



Architectural Drawing Index

A-0.000 Cover			
A-0.000	COVER PAGE		
A-0.001	PROJECT DATA		
A-0.002	SITE CONTEXT MAP & AERIAL VIEW		
A-0.003	STREETSCAPE		
A-0.004	PERSPECTIVE		
A-0.005	PERSPECTIVE		
A-0.006	PERSPECTIVE		
A-0.007	SURVEY (EXISTING SITE PLAN)		
A-0.008	SETBACK DIAGRAM	1:100	
A-2.000 Plans			
A-2.000	LEVEL P1	1:100	
A-2.001	LEVEL 1 PLAN / SITE PLAN	1:100	
A-2.002	LEVEL 2 PLAN	1:100	
A-2.003	LEVEL 3 PLAN	1:100	
A-2.004	LEVEL 4 PLAN	1:100	
A-2.005	LEVEL 5 PLAN	1:100	
A-2.006	LEVEL 6 PLAN	1:100	
A-2.007	ROOF PLAN	1:100	
A-3.000 Enlarged Plans			
A-3.100	UNIT B3A ACCESSIBLE UNIT		
A-4.000 Elevations			
A-4.001	WEST ELEVATION	1:100	
A-4.002	EAST ELEVATION	1:100	
A-4.003	NORTH ELEVATION	1:100	
A-4.004	SOUTH ELEVATION	1:100	
A-4.005	MATERIAL BOARD		
A-5.000 Sections			
A-5.001	NORTH-SOUTH BUILDING SECTION	1:100	
A-5.002	EAST-WEST BUILDING SECTION	1:100	
A-8.000 Supplemental			
A-8.001	SHADOW STUDY		



CONTACT LIST

Client	Three Shores Development 2919 Altamont Crescent West Vancouver, BC V7V 3B9	Barry Savage	604.505.8818	bsavage@threeshoresdevelopment.com
Architectural	Integra Architecture Inc. 2330-400 Granville Street Vancouver BC, V6C 1S4	Rhys Leitch Steve Watt Justin Jiongco	604.688.4220	rhysl@integra-arch.com steve@integra-arch.com justinj@integra-arch.com
Project Manager	Herold Engineering Unit 600-1112 Fort Street Victoria, BC V8V 3K8	Kate Ulmer	250.590.4875	KUlmer@heroldengineering.com
Mechanical	Avalon Mechanical 300-1245 Esquimalt Road Victoria, BC V9A 3P2	Jon Edgell	250.940.2975	jedgell@avalonmechanical.com
Electrical	Nemetz (S/A) & Associates Ltd. 2009 West 4 th Avenue Vancouver, BC V6J 1N3	Gary Geissinger Homer Sapijula Carlos Molina	604.736.6562	gary@nemetz.com homer@nemetz.com carlos@nemetz.com
Geotechnical	Ryzuk Geotechnical #6-40 Cadillac Avenue Victoria, BC V8Z 1T2	Matt Mueller Jim Lahale	250.475.3131	matt@ryzuk.com jim@ryzuk.com
Envelope	Herold Engineering Unit 600-1112 Fort Street Victoria, BC V8V 3K8	Jason McKenzie	250.590.4875	JMcKenzie@heroldengineering.com
Civil	Perry + Associates 112 East Broadway Vancouver, BC V5T 1V9	Michael Patterson	604.738.4118	mp@perryandassociates.ca
Code	Celerity Engineering Suite 100, 535 W 10 th Ave. Vancouver BC V5Z 1K9	Stefan Germann	604.375.0437	sgermann@celernity.ca
Interior Designer	Herold Engineering Unit 600-1112 Fort Street Victoria, BC V8V 3K8	Emilie Wong	250.590.4875	EWong@heroldengineering.com
Energy Model	Herold Engineering Unit 600-1112 Fort Street Victoria, BC V8V 3K8			
Transportation	IBI Group 700-1285 W Pender Street Vancouver, BC V6E 4B1	Mladen Pecanac	604.683.8797x67023	Mladen.pecanac@ibigroup.com

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

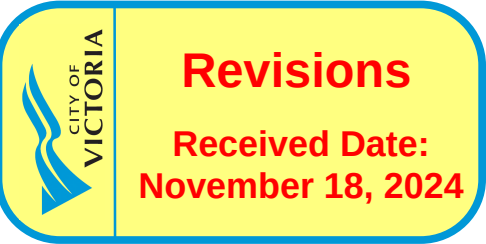


Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

COVER PAGE

22600 [PROJECT]

[SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-0.000

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

Project: 22600
Date: 07-Nov-24
Issue: REZONING

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

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

PROJECT ARCHITECT INTEGRA ARCHITECTURE
PROJECT OWNER THREE SHORES MANAGEMENT
OCP LAND USE DESIGNATION PARTIAL DPA 5: LARGE URBAN VILLAGES - JUBILEE VILLAGE, PARTIAL TRADITIONAL RESIDENTIAL
EXISTING ZONING R3-2 & R1-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	59,529	sq.ft.	5,530.3 m2
Total Proposed Exclusions	2,714	sq.ft.	252.2 m2
Proposed FSR (Gross site area)	2.72	56,814	sq.ft. 5,278.2 m2
Proposed FSR (Net site area)	3.09	56,814	sq.ft. 5,278.2 m2

Max. Site Coverage			
Lot Coverage (Gross site area)	56%	11,666	sq.ft. 1,083.78 m2
Lot Coverage (Net site area)	63%	11,666	sq.ft. 1,083.78 m2
Open Site Space (Gross site area)	44%	9,192	sq.ft. 853.96 m2
Open Site Space (Net site area)	50%	6,708	sq.ft. 623.19 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	501.1	11,524.4	1,070.6	30.7%	57.3%
B2 - 1 Bed			1	1	1	1	1	5	534.5	2,672.7	248.3	6.7%	
B3 - 1 Bed (Accessible)		1	1	1	1			4	497.1	1,988.4	184.7	5.3%	
B4 - 1 Bed + Den		1	1	1	1	1	1	6	545.0	3,270.0	303.8	8.0%	
B5 - 1 Bed + Den			1	1	1	1	1	5	645.2	3,226.2	299.7	6.7%	
C1 - 2 Bed						1	1	2	683.8	1,367.5	127.0	2.7%	32.0%
C2 - 2 Bed		1	1	1	1	1	1	6	754.5	4,527.0	420.6	8.0%	
C3 - 2 Bed		1						1	763.2	763.2	70.9	1.3%	
C4 - 2 Bed		1	1	1	1			4	770.5	3,081.9	286.3	5.3%	
C5 - 2 Bed		1						1	770.8	770.8	71.6	1.3%	
C6 - 2 Bed + Den			1	1	1	1	1	5	917.6	4,587.9	426.2	6.7%	
C7 - 2 Bed + Den			1	1	1	1	1	5	967.3	4,836.7	449.3	6.7%	
D1 - 3 Bed			1	1	1			3	867.5	2,602.5	241.8	4.0%	2 Bed 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		48,035	4,462.6	100.0%	100%

GFA Exclusion (sq.ft)		Parkade	1st	2nd	3rd	4th	5th	6th		Total Exclusions
Bike Room at Level L1			1,099.68							1,099.68 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	1,361.65	271.52	271.52	271.52	269.13	269.13		2,714.47 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	1,483.63 sq.ft.	4,602.15 sq.ft.	4,161.47 sq.ft.	10,247.25 sq.ft.	952 m2 59.4%
Gross Area - 2nd Floor		7,344.10 sq.ft.	2,897.59 sq.ft.	10,241.69 sq.ft.	951 m2 71.7%
Gross Area - 3rd Floor		7,344.10 sq.ft.	2,897.59 sq.ft.	10,241.69 sq.ft.	951 m2 71.7%
Gross Area - 4th Floor		7,344.10 sq.ft.	2,897.59 sq.ft.	10,241.69 sq.ft.	951 m2 71.7%
Gross Area - 5th Floor		6,441.46 sq.ft.	2,836.71 sq.ft.	9,278.17 sq.ft.	862 m2 69.4%
Gross Area - 6th Floor		6,441.46 sq.ft.	2,836.71 sq.ft.	9,278.17 sq.ft.	862 m2 69.4%
Gross Area - Roof Level					
Total Gross Area	1,484 sq.ft.	39,517 sq.ft.	18,527.66 sq.ft.	59,528.66 sq.ft	5,530 m2 Overall: 68.9%

Minimum Parking Required @ village/core	3 units @ 29 units @ 11 units @	0.85 space/unit 1.00 space/unit 1.30 space/unit	485 sqft > X 485 sqft < X > 754 sqft X < 754 sqft	2.6 spaces 29.0 spaces 14.3 spaces
Minimum Parking Required @ other area	0 units @ 16 units @ 16 units @	0.70 space/unit 0.85 space/unit 1.30 space/unit	485 sqft > X 485 sqft < X > 754 sqft X < 754 sqft	0.0 spaces 13.6 spaces 20.8 spaces
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		3.1 spaces village/centre
Total Parking Required				91 spaces
Total Parking Provided				33 spaces
Disabled Parking Required:				
Disabled Parking Provided:				2 spaces inclusive of required parking

Required Secure Bicycle Parking	3 units @ 45 units @ 27 units @ 75 units @	1.0 space/unit 1.25 space/unit 1.25 space/unit 0.1 space/unit	485 sqft > X 485 sqft < X > 754 sqft X < 754 sqft	3 spaces long term 56 spaces long term 34 spaces long term 8 spaces short term
Commercial - Food & Beverage	1 units @ 1 units @	1.0 Space/400m2 1.0 Space/100m2		1 spaces long term 2 spaces short term
Total Long term Bicycle Parking				94 spaces long term
Total Short term Bicycle Parking				8 spaces short term
Provided Secure Bicycle Parking	3 units	30.3 spaces/unit		91 spaces long term
Max vertical parking Spaces		NO max		
Cargo Bike Stalls		10% 10 stalls inclusive of secure bike stalls provided		
Required Short Term Bicycle Parking				8 spaces short term
Provided Short Term Bicycle Parking				8 spaces short term
				99 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.

ZONING EXISTING	PROPOSED	
OCP LAND USE DESIGNATION - Medium Density Apartment R5		
SITE AREA	20,858 sq.ft.	1,938 m2
BUILDING HEIGHT - Existing Grade to T/O Roof	126.41 ft	38.53 m
Average Finished Grade	62.70 ft	19.11 m
Building Height to T/O Roof from Average Grade -	63.73 ft	19.42 m geodetic
Building Height to T/O Roof from Average Grade -	67.72 ft	20.64 m geodetic
FRONT YARD	Fort St.	5.00 ft 1.52 m
SIDE YARD	Davie St	9.85 ft 3.00 m
REAR YARD - EAST	South Prop Line	24.87 ft 7.58 m
INTERIOR SIDE YARD	East Prop Line	10.84 ft 3.30 m

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



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRA ARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

PROJECT DATA

22600 [PROJECT]

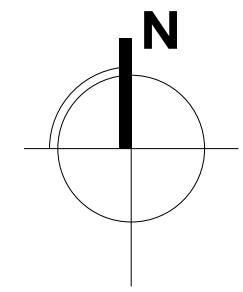
[SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-0.001



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220
COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

SITE CONTEXT MAP



[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

**SITE CONTEXT
MAP & AERIAL
VIEW**

22600 [PROJECT]

As Noted [SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

AERIAL VIEW

A-0.002



2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

[PROJECT TEAM]



[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

(TITLE)

STREETSCAPE

12600 [PROJECT]

[SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION (ISSUE)

[DRAWING]

A-0.003



North West Corner - Fort St x Davie St



Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

PERSPECTIVE

[PROJECT]

22600

[SCALE]

Thursday, November 7, 2024

[ISSUE]

COORDINATION

[DRAWING]

A-0.004



West Elevation - Davie St



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRAL ARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

PERSPECTIVE

[PROJECT]

22600
[SCALE]

Thursday, November 7, 2024
[DATE]

COORDINATION
[ISSUE]

[DRAWING]

A-0.005



North Elevation - Fort St



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

PERSPECTIVE

[PROJECT]

22600

[SCALE]

Thursday, November 7, 2024

[ISSUE]

COORDINATION

[DRAWING]

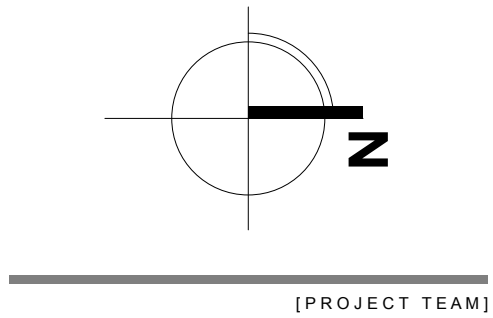
A-0.006



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

**SURVEY
(EXISTING SITE
PLAN)**

[PROJECT]

22600

[SCALE]

Thursday, November 7, 2024

COORDINATION

[DRAWING]

A-0.007

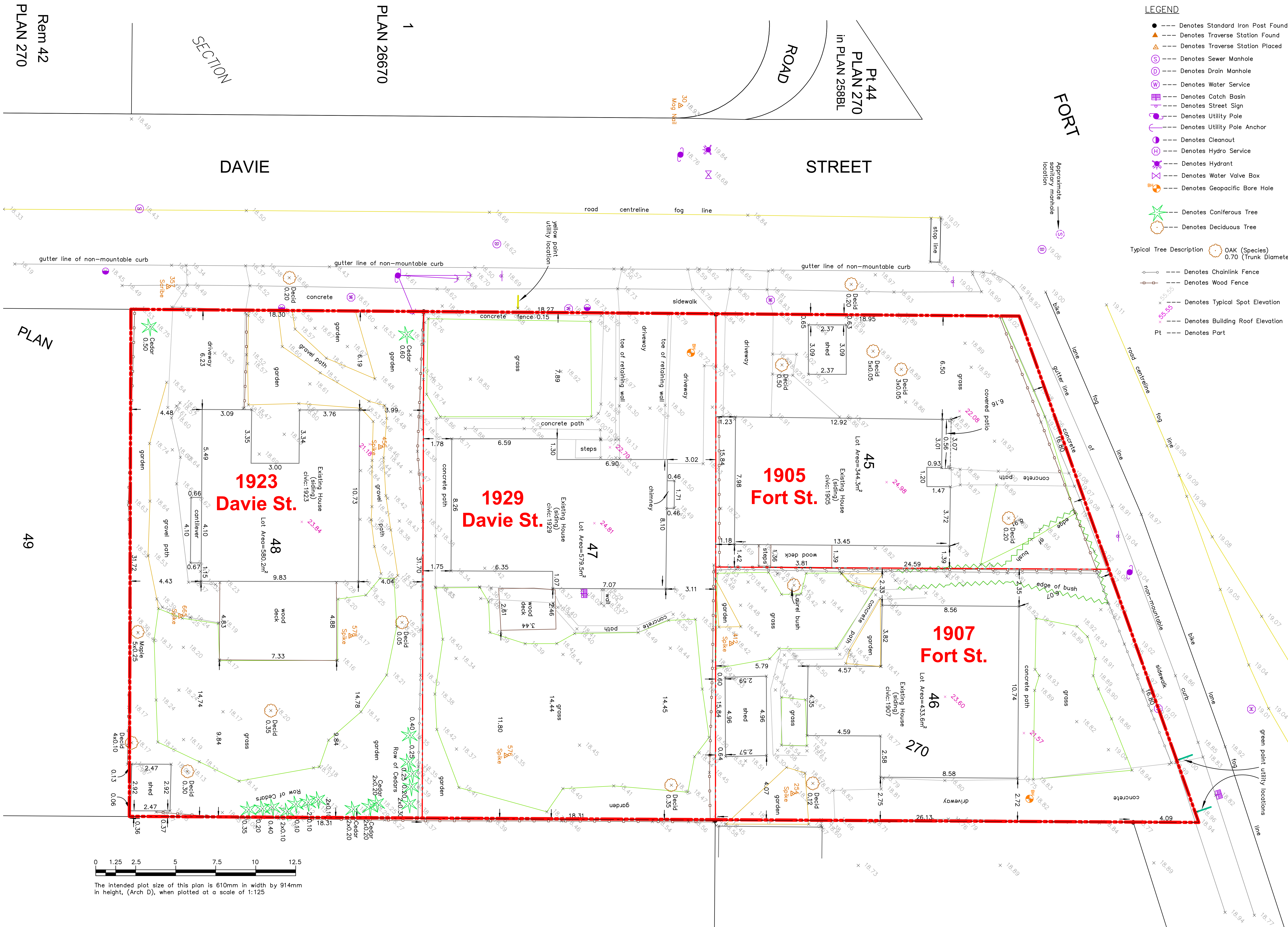
LEGEND

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

- Denotes Coniferous Tree
- Denotes Deciduous Tree

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

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



Rem 42
PLAN 270

PLAN 26670

SECTION

DAVIE

STREET

FORT

PLAN

49

1923
Davie St.

1929
Davie St.

1905
Fort St.

1907
Fort St.

0 1.25 2.5 5 7.5 10 12.5

The intended plot size of this plan is 610mm in width by 914mm in height, (Arch D), when plotted at a scale of 1:125

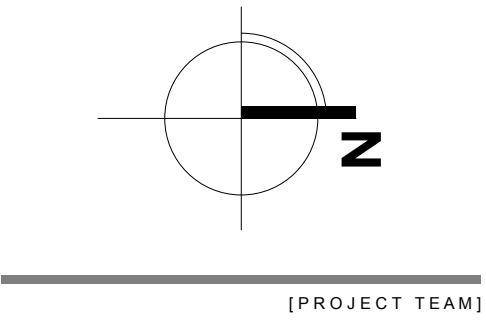


Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

SETBACK DIAGRAM

[PROJECT]

22600

[SCALE]

1:100

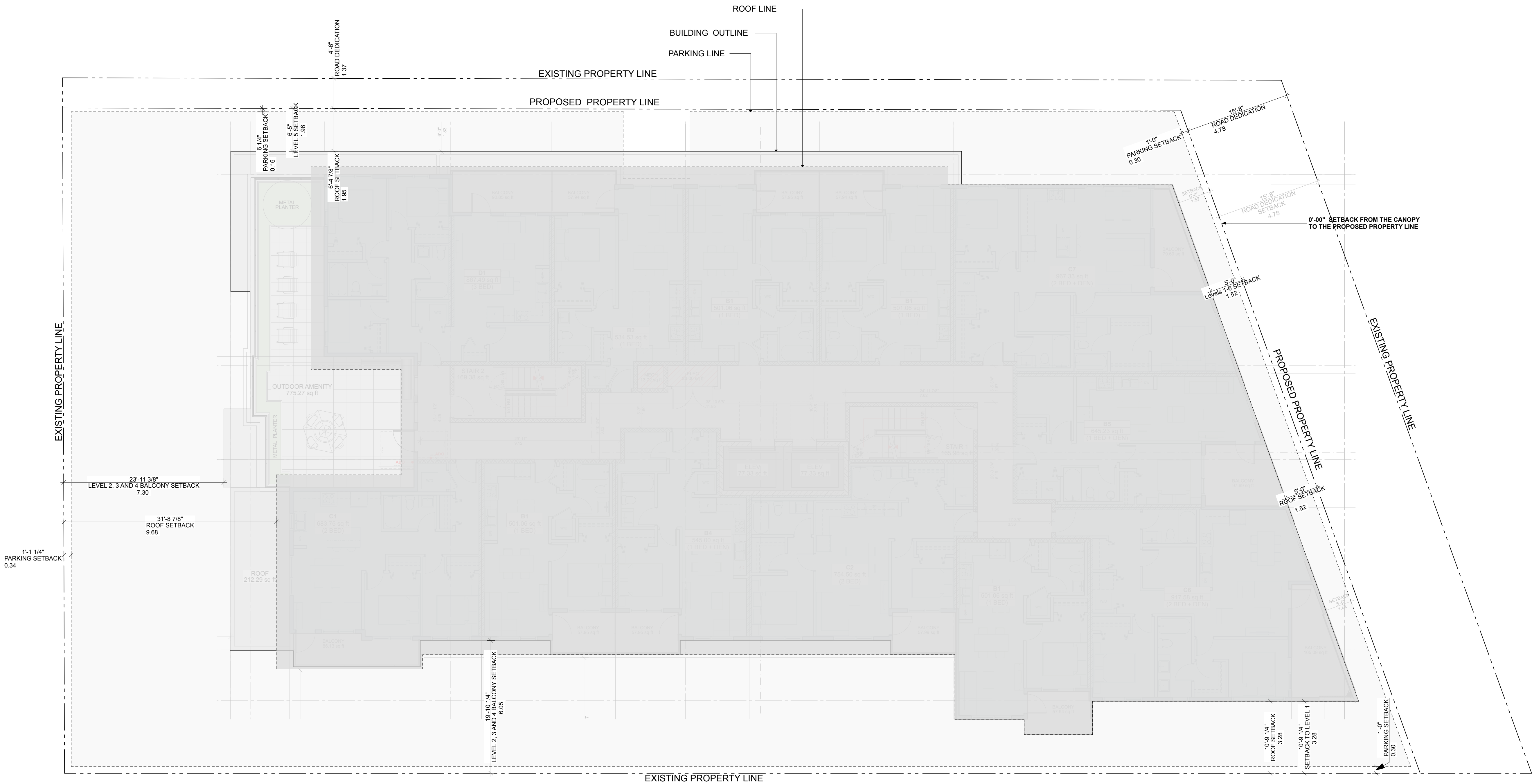
Thursday, November 7, 2024

[ISSUE]

COORDINATION

[DRAWING]

A-0.008



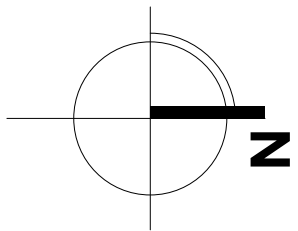


Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL P1

22600 [PROJECT]

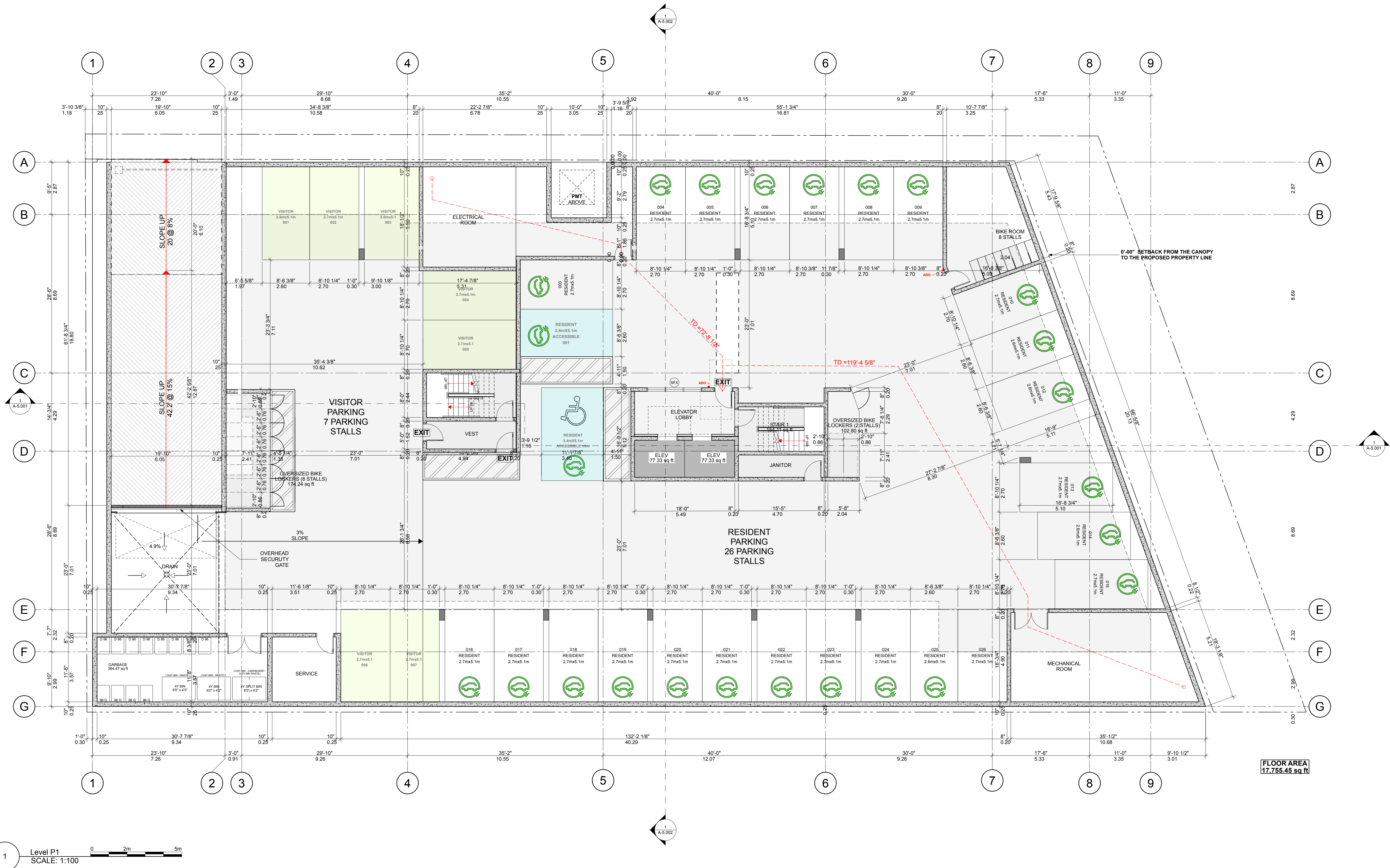
1:100 [SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-2.000



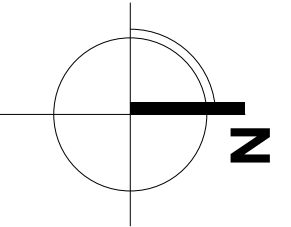


Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 1 PLAN / SITE PLAN

22600 [PROJECT]

1:100 [SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-2.001



1 Level 1 Floor Plan
SCALE: 1:100

ADJACENT
BUILDING

ADJACENT
BUILDING

ADJACENT
BUILDING

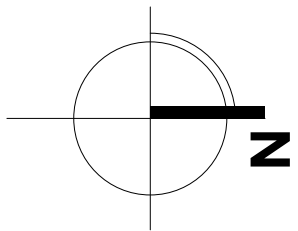


Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 2 PLAN

22600 [PROJECT]

1:100 [SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-2.002



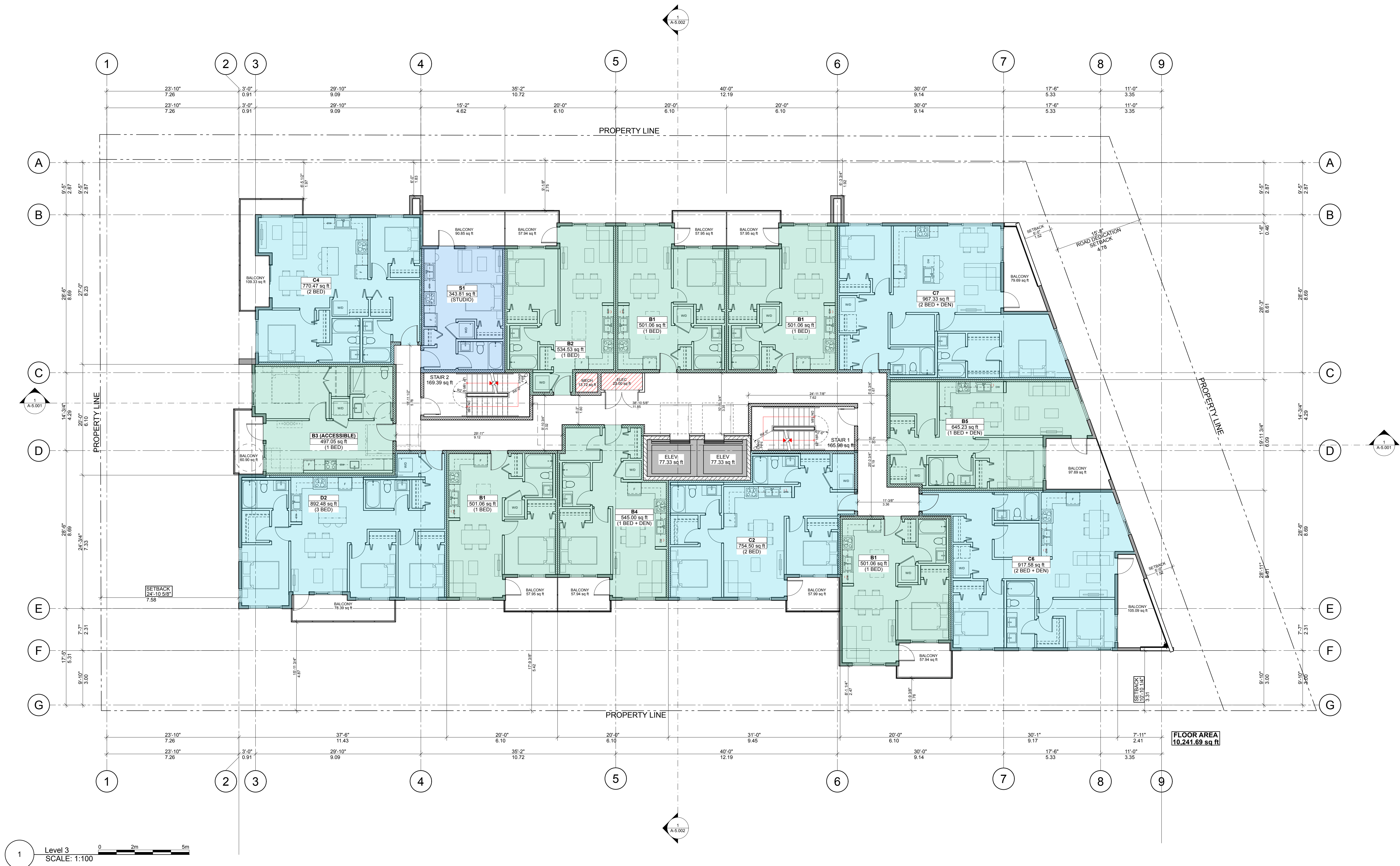
1 Level 2
SCALE: 1:100



2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

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

A-2.003



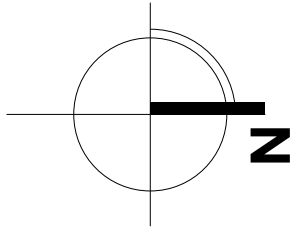


Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 4 PLAN

22600 [PROJECT]

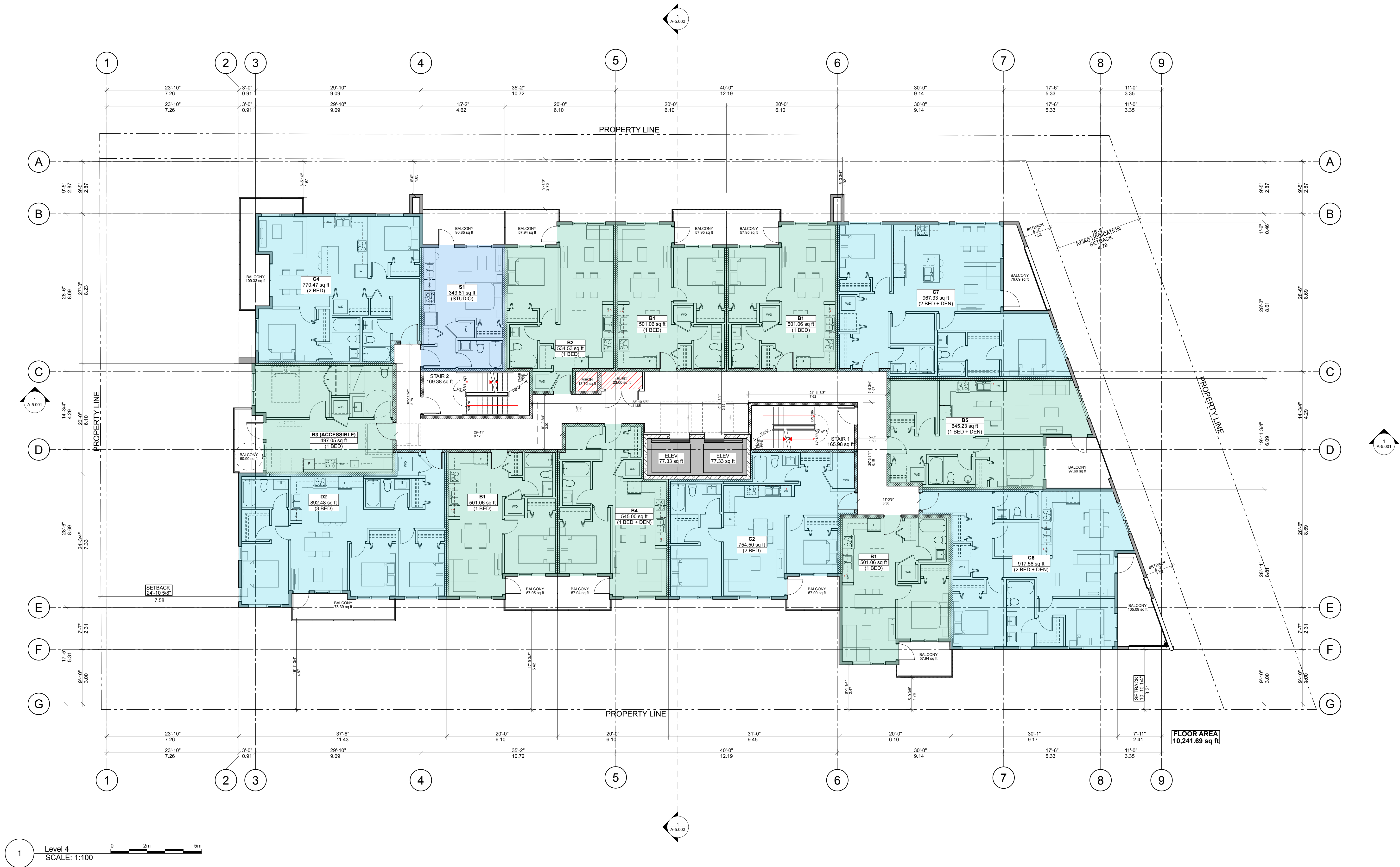
1:100 [SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-2.004





2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

A diagram showing a circle centered at the origin of a Cartesian coordinate system. The circle is divided into four quadrants. The first quadrant (top-right) is shaded with a light gray fill. A thick black horizontal line segment is drawn along the positive x-axis, starting from the origin and extending to the right, labeled with a bold 'z' at its end.

DRAWING]

A-2.005



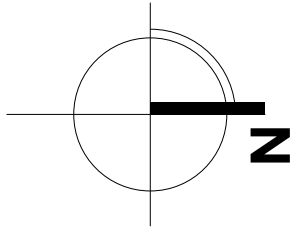


Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 6 PLAN

22600 [PROJECT]

1:100 [SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-2.006



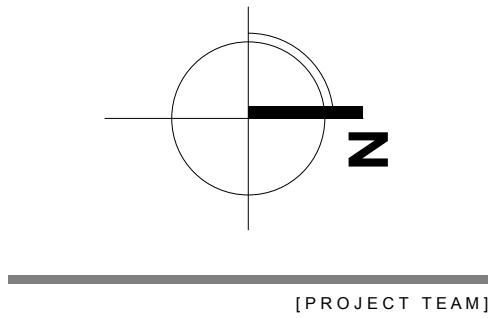


Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

ROOF PLAN

22600 [PROJECT]

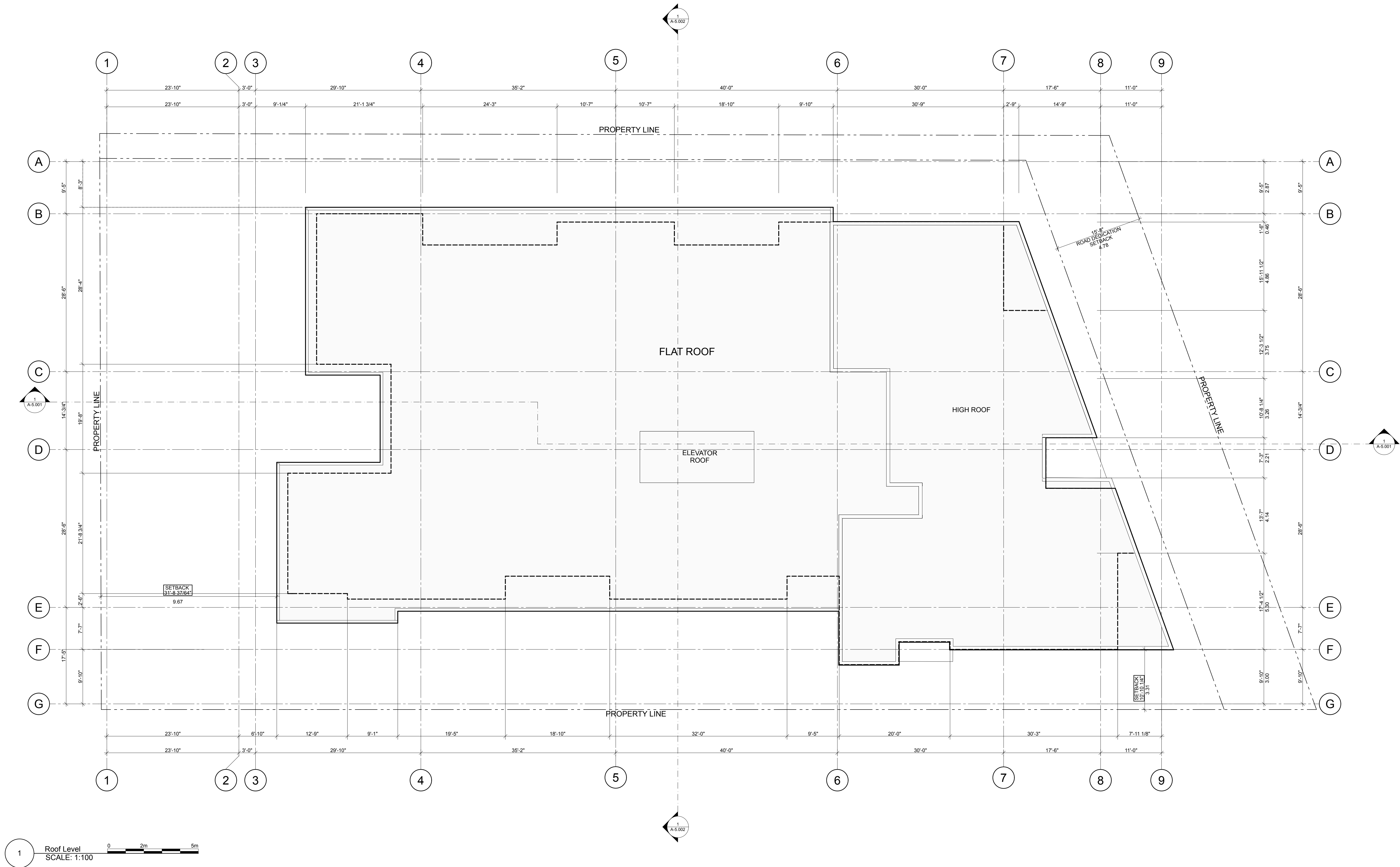
1:100 [SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-2.007





Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

BCBC 2024 Illustrated Guide on Accessibility

Bedroom:

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

Bathrooms:

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

Kitchen:

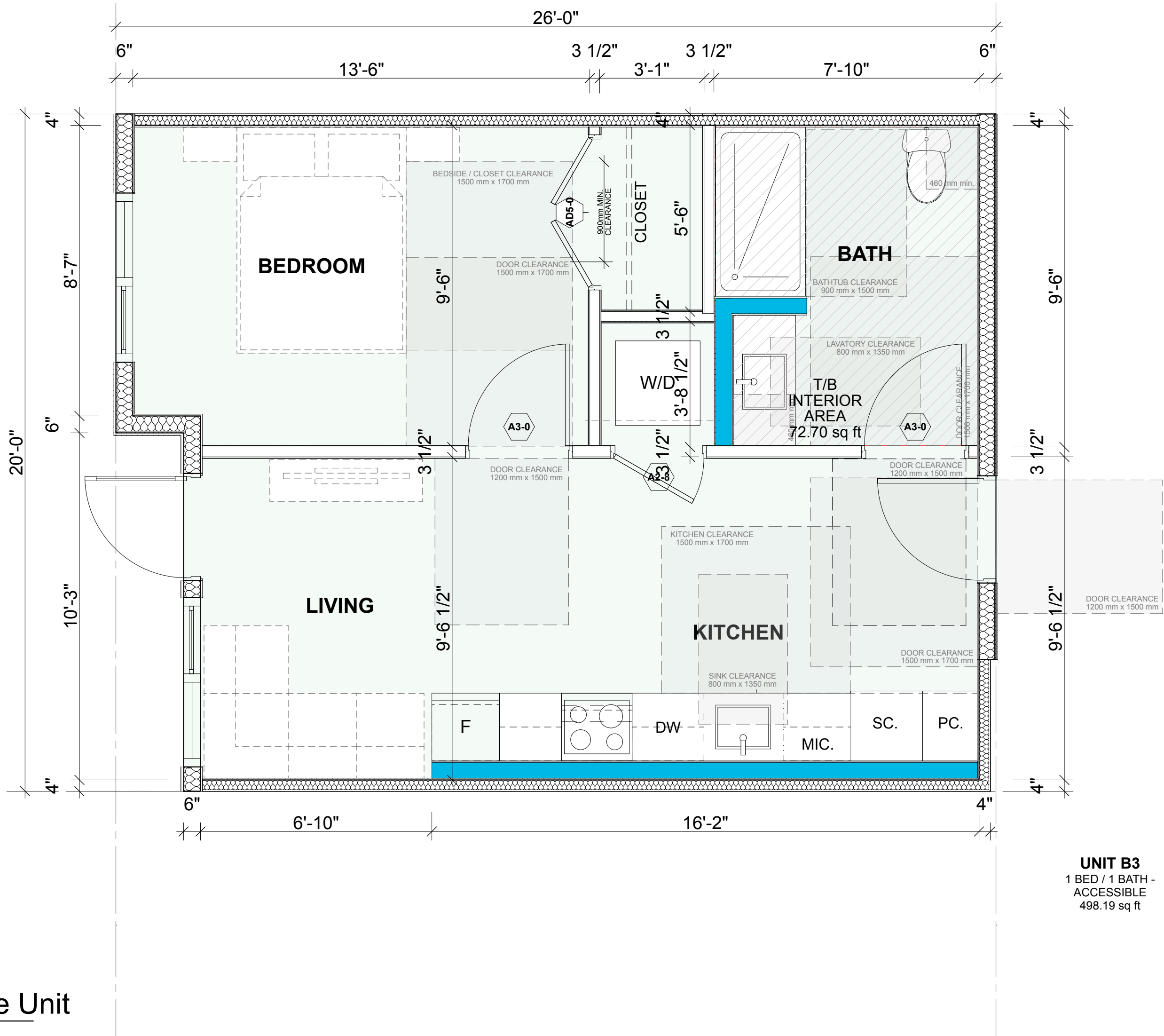
- The kitchen in an adaptable dwelling unit shall be designed so that the cooktop and sink are adjacent or can have a continuous counter between them.
- A clear floor space shall be provided in the kitchen area that is not less than 1 700 mm in diameter or 1 700 mm by 1 500 mm.
- Clear turning area at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

Doors:

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

1 Unit B3 A BCBC 2024 Accessible Unit

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



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

UNIT B3A ACCESSIBLE UNIT

[PROJECT]

22600

[SCALE]

Thursday, November 7, 2024

COORDINATION

[DRAWING]

A-3.100



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]



Material and Colour Legend

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

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

WEST ELEVATION

[PROJECT]

22600

[SCALE]

1:100

Thursday, November 7, 2024

[ISSUE]

COORDINATION

[DRAWING]

A-4.001



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

EAST ELEVATION

[PROJECT]

22600

[SCALE]

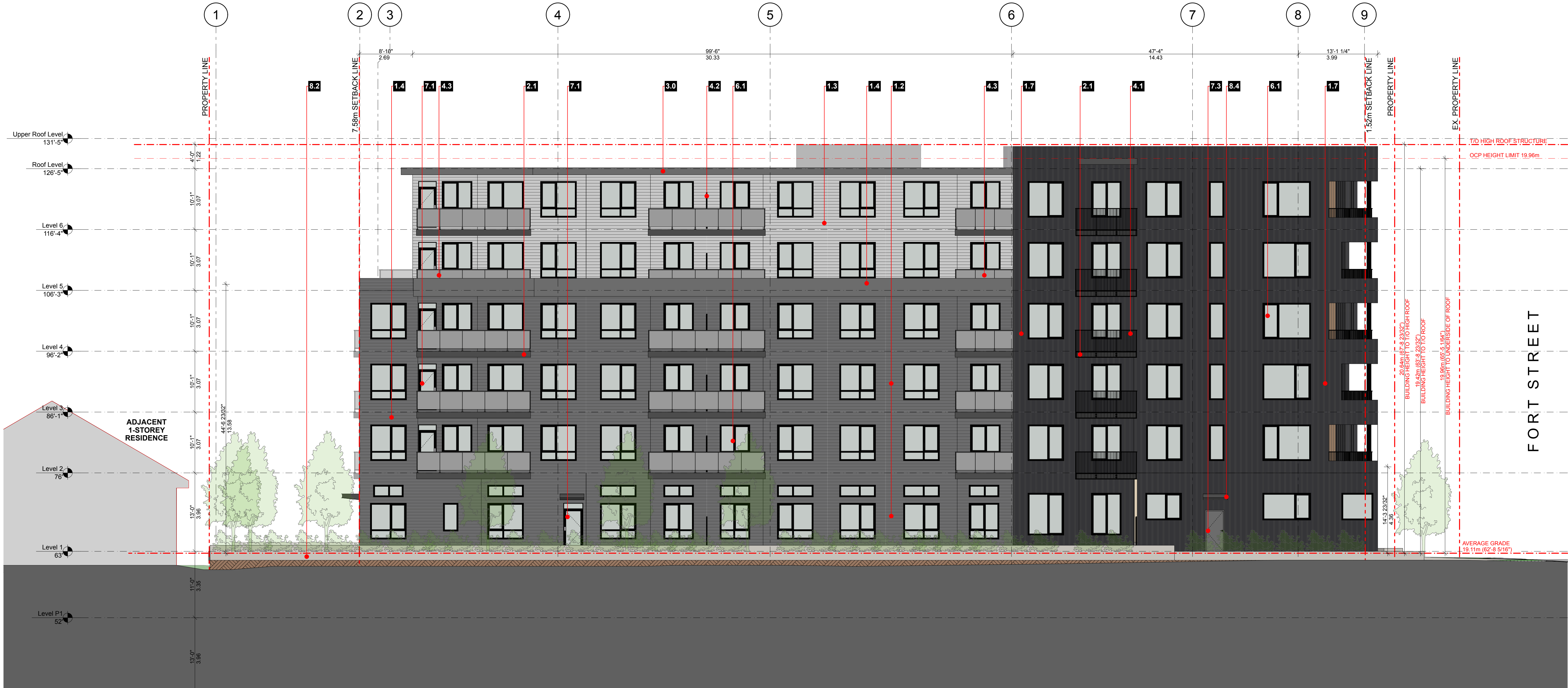
1:100

Thursday, November 7, 2024

COORDINATION

[DRAWING]

A-4.002



Material and Colour Legend

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

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



Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

NORTH ELEVATION

[PROJECT]

22600

[SCALE]

1:100

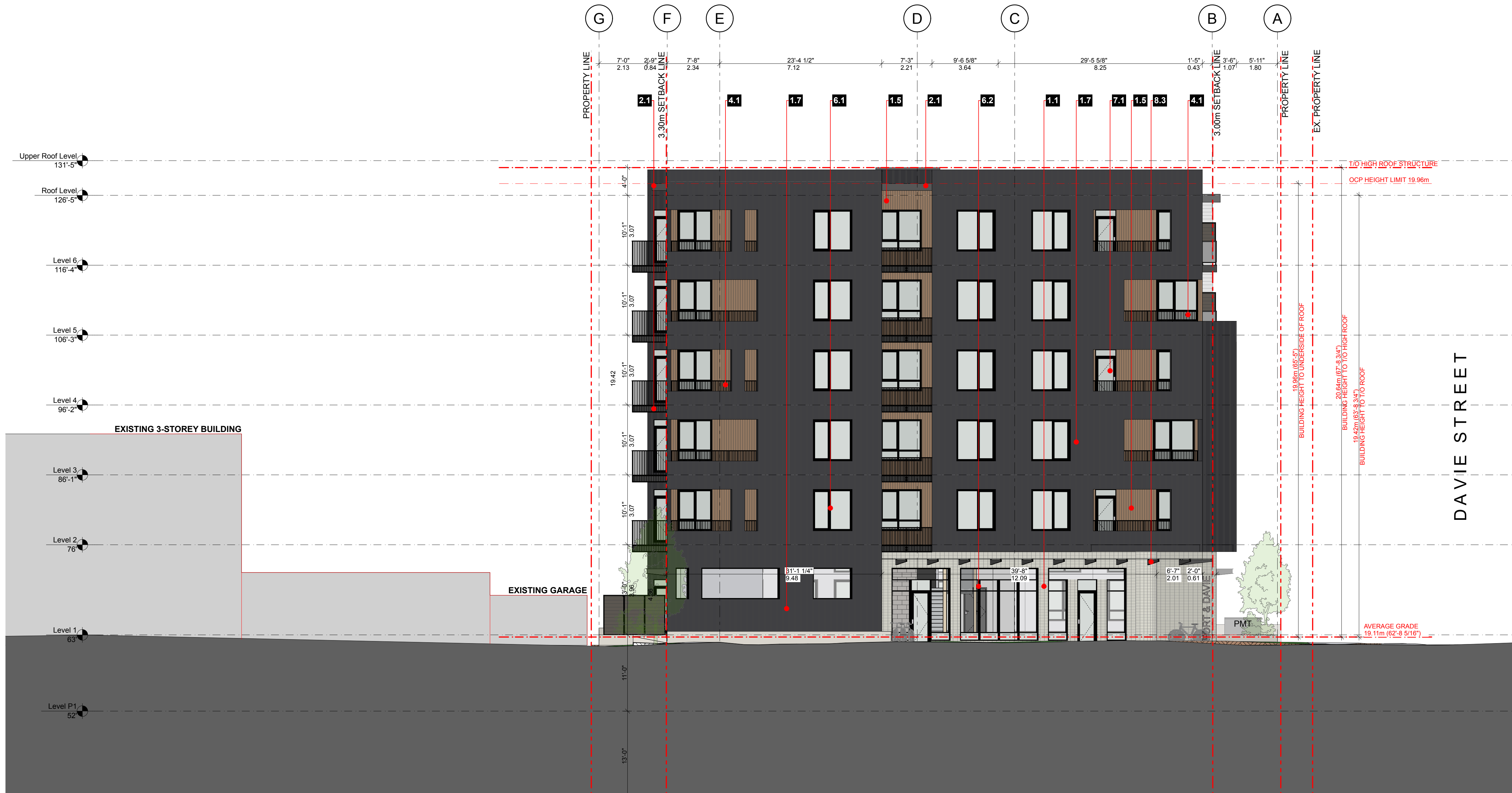
Thursday, November 7, 2024

[ISSUE]

COORDINATION

[DRAWING]

A-4.003



Material and Colour Legend

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

G U A R D S / R A I L I N G S / P R I V A C Y S C R E E N S					
4.0	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
R O O F S / D E C K S					
5.0	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
W I N D O W S					
6.0	6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black	Residential
	6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black	Commercial
D O O R S					
7.0	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
M I S C E L L A N E O U S					
8.0	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



2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

[PROJECT TEAM]

ARCHITECT SEAL)

CLIENT)

Three Shores Management

PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

(TITLE)

SOUTH ELEVATION

PROJECT]

[SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

DRAWING]

A-4.004



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

[CLIENT]

Three Shores Management

PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

(TITLE)

SOUTH ELEVATION

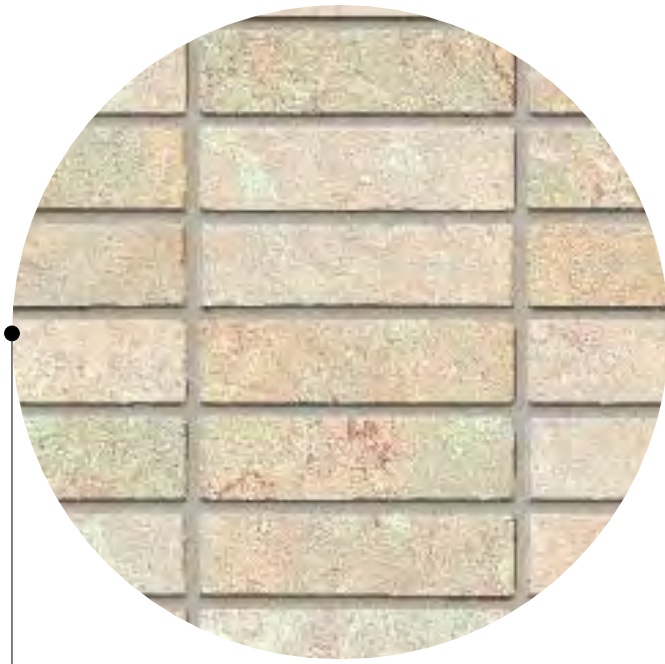
PROJECT]

[SCALE]

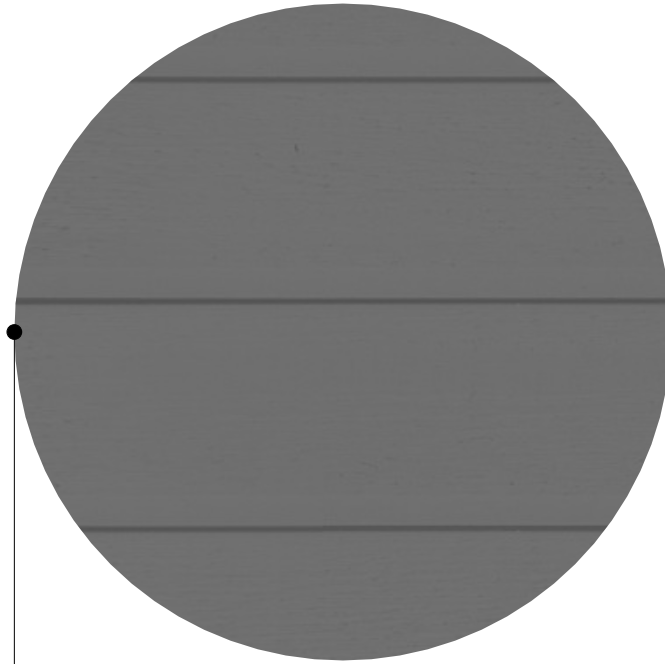
Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

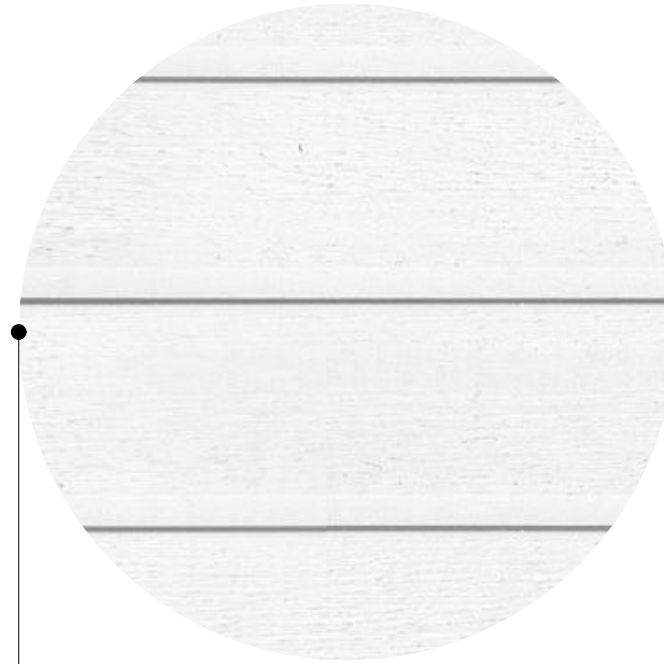
DRAWING]



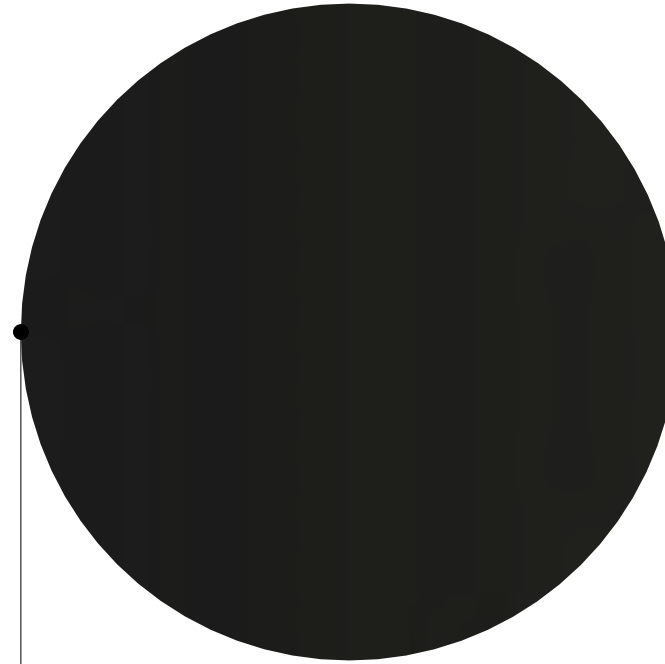
1.1 THIN BRICK CLADDING
STACKED
colour: GREY / BROWN BLEND



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



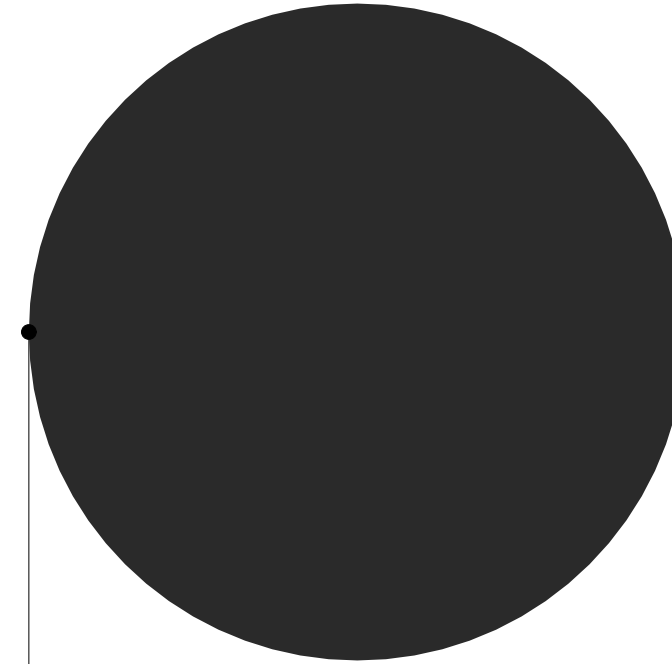
1.3 JAMES HARDIE - ARTISIAN V
GROOVE SIDING - HORIZONTAL
colour: WHITE



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



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.

