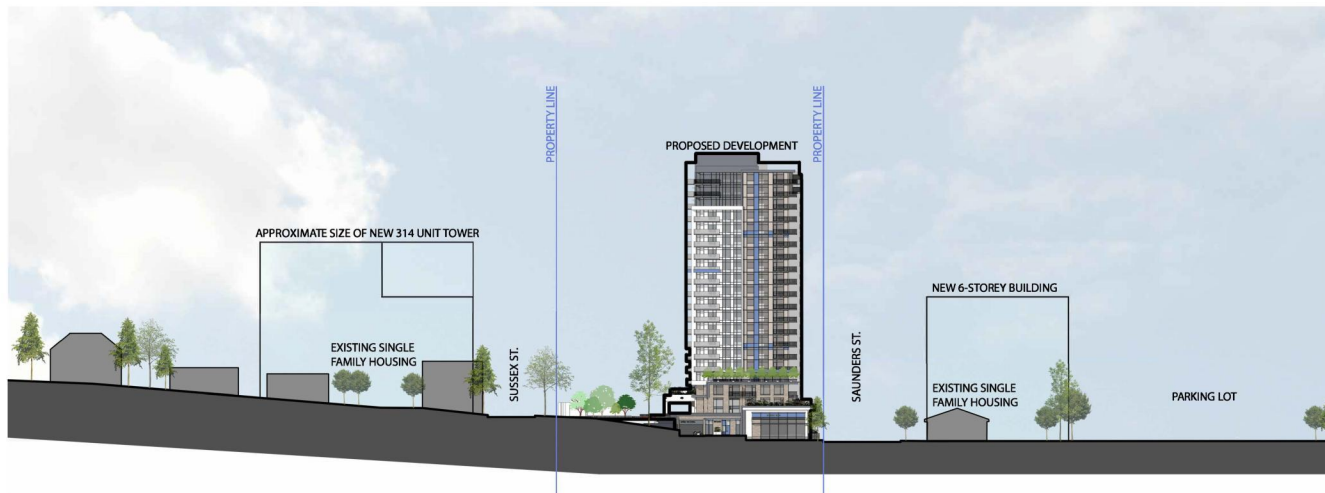
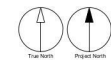


2  
A002 STREETScape @ SAUNDERS  
SCALE: NTS



1  
A002 STREETScape @ NELSON  
SCALE: NTS

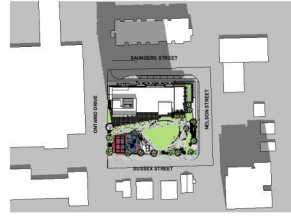


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PROJECT NO: ACA00143037		
DRAWN BY: VR	CHECKED BY: ME	
PROJECT MGR: ME	APPROVED BY: LM	
SHEET TITLE STREETSCAPES		
SHEET NUMBER A002		ISSUE 1





1 SPRING EQUINOX - MARCH 20 AT 8 AM  
A060 Scale: NTS



2 SPRING EQUINOX - MARCH 20 AT 12 PM  
A060 Scale: NTS



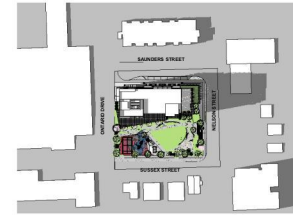
3 SPRING EQUINOX - MARCH 20 AT 4 PM  
A060 Scale: NTS



4 SUMMER SOLSTICE - JUNE 20 AT 8 AM  
A060 Scale: NTS



5 SUMMER SOLSTICE - JUNE 20 AT 12 PM  
A060 Scale: NTS



6 SUMMER SOLSTICE - JUNE 20 AT 4 PM  
A060 Scale: NTS



7 FALL EQUINOX - SEPT 22 AT 8 AM  
A060 Scale: NTS



9 FALL EQUINOX - SEPT 22 AT 12 PM  
A060 Scale: NTS



8 FALL EQUINOX - SEPT 22 AT 4 PM  
A060 Scale: NTS



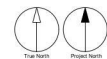
10 WINTER SOLSTICE - DEC 21 AT 9 AM  
A060 Scale: NTS



11 WINTER SOLSTICE - DEC 21 AT 9 AM  
A060 Scale: NTS



12 WINTER SOLSTICE - DEC 21 AT 9 AM  
A060 Scale: NTS



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PROJECT NO: ACA00143037	
DRAWN BY: VR	CHECKED BY: ME
PROJECT MGR: ME	APPROVED BY: LM

SHEET TITLE  
SHADOW STUDY

SHEET NUMBER A060	ISSUE 1
----------------------	------------



2024-09-24 2:00:15 PM



1 SITE PLAN  
A100 SCALE: 1/8" = 1'-0"

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PROJECT NO:  
ACA00143037

DRAWN BY:  
VR

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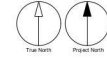
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APPROVED BY:  
LM

SHEET TITLE  
**SITE PLAN**

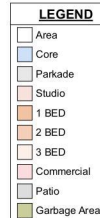
SHEET NUMBER  
**A100**

ISSUE  
**1**



\\arcadis\Drawings\ACA\0143037-Esquimalt\CA00143037\_2 SITE PLAN.dwg 1/1





**PARKING TAG**

The diagram shows a rectangular box representing a parking tag with the text 'X XXX 0000' inside. Three lines originate from the top of the box: one from the 'X', one from the first 'X' of 'XXX', and one from the first '0' of '0000'. These lines point to the labels 'USER GROUP', 'STALL TYPE', and 'STALL NUMBER' respectively.

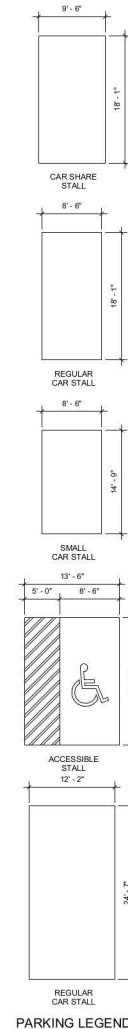
USER GROUP  
STALL TYPE  
STALL NUMBER

X XXX 0000

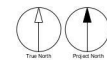
USER GROUP	STALL TYPE
C COMMERCIAL	SML SMALL
R RESIDENTIAL	STD STANDARD
V VISITOR	AS ACCESSIBLE
D DAYCARE	T TANDEM
CS CAR SHARE	

