

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: 1,497 m² (16,114 s.f.)

FLOOR SPACE RATIO: 0.98 : 1 FSR

SITE COVERAGE: 39%

OPEN SITE SPACE: 35%

GRADE OF BUILDING: 20m (AVG GEODETIC)
See Site Plan for Grades

HEIGHT OF BUILDING: 10.5m

NUMBER OF STOREYS: 3 STOREYS

RESIDENTIAL PARKING: 13 stalls (incl. 1 visitor)

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

SETBACKS:

FRONT (Street): 10.0m
REAR: 6.01m
SIDE (North): 4.18m
SIDE (South): 1.74m
COMBINED SIDE: 5.92m

SUITE COMPOSITION:
TOTAL: 13 SUITES
2 Bed: 2
3 Bed: 9
Studios: 2
Ground-Oriented Units: 13
Minimum Unit Floor Area: 31m²

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
dHKarchitects
977 Fort Street
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P: (250) 598.3367

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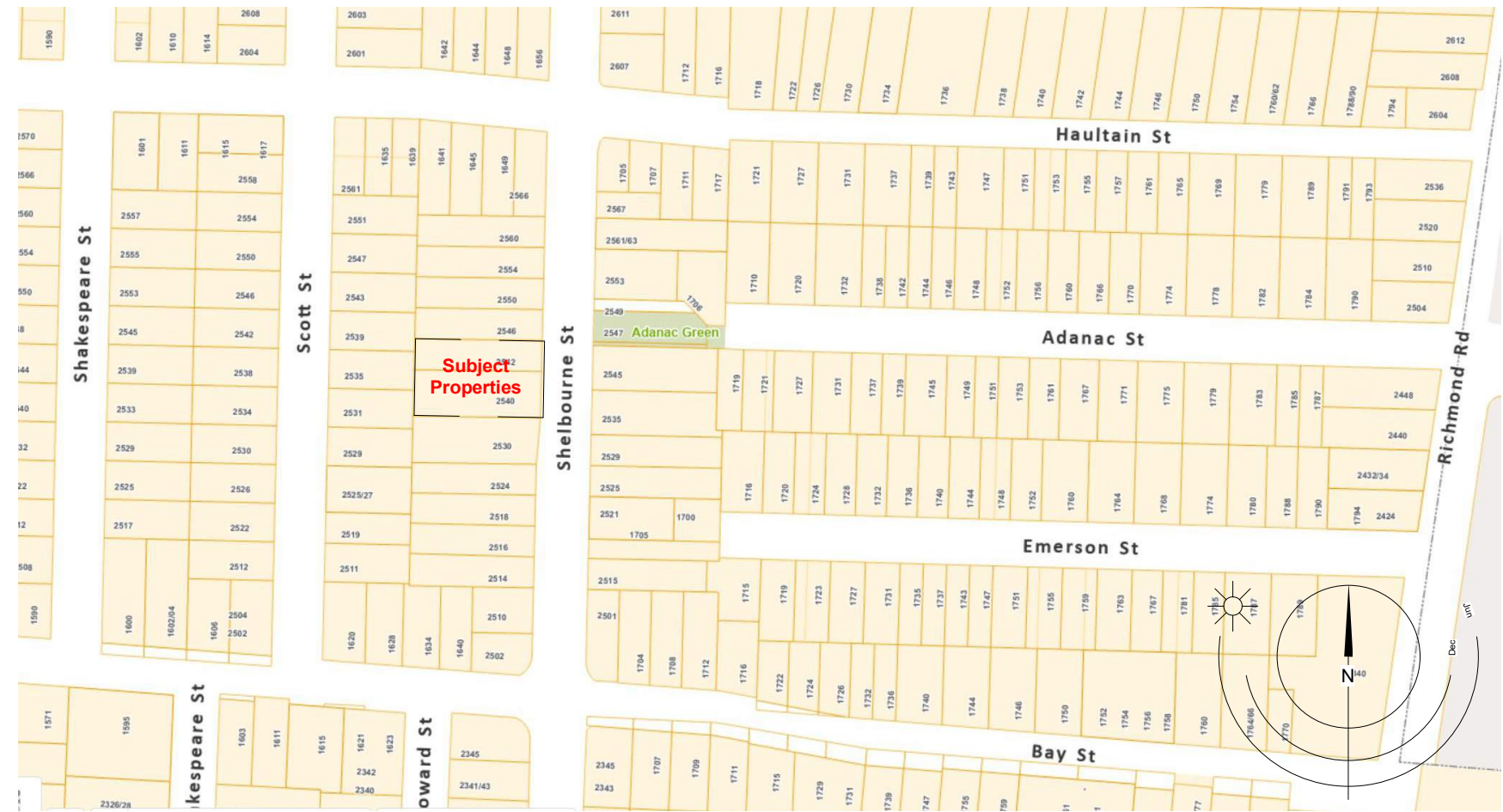
DRAWING LIST

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
L001	LANDSCAPE PLAN

ANNOTATIONS LEGEND

The following annotations are used on architectural drawings and details:

BEDROOM	ROOM NAME & ROOM NUMBER
[201]	
[101a]	DOOR NUMBER See Door Schedule
[W-10]	WINDOW NUMBER See Window Schedule
[W1]	WALL TYPE See Assemblies Schedule
[2.0 IV]	RATED WALL DESIGNATION
[00.00]	ELEVATION DATUM
[2440]	CEILING HEIGHT
[Pattern]	AREA OF DROP CEILING
[1]	KEYNOTE SYMBOL
[12]	MATERIAL TAG
[1 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.

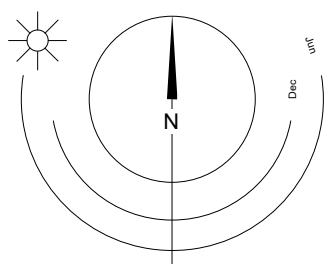
ACST	Acrylic Stucco	HP	High Point	ST	Structure
ACT	Acoustical Tile	HSS	Hollow Steel Section	STL	Steel
AFF	Above Finished Floor	H/W	Hardware	STN	Stain(ed)
AL	Aluminum	INSUL	Insulated	STNT	Stone Tile
BG	Building Grade	LAM	Laminated Glass	SS	Stainless Steel
CEM	Cementitious Backing Board	LP	Low Point	SVF	Sheet Vinyl Flooring
Conc	Concrete	MDFB	Medium Density Fibreboard Base	TB	Towel Bar
CBK	Concrete Block	MR	Mirror	TD	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	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	PTD/W	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)
FFE	Finished Floor Elevation	RA	Rubber Base	UNO	Underside of..
FG	Finished Grade	RES	Resilient Flooring	US	Underside of..
GB	Grab Bar	RD	Roof Drain	VCT	Vinyl Composition Tile
GBL	Glass Block	RD-P	Roof Drain - Planter	VI	Vision Glass
GL	Glass	RWL	Rain Water Leader	VIS	Vinyl Impact Sheet
GWG	Gypsum Wallboard	SAFI	Spray Applied Fibrous Insulation	VT	Vinyl Tile
HC	Hollow Core Wood	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	Spanrel Glass	WPM	Waterproof Membrane
		SPC	Solid Particleboard Core	WRC	Water Repellent Coating



