

2540 - 2542 SHELBOURNE STREET



2 North West View Across Shelbourne Street
A000



4 South West View Across Shelbourne Street
A000

PROJECT DESCRIPTION

CIVIC ADDRESS:
2540 - 2542 SHELBOURNE STREET
VICTORIA, BC

LEGAL DESCRIPTION:
LOT 9 AND AMENDED LOT 10 (DD141161)
BLOCK 6, SECTION 8A VICTORIA DISTRICT PLAN 881A

ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
Group C, 3 Storey Wood Construction

USES: Residential Townhomes

EXISTING ZONE: R1-B

PROPOSED ZONE: TBD

SITE AREA: 1,526m² (16,426 s.f.)

FLOOR AREAS

TOTAL PROPOSED: 1,447 m² (15,575 s.f.)

FLOOR SPACE RATIO: 0.95 : 1 FSR

SITE COVERAGE: 39%

OPEN SITE SPACE: 35%

GRADE OF BUILDING: West Bldg 19.65m
East Bldg 20m
(See Site Plan for Avg Grade Calculation)

HEIGHT OF BUILDING: West Bldg 10.07m
East Bldg 10.23m

NUMBER OF STOREYS: 3 STOREYS

RESIDENTIAL PARKING: 13 stalls (incl. 2 visitor)

BICYCLE PARKING: 13 Class 1/EV Ready (in suite)
12 Short term (rack)

SETBACKS:

Setback	West Bldg	East Bldg
FRONT (Street):	31.8m	10.7m
REAR:	5.3m	26.42m
SIDE (North):	3.58m	6m
SIDE (South):	1.57m	1.87m
COMBINED SIDE:	5.25m	7.67m

SUITE COMPOSITION:

TOTAL: 13 SUITES

2 Bed
3 Bed
2 Studios
Ground-Orientated Units
Minimum Unit Floor Area

30.26m²

BUILDING CODE SUMMARY:
BCBC Part 3, Group C, 3 Storey Wood Construction

All material specifications, details and construction methods to conform to local by-laws and British Columbia Building Code (BCBC).

PROJECT DIRECTORY

DEVELOPER
Frame Properties
541 Cornwall Street
Victoria, B.C.
V8V 4K9

ARCHITECT
dHArchitects
977 Fort Street
Victoria, B.C.
V8V 3K3
P: (250) 658.3367

LANDSCAPE CONSULTANT
LADR Landscape Architects Inc.
3-884 Queens Avenue, Street Level,
Victoria, BC, V8T 1M5
P: (250) 596.0105

DRAWING LIST

A000	COVER SHEET / PROJECT DATA
A001	SURVEY
A002	SHADOW STUDY
A101	SITE PLAN
A201	L1 PLAN
A202	L2 PLAN
A203	L3 PLAN
A204	ROOF PLAN
A301	ELEVATIONS
A302	ELEVATIONS
A303	STREET ELEVATION
A401	SECTIONS
A900	AREA PLANS
A003	LANDSCAPE PLAN

ANNOTATIONS LEGEND

The following annotations are used on architectural drawings and details:

BEDROOM [201] ROOM NAME & ROOM NUMBER

[101a] DOOR NUMBER
See Door Schedule

[W-10] WINDOW NUMBER
See Window Schedule

[W1] WALL TYPE
See Assemblies Schedule

[2.0 hr] RATED WALL DESIGNATION

[00.00] ELEVATION DATUM

[2440] CEILING HEIGHT

[AREA] AREA OF DROP CEILING

[1] KEYNOTE SYMBOL

[12] MATERIAL TAG

[A901] INTERIOR ELEVATION REFERENCE

[W1|C1|F1|B1] ROOM FINISHES



LIST OF ABBREVIATIONS

The following abbreviations are used on door, window, and finish schedules as well as on architectural drawings and details.

ACST	Acrylic Stucco	HP	High Point	ST	Structure
ACT	Acoustical Tile	HSS	Hollow Steel Section	STL	Steel
AFF	Above Finished Floor	H/W	Hardware	STN	Stain(ed)
AL	Aluminum	INSUL	Insulated	STNT	Stone Tile
BG	Building Grade	LAM	Laminated Glass	SS	Stainless Steel
CEM	Cementitious Backing Board	LP	Low Point	SVF	Sheet Vinyl Flooring
Conc	Concrete	MDFB	Medium Density Fibreboard Base	TB	Towel Bar
CBK	Concrete Block	MR	Mirror	TID	Tempered / Double Glazed
CL	Centerline	MP	Metal Panel	TLAM	Tempered Laminated Glass
CPT	Carpet Tile	O/H	Overhead	TGL	Tempered Glass
CT	Ceramic Tile	OW	Operable Window	TLGL	Translucent Glass
CW	Complete With	PF	Prefinished	TOC	Top of Concrete
DD	Deck Drain	PLAM	Plastic Laminate	TOD	Top of Drain
EL	Elevation	PLS	Plaster	TOI	Top of Insulation
EPC	Epoxy Polymer Coating	PSF	Pressed Steel Frame	TOP	Top of Parapet
EXP AGG	Exposed Aggregate	PT	Paint	TOS	Top of Slab
EXT	Exterior	PTD	Paper Towel Dispenser	TOW	Top of Wall
FD	Floor Drain	PTDW	Paper Towel Dispenser / Waste	TP	Toilet Paper
FEC	Fire Extinguisher Cabinet	PTW	Paper Towel Waste	UNF	Unfinished (for GWB means taped and filled by not sanded to minimum ULC requirements where applicable)
FEE	Finished Floor Elevation	RA	Roof Anchor	UNO	Unless Noted Otherwise
FG	Finished Grade	RB	Rubber Base	Underside of..	
GB	Grab Bar	RES	Resilient Flooring	U/S	Underside of..
GBL	Glass Block	RD	Roof Drain	VCT	Vinyl Composition Tile
GL	Glass	RD-P	Roof Drain - Planter	VG	Vision Glass
GWG	Georgian Wire Glass	RWL	Rain Water Leader	VI	Vinyl Impact Sheet
GWB	Gypsum Wallboard	SAFI	Spray Applied Fibrous Insulation	VT	Vinyl Tile
HC	Hollow Core	SCW	Solid Core Wood	VWC	Vinyl Wall Covering
HCW	Hollow Core Wood	SD	Soap Dispenser	WC	Water Closet
H/C	Handicap	SL	Sealer	WD	Wood
HM	Hollow Metal	SP	Spandrel Glass	WPM	Waterproof Membrane
		SPC	Solid Particleboard Core	WRC	Water Repellent Coating

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans

Received Date
November 7, 2022

22/10/04 ISSUED FOR DP AMENDMENTS
22/10/24 ISSUED FOR ADP
22/07/18 ISSUED FOR REZONING

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FERNWOOD TOWNHOMES
2540 & 2542 Shelbourne Street, Victoria, BC
Project Data

dHka A000

dHArchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

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**B.C. LAND SURVEYOR'S SITE PLAN OF:
LOT 9 AND AMENDED LOT 10 (DD1481161), BLOCK 6, SECTION 8A,
VICTORIA DISTRICT, PLAN 881A**

LEGEND

Elevations are geodetic based on integrated survey monument 26-43 in Victoria at elevation 17.768m.
Note: Only trees with Trunk greater than 0.20m are identified. Consult Arborist to verify tree species.
Grade shots are taken at the point marked X.
Contours are descriptive, and only accurate to +/- 0.5m interval.

- - denotes Lead Plug found
- - denotes Utility Pole
- - denotes Water meter
- ⊥ - denotes Sign
- - denotes catch basin
- MFE - denotes Main Floor Elevation (Doorsill)
- *** - denotes retaining wall (T=Top)
- * - denotes irrigation

Refer to arborist report for tree info.

Parcel Identification Number (PID)
000-040-339 (LOT 9) AND 002-618-541 (AMD LOT 10)
TOTAL SITE AREA
1526 m²
MUNICIPALITY
VICTORIA
CIVIC ADDRESS
2540 AND 2542 SHELBOURNE STREET
VICTORIA, BC
ZONING
R1-B

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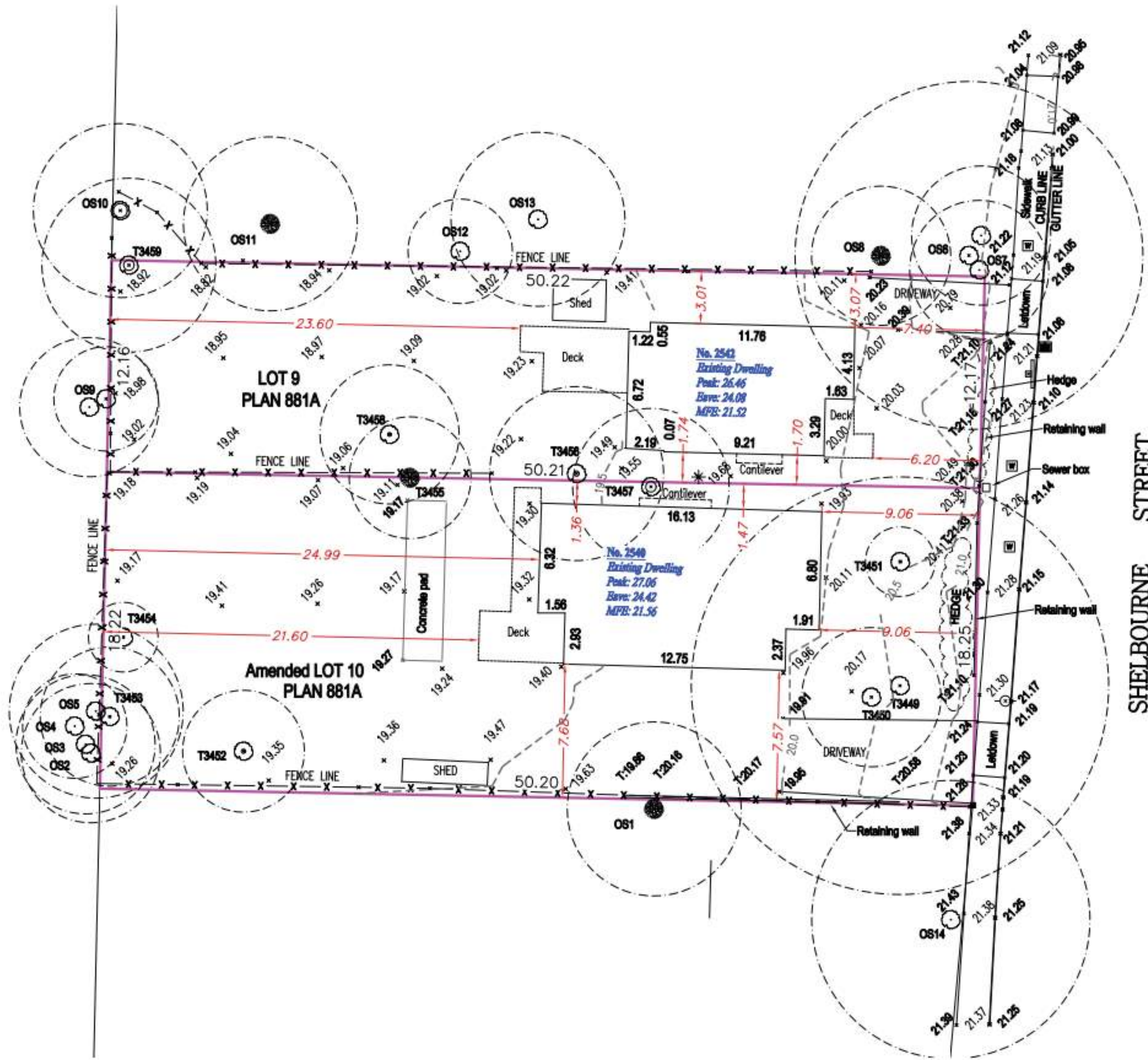
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SCALE:

