

ADMIRALS APARTMENT

ESQUIMALT BC

PREPARED BY
THUJA ARCHITECTURE STUDIO LTD.



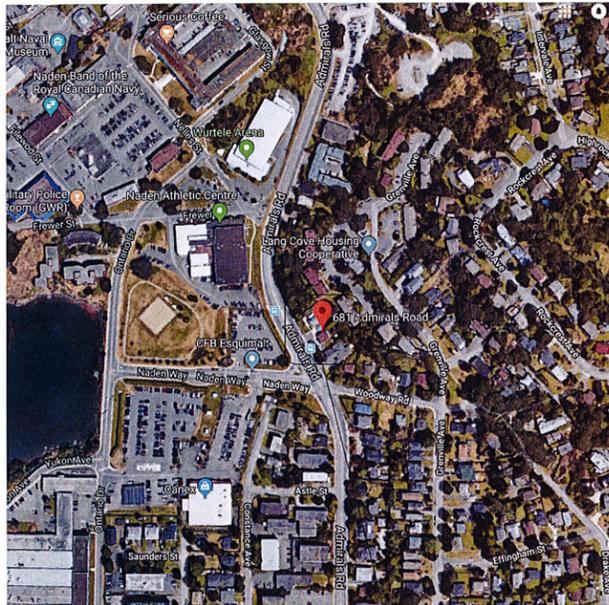
FEBRUARY 2019

SET NO.

REISSUED FOR REZONING

 **THUJA**
architecture + design





LOCATION PLAN

N.T.S.

SITE LOCATION

DRAWING INDEX

PR1	SITE PLAN & PROJECT DATA
PR2	PARKADE AND MAIN FLOOR PLAN
PR3	2ND-6TH FLOOR PLANS
PR4	EXTERIOR ELEVATIONS
PR5	EXTERIOR ELEVATIONS
PR6	MATERIAL BOARD
PR7	RENDERINGS
PR8	RENDERINGS
PR9	RENDERINGS

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PROJECT DATA

LEGAL ADDRESS:

CIVIC ADDRESS:

681 & 685 ADMIRALS WAY ESQUIMALT BC

ZONING:

CD?

LOT SIZE

+/- 1518 SQ.M.

BUILDING AREA:

PROPOSED FOOTPRINT 1205 SQ.M. (PARTIALLY UNDERGROUND PARKADE)
 638 SQ.M. (RESIDENTIAL FOOTPRINT)

FLOOR AREAS:

PARKADE	1122 SQ.M.
MAIN	510 SQ.M.
SECOND	565 SQ.M.
THIRD	565 SQ.M.
FOURTH	565 SQ.M.
FIFTH	565 SQ.M.
SIXTH	565 SQ.M.
TOTAL (NET)	3335 SQ.M. EXCLUDING PARKADE
COMMON (PARKADE)	80 SQ.M.
COMMON (MAIN)	128 SQ.M.
COMMON (SECOND)	72 SQ.M.
COMMON (THIRD)	72 SQ.M.
COMMON (FOURTH)	72 SQ.M.
COMMON (FIFTH)	72 SQ.M.
COMMON (SIXTH)	72 SQ.M.
TOTAL (NET)	488 SQ.M. EXCLUDING PARKADE
TOTAL (GROSS)	3823 SQ.M. EXCLUDING PARKADE

FLOOR AREA RATIO:

PROPOSED: 2.19

DENSITY:

PROPOSED: 50 UNITS

LOT COVERAGE:

79% (FOOTPRINT OF PARTIALLY UNDERGROUND PARKADE)
 42% (RESIDENTIAL FOOTPRINT)

OPEN SPACE:

10% OF LOT = 150 SQ.M.
 PROVIDED = 180 SQ.M.

BUILDING HEIGHT:

6 STOREYS
 19.25M FROM NATURAL AVERAGE GRADE (AS NOTED ON SITE PLAN)

UNIT COUNT:	MAIN	2-3RD FLOORS	4-6TH FLOORS	BUILDING
STUDIO BEDROOM	2	2 (*2)	0 (*3)	6
ONE BEDROOM	3	4 (*2)	4 (*3)	23
TWO BEDROOM	2	2 (*2)	3 (*3)	15
THREE BEDROOM	1	1 (*2)	1 (*3)	6
TOTAL	8	9 (*2)	8 (*3)	50

SETBACKS

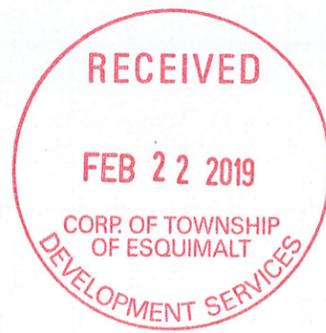
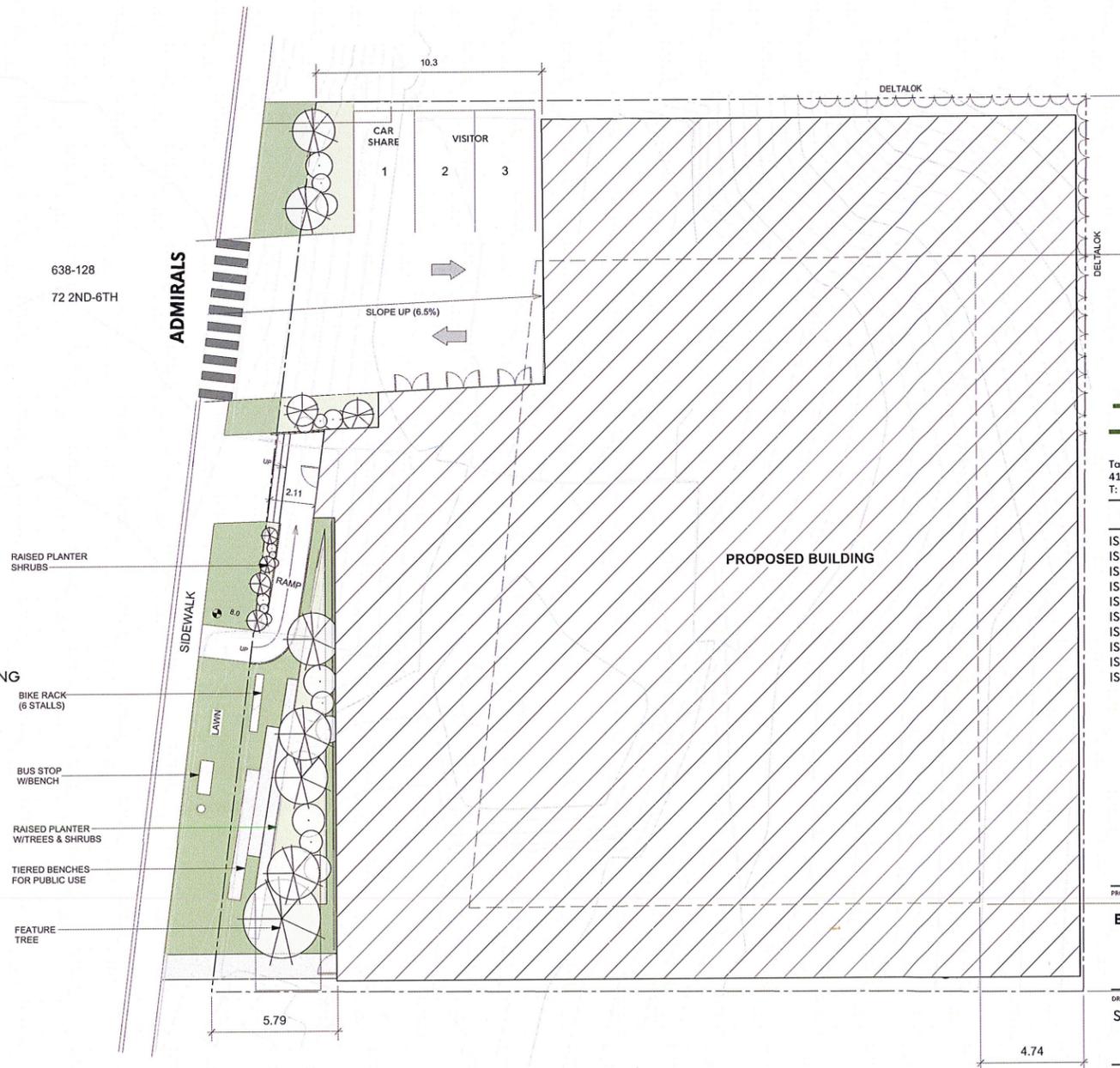
FRONT (WEST)	PROPOSED	10.30M TO RESIDENTIAL	2.11M TO PARKADE
REAR (EAST)	PROPOSED	4.74M TO RESIDENTIAL	0.12M TO PARKADE
SIDE (NORTH)	PROPOSED	7.17M TO RESIDENTIAL	0.84M TO PARKADE
SIDE (SOUTH)	PROPOSED	3.94M TO RESIDENTIAL	0.50M TO PARKADE

PARKING:

PROVIDED	RESIDENTIAL 0.88 PER UNIT:	44
TOTAL		44
PROVIDED STANDARD:		19
HANDICAP STALLS (2% REQ'D)		1
SMALL CAR (50% ALLOWABLE)		24 (VARIANCE OF 2 REQ'D)
TOTAL		44

BICYCLE PARKING:

PROVIDED 78



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DEVELOPED BY:

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ISSUED FOR REZONE	FEB. 14 2019

PROJECT
ESQUIMALT APARTMENT

DRAWING
SCHEMATIC SITE PLAN

SCALE	AS NOTED	PROJECT NO.	18--
DATE		DRAWN BY	TS
SHEET			



SITE PLAN

SCALE: 1:128 METRIC

PR1



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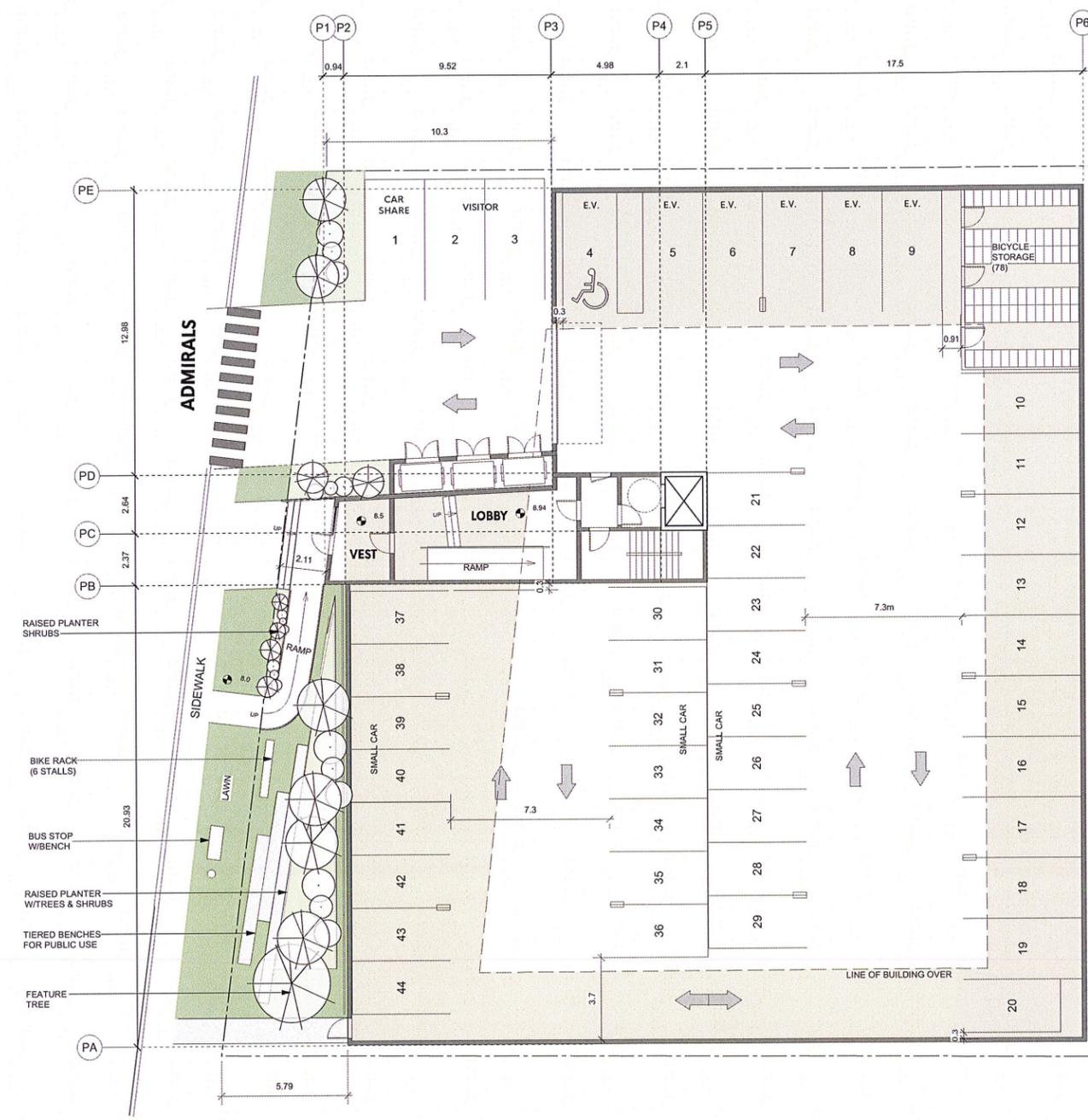
DEVELOPED BY:

WESTURBAN
DEVELOPMENTS

1-1170 Shoppers Row Campbell River, BC V9W 2C8



PROPOSED FLOOR PLAN - MAIN
SCALE: 1:128 METRIC
8 UNITS



PARKADE PLAN
SCALE: 1:128 METRIC



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ESQUIMALT APARTMENT

DRAWING
SCHEMATIC FLOOR PLANS

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PR2

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PROPOSED FLOOR PLAN - 4TH/5TH/6TH
SCALE: 1:128 METRIC
8 UNITS



PROPOSED FLOOR PLAN - 2ND/3RD
SCALE: 1:128 METRIC
9 UNITS



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DRAWING
PROPOSED FLOOR PLANS

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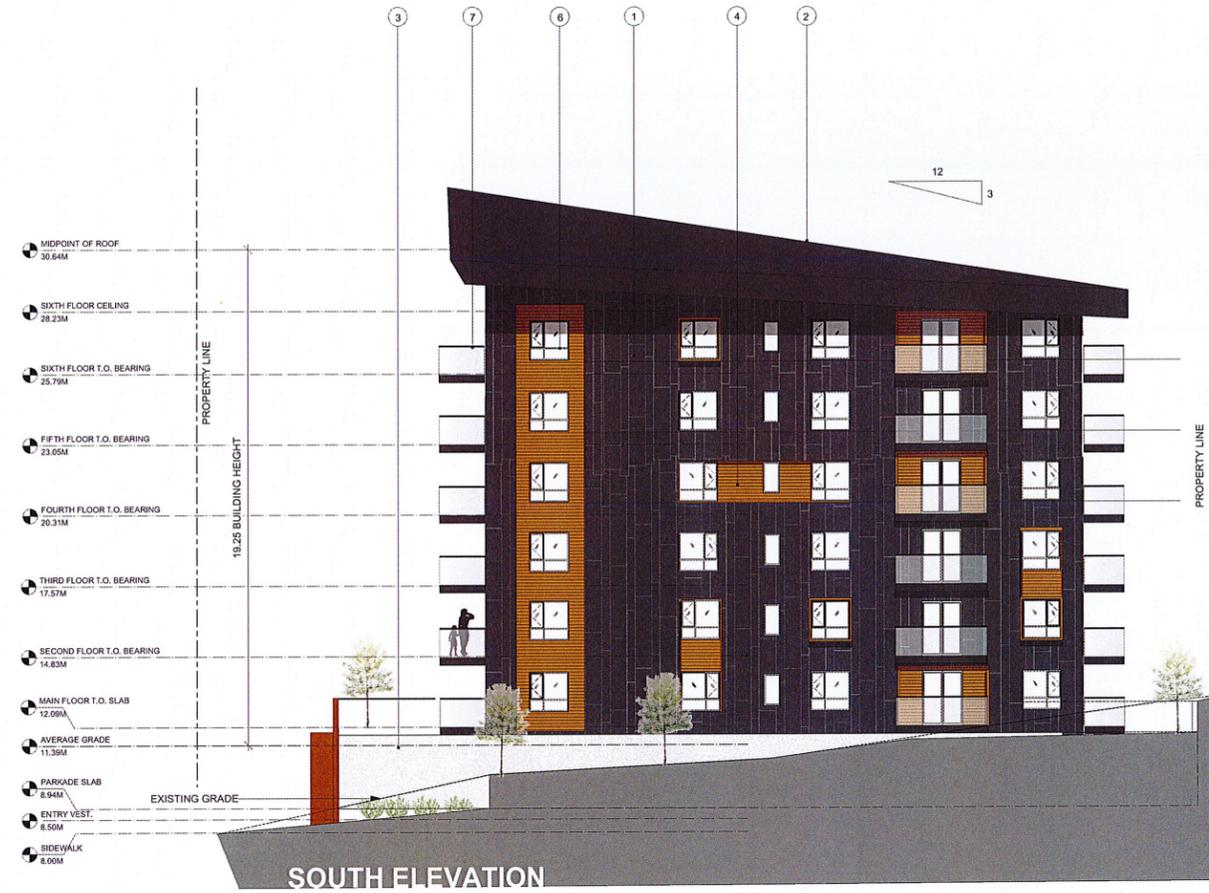
PR3

SPATIAL SEPARATIONS: (as per Part 3 Table 3.2.3.1D)

	EAST WALL	WEST WALL	NORTH WALL	SOUTH WALL
LIMITING DISTANCE	5.23m	9.93m	4.20m	6.75m
UNPROTECTED OPENINGS (TOTAL m ²):	98.4m ²	159.6m ²	56.8m ²	92.8m ²
ENCLOSED AREAS (TOTAL m ²):	485m ²	475m ²	375m ²	385m ²
SPATIAL SEPARATION PERCENTAGE (%):	20%	33.6%	15%	24%
SPATIAL SEPARATION ALLOWABLE PERCENTAGE (%):	40%	100%	35%	42.5%

MATERIAL LEGEND

- ① FIBRE CEMENT PANELS: "DEEP GREY" SMOOTH FINISH
- ② STANDING SEAM METAL ROOFING: "DEEP GREY"
- ③ ARCHITECTURAL CAST IN PLACE CONCRETE
- ④ SOFFITS, WINDOW BOXES: ALUMINUM FX "NATURAL FIR"
- ⑤ CORTEN PERFORATED SCREEN
- ⑥ VINYL WINDOWS - BLACK
- ⑦ HANDRAILS, FASCIAS, DOWNSPOUTS, FLASHING PAINTED: "DEEP GREY"

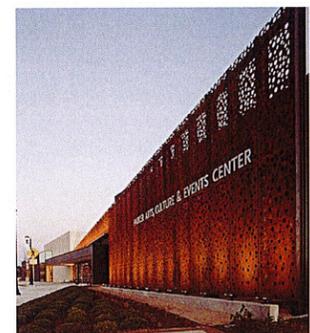


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VINES ON SCREEN W/TREES IN FRONT



PERFORATED BACKLIT SCREEN FOR GROWING MEDIUM



TIERED BENCH SEATING AT BUS STOP



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PROJECT
ESQUIMALT APARTMENT

DRAWING
PROPOSED ELEVATIONS

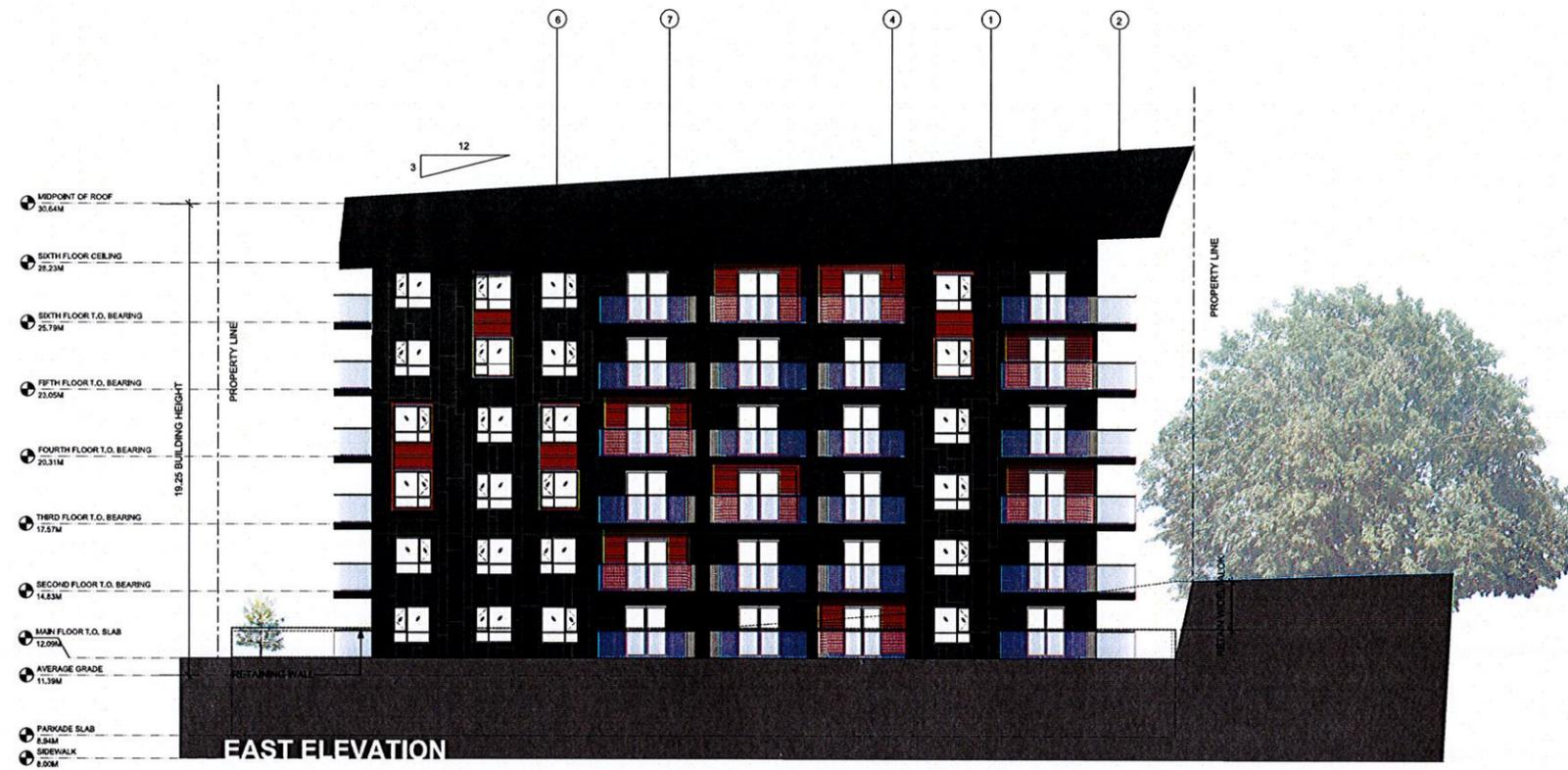
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PR4



MATERIAL LEGEND

- ① FIBRE CEMENT PANELS: "DEEP GREY" SMOOTH FINISH
- ② STANDING SEAM METAL ROOFING: "DEEP GREY"
- ③ ARCHITECTURAL CAST IN PLACE CONCRETE
- ④ SOFFITS, WINDOW BOXES: ALUMINUM FX "NATURAL FIR"
- ⑤ CORTEN PERFORATED SCREEN
- ⑥ VINYL WINDOWS - BLACK
- ⑦ HANDRAILS, FASCIAS, DOWNPOUTS, FLASHING PAINTED: "DEEP GREY"



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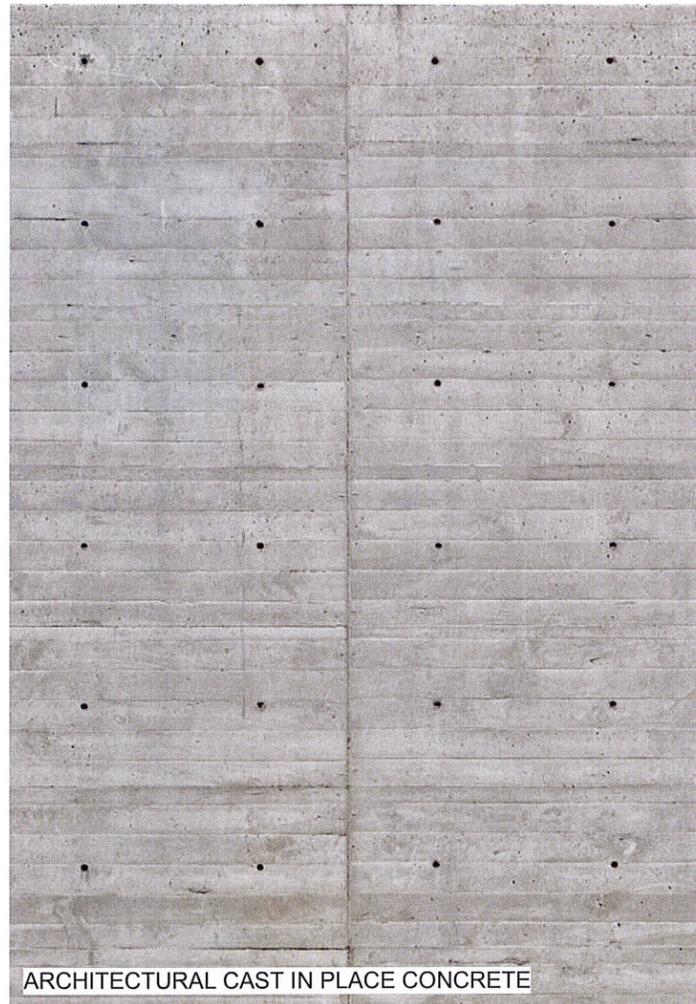
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PROJECT
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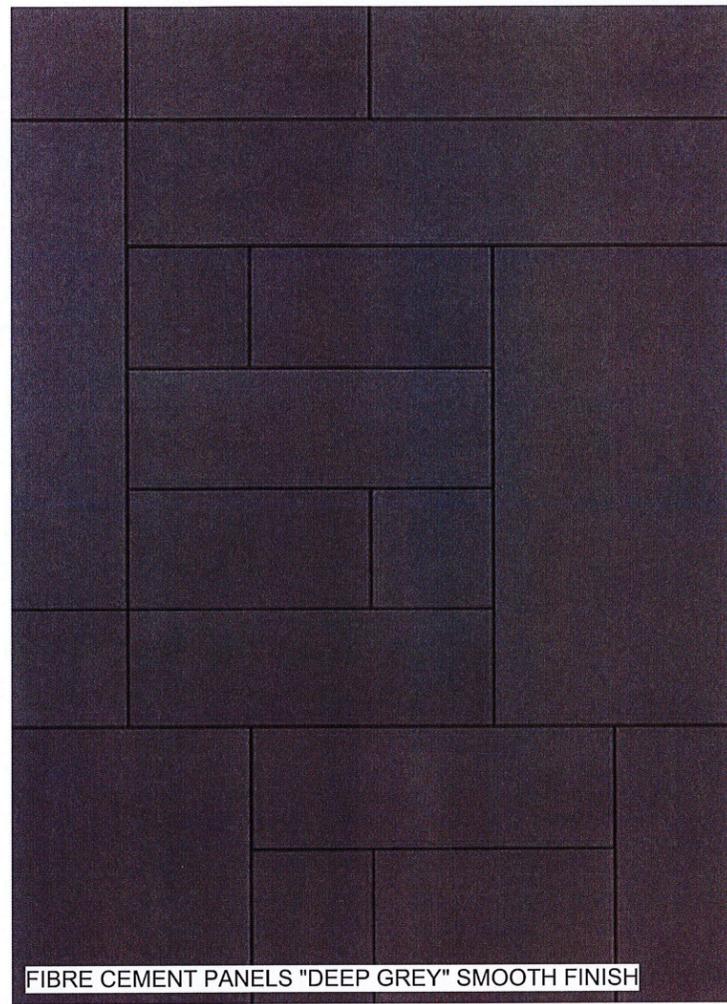
DRAWING
PROPOSED ELEVATIONS

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PR5



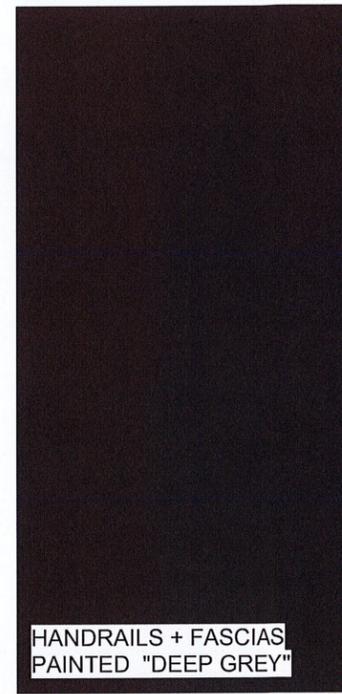
ARCHITECTURAL CAST IN PLACE CONCRETE



FIBRE CEMENT PANELS "DEEP GREY" SMOOTH FINISH



CORTEN PERFORATED SCREEN



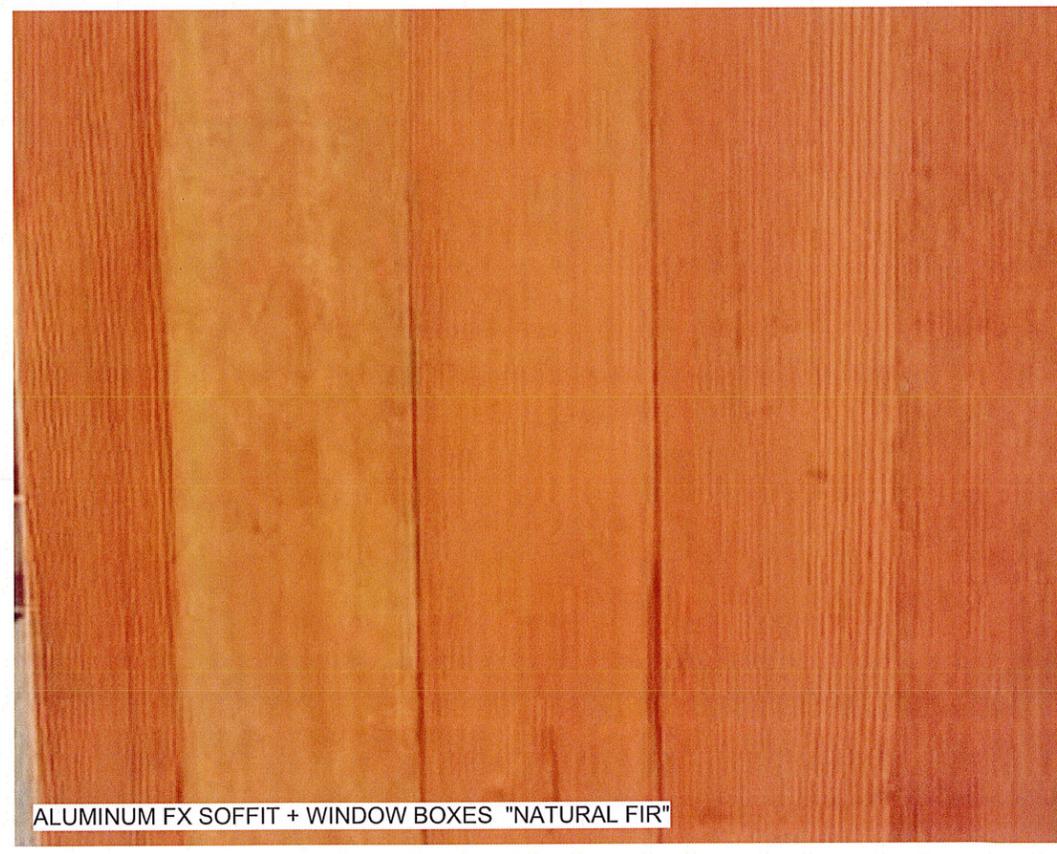
HANDRAILS + FASCIAS PAINTED "DEEP GREY"



FREESTANDING METAL ADDRESS LETTERS "DEEP GREY"



STANDING SEAM METAL ROOFING "DEEP GREY"



ALUMINUM FX SOFFIT + WINDOW BOXES "NATURAL FIR"

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PROJECT
ESQUIMALT APARTMENT

DRAWING
MATERIALS

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PR6

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PROJECT
ESQUIMALT APARTMENT

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RENDERINGS

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PR7



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DRAWING
RENDERINGS

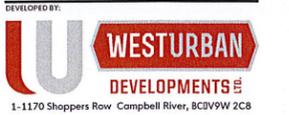
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PR8



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PR9





COLUMNAR STREET TREES ON GRASS BOULEVARD



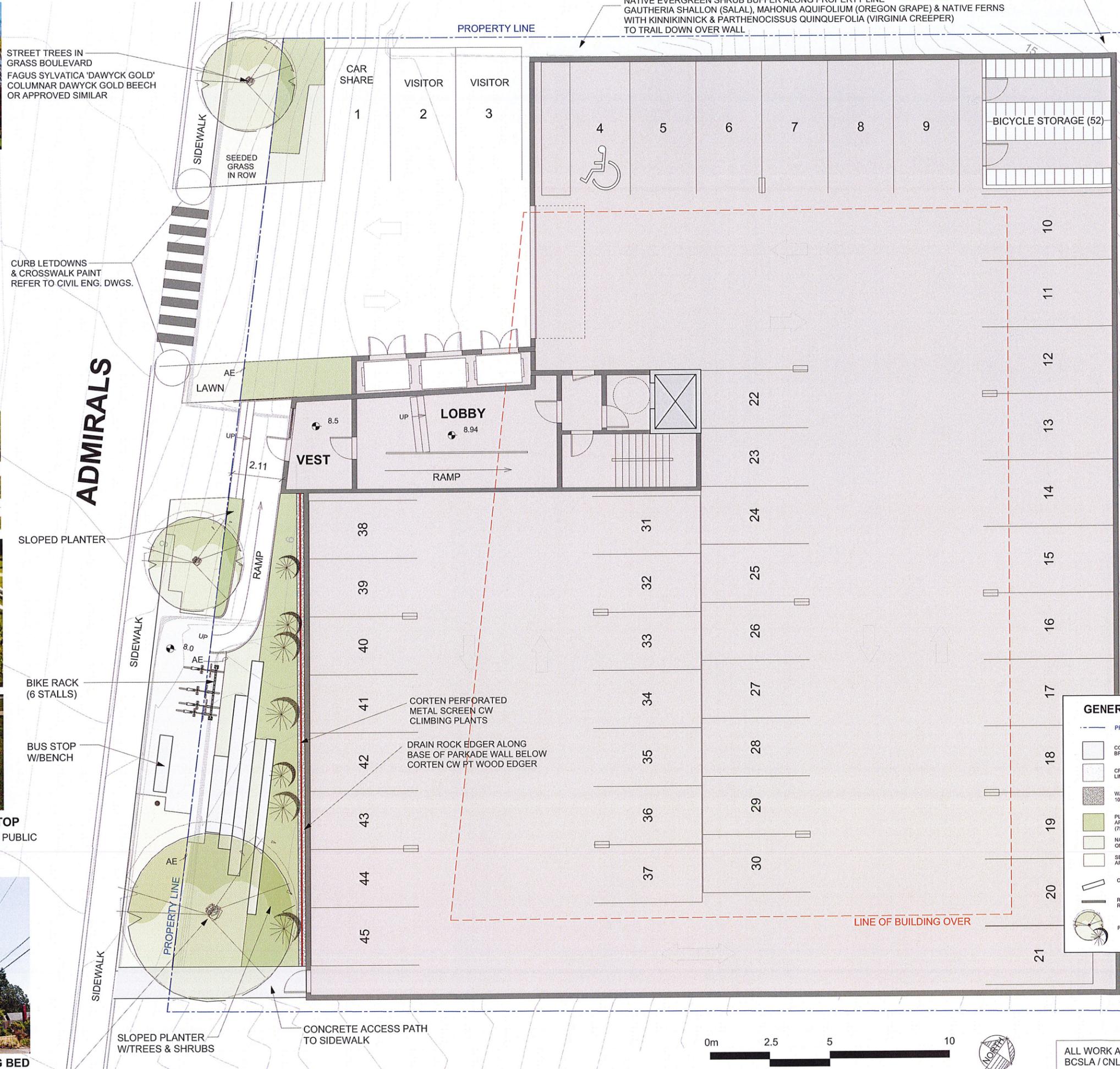
CLIMBING VINES ON METAL SCREEN
PARthenocissus quinquefolia (VIRGINIA CREEPER) & *Lonicera ciliosa* (TRUMPET HONEYSUCKLE)



TIERED BENCH SEATING AT BUS STOP
 CONCRETE SLAB SEATING FEATURES FOR PUBLIC USE SET INTO SLOPED PLANTING BED



LARGE FEATURE TREE IN PLANTING BED



Date	Revisions	By
01.01.2019	ISSUE FOR REVIEW	LS
01.07.2019	ISSUE FOR RE ZONING	LS
02.18.2019	LANDSCAPE REDESIGN FOR REVIEW	LS



Project
WESTURBAN DEVELOPMENTS
 681 & 685 Admirals Way
 Esquimalt, BC

Sheet Title
LANDSCAPE PLAN
 GROUND FLOOR
 PARKADE LEVEL ENTRY

Date
 January 1, 2019

Scale
 1:75 METERS

Drawn By
 LS

Project No.

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Drawing No.

GENERAL LEGEND

- PROPERTY LINE
- CONCRETE WALKWAY SURFACE BRUSHED FINISH OR APPROVED ALTERNATIVE
- CRUSH AGGREGATE WALKWAY SURFACE OVER PARKADE LIME ROCK OR SIMILAR (WATERPROOFING BY ARCHITECT)
- WASHED DECORATIVE ROCK / PEA GRAVEL 100MM DEPTH
- PLANTING BEDS CW MIN 450 MM DEPTH APPROVED GROWING MEDIUM (750 MM DEPTH FOR TREES)
- NATIVE GROUNDCOVER (GRASS ALTERNATIVE) ON 300 MM GROWING MEDIUM
- SEEDING GRASS AREAS ON 150 MM DEPTH APPROVED GROWING MEDIUM
- CONCRETE SLAB BENCH SEATING
- RETAINING WALL REFER TO ARCHITECT DWGS.
- PROPOSED TREES



ALL WORK AND MATERIALS SHALL BE TO BC SLA / CNLA LANDSCAPE STANDARD

L1



WIDE WOOD LOUNGE SEATING FEATURES ON UPPER DECK TERRACE



WOOD PLANTERS & SLAB BENCHES STAIN TO MATCH ARCHITECTURAL



GENERAL LEGEND

- PROPERTY LINE
- CONCRETE WALKWAY SURFACE BRUSHED FINISH OR APPROVED ALTERNATIVE
- CRUSH AGGREGATE WALKWAY SURFACE OVER PARKADE LIME ROCK OR SIMILAR (WATERPROOFING BY ARCHITECT)
- WASHED DECORATIVE ROCK / PEA GRAVEL 100MM DEPTH
- OPPORTUNITY FOR RAISED SEASONAL PLANTERS FOR RESIDENCE GARDENING OPPORTUNITIES CEDAR WOOD 4x4 / 6x6 CONSTRUCTION (BY OWNERS)
- RAISED 4 SEASON PLANTERS TO SUPPORT TREES & SHRUBS OVER SLAB PT WOOD 4x4 / 6x6 CONSTRUCTION
- WOOD SLAB BENCH SEATING
- RETAINING WALL REFER TO ARCHITECT DWGS.
- PROPOSED TREES
- PROPOSED DRAIN LOCATIONS ON SLAB TO BE CONFIRMED BY MECHANICAL ENG.



EXPLORE RETAINING WALL OPTIONS FOR USE IN PLACE OF CONCRETE CURB. WITH GEOTECH IN PROGRESS

RETAINING WALL CW RAILING

PROPERTY LINE



EXAMPLE OF MULTIPLE AGGREGATE SURFACE TYPES



AREA DRAIN ON SLAB NOTE AGGREGATE ROCK SIZED TO BE LARGER THAN HOLES IN DRAIN COVER

APPROXIMATE LOCATION OF DRAINS ON SLAB REFER TO MECHANICAL ENG.

ALL WORK AND MATERIALS SHALL BE TO BCSLA / CNLA LANDSCAPE STANDARD

Date	Revisions	By
01.01.2019	ISSUE FOR REVIEW	LS
01.07.2019	ISSUE FOR RE ZONING	LS
02.18.2019	LANDSCAPE REDESIGN FOR REVIEW	LS

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Sheet Title
LANDSCAPE PLAN
MAIN FLOOR

Date January 1, 2019
Scale 1:75 METERS
Drawn By LS
Project No.

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Drawing No.
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