

# SAUNDERS APARTMENT

ESQUIMALT BC

PREPARED BY  
THUJA ARCHITECTURE STUDIO LTD.



JUNE 2021

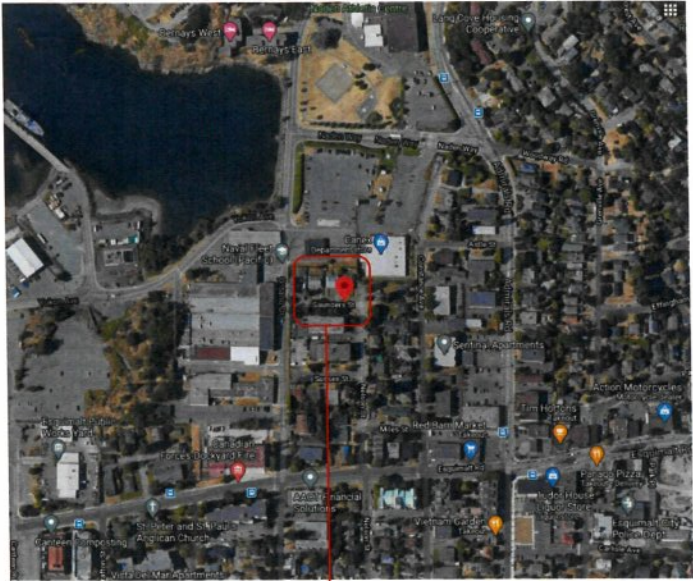
SET NO.

ISSUED FOR REZONING

 **THUJA**  
architecture + design







SITE LOCATION

LOCATION PLAN

N.T.S.

DRAWING INDEX

- PR1 SITE PLAN & PROJECT DATA
- PR2 PARKADE AND FLOOR PLANS
- PR3 ELEVATIONS
- PR4 ELEVATIONS
- PR5 STREETSCAPES
- PR6 UNIT PLANS
- PR7 MATERIAL BOARD
- PR8 RENDERINGS

CONSULTANT LIST

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Laurelin Svisdahl  
202- 1300 St Ave, Prince George BC, V2L 2Y3  
250.563.6158  
laurelin.la@outlook.com

PROJECT DATA

LEGAL ADDRESS:

CIVIC ADDRESS:  
1336-1348 SAUNDERS STREET ESQUIMALT BC

ZONING:  
CD7

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

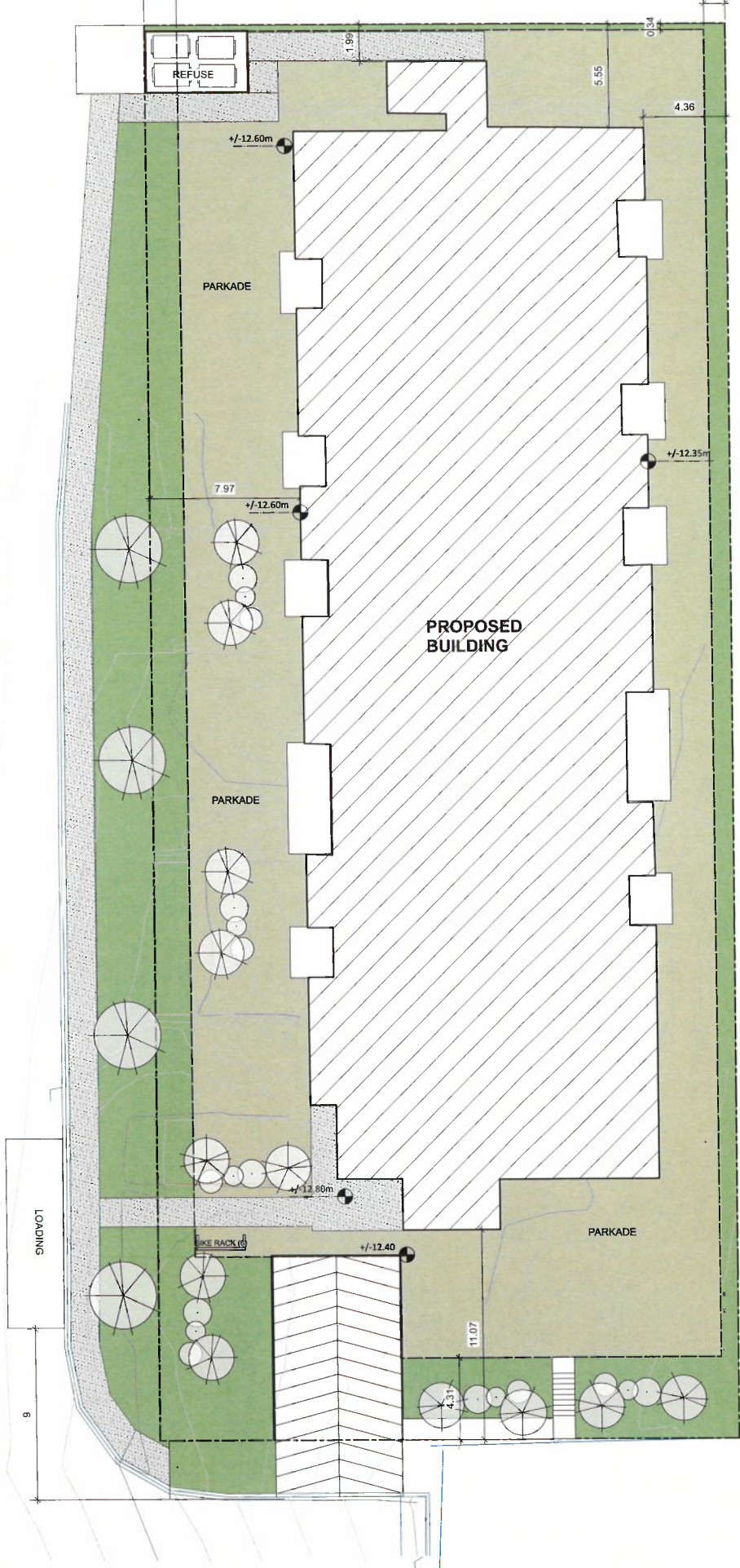
UNIT COUNT:	MAIN	2-6TH FLOORS	BUILDING
STUDIO BEDROOM	0	0 (*5)	0
ONE BEDROOM	5	5 (*5)	30
TWO BEDROOM	7	6 (*5)	37
THREE BEDROOM	0	1 (*5)	5
TOTAL	12	12 (*5)	72

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

PARKING:	
PROVIDED RESIDENTIAL 1.0 PER UNIT:	72
TOTAL	72
PROVIDED STANDARD:	19
HANDICAP STALLS (2% REQ.D)	1
SMALL CAR (50% ALLOWABLE)	52 (VARIANCE OF 16)
TOTAL	72

BICYCLE PARKING:	
REQUIRED 1.5 PER UNIT	108
PROVIDED	82

SAUNDERS STREET



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

ISSUED FOR REZONE OCT. 20 2020  
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ISSUED FOR REZONE JAN. 13 2020  
ISSUED FOR REVIEW FEB. 04 2020  
REISSUED FOR REZONE MAR. 05 2020  
REISSUED FOR REZONE JUN. 10 2020

PROJECT

SAUNDERS APARTMENT

DRAWING

SCHEMATIC SITE PLAN

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

PR1

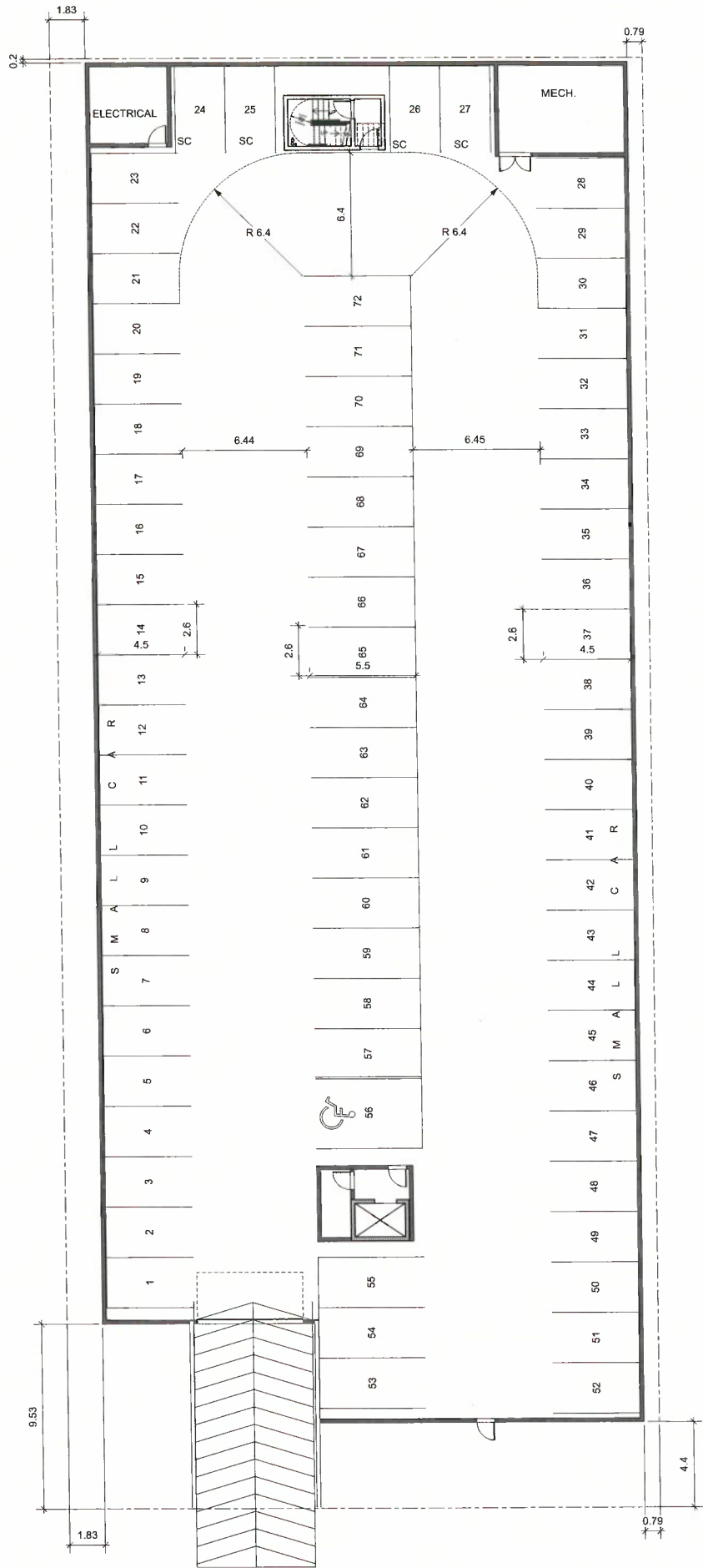




2ND-6TH FLOOR PLAN



MAIN FLOOR PLAN



PARKADE PLAN

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PROJECT  
SAUNDERS APARTMENT

DRAWING  
SCHEMATIC FLOOR PLANS

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DATE		DRAWN BY	TF&W
SHEET			

PR2



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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DEVELOPED BY:

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PROJECT  
**SAUNDERS APARTMENT**

DRAWING  
**PROPOSED ELEVATIONS**

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

**PR3**

**MATERIAL LEGEND**

- ① FIBRE CEMENT PANELS: "DEEP GREY" SMOOTH FINISH
- ② FIBRE CEMENT SIDING: "LIGHT MIST" TEXTURED 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"





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- MATERIAL LEGEND**
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PROJECT

SAUNDERS APARTMENT

DRAWING

PROPOSED ELEVATIONS

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DATE DRAWN BY TFSW

SHEET

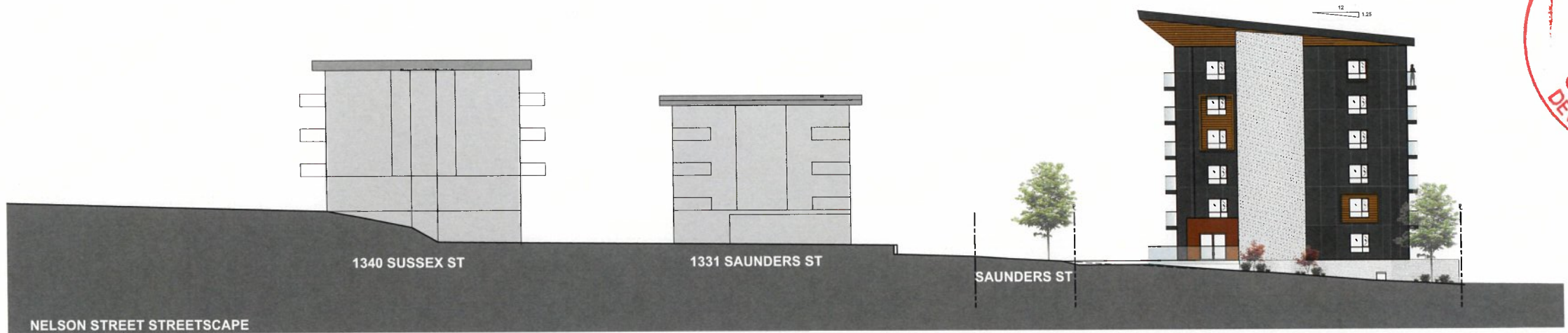


PR4



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PROJECT

SAUNDERS APARTMENT

DRAWING

STREETSCAPES

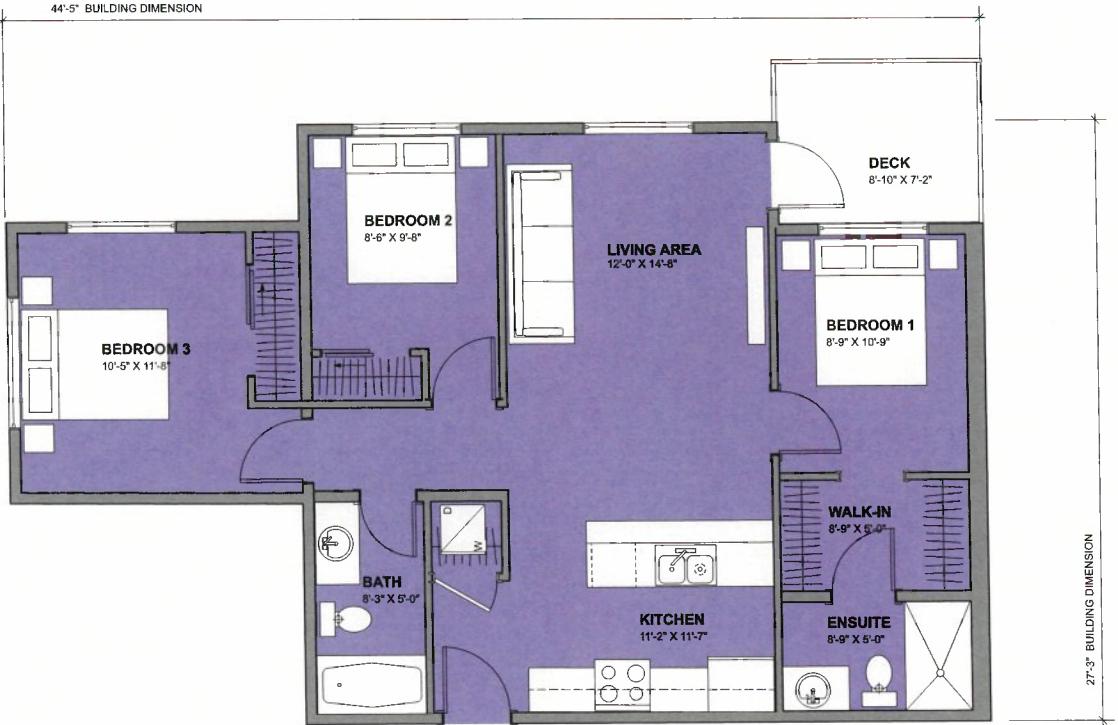
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SHEET			

PR5

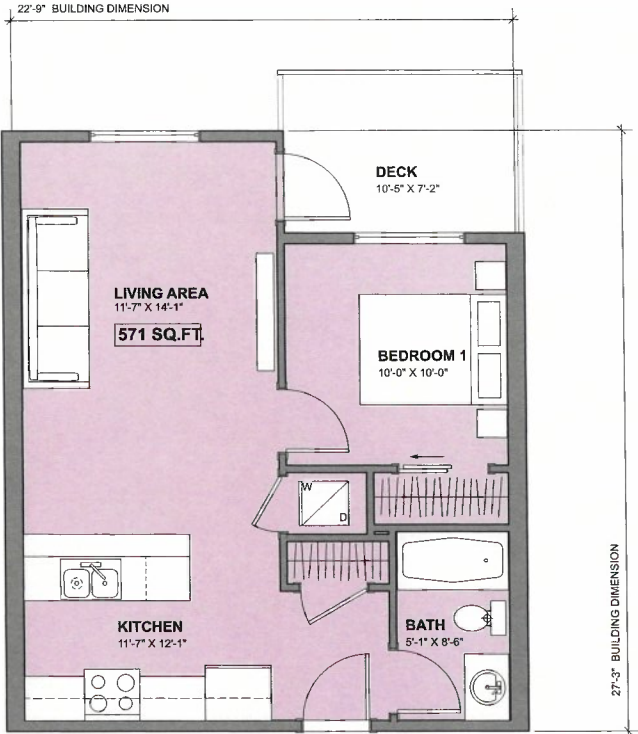
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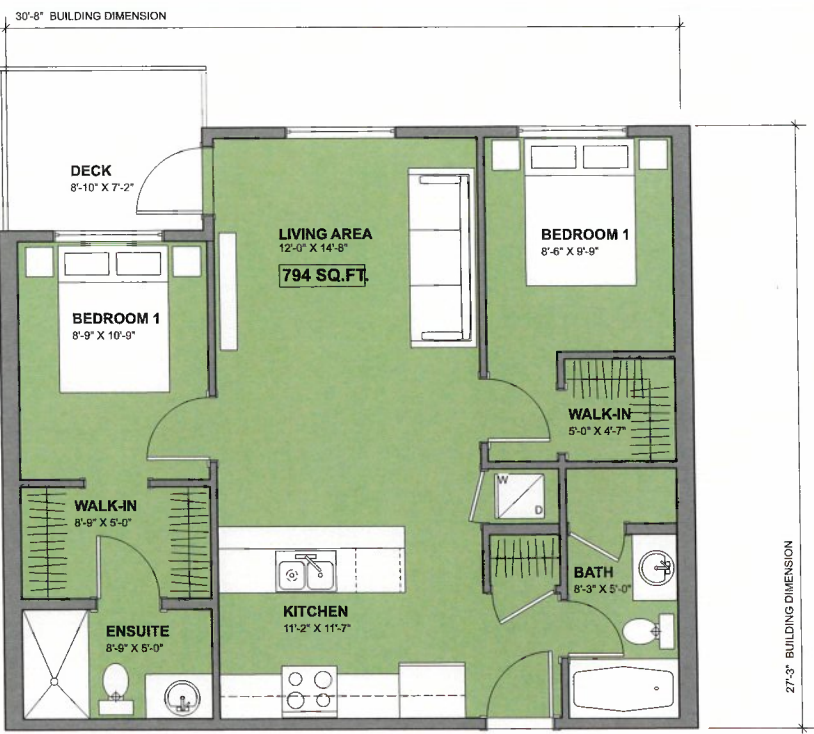
DEVELOPED BY:



TWO BEDROOM - "B"



ONE BEDROOM - "A"



TWO BEDROOM - "B"



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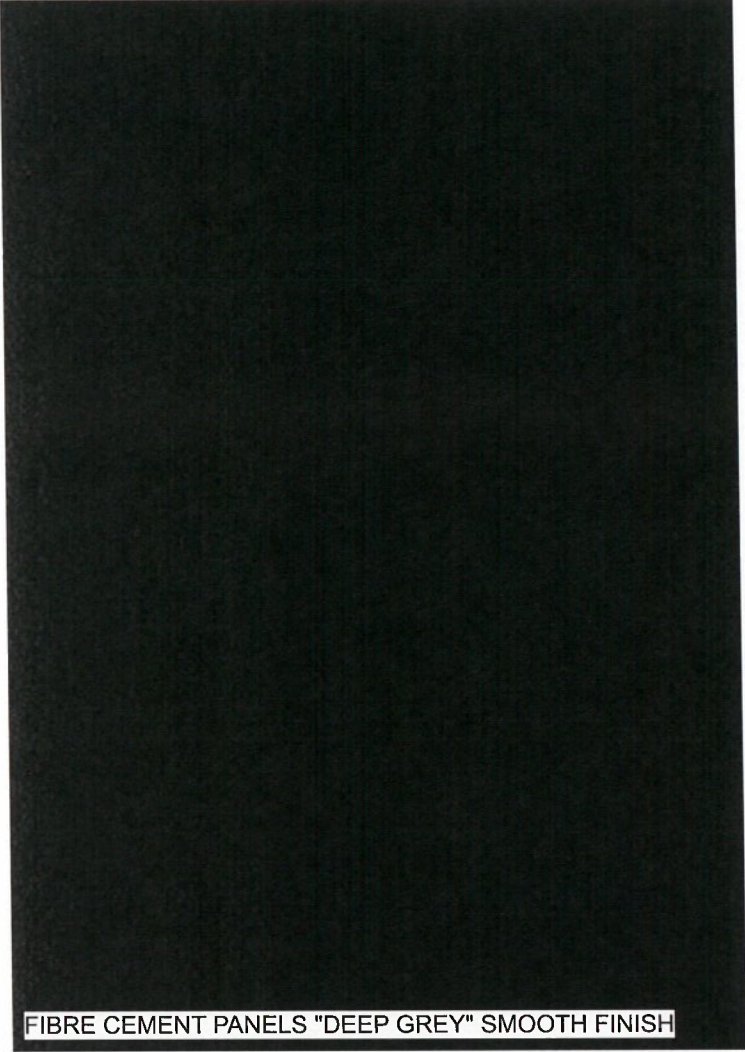
DRAWING  
UNIT PLANS

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DATE		DRAWN BY	TF/SW
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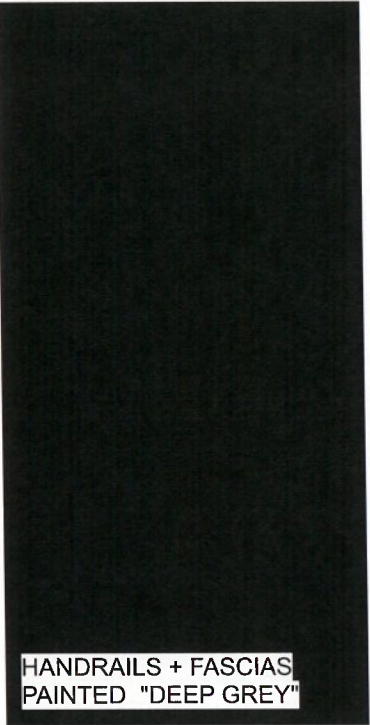




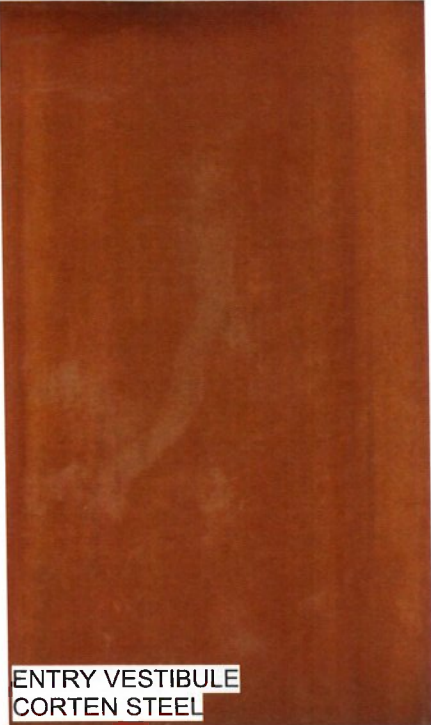
ARCHITECTURAL CAST IN PLACE CONCRETE



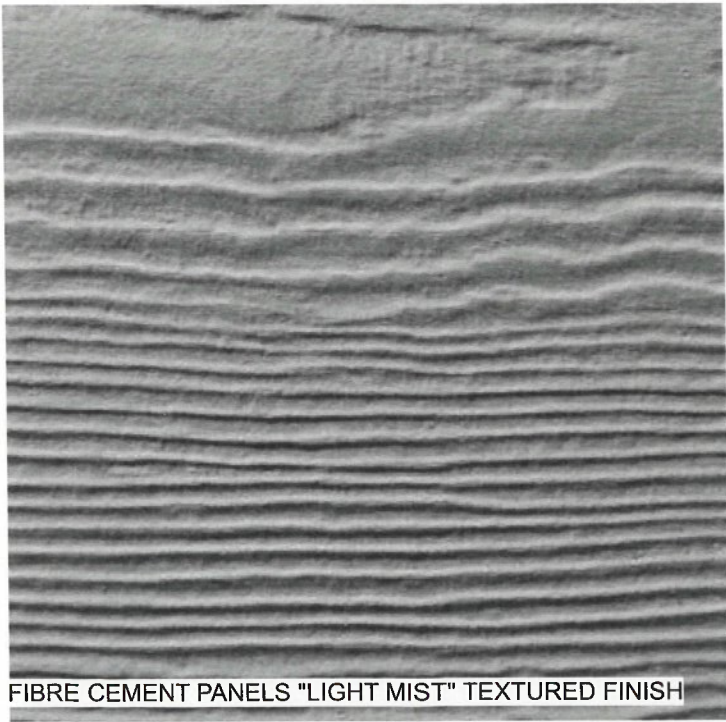
FIBRE CEMENT PANELS "DEEP GREY" SMOOTH FINISH



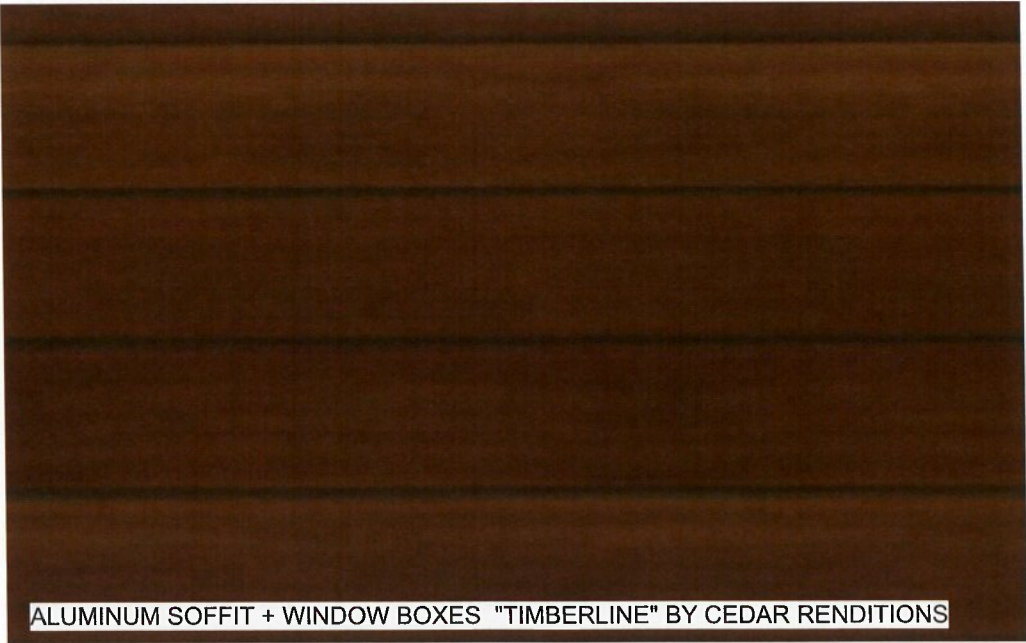
HANDRAILS + FASCIAS  
PAINTED "DEEP GREY"



ENTRY VESTIBULE  
CORTEN STEEL



FIBRE CEMENT PANELS "LIGHT MIST" TEXTURED FINISH



ALUMINUM SOFFIT + WINDOW BOXES "TIMBERLINE" BY CEDAR RENDITIONS







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RENDERINGS	
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SHEET	

PR8



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

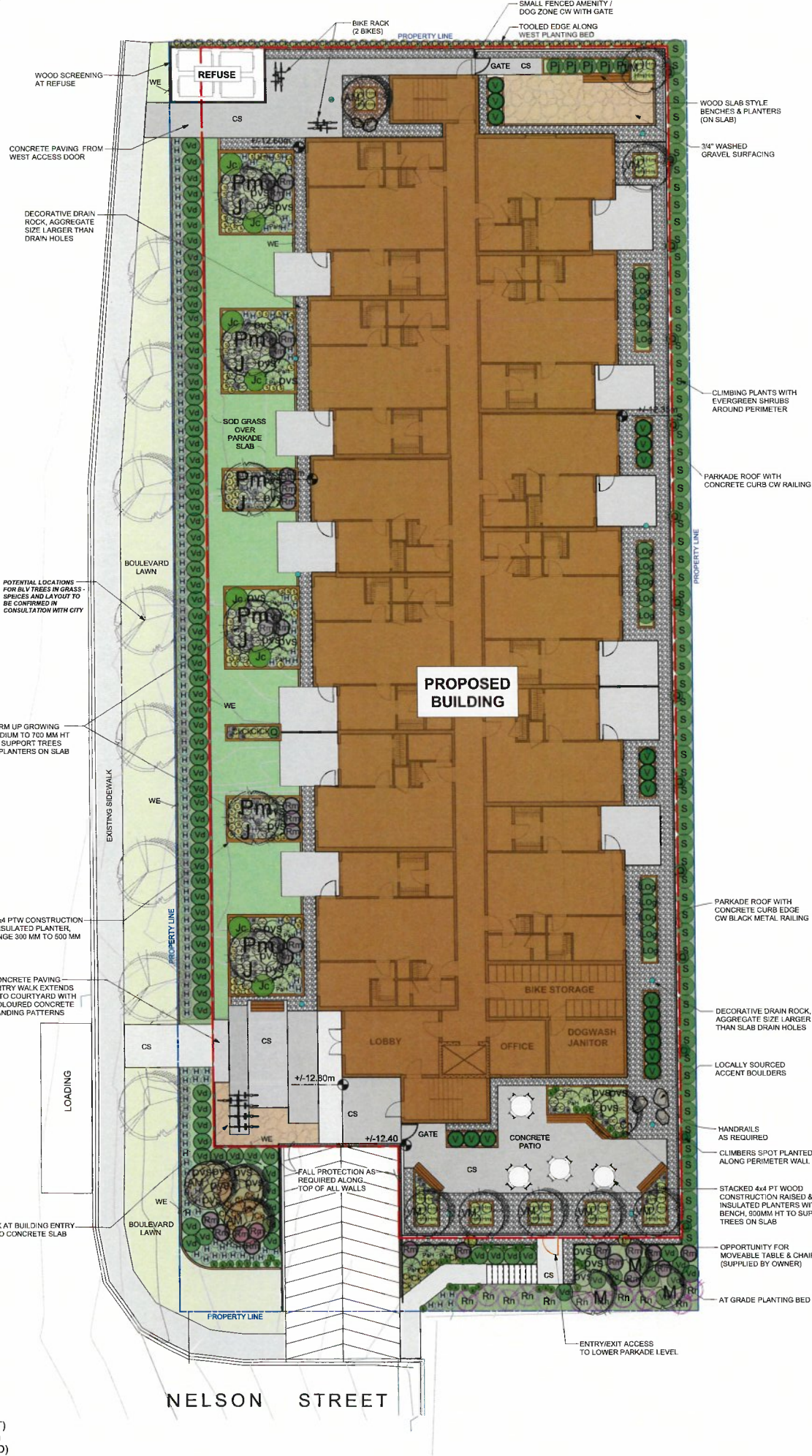


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SODDED GRASS AREA FOR MINI PARK

SAUNDERS STREET



FENCE / RAILING FALL PROTECTION PRECEDENT STYLE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
Trees				
VM	Acer circinalatum	Vine Maple (multi stem)	7	1.5m Ht WB
AM	Acer ginnala	Amur Maple	4	6cm Cal.
Cn	Comus nuttallii 'Eddie's White Wonder'	Pacific Dogwood Eddie's White Wonder	1	6cm Cal.
M	Magnolia 'Sunspire'	Sunspire Magnolia	3	6cm Cal.
PaH	Picea alcockiana 'Howell's Dwarf'	Tiger Tale Spruce	17	#7pot
PmJ	Prunus maackii 'Jefspur'	Chockcherry	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	18	#2pot
Pj	Pieris japonica 'Mountain Fire'	Mountain Fire Pieris Japonica	5	#2pot
pvs	Philadelphus x virginatis 'Dwarf Snowflake'	Miniature Snowflake Mock Orange	28	#2pot
Rm	Rhododendron macrophyllum	Pacific Rhododendron	32	#2pot
Rn	Rosa nutkana	Wild Nootka Rose	11	#2pot
S	Gaultheria Shallon	Salal	68	#2pot
Vd	Viburnum davidii	David Viburnum	87	#2pot
Ornamental Grasses, Groundcover & Vines				
Ck	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	68	#1pot
Dc	Deschampsia cespitosa	Tufted Hairgrass	83	#1pot
H	Helictotrichon sempervirens	Blue Oat Grass	180	#1pot
Hm	Hakonechloa macra 'Aureola'	Japanese Forest Grass	38	#1pot
k	Arctostaphylos uva-ursi	Kinnikinnick	41	10cm pot
Q	Parthenocissus quinquefolia	Virginia Creeper	15	#1pot
L	Lonicera ciliosa	Trumpet Honeysuckle	2	#1pot
Perennials				
a	Allium cernuum	Nodding Onion	62	10cm pot
s	Sedum spathulifolium	Broadleaf Stonecrop	72	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 DRAINROCK 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



WOOD TIMBER STACKED CEDAR PLANTERS



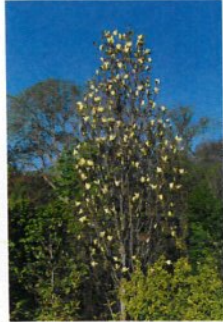
AMUR MAPLE



VINE MAPLE



GOLD AMUR CHOKECHERRY



SUNSPIRE MAGNOLIA



PACIFIC DOGWOOD EDDIE'S WHITE WONDER

DEVELOPED BY

**WESTURBAN DEVELOPMENTS**

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

Date	Revisions	By
Oct 9 2020	For DP 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 DP	LS/SD
Apr 13 2021	ADJUST SOUTH PLANTING STRIP	LS/SS
June 17 2021	RESUBMISSION TO CITY	LS/SS

**LAZZARIN SVISDAHL**  
LANDSCAPE ARCHITECTS

203-1300 1st Avenue, Prince George B.C. V2L 2Y3  
250-563-6158 [www.lsla-landarch.com](http://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**

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)















NOTES:

- ### LEGEND



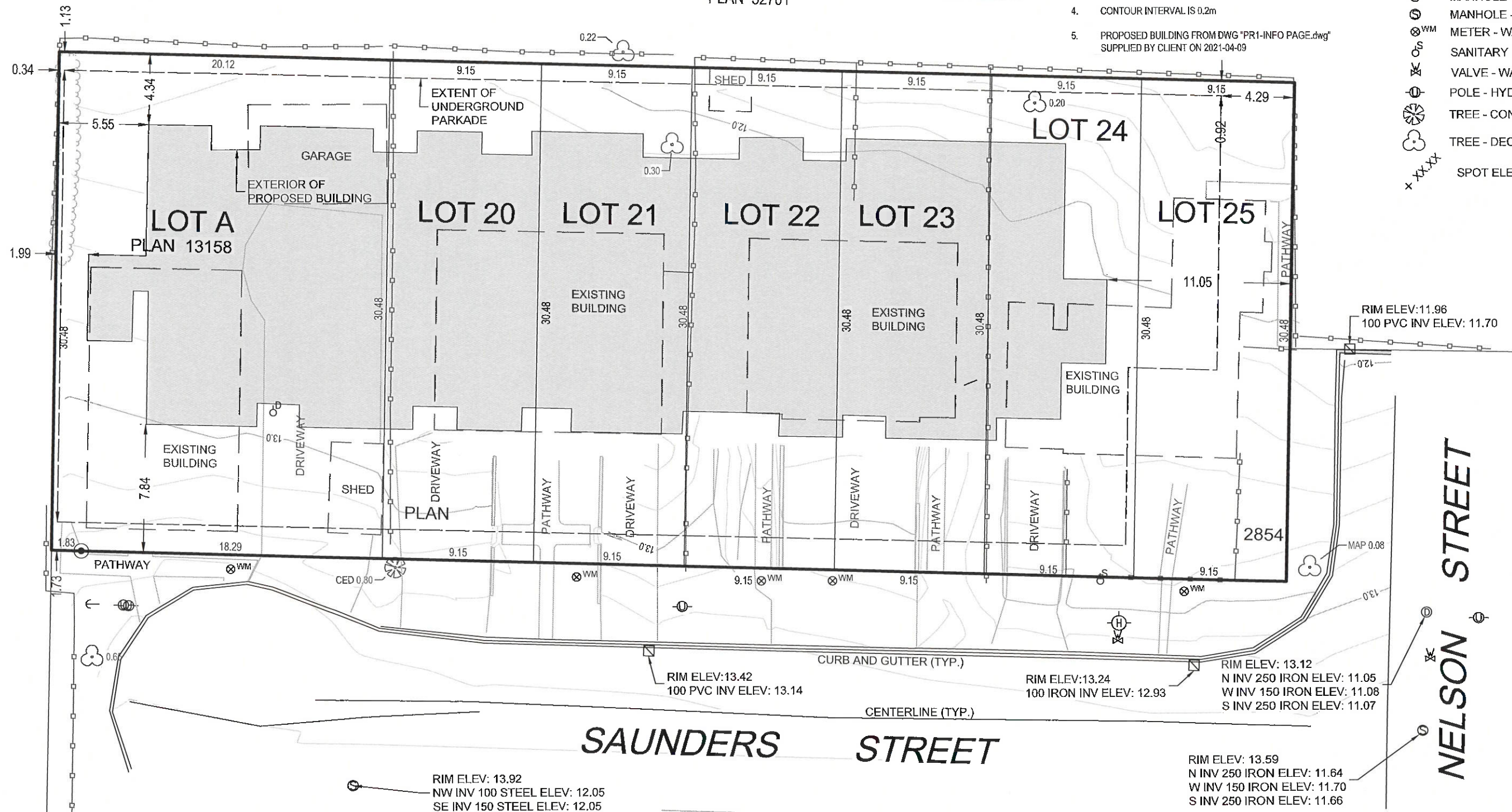
FENCE

- |   |                             |
|---|-----------------------------|
|  | CATCH BASIN (TOP INLET)     |
|  | FIRE HYDRANT                |
|  | MANHOLE                     |
|  | MANHOLE - STORM             |
|  | MANHOLE - SANITARY          |
|  | METER - WATER               |
|  | SANITARY INSPECTION CHAMBER |
|  | VALVE - WATER               |
|  | POLE - HYDRO/TELEPHONE POLE |
|  | TREE - CONIFEROUS           |
|  | TREE - DECIDUOUS            |
|  | SPOT ELEVATION              |

RECEIVED

APR 15 2000

CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES



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REV	DRAWING NO.	PROPOSED BUILDING	VE	GO							
00	Date	Description	Drawn	Design	App'd						

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



Suite 500  
3960 Quadra Street  
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

DESTROY ALL PRINTS BEARING PREVIOUS REVISION