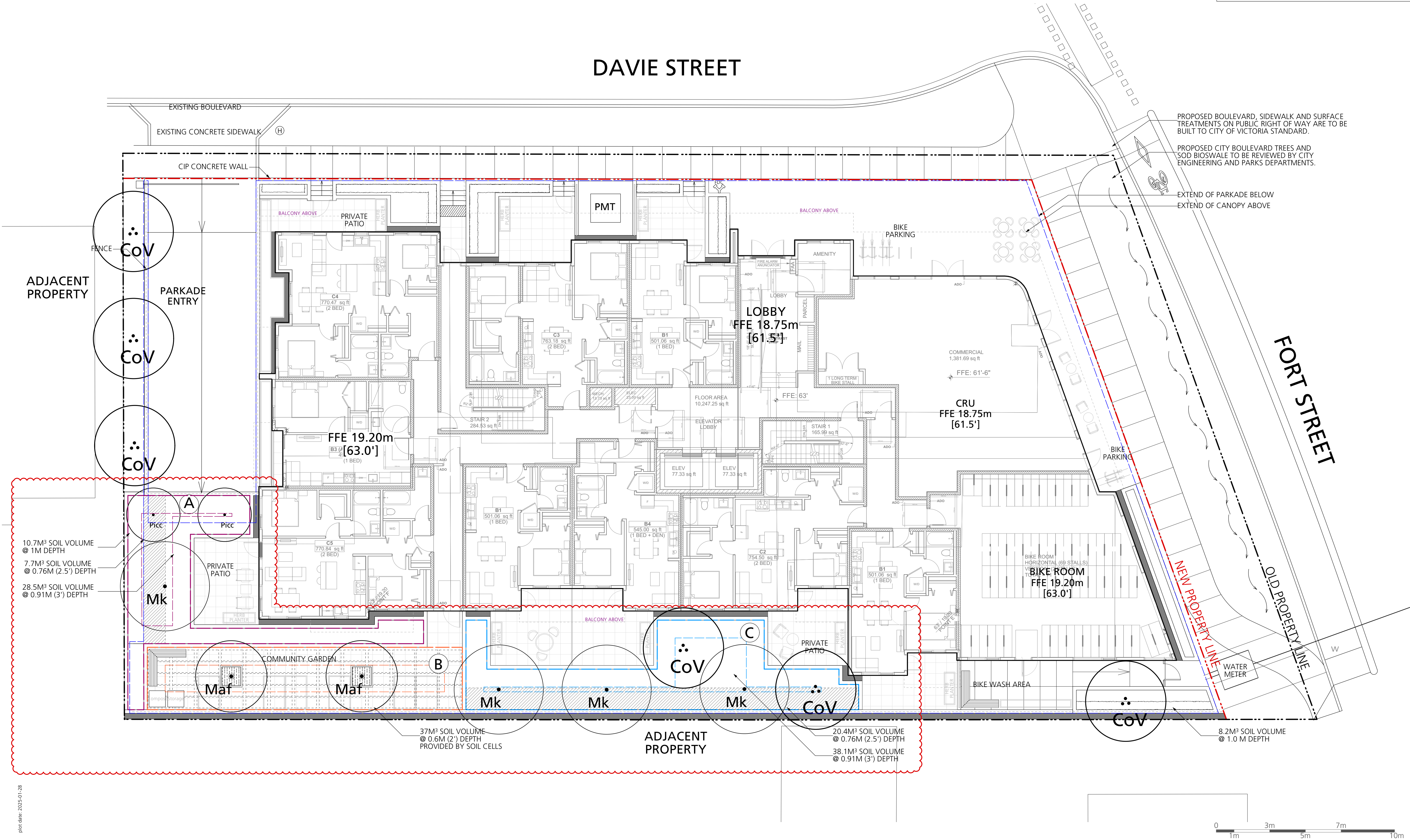
| Planting Area ID | Area (m²) | Soil Volume Multiplier | Estimated Soil Volume | Proposed Replacement Tree |         |        | Required Soil Volume (m³) |         |       |         |
|------------------|-----------|------------------------|-----------------------|---------------------------|---------|--------|---------------------------|---------|-------|---------|
|                  |           |                        |                       | #Small                    | #Medium | #Large | Small                     | Medium  | Large | Total   |
| A                | 52.09 m²  | 0.9                    | 46.90 m³              | 0                         | 3       | 0      | 0                         | 45.0 m³ | 0     | 45 m³   |
| B                | 61.7 m²   | 0.6                    | 37m³                  | 0                         | 2       | 0      | 0                         | 30.0 m³ | 0     | 30.0 m³ |
| C                | 69.0 m²   | 0.76 & 0.91 *          | 58.5 m³               | 2                         | 3       | 0      | 12.0 m³                   | 45.0 m³ | 0     | 57.0 m³ |

\* Refer to plans for areas of varied depth.

REPLACEMENT TREE PLANTING NOTES:

- Replacement trees must be planted:
  - At least 2.0m away from a building foundation wall,
  - At least 1.0m away from any property line of a lot, above and underground utility, driveway or other paved surface, and
  - In a location approved by the Director.
- Every replacement tree must be spaced from existing trees and other replacement trees in accordance with City of Victoria Tree Protection Bylaw No. 21-035, Schedule E, Part 4 Stung.
- Replacement trees must meet the applicable plant condition and structure requirements set out in the latest edition of the CNLA/CSLA "Canadian Landscape Standard" and the CNLA "Canadian Nursery Stock Standard".
- Replacement trees must be planted during the suitable local planting seasons generally defined as fall (September - November) and spring (February - April). Where planting must occur outside of the prescribed time periods, then a strategy for ensuring the trees are watered (in the summer) and appropriately cared for must be included as part of the tree permit application.
- Replacement trees must be:
  - For sites of development realted tree permits, a minimum of 6.0 cm caliper at time of planting for deciduous trees and a minimum of 2.0m height for coniferous trees,
  - Replacement trees may be of a comparable size approved by the Director if obtaining the above sizes is not possible.
- The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.

| Issues | No. | Description                      | Date       |
|--------|-----|----------------------------------|------------|
|        | 1   | Issued for CALUC                 | 2022/10/14 |
|        | 2   | Issued for Development Permit    | 2023/07/10 |
|        | 3   | Re-issued for Development Permit | 2023/12/22 |
|        | 4   | Re-issued for Development Permit | 2024/02/16 |
|        | 5   | Re-issued for Development Permit | 2024/04/30 |
|        | 6   | Re-issued for Development Permit | 2024/07/12 |
|        | 7   | Re-issued for Development Permit | 2024/11/07 |
|        | 8   | Re-issued for Development Permit | 2025/01/28 |



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Client:



Project Title:  
**FORT & DAVIE APARTMENTS**  
1905-1907 Fort Street &  
1923-1929 Davie Street,  
Victoria, BC

Drawing Title:  
**Tree Replacement Plan**

|                |             |        |
|----------------|-------------|--------|
| Project North: | Drawn By:   | MH     |
|                | Checked By: | MP     |
| Scale:         | Job No.:    | 22-082 |
| Sheet No.:     |             |        |



| Issues | No. | Description                      | Date       |
|--------|-----|----------------------------------|------------|
|        | 1   | Issued for CALUC                 | 2022/10/14 |
|        | 2   | Issued for Development Permit    | 2023/07/10 |
|        | 3   | Re-issued for Development Permit | 2023/12/22 |
|        | 4   | Re-issued for Development Permit | 2024/02/16 |
|        | 5   | Re-issued for Development Permit | 2024/04/30 |
|        | 6   | Re-issued for Development Permit | 2024/07/12 |
|        | 7   | Re-issued for Development Permit | 2024/11/07 |
|        | 8   | Re-issued for Development Permit | 2025/01/28 |

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Project Title:

**FORT & DAVIE APARTMENTS**  
1905-1907 Fort Street &  
1923-1929 Davie Street,  
Victoria, BC

Drawing Title:

**Irrigation Plan  
Level 1**

Project North:

