



Architectural Drawing Index

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Revisions

Bubbled areas indicate revisions compared to the previously submitted plans

Received Date

May 01, 2024

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



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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

COVER PAGE

22600 [PROJECT]

[SCALE]

Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-0.000



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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

PROJECT DATA

[PROJECT]

22600

[SCALE]

Tuesday, April 30, 2024

[ISSUE]

04- REZONING/ DP

[DRAWING]

A-0.010

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

Project: 22600
Date: 30-Apr-24
Issue: REZONING

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

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

PROJECT ARCHITECT INTEGRA ARCHITECTURE
PROJECT OWNER THREE SHORES MANAGEMENT
OCP LAND USE DESIGNATION PARTIAL DPA 5: LARGE URBAN VILLAGES - JUBILEE VILLAGE, PARTIAL TRADITIONAL RESIDENTIAL
EXISTING ZONING R3-2 & R1-8
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

Open Site Space	36%	6,643	sq.ft.	607.87	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	405.8	1,217.5	113.1	4.0%	4% Studio
B1 - 1 Bed		2	3	3	3	3	3	17	540.0	9,180.0	852.8	22.7%	64.0%
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%	24.0%
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%	
D1 - 3 Bed		1	1	1	1			4	920.2	3,680.8	342.0	5.3%	8%
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 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 sq.ft.	5,910.01 sq.ft.	1,970.13 sq.ft.	9,549.47 sq.ft.	887 m2	79.4%
Gross Area - 2nd Floor		8,153.18 sq.ft.	1,700.62 sq.ft.	9,853.80 sq.ft.	915 m2	82.7%
Gross Area - 3rd Floor		8,153.18 sq.ft.	1,700.62 sq.ft.	9,853.80 sq.ft.	915 m2	82.7%
Gross Area - 4th Floor		8,153.18 sq.ft.	1,700.62 sq.ft.	9,853.80 sq.ft.	915 m2	82.7%
Gross Area - 5th Floor		7,603.27 sq.ft.	1,276.49 sq.ft.	8,879.76 sq.ft.	825 m2	85.6%
Gross Area - 6th Floor		7,603.27 sq.ft.	1,276.49 sq.ft.	8,879.76 sq.ft.	825 m2	85.6%
Gross Area - Roof Level						
Total Gross Area	1,669 sq.ft.	45,576 sq.ft.	9,624.97 sq.ft.	56,870.39 sq.ft.	5,283 m2	Overall: 83.1%

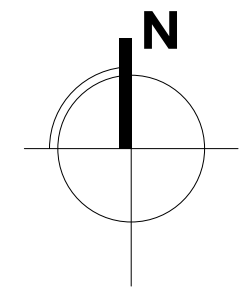
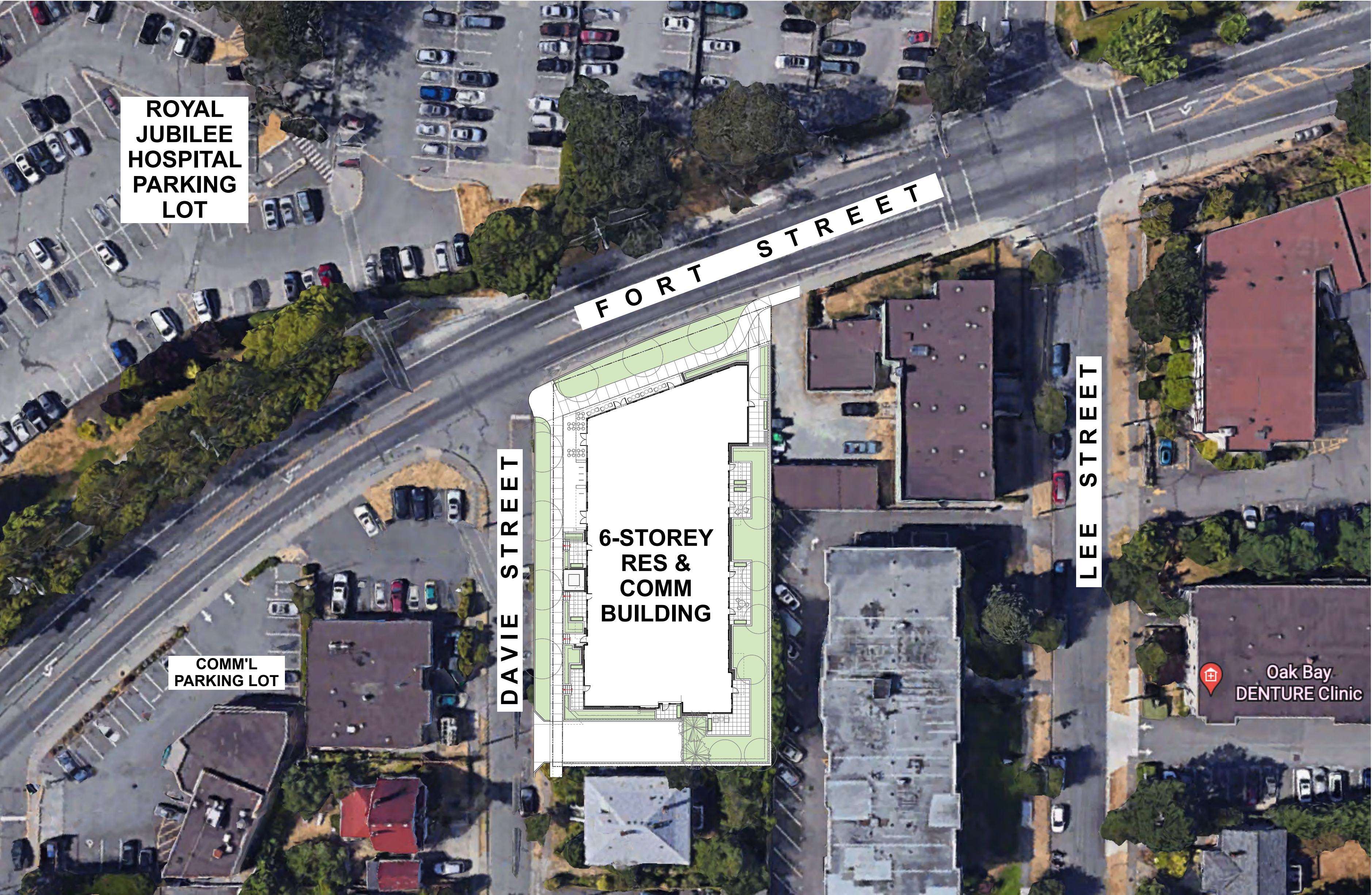
Minimum Parking Required	13 units @	0.78	space/unit	485 sqft > X	10.1	spaces
	40 units @	0.92	space/unit	485 sqft < X > 754 sqft	36.8	spaces
	22 units @	1.32	space/unit	X < 754 sqft	29.0	spaces
Visitor Parking Required	75 units @	0.10	space/unit		7.5	spaces
Commercial Parking Required (Retail)					1.9	spaces
Total Parking Required			1 space/80 m2		85	spaces
Total Parking Provided					34	spaces
Disabled Parking Required:						
Disabled Parking Provided:					1	space inclusive of required parking

Required Secure Bicycle Parking	13 units @	1.0	space/unit	485 sqft > X	13	spaces long term
	40 units @	1.25	space/unit	485 sqft < X > 754 sqft	50	spaces long term
	22 units @	1.25	space/unit	X < 754 sqft	28	spaces long term
	75 units @	0.1	space/unit		8	spaces short term
Commercial	1 units @	1.0	Space/200m2		1	spaces long term
Total Long term Bicycle Parking					92	
Total Short term Bicycle Parking					8	
Provided Secure Bicycle Parking	13 units	6.8	spaces/unit		89	spaces long term
Max vertical parking Spaces			NO max		8	spaces short term
Required Short Term Bicycle Parking					8	spaces short term
Provided Short Term Bicycle Parking					97	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.

	PROPOSED	
ZONING EXISTING		
OCP LAND USE DESIGNATION - Medium Density Apartment R5		
SITE AREA	20,856 sq.ft.	1,938 m2
BUILDING HEIGHT - Existing Grade to T/O Roof	126.41 ft	38.53 m
Average Finished Grade	63.70 ft	19.11 m
Building Height to T/O Roof from Average Grade -	63.73 ft	19.42 m geodetic
Building Height to T/O Roof from Average Grade -	67.72 ft	20.64 m geodetic
FRONT YARD	5.00 ft	1.52 m
SIDE YARD	9.85 ft	3.00 m
REAR YARD - EAST	24.87 ft	7.58 m
INTERIOR SIDE YARD	10.84 ft	3.30 m

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



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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**

22600 [PROJECT]

As Noted [SCALE]

Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-0.040



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[ARCHITECT SEAL]

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Three Shores Management

[PROJECT]

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[TITLE]

STREETSCAPE

[PROJECT]

22600

[SCALE]

Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

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A-0.050



FORT STREETSCAPE



DAVIE STREETSCAPE



North West Corner - Fort St x Davie St



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[ARCHITECT SEAL]

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Three Shores Management

[PROJECT]

**FORT & DAVIE
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Victoria, BC

[TITLE]

PERSPECTIVE

22600 [PROJECT]

[SCALE]

Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

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West Elevation - Davie St

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[TITLE]

PERSPECTIVE

22600 [PROJECT]

[SCALE]

Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

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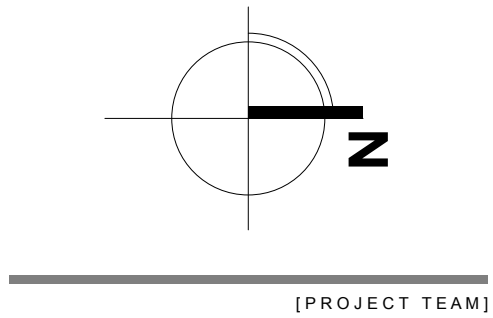
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Three Shores Management

[PROJECT]

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Victoria, BC

**SURVEY
(EXISTING SITE
PLAN)**

[PROJECT]

22600

[SCALE]

Tuesday, April 30, 2024

04- REZONING/ DP

[DRAWING]

A-0.100

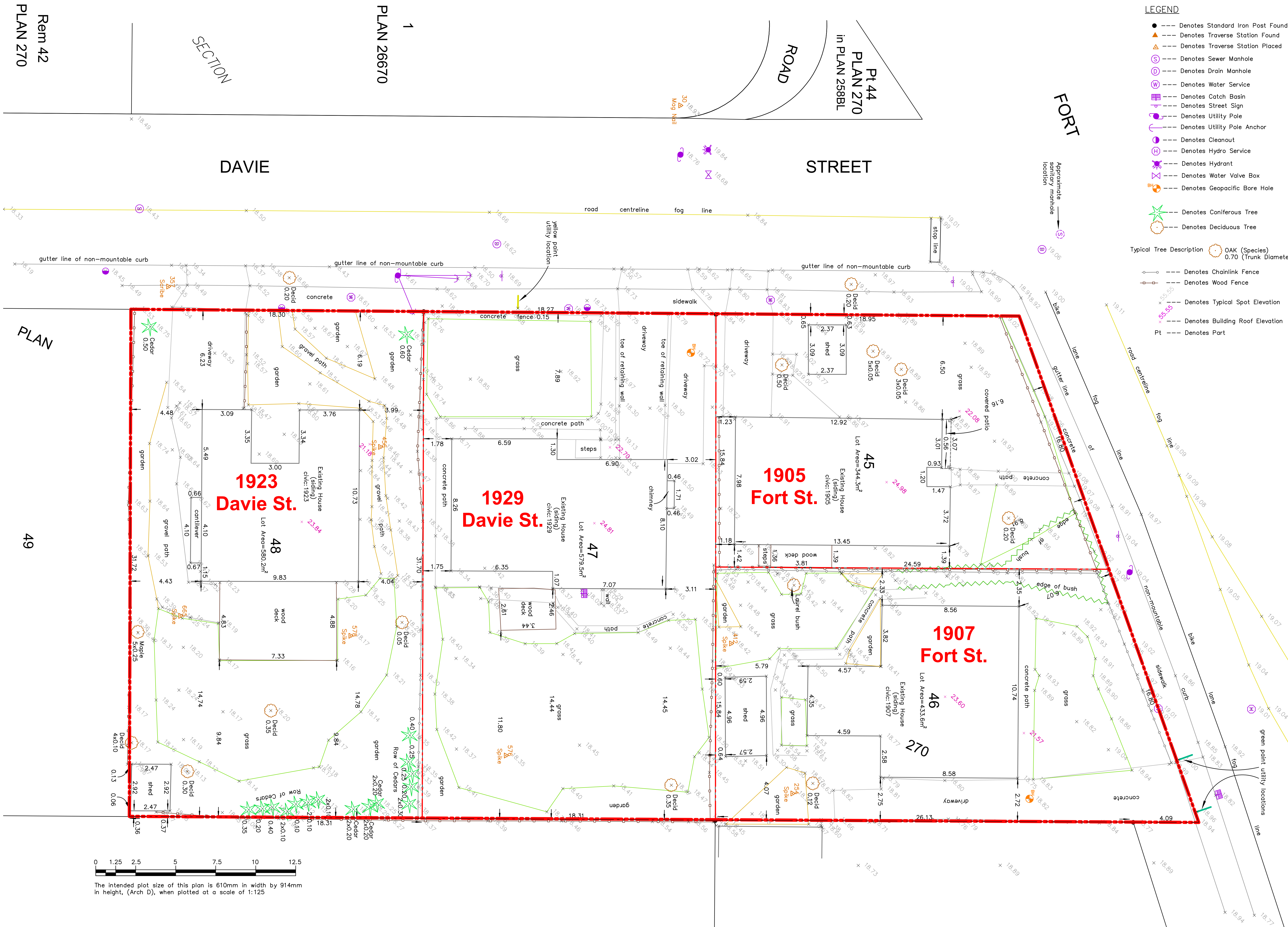
LEGEND

- 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



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

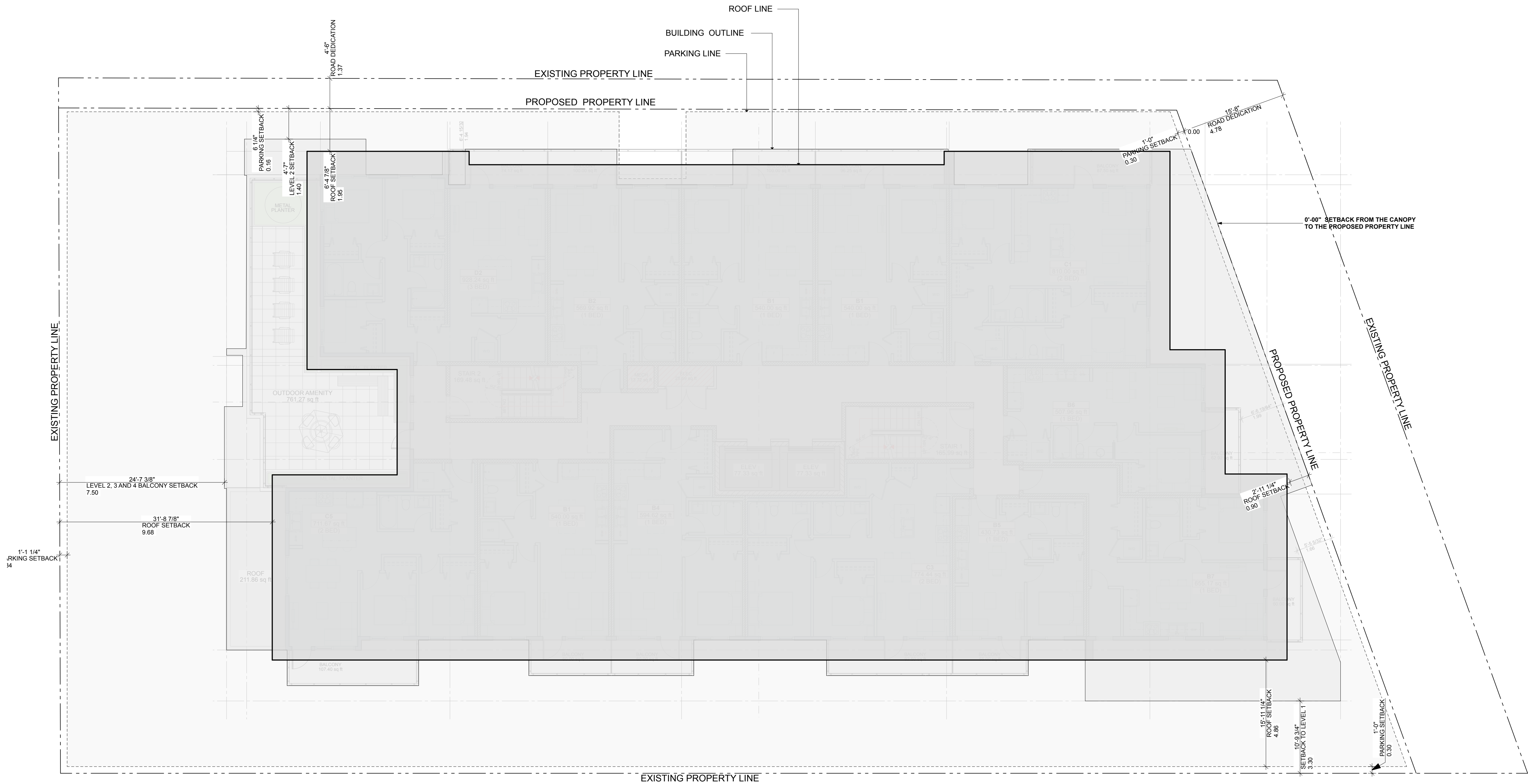
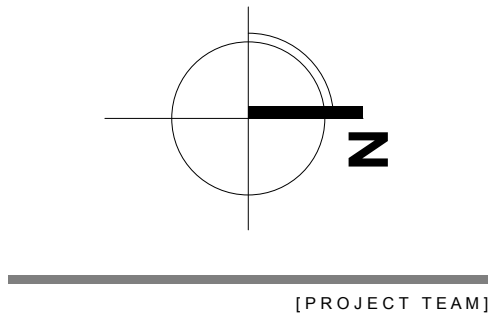


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1 SETBACK DIAGRAM
SCALE: 1:100
0 2m 5m

[ARCHITECT SEAL]

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Three Shores Management

[PROJECT]

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Fort St. & Davie St.
Victoria, BC

[TITLE]

SETBACK DIAGRAM

22600 [PROJECT]

1:100 [SCALE]

Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-0.200

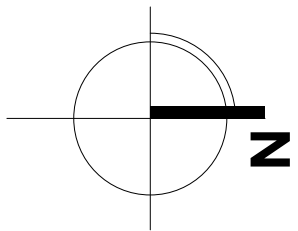


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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

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Victoria, BC

[TITLE]

LEVEL P1

22600 [PROJECT]

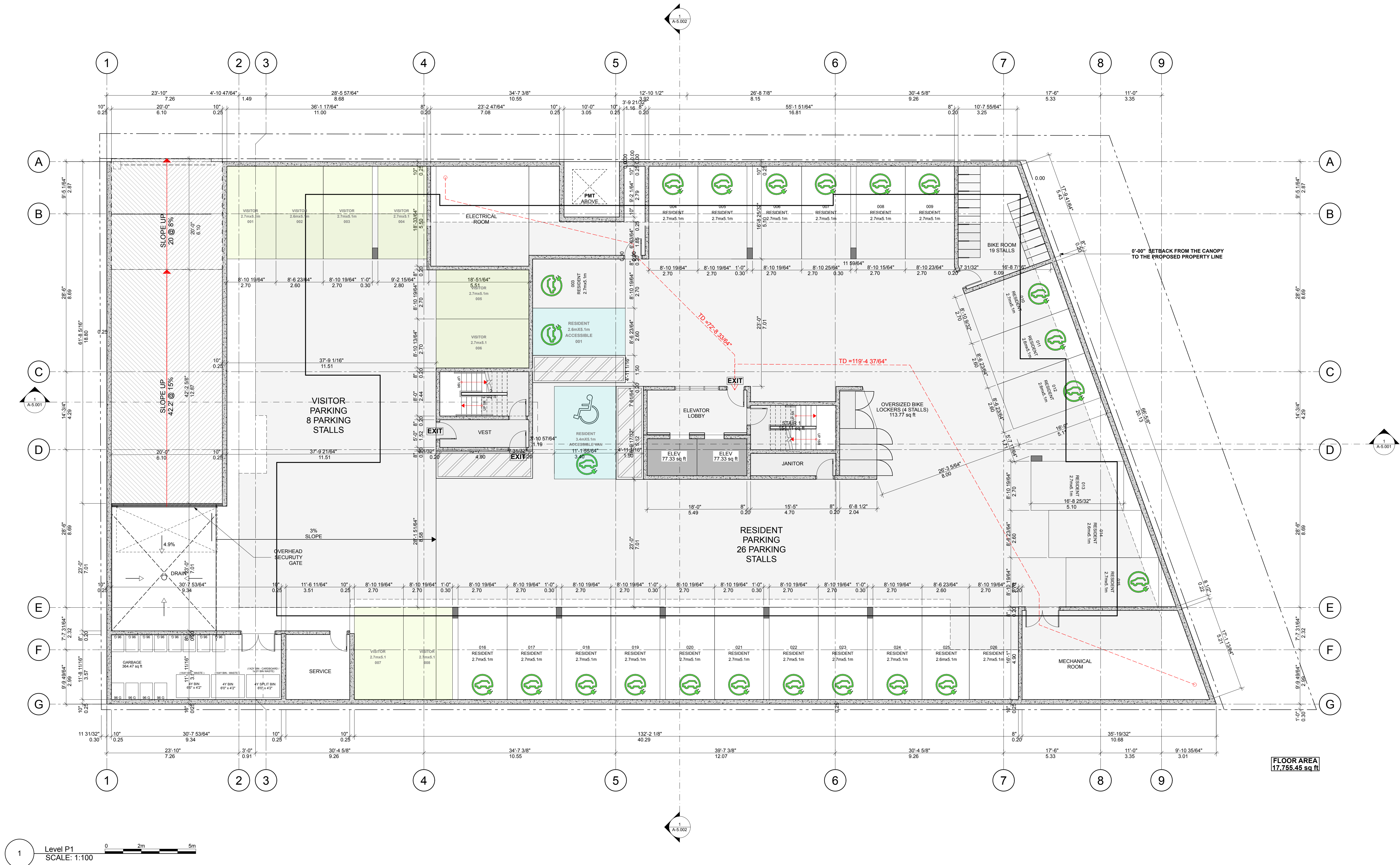
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04- REZONING/ DP [ISSUE]

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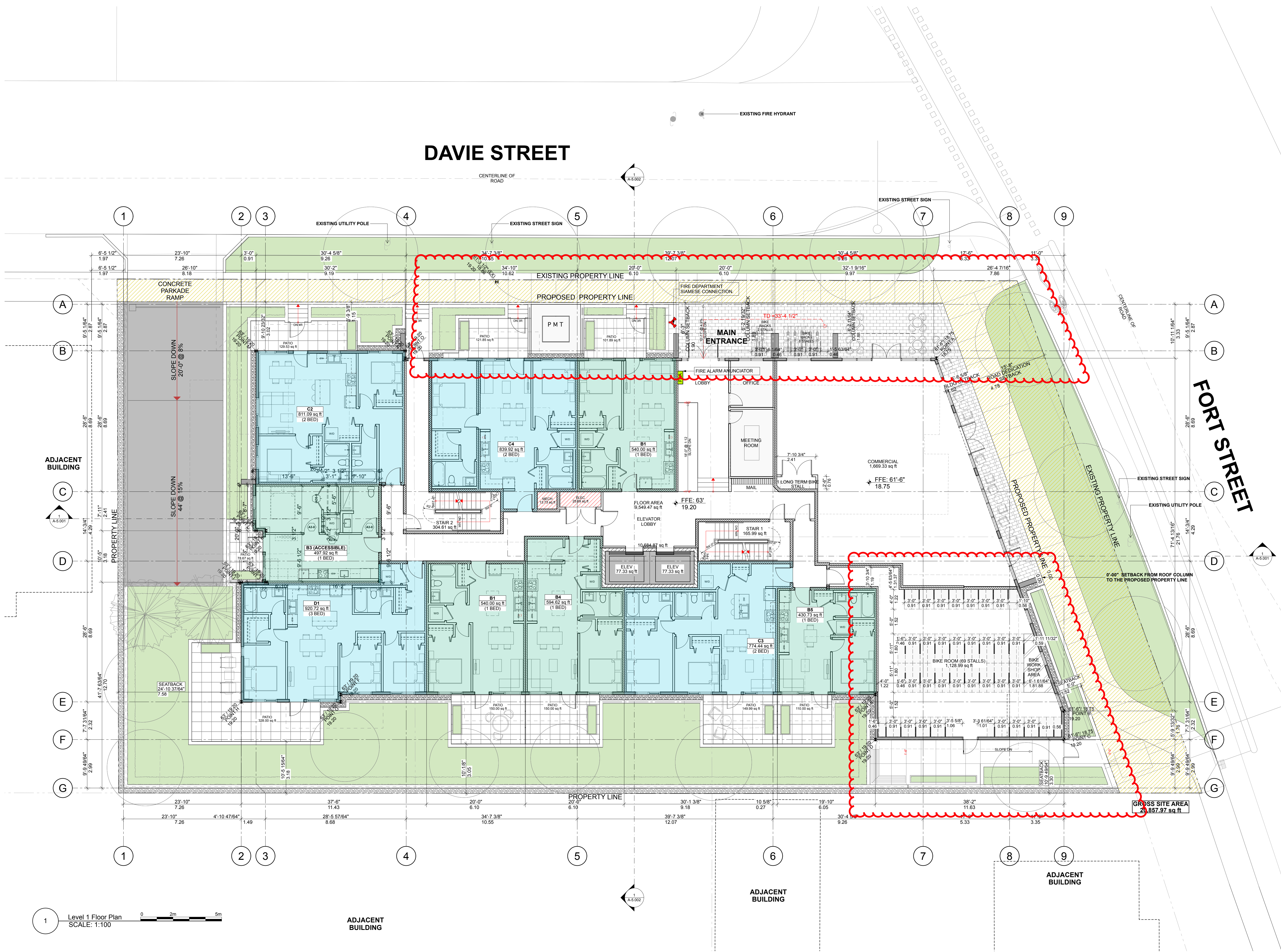


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A diagram showing a circle in the complex plane. The horizontal axis is the real axis and the vertical axis is the imaginary axis. A circle is centered at the origin. A point z is marked on the positive real axis, outside the circle. A thick black line segment connects the origin to z .

AWING]

A-2.001



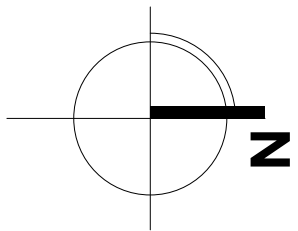


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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 2 PLAN

22600 [PROJECT]

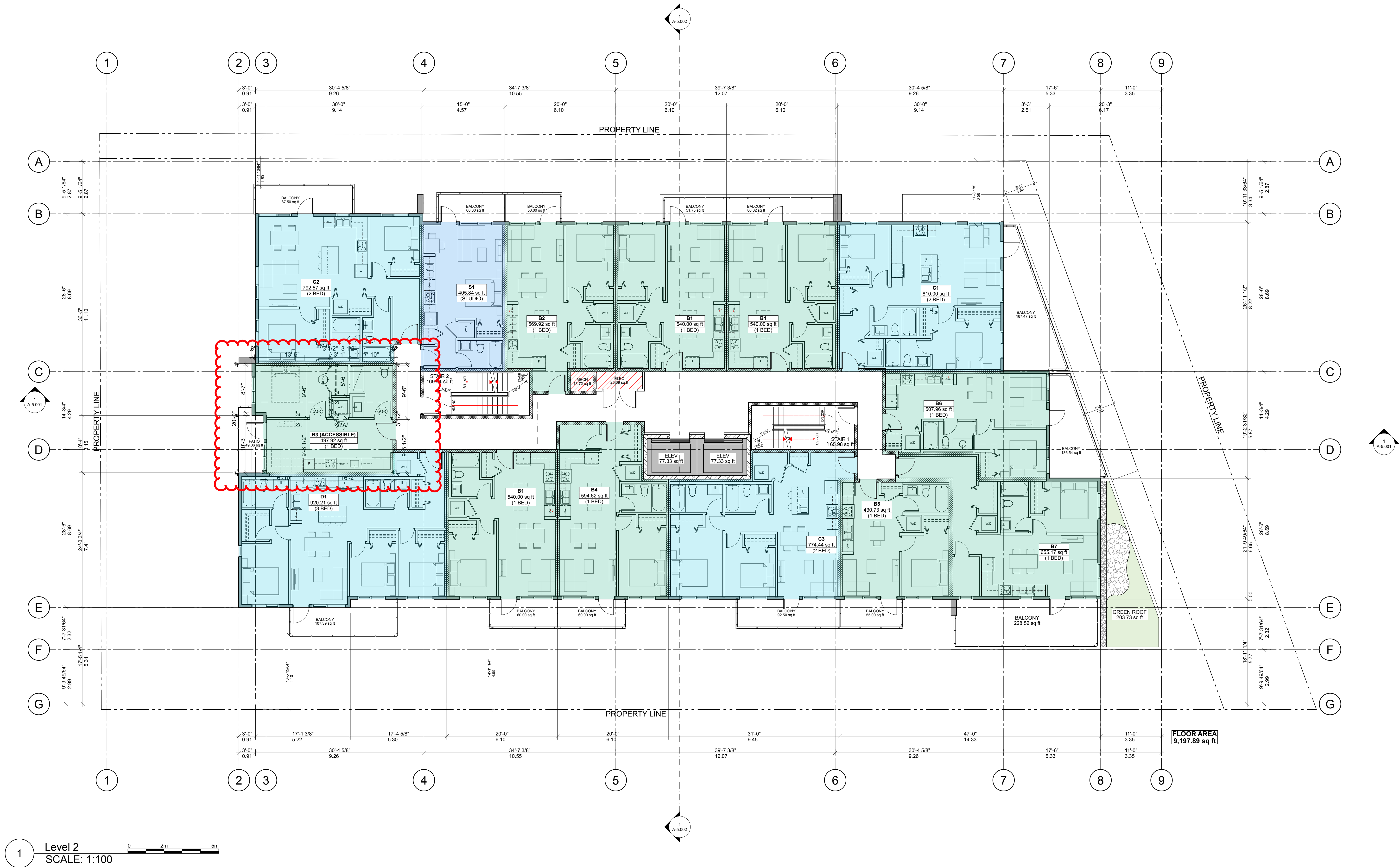
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04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.002



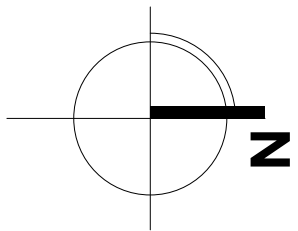


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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 3 PLAN

22600 [PROJECT]

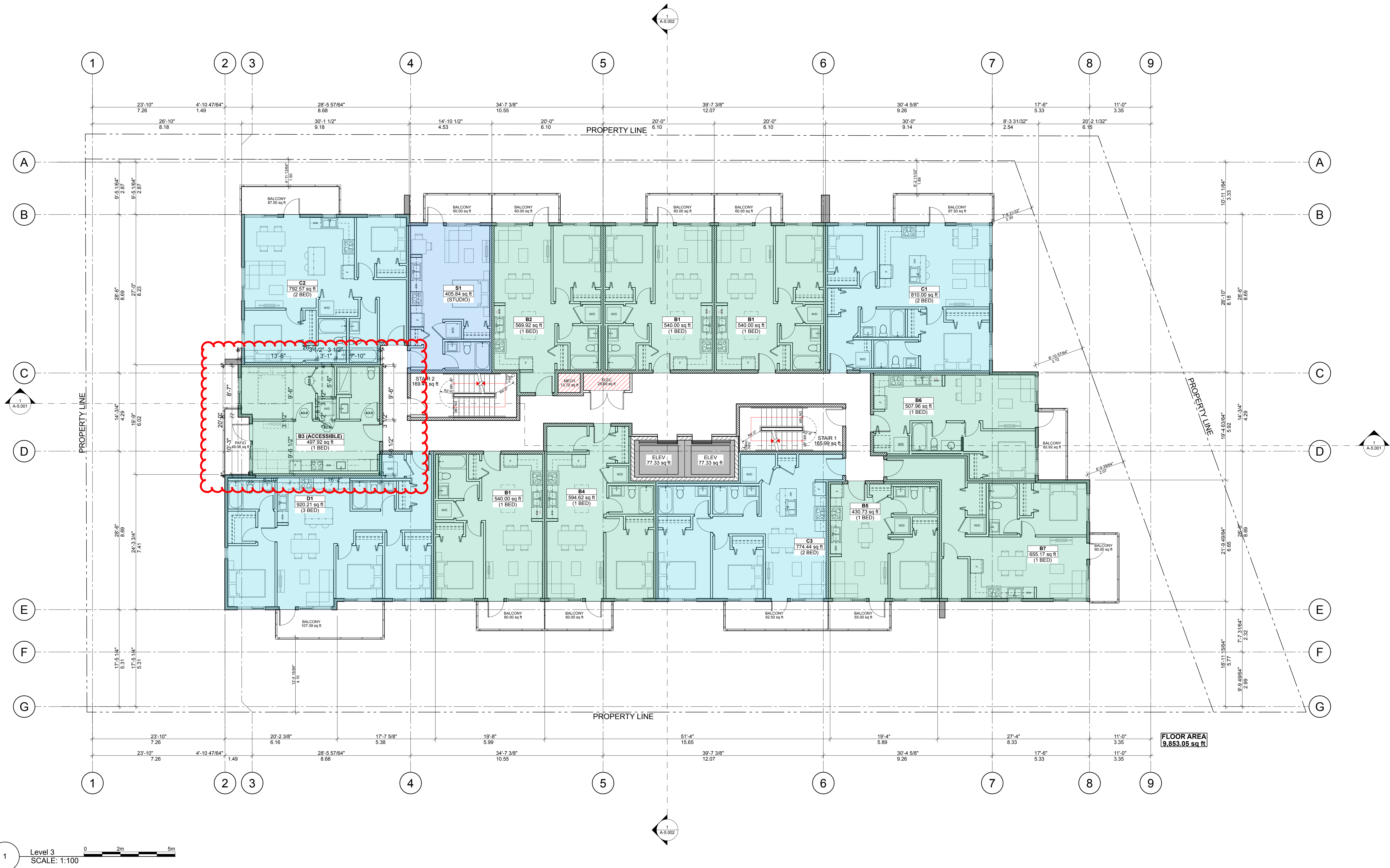
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04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.003



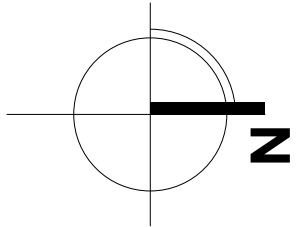


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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 4 PLAN

22600 [PROJECT]

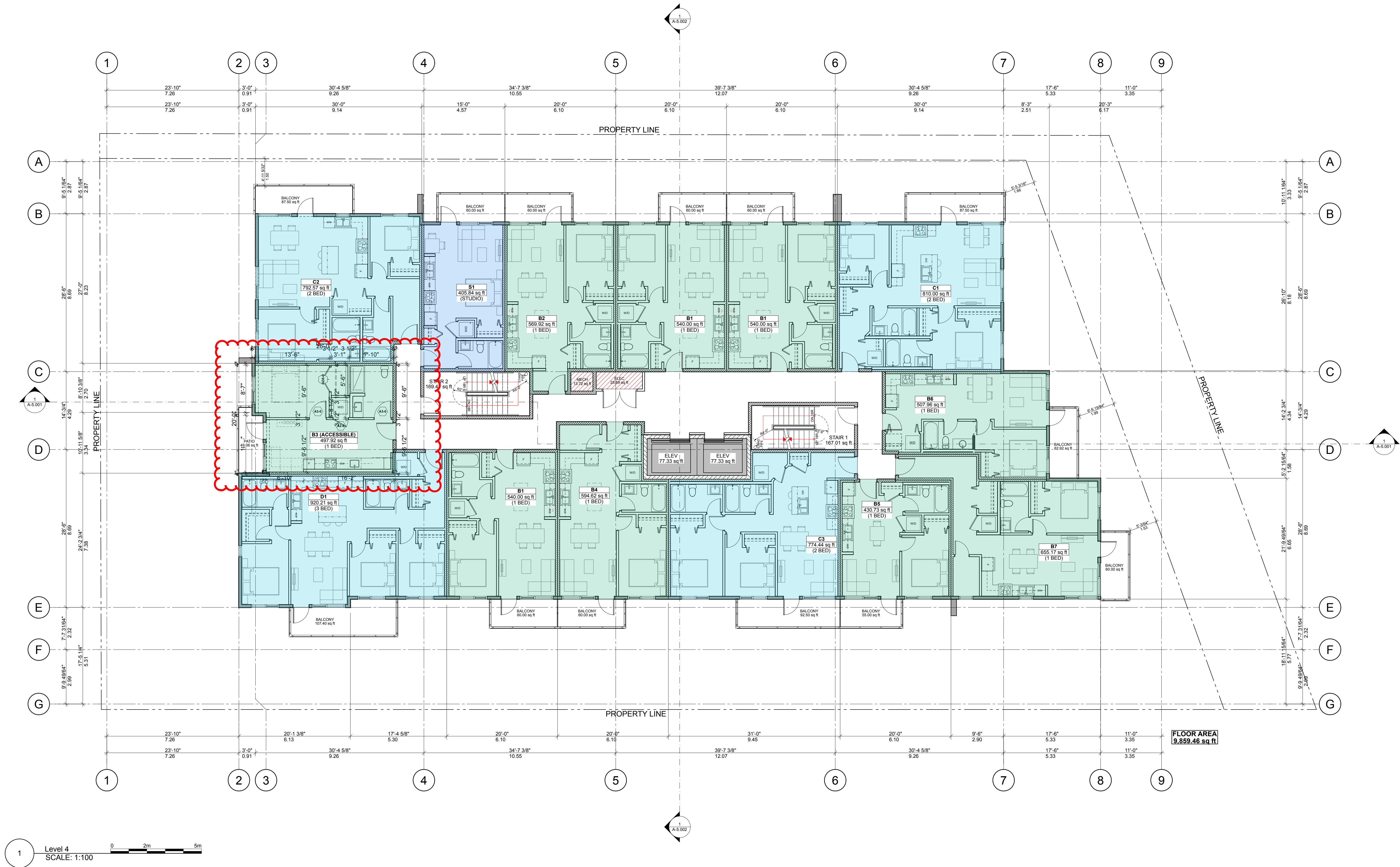
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Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.004



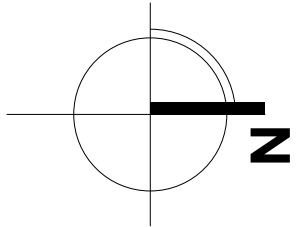


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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 5 PLAN

22600 [PROJECT]

1:100 [SCALE]

Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.005



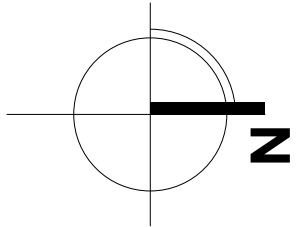


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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 6 PLAN

22600 [PROJECT]

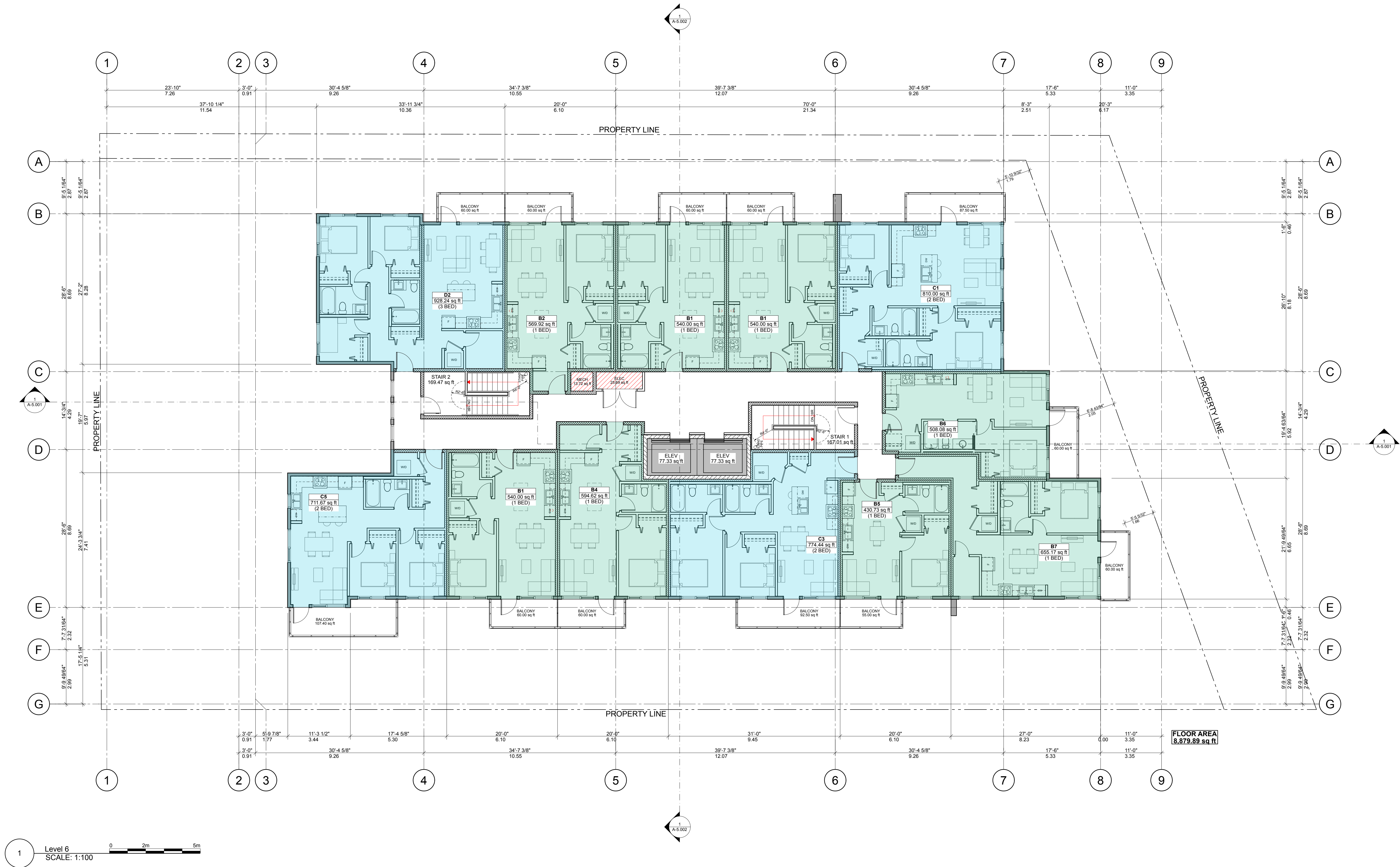
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04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.006



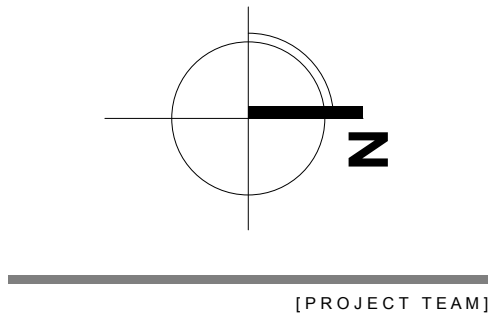


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[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

ROOF PLAN

22600 [PROJECT]

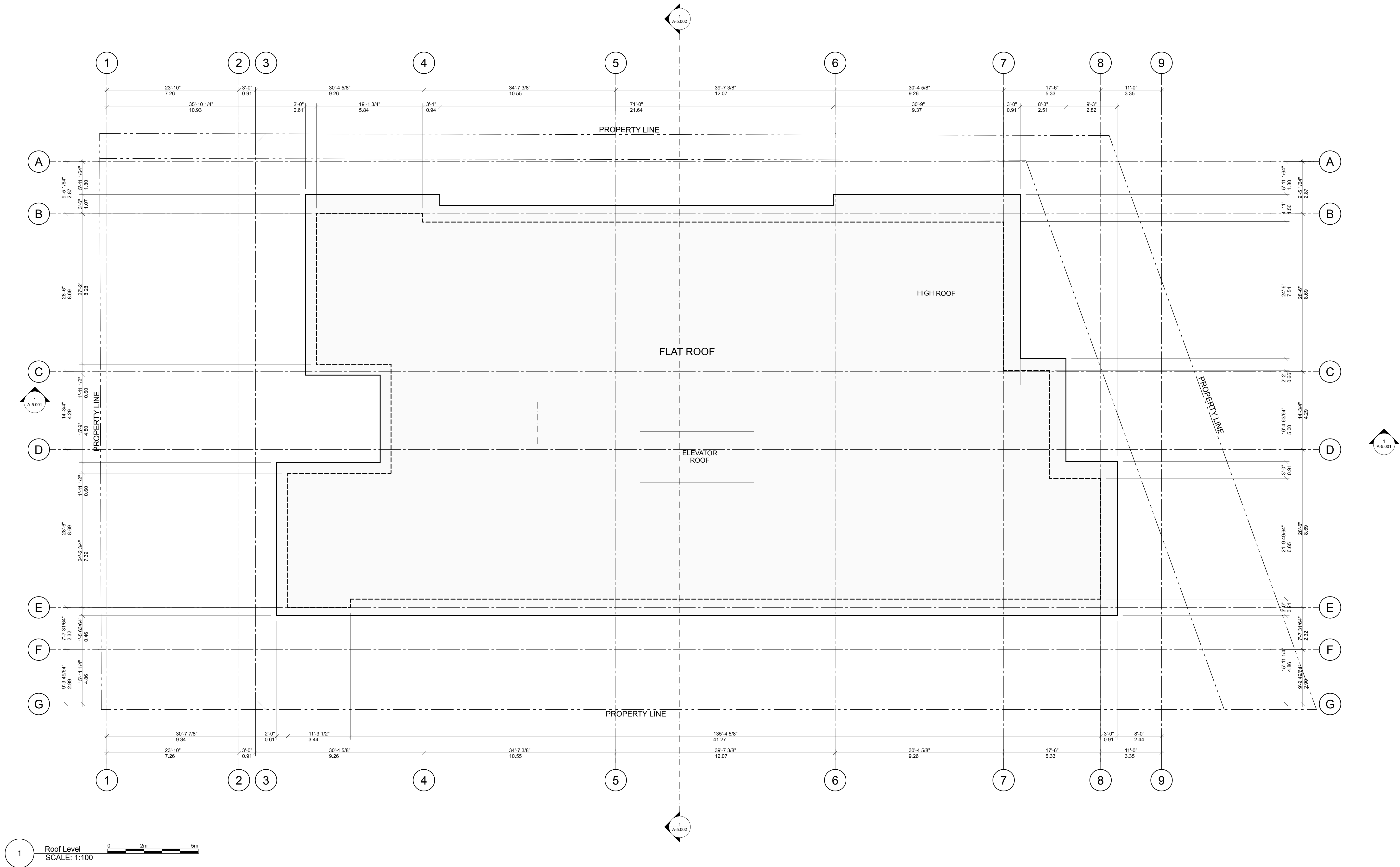
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BCBC 2024 Illustrated Guide on Accessibility

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:

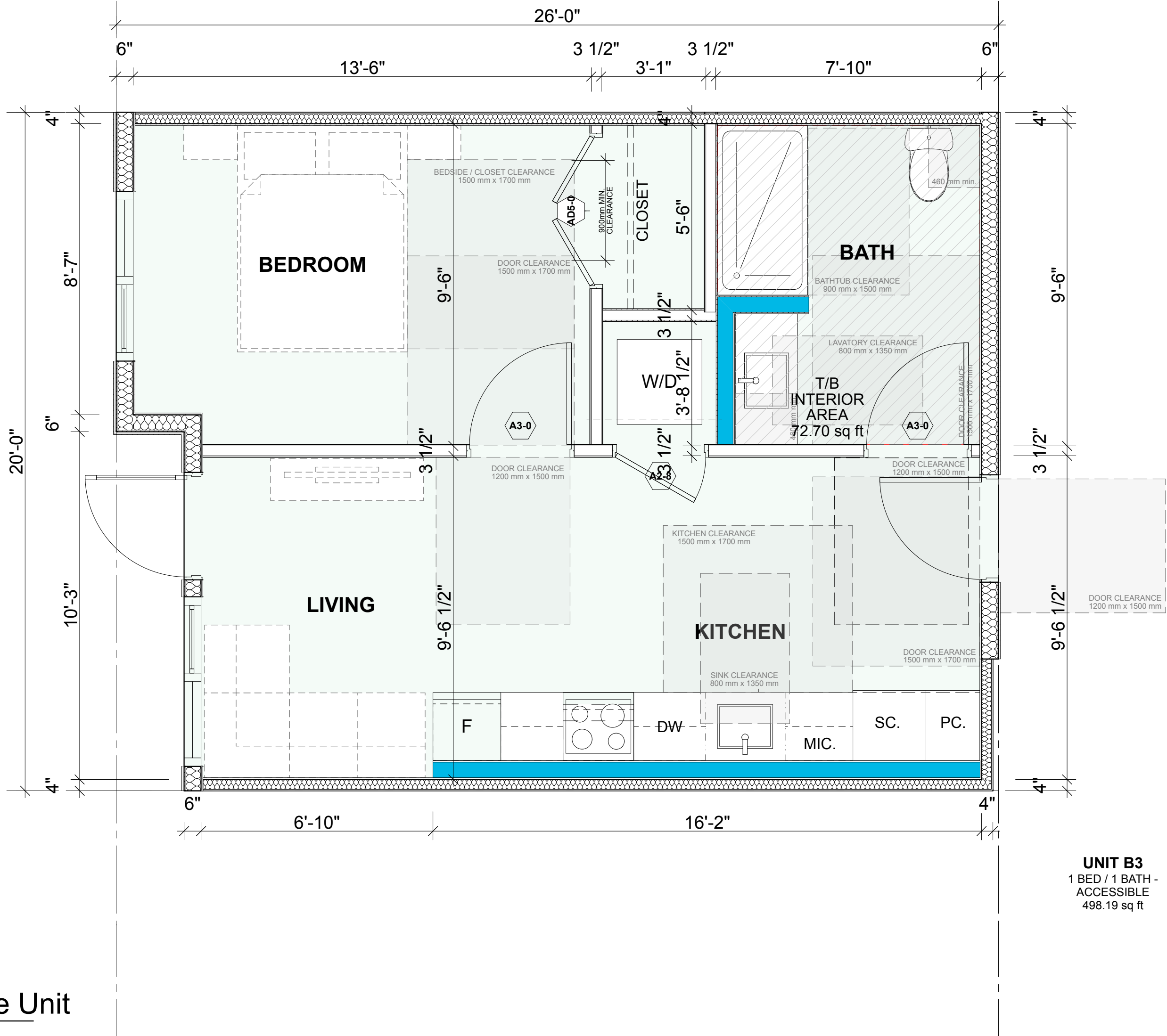
- The kitchen in an adaptable dwelling unit shall be designed so that the cooktop and sink are adjacent or can have a continuous counter between them.
- A clear floor space shall be provided in the kitchen area that is not less than 1 700 mm in diameter or 1 700 mm by 1 500 mm.
- Clear turning area at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

Unit B3 A BCBC 2024 Accessible Unit

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



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

**UNIT B3A
ACCESSIBLE
UNIT**

22600

[SCALE]

Tuesday, April 30, 2024

04- REZONING/ DP

[DRAWING]

A-3.100



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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

WEST ELEVATION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Tuesday, April 30, 2024

[ISSUE]

04- REZONING/ DP

[DRAWING]

A-4.001



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



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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

(TITLE)

EAST ELEVATION

2600 [PROJECT]

:100 [SCALE]

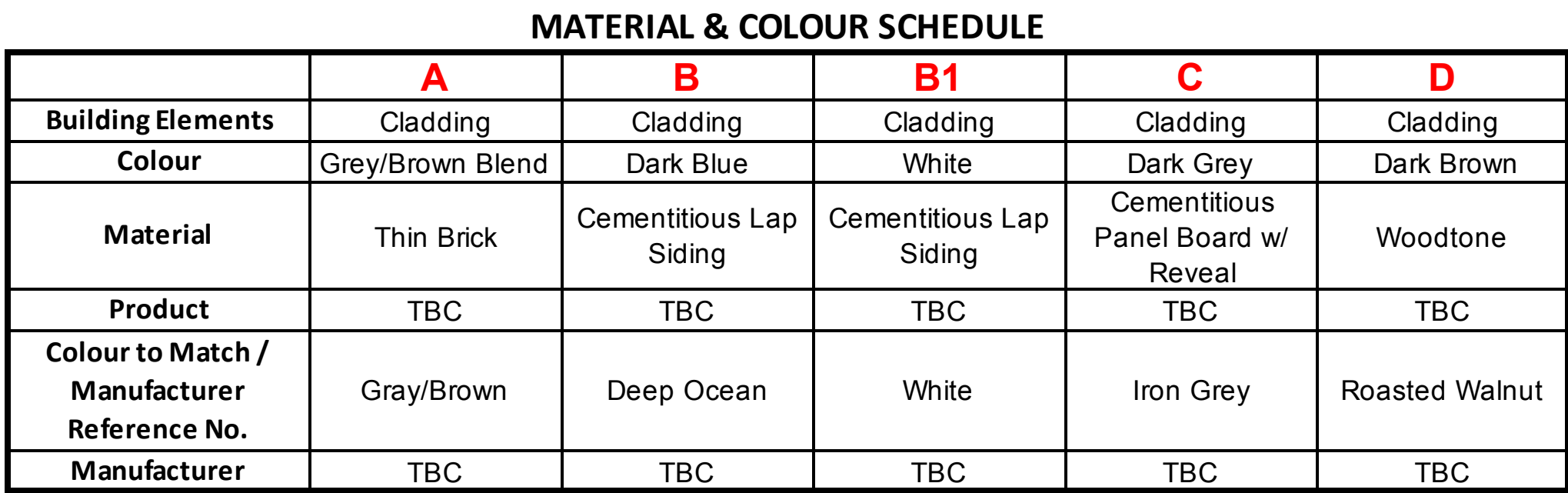
Tuesday, April 30, 2024 [DATE]

4- REZONING/ DP (ISSUE)

[DRAWING]

A 4 002

A-4.002



	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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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

NORTH
ELEVATION

[PROJECT]

22600

[SCALE]

1:100

Tuesday, April 30, 2024

[ISSUE]

04- REZONING/ DP

[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, 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



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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

Tuesday, April 30, 2024

[DATE]

04- REZONING/ DP

[ISSUE]

[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



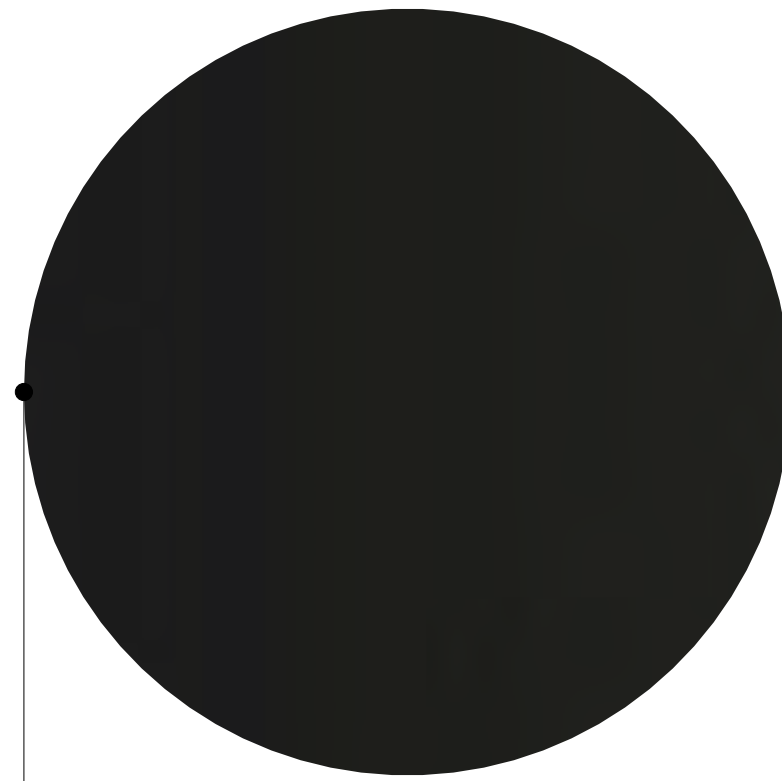
A THIN BRICK CLADDING
STACKED
colour: GREY / BROWN BLEND



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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[PROJECT TEAM]

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]

Tuesday, April 30, 2024

[DATE]

04- REZONING/ DP

[ISSUE]

[DRAWING]

A-4.500

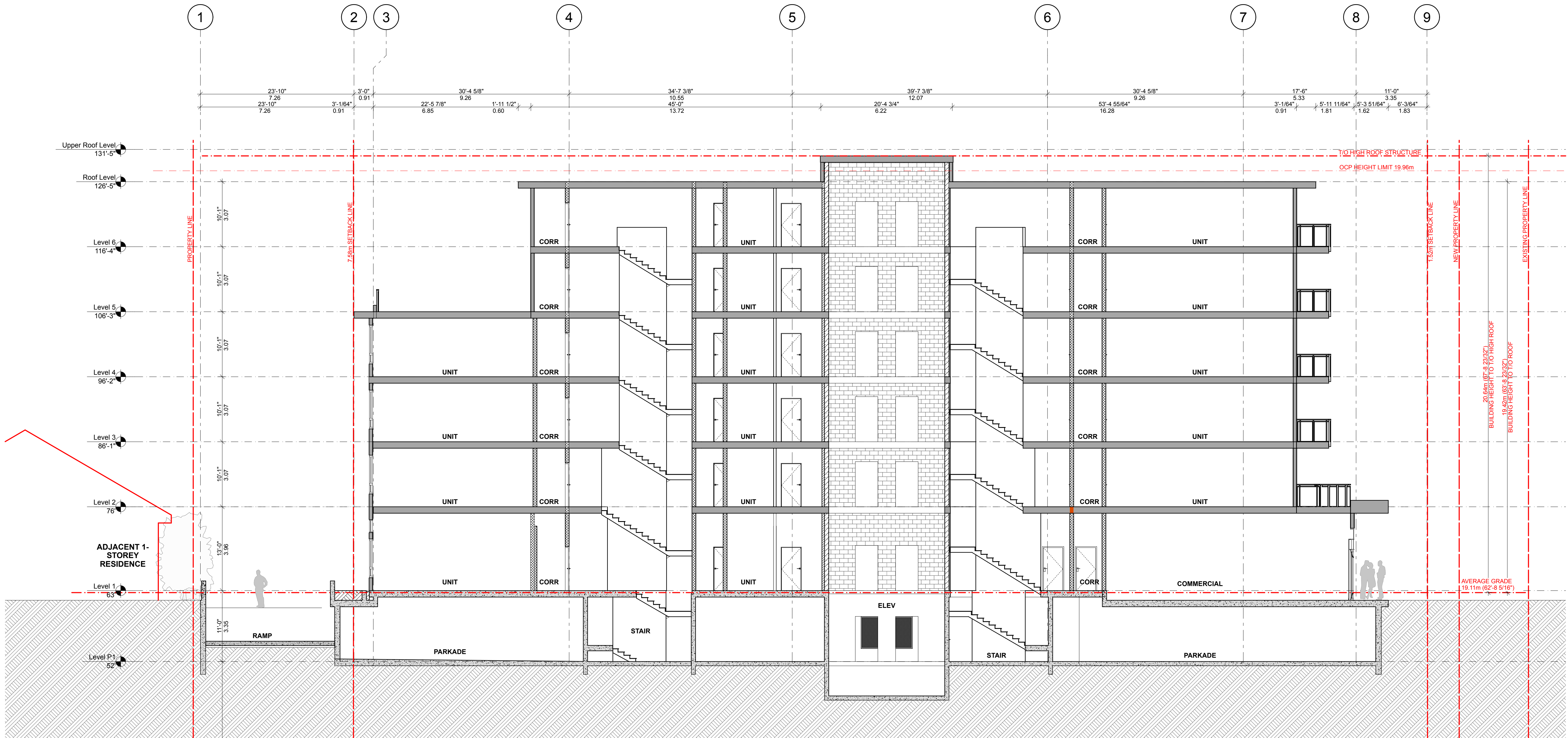


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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

NORTH-SOUTH
BUILDING
SECTION

22600 [PROJECT]

1:100 [SCALE]

Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-5.001

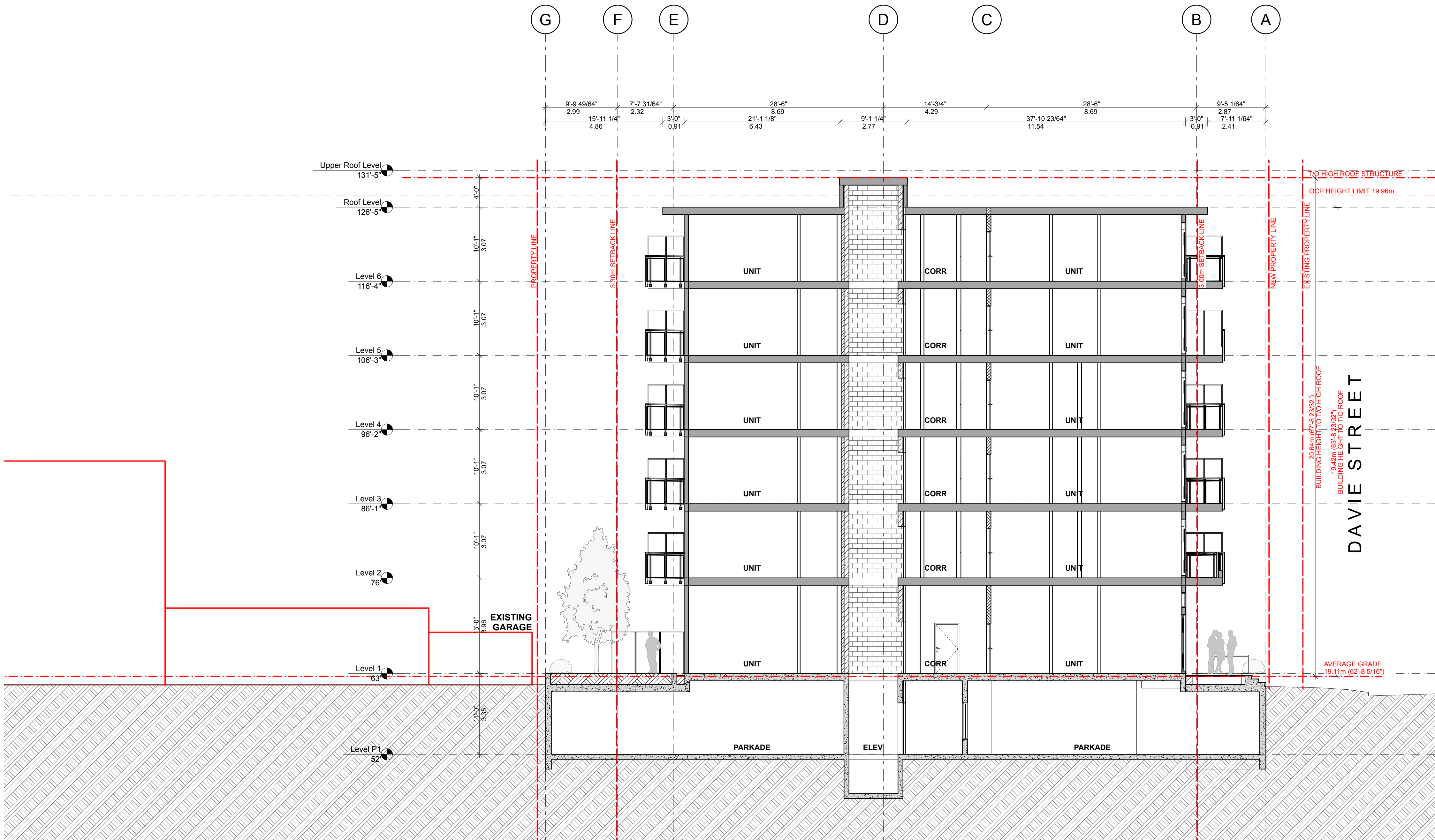


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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

**EAST-WEST
BUILDING
SECTION**

22600 [PROJECT]

1:100 [SCALE]

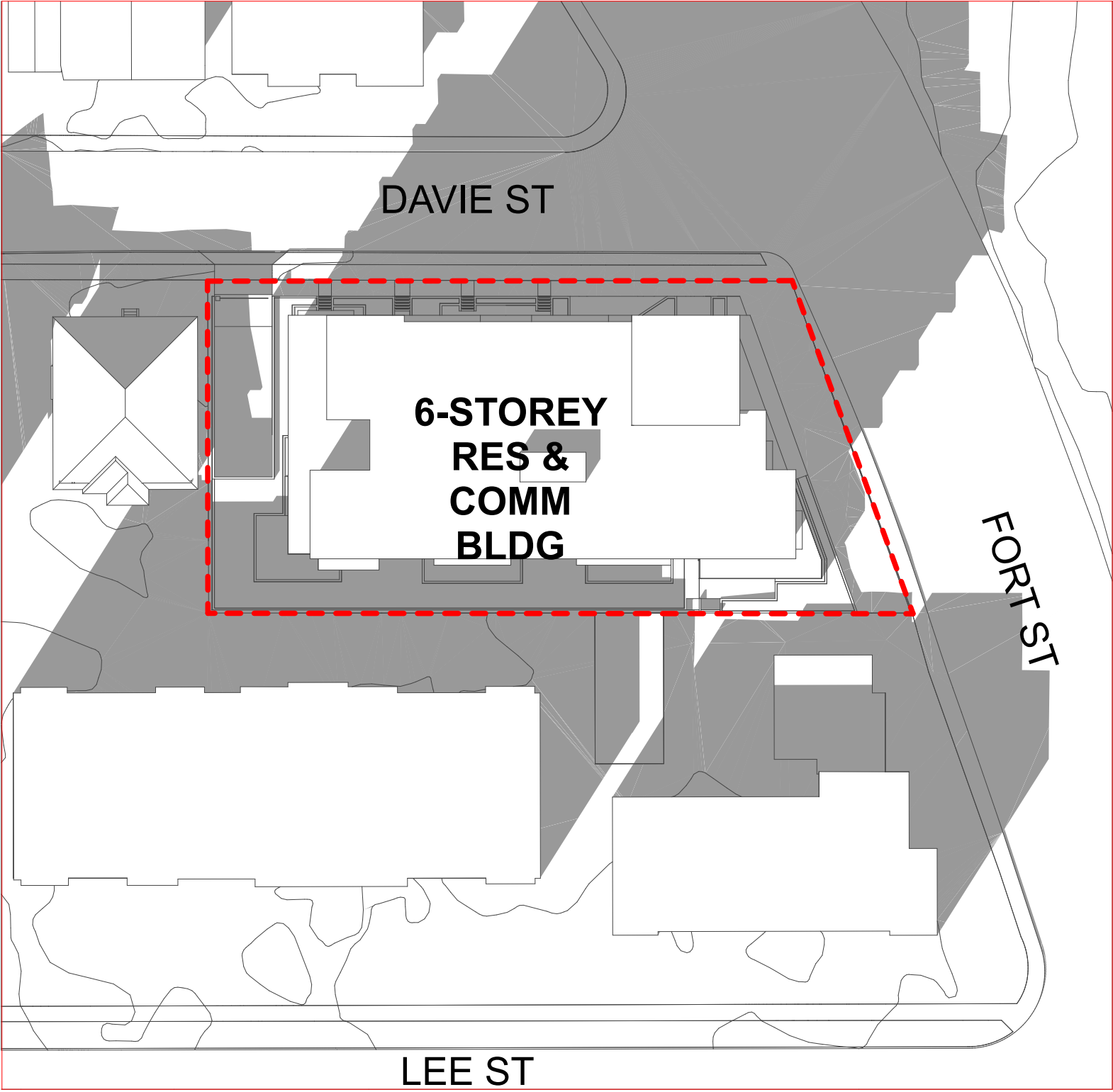
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04- REZONING/ DP [ISSUE]

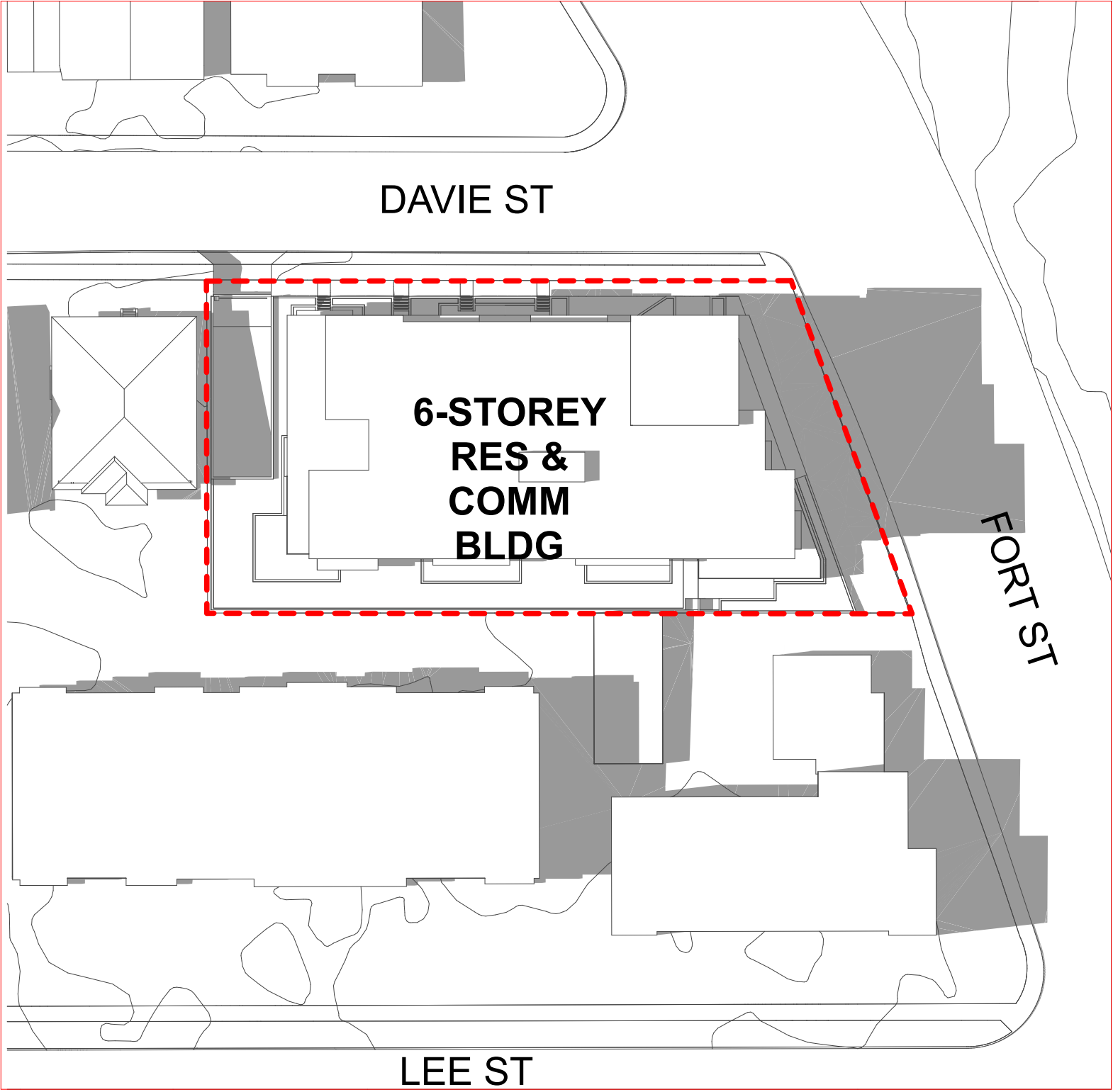
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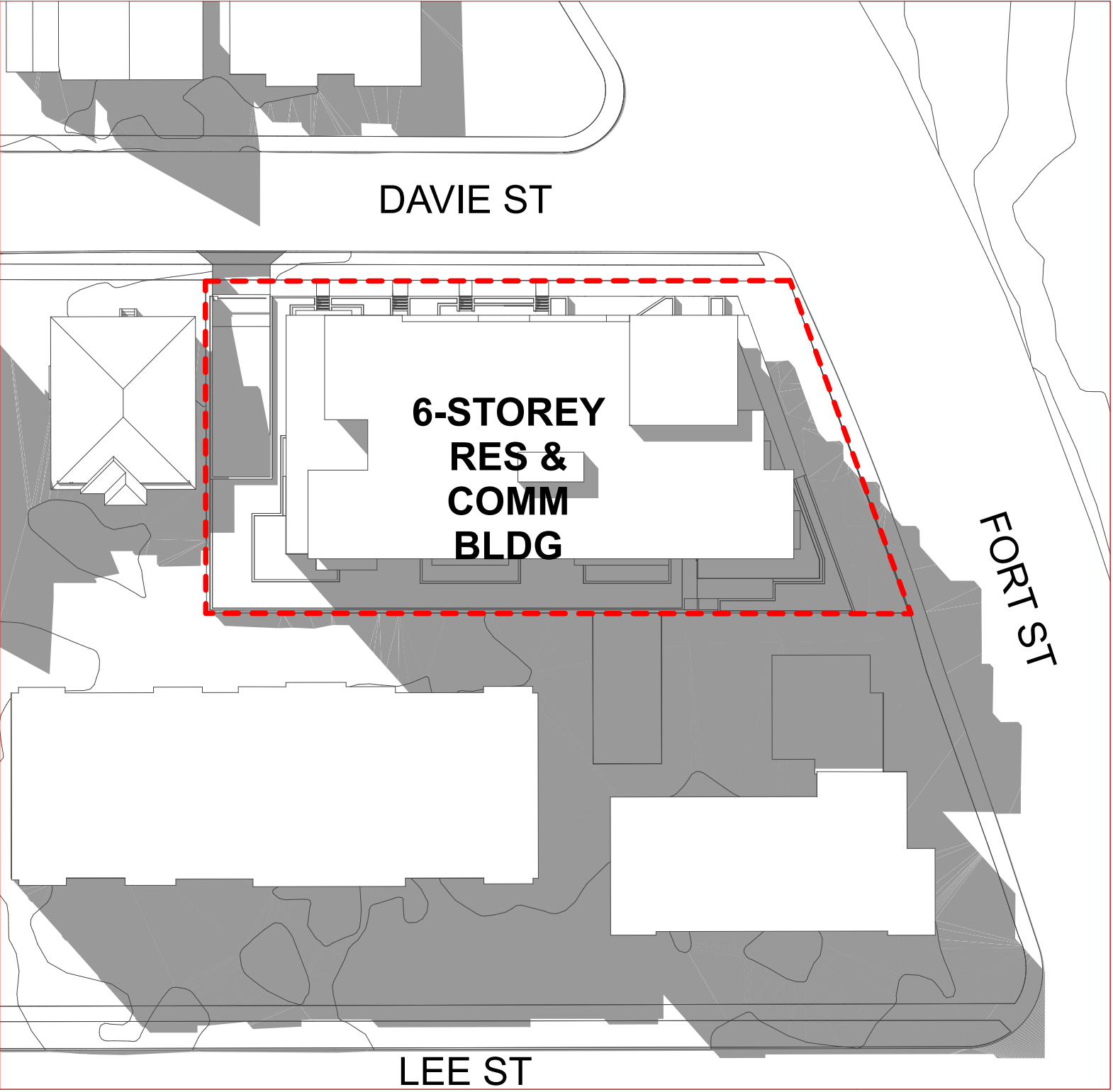
SPRING EQUINOX
MARCH 21



9 AM

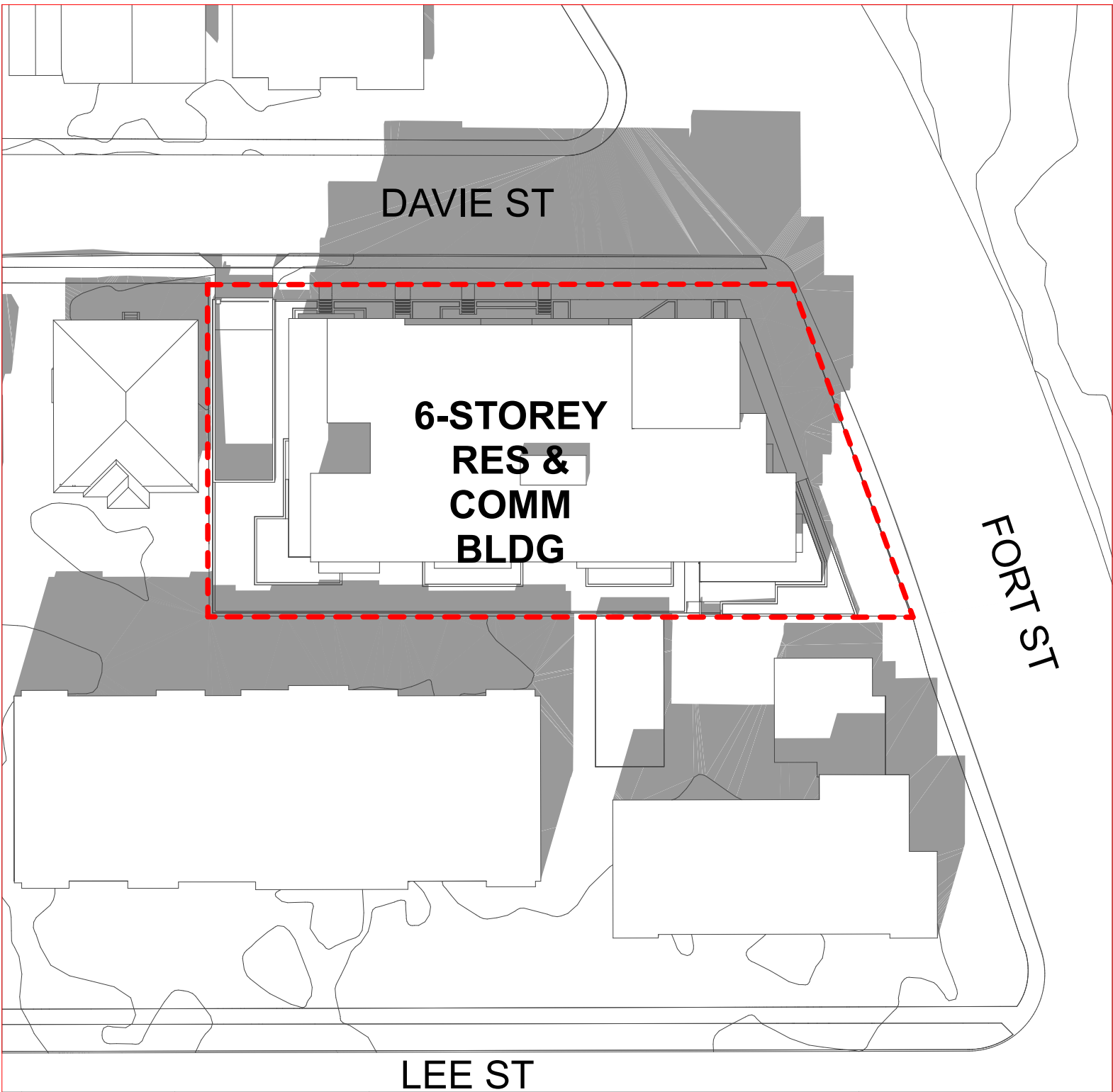


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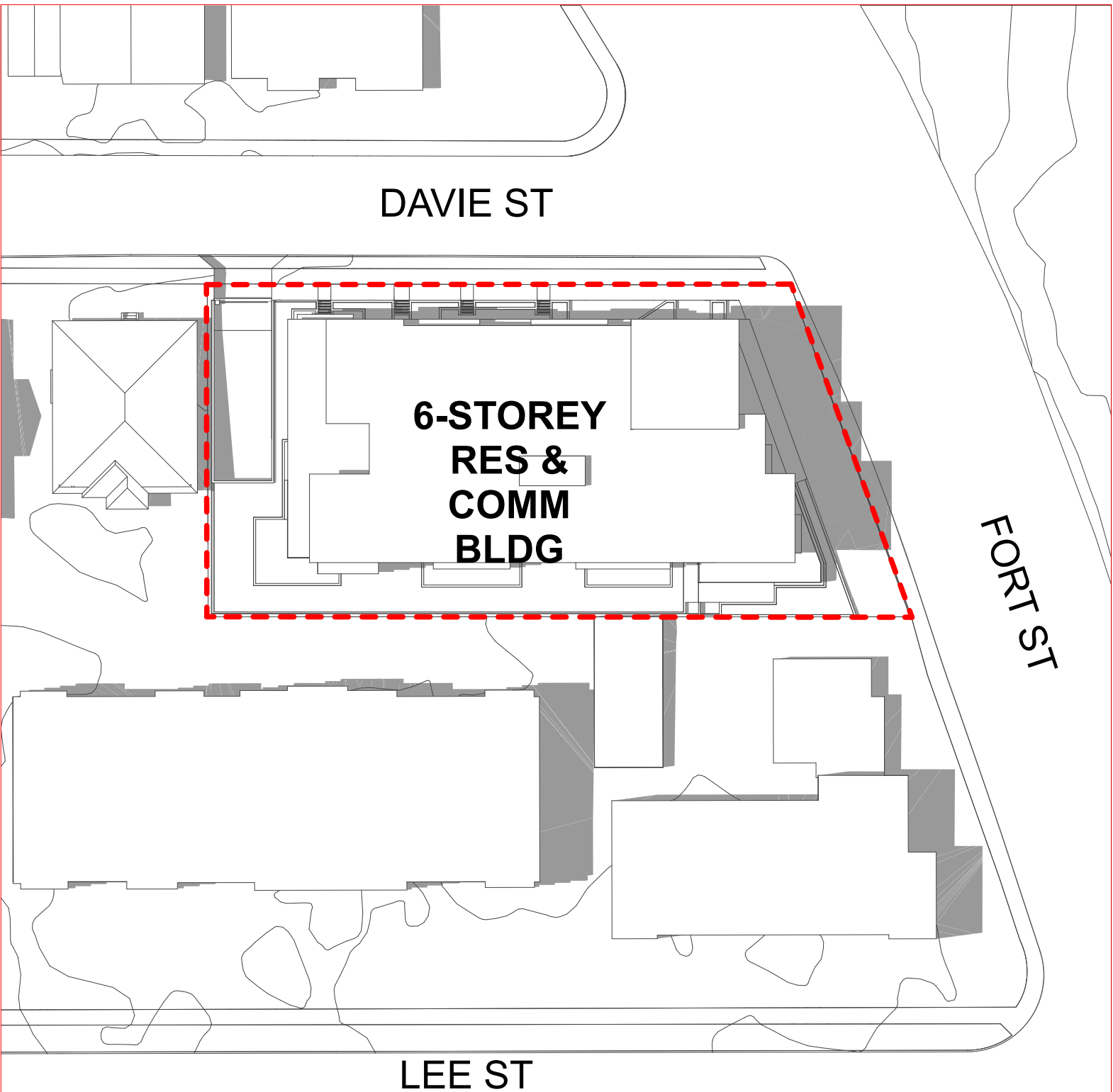


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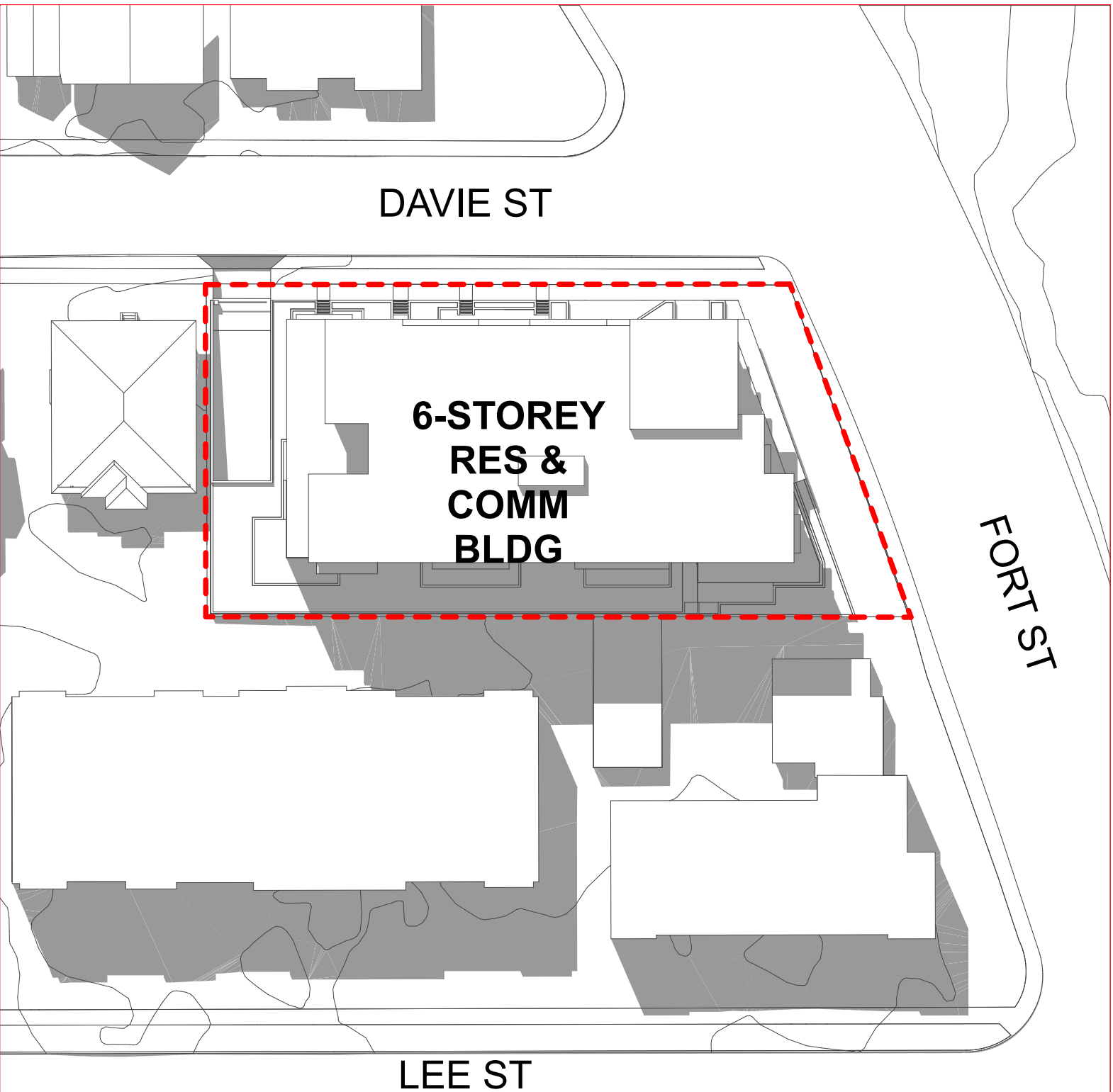
SUMMER SOLSTICE
JUNE 21



9 AM



12 PM



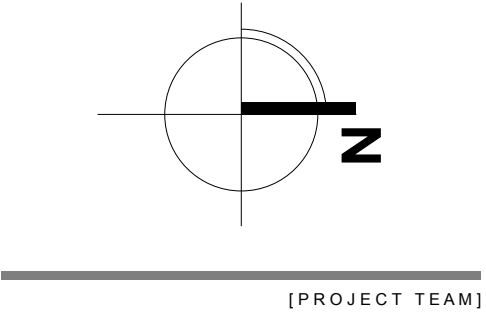
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[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

SHADOW STUDY

[PROJECT]

22600

[SCALE]

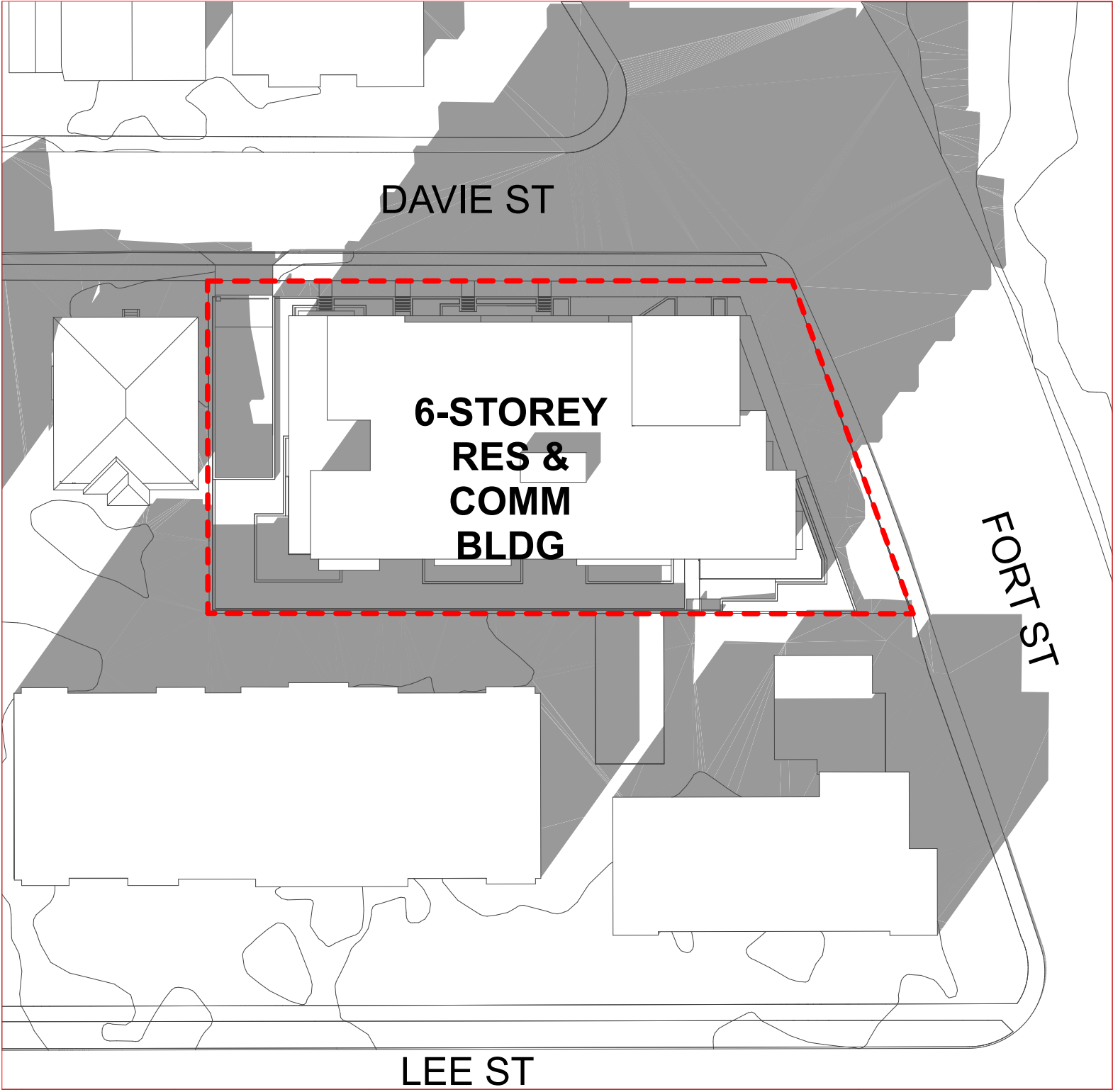
Tuesday, April 30, 2024

04- REZONING/ DP

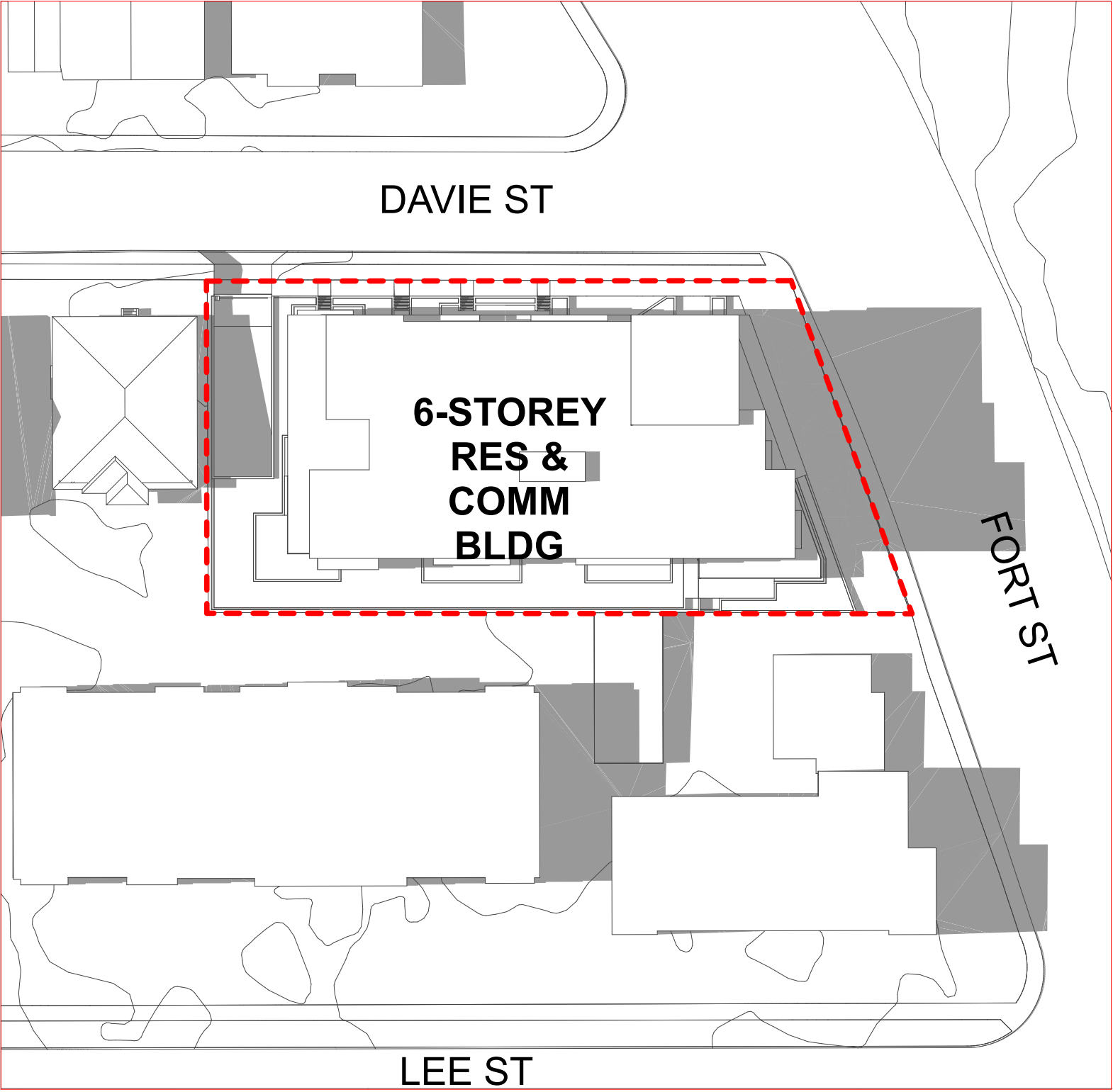
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A-8.500

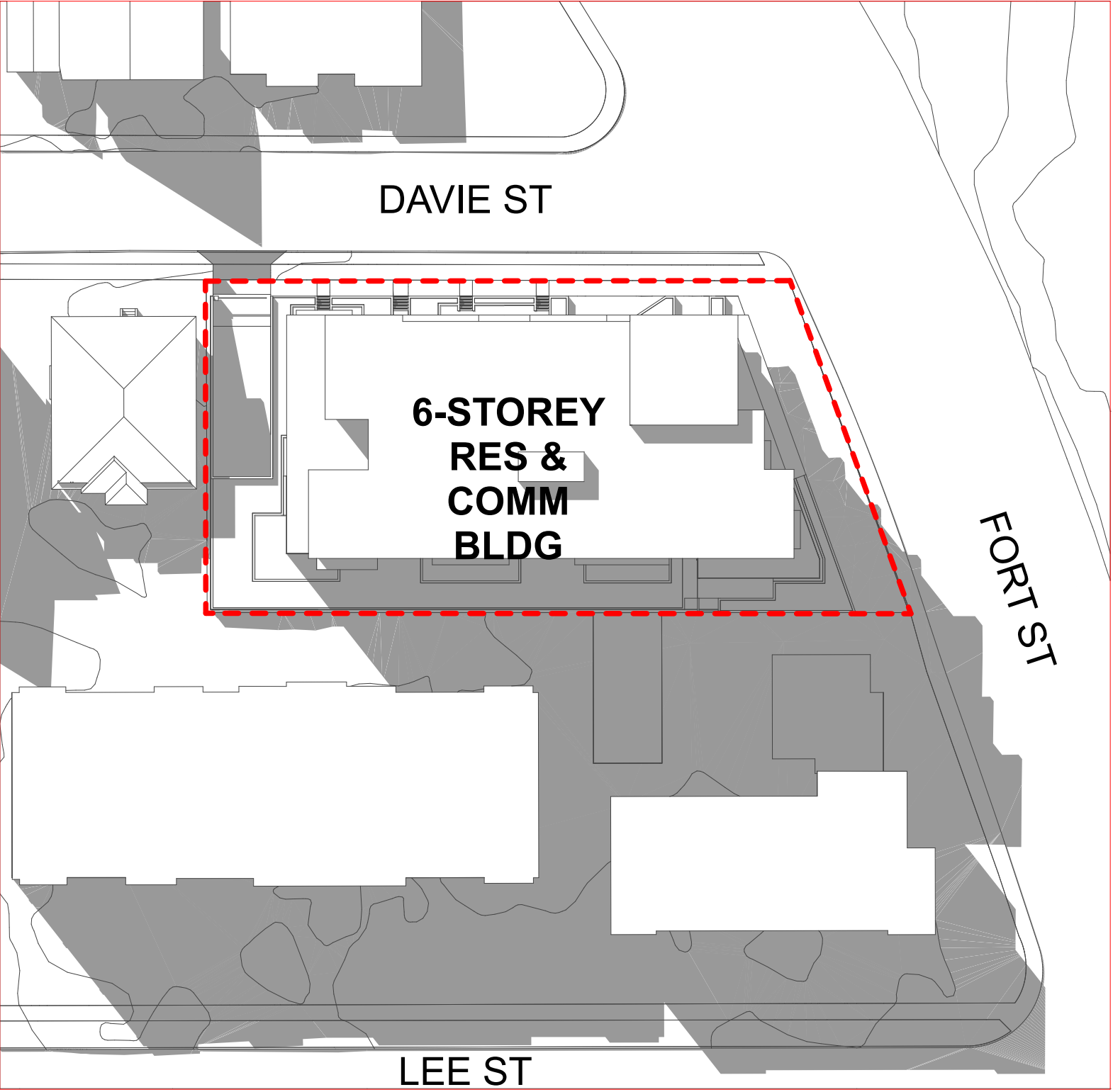
FALL EQUINOX
SEPTEMBER 21



9 AM

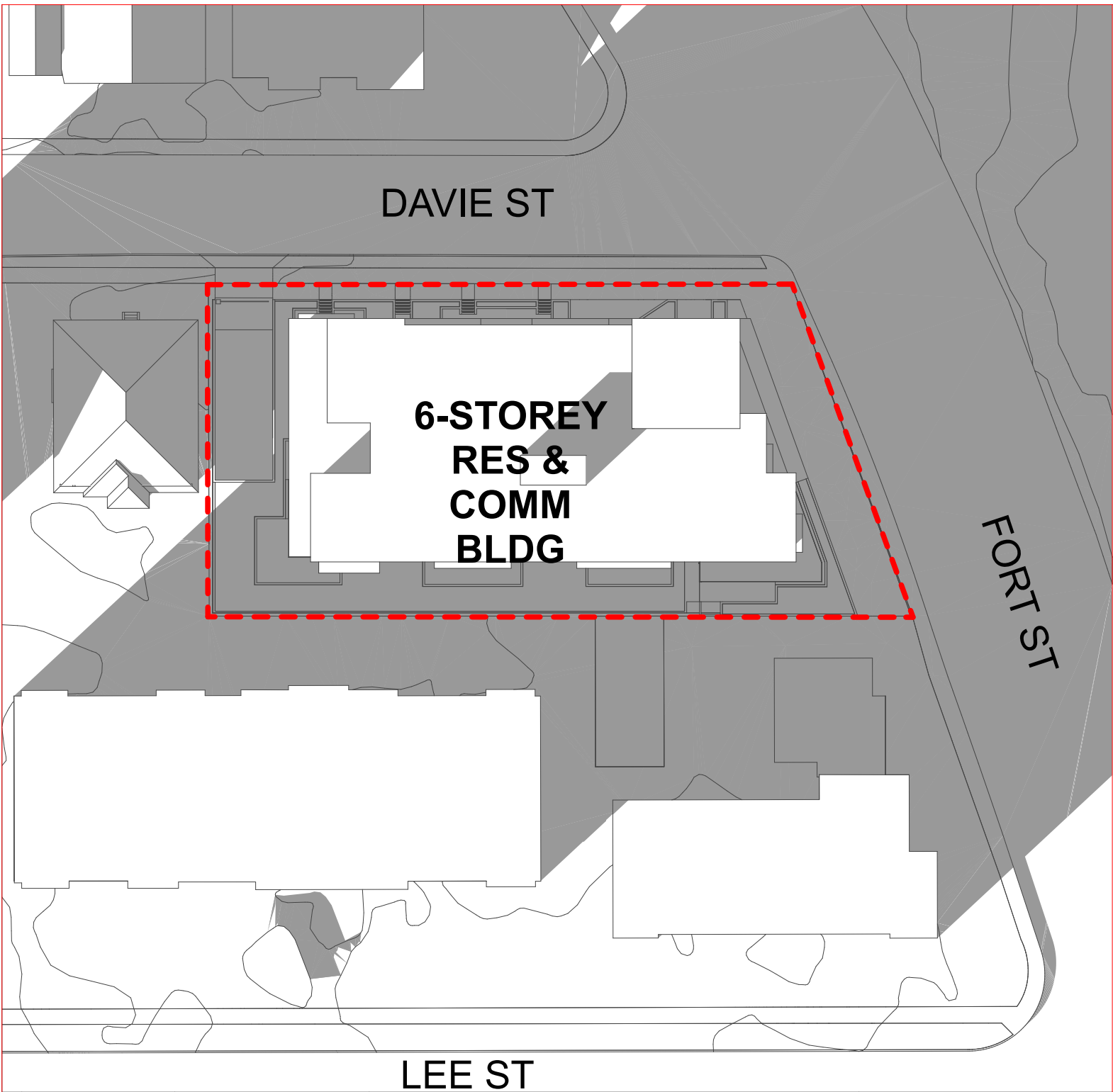


12 PM

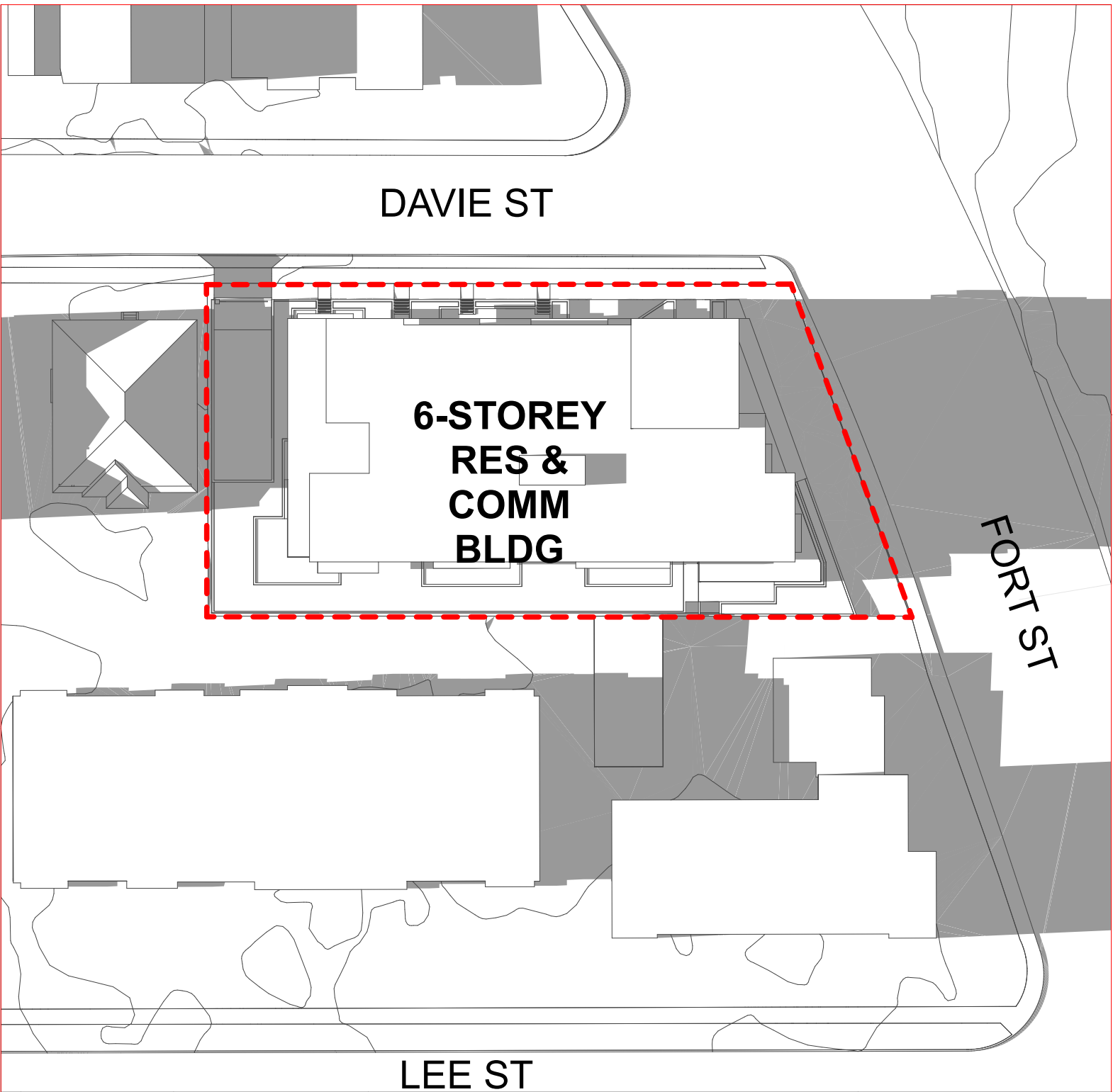


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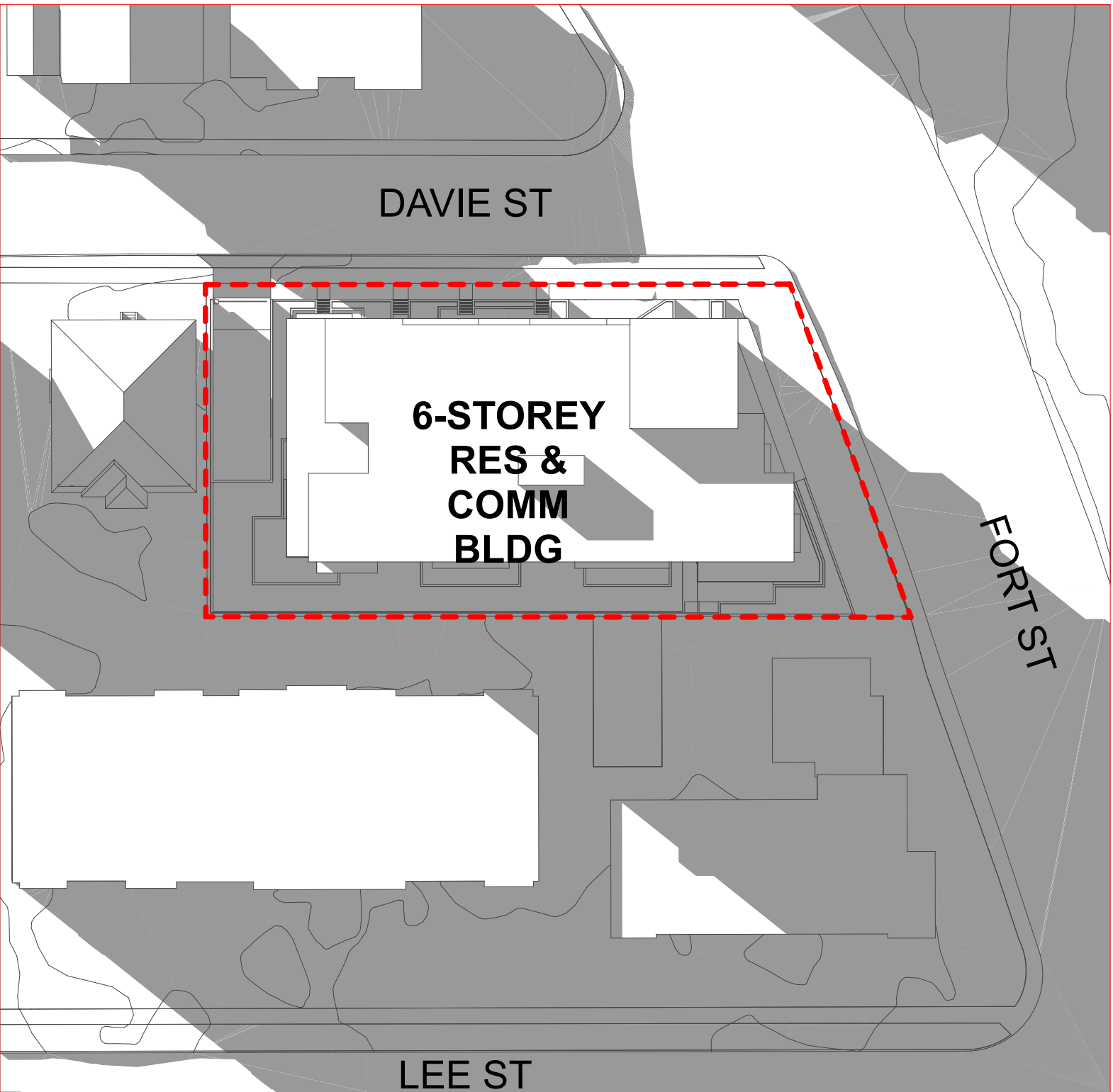
WINTER SOLSTICE
DECEMBER 21



9 AM



12 PM



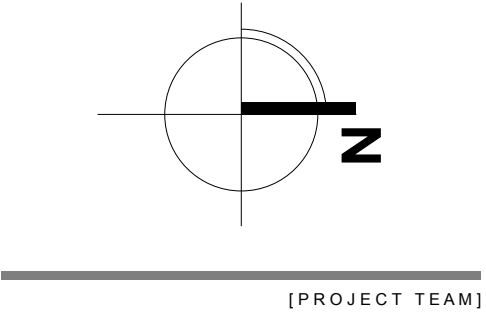
3 PM



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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

SHADOW STUDY

[PROJECT]

22600

[SCALE]

Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-8.501

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	2023/12/02
4		Re-issued for Development Permit	2024/02/16
5		Re-issued for Development Permit	2024/04/30

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Client:



Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Key Plan
Level 1

Project North:

Drawn By: MH
Checked By: MP

Scale:

Job No.: 22-082
1:100

Sheet No.:

Legend:

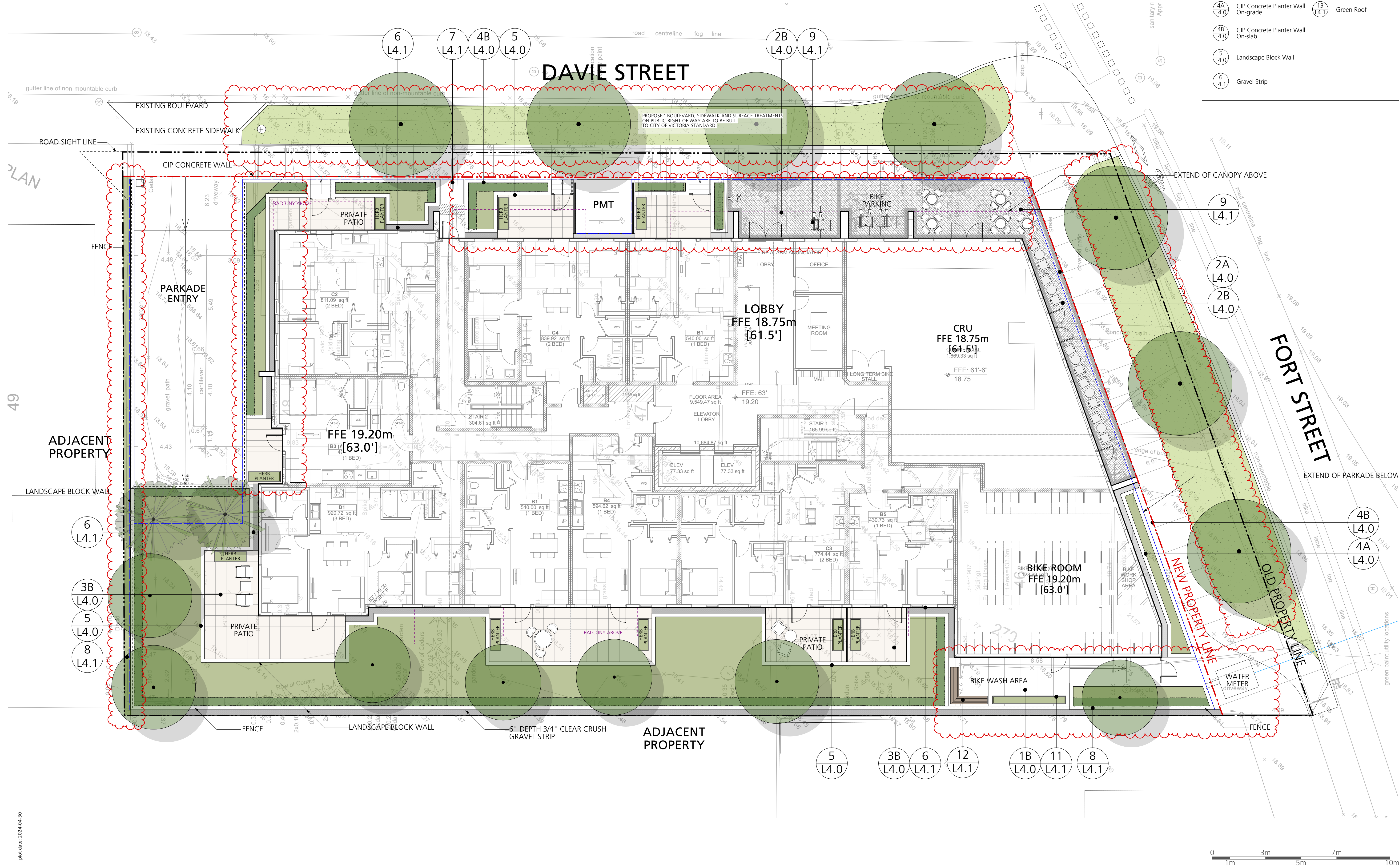
- Building Grade from Civil
- Interpolated Building Grade
- Finish Grade
- Top of Wall Grade
- Bottom of Wall Grade
- Top of Stair Elevation
- Bottom of Stair Elevation
- Top of Bench Elevation

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.

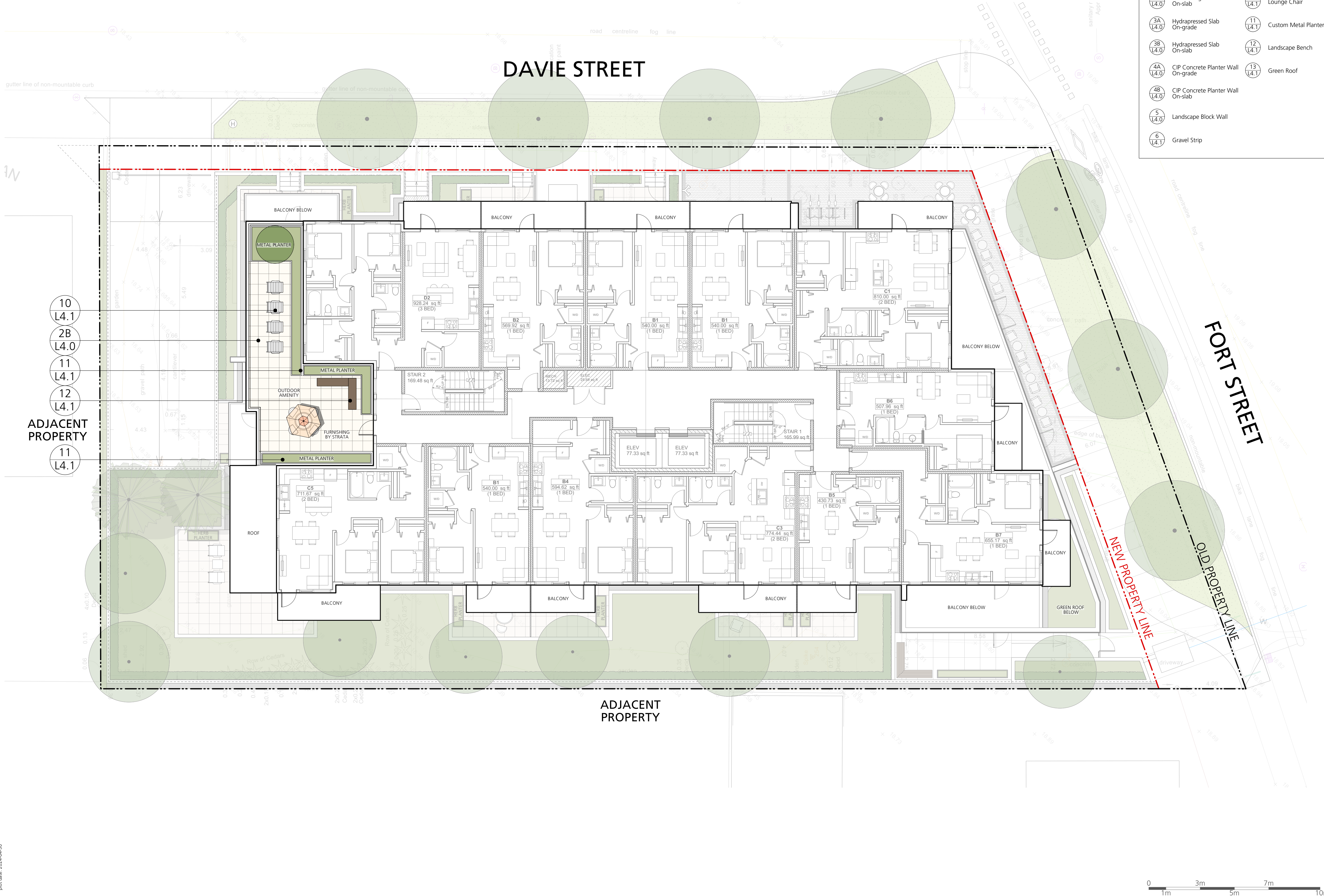
Legend:

- 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	2023/10/14
2		Issued for Development Permit	2023/07/10
3		Re-issued for Development Permit	2023/12/22
4		Re-issued for Development Permit	2024/02/16
5		Re-issued for Development Permit	2024/04/30

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



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Client:



Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Key Plan
Level 5

Project North:

Drawn By: MH

Checked By: MP

Scale:

Job No.: 22-082

Sheet No.:

L1.2

Offsite Legend:

- 14
L4.2
Sodded Lawn
(as per COV standards)
- 15
L4.2
Tree Planting at Boulevard
(as per COV standards)

Street Trees Soil Volume Table

	Qty. of Street Trees	1m Deep Soil Trench @ Boulevard (x 1)	0.75m Deep Struc. Soil under Sidewalk (x 0.2)	Total Provided Soil Volume	Soil Volume per Street Tree
Davie St.	4	101.8 m³	12.3 m³	114.1 m³	28.5 m³
Fort St.	3	111.3 m³	N/A	111.3 m³	37.1 m³

Minimum Clearances of Street Trees:

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

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

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

GENERAL NOTES FOR OFF SITE:

1. Proposed street tree locations, species selection and number of trees is subject to approval by the city of Victoria Parks Division. Proposed street tree locations must be indicated and shall 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.
2. 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.
3. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection. Please include the following notes for grass boulevard inspections:
 - 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.
3. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection. Please include the following notes for grass boulevard inspections:
 - a) Inspection of excavated and scarified subgrade prior to backfill.
 - b) Inspection of installed, rolled, and prepared growing media prior to sodding.
 - c) Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.

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	4	Re-issued for Development Permit	2024/02/16
	5	Re-issued for Development Permit	2024/04/30



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Client:



Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Offsite Landscape Plan

Project North:

Drawn By:

MH

Checked By:

MP

Scale:

Job No.:

1:100

22-082

Sheet No.:

Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/14
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5	Re-issued for Development Permit	2024/04/30

Legend:

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

General Notes:

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

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Client:



Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Tree Management Plan

Project North:

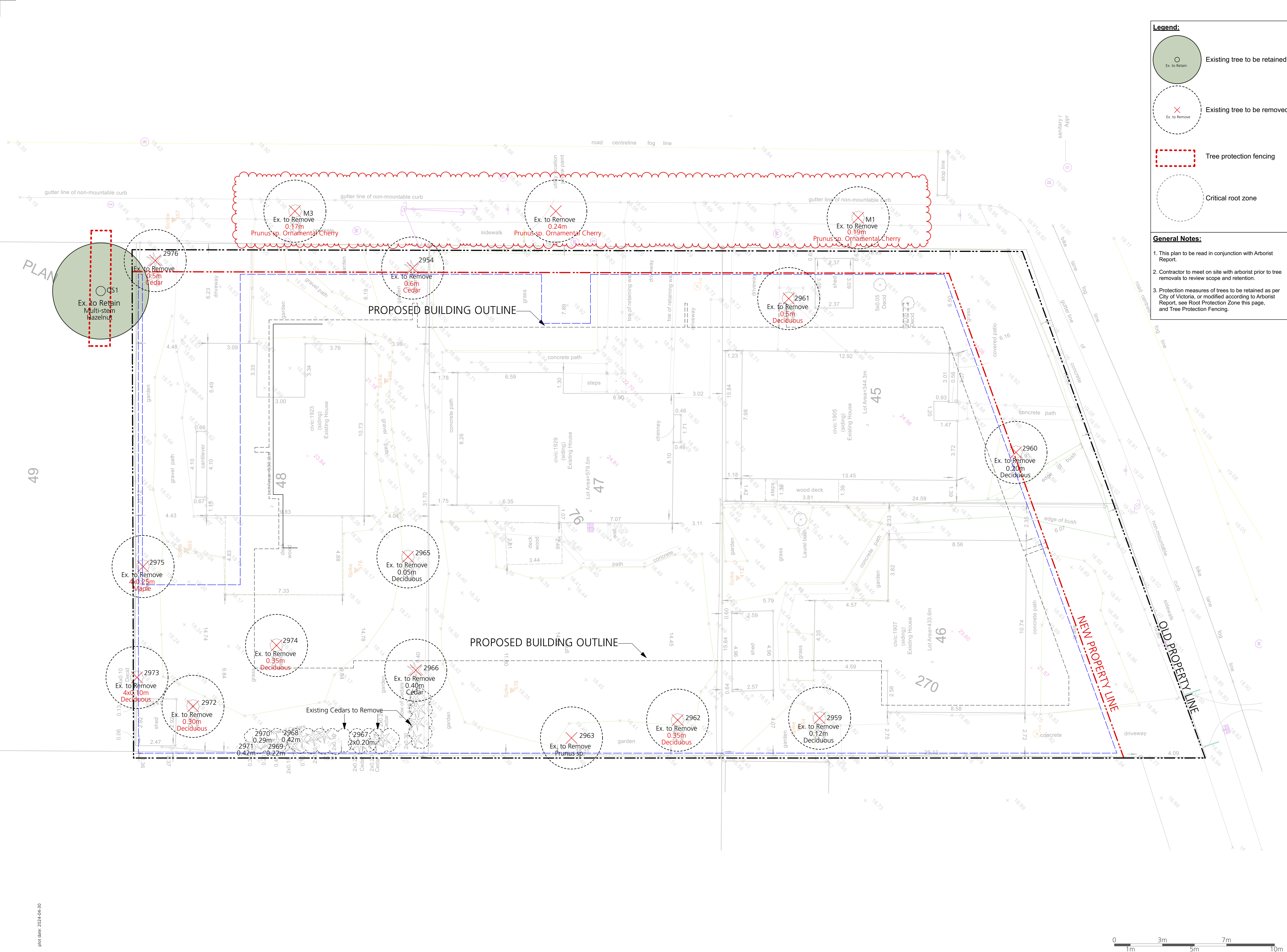
Drawn By: MH
Checked By: MP

Scale:

Job No.: 22-082

Sheet No.:

L1.4



LIGHTING LEGEND

 Recessed Wall Light

 Building Light
(by Architecture)

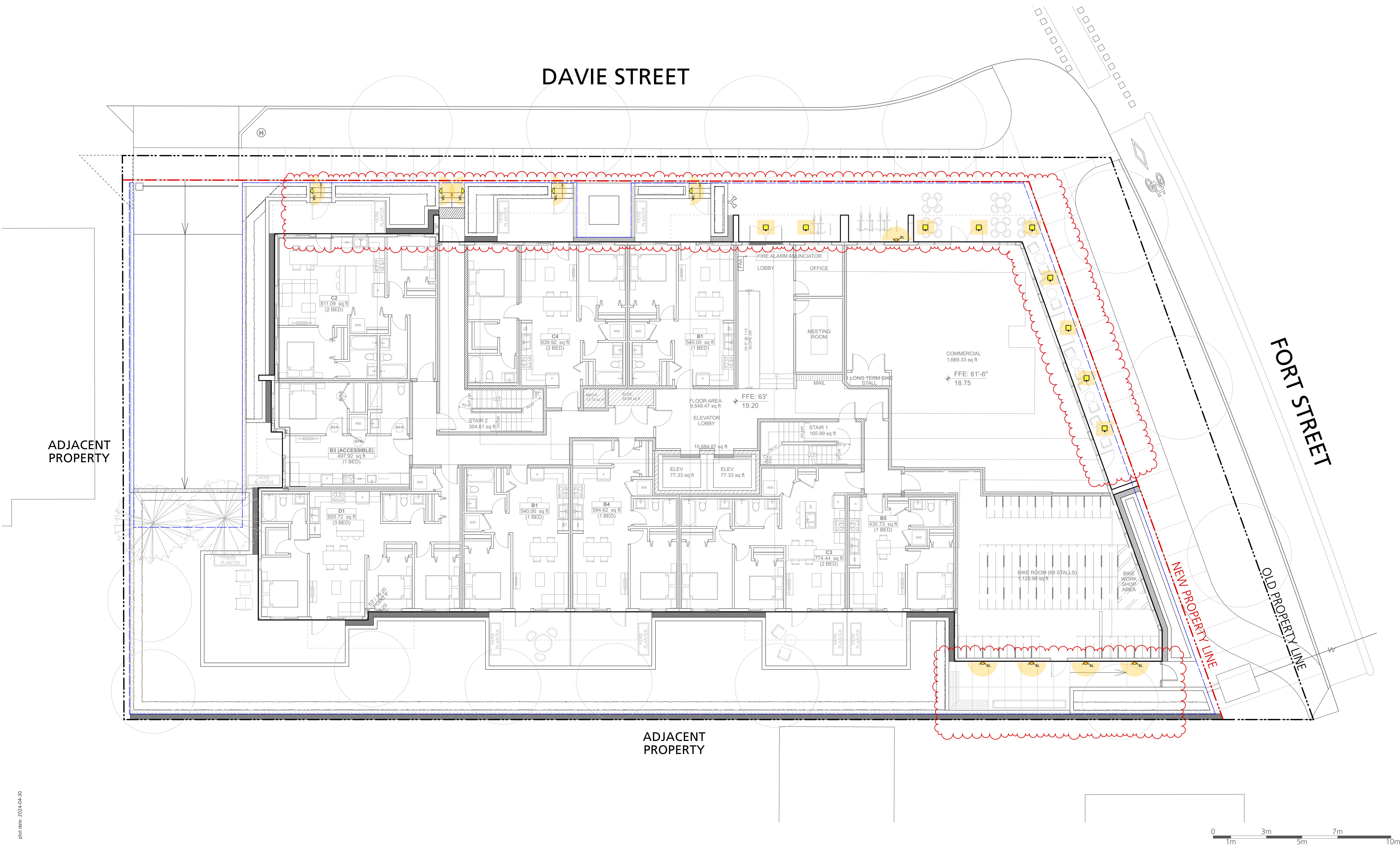
 Proposed Soffit Lighting
(by Architecture)

 Receptacles

Notes:

- Read this plan in conjunction with
Electrical and Architectural drawings

Issues	No.	Description	Date
	1	Issued for CALUC	2022/10/14
	2	Issued for Development Permit	2023/07/10
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Client:



Project Title:

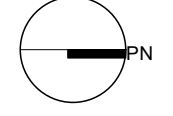
FORT & DAVIE APARTMENTS

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

Drawing Title:

**Landscape Lighting Plan
Level 1**

Project North:



Drawn By:

MH

Checked By:

MP

Scale:

1:100

Job No.:

22-082

Sheet No.:

LIGHTING LEGEND

 Recessed Wall Light

 Building Light
(by Architecture)

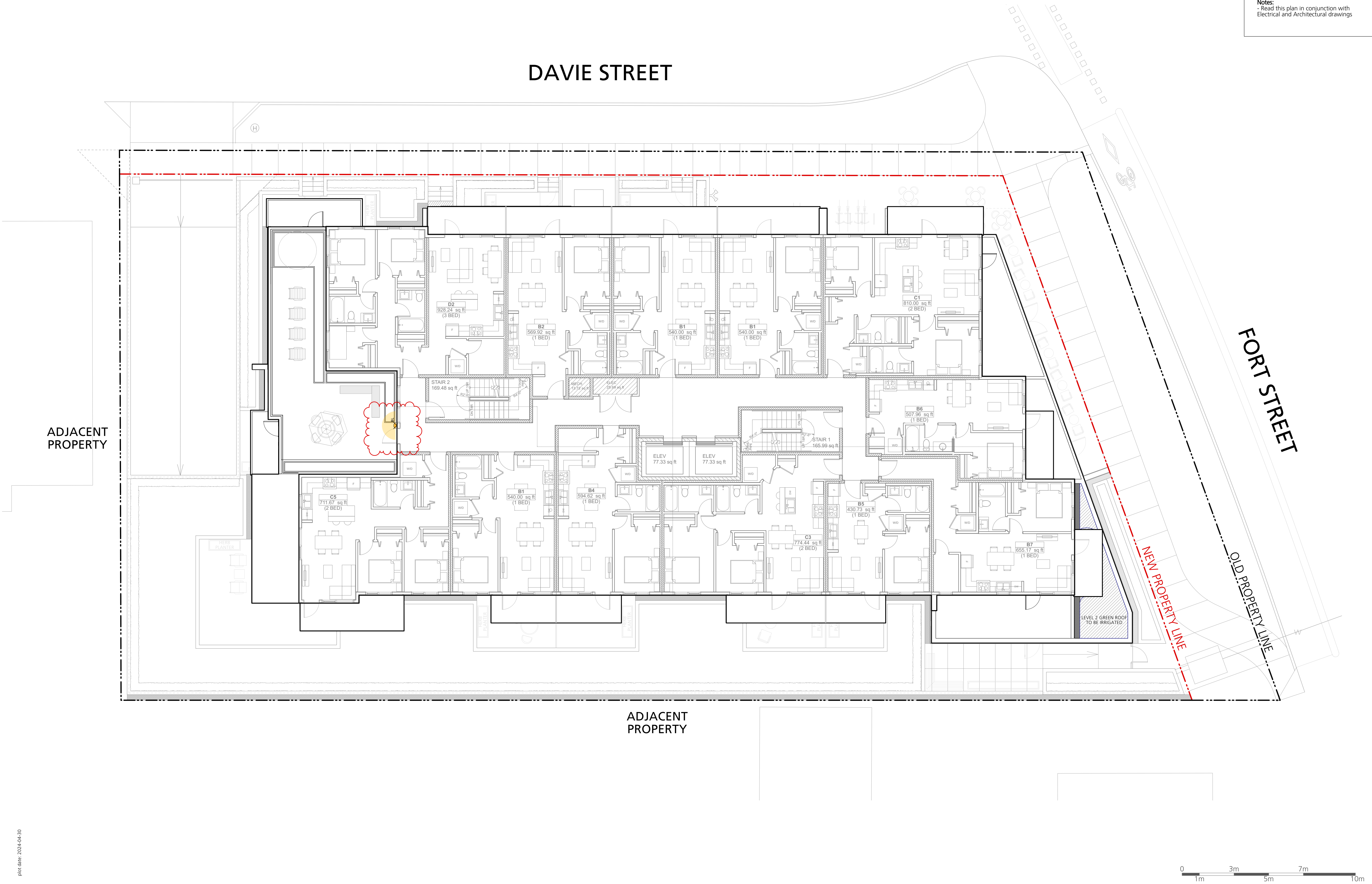
 Proposed Soffit Lighting
(by Architecture)

 Receptacles

Notes:

- Read this plan in conjunction with
Electrical and Architectural drawings

Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
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Client:



Project Title:

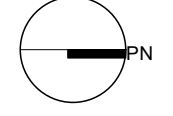
FORT & DAVIE APARTMENTS

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

Drawing Title:

**Landscape Lighting Plan
Level 5**

Project North:



Drawn By:

MH

Checked By:

MP

Scale:

1:100

Job No.:

22-082

Sheet No.:

Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
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Client:



Project Title:

FORT & DAVIE APARTMENTS

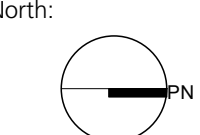
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Grading Plan

Project North:

Drawn By:



PN _____
Checked By _____

Scale

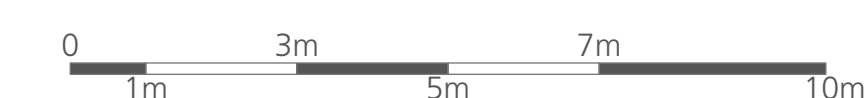
Job No.:

1:100

22-082

Sheet No.:

L2.0



Issues		
No.	Description	Date
1	Issued for CALUC	2023/10/14
2	Issued for Development Permit	2023/10/14
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.:

L3.0

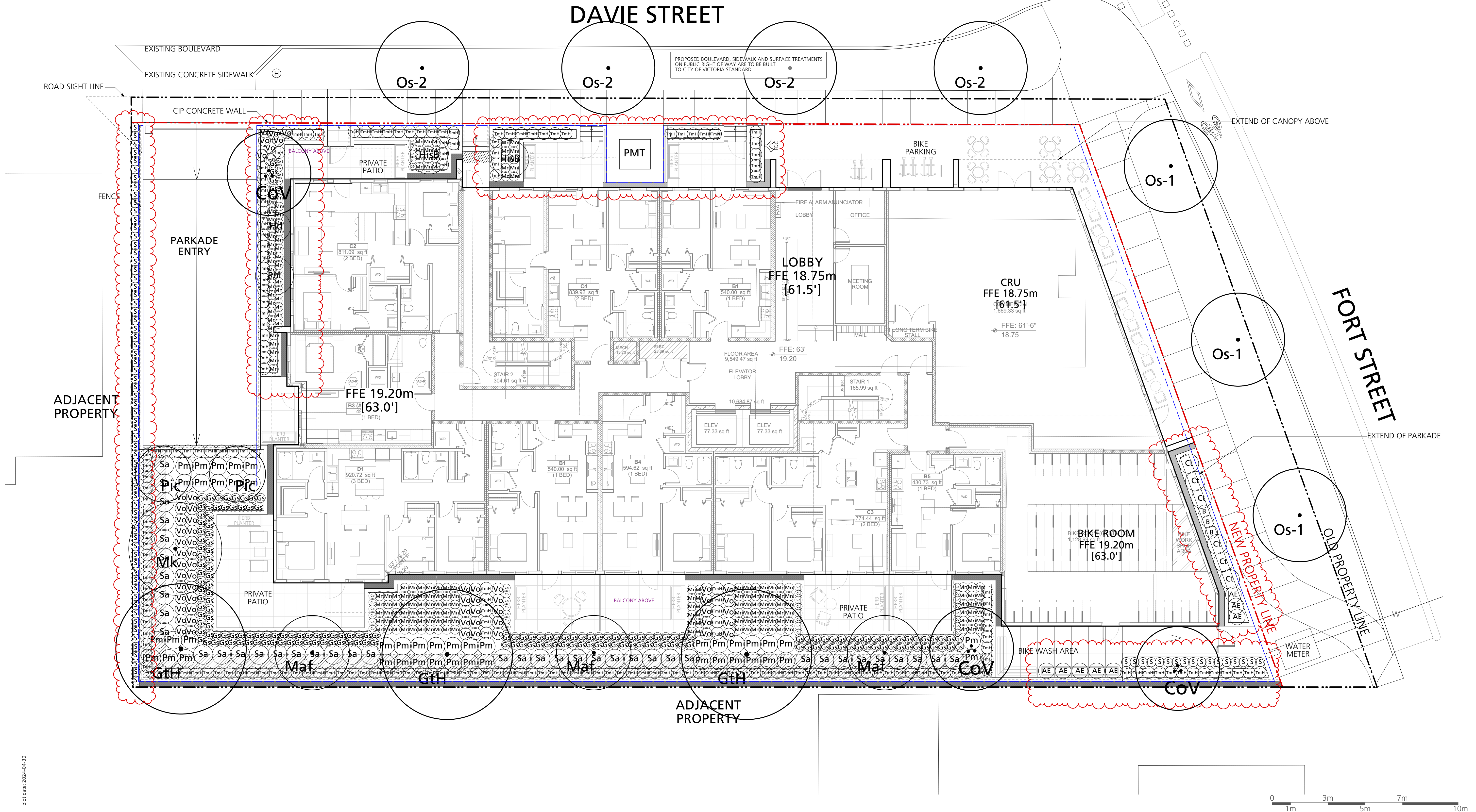
GENERAL NOTES:

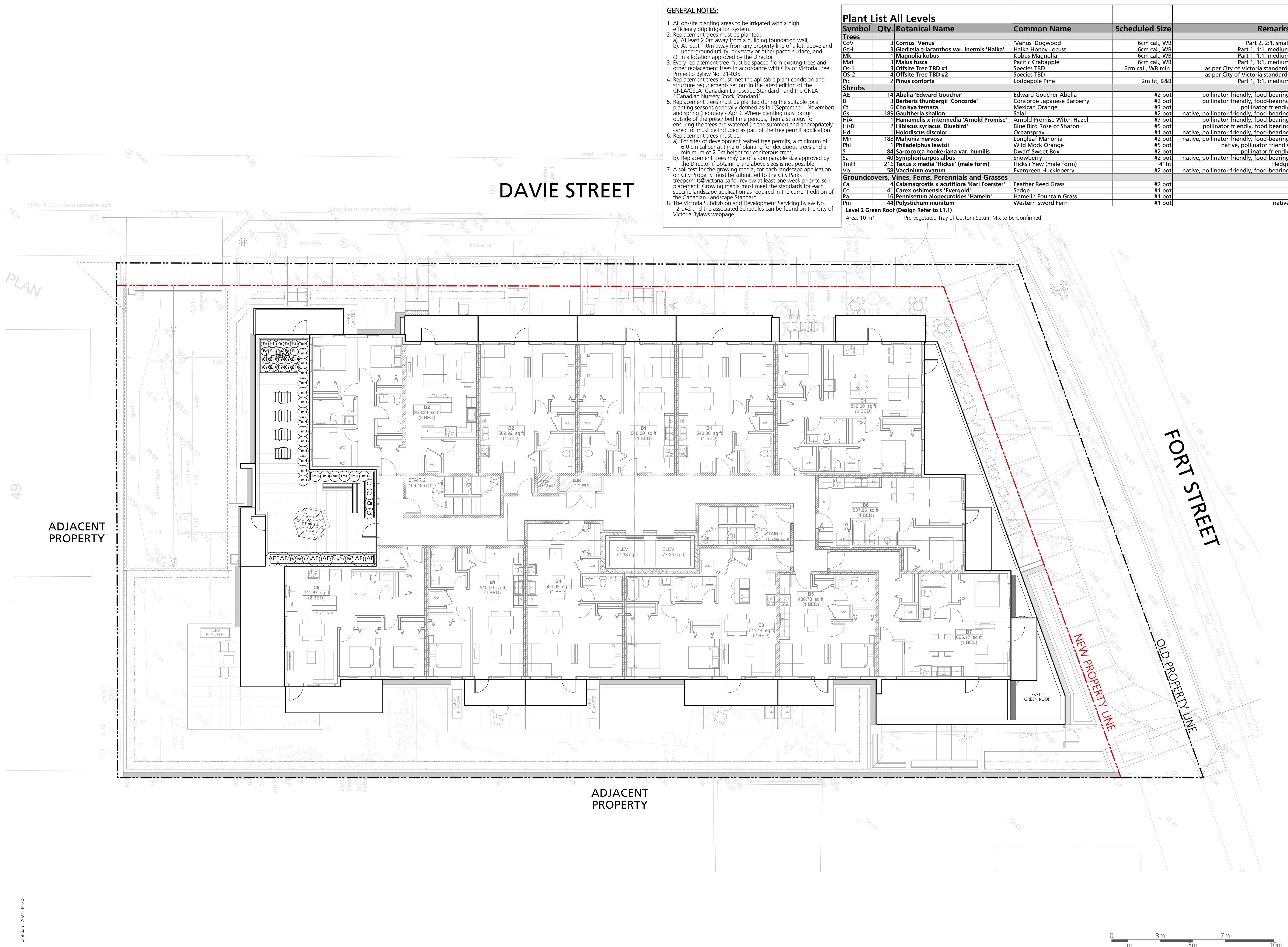
- All on-site planting areas to be irrigated with a high efficiency drip irrigation system.
- Replacement trees must be planted:
 - At least 2.0m away from a building foundation wall.
 - At least 1.0m away from any property line of a lot, above and underground utility, driveway or other paved surface,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

Plant List All Levels				
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size
Trees				
CoV	3	Cornus 'Venus'	'Venus' Dogwood	6cm cal., WB
GtH	3	Gleditsia triacanthos var. inermis 'Halka'	Halka Honey Locust	6cm cal., WB
Mk	1	Magnolia kobus	Kobus Magnolia	6cm cal., WB
MaF	3	Malus fusca	Pacific Crabapple	6cm cal., WB
Os-1	3	Offsite Tree TBD #1	Species TBD	6cm cal., WB min.
Os-2	4	Offsite Tree TBD #2	Species TBD	as per City of Victoria standards
Pic	2	Pinus contorta	Lodgepole Pine	2m ht, B&B
Shrubs				
AE	14	Abelia 'Edward Goucher'	Edward Goucher Abelia	#2 pot
B	3	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	#2 pot
Cl	6	Choysya ternata	Mexican Orange	#3 pot
Gs	189	Gaultheria shallon	Salal	#2 pot
HIA	1	Hamamelis x intermedia 'Arnold Promise'	Arnold Promise Witch Hazel	#7 pot
HisB	2	Hibiscus syriacus 'Bluebird'	Blue Bird Rose of Sharon	#5 pot
Hd	1	Holodiscus discolor	Oceanspray	#1 pot
Mn	188	Mahonia nervosa	Longleaf Mahonia	#2 pot
Phi	1	Philadelphus lewisii	Wild Mock Orange	#5 pot
S	84	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot
Sa	40	Symphoricarpos albus	Snowberry	#2 pot
TmH	216	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4' ht
Vo	58	Vaccinium ovatum	Evergreen Huckleberry	#2 pot
Groundcovers, Vines, Ferns, Perennials and Grasses				
Ca	4	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#2 pot
Co	41	Carex oshimensis 'Evergold'	Sedge	#1 pot
Pa	16	Pennisetum alopecuroides 'Hameln'	Hamelin Fountain Grass	#1 pot
Pm	44	Polystichum munitum	Western Sword Fern	#1 pot

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

Area: 10 m² Pre-vegetated Tray of Custom Setum Mix to be Confirmed





Replacement Tree List						
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Replacement Ratio (Schedule E)	Min. Required Soil Volume
Trees						
CoV	3	Cornus 'Venus'	'Venus' Dogwood	6cm cal., WB	Part 2, 2:1, small	6.0 m³
GtH	3	Gleditsia triacanthos var. inermis 'Halka'	Halka Honey Locust	6cm cal., WB	Part 1, 1:1, medium	15.0 m³
Mk	1	Magnolia kobus	Kobus Magnolia	6cm cal., WB	Part 1, 1:1, medium	15.0 m³
Maf	3	Malus fusca	Pacific Crabapple	6cm cal., WB	Part 1, 1:1, medium	15.0 m³
Pic	2	Pinus contorta	Lodgepole Pine	2m ht, B&B	Part 1, 1:1, medium	15.0 m³

REPLACEMENT TREE SOIL VOLUME TABLE

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

Planting Area ID	Area (m²)	Soil Volume Multiplier	Estimated Soil Volume	Proposed Replacement Tree			Required Soil Volume (m³)			
				#Small	#Medium	#Large	Small	Medium	Large	Total
A	15.6 m²	0.6	9.4 m³	1	0	0	8.0 m³	0	0	8.0 m³
B	194.1 m²	0.76 & 0.91 *	166.7 m³	1	9	0	6.0 m³	135.0 m³	0	141.0 m³
C	8.2 m²	1.0	8.2 m³	1	0	0	8.0 m³	0	0	8.0 m³

* Refer to plans for areas of varied depth.

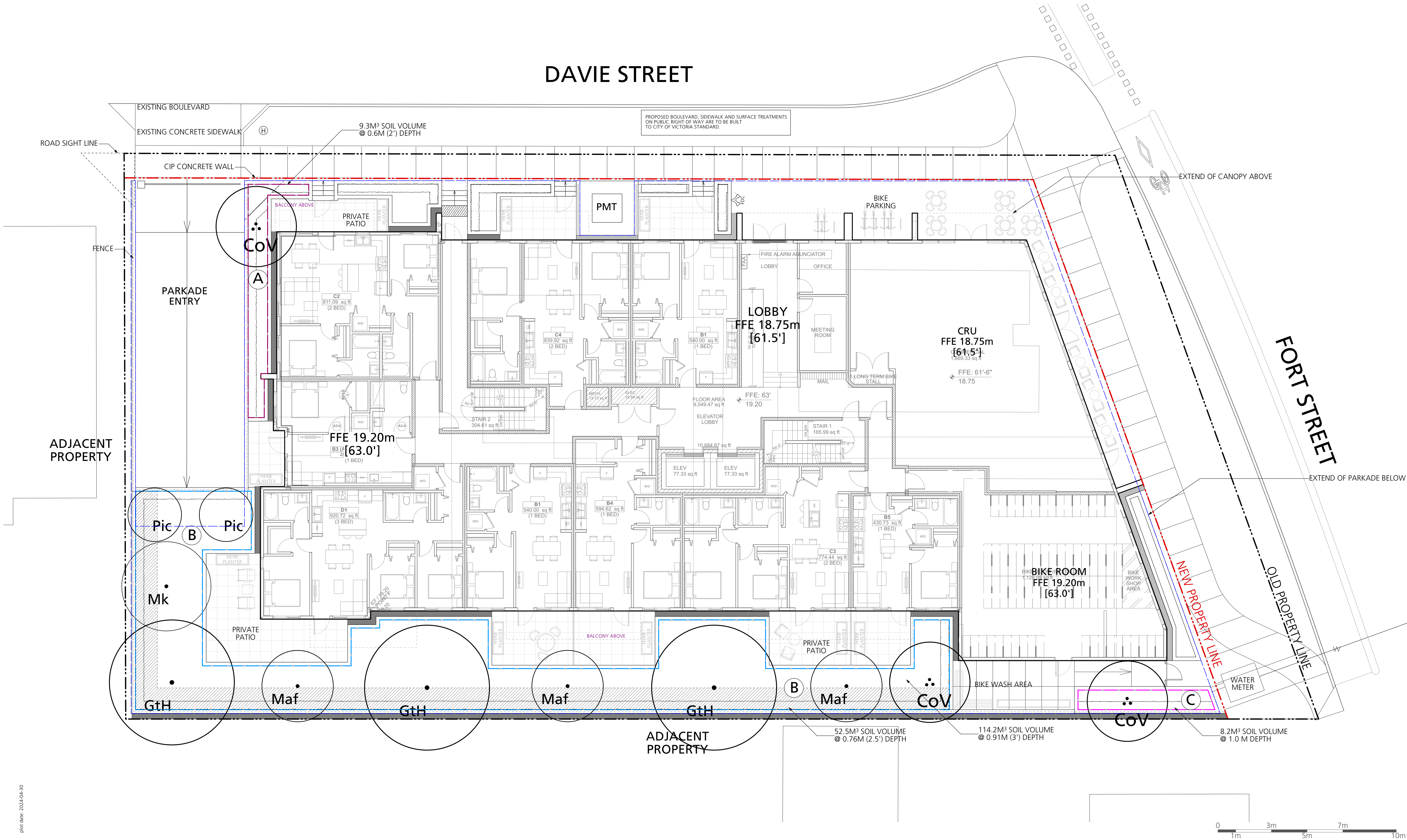
REPLACEMENT TREE PLANTING NOTES:

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

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P+A

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Landscape Architecture
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112 East Broadway
Vancouver, BC V5T 1V9
T: 604.738.4118
perryandassociates.ca



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Client:



Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Tree Replacement Plan

Project North:

Drawn By:

MH

Checked By:

MP

Scale:

Job No.:

1:100

22-082

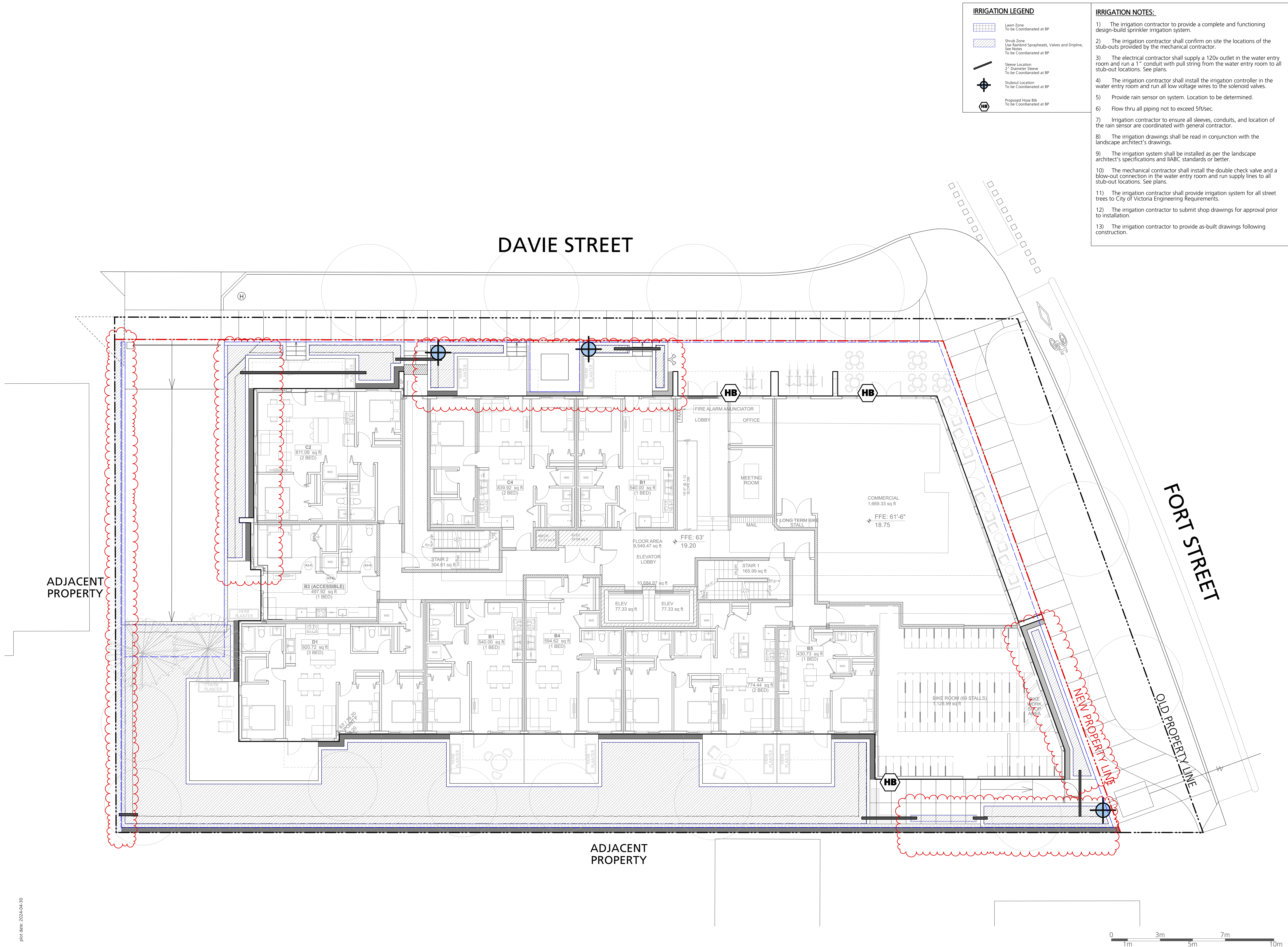
Sheet No.:

L3.2

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

- 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.

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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.:

Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30

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,
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

LEVEL 2 GREEN ROOF
TO BE IRRIGATED

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Client:



Project Title:

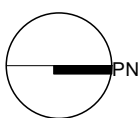
FORT & DAVIE APARTMENTS

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.:

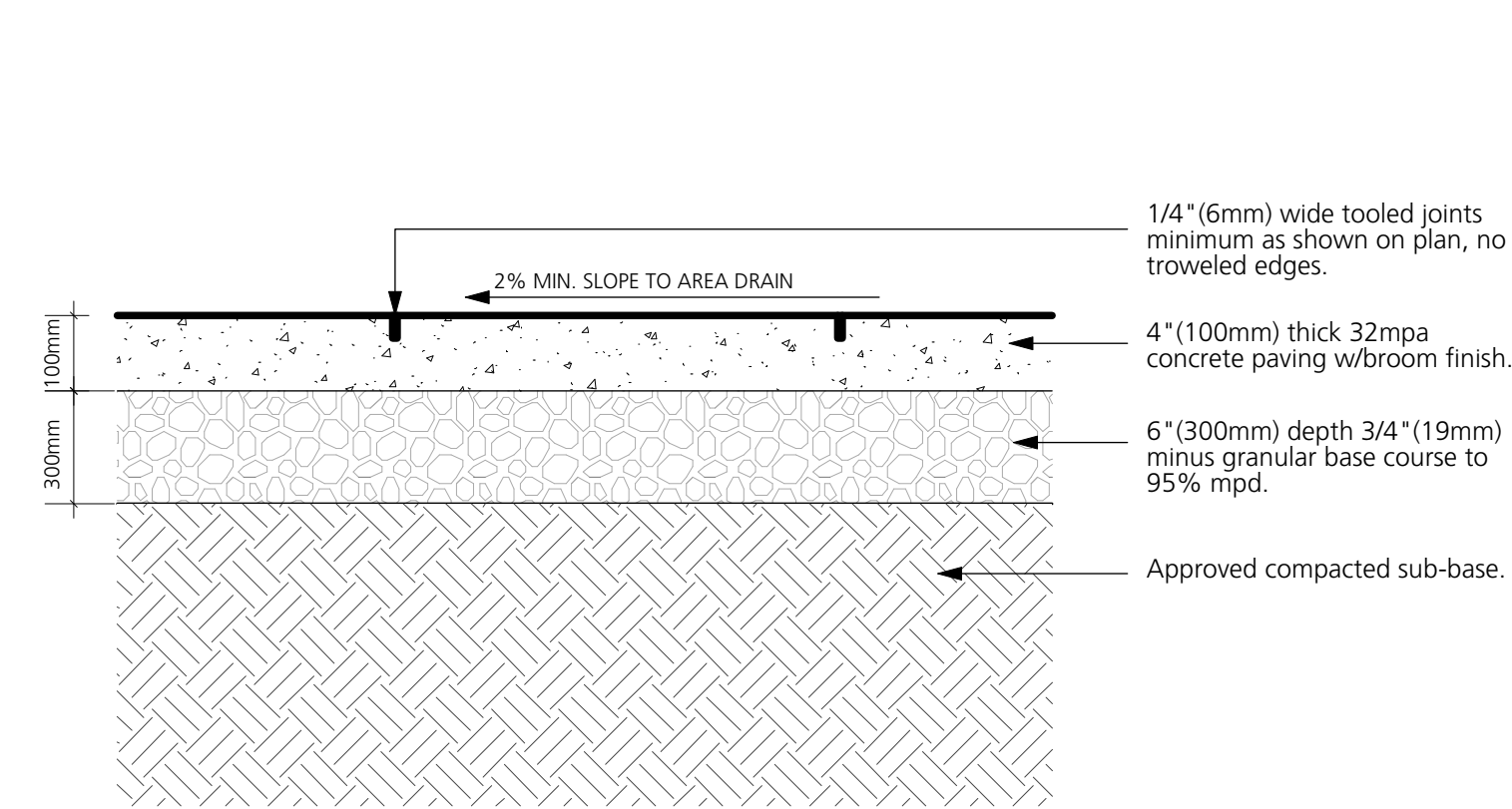
22-082

Sheet No.:

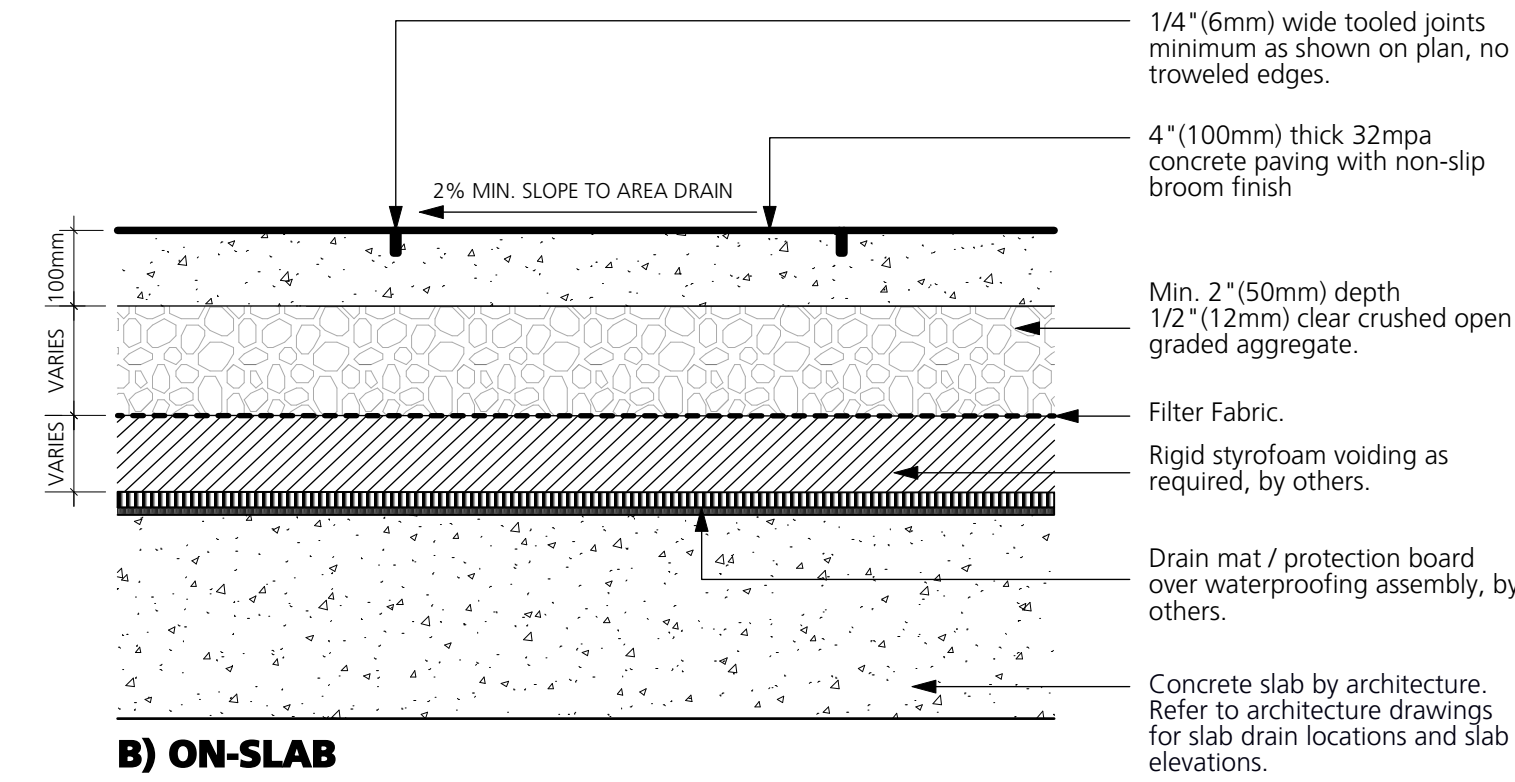
L3.4



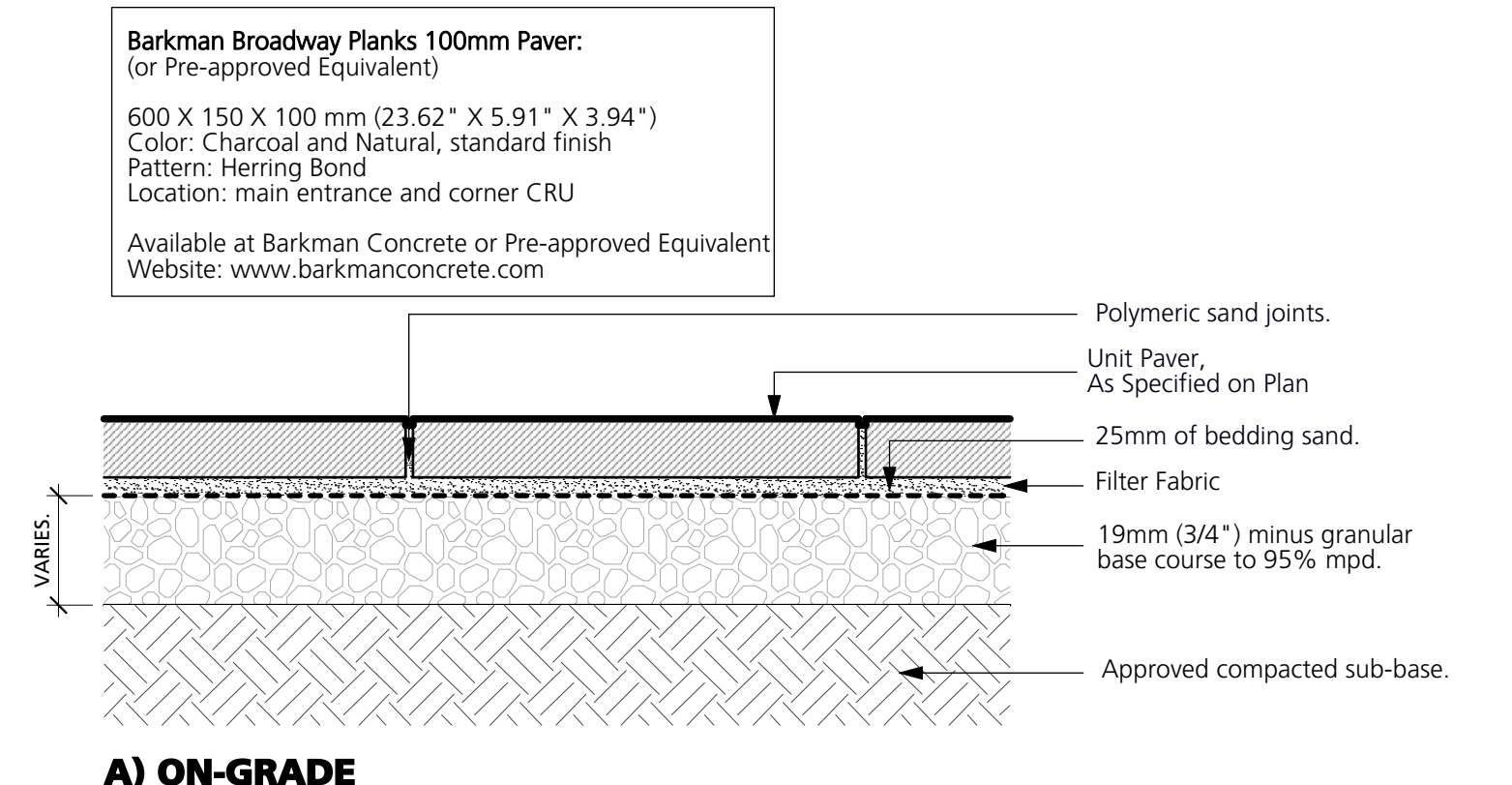
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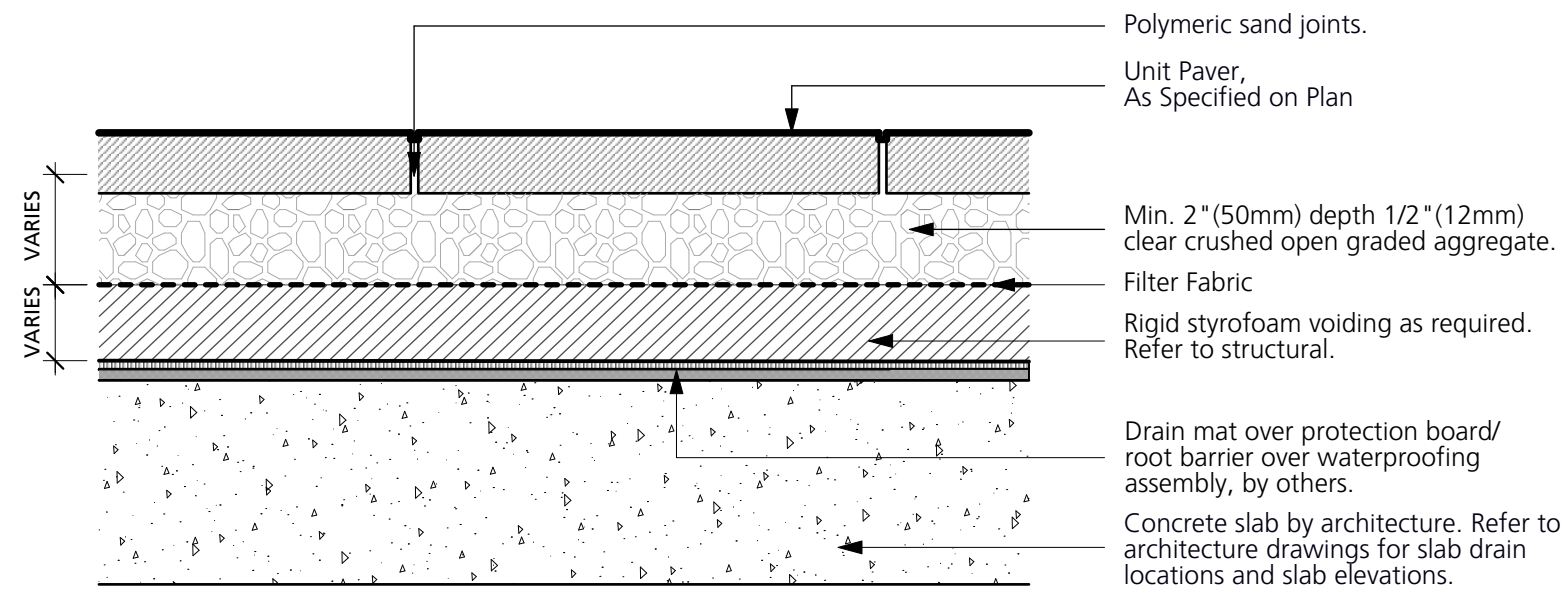
A) ON-GRADE



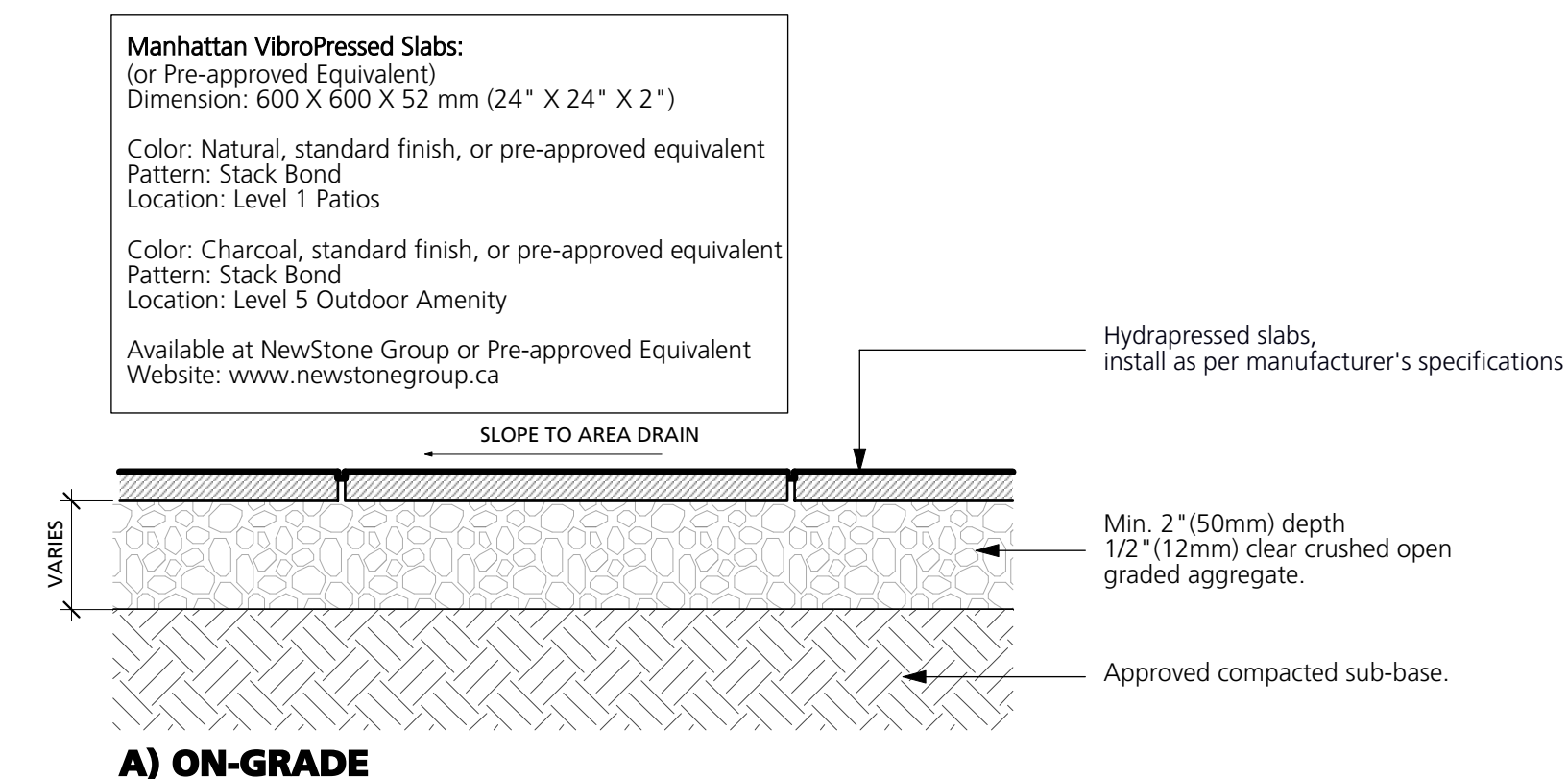
B) ON-SLAB

1 CIP Concrete Paving
1:10

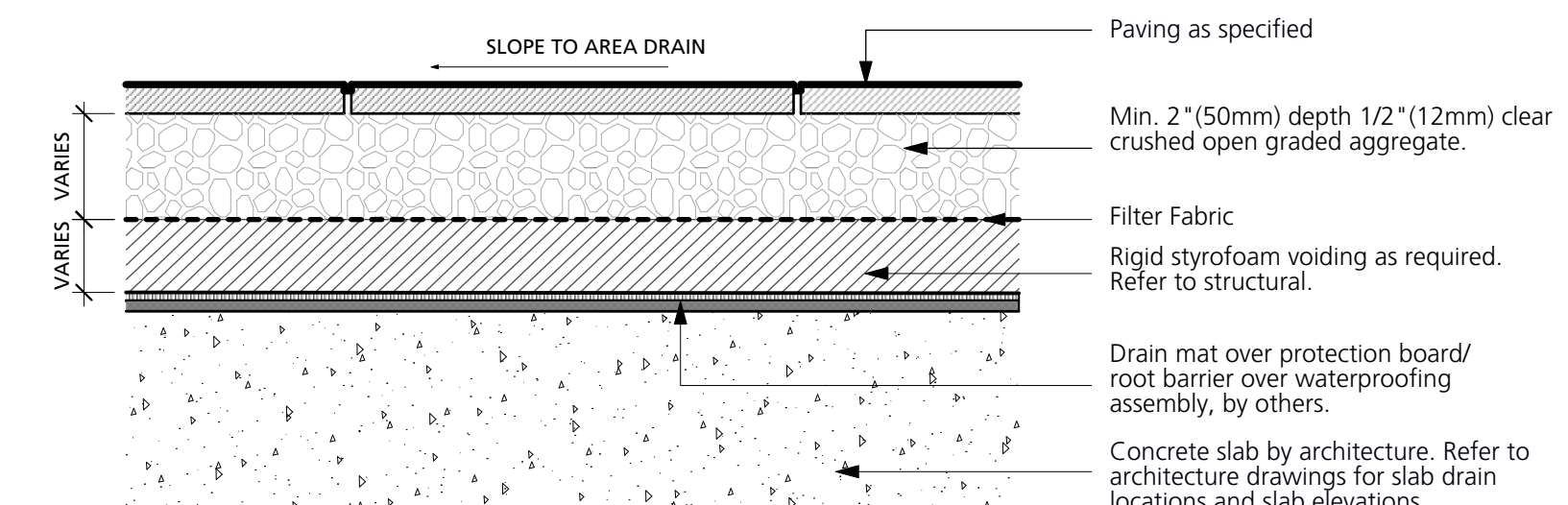
A) ON-GRADE



B) ON-SLAB

2 Unit Paving
1:10

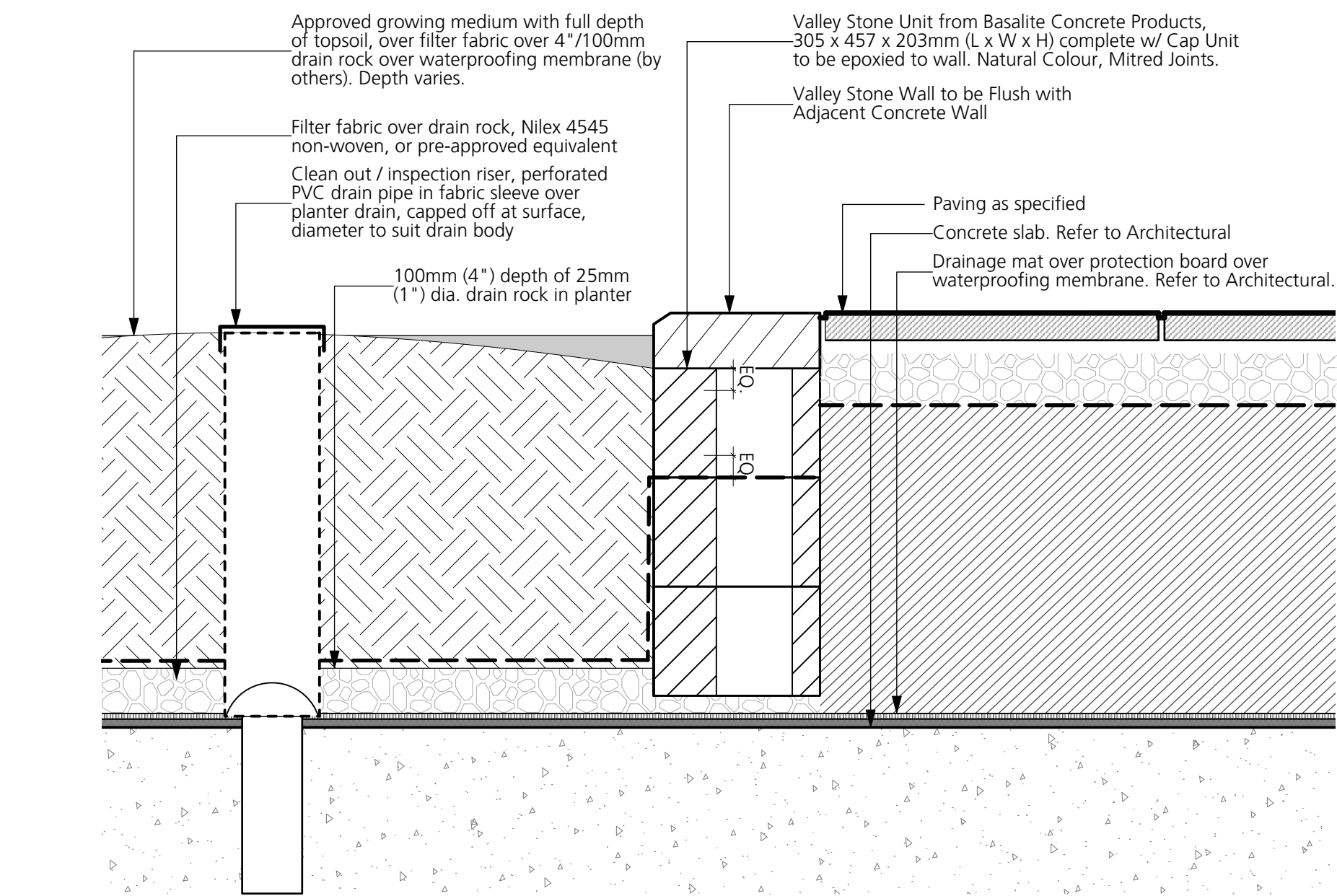
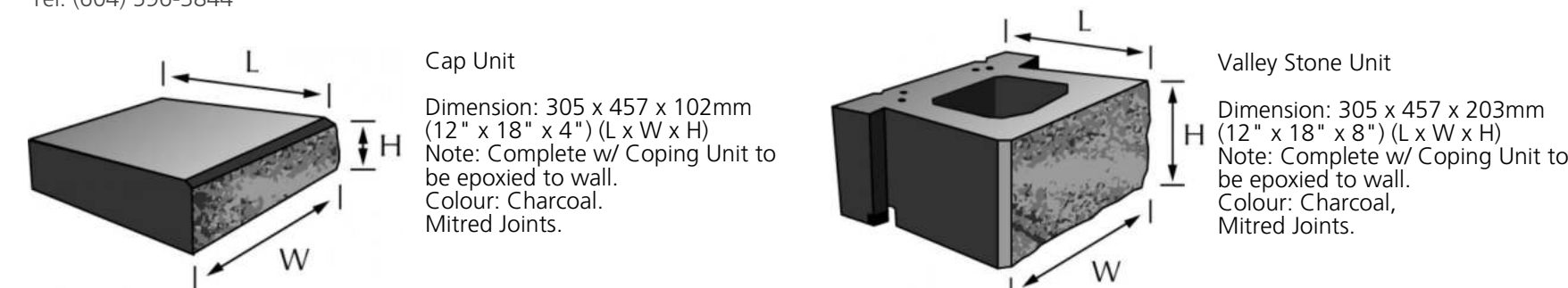
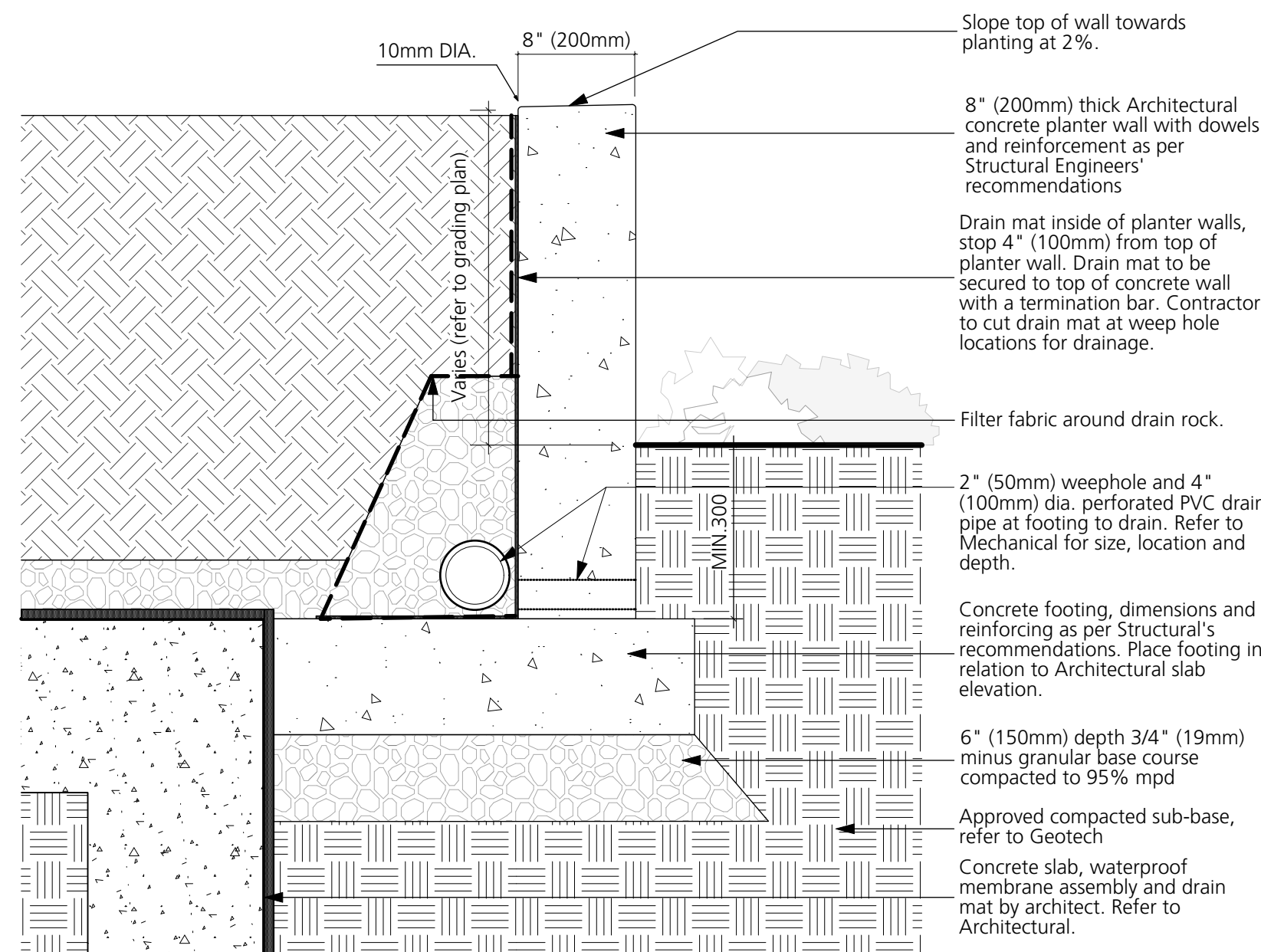
A) ON-GRADE



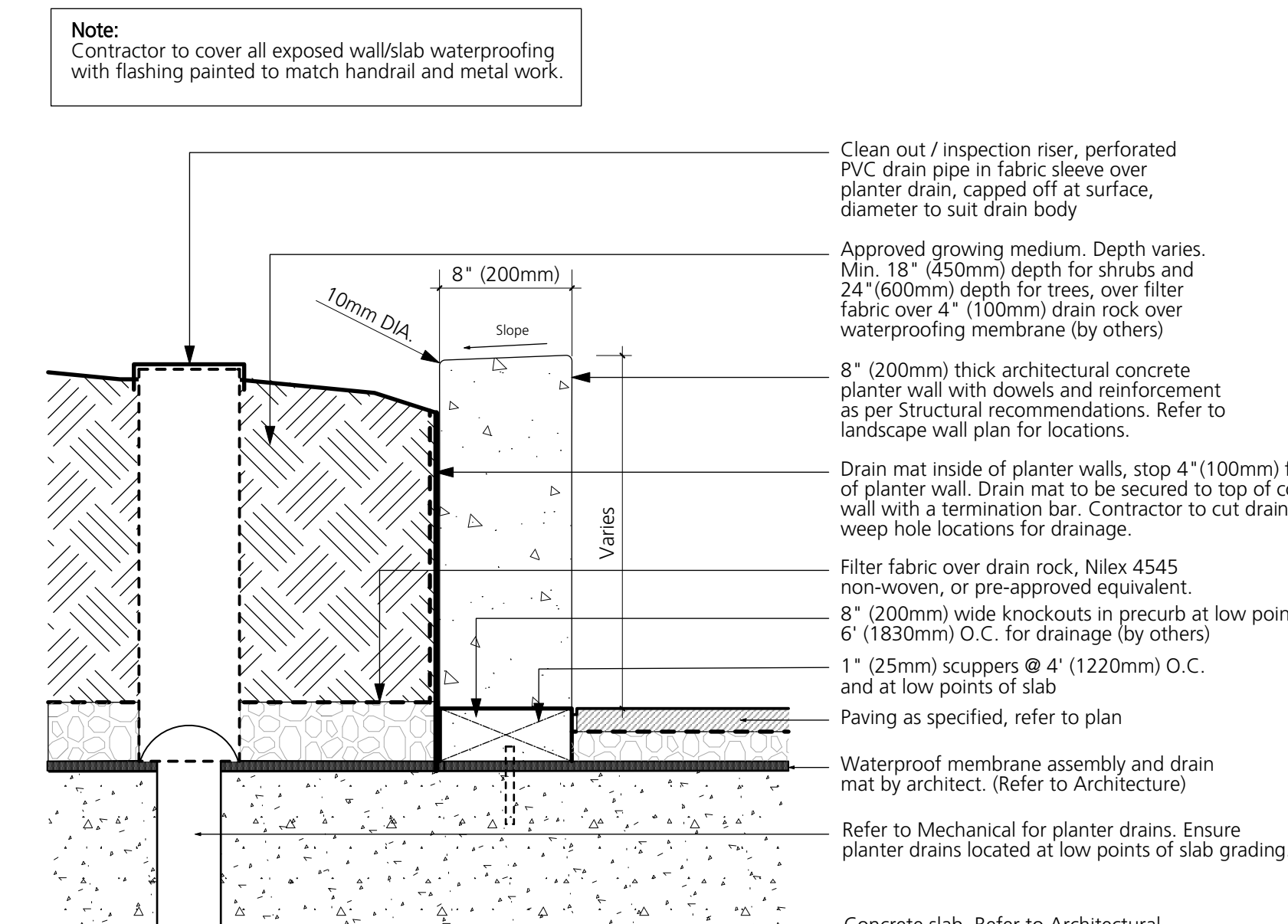
B) ON-SLAB

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



B) ON-SLAB

4 CIP Concrete Planter Wall
1:10

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

Drawing Title:

Landscape Details

Project North:

Drawn By:

MH

Checked By:

MP

Scale:

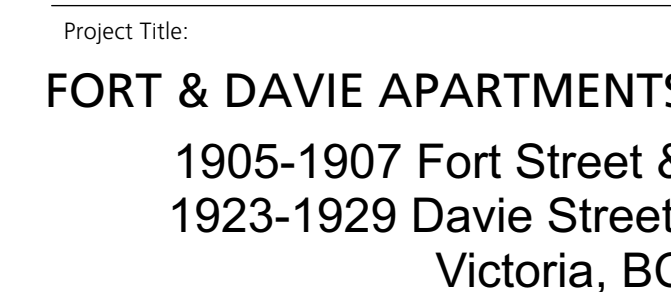
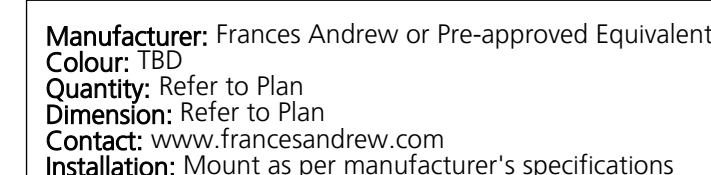
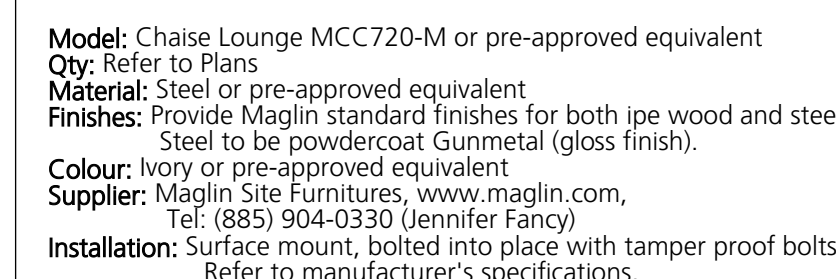
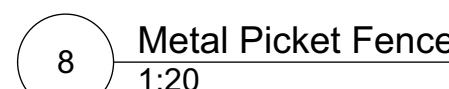
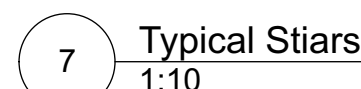
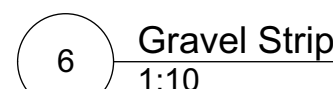
Job No.:

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22-082

Sheet No.:

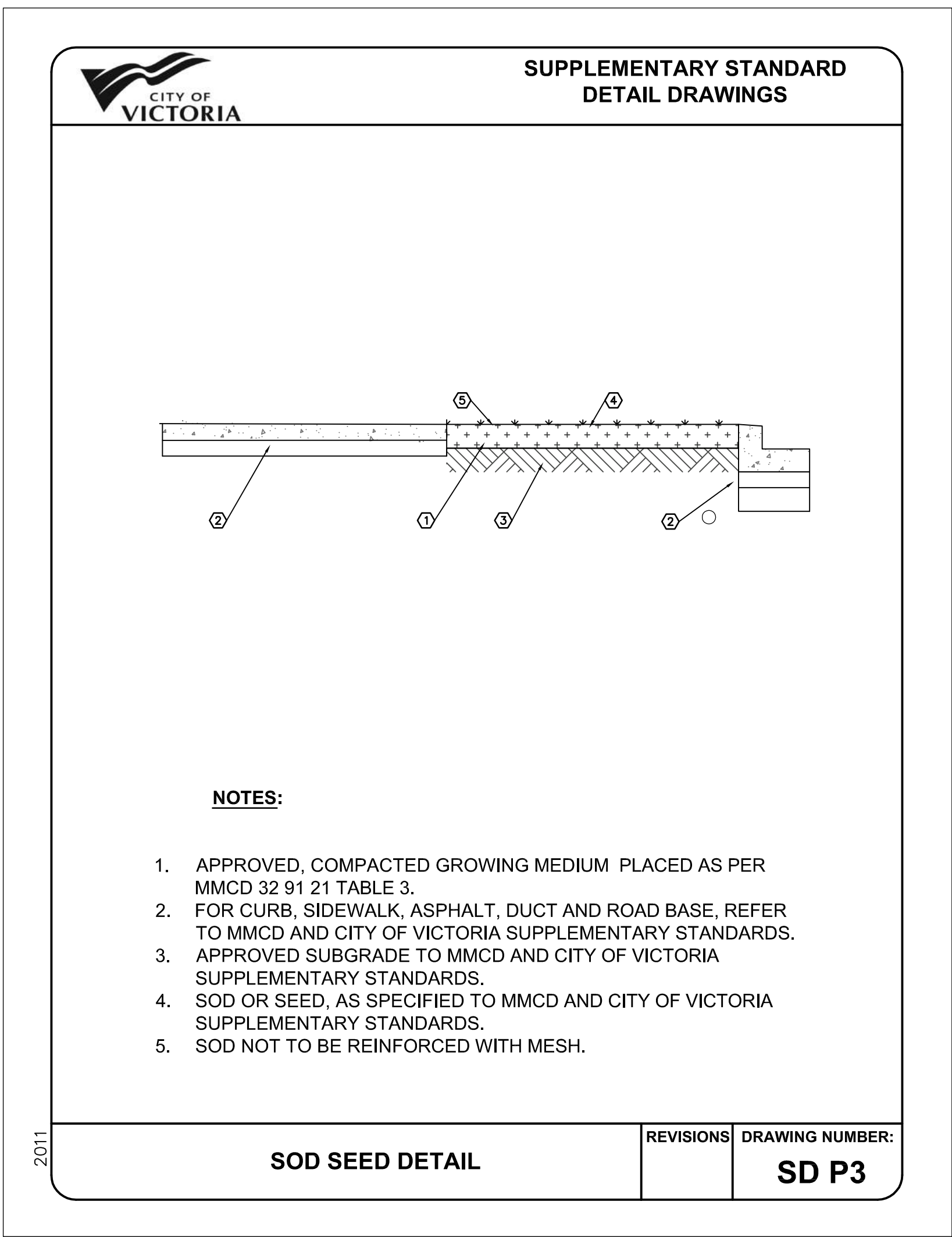
Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/17
2	Issued for Development Permit	2023/07/17
3	Re-issued for Development Permit	2023/12/27
4	Re-issued for Development Permit	2024/02/27
5	Re-issued for Development Permit	2024/04/25



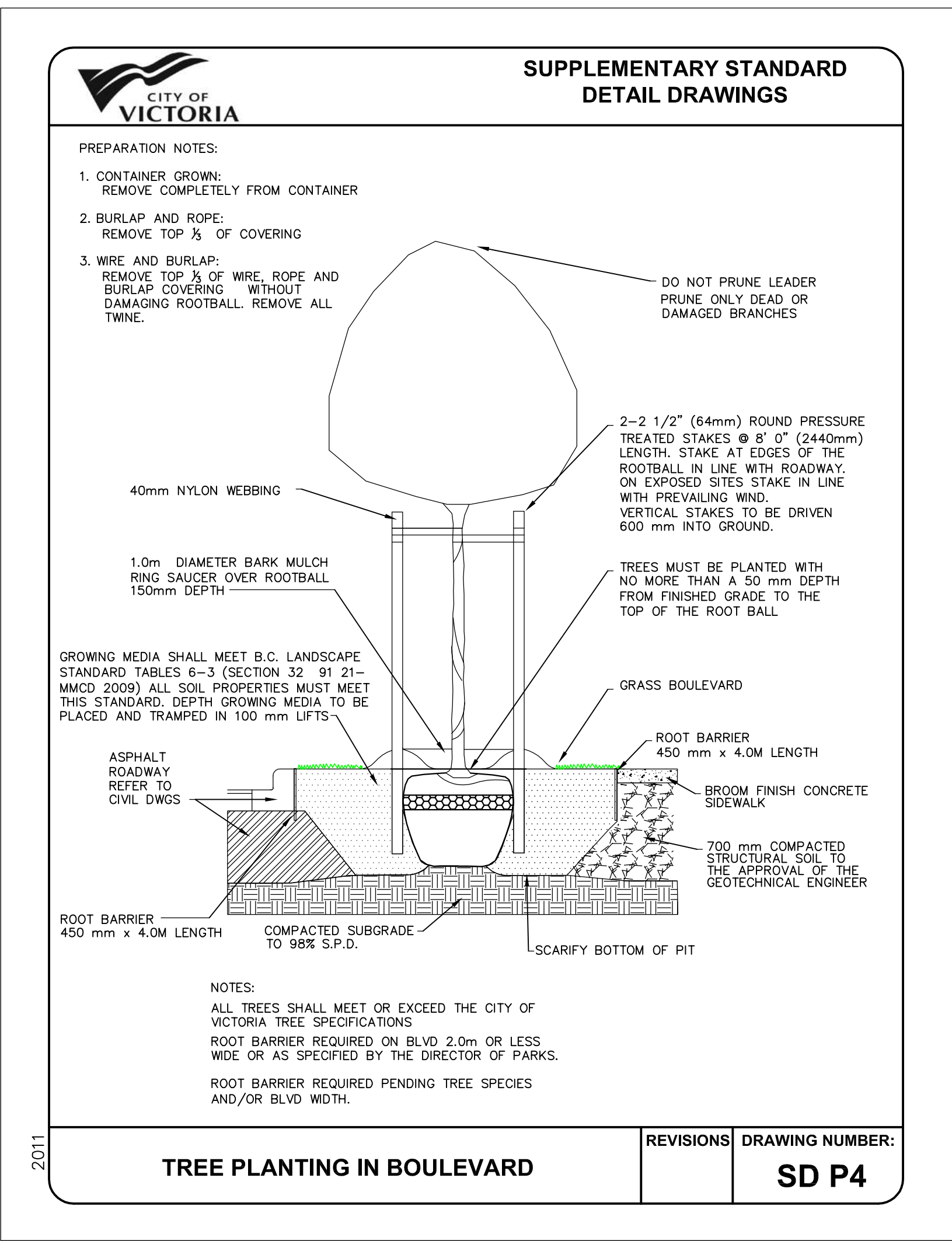
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Scale:	Job No.:	22-082
As Shown		
Sheet No.:		



14 Sodded Boulevard (as per City of Victoria Standards)
NTS



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

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