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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

COVER PAGE

[PROJECT]

22600

[SCALE]

Monday, October 17, 2022

[DATE]

01 - CALUC

[ISSUE]

[DRAWING]

A-0.000



CONTACT LIST

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

PROJECT DATA - DP/REZONING 6-STORY 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
EXISTING ZONING R3-2 & R1-B
PROPOSED ZONING MRD-1

SITE AREA :			
Gross Site Area	20,869 sq.ft.	1,938.81 m2	
Road Dedications	2,490 sq.ft.	231.28 m2	
Net Site Area	18,380 sq.ft.	1,707.52 m2	
Max FSR (Gross Site Area)	0.00	0 sq.ft.	0.0 m2 no prescribed res'dl density
Total Proposed Gross Floor Area	61,164 sq.ft.	5,682.3 m2	
Total Proposed Exclusions	0 sq.ft.	0.0 m2	
Proposed FSR (Gross site area)	2.93	61,164 sq.ft.	5,682.3 m2
Max. Site Coverage	0%	- sq.ft.	0.00 m2
Lot Coverage	56%	10,316 sq.ft.	958.37 m2

UNIT SUMMARY:													
Unit Type	1st	2nd	3rd	4th	5th	6th	Total	Average sqft / unit	Total Unit Area (sqft)	Total Unit Area (m2)	%	Unit Mix	
S1 - Studio	1	1	1	1	1	1	6	495.0	2,970.0	275.9	7.5%	15%	
S2 - Studio	1						1	420.0	420.0	39.0	1.3%		
S3 - Studio		1	1	1	1	1	5	480.0	2,400.0	223.0	6.3%		Studio
A1 - 1 Bed	1	1	1	1	1	1	6	529.0	3,174.0	294.9	7.5%	27.5%	
A2 - 1 Bed		1	1	1	1	1	5	528.0	2,640.0	245.3	6.3%		
A2a - 1 Bed		1	1	1	1	1	5	528.0	2,640.0	245.3	6.3%		
A3 - 1 Bed		1	1	1	1	1	4	545.0	2,180.0	202.5	5.0%		
A3a - 1 Bed					1		1	547.0	547.0	50.8	1.3%		
A4 - 1 Bed					1		1	498.0	498.0	46.3	1.3%		
B1 - 1Bed+Den	1	1	1	1	1	1	6	623.0	3,738.00	347.3	7.5%	31.3%	
B2 - 1Bed+Den	2						2	560.0	1,120.00	104.1	2.5%		
B3 - 1Bed+Den		1	1	1	1	1	5	636.0	3,180.00	295.4	6.3%		
B4 - 1Bed+Den		1	1	1			3	778.0	2,334.00	216.8	3.8%		
B5 - 1Bed+Den		1	1	1		1	4	624.0	2,496.00	231.9	5.0%		
B6 - 1Bed+Den		1	1	1	1	1	5	556.0	2,780.00	258.3	6.3%		
C1 - 2 Bed	1	1	1	1			4	840.0	3,360.0	312.2	5.0%	21.3%	
C1a - 2 Bed		1	1	1	1	1	5	860.0	4,300.0	399.5	6.3%		
C1a - 2 Bed	1	1	1	1	1	1	6	823.0	4,938.0	458.8	7.5%		
C1a - 2Bed					1	1	2	868.0	1,736.0	161.3	2.5%		
D1 - 3 Bed	1	1	1	1			4	965.0	3,860.0	358.6	5.0%	5%	2 Bed
												3 Bed	
Total	9	15	15	15	13	13	80		47,451	4,408.3	100.0%	100%	

Gross Floor Area	Commercial	Unit Area	Common Area	Total GFA		Efficiency L1 - L6
Gross Area - 1st Floor	1,926.76 sq.ft.	5,818.00 sq.ft.	2,571.12 sq.ft.	10,315.88 sq.ft.	958 m2	75.1%
Gross Area - 2nd Floor		9,814.57 sq.ft.	1,088.23 sq.ft.	10,934.52 sq.ft.	1,016 m2	89.8%
Gross Area - 3rd Floor		9,814.57 sq.ft.	1,088.23 sq.ft.	10,934.52 sq.ft.	1,016 m2	89.8%
Gross Area - 4th Floor		9,814.57 sq.ft.	1,088.23 sq.ft.	10,934.52 sq.ft.	1,016 m2	89.8%
Gross Area - 5th Floor		7,974.13 sq.ft.	1,112.84 sq.ft.	9,101.69 sq.ft.	846 m2	87.6%
Gross Area - 6th Floor		8,095.06 sq.ft.	991.91 sq.ft.	9,101.69 sq.ft.	846 m2	88.9%
Gross Area - Roof Level						
Total Gross Area	1,927 sq.ft.	51,331 sq.ft.	7,940.6 sq.ft.	61,322.8 sq.ft.	5,697 m2	Overall: 86.8%

PARKING SPACES:					
Minimum Parking Required	6 units @	1.00 space/unit	485 sqft > X		6.0 spaces
	24 units @	0.70 space/unit	485 sqft < X > 754 sqft		16.8 spaces
	50 units @	1.10 space/unit	X < 754 sqft		55.0 spaces
Visitor Parking Required	80 units @	0.10 space/unit			8.0 spaces additional to apartment parking
Commercial Parking Required (Retail)			1 space/80 m2		2.2 spaces
Total Parking Required					88 spaces
Total Parking Provided					47 spaces
Disabled Parking Required:					
Disabled Parking Provided:					1 space inclusive of required parking
Max. Small Cars	35% of required spaces				16 spaces max
Provided Small Cars	0% of provided spaces				0 spaces

BICYCLE SPACES:					
Required Secure Bicycle Parking	80 units	1.5 spaces/unit		120 spaces	long term
Provided Secure Bicycle Parking	80 units	1.5 spaces/unit		120 spaces	long term
Max vertical parking Spaces	35% max			42 spaces	long term no vertical parking provided
Required Short Term Bicycle Parking				6 spaces	short term
Provided Short Term Bicycle Parking				6 spaces	short term
				126 spaces	total bicycle spaces provided

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

PROJECT SUMMARY:			
ZONING EXISTING		PROPOSED	
OCP LAND USE DESIGNATION - Medium Density Apartment R5			
SITE AREA	20,869 sq.ft.	1,939 m2	
BUILDING HEIGHT - Measured from Average Grade	63.50 ft	19.35 m	
Average Finished Grade - (63.5' + 63.5' + 63.5' + 61.6') / 4 = 63'-0"			
Building Height from Average Grade -	126.5 ft	38.55 m geodetic	
FRONT YARD	Fort St.	10.07 ft	3.07 m
SIDE YARD	Davie St.	10.76 ft	3.28 m
REAR YARD - EAST	South Prop Line	20.33 ft	6.20 m
INTERIOR SIDE YARD	East Prop Line	13.25 ft	4.04 m



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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
 Victoria, BC

[TITLE]

PROJECT DATA

22600 [PROJECT]

[SCALE]

Monday, October 17, 2022 [DATE]

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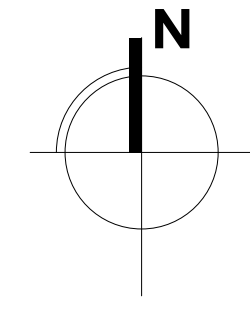


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ROYAL
JUBILEE
HOSPITAL
PARKING
LOT

FORT STREET

DAVIE STREET

6-STOREY
RES'L &
COMM'L
BUILDING

LEE STREET

Oak Bay
DENTURE Clinic

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Three Shores Management

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SITE CONTEXT PLAN

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North East Corner - Fort St x Davie St

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Three Shores Management

[PROJECT]

**FORT & DAVIE
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PERSPECTIVE

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North Elevation - Davie St

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Three Shores Management

[PROJECT]

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Fort St. & Davie St.
Victoria, BC

[TITLE]

PERSPECTIVE

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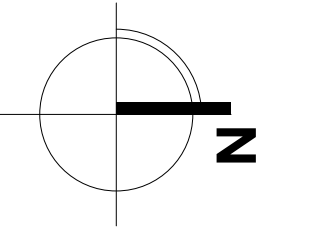


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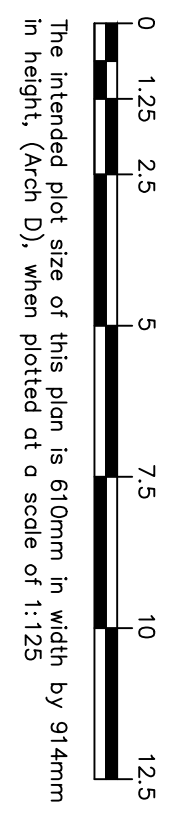
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The standard plot size of this plan is 810mm in width by 914mm in height. (A4 and D), when plotted at a scale of 1:25

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Three Shores Management

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FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

SURVEY (Reference Only)

[PROJECT]

22600

[SCALE]

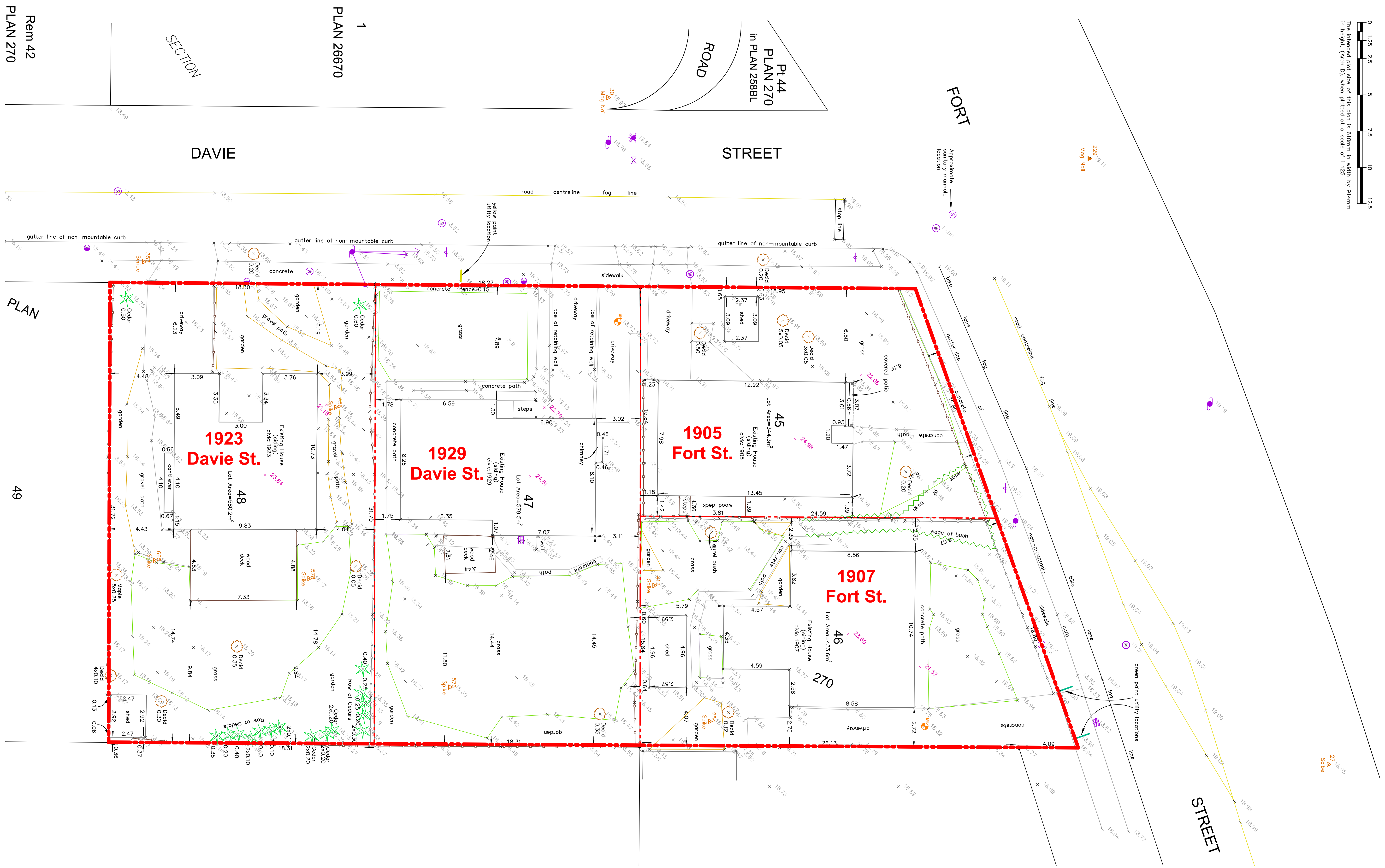
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Rem 42
PLAN 270

1
PLAN 26670

SECTION
DAVIE

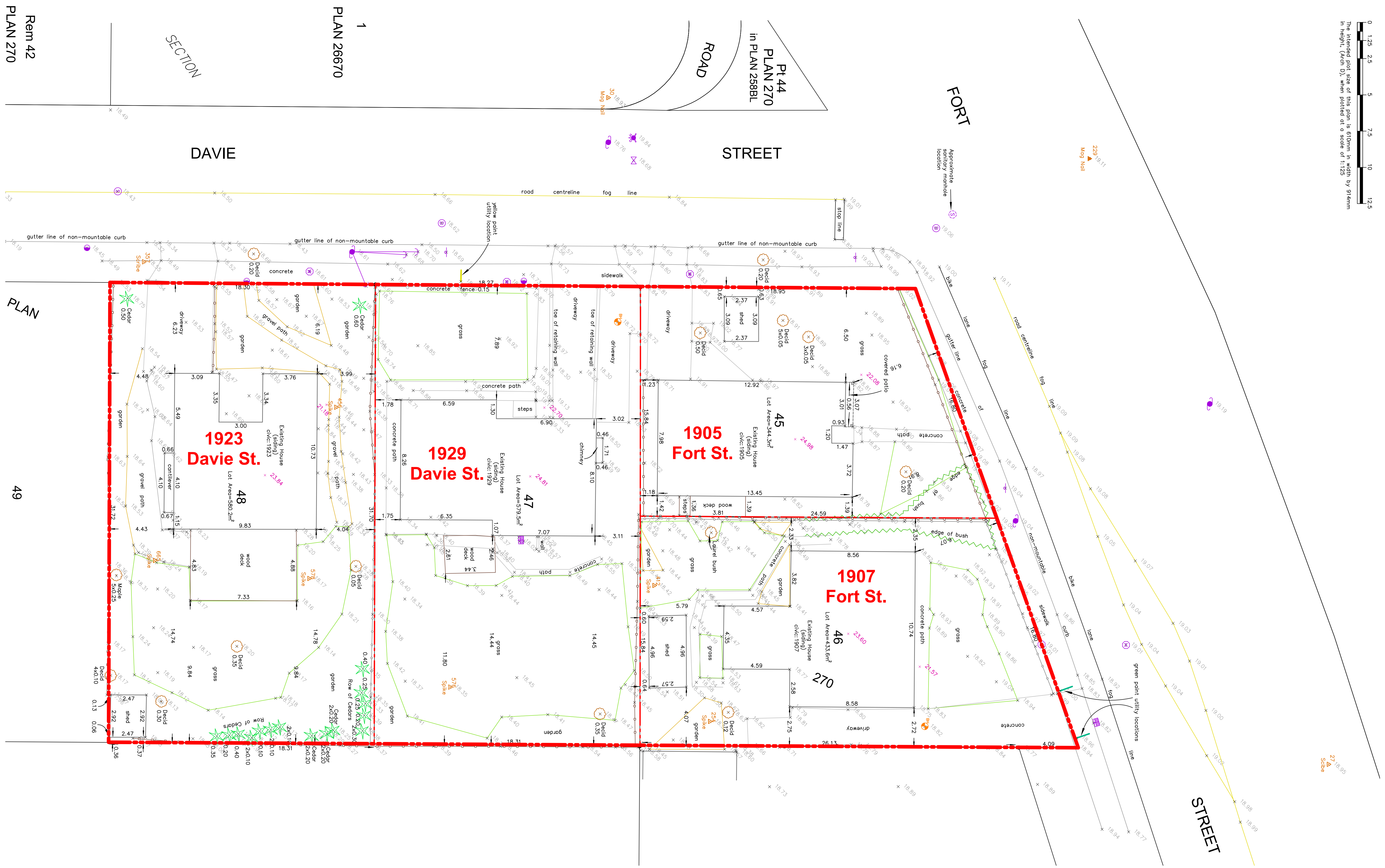
PLAN
49

**1923
Davie St.**

**1929
Davie St.**

**1905
Fort St.**

**1907
Fort St.**



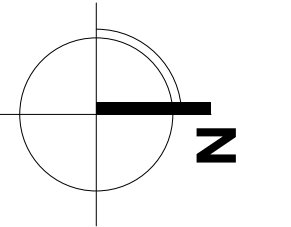


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LEVEL P1

22600 [PROJECT]

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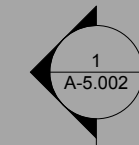
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DAVIE STREET



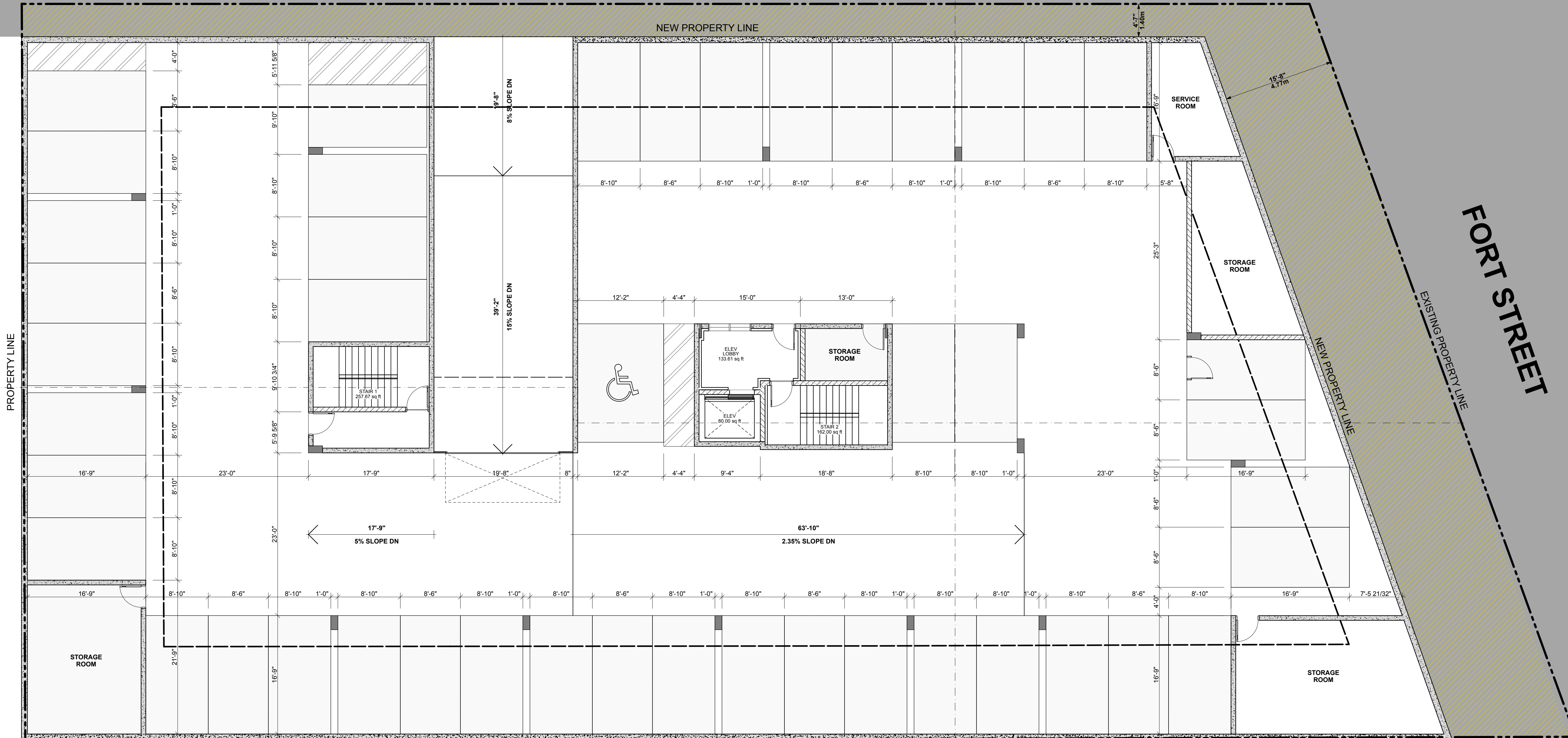
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NEW PROPERTY LINE

FORT STREET

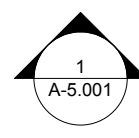
EXISTING PROPERTY LINE

NEW PROPERTY LINE



PARKADE P1 - 45 PARKING STALLS

PROPERTY LINE



1
A-5.001

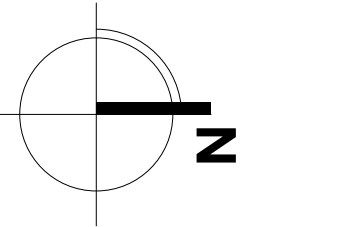


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LEVEL 1 PLAN / SITE PLAN

22600 [PROJECT]

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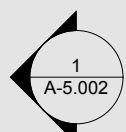
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DAVIE STREET



Level 1 Floor Plan

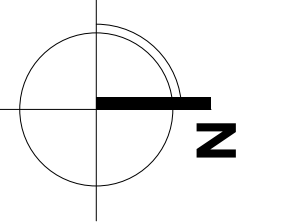


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LEVEL 3 PLAN

22600 [PROJECT]

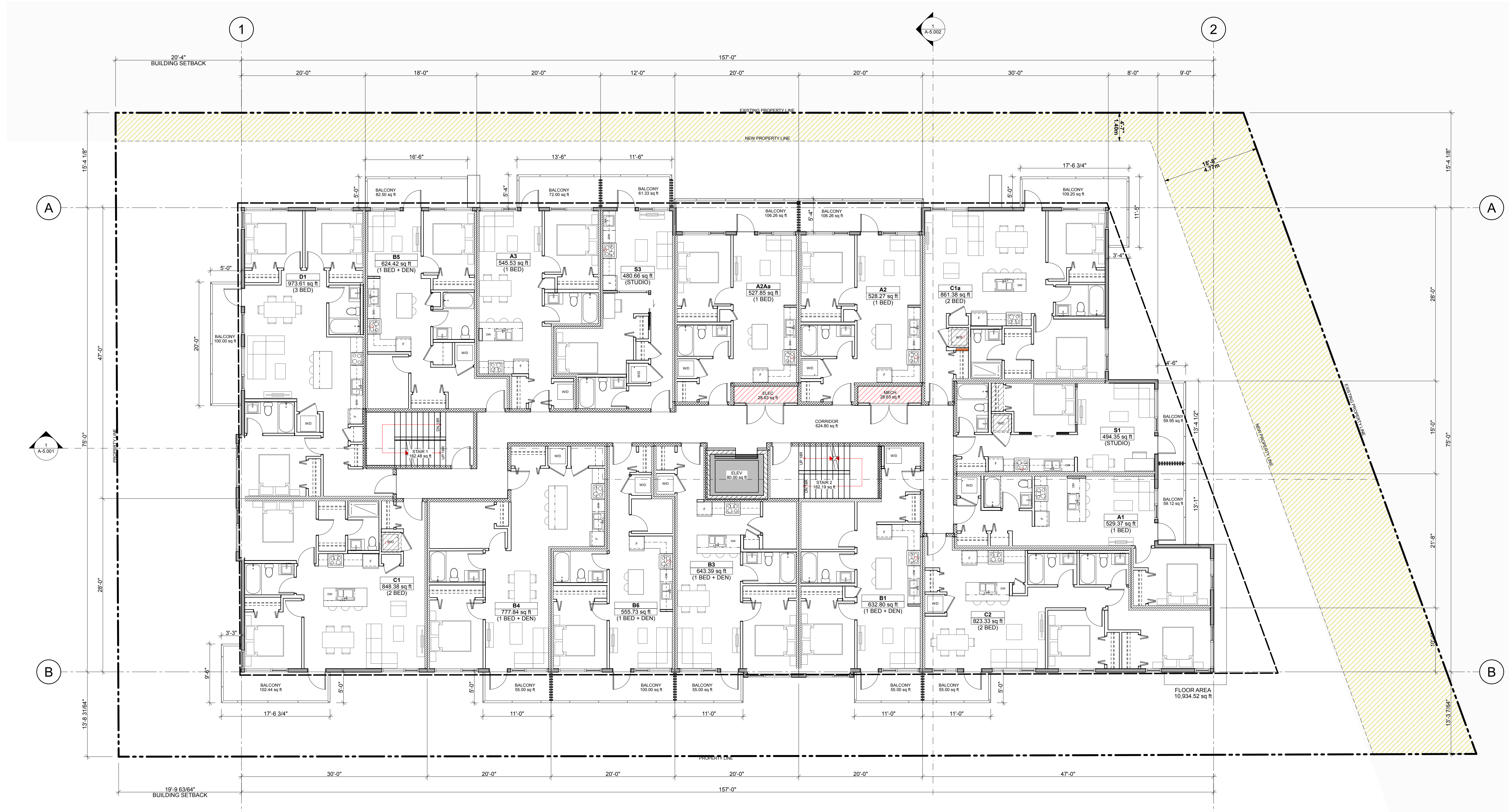
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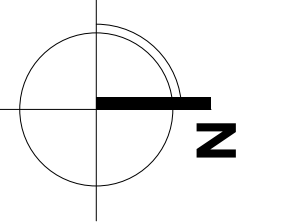


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Three Shores Management

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[TITLE]

LEVEL 4 PLAN

22600 [PROJECT]

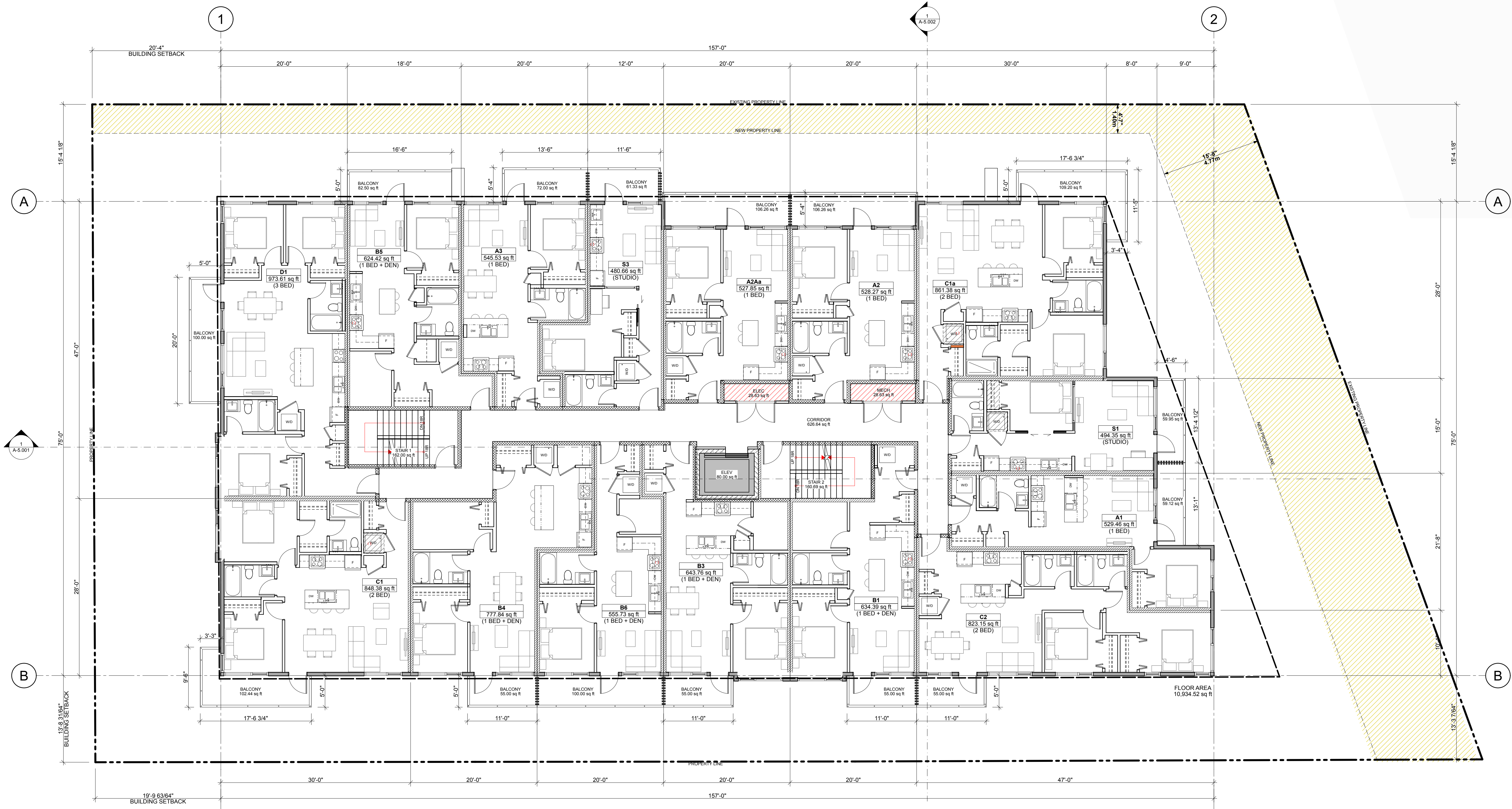
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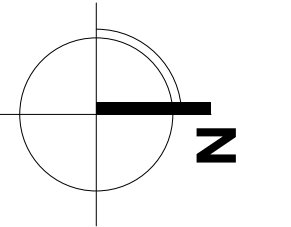


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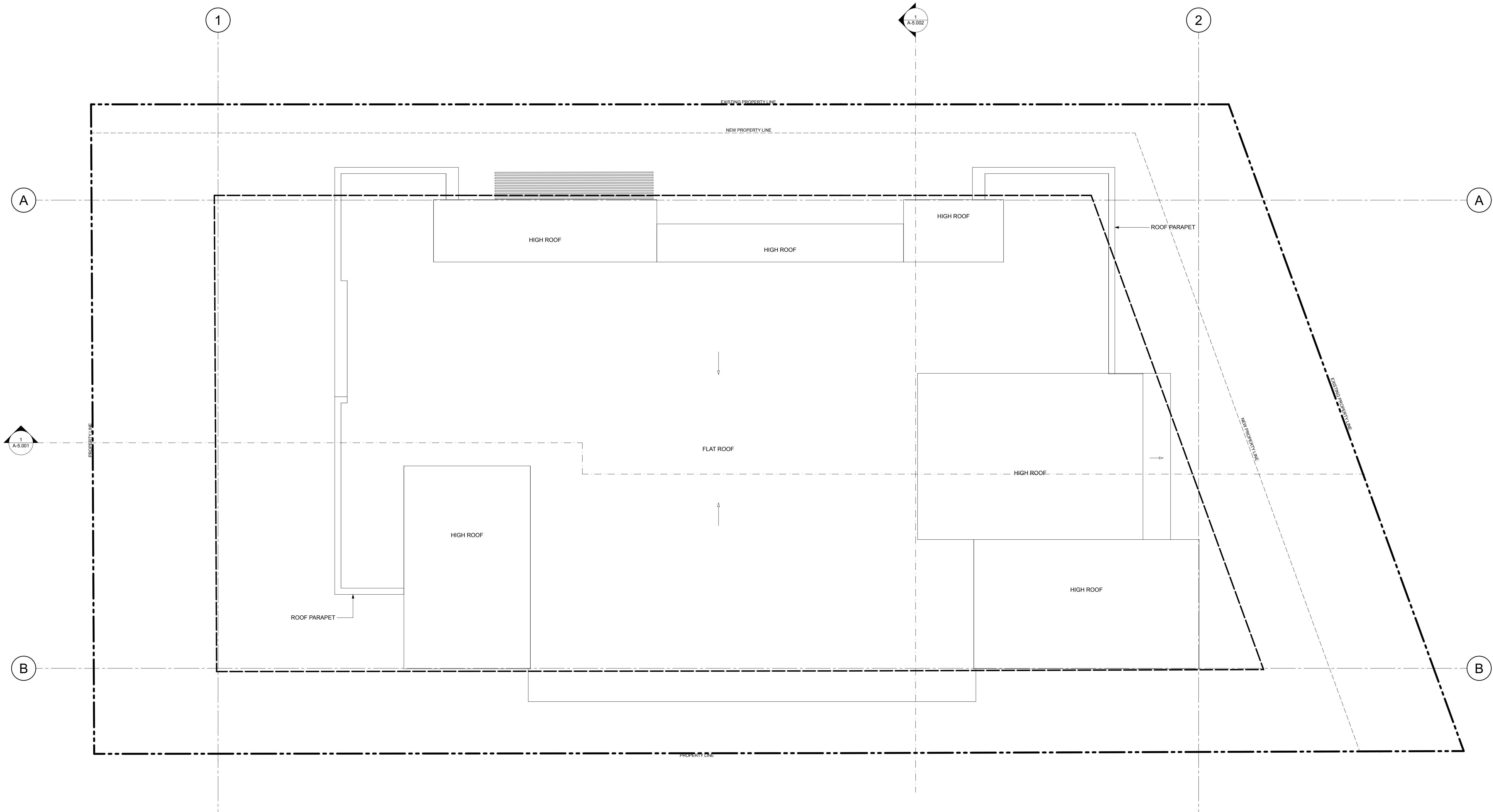
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ROOF PLAN

22600 [PROJECT]

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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
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[TITLE]

WEST ELEVATION

[PROJECT]

22600

[SCALE]

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A-4.001

Material and Colour Legend

Colour	Manufacturer	Product (to match)	Finish (to match)	Location
1.0 CLADDING				
1.1	Dark Grey	Endicott Endicott - Clay Smooth Brick	Endicott - Manganese Ironspot	Exterior Walls - Commercial Level
1.2	Dark Brown	Woodtone Woodtone - Rustic Series, 6" Fibre Cement Cladding	Woodtone - Roasted Walnut	Exterior Walls
1.3	Light Brown	JamesHardie HardiePanel Vertical Siding - Cedarmill	James Hardie - Rustic Road	Exterior Walls / Soffits
1.4	Medium Brown	JamesHardie HardiePanel Vertical Siding - Smooth	Benjamin Moore - Baked Pretzel 1126	Selected Exterior Walls
2.0 SOFFIT				
2.1	Light Brown	JamesHardie HardiePanel Vertical Siding - Cedarmill	James Hardie - Rustic Road	Exterior Walls / Soffits
3.0 TRIMS / FLASHINGS				
3.1	Dark Grey	JamesHardie HardieTrim or Alt.	James Hardie - Iron Grey	Hardie trims - Beam, Column, balcony edge
4.0 ROOFS				
4.1	Grey		Provide Submittal	SBS Membrane at flat roofs

5.0 WINDOWS				
5.1	Black	Starline	Vinyl Windows and Doors c/w matching Flashing and Trim	Black Residential Windows
5.3	Black	Starline	Aluminum Storefront Windows and Doors c/w matching Flashing and Trim	Black Storefront Windows & Doors
6.0 DOORS				
6.1	Black	Starline	Vinyl Windows and Doors c/w matching Flashing and Trim	Black Residential Doors
6.2	Black	Starline	Aluminum Doors c/w matching Flashing and Trim	Black Entry Doors
7.0 RAILINGS				
7.1	Black	Lindahl	Pre-Finished Aluminum Frame + Clear Safety Glass	Clear / Charcoal Railings @ Entry Stairs, Balconies, Roof Decks
8.0 STRUCTURE				
8.1	Light Grey		Architectural Exposed Concrete	Concrete Cast-in-place and Landscape Retaining Walls



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[PROJECT TEAM]

[ARCHITECT SEAL]

Material and Colour Legend

Colour	Manufacturer	Product (to match)	Finish (to match)	Location
1.0 CLADDING				
1.1	Dark Grey	Endicott Endicott - Clay Smooth Brick	Endicott - Manganese Ironspot	Exterior Walls - Commercial Level
1.2	Dark Brown	Woodtone Woodtone - Rustic Series, 6" Fibre Cement Cladding	Woodtone - Roasted Walnut	Exterior Walls
1.3	Light Brown	JamesHardie HardiePanel Vertical Siding - Cedarmill	James Hardie - Rustic Road	Exterior Walls / Soffits
1.4	Medium Brown	JamesHardie HardiePanel Vertical Siding - Smooth	Benjamin Moore - Baked Pretzel 1126	Selected Exterior Walls
2.0 SOFFIT				
2.1	Light Brown	JamesHardie HardiePanel Vertical Siding - Cedarmill	James Hardie - Rustic Road	Exterior Walls / Soffits
3.0 TRIMS / FLASHINGS				
3.1	Dark Grey	JamesHardie HardieTrim or Alt.	James Hardie - Iron Grey	Hardie trims - Beam, Column, balcony edge
4.0 ROOFS				
4.1	Grey		Provide Submittal	SBS Membrane at flat roofs

5.0 WINDOWS				
5.1	Black	Starline	Vinyl Windows and Doors c/w matching Flashing and Trim	Black Residential Windows
5.3	Black	Starline	Aluminum Storefront Windows and Doors c/w matching Flashing and Trim	Black Storefront Windows & Doors
6.0 DOORS				
6.1	Black	Starline	Vinyl Windows and Doors c/w matching Flashing and Trim	Black Residential Doors
6.2	Black	Starline	Aluminum Doors c/w matching Flashing and Trim	Black Entry Doors
7.0 RAILINGS				
7.1	Black	Lindahl	Pre-Finished Aluminum Frame + Clear Safety Glass	Clear / Charcoal Railings @ Entry Stairs, Balconies, Roof Decks
8.0 STRUCTURE				
8.1	Light Grey		Architectural Exposed Concrete	Concrete Cast-in-place and Landscape Retaining Walls

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

EAST ELEVATION

[PROJECT]

22600

[SCALE]

Monday, October 17, 2022

[ISSUE]

01 - CALUC

[DRAWING]

A-4.002



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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
 Victoria, BC

[TITLE]

NORTH ELEVATION

[PROJECT]

22600

[SCALE]

Monday, October 17, 2022

[ISSUE]

01 - CALUC

[DRAWING]

A-4.003

Material and Colour Legend

Colour	Manufacturer	Product (to match)	Finish (to match)	Location
1.0 CLADDING				
1.1	Dark Grey	Endicott Endicott - Clay Smooth Brick	Endicott - Manganese Ironspot	Exterior Walls - Commercial Level
1.2	Dark Brown	Woodtone Woodtone - Rustic Series, 6" Fibre Cement Cladding	Woodtone - Roasted Walnut	Exterior Walls
1.3	Light Brown	JamesHardie HardiePanel Vertical Siding - Cedarmill	James Hardie - Rustic Road	Exterior Walls / Soffits
1.4	Medium Brown	JamesHardie HardiePanel Vertical Siding - Smooth	Benjamin Moore - Baked Pretzel 1126	Selected Exterior Walls
2.0 SOFFIT				
2.1	Light Brown	JamesHardie HardiePanel Vertical Siding - Cedarmill	James Hardie - Rustic Road	Exterior Walls / Soffits
3.0 TRIMS / FLASHINGS				
3.1	Dark Grey	JamesHardie HardieTrim or Alt.	James Hardie - Iron Grey	Hardie trims - Beam, Column, balcony edge
4.0 ROOFS				
4.1	Grey		Provide Submittal	SBS Membrane at flat roofs

5.0 WINDOWS				
5.1	Black	Starline	Vinyl Windows and Doors c/w matching Flashing and Trim	Black Residential Windows
5.3	Black	Starline	Aluminum Storefront Windows and Doors c/w matching Flashing and Trim	Black Storefront Windows & Doors
6.0 DOORS				
6.1	Black	Starline	Vinyl Windows and Doors c/w matching Flashing and Trim	Black Residential Doors
6.2	Black	Starline	Aluminum Doors c/w matching Flashing and Trim	Black Entry Doors
7.0 RAILINGS				
7.1	Black	Lindahl	Pre-Finished Aluminum Frame + Clear Safety Glass	Clear / Charcoal Railings @ Entry Stairs, Balconies, Roof Decks
8.0 STRUCTURE				
8.1	Light Grey		Architectural Exposed Concrete	Concrete Cast-in-place and Landscape Retaining Walls



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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
 Victoria, BC

[TITLE]

SOUTH ELEVATION

[PROJECT]

22600

[SCALE]

Monday, October 17, 2022

[DATE]

01 - CALUC

[ISSUE]

[DRAWING]

A-4.004



Material and Colour Legend

Colour	Manufacturer	Product (to match)	Finish (to match)	Location
1.0 CLADDING				
1.1 Dark Grey	Endicott	Endicott - Clay Smooth Brick	Endicott - Manganese Ironspot	Exterior Walls - Commercial Level
1.2 Dark Brown	Woodtone	Woodtone - Rustic Series, 6" Fibre Cement Cladding	Woodtone - Roasted Walnut	Exterior Walls
1.3 Light Brown	JamesHardie	HardiePanel Vertical Siding - Cedarmill	James Hardie - Rustic Road	Exterior Walls / Soffits
1.4 Medium Brown	JamesHardie	HardiePanel Vertical Siding - Smooth	Benjamin Moore - Baked Pretzel 1126	Selected Exterior Walls
2.0 SOFFIT				
2.1 Light Brown	JamesHardie	HardiePanel Vertical Siding - Cedarmill	James Hardie - Rustic Road	Exterior Walls / Soffits
3.0 TRIMS / FLASHINGS				
3.1 Dark Grey	JamesHardie	HardieTrim or Alt.	James Hardie - Iron Grey	Hardie trims - Beam, Column, balcony edge
4.0 ROOFS				
4.1 Grey		Provide Submittal		SBS Membrane at flat roofs

5.0 WINDOWS				
5.1 Black	Starline	Vinyl Windows and Doors c/w matching Flashing and Trim	Black	Residential Windows
5.3 Black	Starline	Aluminum Storefront Windows and Doors c/w matching Flashing and Trim	Black	Storefront Windows & Doors
6.0 DOORS				
6.1 Black	Starline	Vinyl Windows and Doors c/w matching Flashing and Trim	Black	Residential Doors
6.2 Black	Starline	Aluminum Doors c/w matching Flashing and Trim	Black	Entry Doors
7.0 RAILINGS				
7.1 Black	Lindahl	Pre-Finished Aluminum Frame + Clear Safety Glass	Clear / Charcoal	Railings @ Entry Stairs, Balconies, Roof Decks
8.0 STRUCTURE				
8.1 Light Grey		Architectural Exposed Concrete	Concrete	Cast-in-place and Landscape Retaining Walls

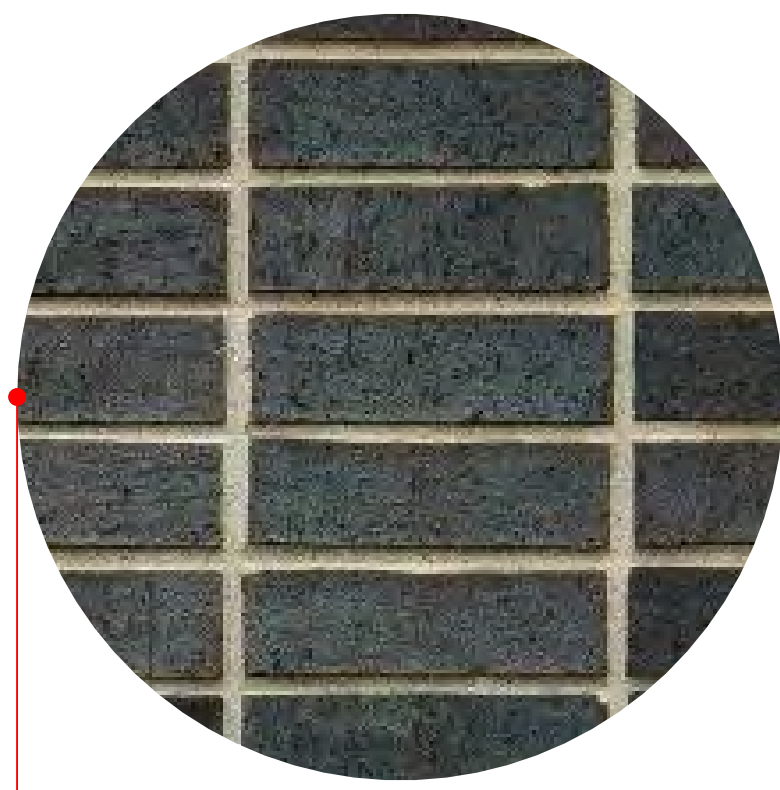


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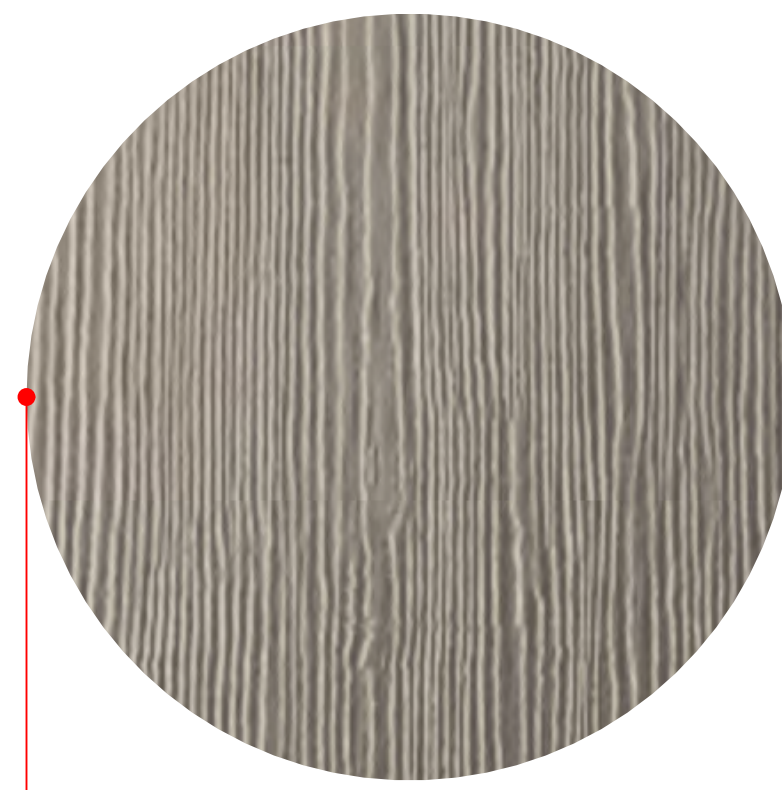
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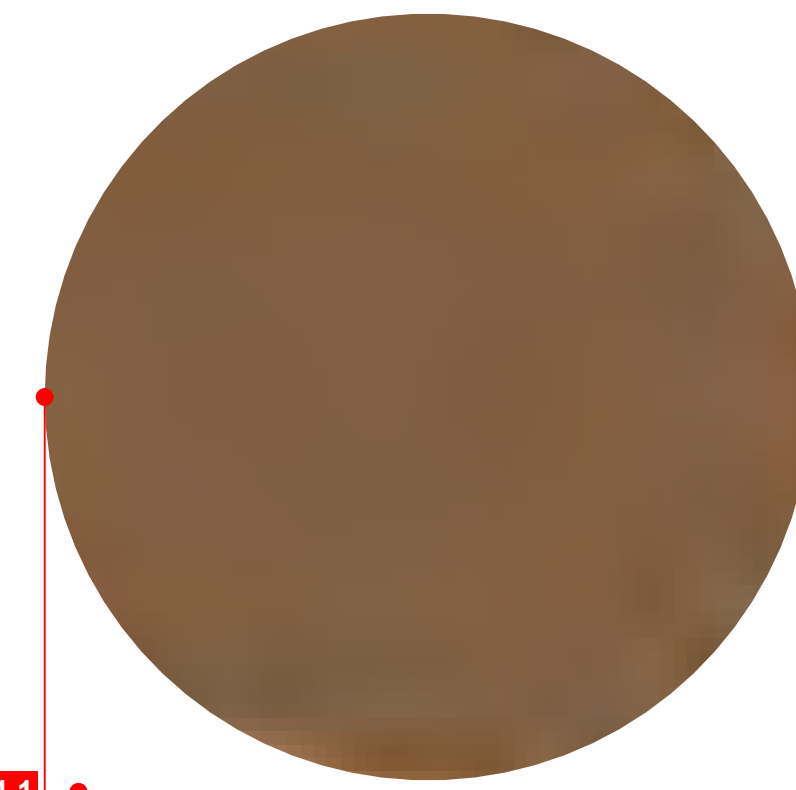
1.1 ENDICOTT
Clay Smooth Brick
Manganese Ironspot



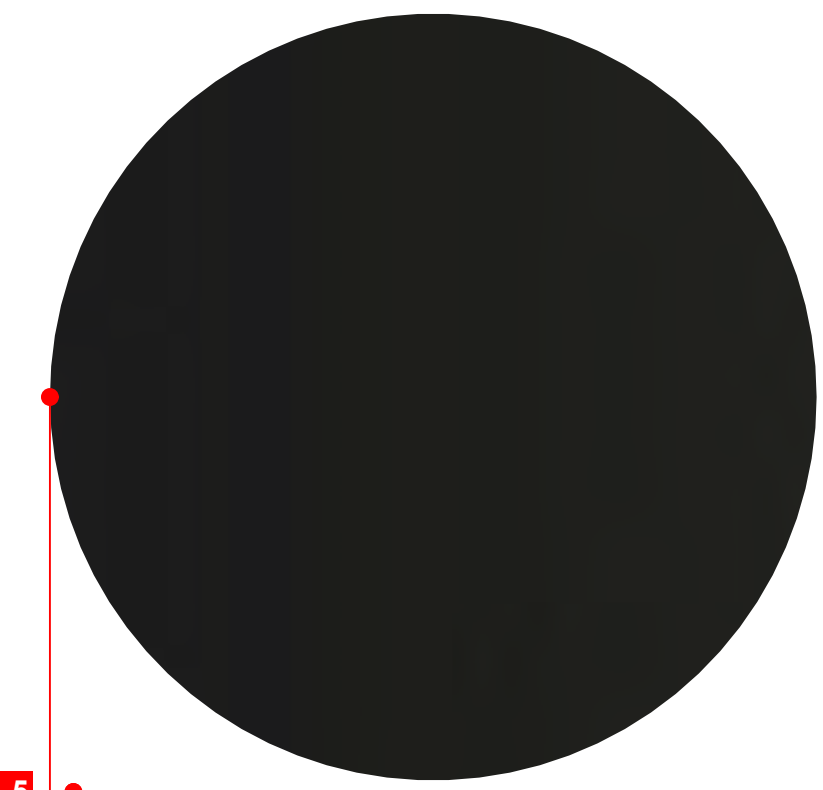
1.2 WOODTONE
Vertical Fibre Cement Panel
Roasted Walnut



1.3 JAMES HARDIE
HardiePanel Vertical Siding - Cedarmill Texture
Rustic Road



1.4 JAMES HARDIE
HardiePanel Vertical Siding - Smooth Texture
Benjamin Moore - Baked Pretzel 1126



3.1 JAMES HARDIE
HardiePanel Vertical Siding - Smooth Texture
Iron Grey

MATERIALS

Material and Colour Legend

Colour	Manufacturer	Product (to match)	Finish (to match)	Location
1.0 CLADDING				
1.1	Dark Grey	Endicott Endicott - Clay Smooth Brick	Endicott - Manganese Ironspot	Exterior Walls - Commercial Level
1.2	Dark Brown	Woodtone Woodtone - Rustic Series, 6" Fibre Cement Cladding	Woodtone - Roasted Walnut	Exterior Walls
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7.0 RAILINGS				
7.1	Black	Lindahl Pre-Finished Aluminum Frame + Clear Safety Glass	Clear / Charcoal	Railings @ Entry Stairs, Balconies, Roof Decks
8.0 STRUCTURE				
8.1	Light Grey	Architectural Exposed Concrete	Concrete	Cast-in-place and Landscape Retaining Walls

- Woodtone Soffits **2.1**
- Painted Fascia **1.4**
- Painted Fascia **3.1**
- Woodtone Exterior Wall **1.3**
- Woodtone Exterior Wall **1.2**
- Woodtone Exterior Wall **1.3**
- Brick Exterior Wall **1.1**
- Painted Trims **5.1**
- Painted Railings **7.1**



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

MATERIAL BOARD

[PROJECT]

22600

[SCALE]

Monday, October 17, 2022

[DATE]

01 - CALUC

[ISSUE]

[DRAWING]

A-4.500

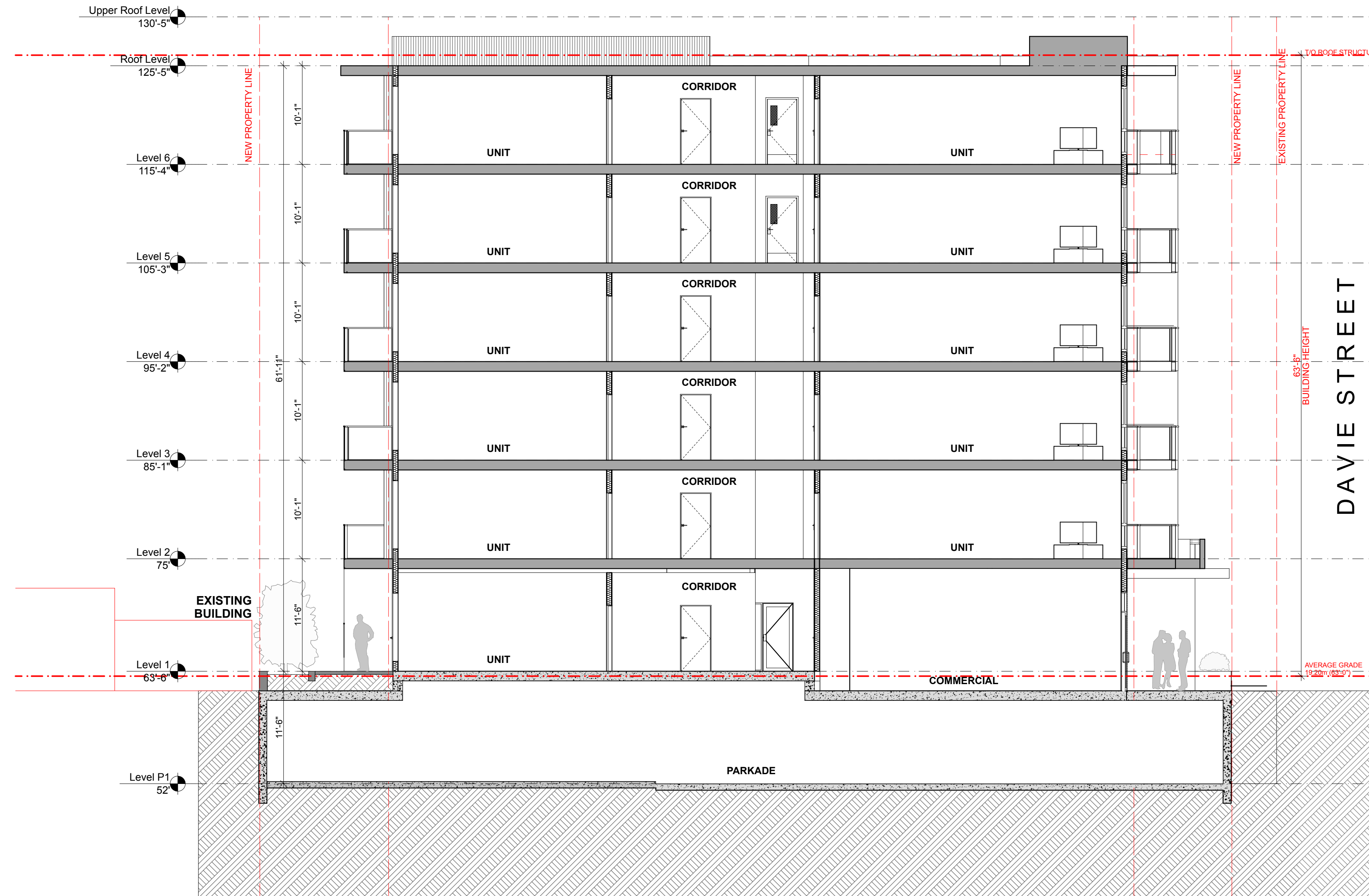


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[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

EAST-WEST BUILDING SECTION

22600

[PROJECT]

[SCALE]

Monday, October 17, 2022

[DATE]

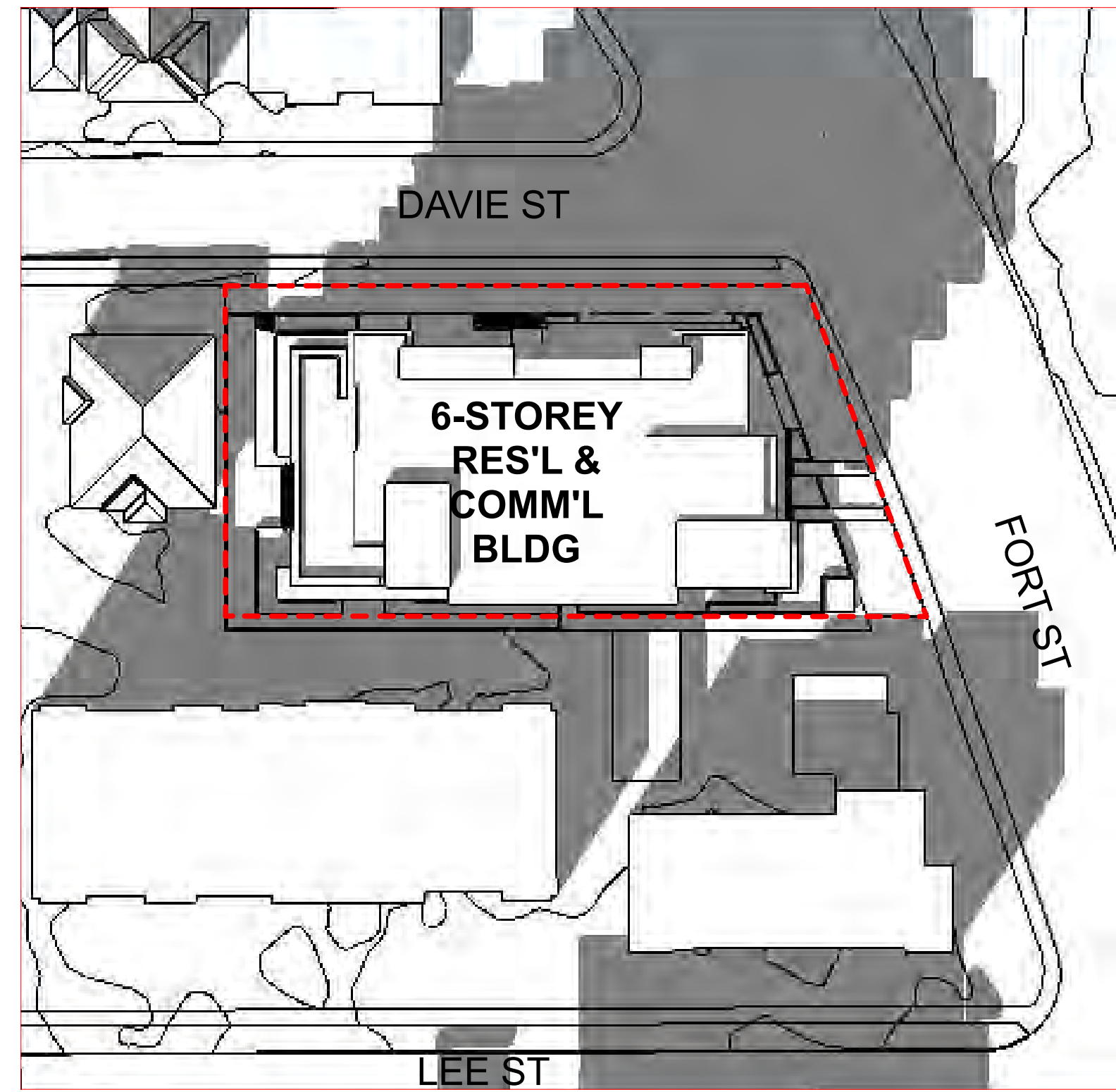
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[ISSUE]

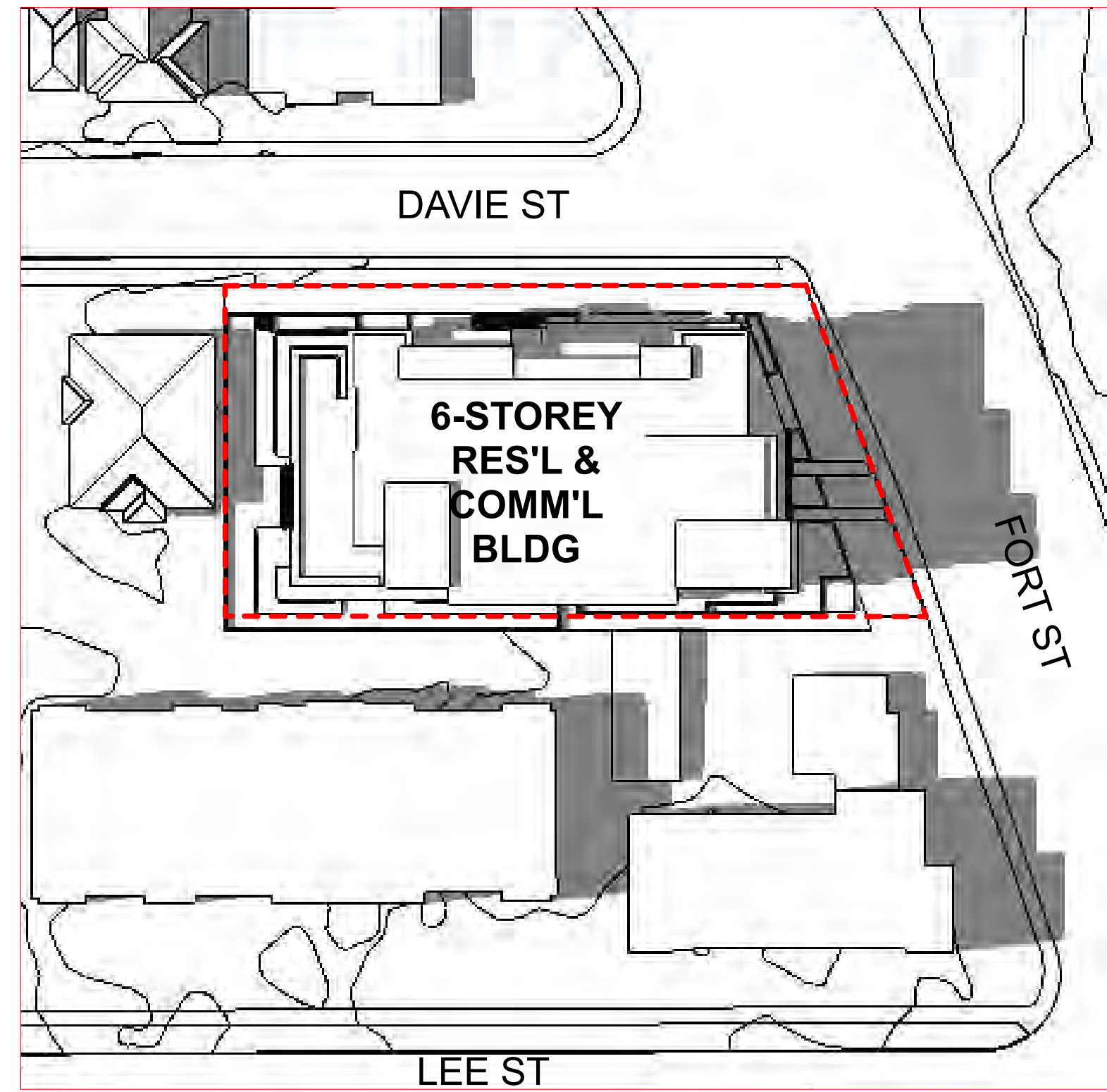
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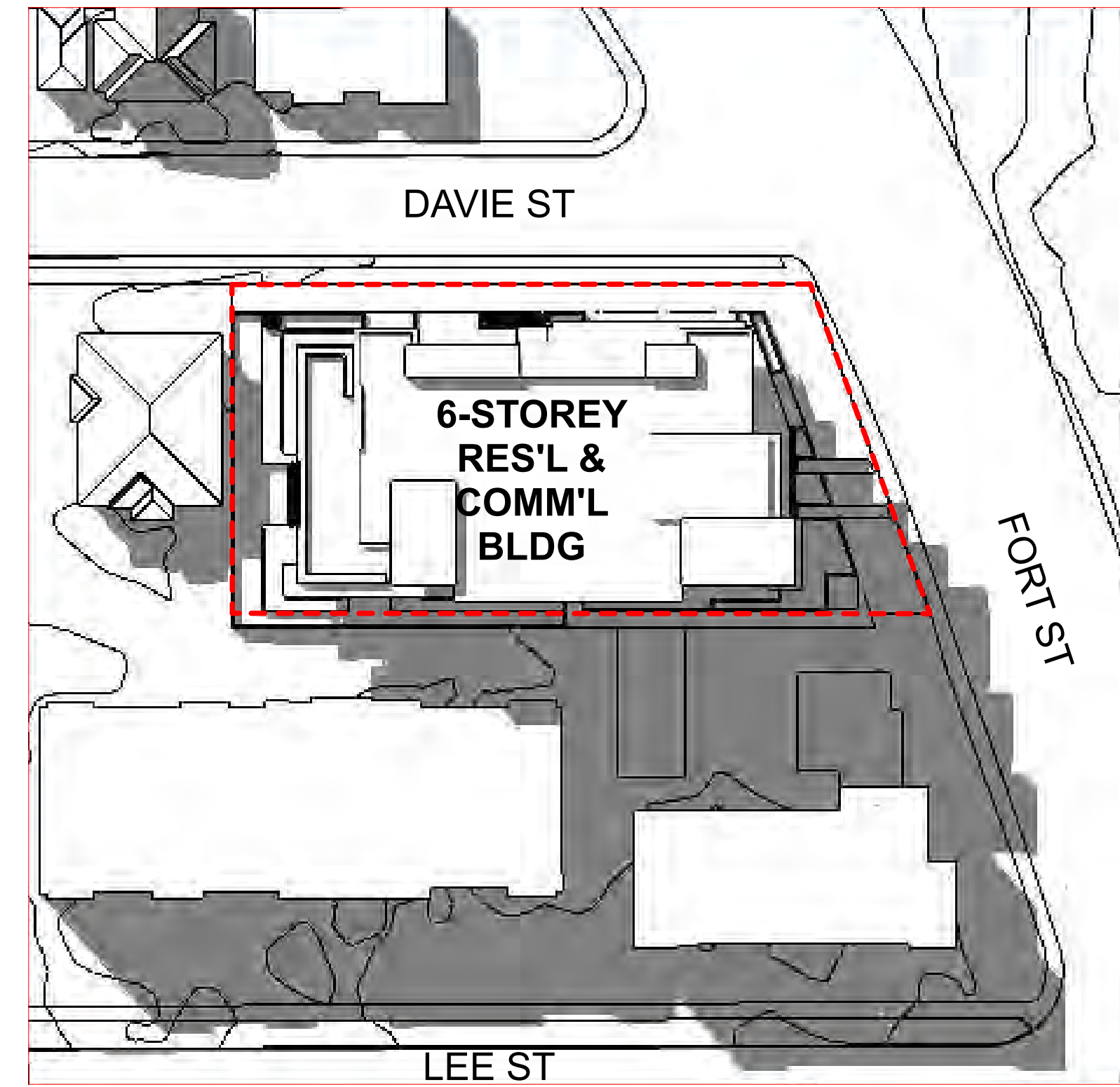
SPRING EQUINOX
MARCH 21



9 AM

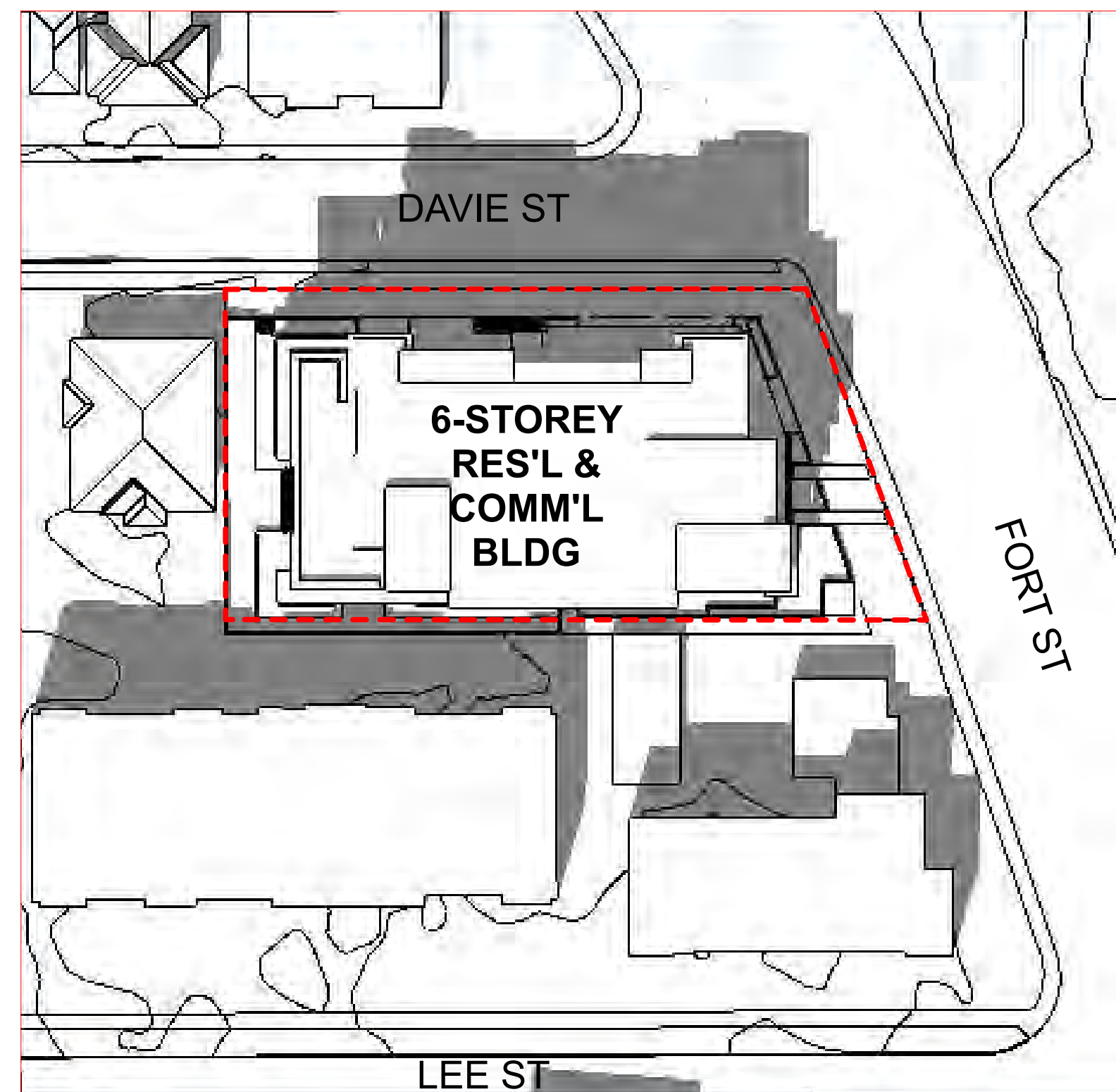


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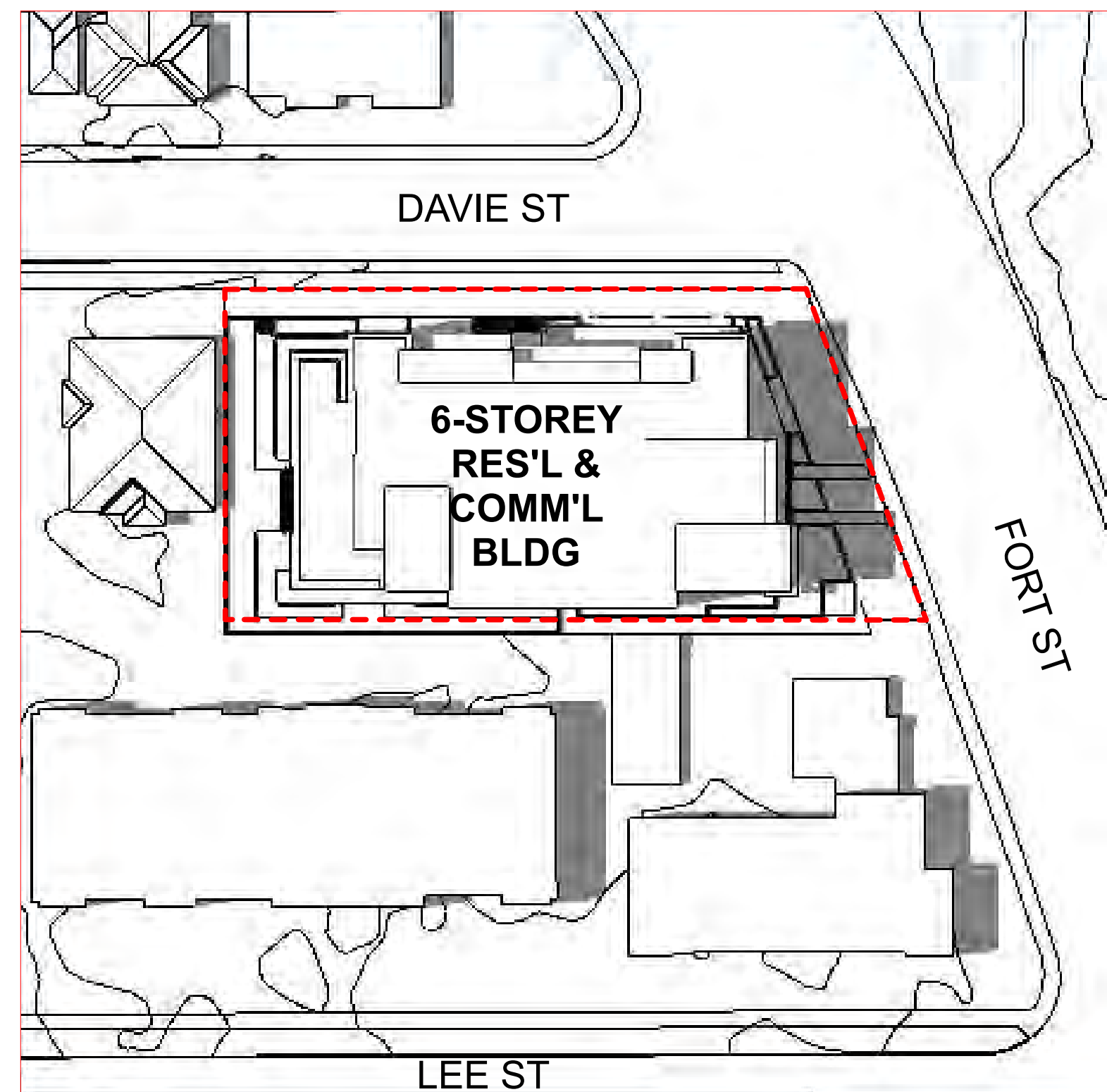


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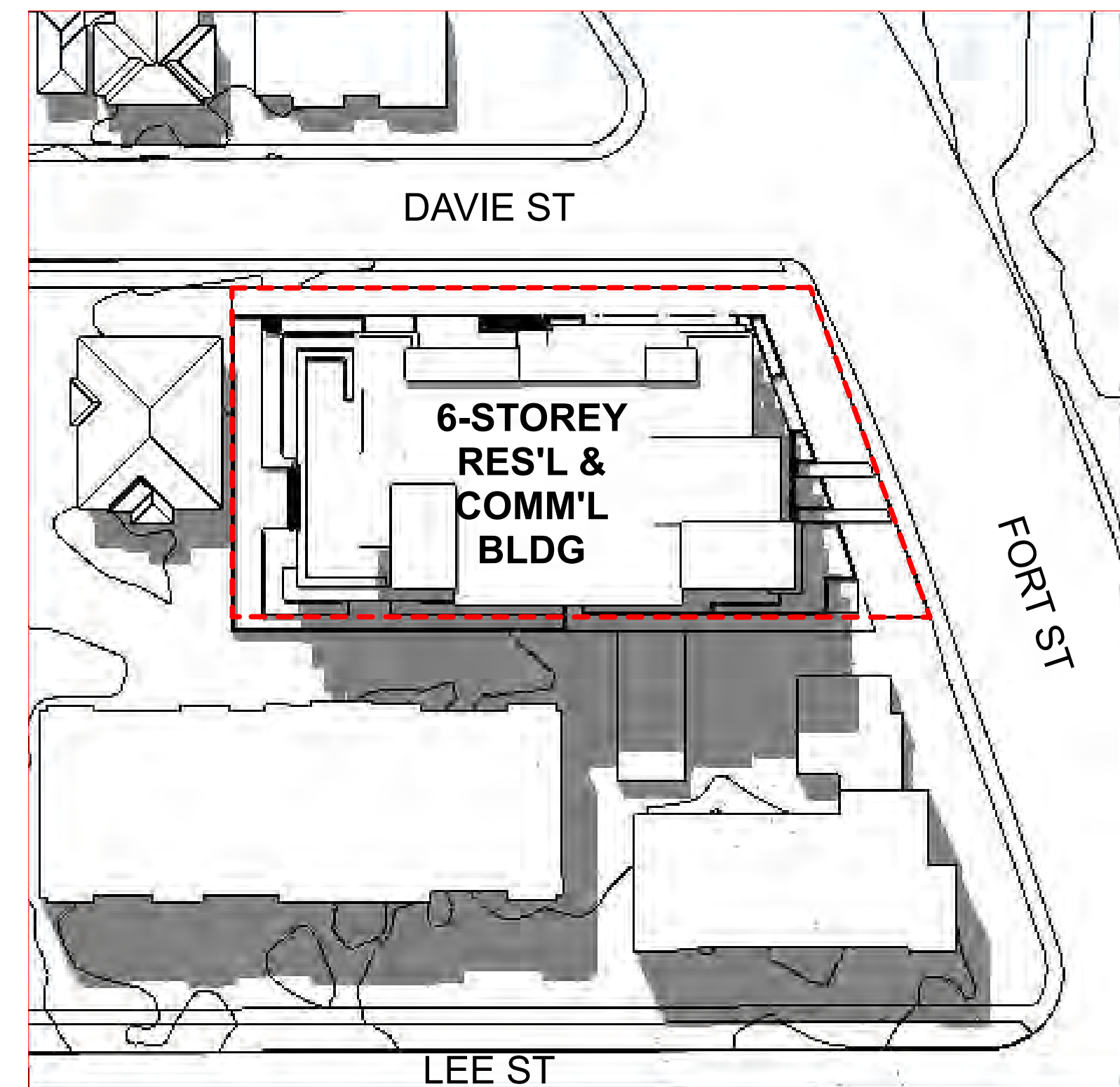
SUMMER SOLSTICE
JUNE 21



9 AM



12 PM



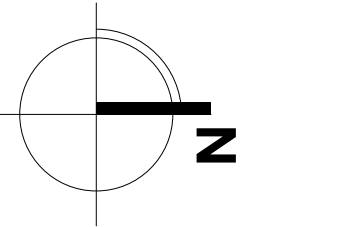
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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

SHADOW STUDY

[PROJECT]

22600

[SCALE]

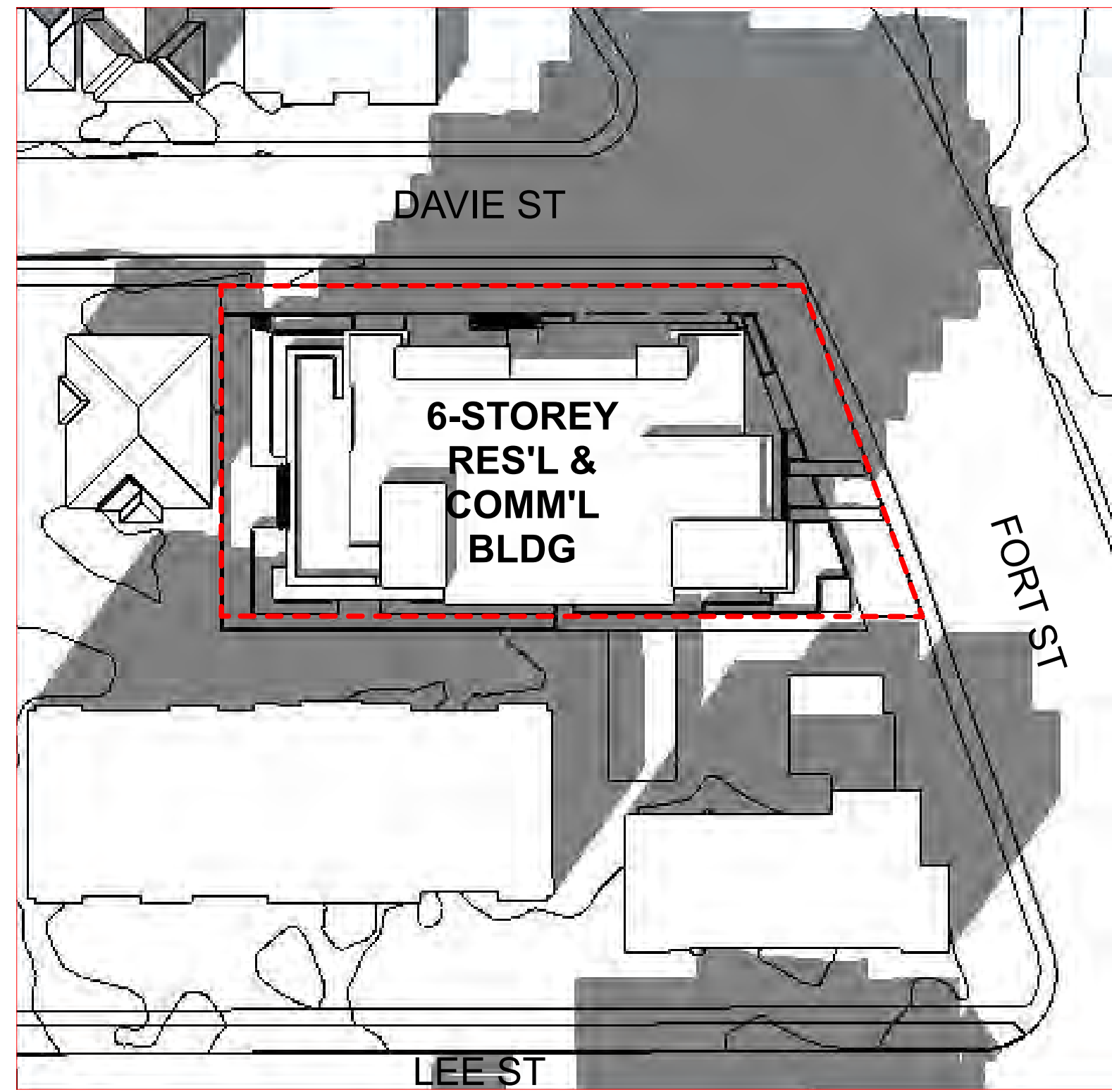
Monday, October 17, 2022 [DATE]

01 - CALUC [ISSUE]

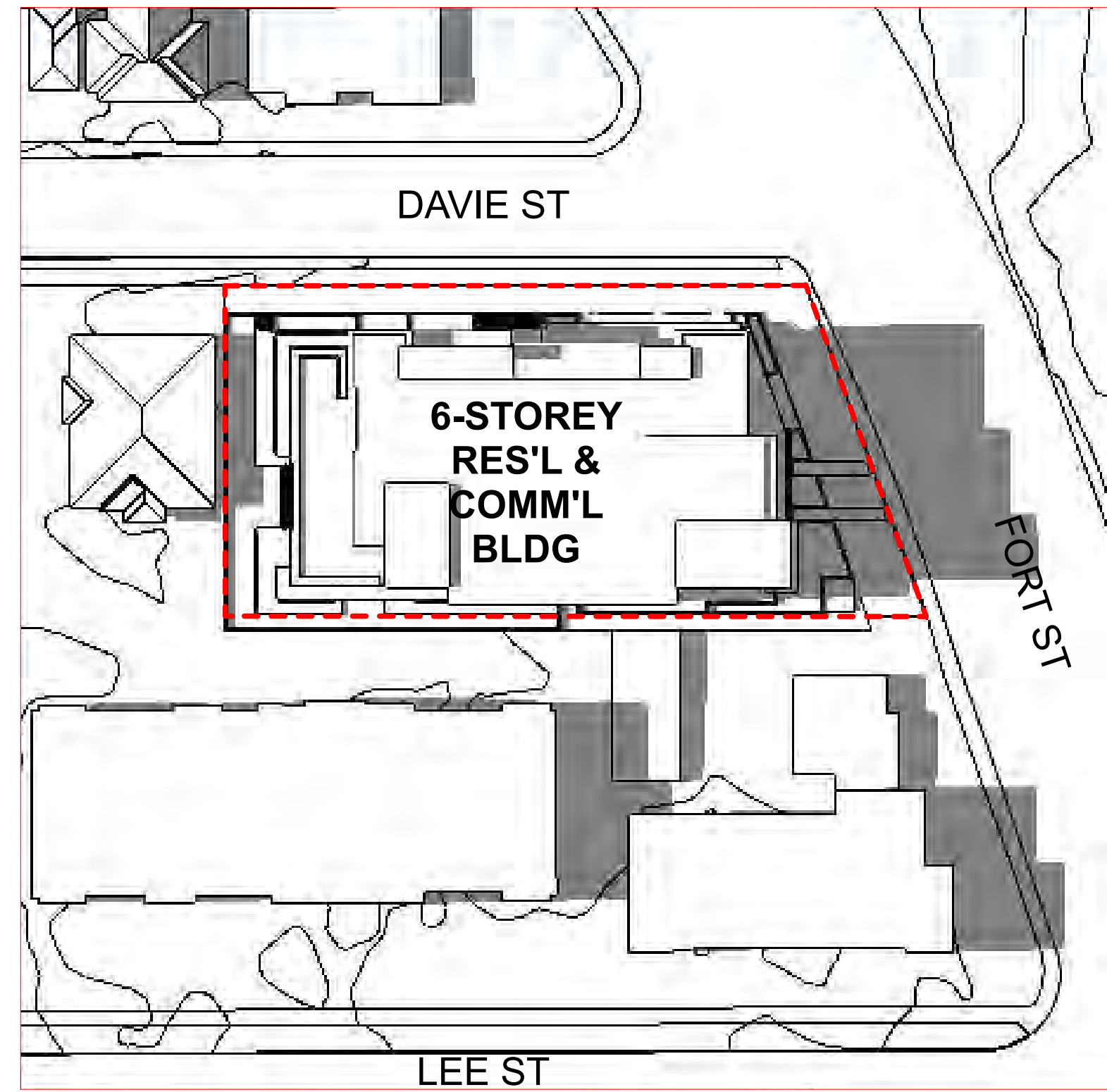
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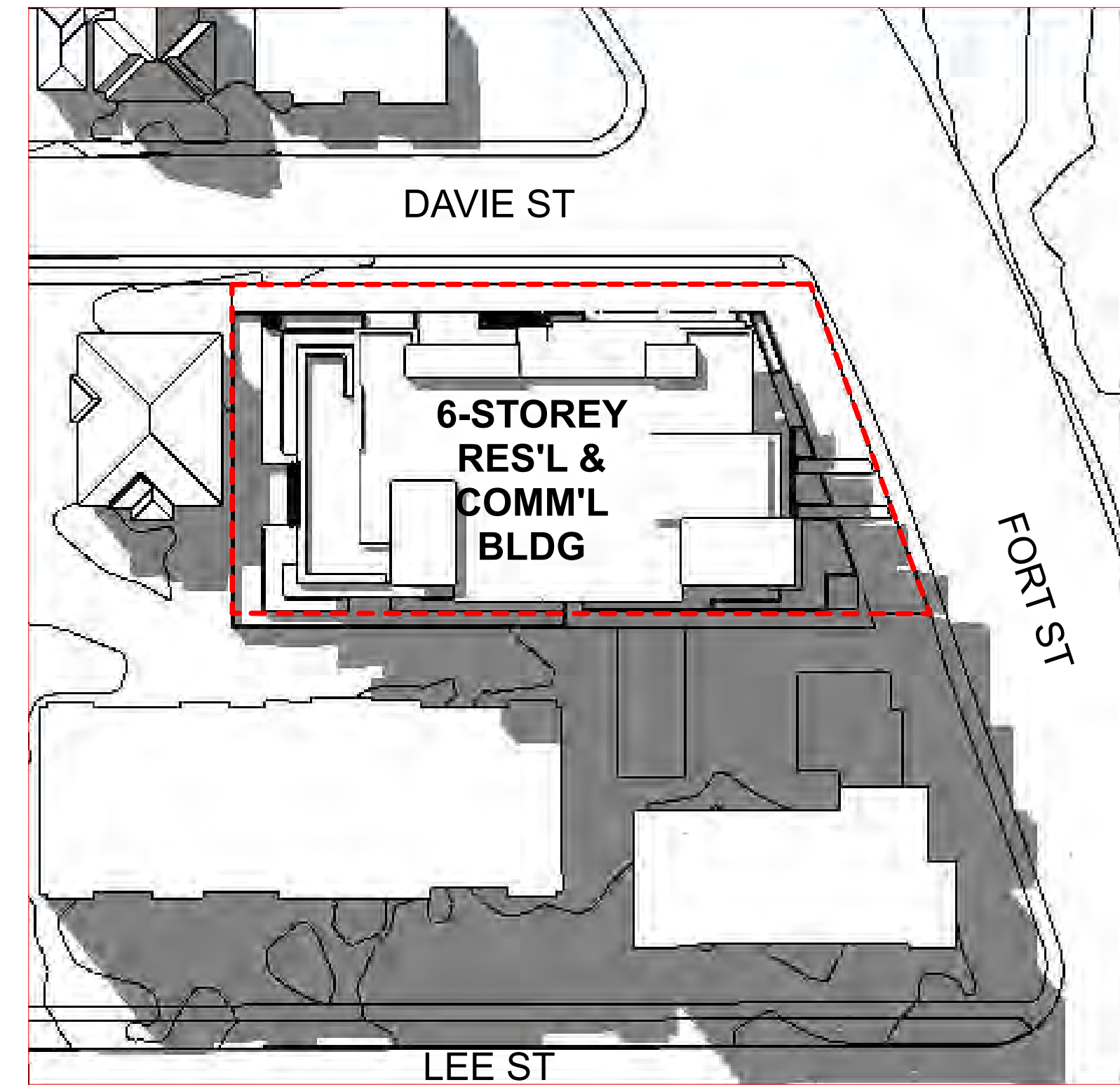
FALL EQUINOX
SEPTEMBER 21



9 AM

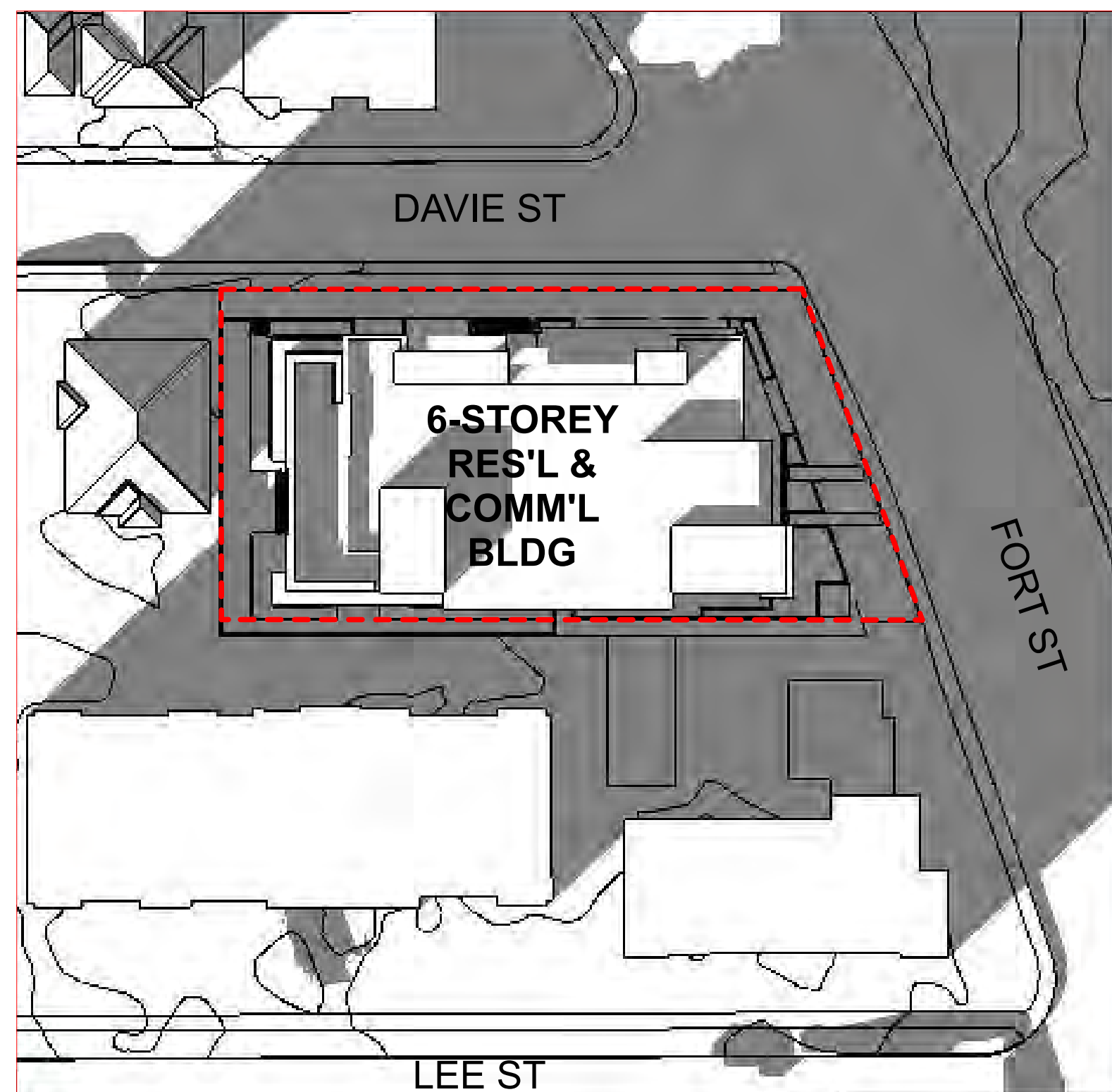


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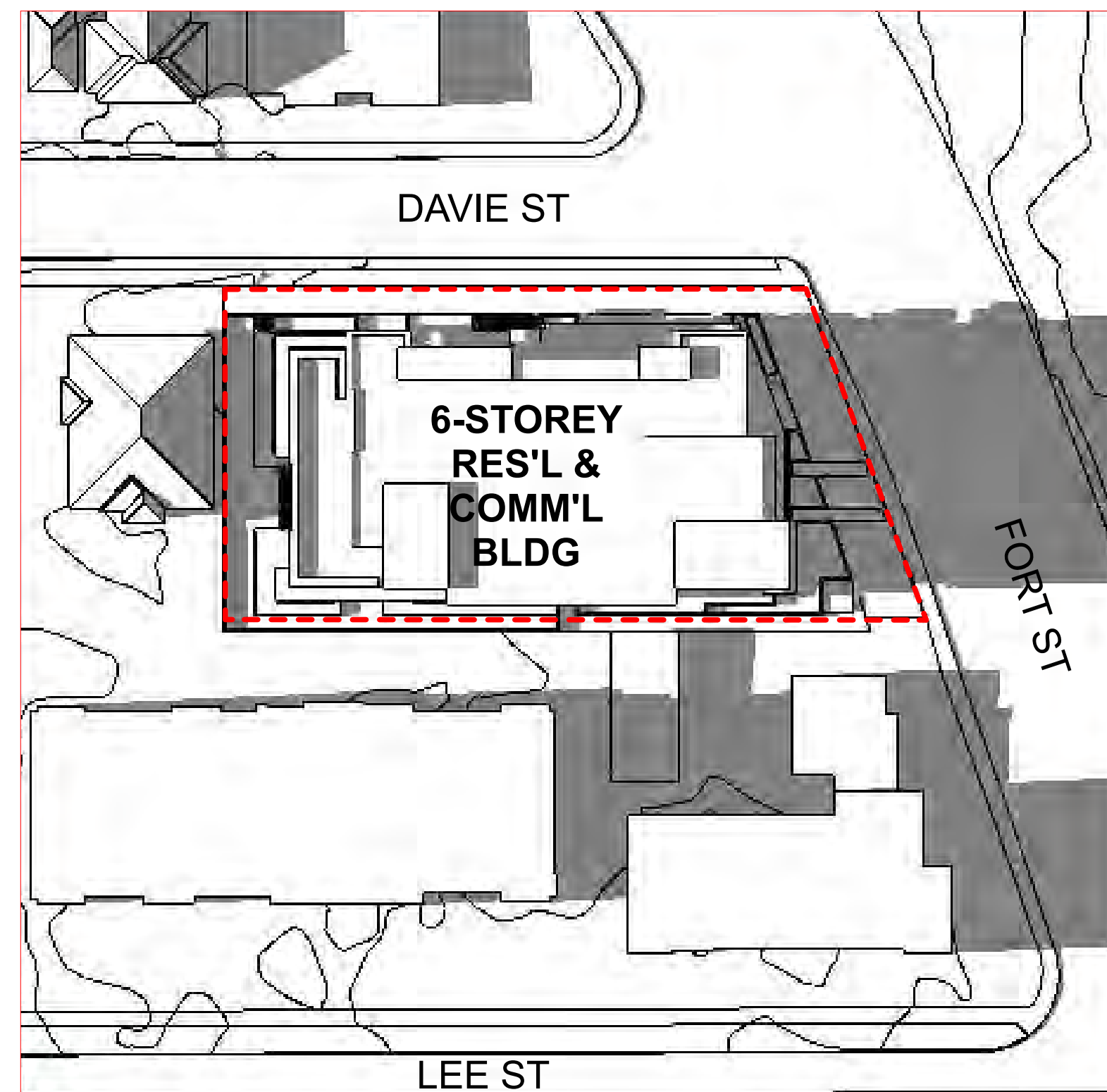


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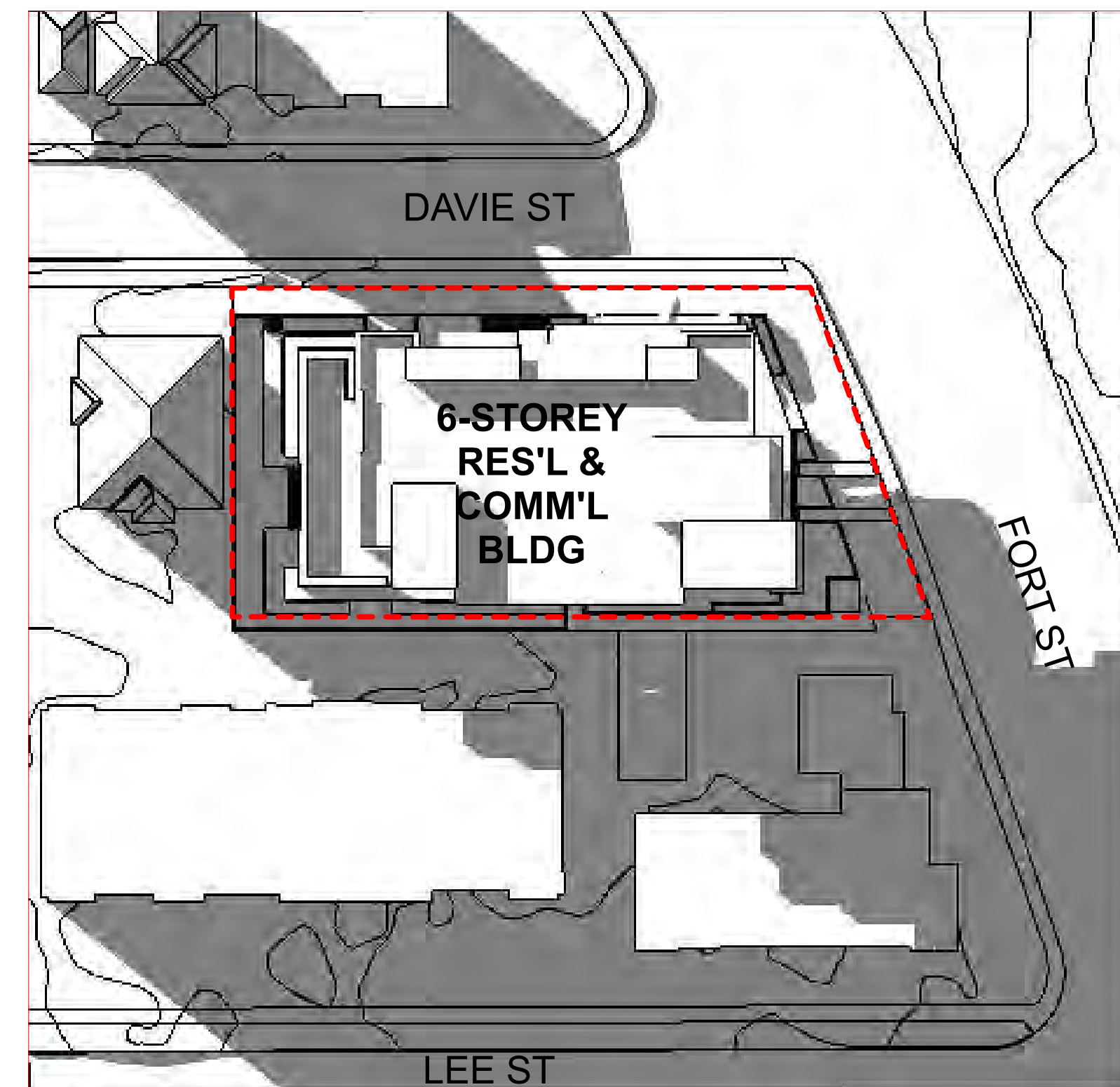
WINTER SOLSTICE
DECEMBER 21



9 AM



12 PM



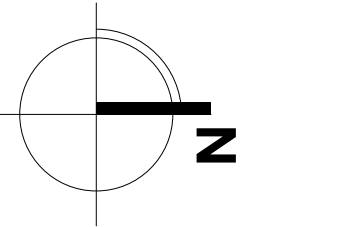
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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

SHADOW STUDY

[PROJECT]

22600

[SCALE]

Monday, October 17, 2022

[DATE]

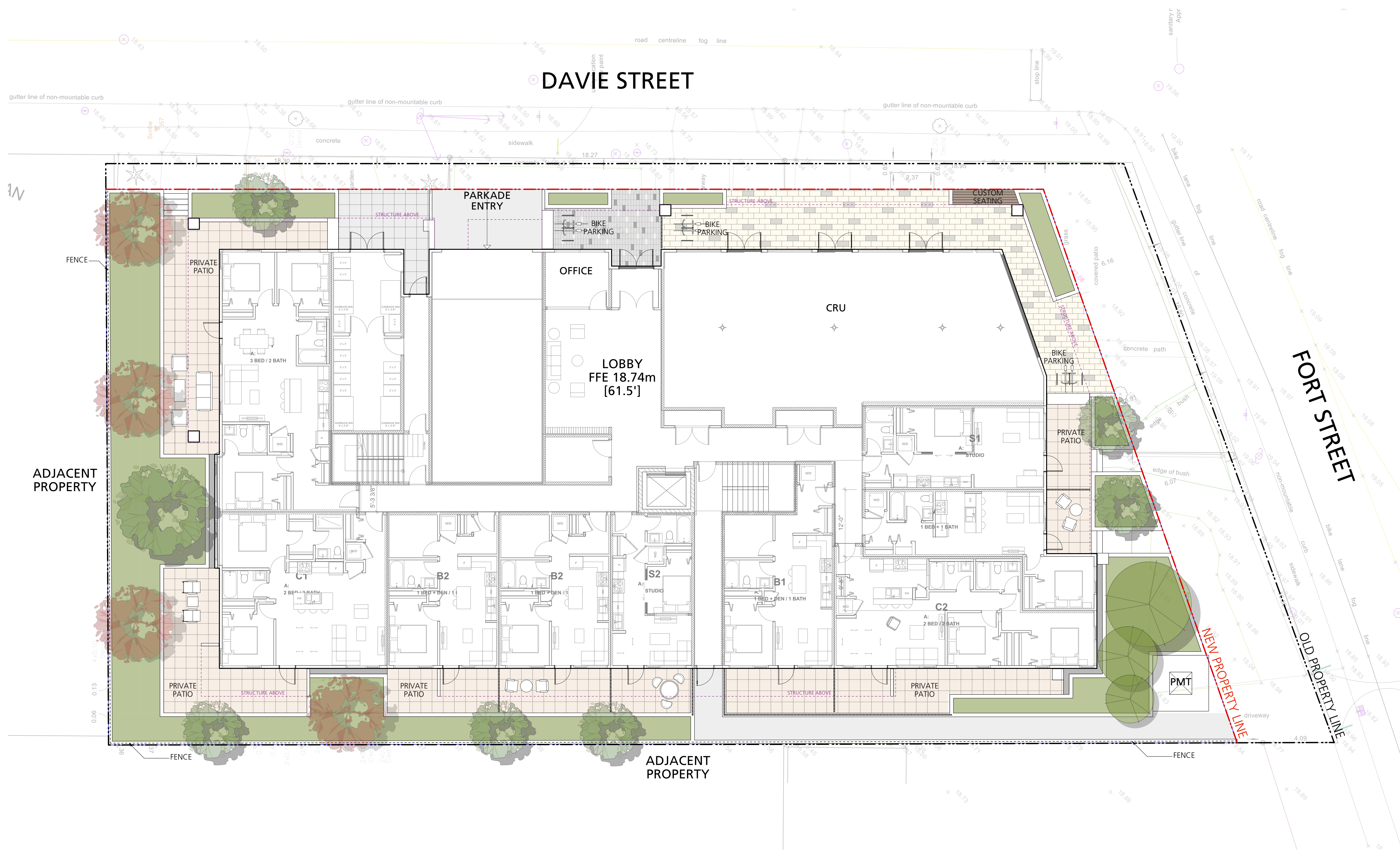
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[ISSUE]

[DRAWING]

A-8.501

Issues No.	Description	Date
1	Issued for CALUC	2022/10/14



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Client:



Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

**Landscape Concept Plan
Level 1**

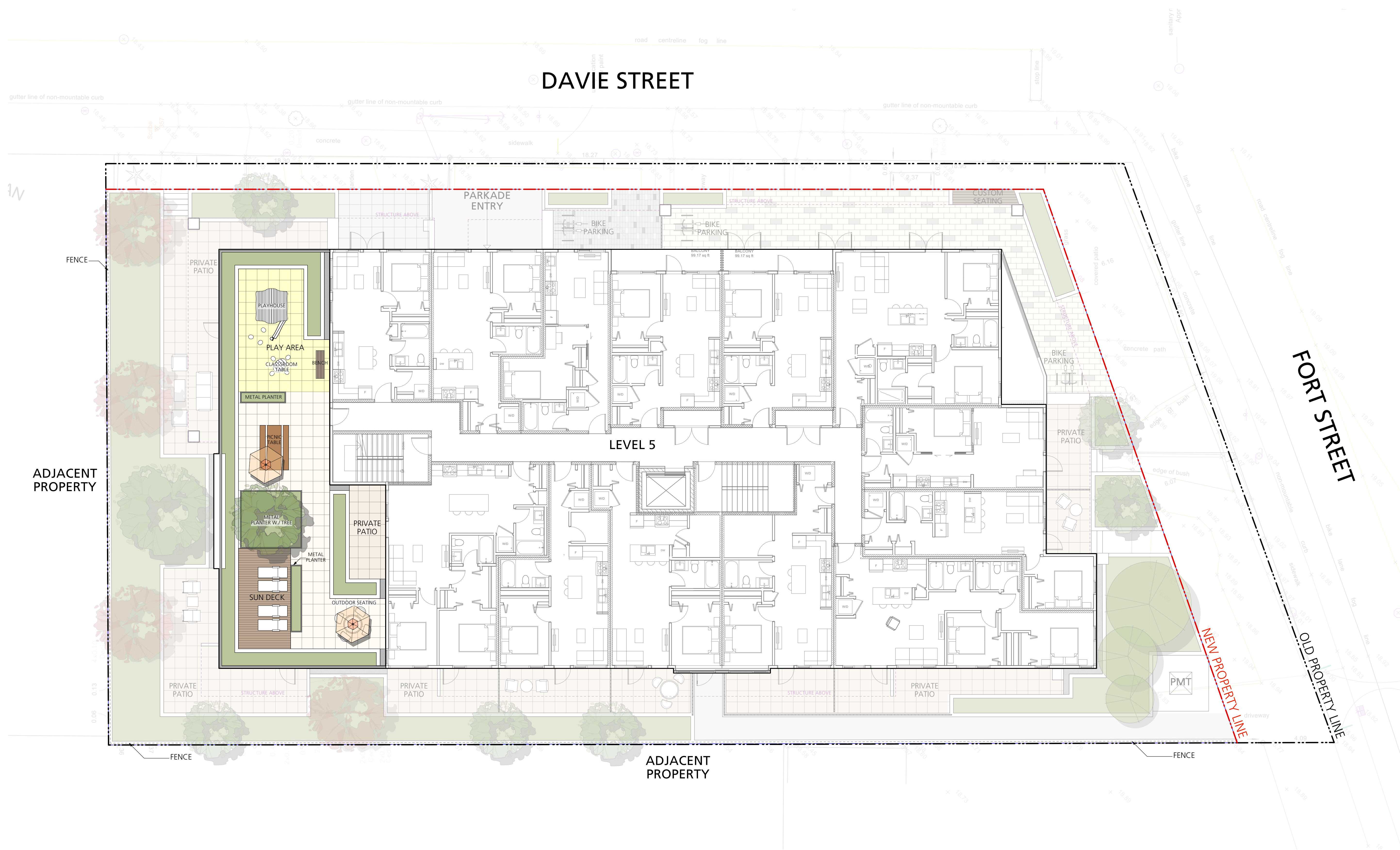
Project North: Drawn By: **MH**

Checked By: **MP**

Scale: **1/8" = 1'-0"** Job No.: **22-082**

Sheet No.:

Issues No.	Description	Date
1	Issued for CALUC	2022/10/14



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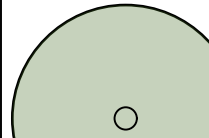
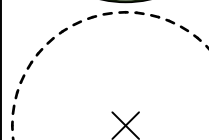



Project Title:
FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:
**Landscape Concept Plan
Level 5**

Project North: Drawn By: **MH**
Checked By: **MP**
Scale: **1/8" = 1'-0"** Job No.: **22-082**
Sheet No.:

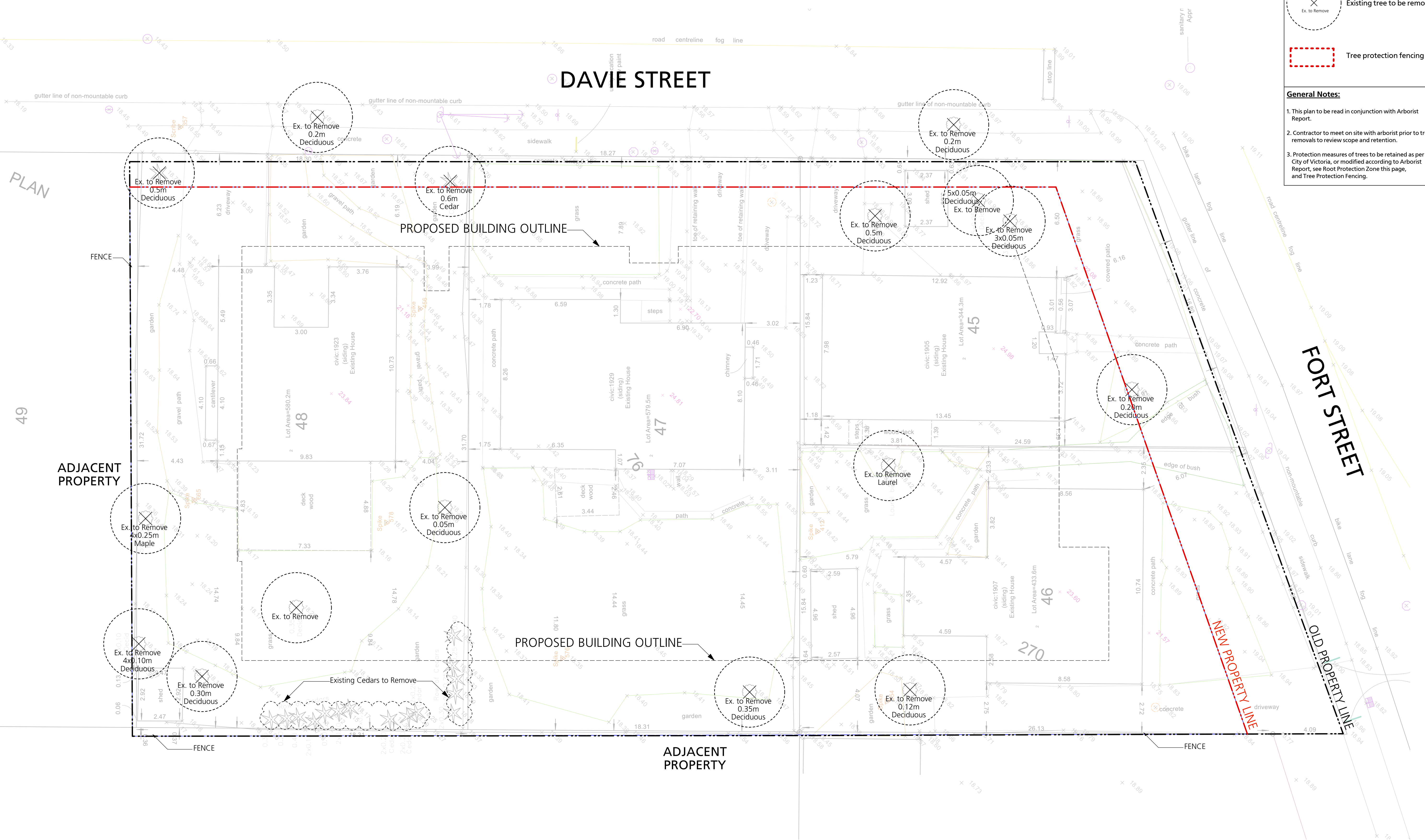
Legend:

-  Existing tree to be retained
-  Existing tree to be removed
-  Tree protection fencing

General Notes:

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

Issues	Description	Date
No. 1	Issued for CALUC	2022/10/14



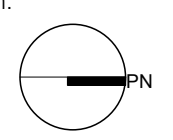
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Client:



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

Drawing Title:
Tree Management Plan

Project North:  Drawn By: **MH**
Checked By: **MP**
Scale: **1/8" = 1'-0"** Job No.: **22-082**
Sheet No.: