



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	



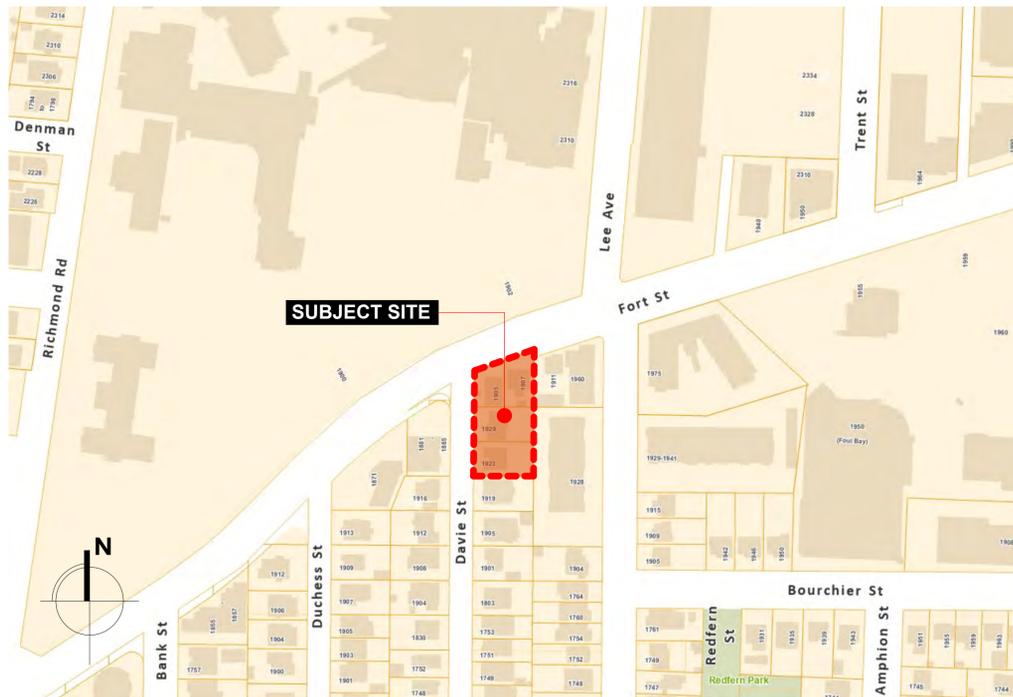
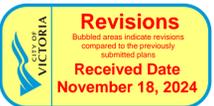
Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



CONTACT LIST

Client	Three Shores Development 2919 Allamont Crescent West Vancouver, BC V7V 3B9	Barry Savage	604.505.8818	bsavage@threeshoresdevelopment.com
Architectural	Integra Architecture Inc. 2330-400 Granville Street Vancouver BC, V6C 1S4	Rhys Leitch Steve Watt Justin Jiongco	604.688.4220	rhysl@integra-arch.com stevew@integra-arch.com justinj@integra-arch.com
Project Manager				
Site				
Structural	Herold Engineering Unit 600-1112 Fort Street Victoria, BC V8V 3K8	Kate Ulmer	250.590.4875	KUlmer@heroldengineering.com
Mechanical	Avalon Mechanical 300-1245 Esquimalt Road Victoria, BC V9A 3P2	Jon Edgell	250.940.2975	jedgell@avalonmechanical.com
Electrical	Nemetz (S/A) & Associates Ltd. 2009 West 4 th Avenue Vancouver, BC V6J 1N3	Gary Geissinger Homer Sapitula Carlos Molina	604.736.6562	gary@nemetz.com homer@nemetz.com carlos@nemetz.com
Geotechnical	Ryzuk Geotechnical #6-40 Cadillac Avenue Victoria, BC V8Z 1T2	Matt Mueller Jim Lahaie	250.475.3131	matt@ryzuk.com jim@ryzuk.com
Envelope	Herold Engineering Unit 600-1112 Fort Street Victoria, BC V8V 3K8	Jason McKenzie	250.590.4875	JMcKenzie@heroldengineering.com
Civil				
Landscape	Perry + Associates 112 East Broadway Vancouver, BC V5T 1V9	Michael Patterson	604.738.4118	mp@perryandassociates.ca
Code	Celerity Engineering Suite 100, 535 W 10 th Ave. Vancouver BC V5Z 1K9	Stefan Germann	604.375.0437	sgermann@celerity.ca
Interior Designer				
Energy Model	Herold Engineering Unit 600-1112 Fort Street Victoria, BC V8V 3K8	Emilie Wong	250.590.4875	EWong@heroldengineering.com
Transportation	IBI Group 700-1285 W Pender Street Vancouver, BC V6E 4B1	Mladen Pecanac	604.683.8797x 67023	Mladen.pecanac@ibigroup.com

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

COVER PAGE

[PROJECT]

22600

[SCALE]

Thursday, November 7, 2024

COORDINATION

[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: 07-Nov-24
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
OCPLAND 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	59,529 sq.ft.	5,530.3 m2	
Total Proposed Exclusions	2,714 sq.ft.	252.2 m2	
Proposed FSR (Gross site area)	2.72	56,814 sq.ft.	5,278.2 m2
Proposed FSR (Net site area)	3.09	56,814 sq.ft.	5,278.2 m2

Max. Site Coverage			
Lot Coverage (Gross site area)	56%	11,666 sq.ft.	1,083.78 m2
Lot Coverage (Net site area)	63%	11,666 sq.ft.	1,083.78 m2
Open Site Space (Gross site area)	44%	9,192 sq.ft.	853.96 m2
Open Site Space (Net site area)	50%	6,708 sq.ft.	623.19 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							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	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		1,099.68						1,099.68 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	1,361.65	271.52	271.52	271.52	269.13	269.13	2,714.47 sq.ft.

Gross Floor Area	Commercial	Unit Area	Common Area	Total GFA	Efficiency L1 - L6
Parkade				0.0 sq.ft.	- m2
Gross Area - 1st Floor	1,483.63 sq.ft.	4,602.15 sq.ft.	4,161.47 sq.ft.	10,247.25 sq.ft.	952 m2 59.4%
Gross Area - 2nd Floor		7,344.10 sq.ft.	2,897.59 sq.ft.	10,241.69 sq.ft.	951 m2 71.7%
Gross Area - 3rd Floor		7,344.10 sq.ft.	2,897.59 sq.ft.	10,241.69 sq.ft.	951 m2 71.7%
Gross Area - 4th Floor		7,344.10 sq.ft.	2,897.59 sq.ft.	10,241.69 sq.ft.	951 m2 71.7%
Gross Area - 5th Floor		6,441.46 sq.ft.	2,836.71 sq.ft.	9,278.17 sq.ft.	862 m2 69.4%
Gross Area - 6th Floor		6,441.46 sq.ft.	2,836.71 sq.ft.	9,278.17 sq.ft.	862 m2 69.4%
Gross Area - Roof Level					
Total Gross Area	1,484 sq.ft.	39,517 sq.ft.	18,527.66 sq.ft.	59,528.66 sq.ft.	5,530 m2 Overall: 68.9%

Minimum Parking Required @ village/core	3 units @ 0.85 space/unit	485 sqft > X	2.6 spaces
	29 units @ 1.00 space/unit	485 sqft < X > 754 sqft	29.0 spaces
	11 units @ 1.30 space/unit	X < 754 sqft	14.3 spaces
Minimum Parking Required @ other area	0 units @ 0.70 space/unit	485 sqft > X	0.0 spaces
	16 units @ 0.85 space/unit	485 sqft < X > 754 sqft	13.6 spaces
	16 units @ 1.30 space/unit	X < 754 sqft	20.8 spaces
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	3.1 spaces village/centre
Total Parking Required			91 spaces
Total Parking Provided			33 spaces

Disabled Parking Required:
Disabled Parking Provided: 2 spaces inclusive of required parking

Required Secure Bicycle Parking	3 units @ 1.0 space/unit	485 sqft > X	3 spaces long term
	45 units @ 1.25 space/unit	485 sqft < X > 754 sqft	56 spaces long term
	27 units @ 1.25 space/unit	X < 754 sqft	34 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			8 spaces short term
Provided Secure Bicycle Parking	3 units	30.3 spaces/unit	91 spaces long term

Max Short Term Bicycle Spaces	10%	10% 10 stalls inclusive of secure bike stalls provided
Required short term bicycle parking		8 spaces short term
Provided Short Term Bicycle Parking		8 spaces short term
		99 spaces total bicycle spaces provided

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed
Note 2: All areas are approximate and are for zoning purposes only
Note 3: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls
Note 4: Dedications and setbacks subject to City of Victoria approval
Note 5: 1 Car sharing stall to be on-street.

ZONING EXISTING	PROPOSED	
OCPLAND USE DESIGNATION - Medium Density Apartment R5		
SITE AREA	20,858 sq.ft.	1,938 m2
BUILDING HEIGHT - Existing Grade to T/O Roof	126.41 ft	38.53 m
Average Finished Grade	62.70 ft	19.11 m
Building Height to T/O Roof from Average Grade -	63.73 ft	19.42 m geodetic
Building Height to T/O Roof from Average Grade -	67.72 ft	20.64 m geodetic
FRONT YARD	Fort St.	5.00 ft 1.52 m
SIDE YARD	Davie St.	9.85 ft 3.00 m
REAR YARD - EAST	South Prop Line	24.87 ft 7.58 m
INTERIOR SIDE YARD	East Prop Line	10.84 ft 3.30 m

AVERAGE EXISTING GRADES	
POINTS	
A	18.75 m
B	18.75 m
C	18.75 m
D	19.20 m
E	19.20 m
F	19.20 m
G	19.20 m
H	19.20 m
I	19.20 m
J	19.20 m
K	19.20 m
L	19.20 m
M	19.20 m
N	19.20 m
O	19.20 m
TOTAL	286.65 m
AVERAGE GRADE	286.65/15= 19.11 m



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

PROJECT DATA

22600

[PROJECT]

[SCALE]

Thursday, November 7, 2024

[DATE]

COORDINATION

[ISSUE]

[DRAWING]

A-0.001



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

SITE CONTEXT MAP



AERIAL VIEW

[ARCHITECT SEAL]

[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]

Thursday, November 7, 2024

[ISSUE]

COORDINATION

[DRAWING]

A-0.002



Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRIA ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



North West Corner - Fort St x Davie St

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

PERSPECTIVE

[PROJECT]

22600

[SCALE]

Thursday, November 7, 2024

[DATE]

COORDINATION

[ISSUE]

[DRAWING]

A-0.004



Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



West Elevation - Davie St

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

PERSPECTIVE

22600 [PROJECT]

[SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-0.005



Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



North Elevation - Fort St

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

PERSPECTIVE

[PROJECT]

22600

[SCALE]

[DATE]

Thursday, November 7, 2024

[ISSUE]

COORDINATION

[DRAWING]

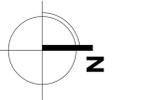
A-0.006



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

SURVEY (EXISTING SITE PLAN)

[PROJECT]

22600

[SCALE]

Thursday, November 7, 2024

[DATE]

COORDINATION

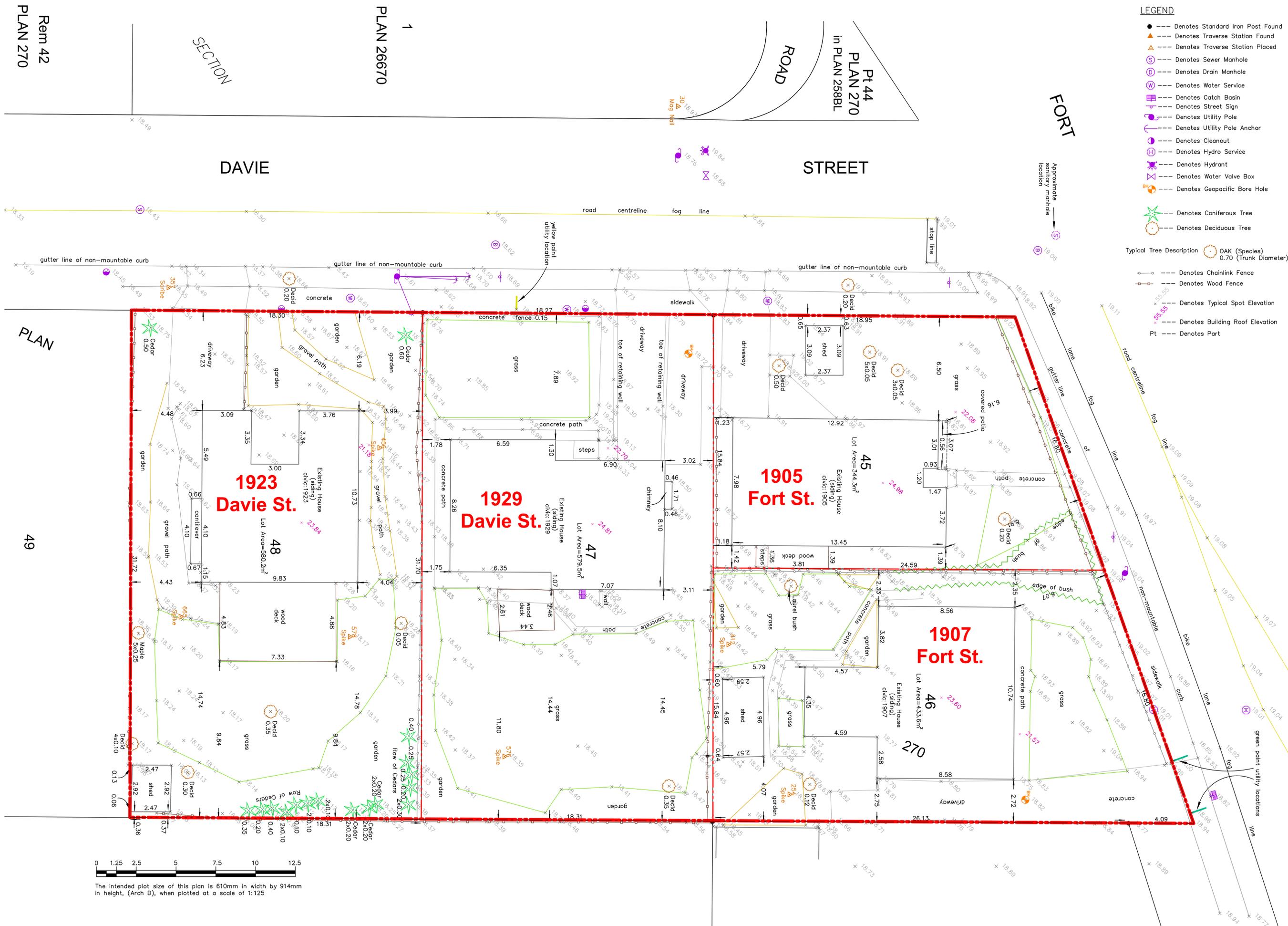
[ISSUE]

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



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

Rem 42
PLAN 270

SECTION
DAVIE

PLAN 26670
1

ROAD
PLAN 270
in PLAN 258BL
Pt 44

FORT

STREET

**1923
Davie St.**

**1929
Davie St.**

**1905
Fort St.**

**1907
Fort St.**

PLAN

49

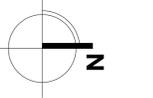


Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL P1

22600

[PROJECT]

1:100

[SCALE]

Thursday, November 7, 2024

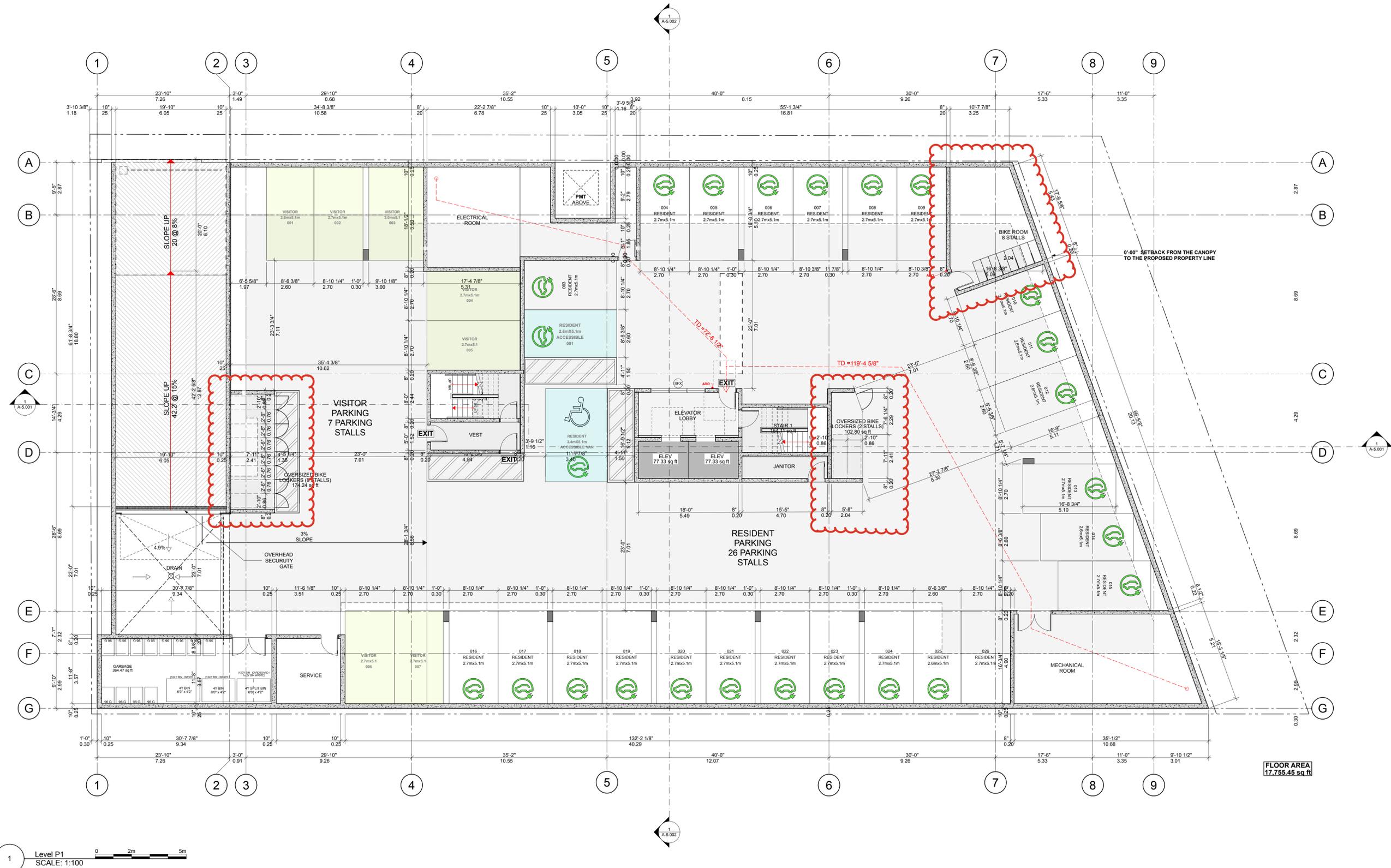
[DATE]

COORDINATION

[ISSUE]

[DRAWING]

A-2.000



FLOOR AREA
17,755.45 sq ft

1 Level P1
SCALE: 1:100

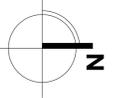


Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[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]

Thursday, November 7, 2024

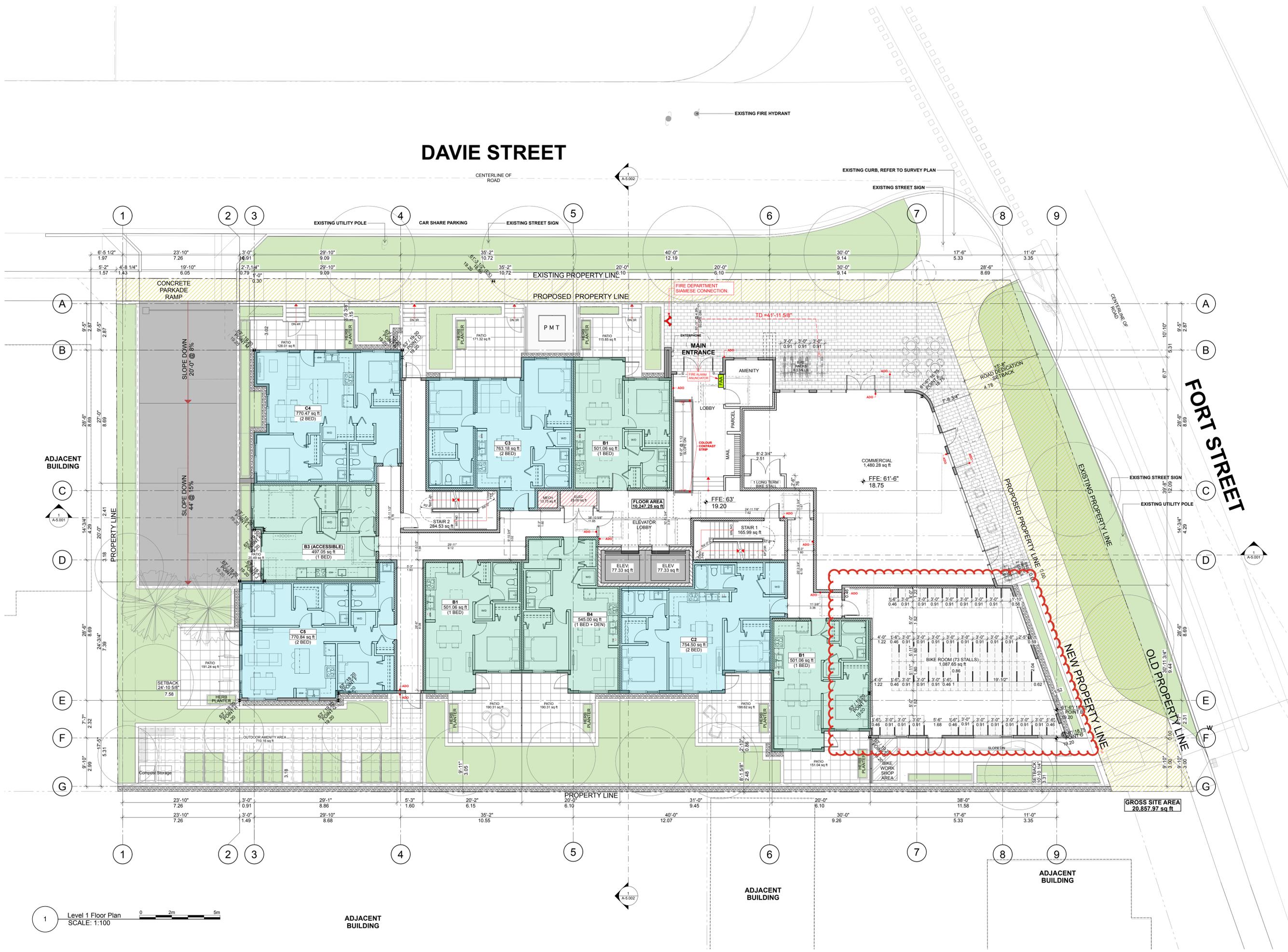
[DATE]

COORDINATION

[ISSUE]

[DRAWING]

A-2.001



DAVIE STREET

FORT STREET

1 Level 1 Floor Plan
SCALE: 1:100

ADJACENT BUILDING

ADJACENT BUILDING

ADJACENT BUILDING

GROSS SITE AREA
20,857.97 sq ft

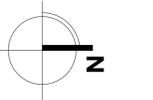


Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 5 PLAN

22600 [PROJECT]

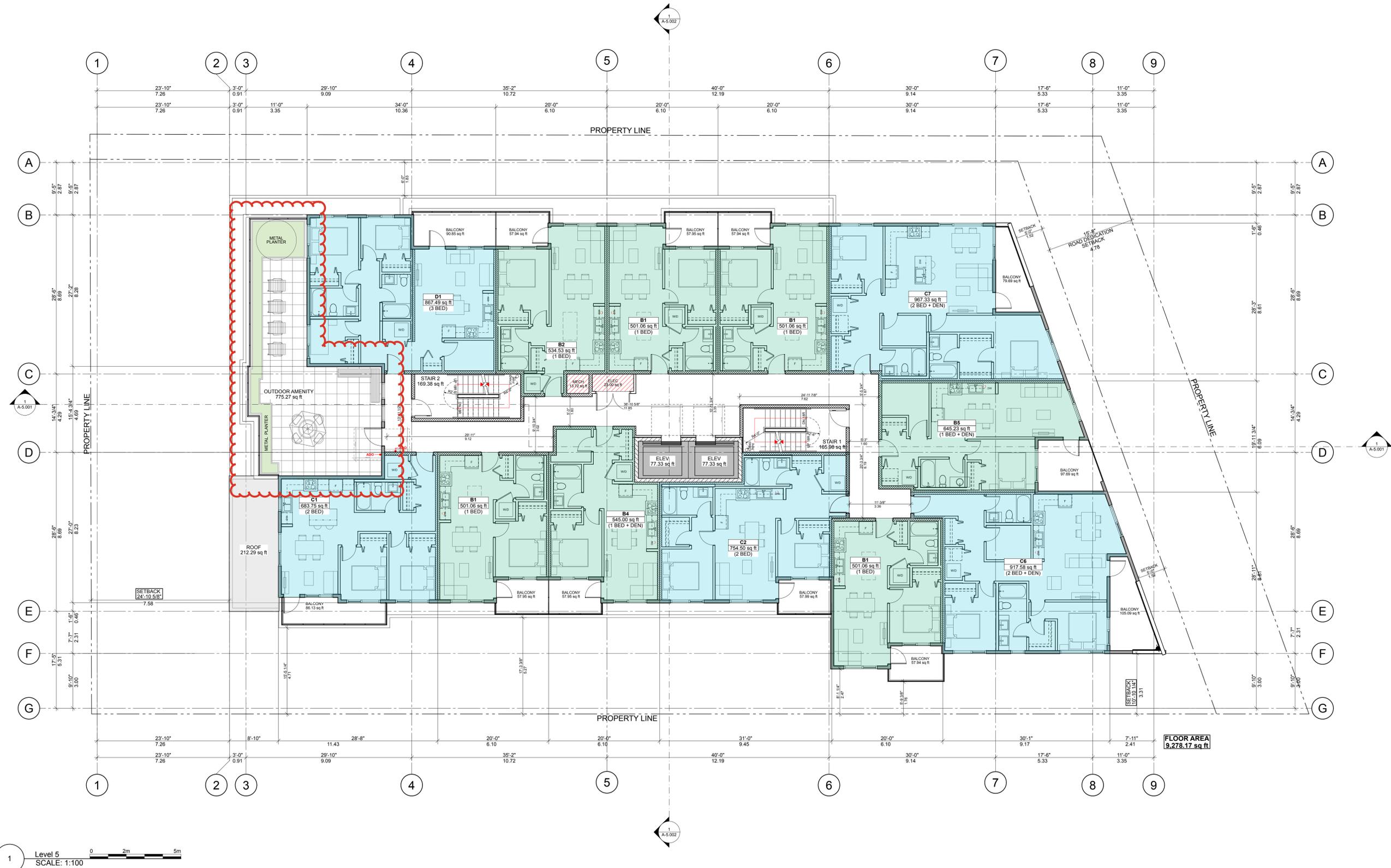
1:100 [SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-2.005



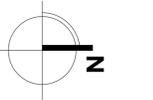


Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 6 PLAN

22600 [PROJECT]

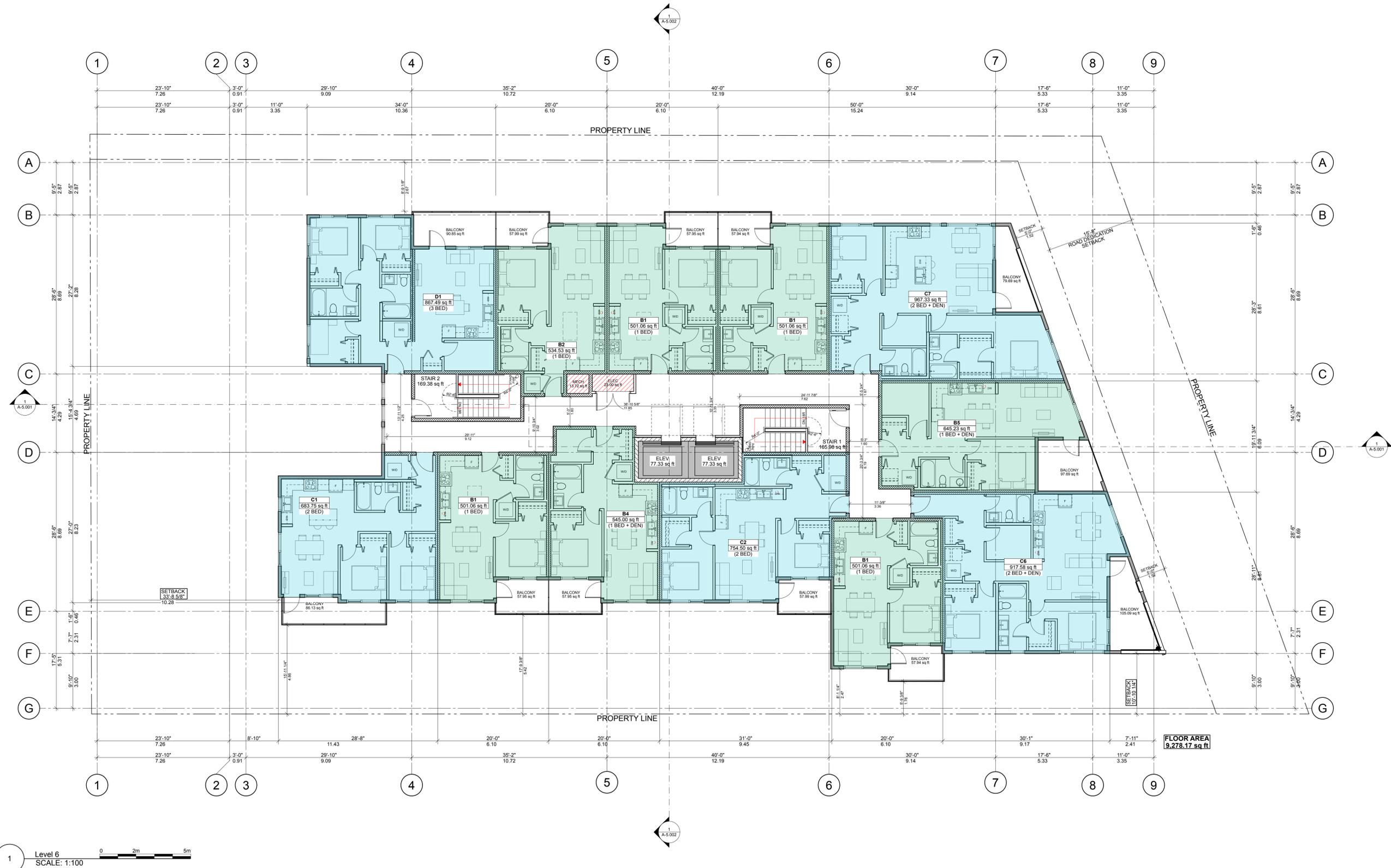
1:100 [SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-2.006



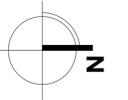


Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

ROOF PLAN

22600 [PROJECT]

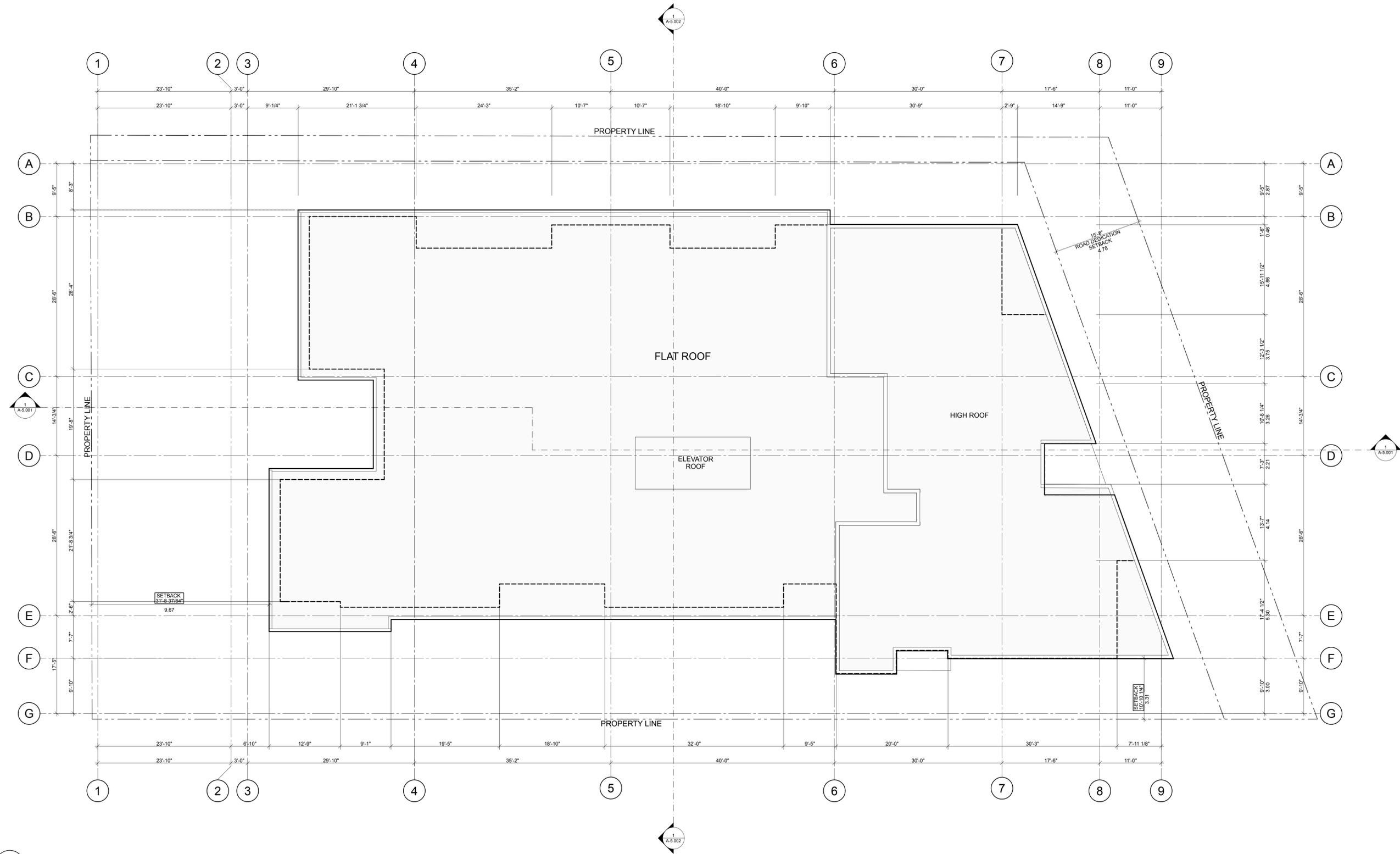
1:100 [SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-2.007





Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

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:

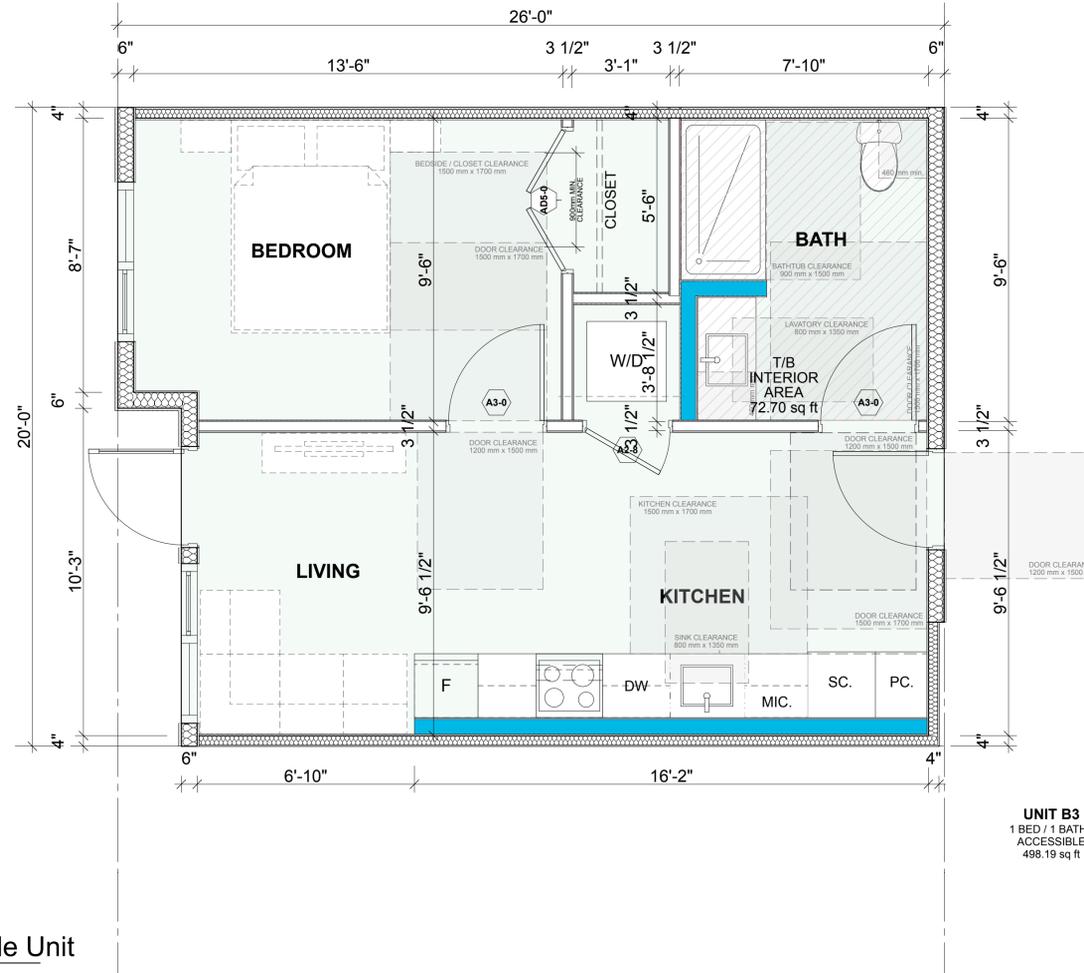
- At least one bathroom in an adaptable dwelling unit shall be designed to be adaptable by providing:
 - A distance between the centre line of the water closet and the wall on one side of 460 mm
 - Clear floor space of at least 900 by 1500mm to accommodate the bathtub/shower
 - Clear floor space of at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

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

UNIT B3A ACCESSIBLE UNIT

22600 [PROJECT]

[SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-3.100

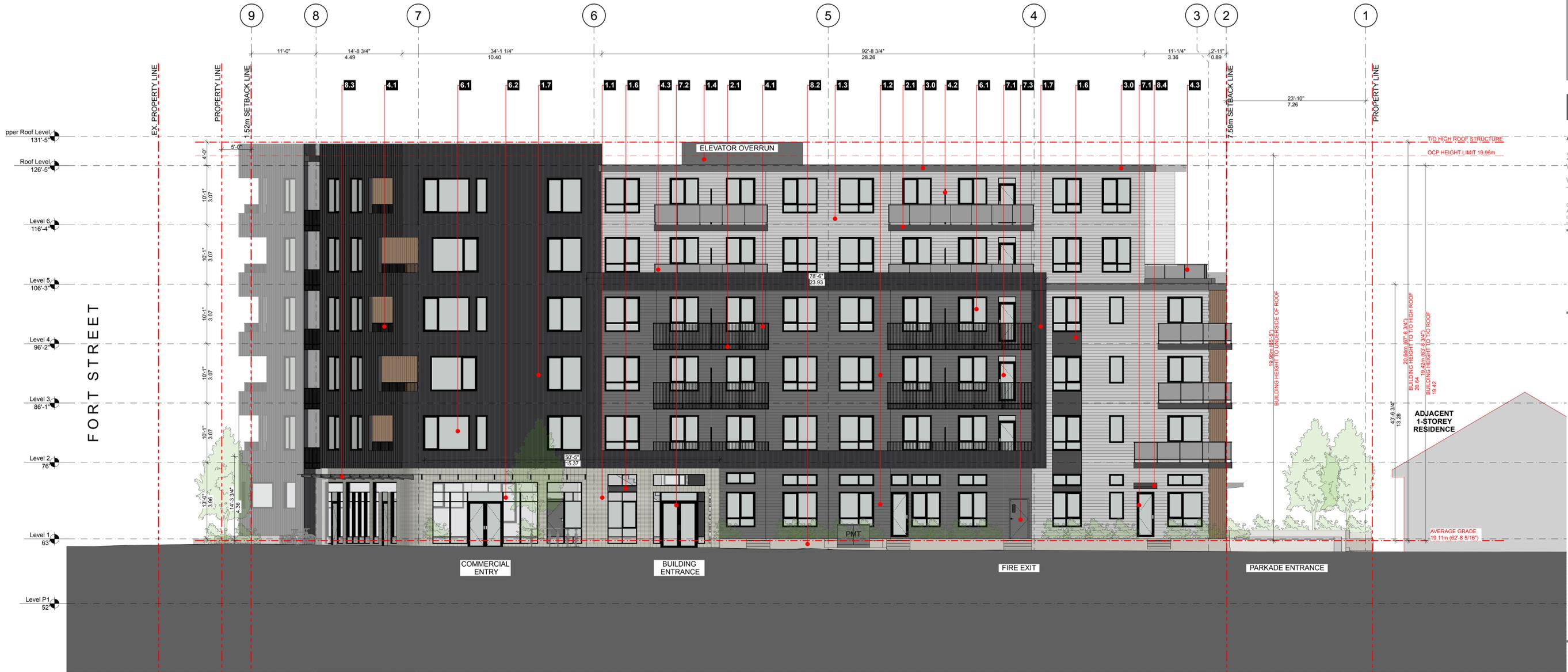


Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

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

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

WEST ELEVATION

[PROJECT]

22600

[SCALE]

1:100

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-4.001



Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
 Victoria, BC

[TITLE]

EAST ELEVATION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Thursday, November 7, 2024

[ISSUE]

COORDINATION

[DRAWING]

A-4.002



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	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



Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
 Victoria, BC

[TITLE]

NORTH ELEVATION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Thursday, November 7, 2024

[ISSUE]

COORDINATION

[DRAWING]

A-4.003



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	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



Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
 Victoria, BC

[TITLE]

SOUTH ELEVATION

[PROJECT]

22600

[SCALE]

1:100

Thursday, November 7, 2024

[DATE]

COORDINATION

[ISSUE]

[DRAWING]

A-4.004



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

Colour	Product / Material	Reference Number to Match	Location
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

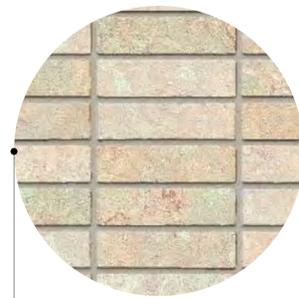


Integra

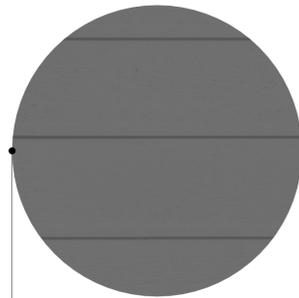
ARCHITECTURE INC.

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

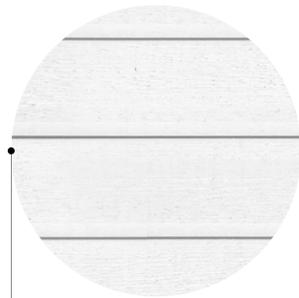
COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



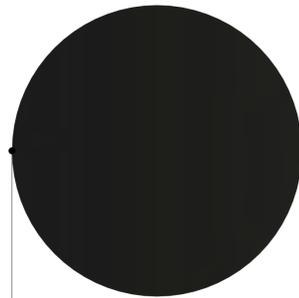
1.1 THIN BRICK CLADDING STACKED
colour: GREY / BROWN BLEND



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



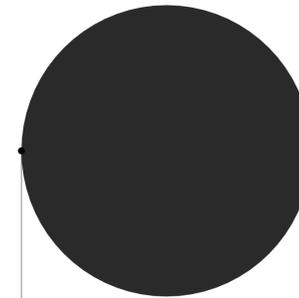
1.3 JAMES HARDIE - ARTISIAN V GROOVE SIDING - HORIZONTAL
colour: WHITE



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
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	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



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

MATERIAL BOARD

[PROJECT]

22600

[SCALE]

Thursday, November 7, 2024

[DATE]

COORDINATION

[ISSUE]

[DRAWING]

A-4.005

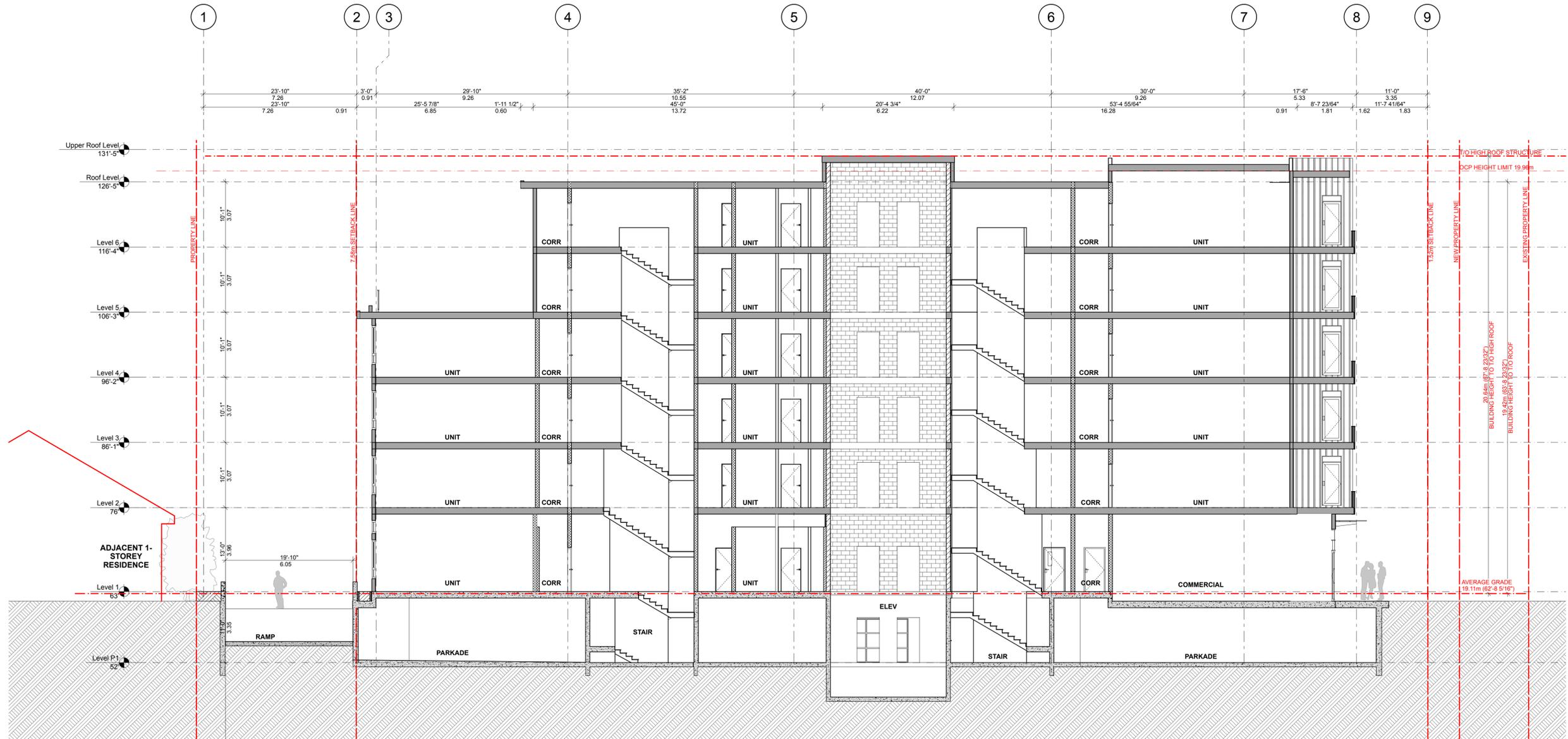


Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

NORTH-SOUTH BUILDING SECTION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Thursday, November 7, 2024

[ISSUE]

COORDINATION

[DRAWING]

A-5.001

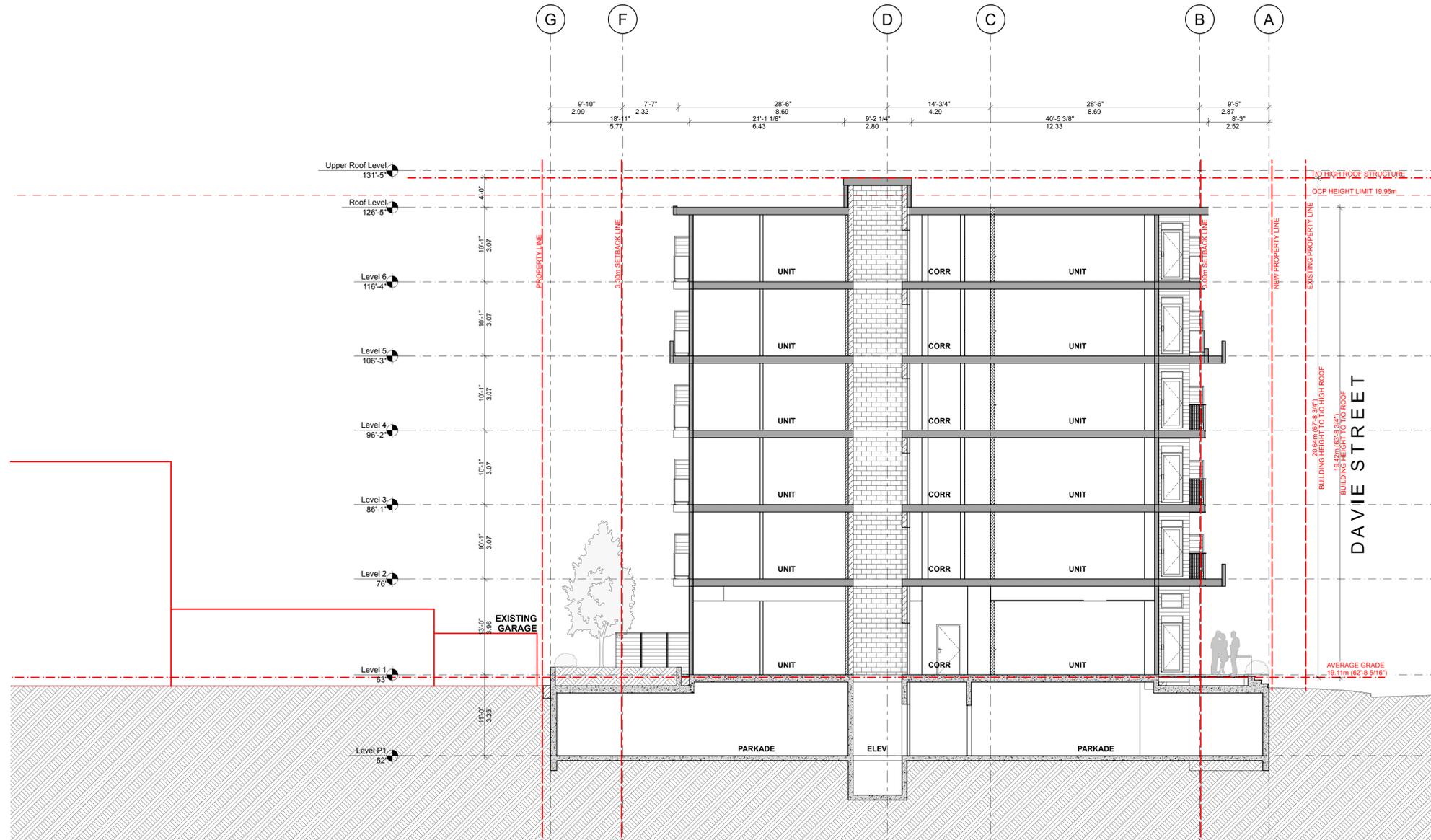


Integra

ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

EAST-WEST BUILDING SECTION

22600

[PROJECT]

1:100

[SCALE]

Thursday, November 7, 2024

[DATE]

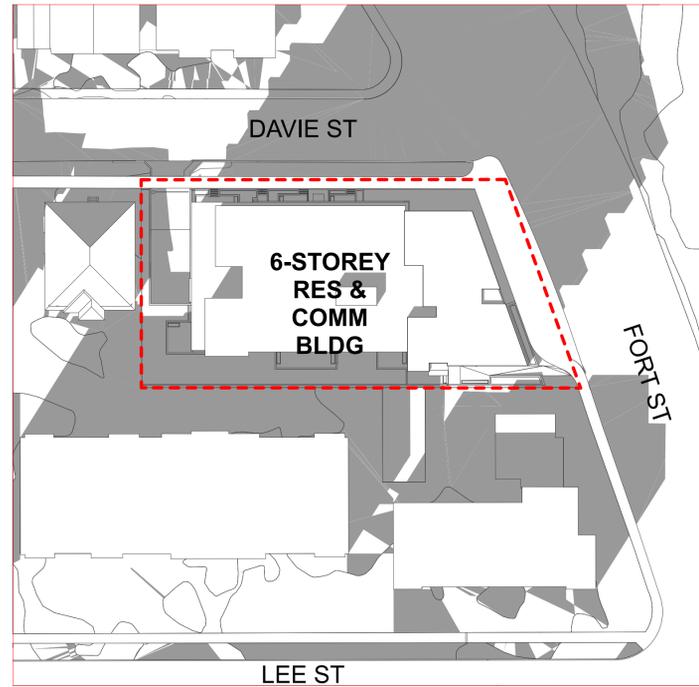
COORDINATION

[ISSUE]

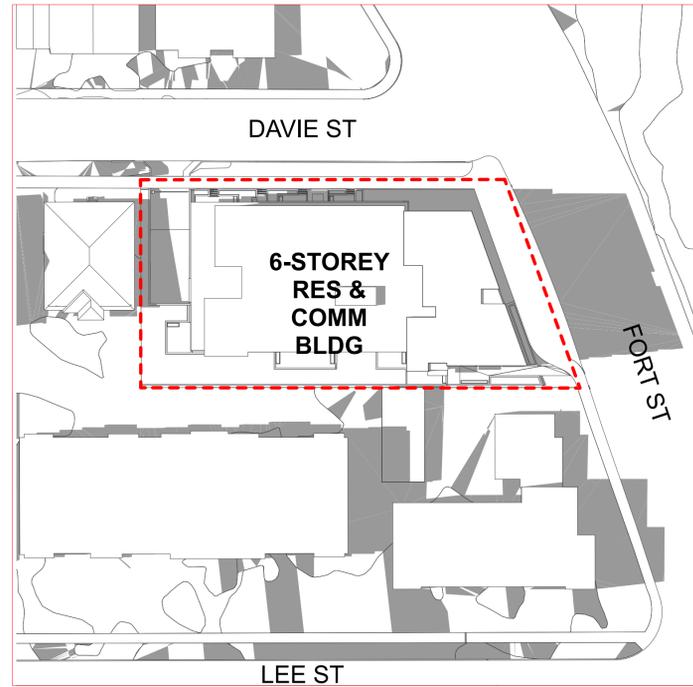
[DRAWING]

A-5.002

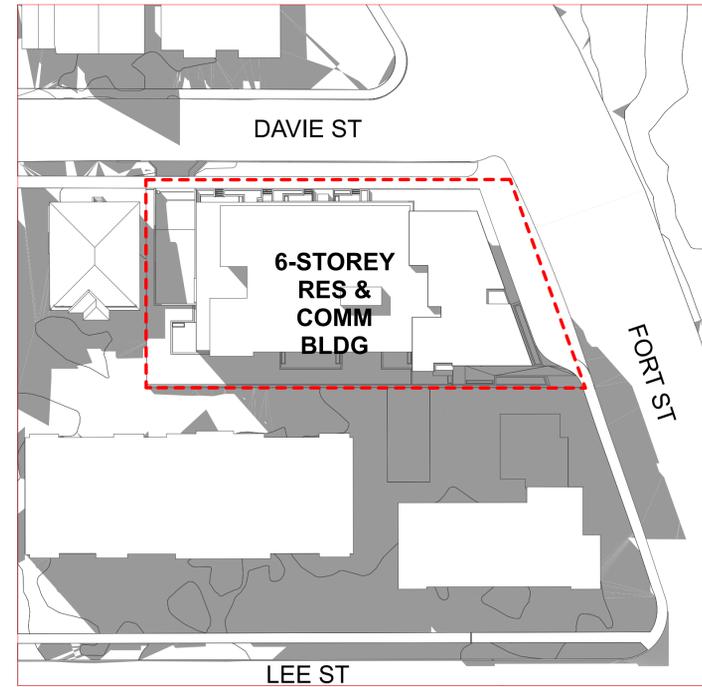
SPRING EQUINOX
MARCH 21



9 AM

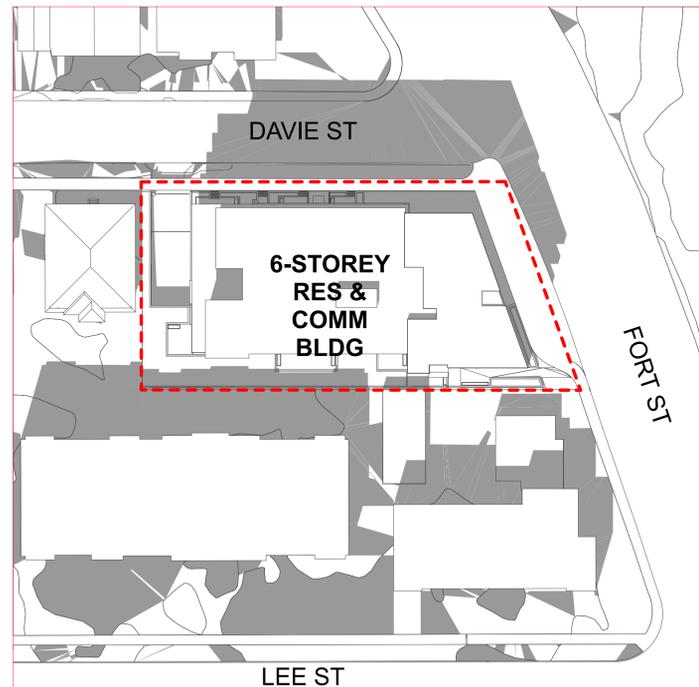


12 PM

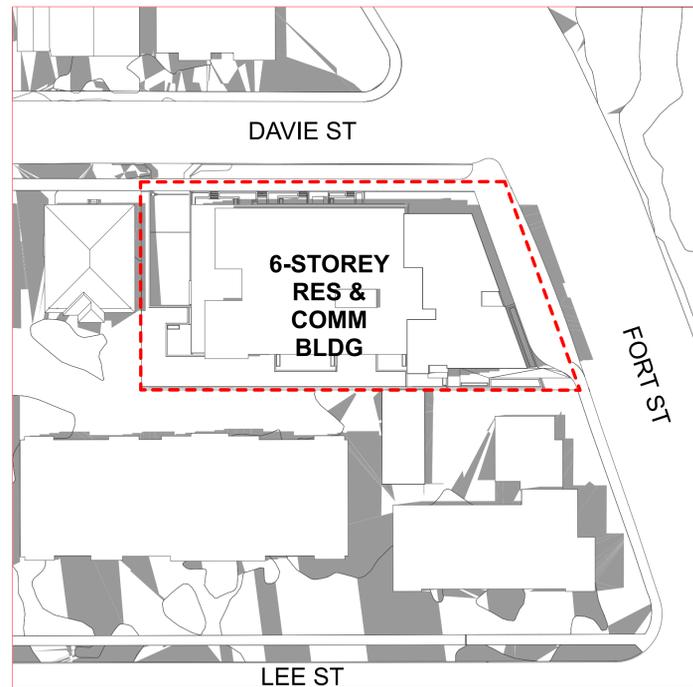


3 PM

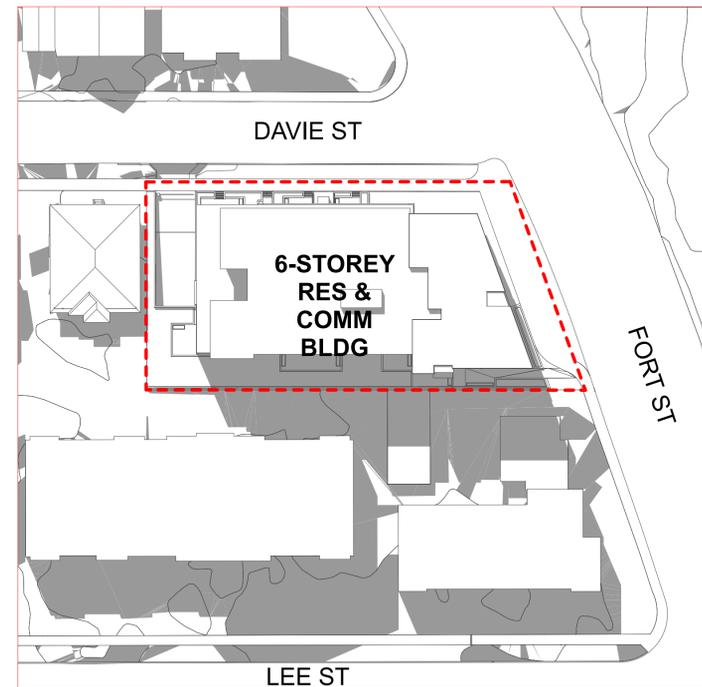
SUMMER SOLSTICE
JUNE 21



9 AM



12 PM



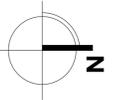
3 PM



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

SHADOW STUDY

[PROJECT]

22600

[SCALE]

Thursday, November 7, 2024

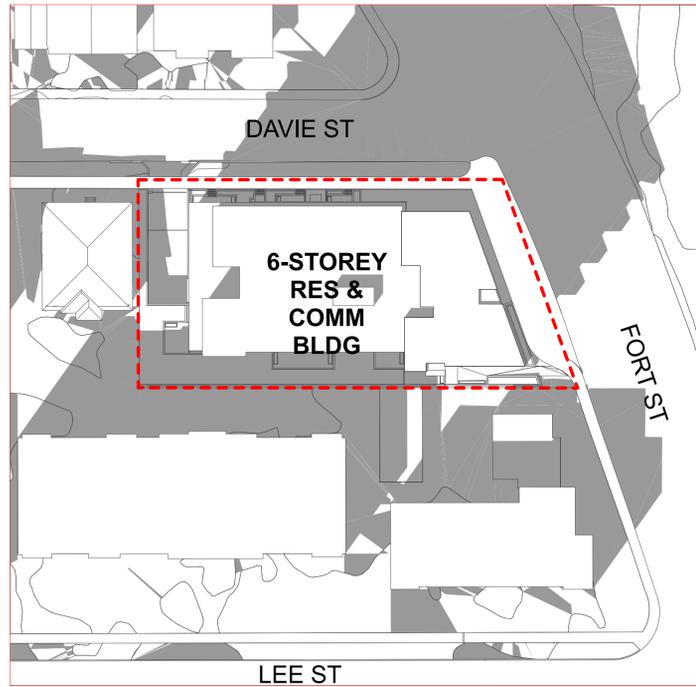
[ISSUE]

COORDINATION

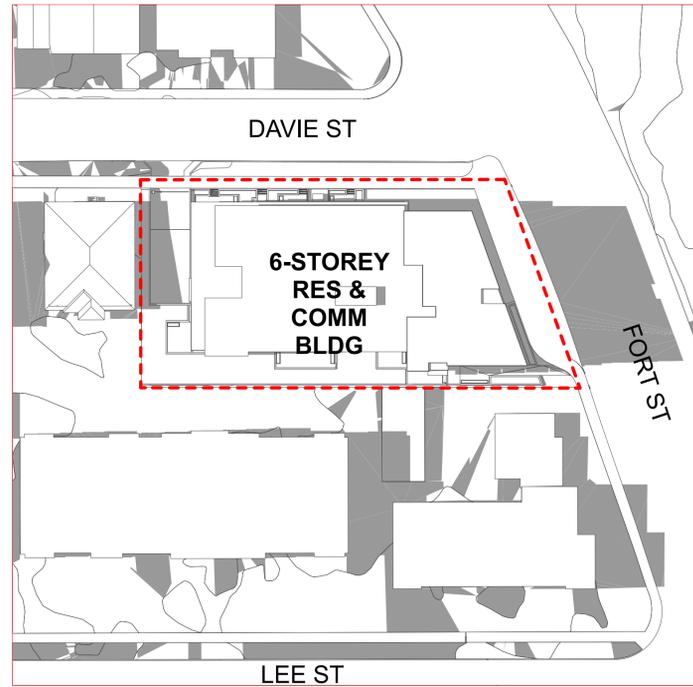
[DRAWING]

A-8.001

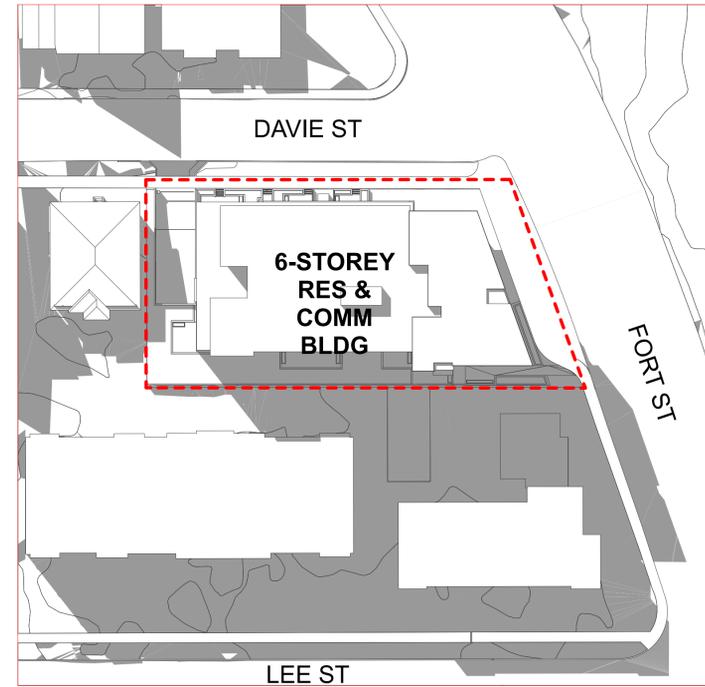
FALL EQUINOX
SEPTEMBER 21



9 AM



12 PM

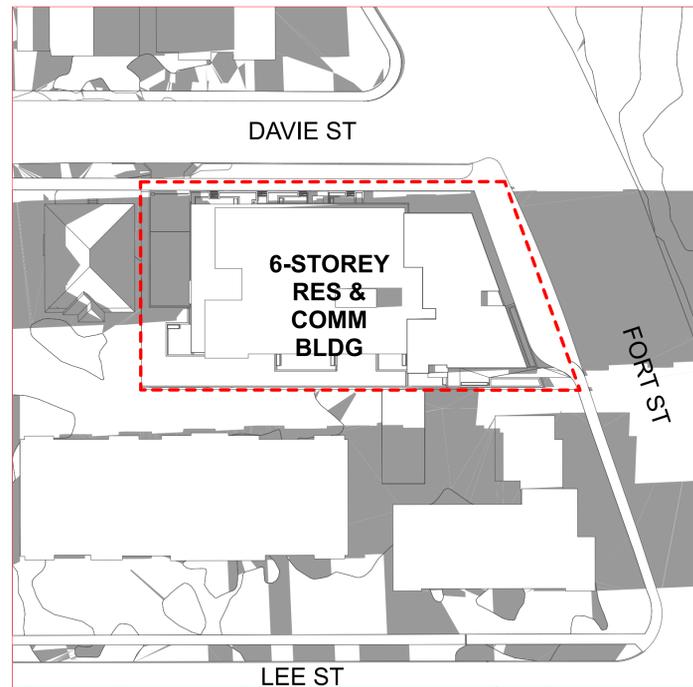


3 PM

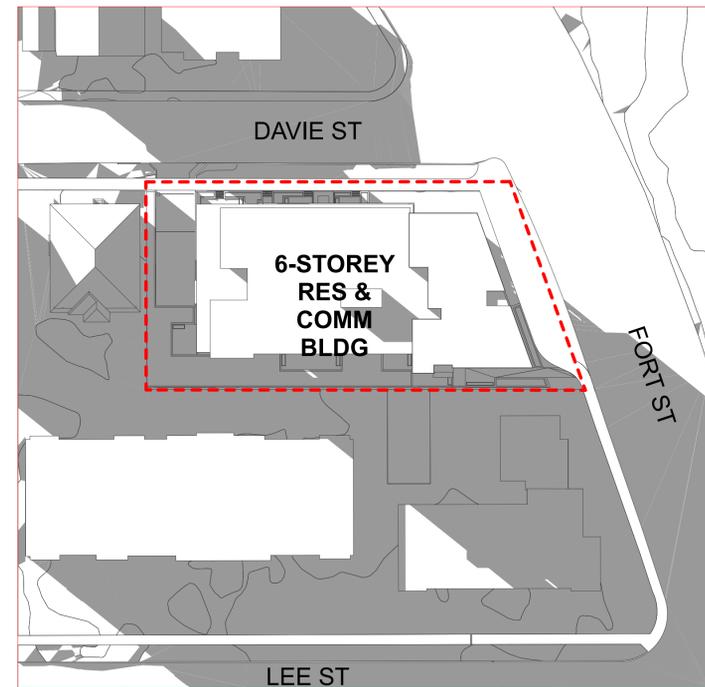
WINTER SOLSTICE
DECEMBER 21



9 AM



12 PM



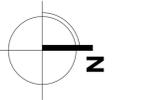
3 PM



Integra
ARCHITECTURE INC.

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

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

SHADOW STUDY

[PROJECT]

22600

[SCALE]

Thursday, November 7, 2024

[ISSUE]

COORDINATION

[DRAWING]

A-8.002

Legend:

FG 0.00m	Building Grade from Civil
IBG 0.00m	Interpolated Building Grade
FG 0.00m	Finish Grade
TW 0.00m	Top of Wall Grade
BW 0.00m	Bottom of Wall Grade
TS 0.00m	Top of Stair Elevation
BS 0.00m	Bottom of Stair Elevation
BE 0.00m	Top of Bench Elevation

Grading Notes:

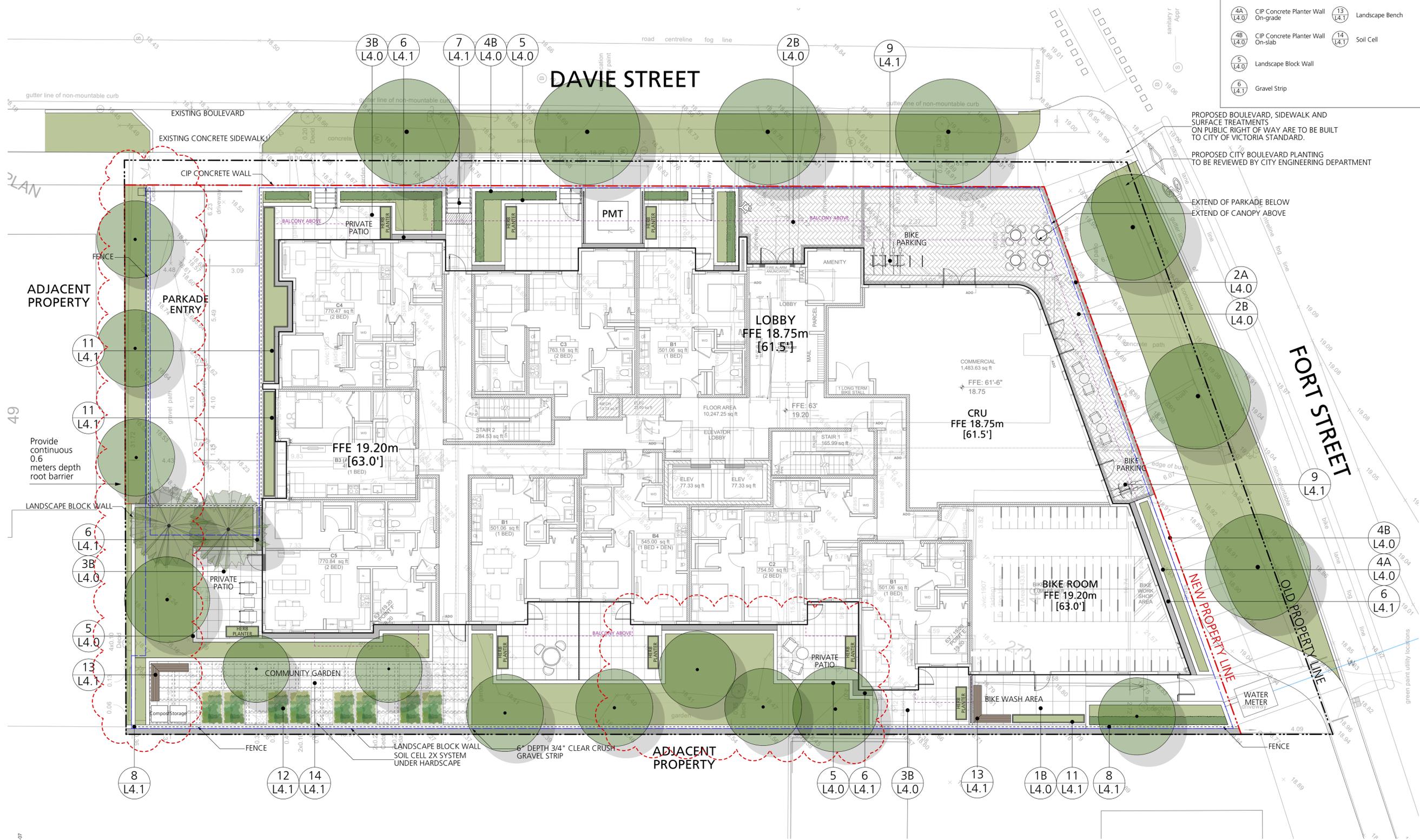
- Slope all paver areas to area drains.
- All planting beds over slab are to be lightly compacted prior to installation of planting. Mound planters slightly (50mm) in center. Maximum slope is 3:1.
- Refer to Structural for maximum allowable build up/ loading over slab.
- Contractor to cover all exposed wall/slab waterproofing with flashing painted to match handrail and metal work.
- Contractor to advise consultant of any discrepancies between drawings and on site conditions.

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
1	Issued for CALUC	2023/10/14
2	Issued for Development Permit	2023/10/10
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



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

PROPOSED CITY BOULEVARD PLANTING TO BE REVIEWED BY CITY ENGINEERING DEPARTMENT

EXTEND OF PARKADE BELOW
EXTEND OF CANOPY ABOVE

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.



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.:

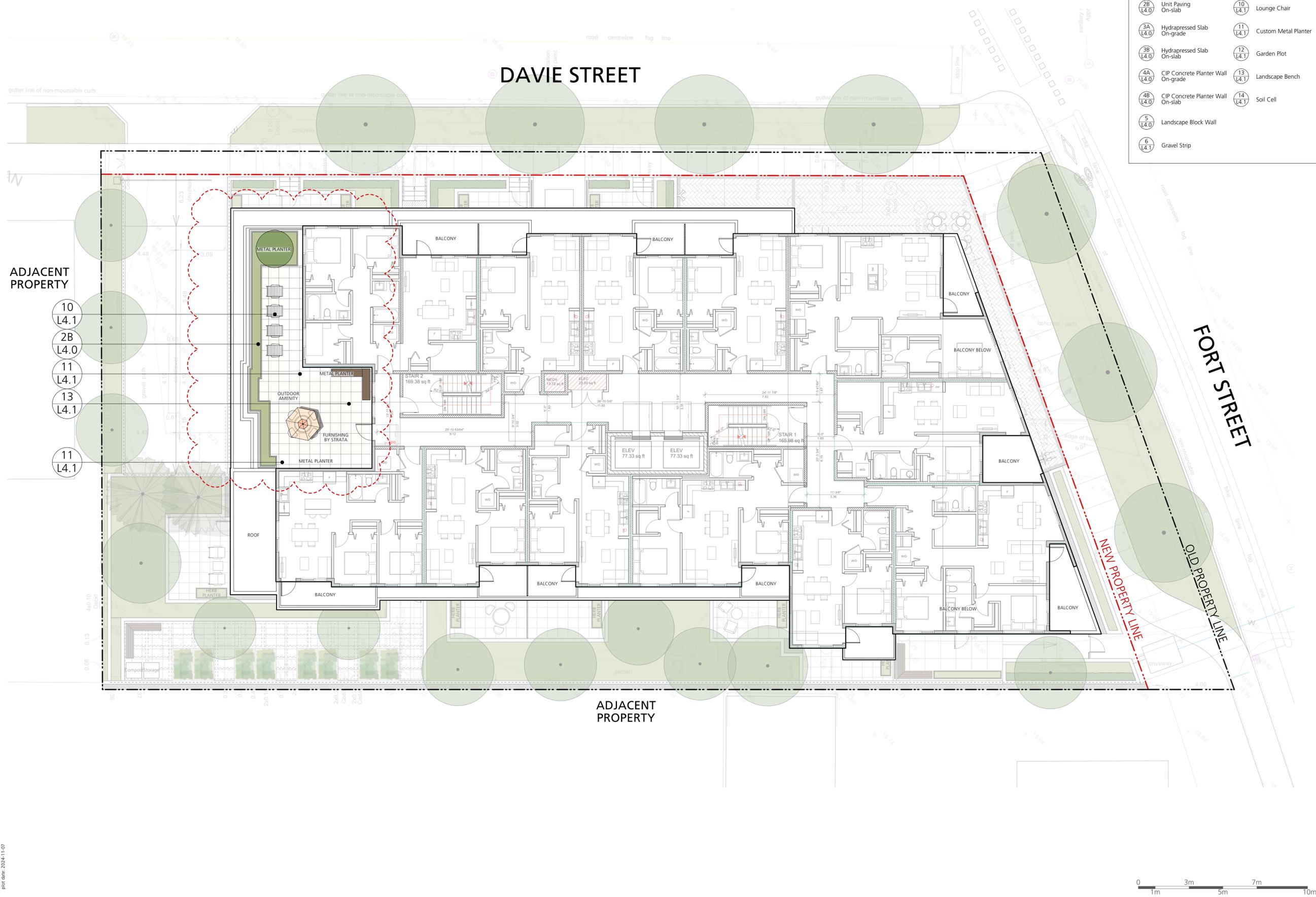


Legend:

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
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



COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.



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.	4	91.8 m ³	12.3 m ³	104.1 m ³	26 m ³
Fort St.	3	111.3 m ³	N/A	111.3 m ³	37.1 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.
- Contact Parks at 250-361-0600 with at least 48 hours notice to arrange for irrigation inspections.
Required Parks inspections for irrigation:
A) Irrigation sleeving prior to backfilling.
B) Open trench mainline and lateral lines.
C) Pressure test.
- Irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly (incl. inspection tag and testing report).

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 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.
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	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



PROVIDE CONTINUOUS SOIL TRENCH @1000M DEPTH
EXTEND OF STRUCTURAL SOIL BELOW @750MM DEPTH
PROPOSED BOULEVARD, SIDEWALK AND SURFACE TREATMENTS ON PUBLIC RIGHT OF WAY ARE TO BE BUILT TO CITY OF VICTORIA STANDARD.

PROPOSED CITY BOULEVARD PLANTING TO BE REVIEWED BY CITY ENGINEERING DEPARTMENT

EXTEND OF PARKADE BELOW
EXTEND OF CANOPY ABOVE

PROVIDE CONTINUOUS SOIL TRENCH @1000M DEPTH
PROPOSED NEW TREE TO CITY STANDARDS

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.



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:

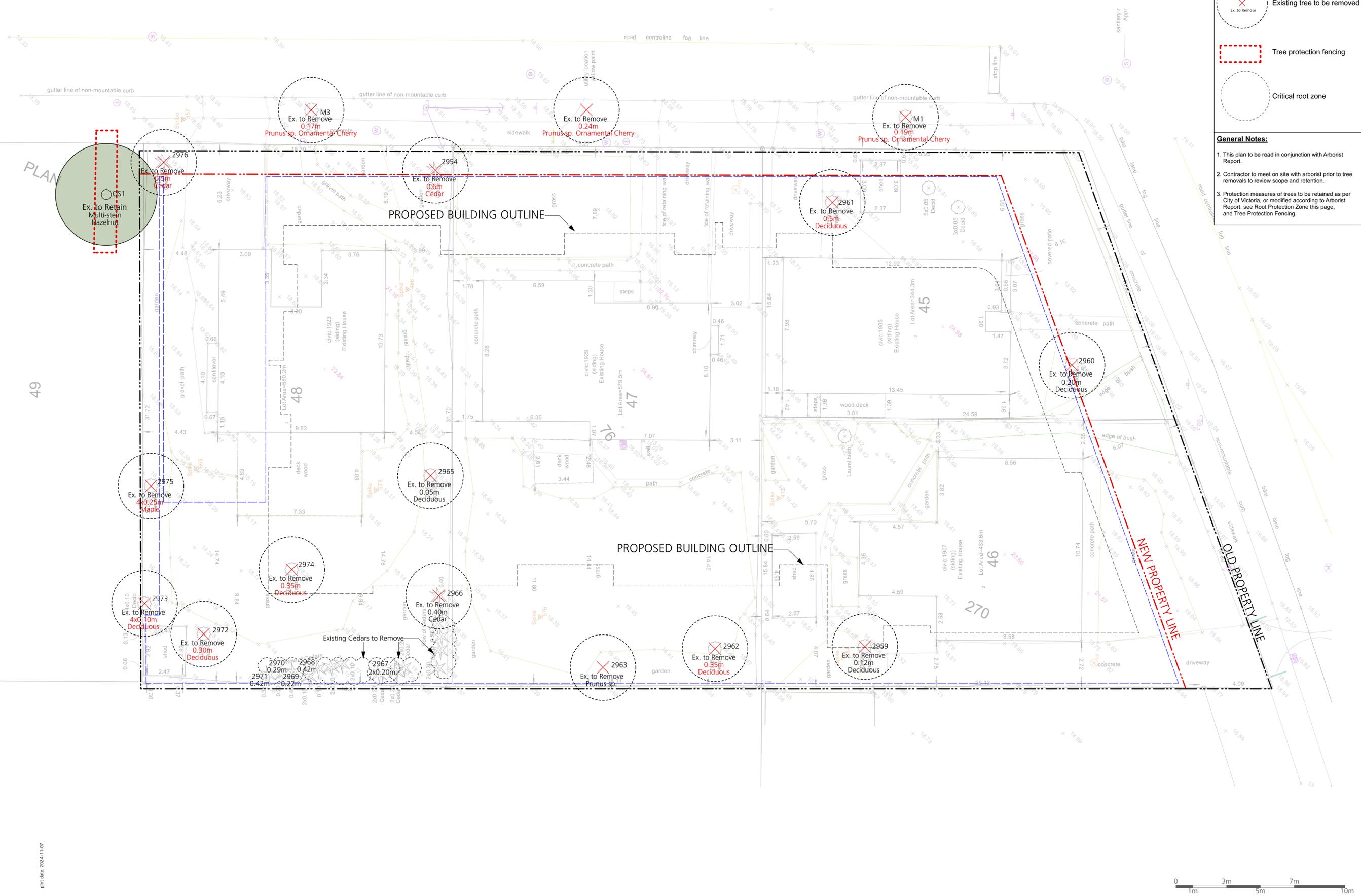
- Existing tree to be retained
- Existing tree to be removed
- Tree protection fencing
- Critical root zone

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

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.



PLAN

49

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.



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**



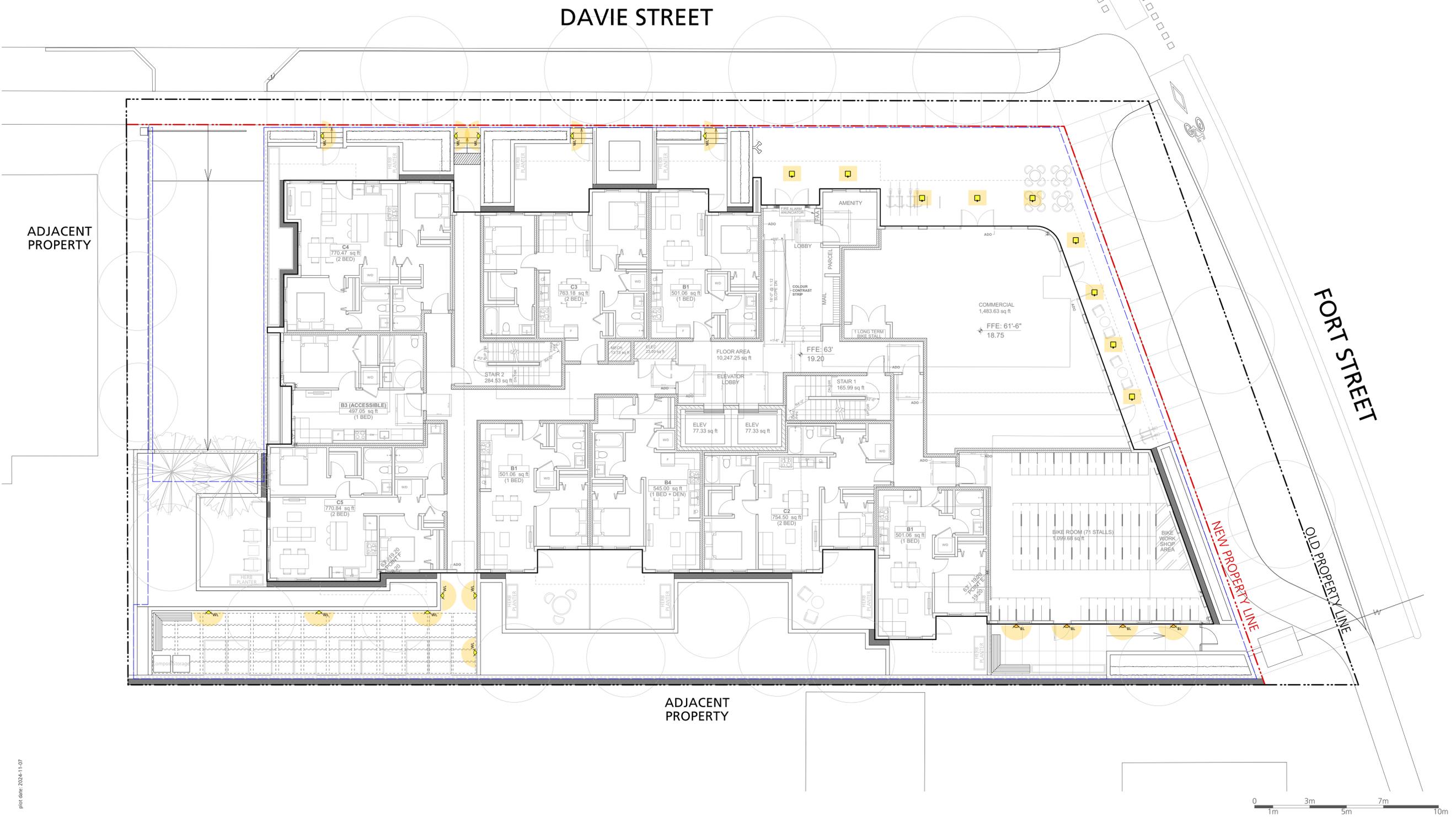
L1.4

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	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



COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:



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.:



plot date: 2024.11.07

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	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

DAVIE STREET



ADJACENT PROPERTY

FORT STREET

NEW PROPERTY LINE

OLD PROPERTY LINE

ADJACENT PROPERTY

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:



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

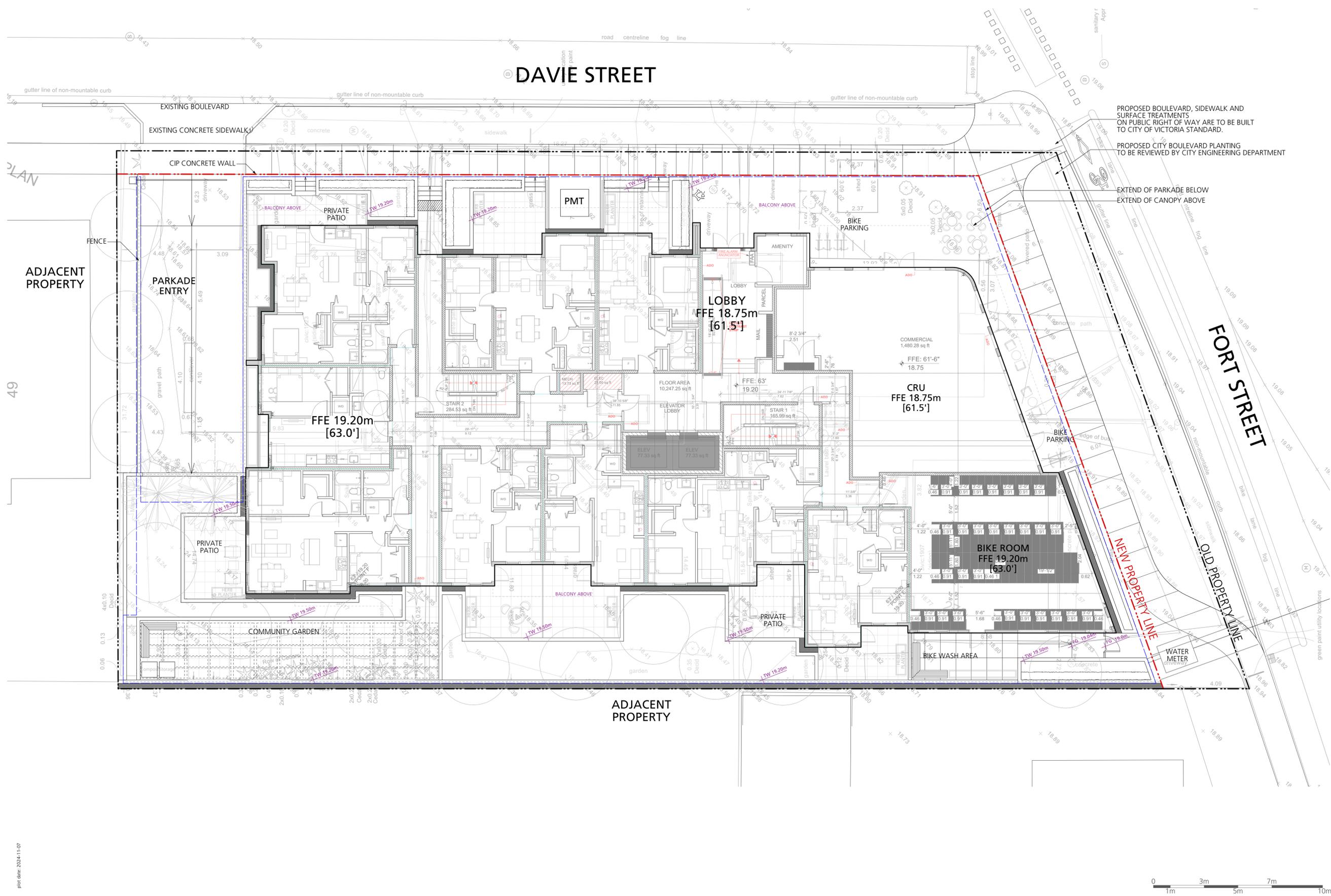
Drawing Title:
Landscape Lighting Plan Level 5

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

Sheet No.:



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



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

EXTEND OF PARKADE BELOW
EXTEND OF CANOPY ABOVE

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:

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

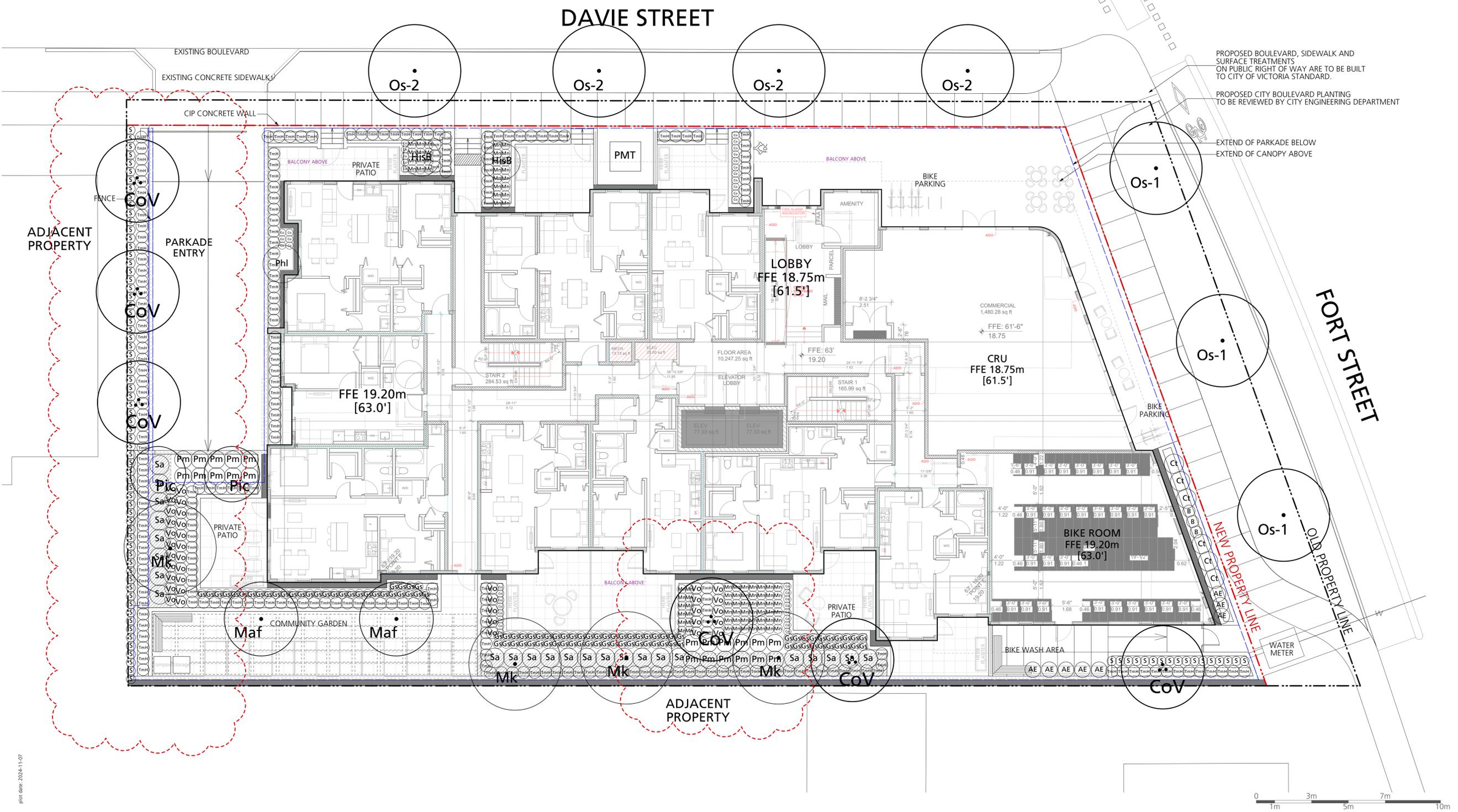
Drawing Title:
Grading Plan

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

- 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 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	3	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
Pic	2	Pinus contorta	Lodgepole 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	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	84	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot	pollinator friendly
Sa	24	Symphoricarpos albus	Snowberry	#2 pot	native, pollinator friendly, food-bearing
TmH	225	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					
Co	38	Carex oshimensis 'Evergold'	Sedge	#1 pot	
Pa	32	Pennisetum alopecuroides 'Hameln'	Hamelin Fountain Grass	#1 pot	
Pm	22	Polystichum munitum	Western Sword Fern	#1 pot	native

Issues	No.	Description	Date
	1	Issued for CALLUC	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



PROPOSED BOULEVARD, SIDEWALK AND SURFACE TREATMENTS ON PUBLIC RIGHT OF WAY ARE TO BE BUILT TO CITY OF VICTORIA STANDARD.
PROPOSED CITY BOULEVARD PLANTING TO BE REVIEWED BY CITY ENGINEERING DEPARTMENT
EXTEND OF PARKADE BELOW
EXTEND OF CANOPY ABOVE

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.



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

Drawing Title:
**Planting Plan
Level 1**

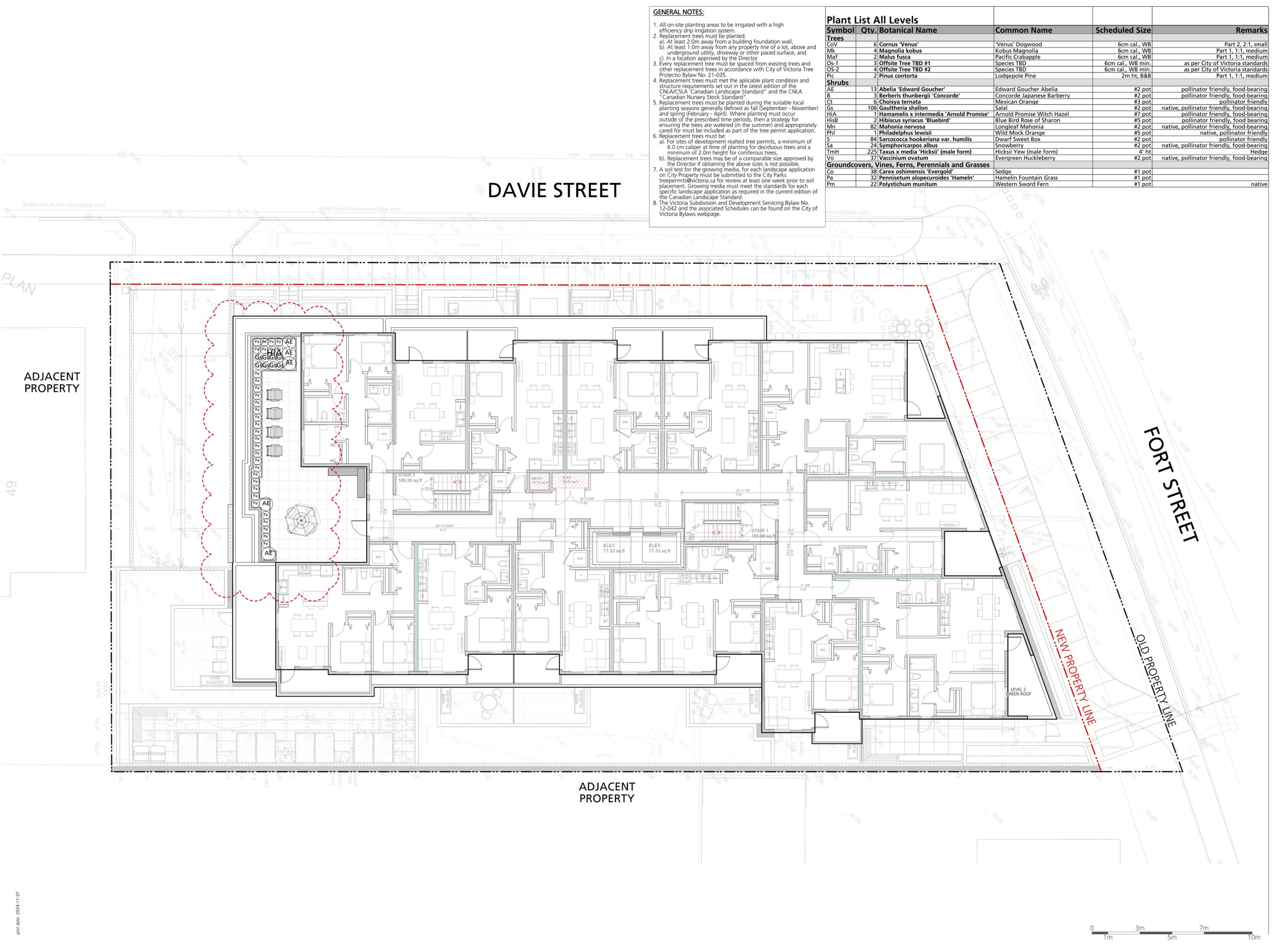
Project North: Drawn By: **MH**
Checked By: **MP**
Scale: **1:100** Job No.: **22-082**
Sheet No.:

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
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	3	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
Pic	2	Pinus contorta	Lodgepole 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	Saia	#2 pot	native, pollinator friendly, food-bearing
HIA	1	Hamelis 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	84	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot	pollinator friendly
Sa	24	Symphoricarpos albus	Snowberry	#2 pot	native, pollinator friendly, food-bearing
TmH	225	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					
Co	38	Carex oshimensis 'Evergold'	Sedge	#1 pot	
Pa	32	Pennisetum alopecuroides 'Hamel'	Hamelin Fountain Grass	#1 pot	
Pm	22	Polystichum munitum	Western Sword Fern	#1 pot	native

No.	Description	Date
1	Issued for CALLC	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



DAVIE STREET

FORT STREET

ADJACENT PROPERTY

ADJACENT PROPERTY

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

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.:



L3.1

Replacement Tree List						
Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Replacement Ratio (Schedule E)	Min. Required Soil Volume
Trees						
CoV	6	Cornus 'Venus'	'Venus' Dogwood	6cm cal., WB	Part 2, 2:1, small	6.0 m ³
Mk	4	Magnolia kobus	Kobus Magnolia	6cm cal., WB	Part 1, 1:1, medium	15.0 m ³
Maf	2	Malus fusca	Pacific Crabapple	6cm cal., WB	Part 1, 1:1, medium	15.0 m ³
Pic	2	Pinus contorta	Lodgepole Pine	2m ht, B&B	Part 1, 1:1, medium	15.0 m ³

REPLACEMENT TREE SOIL VOLUME TABLE

Onsite minimum replacement tree required: 10
 Onsite proposed replacement tree : 10.5

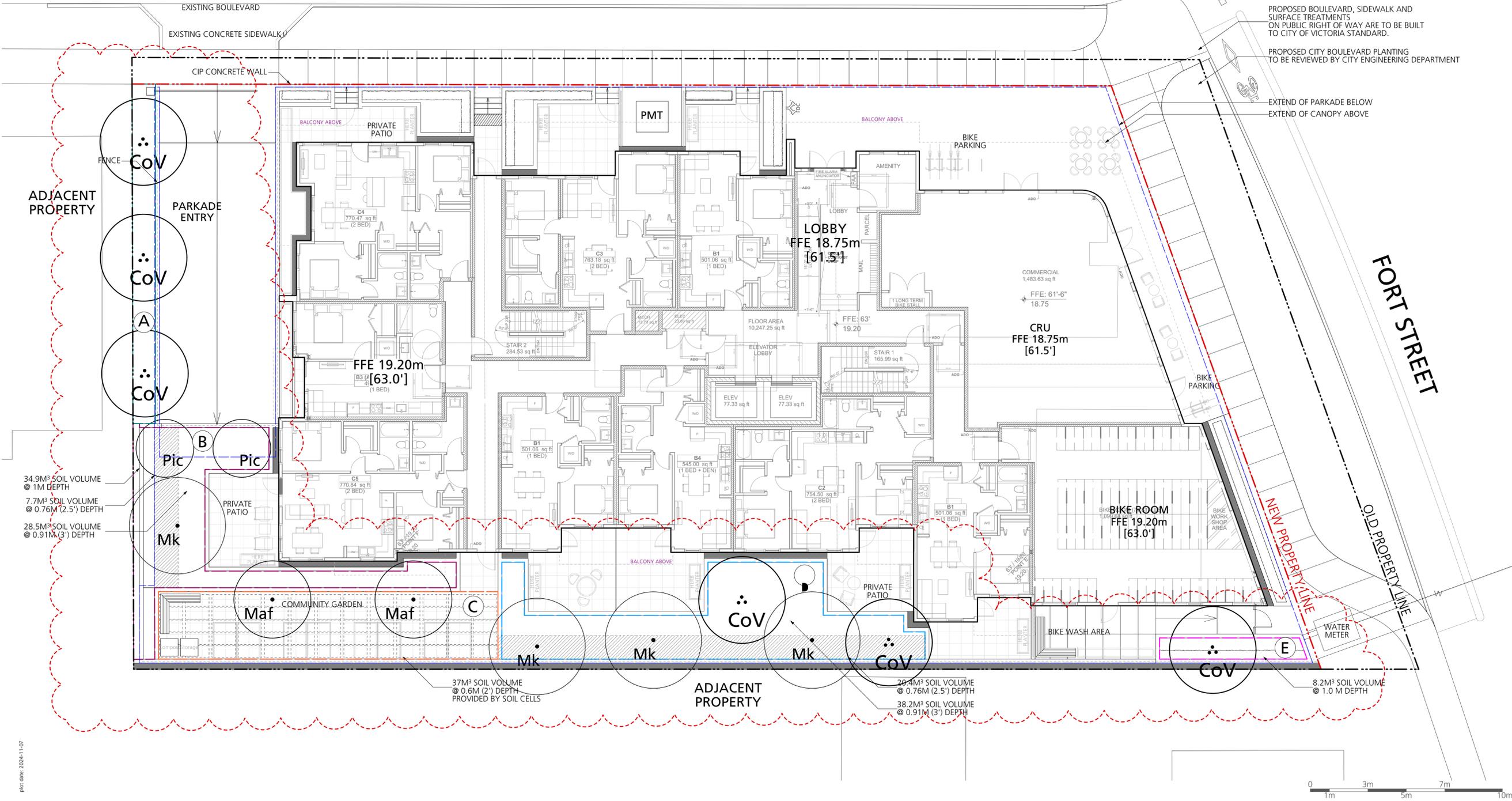
Planting Area ID	Area (m ²)	Soil Volume Multiplier	Estimated Soil Volume	Proposed Replacement Tree			Required Soil Volume (m ³)			
				#Small	#Medium	#Large	Small	Medium	Large	Total
A	21 m ²	1.0	21 m ³	3	0	0	18.0 m ³	0	0	18.0 m ³
B	52.3 m ²	0.9 & 1.2 *	48.24 m ³	0	3	0	0	45.0 m ³	0	45 m ³
C	61.7 m ²	0.6	37m ³	0	2	0	0	30.0 m ³	0	30.0 m ³
D	69.0 m ²	0.76 & 0.91 *	58.6 m ³	2	3	0	12.0 m ³	45.0 m ³	0	57.0 m ³
E	8.2 m ²	1.0	8.2 m ³	1	0	0	8.0 m ³	0	0	8.0 m ³

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 Siting.
- 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 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.
- 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 CALLUC	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

DAVIE STREET



PROPOSED BOULEVARD, SIDEWALK AND SURFACE TREATMENTS ON PUBLIC RIGHT OF WAY ARE TO BE BUILT TO CITY OF VICTORIA STANDARD.
 PROPOSED CITY BOULEVARD PLANTING TO BE REVIEWED BY CITY ENGINEERING DEPARTMENT.
 EXTEND OF PARKADE BELOW
 EXTEND OF CANOPY ABOVE

FORT STREET

COPYRIGHT RESERVED
 This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.