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



4 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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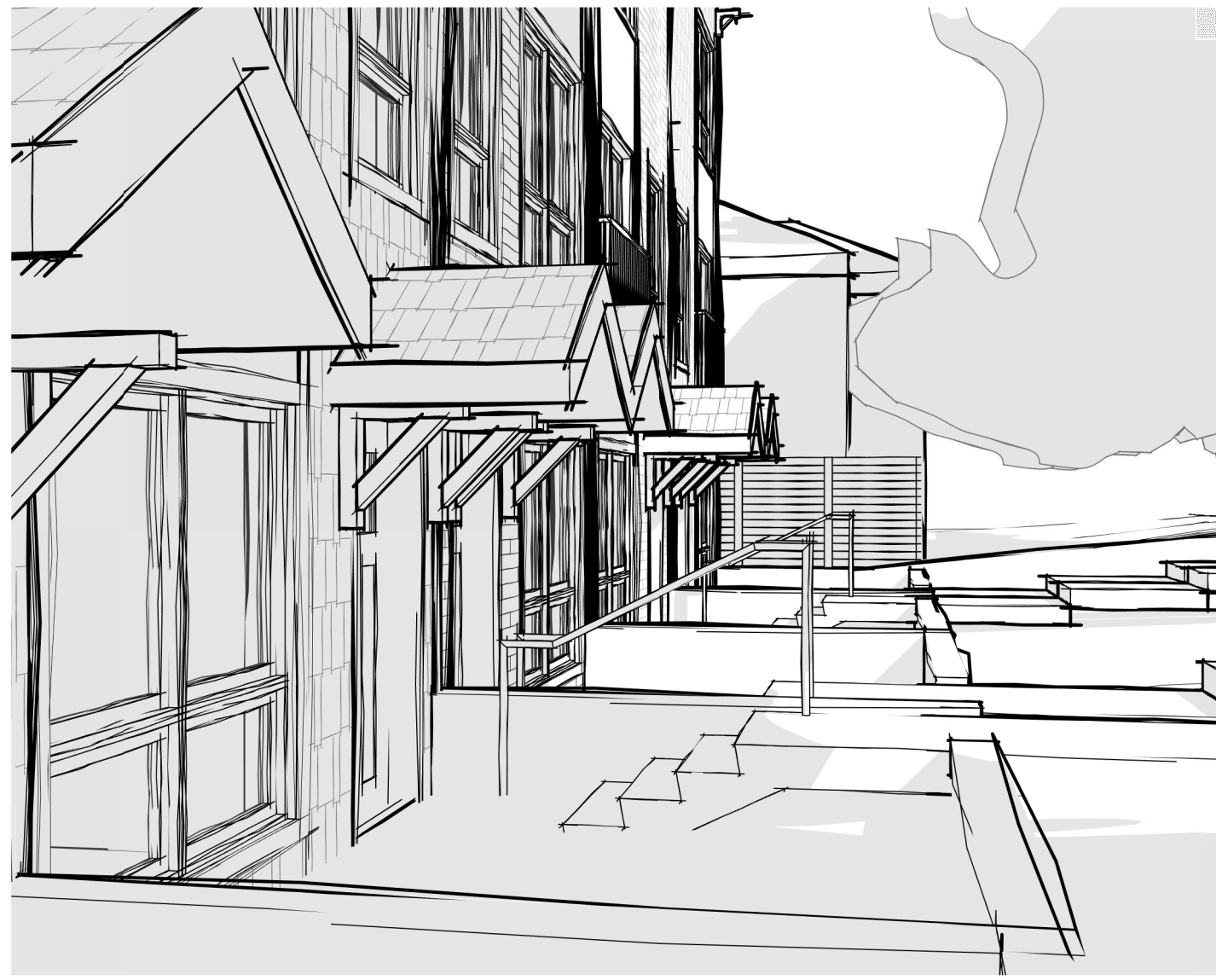
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1 North West View On Shelbourne Street
A003 SCALE:



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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**FERNWOOD
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Street, Victoria, BC
Perspective Views



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A003

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



3 West Elevation - Private Yard Access
A004 SCALE:



2 East Elavtion - West Courtyard Entries
A004 SCALE:

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Street, Victoria, BC
Perspective Views



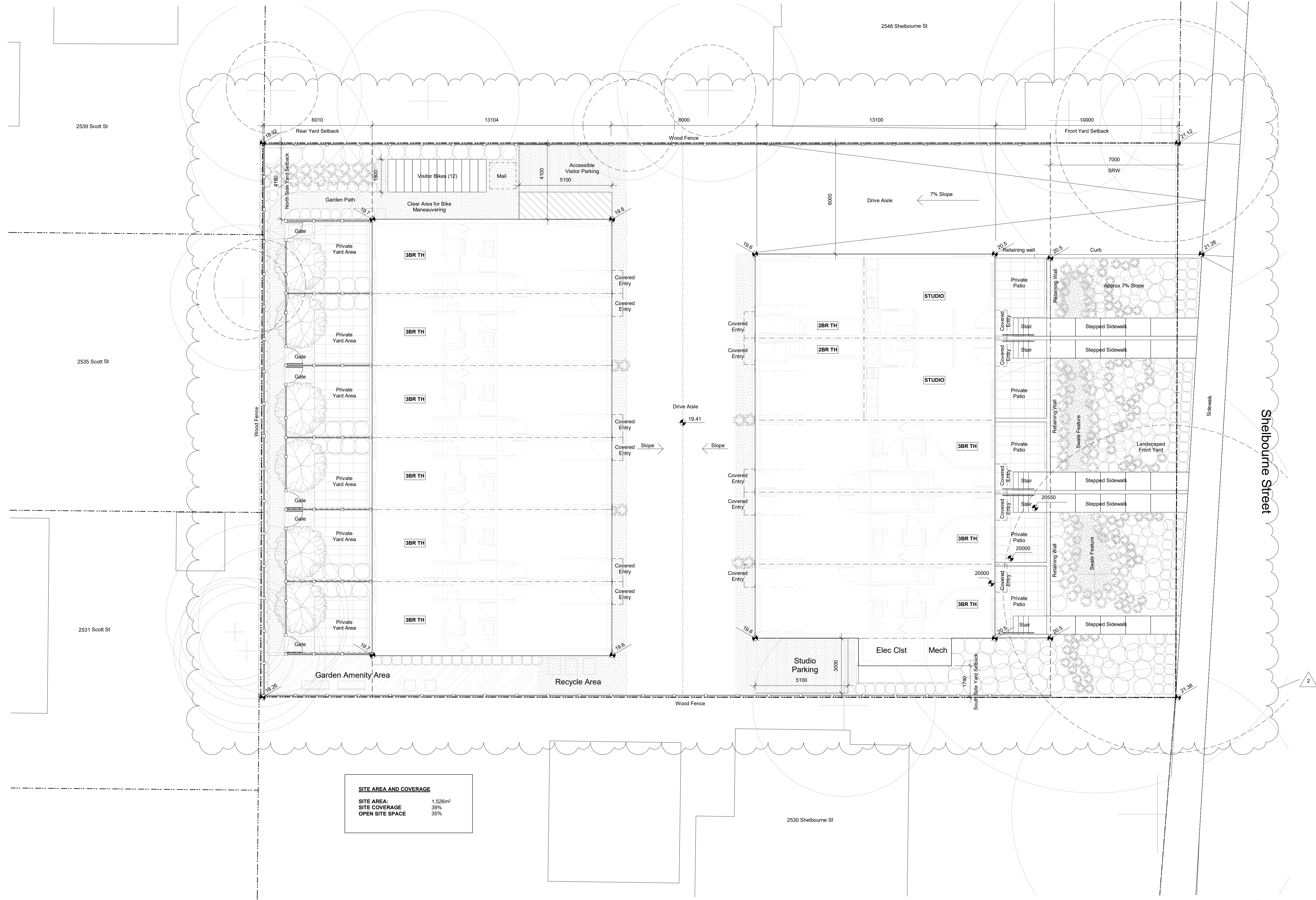
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SITE AREA AND COVERAGE	
SITE AREA:	1,526m ²
SITE COVERAGE	39%
OPEN SITE SPACE	35%

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TOWNHOMES
2540 & 2542 Shelbourne
Street, Victoria, BC
Site Plan

