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Interior Designer				
Energy Model				
Transportation				

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[PROJECT TEAM]



Three Shores Management

[PROJECT]

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

[TITLE]

COVER PAGE

22600 [PROJECT]

[SCALE]

Monday, May 12, 2025 [DATE]

REZONING / DP [ISSUE]

[DRAWING]

A-0.000

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

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

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

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

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

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

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

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

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

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

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

Unit Type		1st	2nd	3rd	4th	5th	6th	Total	Average sqft / unit	Total Unit Area (sqft)	Total Unit Area (m2)	%	Unit Mix
S1 - Studio			1	1	1			3	343.8	1,031.4	95.8	4.0%	Studio
B1 - 1 Bed		3	4	4	4	4		23	501.1	11,524.4	1,070.6	30.7%	57.3%
B2 - 1 Bed			1	1	1	1	1	5	534.5	2,672.7	248.3	6.7%	
B3 - 1 Bed (Accessible)		1	1	1	1			4	497.1	1,988.4	184.7	5.3%	
B4 - 1 Bed + Den		1	1	1	1	1	1	6	545.0	3,270.0	303.8	8.0%	
B5 - 1 Bed + Den			1	1	1	1	1	5	645.2	3,226.2	299.7	6.7%	
C1 - 2 Bed						1	1	2	683.8	1,367.5	127.0	2.7%	32.0%
C2 - 2 Bed		1	1	1	1	1		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%	3 Bed
Total		9	14	14	14	12	12	75		48,035	4,462.6	100.0%	100%

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

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

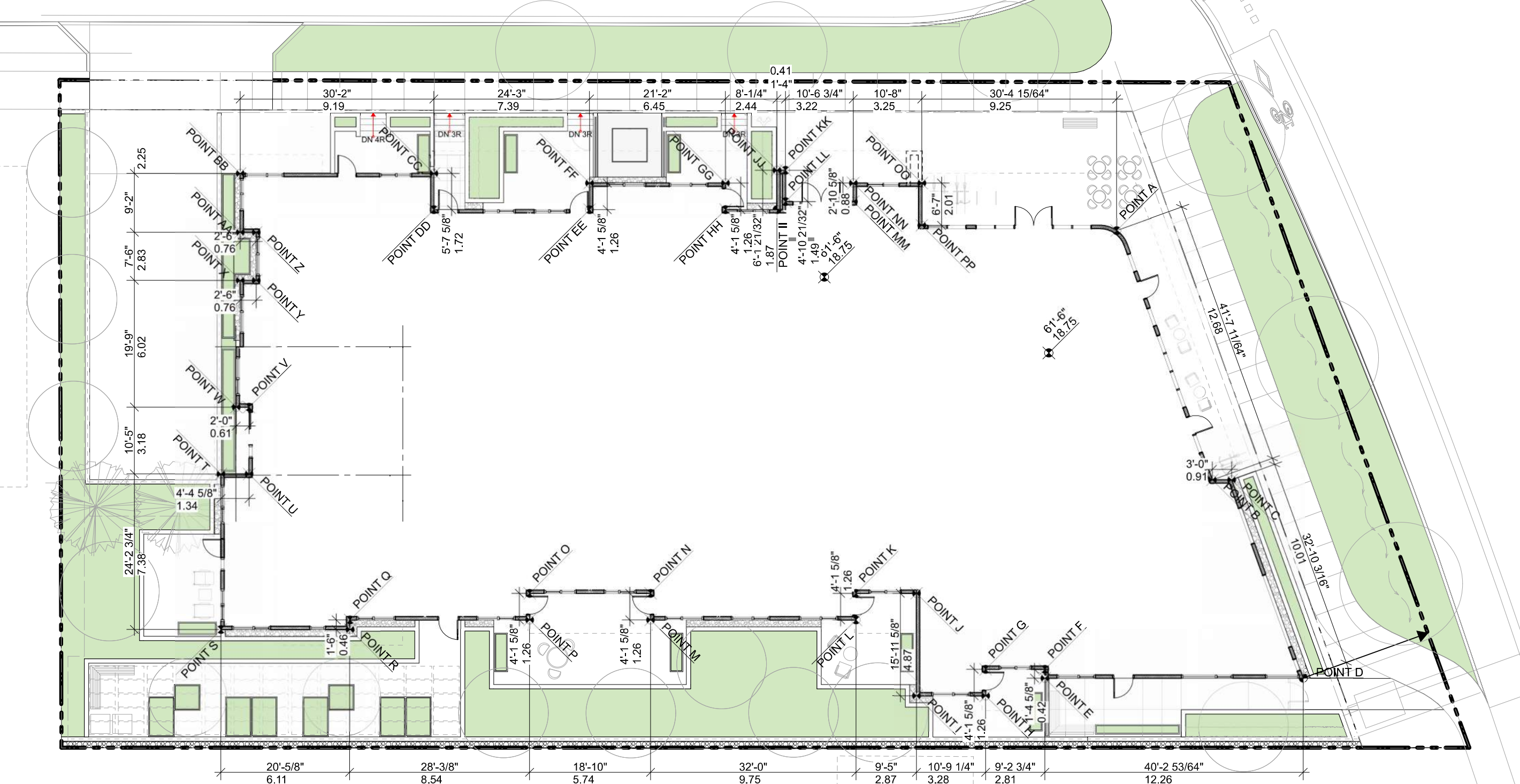
Minimum Parking Required @ other area	3 units @ 0.75 space/unit (45m2 or 485 sqft) > X	2.3 spaces	apartment - secured rental per city comment
29 units @ 0.90 space/unit (45m2 or 485 sqft) < X > (70m2 or 7		26.1 spaces	apartment - secured rental per city comment
11 units @ 1.30 space/unit X < (70m2 or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

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

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

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

AVERAGE EXISTING GRADES				Average of Distance Bt/Totals			
POINTS	Natural	Finished	Lowest Pt	Points	Grade Point	Ave Pt X Dist	
A	18.82 m	18.75 m	18.75 m	Points A & B	18.75 m	12.68 m	237.75 m
B	18.82 m	18.75 m	18.75 m	Points B & C	18.75 m	0.91 m	17.06 m
C	18.82 m	18.75 m	18.75 m	Points C & D	18.82 m	10.01 m	188.34 m
D	18.88 m	19.00 m	18.88 m	Points D & E	18.84 m	12.26 m	230.98 m
E	18.80 m	19.20 m	18.80 m	Points E & F	18.80 m	0.42 m	7.89 m
F	18.79 m	19.20 m	18.79 m	Points F & G	18.73 m	2.81 m	52.63 m
G	18.67 m	19.20 m	18.67 m	Points G & H	18.75 m	1.26 m	23.62 m
H	18.82 m	19.20 m	18.82 m	Points H & I	18.66 m	3.28 m	61.19 m
I	18.49 m	19.20 m	18.49 m	Points I & J	18.45 m	4.87 m	89.85 m
J	18.41 m	19.20 m	18.41 m	Points J & K	18.43 m	2.87 m	52.88 m
K	18.44 m	19.20 m	18.44 m	Points K & L	18.44 m	1.26 m	23.22 m
L	18.44 m	19.20 m	18.44 m	Points L & M	18.45 m	9.75 m	179.84 m
M	18.45 m	19.20 m	18.45 m	Points M & N	18.45 m	1.26 m	23.25 m
N	18.45 m	19.20 m	18.45 m	Points N & O	18.42 m	5.74 m	105.70 m
O	18.38 m	19.20 m	18.38 m	Points O & P	18.38 m	1.26 m	23.16 m
P	18.38 m	19.20 m	18.38 m	Points P & Q	18.27 m	8.54 m	156.03 m
Q	18.16 m	19.20 m	18.16 m	Points Q & R	18.16 m	0.46 m	8.35 m
R	18.16 m	19.20 m	18.16 m	Points R & S	18.17 m	6.11 m	110.99 m
S	18.17 m	19.20 m	18.17 m	Points S & T	18.43 m	7.38 m	136.01 m
T	18.69 m	19.20 m	18.69 m	Points T & U	18.69 m	1.34 m	25.04 m
U	18.69 m	19.20 m	18.69 m	Points U & V	18.69 m	3.14 m	59.43 m
V	18.69 m	19.20 m	18.69 m	Points V & W	18.69 m	0.61 m	11.40 m
W	18.69 m	19.20 m	18.69 m	Points W & X	18.69 m	6.02 m	112.51 m
X	18.69 m	19.20 m	18.69 m	Points X & Y	18.69 m	0.76 m	14.20 m
Y	18.69 m	19.20 m	18.69 m	Points Y & Z	18.69 m	2.83 m	52.89 m
Z	18.69 m	19.20 m	18.69 m	Points Z & AA	18.69 m	0.76 m	14.20 m
AA	18.69 m	19.20 m	18.69 m	Points AA & BB	18.64 m	2.25 m	41.94 m
BB	18.59 m	19.20 m	18.59 m	Points BB & CC	18.57 m	9.15 m	170.63 m
CC	18.54 m	19.20 m	18.54 m	Points CC & DD	18.53 m	1.72 m	31.87 m
DD	18.52 m	19.20 m	18.52 m	Points DD & EE	18.73 m	7.39 m	138.41 m
EE	18.94 m	19.20 m	18.94 m	Points EE & FF	18.94 m	1.26 m	23.86 m
FF	18.93 m	19.20 m	18.93 m	Points FF & GG	18.67 m	6.45 m	120.42 m
GG	18.41 m	19.20 m	18.41 m	Points GG & HH	18.36 m	1.26 m	23.13 m
HH	18.40 m	19.20 m	18.40 m	Points HH & I	18.40 m	2.44 m	45.12 m
I	18.68 m	18.75 m	18.68 m	Points II & JJ	18.69 m	1.87 m	34.94 m
JJ	18.69 m	18.75 m	18.69 m	Points JJ & KK	18.69 m	0.41 m	7.66 m
KK	18.69 m	18.75 m	18.69 m	Points KK & LL	18.69 m	1.49 m	27.84 m
LL	18.68 m	18.75 m	18.68 m	Points LL & MM	18.70 m	3.22 m	60.20 m
MM	18.71 m	18.75 m	18.71 m	Points MM & NN	18.72 m	0.88 m	16.47 m
NN	18.72 m	18.75 m	18.72 m	Points NN & OO	18.74 m	3.25 m	60.89 m
OO	18.50 m	18.75 m	18.50 m	Points OO & PP	18.75 m	2.01 m	37.69 m
PP	18.91 m	18.75 m	18.75 m	Points PP & A	18.75 m	9.25 m	173.44 m
Totals						162.97 m	3032.99 m
Grade Calculation							18.61



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



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Three Shores Management

[PROJECT]

[TITLE]

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

PROJECT DATA

22600 [PROJECT]

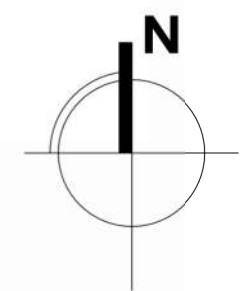
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SITE CONTEXT MAP



[CLIENT]
Three Shores Management

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

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

[PROJECT]
22600

[SCALE]
As Noted

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AERIAL VIEW



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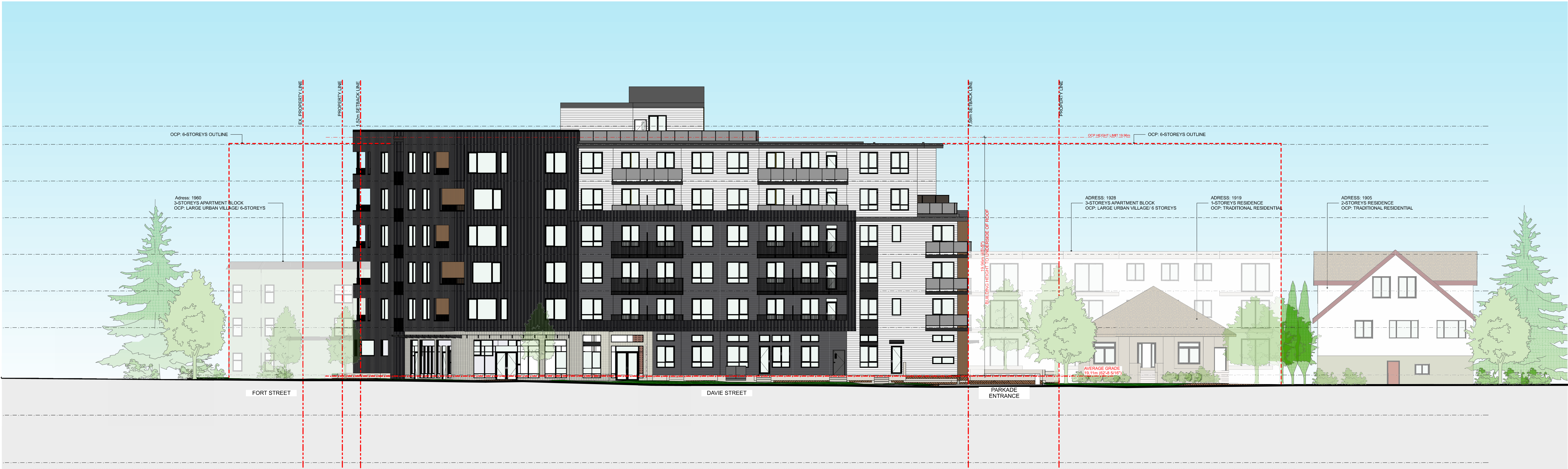
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FORT STREETSCAPE



DAVIE STREETSCAPE



[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

STREETSCAPE

22600 [PROJECT]

[SCALE]

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North West Corner - Fort St x Davie St



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Three Shores Management

[PROJECT]

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Victoria, BC

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PERSPECTIVE

[PROJECT]

22600

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West Elevation - Davie St



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North Elevation - Fort St



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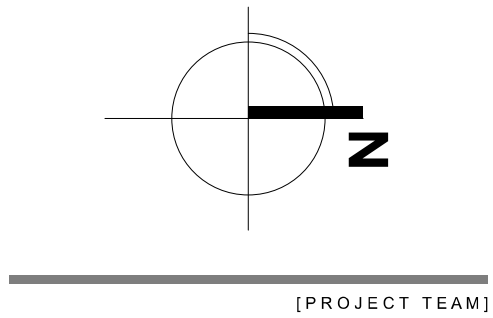
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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

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

**SURVEY
(EXISTING SITE
PLAN)**

[PROJECT]

22600

[SCALE]

Monday, May 12, 2025

REZONING / DP

[DRAWING]

A-0.007

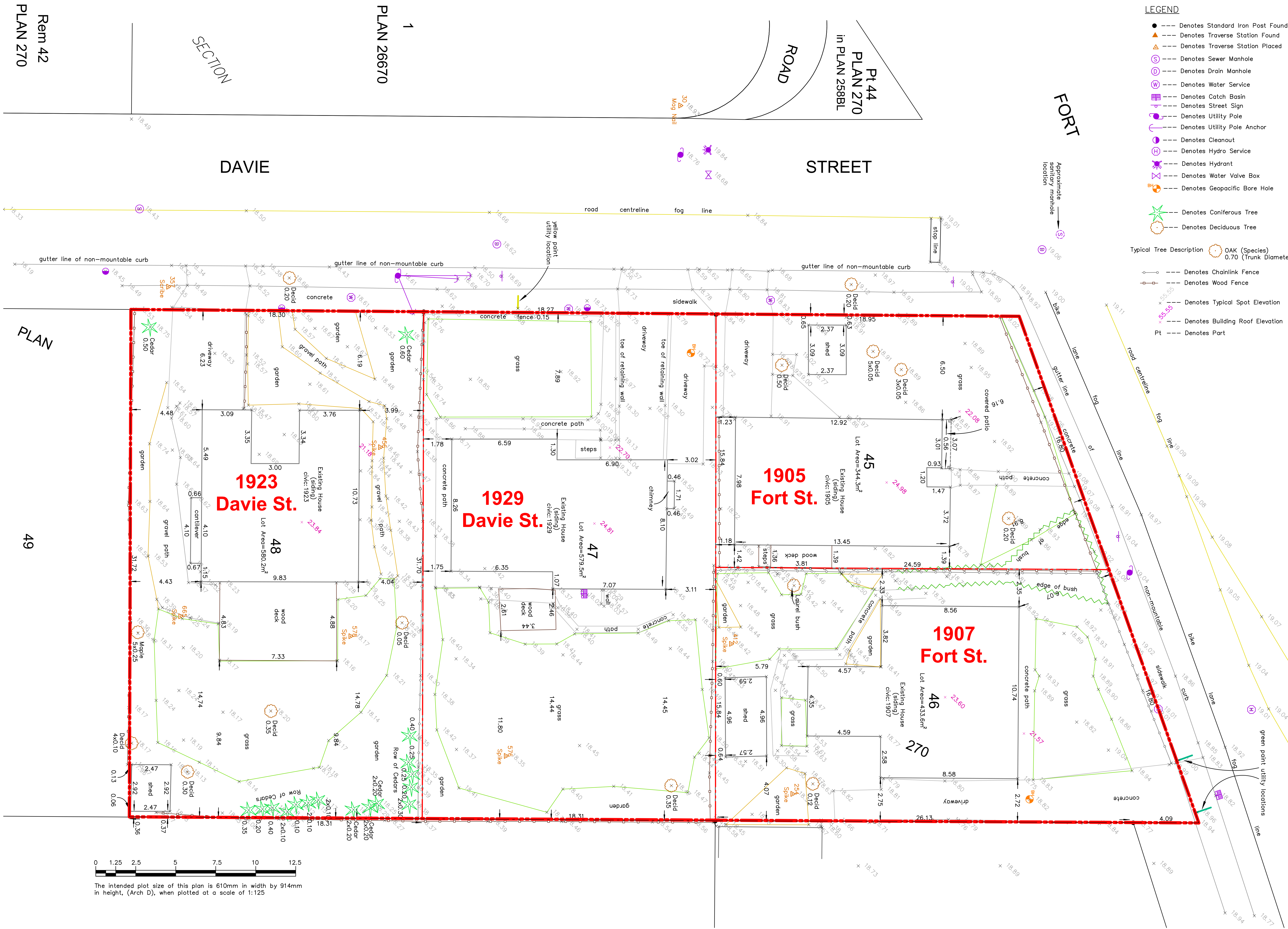
LEGEND

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

- Denotes Coniferous Tree
- Denotes Deciduous Tree

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

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



Rem 42
PLAN 270

PLAN 26670

DAVIE

STREET

FORT

PLAN

49

1923
Davie St.

1929
Davie St.

1905
Fort St.

1907
Fort St.

0 1.25 2.5 5 7.5 10 12.5

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

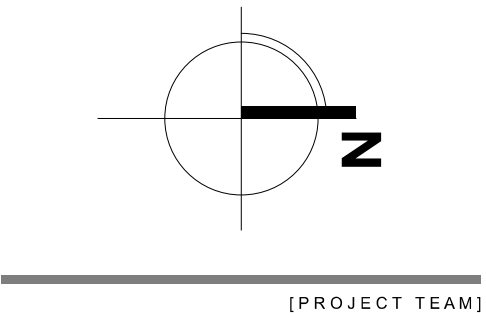


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1 SETBACK DIAGRAM
SCALE: 1:100
0 2m 5m



Three Shores Management

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

SETBACK DIAGRAM

22600	[PROJECT]
1:100	[SCALE]
Monday, May 12, 2025	[DATE]
REZONING / DP	[ISSUE]
	[DRAWING]

A-0.008

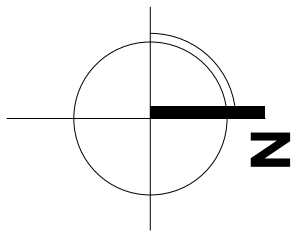


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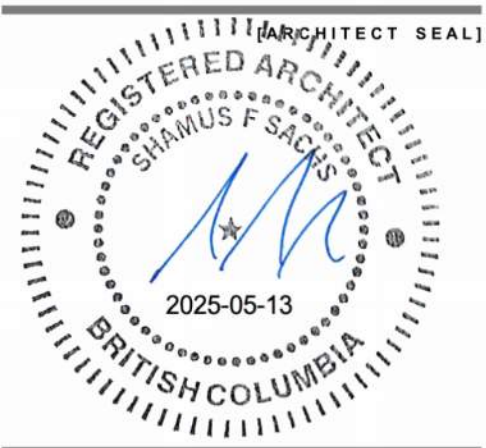
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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL P1

22600 [PROJECT]

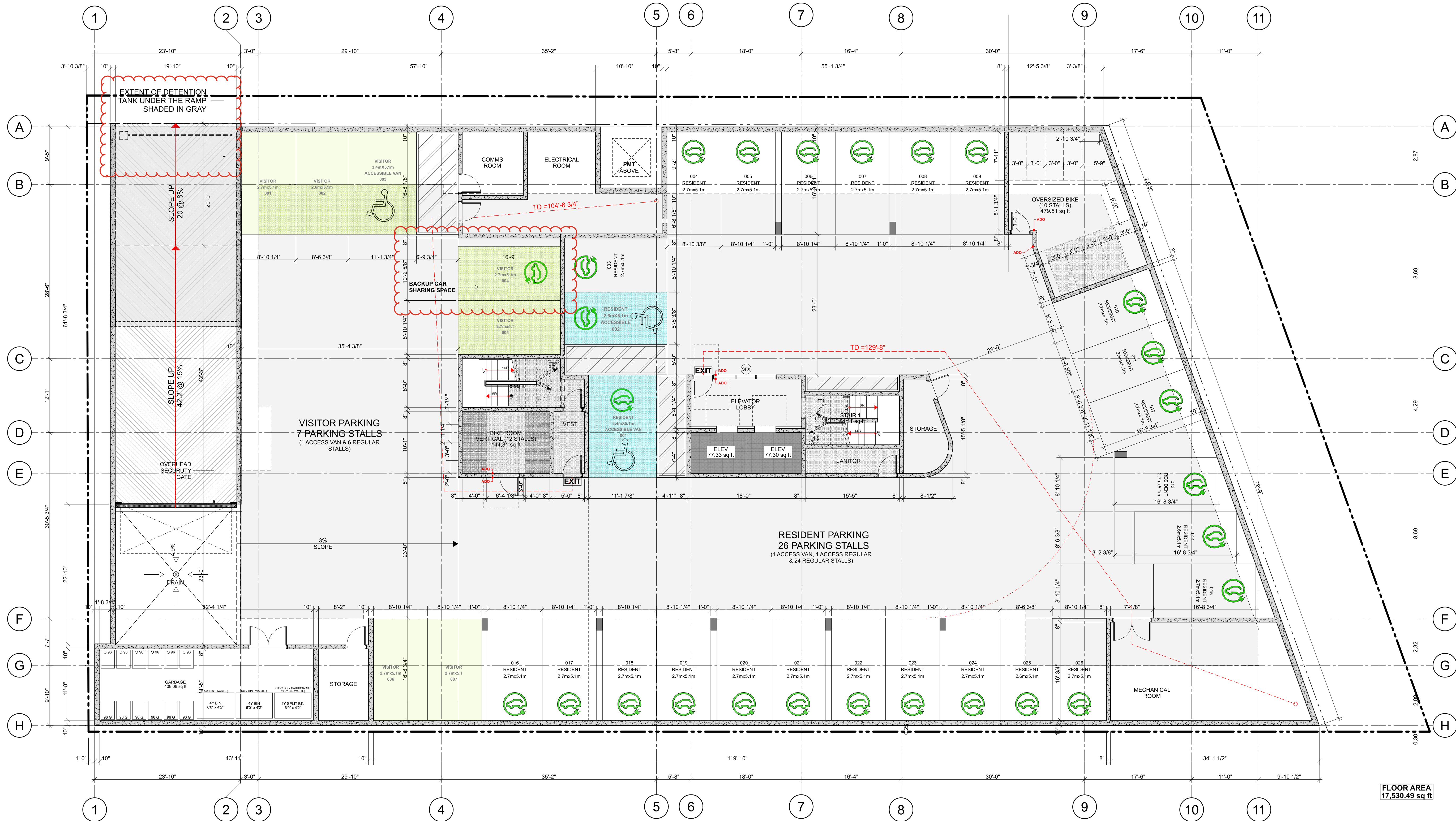
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Monday, May 12, 2025 [DATE]

REZONING / DP [ISSUE]

[DRAWING]

A-2.000



FLOOR AREA
17,530.49 sq ft



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

OBJECT]

(TITLE)

OBJECT)

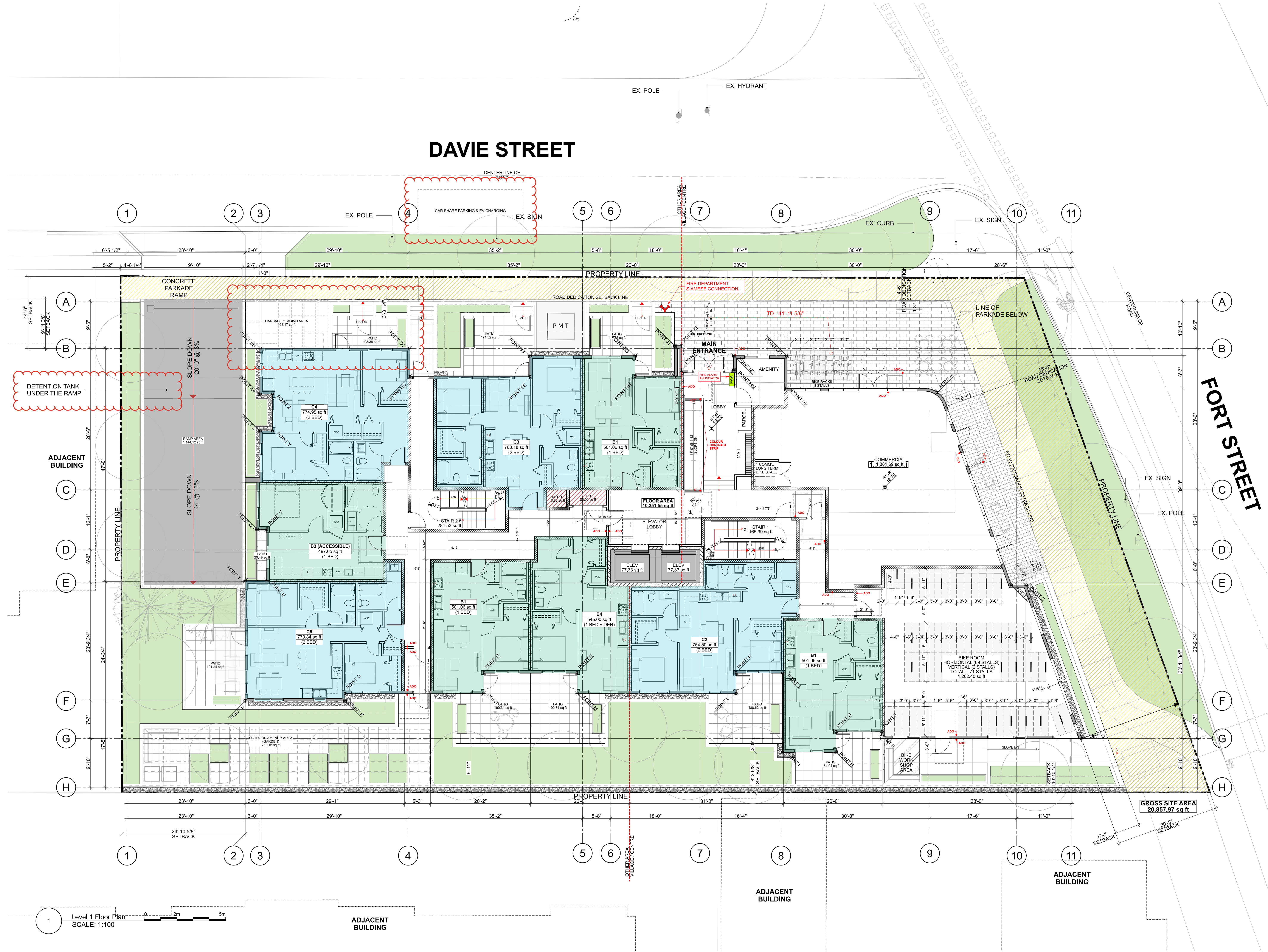
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[DATE]

[ISSUE]

AWING]

A-2.001



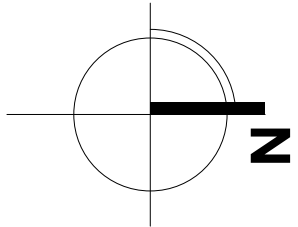


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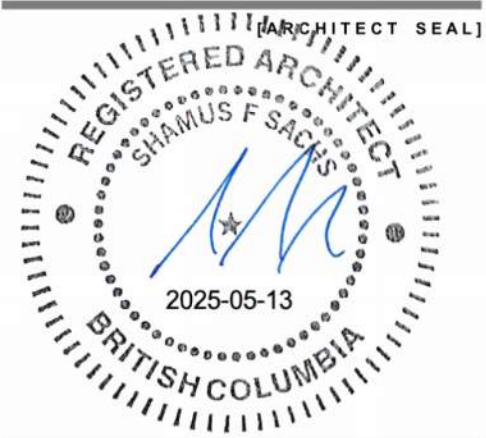
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[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 2 PLAN

22600 [PROJECT]

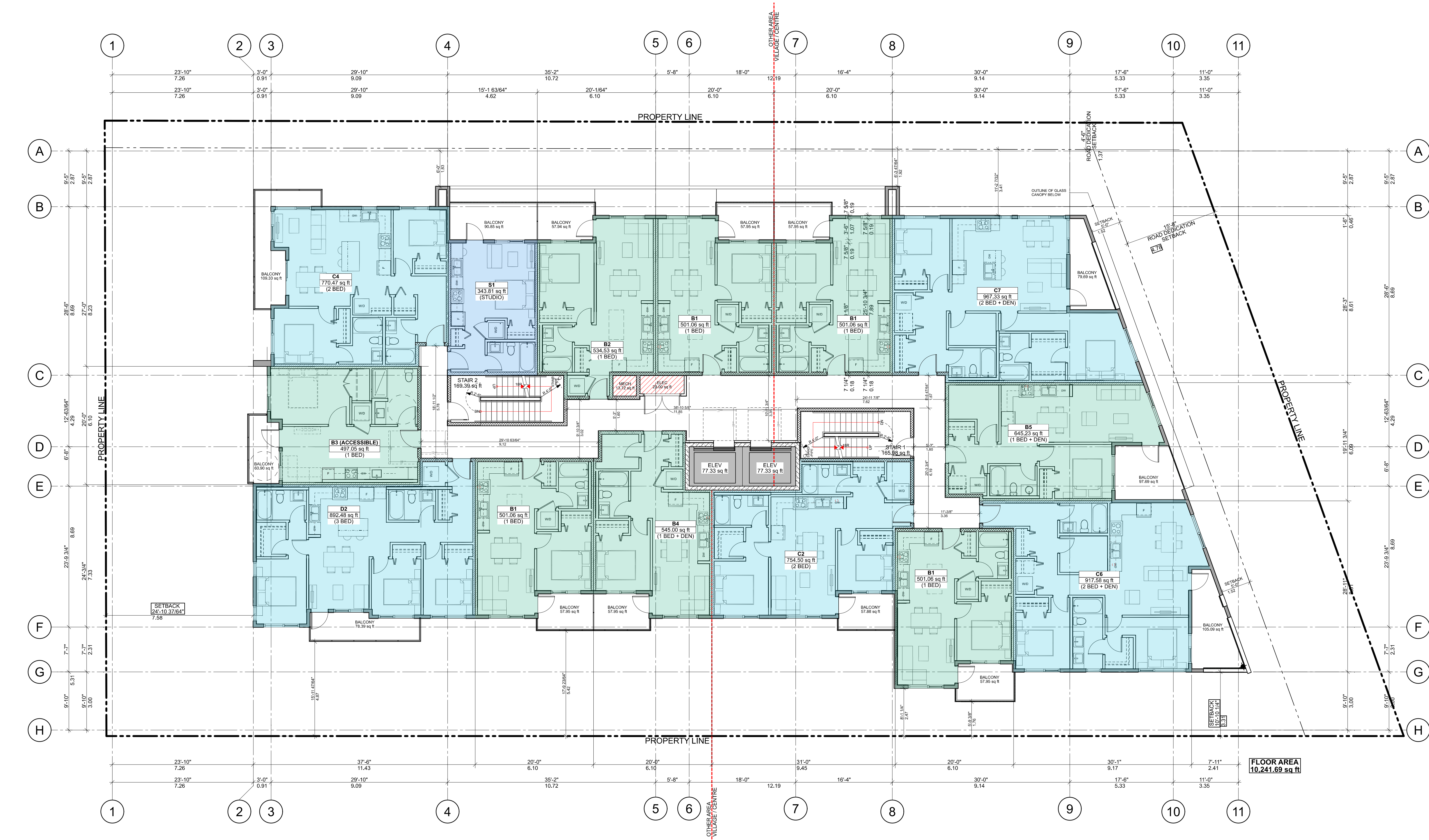
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Monday, May 12, 2025 [DATE]

REZONING / DP [ISSUE]

[DRAWING]

A-2.002



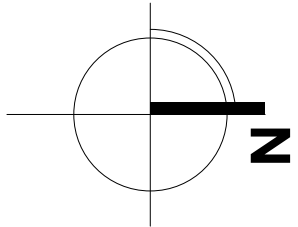


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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 3 PLAN

22600 [PROJECT]

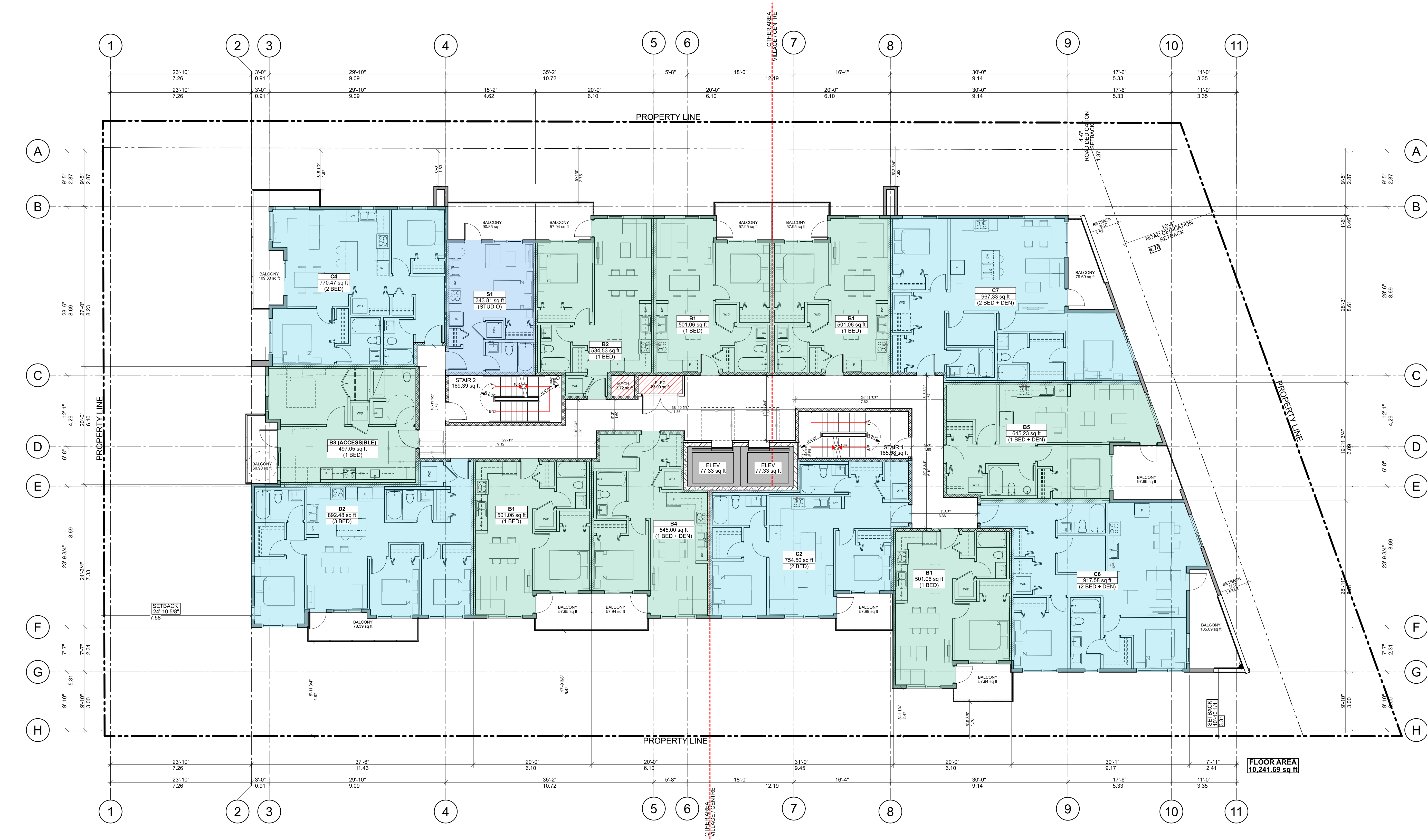
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Monday, May 12, 2025 [DATE]

REZONING / DP [ISSUE]

[DRAWING]

A-2.003



1 Level 3
SCALE: 1:100

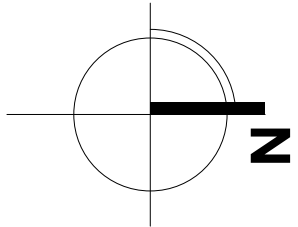


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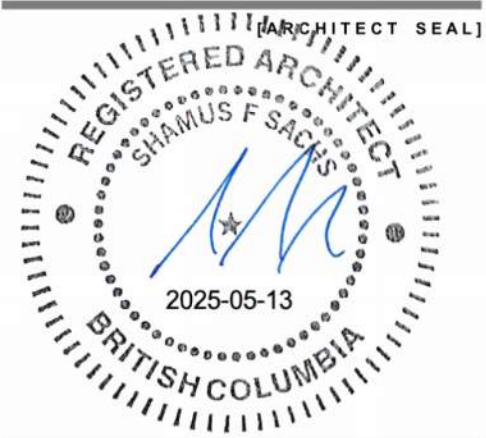
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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 4 PLAN

22600 [PROJECT]

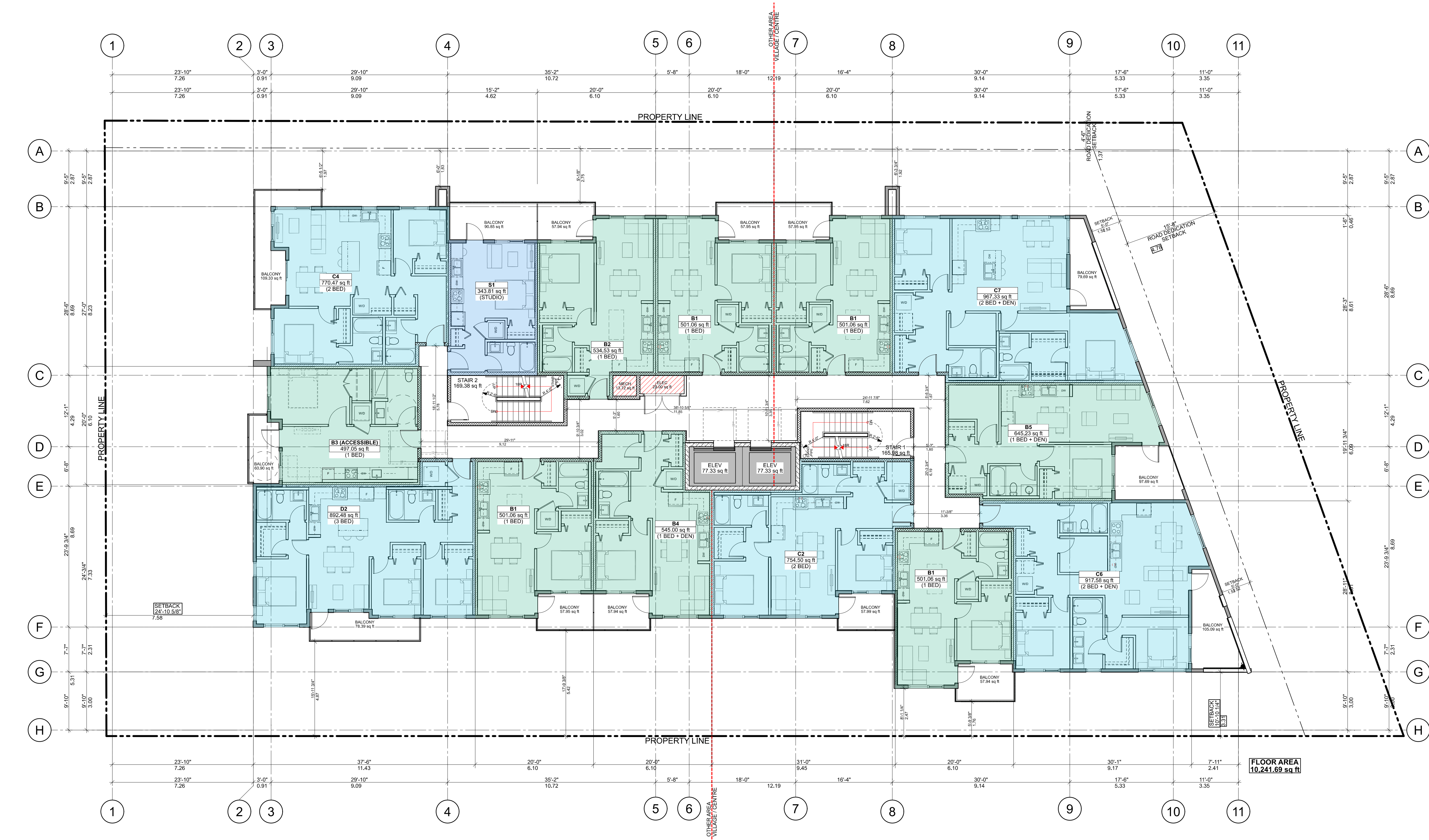
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Monday, May 12, 2025 [DATE]

REZONING / DP [ISSUE]

[DRAWING]

A-2.004



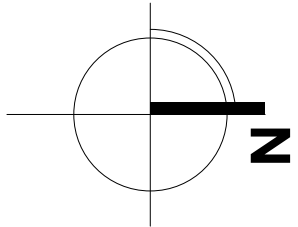


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[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 5 PLAN

22600 [PROJECT]

1:100 [SCALE]

Monday, May 12, 2025 [DATE]

REZONING / DP [ISSUE]

[DRAWING]

A-2.005



1 Level 5
SCALE: 1:100



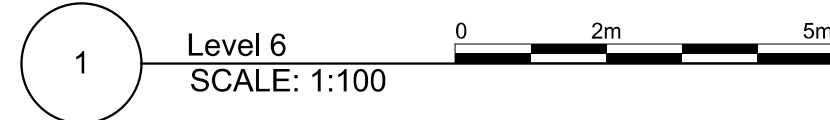
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A diagram showing a circle in the complex plane, centered at the origin. The horizontal axis is labeled z . A shaded region is shown in the first quadrant, bounded by the positive real axis and a curve that starts at the origin and extends into the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

(TITLE)

DRAWING]

A-2.006



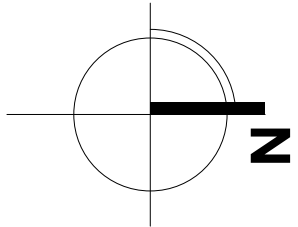


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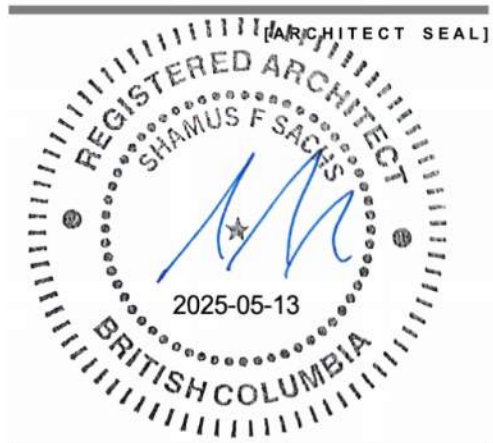
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[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

ROOF PLAN

22600 [PROJECT]

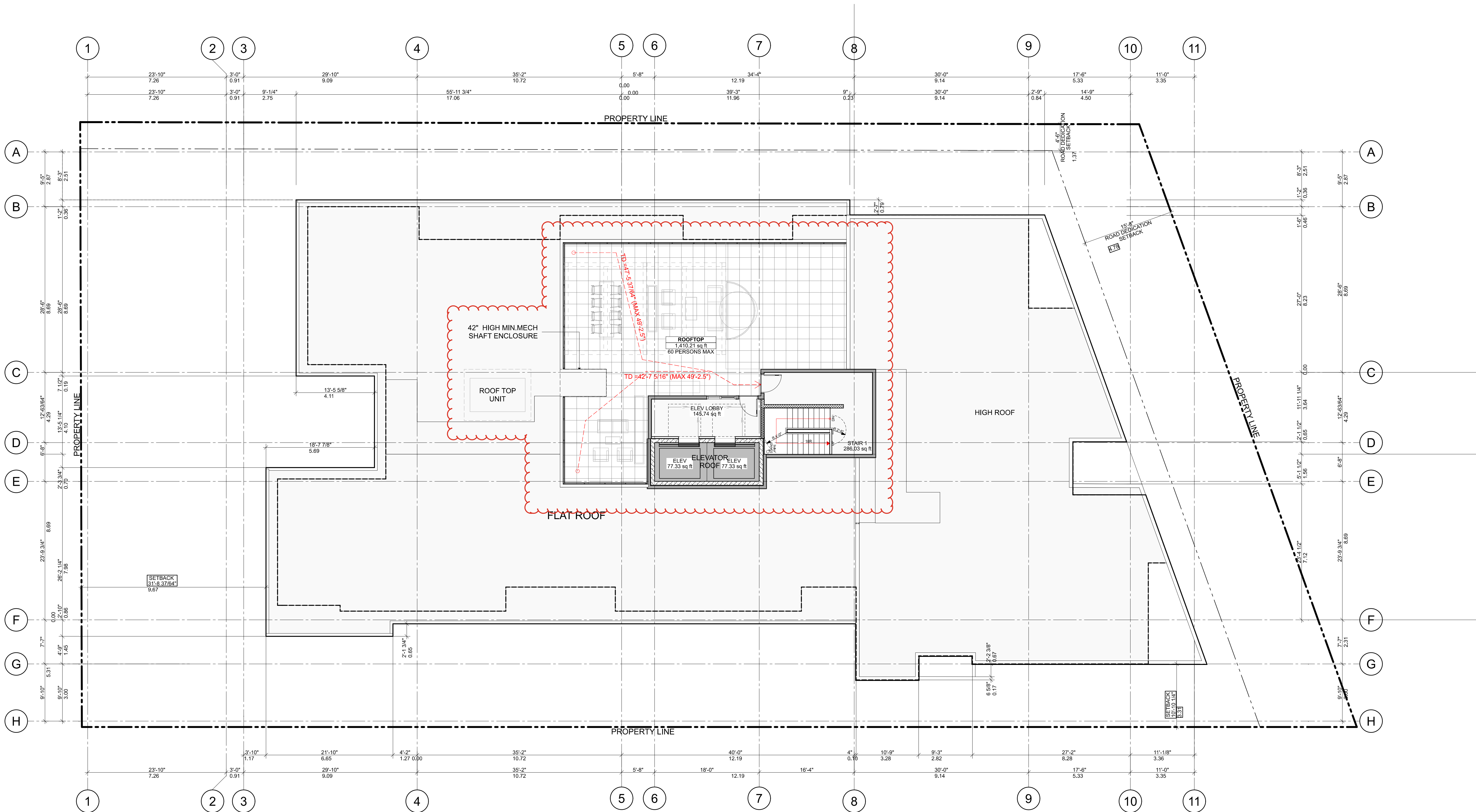
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Monday, May 12, 2025 [DATE]

REZONING / DP [ISSUE]

[DRAWING]

A-2.007



1 Roof Level
SCALE: 1:100



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BCBC 2024 Illustrated Guide on Accessibility

Bedroom:

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

Bathrooms:

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

Kitchen:

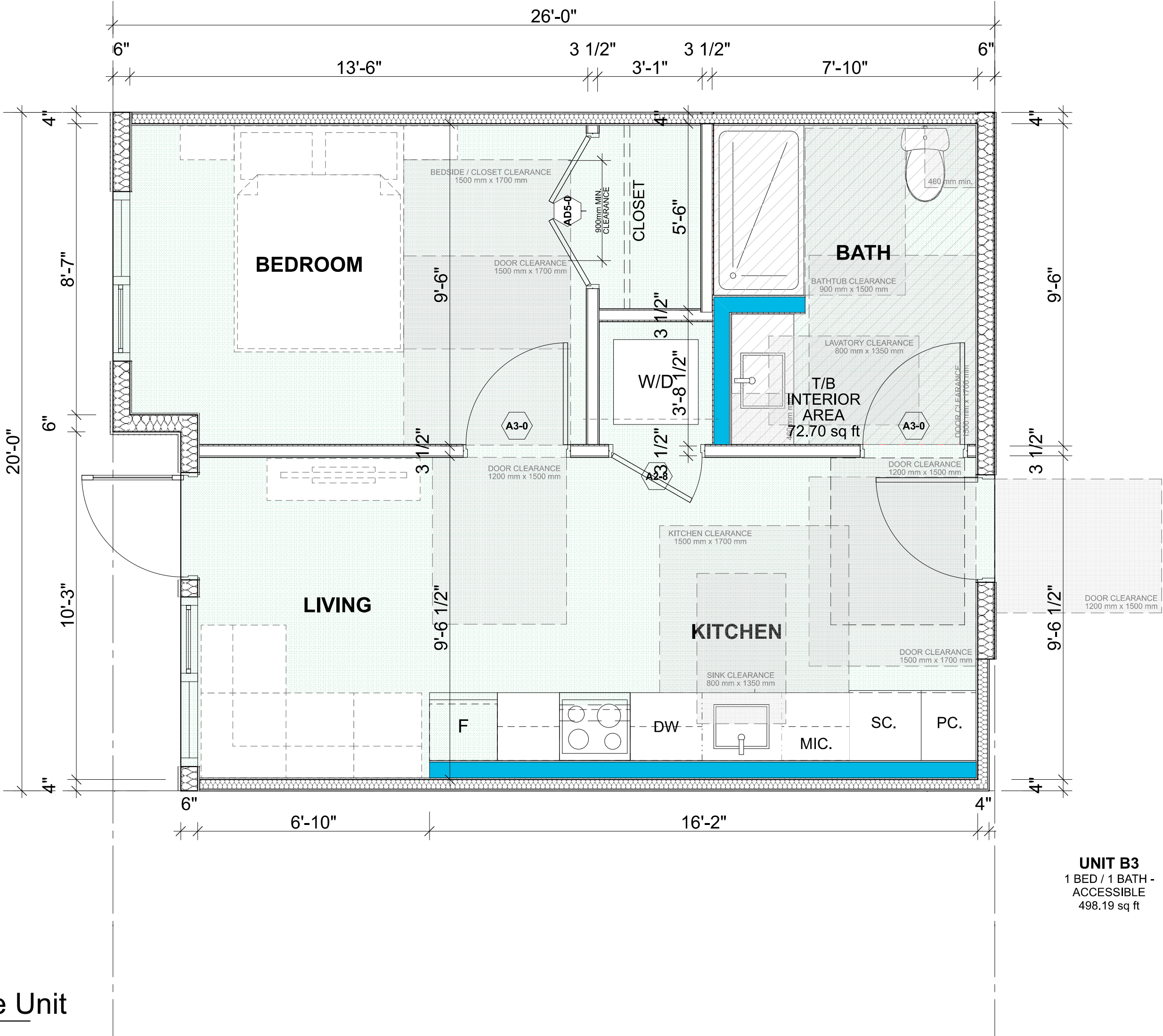
- The kitchen in an adaptable dwelling unit shall be designed so that the cooktop and sink are adjacent or can have a continuous counter between them.
- A clear floor space shall be provided in the kitchen area that is not less than 1 700 mm in diameter or 1 700 mm by 1 500 mm.
- Clear turning area at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

Doors:

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

1 Unit B3 A BCBC 2024 Accessible Unit

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



[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

UNIT B3A ACCESSIBLE UNIT

[PROJECT]

22600

[SCALE]

Monday, May 12, 2025 [DATE]

REZONING / DP [ISSUE]

[DRAWING]

A-3.100



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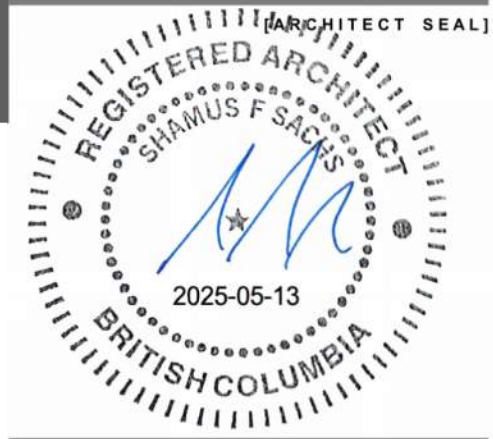
[PROJECT TEAM]



Material and Colour Legend

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



Three Shores Management

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

WEST ELEVATION

22600

1:100

Monday, May 12, 2025

REZONING / DP

A-4.001

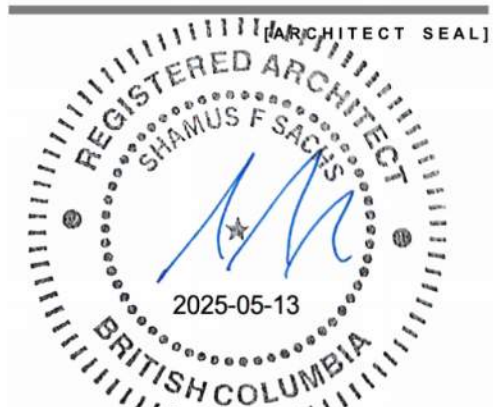


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[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

EAST ELEVATION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Monday, May 12, 2025

[ISSUE]

REZONING / DP

[DRAWING]

A-4.002



Material and Colour Legend

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

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

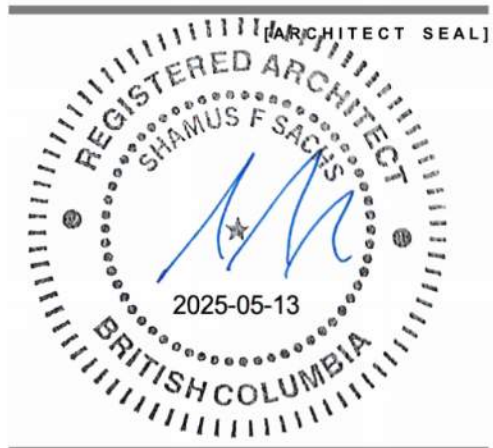


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[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

NORTH
ELEVATION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Monday, May 12, 2025

[ISSUE]

REZONING / DP

[DRAWING]

A-4.003



Material and Colour Legend

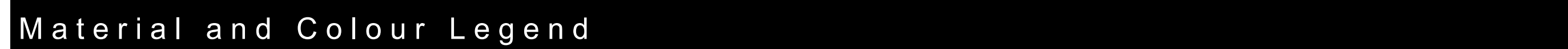
Colour	Product / Material	Reference Number to Match	Location
CLADDING			
1.1	Light Grey/ Brown Blend	Thin brick	TBC
1.2	Dark Grey	James Hardie - Artisan V Groove siding	TBC
1.3	White	James Hardie - Artisan V Groove siding	TBC
1.4	Dark Grey	Cementitious Panel Board W/ Reveal	TBC
1.5	Woodtone	LUX - 6" Profile	Coastal Sand
1.6	Charcoal Grey	Prefinished Metal Panels	Cascadia - Charcoal Grey
1.7	Charcoal	Board & Batten metal siding	Westform Metals
SOFFIT/FASCIA			
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black
2.2	Woodtone	LUX - 6" Profile	Coastal Sand
FLASHINGS			
3.1		26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue
3.2	To match adjacent	26 ga. Prefinished Steel Flashing	Cascadia - White
3.3	cladding colours	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



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4.0 GUARDS/RAILINGS/PRIVACY SCREENS

5.0	R O O F S / D E C K S
-----	-----------------------

6.0

WINDOWS

7.0 D O O R S

8.0 MISCELLANEOUS

ARCHITECT SEAL
REGISTERED ARCHITECT
SIMONUS F SACHS
2025-05-13
BRITISH COLUMBIA

[PROJECT]

Fort St. & Davie St.
Victoria, BC

22600 [PROJECT]

1:100 [SCALE]

Monday, May 12, 2025 [DATE]

REZONING / DP [ISSUE]

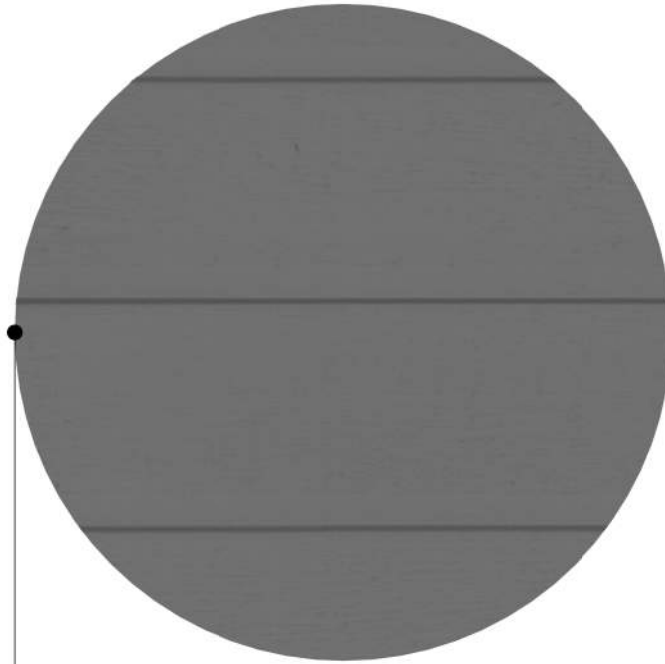
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A 4004

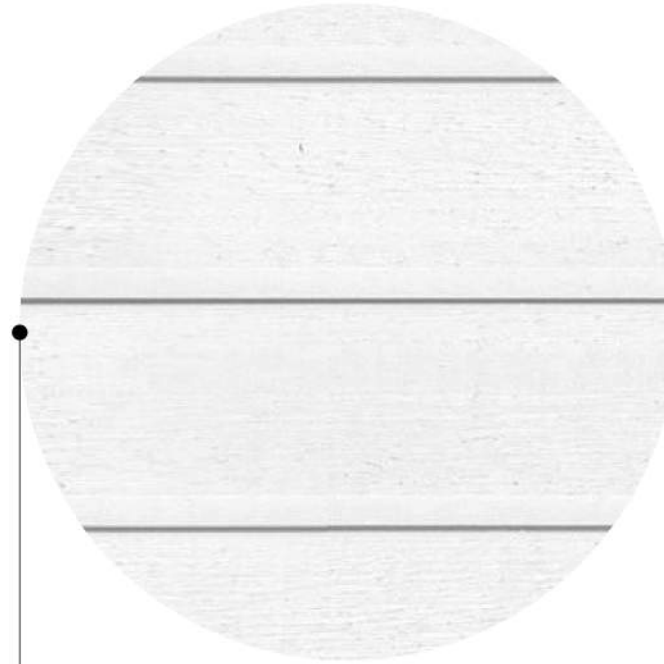
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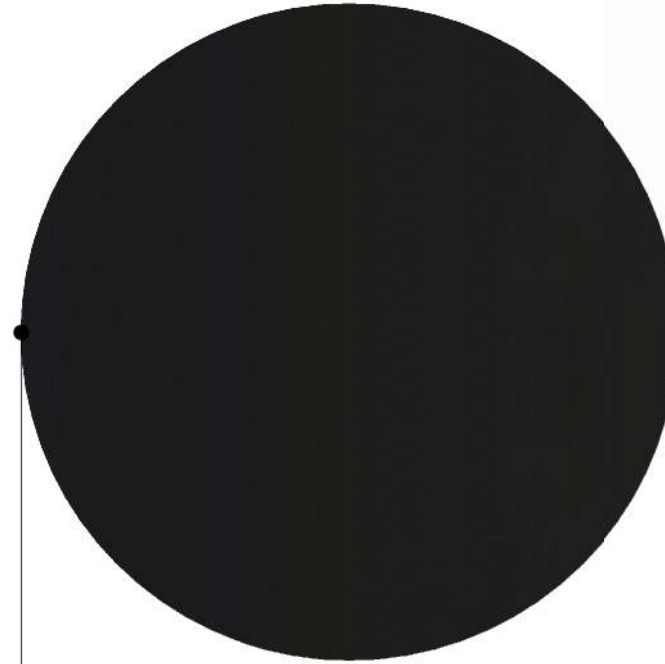
1.1 THIN BRICK CLADDING
STACKED
colour: GREY / BROWN BLEND



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



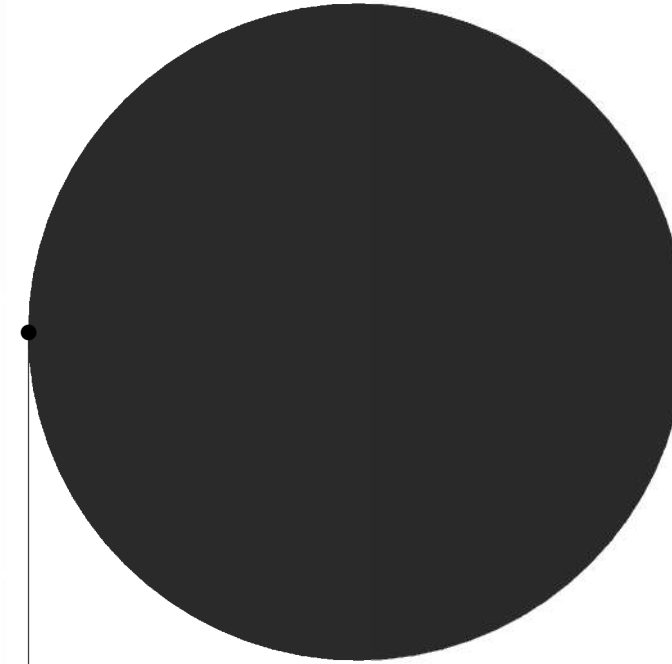
1.3 JAMES HARDIE - ARTISIAN V
GROOVE SIDING - HORIZONTAL
colour: WHITE



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



1.5 COASTAL SAND
LUX 6" PROFILE
colour: LIGHT BROWN



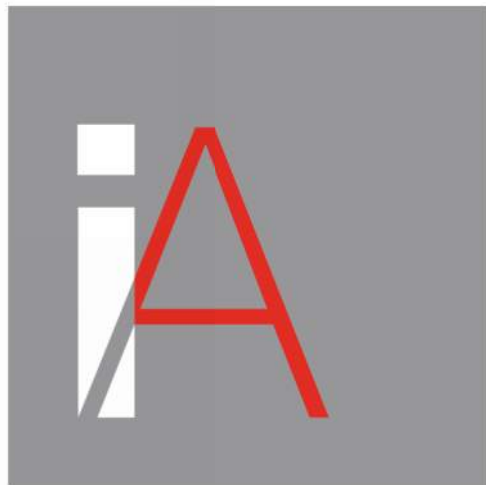
1.6 PREFINISHED METAL PANELS
colour: CHARCOAL GREY



1.7 BOARD & BATTEN
colour: CHARCOAL

Material and Colour Legend

	Colour	Product / Material	Reference Number to Match	Location
1.0	CLADDING			
1.1	Light Grey/ Brown Blend	Thin brick	TBC	Feature Wall Elements
1.2	Dark Grey	James Hardie - Artisan V Groove siding	TBC	Exterior Walls
1.3	White	James Hardie - Artisan V Groove siding	TBC	Exterior Walls
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	26 ga. Prefinished Steel Flashing	Cascadia - White	
3.3	cladding colours	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



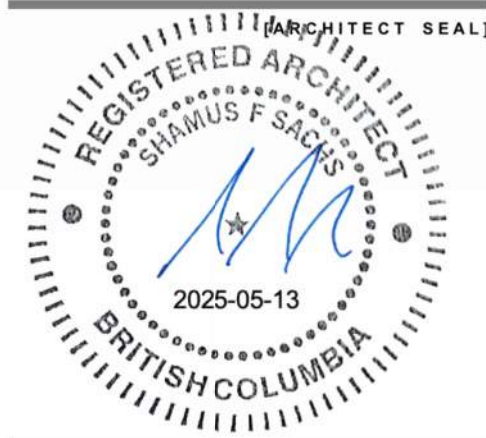
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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

MATERIAL BOARD

22600 [PROJECT]

[SCALE]

Monday, May 12, 2025 [DATE]

REZONING / DP [ISSUE]

[DRAWING]

A-4.005

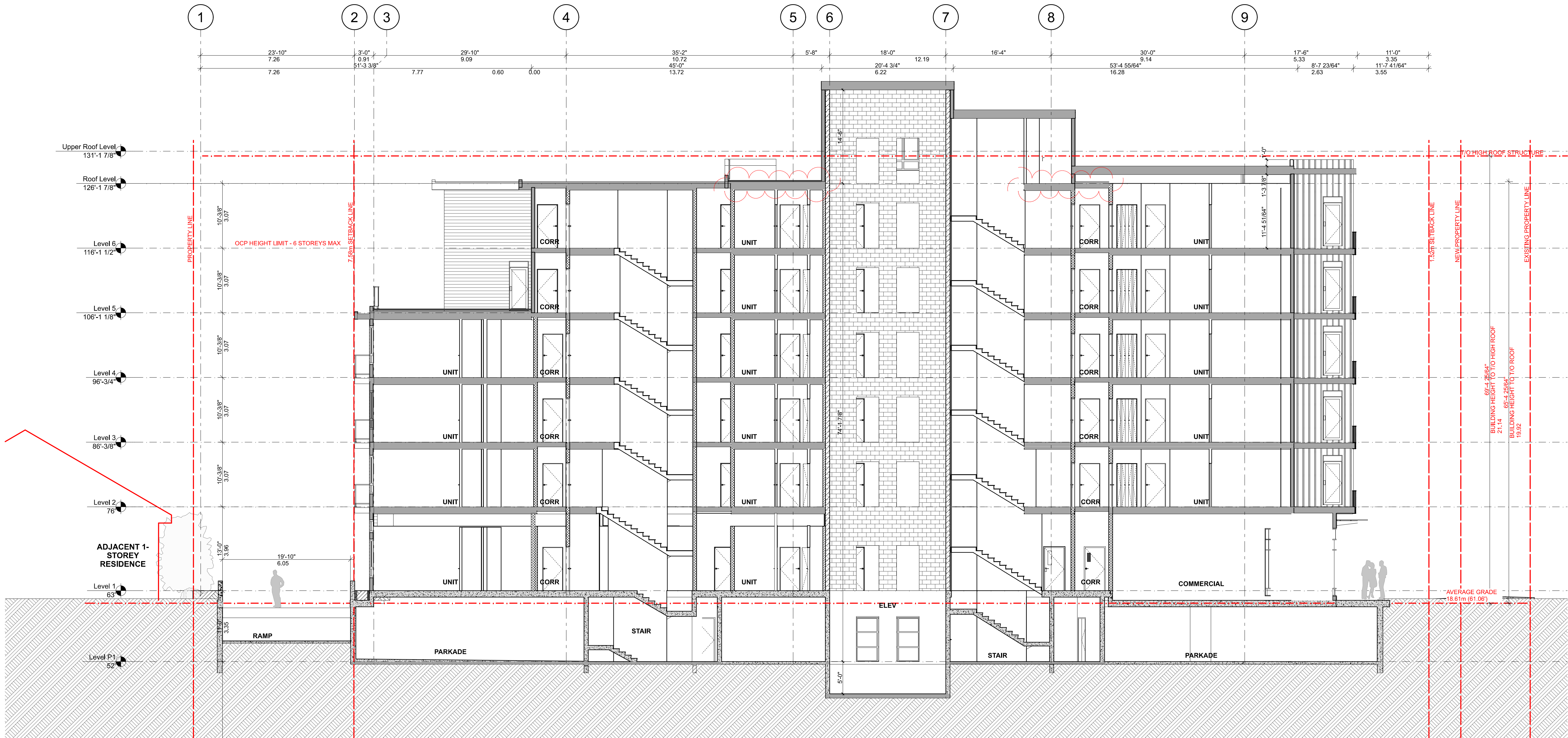


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(PROJECT TEAM)



(CLIENT)

Three Shores Management

(PROJECT)

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

(TITLE)

NORTH-SOUTH
BUILDING
SECTION

22600

1:100

Monday, May 12, 2025

REZONING / DP

(DRAWING)

A-5.001

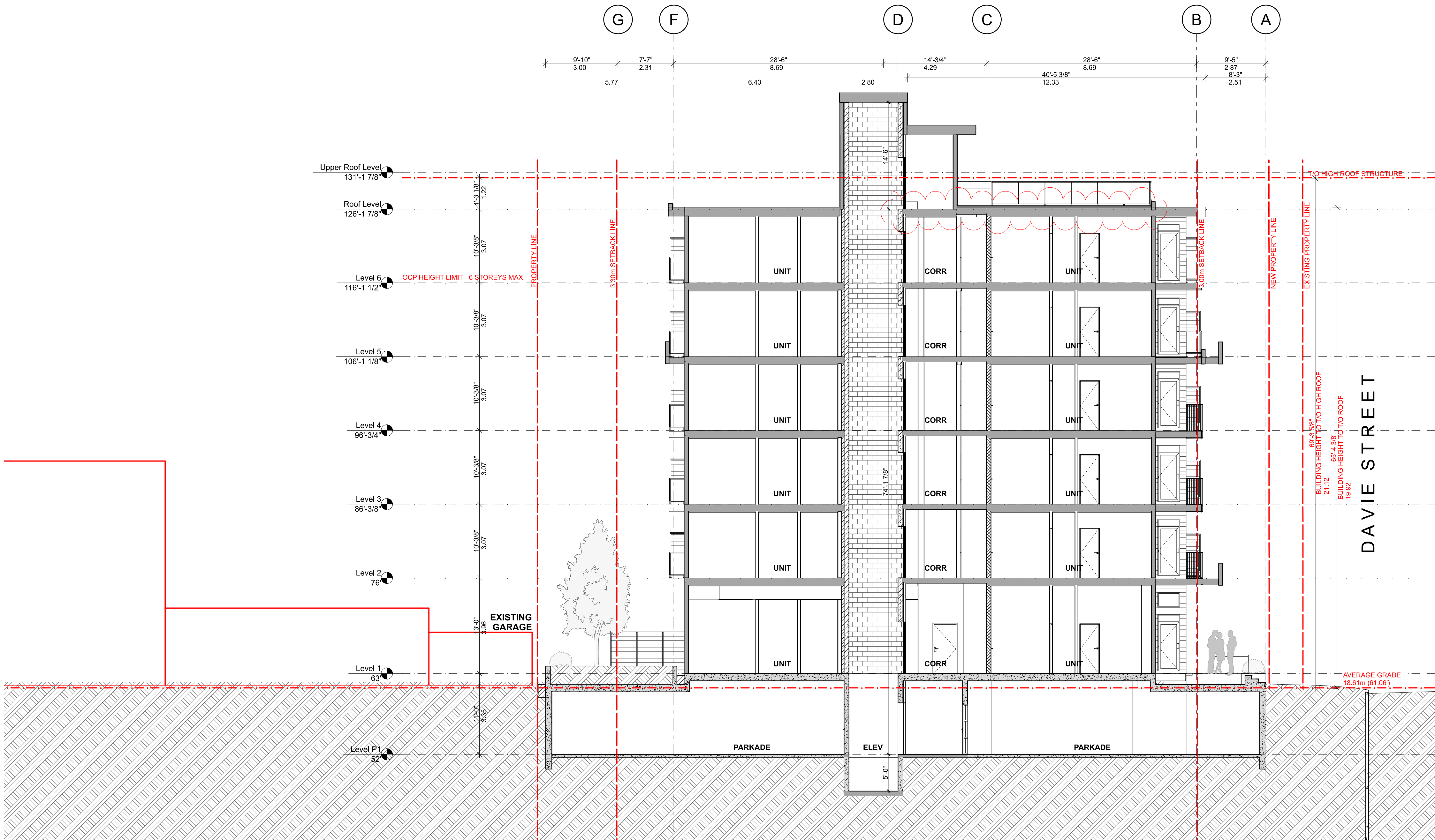


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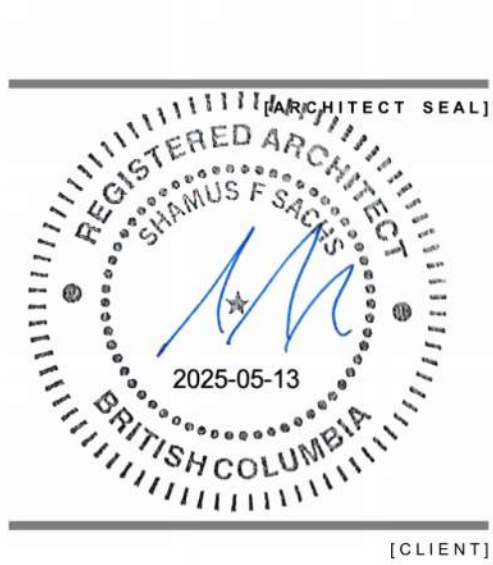
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[PROJECT TEAM]



Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

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Victoria, BC

[TITLE]

EAST-WEST BUILDING SECTION

22600 [PROJECT]

1:100 [SCALE]

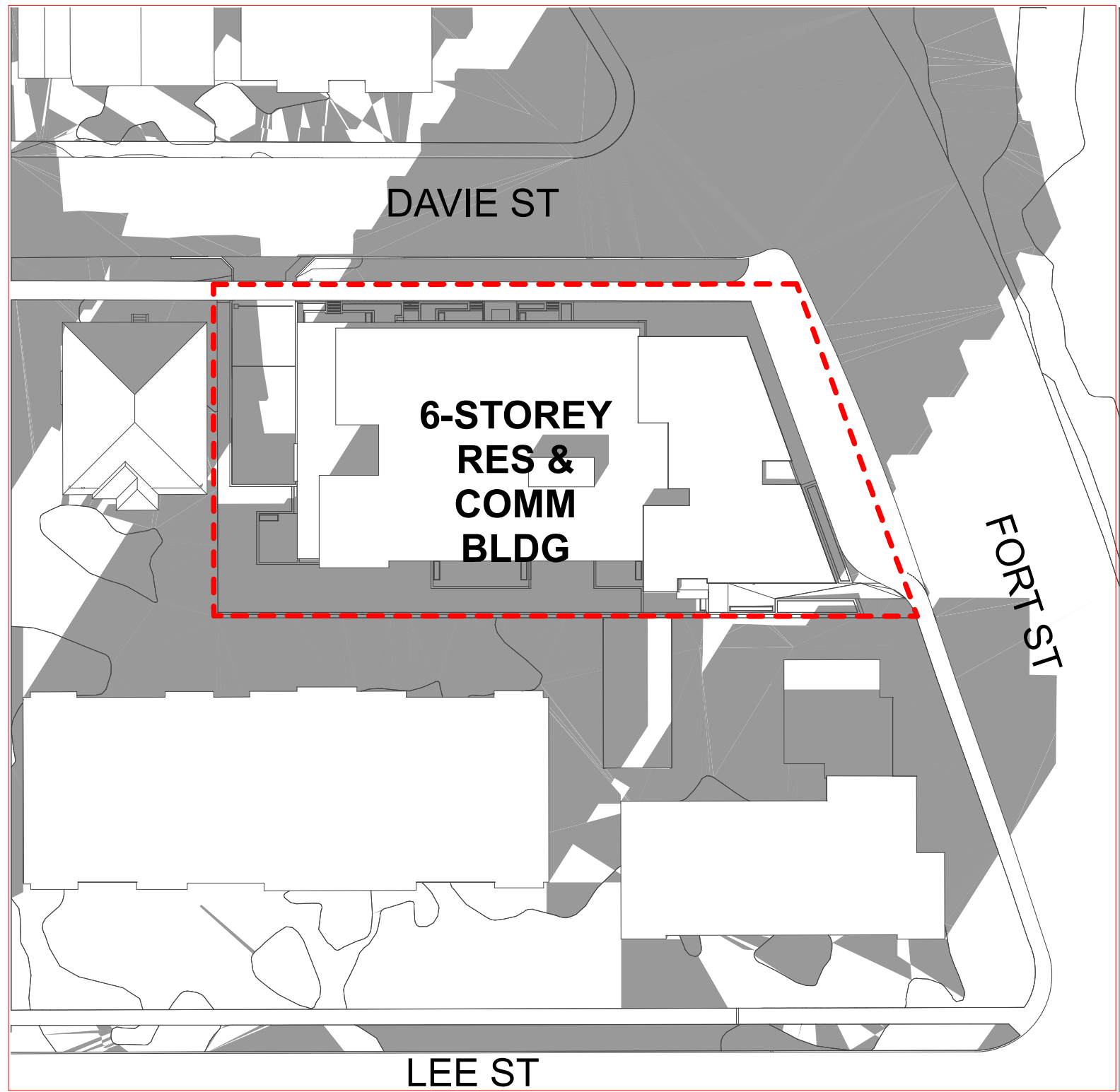
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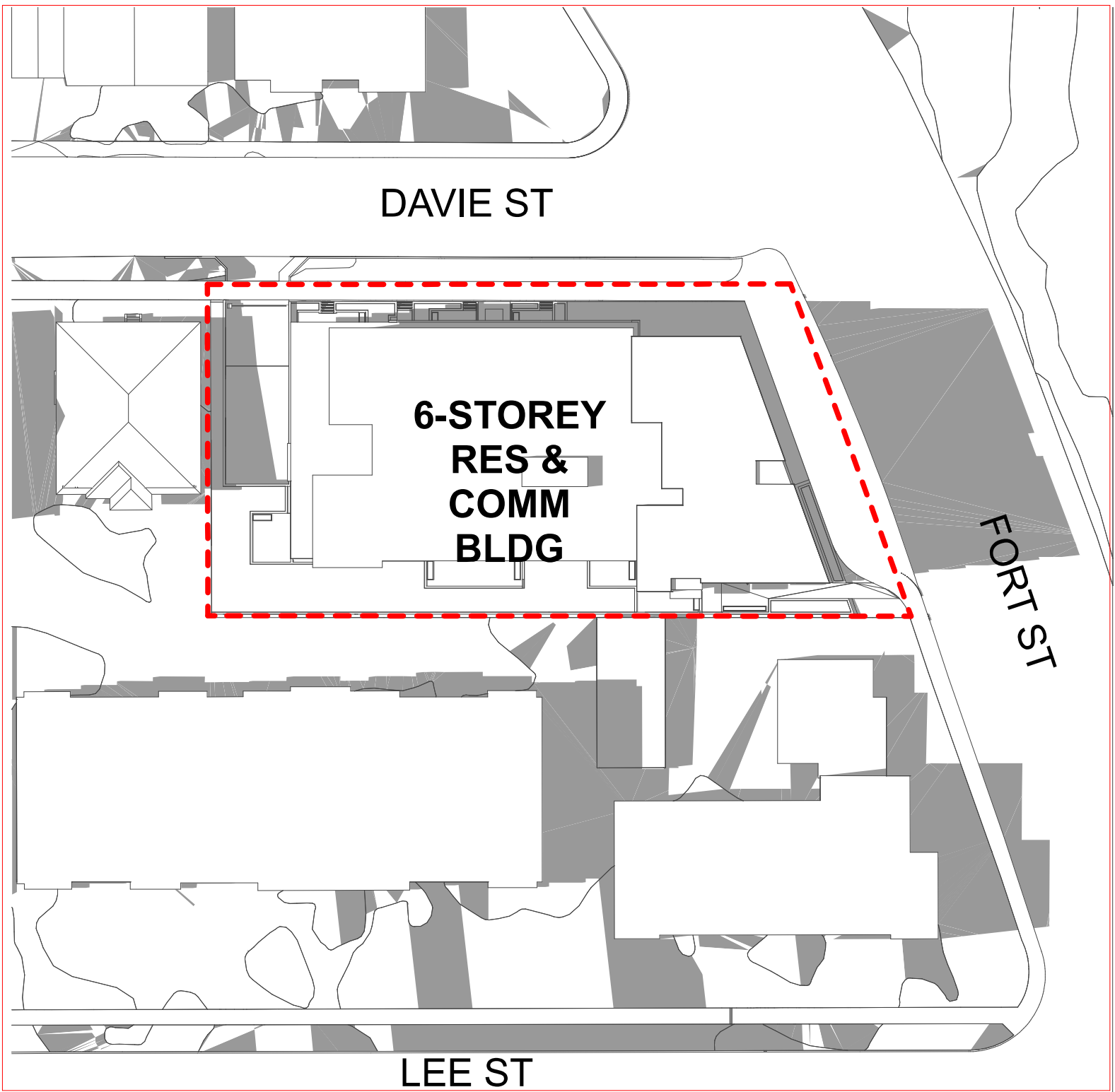
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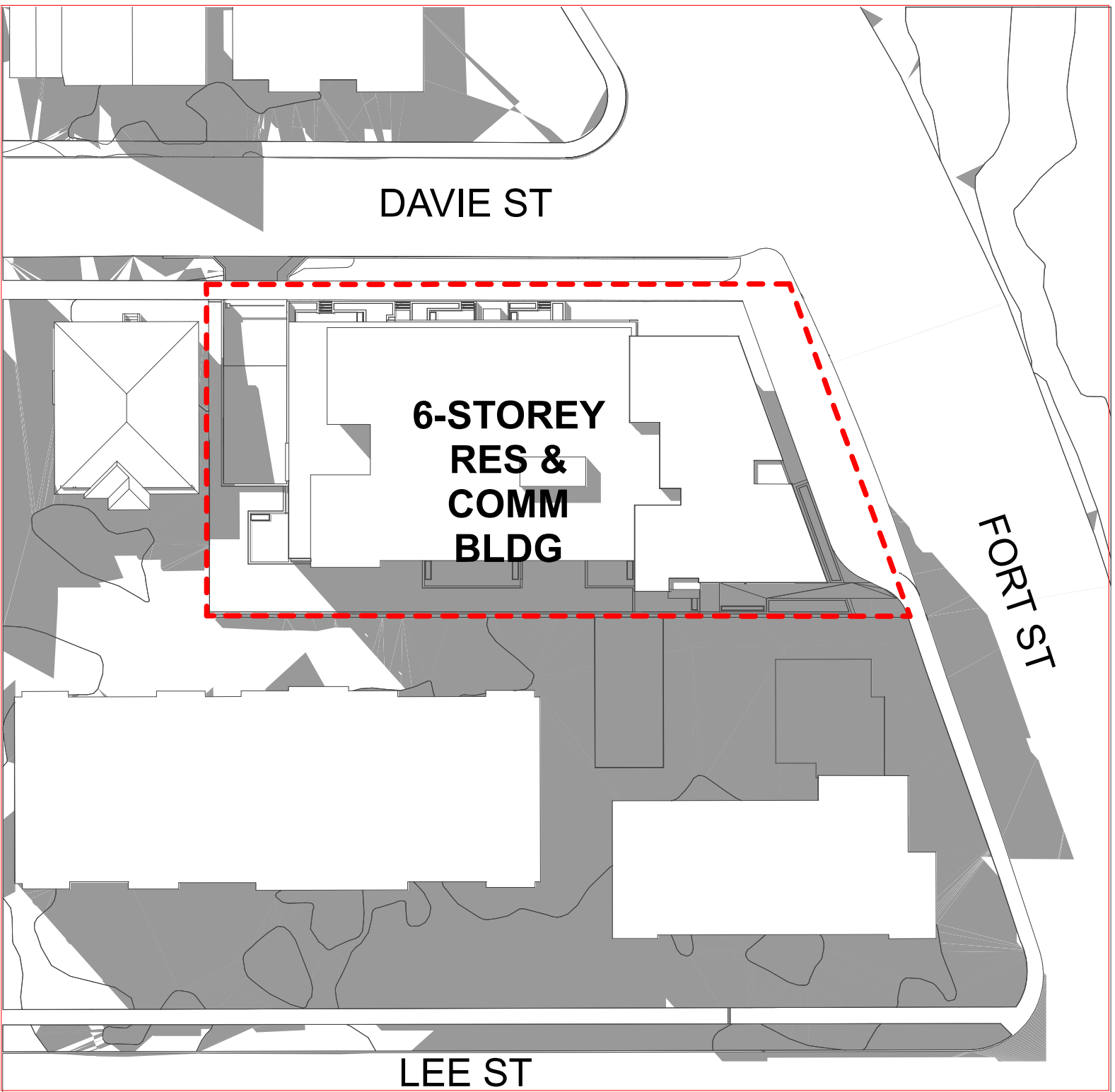
SPRING EQUINOX
MARCH 21



9 AM

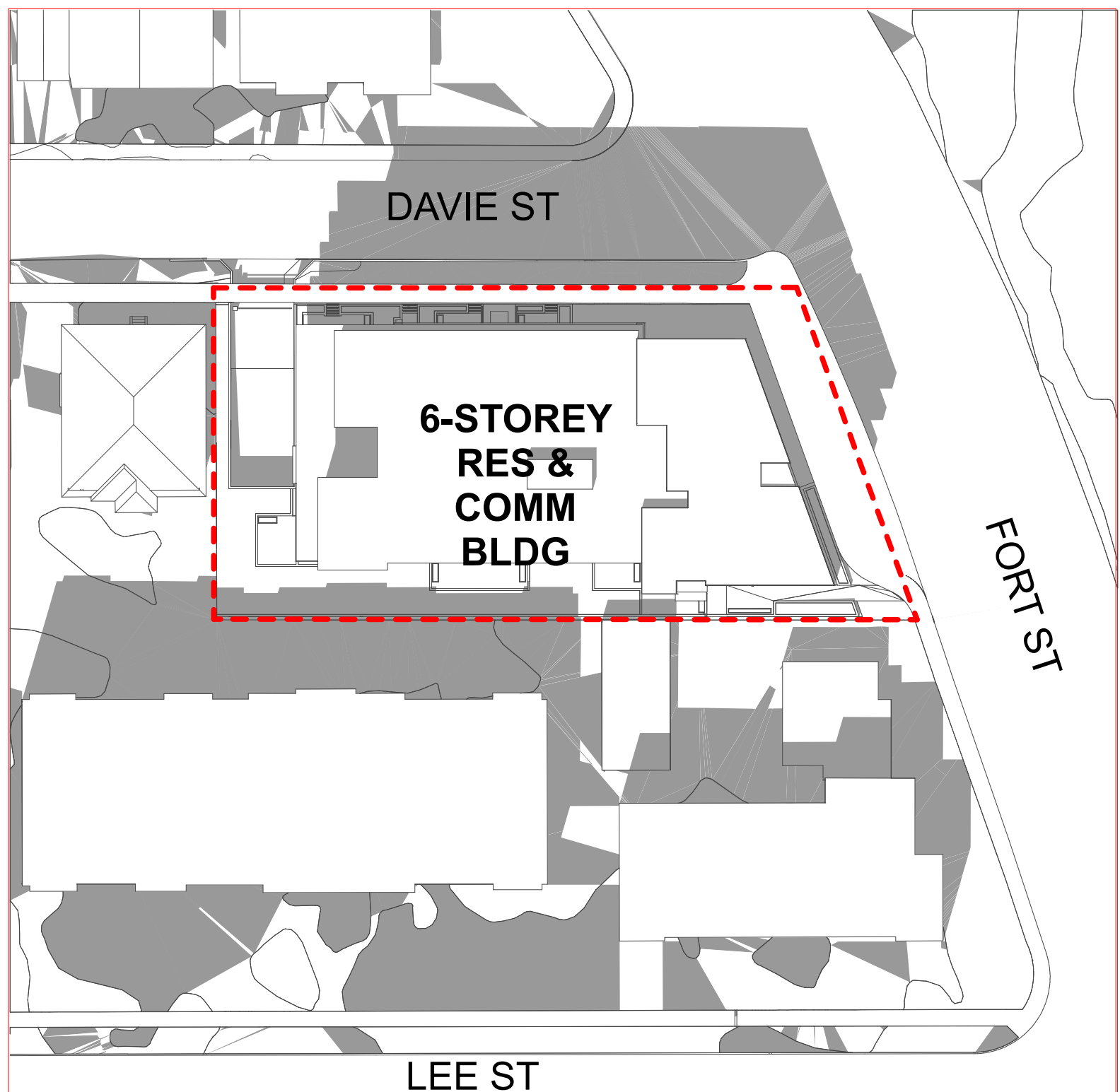


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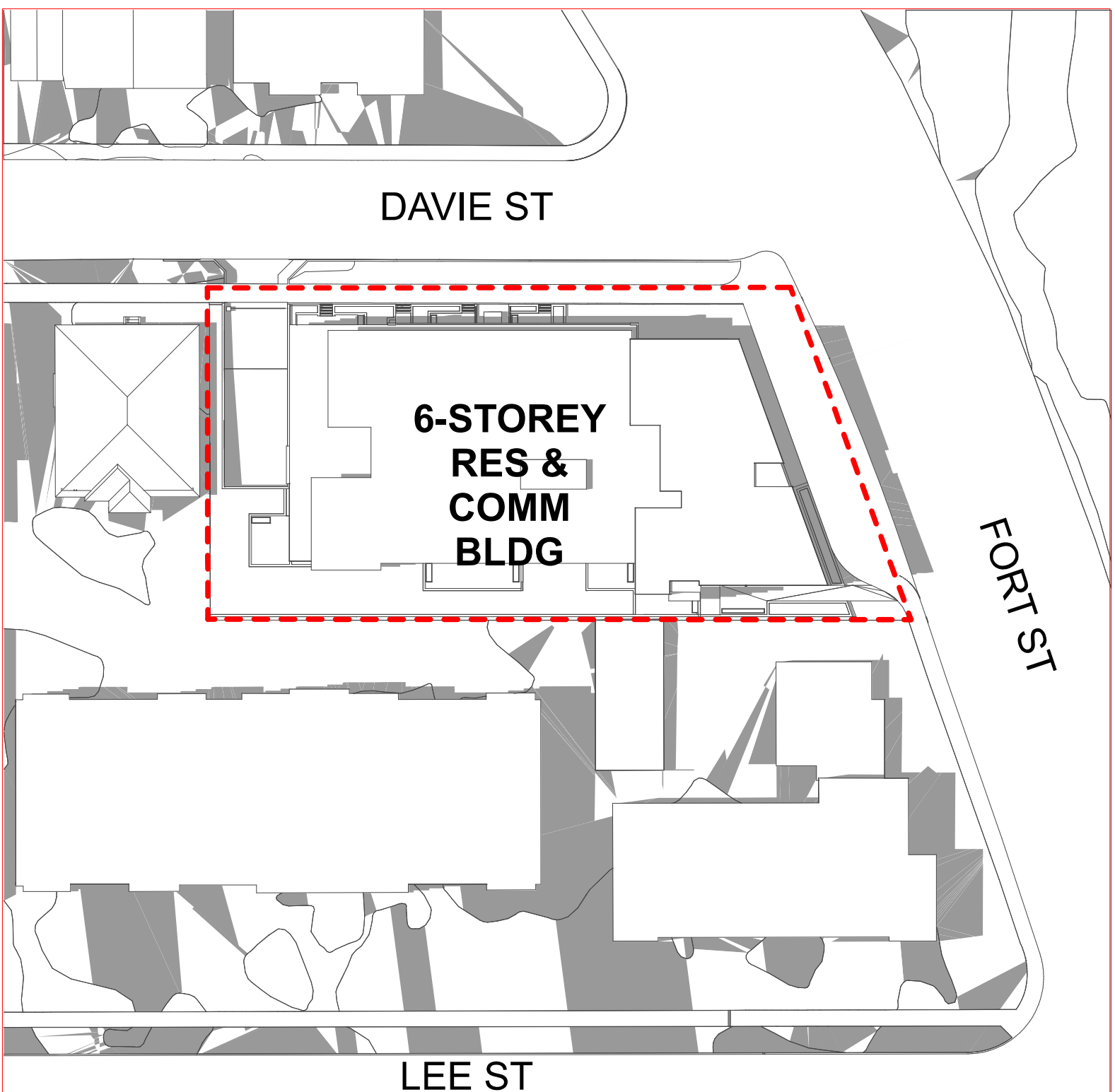


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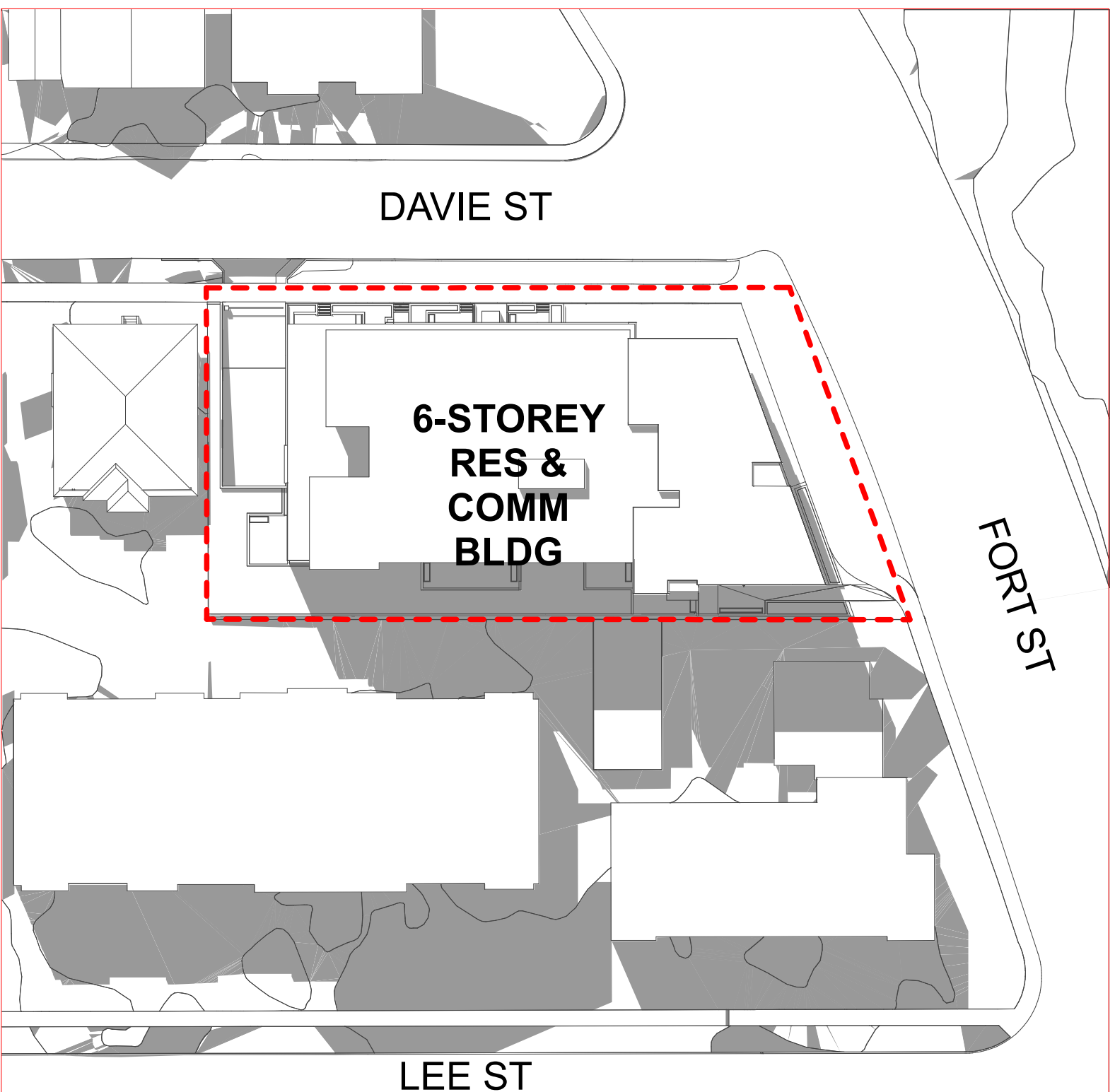
SUMMER SOLSTICE
JUNE 21



9 AM



12 PM



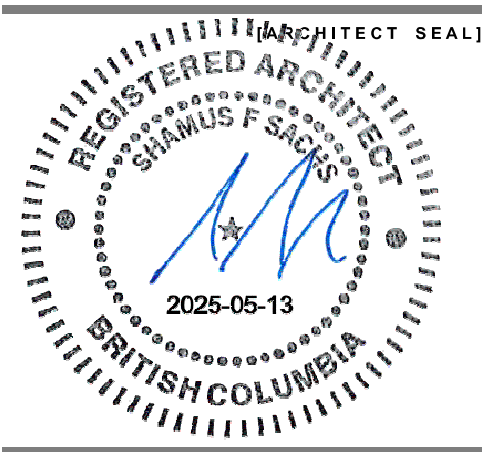
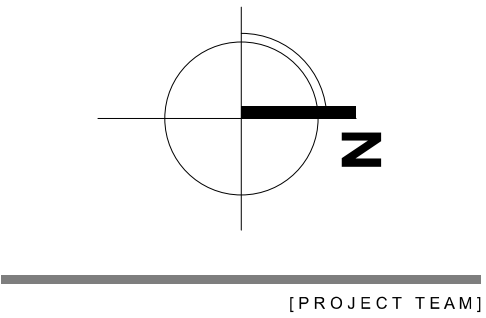
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Victoria, BC

SHADOW STUDY

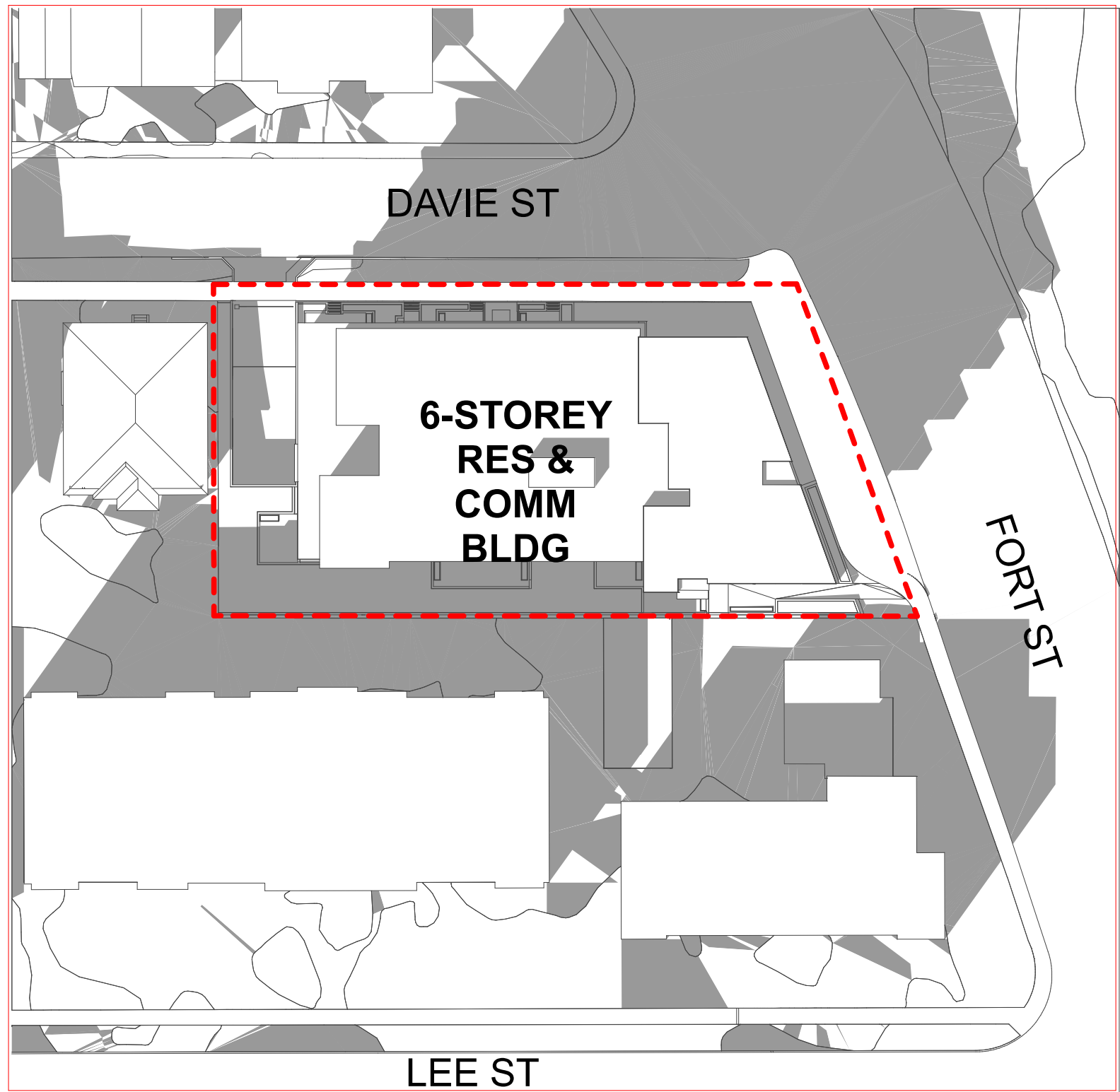
22600

Monday, May 12, 2025

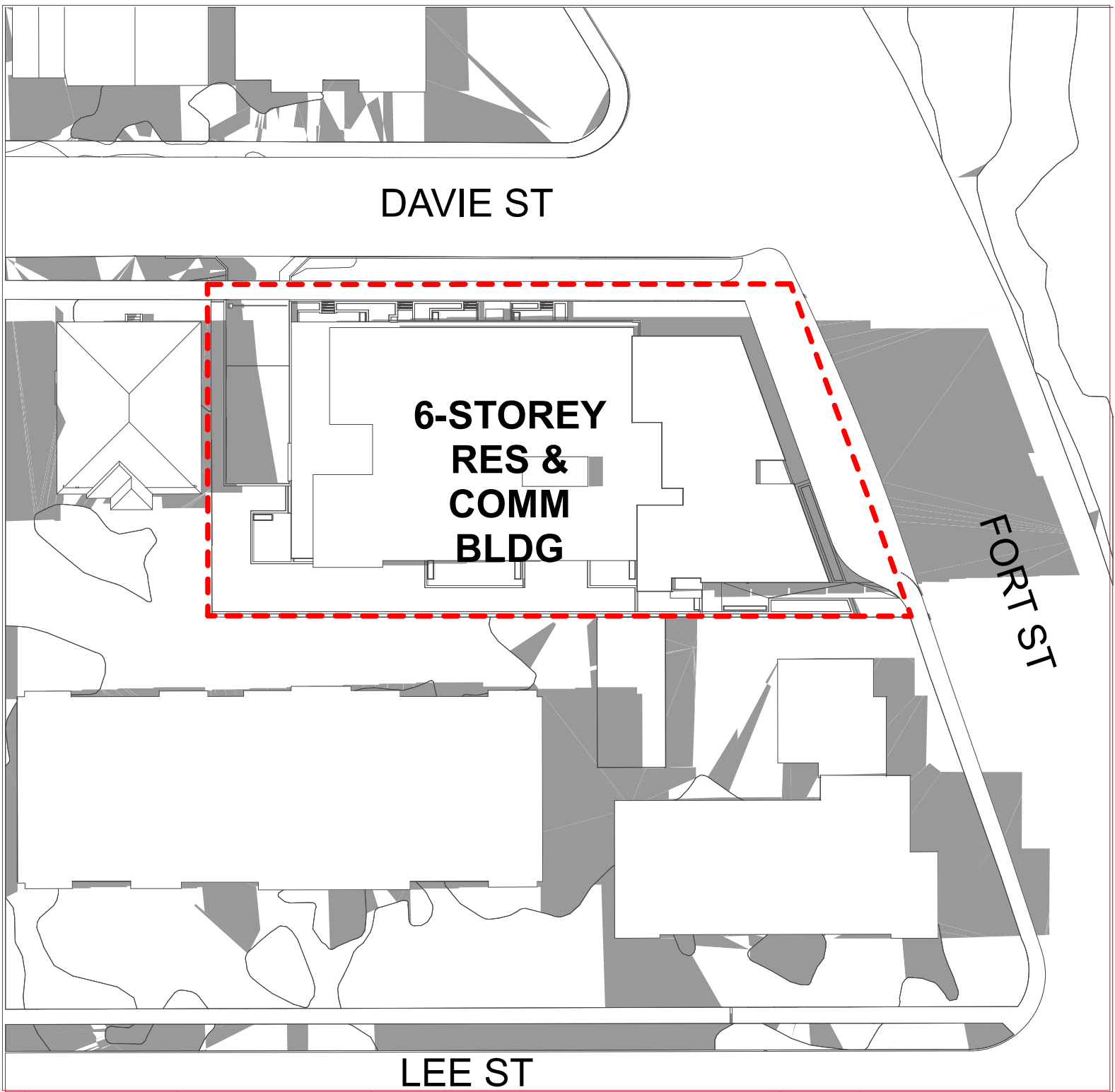
REZONING / DP

A-8.001

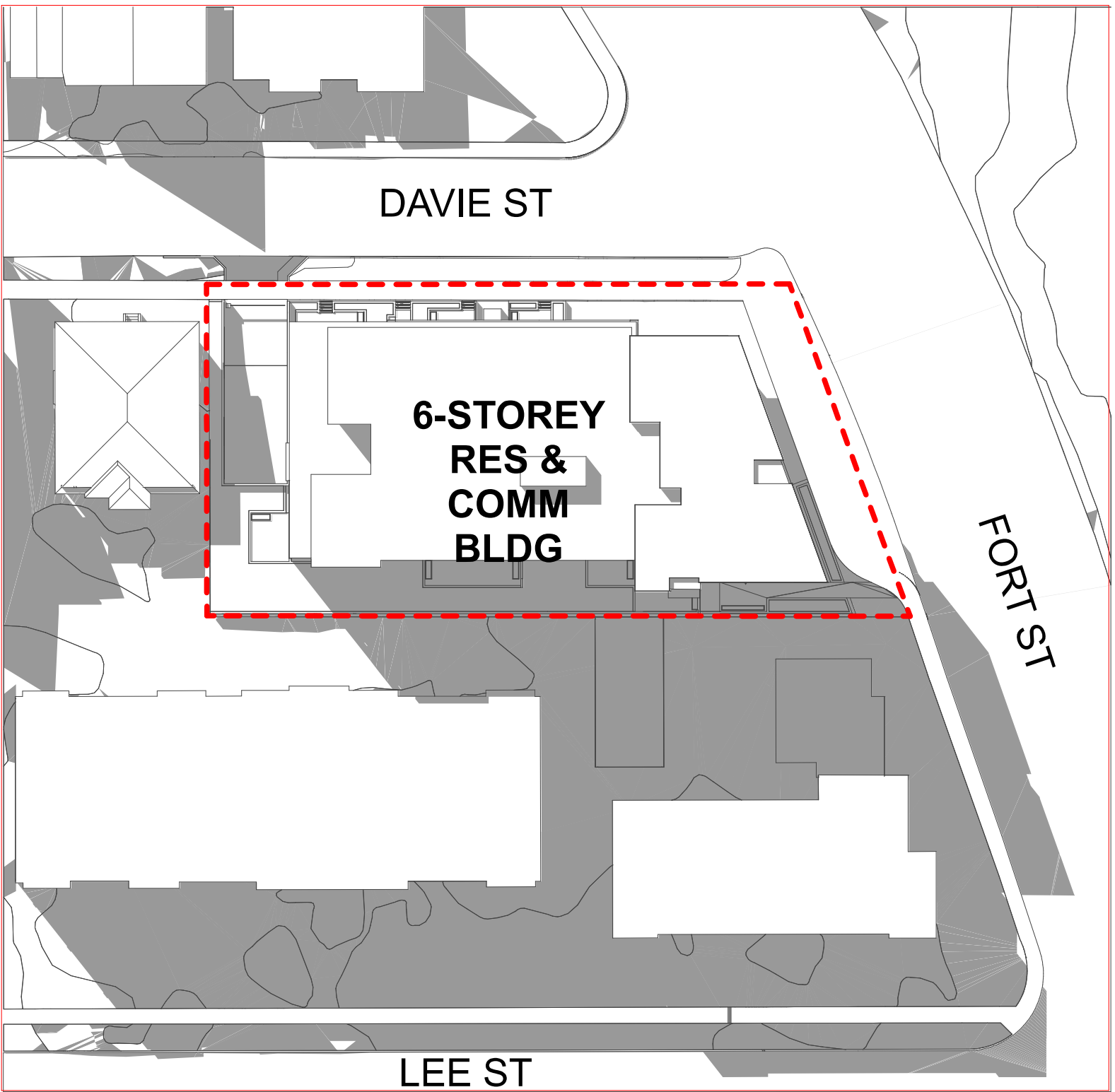
FALL EQUINOX
SEPTEMBER 21



9 AM



12 PM

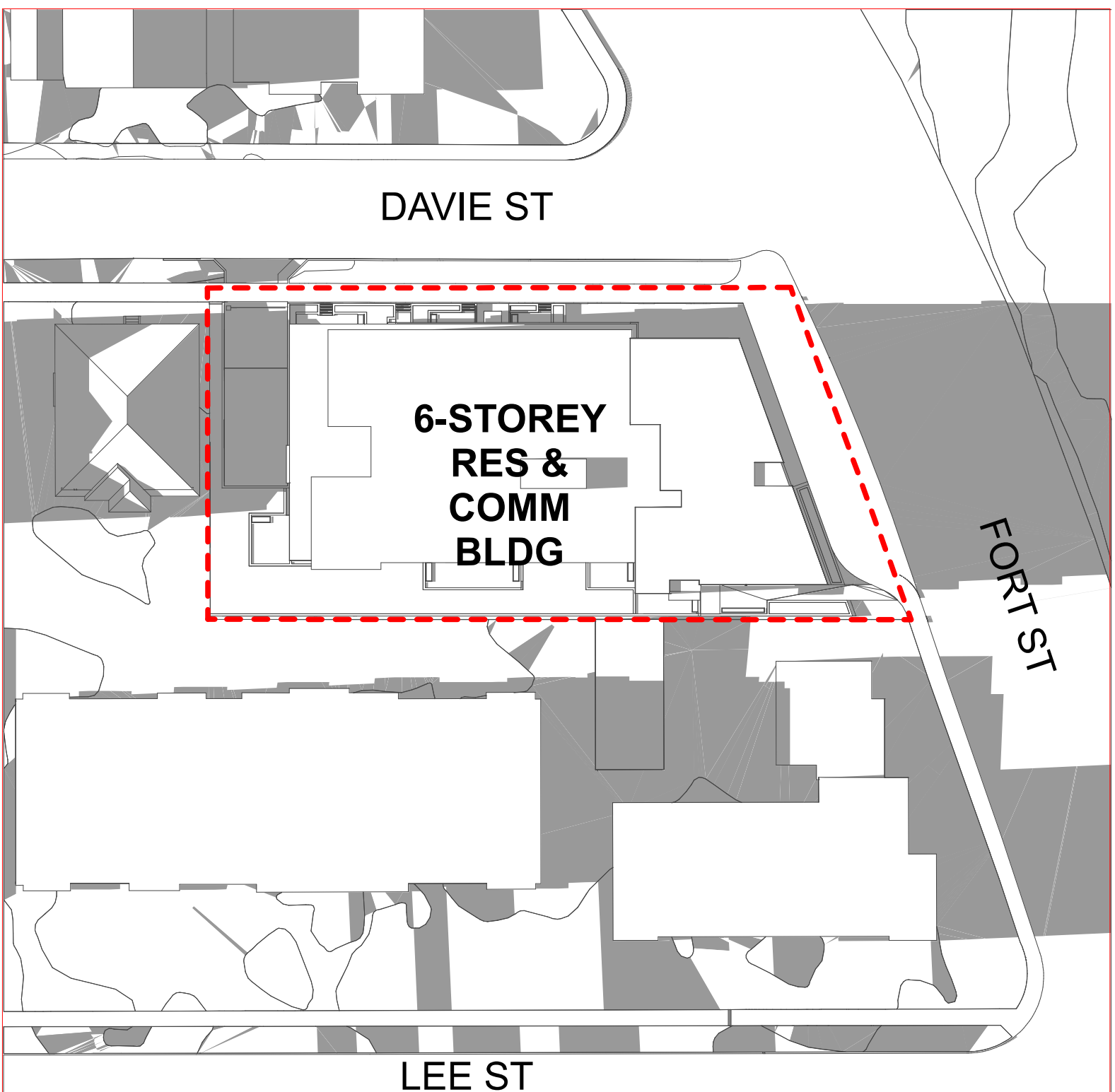


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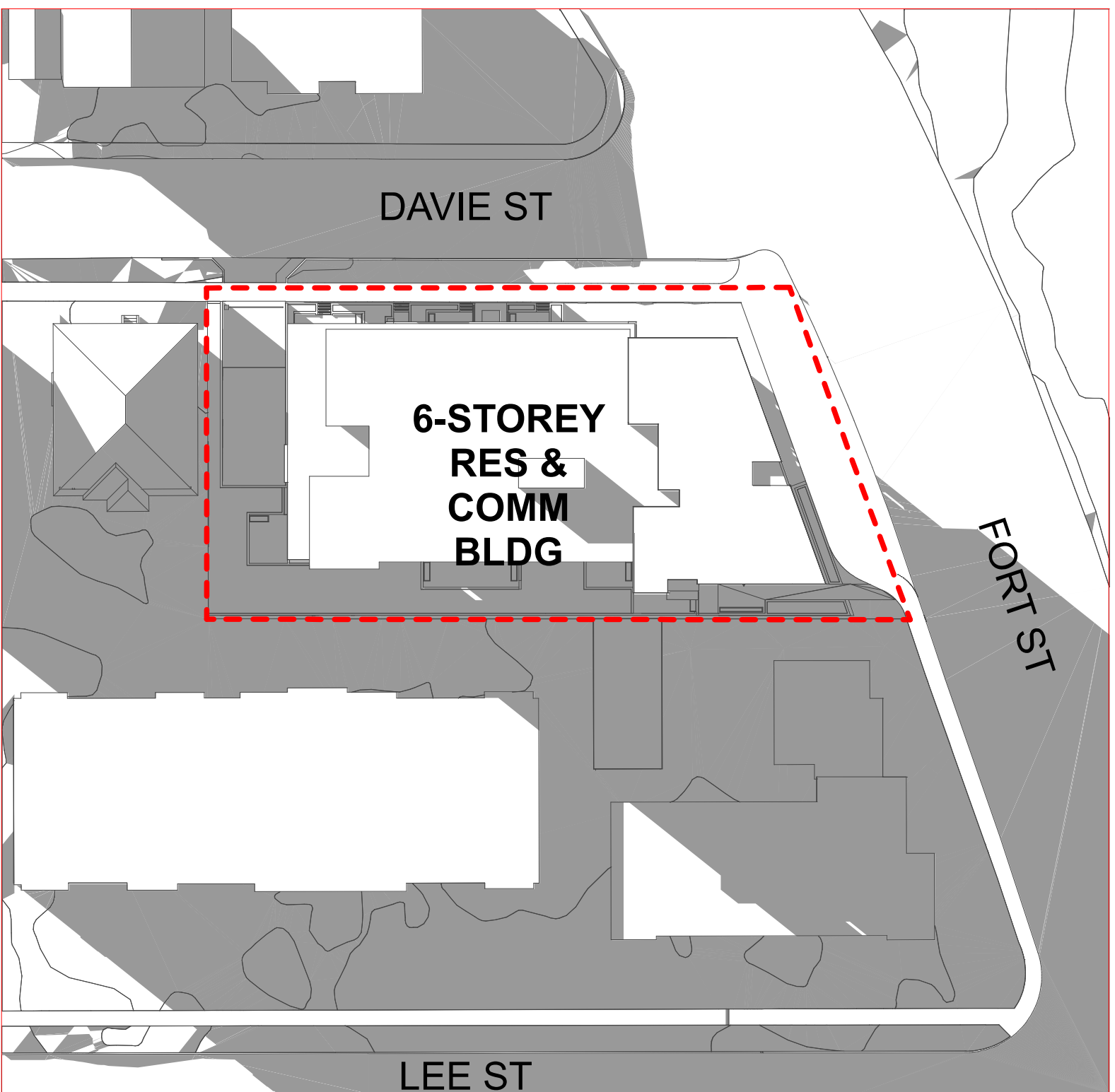
WINTER SOLSTICE
DECEMBER 21



9 AM



12 PM



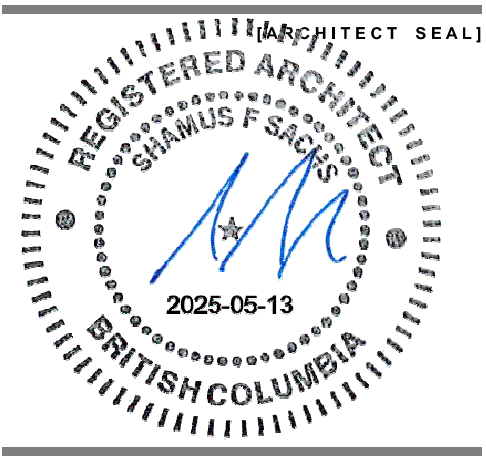
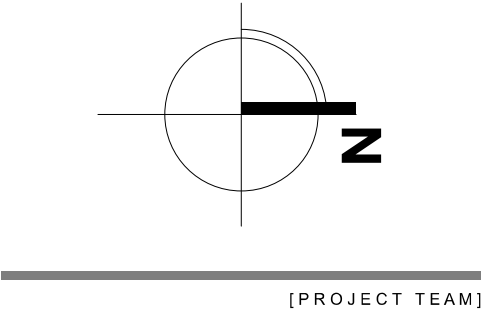
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Three Shores Management

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

[TITLE]
SHADOW STUDY

[PROJECT]
22600

[SCALE]
Monday, May 12, 2025

[ISSUE]
REZONING / DP

[DRAWING]
A-8.002