Material and Colour Legend

Colour		Product / Material	Reference Number to Match	Location
1.0 C L A D D I N G				
1.1	Light Grey/ Brown Blend	Thin brick	TBC	Feature Wall Elements
1.2	Dark Grey	James Hardie - Artisan V Groove siding	TBC	Exterior Walls
1.3	White	James Hardie - Artisan V Groove siding	TBC	Exterior Walls
1.4	Dark Grey	Cementitious Panel Board W/ Reveal	TBC	Exterior Walls
1.5	Woodtone	LUX - 6" Profile	Coastal Sand	Feature Wall Elements
1.6	Charcoal Grey	Prefinished Metal Panels	Cascadia - Charcoal Grey	Feature Wall Elements
1.7	Charcoal	Board & Batten metal siding	Westform Metals	Exterior Walls
2.0 S O F F I T / F A S C I A				
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black	Fascias
2.2	Woodtone	LUX - 6" Profile	Coastal Sand	Soffits
3.0 F L A S H I N G S				
3.1	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 G U A R D S / R A I L I N G S / P R I V A C Y S C R E E N S				
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 R O O F S / D E C K S				
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 W I N D O W S				
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black	Residential
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black	Commercial
7.0 D O O R S				
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 M I S C E L L A N E O U S				
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



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

**MATERIAL
BOARD**

[PROJECT]

22600

[SCALE]

Thursday, November 7, 2024

COORDINATION

[DRAWING]

A-4.005

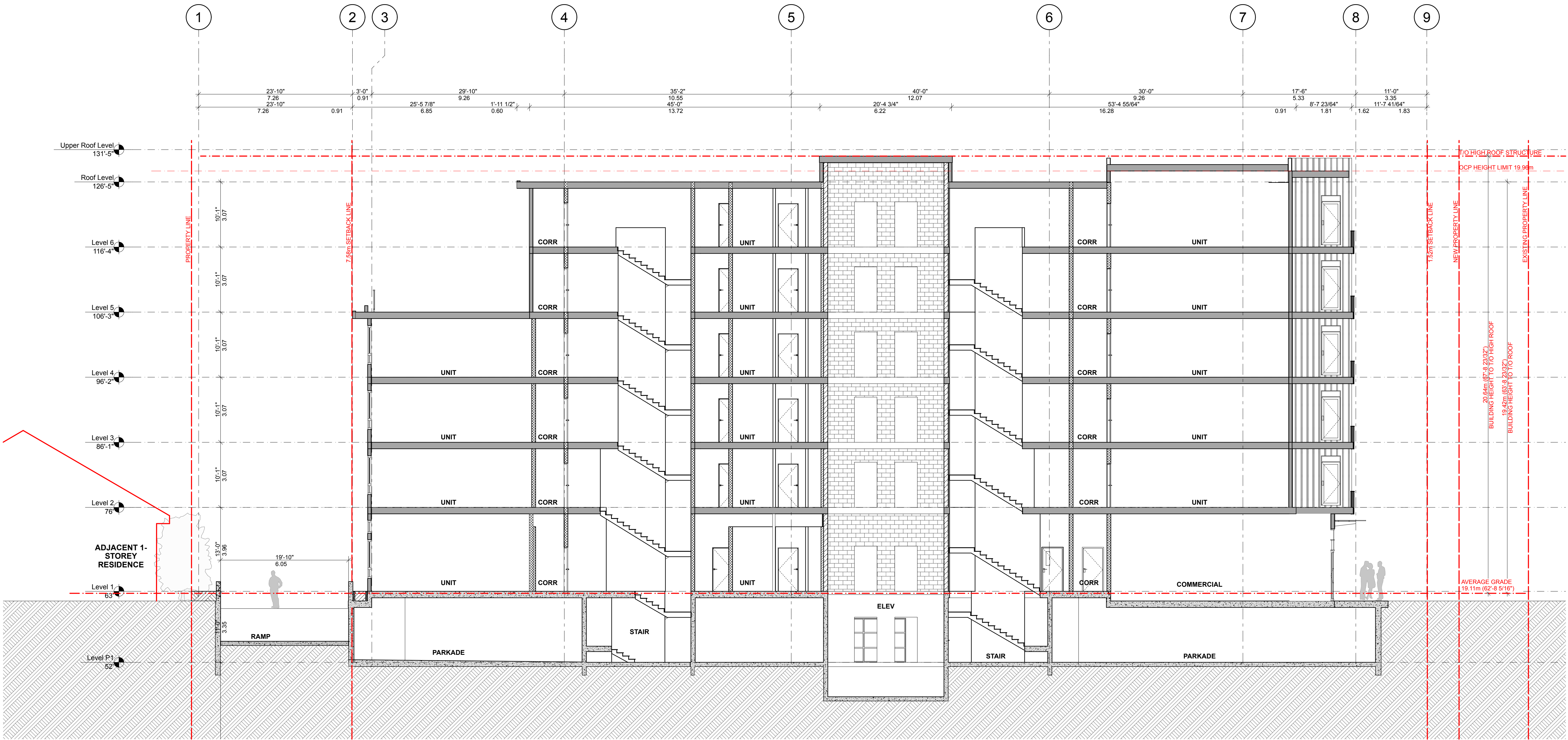


Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.



[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

**NORTH-SOUTH
BUILDING
SECTION**

22600 [PROJECT]

1:100 [SCALE]

Thursday, November 7, 2024 [DATE]

COORDINATION [ISSUE]

[DRAWING]

A-5.001



2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

(PROJECT TEAM)

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

(TITLE)

EAST-WEST BUILDING SECTION

2600 [PROJECT]

:100 [SCALE]

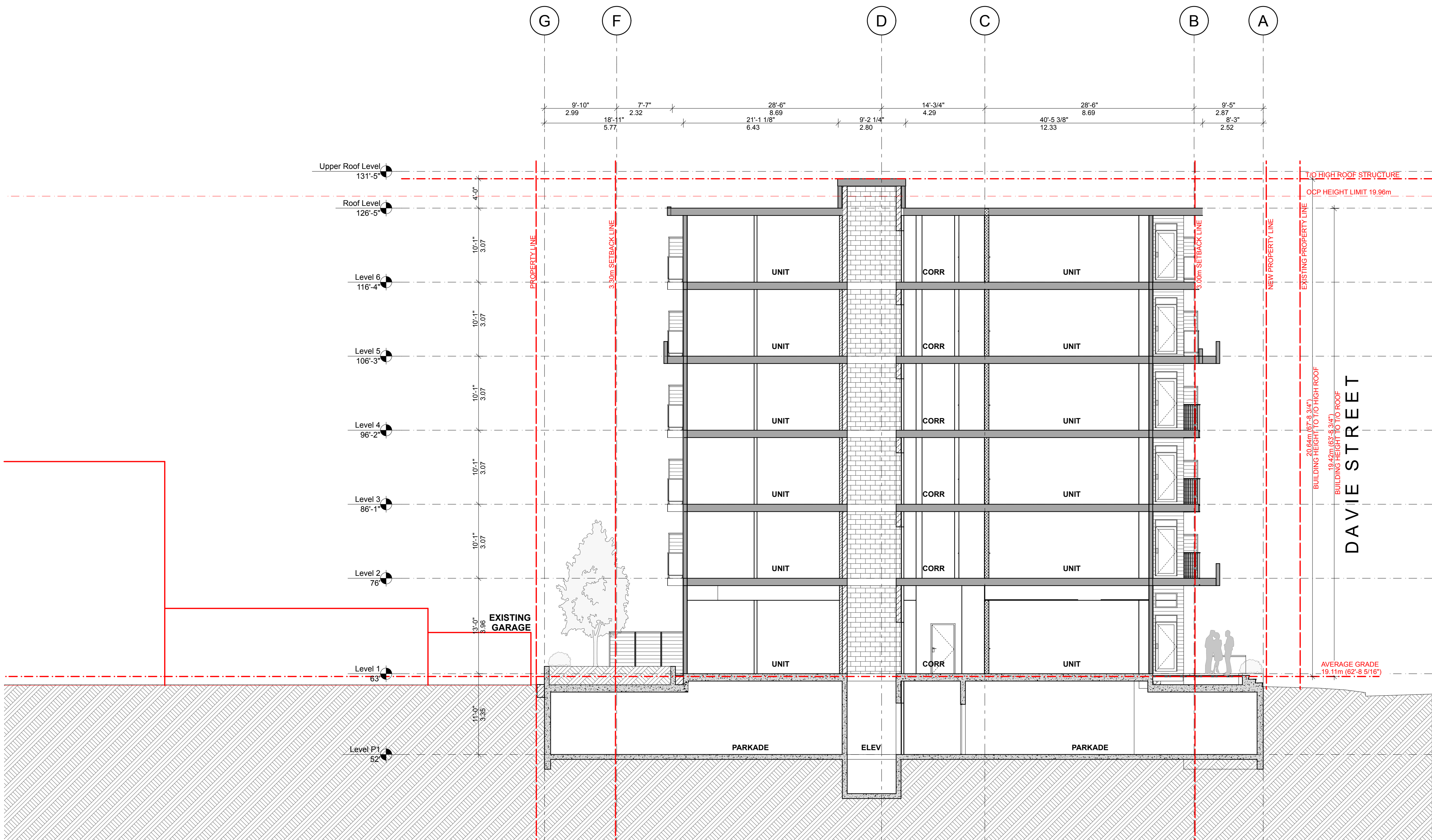
Thursday, November 7, 2024 [DATE]

COORDINATION (ISSUE)

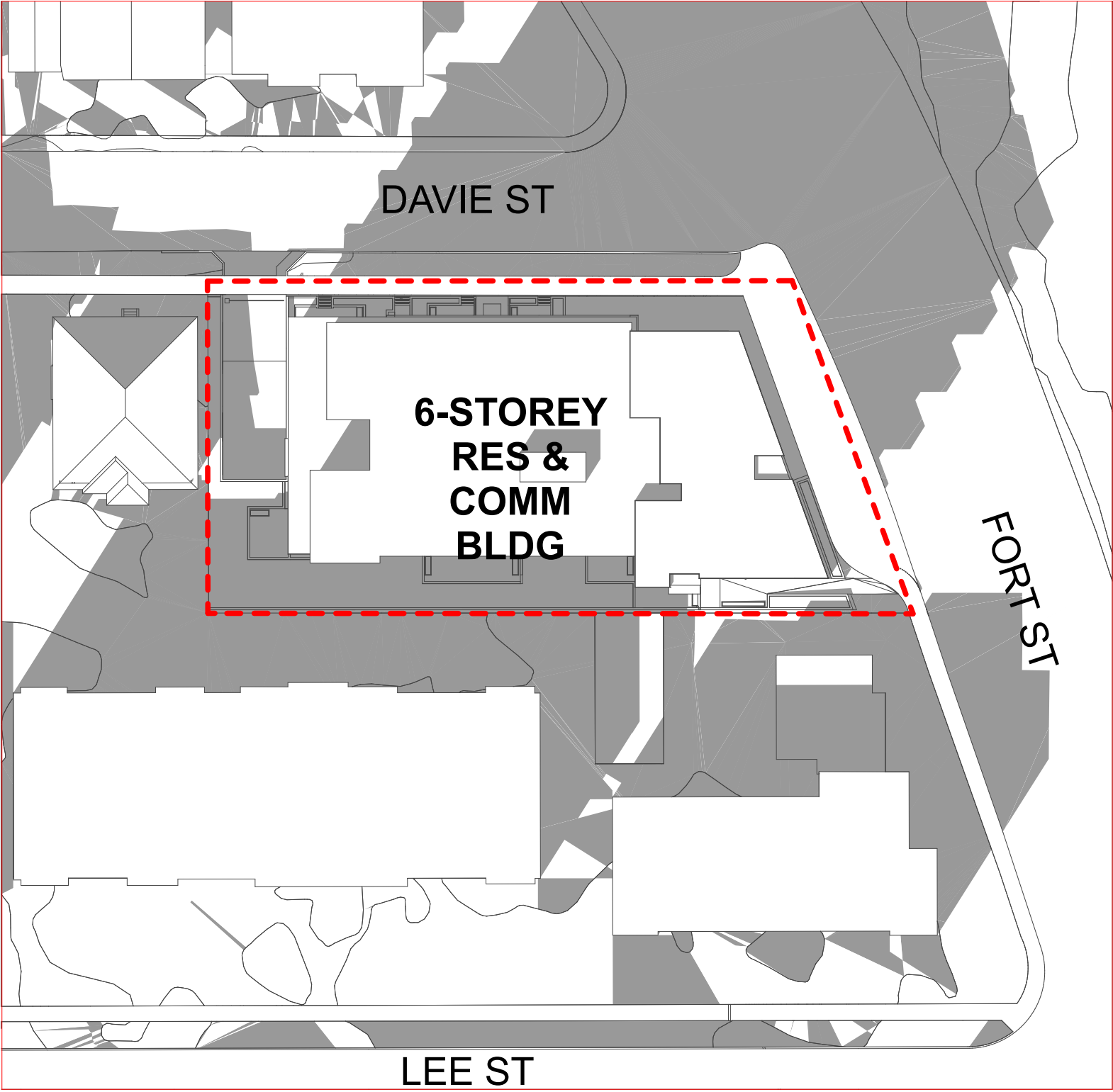
[DRAWING]

