

ERSKINE MULTIFAMILY

9 ERSKINE LANE, VIEW ROYAL, BC

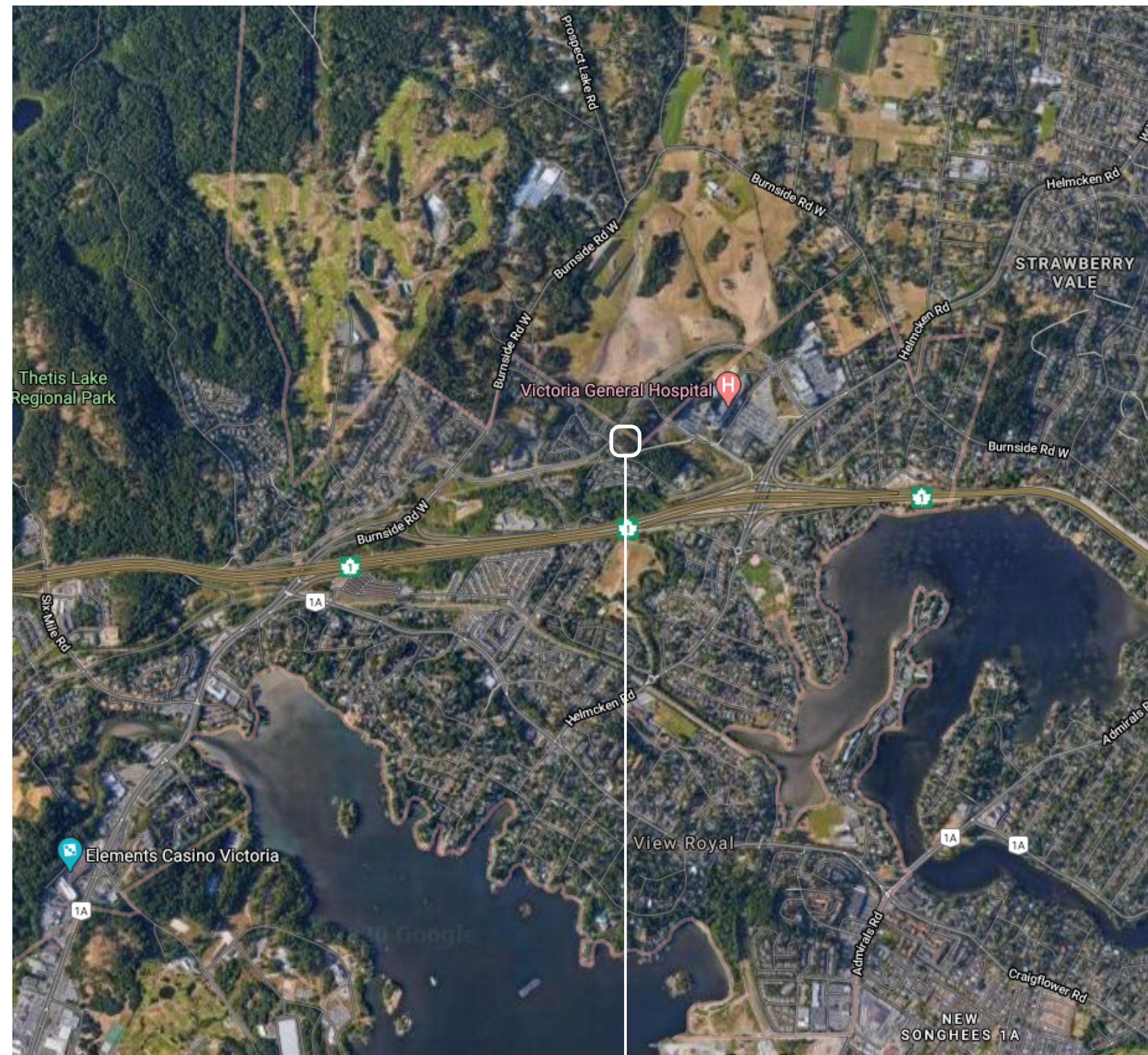
PREPARED BY
THUJA ARCHITECTURE STUDIO LTD.

AUGUST 2020

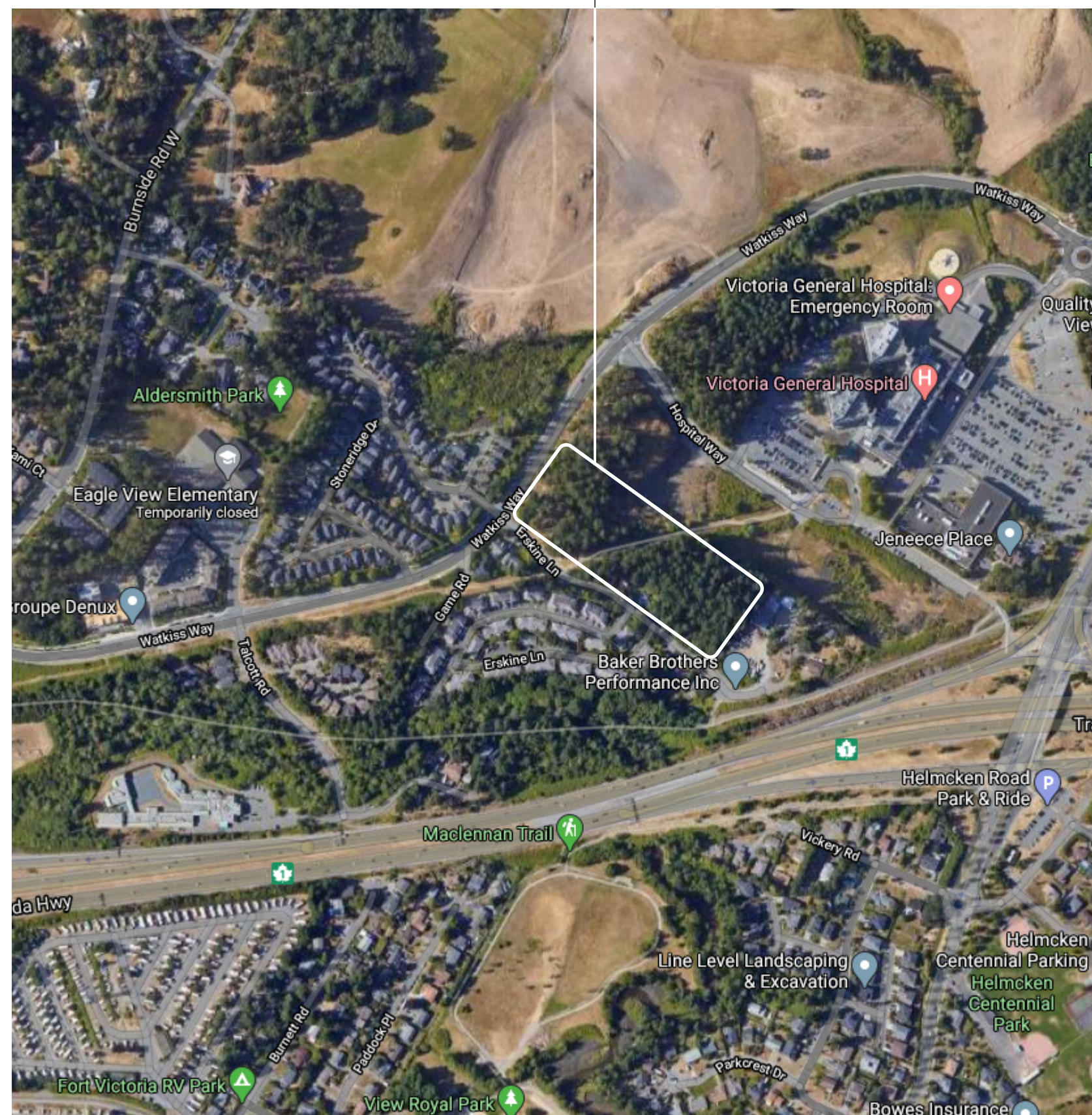
SET NO.

ISSUED FOR REZONING





SITE LOCATION



LOCATION PLAN

N.T.S.

CONSULTANT LIST

DEVELOPER/OWNER
WESTURBAN DEVELOPMENTS LTD.
 Sean Roy, CEO
 1-1170 Shoppers Row, Campbell River BC V9W 2C8
 250.914.8485
 sroy@westurban.ca

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

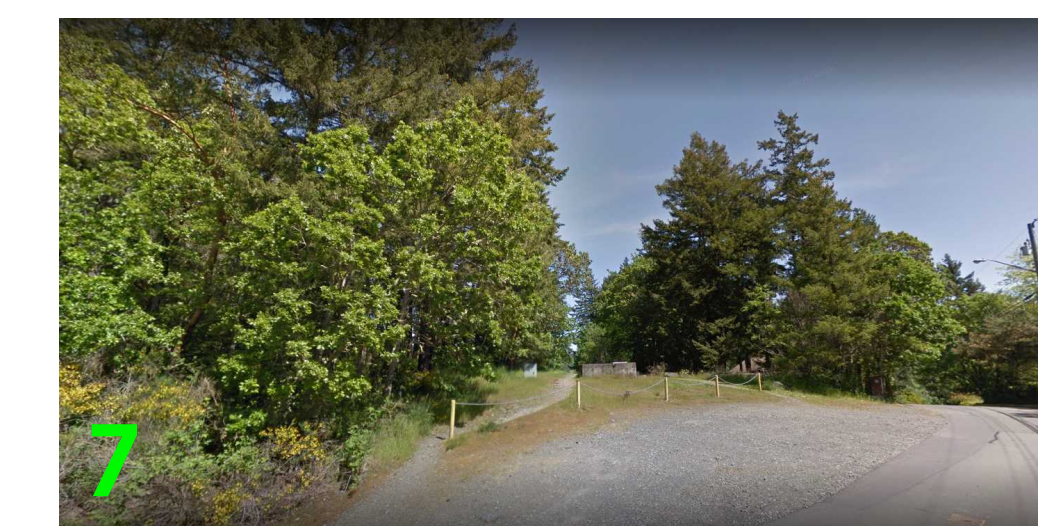
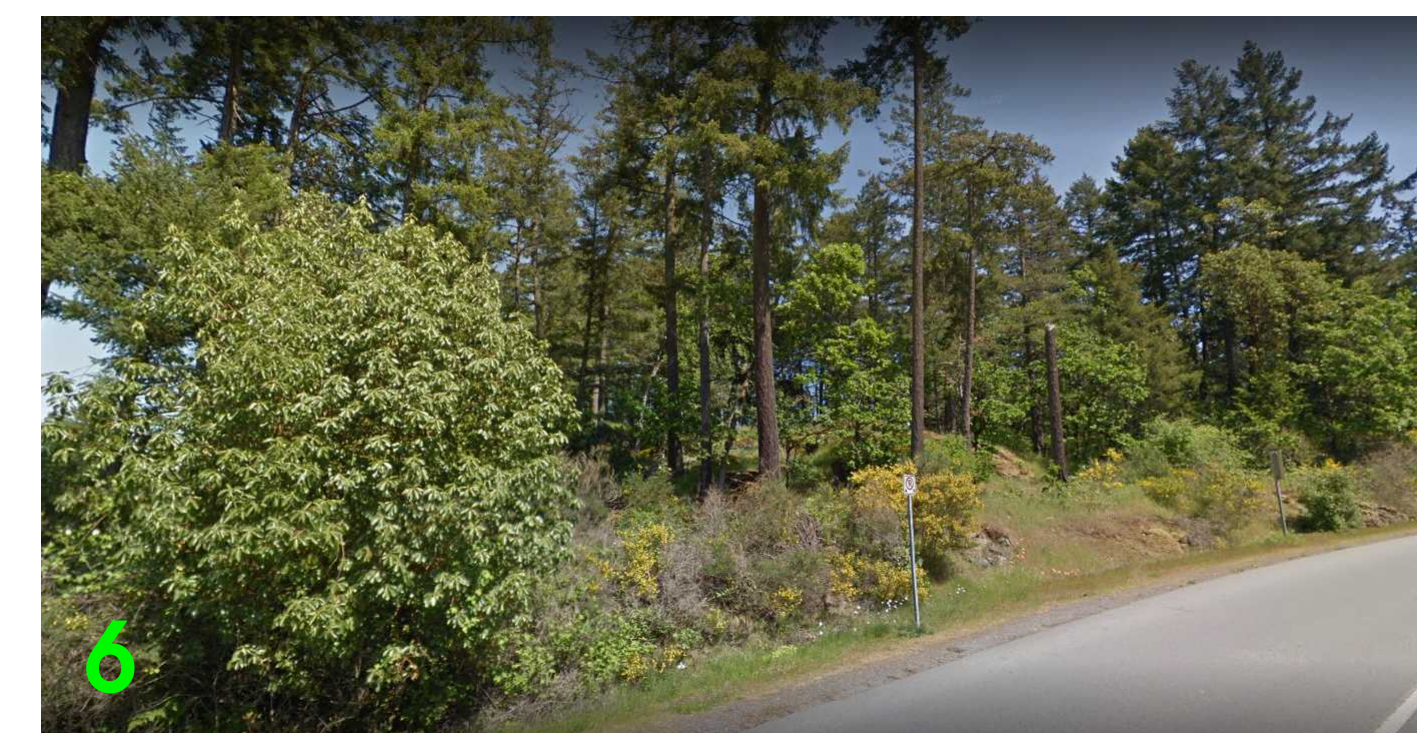
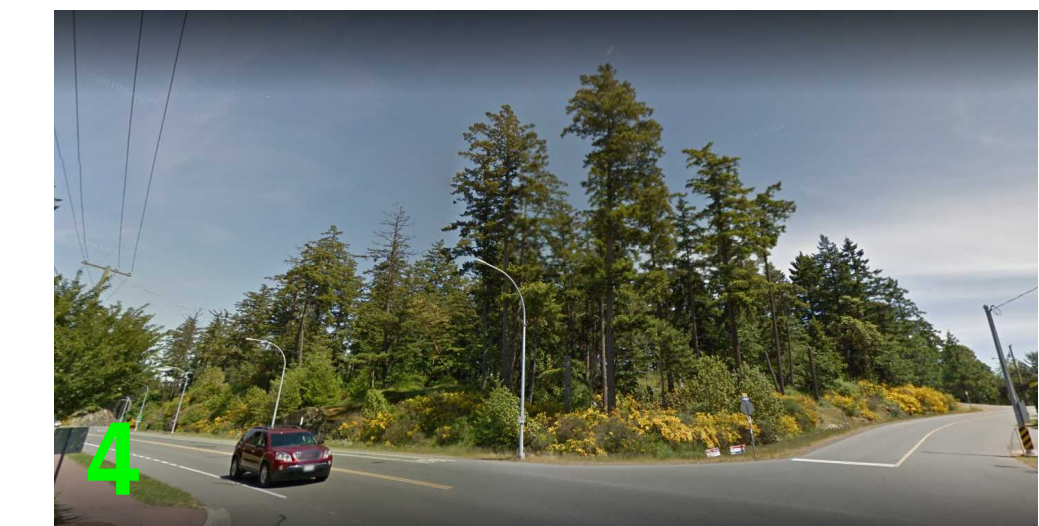
SURVEYOR:
CIVIL ENGINEER
Island Engineering Ltd.
 Mike Achtem, P.Eng
 623 Discovery Street Victoria, BC V8T 5G4

DRAWING INDEX

- PR1 LOCATION PLAN & CONTEXT IMAGES
- PR2 PROJECT DATA & SITE PLAN
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- PR4 FLOOR PLANS
- PR5 UNIT PLANS
- PR6 ELEVATIONS - BUILDING A & B
- PR7 ELEVATIONS - BUILDING C & D
- PR8 SITE SECTIONS
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- PR12 AERIAL RENDERING

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CONTEXT IMAGES



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- REISSUED FOR REZONE AUG 06 2020

PROJECT

ERSKINE MULTIFAMILY

DRAWING

LOCATION & CONTEXT

SCALE AS NOTED PROJECT NO. 20--

DATE DRAWN BY TS/SW

SHEET

PR1

PROJECT DATA - LOT A

LEGAL ADDRESS:
9 ERSKIN, VIEW ROYAL BC

CIVIC ADDRESS:
9 ERSKIN, VIEW ROYAL BC

ZONING:
RM? - MULTI-FAMILY RESIDENTIAL

LOT SIZE:
+/- 8575 SQ.M.

BUILDING AREA:
PROPOSED FOOTPRINT 1282 SQ.M. (*2)
TOTAL 2564 SQ.M.

FLOOR AREAS:
PARKADE 2956 SQ.M.
MAIN 1236 SQ.M.
SECOND 1236 SQ.M.
THIRD 1236 SQ.M.
FOURTH 1236 SQ.M.
FIFTH 1236 SQ.M.

TOTAL (NET) 6180 SQ.M. EXCLUDING PARKADE
BOTH BUILDINGS
COMMON (PARKADE) 116 SQ.M. (*2)
COMMON (MAIN) 45 SQ.M.
COMMON (SECOND) 45 SQ.M.
COMMON (THIRD) 45 SQ.M.
COMMON (FOURTH) 45 SQ.M.
COMMON (FIFTH) 45 SQ.M.

TOTAL (NET) 225 SQ.M. EXCLUDING PARKADE
TOTAL (GROSS) 6405 SQ.M. EXCLUDING PARKADE

FLOOR AREA RATIO:
ALLOWABLE: --
PROPOSED: 1.44

DENSITY:
PROPOSED: 158 UNITS

LOT COVERAGE:
--% ALLOWABLE
30% PROPOSED

SITE DISTURBANCE:
44%

USABLE OPEN SPACE:
REQUIRED: --
PROPOSED: --

BUILDING HEIGHT:
5 STOREYS

UNIT COUNT:	MAIN	2ND-5TH	BUILDING
STUDIO BEDROOM	0	1 (*4)	4
ONE BEDROOM	7	7 (*4)	35
TWO BEDROOM	6	6 (*4)	30
THREE BEDROOM	2	2 (*4)	10
TOTAL	15	16 (*4)	79

SETBACKS
FRONT 7.5M ALLOWABLE / PROPOSED 7.5M
REAR 7.0M ALLOWABLE / PROPOSED 7.0M
SIDE 4.0M ALLOWABLE / PROPOSED 4.0M
SIDE 4.0M ALLOWABLE / PROPOSED 4.0M

PARKING:
RATIO PROVIDED 1.0 PER UNIT = 79 * 2 = 158

PROVIDED STANDARD:
HANDICAP STALLS 4
SMALL CAR (40% max) 26
EV STALLS 10
TOTAL 164

PROJECT DATA - LOT B

LEGAL ADDRESS:
9 ERSKIN, VIEW ROYAL BC

CIVIC ADDRESS:
9 ERSKIN, VIEW ROYAL BC

ZONING:
RM? - MULTI-FAMILY RESIDENTIAL

LOT SIZE:
+/- 12,856 SQ.M.

BUILDING AREA:
PROPOSED FOOTPRINT 1410 SQ.M. (*2)
TOTAL 2820 SQ.M.

FLOOR AREAS:
PARKADE 3417 SQ.M. (*2)
MAIN 1365 SQ.M.
SECOND 1365 SQ.M.
THIRD 1365 SQ.M.
FOURTH 1365 SQ.M.
FIFTH 1365 SQ.M.

TOTAL (NET) 6825 SQ.M. EXCLUDING PARKADE
BOTH BUILDINGS
COMMON (PARKADE) 142 SQ.M. (*2)
COMMON (MAIN) 45 SQ.M.
COMMON (SECOND) 45 SQ.M.
COMMON (THIRD) 45 SQ.M.
COMMON (FOURTH) 45 SQ.M.
COMMON (FIFTH) 45 SQ.M.

TOTAL (NET) 225 SQ.M. EXCLUDING PARKADE
TOTAL (GROSS) 6600 SQ.M. EXCLUDING PARKADE

FLOOR AREA RATIO:
ALLOWABLE: --
PROPOSED: 1.06

DENSITY:
PROPOSED: 178 UNIT

LOT COVERAGE:
--% ALLOWABLE
22% PROPOSED

SITE DISTURBANCE:
34%

USABLE OPEN SPACE:
REQUIRED: --
PROPOSED: --

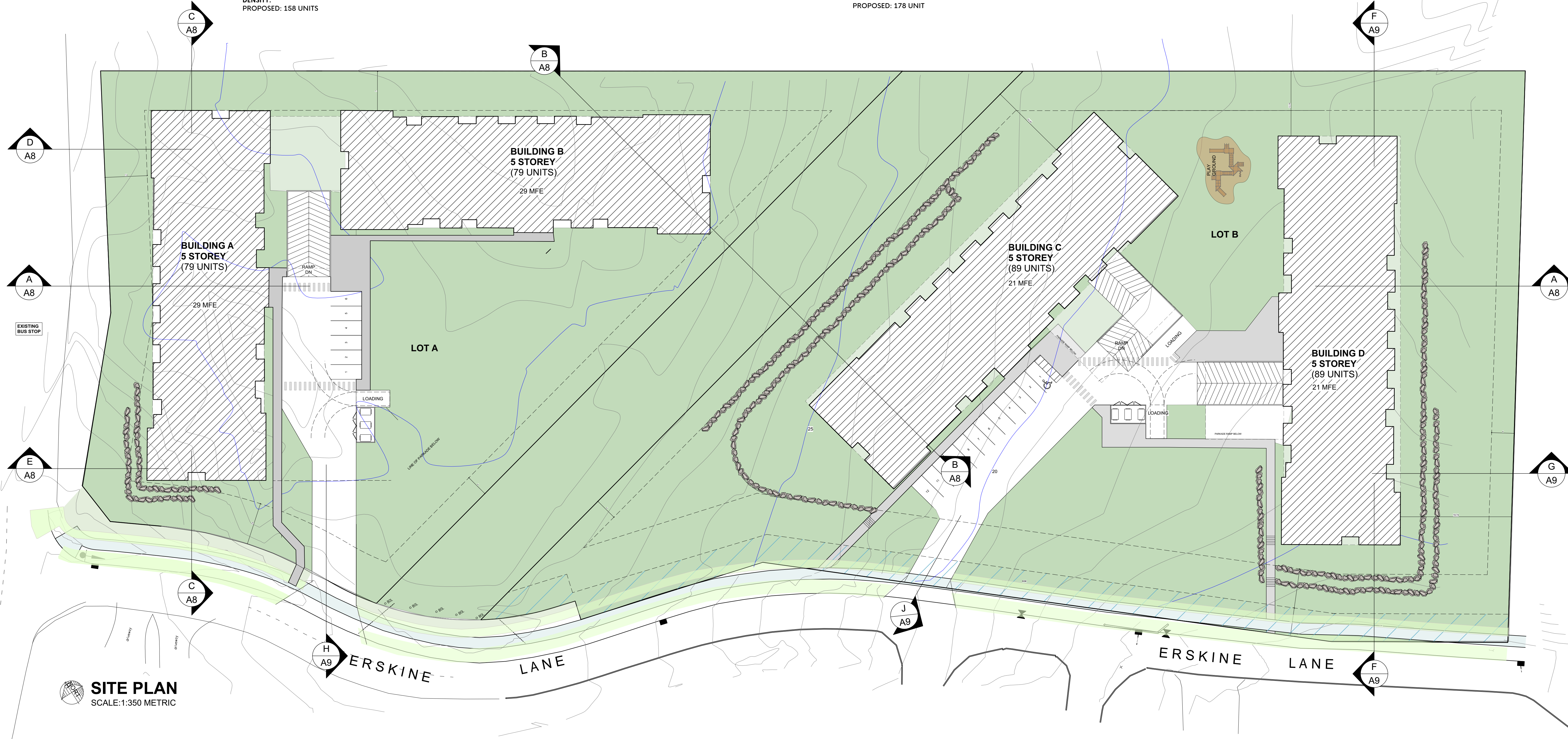
BUILDING HEIGHT:
5 STOREYS

UNIT COUNT:	MAIN	2ND-5TH	BUILDING
STUDIO BEDROOM	0	1 (*4)	4
ONE BEDROOM	9	9 (*4)	45
TWO BEDROOM	6	6 (*4)	30
THREE BEDROOM	2	2 (*4)	10
TOTAL	17	18 (*4)	89

SETBACKS
FRONT 7.5M ALLOWABLE / PROPOSED 7.5M
REAR 7.0M ALLOWABLE / PROPOSED 7.25M
SIDE 4.0M ALLOWABLE / PROPOSED 14.05M
SIDE 4.0M ALLOWABLE / PROPOSED 19.74M

PARKING:
RATIO PROVIDED 1.0 PER UNIT = 89 * 2 = 178

PROVIDED STANDARD:
HANDICAP STALLS 4
SMALL CAR (40% max.) 37
EV STALLS 10
TOTAL 178



SITE PLAN
SCALE: 1:350 METRIC

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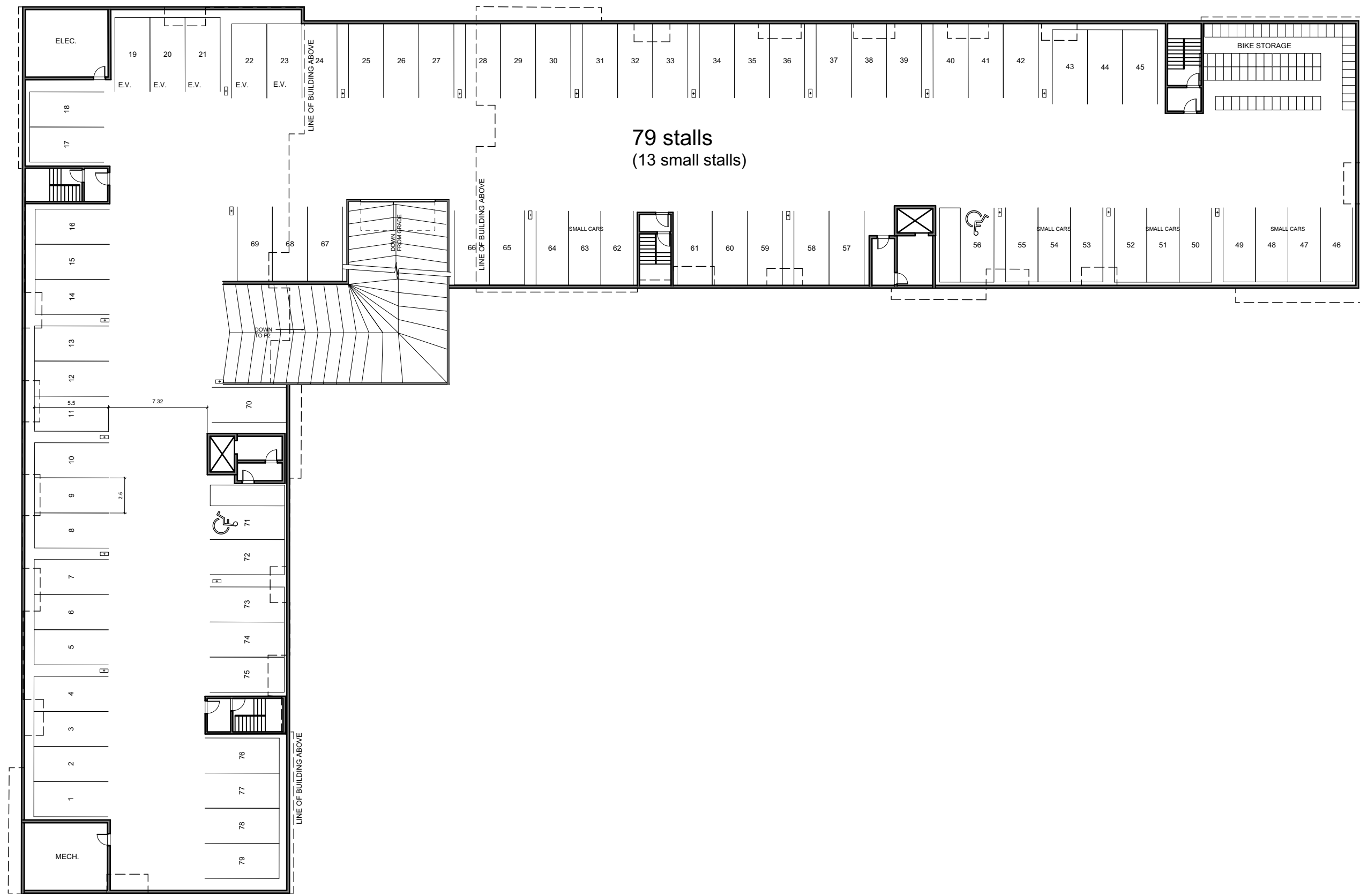
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PROJECT
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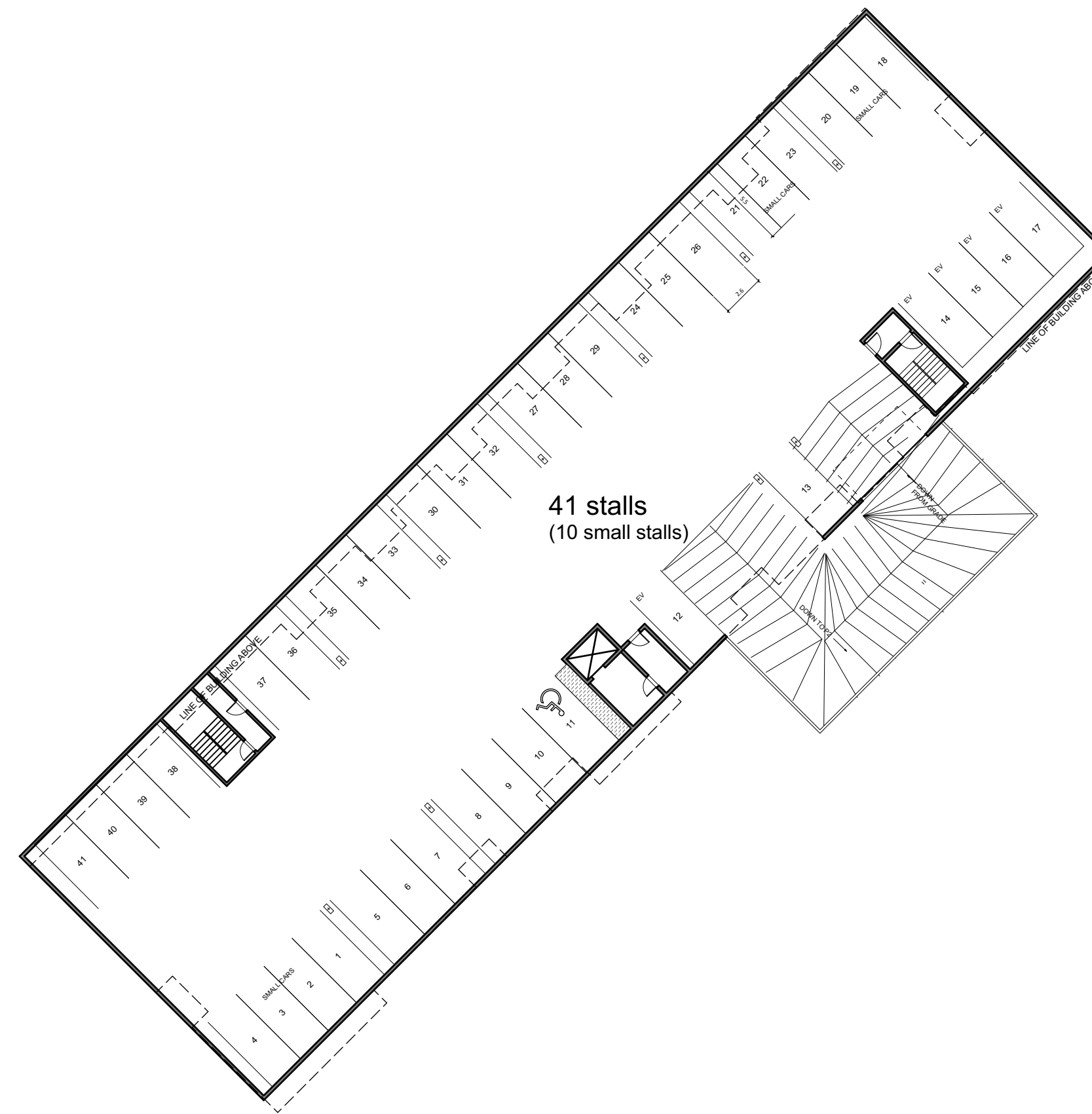
DRAWING
SITE PLAN

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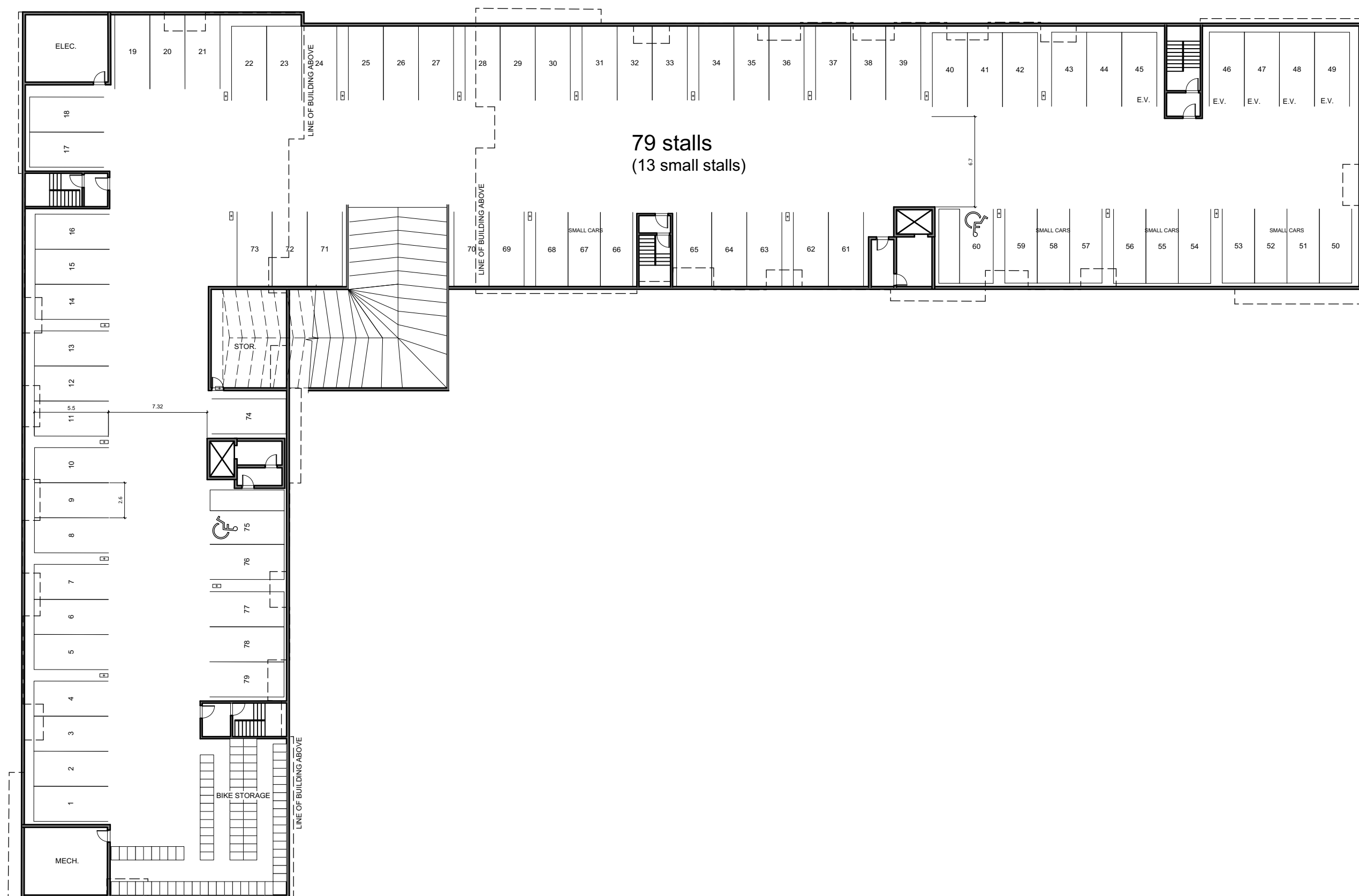
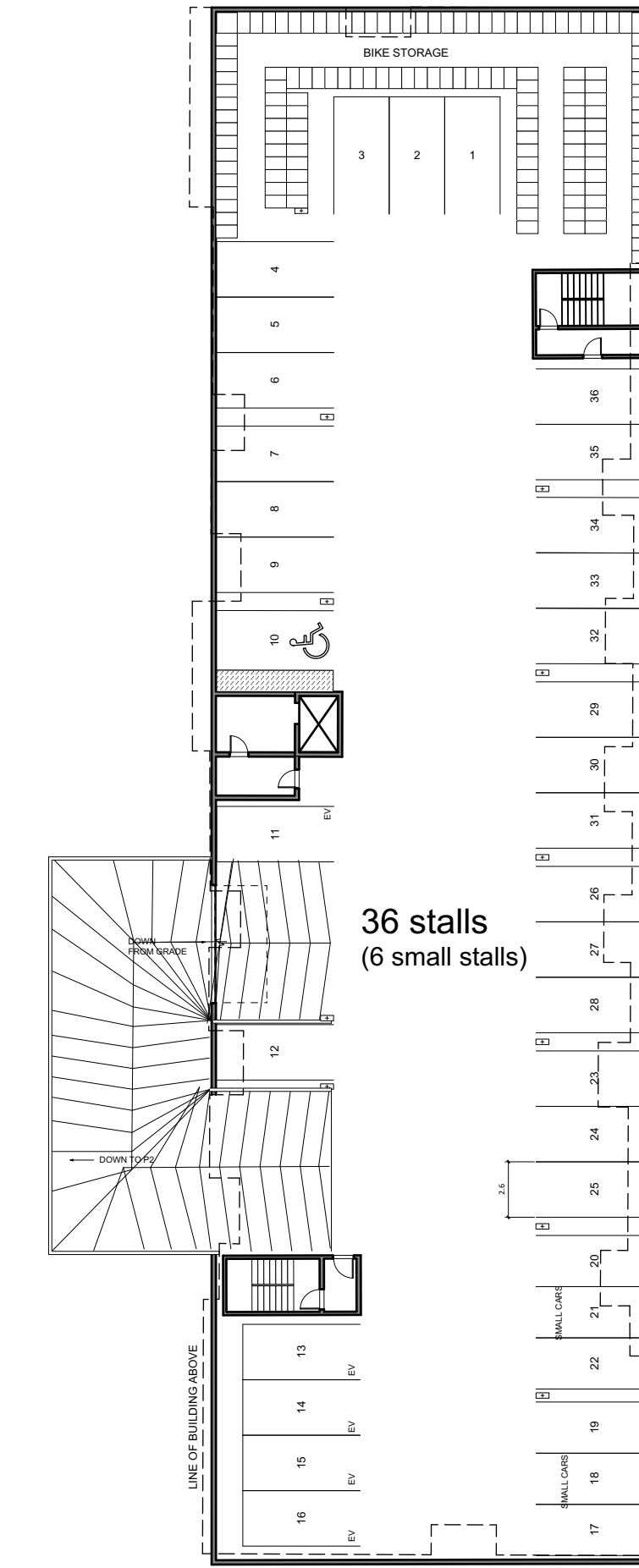
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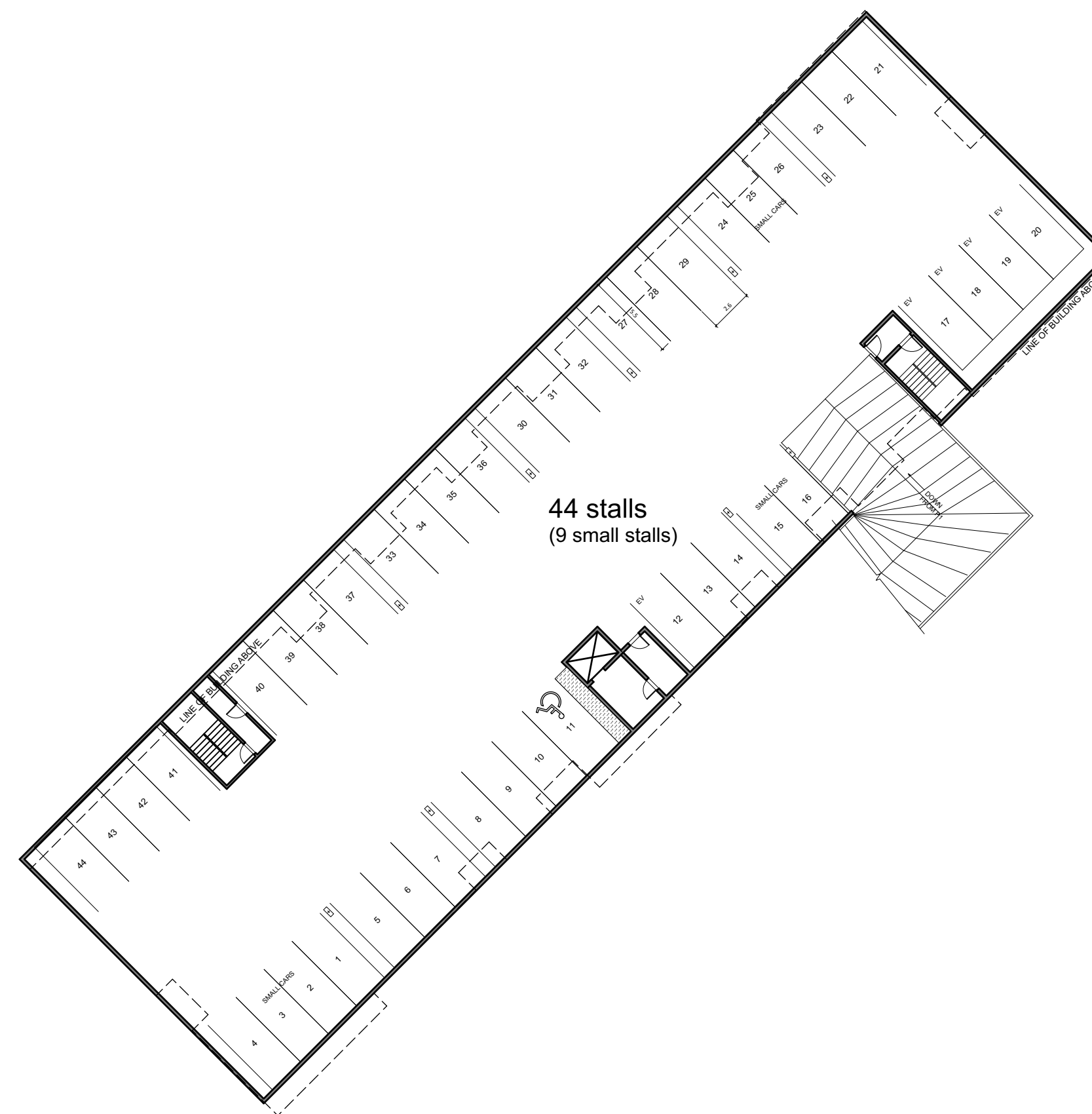
PARKADE LOT A - P1 LEVEL



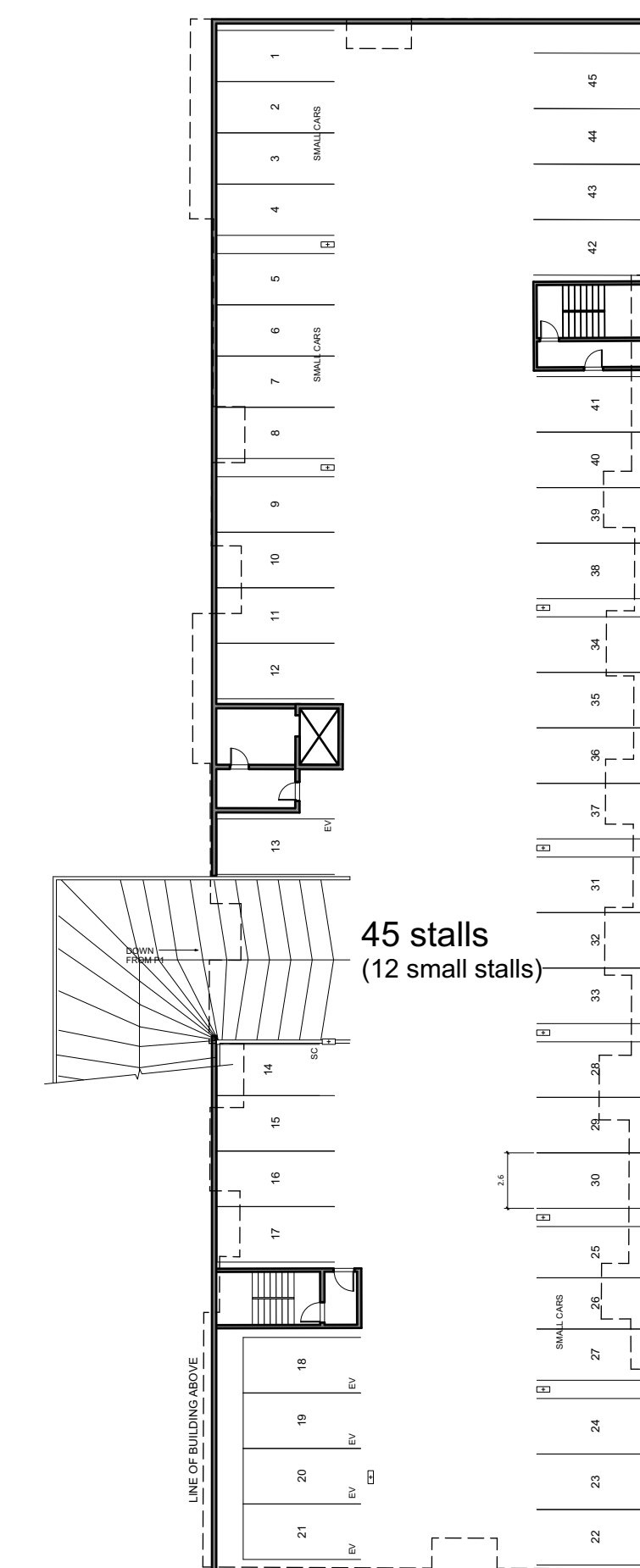
PARKADES LOT B - P1 LEVEL



PARKADE LOT A - P2 LEVEL



PARKADES LOT B - P2 LEVEL



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DRAWING
PROPOSED PARKADE PLANS

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PR3

LOT A BUILDINGS - 5 STOREY



2ND-5TH FLOOR PLAN
16 UNITS



MAIN FLOOR PLAN
15 UNITS

LOT B BUILDINGS - 5 STOREY



2ND-5TH FLOOR PLAN
18 UNITS



MAIN FLOOR PLAN
17 UNITS

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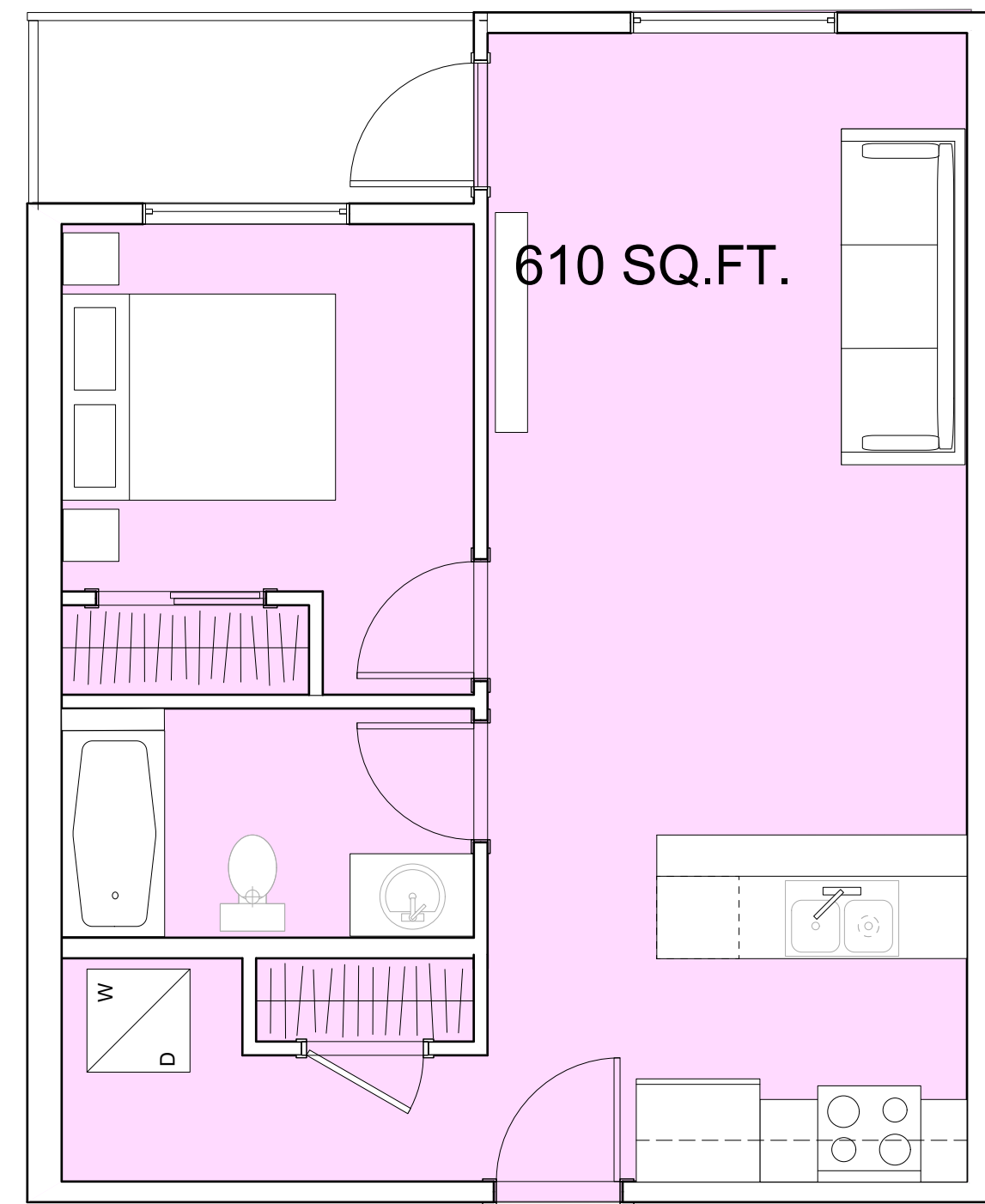
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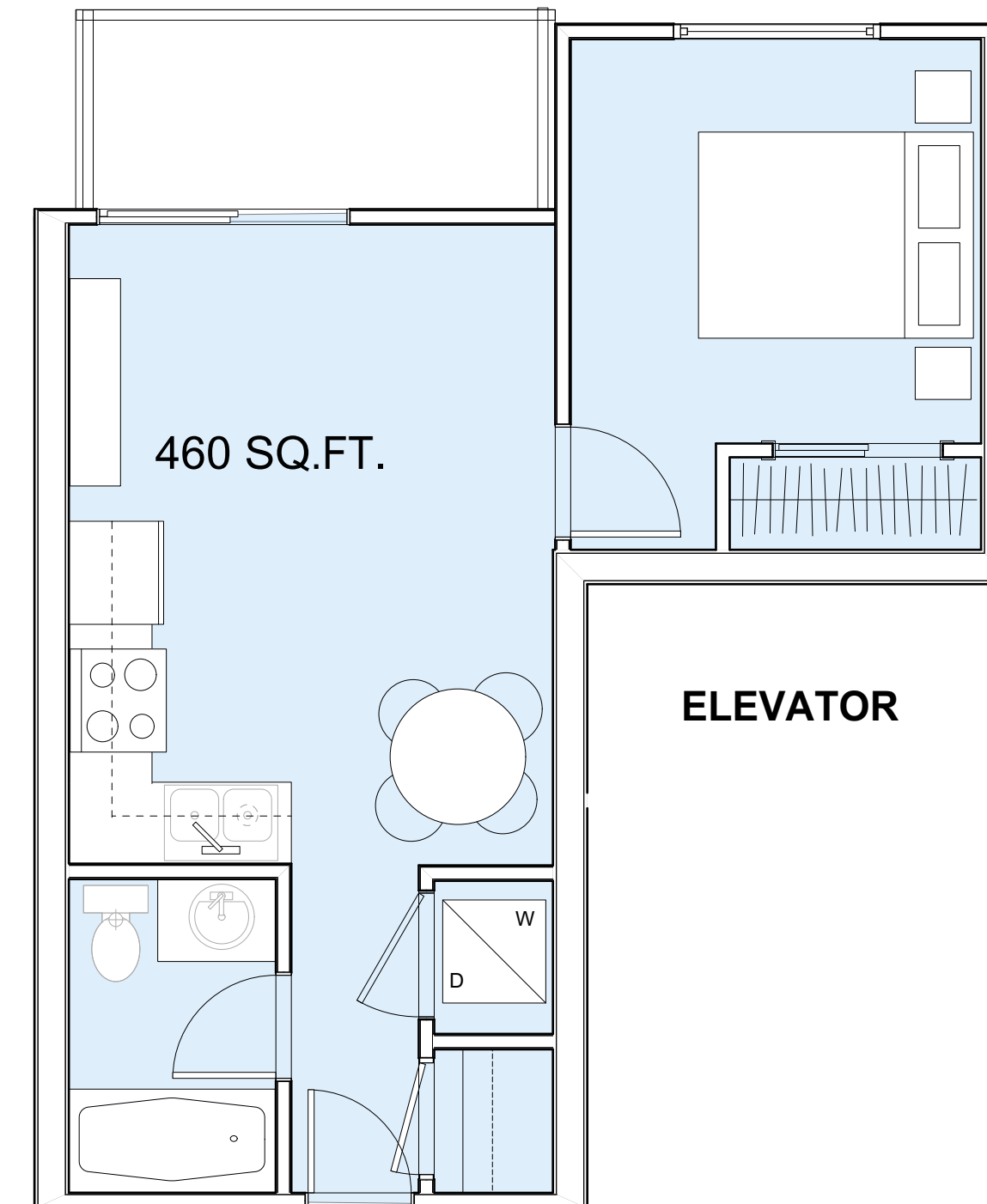
DRAWING
PROPOSED FLOOR PLANS

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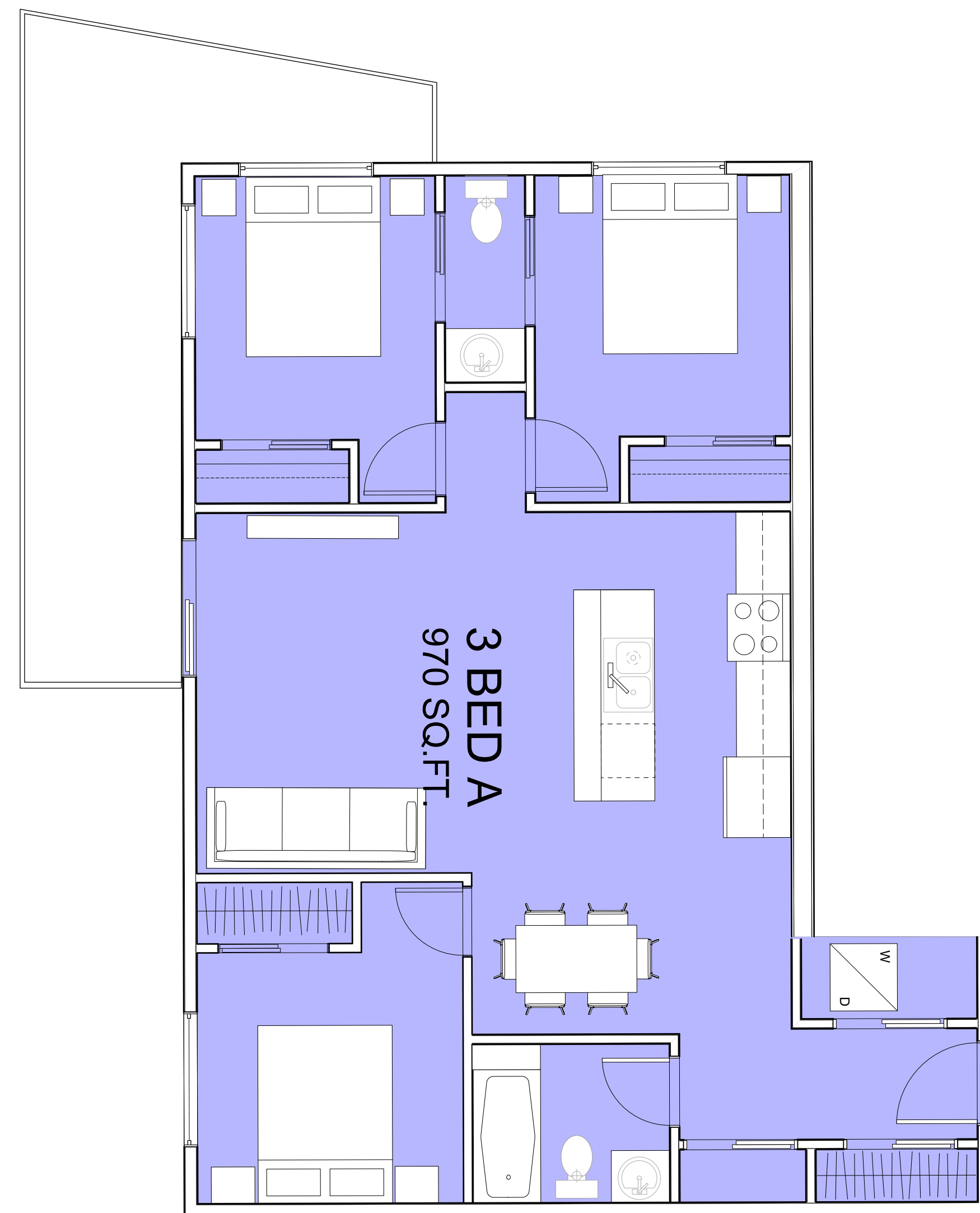
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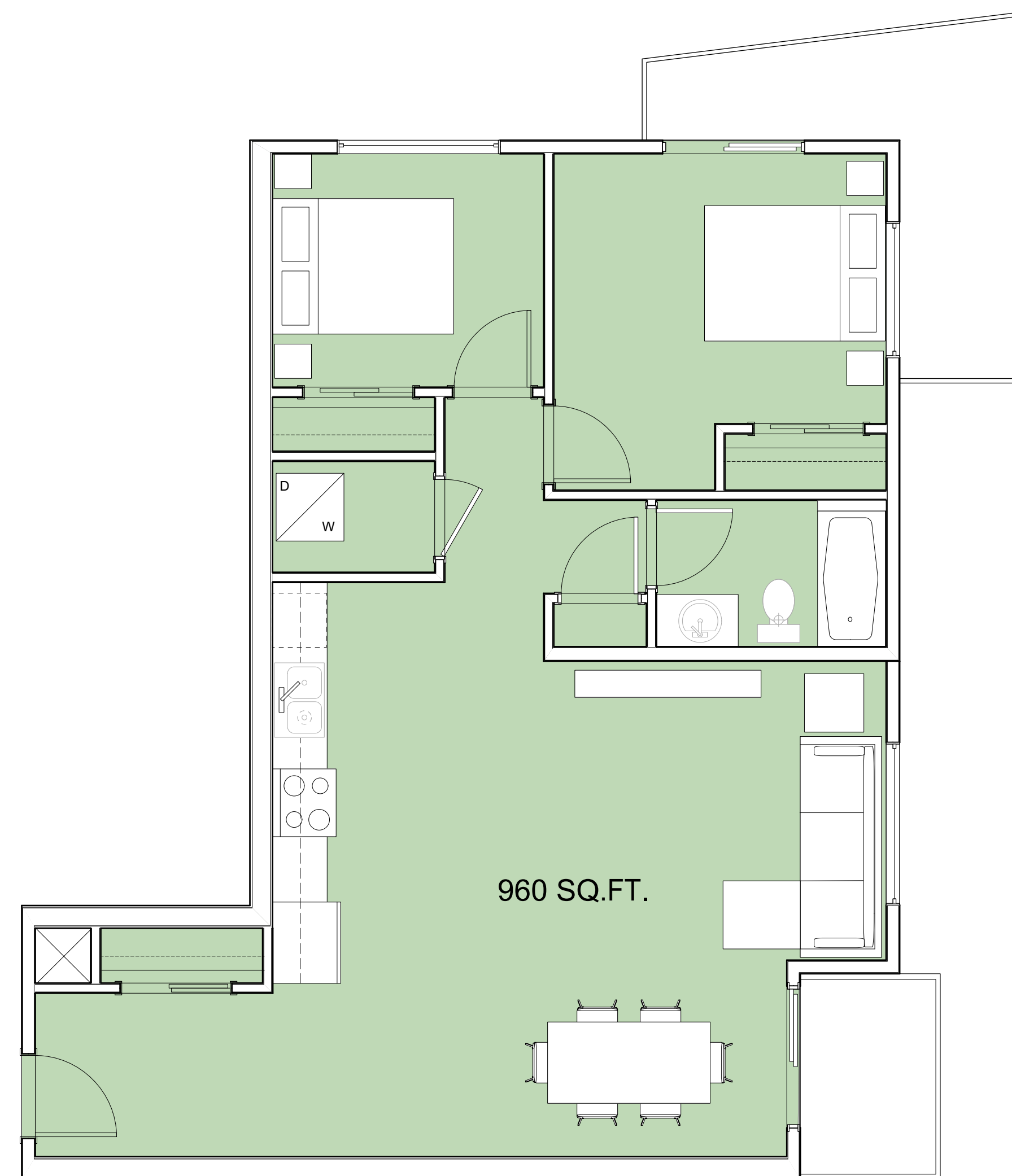
ONE BEDROOM - "E"



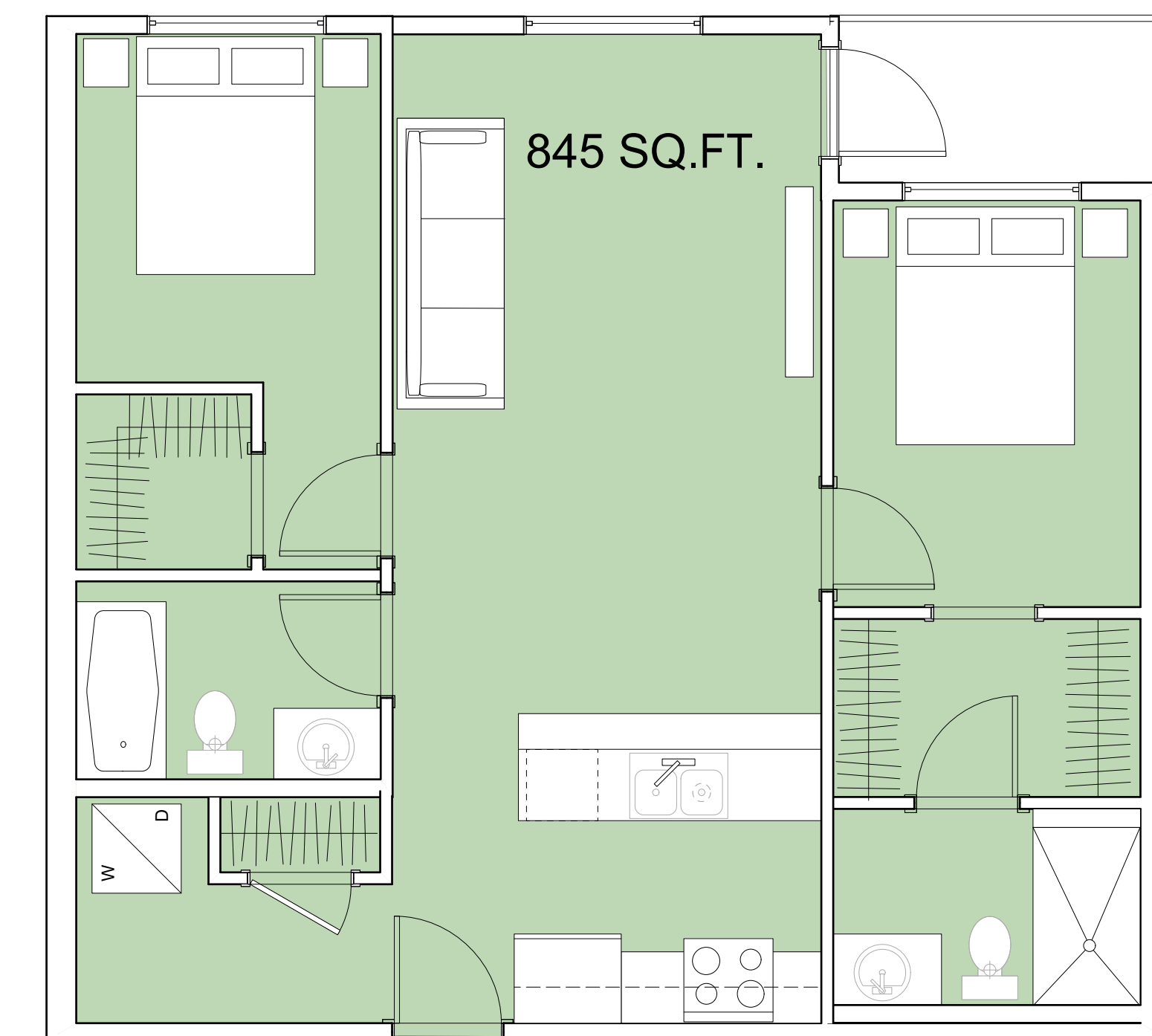
STUDIO(ISH) BEDROOM - "D"



THREE BEDROOM - "C"



TWO BEDROOM - "B"



TWO BEDROOM - "A"

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DRAWING
PROPOSED UNIT PLANS

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PR5



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

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MATERIAL LEGEND

- ① FIBRE CEMENT PANELS: "IRON GREY" SMOOTH FINISH
- ② FIBRE CEMENT PANELS: "GREY SLATE" SMOOTH FINISH
- ③ FIBRE CEMENT PANELS: "LIGHT MIST" SMOOTH FINISH
- ④ WINDOW BOXES: FIBRE CEMENT LAPPED "CEDARTONE "
- ⑤ ASPHALT SHINGLE ROOFING: "CHARCOAL GREY"
- ⑥ VINYL WINDOWS - BLACK
- ⑦ HANDRAILS, FASCIAS, DOWNSPOUTS, FLASHING PAINTED: BLACK
- ⑧ ARCHITECTURAL CAST IN PLACE CONCRETE

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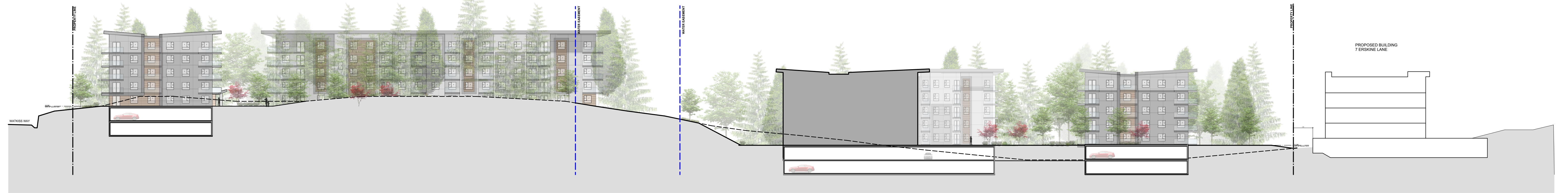
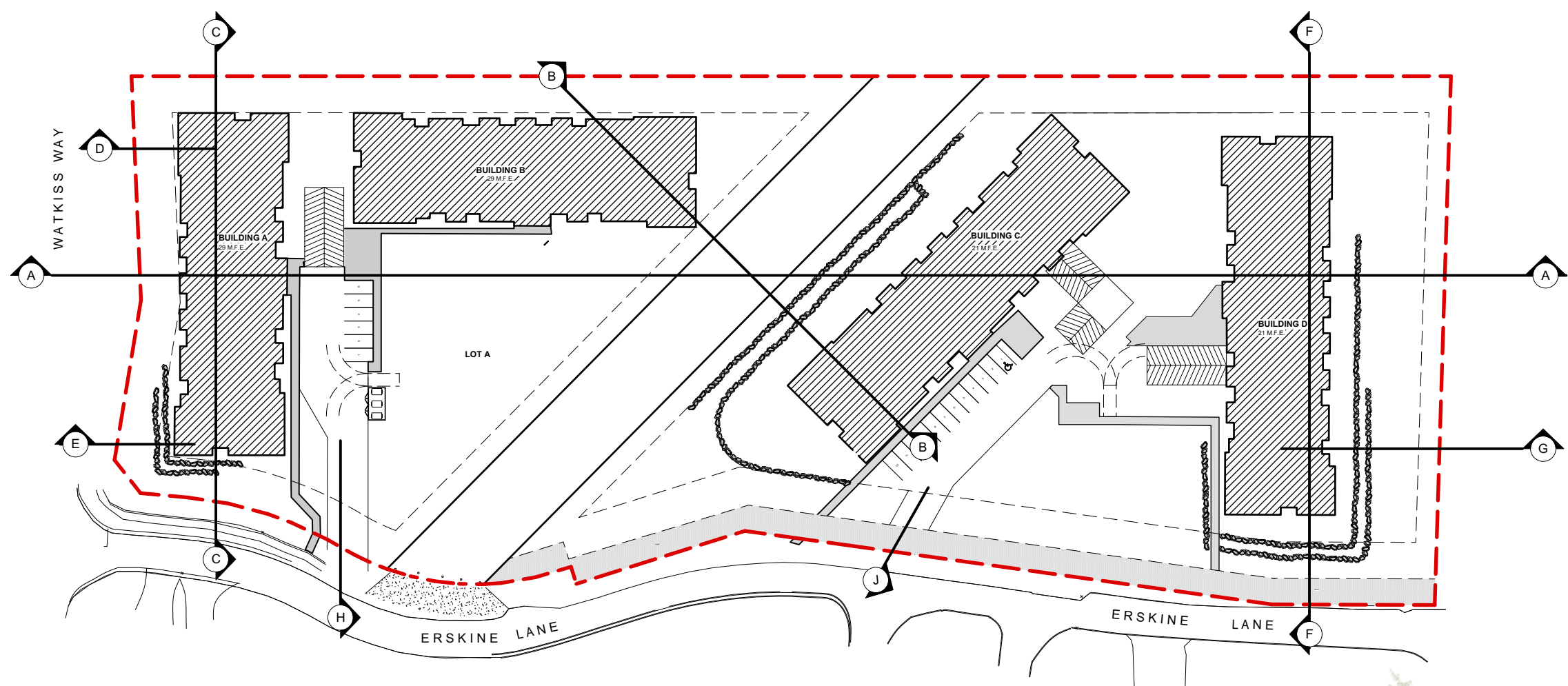
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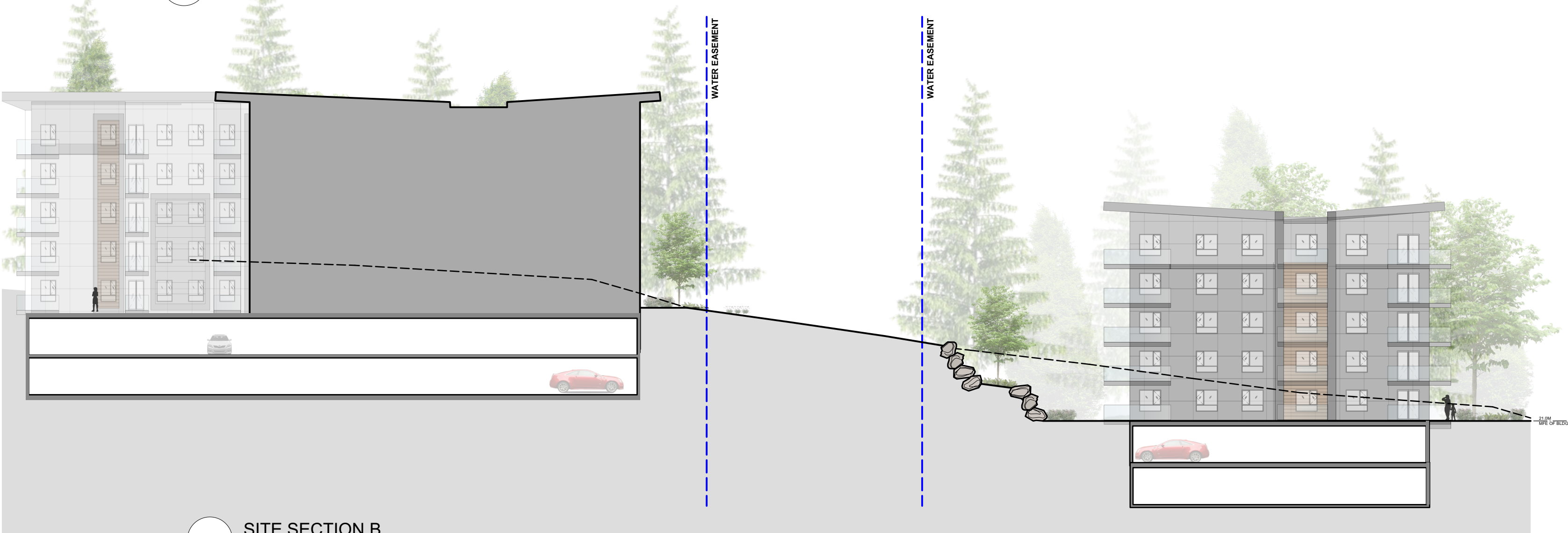
DRAWING
PROPOSED ELEVATIONS

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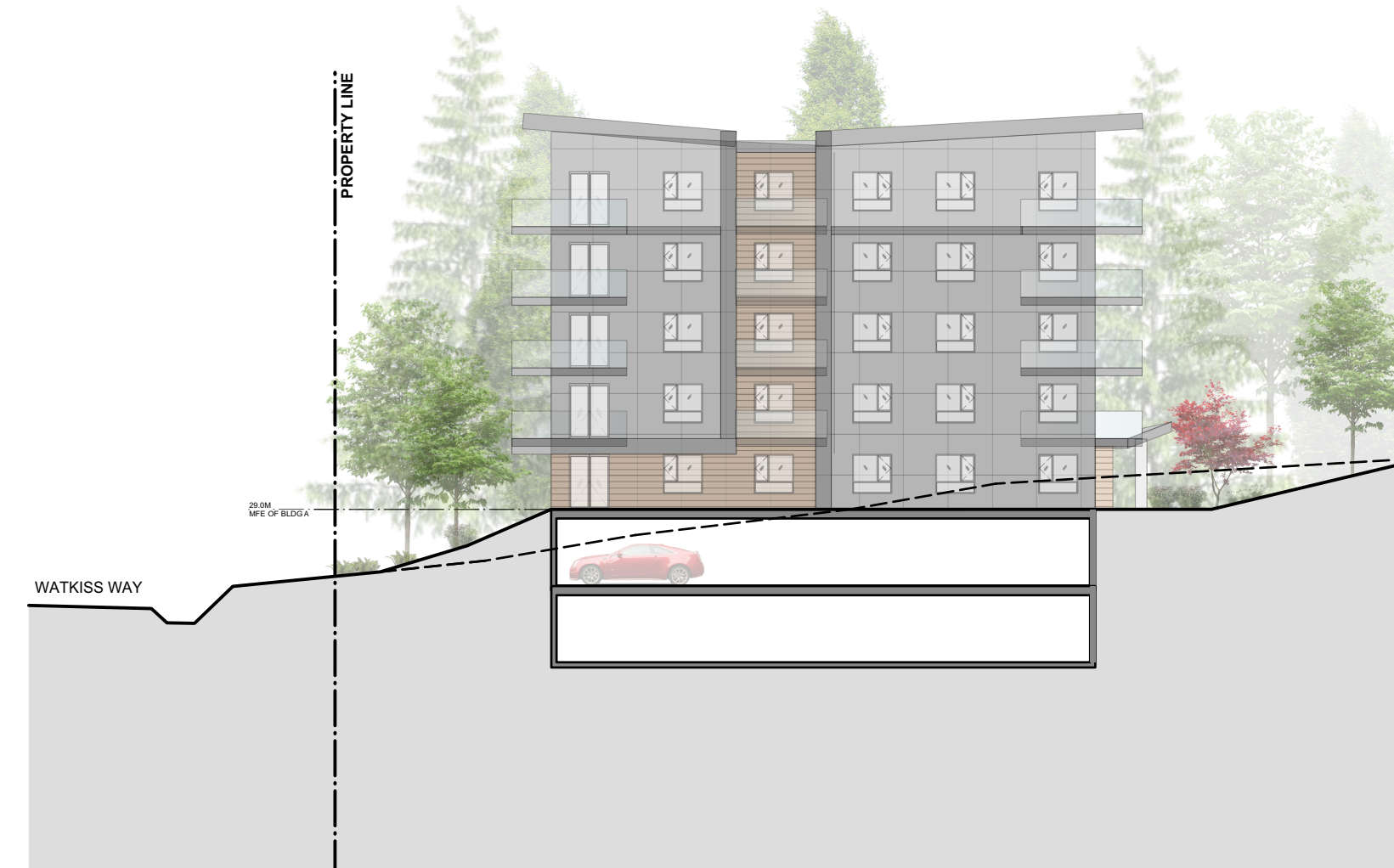
PR6



A SITE SECTION A
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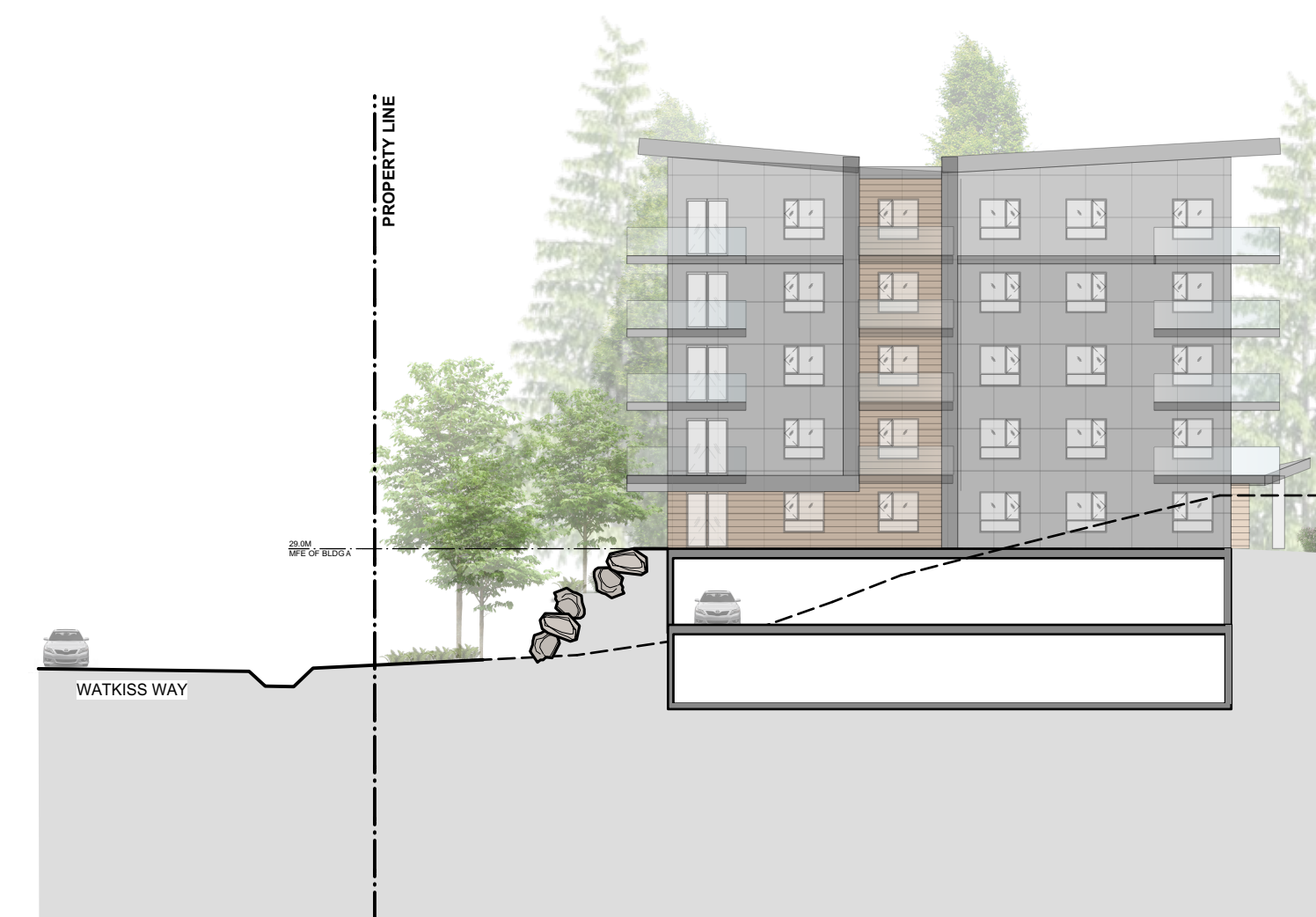
B SITE SECTION B
1:250



D SITE SECTION D
1:250



C SITE SECTION C
1:250



E SITE SECTION E
1:250

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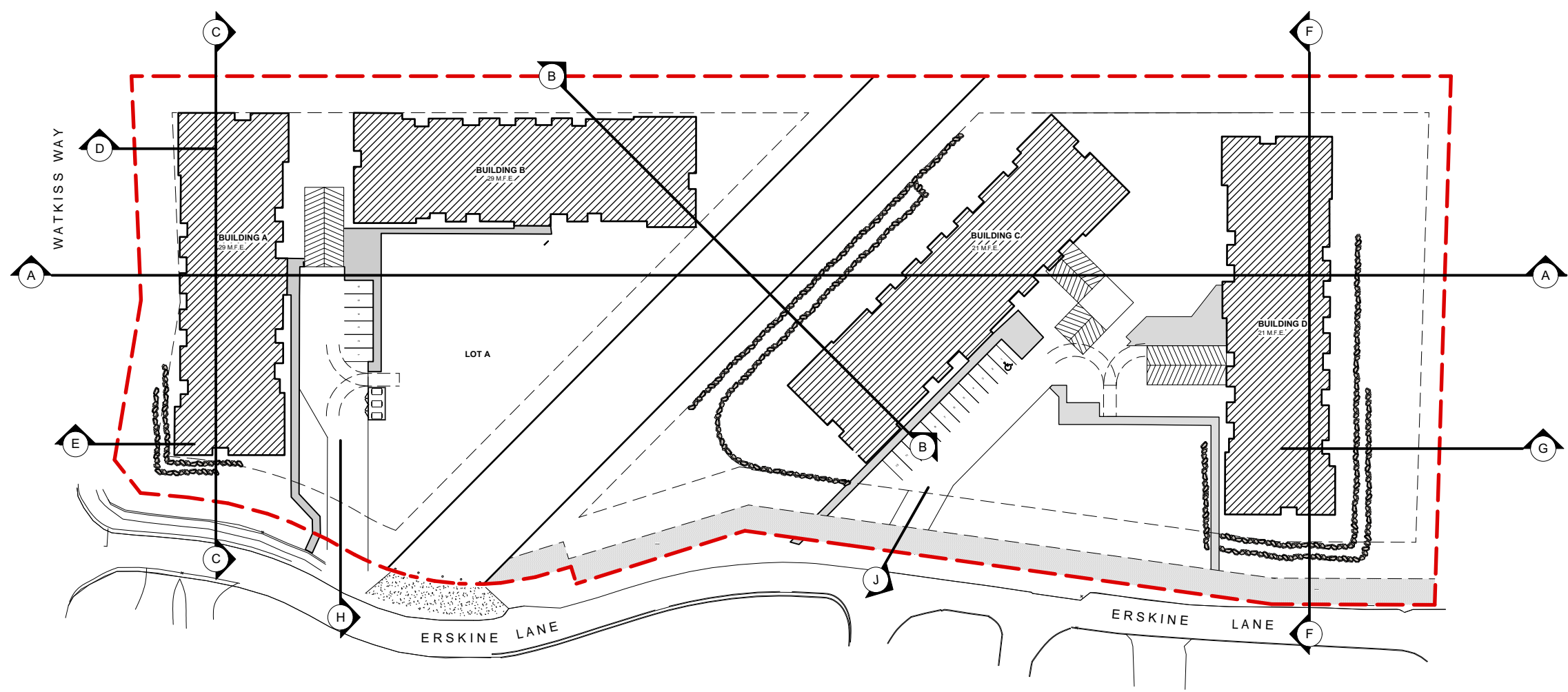
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DRAWING
SITE SECTIONS

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PR8

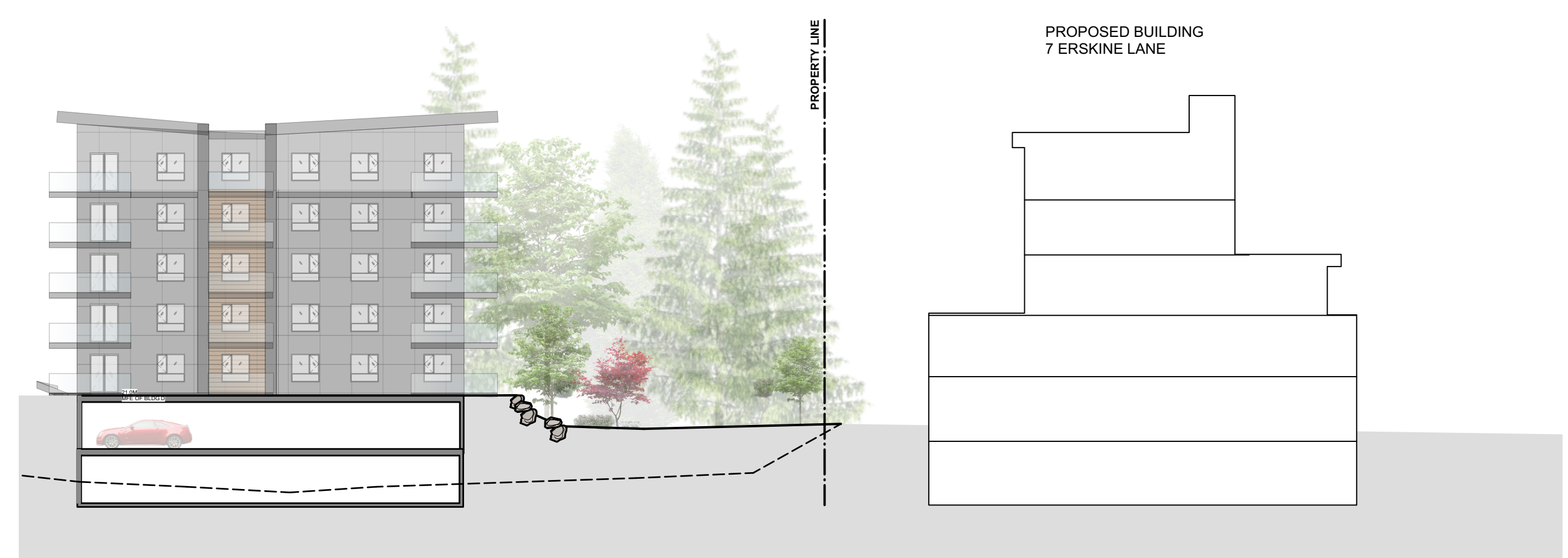


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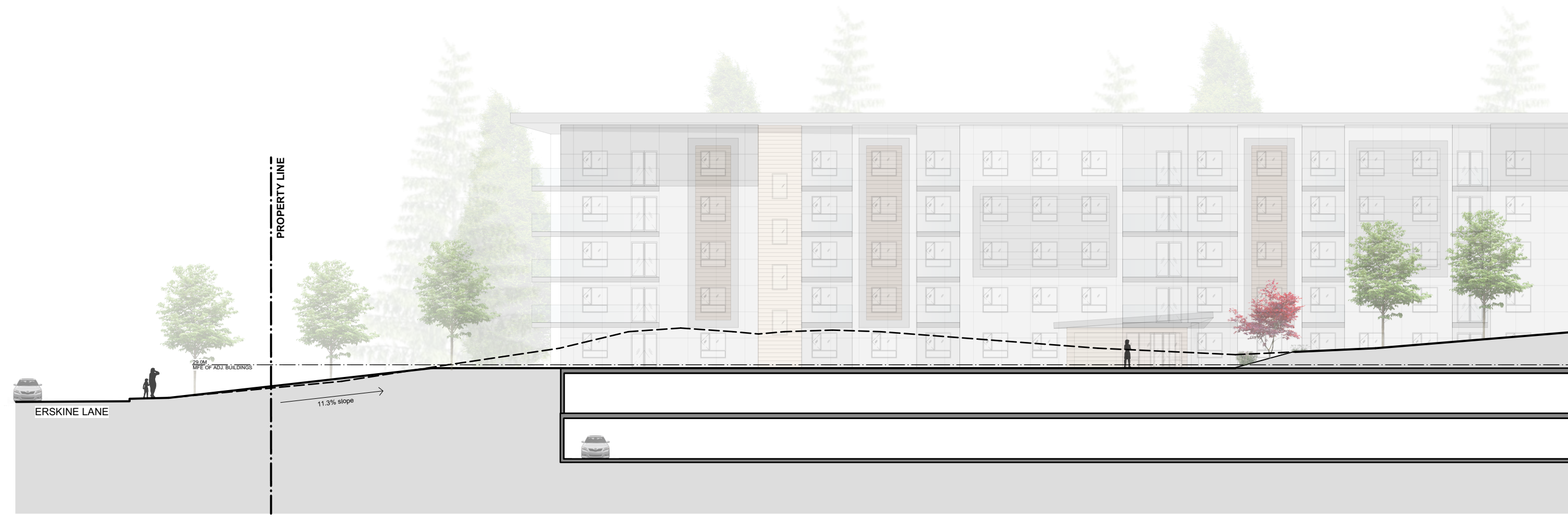
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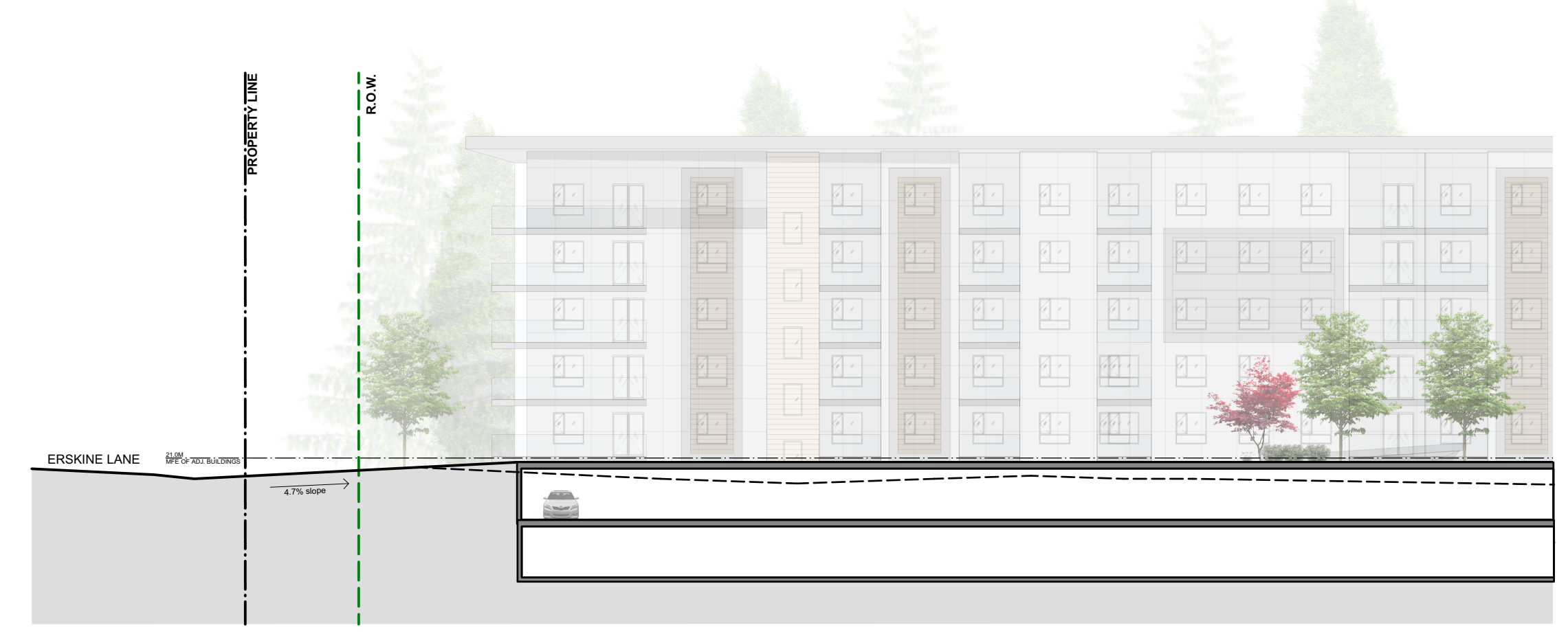
F SITE SECTION F
1:250



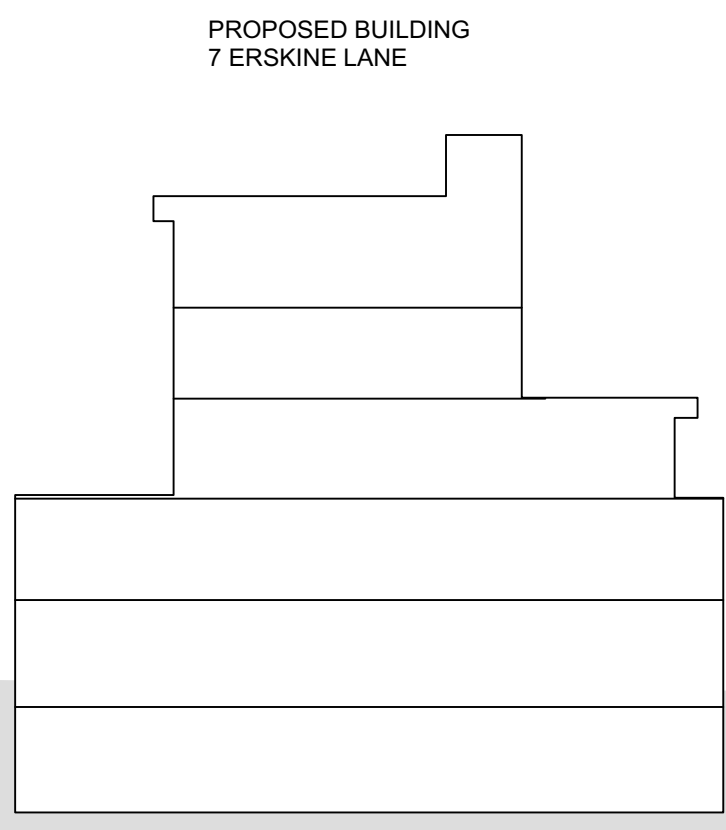
G SITE SECTION G
1:250



H SITE SECTION H
1:250



J SITE SECTION J
1:250



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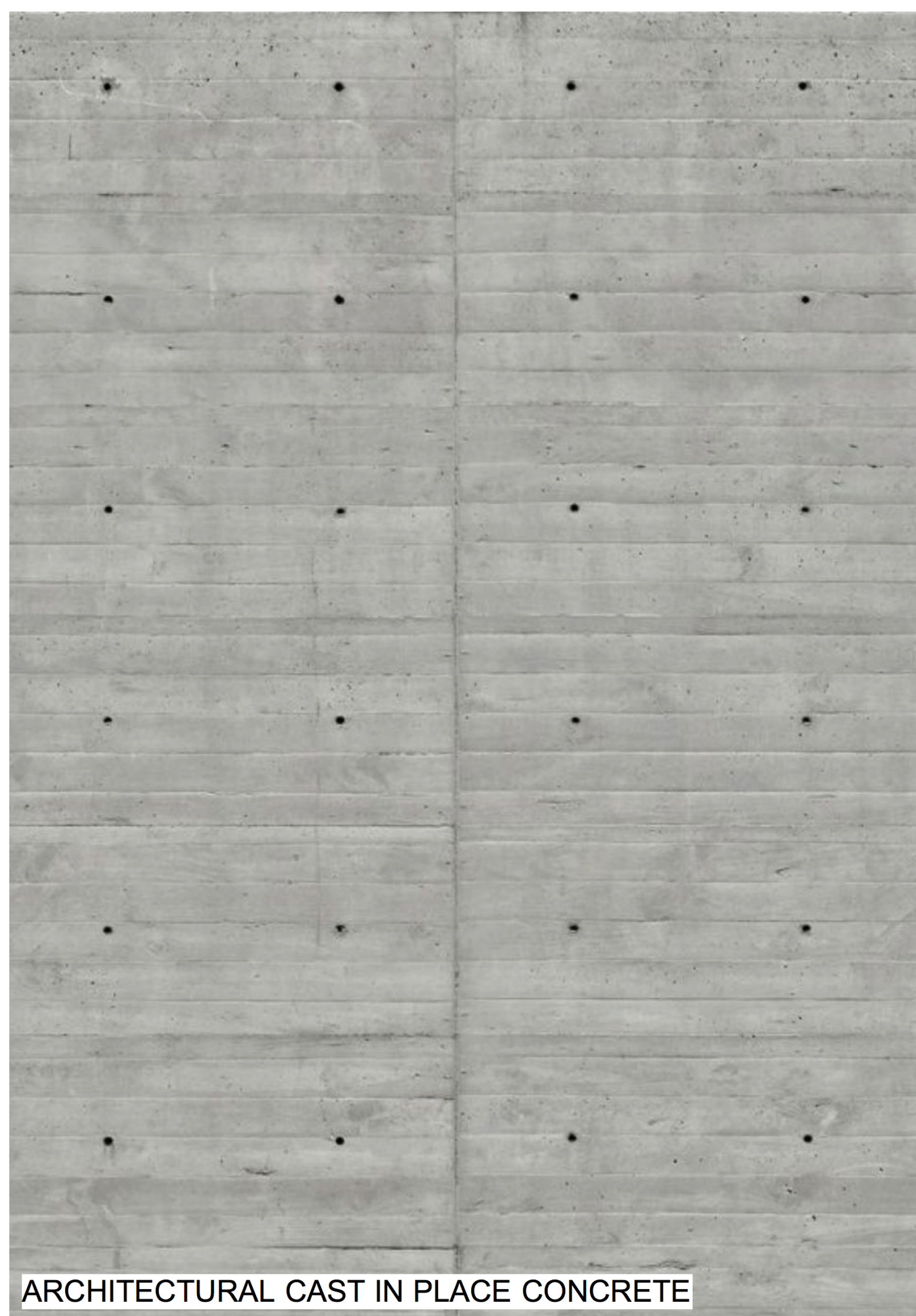
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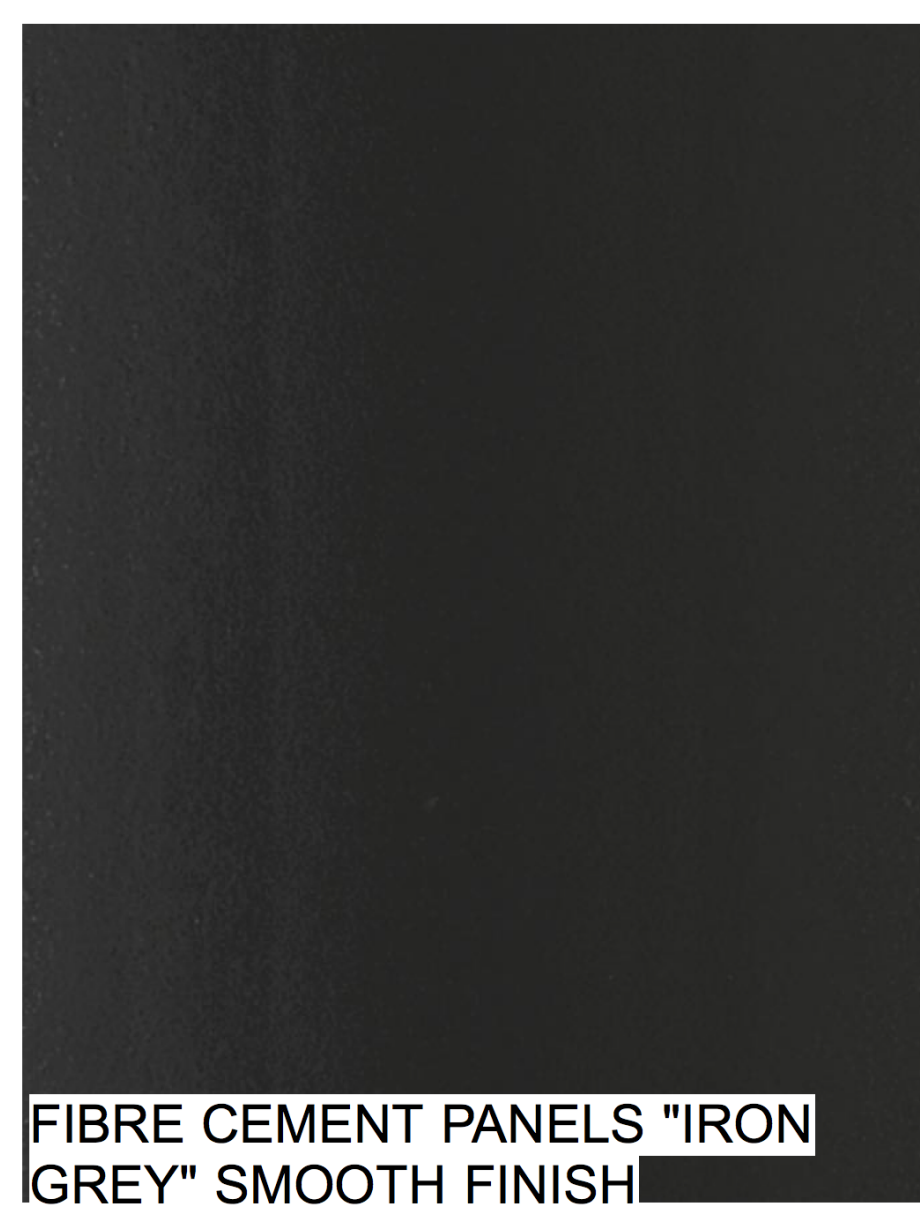
PR9

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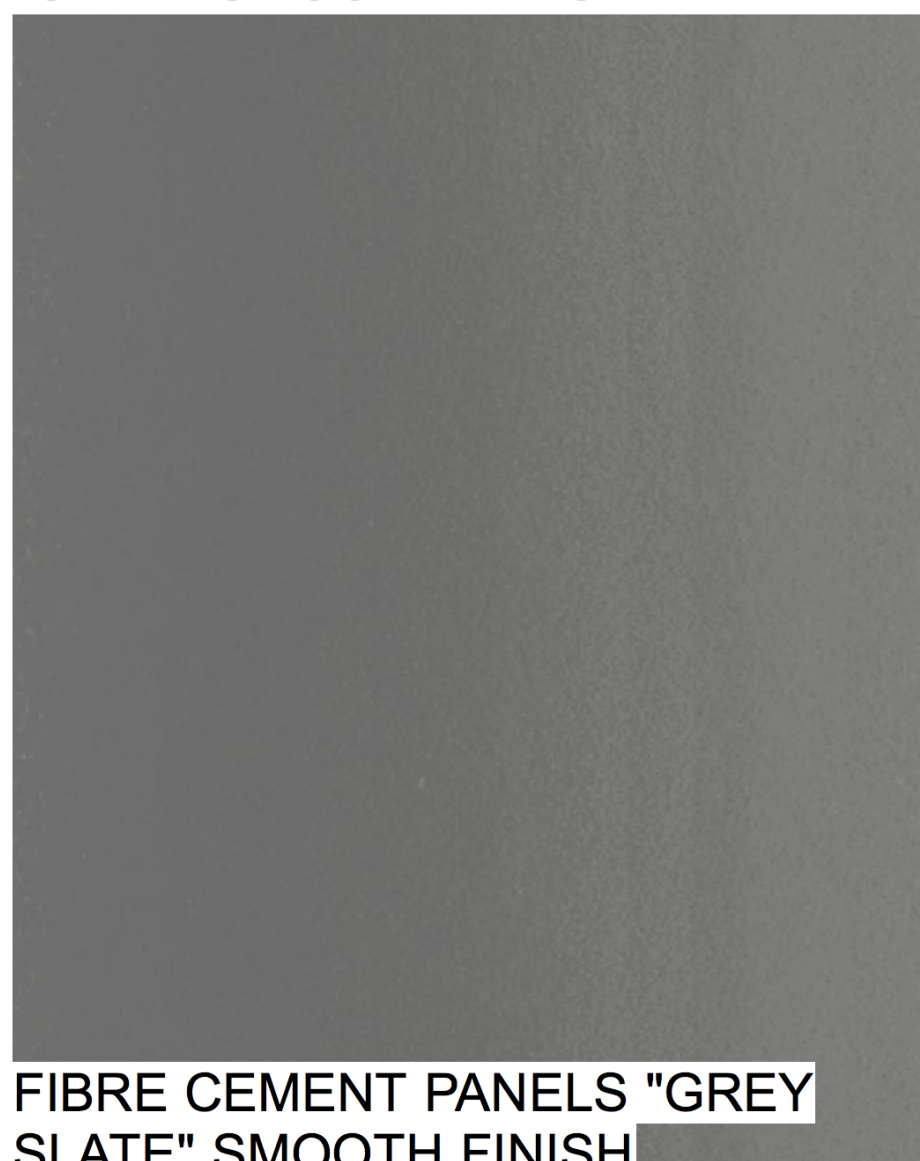
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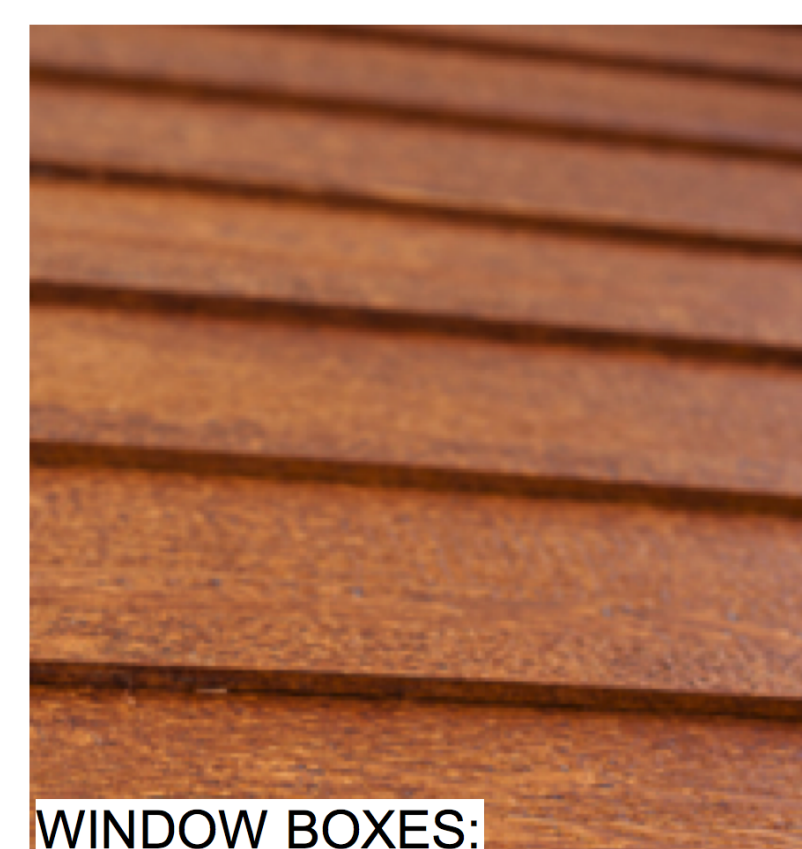
ARCHITECTURAL CAST IN PLACE CONCRETE



FIBRE CEMENT PANELS "IRON GREY" SMOOTH FINISH



FIBRE CEMENT PANELS "GREY SLATE" SMOOTH FINISH



WINDOW BOXES:
FIBRE CEMENT LAP "CEDARTONE"



FIBRE CEMENT PANELS "LIGHT MIST" SMOOTH FINISH



ASPHALT SHINGLE ROOFING "CHARCOAL GREY"



HANDRAILS + FASCIAS
PAINTED "BLACK"

THUJA
architecture + design

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T: 250.650.7901 E: info@thujaarchitecture.ca

NO.	DATE
ISSUED FOR REVIEW	JUL 07 2019
ISSUED FOR REVIEW	AUG 13 2019
ISSUED FOR REVIEW	OCT 23 2019
ISSUED FOR REZONE	NOV 04 2019
ISSUED FOR REZONE	JAN 23 2020
ISSUED FOR REVIEW	MAR 09 2020
ISSUED FOR REZONE	MAY 21 2020
REISSUED FOR REZONE	AUG 06 2020

PROJECT
ERSKINE MULTIFAMILY

DRAWING
PROPOSED MATERIALS

SCALE	AS NOTED	PROJECT NO.	20--
DATE		DRAWN BY	TS/SW
SHEET			

PR10