

SAUNDERS APARTMENT

ESQUIMALT BC

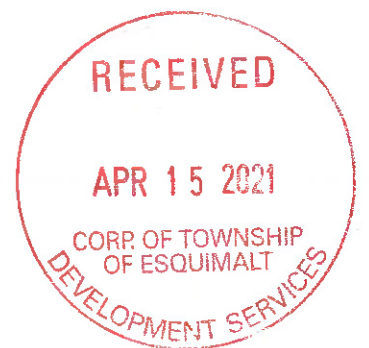
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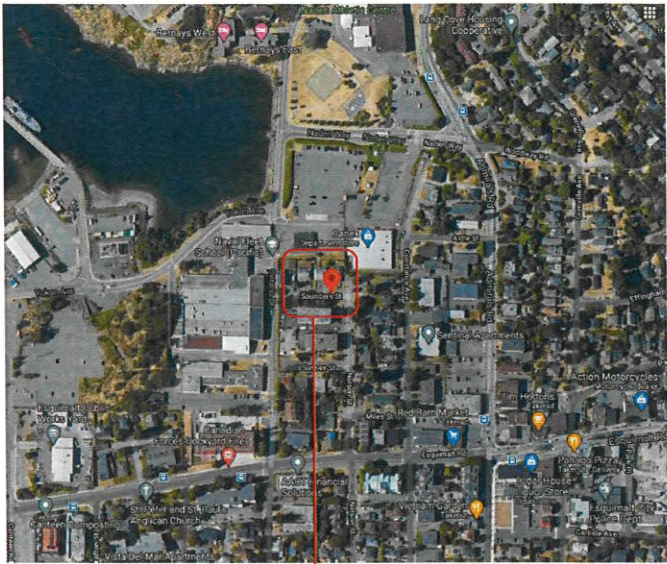


FEBRUARY 2021

SET NO.

ISSUED FOR REZONING





SITE LOCATION

LOCATION PLAN

N.T.S.

DRAWING INDEX

- PR1 SITE PLAN & PROJECT DATA
- PR2 PARKADE AND FLOOR PLANS
- PR3 UNIT PLANS
- PR4 ELEVATIONS
- PR5 ELEVATIONS
- PR5 MATERIAL BOARD

CONSULTANT LIST

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PROJECT DATA

LEGAL ADDRESS:

CIVIC ADDRESS:
1336-1348 SAUNDERS STREET ESQUIMALT BC

ZONING:
CD?

LOT SIZE
+/- 2288 SQ.M.

BUILDING AREA:
PROPOSED FOOTPRINT 1885 SQ.M. (PARTIALLY UNDERGROUND PARKADE)
995 SQ.M. (RESIDENTIAL FOOTPRINT)

FLOOR AREAS:

PARKADE	1730 SQ.M.	
MAIN	783 SQ.M.	
SECOND	795 SQ.M.	
THIRD	795 SQ.M.	
FOURTH	795 SQ.M.	
FIFTH	795 SQ.M.	
SIXTH	795 SQ.M.	
TOTAL (NET)	4758 SQ.M.	EXCLUDING PARKADE
COMMON (PARKADE)	40 SQ.M.	
COMMON (MAIN)	212 SQ.M.	
COMMON (SECOND)	200 SQ.M.	
COMMON (THIRD)	200 SQ.M.	
COMMON (FOURTH)	200 SQ.M.	
COMMON (FIFTH)	200 SQ.M.	
COMMON (SIXTH)	200 SQ.M.	
TOTAL (NET)	1212 SQ.M.	EXCLUDING PARKADE
TOTAL (GROSS)	5970 SQ.M.	EXCLUDING PARKADE

FLOOR AREA RATIO:
PROPOSED: 2.0

DENSITY:
PROPOSED: 72 UNITS

LOT COVERAGE:
82% (FOOTPRINT OF PARTIALLY UNDERGROUND PARKADE)
43% (RESIDENTIAL FOOTPRINT)

AMENITY:
270 SQ.M.

OPEN SPACE:
10% OF LOT = 229 SQ.M.
PROVIDED = 436 SQ.M.

BUILDING HEIGHT:
6 STOREYS
18.95M FROM NATURAL AVERAGE GRADE

UNIT COUNT:	MAIN	2-6TH FLOORS	BUILDING
STUDIO BEDROOM	0	0 (*5)	0
ONE BEDROOM	5	5 (*5)	30
TWO BEDROOM	7	6 (*5)	37
THREE BEDROOM	0	1 (*5)	5
TOTAL	12	12 (*5)	72

SETBACKS

FRONT (SOUTH)	PROPOSED	7.97M TO RESIDENTIAL	1.73M TO PARKADE
REAR (NORTH)	PROPOSED	4.36M TO RESIDENTIAL	1.11M TO PARKADE
SIDE (WEST)	PROPOSED	1.99M TO RESIDENTIAL	0.34M TO PARKADE
SIDE (EAST)	PROPOSED	11.07M TO RESIDENTIAL	4.31M TO PARKADE

PARKING:

