

Revisions

Bubbled areas indicate revisions
compared to the previously
submitted plansReceived Date:
July 28, 2023

2540 - 2542 SHELBOURNE STREET



Project Rendering - North Looking View @ Shelbourne Street



Project Rendering - North Looking View @ Amenity and Play Area

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: 1,630 m² (17,545 s.f.)

FLOOR SPACE RATIO: 1.07:1 FSR

SITE COVERAGE: 42%

OPEN SITE SPACE: 33%

GRADE OF BUILDING: North Bldg 20.3m
South Bldg 20.2m
(See Site Plan for Avg Grade Calculation)

HEIGHT OF BUILDING: North Bldg 10.7m
South Bldg 10.5m

NUMBER OF STOREYS: 3 STOREYS

RESIDENTIAL PARKING: 13 stalls (EV Ready)

BICYCLE PARKING: 15 Class 1/EV Ready (in suite)

12 Short term (rack)

SETBACKS:

North Bldg South Bldg
FRONT (Street): 8.11m 8.09m

REAR: 7.22m 3.02m

SIDE (North): 2.44m 19.19m

SIDE (South): 19.19m 2.44m

COMBINED SIDE: 4.88m 4.88m

SUITE COMPOSITION:

TOTAL: 15 SUITES
3 Bedroom 1
2 Bedroom 14
Ground-Oriented Units 15
Minimum Unit Floor Area 107.5m²

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:
Shelbourne Project Limited Partnership
541 Cornwall Street
Victoria, B.C.
V8V 4K9
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ARCHITECT:
dHKArchitects
977 Fort Street
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P. 250.658.3367

CIVIL CONSULTANT:
Heron Design Ltd.
Unit 600, 1112 Fort St.
Victoria, BC V8V 3K8
P. 250.384.9475

LANDSCAPE CONSULTANT:
LADR Landscape Architects Inc.
3-864 Queens Avenue, Street Level,
Victoria, BC V8T 1M5
P. 250.328.0105

ARBORETUM:
Talmor Urban Forestry Consultants Ltd.
Noah Talbot, BA
P. 250.898.9492

DRAWING LIST

A000	COVER SHEET / PROJECT DATA
A001	SURVEY
A002	SHADOW STUDY
A003	PERSPECTIVE STUDY
A004	PERSPECTIVE VIEWS
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

ANNOTATIONS LEGEND

The following annotations are used on architectural drawings and details:

	BEDROOM	ROOM NAME & ROOM NUMBER
	DOOR NUMBER	See Door Schedule
	WINDOW NUMBER	See Window Schedule
	WALL TYPE	See Assemblies Schedule
	2.0 hr	RATED WALL DESIGNATION
	0.00	ELEVATION DATUM
	2440	CEILING HEIGHT
		AREA OF DROP CEILING
	1	KEYNOTE SYMBOL
	12	MATERIAL TAG
	1 A601	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
CDEM	Cementitious Backing Board	LP	Low Point	S/UF	Sheet Vinyl Flooring
Conc	Concrete	MDFB	Medium Density Fibreboard Base	TB	Toe Bar
CBK	Concrete Block	MR	Mirror	T/D	Tempered / Double Glazed
CIL	Centerline	MP	Metal Panel	TLAM	Tempered Laminated Glass
CPT	Carpet Tile	O/H	Overhead	TGL	Tempered Glass
CT	Ceramic Tile	OW	Offset Window	TGCL	Transom Glass
CW	Complete With	PF	Prefinished	TOC	Top of Drain
DD	Deck Drain	PLAM	Plastic Laminate	TOD	Top of Insulation
EL	Elevation	PLS	Plaster	TOI	Top of Insulation
EPC	Epoxy Polymer Coating	PSF	Pressed Steel Frame	TOS	Top of Stab
EXP/AGG	Exposed Aggregate	PT	Paint	TOW	Top of Wall
EXT	Exterior	PTD	Paper Towel Dispenser	TP	Toilet Paper
FD	Floor Drain	PTDW	Paper Towel Dispenser / Waste	UNF	Unfinished (or GWD means taped and filled by not sanded to minimum ULC requirements where applicable)
FEC	Fire Extinguisher Cabinet	RA	Roof	Uno	Unless Noted Otherwise
FRE	Finish Residential Elevation	RB	Rubber Base	U/S	Underside of...
FG	Finished Grade	RES	Resilient Flooring	VCT	Vinyl Composition Tile
GB	Grab Bar	RD	Root Drain	VG	Vinyl Glass
GBL	Glass Block	RDP	Root Drain - Planter	VIS	Vinyl Impact Sheet
GL	Glass	RWL	Rain Water Leader	VT	Vinyl Tile
GWG	Georgian Wire Glass	SAFI	Spray Applied Fibrous Insulation	WVC	Vinyl Wall Covering
GWB	Gypsum Wallboard	SCW	Solid Core Wood	WC	Wall Closet
HC	Hollow Core	SD	Soap Dispenser	WD	Wood
HCW	Hollow Core Wood	SP	Spindle Glass	WPM	Waterproof Membrane
H/C	Hollow Core	SPC	Solid Particleboard Core	WRC	Water Repellant Coating

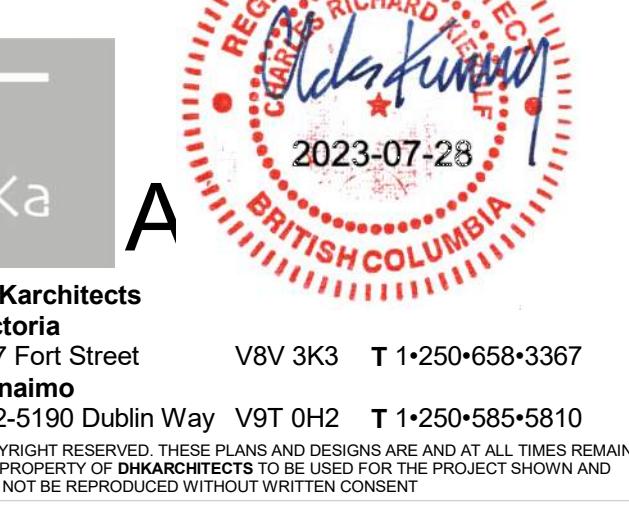


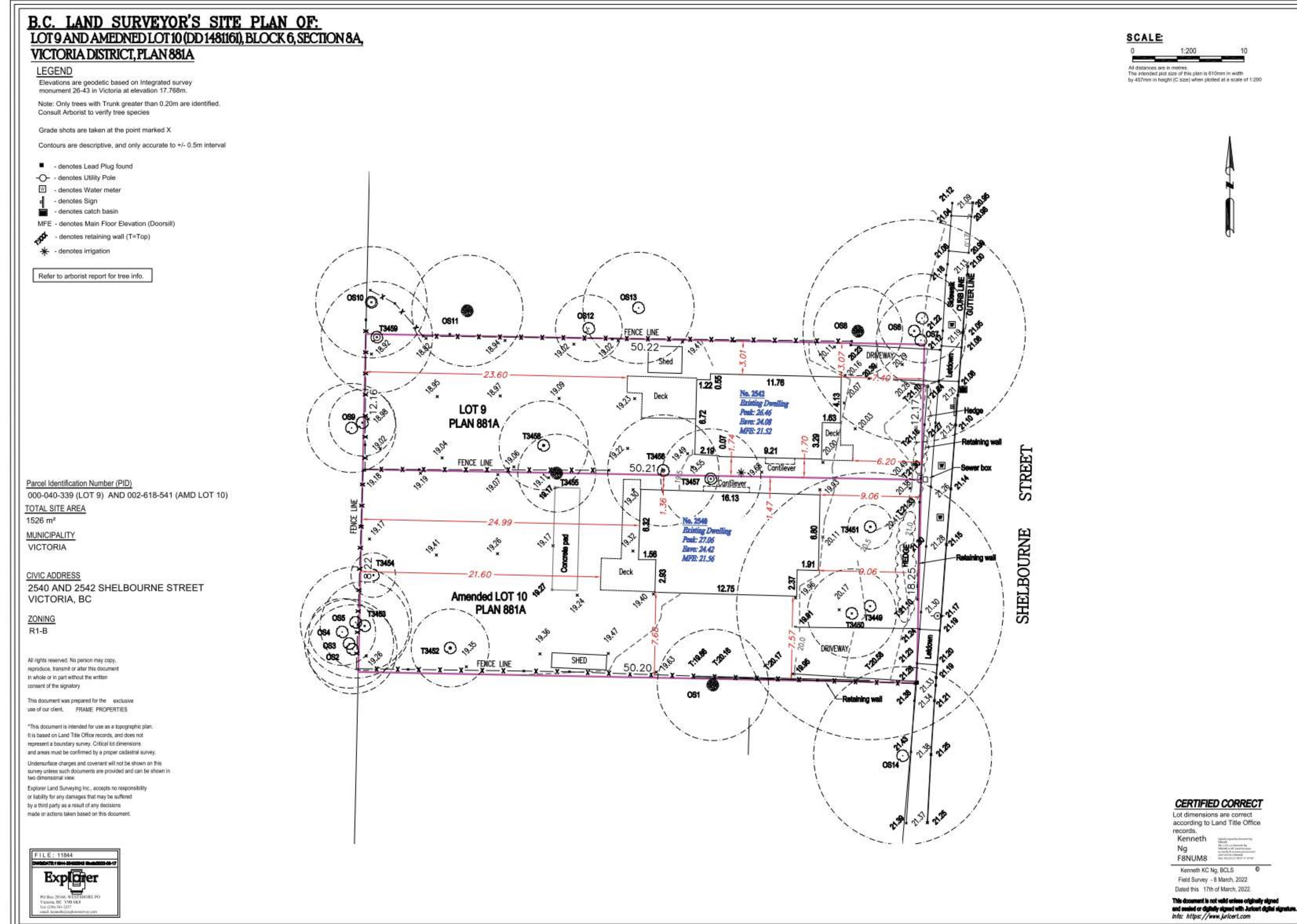
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Scale As Indicated Project Number

NOTE: All dimensions are shown in millimeters.

