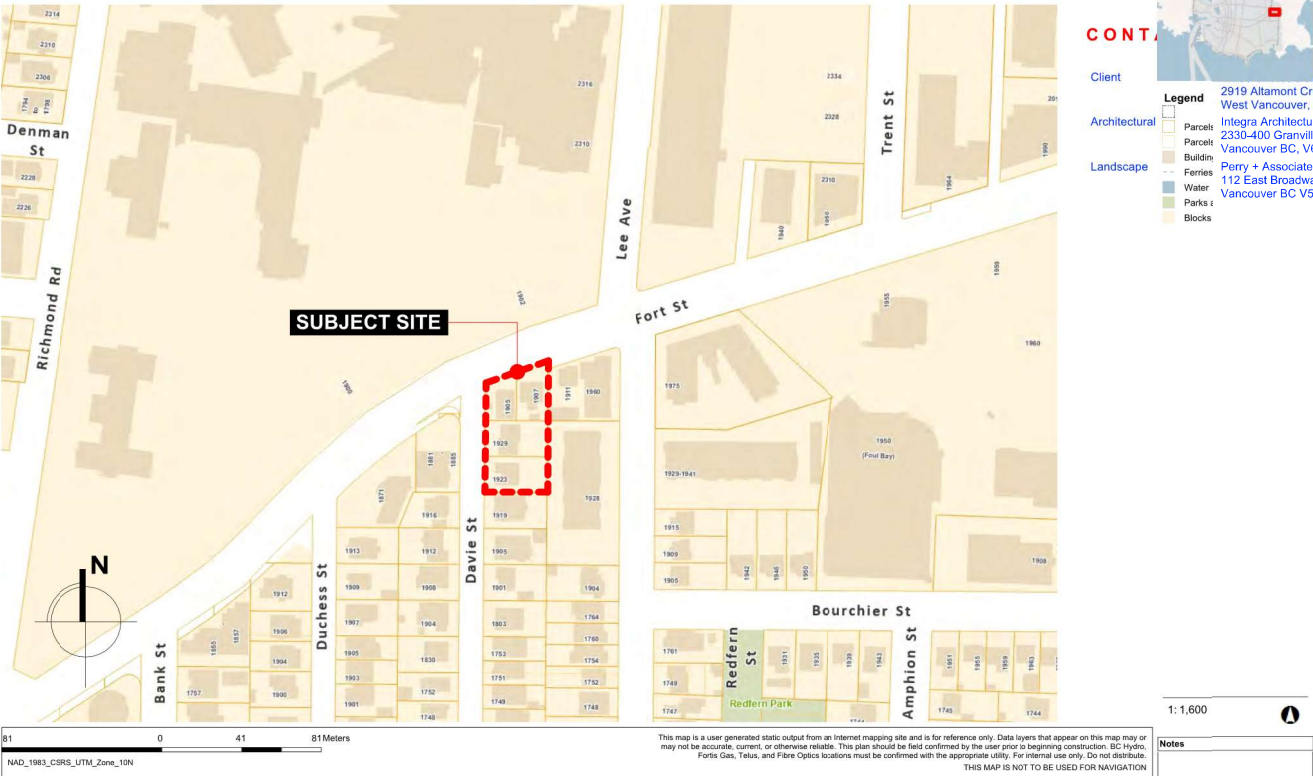


CONTACT

Client	2919 Altamont Crescent West Vancouver, BC V7V 3B9	Barry Savage	604.505.8818	bsavage@threeshores.ca
Architectural	Integra Architecture Inc. 2330-400 Granville Street Vancouver BC, V6C 1S4	Rhys Leitch Shamus Sachs	604.688.4220 604.688.4220	rhysl@integra-arch.com shamuss@integra-arch.com
Landscape	Perry + Associates 112 East Broadway Vancouver BC V5T 1V9	Michael Patterson	604.738.4118	mp@perryandassociates.ca

1:1,600
Notes

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Revisions
Bubbled areas indicate revisions compared to the previously submitted plans.

Received Date:
August 30, 2023



Three Shores Management

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

COVER PAGE

22600 [PROJECT]

[SCALE]

Wednesday, July 12, 2023 [DATE]

02 - REZONING [ISSUE]

[DRAWING]

A-0.000

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



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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]

Wednesday, July 12, 2023 [DATE]

02 - REZONING [ISSUE]

[DRAWING]

A-0.010

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 MRD-1

SITE AREA :		
Gross Site Area	20,856 sq.ft.	1,937.60 m2
Road Dedication Area	2,483 sq.ft.	230.63 m2
Net Site Area	18,374 sq.ft.	1,706.96 m2
Max FSR (Gross Site Area)	0.00	0 sq.ft. 0.0 m2
Total Proposed Gross Floor Area	57,067 sq.ft.	5,301.7 m2
Total Proposed Exclusions	0 sq.ft.	0.0 m2
Proposed FSR (Gross site area)	2.74	57,067 sq.ft. 5,301.7 m2
Max. Site Coverage	0%	- sq.ft. 0.00 m2
Lot Coverage	9,864 sq.ft.	916.42 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			2	2	2	2	2	10	405.7	4,056.7		376.9	12.7%	23%
S2 - Studio			1	1	1			3	406.0	1,218.0		113.2	3.8%	
S3 - Studio			1	1	1	1	1	5	451.2	2,256.1		209.6	6.3%	
														Studio
B1 - 1 Bed		2	2	2	2	2	2	12	540.0	6,480.0		602.0	15.2%	46.8%
B2 - 1 Bed + Den			1	1	1	1	1	5	589.0	2,944.8		273.6	6.3%	
B3 - 1 Bed + Den		1	1	1	1	1	1	6	583.0	3,497.8		325.0	7.6%	
B4 - 1 Bed			1	1	1	1	1	5	525.0	2,624.8		243.8	6.3%	
B5 - 1 Bed			1	1	1	1	1	5	509.0	2,545.1		236.4	6.3%	
B6 - 1 Bed		1	1	1	1			4	461.1	1,844.5		171.4	5.1%	
														1 Bed
C1 - 2 Bed			1	1	1	1	1	5	810.0	4,050.0		376.3	6.3%	22.8%
C2 - 2 Bed		1	1	1	1			4	781.4	3,125.4		290.4	5.1%	
C3 - 2 Bed		1	1	1	1			4	676.1	2,704.2		251.2	5.1%	
C4 - 2Bed						1	1	2	805.6	1,611.1		149.7	2.5%	
C5 - 2Bed						1	1	2	751.8	1,503.5		139.7	2.5%	
C6 - 2Bed		1						1	877.5	877.5		81.5	1.3%	
														2 Bed
D1 - 3 Bed		1	1	1	1	1	1	6	982.7	5,895.9		547.7	7.6%	8%
														3 Bed
Total		8	15	15	15	13	13	79		41,339		3,840.5	100.0%	100%

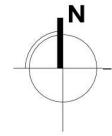
Gross Floor Area	Commercial	Unit Area	Common Area	Total GFA		Efficiency L1 - L6	
Parkade			16,533.1 sq.ft.	0.0 sq.ft.	- m2		
Gross Area - 1st Floor	1,465.62 sq.ft.	4,686.03 sq.ft.	3,175.36 sq.ft.	9,327.01 sq.ft.	867 m2	66.0%	
Gross Area - 2nd Floor		8,665.61 sq.ft.	1,198.72 sq.ft.	9,864.33 sq.ft.	916 m2	87.8%	
Gross Area - 3rd Floor		8,665.61 sq.ft.	1,198.72 sq.ft.	9,864.33 sq.ft.	916 m2	87.8%	
Gross Area - 4th Floor		8,665.61 sq.ft.	1,198.72 sq.ft.	9,864.34 sq.ft.	916 m2	87.8%	
Gross Area - 5th Floor		7,898.40 sq.ft.	1,175.15 sq.ft.	9,073.55 sq.ft.	843 m2	87.0%	
Gross Area - 6th Floor		7,898.40 sq.ft.	1,175.15 sq.ft.	9,073.55 sq.ft.	843 m2	87.0%	
Gross Area - Roof Level							
Total Gross Area	1,466 sq.ft.	46,480 sq.ft.	9,121.8 sq.ft.	57,067.1 sq.ft	5,302 m2	Overall:	84.0%

PARKING SPACES:							
Minimum Parking Required	22 units @	1.00	space/unit	485 sqft > X	22.0	spaces	
	39 units @	0.70	space/unit	485 sqft < X > 754 sqft	27.3	spaces	
	18 units @	1.10	space/unit	X < 754 sqft	19.8	spaces	
Visitor Parking Required	79 units @	0.10	space/unit		7.9	spaces	additional to apartment parking
Commercial Parking Required (Retail)			1 space/80 m2		1.7	spaces	
Total Parking Required					79	spaces	
Total Parking Provided					35	spaces	
Disabled Parking Required:							
Disabled Parking Provided:					1	space	inclusive of required parking

BICYCLE SPACES:					
Required Secure Bicycle Parking	79 units	1.5	spaces/unit	119	spaces long term
Provided Secure Bicycle Parking	79 units	0.5	spaces/unit	37	spaces long term
Max vertical parking Spaces		NO	max		
Required Short Term Bicycle Parking				6	spaces short term
Provided Short Term Bicycle Parking				12	spaces short term
				49	spaces total bicycle spaces provided

Note 1: Final areas, allowable parking ratios, and parking count to be confirmed
Note 2: All areas are approximate and are for zoning purposes only
Note 3: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls
Note 4: Dedications and setbacks subject to City of Victoria approval
Note 5: 1 Car sharing stall to be on-street.

PROJECT SUMMARY:			
ZONING EXISTING	PROPOSED		
OCP LAND USE DESIGNATION - Medium Density Apartment R5			
SITE AREA	20,856 sq.ft.	1,938	m2
BUILDING HEIGHT - Existing Grade to T/O Roof	124.00 ft	37.80	m
Average Finished Grade - (63.5' + 63.5' + 61.5' + 61.5') / 4 = 62'-6"			
Building Height to T/O Roof from Average Grade -	61.50 ft	18.75	m geodetic
Building Height to T/O Roof from Average Grade -	65.50 ft	19.96	m geodetic
FRONT YARD	Fort St.	10.11 ft	3.08 m
SIDE YARD	Davie St.	10.88 ft	3.31 m
REAR YARD - EAST	South Prop Line	19.97 ft	6.09 m
INTERIOR SIDE YARD	East Prop Line	20.52 ft	6.25 m



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SITE CONTEXT MAP



AERIAL VIEW



Three Shores Management

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

**SITE CONTEXT
MAP & AERIAL
VIEW**

22600 [PROJECT]

As Noted [SCALE]

Wednesday, July 12, 2023 [DATE]

02 - REZONING [ISSUE]

[DRAWING]

A-0.040



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Three Shores Management

[PROJECT]

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

[TITLE]

PERSPECTIVE

22600 [PROJECT]

[SCALE]

Wednesday, July 12, 2023 [DATE]

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North West Corner - Fort St x Davie St



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Three Shores Management

[PROJECT]

**FORT & DAVIE
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Victoria, BC

[TITLE]

PERSPECTIVE

22600 [PROJECT]

[SCALE]

Wednesday, July 12, 2023 [DATE]

02 - REZONING [ISSUE]

[DRAWING]

A-0.081



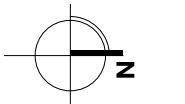
West Elevation - Davie St



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Three Shores Management

[PROJECT]

**FORT & DAVIE
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[TITLE]

**SURVEY
(EXISTING SITE
PLAN)**

22600 [PROJECT]

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Wednesday, July 12, 2023 [DATE]

02 - REZONING [ISSUE]

[DRAWING]

A-0.100

LEGEND

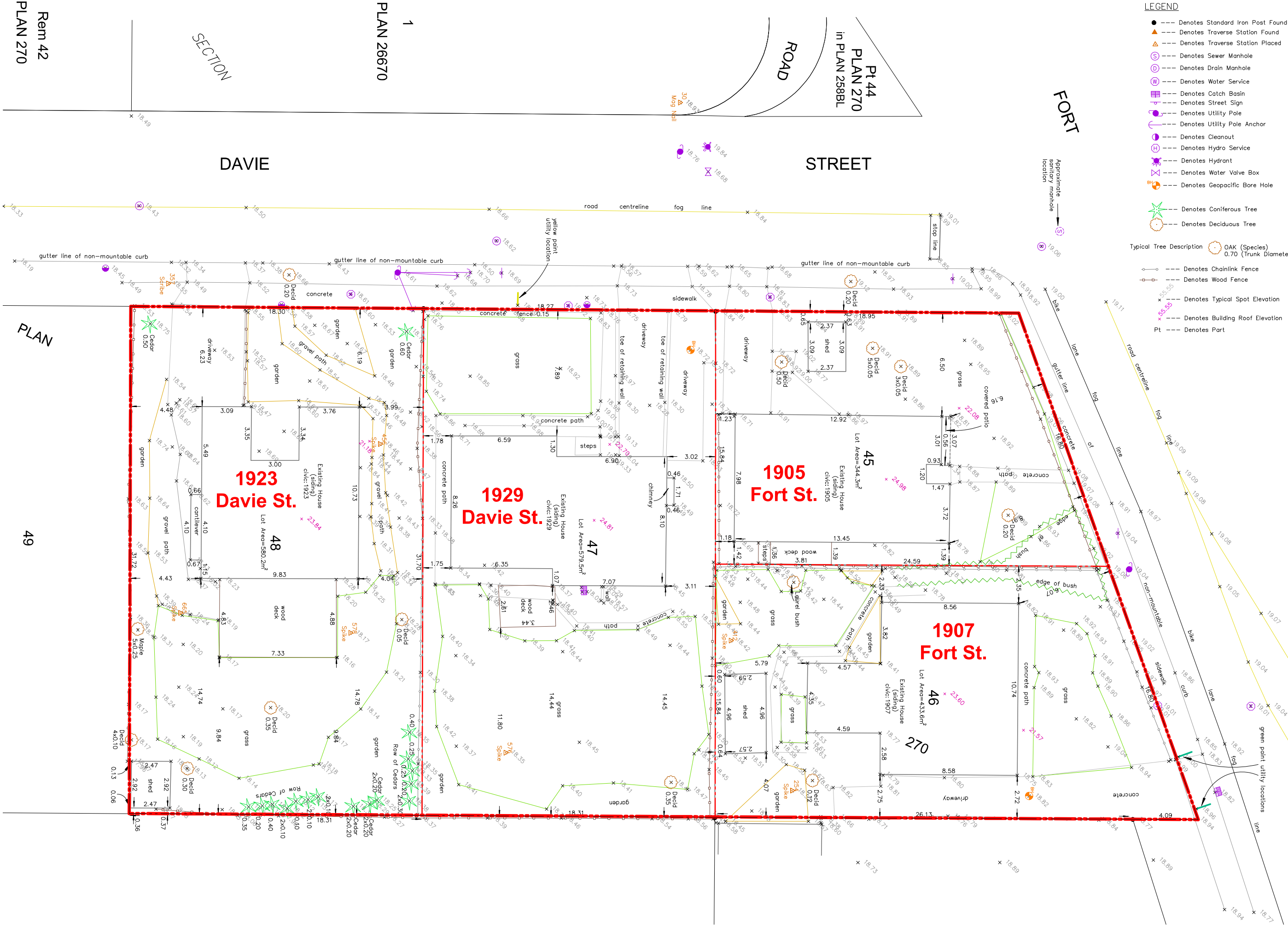
- Denotes Standard Iron Post Found
- Denotes Traverse Station Found
- Denotes Traverse Station Placed
- Denotes Sewer Manhole
- Denotes Drain Manhole
- Denotes Water Service
- Denotes Catch Basin
- Denotes Street Sign
- Denotes Utility Pole
- Denotes Utility Pole Anchor
- Denotes Cleanout
- Denotes Hydro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

- Denotes Coniferous Tree
- Denotes Deciduous Tree

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

- Denotes Chainlink Fence
- Denotes Wood Fence

- Denotes Typical Spot Elevation
- Denotes Building Roof Elevation
- Pt Denotes Part



Rem 42
PLAN 270

1
PLAN 26670

SECTION

DAVIE

STREET

FORT

PLAN

49

1923
Davie St.

1929
Davie St.

1905
Fort St.

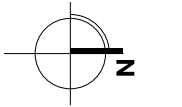
1907
Fort St.



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Three Shores Management

[PROJECT]

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

[TITLE]

LEVEL P1

22600 [PROJECT]

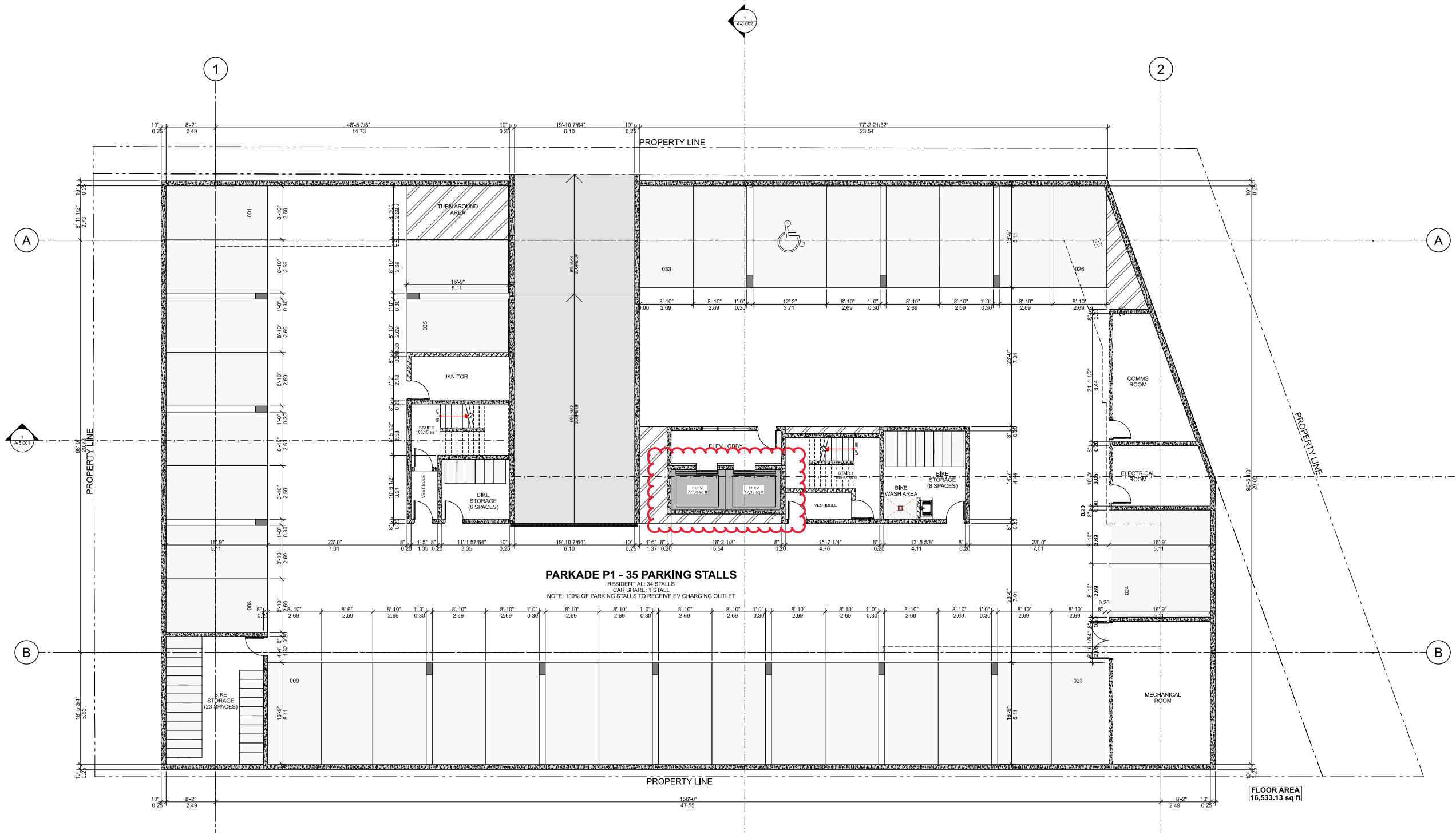
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02 - REZONING [ISSUE]

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Level P1



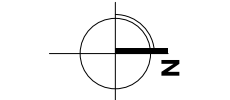
PROJECT INFORMATION TABLE	
Zone (existing)	R3-2 (Along Fort St) & R1-B (Along Davie St)
Proposed zone or site specific zone	MRD-1
If unsure, state "new zone"	
Site area (m ²)	1,937.60 (Gross Site), 1,706.96 (Net Site)
Total floor area (m ²)	5,301.70 (Above Grade)
Commercial floor area (m ²)	136.16
Floor space ratio	2.74 (Calculated against Gross Site Area)
Site coverage (%)	54% (Calculated against Net Site Area)
Open site space (%)	46% (Calculated against Net Site Area)
Height of building (m)	18.75
Number of storeys	6
Parking stalls (number) on site	35
Bicycle parking number (Class 1 and Class 2)	Class 1 - 37, Class 2 - 12
Building Setbacks (m)	
Front yard	3.08 (Along Fort St)
Rear yard	6.09 (South Property Line)
Side yard (indicate which side)	3.31 (Along Davie St)
Side yard (indicate which side)	6.25 (East Property Line)
Combined side yards	9.56
Residential Use Details	
Total number of units	79
Unit type, e.g., 1 bedroom	Studio, 1Br, 1Br+Den, 2Br, 3Br
Ground-orientated units	Yes
Minimum unit floor area (m ²)	37.69 (Studio)
Total residential floor area (m ²)	3,840.50



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[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 1 PLAN / SITE PLAN

22600 [PROJECT]

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Wednesday, July 12, 2023 [DATE]

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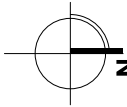
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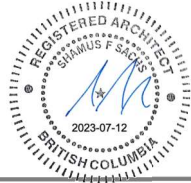
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**FORT & DAVIE
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[TITLE]

LEVEL 2 PLAN

22600 [PROJECT]

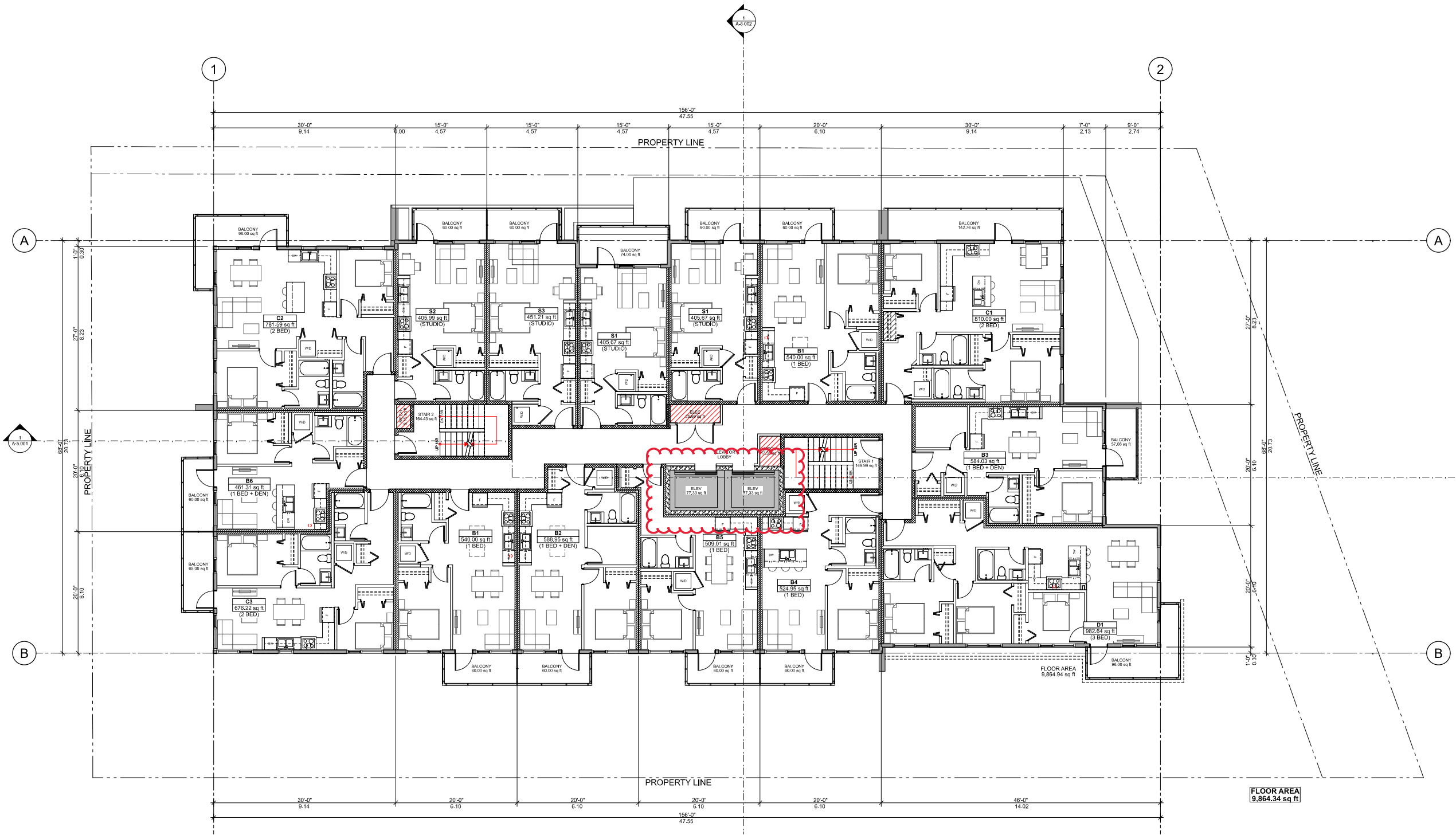
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02 - REZONING [ISSUE]

[DRAWING]

A-2.002



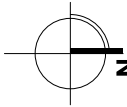
Level 2



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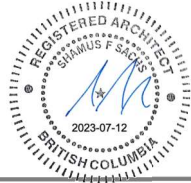
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Three Shores Management

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

[TITLE]

LEVEL 3 PLAN

22600 [PROJECT]

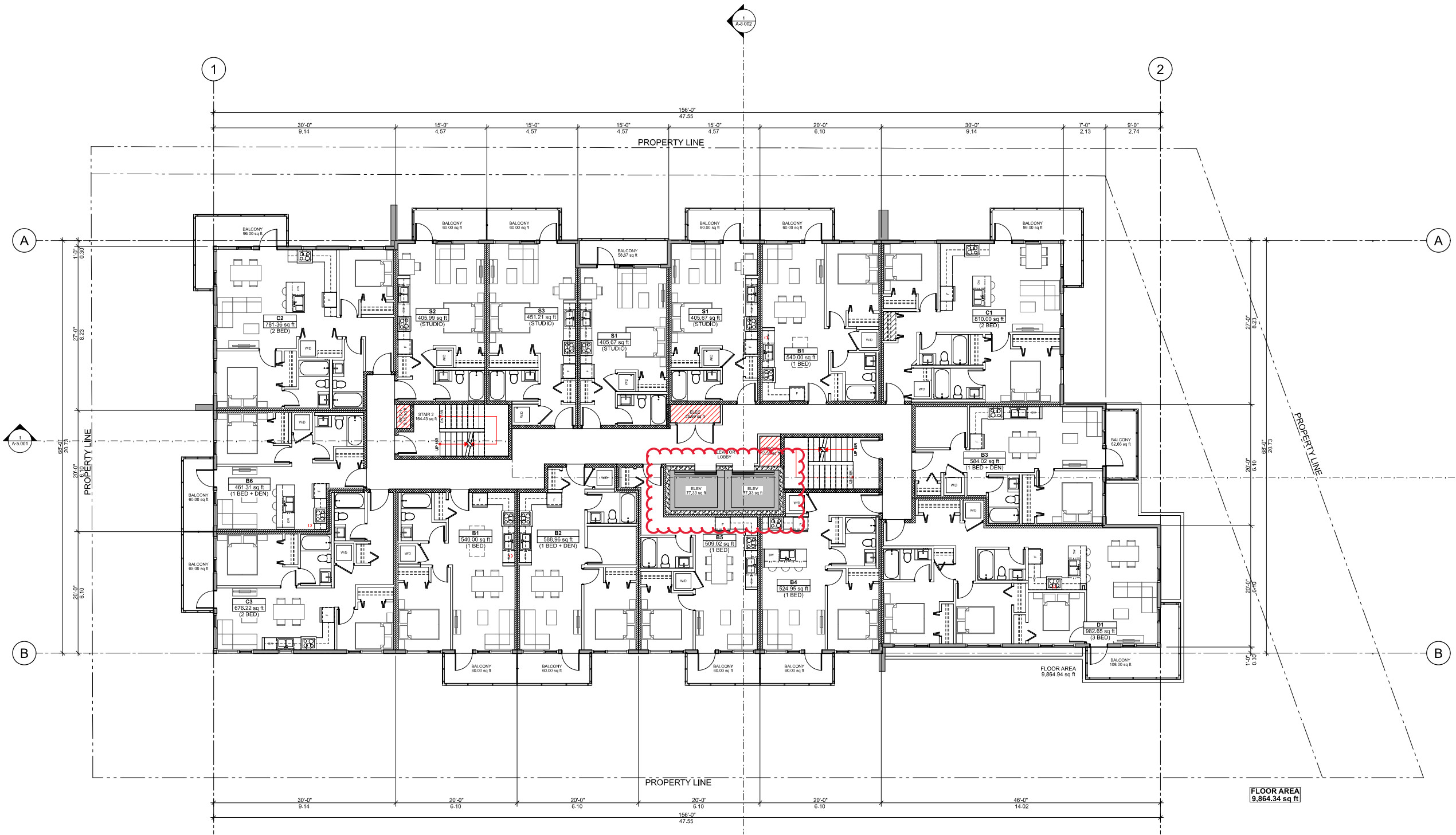
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02 - REZONING [ISSUE]

[DRAWING]

A-2.003



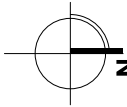
Level 3



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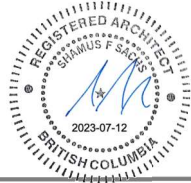
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Three Shores Management

[PROJECT]

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

[TITLE]

LEVEL 4 PLAN

22600 [PROJECT]

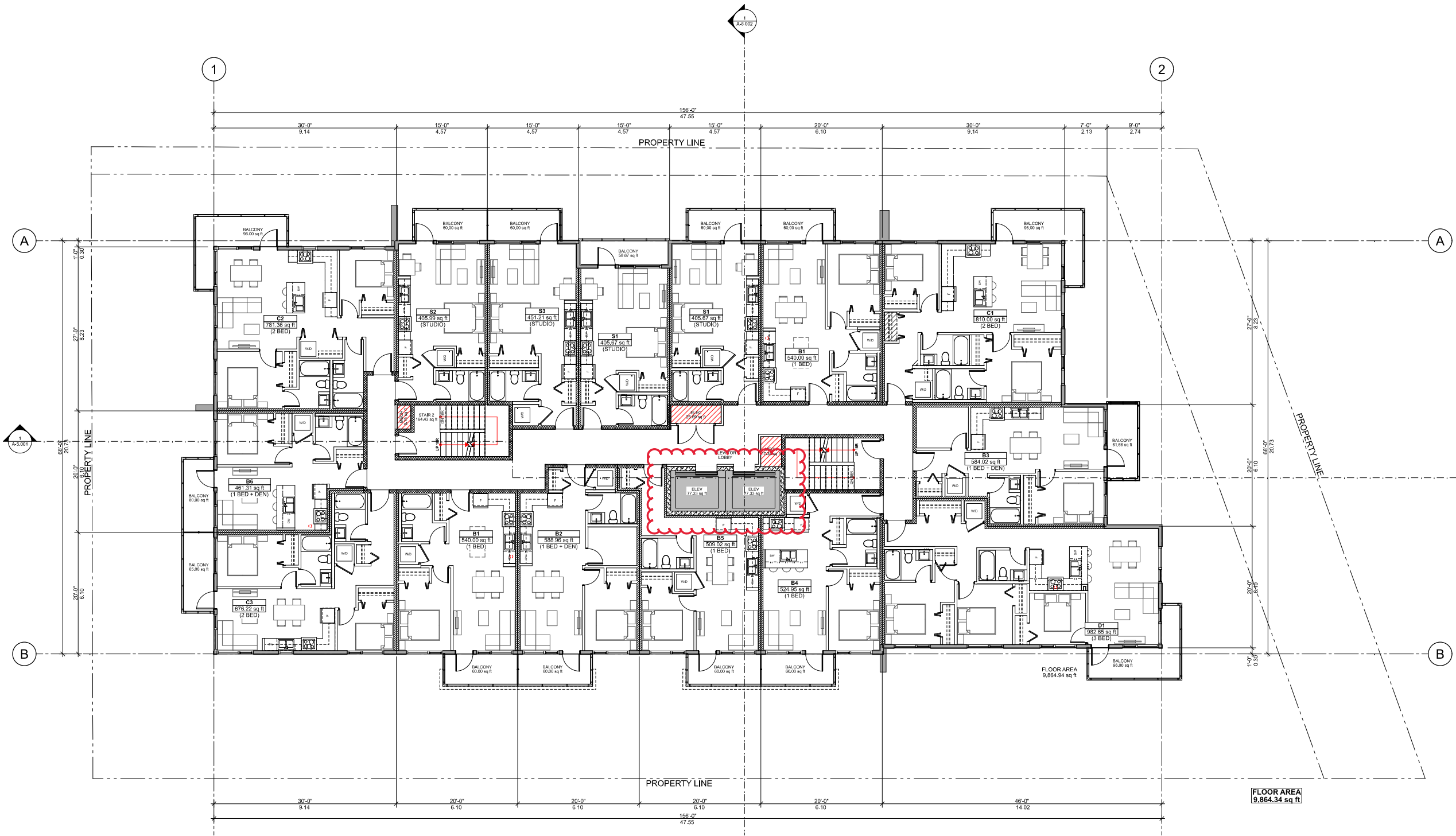
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02 - REZONING [ISSUE]

[DRAWING]

A-2.004



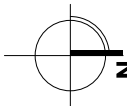
Level 4



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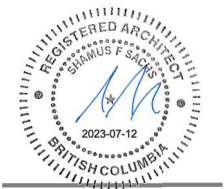
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Three Shores Management

[PROJECT]

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

[TITLE]

LEVEL 5 PLAN

22600 [PROJECT]

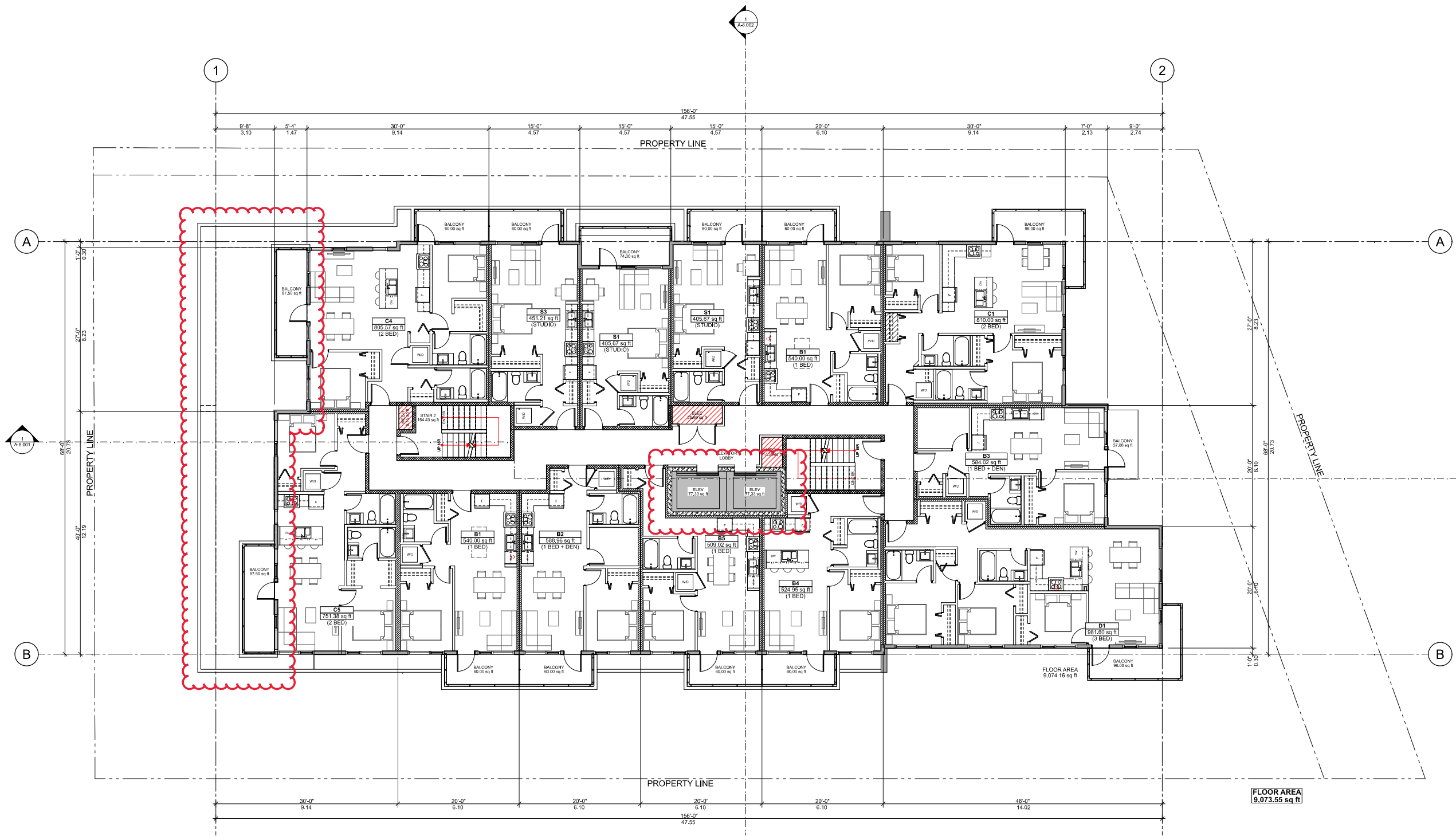
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Wednesday, July 12, 2023 [DATE]

02 - REZONING [ISSUE]

[DRAWING]

A-2.005



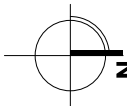
Level 5



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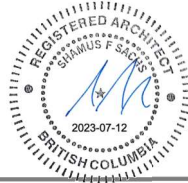
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[PROJECT TEAM]

[ARCHITECT SEAL]



[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 6 PLAN

22600 [PROJECT]

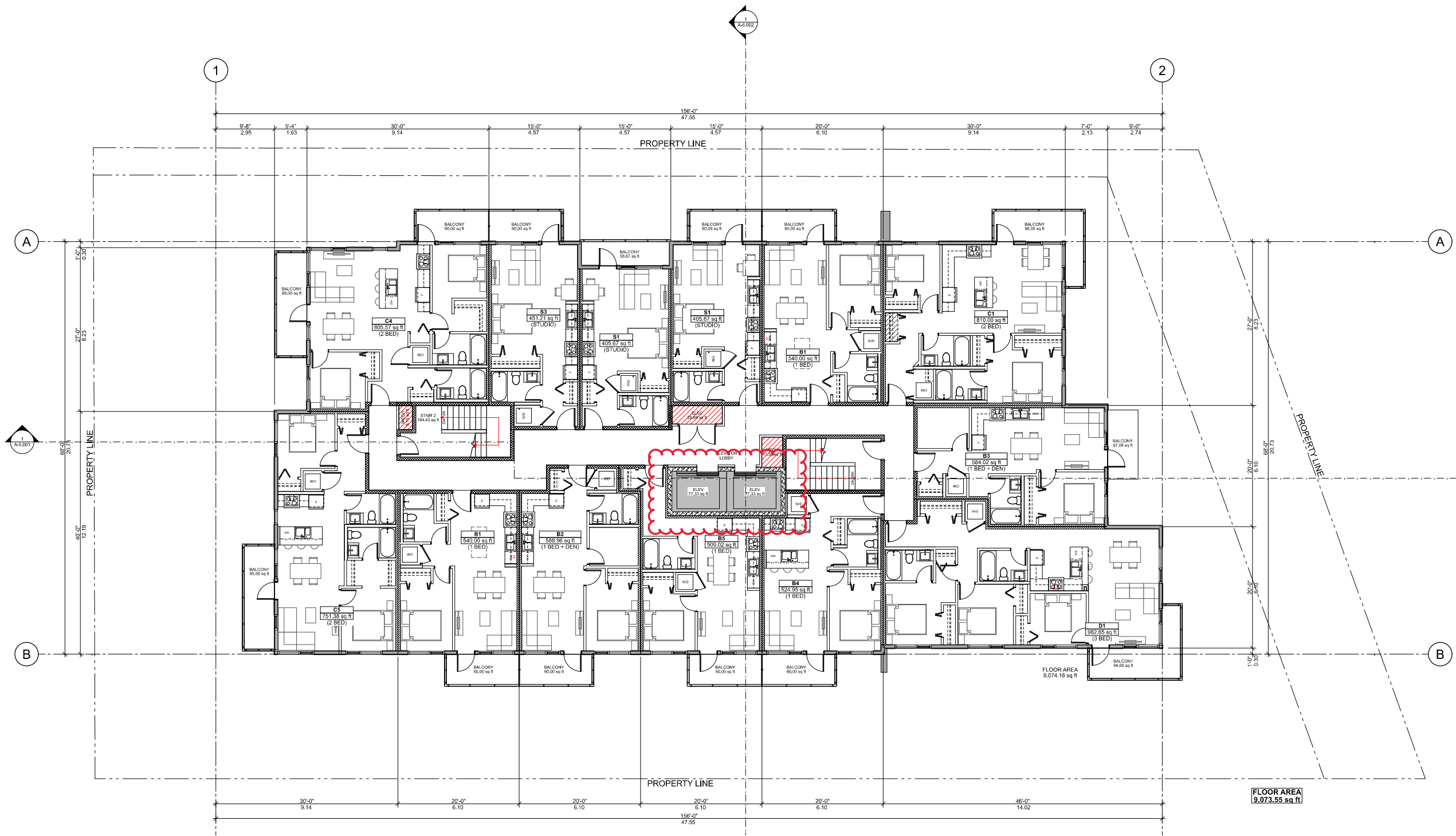
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02 - REZONING [ISSUE]

[DRAWING]

A-2.006



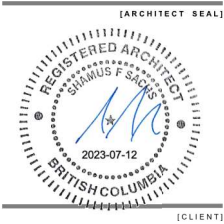
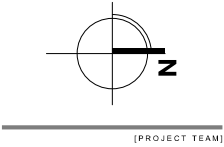
Level 6



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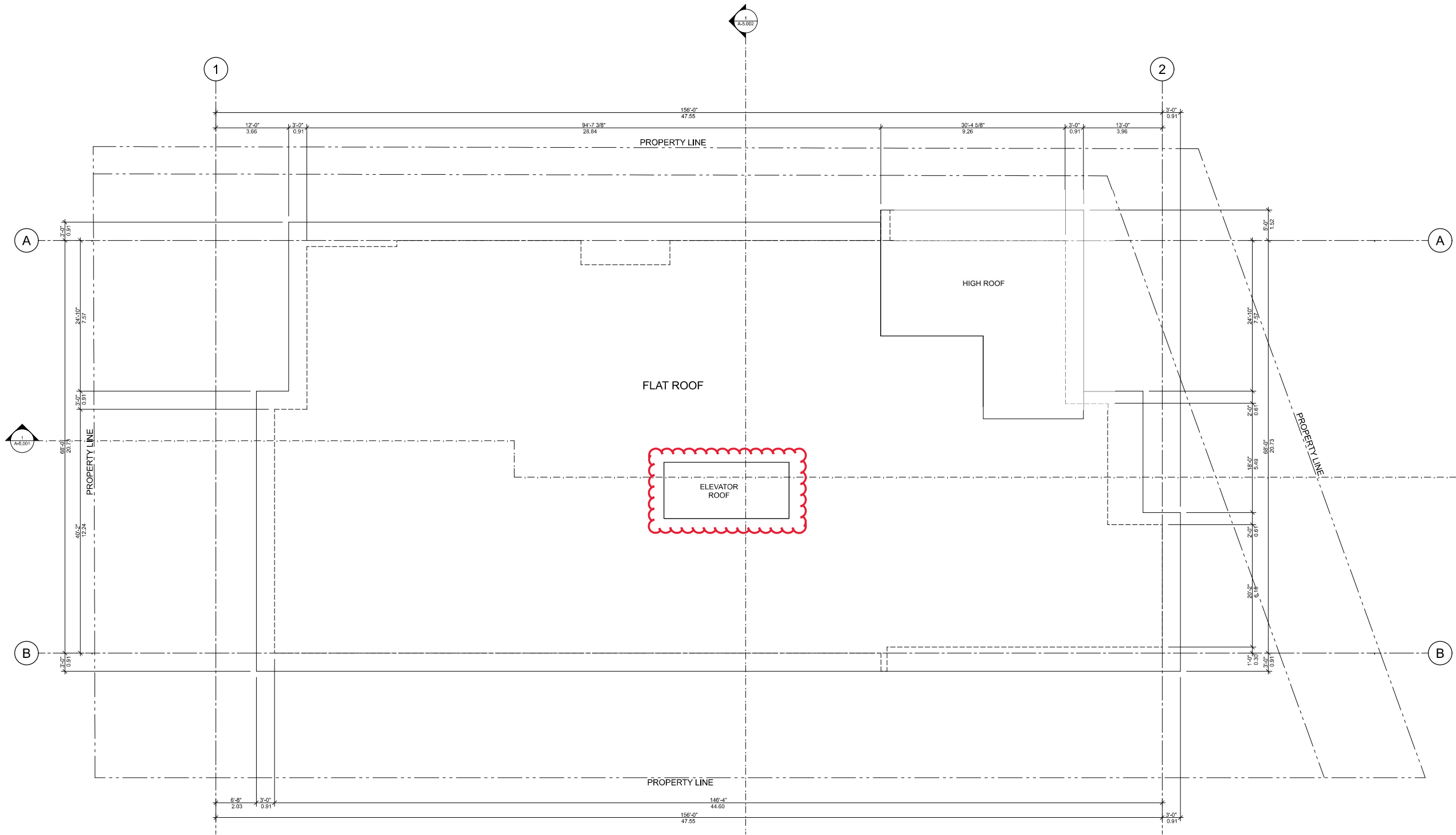
Three Shores Management

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

ROOF PLAN

22600	[PROJECT]
1:100	[SCALE]
Wednesday, July 12, 2023	[DATE]
02 - REZONING	[ISSUE]
	[DRAWING]

A-2.007



Roof Level



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

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

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

[PROJECT TEAM]



Three Shores Management

[PROJECT]

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

[TITLE]

WEST ELEVATION

22600 [PROJECT]

1:100 [SCALE]

Wednesday, July 12, 2023 [DATE]

02 - REZONING [ISSUE]

[DRAWING]

A-4.001



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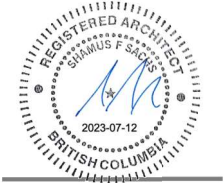
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[ARCHITECT SEAL]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

EAST ELEVATION

22600 [PROJECT]

1:100 [SCALE]

Wednesday, July 12, 2023 [DATE]

02 - REZONING [ISSUE]

[DRAWING]

A-4.002



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

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

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



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Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

NORTH
ELEVATION

22600 [PROJECT]

1:100 [SCALE]

Wednesday, July 12, 2023 [DATE]

02 - REZONING [ISSUE]

[DRAWING]

A-4.003

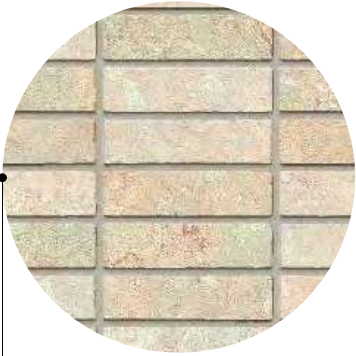


MATERIAL & COLOUR SCHEDULE

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

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

	K	L	M	N	P
Building Elements	Aluminum Railing @ Balconies	Windows	Typical Balcony / Patio Entry	Garage Doors	Retaining Walls
Colour	Prefinished Charcoal Grey	Black	Black	Black	Grey
Material	Painted Aluminum	Painted Vinyl	Painted Vinyl	Painted Aluminum	C.I.P. Architectural Concrete
Product	TBC	TBC	TBC	TBC	TBC
Colour to Match / Manufacturer Reference No.	Charcoal Grey	Black	Black	Black	Natural Concrete
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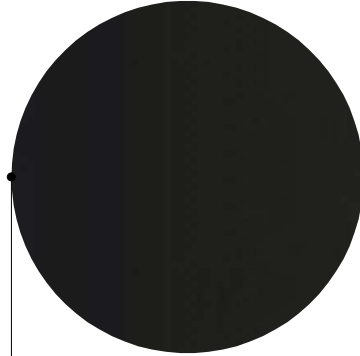
A THIN BRICK CLADDING
STACKED
colour: GREY / BROWN BLEND



B CEMENTITIOUS LAP SIDING
HORIZONTAL
colour: DARK BLUE



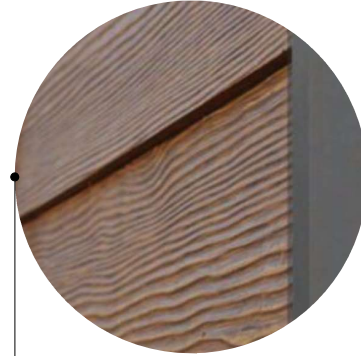
B1 CEMENTITIOUS LAP SIDING
HORIZONTAL
colour: WHITE



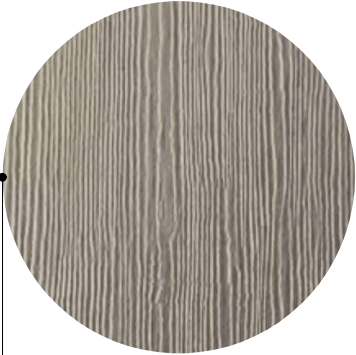
C CEMENTITIOUS PANEL W/
REVEALS TO MATCH
colour: DARK GREY



D CEMENTITIOUS LAP SIDING
VERTICAL
colour: DARK BROWN



E CEMENTITIOUS SIDING SOFFIT
colour: BROWN



F THIN BRICK CLADDING
STACKED
colour: GREY / BROWN BLEND

MATERIAL & COLOUR SCHEDULE

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

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

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



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[PROJECT TEAM]



Three Shores Management

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

**MATERIAL
BOARD**

22600 [PROJECT]

[SCALE]

Wednesday, July 12, 2023 [DATE]

02 - REZONING [ISSUE]

[DRAWING]

A-4.500



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[PROJECT TEAM]

[ARCHITECT SEAL]



Three Shores Management

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

(TITLE)

NORTH-SOUTH BUILDING SECTION

22600 [PROJECT]

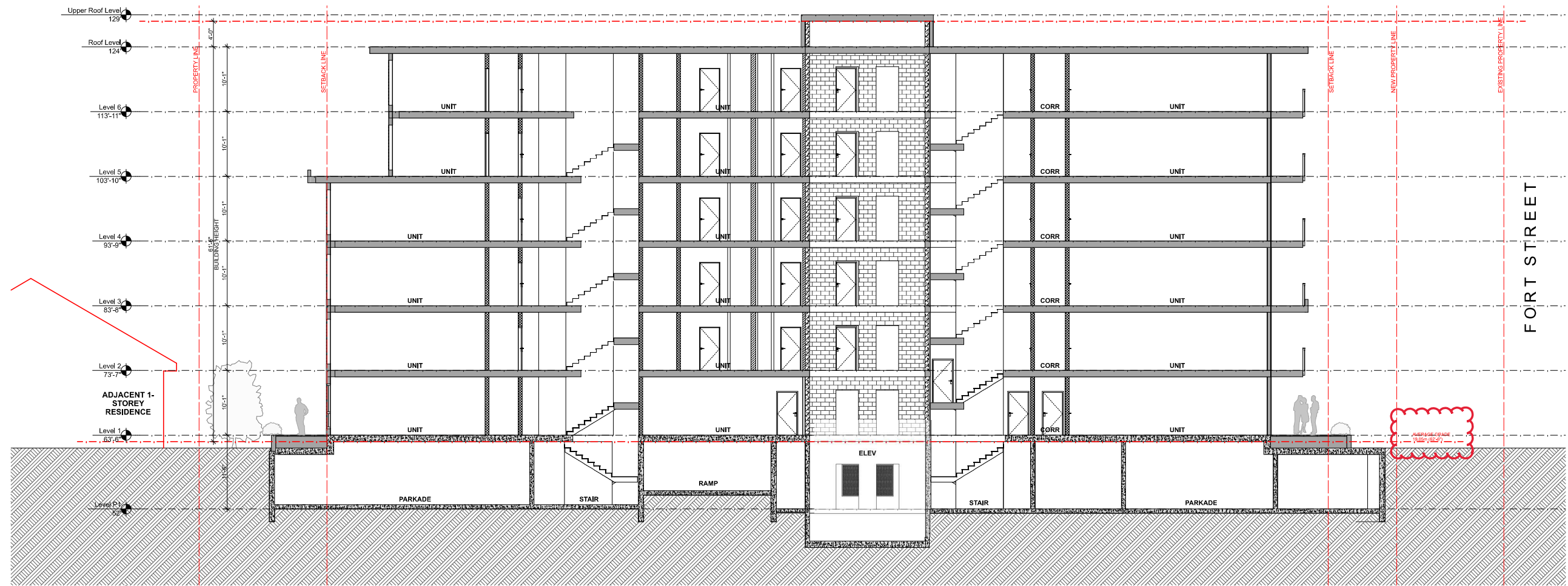
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02 - REZONING [ISSUE]

[DRAWING]

A-5.001

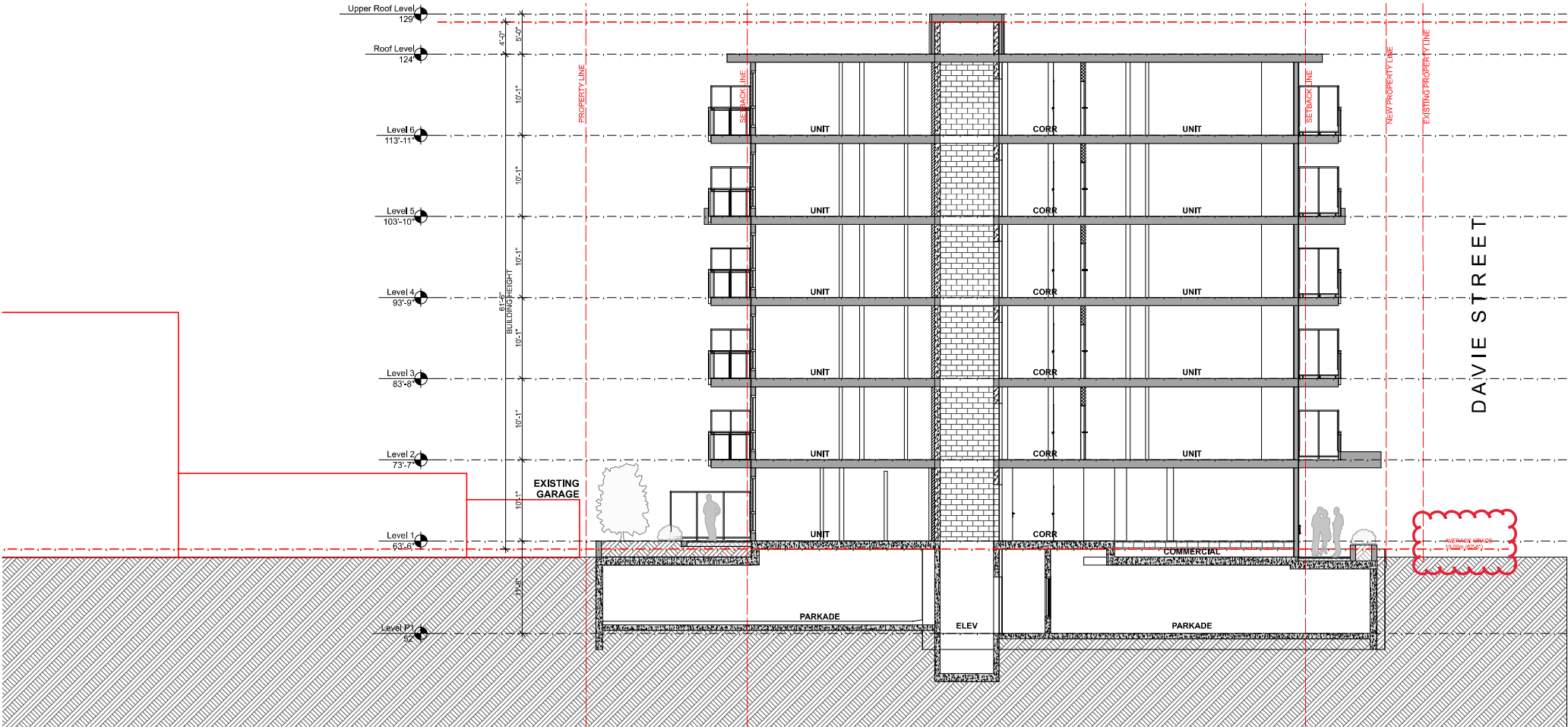




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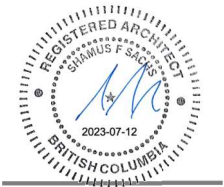
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[ARCHITECT SEAL]



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Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

**EAST-WEST
BUILDING
SECTION**

22600 [PROJECT]

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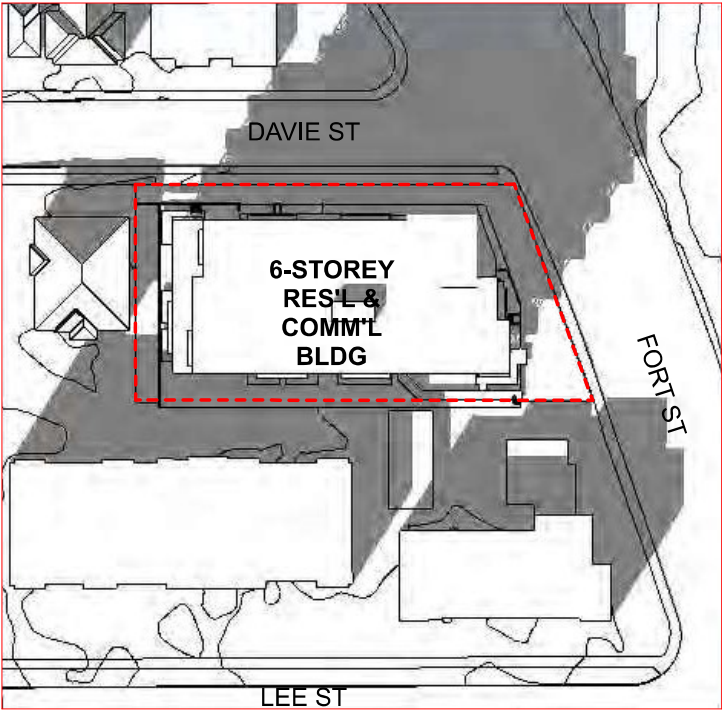
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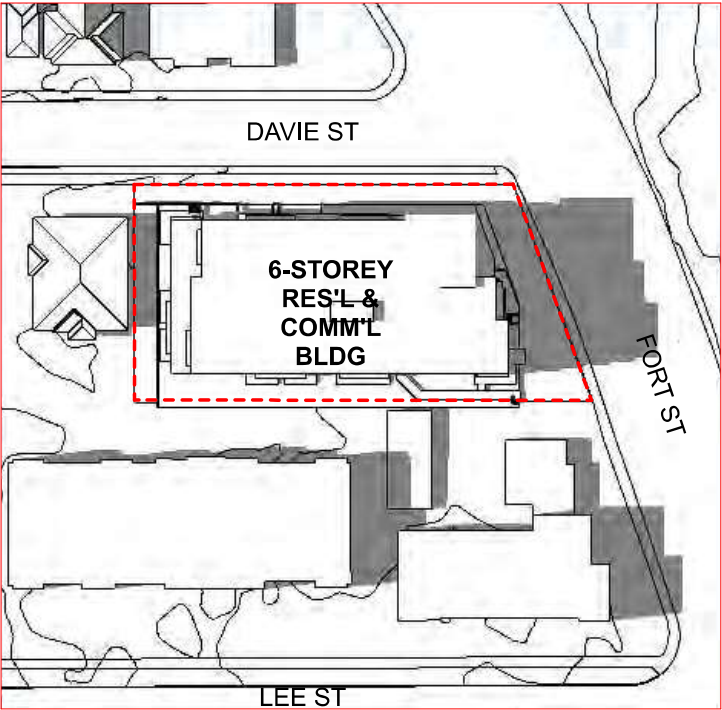
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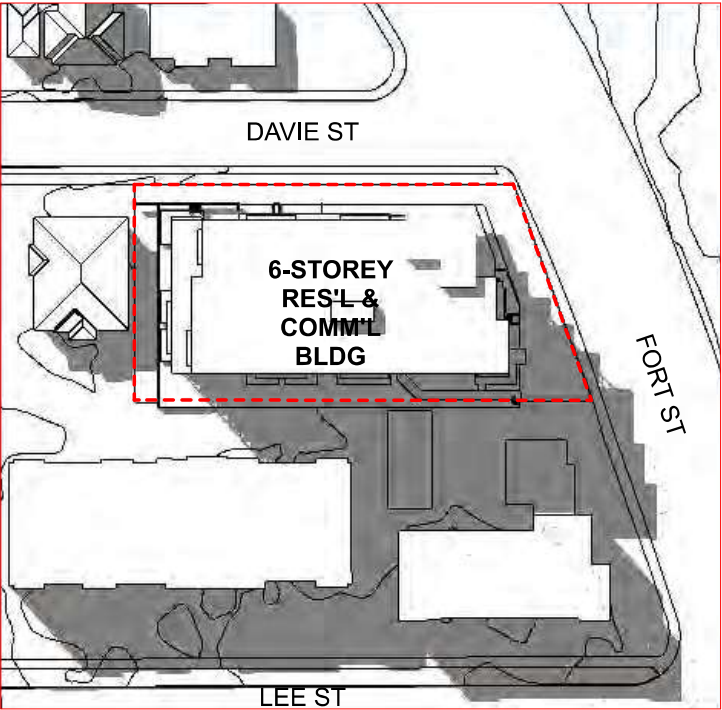
SPRING EQUINOX
MARCH 21



9 AM

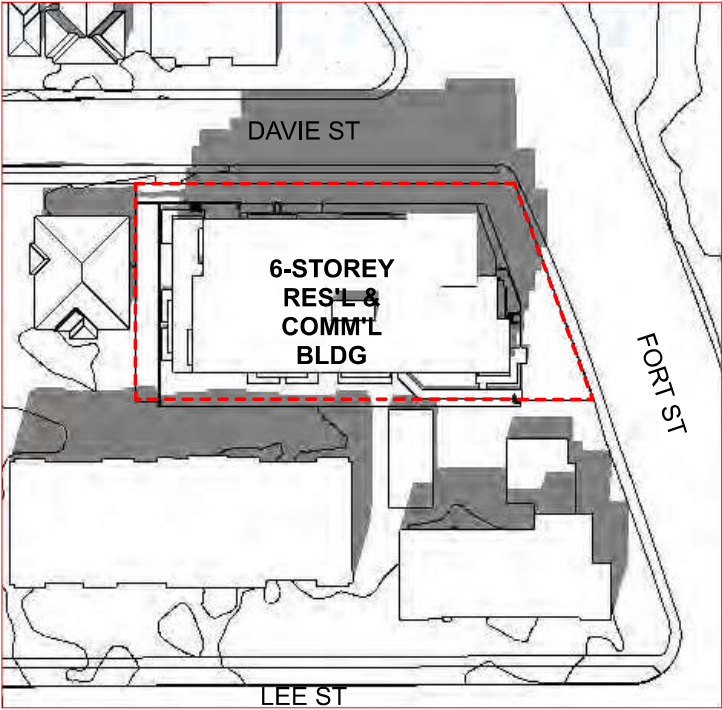


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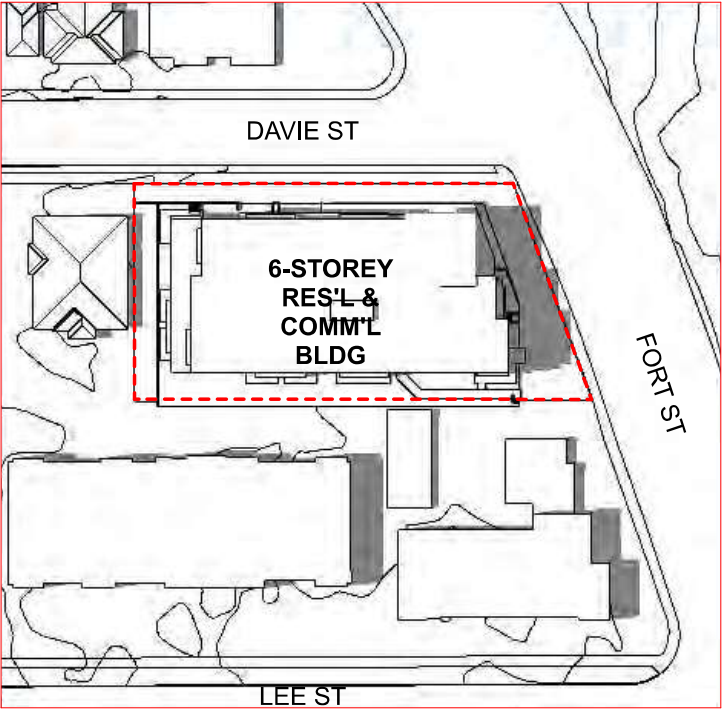


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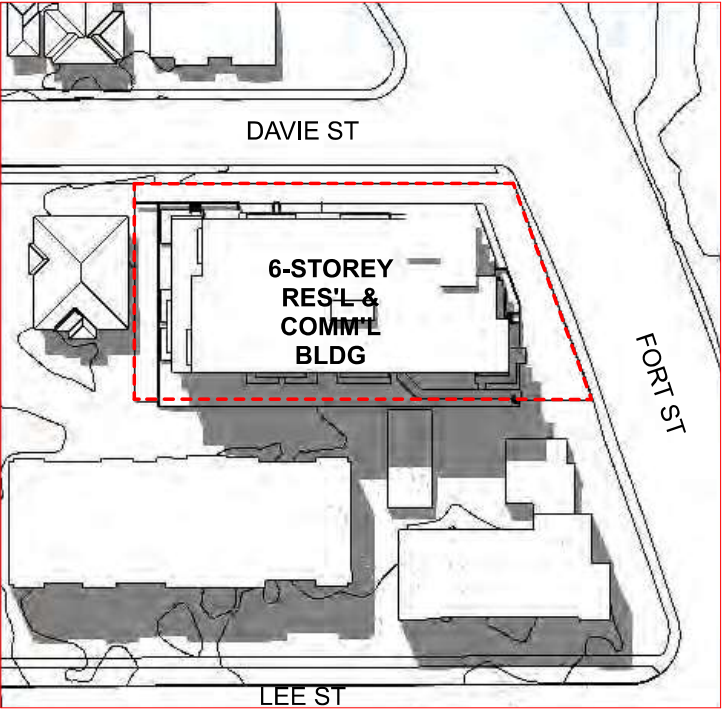
SUMMER SOLSTICE
JUNE 21



9 AM



12 PM



3 PM

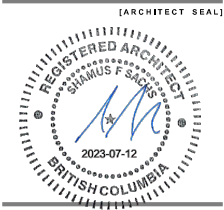
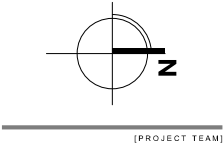


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Three Shores Management

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

SHADOW STUDY

22600 [PROJECT]

[SCALE]

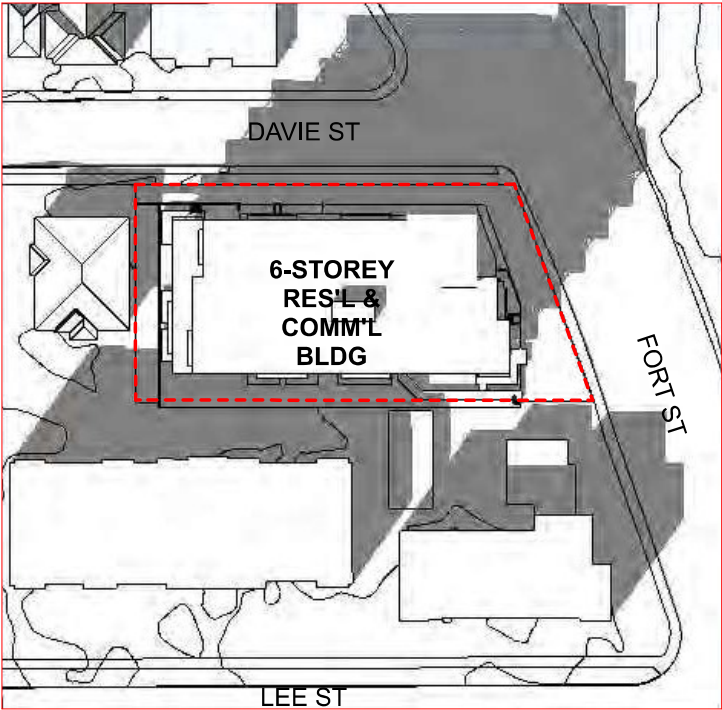
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02 - REZONING [ISSUE]

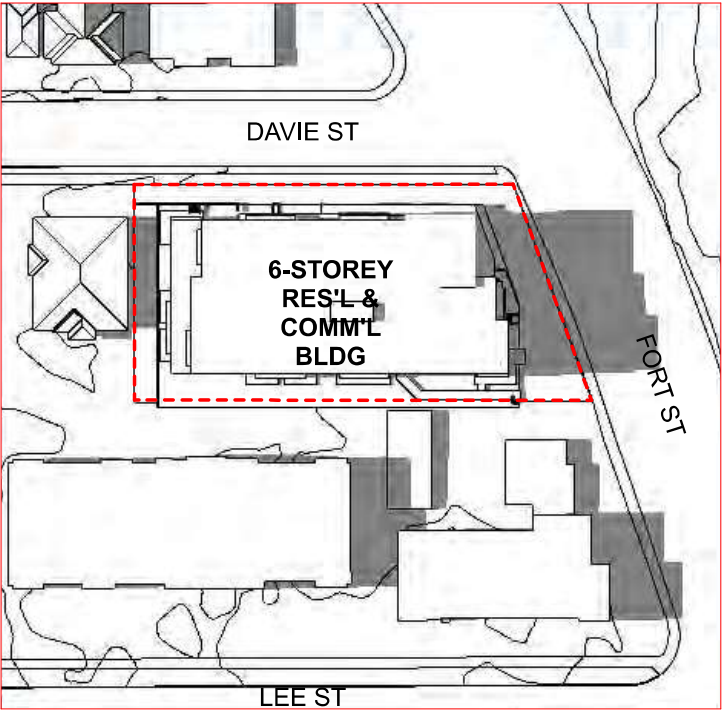
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A-8.500

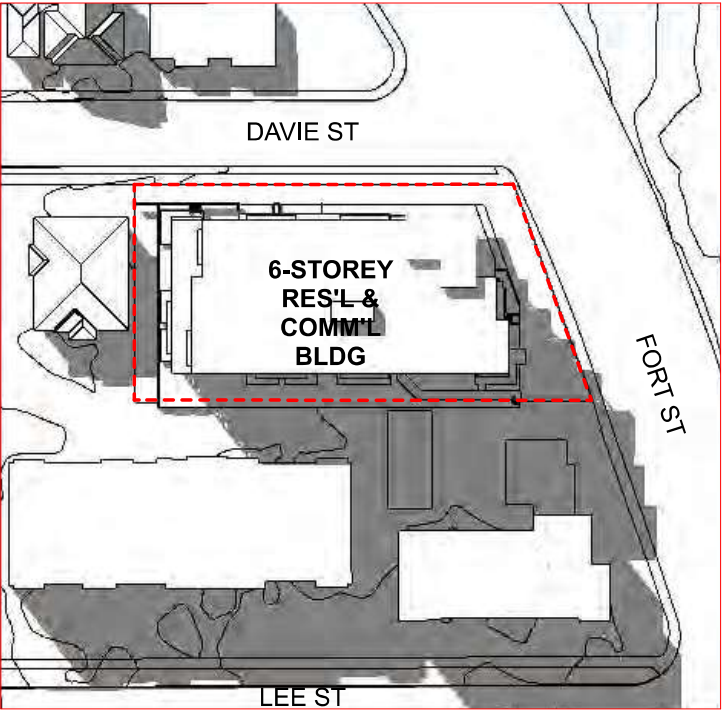
FALL EQUINOX
SEPTEMBER 21



9 AM

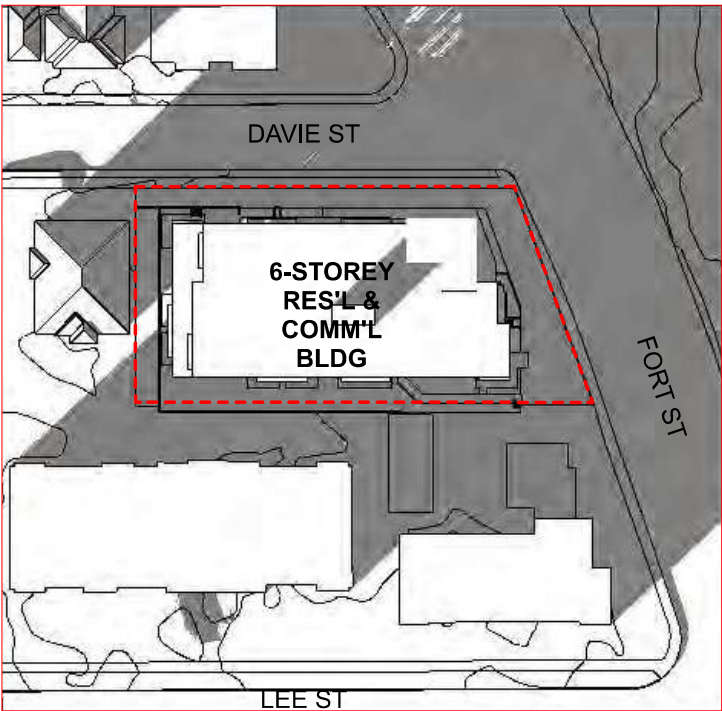


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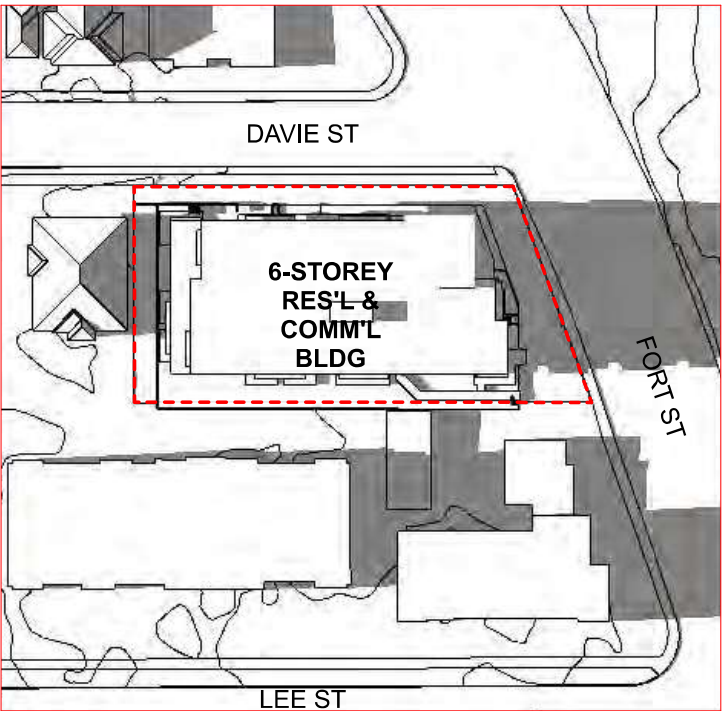


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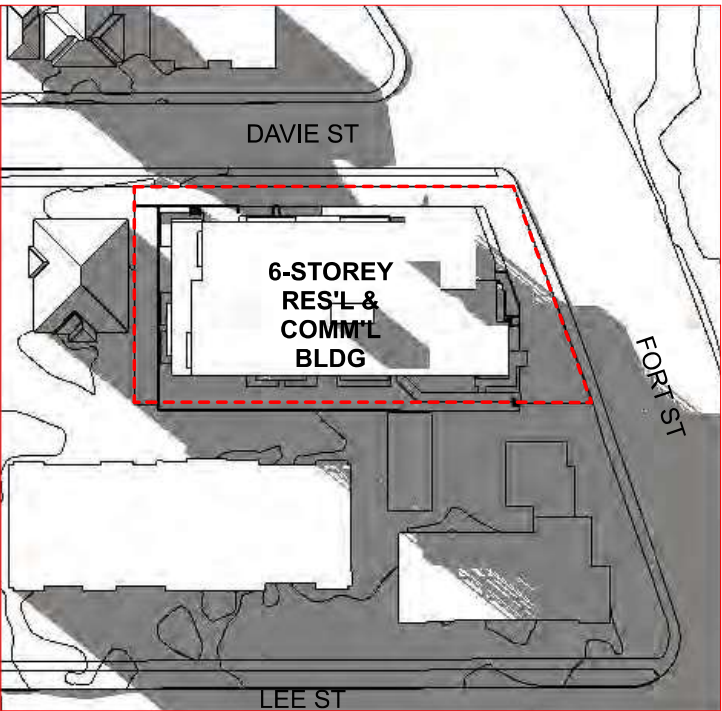
WINTER SOLSTICE
DECEMBER 21



9 AM



12 PM



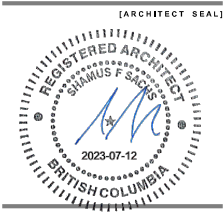
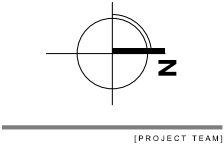
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Three Shores Management

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

SHADOW STUDY

22600 [PROJECT]

[SCALE]

Wednesday, July 12, 2023 [DATE]

02 - REZONING [ISSUE]

[DRAWING]

A-8.501

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

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Client:



Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Concept Plan
Level 1

Project North:

Drawn By:

MH

Checked By:

MP

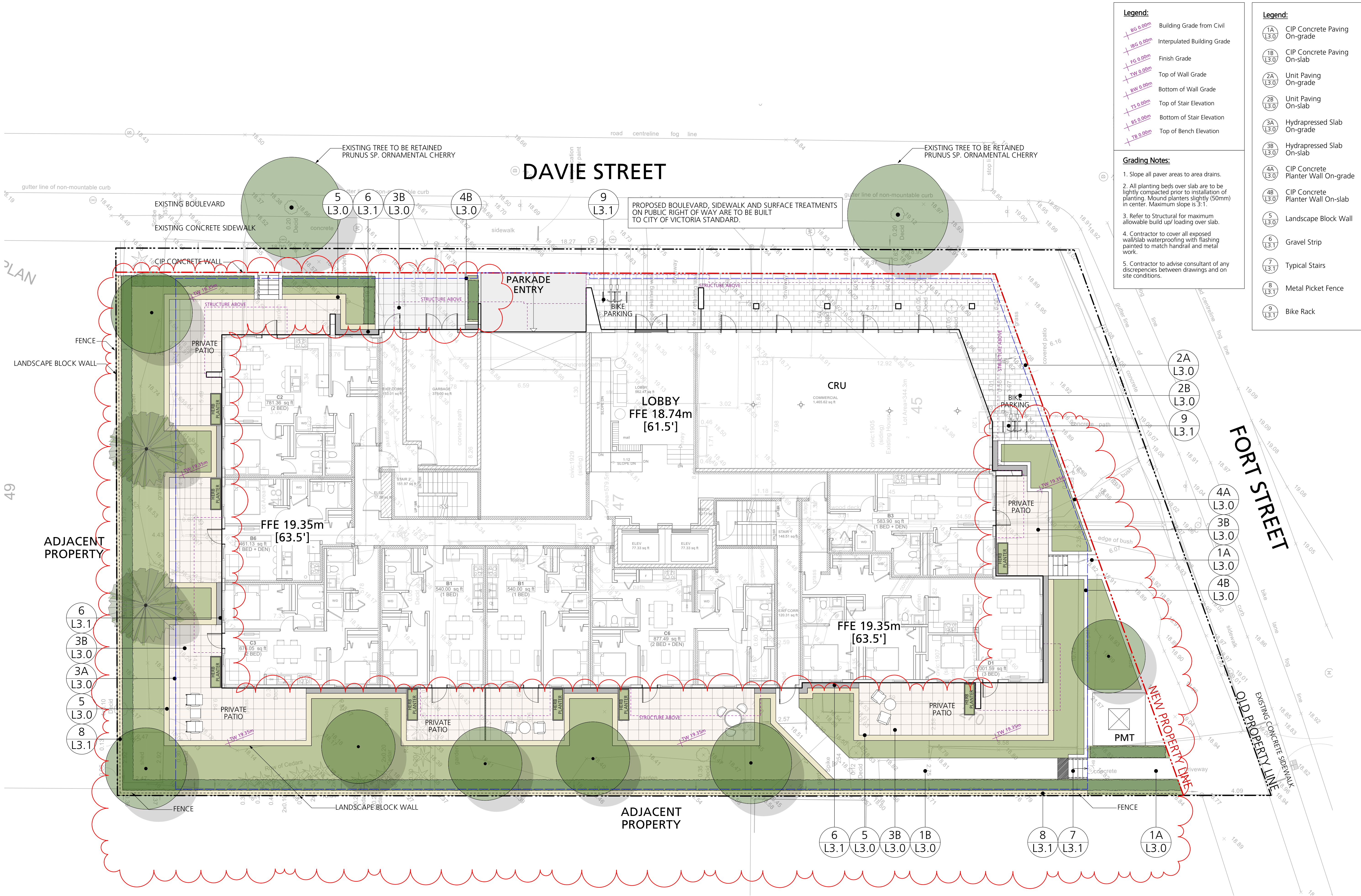
Scale:

Job No.:

1:100 22-082

Sheet No.:

L1.0



Legend:

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

General Notes:

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

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

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Client:



Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Tree Management Plan

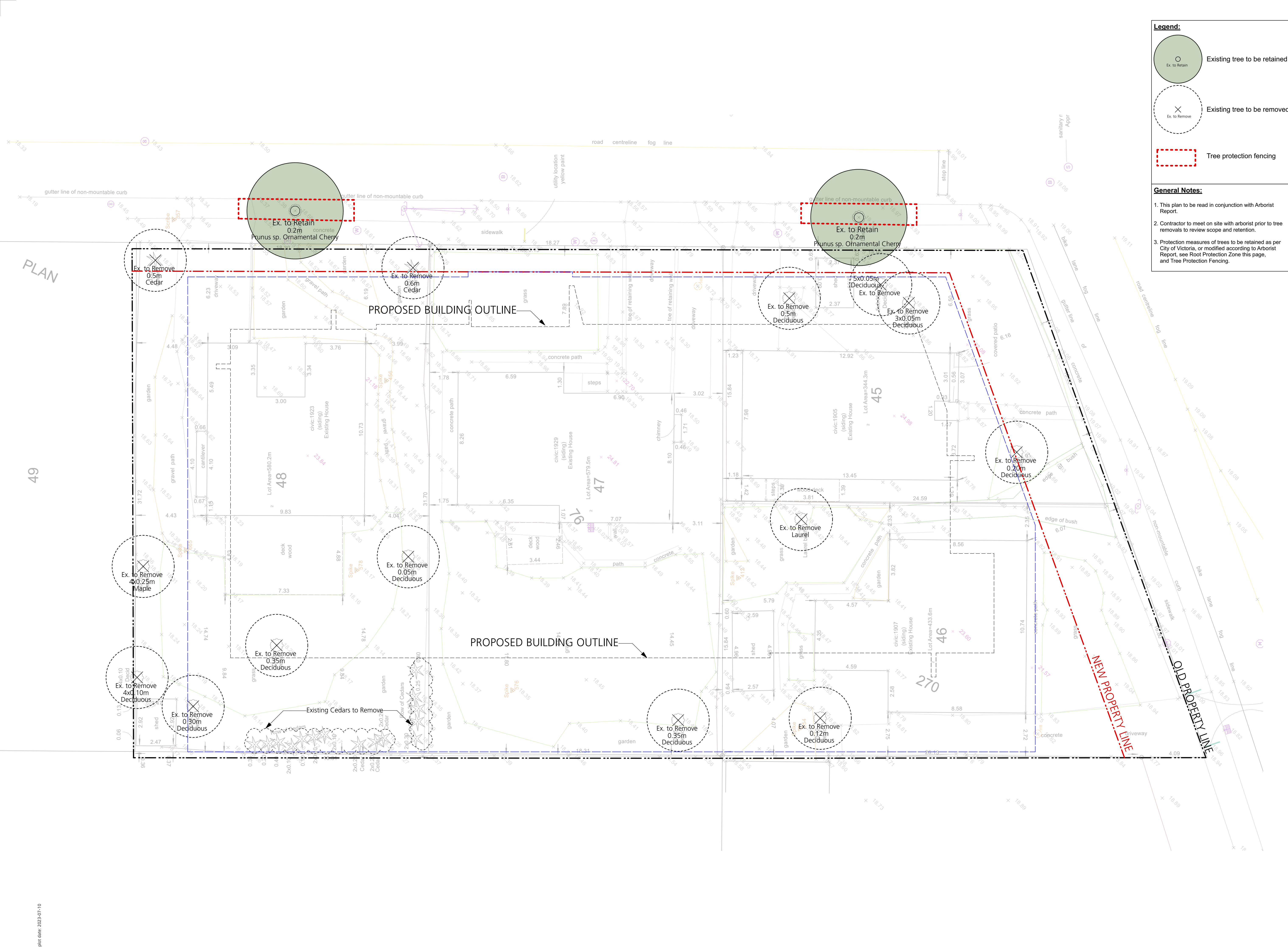
Project North:

Drawn By: MH
Checked By: MP

Scale:

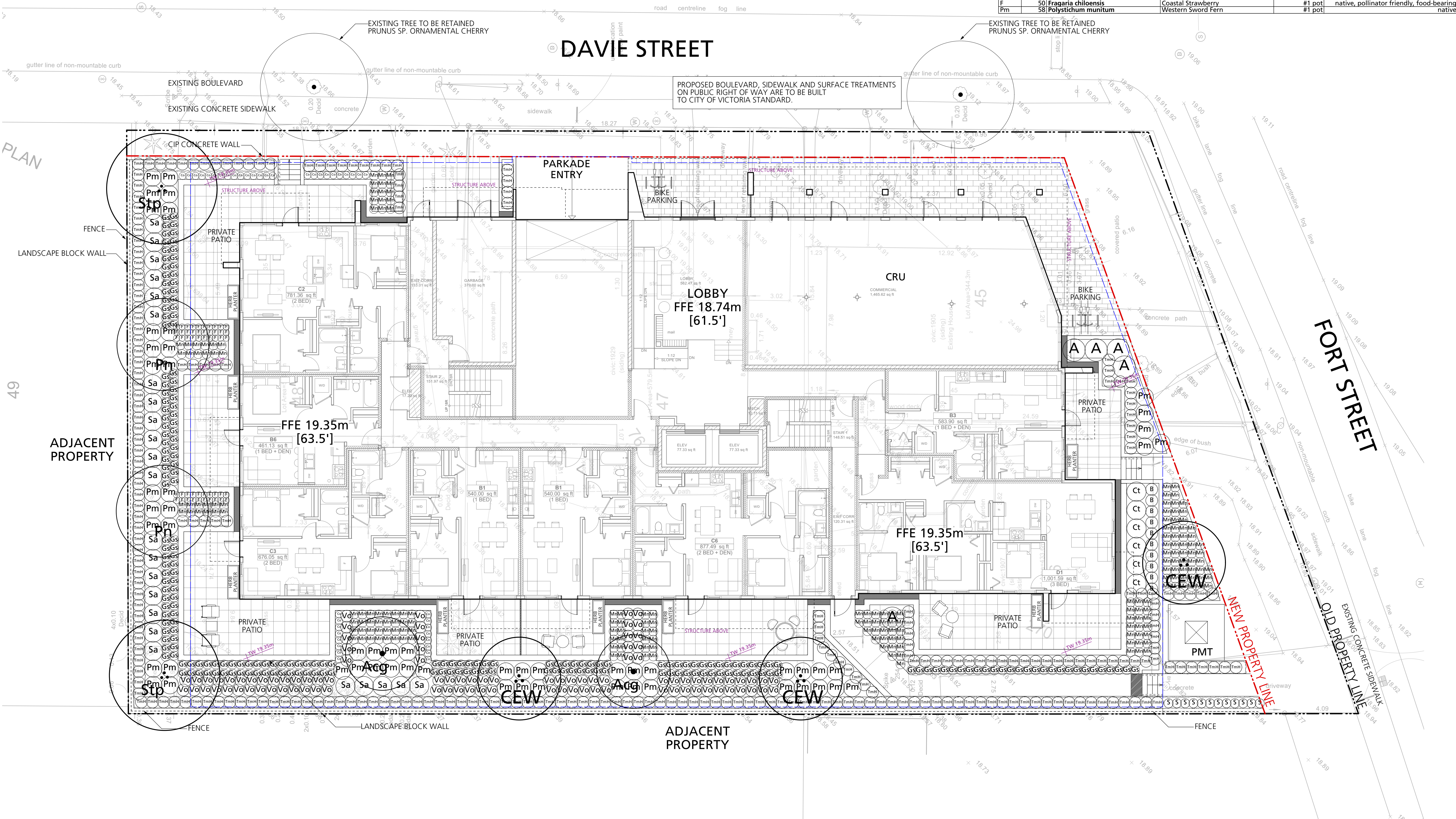
Job No.: 22-082
1:100

Sheet No.:



Plant List				
Svmt	Qty.	Botanical Name	Common Name	cheduled Size
Trees				
Acq	2	Acer griseum	Paperbark Maple	6cm cal., WB
CEW	3	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6cm cal., WB
Pin	2	Pinus nigra	Austrian Pine	2.5m ht, B&B
Stp	2	Stewartia pseudocamellia	Japanese Stewartia	6cm cal., WB
Shrubs				
A	5	Abelia x grandiflora	Glossy Abelia	#2 pot
B	10	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	#2 pot
Ct	6	Choisya ternata	Mexican Orange	#3 pot
Gs	214	Gaultheria shallon	Salal	#2 pot
Mn	197	Mahonia nervosa	Longleaf Mahonia	#2 pot
S	12	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot
Sa	24	Symphoricarpos albus	Snowberry	#2 pot
TmH	250	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4 ht
Vo	94	Vaccinium ovatum	Evergreen Huckleberry	#2 pot
Groundcovers, Vines, Ferns, Perennials and Grasses				
Co	41	Carex oshimensis 'Evergold'	Sedge	#1 pot
F	50	Fragaria chiloensis	Coastal Strawberry	#1 pot
Pm	58	Polystichum munitum	Western Sword Fern	#1 pot

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



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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

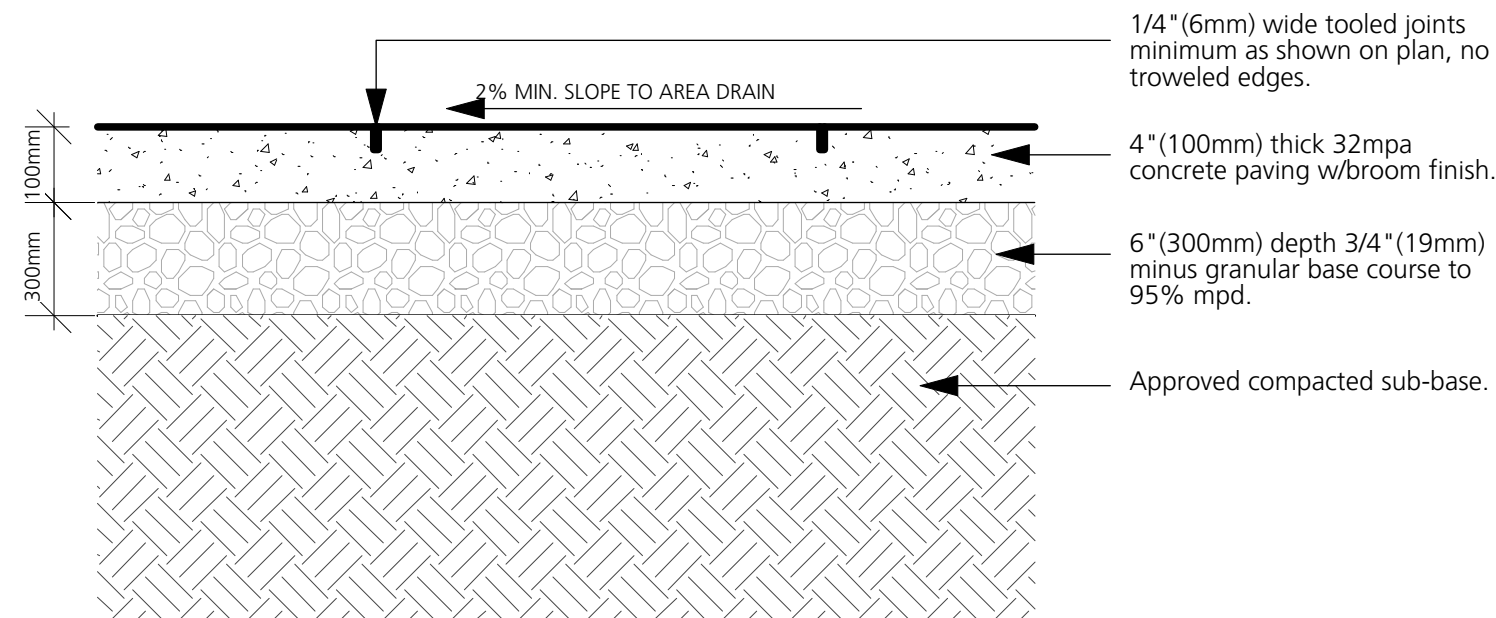
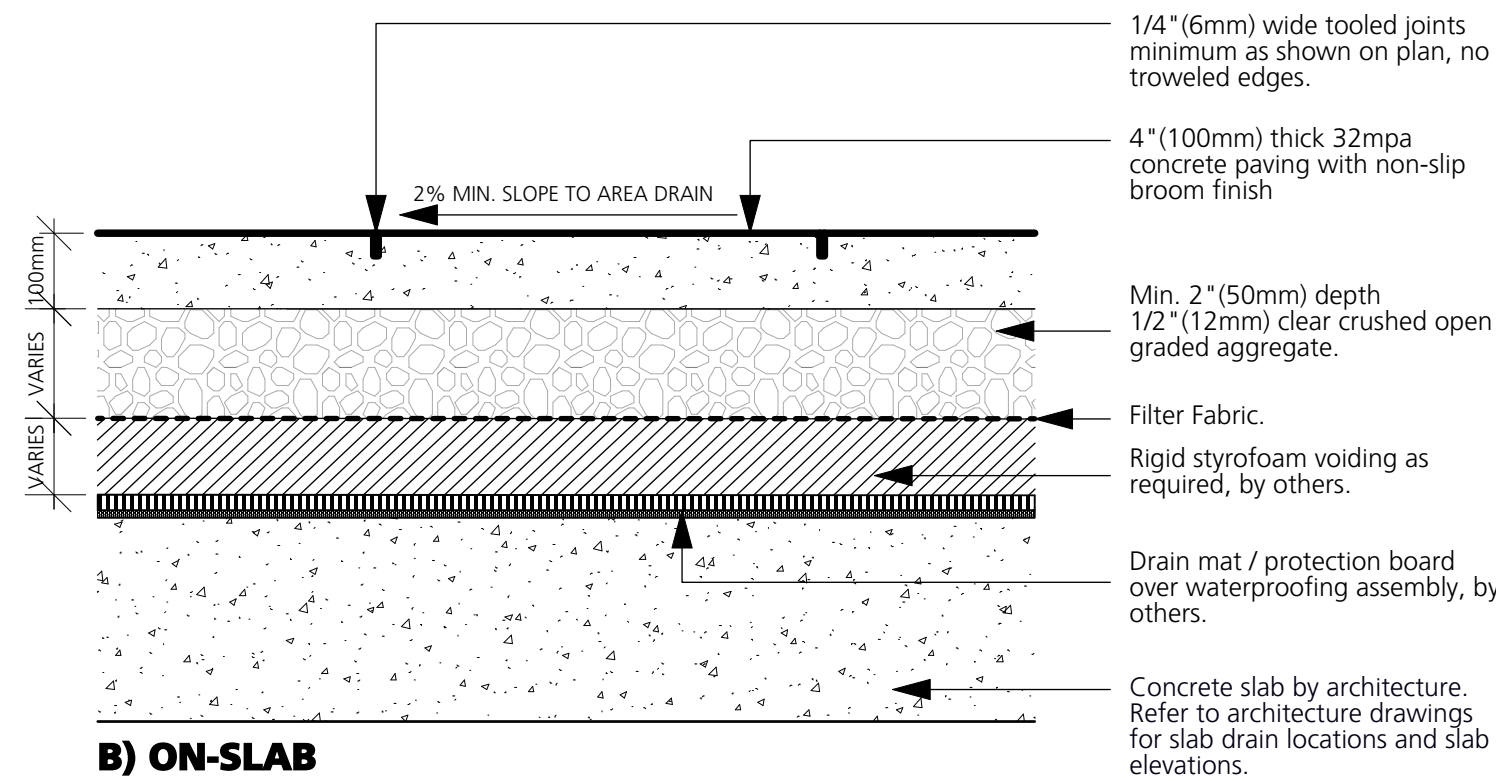
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Checked By: **MP**

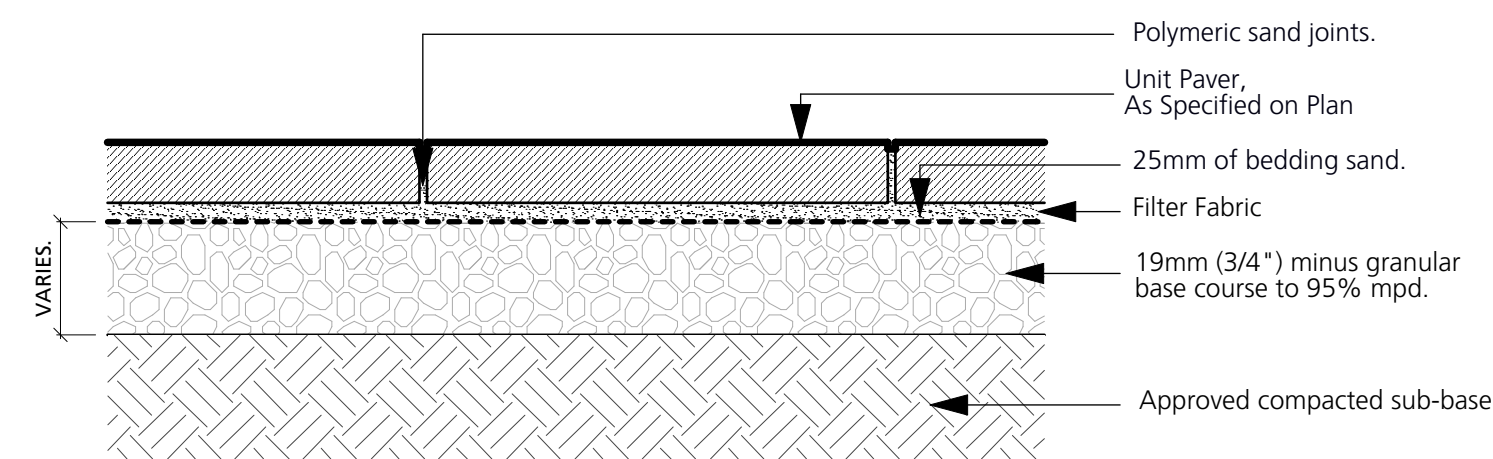
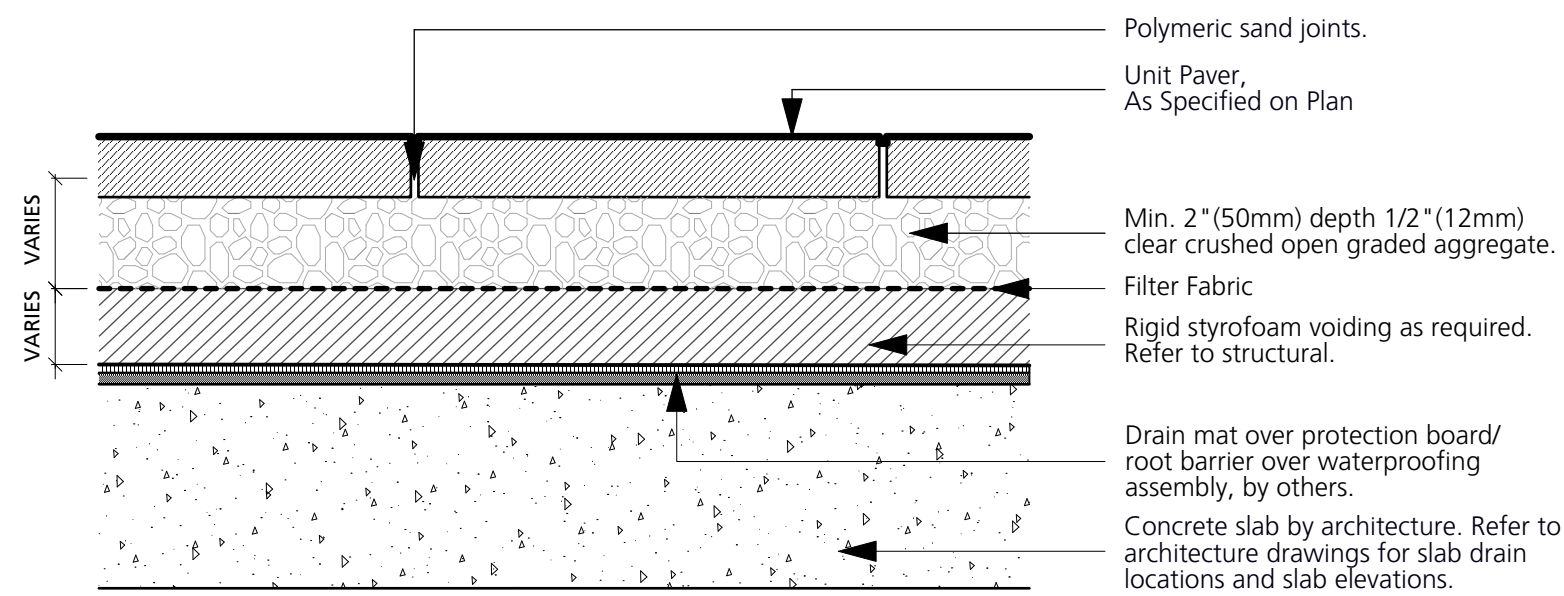
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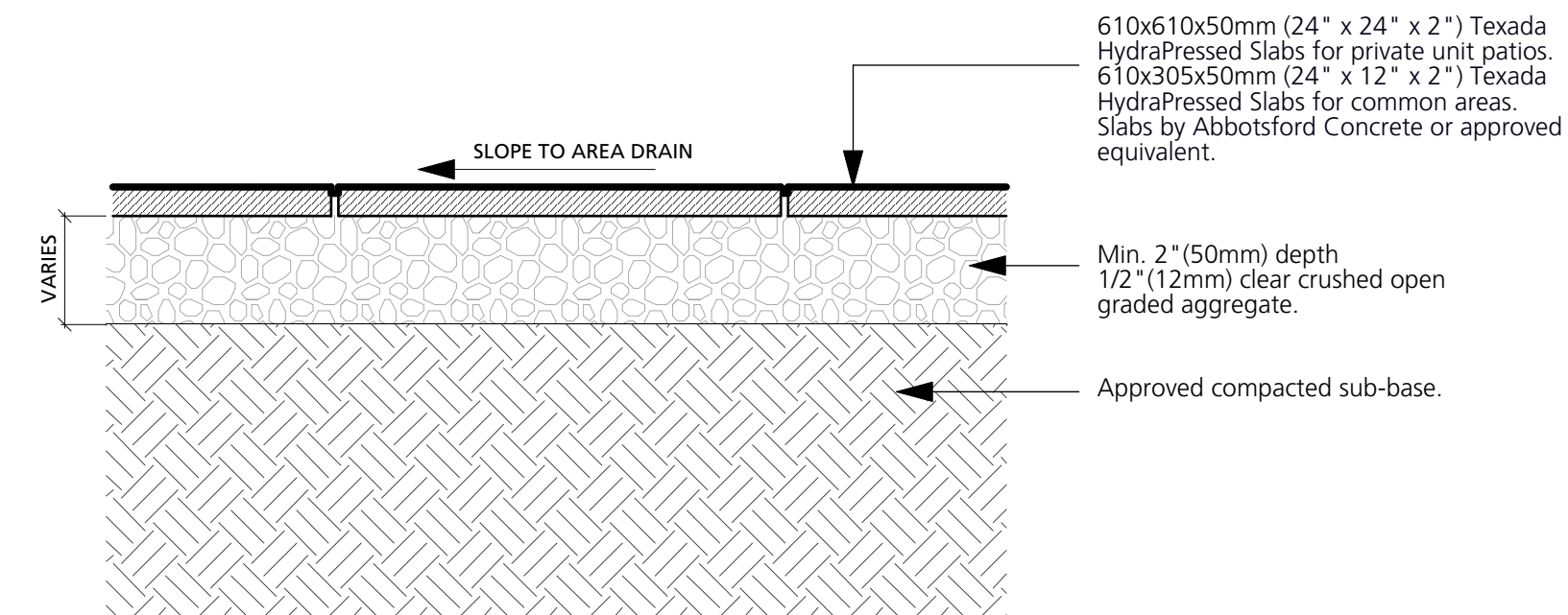
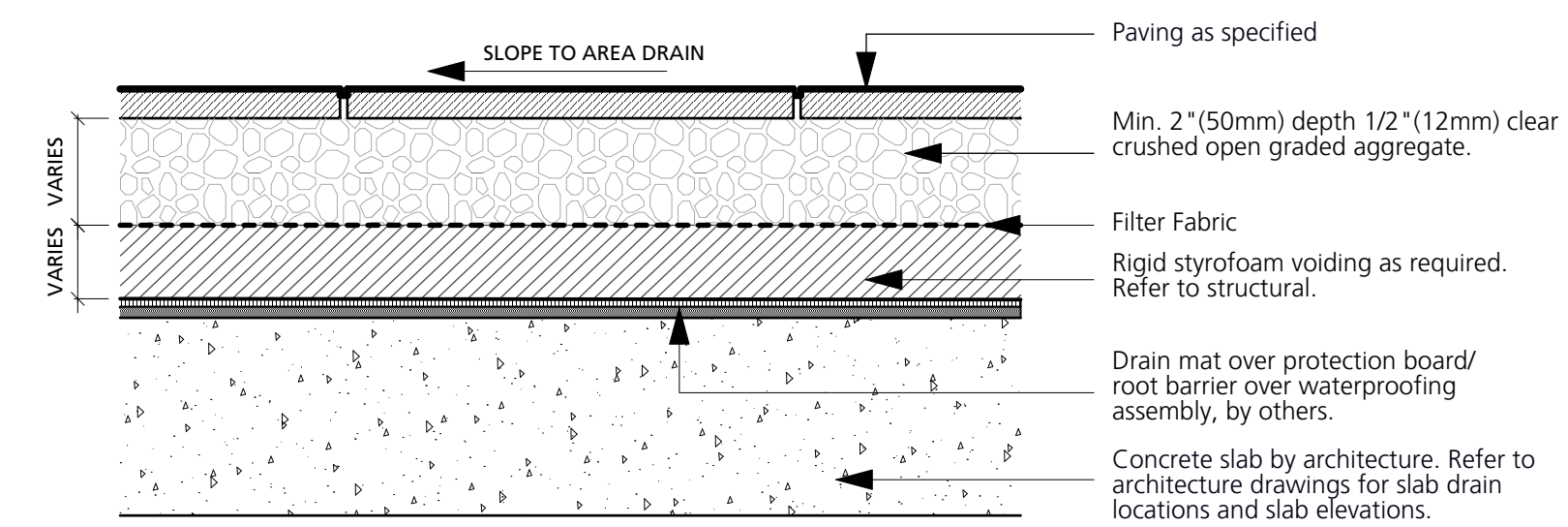
Issues	No.	Description	Date
1		Issued for CALUC	2022/10/14
2		Issued for Development Permit	2023/07/10

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

1 CIP Concrete Paving
1:10

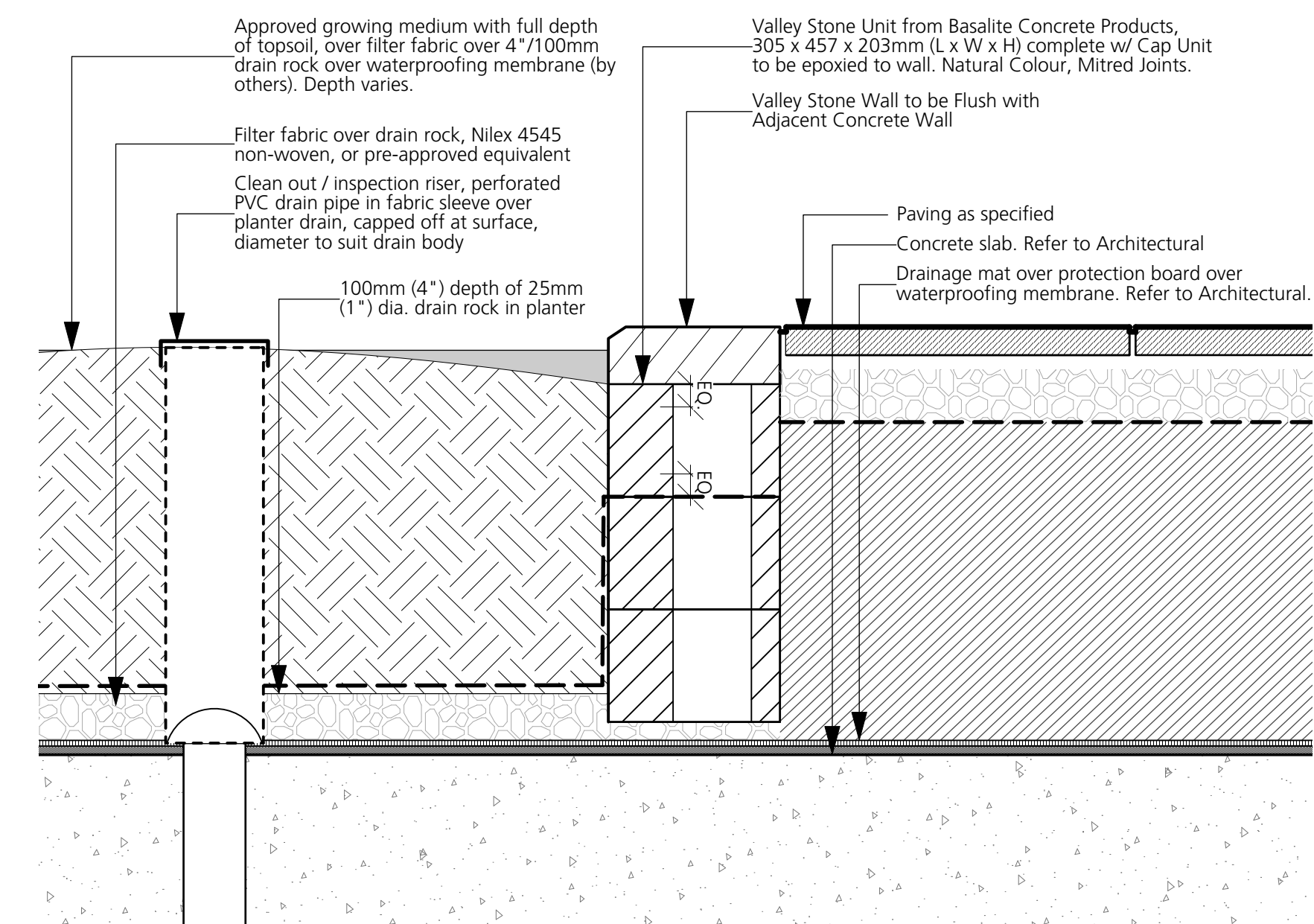
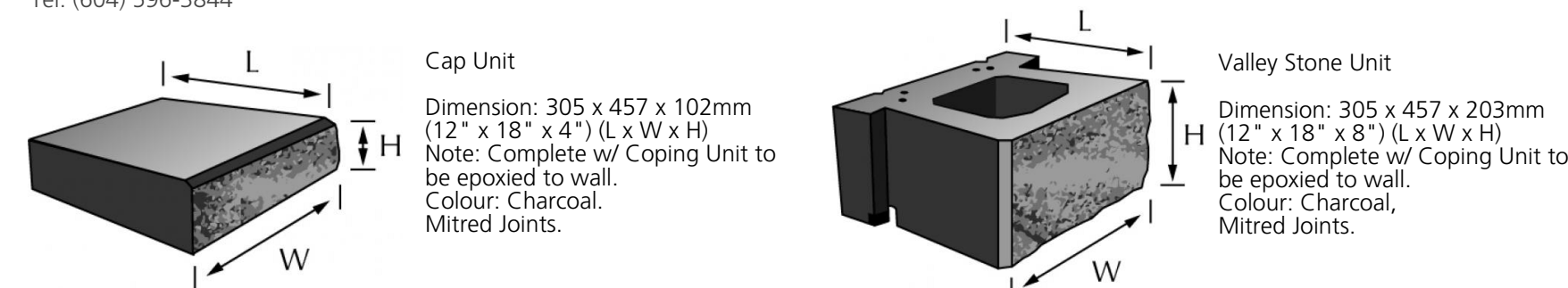
**A) ON-GRADE****B) ON-SLAB**

2 Unit Paving
1:10

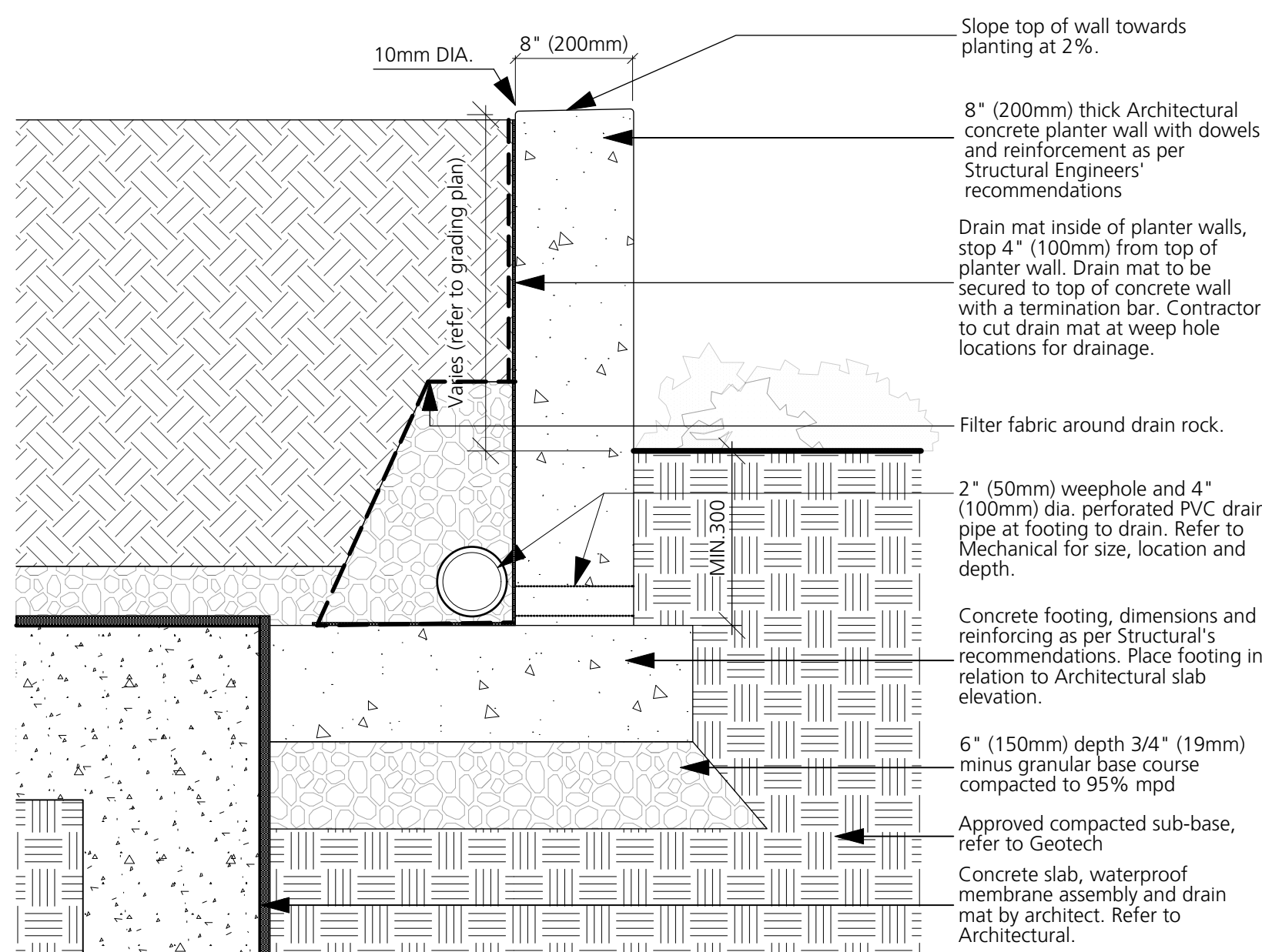
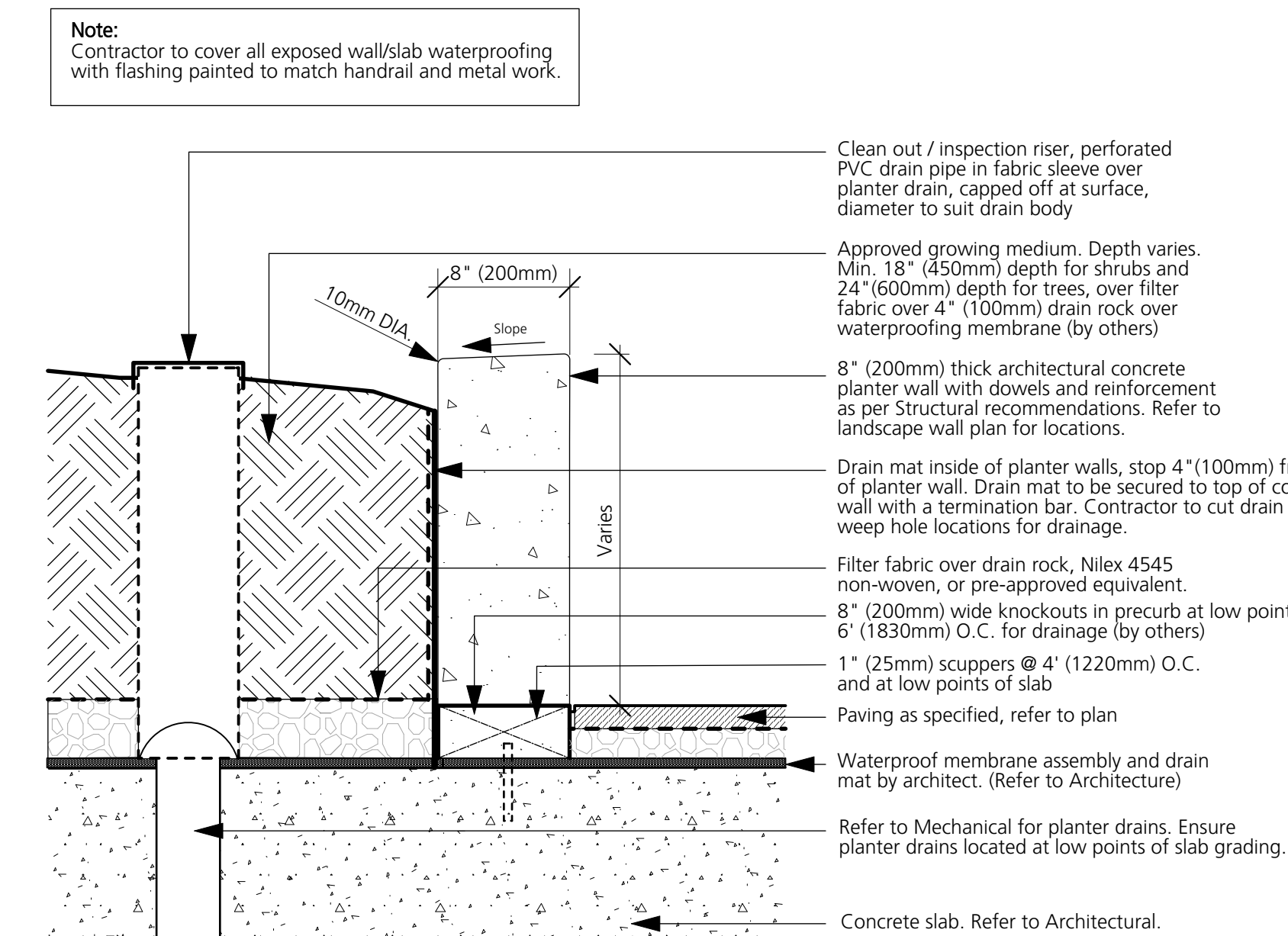
**A) ON-GRADE****B) ON-SLAB**

3 Hydrapressed Slab
1:10

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



5 Landscape Block Wall
1:10

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

4 CIP Concrete Planter Wall
1:10

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Client:



Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Details

Project North:

Drawn By:

MH

Checked By:

MP

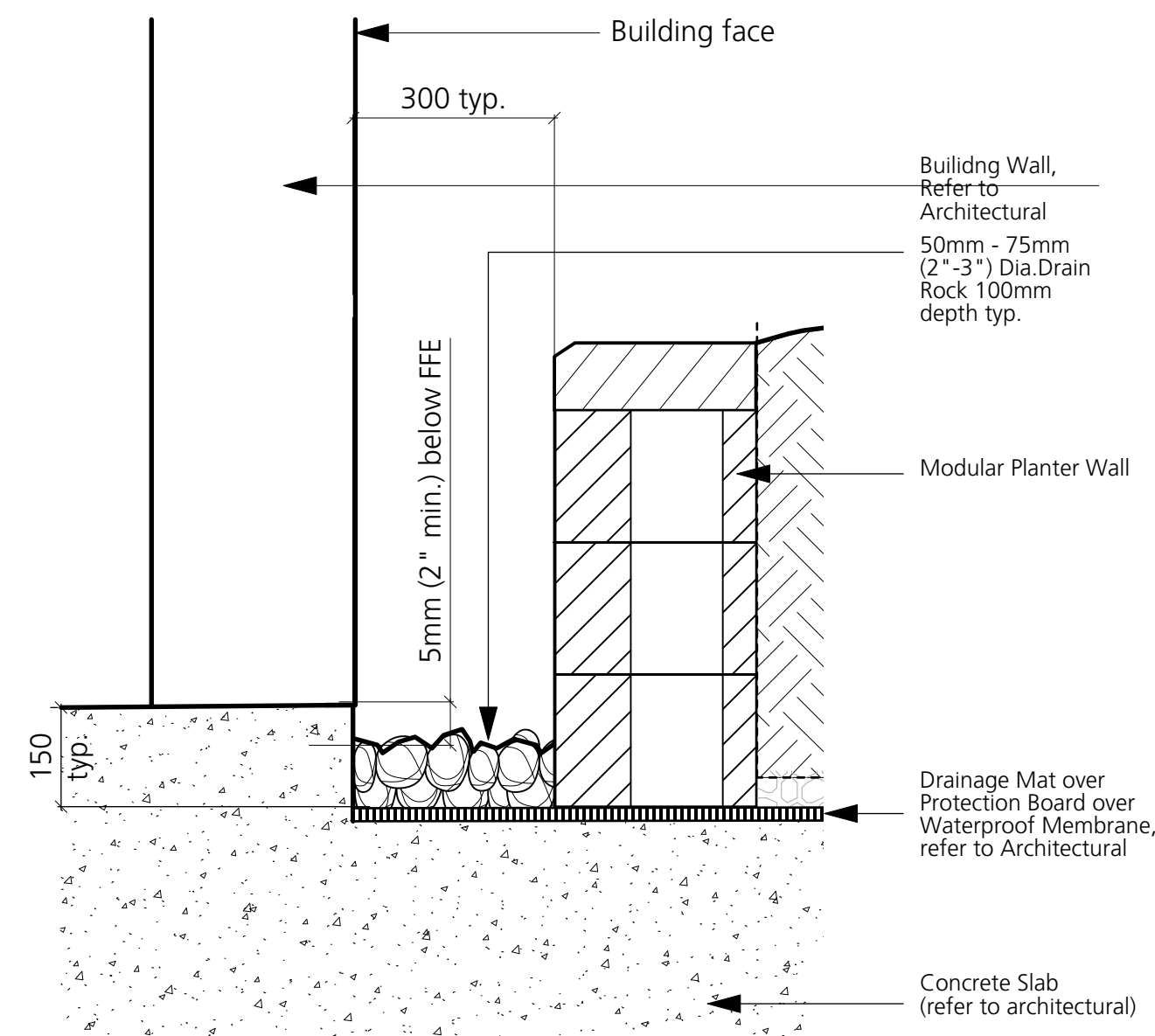
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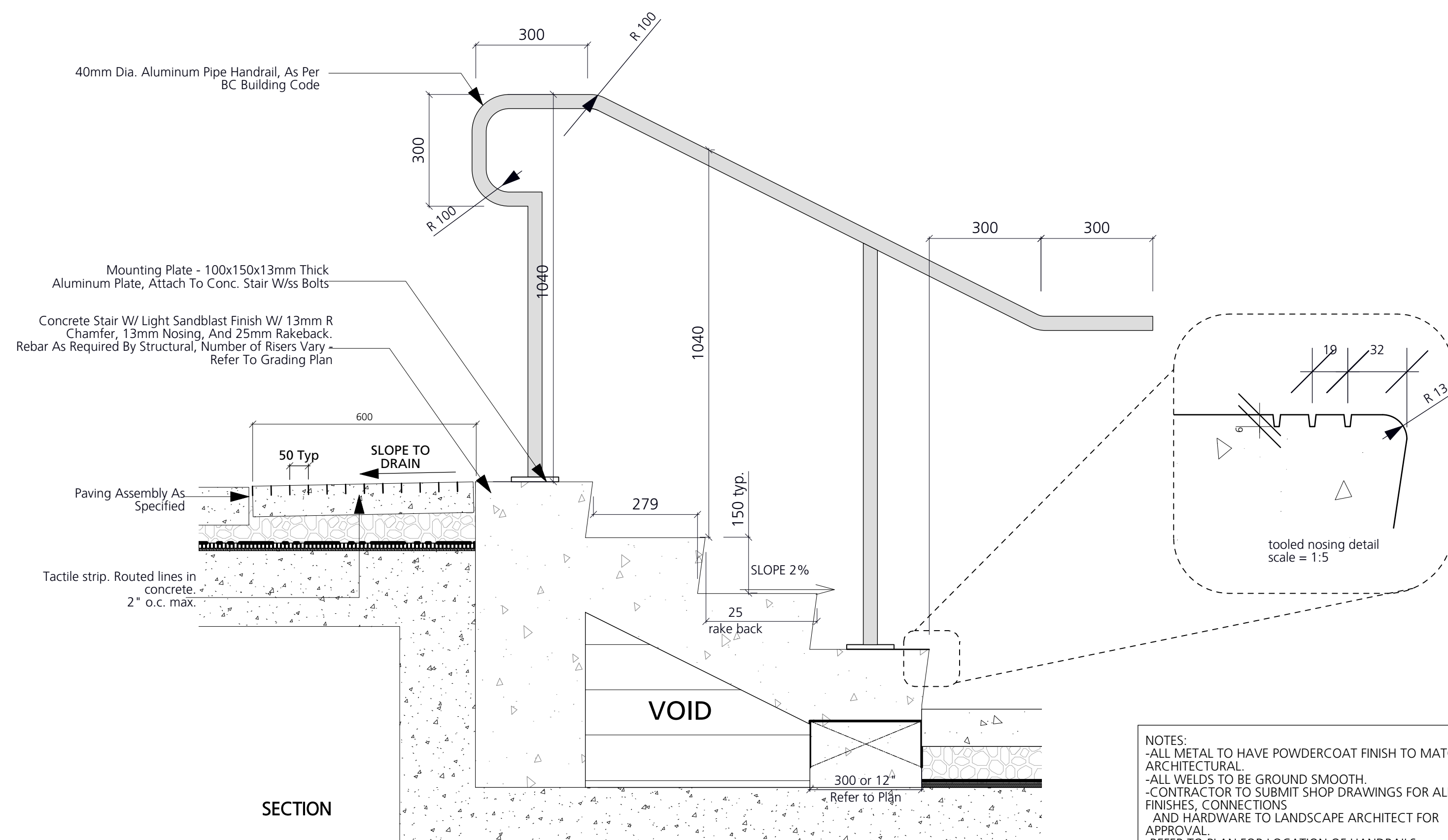
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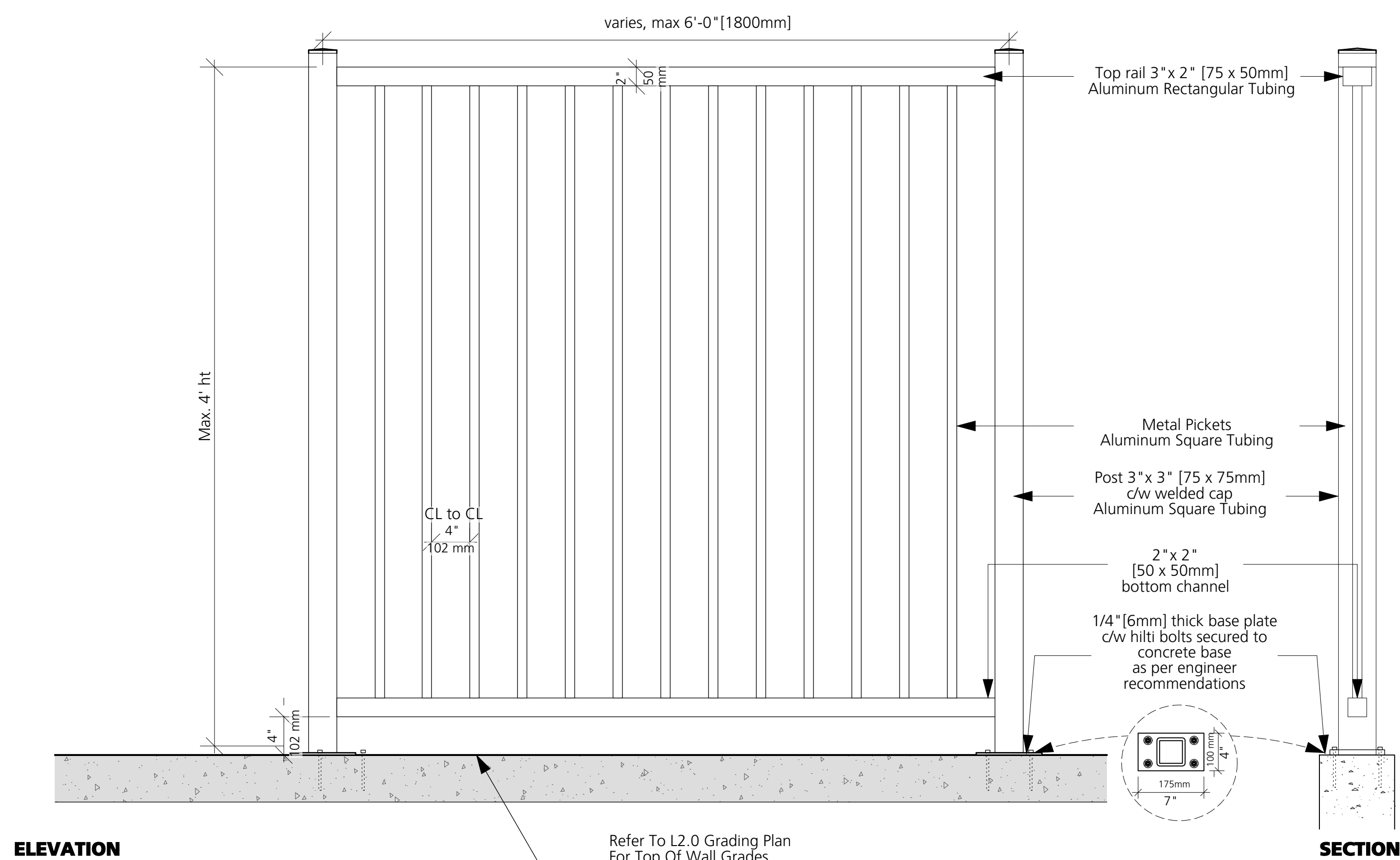
Issues		
No.	Description	Date
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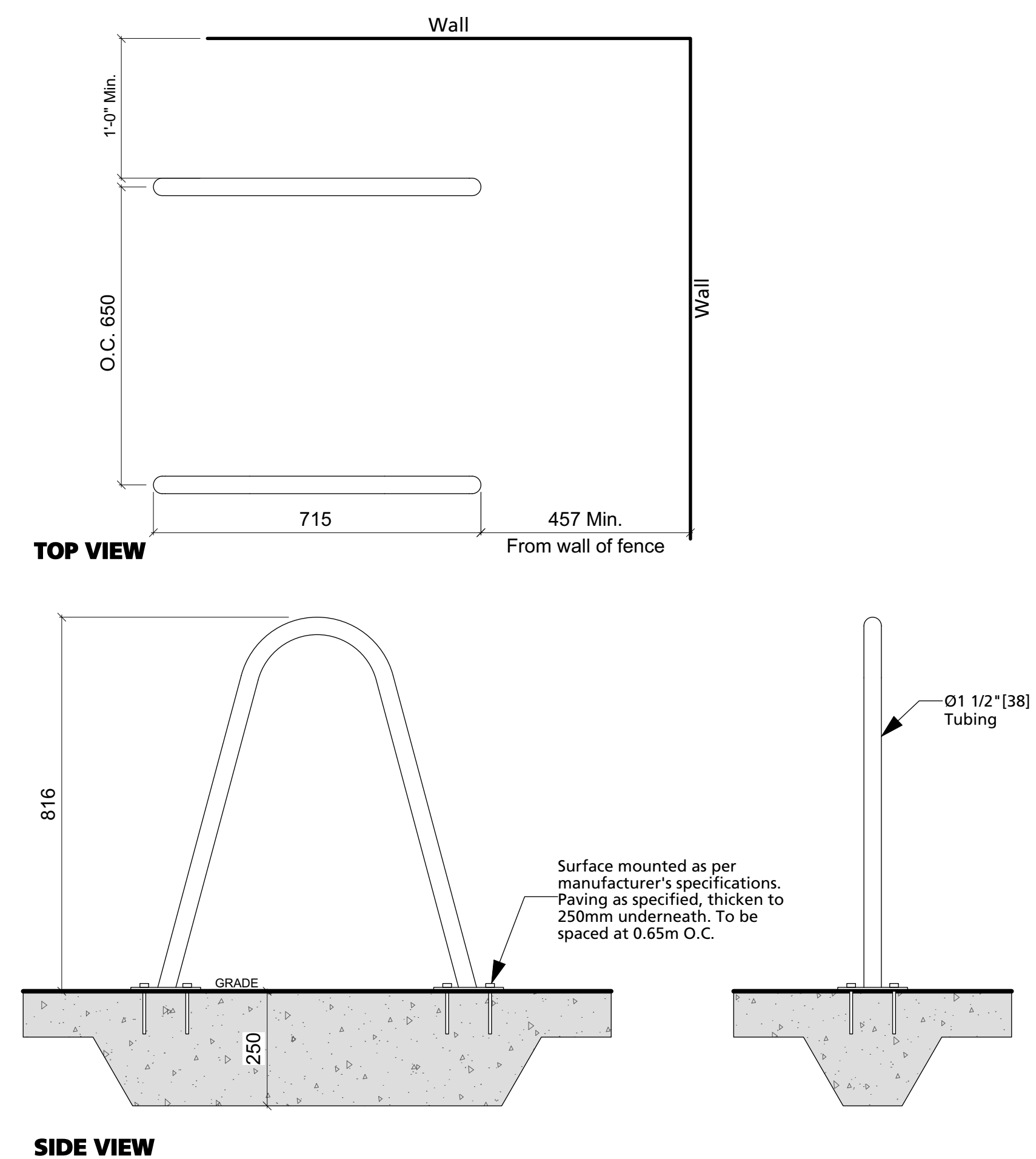
6 Gravel Strip
1:10



7 Typical Stairs
1:10



7 Metal Picket Fence
1:10



8 Bike Rack
1:10

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22-082

Sheet No.: