



Architectural Drawing Index

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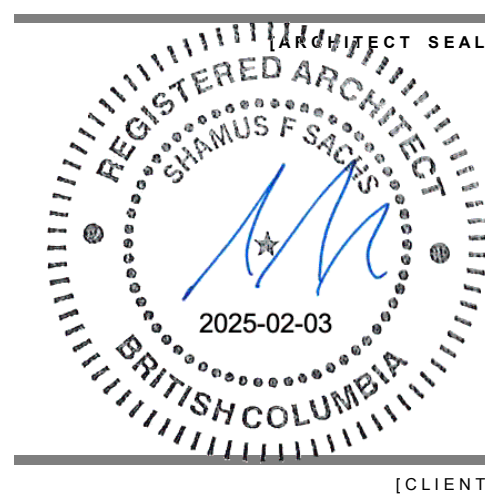
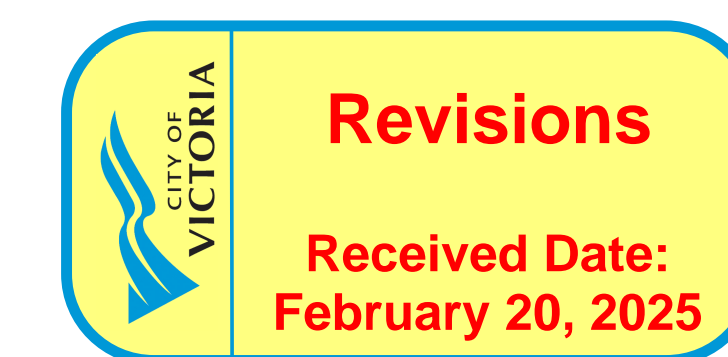
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Energy Model				
Transportation				



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-STOUREY 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							3	343.8	1,031.4	95.8	4.0%	4%
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%	
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%	
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%	
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
Gross Area - 2nd Floor		7,344.10 sq.ft.	2,897.15 sq.ft.	10,241.25 sq.ft.	951 m2
Gross Area - 3rd Floor		7,344.10 sq.ft.	2,897.15 sq.ft.	10,241.25 sq.ft.	951 m2
Gross Area - 4th Floor		7,344.10 sq.ft.	2,897.15 sq.ft.	10,241.25 sq.ft.	951 m2
Gross Area - 5th Floor		6,441.46 sq.ft.	2,815.09 sq.ft.	9,256.55 sq.ft.	860 m2
Gross Area - 6th Floor		6,441.46 sq.ft.	2,815.09 sq.ft.	9,256.55 sq.ft.	860 m2
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)		1 space/50 m2	2.6 spaces	village/centre
Total Parking Required			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	

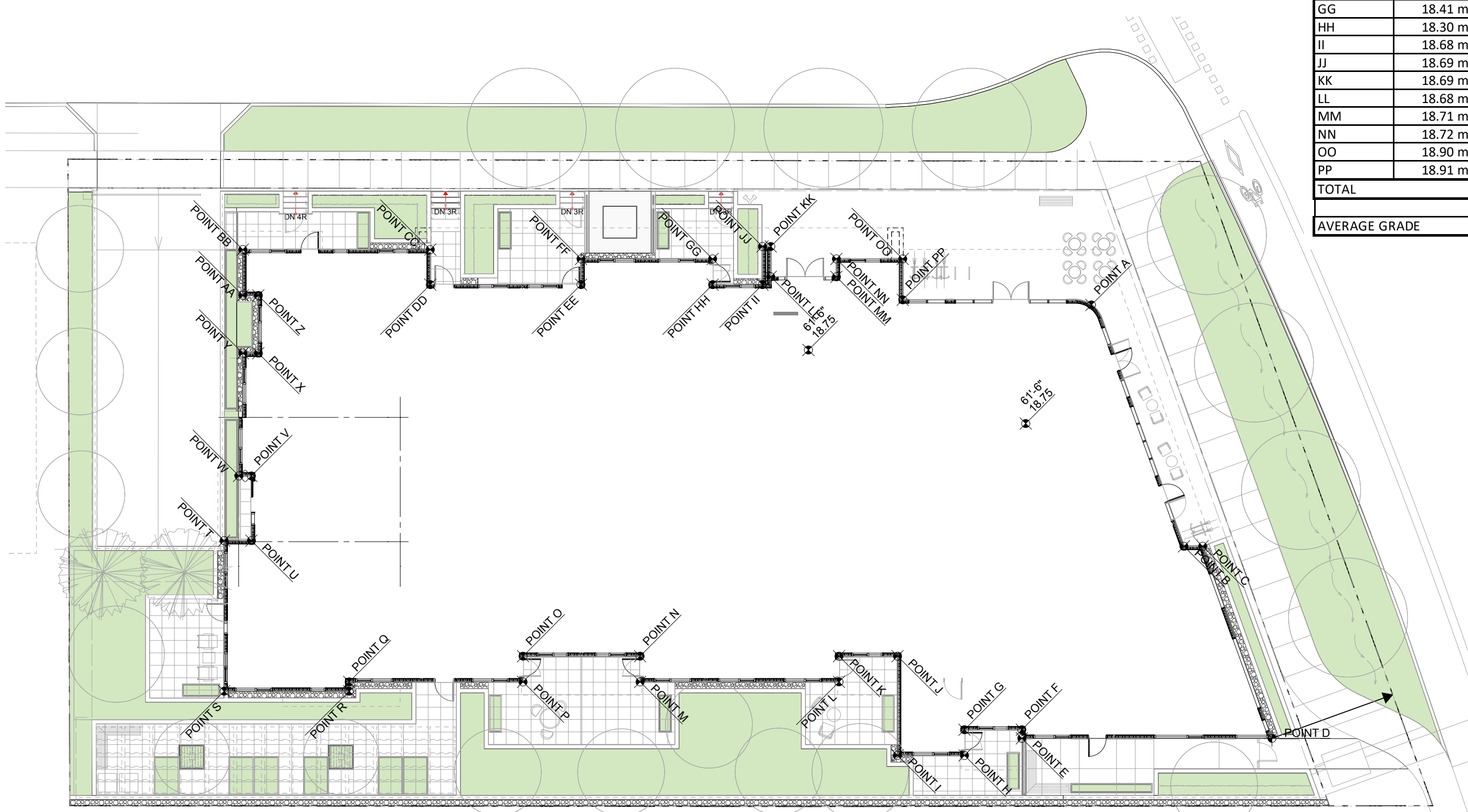
Required Secure Bicycle Parking	3 units @	1.0 space/unit (45m2 or 485 sqft) > X	3 spaces	long term
	72 units @	1.25 space/unit X < (45m2 or 485 sqft)	90 spaces	long term
	75 units @	0.1 space/unit	8 spaces	short term
Commercial - Food & Beverage	1 units @	1.0 Space/400m2	1 spaces	long term
	1 units @	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	CD
OCP LAND USE DESIGNATION - PARTIAL DPA 5: LARGE URBAN VILLAGES - JUBILEE VILLAGE, PARTIAL TRADITIONAL RESIDENTIAL			
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"

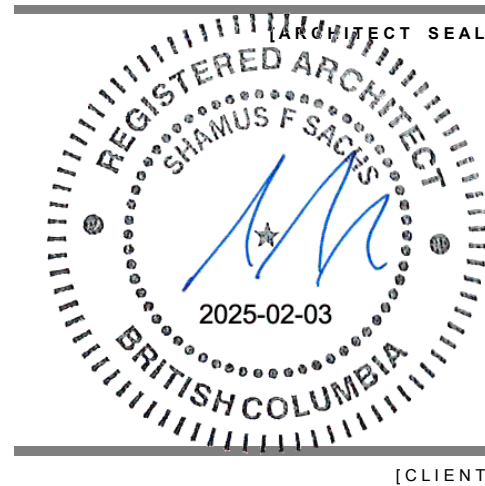


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[PROJECT TEAM]



Three Shores Management
 [PROJECT]

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

[TITLE]

PROJECT DATA

22600 [PROJECT]

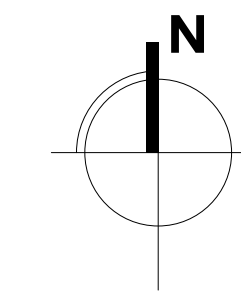
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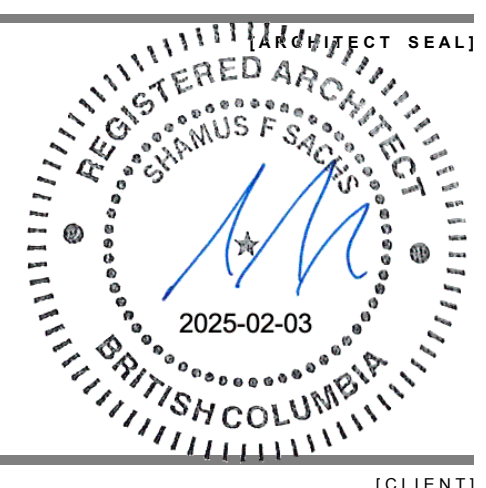
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SITE CONTEXT MAP



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Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

**SITE CONTEXT
MAP & AERIAL
VIEW**

22600

[PROJECT]

As Noted

[SCALE]

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AERIAL VIEW

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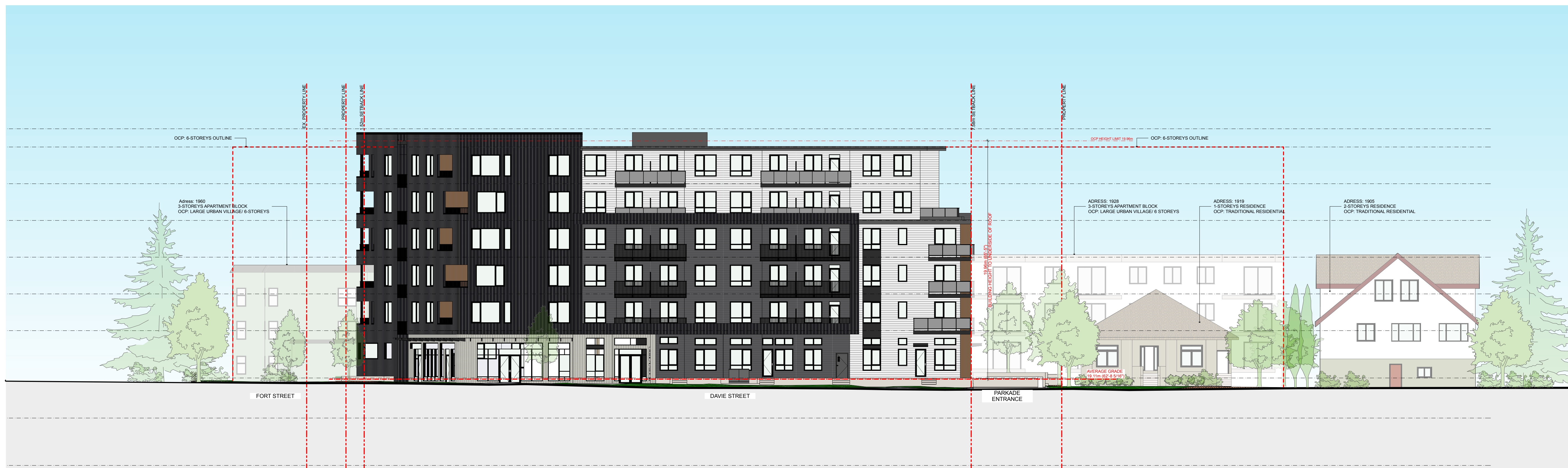
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FORT STREETSCAPE



DAVIE STREETSCAPE



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

STREETSCAPE

22600

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North West Corner - Fort St x Davie St



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
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PERSPECTIVE

22600

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West Elevation - Davie St

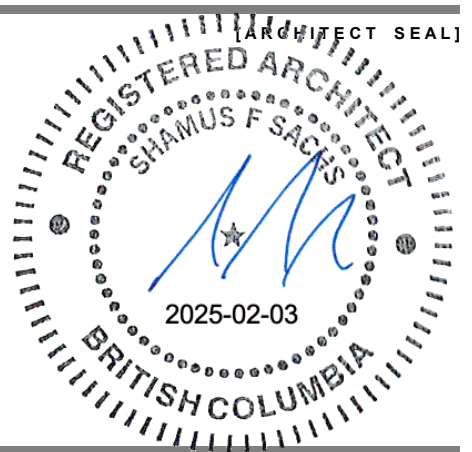


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Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

PERSPECTIVE

22600

[PROJECT]

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North Elevation - Fort St

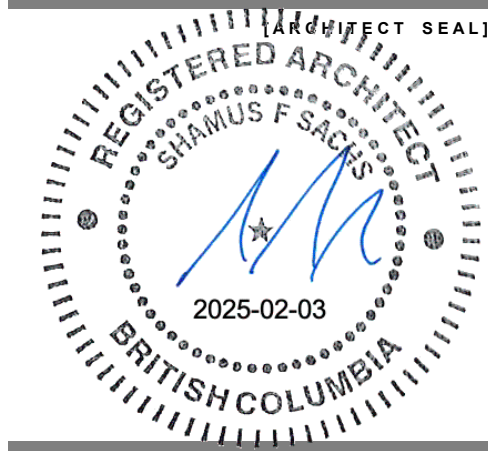


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[CLIENT]

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[PROJECT]

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[TITLE]

PERSPECTIVE

22600 [PROJECT]

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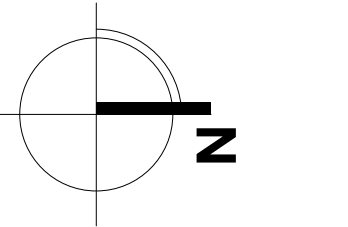
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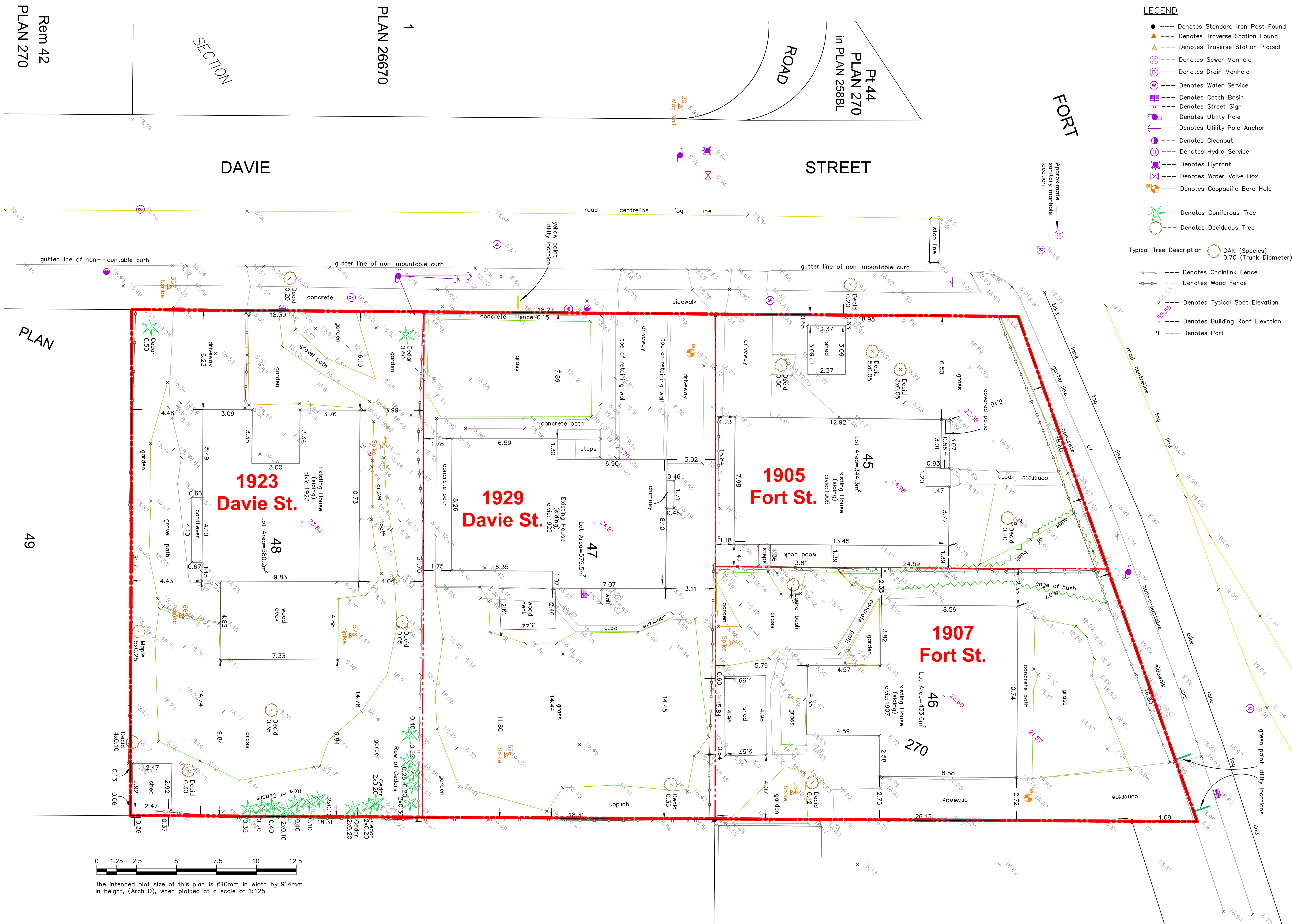


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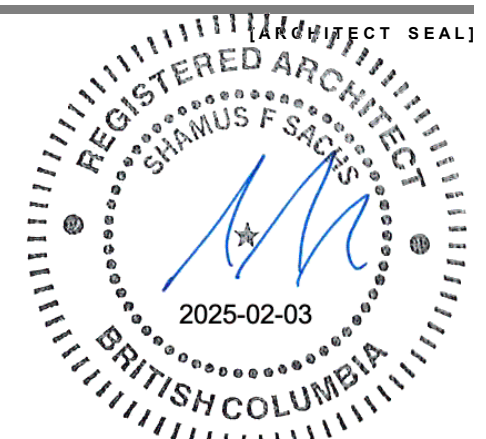
LEGEND

- --- 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



The intended plot size of this plan is 610mm in width by 914mm in height, (Arch D), when plotted at a scale of 1:125



Three Shores Management

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

SURVEY (EXISTING SITE PLAN)

22600 [PROJECT]
[SCALE]
Friday, January 31, 2025 [DATE]
DP RZ Resubmission [ISSUE]

[DRAWING] **A-0.007**

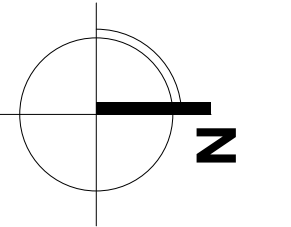


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[PROJECT TEAM]



1 SETBACK DIAGRAM
SCALE: 1:100
0 2m 5m



Three Shores Management

[PROJECT]

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

[TITLE]

SETBACK DIAGRAM

22600 [PROJECT]

1:100 [SCALE]

Friday, January 31, 2025 [DATE]

DP RZ Resubmission [ISSUE]

[DRAWING]

A-0.008

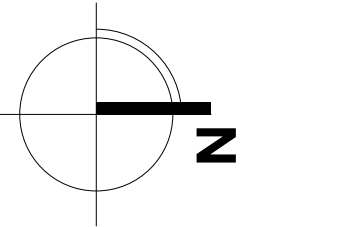


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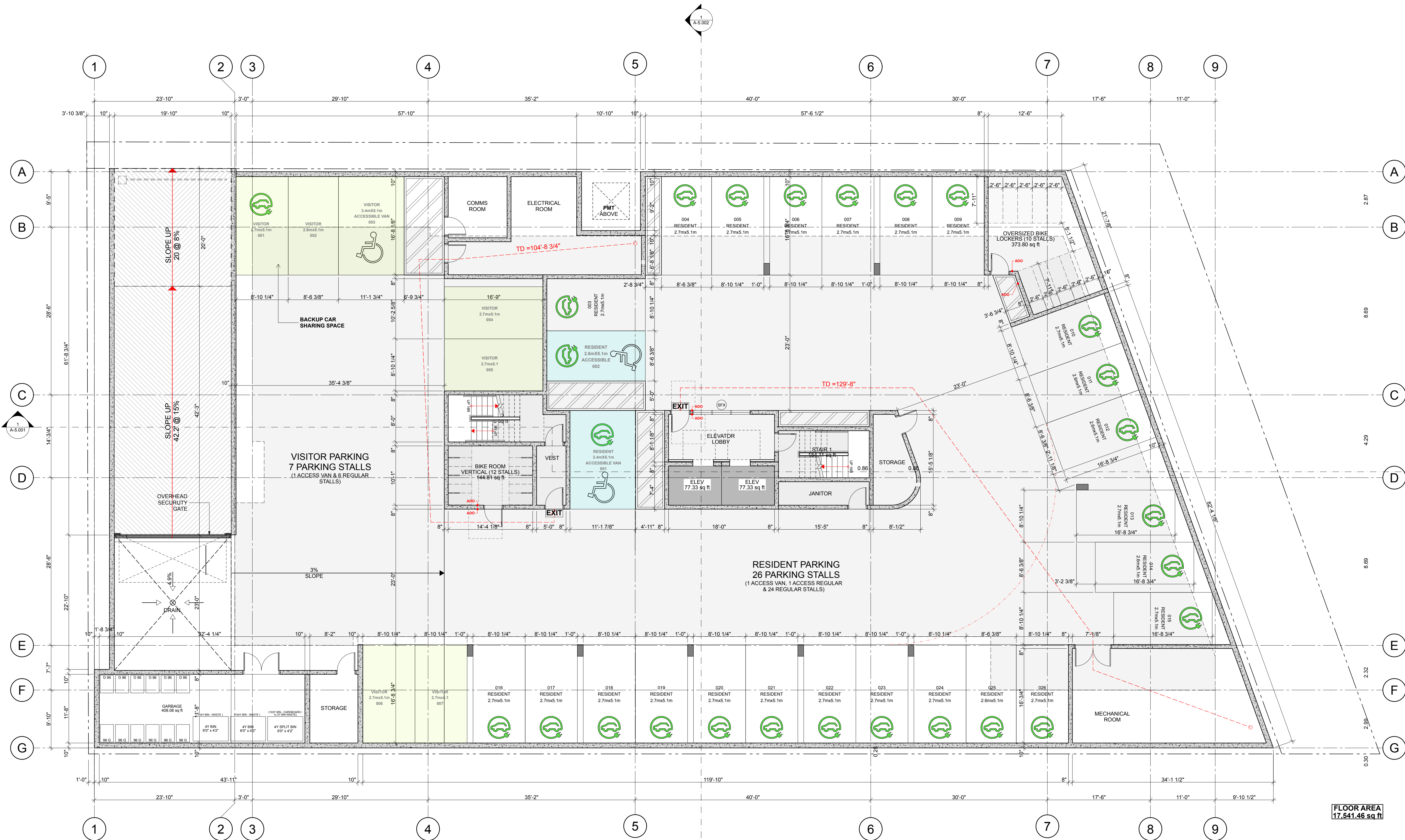
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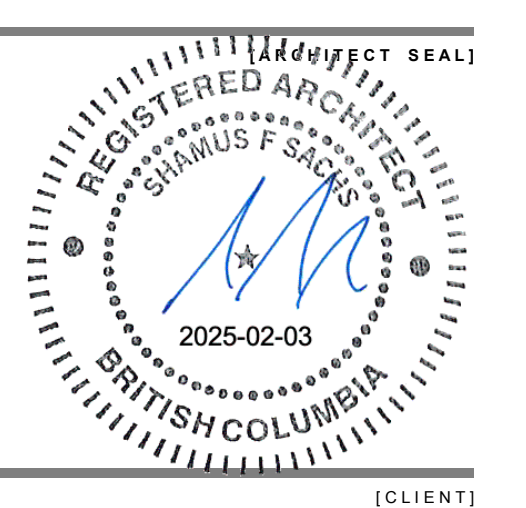


[PROJECT TEAM]



FLOOR AREA
17,541.46 sq ft

1 Level P1
SCALE: 1:100



Three Shores Management

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

LEVEL P1

22600 [PROJECT]
1:100 [SCALE]
Friday, January 31, 2025 [DATE]
DP RZ Resubmission [ISSUE]

[DRAWING]

A-2.000

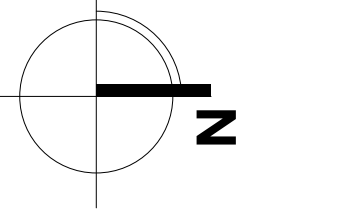


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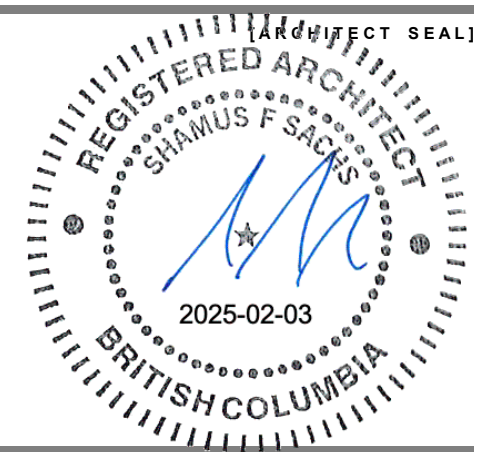
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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 1 PLAN / SITE PLAN

22600

[PROJECT]

1:100

[SCALE]

Friday, January 31, 2025

[DATE]

DP RZ Resubmission

[ISSUE]

[DRAWING]

A-2.001



DAVIE STREET

FORT STREET

1 Level 1 Floor Plan
SCALE: 1:100

ADJACENT BUILDING

ADJACENT BUILDING

ADJACENT BUILDING

CONCRETE PARKADE RAMP

MAIN ENTRANCE

FLOOR AREA 10,247.25 sq ft

GROSS SITE AREA 20,857.97 sq ft

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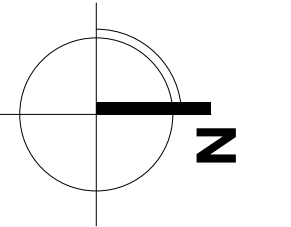


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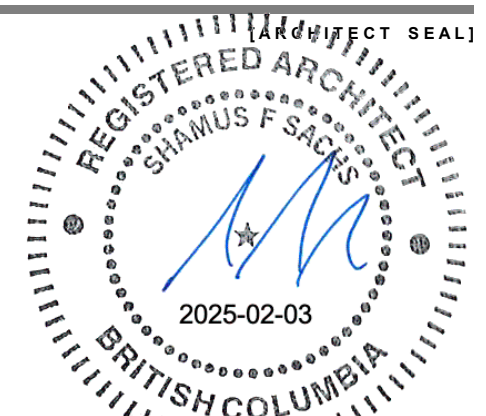
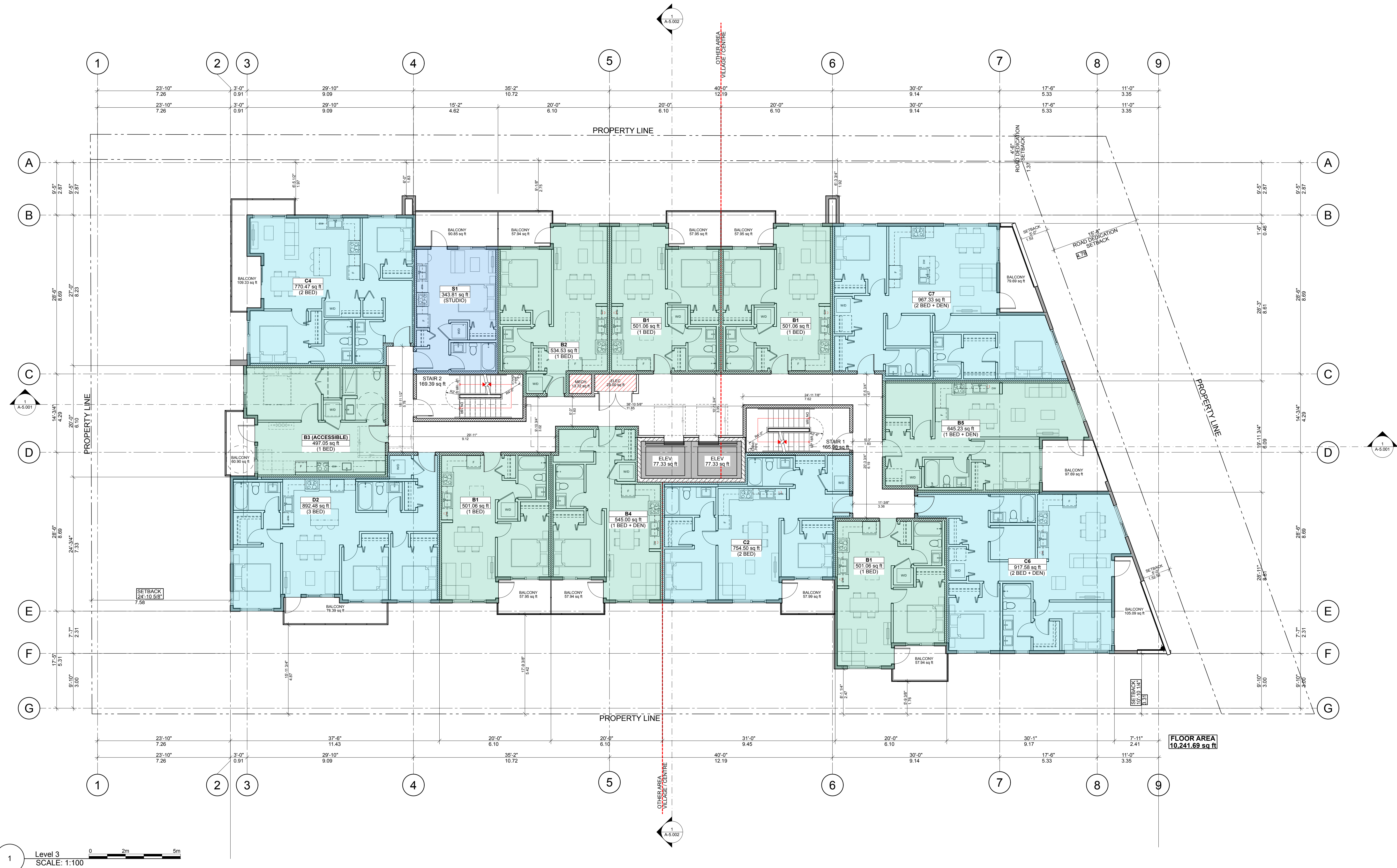
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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 3 PLAN