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





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

dHKa A

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



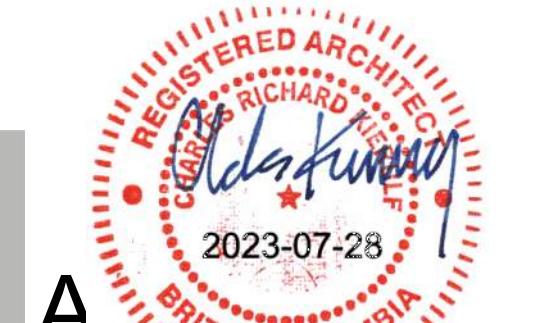
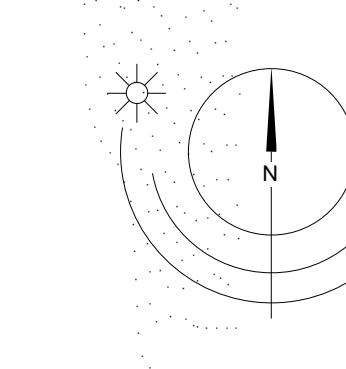
2 Shadow Study - Summer Solstice 12PM
A002 SCALE: 1 : 300

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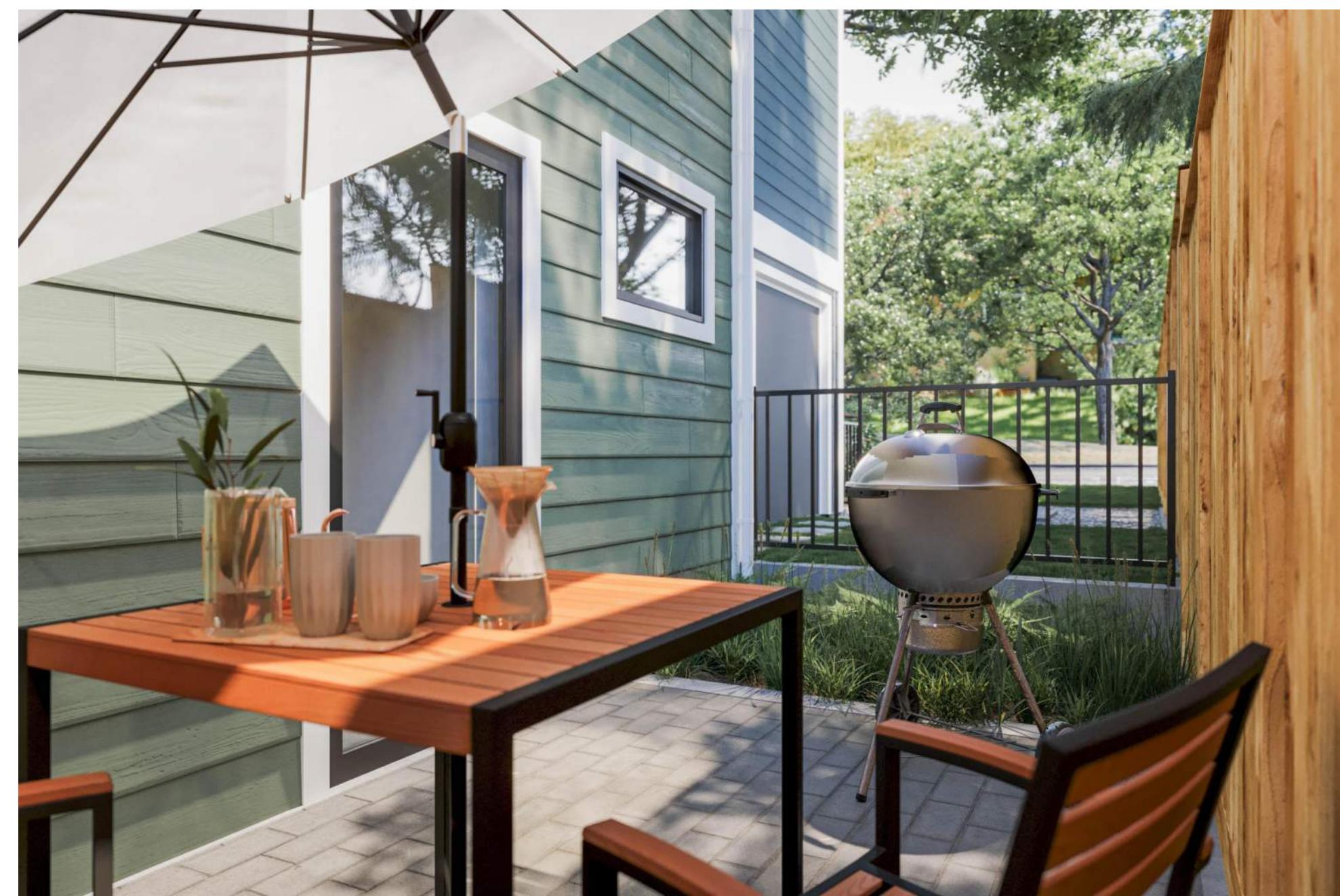
FERNWOOD TOWNHOMES
2540 & 2542 Shelbourne Street, Victoria, BC
Shadow Study



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1. Project Rendering - North Looking View @ Shelbourne Street



2. Project Rendering - Typical Side Yard Patio



3. Project Rendering - South Looking View @ Shelbourne Street

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TL. All dimensions are shown in millimeters.

FERNWOOD TOWNHOMES

2540 & 2542 Shelbourne
Street, Victoria, BC

Perspective Views

—
dHKa



1. Project Rendering - North Looking View @ Amenity and Play Area

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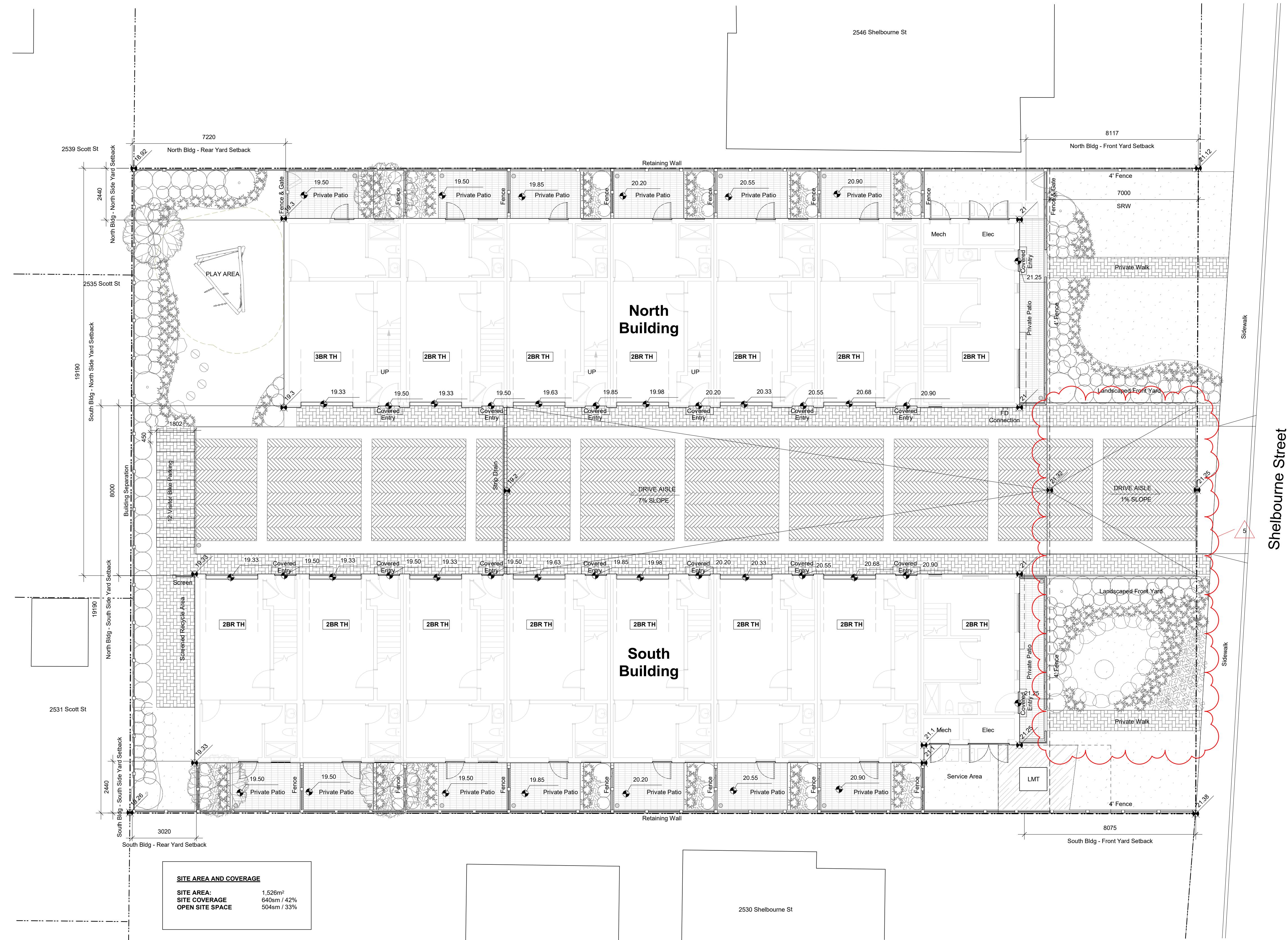
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MVR Checked By ADM
cated Project Number

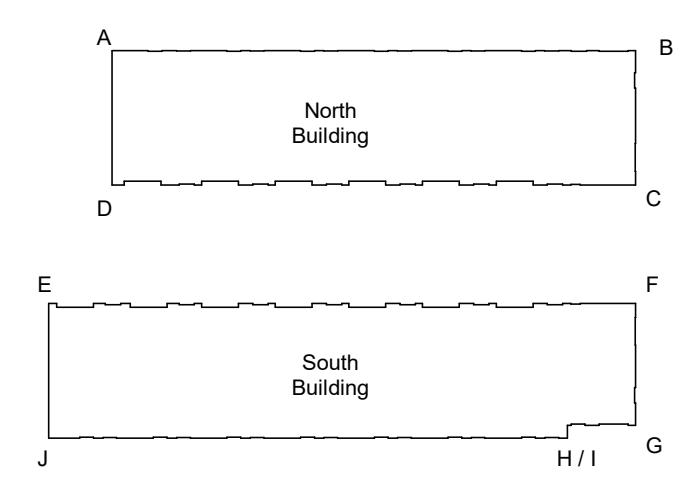
WOOD HOMES

542 Shelbourne
Victoria, BC

A circular red stamp with the letters 'HCOL' in the center. The stamp has a decorative border with a repeating pattern of small red shapes.

Average Grade Calculations

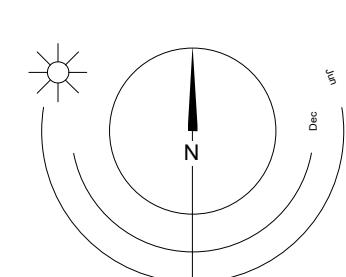
North Bldg	Grade Points	Avg of Points	x	Distance		T
Grade Point A - 19.3	Points A - B	$((19.3+21)/2)=20.15$	x	34.65	=	6
Grade Point B - 21	Points B - C	$((21+21)/2)=21$	x	8.9	=	1
Grade Point C - 21	Points C - D	$((21+19.3)/2)=20.15$	x	34.65	=	6
Grade Point D - 19.3	Points D - A	$((21+21)/2)=21$	x	8.9	=	1



1770.2/87.1 (Perimeter)	= 20.3m				
South Bldg					
Grade Point E - 19.3	Points E - F	$((19.3+21)/2)=20.15$	x 34.65	=	6
Grade Point F - 21	Points F - G	$((21+21.25)/2)=21.13$	x 8.07	=	1
Grade Point G - 21.25	Points G - H	$((21.25+21.1)/2)=21.18$	x 4.5	=	9
Grade Point H - 21.1	Points H - I	$((21.1+21.1)/2)=21.1$	x 0.85	=	1
Grade Point I - 21.1	Points I - J	$((21.1+19.3)/2)=20.2$	x 34.3	=	6
Grade Point J - 19.3	Points J - E	$((19.3+19.3)/2)=19.3$	x 8.9	=	1

South Bldg Grade Calculation
1846.59/91.27 (Perimeter) = 20.28

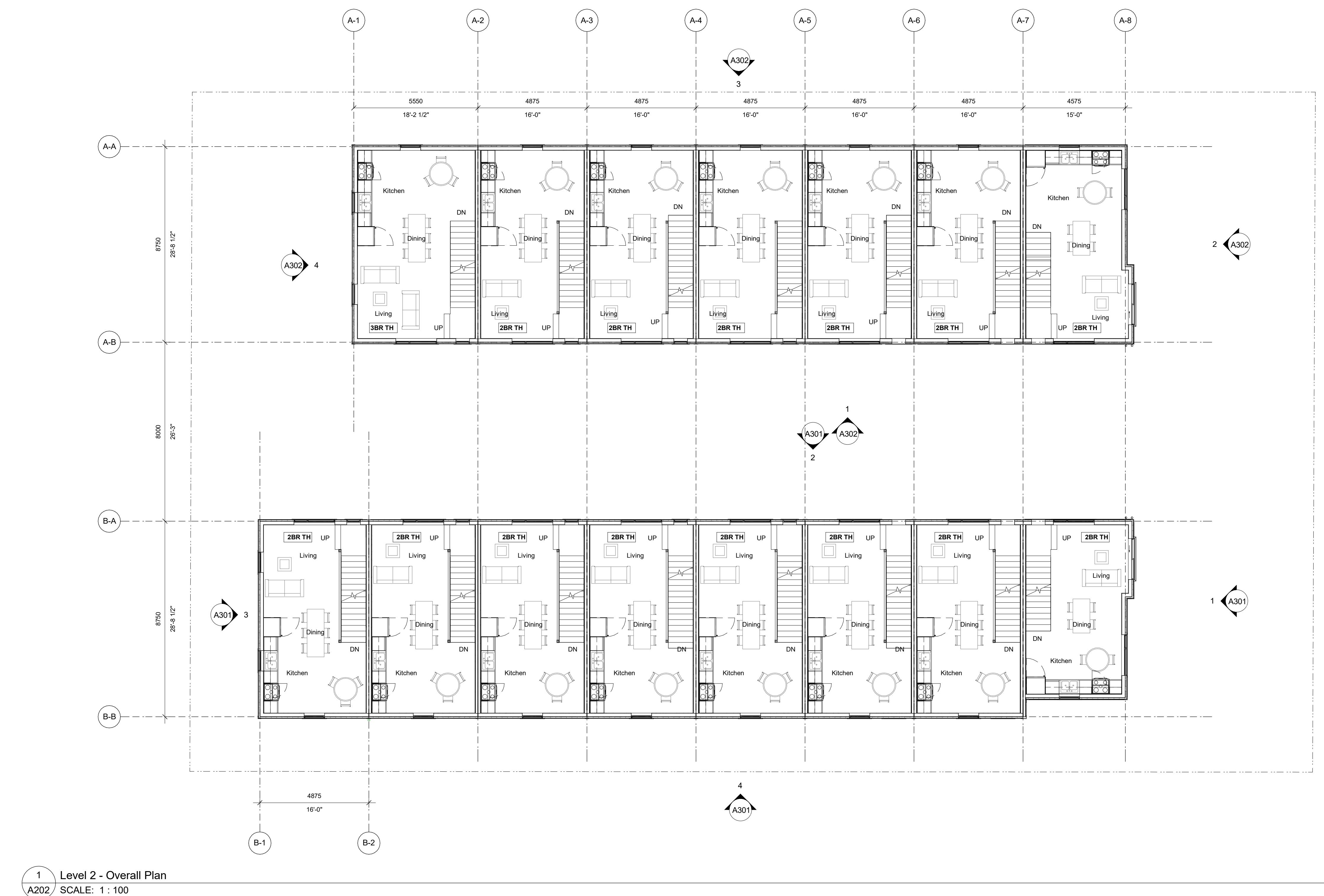
2530 Shelbourne



A scale bar and a ratio indicator. The scale bar is a horizontal line with a black segment on the left, a white segment in the middle, and a black segment on the right. To the left of the black segment is the number '0'. To the right of the white segment is the number '2500'. To the right of the black segment is the text '5000 mm'. Below the scale bar is the ratio '1 : 100'.

