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[PROJECT TEAM]



CITY OF VICTORIA

Revisions

Received Date:
January 2, 2024



CONTACT LIST

Client	Three Shores Development 2919 Almont Crescent West Vancouver, BC V7V 3B9	Barry Savage	604.505.8818	bsavage@threeshores.ca
Architectural	Integra Architecture Inc. 2330-400 Granville Street Vancouver BC, V6C 1S4	Rhys Leitch Shamus Sachs	604.688.4220 604.688.4220	rhysl@integra-arch.com shamuss@integra-arch.com
Landscape	Perry + Associates 112 East Broadway Vancouver BC V5T 1V9	Michael Patterson	604.738.4118	mp@perryandassociates.ca
Civil	Herold Engineering Limited Unit 600 - 1112 Fort St Victoria, BC V8V 3K8	Sarah Campden	250.590.4875	SCampden@heroldengineering.com

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

COVER PAGE

22600 [PROJECT]

[SCALE]

Thursday, December 21, 2023 [DATE]

02 - REZONING [ISSUE]

[DRAWING]

A-0.000

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



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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

PROJECT DATA

[PROJECT]

22600

[SCALE]

[DATE]

Thursday, December 21, 2023

[ISSUE]

02 - REZONING

[DRAWING]

A-0.010

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

Project: 22600
Date: 27-Nov-23
Issue: REZONING

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

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

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

SITE AREA :			
Gross Site Area	20,856	sq.ft.	1,937.60 m2
Road Dedication Area	2,483	sq.ft.	230.63 m2
Net Site Area	18,374	sq.ft.	1,706.96 m2

Max FSR (Gross Site Area)	0.00	0	sq.ft.	0.0	m2
Total Proposed Gross Floor Area		56,870	sq.ft.	5,283.4	m2
Total Proposed Exclusions		0	sq.ft.	0.0	m2
Proposed FSR (Gross site area)	2.73	56,870	sq.ft.	5,283.4	m2

Max. Site Coverage	0%	-	sq.ft.	0.00	m2
Lot Coverage	56%	11,666	sq.ft.	1,083.78	m2

UNIT SUMMARY:												
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	405.8	1,217.5	113.1	4.0%
												4%
B1 - 1 Bed		2	3	3	3	3	3	17	540.0	9,180.0	852.8	22.7%
B2 - 1 Bed			1	1	1	1	1	5	569.9	2,849.6	264.7	6.7%
B3 - 1 Bed (Accessible)		1	1	1	1			4	477.0	1,908.2	177.3	5.3%
B4 - 1 Bed		1	1	1	1	1	1	6	594.6	3,567.7	331.4	8.0%
B5 - 1 Bed		1	1	1	1	1	1	6	431.3	2,587.5	240.4	8.0%
B6 - 1 Bed			1	1	1	1	1	5	508.0	2,540.0	236.0	6.7%
B7 - 1 Bed			1	1	1	1	1	5	655.2	3,275.9	304.3	6.7%
												1 Bed
C1 - 2 Bed			1	1	1	1	1	5	810.0	4,050.0	376.3	6.7%
C2 - 2 Bed		1	1	1	1			4	792.6	3,170.3	294.5	5.3%
C3 - 2 Bed		1	1	1	1	1	1	6	774.4	4,646.4	431.7	8.0%
C4 - 2 Bed		1						1	839.9	839.9	78.0	1.3%
C5 - 2 Bed						1	1	2	711.7	1,423.3	132.2	2.7%
												2 Bed
D1 - 3 Bed		1	1	1	1			4	920.2	3,680.8	342.0	5.3%
D2 - 3 Bed						1	1	2	928.2	1,856.5	172.5	2.7%
												3 Bed
Total		9	14	14	14	11	11	75		41,256	3,832.8	97.3%
												100%

GFA CALCULATION:

GFA Exclusion (sq.ft.)			Parkade	1st	2nd	3rd	4th	5th	Roof Patio	Total Exclusions	
Bike Room at Level L1				1,128.99						1,128.99	sq.ft.
Parkade											
Total Exclusions From FSR			0.00	1,128.99	0.00	0.00	0.00	0.00	0.00	1,128.99	sq.ft.

Gross Floor Area	Commercial	Unit Area	Common Area	Total GFA		Efficiency L1 - L6
Parkade			sq.ft.	0.0	sq.ft.	- m2
Gross Area - 1st Floor	1,669.33	5,910.01	1,970.13	9,549.47	sq.ft.	887 m2
Gross Area - 2nd Floor		8,153.18	1,700.62	9,853.80	sq.ft.	915 m2
Gross Area - 3rd Floor		8,153.18	1,700.62	9,853.80	sq.ft.	915 m2
Gross Area - 4th Floor		8,153.18	1,700.62	9,853.80	sq.ft.	915 m2
Gross Area - 5th Floor		7,603.27	1,276.49	8,879.76	sq.ft.	825 m2
Gross Area - 6th Floor		7,603.27	1,276.49	8,879.76	sq.ft.	825 m2
Gross Area - Roof Level						
Total Gross Area	1,669	45,576	9,624.97	56,870.39	sq.ft.	5,283 m2
						Overall: 83.1%

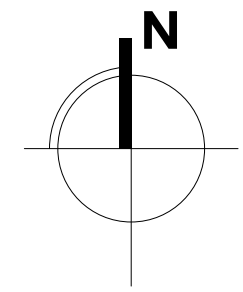
PARKING SPACES:				
Minimum Parking Required	13 units @	1.00	space/unit	485 sqft > X
	40 units @	0.70	space/unit	485 sqft < X > 754 sqft
	22 units @	1.10	space/unit	X < 754 sqft
Visitor Parking Required	75 units @	0.10	space/unit	
Commercial Parking Required (Retail)			1 space/80 m2	
Total Parking Required				1.9 spaces
Total Parking Provided				39 spaces
Disabled Parking Required:				
Disabled Parking Provided:				1 space
				inclusive of required parking

BICYCLE SPACES:				
Required Secure Bicycle Parking	75 units	1.5	spaces/unit	113 spaces long term
Provided Secure Bicycle Parking	75 units	1.5	spaces/unit	109 spaces long term
Max vertical parking Spaces			NO	max
Required Short Term Bicycle Parking				6 spaces short term
Provided Short Term Bicycle Parking				12 spaces short term
				121 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.

PROJECT SUMMARY:			
ZONING EXISTING		PROPOSED	
OCP LAND USE DESIGNATION - Medium Density Apartment R5			
SITE AREA		20,856	sq.ft.
BUILDING HEIGHT - Existing Grade to T/O Roof		126.41	ft
Average Finished Grade - (63.0' + 63.0' + 63.0' + 61.5') / 4 = 62'-7 1/2"			38.53 m
Building Height to T/O Roof from Average Grade -		63.79	ft
Building Height to T/O Roof from Average Grade -		19.44	m geodetic
FRONT YARD		5.00	ft
SIDE YARD		9.85	ft
REAR YARD - EAST		24.87	ft
INTERIOR SIDE YARD		10.84	ft

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



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[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

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02 - REZONING

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Three Shores Management

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STREETSCAPE

[PROJECT]

22600

[SCALE]

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FORT STREETSCAPE



DAVIE STREETSCAPE



North West Corner - Fort St x Davie St



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PERSPECTIVE

[PROJECT]

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West Elevation - Davie St

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SURVEY (EXISTING SITE PLAN)

22600 [PROJECT]

[SCALE]

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02 - REZONING (ISSUE)

[DRAWING]

A-0.100

LEGEND

-  --- Denotes Coniferous Tree
- --- Denotes Deciduous Tree

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

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

FOR

Approximate
sanitary
location

STREET

Pt 44
PLAN 270
in PLAN 258BL

ROAD

Mag Nail

PLAN 26670

→

DAVIE

SECTION

Rem 42

PLAN 270

PLAN

49

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SURVEY (EXISTING SITE PLAN)

22600 [PROJECT]

[SCALE]

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A diagram showing a circle centered at the origin of a coordinate system. A horizontal line segment, representing a radius vector, extends from the center to the right edge of the circle. This vector is labeled with a bold black 'z'.

Three Shores Management

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Fort St. & Davie St.
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LEVEL P1

2600 [PROJECT]

SCALE)

:100 [SCALE]

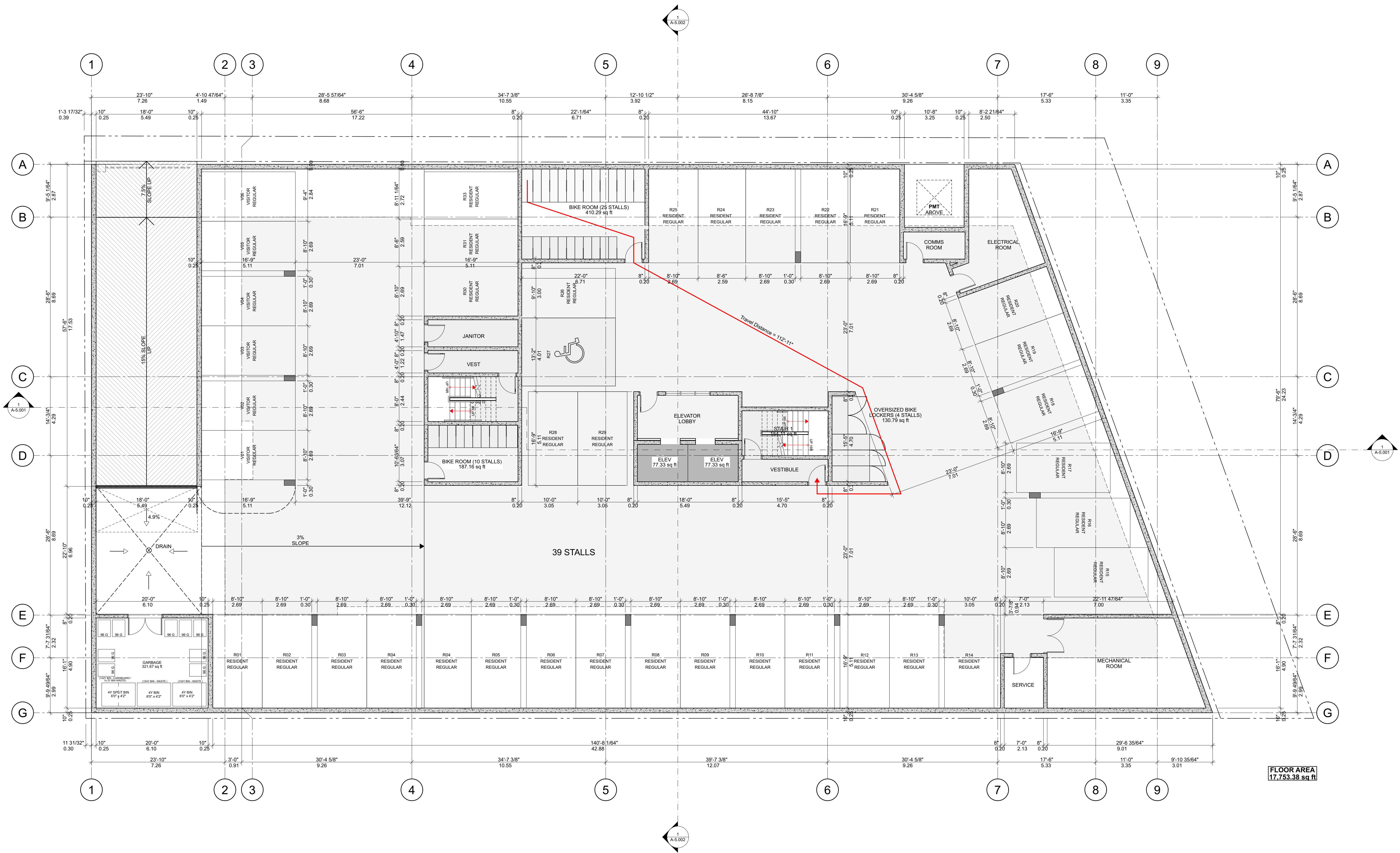
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(1) (ISSUE)

02 - REZONING (ISSUE)

AWING]

A-2.000





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A diagram showing a circle in the complex plane. The horizontal axis is the real axis and the vertical axis is the imaginary axis. A circle is centered at the origin. A thick black line segment, labeled z , extends from the origin along the positive real axis to the circle's boundary, representing the complex number z .

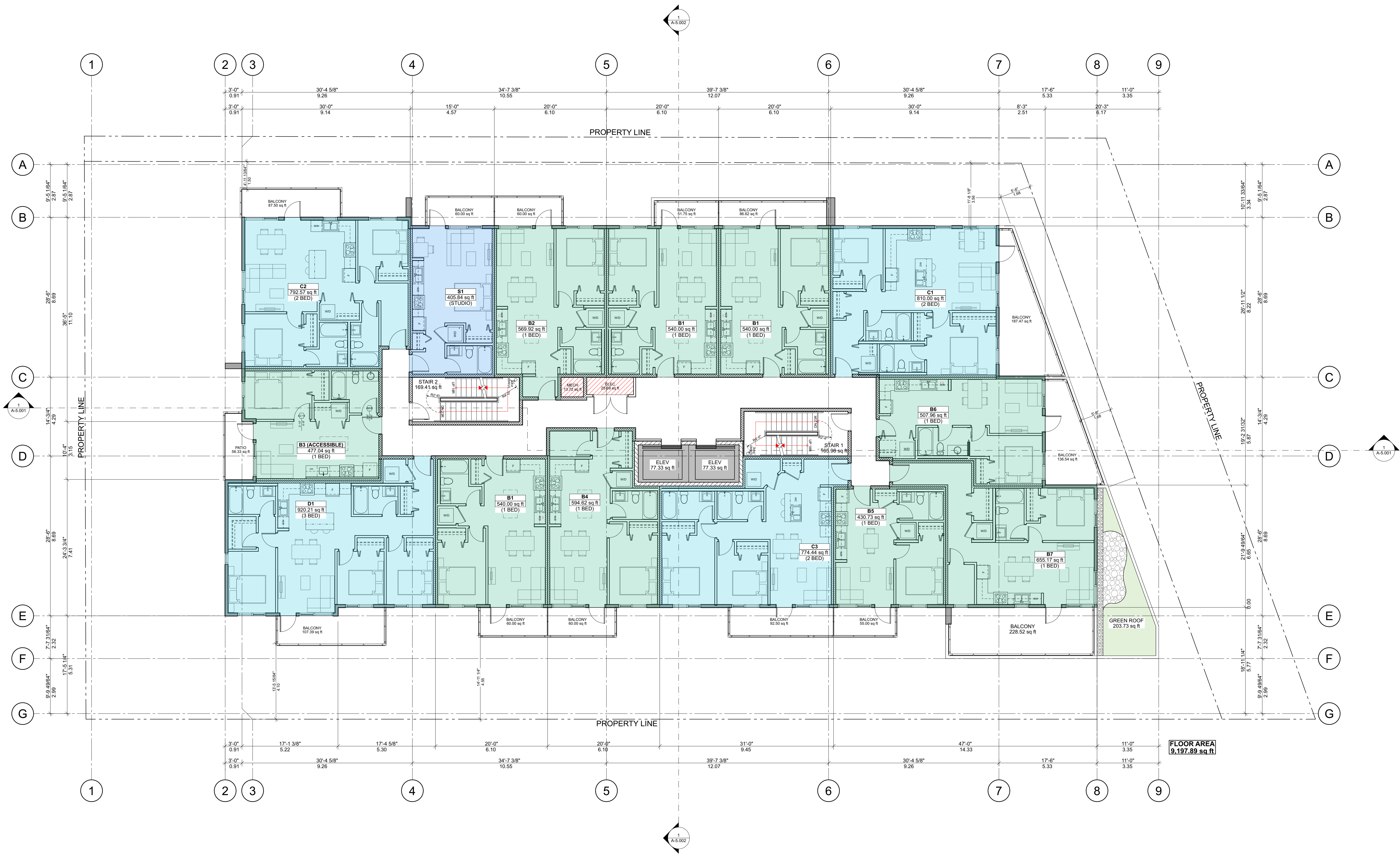
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A-2.002





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A diagram showing a circle centered at the origin of a Cartesian coordinate system. A thick horizontal line segment, representing a radius vector, extends from the center to the right edge of the circle. This vector is labeled with a bold black 'z' at its tip.

Three Shores Management

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LEVEL 3 PLAN

2600 [PROJECT]

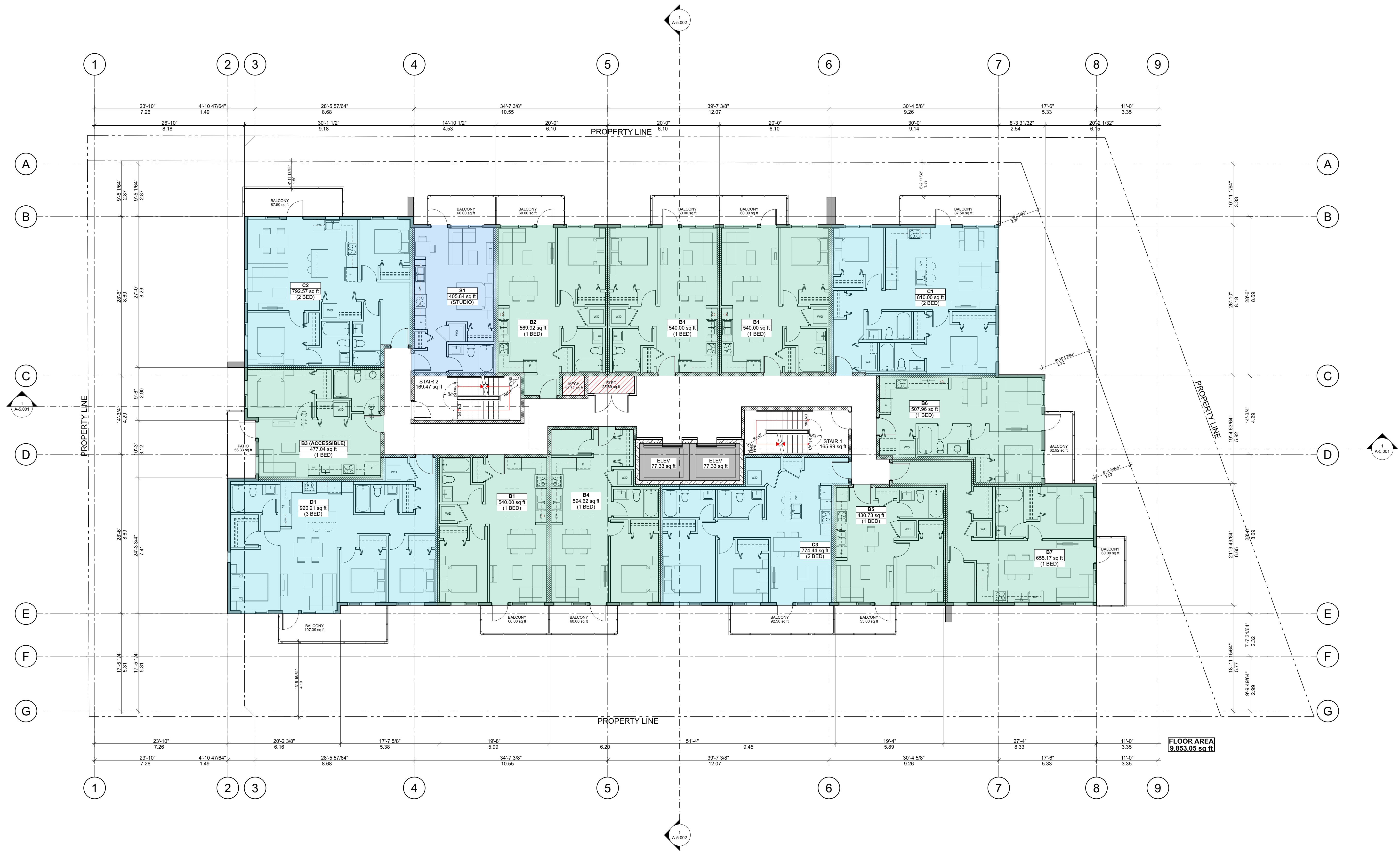
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A-2.003



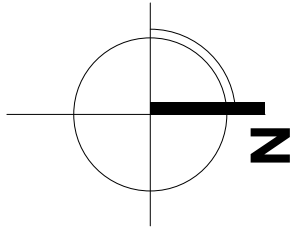


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[TITLE]

LEVEL 4 PLAN

22600 [PROJECT]

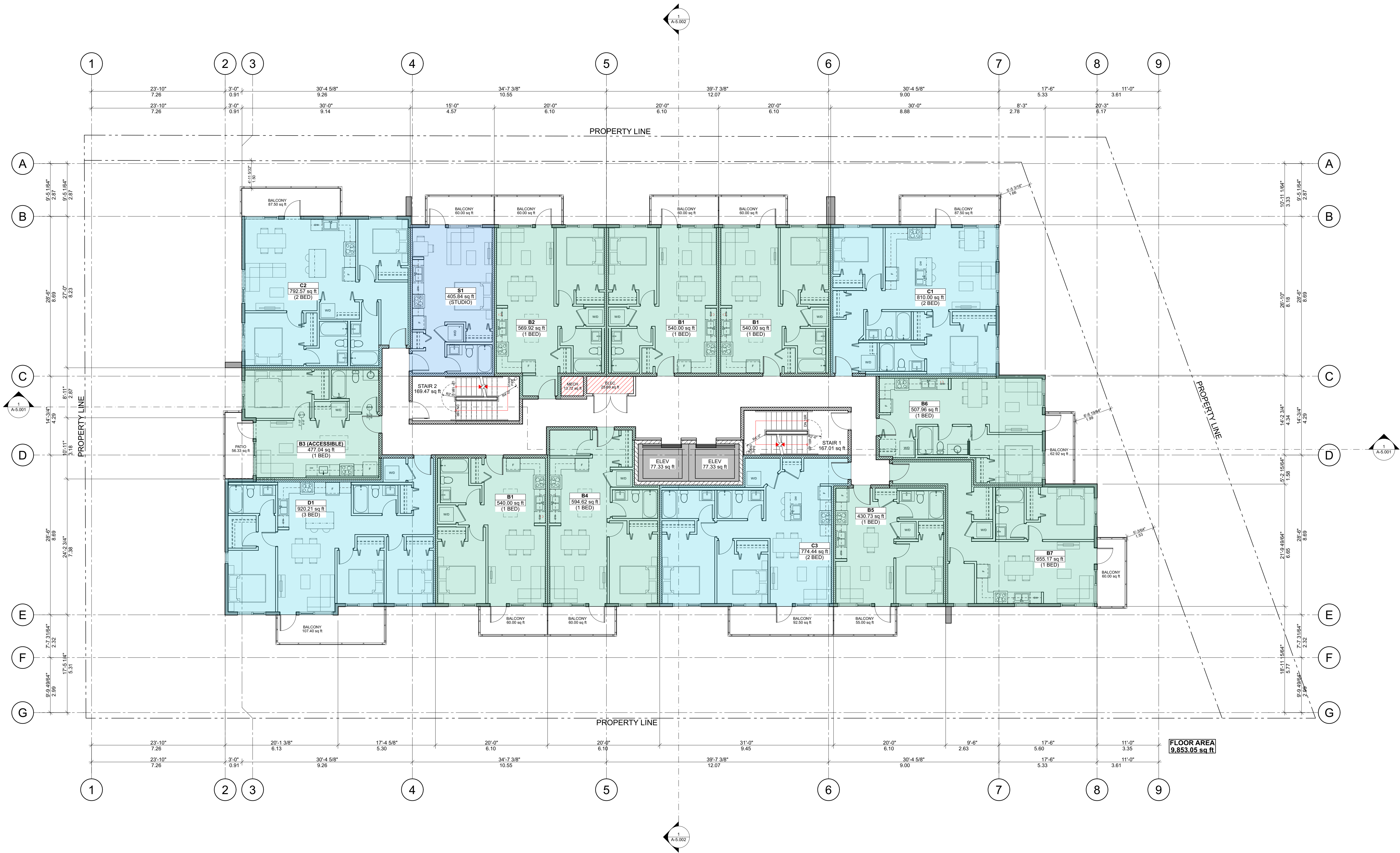
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02 - REZONING [ISSUE]

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A-2.004



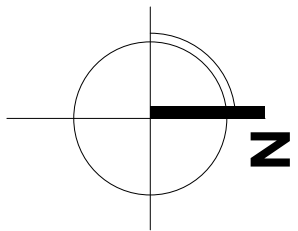


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LEVEL 5 PLAN

22600 [PROJECT]

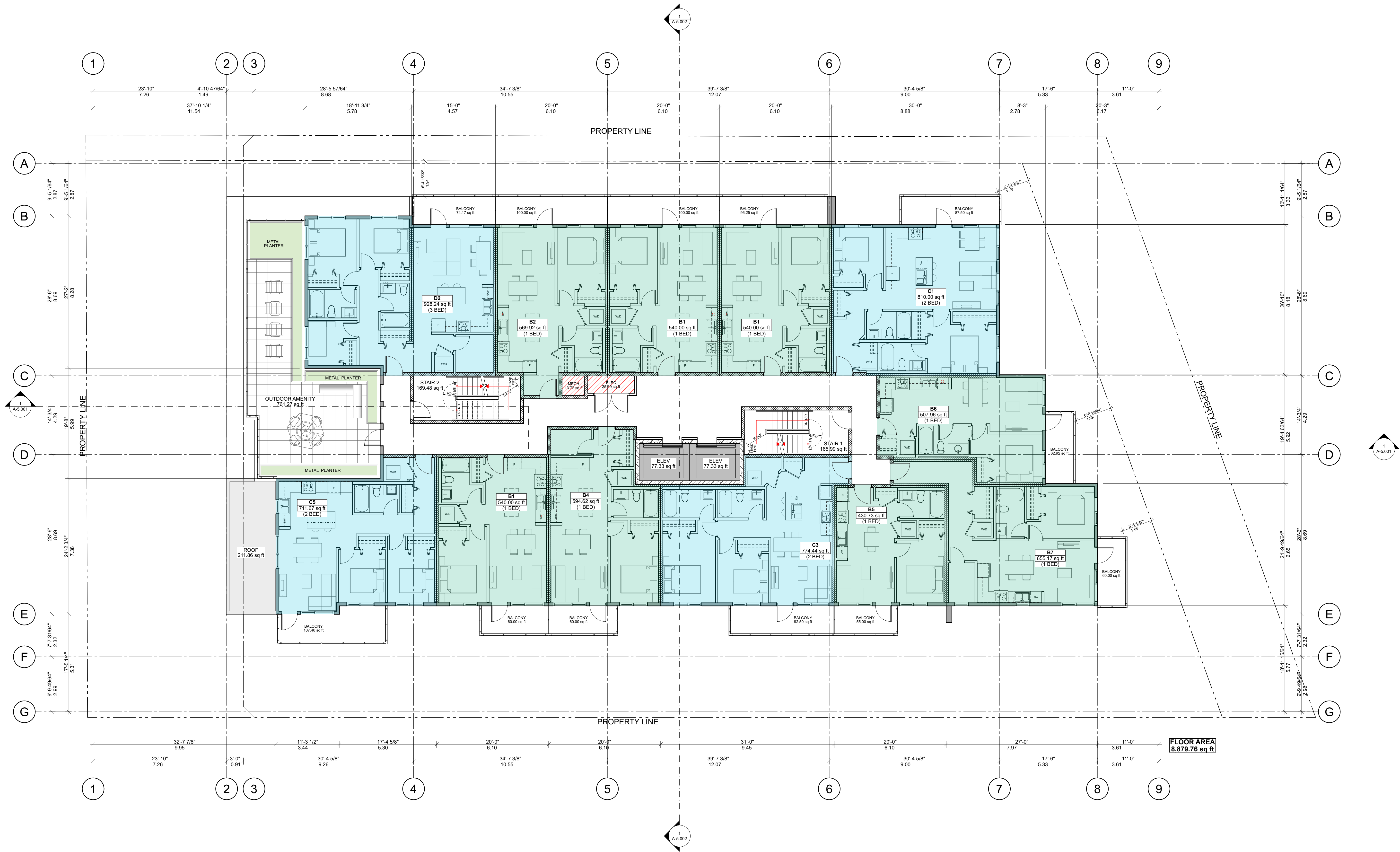
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02 - REZONING [ISSUE]

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A-2.005





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

FORT & DAVIE RESIDENCES

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Fort St. & Davie St.
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LEVEL 6 PLAN

22600 [PROJECT]

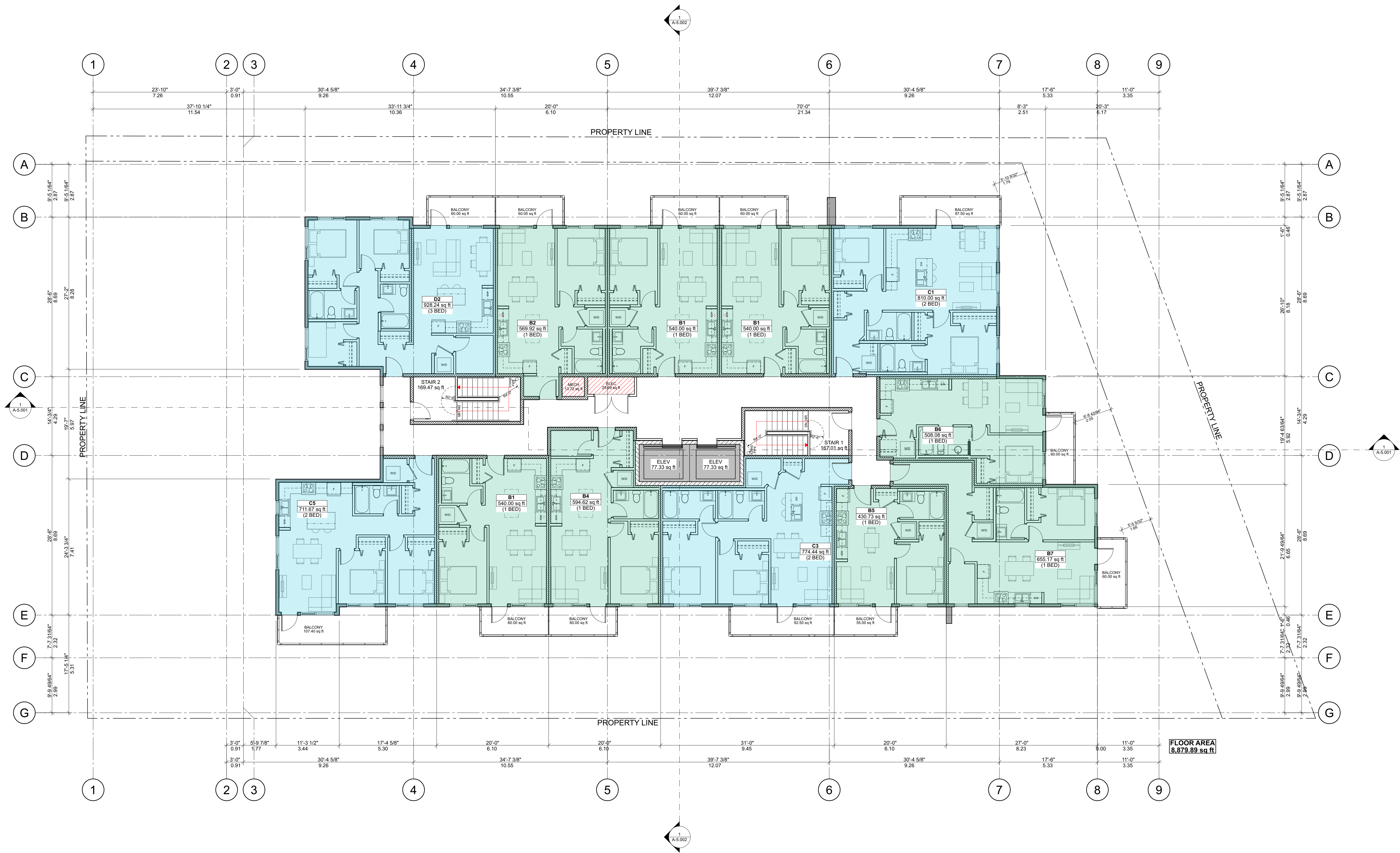
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02 - REZONING (ISSUE)

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A-2.006



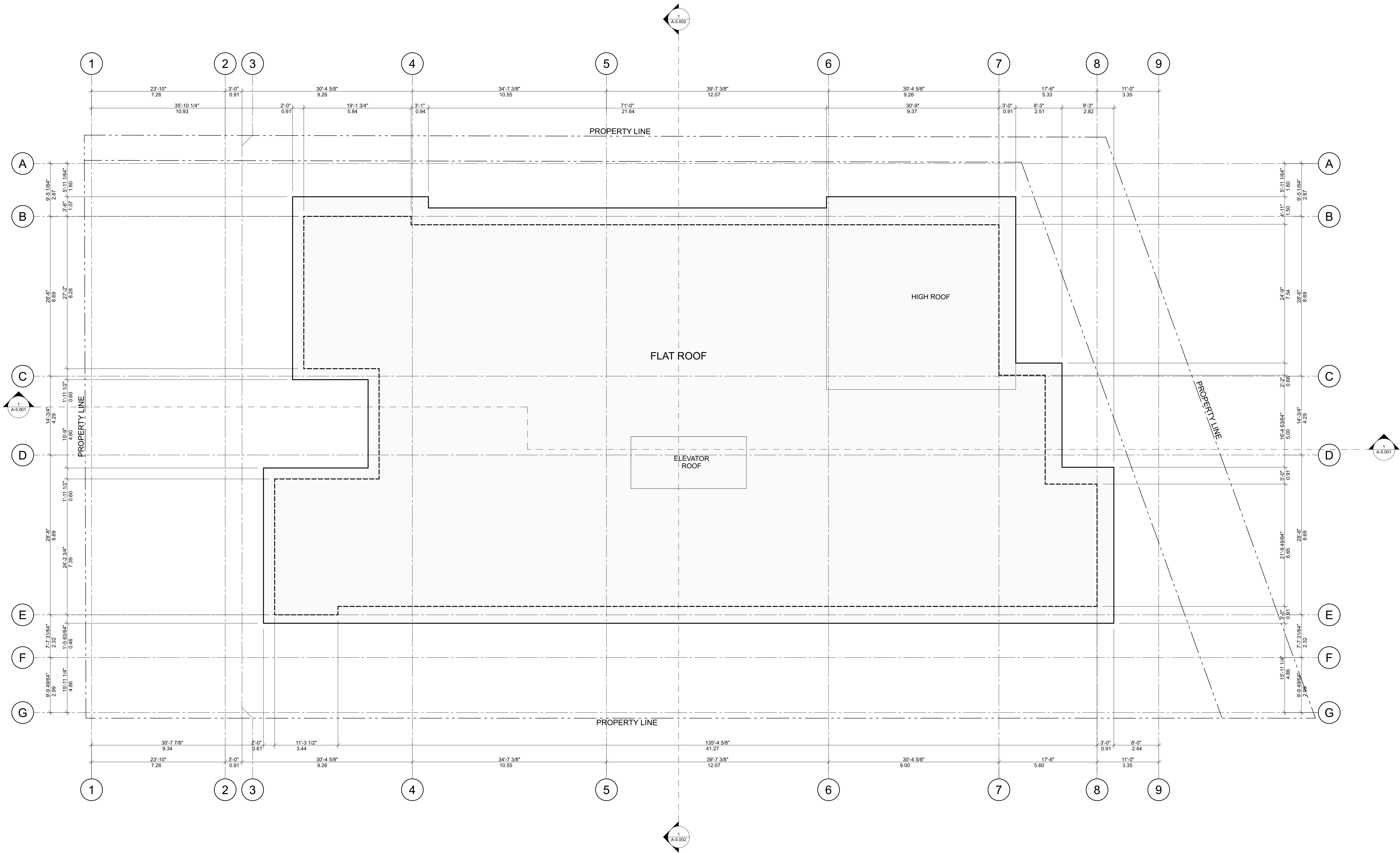
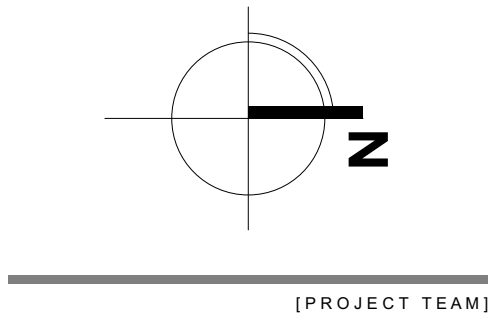


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[TITLE]

ROOF PLAN

22600 [PROJECT]

1:100 [SCALE]

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02 - REZONING [ISSUE]

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WEST ELEVATION

[PROJECT]

22600

[SCALE]

1:100

Thursday, December 21, 2023

02 - REZONING

[ISSUE]

[DRAWING]

A-4.001



MATERIAL & COLOUR SCHEDULE					
Building Elements	A	B	B1	C	D
Cladding	Cladding	Cladding	Cladding	Cladding	Cladding
Colour	Grey/Brown Blend	Dark Blue	White	Dark Grey	Dark Brown
Material	Thin Brick	Cementitious Lap Siding	Cementitious Lap Siding	Cementitious Panel Board w/ Reveal	Woodtone
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Gray/Brown	Deep Ocean	White	Iron Grey	Roasted Walnut
Manufacturer	TBC	TBC	TBC	TBC	TBC

Building Elements	E	F	G	H	J
Soffit	Soffit	Roof	Wood Trims @ Windows, Doors, Roof Edge, etc..	Flashing, Gutters, and down spouts	Aluminum Railing @ Balconies
Colour	Brown	Dark Grey	Charcoal Grey	Prefinished Charcoal Grey	Prefinished Charcoal Grey
Material	Woodtone	SBS Roof	3/4" thick dimensional lumber painted	Painted Aluminum	Painted Aluminum
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Mountain Cedar	Charcoal Grey	Charcoal Grey	Charcoal Grey	Charcoal Grey
Manufacturer	TBC	TBC	TBC	TBC	TBC

Building Elements	K	L	M	N
Windows	Windows	Typical Balcony / Patio Entry	Garage Doors	Retaining Walls
Colour	Black	Black	Black	Grey
Material	Painted Vinyl	Painted Vinyl	Painted Aluminum	C.I.P. Architectural Concrete
Product	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Black	Black	Black	Natural Concrete
Manufacturer	TBC	TBC	TBC	TBC



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[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

Thursday, December 21, 2023

[DATE]

02 - REZONING

[ISSUE]

[DRAWING]

A-4.002



MATERIAL & COLOUR SCHEDULE					
Building Elements	A	B	B1	C	D
Cladding	Cladding	Cladding	Cladding	Cladding	Cladding
Colour	Gray/Brown Blend	Dark Blue	White	Dark Grey	Dark Brown
Material	Thin Brick	Cementitious Lap Siding	Cementitious Lap Siding	Cementitious Panel Board w/ Reveal	Woodtone
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Gray/Brown	Deep Ocean	White	Iron Grey	Roasted Walnut
Manufacturer	TBC	TBC	TBC	TBC	TBC

Building Elements	E	F	G	H	J
Soffit	Soffit	Roof	Wood Trims @ Windows, Doors, Roof Edge, etc..	Flashing, Gutters, and down spouts	Aluminum Railing @ Balconies
Colour	Brown	Dark Grey	Charcoal Grey	Prefinished Charcoal Grey	Prefinished Charcoal Grey
Material	Woodtone	SBS Roof	3/4" thick dimensional lumber painted	Painted Aluminum	Painted Aluminum
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Mountain Cedar	Charcoal Grey	Charcoal Grey	Charcoal Grey	Charcoal Grey
Manufacturer	TBC	TBC	TBC	TBC	TBC

Building Elements	K	L	M	N
Windows	Windows	Typical Balcony / Patio Entry	Garage Doors	Retaining Walls
Colour	Black	Black	Black	Grey
Material	Painted Vinyl	Painted Vinyl	Painted Aluminum	C.I.P. Architectural Concrete
Product	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Black	Black	Black	Natural Concrete
Manufacturer	TBC	TBC	TBC	TBC



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[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

Thursday, December 21, 2023

[ISSUE]

02 - REZONING

[DRAWING]

A-4.003



MATERIAL & COLOUR SCHEDULE

	A	B	B1	C	D
Building Elements	Cladding	Cladding	Cladding	Cladding	Cladding
Colour	Grey/Brown Blend	Dark Blue	White	Dark Grey	Dark Brown
Material	Thin Brick	Cementitious Lap Siding	Cementitious Lap Siding	Cementitious Panel Board w/ Reveal	Woodtone
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Gray/Brown	Deep Ocean	White	Iron Grey	Roasted Walnut
Manufacturer	TBC	TBC	TBC	TBC	TBC

	E	F	G	H	J
Building Elements	Soffit	Roof	Wood Trims @ Windows, Doors, and down spouts	Flashing, Gutters, and down spouts	Aluminum Railing @ Balconies
Colour	Brown	Dark Grey	Charcoal Grey	Prefinished Charcoal Grey	Prefinished Charcoal Grey
Material	Woodtone	SBS Roof	3/4" thick dimensional lumber painted	Painted Aluminum	Painted Aluminum
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Mountain Cedar	Charcoal Grey	Charcoal Grey	Charcoal Grey	Charcoal Grey
Manufacturer	TBC	TBC	TBC	TBC	TBC

	K	L	M	N
Building Elements	Windows	Typical Balcony / Patio Entry	Garage Doors	Retaining Walls
Colour	Black	Black	Black	Grey
Material	Painted Vinyl	Painted Vinyl	Painted Aluminum	C.I.P. Architectural Concrete
Product	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Black	Black	Black	Natural Concrete
Manufacturer	TBC	TBC	TBC	TBC



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[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

[DATE]

Thursday, December 21, 2023

[ISSUE]

02 - REZONING

[DRAWING]

A-4.004

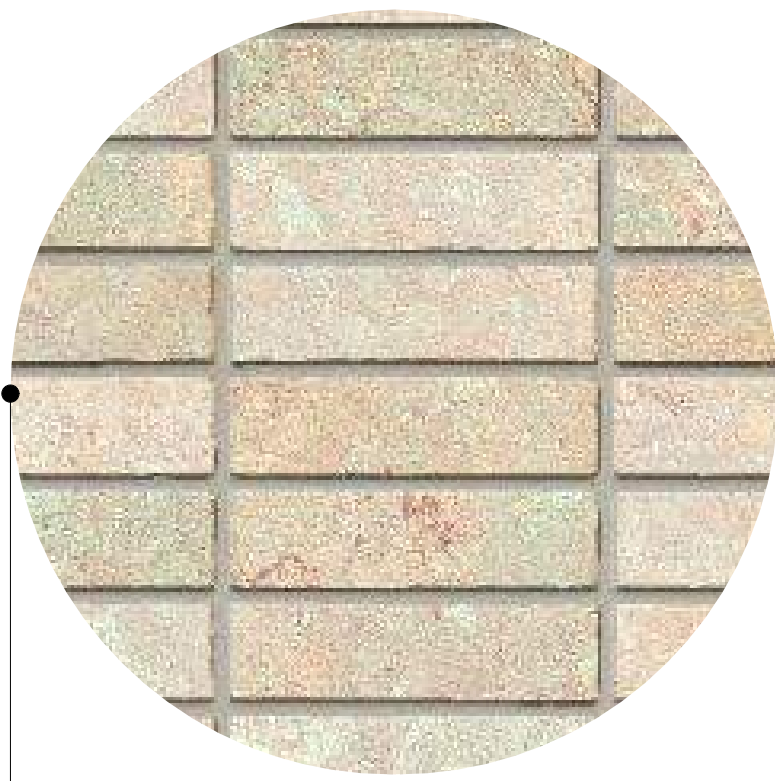


MATERIAL & COLOUR SCHEDULE

	A	B	B1	C	D
Building Elements	Cladding	Cladding	Cladding	Cladding	Cladding
Colour	Grey/Brown Blend	Dark Blue	White	Dark Grey	Dark Brown
Material	Thin Brick	Cementitious Lap Siding	Cementitious Lap Siding	Cementitious Panel Board w/ Reveal	Woodtone
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Gray/Brown	Deep Ocean	White	Iron Grey	Roasted Walnut
Manufacturer	TBC	TBC	TBC	TBC	TBC

	E	F	G	H	J
Building Elements	Soffit	Roof	Wood Trims @ Windows, Doors, Roof Edge, etc..	Flashing, Gutters, and down spouts	Aluminum Railing @ Balconies
Colour	Brown	Dark Grey	Charcoal Grey	Prefinished Charcoal Grey	Prefinished Charcoal Grey
Material	Woodtone	SBS Roof	3/4" thick dimensional lumber painted	Painted Aluminum	Painted Aluminum
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Mountain Cedar	Charcoal Grey	Charcoal Grey	Charcoal Grey	Charcoal Grey
Manufacturer	TBC	TBC	TBC	TBC	TBC

	K	L	M	N
Building Elements	Windows	Typical Balcony / Patio Entry	Garage Doors	Retaining Walls
Colour	Black	Black	Black	Grey
Material	Painted Vinyl	Painted Vinyl	Painted Aluminum	C.I.P. Architectural Concrete
Product	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Black	Black	Black	Natural Concrete
Manufacturer	TBC	TBC	TBC	TBC



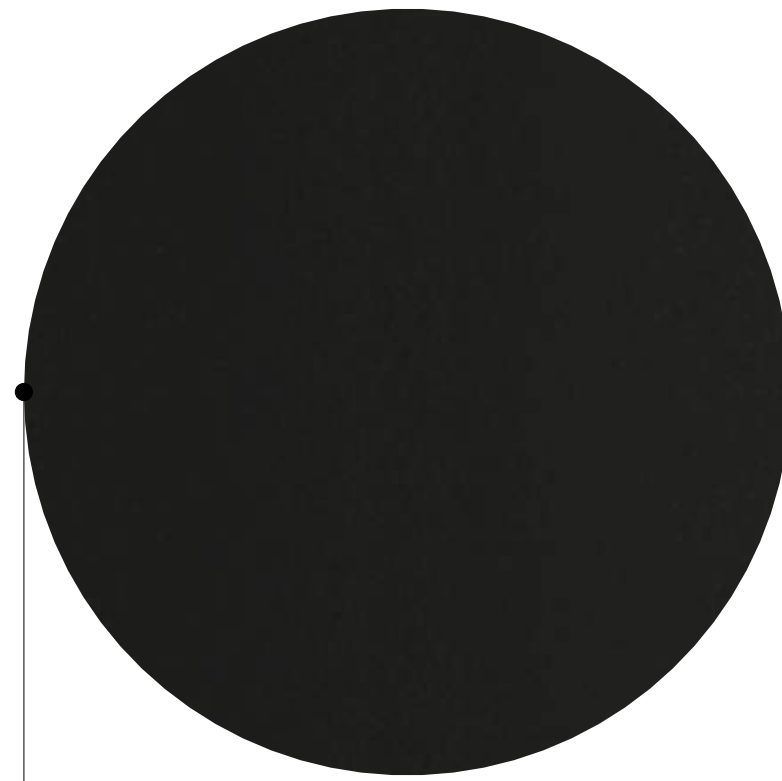
A THIN BRICK CLADDING
STACKED
colour: GREY / BROWN BLEND



B CEMENTITIOUS LAP SIDING
HORIZONTAL
colour: DARK BLUE



B1 CEMENTITIOUS LAP SIDING
HORIZONTAL
colour: WHITE



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



D CEMENTITIOUS LAP SIDING
VERTICAL
colour: DARK BROWN



E CEMENTITIOUS SIDING SOFFIT
colour: BROWN



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MATERIAL & COLOUR SCHEDULE

	A	B	B1	C	D
Building Elements	Cladding	Cladding	Cladding	Cladding	Cladding
Colour	Grey/Brown Blend	Dark Blue	White	Dark Grey	Dark Brown
Material	Thin Brick	Cementitious Lap Siding	Cementitious Lap Siding	Cementitious Panel Board w/ Reveal	Woodtone
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Gray/Brown	Deep Ocean	White	Iron Grey	Roasted Walnut
Manufacturer	TBC	TBC	TBC	TBC	TBC

	E	F	G	H	J
Building Elements	Soffit	Roof	Wood Trims @ Windows, Doors, Roof Edge, etc..	Flashing, Gutters, and down spouts	Aluminum Railing @ Balconies
Colour	Brown	Dark Grey	Charcoal Grey	Prefinished Charcoal Grey	Prefinished Charcoal Grey
Material	Woodtone	SBS Roof	3/4" thick dimensional lumber painted	Painted Aluminum	Painted Aluminum
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Mountain Cedar	Charcoal Grey	Charcoal Grey	Charcoal Grey	Charcoal Grey
Manufacturer	TBC	TBC	TBC	TBC	TBC

	K	L	M	N
Building Elements	Windows	Typical Balcony / Patio Entry	Garage Doors	Retaining Walls
Colour	Black	Black	Black	Grey
Material	Painted Vinyl	Painted Vinyl	Painted Aluminum	C.I.P. Architectural Concrete
Product	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Black	Black	Black	Natural Concrete
Manufacturer	TBC	TBC	TBC	TBC



[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

**MATERIAL
BOARD**

[PROJECT]

22600

[SCALE]

Thursday, December 21, 2023

02 - REZONING

[DRAWING]

A-4.500

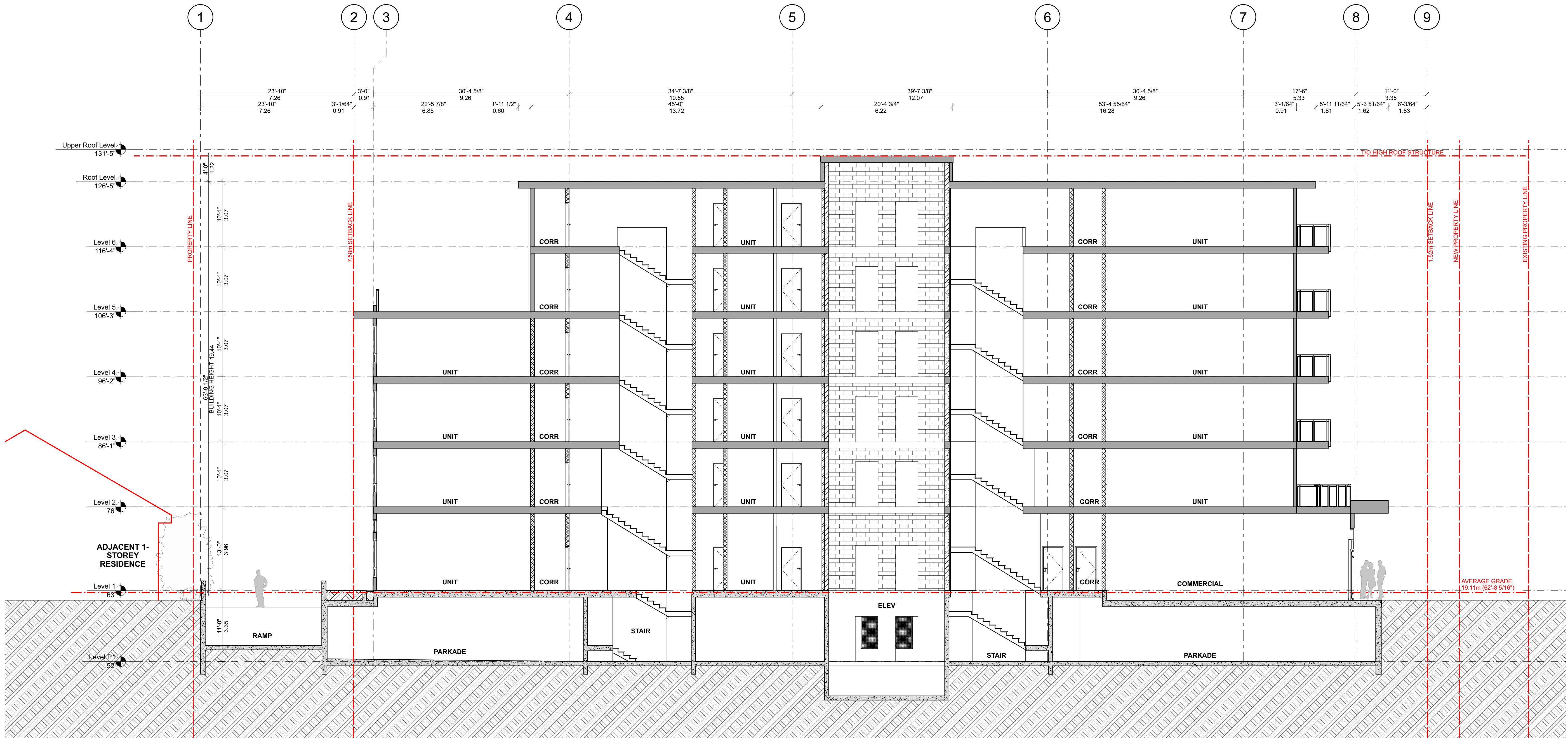


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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