22600 [PROJECT]

1:100 [SCALE]

Friday, January 31, 2025 [DATE]

DP RZ Resubmission [ISSUE]

[DRAWING]

A-2.003

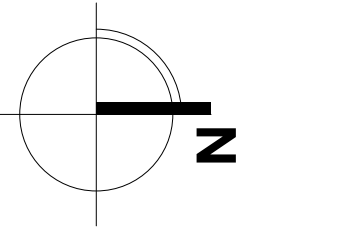


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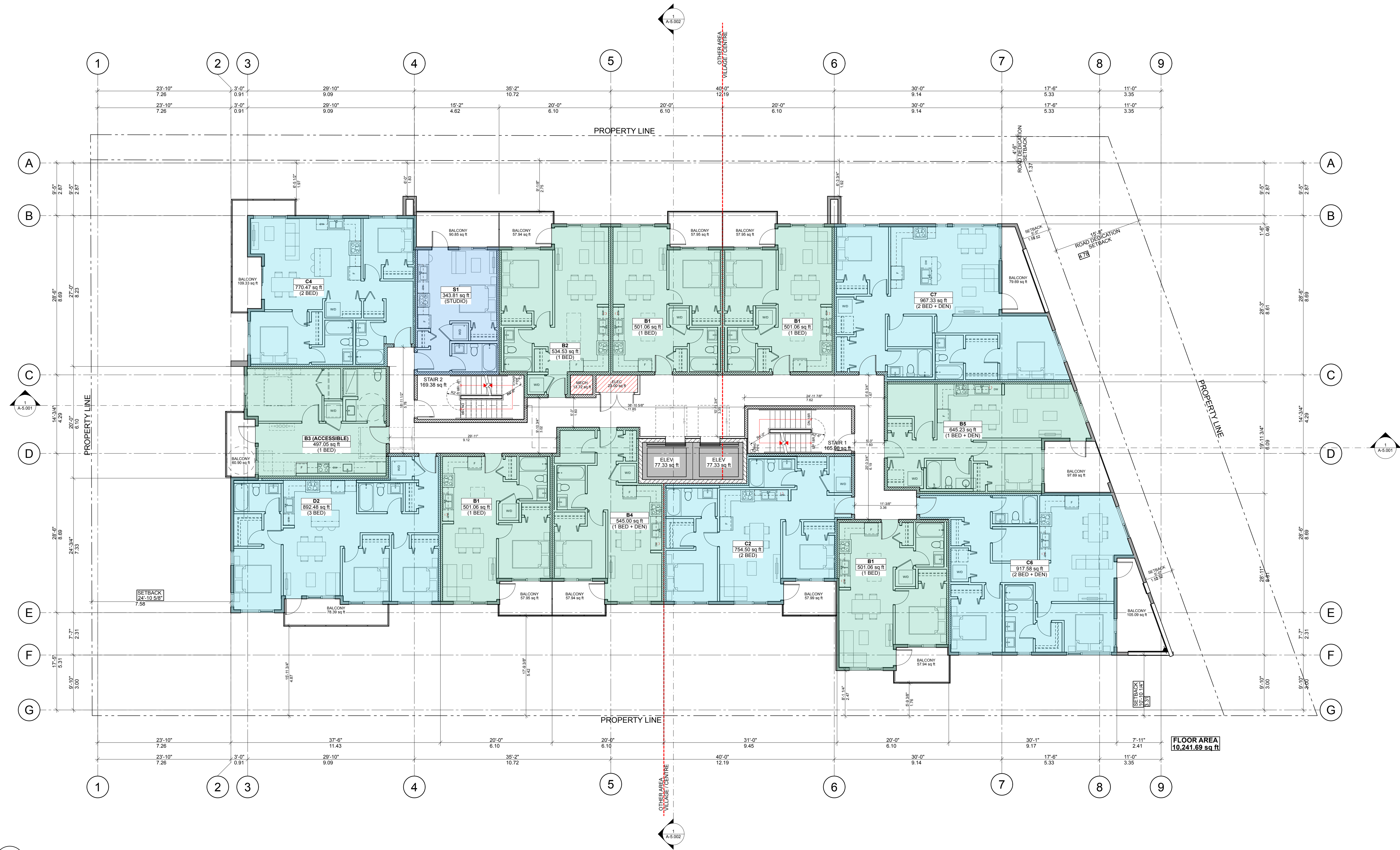
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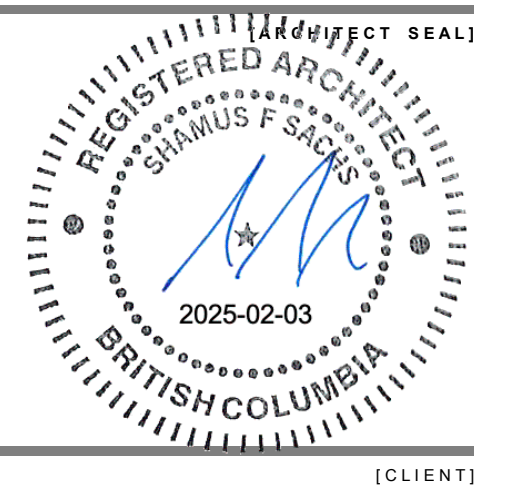


[PROJECT TEAM]



FLOOR AREA
10,241.69 sq ft

1 Level 4
SCALE: 1:100



Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 4 PLAN

22600 [PROJECT]

1:100 [SCALE]

Friday, January 31, 2025 [DATE]

DP RZ Resubmission [ISSUE]

[DRAWING]

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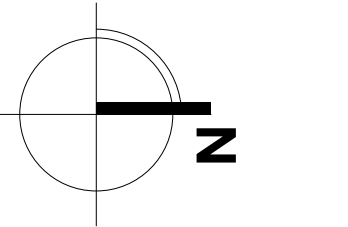


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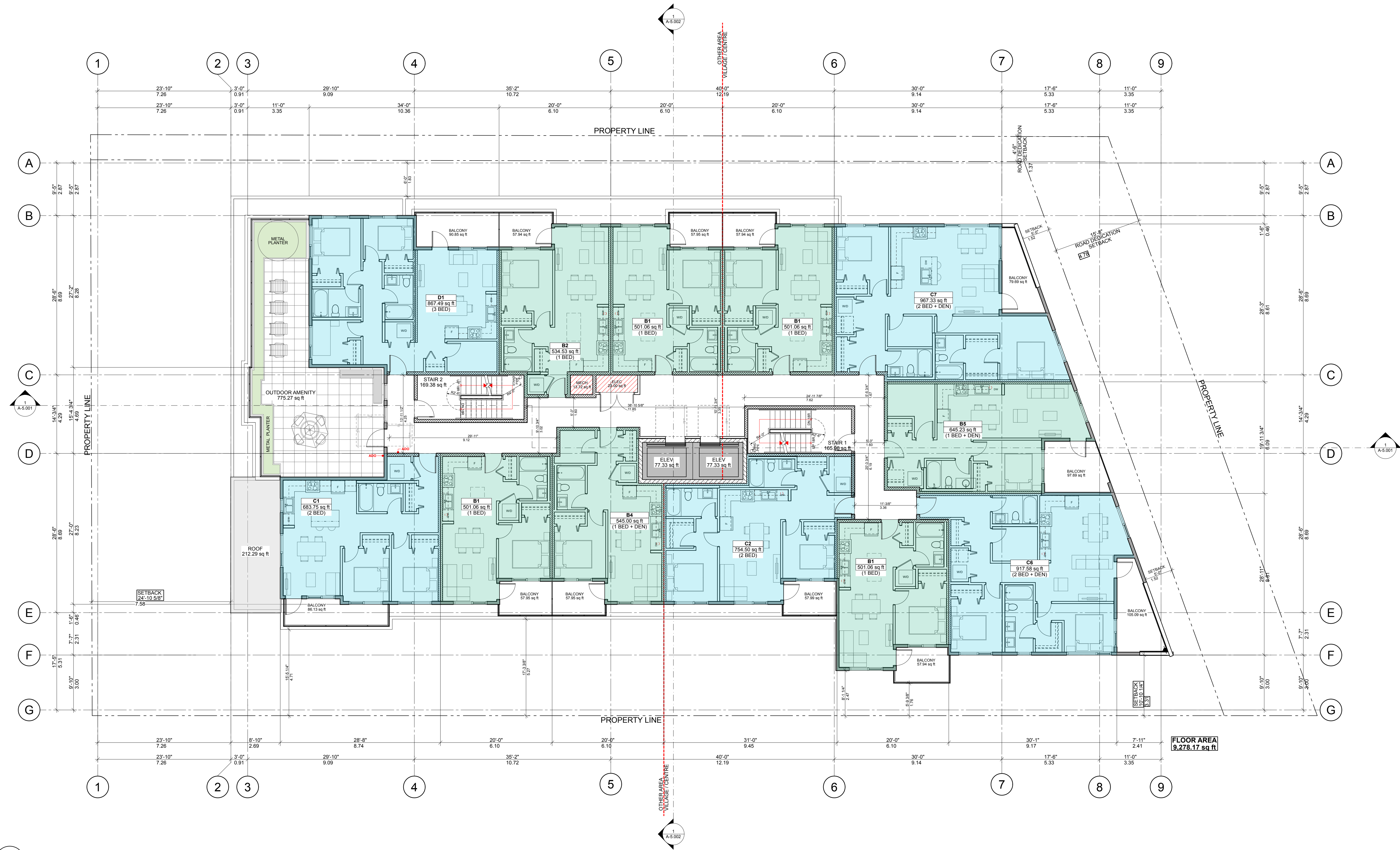
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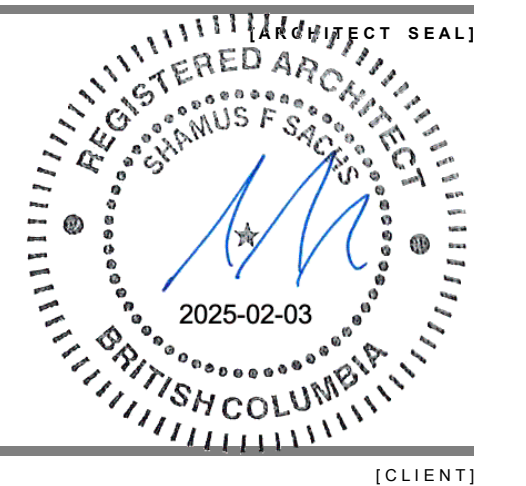
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[PROJECT TEAM]



1 Level 5
SCALE: 1:100



Three Shores Management

[PROJECT]

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

[TITLE]

LEVEL 5 PLAN

22600 [PROJECT]

1:100 [SCALE]

Friday, January 31, 2025 [DATE]

DP RZ Resubmission [ISSUE]

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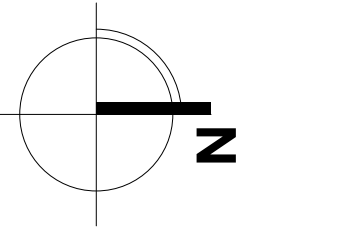


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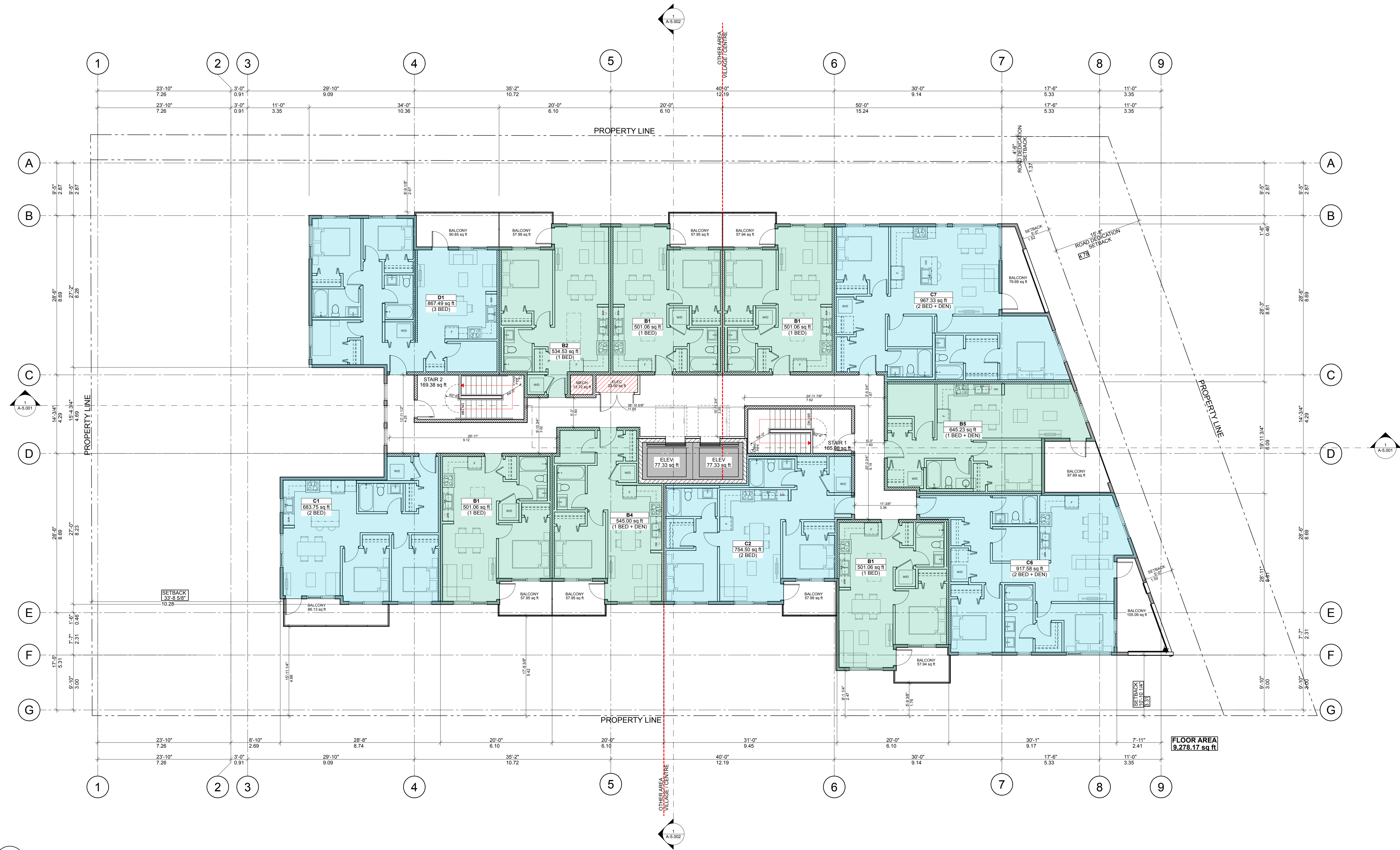
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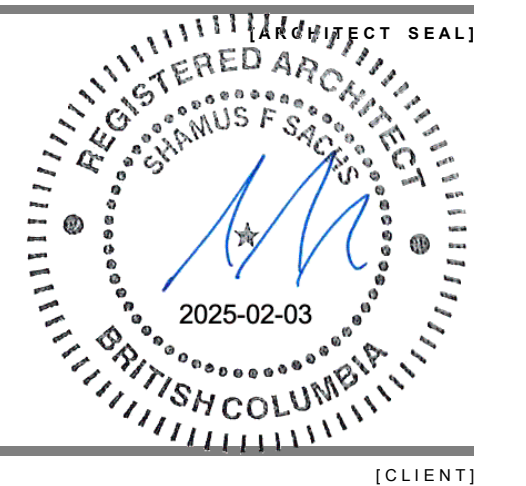
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[PROJECT TEAM]



1 Level 6
SCALE: 1:100



Three Shores Management

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

LEVEL 6 PLAN

22600 [PROJECT]
 1:100 [SCALE]
 Friday, January 31, 2025 [DATE]
 DP RZ Resubmission [ISSUE]

[DRAWING]

A-2.006

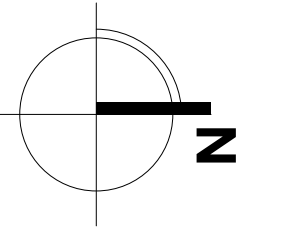


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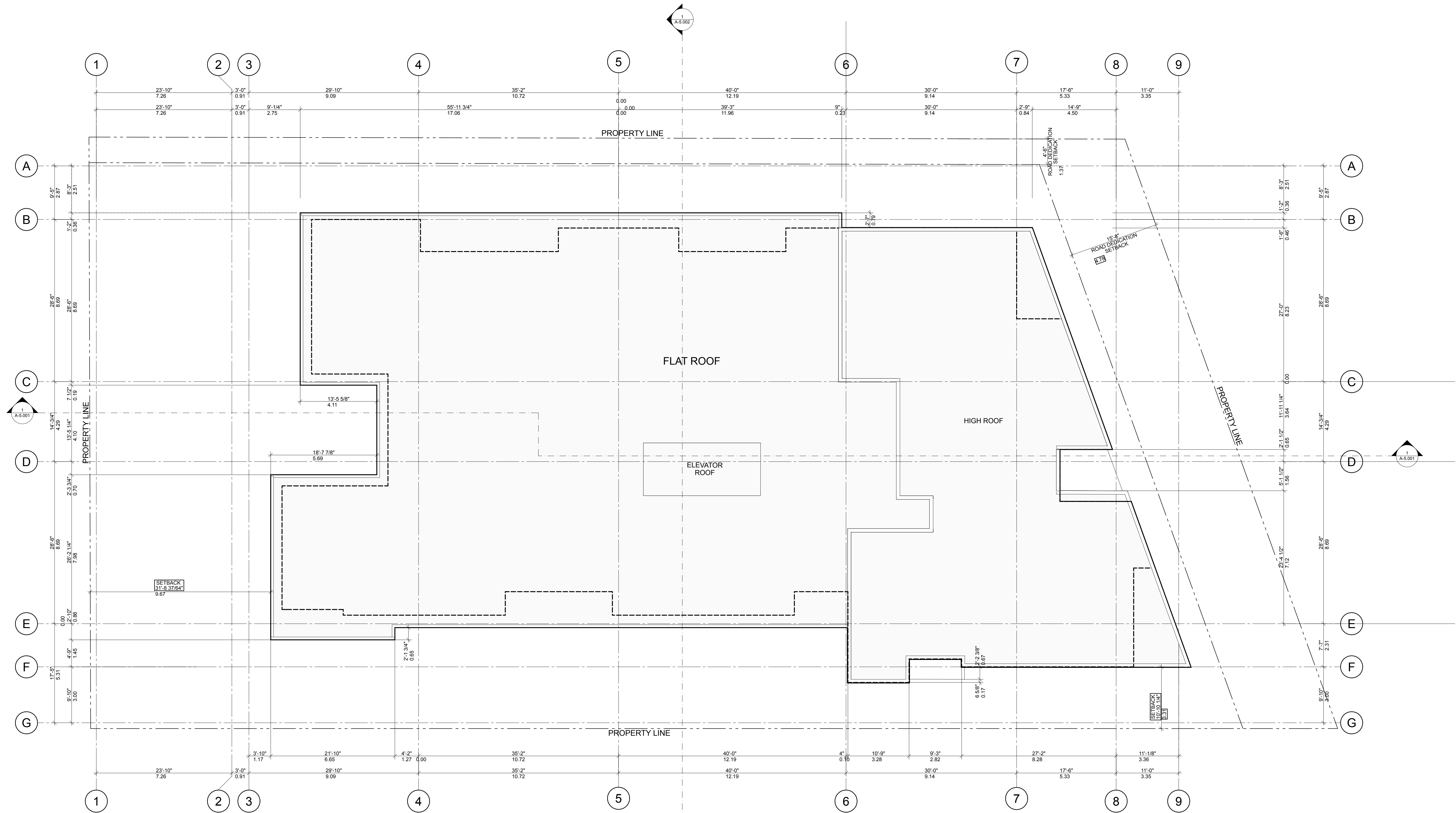
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[PROJECT TEAM]



1 Roof Level
SCALE: 1:100



Three Shores Management

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

ROOF PLAN

22600 [PROJECT]
 1:100 [SCALE]
 Friday, January 31, 2025 [DATE]
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 [DRAWING]

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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:

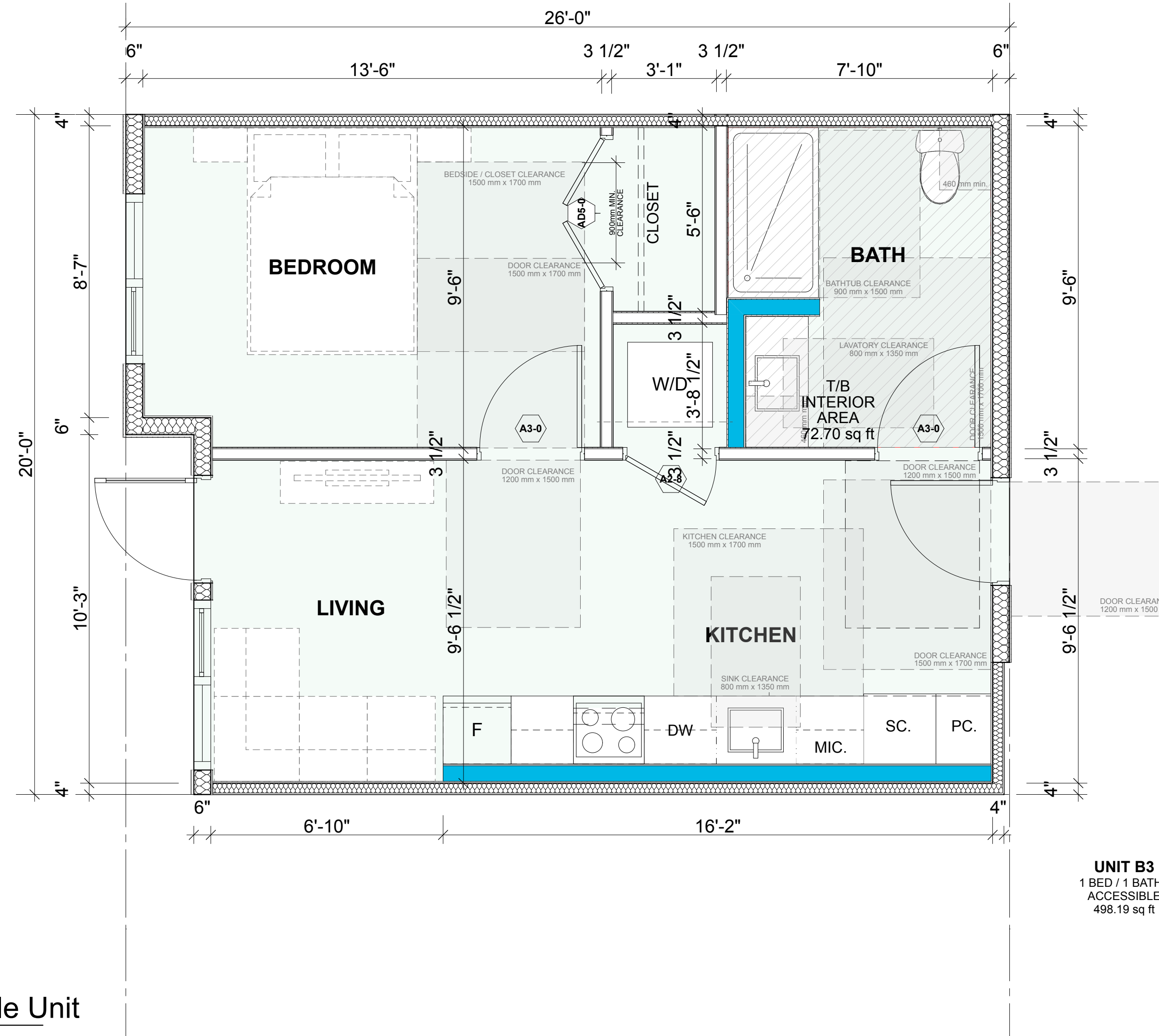
- At least one bathroom in an adaptable dwelling unit shall be designed to be adaptable by providing:
 - A distance between the centre line of the water closet and the wall on one side of 460 mm
 - Clear floor space of at least 900 by 1500mm to accommodate the bathtub/shower
 - Clear floor space of at 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

[PROJECT]

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

[TITLE]

UNIT B3A ACCESSIBLE UNIT

22600 [PROJECT]

[SCALE]

Friday, January 31, 2025 [DATE]

DP RZ Resubmission [ISSUE]

[DRAWING]

A-3.100



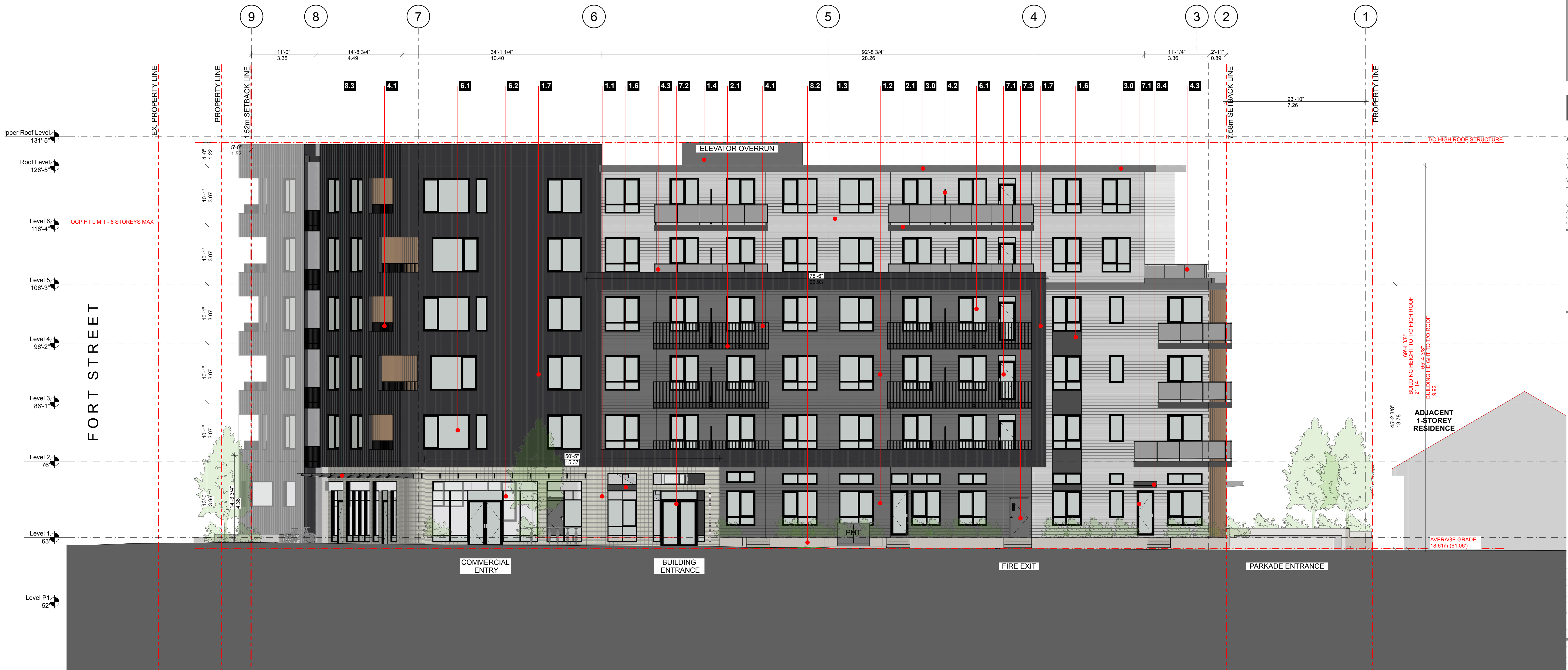
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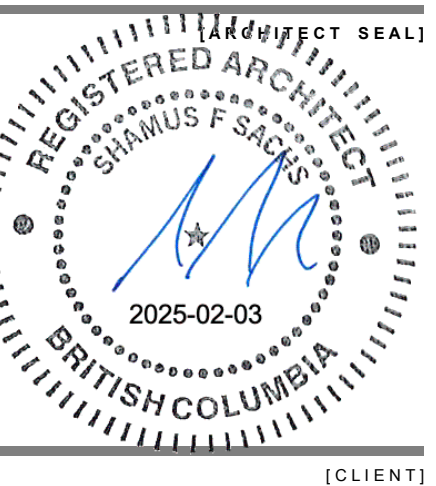
[PROJECT TEAM]



