



CONTACT LIST

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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

COVER PAGE

22600 [PROJECT]

[SCALE]

Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[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: 30-Apr-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 & R1-8
PROPOSED ZONING CD

SITE AREA :			
Gross Site Area	20,856	sq.ft.	1,937.60 m2
Road Dedication Area	2,483	sq.ft.	230.63 m2
Net Site Area	18,374	sq.ft.	1,706.96 m2

Max FSR (Gross Site Area)	0.00	0	sq.ft.	0.0	m2
Total Proposed Gross Floor Area		56,870	sq.ft.	5,283.4	m2
Total Proposed Exclusions		0	sq.ft.	0.0	m2
Proposed FSR (Gross site area)	2.73	56,870	sq.ft.	5,283.4	m2

Max. Site Coverage	0%	-	sq.ft.	0.00	m2
Lot Coverage	56%	11,666	sq.ft.	1,083.78	m2

Open Site Space	36%	6,543	sq.ft.	607.87	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	405.8	1,217.5	113.1	4.0%	4% Studio
B1 - 1 Bed		2	3	3	3	3	3	17	540.0	9,180.0	852.8	22.7%	64.0%
B2 - 1 Bed			1	1	1	1	1	5	569.9	2,849.6	264.7	6.7%	
B3 - 1 Bed (Accessible)		1	1	1	1			4	477.0	1,908.2	177.3	5.3%	
B4 - 1 Bed		1	1	1	1	1	1	6	594.6	3,567.7	331.4	8.0%	
B5 - 1 Bed		1	1	1	1	1	1	6	431.3	2,587.5	240.4	8.0%	
B6 - 1 Bed				1	1	1	1	5	508.0	2,540.0	236.0	6.7%	
B7 - 1 Bed			1	1	1	1	1	5	655.2	3,275.9	304.3	6.7%	1 Bed
C1 - 2 Bed			1	1	1	1	1	5	810.0	4,050.0	376.3	6.7%	24.0%
C2 - 2 Bed		1	1	1	1			4	792.6	3,170.3	294.5	5.3%	
C3 - 2 Bed		1	1	1	1	1	1	6	774.4	4,646.4	431.7	8.0%	
C4 - 2 Bed		1						1	839.9	839.9	78.0	1.3%	
C5 - 2 Bed						1	1	2	711.7	1,423.3	132.2	2.7%	
D1 - 3 Bed		1	1	1	1			4	920.2	3,680.8	342.0	5.3%	2 Bed
D2 - 3 Bed						1	1	2	928.2	1,856.5	172.5	2.7%	8%
Total		9	14	14	14	11	11	75		41,256	3,832.8	97.3%	3 Bed 100%

GFA Exclusion (sq.ft.)		Parkade	1st	2nd	3rd	4th	5th	Roof	Patio	Total Exclusions
Bike Room at Level L1			1,128.99							1,128.99 sq.ft
Parkade										
Total Exclusions From FSR			0.00	1,128.99	0.00	0.00	0.00	0.00	0.00	1,128.99 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	1,669.33 sq.ft.	5,910.01 sq.ft.	1,970.13 sq.ft.	9,549.47 sq.ft.	887 m2 79.4%
Gross Area - 2nd Floor		8,153.18 sq.ft.	1,700.62 sq.ft.	9,853.80 sq.ft.	915 m2 82.7%
Gross Area - 3rd Floor		8,153.18 sq.ft.	1,700.62 sq.ft.	9,853.80 sq.ft.	915 m2 82.7%
Gross Area - 4th Floor		8,153.18 sq.ft.	1,700.62 sq.ft.	9,853.80 sq.ft.	915 m2 82.7%
Gross Area - 5th Floor		7,603.27 sq.ft.	1,276.49 sq.ft.	8,879.76 sq.ft.	825 m2 85.6%
Gross Area - 6th Floor		7,603.27 sq.ft.	1,276.49 sq.ft.	8,879.76 sq.ft.	825 m2 85.6%
Gross Area - Roof Level					
Total Gross Area	1,669 sq.ft.	45,576 sq.ft.	9,624.97 sq.ft.	56,870.39 sq.ft.	5,283 m2 Overall: 83.1%

Minimum Parking Required	13 units @	0.78 space/unit	485 sqft > X	10.1 spaces
	40 units @	0.92 space/unit	485 sqft < X > 754 sqft	36.8 spaces
	22 units @	1.32 space/unit	X < 754 sqft	29.0 spaces
Visitor Parking Required	75 units @	0.10 space/unit		7.5 spaces
Commercial Parking Required (Retail)		1 space/80 m2		1.9 spaces
Total Parking Required				85 spaces
Total Parking Provided				34 spaces
Disabled Parking Required:				
Disabled Parking Provided:				1 space inclusive of required parking

Required Secure Bicycle Parking	13 units @	1.0 space/unit	485 sqft > X	13 spaces long term
	40 units @	1.25 space/unit	485 sqft < X > 754 sqft	50 spaces long term
	22 units @	1.25 space/unit	X < 754 sqft	28 spaces long term
	75 units @	0.1 space/unit		8 spaces short term
Commercial	1 units @	1.0 Space/200m2		1 spaces long term
Total Long term Bicycle Parking				92
Total Short term Bicycle Parking				8
Provided Secure Bicycle Parking	13 units	6.8 spaces/unit		89 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
				97 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	20,856 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	5.00 ft	1.52 m
SIDE YARD	9.85 ft	3.00 m
REAR YARD - EAST	24.87 ft	7.58 m
INTERIOR SIDE YARD	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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[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

PROJECT DATA

22600 [PROJECT]

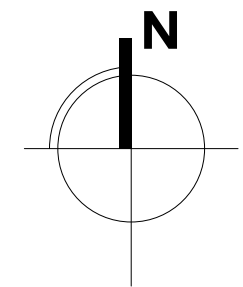
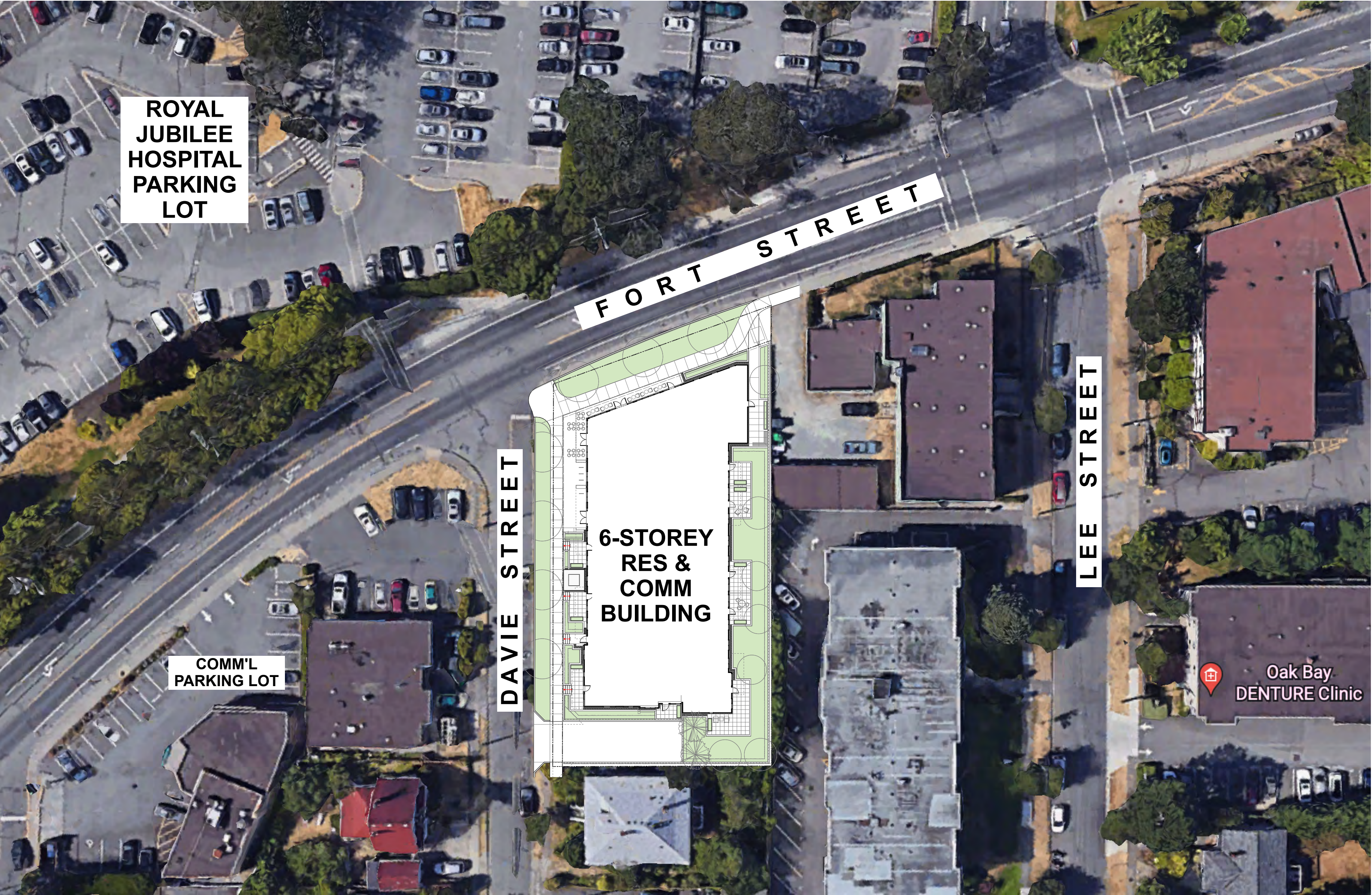
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04- REZONING/ DP [ISSUE]

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SITE CONTEXT MAP



AERIAL VIEW

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**FORT & DAVIE
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**SITE CONTEXT
MAP & AERIAL
VIEW**

22600 [PROJECT]

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[TITLE]

STREETSCAPE

[PROJECT]

22600

[SCALE]

Tuesday, April 30, 2024 [DATE]

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FORT STREETSCAPE



DAVIE STREETSCAPE



North West Corner - Fort St x Davie St



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PERSPECTIVE

22600 [PROJECT]

[SCALE]

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West Elevation - Davie St

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PERSPECTIVE

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Tuesday, April 30, 2024 [DATE]

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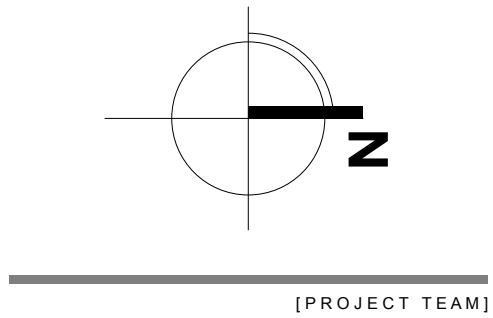
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**SURVEY
(EXISTING SITE
PLAN)**

[PROJECT]

22600

[SCALE]

Tuesday, April 30, 2024

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A-0.100

LEGEND

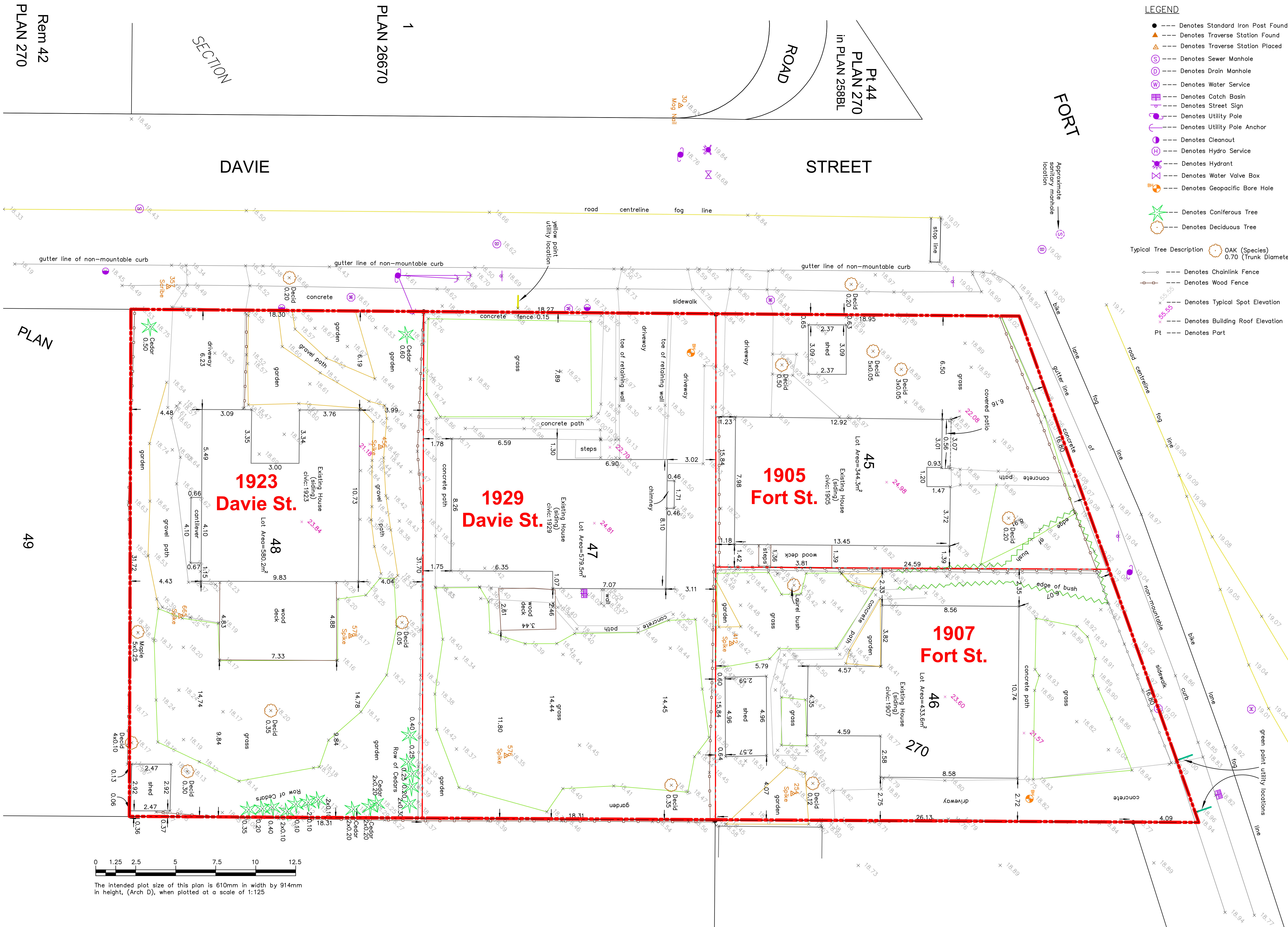
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- Denotes Traverse Station Placed
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- Denotes Drain Manhole
- Denotes Water Service
- Denotes Catch Basin
- Denotes Street Sign
- Denotes Utility Pole
- Denotes Utility Pole Anchor
- Denotes Cleanout
- 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



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



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[ARCHITECT SE]

Three Shores Management

[PROJE

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RESIDENCES**

Fort St. & Davie St.
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(TIT

SETBACK DIAGRAM

22600 [PROJECT]

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Tuesday, April 30, 2024 [DA

04- REZONING/ DP (ISS)

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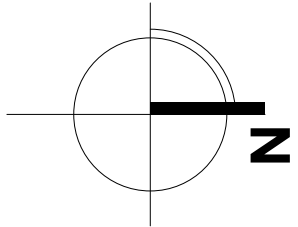


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Three Shores Management

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FORT & DAVIE RESIDENCES

Fort St. & Davie St.
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LEVEL P1

22600 [PROJECT]

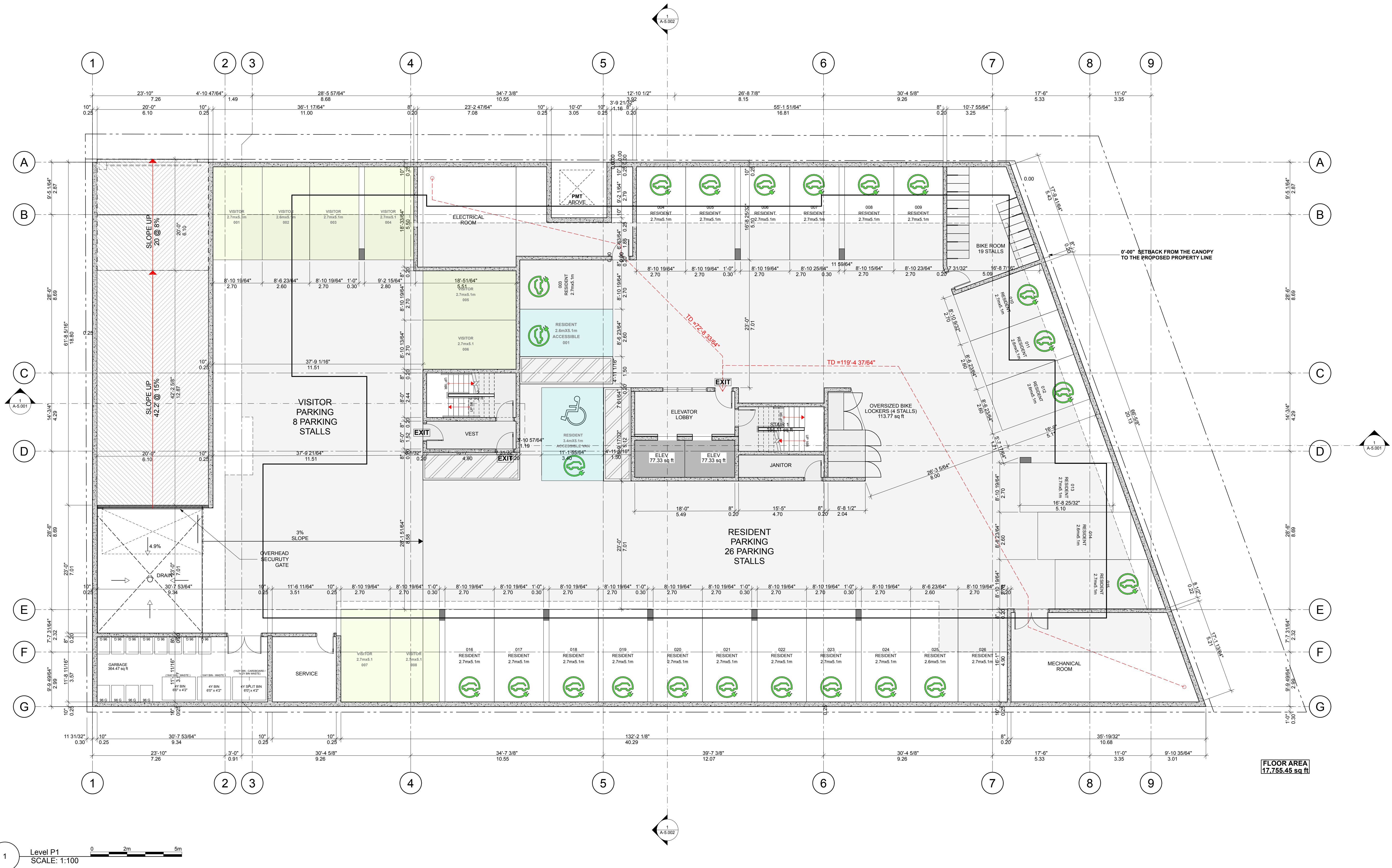
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04- REZONING/ DP [ISSUE]

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A-2.000



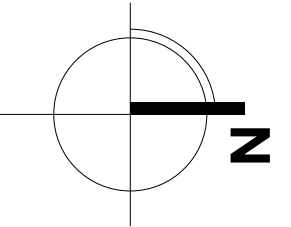


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FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 1 PLAN / SITE PLAN

[PROJECT]

22600

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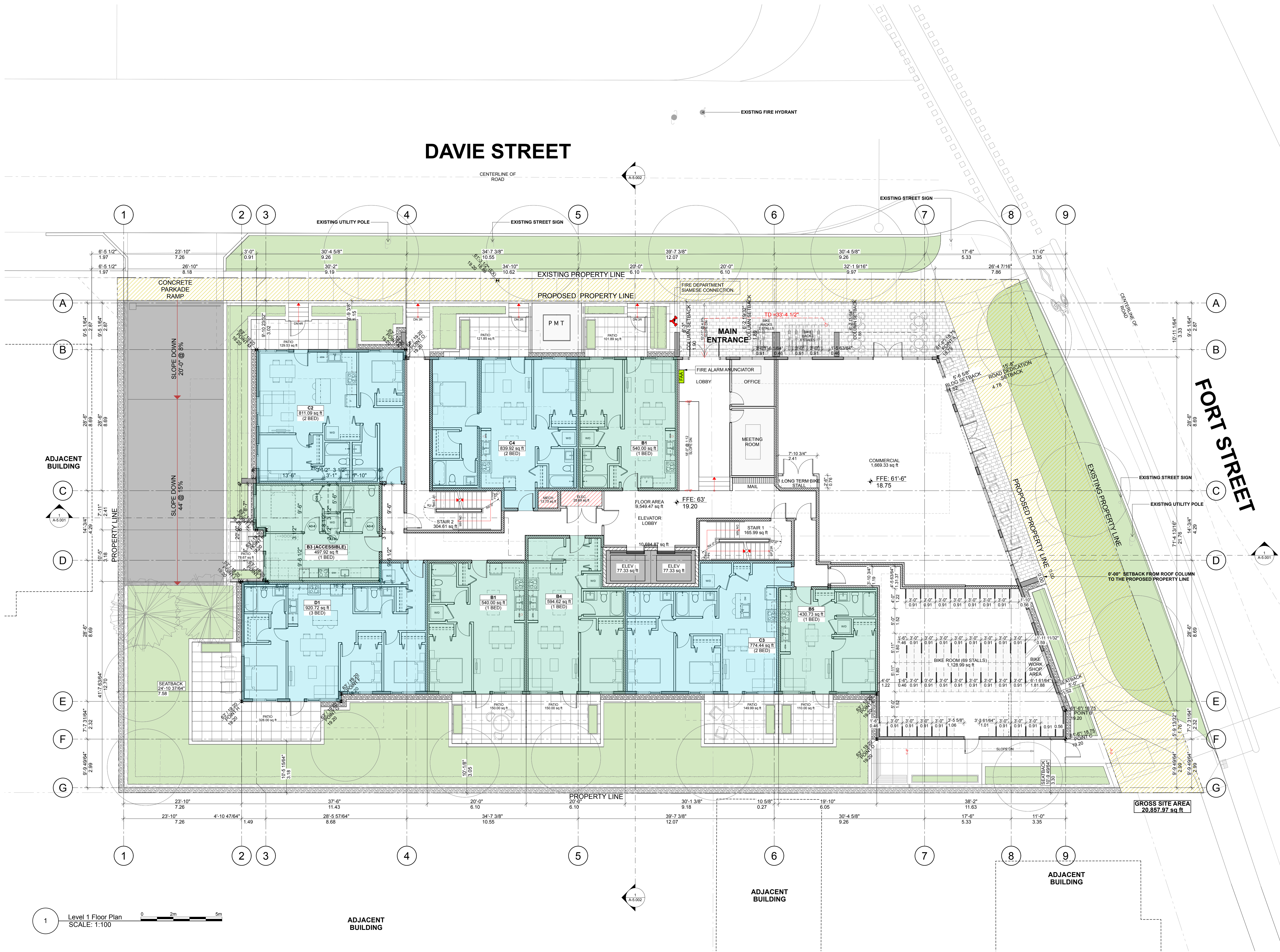
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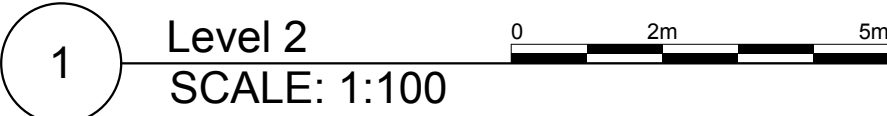
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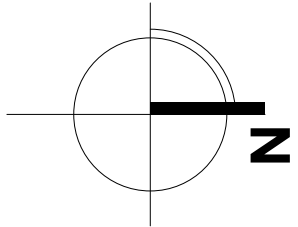