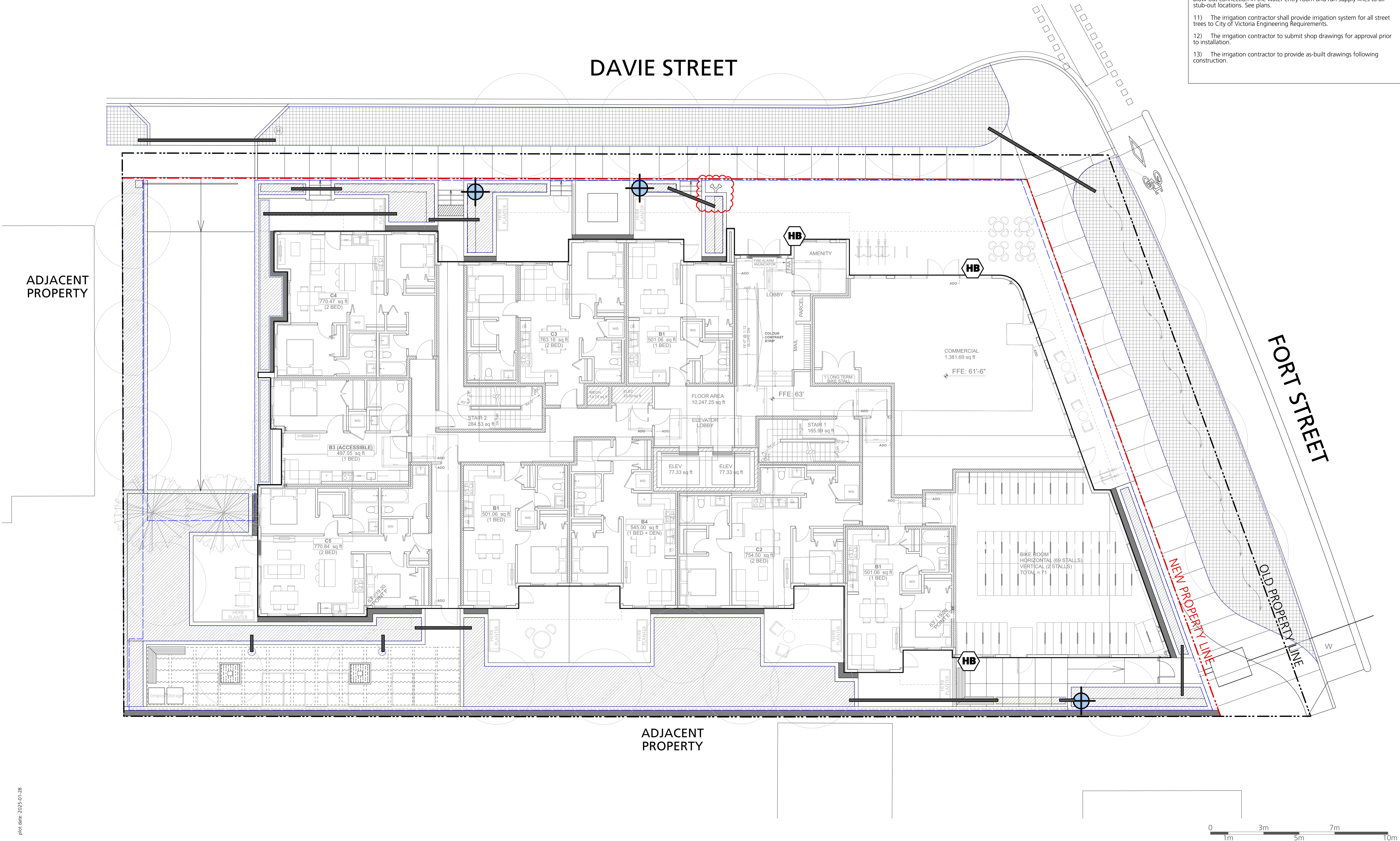
Drawn By: **MH**  
Checked By: **MP**

Scale: **1:100**  
Job No.: **22-082**

Sheet No.:

| IRRIGATION LEGEND |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
|                   | Offsite Shrub Zone<br>To be Coordinated at 8P                                                      |
|                   | Shrub Zone<br>Use Rammed Sprayheads, Valves and Drip-line,<br>See Notes<br>To be Coordinated at 8P |
|                   | Sleeve Location<br>2" Diameter Sleeve<br>To be Coordinated at 8P                                   |
|                   | Stubout Location<br>To be Coordinated at 8P                                                        |
|                   | Proposed Hose Bib<br>To be Coordinated at 8P                                                       |

- IRRIGATION NOTES:**
- 1) The irrigation contractor to provide a complete and functioning design-build sprinkler irrigation system.
  - 2) The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.
  - 3) The electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.
  - 4) The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
  - 5) Provide rain sensor on system. Location to be determined.
  - 6) Flow thru all piping not to exceed 5ft/sec.
  - 7) Irrigation contractor to ensure all sleeves, conduits, and location of the rain sensor are coordinated with general contractor.
  - 8) The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
  - 9) The irrigation system shall be installed as per the landscape architect's specifications and IABC standards or better.
  - 10) The mechanical contractor shall install the double check valve and a blow-out connection in the water entry room and run supply lines to all stub-out locations. See plans.
  - 11) The irrigation contractor shall provide irrigation system for all street trees to City of Victoria Engineering Requirements.
  - 12) The irrigation contractor to submit shop drawings for approval prior to installation.
  - 13) The irrigation contractor to provide as-built drawings following construction.





| Issues |                                  |            |
|--------|----------------------------------|------------|
| No.    | Description                      | Date       |
| 1      | Issued for CALUC                 | 2022/10/14 |
| 2      | Issued for Development Permit    | 2023/07/10 |
| 3      | Re-issued for Development Permit | 2023/12/22 |
| 4      | Re-issued for Development Permit | 2024/02/16 |
| 5      | Re-issued for Development Permit | 2024/04/30 |
| 6      | Re-issued for Development Permit | 2024/07/12 |
| 7      | Re-issued for Development Permit | 2024/11/07 |
| 8      | Re-issued for Development Permit | 2025/01/28 |

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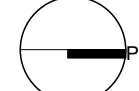


Project Title:

**FORT & DAVIE APARTMENTS**  
1905-1907 Fort Street &  
1923-1929 Davie Street,  
Victoria, BC

Drawing Title:

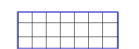
**Irrigation Plan  
Upper Levels**

Project North:  Drawn By: **MH**  
Checked By: **MP**

Scale: **1:100** Job No.: **22-082**

Sheet No.:

**IRRIGATION LEGEND**

-  Offsite Shrub Zone  
To be Coordinated at 8P
-  Shrub Zone  
Use Rammed Sprayheads, Valves and Dripline,  
See Notes  
To be Coordinated at 8P
-  Sleeve Location  
2" Diameter Sleeve  
To be Coordinated at 8P
-  Stubout Location  
To be Coordinated at 8P
-  Proposed Hose Bib  
To be Coordinated at 8P

- IRRIGATION NOTES:**
- 1) The irrigation contractor to provide a complete and functioning design-build sprinkler irrigation system.
  - 2) The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.
  - 3) The electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.
  - 4) The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
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  - 11) The irrigation contractor shall provide irrigation system for all street trees to City of Victoria Engineering Requirements.
  - 12) The irrigation contractor to submit shop drawings for approval prior to installation.
  - 13) The irrigation contractor to provide as-built drawings following construction.