Material and Colour Legend

Colour	Product / Material	Reference Number to Match	Location
CLADDING			
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
SOFFIT/FASCIA			
2.1	Black Cementitious Trims / Prefinished metal	To match Cascadia - Black	Fascias
2.2	Woodtone LUX - 6" Profile	Coastal Sand	Soffits
FLASHINGS			
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			
4.1	Black	Prefinished Aluminum	Cascadia - Black
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black
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
WINDOWS			
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black
DOORS			
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black
7.3	Black	Steel Doors	Cascadia - Black
MISCELLANEOUS			
8.1	Black	Paint	TBC
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete
8.3	Black	Double Glazed Canopy	Cascadia - Black
8.4	Black	Prefinished Aluminum	Cascadia - Black



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



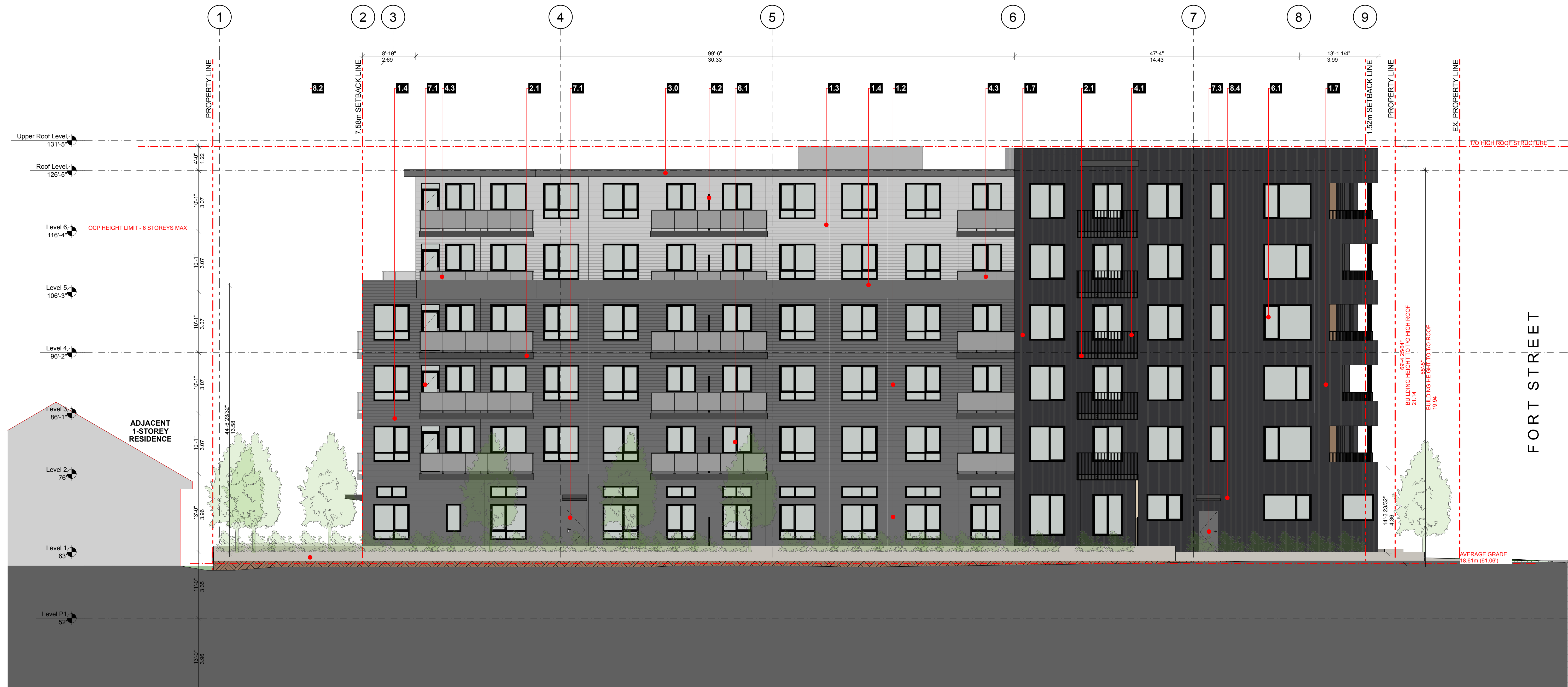
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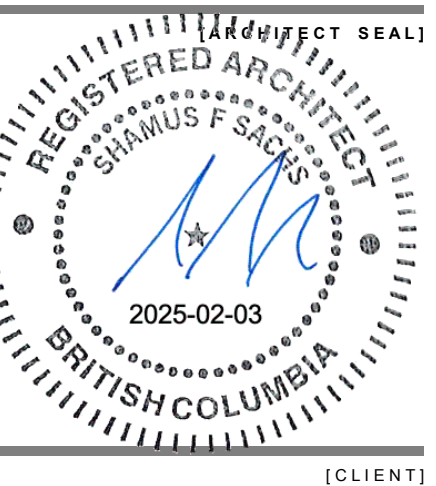
[PROJECT TEAM]



Material and Colour Legend

Colour	Product / Material	Reference Number to Match	Location
1.0 CLADDING			
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 SOFFIT/FASCIA			
2.1 Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black	Fascias
2.2 Woodtone	LUX - 6" Profile	Coastal Sand	Soffits
3.0 FLASHINGS			
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

4.0 GUARDS / RAILINGS / PRIVACY SCREENS			
4.1	Black	Prefinished Aluminum	Cascadia - Black
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black
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
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black
7.0 DOORS			
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black
7.3	Black	Steel Doors	Cascadia - Black
8.0 MISCELLANEOUS			
8.1	Black	Paint	TBC
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete
8.3	Black	Double Glazed Canopy	Cascadia - Black
8.4	Black	Prefinished Aluminum	Cascadia - Black



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



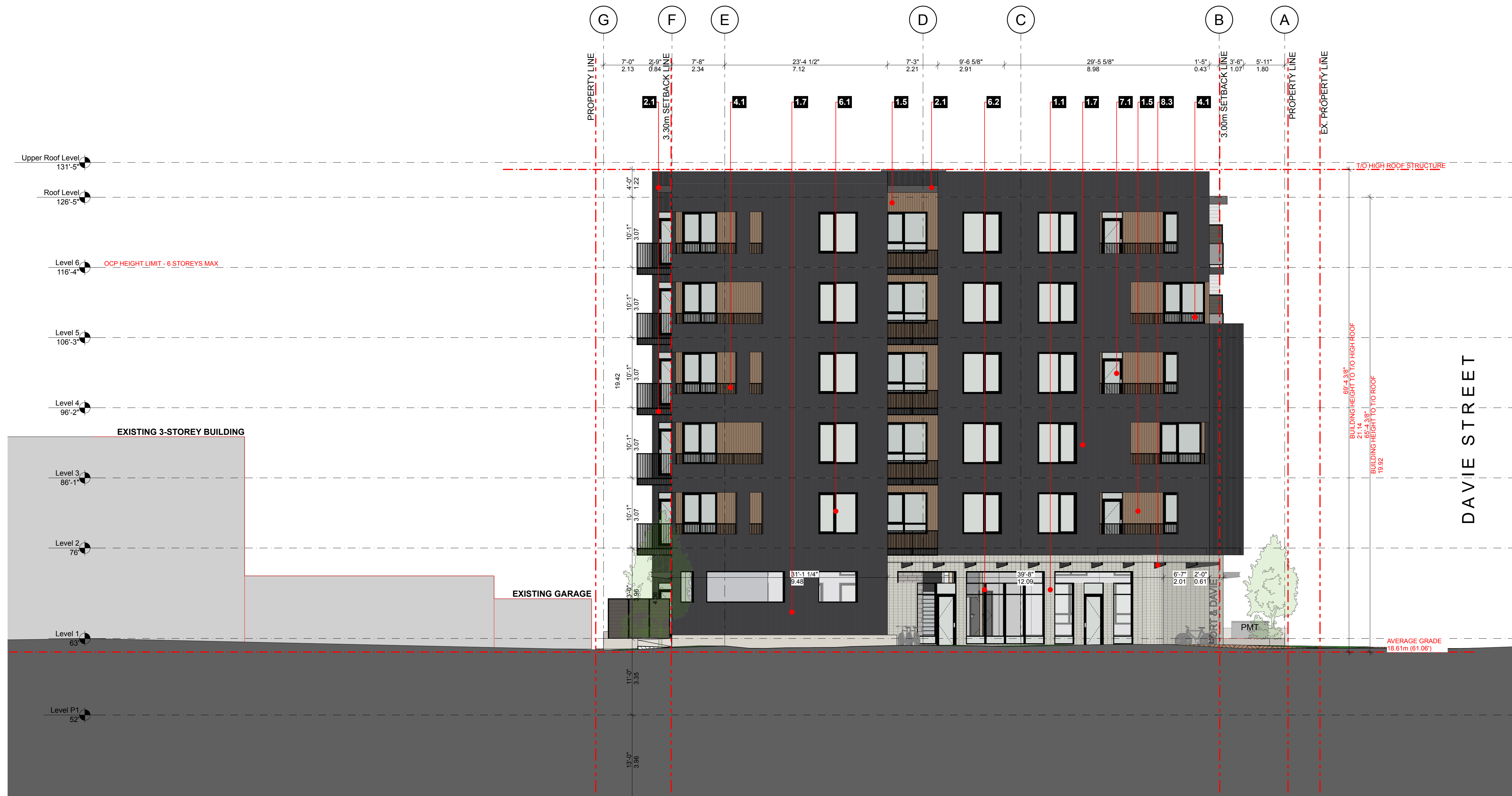
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[PROJECT TEAM]



Material and Colour Legend

Colour	Product / Material	Reference Number to Match	Location
CLADDING			
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
SOFFIT/FASCIA			
2.1	Black Cementitious Trims / Prefinished metal	To match Cascadia - Black	Fascias
2.2	Woodtone LUX - 6" Profile	Coastal Sand	Soffits
FLASHINGS			
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			
4.1	Black	Prefinished Aluminum	Cascadia - Black
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black
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
WINDOWS			
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black
DOORS			
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black
7.3	Black	Steel Doors	Cascadia - Black
MISCELLANEOUS			
8.1	Black	Paint	TBC
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete
8.3	Black	Double Glazed Canopy	Cascadia - Black
8.4	Black	Prefinished Aluminum	Cascadia - Black



Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

NORTH ELEVATION

22600 [PROJECT]

1:100 [SCALE]

Friday, January 31, 2025 [DATE]

DP RZ Resubmission [ISSUE]

[DRAWING]

A-4.003



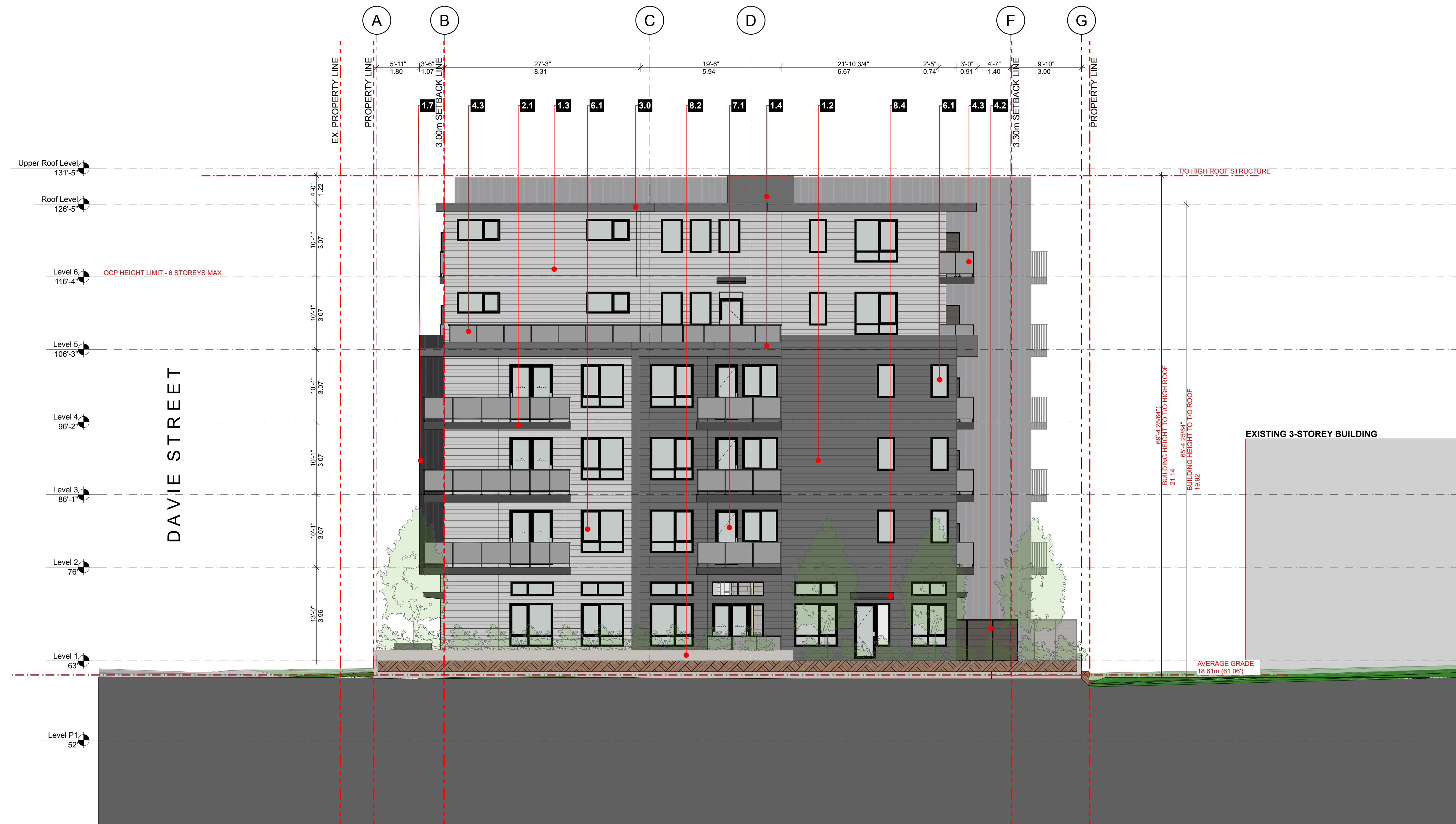
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[PROJECT TEAM]



Material and Colour Legend

Colour	Product / Material	Reference Number to Match	Location	
CLADDING				
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
SOFFIT/FASCIA				
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black	Fascias
2.2	Woodtone	LUX - 6" Profile	Coastal Sand	Soffits
FLASHINGS				
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				
4.1	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
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
WINDOWS				
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black	Residential
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black	Commercial
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
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



Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
 Victoria, BC

[TITLE]

SOUTH ELEVATION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Friday, January 31, 2025

[ISSUE]

DP RZ Resubmission

[DRAWING]

A-4.004

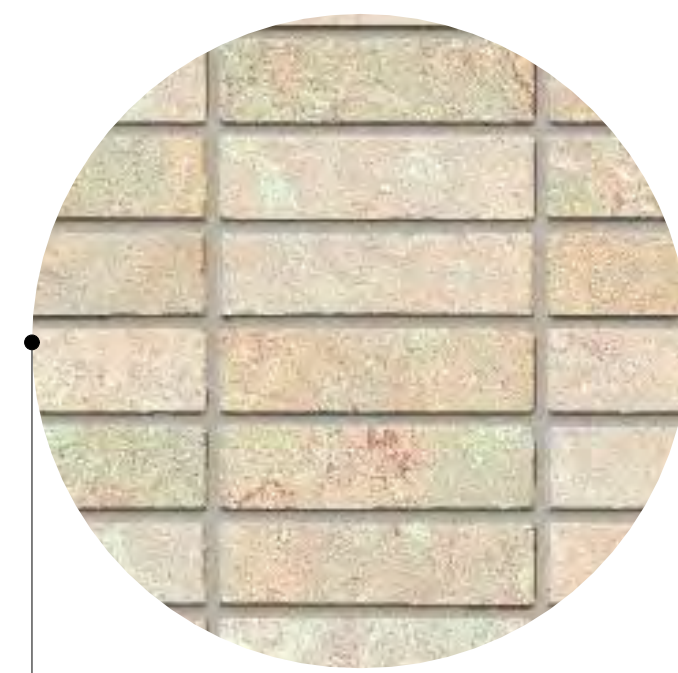


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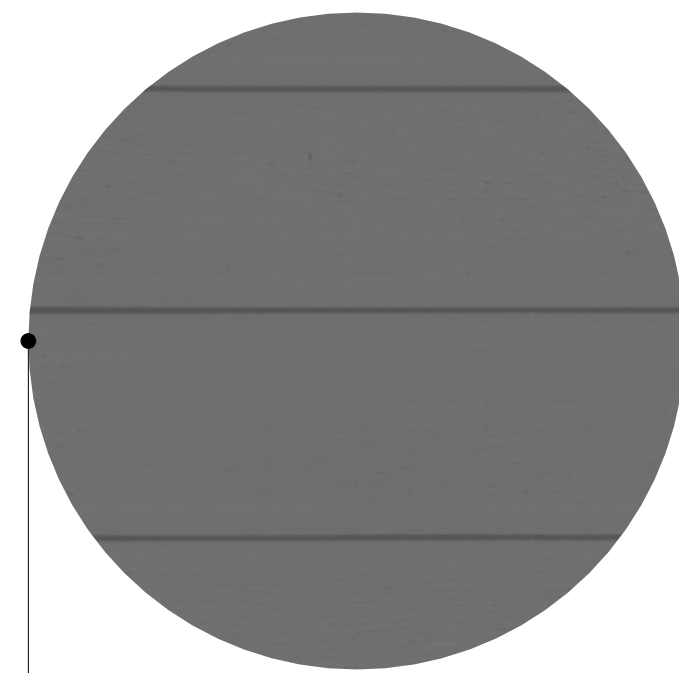
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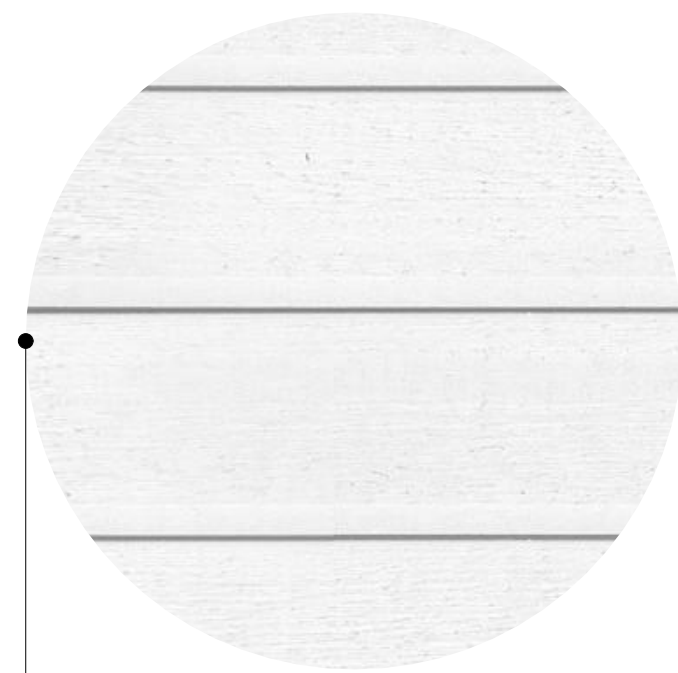
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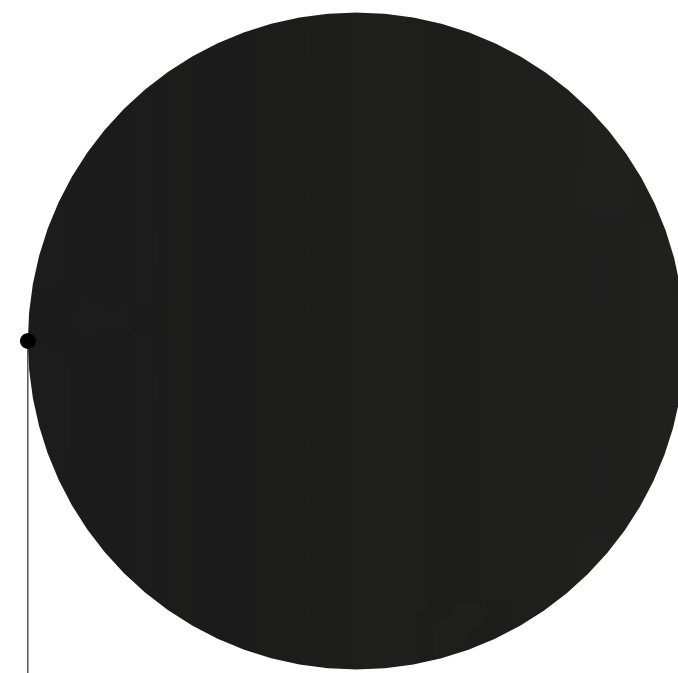
1.1 THIN BRICK CLADDING STACKED
 colour: GREY / BROWN BLEND



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



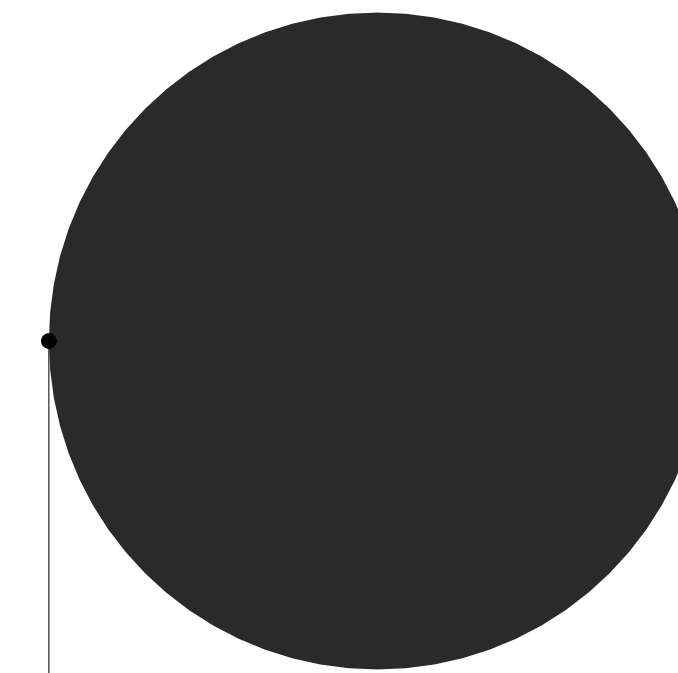
1.3 JAMES HARDIE - ARTISIAN V GROOVE SIDING - HORIZONTAL
 colour: WHITE



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

Material and Colour Legend

Colour	Product / Material	Reference Number to Match	Location
1.0 CLADDING			
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
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3.4	26 ga. Prefinished Steel Flashing	Cascadia - Aged Copper	
4.0 GUARDS/RAILINGS/PRIVACY SCREENS			
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			
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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



[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

[DATE]

DP RZ Resubmission

[ISSUE]

[DRAWING]

A-4.005

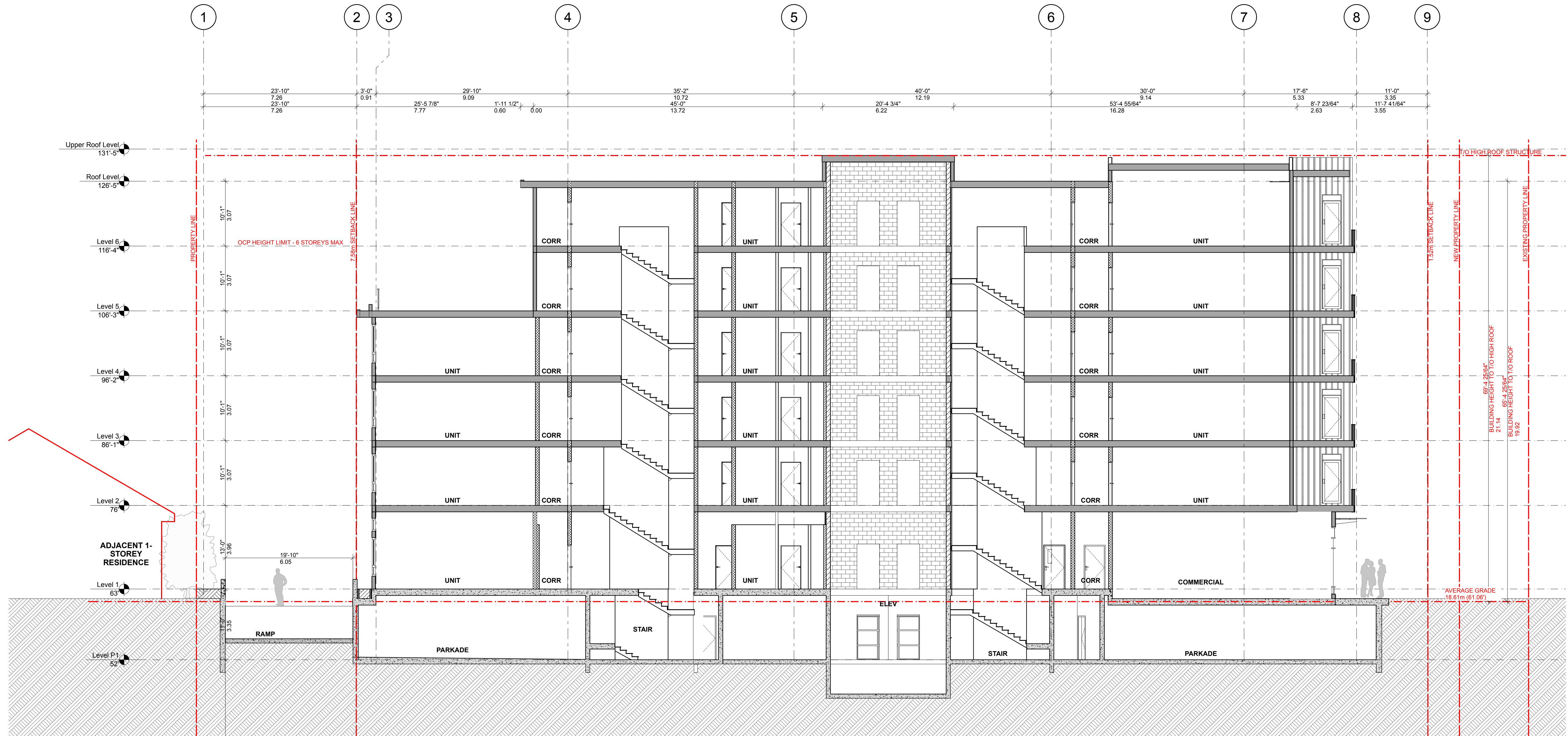


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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

NORTH-SOUTH BUILDING SECTION

22600 [PROJECT]

1:100 [SCALE]

Friday, January 31, 2025 [DATE]

DP RZ Resubmission [ISSUE]

[DRAWING]

A-5.001

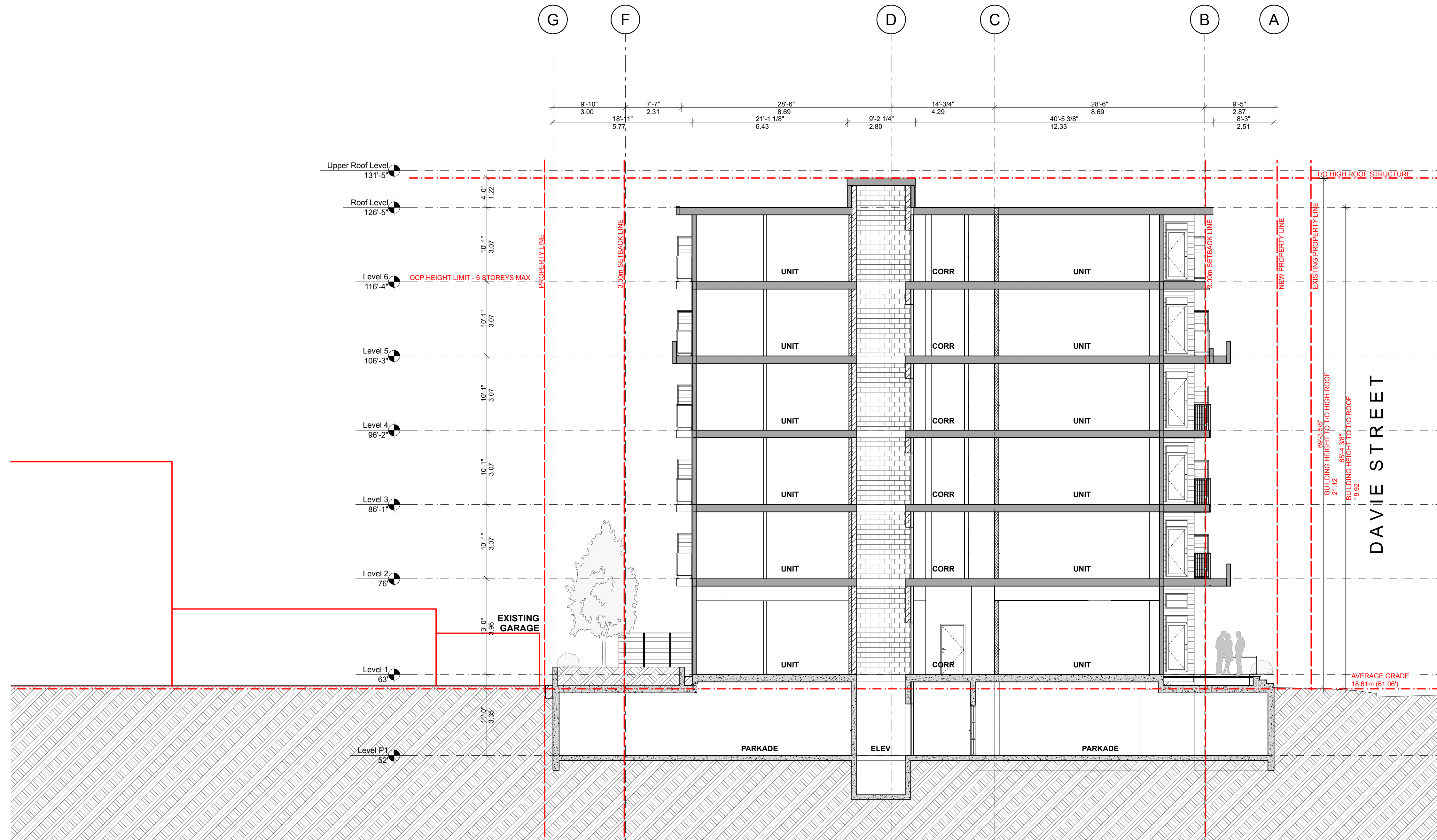


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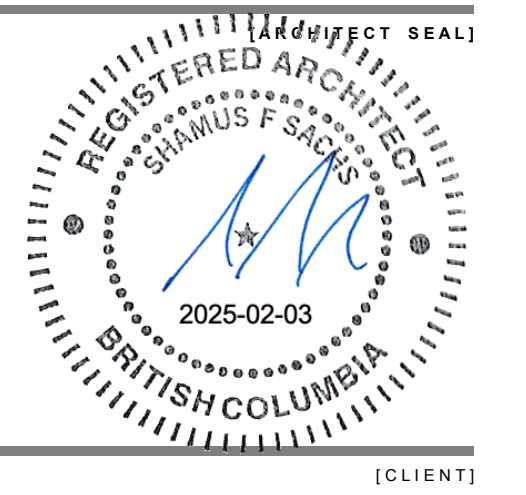
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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