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[TITLE]

LEVEL 3 PLAN

22600 [PROJECT]

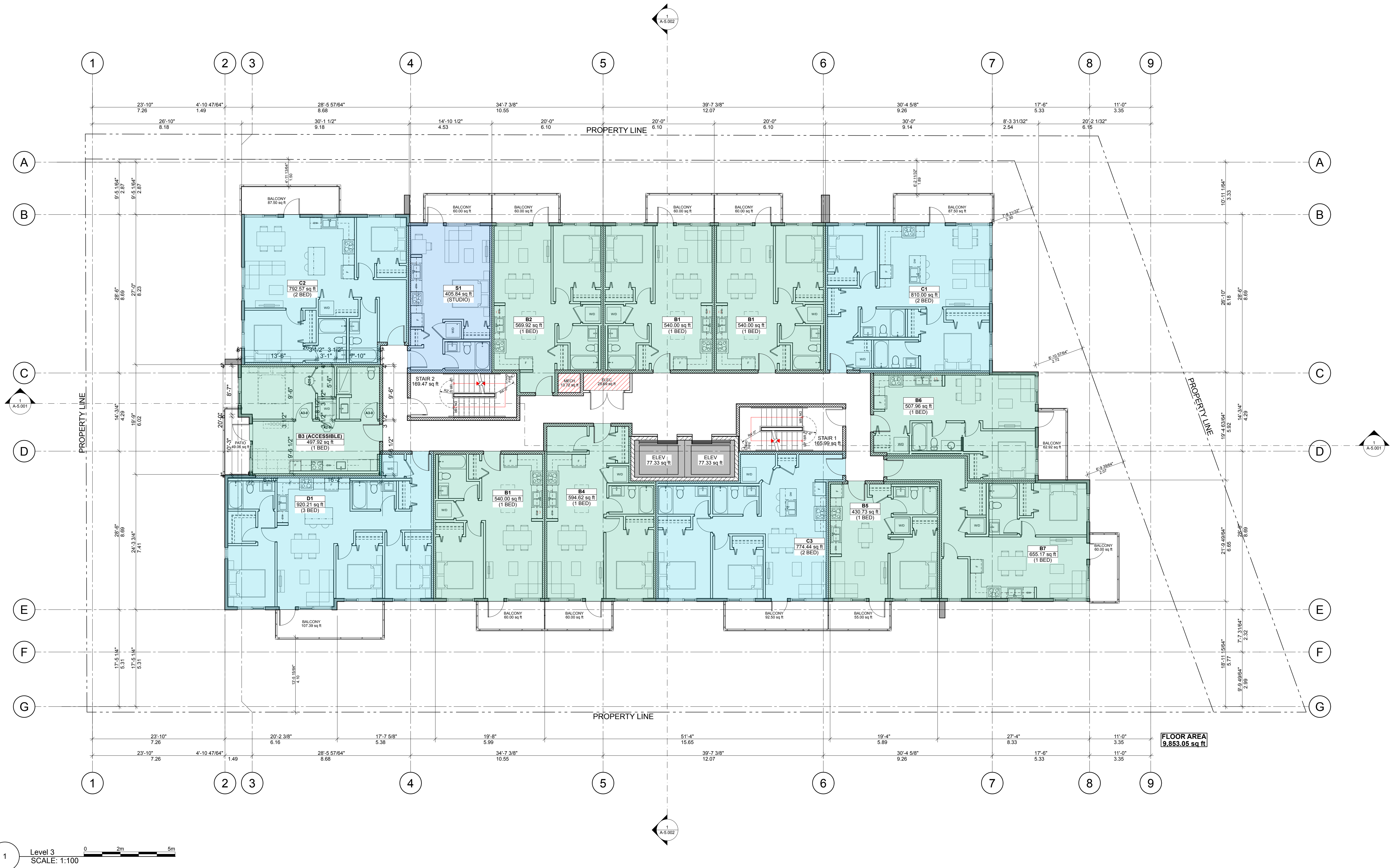
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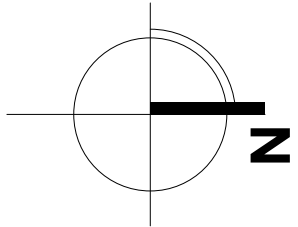


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Three Shores Management

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LEVEL 4 PLAN

22600 [PROJECT]

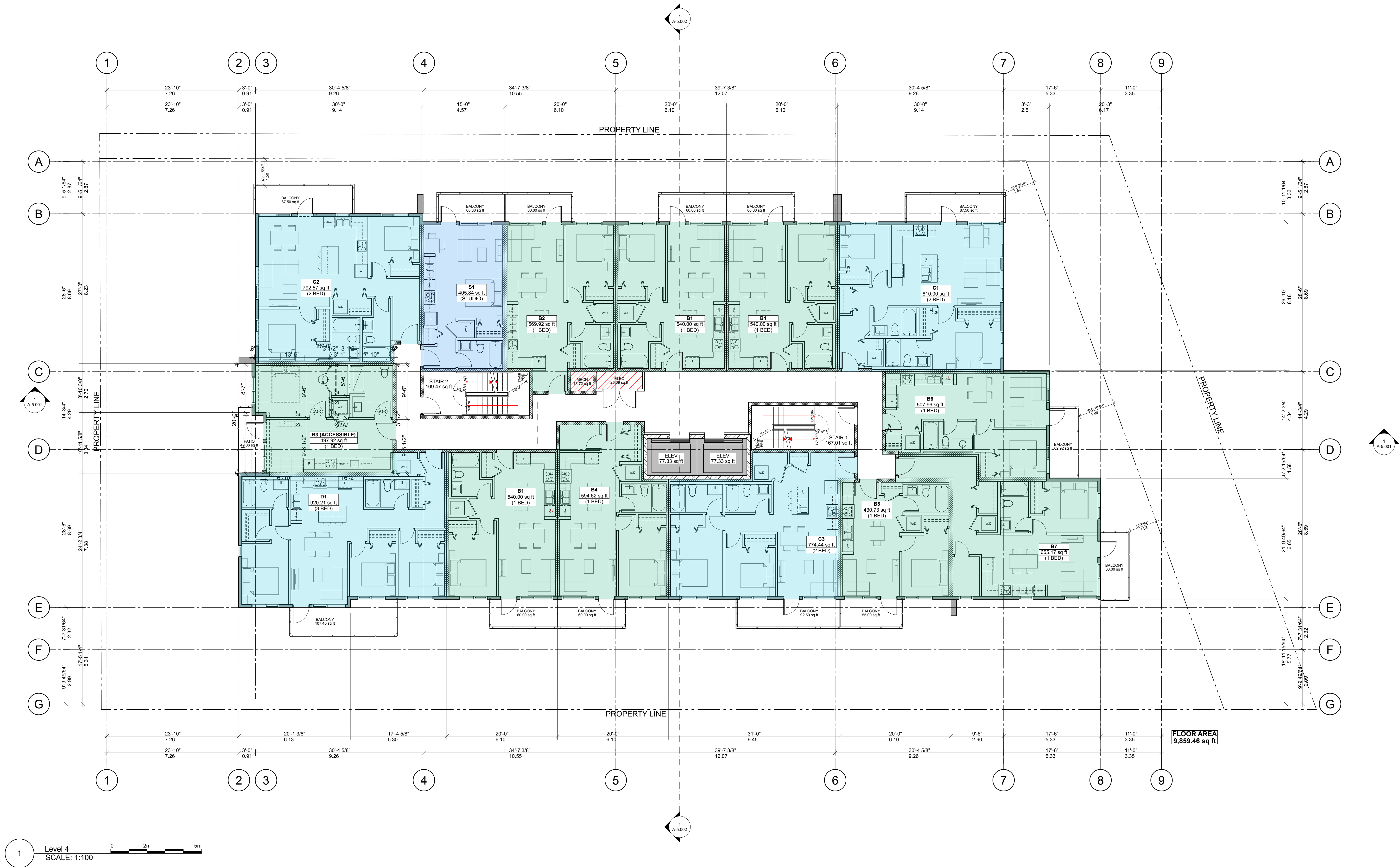
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[DRAWING]

A-2.004



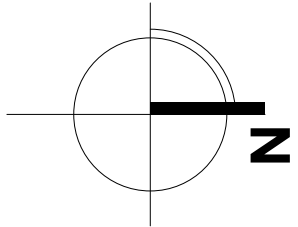


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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 5 PLAN

22600 [PROJECT]

1:100 [SCALE]

Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.005



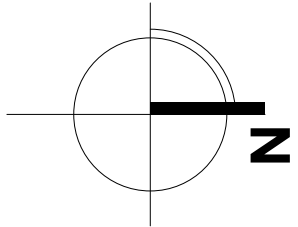


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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 6 PLAN

22600 [PROJECT]

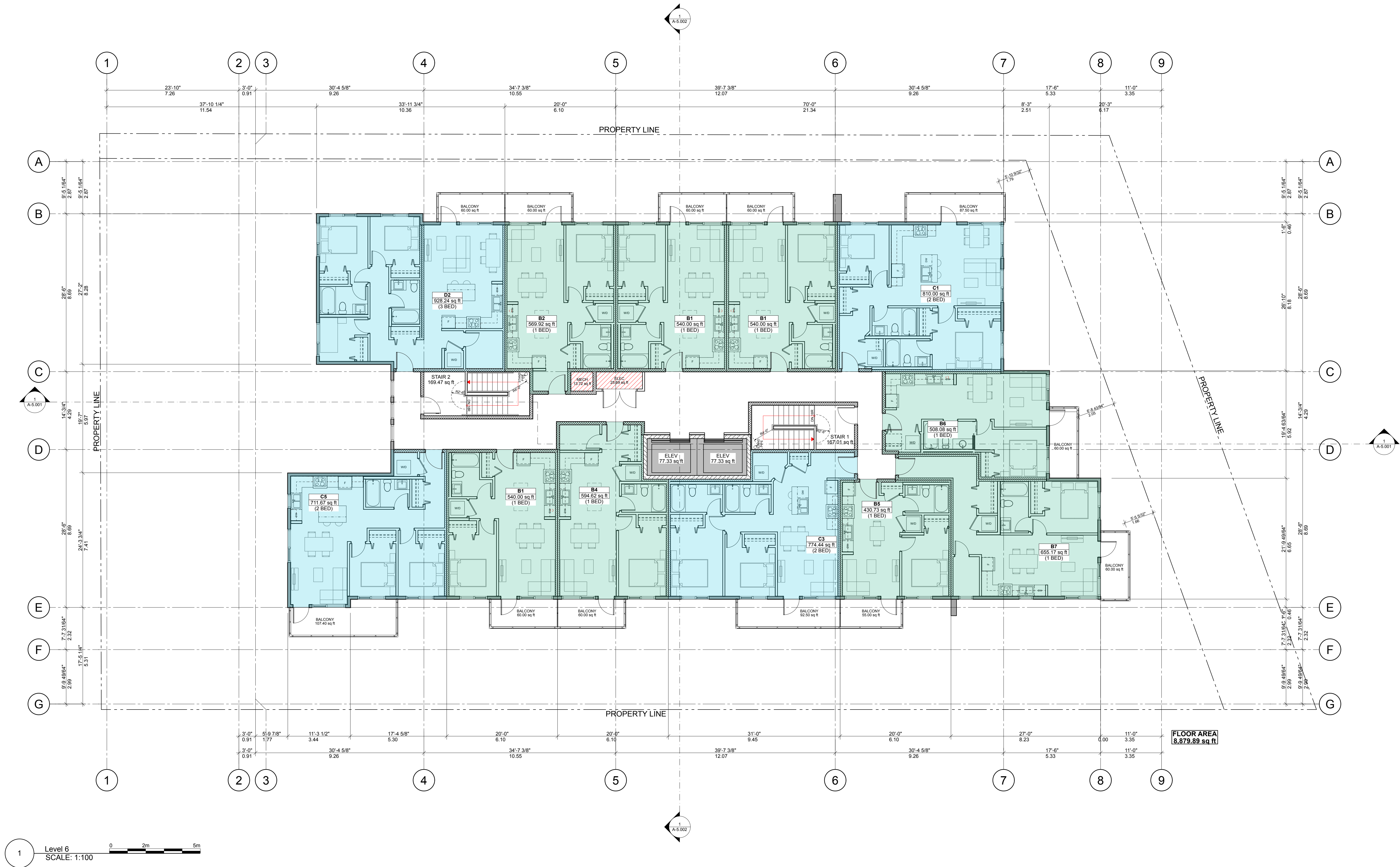
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Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.006



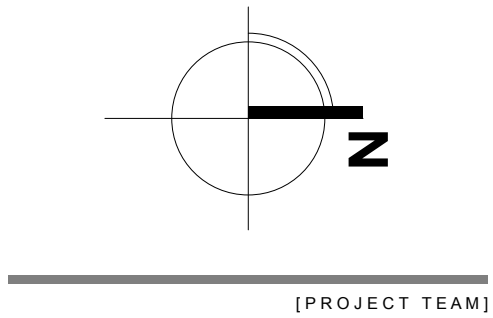


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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

ROOF PLAN

22600 [PROJECT]

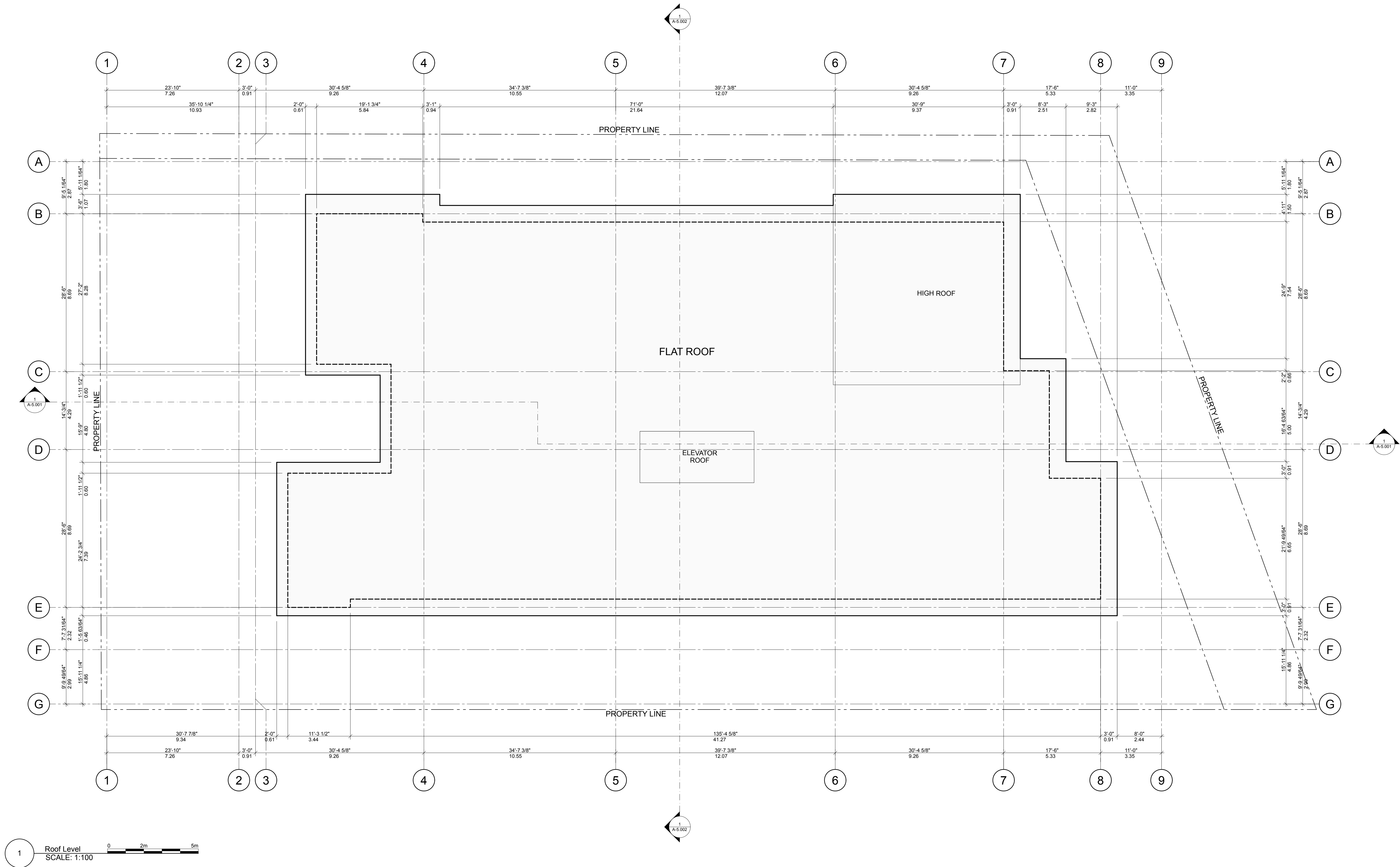
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Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-2.007





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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

[PROJECT]

Fort St. & Davie St.
Victoria, BC

UNIT B3A ACCESSIBLE UNIT

22600 [PROJECT]

[SCALE]

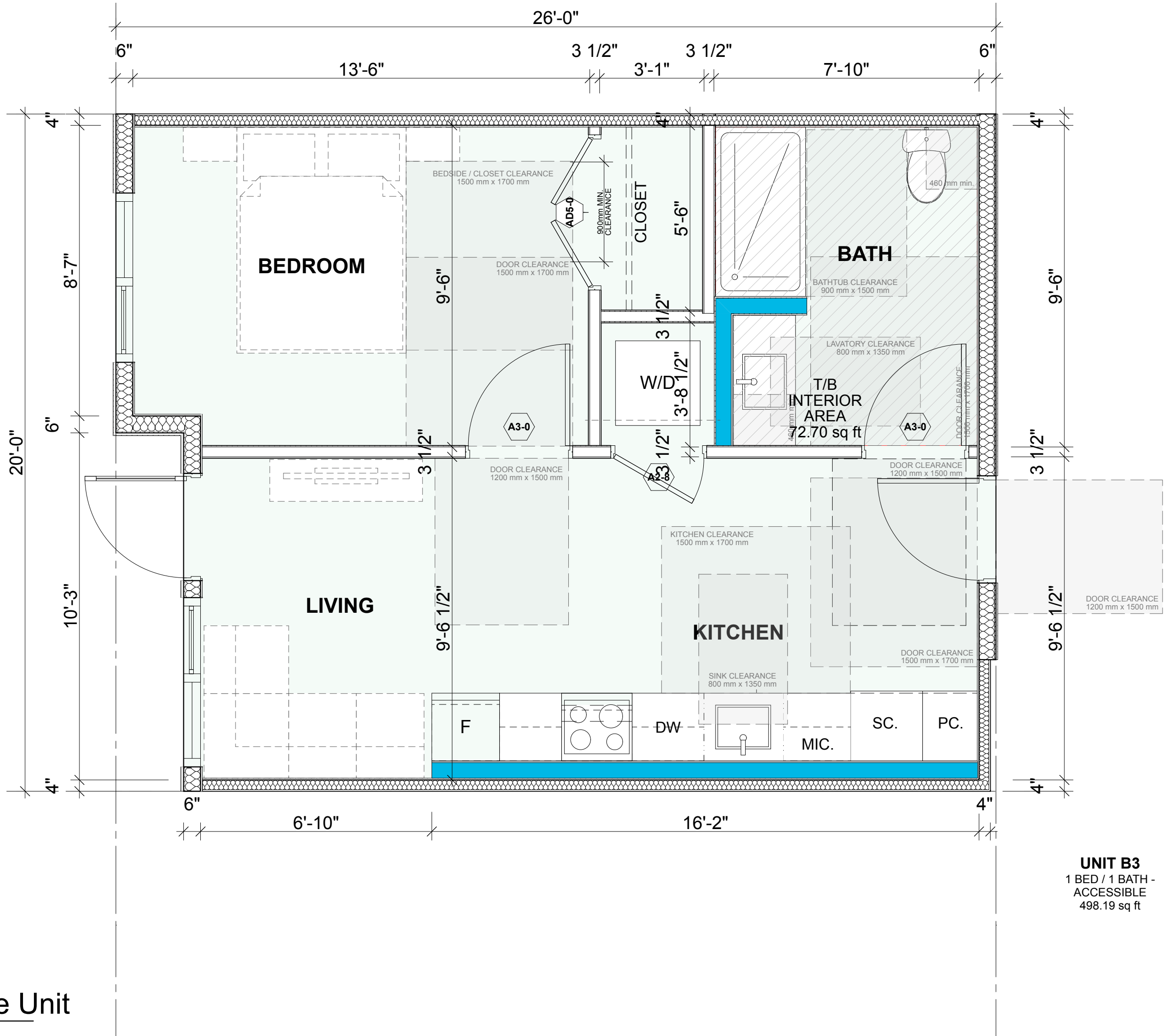
Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP (ISSUE)

[DRAWING]

A-3.100

1 Unit B3 A BCBC 2024 Accessible Unit
SCALE: 3/8" = 1'-0"



UNIT B3
1 BED / 1 BATH -
ACCESSIBLE
498.19 sq ft

PROJECT]

(ISSUE)

DRAWING]



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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

WEST ELEVATION

[PROJECT]

22600

[SCALE]

1:100

Tuesday, April 30, 2024

[DATE]

04- REZONING/ DP

[ISSUE]

[DRAWING]

A-4.001



MATERIAL & COLOUR SCHEDULE

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

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

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



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[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

Tuesday, April 30, 2024

[DATE]

04- REZONING/ DP

[ISSUE]

[DRAWING]

A-4.002



MATERIAL & COLOUR SCHEDULE

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

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

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



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[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

Tuesday, April 30, 2024

[ISSUE]

04- REZONING/ DP

[DRAWING]

A-4.003



MATERIAL & COLOUR SCHEDULE

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

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

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



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MATERIAL & COLOUR SCHEDULE

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

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

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

[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

SOUTH
ELEVATION

[PROJECT]

22600

[SCALE]

1:100

Tuesday, April 30, 2024

[DATE]

04- REZONING/ DP

[ISSUE]

[DRAWING]

A-4.004



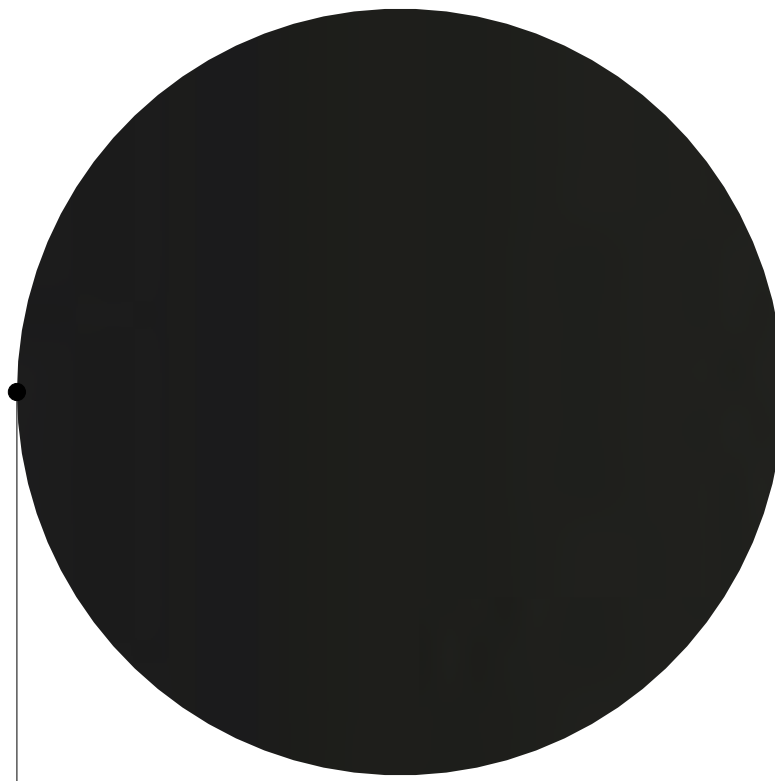
A THIN BRICK CLADDING
STACKED
colour: GREY / BROWN BLEND