**NORTH-SOUTH
BUILDING
SECTION**

22600 [PROJECT]

1:100 [SCALE]

Thursday, December 21, 2023 [DATE]

02 - REZONING [ISSUE]

[DRAWING]

A-5.001

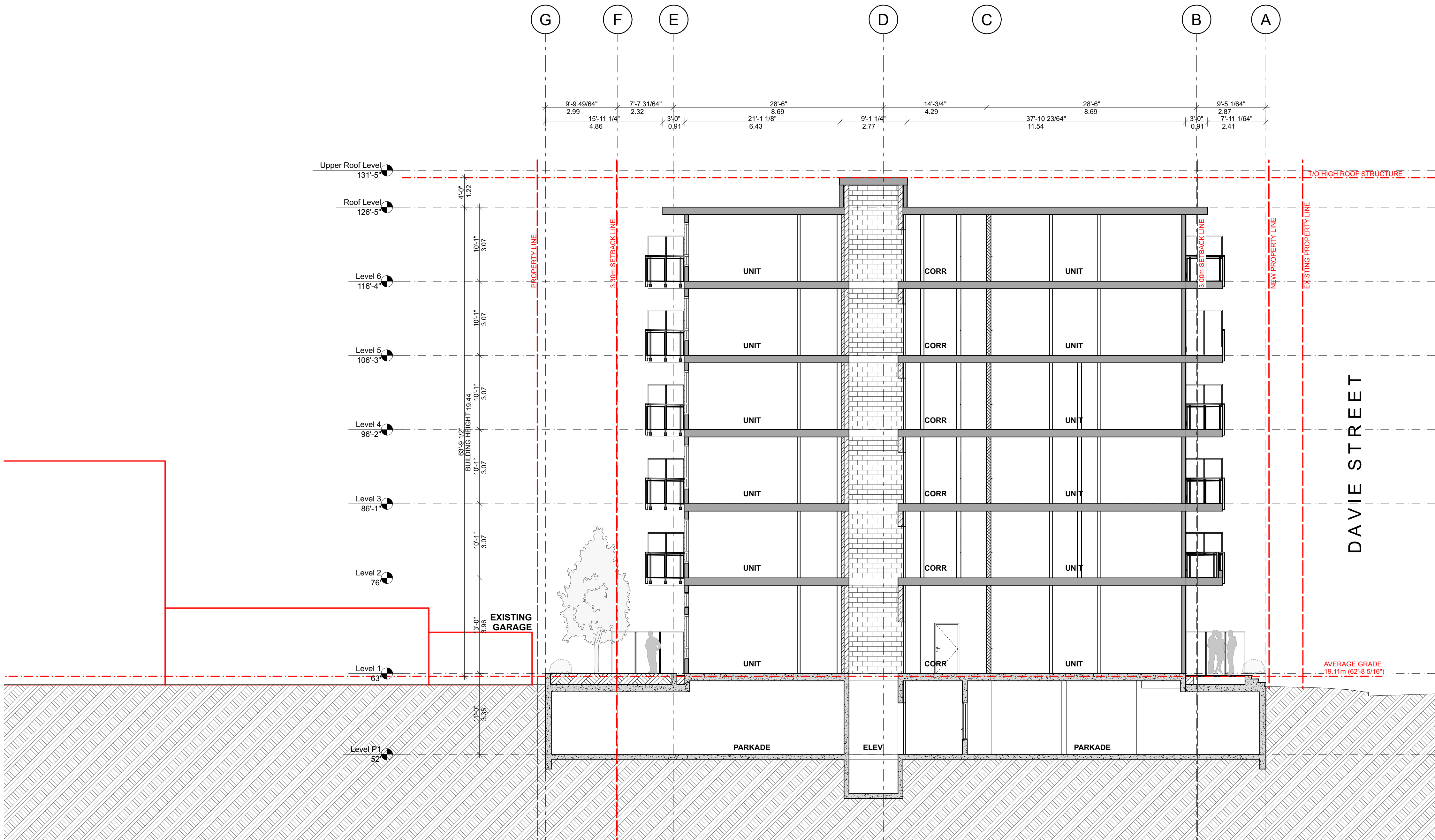


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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

EAST-WEST
BUILDING
SECTION

22600

1:100

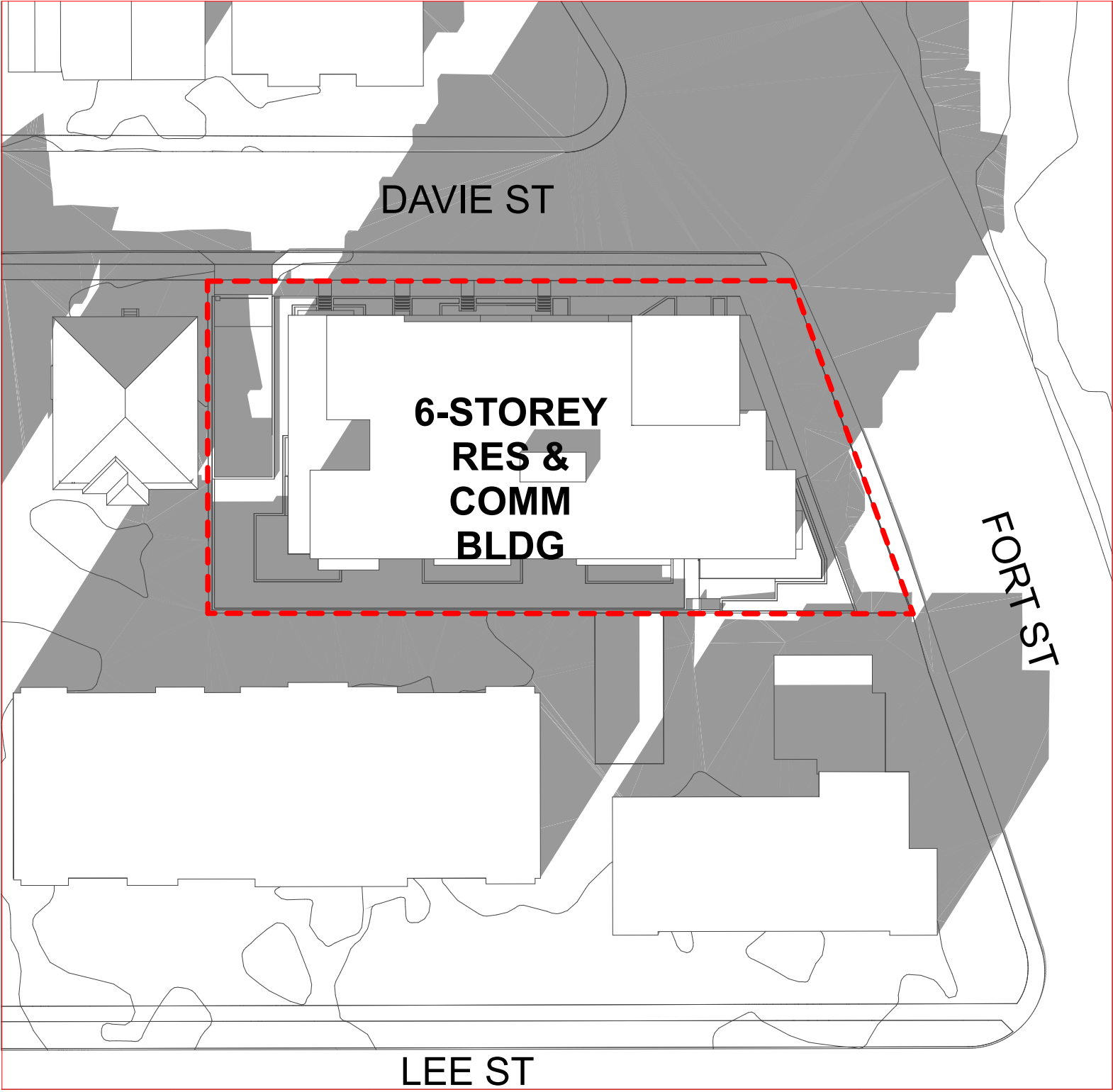
Thursday, December 21, 2023

02 - REZONING

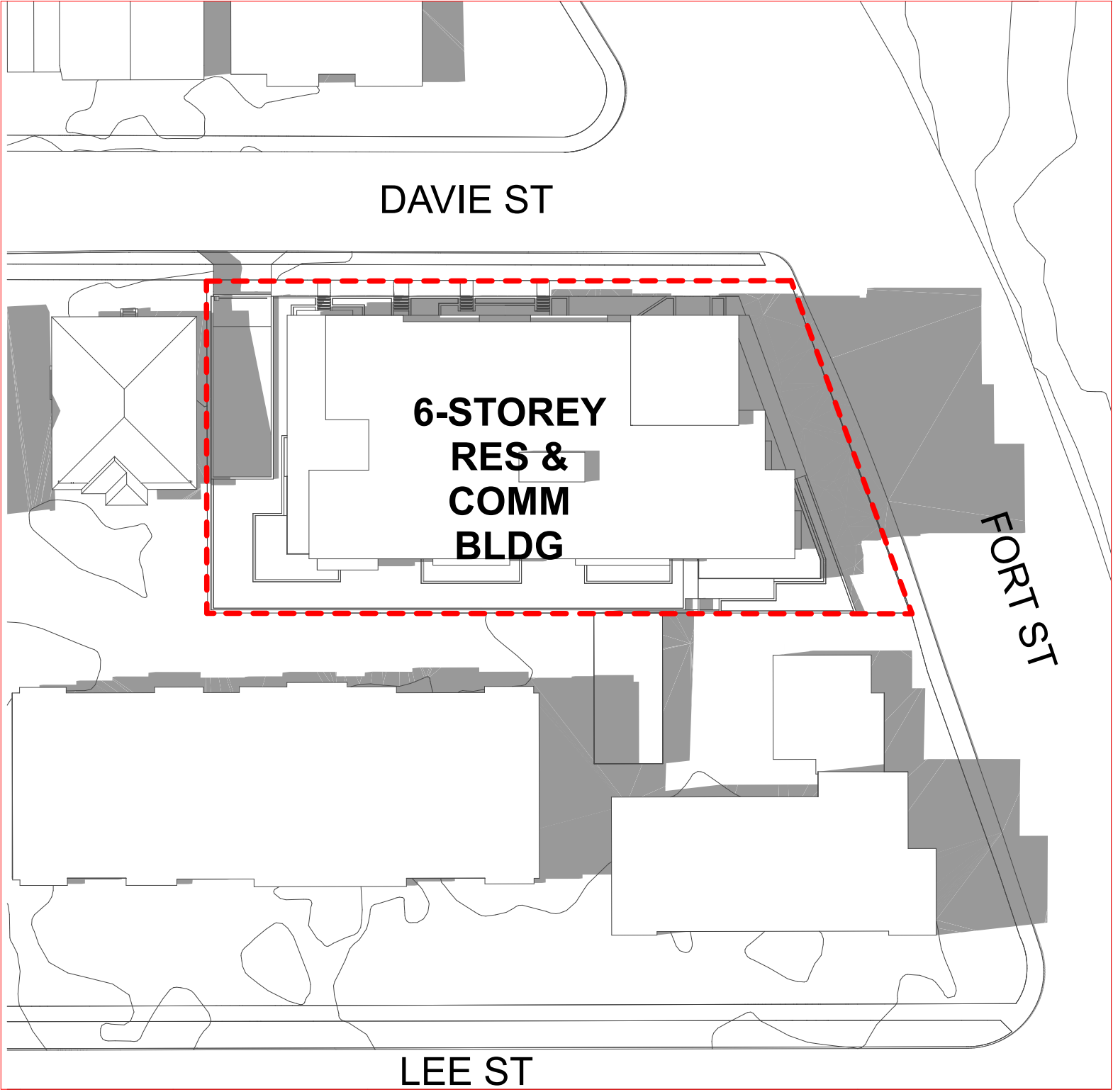
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A-5.002

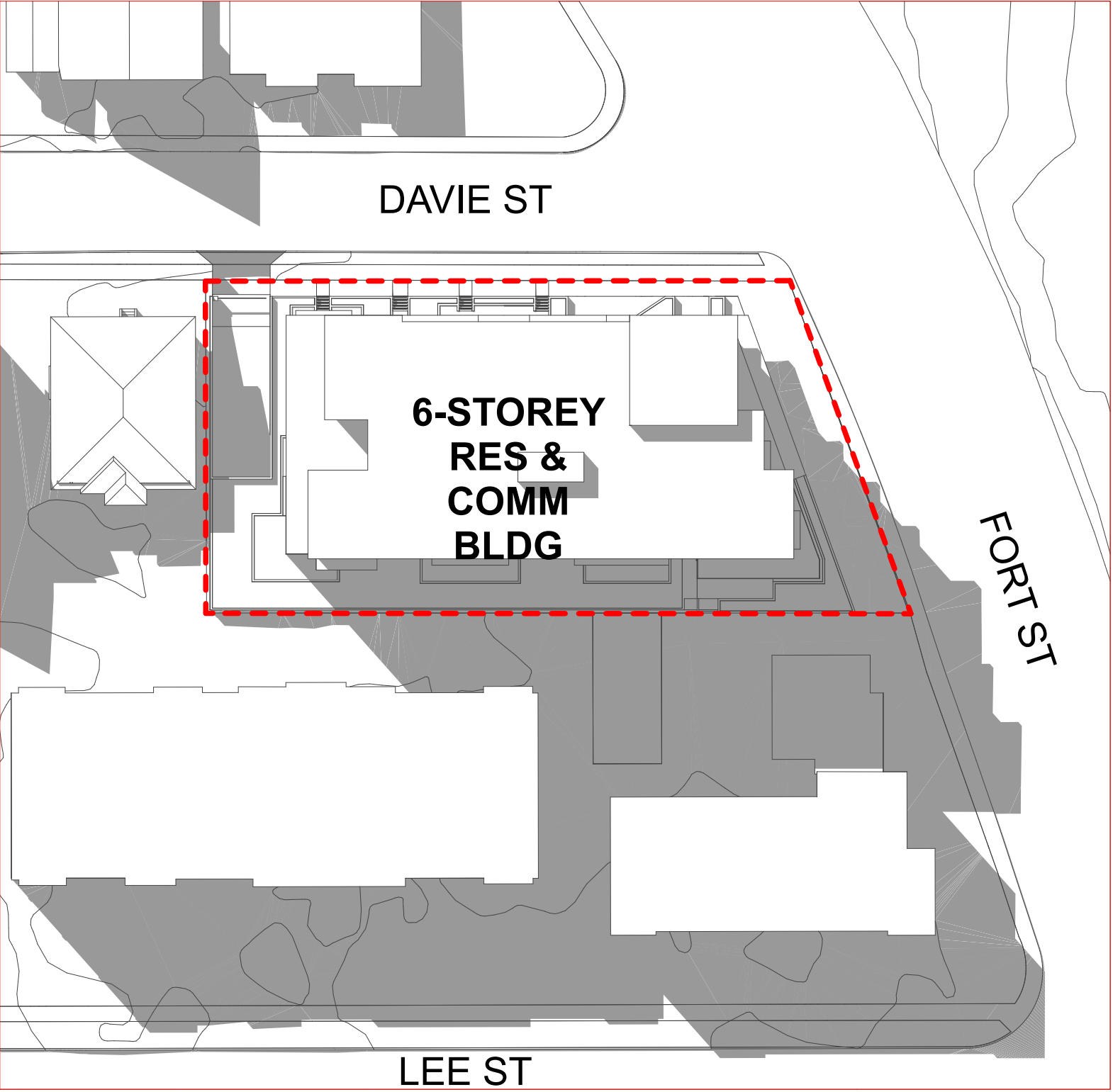
SPRING EQUINOX
MARCH 21



9 AM

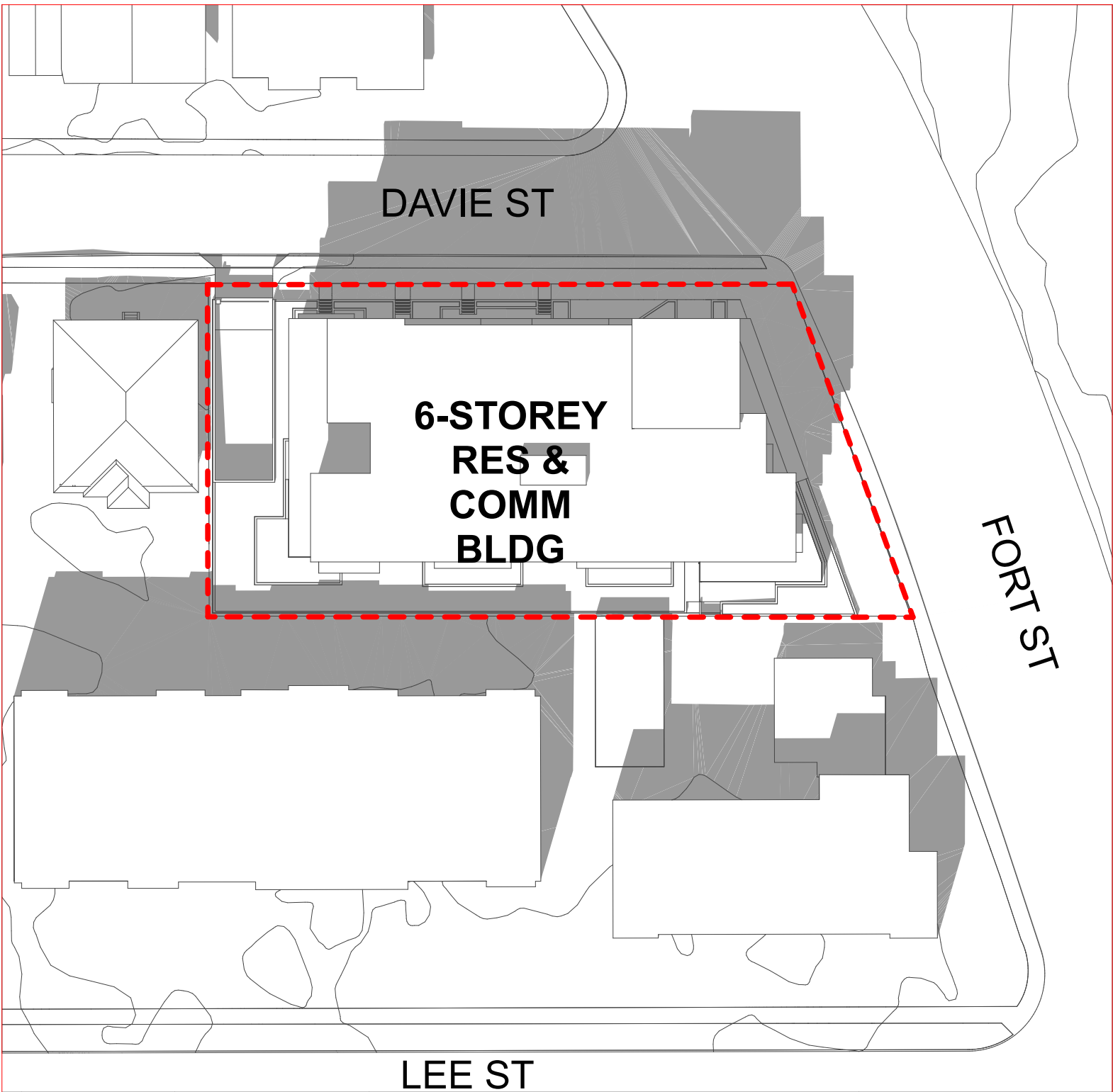


12 PM

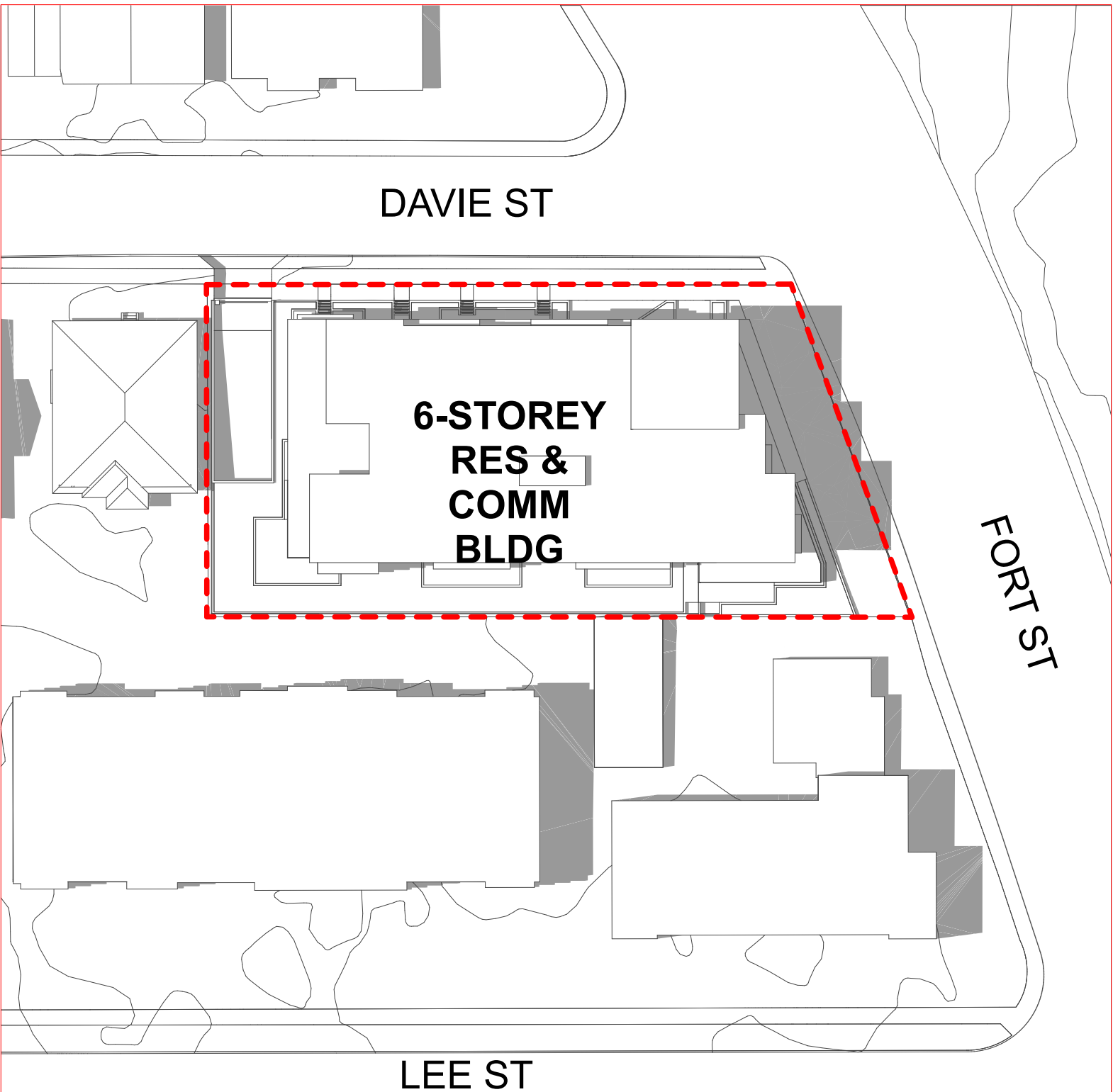


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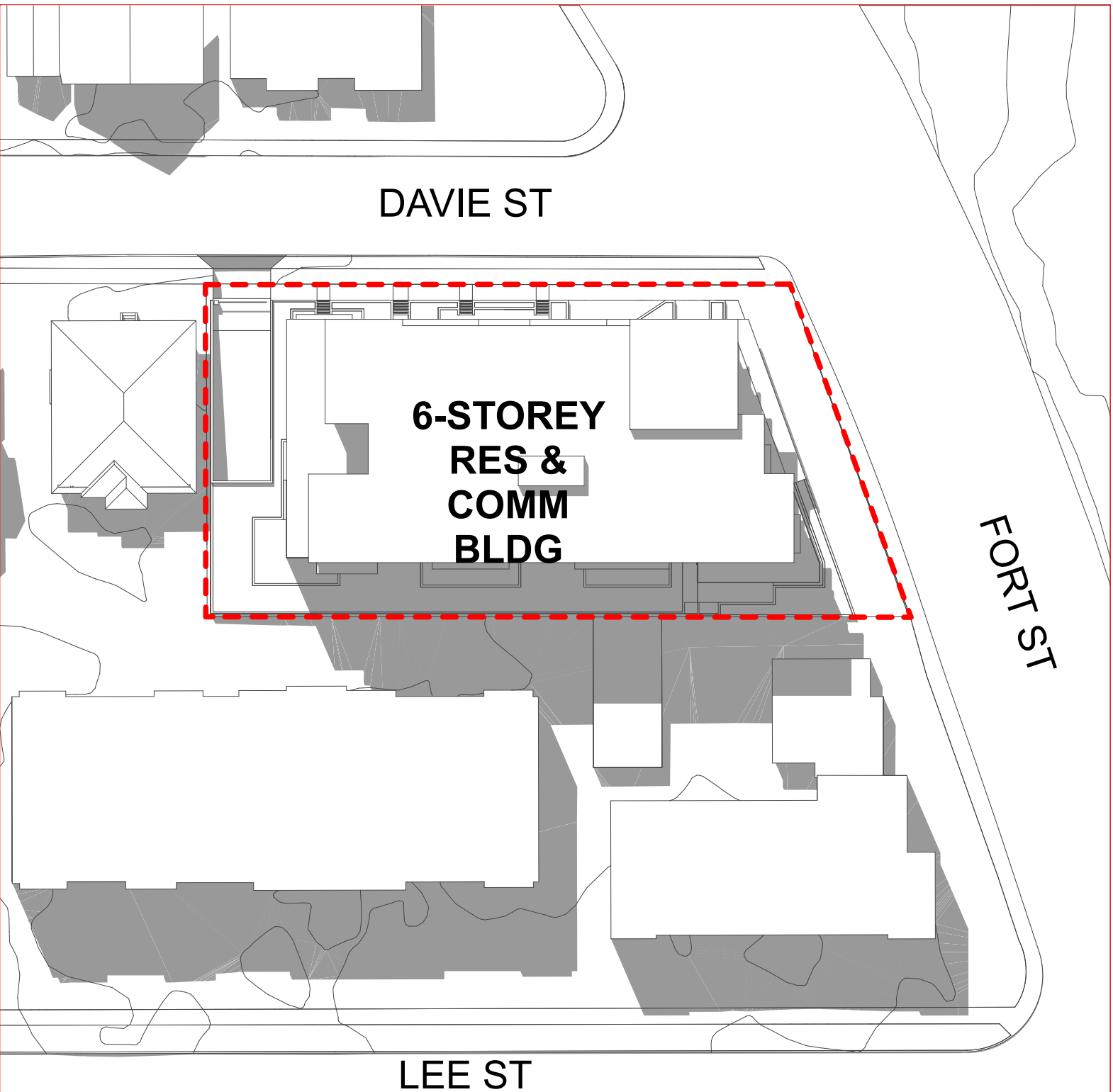
SUMMER SOLSTICE
JUNE 21



9 AM



12 PM



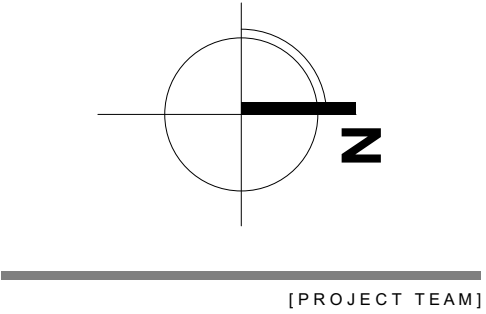
3 PM



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Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

SHADOW STUDY

[PROJECT]

22600

[SCALE]

Thursday, December 21, 2023

[DATE]

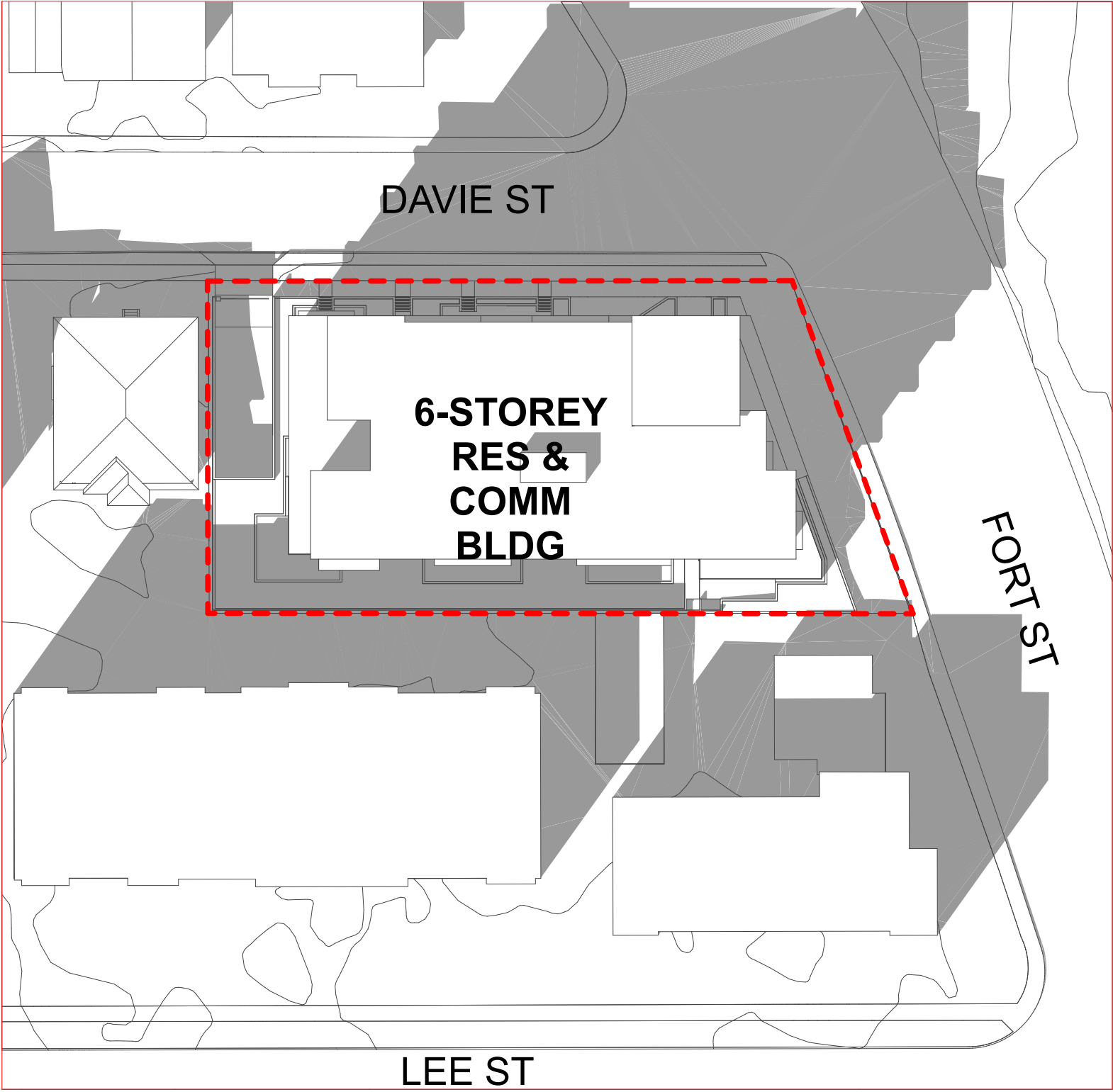
02 - REZONING

[ISSUE]

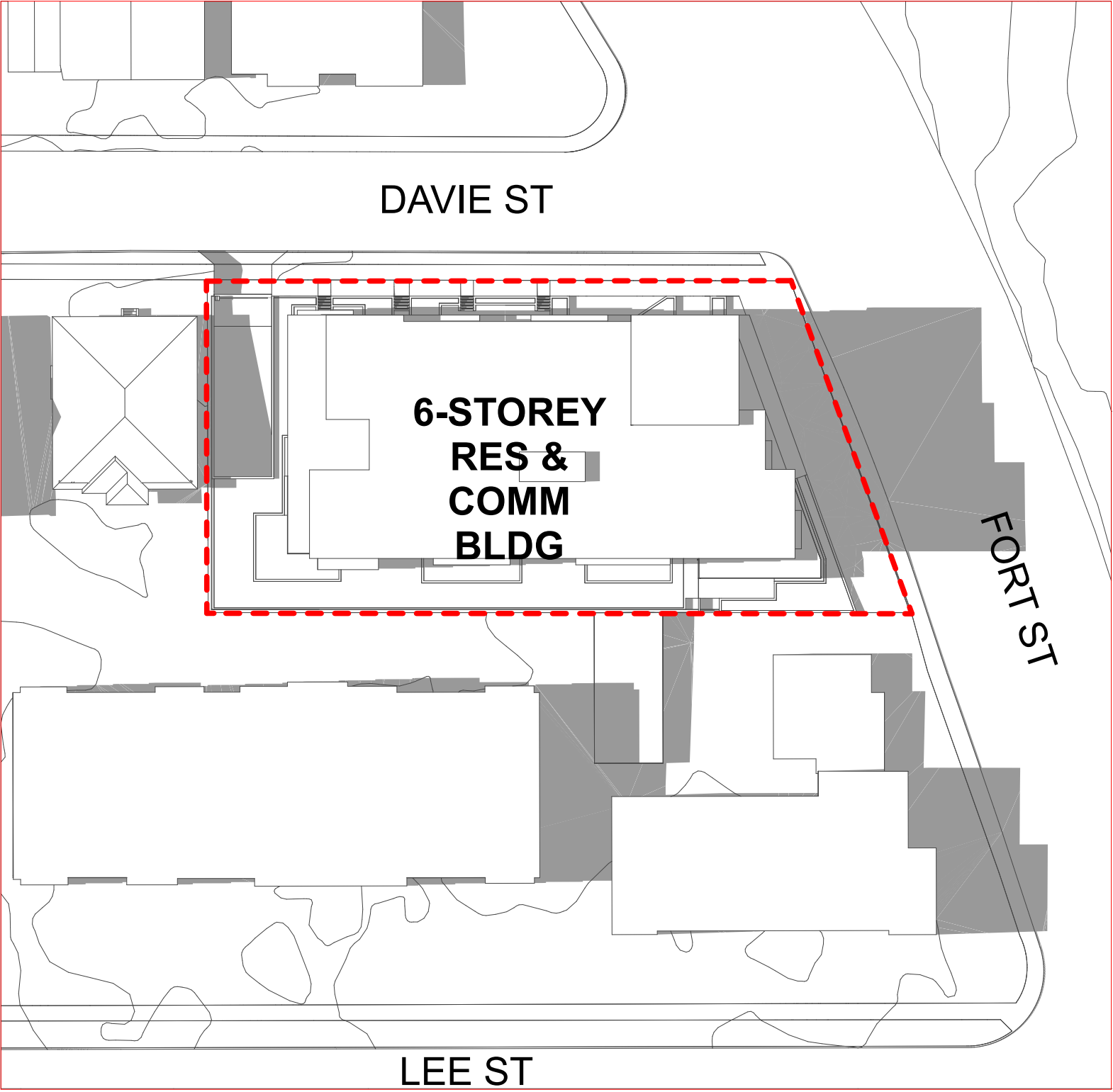
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A-8.500

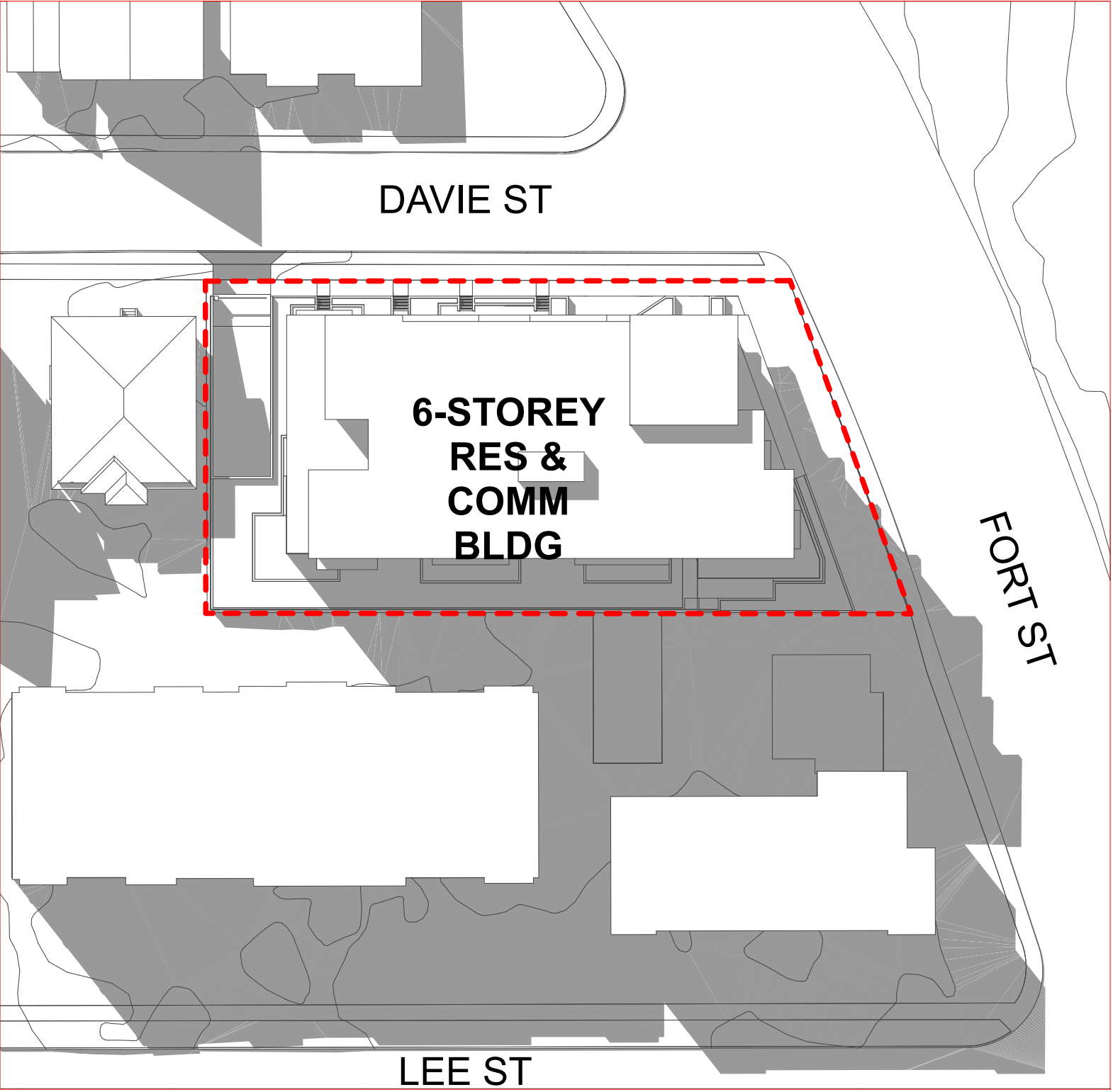
FALL EQUINOX
SEPTEMBER 21



9 AM

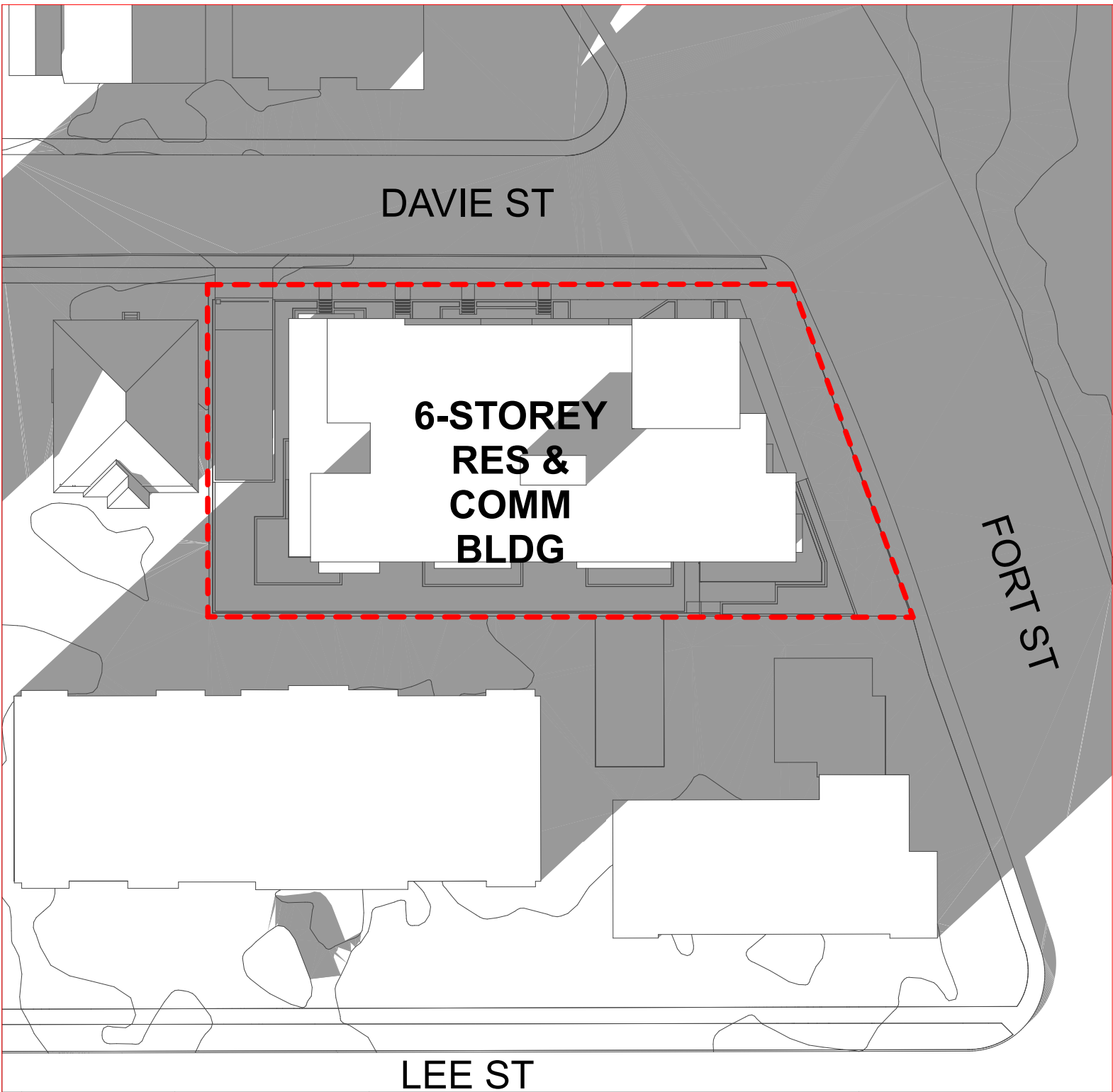


12 PM

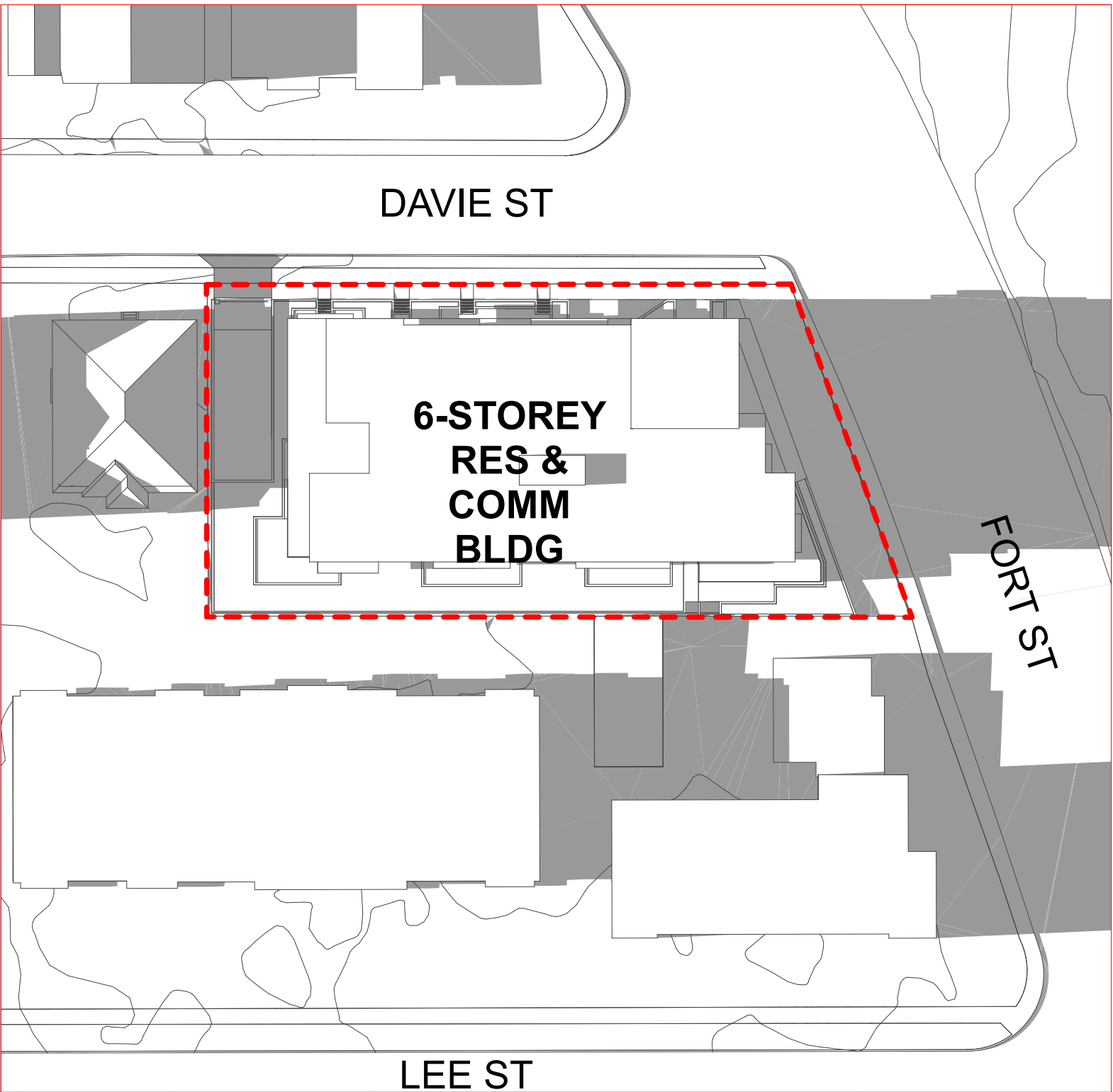


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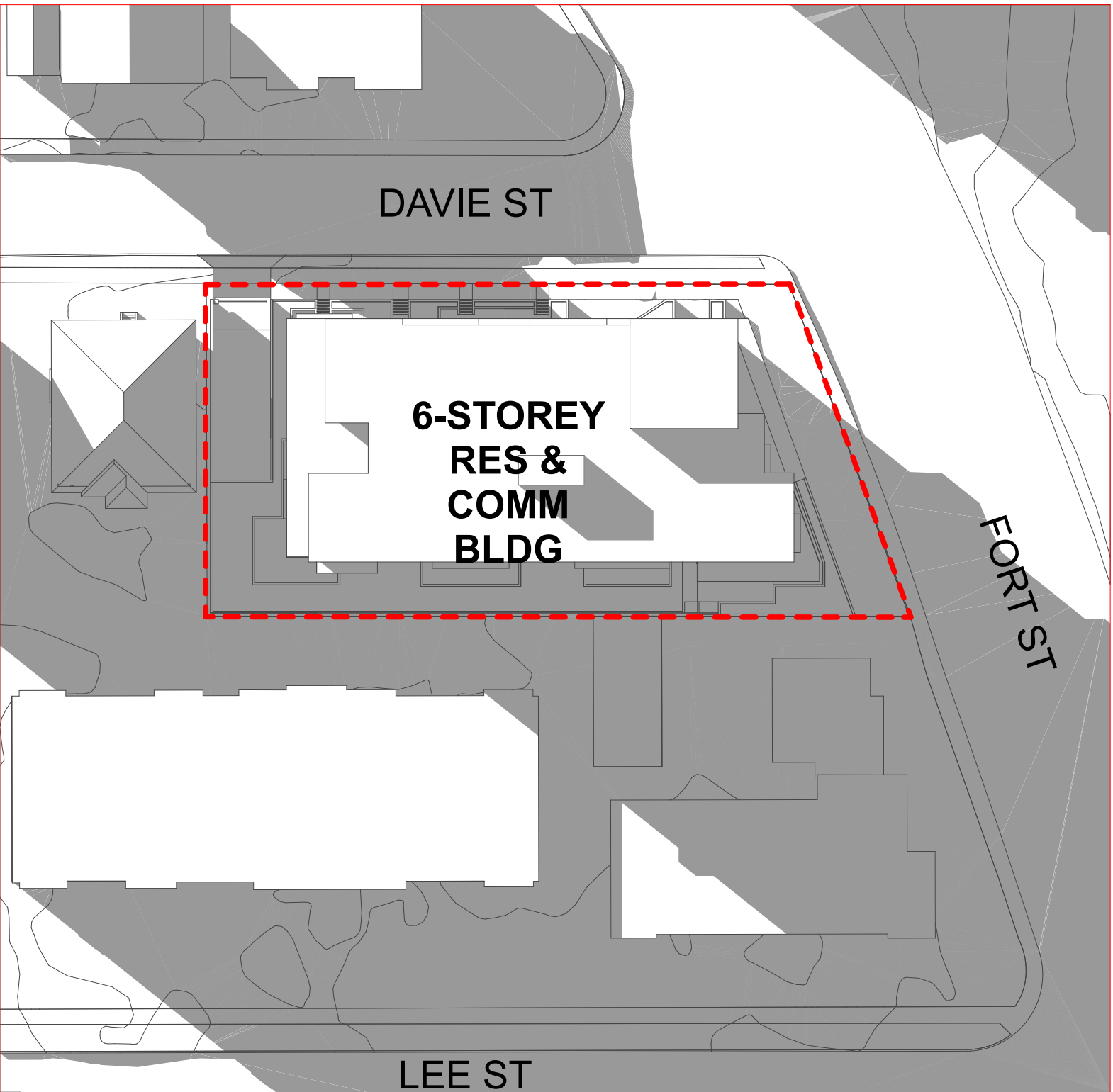
WINTER SOLSTICE
DECEMBER 21



9 AM



12 PM



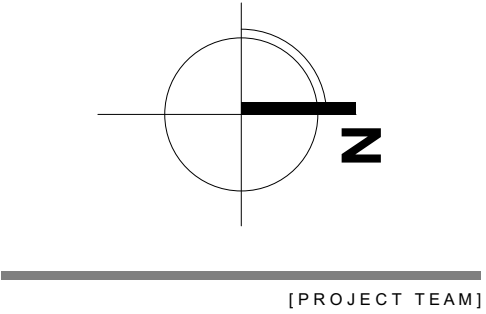
3 PM



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[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

SHADOW STUDY

[PROJECT]

22600

[SCALE]

Thursday, December 21, 2023

[DATE]

02 - REZONING

[ISSUE]

[DRAWING]

A-8.501

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

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Client:



Project Title:

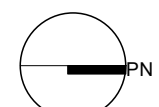
FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Concept Plan
Level 1

Project North:



Drawn By:

MH

Checked By:

MP

Scale:

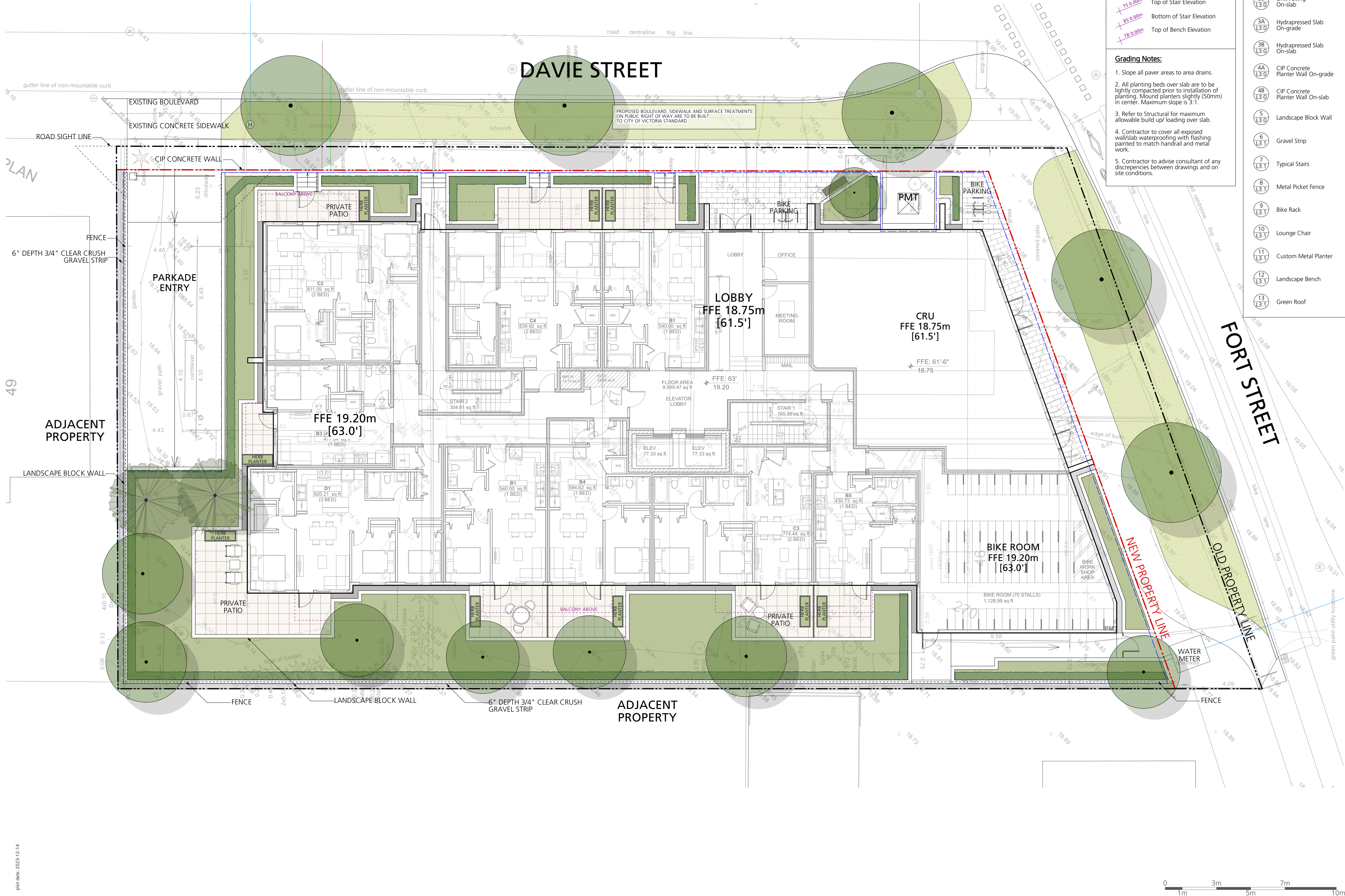
Job No.:

1:100

22-082

Sheet No.:

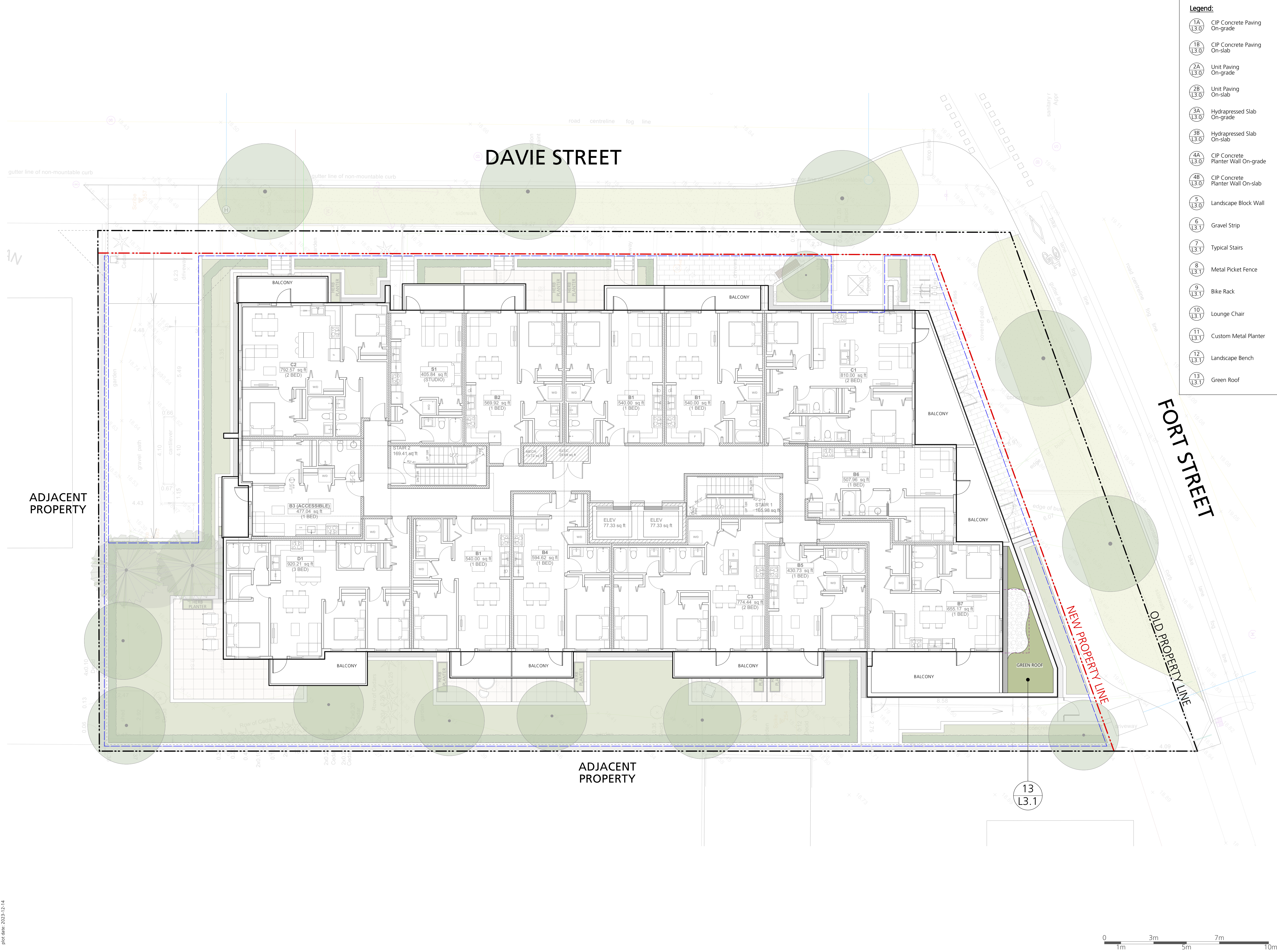
L1.0



- Legend:**
- + BG 0.00m Building Grade from Civil
 - + IG 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
 - + TB 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 (13.0) CIP Concrete Paving On-grade
 - 1B (13.0) CIP Concrete Paving On-slab
 - 2A (13.0) Unit Paving On-grade
 - 2B (13.0) Unit Paving On-slab
 - 3A (13.0) Hydrapressed Slab On-grade
 - 3B (13.0) Hydrapressed Slab On-slab
 - 4A (13.0) CIP Concrete Planter Wall On-grade
 - 4B (13.0) CIP Concrete Planter Wall On-slab
 - 5 (13.0) Landscape Block Wall
 - 6 (13.1) Gravel Strip
 - 7 (13.1) Typical Stairs
 - 8 (13.1) Metal Picket Fence
 - 9 (13.1) Bike Rack
 - 10 (13.1) Lounge Chair
 - 11 (13.1) Custom Metal Planter
 - 12 (13.1) Landscape Bench
 - 13 (13.1) Green Roof



Legend:	
	CIP Concrete Paving On-grade
	CIP Concrete Paving On-slab
	Unit Paving On-grade
	Unit Paving On-slab
	Hydrapressed Slab On-grade
	Hydrapressed Slab On-slab
	CIP Concrete Planter Wall On-grade
	CIP Concrete Planter Wall On-slab
	Landscape Block Wall
	Gravel Strip
	Typical Stairs
	Metal Picket Fence
	Bike Rack
	Lounge Chair
	Custom Metal Planter
	Landscape Bench
	Green Roof

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

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Client:

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

**Landscape Concept Plan
Level 2**

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	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22

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Project Title:

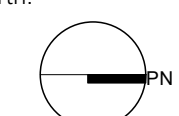
FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Concept Plan
Level 5

Project North:



Drawn By:

Checked By: _____

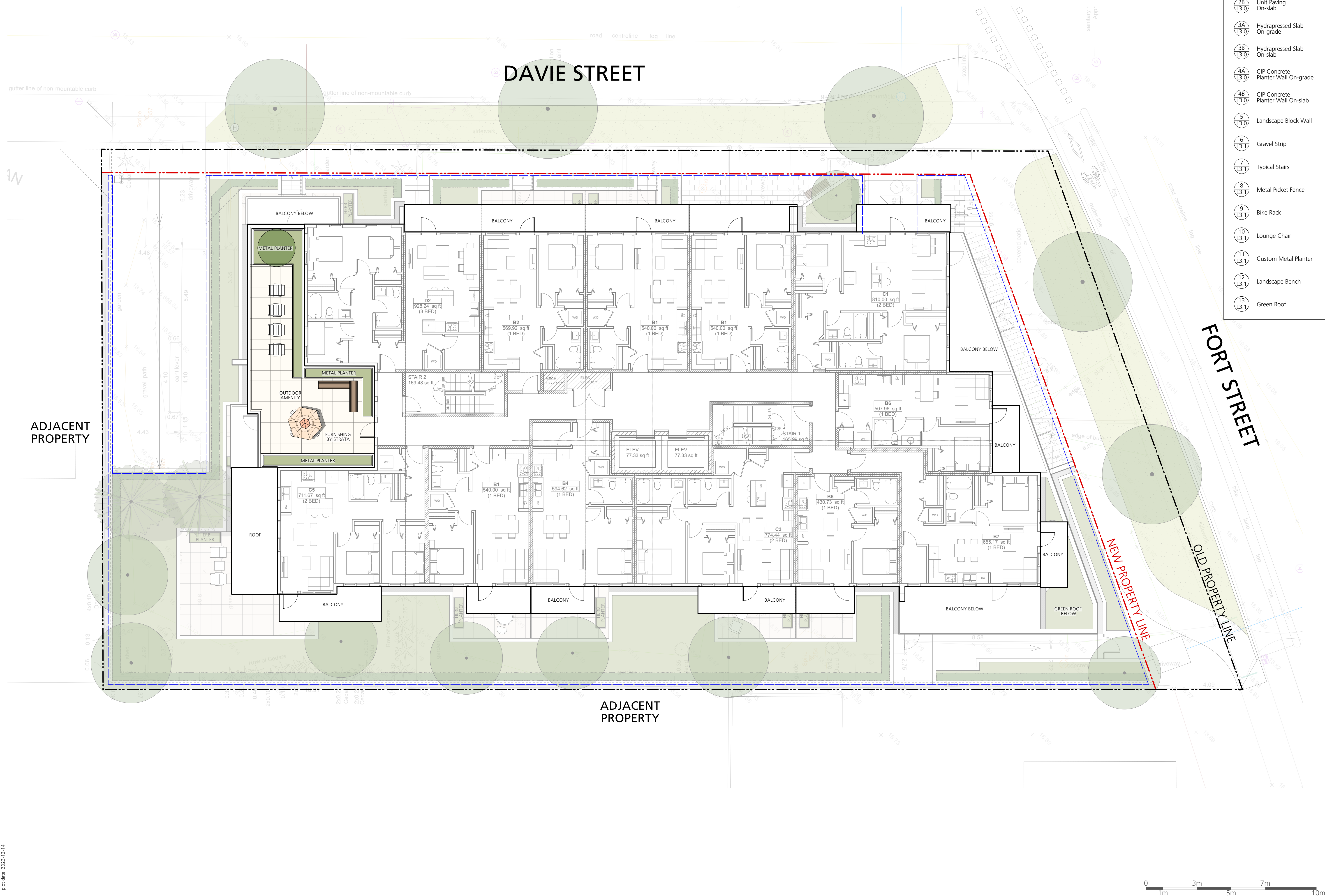
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Job No.: _____

Sheet No.:

1:100 22-082

L1.2



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

Legend:

Existing tree to be retained

Existing tree to be removed

Tree protection fencing

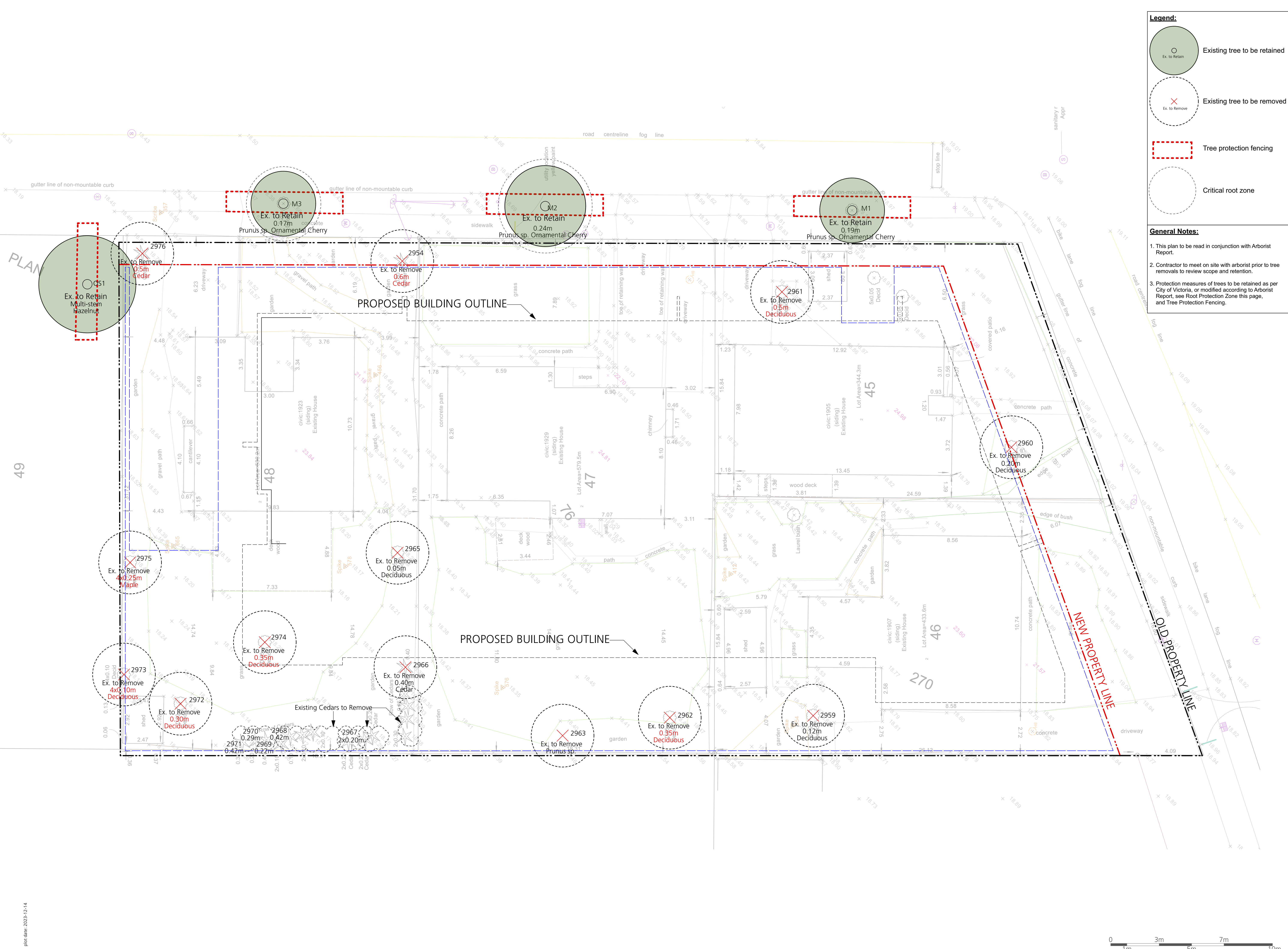
Critical root zone

General Notes:

1. This plan to be read in conjunction with Arborist Report.

2. Contractor to meet on site with arborist prior to tree removals to review scope and retention.

3. 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.



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Client:

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Tree Management Plan

Project North:

Drawn By:

MH

Checked By:

MP

Scale:

1:100

Job No.:

22-082

Sheet No.:

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

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Client:



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

Drawing Title:
**Planting Plan
Level 1**

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

GENERAL NOTES FOR STREET TREE PLANTING:

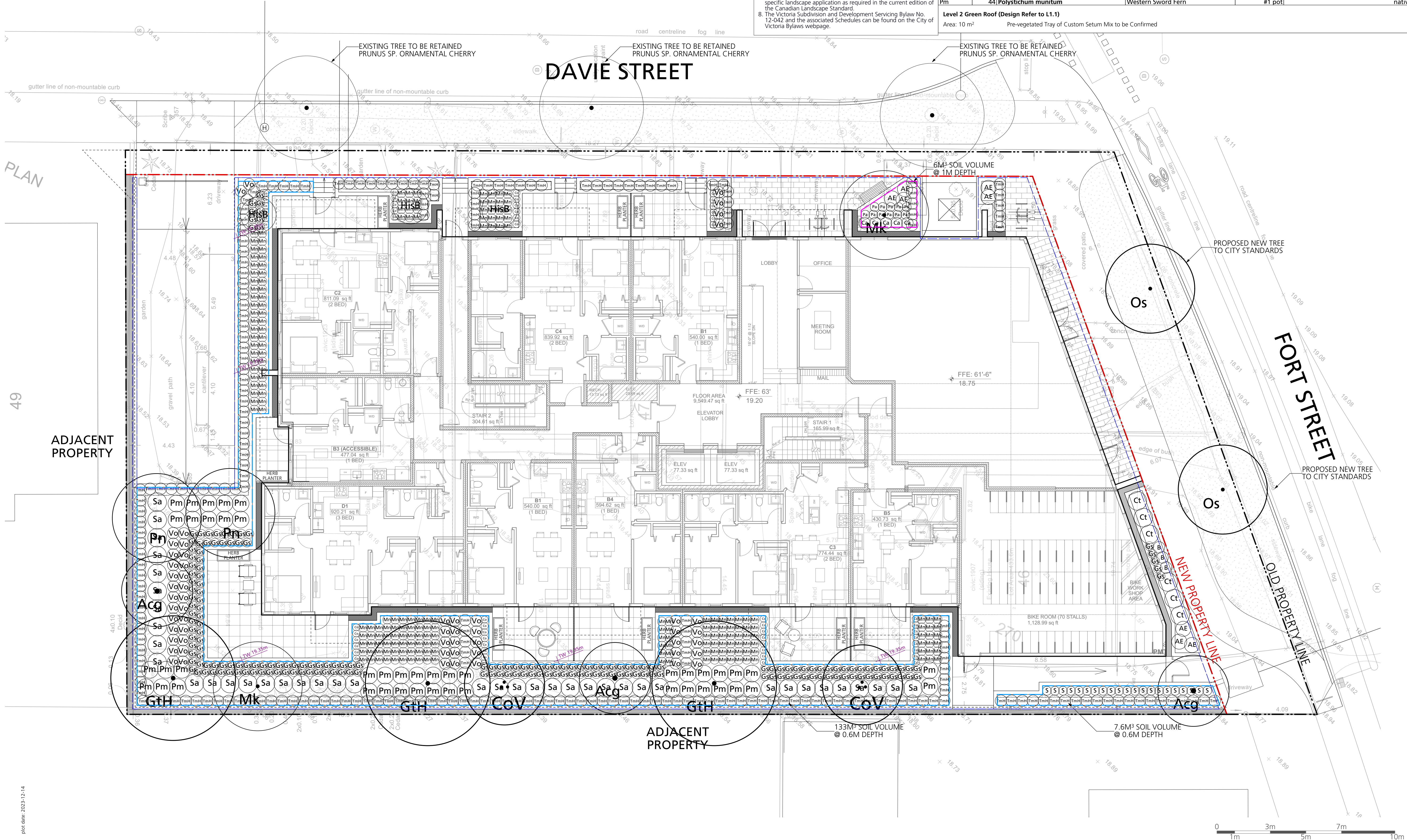
- Proposed street tree locations and species selection requires Parks approval. Proposed street tree locations must be indicated and shall respect the minimum offsets from infrastructure outlined in Victoria Subdivision and Development Servicing Bylaw, Schedule C. Trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure.
- Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) and the Canadian Landscape Standard.
- Required Parks inspections for street tree planting:
 - Inspection of soil and planting area prior to planting.
 - Inspection of tree stock prior to planting.
 - Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.

GENERAL NOTES:

- 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.

Symbol	Qty.	Botanical Name	Common Name	cheduled Size	Remarks
Trees					
Acg	3	<i>Acer griseum</i>	Paperbark Maple	6cm cal., WB	
CoV	2	<i>Cornus 'Venus'</i>	'Venus' Dogwood	6cm cal., WB	native, pollinator friendly
GtH	3	<i>Gleditsia triacanthos var. inermis 'Halka'</i>	Halka Honey Locust	6cm cal., WB	Single Trunk
Mk	2	<i>Magnolia kobus</i>	Kobus Magnolia	6cm cal., WB	
Os	2	<i>Offsite Tree TBD</i>	Species TBD	m cal., WB min.	
Pin	2	<i>Pinus nigra</i>	Austrian Pine	2.5m ht, B&B	
Shrubs					
AE	14	<i>Abelia 'Edward Goucher'</i>	Edward Goucher Abelia	#2 pot	pollinator friendly, food-bearing
B	3	<i>Berberis thunbergii 'Concorde'</i>	Concorde Japanese Barberry	#2 pot	pollinator friendly, food-bearing
Ct	6	<i>Choisy ternata</i>	Mexican Orange	#3 pot	
Gs	198	<i>Gaultheria shallon</i>	Salal	#2 pot	native, pollinator friendly, food-bearing
HIA	1	<i>Hamelis x intermedia 'Arnold Promise'</i>	Arnold Promise Witch Hazel	#7 pot	pollinator friendly, food-bearing
HisB	3	<i>Hibiscus syriacus 'Bluebird'</i>	Blue Bird Rose of Sharon	#5 pot	pollinator friendly, food-bearing
Mn	207	<i>Mahonia nervosa</i>	Longleaf Mahonia	#2 pot	native, pollinator friendly, food-bearing
S	21	<i>Sarcococca hookeriana var. humilis</i>	Dwarf Sweet Box	#2 pot	pollinator friendly
Sa	40	<i>Symphoricarpos albus</i>	Snowberry	#2 pot	native, pollinator friendly, food-bearing
TmH	248	<i>Taxus x media 'Hicksii' (male form)</i>	Hicksii Yew (male form)	4' ht	Hedge
Vo	57	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#2 pot	native, pollinator friendly, food-bearing
Groundcovers, Vines, Ferns, Perennials and Grasses					
Ca	9	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass	#2 pot	
Pa	53	<i>Carex oshimensis 'Evergold'</i>	Sedge	#1 pot	
Pa	27	<i>Pennisetum alopecuroides 'Hamelin'</i>	Hamelin Fountain Grass	#1 pot	
Pm	44	<i>Polystichum munium</i>	Western Sword Fern	#1 pot	native

Level 2 Green Roof (Design Refer to L1.1)
Area: 10 m²
Pre-vegetated Tray of Custom Setum Mix to be Confirmed



Plant List All Levels					
Symbol	Otr.	Botanical Name	Common Name	eduled Size	Remarks
Trees					
Acq	3	Acer griseum	Paperbark Maple	6cm cal., WB	
CoV	2	Comus 'Venus'	'Venus' Dogwood	6cm cal., WB	native, pollinator friendly
Gth	3	gleditias triacanthos var. inermis 'Halka'	Halka Honey Locust	6cm cal., WB	Single Trunk
Mk	2	Magnolia kobus	Kobus Magnolia	6cm cal., WB	
Os	2	Offsite Tree TBD	Species TBD	6cm cal., WB min.	
Pin	2	Pinus nigra	Austrian Pine	2.5m ht, B&B	
Shrubs					
AE	14	Abelia 'Edward Goucher'	Edward Goucher Abelia	#2 pot	pollinator friendly, food-bearing
Ct	6	Berberis thunbergii 'Concorde'	'Concorde' Japanese Barberry	#2 pot	pollinator friendly, food-bearing
Cl	6	Choisya ternata	Mexican Orange	#3 pot	pollinator friendly
Gs	198	Gaultheria shallon	Salal	#2 pot	native, pollinator friendly, food-bearing
HiA	1	Hamamelis x intermedia 'Arnold Promise'	Arnold Promise Witch Hazel	#3 pot	pollinator friendly, food-bearing
HiSB	3	Hibiscus syriacus 'Bluebird'	Blue Bird Rose of Sharon	#7 pot	pollinator friendly, food bearing
Mn	207	Mahonia nervosa	Longleaf Mahonia	#2 pot	native, pollinator friendly, food-bearing
S	2	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot	pollinator friendly
Sm	40	Symphoricarpos albus	Snowberry	#2 pot	native, pollinator friendly, food-bearing
TmH	248	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4' ht	Hedge
Vo	57	Vaccinium ovatum	Evergreen Huckleberry	#2 pot	native, pollinator friendly, food-bearing
Groundcovers, Vines, Ferns, Perennials and Grasses					
Ca	9	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot	
Co	5	Carex oshimensis 'Evergold'	Sedge	#1 pot	
P	27	Pennisetum alopecuroides 'Hamelin'	Hamelin Fountain Grass	#1 pot	
Pm	44	Polystichum munitum	Western Sword Fern	#1 pot	native

Level 2 Green Roof (Design Refer to L1.1)

f Area: 10 m^2

Pre-vegetated Tray of Custom Setum Mix to be Confirmed

GENERAL NOTES FOR STREET TREE PLANTING:

- Proposed street tree locations and species selection requires Parks approval. Proposed street tree locations must be indicated and shall respect the minimum offsets from infrastructure outlined in Victoria Subdivision and Development Services Bylaw, Schedule C, Table 1. Street trees may be planted on sidewalks or have roots barriers to protect civil infrastructure.
- Street trees must have one dominant central leader or single stem, a minimum trunk diameter of 2.5 cm (1 inch) at 1.37 m (4.5 feet) above the ground, and a well-balanced crown with branching starting at 1.6 m - 2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing S0 P4 (Tree Planting in Boulevards) and the Urban Land Institute's Street Tree Planting Manual.
- Required Parks inspections for street tree planting:
- a) Inspection of soil and planting area prior to planting.
 - b) Inspection of tree trunk and canopy after 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 National 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.

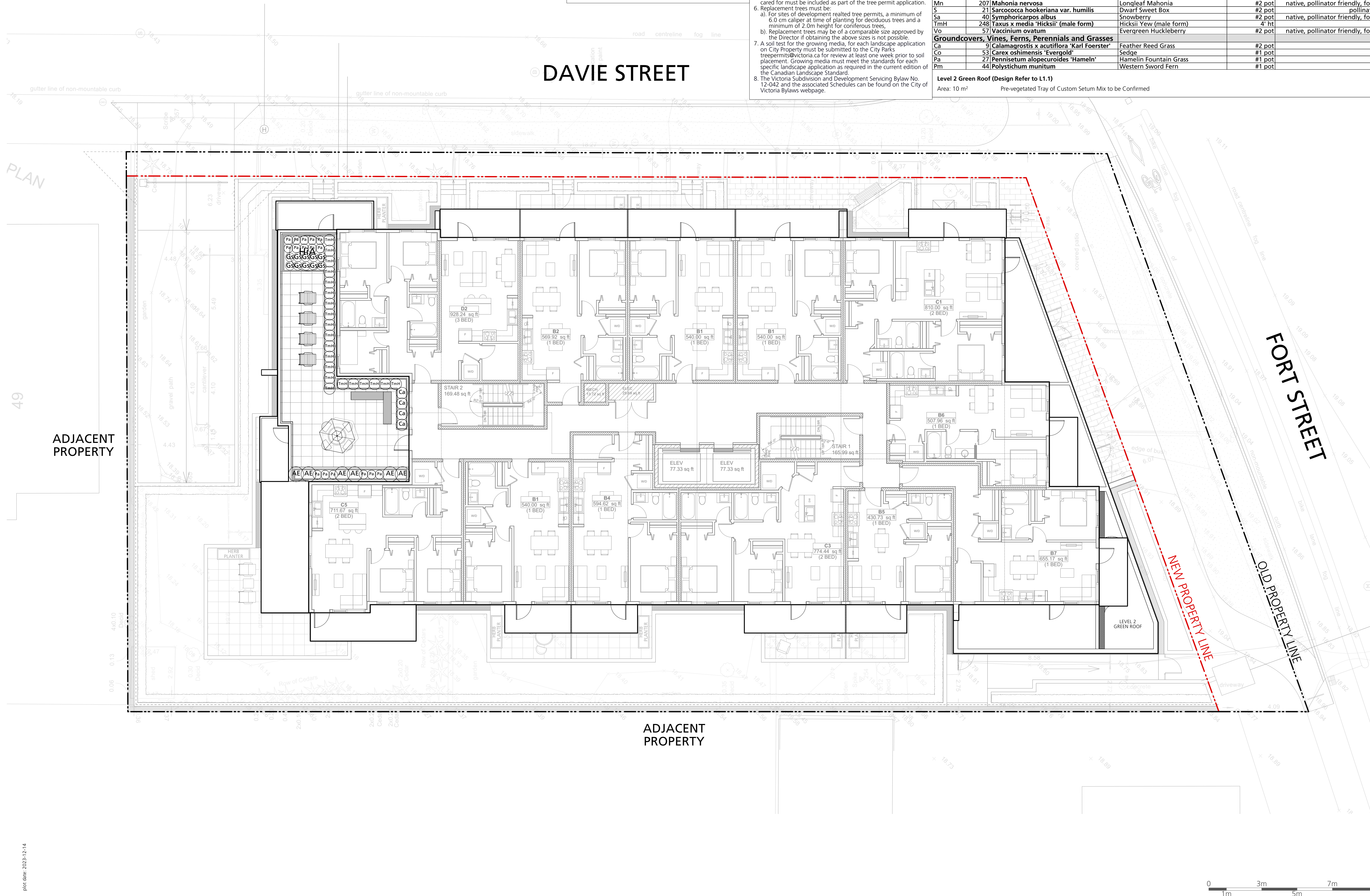
c). Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.

GENERAL NOTES:

- A. All on-site irrigation systems shall be designed with a high efficiency drip spraying system.
2. Replacement trees must be planted:
 - a. At least 2.0m away from a building foundation wall.
 - b. At least 1.0m away from a property line of a lot, above and underground utility, driveway or other paved surface, and
 - c. In a location approved by the Director.
3. Replacement trees must be selected from existing trees and other replacement trees in accordance with City of Victoria Tree Protection Bylaw No. 21-035.
4. Replacement trees must meet the applicable plant condition and structure requirements set out in the latest edition of the CNLCA/SCA "Canadian Landscape Standard" and the CNLA "Canadian Nursery Stock Standard".
5. Replacement trees must be planted during the suitable local planting seasons generally defined as fall (September - November) and spring (March - May).
6. Replacement trees must be planted outside 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.
7. Replacement trees must be:
 - a. For sites of development (realtree permits, a minimum of 10% of the total area of the site must be planted with a minimum of 2.0m height for coniferous trees,
 - b. Replacement trees may be of a comparable size approved by the Director of planning and development.
 - c. A soil test for the growing media, for each landscape application to City Property must be submitted to the City Parks Department for review and approval 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 National Landscape Standard.
 - d. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria website.

placement. Growing media must meet the standards for each specific landscape application as required in the current edition of

8. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.



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

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.

IRRIGATION LEGEND

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

DAVIE STREET

FORT STREET

ADJACENT PROPERTY

ADJACENT PROPERTY

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Client:



Project Title:

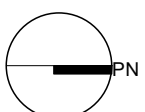
FORT & DAVIE APARTMENTS

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.:

L2.2

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

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.

IRRIGATION LEGEND

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

DAVIE STREET

FORT STREET

ADJACENT
PROPERTY

ADJACENT
PROPERTY

NEW PROPERTY LINE

OLD PROPERTY LINE

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Client:



Project Title:

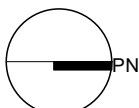
FORT & DAVIE APARTMENTS

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

Drawing Title:

Irrigation Plan
Upper Levels

Project North:



Drawn By:

MH

Checked By:

MP

Scale:

1:100

Job No.:

22-082

Sheet No.:

L2.3



IRRIGATION LEGEND

Lawn Zone
To be Coordinated at BPShrub Zone
Use Rammed Sprayheads, Valves and Drip-line,
See Notes
To be Coordinated at BPSleeve Location
2" Diameter Sleeve
To be Coordinated at BPStubout Location
To be Coordinated at BPProposed Hose Bib
To be Coordinated at BP

OFFSITE IRRIGATION LEGEND

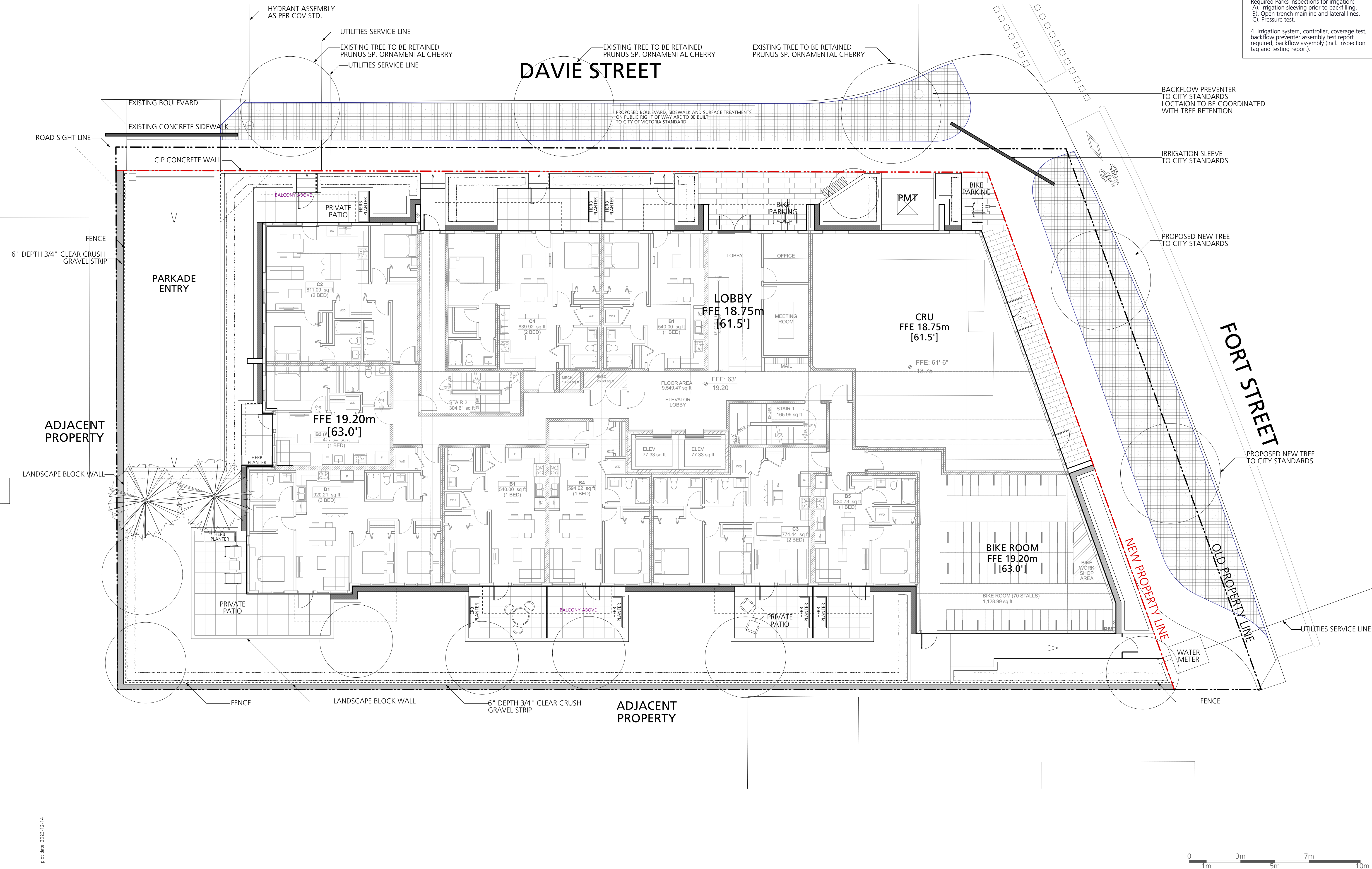
1. All irrigation work, including required inspections, shall follow the Supplementary Specifications for Street Trees and Irrigation, within the Victoria Subdivision and Development Servicing Bylaw 12-042, Schedule C, and comply with the Irrigation Industry Association of BC standards.

2. Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.

3. Contact Parks at 250-361-0600 with at least 48 hours notice to arrange for irrigation inspections.
Required Parks inspections for irrigation:
A. Irrigation sleeving prior to backfilling.
B. Open trench mainline and lateral lines.
C. Pressure test.

4. Irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly (incl. inspection tag and testing report).

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2	Issued for Development Permit		2023/07/10
3	Re-issued for Development Permit		2023/12/22



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Client:



Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Irrigation Plan
Off-site

Project North:

Drawn By:

MH

Checked By:

MP

Scale:

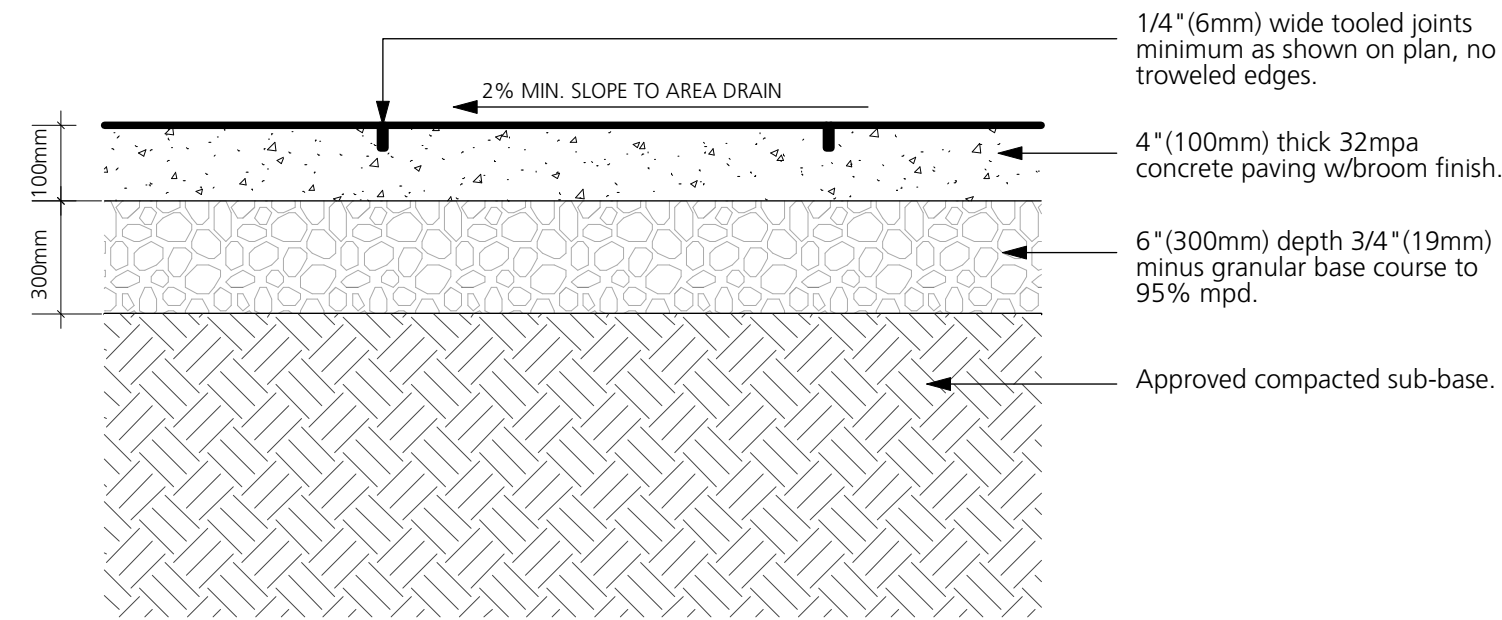
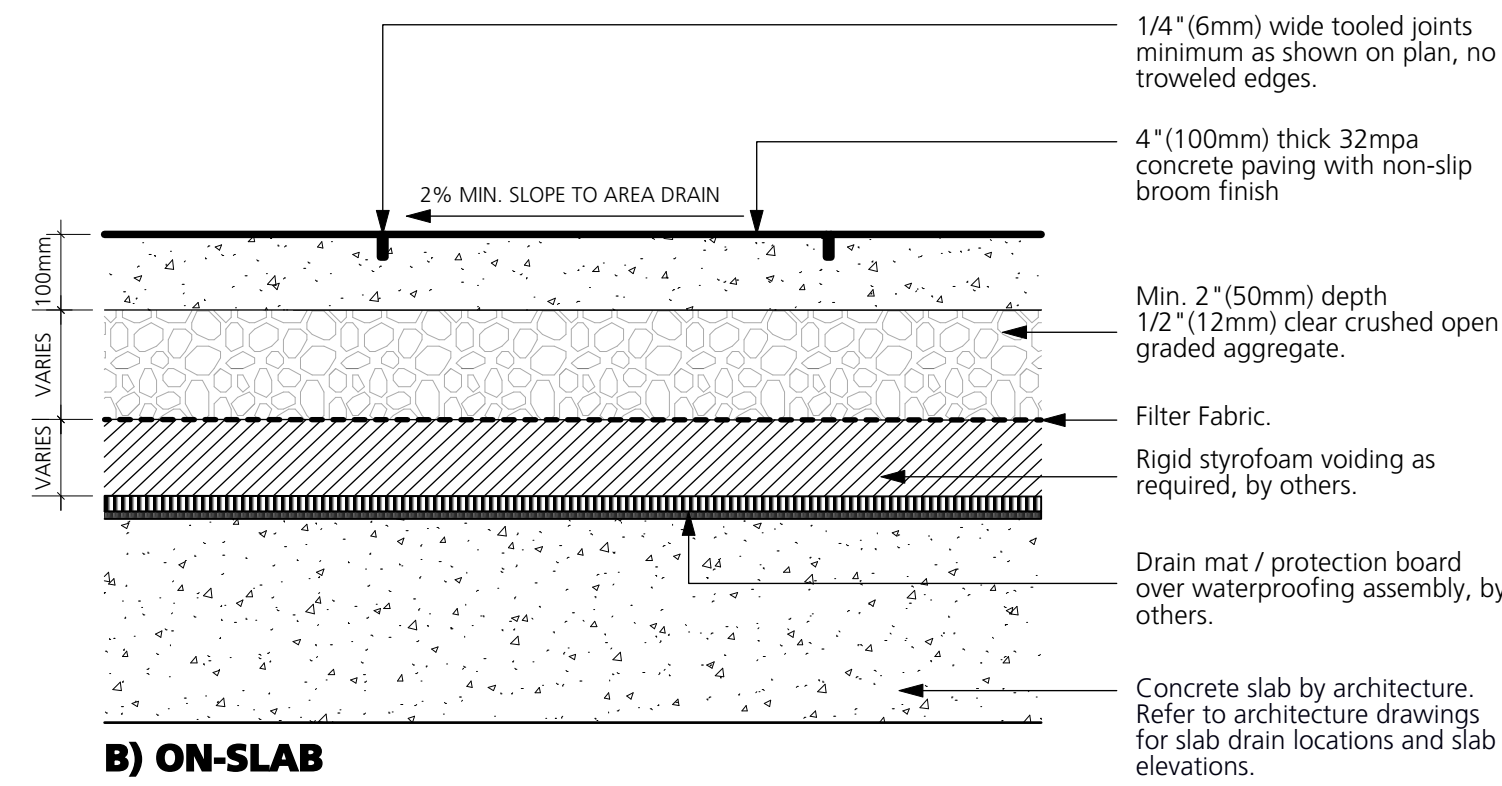
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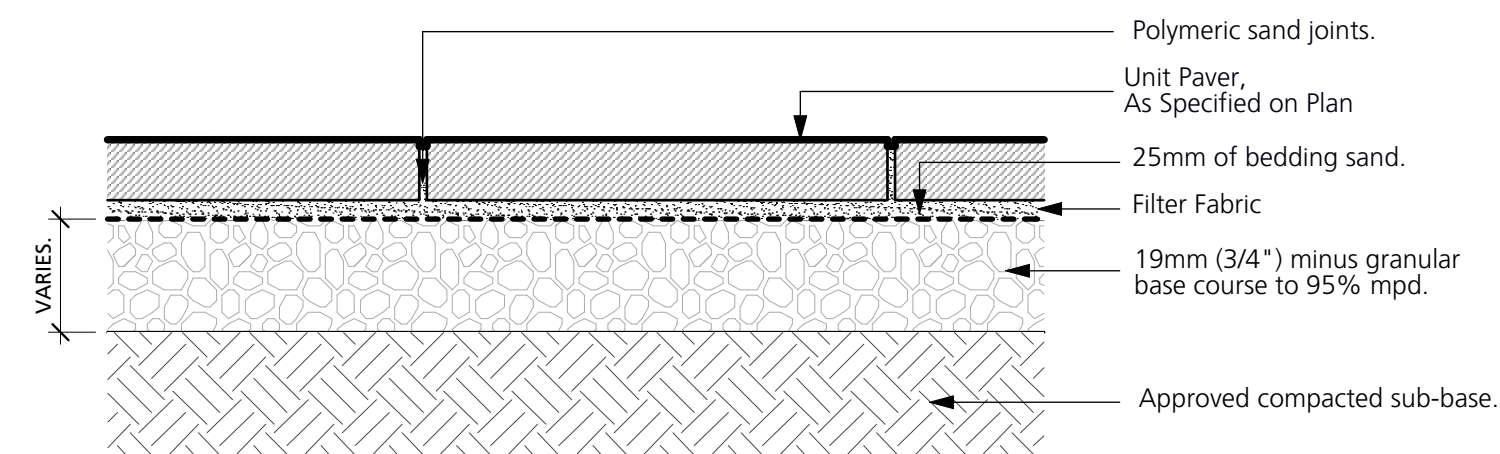
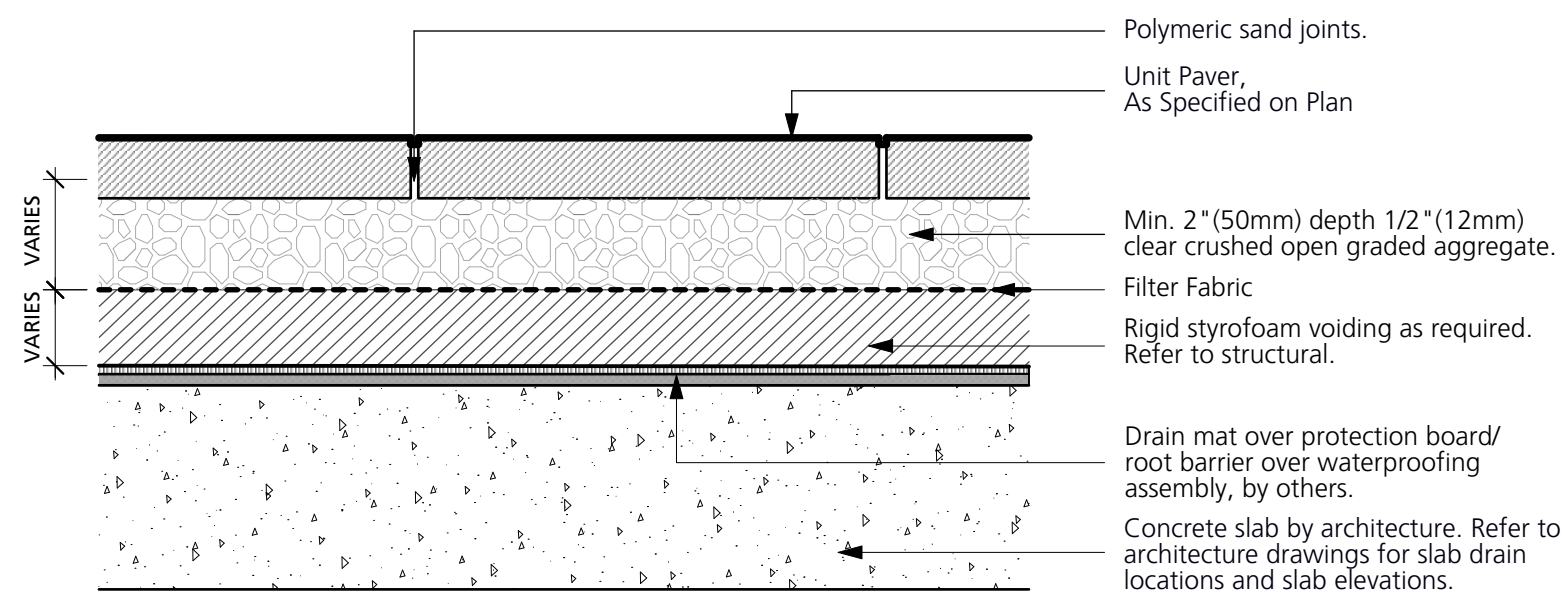
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Sheet No.:

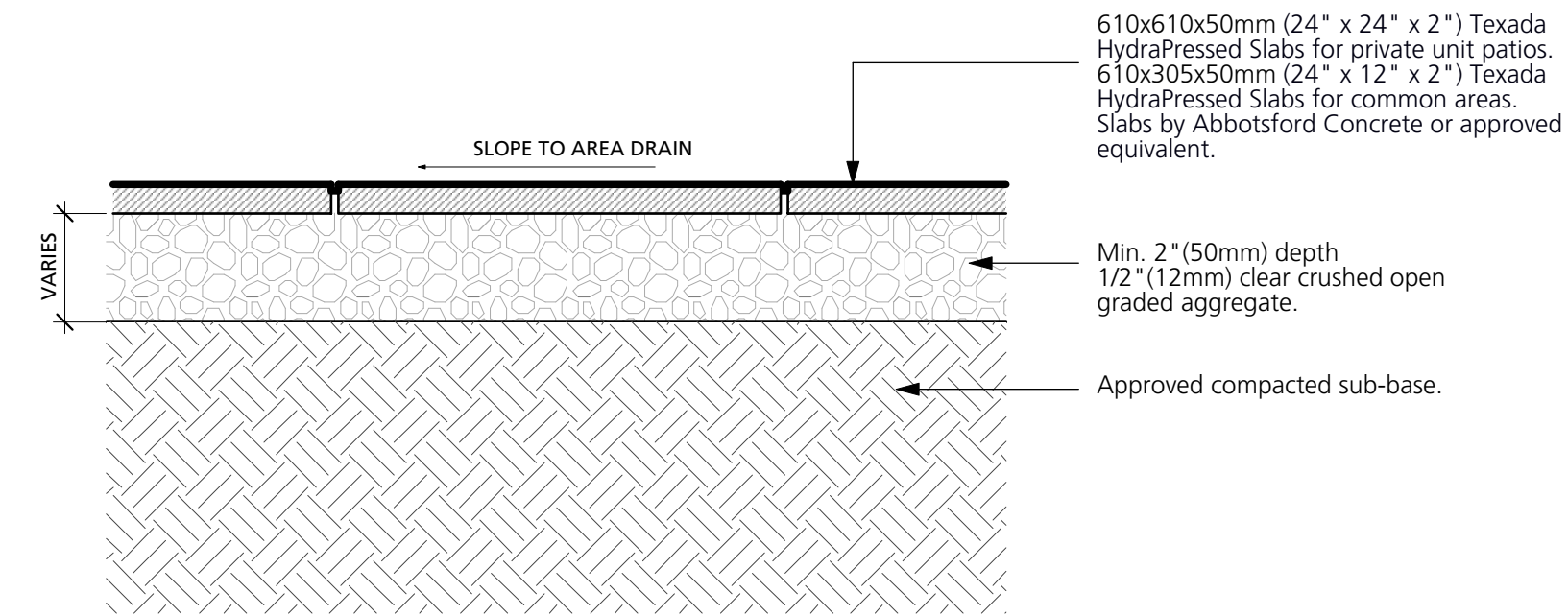
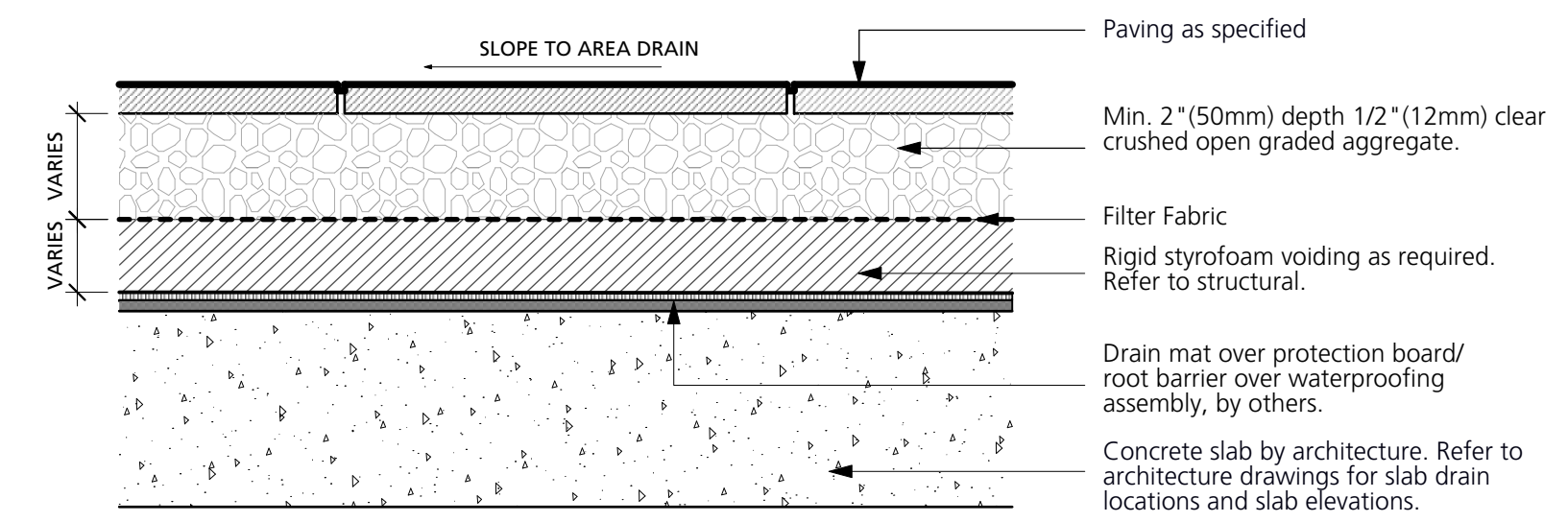
Issues	No.	Description	Date
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2		Issued for Development Permit	2023/07/10
3		Re-issued for Development Permit	2023/12/22

**A) ON-GRADE****B) ON-SLAB**

1 CIP Concrete Paving
1:10

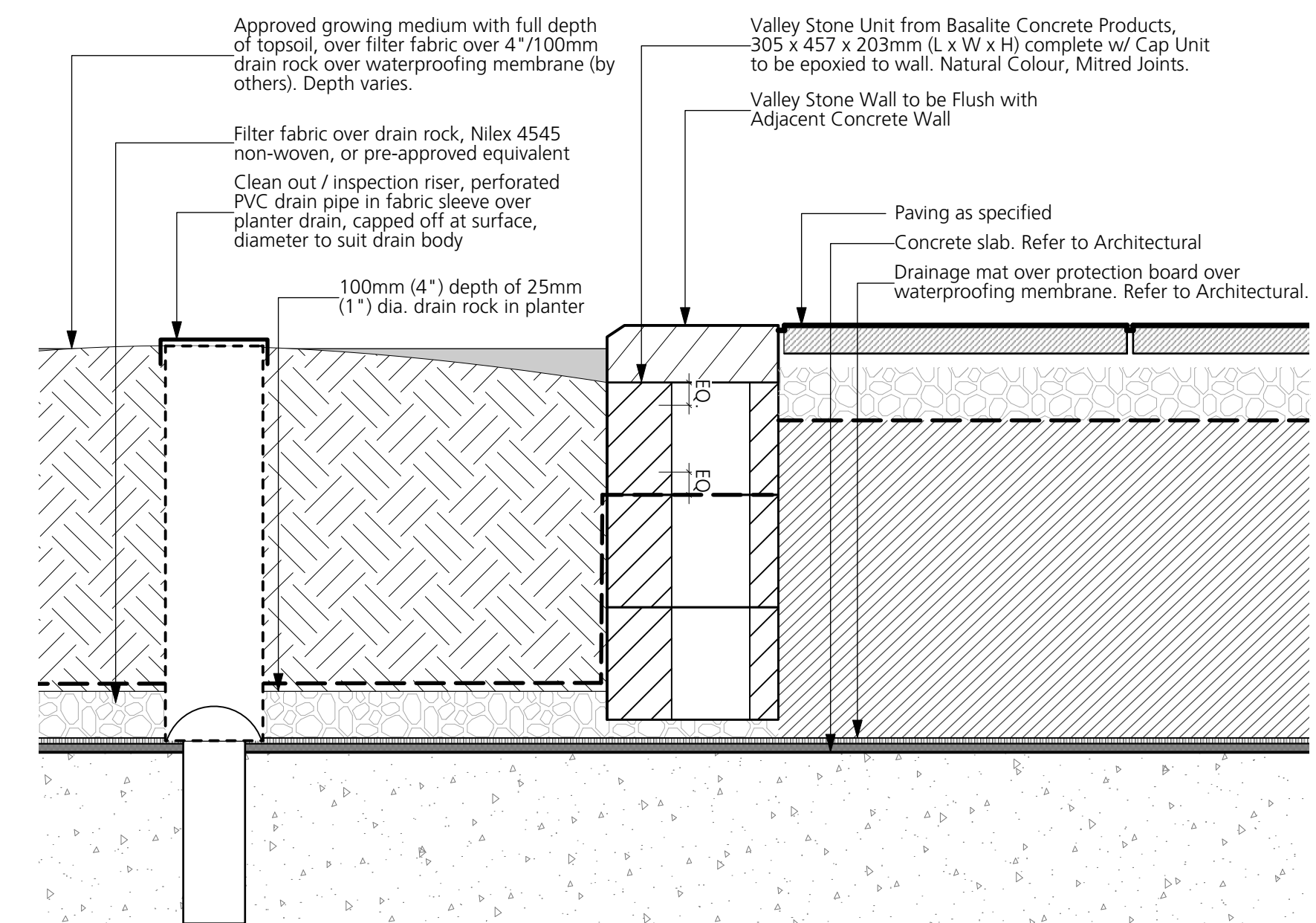
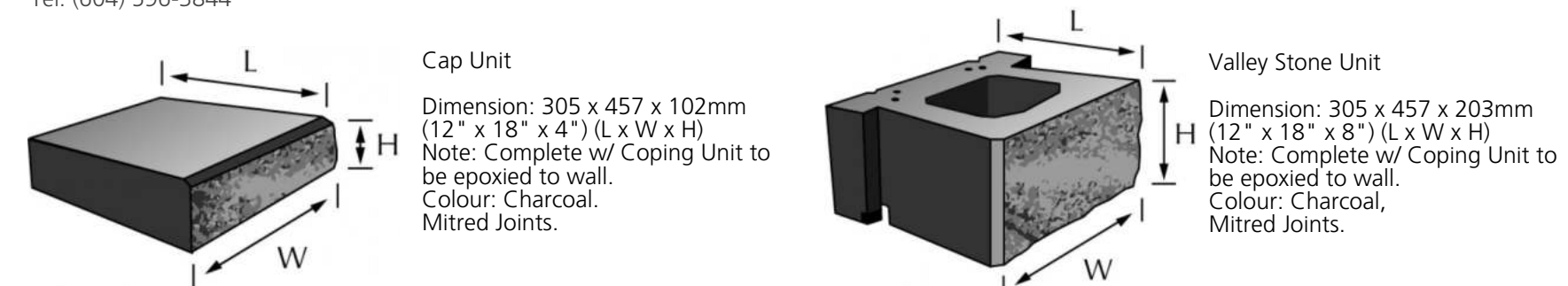
**A) ON-GRADE****B) ON-SLAB**

2 Unit Paving
1:10

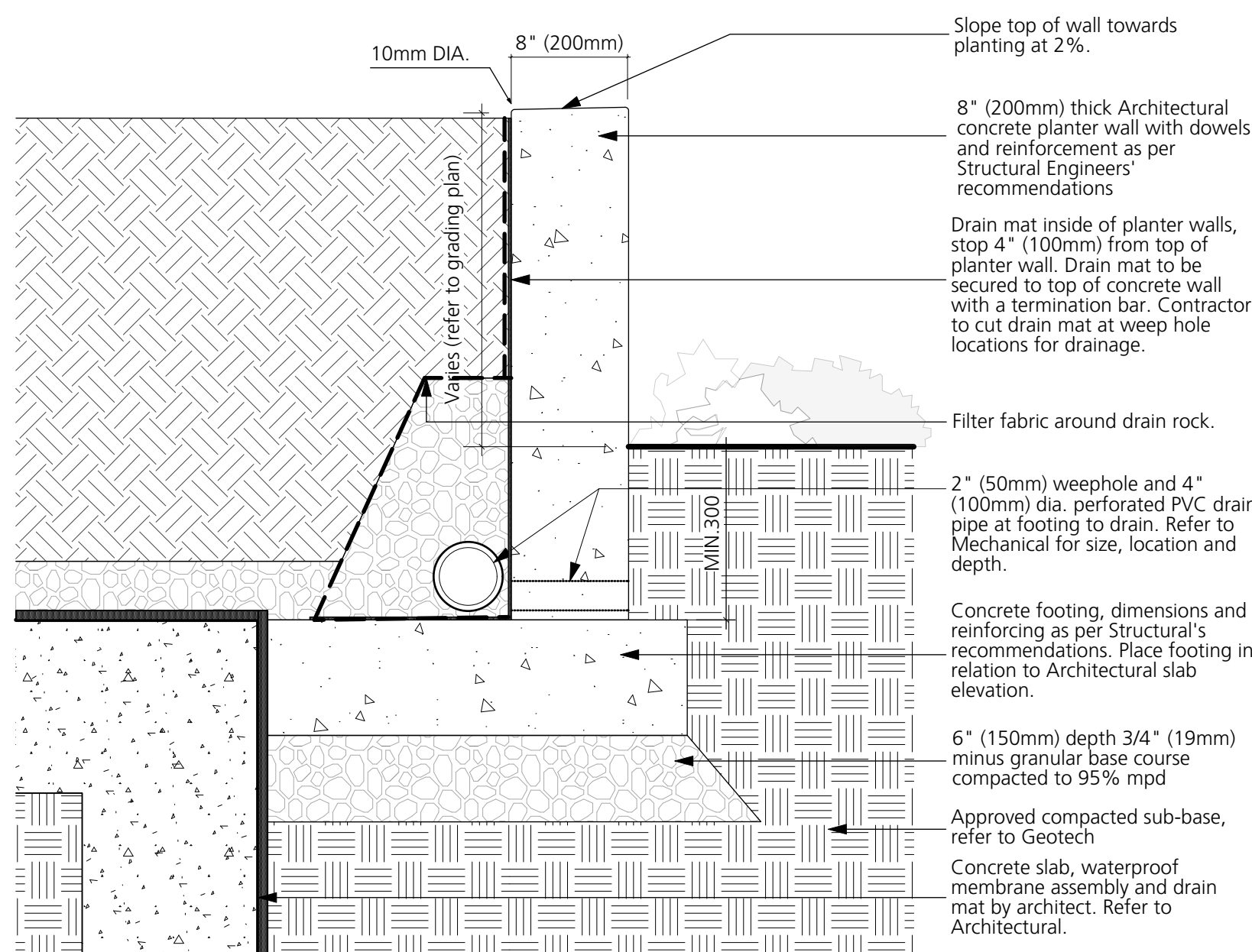
**A) ON-GRADE****B) ON-SLAB**

3 Hydrapressed Slab
1:10

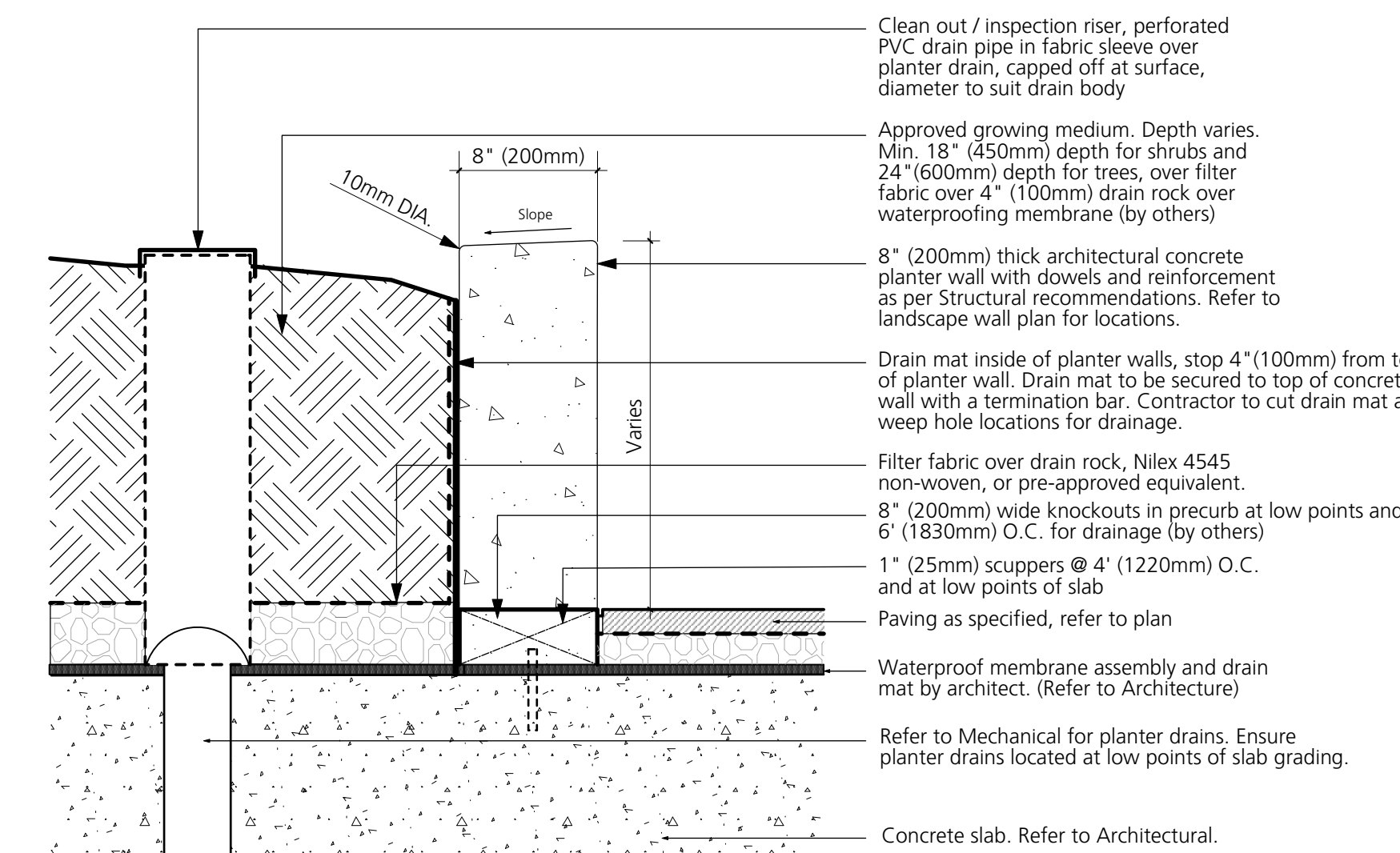
Available at Basalite Concrete Products
Address: 8650 130th Street, Surrey, BC V3W 1G1
Tel: (604) 596-3844



5 Landscape Block Wall
1:10

**A) ON-GRADE**

Note:
Contractor to cover all exposed wall/slab waterproofing with flashing painted to match handrail and metal work.

**B) ON-SLAB**

4 CIP Concrete Planter Wall
1:10

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Client:



Project Title:

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

Drawing Title:

Landscape Details

Project North:

Drawn By:

MH

Checked By:

MP

Scale:

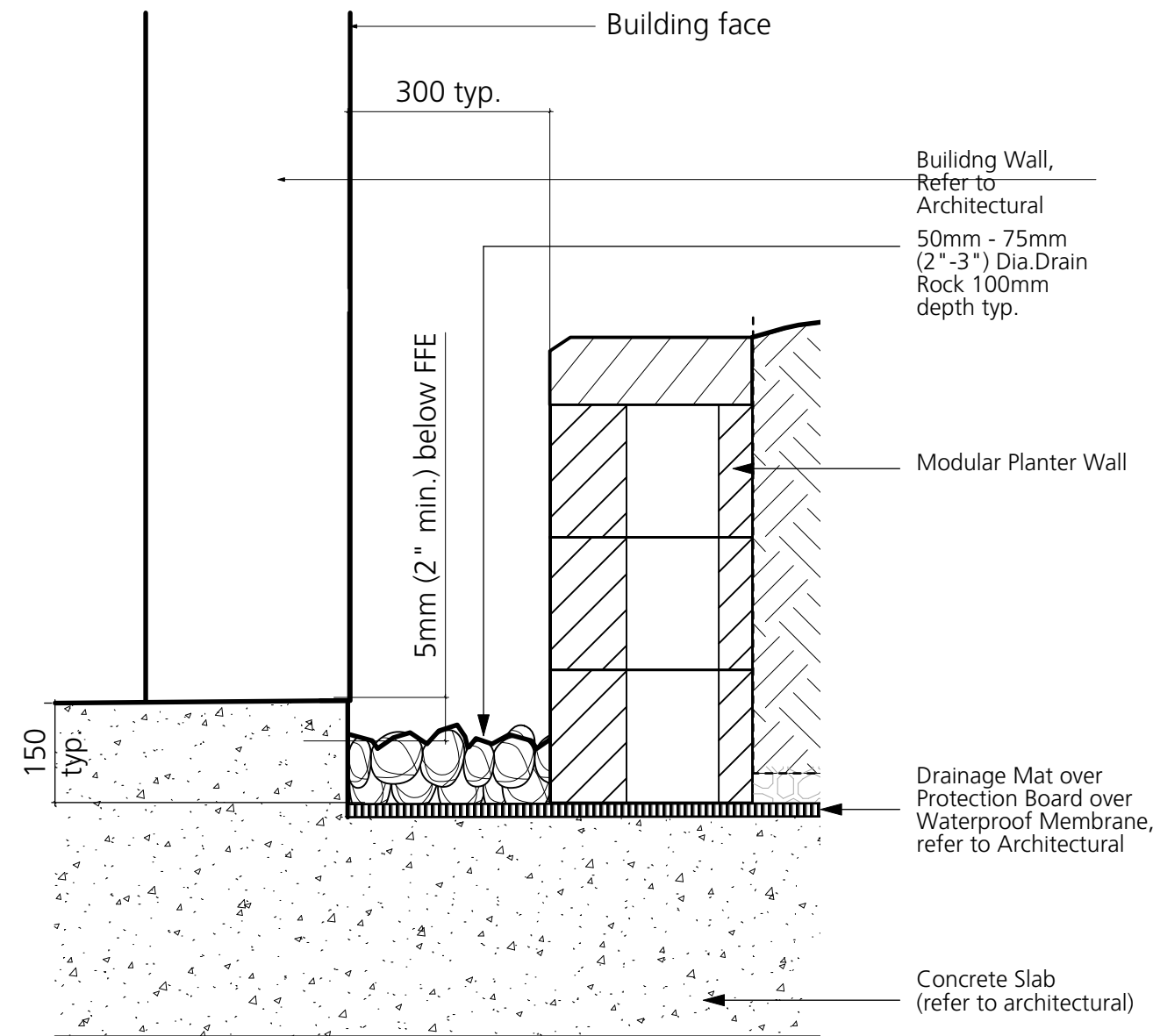
Job No.:

As Shown

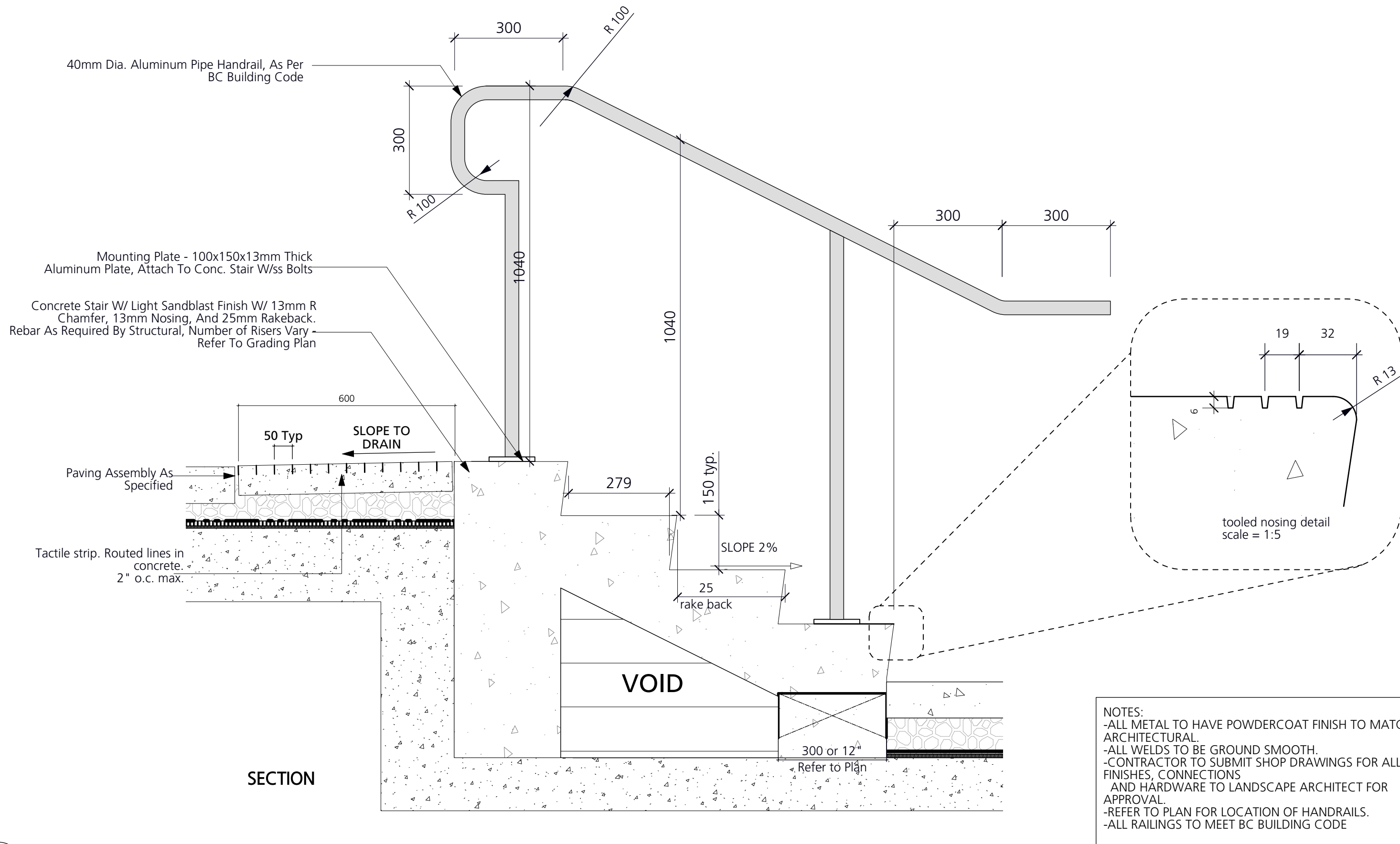
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Sheet No.:

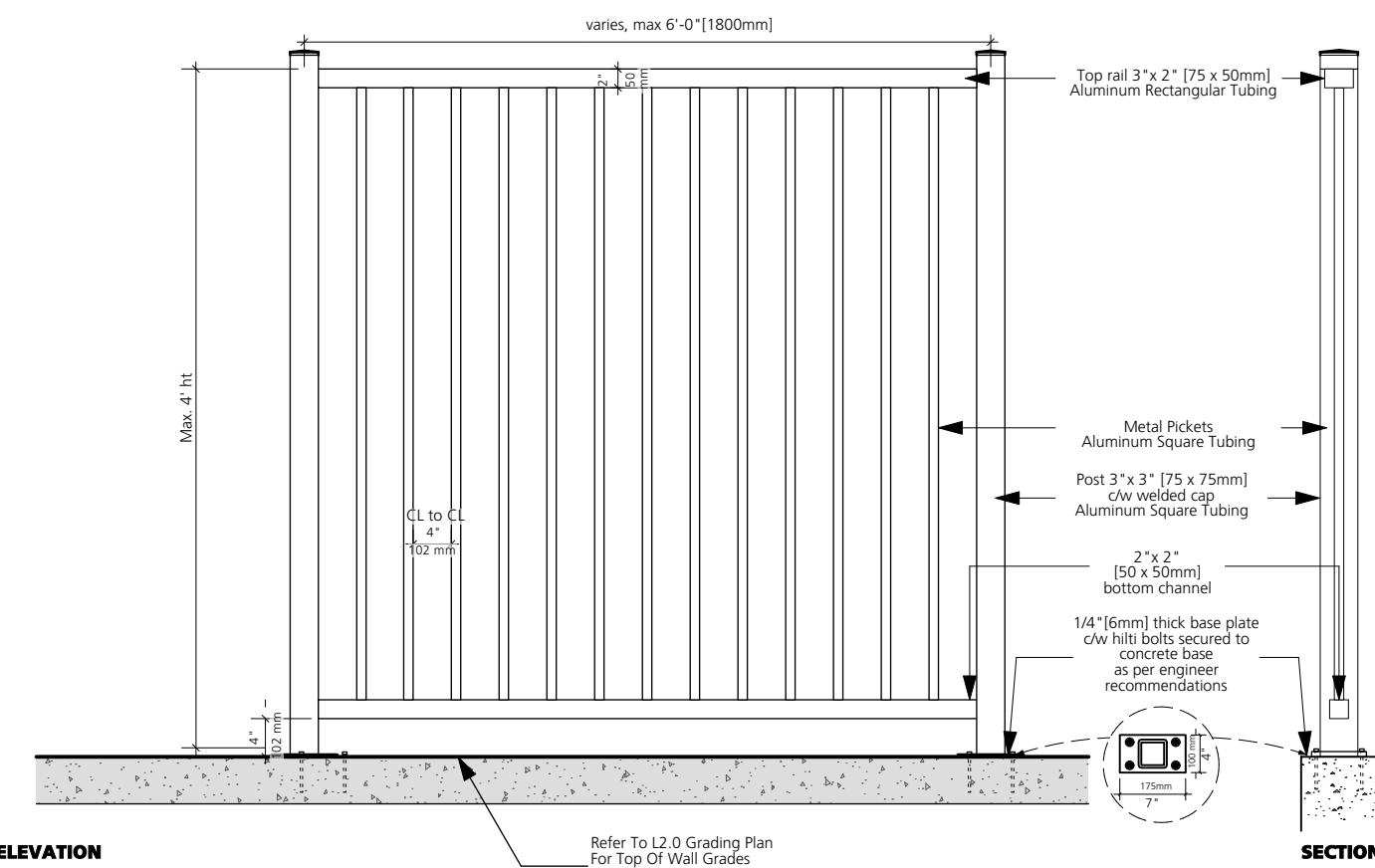
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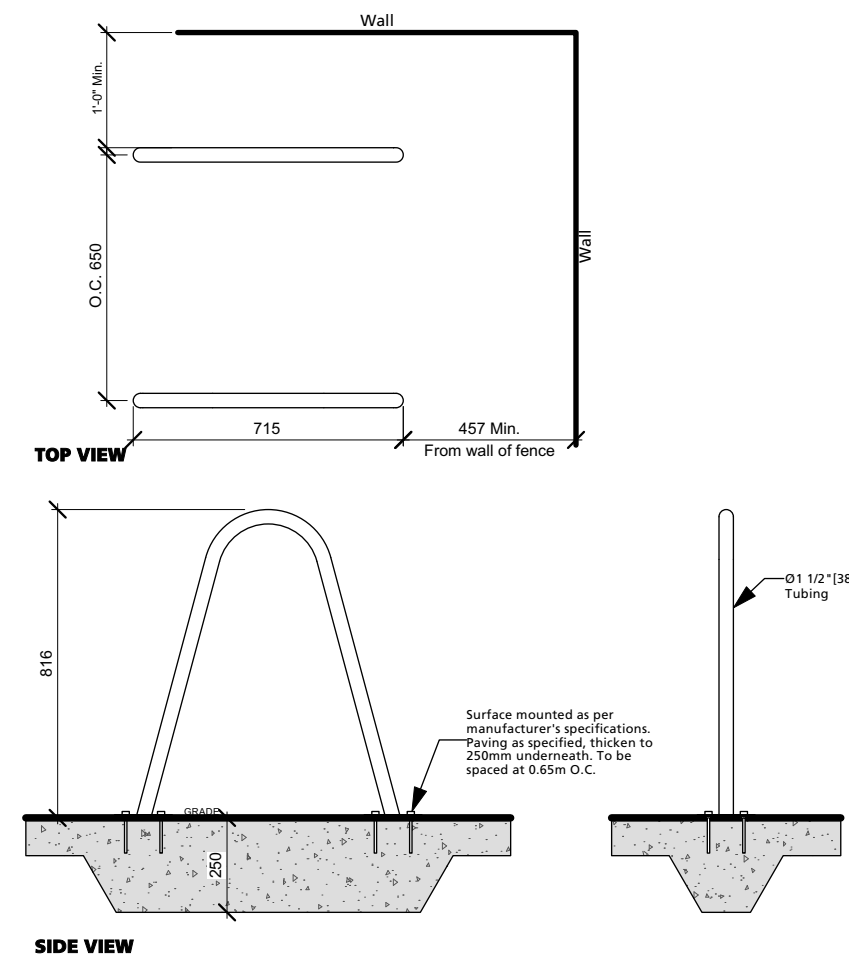
6 Gravel Strip
1:10



7 Typical Stairs
1:10



8 Metal Picket Fence
1:20

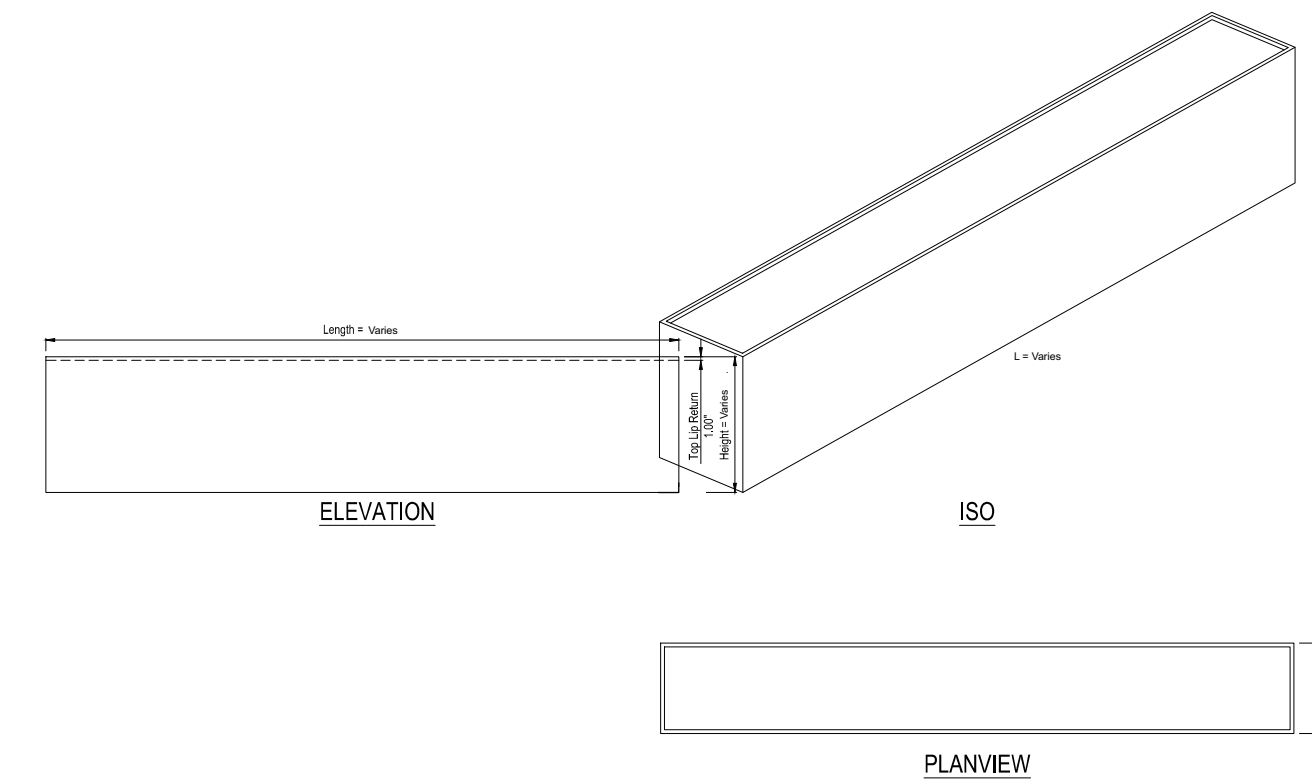


9 Bike Rack
1:20



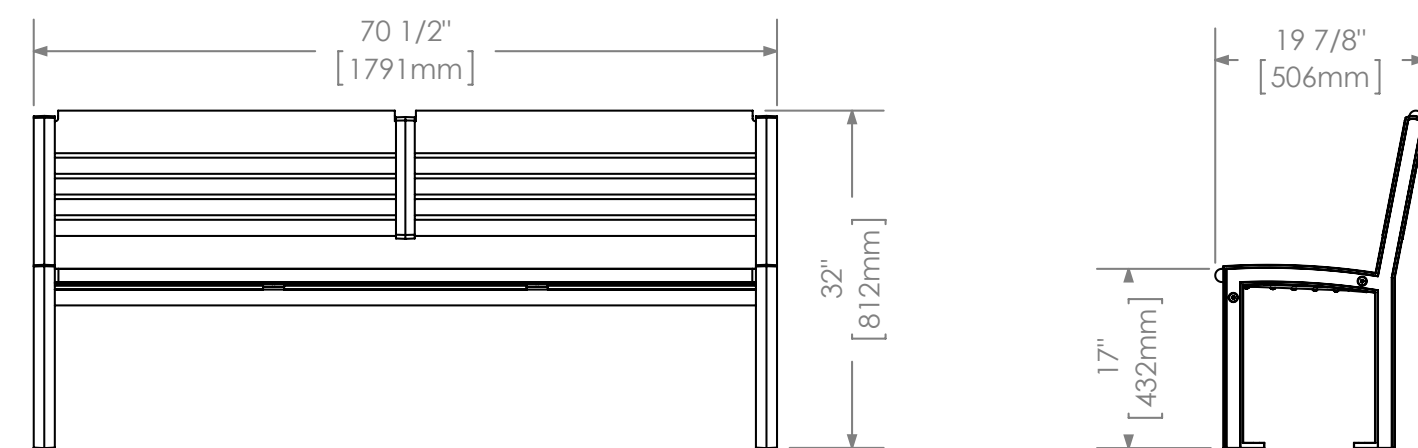
Model: Chaise Lounge MCC720-M or pre-approved equivalent
Qty: Refer to Plans
Material: Steel or pre-approved equivalent
Finishes: Provide Maglin standard finishes for both ipe wood and steel. Steel to be powdercoat Gunmetal (gloss finish).
Colour: Ivory or pre-approved equivalent
Supplier: Maglin Site 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



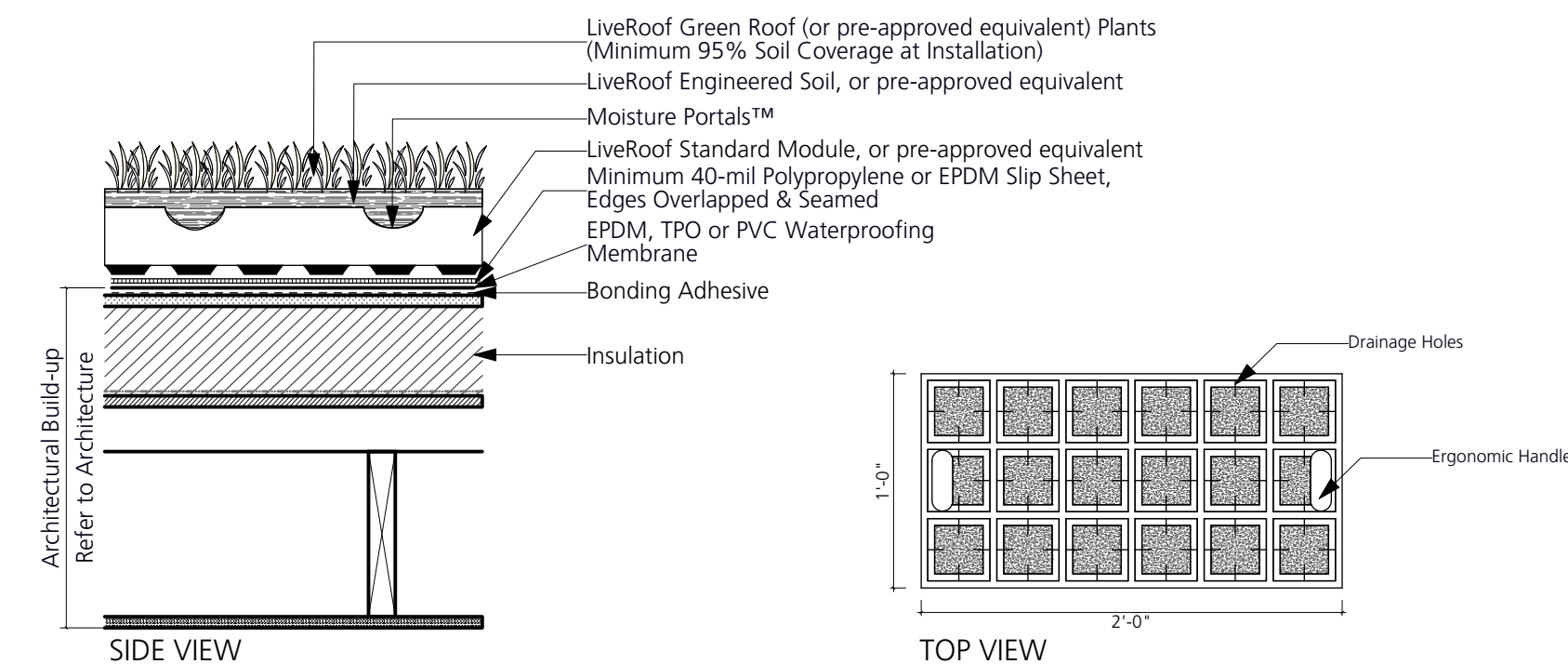
Model: Modular Planters
Refer to plans for dimensions and quantity.
Materials: Aluminum / Composite TBD
Colour: Charcoal or Pre-approved Equivalent
Installation: Install as per manufacturer's specifications

11 Custom Metal Planter
NTS



Model: MLB720-W or Pre-approved Equivalent
Manufacturer: Maglinor Pre-approved Equivalent
Colour: IPE + Powdercoat Gunmetal-Gloss
Quantity: Refer to Plan
Contact: www.maglin.com
Installation: Mount as per manufacturer's specifications

12 Landscape Bench
NTS



13 Green Roof
NTS

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Client:



Project Title:

FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
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As Shown

22-082

Sheet No.:

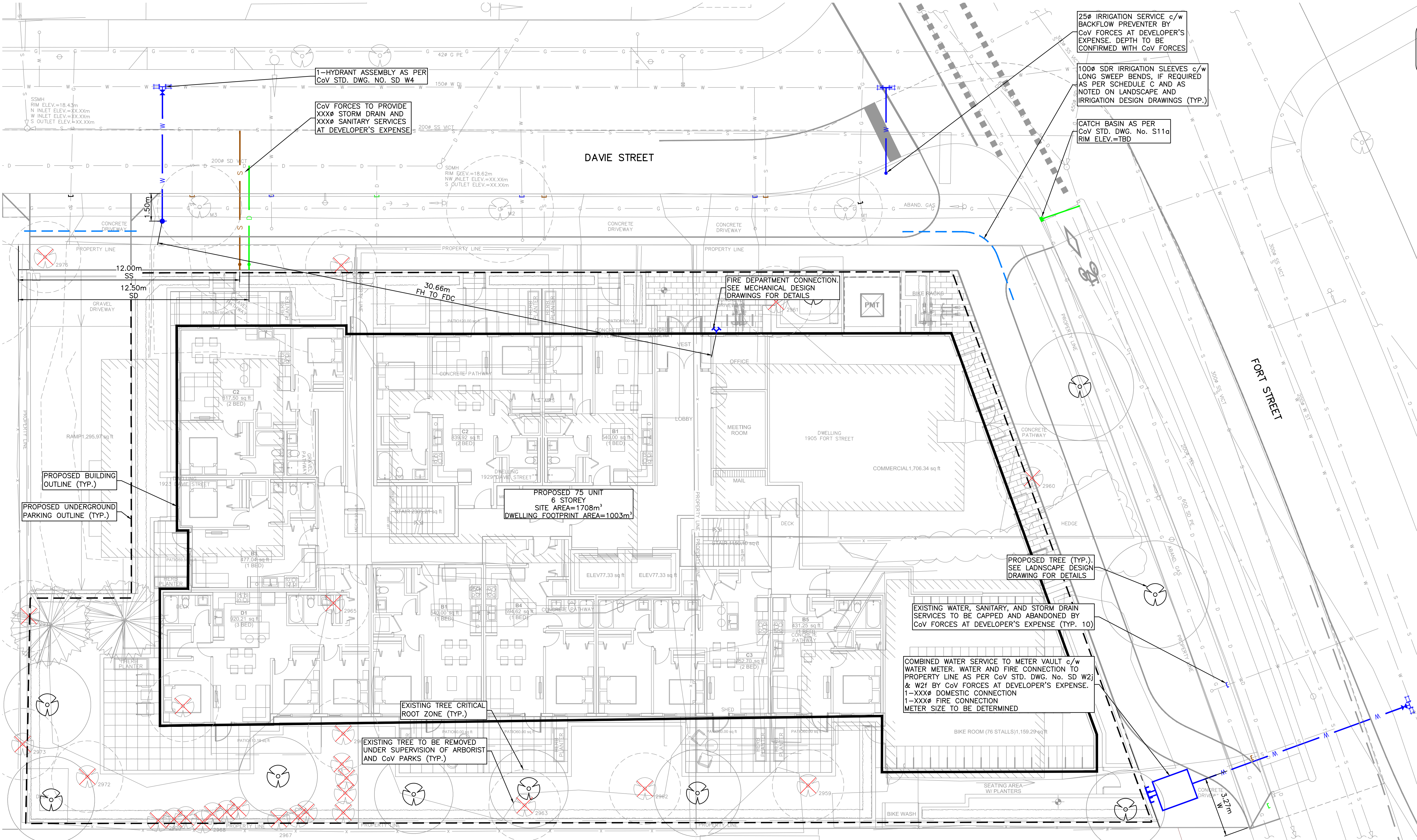
WORKS AND SERVICES CHECKLIST				
UTILITY	PLAN CHECKER		AUTHORIZED REPRESENTATIVE	
			NAME	NAME
			DATE	
MUNICIPAL	HYDRO ELECTRICAL COMPANY			
	TELEPHONE COMPANY			
	GAS COMPANY			
	CABLE COMPANY			
	UNDERGROUND SERVICES			
TRAFFIC				
HIGHWAYS				

UNDERGROUND SERVICE INFORMATION			
INFORMATION IS AT PROPERTY LINE		STORM DRAIN	
EXISTING DEPTH (m)			
PROPOSED DEPTH (m)			
PROPOSED INVERT ELEVATION (m)			
MAXIMUM DEPTH REQUESTED		YES NO	YES NO

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
1	2023.12.21
ISSUED FOR	
DEVELOPMENT PERMIT	



ISSUED FOR
DEVELOPMENT PERMIT

1:100 0 2 6m

FORT AND DAVIE RESIDENCES
CIVIL WORKS

VICTORIA, BC

THREE SHORES MANAGEMENT

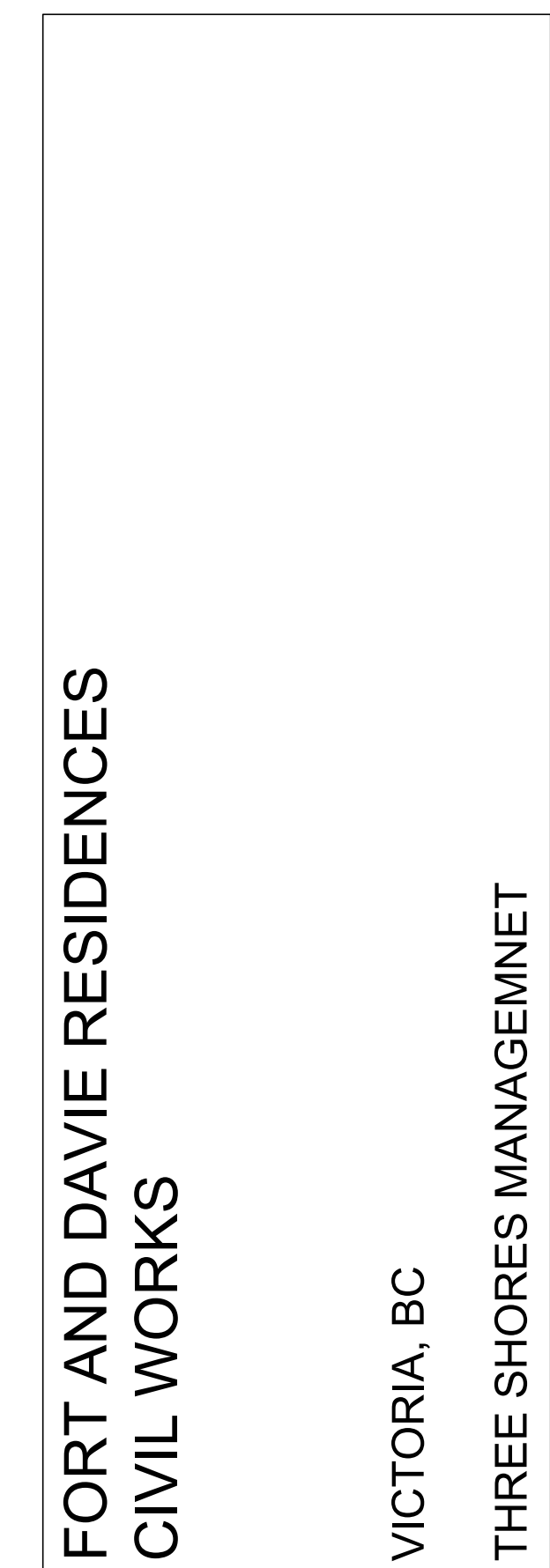
HEROLD ENGINEERING
Unit 600-1112 Fort St, Victoria, BC V8V 3K8
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

SITE SERVICING 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. C200	REVISION 2 OF 3 1

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

ISSUED FOR
DEVELOPMENT PERMIT



GRADING AND SURFACE WORKS PLAN

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