10

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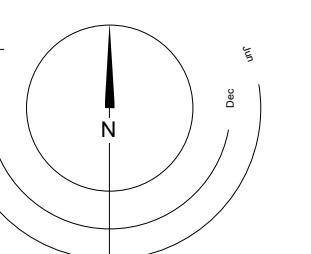


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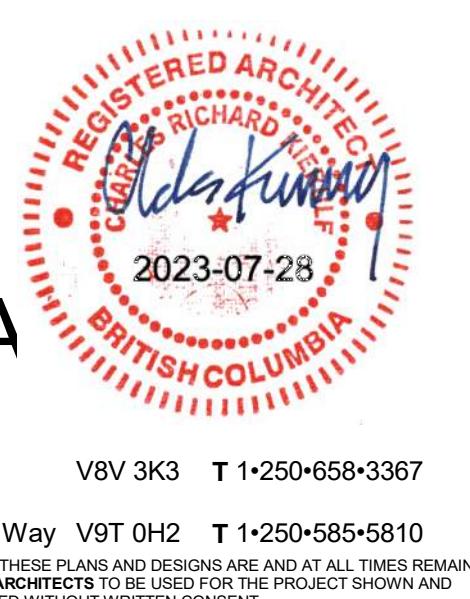
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FERNWOOD
TOWNHOMES
2540 & 2542 Shelbourne
Street, Victoria, BC
L2 Plan

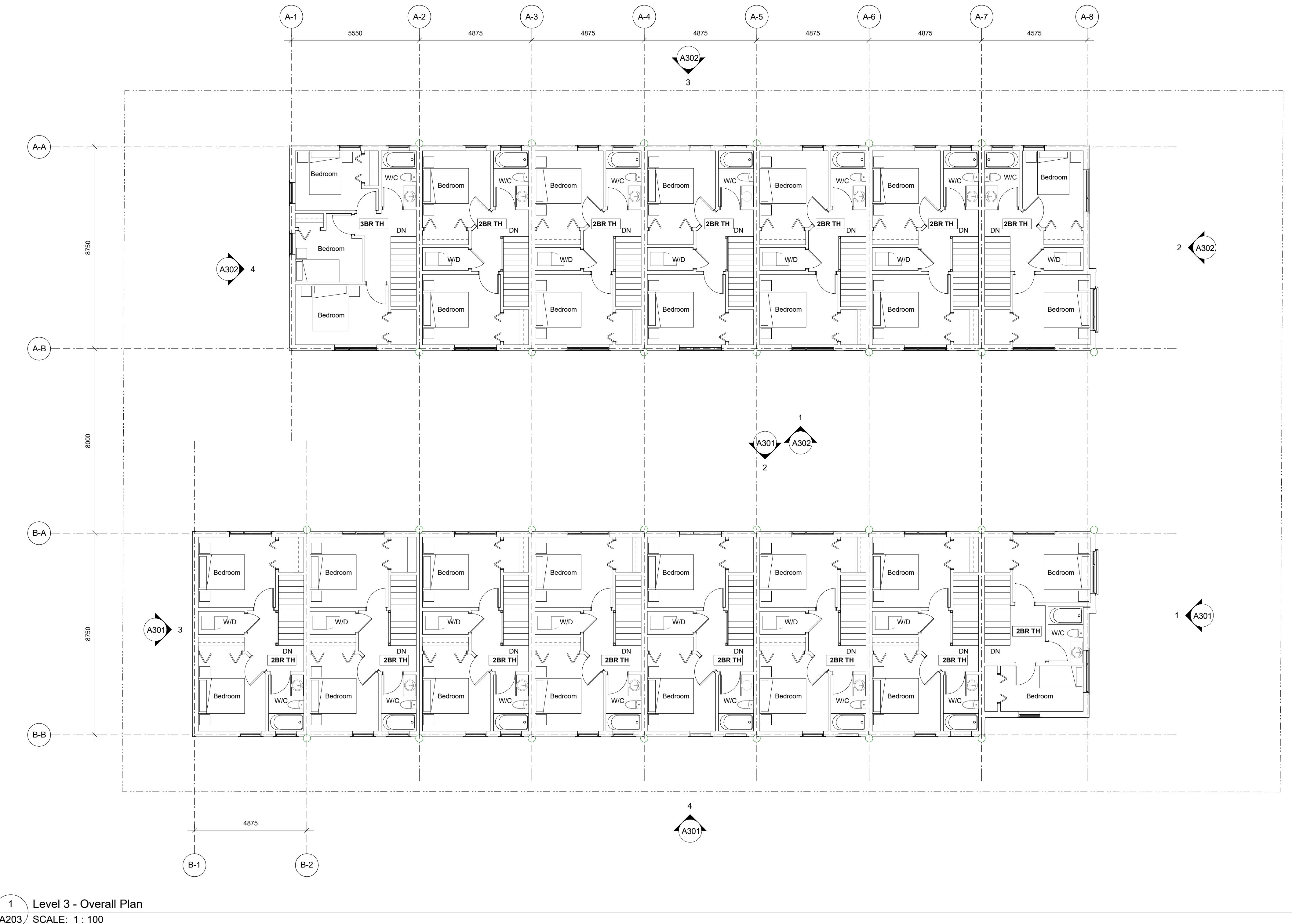


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0 2500 5000 mm
1:100



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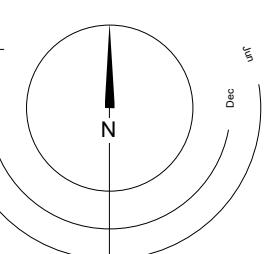


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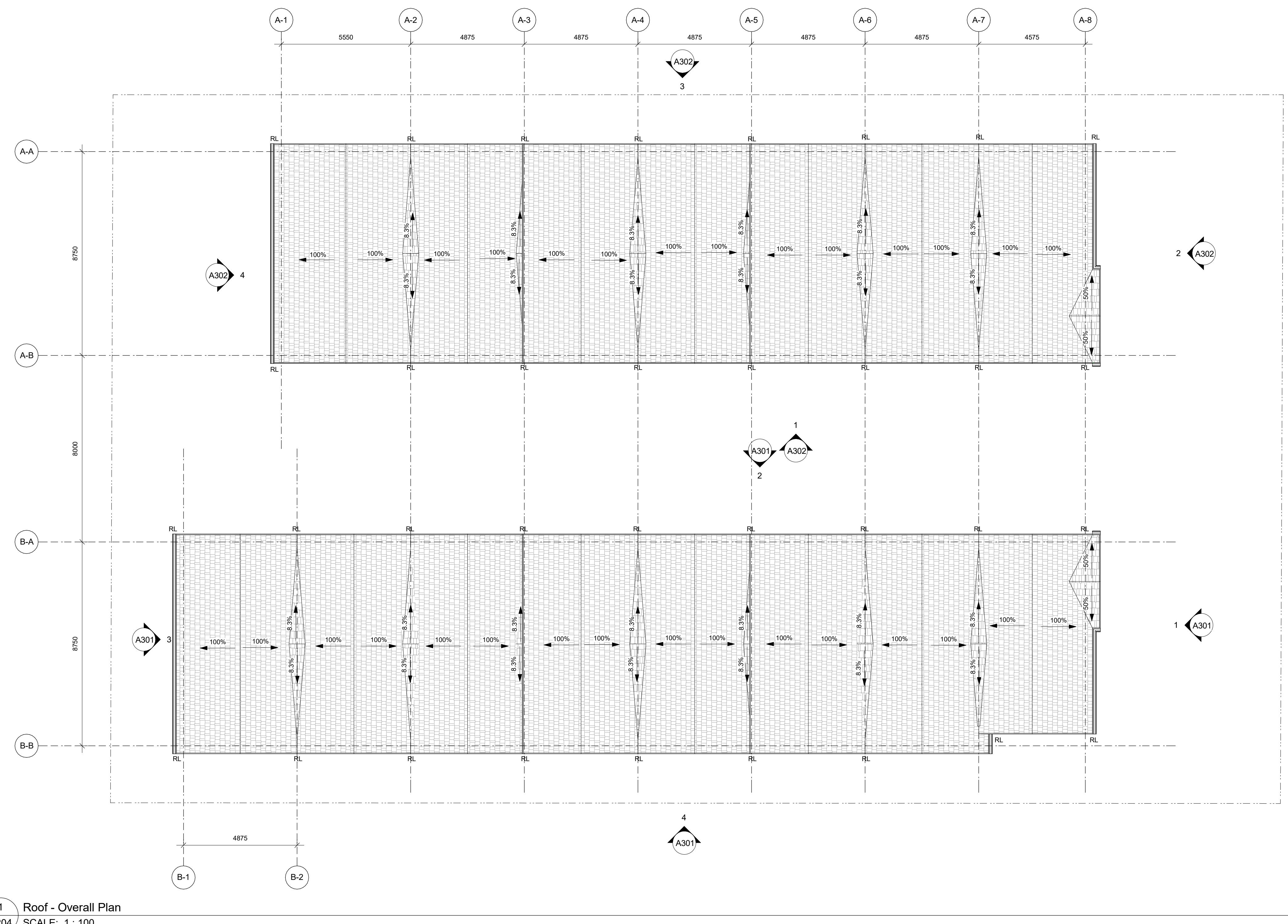
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Street, Victoria, BC
L3 Plan



0 2500 5000 mm
1:100

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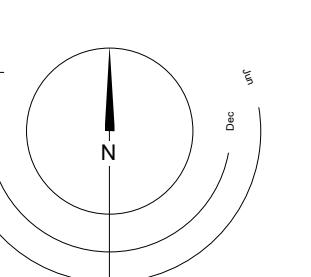
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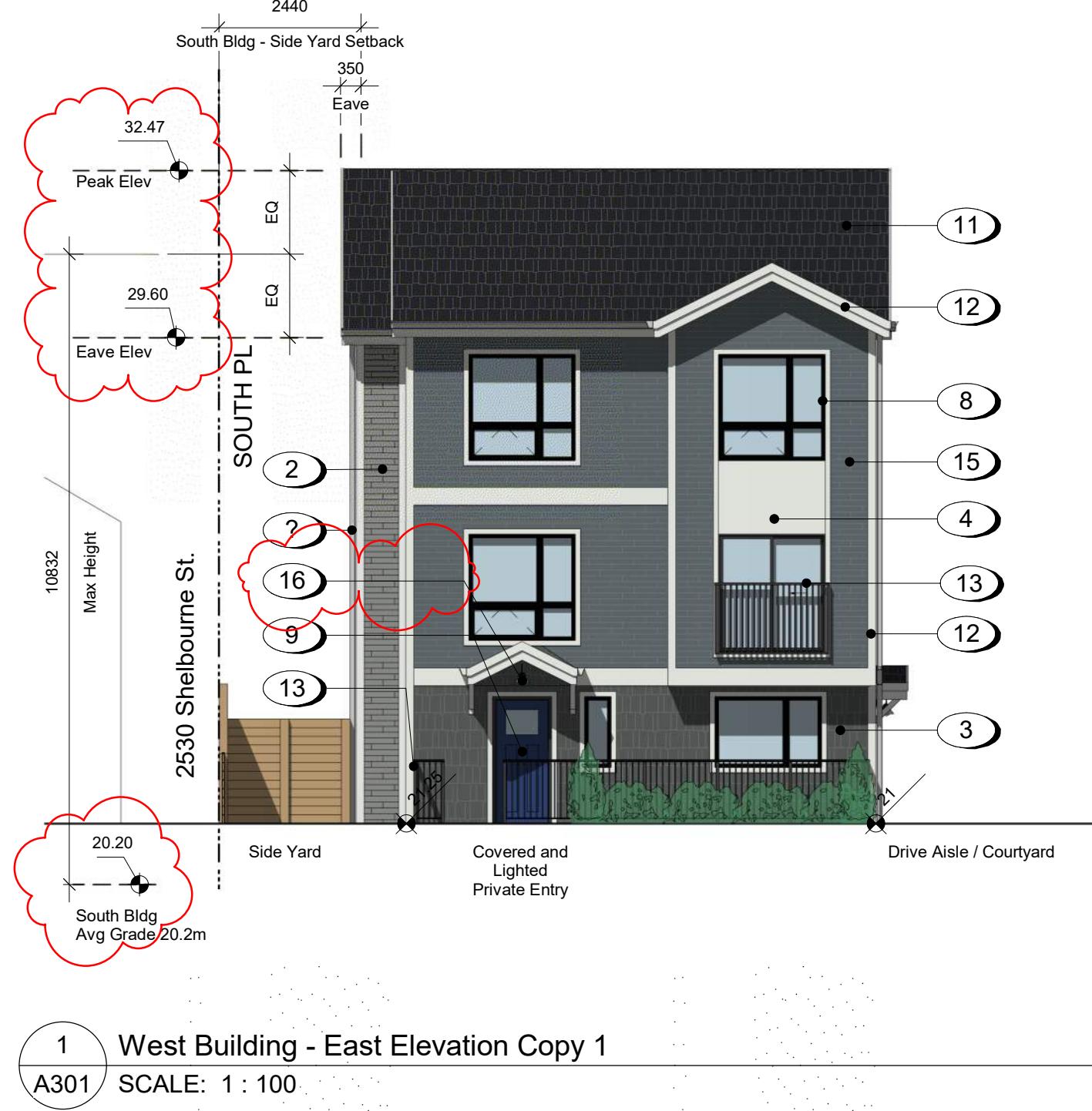
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TOWNHOMES**
2540 & 2542 Shelbourne
Street, Victoria, BC
Roof Plan



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0 2500 5000 mm
1 : 100

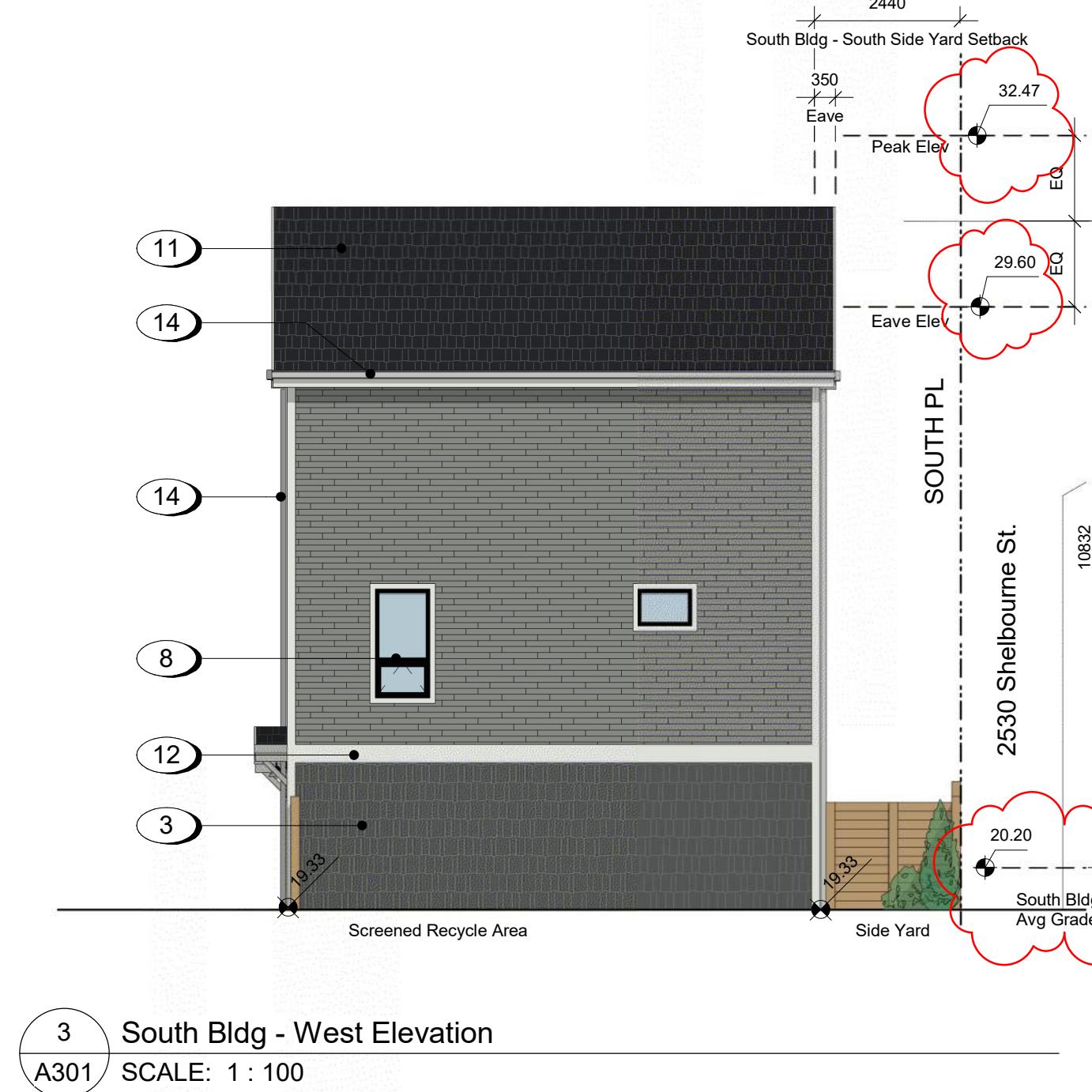
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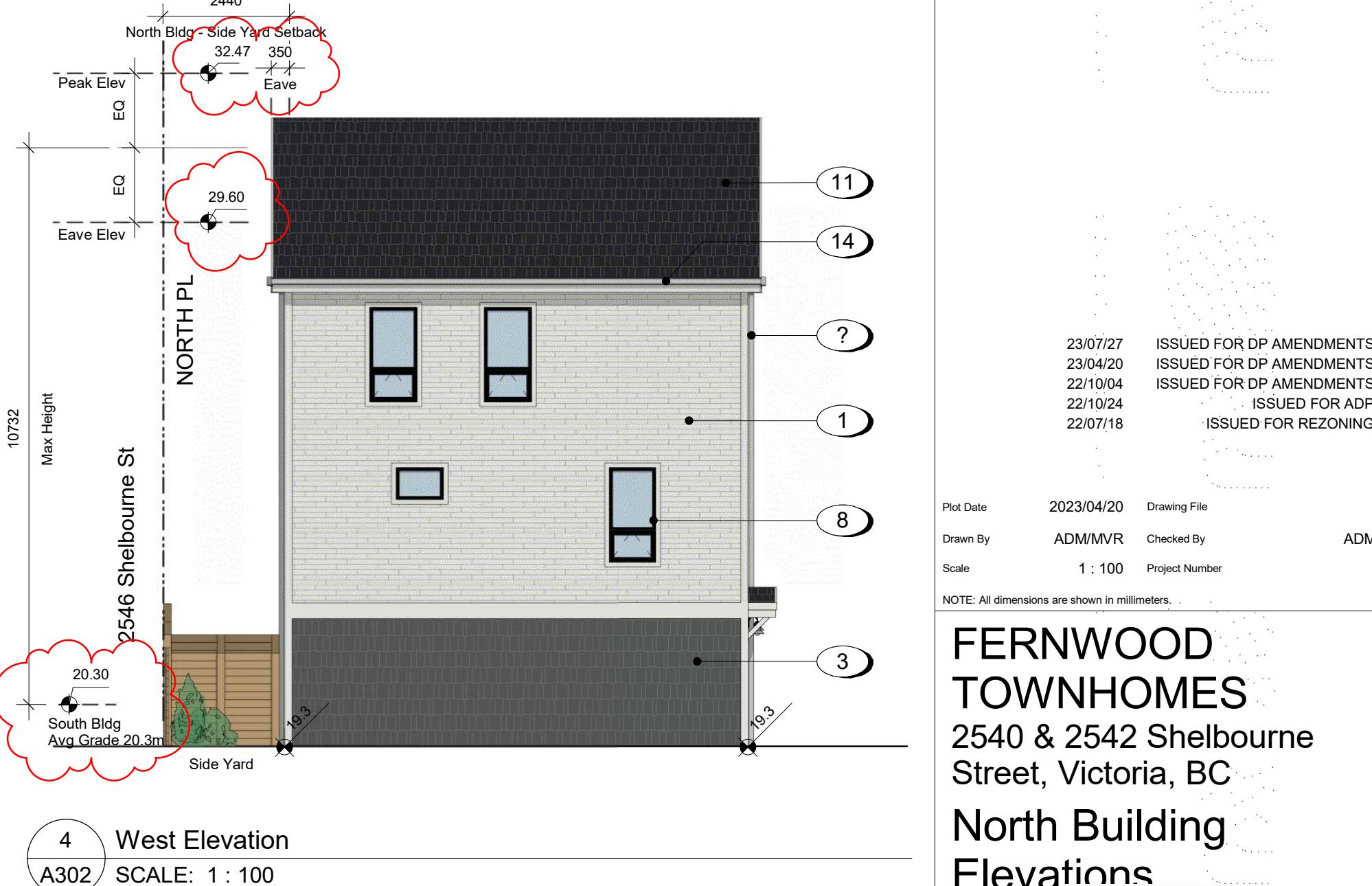
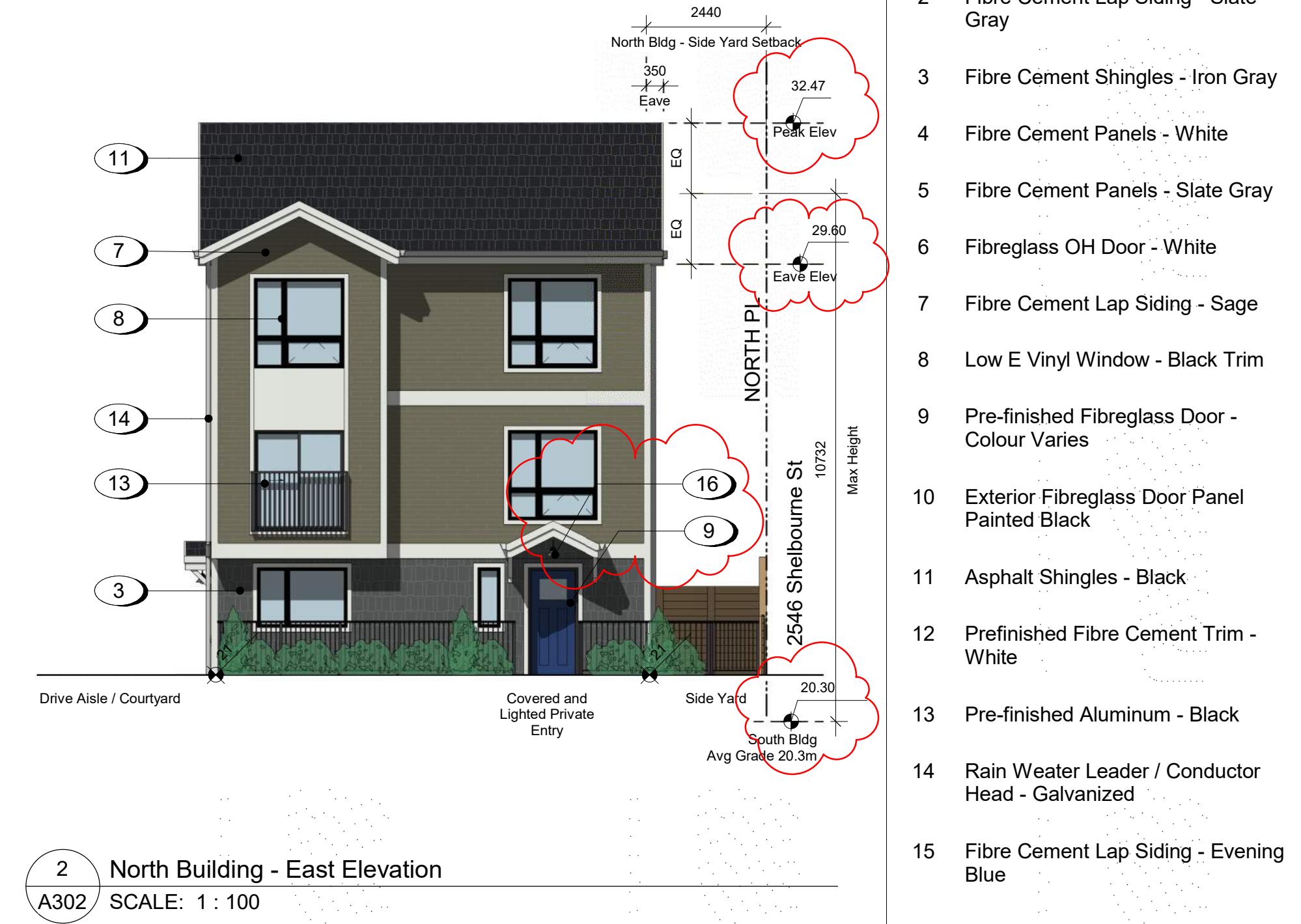
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South Building Elevations



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1 East Elevation on Shelbourne Street
A303

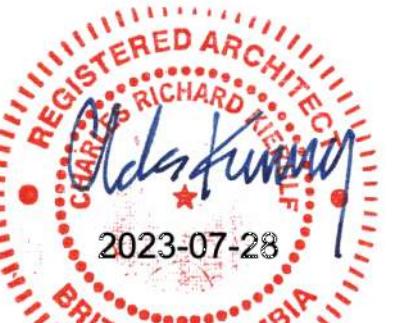
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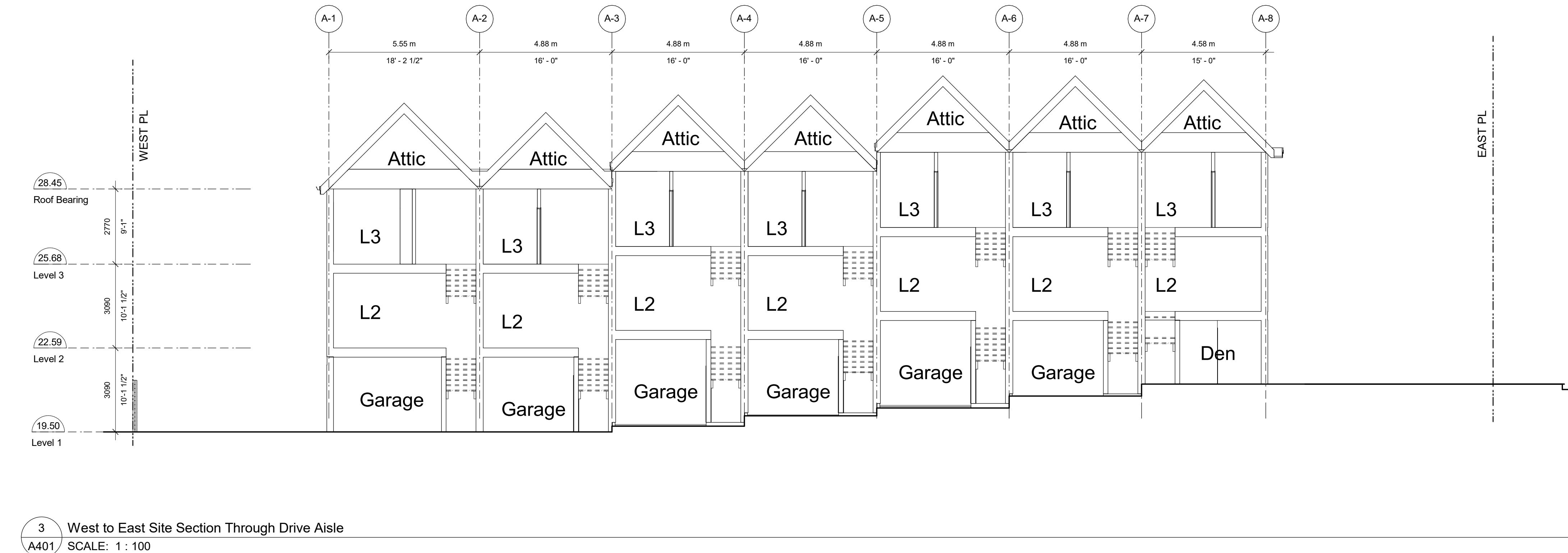
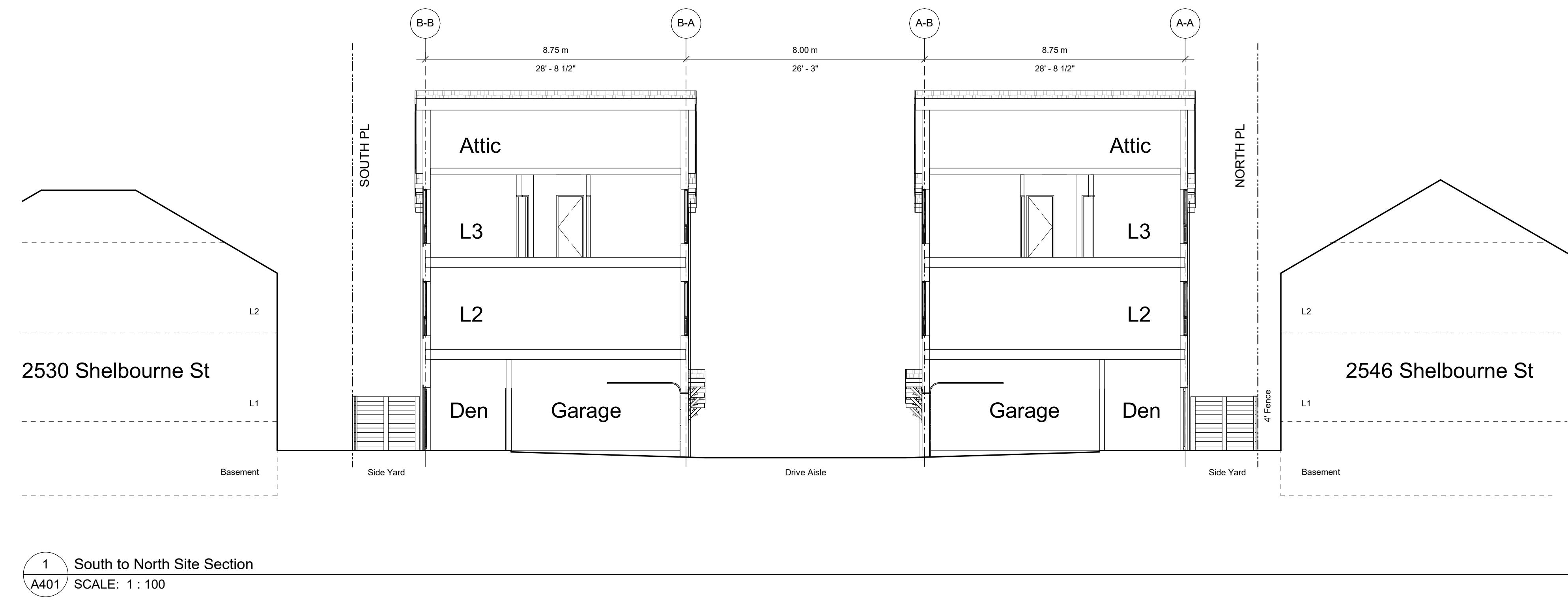
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2540 & 2542 Shelbourne Street, Victoria, BC
Street Elevation



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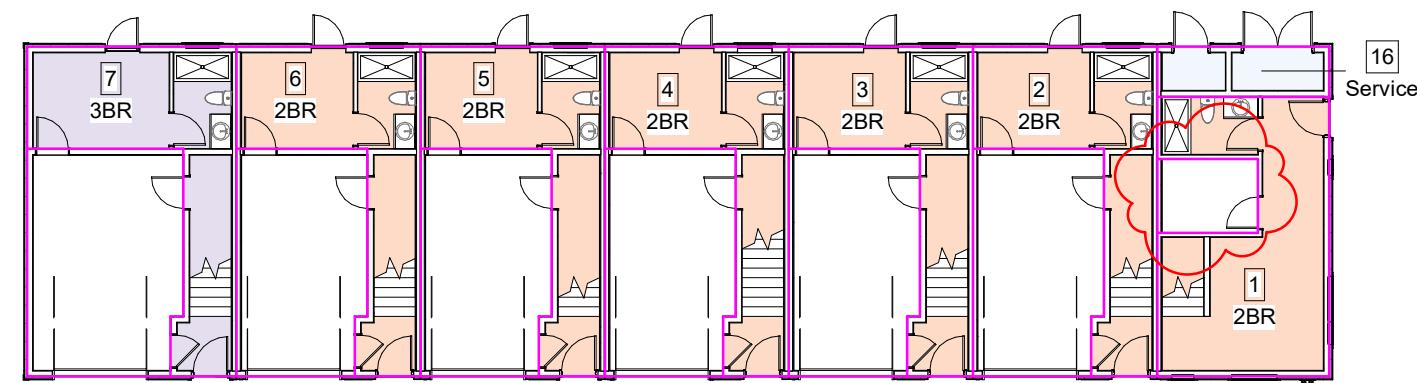
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FERNWOOD
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Sections

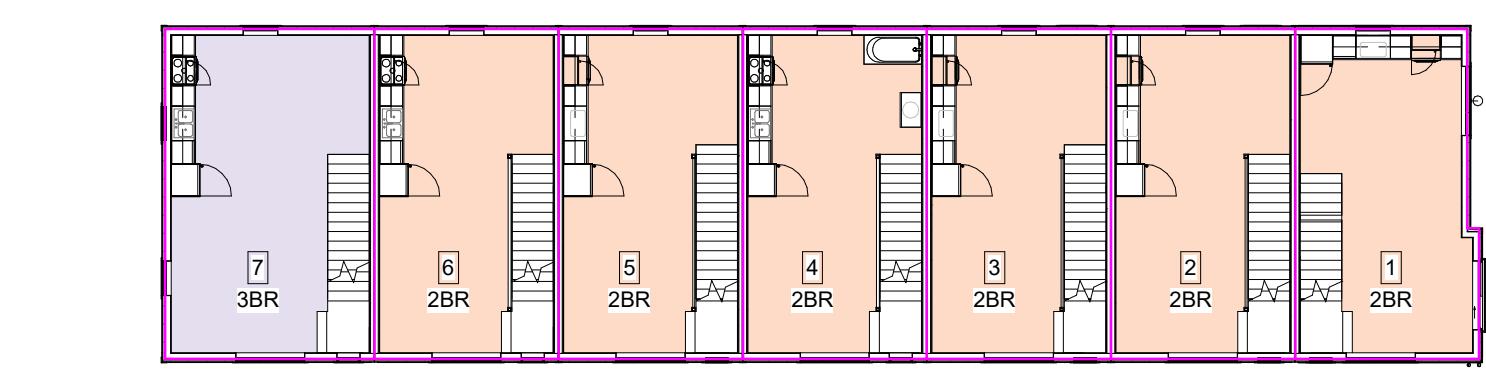


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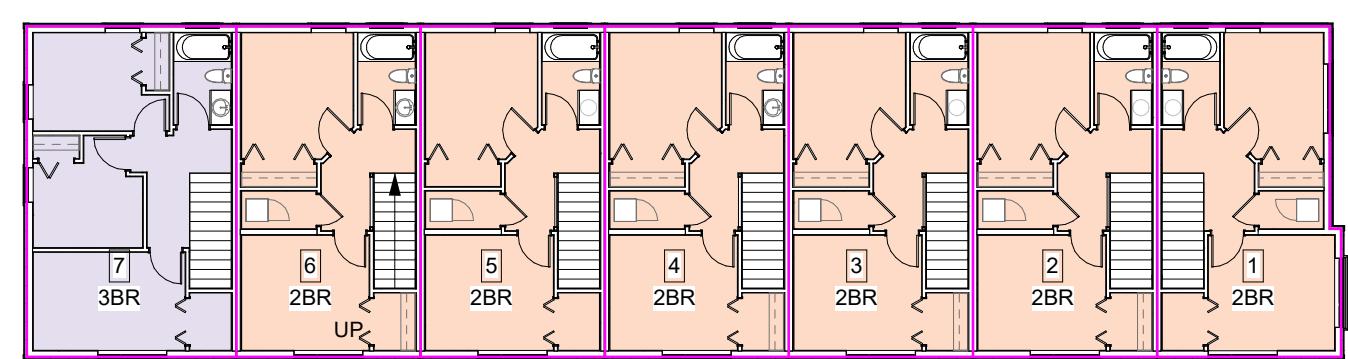
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1 Level 1
A900 SCALE: 1:200



2 Level 2
A900 SCALE: 1:200



3 Level 3
A900 SCALE: 1:200

Area Schedule (FAR Contributing)

Level	Area
Level 1	6.05 m ²
Level 1	6.11 m ²

Service	12.16 m ²
---------	----------------------

Unit 1	28.50 m ²
Level 2	40.89 m ²
Level 3	110.40 m ²

Unit 2	22.19 m ²
Level 2	42.64 m ²
Level 3	107.53 m ²

Unit 3	22.16 m ²
Level 2	42.64 m ²
Level 3	107.50 m ²

Unit 4	22.08 m ²
Level 2	42.46 m ²
Level 3	107.06 m ²

Unit 5	22.22 m ²
Level 2	42.64 m ²
Level 3	107.56 m ²

Unit 6	22.19 m ²
Level 2	42.64 m ²
Level 3	107.53 m ²

Unit 7	23.93 m ²
Level 2	48.38 m ²
Level 3	120.87 m ²

Unit 8	24.63 m ²
Level 2	36.95 m ²
Level 3	98.59 m ²

Area Schedule (FAR Contributing)

Level	Area
Level 1	22.19 m ²
Level 2	42.57 m ²

Unit 9	42.70 m ²
Level 2	42.57 m ²
Level 3	107.46 m ²

Unit 10	22.16 m ²
Level 2	42.57 m ²
Level 3	107.43 m ²

Unit 11	22.08 m ²
Level 2	42.40 m ²
Level 3	107.00 m ²

Unit 12	22.22 m ²
Level 2	42.57 m ²
Level 3	107.49 m ²

Unit 13	22.19 m ²
Level 2	42.57 m ²
Level 3	107.46 m ²

Unit 14	22.15 m ²
Level 2	42.53 m ²
Level 3	107.33 m ²

Unit 15	22.15 m ²
Level 2	42.42 m ²
Level 3	107.22 m ²

Grand total:	1630.60 m ²
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AREA CALCULATIONS

SITE AREA: 1,526m² (16,426 s.f.)

TOTAL PROPOSED: 1,630 m² (17,545 s.f.)

FLOOR SPACE RATIO: 1.07 : 1 FSR

SITE COVERAGE 640sm / 42%

OPEN SITE SPACE 504sm / 33%

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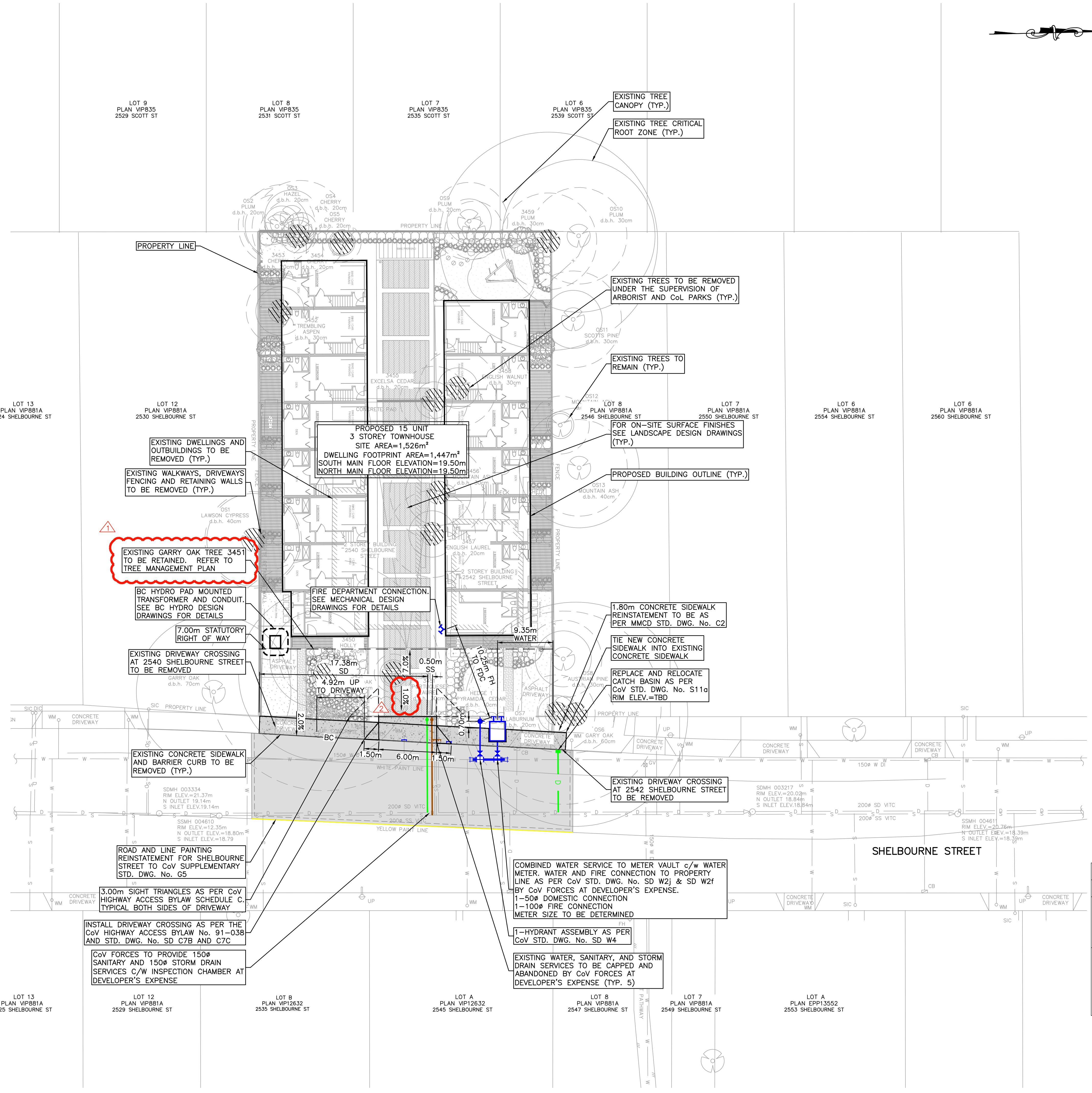
NOTE: All dimensions are shown in millimeters.

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



dHKa A

dHKArchitects Victoria 977 Fort Street 102-5190 Dublin Way 2023-07-28
977 Fort Street 102-5190 Dublin Way 2023-07-28
V8V 3K3 T 1-250-658-3367
Nanaimo 102-5190 Dublin Way 2023-07-28
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ISSUES		
No.	DATE	ISSUED FOR
1	2022.11.04	REVIEW
2	2023.02.01	DEVELOPMENT PERMIT
3	2023.04.26	DEVELOPMENT PERMIT-2
4	2023.07.28	DEVELOPMENT PERMIT-3

ISSUED FOR
DEVELOPMENT PERMIT

SHELBORNE STREET TOWNHOUSE
2540 & 2542 SHELBORNE STREET
FRAME PROPERTIES

CITY OF VICTORIA

UNDERGROUND SERVICE INFORMATION		
INFORMATION IS AT PROPERTY LINE	STORM DRAIN	SANITARY SEWER
EXISTING DEPTH (m)		
PROPOSED DEPTH (m)		
PROPOSED INVERT ELEVATION (m)		
MAXIMUM DEPTH REQUESTED	YES	NO

HEROLD
ENGINEERING
Unit 600-1112 Fort St, Victoria, BC V8V 3K8
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Email: mail@heroldengineering.com

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WORKS AND SERVICES CHECKLIST			
PLAN CHECKER		AUTHORIZED REPRESENTATIVE	
UTILITY	HYDRO ELECTRICAL COMPANY	NAME	NAME
	TELEPHONE COMPANY		
	GAS COMPANY		
	CABLE COMPANY		
	UNDERGROUND SERVICES		
	TRAFFIC		
MUNICIPAL	HIGHWAYS		

DESIGNED	ENGINEER'S SEAL
TL	
DESIGN REVIEW	
AH	
DRAFTED	
SAC	
DRAFTING REVIEW	
PROJECT No.	CLIENT DRAWING No.
6020-001	
SCALE	PERMIT No.
H: AS NOTED	REZ0080/DPV0216
V: AS NOTED	
HEL DRAWING No.	
C200	
1 OF 1	REVISION
	4

0 5 15m
1:200