DAVIE STREET

FORT STREET

NEW PROPERTY LINE

OLD PROPERTY LINE

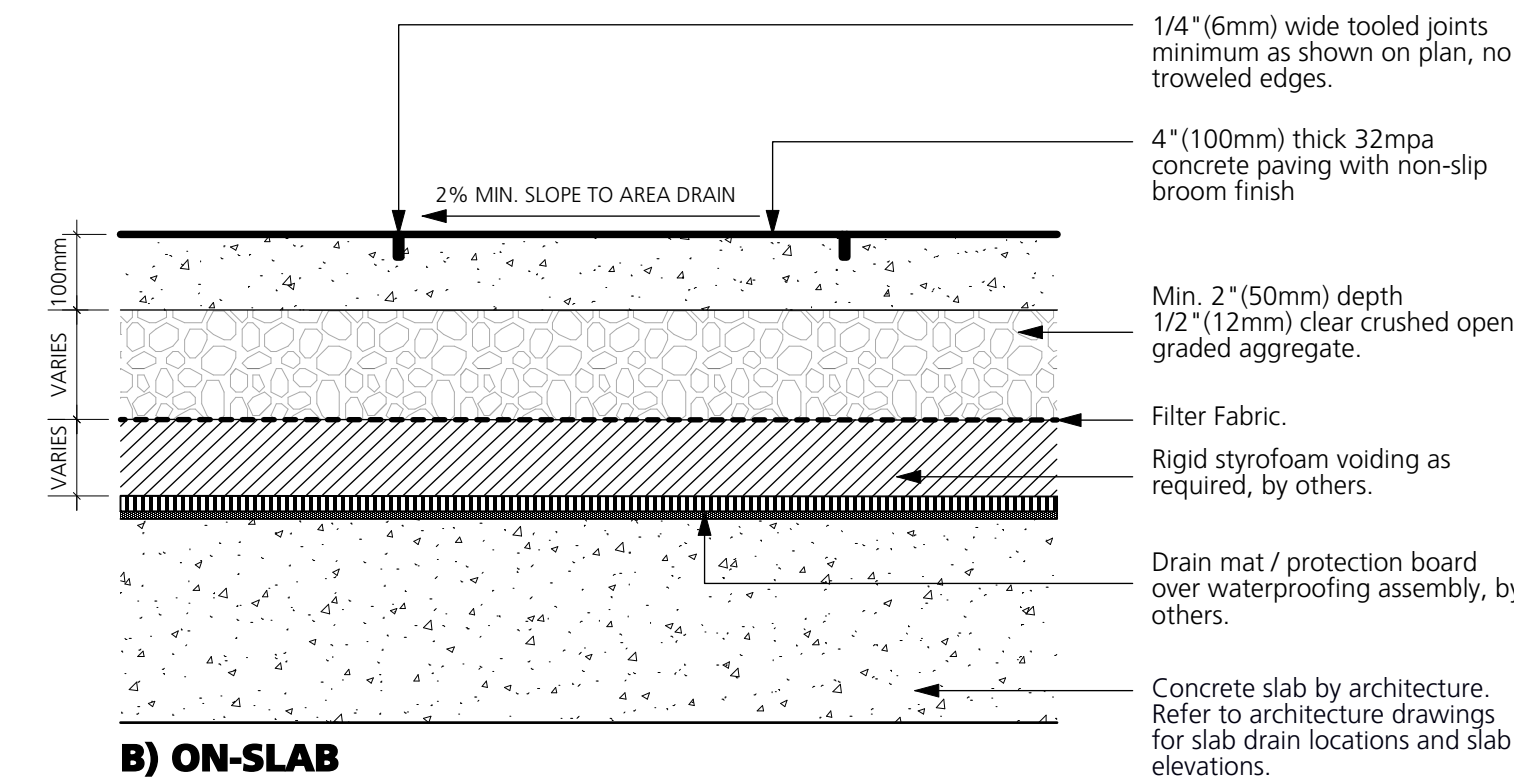
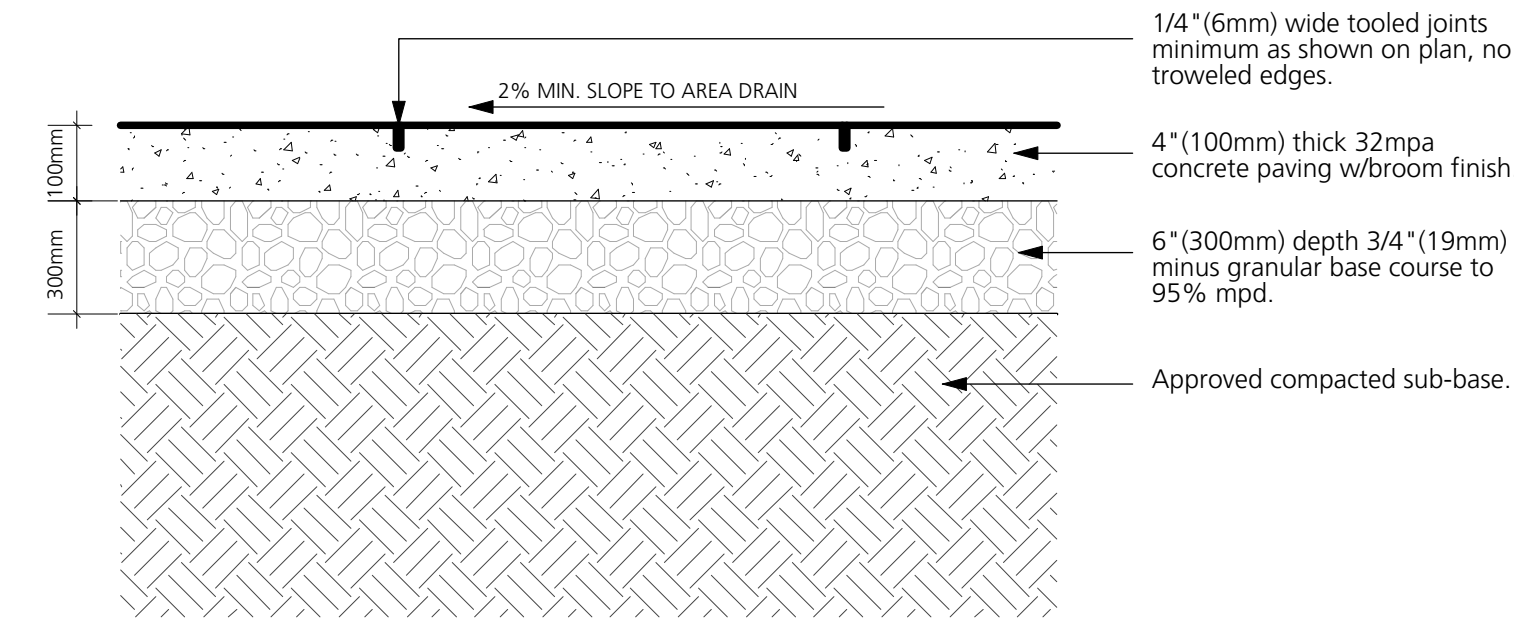
ADJACENT  
PROPERTY