0 1:200 10
All distances are in metres.
The intended plot size of this plan is 610mm in width by 457mm in height (C-size) when plotted at a scale of 1:200.



CERTIFIED CORRECT

Lot dimensions are correct according to Land Title Office records.
Kenneth
Ng
F8NUM8

Kenneth KC Ng, BCLS
Field Survey - 8 March, 2022
Dated this 17th of March, 2022.

This document is not valid unless originally signed and sealed or digitally signed with Arbutus digital signature.
Info: <https://www.jarvis.com>

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**FERNWOOD
TOWNHOMES**
2540 & 2542 Shelbourne
Street, Victoria, BC
Survey

dHka A001

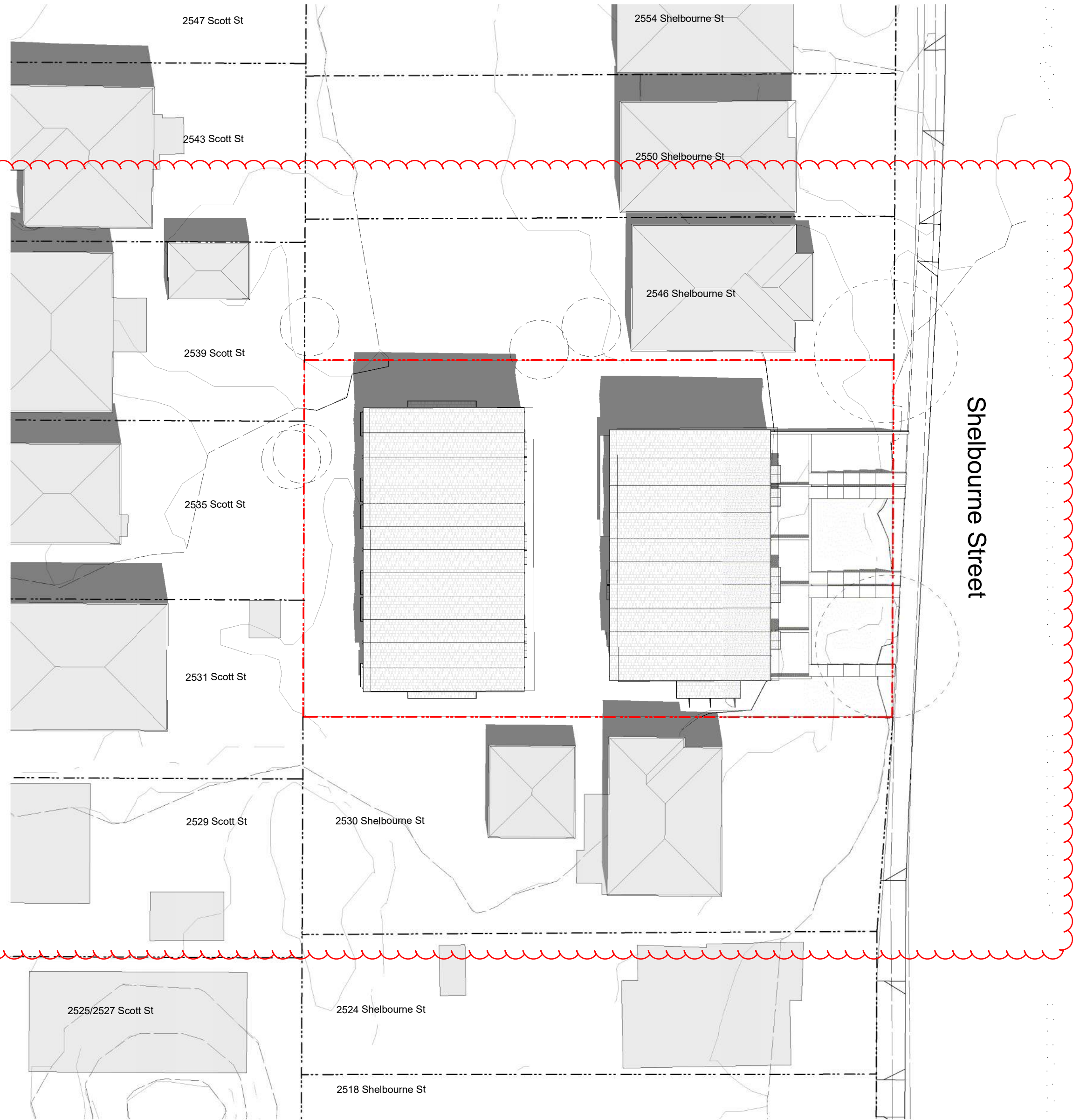
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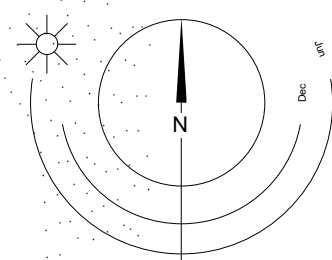
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3 Shadow Study - Equinox 12PM
A002 / SCALE: 1 : 300



4 Shadow Study - Summer Solstice 12PM
A002 / SCALE: 1 : 300



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Street, Victoria, BC
Shadow Study



A002

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1 North West View On Shelbourne Street
A003 SCALE:



2 Shelbourne Street - Site Access
A003 SCALE:



7 Shelbourne Street - Patio Entries
A003 SCALE:



6 Shelbourne Street - Setback Landscaping
A003 SCALE:

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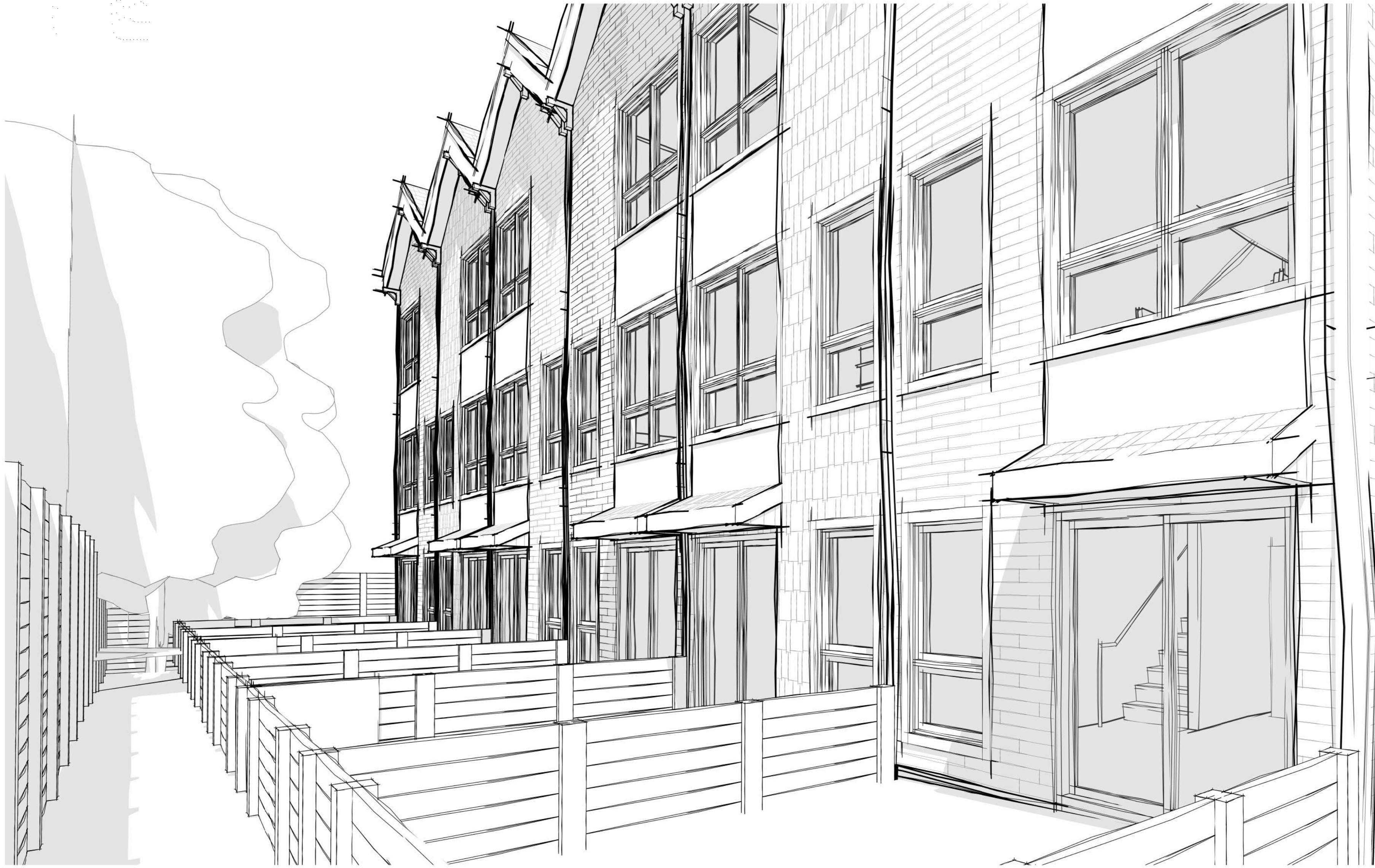
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Scale		Project Number	

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**FERNWOOD
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2540 & 2542 Shelbourne
Street, Victoria, BC
Perspective Views

dHka **A003**

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3 West Elevation - Private Yard Access
A004 SCALE:

4 West Elevation - Private Yard Access and Patios
A004 SCALE:



2 East Elavtion - West Courtyard Entries
A004 SCALE:

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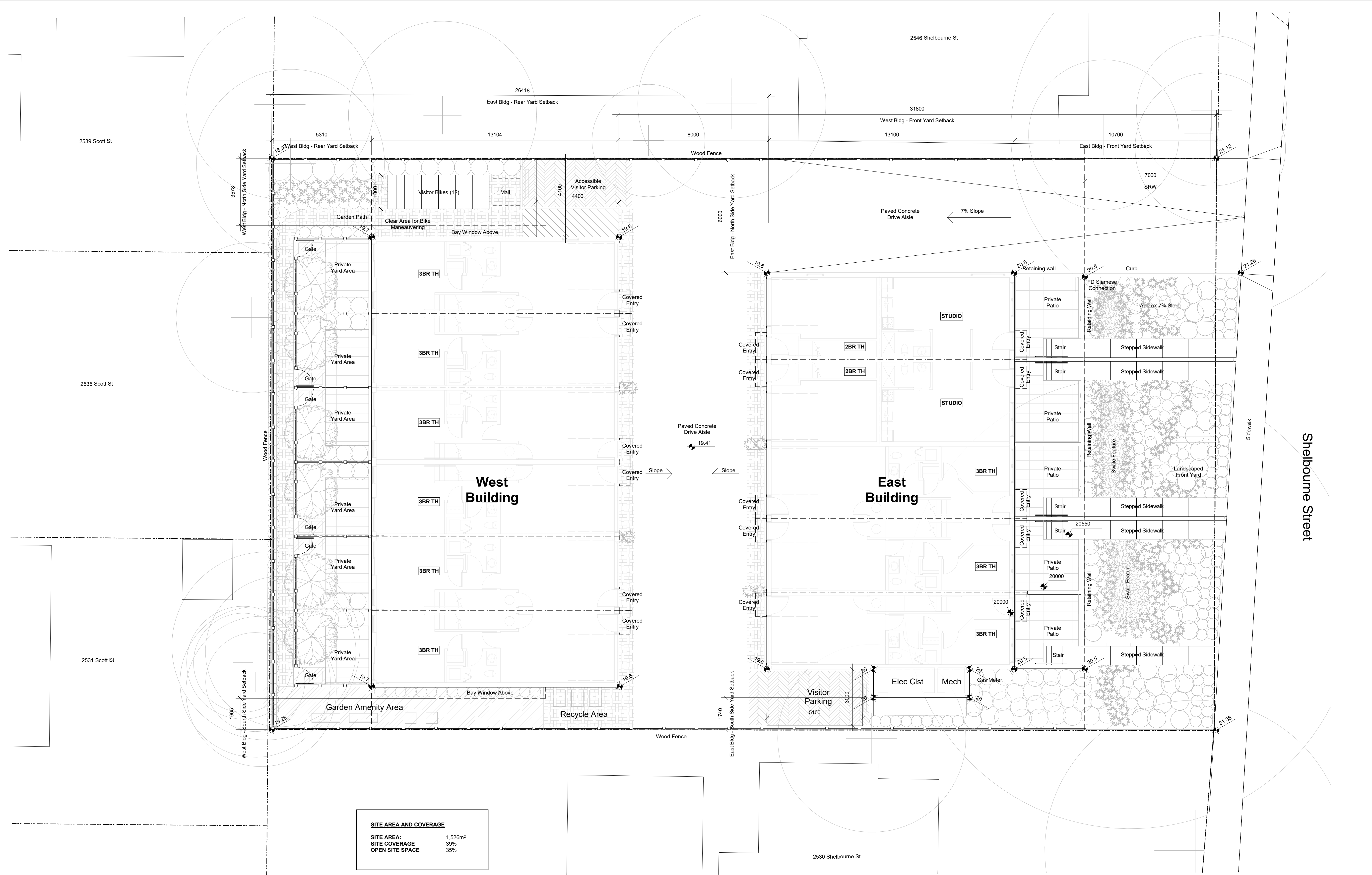
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2540 & 2542 Shelbourne
Street, Victoria, BC
Perspective Views

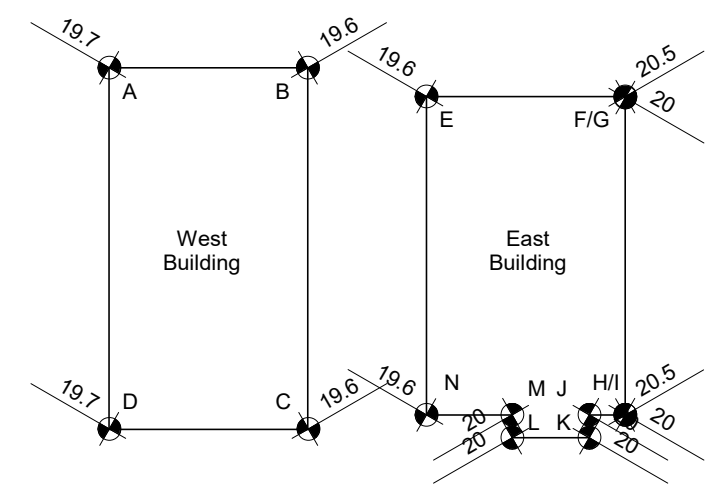
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SITE AREA AND COVERAGE	
SITE AREA:	1,526m ²
SITE COVERAGE	39%
OPEN SITE SPACE	36%

Average Grade Calculations



West Bldg	Grade Points	Avg of Points	x	Distance	Totals
Grade Point A - 19.7	Points A - B	((19.7+19.6)/2)=19.65	x	13.1	= 257.41
Grade Point B - 19.6	Points B - C	((19.6+19.6)/2)=19.6	x	23.9	= 468.44
Grade Point C - 19.6	Points C - D	((19.7+19.6)/2)=19.65	x	13.1	= 257.41
Grade Point D - 19.7	Points D - A	((19.7+19.7)/2)=19.7	x	23.9	= 470.83
West Bldg Grade Calculation					1454.09
1454.09/74 (Perimeter) = 19.65m					
East Bldg	Grade Points	Avg of Points	x	Distance	Totals
Grade Point E - 19.6	Points E - F	((19.6+20.5)/2)=20.05	x	13.1	= 262.65
Grade Point F - 20.5	Points G - H	((20+20)/2)=20	x	21	= 420
Grade Point G - 20	Points I - J	((20.5+20)/2)=20.25	x	2.3	= 46.57
Grade Point H - 20	Points J - K	((20+20)/2)=20	x	1.5	= 30
Grade Point I - 20.5	Points K - L	((20+20)/2)=20	x	5.1	= 102
Grade Point J - 20	Points L - M	((20+20)/2)=20	x	1.5	= 30
Grade Point K - 20	Points M - N	((20+19.6)/2)=19.8	x	5.7	= 112.86
Grade Point L - 20	Points N - A	((19.6+19.6)/2)=19.6	x	21	= 411.6
Grade Point M - 20					1415.68
Grade Point N - 19.6					
East Bldg Grade Calculation					1415.68
1415.68/71.2 (Perimeter) = 19.88m					

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FERNWOOD TOWNHOMES

2540 & 2542 Shelbourne Street, Victoria, BC
Site Plan

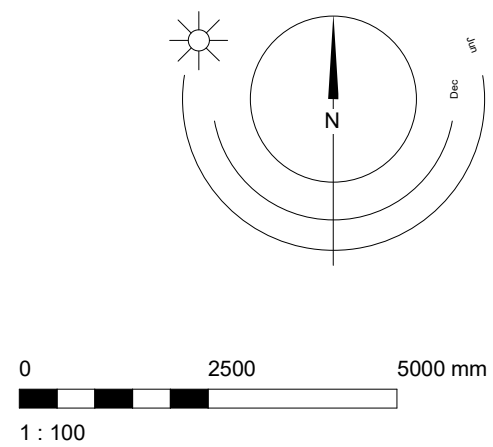


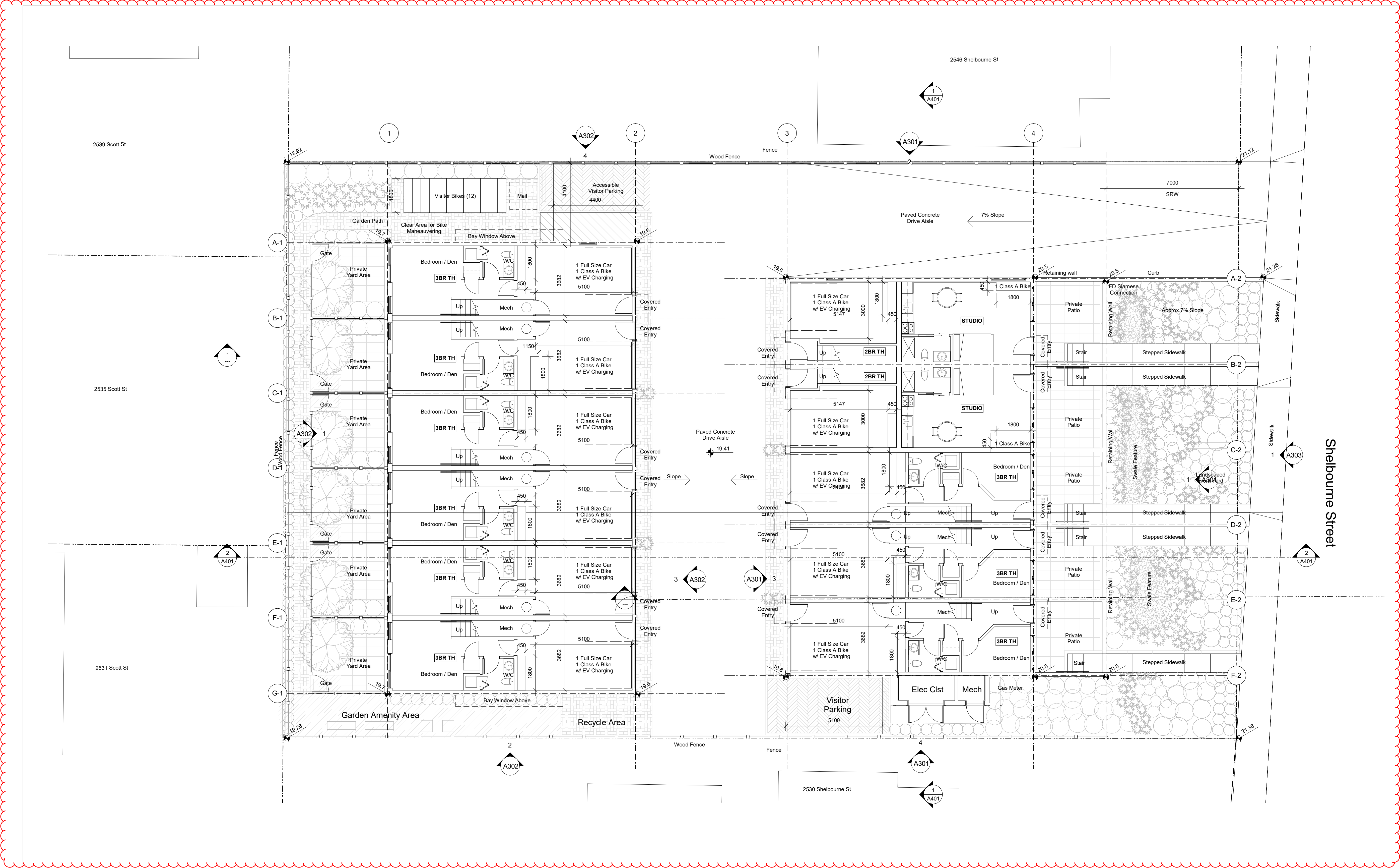
A101

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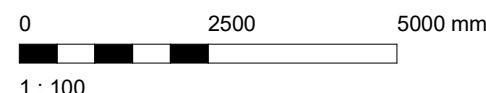
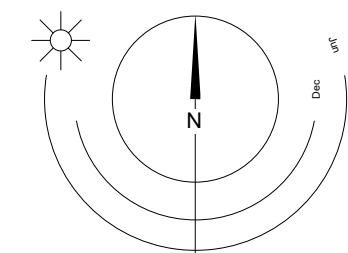
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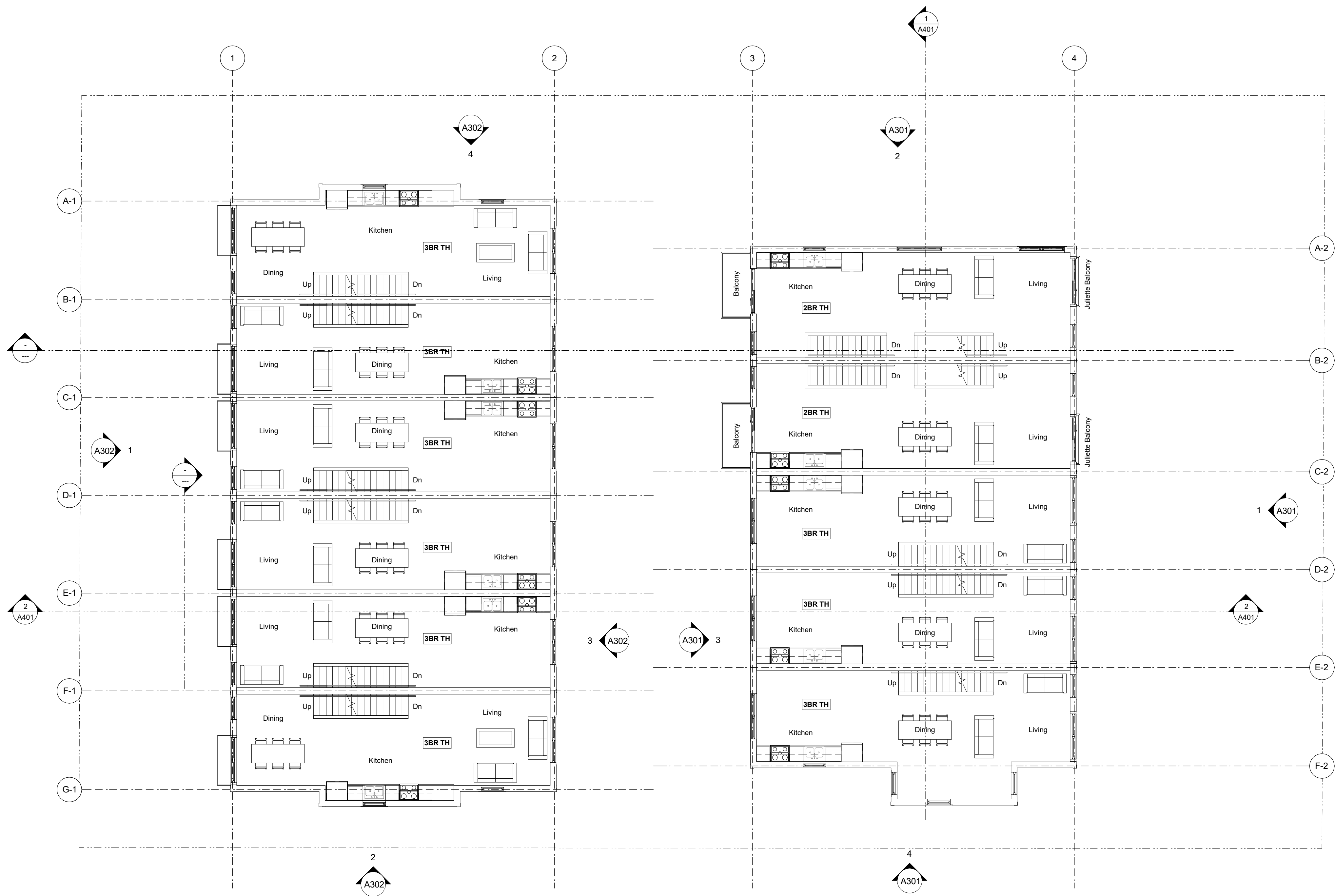
**FERNWOOD
TOWNHOMES**
2540 & 2542 Shelbourne
Street, Victoria, BC
L1 Plan

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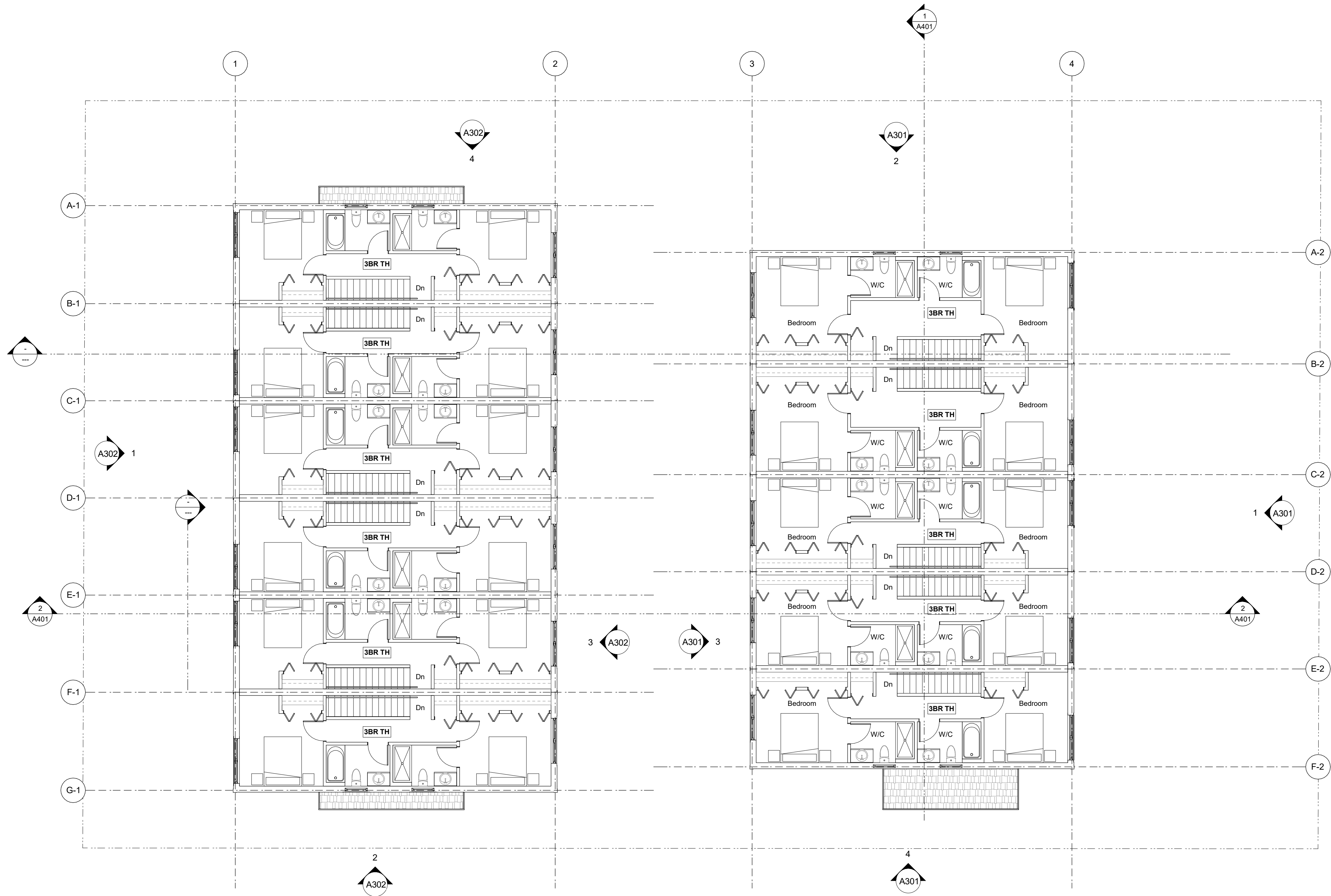
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**FERNWOOD
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L2 Plan

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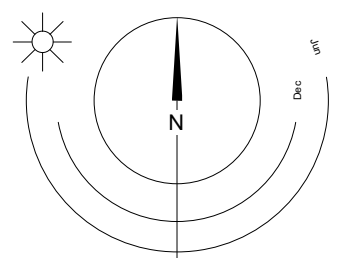
FERNWOOD TOWNHOMES

2540 & 2542 Shelbourne
Street, Victoria, BC

L3 Plan

dHka A203

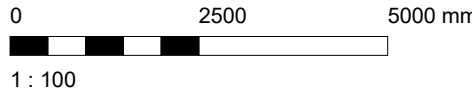
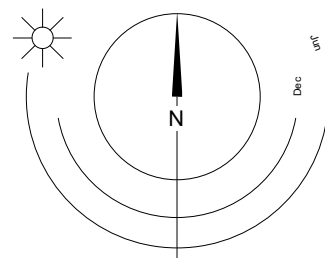
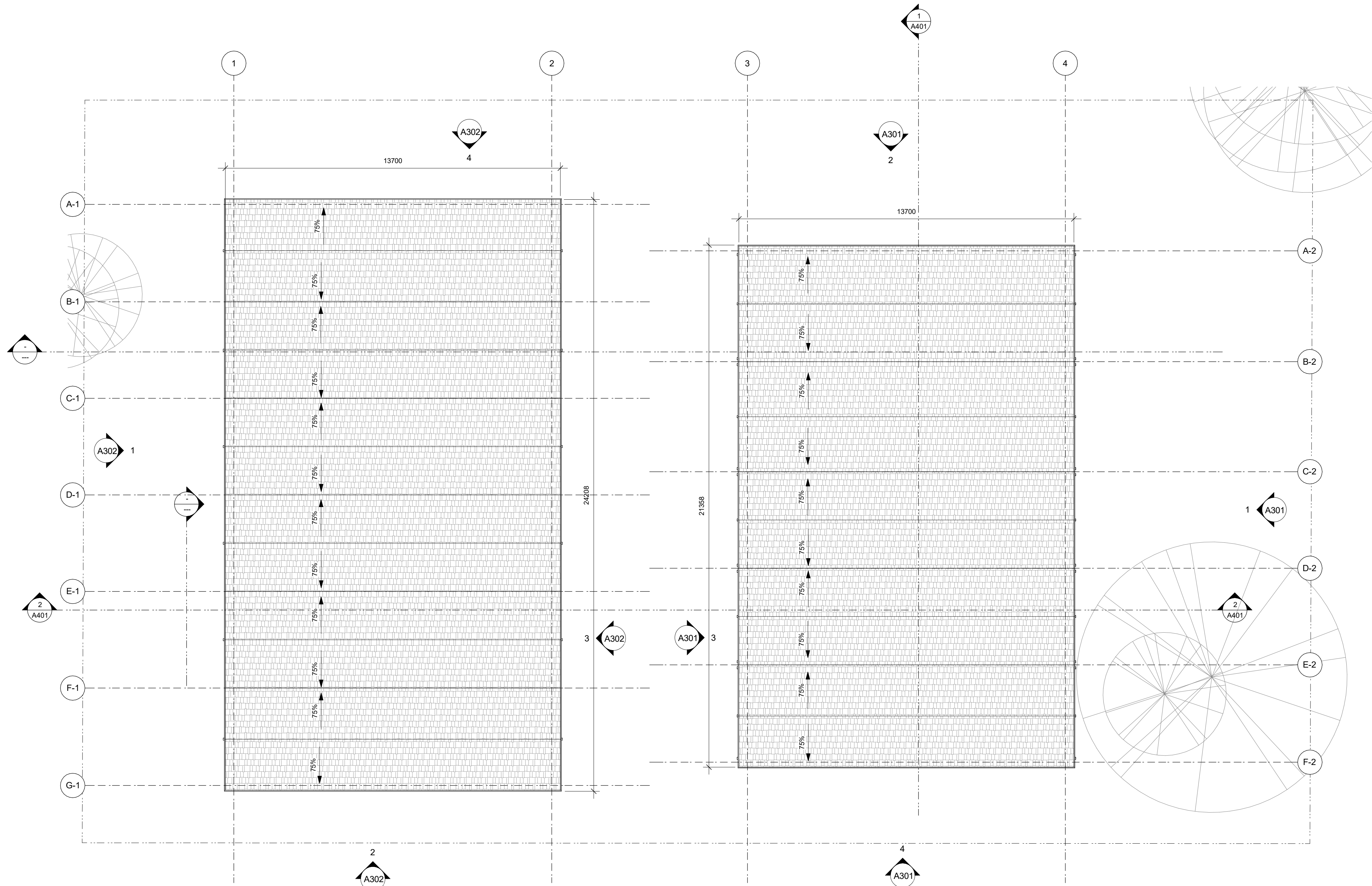
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0 2500 5000 mm
1 : 100

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FERNWOOD
TOWNHOMES
2540 & 2542 Shelbourne
Street, Victoria, BC
Roof Plan



A204

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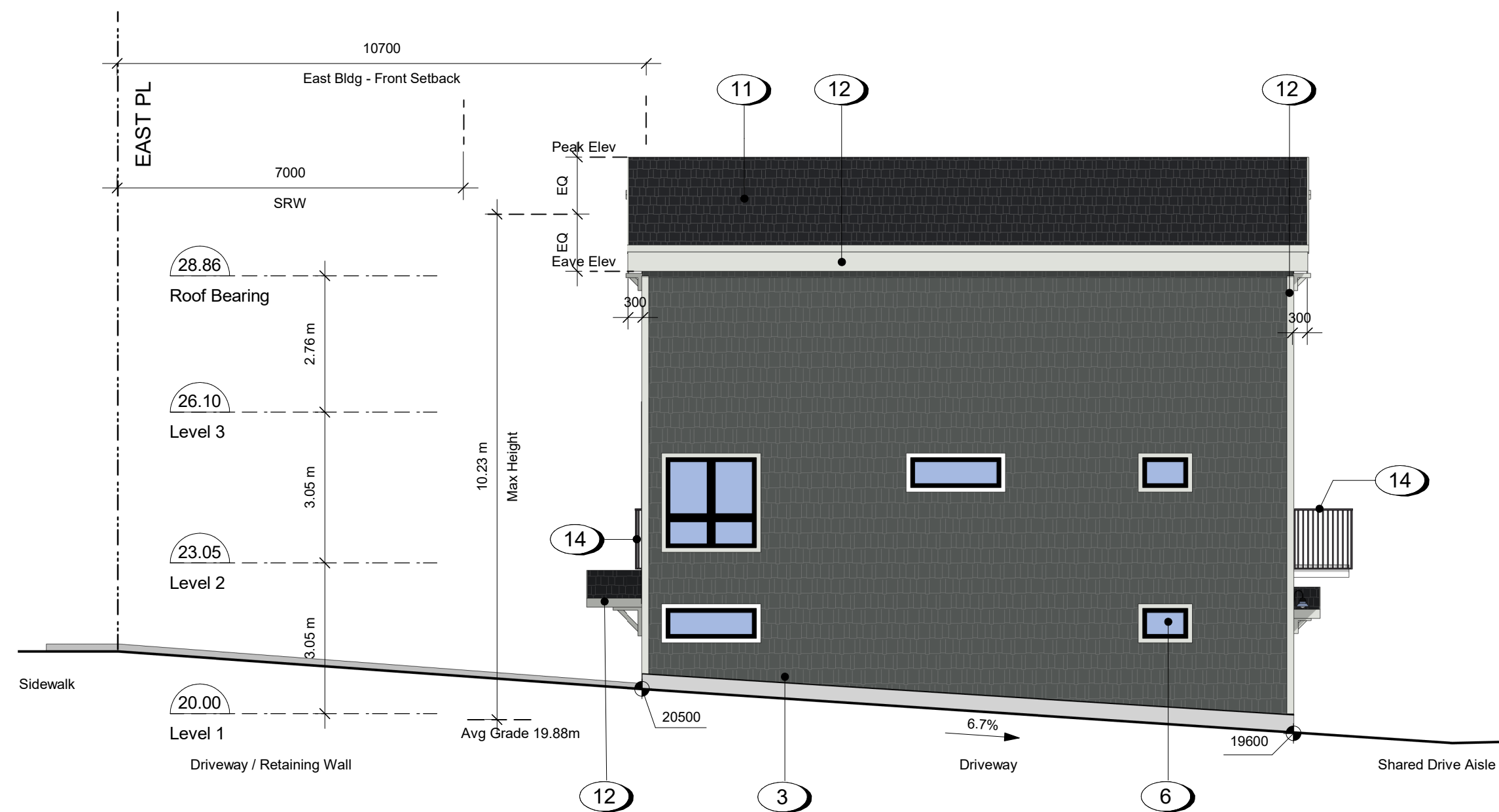
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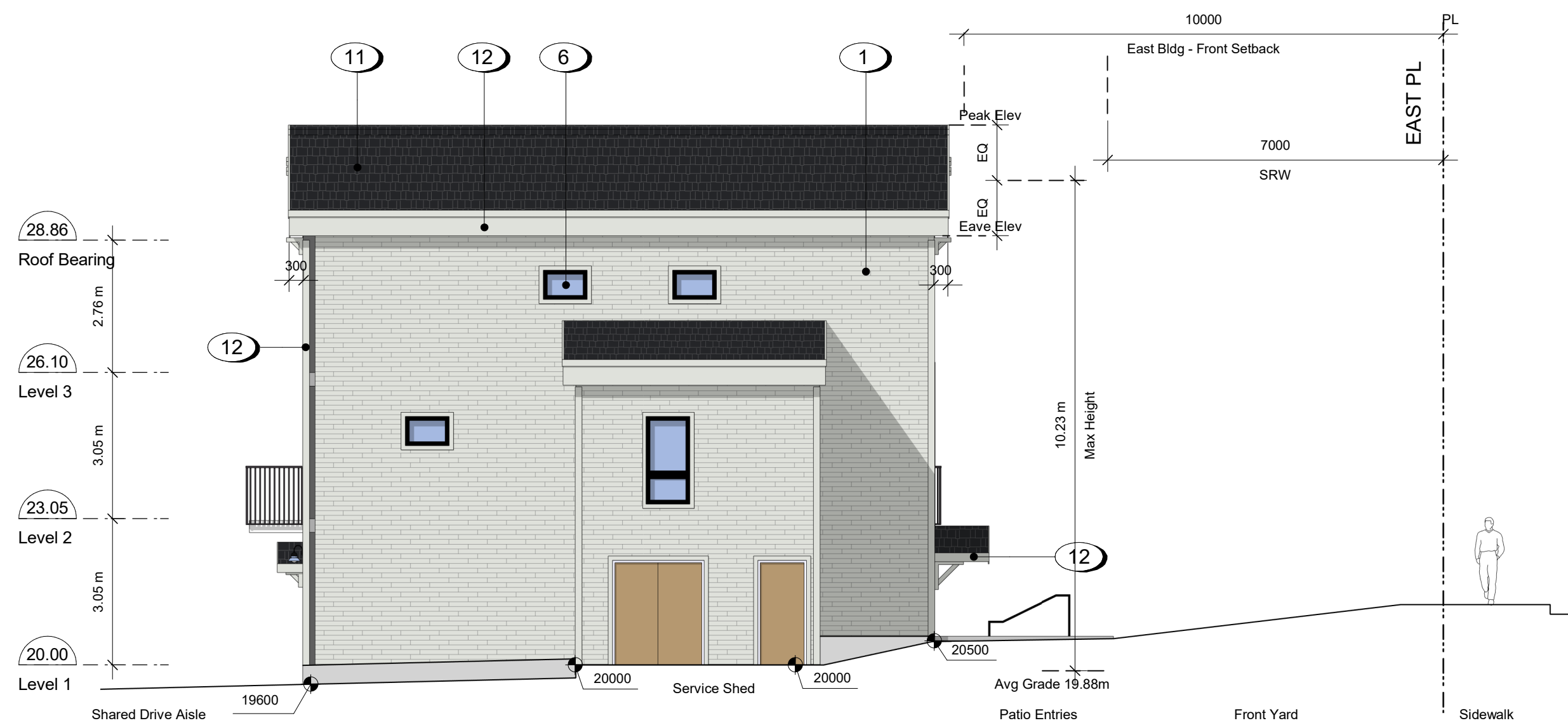
1 East Building - East Elevation
A301 SCALE: 1 : 100



3 East Building - West Elevation
A301 SCALE: 1 : 100



2 East Building - North Elevation
A301 SCALE: 1 : 100



4 East Building - South Elevation
A301 SCALE: 1 : 100

- 1 Fibre Cement Lap Siding - White
- 2 Fibre Cement Lap Siding - Slate Gray
- 3 Fibre Cement Shingles - Iron Gray
- 4 Fibre Cement Panels - White
- 5 Fibre Cement Panels - Slate Gray
- 6 Windows - Prefinished Vinyl w/ Low-E Glazing
- 9 Doors - Prefinished Vinyl Sliding w/ Low-E Glazing
- 11 Asphalt Shingles - Black
- 12 Prefinished Fibre Cement Trim
- 13 Wood Tone Finish
- 14 Pickets - Pre-finished Aluminum

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**FERNWOOD
TOWNHOMES**
2540 & 2542 Shelbourne
Street, Victoria, BC
**East Building
Elevations**

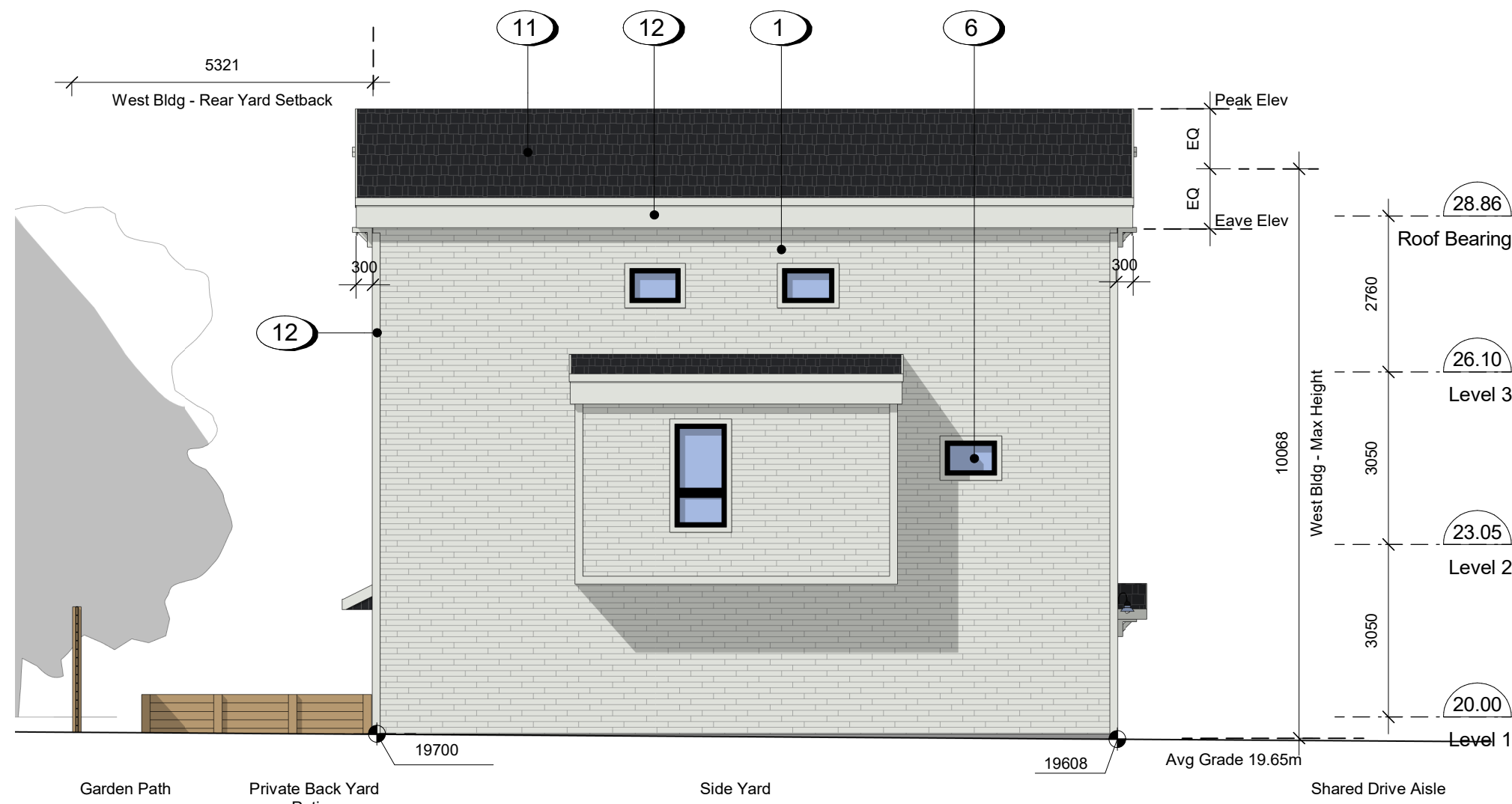


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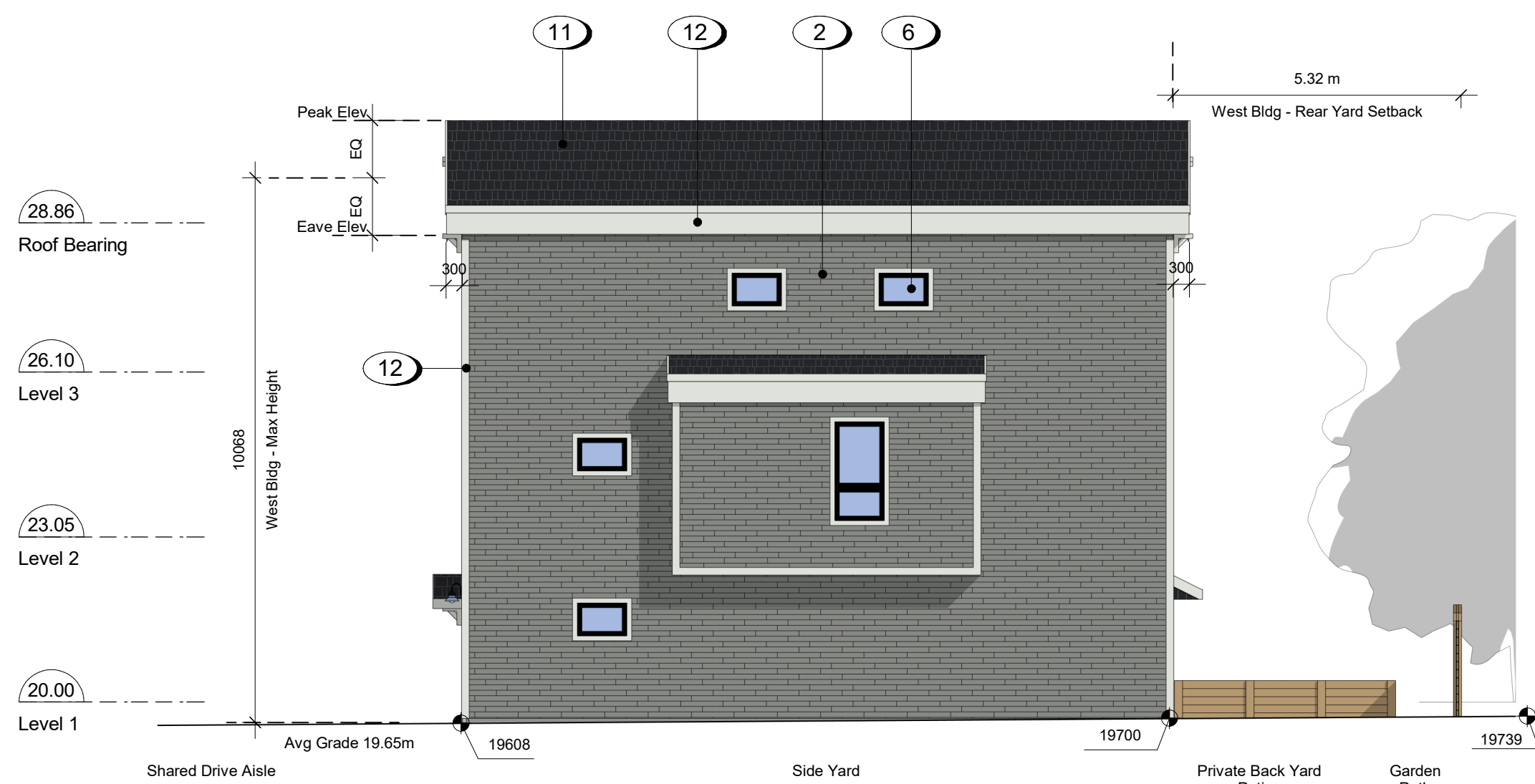
1 West Building - West Elevation
A302 SCALE: 1 : 100



2 West Building - South Elevation
A302 SCALE: 1 : 100



3 West Building - East Elevation
A302 SCALE: 1 : 100



4 West Building - North Elevation
A302 SCALE: 1 : 100

- 1 Fibre Cement Lap Siding - White
- 2 Fibre Cement Lap Siding - Slate Gray
- 3 Fibre Cement Shingles - Iron Gray
- 4 Fibre Cement Panels - White
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- 6 Windows - Prefinished Vinyl w/ Low-E Glazing
- 9 Doors - Prefinished Vinyl Sliding w/ Low-E Glazing
- 11 Asphalt Shingles - Black
- 12 Prefinished Fibre Cement Trim
- 13 Wood Tone Finish
- 14 Pickets - Pre-finished Aluminum

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22/10/24 ISSUED FOR ADP
22/07/18 ISSUED FOR REZONING

Plot Date 2022/10/24 Drawing File
Drawn By ADM/MVR Checked By ADM
Scale 1 : 100 Project Number
NOTE: All dimensions are shown in millimeters.

**FERNWOOD
TOWNHOMES**
2540 & 2542 Shelbourne
Street, Victoria, BC
**West Building
Elevations**



A302

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2524 Shelbourne St



2530 Shelbourne St



Side Yard

Private Entry

Private Entry

Private Entry

Private Entry

Private Entry

Drive Aisle / Site Access



2546 Shelbourne St

2550 Shelbourne St

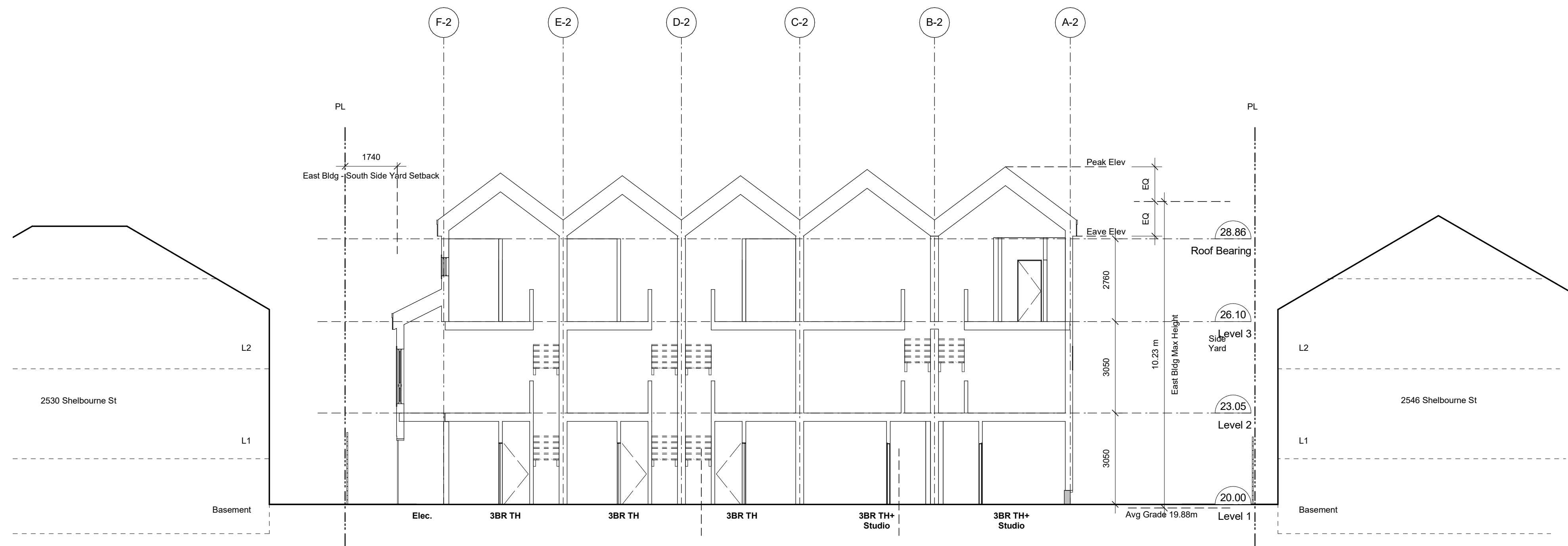
1 East Elevation on Shelbourne Street
A303 SCALE: 1 : 125

22/10/24
22/07/18
ISSUED FOR ADP
ISSUED FOR REZONING

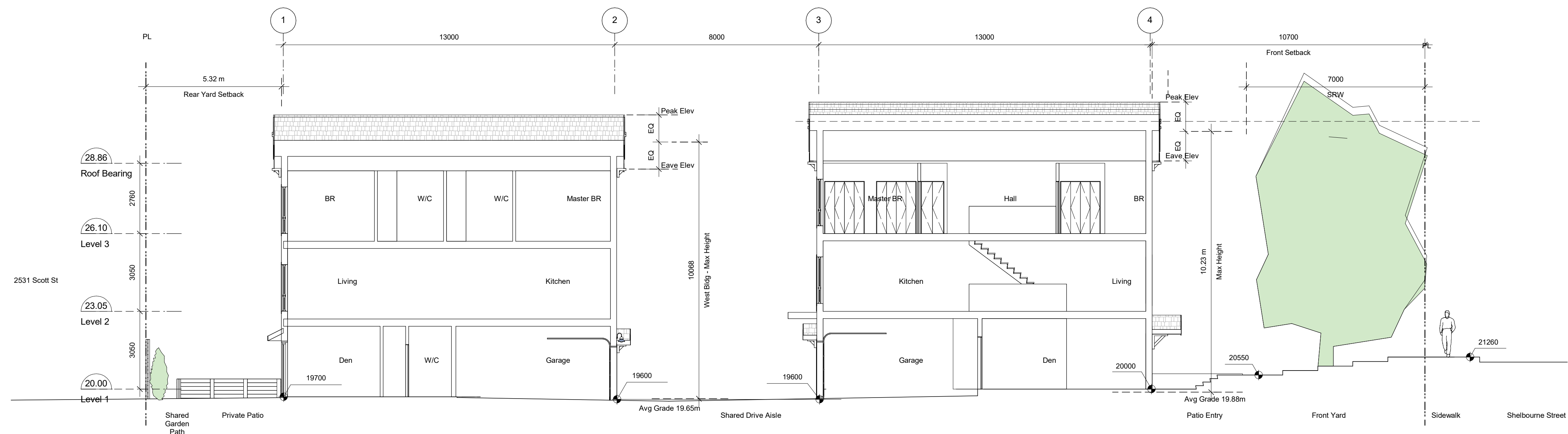
Plot Date	2022/10/24	Drawing File
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Scale	1 : 125	Project Number

NOTE: All dimensions are shown in millimeters.

FERNWOOD
TOWNHOMES
2540 & 2542 Shelbourne
Street, Victoria, BC
Street Elevation



1 South to North Site Section
A401 SCALE: 1 : 100

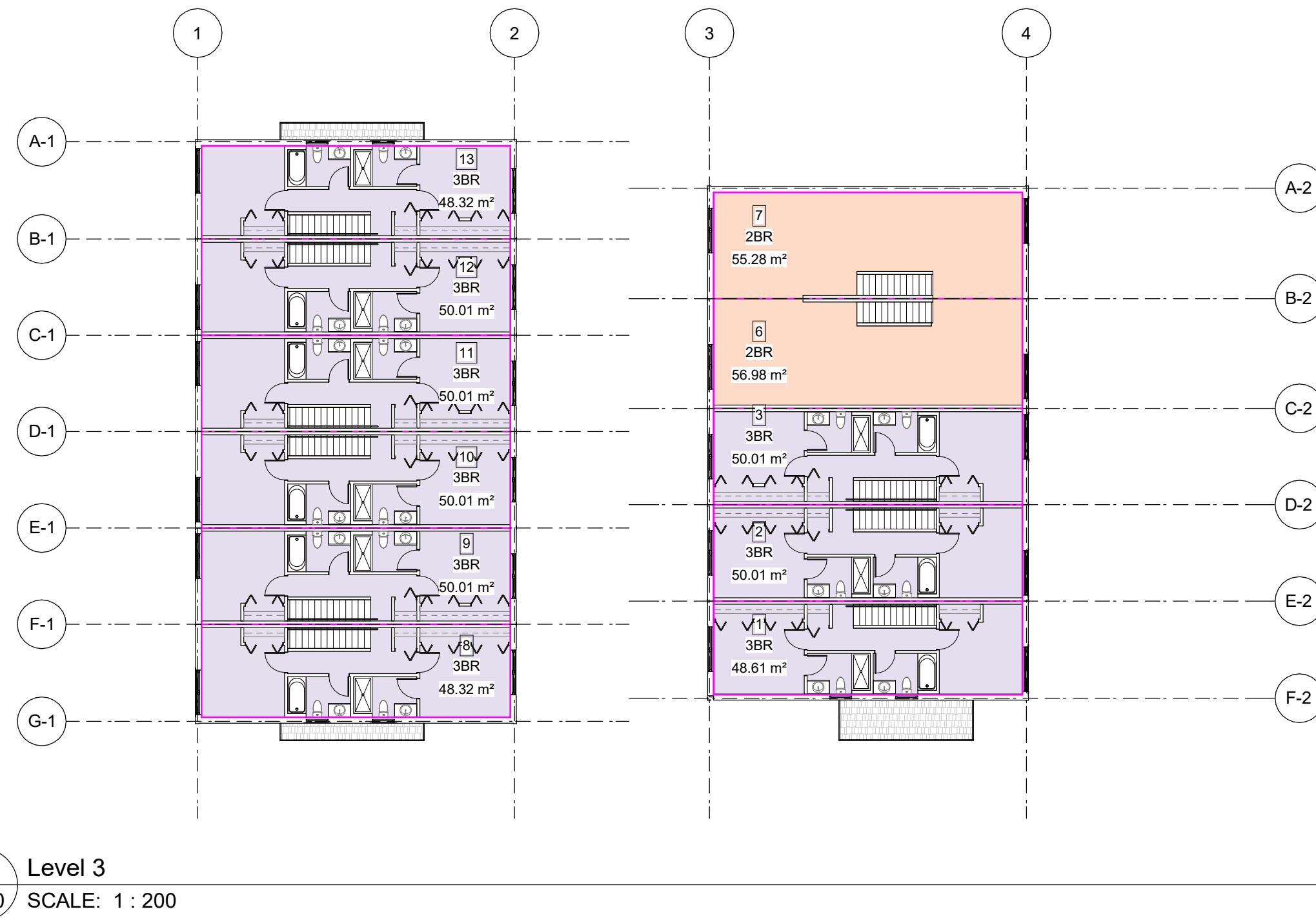
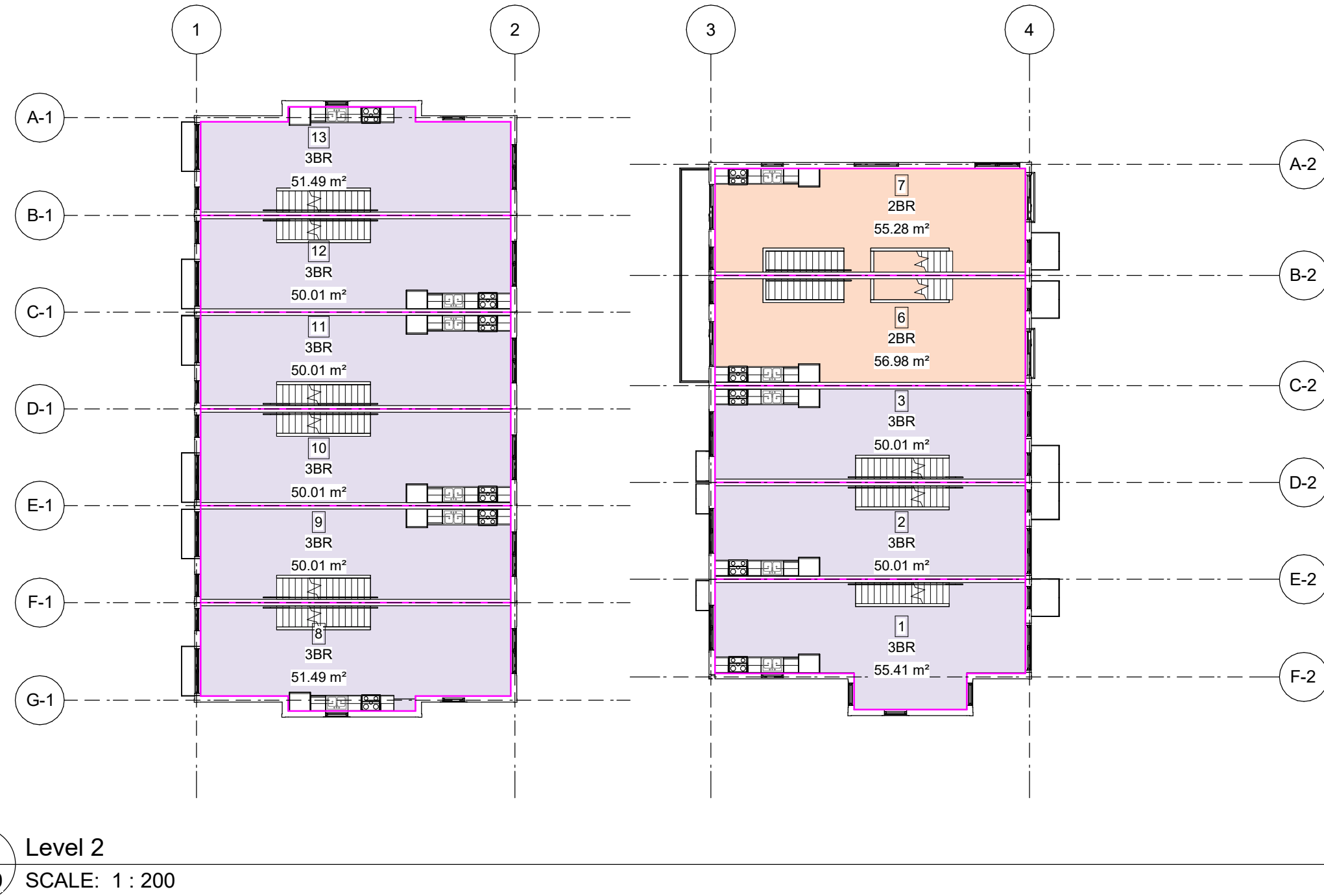
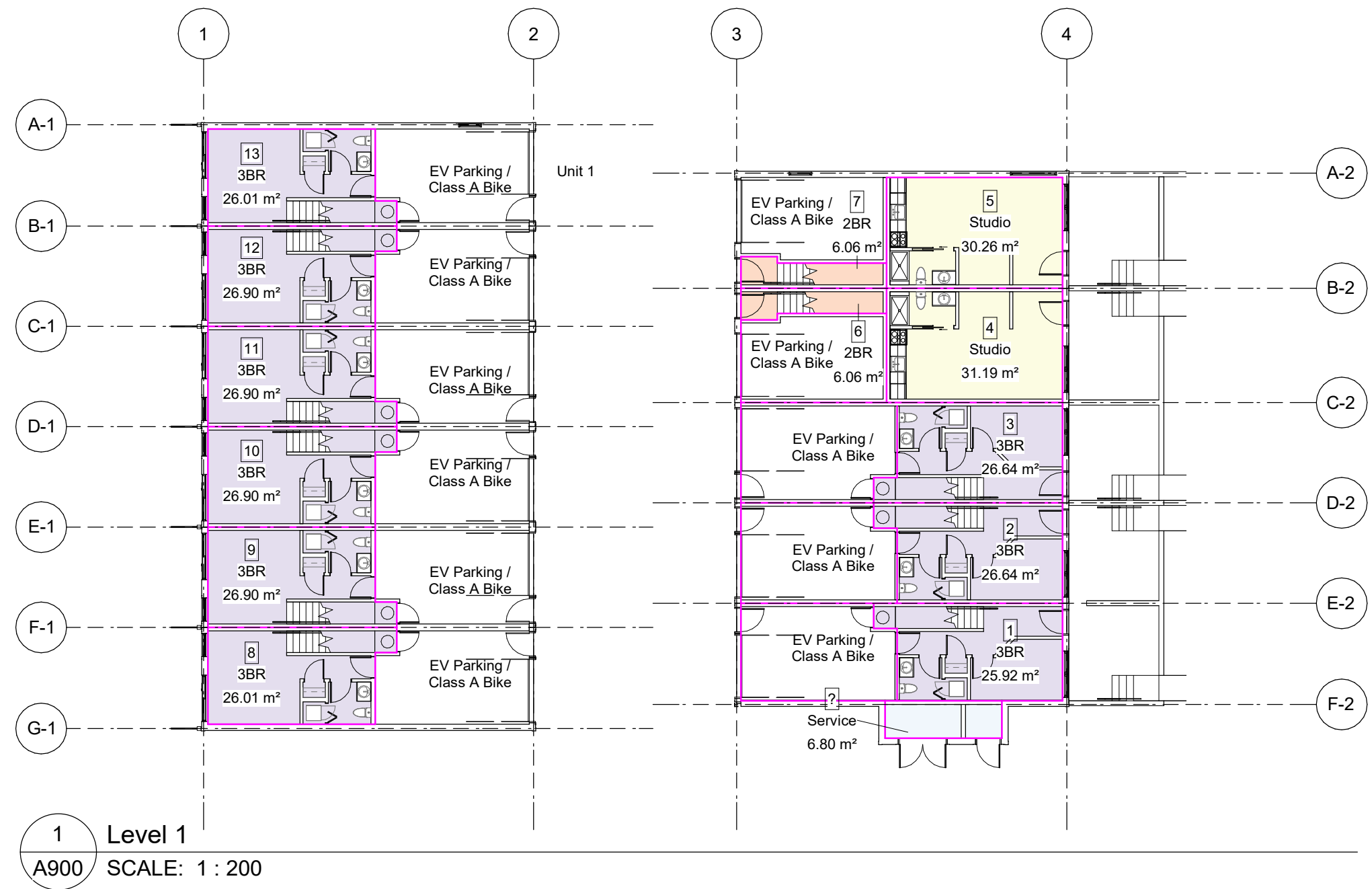


2 West to East Site Section
A401 SCALE: 1 : 100

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Scale 1 : 100 Project Number
NOTE: All dimensions are shown in millimeters.

**FERNWOOD
TOWNHOMES**
2540 & 2542 Shelbourne
Street, Victoria, BC
Site Sections



Area Schedule (FAR Contributing)	
Unit Type	Area
Service	
Service	6.80 m²
	6.80 m²
Unit 1	
3BR	25.92 m²
3BR	48.61 m²
3BR	55.41 m²
	129.94 m²
Unit 2	
3BR	26.64 m²
3BR	50.01 m²
3BR	50.01 m²
	126.67 m²
Unit 3	
3BR	26.64 m²
3BR	50.01 m²
3BR	50.01 m²
	126.67 m²

Area Schedule (FAR Contributing)	
Unit Type	Area
Unit 4	
Studio	31.19 m ²
	31.19 m ²
Unit 5	
Studio	30.26 m ²
	30.26 m ²
Unit 6	
2BR	6.06 m ²
2BR	56.98 m ²
2BR	56.98 m ²
	120.01 m ²
Unit 7	
2BR	6.06 m ²
2BR	55.28 m ²
2BR	55.28 m ²
	116.62 m ²

Area Schedule (FAR Contributing)	
Unit Type	Area
Unit 8	
3BR	26.01 m ²
3BR	48.32 m ²
3BR	51.49 m ²
	125.82 m ²
Unit 9	
3BR	26.90 m ²
3BR	50.01 m ²
3BR	50.01 m ²
	126.93 m ²
Unit 10	
3BR	26.90 m ²
3BR	50.01 m ²
3BR	50.01 m ²
	126.93 m ²

Area Schedule (FAR Contributing)	
Unit Type	Area
Unit 11	
3BR	26.90 m²
3BR	50.01 m²
3BR	50.01 m²
	126.93 m²
Unit 12	
3BR	26.90 m²
3BR	50.01 m²
3BR	50.01 m²
	126.93 m²
Unit 13	
3BR	26.01 m²
3BR	48.32 m²
3BR	51.49 m²
	125.82 m²
Grand total: 36	1447.51 m²

AREA CALCULATIONS

SITE AREA:	1,526m² (16,426 s.f.)
TOTAL PROPOSED:	1,447 m² (15,575 s.f.)
FLOOR SPACE RATIO:	0.95 : 1 FSR
SITE COVERAGE	39%
OPEN SITE SPACE	35%

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FERNWOOD
TOWNHOMES
2540 & 2542 Shelbourne
Street, Victoria, BC
Area Plans

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