

CREEKSIDE AT KOKSILAH APARTMENTS DUNCAN BC

PREPARED BY
THUJA ARCHITECTURE STUDIO LTD.

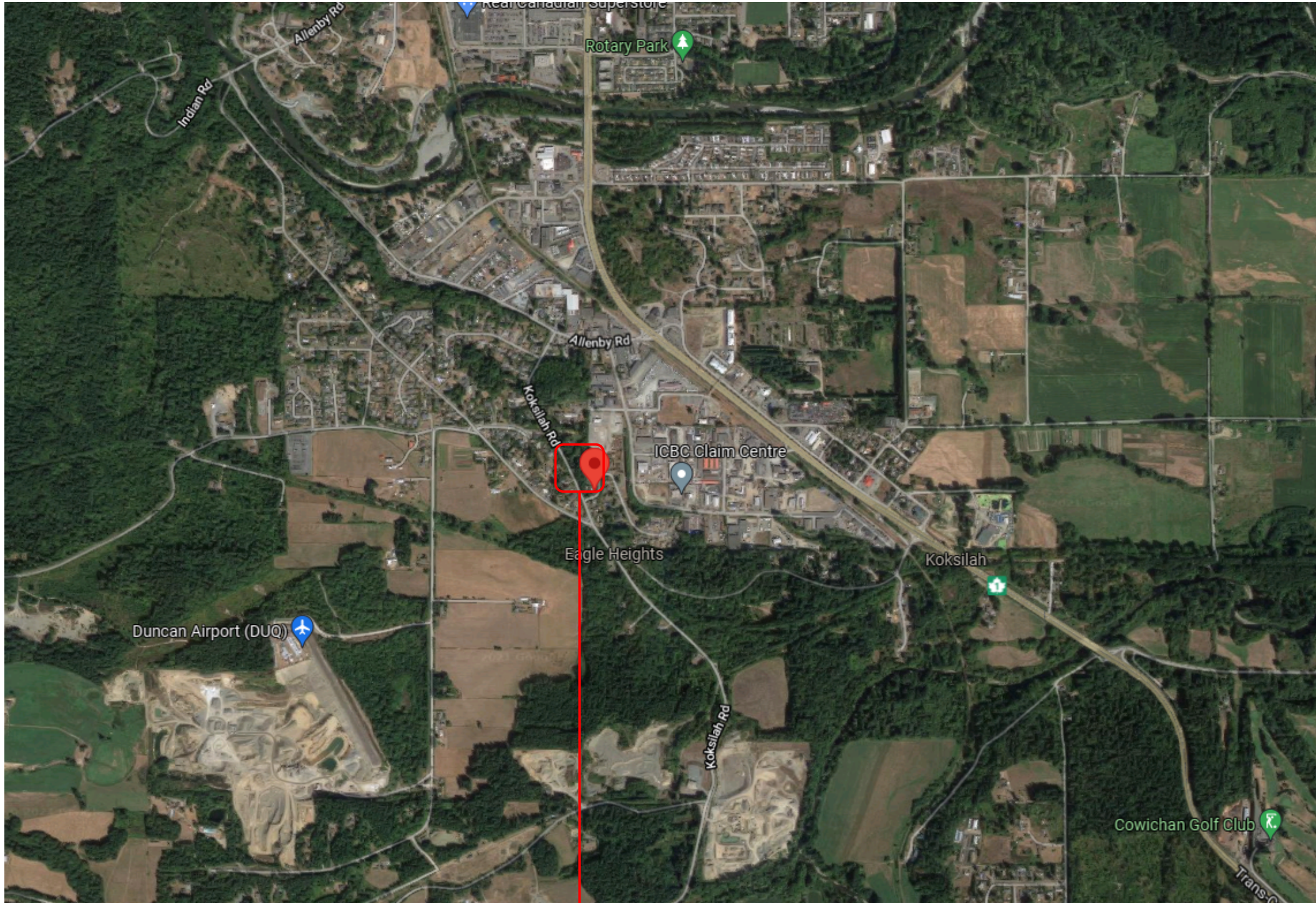


MARCH 2024

SET NO.

REVISED





LOCATION PLAN

N.T.S.

SITE LOCATION

PROJECT DATA			
LEGAL ADDRESS: LOT 1 PLAN VIP331204			
CIVIC ADDRESS: 5237 KOKSILAH ROAD, DUNCAN B.C.			
EXISTING ZONING: RM-2 - MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL			
PROPOSED ZONING: COMPREHENSIVE DEVELOPMENT ZONE			
LOT SIZE 8921.41 SQ.M. (0.892Ha)			
BUILDING AREAS: PROPOSED FOOTPRINT: 951.1 SQ.M. (INCL DECKS & CANOPIES)			
DENSITY: PROPOSED: 49.3 UNITS/HA			
LOT COVERAGE: PROPOSED: 19.26%			
HEIGHT: PROPOSED: 18.21M			
UNIT COUNT:	MAIN	2ND-4TH	BUILDING
ONE BEDROOM	6	5 (*3)	21
TWO BEDROOM	5	6 (*3)	23
TOTAL	11	11(*3)	44
PROPOSED SETBACKS			
FRONT	10.0M		
REAR	7.5M		
SIDES	4.0M		
PARKING:			
PROVIDED: STANDARD		66	
ACCESSIBLE		2	
TOTAL		68	
INCLUDES 6 EV STALLS WITH CAPACITY FOR 18			
BIKE PARKING:			
PROVIDED: CLASS 1		12	
CLASS II		78	
TOTAL		90	



SITE PLAN

SCALE: 1:250 METRIC

VEGETATION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
SEE LANDSCAPE PLAN BY MURDOCH DE GREEFF INC.
FOR DETAILED LANDSCAPE PLANS

DRAWING INDEX

- PR1 LOCATION & SITE PLAN
- PR2 FLOOR PLANS
- PR3 ELEVATIONS
- PR4 ELEVATIONS
- PR5 UNIT PLANS
- PR6 MATERIALS

CONSULTANT LIST

DEVELOPER/OWNER
CARWOOD HOMES INC.
Carson Shanks
556 Meldran Dr. North Saanich BC V8L 5V1
250.598.2008

ARCHITECT
THUJA ARCHITECTURE STUDIO LTD.
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LANDSCAPE ARCHITECT
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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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ISSUED FOR REVIEW	24 NOV 2021
ISSUED FOR REVIEW	01 DEC 2021
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ISSUED FOR REVIEW	26 JAN 2022
ISSUED FOR REZONE	31 JAN 2022
REVISED FOR REZONE	24 FEB 2022
REVISED BLDG / SITE	11 MAR 2024

PROJECT
Creekside
AT KOKSILAH
5237 KOKSILAH ROAD, DUNCAN, BC
DRAWING
LOCATION & SITE PLAN

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

PR1

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MAIN FLOOR

SCALE: 1"=3/32"
FLOOR AREA: 1565.4 SQ. M.



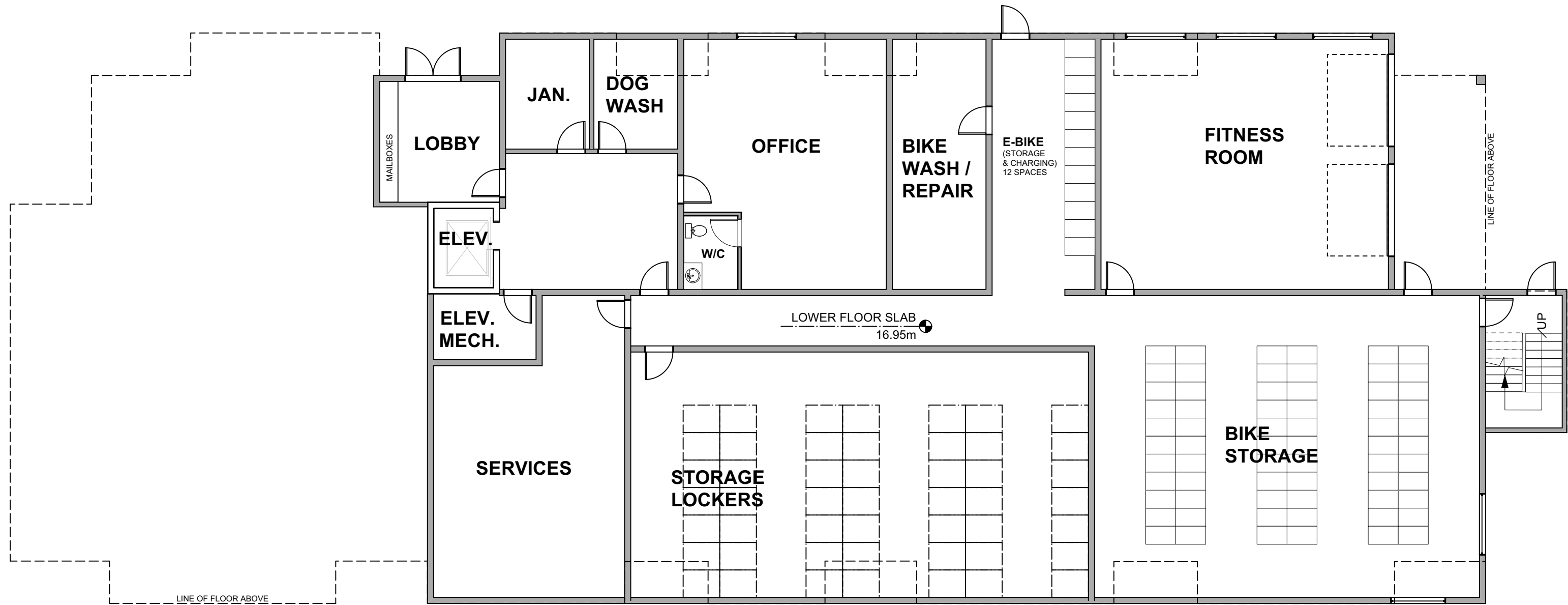
2ND-4TH FLOORS

SCALE: 1"=3/32"
FLOOR AREA: 1565.4 SQ. M.



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BASEMENT LEVEL

SCALE: 1"=1/32"
FLOOR AREA: 663.3 SQ. M.

PROJECT

AT KOKSILAH
5237 KOKSILAH ROAD, DUNCAN, BC
DRAWING

SCHEMATIC FLOOR PLANS

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PR2

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MATERIAL LEGEND

- 1 FIBRE CEMENT LAP SIDING - CEDARTONE
- 2 FIBRE CEMENT LAP SIDING - SHOU SUGI BAN
- 3 FIBRE CEMENT PANELS - IRON GREY
- 4 SOFFITS - CEDARTONE
- 5 FASCIA - BLACK FIBRE CEMENT
- 6 RAILINGS - BLACK ALUMINUM
- 7 ROUND CEDAR RAFTERS & POSTS
- 8 VINYL WINDOWS - BLACK
- 9 ROOFING - SBS 2 PLY MEMBRANE - BLACK
- 10 CEDAR SUNSHADES
- 11 STONE VENEER - ARBUTUS



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PROPOSED ELEVATIONS

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PR3

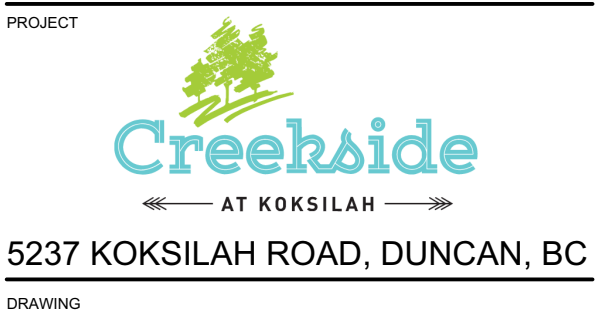
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PR4

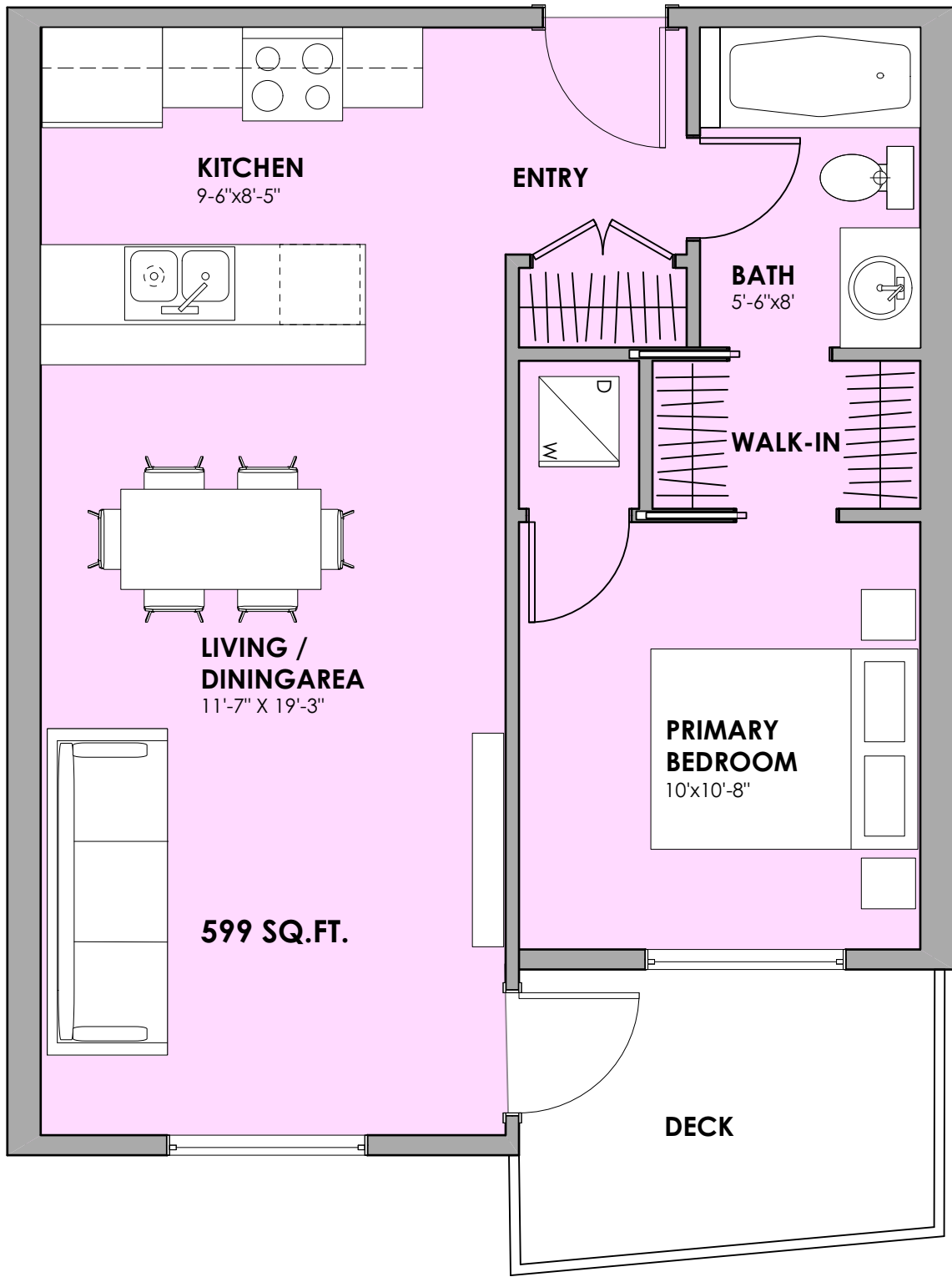
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UNIT 'A' - TWO BEDROOM

SCALE: 1/4":1'-0"
834 SQ.FT.



UNIT 'B' - ONE BEDROOM

SCALE: 1/4":1'-0"
599 SQ.FT.



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UNIT PLANS

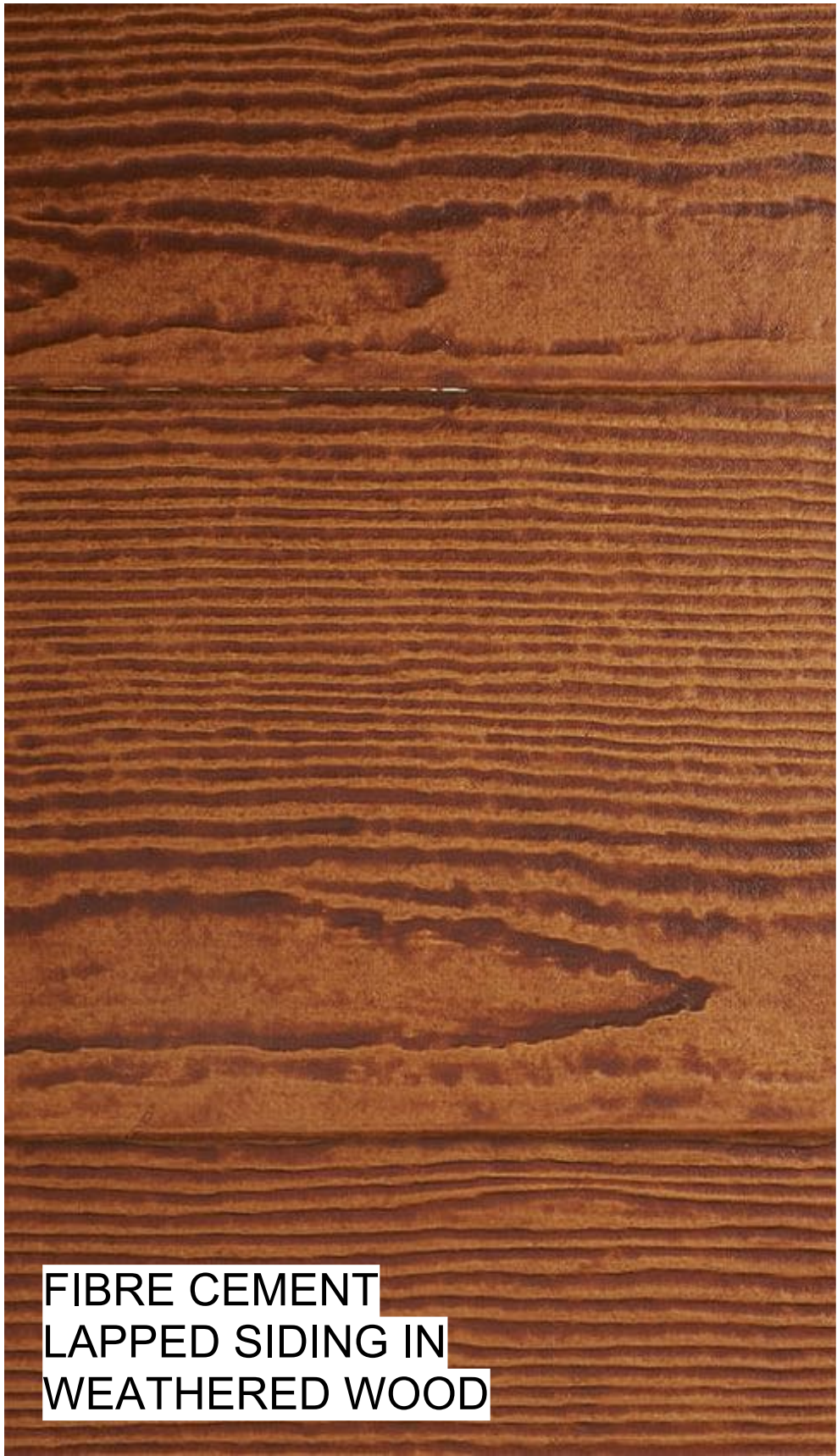
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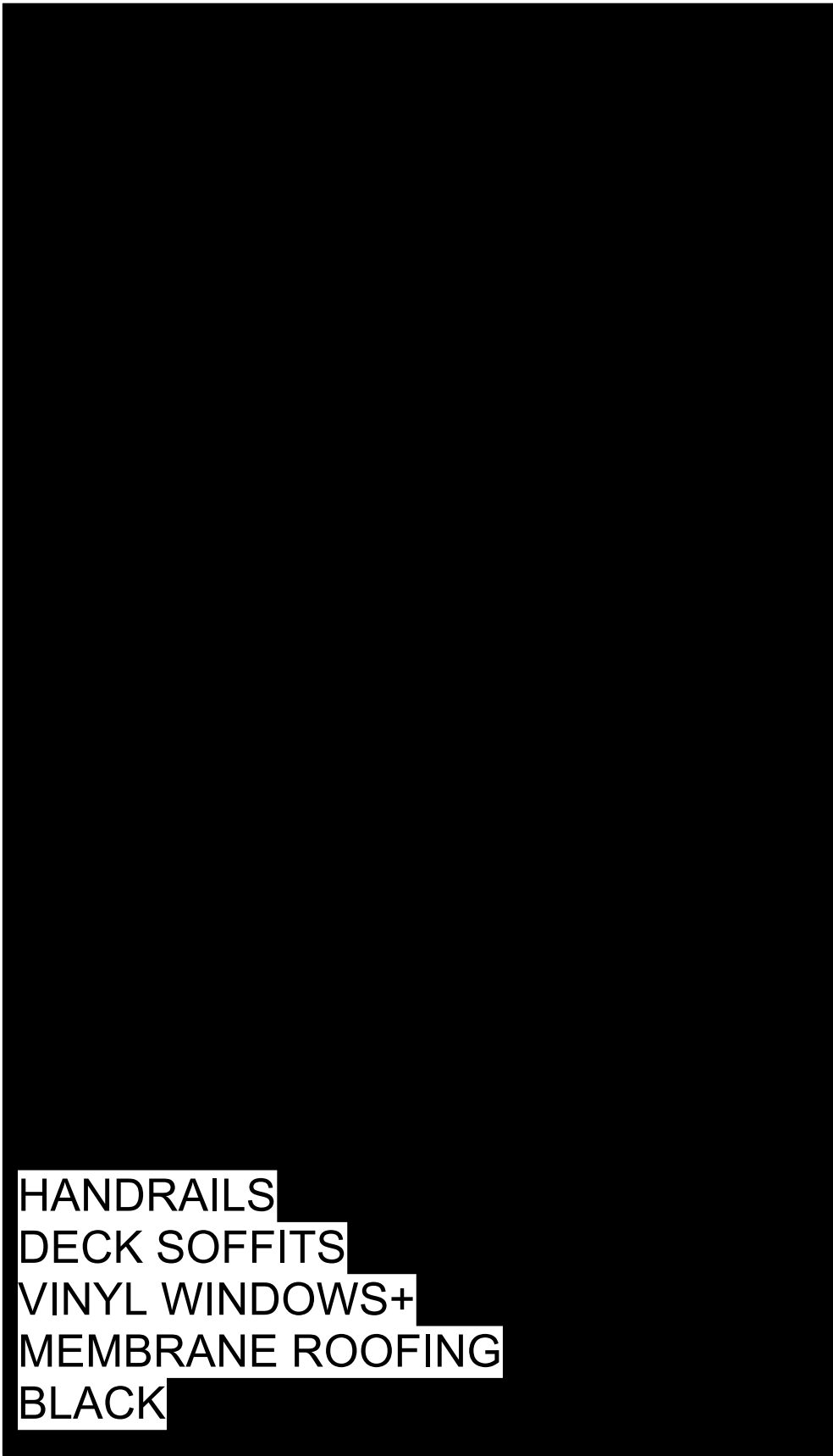
PR5



FIBRE CEMENT
LAPPED SIDING IN
SHOU SUGI BAN



FIBRE CEMENT
LAPPED SIDING IN
WEATHERED WOOD



HANDRAILS
DECK SOFFITS
VINYL WINDOWS+
MEMBRANE ROOFING
BLACK



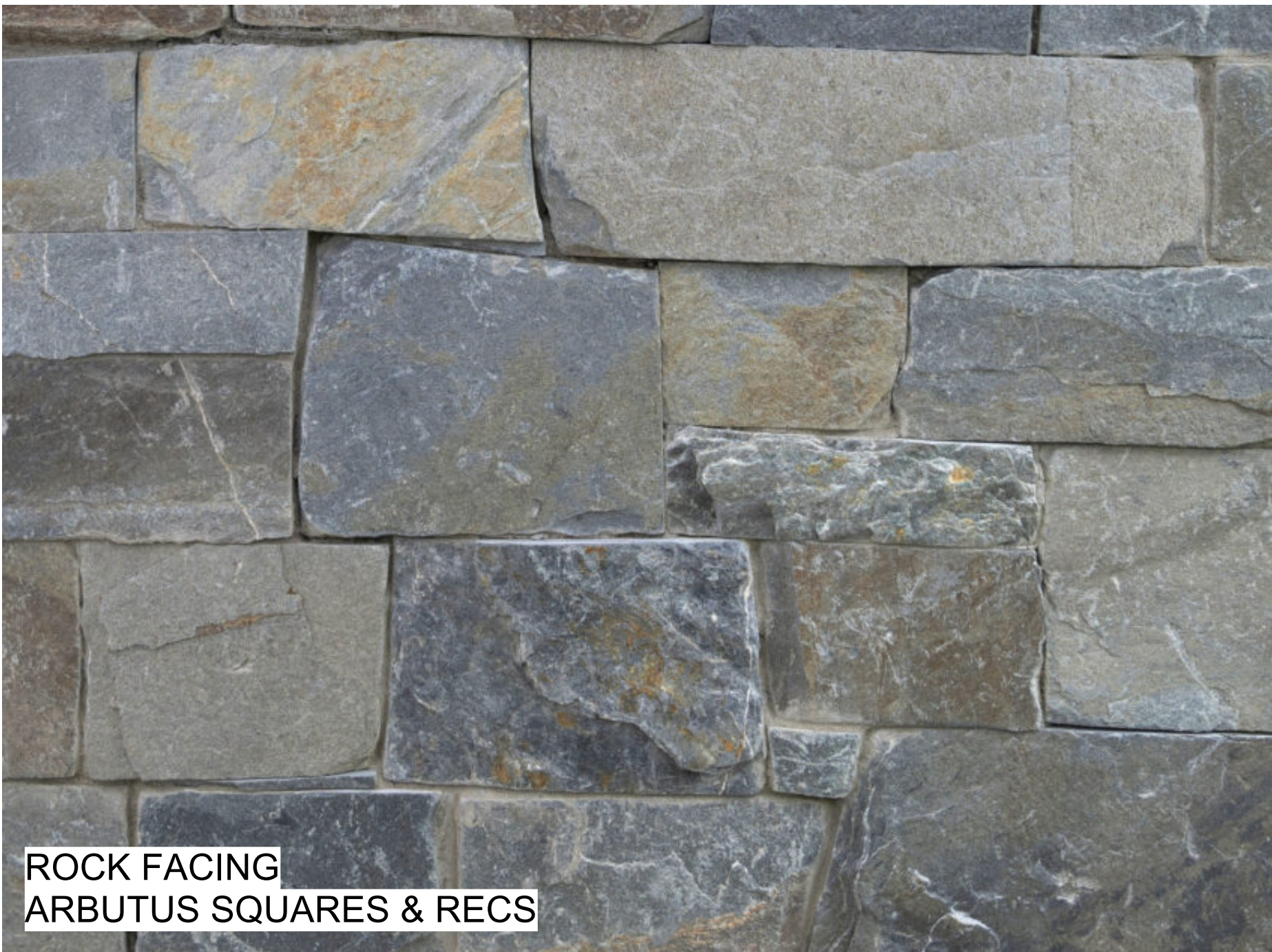
ROUND CEDAR
RAFTERS & POSTS



FIBRE CEMENT PANELS
"IRON GREY" SMOOTH FINISH



FASCIAS
FIBRE CEMENT
BLACK



ROCK FACING
ARBUTUS SQUARES & RECS

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PR6