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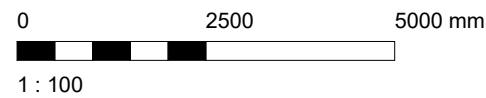
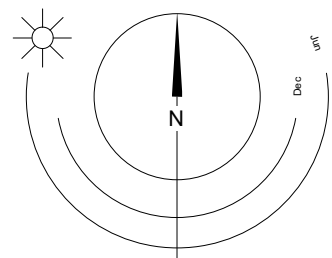
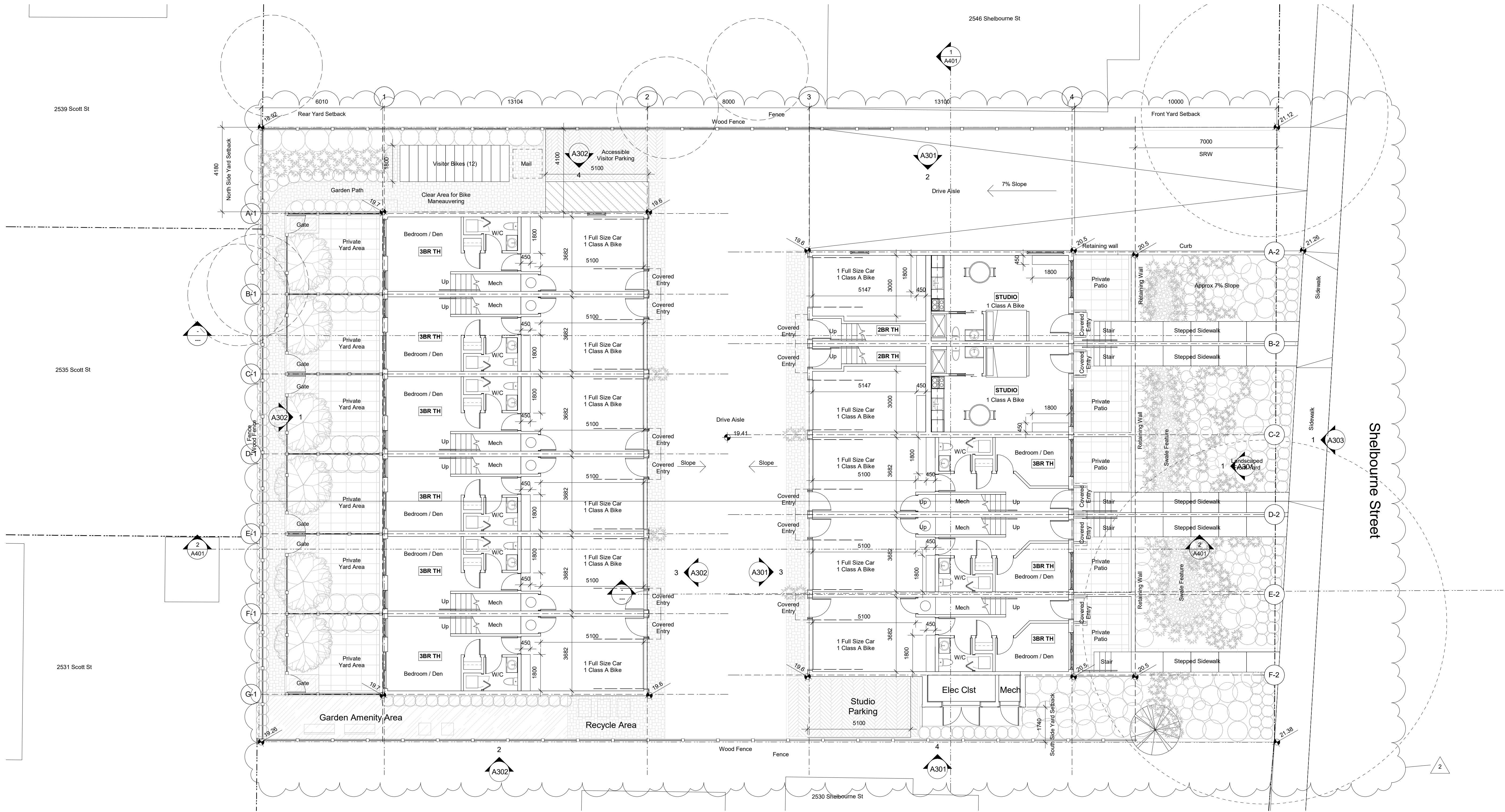
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TOWNHOMES**
2540 & 2542 Shelbourne
Street, Victoria, BC
L1 Plan

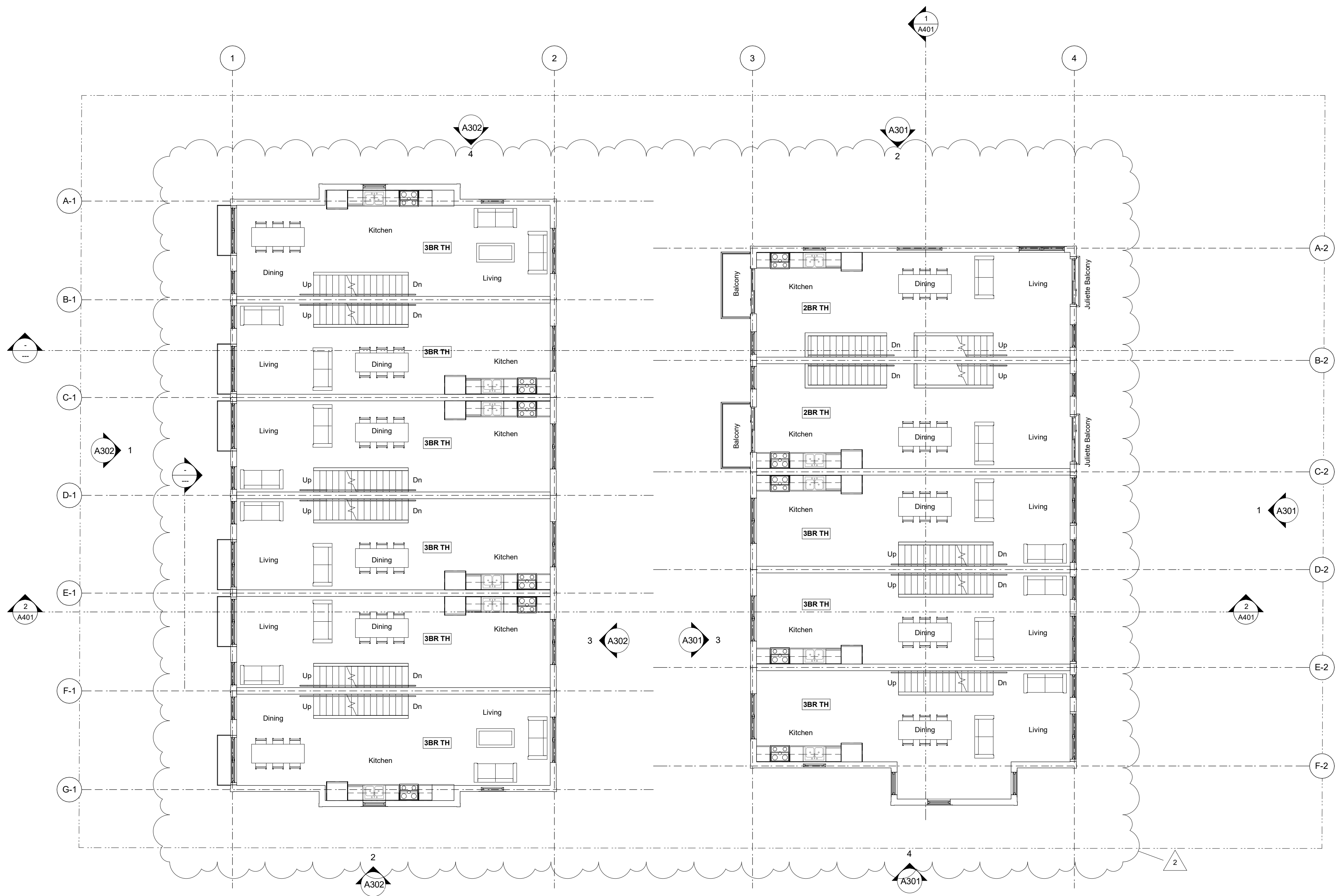
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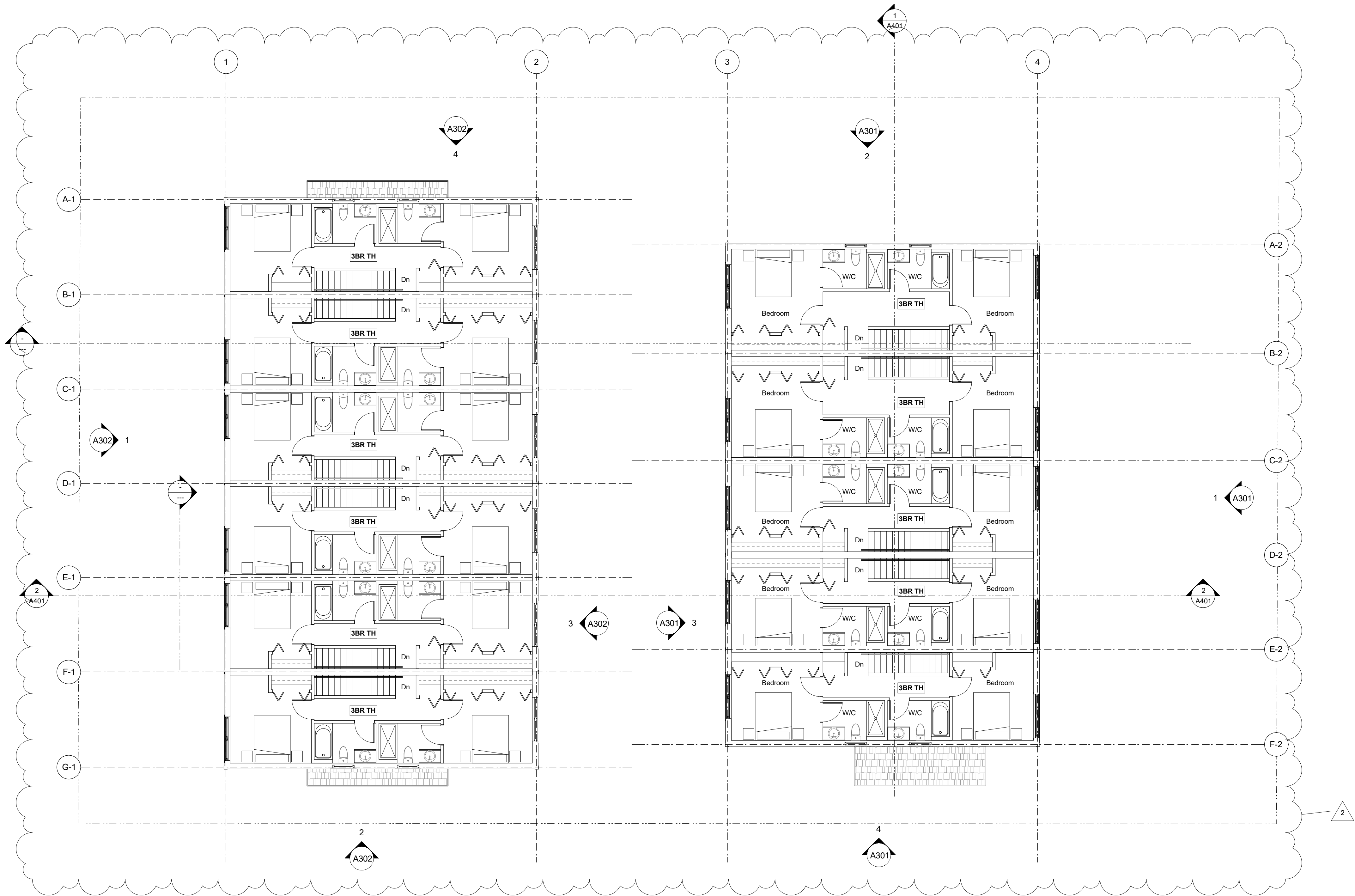
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L2 Plan

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A202

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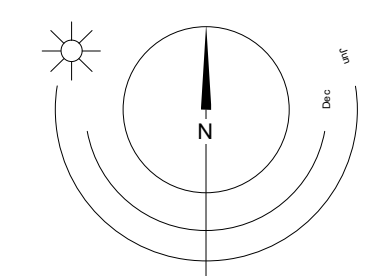
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**FERNWOOD
TOWNHOMES**
2540 & 2542 Shelbourne
Street, Victoria, BC
L3 Plan



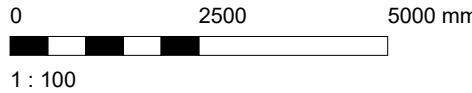
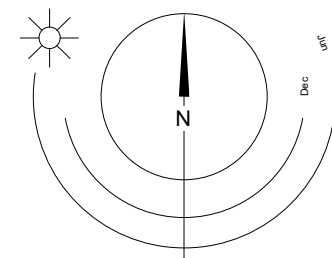
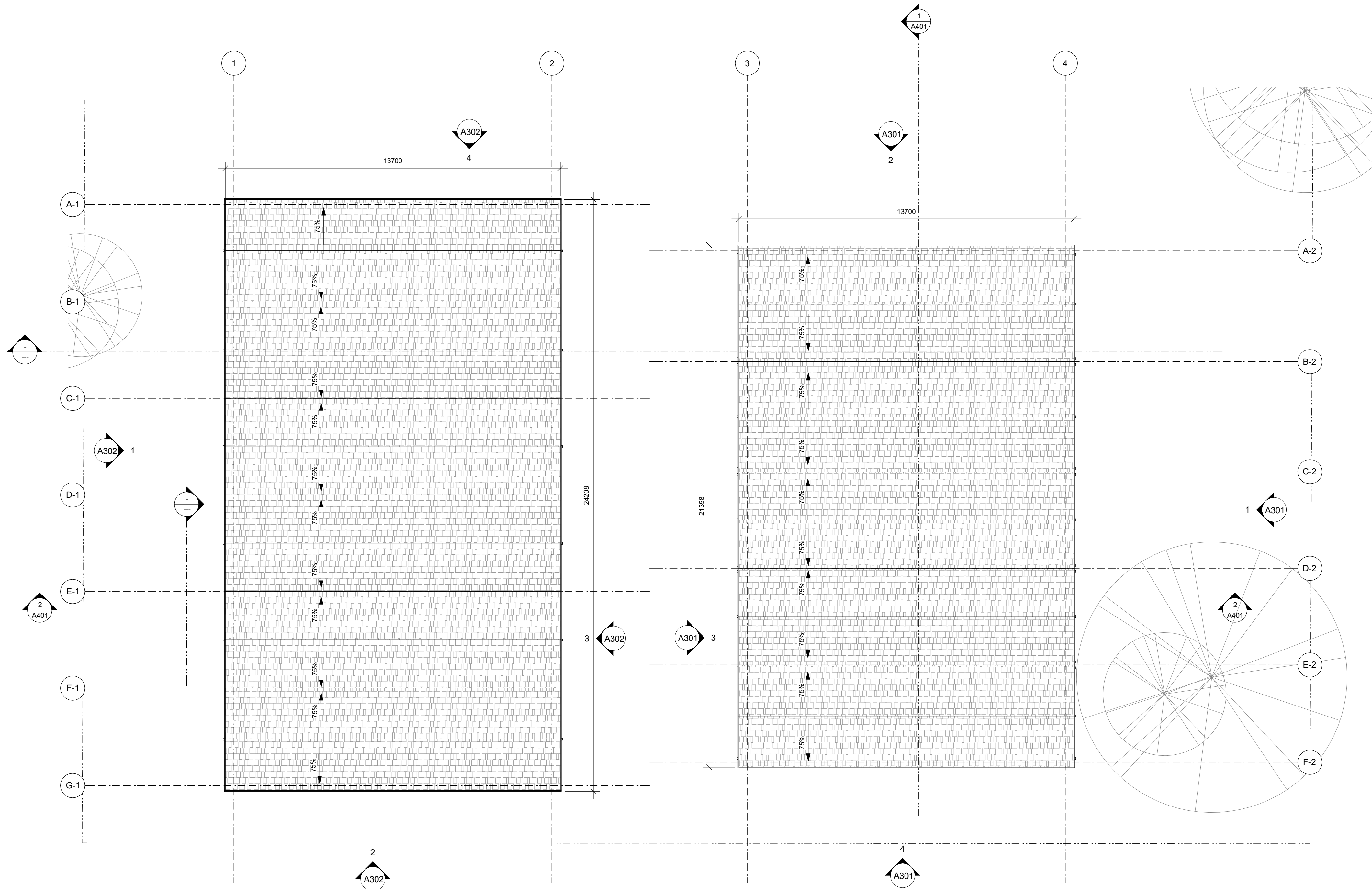
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2540 & 2542 Shelbourne
Street, Victoria, BC
Roof Plan

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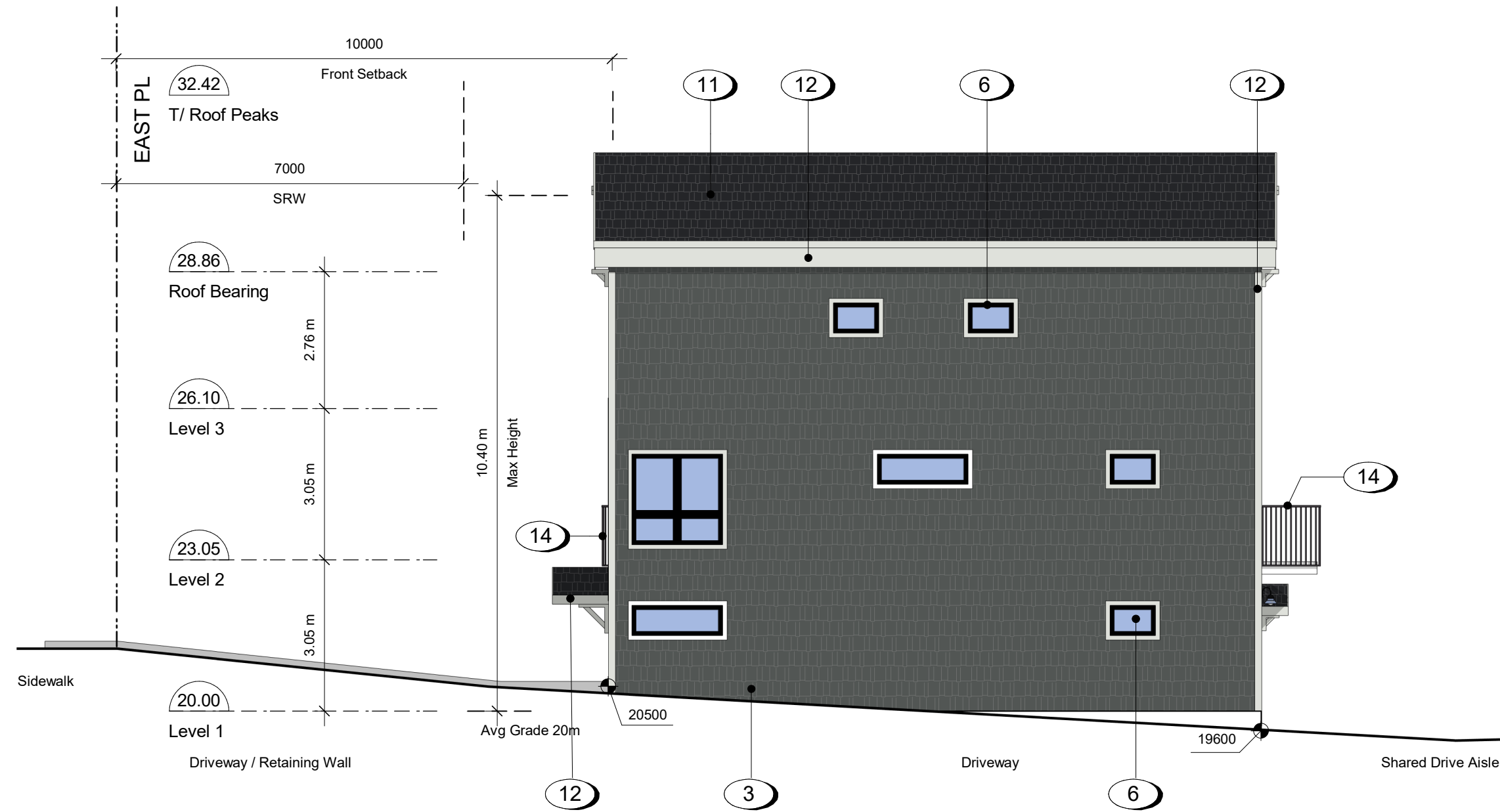
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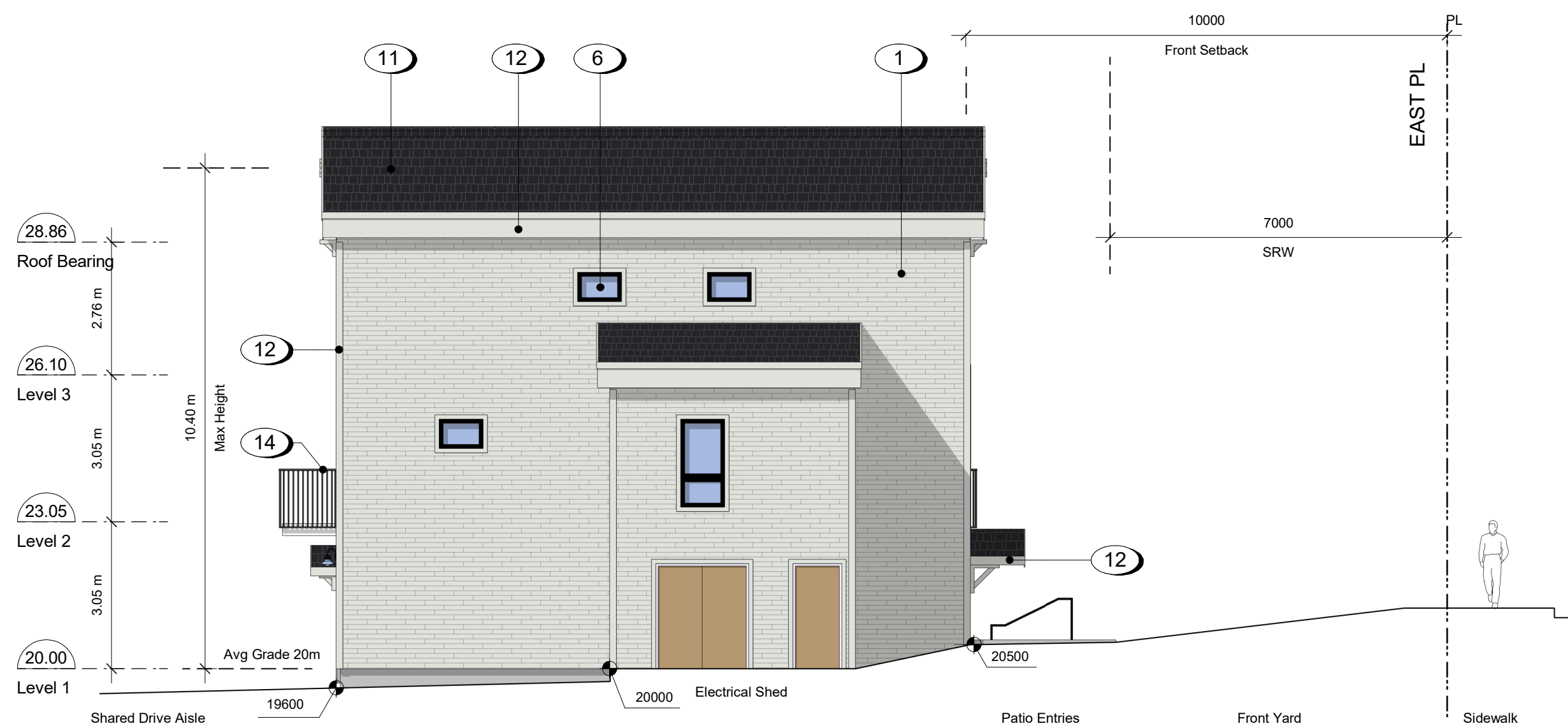
1 Front Building - East Elevation
A301 SCALE: 1 : 100



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



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



4 Front 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
**Front Building
Elevations**

dHka **A301**

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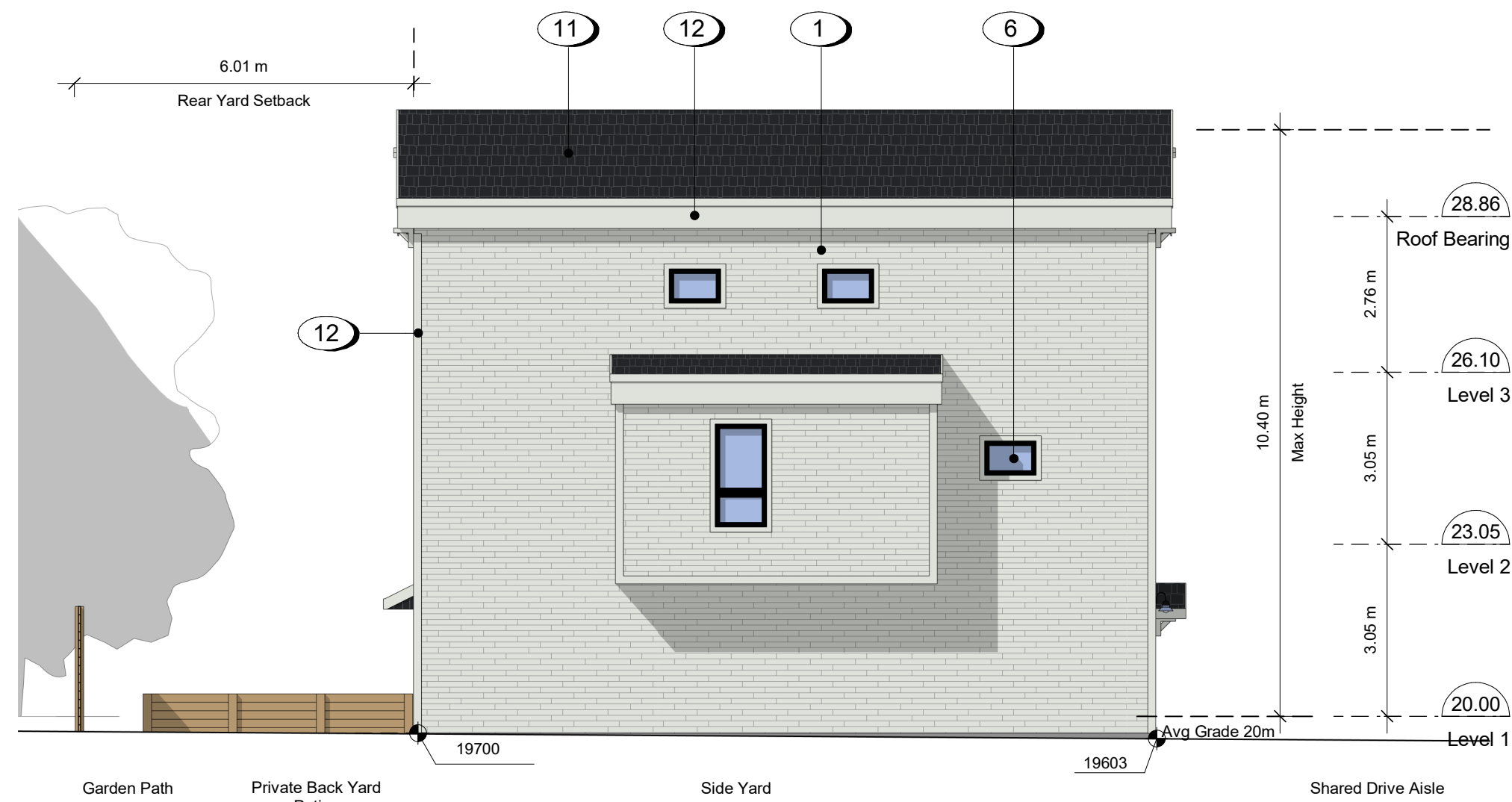
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- 1 Fibre Cement Lap Siding - White
- 2 Fibre Cement Lap Siding - Slate Gray
- 3 Fibre Cement Shingles - Iron Gray
- 4 Fibre Cement Panels - White
- 5 Fibre Cement Panels - Slate Gray
- 6 Windows - Prefinished Vinyl w/ Low-E Glazing
- 9 Doors - Prefinished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



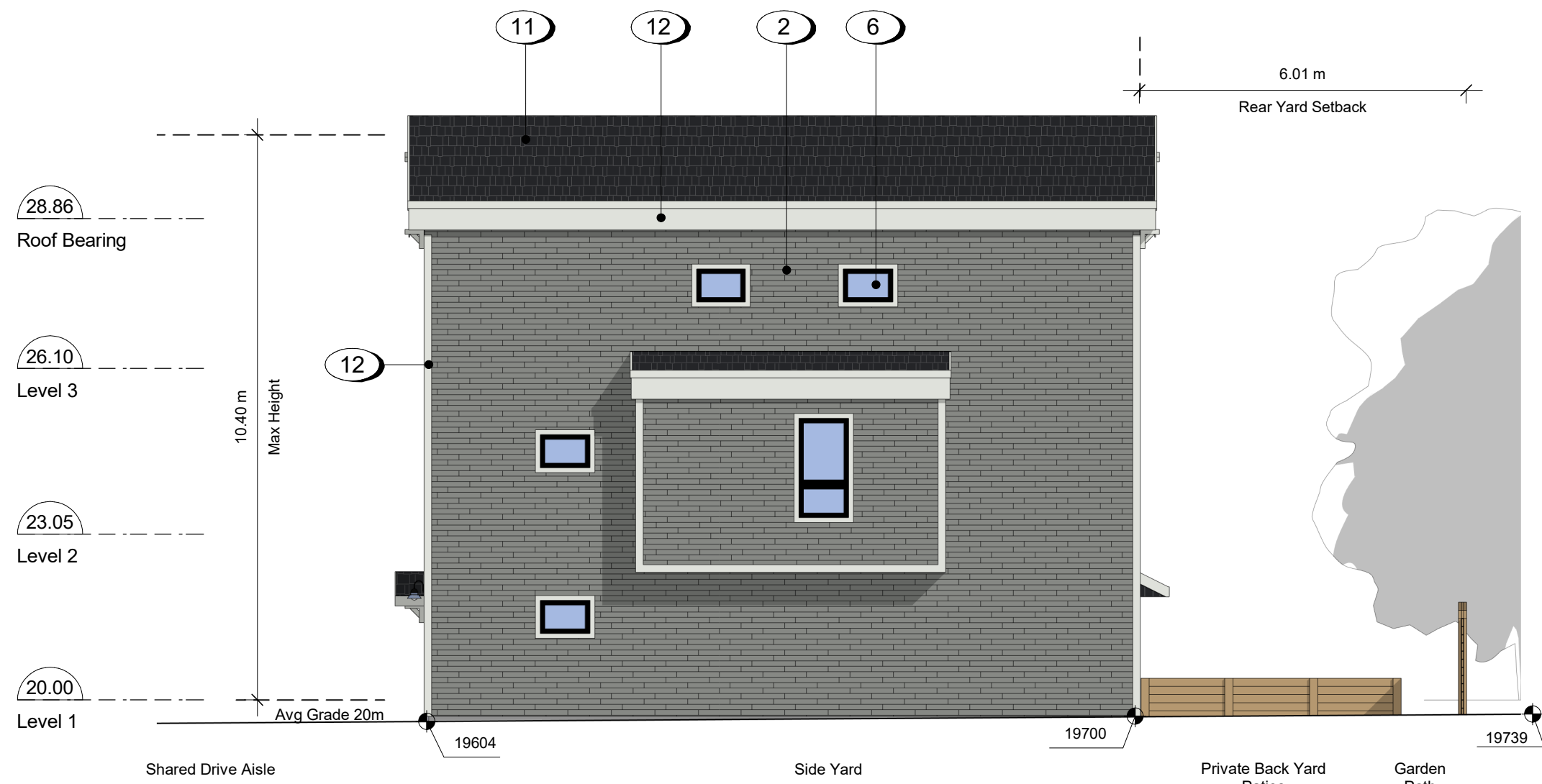
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A302 SCALE: 1 : 100



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



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



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

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



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A302

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FRAME
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2524 Shelbourne St



2530 Shelbourne St



2546 Shelbourne St

2550 Shelbourne St

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

2

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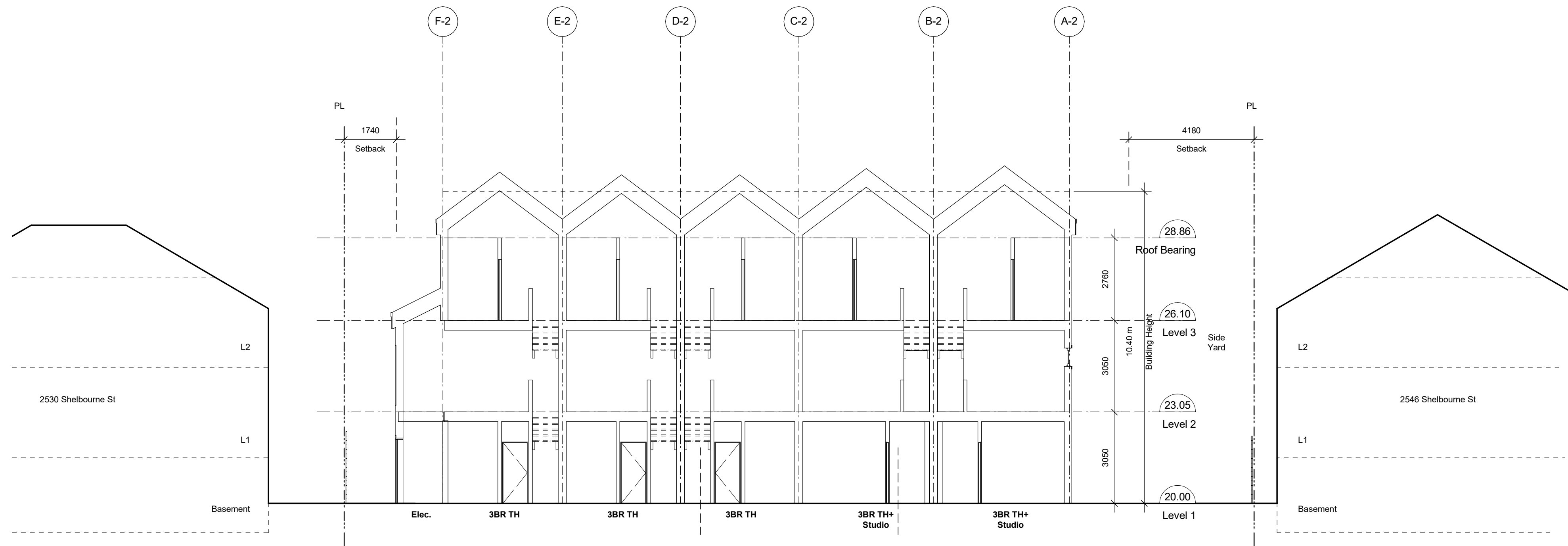
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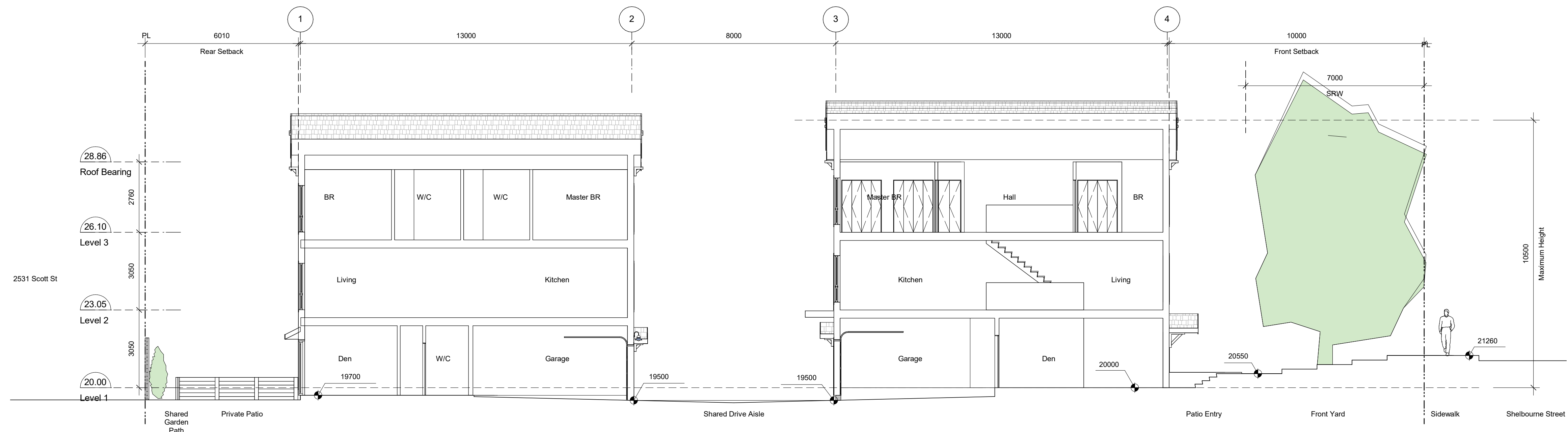
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TOWNHOMES
2540 & 2542 Shelbourne
Street, Victoria, BC
Street Elevation



A303



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



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

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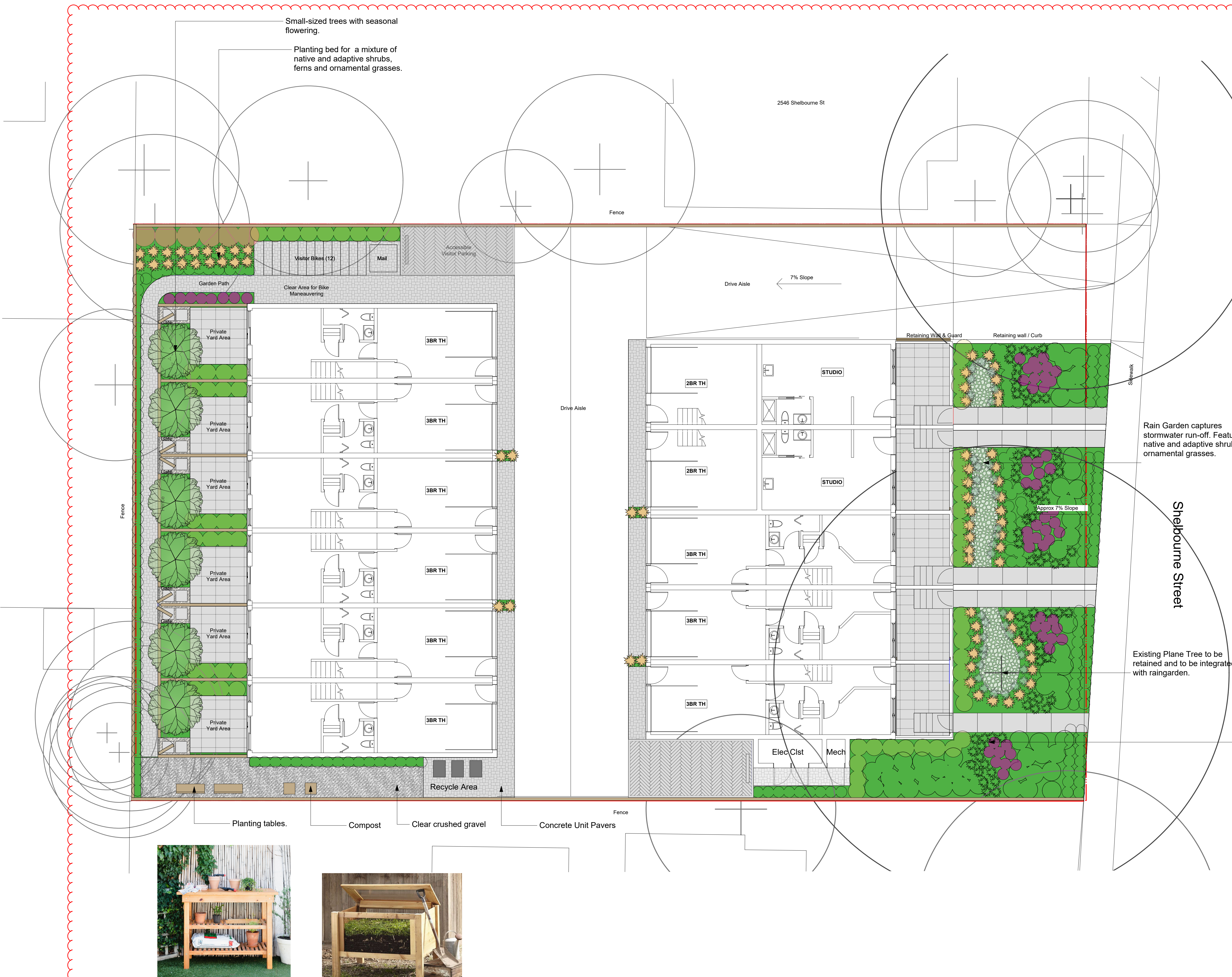
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**FERNWOOD
TOWNHOMES**
2540 & 2542 Shelbourne
Street, Victoria, BC
Site Sections

dHka

A401

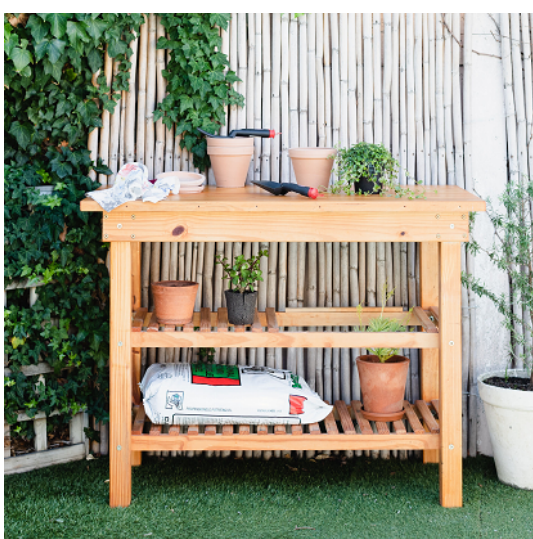
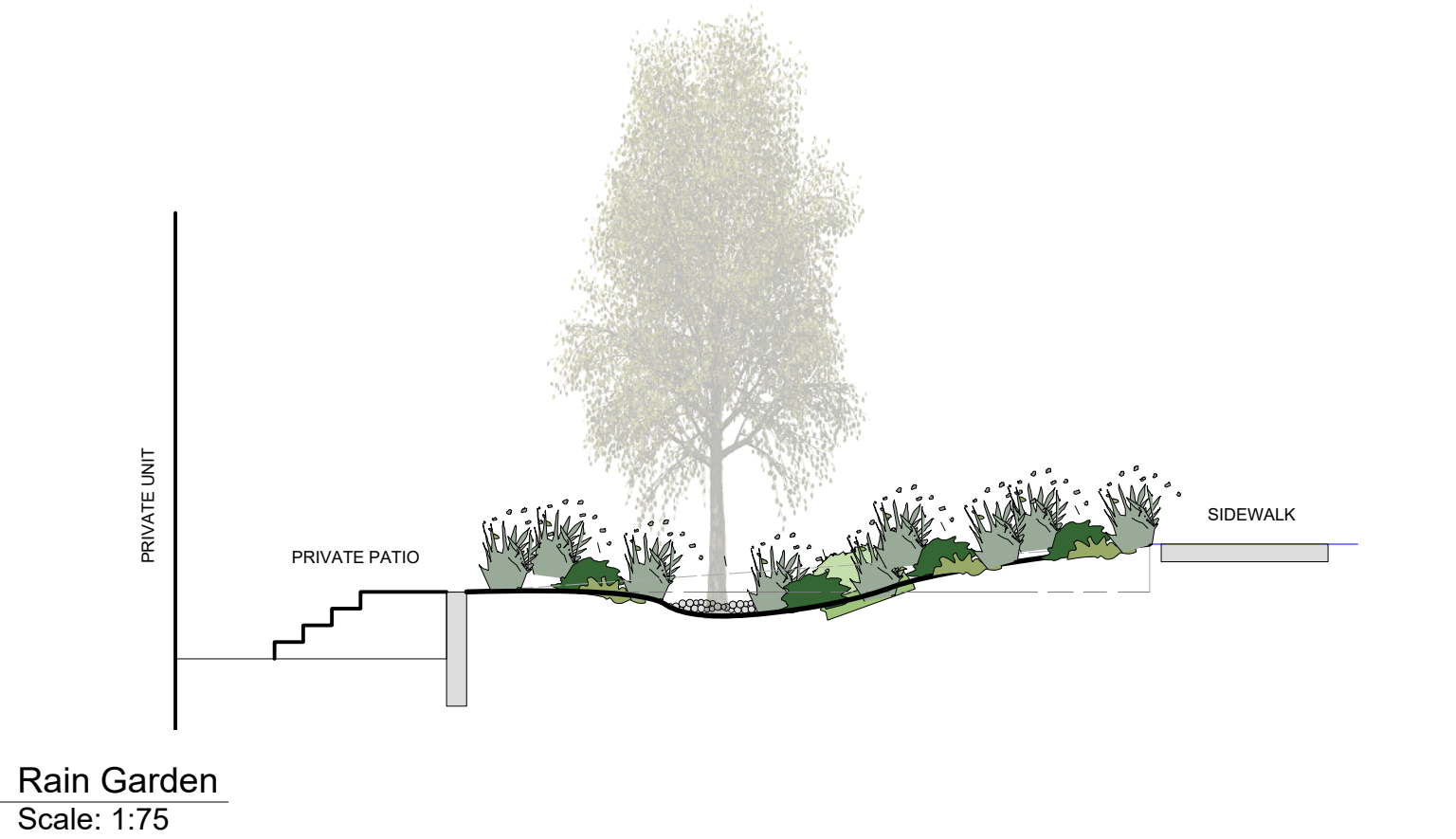
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Recommended Nursery Stock

Trees				
ID	Quantity	Botanical Name	Common Name	Size
Total:06		Acer circinatum	Vine Maple	6cm cal.
Large Shrubs				
Total:70		Botanical Name	Common Name	Size
		Mahonia aquifolium	Tall Oregon Grape	# 5 pot
		Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot
Medium Shrubs				
Total:52		Botanical Name	Common Name	Size
		Rhododendron 'Hino-crimson'	Evergreen Azalea	#5 pot
Small Shrubs				
Total:256		Botanical Name	Common Name	Size
		Berberis thunbergii f. atropurpurea 'Bagatelle Dwf Purpleleaf'	Japanese Barberry	#1 pot
		Helictotrichon sempervirens	Blue Oat Grass	# 1 pot
		Mahonia nervosa	Low Oregon Grape	#1 pot
		Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
Perennials, Annuals and Ferns				
Total:167		Botanical Name	Common Name	Size
		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
		Helictotrichon sempervirens	Blue Oat Grass	#1 pot
		Nasella tenuissima	Mexican Feather Grass	#1 pot

- 1. All work to be completed to current BCSLA Landscape Standards
- 2. All soft landscape to be irrigated with an automatic irrigation system



Landscape Schematic | 2540 Shelbourne