B CEMENTITIOUS LAP SIDING
HORIZONTAL
colour: DARK BLUE



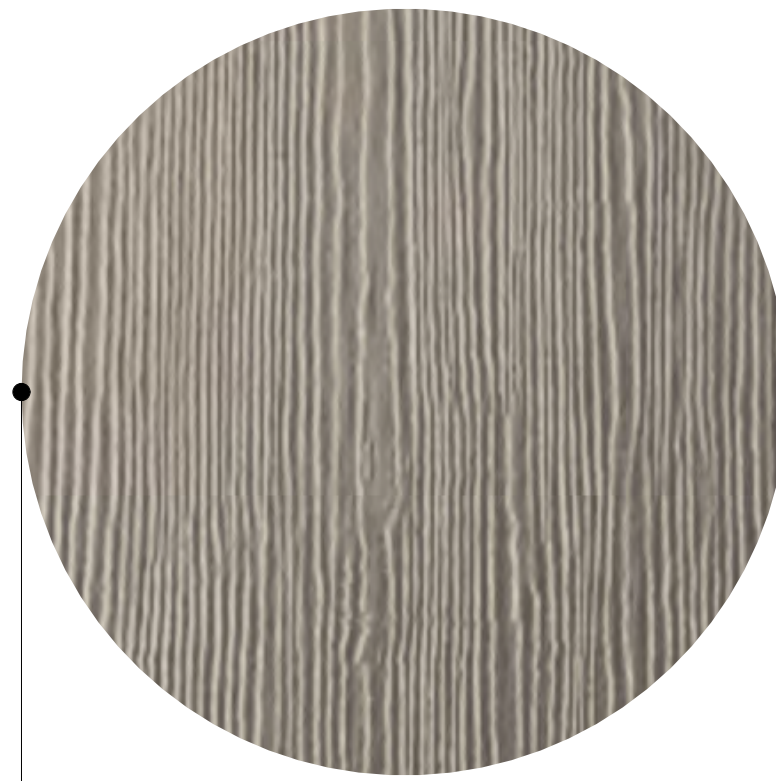
B1 CEMENTITIOUS LAP SIDING
HORIZONTAL
colour: WHITE



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



D CEMENTITIOUS LAP SIDING
VERTICAL
colour: DARK BROWN



E CEMENTITIOUS SIDING SOFFIT
colour: BROWN



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[PROJECT TEAM]

MATERIAL & COLOUR SCHEDULE

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

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

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



[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

**MATERIAL
BOARD**

[PROJECT]

22600

[SCALE]

Tuesday, April 30, 2024

04- REZONING/ DP

[DRAWING]

A-4.500

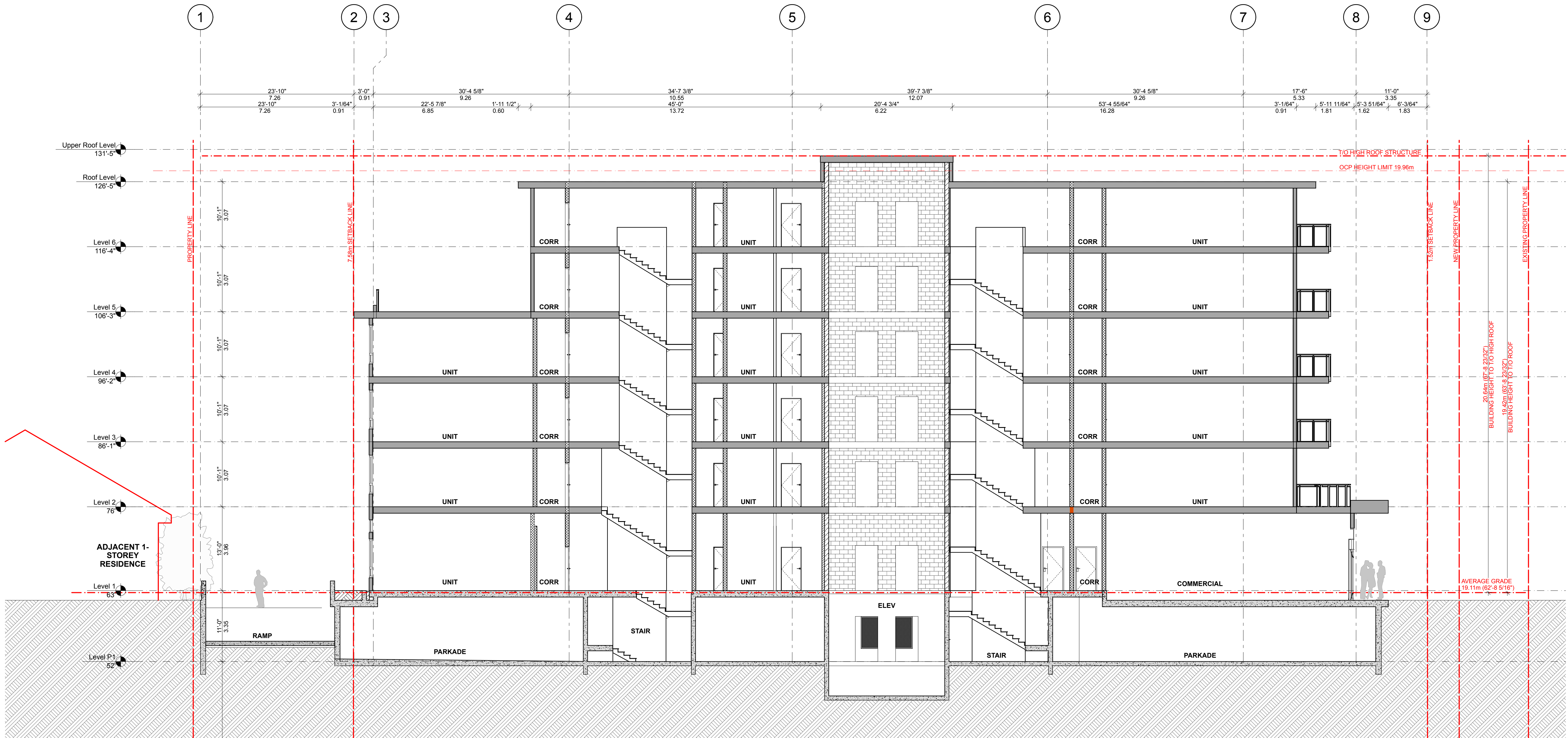


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[PROJECT TEAM]

[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]

Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-5.001

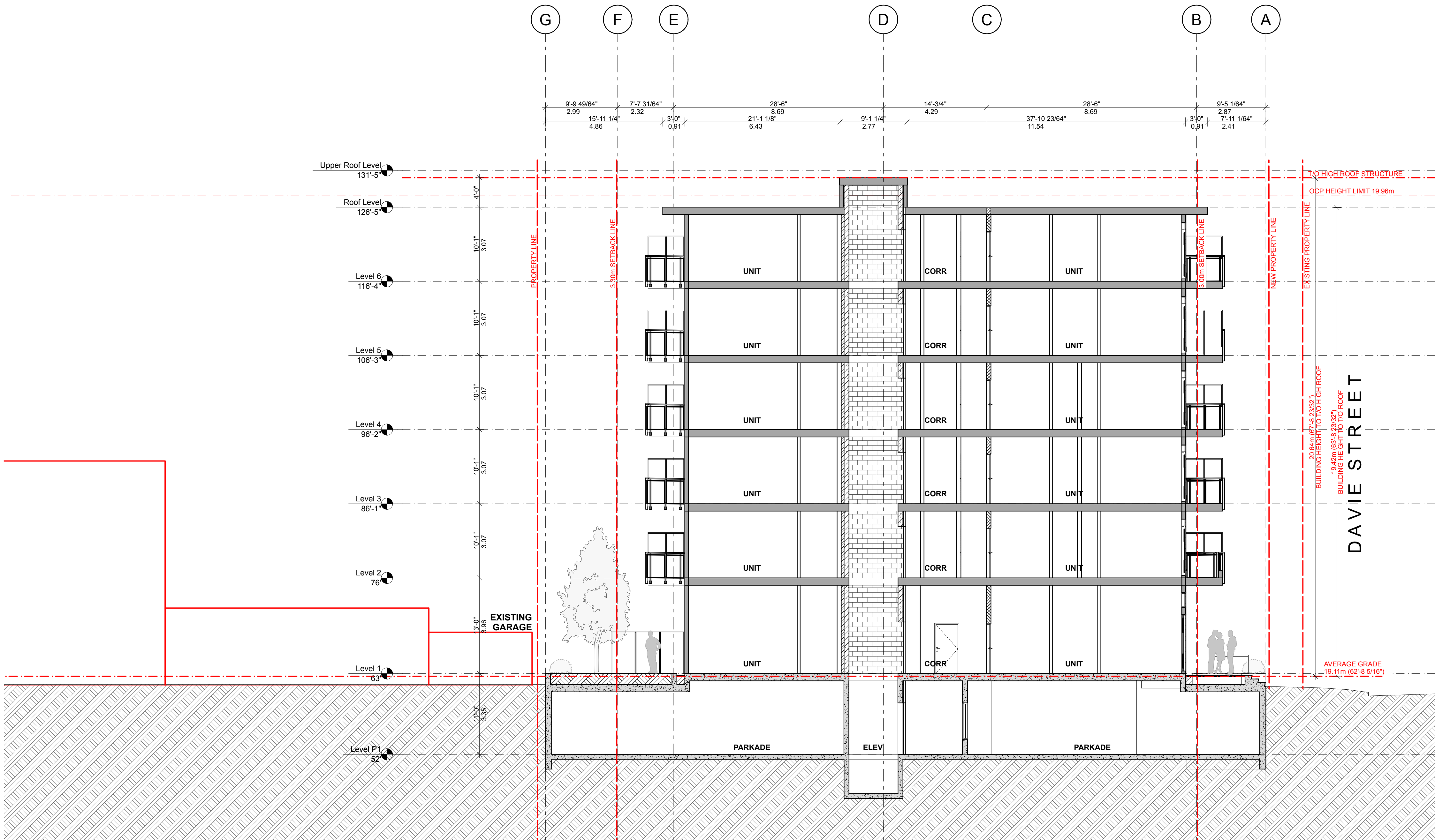


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[PROJECT TEAM]

[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

**EAST-WEST
BUILDING
SECTION**

22600 [PROJECT]

1:100 [SCALE]

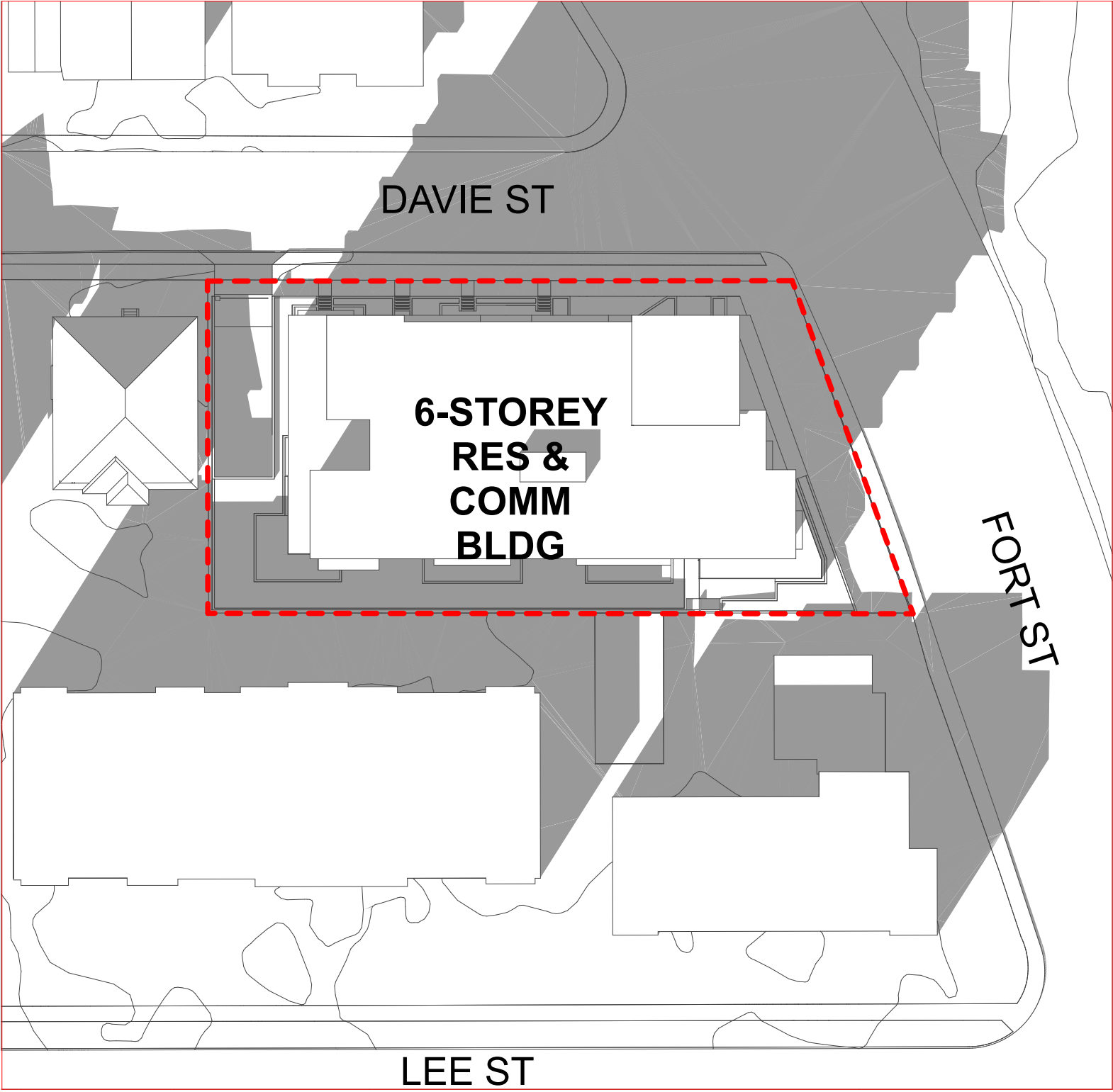
Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

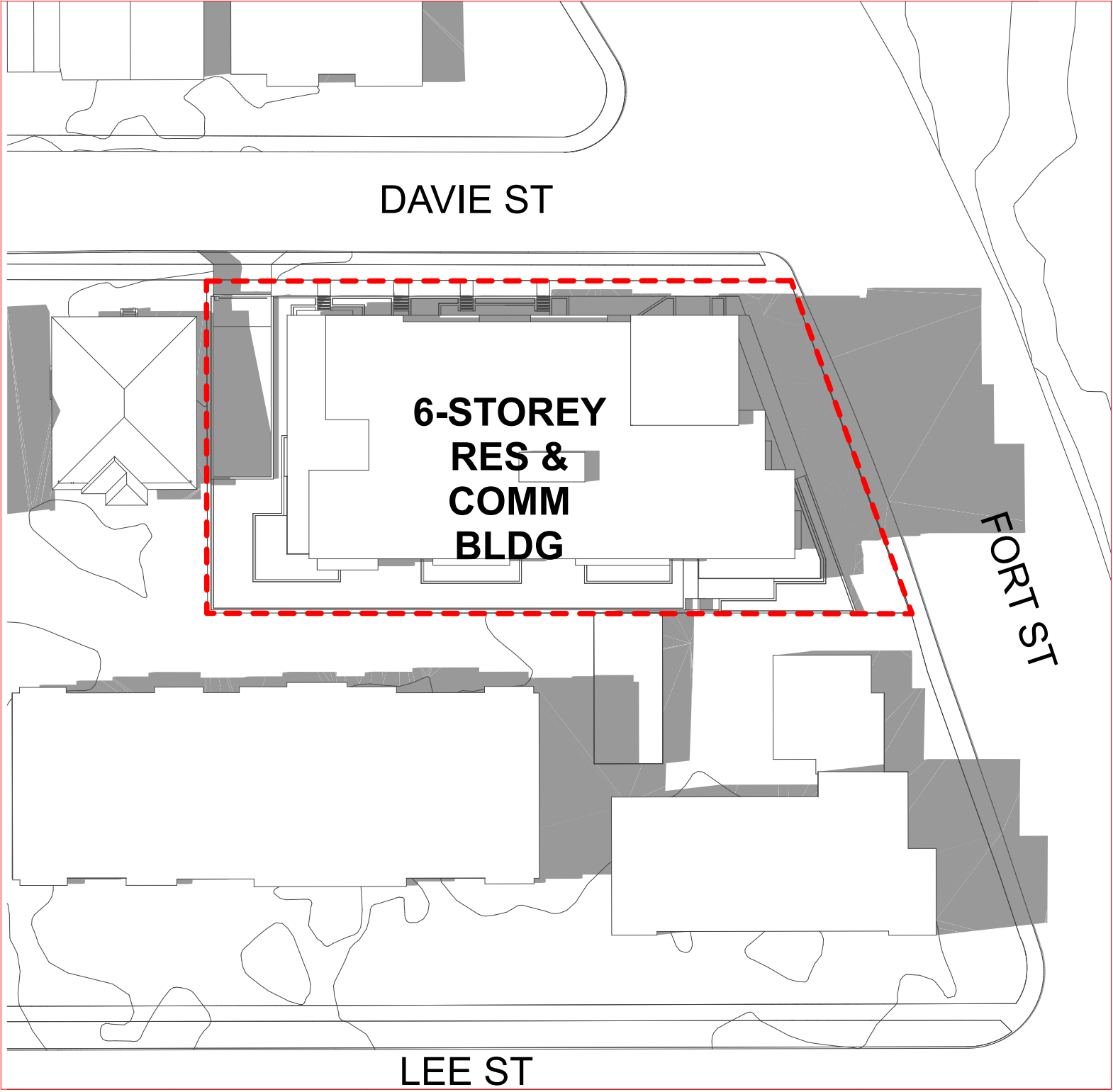
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A-5.002

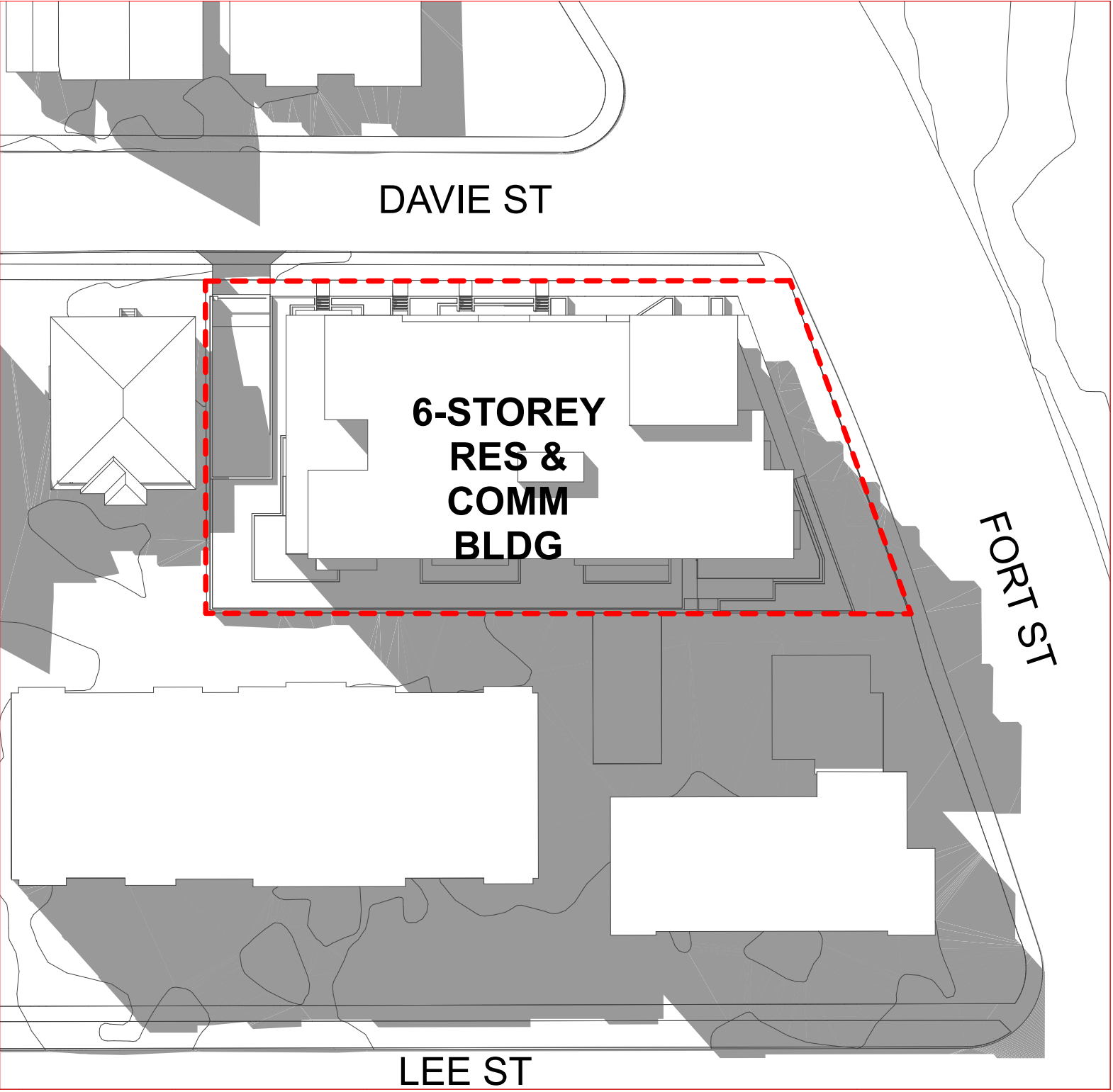
SPRING EQUINOX
MARCH 21



9 AM

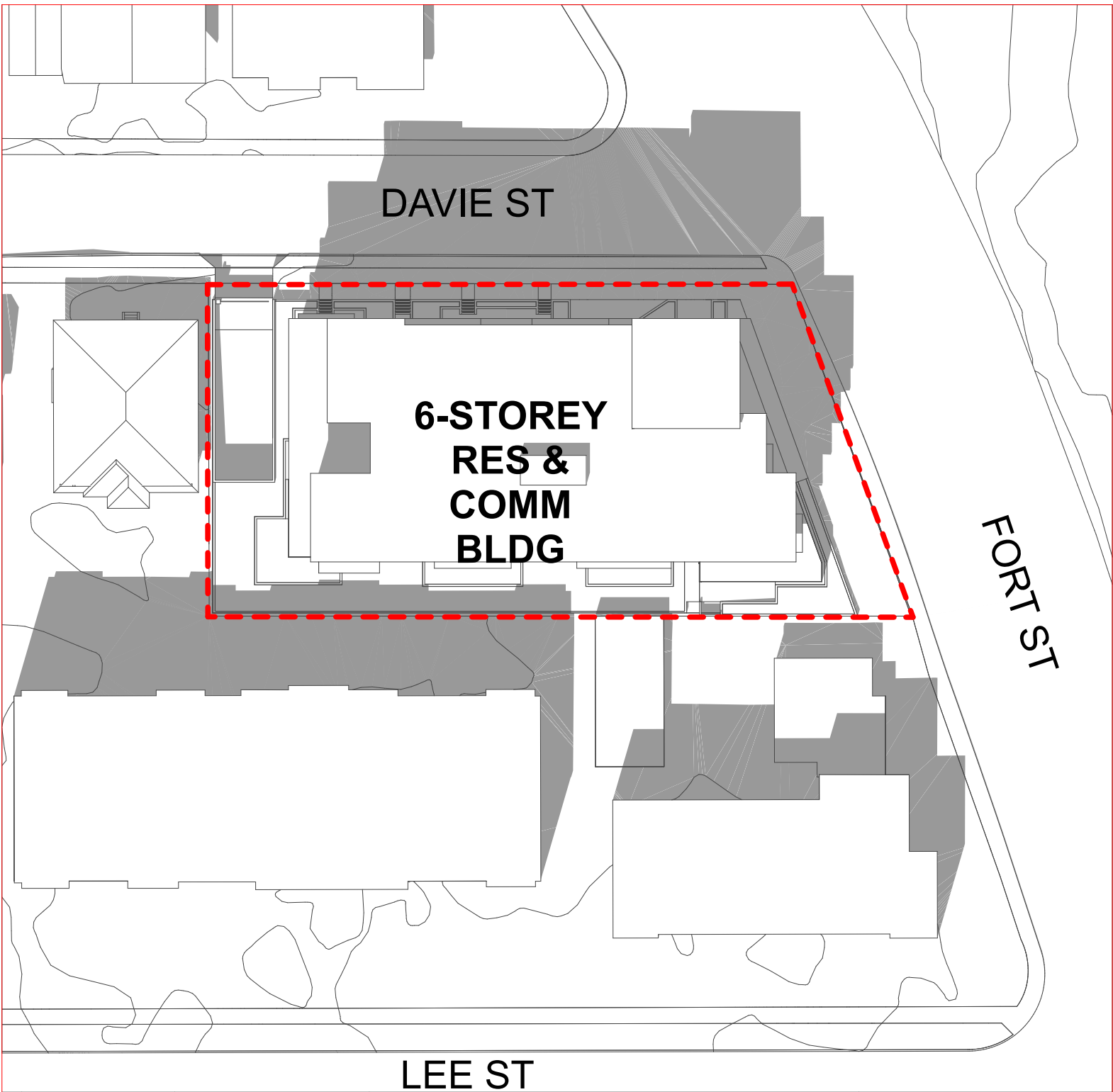


12 PM

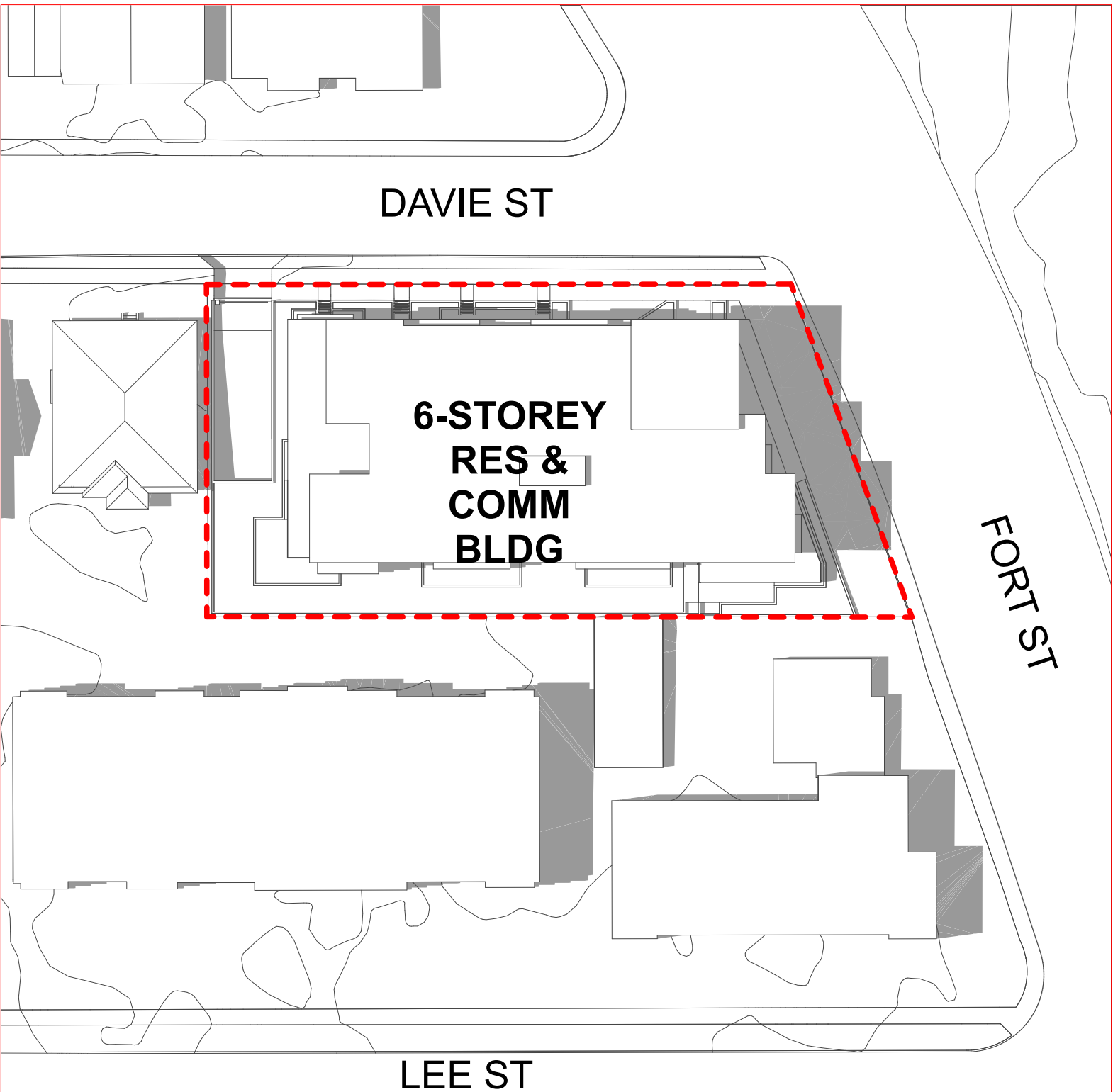


3 PM

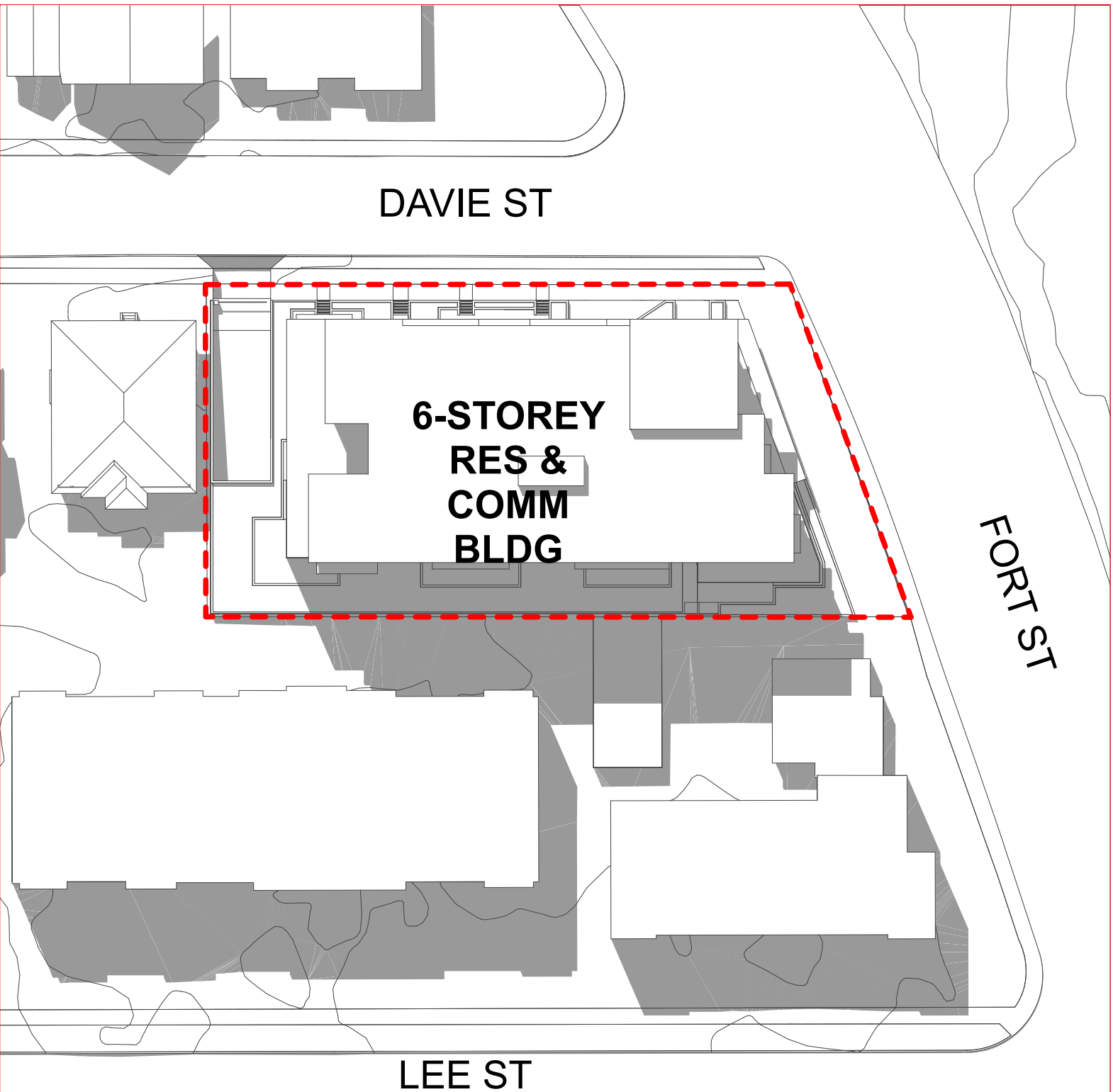
SUMMER SOLSTICE
JUNE 21



9 AM



12 PM



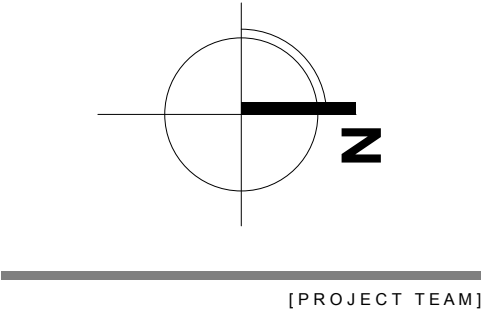
3 PM



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[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

SHADOW STUDY

[PROJECT]

22600

[SCALE]

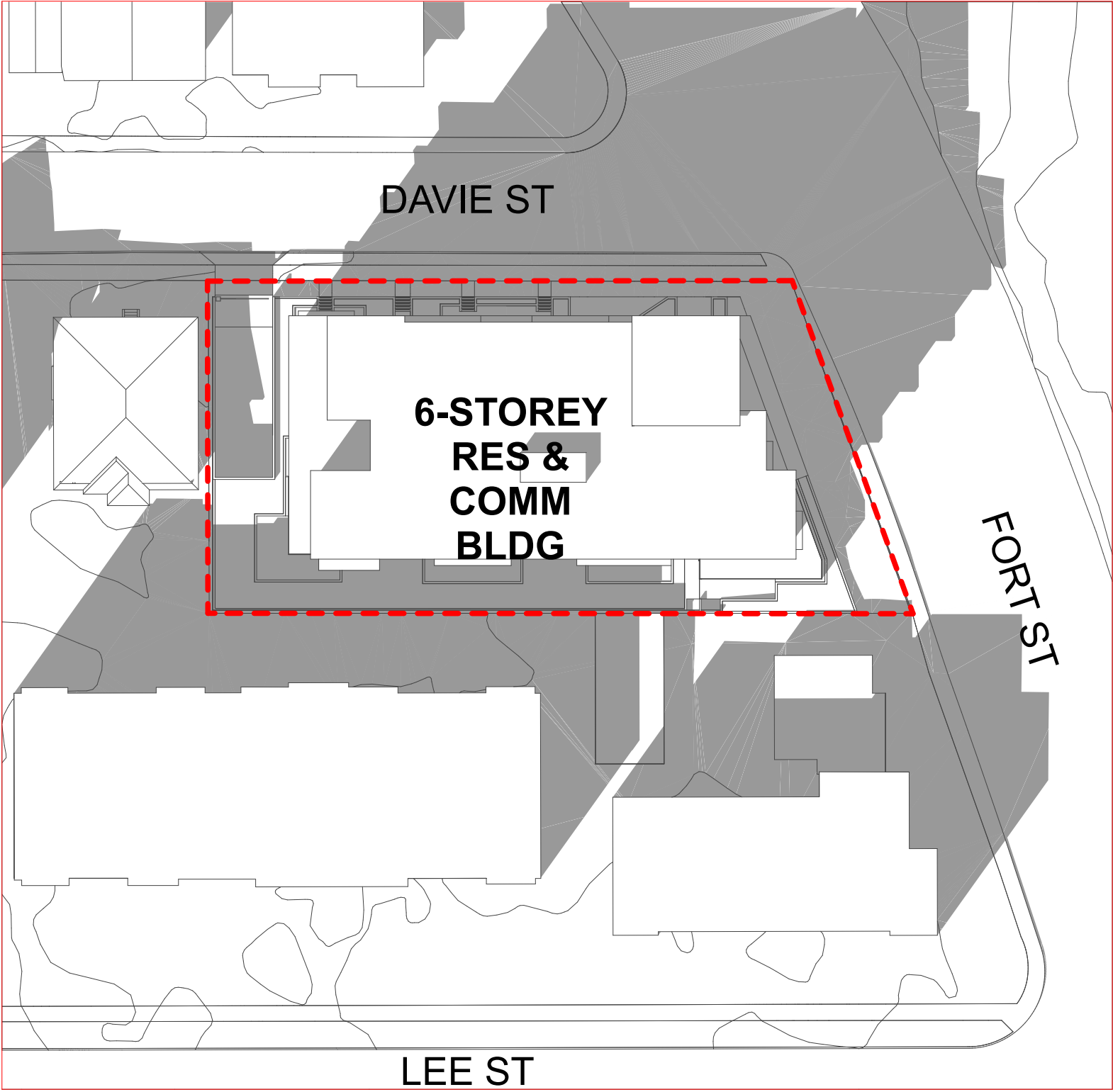
Tuesday, April 30, 2024

04- REZONING/ DP

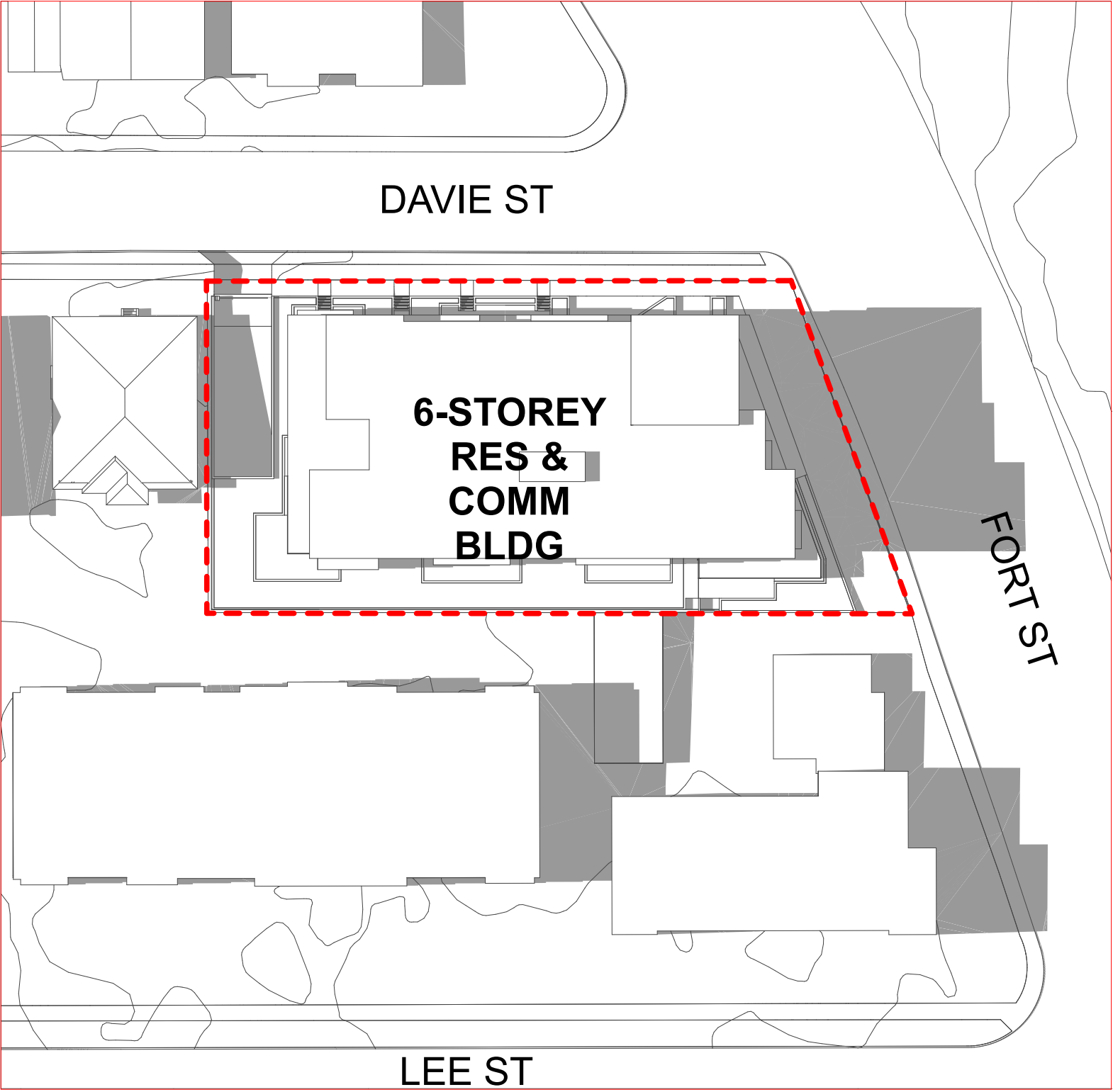
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A-8.500

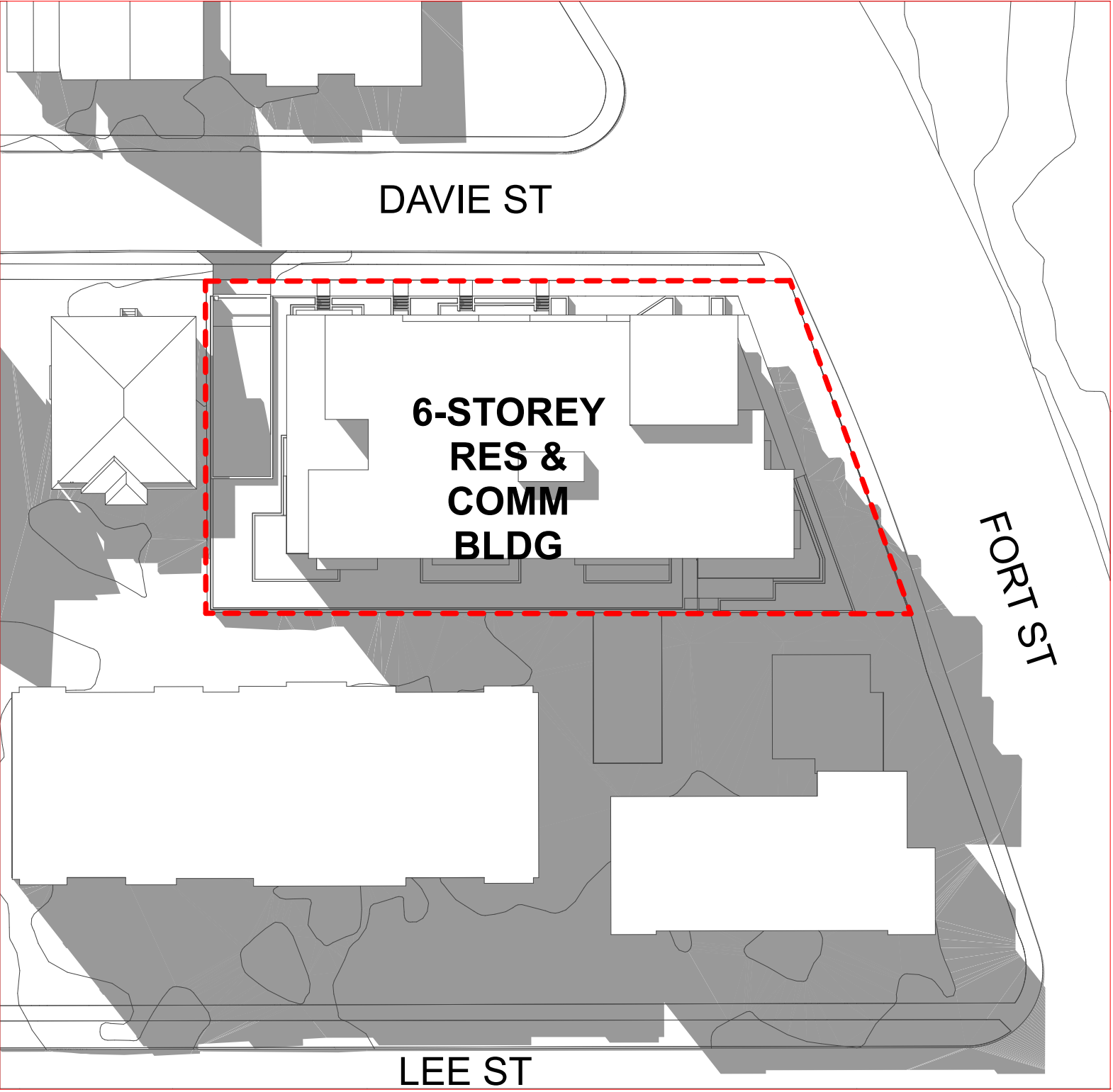
FALL EQUINOX
SEPTEMBER 21



9 AM

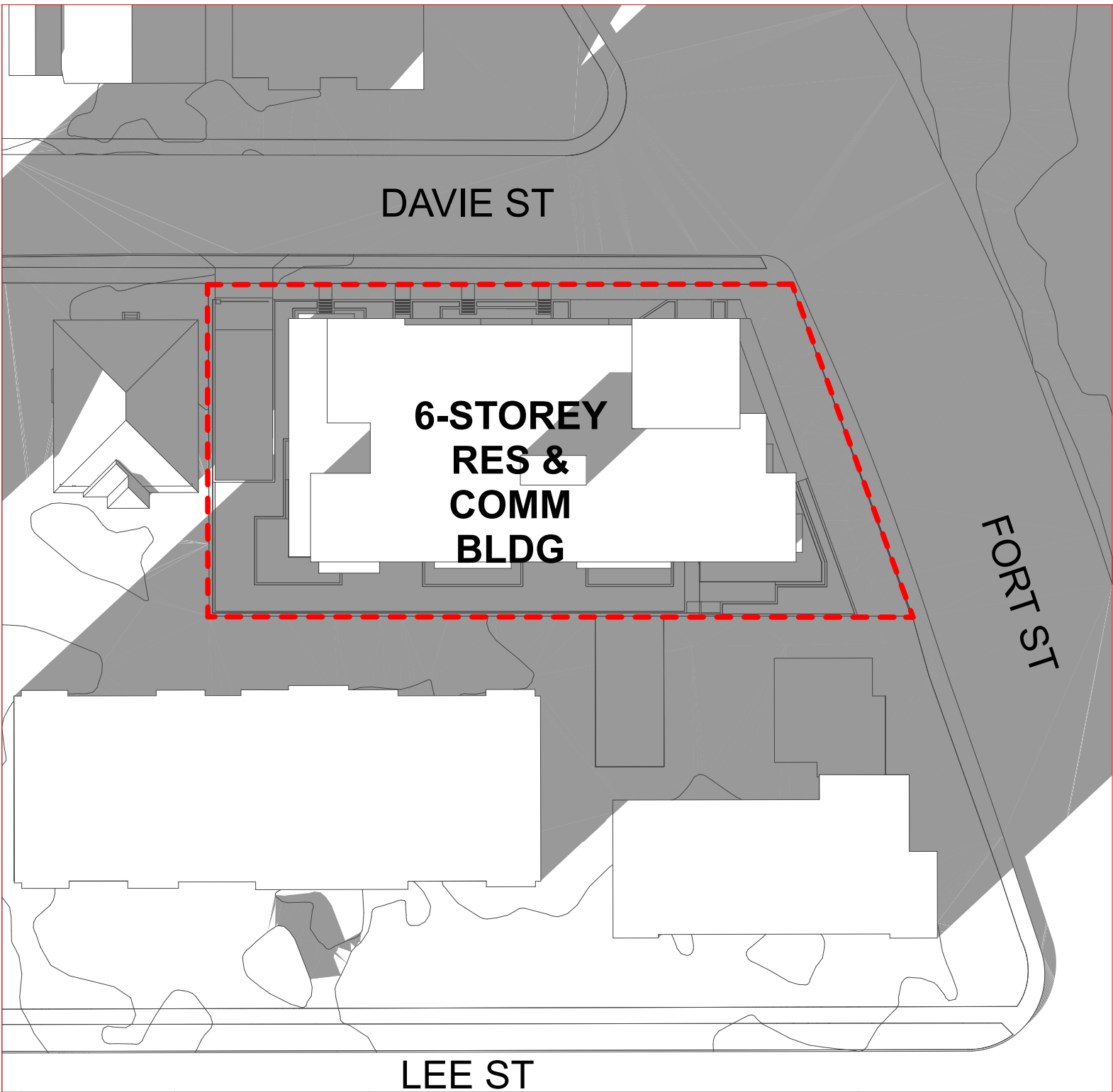


12 PM

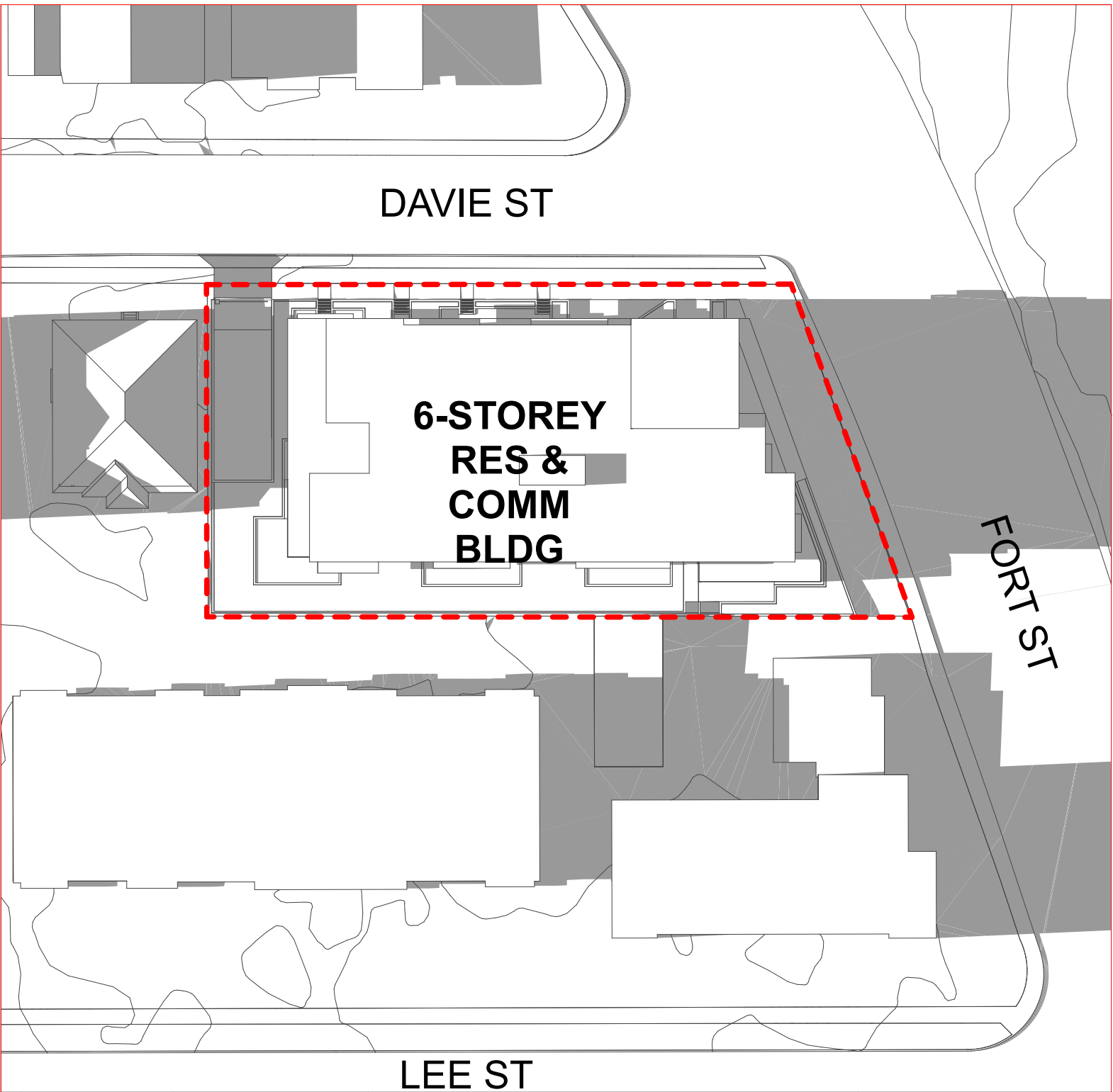


3 PM

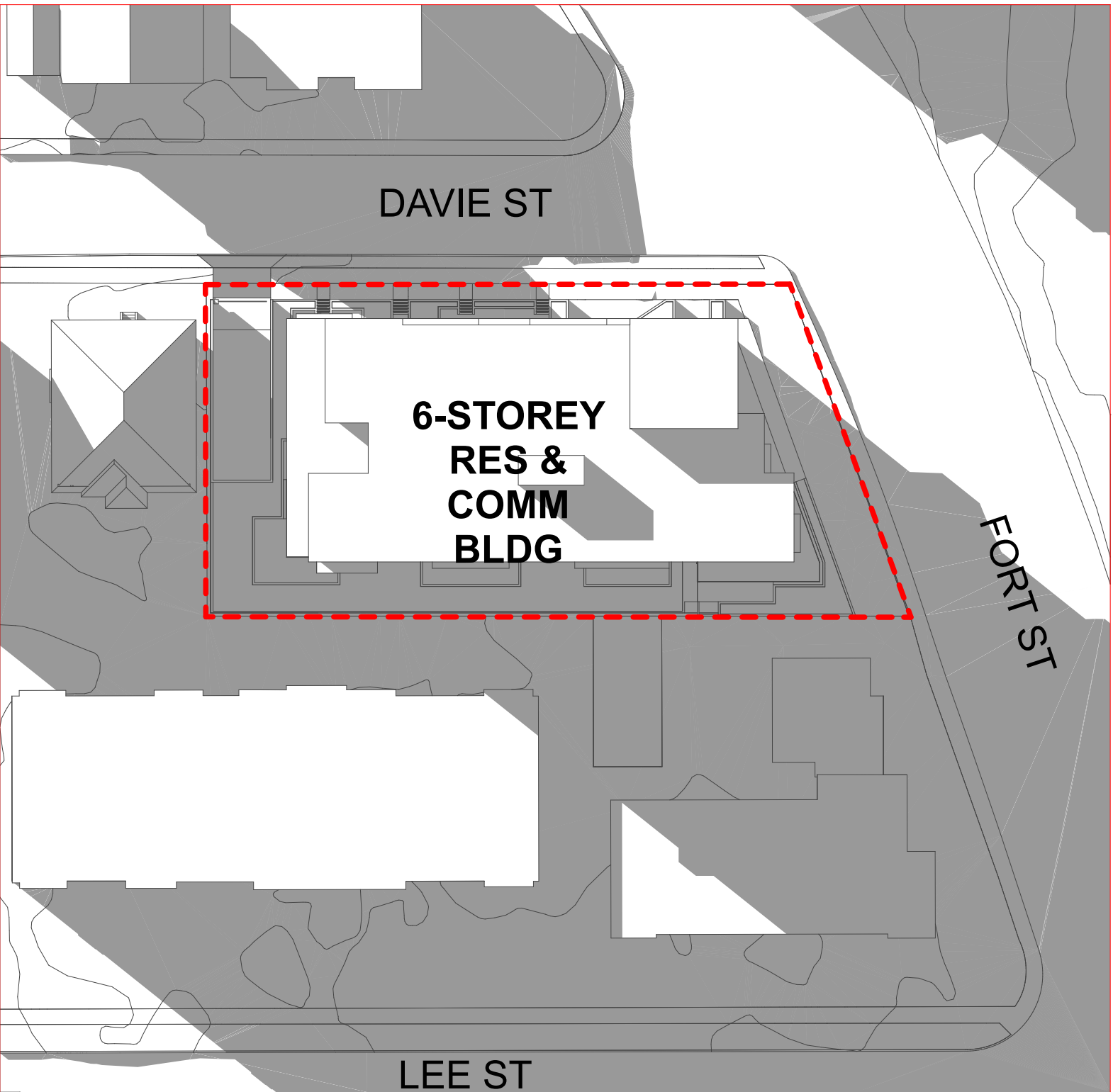
WINTER SOLSTICE
DECEMBER 21



9 AM



12 PM



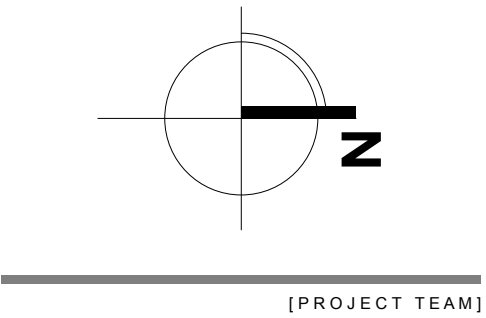
3 PM



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[ARCHITECT SEAL]

[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

SHADOW STUDY

[PROJECT]

22600

[SCALE]

Tuesday, April 30, 2024 [DATE]

04- REZONING/ DP [ISSUE]

[DRAWING]

A-8.501

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

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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
1:100

Sheet No.:

L1.0

Legend:

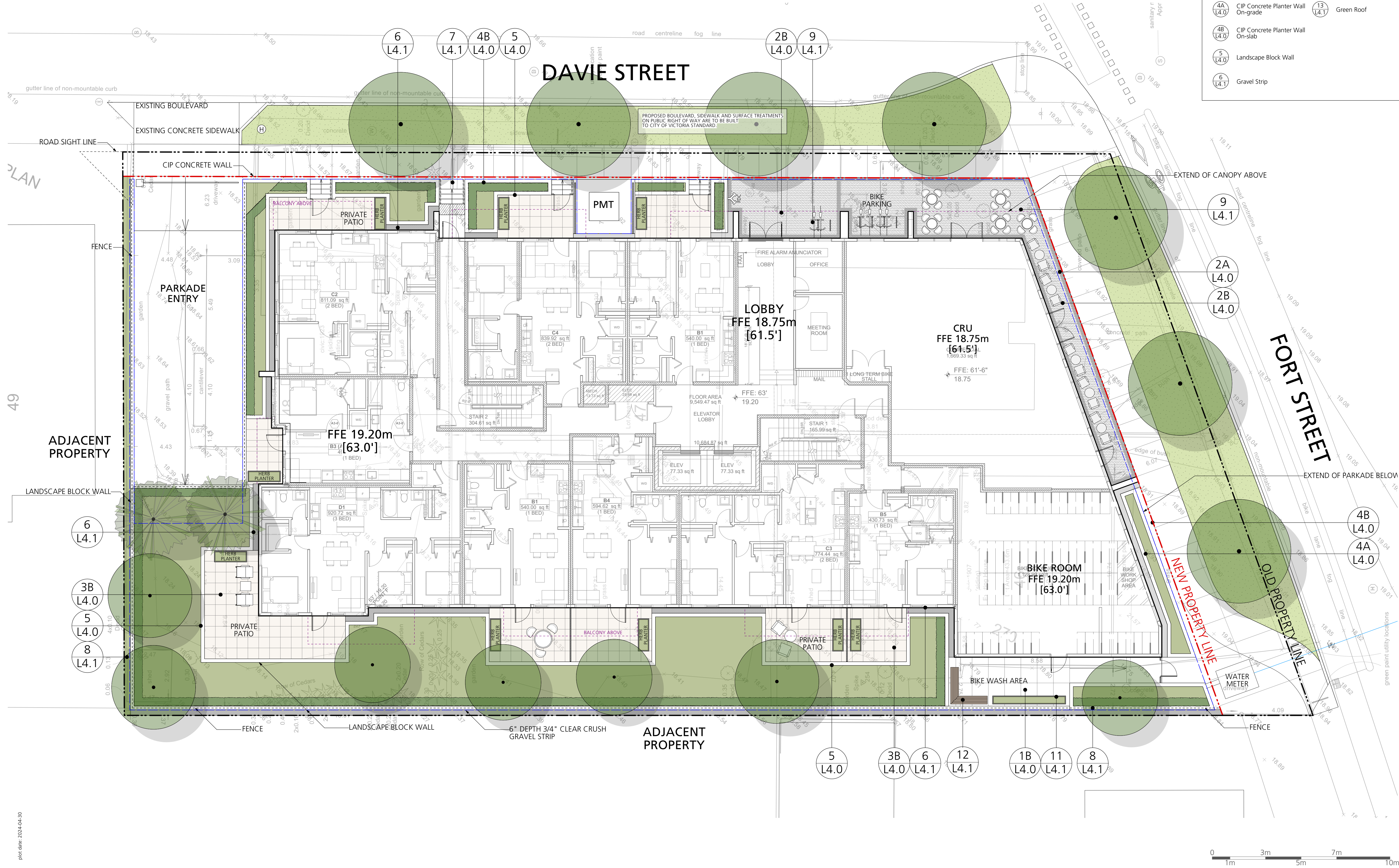
- Building Grade from Civil
- Interpolated Building Grade
- Finish Grade
- Top of Wall Grade
- Bottom of Wall Grade
- Top of Stair Elevation
- Bottom of Stair Elevation
- Top of Bench Elevation

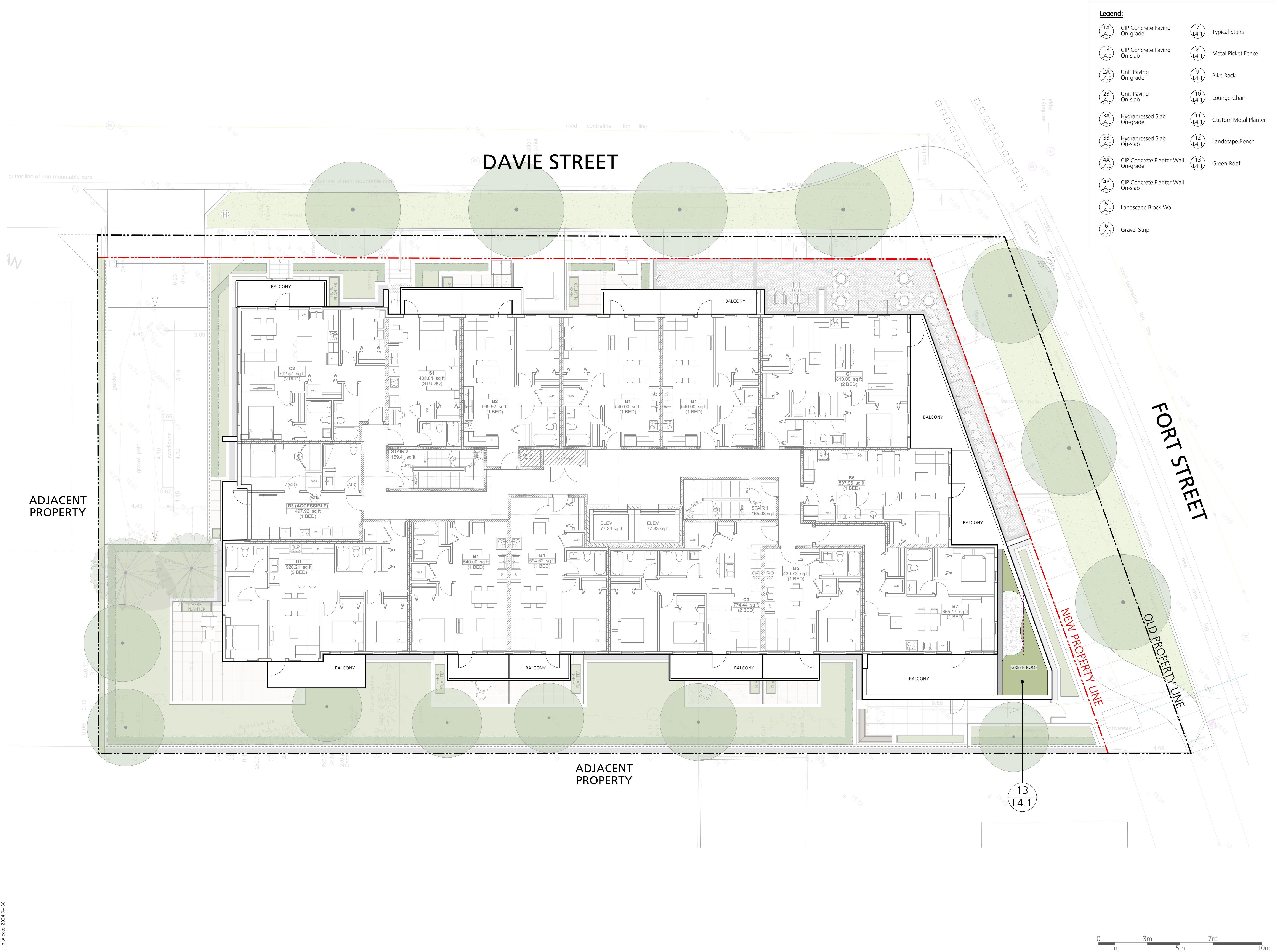
Grading Notes:

- 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:

- CIP Concrete Paving On-grade
- CIP Concrete Paving On-slab
- Unit Paving On-grade
- Unit Paving On-slab
- Hydrapressed Slab On-grade
- Hydrapressed Slab On-slab
- CIP Concrete Planter Wall On-grade
- CIP Concrete Planter Wall On-slab
- Landscape Block Wall
- Gravel Strip
- Typical Stairs
- Metal Picket Fence
- Bike Rack
- Lounge Chair
- Custom Metal Planter
- Landscape Bench
- Green Roof





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	Landscape Bench
4A L4.0	CIP Concrete Planter Wall On-grade	13 L4.1	Green Roof
4B L4.0	CIP Concrete Planter Wall On-slab		
5 L4.0	Landscape Block Wall		
6 L4.1	Gravel Strip		

Issues	No.	Description	Date
1		Issued for CALUC	2023/10/14
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

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Client:



Project Title:

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

Drawing Title:

**Landscape Key Plan
Level 2**

Project North:

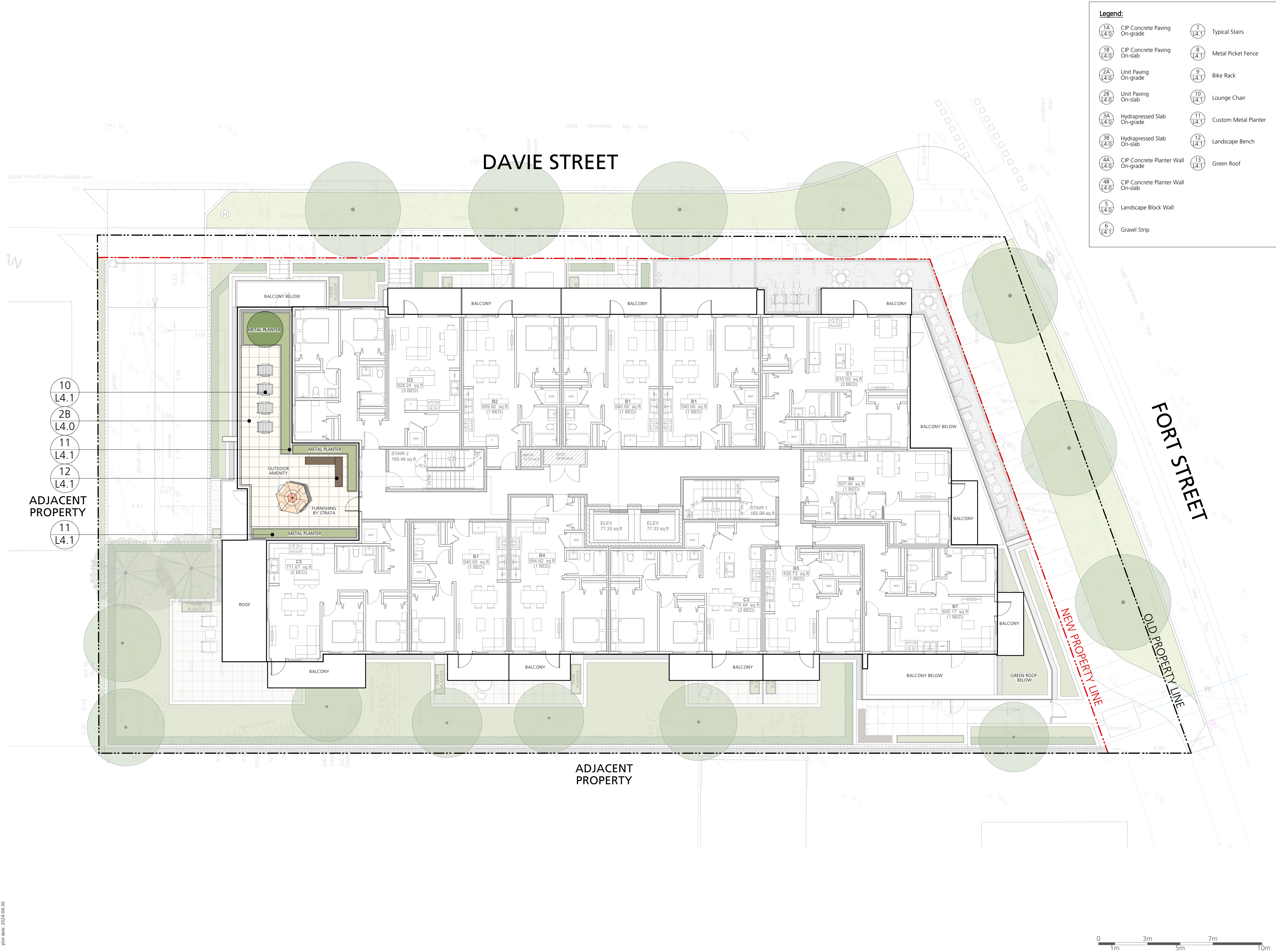
Drawn By: **MH**
Checked By: **MP**

Scale:

Job No.: **22-082**

Sheet No.:

L1.1



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	Landscape Bench
13 L4.1	Green Roof

Issues	No.	Description	Date
1		Issued for CALUC	2023/10/14
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

P+A

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T: 604.738.4118
perryandassociates.ca

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Client:



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:

Job No.: 22-082

Sheet No.:

