

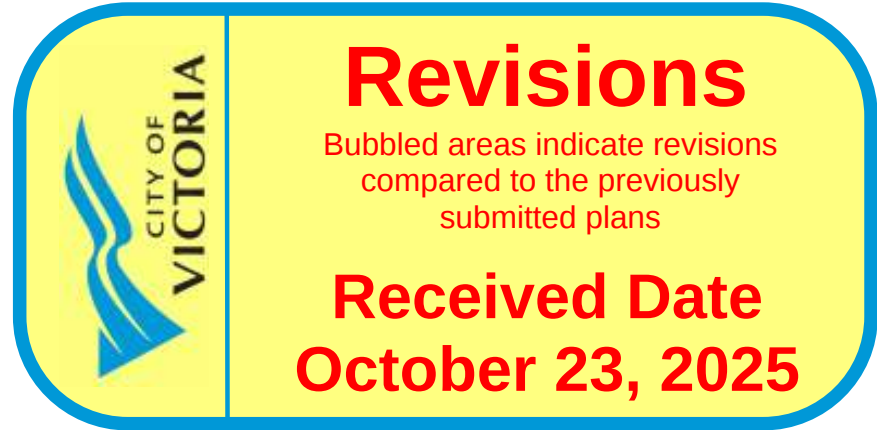


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[PROJECT TEAM]



Three Shores Management

[PROJECT]

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

[TITLE]

COVER PAGE

22600 [PROJECT]

[SCALE]

Tuesday, October 21, 2025 [DATE]

DP / RZ RESUB [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: **16-Oct-25**
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
OCF 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		60,073 sq.ft.	5,580.9 m2
Total Proposed Exclusions		2,874 sq.ft.	267.0 m2
Proposed FSR (Gross site area)	2.74	57,199 sq.ft.	5,313.9 m2
Proposed FSR (Net site area)	3.11	57,199 sq.ft.	5,313.9 m2

Lot Coverage			
Lot Coverage (Gross site area)	49%	10,247 sq.ft.	951.99 m2
Lot Coverage (Net site area)	56%	10,247 sq.ft.	951.99 m2

Open Space (including Ramp Area)			
Open Site Space (Gross site area)	51%	10,611 sq.ft.	985.77 m2
Open Site Space (Net site area)	44%	8,127 sq.ft.	754.98 m2

Open Space (excluding Ramp Area)	Note: Ramp Area @ 1,144 sq.ft.		
Open Site Space (Gross site area)	45%	9,467 sq.ft.	879.49 m2
Open Site Space (Net site area)	38%	6,983 sq.ft.	648.70 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	502.1	11,548.3	1,072.9	30.7%	57.3%
B2 - 1 Bed		1	1	1	1	1	5	535.2	2,676.1	248.6	6.7%	
B3 - 1 Bed (Accessible)	1	1	1	1			4	498.2	1,992.8	185.1	5.3%	
B4 - 1 Bed + Den	1	1	1	1	1	1	6	546.5	3,279.2	304.6	8.0%	
B5 - 1 Bed + Den		1	1	1	1	1	5	645.2	3,226.0	299.7	6.7%	
												1 Bed
C1 - 2 Bed					1	1	2	684.3	1,368.6	127.1	2.7%	32.0%
C2 - 2 Bed	1	1	1	1	1	1	6	753.9	4,523.6	420.3	8.0%	
C3 - 2 Bed	1						1	763.9	763.9	71.0	1.3%	
C4 - 2 Bed	1						1	763.9	763.9	71.0	1.3%	
C4b - 2 Bed		1	1	1			3	758.9	2,276.8	211.5	4.0%	
C5 - 2 Bed	1						1	770.8	770.8	71.6	1.3%	
C6 - 2 Bed + Den		1	1	1	1	1	5	917.9	4,589.5	426.4	6.7%	
C7 - 2 Bed + Den		1	1	1	1	1	5	968.3	4,841.4	449.8	6.7%	
												2 Bed
D1 - 3 Bed		1	1	1			3	866.2	2,598.7	241.4	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		48,036	4,462.6	100.0%	100%

GFA Exclusion (sq.ft.)		Parkade	1st	2nd	3rd	4th	5th	6th	Roof	Total Exclusions	
Bike Room at Level L1			1,202.40							1,202.40 sq.ft	
Exterior Wall (from interior surface)			261.55	271.11	271.11	271.11	268.72	268.72	59.39	1,671.71 sq.ft	
Parkade											
Total Exclusions From FSR		0.00	1,463.95	271.11	271.11	271.11	268.72	268.72		2,874.11 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	1,381.69 sq.ft.	4,599.35 sq.ft.	4,257.94 sq.ft.	10,238.98 sq.ft.	951 m2	58.4%
Gross Area - 2nd Floor		7,336.33 sq.ft.	2,892.79 sq.ft.	10,229.12 sq.ft.	950 m2	71.7%
Gross Area - 3rd Floor		7,336.33 sq.ft.	2,892.79 sq.ft.	10,229.12 sq.ft.	950 m2	71.7%
Gross Area - 4th Floor		7,336.33 sq.ft.	2,892.79 sq.ft.	10,229.12 sq.ft.	950 m2	71.7%
Gross Area - 5th Floor		6,445.91 sq.ft.	2,824.28 sq.ft.	9,270.19 sq.ft.	861 m2	69.5%
Gross Area - 6th Floor		6,445.91 sq.ft.	2,824.28 sq.ft.	9,270.19 sq.ft.	861 m2	69.5%
Gross Area - Roof Level				605.91 sq.ft.	56 m2	
Total Gross Area	1,382 sq.ft.	39,500 sq.ft.	18,584.87 sq.ft.	60,072.63 sq.ft.	5,581 m2	Overall: 68.1%

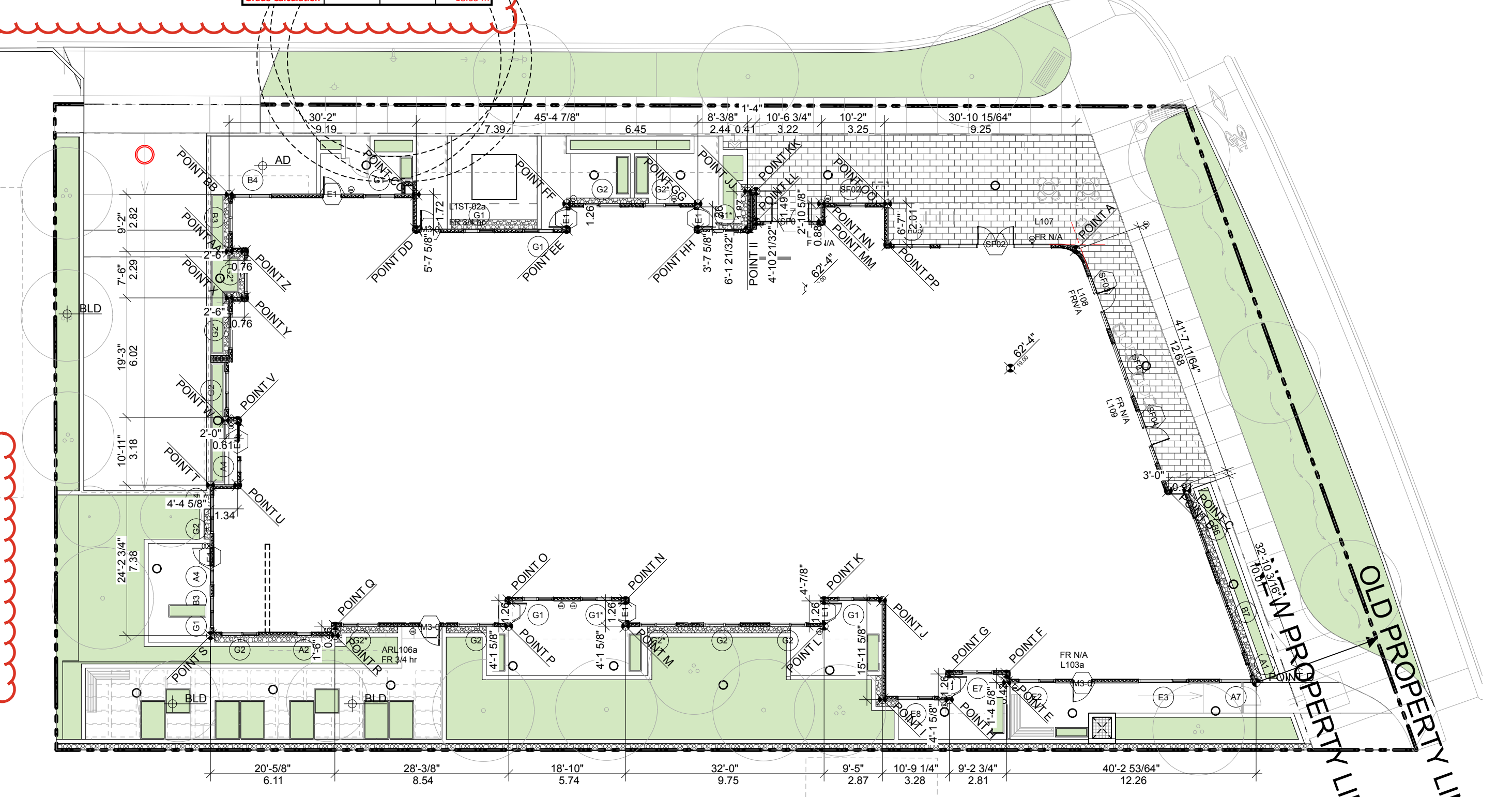
Minimum Parking Required @ village/cent	3 units @	0.60 space/unit (45m2 or 485 sqft) > X	1.8 spaces	apartment - village/centre
	51 units @	0.70 space/unit (45m2 or 485 sqft) < X > (70m2 or 7	35.7 spaces	apartment - village/centre
	21 units @	1.10 space/unit X < (70m2 or 754 sqft)	23.1 spaces	apartment - village/centre
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	2.6 spaces	village/centre
Total Parking Required			71 spaces	
Total Parking Provided			33 spaces	
Total Visitor Parking Provided			7 spaces	inclusive to total parking stalls provided
Total Commercial Parking Provided			0 spaces	
Accessible Parking Required: all inclusive of Total Parking Provided				
Accessible Parking Provided		1.00 space per 26-50 spaces	1 space	
Accessible Van Parking Provided		1.00 space per 26-50 spaces	1 space	
Visitor Accessible Parking Provided		0.00 space per 6-25 visitor spaces	0 space	
Visitor Accessible Van Parking Provided		1.00 space per 6-25 visitor spaces	1 space	

Residential - Multiple Dwellings	3 units @	1.0 space/unit (45m2 or 485 sqft) > X	3 spaces	long term
	72 units @	1.25 space/unit X < (45m2 or 485 sqft)	90 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			10 spaces	short term
Provided Long Term Bicycle Parking - Residential			93 spaces	
Provided Long Term Bicycle Parking - Commercial			1 spaces	
Provided Short Term Bicycle Parking - Residential			8 spaces	
Provided Short Term Bicycle Parking - Commercial			2 spaces	
Vertical Parking Spaces	15% of req'd residential secure bike stalls provided		23 spaces	inclusive of secure bike stalls provided
Cargo Bike Stalls	10 % of req'd residential secure bike stalls provided		10 spaces	inclusive of secure bike stalls provided
Provided Vertical Bicycle Parking			14 spaces	inclusive of secure bike stalls provided
Provided Cargo Bicycle Parking			10 spaces	inclusive of secure bike stalls provided

Note 1: All areas are approximate and are for zoning purposes only
 Note 2: Net & gross unit areas are measured to the center of partywalls and to the exterior of sheathing of exterior walls
 Note 3: Dedications and setbacks subject to City of Victoria approval
 Note 4: 1 Car sharing stall to be on-street. 1 visitor parking to be used as backup car sharing provided in parkade.

		PROPOSED		
ZONING EXISTING	R3-2 & R1-B			
OCF LAND USE DESIGNATION - PARTIAL DPA 5: LARGE URBAN			CD	
VILLAGES - JUBILEE VILLAGE, PARTIAL TRADITIONAL RESIDENTIAL				
SWT AREA		20,895 sq.ft.	1,936 m ²	
BUILDING HEIGHT				
Average Finished Grade		61.06 ft	18.61 m	
Building Height to T/O High Roof from Average Grade -		68.44 ft	20.86 m	
FRONT YARD	Fort St.	20.67 ft	6.30 m	measured from existing property line
SIDE YARD	Davie St.	14.92 ft	4.42 m	
REAR YARD	South Prop Line	24.88 ft	7.58 m	measured from existing property line
INTERIOR SIDE YARD	East Prop Line	8.21 ft	2.50 m	
FRONT YARD	Fort St.	5.00 ft	1.52 m	measured from road dedication setback line
SIDE YARD	Davie St.	9.95 ft	3.03 m	measured from road dedication setback line
REAR YARD	South Prop Line	24.88 ft	7.58 m	
INTERIOR SIDE YARD	East Prop Line	8.22 ft	2.51 m	

AVERAGE EXISTING GRIDS				Average of Points		
POINTS	Natural	Finished	Lowest Pts	Points	Distance Bt Grid	Ave Px Dist
A	18.82	19.00	18.82	Points A & B	12.08	2384.68
B	18.82	19.00	18.82	Points B & I	21.82	2491.82
C	18.82	19.00	18.82	Points C & D	18.82	1801.18
D	18.88	19.00	18.88	Points D & E	18.88	12.26
E	19.38	19.38	19.38	Points E & F	0.43	2317.47
F	19.79	19.38	18.79	Points F & G	18.79	2.81
G	18.67	19.38	18.67	Points G & H	18.67	1.26
H	19.38	19.38	19.38	Points H & I	18.79	2.38
I	19.49	19.38	18.49	Points I & J	18.49	4.87
J	18.41	19.38	18.41	Points J & K	18.41	2.87
K	18.41	19.38	18.41	Points K & L	18.41	1.76
L	18.44	19.38	18.44	Points L & M	18.44	9.75
M	18.45	19.38	18.45	Points M & N	18.45	1.26
N	18.45	19.38	18.45	Points N & O	18.45	5.74
O	19.38	19.38	19.38	Points O & P	18.38	1.25
P	19.38	19.38	19.38	Points P & Q	18.38	8.54
Q	18.16	19.38	18.16	Points Q & R	18.16	0.46
R	18.16	19.38	18.16	Points R & S	18.16	6.31
S	18.17	19.38	18.17	Points S & T	18.17	1.38
T	18.69	19.38	18.69	Points T & U	18.69	1.34
U	19.38	19.38	19.38	Points U & V	18.69	0.76
V	18.69	19.38	18.69	Points V & W	18.69	0.61
W	18.69	19.38	18.69	Points W & X	18.69	0.62
X	19.38	19.38	19.38	Points X & Y	18.69	0.76
Y	18.69	19.38	18.69	Points Y & Z	18.69	2.83
Z	18.69	19.38	18.69	Points Z & AA	18.69	0.76
AA	18.69	19.38	18.69	Points AA & BB	18.69	2.25
BB	18.69	19.38	18.69	Points BB & CC	18.69	9.15
CC	18.54	19.38	18.54	Points CC & DD	18.54	1.72
DD	18.52	19.38	18.52	Points DD & EE	18.52	1.39
EE	18.58	19.38	18.58	Points EE & FF	18.58	6.49
FF	19.93	19.38	19.93	Points FF & GG	19.93	6.45
GG	18.41	19.38	18.41	Points GG & HH	18.41	1.26
HH	18.69	19.38	18.69	Points HH & II	18.69	2.44
II	18.68	19.38	18.68	Points I & J	18.68	1.87
J	18.69	19.00	18.69	Points J & K	18.69	0.41
K	18.69	19.00	18.69	Points K & L	18.69	1.69
LL	18.68	19.00	18.68	Points L & MM	18.68	3.22
MM	18.71	19.00	18.71	Points MM & NN	18.71	0.88
NN	18.71	19.00	18.71	Points NN & OO	18.71	0.91
OO	19.90	19.00	19.90	Points OO & PP	19.90	3.20
PP	19.91	19.00	19.91	Points PP & A	18.91	9.25
TOTAL			782.08	TOTAL	162.97	8036.14



1 Key Plan - Ave Grade
SCALE: 1/16" = 1'-0"

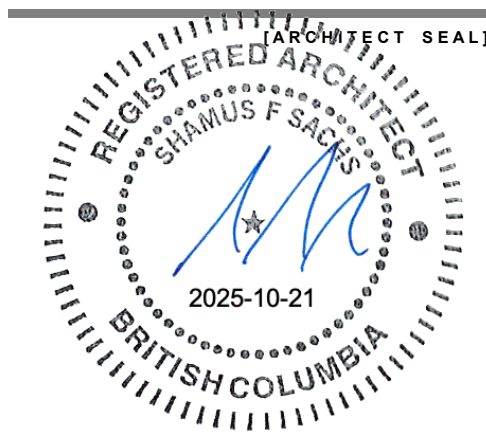


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(PROJECT TEAM)



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

(TITLE)

PROJECT DATA

[PROJECT]

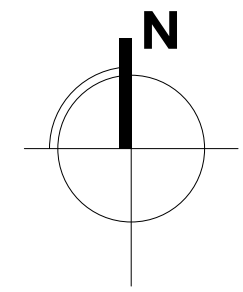
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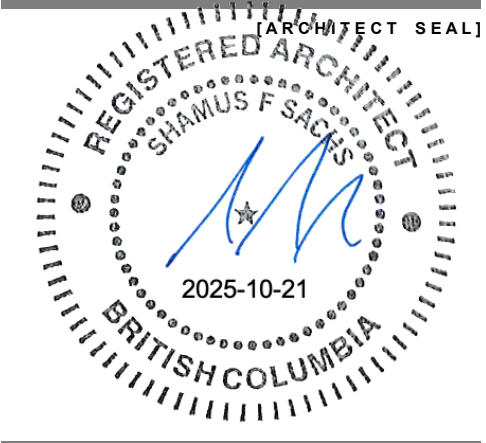
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[PROJECT TEAM]