EAST-WEST BUILDING SECTION

22600

[PROJECT]

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[SCALE]

Friday, January 31, 2025

[DATE]

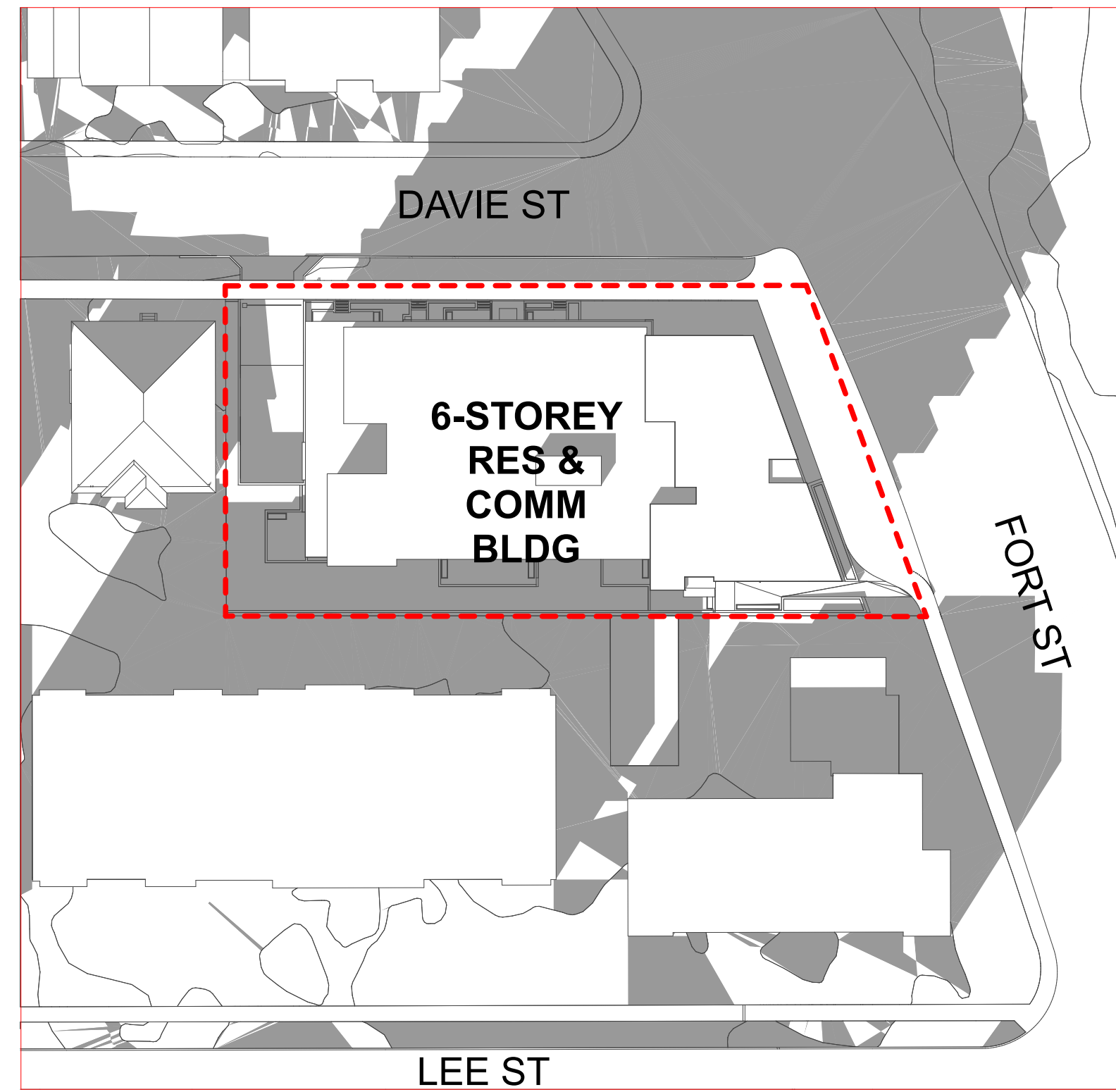
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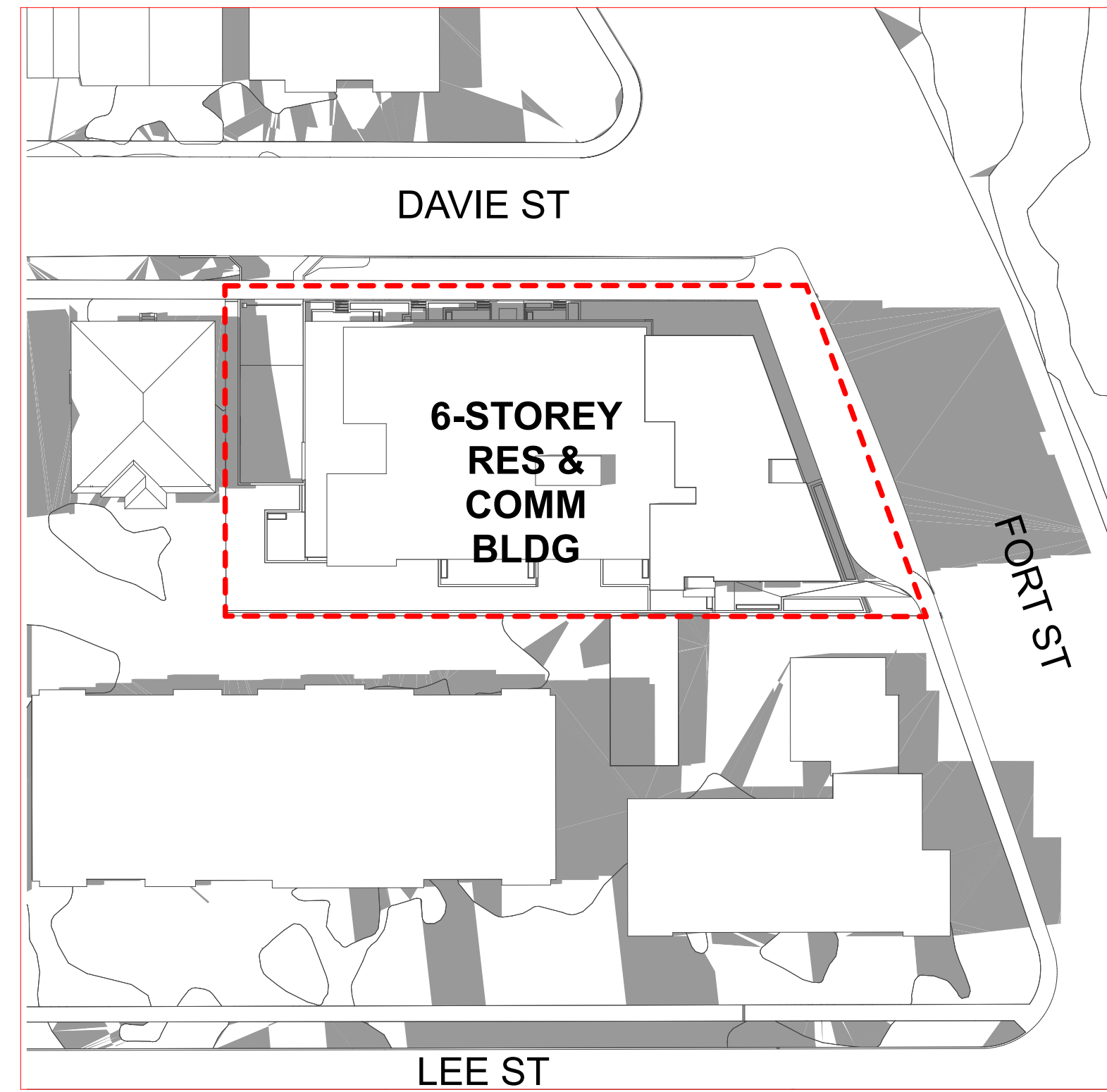
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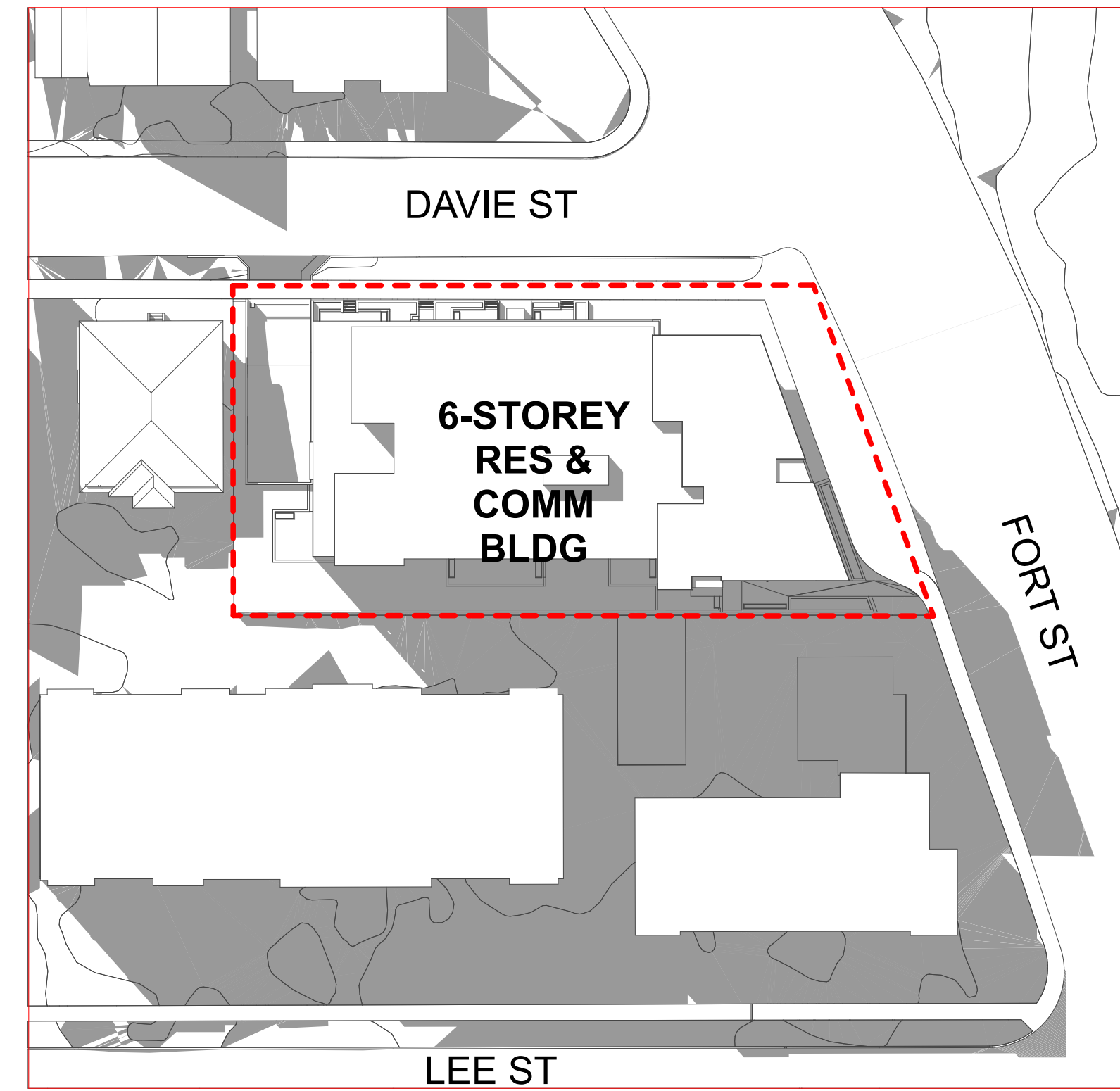
SPRING EQUINOX
MARCH 21



9 AM

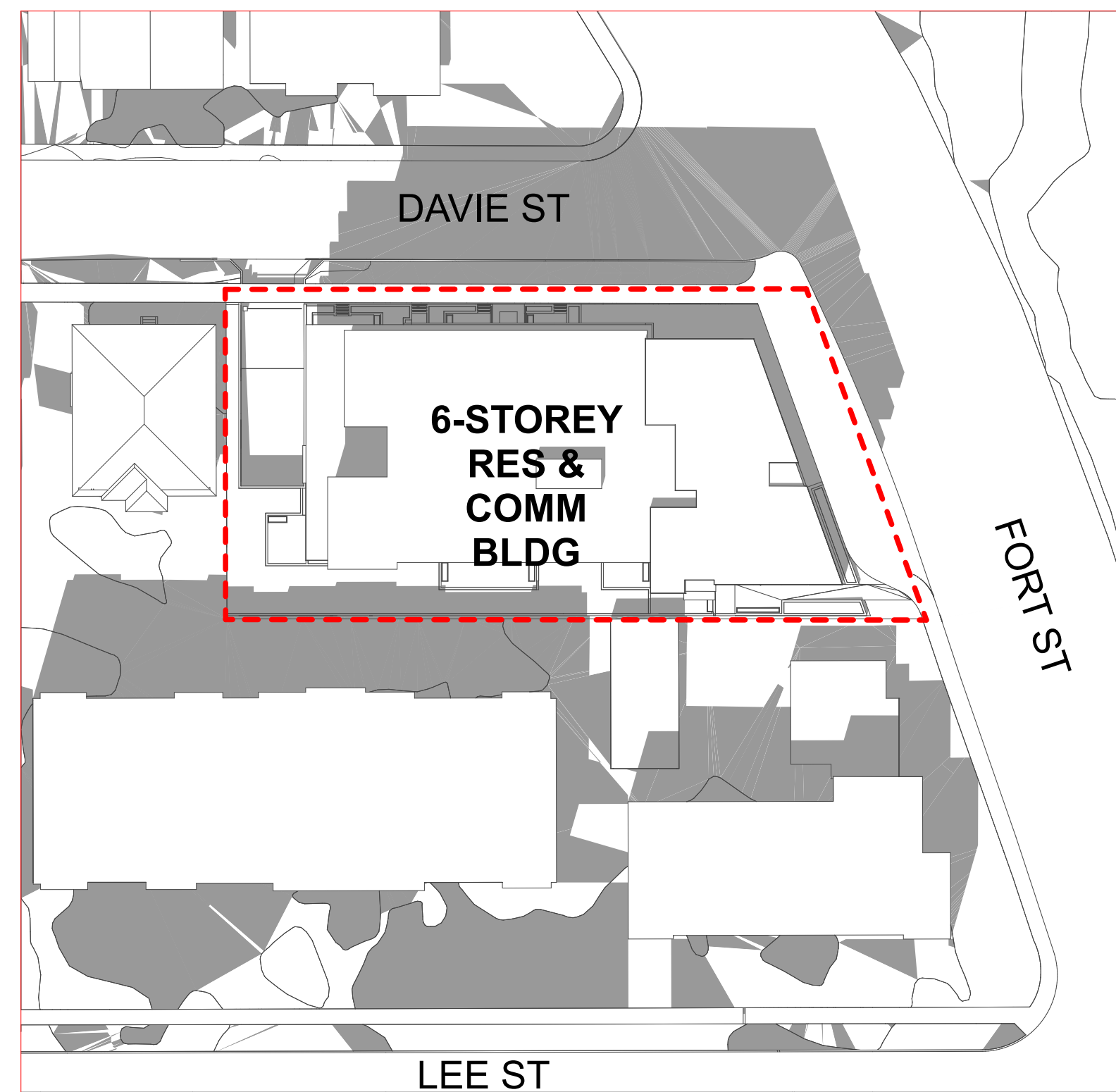


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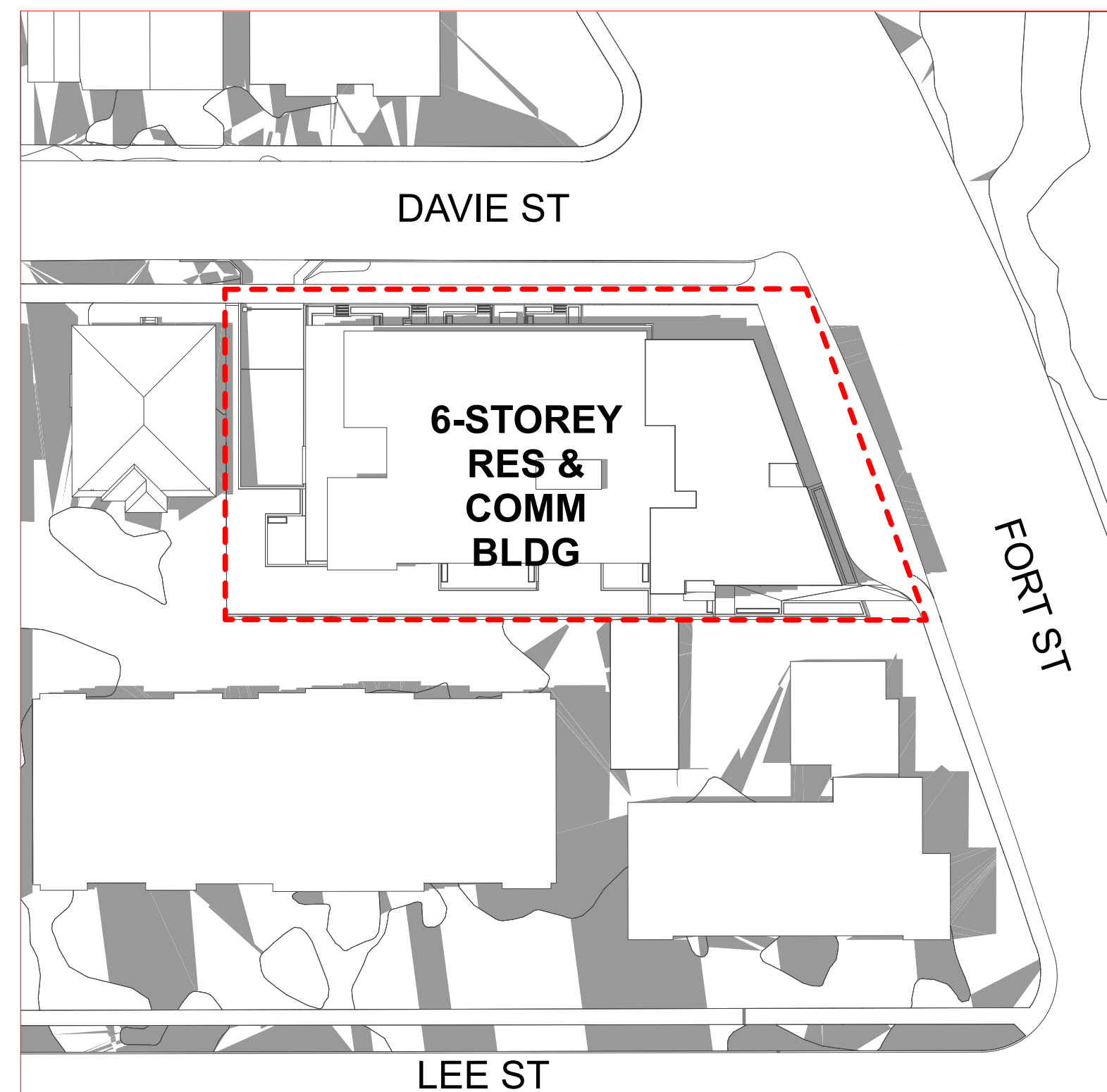


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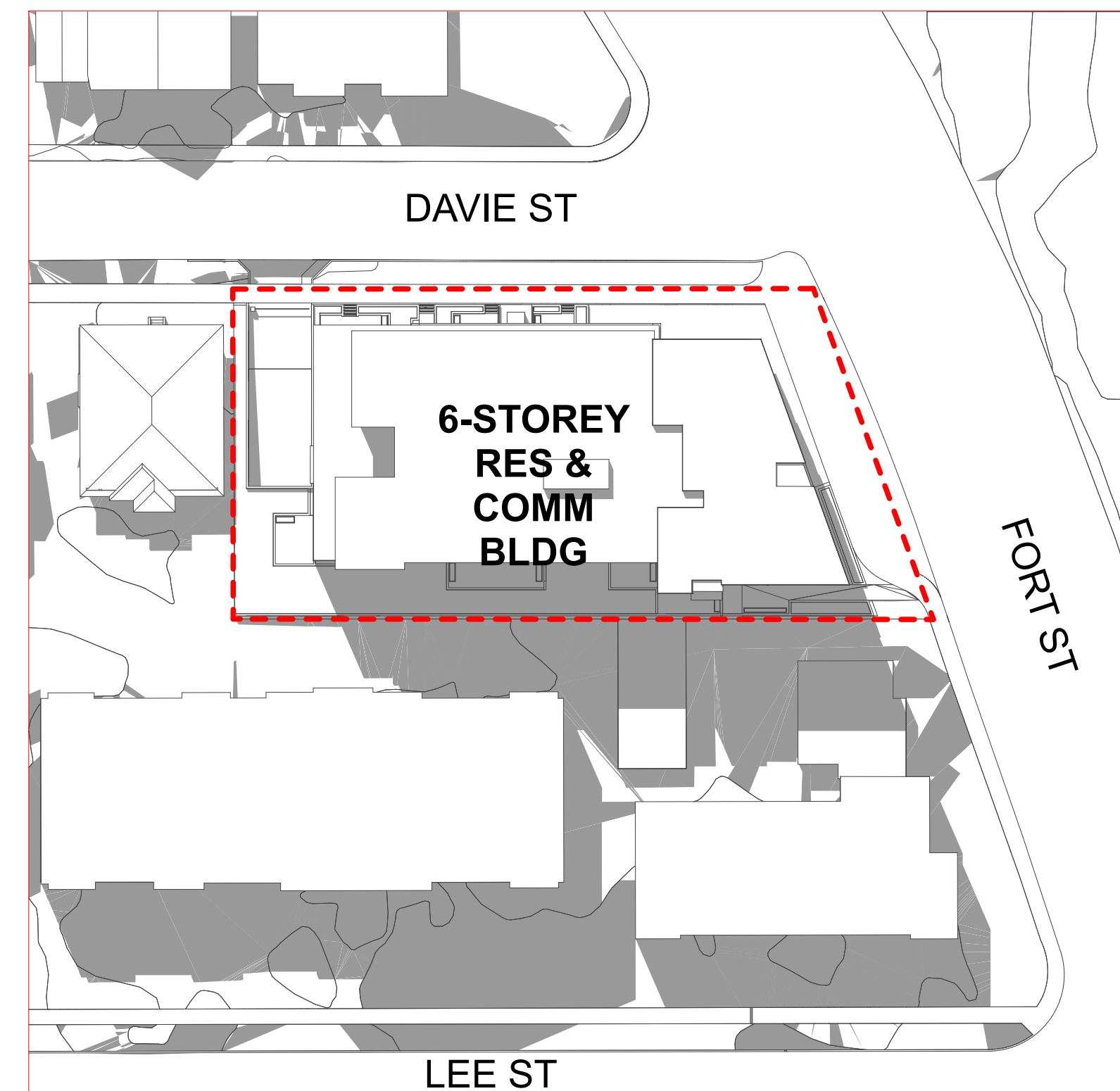
SUMMER SOLSTICE
JUNE 21



9 AM



12 PM



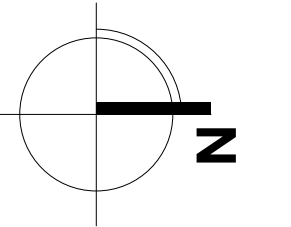
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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

SHADOW STUDY

22600

[PROJECT]

[SCALE]

Friday, January 31, 2025

[DATE]

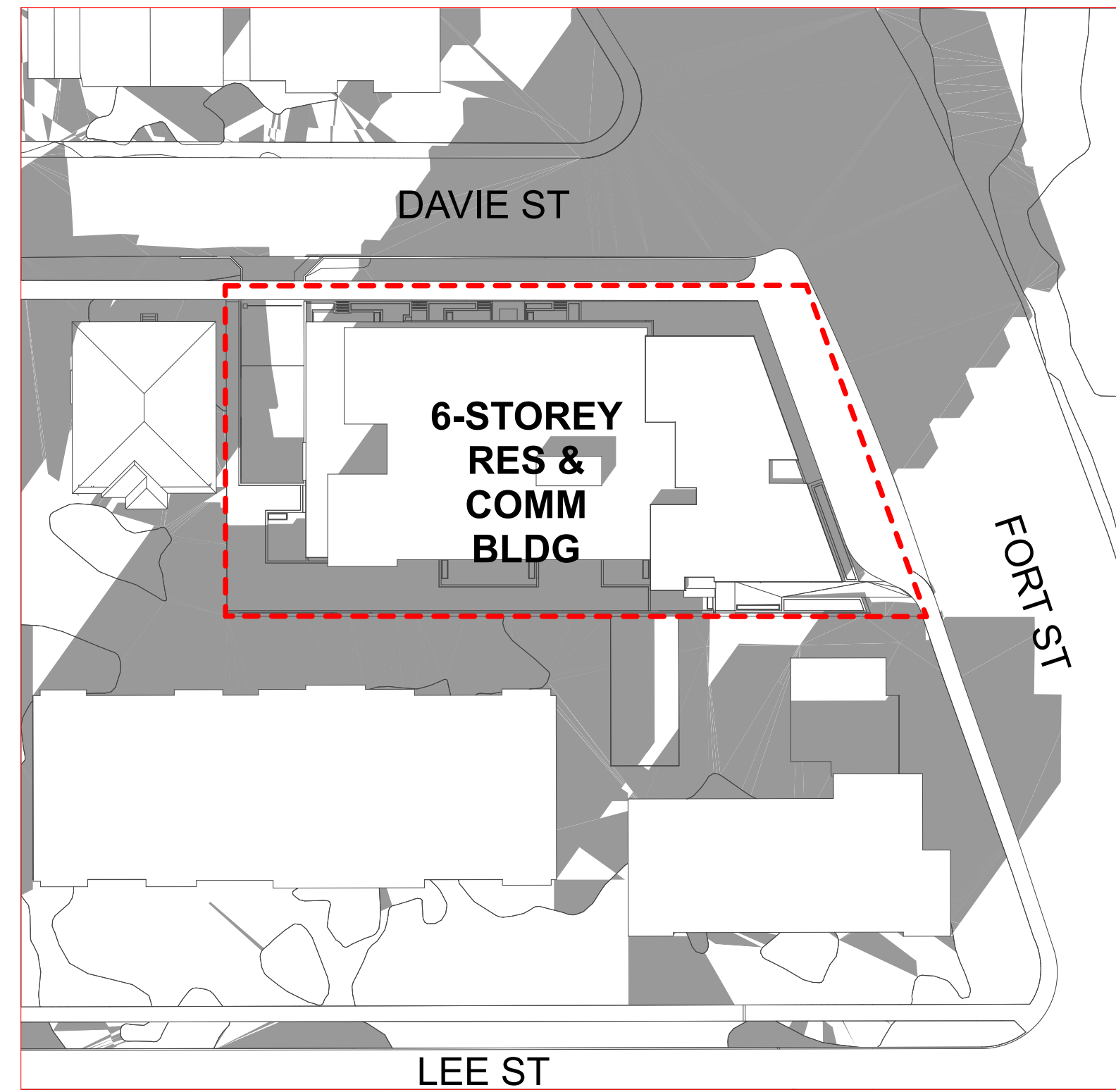
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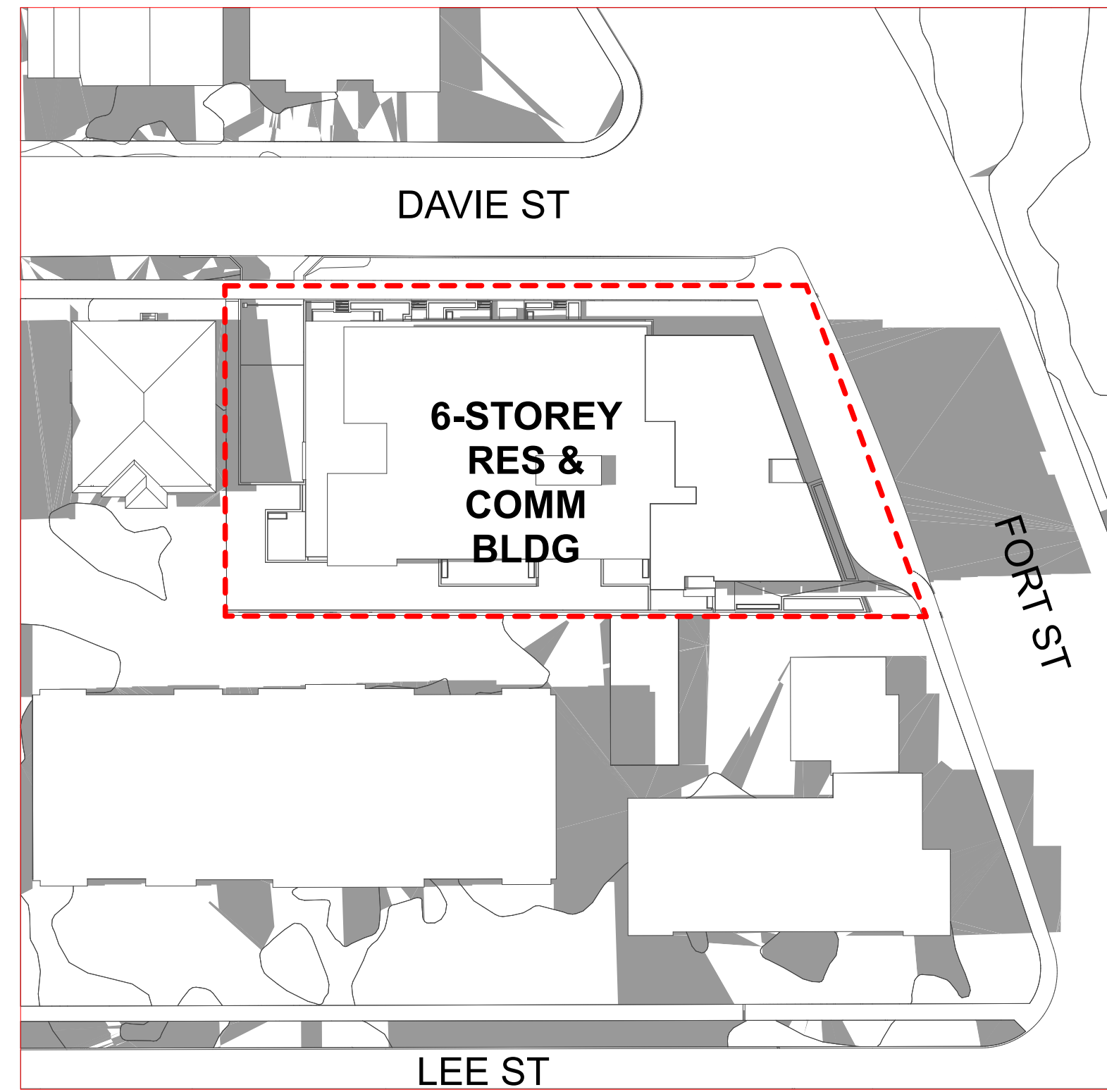
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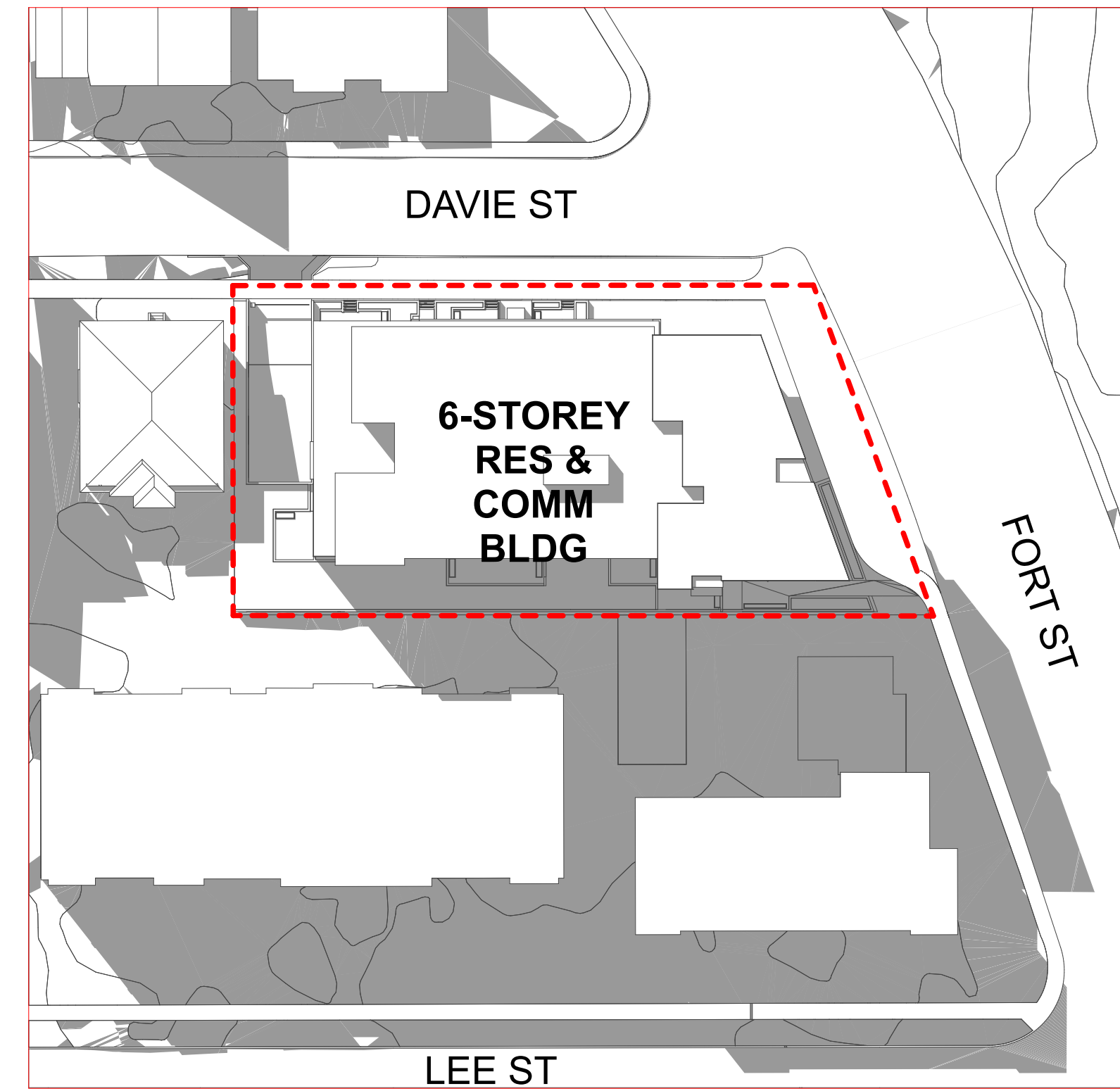
FALL EQUINOX
SEPTEMBER 21



9 AM



12 PM

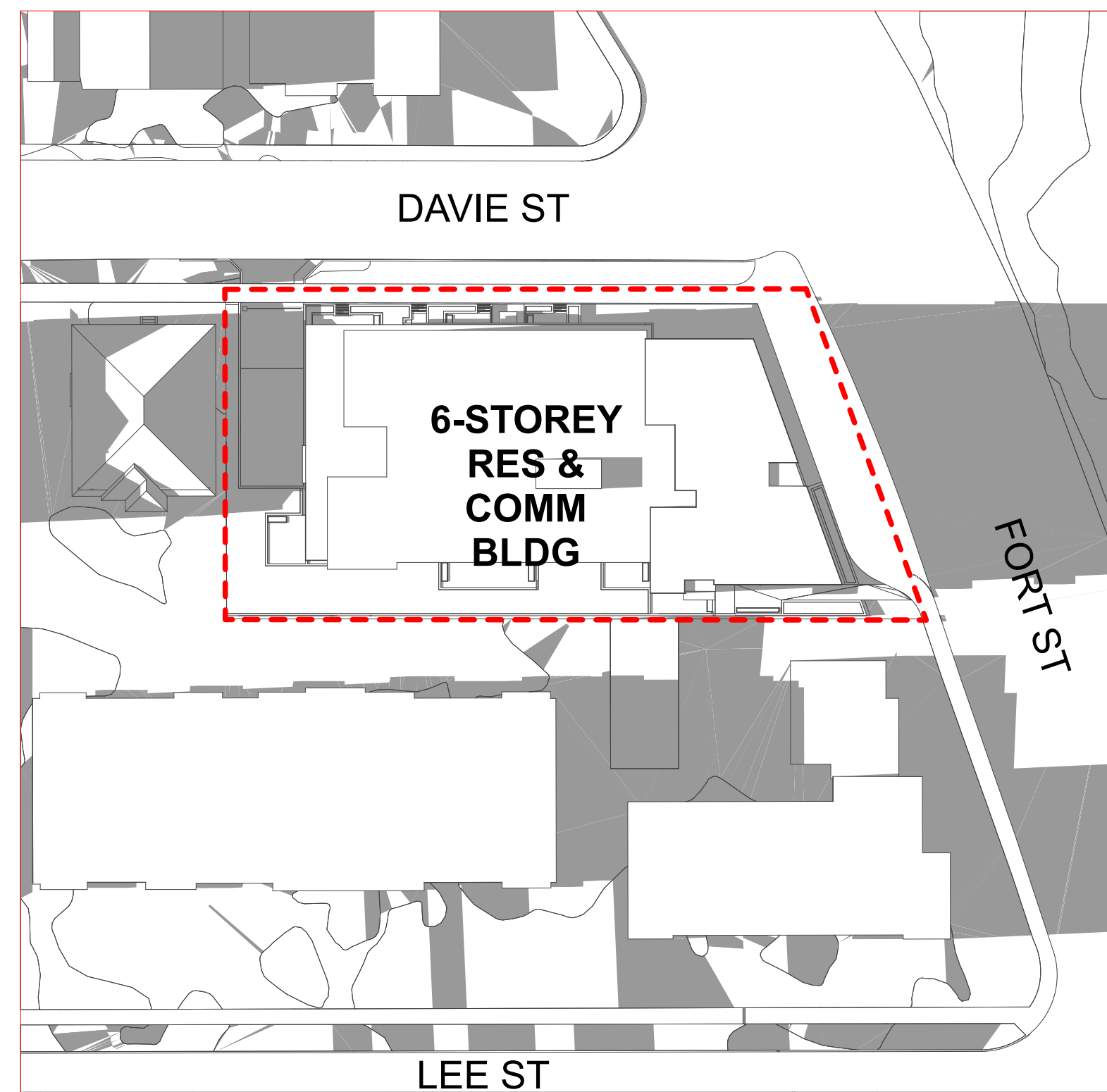


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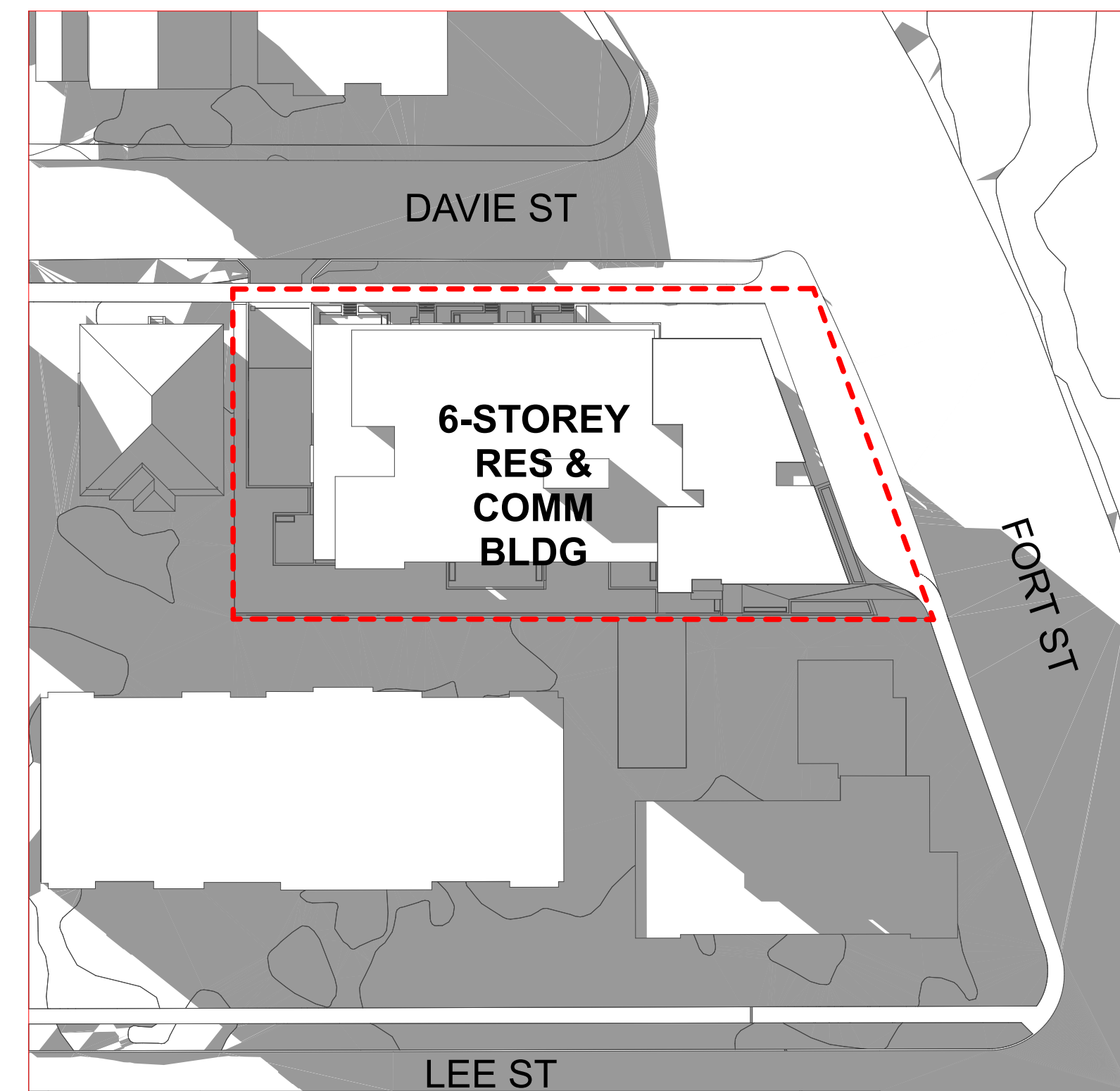
WINTER SOLSTICE
DECEMBER 21



9 AM



12 PM



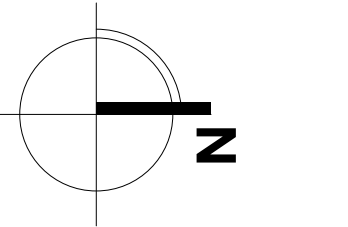
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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

SHADOW STUDY

22600 [PROJECT]

[SCALE]

Friday, January 31, 2025 [DATE]

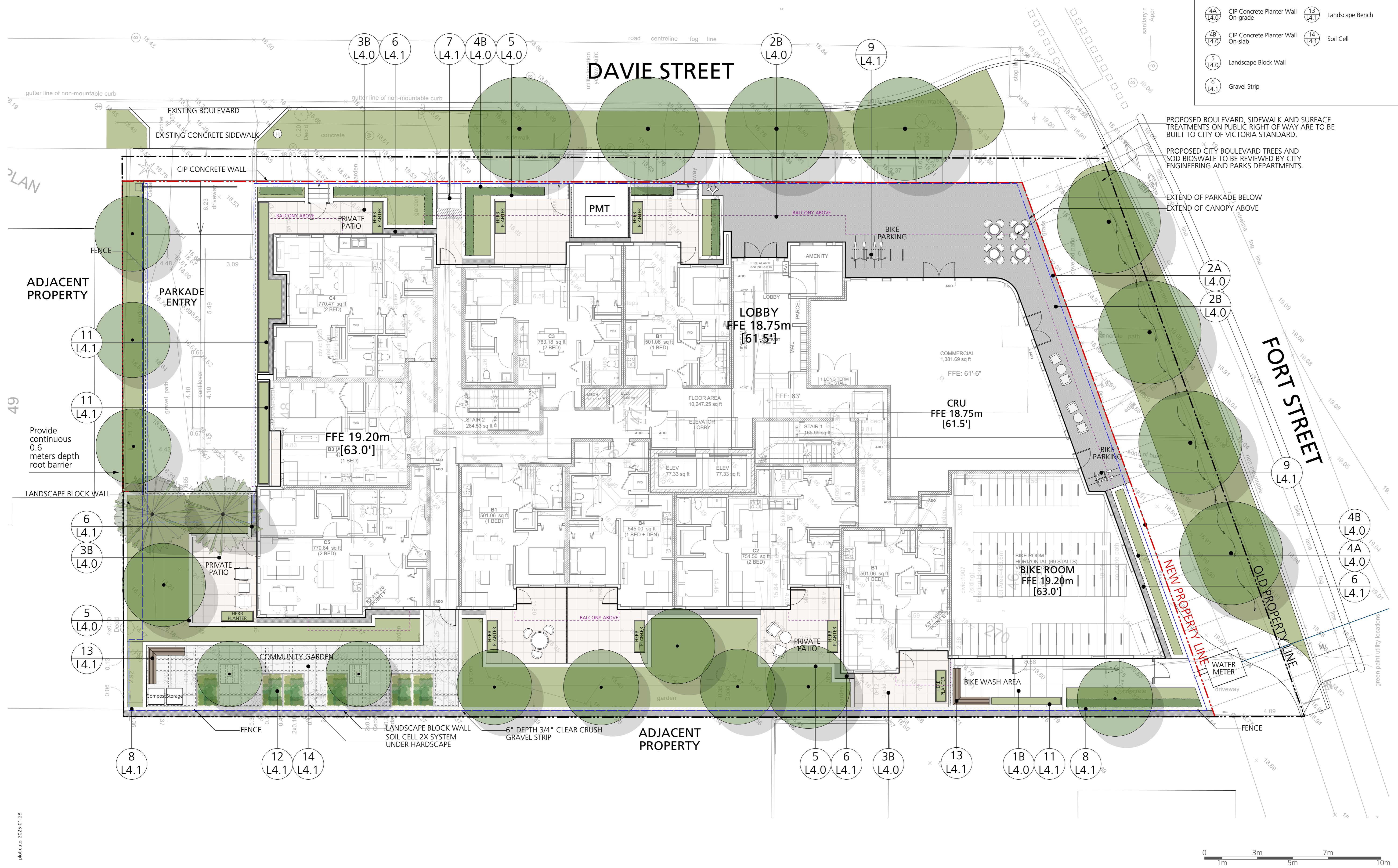
DP RZ Resubmission [ISSUE]

[DRAWING]

A-8.002

Legend:		Grading Notes:		Legend:	
	Building Grade from Civil	1. Slope all paver areas to area drains.		7	Typical Stairs
	Interpolated Building Grade	2. All planting beds over slab are to be lightly compacted prior to installation of planting. Mound planters slightly (50mm) in center. Maximum slope is 3:1.		8	Metal Picket Fence
	Finish Grade	3. Refer to Structural for maximum allowable build up/ loading over slab.		9	Bike Rack
	Top of Wall Grade	4. Contractor to cover all exposed wall/slab waterproofing with flashing painted to match handrail and metal work.		10	Lounge Chair
	Bottom of Wall Grade	5. Contractor to advise consultant of any discrepancies between drawings and on site conditions.		11	Custom Metal Planter
	Top of Stair Elevation			12	Garden Plot
	Bottom of Stair Elevation			13	Landscape Bench
	Top of Bench Elevation			14	Soil Cell
				5	Landscape Block Wall
				6	Gravel Strip
				1A	CIP Concrete Paving On-grade
				1B	CIP Concrete Paving On-slab
				2A	Unit Paving On-grade
				2B	Unit Paving On-slab
				3A	Hydrapressed Slab On-grade
				3B	Hydrapressed Slab On-slab
				4A	CIP Concrete Planter Wall On-grade
				4B	CIP Concrete Planter Wall On-slab

Issues No.	Description	Date
1	Issued for CALUC	2023/10/14
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



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

Drawing Title:
**Landscape Key Plan
Level 1**

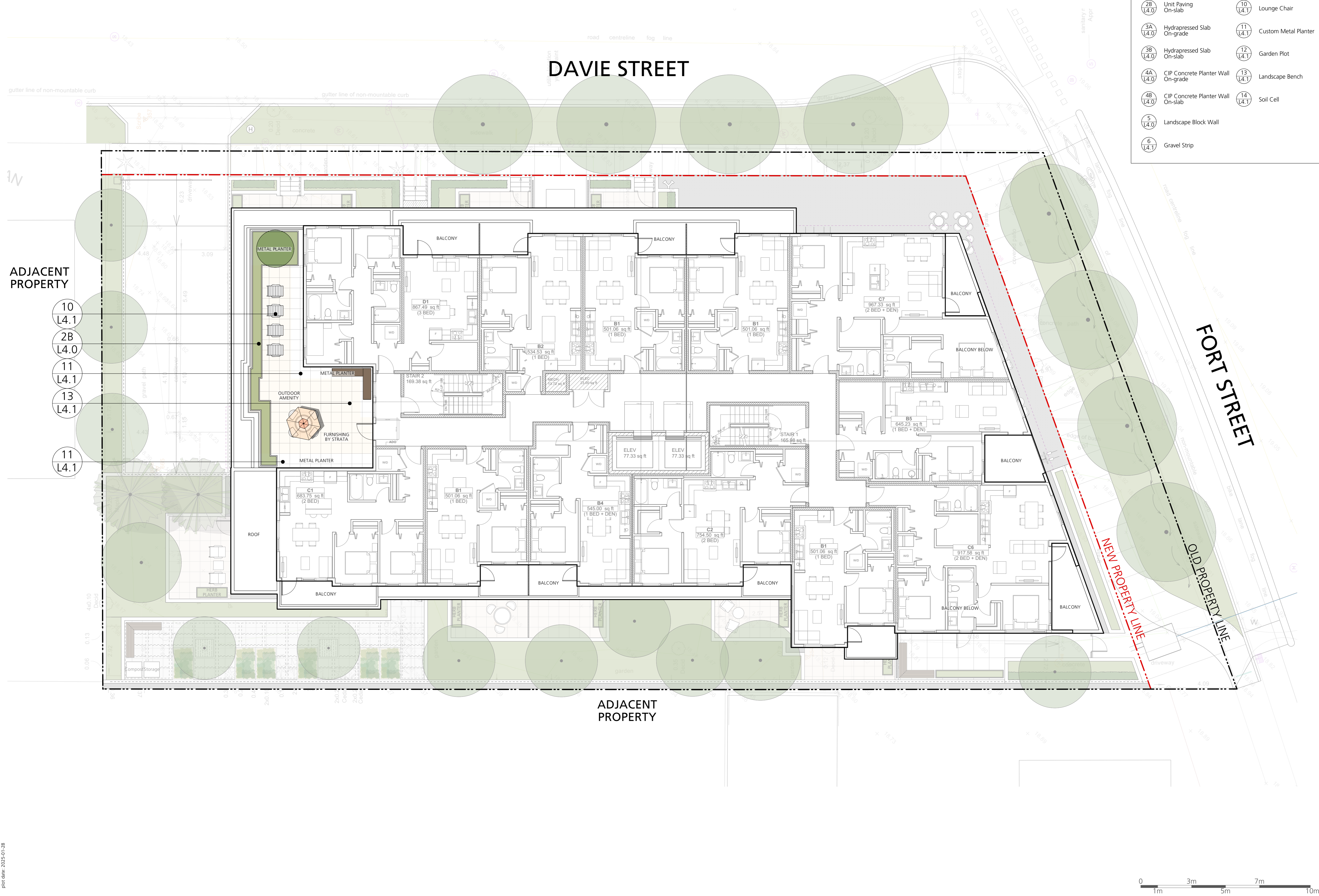
Project North: Drawn By: **MH**
Checked By: **MP**
Scale: **1:100** Job No.: **22-082**
Sheet No.:

Legend:

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

Issues

No.	Description	Date
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7	Re-issued for Development Permit	2024/11/07
8	Re-issued for Development Permit	2025/01/28



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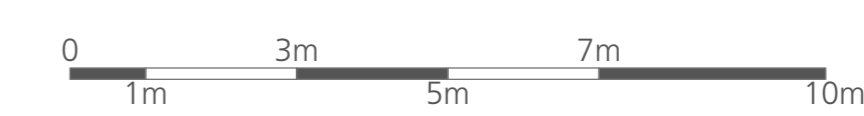


Project Title:
FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:
**Landscape Key Plan
Level 5**

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

Sheet No.:



Offsite Legend:

15 L4.2	Tree Planting at Boulevard (as per COV standards)
------------	--

Street Trees Soil Volume Table

	Qty. of Street Trees	1m Deep Soil Trench @ Boulevard (x 1)	0.75m Deep Struct. Soil under Sidewalk (x 0.2)	Total Provided Soil Volume	Soil Volume per Street Tree
Davie St. Irrigated Boulevard	4	98 m ³	N/A	98 m ³	24.5 m ³
Fort St. Irrigated Boulevard	4	111.3 m ³	33 m ³	144.3 m ³	36 m ³

Minimum Clearances of Street Trees:
City of Victoria Supplementary Specifications for Street Trees and Irrigation - Schedule C to Bylaw 12-042, Subdivision Bylaw

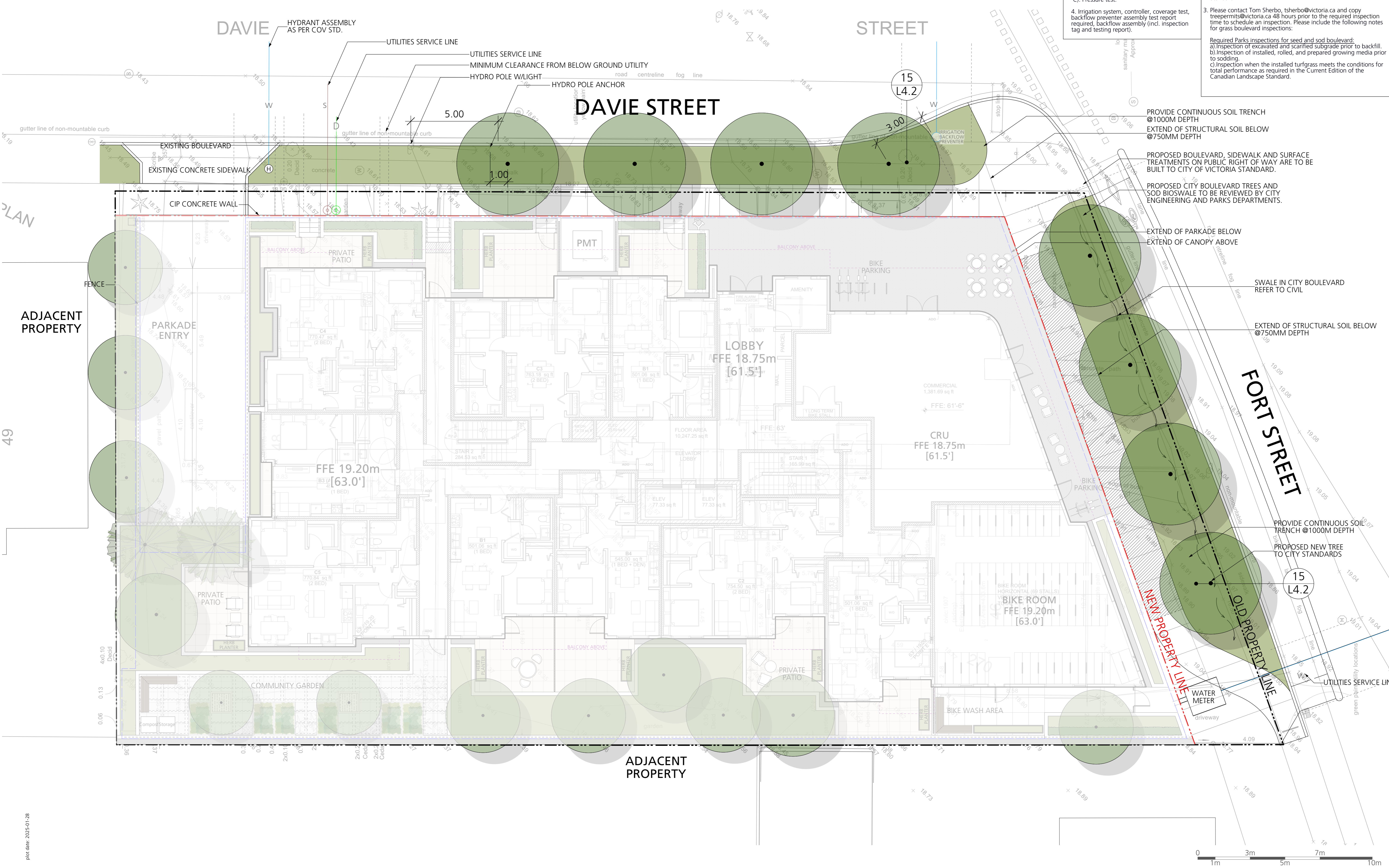
- Underground BC Hydro, natural gas and communication utilities	1.5 m
- Street lights and BC Hydro poles	5.0 m
- Tels poles without street light	3.0 m
- Intersection	7.0 m
- driveway crossing	3.0 m
- fire hydrant, water service lateral, catch basin, Kiosk, vault	2.0 m
- sanitary sewer or storm drain laterals	3.0 m

- OFFSITE IRRIGATION LEGEND**
- 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.
 - Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.
Required Parks inspections for irrigation:
A) Irrigation sleeving prior to backfilling.
B) Open trench mainline and lateral lines.
C) Pressure test.
 - Contact Parks at 250-361-0600 with at least 48 hours notice to arrange for irrigation inspections.
Required Parks inspections for irrigation:
a) Inspection of soil and planting area prior to planting.
b) Inspection of tree stock prior to planting.
c) Inspection of installed tree. Trees must be 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.

