FOR DEVELOPMENT PERMIT APPLICATION

815 & 825 SELKIRK AVENUE
ESQUIMALT, BRITISH COLUMBIA

PROJECT NUMBER: **21-705**

14 JUNE, 2022

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DEVELOPMENT SERVICES

alan lowe architect inc.

#118 - 21 Erie Street, Victoria, British Columbia
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No.	Issued / Revisions	Date
4	FOR DEVELOPMENT PERMIT APPLICATION	14 JUN., '22
3	REVISIONS ON REZONING APPLICATION	14 APR., '22
2	REVISIONS ON REZONING APPLICATION	06 MAR., '22
1	FOR REZONING APPLICATION	22 NOV. '21

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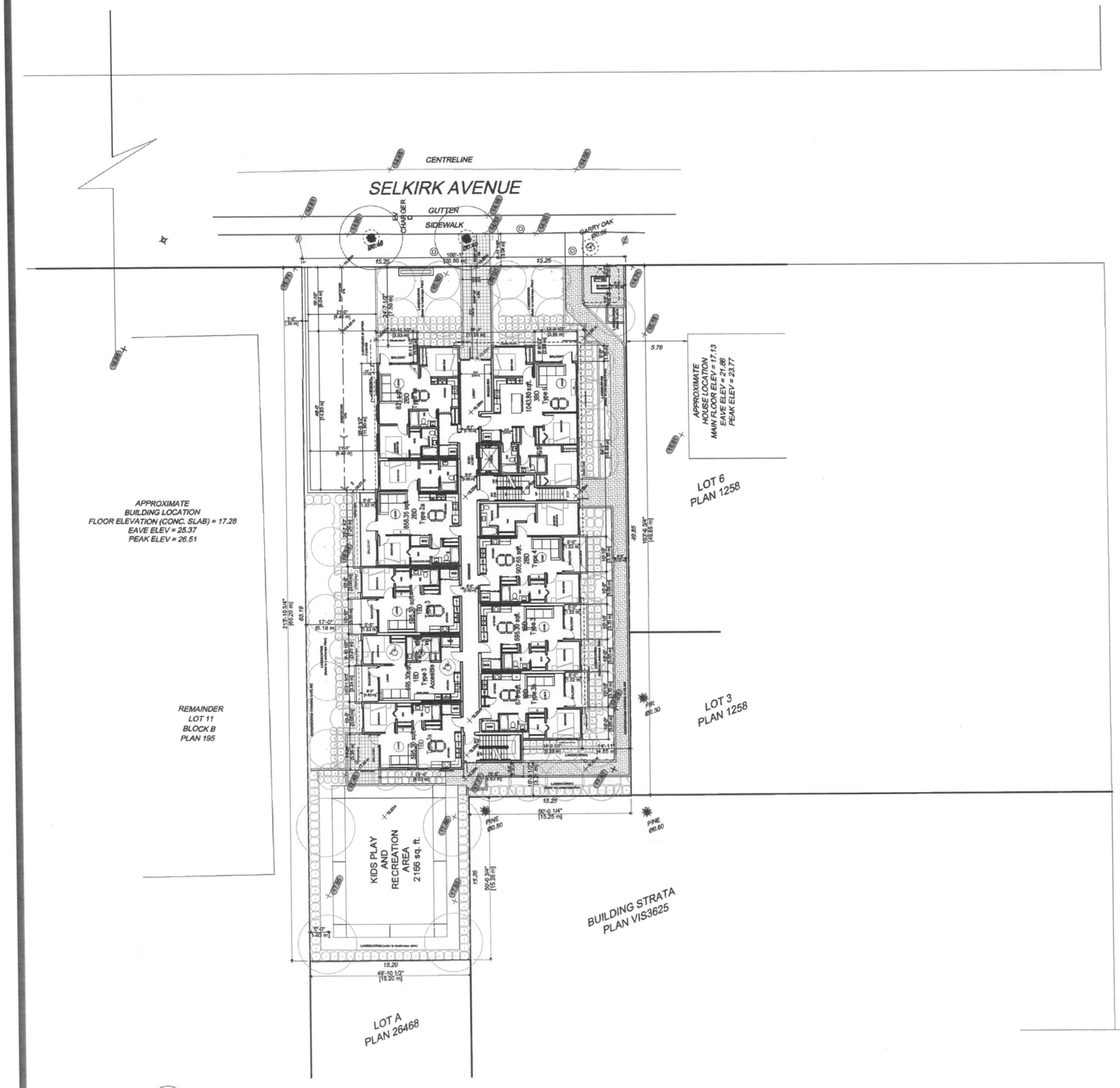
REGISTERED ARCHITECT ALAN LOWE BRITISH COLUMBIA
2022-06-10

project title:
SELKIRK APARTMENTS
815 & 825 Selkirk Avenue
Esquimalt, BC

drawing title:
COVER
INDEX

project no.:	21.705
date: 14 JUN., 2022	scale: N.T.S
checked by: LOWE	drawn by: RM

sheet no.:
A0.0



1 A1.0 PROPOSED SITE PLAN
SCALE: 1 : 200

PROJECT INFORMATION

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LEGAL DESCRIPTION: LOT 5& 7, SECTION 10, PLAN 1258,

CIVIC ADDRESS: 815 & 825 Selkirk Avenue
Esquimalt, B.C. V9A 2T7

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ZONING DATA

CURRENT ZONING:	**RS-1**	
PROPOSED ZONING:		
	ALLOWED / REQUIRED	**PROPOSED**
LOT AREA :		1752.80 m²
DENSITY:		1.75 FSR
BUILDING HEIGHT:		14.95 m (49' 1")
SITE COVERAGE (%):		43.95 %
AVE. GRADE:		16.40 m
(A+B+C+D+E)/ 5= (15.49+15.55+17.43+17.48+16.07)/5 =		16.40 m
STOREYS:		5 storeys
UNITS:		46
SETBACKS:		
FRONT :	-.- m	7.5 m
SIDE :	-.- m	5.18 m
OTHER SIDE :	-.- m	4.55 m
REAR SETBACK:	-.- m	3.21 m
PARKING CALCULATION :		
RESIDENTIAL PARKING :	2 BED OR 1 BD-1.3 PER DW UNIT	
PARKING :	60	52
SMALL CARS:	1/2 OF TOTAL	30 STALLS
HC PARKING:	1 / 50 STALLS	2 STALLS
BICYCLE PARKING :	(1 PER DW UNIT)	58
PARKADE SITE COVERAGE:	77.21% (with respect to LOT AREA)	
GROUND COVERAGE AREA:	770.40 SQM. (8,292.35 SQFT.)	
BUILDING AREAS:		
GROUND FLOOR AREA:	608.80 SQM. (6,552.80 SQFT.)	
2nd, 3rd & 4th FLOOR AREA:	628.35 SQM. (6,763.55 SQFT.)	
5th FLOOR AREA:	550.30 SQM. (5,923.20 SQFT.)	
BASEMENT 1 ELECTRICAL ROOM FLOOR AREA:	12.10 SQM. (130.30 SQFT.)	
BASEMENT 2 BOILER ROOM FLOOR AREA:	5.85 SQM. (62.95 SQFT.)	
BASEMENT 2 MECH. ROOM FLOOR AREA:	5.85 SQM. (62.95 SQFT.)	
GROSS FLOOR AREA:	3,067.95 SQM. (33,022.85 SQFT.).	
BASEMENT 1 & 2 FLOOR AREA: (P1 & P2)	1,353.25 SQM. (14,566.40 SQFT.). (EACH FLOOR -INCLUDING ELECTRICAL, BOILER AND MECH. ROOM IN P1 &P2)	

BUILDING CLASSIFICATION: 3.2.2.50 GROUP C, up to 6 Storeys, sprinklered Floor Assemblies to be 1 hr F.R.R.

LEVELS -

17.66 **EXISTING GRADE**

15.25m **FINISHED GRADE**

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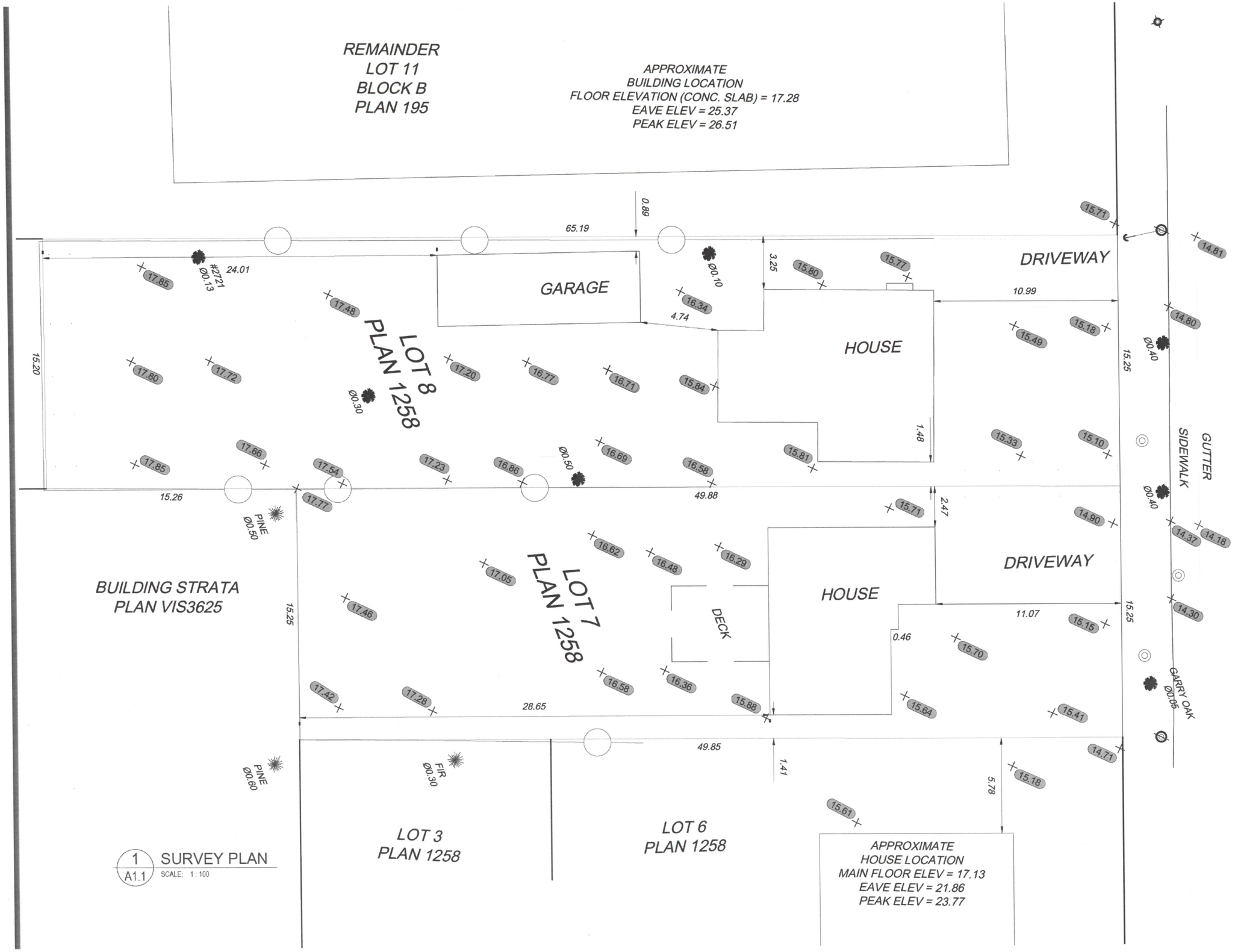
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project title:
SELKIRK APARTMENTS
815 & 825 Selkirk Avenue
Esquimalt, BC

drawing title:
SITE PLAN & PROJECT DATA

project no.:	21.705		
date:	14 JUN., 2022	scale:	AS NOTED
checked by:	LOWE	drawn by:	RM, TCP

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1 A1.1 SURVEY PLAN
SCALE: 1 : 100

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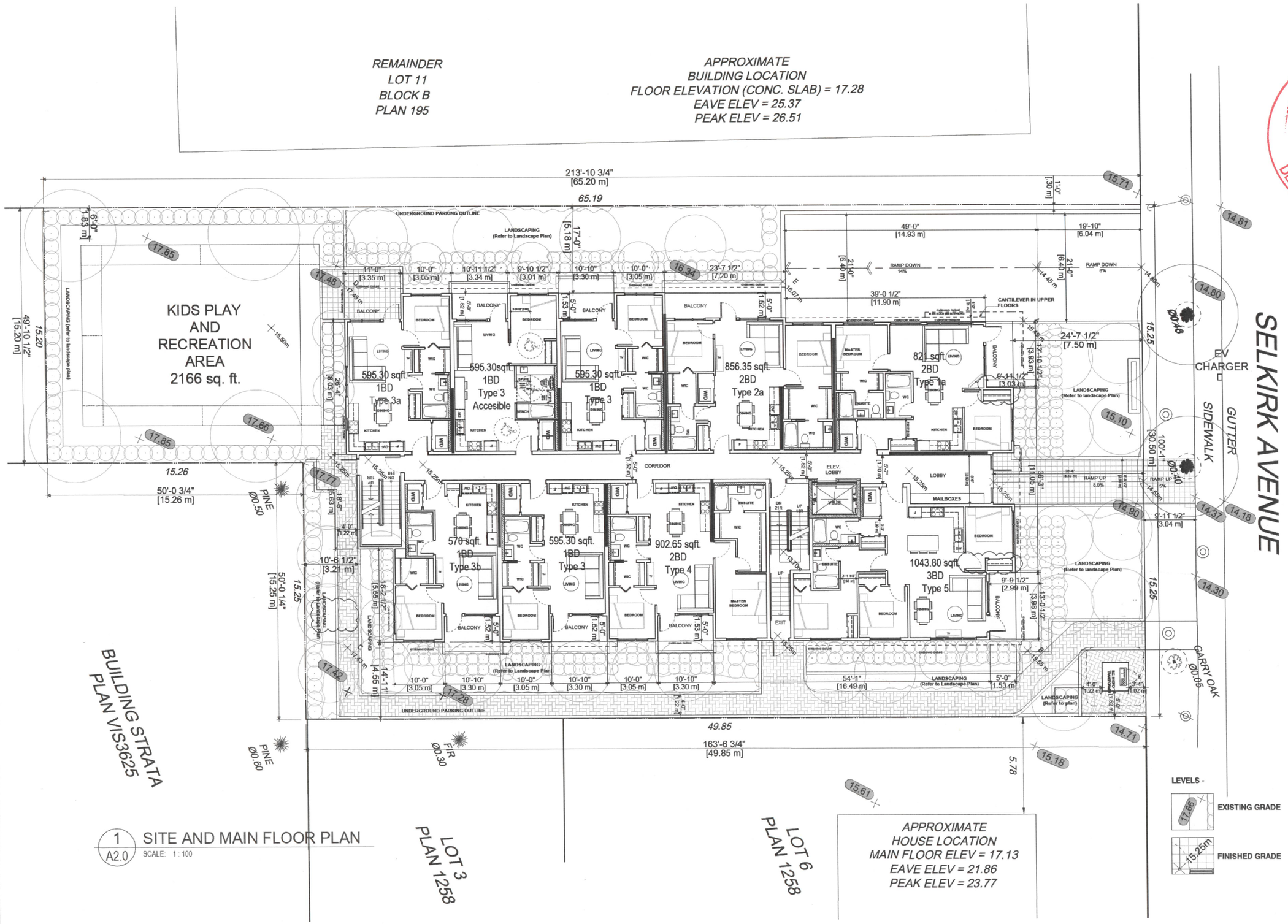
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SURVEY PLAN

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1 / A2.0 SITE AND MAIN FLOOR PLAN
SCALE: 1 : 100

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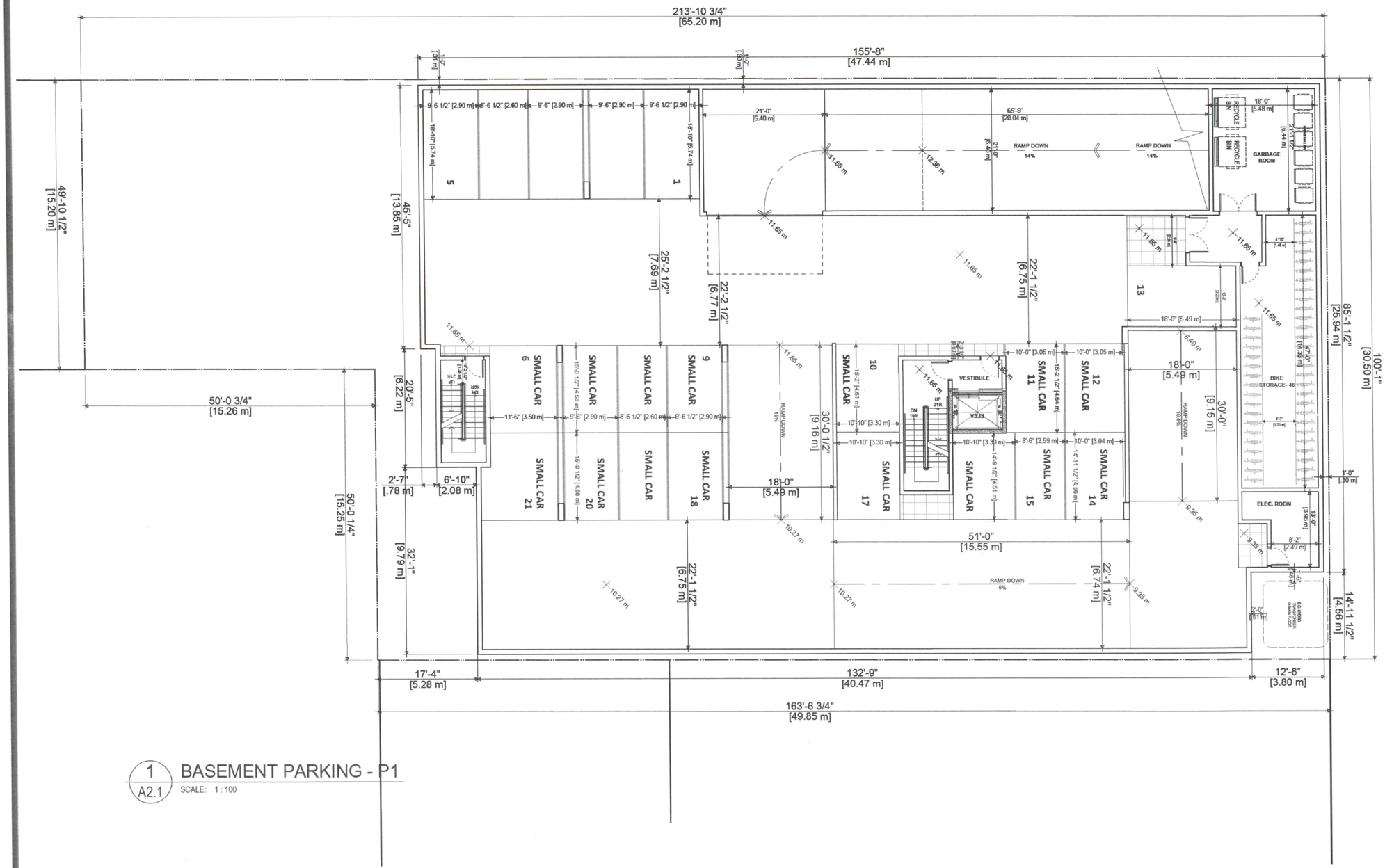
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MAIN FLOOR PLAN
AND SITE PLAN

project no.: 21.705
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1 A2.1 BASEMENT PARKING - P1

SCALE: 1 : 100

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BASEMENT PARKING - P1

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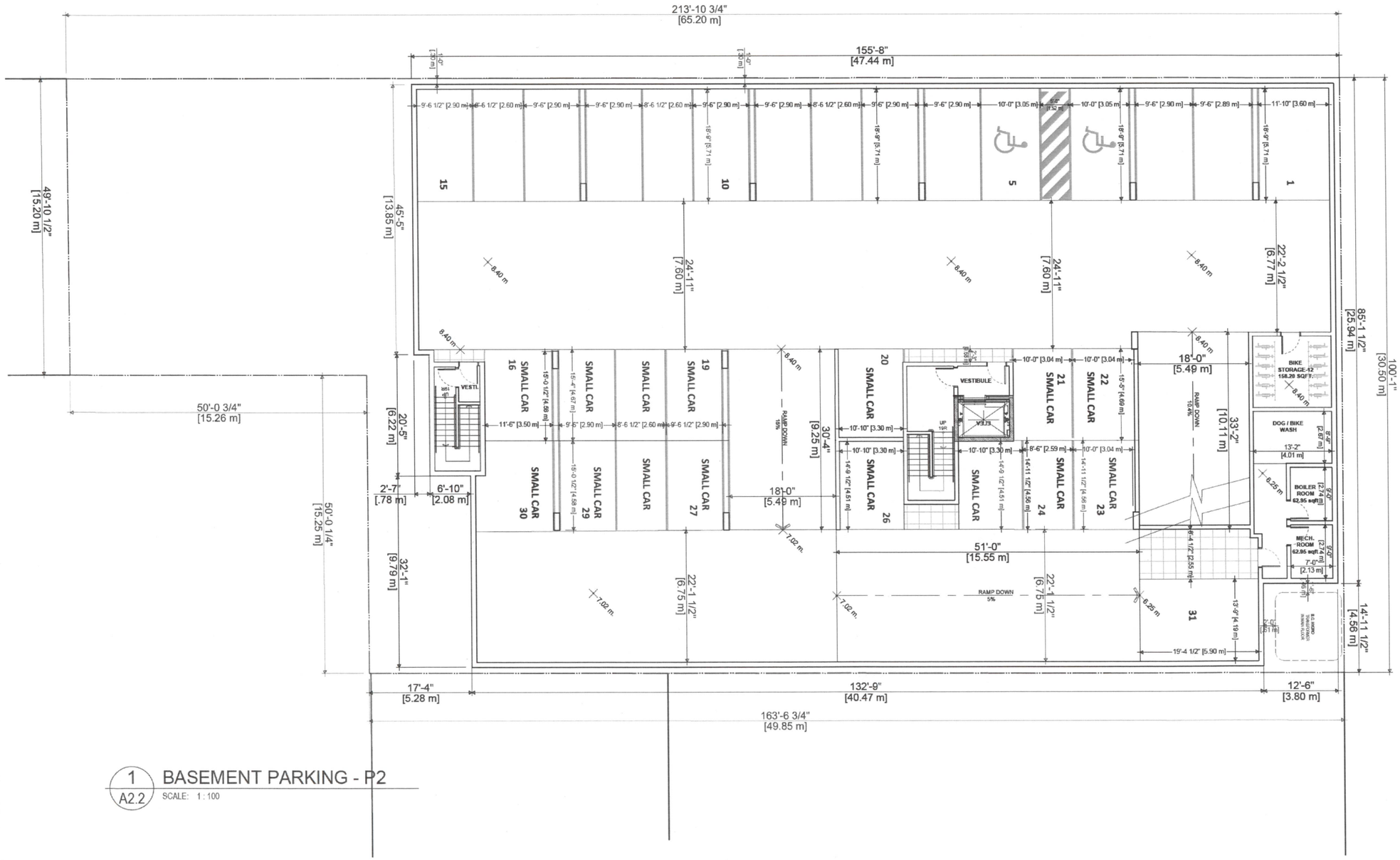
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SELKIRK AVENUE

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1 / A2.2 BASEMENT PARKING - P2
SCALE: 1 : 100

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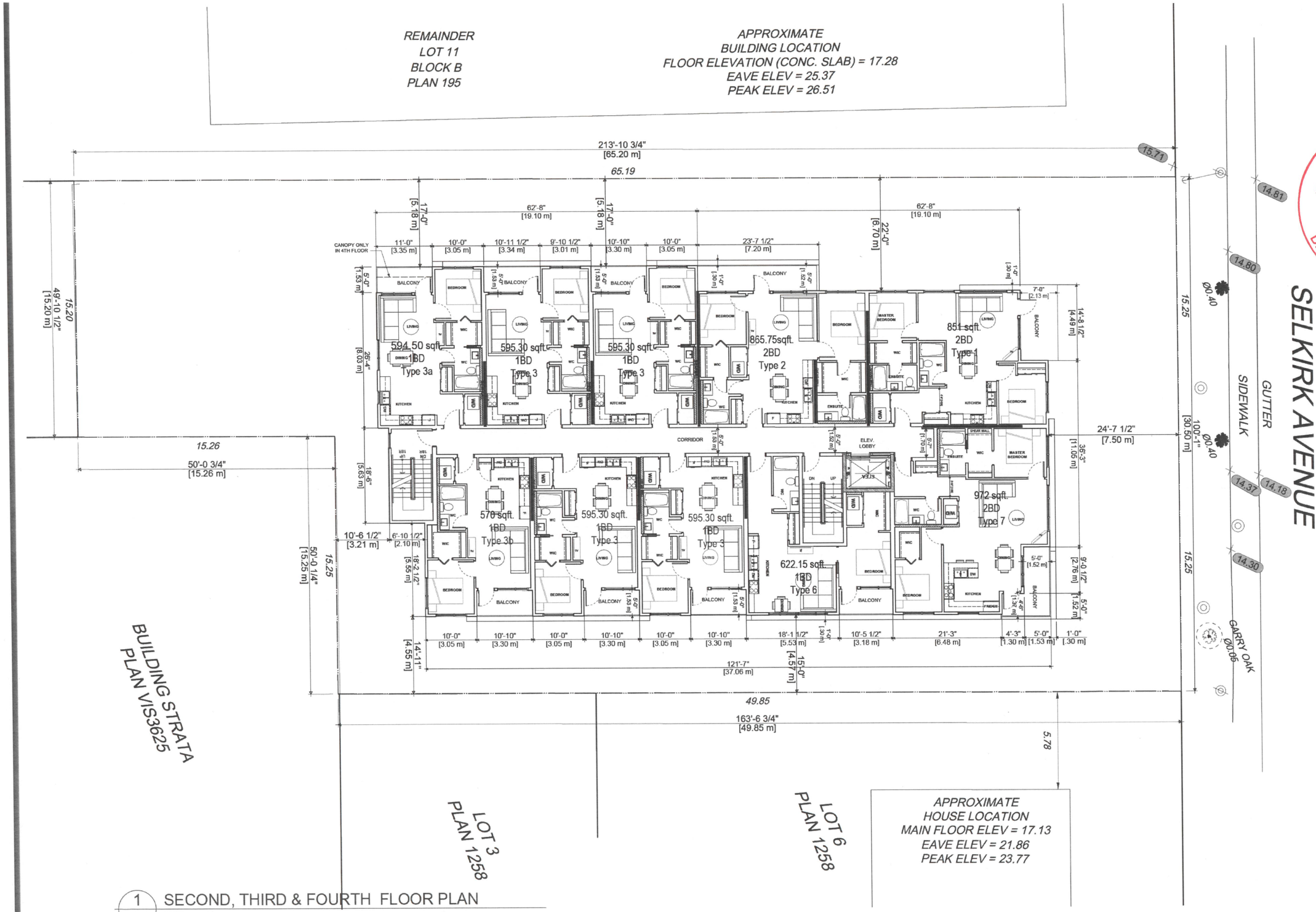
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drawing title:
BASEMENT PARKING - P2

project no.:	21.705
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1 A2.3 SECOND, THIRD & FOURTH FLOOR PLAN
SCALE: 1:100

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SECOND, THIRD & FOURTH FLOOR PLAN

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5TH FLOOR PLAN

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A2.4

REMAINDER
LOT 11
BLOCK B
PLAN 195

APPROXIMATE
BUILDING LOCATION
FLOOR ELEVATION (CONC. SLAB) = 17.28
EAVE ELEV = 25.37
PEAK ELEV = 26.51

213'-10 3/4" [65.20 m]
65.19
15.71

17'-0" [5.18 m]
63'-0" [19.20 m]
17'-0" [5.18 m]
62'-6" [19.05 m]
26'-0" [7.92 m]
26'-0" [7.92 m]
24'-7 1/2" [7.50 m]
55'-0" [16.77 m]
49'-10 1/2" [15.20 m]
15.20
26'-4" [8.03 m]
18'-6" [5.63 m]
50'-0 1/4" [15.25 m]
15.25
15.26
50'-0 3/4" [15.26 m]

821 sqft. 2BD TYPE -10
821 sqft. 2BD TYPE -10
729.50sqft 2BD TYPE -9
858.60 sqft. 2BD TYPE -8
790.30 sqft 2BD TYPE -11
821 sqft. 2BD Unit 12
1135.50 sqft. 2BD Unit 13

CORRIDOR
ELEV. LOBBY
BALCONY
KITCHEN
BEDROOM
LIVING
ENSUITE
WIC
WD
SHEAR WALL

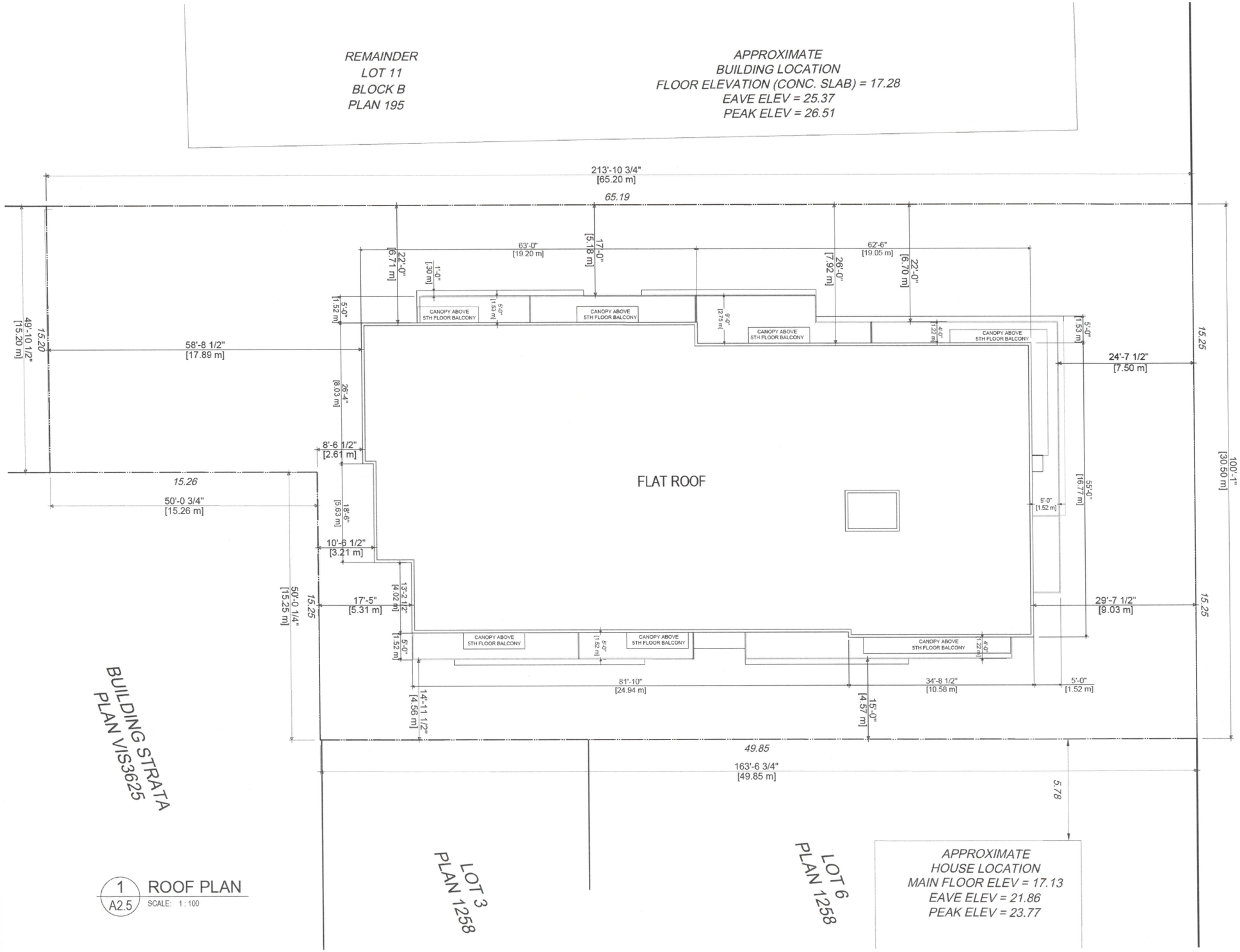
10'-6 1/2" [3.21 m]
6'-10 1/2" [2.09 m]
13'-2 1/2" [4.02 m]
5'-0" [1.53 m]
5'-0" [1.53 m]
3'-0" [.91 m]
5'-0" [1.53 m]
4'-0" [1.22 m]
81'-11" [24.97 m]
4'-11 1/2" [4.55 m]
15'-0" [4.57 m]
34'-8 1/2" [10.58 m]
5'-0" [1.52 m]
19'-0 1/2" [5.81 m]
49.85
163'-6 3/4" [49.85 m]
14.71
5.78

14.60
Ø0.40
100'-1" [30.50 m]
Ø0.40
15.25
14.37
14.18
14.30
GARRY OAK Ø0.66
SIDEWALK
GUTTER
SELKIRK AVENUE

BUILDING STRATA PLAN VIS3625
LOT 3 PLAN 1258
LOT 6 PLAN 1258

APPROXIMATE
HOUSE LOCATION
MAIN FLOOR ELEV = 17.13
EAVE ELEV = 21.86
PEAK ELEV = 23.77

1 / A2.4 5th FLOOR PLAN
SCALE: 1 : 100



1 A2.5 ROOF PLAN
SCALE: 1 : 100

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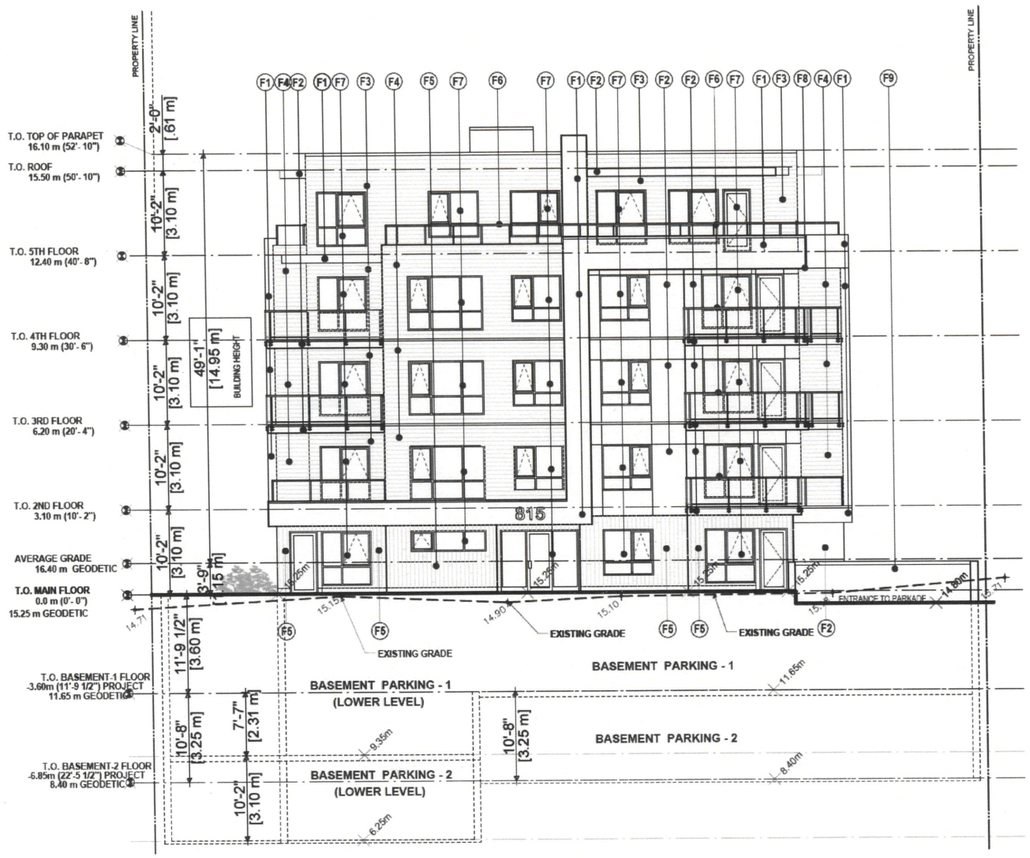
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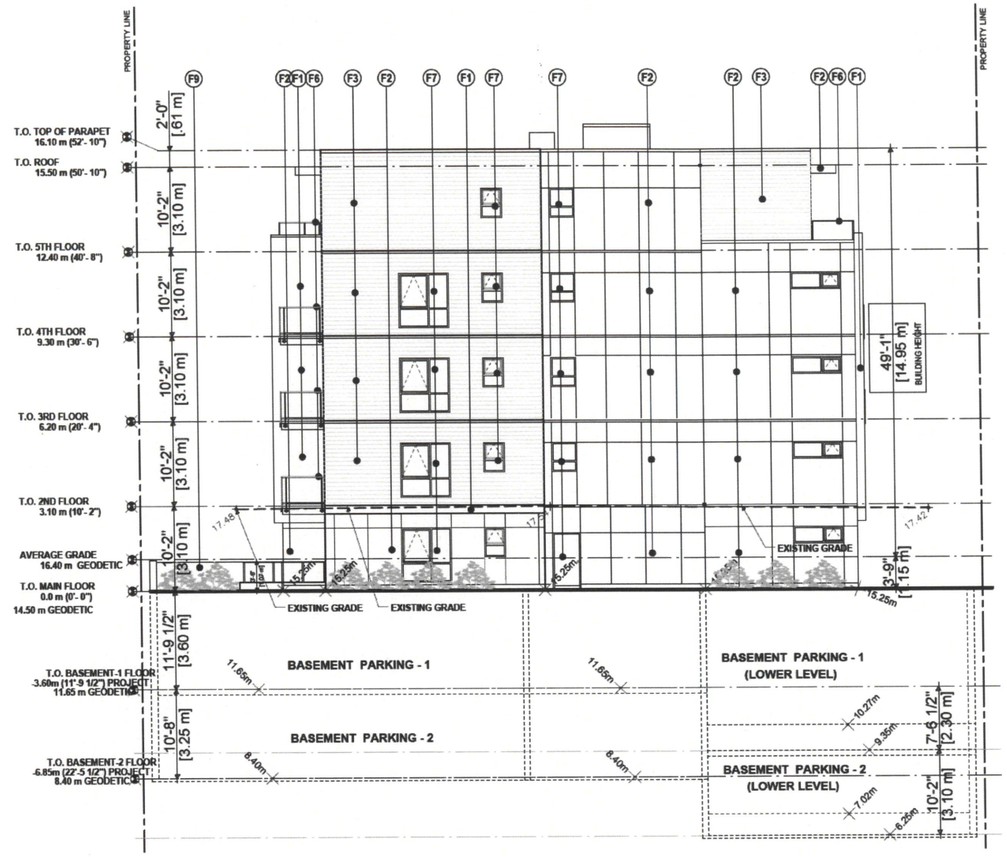
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ROOF PLAN

project no.:			21.705
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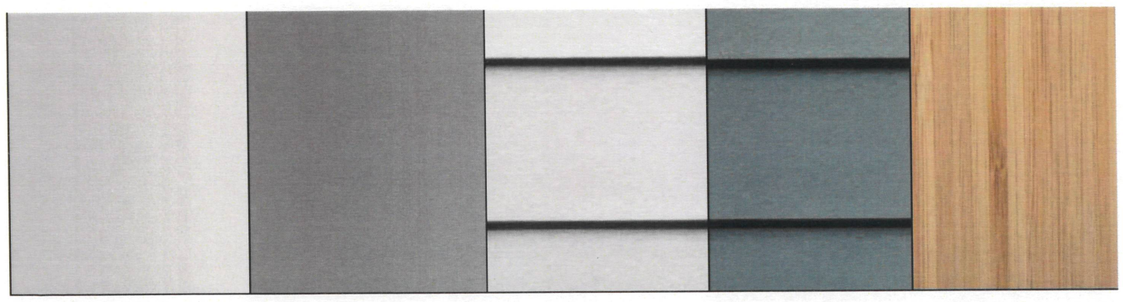
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A2.5



1 A3.0 NORTH ELEVATION
SCALE: 1 : 100



2 A3.0 SOUTH ELEVATION
SCALE: 1 : 100



HARDIE PANEL SMOOTH - ARCTIC WHITE

HARDIE PANEL SMOOTH - GRAY SLATE

HARDIE PLANK LAP SIDING - ARCTIC WHITE

HARDIE PLANK LAP SIDING - BOOTHBAY BLUE

VERTICAL WOOD SIDING

3 A3.0 MATERIAL BOARD
SCALE: N.T.S.

EXTERIOR FINISHES & NOTES :

- F1 HARDIE PANEL SMOOTH - ARCTIC WHITE
- F2 HARDIE PANEL SMOOTH - GRAY SLATE
- F3 HARDIE PLANK LAP SIDING - ARCTIC WHITE
- F4 HARDIE PLANK LAP SIDING - BOOTHBAY BLUE
- F5 VERTICAL WOOD SIDING
- F6 PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING
- F7 PREFINISHED VINYL WINDOWS AND DOORS - WHITE
- F8 SOFFIT TO MATCH ADJACENT HARDIE PANEL COLOUR
- F9 CONCRETE RETAINING WALL

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A3.0



1 / A3.1 WEST ELEVATION

SCALE: 1 : 100

EXTERIOR FINISHES & NOTES :

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- F2 HARDIE PANEL SMOOTH - GRAY SLATE
- F3 HARDIE PLANK LAP SIDING - ARCTIC WHITE
- F4 HARDIE PLANK LAP SIDING - BOOTHBAY BLUE
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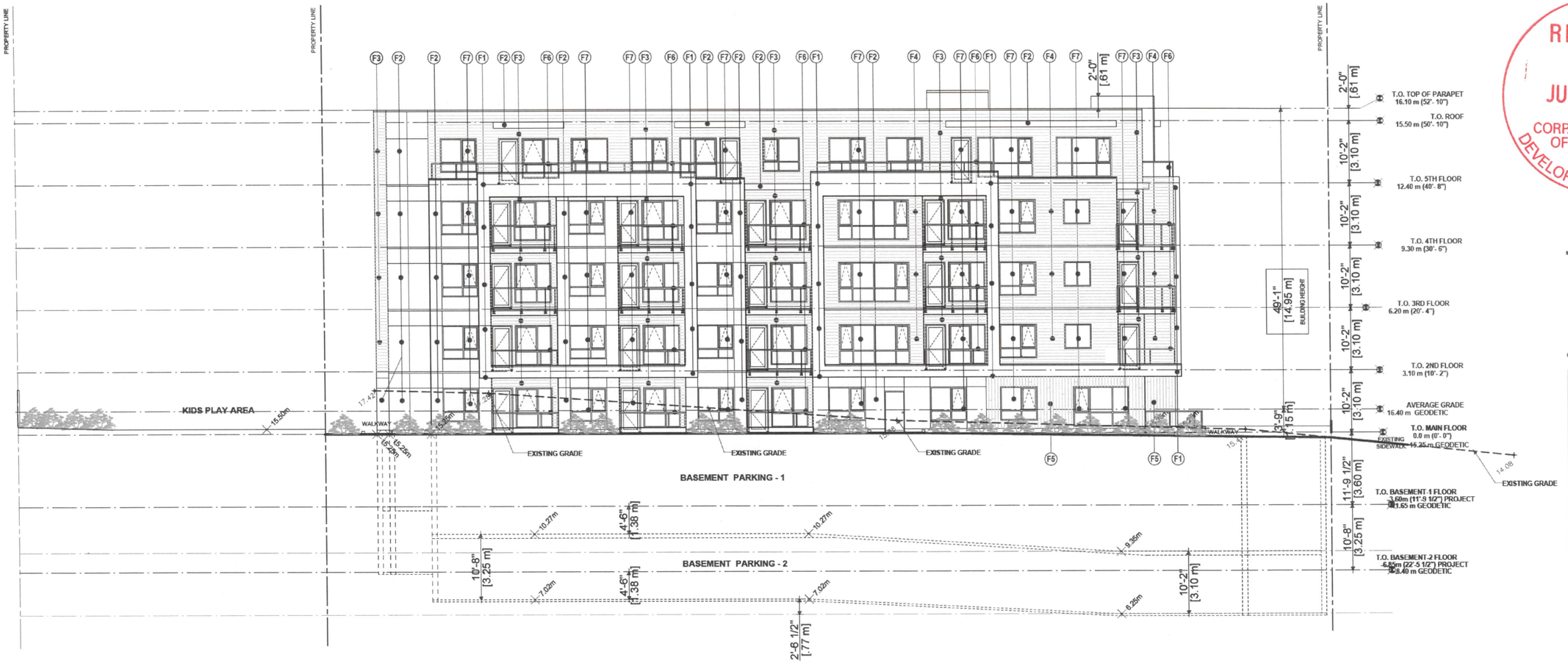
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A3.1



1 / A3.2 EAST ELEVATION

SCALE: 1 : 100

EXTERIOR FINISHES & NOTES :

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- F2 HARDIE PANEL SMOOTH - GRAY SLATE
- F3 HARDIE PLANK LAP SIDING - ARCTIC WHITE
- F4 HARDIE PLANK LAP SIDING - BOOTHBAY BLUE
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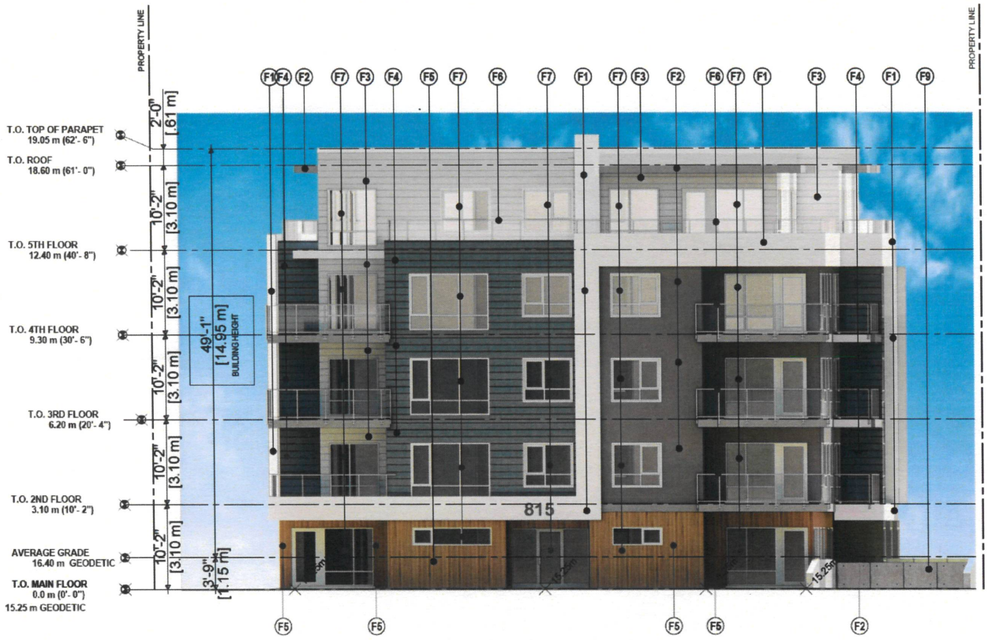
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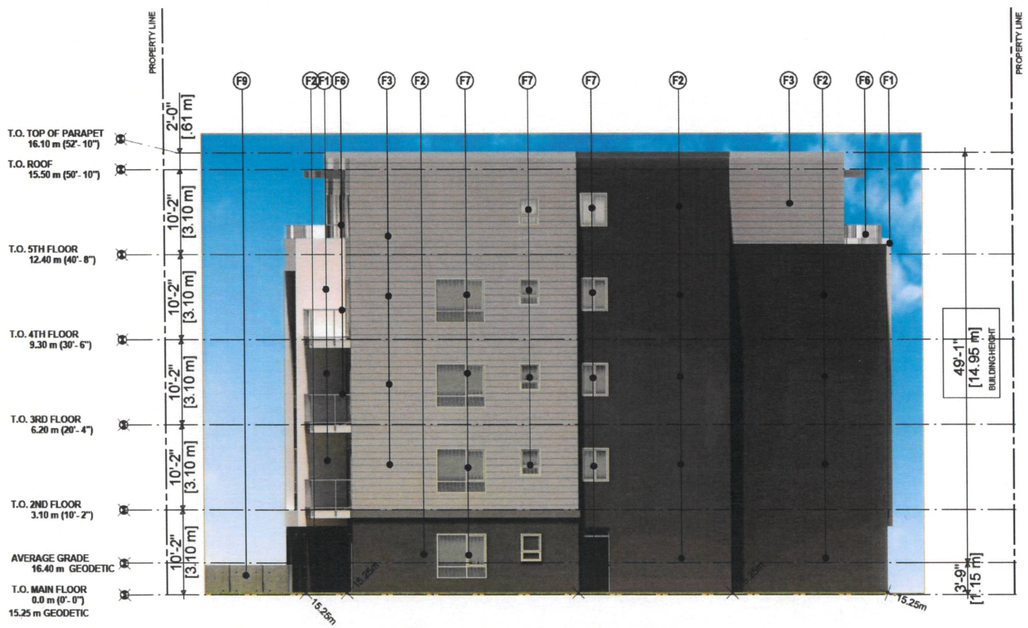
drawing title:
ELEVATION

project no.:	21.705		
date:	14 JUN., 2022	scale:	AS NOTED
checked by:	LOWE	drawn by:	TCP,RM

sheet no.:
A3.2



1 / A3.3 NORTH ELEVATION
SCALE: 1 : 100



2 / A3.3 SOUTH ELEVATION
SCALE: 1 : 100

EXTERIOR FINISHES & NOTES :

- F1 HARDIE PANEL SMOOTH - ARCTIC WHITE
- F2 HARDIE PANEL SMOOTH - GRAY SLATE
- F3 HARDIE PLANK LAP SIDING - ARCTIC WHITE
- F4 HARDIE PLANK LAP SIDING - BOOTHBAY BLUE
- F5 VERTICAL WOOD SIDING
- F6 PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING
- F7 PREFINISHED VINYL WINDOWS AND DOORS - WHITE
- F8 SOFFIT TO MATCH ADJACENT HARDIE PANEL COLOUR
- F9 CONCRETE RETAINING WALL

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4	FOR DEVELOPMENT PERMIT APPLICATION	14 JUN., '22
3	REVISIONS ON REZONING APPLICATION	14 APR., '22
2	REVISIONS ON REZONING APPLICATION	08 MAR., '22
1	FOR REZONING APPLICATION	22 NOV. '21

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seal:

REGISTERED ARCHITECT ALAN LOWE BRITISH COLUMBIA
2022-06-13

project title:
SELKIRK APARTMENTS
815 & 825 Selkirk Avenue
Esquimalt, BC

drawing title:
RENDERED ELEVATIONS

project no.: 21.705

date:	14 JUN., 2022	scale:	AS NOTED
checked by:	LOWE	drawn by:	RM

sheet no.:
A3.3



1 A3.4 **WEST ELEVATION**
SCALE: 1 : 100



2 A3.4 **EAST ELEVATION**
SCALE: 1 : 100

NOTE - SEE SHEET NUMBER A3.3 FOR EXTERIOR FINISHES DETAIL.

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project title:
SELKIRK APARTMENTS
815 & 825 Selkirk Avenue
Esquimalt, BC

drawing title:
RENDERED ELEVATIONS

project no.:	21.705
date: 14 JUN., 2022	scale: AS NOTED
checked by: LOWE	drawn by: RM

sheet no.:
A3.4



1 A3.5 RENDER. FRONT ENTRANCE FROM WEST
SCALE: N.T.S.



2 A3.5 RENDER. FRONT ENTRANCE FROM EAST
SCALE: N.T.S.

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2022-06-10

project title:
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815 & 825 Selkirk Avenue
Esquimalt, BC

drawing title:
RENDERS

project no.: 21.705

date:	14 JUN., 2022	scale:	AS NOTED
checked by:	LOWE	drawn by:	RM

sheet no.:
A3.5



1 A3.6 PERSPECTIVE. EAST SIDE OF THE BUILDING
SCALE: N.T.S.



2 A3.6 PERSPECTIVE. WEST SIDE OF THE BUILDING
SCALE: N.T.S.

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project title:
SELKIRK APARTMENTS
815 & 825 Selkirk Avenue
Esquimalt, BC

drawing title:
RENDERS

project no.:	21.705
date: 14 JUN., 2022	scale: AS NOTED
checked by: LOWE	drawn by: RM

sheet no.:
A3.6







1 / A3.7 CONTEXT RENDER ALONG SELKIRK AVENUE
SCALE: N.T.S.

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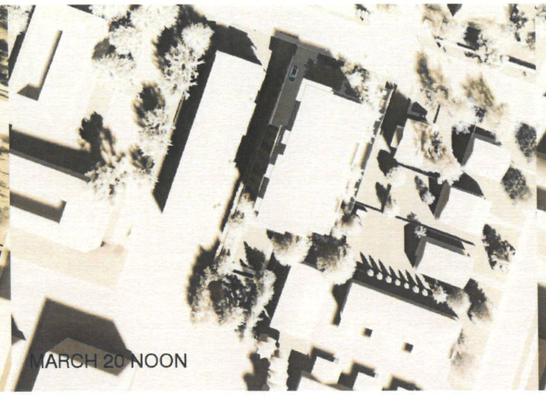
project title:
SELKIRK APARTMENTS
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Esquimalt, BC

drawing title:
CONTEXT RENDER ALONG SELKIRK AVE.

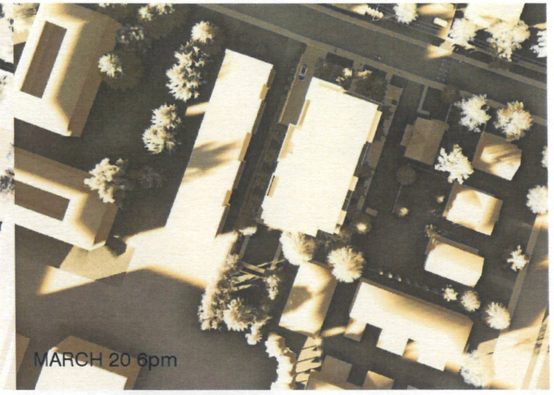
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sheet no.:
A3.7



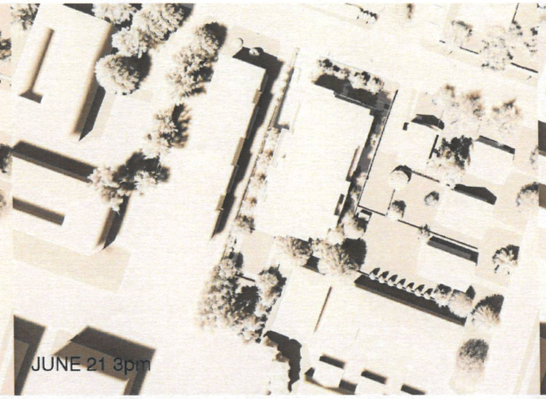


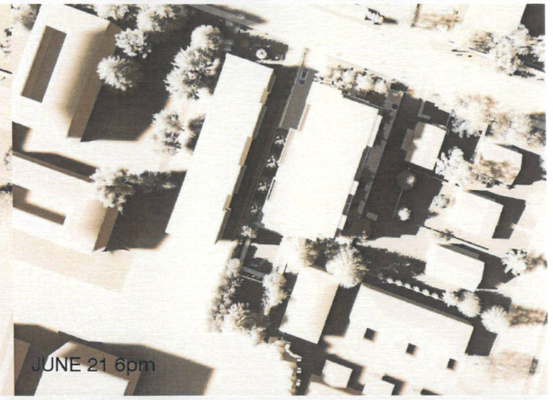








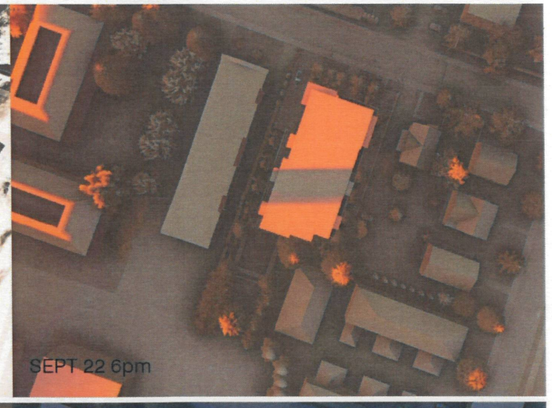


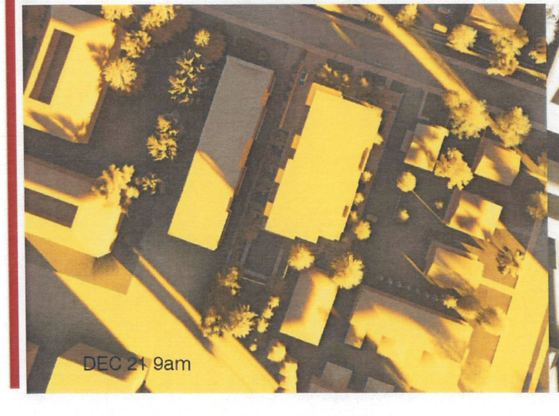




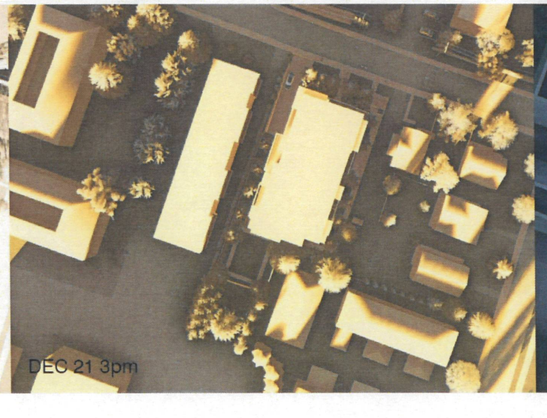


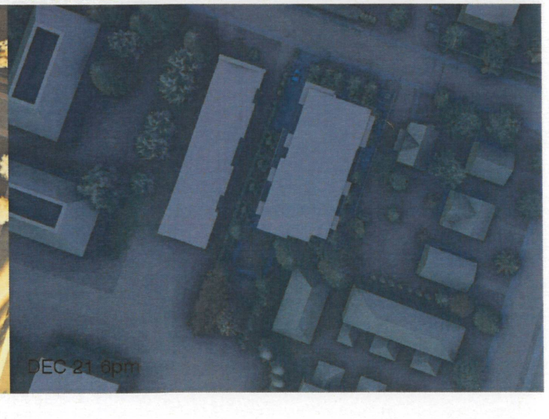












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4	FOR DEVELOPMENT PERMIT APPLICATION	14 JUN., '22
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Victoria, British Columbia

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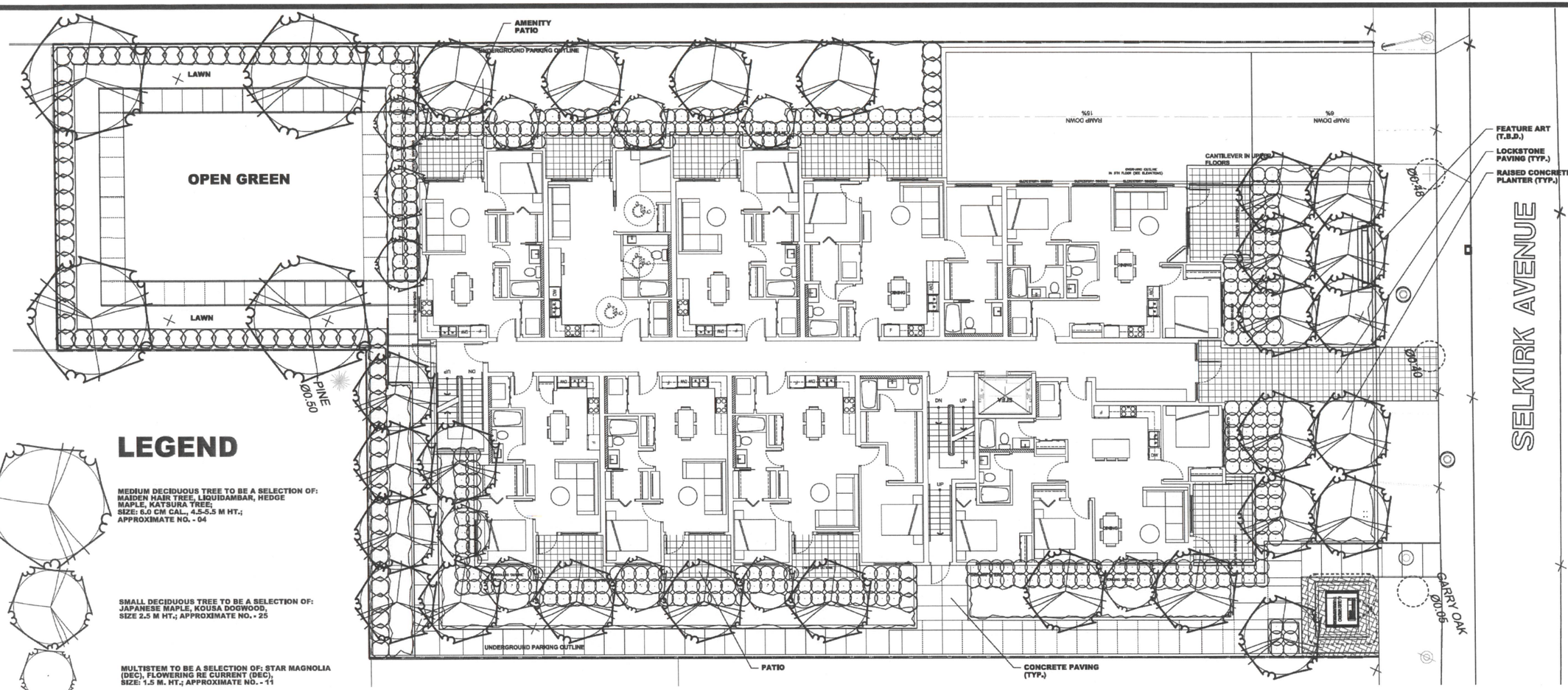
REGISTERED ARCHITECT ALAN LOWE PROVINCE OF BRITISH COLUMBIA
2022-06-13

project title:
SELKIRK APARTMENTS
815 & 825 Selkirk Avenue
Esquimalt, BC

drawing title:
SHADOW STUDY

project no.:	21.705		
date:	14 JUN., 2022	scale:	AS NOTED
checked by:	LOWE	drawn by:	RM

sheet no.:
A4.0



LEGEND

MEDIUM DECIDUOUS TREE TO BE A SELECTION OF: MAIDEN HAIR TREE, LIQUIDAMBAR, HEDGE MAPLE, KATSURA TREE; SIZE: 6.0 CM CAL., 4.5-5.5 M HT.; APPROXIMATE NO. - 04

SMALL DECIDUOUS TREE TO BE A SELECTION OF: JAPANESE MAPLE, KOUSA DOGWOOD, SIZE 2.5 M HT.; APPROXIMATE NO. - 25

MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA (DEC), FLOWERING RE CURRENT (DEC), SIZE: 1.5 M. HT.; APPROXIMATE NO. - 11

MEDIUM SHRUB TO BE A SELECTION OF: NOOTKA ROSE (DEC), ESCALLONIA (BL), OREGON GRAPE (BL), SIZE 21 CM POT; APPROXIMATE NO. - 91

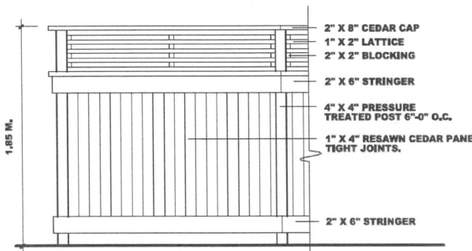
SMALL SHRUB TO BE A SELECTION OF: SALAL (BL), LONG-LEAF MAHONIA (BL), SWORDFERN (BL), ROCK DAPHNE (BL), DEER FERN (BL), MAIDEN HAIR FERN (DEC), SIZE 15 CM POT; APPROXIMATE NO. - 331

VINES TO BE A SELECTION OF: ENGELMANN CLIMBER (DEC), CLIMBING HYDRANGEA; SIZE 21 CM POT; APPROXIMATE NO. - 16

GROUNDCOVER TO BE A SELECTION OF: KINNIKINNICK (BL), WINTERGREEN (BL), WOOLY THYME (BL), GRASSES, LIRIOPE (BL); SIZE 15 CM POT; PLANT 45 CM O.C.

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.



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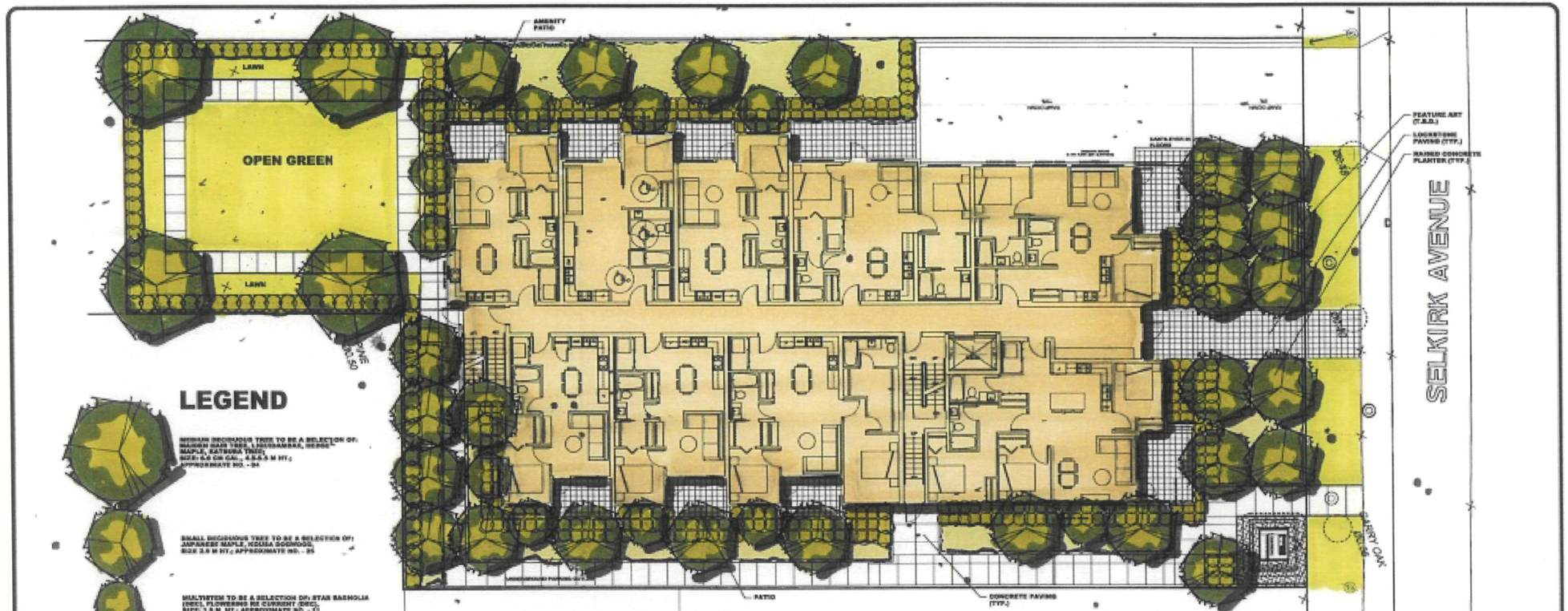
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CHECKED: J.P.
DATE: NOVEMBER 24, 2021
DRAWING: SSA-P1R6R1
FILE:
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LOMBARD NORTH GROUP (BC) INC.
#36 COMORANT CRESCENT
VICTORIA, BRITISH COLUMBIA V9B 1R1
TELEPHONE: (250) 386-8338
FAX: (250) 386-4132
EMAIL: lombard@shaw.ca

JOB NAME
THE STIRLING
VICTORIA, B.C.

CONSULTANT

LANDSCAPE PLAN P1



LEGEND

MEDIUM DECIDUOUS TREE TO BE A SELECTION OF: MAIDEN HAIR TREE, LIQUIDAMBAR, DEBOS' MAPLE, KATSURA TREE; SIZE: 6.0 CM CAL., 4.5-6.5 M HT.; APPROXIMATE NO. - 24

SMALL DECIDUOUS TREE TO BE A SELECTION OF: JAPANESE MAPLE, KOUSA DOGWOOD, SIZE 3.5 M HT.; APPROXIMATE NO. - 25

MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA (DEC), FLOWERING RIE CURRENT (DEC), SIZE: 1.5 M. HT.; APPROXIMATE NO. - 11

MEDIUM SHRUB TO BE A SELECTION OF: NANDINA NOBE (DEC), ESCALLONIA (EL), OREGON GRAPE (EL), SIZE 21 CM POT; APPROXIMATE NO. - 91

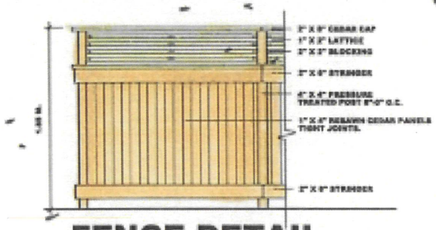
SMALL SHRUB TO BE A SELECTION OF: SALAL (EL), LONG-LEAF MAHONIA (EL), SARCOCOCCA (EL., ROCK JASMINE (EL), DEER FERN (EL.), MAIDEN HAIR FERN (DEC), SIZE 15 CM POT; APPROXIMATE NO. - 197

VINES TO BE A SELECTION OF: EVERGREEN CLIMBING HYDRANGEA; SIZE 21 CM POT; APPROXIMATE NO. - 16

GROUNDCOVER TO BE A SELECTION OF: KINNIKINNICK (EL), WINTERGREEN (EL), WOOLY THYME (EL), CREEPING JUNIPER (EL) SIZE 10 CM POT; PLANT 45 CM O.C.

NOTES

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LANDSCAPE PLAN L1