SITE CONTEXT MAP



[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

**SITE CONTEXT
MAP & AERIAL
VIEW**

22600

[SCALE]

Tuesday, October 21, 2025

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AERIAL VIEW

A-0.002



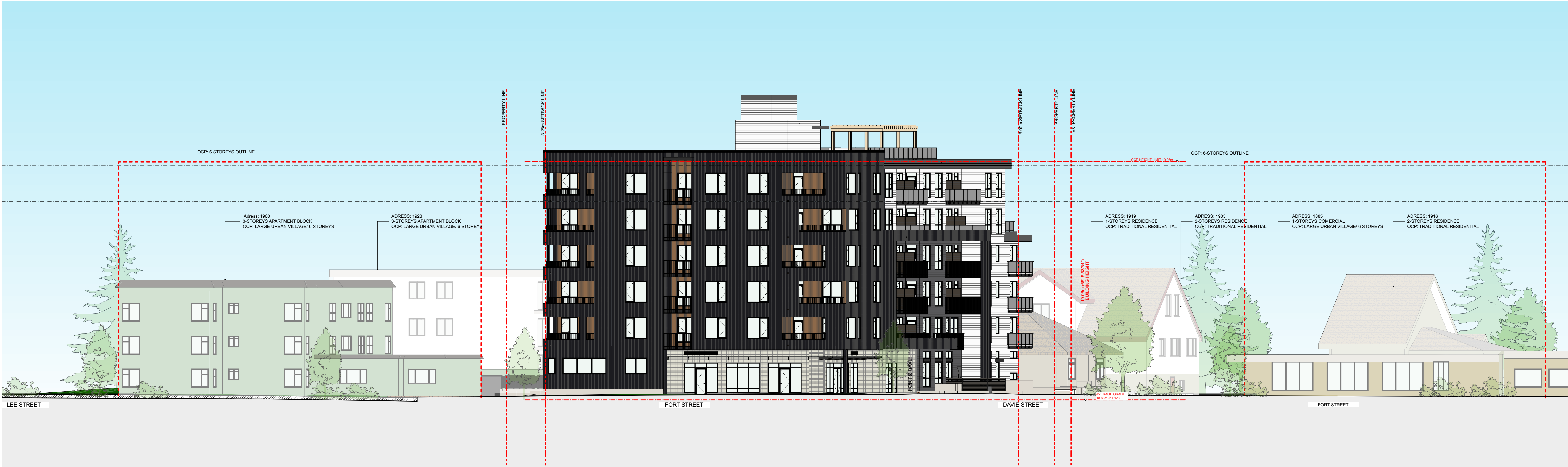
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[PROJECT TEAM]



FORT STREETSCAPE



DAVIE STREETSCAPE



[CLIENT]

Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

STREETSCAPE

[PROJECT]

22600

[SCALE]

Tuesday, October 21, 2025 [DATE]

DP / RZ RESUB [ISSUE]

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North West Corner - Fort St x Davie St

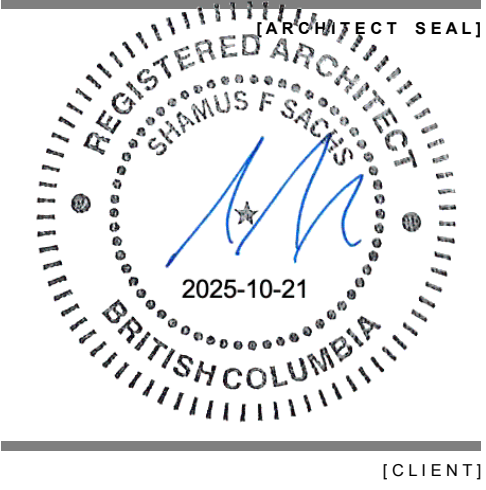


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Three Shores Management

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

PERSPECTIVE

22600

Tuesday, October 21, 2025

DP / RZ RESUB

A-0.004



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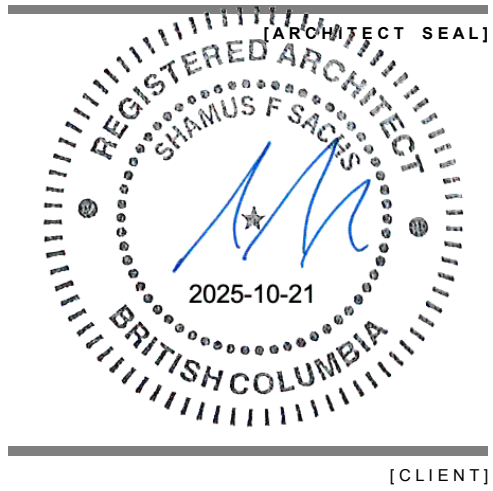
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West Elevation - Davie St

[PROJECT TEAM]



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Three Shores Management

[PROJECT]

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

[TITLE]

PERSPECTIVE

[PROJECT]

22600

[SCALE]

Tuesday, October 21, 2025

[ISSUE]

DP / RZ RESUB

[DRAWING]

A-0.005



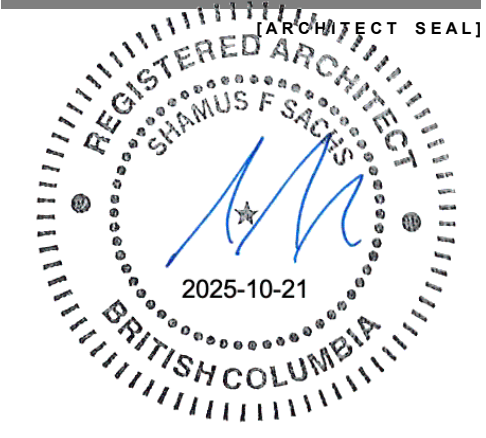
North Elevation - Fort St



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[CLIENT]

Three Shores Management

[PROJECT]

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

[TITLE]

PERSPECTIVE

[PROJECT]

22600

[SCALE]

Tuesday, October 21, 2025

[ISSUE]

DP / RZ RESUB

[DRAWING]

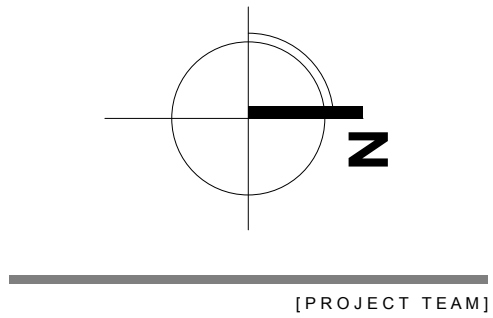
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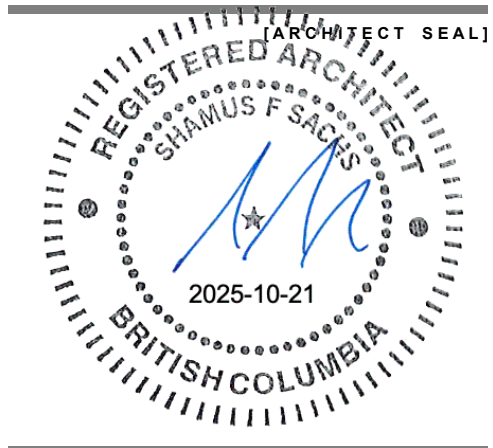
LEGEND

- 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



Three Shores Management

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

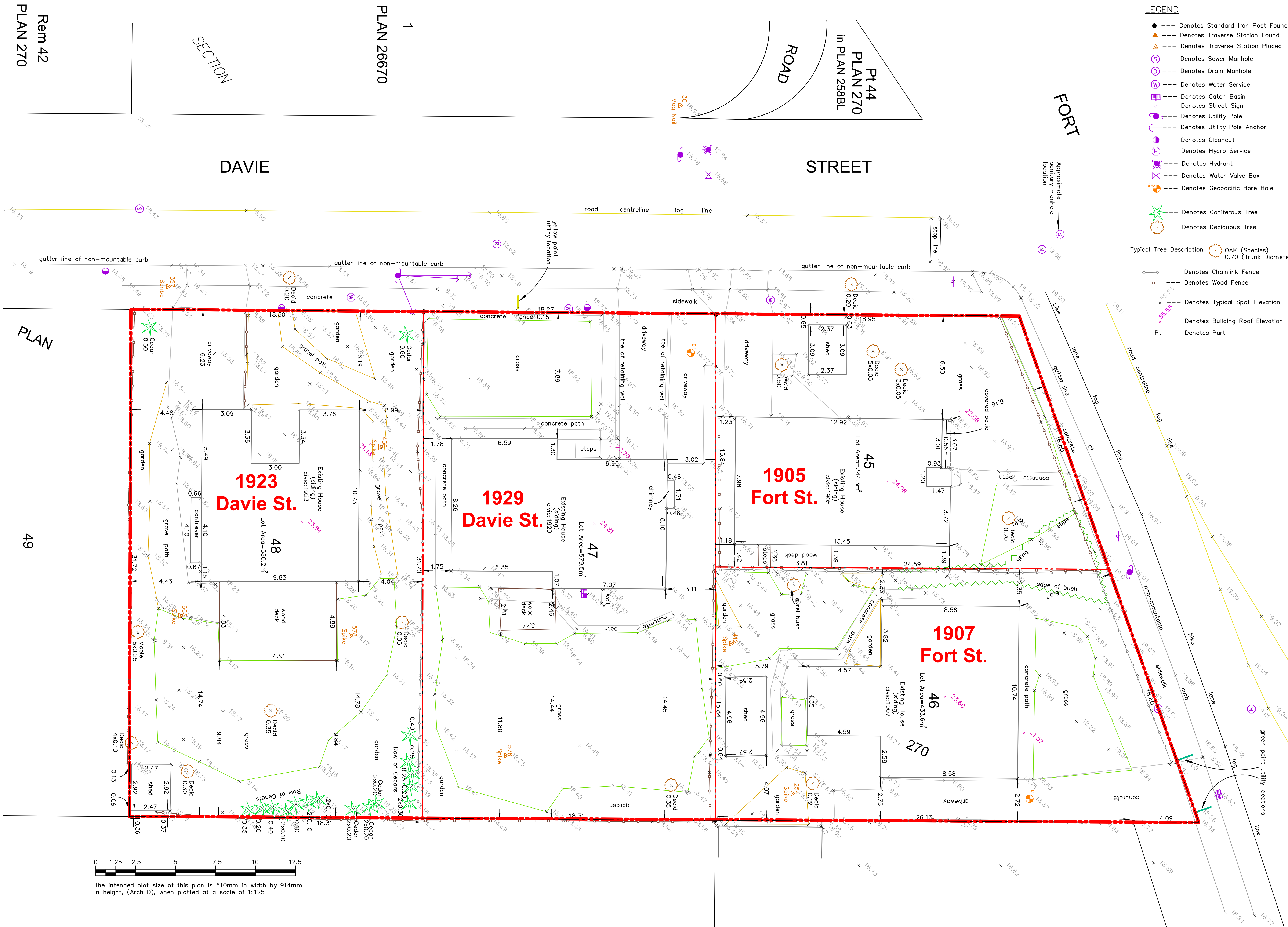
**SURVEY
(EXISTING SITE
PLAN)**

22600

Tuesday, October 21, 2025

DP / RZ RESUB

A-0.007



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

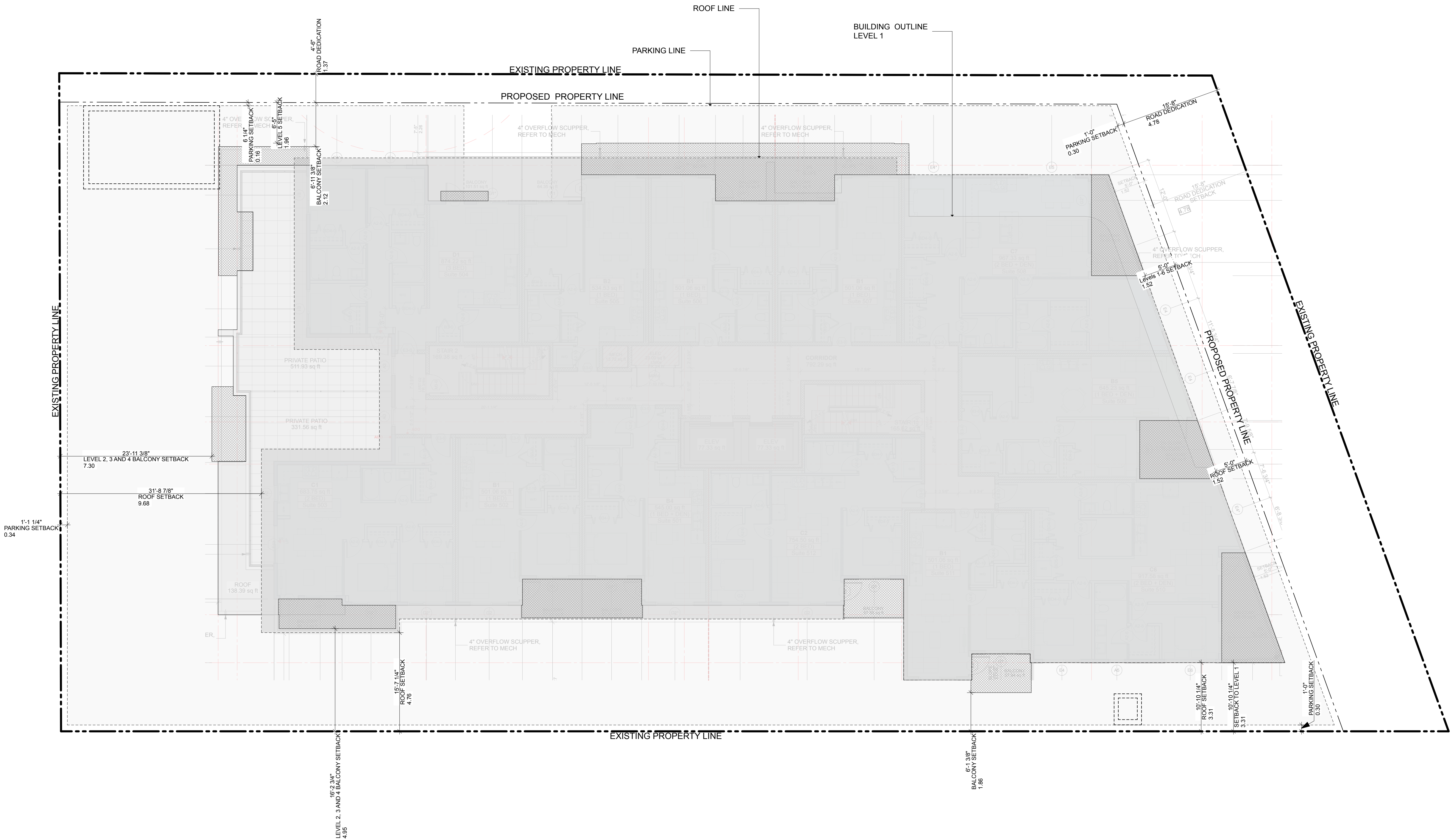
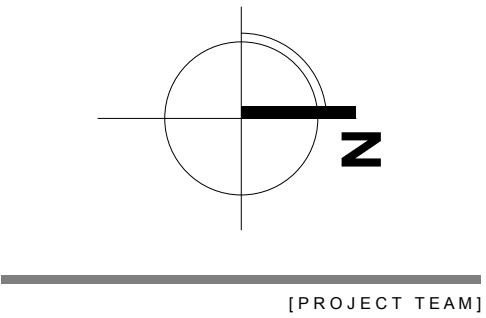


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1 SETBACK DIAGRAM
SCALE: 1:100
0 2m 5m



Three Shores Management

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Victoria, BC

SETBACK DIAGRAM

22600 [PROJECT]

1:100 [SCALE]

Tuesday, October 21, 2025 [DATE]

DP / RZ RESUB [ISSUE]

[DRAWING]

A-0.008



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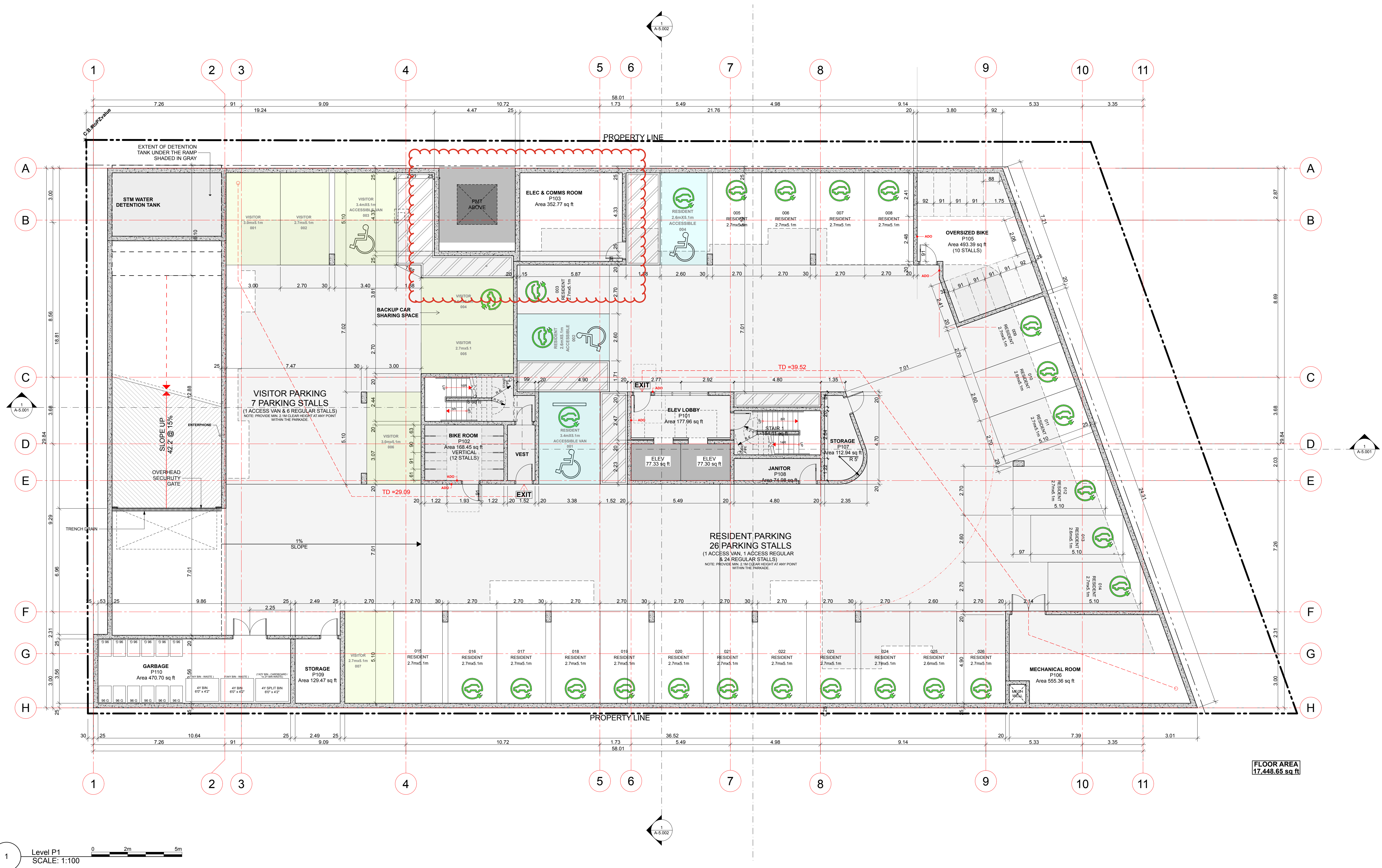
A diagram showing a circle in the complex plane. The horizontal axis is the real axis and the vertical axis is the imaginary axis. A circle is centered at the origin. A point z is marked on the positive real axis, outside the circle. A thick black line segment connects the origin to z .