**ABBREVIATION**

EVCS ELECTRIC VEHICLE CHARGING STATION



### PARKING LEGEND



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<p><b>ISSUES</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 85%;">DESCRIPTION</th> <th style="width: 10%;">DATE</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>ISSUED FOR REZONING REVIEW</td> <td style="text-align: center;">2024-09-18</td> </tr> </tbody> </table>			No.	DESCRIPTION	DATE	1	ISSUED FOR REZONING REVIEW	2024-09-18
No.	DESCRIPTION	DATE						
1	ISSUED FOR REZONING REVIEW	2024-09-18						
<p style="font-size: 48px; transform: rotate(-45deg); opacity: 0.5;">FOR REVIEW</p>								
<p><b>CONSULTANTS</b></p>								
<p><b>SEAL</b></p>								
<p><b>PRIME CONSULTANT</b></p> <div style="display: flex; align-items: center;"> <div> <p style="font-size: 24px; margin: 0;"><b>ARCADIS</b></p> <p style="font-size: 10px; margin: 5px 0 0 0;">1265 West Pender Street - Suite 100 Vancouver, BC V6E 4B1 Canada tel 604 683 8787 <a href="http://www.arcadis.com">www.arcadis.com</a></p> </div> </div>								
<p><b>PROJECT</b></p> <p style="text-align: center; font-size: 18px; font-weight: bold;">ESQUIMALT</p> <p>1340 SUSSEX ST, 1337 SANDERS ST, Victoria, BC V9A 4Z9</p>								
<p><b>PROJECT NO:</b> ACAO143037</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><b>DRAWN BY:</b> VR</td> <td style="width: 50%;"><b>CHECKED BY:</b> ME</td> </tr> <tr> <td><b>PROJECT MGR:</b> ME</td> <td><b>APPROVED BY:</b> LM</td> </tr> </table>			<b>DRAWN BY:</b> VR	<b>CHECKED BY:</b> ME	<b>PROJECT MGR:</b> ME	<b>APPROVED BY:</b> LM		
<b>DRAWN BY:</b> VR	<b>CHECKED BY:</b> ME							
<b>PROJECT MGR:</b> ME	<b>APPROVED BY:</b> LM							
<p><b>SHEET TITLE</b></p> <p style="text-align: center; font-size: 18px; font-weight: bold;">PARKADE 3 FLOOR PLAN</p>								
<p><b>SHEET NUMBER</b></p> <p style="font-size: 24px; font-weight: bold; text-align: center;">A200</p>		<p><b>ISSUE</b></p> <p style="font-size: 24px; font-weight: bold; text-align: center;">1</p>						





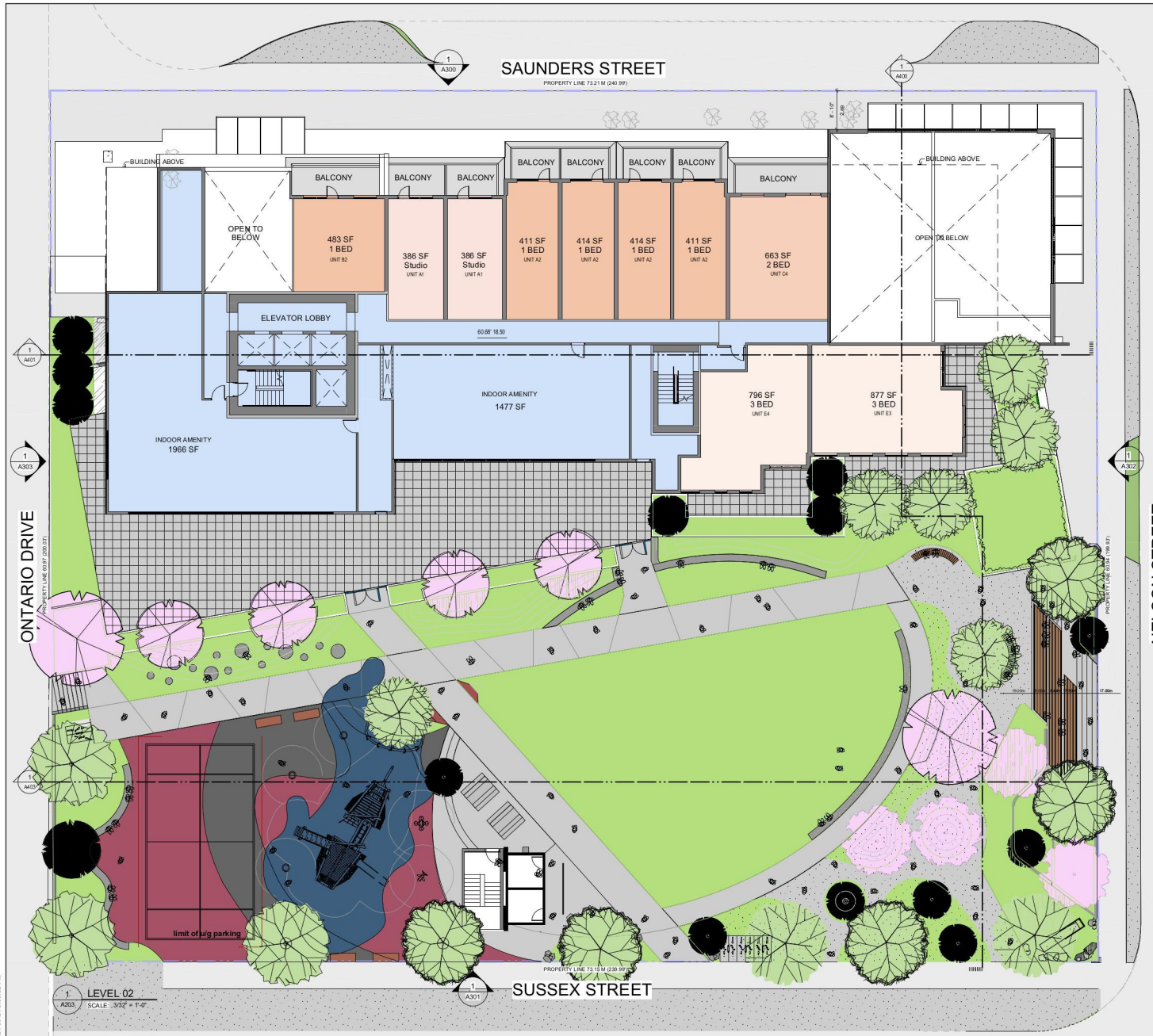
Working School  
Grade and Type  
Space I:  
e Stall  
Space I:  
e Stall w/ C  
Space: Regu

☐ Area  
☐ Core  
☐ Parkade  
☐ Studio  
☐ 1 BED  
☐ 2 BED  
☐ 3 BED  
☐ Commercial  
☐ Patio  
☐ Garbage Area

A201	1
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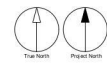
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DRAWN BY: VM	APPROVED BY: LM

SHEET TITLE

LEVEL 2 FLOOR PLAN

SHEET NUMBER	ISSUE
A203	1

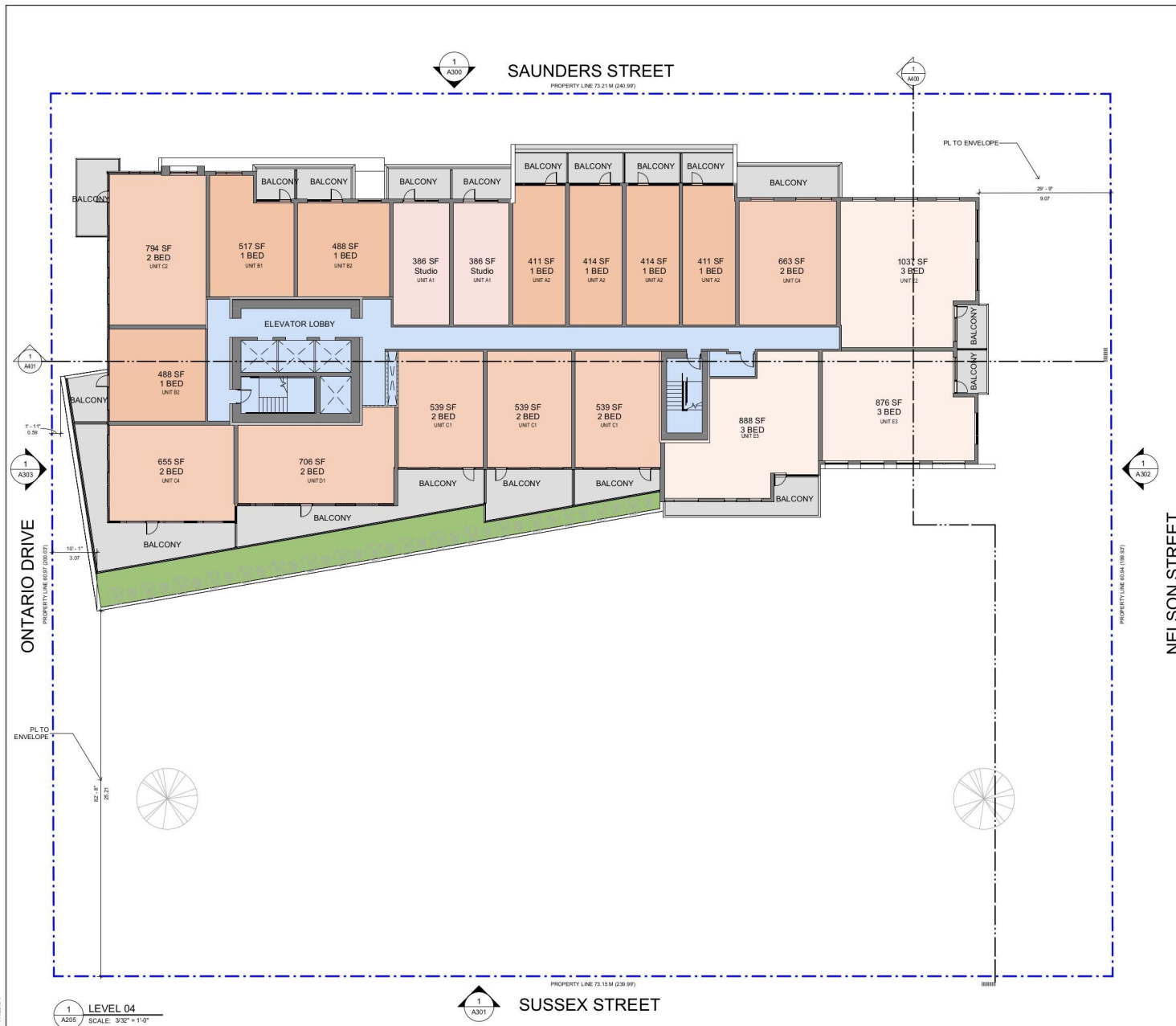
- LEGEND
- Area
  - Core
  - Parkade
  - Studio
  - 1 BED
  - 2 BED
  - 3 BED
  - Commercial
  - Patio
  - Garbage Area



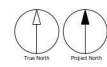




2024-09-23 11:25:54



LEGEND	
	Area
	Core
	Parkade
	Studio
	1 BED
	2 BED
	3 BED
	Commercial
	Patio
	Garbage Area



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PROJECT NO: ACA00143037		
DRAWN BY: VR	CHECKED BY: ME	
PROJECT MGR: ME	APPROVED BY: LM	
SHEET TITLE LEVEL 4 FLOOR PLAN		
SHEET NUMBER A205		ISSUE 1

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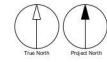
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ACAD00143037  
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PROJECT MGR:  
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CHECKED BY:  
ME  
APPROVED BY:  
LM

SHEET TITLE  
**LEVEL 5 FLOOR PLAN**

SHEET NUMBER  
**A206**  
ISSUE  
**1**

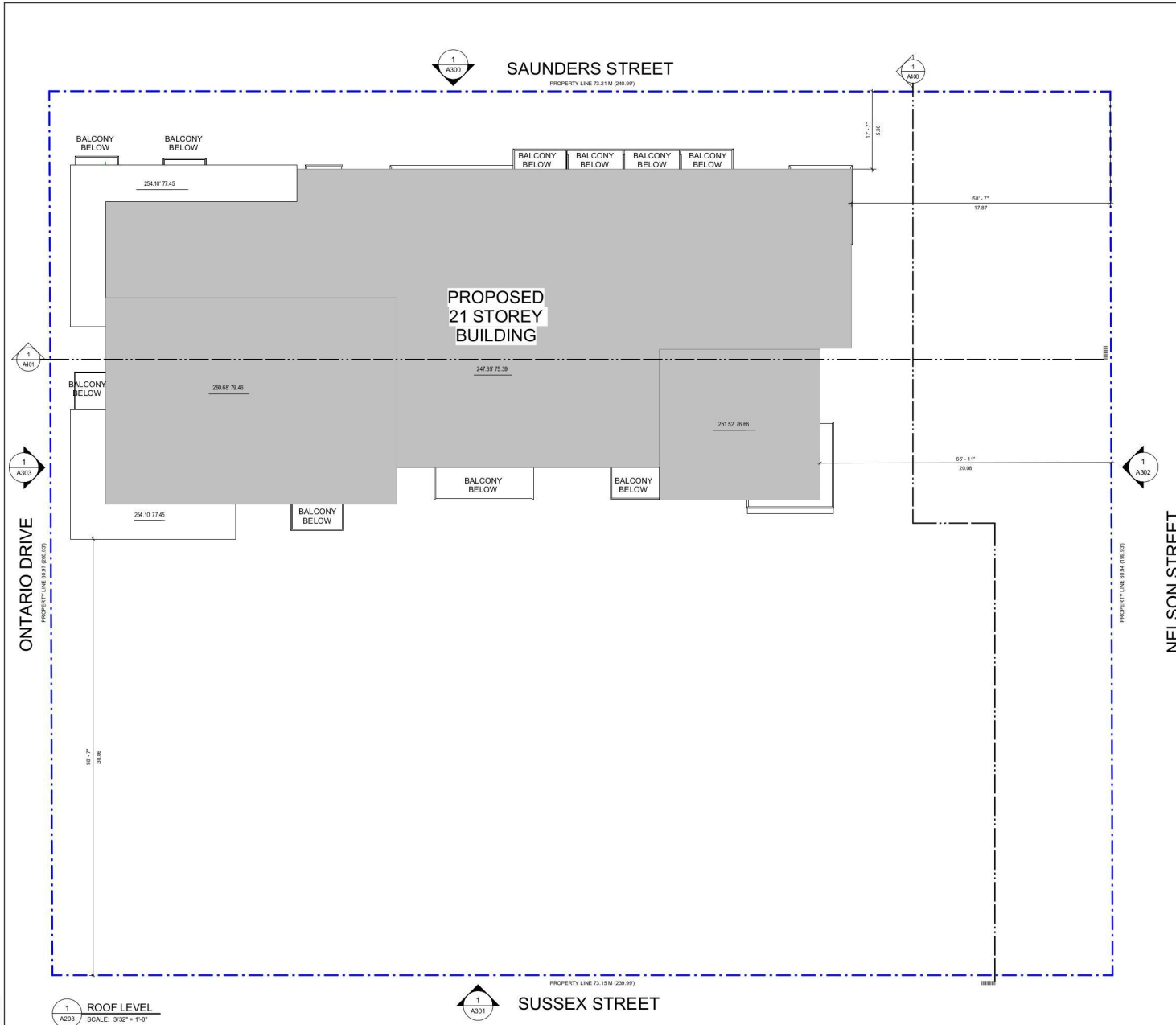


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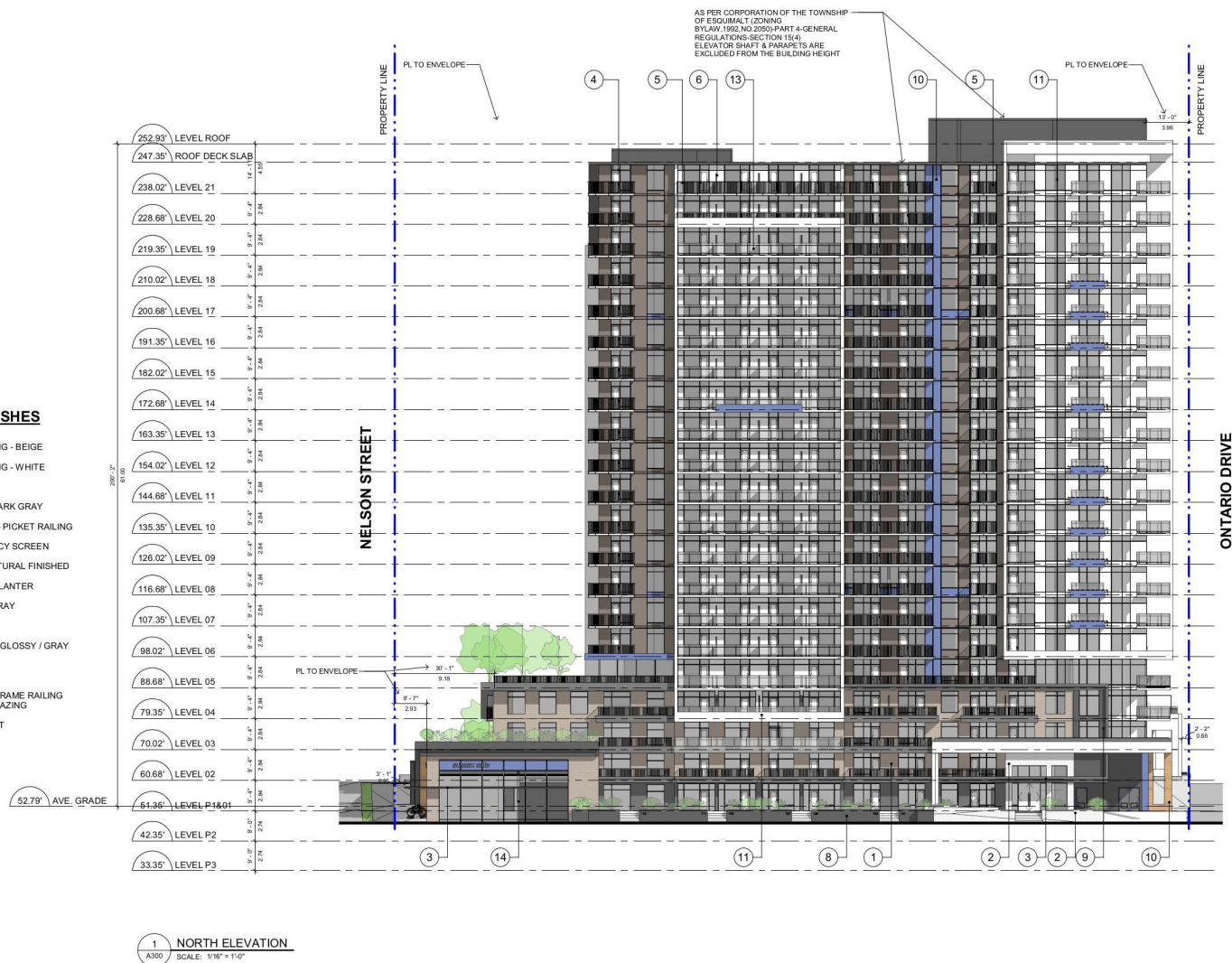
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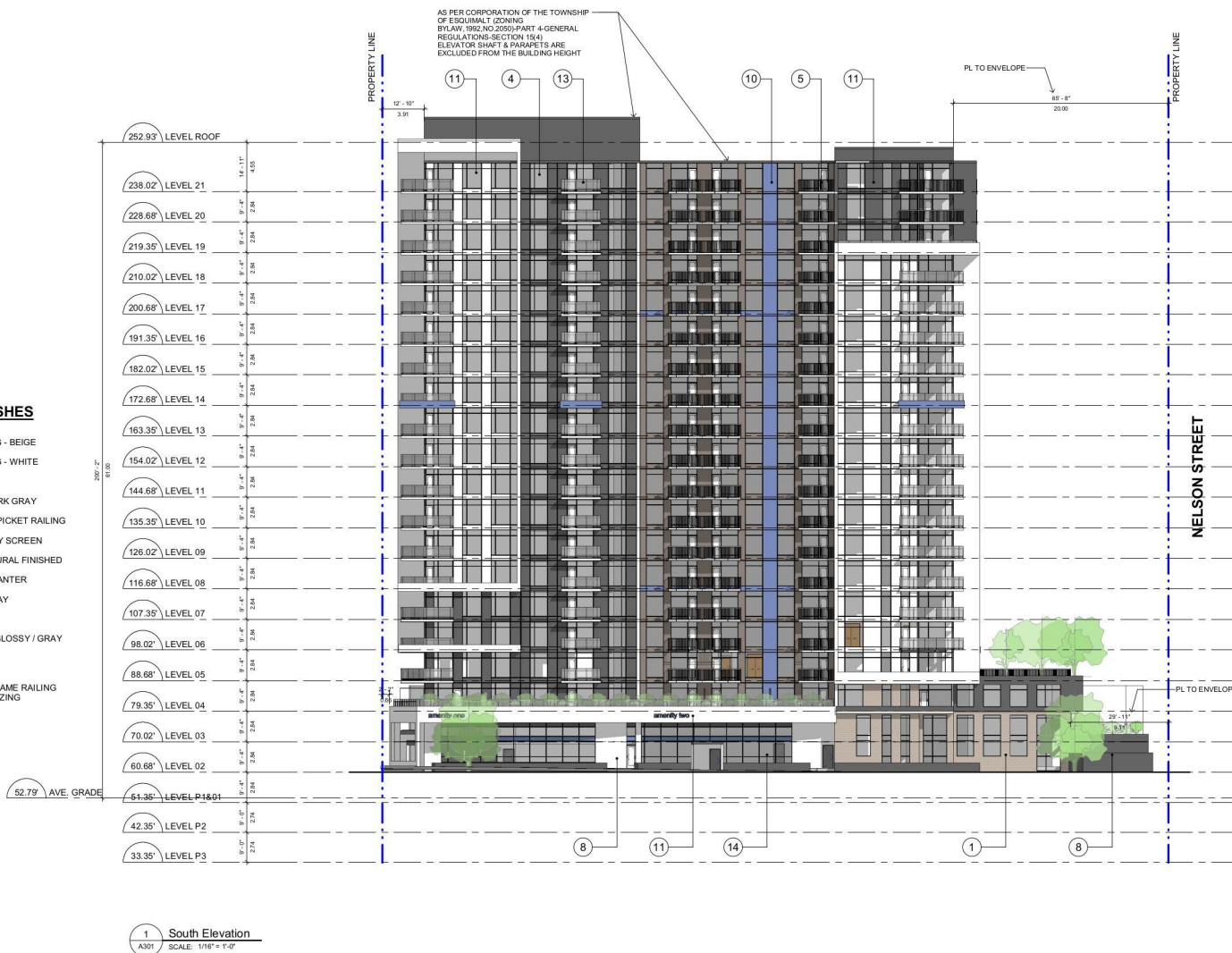
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DRAWN BY: VR	CHECKED BY: ME
PROJECT MGR: ME	APPROVED BY: LM

SHEET TITLE  
ROOF PLAN

SHEET NUMBER A208	ISSUE 1
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PROJECT NO: ACA00143037		
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SHEET TITLE BUILDING ELEVATIONS		
SHEET NUMBER A301		ISSUE 1



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PROJECT NO:  
ACA00143037

DRAWN BY: VR	CHECKED BY: ME
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PROJECT MGR: ME	APPROVED BY: LM
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SHEET TITLE  
BUILDING ELEVATIONS

SHEET NUMBER	ISSUE
A303	1



1 West Elevation  
A303 SCALE: 1/16" = 1'-0"





LEGEND OF FINISHES

- 1 BRICK VENEER CLADDING - BEIGE
- 2 BRICK VENEER CLADDING - WHITE
- 3 STEEL CANOPY GLAZED
- 4 ALUMINUM WINDOW - DARK GRAY
- 5 ALUMINUM GUARDRAIL - PICKET RAILING
- 6 FROSTED GLASS PRIVACY SCREEN
- 7 CONCRETE - ARCHITECTURAL FINISHED
- 8 CONCRETE - PAINTED PLANTER
- 9 METAL FINISH - DARK GRAY
- 10 METAL FINISH - BLUE
- 11 WINDOW WALL - WHITE GLOSSY / GRAY MATTE / BEIGE
- 12 WOOD LOOKING SOFFIT
- 13 EXTRUDED ALUMINUM FRAME RAILING WITH TRANSPARENT GLAZING
- 14 ALUMINUM STOREFRONT

RENDERING MAIN ENTRANCE  
SCALE: 1:50



1 BRICK VENEER CLADDING - BEIGE



2 BRICK VENEER CLADDING - WHITE



3 STEEL CANOPY - GLAZED



4 ALUMINUM WINDOW - DARK GRAY



5 ALUMINUM GUARDRAIL PICKET RAILING



6 FROSTED GLASS PRIVACY SCREEN



7 CONCRETE ARCHITECTURAL FINISHED



8 CONCRETE PAINTED PLANTER



9 METAL FINISH DARK GRAY



10 METAL FINISH BLUE



11 WINDOW WALL - WHITE GLOSSY/GRAY MATTE/BEIGE



12 WOOD LOOKING SOFFIT



13 EXTRUDED ALUMINUM FRAME RAILING WITH TRANSPARENT GLAZING



14 ALUMINUM STOREFRONT

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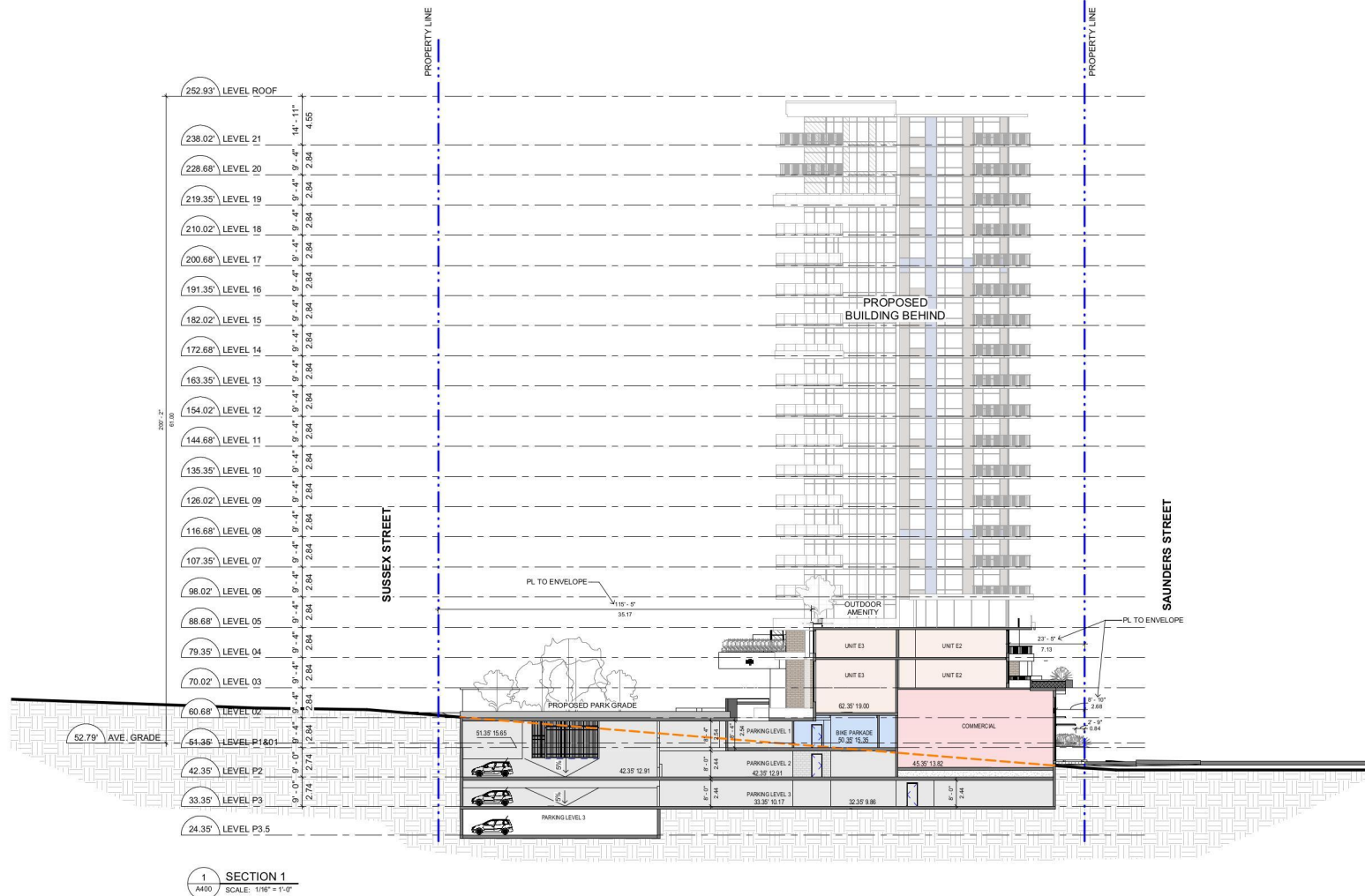
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CHECKED BY:  
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ME  
APPROVED BY:  
LM

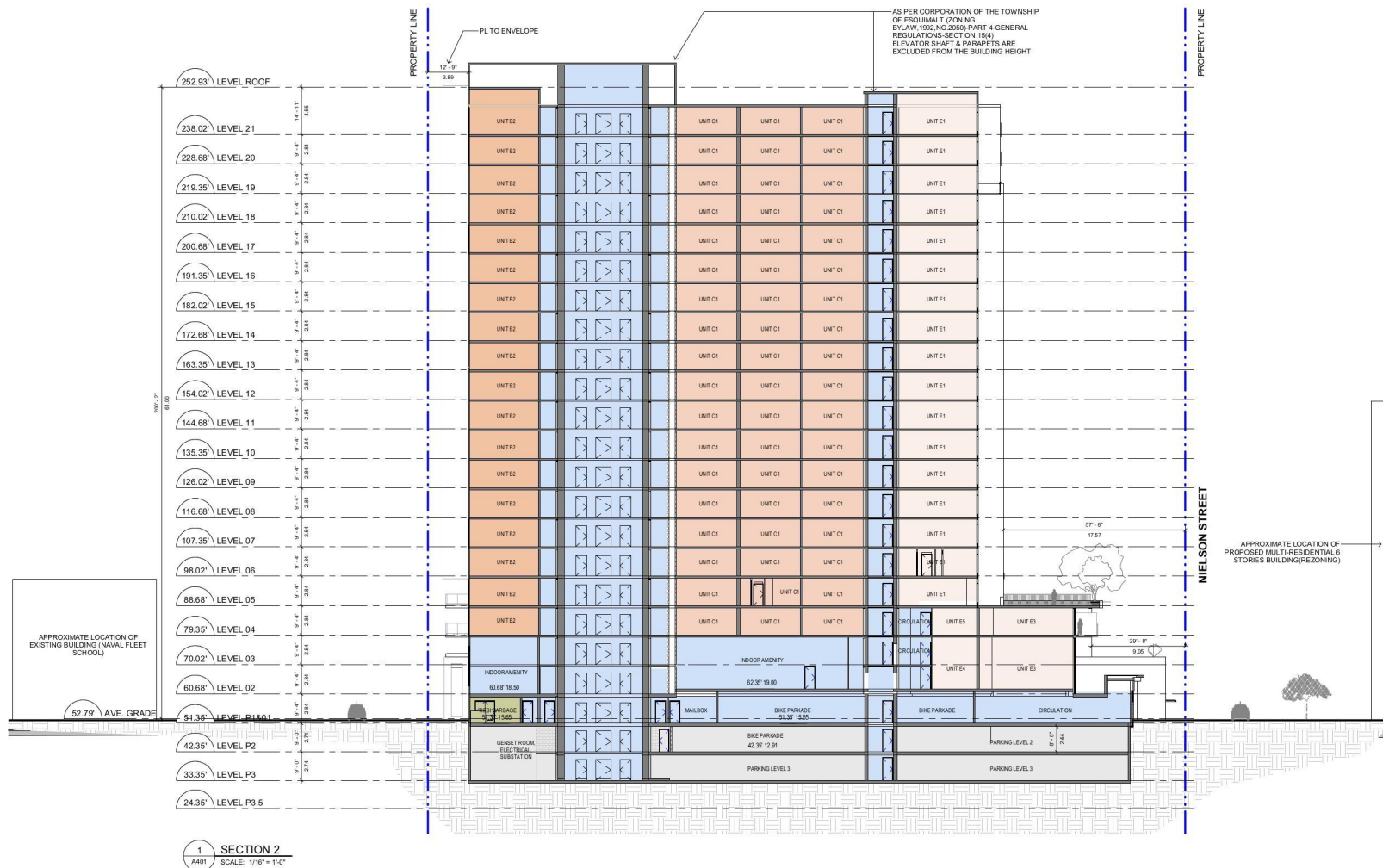
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**MATERIAL BOARD**

SHEET NUMBER  
**A350**  
ISSUE  
**1**











1 SECTION 3  
A402 SCALE: 1/16" = 1'-0"

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PROJECT

**ESQUIMALT**

1340 SUSSEX ST, 1337 SANDERS ST,  
Victoria, BC  
V9A 4Z9

PROJECT NO:  
ACA00143037

DRAWN BY:  
VR

CHECKED BY:  
ME

PROJECT MGR:  
ME

APPROVED BY:  
LM

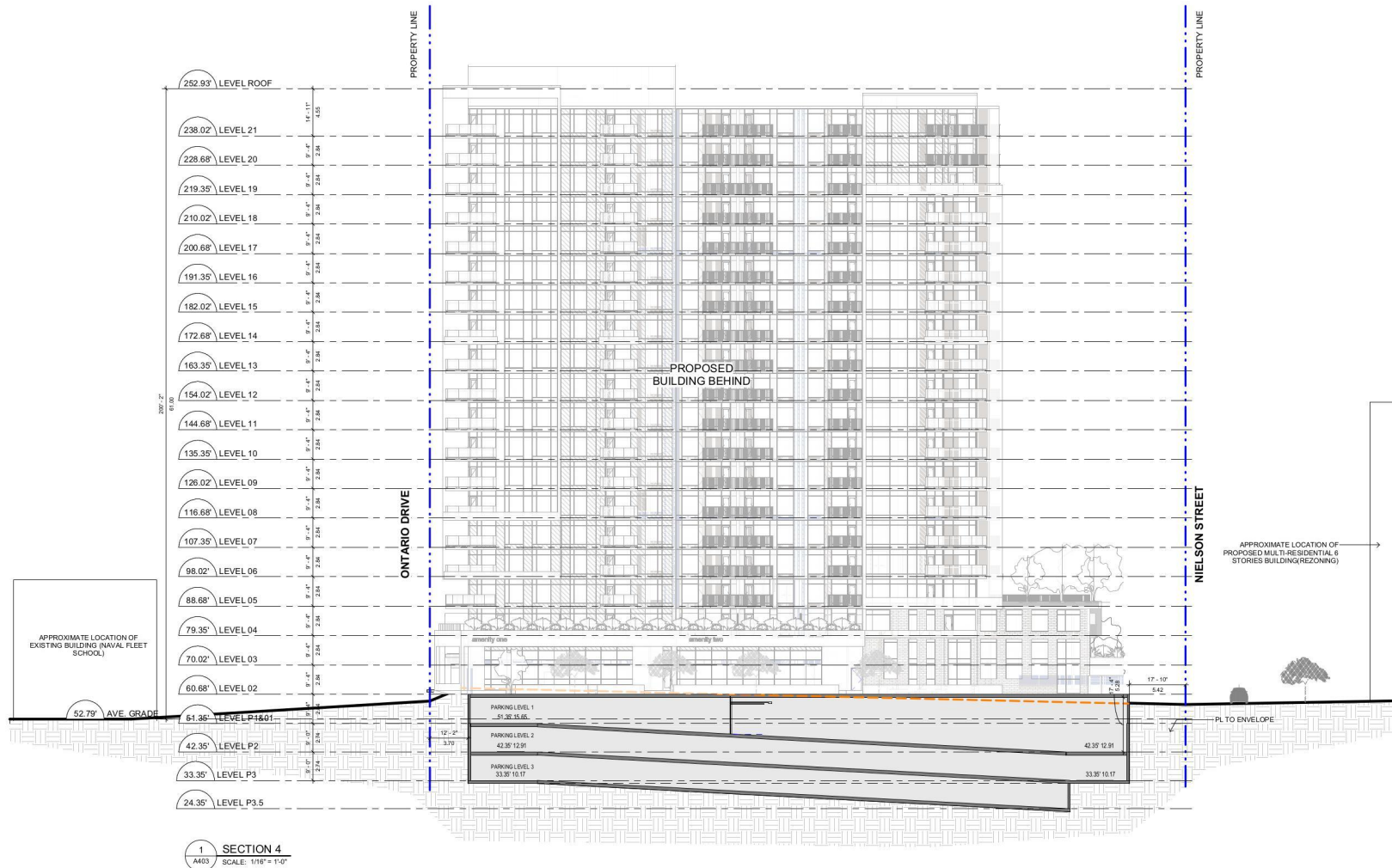
SHEET TITLE  
**BUILDING SECTION**

SHEET NUMBER

**A402**

ISSUE

**1**



CLIENT

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Building the Extraordinary

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No.	DESCRIPTION	DATE
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**FOR REVIEW**

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LM

SHEET TITLE

**BUILDING SECTION**

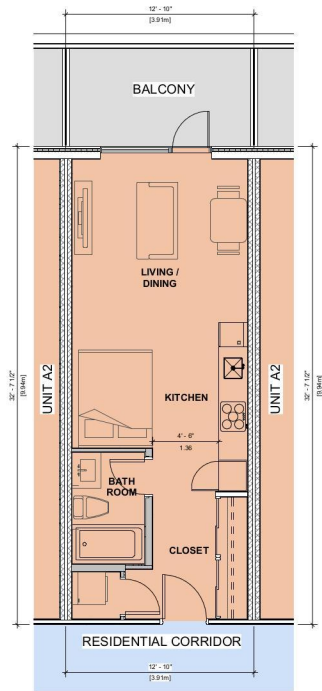
SHEET NUMBER

**A403**

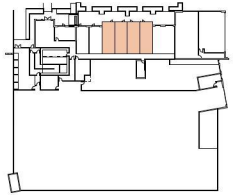
ISSUE

**1**





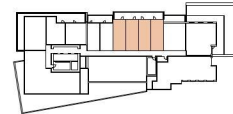
1 TYPICAL 1 BEDROOM  
A500 SCALE: 1/4" = 1'-0"  
84 OF 335 UNITS



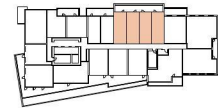
LEVEL 01



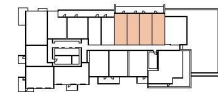
LEVEL 02



LEVEL 03



LEVEL 04

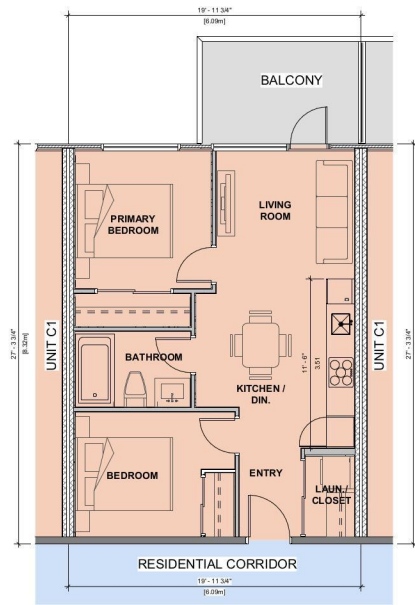


LEVEL 05

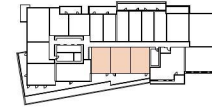


LEVEL 06 TO 21

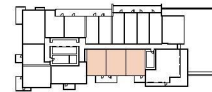
2 UNIT A2 - KEYPLAN  
A500 SCALE: 1" = 60'-0"



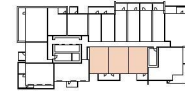
3 TYPICAL 2 BEDROOM  
A500 SCALE: 1/4" = 1'-0"  
54 OF 335 UNITS



LEVEL 04

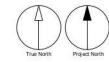



LEVEL 05



LEVEL 06 TO 21

4 UNIT C1 - KEYPLAN  
A500 SCALE: 1" = 60'-0"

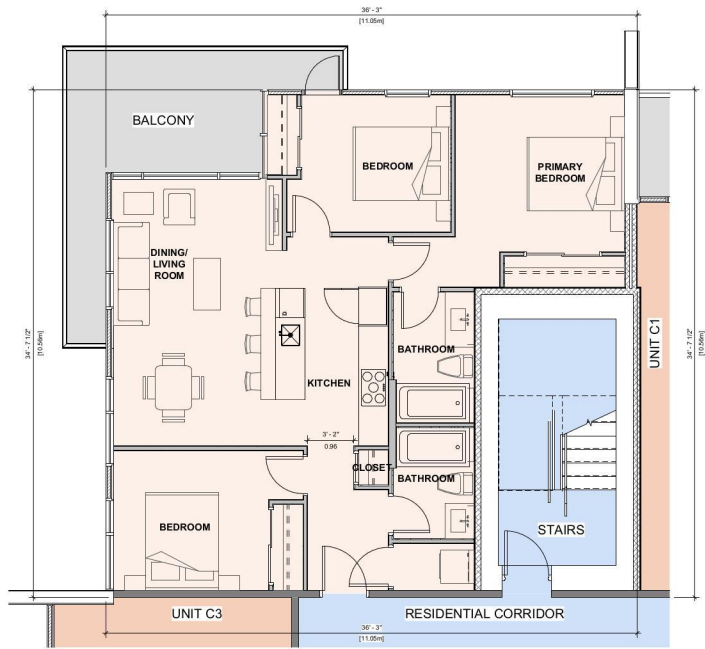


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No.	DESCRIPTION	DATE
1	ISSUED FOR REZONING REVIEW	2024-09-18
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PROJECT		
ESQUIMALT 1340 SUSSEX ST, 1337 SANDERS ST, Victoria, BC V9A 4Z9		
PROJECT NO: ACA00143037		
DRAWN BY: VR	CHECKED BY: ME	
PROJECT MGR: ME	APPROVED BY: LM	
SHEET TITLE		
UNIT PLANS		
SHEET NUMBER		ISSUE
A500		1

ARCADIS

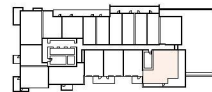
Autodesk® DocuSign® eSolutions  
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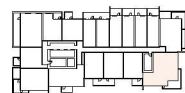


1 TYPICAL 3 BEDROOM  
A501 SCALE: 1/4" = 1'-0"

17 OF 335 UNITS



LEVEL 05



LEVEL 06 TO 21

3 UNIT E1 - KEYPLAN  
A501 SCALE: 1" = 60'-0"

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PROJECT

**ESQUIMALT**  
1340 SUSSEX ST, 1337 SANDERS ST,  
Victoria, BC  
V9A 4Z9

PROJECT NO:

ACAD00143037

DRAWN BY:

VR

CHECKED BY:

ME

PROJECT MGR:

ME

APPROVED BY:

LM

SHEET TITLE

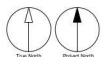
UNIT PLANS

SHEET NUMBER

A501

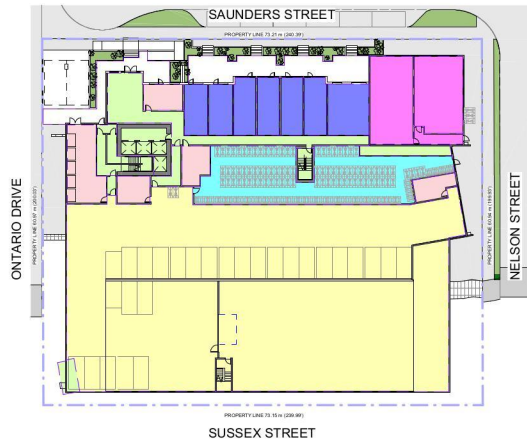
ISSUE

1





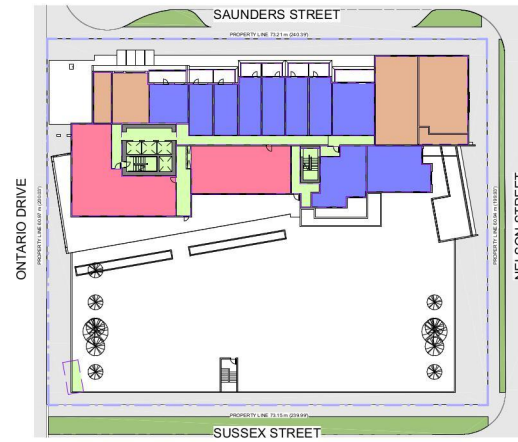
1 FAR - PARKADE 3  
SCALE: 1/32" = 1'-0"



3 FAR - LEVEL 1  
SCALE: 1/32" = 1'-0"



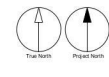
2 FAR - PARKADE 2  
SCALE: 1/32" = 1'-0"



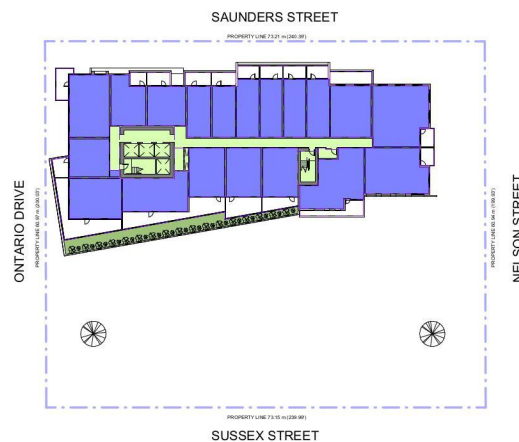
4 FAR - LEVEL 2  
SCALE: 1/32" = 1'-0"

## LEGEND

- Residential
- Commercial
- Circulation
- Parkade
- Bike Parking
- Storage/Garbage Area/Offices
- Indoor Amenity
- Open To Below
- Landscape

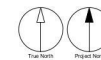


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PROJECT		
ESQUIMALT 1340 SUSSEX ST, 1337 SANDERS ST, Victoria, BC V9A 4Z9		
PROJECT NO: ACAD00143037		
DRAWN BY: VR		CHECKED BY: ME
PROJECT MGR: ME		APPROVED BY: LM
SHEET TITLE FAR & OVERLAY PLANS		
SHEET NUMBER A900		ISSUE 1

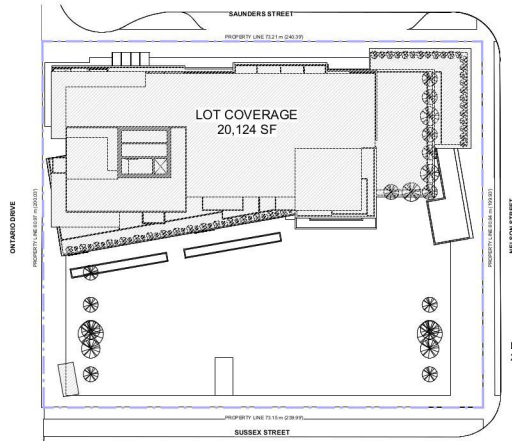


### LEGEND

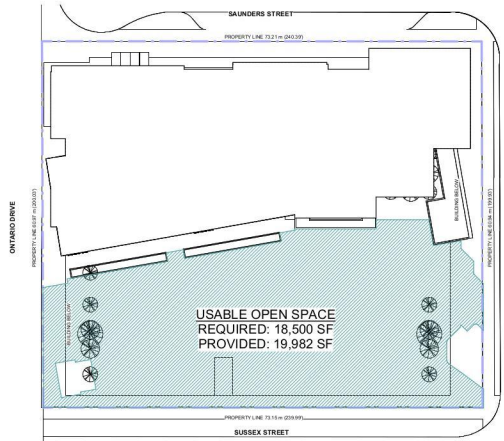
- Residential
- Commercial
- Circulation
- Parkade
- Bike Parking
- Storage/Garbage Area/Offices
- Indoor Amenity
- Open To Below
- Landscape



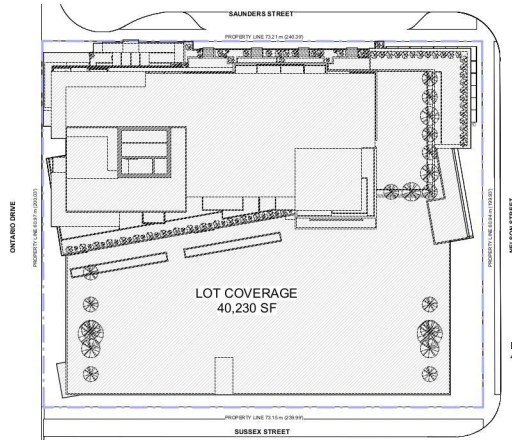




1 LOT COVERAGE W/O PARKADE  
SCALE: 1/32" = 1'-0"



3 USABLE OPEN SPACE  
SCALE: 1/32" = 1'-0"



2 LOT COVERAGE W/ PARKADE  
SCALE: 1/32" = 1'-0"

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PROJECT

**ESQUIMALT**1340 SUSSEX ST, 1337 SANDERS ST,  
Victoria, BC  
V9A 4Z9

PROJECT NO:

ACA00143037

DRAWN BY:

VR

CHECKED BY:

ME

PROJECT MGR:

ME

APPROVED BY:

LM

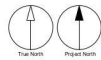
SHEET TITLE

**FAR & OVERLAY PLANS**

SHEET NUMBER

**A902**

ISSUE

**1**



**SITE LANDSCAPE PLAN**



**RECOMMENDED PLANT SPECIES LIST**

- TREES**
- N
  - N
  - P
  - P
  - P
  - P
  - N
- LARGE SHRUBS**
- N
  - N
  - N
  - N
  - N
  - N
  - N
  - N
- MEDIUM SHRUBS**
- P
  - N
  - P
  - P
  - N
  - N
  - N
  - N
- SMALL SHRUBS**
- N
  - N
  - N
  - P
  - P
  - P
  - N
  - N
- PERENNIALS, ANNUALS & FERNS**
- PN
  - PN
  - PN
  - N
  - P
  - P
  - N
- GROUNDCOVERS**
- N
  - PN
  - PN
  - N

Raised planters adjacent to private unit patios

Raised planter over parkade entrance features drought tolerant and sun-adapted native and adaptive shrubs, ornamental grasses, and trailing perennials.

Seating stair with integrated terraced planters provides connectivity between the park and Nelson Street boulevard, bridging the public realm spaces and activating the streetscape

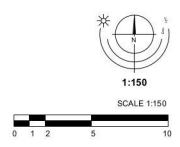
Compacted pathway blend aggregate in secondary circulation and learning garden areas. All areas of aggregate surfacing to be bound by low steel edging or adjacent pavement

Berms provide soil volume for trees located over the parkade slab. Tree species have been selected for sizes appropriate to the volume of available soil. Larger berms are supported by angled weathering steel sheets or subgrade reinforcement. Typical slope of planted berms is 2:1 max. (1:1 for reinforced berm slopes)

Terrace planter trees: Eastern Redbud, Forest Pansy Redbud, Serviceberry

Terraced planters along the Nelson Street frontage of the park provide soil volume to support small and medium canopy deciduous trees, with a mix of drought tolerant and sun-adapted native and adaptive plants below

Main park entrance signage



**Notes:**  
 1. All work to be completed to current BCSLA Landscape Standards  
 2. All soft landscape to be irrigated with an automatic irrigation system

# 1340 Sussex & 1337 Saunders | Landscape Concept Plan