ADJACENT  
PROPERTY

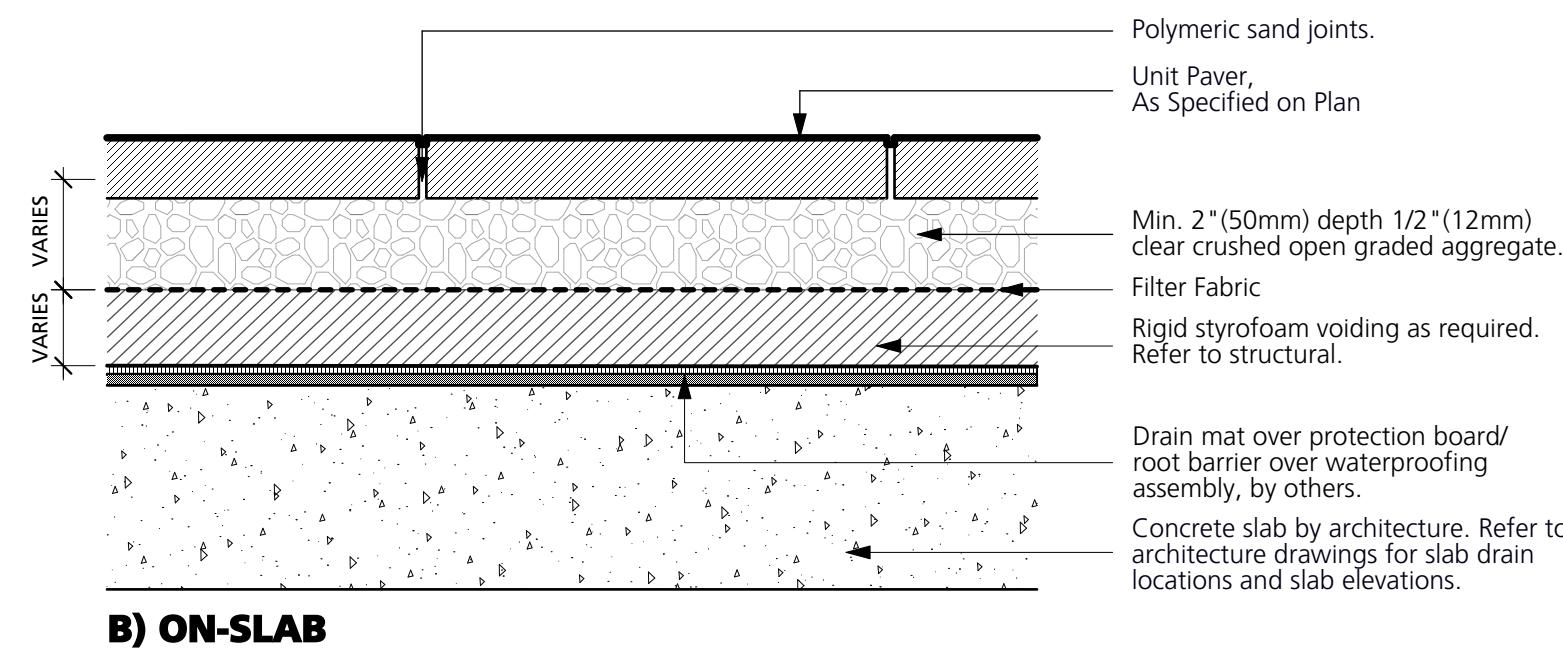
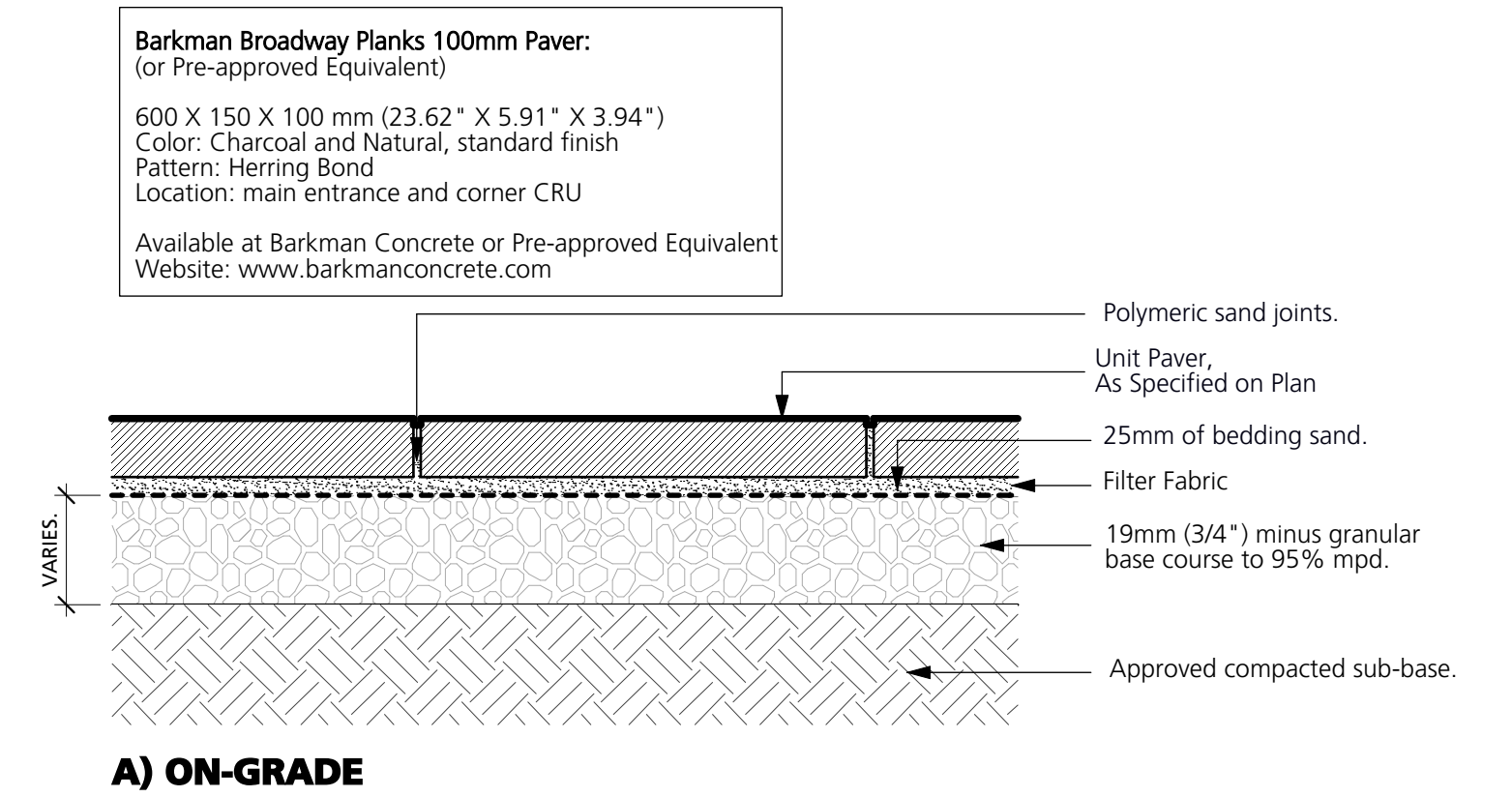




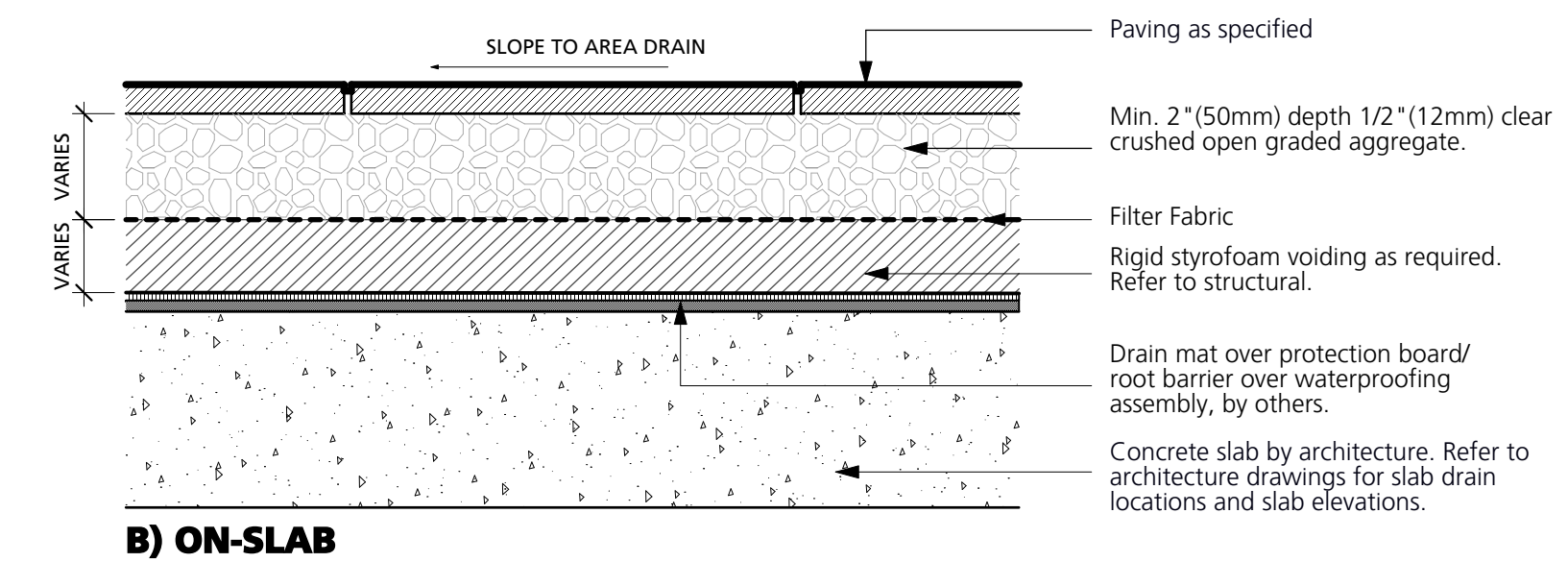
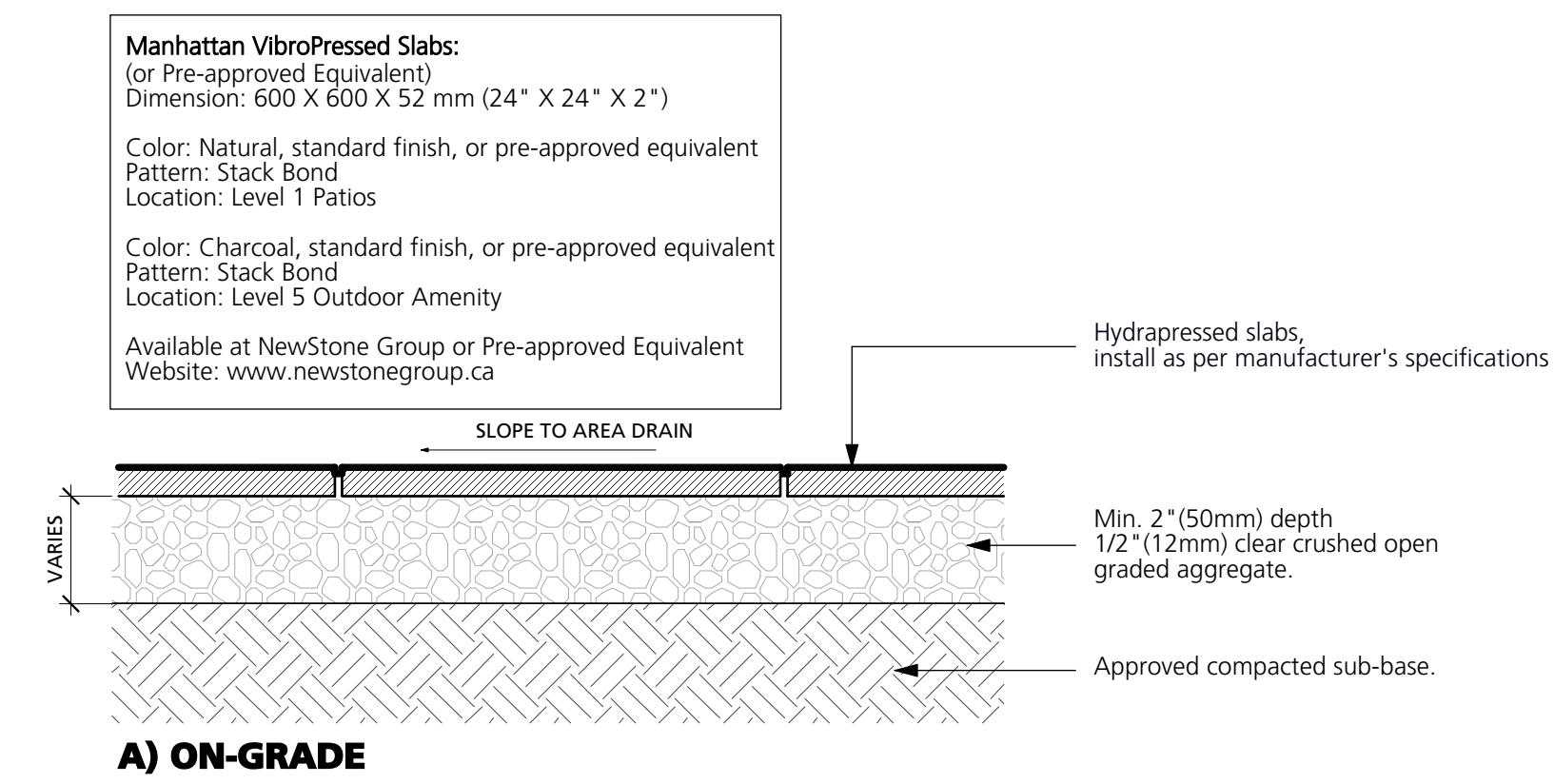
| Issues |                                  |            |
|--------|----------------------------------|------------|
| No.    | Description                      | Date       |
| 1      | Issued for CALUC                 | 2022/10/14 |
| 2      | Issued for Development Permit    | 2023/07/10 |
| 3      | Re-issued for Development Permit | 2023/12/22 |
| 4      | Re-issued for Development Permit | 2024/02/16 |
| 5      | Re-issued for Development Permit | 2024/04/30 |
| 6      | Re-issued for Development Permit | 2024/07/12 |
| 7      | Re-issued for Development Permit | 2024/11/07 |
| 8      | Re-issued for Development Permit | 2025/01/28 |