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.:
 1:100 22-082
 Sheet No.:

IRRIGATION LEGEND

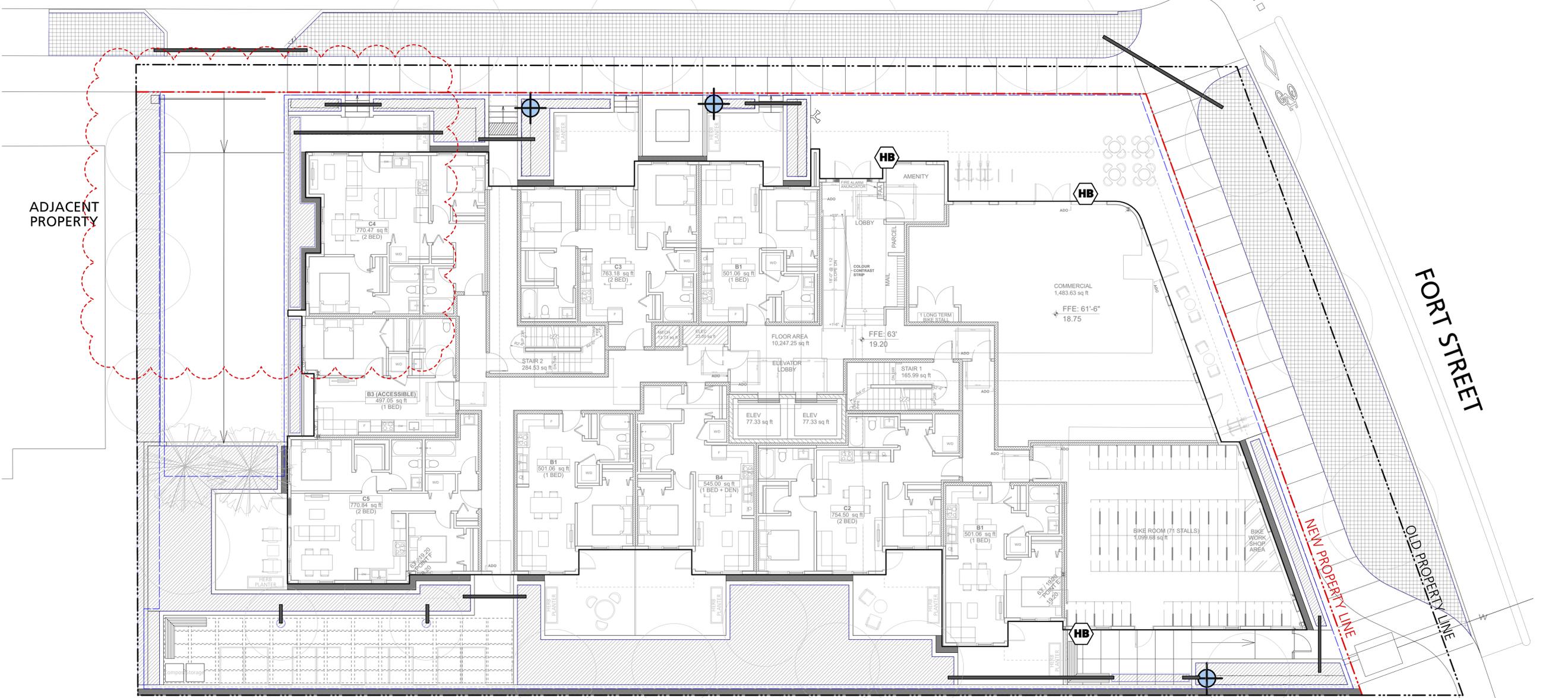
-  Offsite Shrub Zone
To be Coordinated at BP
-  Shrub Zone
Use Rainbird Sprayheads, Valves and Drip-line,
To be Coordinated at BP
-  Sleeve Location
2" Diameter Sleeve
To be Coordinated at BP
-  Stubout Location
To be Coordinated at BP
-  Proposed Hose Bb
To be Coordinated at BP

- 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	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

DAVIE STREET



COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.



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 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

DAVIE STREET

ADJACENT PROPERTY

FORT STREET

NEW PROPERTY LINE

OLD PROPERTY LINE

ADJACENT PROPERTY

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:



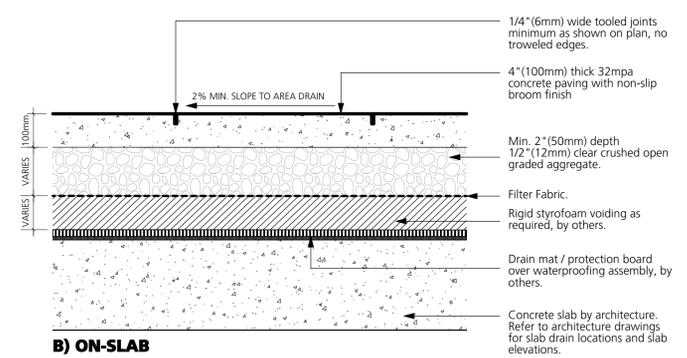
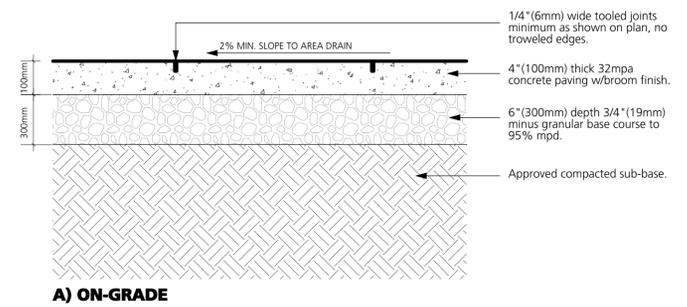
Project Title:
FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:
**Irrigation Plan
Upper Levels**

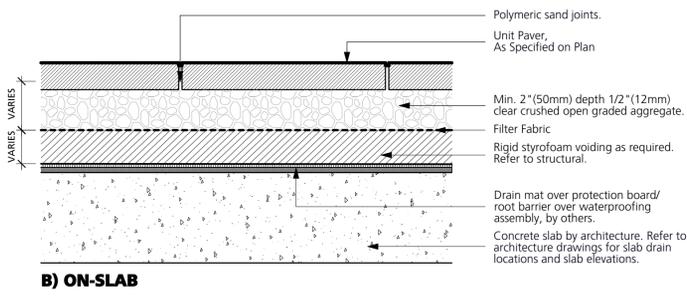
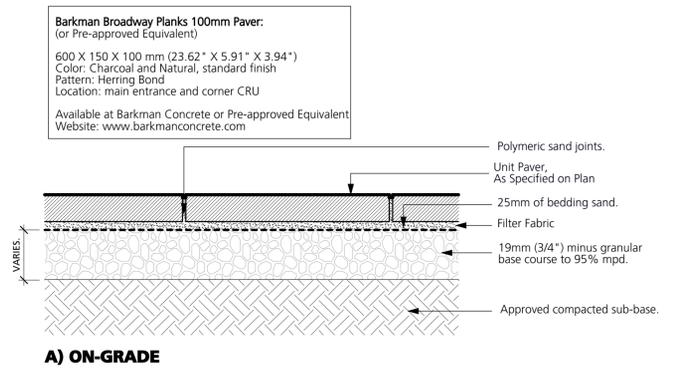
Project North:  Drawn By: **MH**
Checked By: **MP**
Scale: **1:100** Job No.: **22-082**
Sheet No.:



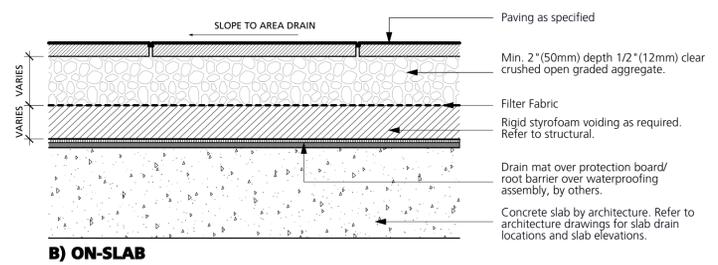
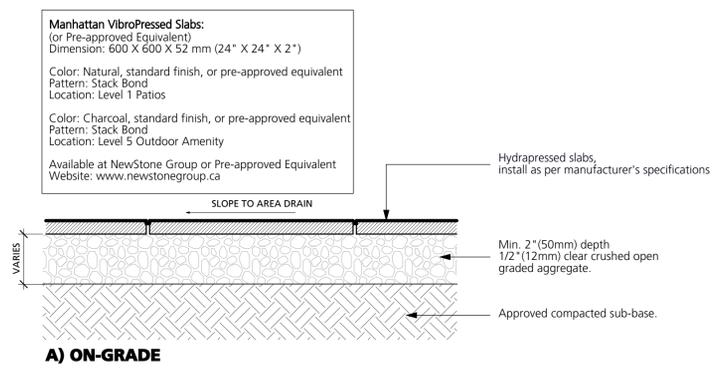
Issues No.	Description	Date
1	Issued for CALUC	2023/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12
7	Re-issued for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



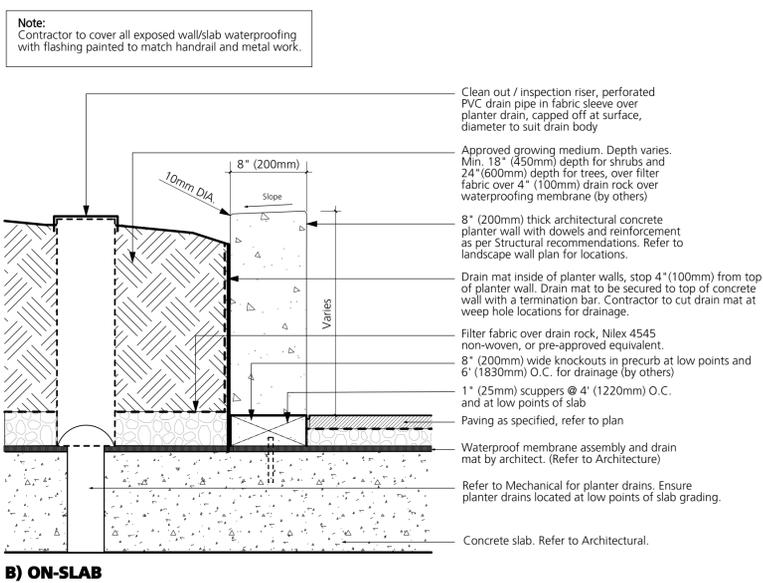
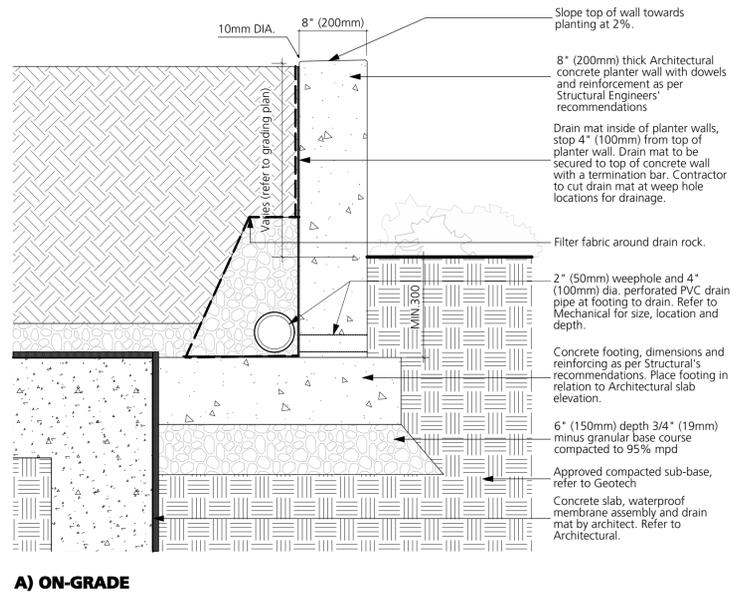
1 CIP Concrete Paving
1:10



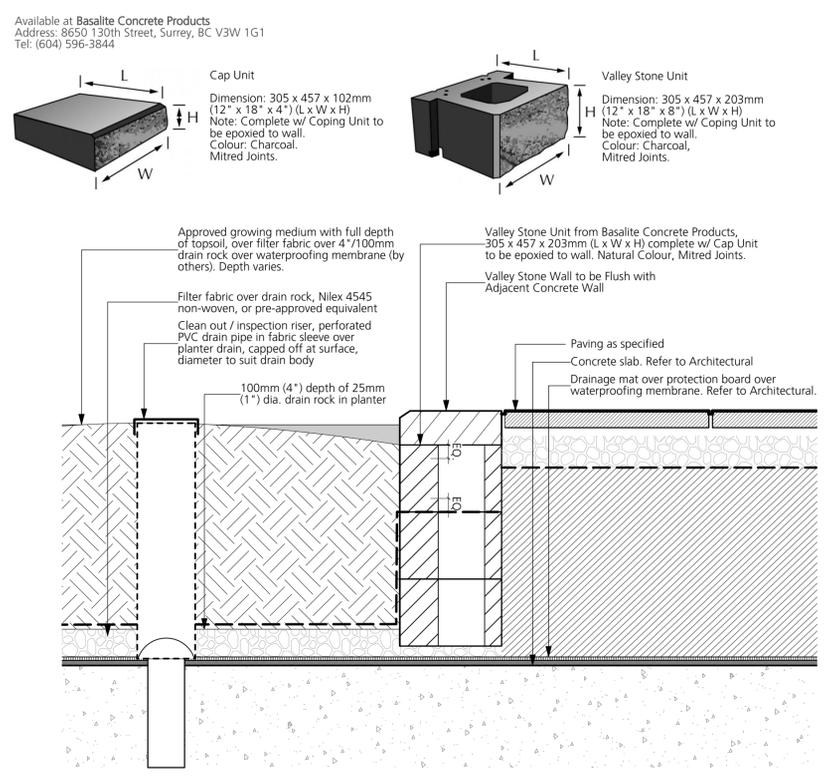
2 Unit Paving
1:10



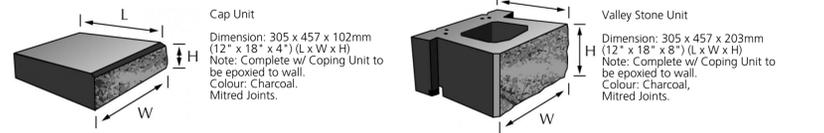
3 Hydropressed Slab
1:10



4 CIP Concrete Planter Wall
1:10



Available at Basalite Concrete Products
Address: 8650 130th Street, Surrey, BC V3W 1G1
Tel: (604) 596-3844



COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

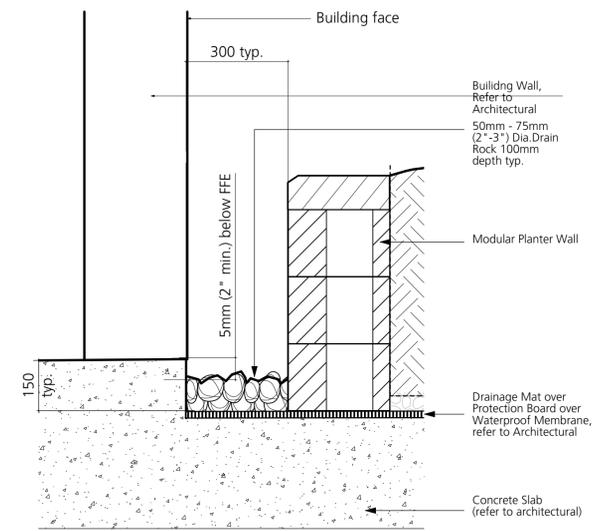


Project Title:
FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

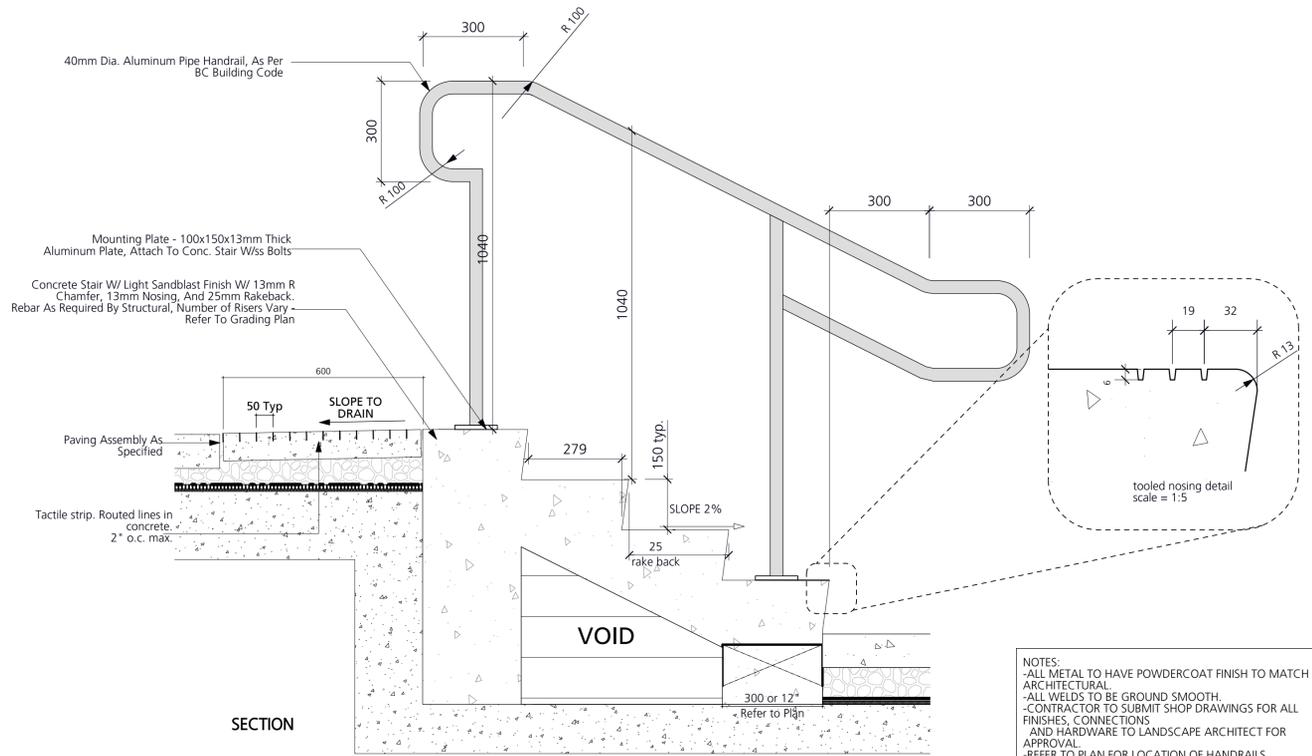
Drawing Title:
Landscape Details

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	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

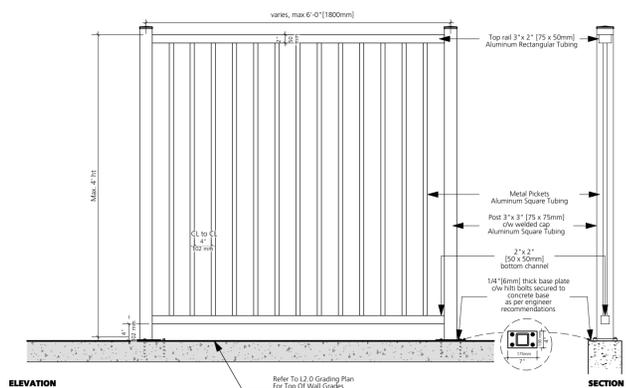


6 Gravel Strip
1:10

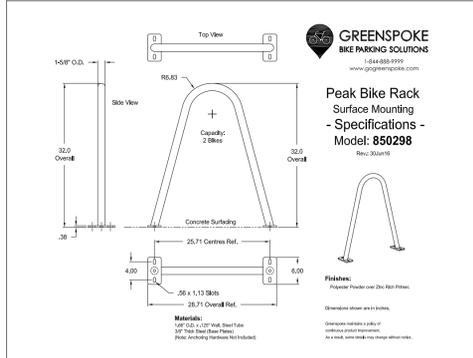


7 Typical Stairs
1:10

NOTES:
-ALL METAL TO HAVE POWDERCOAT FINISH TO MATCH ARCHITECTURAL.
-ALL WELDS TO BE GROUND SMOOTH.
-CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL FINISHES, CONNECTIONS AND HARDWARE TO LANDSCAPE ARCHITECT FOR APPROVAL.
-REFER TO PLAN FOR LOCATION OF HANDRAILS.
-ALL RAILINGS TO MEET BC BUILDING CODE



8 Metal Picket Fence
1:20



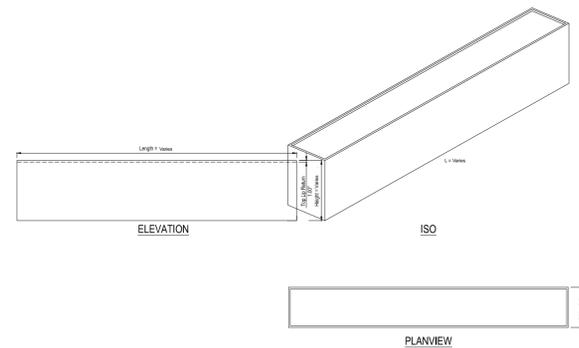
Product: Peak Rack or Pre-approved Equivalent
Colour: TBD
Material: Powder Coated Metal
Quantity: 6
Contact: www.greenspoke.com
Installation: Mount as per manufacturer's specifications

9 Bike Rack
NTS



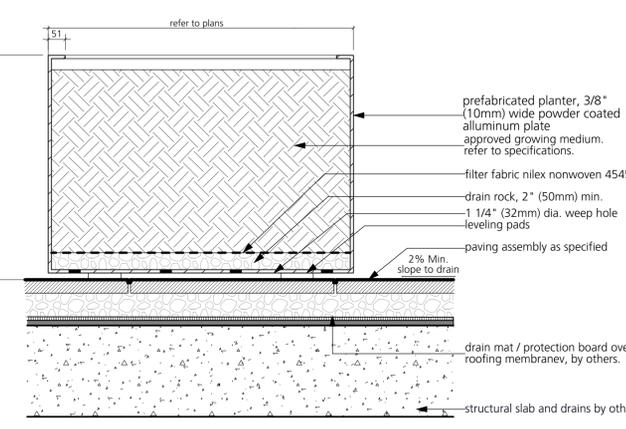
Model: Chaise Lounge MCC720-M or pre-approved equivalent
Qty: Refer to Plans
Material: Steel or pre-approved equivalent
Finishes: Provide Maglin standard finishes for both ip wood and steel. Steel to be powdercoat gunmetal (gloss finish).
Supplier: Ivory or pre-approved equivalent
Supplier: Maglin Site Furnitures, www.maglin.com, Tel: (885) 904-0330 (Jennifer Fancy)
Installation: Surface mount, bolted into place with tamper proof bolts. Refer to manufacturer's specifications.

10 Lounge Chair
NTS



Model: Modular Planters
Supplier: Green Theory or Pre-approved Equivalent
Qty: Refer to plans for dimensions and quantity.
Materials: Powder Coated Aluminum
Colour: Charcoal or Pre-approved Equivalent
Installation: Install as per manufacturer's specifications

11 Custom Metal Planter
NTS



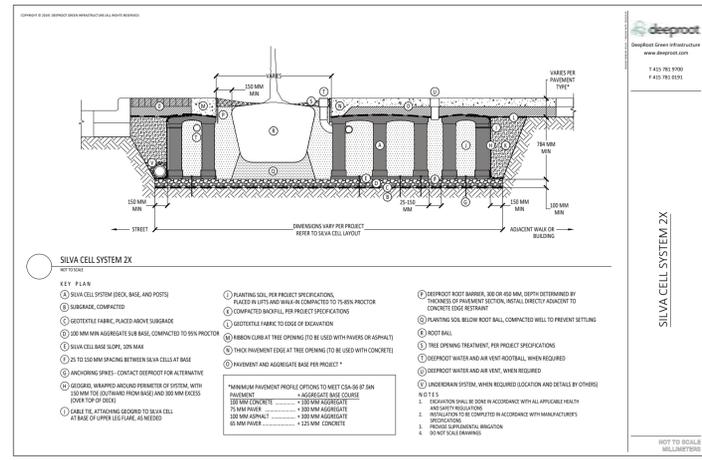
Model: Modular Planters
Dimensions: 1900 (L) X 1219 (W) X 610 (H) mm
Qty: 8
Supplier: Green Theory Design or Pre-approved Equivalent
Contact: www.greentheorydesign.com, 604-475-7002
Colour: Charcoal or Pre-approved Equivalent
Note:
- All planters to be modular with the ability to be bolted together on site with hidden hardware; Galvanized; Powder Coat all metal components
- Provide cut sheets and shop drawings for all components for approval
- Provide bracing as required.
- No bowing of planter walls accepted
- Provide drain holes at the bottom of all components
- Provide colour sample for approval

12 Garden Plot
1:10



Manufacturer: Frances Andrew or Pre-approved Equivalent
Colour: TBD
Quantity: Refer to Plan
Dimension: Refer to Plan
Contact: www.francesandrew.com
Installation: Mount as per manufacturer's specifications

13 Landscape Bench
NTS



14 Soil Cell
NTS

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

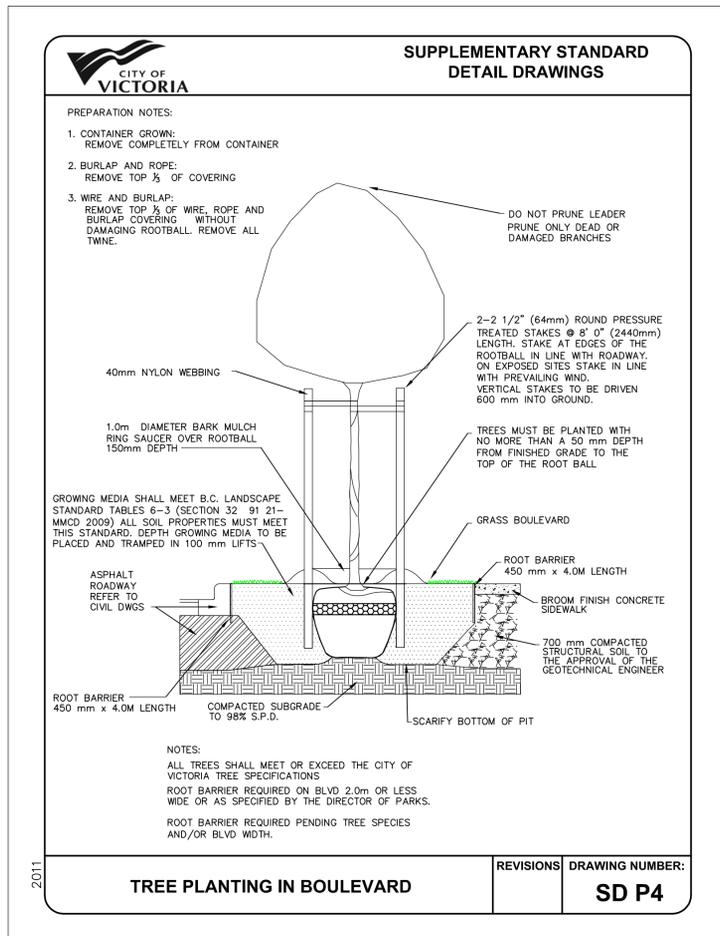
Client:



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: As Shown 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

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

COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

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: **As Shown** Job No.: **22-082**

Sheet No.:

	PLAN CHECKER	AUTHORIZED REPRESENTATIVE		DATE
UTILITY	HYDRO ELECTRICAL COMPANY	NAME	NAME	
	TELEPHONE COMPANY			
	GAS COMPANY			
MUNICIPAL	CABLE COMPANY			
	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:

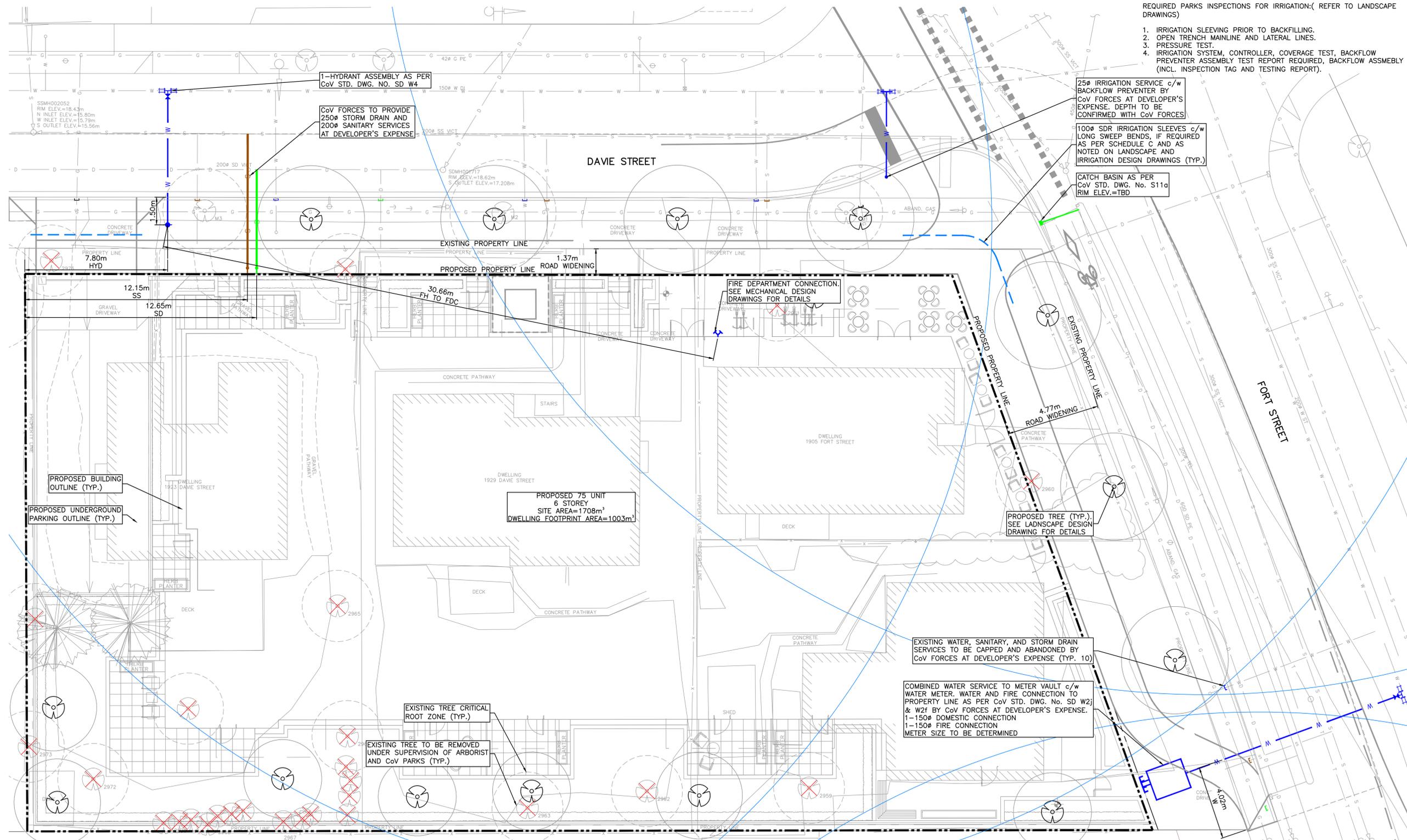
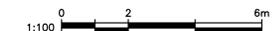
- FOR GENERAL NOTES SEE SHEET C100 (TO FOLLOW).
- ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, WITHIN THE VICTORIA 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

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



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

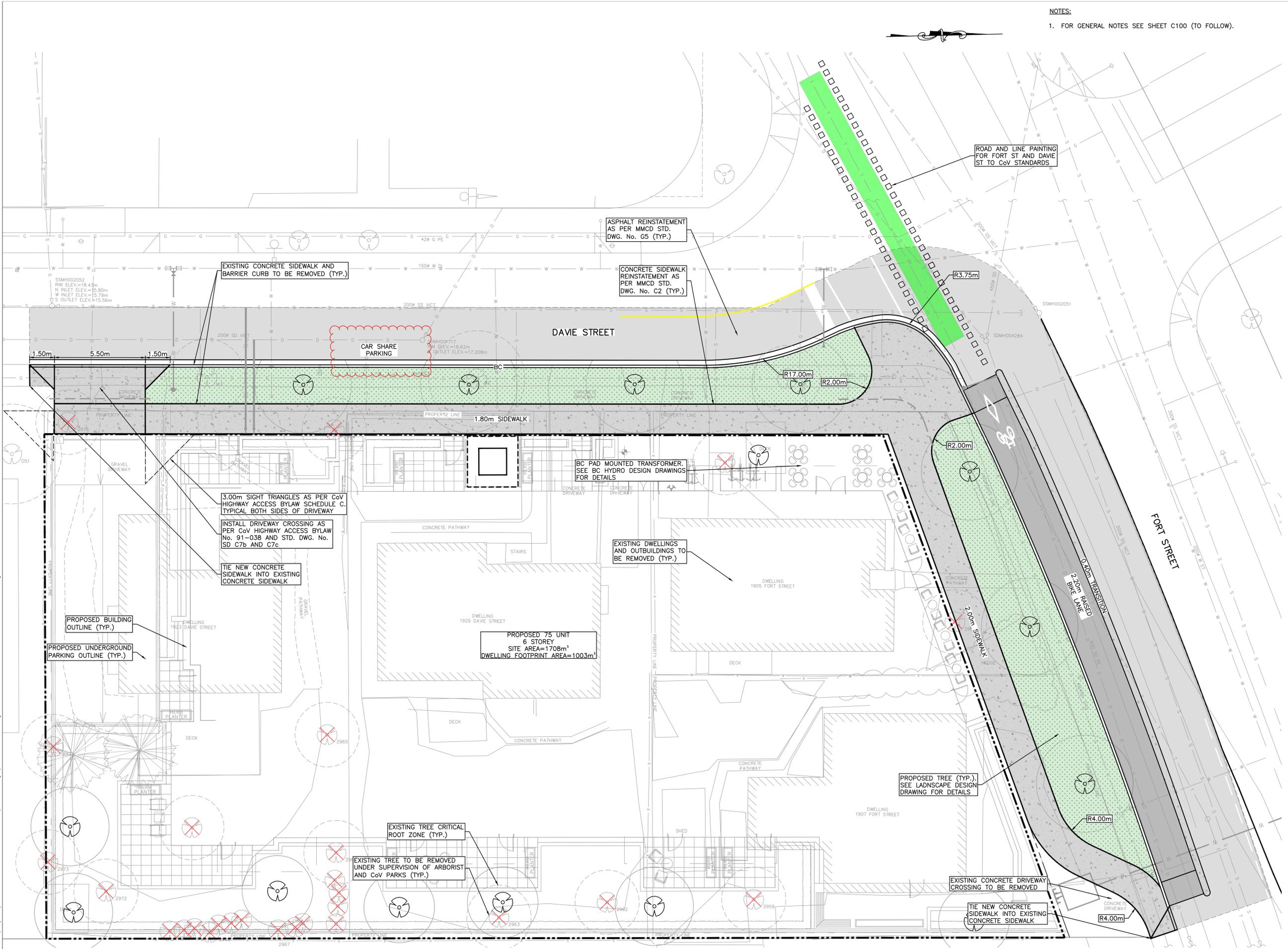
File: \\Projects\6150-003 Fort And Davie - Civil\04c Drawings\6150-003 Civil.dwg Plot Time: Nov. 7. 24 12:03 PM User: Matt Ziegler

File: \\Projects\6150-003 Fort And Davie - Civil\04c Drawings\6150-003 Civil.dwg Plot Time: Nov. 7, 24 12:03 PM User: Matt Ziegler

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

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
Tel: 250-590-4875 Fax: 250-590-4392
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