

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:** 1,526m<sup>2</sup> (16,426 s.f.)  
  
**FLOOR AREAS**  
**TOTAL PROPOSED:** 1,497 m<sup>2</sup> (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  
3 Bed  
Studios  
Ground-Orientated Units  
Minimum Unit Floor Area  
31m<sup>2</sup>

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  
Victoria, B.C.  
V8V 3K3  
P: (250) 598.3367  
  
**LANDSCAPE CONSULTANT**  
LADR Landscape Architects Inc.  
3-864 Queens Avenue, Street Level,  
Victoria, BC, V8T 1M5  
P: (250) 598.0105

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
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
C/L	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 Laminat	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)
FPE	Finished Floor Elevation	RA	Rubber Base	UNO	Unless Noted Otherwise
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	Georgian Wire Glass	SAFI	Spray Applied Fibrous Insulation	VT	Vinyl Tile
GWB	Gypsum Wallboard	SCW	Solid Core Wood	VWC	Vinyl Wall Covering
HC	Hollow Core	SD	Soap Dispenser	WC	Water Closet
HCW	Hollow Core Wood	SL	Sealer	WD	Wood
H/C	Handicap	SP	Spankrel Glass	WPM	Waterproof Membrane
HM	Hollow Metal	SPC	Solid Particleboard Core	WRC	Water Repellent Coating

Revisions

Received Date:  
October 26, 2022

22/10/24  
22/07/18  
ISSUED FOR ADP  
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Plot Date  
2022/10/24  
Drawing File  
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ADM / RCI  
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Scale  
As indicated  
Project Number  
ADM

NOTE: All dimensions are shown in millimeters.

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

dHka  
A000

dHKarchitects  
Victoria  
977 Fort Street  
Nanaimo  
102-5190 Dublin Way  
V8V 3K3  
V9T 0H2  
T 1-250-585-5817  
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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 m<sup>2</sup>  
**MUNICIPALITY**  
VICTORIA  
**CIVIC ADDRESS**  
2540 AND 2542 SHELBOURNE STREET  
VICTORIA, BC  
**ZONING**  
R1-B

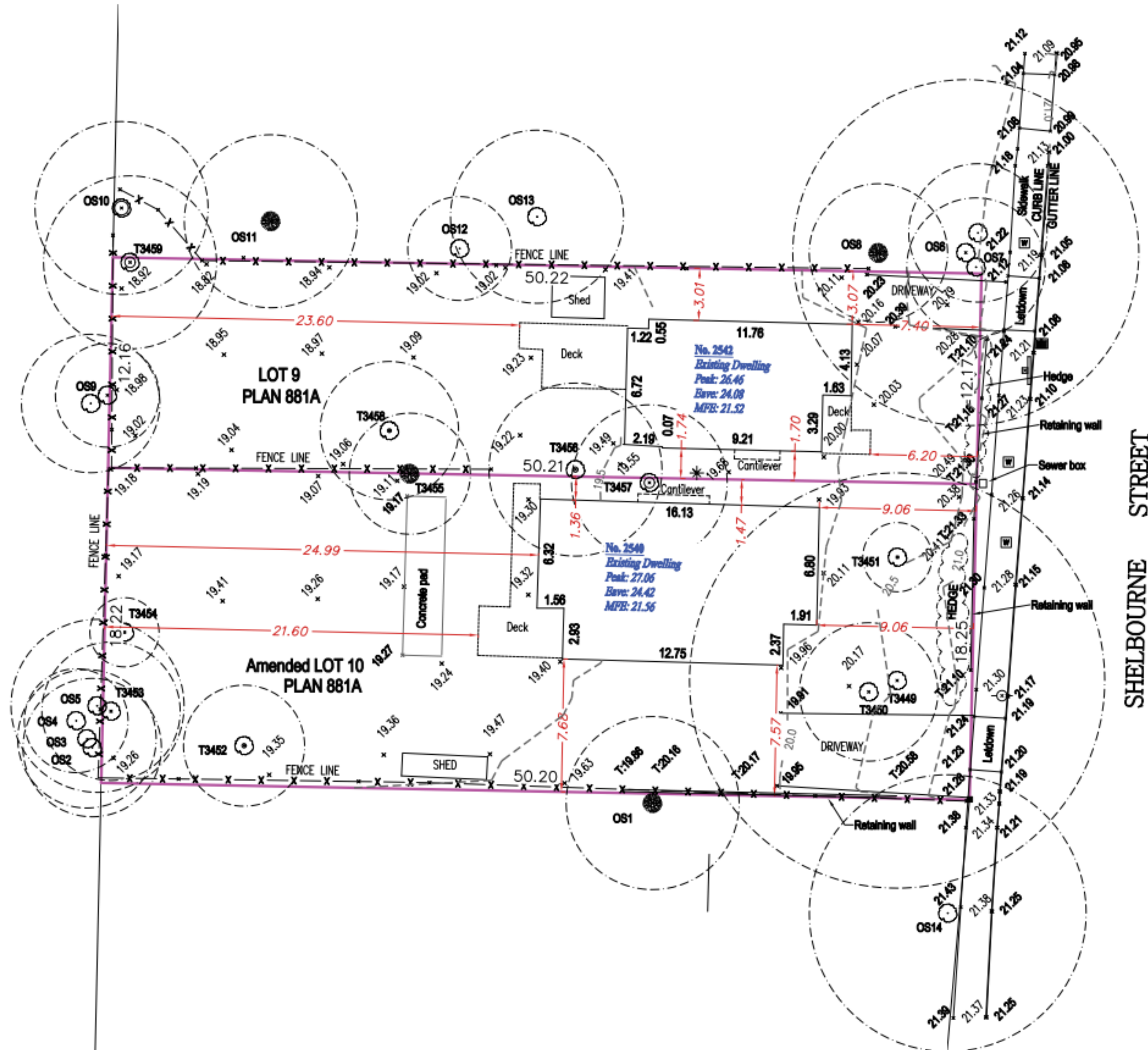
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\*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey.

Undersurface charges and covenant will not be shown on this survey unless such documents are provided and can be shown in two dimensional view.

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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.

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

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**FRAME**  
PROPERTIES

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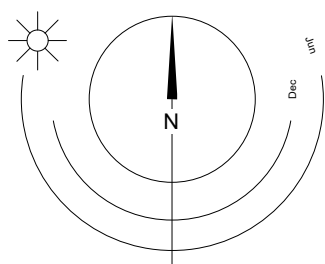




3 Shadow Study - Equinox 12PM  
A002 / SCALE: 1 : 300



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



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## FERNWOOD TOWNHOMES

2540 & 2542 Shelbourne  
Street, Victoria, BC

### Shadow Study



A002

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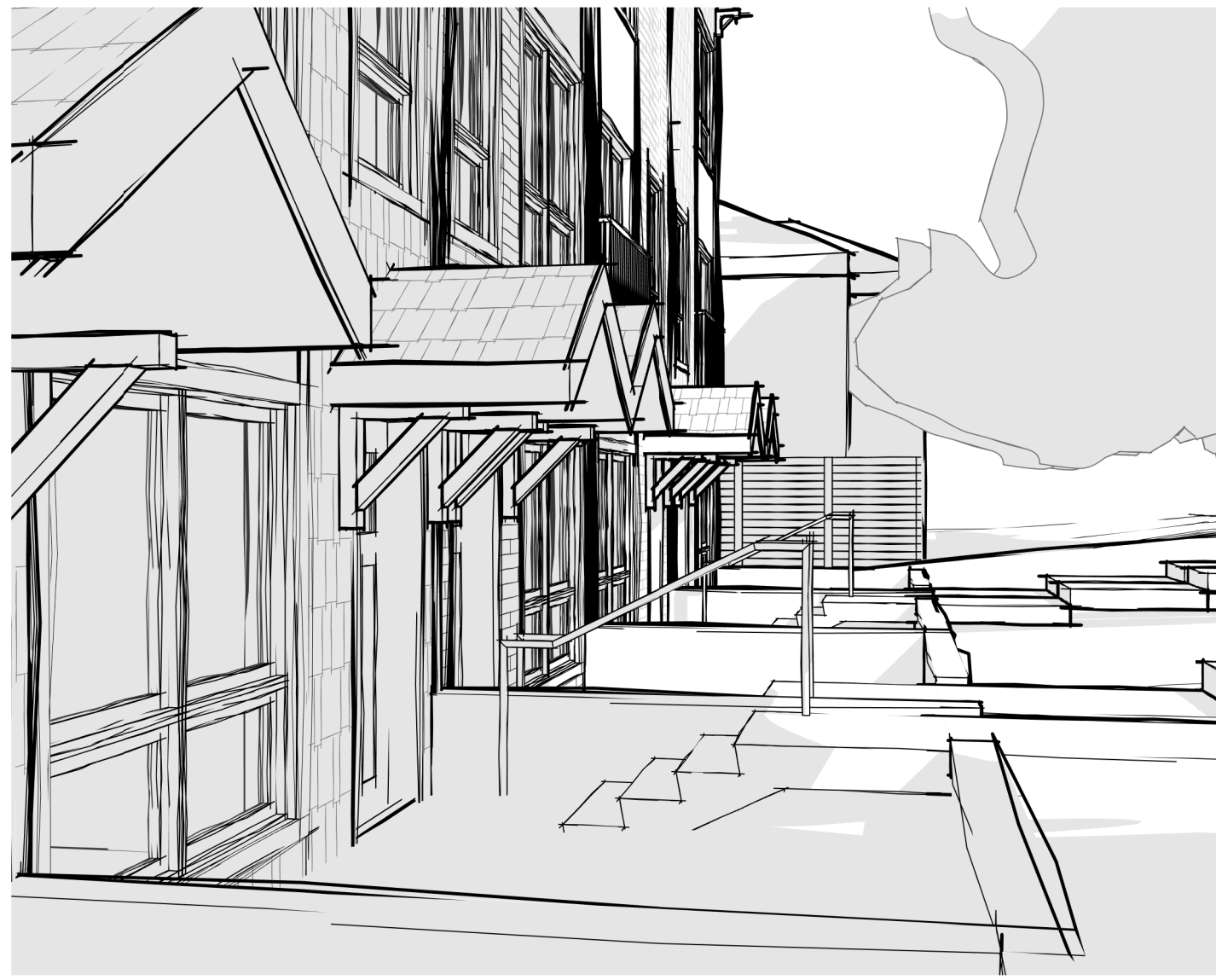




1 North West View On Shelbourne Street  
A003 SCALE:



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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Checker

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

dHka

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

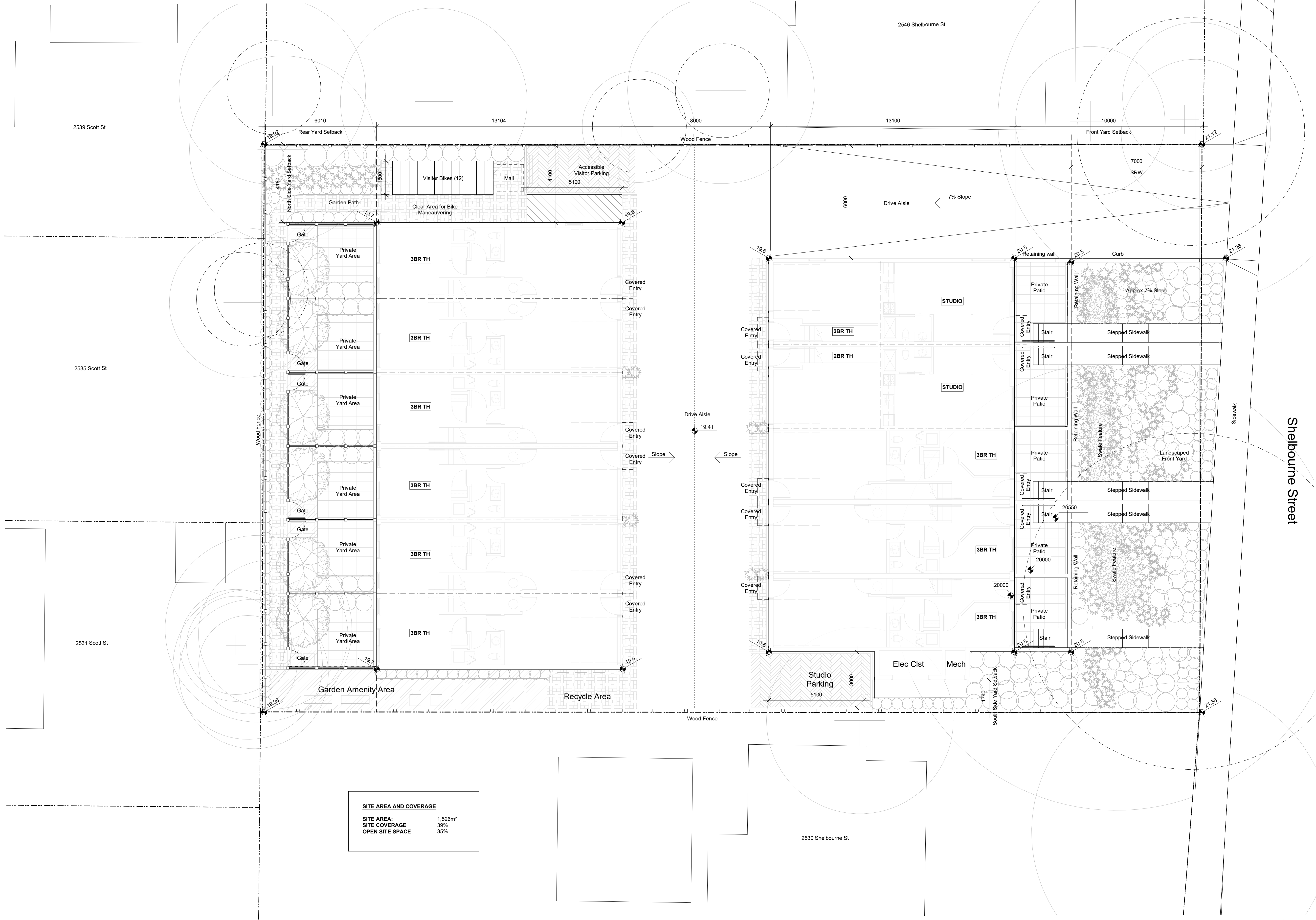


A004

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SITE AREA AND COVERAGE	
SITE AREA:	1,526m <sup>2</sup>
SITE COVERAGE	39%
OPEN SITE SPACE	35%

22/10/24  
22/07/18

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Plot Date: 2022/10/24  
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Scale: 1 : 100  
Project Number:

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## FERNWOOD TOWNHOMES

2540 & 2542 Shelbourne  
Street, Victoria, BC

### Site Plan

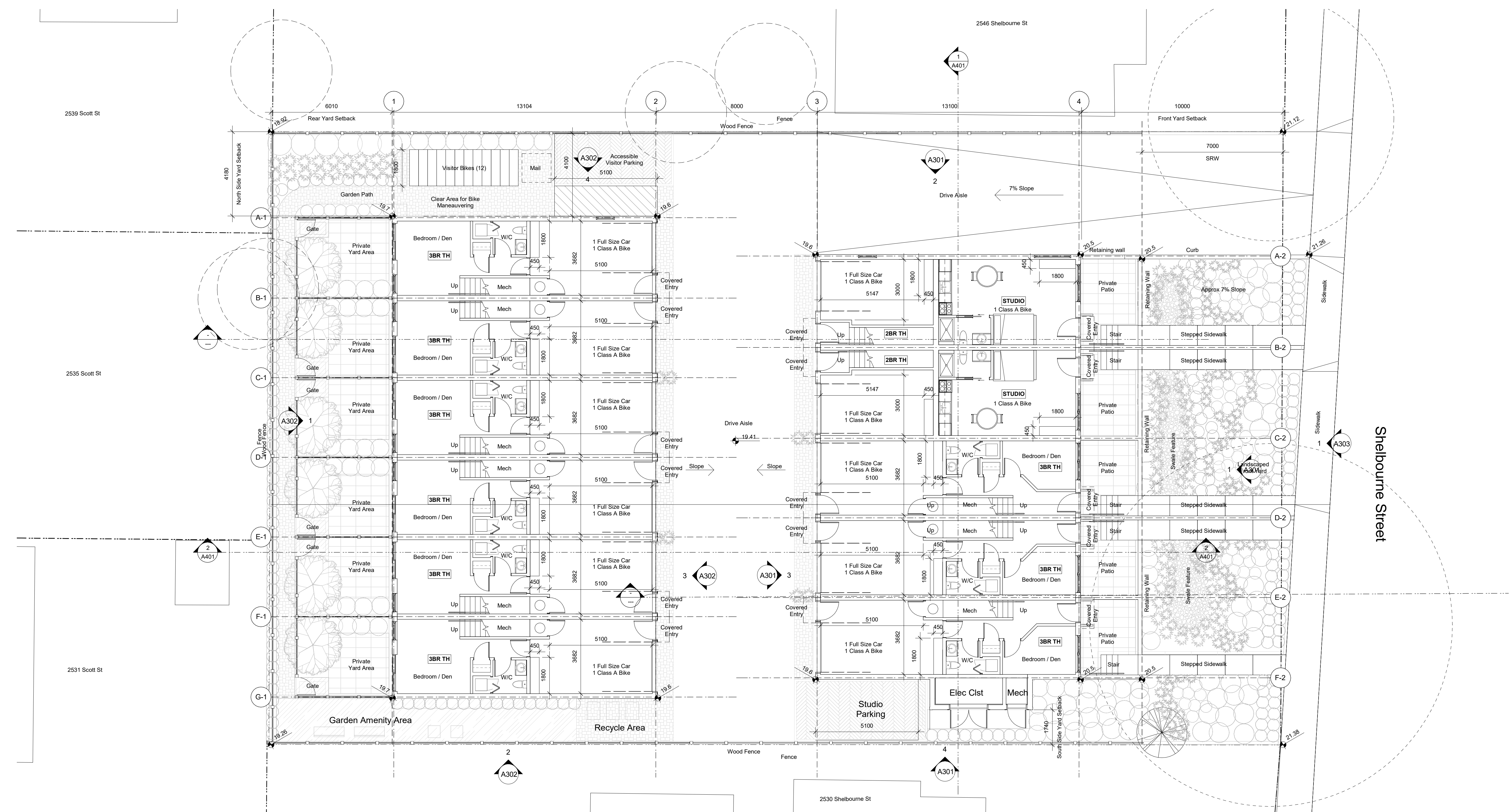


A101

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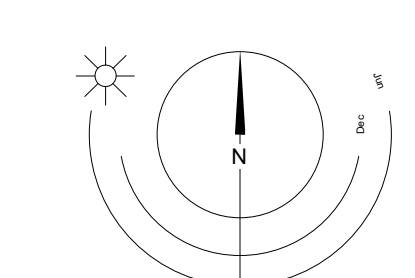
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Scale: 1 : 100 Project Number:

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



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V9T 0H2

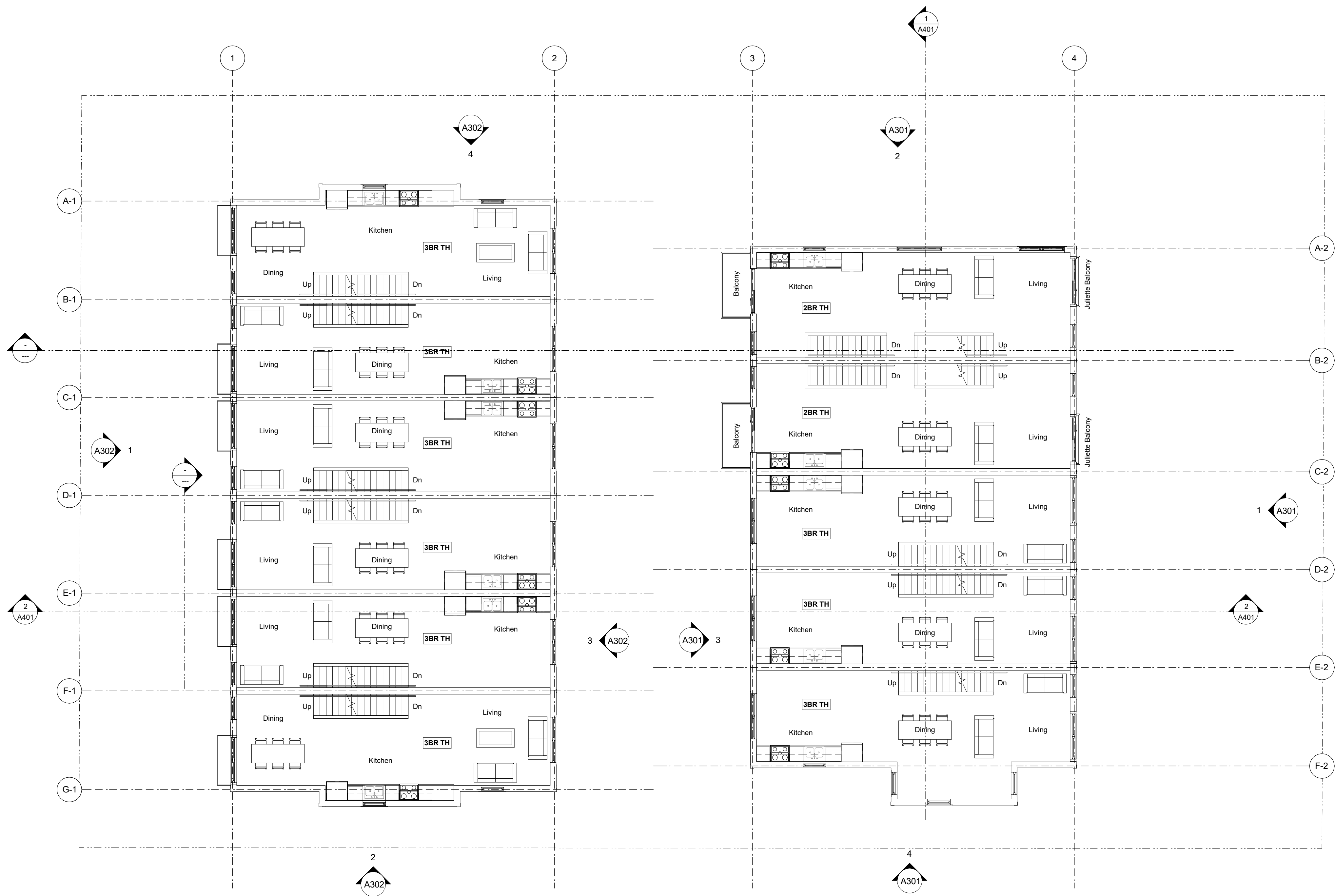
T 1-250-658-3367  
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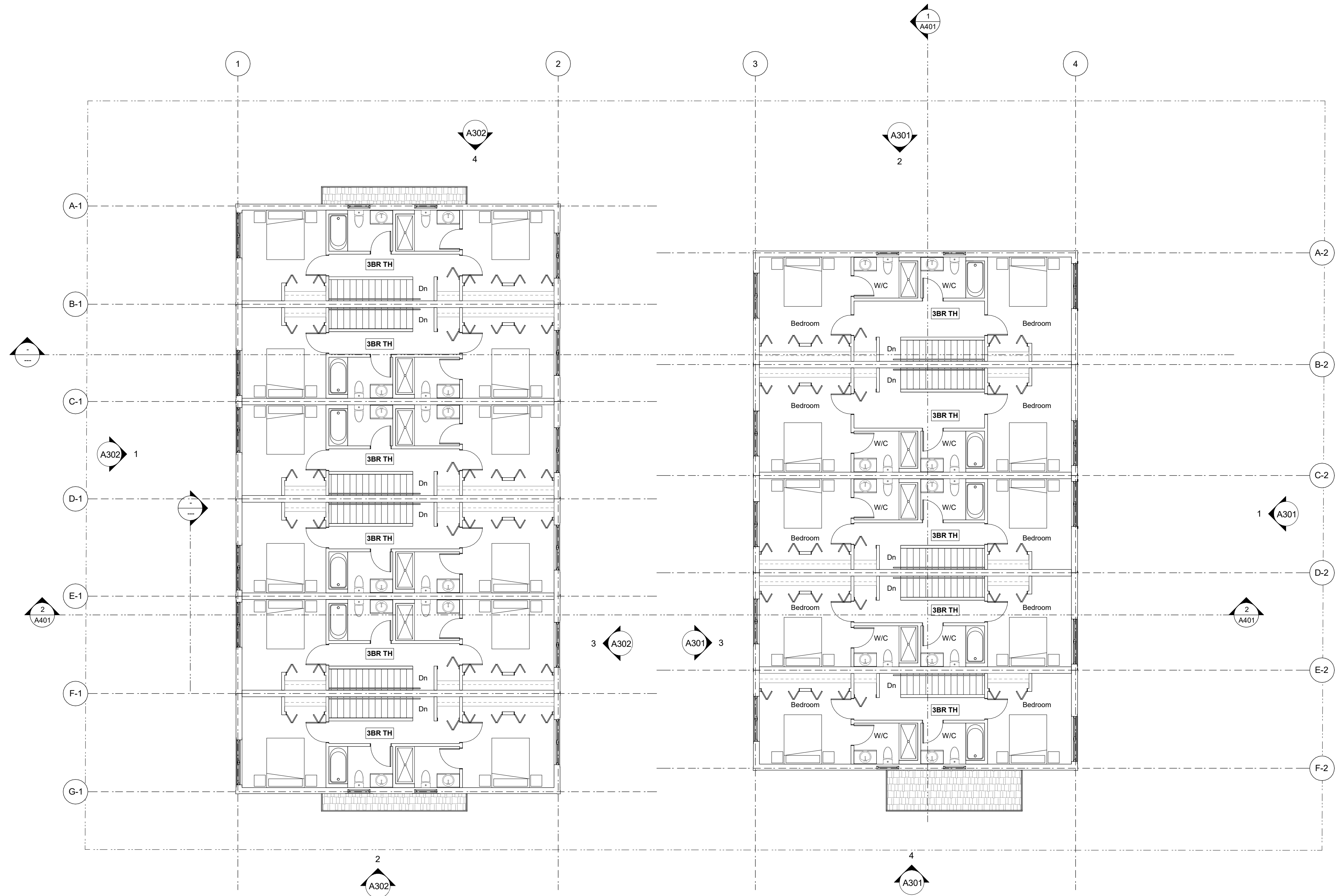
**FERNWOOD  
TOWNHOMES**  
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Street, Victoria, BC  
L2 Plan

**dHka** **A202**

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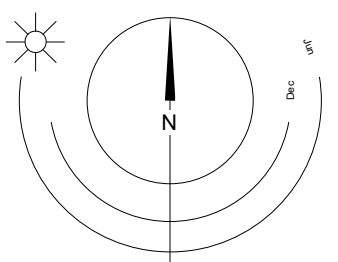
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## FERNWOOD TOWNHOMES

2540 & 2542 Shelbourne  
Street, Victoria, BC

### L3 Plan

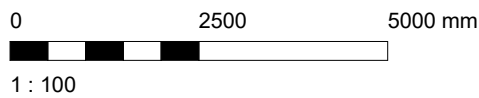
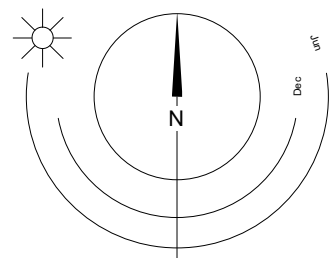
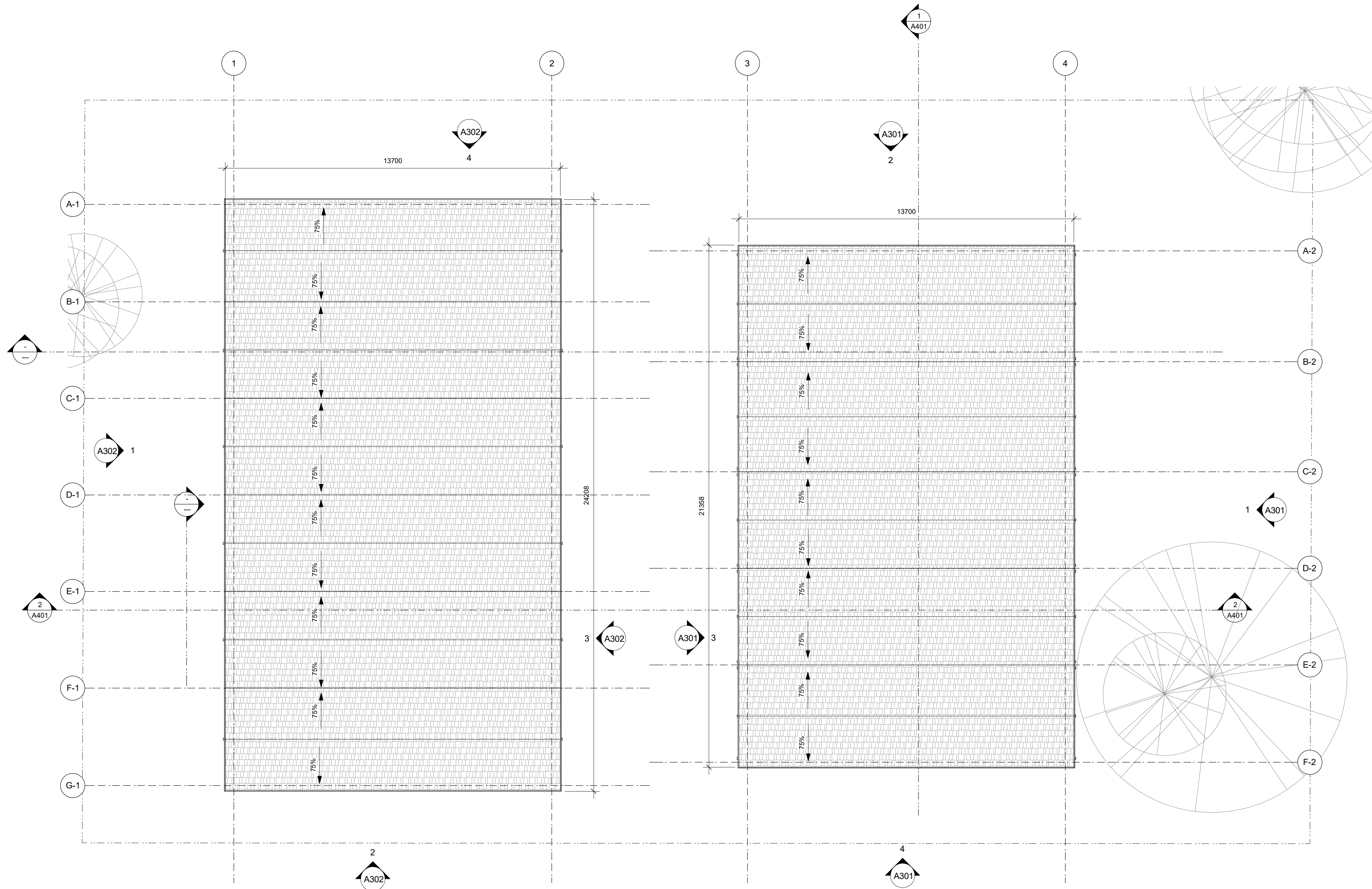


0 2500 5000 mm  
1:100

dHka A203

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Scale	1 : 100	Project Number	

NOTE: All dimensions are shown in millimeters.

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

**dHka**  
**A204**

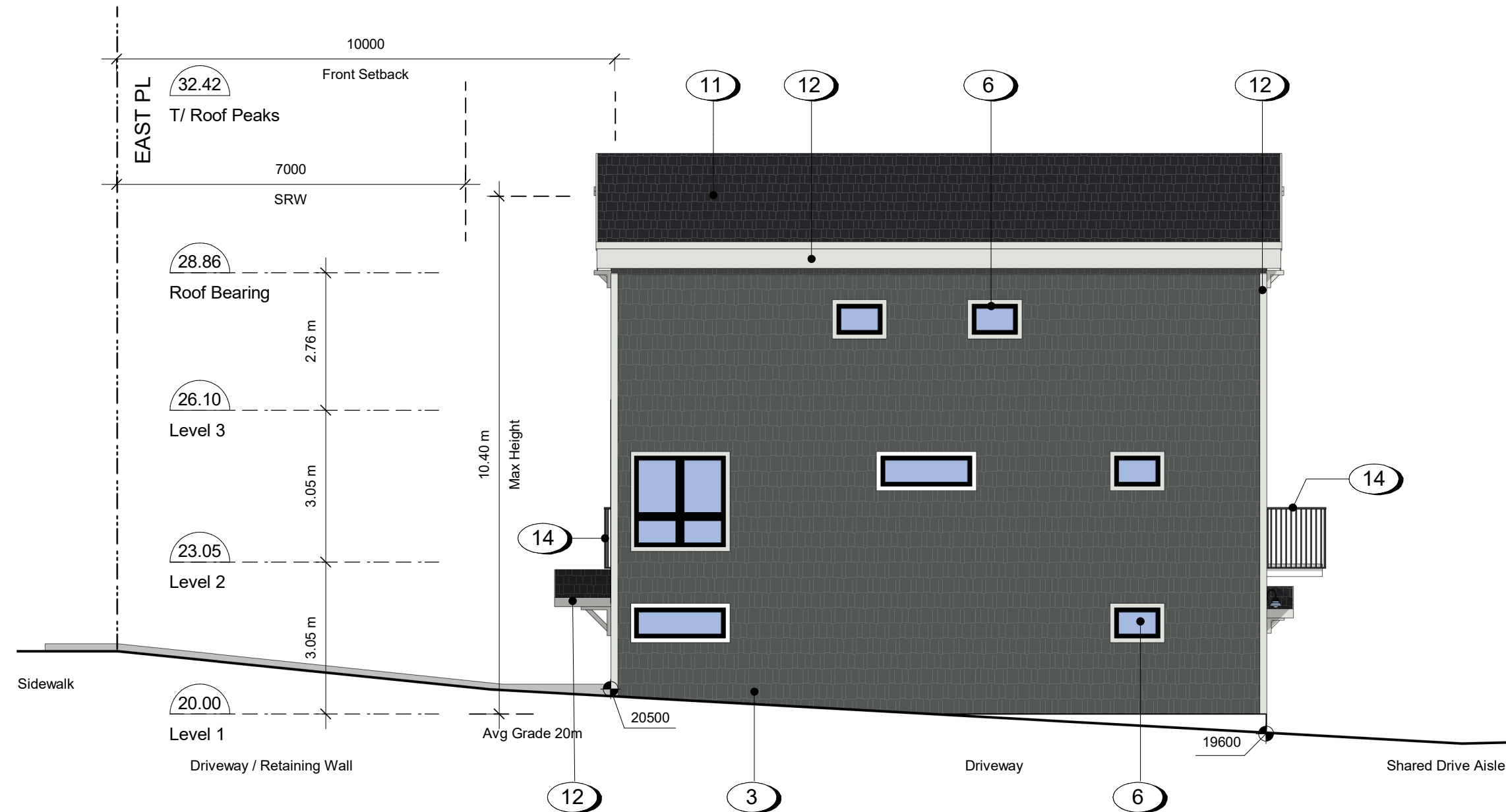
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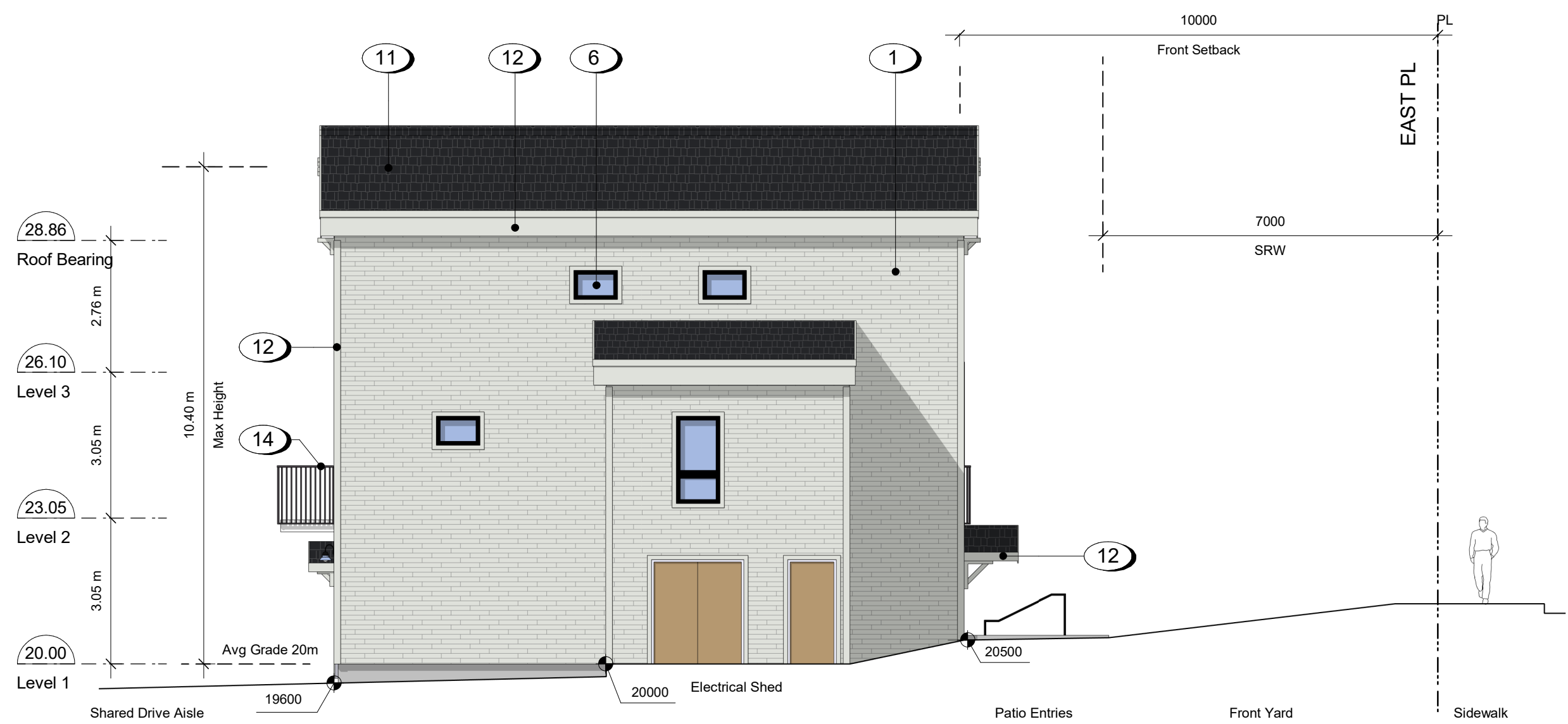
1 Front Building - East Elevation  
A301 SCALE: 1 : 100



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

22/10/24  
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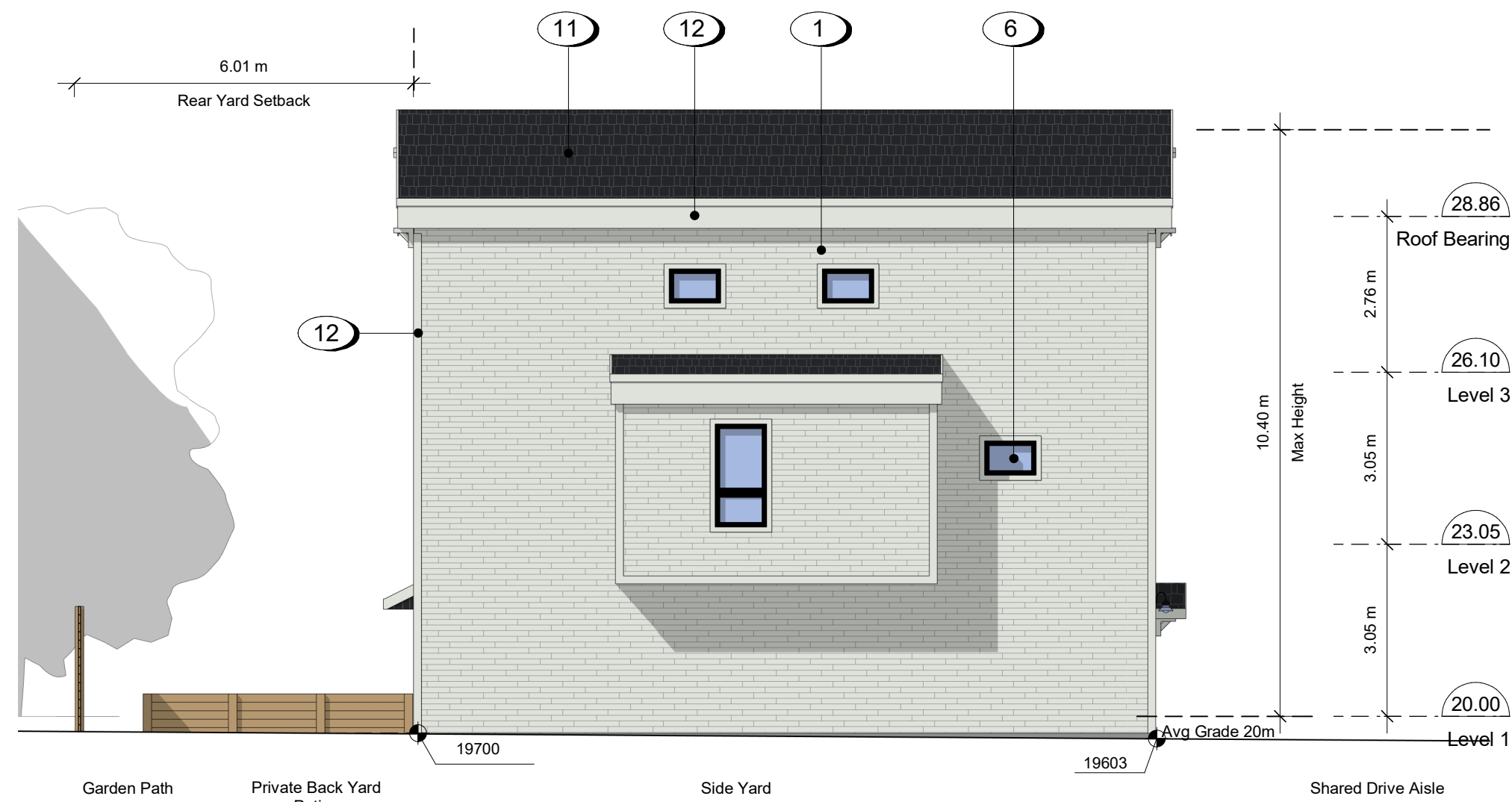
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FERNWOOD  
TOWNHOMES  
2540 & 2542 Shelbourne  
Street, Victoria, BC  
Front Building  
Elevations





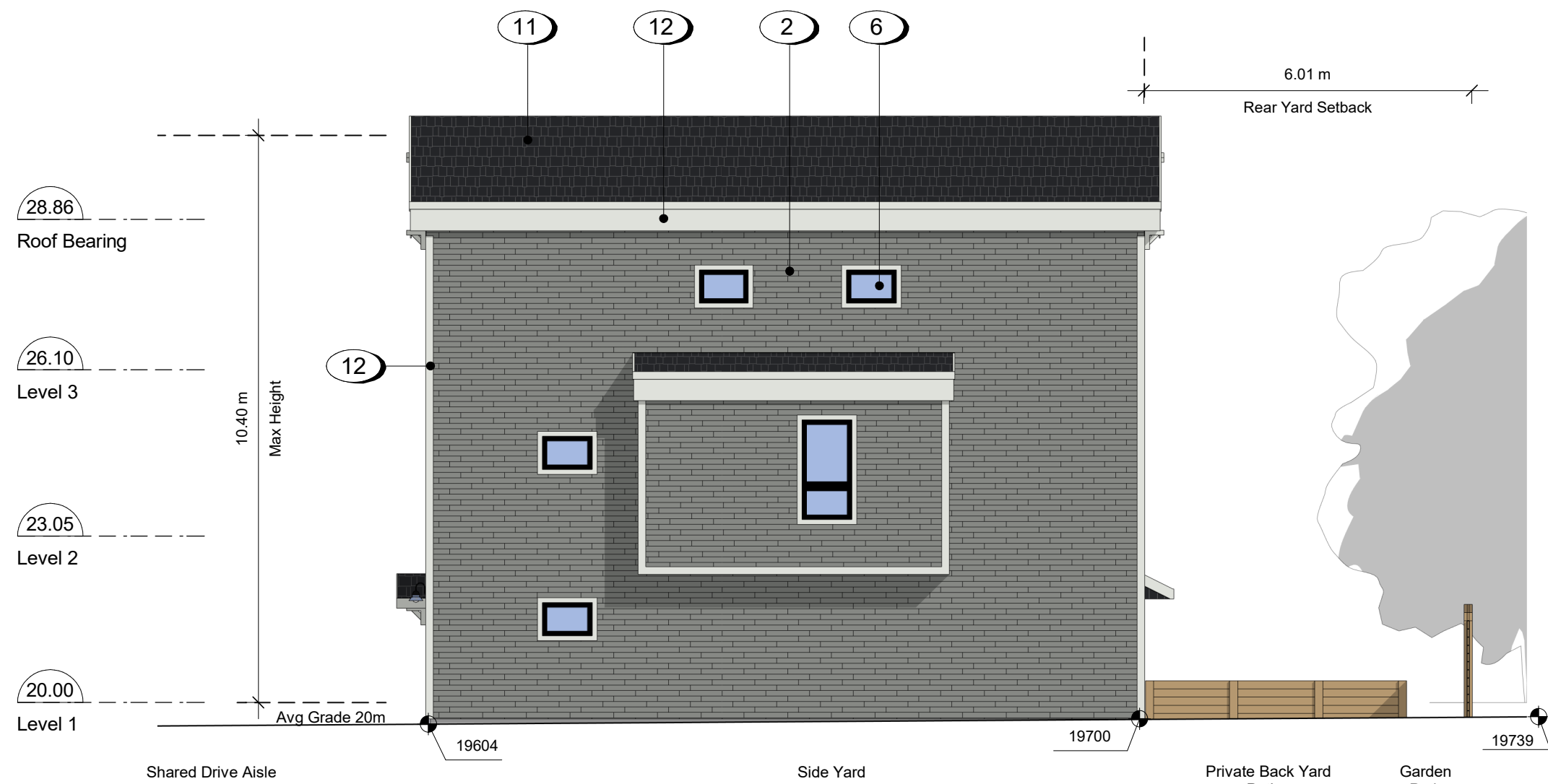
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A302 SCALE: 1 : 100



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

- 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  
Rear 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

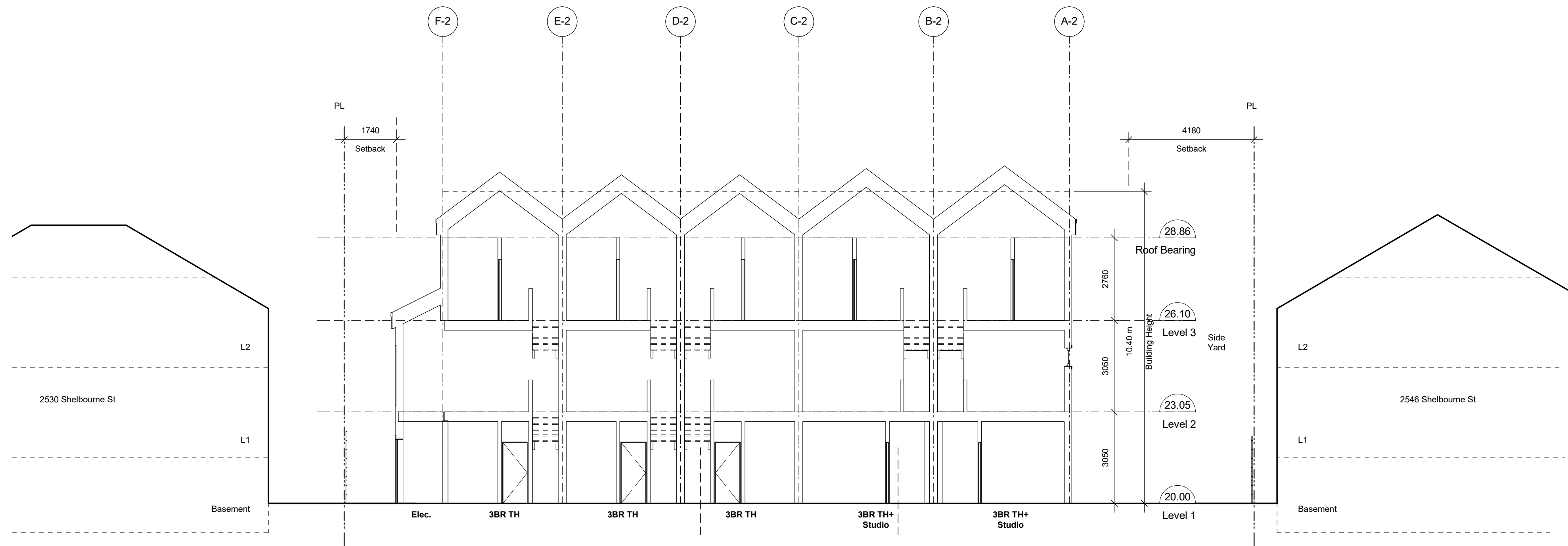
1 East Elevation on Shelbourne Street  
A303 SCALE: 1 : 125

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

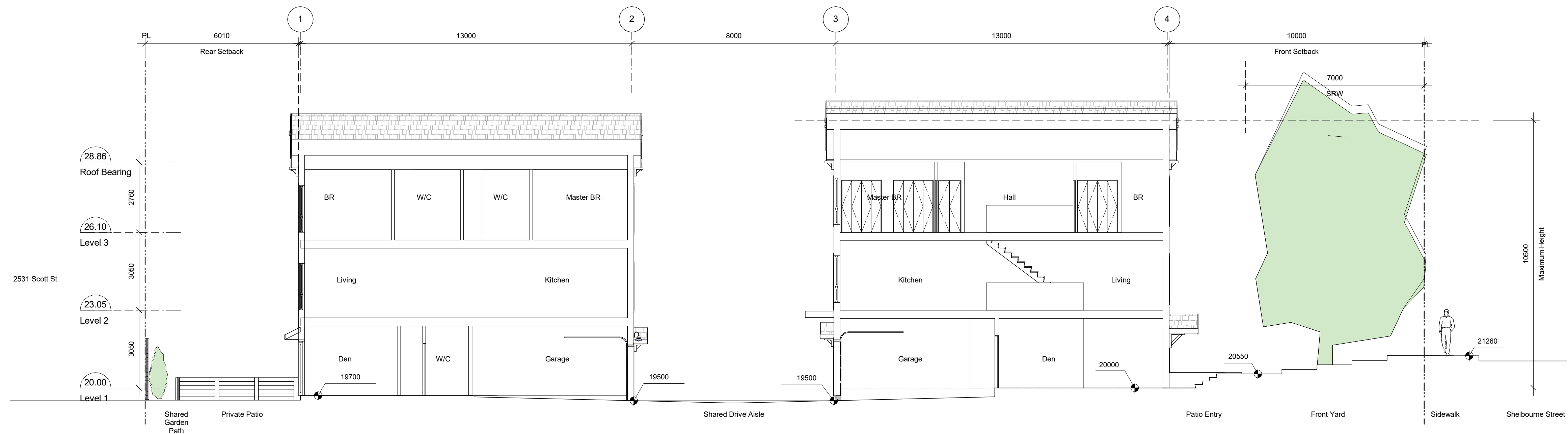


A303





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



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

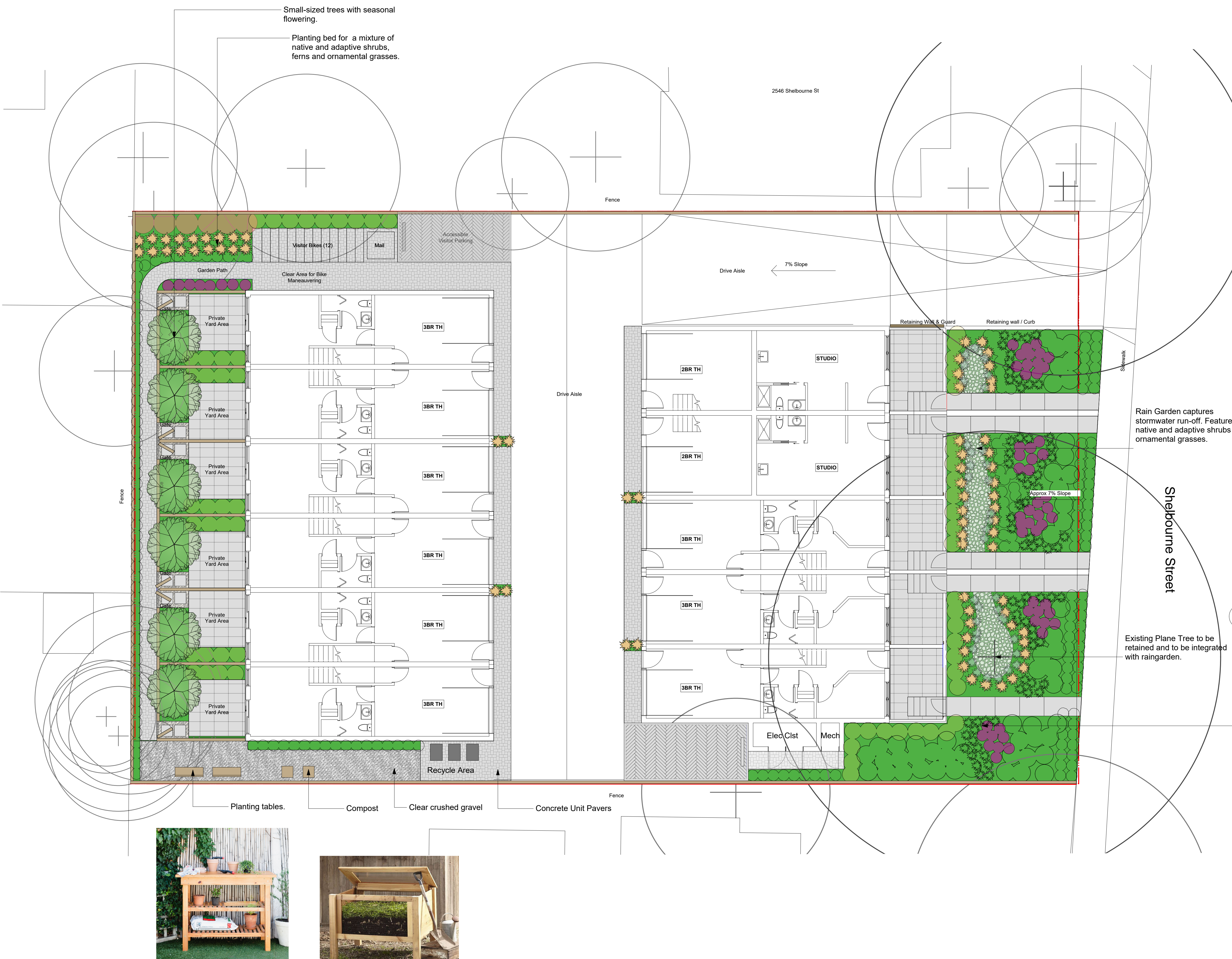
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Scale 1 : 100 Project Number  
NOTE: All dimensions are shown in millimeters.

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





Recommended Nursery Stock

Trees	Quantity	Botanical Name	Common Name	Size
Total:06		Acer circinatum	Vine Maple	6cm cal.

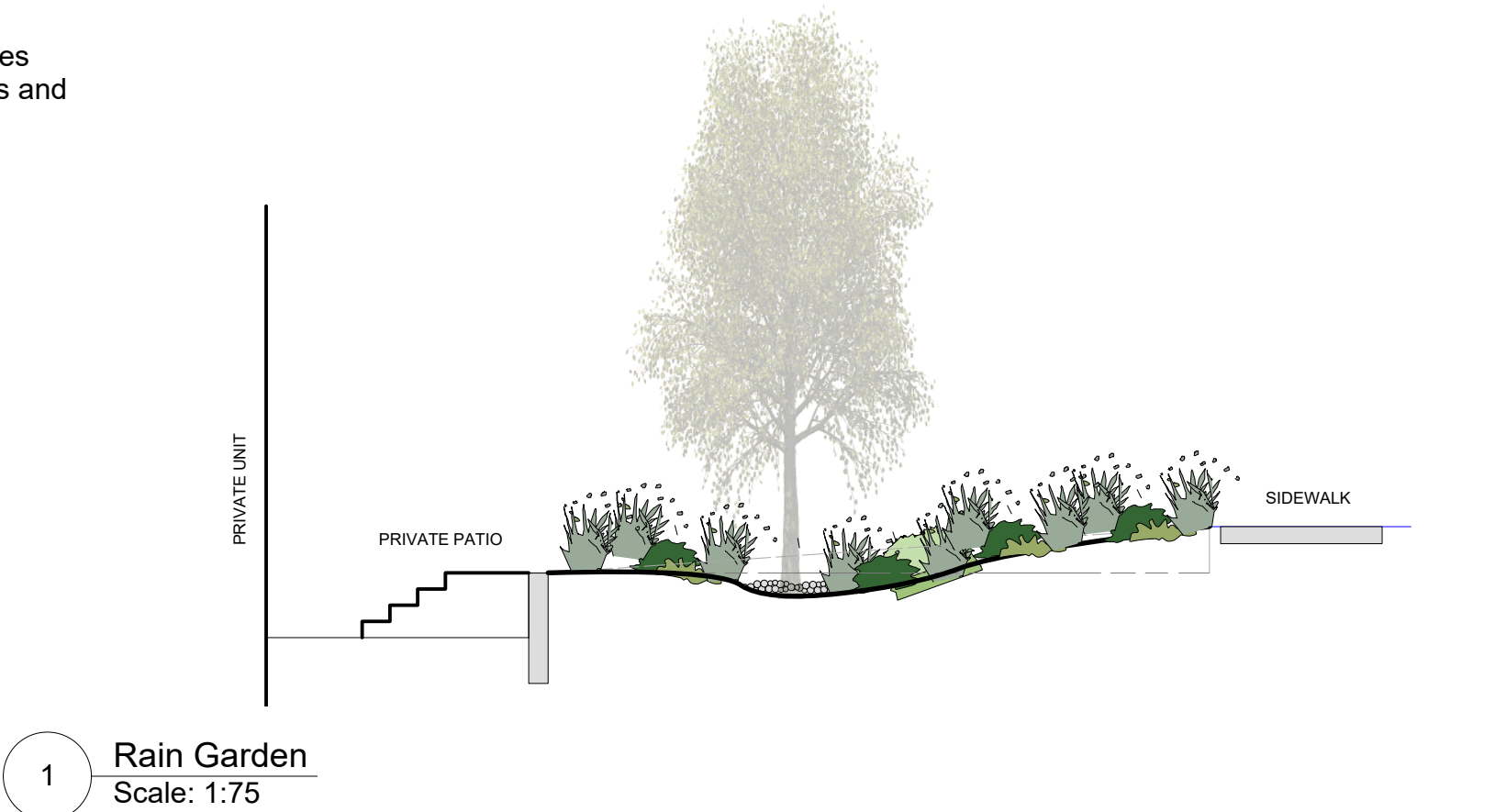
Large Shrubs	Botanical Name	Common Name	Size
Total:70	Mahonia aquifolium	Tall Oregon Grape	# 5 pot
	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot

Medium Shrubs	Botanical Name	Common Name	Size
Total:52	Rhododendron 'Hino-crimson'	Evergreen Azalea	#5 pot

Small Shrubs	Botanical Name	Common Name	Size
Total:256	Berberis thunbergii f. atropurpurea 'Bagatelle'	Dwarf 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	Botanical Name	Common Name	Size
Total:167	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