FORT & DAVIE RESIDENCES

LEVEL P1

AWING]

A-2.000



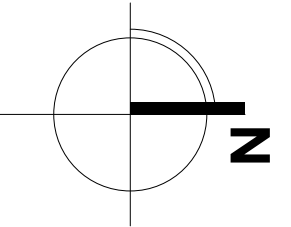


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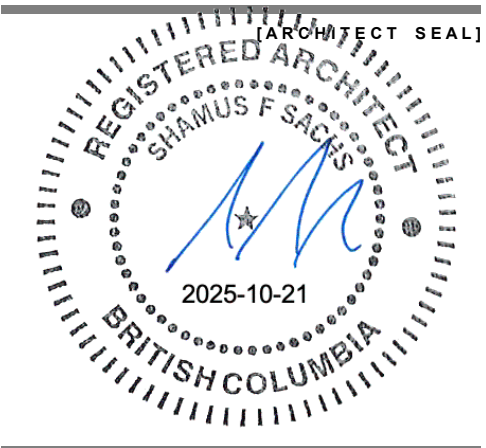
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Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 1 PLAN / SITE PLAN

22600 [PROJECT]

1:100 [SCALE]

Tuesday, October 21, 2025 [DATE]

DP / RZ RESUB [ISSUE]

[DRAWING]

A-2.001



1 Level 1 Floor Plan
SCALE: 1:100

ADJACENT
BUILDING

ADJACENT
BUILDING

ADJACENT
BUILDING

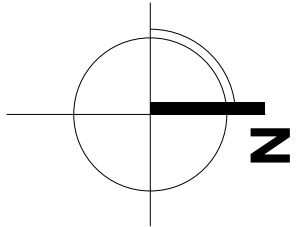


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Three Shores Management

[PROJECT]

**FORT & DAVIE
RESIDENCES**

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 2 PLAN

22600 [PROJECT]

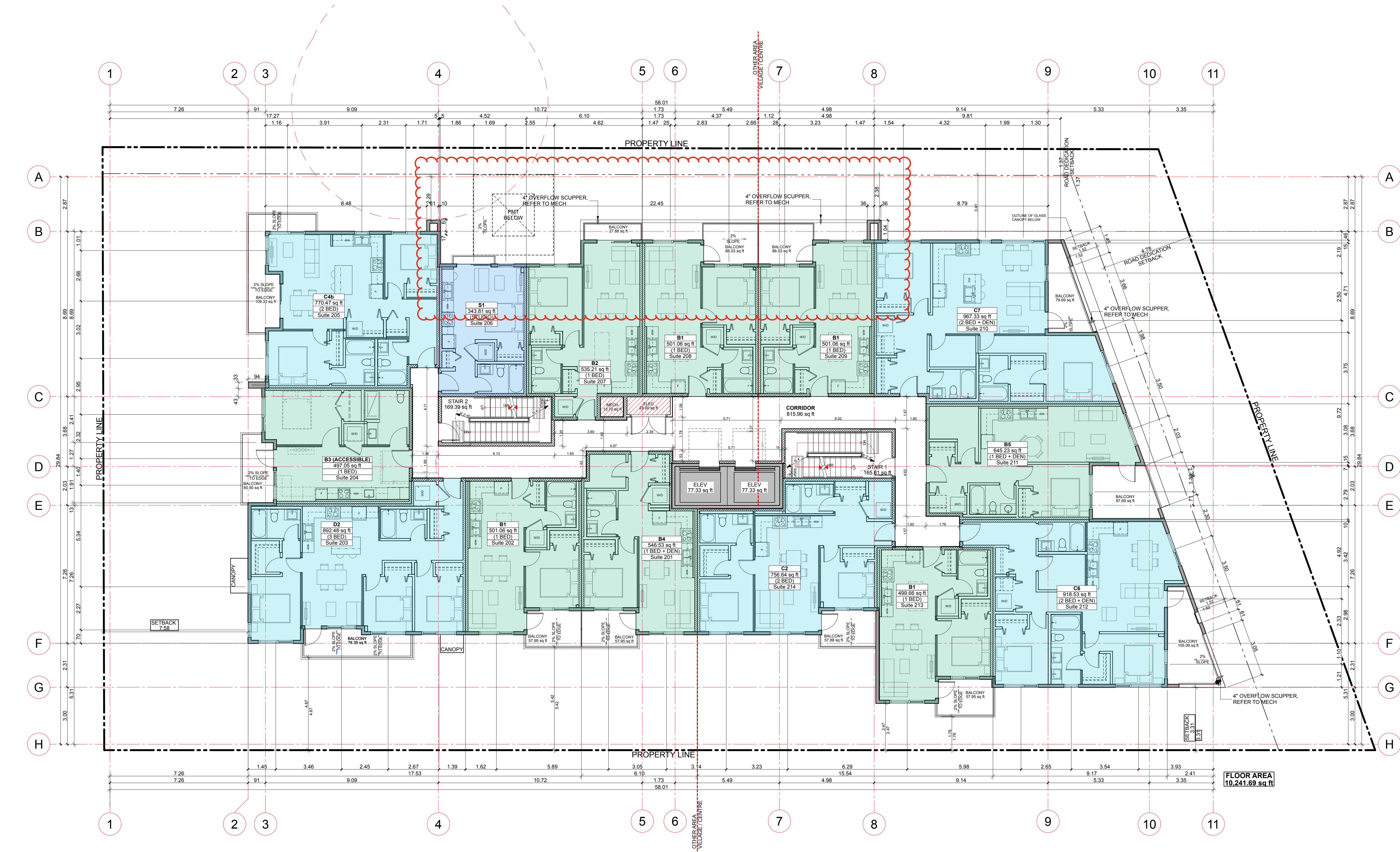
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Tuesday, October 21, 2025 [DATE]

DP / RZ RESUB [ISSUE]

[DRAWING]

A-2.002



1 Level 2 Floor Plan
SCALE: 1:100

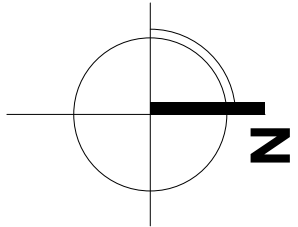


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FORT & DAVIE RESIDENCES

Fort St. & Davie St.
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[TITLE]

LEVEL 3 PLAN

22600 [PROJECT]

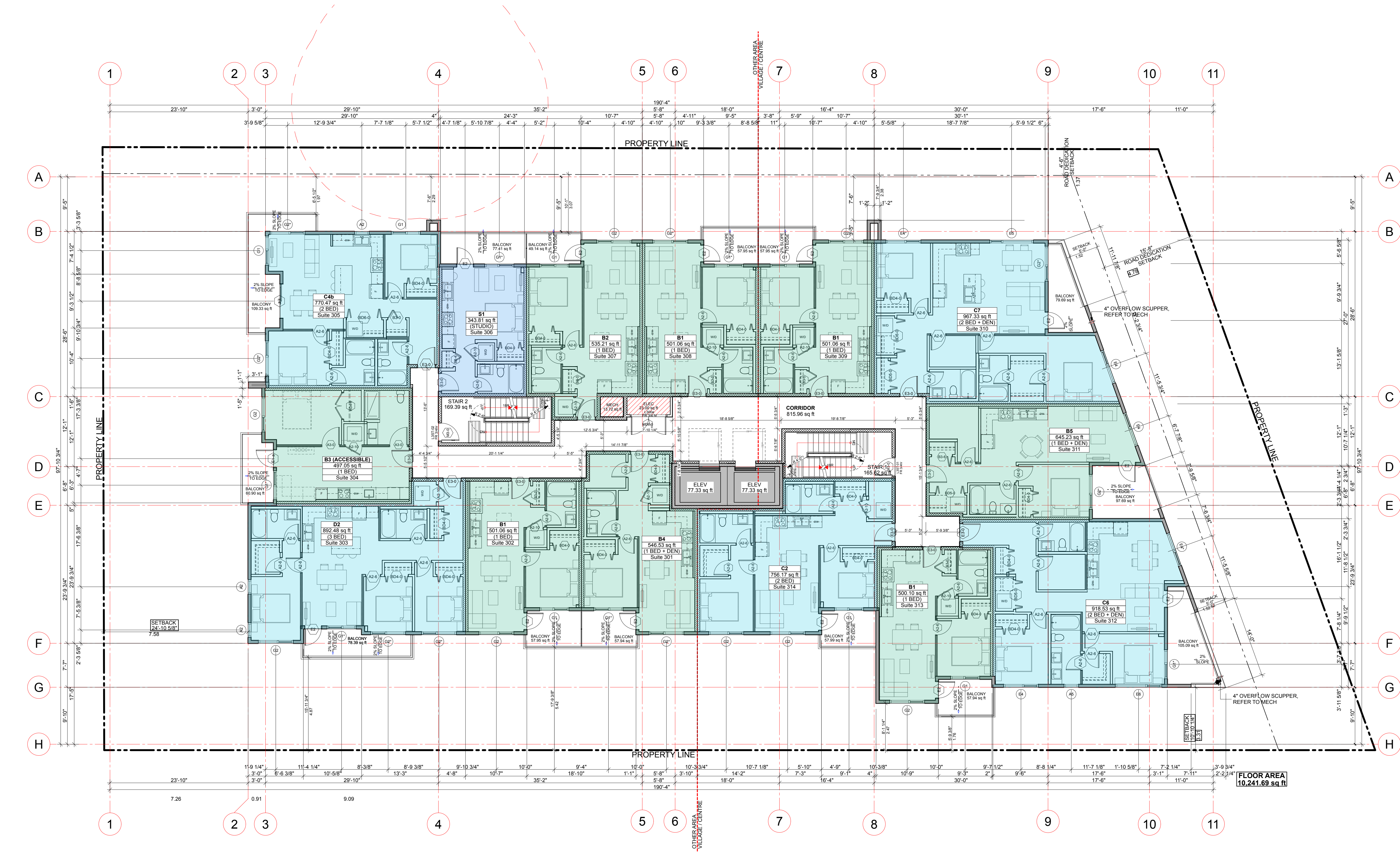
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Tuesday, October 21, 2025 [DATE]

DP / RZ RESUB [ISSUE]

[DRAWING]

A-2.003



1 Level 3
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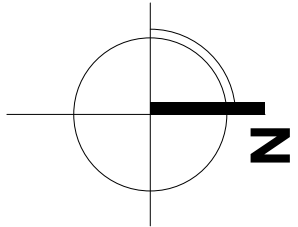


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[PROJECT]

FORT & DAVIE RESIDENCES

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[TITLE]

LEVEL 4 PLAN

22600 [PROJECT]

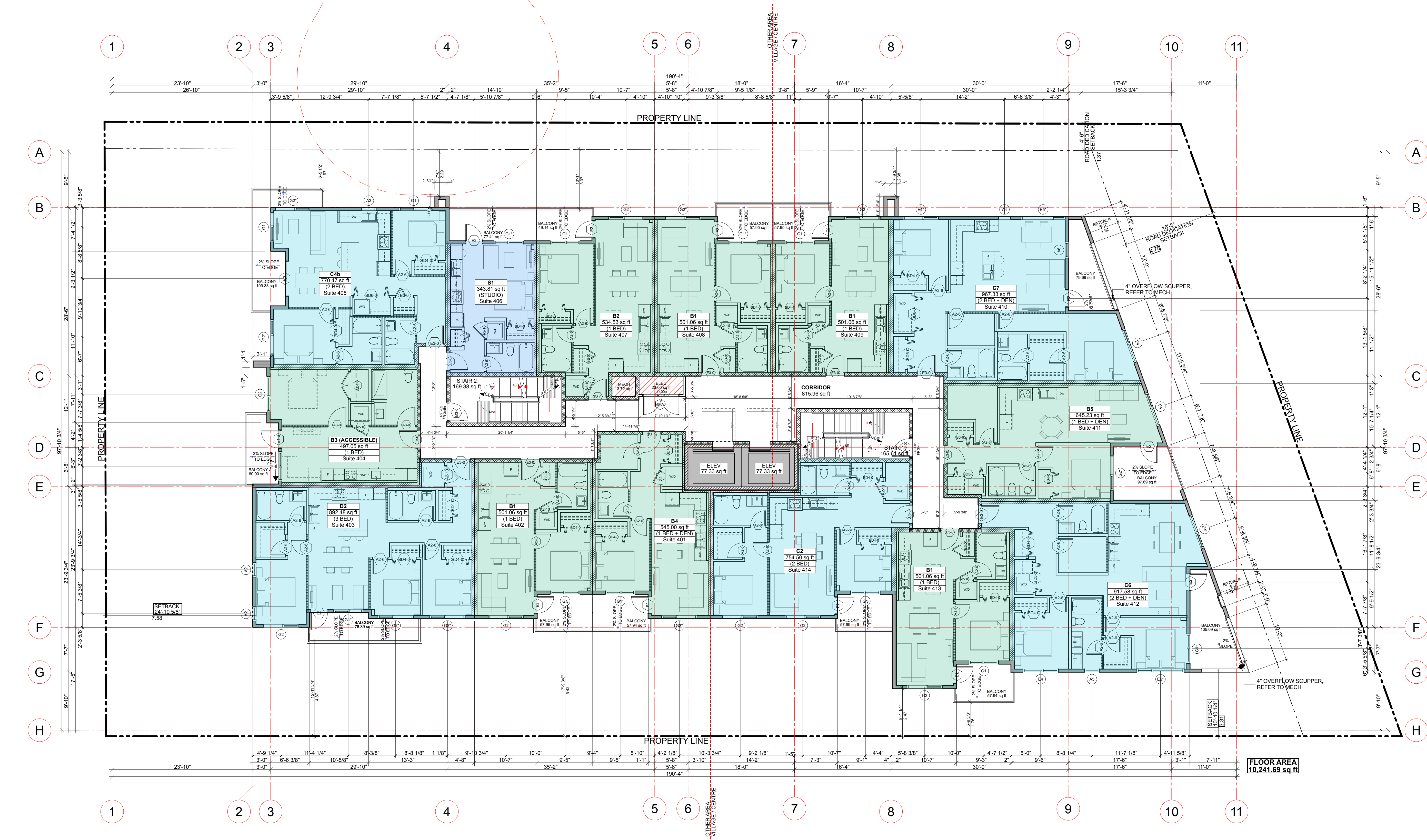
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DP / RZ RESUB [ISSUE]

[DRAWING]

A-2.004



1 Level 4
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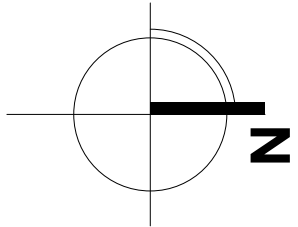


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**FORT & DAVIE
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Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 5 PLAN

22600 [PROJECT]

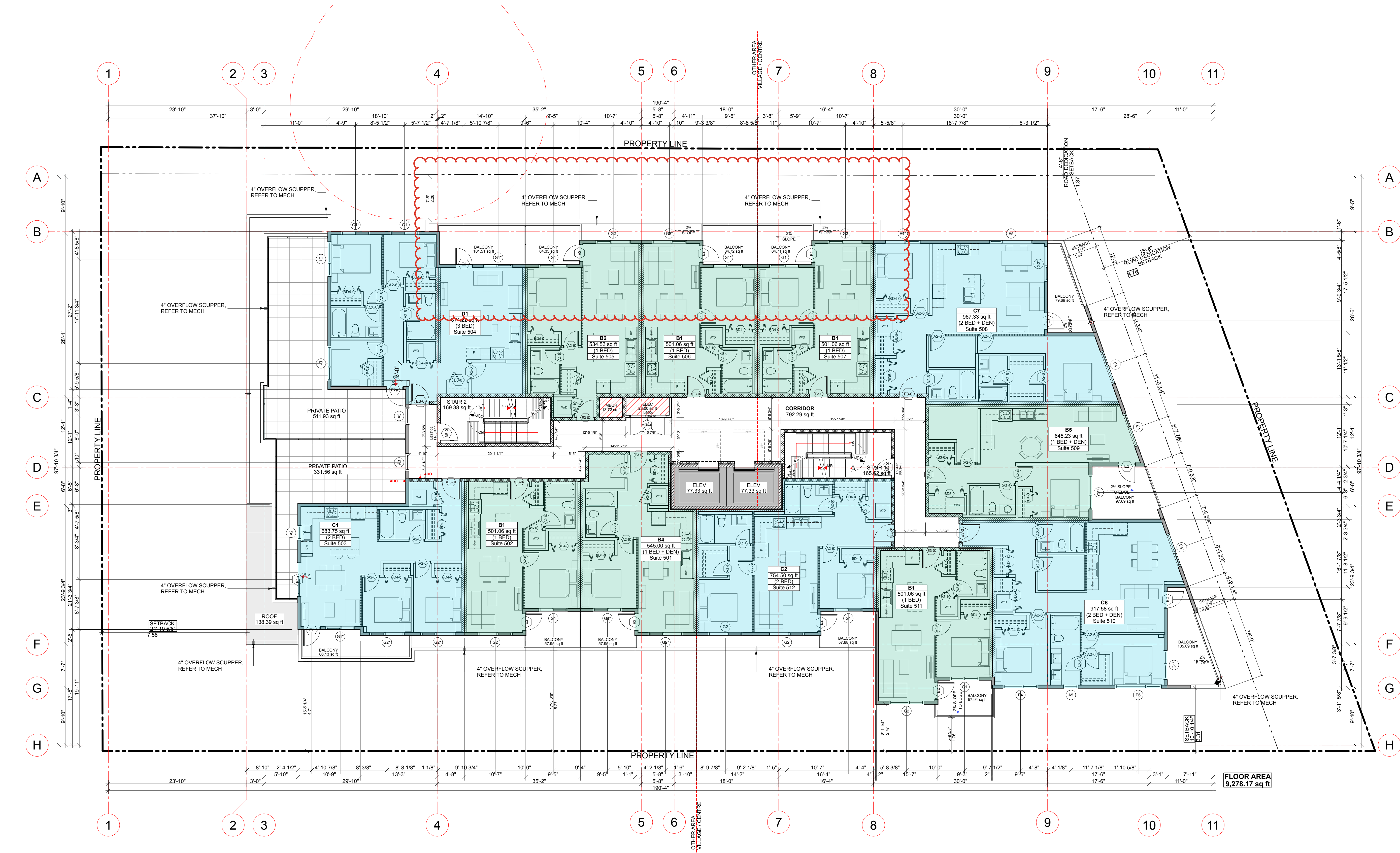
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DP / RZ RESUB [ISSUE]

[DRAWING]

A-2.005



1 Level 5
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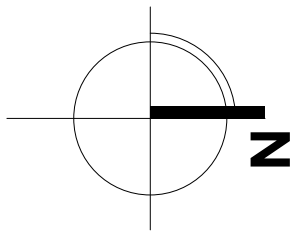


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[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

LEVEL 6 PLAN

22600 [PROJECT]

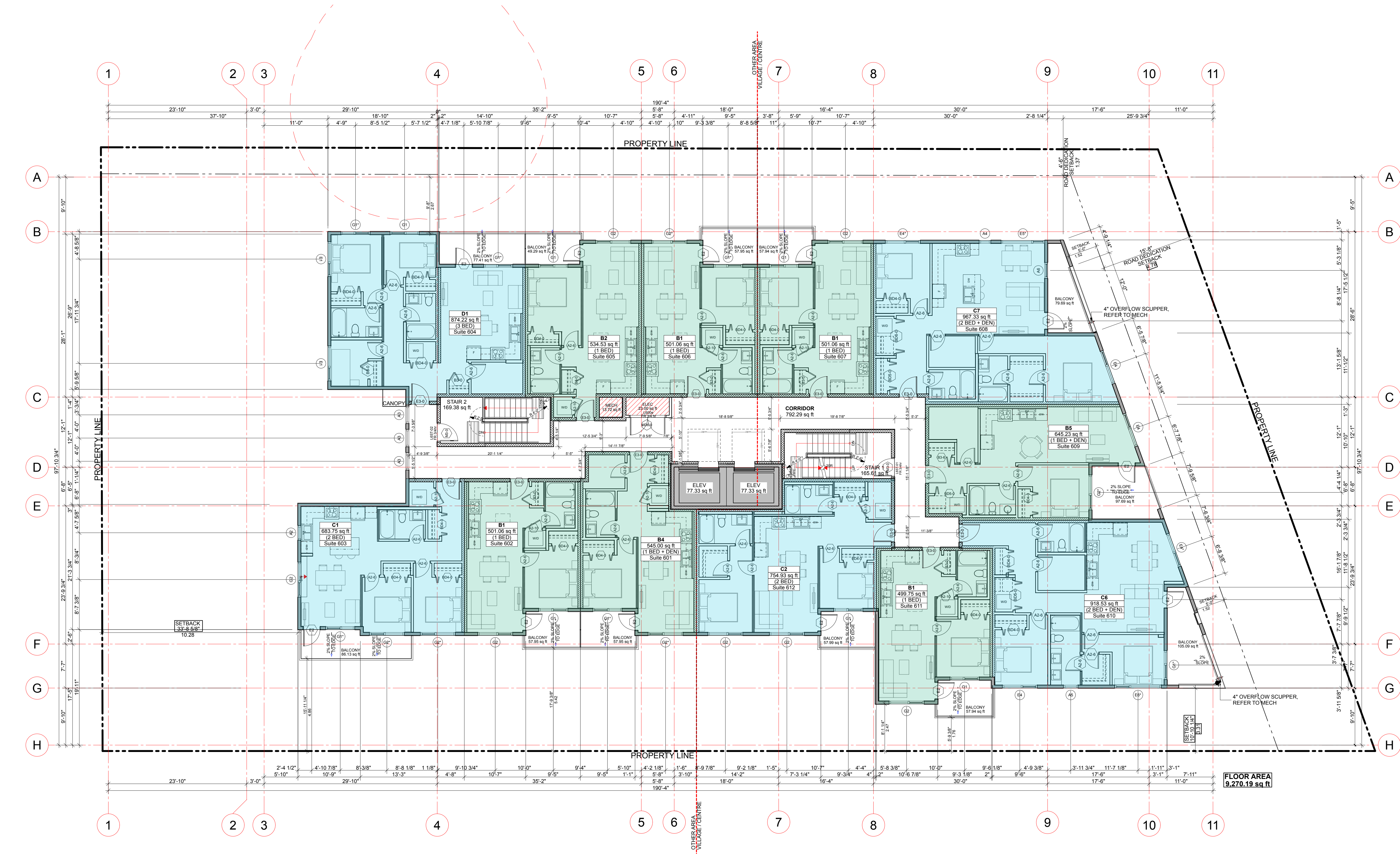
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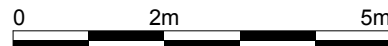
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[DRAWING]

A-2.006



1 Level 6
SCALE: 1:100



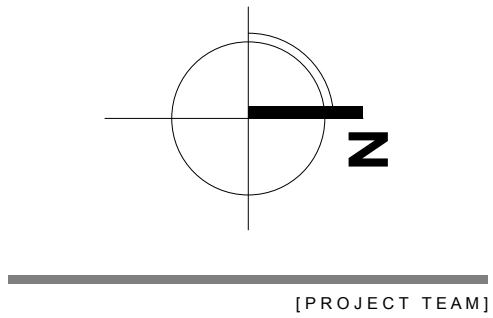


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Three Shores Management

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

ROOF PLAN

22600 [PROJECT]

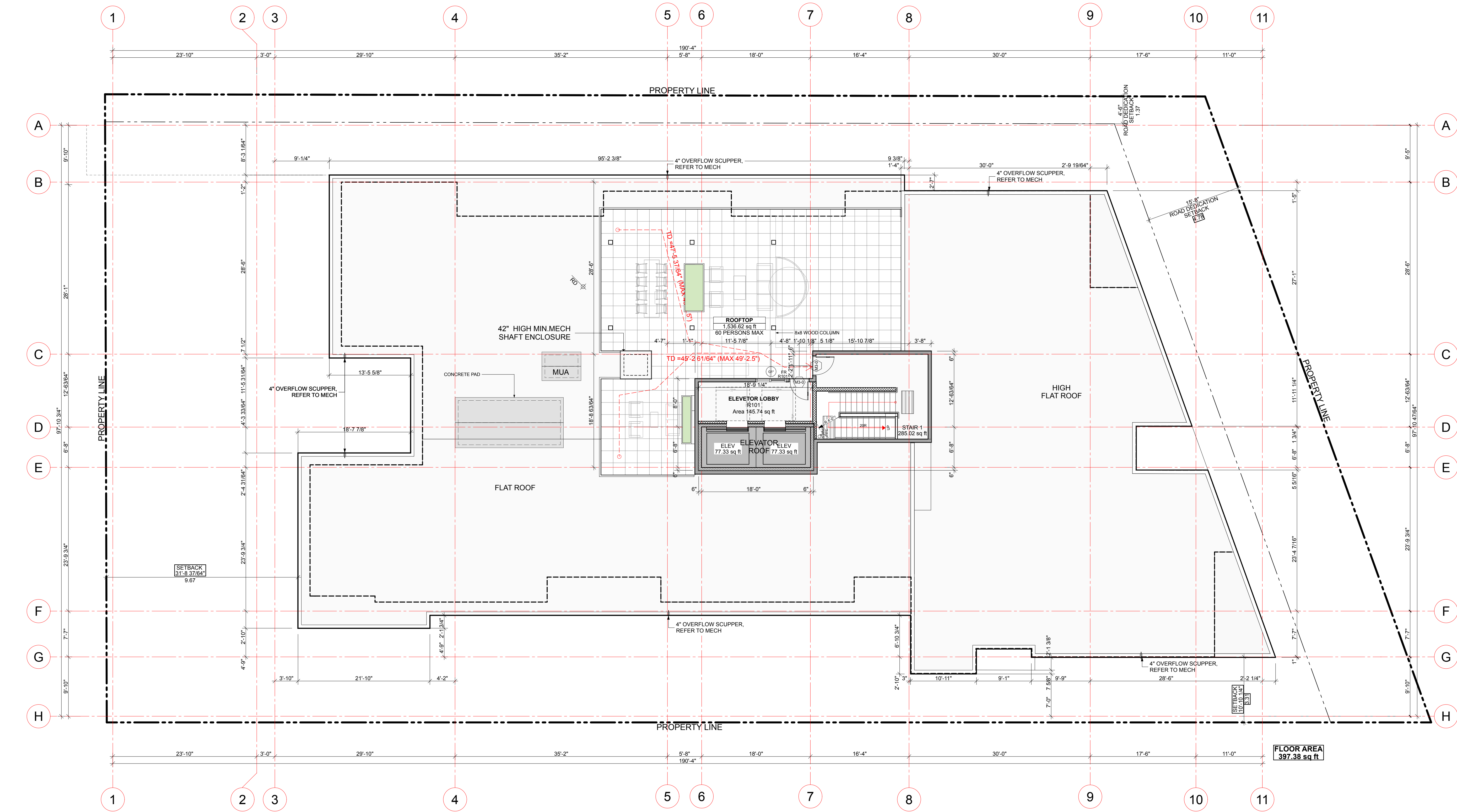
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Tuesday, October 21, 2025 [DATE]

DP / RZ RESUB [ISSUE]

[DRAWING]

A-2.007



1 Roof Level
SCALE: 1:100



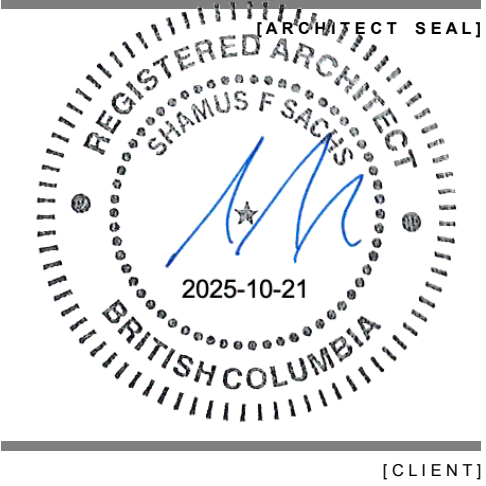
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Three Shores Management

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Victoria, BC

UNIT B3A ACCESSIBLE UNIT

22600

Tuesday, October 21, 2025

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A-3.100

BCBC 2024 Adaptable Dwelling Unit Illustrative Design Guideline

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:

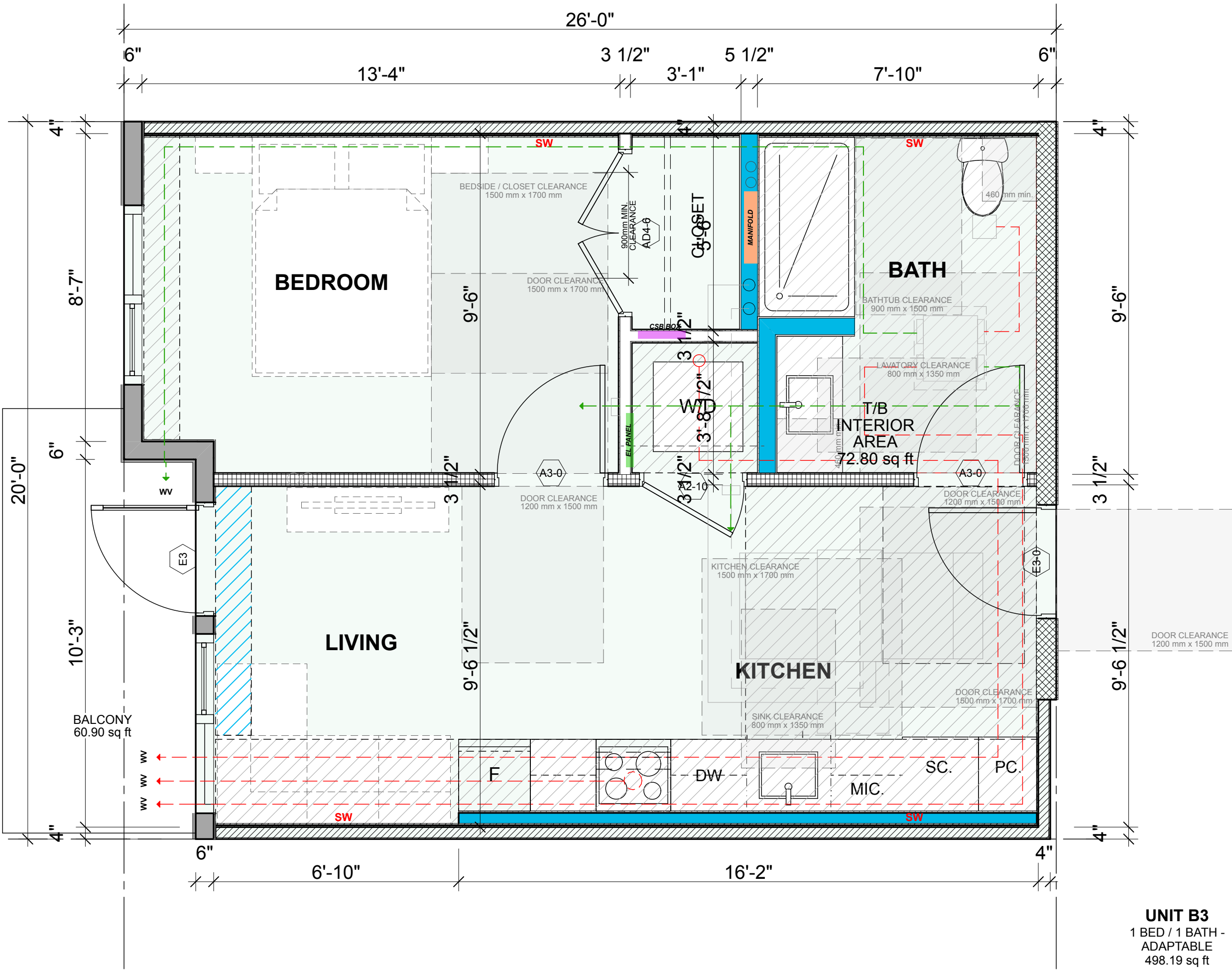
- At least one bathroom in an adaptable dwelling unit shall be designed to be adaptable by providing:
- A distance between the centre line of the water closet and the wall on one side of 460 mm to 480 mm
- Clear floor space of at least 900 by 1500mm to accommodate the bathtub/shower
- Clear floor space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





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Three Shores Management

FORT & DAVIE RESIDENCES

(TITLE)

[SCALE]

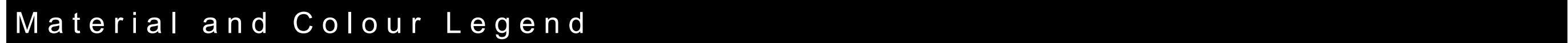
[ISSUE]

DRAWING]

DRAWING]

21

A-4.001



4.0	G U A R D S / R A I L I N G S / P R I V A C Y S C R E E N S			
4.1	Black	Prefinished Aluminum	Cascadia - Black	Picket Railings
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black	Privacy Screens
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black	Obscure Glass Railings
5.0	R O O F S / D E C K S			
5.1	Light Grey	Fully Reinforced Polyurethane Membrane		Balcony Decks
5.2	Light Grey	2 ply SBS Roof Membrane		Roofs
5.3	Light Grey	Precast Concrete Pavers over Membrane		Roof Decks
6.0	W I N D O W S			
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black	Residential
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black	Commercial
7.0	D O O R S			
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black	Residential
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black	Commercial
7.3	Black	Steel Doors	Cascadia - Black	Level 1- Service/Exit
8.0	M I S C E L L A N E O U S			
8.1	Black	Paint	TBC	Steel Columns
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining Walls
8.3	Black	Double Glazed Canopy	Cascadia - Black	Glass canopy / Black aluminum
8.4	Black	Prefinished Aluminum	Cascadia - Black	Aluminum canopy



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Three Shores Management

FORT & DAVIE RESIDENCES

(TITLE)

PROJECT]

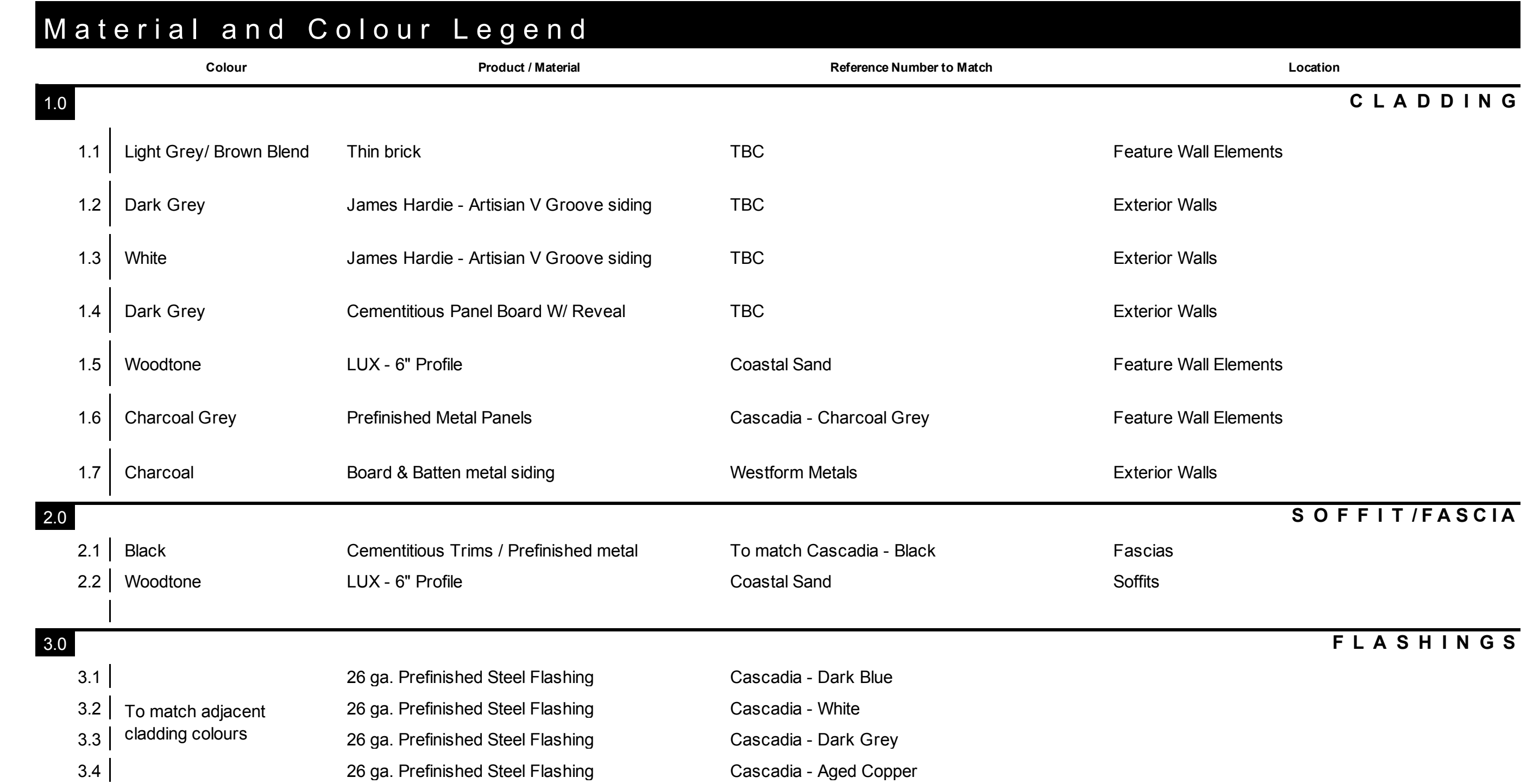
[SCALE]

[DATE]

(ISSUE)

DRAWING]

A-4.002



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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[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

NORTH ELEVATION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

Tuesday, October 21, 2025

[ISSUE]

DP / RZ RESUB

[DRAWING]

A-4.003



Material and Colour Legend

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

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



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[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

SOUTH
ELEVATION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

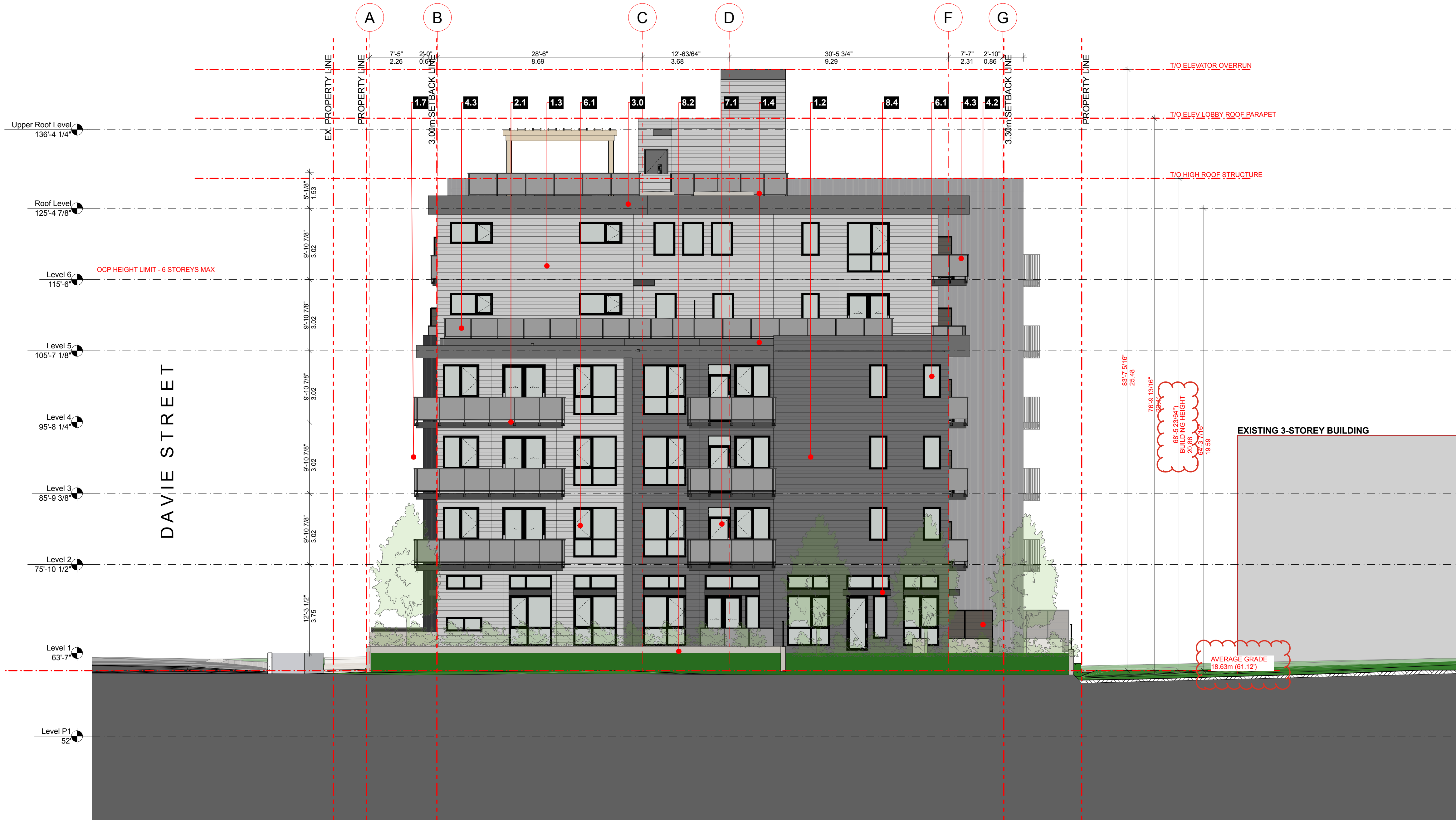
Tuesday, October 21, 2025

[ISSUE]

DP / RZ RESUB

[DRAWING]

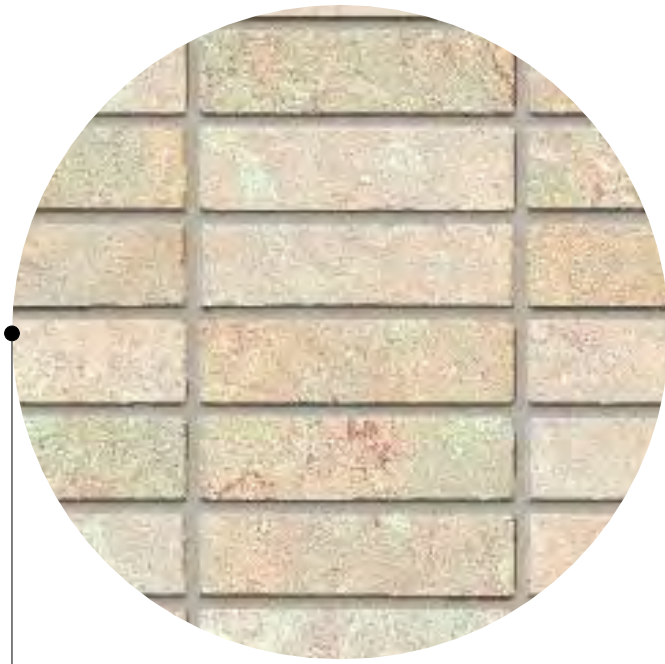
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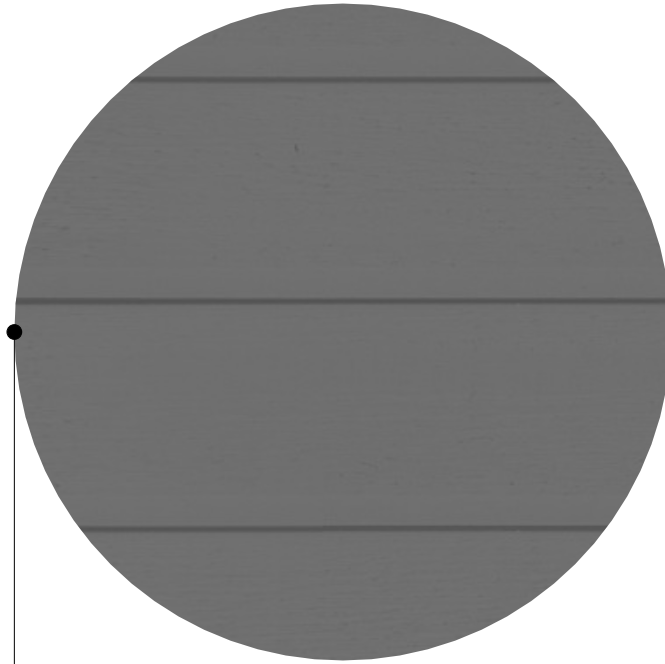
Material and Colour Legend

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

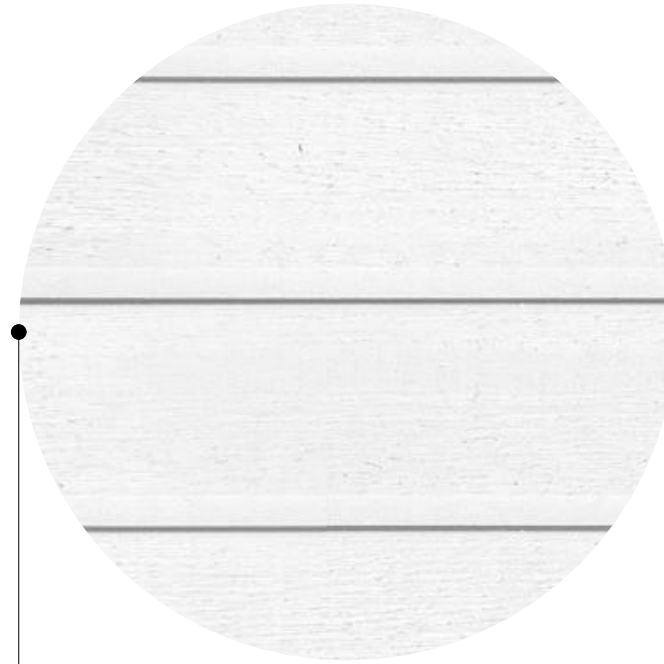
GUARDS / RAILINGS / PRIVACY SCREENS					
4.0	4.1	Black	Prefinished Aluminum	Cascadia - Black	Picket Railings
	4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black	Privacy Screens
	4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black	Obscure Glass Railings
ROOFS / DECKS					
5.0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



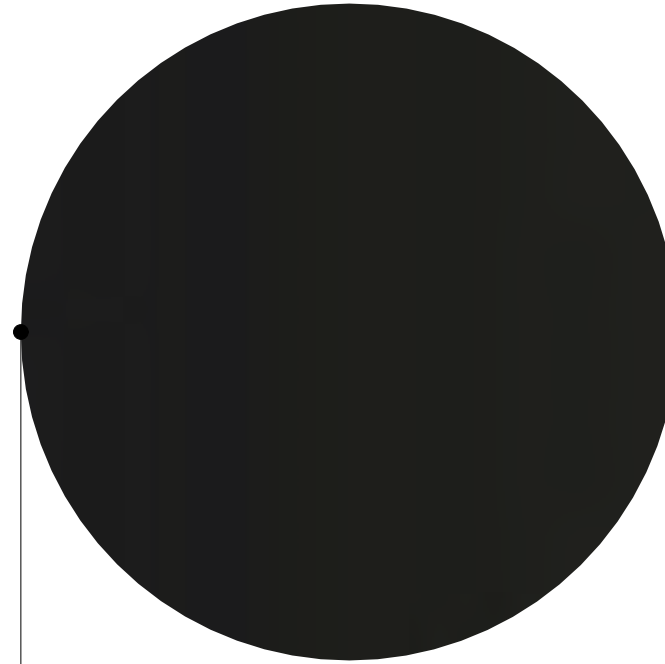
1.1 THIN BRICK CLADDING
STACKED
colour: GREY / BROWN BLEND



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



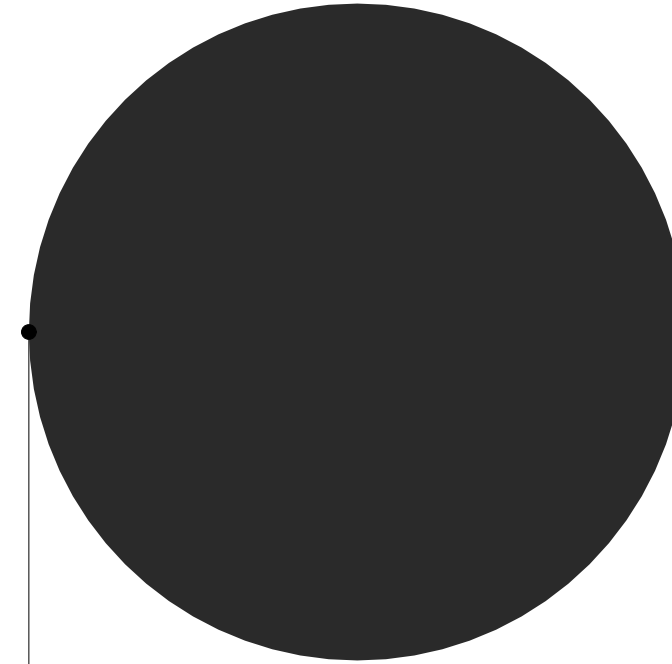
1.3 JAMES HARDIE - ARTISIAN V
GROOVE SIDING - HORIZONTAL
colour: WHITE



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



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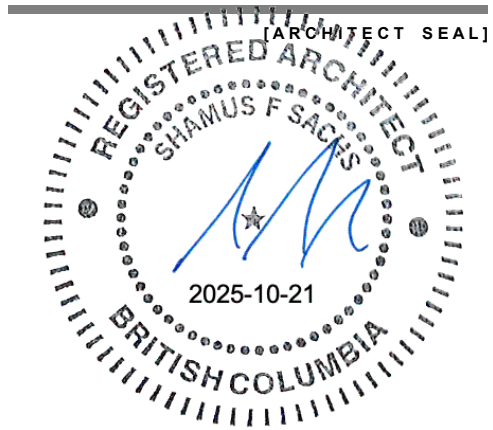
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Material and Colour Legend

Colour	Product / Material	Reference Number to Match	Location
CLADDING			
1.1	Light Grey/ Brown Blend	Thin brick	TBC
1.2	Dark Grey	James Hardie - Artisan V Groove siding	TBC
1.3	White	James Hardie - Artisan V Groove siding	TBC
1.4	Dark Grey	Cementitious Panel Board W/ Reveal	TBC
1.5	Woodtone	LUX - 6" Profile	Coastal Sand
1.6	Charcoal Grey	Prefinished Metal Panels	Cascadia - Charcoal Grey
1.7	Charcoal	Board & Batten metal siding	Westform Metals
SOFFIT/FASCIA			
2.1	Black	Cementitious Trims / Prefinished metal	To match Cascadia - Black
2.2	Woodtone	LUX - 6" Profile	Coastal Sand
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
GUARDS/ RAILINGS/PRIVACY SCREENS			
4.1	Black	Prefinished Aluminum	Cascadia - Black
4.2	Black	Prefinished Aluminum & Obscure woodtone	Cascadia - Black
4.3	Black	Prefinished Aluminum & Obscure Glass	Cascadia - Black
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
WINDOWS			
6.1	Black	Double Glazed Vinyl Windows	Cascadia - Black
6.2	Black	Double Glazed Aluminum Storefront	Cascadia - Black
DOORS			
7.1	Black	Double Glazed Vinyl Doors	Cascadia - Black
7.2	Black	Double Glazed Aluminum Storefront Doors	Cascadia - Black
7.3	Black	Steel Doors	Cascadia - Black
MISCELLANEOUS			
8.1	Black	Paint	TBC
8.2	Grey	C.I.P. Architectural Concrete	Natural Concrete
8.3	Black	Double Glazed Canopy	Cascadia - Black
8.4	Black	Prefinished Aluminum	Cascadia - Black



[PROJECT TEAM]



[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE
RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

MATERIAL
BOARD

[PROJECT]

22600

[SCALE]

Tuesday, October 21, 2025

DP / RZ RESUB

[DRAWING]

A-4.005



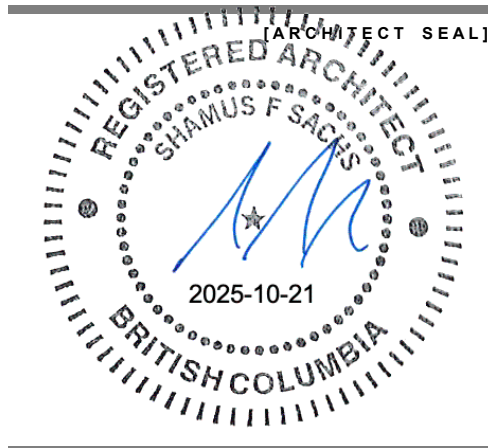
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[CLIENT]

Three Shores Management

[PROJECT]

FORT & DAVIE RESIDENCES

Fort St. & Davie St.
Victoria, BC

[TITLE]

NORTH-SOUTH BUILDING SECTION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

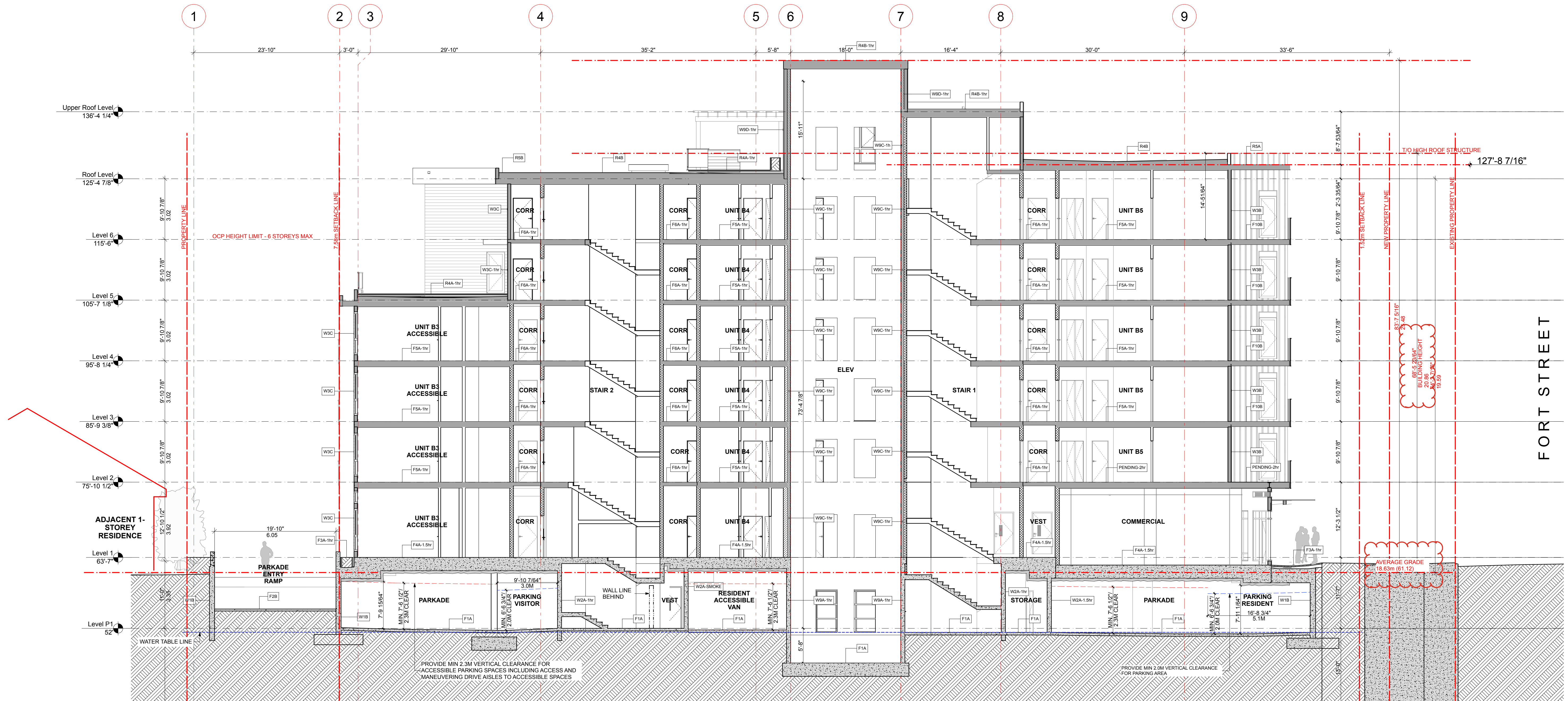
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A-5.001





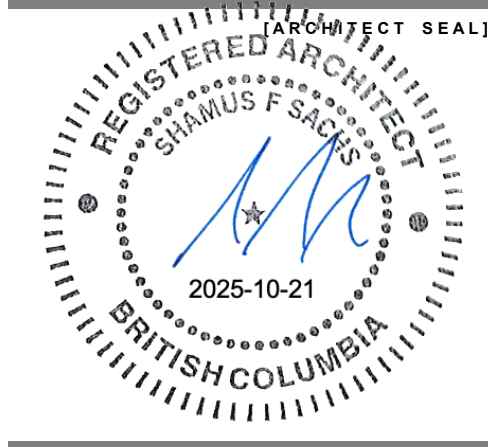
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Victoria, BC

[TITLE]

EAST-WEST BUILDING SECTION

[PROJECT]

22600

[SCALE]

1:100

[DATE]

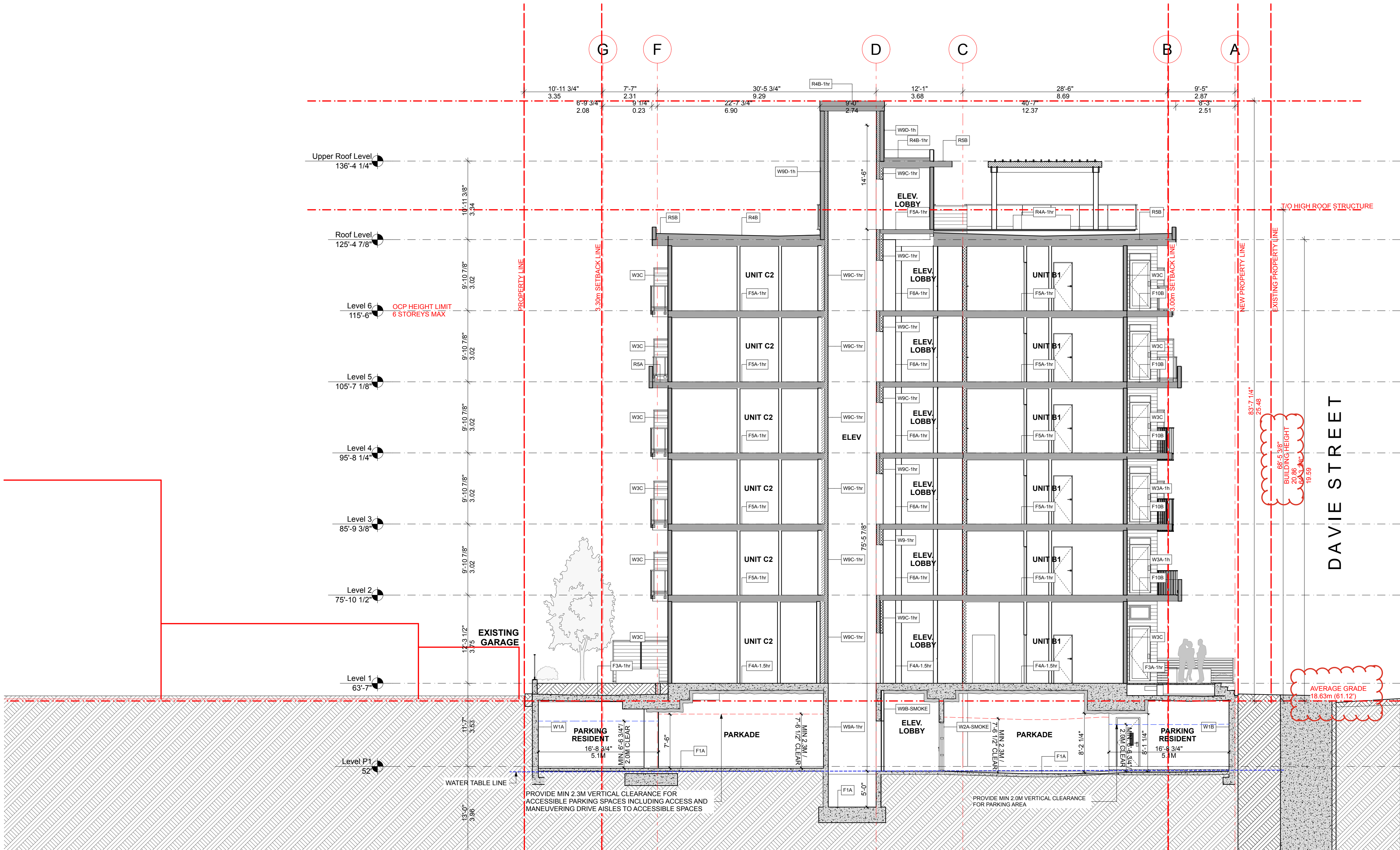
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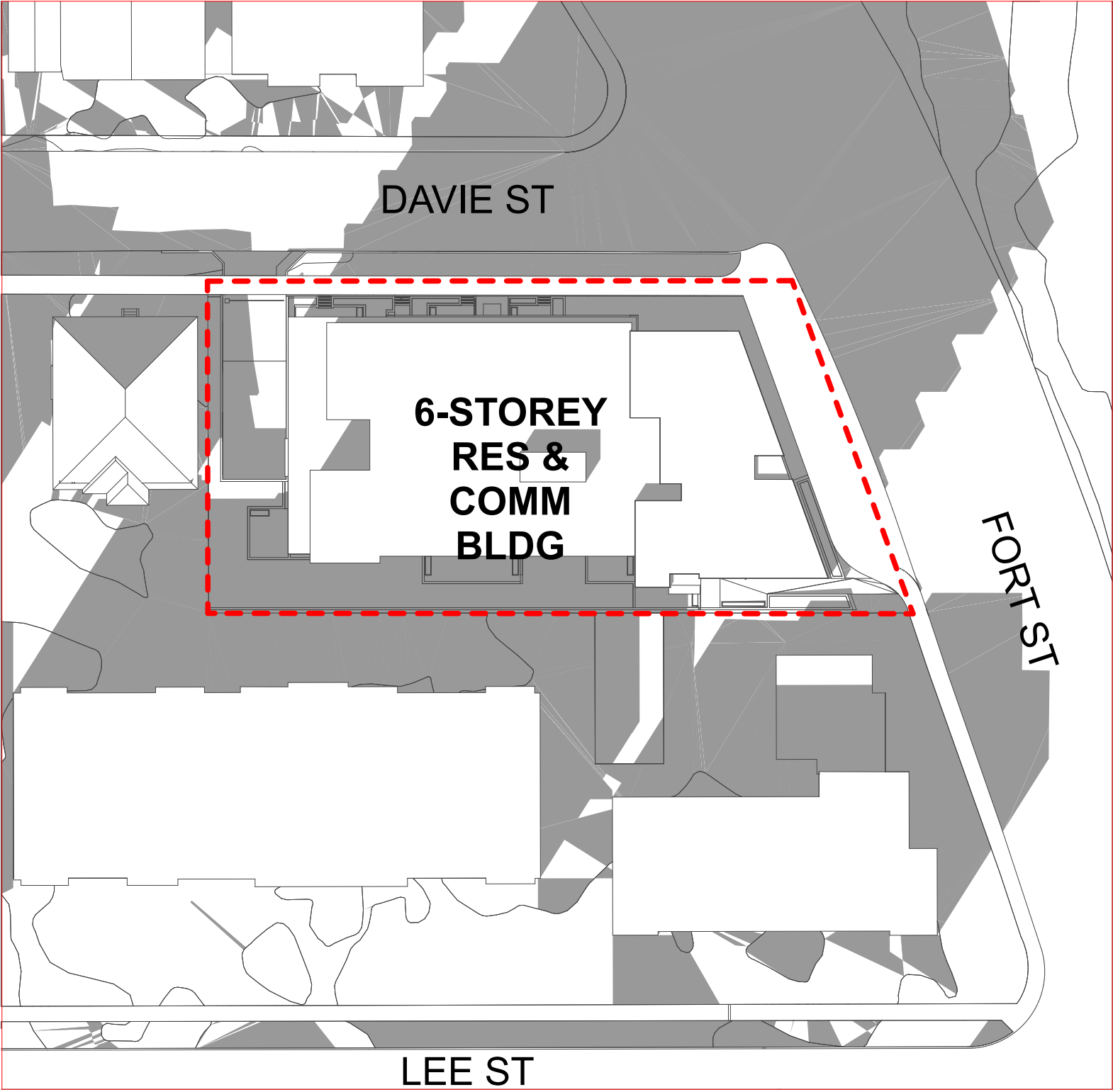
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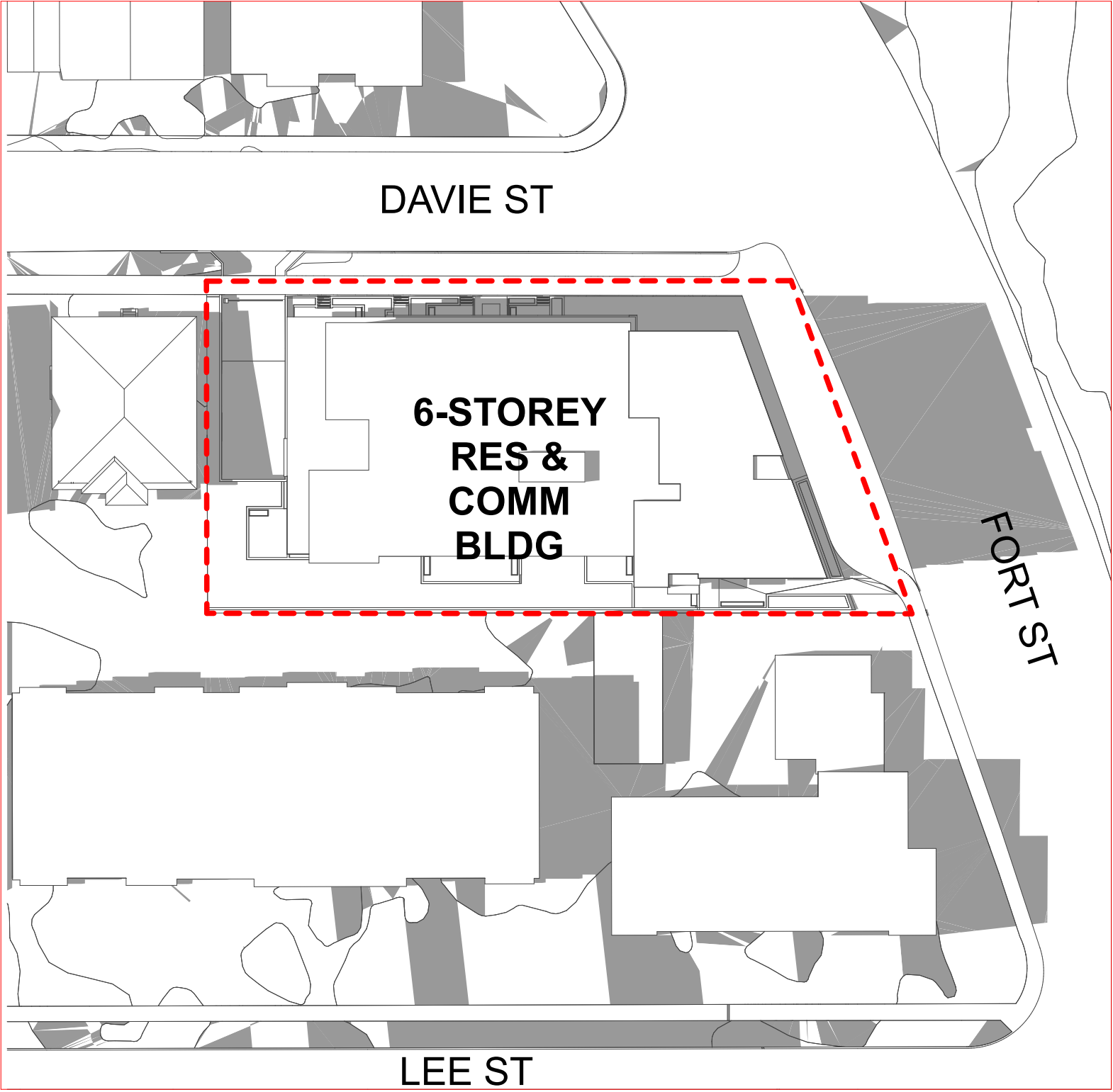
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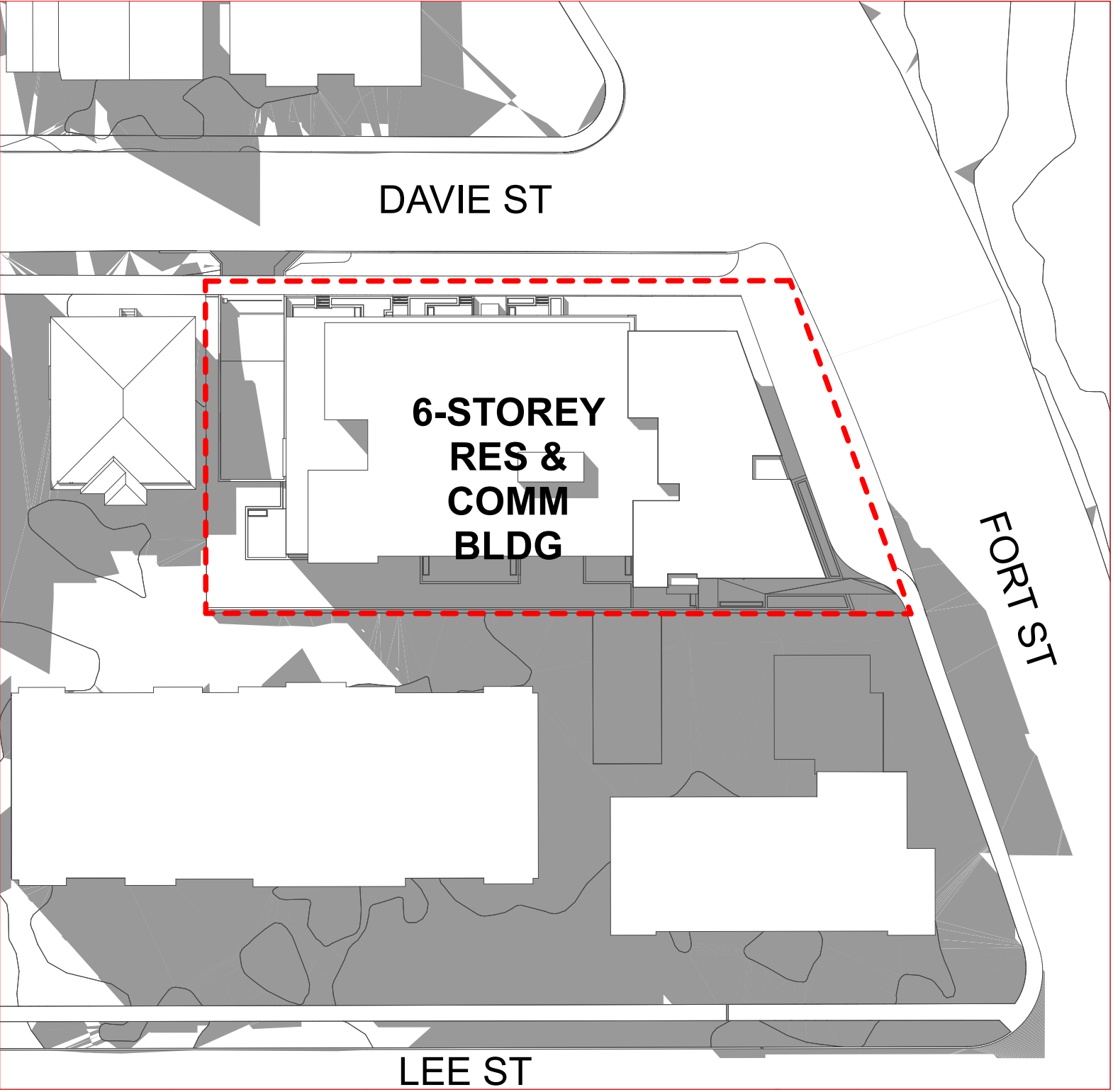
SPRING EQUINOX
MARCH 21



9 AM

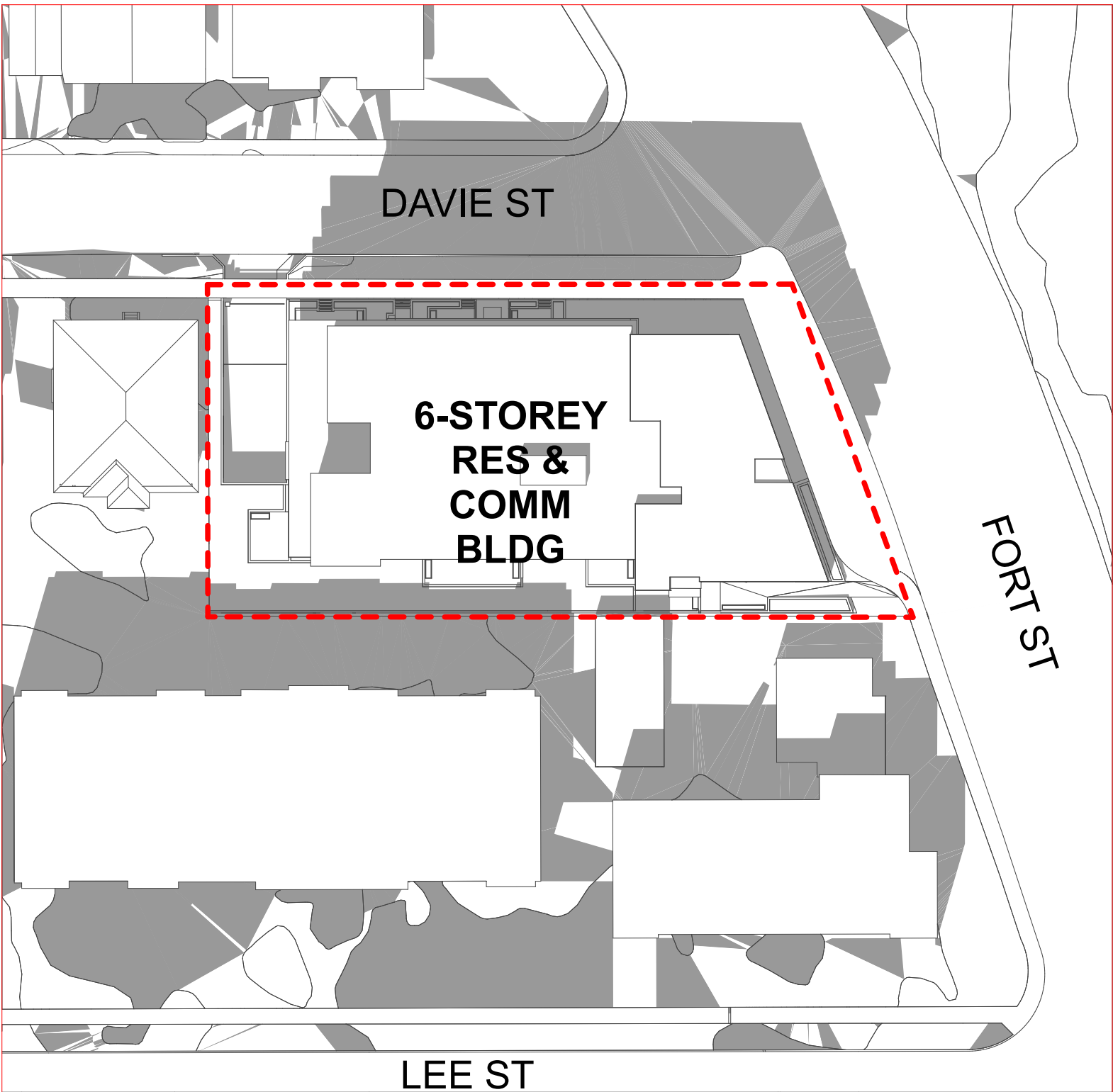


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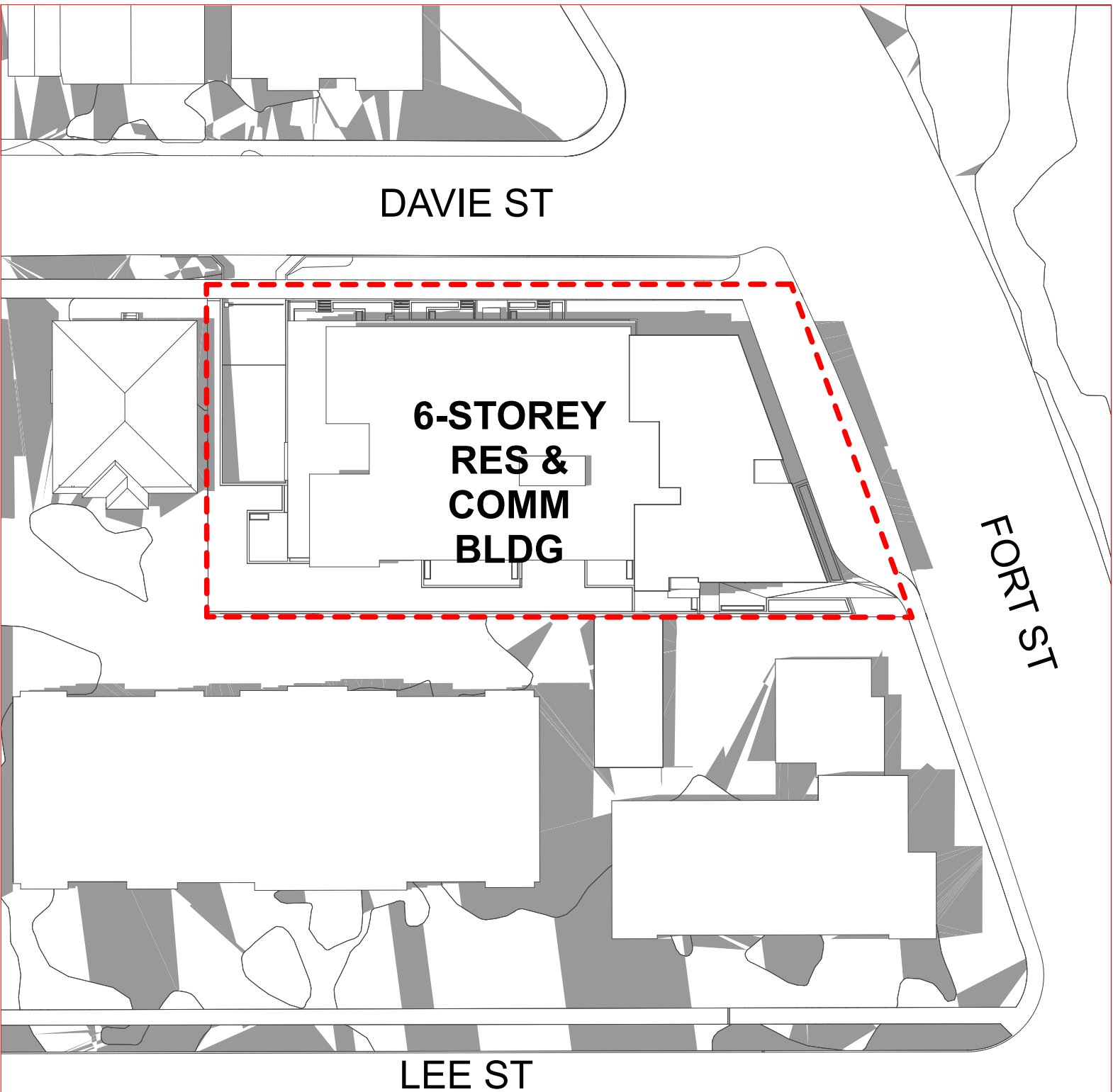


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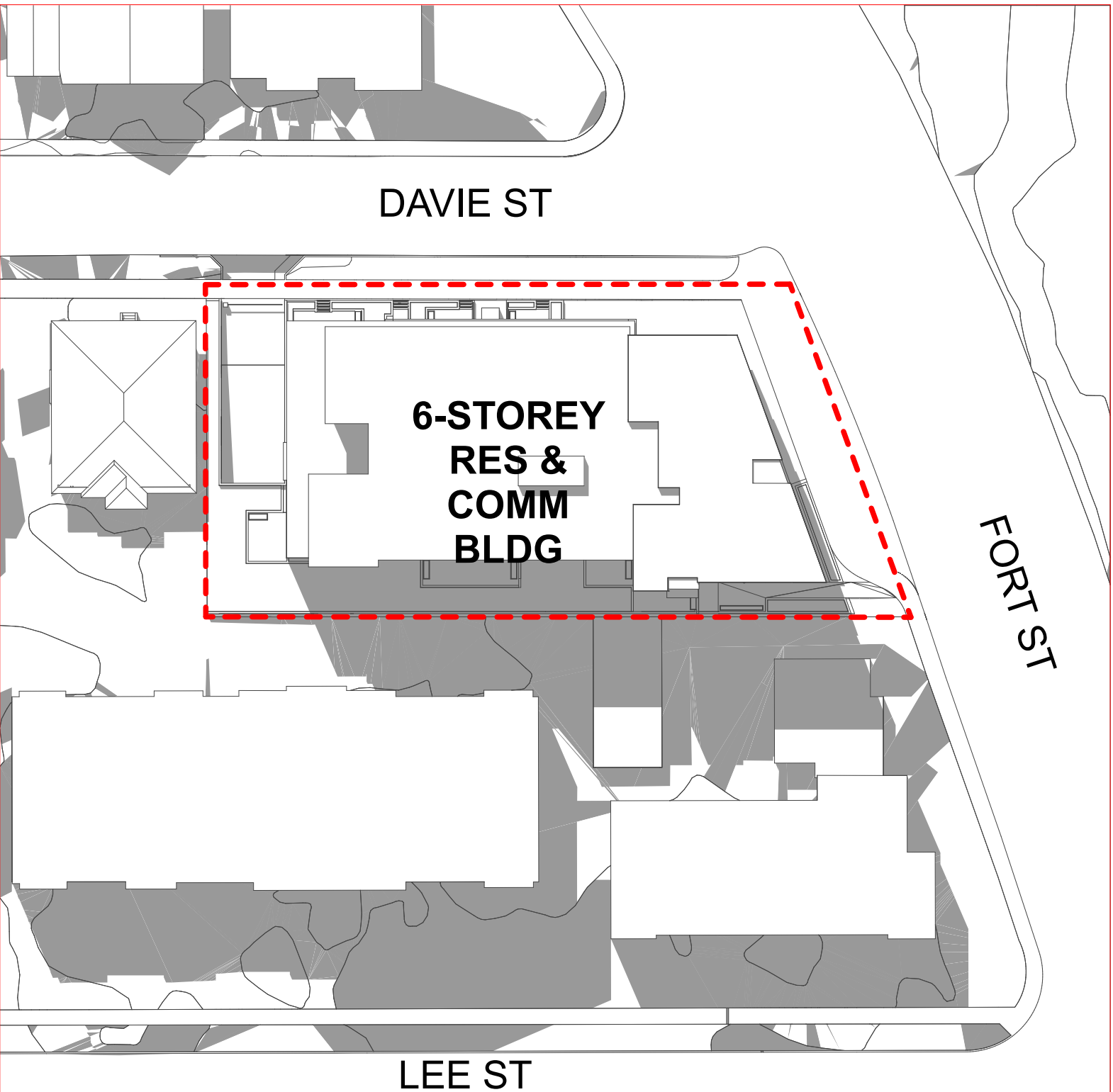
SUMMER SOLSTICE
JUNE 21



9 AM



12 PM

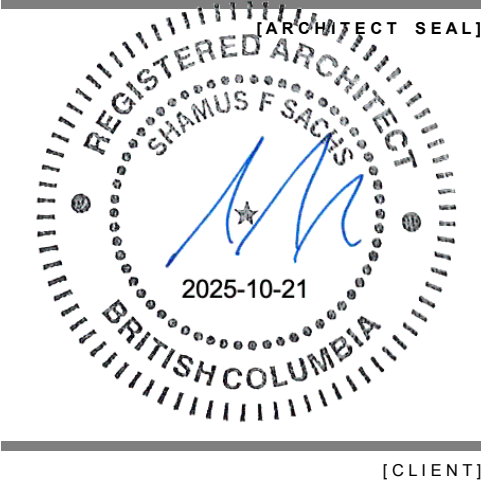
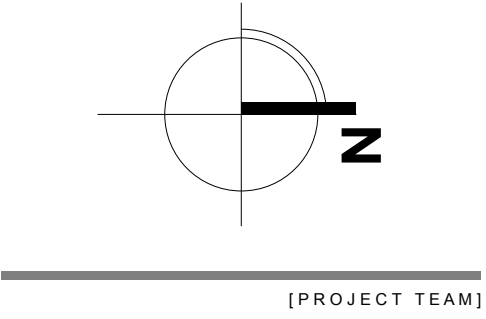


