

Architectural Drawing Index

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6-STOREY RESIDENTIAL & COMMERCIAL BUILDING

FORT & DAVIE STREETS | VICTORIA | BC | REZONING / DP

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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

COVER PAGE

22600 [PROJECT]

[SCALE]

Tuesday, July 15, 2025 [DATE]

DP RZ Resubmission [ISSUE]

[DRAWING]

A-0.000

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

Project: 22600
Date: **14-Jul-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	59,930	sq.ft.	5,567.7 m2
Total Proposed Exclusions	2,817	sq.ft.	261.7 m2
Proposed FSR (Gross site area) 2.74	**57,113**	**sq.ft.**	**5,305.9 m2**
Proposed FSR (Net site area) 3.11	**57,113**	**sq.ft.**	**5,305.9 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%	**4%**
												Studio
B1 - 1 Bed	3	4	4	4	4	4	**23**	502.1	11,548.3	1,072.9	30.7%	
B2 - 1 Bed		1	1	1	1	1	**5**	535.2	2,676.1	248.6	6.7%	
B3 - 1 Bed (Accessible)	1	1	1	1			**4**	498.2	1,992.8	185.1	5.3%	**57.3%**
B4 - 1 Bed + Den	1	1	1	1	1	1	**6**	546.5	3,279.2	304.6	8.0%	
B5 - 1 Bed + Den		1	1	1	1	1	**5**	645.2	3,226.0	299.7	6.7%	
												1 Bed
C1 - 2 Bed					1	1	**2**	684.3	1,368.6	127.1	2.7%	
C2 - 2 Bed	1	1	1	1	1	1	**6**	753.9	4,523.6	420.3	8.0%	
C3 - 2 Bed	1						**1**	763.9	763.9	71.0	1.3%	
C4 - 2 Bed	1	1	1	1			**4**	775.0	3,099.8	288.0	5.3%	**32.0%**
C5 - 2 Bed	1						**1**	770.8	770.8	71.6	1.3%	
C6 - 2 Bed + Den		1	1	1	1	1	**5**	917.9	4,589.5	426.4	6.7%	
C7 - 2 Bed + Den		1	1	1	1	1	**5**	968.3	4,841.4	449.8	6.7%	
												2 Bed
D1 - 3 Bed	1	1	1				**3**	876.0	2,627.9	244.1	4.0%	**7%**
D2 - 3 Bed				1	1		**2**	892.5	1,785.0	165.8	2.7%	
												3 Bed
Total	**9**	**14**	**14**	**14**	**12**	**12**	**75**		**48,124**	**4,470.8**	**100.0%**	**100%**

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

Gross Floor Area	**Commercial**	**Unit Area**	**Common Area**	**Total GFA**		**Efficiency L1 - L6**
Parkade			sq.ft.	0.0 sq.ft.	- m2	
Gross Area - 1st Floor	1,381.69 sq.ft.	4,610.41 sq.ft.	4,259.45 sq.ft.	10,251.55 sq.ft.	952 m2	58.5%
Gross Area - 2nd Floor		7,362.08 sq.ft.	2,879.61 sq.ft.	10,241.69 sq.ft.	951 m2	71.9%
Gross Area - 3rd Floor		7,362.08 sq.ft.	2,879.61 sq.ft.	10,241.69 sq.ft.	951 m2	71.9%
Gross Area - 4th Floor		7,362.08 sq.ft.	2,879.61 sq.ft.	10,241.69 sq.ft.	951 m2	71.9%
Gross Area - 5th Floor		6,445.91 sq.ft.	2,832.26 sq.ft.	9,278.17 sq.ft.	862 m2	69.5%
Gross Area - 6th Floor		6,445.91 sq.ft.	2,832.26 sq.ft.	9,278.17 sq.ft.	862 m2	69.5%
Gross Area - Roof Level				397.38 sq.ft.	37 m2	
Total Gross Area	**1,382 sq.ft.**	**39,588 sq.ft.**	**18,562.80 sq.ft.**	**59,930.34 sq.ft**	**5,568 m2**	**Overall: 68.4%**

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

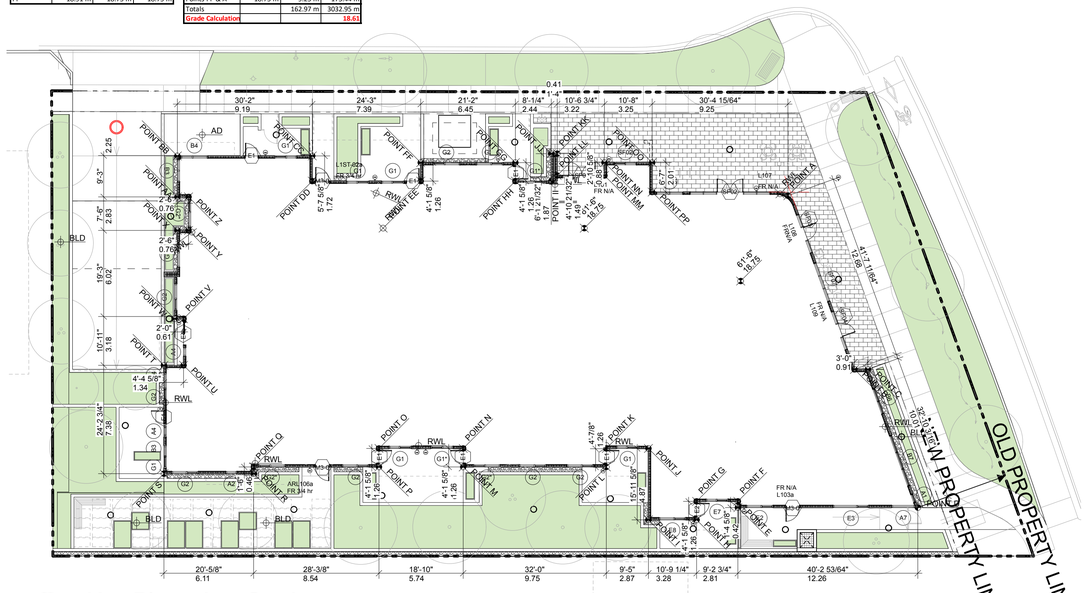
Required Secure Bicycle Parking	3 units @	1.0 space/unit	(45m2 or 485 sqft) > X	3 spaces	long term
	72 units @	1.25 space/unit	X < (45m2 or 485 sqft)	90 spaces	long term
	75 units @	0.1 space/unit		8 spaces	short term
Commercial - Food & Beverage	1 units @	1.0 Space/400m2		1 spaces	long term
	1 units @	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.

		PROPOSED		
ZONING EXISTING	R3-2 & R1-B	CD		
OCP LAND USE DESIGNATION - PARTIAL DPA 5: LARGE URBAN VILLAGES - JUBILLEE VILLAGE, PARTIAL TRADITIONAL RESIDENTIAL				
SITE AREA		20,858 sq.ft.	1,938 **m2**	
BUILDING HEIGHT				
Average Finished Grade		61.06 ft	18.61 m	
Building Height to T/O Low Roof from Average Grade -		63.73 ft	19.92 m	
Building Height to T/O High Roof from Average Grade -		67.72 ft	21.14 m	
FRONT YARD	Fort St.	20.67 ft	6.30 m	measured from existing property line
SIDE YARD	Davie St.	14.50 ft	4.42 m	measured from existing property line
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	measured from road dedication setback line
SIDE YARD	Davie St.	9.95 ft	3.03 m	measured from road dedication setback line
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			
POINTS	Natural	Finished	Lowest Pt
A	18.82 m	18.75 m	18.75 m
B	18.82 m	18.75 m	18.75 m
C	18.82 m	18.75 m	18.75 m
D	18.88 m	19.00 m	18.88 m
E	18.80 m	19.20 m	18.80 m
F	18.79 m	19.20 m	18.79 m
G	18.67 m	19.20 m	18.67 m
H	18.82 m	19.20 m	18.82 m
I	18.49 m	19.20 m	18.49 m
J	18.41 m	19.20 m	18.41 m
K	18.44 m	19.20 m	18.44 m
L	18.44 m	19.20 m	18.44 m
M	18.45 m	19.20 m	18.45 m
N	18.45 m	19.20 m	18.45 m
O	18.38 m	19.20 m	18.38 m
O	18.38 m	19.20 m	18.38 m
Q	18.16 m	19.20 m	18.16 m
R	18.16 m	19.20 m	18.16 m
S	18.17 m	19.20 m	18.17 m
T	18.69 m	19.20 m	18.69 m
U	18.69 m	19.20 m	18.69 m
V	18.69 m	19.20 m	18.69 m
W	18.69 m	19.20 m	18.69 m
X	18.69 m	19.20 m	18.69 m
Y	18.69 m	19.20 m	18.69 m
Z	18.69 m	19.20 m	18.69 m
AA	18.69 m	19.20 m	18.69 m
BB	18.59 m	19.20 m	18.59 m
CC	18.54 m	19.20 m	18.54 m
DD	18.52 m	19.20 m	18.52 m
EE	18.94 m	19.20 m	18.94 m
FF	18.93 m	19.20 m	18.93 m
GG	18.41 m	19.20 m	18.41 m
HH	18.30 m	19.20 m	18.30 m
II	18.68 m	18.75 m	18.68 m
JJ	18.69 m	18.75 m	18.69 m
KK	18.69 m	18.75 m	18.69 m
LL	18.68 m	18.75 m	18.68 m
MM	18.71 m	18.75 m	18.71 m
NN	18.72 m	18.75 m	18.72 m
OO	18.90 m	18.75 m	18.75 m
PP	18.91 m	18.75 m	18.75 m

	Average of Points	Distance Bet Grade Points	Totals Ave Pt X Dis
Points A & B	18.75 m	12.68 m	237.75 m
Points B & C	18.75 m	0.91 m	17.06 m
Points C & D	18.82 m	10.01 m	188.34 m
Points D & E	18.84 m	12.26 m	230.98 m
Points E & F	18.80 m	0.42 m	7.89 m
Points F & G	18.73 m	2.81 m	52.63 m
Points G & H	18.75 m	1.26 m	23.62 m
Points H & I	18.66 m	3.28 m	61.19 m
Points I & J	18.45 m	4.87 m	89.85 m
Points J & K	18.43 m	2.87 m	52.88 m
Points K & L	18.44 m	1.26 m	23.23 m
Points L & M	18.45 m	9.75 m	179.84 m
Points M & N	18.45 m	1.26 m	23.25 m
Points N & O	18.42 m	5.74 m	105.70 m
Points O & P	18.38 m	1.26 m	23.16 m
Points P & Q	18.27 m	8.54 m	156.03 m
Points Q & R	18.16 m	0.46 m	8.35 m
Points R & S	18.17 m	6.11 m	110.99 m
Points S & T	18.43 m	7.38 m	136.01 m
Points T & U	18.69 m	1.34 m	25.04 m
Points U & V	18.69 m	3.18 m	59.43 m
Points V & W	18.69 m	0.61 m	11.40 m
Points W & X	18.69 m	6.02 m	112.51 m
Points X & Y	18.69 m	0.76 m	14.20 m
Points Y & Z	18.69 m	2.83 m	52.89 m
Points Z & AA	18.69 m	0.76 m	14.20 m
Points AA & BB	18.64 m	2.25 m	41.94 m
Points BB & CC	18.57 m	9.19 m	170.63 m
Points CD & DD	18.53 m	1.72 m	31.87 m
Points DD & EE	18.73 m	7.39 m	138.41 m
Points EE & FF	18.94 m	1.26 m	23.86 m
Points FF & GG	18.67 m	6.45 m	120.42 m
Points GG & HH	18.36 m	1.26 m	23.13 m
Points HH & II	18.49 m	2.44 m	45.12 m
Points II & JJ	18.69 m	1.87 m	34.94 m
Points JJ & KK	18.69 m	0.41 m	7.66 m
Points KK & LL	18.69 m	1.49 m	27.84 m
Points LL & MM	18.70 m	3.22 m	60.20 m
Points MM & NN	18.72 m	0.88 m	16.47 m
Points NN & OO	18.74 m	3.25 m	60.89 m
Points OO & PP	18.75 m	2.01 m	37.69 m
Points PP & A	18.75 m	9.25 m	173.44 m
Totals		162.97 m	3032.95 m
Grade Calculation			18.61



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

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Three Shores Management

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

[TITLE]
PROJECT DATA

[PROJECT] **22600**
[SCALE] **As Noted**
[DATE] **Tuesday, July 15, 2025**
[ISSUE] **DP RZ Resubmission**

[DRAWING] **A-0.001**



SITE CONTEXT MAP



AERIAL VIEW

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Victoria, BC

[TITLE]
SITE CONTEXT MAP & AERIAL VIEW

[PROJECT] **22600**

[SCALE]

[DATE] **Tuesday, July 15, 2025**

[ISSUE] **DP RZ Resubmission**

[DRAWING] **A-0.002**



FORT STREETSCAPE



DAVIE STREETSCAPE

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[TITLE]
STREETSCAPE

22600 [PROJECT]

[SCALE]

Tuesday, July 15, 2025 [DATE]

DP RZ Resubmission [ISSUE]

[DRAWING]
A-0.003



North West Corner - Fort St x Davie St

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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

PERSPECTIVE

22600	[PROJECT]
	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]
	[DRAWING]

A-0.004



West Elevation - Davie St

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REGISTERED ARCHITECT
SHAMUS F SACKS
2025-07-16
BRITISH COLUMBIA

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

PERSPECTIVE

22600 [PROJECT]

[SCALE]

Tuesday, July 15, 2025 [DATE]

DP RZ Resubmission [ISSUE]

[DRAWING]

A-0.005



North Elevation - Fort St

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS F SACHS
2025-07-16
BRITISH COLUMBIA

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

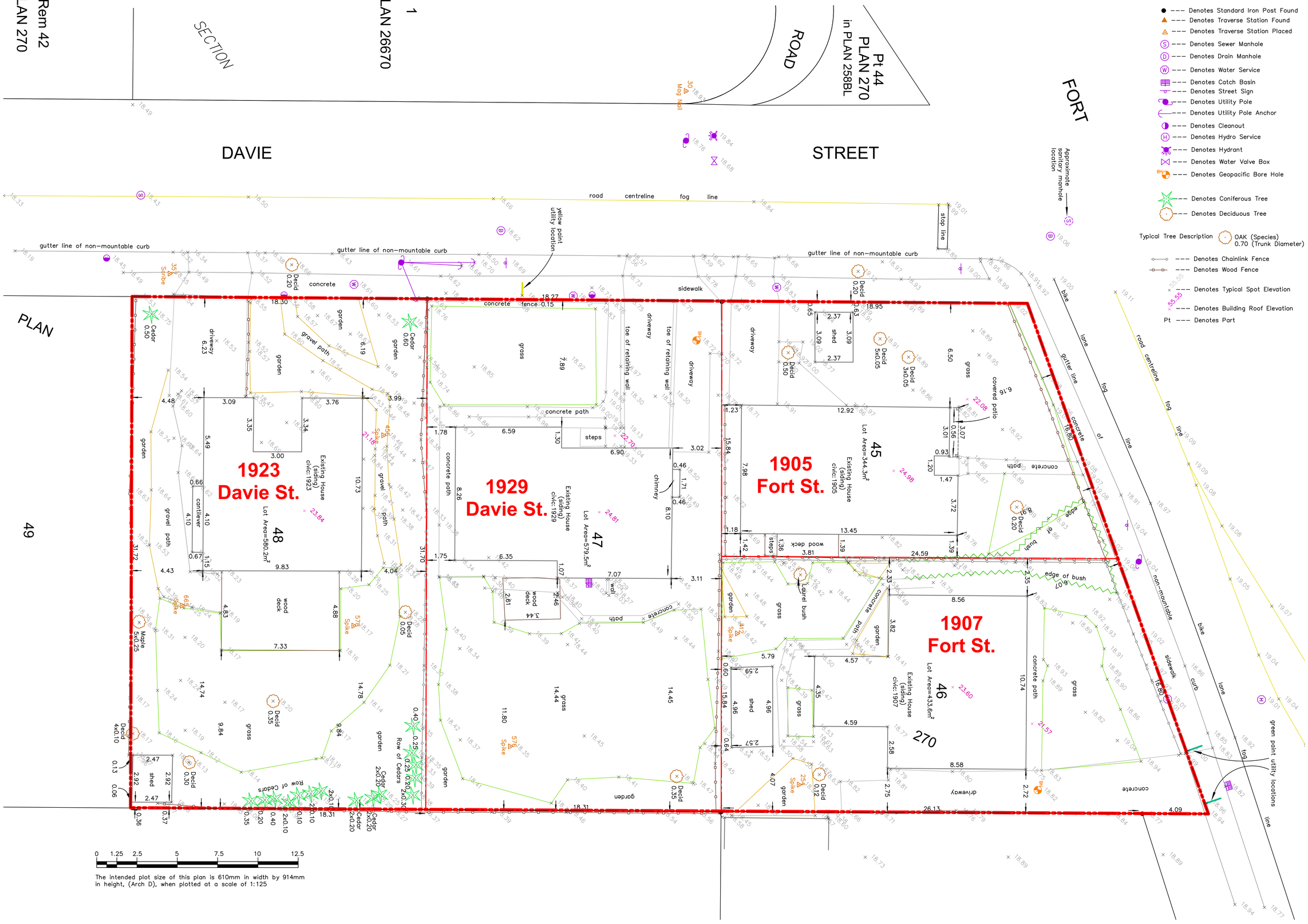
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PERSPECTIVE

22600	[PROJECT]
	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]

A-0.006



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

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

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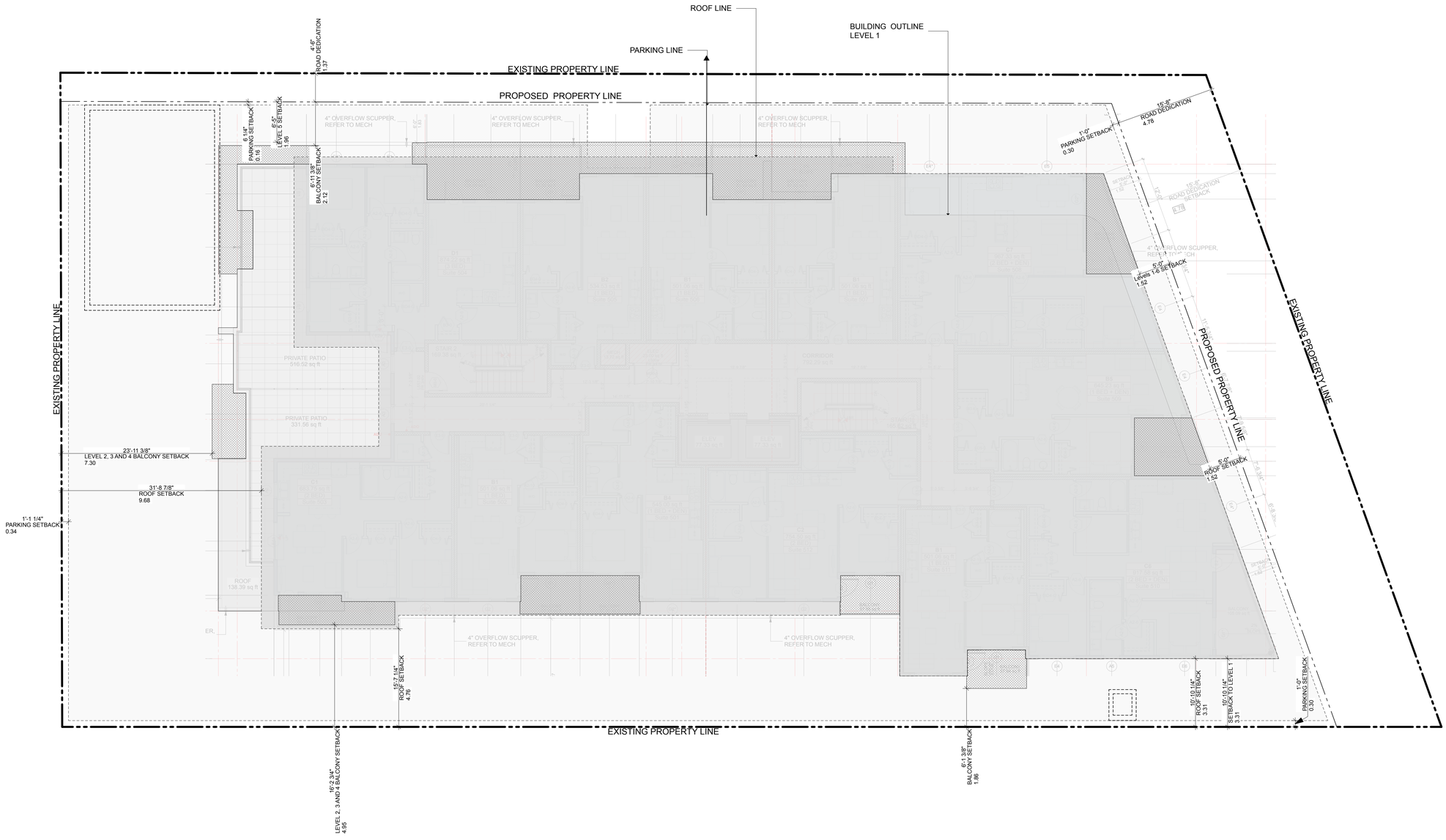
[ARCHITECT SEAL]
REGISTERED ARCHITECT
SRIMUS P. SASTRY
2025-07-16
BRITISH COLUMBIA

[CLIENT]
Three Shores Management

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

[TITLE]
SURVEY (EXISTING SITE PLAN)

[PROJECT] 22600
[SCALE]
[DATE] Tuesday, July 15, 2025
[ISSUE] DP RZ Resubmission
[DRAWING] A-0.007



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

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
SRIMUS P SAHU
2025-07-16
BRITISH COLUMBIA

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

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Victoria, BC

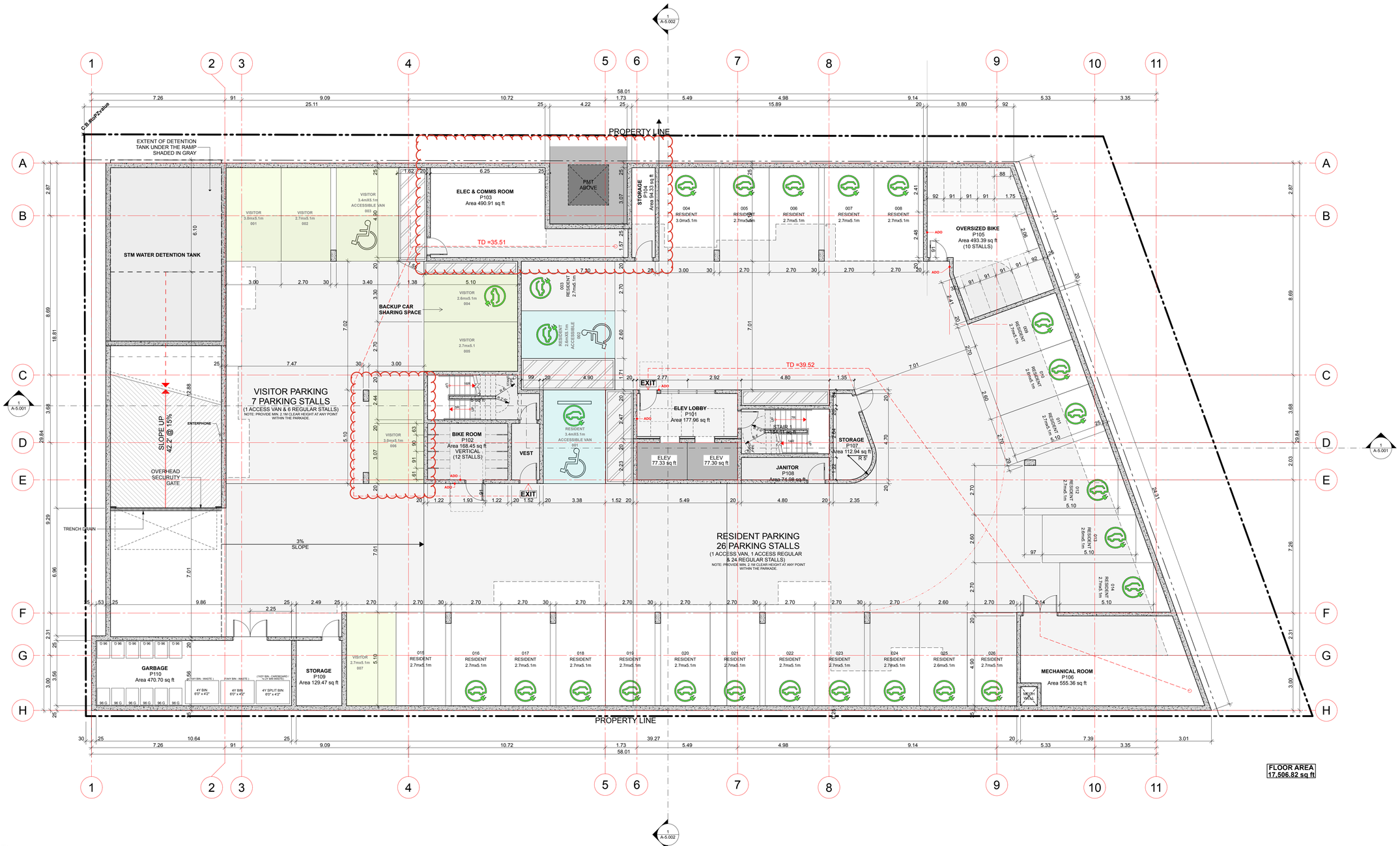
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SETBACK DIAGRAM

22600	[PROJECT]
1:100	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]

A-0.008



1 Level P1
SCALE: 1:100
0 2m 5m

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SAUNDERS
2025-07-16
BRITISH COLUMBIA

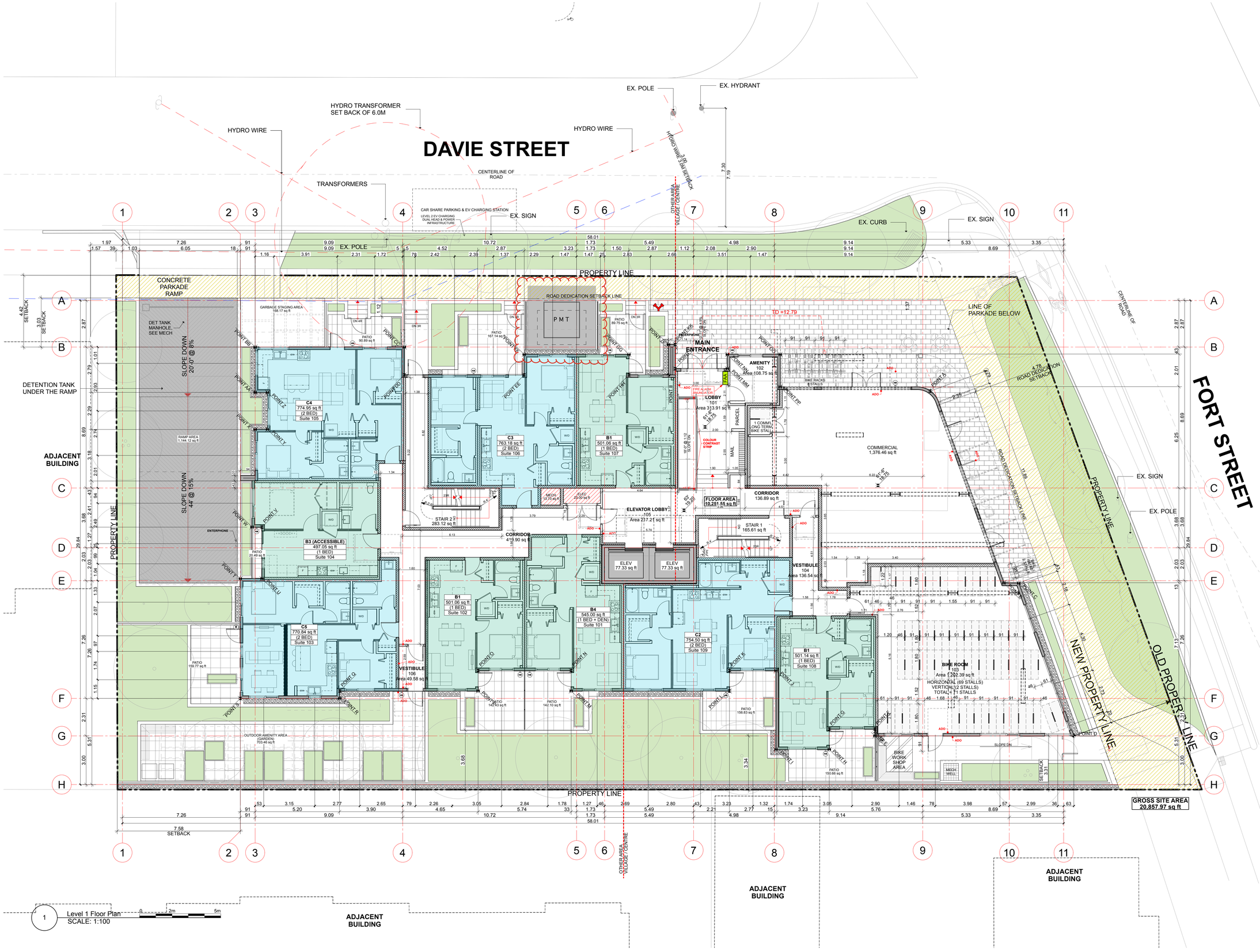
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Three Shores Management

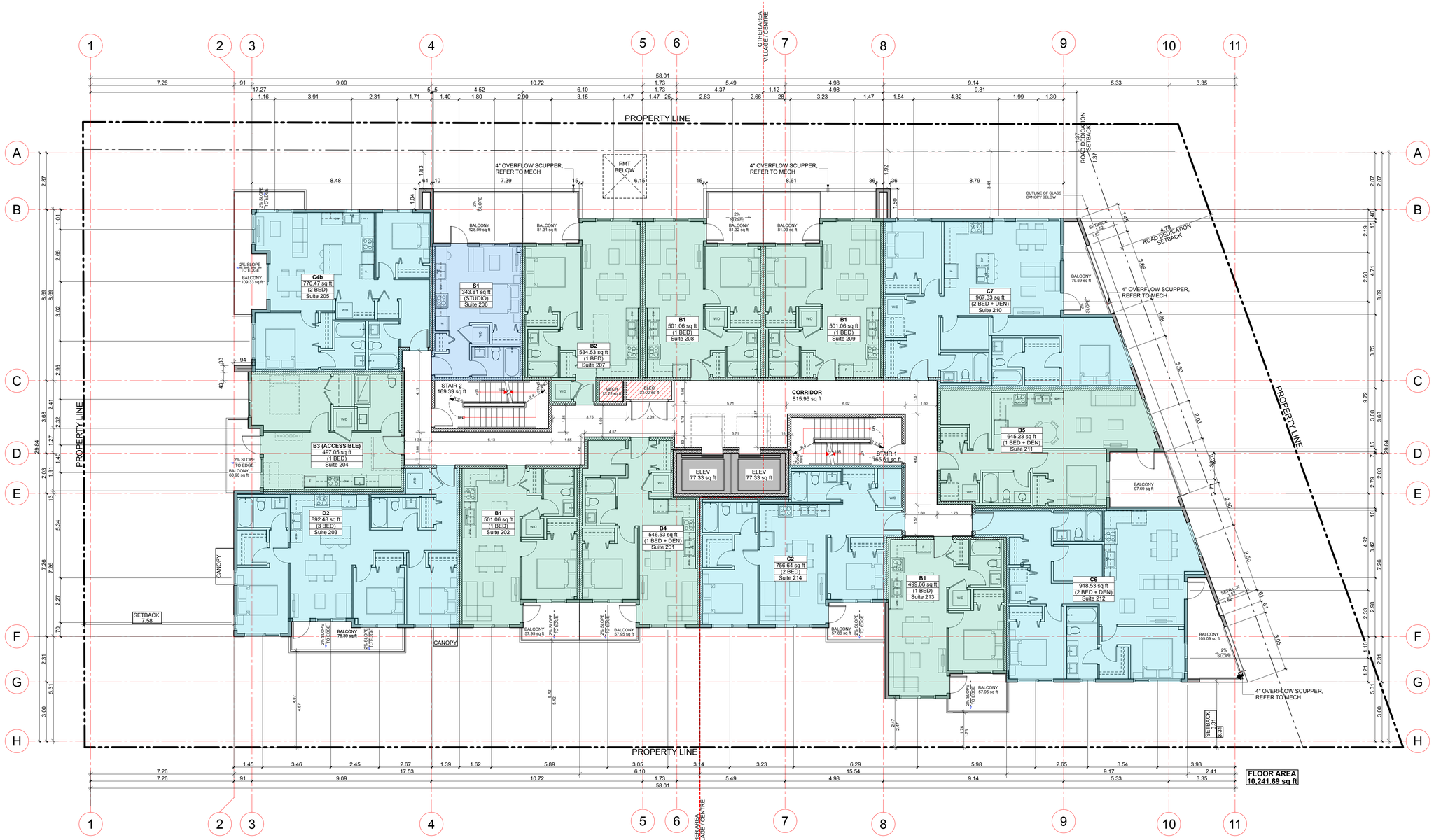
[PROJECT]
FORT & DAVIE RESIDENCES
Fort St. & Davie St.
Victoria, BC

[TITLE]
LEVEL P1

22600	[PROJECT]
1:100	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]
A-2.000


DAVIE STREET
EX. POLE
EX. HYDRANT
HYDRO TRANSFORMER SET BACK OF 6.0M
HYDRO WIRE
HYDRO WIRE
HYDRO WIRE SET BACK
TRANSFORMERS
CENTERLINE OF ROAD
CAR SHARE PARKING & EV CHARGING STATION
LEVEL 2 EV CHARGING DUAL HEAD & POWER INFRASTRUCTURE
EX. SIGN
EX. CURB
EX. SIGN
OTHER AREA VILLAGE CENTRE
PROPERTY LINE
CONCRETE PARKADE RAMP
ROAD DEDICATION SETBACK LINE
LINE OF PARKADE BELOW
CENTERLINE OF ROAD
FORT STREET
DET TANK MANHOLE SEE MECH
SLOPE DOWN 20'-0" @ 8%
DETENTION TANK UNDER THE RAMP
SLOPE DOWN 44' @ 15%
ADJACENT BUILDING
RAMP AREA 1,144.12 sq ft
GARBAGE STAGING AREA 68.17 sq ft
P M T
MAIN ENTRANCE
AMENITY 102 Area 108.75 sq ft
LOBBY 101 Area 313.91 sq ft
COMMERCIAL 1,376.46 sq ft
1 COMMERCIAL LONG TERM BIKE STALL
BIKE RACKS 8 STALLS
C4 774.95 sq ft (2 BED) Suite 105
C3 763.18 sq ft (2 BED) Suite 106
B1 501.06 sq ft (1 BED) Suite 107
B3 (ACCESSIBLE) 497.05 sq ft (1 BED) Suite 104
C5 770.84 sq ft (2 BED) Suite 103
B1 501.06 sq ft (1 BED) Suite 102
B4 545.00 sq ft (1 BED + DEN) Suite 101
C2 754.50 sq ft (2 BED) Suite 109
B1 501.14 sq ft (1 BED) Suite 108
VESTIBULE 106 Area 49.58 sq ft
VESTIBULE 104 Area 136.54 sq ft
ELEVATOR LOBBY 105 Area 217.21 sq ft
STAIR 2 283.12 sq ft
STAIR 1 165.61 sq ft
ELEV 77.33 sq ft
ELEV 77.33 sq ft
CORRIDOR 419.90 sq ft
CORRIDOR 136.89 sq ft
FLOOR AREA 10,251.55 sq ft
BIKE ROOM 103 Area 1,222.39 sq ft HORIZONTAL (69 STALLS) VERTICAL (2 STALLS) TOTAL 71 STALLS
BIKE WORK SHOP AREA
MECH. WELL
SETBACK 3.31
OUTDOOR AMENITY AREA (GARDEN) 703.46 sq ft
PATIO 159.77 sq ft
PATIO 142.10 sq ft
PATIO 142.93 sq ft
PATIO 156.63 sq ft
PATIO 150.66 sq ft
PATIO 167.14 sq ft
PATIO 89.75 sq ft
PATIO 90.89 sq ft
PATIO 20.49 sq ft
MECH 13.75 sq ft
ELEC 23.00 sq ft
TD =12.79
GROSS SITE AREA 20,857.97 sq ft
ADJACENT BUILDING
ADJACENT BUILDING
ADJACENT BUILDING
ADJACENT BUILDING
4.42 SETBACK
3.03 SETBACK
7.58 SETBACK
4.79 ROAD DEDICATION SETBACK
NEW PROPERTY LINE
OLD PROPERTY LINE
SLOPE DN
SLOPE UP
ENTERPHONE
FIRE ALARM ANUNCIATOR
COLOUR - CONTRAST STRIP
ADO
PARCEL
MAIL
W/D
DN 4R
DN 3R
DN 3R
DN 3



1 Level 2 Floor Plan
SCALE: 1:100

0 2m 5m

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAWN F. STEWART
2025-07-16
BRITISH COLUMBIA

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

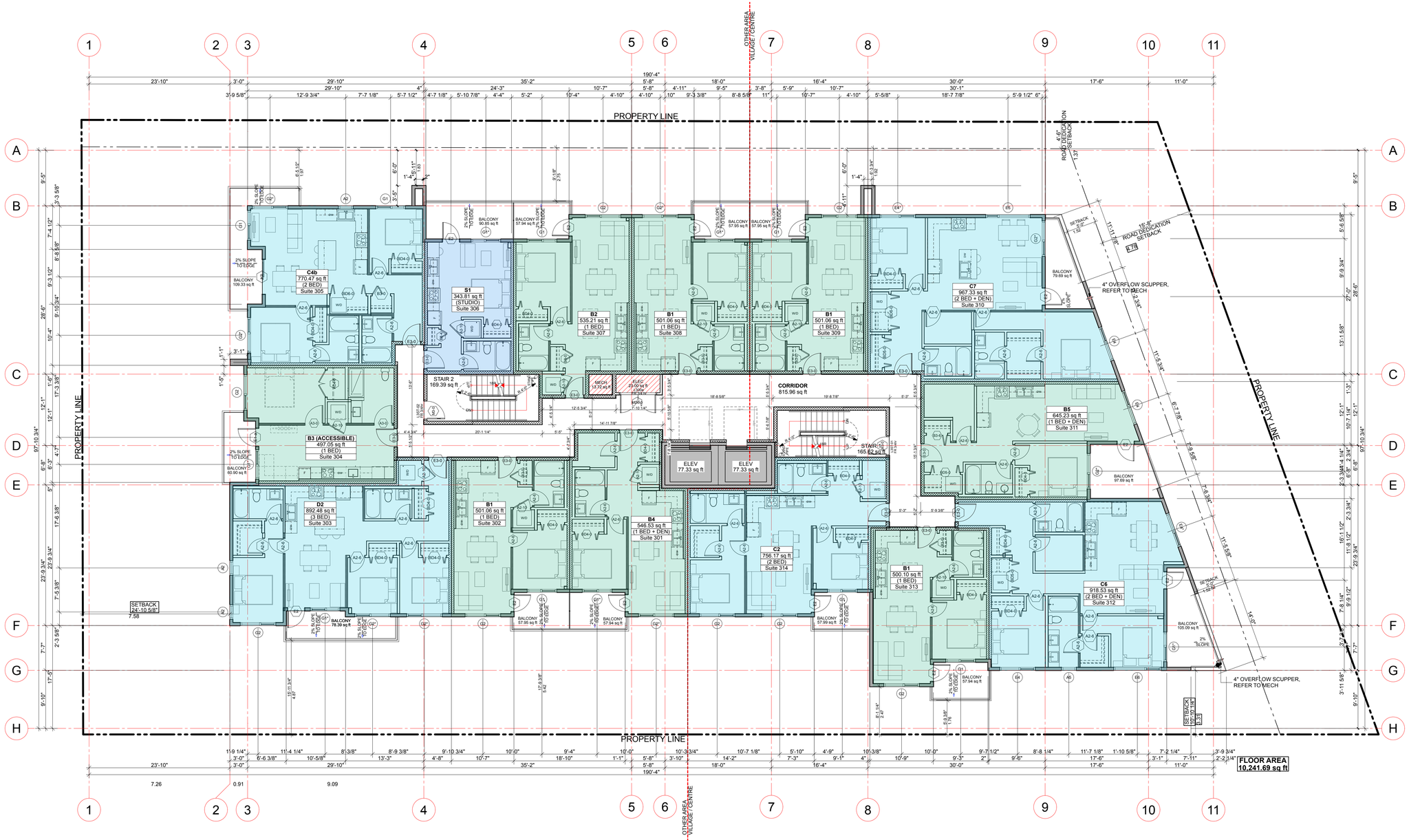
[TITLE]

LEVEL 2 PLAN

22600	[PROJECT]
1:100	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]

A-2.002



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[ARCHITECT SEAL]
REGISTERED ARCHITECT
SIMMUS F SAMRA
2025-07-16
BRITISH COLUMBIA

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

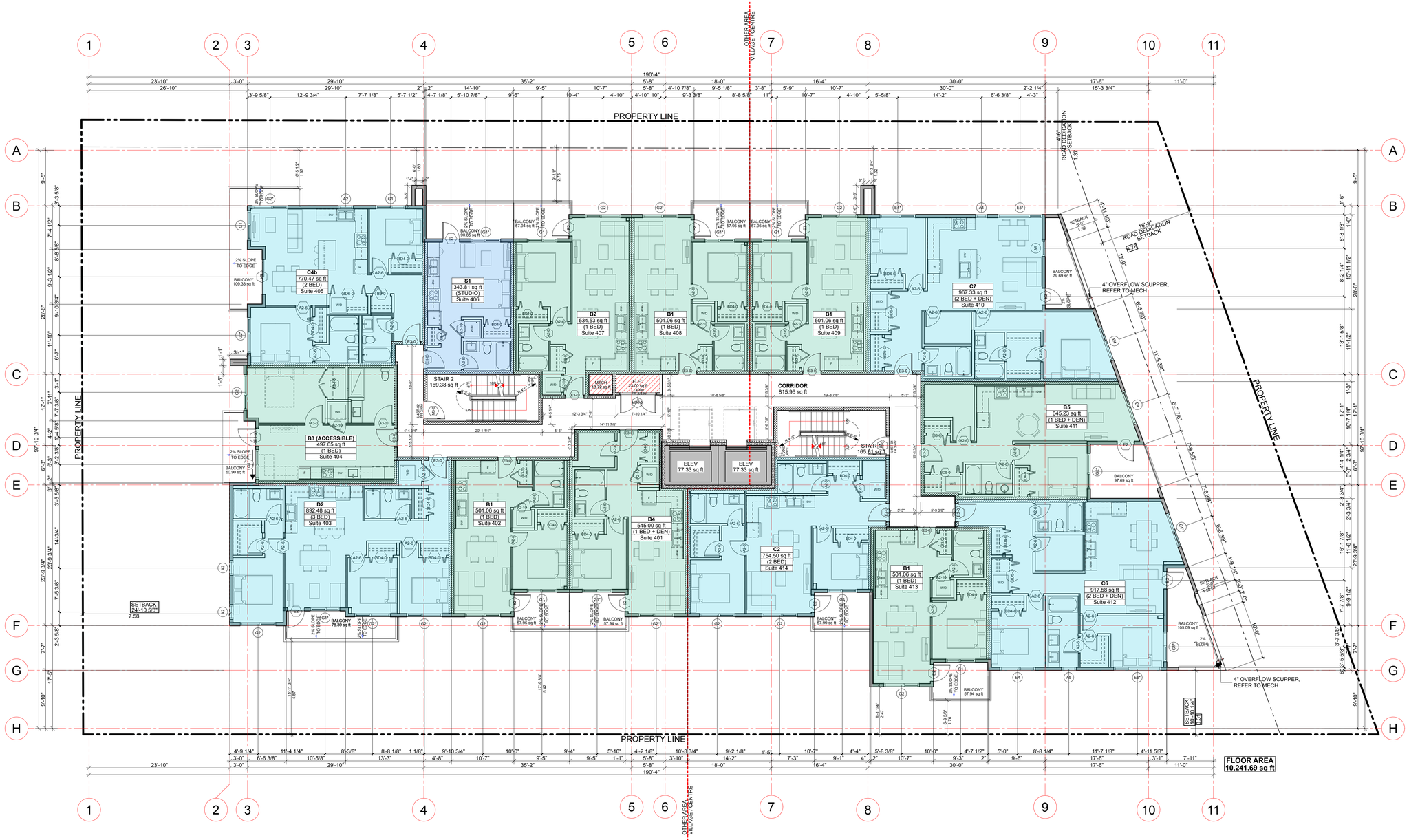
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LEVEL 3 PLAN

22600	[PROJECT]
1:100	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]

A-2.003



1 Level 4
SCALE: 1:100

0 2m 5m

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REGISTERED ARCHITECT
SHIMUS P. SAUNDERS
2025-07-16
BRITISH COLUMBIA

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

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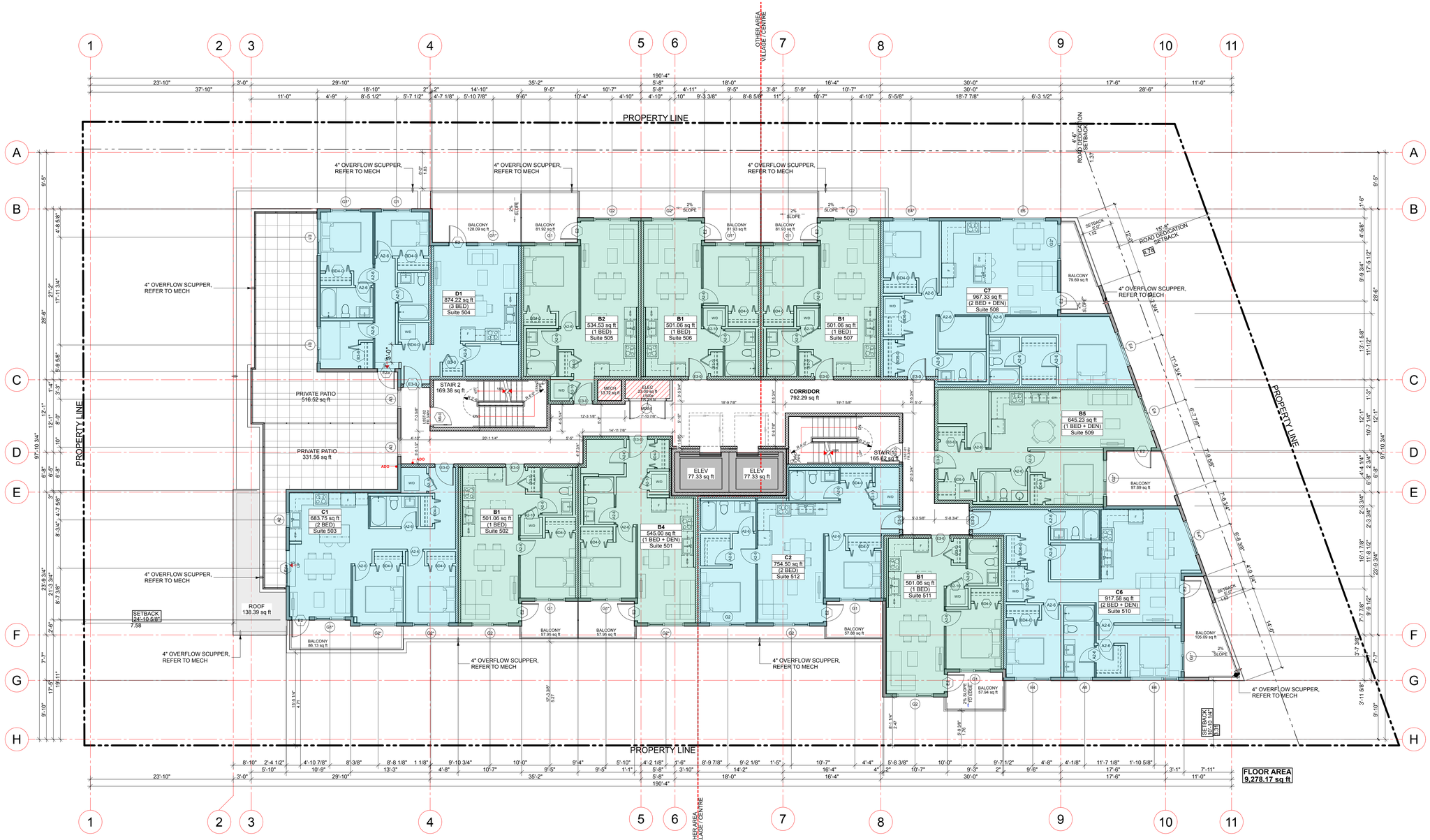
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LEVEL 4 PLAN

22600	[PROJECT]
1:100	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]

A-2.004



1 Level 5
SCALE: 1:100 (0, 2m, 5m)

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[PROJECT TEAM]

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REGISTERED ARCHITECT
SHAWN F. SAMS
2025-07-16
BRITISH COLUMBIA

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

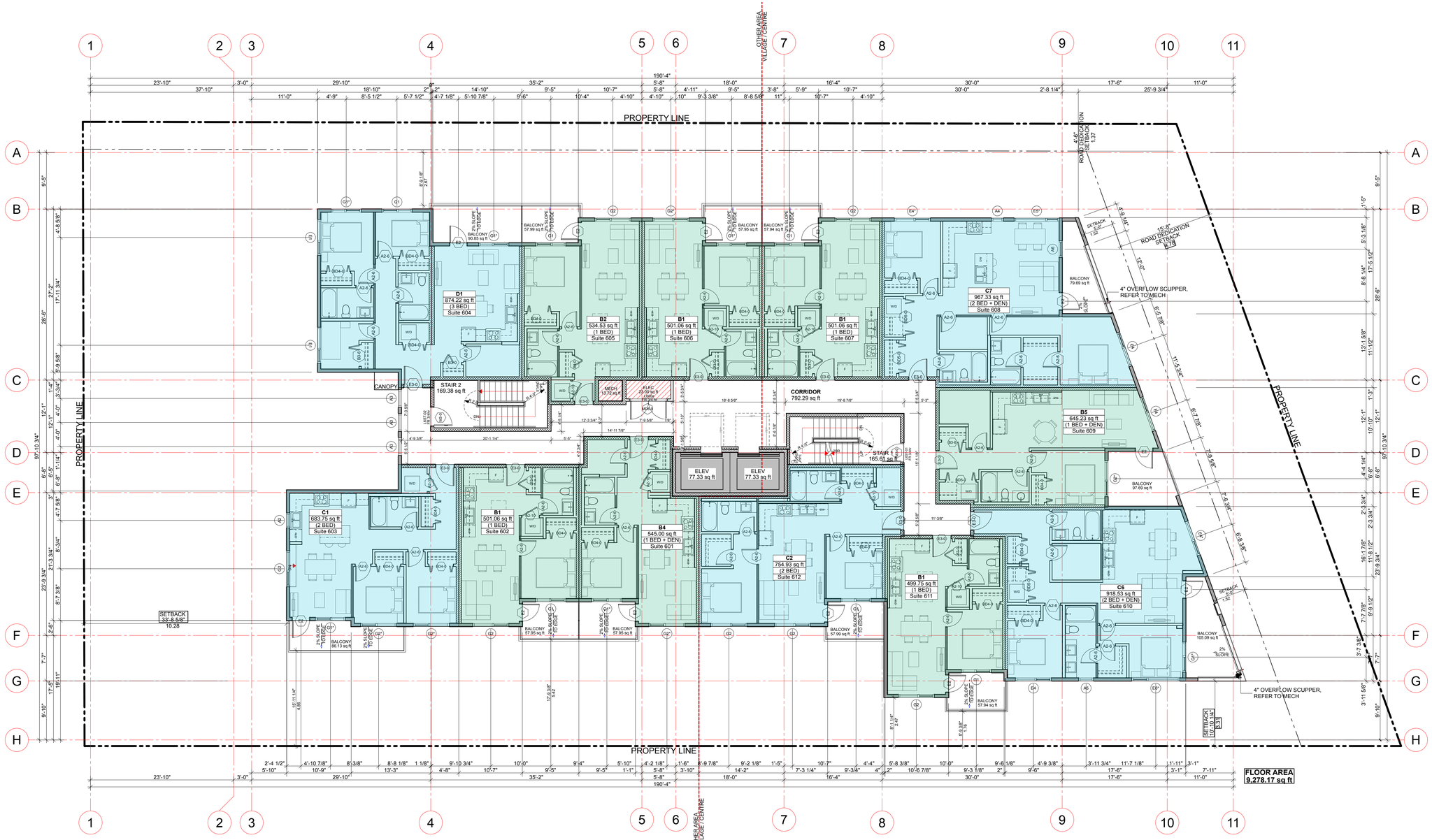
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LEVEL 5 PLAN

22600	[PROJECT]
1:100	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]

A-2.005



1 Level 6
SCALE: 1:100
0 2m 5m

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F. SAMS
2025-07-16
BRITISH COLUMBIA

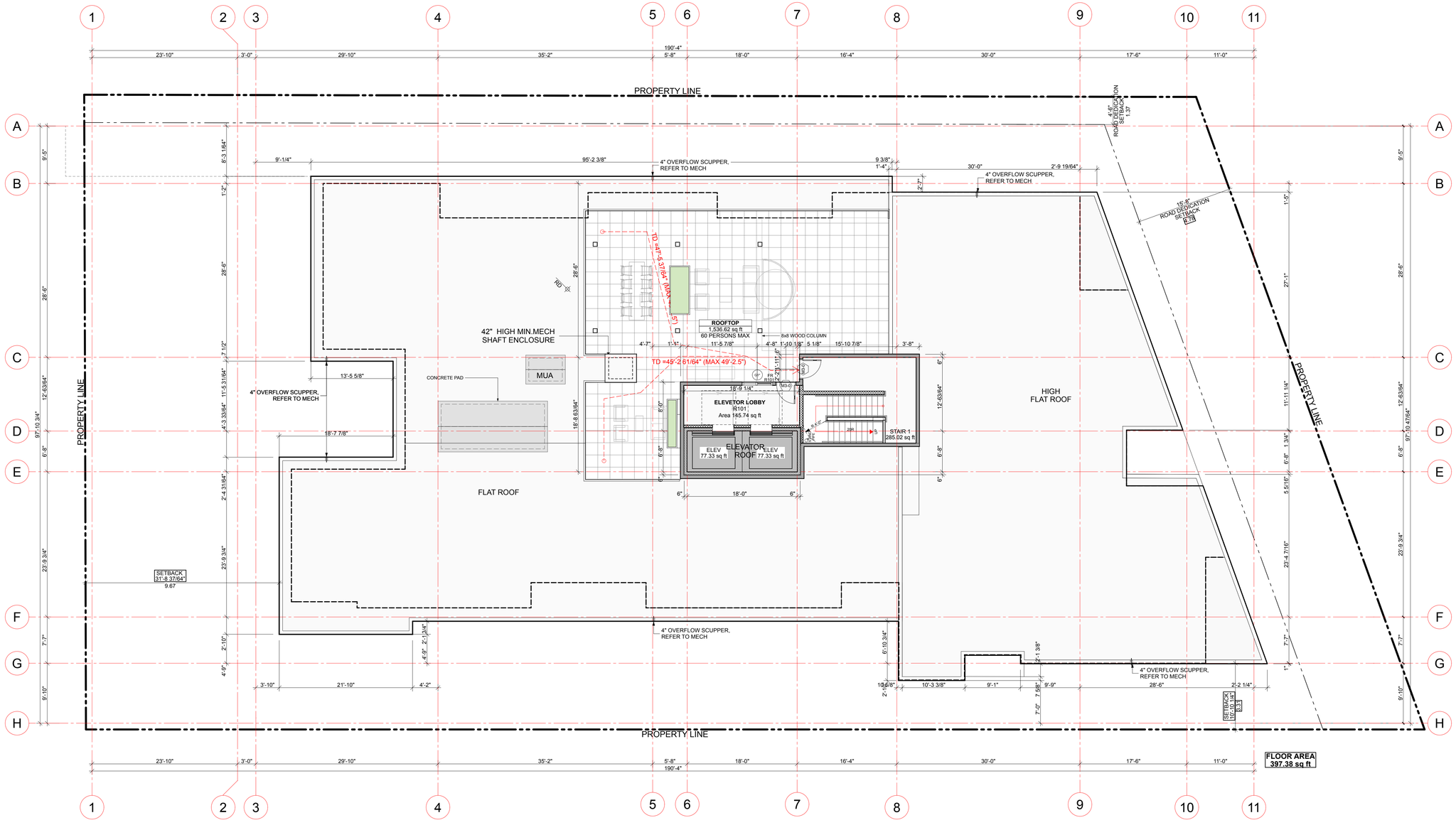
[CLIENT]
Three Shores Management

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

[TITLE]
LEVEL 6 PLAN

22600	[PROJECT]
1:100	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]
A-2.006



1 Roof Level
SCALE: 1:100

0 2m 5m

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SACHS
2025-07-16
BRITISH COLUMBIA

[CLIENT]
Three Shores Management

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

[TITLE]
ROOF PLAN

22600	[PROJECT]
1:100	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]
A-2.007

BCBC 2024 Adaptable Dwelling Unit Illustrative Design Guideline

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:

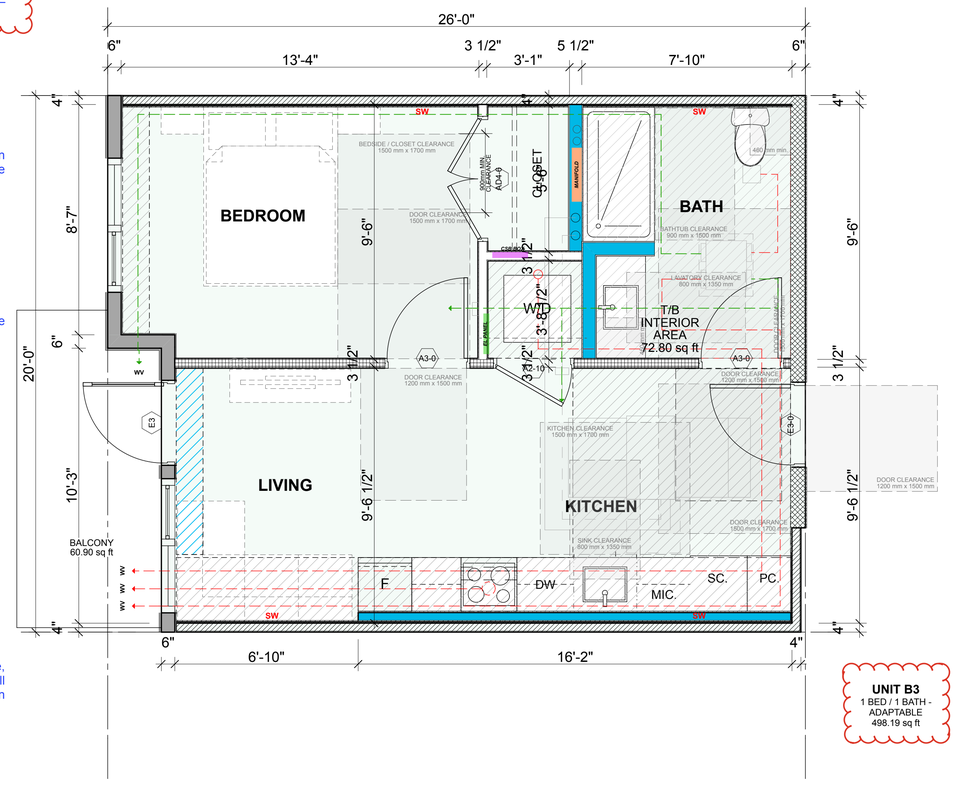
- At least one bathroom in an adaptable dwelling unit shall be designed to be adaptable by providing:
- A distance between the centre line of the water closet and the wall on one side of 460 mm to 480 mm
- Clear floor space of at least 900 by 1500mm to accommodate the bathtub/shower
- Clear floor space 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
1 BED / 1 BATH - ADAPTABLE
498.19 sq ft

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F. SACHS
2025-07-16
BRITISH COLUMBIA

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

UNIT B3A ACCESSIBLE UNIT

22600	[PROJECT]
	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]

A-3.100



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 - Artisian V Groove siding	TBC	Exterior Walls
1.3	White	James Hardie - Artisian V Groove siding	TBC	Exterior Walls
1.4	Dark Grey	Cementitious Panel Board W/ Reveal	TBC	Exterior Walls
1.5	Woodtone	LUX - 6" Profile	Coastal Sand	Feature Wall Elements
1.6	Charcoal Grey	Prefinished Metal Panels	Cascadia - Charcoal Grey	Feature Wall Elements
1.7	Charcoal	Board & Batten metal siding	Westform Metals	Exterior Walls
2.0				**SOFFIT/FASCIA**
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black	Fascias
2.2	Woodtone	LUX - 6" Profile	Coastal Sand	Soffits
3.0				**FLASHINGS**
3.1		26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue	
3.2	To match adjacent cladding colours	26 ga. Prefinished Steel Flashing	Cascadia - White	
3.3		26 ga. Prefinished Steel Flashing	Cascadia - Dark Grey	
3.4		26 ga. Prefinished Steel Flashing	Cascadia - Aged Copper	

4.0				**GUARDS/ RAILINGS/PRIVACY SCREENS**
4.1	Black	Prefinished Aluminum	Cascadia - Black	Picket Railings
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black	Privacy Screens
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black	Obscure Glass Railings
5.0				**ROOFS/DECKS**
5.1	Light Grey	Fully Reinforced Polyurethane Membrane		Balcony Decks
5.2	Light Grey	2 ply SBS Roof Membrane		Roofs
5.3	Light Grey	Precast Concrete Pavers over Membrane		Roof Decks
6.0				**WINDOWS**
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black	Residential
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black	Commercial
7.0				**DOORS**
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black	Residential
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black	Commercial
7.3	Black	Steel Doors	Cascadia - Black	Level 1- Service/Exit
8.0				**MISCELLANEOUS**
8.1	Black	Paint	TBC	Steel Columns
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining Walls
8.3	Black	Double Glazed Canopy	Cascadia - Black	Glass canopy / Black aluminum
8.4	Black	Prefinished Aluminum	Cascadia - Black	Aluminum canopy

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHIMUS F. SACHS
2025-07-16
BRITISH COLUMBIA

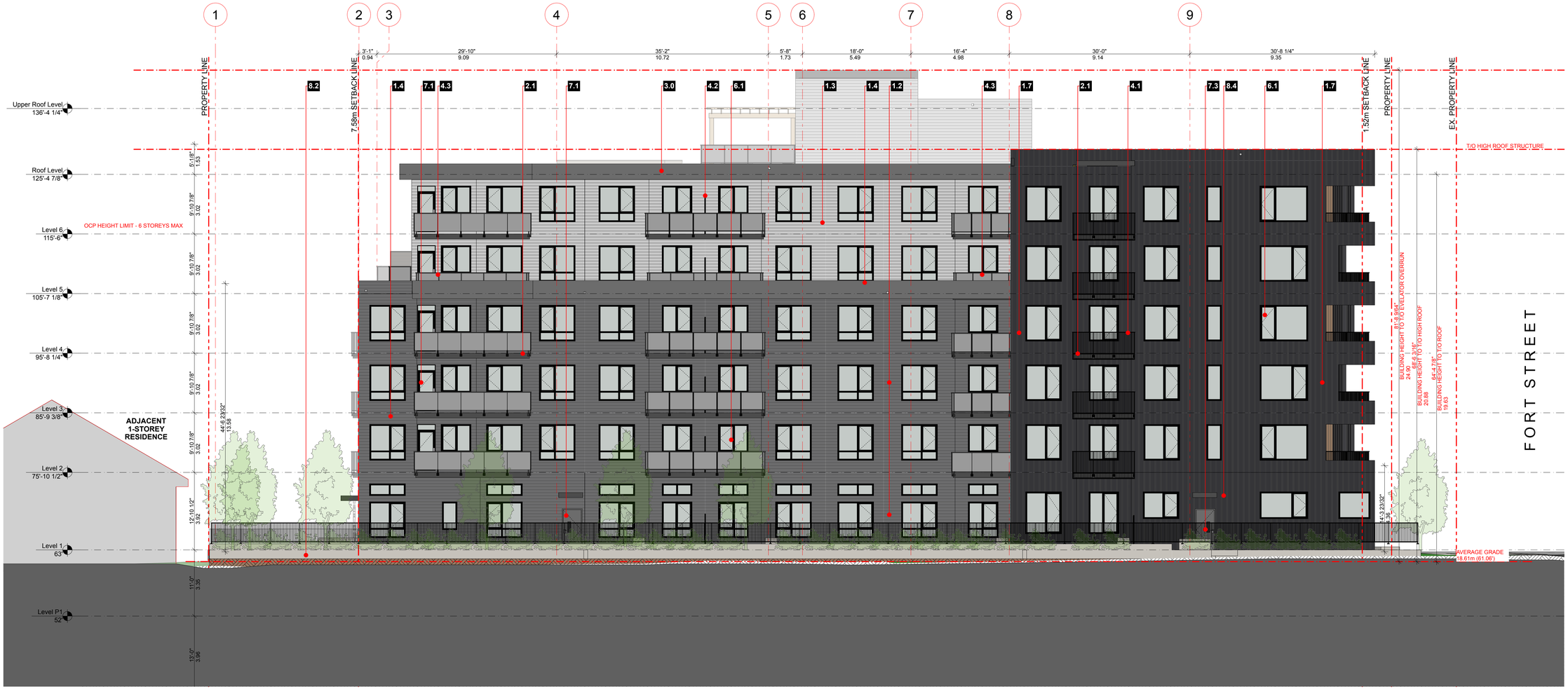
[CLIENT]
Three Shores Management

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

[TITLE]
WEST ELEVATION

22600	[PROJECT]
1:100	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]
A-4.001



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 - Artisian V Groove siding	TBC	Exterior Walls
1.3	White	James Hardie - Artisian 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	To match adjacent cladding colours	26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue	
3.2		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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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SEAMUS F. SAUL
2025-07-16
BRITISH COLUMBIA

[CLIENT]
Three Shores Management

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

[TITLE]
EAST ELEVATION

22600	[PROJECT]
1:100	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]
A-4.002



Material and Colour Legend

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

4.0				**GUARDS/ RAILINGS/PRIVACY SCREENS**
4.1	Black	Prefinished Aluminum	Cascadia - Black	Picket Railings
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black	Privacy Screens
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black	Obscure Glass Railings
5.0				**ROOFS/DECKS**
5.1	Light Grey	Fully Reinforced Polyurethane Membrane		Balcony Decks
5.2	Light Grey	2 ply SBS Roof Membrane		Roofs
5.3	Light Grey	Precast Concrete Pavers over Membrane		Roof Decks
6.0				**WINDOWS**
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black	Residential
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black	Commercial
7.0				**DOORS**
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black	Residential
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black	Commercial
7.3	Black	Steel Doors	Cascadia - Black	Level 1- Service/Exit
8.0				**MISCELLANEOUS**
8.1	Black	Paint	TBC	Steel Columns
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining Walls
8.3	Black	Double Glazed Canopy	Cascadia - Black	Glass canopy / Black aluminum
8.4	Black	Prefinished Aluminum	Cascadia - Black	Aluminum canopy

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAWN F. SAWKA
2025-07-16
BRITISH COLUMBIA

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

NORTH ELEVATION

22600	[PROJECT]
1:100	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]

A-4.003



Material and Colour Legend

	Colour	Product / Material	Reference Number to Match	Location
1.0				**CLADDING**
1.1	Light Grey/ Brown Blend	Thin brick	TBC	Feature Wall Elements
1.2	Dark Grey	James Hardie - Artisian V Groove siding	TBC	Exterior Walls
1.3	White	James Hardie - Artisian 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	To match adjacent cladding colours	26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue	
3.2		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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[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS P. SAGE
2025-07-16
BRITISH COLUMBIA

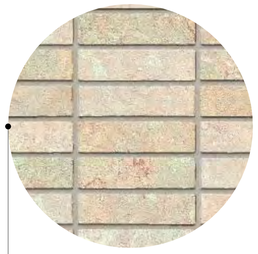
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Three Shores Management

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

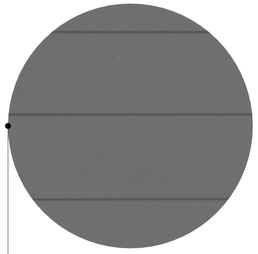
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SOUTH ELEVATION

22600	[PROJECT]
1:100	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]
A-4.004



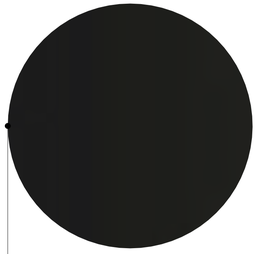
1.1 THIN BRICK CLADDING STACKED
colour: GREY / BROWN BLEND



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



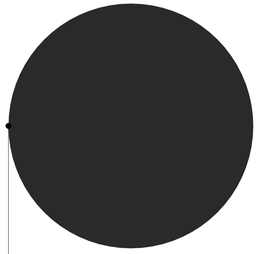
1.3 JAMES HARDIE - ARTISIAN V GROOVE SIDING - HORIZONTAL
colour: WHITE



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 - Artisian V Groove siding	TBC	Exterior Walls
1.3	White	James Hardie - Artisian 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	To match adjacent cladding colours	26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue	
3.2		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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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F SAMPSON
2025-07-16
BRITISH COLUMBIA

[CLIENT]
Three Shores Management

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

[TITLE]
MATERIAL BOARD

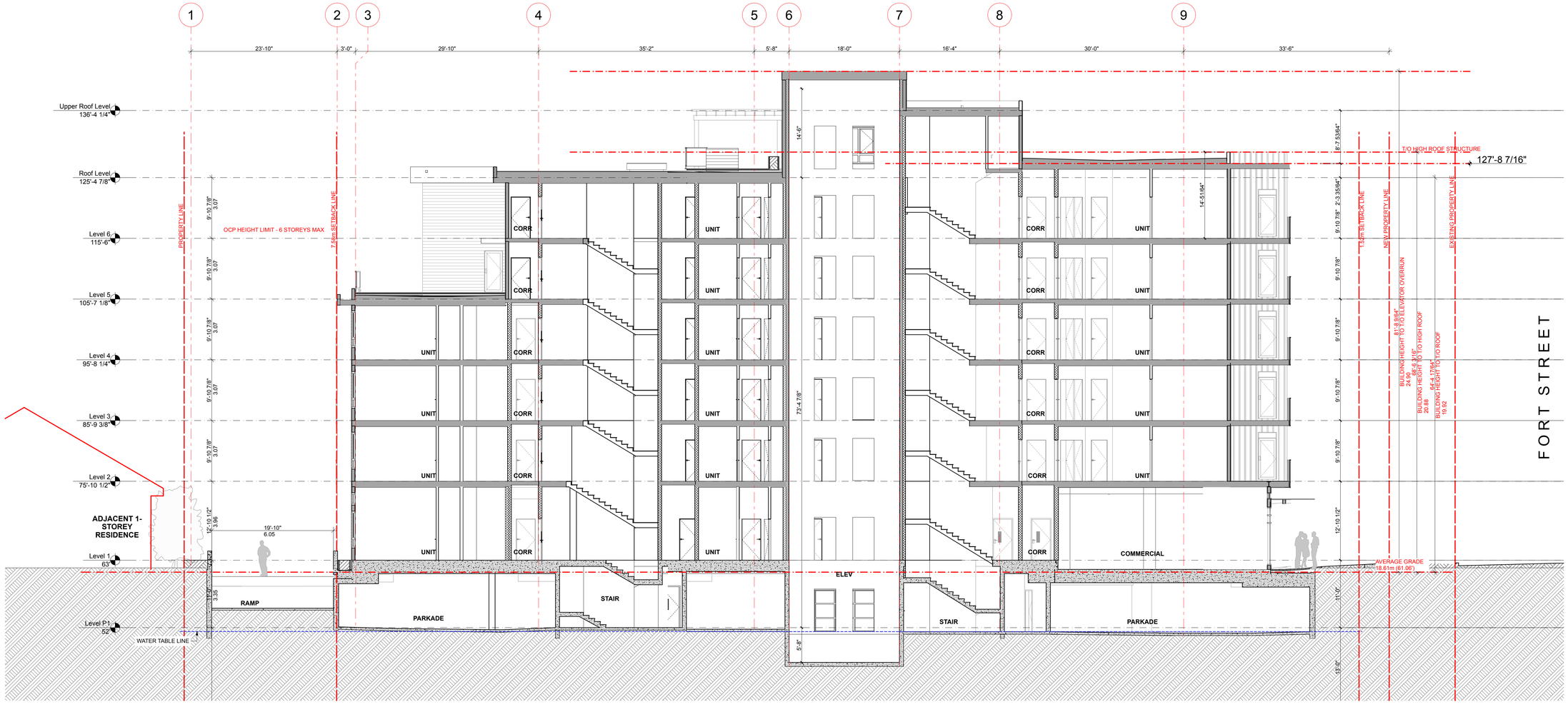
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[SCALE]

[DATE] Tuesday, July 15, 2025

[ISSUE] DP RZ Resubmission

[DRAWING]
A-4.005



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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS F SAGE
2025-07-16
BRITISH COLUMBIA

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

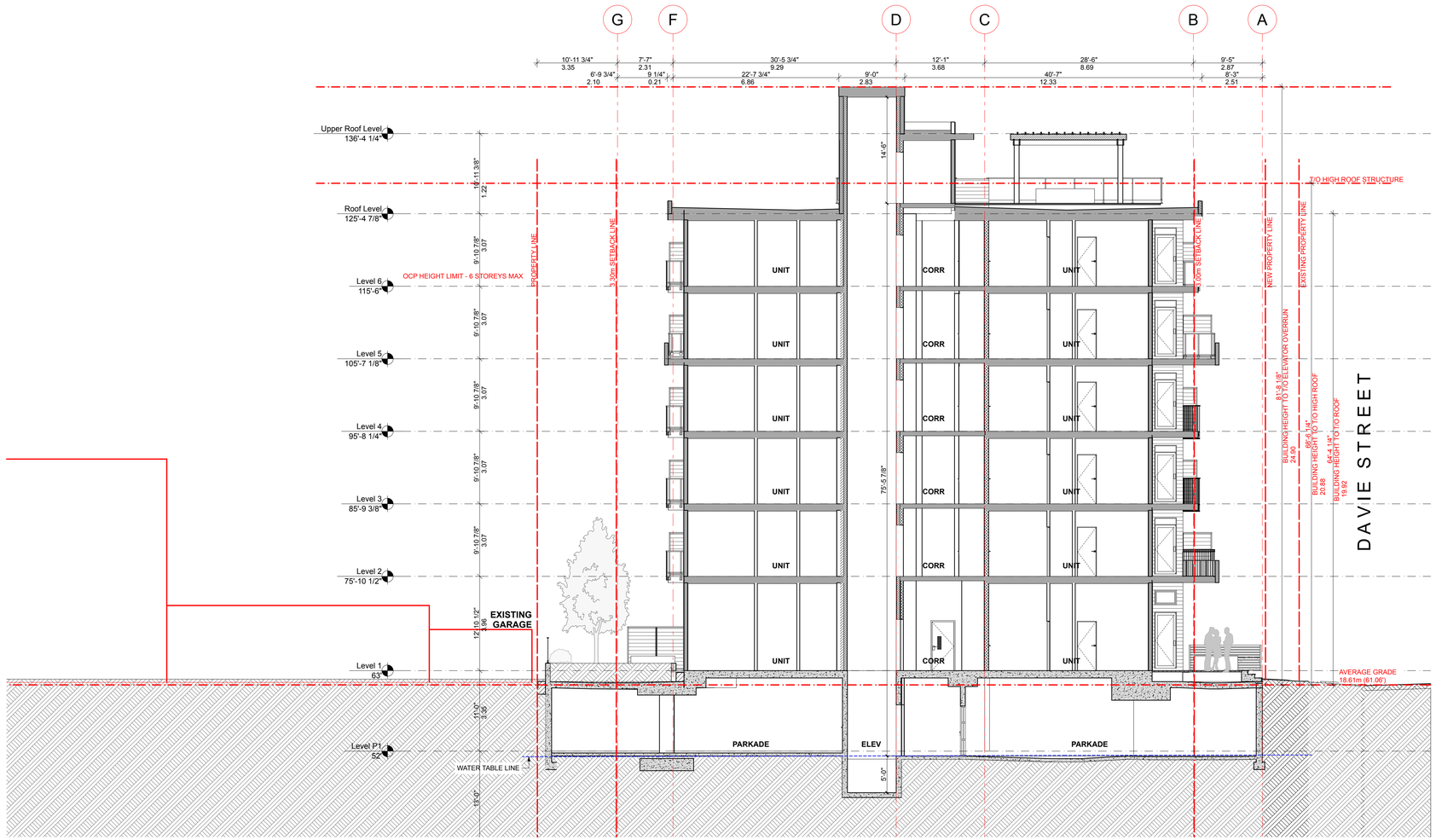
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NORTH-SOUTH BUILDING SECTION

22600	[PROJECT]
1:100	[SCALE]
Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

[DRAWING]

A-5.001



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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
SHAMUS P. SAGE
2025-07-16
BRITISH COLUMBIA

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

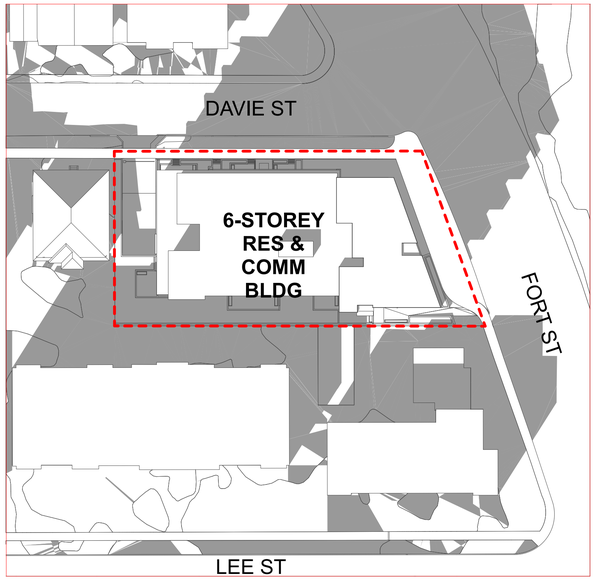
EAST-WEST BUILDING SECTION

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Tuesday, July 15, 2025	[DATE]
DP RZ Resubmission	[ISSUE]

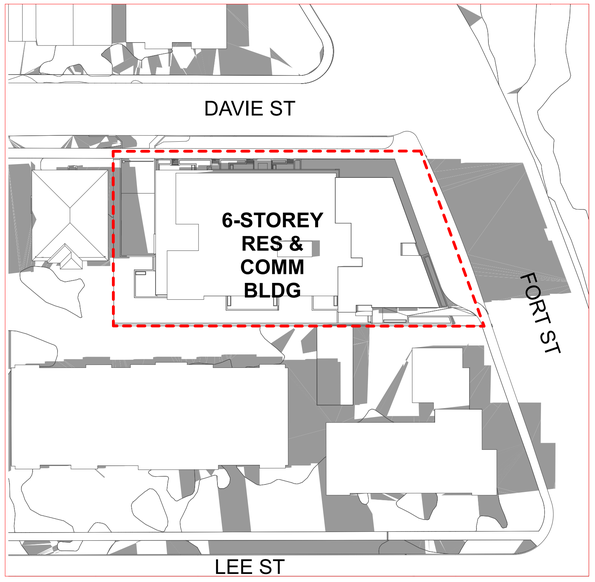
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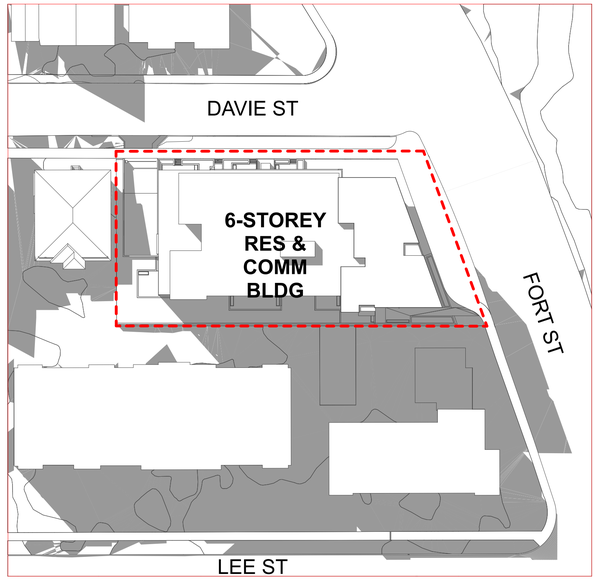
SPRING EQUINOX
MARCH 21



9 AM

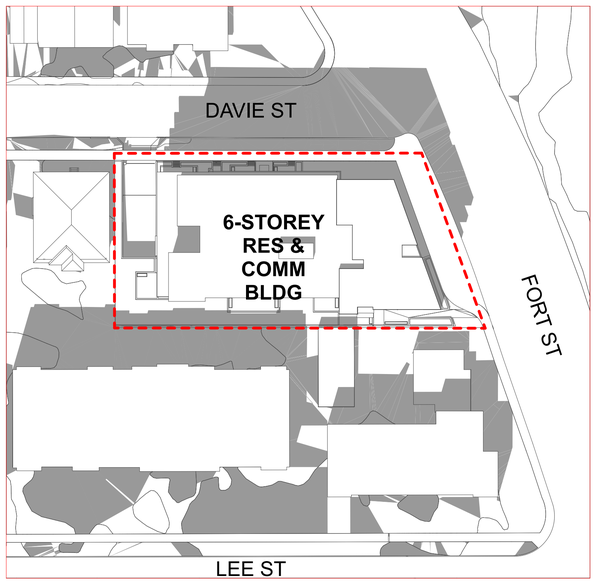


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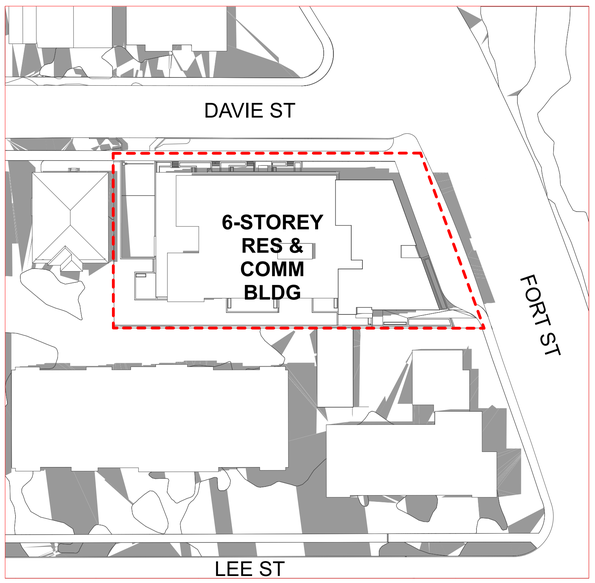


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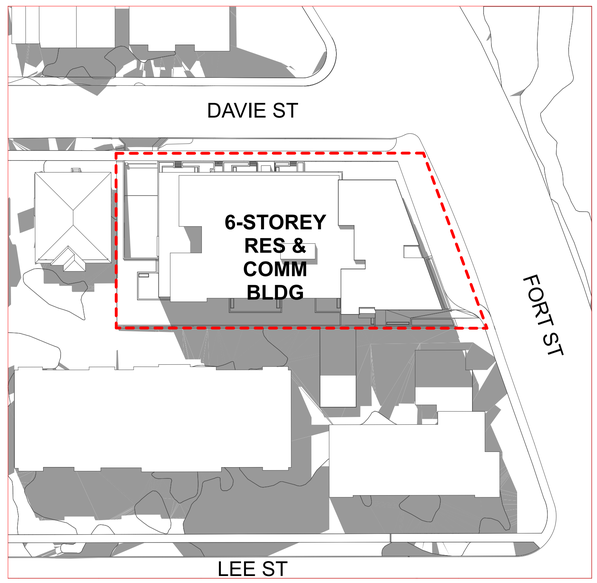
SUMMER SOLSTICE
JUNE 21



9 AM



12 PM



3 PM

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
SHAMUS P. SAMS
2025-07-16
BRITISH COLUMBIA

[CLIENT]
Three Shores Management

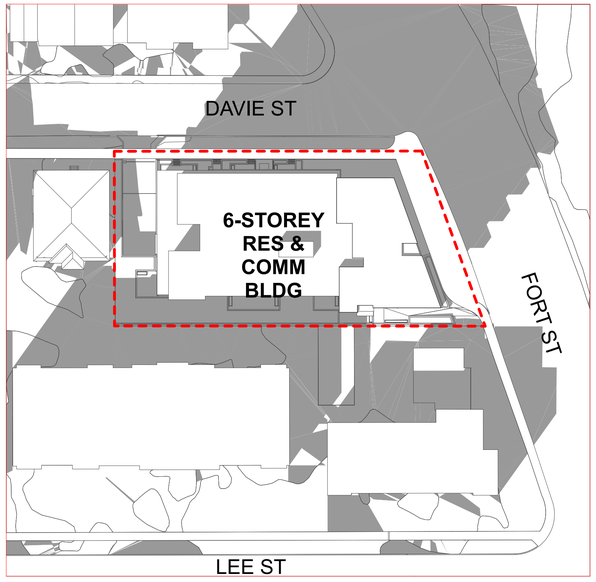
[PROJECT]
FORT & DAVIE RESIDENCES
Fort St. & Davie St.
Victoria, BC

[TITLE]
SHADOW STUDY

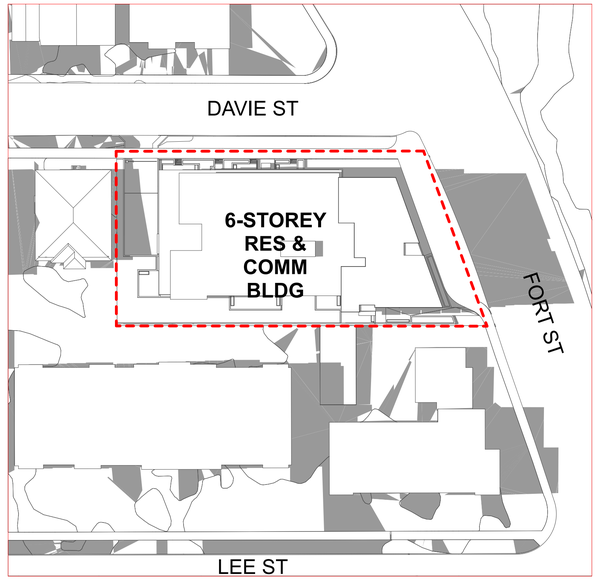
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Tuesday, July 15, 2025 [DATE]
DP RZ Resubmission [ISSUE]

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A-8.001

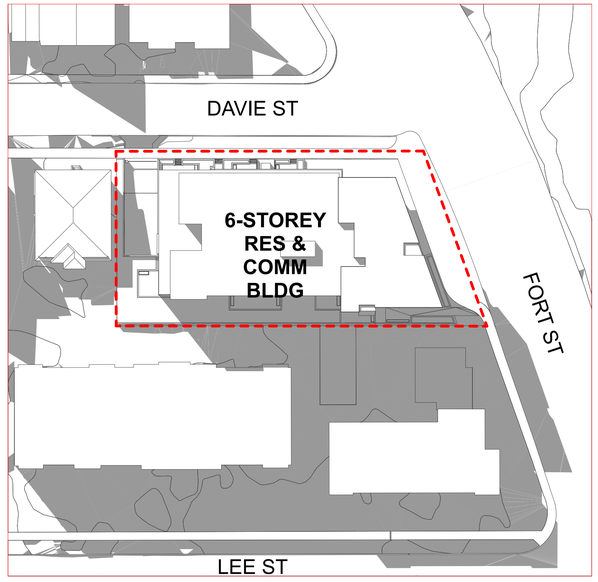
FALL EQUINOX
SEPTEMBER 21



9 AM

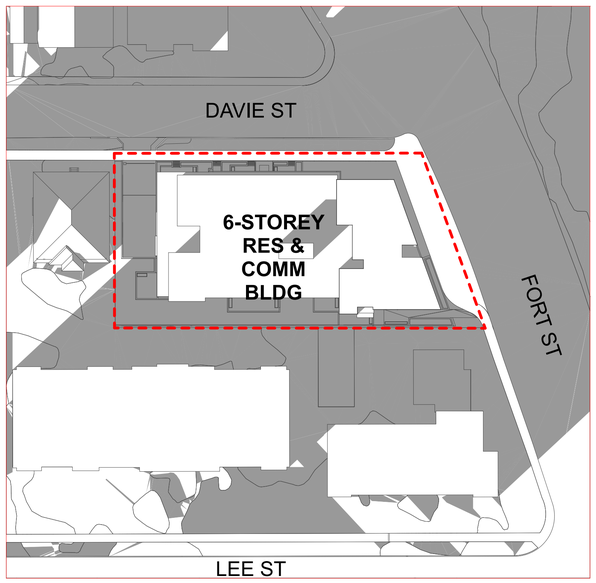


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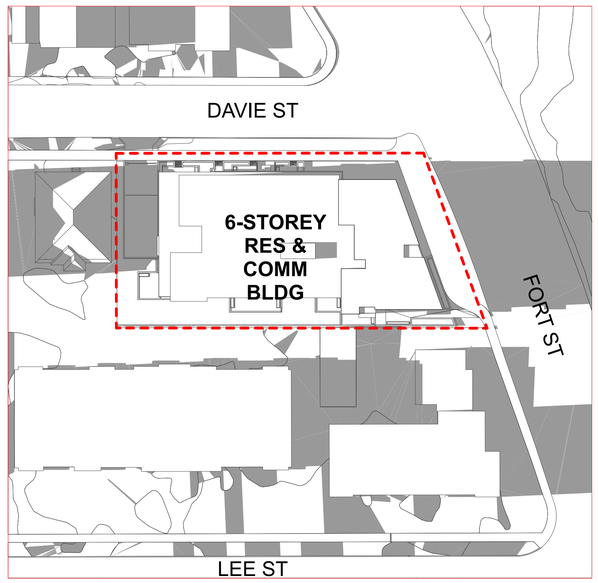


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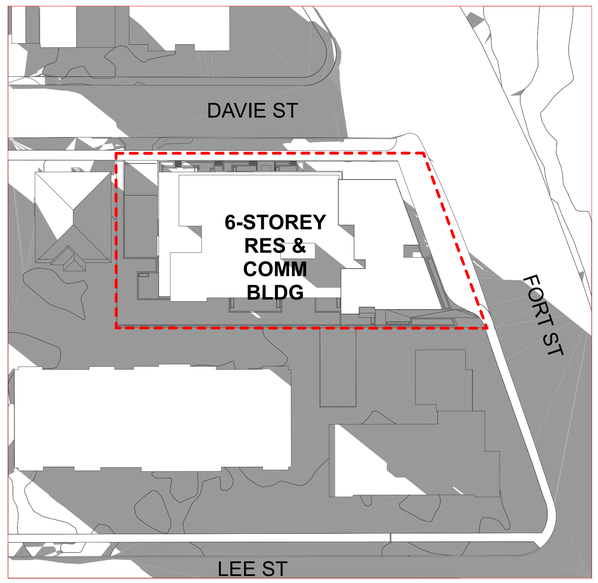
WINTER SOLSTICE
DECEMBER 21



9 AM



12 PM



3 PM

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N

[PROJECT TEAM]

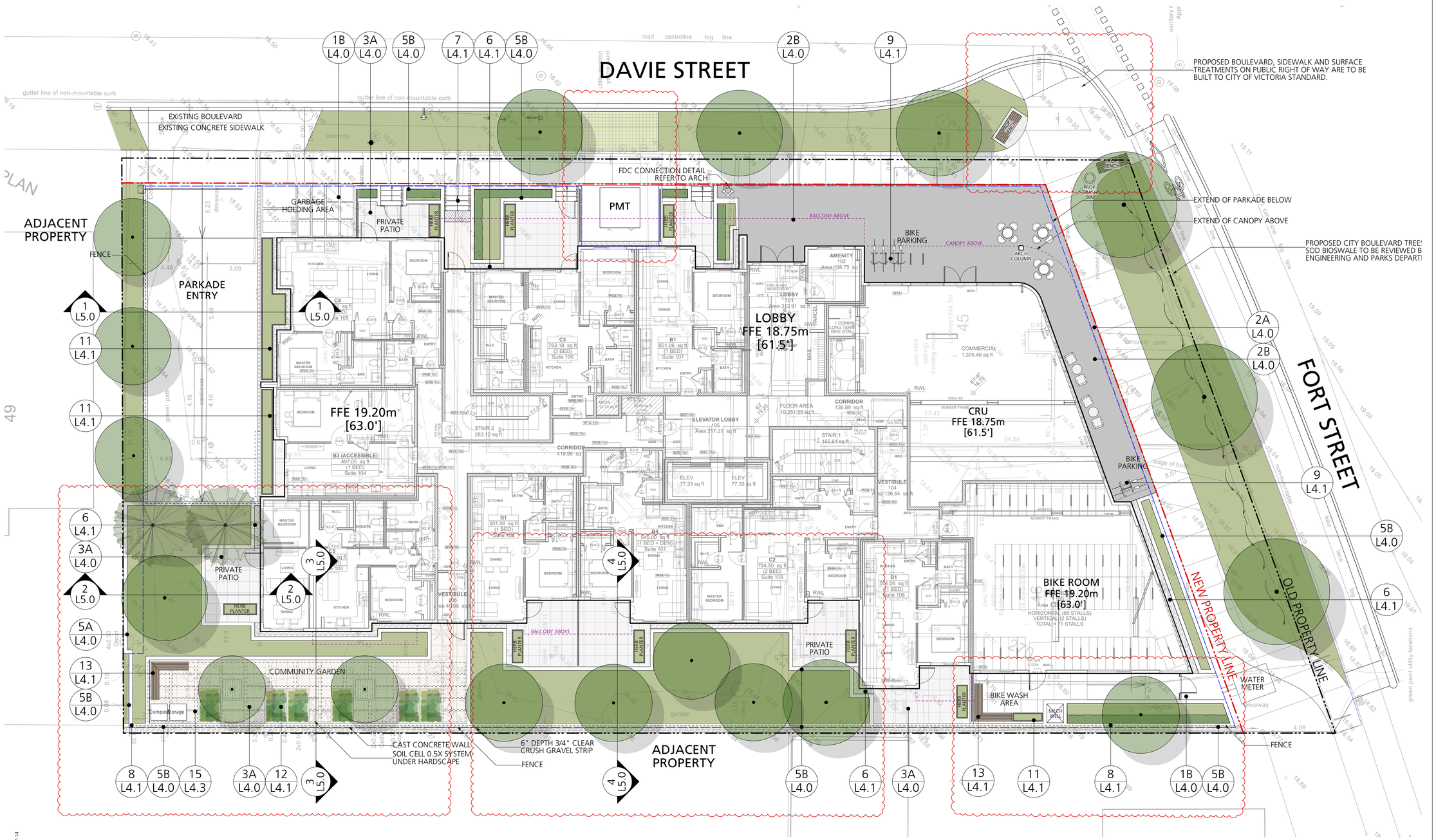
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REGISTERED ARCHITECT
SHAMUS P.S. SAMS
2025-07-16
BRITISH COLUMBIA

[CLIENT]
Three Shores Management

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

[TITLE]
SHADOW STUDY

22600 [PROJECT]
[SCALE]
Tuesday, July 15, 2025 [DATE]
DP RZ Resubmission [ISSUE]
[DRAWING]
A-8.002



Legend:

1A L4.0	CIP Concrete Paving On-grade	3B L4.0	Hydrapressed Slab Upper Levels	7 L4.1	Typical Stairs	12 L4.1	Garden Plot
1B L4.0	CIP Concrete Paving On-slab	4 L4.0	Resilient Surfacing	8 L4.1	Metal Picket Fence	13 L4.1	Landscape Bench
2A L4.0	Unit Paving On-grade	5A L4.0	CIP Concrete Planter Wall On-Grade	9 L4.1	Bike Rack	14 L4.2	Indicative Trellis
2B L4.0	Unit Paving On-slab	5B L4.0	CIP Concrete Planter Wall On-Slab	10 L4.1	Outdoor Bar & Stools	15 L4.3	Soil Cell
3A L4.0	Hydrapressed Slab Level 1	6 L4.1	Gravel Strip	11 L4.1	Custom Metal Planter		

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Issues

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12	Issued for 90% CD	2025/07/04
13	Re-issued for Rezoning / DP	2025/07/14

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Key Plan Level 1

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

L1.0

plot date: 2025-07-14

Legend:

1A L4.0	CIP Concrete Paving On-grade	3B L4.0	Hydrapressed Slab Upper Levels	7 L4.1	Typical Stairs	12 L4.1	Garden Plot
1B L4.0	CIP Concrete Paving On-slab	4 L4.0	Resilient Surfacing	8 L4.1	Metal Picket Fence	13 L4.1	Landscape Bench
2A L4.0	Unit Paving On-grade	5A L4.0	CIP Concrete Planter Wall On-Grade	9 L4.1	Bike Rack	14 L4.2	Indicative Trellis
2B L4.0	Unit Paving On-slab	5B L4.0	CIP Concrete Planter Wall On-Slab	10 L4.1	Outdoor Bar & Stools	15 L4.3	Soil Cell
3A L4.0	Hydrapressed Slab Level 1	6 L4.1	Gravel Strip	11 L4.1	Custom Metal Planter		

DAVIE STREET

ADJACENT PROPERTY

3B L4.0

PRIVATE PATIO

PRIVATE PATIO

ROOF

HERB PLANTER

compost/storage

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY

BALCONY BELOW

BALCONY BELOW

C1 683.75 sq ft (2 BED) Suite 503

B1 501.06 sq ft (1 BED) Suite 502

B1 874.22 sq ft (3 BED) Suite 504

B2 534.53 sq ft (1 BED) Suite 505

B1 501.06 sq ft (1 BED) Suite 506

B1 501.06 sq ft (1 BED) Suite 507

C7 967.33 sq ft (2 BED + DEN) Suite 508

B5 645.23 sq ft (1 BED + DEN) Suite 509

C6 917.58 sq ft (2 BED + DEN) Suite 510

B1 501.06 sq ft (1 BED) Suite 511

C2 754.50 sq ft (2 BED) Suite 512

B4 545.00 sq ft (1 BED + DEN) Suite 501

STAIR 2 169.38 sq ft

STAIR 1 165.62 sq ft

CORRIDOR 792.29 sq ft

ELEV 77.33 sq ft

ELEV 77.33 sq ft

NEW PROPERTY LINE

OLD PROPERTY LINE

FORT STREET

ADJACENT PROPERTY

0 1m 3m 5m 7m 10m

plot date: 2025-07-14

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Key Plan Level 5

Project North: PN

Drawn By: MH

Checked By: MP

Scale: 1:100

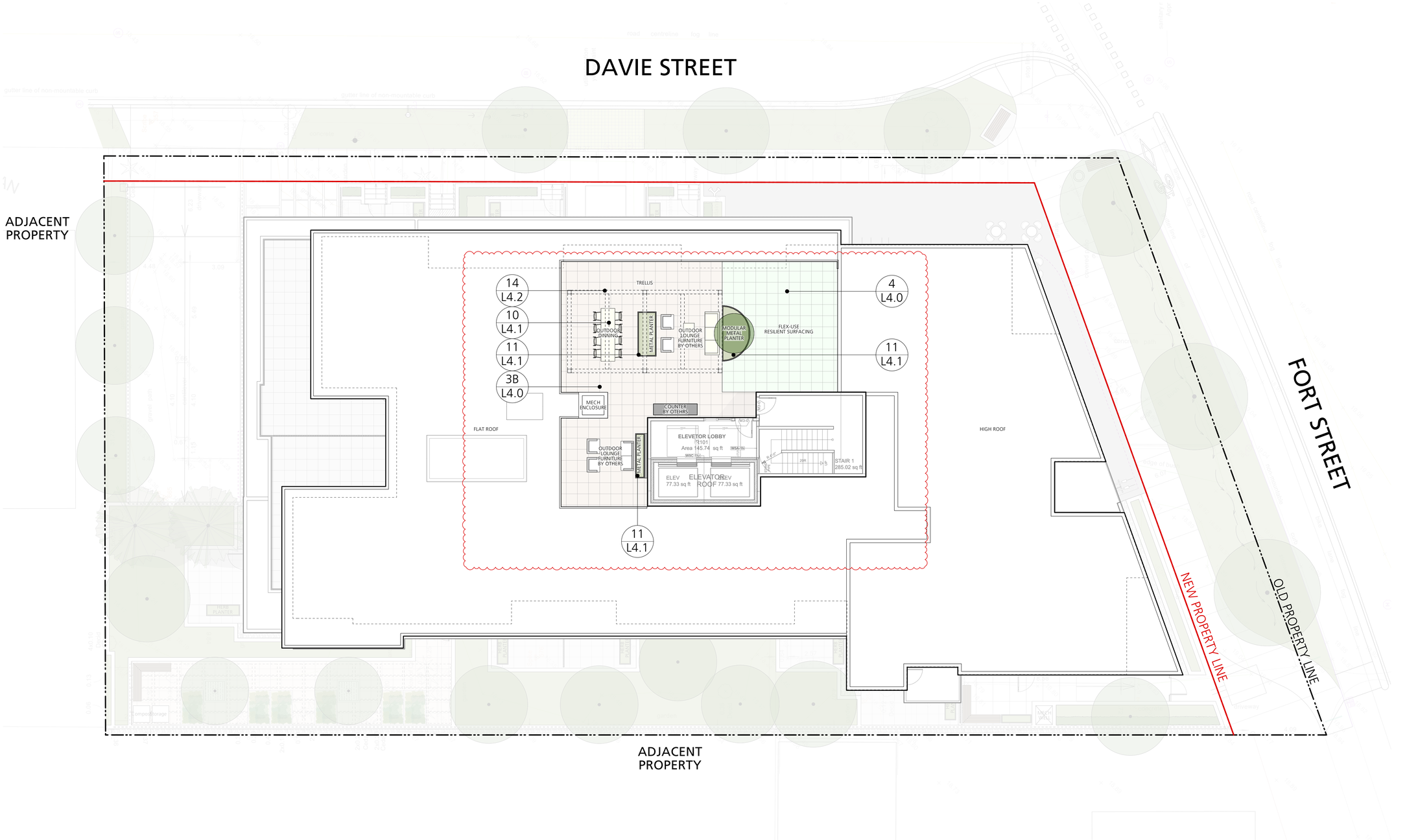
Job No.: 22-082

Sheet No.:

L1.1

Legend:

1A L4.0	CIP Concrete Paving On-grade	3B L4.0	Hydrapressed Slab Upper Levels	7 L4.1	Typical Stairs	12 L4.1	Garden Plot
1B L4.0	CIP Concrete Paving On-slab	4 L4.0	Resilient Surfacing	8 L4.1	Metal Picket Fence	13 L4.1	Landscape Bench
2A L4.0	Unit Paving On-grade	5A L4.0	CIP Concrete Planter Wall On-Grade	9 L4.1	Bike Rack	14 L4.2	Indicative Trellis
2B L4.0	Unit Paving On-slab	5B L4.0	CIP Concrete Planter Wall On-Slab	10 L4.1	Outdoor Bar & Stools	15 L4.3	Soil Cell
3A L4.0	Hydrapressed Slab Level 1	6 L4.1	Gravel Strip	11 L4.1	Custom Metal Planter		



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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Key Plan
Rooftop

Project North: 

Drawn By: MH

Checked By: MP

Scale: 1:100

Job No.: 22-082

Sheet No.:

L1.2

plot date: 2025-07-14

Offsite Legend:

- 16 / L4.3 — Garbage Bin
- 17 / L4.3 — City Bench
- 18 / L4.3 — Tree Planting at Boulevard (as per COV standards)
- 19 / L4.3 — Grasscrete at Boulevard

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. Irrigated Boulevard	3	68 m³	N/A	68 m³	**22.0 m³**
Fort St. Irrigated Boulevard	3	111.3 m³	33 m³	144.3 m³	**48.1 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 IrrigationIndustry Association of BC standards.

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

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

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

GENERAL NOTES FOR OFF SITE:

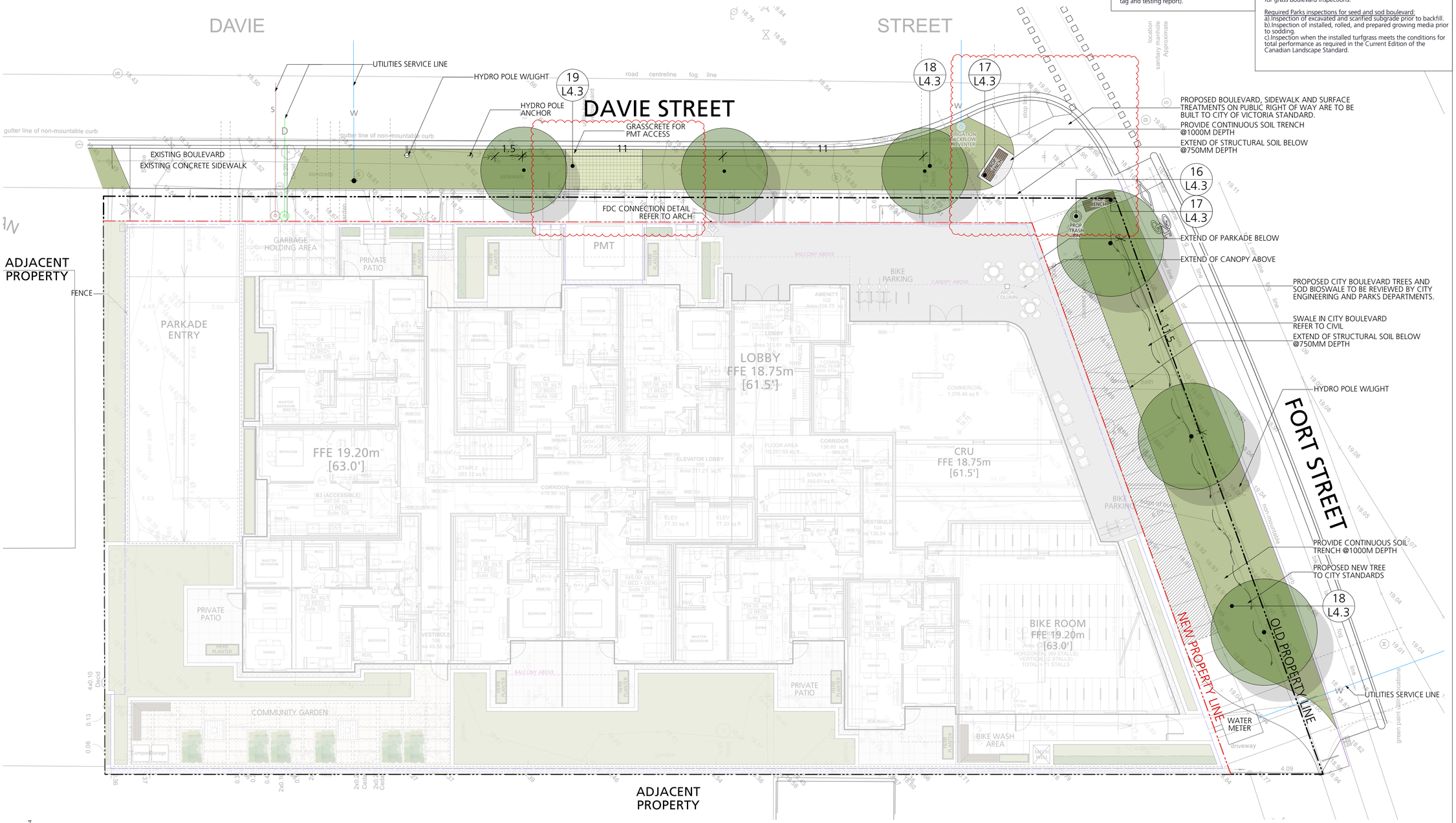
1. Proposed street tree locations, species selection and numver of trees is subject to approval by the city of Victoria Parks Division. Proposed street tree locations must be indicated and shall respect the minimum offsets from infrastructure outlined in Victoria Subdivision and Development Servicing 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.

   Required Parks inspections for street tree planting:
   a). Inspection of soil and planting area prior to planting.
   b). Inspection of tree stock prior to planting.
   c). Inspection of installed tree. Trees must be in good health and condition with no visible signs of disease, insect pests, or damage, and comply with the latest version of the Canadian Landscape Standard.

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:

   Required Parks inspections for seed and sod boulevard:
   a).Inspection of excavated and scarified subgrade prior to backfill.
   b).Inspection of installed, rolled, and prepared growing media prior to sodding.
   c).Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.



0 1m 3m 5m 7m 10m

plot date: 2025-07-14

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13	Re-issued for Rezoning / DP	2025/07/14

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

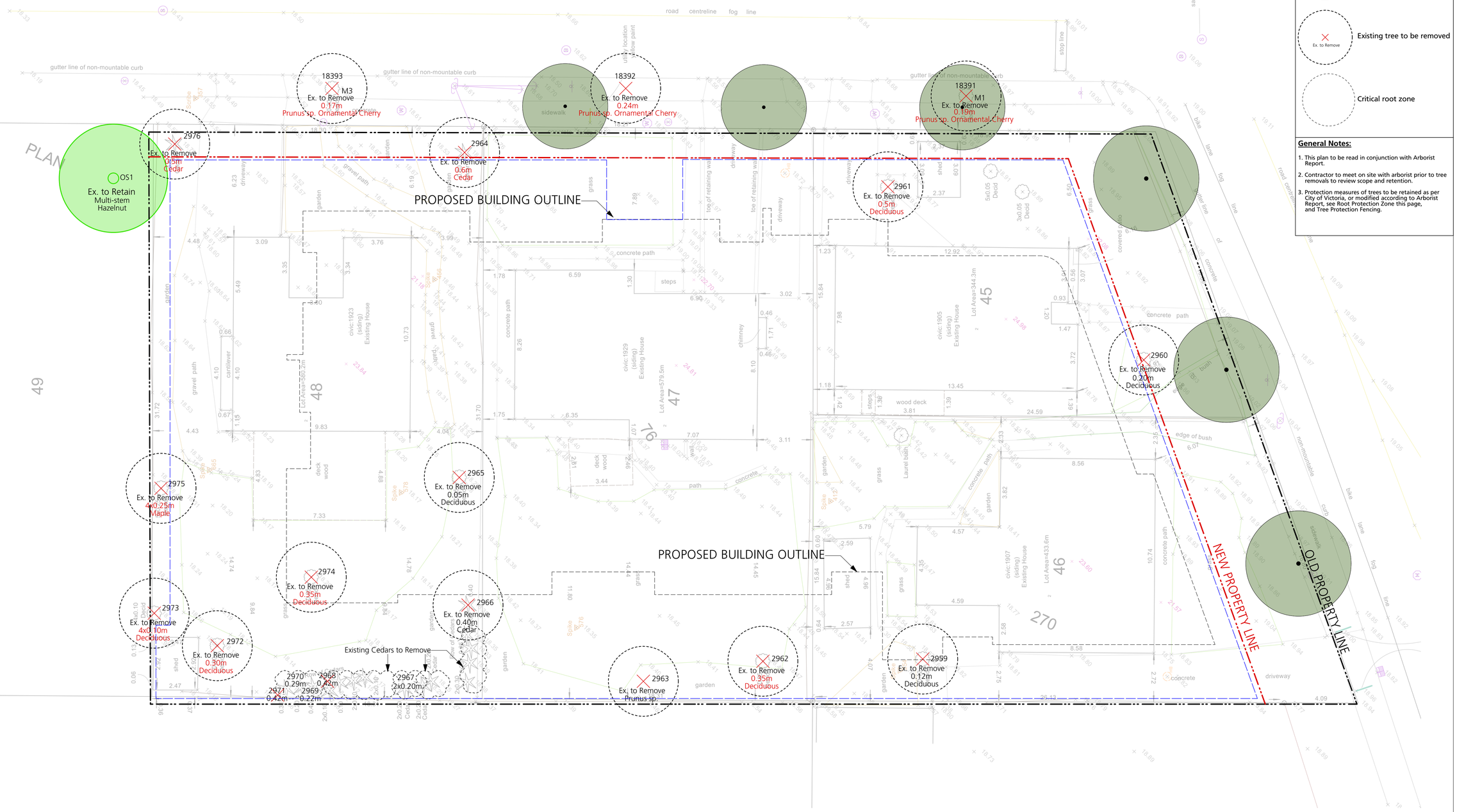
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Offsite Landscape Plan

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

L1.3



0 1m 3m 5m 7m 10m

plot date: 2025-07-14

Legend:

- Existing tree to be retained (Ex. to Retain)
- Proposed street tree
- Existing tree to be removed (Ex. to Remove)
- Critical root zone

General Notes:

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

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Tree Management Plan

Project North: PN

Drawn By: MH

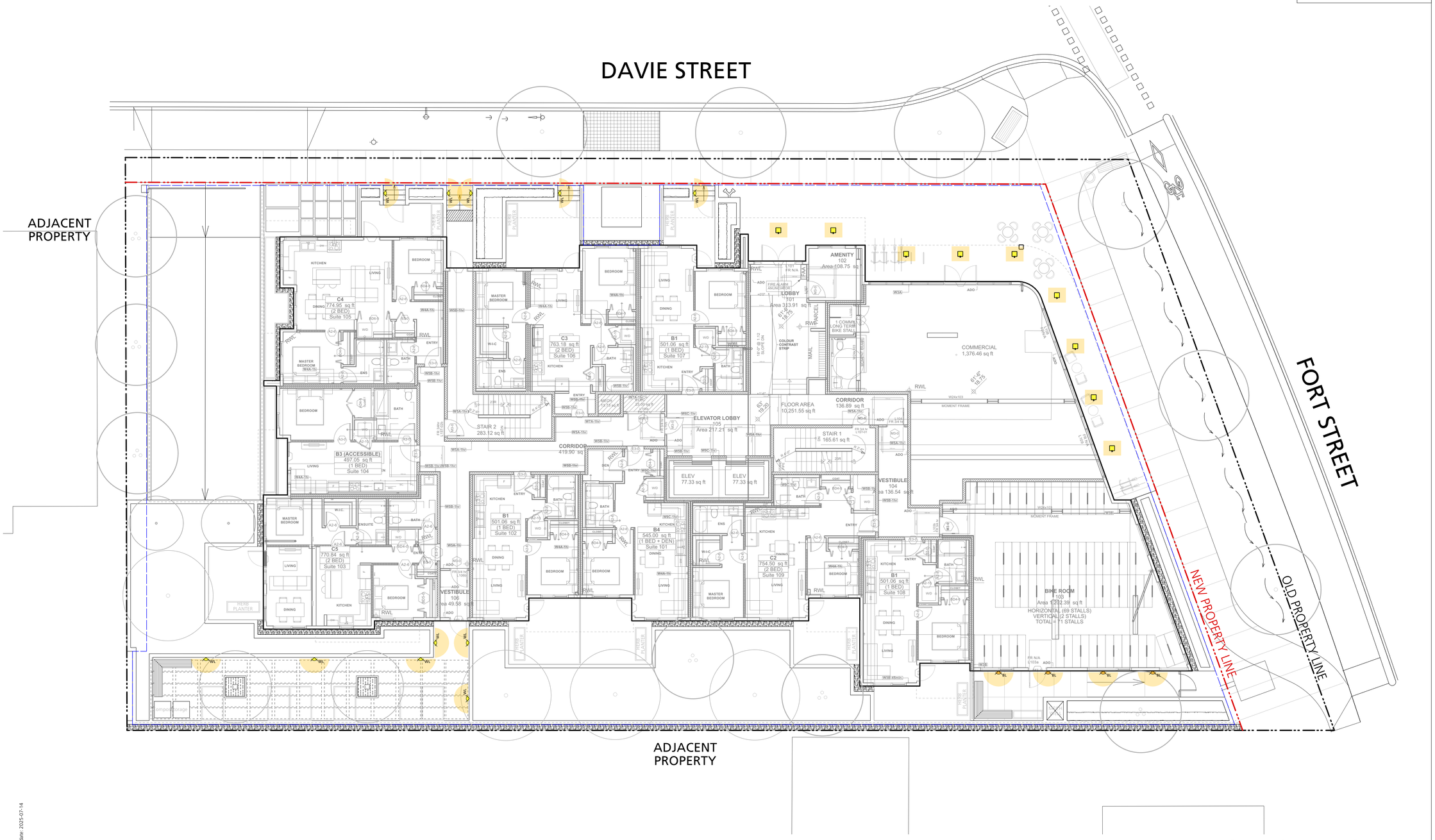
Checked By: MP

Scale: 1:100

Job No.: 22-082

Sheet No.:

L1.4



LIGHTING LEGEND

- WL — Recessed Wall Light
- SL — Metal Planter Step Light
- BL — Building Light (by Architecture)
- Proposed Soffit Lighting (by Architecture)
- R — Receptacles

Notes:
- Read this plan in conjunction with Electrical and Architectural drawings

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Lighting Plan Level 1

Project North: PN

Drawn By: MH

Checked By: MP

Scale: 1:100

Job No.: 22-082

Sheet No.:

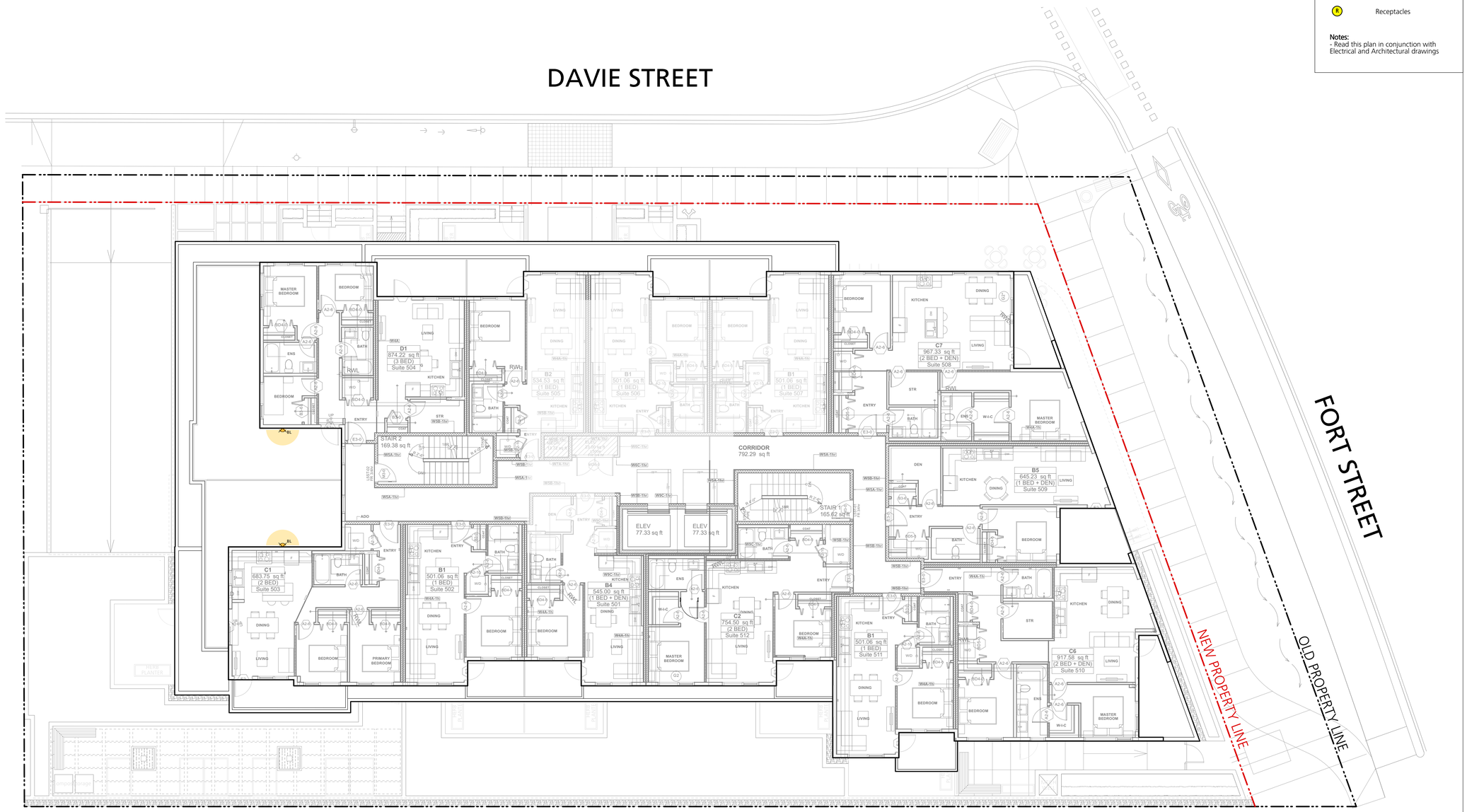
L1.5

plot date: 2025-07-14

LIGHTING LEGEND

- WL — Recessed Wall Light
- SL — Metal Planter Step Light
- BL — Building Light (by Architecture)
- Proposed Soffit Lighting (by Architecture)
- R — Receptacles

Notes:
- Read this plan in conjunction with Electrical and Architectural drawings



0 1m 3m 5m 7m 10m

plot date: 2025-07-14

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Lighting Plan Level 5

Project North: PN

Drawn By: MH

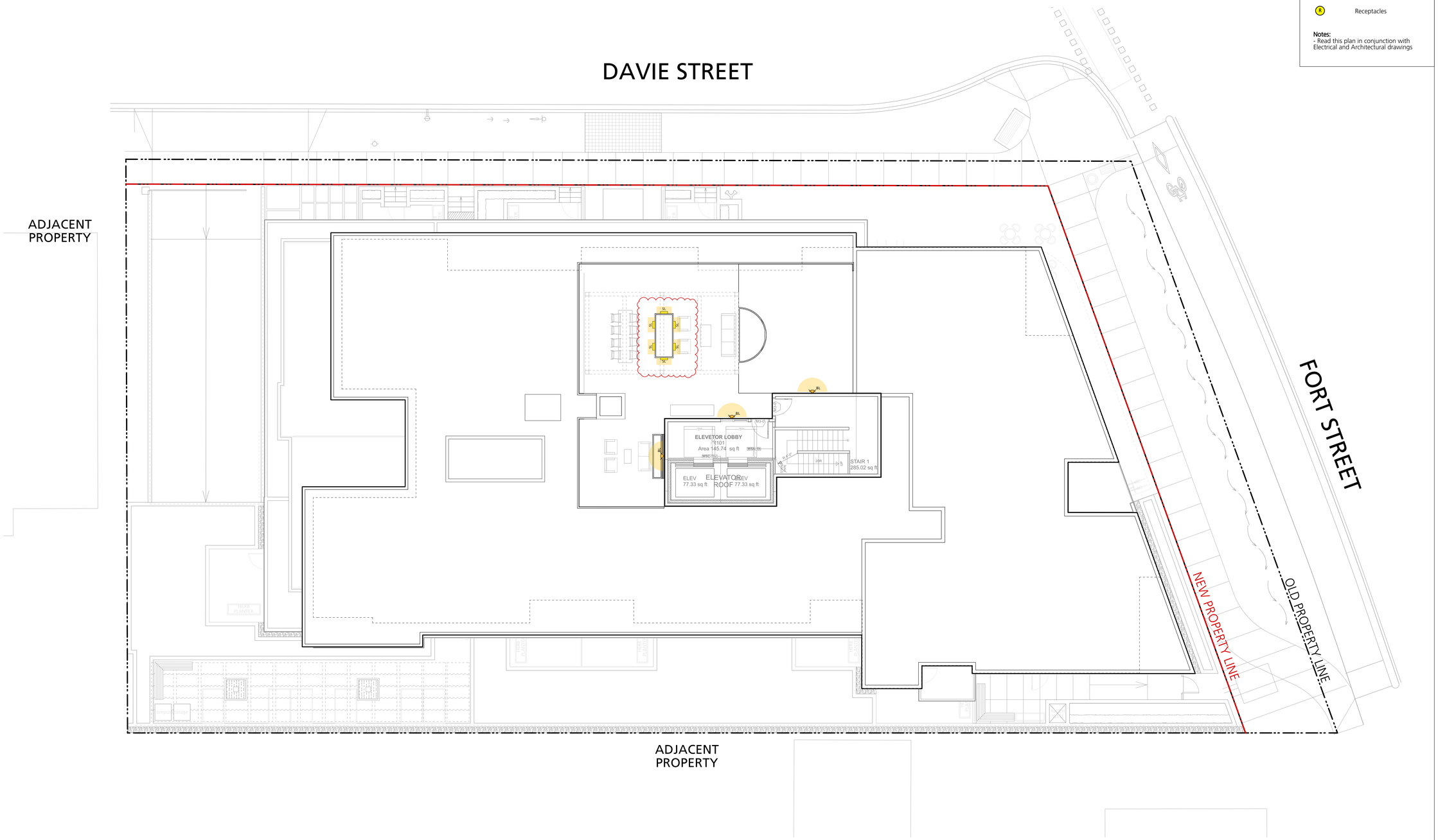
Checked By: MP

Scale: 1:100

Job No.: 22-082

Sheet No.:

L1.6



LIGHTING LEGEND

- Recessed Wall Light
- Metal Planter Step Light
- Building Light (by Architecture)
- Proposed Soffit Lighting (by Architecture)
- Receptacles

Notes:
- Read this plan in conjunction with Electrical and Architectural drawings

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Lighting Plan Rooftop

Project North: PN

Drawn By: MH

Checked By: MP

Scale: 1:100

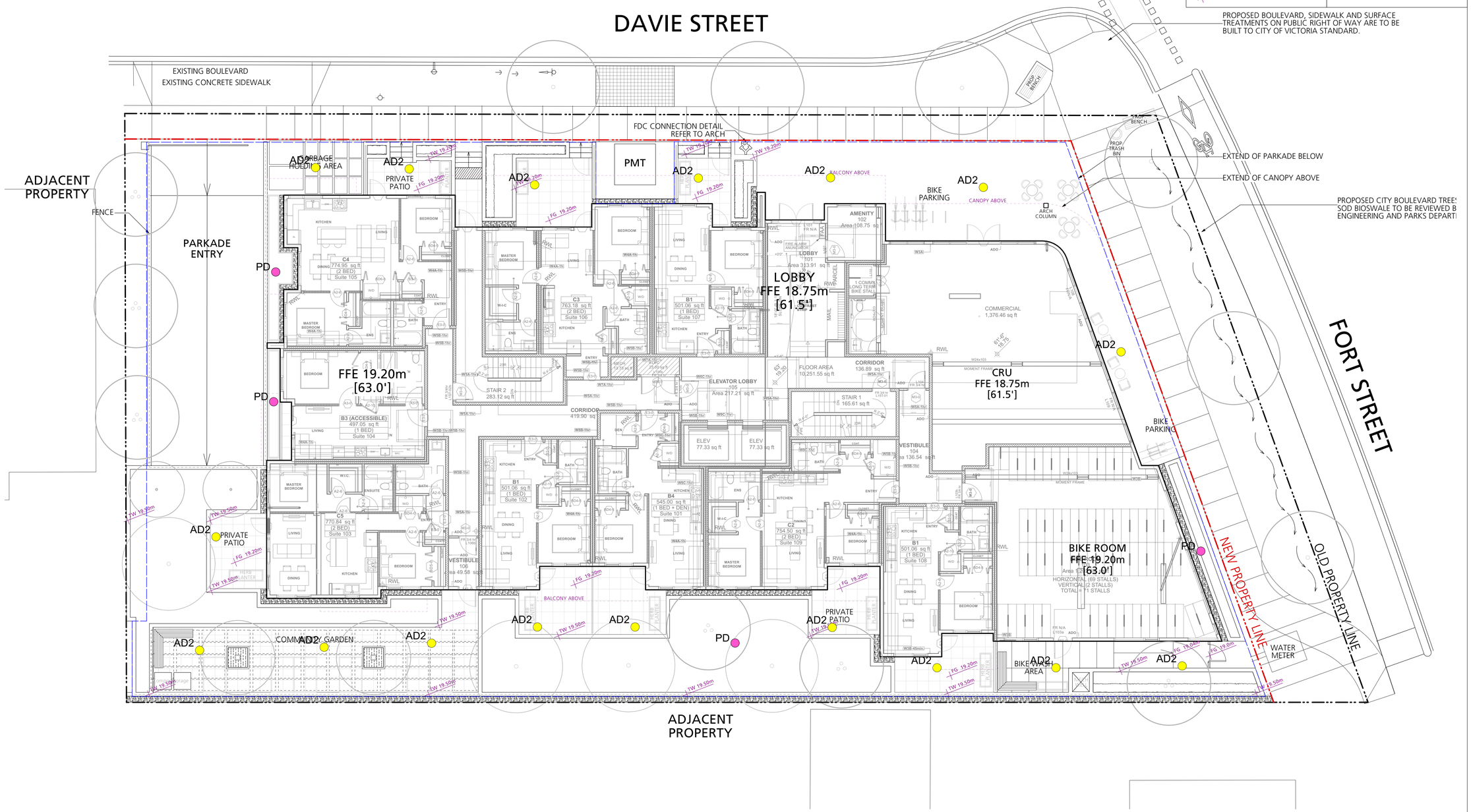
Job No.: 22-082

Sheet No.:

L1.7

0 1m 3m 5m 7m 10m

plot date: 2025-07-14



DRAIN TYPE LEGEND

- RD — ROOF DRAIN
- PD — PLANTER DRAIN C/W CLEAN OUT
- SN — DRAIN TO SANITARY
- AD2 — 2 LEVEL AREA DRAIN
- AD1 — 1 LEVEL AREA DRAIN
- LB — LAWN BASIN
- WF — WATER FEATURE DRAIN - REFER TO WF MECH
- PERFORATED PIPE - CONNECT TO STORM

Legend:

- BG 0.00m — Building Grade from Civil
- IBG 0.00m — Interpulated Building Grade
- FG 0.00m — Finish Grade
- TW 0.00m — Top of Wall Grade
- BW 0.00m — Bottom of Wall Grade
- TS 0.00m — Top of Stair Elevation
- BS 0.00m — Bottom of Stair Elevation
- TB 0.00m — Top of Bench Elevation

Grading Notes:

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

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Issues

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10	Issued for 30% CD	2025/05/23
11	Issued for 60% CD	2025/06/13
12	Issued for 90% CD	2025/07/04
13	Re-issued for Rezoning / DP	2025/07/14

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Grading Plan & Drainage Layout Level 1

Project North: PN

Drawn By: MH

Checked By: MP

Scale: 1:100

Job No.: 22-082

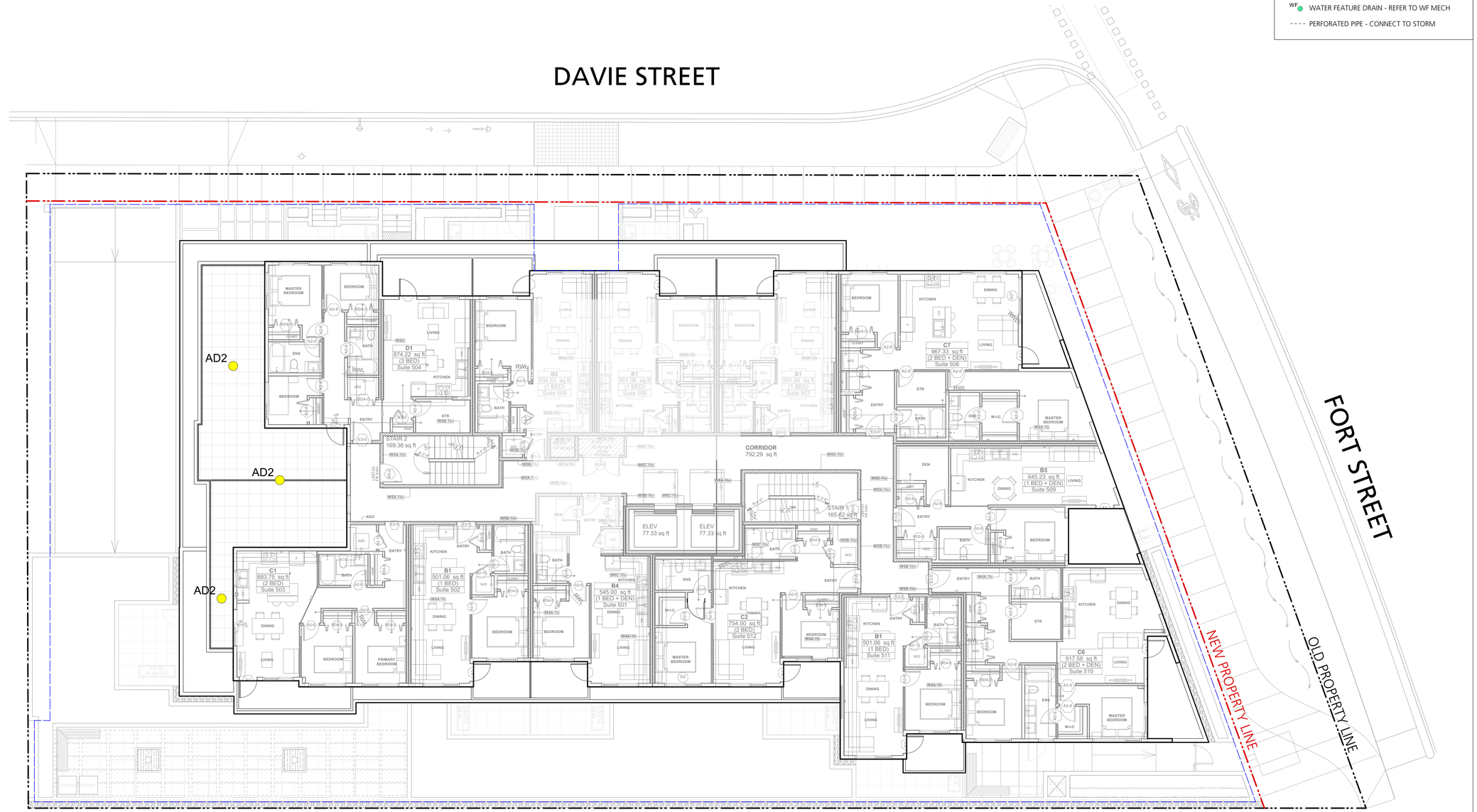
Sheet No.:

L2.0

plot date: 2025-07-14

DRAIN TYPE LEGEND

- RD — ROOF DRAIN
- PD — PLANTER DRAIN C/W CLEAN OUT
- SN — DRAIN TO SANITARY
- AD2 — 2 LEVEL AREA DRAIN
- AD1 — 1 LEVEL AREA DRAIN
- LB — LAWN BASIN
- WF — WATER FEATURE DRAIN - REFER TO WF MECH
- ---- PERFORATED PIPE - CONNECT TO STORM



0 1m 3m 5m 7m 10m

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13	Re-issued for Rezoning / DP	2025/07/14

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Drainage Layout Plan Level 5

Project North: PN

Drawn By: MH

Checked By: MP

Scale: 1:100

Job No.: 22-082

Sheet No.:

L2.1

plot date: 2025-07-14

DRAIN TYPE LEGEND

- RD — ROOF DRAIN
- PD — PLANTER DRAIN C/W CLEAN OUT
- SN — DRAIN TO SANITARY
- AD2 — 2 LEVEL AREA DRAIN
- AD1 — 1 LEVEL AREA DRAIN
- LB — LAWN BASIN
- WF — WATER FEATURE DRAIN - REFER TO WF MECH
- ---- PERFORATED PIPE - CONNECT TO STORM

DAVIE STREET

ADJACENT PROPERTY

RD

RD

AD2

RD

ELEVETOR LOBBY
73101
Area 145.74 sq ft

ELEV 77.33 sq ft

ELEVATOR

ELEV ROOF 77.33 sq ft

STAIR 1
285.02 sq ft

RD

RD

RD

RD

RD

HEAT PLANTER

FORT STREET

NEW PROPERTY LINE

OLD PROPERTY LINE

ADJACENT PROPERTY

0 1m 3m 5m 7m 10m

plot date: 2025-07-14

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Drainage Layout Plan Rooftop

Project North: PN

Drawn By: MH

Checked By: MP

Scale: 1:100

Job No.: 22-082

Sheet No.:

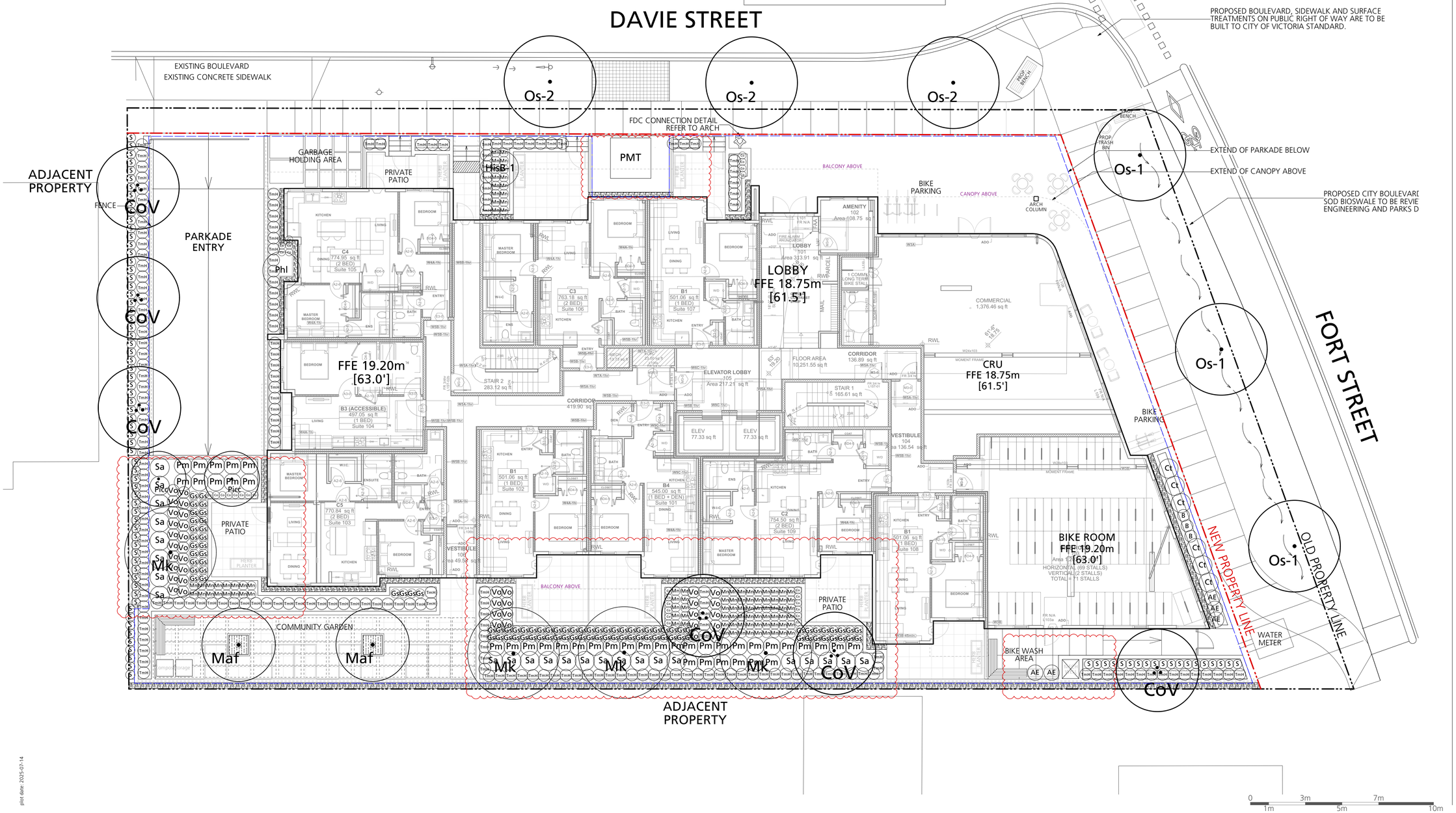
L2.2

GENERAL NOTES:

1. All on-site planting areas to be irrigated with a high efficiency drip irrigation system.
2. Replacement trees must be planted:
   a). At least 2.0m away from a building foundation wall,
   b). At least 1.0m away from any property line of a lot, above and underground utility, driveway or other paced surface, and
   c). In a location approved by the Director
3. Every replacement tree must be spaced from exisitng trees and other replacement trees in accordance with City of Victoria Tree Protectio Bylaw No. 21-035.
4. Replacement trees must met the aplicable plant condition and structure requriements set out in the latest edition of the CNLA/CSLA 'Canadian Landscape Standard" and the CNLA "Canadian Nursery Stock Standard".
5. Replacement trees must be planted during the suitable local planting seasons generally defined as fall (September - November) and spring (February - April). Where planting must occur outside of the prescribed time period, 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.
6. Replacement trees must be:
   a). 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,
   b). Replacement trees may be of a comparable size approved by the Director if obtaining the above sizes is not possible.
7. A soil test for the growing media, for each landscape application on City Property must be submitted to the City Parks treepermits@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.
8. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.

Plant List All Levels

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
CoV	6	**Cornus 'Venus'**	'Venus' Dogwood	6cm cal., WB	Part 2, 2:1, small
HisB	2	**Hibiscus syriacus 'Bluebird'**	Blue Bird Rose of Sharon	6cm cal., standard	
Mk	4	**Magnolia kobus**	Kobus Magnolia	6cm cal., WB	Part 1, 1:1, medium
Maf	2	**Malus fusca**	Pacific Crabapple	6cm cal., WB	Part 1, 1:1, medium
Os-1	3	**Offsite Tree TBD #1**	Species TBD	6cm cal., WB min.	as per City of Victoria standards
OS-2	3	**Offsite Tree TBD #2**	Species TBD	6cm cal., WB min.	as per City of Victoria standards
Picc	2	**Pinus contorta var. contorta**	Shore Pine	2m ht, B&B	Part 1, 1:1, medium
Shrubs					
AE	9	**Abelia 'Edward Goucher'**	Edward Goucher Abelia	#2 pot	pollinator friendly, food-bearing
B	3	**Berberis thunbergii 'Concorde'**	Concorde Japanese Barberry	#2 pot	pollinator friendly, food-bearing
Ct	6	**Choisya ternata**	Mexican Orange	#3 pot	pollinator friendly
Gs	92	**Gaultheria shallon**	Salal	#2 pot	native, pollinator friendly, food-bearing
HisB-1	1	**Hibiscus syriacus 'Bluebird'**	Blue Bird Rose of Sharon	#5 pot	pollinator friendly, food bearing
Mn	96	**Mahonia nervosa**	Longleaf Mahonia	#2 pot	native, pollinator friendly, food-bearing
Phl	1	**Philadelphus lewisii**	Wild Mock Orange	#5 pot	native, pollinator friendly
S	85	**Sarcococca hookeriana var. humilis**	Dwarf Sweet Box	#2 pot	pollinator friendly
Sa	24	**Symphoricarpos albus**	Snowberry	#2 pot	native, pollinator friendly, food-bearing
TmH	192	**Taxus x media 'Hicksii' (male form)**	Hicksii Yew (male form)	4' ht	Hedge
Vo	38	**Vaccinium ovatum**	Evergreen Huckleberry	#2 pot	native, pollinator friendly, food-bearing
Groundcovers, Vines, Ferns, Perennials and Grasses					
Ca	12	**Calamagrostis x acutiflora 'Karl Foerster'**	Feather Reed Grass	#2 pot	
Co	30	**Carex oshimensis 'Evergold'**	Sedge	#1 pot	
O	39	**Ophiopogon planiscapus 'Nigrescens'**	Black Mondo Grass	#1 pot	Groundcover
Pm	39	**Polystichum munitum**	Western Sword Fern	#1 pot	native



plot date: 2025-07-14

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Client:

THREE SHORES

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.:

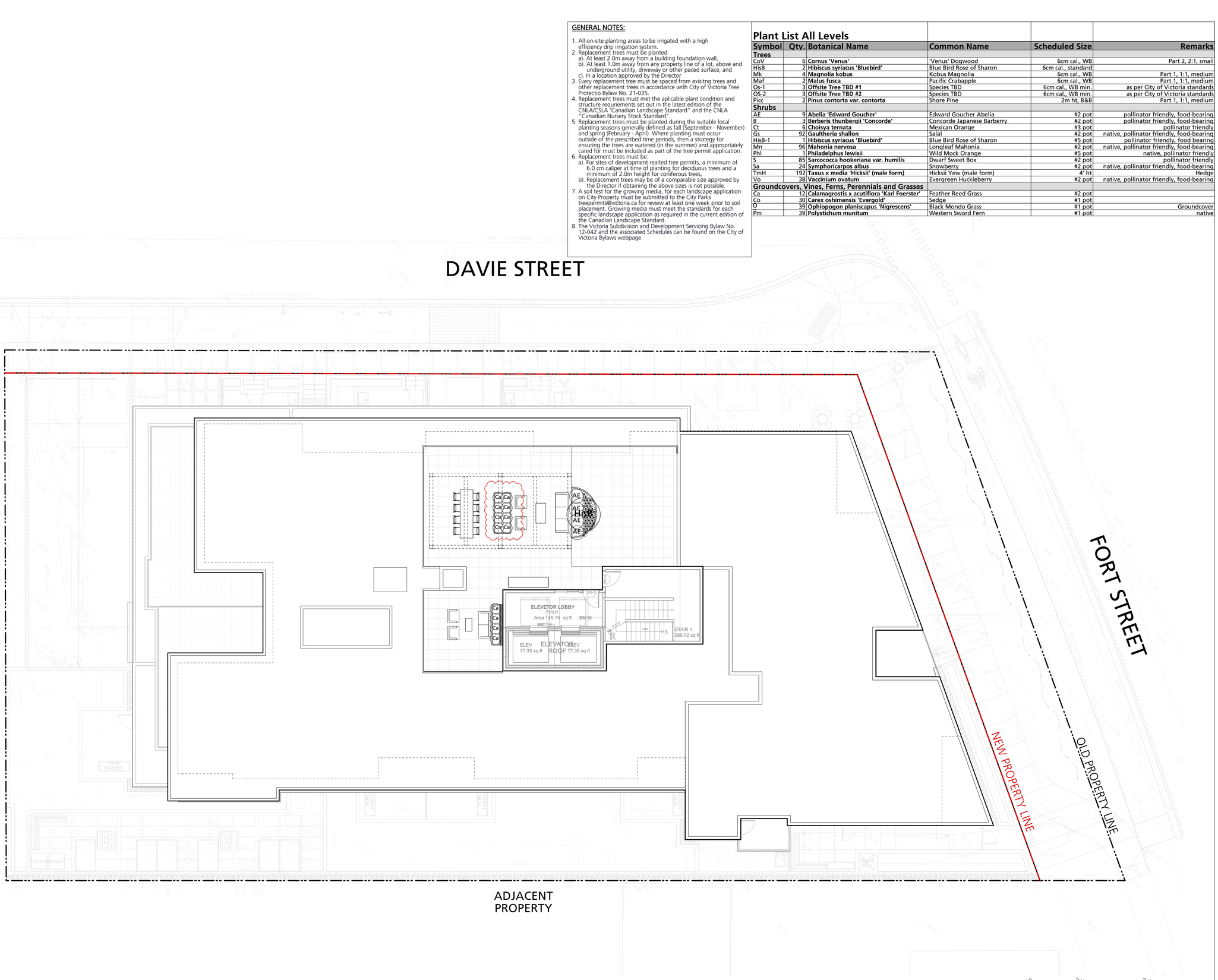
L3.0

GENERAL NOTES:

1. All on-site planting areas to be irrigated with a high efficiency drip irrigation system.
2. Replacement trees must be planted:
   a). At least 2.0m away from a building foundation wall,
   b). At least 1.0m away from any property line of a lot, above and underground utility, driveway or other paced surface, and
   c). In a location approved by the Director
3. Every replacement tree must be spaced from exisitng trees and other replacement trees in accordance with City of Victoria Tree Protectio Bylaw No. 21-035.
4. Replacement trees must met the aplicable plant condition and structure requriements set out in the latest edition of the CNLA/CSLA 'Canadian Landscape Standard" and the CNLA "Canadian Nursery Stock Standard".
5. Replacement trees must be planted during the suitable local planting seasons generally defined as fall (September - November) and spring (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.
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8. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.

Plant List All Levels

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
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HisB	2	**Hibiscus syriacus 'Bluebird'**	Blue Bird Rose of Sharon	6cm cal., standard	
Mk	4	**Magnolia kobus**	Kobus Magnolia	6cm cal., WB	Part 1, 1:1, medium
Maf	2	**Malus fusca**	Pacific Crabapple	6cm cal., WB	Part 1, 1:1, medium
Os-1	3	**Offsite Tree TBD #1**	Species TBD	6cm cal., WB min.	as per City of Victoria standards
OS-2	3	**Offsite Tree TBD #2**	Species TBD	6cm cal., WB min.	as per City of Victoria standards
Picc	2	**Pinus contorta var. contorta**	Shore Pine	2m ht, B&B	Part 1, 1:1, medium
Shrubs					
AE	9	**Abelia 'Edward Goucher'**	Edward Goucher Abelia	#2 pot	pollinator friendly, food-bearing
B	3	**Berberis thunbergii 'Concorde'**	Concorde Japanese Barberry	#2 pot	pollinator friendly, food-bearing
Ct	6	**Choisya ternata**	Mexican Orange	#3 pot	pollinator friendly
Gs	92	**Gaultheria shallon**	Salal	#2 pot	native, pollinator friendly, food-bearing
HisB-1	1	**Hibiscus syriacus 'Bluebird'**	Blue Bird Rose of Sharon	#5 pot	pollinator friendly, food bearing
Mn	96	**Mahonia nervosa**	Longleaf Mahonia	#2 pot	native, pollinator friendly, food-bearing
Phl	1	**Philadelphus lewisii**	Wild Mock Orange	#5 pot	native, pollinator friendly
S	85	**Sarcococca hookeriana var. humilis**	Dwarf Sweet Box	#2 pot	pollinator friendly
Sa	24	**Symphoricarpos albus**	Snowberry	#2 pot	native, pollinator friendly, food-bearing
TmH	192	**Taxus x media 'Hicksii' (male form)**	Hicksii Yew (male form)	4' ht	Hedge
Vo	38	**Vaccinium ovatum**	Evergreen Huckleberry	#2 pot	native, pollinator friendly, food-bearing
Groundcovers, Vines, Ferns, Perennials and Grasses					
Ca	12	**Calamagrostis x acutiflora 'Karl Foerster'**	Feather Reed Grass	#2 pot	
Co	30	**Carex oshimensis 'Evergold'**	Sedge	#1 pot	
O	39	**Ophiopogon planiscapus 'Nigrescens'**	Black Mondo Grass	#1 pot	Groundcover
Pm	39	**Polystichum munitum**	Western Sword Fern	#1 pot	native



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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Planting Plan
Rooftop

Project North: PN

Drawn By: MH

Checked By: MP

Scale: 1:100

Job No.: 22-082

Sheet No.:

L3.1

plot date: 2025-07-14

Replacement Tree List

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Replacement Ratio (Schedule E)	Min. Required Soil Volume
Trees						
CoV	6	**Cornus 'Venus'**	'Venus' Dogwood	6cm cal., WB	Part 2, 2:1, small	6.0 m3
Mk	4	**Magnolia kobus**	Kobus Magnolia	6cm cal., WB	Part 1, 1:1, medium	15.0 m3
Maf	2	**Malus fusca**	Pacific Crabapple	6cm cal., WB	Part 1, 1:1, medium	15.0 m3
Picc	2	**Pinus contorta var. contorta**	Shore Pine	2m ht, B&B	Part 1, 1:1, medium	15.0 m3

REPLACEMENT TREE SOIL VOLUME TABLE

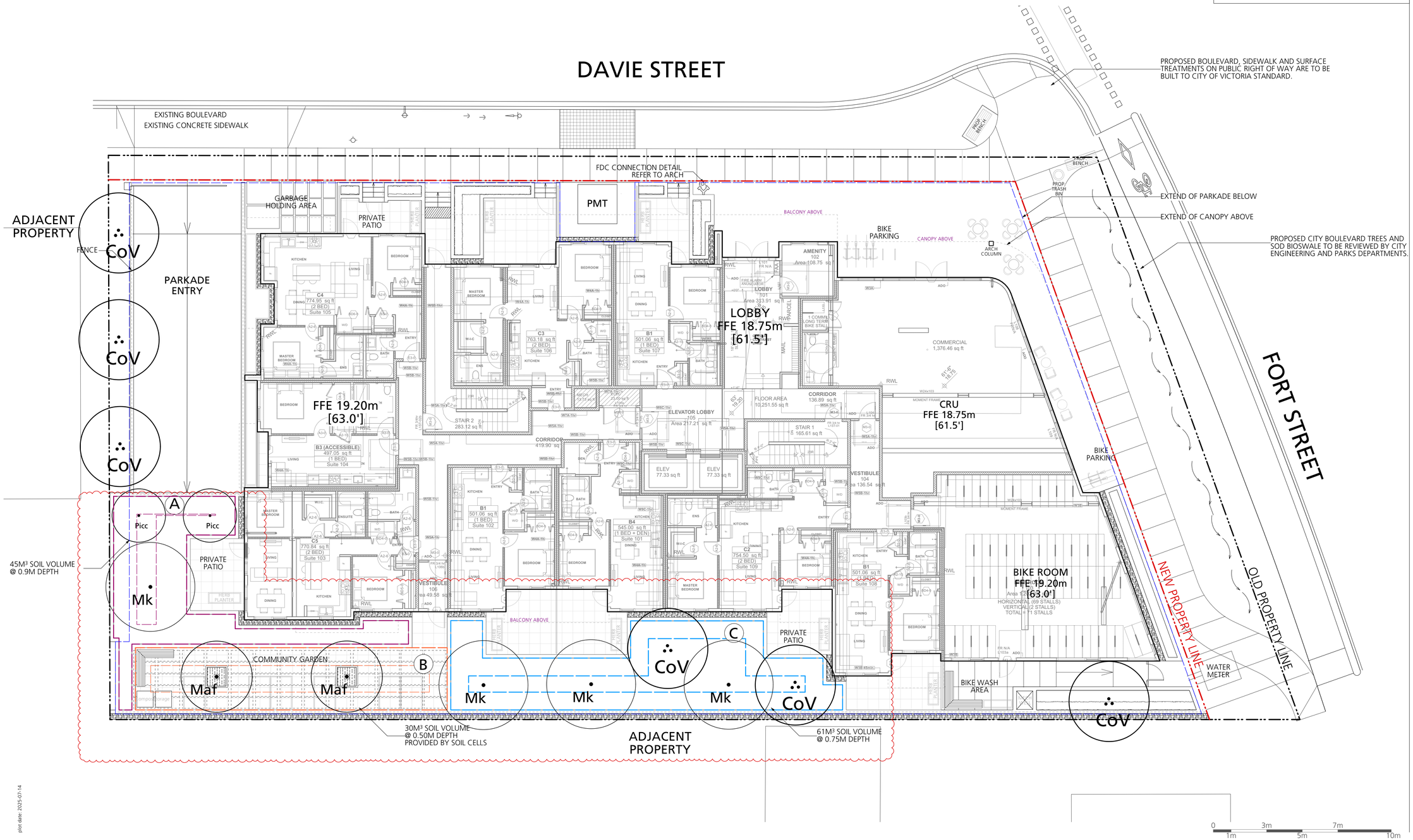
Onsite minimum replacement tree required: 10

Onsite proposed replacement tree : 10

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	56.7 m²	0.8	**45 m³**	0	3	0	0	45.0 m³	0	**45 m³**
B	61.2 m²	0.5	**30m³**	0	2	0	0	30.0 m³	0	**30.0 m³**
C	81.8 m²	0.75	**61.3 m³**	2	3	0	12.0 m³	45.0 m³	0	**57.0 m³**

REPLACEMENT TREE PLANTING NOTES:

1. 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 paced surface, and
   c). In a location approved by the Director
2. Every replacement tree must be spaced from exisitng trees and other replacement trees in accordance with City of Victoria Tree Protection Bylaw No. 21-035, Schedule E, Part 4 Siting.
3. Replacement trees must met the aplicable plant condition and structure requriements set out in the latest edition of the CNLA/CSLA "Canadian Landscape Standard" and the CNLA "Canadian Nursery Stock Standard".
4. 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.
5. Replacement trees must be:
   a). 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,
   b). Replacement trees may be of a comparable size approved by the Director if obtaining the above sizes is not possible.
6. 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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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Tree Replacement Plan

Project North: PN

Drawn By: MH

Checked By: MP

Scale: 1:100

Job No.: 22-082

Sheet No.:

L3.2

plot date: 2025-07-14

IRRIGATION LEGEND

- Offsite Shrub Zone — To be Coordianated at BP
- Shrub Zone — Use Rainbird Sprayheads, Valves and Dripline, See Notes — To be Coordianated at BP
- Sleeve Location — 2" Diameter Sleeve — To be Coordianated at BP
- Stubout Location — To be Coordianated at BP
- HB — Proposed Hose Bib — To be Coordianated 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.

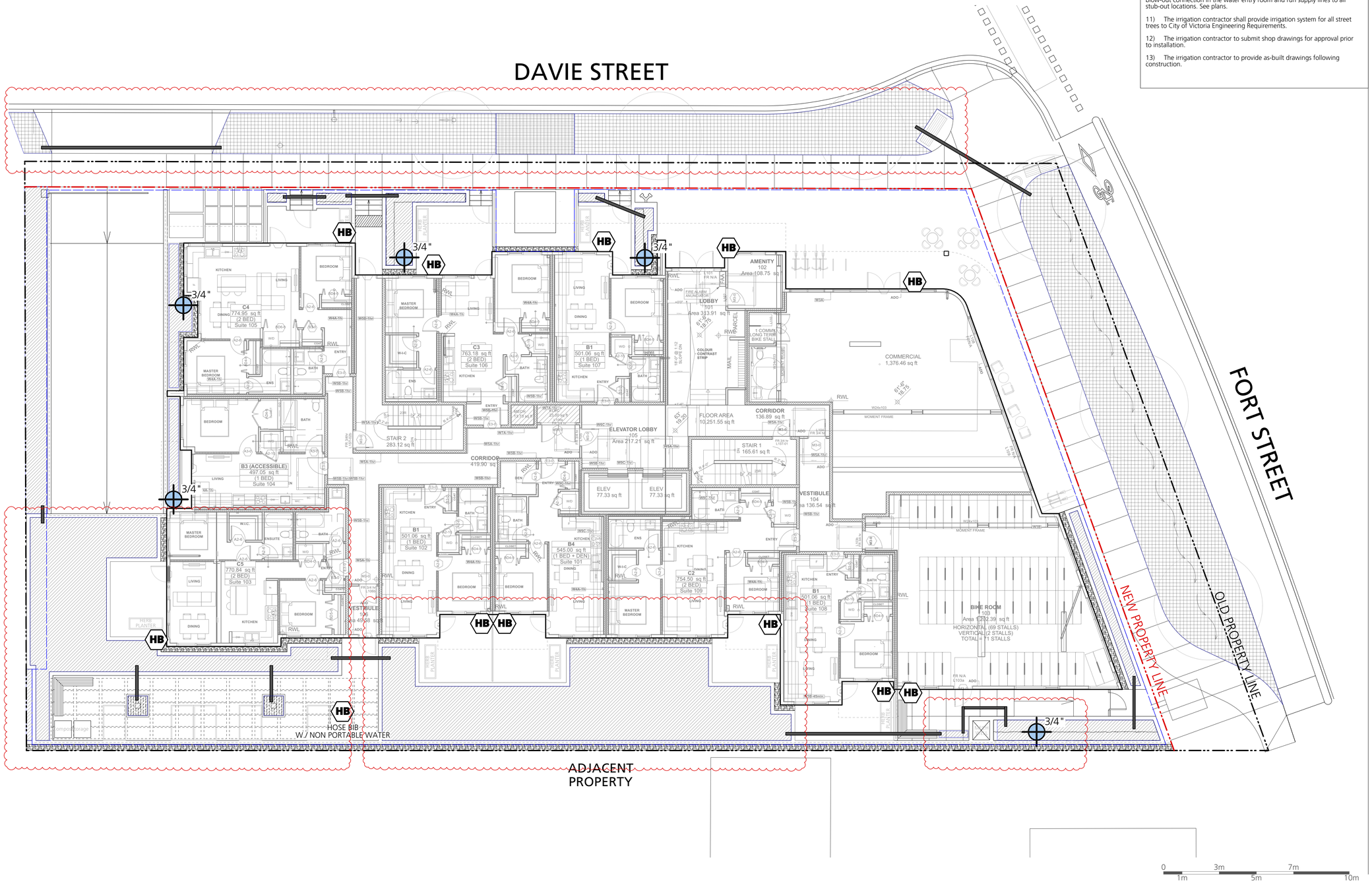
9) The irrigation system shall be installed as per the landscape architect's specifications and IIABC standards or better.

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.



plot date: 2025-07-14

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10	Issued for 30% CD	2025/05/23
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12	Issued for 90% CD	2025/07/04
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Client:

THREE SHORES

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.:

L3.3

IRRIGATION LEGEND

- Offsite Shrub Zone — To be Coordianated at BP
- Shrub Zone — Use Rainbird Sprayheads, Valves and Dripline, See Notes — To be Coordianated at BP
- Sleeve Location — 2" Diameter Sleeve — To be Coordianated at BP
- Stubout Location — To be Coordianated at BP
- HB — Proposed Hose Bib — To be Coordianated 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.

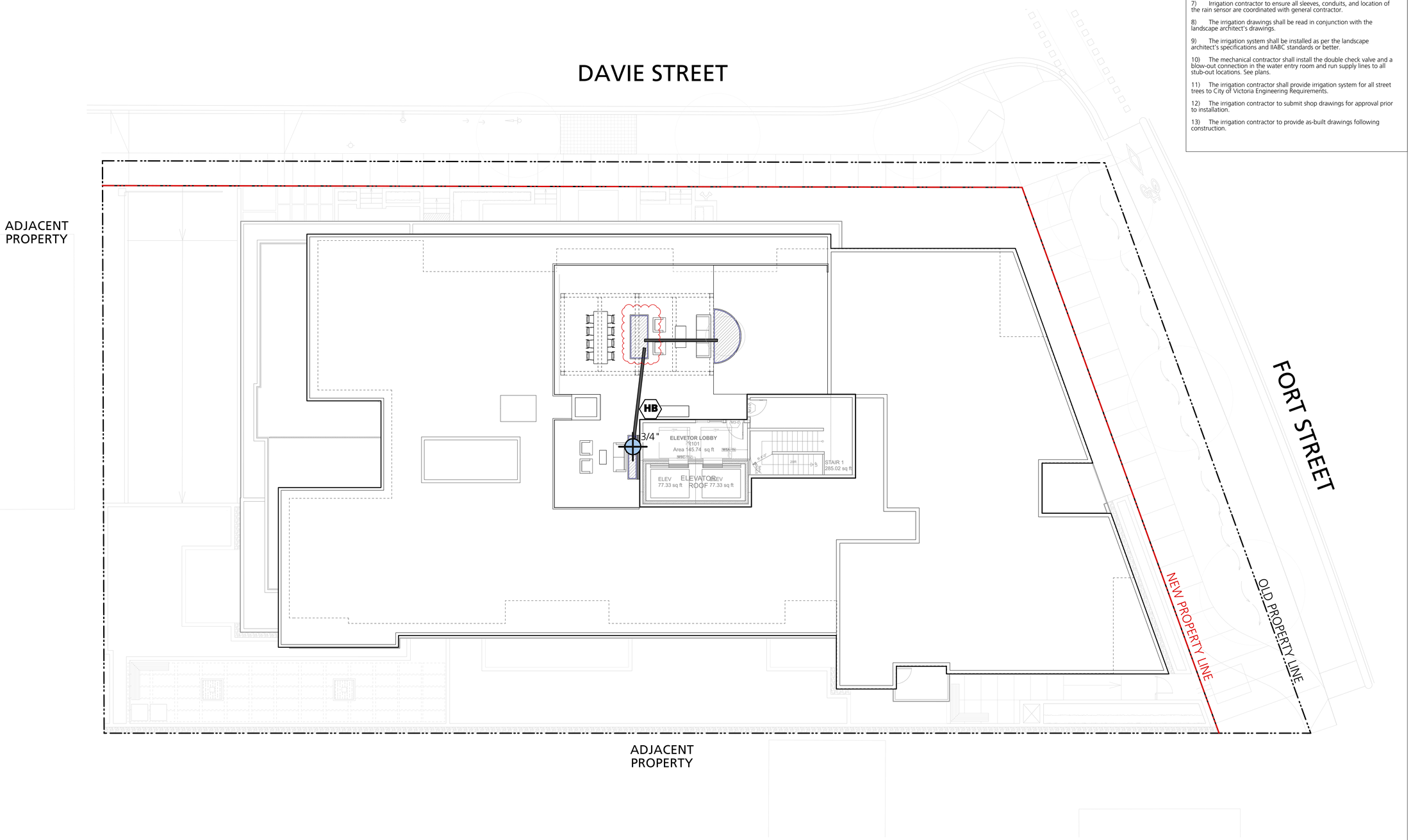
9) The irrigation system shall be installed as per the landscape architect's specifications and IIABC standards or better.

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.



0 1m 3m 5m 7m 10m

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Irrigation Plan
Rooftop

Project North: PN

Drawn By: MH

Checked By: MP

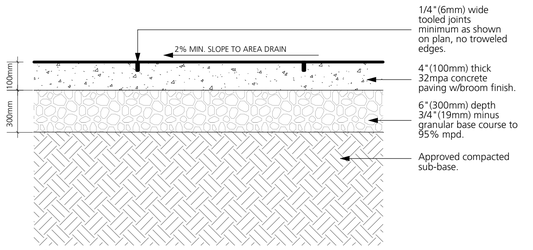
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Job No.: 22-082

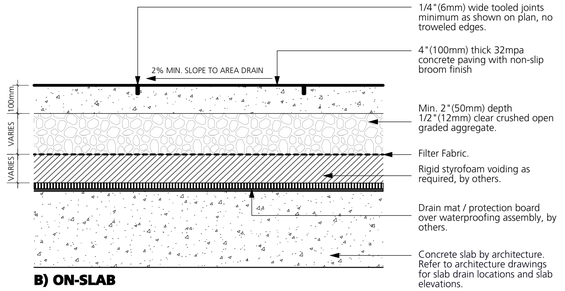
Sheet No.:

L3.4

plot date: 2025-07-14



A) ON-GRADE



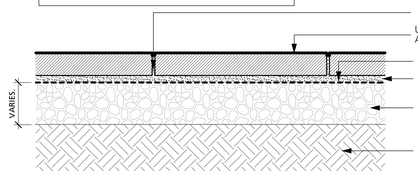
B) ON-SLAB

1 CIP Concrete Paving
1:10

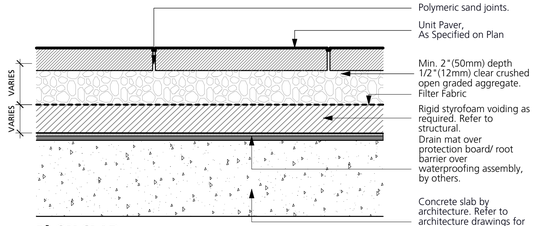
Barkman Broadway Planks 100mm Paver:
(or Pre-approved Equivalent)

600 X 150 X 100 mm (23.62" X 5.91" X 3.94")
Color: Charcoal and Natural, standard finish
Pattern: Herring Bond
Location: main entrance and corner CRU

Available at Barkman Concrete or Pre-approved Equivalent
Website: www.barkmanconcrete.com



A) ON-GRADE



B) ON-SLAB

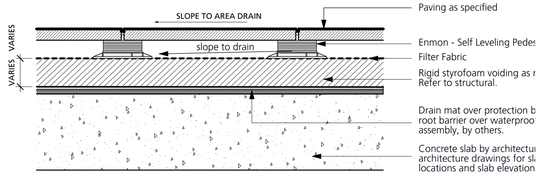
2 Unit Paving
1:10

Manhattan VibroPressed Slabs:
(or Pre-approved Equivalent)
Dimension: 600 X 600 X 52 mm (24" X 24" X 2")

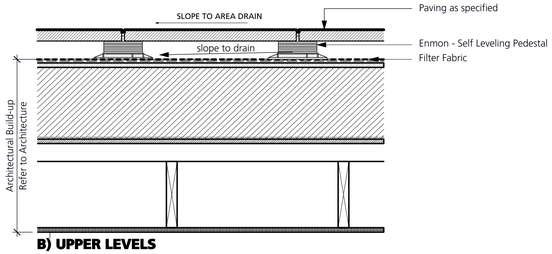
Color: Natural, standard finish, or pre-approved equivalent
Pattern: Stack Bond
Location: Level 1 and Level 5 Private Patios

Color: Sierra Beige, standard finish, or pre-approved equivalent
Pattern: Stack Bond
Location: Level 5 Outdoor Amenity

Available at NewStone Group or Pre-approved Equivalent
Website: www.newstonegroup.ca

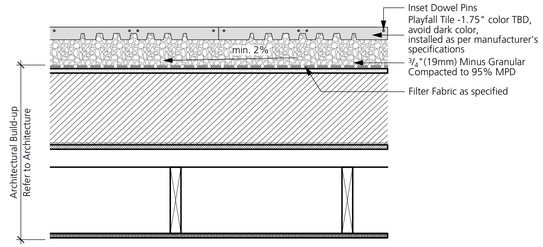


A) LEVEL 1

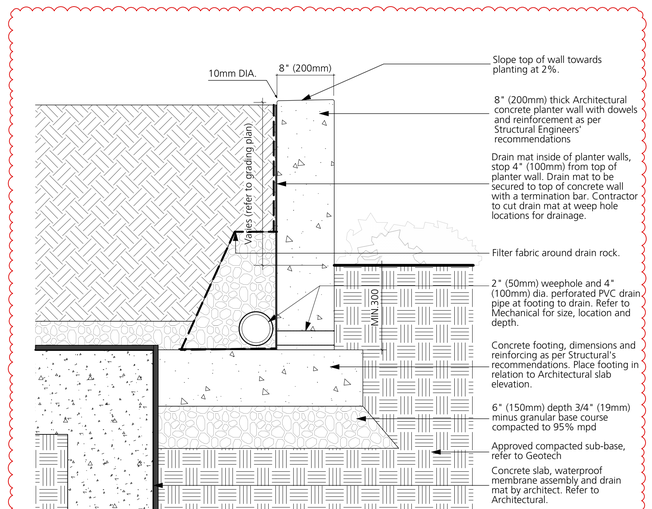


B) UPPER LEVELS

3 Hydrapressed Slab
1:10

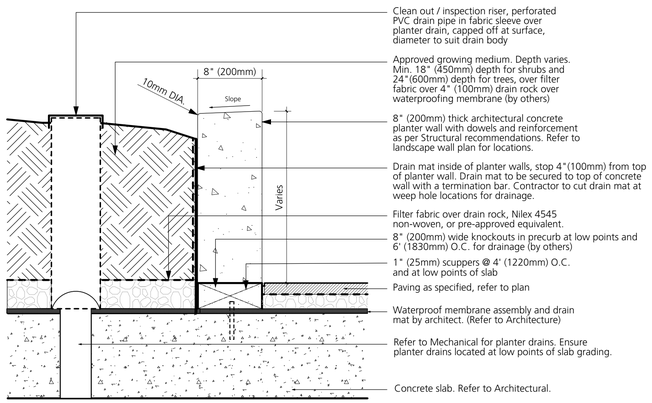


4 Resilient surfacing
1:10



A) ON-GRADE

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



B) ON-SLAB

5 CIP Concrete Planter Wall
1:10

plot date: 2025-07-14

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Client:

THREE SHORES

Project Title:

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

Drawing Title:

Landscape Details

Project North:

Drawn By: MH

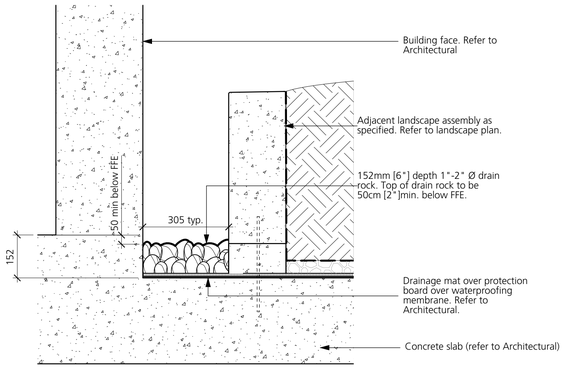
Checked By: MP

Scale: As Shown

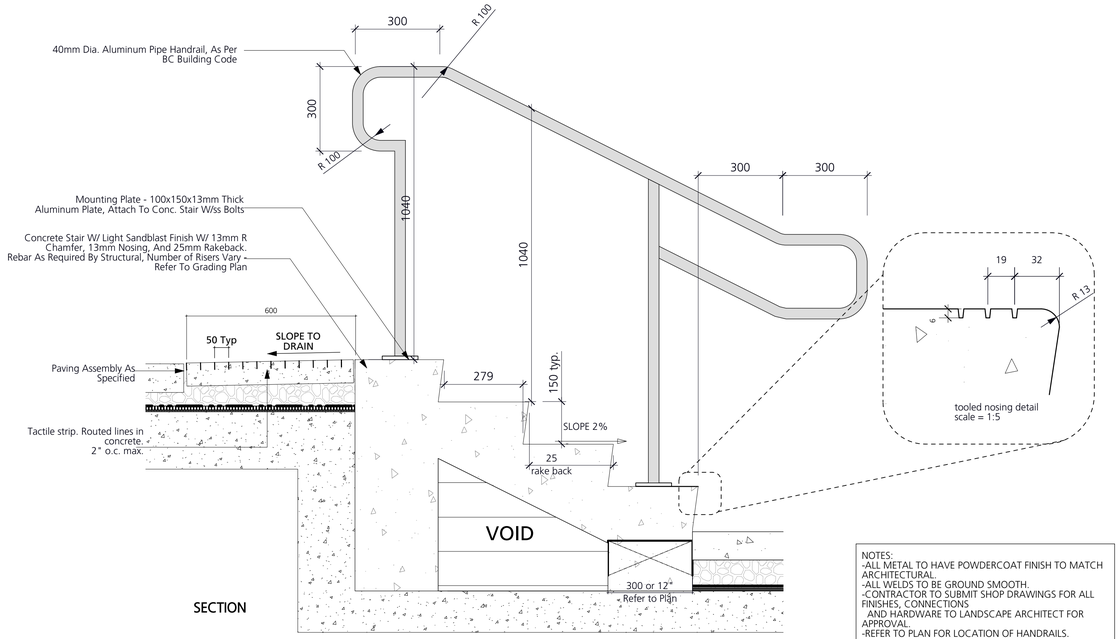
Job No.: 22-082

Sheet No.:

L4.0

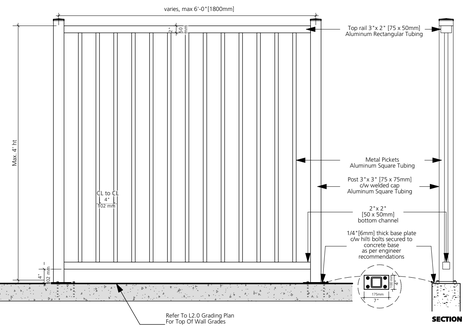


6 Gravel Strip
1:10

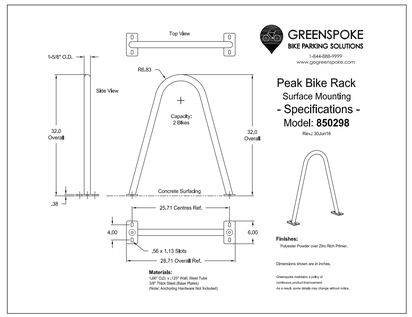


NOTES:
-ALL METAL TO HAVE POWDERCOAT FINISH TO MATCH ARCHITECTURAL
-ALL WELDS TO BE GROUND SMOOTH.
-CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL FINISHES, CONNECTIONS AND HARDWARE TO LANDSCAPE ARCHITECT FOR APPROVAL.
-REFER TO PLAN FOR LOCATION OF HANDRAILS.
-ALL RAILINGS TO MEET BC BUILDING CODE

7 Typical Stiars
1:10



8 Metal Picket Fence
1:20



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

9 Bike Rack
NTS



GO OutdoorTable - Standing Height
Dimension: 30" x 114" x 40.5"
Finish: Powdercoat metal
Color: Architectural Series - Fog
Qty: 1

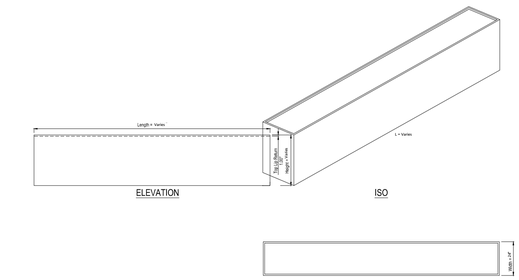
Chipman Stool - Bar Height
Dimension: 19" x 22" x 35"
Finish: Powdercoat metal
Color: Architectural Series - Obsidian
Qty: 8



Available at **Landscape Forms**
Website: www.landscapeforms.com/
Tel: (800) 430-6206

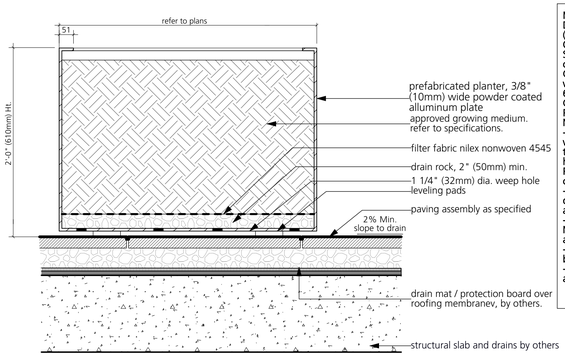
Installation: Surface mount with anchoring hardware as per manufacturer's specifications.
Note:
- Provide cut sheets for approval by Landscape Architect
- Power options to be confirmed with Owner

10 Outdoor Bar Table & Stools
NTS



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

11 Custom Metal Planter
NTS



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

12 Garden Plot
1:10



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

13 Landscape Bench
NTS

plot date: 2025-07-14

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Vancouver, BC V5T 1V9

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THREE SHORES

Project Title:

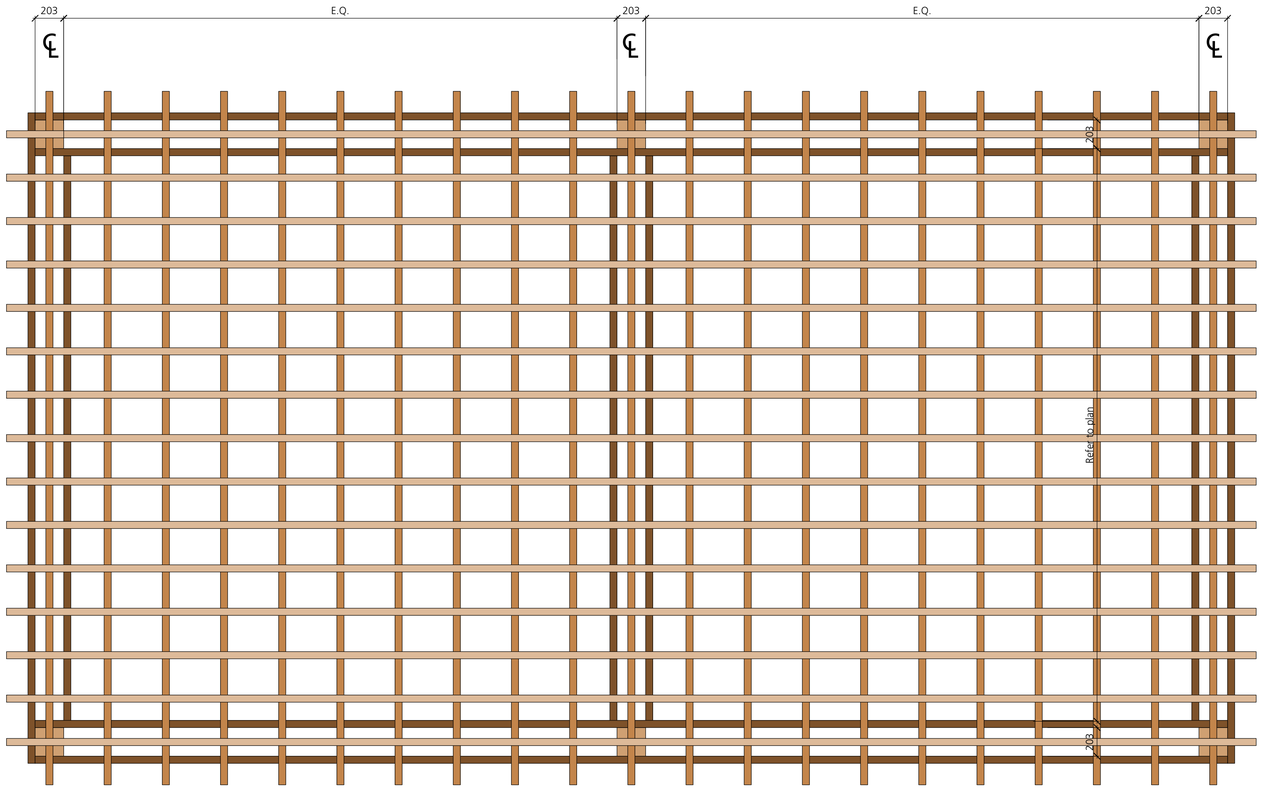
FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Landscape Details

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

L4.1



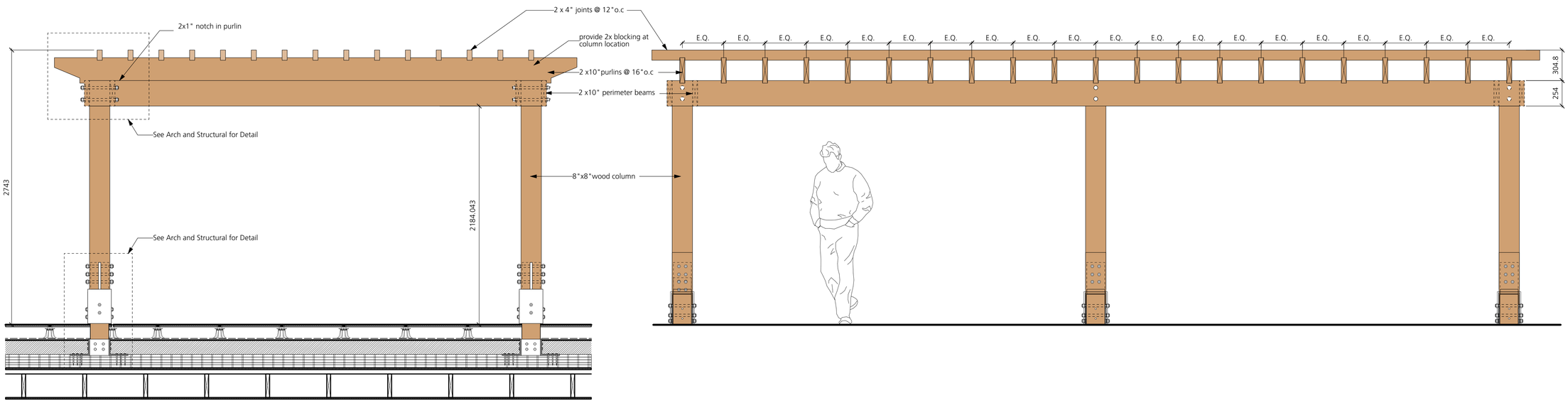
Custom Wood Trellis

Material:
Western red cedar or approved alternative

Finish:
Clear Coat with Stained Finish, Colour TBD. Refer to Arch
All Steel to be hot dipped galvanized unless note otherwise, refer to structural.

Installation:
Surface mount as per details below, refer to structural's specifications and recommendations.

Notes:
1.) Colour to match Architectural.
2.) Provide paint ready wood finish.
3.) All measurements to be varified with as-buit conditions prior to fabrication.
4.) Refer to Structural drwaings for all wood member size.
5.) Refer to Envelope, Architectural and Structural for connection details.
6.) Contractor to provide **engineered shop drawings** for all components, finishes, connections, hardware, and footings and submit for approvals prior to fabrication.
7.) Contractor to verify all dimensions before fabrication.



14 Indicative Trellis
1:20

plot date: 2025-07-14

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Vancouver, BC V5T 1V9

T: 604.738.4118
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Client:

THREE SHORES

Project Title:

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

Drawing Title:

Landscape Details

Project North:

Drawn By: MH

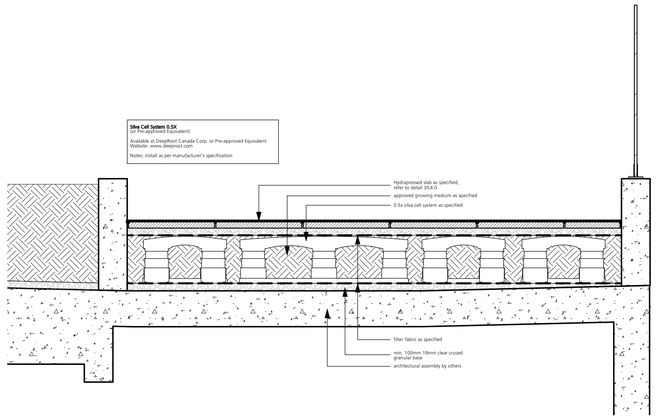
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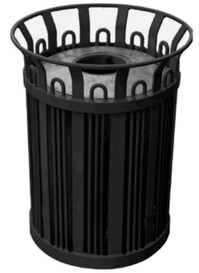
L4.2



15 Soil Cell
1:20

MODERN METAL BIN

PRODUCT TYPE:	Type A Litter Bin with Recycling Component
PRODUCT NAME:	Modern Metal Bin
DESIGN STYLE:	Modern
MATERIALS:	Metal Frame
COLOUR/ FINISH:	Glossy Black (RAL 9017) Baked-on Powder Coat
DIMENSIONS:	42" Height
MANUFACTURER:	City of Victoria
SPECIAL NOTES:	See Character area section of Streetscape Standards for specific location guidelines.



City of Victoria Modern Metal Bin

Finish: Powder coat glossy black (RAL 9017)
Quantity: 1
Dimension: 42" ht

Manufacturer: City of Victoria
Installation: Mount as per manufacturer's specifications

16 Garbage Bin (as per City of Victoria Standard)
NTS

MODERN WOOD BENCH

PRODUCT TYPE:	Type H Wood Bench with Backrest
PRODUCT NAME:	Modern Wood Bench
DESIGN STYLE:	Modern
MANUFACTURER:	Maglin Site Furniture
SPECIAL NOTES:	See Character area section of Streetscape Standards for specific location guidelines.



City of Victoria Modern Wood Bench

Model: MBE-0300-00182
Finish: Steel Frame and Thermally Modified Ash Wood Slats
Color: Gun metal
Quantity: 2
Dimension: 70"(L) x 24"(W) x 31"(H)

Manufacturer: Maglin Site Furniture
Installation: Mount as per manufacturer's specifications

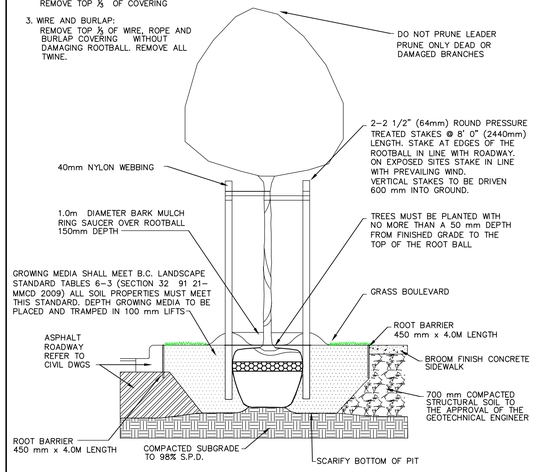
17 City Bench (as per City of Victoria Standard)
NTS

CITY OF VICTORIA

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

PREPARATION NOTES:

1. CONTAINER GROWN:
   REMOVE COMPLETELY FROM CONTAINER
2. BURLAP AND ROPE:
   REMOVE TOP ⅓ OF COVERING
3. WIRE AND BURLAP:
   REMOVE TOP ⅔ OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.



NOTES:

ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS

ROOT BARRIER REQUIRED ON BLVD 2.0m OR LESS WIDE OR AS SPECIFIED BY THE DIRECTOR OF PARKS.

ROOT BARRIER REQUIRED PENDING TREE SPECIES AND/OR BLVD WIDTH.

2011

TREE PLANTING IN BOULEVARD

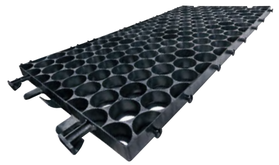
REVISIONS

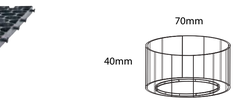
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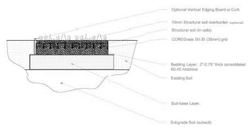
18 Tree Planting at Boulevard (as per City of Victoria Standards)
NTS

CORE LANDSCAPE PRODUCTS
GREEN LANDSCAPING ALTERNATIVES FOR A SUSTAINABLE FUTURE

CORE GRASS™ 70-40







TECHNICAL SPECIFICATIONS

Material	Recycled HDPE (High Density Polyethylene)
Colour	Black
Grid Dimension (in)	45.5" x 23.2" x 1.6" (1156mm x 589mm x 40mm)
Grid Weight (lbs)	8.5 lbs (3.8 kg)
Cell Shape	Circle
Cell Dimension(in)	2.75" x 1.57"(70mm x 40mm)
Cell Wall Thickness	0.12" (3mm)
Load Bearing Capacity (un-filled)	>280 ton/m²
Temperature Range	-52°C to- +90°C
Chemical Resistance	Excellent
UV Resistance	Excellent

SUITABLE FOR

Horse pastures, foundation base, commercial grass applications, gravel slope stabilization, & temporary ground stabilization for vehicles

CERTIFICATES/COMPLIANT

DIN 14090 Approved (Fire Service Access)

LEED: Used in SUDS and LEED compliant porous paving BMPs for ideal draining and minimal environmental impact.

ADA Compliant: Used in ADA disability compliant surfaces for pedestrians, bicycles, & wheelchair traffic.

Environmentally Approved: Maryland Department of the Environment, Montgomery County, and City of Victoria, British Columbia.

Web: coregravel.ca
Email: info@coregravel.ca
Phone: 1 855 777 2673 (CORE)

Grasscrete at City Boulevard

Product: CORE Grass™ 70-40 or Pre-approved Equivalent

Available at **Core Landscape Products** or Pre-approved Equivalent
Installation: Install as per manufacturer's specifications

19 Grasscrete at Boulevard
NTS

P+A

Perry + Associates
Landscape
Architecture
Site Planning
112 East Broadway
Vancouver, BC V5T 1V9

T: 604.738.4118
perryandassociates.ca

Issues

No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12
7	Re-issued for Development Permit	2024/11/07
8	Re-issued for Development Permit	2025/01/28
9	Issued for Rezoning / DP	2025/05/09
10	Issued for 30% CD	2025/05/23
11	Issued for 60% CD	2025/06/13
12	Issued for 90% CD	2025/07/04
13	Re-issued for Rezoning / DP	2025/07/14

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Client:

THREE SHORES

Project Title:

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

Drawing Title:

Landscape Details

Project North:

Drawn By: MH

Checked By: MP

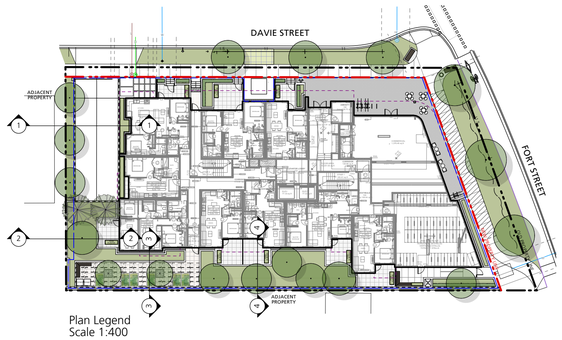
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Job No.: 22-082

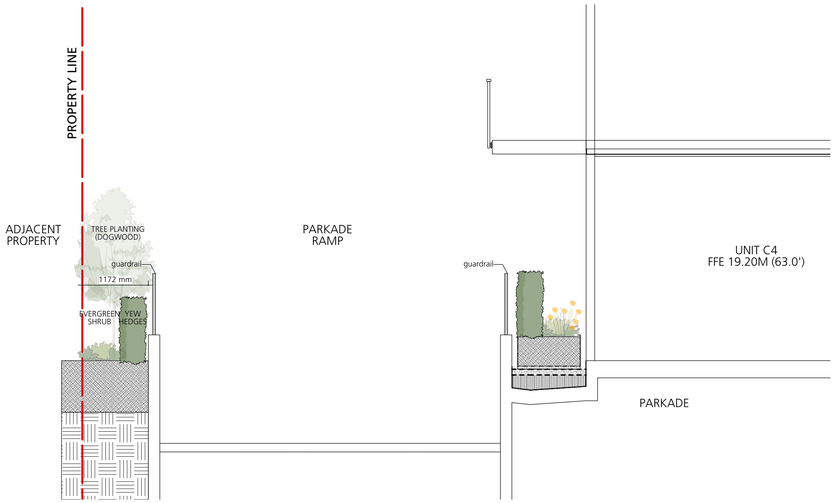
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L4.3

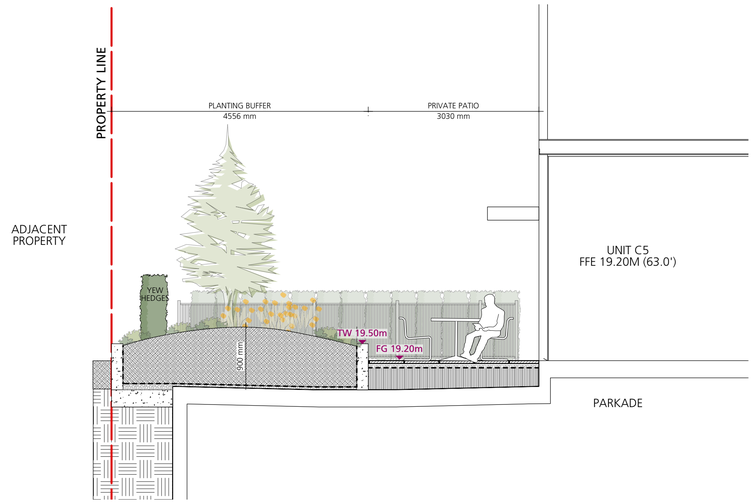
plot date: 2025-07-14



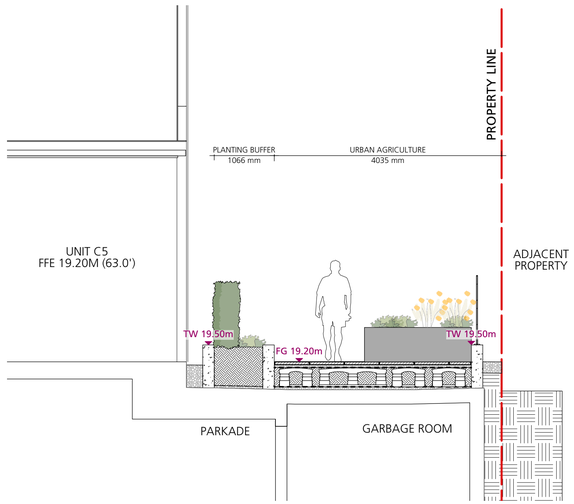
Plan Legend
Scale 1:400



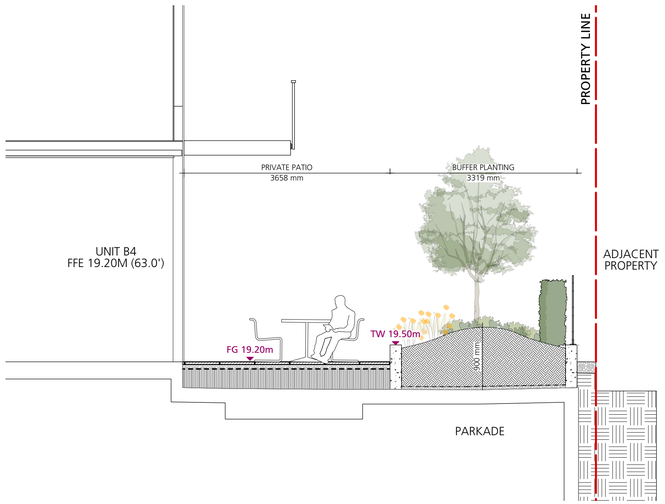
1 S Property Line - Parkade Ramp - Unit C4
1:50



2 S Property Line - Buffer Planting - Unit C5
1:50



3 Unit C5 - Urban Agriculture- E Property Line
1:50



4 Unit B4 - Private Patio- E Property Line
1:50

plot date: 2025-07-14

P+A

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THREE SHORES

Project Title:

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

Drawing Title:

Landscape Sections

Project North:

Drawn By: MH

Checked By: MP

Scale: As Shown

Job No.: 22-082

Sheet No.: L5.0

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

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

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
W		WATERMAIN
S		SANITARY MAIN
D		STORM MAIN
		FIRE HYDRANT
		HYDRANT COVERAGE (45m RADIUS)

NOTES:

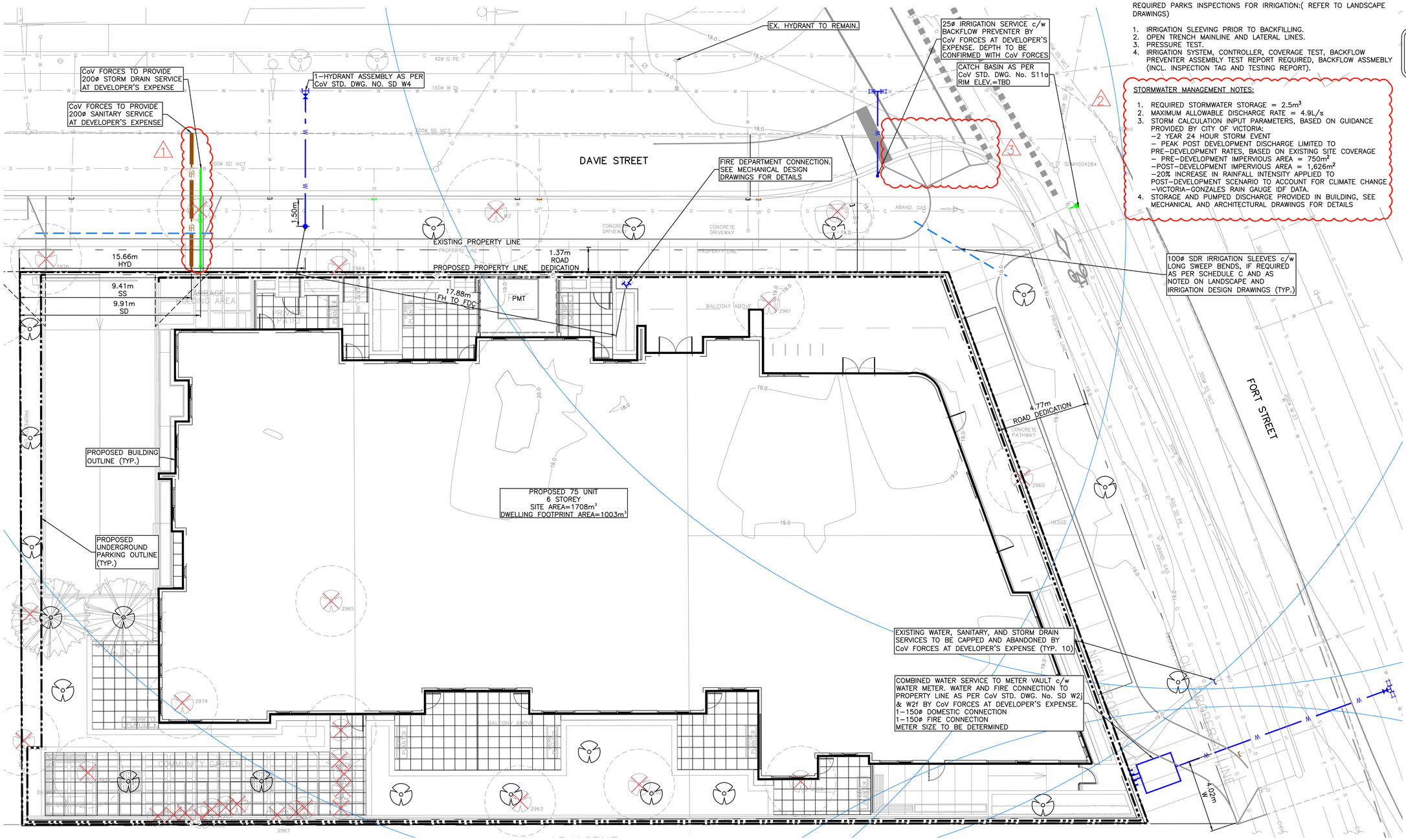
1. FOR GENERAL NOTES SEE SHEET C100.
2. ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
3. ALL IRRIGATION WORK, INCLUDING REQUIRED INSPECTIONS, SHALL FOLLOW THE SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION, WITHIN THE VICTORIA SUBDIVISION AND DEVELOPING SERVICING BYLAW 12-042, SCHEDULE C, AND COMPLY WITH THE IRRIGATION INDUSTRY ASSOCIATION OF BC STANDARDS.
4. IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AD APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
5. CONTACT PARKS AT 250-361-0600 WITH AT LEAST 48 HOURS NOTICE TO ARRANGE FOR IRRIGATION INSPECTIONS.
6. FOR SHALLOW UTILITIES DESIGN, SEE SHEET C400 AND INDIVIDUAL UTILITY DESIGN DRAWINGS (TO FOLLOW). DESIGN TO BE DETERMINED BY THIRD PARTY UTILITIES AT A LATER DATE.
7. CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV FORCES.
8. ELEVATIONS ARE GEODETIC (CGVD28) BASED ON CONTROL MONUMENT 15-147

REQUIRED PARKS INSPECTIONS FOR IRRIGATION:(REFER TO LANDSCAPE DRAWINGS)

1. IRRIGATION SLEEVING PRIOR TO BACKFILLING.
2. OPEN TRENCH MAINLINE AND LATERAL LINES.
3. PRESSURE TEST.
4. IRRIGATION SYSTEM, CONTROLLER, COVERAGE TEST, BACKFLOW PREVENTER ASSEMBLY TEST REPORT REQUIRED, BACKFLOW ASSMEBLY (INCL. INSPECTION TAG AND TESTING REPORT).

STORMWATER MANAGEMENT NOTES:

1. REQUIRED STORMWATER STORAGE = 2.5m³
2. MAXIMUM ALLOWABLE DISCHARGE RATE = 4.9L/s
3. STORM CALCULATION INPUT PARAMETERS, BASED ON GUIDANCE PROVIDED BY CITY OF VICTORIA:
   - 2 YEAR 24 HOUR STORM EVENT
   - PEAK POST DEVELOPMENT DISCHARGE LIMITED TO PRE-DEVELOPMENT RATES, BASED ON EXISTING SITE COVERAGE
   - PRE-DEVELOPMENT IMPERVIOUS AREA = 750m²
   - POST-DEVELOPMENT IMPERVIOUS AREA = 1,626m²
   - 20% INCREASE IN RAINFALL INTENSITY APPLIED TO POST-DEVELOPMENT SCENARIO TO ACCOUNT FOR CLIMATE CHANGE - VICTORIA-GONZALES RAIN GAUGE IDF DATA.
4. STORAGE AND PUMPED DISCHARGE PROVIDED IN BUILDING, SEE MECHANICAL AND ARCHITECTURAL DRAWINGS FOR DETAILS



ISSUES		
No.	DATE YYYY.MM.DD	ISSUED FOR
1	2023.12.21	DEVELOPMENT PERMIT
2	2024.05.02	DP REVIEW
3	2024.11.07	DP RESUBMISSION
4	2024.01.28	DP RESUBMISSION 2
5	2025.05.09	DP RESUBMISSION 3
6	2025.05.23	30% REVIEW
7	2025.06.13	60% REVIEW
8	2025.07.11	90% REVIEW
10	2025.07.11	DP RESUBMISSION 4

CLIENT

ISSUED FOR DEVELOPMENT PERMIT

1:100 0 2 6m

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

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

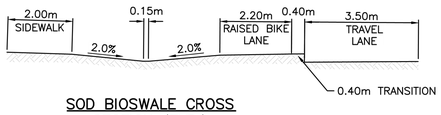
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SITE SERVICING CONCEPT PLAN

DESIGNED TDL	ENGINEER'S SEAL HEL PERMIT NO: 1000201
DESIGN REVIEW AJH	
DRAFTED SEN	
DRAFTING REVIEW MDZ	
PROJECT No. 6150-003	CLIENT DRAWING No.
SCALE H: AS NOTED V: AS NOTED	PERMIT No.
HEL DRAWING No. C200 1 of 2	REVISION 9

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: J:\Projects\6150-003 Fort And Davie - Civil\04C Drawings\6150-003 Civil.dwg Plot Time: Jul. 11, 25 1:32 PM User: Sarah Newman



SOD BIOSWALE CROSS SECTION (TYP.)
NTS

NOTES:

1. FOR GENERAL NOTES SEE SHEET C100

ISSUES

No.	DATE YYYY.MM.DD	ISSUED FOR
1	2023.12.21	DEVELOPMENT PERMIT
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3	2024.11.07	DP RESUBMISSION
4	2024.01.28	DP RESUBMISSION 2
5	2025.05.09	DP RESUBMISSION 3
6	2025.05.23	30% REVIEW
7	2025.06.13	60% REVIEW
8	2025.07.11	90% REVIEW
10	2025.07.11	DP RESUBMISSION 4

CLIENT

ISSUED FOR DEVELOPMENT PERMIT

1:100 0 2 6m

ROAD AND LINE PAINTING FOR FORT ST AND DAVIE ST TO CoV STANDARDS

ASPHALT REINSTATEMENT AS PER MMCD STD. DWG. No. G5 (TYP.)

CONCRETE SIDEWALK REINSTATEMENT AS PER MMCD STD. DWG. No. C2 (TYP.)

DAVIE STREET

CAR SHARE PARKING

1.00m
8.62m
1.00m

BC

R3.75m
R17.00m
R2.00m

1.80m SIDEWALK

PROPERTY LINE

PMT

BC PAD MOUNTED TRANSFORMER. SEE BC HYDRO DESIGN DRAWINGS FOR DETAILS

3.00m SIGHT TRIANGLES AS PER CoV HIGHWAY ACCESS BYLAW SCHEDULE C. TYPICAL BOTH SIDES OF DRIVEWAY

INSTALL DRIVEWAY CROSSING AS PER CoV HIGHWAY ACCESS BYLAW No. 91-038 AND STD. DWG. No. SD C7b AND C7c

TIE NEW CONCRETE SIDEWALK INTO EXISTING CONCRETE SIDEWALK

PROPOSED BUILDING OUTLINE (TYP.)

PROPOSED UNDERGROUND PARKING OUTLINE (TYP.)

PROPOSED 75 UNIT
6 STOREY
SITE AREA=1708m²
DWELLING FOOTPRINT AREA=1003m²

GARBAGE HOLDING AREA

PRIVATE PATIO

HERB PLANTER

UNIT ENTRANCE

BALCONY ABOVE

COMMUNITY GARDEN

PROPOSED TREE (TYP.) SEE LADNSCAPE DESIGN DRAWING FOR DETAILS

TIE NEW CONCRETE SIDEWALK INTO EXISTING CONCRETE SIDEWALK

BIOSWALE DETAILS TO BE ESTABLISHED DURING SUBSEQUENT DETAILED DESIGN PHASE OF PROJECT.

FORT STREET

CONCRETE PATHWAY

2.00m SIDEWALK

2.20m RAISED BIKE LANE

0.40m TRANSITION

R4.00m

FORT AND DAVIE RESIDENCES
CIVIL WORKS

VICTORIA, BC

THREE SHORES MANAGEMNET

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

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GRADING AND SURFACE WORKS PLAN

DESIGNED TDL	ENGINEER'S SEAL HEL PERMIT NO: 1000201
DESIGN REVIEW AJH	
DRAFTED SEN	
DRAFTING REVIEW MDZ	
PROJECT No. 6150-003	CLIENT DRAWING No.
SCALE H: AS NOTED V: AS NOTED	PERMIT No.
HEL DRAWING No. C300 2 of 2	REVISION 9

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: J:\Projects\6150-003 Fort And Davie - Civil\04C Drawings\6150-003 Civil.dwg Plot Time: Jul. 11, 25 1:33 PM User: Sarah Newman