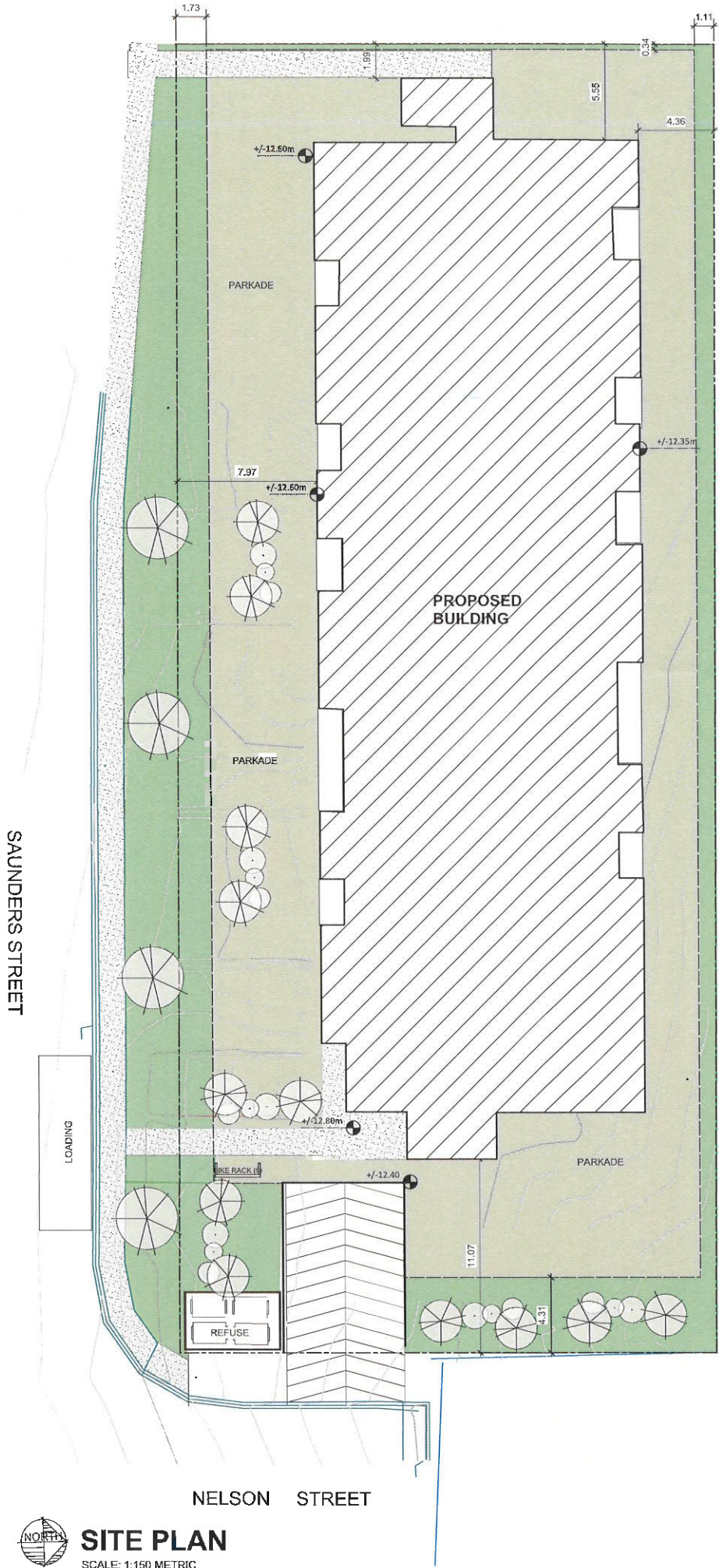
PROVIDED	RESIDENTIAL 1.0 PER UNIT:	72
TOTAL		72

PROVIDED STANDARD:

HANDICAP STALLS (2% REQ.D)	19
SMALL CAR (50% ALLOWABLE)	52 (VARIANCE OF 16)
TOTAL	72

BICYCLE PARKING:

REQUIRED 1.5 PER UNIT	108
PROVIDED	82



SITE PLAN
SCALE: 1:150 METRIC

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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NO.	DATE
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ISSUED FOR REZONE OCT. 20 2020
ISSUED FOR REZONE DEC. 21 2020
ISSUED FOR REZONE JAN. 13 2020
ISSUED FOR REVIEW FEB. 04 2020
REISSUED FOR REZONE MAR. 05 2020



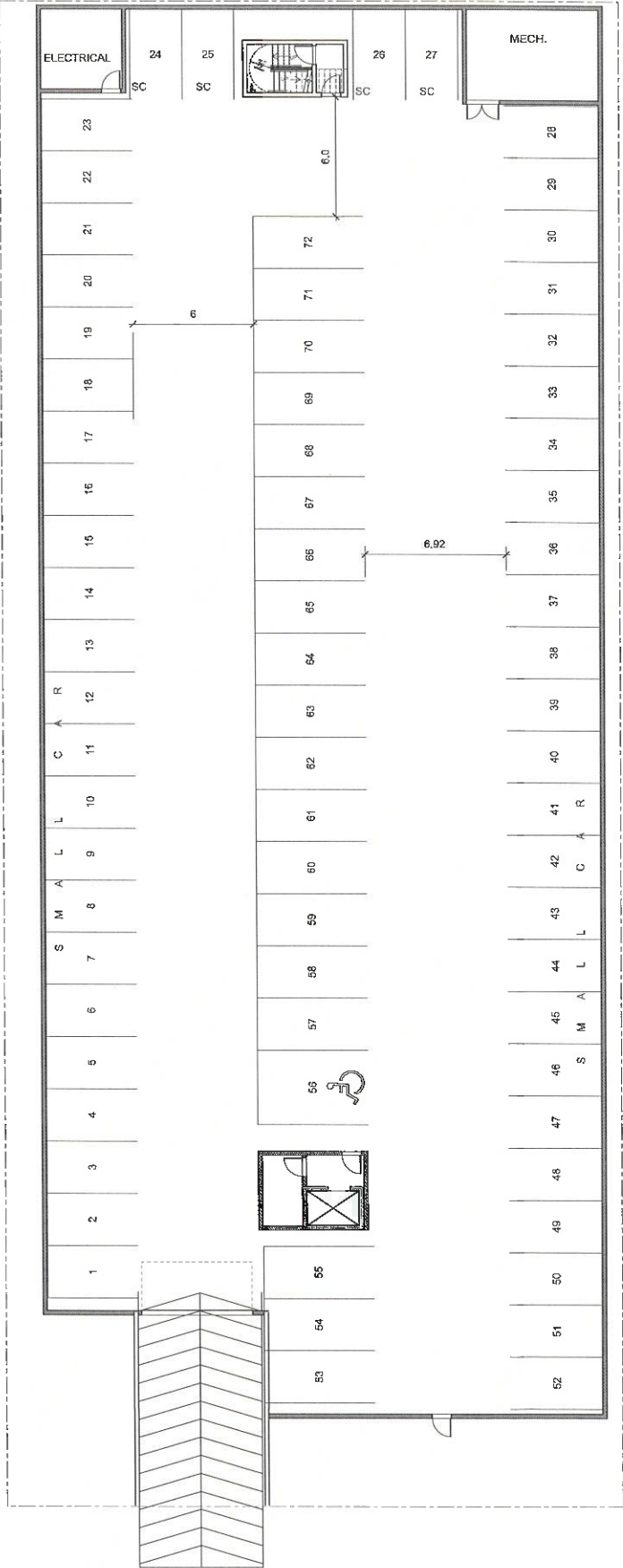
PROJECT	
SAUNDERS APARTMENT	
DRAWING	
SCHEMATIC SITE PLAN	
SCALE	AS NOTED
DATE	DRAWN BY TF/SW
SHEET	



2ND-6TH FLOOR PLAN



MAIN FLOOR PLAN



PARKADE PLAN

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PROJECT	
SAUNDERS APARTMENT	
DRAWING	
SCHEMATIC FLOOR PLANS	
SCALE	AS NOTED
DATE	DESIGNED BY TF/SW
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PR2

RECEIVED

APR 15 2021

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DEVELOPMENT SERVICES

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PROJECT

SAUNDERS APARTMENT

DRAWING

PROPOSED ELEVATIONS

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PR3





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PROJECT
SAUNDERS APARTMENT

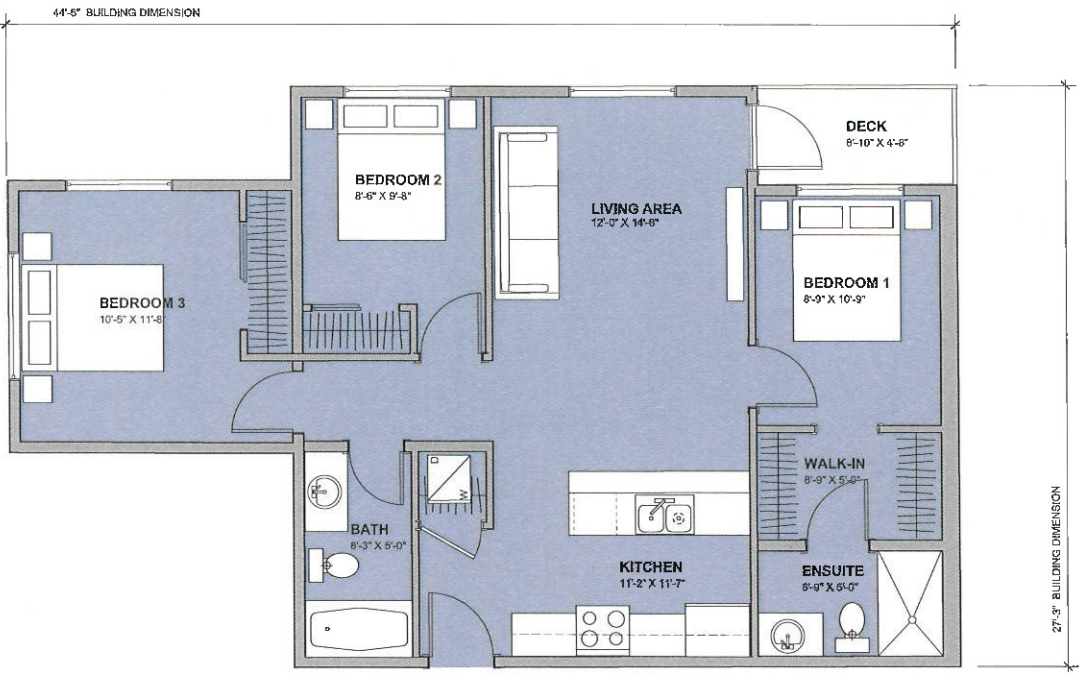
PROPOSED ELEVATIONS

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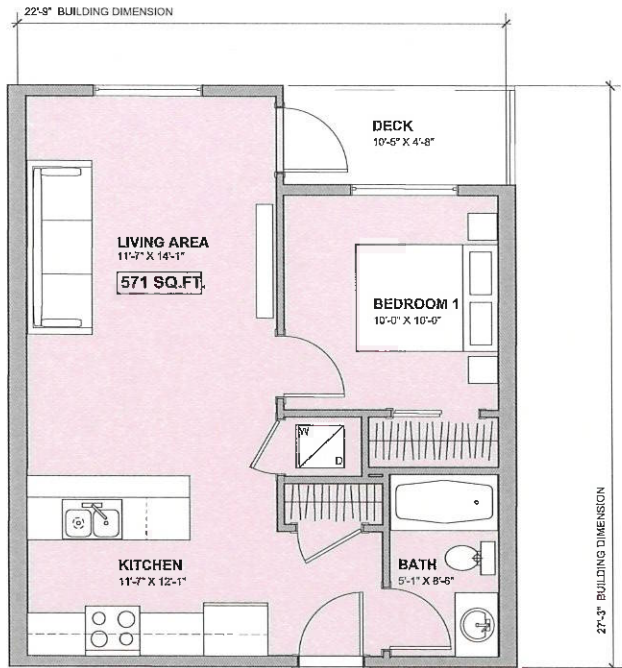
PR4

- MATERIAL LEGEND**
- ① FIBRE CEMENT PANELS: "DEEP GREY" SMOOTH FINISH
 - ② FIBRE CEMENT SIDING: "LIGHT MIST" SMOOTH FINISH
 - ③ ARCHITECTURAL CAST IN PLACE CONCRETE
 - ④ SOFFITS, WINDOW BOXES: ALUMINUM CEDAR RENDITIONS "TIMBERLINE"
 - ⑤ CORTEN SCREEN
 - ⑥ VINYL WINDOWS - BLACK
 - ⑦ HANDRAILS, FASCIAS, DOWNSPOUTS, FLASHING PAINTED: "BLACK"

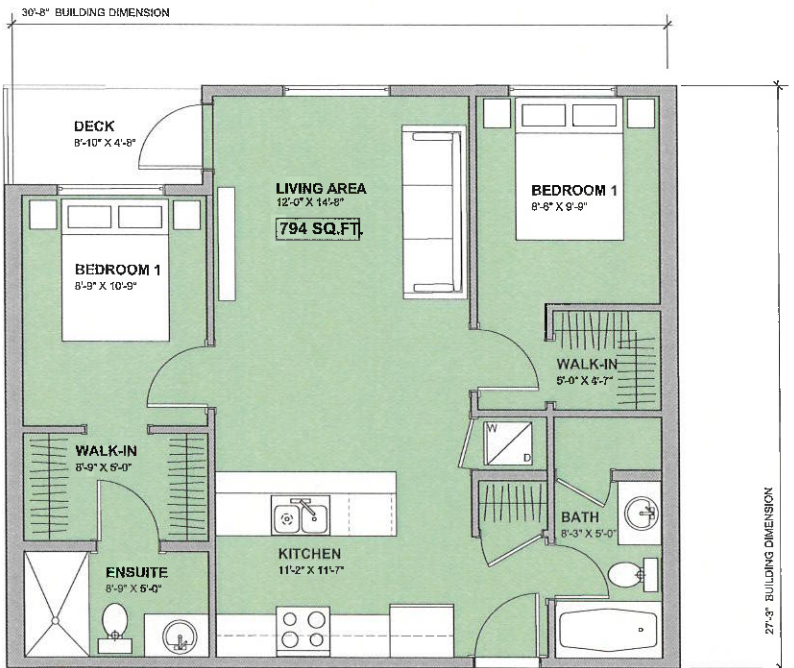




TWO BEDROOM - "B"



ONE BEDROOM - "A"



TWO BEDROOM - "B"



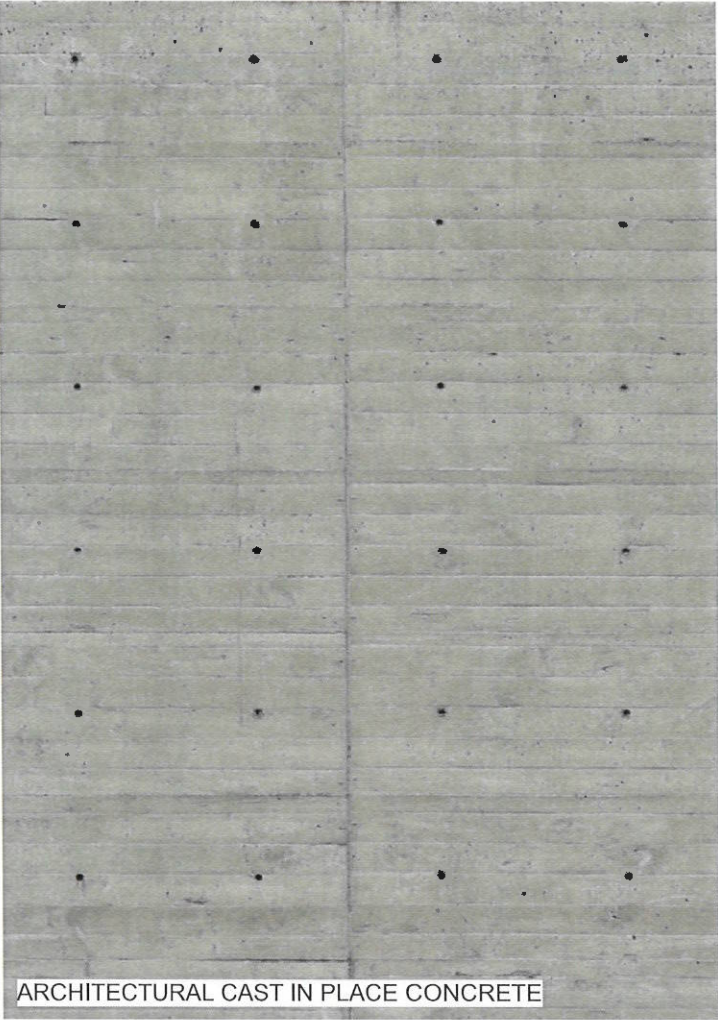
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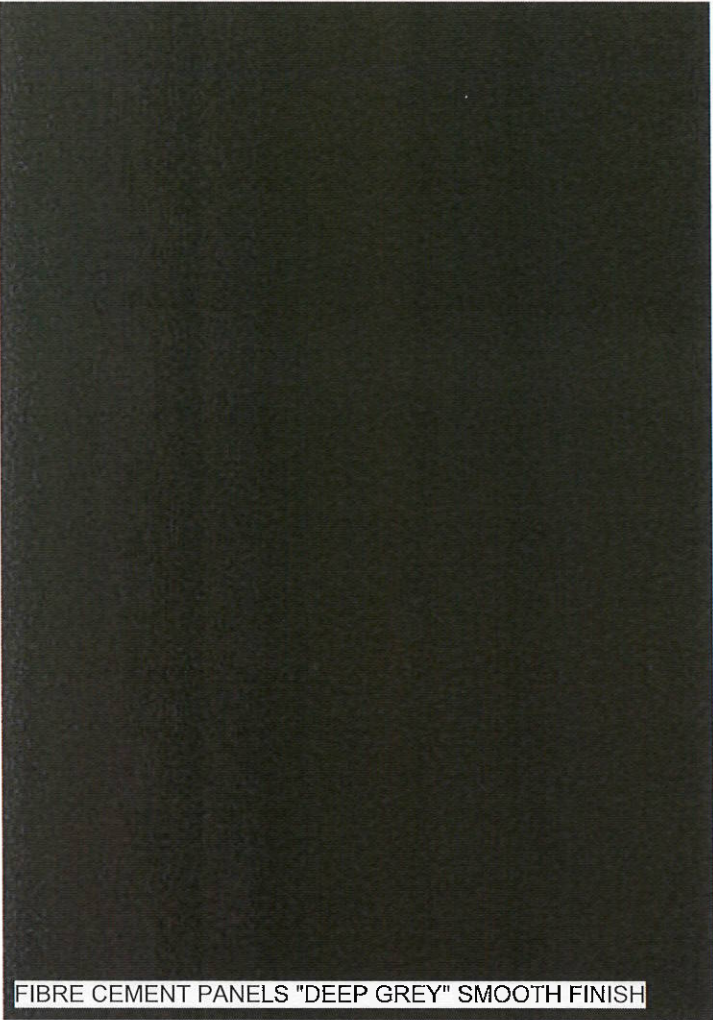
PROJECT
SAUNDERS APARTMENT

DRAWING
UNIT PLANS

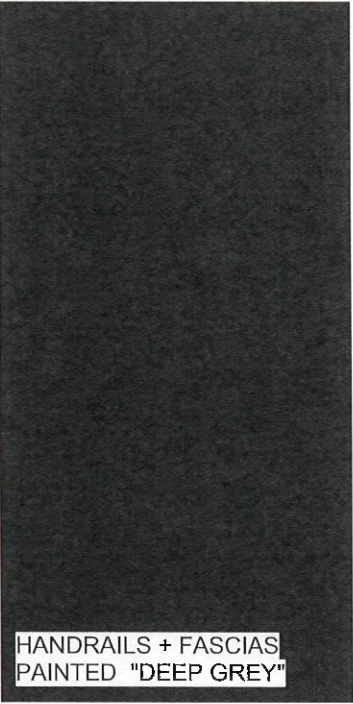
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DATE		DRAWN BY	TE/SW
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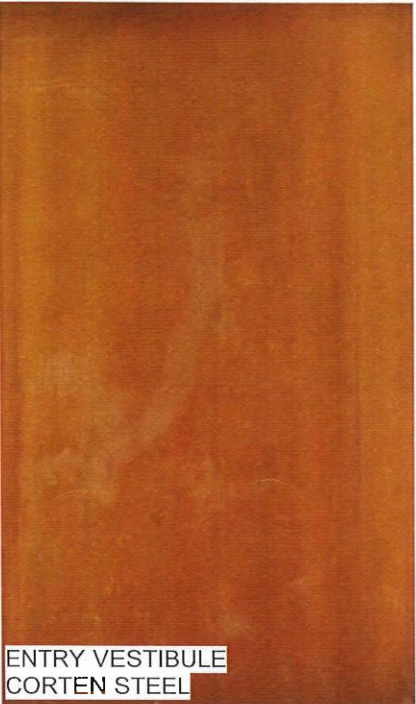
ARCHITECTURAL CAST IN PLACE CONCRETE



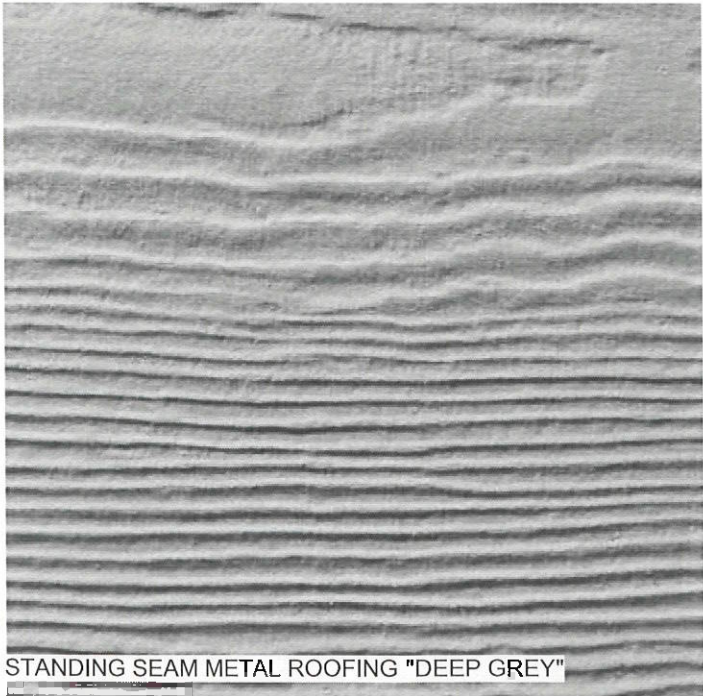
FIBRE CEMENT PANELS "DEEP GREY" SMOOTH FINISH



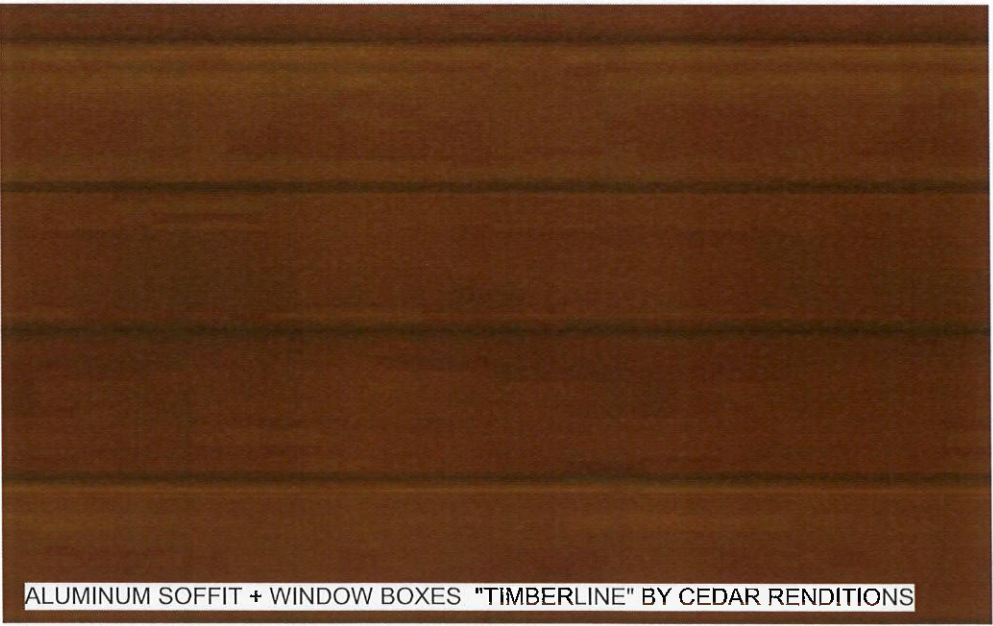
HANDRAILS + FASCIAS
PAINTED "DEEP GREY"



ENTRY VESTIBULE
CORTEN STEEL



STANDING SEAM METAL ROOFING "DEEP GREY"



ALUMINUM SOFFIT + WINDOW BOXES "TIMBERLINE" BY CEDAR RENDITIONS



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PROJECT

SAUNDERS APARTMENT

DRAWING

MATERIALS

SCALE	AS NOTED	PROJECT NO.
DATE		DRAWN BY TF/SW

SHEET

PR6



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ISSUED FOR REZONE	JAN. 13 2020
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PROJECT
SAUNDERS APARTMENT

DRAWING
RENDERINGS

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AS NOTED	---
DATE	DRAWN BY: TE/SW
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PR7

NOTE: ALL WORK AND MATERIALS SHALL BE TO BC SLA / CNLA STANDARDS



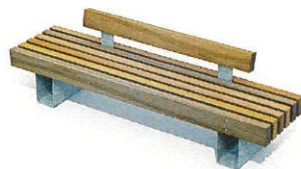
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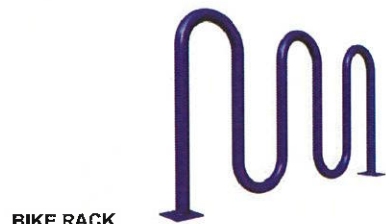
SODDED GRASS AREA FOR MINI PARK



PODIUM SEATING/PLANTER INSPIRE



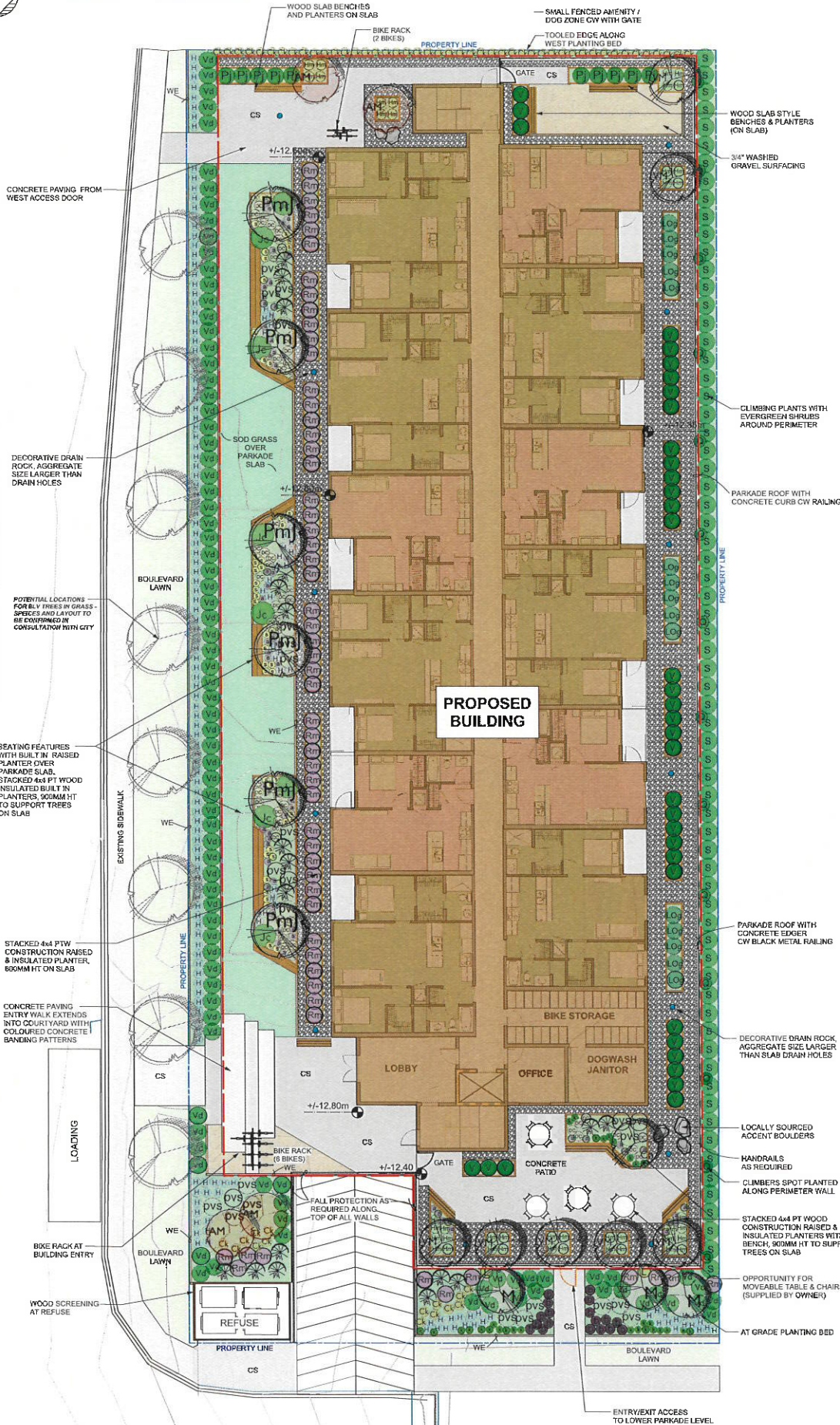
WOOD SLAT STYLE BENCHES
STYLE & STAIN TO MATCH
ARCHITECTURAL DETAILS



BIKE RACK
DERO 'ROLLING' 6 BIKE RACK (OR APPROVED EQUIVALENT)
& DERO 'HOOP' 2 BIKE RACK (OR APPROVED EQUIVALENT)
POWDER COATED ALUMINUM (COLOUR TO BE DETERMINED)

SAUNDERS STREET

NELSON STREET



FENCE / RAILING FALL PROTECTION
PRECEDENT STYLE



WOOD TIMBER STACKED CEDAR PLANTERS



SHORE PINE



AMUR MAPLE



VINE MAPLE



GOLD AMUR
CHOKECHERRY



SUNSPIRE MAGNOLIA



PACIFIC DOGWOOD
EDDIE'S WHITE WONDER

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
Trees				
YM	Acer circinatum	Vine Maple (multi stem)	7	1.5m HI WB
AM	Acer glabrum	Amur Maple	4	6cm Cal.
Cn	Cornus nuttallii 'Eddie's White Wonder'	Pacific Dogwood Eddie's White Wonder	1	6cm Cal.
M	Magnolia 'Sunspire'	Sunspire Magnolia	3	6cm Cal.
Ps	Pinus contorta var. contorta	Shore Pine	18	1.5 m ht.
Pmj	Prunus maackii 'Jelskii'	Chokecherry	6	6cm Cal.
Shrubs				
Jc	Juniperus communis	Common Juniper (horizontal)	8	#2pot
Log	Mahonia nervosa	Low Oregon Grape	15	#2pot
V	Vaccinium ovatum	Evergreen Huckleberry	36	#2pot
Pi	Pieris japonica 'Mountain Fire'	Mountain Fire Pieris Japonica	10	#2pot
pvs	Philadelphus x virginialis 'Dwarf Snowflake'	Miniature Snowflake Mock Orange	25	#2pot
Rm	Rhododendron macrophyllum	Pacific Rhododendron	59	#2pot
S	Gaultheria Shallon	Salal	68	#2pot
Vd	Viburnum davidii	David Viburnum	93	#2pot
Ornamental Grasses, Groundcover & Vines				
Ck	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	61	#1pot
Dc	Deschampsia cespitosa	Tufted Hairgrass	53	#1pot
H	Helictotrichon sempervirens	Blue Oat Grass	172	#1pot
Hm	Hakonechloa macra 'Aureola'	Japanese Forest Grass	42	#1pot
k	Arcostaphylos uva-ursi	Kinnikinnick	30	10cm pot
Q	Parthenocissus quinquefolia	Virginia Creeper	14	#1pot
L	Lonicera ciliosa	Trumpet Honeysuckle	2	#1pot
Perennials				
a	Allium cernuum	Nodding Onion	65	10cm pot
b	Heuchera micrantha 'Bressingham Bronze'	Bressingham Bronze Coral Bells	18	#1pot
s	Sedum spaldingianum	Broadleaf Stonecrop	48	10cm pot

LEGEND

- PROPERTY LINES
- EXTENT OF UNDERGROUND PARKADE SLAB
- CS BRUSH FINISH CONCRETE WALKWAYS
CW COLOURED BANDING PATTERNS
- REFER TO CIVIL ENG DWGS
- 3/4" WASHED CRUSH SURFACING OVER SLAB
- DRAIN ROCK DRIP STRIP & BALLAST
100 MM DEPTH 1" - 4" DIM WASHED ROUND
RIVER ROCK ON 25 MM DEPTH PEA GRAVEL
ON APPROVED FILTER FABRIC.
- SOD ON 150 MM MIN DEPTH GROWING
MEDIUM ON DRAINAGE BOARD OVER
PARKADE SLAB (222 sq m)
- LAWN = GRASS SOD ON 150 MM MIN
DEPTH APPROVED GROWING MEDIUM
- PT 4x4 WOOD EDGER TO SEPARATE
DRAIN ROCK FROM ARTIFICIAL TURF
- ROLLING BIKE RACK - BY DERO
POWDER COATED BLACK, SECURED TO
CONCRETE WALKWAY (TOTAL OF 2)
- WOOD SLAB BENCH SEATING
- LOCALLY AVAILABLE BOULDERS

DEVELOPED BY:

WESTURBAN DEVELOPMENTS

1-1176 Shoppers Row Campbell River, BC V9W 2C8

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CORP. OF TOWNSHIP OF ESQUIMALT

DEVELOPMENT SERVICE

Date	Revisions	By
Oct 9 2020	For OP Review	LS/SD
Nov. 4 2020	SITE PLAN CHANGES	SS
DEC 21 2020	REV LANDSCAPE SOD AREA	LS
JAN 26 2021	NEW SITE PLAN CHANGES/ EXPANSION	LS/SD
FEB 10 2021	RESUBMIT FOR OP	LS/SD
Apr 13 2021	ADJUST SOUTH PLANTING STRIP	LS/SS

LAZZARIN SVISDAHL
LANDSCAPE ARCHITECTS

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250-563-6155 www.lsla-landarch.com

Project
Saunders Apartments
1336-1348 SAUNDERS STREET
ESQUIMALT, BC

Sheet Title
Landscape Plan

Date
September 29, 2020

Scale
1:150 METERS

Drawn By
LS/SD

Project No.

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Drawing No.

L 1

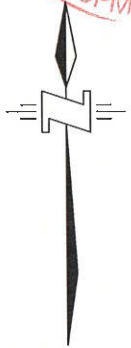
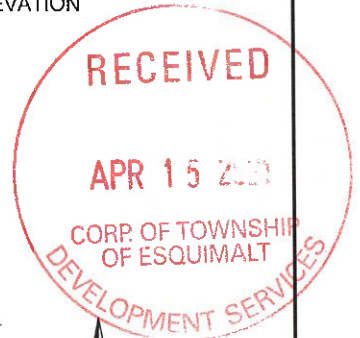
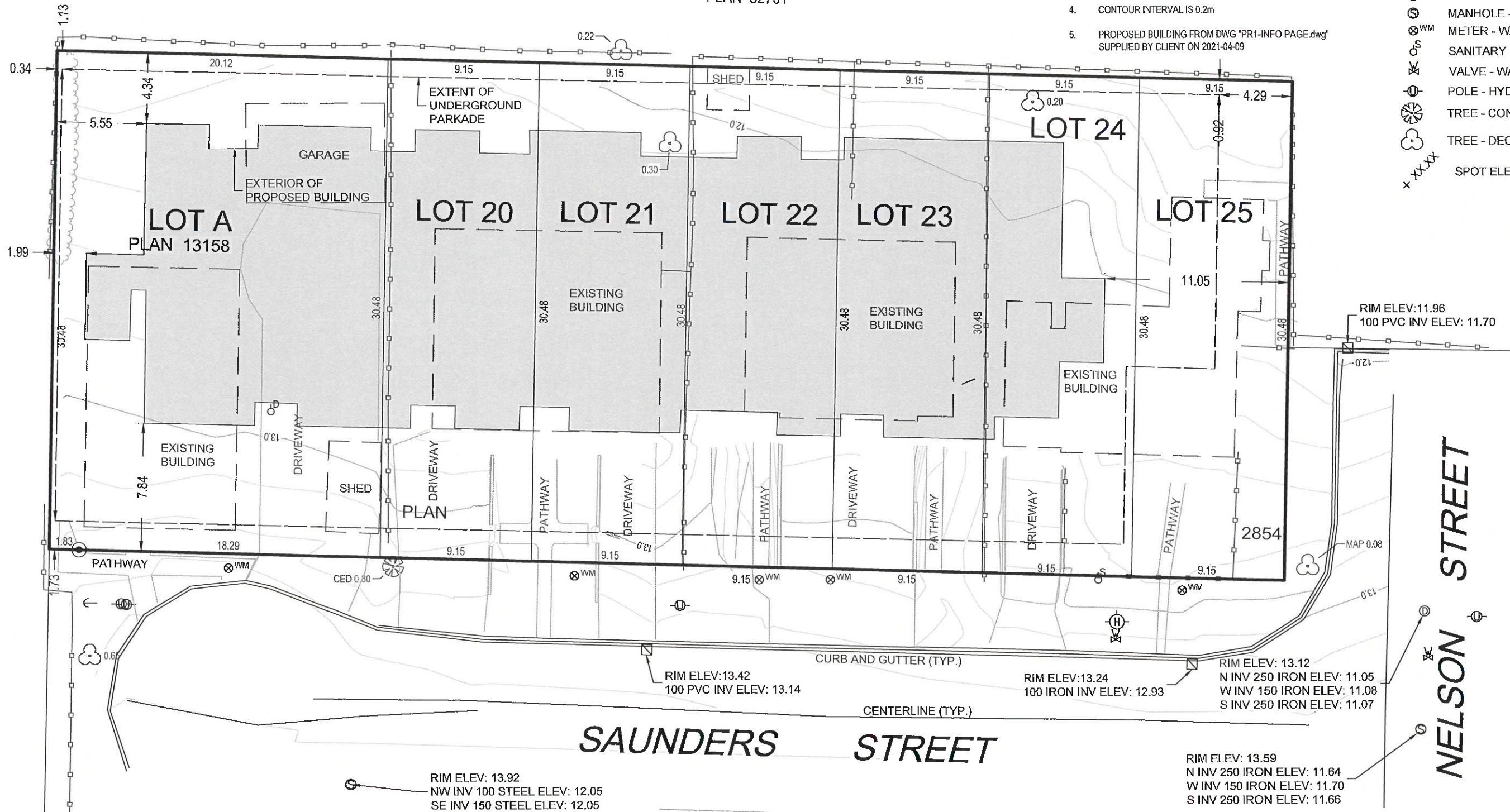
REM LOT 1 PLAN 32701

NOTES:

1. THIS SURVEY IS IN A LOCAL GROUND COORDINATE SYSTEM
2. ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CVD288C USING MONUMENT 84H0184, ELEVATION=24.779 METRES.
3. THIS PLAN REPRESENTS FIELD SURVEY OF LOTS 20 TO 25 CONDUCTED ON SEPTEMBER 4, 2020 AND FIELD SURVEY OF LOT A CONDUCTED ON JANUARY 18, 2021.
4. CONTOUR INTERVAL IS 0.2m
5. PROPOSED BUILDING FROM DWG "PR1-INFO PAGE.dwg" SUPPLIED BY CLIENT ON 2021-04-09

LEGEND

- FENCE
- CATCH BASIN (TOP INLET)
- ⊕ FIRE HYDRANT
- ⊗ MANHOLE
- ⊙ MANHOLE - STORM
- ⊙ MANHOLE - SANITARY
- ⊗^{WM} METER - WATER
- ⊙^S SANITARY INSPECTION CHAMBER
- ⊗ VALVE - WATER
- ⊙ POLE - HYDRO/TELEPHONE POLE
- ⊗ TREE - CONIFEROUS
- ⊙ TREE - DECIDUOUS
- x x x x SPOT ELEVATION



Rev	Date	Description	Drawn	Design	App'd
00	220412	PROPOSED BUILDING	VE	GO	

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0 1:250 10

ORIGINAL DWG SIZE: ANSI B (11" x 17")

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Victoria BC
Canada V8X 4A3
Tel 250 370 9221

WESTURBAN DEVELOPMENTS
111-2036 ISLAND HWY S, CAMPBELL RIVER, BC, CANADA

**SITE PLAN
DEVELOPMENT PERMIT
APPLICATION**
1338-1346 SAUNDERS STREET
ESQUIMALT, BC

Drawing No.
20576-1 DP

Project Number
2241-20576-00

Rev.
0