- GENERAL NOTES FOR OFF SITE:**
- 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 respect the minimum offsets from infrastructure outlined in Victoria 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.
 - Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown 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 tree. Trees must be 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.
 - Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection. Please include the following notes for grass boulevard inspections:
Required Parks inspections for seed and sod boulevard:
a) Inspection of excavated and scarified subgrade prior to backfill.
b) Inspection of installed, rolled, and prepared growing media prior to sodding.
c) Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.

Issues

No.	Description	Date
1	Issued for CALLUC	2023/10/14
2	Issued for Development Permit	2023/07/10
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4	Re-issued for Development Permit	2024/02/16
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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:
Offsite Landscape Plan

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

Legend:

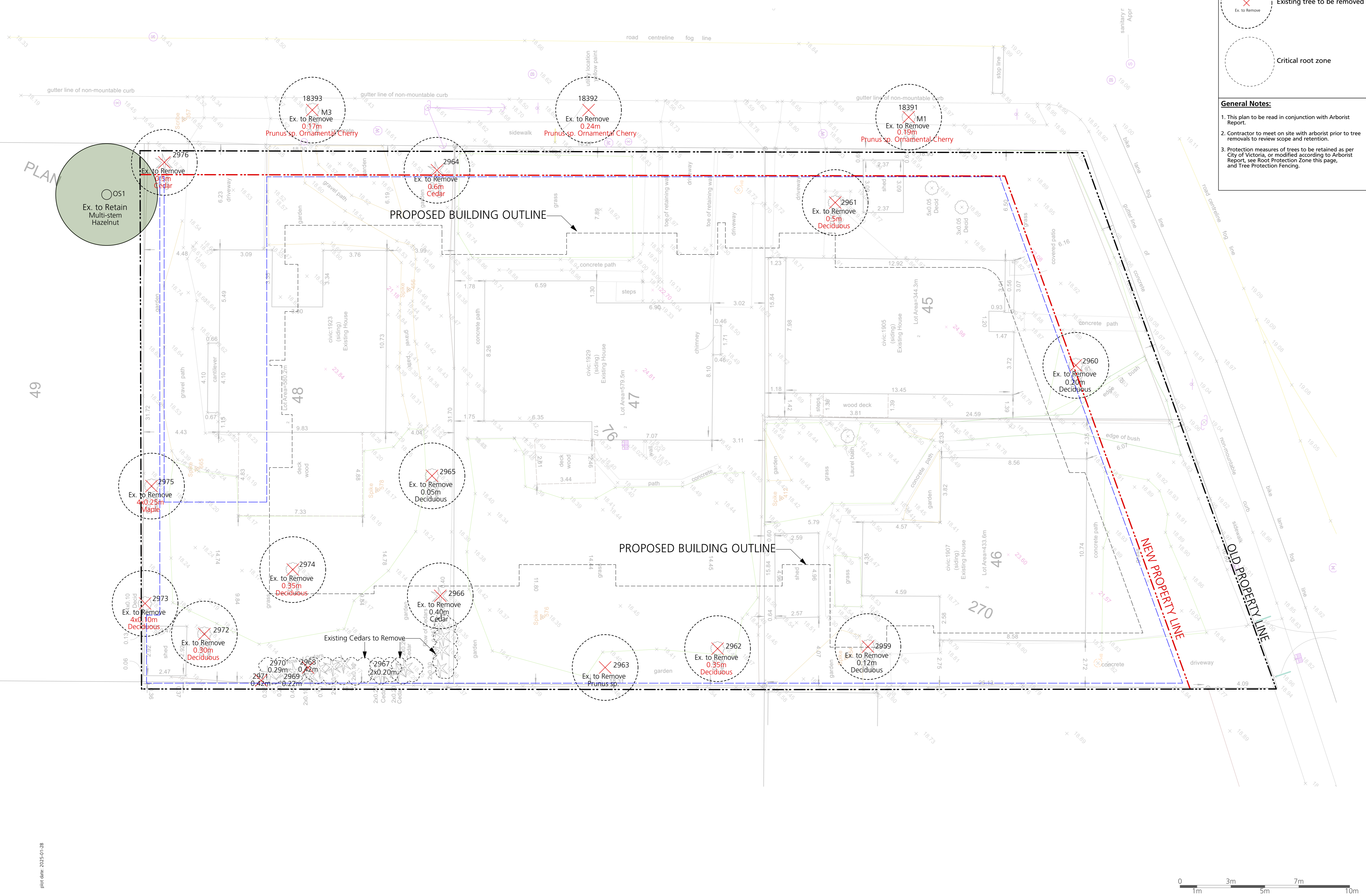
- Existing tree to be retained
- Existing tree to be removed
- Critical root zone

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

No.	Description	Date
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Client:


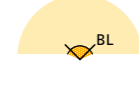

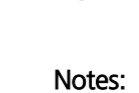
Project Title:
FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:
Tree Management Plan

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

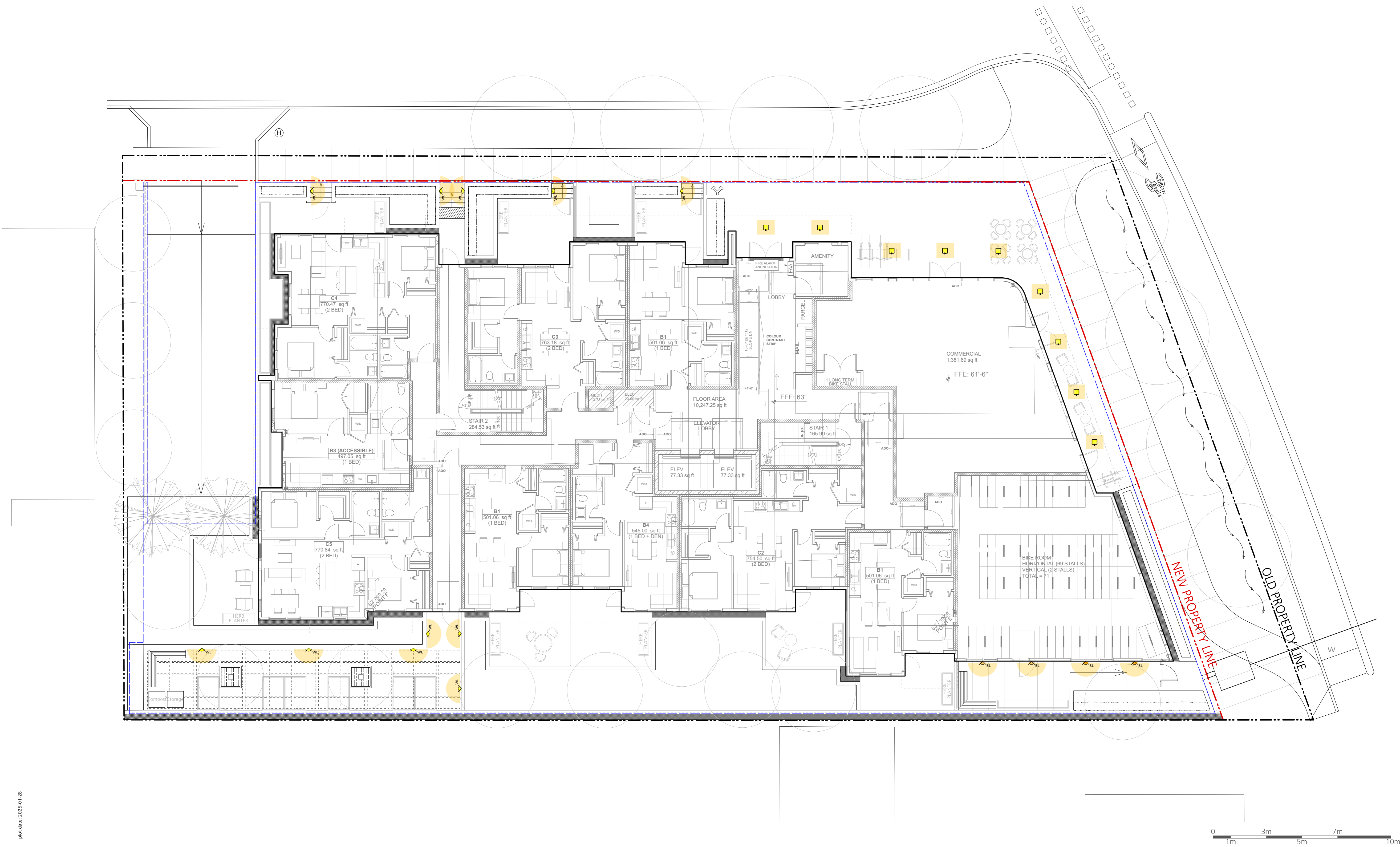


LIGHTING LEGEND

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

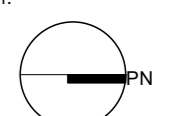


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Client:
THREE SHORES

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


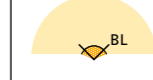


Drawing Title:
Landscape Lighting Plan Level 1

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
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7	Re-issued for Development Permit	2024/11/07
8	Re-issued for Development Permit	2025/01/28

DAVIE STREET

FORT STREET

ADJACENT PROPERTY

ADJACENT PROPERTY

NEW PROPERTY LINE

OLD PROPERTY LINE

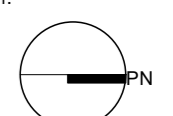
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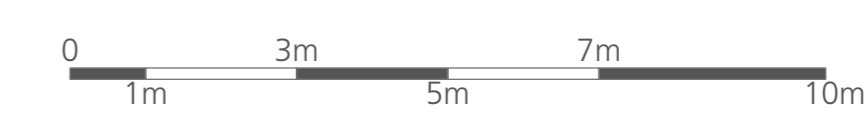
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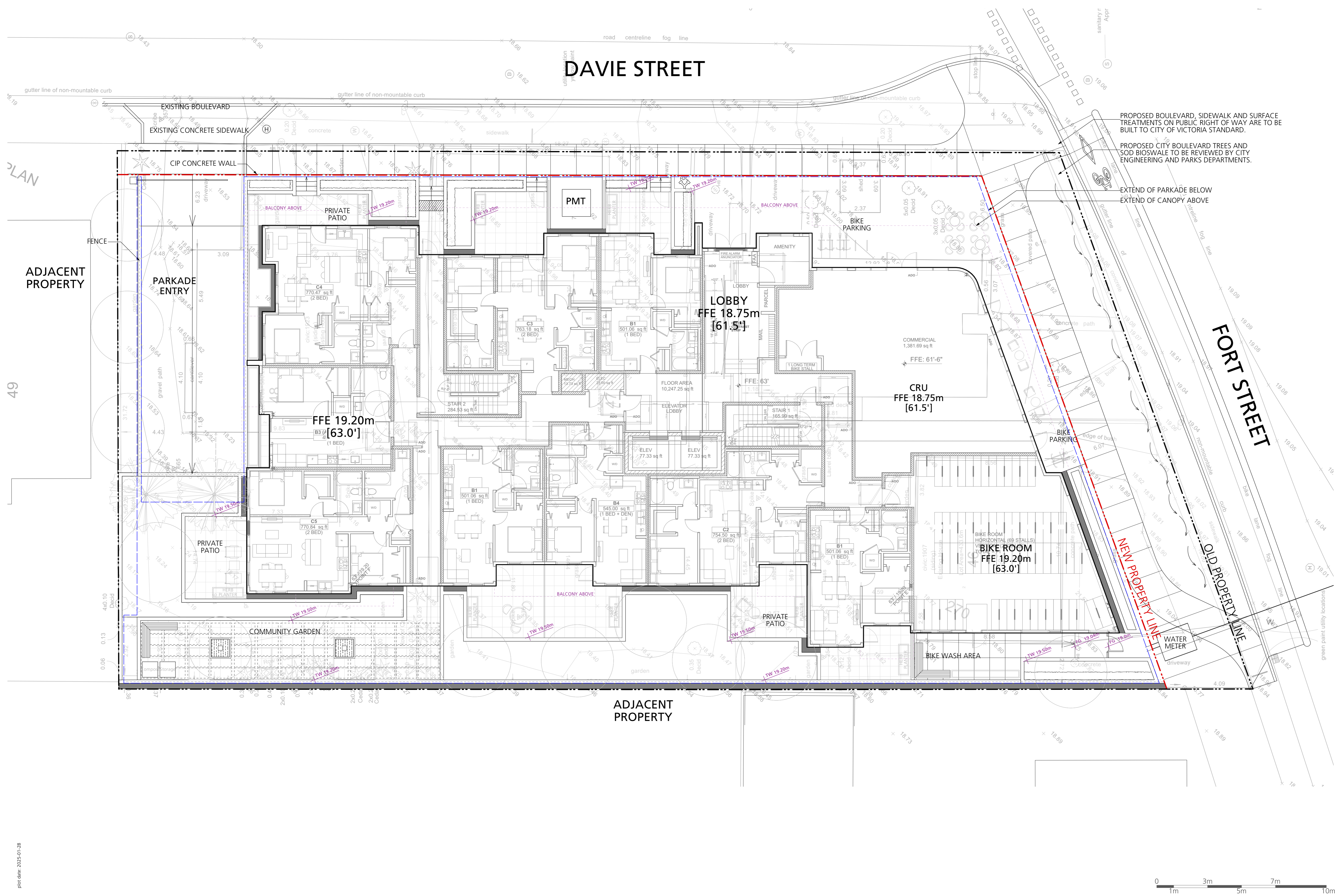


Project Title:
FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:
**Landscape Lighting Plan
Level 5**

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





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

Issues No.	Description	Date
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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: **1:100** Job No.: **22-082**

Sheet No.: **L2.0**

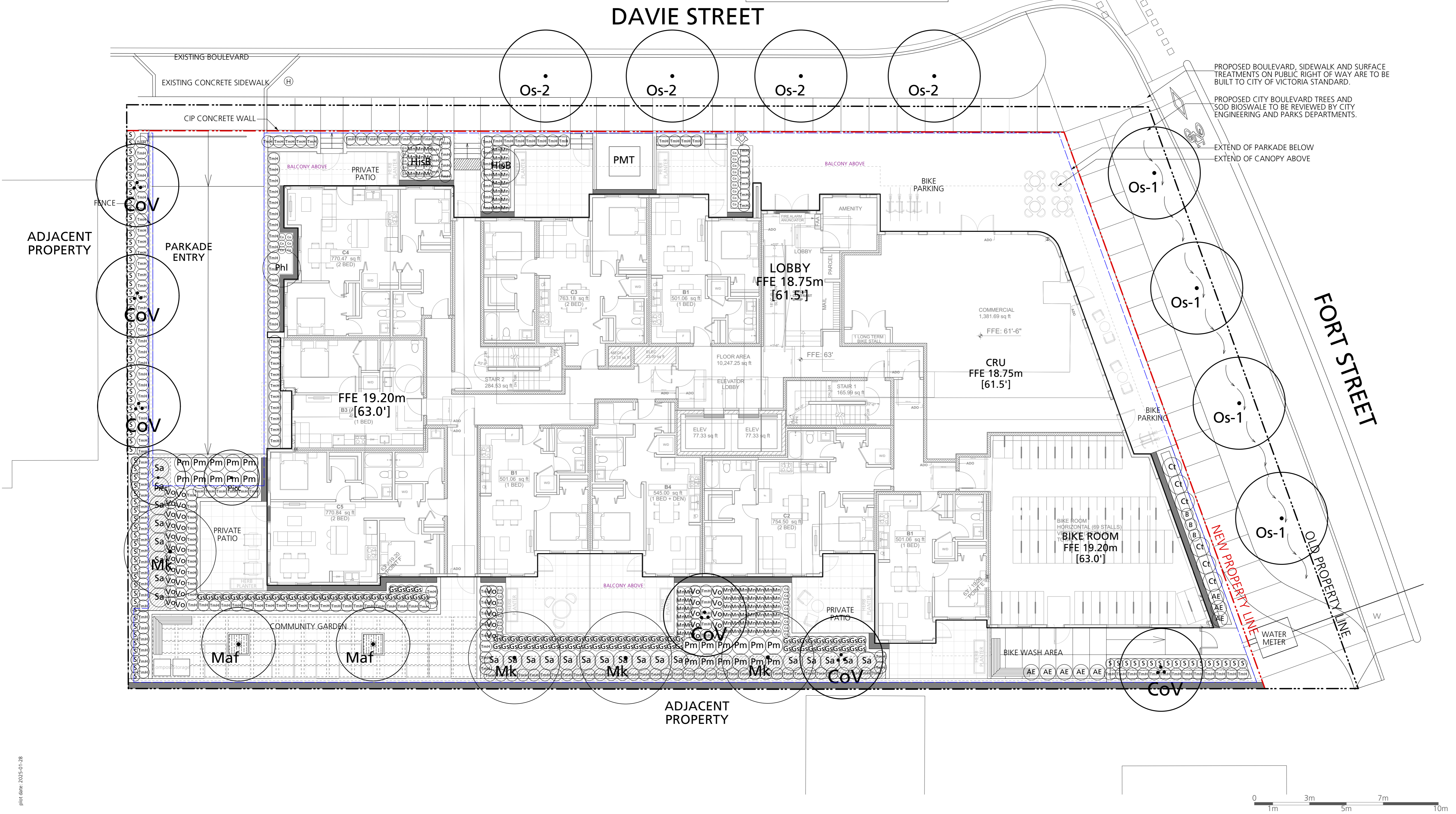
- GENERAL NOTES:**
- All on-site planting areas to be irrigated with a high efficiency drip irrigation system.
 - Replacement trees must be planted:
 - At least 2.0m away from a building foundation wall,
 - At least 1.0m away from any property line of a lot, above and underground utility, driveway or 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/CNSLA "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.
 - 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
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	as per City of Victoria standards
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
Shrubs					
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
CT	6	Choisya ternata	Mexican Orange	#3 pot	pollinator friendly
Gs	106	Gaultheria shallon	Salei	#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
Groundcovers, Vines, Ferns, Perennials and Grasses					
Pa	32	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#1 pot	
Pm	22	Polystichum munitum	Western Sword Fern	#1 pot	native
Co	36	—	Sedge	#1 pot	

Issues

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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

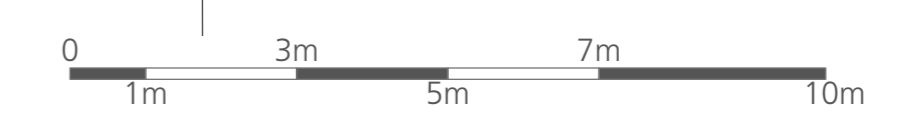
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Project Title:
FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:
Planting Plan Level 1

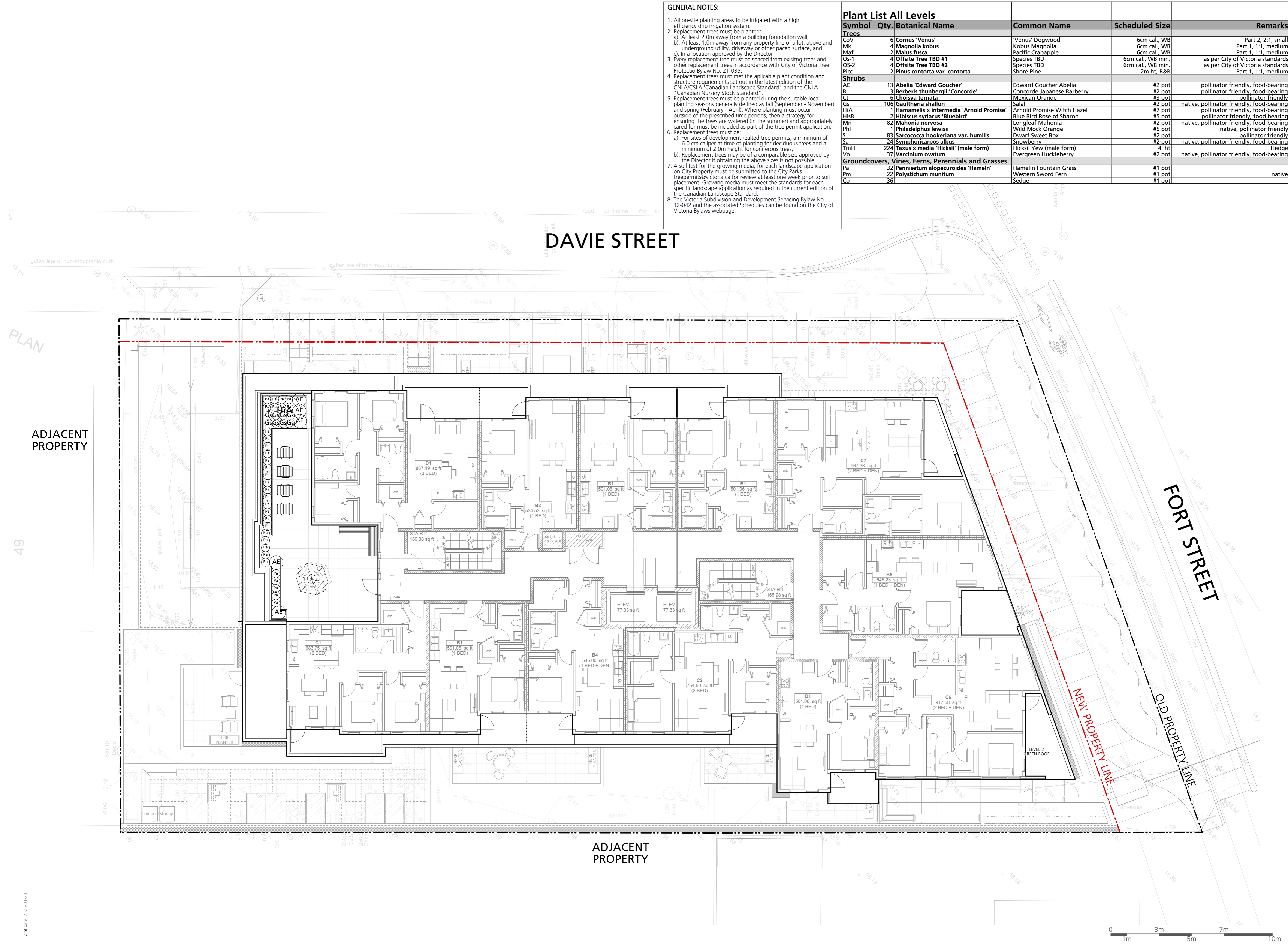
Project North: Drawn By: **MH**
Checked By: **MP**
Scale: **1:100** Job No.: **22-082**
Sheet No.:



- 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.
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 - Replacement trees must be:
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Plant List All Levels					
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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
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Groundcovers, Vines, Ferns, Perennials and Grasses					
Pa	32	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#1 pot	
Pm	22	Polystichum munitum	Western Sword Fern	#1 pot	native
Co	36	—	Sedge	#1 pot	

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



DAVIE STREET

FORT STREET

ADJACENT PROPERTY

ADJACENT PROPERTY

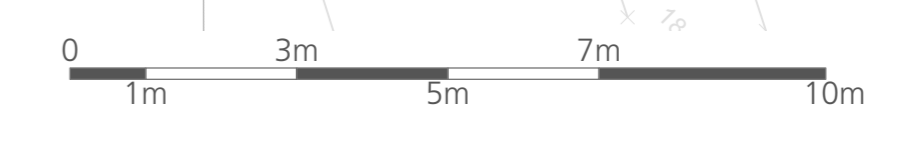
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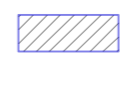



Project Title:
FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:
Planting Plan Level 5

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



IRRIGATION LEGEND

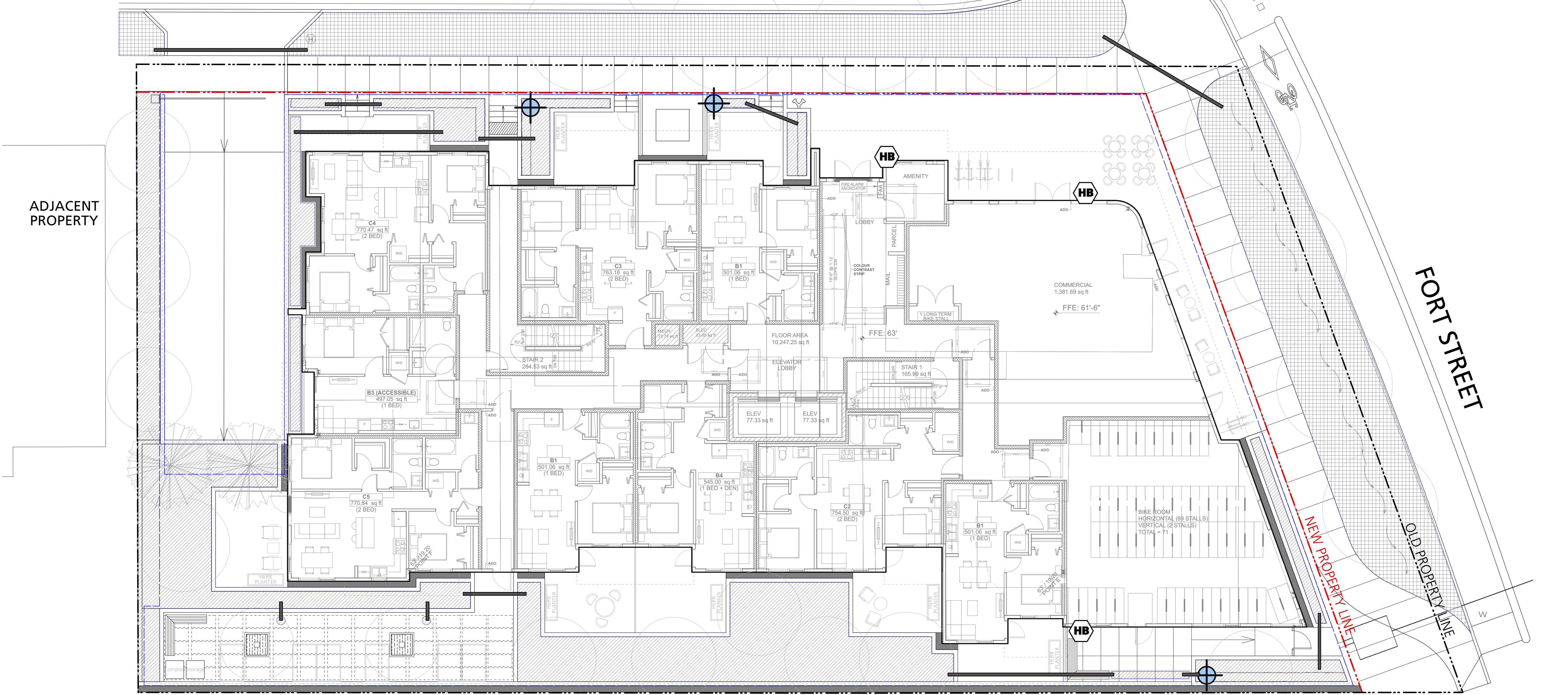
-  Offsite Shrub Zone
To be Coordinated at BP
-  Shrub Zone
Use Rammed Sprayheads, Valves and Drip-line,
To be Coordinated at BP
-  Sleeve Location
2" Diameter Sleeve
To be Coordinated at BP
-  Stubout Location
To be Coordinated at BP
-  Proposed Hose Bb
To be Coordinated at BP

- 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	2023/10/14
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

DAVIE STREET



ADJACENT PROPERTY

FORT STREET

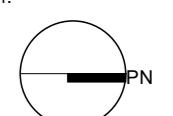
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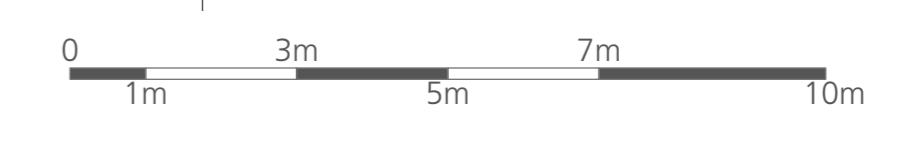
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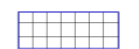




Project Title:
FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

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
To be Coordinated at BP
-  Shrub Zone
Use Rainbird Sprayheads, Valves and Drip-line,
See Notes
To be Coordinated at BP
-  Sleeve Location
2" Diameter Sleeve
To be Coordinated at BP
-  Stubout Location
To be Coordinated at BP
-  Proposed Hose Bib
To be Coordinated at BP

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7	Re-issued for Development Permit	2024/11/07
8	Re-issued for Development Permit	2025/01/28