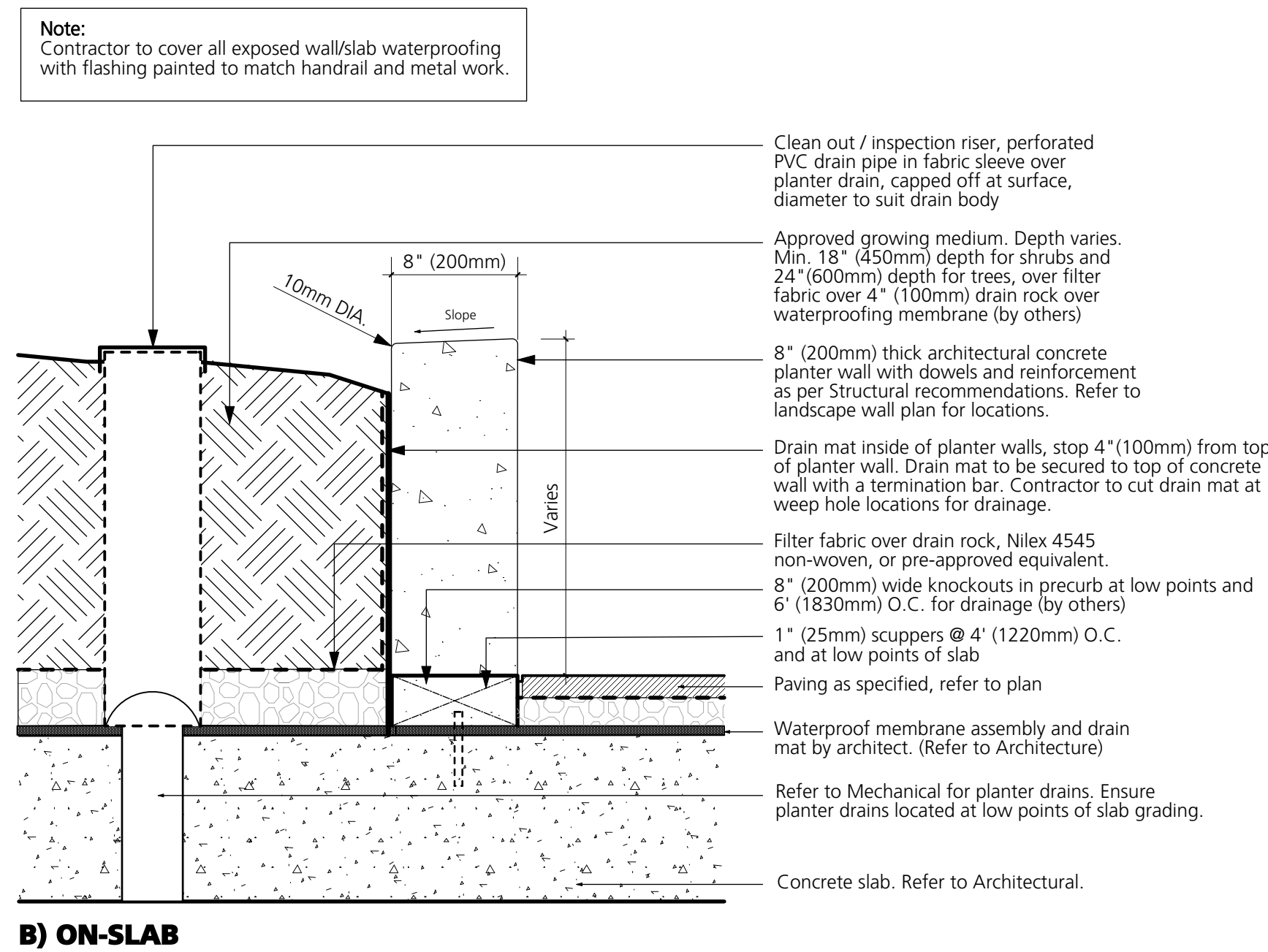
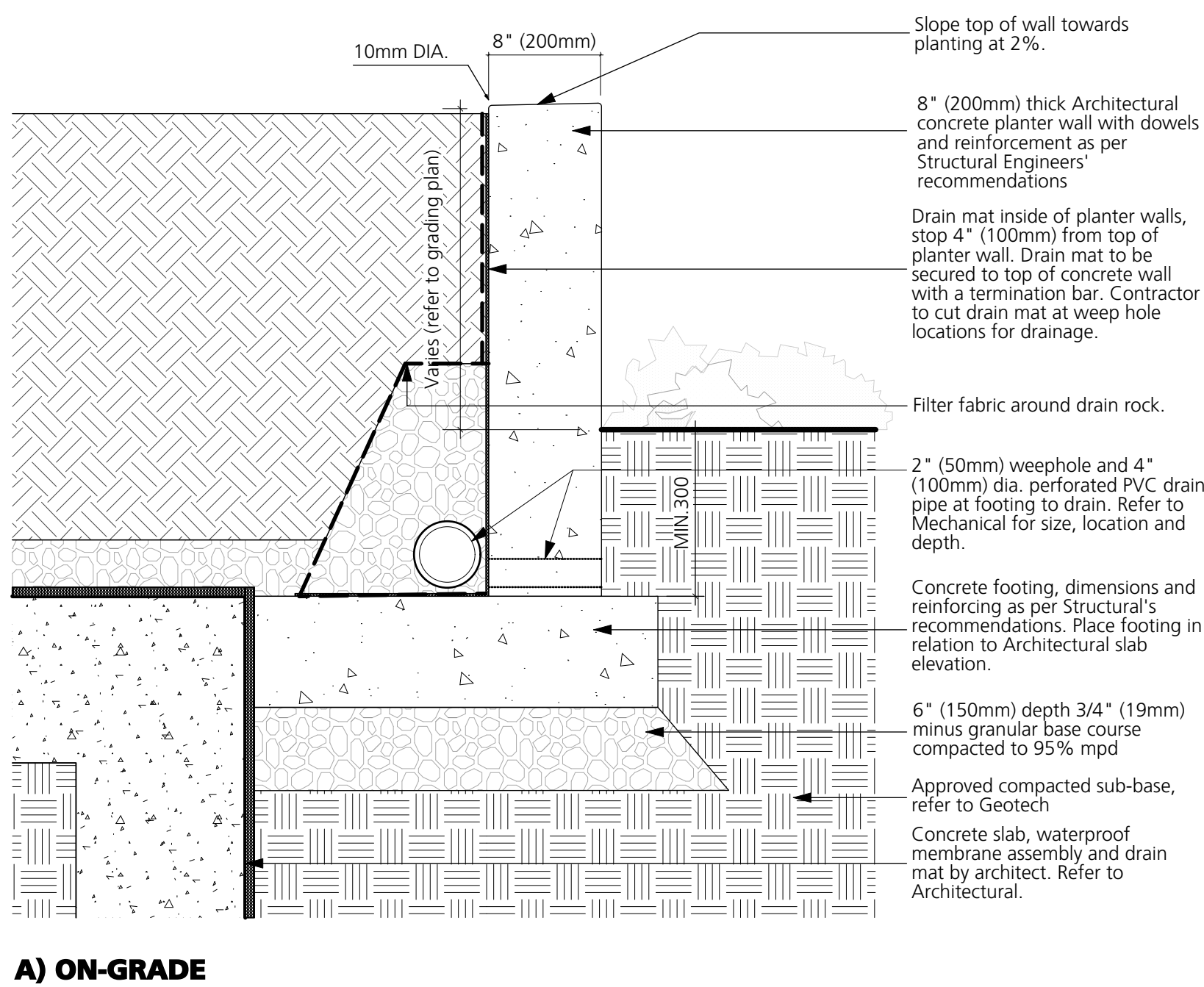
1 CIP Concrete Paving  
1:10



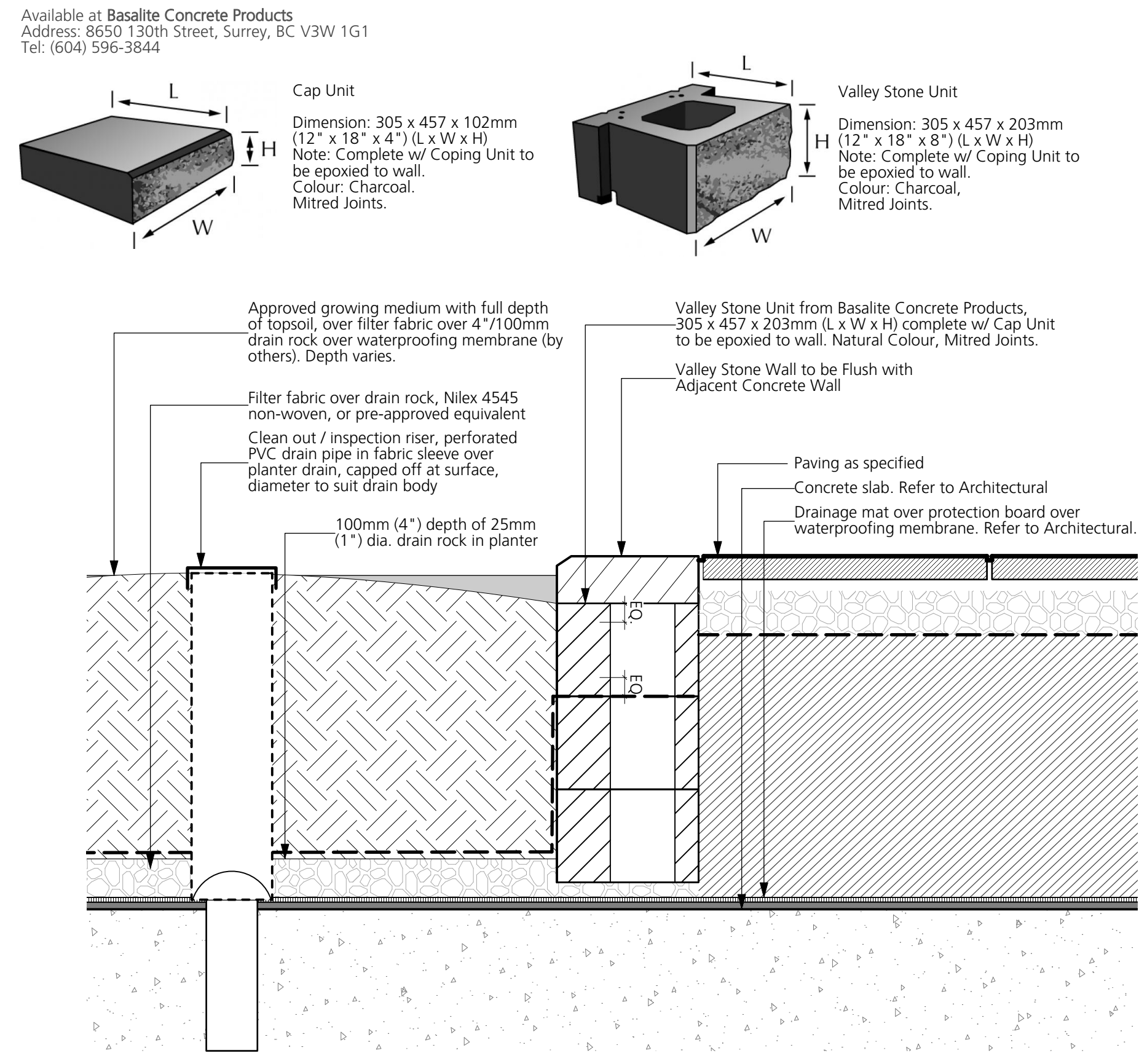
2 Unit Paving  
1:10



3 Hydrapressed Slab  
1:10



4 CIP Concrete Planter Wall  
1:10



5 Landscape Block Wall  
1:10

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Client:



Project Title:

**FORT & DAVIE APARTMENTS**  
1905-1907 Fort Street &  
1923-1929 Davie Street,  
Victoria, BC

Drawing Title:

**Landscape Details**

Project North:

Drawn By:

MH

Checked By:

MP

Scale:

Job No.:

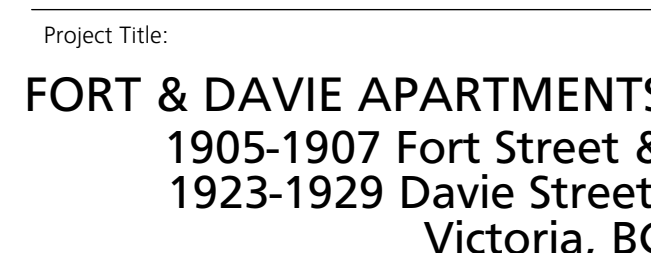
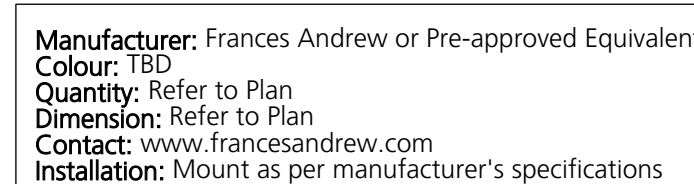
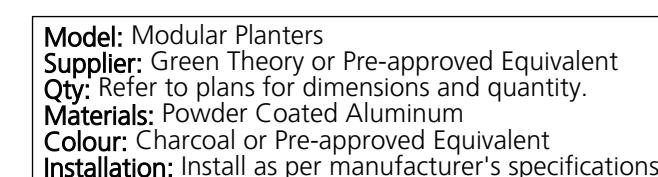
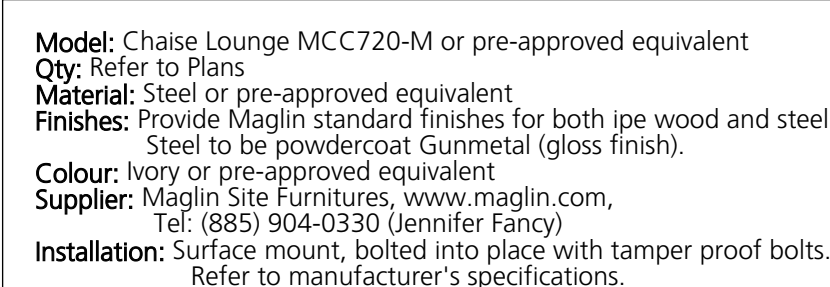
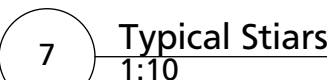
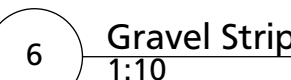
As Shown

22-082

Sheet No.:



| Issues |                                  |           |
|--------|----------------------------------|-----------|
| No.    | Description                      | Date      |
| 1      | Issued for CALUC                 | 2022/10/1 |
| 2      | Issued for Development Permit    | 2023/07/7 |
| 3      | Re-issued for Development Permit | 2023/1/22 |
| 4      | Re-issued for Development Permit | 2024/02/7 |
| 5      | Re-issued for Development Permit | 2024/04/4 |
| 6      | Re-issued for Development Permit | 2024/07/7 |
| 7      | Re-issued for Development Permit | 2024/1/16 |
| 8      | Re-issued for Development Permit | 2025/01/2 |



Drawing Title: \_\_\_\_\_

---

Project North:
Drawn By:

MH

Checked By: \_\_\_\_\_

MP

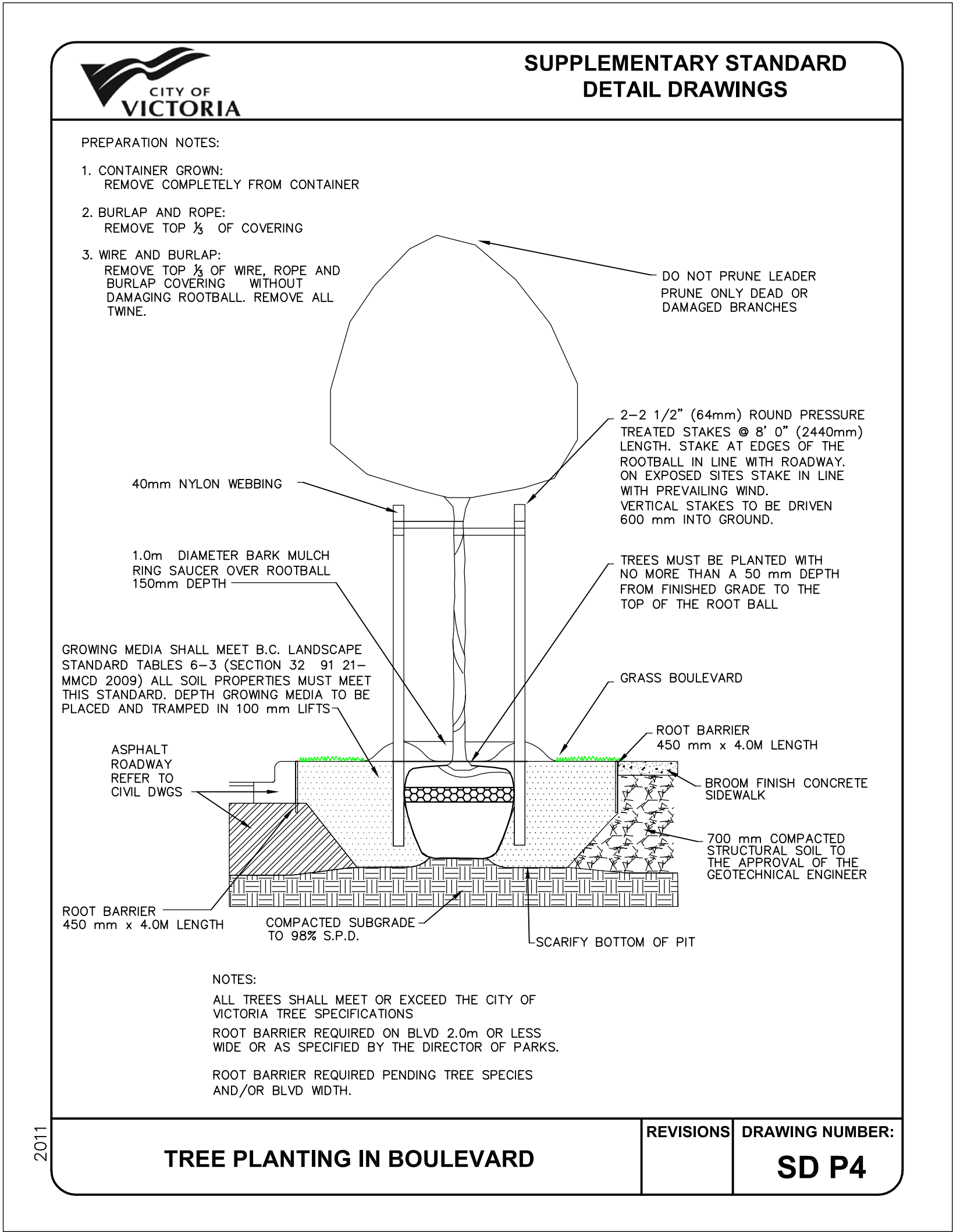
Scale: \_\_\_\_\_ Job No.: \_\_\_\_\_

As Shown 22-082

Sheet No.:

## L4.1





15

Tree Planting at Boulevard (as per City of Victoria Standards)

NTS

plot date: 2025-01-28

| Issues No. | Description                      | Date       |
|------------|----------------------------------|------------|
| 1          | Issued for CALUC                 | 2022/10/14 |
| 2          | Issued for Development Permit    | 2023/07/10 |
| 3          | Re-issued for Development Permit | 2023/12/22 |
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Client:



Project Title:

FORT & DAVIE APARTMENTS  
1905-1907 Fort Street &  
1923-1929 Davie Street,  
Victoria, BC

Drawing Title:

Landscape Details

|                |             |
|----------------|-------------|
| Project North: | Drawn By:   |
|                | MH          |
|                | Checked By: |
|                | MP          |
| Scale:         | Job No.:    |
| As Shown       | 22-082      |
| Sheet No.:     |             |



| UTILITY   | PLAN CHECKER             |  | AUTHORIZED REPRESENTATIVE |      | DATE |
|-----------|--------------------------|--|---------------------------|------|------|
|           | HYDRO ELECTRICAL COMPANY |  | NAME                      | NAME |      |
|           | TELEPHONE COMPANY        |  |                           |      |      |
|           | GAS COMPANY              |  |                           |      |      |
|           | CABLE COMPANY            |  |                           |      |      |
| MUNICIPAL | UNDERGROUND SERVICES     |  |                           |      |      |
|           | TRAFFIC                  |  |                           |      |      |
|           | HIGHWAYS                 |  |                           |      |      |

| INFORMATION IS AT PROPERTY LINE | STORM DRAIN                             |                             | SANITARY SEWER                          |                             |
|---------------------------------|-----------------------------------------|-----------------------------|-----------------------------------------|-----------------------------|
| EXISTING DEPTH (m)              |                                         |                             |                                         |                             |
| PROPOSED DEPTH (m)              |                                         |                             |                                         |                             |
| PROPOSED INVERT ELEVATION (m)   |                                         |                             |                                         |                             |
| MAXIMUM DEPTH REQUESTED         | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |

| LEGEND   |          |                               |
|----------|----------|-------------------------------|
| EXISTING | PROPOSED | DESCRIPTION                   |
|          |          | WATERMAIN                     |
|          |          | SANITARY MAIN                 |
|          |          | STORM MAIN                    |
|          |          | FIRE HYDRANT                  |
|          |          | HYDRANT COVERAGE (45m RADIUS) |

NOTES:

- FOR GENERAL NOTES SEE SHEET C100 (TO FOLLOW).
- ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, WITHIN THE VICTORIA SUBDIVISION AND DEVELOPING SERVICING BYLAW 12-042, SCHEDULE C, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
- IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
- CONTACT PARKS AT 250-361-0600 WITH AT LEAST 48 HOURS NOTICE TO ARRANGE FOR IRRIGATION INSPECTIONS.
- FOR SHALLOW UTILITIES DESIGN, SEE SHEET C400 AND INDIVIDUAL UTILITY DESIGN DRAWINGS (TO FOLLOW). DESIGN TO BE DETERMINED BY THIRD PARTY UTILITIES AT A LATER DATE.
- CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV FORCES.
- ELEVATIONS ARE GEODETIC (CGVD28) BASED ON CONTROL MONUMENT 15-147

REQUIRED PARKS INSPECTIONS FOR IRRIGATION:( REFER TO LANDSCAPE DRAWINGS)

- IRRIGATION SLEEVING PRIOR TO BACKFILLING.
- OPEN TRENCH MAINLINE AND LATERAL LINES.
- PRESSURE TEST.
- IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSEMBLY (INCL. INSPECTION TAG AND TESTING REPORT).

| ISSUES |            |                    |
|--------|------------|--------------------|
| No.    | DATE       | ISSUED FOR         |
| 1      | 2023.12.21 | DEVELOPMENT PERMIT |
| 2      | 2024.05.02 | DP REVIEW          |
| 3      | 2024.11.07 | DP RESUBMISSION    |
| 4      | 2024.01.28 | DP RESUBMISSION 2  |

CLIENT

ISSUED FOR  
DEVELOPMENT PERMIT

1:100 0 2 6m

FORT AND DAVIE RESIDENCES  
CIVIL WORKS

VICTORIA, BC

THREE SHORES MANAGEMENT

**HEROLD ENGINEERING**  
Unit 600-1112 Fort St, Victoria, BC V8V 3K8  
Tel: 250-590-4875 Fax: 250-590-4392  
Email: mail@heroldengineering.com

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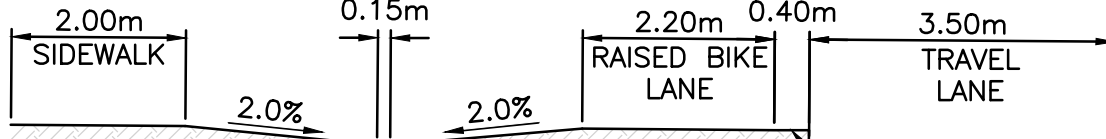
SITE SERVICING  
CONCEPT PLAN

|                                     |                         |
|-------------------------------------|-------------------------|
| DESIGNED<br>TDL                     | ENGINEER'S SEAL         |
| DESIGN REVIEW<br>AJH                |                         |
| DRAFTED<br>MDZ                      |                         |
| DRAFTING REVIEW<br>SAC              |                         |
| PROJECT No.<br>6150-003             | CLIENT DRAWING No.      |
| SCALE<br>H: AS NOTED<br>V: AS NOTED | PERMIT No.              |
| HEL DRAWING No.<br><b>C200</b>      | REVISION<br>2 OF 1<br>3 |

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: \\Projects\6150-003 Fort And Davie - Civil\04c Drawings\6150-003 Civi\dwg Plot Time: Jan. 30, 25 11:50 AM User: Sarah Newman





~ 0.40m TRANSITION

CONCRETE SIDEWALK  
REINSTATEMENT AS  
PER MMCD STD.  
DWG. No. C2 (TYP.)

CONCRETE SIDEWALK  
REINSTATEMENT AS  
PER MMCD STD.  
DWG. No. C2 (TYP.)

CAR SHARE  
PARKING

EXISTING DWELLINGS  
AND OUTBUILDINGS TO  
BE REMOVED (TYP.)

TIE NEW CONCRETE  
SIDEWALK INTO EXISTING  
CONCRETE SIDEWALK

PROPOSED UNDERGROUND  
PARKING OUTLINE (TYP.)

BIOSWALE DETAILS TO BE ESTABLISHED DURING SUBSEQUENT DETAILED DESIGN PHASE OF PROJECT.

EXISTING CONCRETE DRIVEWAY  
CROSSING TO BE REMOVED

R4.00m

---

ISSUED FOR  
DEVELOPMENT PERMIT

FORT AND DAVIE RESIDENCES  
CIVIL WORKS

VICTORIA, BC

## THREE SHORES MANAGEMENT

Unit 600-1112 Fort St, Victoria, BC V8V 3K8  
Tel: 250-590-4875 Fax: 250-590-4392  
Email: mail@heroldengineering.com

## GRADING AND SURFACE WORKS PLAN

|                                     |                    |               |
|-------------------------------------|--------------------|---------------|
| DESIGNED<br>TDL                     | ENGINEER'S SEAL    |               |
| DESIGN REVIEW<br>AJH                |                    |               |
| DRAFTED<br>MDZ                      |                    |               |
| DRAFTING REVIEW<br>SAC              |                    |               |
| PROJECT No.<br>6150-003             |                    |               |
| SCALE<br>H: AS NOTED<br>V: AS NOTED | CLIENT DRAWING No. |               |
| HEL DRAWING No.<br><b>C300</b>      | PERMIT No.         |               |
|                                     | 3 of 1             | REVISION<br>3 |

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION