

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:
1,528m² (16,426 s.f.)
FLOOR AREAS
TOTAL PROPOSED:
1,641 m² (17,663 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 10.8m
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:
FRONT (Street):
8.11m 8.08m
REAR:
7.22m 3.02m
SIDE (North):
2.44m 19.19m
SIDE (South):
19.19m 2.44m
COMBINED SIDE:
4.89m 4.89m
SUITE COMPOSITION:
TOTAL:
15 SUITES
3 Bedroom 1
2 Bedroom 14
Ground-Orientated Units
Minimum Unit Floor Area 107.5m²

FRONT (Street):
8.11m 8.08m
REAR:
7.22m 3.02m
SIDE (North):
2.44m 19.19m
SIDE (South):
19.19m 2.44m
COMBINED SIDE:
4.89m 4.89m
SUITE COMPOSITION:
TOTAL:
15 SUITES
3 Bedroom 1
2 Bedroom 14
Ground-Orientated Units
Minimum Unit Floor Area 107.5m²

BUILDING CODE SUMMARY:
BCBC Part 3, Group C, 3 Storey Wood Construction
to local by-laws and British Columbia Building Code (BCBC).

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
P. 604.710.3627

ARCHITECT
dHKarchitects
977 Fort Street
Victoria, B.C.
V8V 3K3
P. 250.658.3367

CIVIL CONSULTANT
Herold Engineering
Unit 600 - 1112 Fort St.
Victoria, BC V8V 3K9
P. 250.990.4875

LANDSCAPE CONSULTANT
LADR Landscape Architects Inc.
3-854 Queens Avenue, Street Level,
Victoria, BC, V8T 1M5
P. 250.998.0105

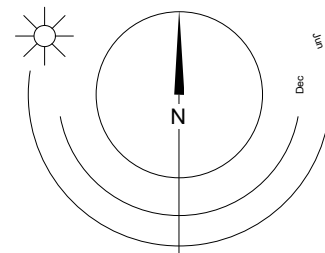
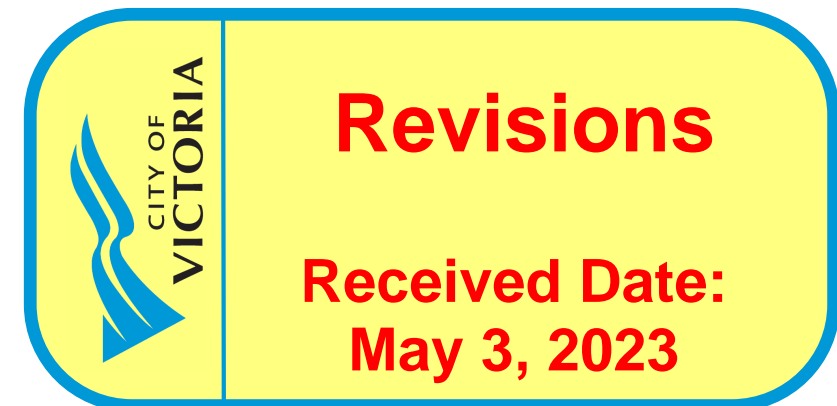
DRAWING LIST

A000 COVER SHEET / PROJECT DATA
A001 SURVEY
A002 SHADOW STUDY
A003 PERSPECTIVE VIEWS
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
[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 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	T/D	Tempered / Double Glazed
Centerline	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	Roof Anchor	UNO	Unless Noted Otherwise
FG	Finished Grade	RB	Rubber Base	UIS	Underside of...
GB	Grab Bar	RES	Resilient Flooring	VCT	Vinyl Composition Tile
GBL	Glass Block	RD	Roof Drain	VI	Vision Glass
GL	Glass	RD-P	Roof Drain - Planter	VIS	Vinyl Impact Sheet
GWG	Georgian Wire Glass	RWL	Rain Water Leader	VT	Vinyl Tile
GWB	Gypsum Wallboard	SARF	Spray Applied Fibrous Insulation	VWC	Vinyl Wall Covering
HC	Hollow Core	SCW	Solid Core Wood	WC	Water Closet
HCW	Hollow Core Wood	SD	Soap Dispenser	WD	Wood
H/C	Handicap	SL	Sealer	WPM	Waterproof Membrane
HM	Hollow Metal	SP	Spandrel Glass	WRC	Water Repellent Coating
		SPC	Solid Particleboard Core		

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



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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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This document was prepared for the exclusive use of our client, FRAME PROPERTIES

*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.

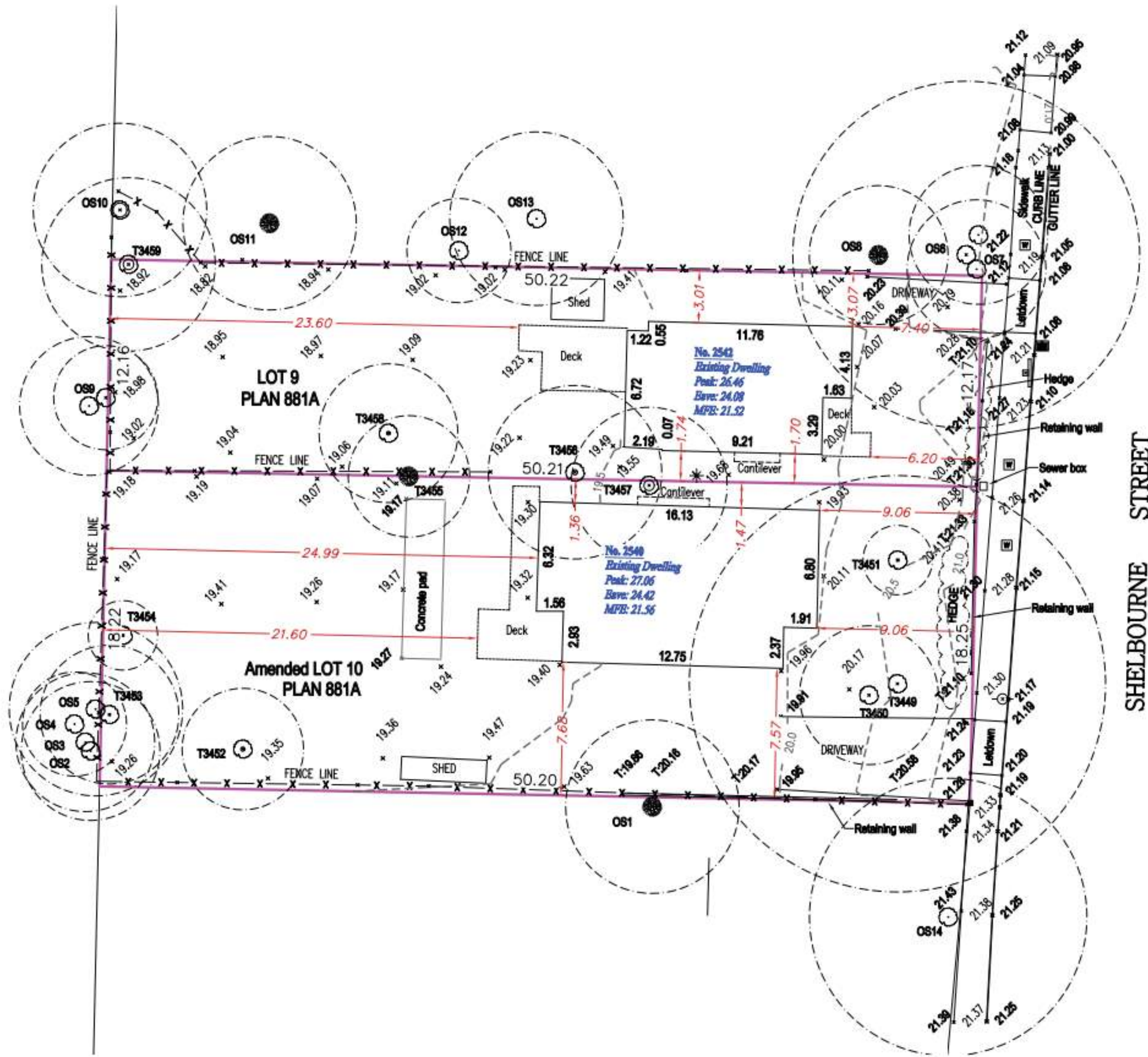
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Explorer Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.



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>

22/07/18

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Survey



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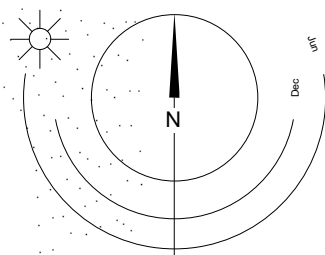
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1 Shadow Study - Equinox 12PM
A002 SCALE: 1 : 300



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



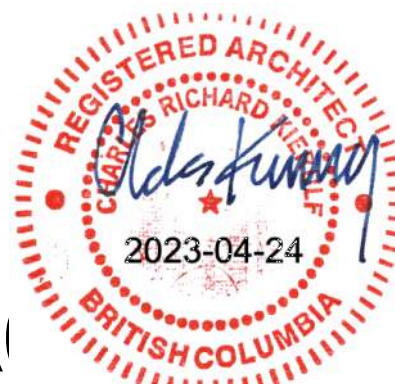
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Street, Victoria, BC
Shadow Study



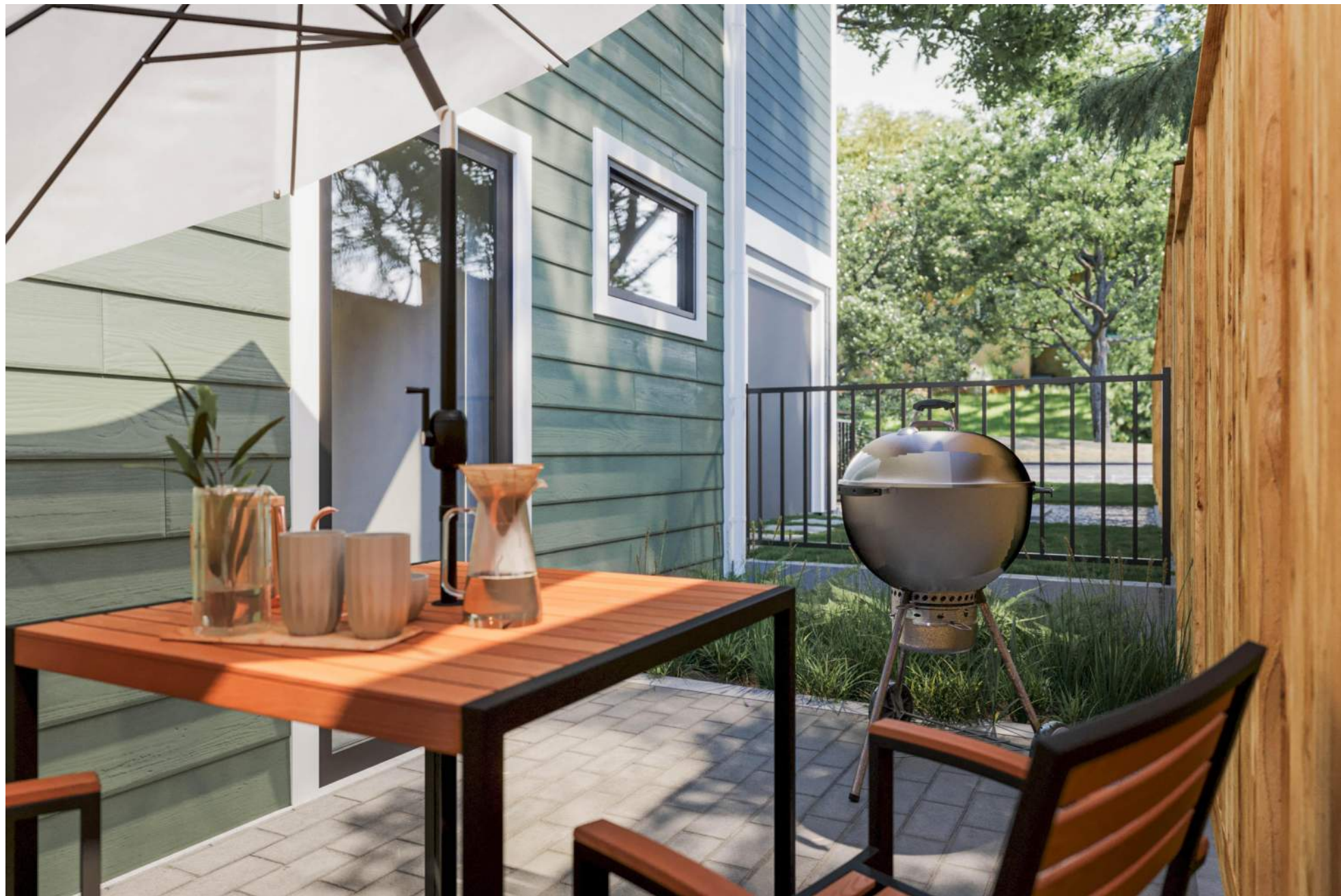
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1. Project Rendering - North Looking View @ Shelbourne Street



2. Project Rendering - Typical Side Yard Patio



3. Project Rendering - South Looking View @ Shelbourne Street

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Perspective Views



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

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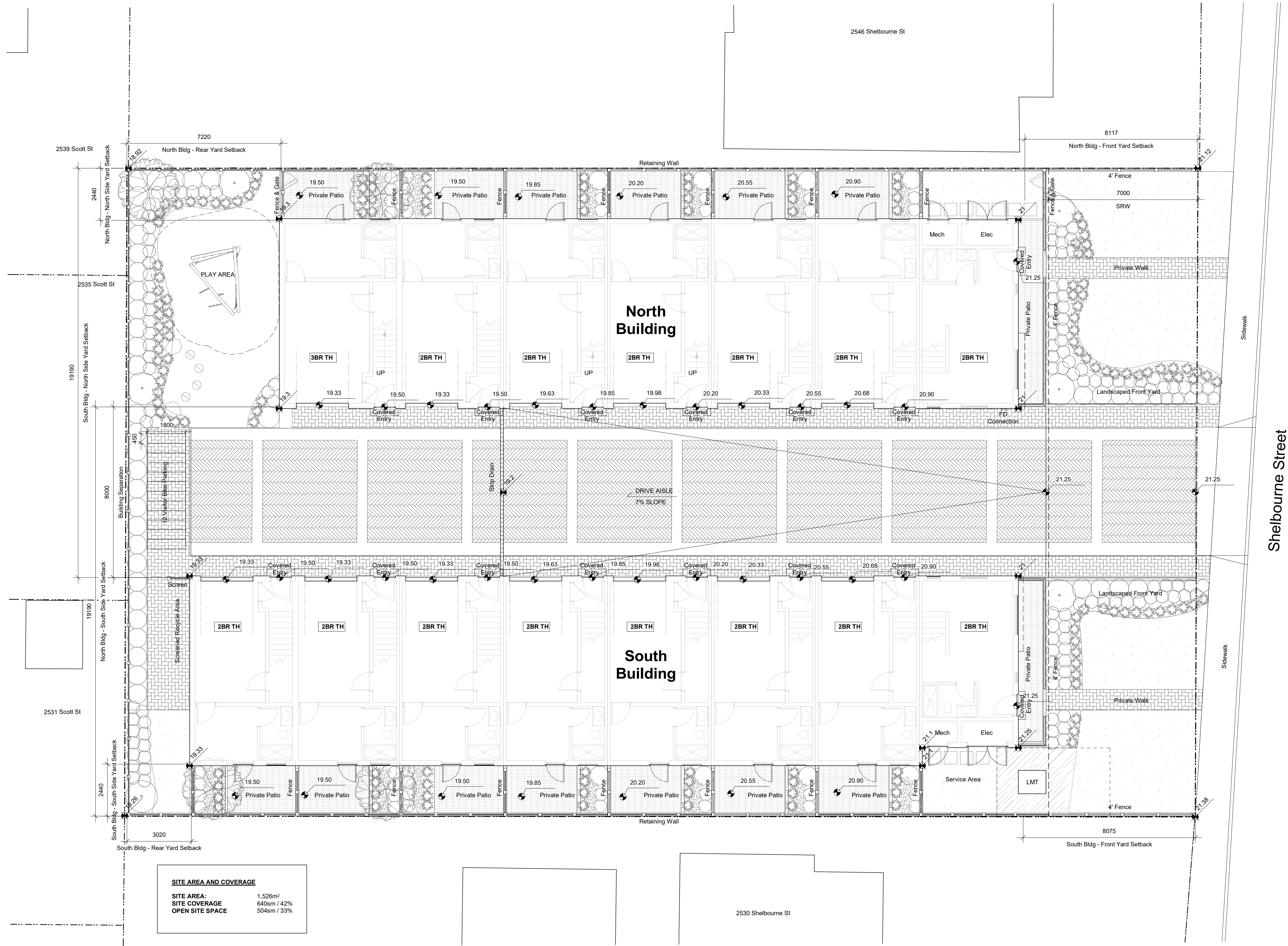
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Perspective Views

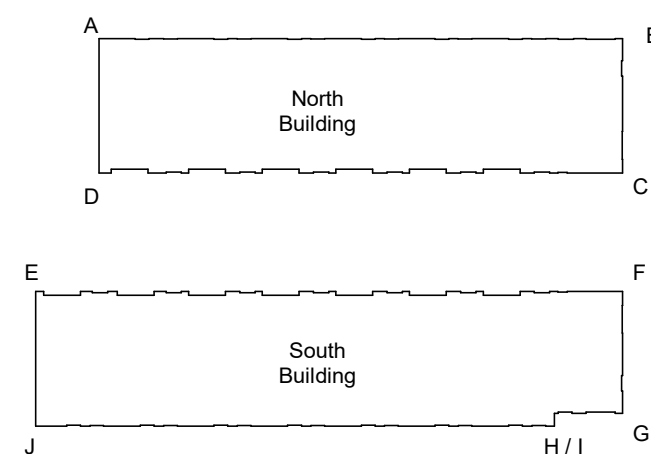


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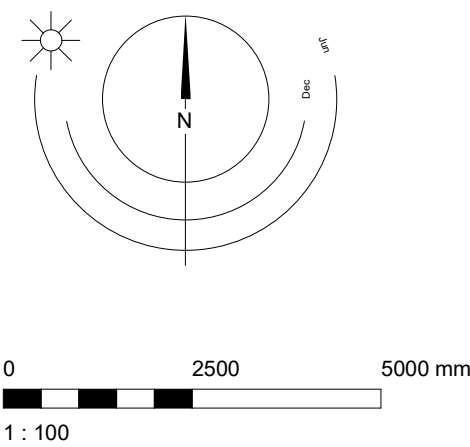
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Average Grade Calculations



North Bldg	Grade Points	Avg of Points	x	Distance	Totals
Grade Point A - 19.3	Points A - B	$((19.3+21.1)/2)=20.15$	x	34.65	= 698.2
Grade Point B - 21	Points B - C	$((21+21.1)/2)=21$	x	8.9	= 186.9
Grade Point C - 21	Points C - D	$((21+19.3)/2)=20.15$	x	34.65	= 698.2
Grade Point D - 19.3	Points D - A	$((21+21.1)/2)=21$	x	8.9	= 186.9
North Bldg Grade Calculation					
1770.2/87.1 (Perimeter) = 20.3m					
South Bldg					
Grade Point E - 19.3	Points E - F	$((19.3+21.1)/2)=20.15$	x	34.65	= 698.2
Grade Point F - 21	Points F - G	$((21+21.25)/2)=21.13$	x	8.07	= 170.52
Grade Point G - 21.25	Points G - H	$((21.25+21.1)/2)=21.18$	x	4.5	= 95.3
Grade Point H - 21.1	Points H - I	$((21.1+21.1)/2)=21.1$	x	0.85	= 17.94
Grade Point I - 21.1	Points I - J	$((21.1+19.3)/2)=20.2$	x	34.3	= 692.86
Grade Point J - 19.3	Points J - E	$((19.3+19.3)/2)=19.3$	x	8.9	= 171.77
South Bldg Grade Calculation					
1846.59/127 (Perimeter) = 20.2m					



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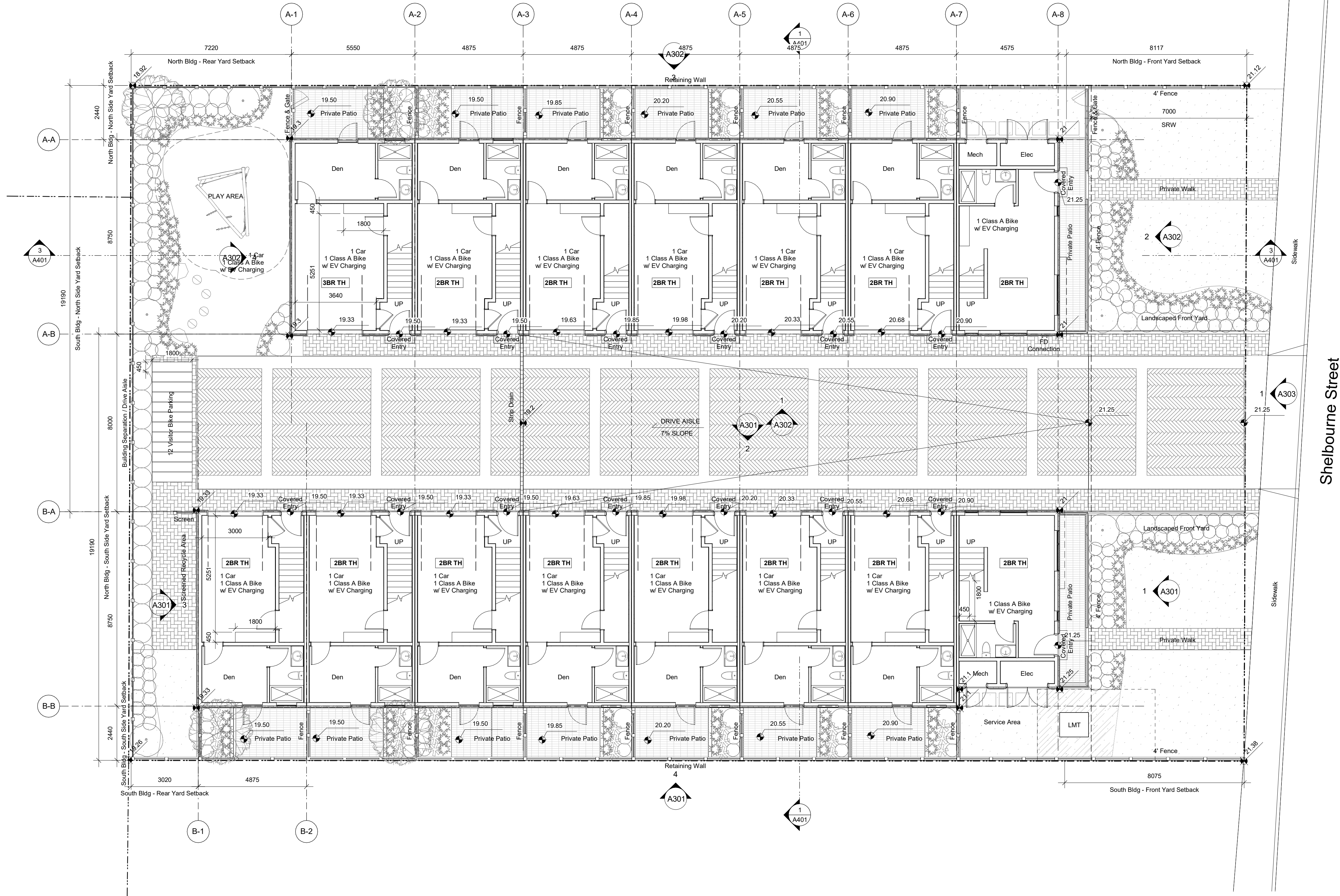
FERNWOOD TOWNHOMES 2540 & 2542 Shelbourne Street, Victoria, BC Site Plan



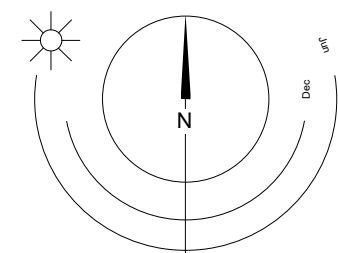
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1 Level 1 - Overall Plan
A201 SCALE: 1 : 100



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1 : 100

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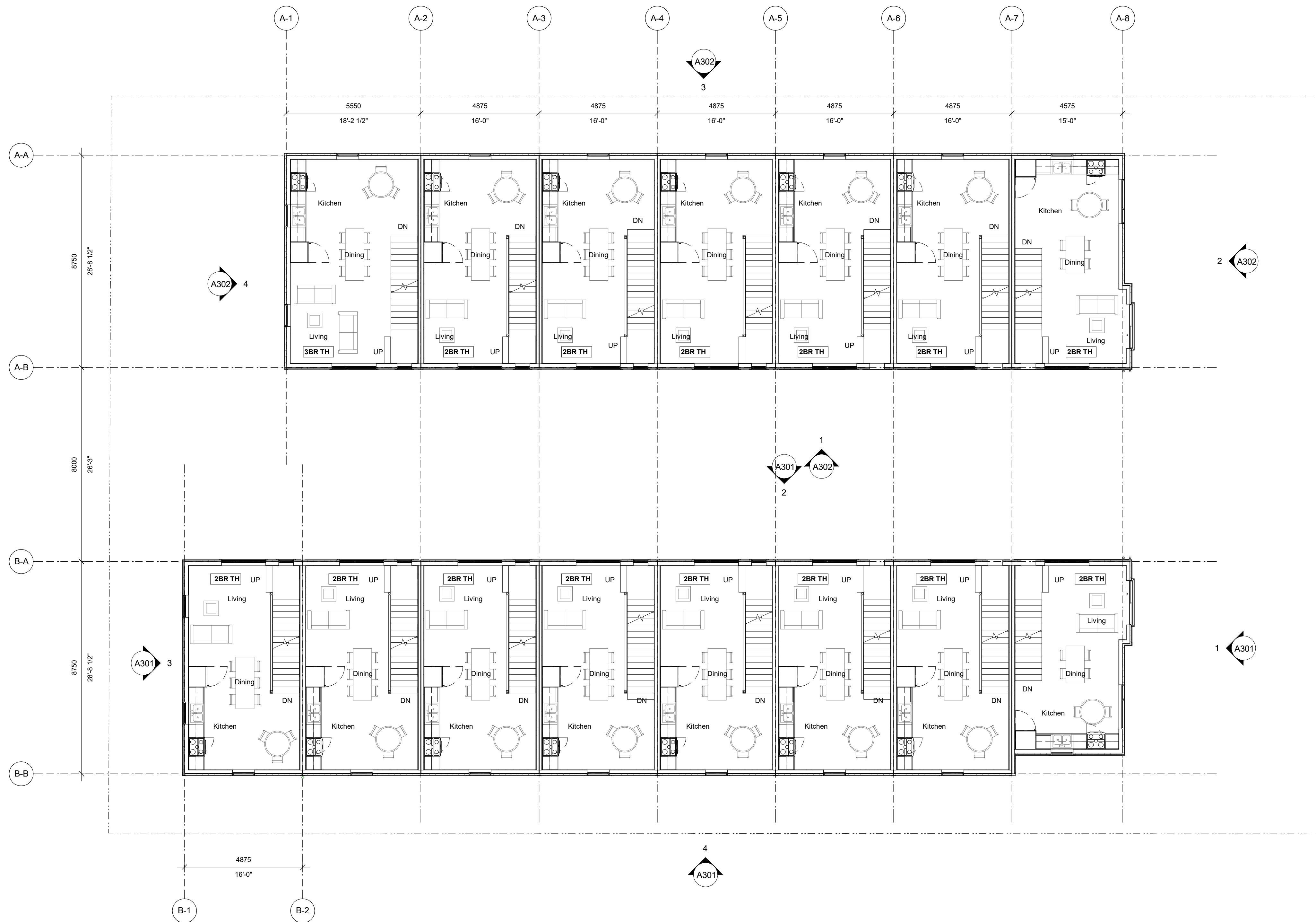
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Street, Victoria, BC
L1 Plan



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1 Level 2 - Overall Plan
A202 SCALE: 1 : 100

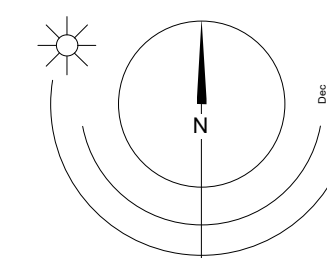
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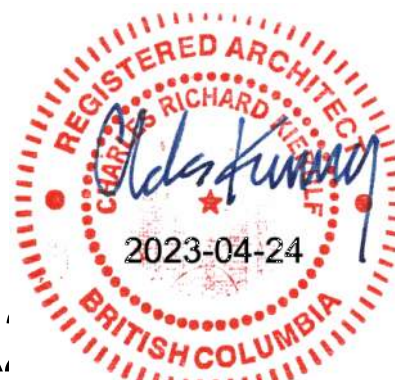
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Street, Victoria, BC
L2 Plan

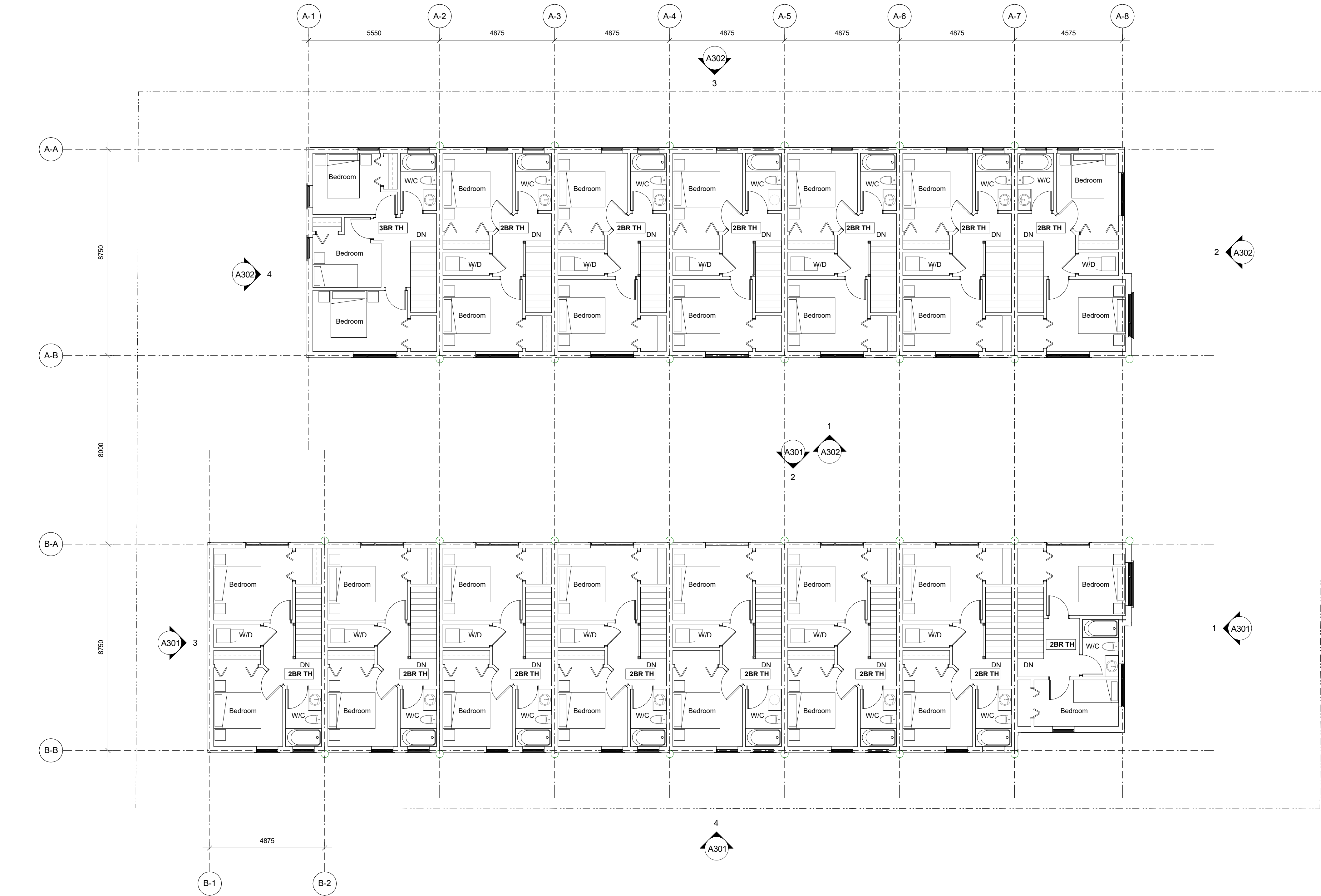


0 2500 5000 mm
1 : 100



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1 Level 3 - Overall Plan
A203 SCALE: 1 : 100

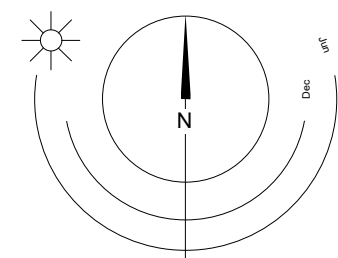
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L3 Plan

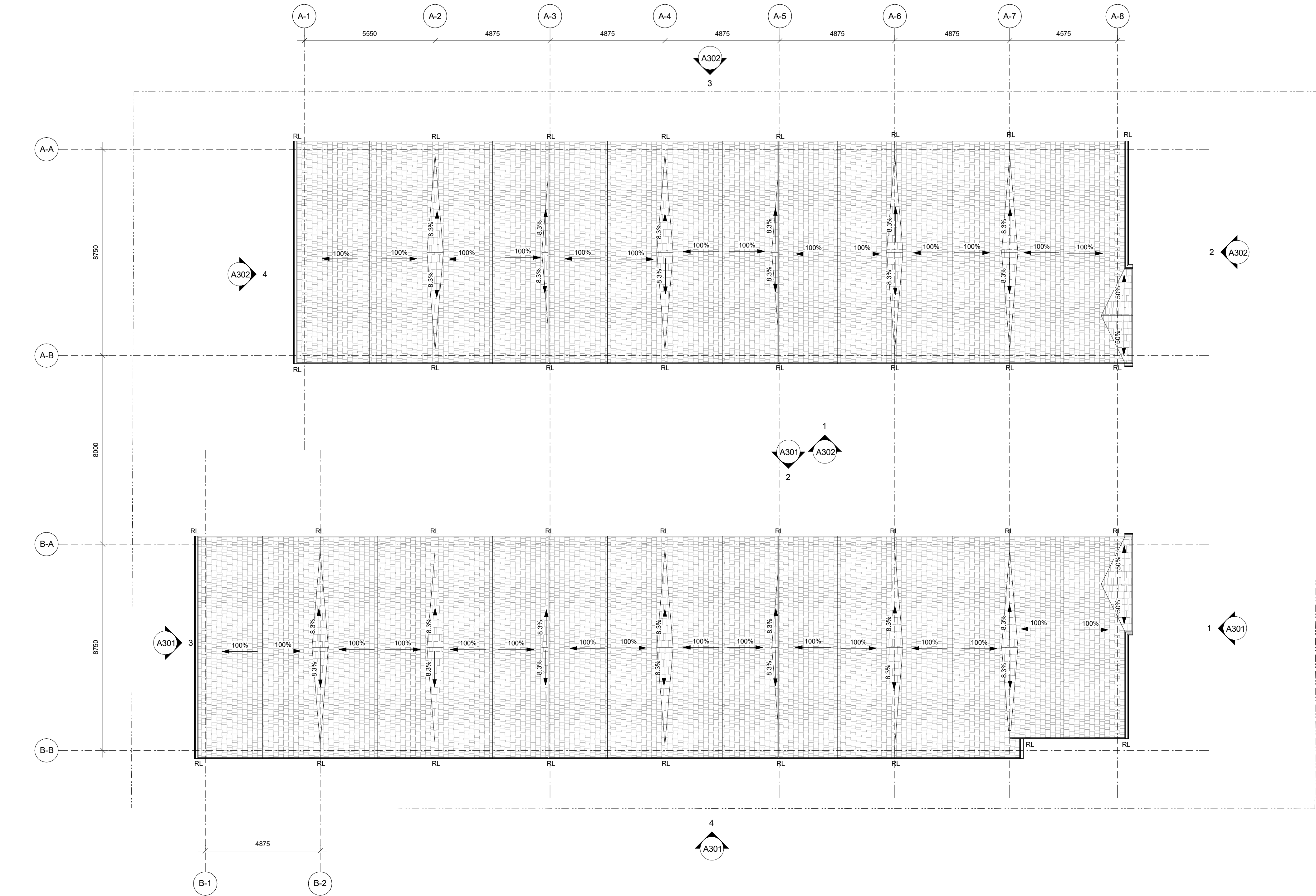


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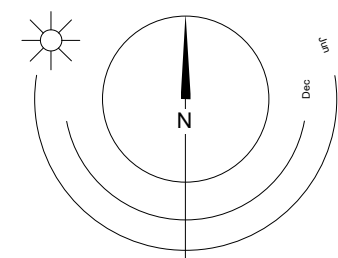


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1 Roof - Overall Plan
A204 SCALE: 1 : 100



0 2500 5000 mm
1:100

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Street, Victoria, BC
Roof Plan



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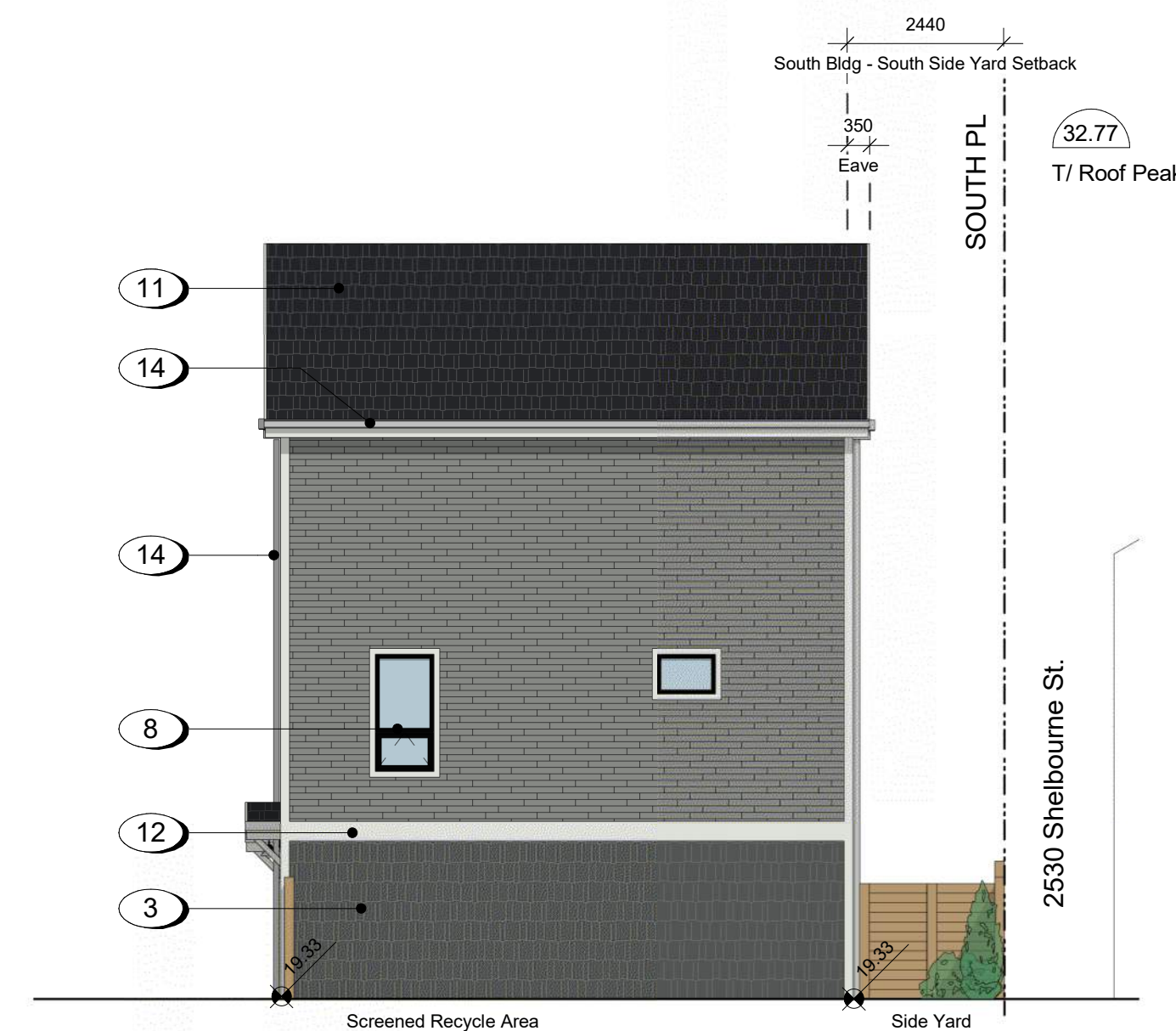
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- 2 Fibre Cement Lap Siding - Slate Gray
- 3 Fibre Cement Shingles - Iron Gray
- 4 Fibre Cement Panels - White
- 5 Fibre Cement Panels - Slate Gray
- 6 Fibreglass OH Door - White
- 7 Fibre Cement Lap Siding - Sage
- 8 Low E Vinyl Window - Black Trim
- 9 Pre-finished Fibreglass Door - Colour Varies
- 10 Exterior Fibreglass Door Panel Painted Black
- 11 Asphalt Shingles - Black
- 12 Prefinished Fibre Cement Trim - White
- 13 Pre-finished Aluminum - Black
- 14 Rain Weater Leader / Conductor Head - Galvanized
- 15 Fibre Cement Lap Siding - Evening Blue



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



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



3 South Bldg - West Elevation
A301 SCALE: 1 : 100



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

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

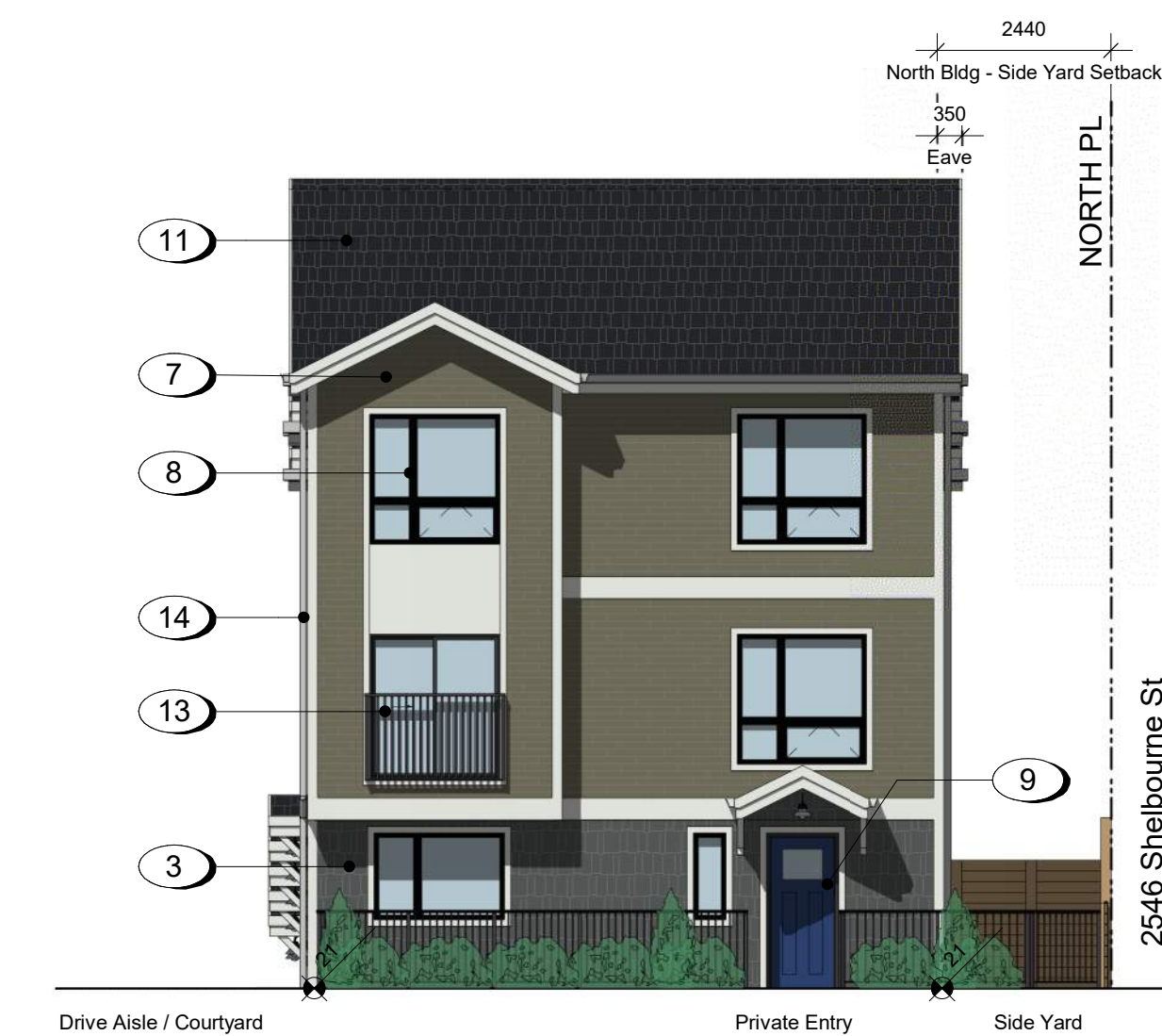


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- 14 Rain Weater Leader / Conductor Head - Galvanized
- 15 Fibre Cement Lap Siding - Evening Blue



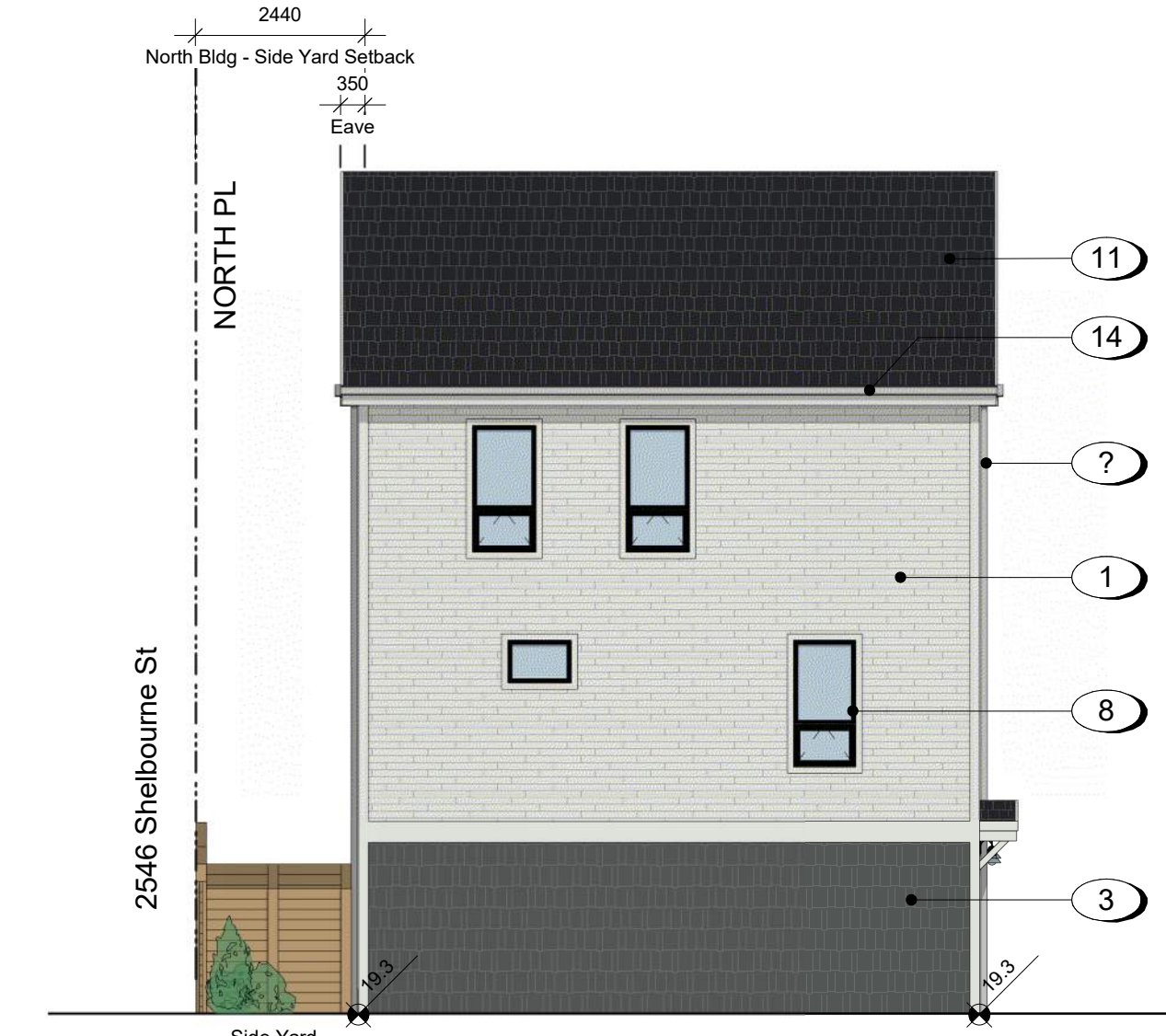
1 North Building - South Elevation
SCALE: 1 : 100



2 North Building - East Elevation
SCALE: 1 : 100



3 North Building - North Elevation
SCALE: 1 : 100



4 West Elevation
SCALE: 1 : 100

23/04/20 ISSUED FOR DP AMENDMENTS
22/10/04 ISSUED FOR DP AMENDMENTS
22/10/04 ISSUED FOR ADP
22/07/18 ISSUED FOR REZONING

Plot Date 2023/04/20 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
North Building
Elevation



dHk Architects
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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MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT





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

23/04/20 ISSUED FOR DP AMENDMENTS
22/10/24 ISSUED FOR ADP
22/07/18 ISSUED FOR REZONING

Plot Date	2023/04/20	Drawing File	
Drawn By	Author	Checked By	Checker
Scale	1 : 125	Project Number	

NOTE: All dimensions are shown in millimeters.

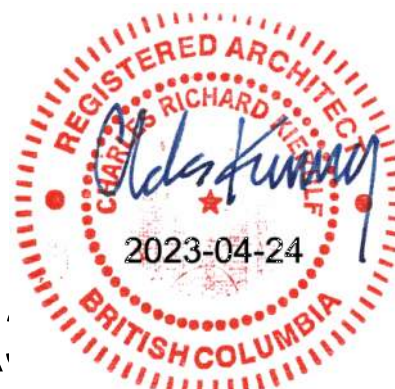
FERNWOOD
TOWNHOMES
2540 & 2542 Shelbourne
Street, Victoria, BC
Street Elevation

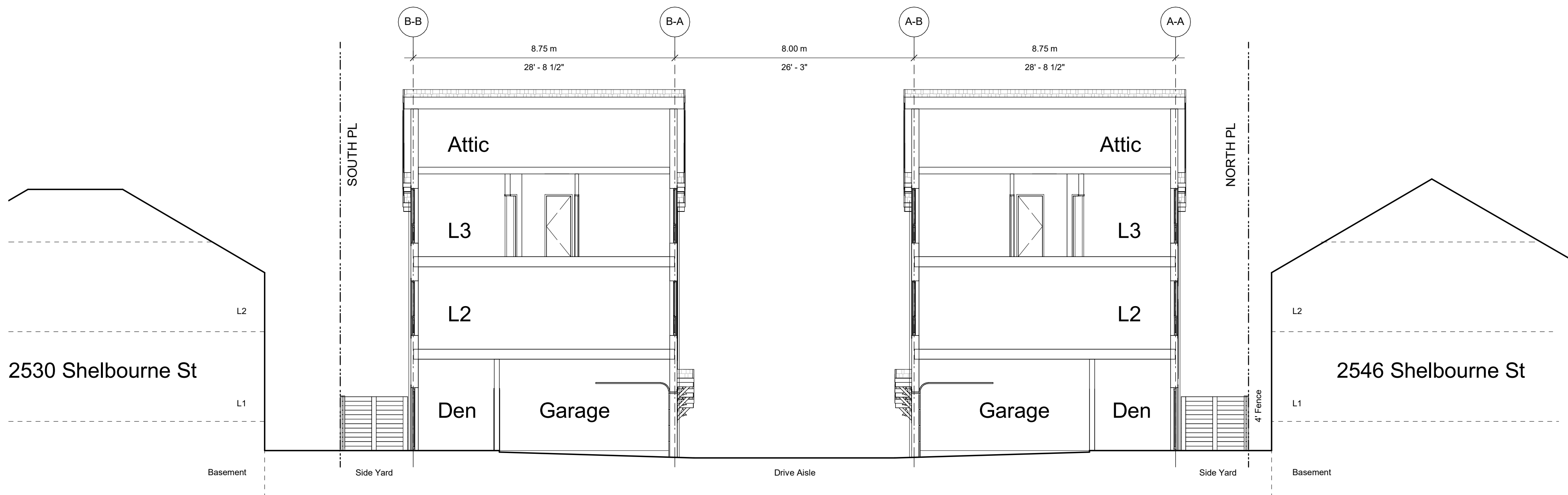


A

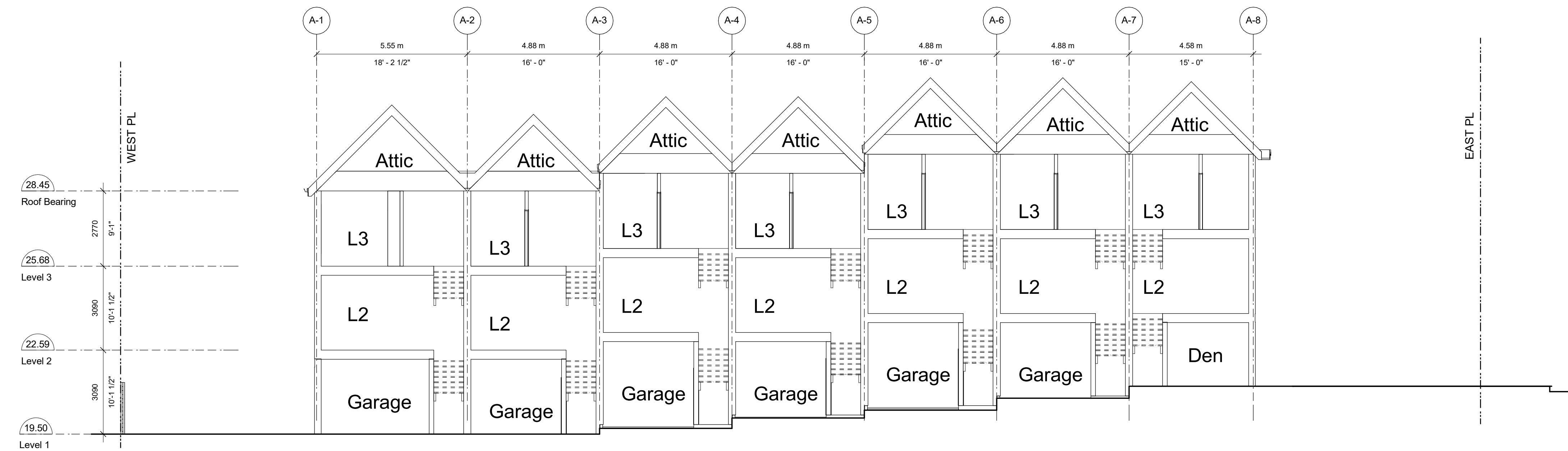
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1 South to North Site Section
A401 SCALE: 1 : 100



3 West to East Site Section Through Drive Aisle
A401 SCALE: 1 : 100

23/04/20 ISSUED FOR DP AMENDMENTS
22/10/04 ISSUED FOR DP AMENDMENTS
22/10/04 ISSUED FOR ADP
22/07/18 ISSUED FOR REZONING

Plot Date 2023/04/20 Drawing File
Drawn By ADMIMVR Checked By ADM
Scale 1 : 100 Project Number

NOTE: All dimensions are shown in millimeters.

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

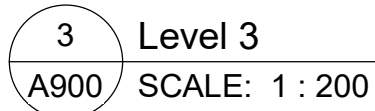
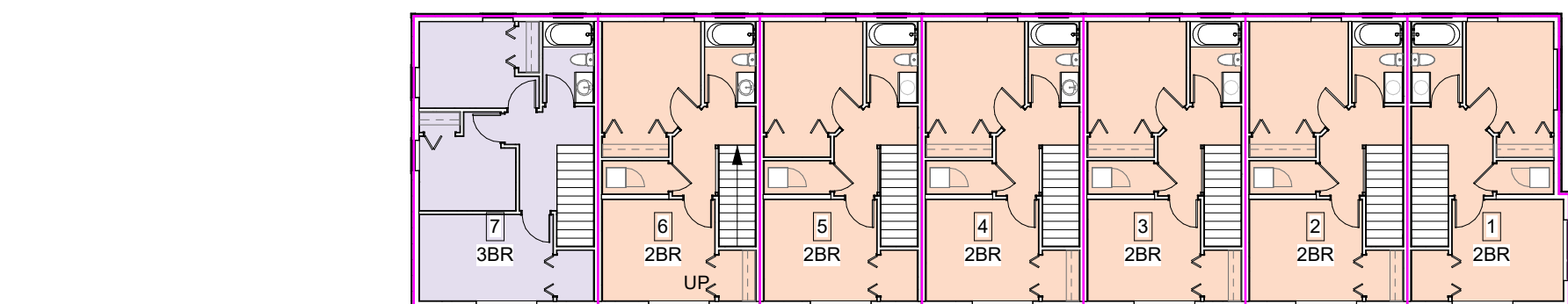
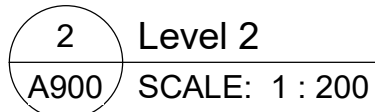
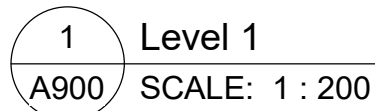


A.

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Nature-themed play



KOMPAN -Robinia Natural Playground climbing structure NRO852



Recommended Nursery Stock

Trees

Total: 4

Botanical Name
Acer circinatum

Common Name
Vine Maple

Size
2M Ht.

Large Shrubs

Total: 52

Botanical Name
Mahonia aquifolium
Philadelphus 'Belle Etoile'

Common Name
Tall Oregon Grape
Belle Etoile Mock Orange

Size
5 pot
#7 pot

Small Shrubs

Total: 160

Botanical Name
Gaultheria shallon
Nandina domestica 'Fire Power'

Common Name
Salal
Fire Power Heavenly Bamboo

Size
1 pot
#1 pot

Perennials, Annuals and Ferns

Total: 191

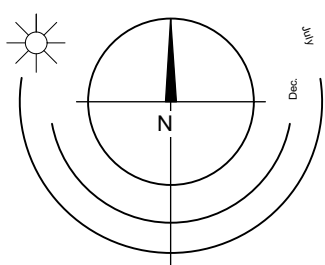
Botanical Name
Blechnum spicant
Helictotrichon sempervirens

Common Name
Deer Fern
Blue Oat Grass

Size
#1 pot
1 pot

ISSUED FOR DP REVISIONS

Landscape Concept | 2540 Shelbourne



LADR LANDSCAPE ARCHITECTS

Project No: 2209 MAR-31-23

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Apr 21, 2023



TREE PRESERVATION SUMMARY

	Count	Multiplier	Total
ONSITE Minimum replacement tree requirement			
A. Protected Trees Removed	2	X 1	A. 2
B. Replacement Trees Proposed per Schedule "E", Part 1	0	X 1	B. 0
C. Replacement Trees Proposed per Schedule "E", Part 2	+4	X 0.5	C. +2
D. Replacement Trees Proposed per Schedule "E", Part 3	+0	X 1	D. 0
E. Total replacement trees proposed (B+C+D) Round down to nearest whole number			E. +2
F. Onsite replacement tree deficit (A-E) Record 0 if negative number			F. 0
ONSITE Minimum trees per lot requirement (onsite trees)			
G. Tree minimum on lot			G. 7
H. Protected trees retained (other than specimen trees)	0	X 1	H. 0
I. Specimen trees retained	0	X 3	I. 0
J. Trees per lot deficit (G - (B+C+H+I)) Record 0 if negative number			J. 5
OFFSITE Minimum replacement tree requirement (offsite trees)			
K. Protected trees Removed	0	X 1	K. 0
L. Replacement trees proposed per Schedule "E", Part 1 or Part 3	3	X 1	L. 3
M. Replacement trees proposed from Schedule "E", Part 2	0	X 0.5	M. 0
N. Total replacement trees proposed (L+ M) Round down to nearest whole number			N. 3
O. Offsite replacement tree deficit (K - N) Record 0 if negative number			O. 0
Cash-in-lieu requirement			
P. Onsite trees proposed for cash-in-lieu Enter F. or J., whichever is the greater number			P. 5
Q. Offsite trees proposed for cash-in-lieu Enter 0			Q. 0
R. Cash-in-lieu proposed ((P+Q) X \$2,000)			R. \$10,000.00

		Replacement Trees Proposed				Soil Volume Required (m3)			
Planting Area ID	Area (M2)	Soil Volume (m3)	Estimated # Small	Estimated # Medium	Estimated # Large	E Small	F Medium	G Large	Total **
1	11.13	1.00	11.13	4.0	0.0	32.00	0.00		32.00
Offsite (Excluding City Property)									
Planting Area OSA X						E	F	G	TOTAL
Offsite (Excluding City Property)									
Calculation: If B = 1, B x 8; If C = 1, C x 2; If D = 1, D x 3; If E = 1, E x 6; If F = 1, F x 3; If G = 1, G x 3									

* On ground (excluding exposed bedrock): use 1. On structure: use depth of soil. On soil cells: use 0.92. On structural soil: use 0.2
** Total must not exceed A. If Total exceeds A, then the number or size of proposed replacement trees must be reduced.

Existing Tree Legend:

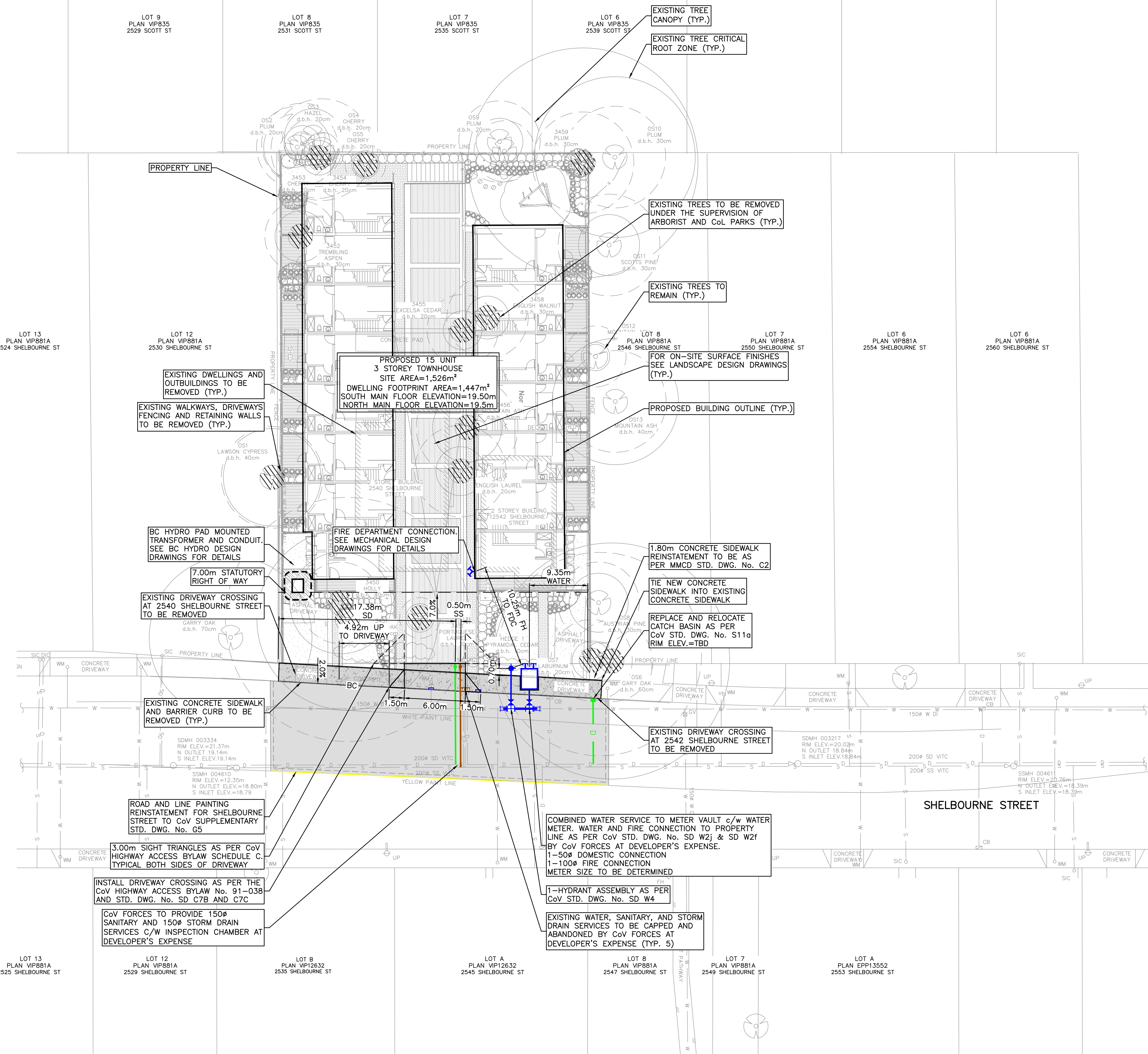
Retained Tree

Removed Tree

ISSUED FOR DP REVISIONS

Tree Management Plan | 2540 Shelbourne

File: \\Projects\6020-001 Shelbourne Street Townhouse - Civil\04C Drawings\6020-001 Civil.dwg Plot Time: Apr. 26, 23 1:48 PM User: Sarah Campden



NOTES:

- FOR GENERAL NOTES SEE SHEET C100 (TO FOLLOW).
- ALL EXISTING SANITARY, DRAIN AND WATER LOCATIONS TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION.
- FOR SHALLOW UTILITIES DESIGN, SEE SHEET C400 AND INDIVIDUAL UTILITY DESIGN DRAWINGS (TO FOLLOW)
- CONTRACTOR TO CONFIRM THAT SANITARY AND STORM DRAIN SERVICES HAVE BEEN CAPPED ON-SITE AND INSPECTED BY CoV FORCES.

ISSUES		
No.	DATE	ISSUED FOR
1	2022.11.04	REVIEW
2	2023.02.01	DEVELOPMENT PERMIT
3	2023.04.26	DEVELOPMENT PERMIT-2
CLIENT		

ISSUED FOR
DEVELOPMENT PERMIT

SHELBOURNE STREET TOWNHOUSE
2540 & 2542 SHELBOURNE 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	YES NO

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

HEROLD ENGINEERING
Unit 600-1112 Fort St, Victoria, BC V8V 3K8
Tel: 250-590-4875 Fax: 250-590-4392
Email: mail@heroldengineering.com

PRELIMINARY CIVIL SITE SERVICING PLAN			
DESIGNED TL	ENGINEER'S SEAL		
DESIGN REVIEW AH			
DRAFTED SAC			
DRAFTING REVIEW			
PROJECT No. 6020-001	CLIENT DRAWING No.		
SCALE H: AS NOTED V: AS NOTED	PERMIT No. ----		
HEL DRAWING No. C200	REVISION 2 OF 1 3		