DAVIE STREET

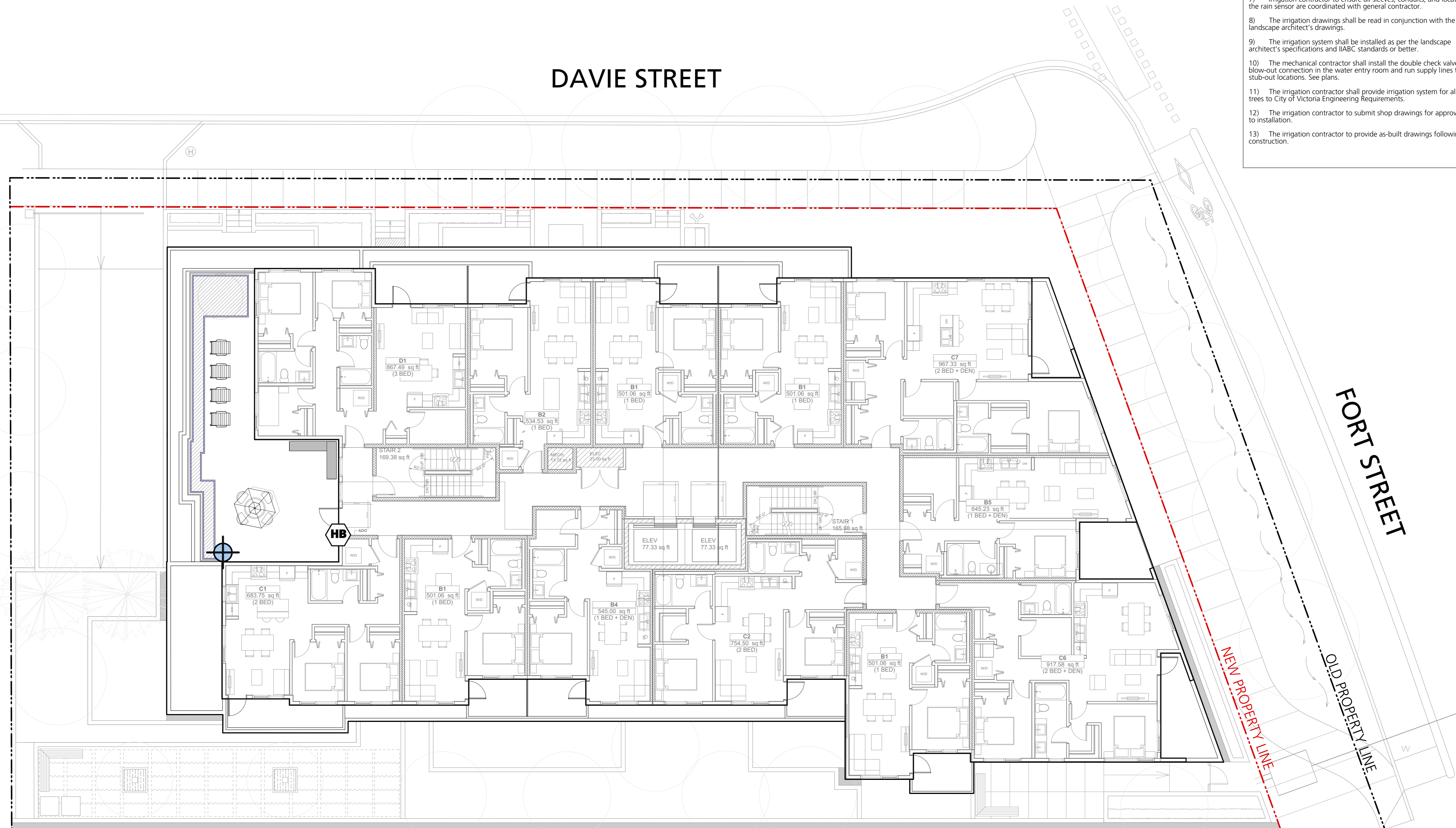
FORT STREET

ADJACENT PROPERTY

ADJACENT PROPERTY

NEW PROPERTY LINE

OLD PROPERTY LINE



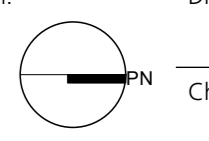
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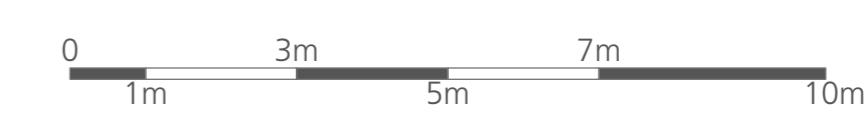
Client:



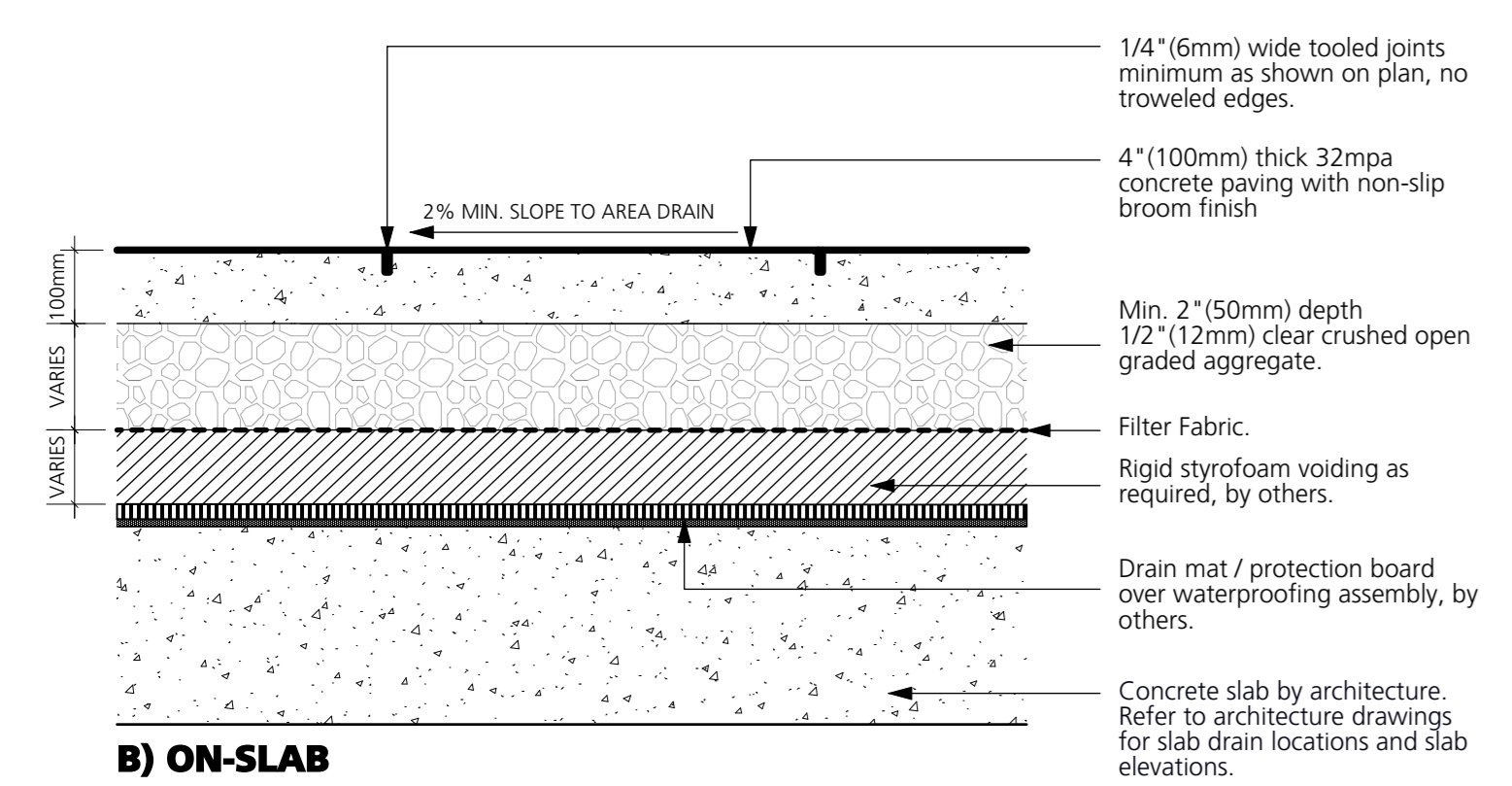
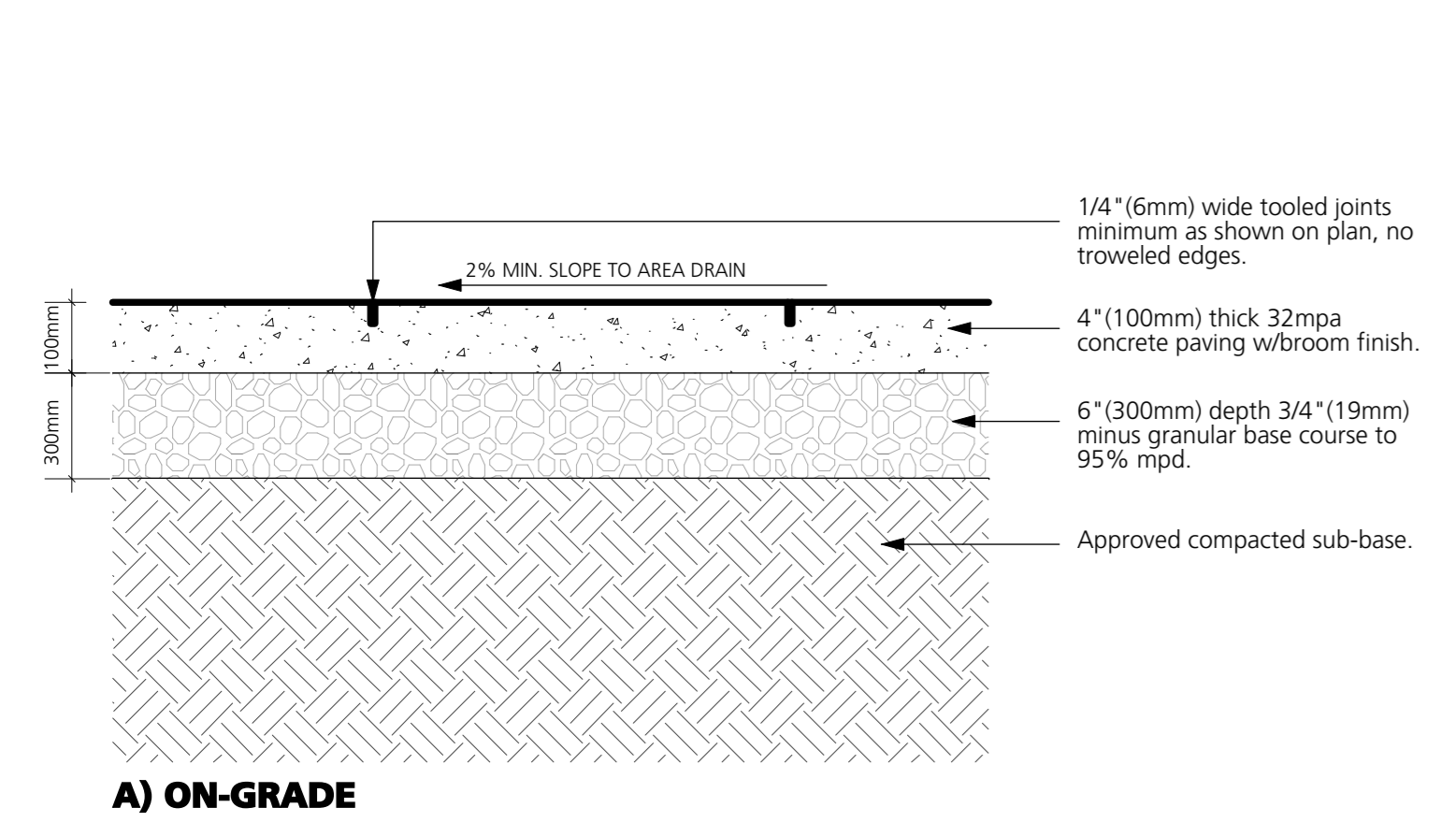
Project Title:
FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:
**Irrigation Plan
Upper Levels**

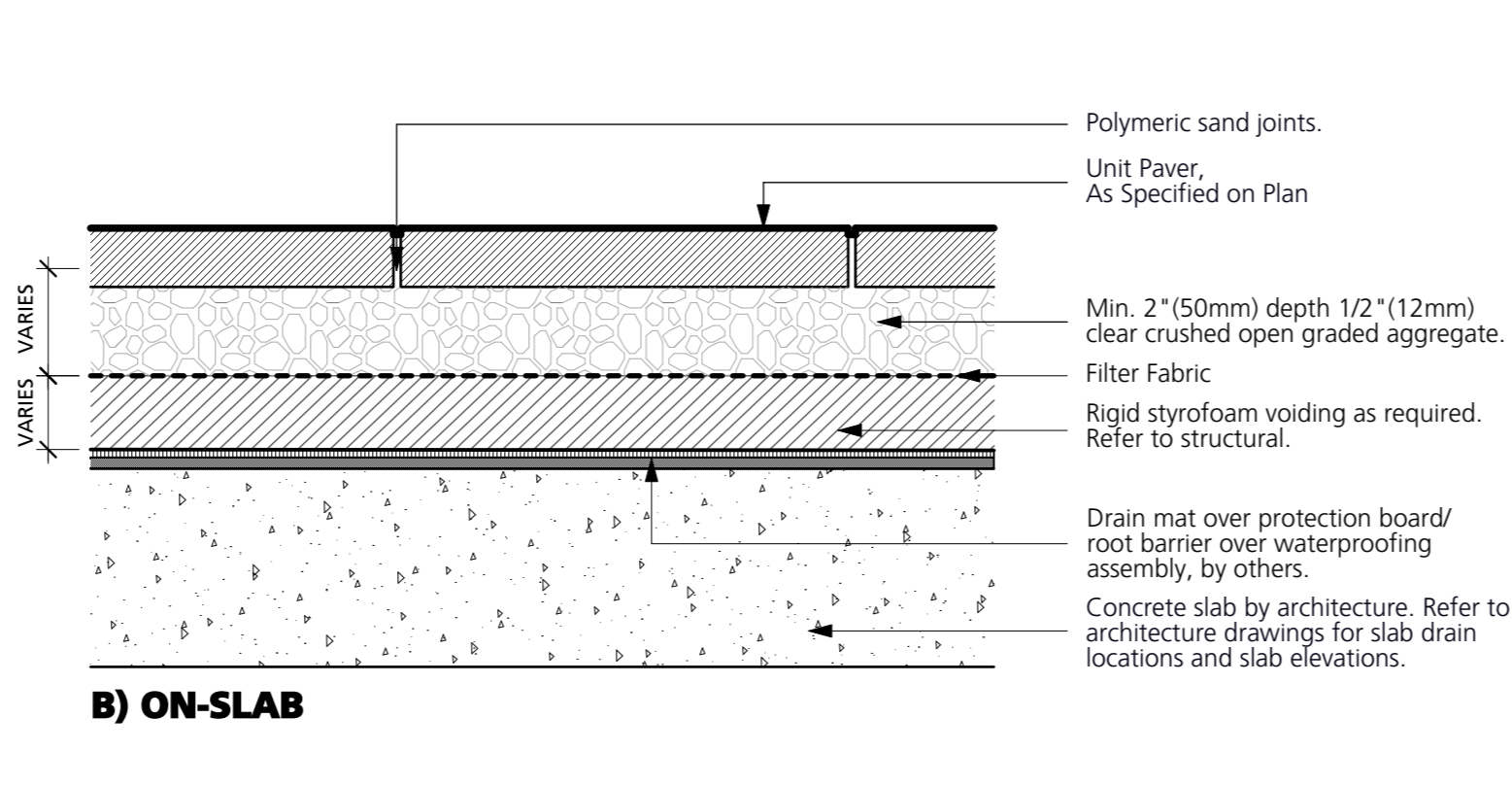
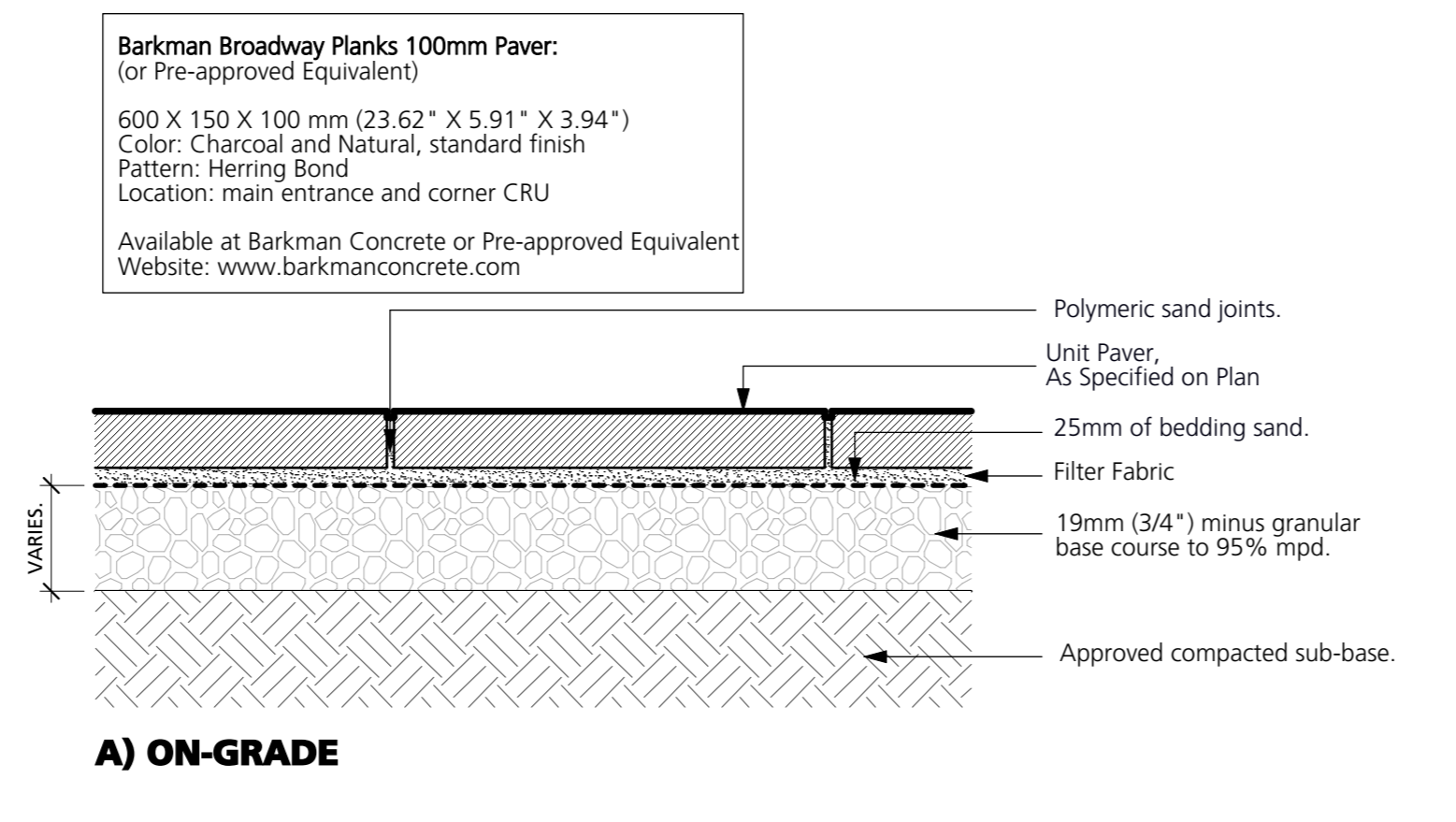
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Checked By: **MP**
Scale: **1:100** Job No.: **22-082**
Sheet No.:



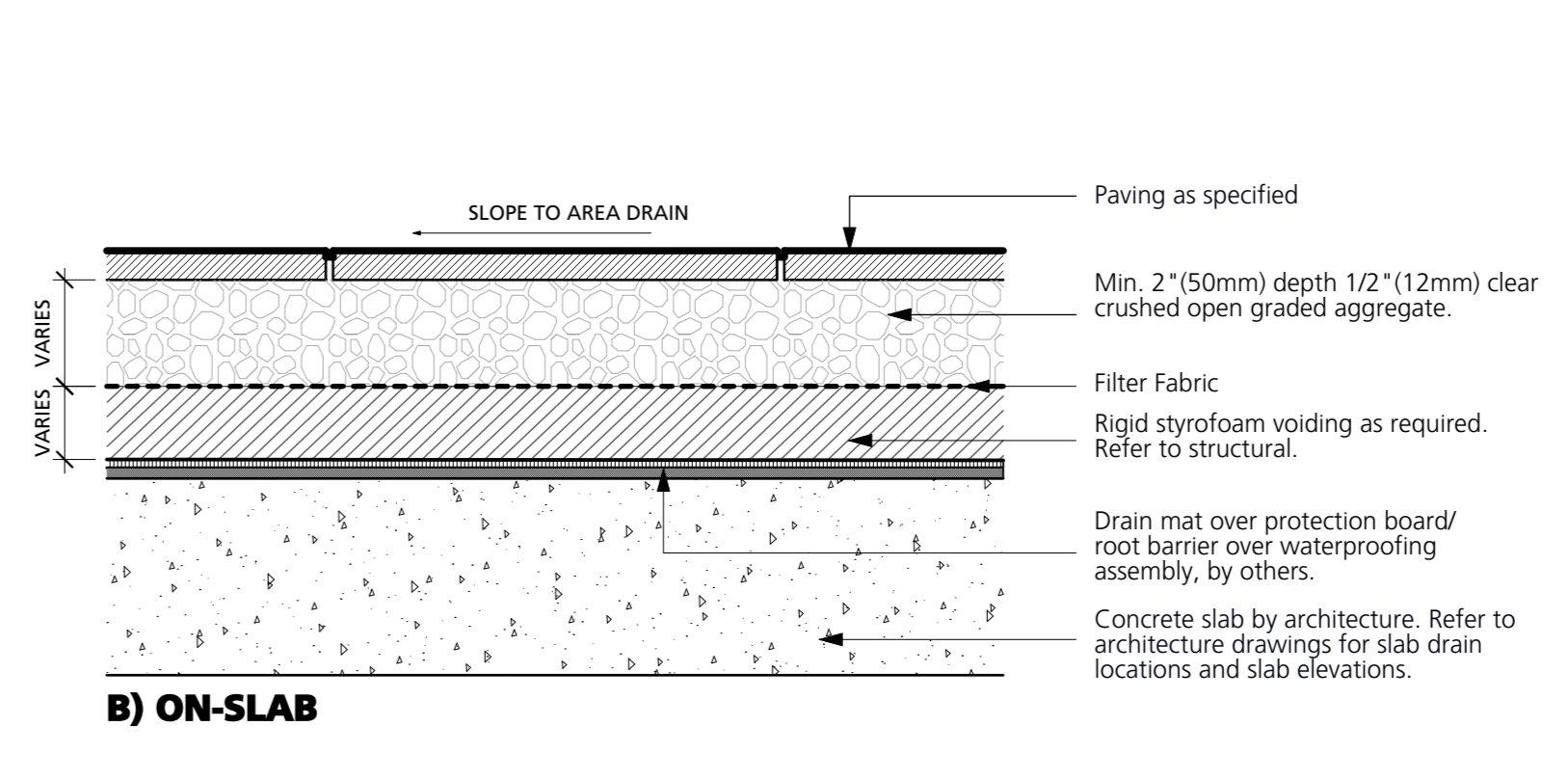
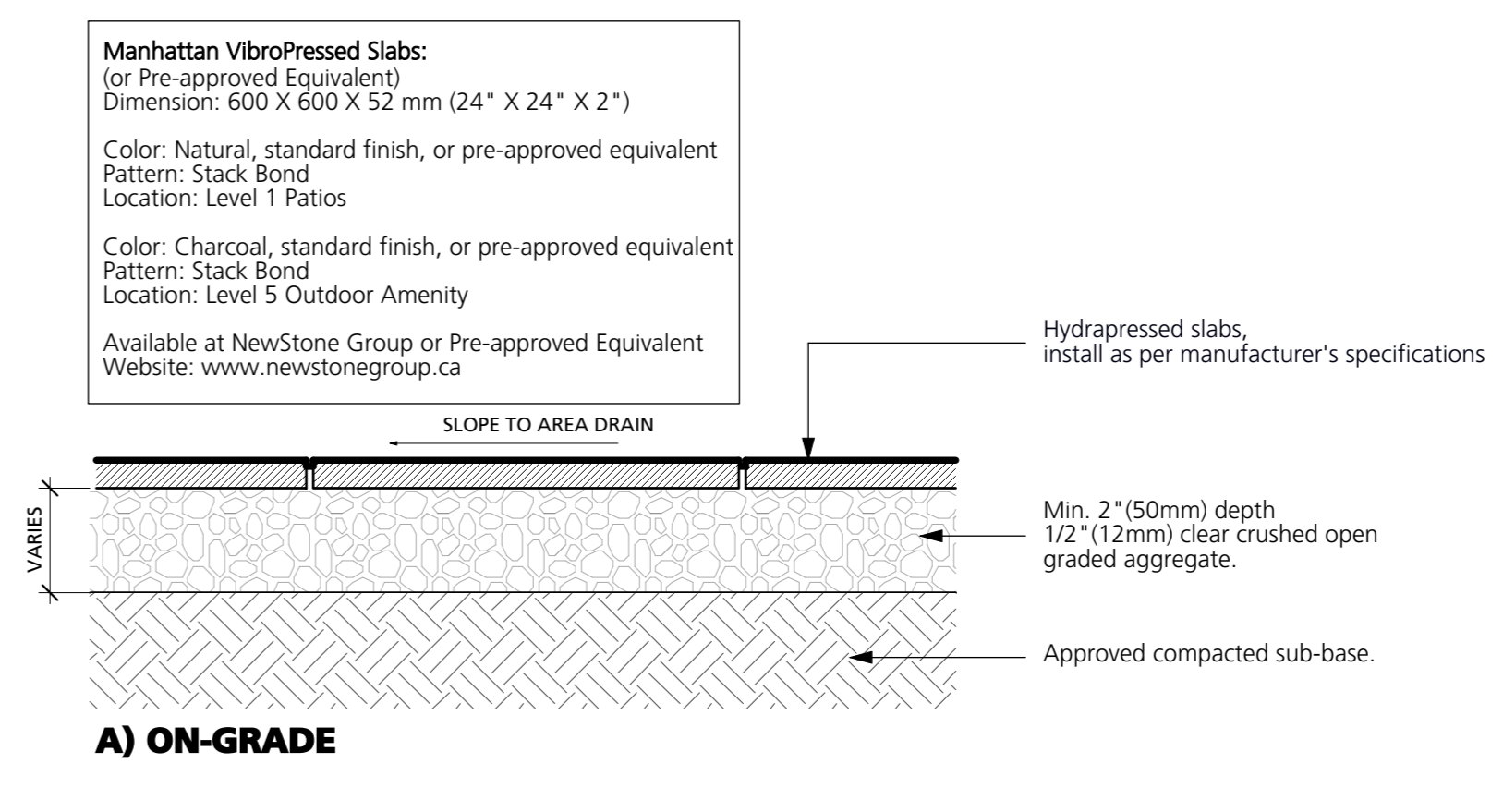
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8	Re-issued for Development Permit	2025/01/28



