

SAUNDERS APARTMENT

ESQUIMALT BC

PREPARED BY
THUJA ARCHITECTURE STUDIO LTD.

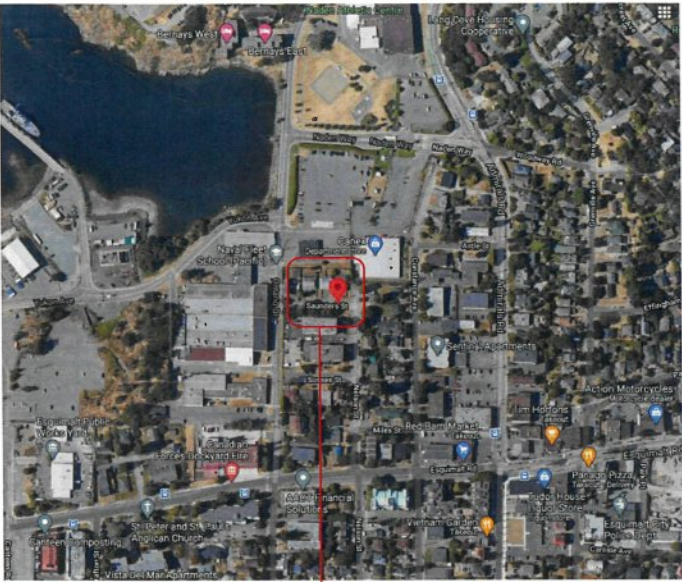


JULY 2021

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 ELEVATIONS
- PR4 ELEVATIONS
- PR5 STREETSCAPES
- PR6 UNIT PLANS
- PR7 MATERIAL BOARD
- PR8 RENDERINGS

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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 1898 SQ.M. (PARTIALLY UNDERGROUND PARKADE)
1093 SQ.M. (RESIDENTIAL FOOTPRINT INCL. DECKS)

FLOOR AREAS:	
PARKADE	1861.5 SQ.M.
MAIN	789.7 SQ.M.
SECOND	802.9 SQ.M.
THIRD	754.9 SQ.M.
FOURTH	754.9 SQ.M.
FIFTH	754.9 SQ.M.
SIXTH	754.9 SQ.M.
TOTAL (NET)	4612.2 SQ.M. EXCLUDING PARKADE
COMMON (PARKADE)	36.5 SQ.M.
COMMON (MAIN)	206.5 SQ.M.
COMMON (SECOND)	185.4 SQ.M.
COMMON (THIRD)	185.4 SQ.M.
COMMON (FOURTH)	185.4 SQ.M.
COMMON (FIFTH)	185.4 SQ.M.
COMMON (SIXTH)	185.4 SQ.M.
TOTAL (NET)	1133.5 SQ.M. EXCLUDING PARKADE
TOTAL (GROSS)	5745.7 SQ.M. EXCLUDING PARKADE

FLOOR AREA RATIO:
PROPOSED: 2.0

DENSITY:
PROPOSED: 72 UNITS

LOT COVERAGE:
82.9% (FOOTPRINT OF PARTIALLY UNDERGROUND PARKADE)
47.8% (RESIDENTIAL FOOTPRINT INCL DECKS)

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

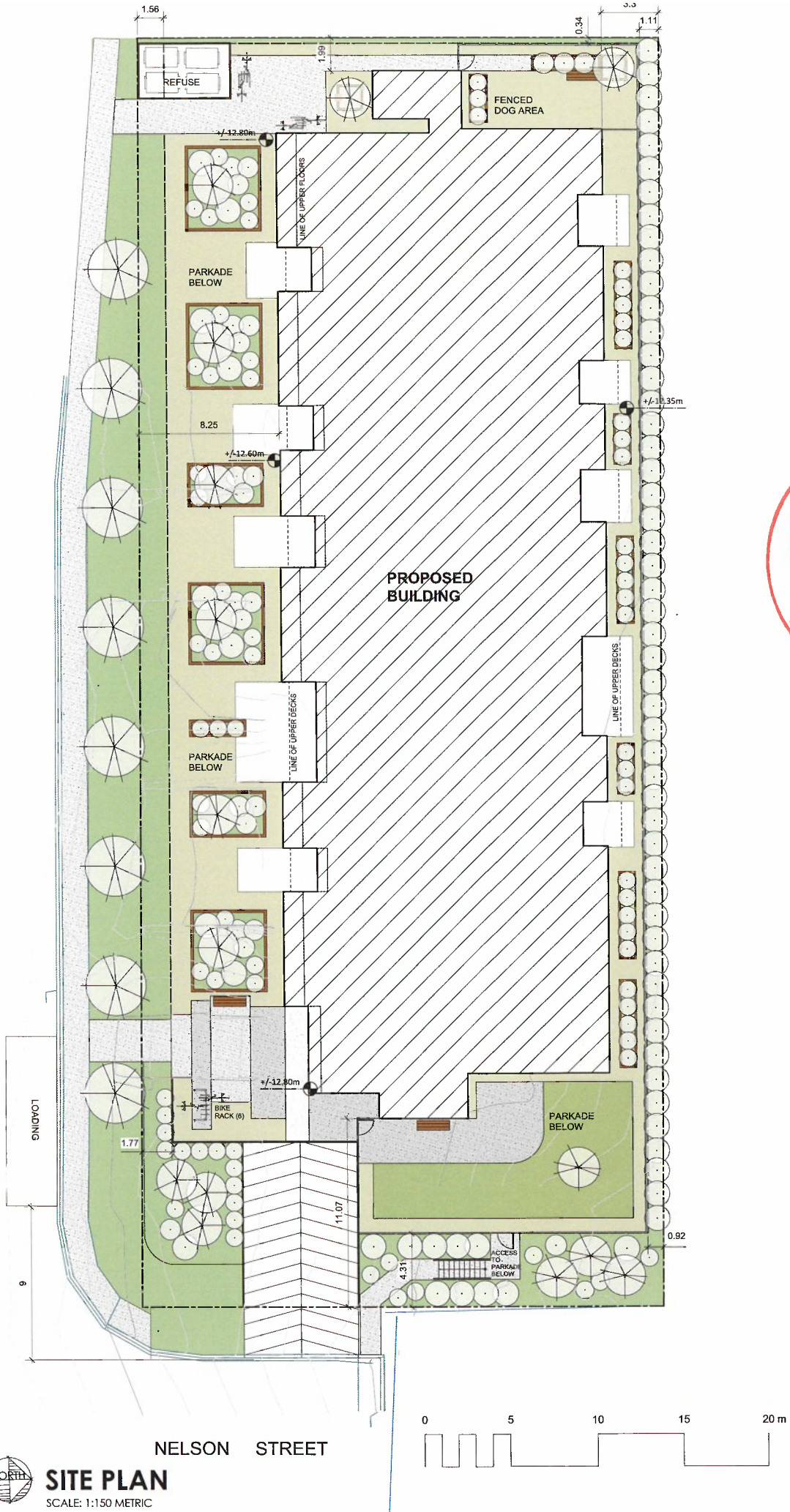
UNIT COUNT:	MAIN	2-6TH FLOORS	BUILDING
STUDIO BEDROOM	0	0 (*5)	0
ONE BEDROOM	5	5 (*5)	30
TWO BEDROOM	7	6 (*5)	37
THREE BEDROOM	0	1 (*5)	5
TOTAL	12	12 (*5)	72

SETBACKS			
FRONT (SOUTH)	PROPOSED	8.25M TO RESIDENTIAL	1.56M TO PARKADE
REAR (NORTH)	PROPOSED	3.30M TO RESIDENTIAL	0.92M 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	
	VISITOR STALLS	4	
	EV CHARGING STATIONS	4	
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



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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NO.	DATE
ISSUED FOR REZONE	OCT 20 2020
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REISSUED FOR REZONE	JUL 20 2021
REISSUED FOR REZONE	AUG 17 2021

PROJECT
SAUNDERS APARTMENT

DRAWING
SCHEMATIC SITE PLAN

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

PR1



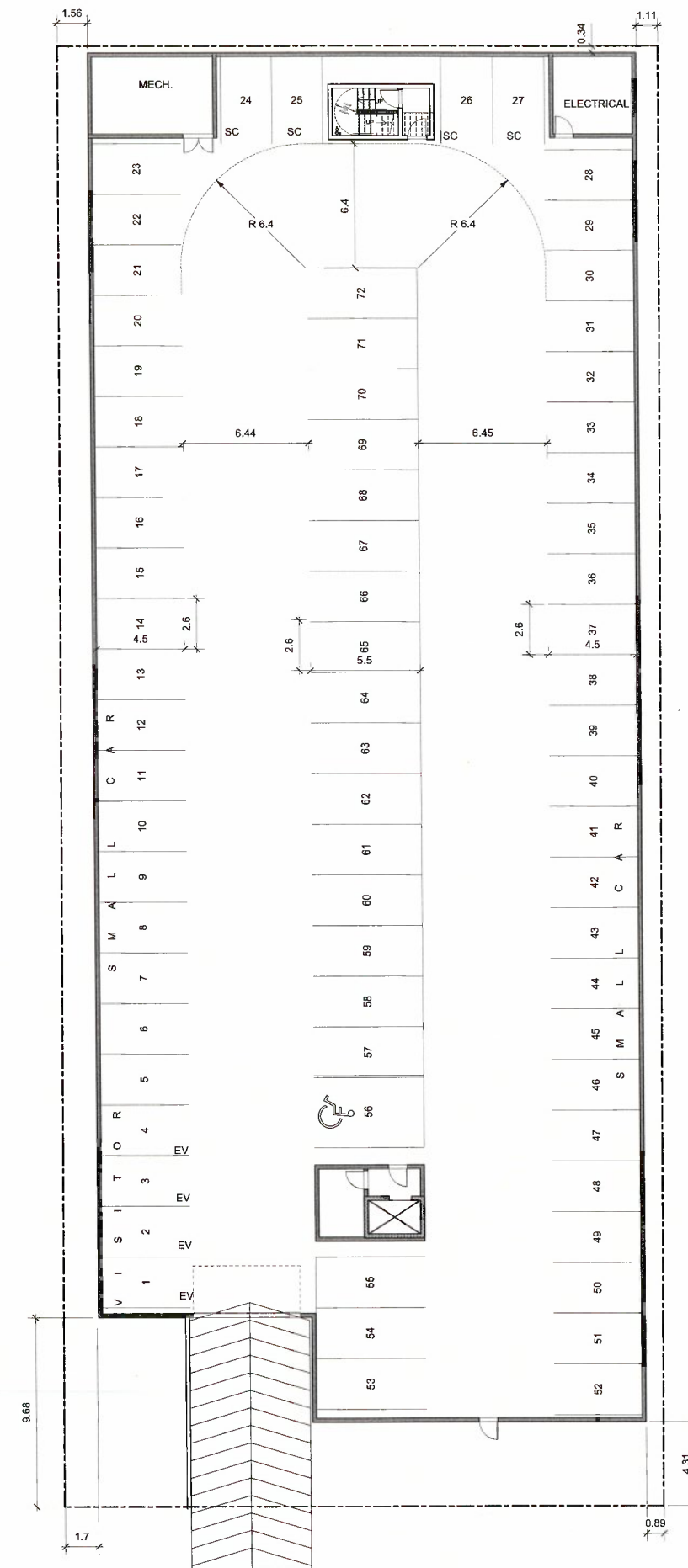
3RD-6TH FLOOR PLAN



2ND FLOOR PLAN



MAIN FLOOR PLAN

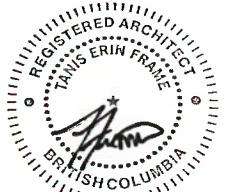


PARKADE PLAN

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PROJECT

SAUNDERS APARTMENT

DRAWING

SCHEMATIC FLOOR PLANS

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PR2

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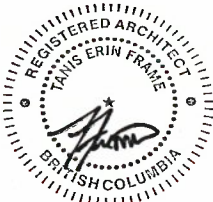
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DRAWING

PROPOSED ELEVATIONS

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PR3



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DRAWING

PROPOSED ELEVATIONS

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PR4

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"



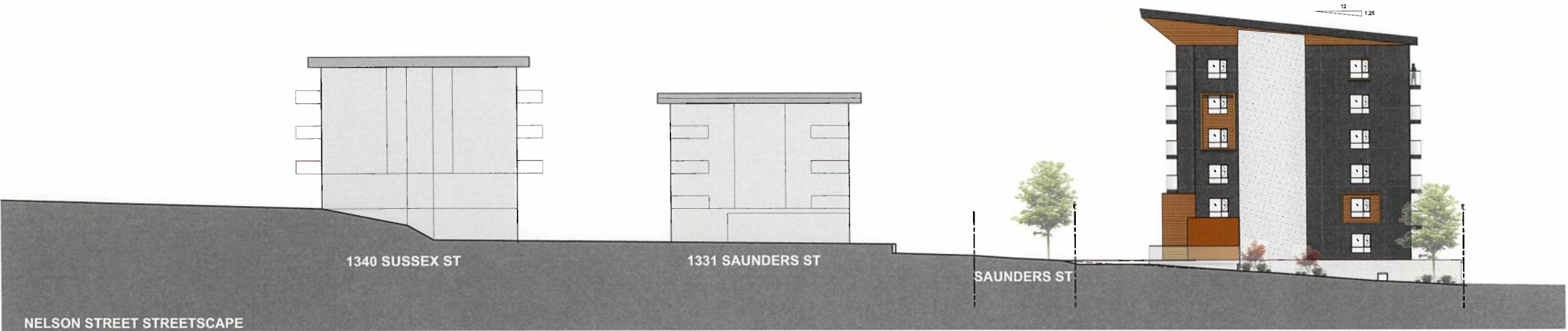
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PROJECT
SAUNDERS APARTMENT

DRAWING
STREETSCAPES

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PR5

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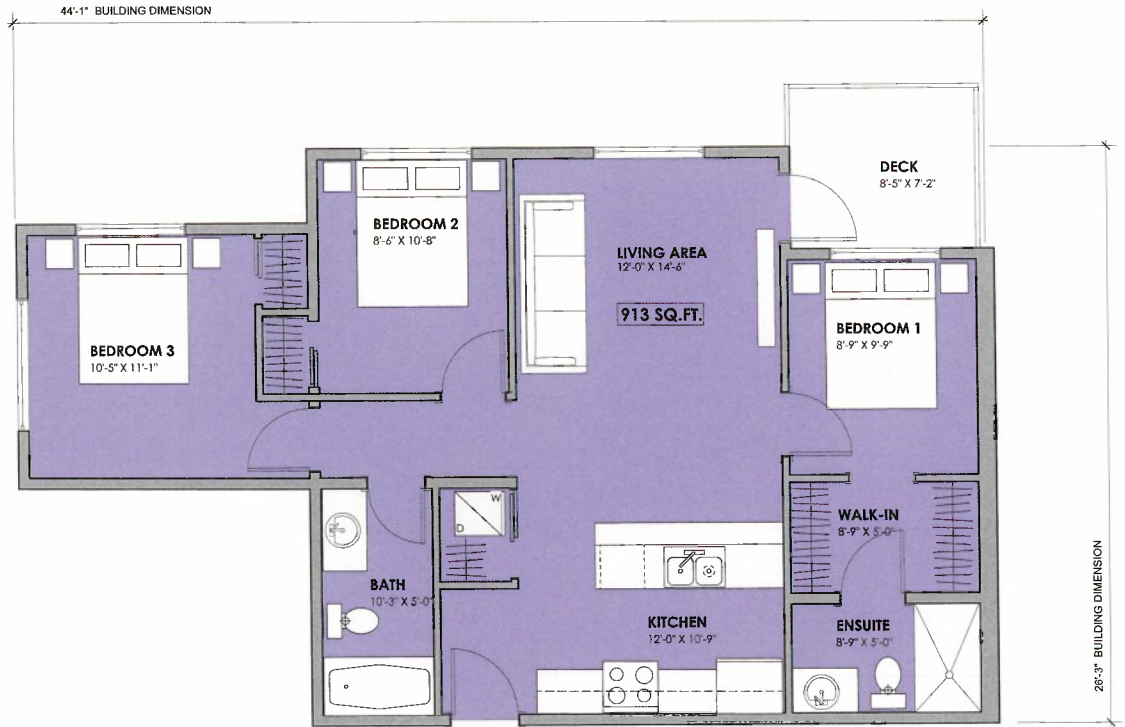
PROJECT

SAUNDERS APARTMENT

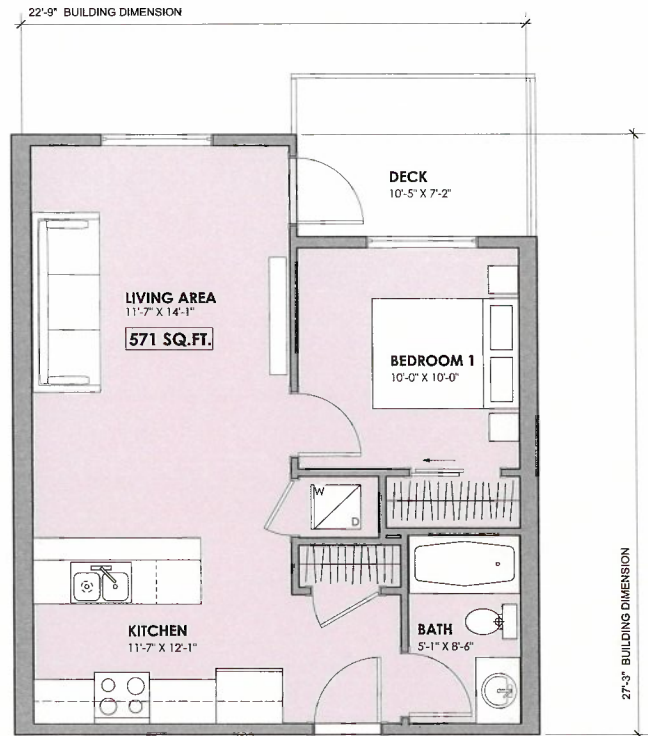
DRAWING

UNIT PLANS

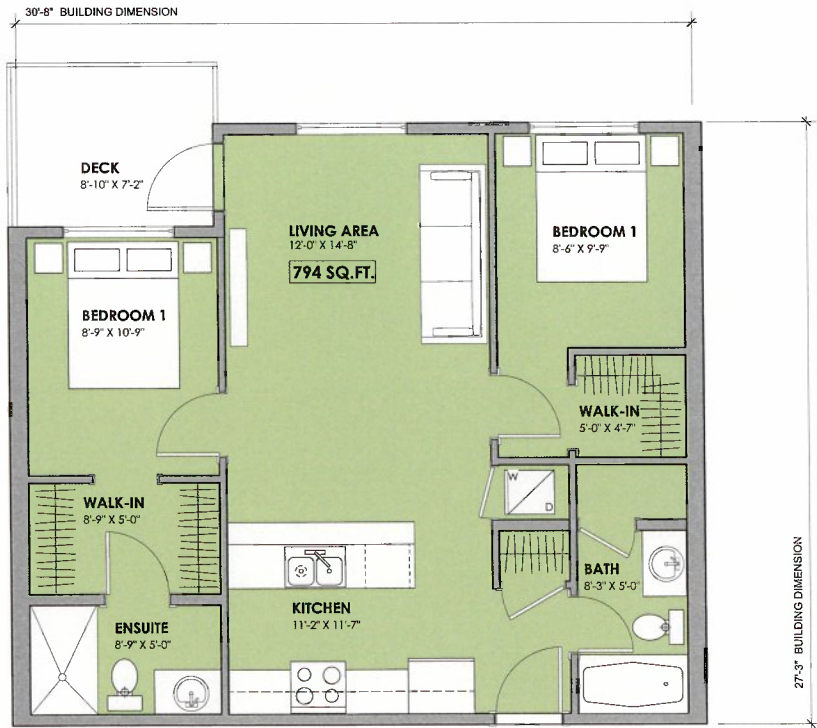
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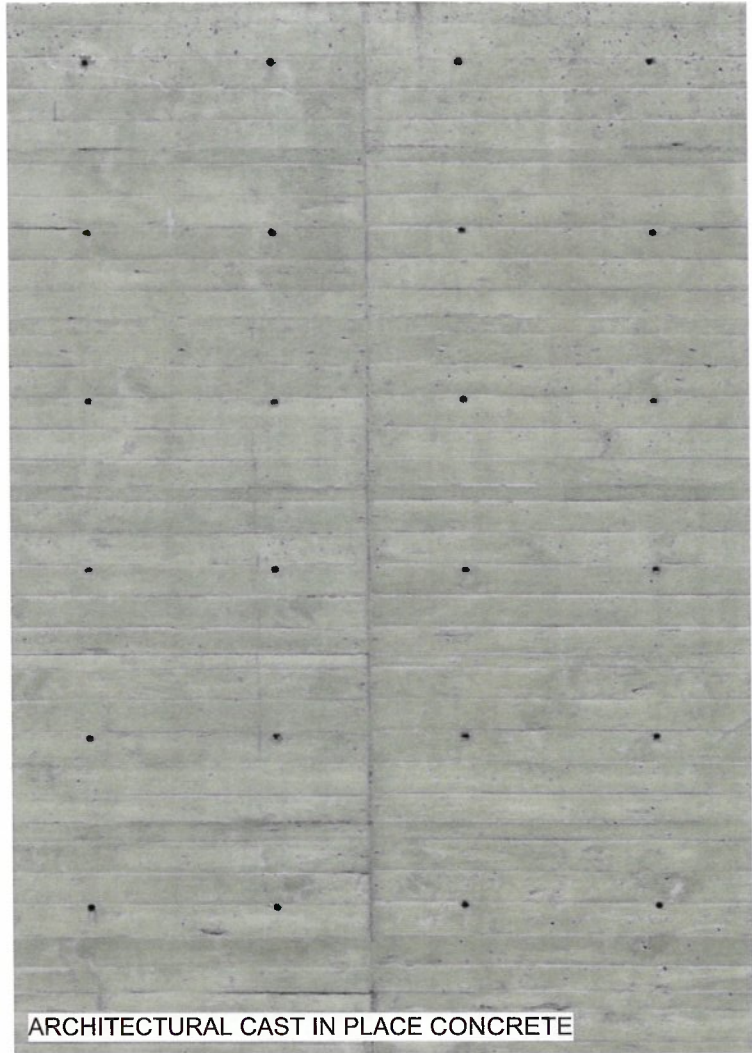
TWO BEDROOM - "C"



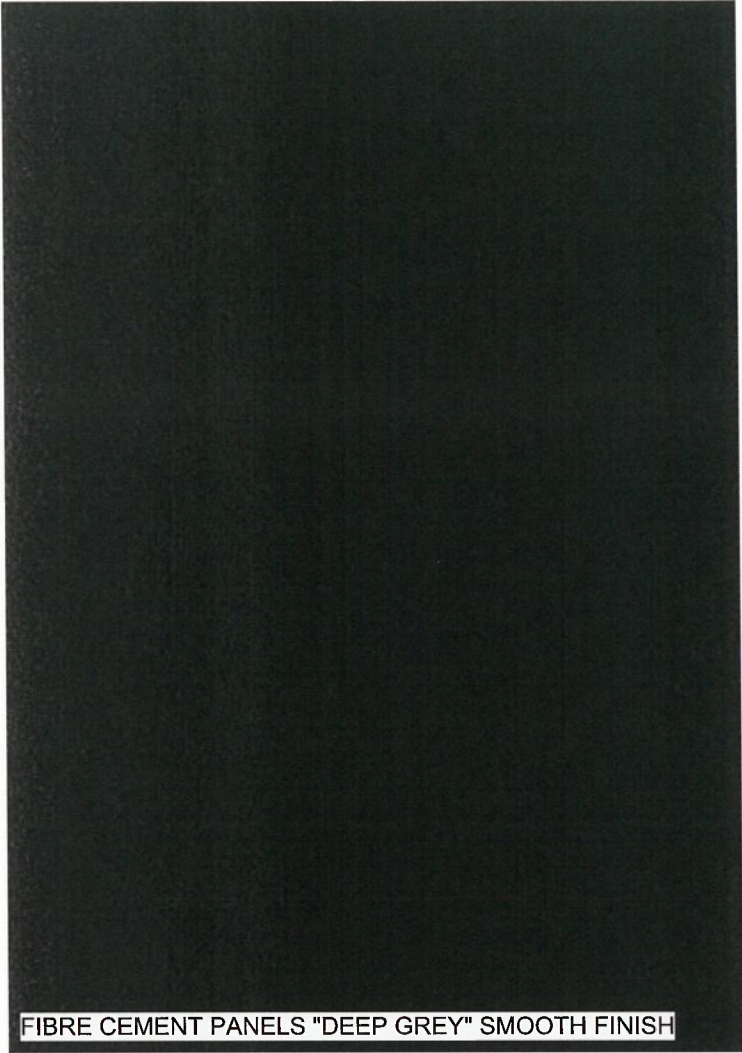
ONE BEDROOM - "A"



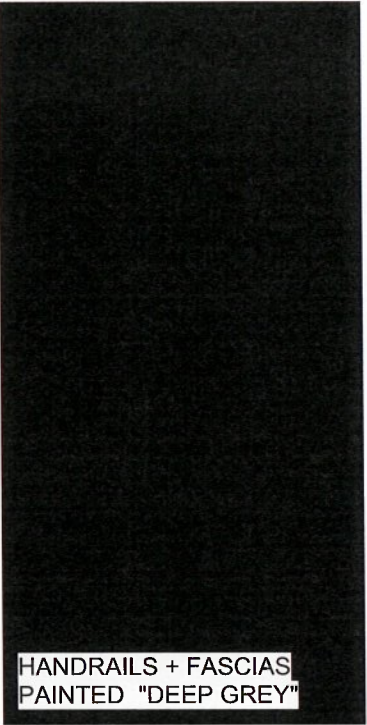
TWO BEDROOM - "B"



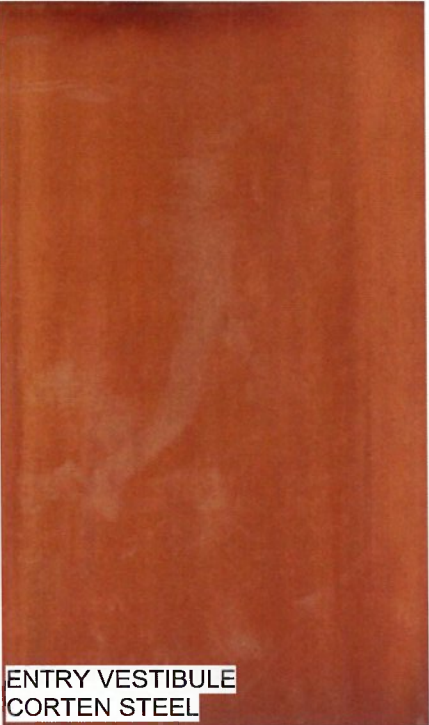
ARCHITECTURAL CAST IN PLACE CONCRETE



FIBRE CEMENT PANELS "DEEP GREY" SMOOTH FINISH



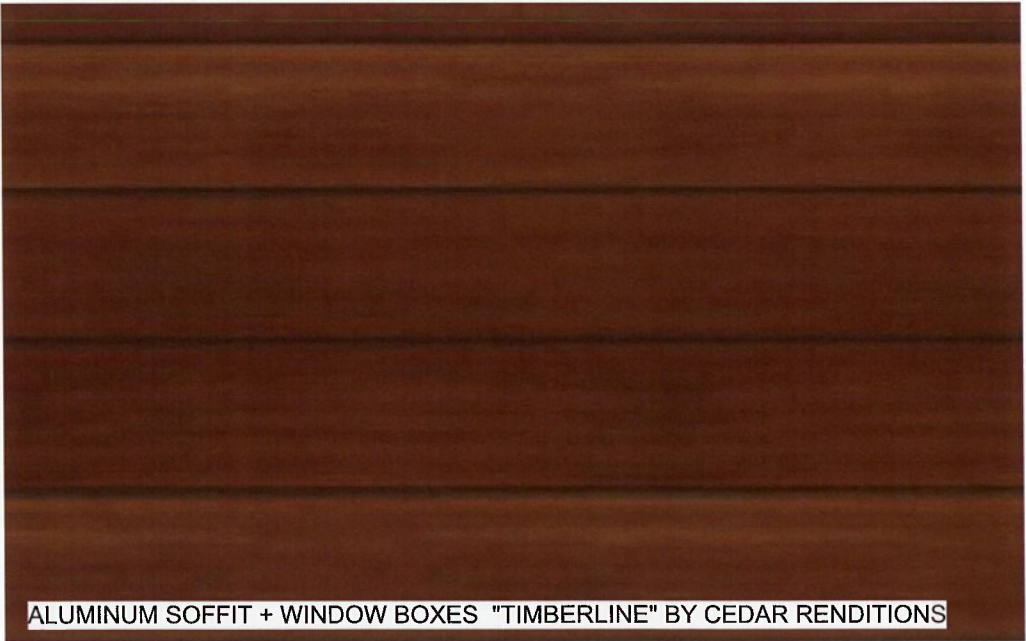
HANDRAILS + FASCIAS
PAINTED "DEEP GREY"



ENTRY VESTIBULE
CORTEN STEEL



FIBRE CEMENT PANELS "LIGHT MIST" TEXTURED FINISH



ALUMINUM SOFFIT + WINDOW BOXES "TIMBERLINE" BY CEDAR RENDITIONS

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PROJECT

SAUNDERS APARTMENT

DRAWING

MATERIALS

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DATE		DRAWN BY	TF/SW
SHEET			

PR7



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PROJECT

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DRAWING

RENDERINGS

SCALE AS NOTED PROJECT NO.

DATE DRAWN BY TF/SW

SHEET

PR8



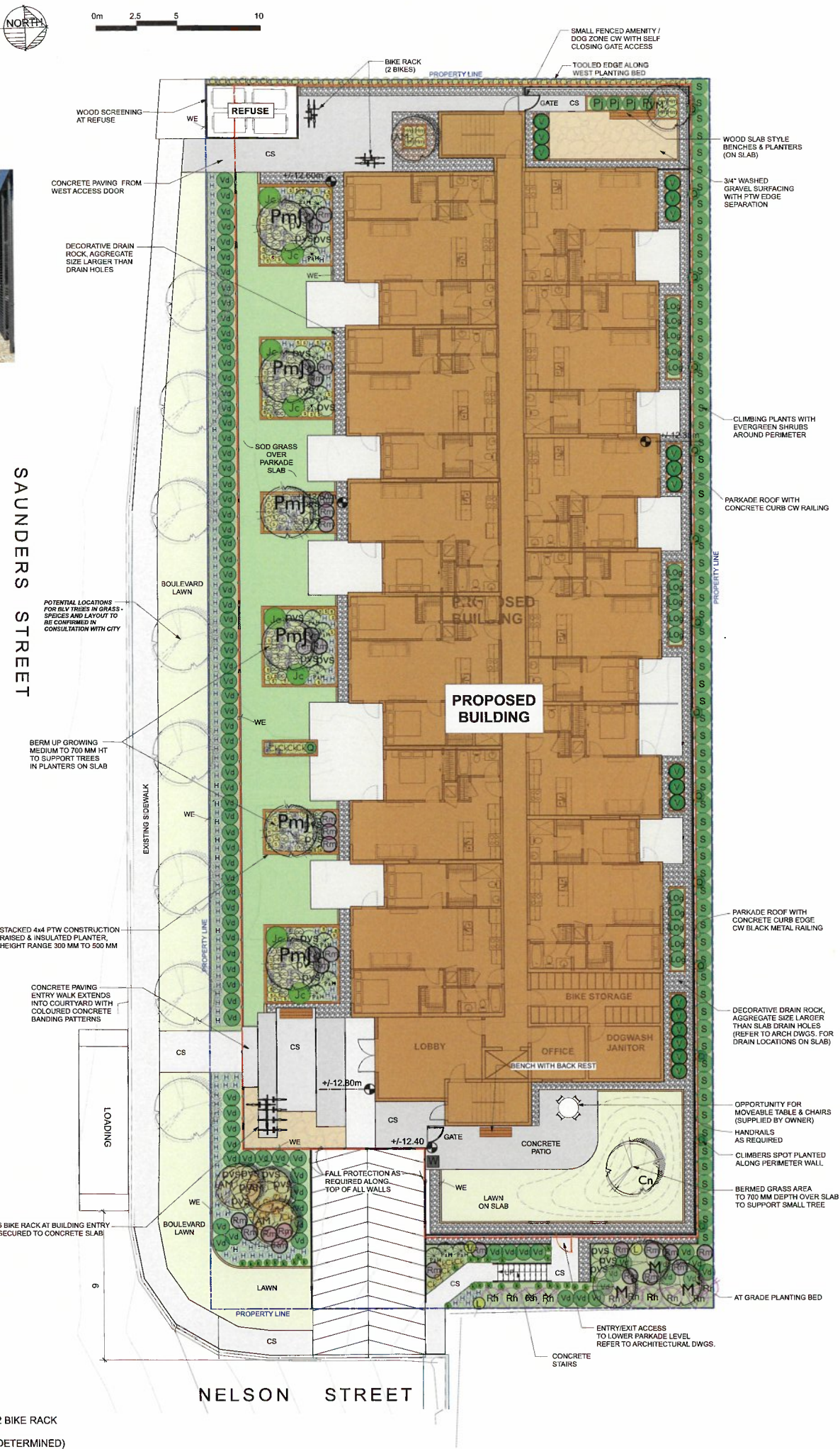
SODDED GRASS AREA
OFF PRIVATE PATIOS

SAUNDERS STREET

WOOD SLAT STYLE BENCHES
STYLE & STAIN TO MATCH
ARCHITECTURAL DETAILS



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



FENCE / RAILING FALL PROTECTION
PRECEDENT STYLE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
Trees				
VM	Acer circinatum	Vine Maple (multi stem)	1	1.5m Ht. WB
AM	Acer ginnala	Amur Maple	4	6cm Cal.
Cn	Cornus alternifolia	Pagoda Dogwood	1	6cm Cal.
M	Magnolia 'Sunspire'	Sunspire Magnolia	3	6cm Cal.
PaH	Picea alcoquiana 'Howell's Dwarf'	Tiger Tale Spruce	15	#7pot
PmJ	Prunus maackii 'Jefspur'	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	18	#2pot
Pj	Pieris japonica 'Mountain Fire'	Mountain Fire Pieris Japonica	4	#2pot
pvs	Philadelphus x virginialis 'Dwarf Snd	Miniature Snowflake Mock Orange	25	#2pot
Rm	Rhododendron macrophyllum	Pacific Rhododendron	32	#2pot
Rn	Rosa nutkana	Wild Nootka Rose	10	#2pot
S	Gaultheria Shallon	Salal	68	#2pot
Vd	Viburnum davidii	David Viburnum	89	#2pot
Ornamental Grasses, Groundcover & Vines				
Ck	Calamagrostis x acutifolia 'Karl Fo	Feather Reed Grass	67	#1pot
Dc	Deschampsia cespitosa	Tufted Hairgrass	75	#1pot
H	Helictotrichon sempervirens	Blue Oat Grass	181	#1pot
Hm	Hakonechloa macra 'Aureloa'	Japanese Forest Grass	8	#1pot
k	Arctostaphylos uva-ursi	Kinnickinnick	29	10cm pot
Q	Parthenocissus quinquefolia	Virginia Creeper	15	#1pot
L	Lonicera ciliosa	Trumpet Honeysuckle	3	#1pot
Perennials				
a	Allium cernuum	Nodding Onion	47	10cm pot
s	Sedum spathulifolium	Broadleaf Stonecrop	72	10cm pot

NOTE: ALL WORK AND MATERIALS SHALL BE
TO CANADIAN LANDSCAPE STANDARDS

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
600 MM HT, DIMENSION AS SHOWN ON PLAN

PROPOSED TREE IMAGERY



AMUR MAPLE



VINE MAPLE



GOLD AMUR
CHOKECHERRY



SUNSPIRE MAGNOLIA



PAGODA DOGWOOD



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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
July 28 2021	UPDATE FOR REVIEW	LS/SD
Aug 9 2021	REVISE LANDSCAPE RESUBMIT	LS
Aug 16 2021	Update Bid Location	LS

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250-563-6158 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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L1