L1.2

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

Ex. to Retain

Existing tree to be retained

Ex. to Remove

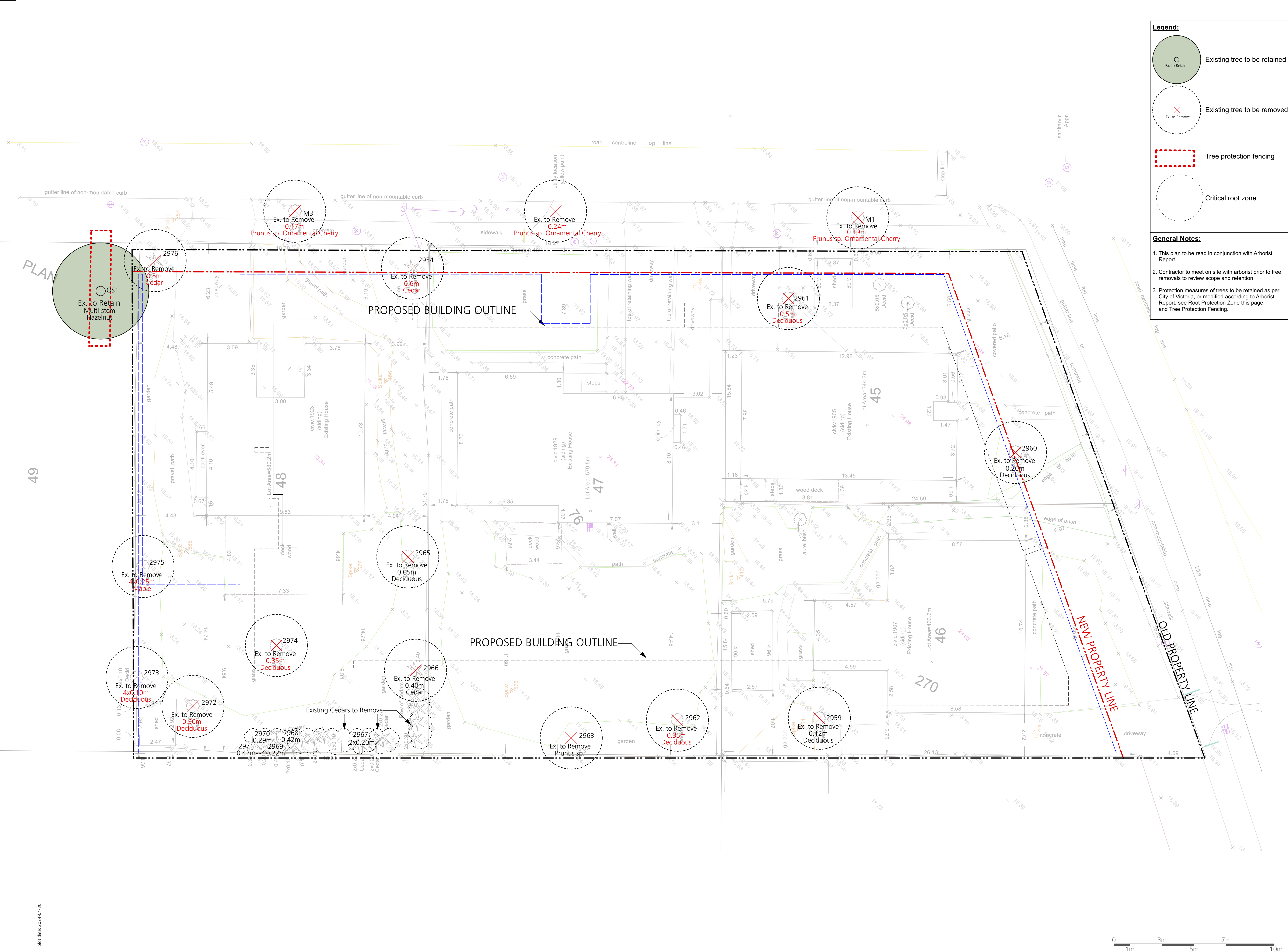
Existing tree to be removed

Tree protection fencing

Critical root zone

General Notes:

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



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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.:

LIGHTING LEGEND

 Recessed Wall Light

 Building Light
(by Architecture)

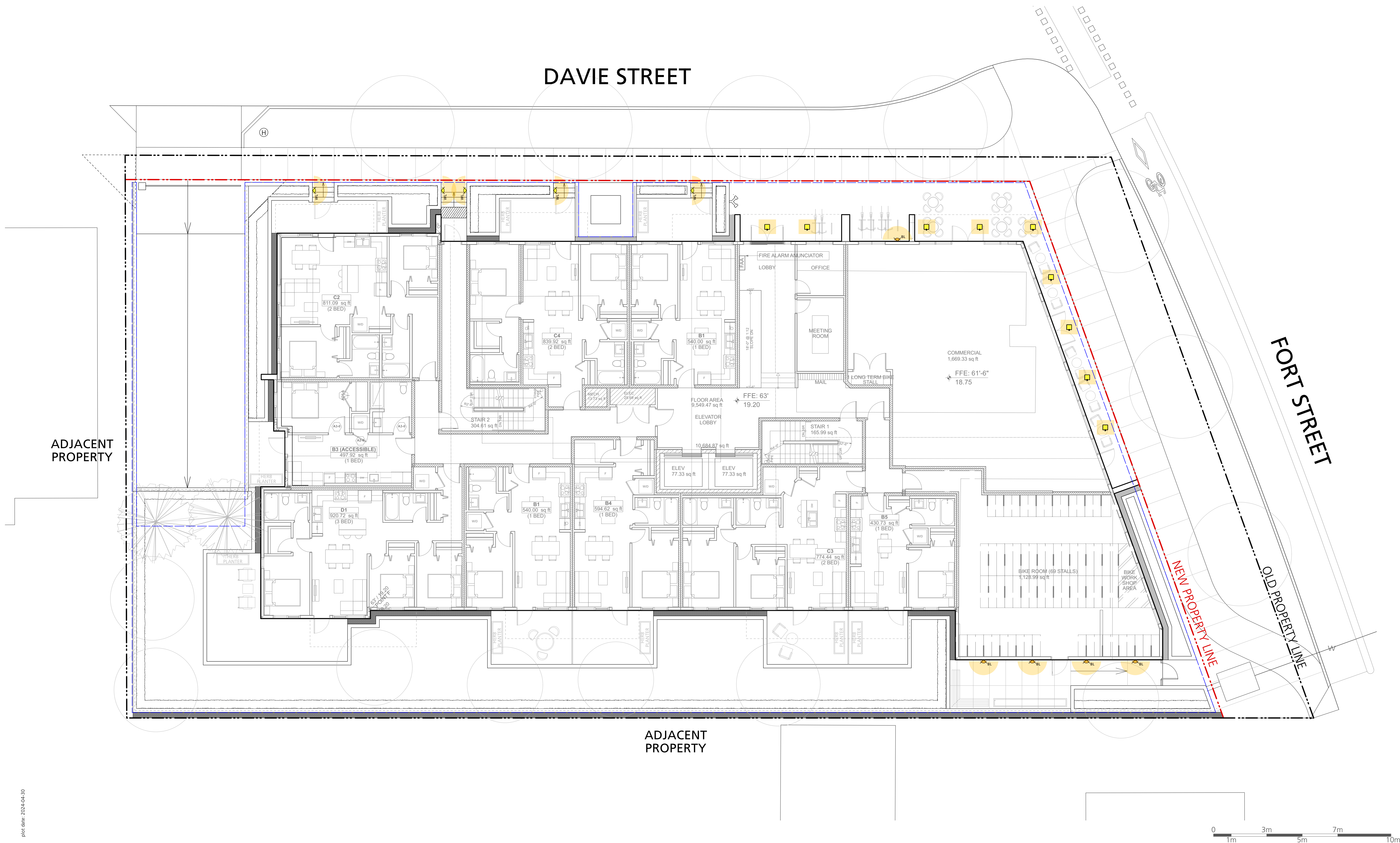
 Proposed Soffit Lighting
(by Architecture)

 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



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Client:



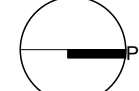
Project Title:

FORT & DAVIE APARTMENTS

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

Drawing Title:

**Landscape Lighting Plan
Level 1**

Project North:  Drawn By: **MH**

Checked By: **MP**

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

Sheet No.:

LIGHTING LEGEND

 Recessed Wall Light

 Building Light
(by Architecture)

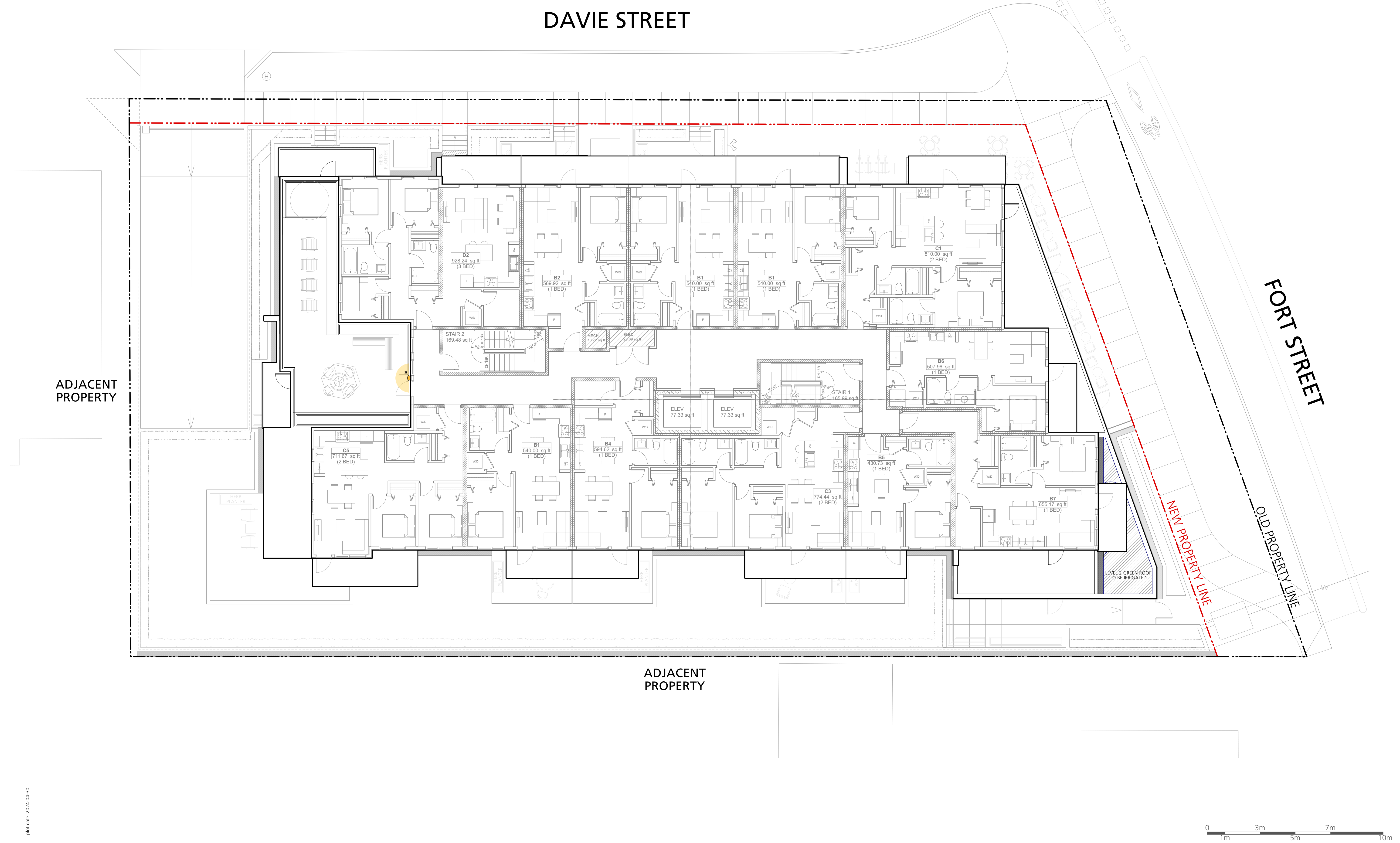
 Proposed Soffit Lighting
(by Architecture)

 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
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Client:



Project Title:

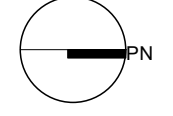
FORT & DAVIE APARTMENTS

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:

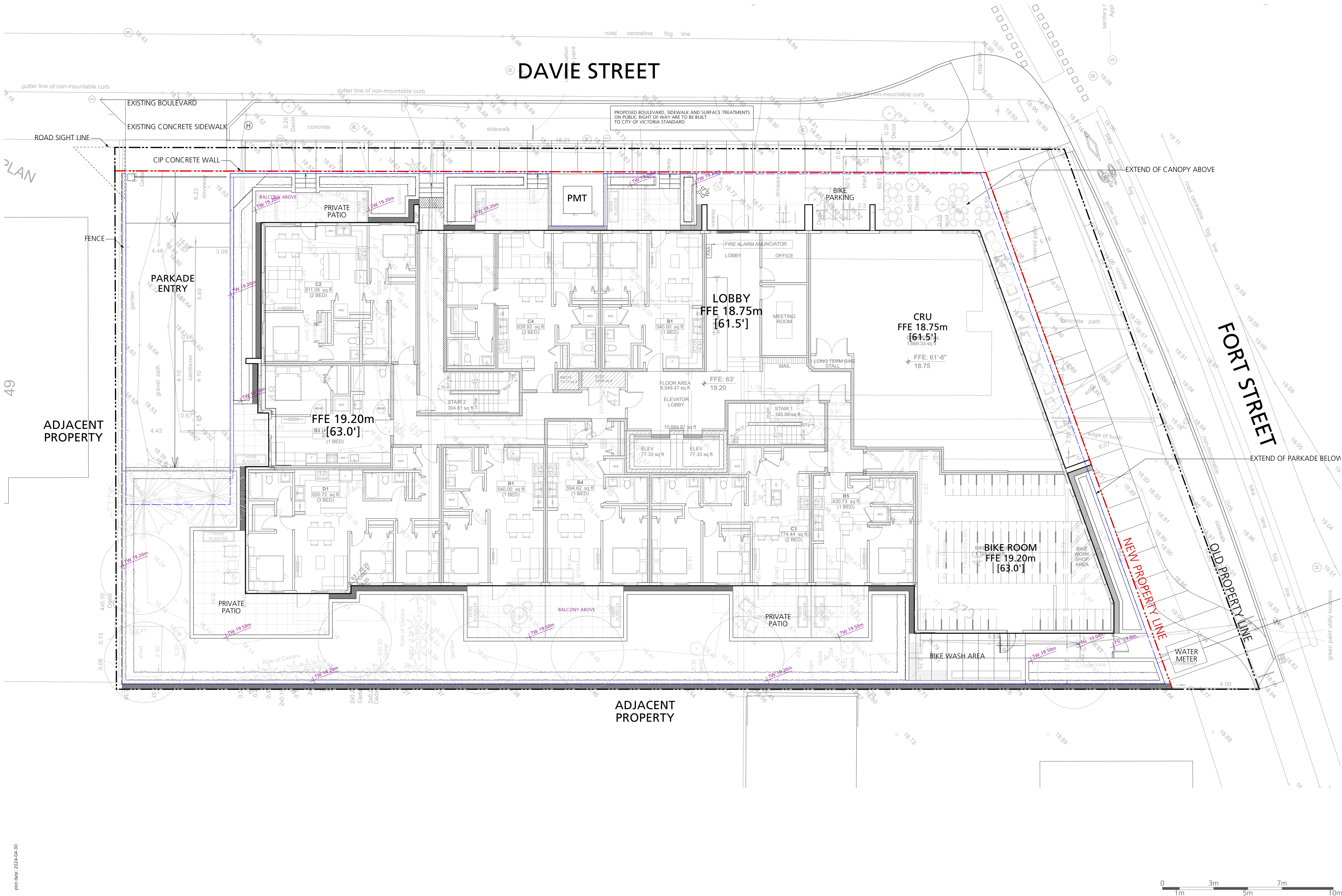
1:100

Job No.:

22-082

Sheet No.:

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



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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.:

Issues		
No.	Description	Date
1	Issued for CALUC	2023/10/14
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
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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.: 22-082
1:100

Sheet No.:

L3.0

GENERAL NOTES:

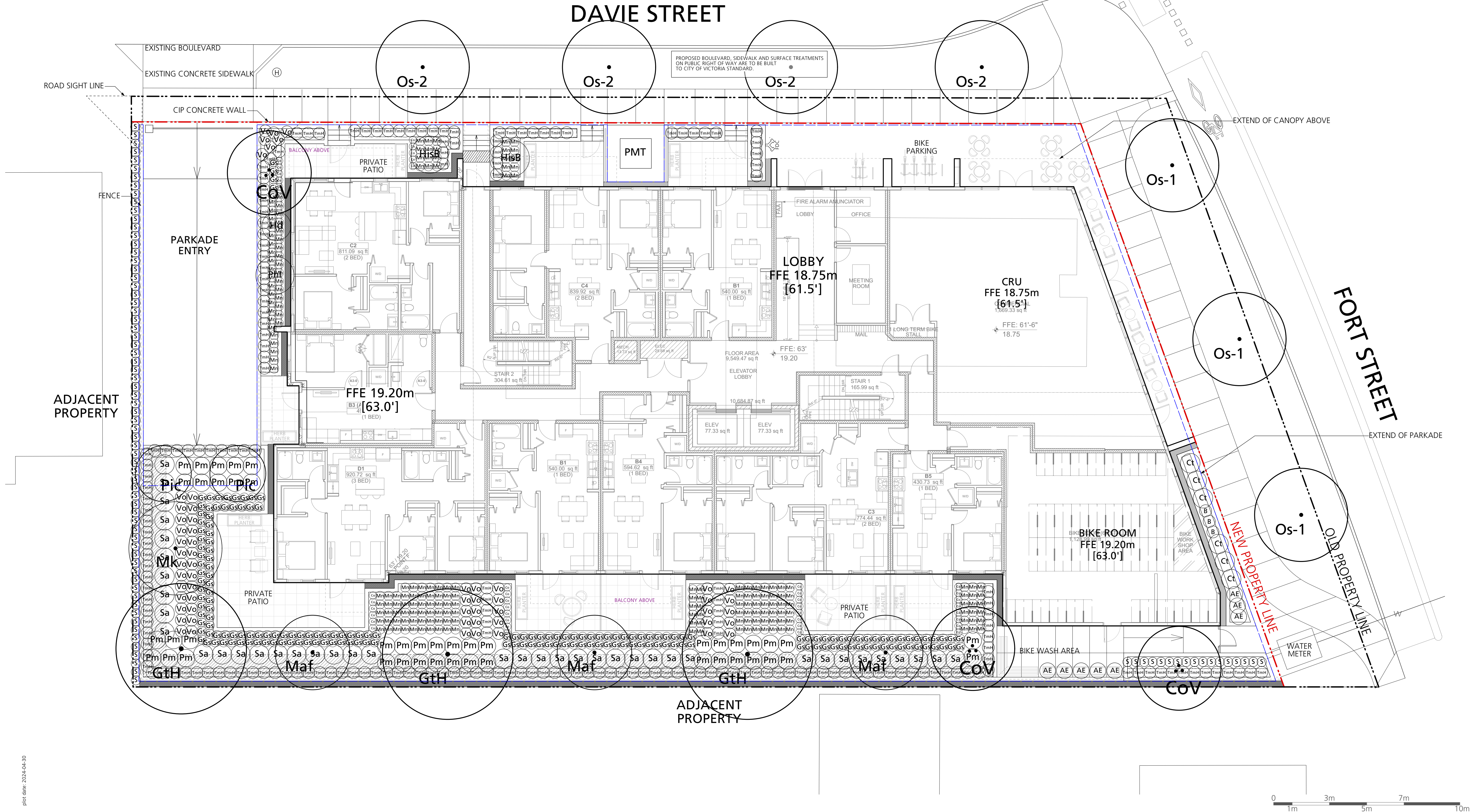
- All on-site planting areas to be irrigated with a high efficiency drip irrigation system.
- Replacement trees must be planted:
 - At least 2.0m away from a building foundation wall.
 - At least 1.0m away from any property line of a lot, above and underground utility, driveway or other paved surface, 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 CNLAVCSA "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.
- 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.

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
GtH	3	Gleditsia triacanthos var. inermis 'Halka'	Halka Honey Locust	6cm cal., WB	Part 1, 1:1, medium
Mk	1	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		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
Cl	6	Choysya ternata	Mexican Orange	#3 pot	pollinator friendly
Gs	189	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
Hd	1	Holodiscus discolor	Oceanspray	#1 pot	native, pollinator friendly, food-bearing
Mn	188	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	native, pollinator friendly
Sa	40	Symphoricarpos albus	Snowberry	#2 pot	native, pollinator friendly, food-bearing
TmH	216	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4' ht	Hedge
Vo	58	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	41	Carex oshimensis 'Evergold'	Sedge	#1 pot	
Pa	16	Pennisetum alopecuroides 'Hameln'	Hamelin Fountain Grass	#1 pot	
Pm	44	Polystichum munitum	Western Sword Fern	#1 pot	native

Level 2 Green Roof (Design Refer to L1.1)

Area: 10 m² Pre-vegetated Tray of Custom Setum Mix to be Confirmed



Issues		
No.	Description	Date
1	Issued for CALUC	2023/10/14
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
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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: MP

Scale:

Job No.: 22-082

Sheet No.:

L3.1

GENERAL NOTES:

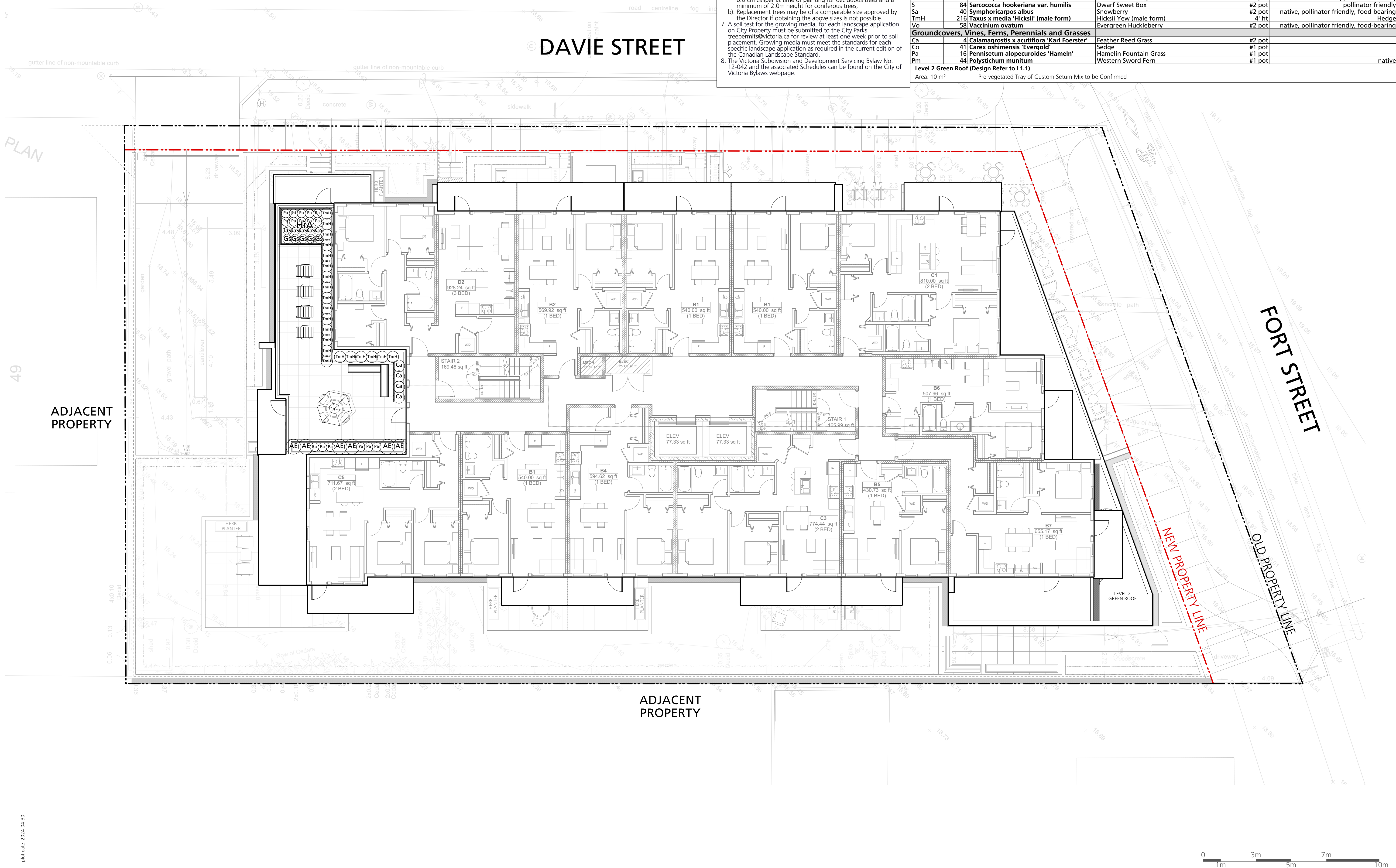
- All on-site planting areas to be irrigated with a high efficiency drip irrigation system.
- Replacement trees must be planted:
 - At least 2.0m away from a building foundation wall,
 - At least 1.0m away from any property line of a lot, above and underground utility, driveway or other paved surface, 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 CNLAVCSLA "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.
- 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.

Plant List All Levels

Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
CoV	3	Cornus 'Venus'	'Venus' Dogwood	6cm cal., W8	Part 2, 2:1, small
GtH	3	Gleditsia triacanthos var. inermis 'Halka'	Halka Honey Locust	6cm cal., W8	Part 1, 1:1, medium
Mk	1	Magnolia kobus	Kobus Magnolia	6cm cal., W8	Part 1, 1:1, medium
MaF	3	Malus fusca	Pacific Crabapple	6cm cal., W8	Part 1, 1:1, medium
Os-1	3	Offsite Tree TBD #1	Species TBD	6cm cal., W8 min.	as per City of Victoria standards
OS-2	4	Offsite Tree TBD #2	Species TBD		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
Cl	6	Choysia ternata	Mexican Orange	#3 pot	pollinator friendly
Gs	189	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
Hd	1	Holodiscus discolor	Oceanspray	#1 pot	native, pollinator friendly, food-bearing
Mn	188	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	native, pollinator friendly
Sa	40	Symphoricarpos albus	Snowberry	#2 pot	native, pollinator friendly, food-bearing
TmH	216	Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)	4' ht	Hedge
Vo	58	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	41	Carex oshimensis 'Evergold'	Sedge	#1 pot	
Pa	16	Pennisetum alopecuroides 'Hameln'	Hamelin Fountain Grass	#1 pot	
Pm	44	Polystichum munitum	Western Sword Fern	#1 pot	native

Level 2 Green Roof (Design Refer to L1.1)

Area: 10 m² Pre-vegetated Tray of Custom Setum Mix to be Confirmed



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
GtH	3	Gleditsia triacanthos var. inermis 'Halka'	Halka Honey Locust	6cm cal., WB	Part 1, 1:1, medium
Mk	1	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
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

Planting Area ID	Area (m²)	Soil Volume Multiplier	Estimated Soil Volume	Proposed Replacement Tree			Required Soil Volume (m³)			
				#Small	#Medium	#Large	Small	Medium	Large	Total
A	15.6 m²	0.6	9.4 m³	1	0	0	8.0 m³	0	0	8.0 m³
B	194.1 m²	0.76 & 0.91 *	166.7 m³	1	9	0	6.0 m³	135.0 m³	0	141.0 m³
C	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.

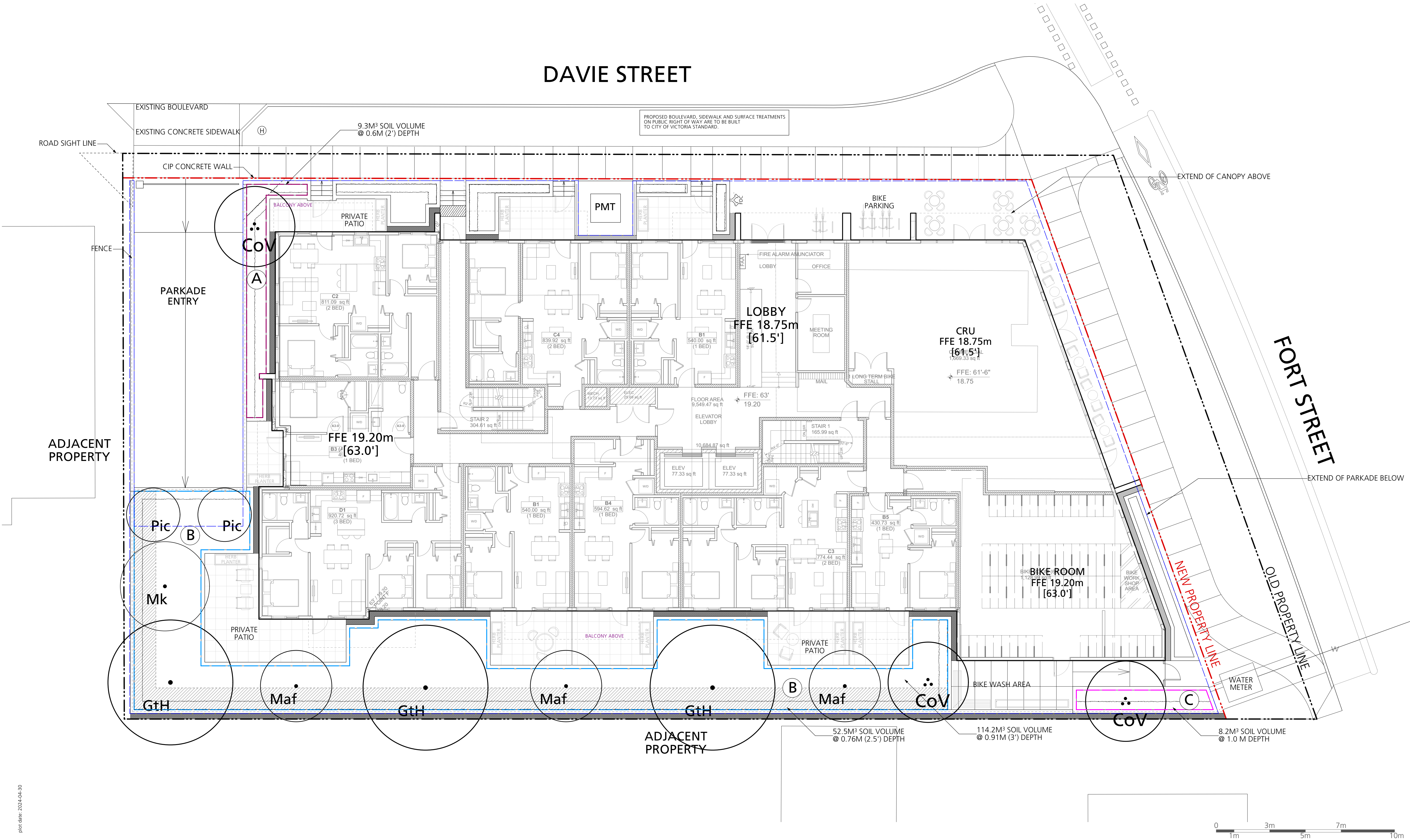
REPLACEMENT TREE PLANTING NOTES:

- 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 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.
- 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
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	2	Issued for Development Permit	2023/07/10
	3	Re-issued for Development Permit	2023/12/22
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	5	Re-issued for Development Permit	2024/04/30

P+A

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perryandassociates.ca



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Client:



Project Title:

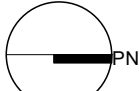
FORT & DAVIE APARTMENTS

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.:

1:100

22-082

Sheet No.:

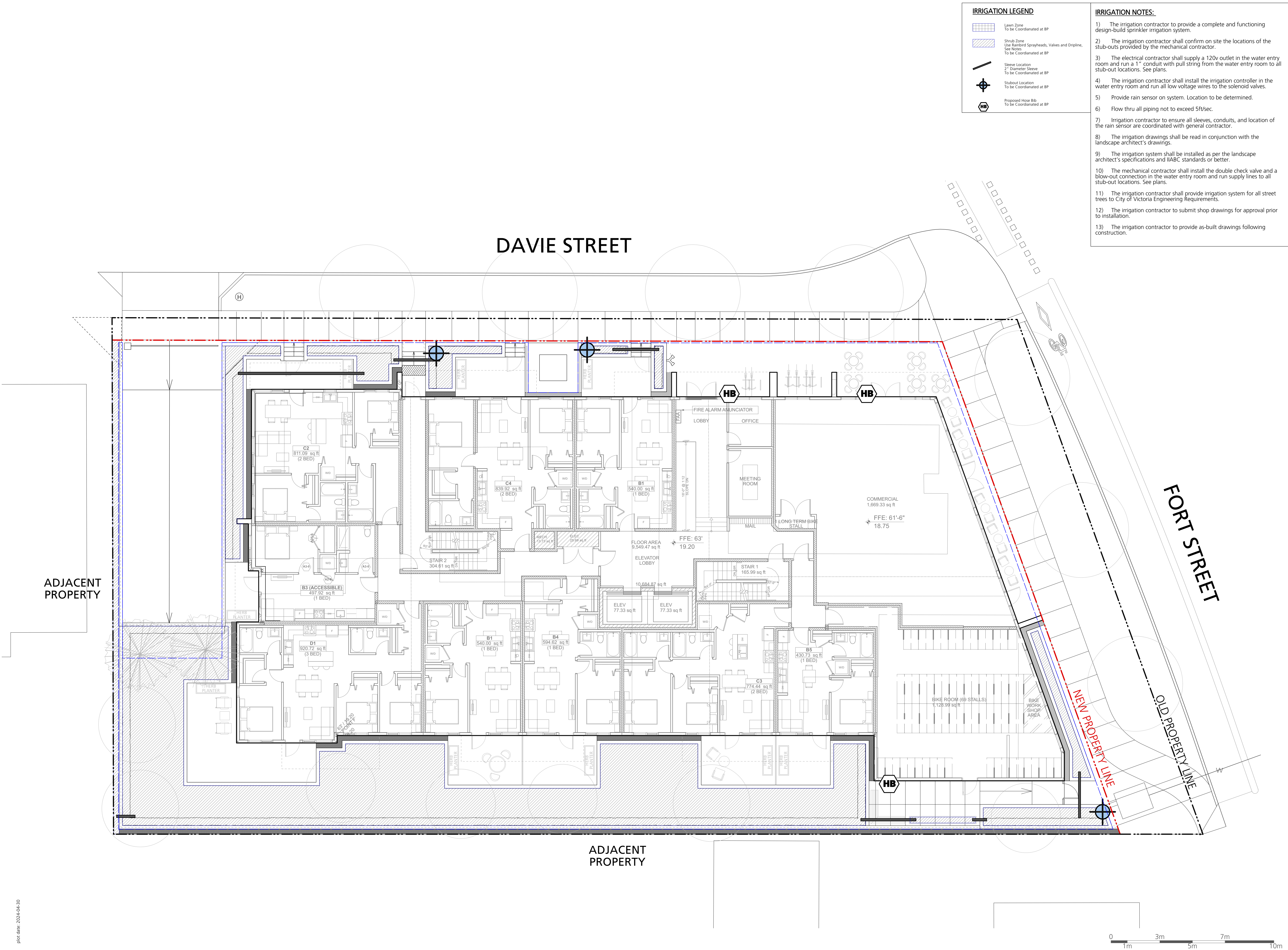
L3.2

IRRIGATION LEGEND

- Lawn 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

- 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.

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



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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.: **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

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.
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- 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**
- Lawn Zone
To be Coordinated at BP
 - Shrub Zone
Use Rambird Sprayheads, Valves and Dripline,
To be Coordinated at BP
 - Sleeve Location
2" Diameter Sleeve
To be Coordinated at BP
 - Stubout Location
To be Coordinated at BP
 - Proposed Hose Bib
To be Coordinated at BP

DAVIE STREET

FORT STREET

ADJACENT
PROPERTY

ADJACENT
PROPERTY

NEW PROPERTY LINE

OLD PROPERTY LINE

LEVEL 2 GREEN ROOF
TO BE IRRIGATED

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Client:



Project Title:

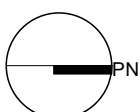
FORT & DAVIE APARTMENTS

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:

Job No.:

1:100

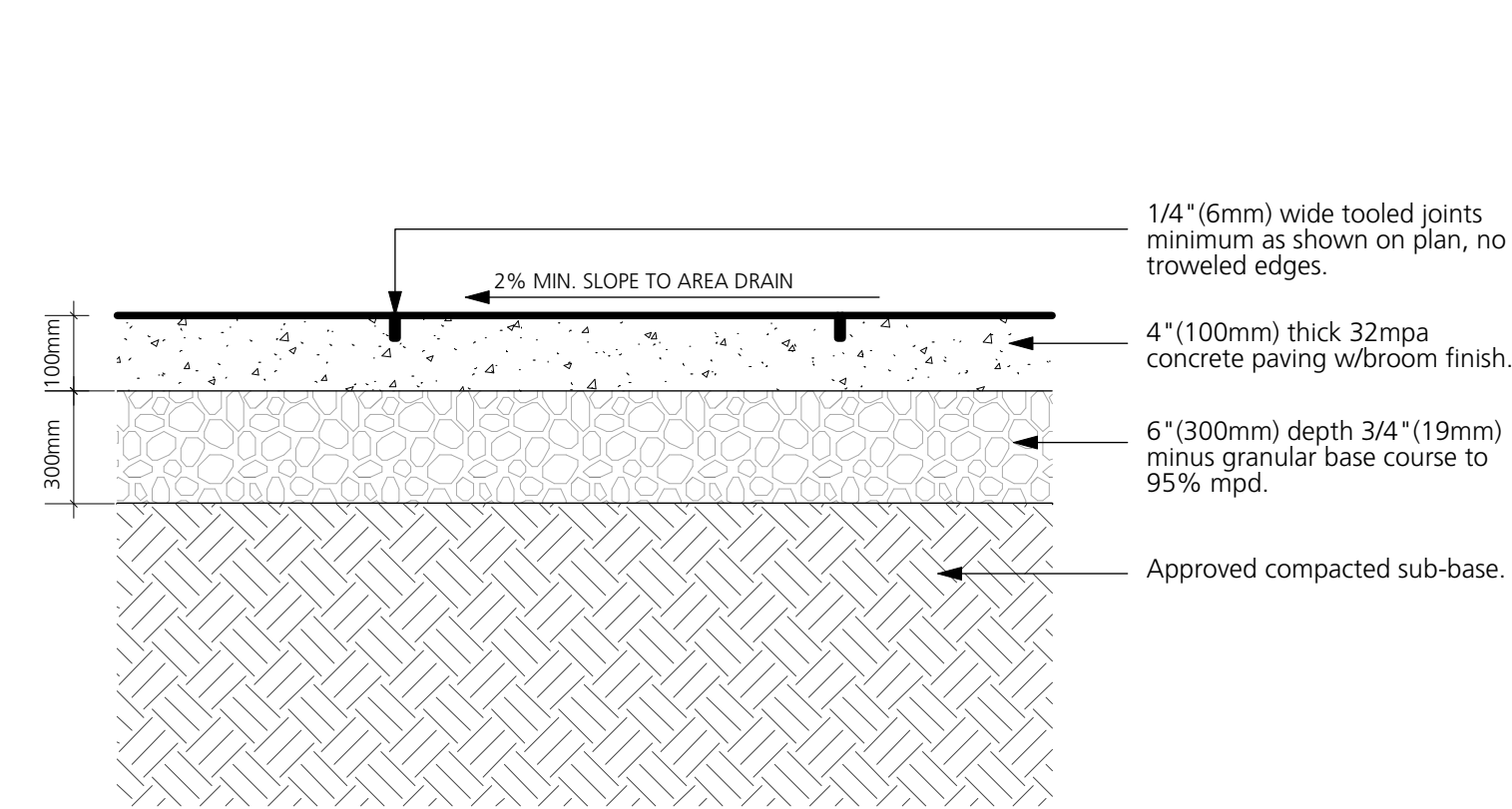
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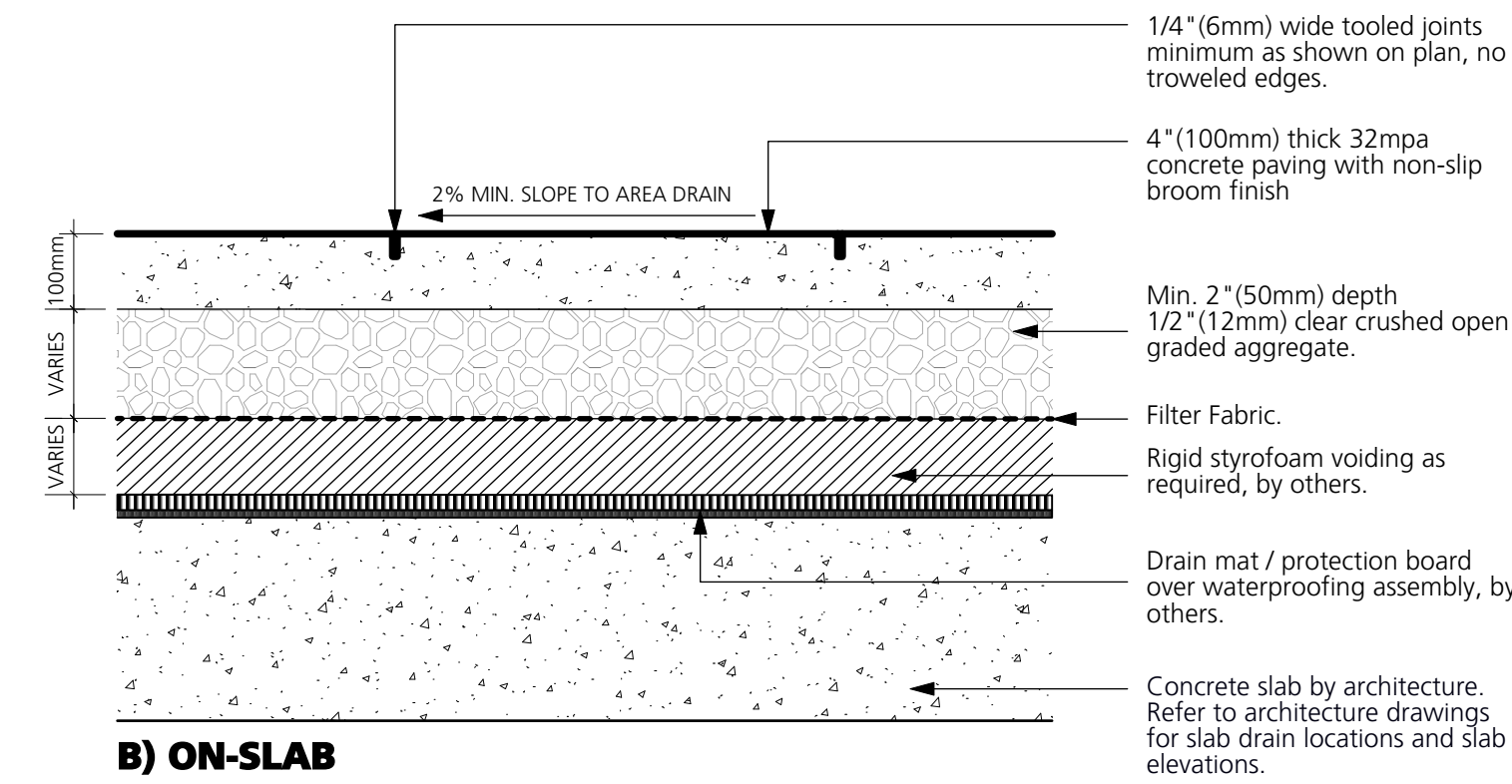
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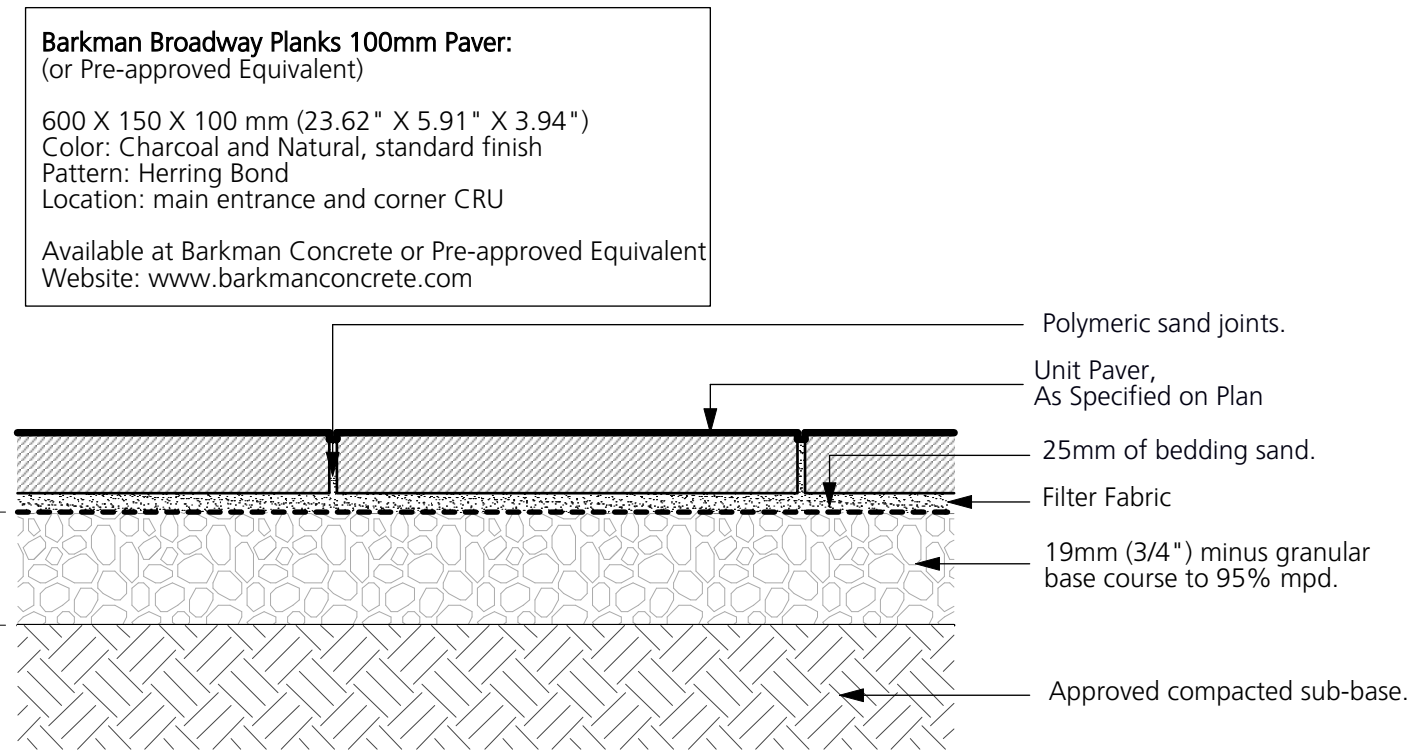
Issues	No.	Description	Date
1		Issued for CALUC	2023/10/14
2		Issued for Development Permit	2023/07/10
3		Re-issued for Development Permit	2023/12/22
4		Re-issued for Development Permit	2024/02/16
5		Re-issued for Development Permit	2024/04/30



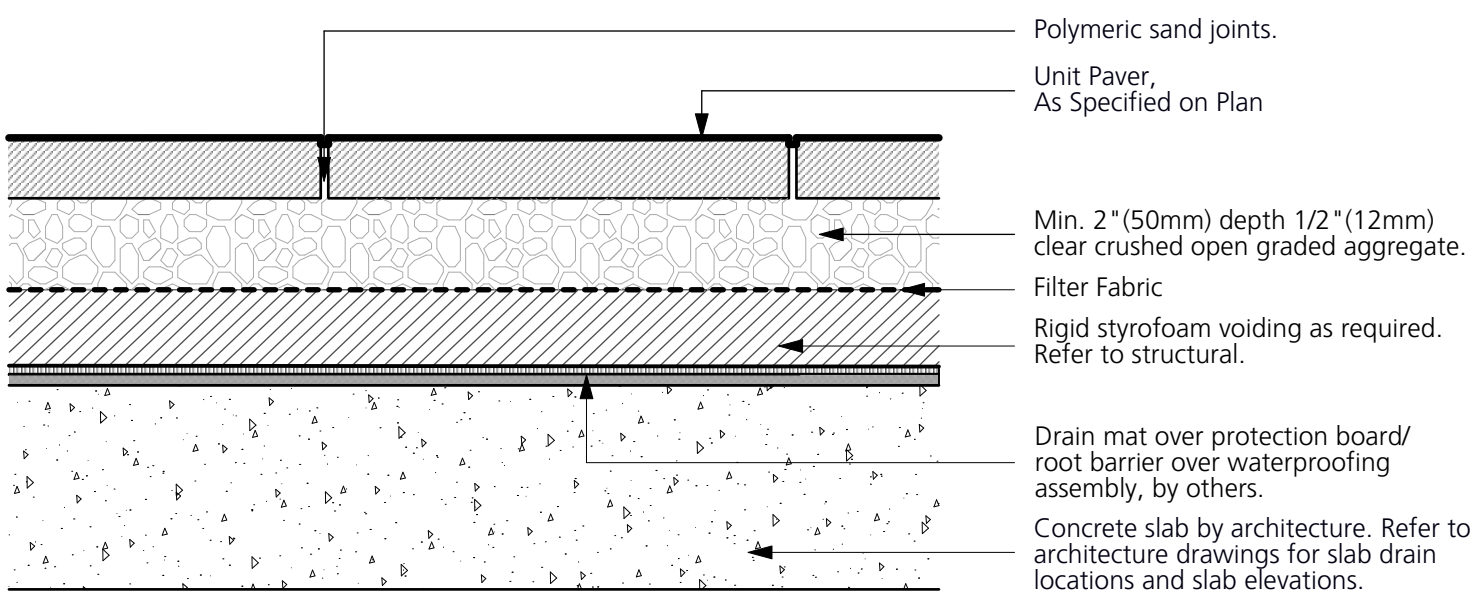
A) ON-GRADE



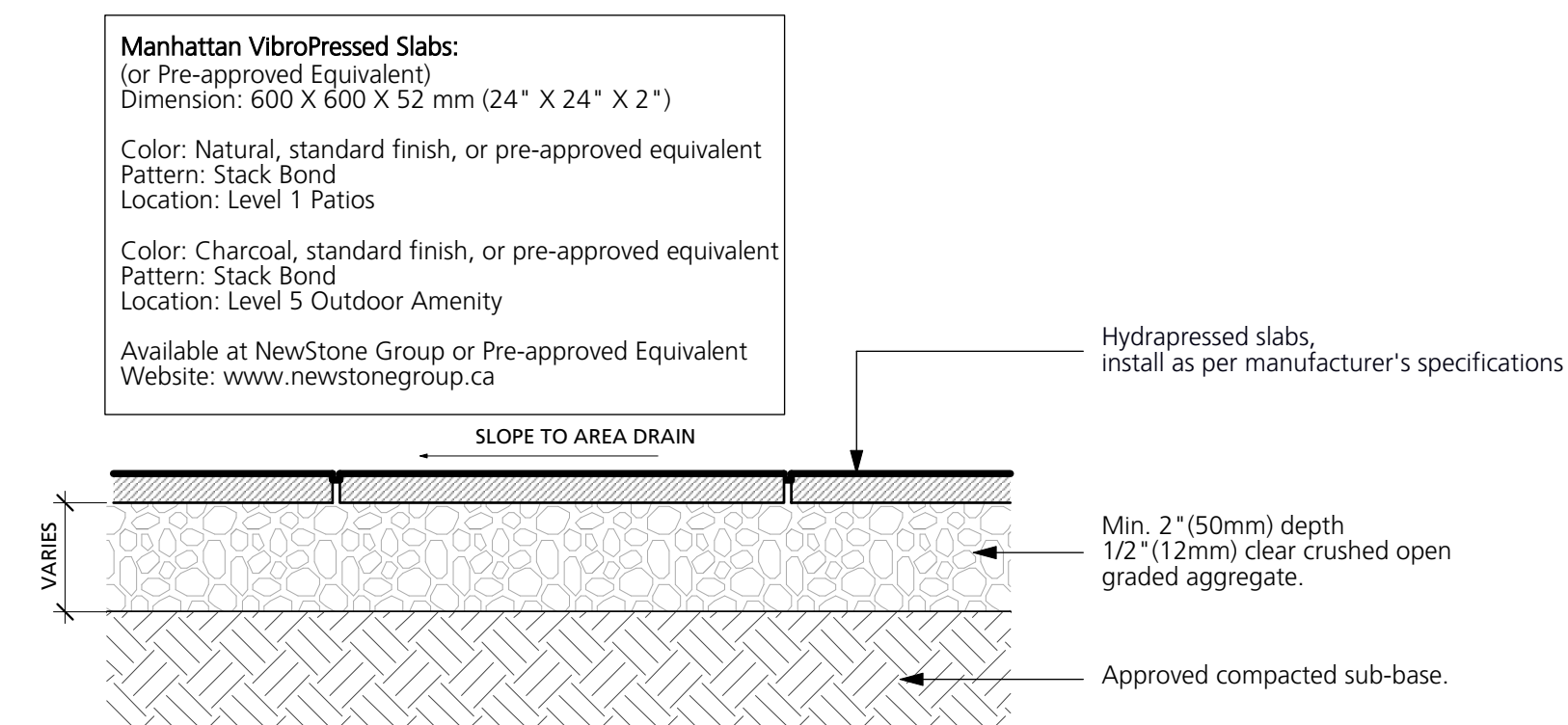
B) ON-SLAB

1 CIP Concrete Paving
1:10

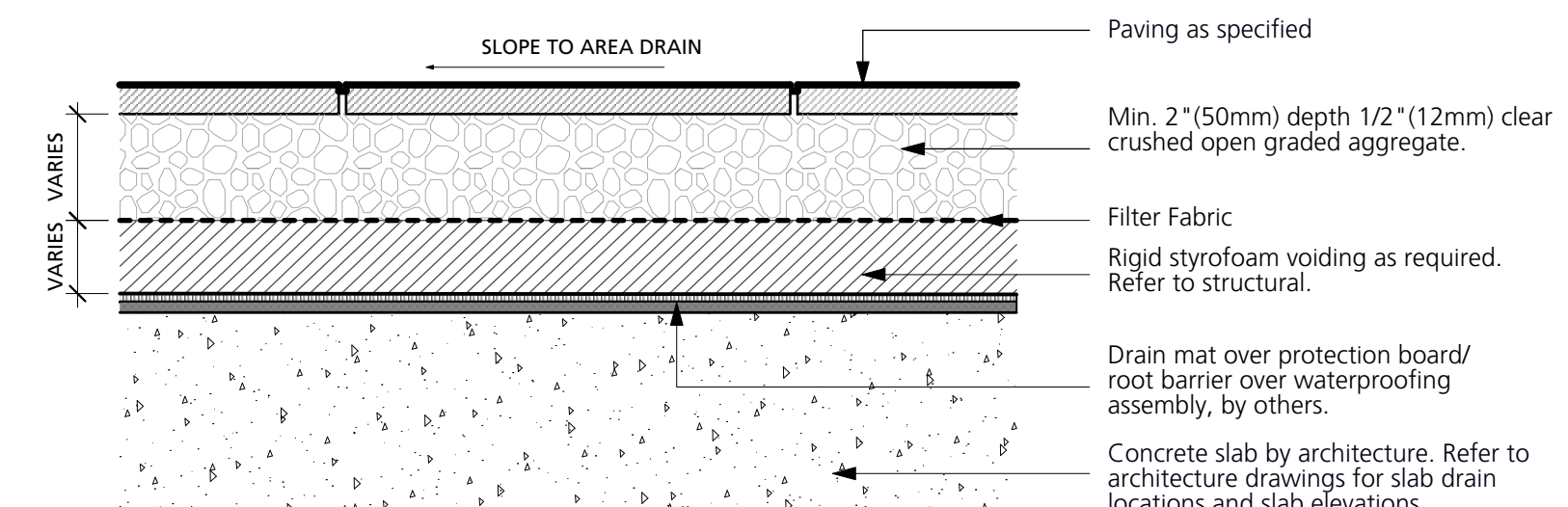
A) ON-GRADE



B) ON-SLAB

2 Unit Paving
1:10

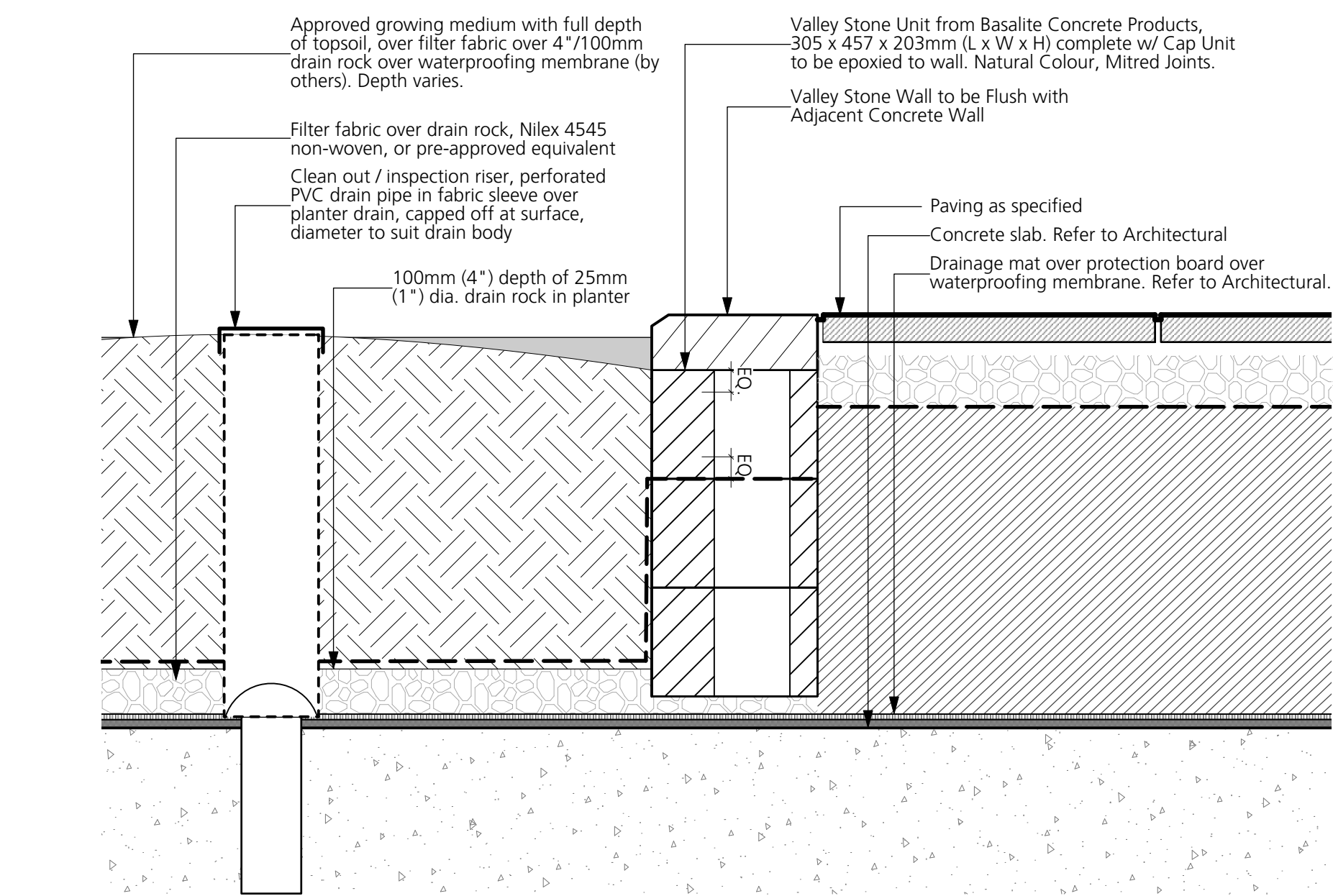
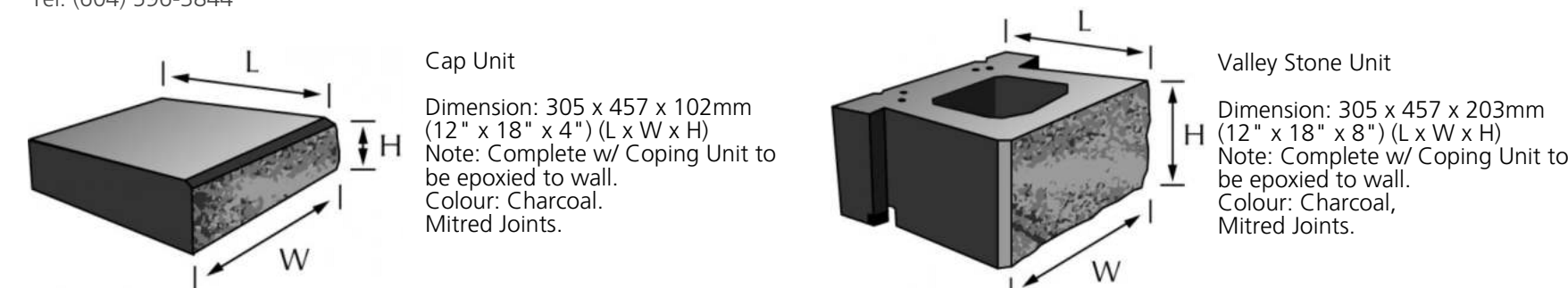
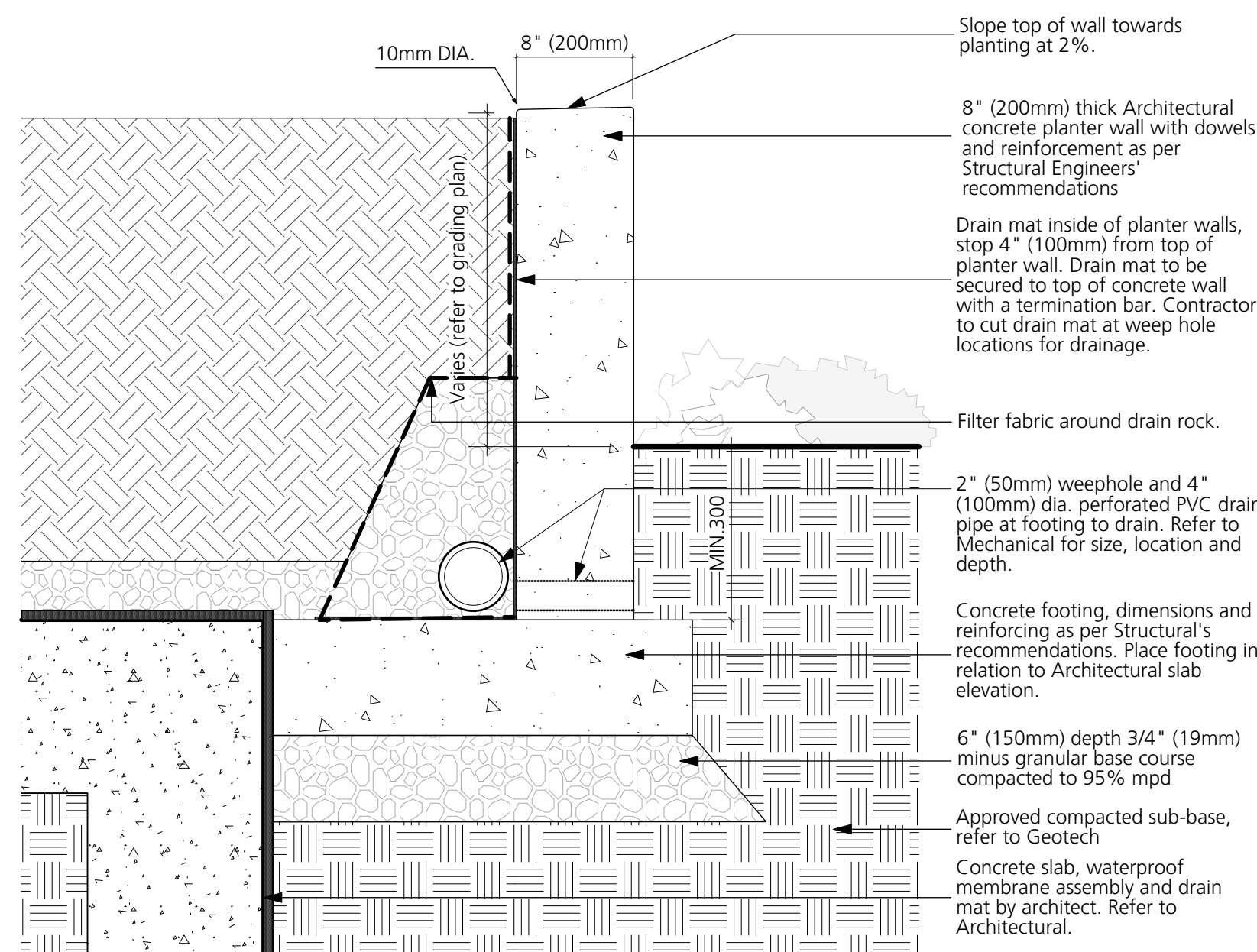
A) ON-GRADE



B) ON-SLAB

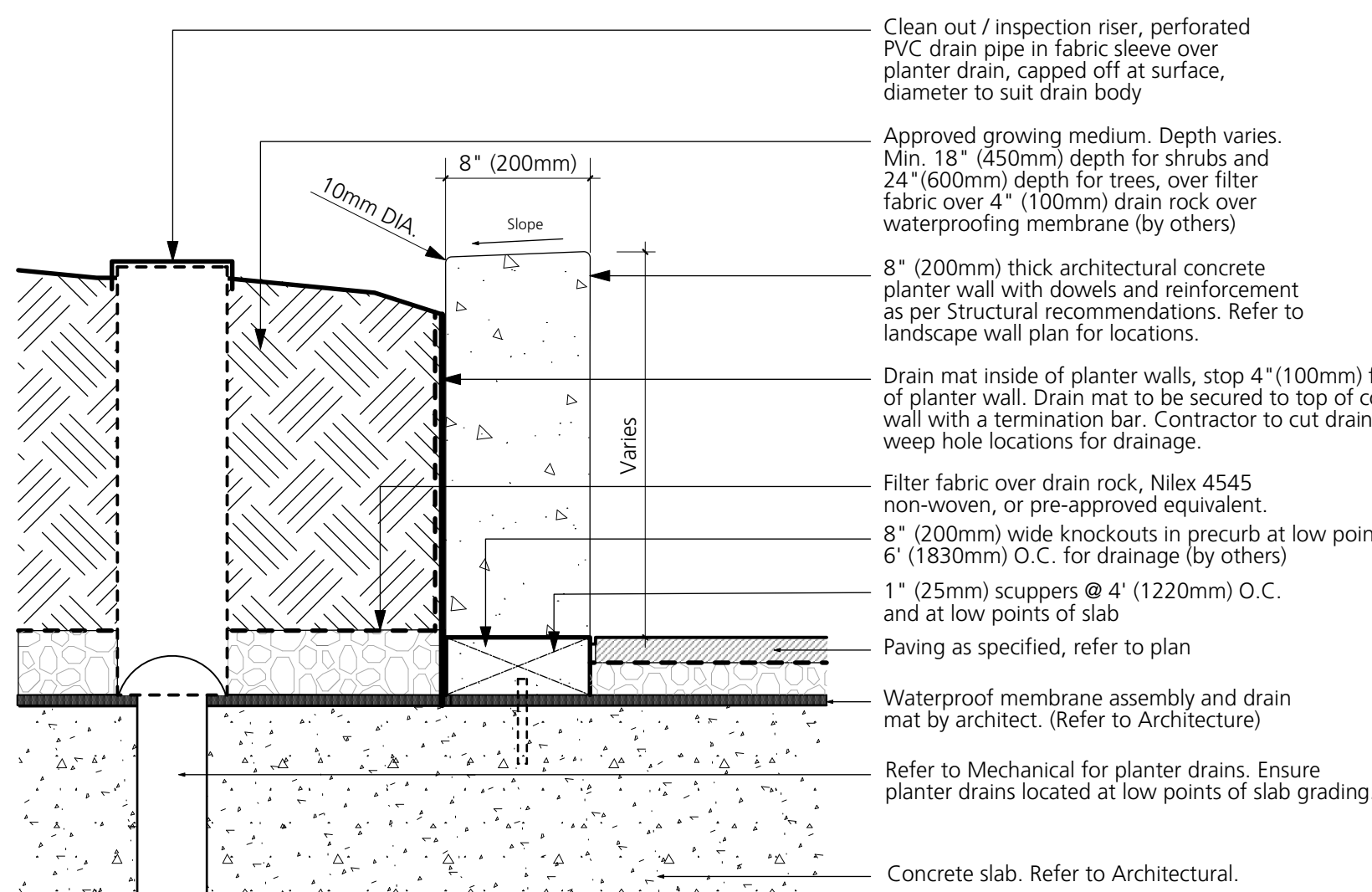
3 Hydrapressed Slab
1:10

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

5 Landscape Block Wall
1:10

A) ON-GRADE

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

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Client:



Project Title:

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

Drawing Title:

Landscape Details

Project North:

Drawn By:

MH

Checked By:

MP

Scale:

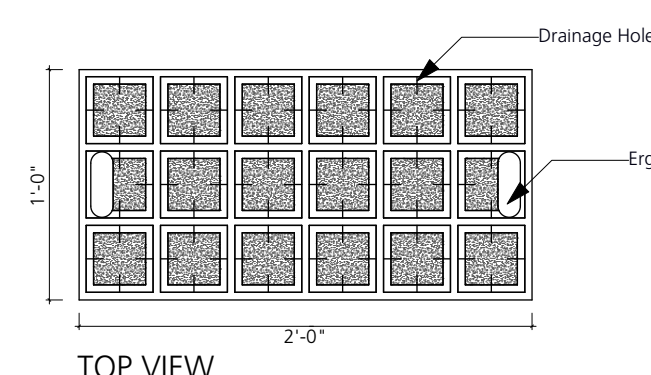
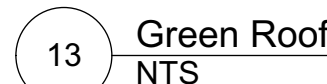
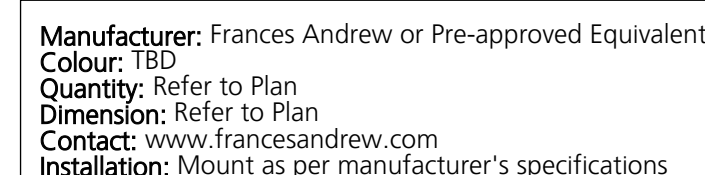
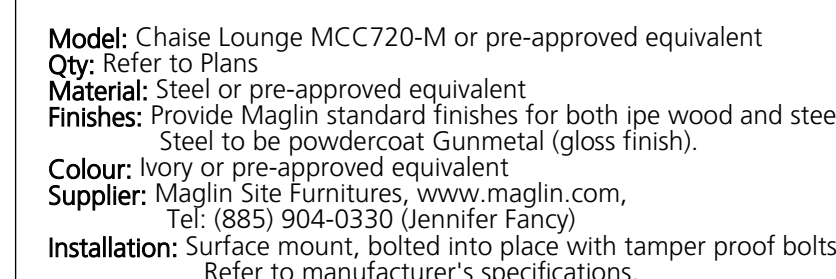
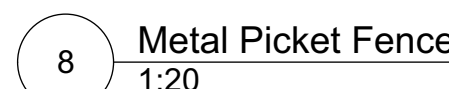
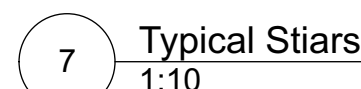
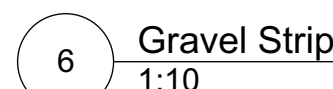
Job No.:

As Shown

22-082

Sheet No.:

Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/17
2	Issued for Development Permit	2023/07/17
3	Re-issued for Development Permit	2023/12/27
4	Re-issued for Development Permit	2024/02/27
5	Re-issued for Development Permit	2024/04/25



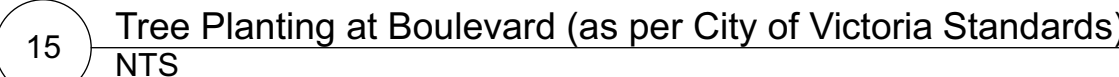
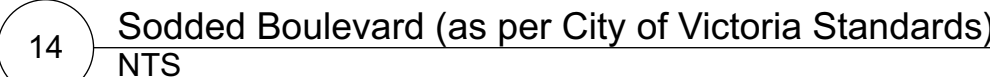
Project Title:
FORT & DAVIE APARTMENTS
1905-1907 Fort Street &
1923-1929 Davie Street
Victoria, BC

Drawing Title:

Landscape Details

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

Issues		
No.	Description	Date
1	Issued for CALUC	2022/10/04
2	Issued for Development Permit	2023/07/04
3	Re-issued for Development Permit	2023/12/04
4	Re-issued for Development Permit	2024/02/04
5	Re-issued for Development Permit	2024/04/04



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Client:



Project Title:

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

Drawing Title:

Landscape Details

Project North:

Drawn By:

MH

Checked By _____

Scale

Job No.:

22-082

Sheet No. _____