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Three Shores Management

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

SHADOW STUDY

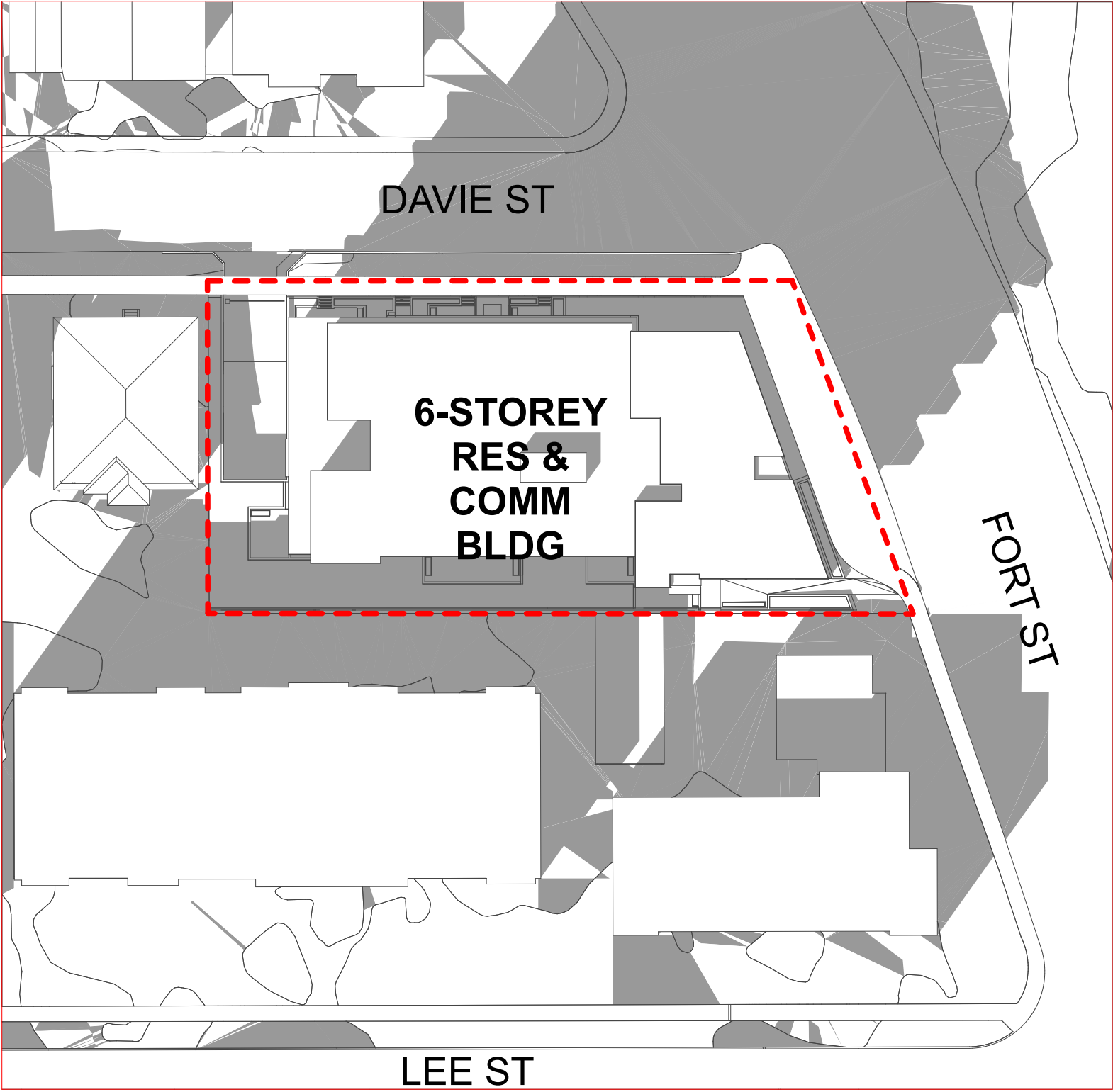
22600

Tuesday, October 21, 2025

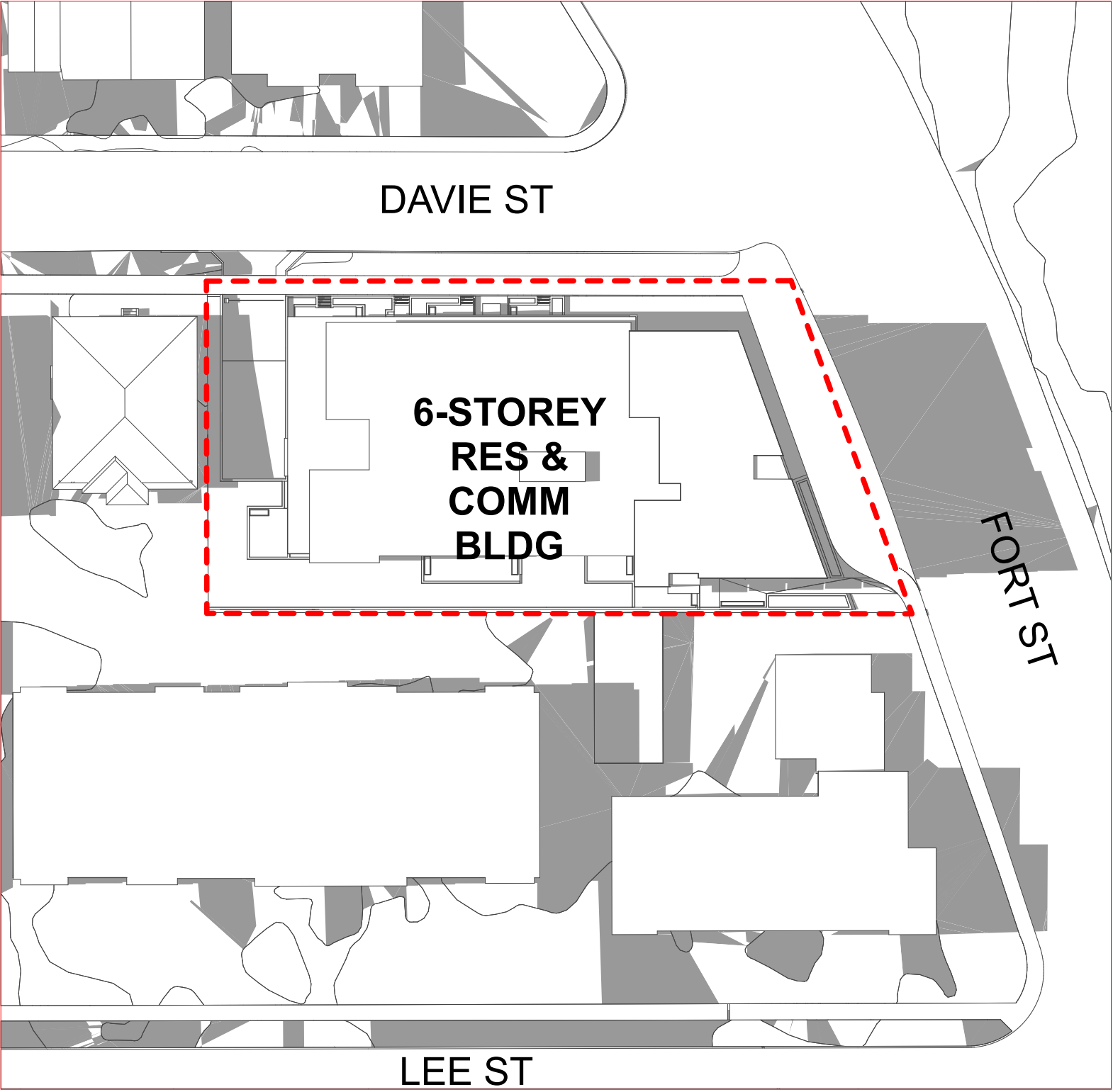
DP / RZ RESUB

A-8.001

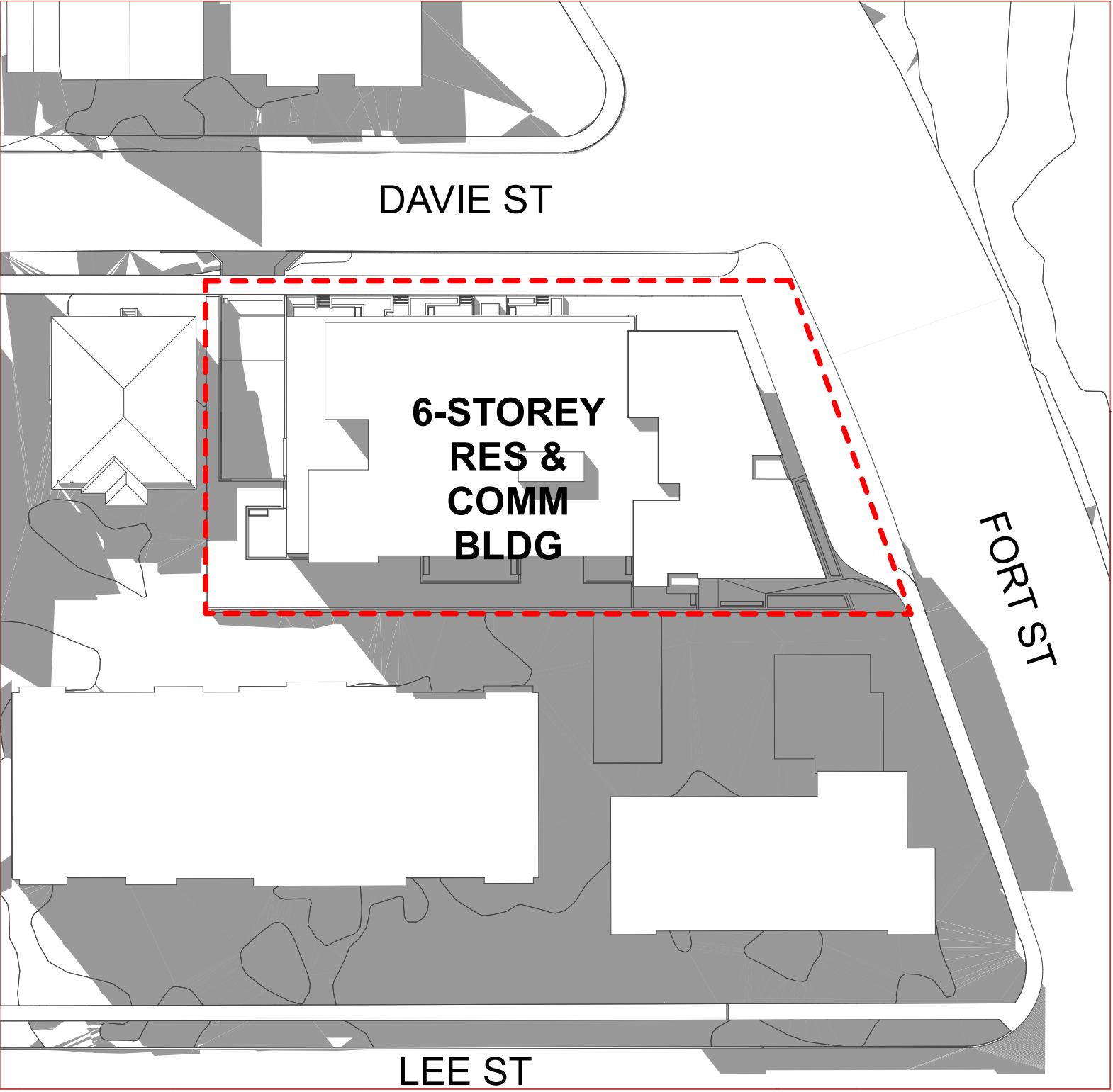
FALL EQUINOX
SEPTEMBER 21



9 AM



12 PM

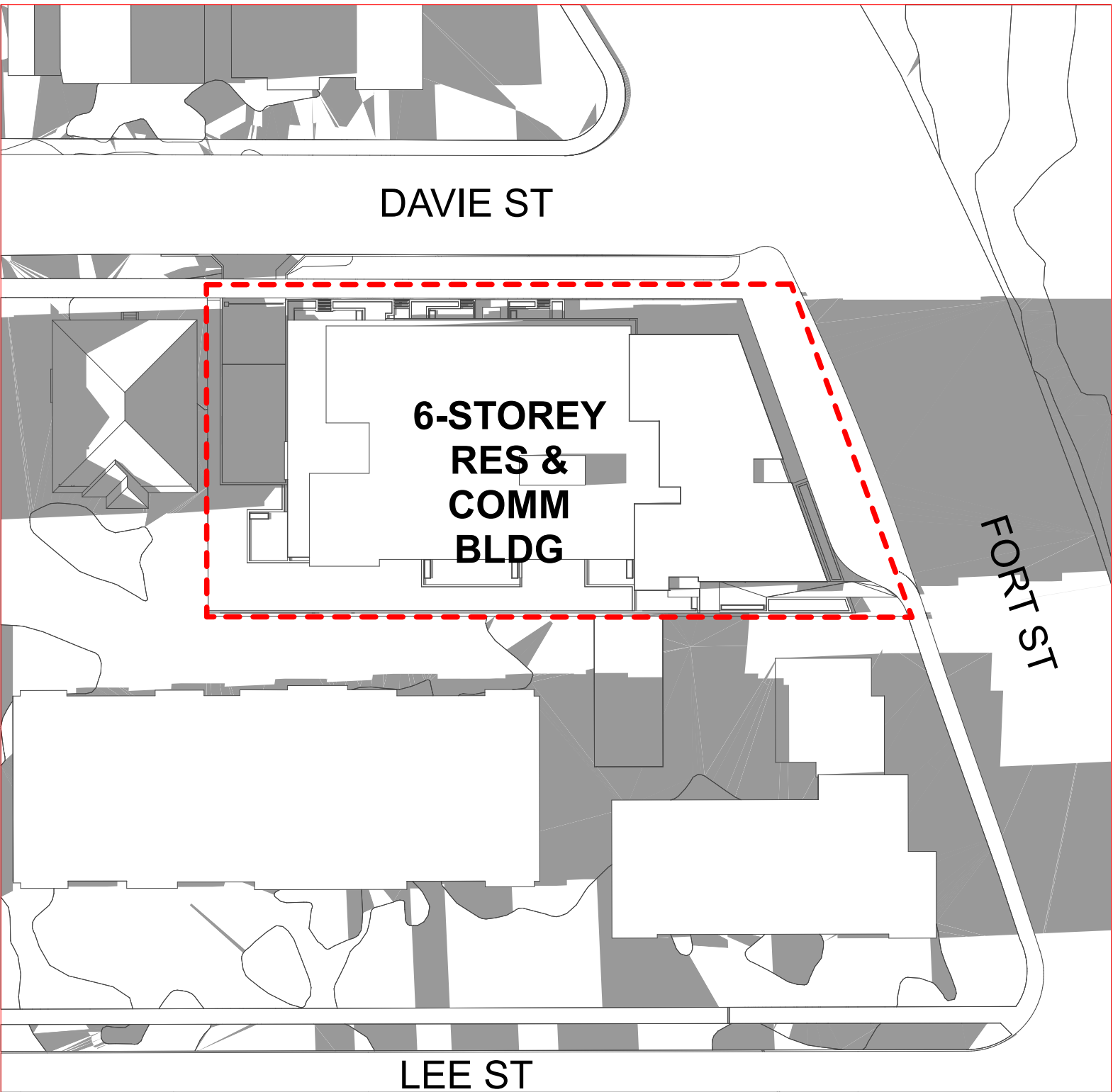


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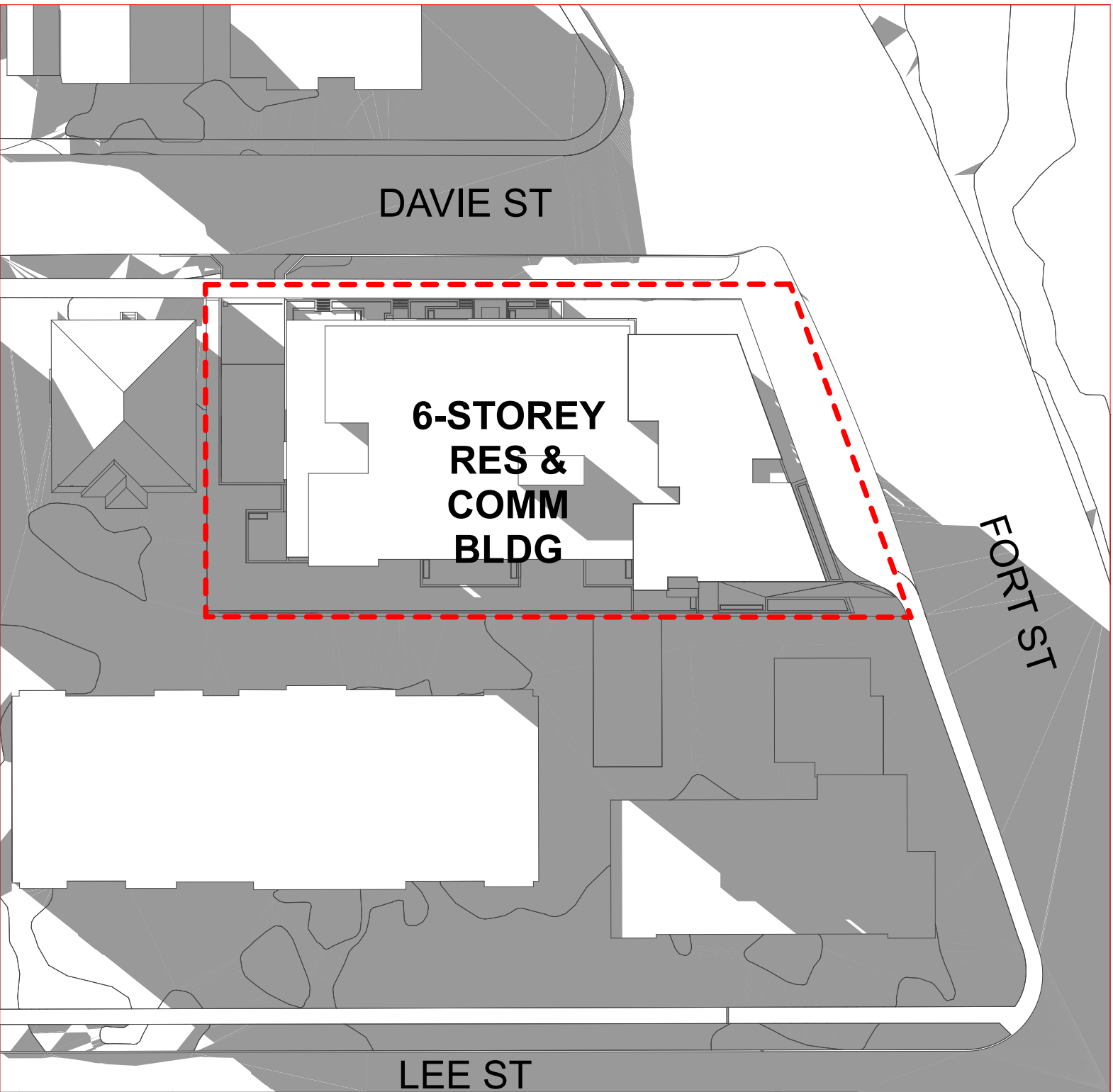
WINTER SOLSTICE
DECEMBER 21



9 AM



12 PM

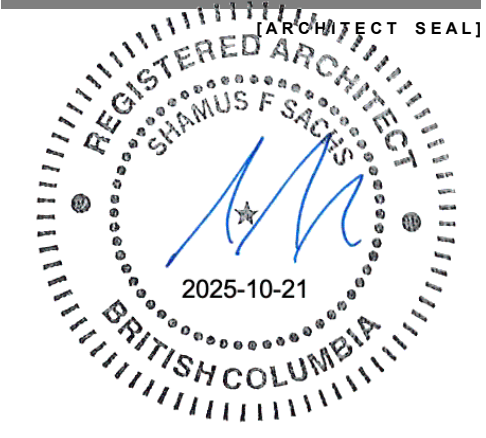
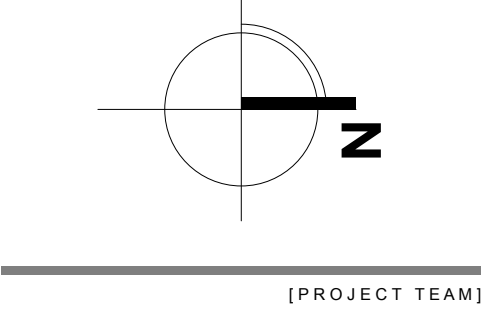


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RESIDENCES**
Fort St. & Davie St.
Victoria, BC

SHADOW STUDY

22600

Tuesday, October 21, 2025

DP / RZ RESUB

A-8.002