A 5 002

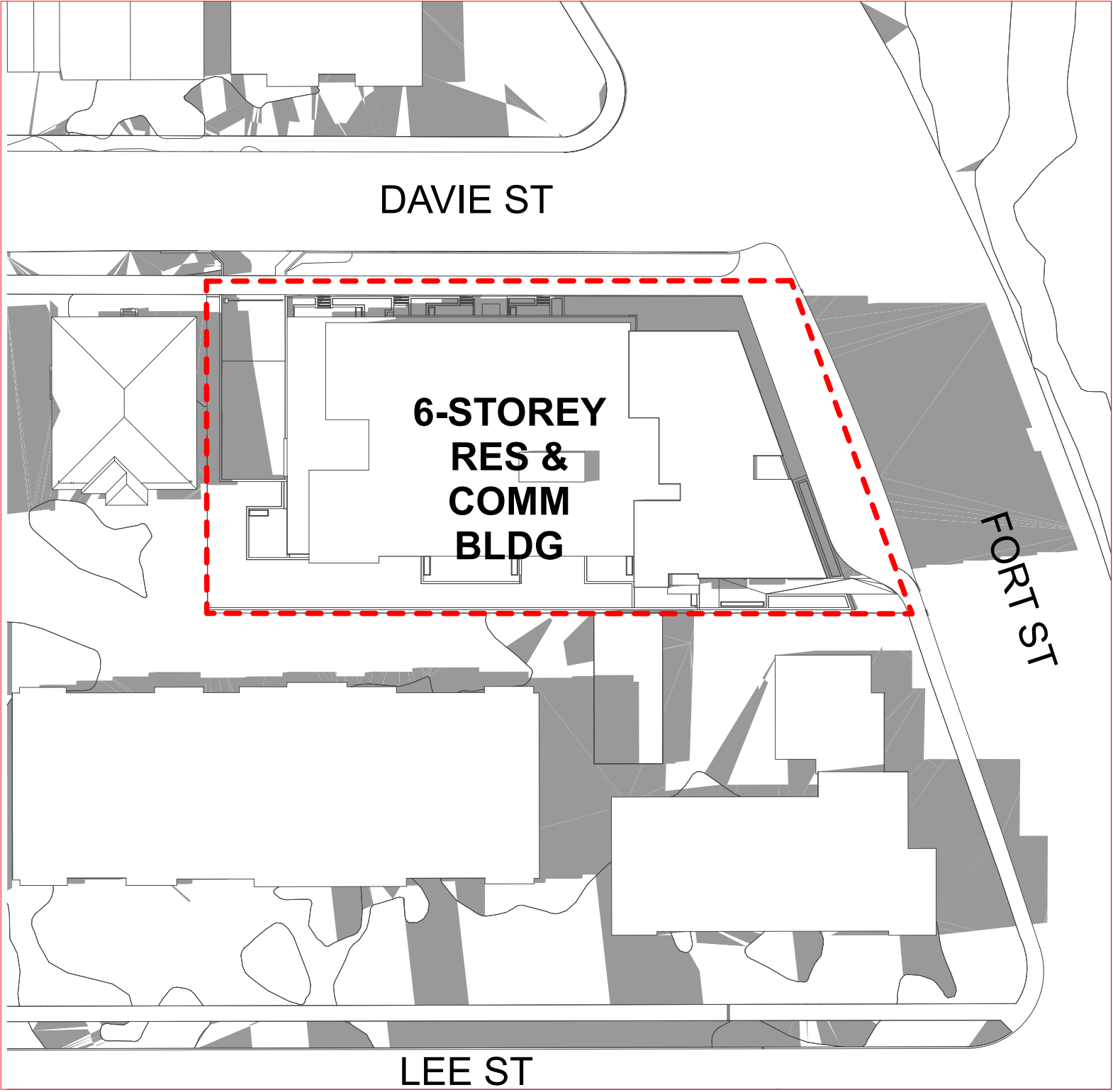
A-5.002



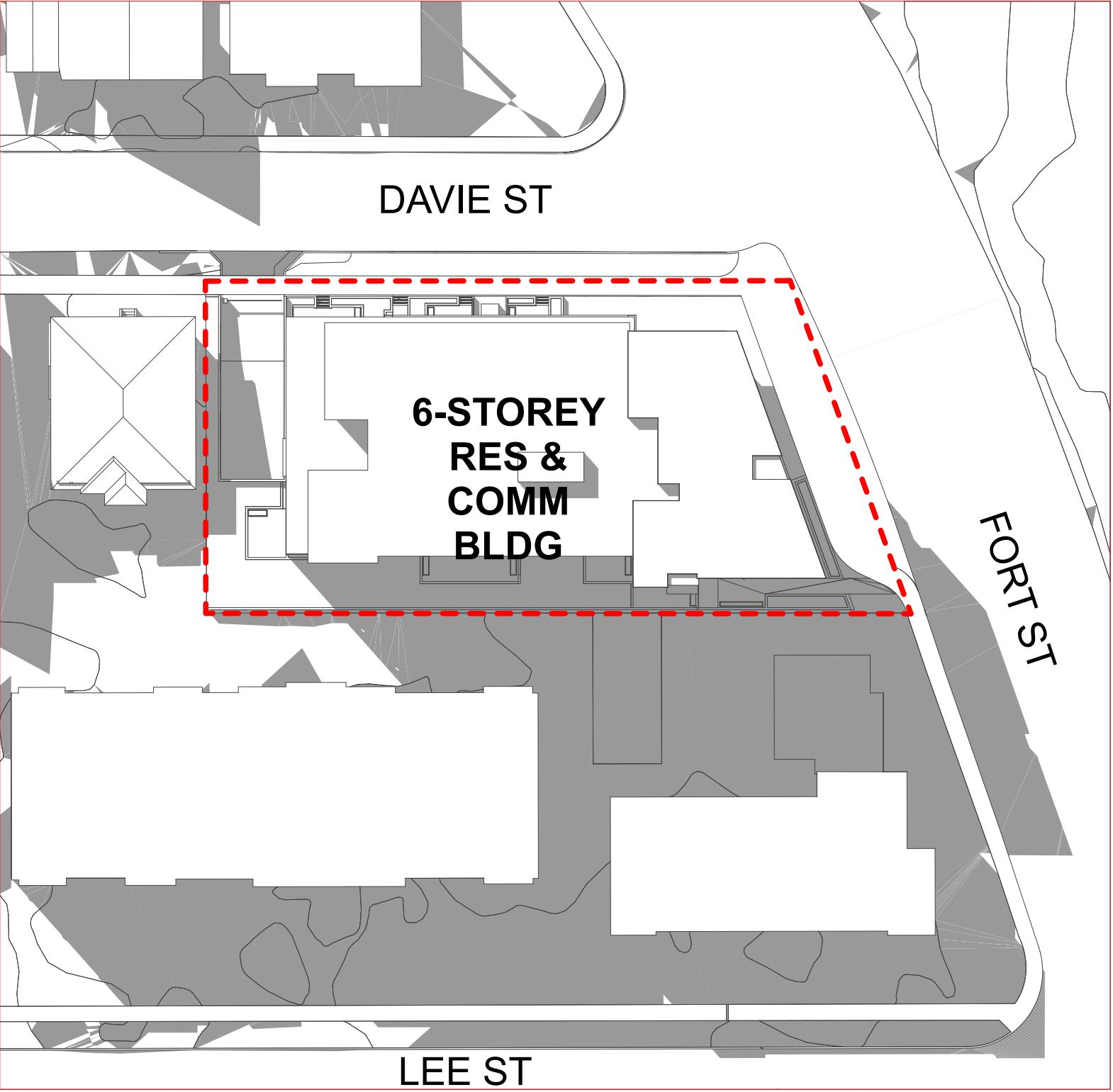
SPRING EQUINOX
MARCH 21



9 AM

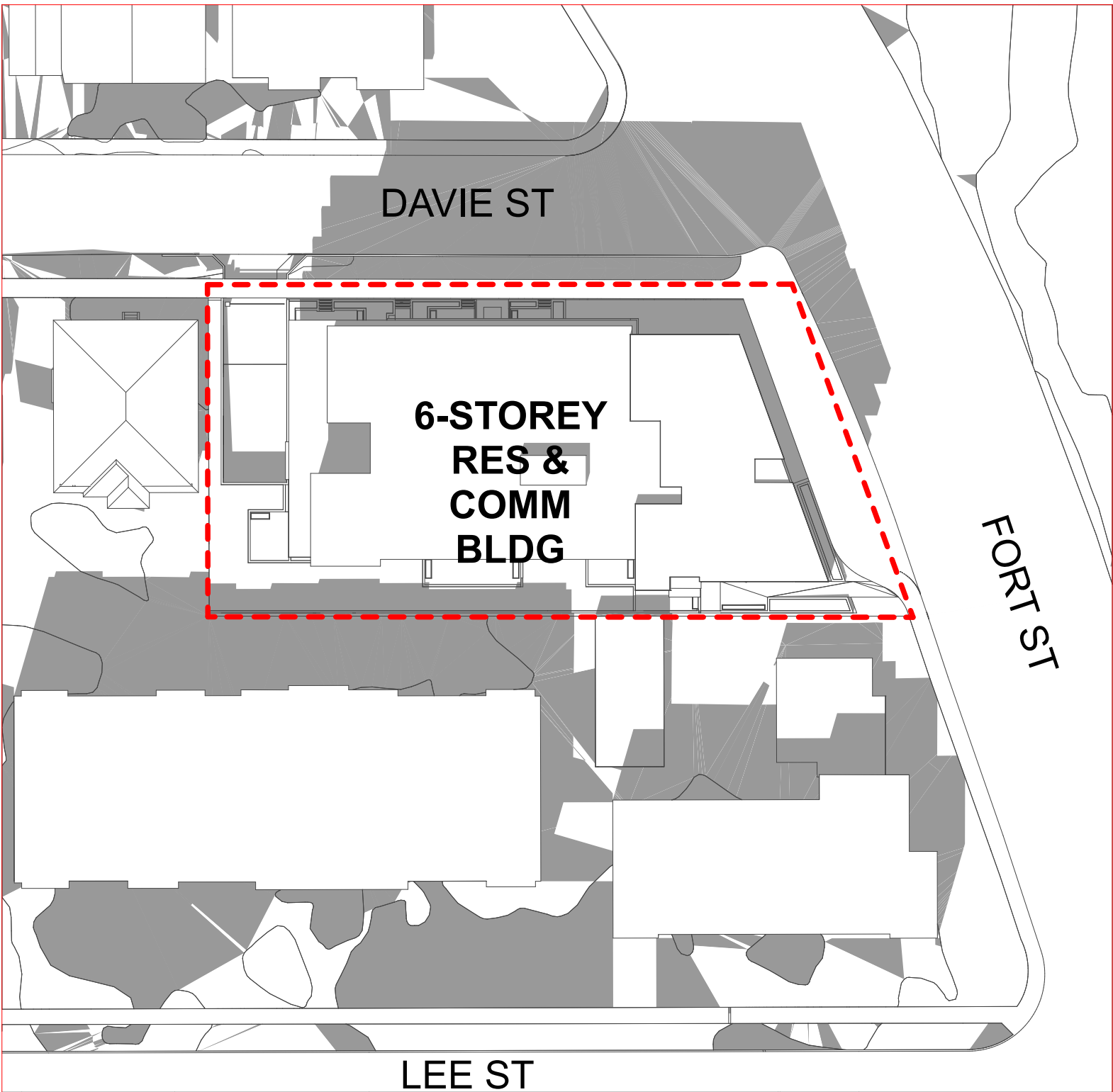


12 PM

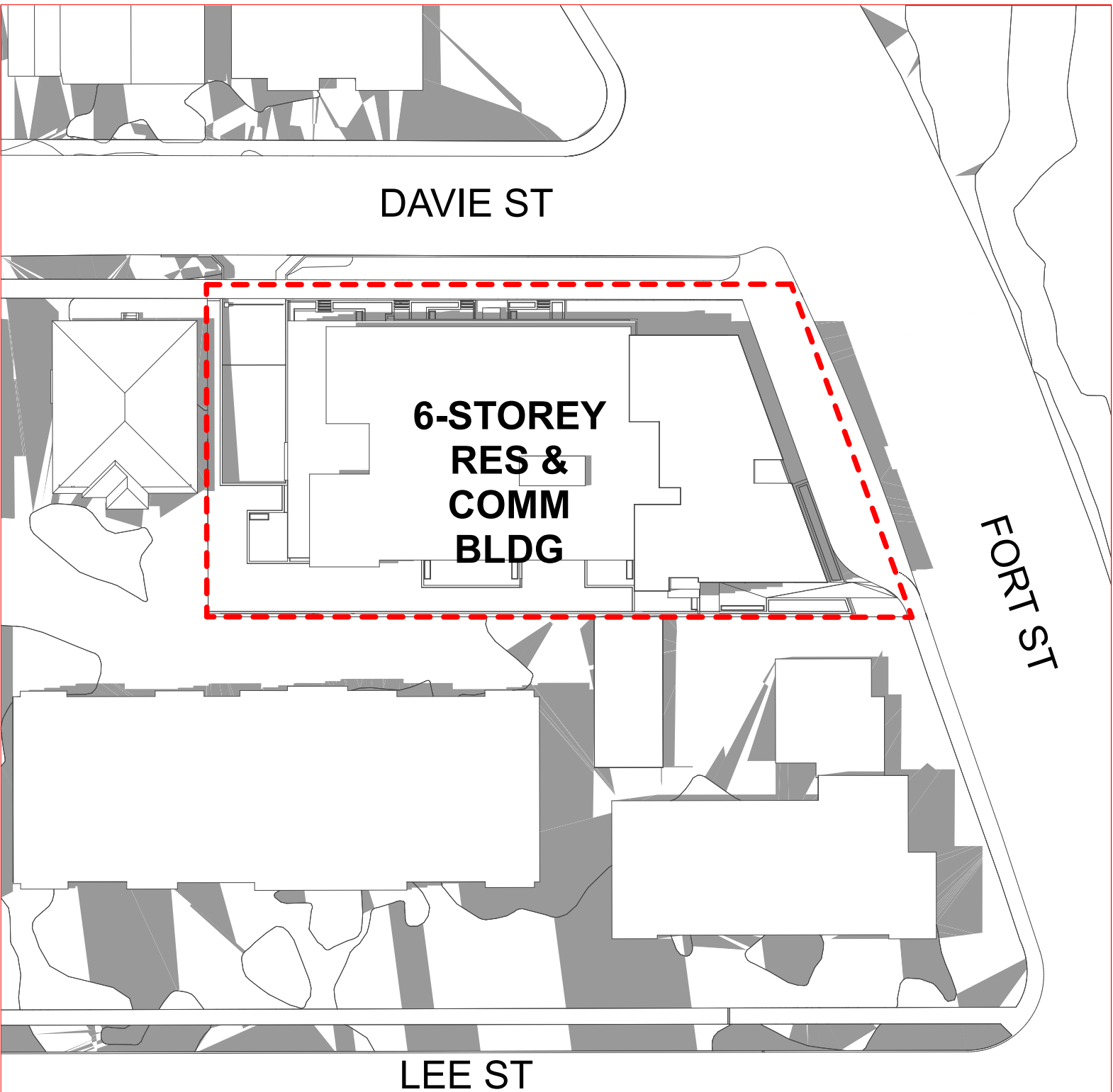


3 PM

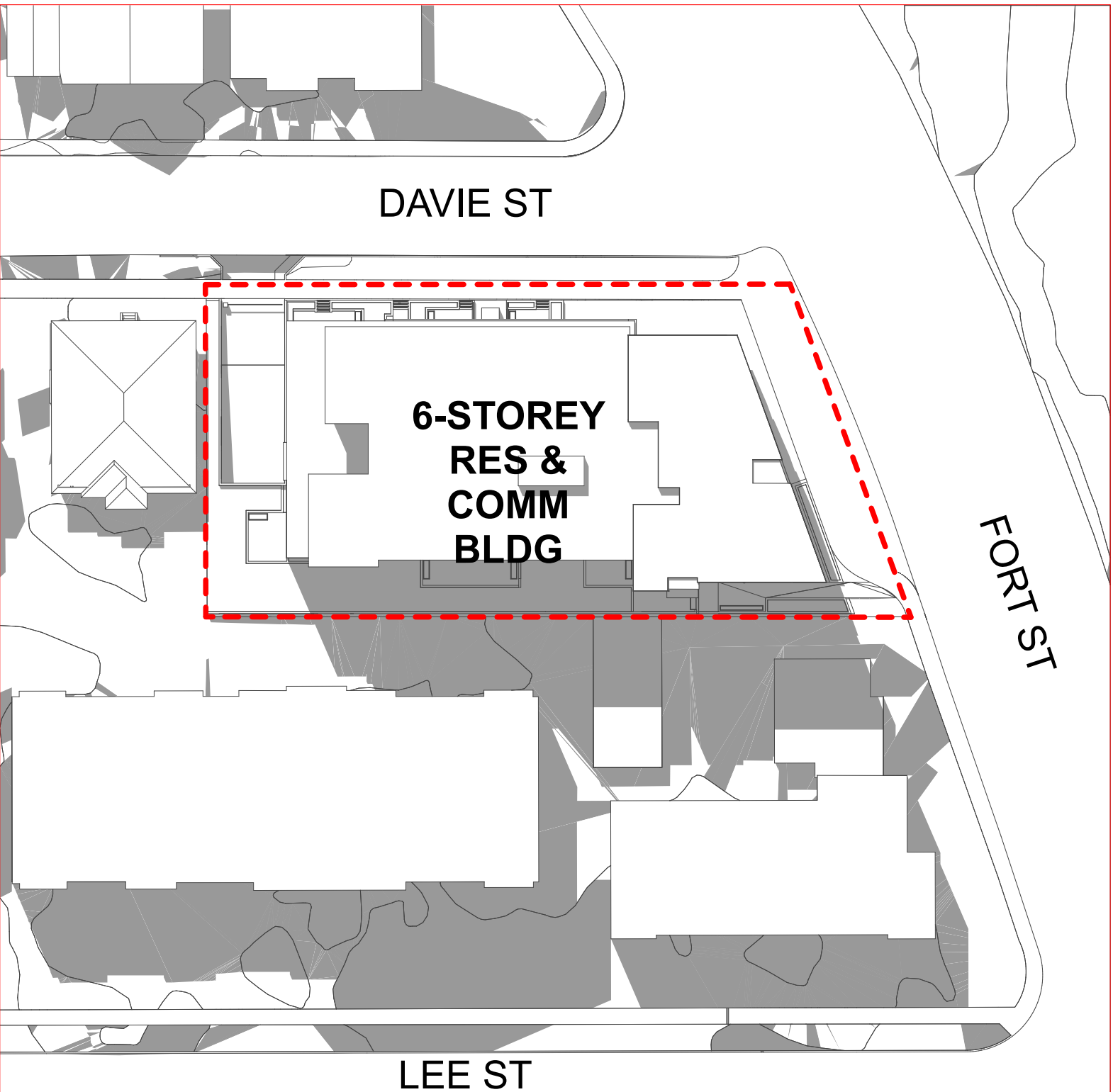
SUMMER SOLSTICE
JUNE 21



9 AM



12 PM

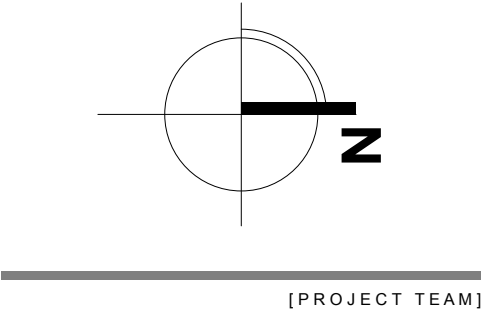


3 PM



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220
COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.



[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

SHADOW STUDY

[PROJECT]

22600

[SCALE]

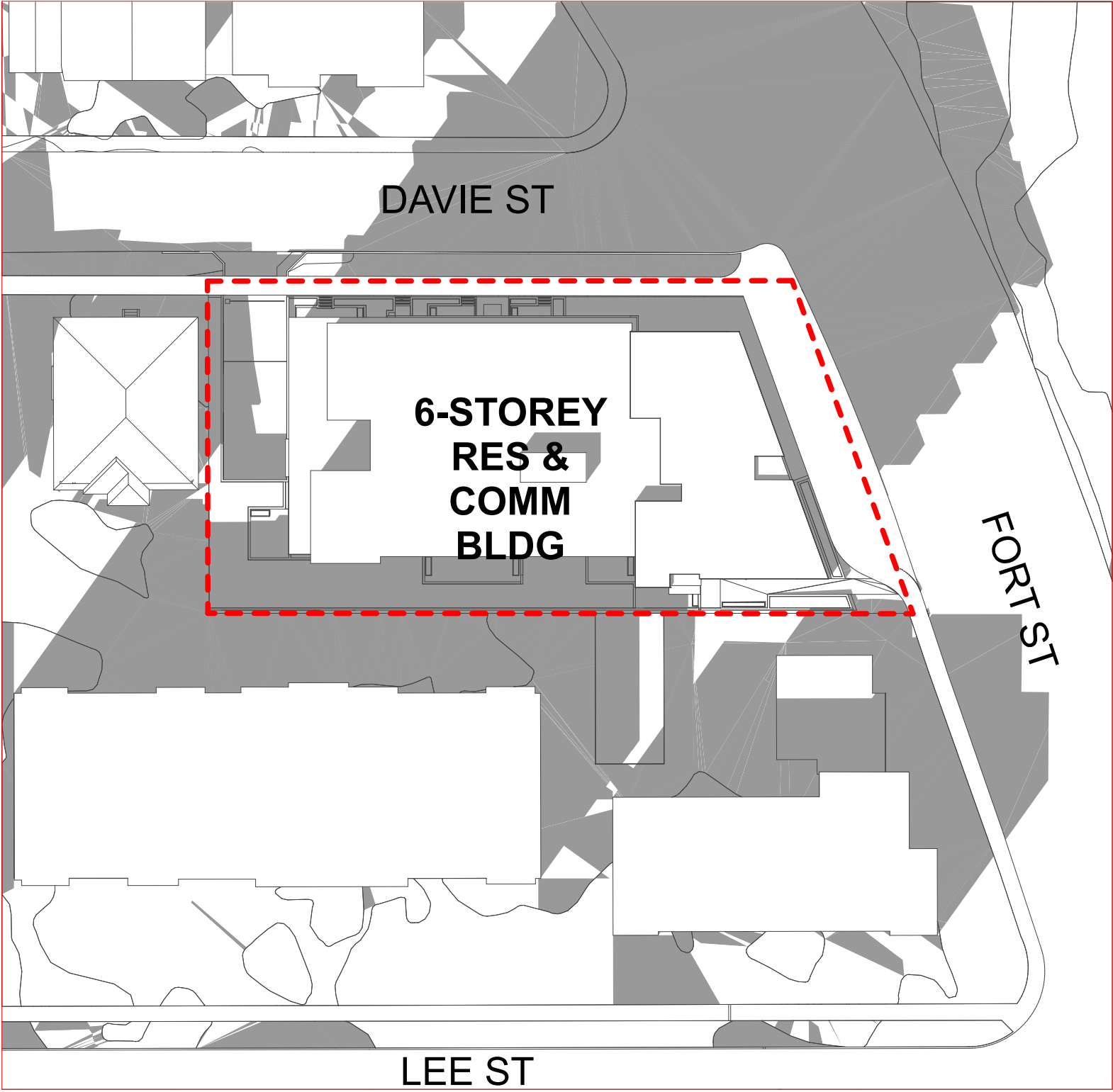
Thursday, November 7, 2024

COORDINATION

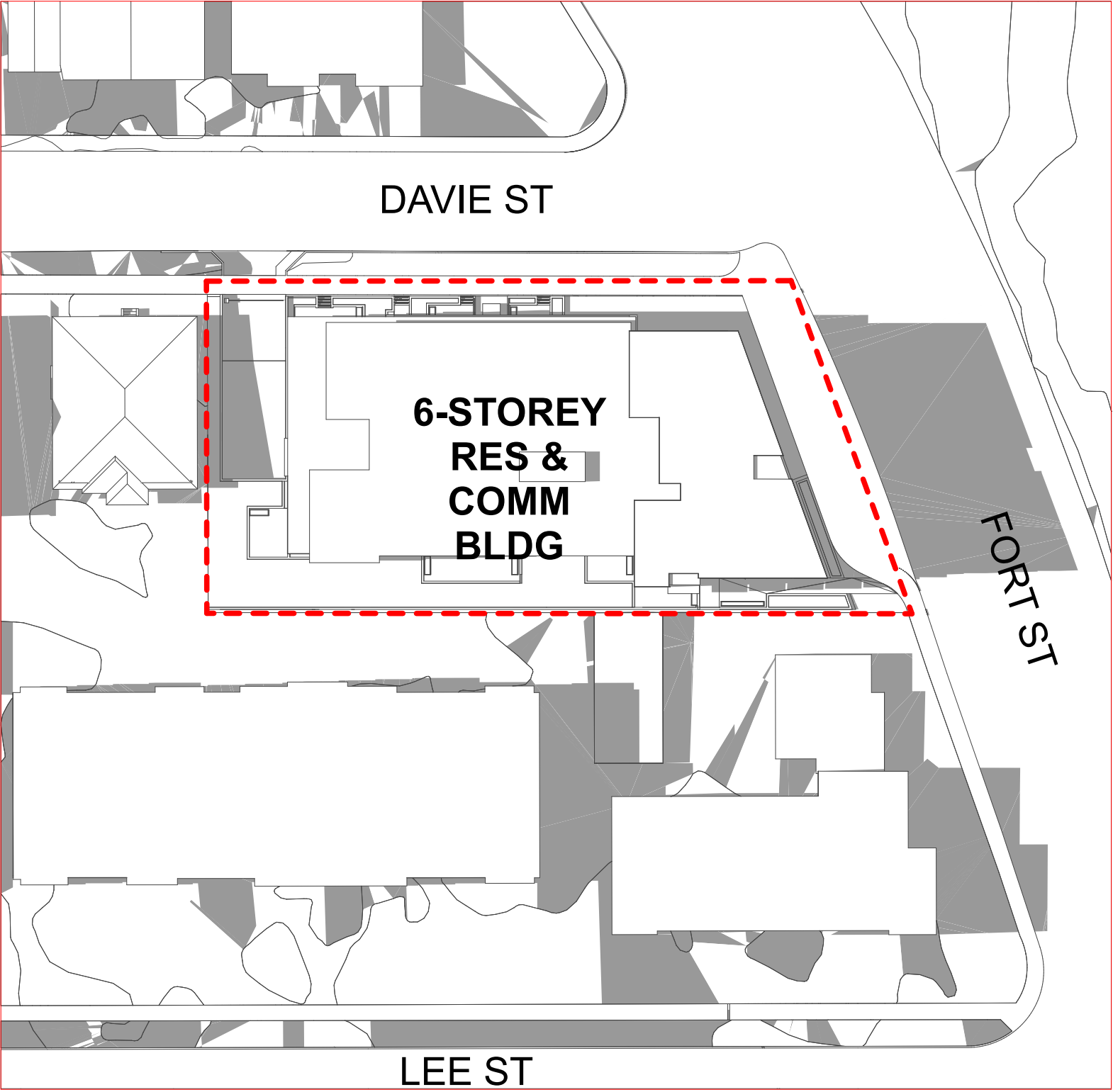
[DRAWING]

A-8.001

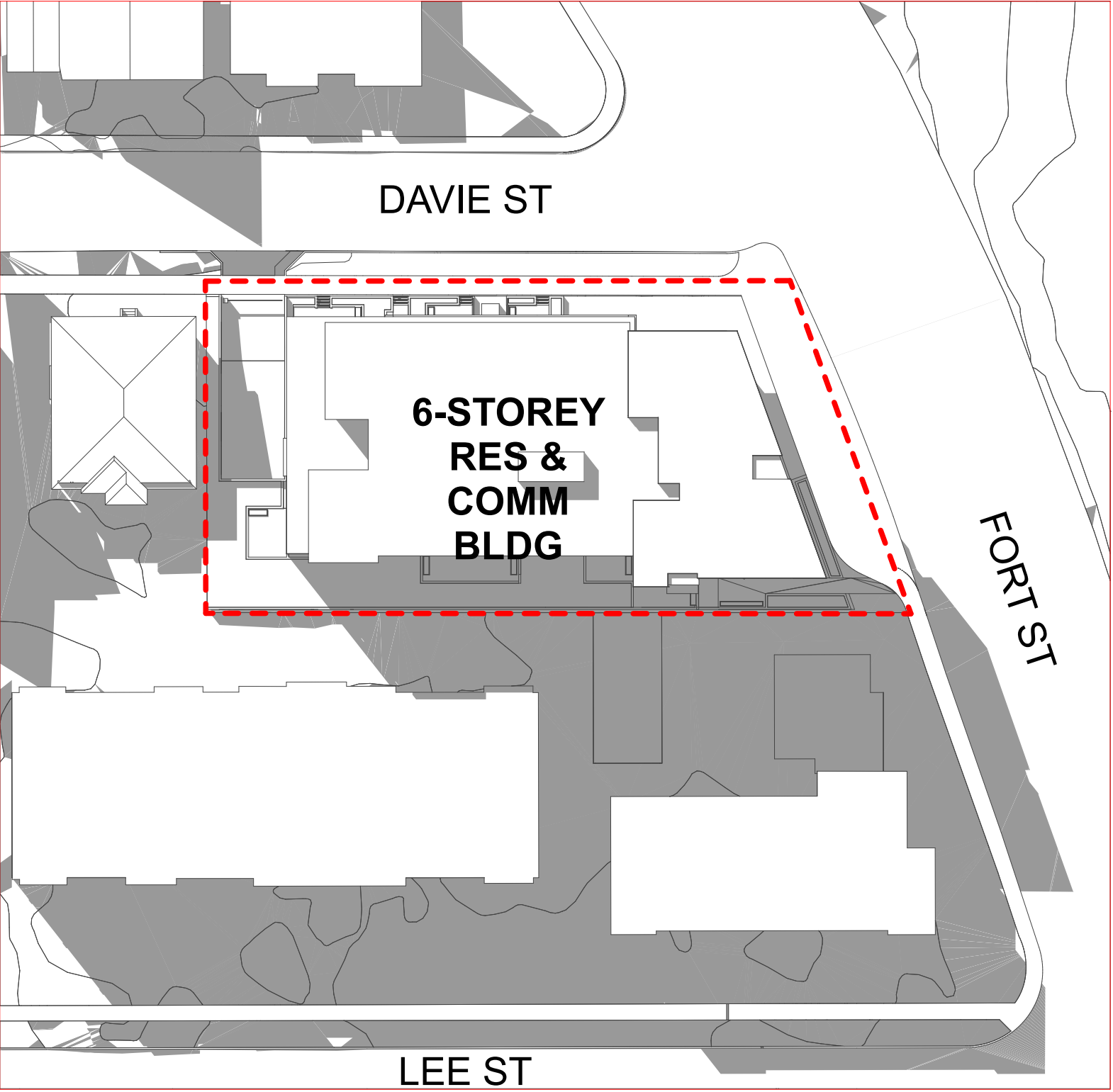
FALL EQUINOX
SEPTEMBER 21



9 AM



12 PM

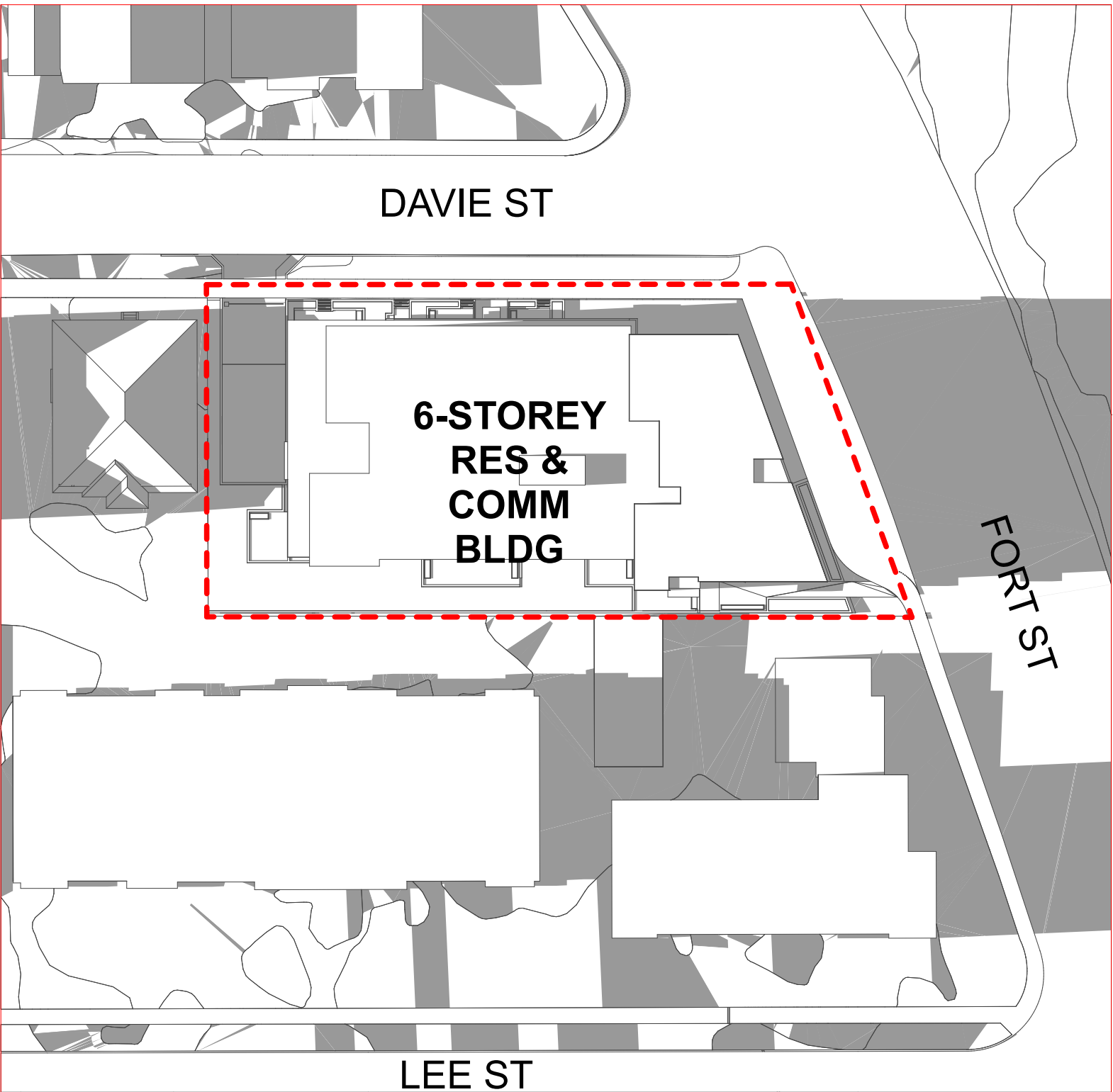


3 PM

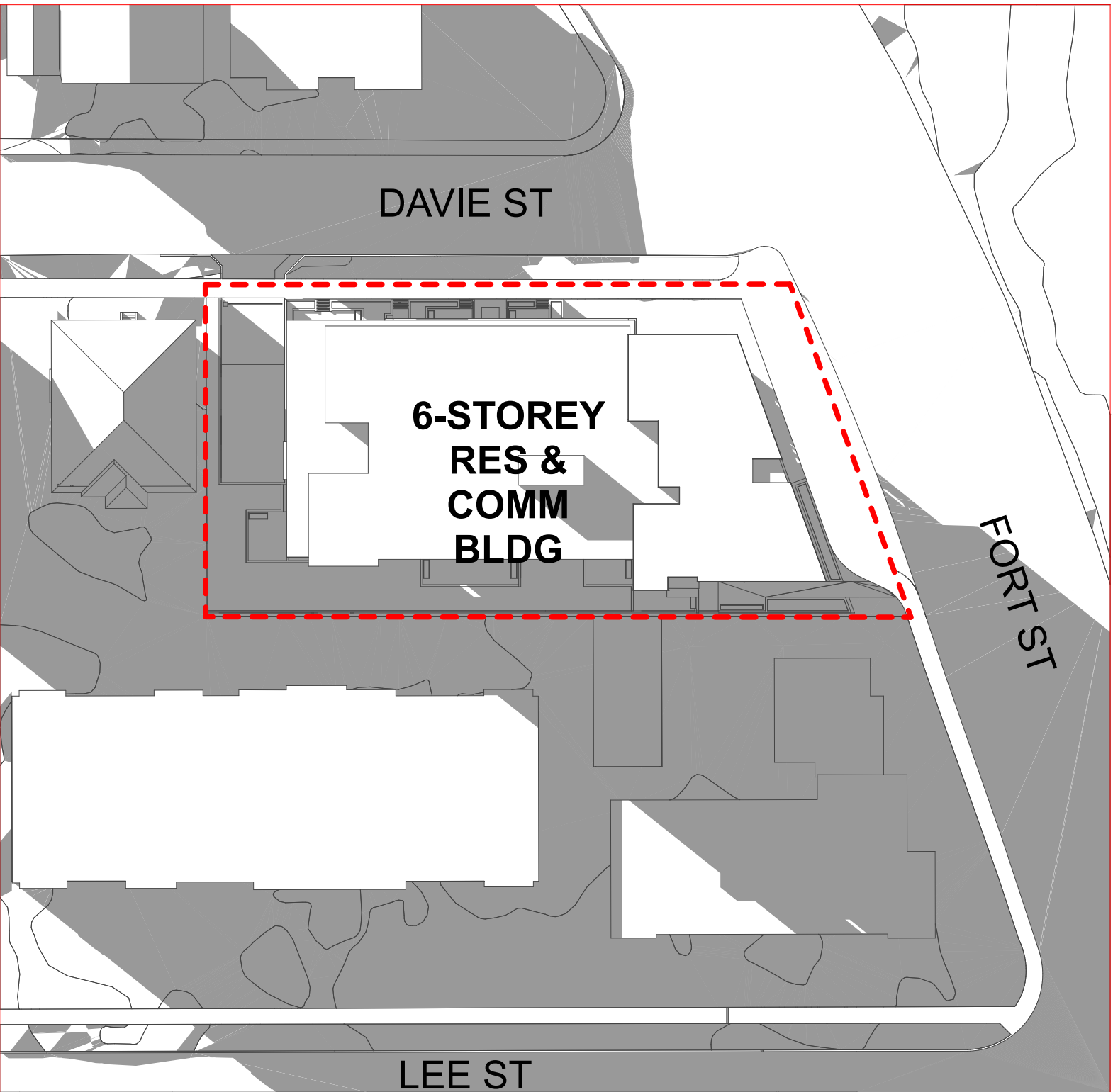
WINTER SOLSTICE
DECEMBER 21



9 AM



12 PM



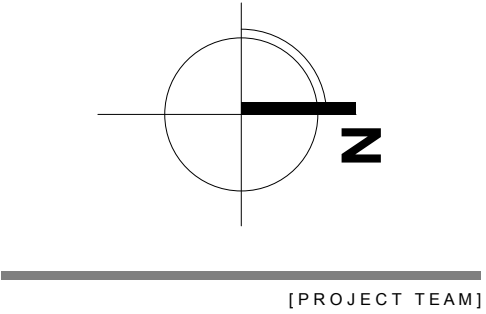
3 PM



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS
AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY
OF INTEGRARCHITECTURE INC. AND CANNOT BE
USED WITHOUT THE ARCHITECT'S CONSENT.



[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

SHADOW STUDY

[PROJECT]

22600

[SCALE]

Thursday, November 7, 2024

COORDINATION

[DRAWING]

A-8.002

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

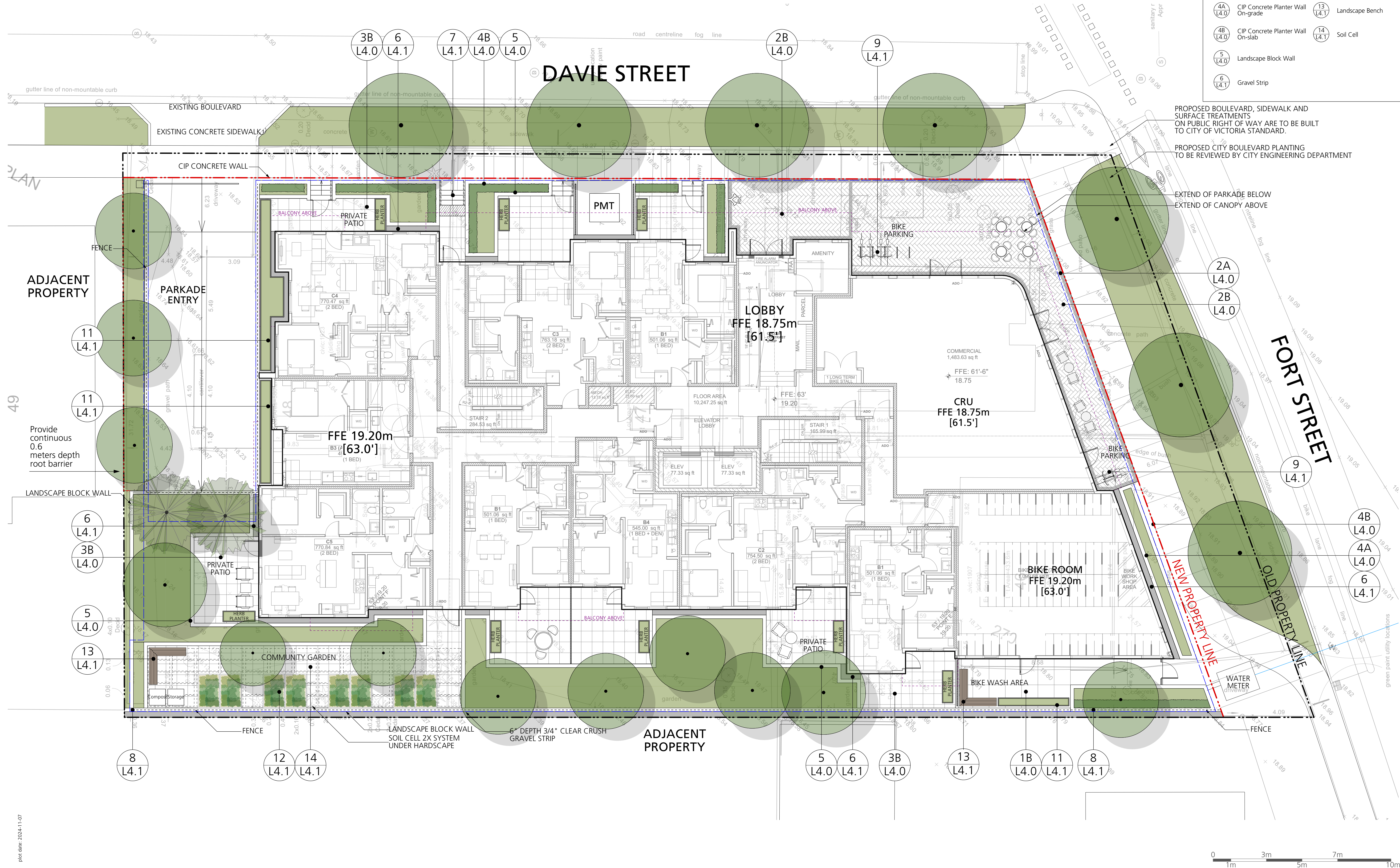
Legend:

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

Grading Notes:

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

Legend:



PROPOSED BOULEVARD, SIDEWALK AND SURFACE TREATMENTS ON PUBLIC RIGHT OF WAY ARE TO BE BUILT TO CITY OF VICTORIA STANDARD.

PROPOSED CITY BOULEVARD PLANTING TO BE REVIEWED BY CITY ENGINEERING DEPARTMENT

EXTEND OF PARKADE BELOW
EXTEND OF CANOPY ABOVE

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:



Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Key Plan
Level 1

Project North:

Drawn By: MH

Checked By: MP

Scale:

Job No.: 22-082

Sheet No.:



Legend:			
1A L4.0	CIP Concrete Paving On-grade	7 L4.1	Typical Stairs
1B L4.0	CIP Concrete Paving On-slab	8 L4.1	Metal Picket Fence
2A L4.0	Unit Paving On-grade	9 L4.1	Bike Rack
2B L4.0	Unit Paving On-slab	10 L4.1	Lounge Chair
3A L4.0	Hydrapressed Slab On-grade	11 L4.1	Custom Metal Planter
3B L4.0	Hydrapressed Slab On-slab	12 L4.1	Garden Plot
4A L4.0	CIP Concrete Planter Wall On-grade	13 L4.1	Landscape Bench
4B L4.0	CIP Concrete Planter Wall On-slab	14 L4.1	Soil Cell
5 L4.0	Landscape Block Wall		
6 L4.1	Gravel Strip		

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

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.



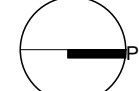
Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

**Landscape Key Plan
Level 5**

Project North:  Drawn By: **MH**

Checked By: **MP**

Scale: **1:100** Job No.: **22-082**

Sheet No.:

Issues	No.	Description	Date
	1	Issued for CALUC	2022/10/14
	2	Issued for Development Permit	2023/07/10
	3	Re-issued for Development Permit	2023/12/22
	4	Re-issued for Development Permit	2024/02/16
	5	Re-issued for Development Permit	2024/04/30
	6	Re-issued for Development Permit	2024/07/12
	7	Re-issued for Development Permit	2024/11/07

GENERAL NOTES FOR OFF SITE:

- Proposed street tree locations, species selection and number of trees is subject to approval by the city of Victoria Parks Division. Proposed street tree locations must be indicated and shall respect the minimum offsets from infrastructure outlined in Victoria Subdivision and Development Servicing Bylaw, Schedule C. Trees planted 1.0m or less from curbs or sidewalks are to have root barriers to protect civil infrastructure.
- 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:

- Inspection of soil and planting area prior to planting.
- Inspection of tree stock prior to planting.
- 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.

- 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:

- Inspection of excavated and scarified subgrade prior to backfill.
- Inspection of installed, rolled, and prepared growing media prior to sodding.
- Inspection when the installed turfgrass meets the conditions for total performance as required in the Current Edition of the Canadian Landscape Standard.

OFFSITE IRRIGATION LEGEND

- All irrigation work, including required inspections, shall follow the Supplementary Specifications for Street Trees and Irrigation, within the Victoria Subdivision and Development Servicing Bylaw 12-042, Schedule C, and comply with the Irrigation Industry Association of BC standards.
- Irrigation design shall be submitted for review and approval to City of Victoria Parks no less than 30 days prior to scheduled installation.
- 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.
- Irrigation system, controller, coverage test, backflow preventer assembly test report required, backflow assembly (incl. inspection tag and testing report).

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

Street Trees Soil Volume Table

	Qty. of Street Trees	1m Deep Soil Trench @ Boulevard (x 1)	0.75m Deep Struc. Soil under Sidewalk (x 0.2)	Total Provided Soil Volume	Soil Volume per Street Tree
Davie St.	4	91.8 m ³	12.3 m ³	104.1 m ³	26 m ³
Fort St.	3	111.3 m ³	N/A	111.3 m ³	37.1 m ³

Offsite Legend:

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



COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:



Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Offsite Landscape Plan

Project North:

Drawn By:

MH

Checked By:

MP

Scale:

Job No.:

1:100 22-082

Sheet No.:

L1.3

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

Ex. to Retain

Existing tree to be retained

Ex. to Remove

Existing tree to be removed

 Tree protection fencing

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.

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:



Project Title:

FORT & DAVIE APARTMENTS

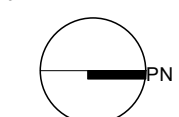
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Tree Management Plan

Project North:

Drawn By:



PN Checked B

Scale:

Job No.:

1:100

Sheet No.:

1.4

LIGHTING LEGEND

 Recessed Wall Light

 Building Light
(by Architecture)

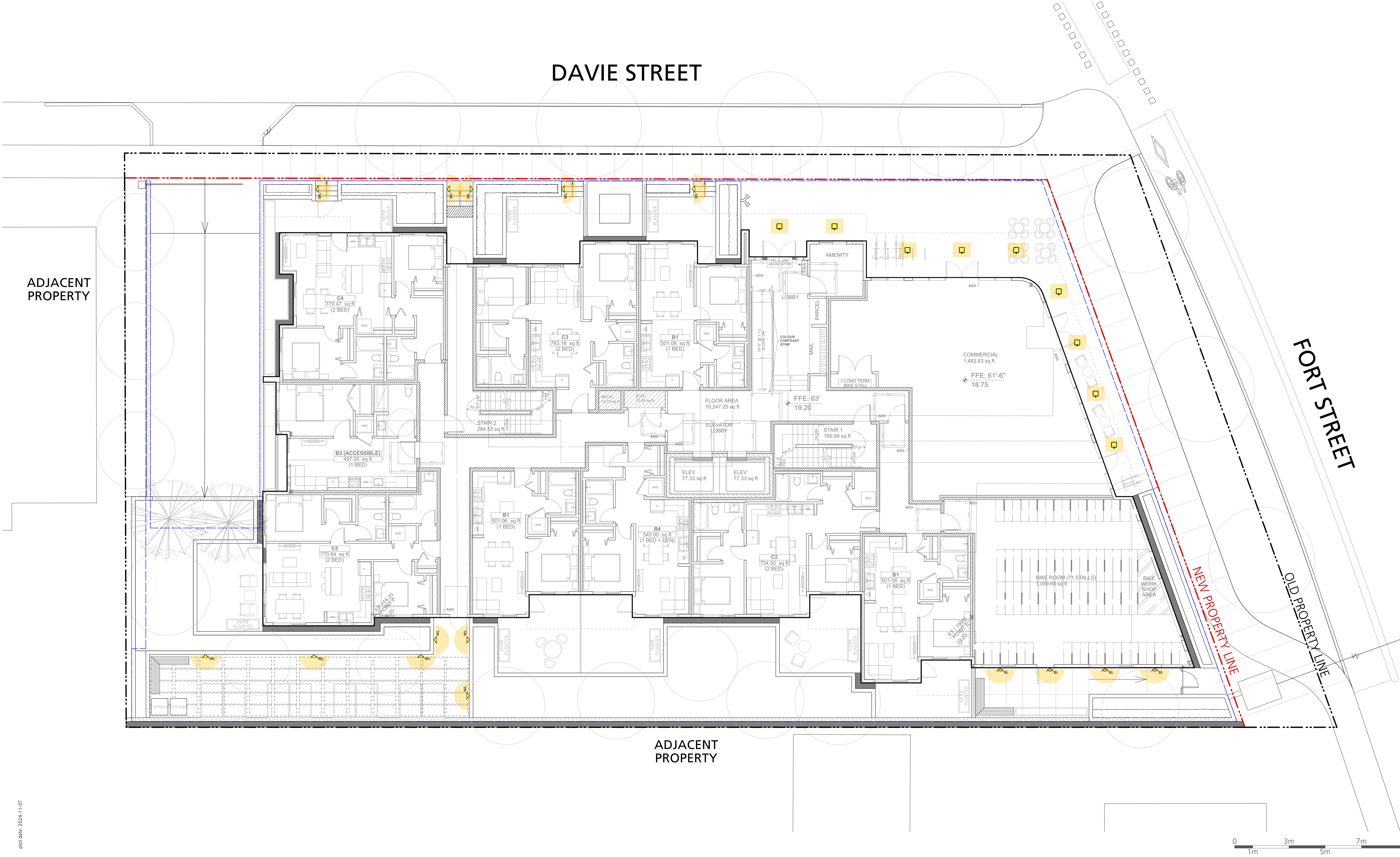
 Proposed Soffit Lighting
(by Architecture)

 Receptacles

Notes:

- Read this plan in conjunction with
Electrical and Architectural drawings

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



COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:



Project Title:

FORT & DAVIE APARTMENTS

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

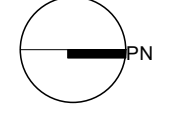
Drawing Title:

**Landscape Lighting Plan
Level 1**

Project North:

Drawn By:

Checked By:



MH

MP

Scale:

Job No.:

1:100

22-082

Sheet No.:

LIGHTING LEGEND

 Recessed Wall Light

 Building Light
(by Architecture)

 Proposed Soffit Lighting
(by Architecture)

 Receptacles

Notes:

- Read this plan in conjunction with
Electrical and Architectural drawings

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

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.



Project Title:

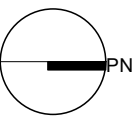
FORT & DAVIE APARTMENTS

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

Drawing Title:

**Landscape Lighting Plan
Level 5**

Project North:



Drawn By:

MH

Checked By:

MP

Scale:

1:100

Job No.:

22-082

Sheet No.:

ADJACENT
PROPERTY

DAVIE STREET

FORT STREET

ADJACENT
PROPERTY



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

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:



Project Title:

FORT & DAVIE APARTMENTS

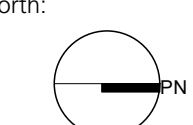
1905-1907 Fort Street &
1923-1929 Davie Street,
Victoria, BC

Drawing Title:

Grading Plan

Project North:

Drawn By:



PN _____
Checked By _____

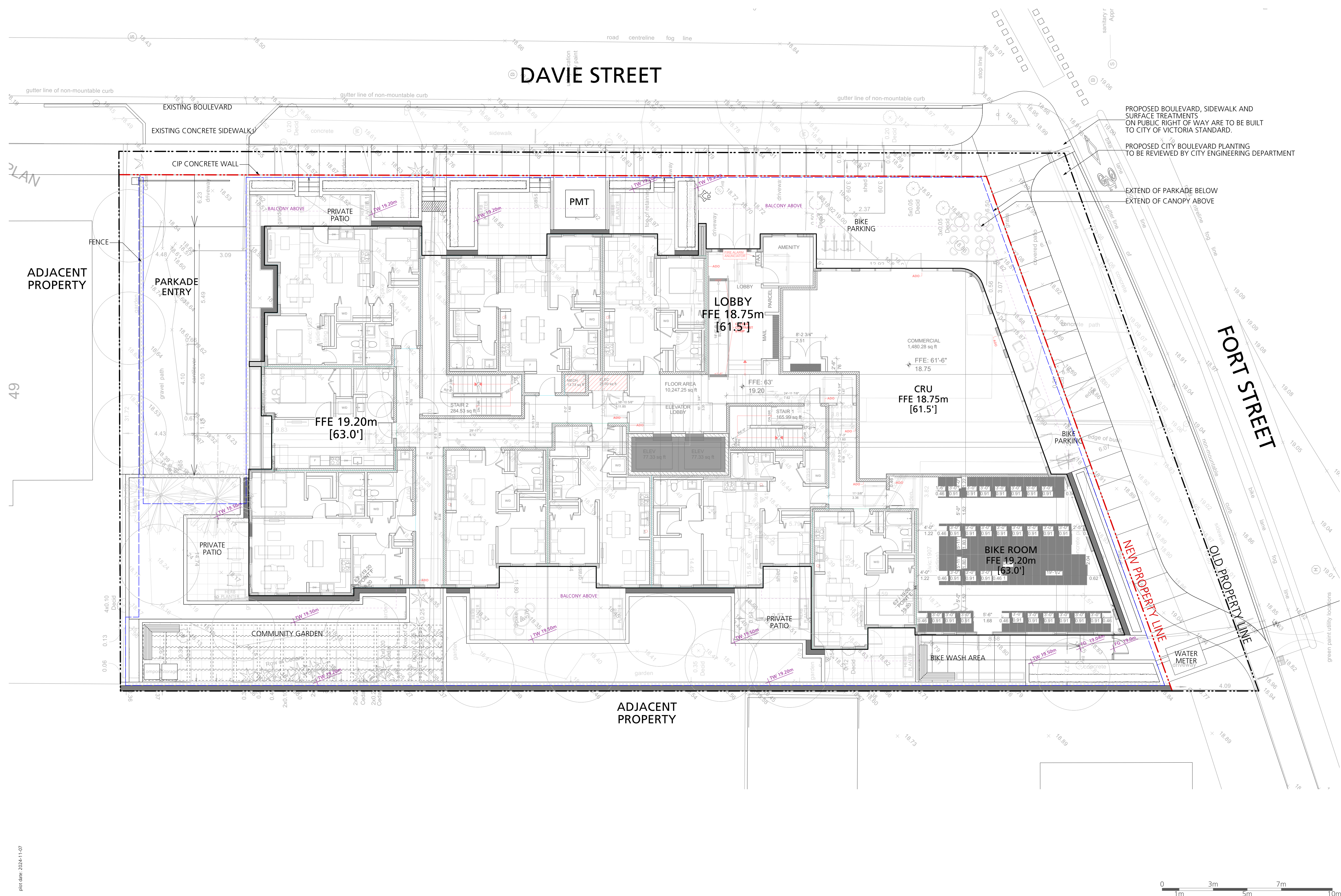
Scale:

Job No.:

1:100

Sheet No.:

L2.0

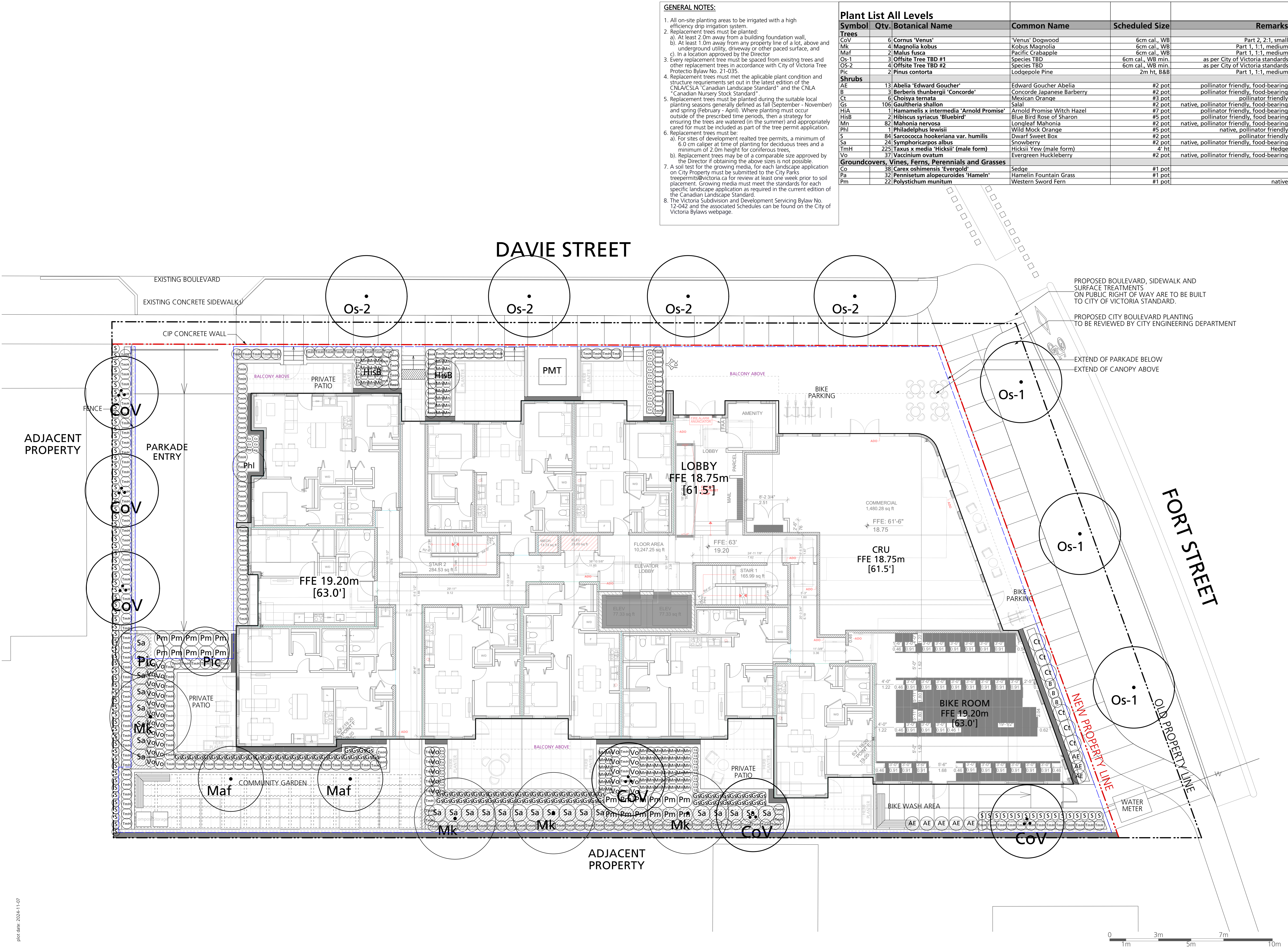


Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-Issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12
7	Re-issued for Development Permit	2024/11/07

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
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	4	Offsite Tree TBD #2	Species TBD	6cm cal., WB min.	as per City of Victoria standards
Pic	2	Pinus contorta	Lodgepole Pine	2m ht, B&B	Part 1, 1:1, medium
Shrubs					
AE	13	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	106	Gaultheria shallon	Salal	#2 pot	native, pollinator friendly, food-bearing
HIA	1	Hamelis x intermedia 'Arnold Promise'	Arnold Promise Witch Hazel	#7 pot	pollinator friendly, food-bearing
HisB	2	Hibiscus syriacus 'Bluebird'	Blue Bird Rose of Sharon	#5 pot	pollinator friendly, food-bearing
Mn	82	Mahonia nervosa	Longleaf Mahonia	#2 pot	native, pollinator friendly, food-bearing
Phi	1	Philadelphus lewisii	Wild Mock Orange	#5 pot	native, pollinator friendly
S	84	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#2 pot	pollinator friendly
Sa	24	Symphoricarpos albus	Snowberry	#2 pot	native, pollinator friendly, food-bearing
TmH	225	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4' ht	Hedge
Vo	37	Vaccinium ovatum	Evergreen Huckleberry	#2 pot	native, pollinator friendly, food-bearing
Groundcovers, Vines, Ferns, Perennials and Grasses					
Co	38	Carex oshimensis 'Evergold'	Sedge	#1 pot	
Pa	32	Pennisetum alopecuroides 'Hameln'	Hamelin Fountain Grass	#1 pot	
Pm	22	Polystichum munitum	Western Sword Fern	#1 pot	native

GENERAL NOTES:

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



COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:



Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Planting Plan
Level 1

Project North:

Drawn By:

MH

Checked By:

MP

Scale:

Job No.:

1:100 22-082

Sheet No.:

L3.0

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

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client: _____



Project Title:

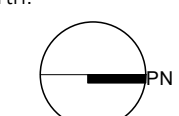
FORT & DAVIE APARTMENTS

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

Drawing Title:

Planting Plan Level 5

Project North: _____ Drawn By: _____



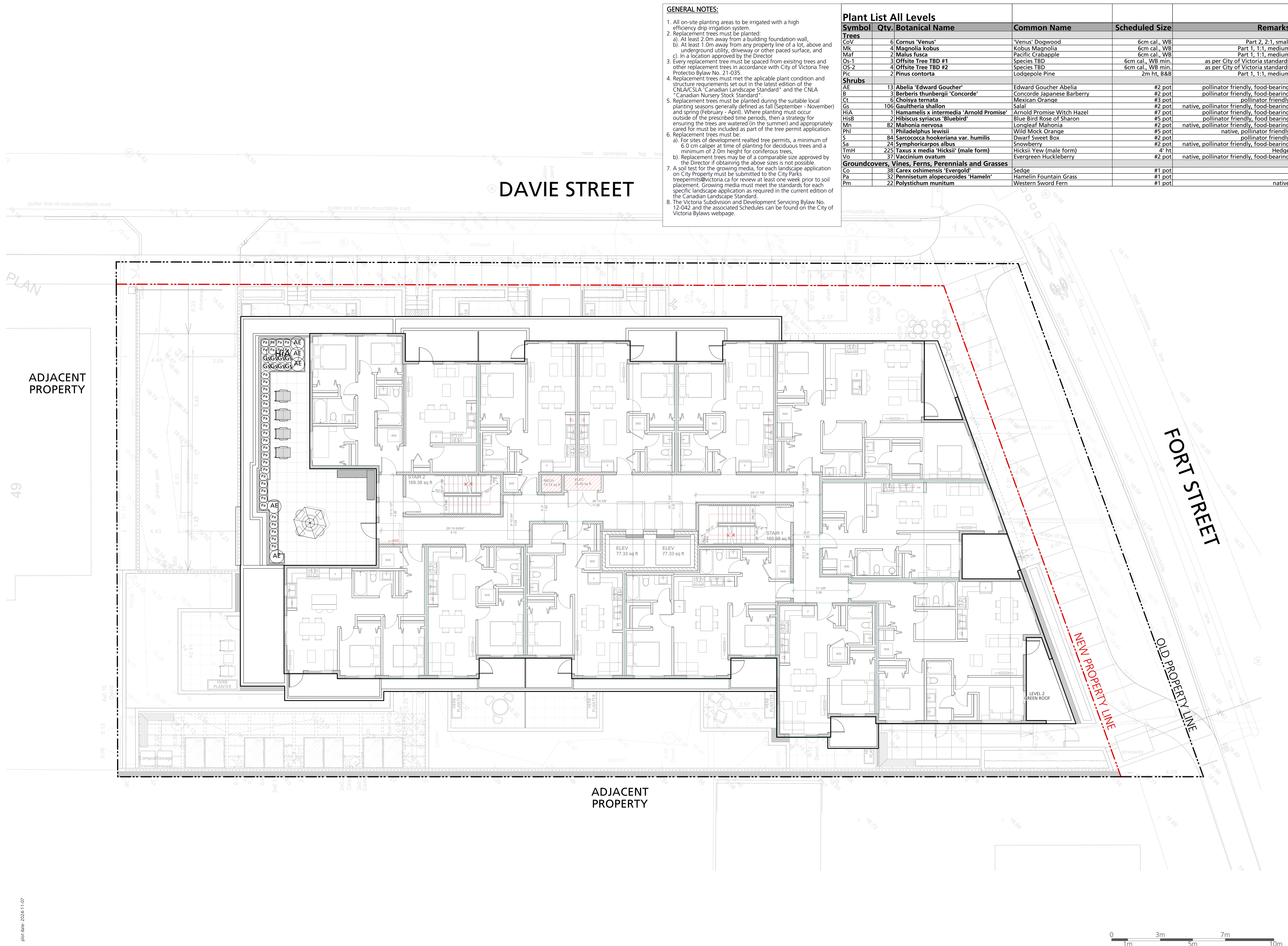
MH

Checked By: _____

Scale: _____ Job No.: _____

Sheet No.: _____

L3.1



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
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
Pic	2	Pinus contorta	Lodgepole Pine	2m ht, B&B	Part 1, 1:1, medium

REPLACEMENT TREE SOIL VOLUME TABLE

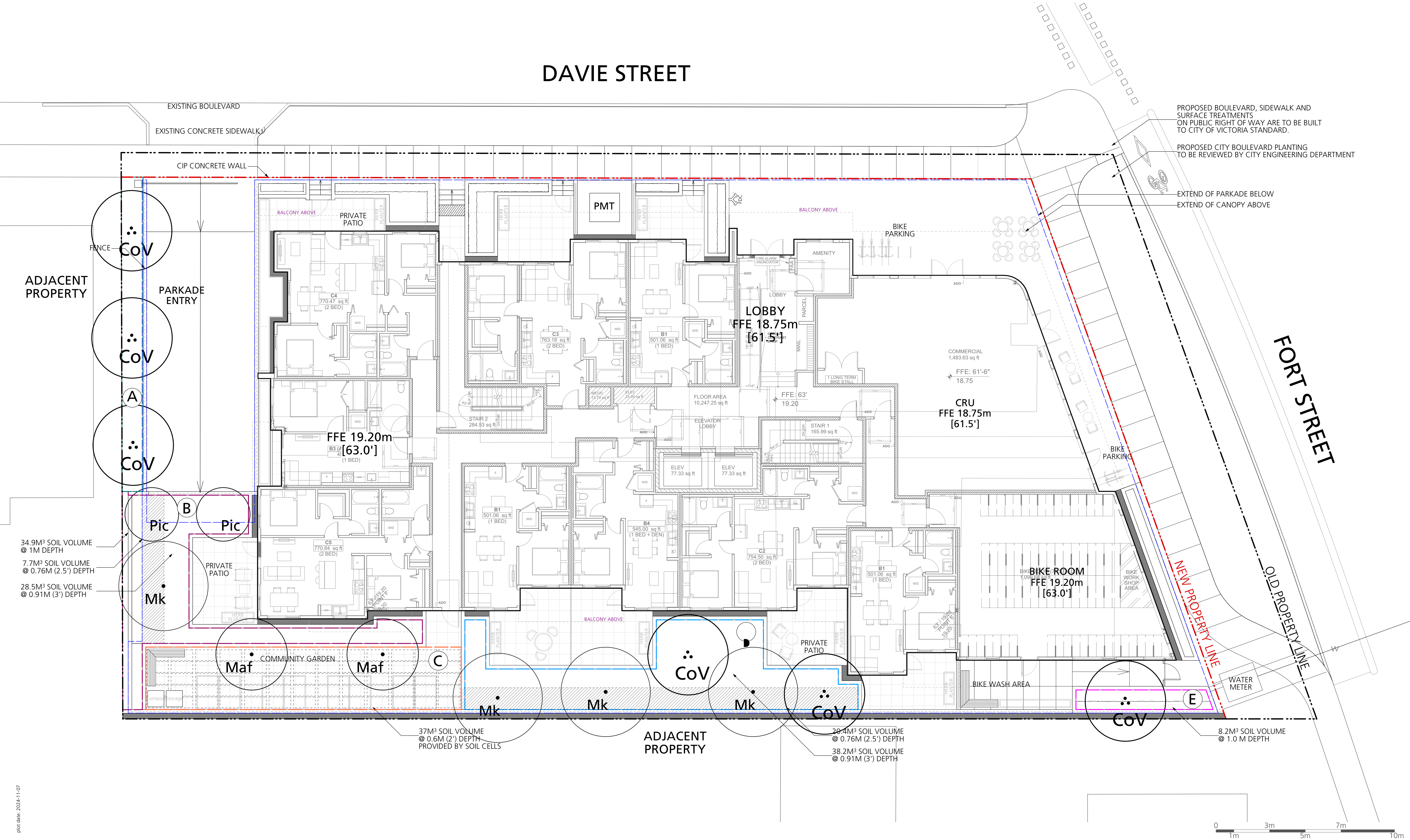
Onsite minimum replacement tree required: 10
Onsite proposed replacement tree : 10.5

				Proposed Replacement Tree			Required Soil Volume (m³)			
Planting Area ID	Area (m²)	Soil Volume Multiplier	Estimated Soil Volume	#Small	#Medium	#Large	Small	Medium	Large	Total
A	21 m²	1.0	21 m³	3	0	0	18.0 m³	0	0	18.0 m³
B	52.3 m²	0.9 & 1.2 *	48.24 m³	0	3	0	0	45.0 m³	0	45 m³
C	61.7 m²	0.6	37m³	0	2	0	0	30.0 m³	0	30.0 m³
D	69.0 m²	0.76 & 0.91 *	58.6 m³	2	3	0	12.0 m³	45.0 m³	0	57.0 m³
E	8.2 m²	1.0	8.2 m³	1	0	0	8.0 m³	0	0	8.0 m³

REPLACEMENT TREE PLANTING NOTES:

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

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



COPYRIGHT RESERVED
This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:



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

Drawing Title:
Tree Replacement Plan

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

Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12
7	Re-issued for Development Permit	2024/11/07

IRRIGATION NOTES:

- 1) The irrigation contractor to provide a complete and functioning design-build sprinkler irrigation system.
- 2) The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.
- 3) The electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.
- 4) The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
- 5) Provide rain sensor on system. Location to be determined.
- 6) Flow thru all piping not to exceed 5ft/sec.
- 7) Irrigation contractor to ensure all sleeves, conduits, and location of the rain sensor are coordinated with general contractor.
- 8) The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
- 9) The irrigation system shall be installed as per the landscape architect's specifications and IABC standards or better.
- 10) The mechanical contractor shall install the double check valve and a blow-out connection in the water entry room and run supply lines to all stub-out locations. See plans.
- 11) The irrigation contractor shall provide irrigation system for all street trees to City of Victoria Engineering Requirements.
- 12) The irrigation contractor to submit shop drawings for approval prior to installation.
- 13) The irrigation contractor to provide as-built drawings following construction.

IRRIGATION LEGEND

- Offsite Shrub Zone
To be Coordinated at 8P
- Shrub Zone
Use Rainbird Sprayheads, Valves and Dripline,
See Notes
To be Coordinated at 8P
- Sleeve Location
2" Diameter Sleeve
To be Coordinated at 8P
- Stubout Location
To be Coordinated at 8P
- Proposed Hose Bib
To be Coordinated at 8P

DAVIE STREET

ADJACENT
PROPERTY

FORT STREET

ADJACENT
PROPERTY

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:



Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Irrigation Plan
Level 1

Project North:

Drawn By:

MH

Checked By:

MP

Scale:

Job No.:

1:100

22-082

Sheet No.:

L3.3

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

IRRIGATION NOTES:

- 1) The irrigation contractor to provide a complete and functioning design-build sprinkler irrigation system.
- 2) The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.
- 3) The electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.
- 4) The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
- 5) Provide rain sensor on system. Location to be determined.
- 6) Flow thru all piping not to exceed 5ft/sec.
- 7) Irrigation contractor to ensure all sleeves, conduits, and location of the rain sensor are coordinated with general contractor.
- 8) The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
- 9) The irrigation system shall be installed as per the landscape architect's specifications and IABC standards or better.
- 10) The mechanical contractor shall install the double check valve and a blow-out connection in the water entry room and run supply lines to all stub-out locations. See plans.
- 11) The irrigation contractor shall provide irrigation system for all street trees to City of Victoria Engineering Requirements.
- 12) The irrigation contractor to submit shop drawings for approval prior to installation.
- 13) The irrigation contractor to provide as-built drawings following construction.

- IRRIGATION LEGEND**
- Offsite Shrub Zone
To be Coordinated at 8P
 - Shrub Zone
Use Rambird Sprayheads, Valves and Dripline,
See Notes
To be Coordinated at 8P
 - Sleeve Location
2" Diameter Sleeve
To be Coordinated at 8P
 - Stubout Location
To be Coordinated at 8P
 - Proposed Hose Bib
To be Coordinated at 8P

DAVIE STREET

ADJACENT
PROPERTY

FORT STREET

NEW PROPERTY LINE

OLD PROPERTY LINE

ADJACENT
PROPERTY

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

Client:



Project Title:

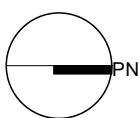
FORT & DAVIE APARTMENTS

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

Drawing Title:

Irrigation Plan
Upper Levels

Project North:



Drawn By:

MH

Checked By:

MP

Scale:

1:100

Job No.:

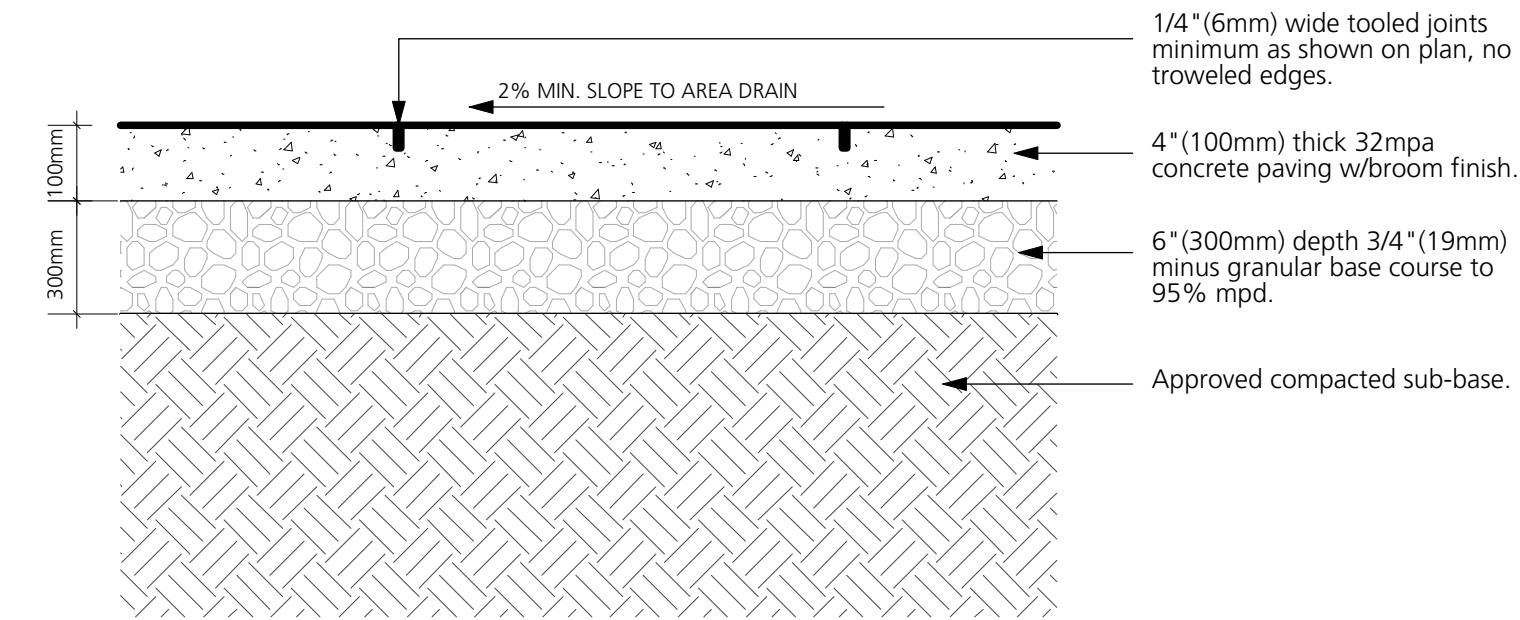
22-082

Sheet No.:

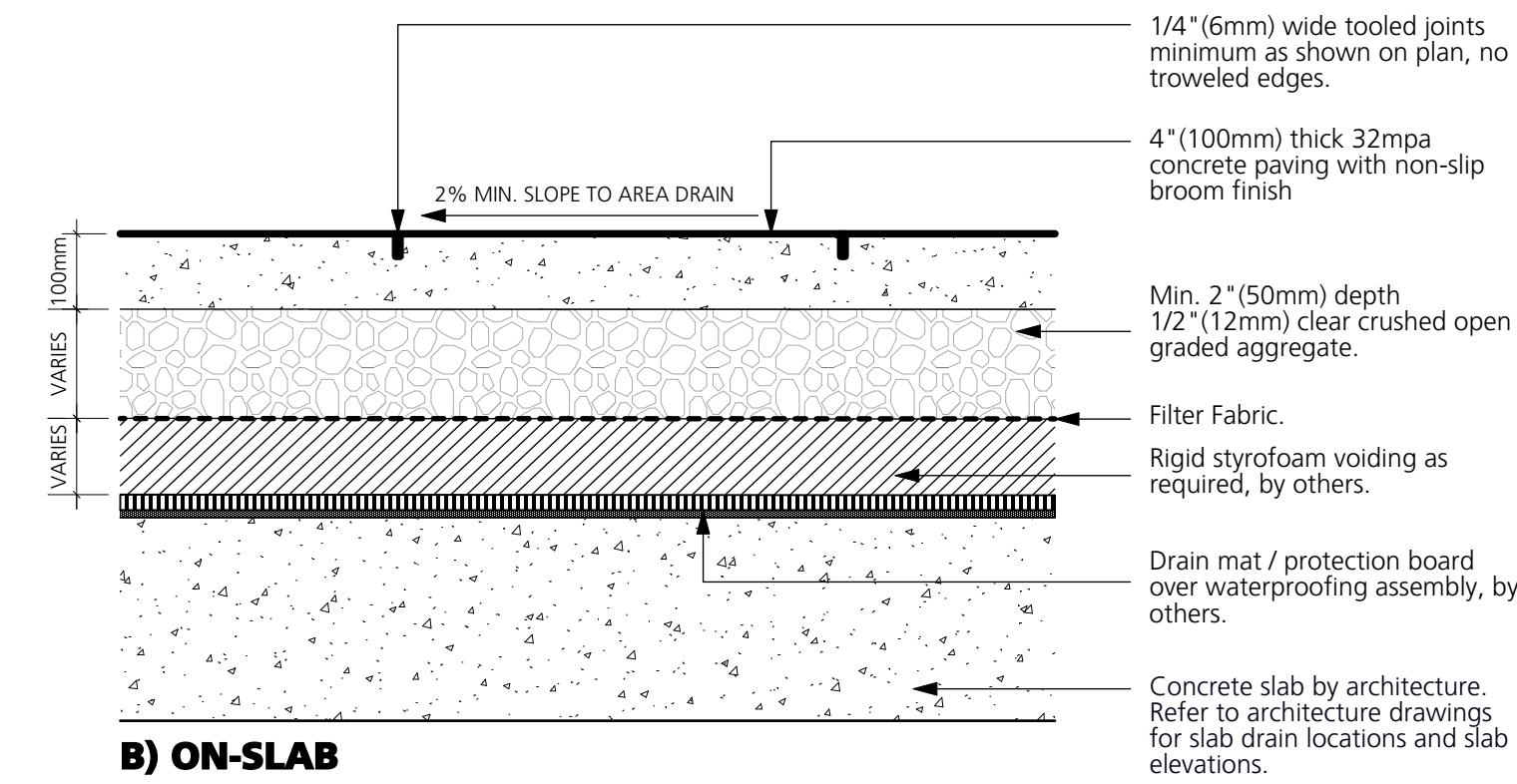
L3.4



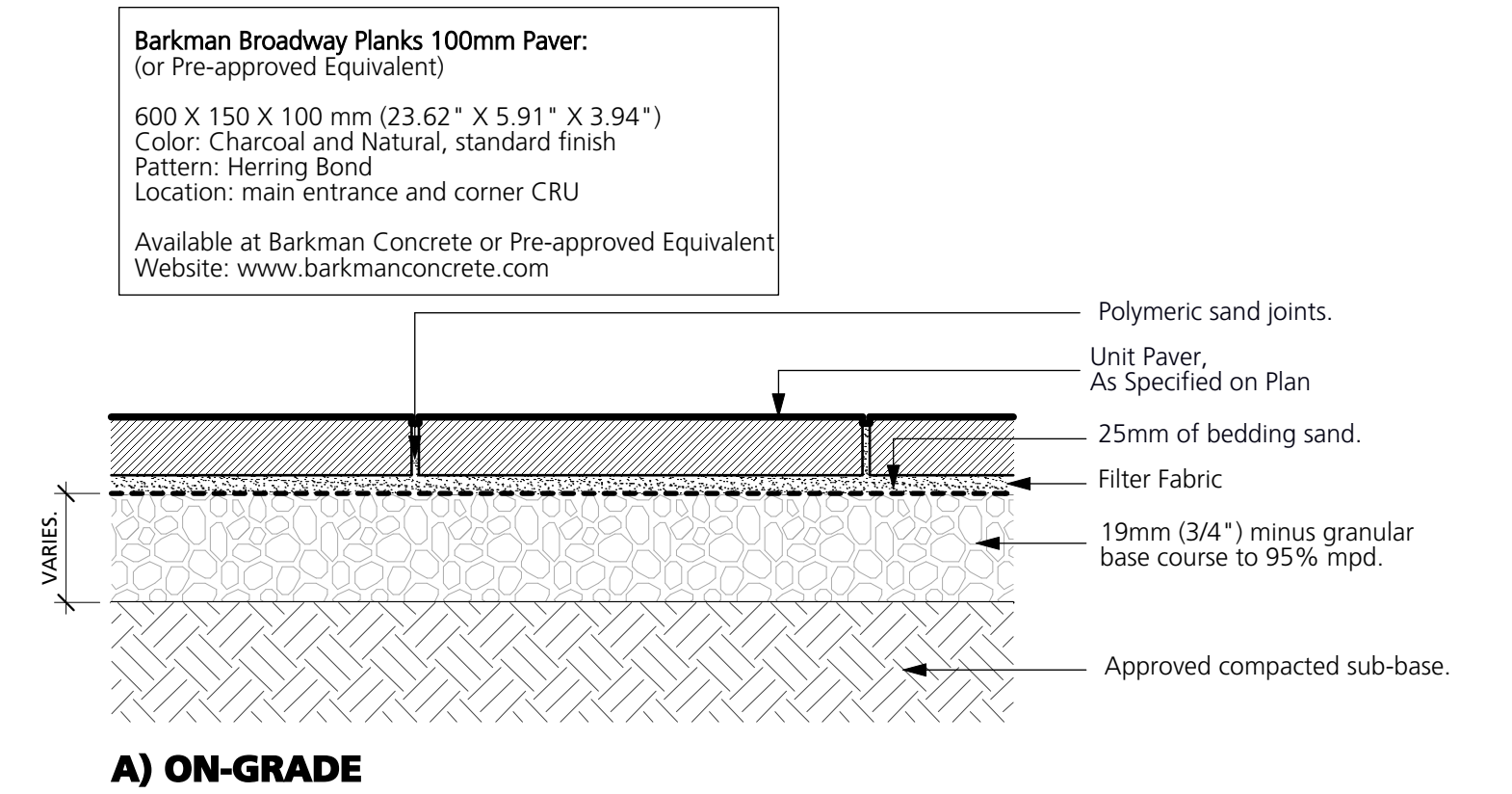
Issues No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12
7	Re-issued for Development Permit	2024/11/07



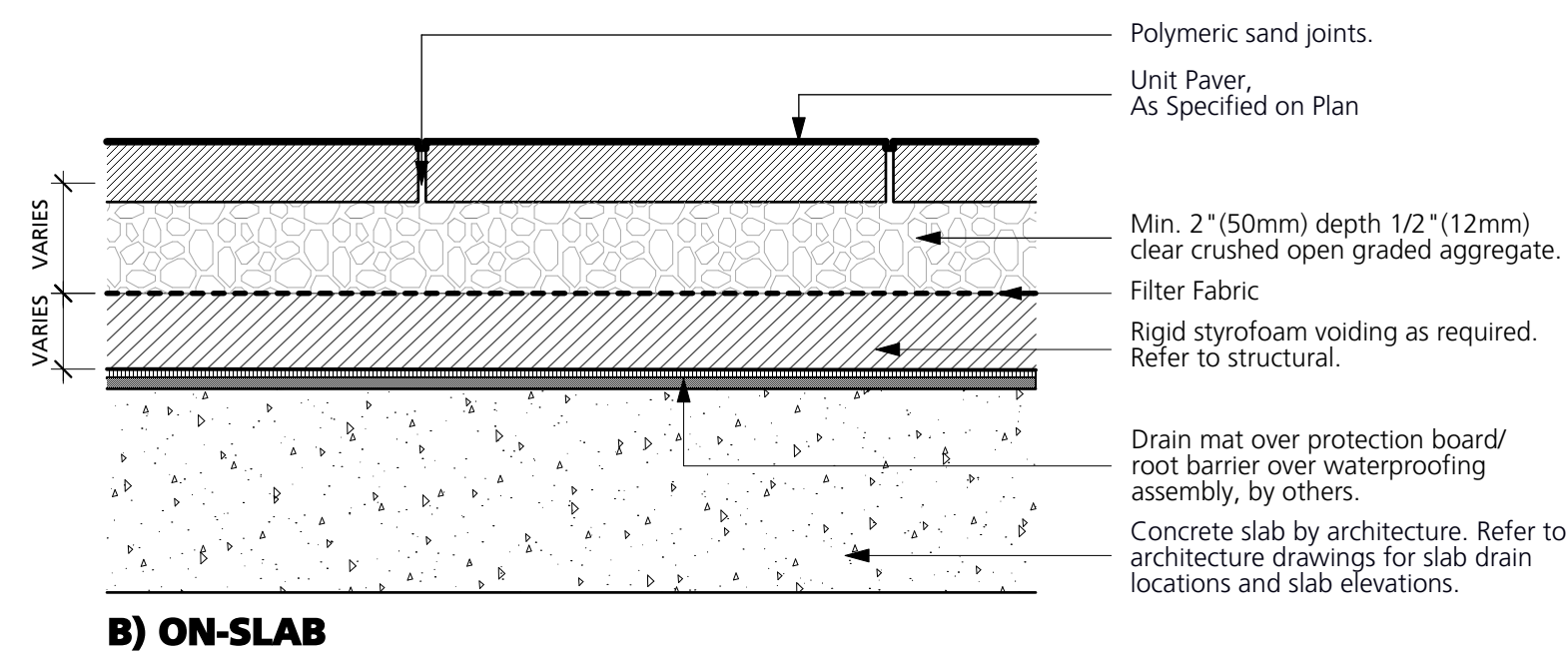
A) ON-GRADE



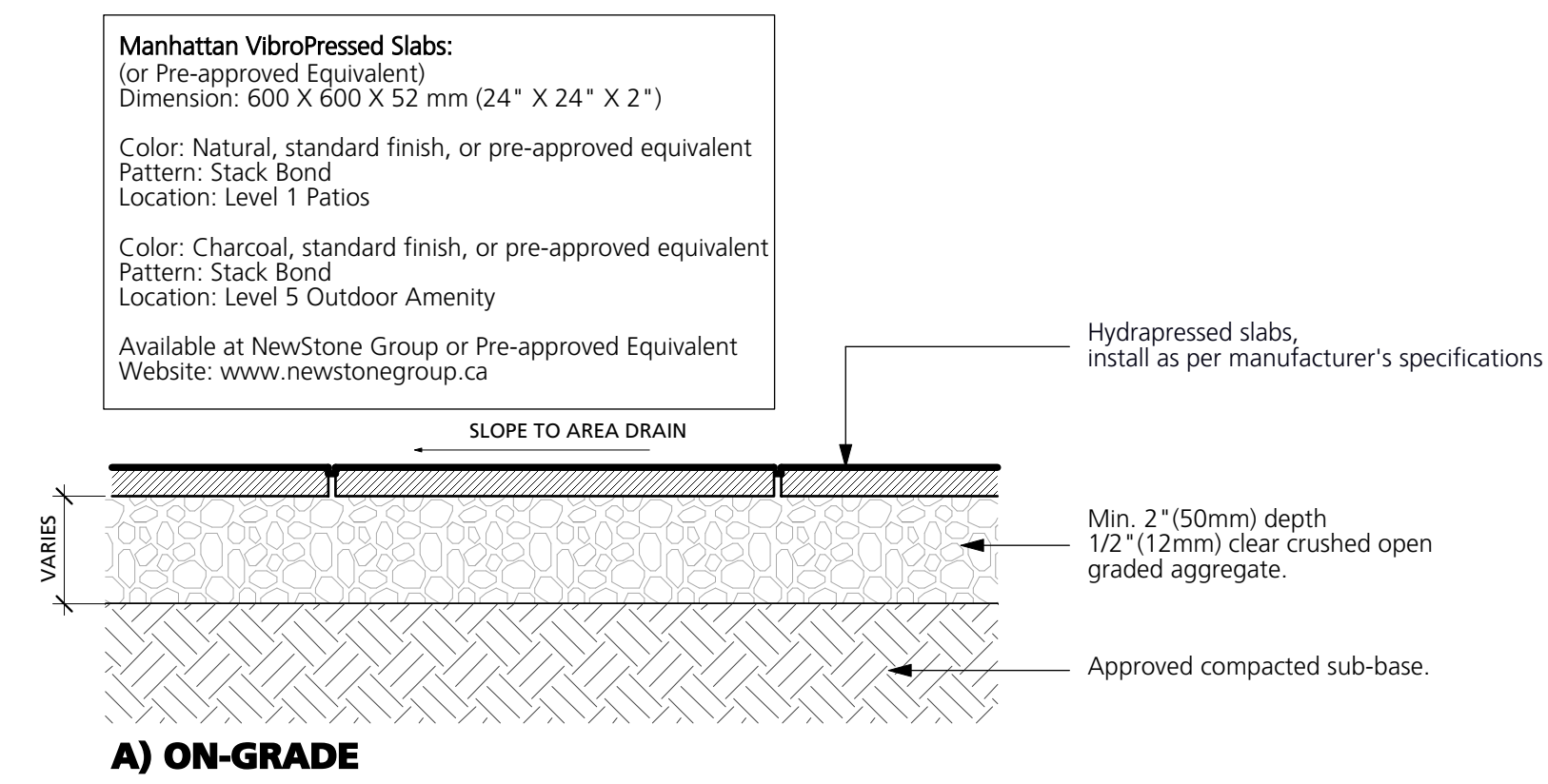
B) ON-SLAB

1 CIP Concrete Paving
1:10

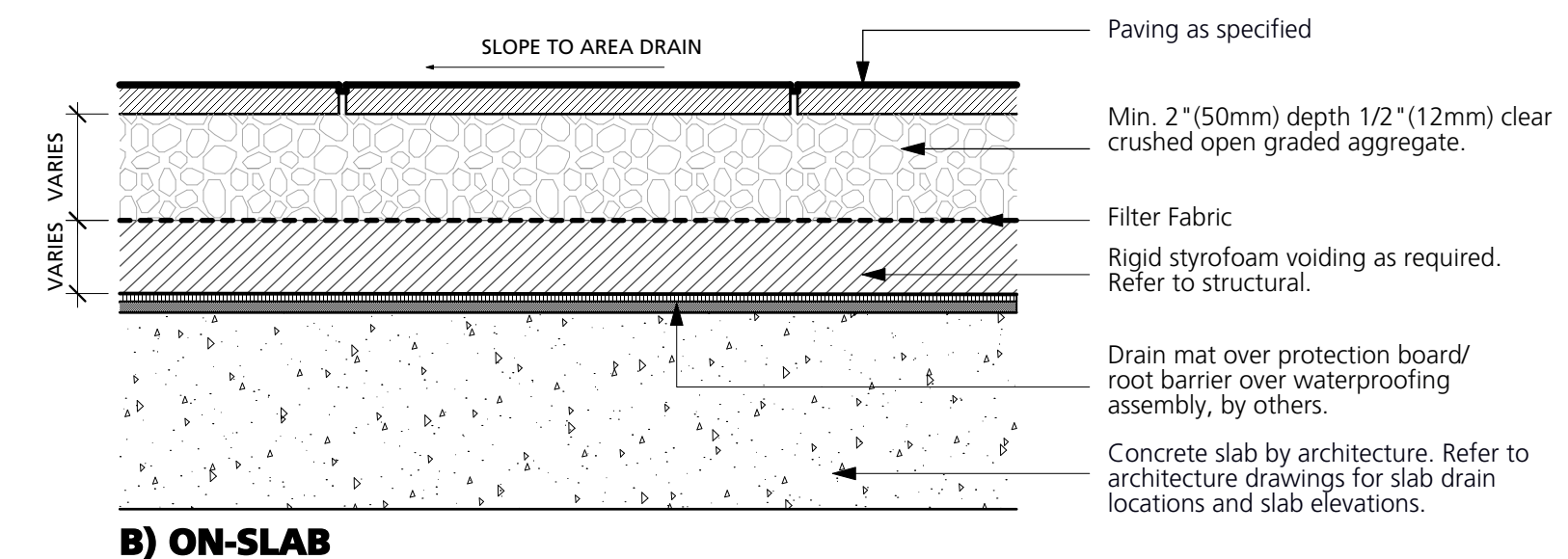
A) ON-GRADE



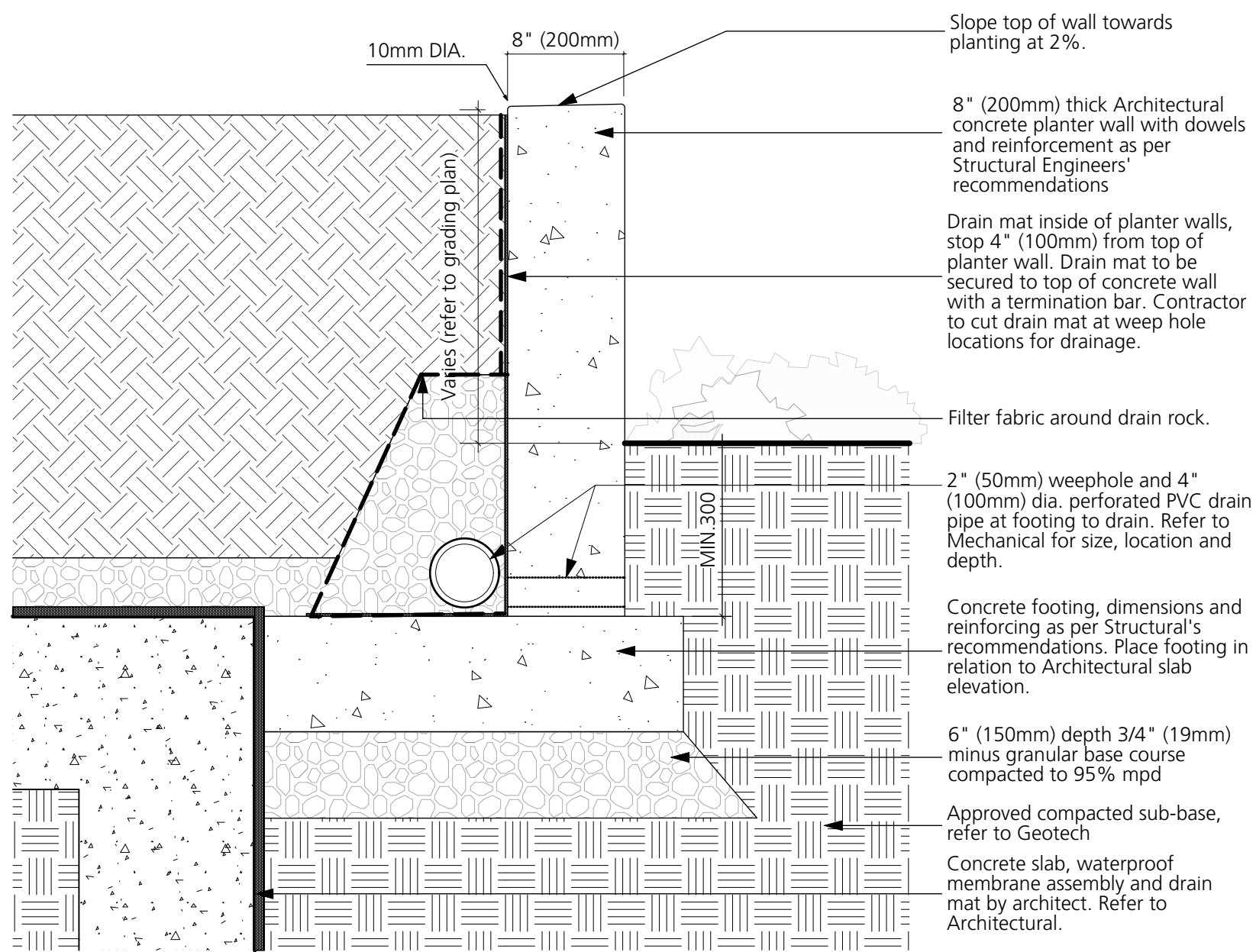
B) ON-SLAB

2 Unit Paving
1:10

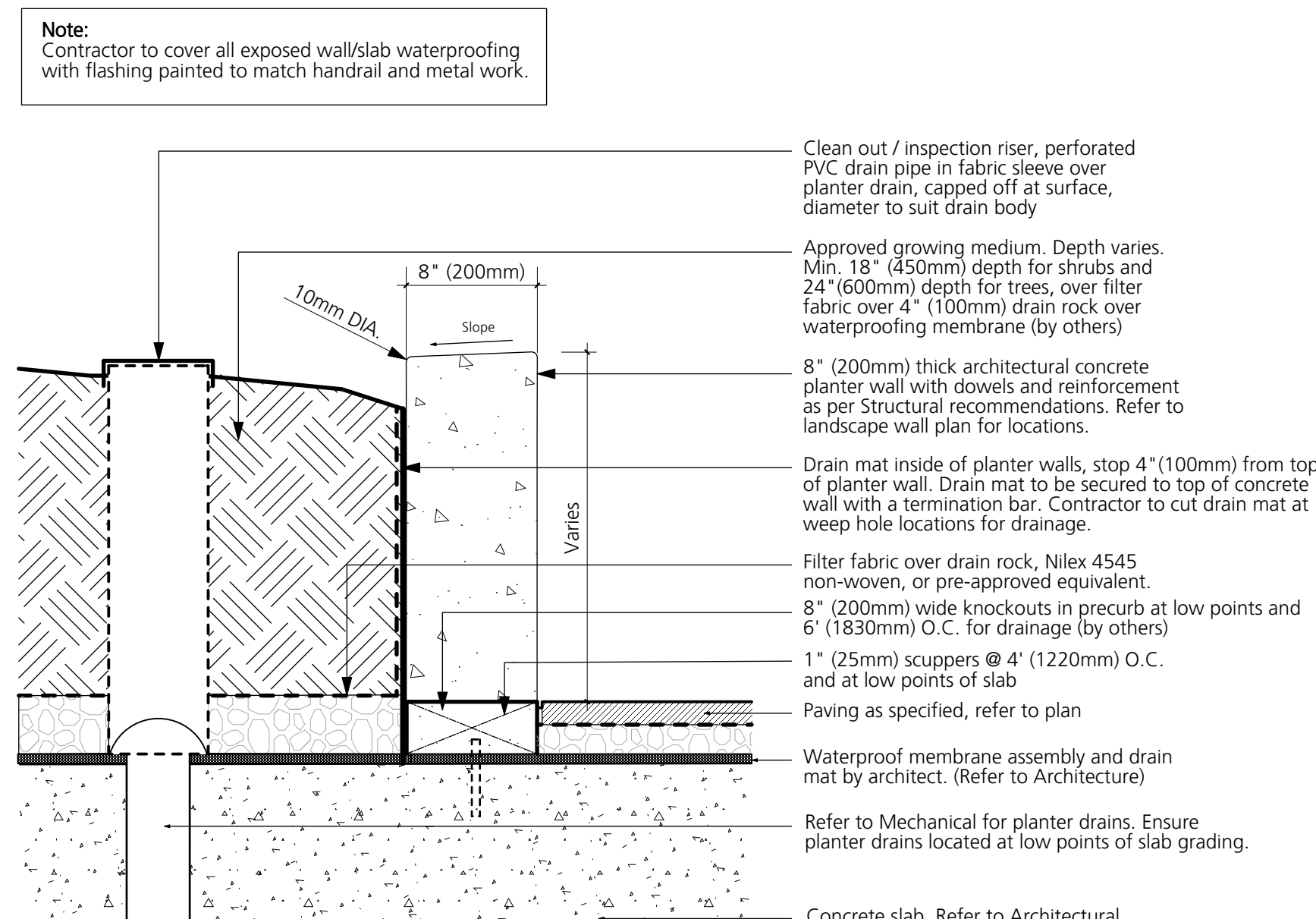
A) ON-GRADE



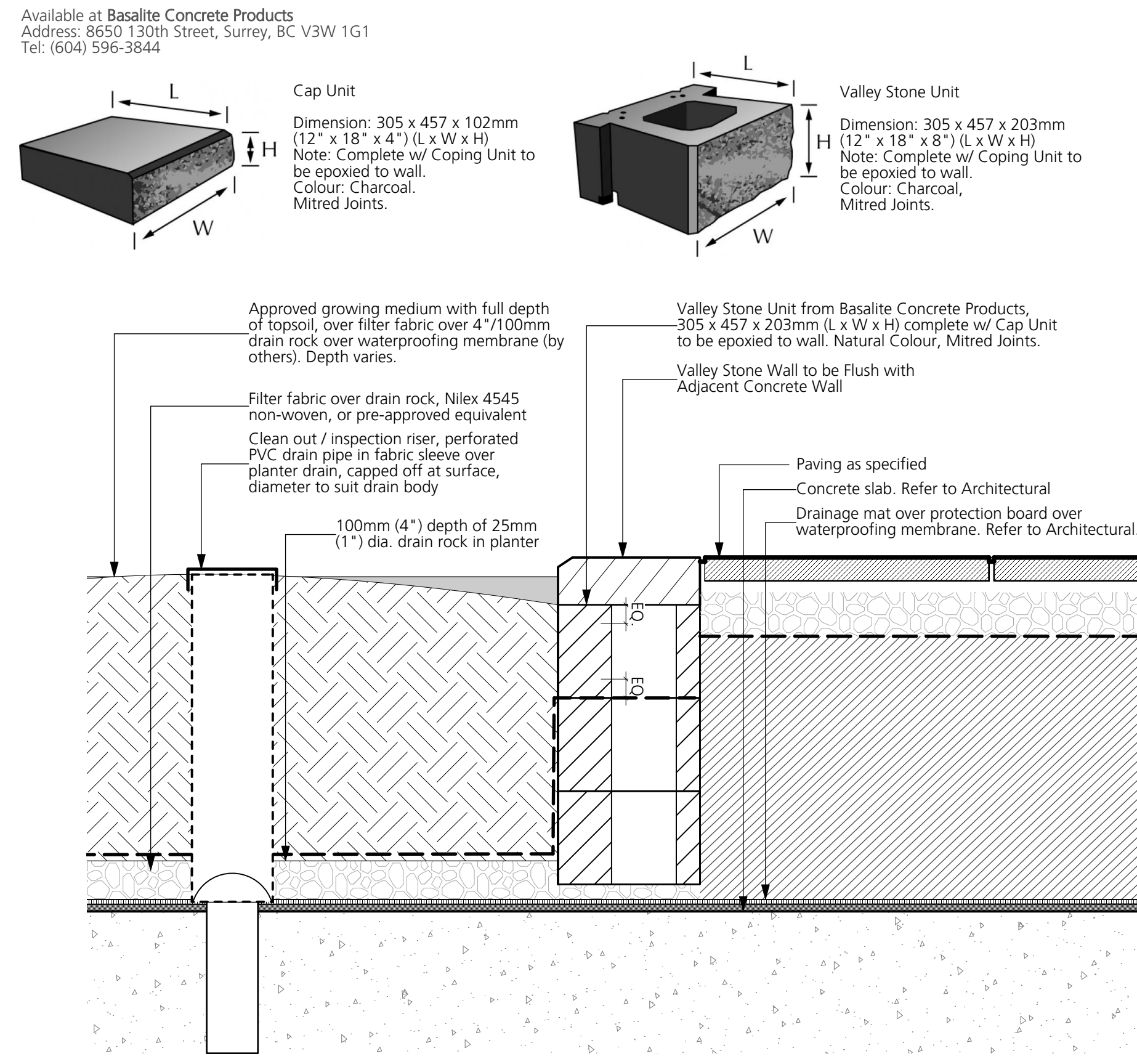
B) ON-SLAB

3 Hydrapressed Slab
1:10

A) ON-GRADE



B) ON-SLAB

4 CIP Concrete Planter Wall
1:105 Landscape Block Wall
1:10

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

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

Scale:

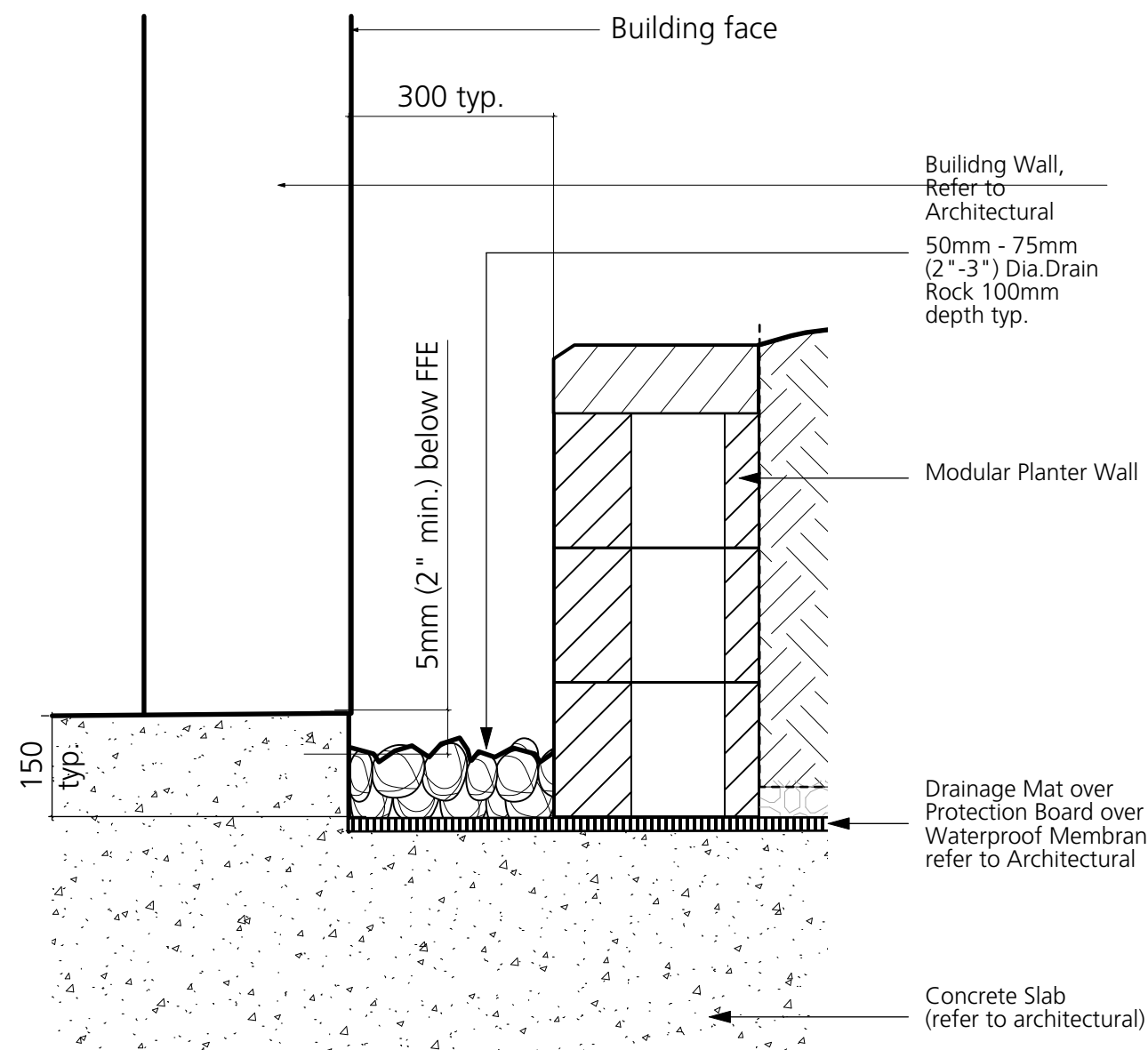
Job No.:

As Shown

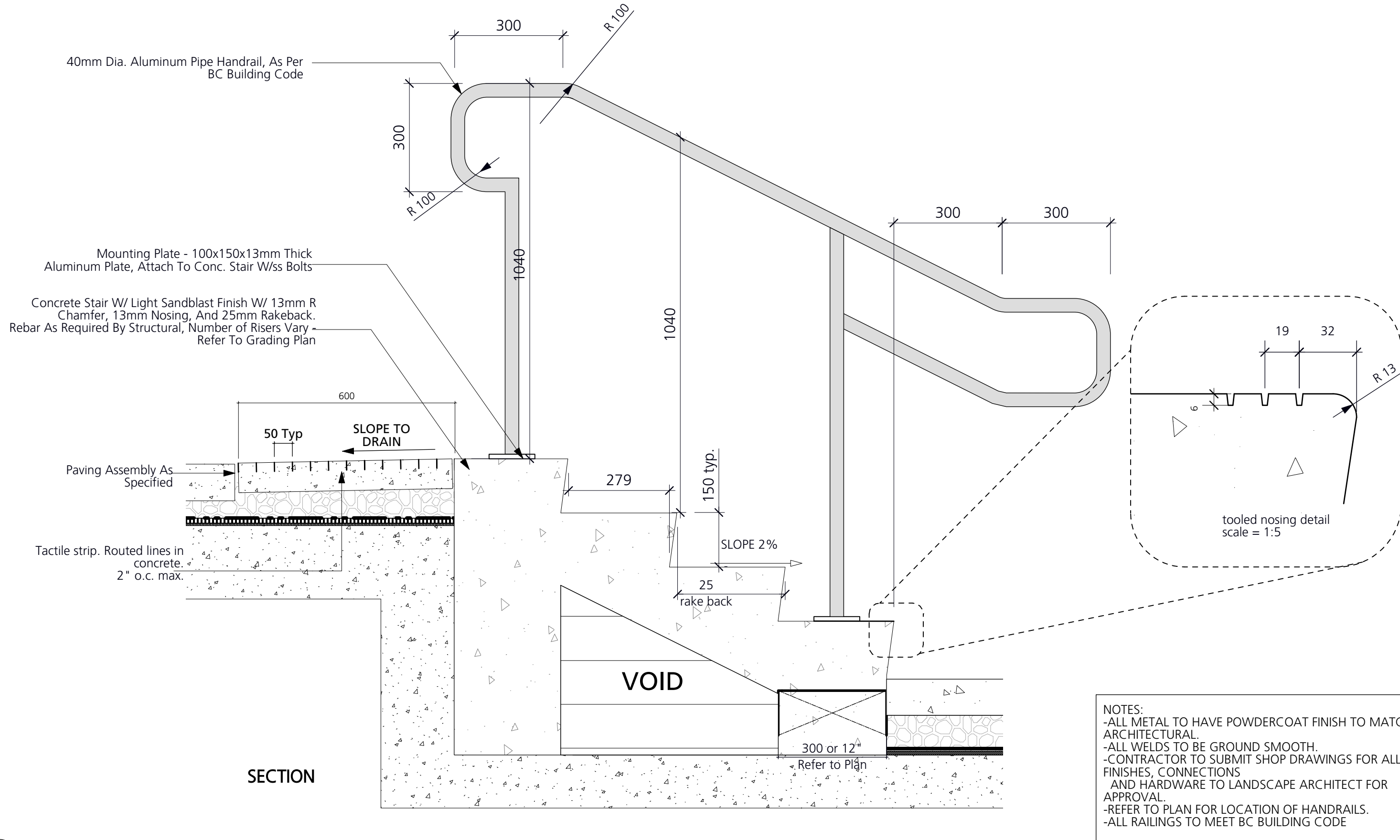
22-082

Sheet No.:

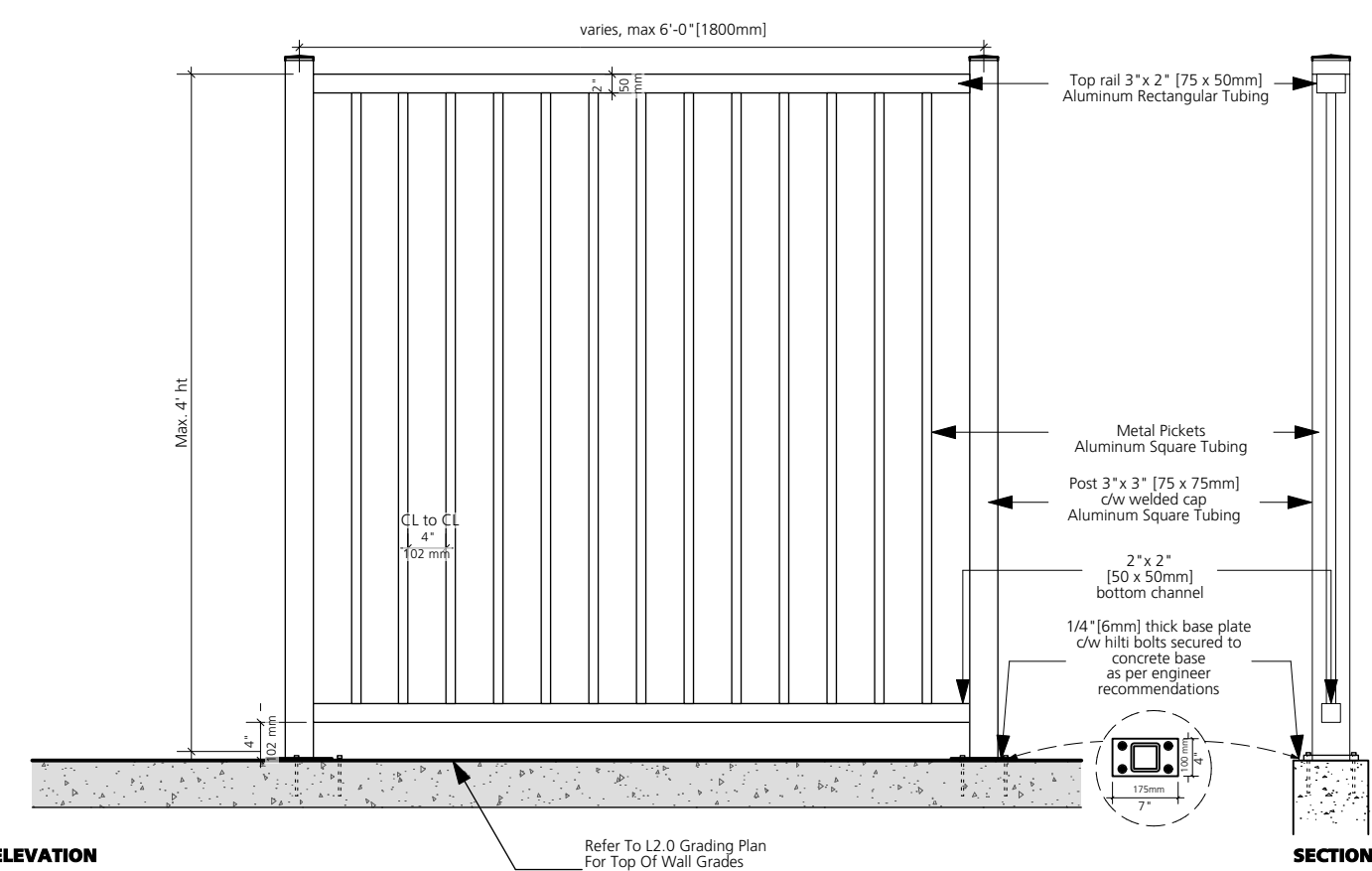
Issues No.	Description	Date
1	Issued for CALUC	2022/10/14
2	Issued for Development Permit	2023/07/10
3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Development Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12
7	Re-issued for Development Permit	2024/11/07



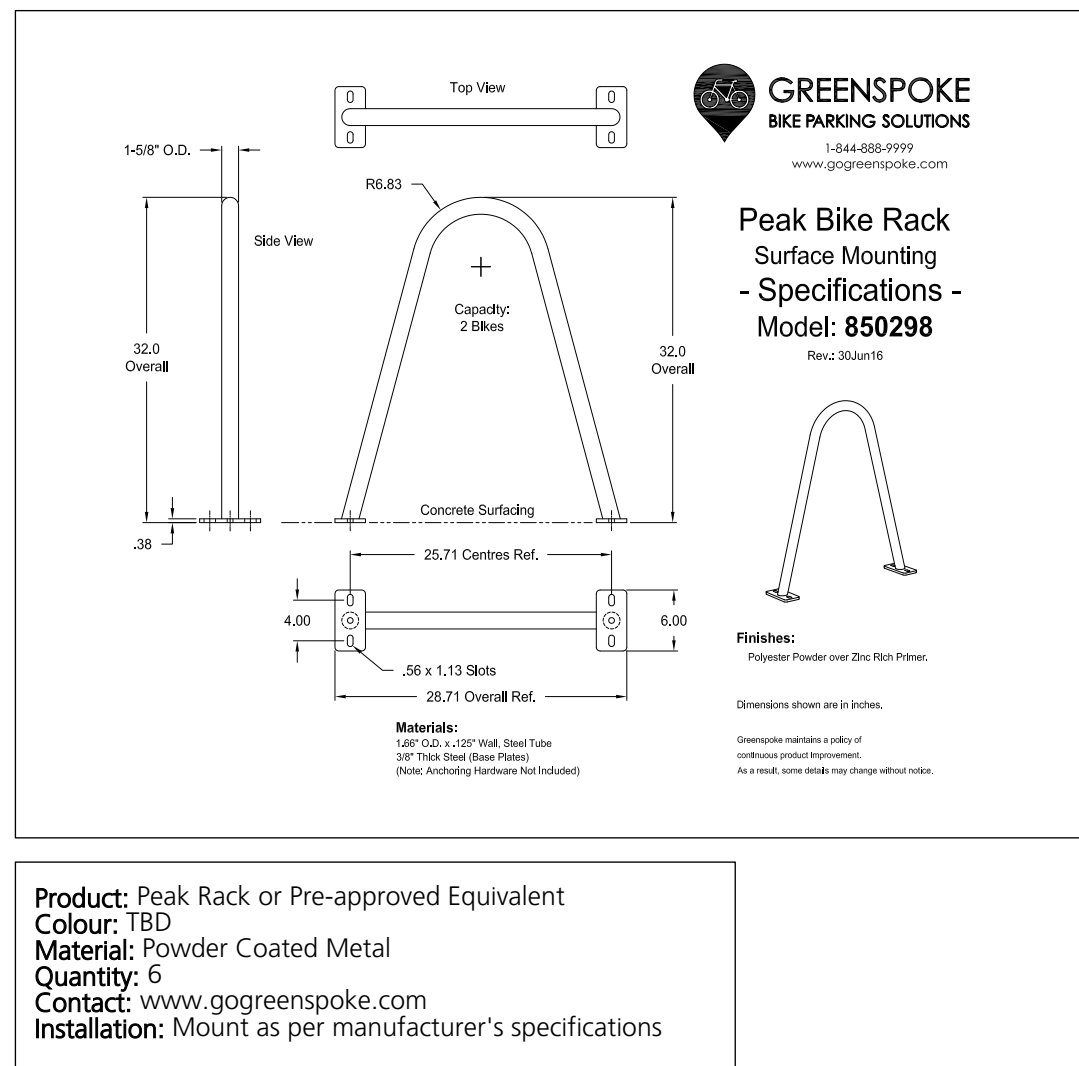
6 Gravel Strip
1:10



7 Typical Stairs
1:10



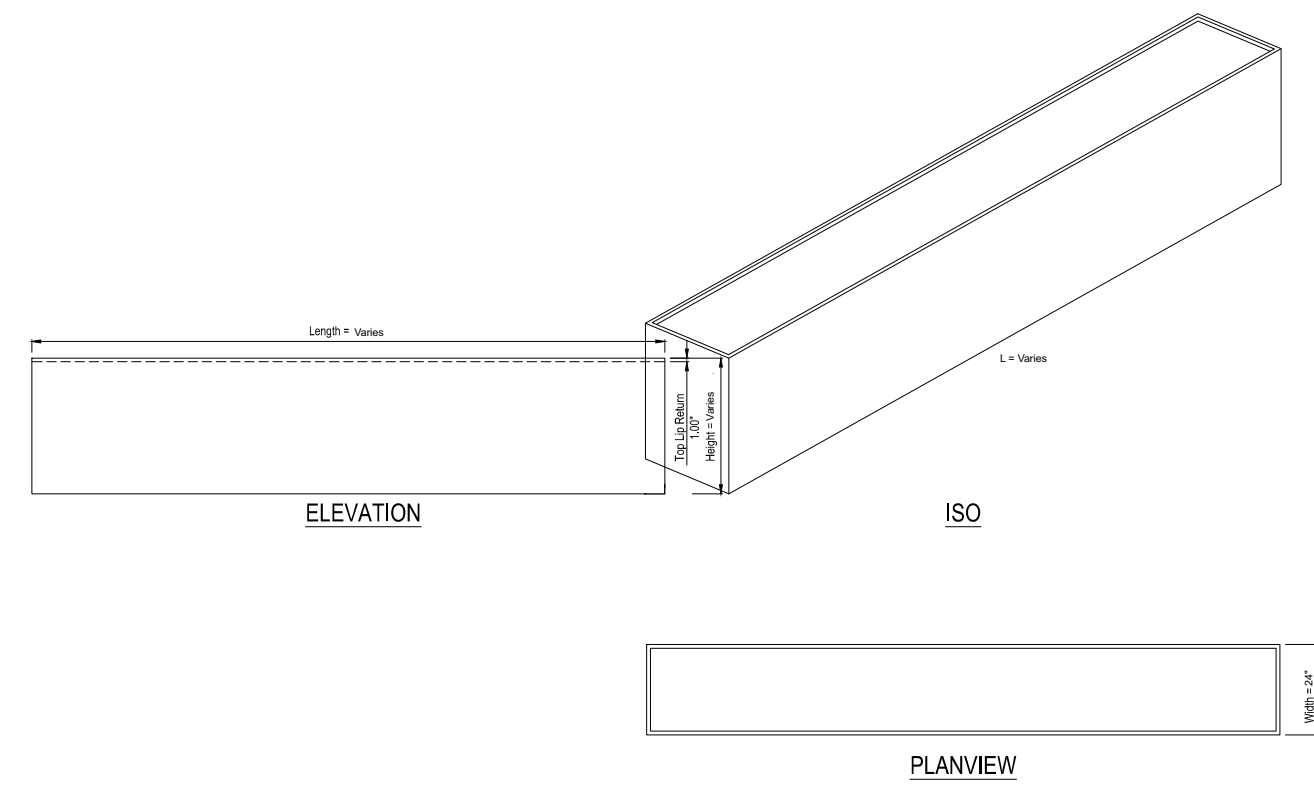
8 Metal Picket Fence
1:20



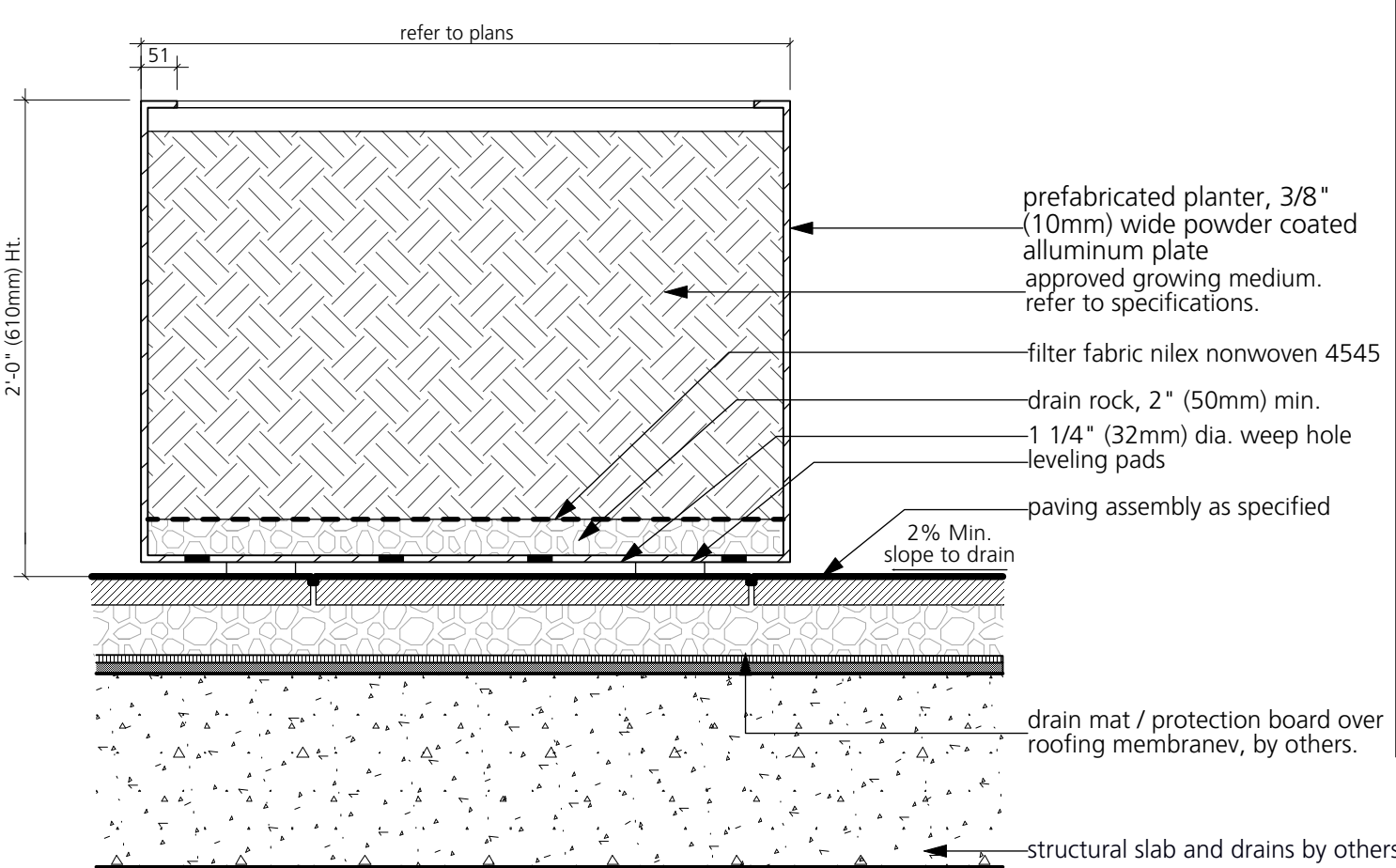
9 Bike Rack
NTS



10 Lounge Chair
NTS

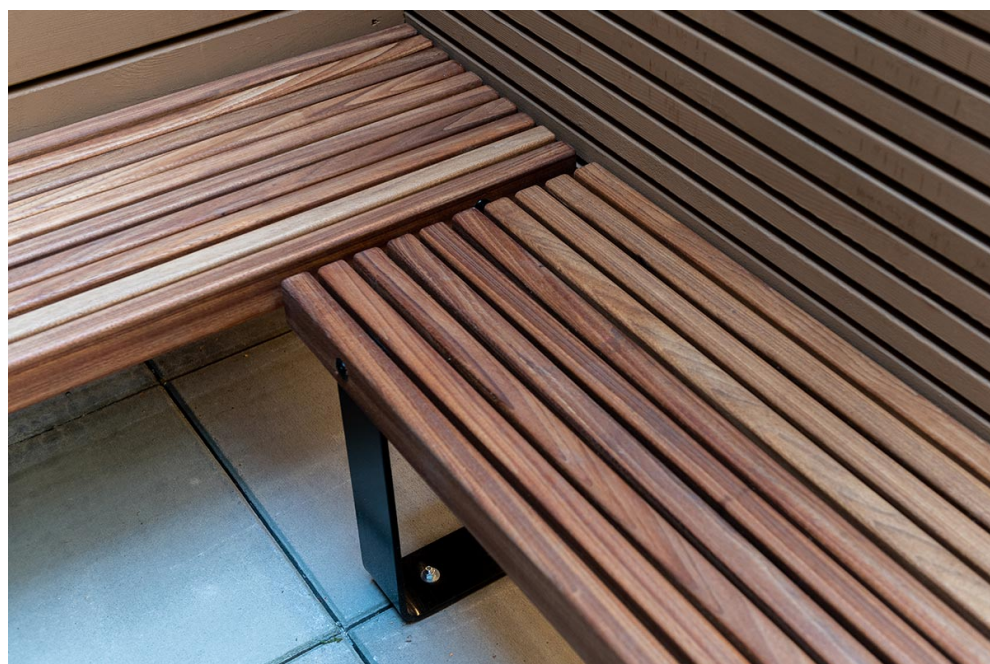


11 Custom Metal Planter
NTS

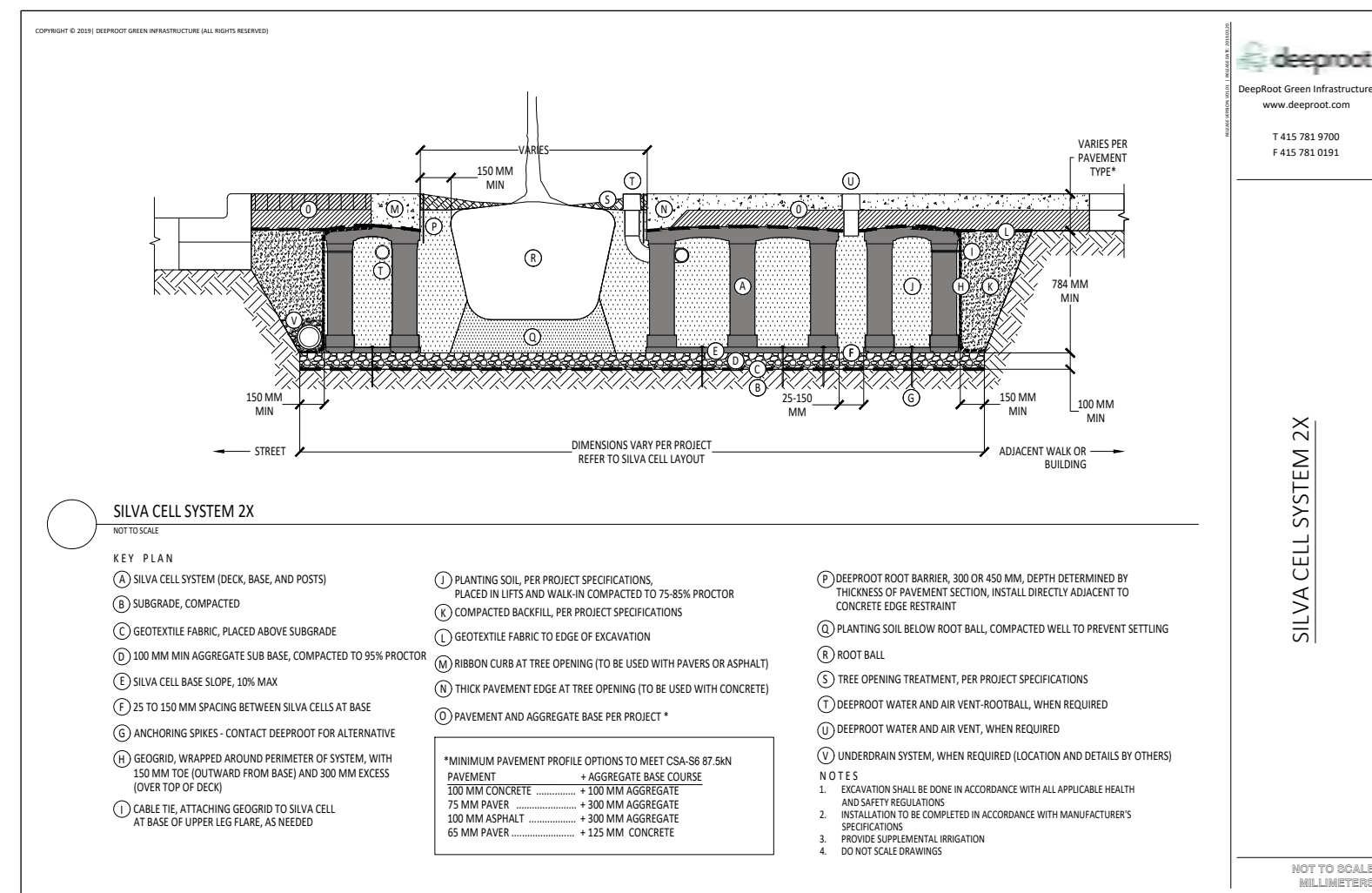


12 Garden Plot
1:10

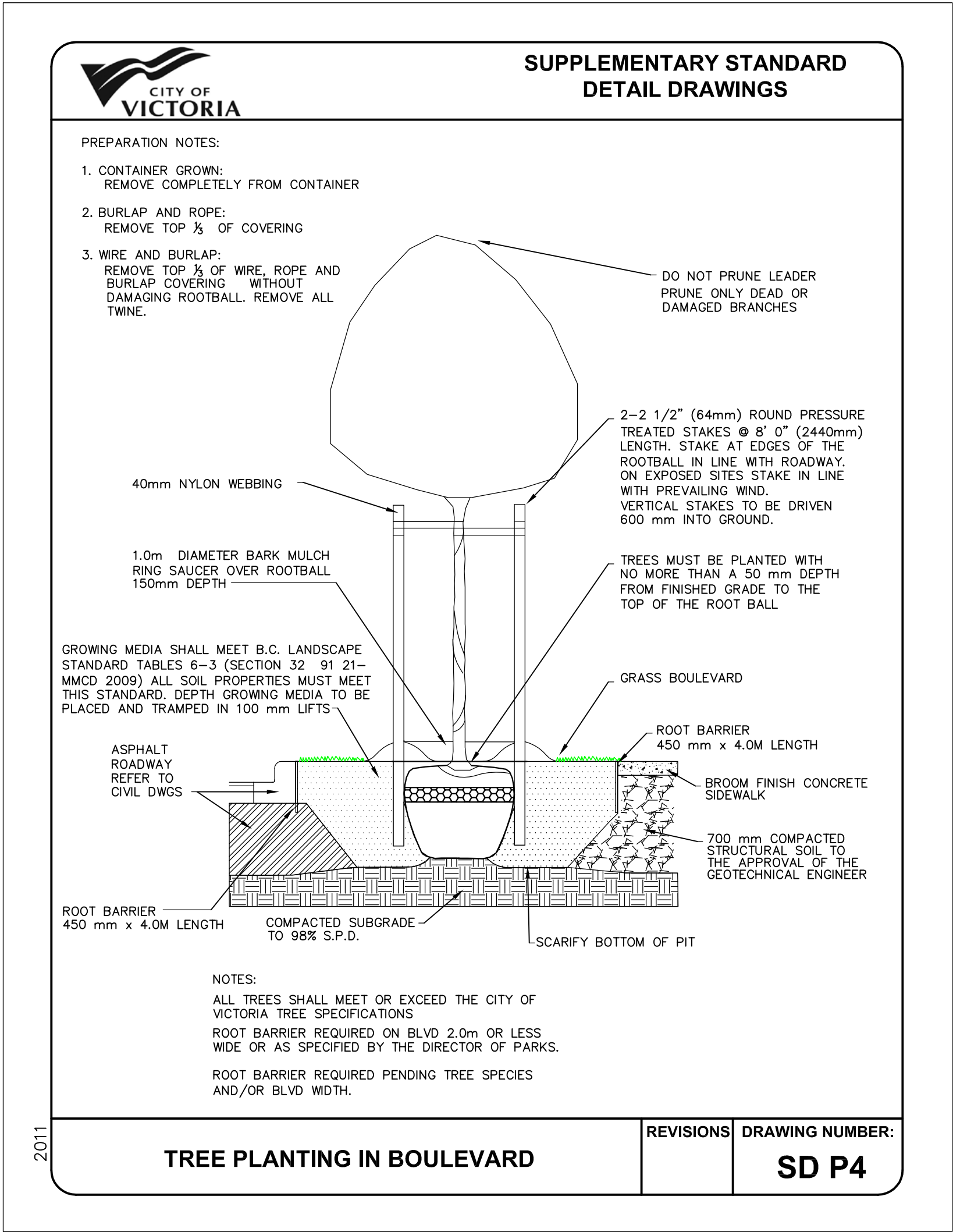
Model: Modular Planters
Dimensions: 1900 (L) X 1219 (W) X 610 (H) mm
Qty: 8
Supplier: Green Theory Design or Pre-approved Equivalent
Contact: www.greentheorydesign.com, 604-475-7002
Colour: Charcoal or Pre-approved Equivalent
Note:
- All planters to be modular with the ability to be bolted together on site with hidden hardware; Galvanized; Powder Coat all metal components
- Provide cut sheets 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



13 Landscape Bench
NTS



14 Soil Cell
NTS



15

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

plot date: 2024-11-07

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

COPYRIGHT RESERVED

This drawing is and shall remain the property of Perry and Associates Inc., and Perry and Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of Perry and Associates Inc.

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

UTILITY	PLAN CHECKER		AUTHORIZED REPRESENTATIVE		DATE
	HYDRO ELECTRICAL COMPANY		NAME	NAME	
MUNICIPAL	TELEPHONE COMPANY				
	GAS COMPANY				
	CABLE COMPANY				
	UNDERGROUND SERVICES				
	TRAFFIC				
	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
		WATERMAIN
		SANITARY MAIN
		STORM MAIN
		FIRE HYDRANT
		HYDRANT COVERAGE (45m RADIUS)

NOTES:

- FOR GENERAL NOTES SEE SHEET C100 (TO FOLLOW).
- ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- 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.
- IRRIGATION DESIGN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CITY OF VICTORIA PARKS NO LESS THAN 30 DAYS PRIOR TO SCHEDULED INSTALLATION.
- CONTACT PARKS AT 250-361-0600 WITH AT LEAST 48 HOURS NOTICE TO ARRANGE FOR IRRIGATION INSPECTIONS.
- 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.
- CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV FORCES.
- ELEVATIONS ARE GEODETIC (CGVD28) BASED ON CONTROL MONUMENT 15-147

ISSUES

No.	DATE	ISSUED FOR
1	2023.12.21	DEVELOPMENT PERMIT
2	2024.05.02	DP REVIEW
3	2024.11.07	DP RESUBMISSION

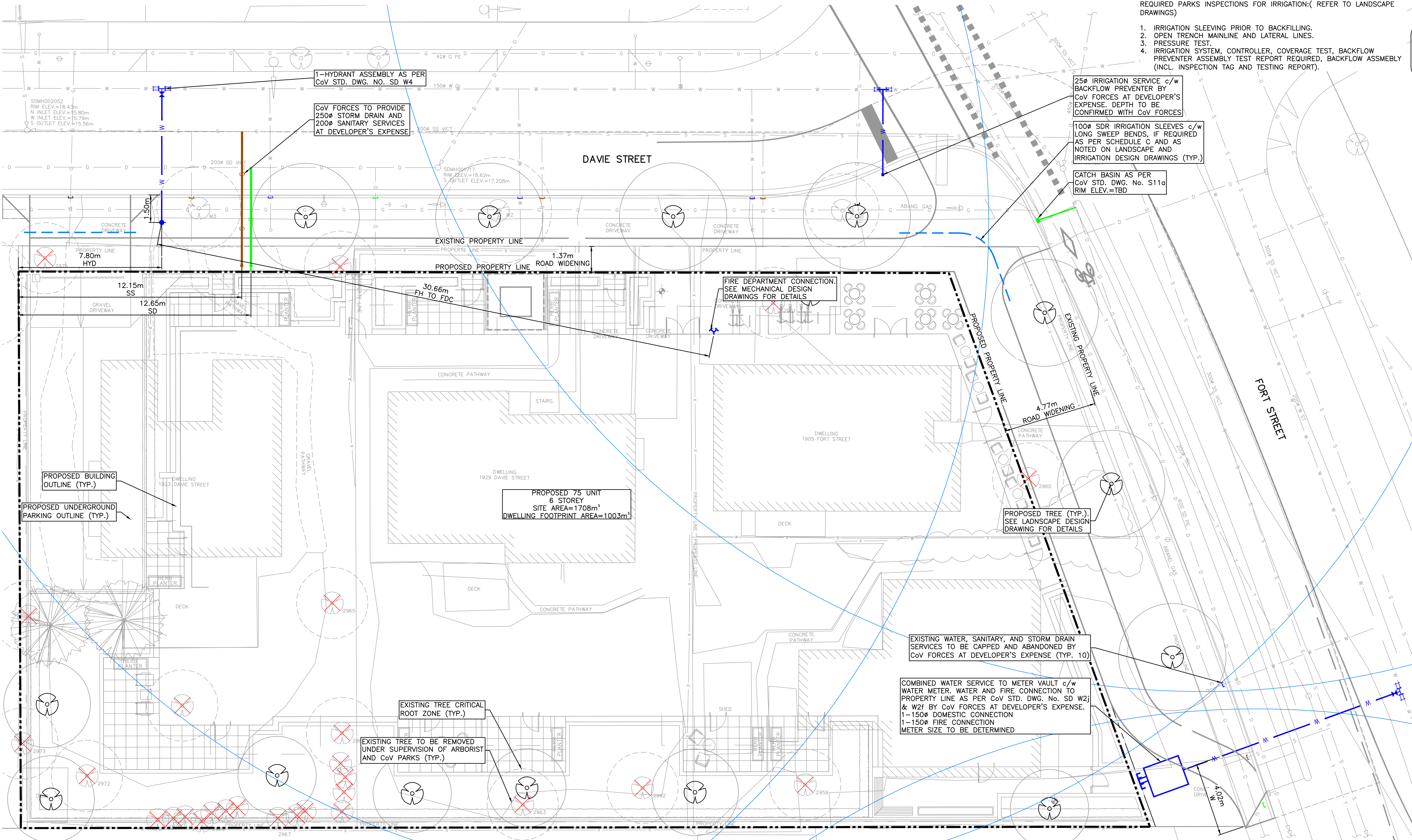
CLIENT

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

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

ISSUED FOR
DEVELOPMENT PERMIT

1:100 0 2 6m

FORT AND DAVIE RESIDENCES
CIVIL WORKS

VICTORIA, BC

THREE SHORES MANAGEMENT

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

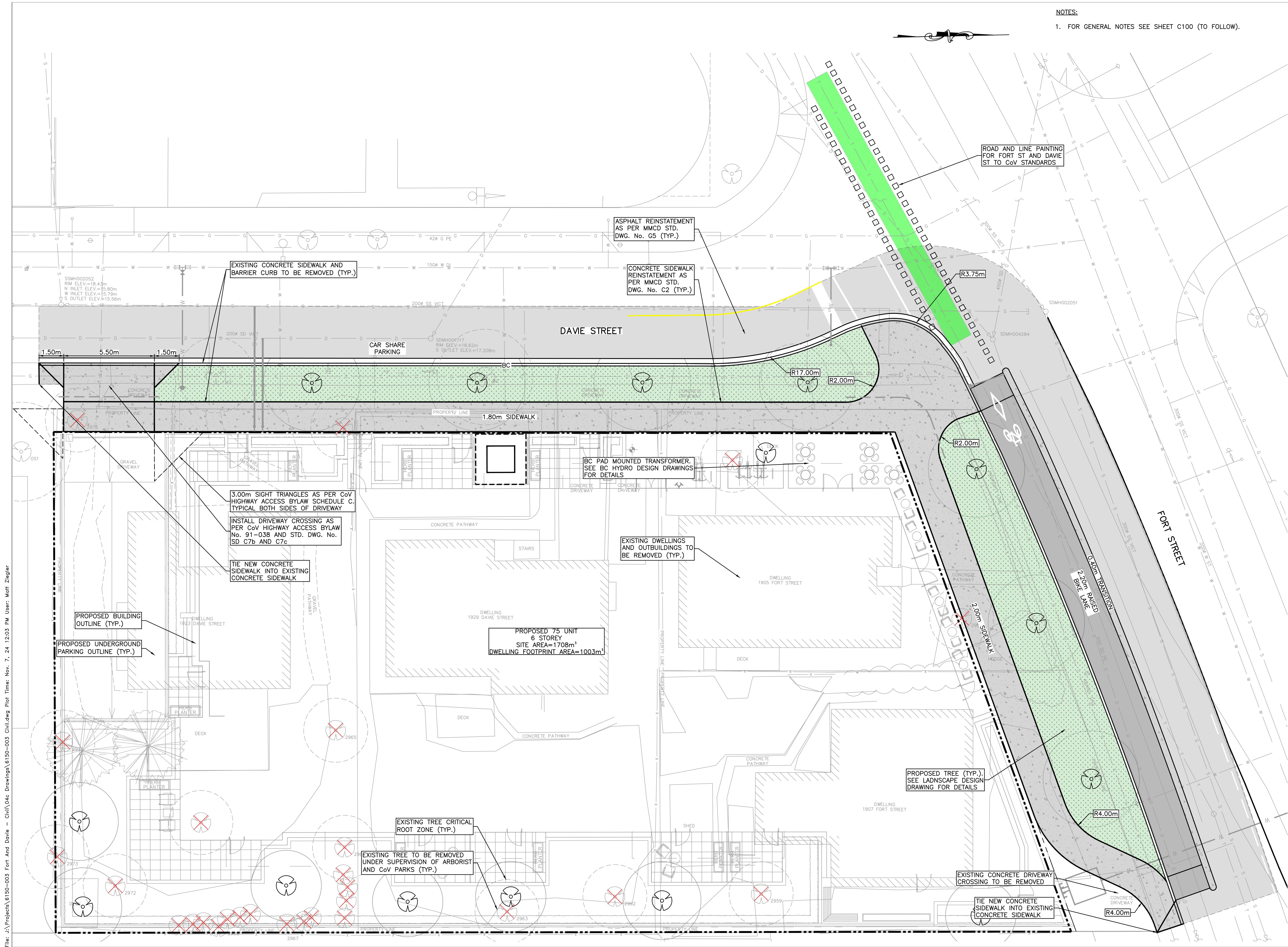
©Copyright reserved. This drawing remains the exclusive property of Herold Engineering Limited and may not be reused or reproduced without written consent of Herold Engineering Limited.

SITE SERVICING
CONCEPT PLAN

DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED MDZ	
DRAFTING REVIEW SAC	
PROJECT No. 6150-003	CLIENT DRAWING No.
SCALE H: AS NOTED V: AS NOTED	PERMIT No.
HEL DRAWING No. C200	REVISION 2 OF 1 3

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: \\Projects\6150-003 Fort And Davie - Civil\04c Drawings\6150-003 Civil.dwg Plot Time: Nov. 7, 24 12:03 PM User: Matt Ziegler



NOTES:
1. FOR GENERAL NOTES SEE SHEET C100 (TO FOLLOW).

ISSUES		
No.	DATE	ISSUED FOR
1	2023.12.21	DEVELOPMENT PERMIT
2	2024.05.02	DP REVIEW
3	2024.11.07	DP RESUBMISSION

CLIENT

ISSUED FOR
DEVELOPMENT PERMIT

0 2 6m
1:100

FORT AND DAVIE RESIDENCES
CIVIL WORKS

VICTORIA, BC
THREE SHORES MANAGEMENT

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

GRADING AND
SURFACE WORKS PLAN

DESIGNED TDL	ENGINEER'S SEAL
DESIGN REVIEW AJH	
DRAFTED MDZ	
DRAFTING REVIEW SAC	
PROJECT No. 6150-003	CLIENT DRAWING No.
SCALE H: AS NOTED V: AS NOTED	PERMIT No.
HEL DRAWING No. C300	REVISION 3 OF 1 3

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION