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ARCHITECTURE INC.
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Vancouver, BC, V6C 1S4
www.integra-arch.com
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[PROJECT TEAM]

CITY OF VICTORIA
Revisions
Received Date: July 17, 2024

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 stevew@integra-arch.com justinj@integra-arch.com
Project Manager				
Site				
Structural	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 4th Avenue Vancouver, BC V6J 1N3	Gary Geissinger Homer Sapitula 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 Lahaie	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				
Landscape	Perry + Associates 112 East Broadway Vancouver, BC V5T 1V9	Michael Patterson	604.738.4118	mp@perryandassociates.ca
Code	Celerity Engineering Suite 100, 535 W 10th Ave. Vancouver BC V5Z 1K9	Stefan Germann	604.375.0437	sgermann@celerity.ca
Interior Designer				
Energy Model	Herold Engineering Unit 600-1112 Fort Street Victoria, BC V8V 3K8	Emilie Wong	250.590.4875	EWong@heroldengineering.com
Transportation	IBI Group 700-1285 W Pender Street Vancouver, BC V6E 4B1	Mladen Pecanac	604.683.8797x 67023	Mladen.pecanac@ibigroup.com

[ARCHITECT SEAL]

[CLIENT]
Three Shores Management

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

[TITLE]
COVER PAGE

[PROJECT] **22600**

[SCALE]

[DATE] **Friday, July 12, 2024**

[ISSUE] **04- REZONING/ DP**

[DRAWING]
A-0.000

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

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

Project: 22600
Date: **12-Jul-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.**	**853.98 m2**	
Open Site Space (Net site area)	**37%**	**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%	
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%	**57.3%**
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%	
														1 Bed
C1 - 2 Bed						1	1	**2**	683.8	1,367.5		127.0	2.7%	
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%	**32.0%**
C5 - 2 Bed		1						**1**	770.8	770.8		71.6	1.3%	
C6 - 2 Bed + Den			1	1	1	1	1	**5**	917.6	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%	
														2 Bed
D1 - 3 Bed			1	1	1			**3**	867.5	2,602.5		241.8	4.0%	**7%**
D2 - 3 Bed						1	1	**2**	892.5	1,785.0		165.8	2.7%	
														3 Bed
Total		**9**	**14**	**14**	**14**	**12**	**12**	**75**		**48,035**		**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 @	0.85	space/unit	485 sqft > X	2.6 spaces	
	29 units @	1.00	space/unit	485 sqft < X > 754 sqft	29.0 spaces	
	11 units @	1.30	space/unit	X < 754 sqft	14.3 spaces	
Minimum Parking Required @ other area	0 units @	0.70	space/unit	485 sqft > X	0.0 spaces	
	16 units @	0.85	space/unit	485 sqft < X > 754 sqft	13.6 spaces	
	16 units @	1.30	space/unit	X < 754 sqft	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 @	1.0	space/unit	485 sqft > X	3 spaces	long term
	45 units @	1.25	space/unit	485 sqft < X > 754 sqft	56 spaces	long term
	27 units @	1.25	space/unit	X < 754 sqft	34 spaces	long term
	75 units @	0.1	space/unit		8 spaces	short term
Commercial - Food & Beverage	1 units @	1.0	Space/400m2		1 spaces	long term
	1 units @	1.0	Space/100m2		2 spaces	short term
Total Long term Bicycle Parking					94 spaces	long term
Total Short term Bicycle Parking					8 spaces	short term
Provided Secure Bicycle Parking	**3 units**	**30.3**	**spaces/unit**		**91 spaces**	long term
Max vertical parking Spaces		NO	max			
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.

		PROPOSED	
ZONING EXISTING			
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**

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

PROJECT DATA

22600 [PROJECT]

[SCALE]

Friday, July 12, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-0.001

SITE CONTEXT MAP

AERIAL VIEW

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[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
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[TITLE]

SITE CONTEXT MAP & AERIAL VIEW

22600	[PROJECT]
As Noted	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-0.002

FORT STREETSCAPE

DAVIE STREETSCAPE

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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

STREETSCAPE

[PROJECT] 22600

[SCALE]

[DATE] Friday, July 12, 2024

[ISSUE] 04- REZONING/ DP

[DRAWING]

A-0.003

North West Corner - Fort St x Davie St

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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

PERSPECTIVE

22600 [PROJECT]

[SCALE]

Friday, July 12, 2024 [DATE]

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A-0.004

West Elevation - Davie St

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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

PERSPECTIVE

22600 [PROJECT]

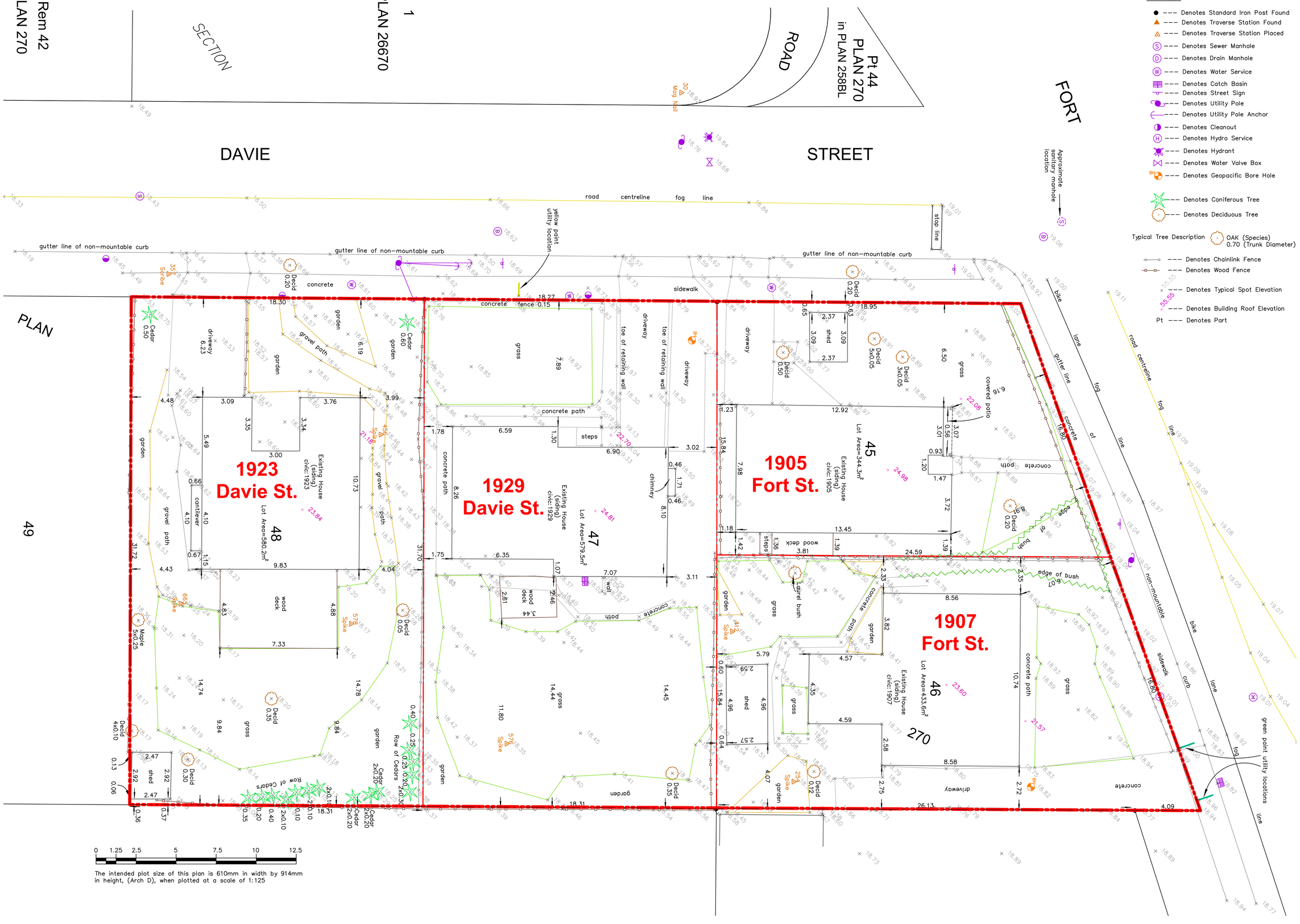
[SCALE]

Friday, July 12, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-0.005



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

LEGEND

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

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

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

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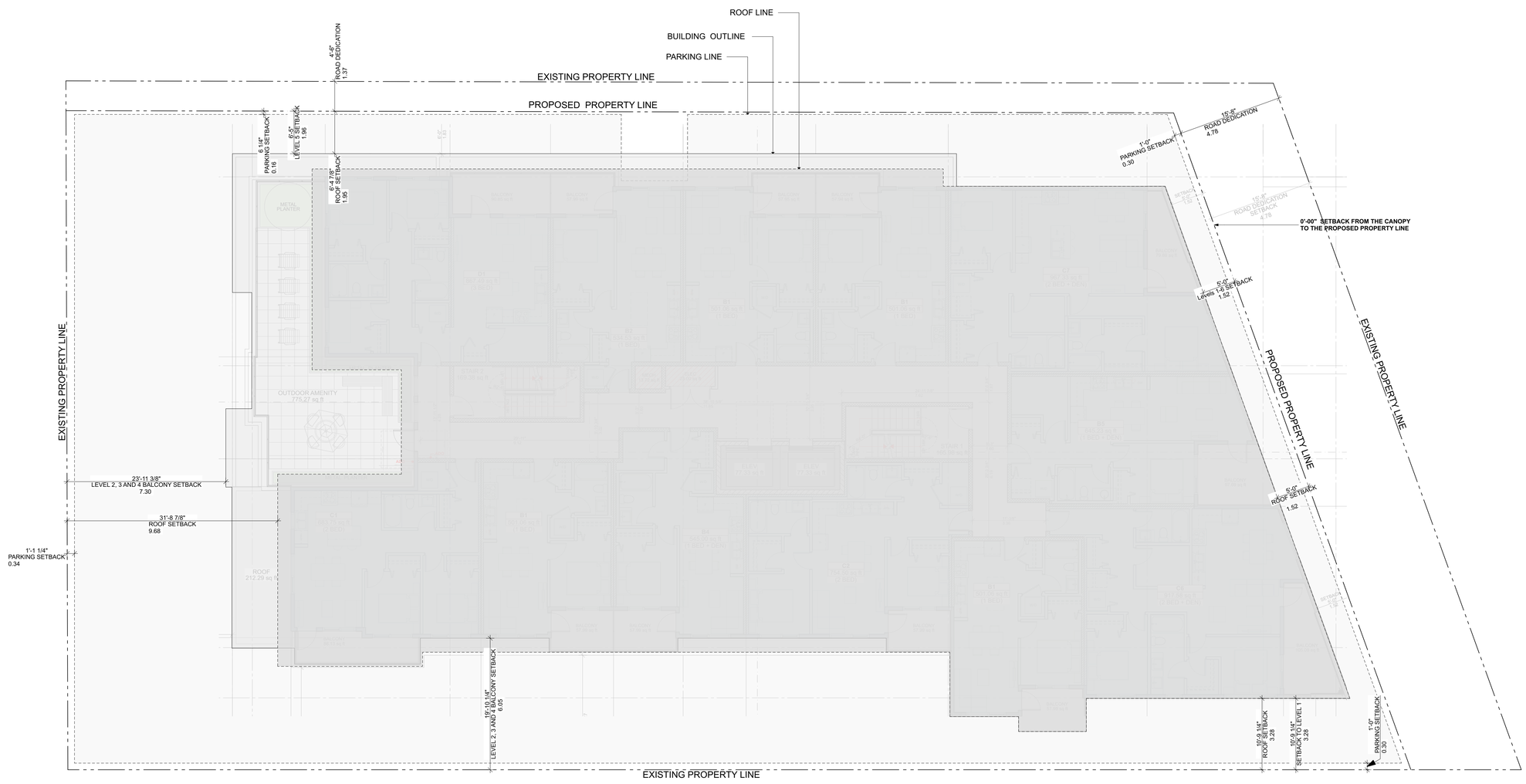
[CLIENT]
Three Shores Management

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

[TITLE]
SURVEY (EXISTING SITE PLAN)

[PROJECT] 22600
[SCALE]
[DATE] Friday, July 12, 2024
[ISSUE] 04- REZONING/ DP
[DRAWING]
A-0.006



1 SETBACK DIAGRAM

SCALE: 1:100

0 2m 5m

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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

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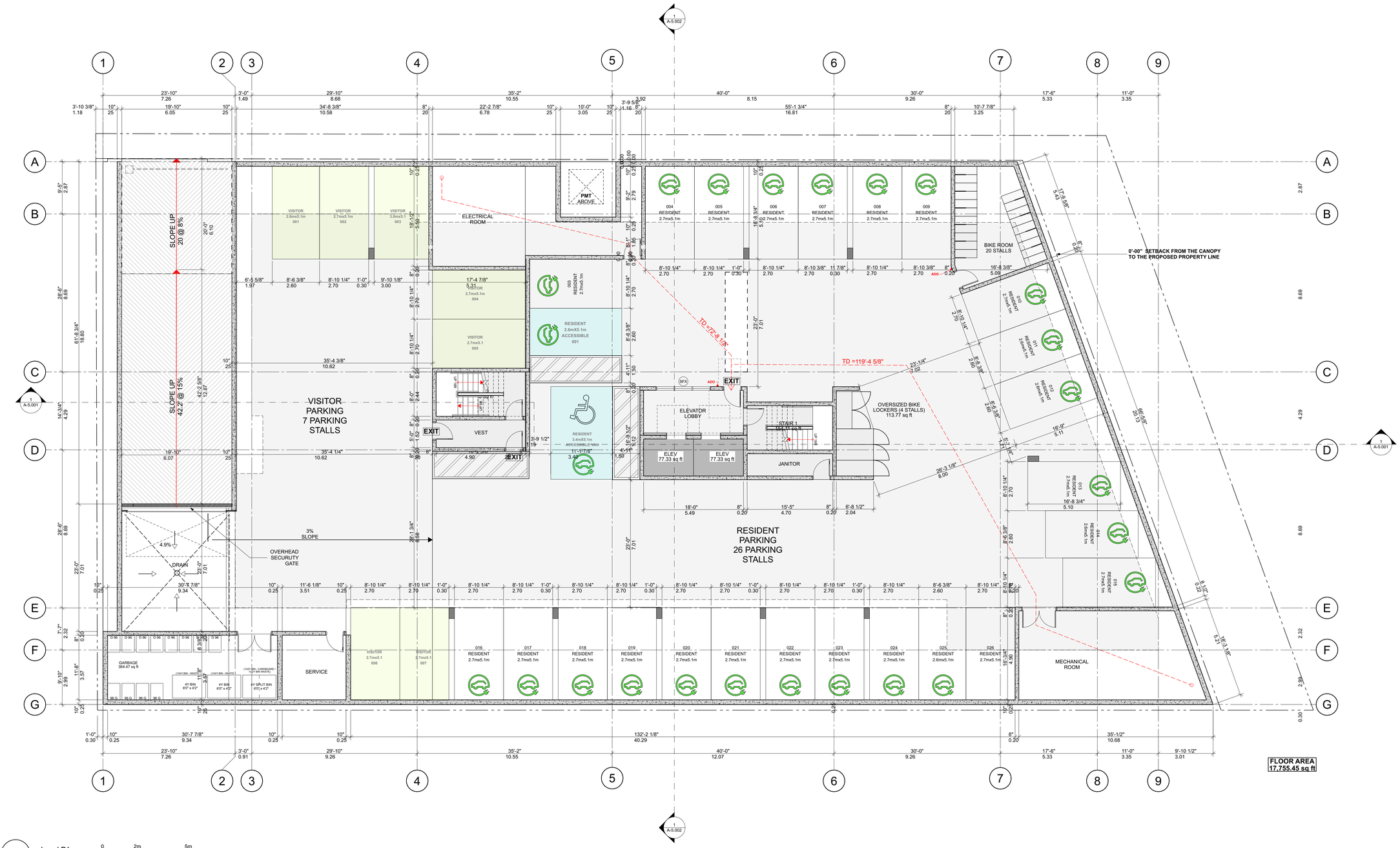
SETBACK DIAGRAM

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-0.007



1 Level P1
SCALE: 1:100

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[ARCHITECT SEAL]

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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

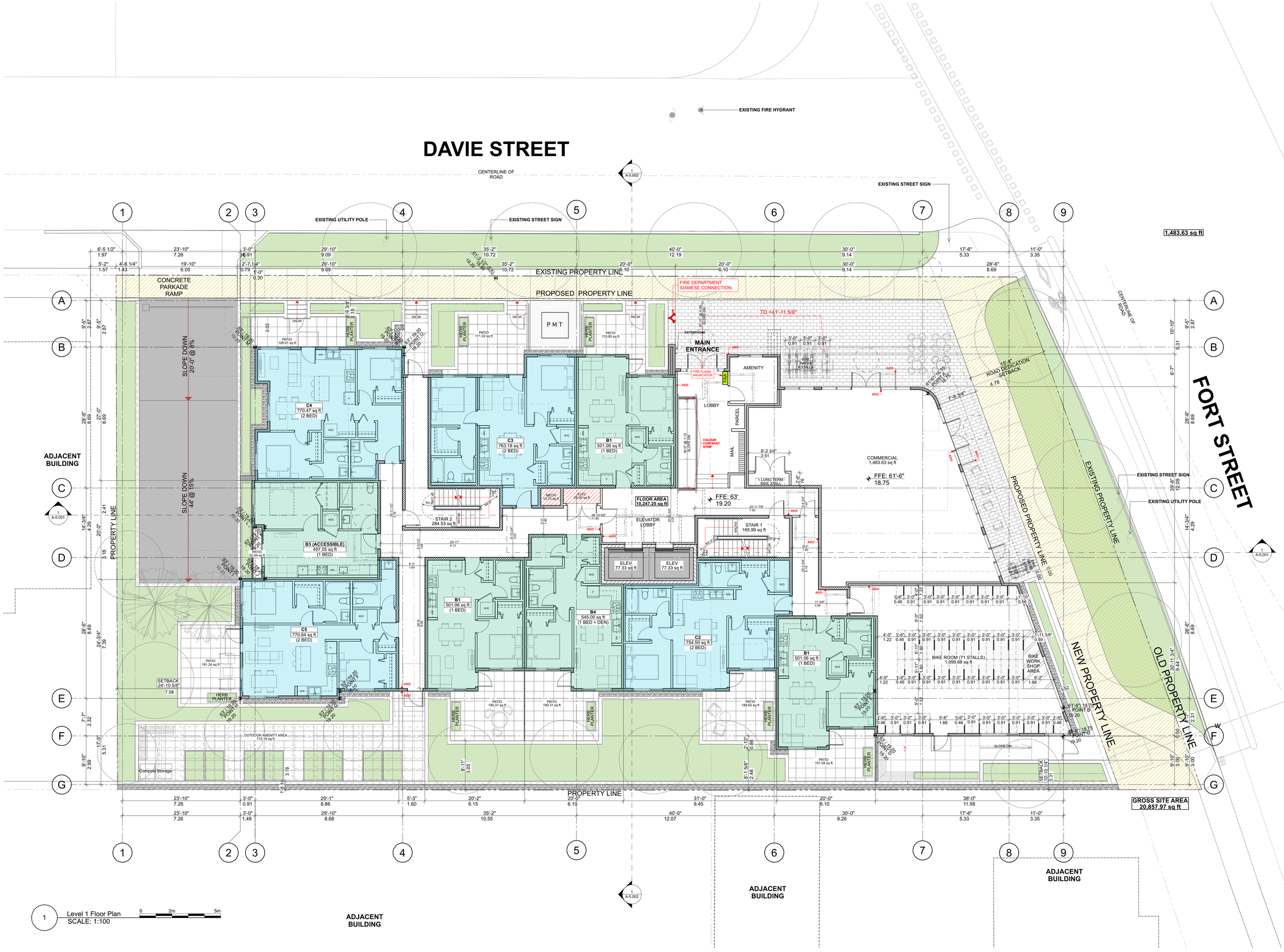
[TITLE]

LEVEL P1

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-2.000



1 Level 1 Floor Plan
SCALE: 1:100

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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

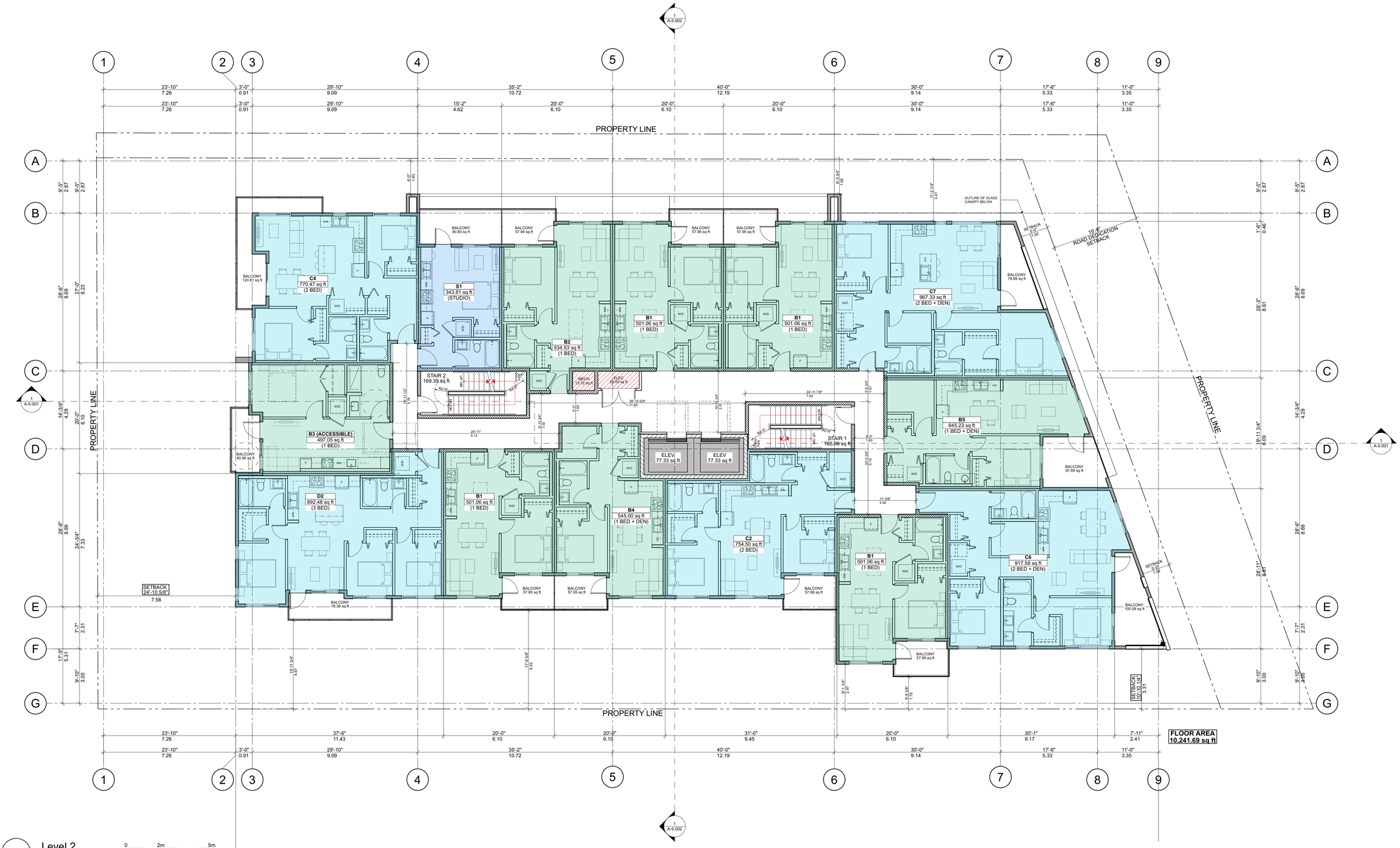
[TITLE]

LEVEL 1 PLAN / SITE PLAN

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-2.001



1 Level 2
SCALE: 1:100

0 2m 5m

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[TITLE]

LEVEL 2 PLAN

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
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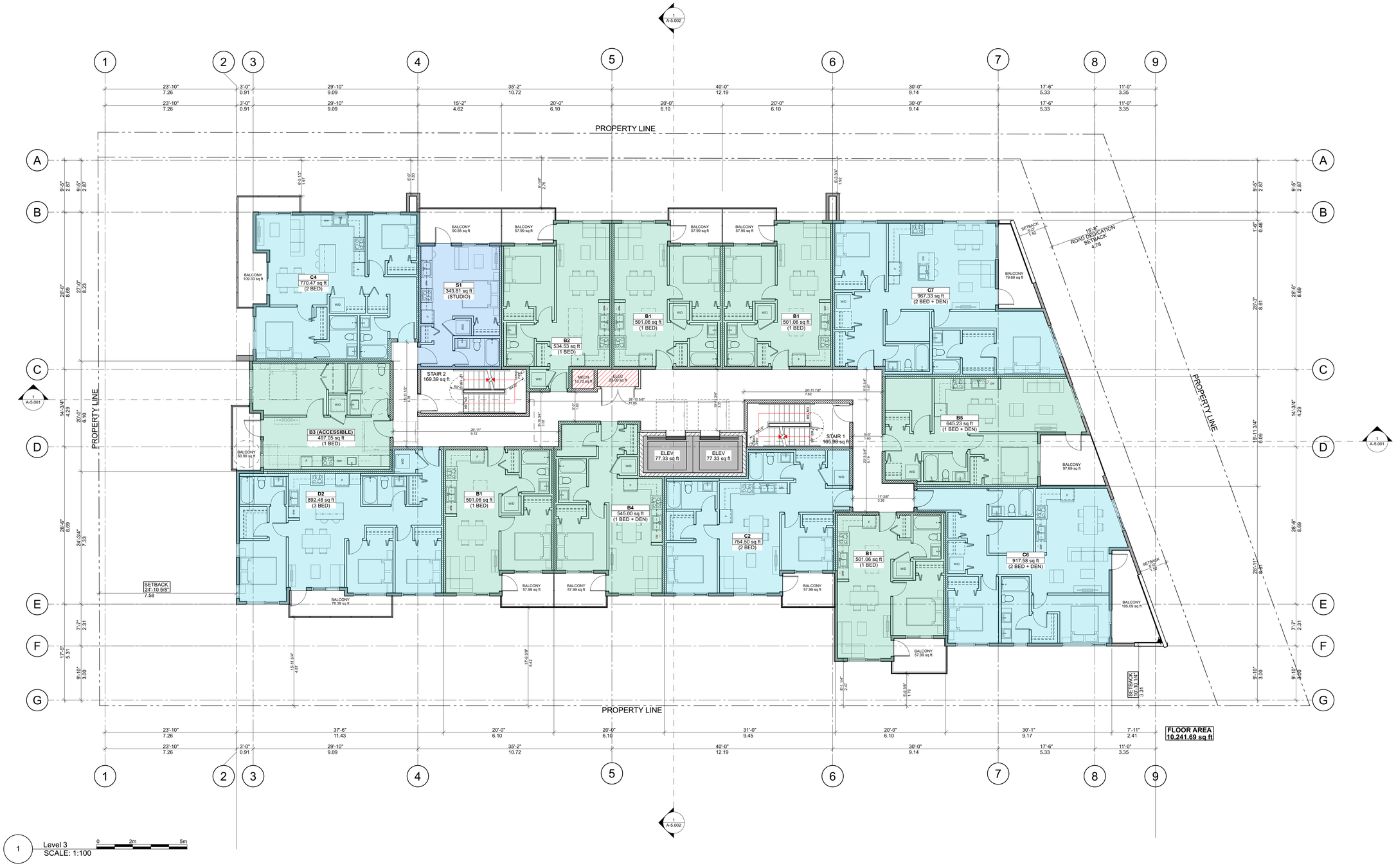
[DRAWING]

A-2.002



1 Level 3
SCALE: 1:100

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

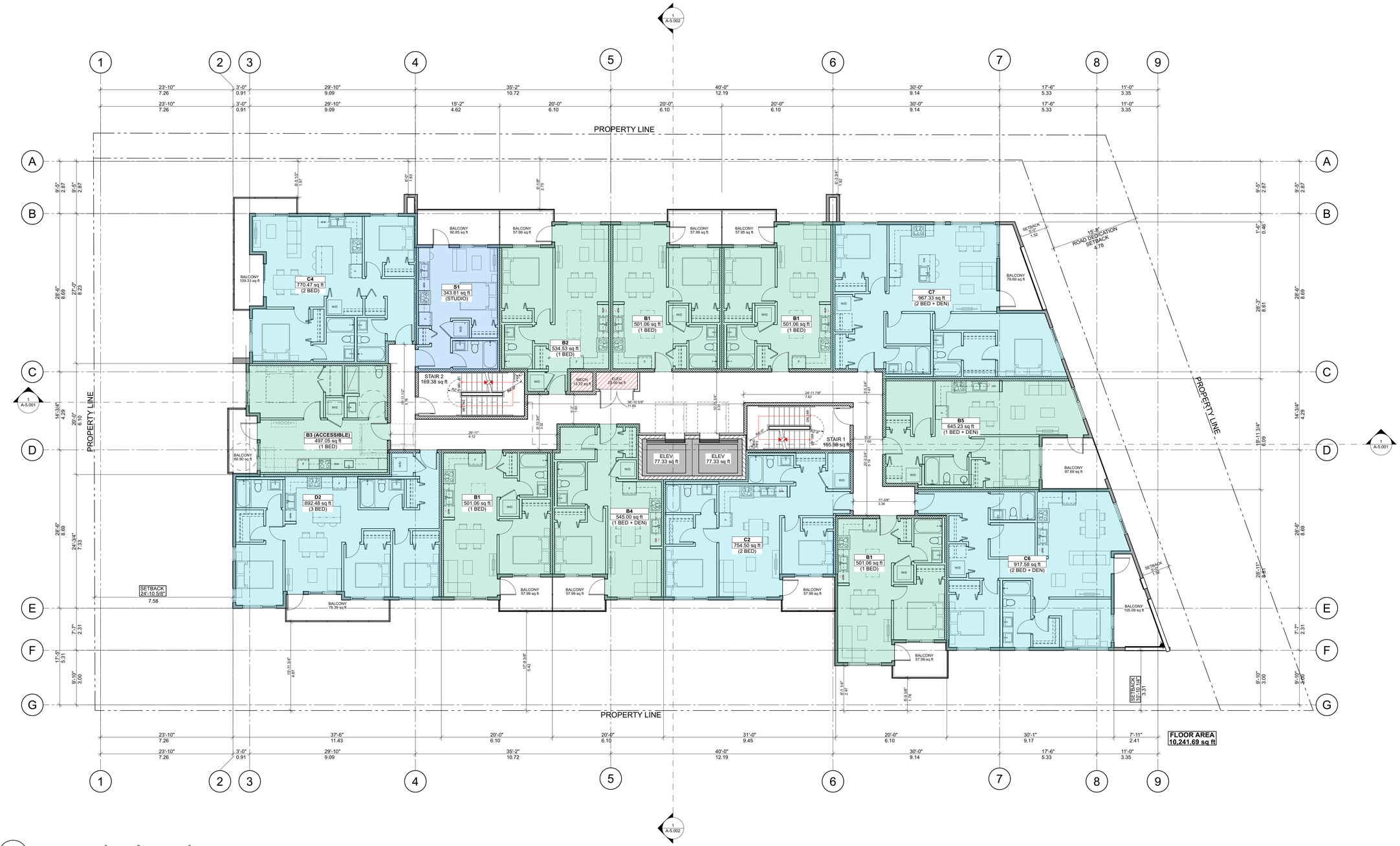
[TITLE]

LEVEL 3 PLAN

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-2.003



1 Level 4
SCALE: 1:100

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[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 4 PLAN

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-2.004

1 Level 5
SCALE: 1:100

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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 5 PLAN

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-2.005

1 Level 6
SCALE: 1:100

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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

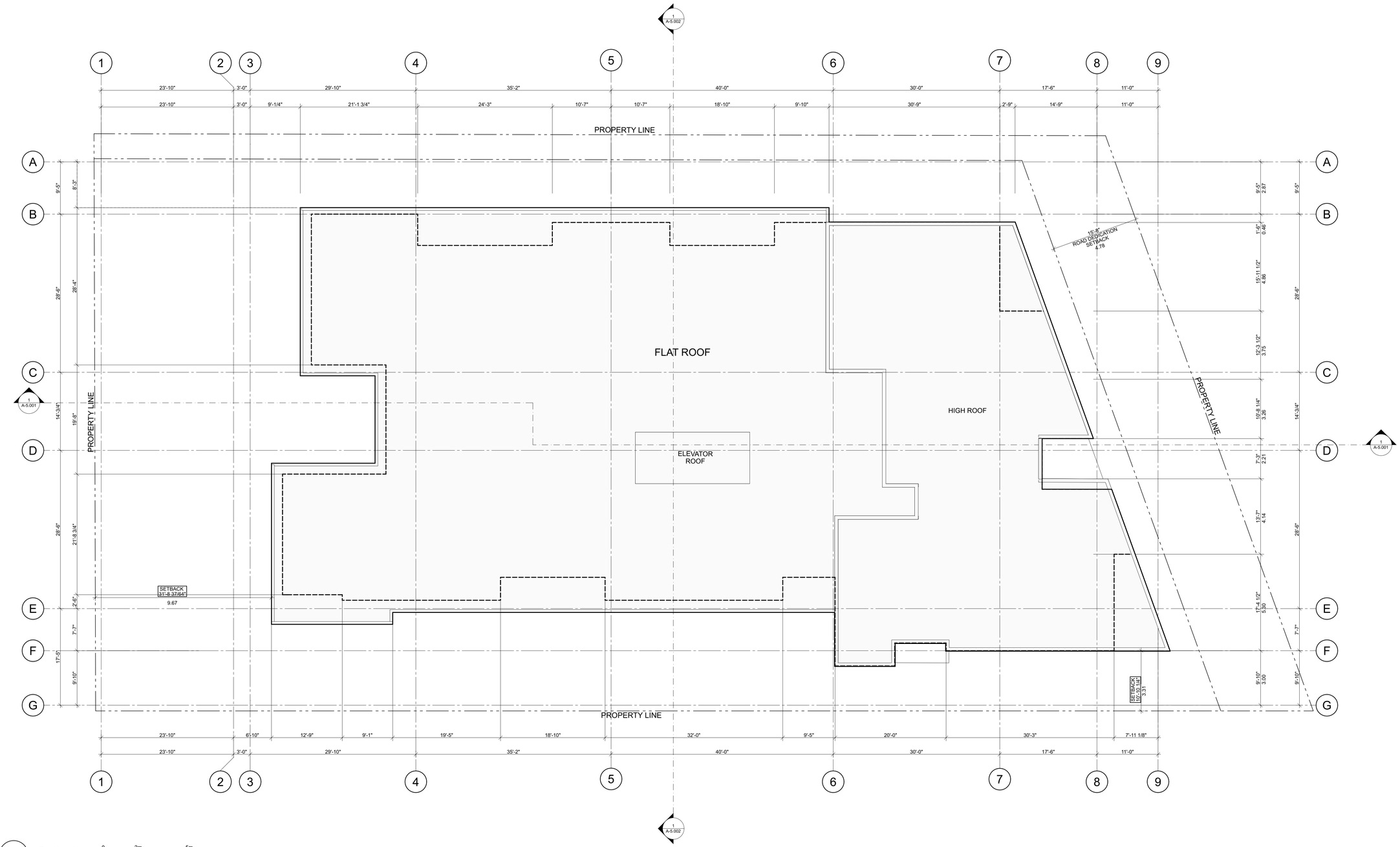
[TITLE]

LEVEL 6 PLAN

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-2.006



1 Roof Level
SCALE: 1:100

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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

ROOF PLAN

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-2.007

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:

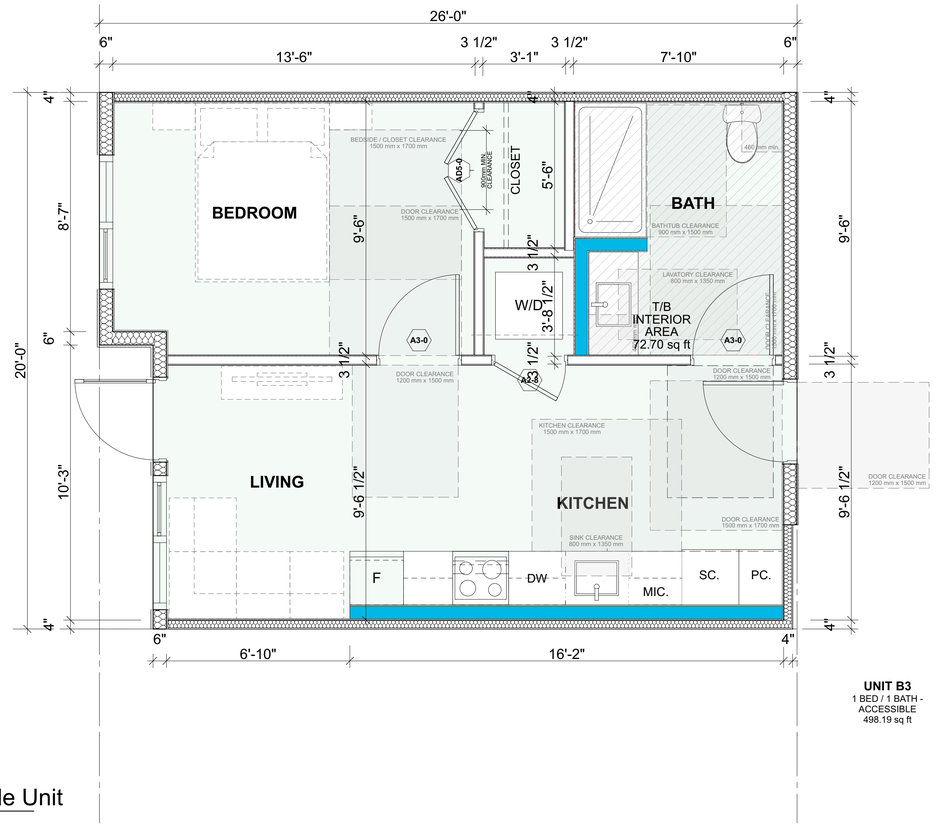
- At least one bathroom in an adaptable dwelling unit shall be designed to be adaptable by providing:
- A distance between the centre line of the water closet and the wall on one side of 460 mm to 480 mm
- Clear floor space of at least 900 by 1500mm to accommodate the bathtub/shower
- Clear floor space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

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[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

UNIT B3A ACCESSIBLE UNIT

22600 [PROJECT]

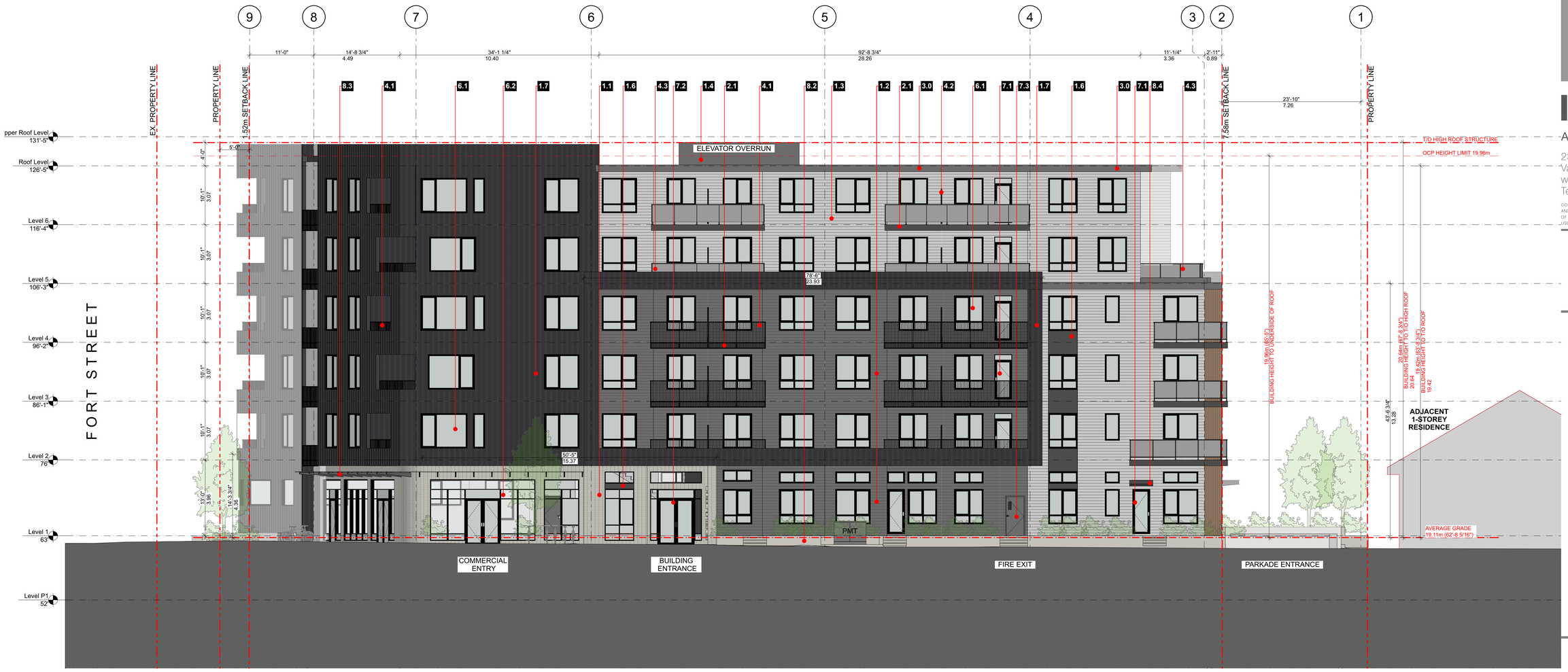
[SCALE]

Friday, July 12, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-3.100



Material and Colour Legend

	Colour	Product / Material	Reference Number to Match	Location
1.0				**CLADDING**
1.1	Light Grey/ Brown Blend	Thin brick	TBC	Feature Wall Elements
1.2	Dark Grey	James Hardie - Artisian V Groove siding	TBC	Exterior Walls
1.3	White	James Hardie - Artisian V Groove siding	TBC	Exterior Walls
1.4	Dark Grey	Cementitious Panel Board W/ Reveal	TBC	Exterior Walls
1.5	Woodtone	LUX - 6" Profile	Coastal Sand	Feature Wall Elements
1.6	Charcoal Grey	Prefinished Metal Panels	Cascadia - Charcoal Grey	Feature Wall Elements
1.7	Charcoal	Board & Batten metal siding	Westform Metals	Exterior Walls
2.0				**SOFFIT/FASCIA**
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black	Fascias
2.2	Woodtone	LUX - 6" Profile	Coastal Sand	Soffits
3.0				**FLASHINGS**
3.1		26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue	
3.2	To match adjacent cladding colours	26 ga. Prefinished Steel Flashing	Cascadia - White	
3.3		26 ga. Prefinished Steel Flashing	Cascadia - Dark Grey	
3.4		26 ga. Prefinished Steel Flashing	Cascadia - Aged Copper	
4.0				**GUARDS/RAILINGS/PRIVACY SCREENS**
4.1	Black	Prefinished Aluminum	Cascadia - Black	Picket Railings
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black	Privacy Screens
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black	Obscure Glass Railings
5.0				**ROOFS/DECKS**
5.1	Light Grey	Fully Reinforced Polyurethane Membrane		Balcony Decks
5.2	Light Grey	2 ply SBS Roof Membrane		Roofs
5.3	Light Grey	Precast Concrete Pavers over Membrane		Roof Decks
6.0				**WINDOWS**
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black	Residential
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black	Commercial
7.0				**DOORS**
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black	Residential
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black	Commercial
7.3	Black	Steel Doors	Cascadia - Black	Level 1- Service/Exit
8.0				**MISCELLANEOUS**
8.1	Black	Paint	TBC	Steel Columns
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining Walls
8.3	Black	Double Glazed Canopy	Cascadia - Black	Glass canopy / Black aluminum
8.4	Black	Prefinished Aluminum	Cascadia - Black	Aluminum canopy

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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

WEST ELEVATION

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-4.001

Material and Colour Legend

	Colour	Product / Material	Reference Number to Match	Location
1.0				**CLADDING**
1.1	Light Grey/ Brown Blend	Thin brick	TBC	Feature Wall Elements
1.2	Dark Grey	James Hardie - Artisian V Groove siding	TBC	Exterior Walls
1.3	White	James Hardie - Artisian V Groove siding	TBC	Exterior Walls
1.4	Dark Grey	Cementitious Panel Board W/ Reveal	TBC	Exterior Walls
1.5	Woodtone	LUX - 6" Profile	Coastal Sand	Feature Wall Elements
1.6	Charcoal Grey	Prefinished Metal Panels	Cascadia - Charcoal Grey	Feature Wall Elements
1.7	Charcoal	Board & Batten metal siding	Westform Metals	Exterior Walls
2.0				**SOFFIT/FASCIA**
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black	Fascias
2.2	Woodtone	LUX - 6" Profile	Coastal Sand	Soffits
3.0				**FLASHINGS**
3.1		26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue	
3.2	To match adjacent cladding colours	26 ga. Prefinished Steel Flashing	Cascadia - White	
3.3		26 ga. Prefinished Steel Flashing	Cascadia - Dark Grey	
3.4		26 ga. Prefinished Steel Flashing	Cascadia - Aged Copper	
4.0				**GUARDS/RAILINGS/PRIVACY SCREENS**
4.1	Black	Prefinished Aluminum	Cascadia - Black	Picket Railings
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black	Privacy Screens
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black	Obscure Glass Railings
5.0				**ROOFS/DECKS**
5.1	Light Grey	Fully Reinforced Polyurethane Membrane		Balcony Decks
5.2	Light Grey	2 ply SBS Roof Membrane		Roofs
5.3	Light Grey	Precast Concrete Pavers over Membrane		Roof Decks
6.0				**WINDOWS**
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black	Residential
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black	Commercial
7.0				**DOORS**
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black	Residential
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black	Commercial
7.3	Black	Steel Doors	Cascadia - Black	Level 1- Service/Exit
8.0				**MISCELLANEOUS**
8.1	Black	Paint	TBC	Steel Columns
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining Walls
8.3	Black	Double Glazed Canopy	Cascadia - Black	Glass canopy / Black aluminum
8.4	Black	Prefinished Aluminum	Cascadia - Black	Aluminum canopy

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[ARCHITECT SEAL]

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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

EAST ELEVATION

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-4.002

Material and Colour Legend

	Colour	Product / Material	Reference Number to Match	Location
1.0				**CLADDING**
1.1	Light Grey/ Brown Blend	Thin brick	TBC	Feature Wall Elements
1.2	Dark Grey	James Hardie - Artisian V Groove siding	TBC	Exterior Walls
1.3	White	James Hardie - Artisian V Groove siding	TBC	Exterior Walls
1.4	Dark Grey	Cementitious Panel Board W/ Reveal	TBC	Exterior Walls
1.5	Woodtone	LUX - 6" Profile	Coastal Sand	Feature Wall Elements
1.6	Charcoal Grey	Prefinished Metal Panels	Cascadia - Charcoal Grey	Feature Wall Elements
1.7	Charcoal	Board & Batten metal siding	Westform Metals	Exterior Walls
2.0				**SOFFIT/FASCIA**
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black	Fascias
2.2	Woodtone	LUX - 6" Profile	Coastal Sand	Soffits
3.0				**FLASHINGS**
3.1		26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue	
3.2	To match adjacent cladding colours	26 ga. Prefinished Steel Flashing	Cascadia - White	
3.3		26 ga. Prefinished Steel Flashing	Cascadia - Dark Grey	
3.4		26 ga. Prefinished Steel Flashing	Cascadia - Aged Copper	
4.0				**GUARDS/RAILINGS/PRIVACY SCREENS**
4.1	Black	Prefinished Aluminum	Cascadia - Black	Picket Railings
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black	Privacy Screens
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black	Obscure Glass Railings
5.0				**ROOFS/DECKS**
5.1	Light Grey	Fully Reinforced Polyurethane Membrane		Balcony Decks
5.2	Light Grey	2 ply SBS Roof Membrane		Roofs
5.3	Light Grey	Precast Concrete Pavers over Membrane		Roof Decks
6.0				**WINDOWS**
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black	Residential
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black	Commercial
7.0				**DOORS**
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black	Residential
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black	Commercial
7.3	Black	Steel Doors	Cascadia - Black	Level 1- Service/Exit
8.0				**MISCELLANEOUS**
8.1	Black	Paint	TBC	Steel Columns
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining Walls
8.3	Black	Double Glazed Canopy	Cascadia - Black	Glass canopy / Black aluminum
8.4	Black	Prefinished Aluminum	Cascadia - Black	Aluminum canopy

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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

NORTH ELEVATION

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-4.003

Material and Colour Legend

	Colour	Product / Material	Reference Number to Match	Location
1.0				**CLADDING**
1.1	Light Grey/ Brown Blend	Thin brick	TBC	Feature Wall Elements
1.2	Dark Grey	James Hardie - Artisian V Groove siding	TBC	Exterior Walls
1.3	White	James Hardie - Artisian V Groove siding	TBC	Exterior Walls
1.4	Dark Grey	Cementitious Panel Board W/ Reveal	TBC	Exterior Walls
1.5	Woodtone	LUX - 6" Profile	Coastal Sand	Feature Wall Elements
1.6	Charcoal Grey	Prefinished Metal Panels	Cascadia - Charcoal Grey	Feature Wall Elements
1.7	Charcoal	Board & Batten metal siding	Westform Metals	Exterior Walls
2.0				**SOFFIT/FASCIA**
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black	Fascias
2.2	Woodtone	LUX - 6" Profile	Coastal Sand	Soffits
3.0				**FLASHINGS**
3.1	To match adjacent cladding colours	26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue	
3.2		26 ga. Prefinished Steel Flashing	Cascadia - White	
3.3		26 ga. Prefinished Steel Flashing	Cascadia - Dark Grey	
3.4		26 ga. Prefinished Steel Flashing	Cascadia - Aged Copper	
4.0				**GUARDS/RAILINGS/PRIVACY SCREENS**
4.1	Black	Prefinished Aluminum	Cascadia - Black	Picket Railings
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black	Privacy Screens
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black	Obscure Glass Railings
5.0				**ROOFS/DECKS**
5.1	Light Grey	Fully Reinforced Polyurethane Membrane		Balcony Decks
5.2	Light Grey	2 ply SBS Roof Membrane		Roofs
5.3	Light Grey	Precast Concrete Pavers over Membrane		Roof Decks
6.0				**WINDOWS**
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black	Residential
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black	Commercial
7.0				**DOORS**
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black	Residential
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black	Commercial
7.3	Black	Steel Doors	Cascadia - Black	Level 1- Service/Exit
8.0				**MISCELLANEOUS**
8.1	Black	Paint	TBC	Steel Columns
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining Walls
8.3	Black	Double Glazed Canopy	Cascadia - Black	Glass canopy / Black aluminum
8.4	Black	Prefinished Aluminum	Cascadia - Black	Aluminum canopy

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

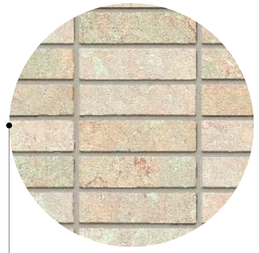
[TITLE]

SOUTH ELEVATION

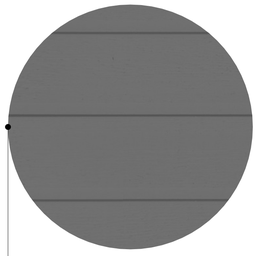
22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-4.004

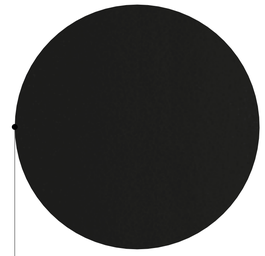


1.1 THIN BRICK CLADDING STACKED
colour: GREY / BROWN BLEND



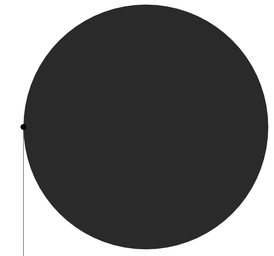
1.2 JAMES HARDIE - ARTISIAN V GROOVE SIDING - HORIZONTAL
colour: DARK GREY

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



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

1.5 COASTAL SAND LUX 6' PROFILE
colour: LIGHT BROWN



1.6 PREFINISHED METAL PANELS
colour: CHARCOAL GREY

1.7 BOARD & BATTEN
colour: CHARCOAL

Material and Colour Legend

	Colour	Product / Material	Reference Number to Match	Location
1.0				**CLADDING**
1.1	Light Grey/ Brown Blend	Thin brick	TBC	Feature Wall Elements
1.2	Dark Grey	James Hardie - Artisian V Groove siding	TBC	Exterior Walls
1.3	White	James Hardie - Artisian V Groove siding	TBC	Exterior Walls
1.4	Dark Grey	Cementitious Panel Board W/ Reveal	TBC	Exterior Walls
1.5	Woodtone	LUX - 6" Profile	Coastal Sand	Feature Wall Elements
1.6	Charcoal Grey	Prefinished Metal Panels	Cascadia - Charcoal Grey	Feature Wall Elements
1.7	Charcoal	Board & Batten metal siding	Westform Metals	Exterior Walls
2.0				**SOFFIT/FASCIA**
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black	Fascias
2.2	Woodtone	LUX - 6" Profile	Coastal Sand	Soffits
3.0				**FLASHINGS**
3.1	To match adjacent cladding colours	26 ga. Prefinished Steel Flashing	Cascadia - Dark Blue	
3.2		26 ga. Prefinished Steel Flashing	Cascadia - White	
3.3		26 ga. Prefinished Steel Flashing	Cascadia - Dark Grey	
3.4		26 ga. Prefinished Steel Flashing	Cascadia - Aged Copper	
4.0				**GUARDS/RAILINGS/PRIVACY SCREENS**
4.1	Black	Prefinished Aluminum	Cascadia - Black	Picket Railings
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black	Privacy Screens
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black	Obscure Glass Railings
5.0				**ROOFS/DECKS**
5.1	Light Grey	Fully Reinforced Polyurethane Membrane		Balcony Decks
5.2	Light Grey	2 ply SBS Roof Membrane		Roofs
5.3	Light Grey	Precast Concrete Pavers over Membrane		Roof Decks
6.0				**WINDOWS**
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black	Residential
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black	Commercial
7.0				**DOORS**
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black	Residential
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black	Commercial
7.3	Black	Steel Doors	Cascadia - Black	Level 1- Service/Exit
8.0				**MISCELLANEOUS**
8.1	Black	Paint	TBC	Steel Columns
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining Walls
8.3	Black	Double Glazed Canopy	Cascadia - Black	Glass canopy / Black aluminum
8.4	Black	Prefinished Aluminum	Cascadia - Black	Aluminum canopy

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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

MATERIAL BOARD

[PROJECT] 22600

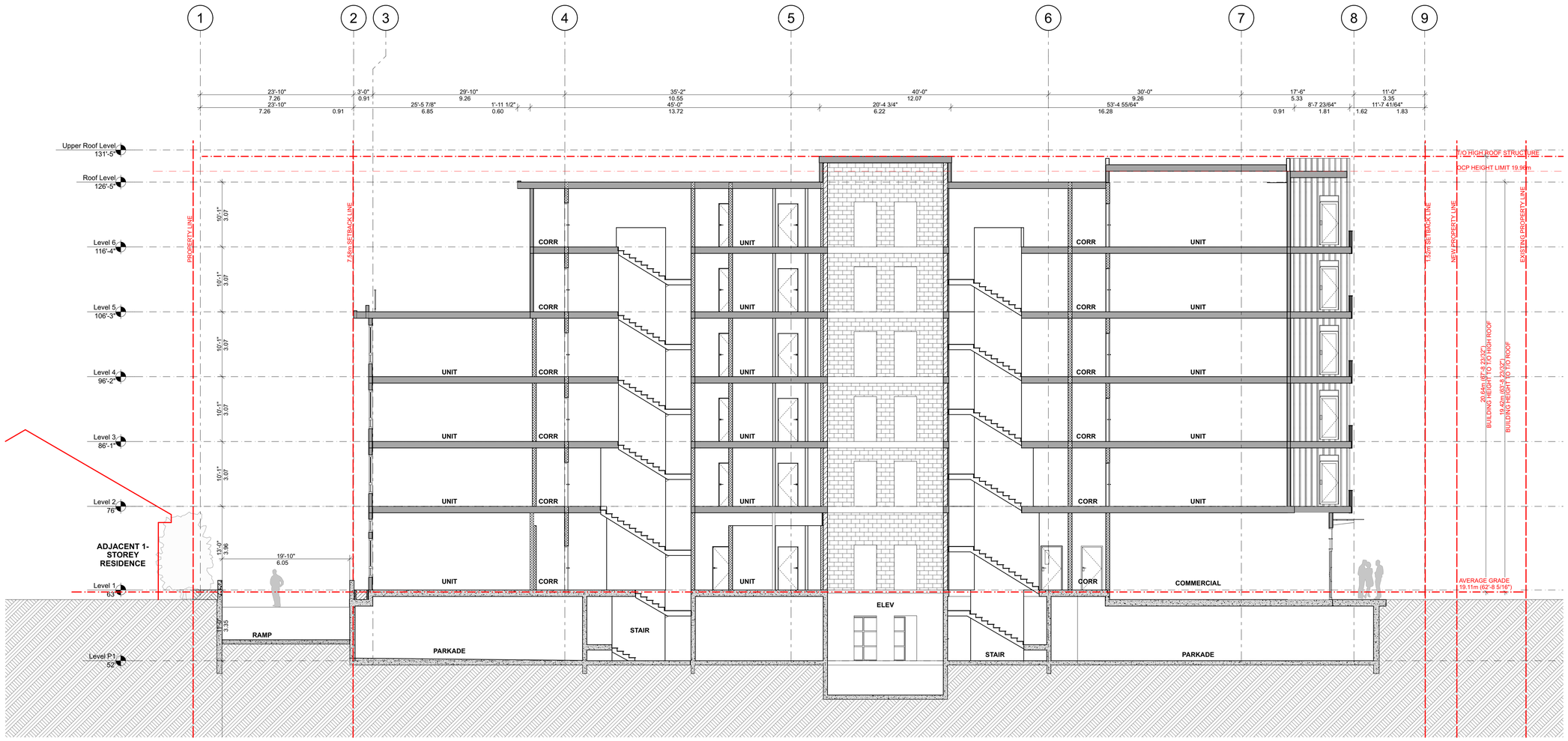
[SCALE]

[DATE] Friday, July 12, 2024

[ISSUE] 04- REZONING/ DP

[DRAWING]

A-4.005



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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

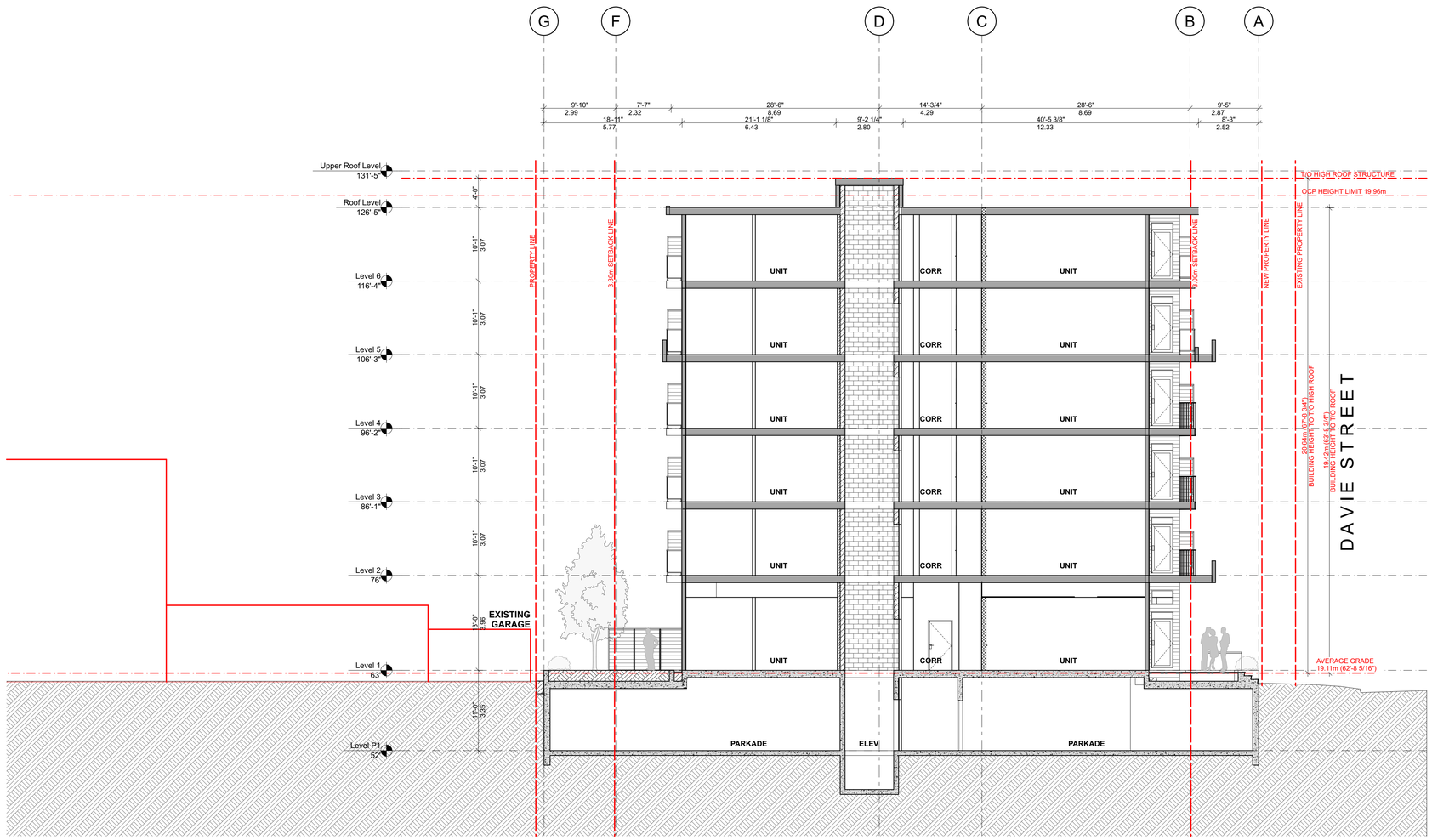
[TITLE]

NORTH-SOUTH BUILDING SECTION

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-5.001



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[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

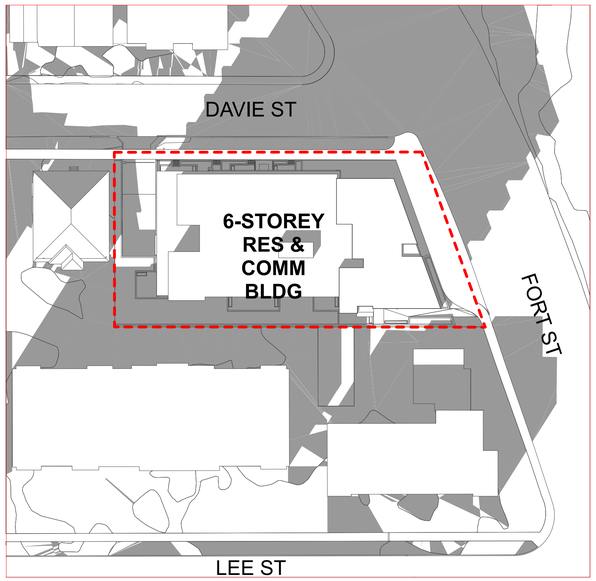
EAST-WEST BUILDING SECTION

22600	[PROJECT]
1:100	[SCALE]
Friday, July 12, 2024	[DATE]
04- REZONING/ DP	[ISSUE]

[DRAWING]

A-5.002

SPRING EQUINOX
MARCH 21



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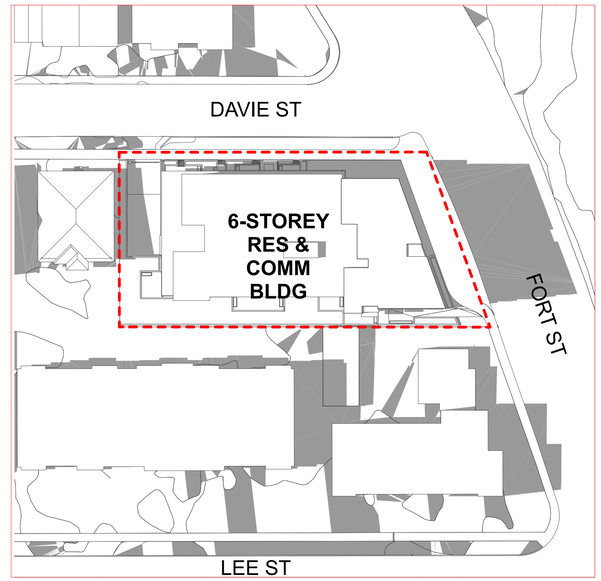

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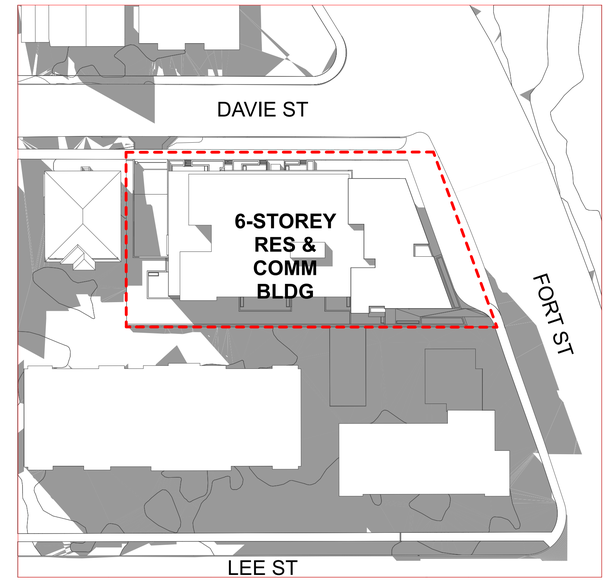

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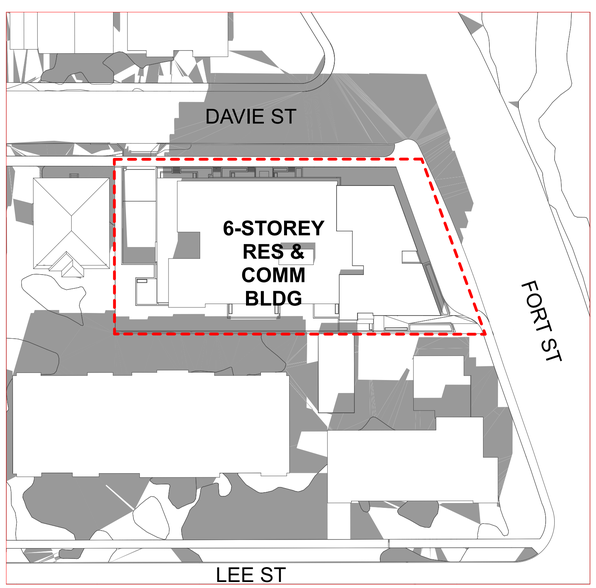
SUMMER SOLSTICE
JUNE 21



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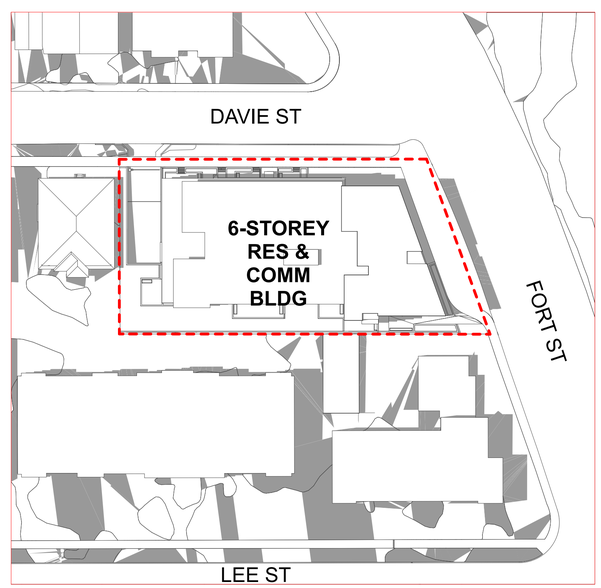

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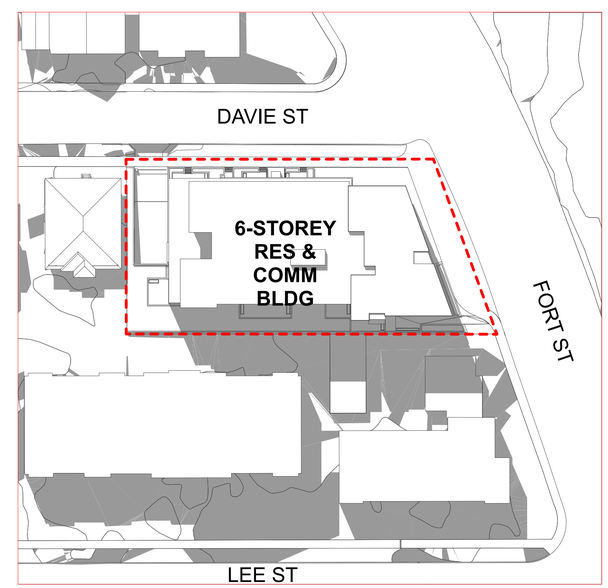

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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

SHADOW STUDY

[PROJECT] 22600

[SCALE]

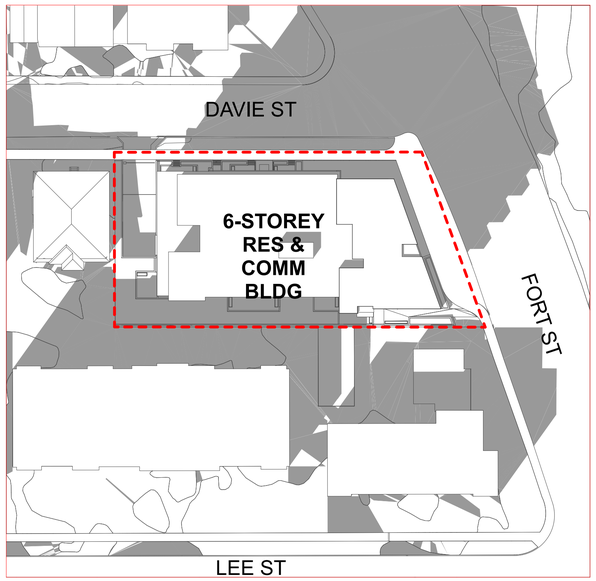
[DATE] Friday, July 12, 2024

[ISSUE] 04- REZONING/ DP

[DRAWING]

A-8.001

FALL EQUINOX
SEPTEMBER 21



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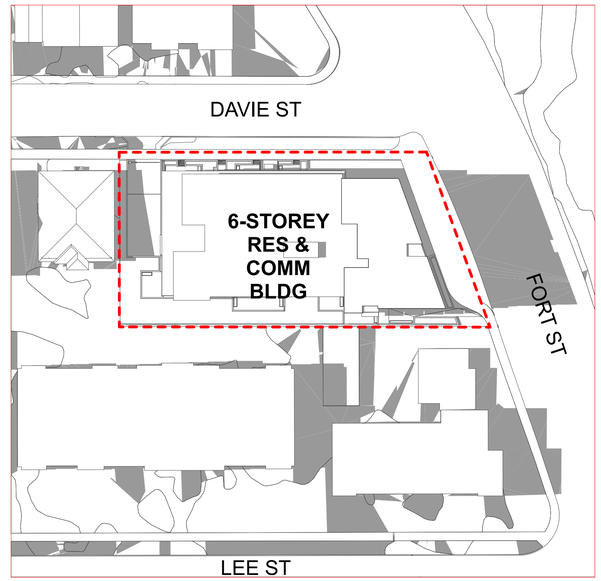

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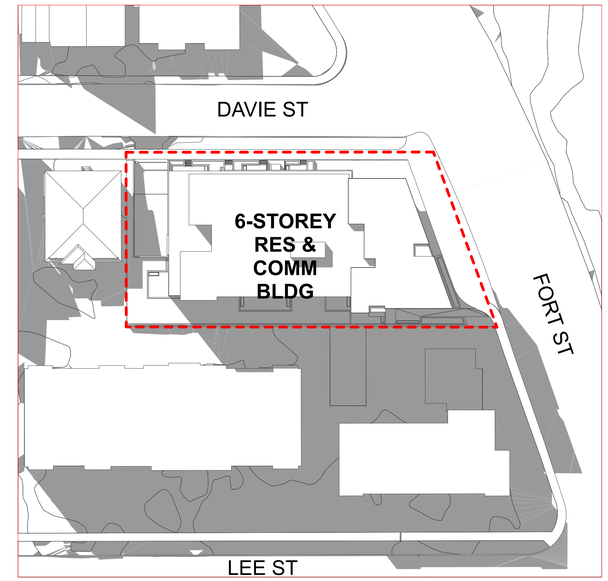
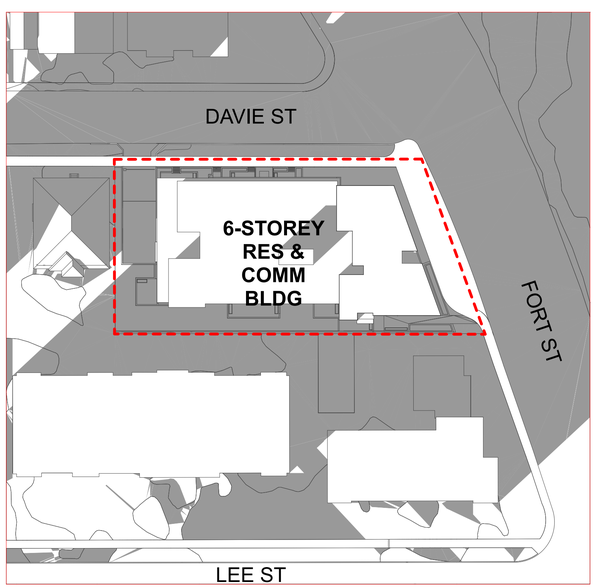


3 PM

WINTER SOLSTICE
DECEMBER 21



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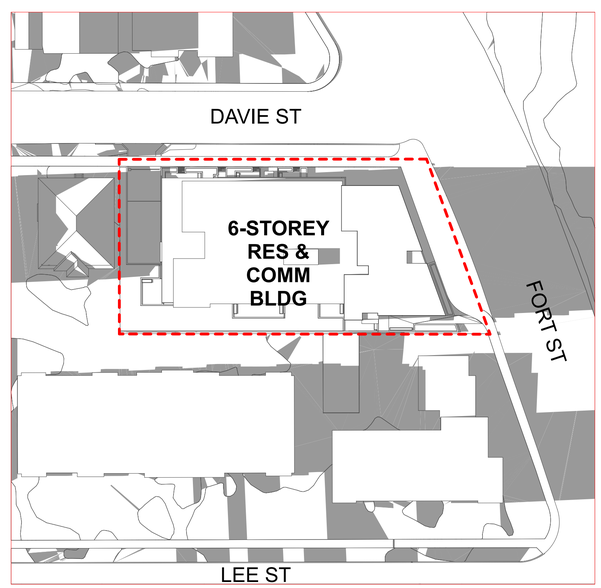

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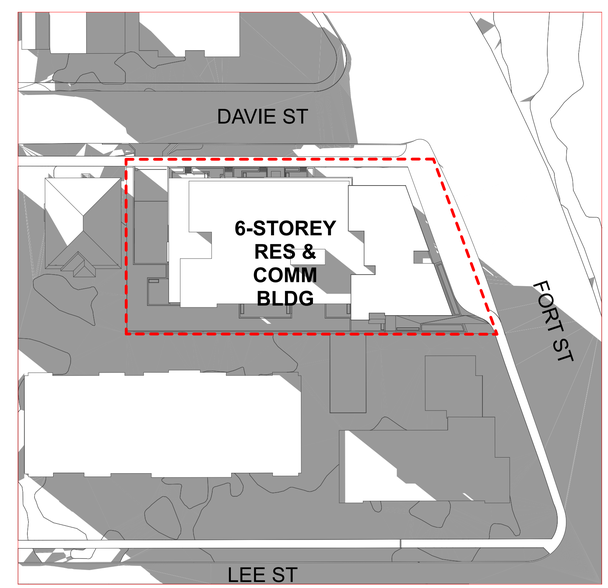

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[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

SHADOW STUDY

[PROJECT] 22600

[SCALE]

[DATE] Friday, July 12, 2024

[ISSUE] 04- REZONING/ DP

[DRAWING]

A-8.002

Legend:

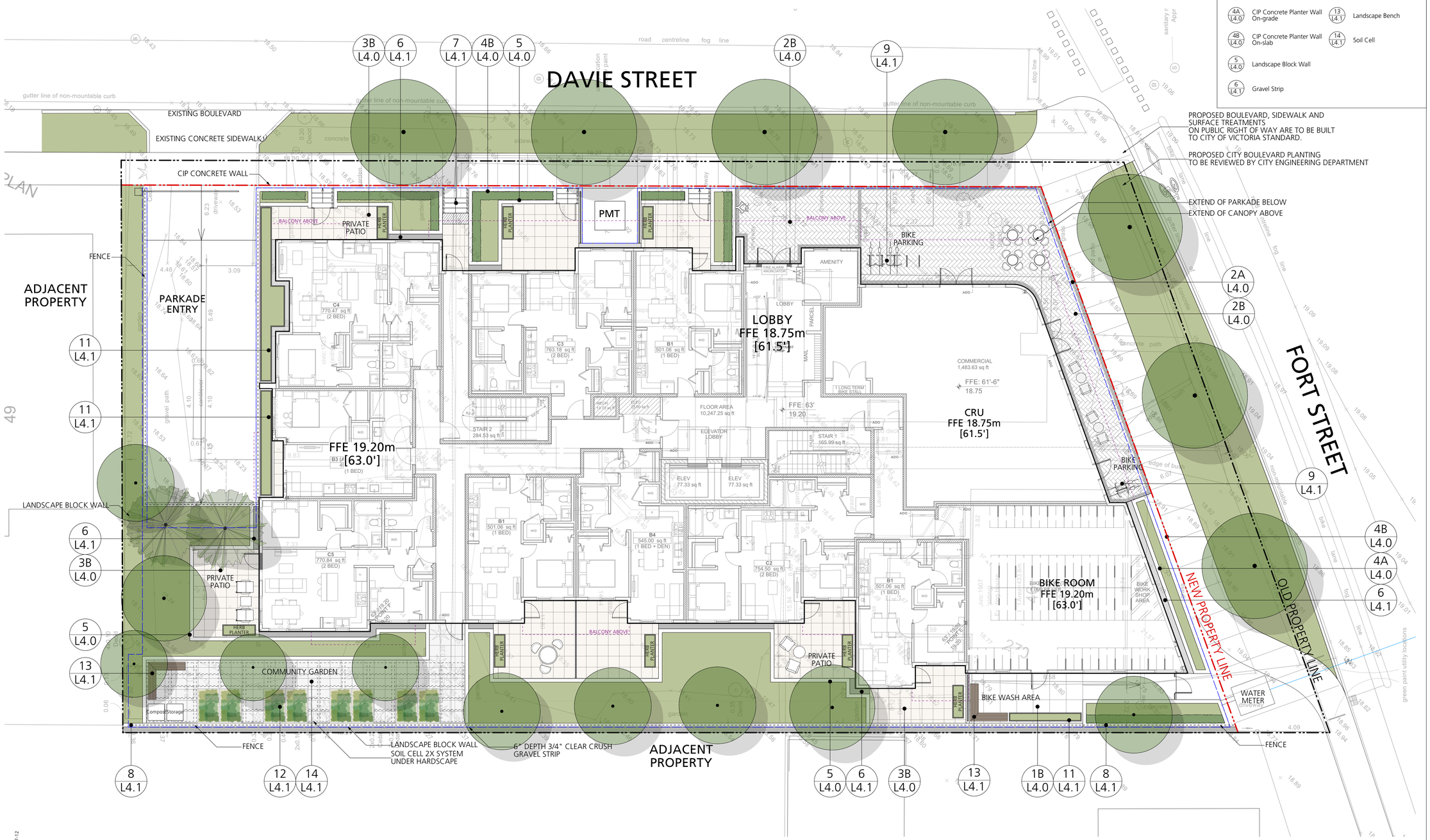
- BG 0.00m — Building Grade from Civil
- IBG 0.00m — Interpulated Building Grade
- FG 0.00m — Finish Grade
- TW 0.00m — Top of Wall Grade
- BW 0.00m — Bottom of Wall Grade
- TS 0.00m — Top of Stair Elevation
- BS 0.00m — Bottom of Stair Elevation
- TB 0.00m — Top of Bench Elevation

Grading Notes:

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

Legend:

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



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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 Develpment Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Key Plan
Level 1

Project North:

Drawn By: MH

Checked By: MP

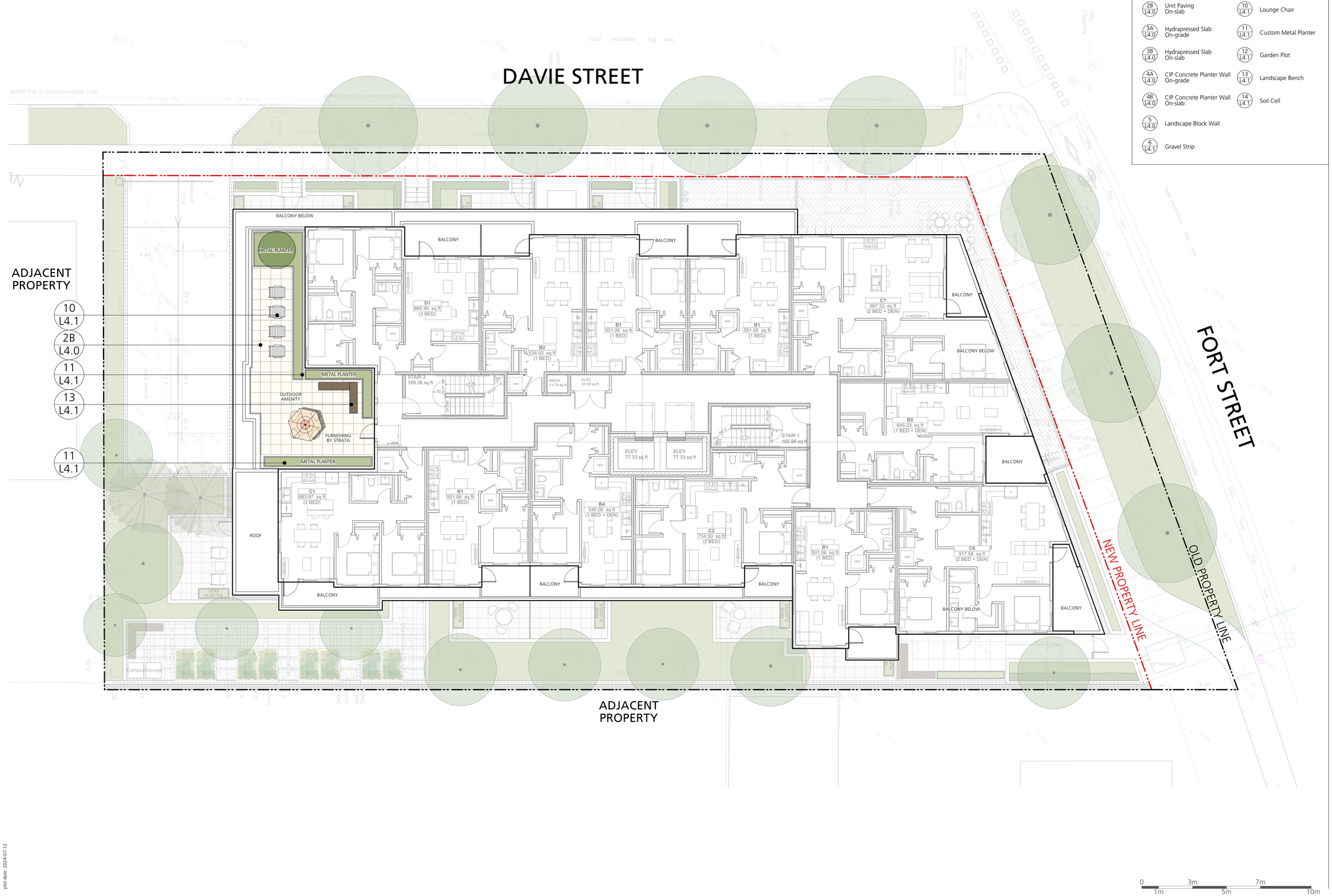
Scale: 1:100

Job No.: 22-082

Sheet No.:

L1.0

plot date: 2024-07-12



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		

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Issues

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3	Re-issued for Development Permit	2023/12/22
4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Develpment Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Key Plan
Level 5

Project North:

Drawn By: MH

Checked By: MP

Scale: 1:100

Job No.: 22-082

Sheet No.:

L1.1

plot date: 2024-07-12

Offsite Legend:

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

Street Trees Soil Volume Table

	Qty. of Street Trees	1m Deep Soil Trench @ Boulevard (x 1)	0.75m Deep Struc. Soil under Sidewalk (x 0.2)	Total Provided Soil Volume	Soil Volume per Street Tree
Davie St.	4	91.8 m³	12.3 m³	104.1 m³	**26 m³**
Fort St.	3	111.3 m³	N/A	111.3 m³	**37.1 m³**

Minimum Clerances of Street Trees:

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

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

OFFSITE IRRIGATION LEGEND

1. All irrigation work, including required inspections, shall follow the Supplementary Specifications for Street Trees and Irrigation, within the Victoria Subdivision and Development Servicing Bylaw 12-042, Schedule C, and comply with the IrrigationIndustry Association of BC standards.

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

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

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

GENERAL NOTES FOR OFF SITE:

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

2. Street trees must have one dominant central leader or single straight trunk, 6-8 cm diameter caliper measured 15 cm above ground, and a well-balanced crown with branching starting at 1.8 m - 2.5 m above ground. Trees must be planted per the City of Victoria Supplemental Drawing SD P4 (Tree Planting in Boulevard) and the Canadian Landscape Standard.

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

3. Please contact Tom Sherbo, tsherbo@victoria.ca and copy treepermits@victoria.ca 48 hours prior to the required inspection time to schedule an inspection. Please include the following notes for grass boulevard inspections:

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

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4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Develpment Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Offsite Landscape Plan

Project North: PN

Drawn By: MH

Checked By: MP

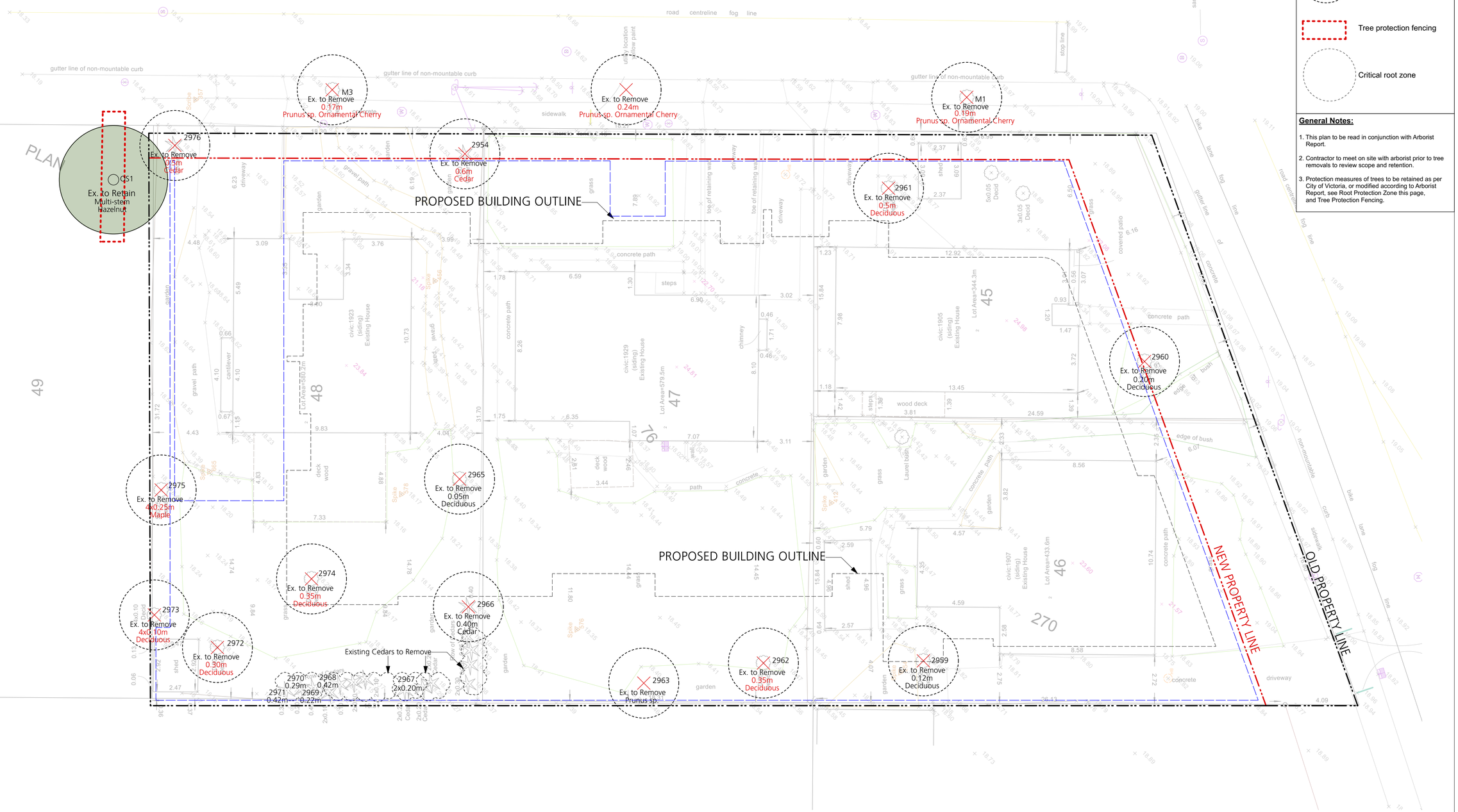
Scale: 1:100

Job No.: 22-082

Sheet No.:

L1.3

plot date: 2024-07-12



Legend:

- Existing tree to be retained
- 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.

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4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Develpment Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Tree Management Plan

Project North:

Drawn By: MH

Checked By: MP

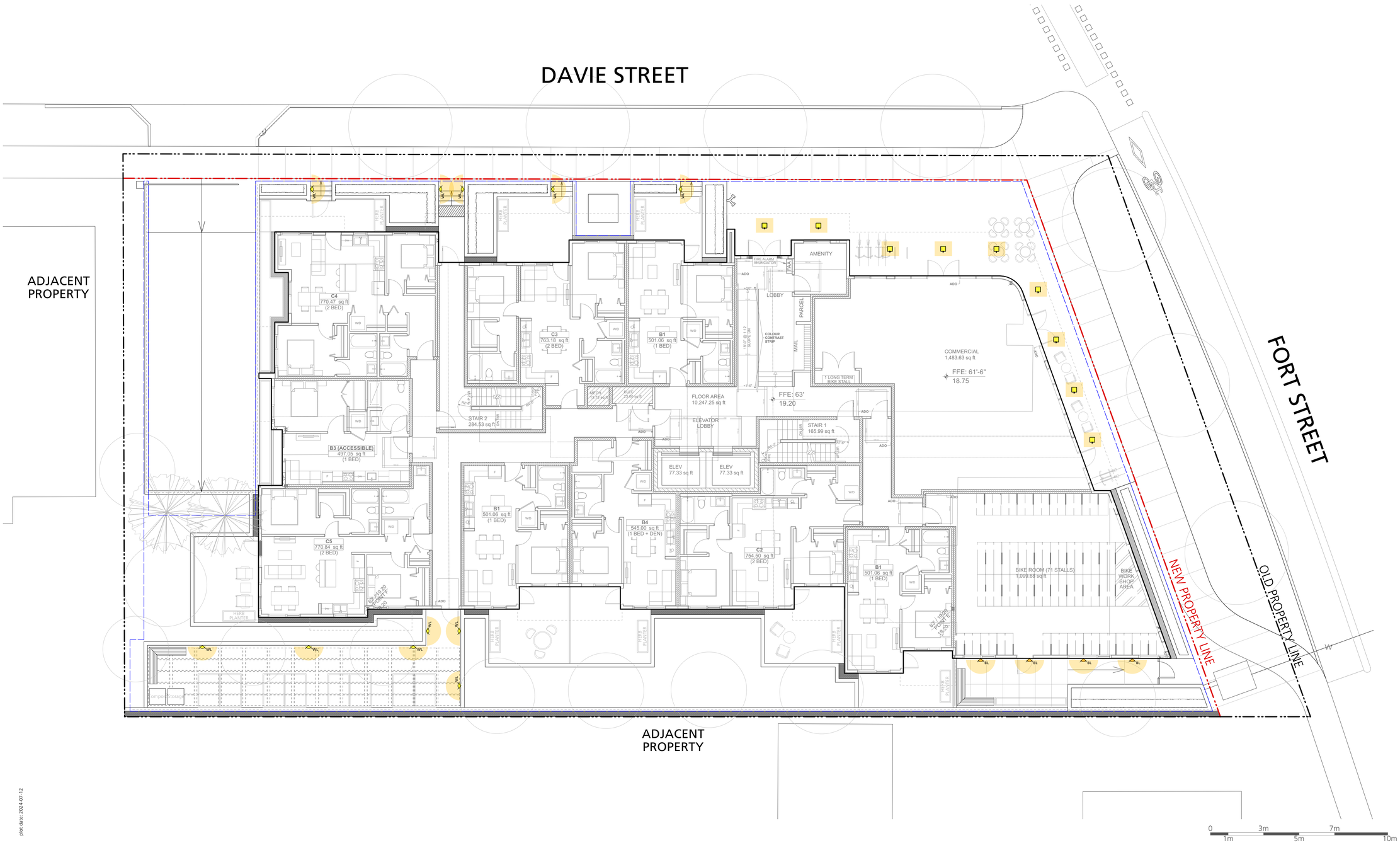
Scale: 1:100

Job No.: 22-082

Sheet No.:

L1.4

plot date: 2024-07-12



LIGHTING LEGEND

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

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

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4	Re-issued for Development Permit	2024/02/16
5	Re-issued for Develpment Permit	2024/04/30
6	Re-issued for Development Permit	2024/07/12

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Lighting Plan
Level 1

Project North:

Drawn By: MH

Checked By: MP

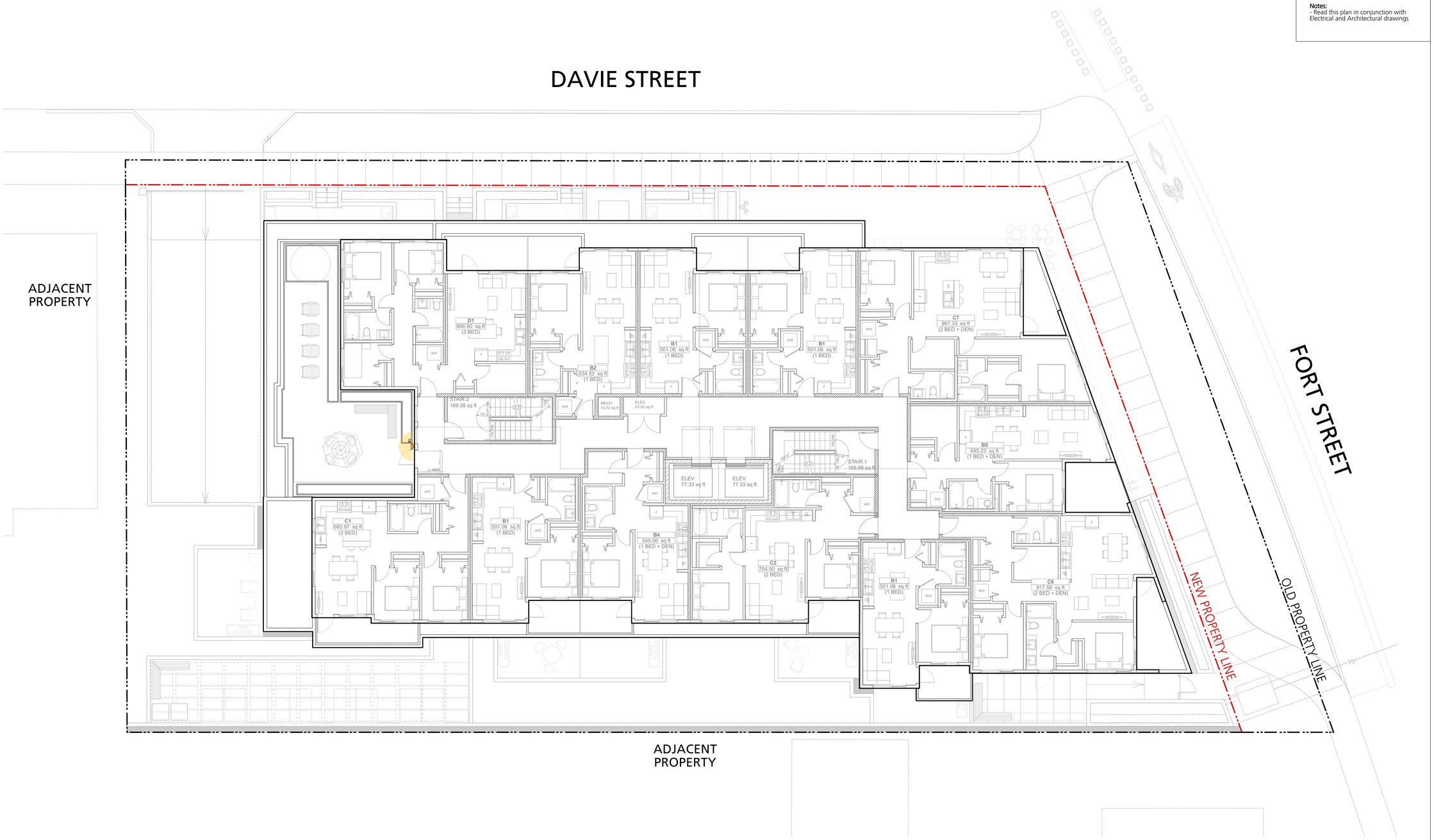
Scale: 1:100

Job No.: 22-082

Sheet No.:

L1.5

plot date: 2024-07-12



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

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Lighting Plan
Level 5

Project North:

Drawn By: MH

Checked By: MP

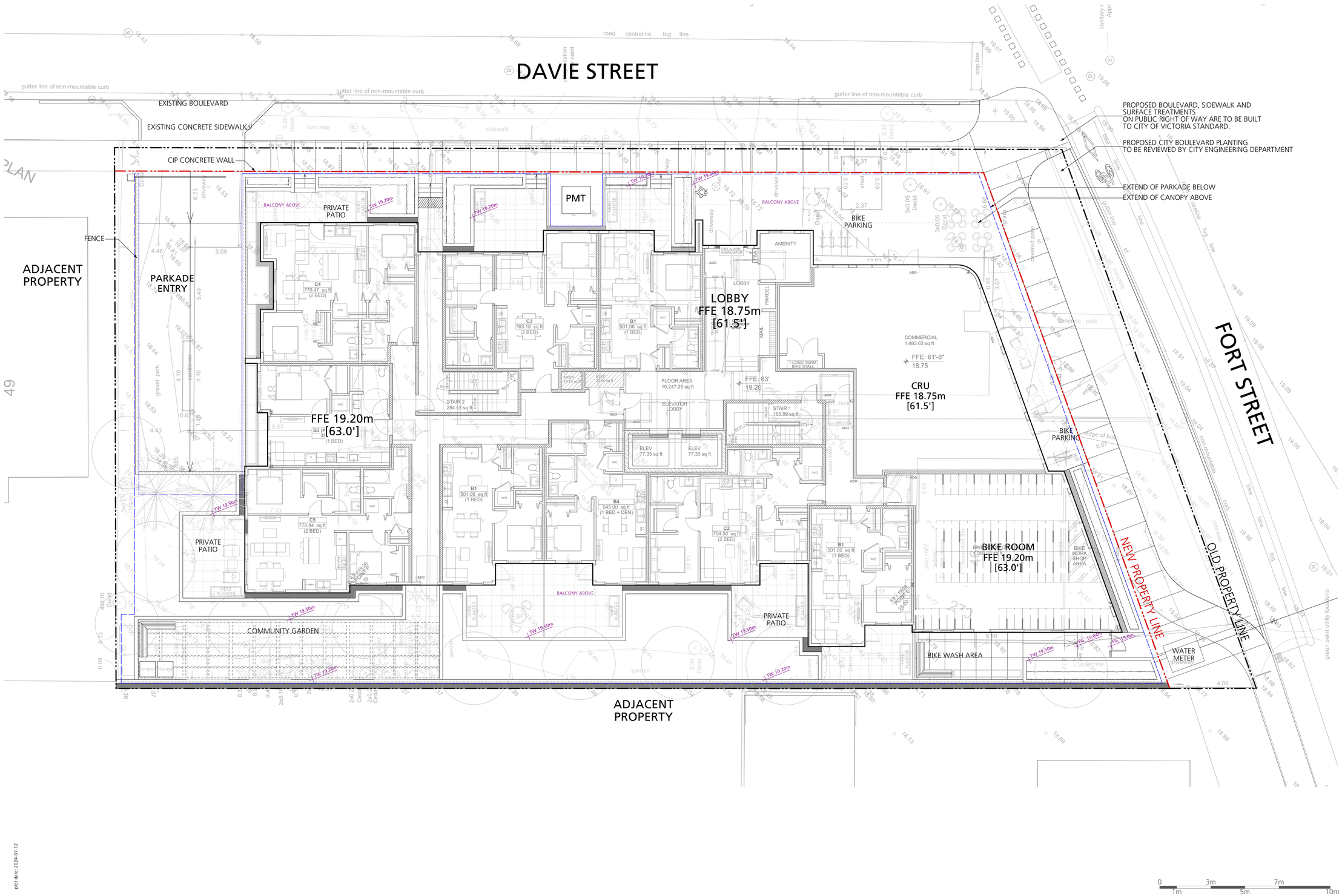
Scale: 1:100

Job No.: 22-082

Sheet No.:

L1.6

plot date: 2024-07-12



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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Grading Plan

Project North:

Drawn By: MH

Checked By: MP

Scale: 1:100

Job No.: 22-082

Sheet No.:

L2.0

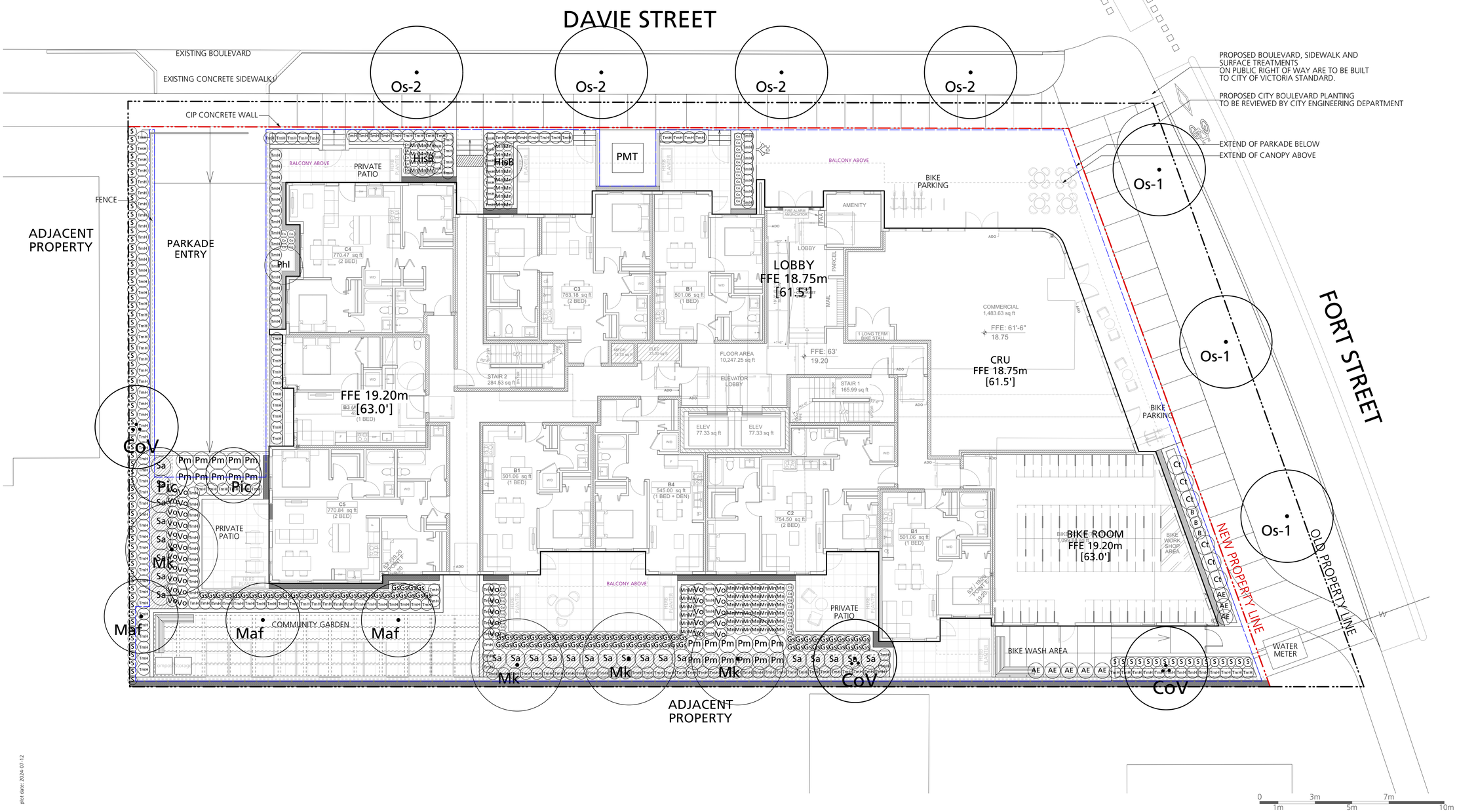
plot date: 2024-07-12

GENERAL NOTES:

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

Plant List All Levels

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
CoV	3	**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	3	**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	14	**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	108	**Gaultheria shallon**	Salal	#2 pot	native, pollinator friendly, food-bearing
HiA	1	**Hamamelis 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
Phl	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	246	**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					
Ca	4	**Calamagrostis x acutiflora 'Karl Foerster'**	Feather Reed Grass	#2 pot	
Co	38	**Carex oshimensis 'Evergold'**	Sedge	#1 pot	
Pa	16	**Pennisetum alopecuroides 'Hameln'**	Hamelin Fountain Grass	#1 pot	
Pm	22	**Polystichum munitum**	Western Sword Fern	#1 pot	native



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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Planting Plan
Level 1

Project North:

Drawn By: MH

Checked By: MP

Scale: 1:100

Job No.: 22-082

Sheet No.:

L3.0

plot date: 2024-07-12

GENERAL NOTES:

1. All on-site planting areas to be irrigated with a high efficiency drip irrigation system.
2. Replacement trees must be planted:
   a). At least 2.0m away from a building foundation wall,
   b). At least 1.0m away from any property line of a lot, above and underground utility, driveway or other paced surface, and
   c). In a location approved by the Director
3. Every replacement tree must be spaced from exisitng trees and other replacement trees in accordance with City of Victoria Tree Protectio Bylaw No. 21-035.
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Plant List All Levels

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
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Mk	4	**Magnolia kobus**	Kobus Magnolia	6cm cal., WB	Part 1, 1:1, medium
Maf	3	**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	14	**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
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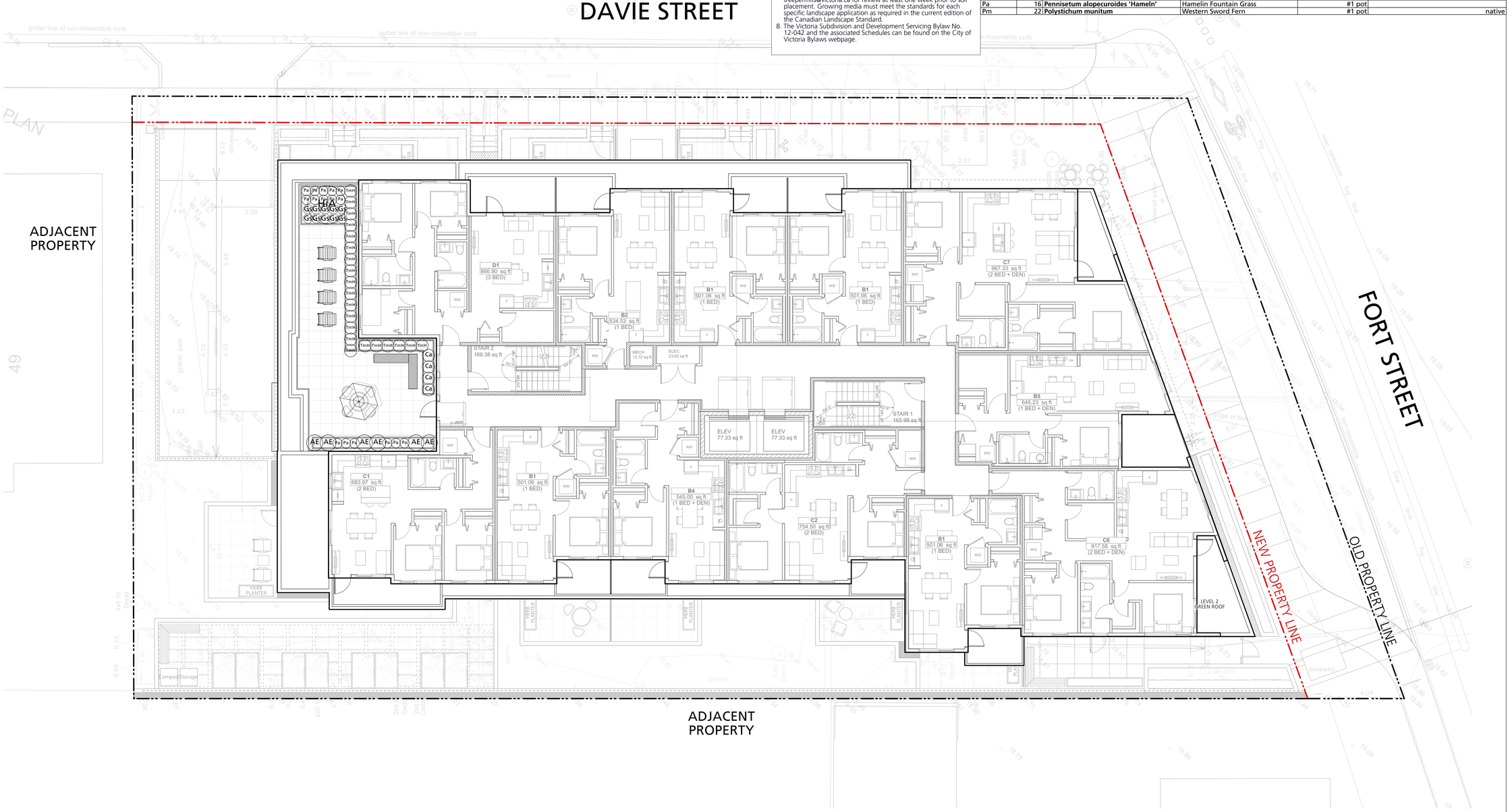
HisB	2	**Hibiscus syriacus 'Bluebird'**	Blue Bird Rose of Sharon	#5 pot	pollinator friendly, food bearing
Mn	82	**Mahonia nervosa**	Longleaf Mahonia	#2 pot	native, pollinator friendly, food-bearing
Phl	1	**Philadelphus lewisii**	Wild Mock Orange	#5 pot	native, pollinator friendly
S	84	**Sarcococca hookeriana var. humilis**	Dwarf Sweet Box	#2 pot	pollinator friendly
Sa	24	**Symphoricarpos albus**	Snowberry	#2 pot	native, pollinator friendly, food-bearing
TmH	246	**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					
Ca	4	**Calamagrostis x acutiflora 'Karl Foerster'**	Feather Reed Grass	#2 pot	
Co	38	**Carex oshimensis 'Evergold'**	Sedge	#1 pot	
Pa	16	**Pennisetum alopecuroides 'Hameln'**	Hamelin Fountain Grass	#1 pot	
Pm	22	**Polystichum munitum**	Western Sword Fern	#1 pot	native



0 1m 3m 5m 7m 10m

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Issues

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Planting Plan
Level 5

Project North:

Drawn By: MH

Checked By: MP

Scale: 1:100

Job No.: 22-082

Sheet No.:

L3.1

plot date: 2024-07-12

Replacement Tree List

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Replacement Ratio (Schedule E)	Min. Required Soil Volume
Trees						
CoV	3	**Cornus 'Venus'**	'Venus' Dogwood	6cm cal., WB	Part 2, 2:1, small	6.0 m3
Mk	4	**Magnolia kobus**	Kobus Magnolia	6cm cal., WB	Part 1, 1:1, medium	15.0 m3
Maf	3	**Malus fusca**	Pacific Crabapple	6cm cal., WB	Part 1, 1:1, medium	15.0 m3
Pic	2	**Pinus contorta**	Lodgepole Pine	2m ht, B&B	Part 1, 1:1, medium	15.0 m3

REPLACEMENT TREE SOIL VOLUME TABLE

Onsite minimum replacement tree required: 10

Onsite proposed replacement tree : 10.5

				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	76.2 m²	0.76, 0.91 & 1 *	**71.1 m³**	1	4	0	6.0 m³	60.0 m³	0	**66.0 m³**
B	61.7 m²	0.6	**37m³**	0	2	0	0	30.0 m³	0	**30.0 m³**
C	69.0 m²	0.76 & 0.91 *	**58.6 m³**	1	3	0	6.0 m³	45.0 m³	0	**51.0 m³**
D	8.2 m²	1.0	**8.2 m³**	1	0	0	8.0 m³	0	0	**8.0 m³**

* Refer to plans for areas of varied depth.

REPLACEMENT TREE PLANTING NOTES:

1. Replacement trees must be planted:
   a). At least 2.0m away from a building foundation wall,
   b). At least 1.0m away from any property line of a lot, above and underground utility, driveway or other paced surface, and
   c). In a location approved by the Director
2. Every replacement tree must be spaced from exisitng trees and other replacement trees in accordance with City of Victoria Tree Protection Bylaw No. 21-035, Schedule E, Part 4 Siting.
3. Replacement trees must met the aplicable plant condition and structure requriements set out in the latest edition of the CNLA/CSLA "Canadian Landscape Standard" and the CNLA "Canadian Nursery Stock Standard".
4. Replacement trees must be planted during the suitable local planting seasons generally defined as fall (September - November) and spring (February - April). Where planting must occur outside of the prescribed time periods, then a strategy for ensuring the trees are watered (in the summer) and appropriately cared for must be included as part of the tree permit application.
5. Replacement trees must be:
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6. The Victoria Subdivision and Development Servicing Bylaw No. 12-042 and the associated Schedules can be found on the City of Victoria Bylaws webpage.

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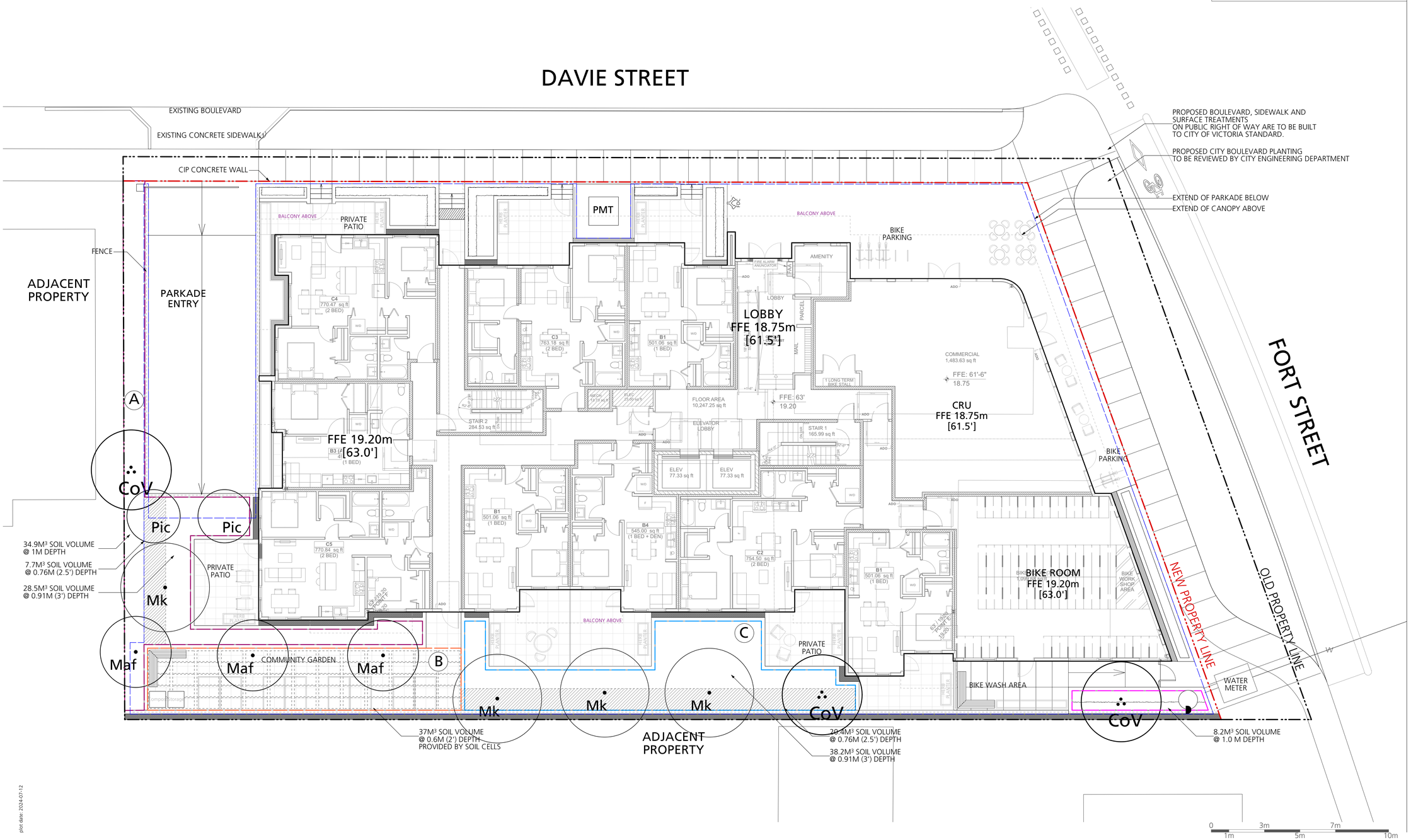

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Tree Replacement Plan

Project North:

Drawn By: MH

Checked By: MP

Scale: 1:100

Job No.: 22-082

Sheet No.:

L3.2

plot date: 2024-07-12

IRRIGATION LEGEND

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

IRRIGATION NOTES:

1) The irrigation contractor to provide a complete and functioning design-build sprinkler irrigation system.

2) The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.

3) The electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.

4) The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.

5) Provide rain sensor on system. Location to be determined.

6) Flow thru all piping not to exceed 5ft/sec.

7) Irrigation contractor to ensure all sleeves, conduits, and location of the rain sensor are coordinated with general contractor.

8) The irrigation drawings shall be read in conjunction with the landscape architect's drawings.

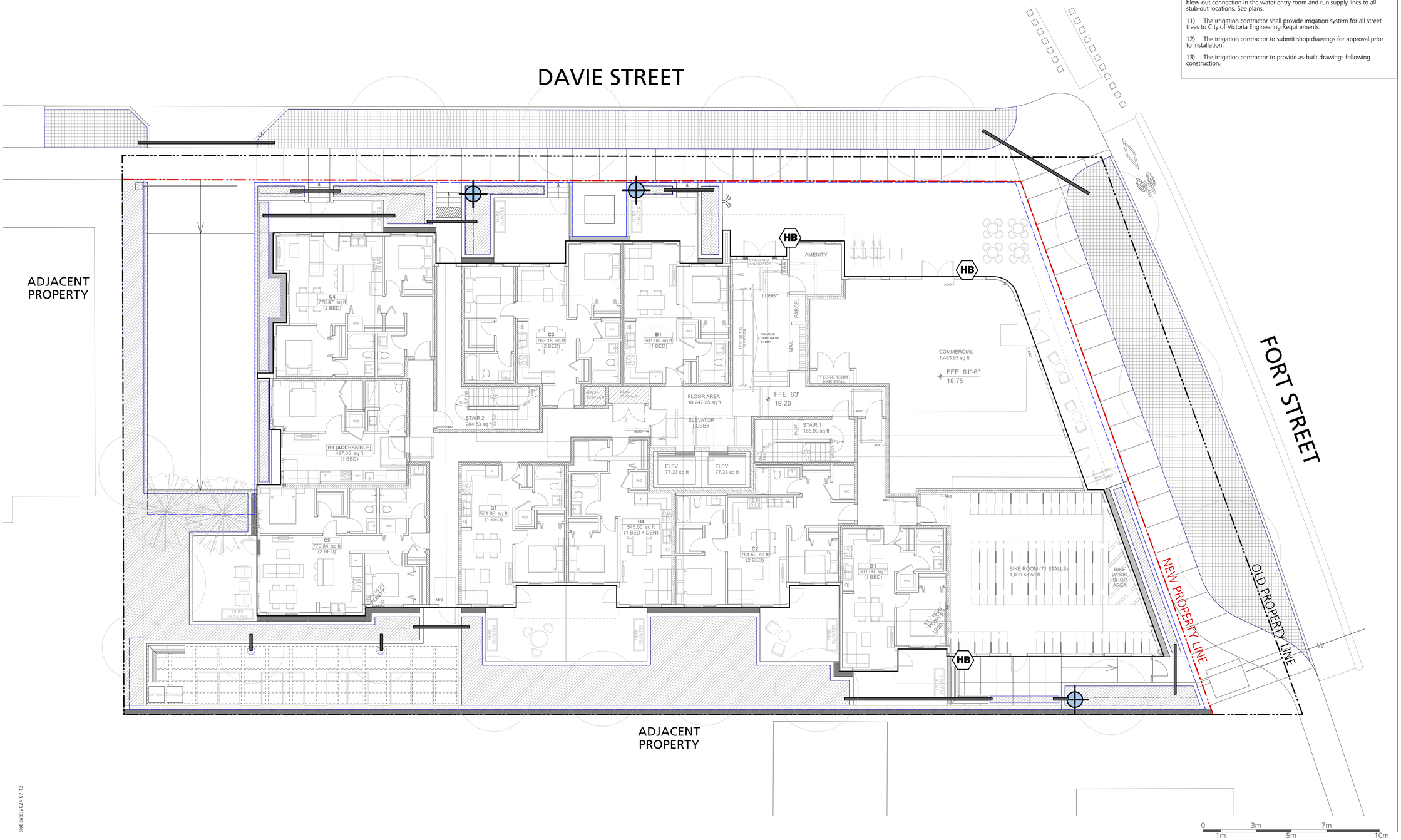
9) The irrigation system shall be installed as per the landscape architect's specifications and IIABC standards or better.

10) The mechanical contractor shall install the double check valve and a blow-out connection in the water entry room and run supply lines to all stub-out locations. See plans.

11) The irrigation contractor shall provide irrigation system for all street trees to City of Victoria Engineering Requirements.

12) The irrigation contractor to submit shop drawings for approval prior to installation.

13) The irrigation contractor to provide as-built drawings following construction.



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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Irrigation Plan
Level 1

Project North: PN

Drawn By: MH

Checked By: MP

Scale: 1:100

Job No.: 22-082

Sheet No.: L3.3

plot date: 2024-07-12

IRRIGATION LEGEND

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

IRRIGATION NOTES:

1) The irrigation contractor to provide a complete and functioning design-build sprinkler irrigation system.

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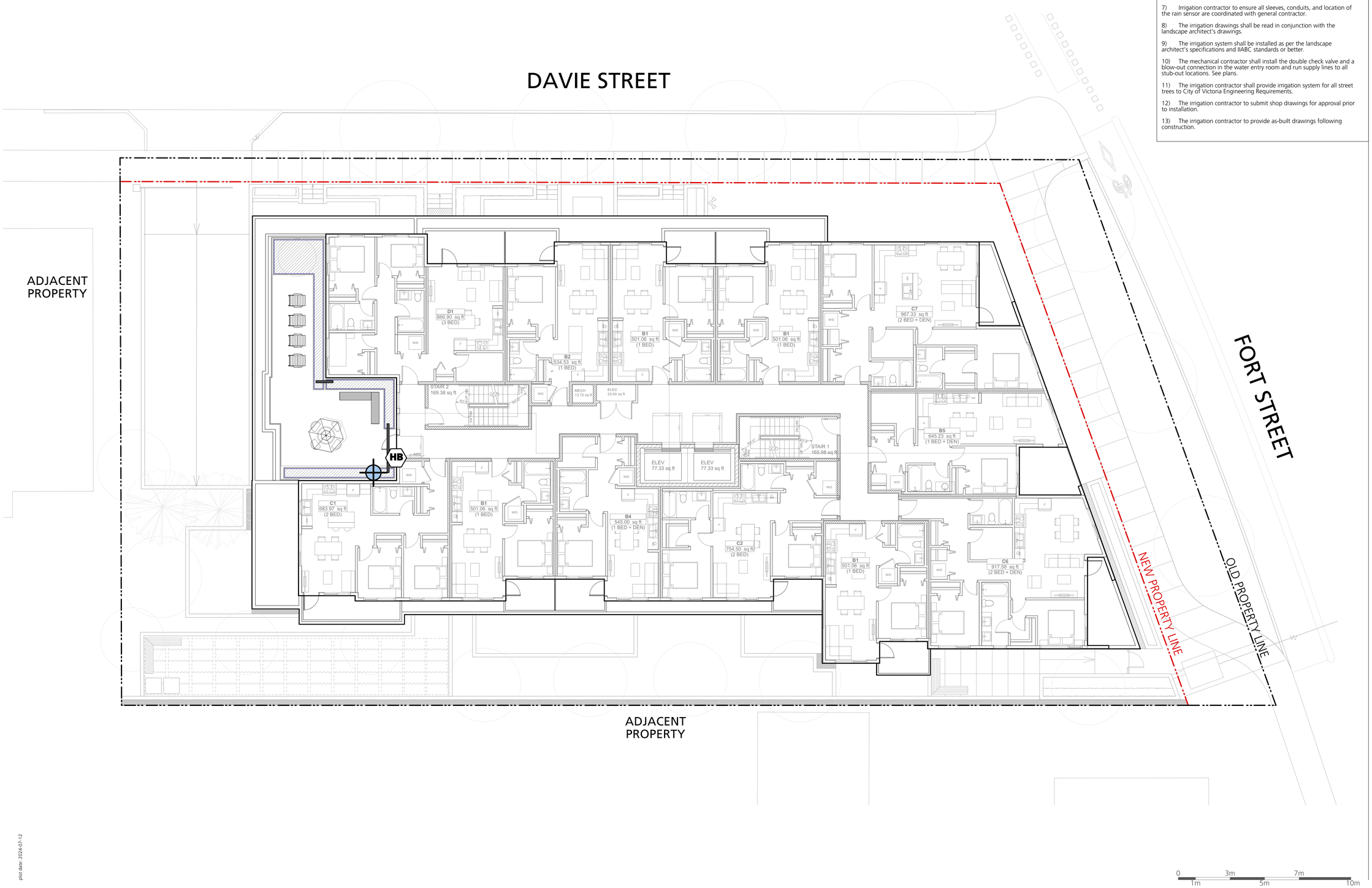

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Irrigation Plan
Upper Levels

Project North: N

Drawn By: MH

Checked By: MP

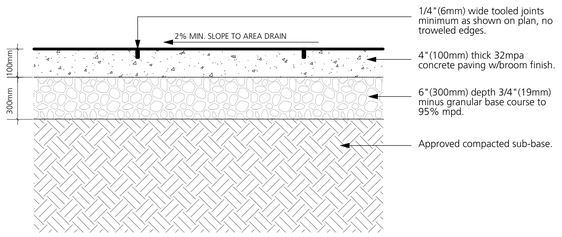
Scale: 1:100

Job No.: 22-082

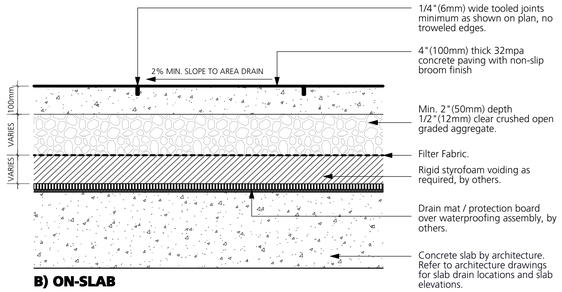
Sheet No.:

L3.4

plot date: 2024-07-12



A) ON-GRADE



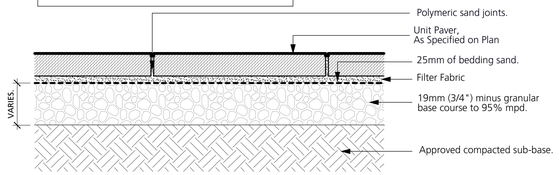
B) ON-SLAB

1 CIP Concrete Paving
1:10

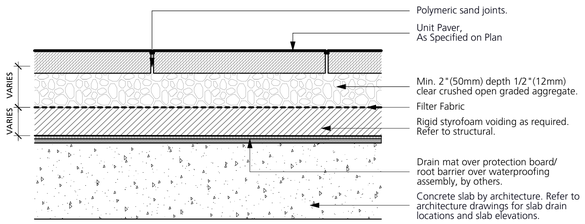
Barkman Broadway Planks 100mm Paver:
(or Pre-approved Equivalent)

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

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



A) ON-GRADE



B) ON-SLAB

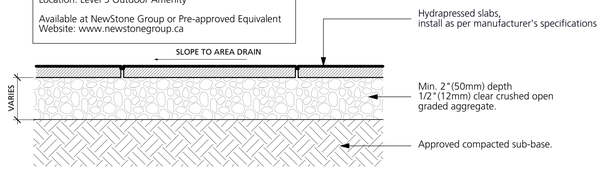
2 Unit Paving
1:10

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

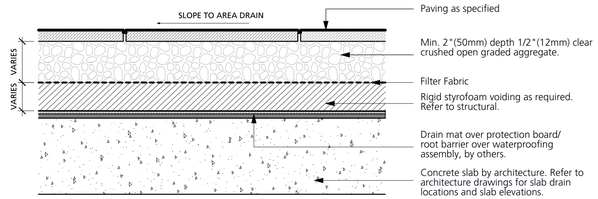
Color: Natural, standard finish, or pre-approved equivalent
Pattern: Stack Bond
Location: Level 1 Patios

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

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

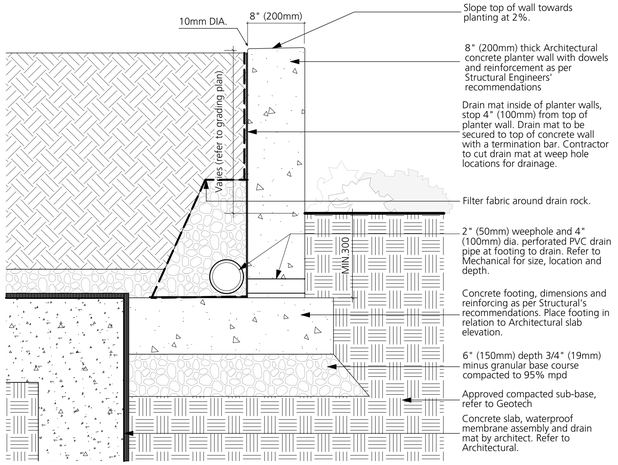


A) ON-GRADE



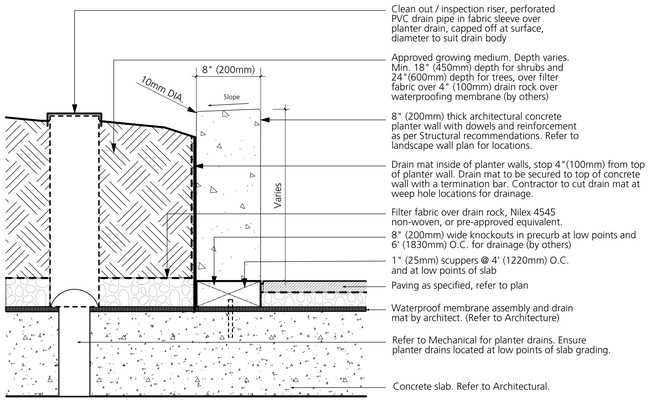
B) ON-SLAB

3 Hydrapressed Slab
1:10



A) ON-GRADE

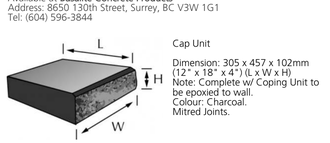
Note:
Contractor to cover all exposed wall/slab waterproofing with flashing painted to match handrail and metal work.



B) ON-SLAB

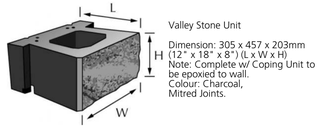
4 CIP Concrete Planter Wall
1:10

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



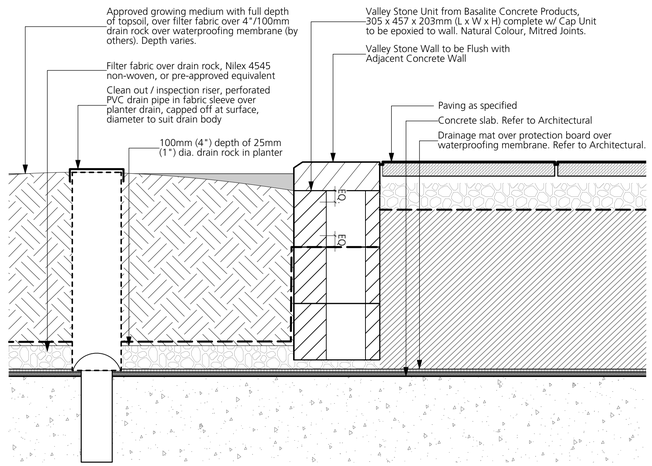
Cap Unit

Dimension: 305 x 457 x 102mm (12" x 18" x 4") (L x W x H)
Note: Complete w/ Coping Unit to be epoxied to wall.
Colour: Charcoal.
Mitred Joints.



Valley Stone Unit

Dimension: 305 x 457 x 203mm (12" x 18" x 8") (L x W x H)
Note: Complete w/ Coping Unit to be epoxied to wall.
Colour: Charcoal,
Mitred Joints.



5 Landscape Block Wall
1:10

plot date: 2024-07-12

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Site Planning

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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

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Client:

THREE SHORES

Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

Landscape Details

Project North:

Drawn By: MH

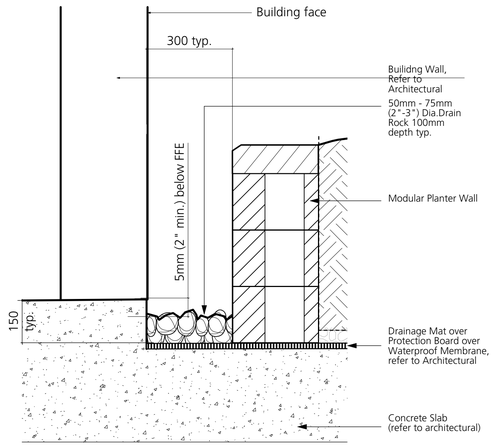
Checked By: MP

Scale: As Shown

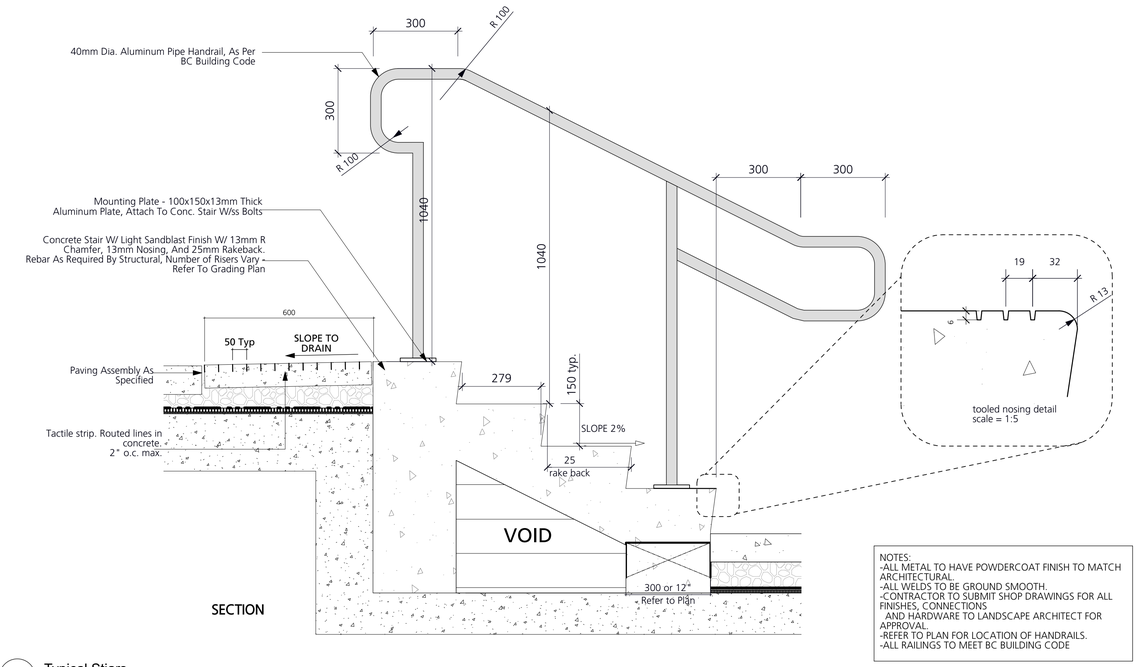
Job No.: 22-082

Sheet No.:

L4.0

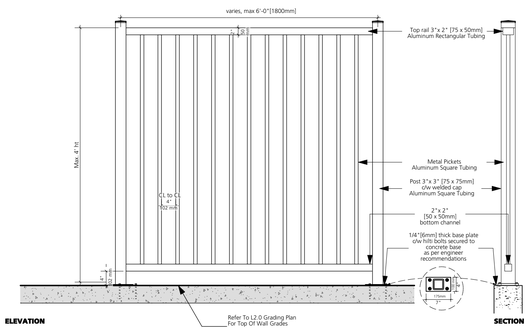


6 Gravel Strip
1:10

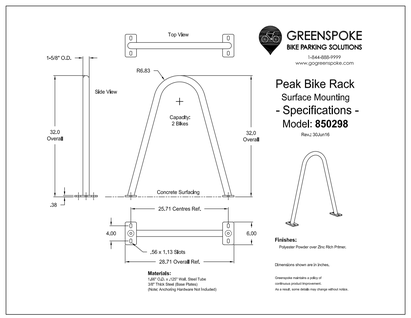


NOTES:
-ALL METAL TO HAVE POWDERCOAT FINISH TO MATCH ARCHITECTURAL
-ALL WELDS TO BE GROUND SMOOTH.
-CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL FINISHES, CONNECTIONS AND HARDWARE TO LANDSCAPE ARCHITECT FOR APPROVAL.
-REFER TO PLAN FOR LOCATION OF HANDRAILS.
-ALL RAILINGS TO MEET BC BUILDING CODE

7 Typical Stiars
1:10



8 Metal Picket Fence
1:20

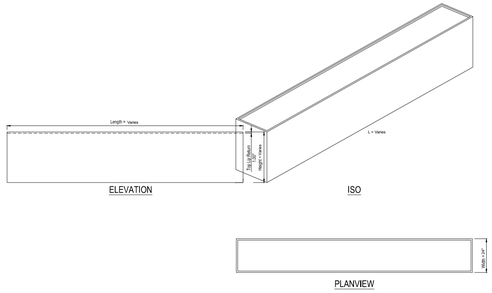


Product: Peak Rack or Pre-approved Equivalent
Colour: TBD
Material: Powder Coated Metal
Quantity: 6
Contact: www.gogreenspoke.com
Installation: Mount as per manufacturer's specifications

9 Bike Rack
NTS

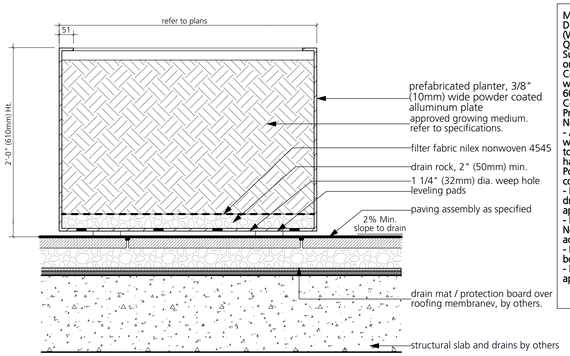
Model: Chaise Lounge MCC720-M or pre-approved equivalent
Qty: Refer to Plans
Material: Steel or pre-approved equivalent
Finishes: Provide Maglin standard finishes for both ipe wood and steel. Steel to be powdercoat Gunmetal (gloss finish).
Colour: Ivory or pre-approved equivalent
Supplier: Maglin Site Furnitures, www.maglin.com, Tel: (885) 904-0330 (Jennifer Fancy)
Installation: Surface mount, bolted into place with tamper proof bolts. Refer to manufacturer's specifications.

10 Lounge Chair
NTS



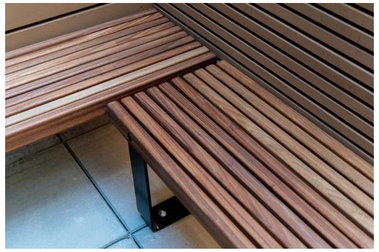
Model: Modular Planters
Supplier: Green Theory or Pre-approved Equivalent
Qty: Refer to plans for dimensions and quantity.
Materials: Powder Coated Aluminum
Colour: Charcoal or Pre-approved Equivalent
Installation: Install as per manufacturer's specifications

11 Custom Metal Planter
NTS



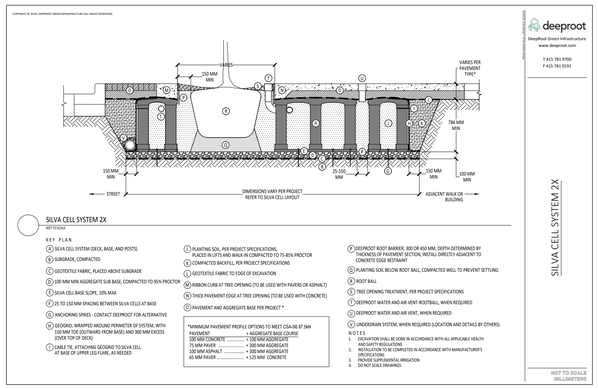
Model: Modular Planters
Dimensions:1900 (L) X 1219 (W) X 610 (H) mm
Qty: 8
Supplier: Green Theory Design or Pre-approved Equivalent
Contact: www.greentheorydesign.com, 604-475-7002
Colour: Charcoal or Pre-approved Equivalent
Note:
- All planters to be modular with the ability to be bolted together on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

12 Garden Plot
1:10



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

13 Landscape Bench
NTS



14 Soil Cell
NTS

plot date: 2024-07-12

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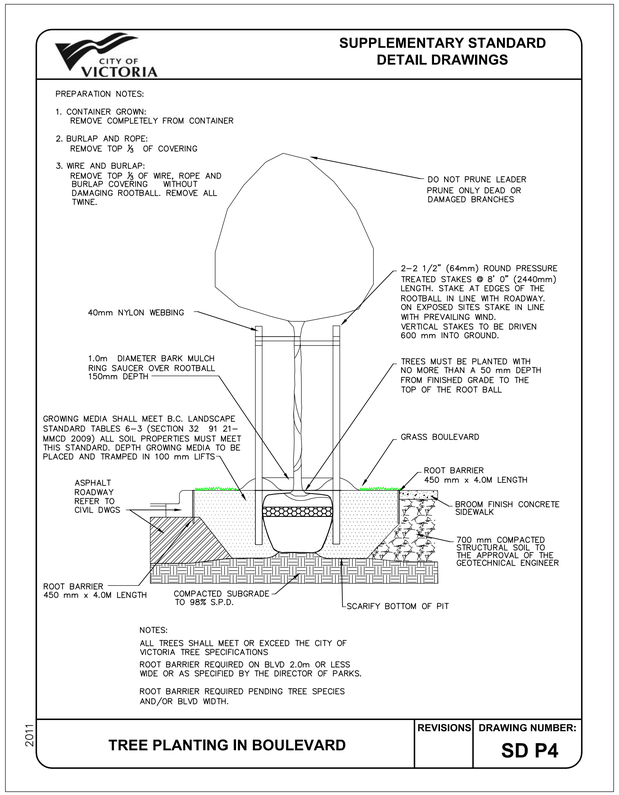

15 Tree Planting at Boulevard (as per City of Victoria Standards)
NTS

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Checked By: MP

Scale: As Shown

Job No.: 22-082

Sheet No.:

L4.2

plot date: 2024-07-12