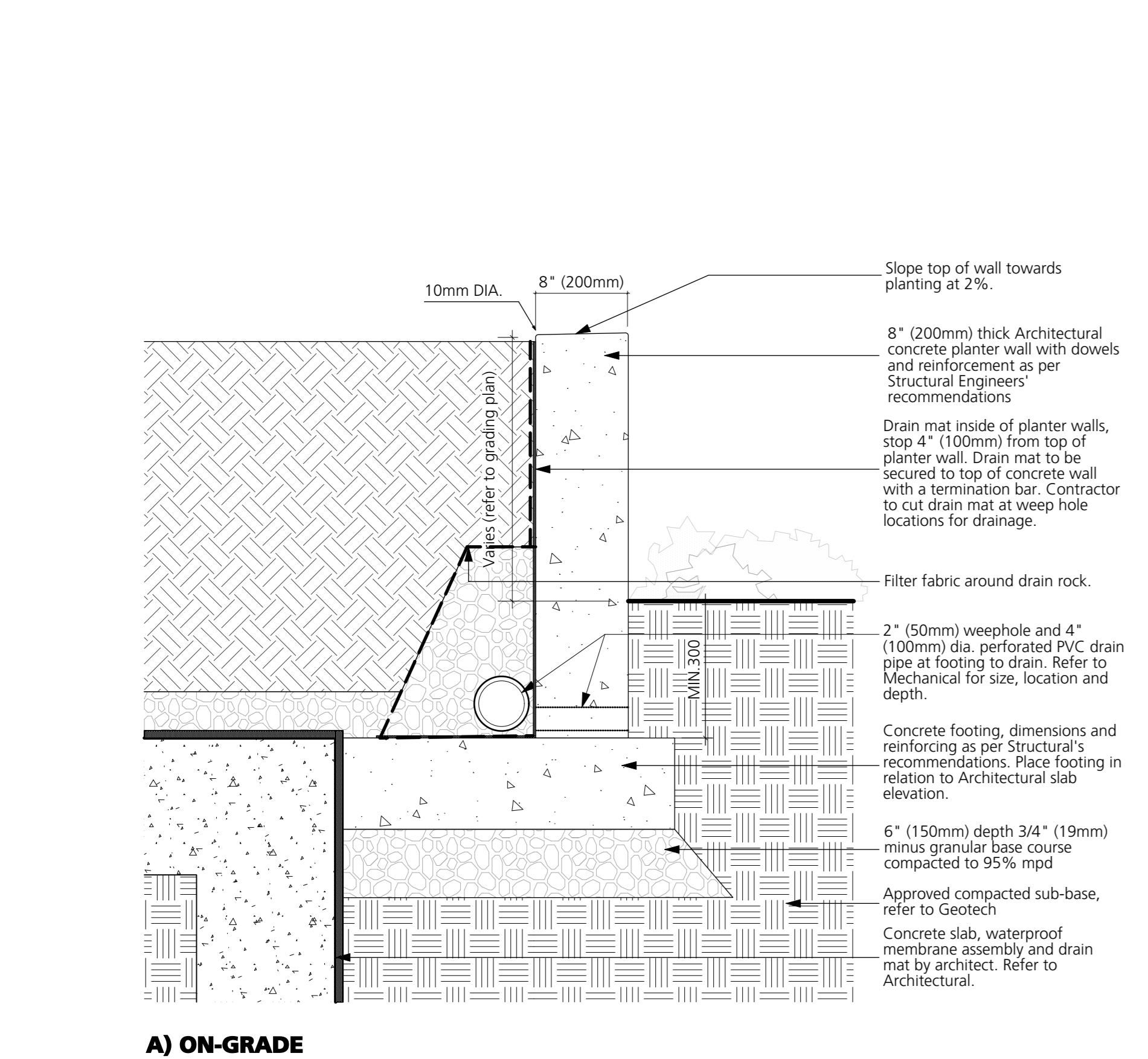
1 CIP Concrete Paving
1:10



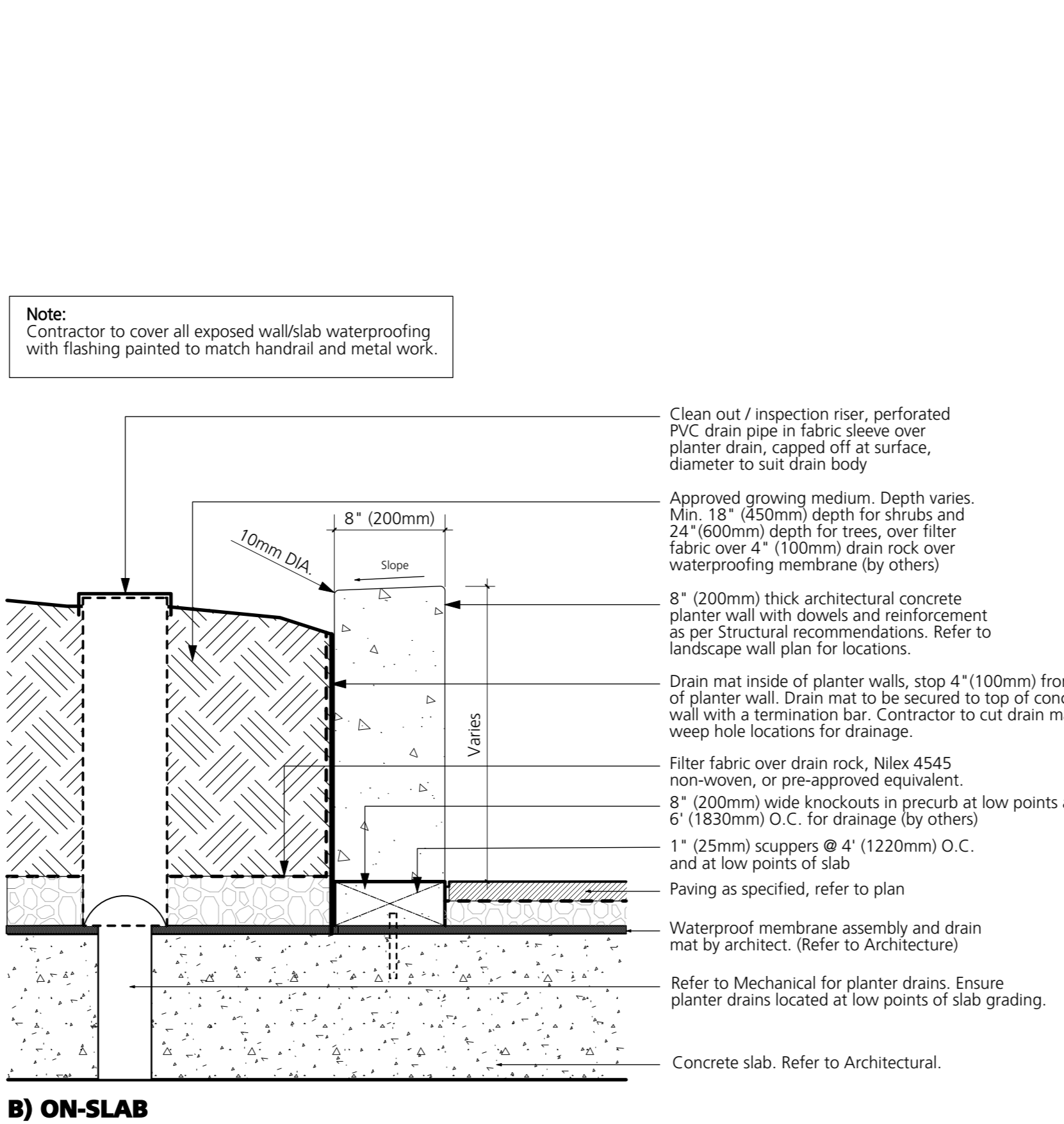
2 Unit Paving
1:10



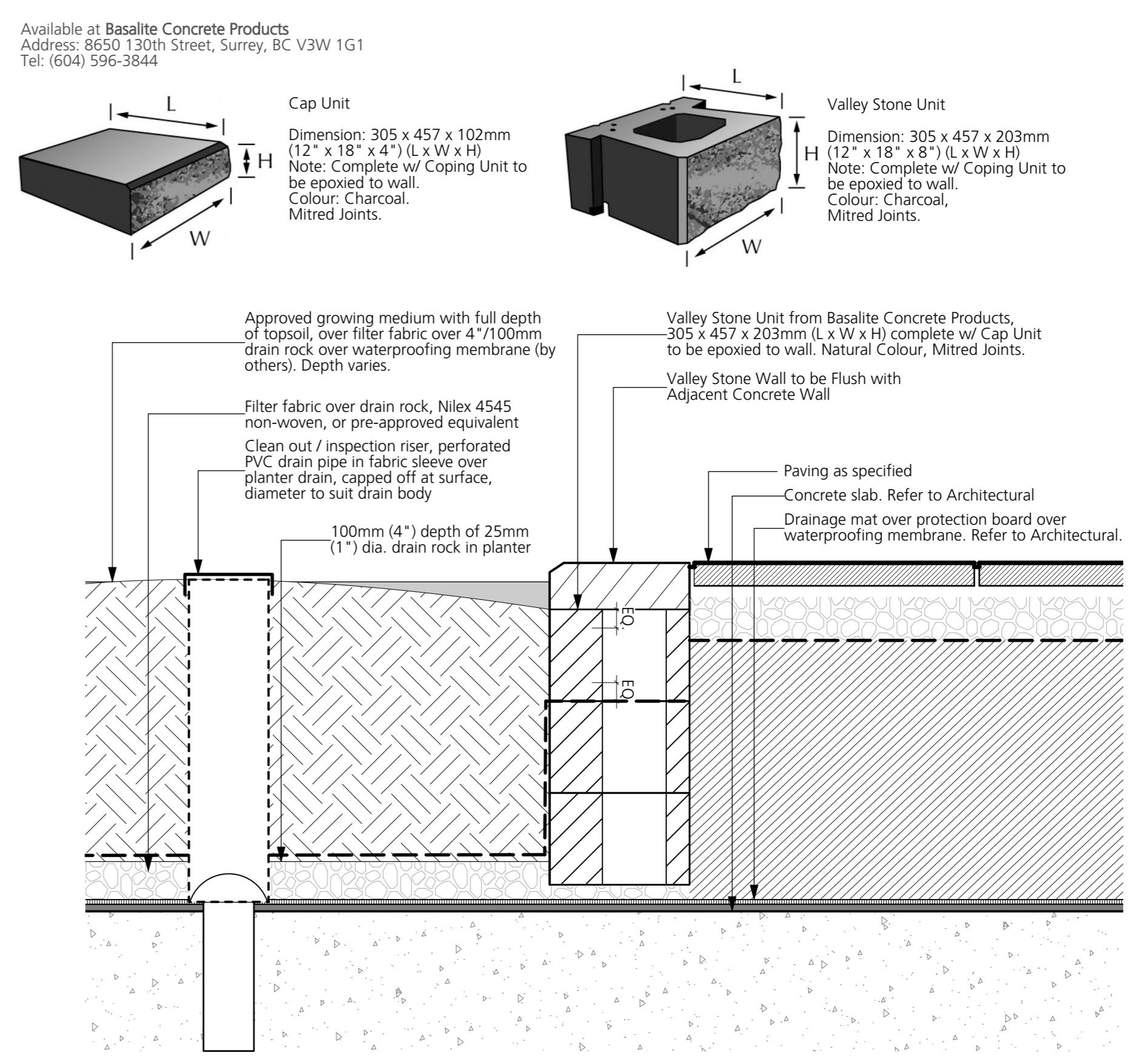
3 Hydrapressed Slab
1:10



4 CIP Concrete Planter Wall
1:10



4 CIP Concrete Planter Wall
1:10



5 Landscape Block Wall
1:10

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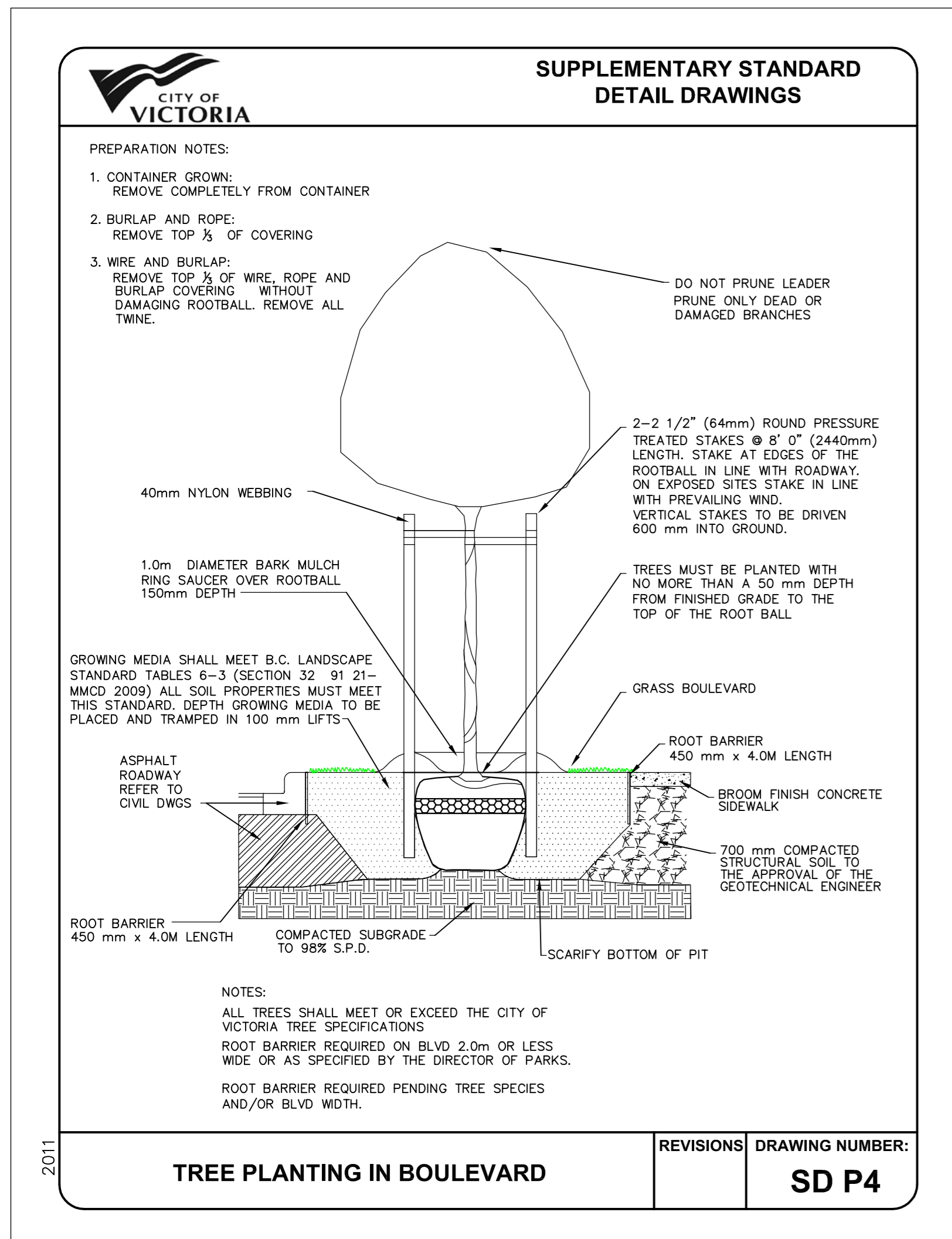


Project Title:
FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:
Landscape Details

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

Issues No.	Description	Date
1	Issued for CALUC	2023/10/14
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15 Tree Planting at Boulevard (as per City of Victoria Standards)
NTS

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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.:

IMPACT MITIGATION

Tree Protection Barrier: The areas, surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing (see Appendix A for municipal barrier specifications). Where possible, the fencing should be erected at the perimeter of the critical root zone. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Arborist Supervision: All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any severed or severely damaged roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. In particular, the following activities should be completed under the direction of the project arborist:

- Any excavations or additions of fill within the CRZs of protected trees to be retained.

Methods to Avoid Soil Compaction: In areas where construction traffic must encroach into the critical root zones of trees, the following methods should be used to avoid soil compaction. This can be achieved by one of the following methods: to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

- Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
- Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
- Placing two layers of 19mm plywood.
- Placing steel plates.

Demolition of the Existing Buildings: The demolition of the existing houses, driveways, and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

Paved Surfaces Above Tree Roots: If the new paved surfaces within the CRZ of tree to be retained require excavation down to bearing soil and roots are encountered in this area, this could impact their health and structural stability. If tree retention is desired, a raised and permeable paved surface should be constructed in the areas within the critical root zone of the trees. The "paved surfaces above root systems" diagram and specifications is attached.

The objective is to avoid root loss and to instead raise the paved surface and its base layer above the roots. This may result in the grade of the paved surface being raised above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area.

To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

Mulching: Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic. Blasting: Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

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Scaffolding: This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see "Minimizing Soil Compaction" section).

Landscaping and Irrigation Systems: The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising any excavation within the critical root zones of trees to be retained
- Reviewing and advising of any pruning requirements for machine clearances

Review and site meeting: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

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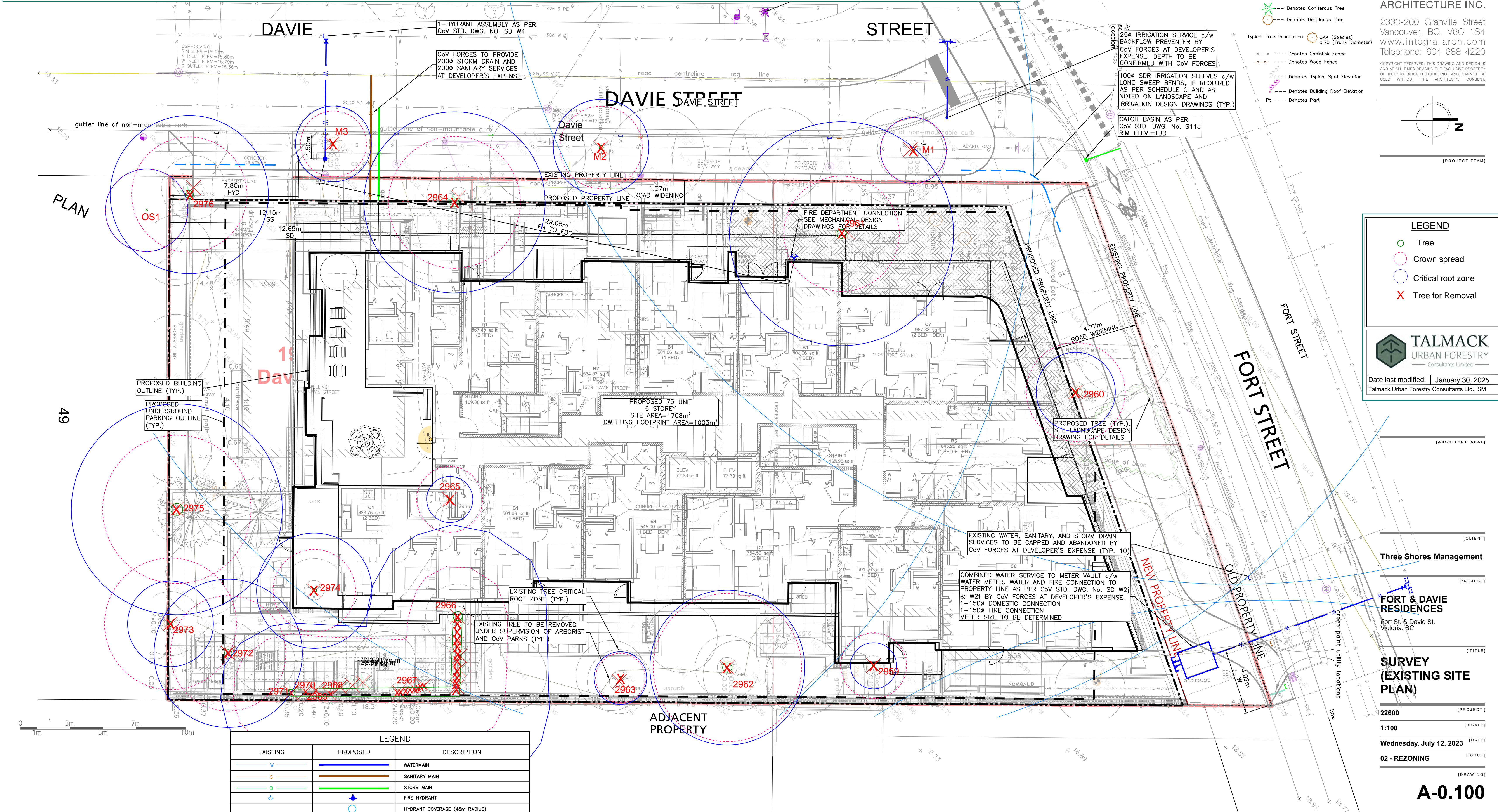
- LEGEND**
- Denotes Standard Iron Post Found
 - Denotes Traverse Station Found
 - Denotes Traverse Station Placed
 - Denotes Sewer Manhole
 - Denotes Drain Manhole
 - Denotes Water Service
 - Denotes Catch Basin
 - Denotes Street Sign
 - Denotes Utility Pole
 - Denotes Utility Pole Anchor
 - Denotes Cleanout
 - Denotes Hydro Service
 - Denotes Hydrant
 - Denotes Water Valve Box
 - Denotes Geospecific Bore Hole
 - Denotes Coniferous Tree
 - Denotes Deciduous Tree
 - Denotes Chainlink Fence
 - Denotes Wood Fence
 - Denotes Typical Spot Elevation
 - Denotes Building Roof Elevation
 - Denotes Part
- Typical Tree Description: OAK (Species) 0.70 (Trunk Diameter)

Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

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[PROJECT TEAM]



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		WATER MAIN
		SANITARY MAIN
		STORM MAIN
		FIRE HYDRANT
		HYDRANT COVERAGE (45m RADIUS)

LEGEND

- Tree
- Crown spread
- Critical root zone
- Tree for Removal

TALMACK
URBAN FORESTRY
Consultants Limited

Date last modified: January 30, 2025
Talmack Urban Forestry Consultants Ltd., SM

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

SURVEY (EXISTING SITE PLAN)

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Wednesday, July 12, 2023

[ISSUE]

02 - REZONING

[DRAWING]

A-0.100

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	YES NO	YES 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

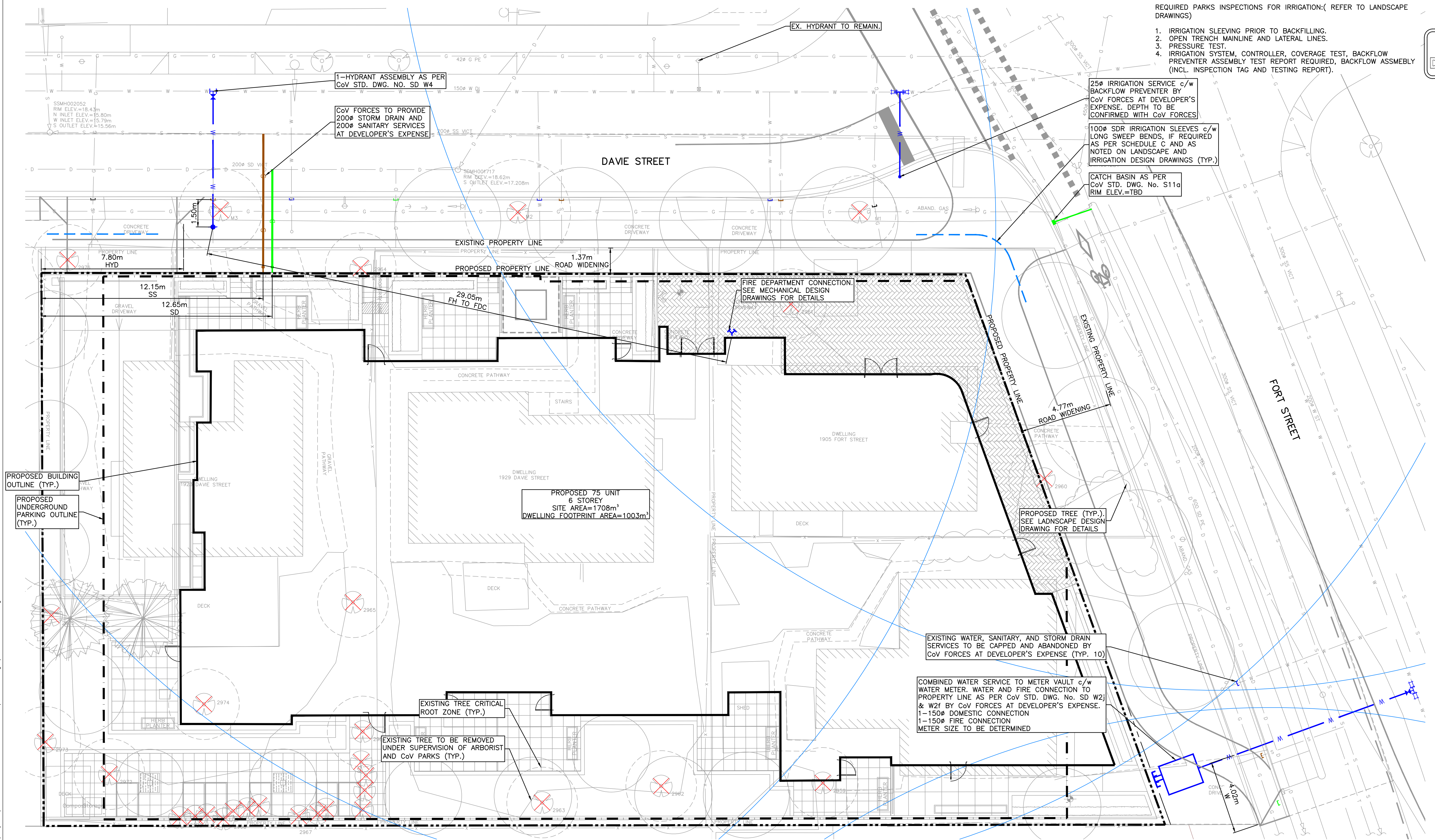
ISSUES		
No.	DATE	ISSUED FOR
1	2023.12.21	DEVELOPMENT PERMIT
2	2024.05.02	DP REVIEW
3	2024.11.07	DP RESUBMISSION
4	2024.01.28	DP RESUBMISSION 2

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).

ISSUED FOR DEVELOPMENT PERMIT

1:100 0 2 6m



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

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

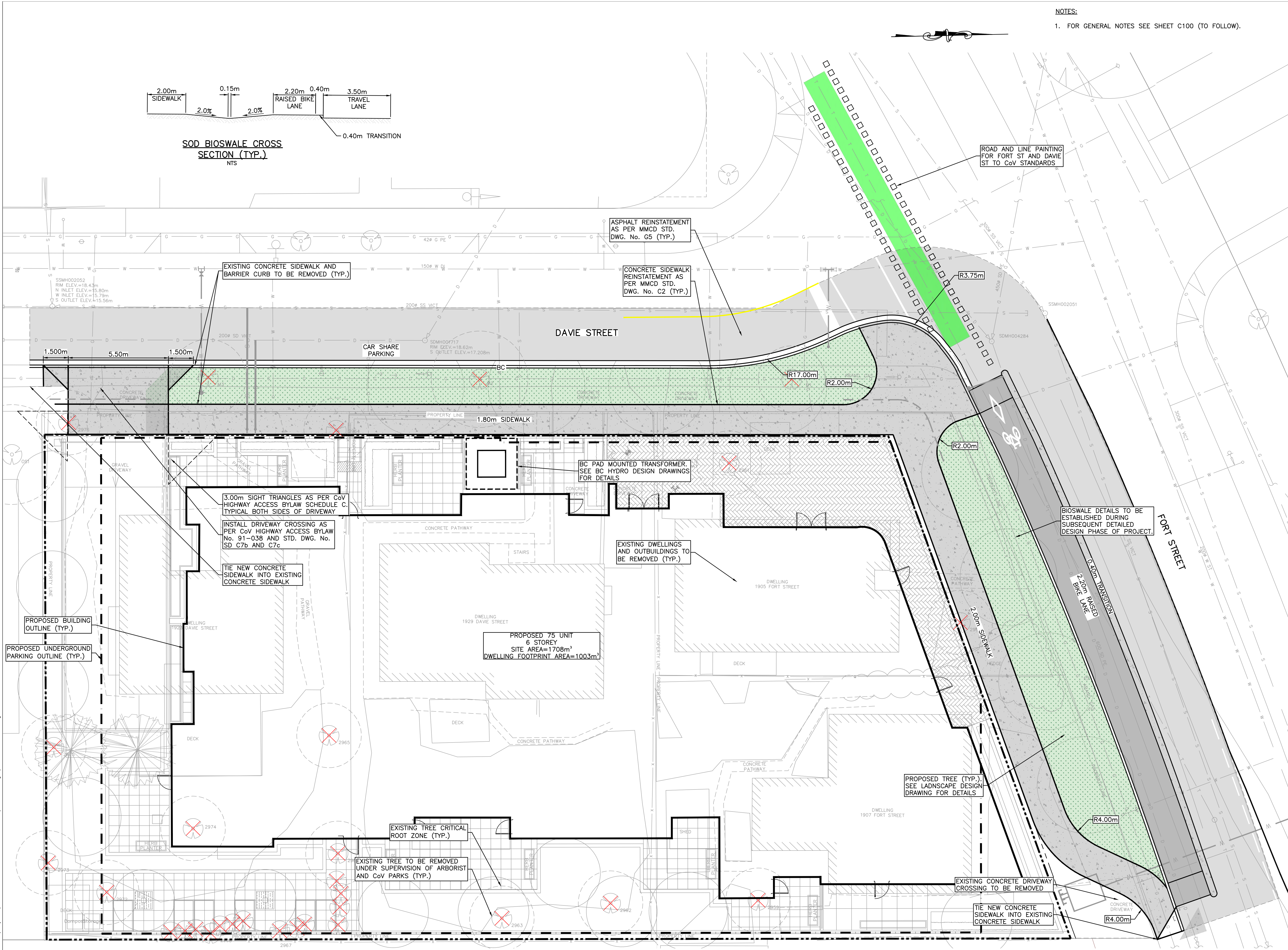
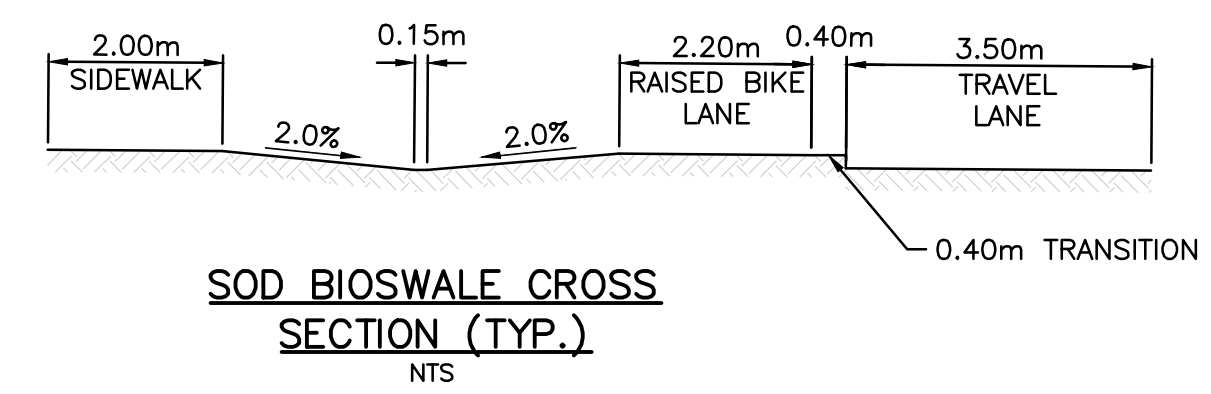
SITE SERVICING CONCEPT PLAN

DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED MDZ	
DRAFTING REVIEW SAC	
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SCALE H: AS NOTED V: AS NOTED	PERMIT No.
HEL DRAWING No. C200	REVISION 2 OF 1 3

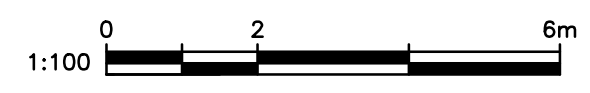
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NOTES:
1. FOR GENERAL NOTES SEE SHEET C100 (TO FOLLOW).

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



ISSUED FOR
DEVELOPMENT PERMIT



FORT AND DAVIE RESIDENCES
CIVIL WORKS
VICTORIA, BC
THREE SHORES MANAGEMENT

HEROLD ENGINEERING
Unit 600-1112 Fort St, Victoria, BC V8V 3K8
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Email: mail@heroldengineering.com

GRADING AND
SURFACE WORKS PLAN

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

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

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION