ESQUIMALT MIXED-USE

ARTISTIC RENDER - FOR REFERENCE ONLY

DEVELOPMENT PERMIT

APRIL 25, 2025

DRAWING LIST:

DP.000	COVER
DP.001	SITE INFORMATION
DP.100	SITE PLAN
DP.102	PARKADE PLAN (P2)
DP.103	PARKADE PLAN (P1)
DP.104	-1 LEVEL PLAN
DP.105	MAIN FLOOR PLAN
DP.106	SECOND FLOOR PLAN
DP.107	THIRD FLOOR PLAN
DP.108	FOURTH FLOOR PLAN
DP.109	FIFTH FLOOR PLAN
DP.110	SIXTH FLOOR PLAN
DP.111	ROOF PLAN
DP.112	UNIT PLANS
DP.113	UNIT MATRIX
DP.200	SOUTH ELEVATION
DP.201	EAST ELEVATION
DP.202	NORTH ELEVATION
DP.203	WEST ELEVATION
DP.300	SECTION 1
DP.301	SECTION 2
DP.302	SECTION 3
DP.303	SITE SECTION
DP.400	SHADOW STUDY
DP.401	MATERIAL BOARD
DP.500	NE/SE VIEW
DP.500	ENTRY VIEW
DPL1	LANDSCAPE PLAN
DPL1.1	LEVEL 6 LANDSCAPE PLAN + DETAILS
C100	CIVIL - COVER SHEET & DETAILS
C101	CIVIL - UNDERGROUND SERVICING
C102	CIVIL - SURFACE FEATURES & GRADING
C103	CIVIL - STORMWATER MANAGEMENT
C104	CIVIL - SERVICING PROFILE
C105	CIVIL - SERVICING PROFILE
C201	CIVIL - OFFSITE PLAN PROFILE
C202	CIVIL - OFFSITE PLAN PROFILE

PROJECT INFORMATION

PARCEL ADDRESS:

LEGAL:	LOT 1, SUBURBAN LOT 45, PLAN 9871 LOT 2, SUBURBAN LOT 37 + 45, PLAN 9871 EXCEPT PART IN PLAN 16394; AND LOT B, SUBURBAN LOT 37, PLAN 11993
MUNICIPAL:	2211 SUSSEX STREET, ESQUIMALT, BC
ZONING:	**CD_164**

DENSITY:

TOTAL PARCEL AREA:	4,302.33 SM (46, 310 SF)
PARK DEDICATION AREA:	425 SM
PARCEL AREA EXCLUDING PARK DEDICATION:	**3,877.33 SM (41, 735 SF)**

PROPOSED F.A.R. FOR PARCEL AREA EXCLUDING PARK DEDICATION: **3.80**

TOTAL PROPOSED UNITS: **235 DWELLING UNITS**

BUILDING HEIGHT:

MAXIMUM ALLOWABLE :	**45 METERS**
PROPOSED:	22 METERS

LOT COVERAGE:

MAX ALLOWED WITH PARKING STRUCTURE :	**88%**
PROPOSED:	36 705.91 SQ.FT **(87.9%)**
MAX ALLOWED AT OR ABOVE FIRST STOREY:	**74%**
PROPOSED:	29 792.80 SQ.FT **(71.4%)**

SETBACKS:

	PERMITTED	PROPOSED
NORTH (SUSSEX ST.)	3M	3M
EAST (NELSON ST.)	3M	3M
SOUTH (ESQUIMALT RD.)	0M	6M
WEST (NEIGHBOR)	3M	3M

VEHICULAR PARKING:

VEHICLE PARKING REQUIREMENT:

ACCESSIBLE PARKING 1 PER 50 REQUIRED PROVIDED	= 8 STALLS
REDEDENTIAL 0.80 VEHICLE STALLS / UNIT	= 188 STALLS
VISITOR 0.112 VEHICLE STALLS / UNIT	= 27 STALLS
COMMERCIAL STALLS 14 SHARED WITH VISITOR	
TOTAL REQUIRED STALLS	= 215 STALLS
TOTAL VEHICULAR STALLS PROVIDED	**= 215 STALLS PROPOSED**

BICYCLE PARKING:

BICYCLE PARKING REQUIREMENT:

CLASS 1: 1 STALL PER UNIT	= 235 STALLS
TOTAL BICYCLE STALLS PROVIDED:	= 237 STALLS [CLASS 1]
CLASS 2 PROVIDED:	=6 STALLS

GROSSS AREA:

P2	= 36 705 sq.ft	
P1	= 36 705 sq.ft	- (87.9 % COVERAGE)
LEVEL -1 (LOBBY)	= 24 517 sq.ft	
MAIN LEVEL	= 29 792 sq.ft	- (71.4% COVERAGE)
LEVEL 2	= 29 556 sq.ft	
LEVEL 3	= 29 556 sq.ft	
LEVEL 4	= 29 556 sq.ft	
LEVEL 5	= 29 556 sq.ft	
LEVEL 6	= 13 634 sq.ft	
Total	= 259 777 sq.ft	

FAAS

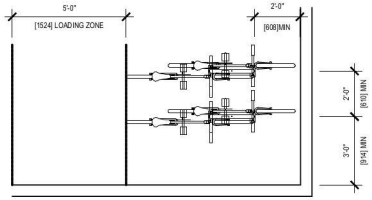
FORMED ALLIANCE ARCHITECTURE STUDIO

1 EAST VIEW
DP.001 NTS

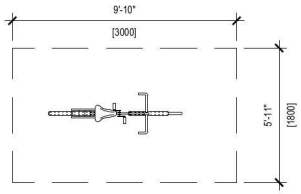
2 NORTH VIEW
DP.001 NTS

SOUTH VIEW
DP.001 NTS

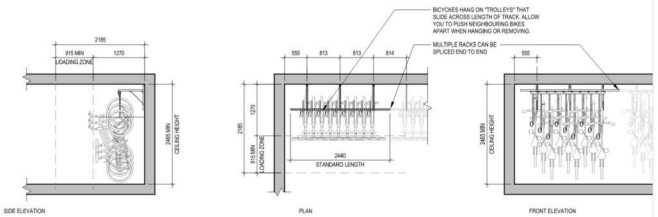
4 WEST VIEW
DP.001 NTS



DERO
HOOP RACK



LARGE CARGO / OVERSIZED BIKE STORAGE



DERO
BIKE FILE

5 BIKE STALL SPECS
DP.001 NTS

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	25.04.23DP
03	DP SET	24.12.20DP
02	DP LITE (DRAFT)	21.05.22DP
01	DP	19.09.20DP

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS:
2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS:
PLAN: BLOCK: LOT:

PID / LOT NO:
34 008 ECC_2211

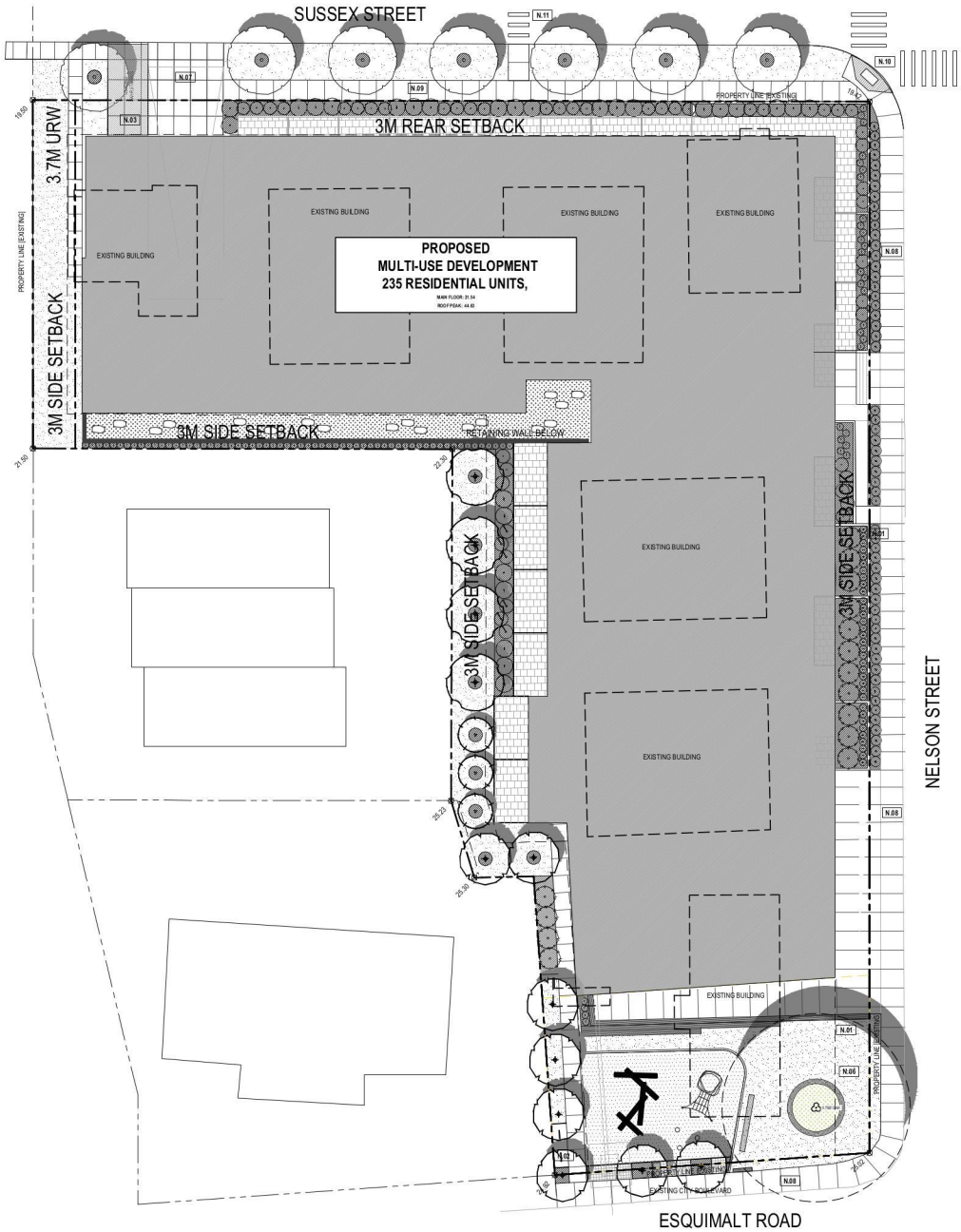
DRAWN: GD
CHECKED: RB

DATE: 2025.04.17
SCALE: AS NOTED

DRAWING TITLE
SITE INFORMATION

DRAWING NUMBER:
DP.001

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF FAAS ARCHITECTURE AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



1 SITE PLAN
DP.100 1/16" = 1'-0"

SHEET NOTES

N.01	PROPOSED PLANTERS W/ BUILT IN BENCH
N.02	PROPOSED CLASS 1 BIKE RACKS
N.03	LOADING STALL / WASTE AND RECYCLING STAGING BINS TO BE ROLLED INTO LOADING FOR COLLECTION
N.04	LOCATION OF GAS METER
N.05	PROPOSED SANITARY, SEWER AND STORM CONNECTIONS
N.06	PUBLIC PARK
N.07	PARKADE RAMP ACCESS
N.08	2M SIDEWALK
N.09	1.8M SIDEWALK
N.10	CROSSWALK AND LET DOWN
N.11	RAISED CROSSWALK - LOCATION TO BE DETERMINED DURING BP
	EXISTING GEODETIC ELEVATION

GENERAL NOTES

A. ALL EXISTING STRUCTURES, RETAINING WALLS AND LANDSCAPING TO BE REMOVED WITHIN COMBINED DEVELOPMENT PARCELS.

B. REFER TO SURVEY PLANS FOR GEODETIC ELEVATIONS ADJACENT TO DEVELOPMENT PERIMETER.

C. ALL SITE REHABILITATION OF SIDEWALKS, BUS ZONE APRONS, AND PAVED LANES ARE TO BE COMPLETED AT THE OWNER'S EXPENSE.

D. WASTE AND RECYCLING TO BE COLLECTED TWICE A WEEK BY PRIVATE PICK UP

E. ALL PUBLIC ACCESSED SIDEWALKS TO BE BROOM FINISHED CONCRETE

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	25.04.23DP
03	DP SET	24.12.23DP
02	DP LITE (DRAFT)	23.05.23DP
01	DP	22.09.23DP

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS:

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS:

PLAN: BLOCK: LOT:

PID / SUBTOP:

34 .036 ECC, 2211

DRAWN: GD CHECKED: RB

DATE: 2023.04.17 SCALE: AS NOTED

DRAWING TITLE

SITE PLAN

DRAWING NUMBER

DP.100

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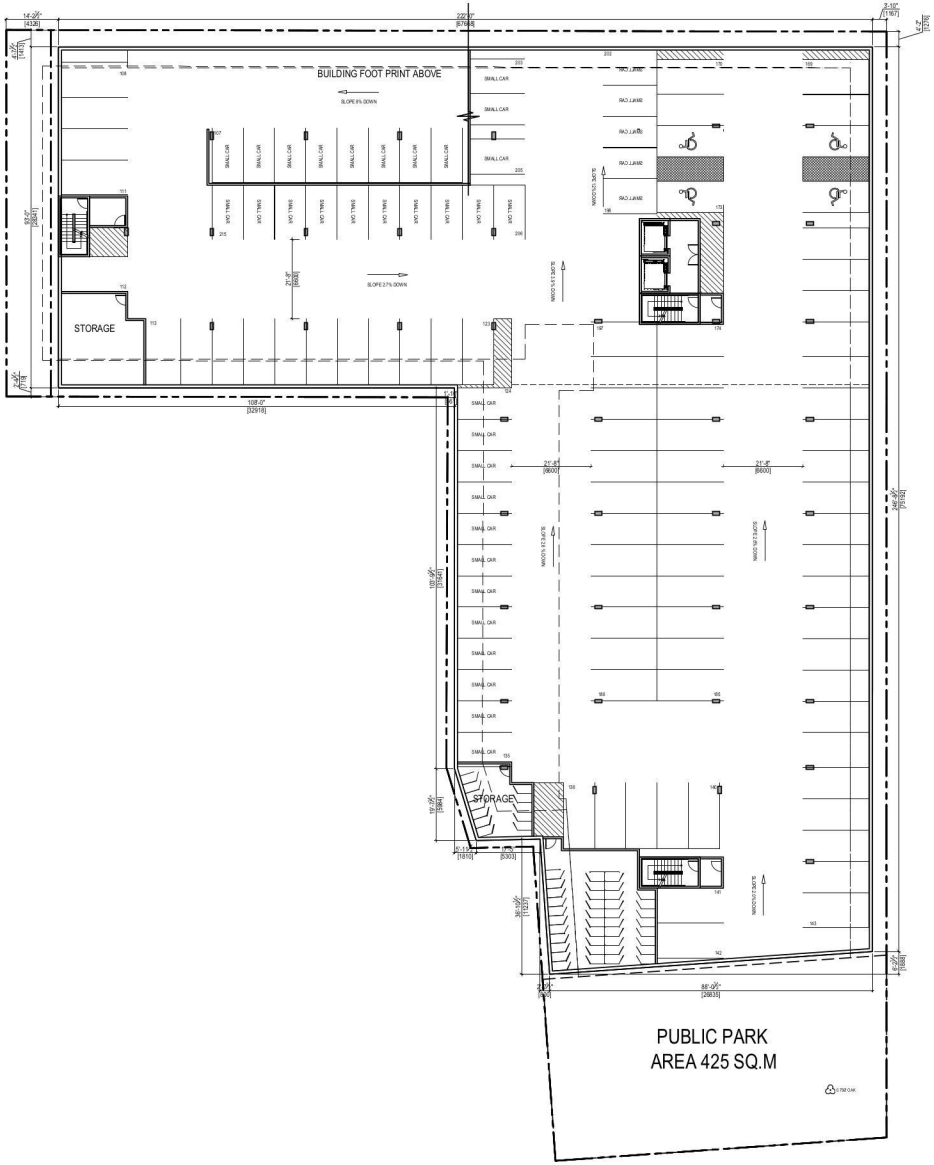


1 P2 - PARKADE PLAN
DP.102 1/16" - 1'-0"

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	25.04.23DP
03	DP SET	24.12.23DP
02	DP LITE (DRAFT)	23.05.23DP
01	SD	22.09.23DP

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS

PLAN: BLOCK: LOT:

PID / SUTAX

34 338 ECC, 2211

DRAWN: GD CHECKED: RB

DATE: 2023.04.17 SCALE: AS NOTED

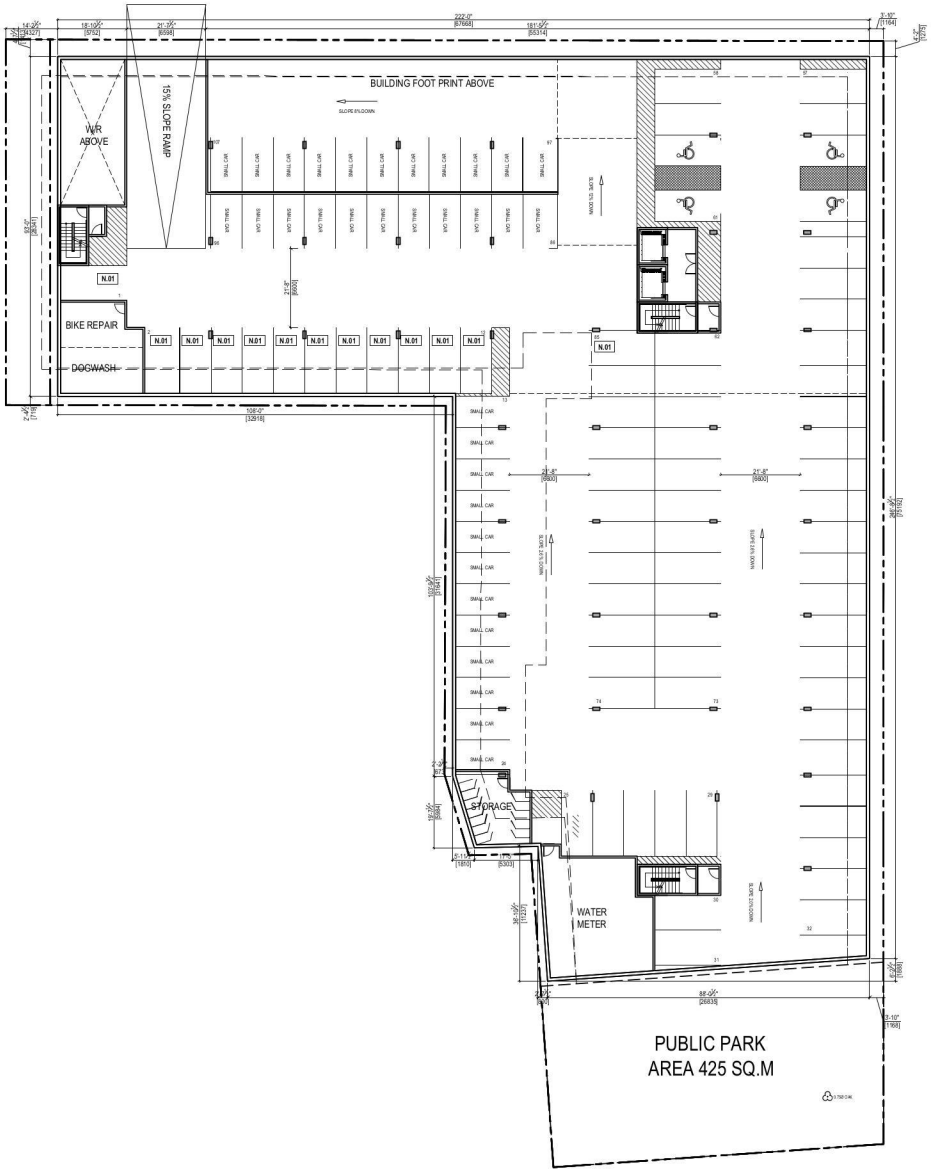
DRAWING TITLE

P2

DRAWING NUMBER

DP.102

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF FAAS ARCHITECTURE AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



1 P1 - PARKADE PLAN
DP.103 1/16" - 1'-0"

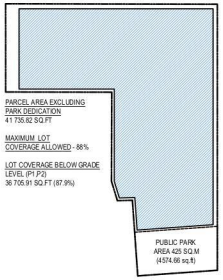
FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

SHEET NOTES

N.01 COMMERCIAL PARKING SHARED WITH VISITOR PARKING

LOT COVERAGE



RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	25.04.2025
03	DP SET	26.02.2024
02	DP LITE (DRAFT)	27.03.2023
01	DP	02.09.2021

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS

PLAN: BLOCK: LOT:

PID / SUTAX

34 336 ECC, 2211

DRAWN	CHECKED
GD	RB

DATE	SCALE
2025.04.17	AS NOTED

DRAWING TITLE

P1

DRAWING NUMBER

DP.103

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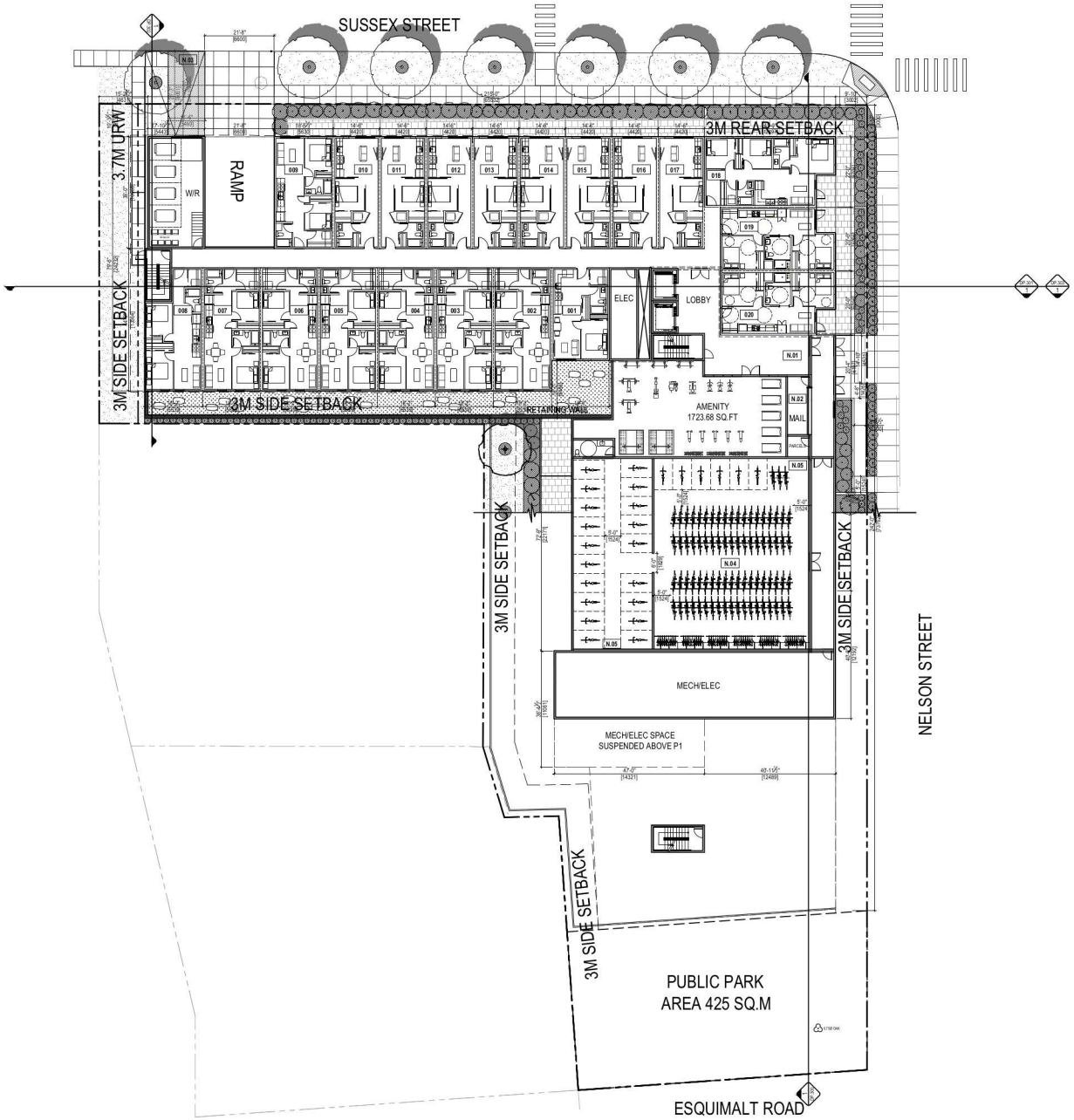

1 -1 LEVEL
DP.104 1/16" - 1'-0"

SHEET NOTES

N.01	LOBBY
N.02	MAIL ROOM
N.03	LOADING STALL/ W&R STAGING
N.04	CLASS 1 BICYCLE
N.05	ELECTRICAL OUTLET TO PROVIDE CHARGING FOR 50% OF BIKE STALLS

BICYCLE CALCULATIONS

CLASS 1 BICYCLE PARKING 1 STALL PER UNIT PROVIDED
REQUIRED = 235

GROUND MOUNT - DERA HOOP RACK - 158 (66.66%)
GROUND MOUNT - CARGO/ OVERSIZED BIKE - 25 (10.55%)
VERTICAL MOUNT - DERA BIKE FILE - 54 (22.79%)

TOTAL PROVIDED = 237

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	25.04.23DP
03	DP SET	24.12.23DP
02	DP LITE (DRAFT)	23.10.23DP
01	RFI	22.09.23DP

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS:
2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS:
PLAN: BLOCK: LOT:

PID / LOT NO:
34 338 ECC, 2211

DRAWN: GD
CHECKED: RB

DATE: 2023.04.17
SCALE: AS NOTED

DRAWING TITLE

-1 LEVEL

DRAWING NUMBER

DP.104

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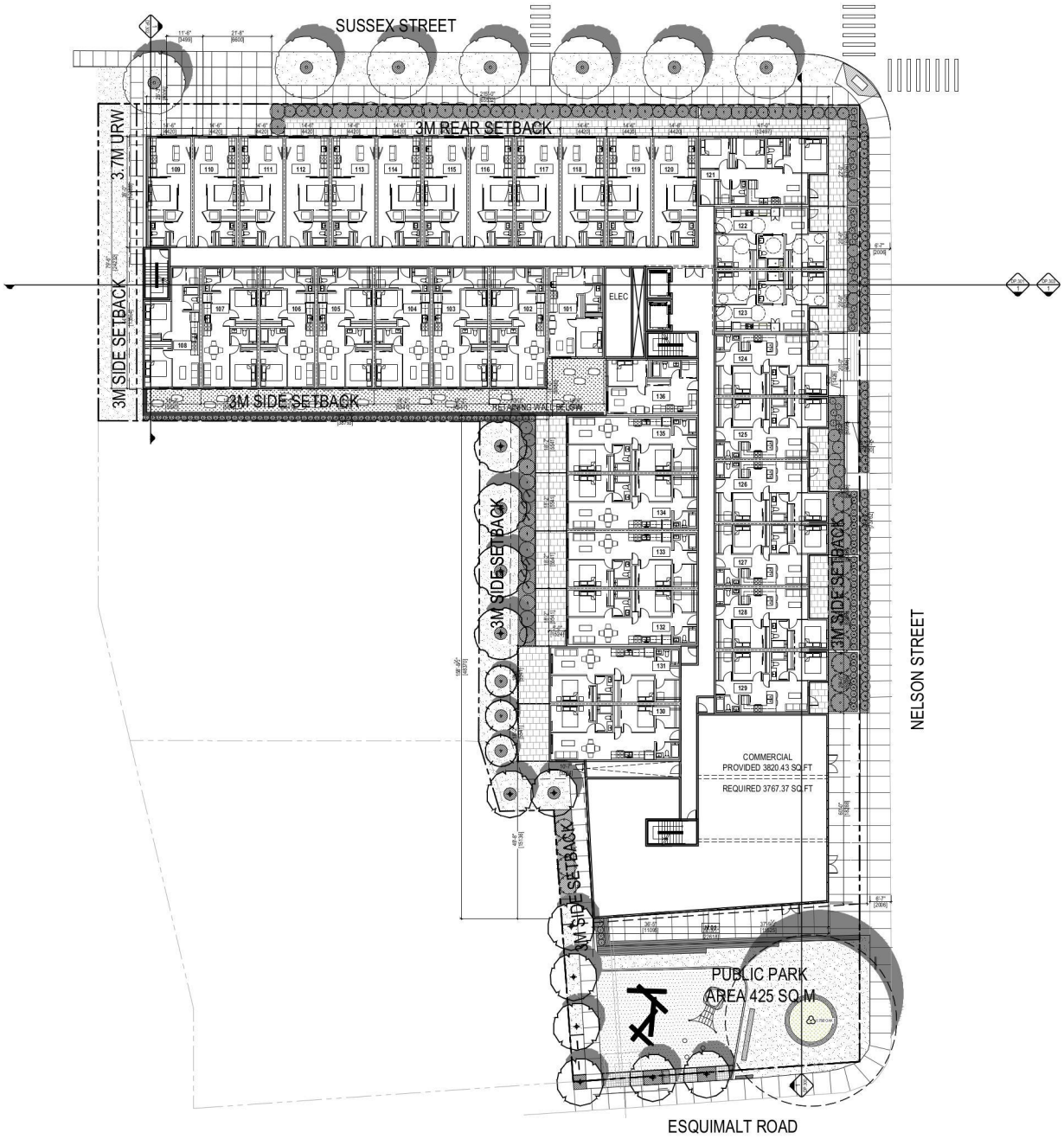
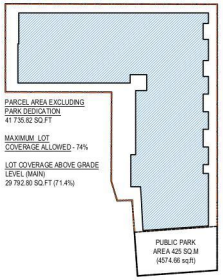


1 MAIN FLOOR PLAN
DP.105 1/16" = 1'-0"

LOT COVERAGE



FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	25.04.2025
03	DP SET	16.12.2024
02	DP LITE (DRAFT)	27.09.2024
01	RD	02.09.2024

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS:
2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS:
PLAN: BLOCK: LOT:

PID LIST NO:
34 336 ECC, 2211

DRAWN	CHECKED
GD	RB

DATE	SCALE
2025.04.17	AS NOTED

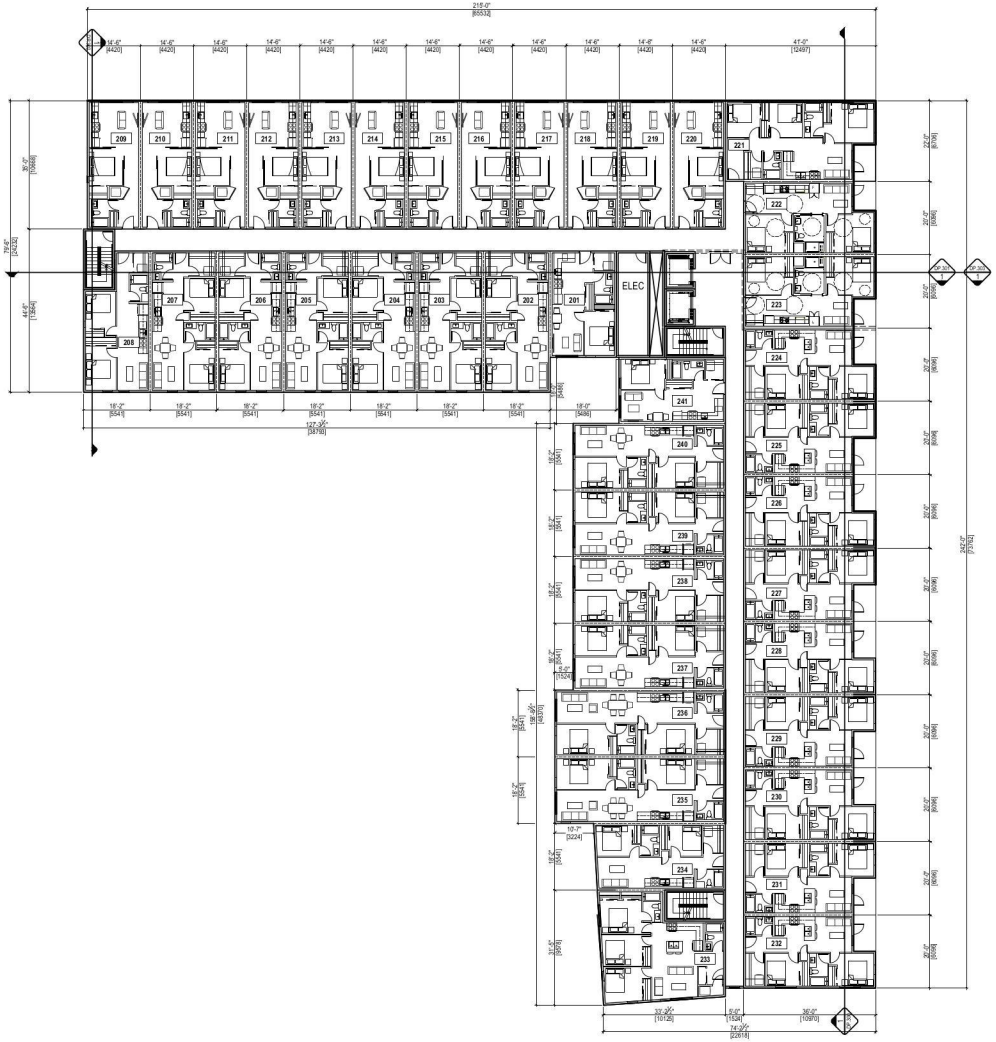
DRAWING TITLE

MAIN FLOOR PLAN

DRAWING NUMBER

DP.105

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF FAAS ARCHITECTS AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



1 SECOND FLOOR PLAN
DP.106 1/16" = 1'-0"

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	2024.04.22
03	DP SET	24.10.22.2024
02	DP LITE (DRAFT)	2.11.01.2024
01	DP	02.09.2024

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS

PLAN: BLOCK: LOT:

PID / LOT NO

34 008 ECC, 2211

DRAWN: GD

CHECKED: RB

DATE: 2025.04.17

SCALE: AS NOTED

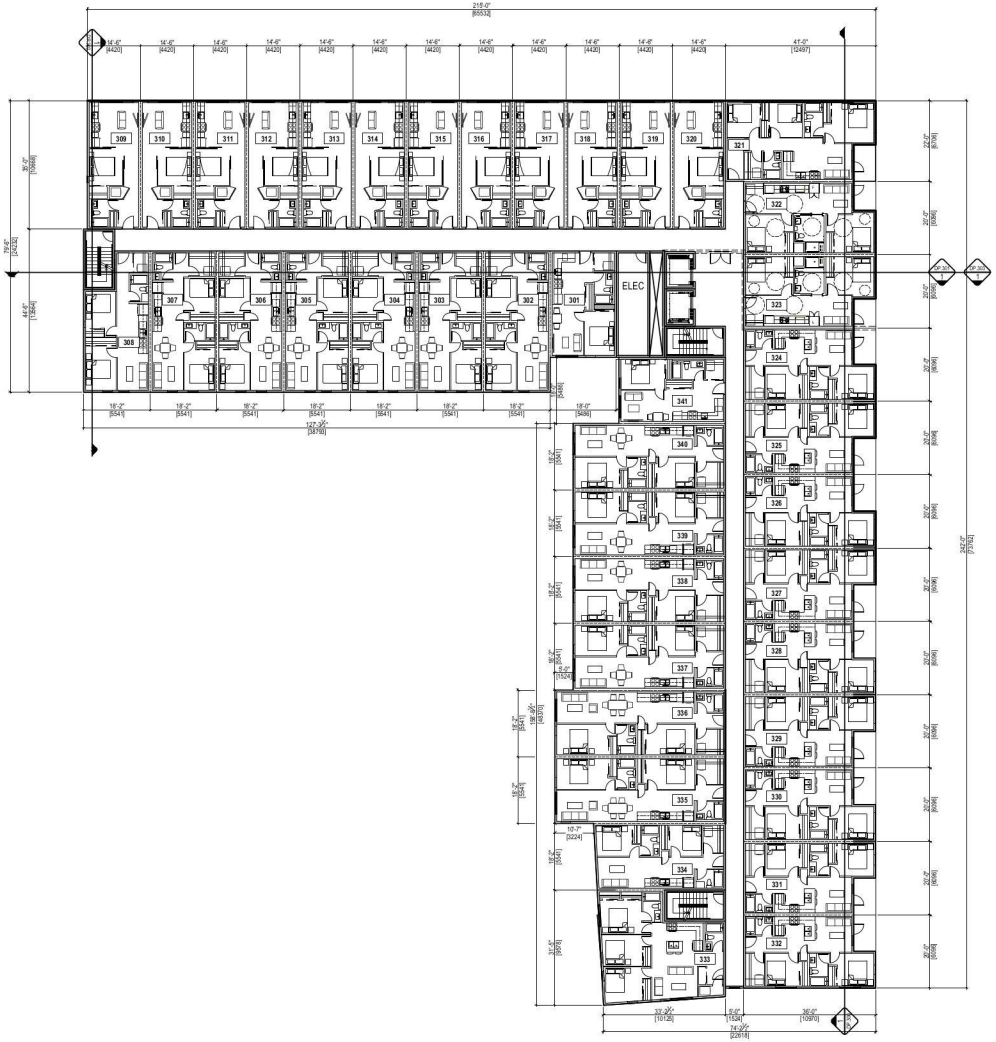
DRAWING TITLE

2ND FLOOR PLAN

DRAWING NUMBER

DP.106

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF FAAS ARCHITECTURE INC AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



1 THIRD FLOOR PLAN
DP.107 1/16" = 1'-0"

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	2024.04.22
03	DP SET	24.10.22.2024
02	DP LITE (DRAFT)	2.11.01.2024
01	DP	02.09.2024

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS

PLAN: BLOCK: LOT:

PID / LOT NO

34 338 ECC, 2211

DRAWN: GD

CHECKED: RB

DATE: 2025.04.17

SCALE: AS NOTED

DRAWING TITLE

3RD FLOOR PLAN

DRAWING NUMBER

DP.107

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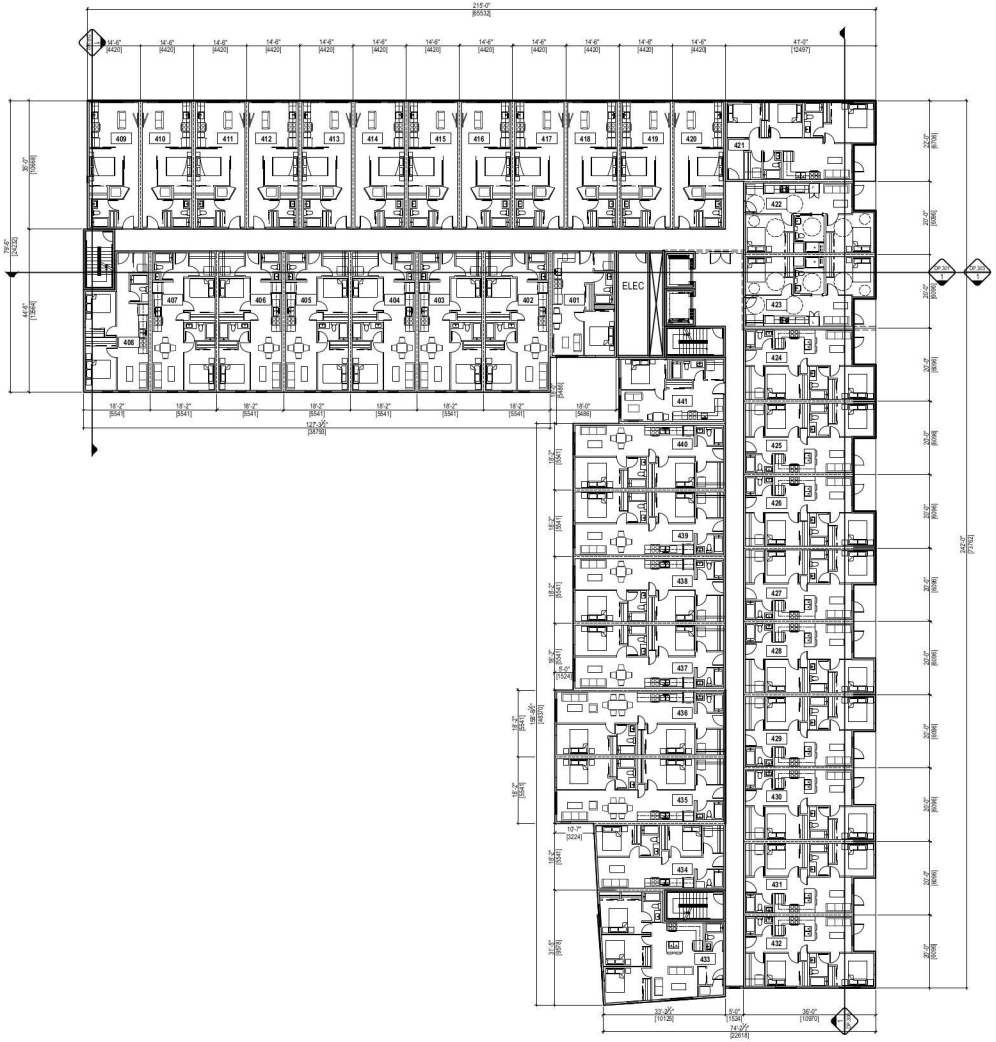


1 FOURTH FLOOR PLAN
DP.108 1/16" = 1'-0"

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	2024.04.22
03	DP SET	2024.02.22
02	DP LITE (DRAFT)	2023.12.22
01	DP	2023.09.22

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS

PLAN: BLOCK: LOT:

PID / LOT NO

34 338 ECC, 2211

DRAWN: GD

CHECKED: RB

DATE: 2023.04.17

SCALE: AS NOTED

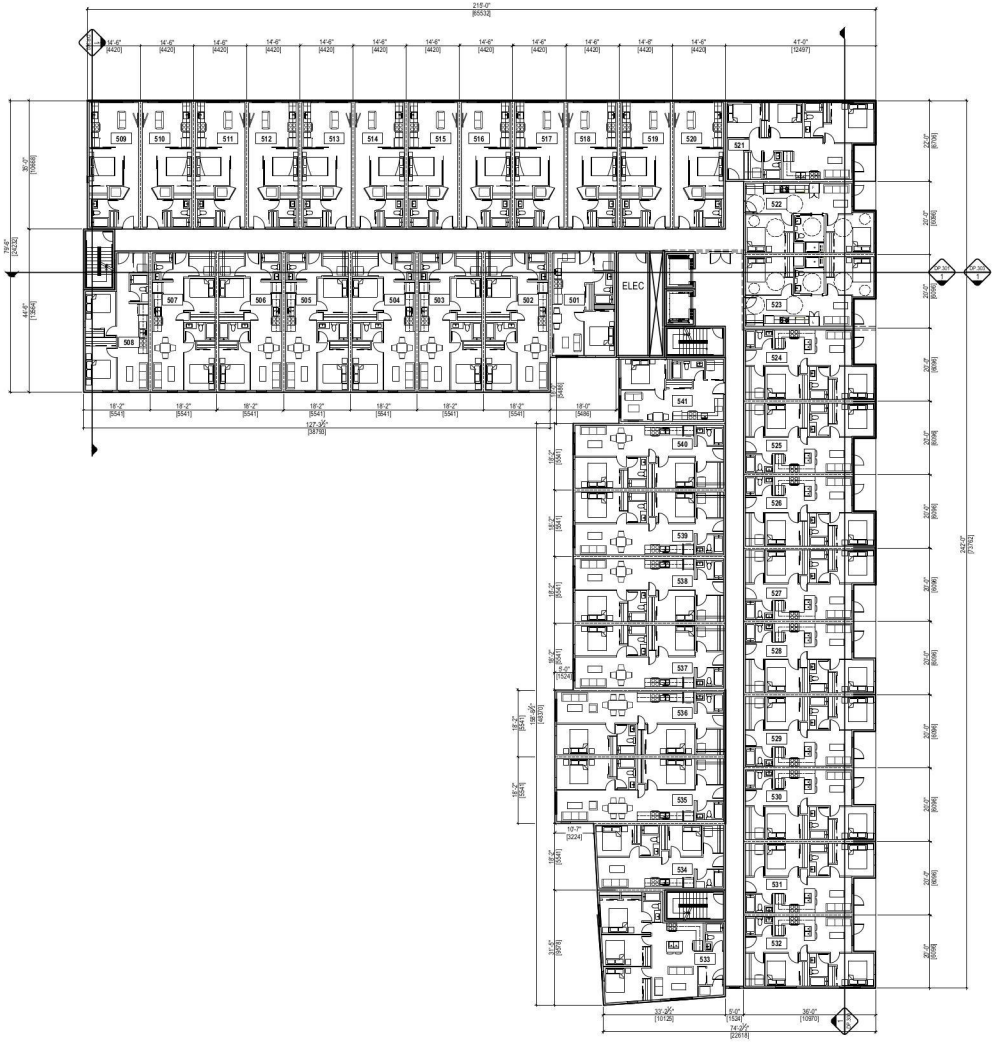
DRAWING TITLE

4TH FLOOR PLAN

DRAWING NUMBER

DP.108

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF FAAS ARCHITECTURE INC AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



1 FIFTH FLOOR PLAN
DP.109 1/16" = 1'-0"

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	2024.04.22
03	DP SET	24.10.22.2024
02	DP LITE (DRAFT)	2.11.01.2024
01	DP	02.09.2024

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS:

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS:

PLAN: BLOCK: LOT:

PID / LOT NO:

34 008 ECC, 2211

DRAWN: GD

CHECKED: RB

DATE: 2025.04.17

SCALE: AS NOTED

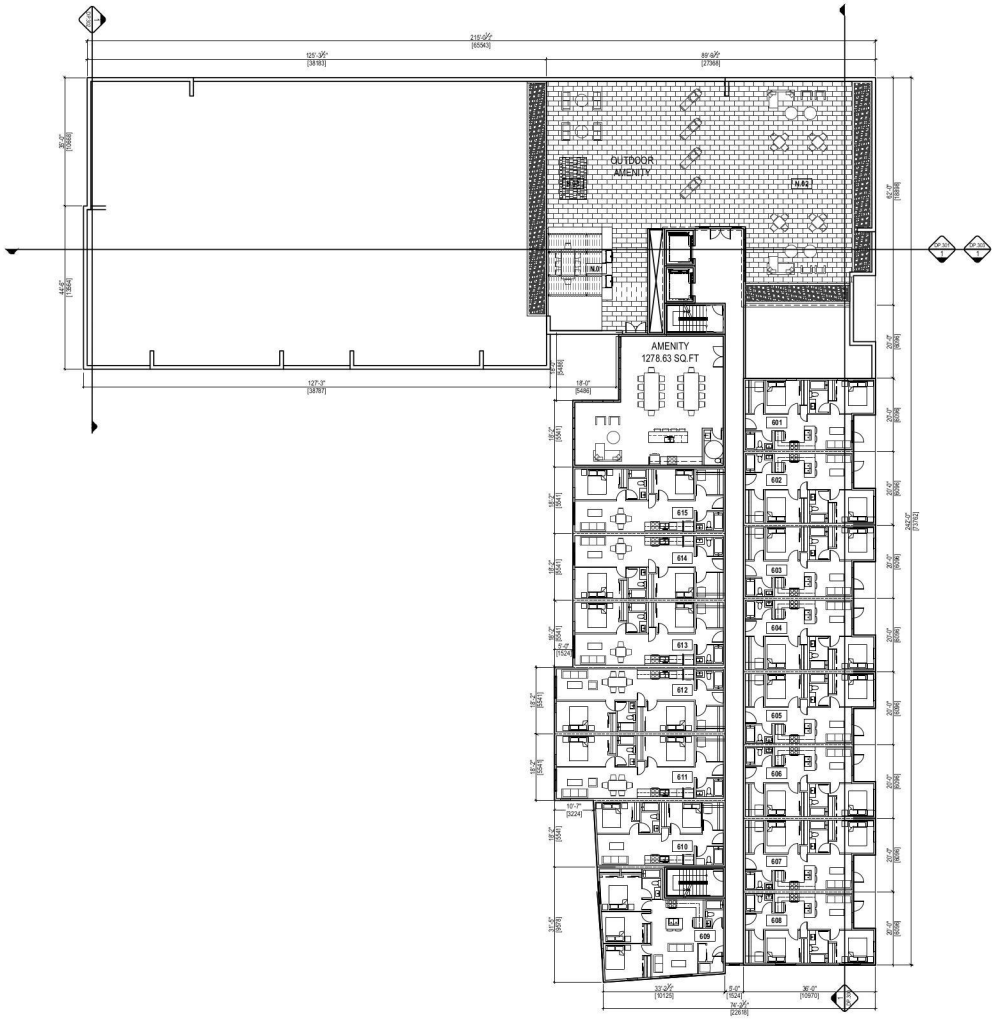
DRAWING TITLE

5TH FLOOR PLAN

DRAWING NUMBER

DP.109

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF FORMED ALLIANCE ARCHITECTURE AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.


OUTDOOR AMENITY
N.01
N.02
N.03
AMENITY
1278.63 SQ.FT
601
602
603
604
605
606
607
608
609
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611
612
613
614
615
210'-0½"
[65543]
126'-3½"
[38493]
89'-6½"
[27368]
127'-3"
[38787]
18'-6"
[5486]
76'-2½"
[22918]
30'-7"
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30'-7"
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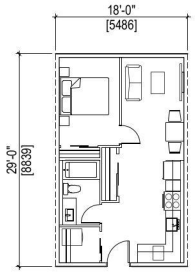
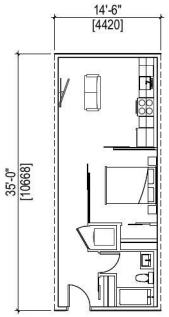


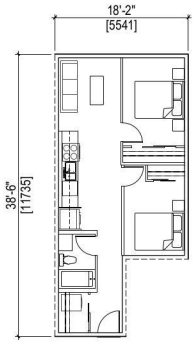
1 BED
522 SQ.FT

11 UNITS (4.68%)



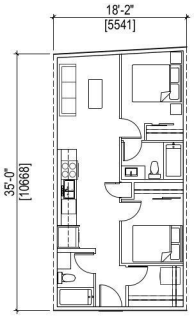
1 BED
507 SQ.FT

68 UNITS (28.94%)



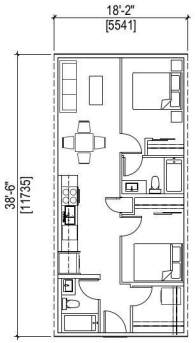
2 BED
610 SQ.FT

6 UNITS (2.55%)



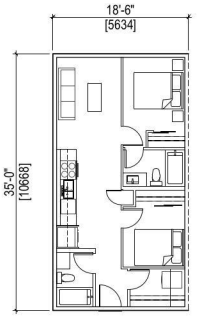
2 BED JR
643 SQ.FT

5 UNITS (2.13%)



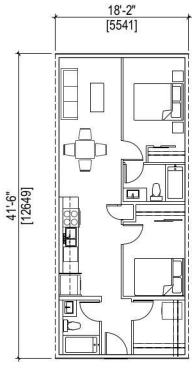
2 BED JR
699 SQ.FT

36 UNITS (15.32%)



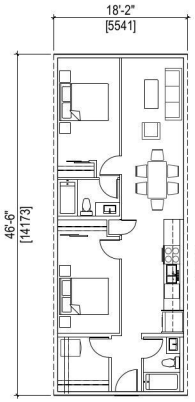
2 BED JR
647 SQ.FT

1 UNIT (0.43%)



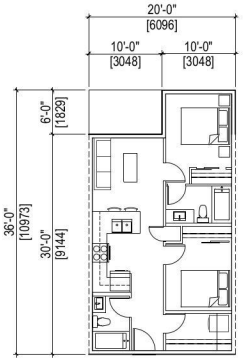
2 BED JR
754 SQ.FT

25 UNITS (10.64%)



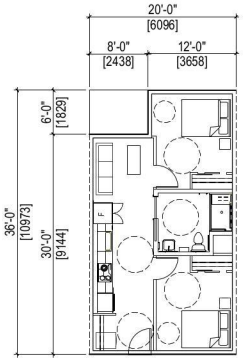
2 BED JR
845 SQ.FT

10 UNITS (4.26%)



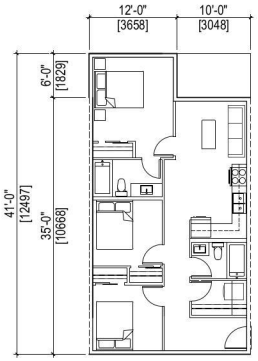
2 BED JR
660 SQ.FT

50 UNITS (21.28%)



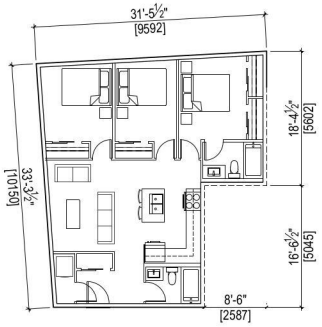
2 BED JR (ACCESSIBLE)
672 SQ.FT

12 UNITS (5.11%)



3 BED
842 SQ.FT

6 UNITS (2.55%)



3 BED
891 SQ.FT

5 UNITS (2.13%)

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	25.04.2025
03	DP SET	06.12.2024
02	DP LITE (DRAFT)	27.09.2024
01	DD	02.08.2024

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS:

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS:

PLAN: BLOCK: LOT:

PID: 007767

34 DIR ECC, 2211

DRAWN: GD CHECKED: RB

DATE: 2025.04.17 SCALE: AS NOTED

DRAWING TITLE

UNIT PLANS

DRAWING NUMBER

DP.112

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF FAAS ARCHITECTURE AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

UNIT AREA BREAKDOWN

UNIT			COUNT	%	%
1B-A	1 BED	522.00 SQ.FT	11	4.68%	33.62%
1B-B	1 BED	507.50 SQ.FT	68	28.94%	
2B-A	2 BED	610.29 SQ.FT	6	2.55%	61.70%
2B-B	JR 2 BED	643.98 SQ.FT	5	2.13%	
2B-C	JR 2 BED	699.83 SQ.FT	36	15.32%	
2B-D	JR 2 BED	646.91 SQ.FT	1	0.43%	
2B-E	JR 2 BED	754.36 SQ.FT	25	10.64%	
2B-F	JR 2 BED	845.25 SQ.FT	10	4.26%	
2B-G	JR 2 BED	660.00 SQ.FT	50	21.28%	
2B-H	(ACC) JR 2 BED	672.00 SQ.FT	12	5.11%	
3B-A	3 BED	842.00 SQ.FT	6	2.55%	4.68%
3B-B	3 BED	891.41 SQ.FT	5	2.13%	
BLD. A TOTAL			235		

FAR CALCULATION

	AREA
UNIT AREA	150337 SQ.FT
AMENITY	2003.31 SQ.FT
COMMERCIAL	3820.43 SQ.FT
SERVICE	2290 SQ.FT
TOTAL AREA	158451
PARCEL AREA	41735.82 SQ.FT
FAR	3.80

DETAILED UNIT AREAS

MAIN FLOOR		
Unit #	TYPE	AREA (ft^2)
1	1B-A	522.00
2	2B-C	699.83
3	2B-C	699.83
4	2B-C	699.83
5	2B-C	699.83
6	2B-C	699.83
7	2B-C	699.83
8	2B-A	610.29
9	2B-D	646.91
10	1B-B	507.50
11	1B-B	507.50
12	1B-B	507.50
13	1B-B	507.50
14	1B-B	507.50
15	1B-B	507.50
16	1B-B	507.50
17	1B-B	507.50
18	3B-A	842.00
19	2B-H	672.00
20	2B-H	672.00
20		11702

MAIN FLOOR		
Unit #	TYPE	AREA (ft^2)
101	1B-A	522.00
102	2B-C	699.83
103	2B-C	699.83
104	2B-C	699.83
105	2B-C	699.83
106	2B-C	699.83
107	2B-C	699.83
108	2B-A	610.29
109	1B-B	507.50
110	1B-B	507.50
111	1B-B	507.50
112	1B-B	507.50
113	1B-B	507.50
114	1B-B	507.50
115	1B-B	507.50
116	1B-B	507.50
117	1B-B	507.50
118	1B-B	507.50
119	1B-B	507.50
120	1B-B	507.50
121	3B-A	842.00
122	2B-H	672.00
123	2B-H	672.00
124	2B-G	660.00
125	2B-G	660.00
126	2B-G	660.00
127	2B-G	660.00
128	2B-G	660.00
129	2B-G	660.00
130	2B-E	754.36
131	2B-E	754.36
132	2B-E	754.36
133	2B-E	754.36
134	2B-E	754.36
135	2B-E	754.36
136	1B-A	522.00
36		22615

FLOOR 02 - BUILDING A		
Unit #	TYPE	AREA (ft^2)
201	1B-A	522.00
202	2B-C	699.83
203	2B-C	699.83
204	2B-C	699.83
205	2B-C	699.83
206	2B-C	699.83
207	2B-C	699.83
208	2B-A	610.29
209	1B-B	507.50
210	1B-B	507.50
211	1B-B	507.50
212	1B-B	507.50
213	1B-B	507.50
214	1B-B	507.50
215	1B-B	507.50
216	1B-B	507.50
217	1B-B	507.50
218	1B-B	507.50
219	1B-B	507.50
220	1B-B	507.50
221	3B-A	842.00
222	2B-H	672.00
223	2B-H	672.00
224	2B-G	660.00
225	2B-G	660.00
226	2B-G	660.00
227	2B-G	660.00
228	2B-G	660.00
229	2B-G	660.00
230	2B-G	660.00
231	2B-G	660.00
232	2B-G	660.00
233	3B-B	891.41
234	2B-B	643.98
235	2B-F	845.25
236	2B-F	845.25
237	2B-E	754.36
238	2B-E	754.36
239	2B-E	754.36
240	2B-E	754.36
241	1B-A	522.00
41		26313

FLOOR 03 - BUILDING A		
Unit #	TYPE	AREA (ft^2)
301	1B-A	522.00
302	2B-C	699.83
303	2B-C	699.83
304	2B-C	699.83
305	2B-C	699.83
306	2B-C	699.83
307	2B-C	699.83
308	2B-A	610.29
309	1B-B	507.50
310	1B-B	507.50
311	1B-B	507.50
312	1B-B	507.50
313	1B-B	507.50
314	1B-B	507.50
315	1B-B	507.50
316	1B-B	507.50
317	1B-B	507.50
318	1B-B	507.50
319	1B-B	507.50
320	1B-B	507.50
321	3B-A	842.00
322	2B-H	672.00
323	2B-H	672.00
324	2B-G	660.00
325	2B-G	660.00
326	2B-G	660.00
327	2B-G	660.00
328	2B-G	660.00
329	2B-G	660.00
330	2B-G	660.00
331	2B-G	660.00
332	2B-G	660.00
333	3B-B	891.41
334	2B-B	643.98
335	2B-F	845.25
336	2B-F	845.25
337	2B-E	754.36
338	2B-E	754.36
339	2B-E	754.36
340	2B-E	754.36
341	1B-A	522.00
41		26313

FLOOR 04 - BUILDING A		
Unit #	TYPE	AREA (ft^2)
401	1B-A	522.00
402	2B-C	699.83
403	2B-C	699.83
404	2B-C	699.83
405	2B-C	699.83
406	2B-C	699.83
407	2B-C	699.83
408	2B-A	610.29
409	1B-B	507.50
410	1B-B	507.50
411	1B-B	507.50
412	1B-B	507.50
413	1B-B	507.50
414	1B-B	507.50
415	1B-B	507.50
416	1B-B	507.50
417	1B-B	507.50
418	1B-B	507.50
419	1B-B	507.50
420	1B-B	507.50
421	3B-A	842.00
422	2B-H	672.00
423	2B-H	672.00
424	2B-G	660.00
425	2B-G	660.00
426	2B-G	660.00
427	2B-G	660.00
428	2B-G	660.00
429	2B-G	660.00
430	2B-G	660.00
431	2B-G	660.00
432	2B-G	660.00
433	3B-B	891.41
434	2B-B	643.98
435	2B-F	845.25
436	2B-F	845.25
437	2B-E	754.36
438	2B-E	754.36
439	2B-E	754.36
440	2B-E	754.36
441	1B-A	522.00
41		26313

FLOOR 05 - BUILDING A		
Unit #	TYPE	AREA (ft^2)
501	1B-A	522.00
502	2B-C	699.83
503	2B-C	699.83
504	2B-C	699.83
505	2B-C	699.83
506	2B-C	699.83
507	2B-C	699.83
508	2B-A	610.29
509	1B-B	507.50
510	1B-B	507.50
511	1B-B	507.50
512	1B-B	507.50
513	1B-B	507.50
514	1B-B	507.50
515	1B-B	507.50
516	1B-B	507.50
517	1B-B	507.50
518	1B-B	507.50
519	1B-B	507.50
520	1B-B	507.50
521	3B-A	842.00
522	2B-H	672.00
523	2B-H	672.00
524	2B-G	660.00
525	2B-G	660.00
526	2B-G	660.00
527	2B-G	660.00
528	2B-G	660.00
529	2B-G	660.00
530	2B-G	660.00
531	2B-G	660.00
532	2B-G	660.00
533	3B-B	891.41
534	2B-B	643.98
535	2B-F	845.25
536	2B-F	845.25
537	2B-E	754.36
538	2B-E	754.36
539	2B-E	754.36
540	2B-E	754.36
541	1B-A	522.00
41		26313

FLOOR 06 - BUILDING A		
Unit #	TYPE	AREA (ft^2)
601	2B-G	660.00
602	2B-G	660.00
603	2B-G	660.00
604	2B-G	660.00
605	2B-G	660.00
606	2B-G	660.00
607	2B-G	660.00
608	2B-G	660.00
609	3B-B	891.41
610	2B-B	643.98
611	2B-F	845.25
612	2B-F	845.25
613	2B-E	754.36
614	2B-E	754.36
615	2B-E	754.36
15		10769

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	20.04.2026
03	DP SET	16.12.2025
02	DP LITE (DRAFT)	27.03.2025
01	DP	12.09.2024

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS:

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS:

PLAN: BLOCK: LOT:

PID / LOT NO:

34 008 ECC, 2211

DRAWN: CHECKED:

GD RB

DATE: SCALE:

2025.04.17 AS NOTED

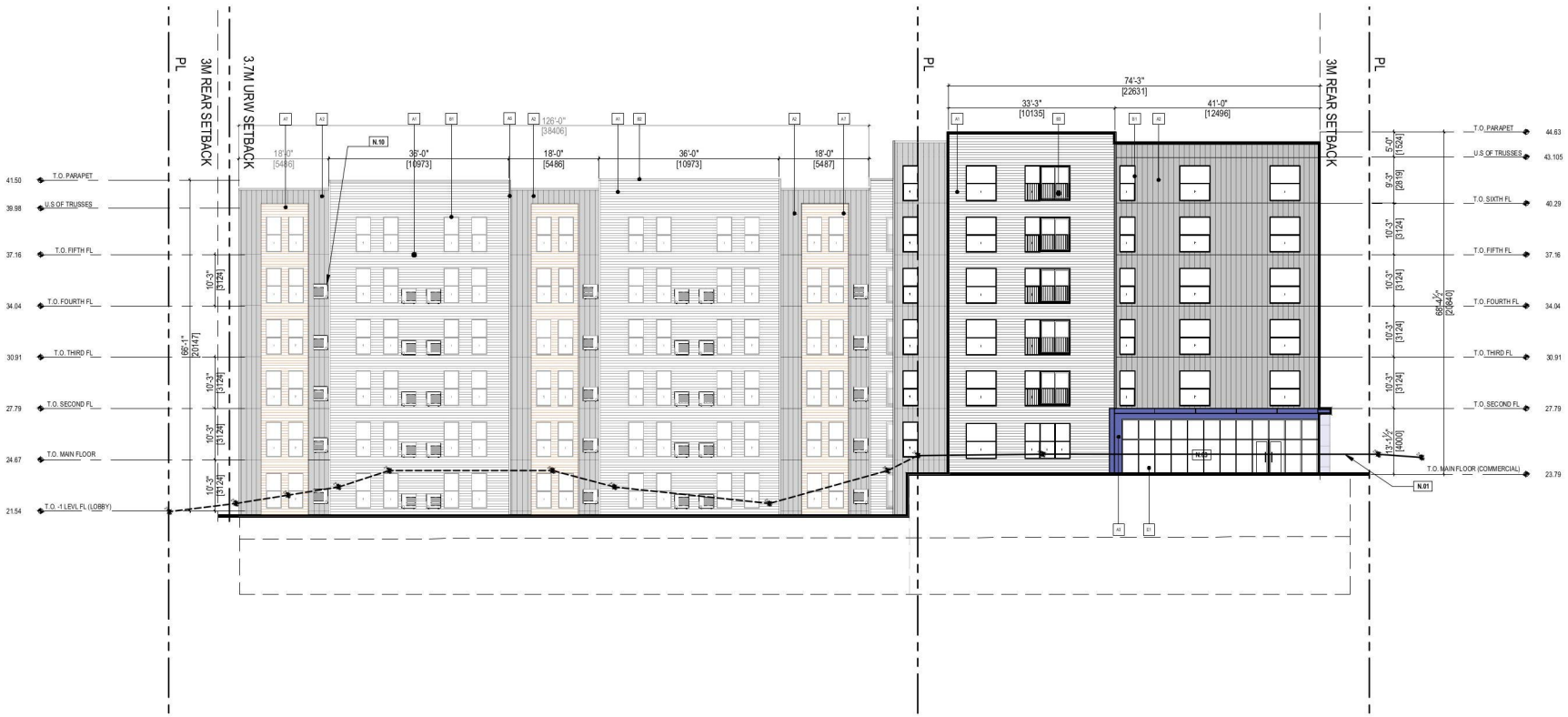
DRAWING TITLE

UNIT MATRIX

DRAWING NUMBER

DP.113

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF FAAS ARCHITECTURE AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



1 SOUTH ELEVATION
DP.200 3/32" = 1'-0"

EXTERIOR FINISHES LEGEND

A - CEMENTITIOUS SIDING

- A1 HORIZONTAL FIBER CEMENT LAPSIDING; COLOUR: ARCTIC WHITE
- A2 VERTICAL FIBER CEMENT BOARD AND BATTEN AT 12"; COLOUR: DARK GREY
- A3 FIBER CEMENT PANEL; COLOUR: BOOTHBAY BLUE
- A4 FIBER CEMENT PANEL; COLOUR: BLACK
- A5 4"TRIM BOARD COLOUR: ARCTIC WHITE
- A6 HORIZONTAL FIBER CEMENT LAPSIDING; COLOUR: MIDNIGHT BLACK
- A7 HORIZONTAL FIBER CEMENT 4" LAPSIDING COLOUR: WOODGRAIN

B - METAL

- B1 METAL WINDOW FRAME; COLOUR: ANODIZED FINISH
- B2 PREFINISH METAL CAP FLASHING; COLOUR: LIGHT GREY
- B3 METAL GUARDRAIL; COLOUR: GREY

C - MASONRY

- C1 BRICK VANEER; COLOUR: DARK GREY

D - CONCRETE

- D1 PARGING
- D2 CONCRETE

E-GLAZING

- E1 CURTAIN WALL

SHEET NOTES

- N.01 GRADE AT PROPERTY LINE
- N.02 PLANTERS
- N.03 PUBLIC PLAZA
- N.04 PRIVATE PATIO
- N.05 PROTECTED TREE
- N.07 LOBBY
- N.08 PARKADE ENTRANCE
- N.09 PARKADE STRUCTURE
- N.10 WALL MOUNTED AC CONDENSER

EXISTING GEODETIC ELEVATION

PROPOSED GEODETIC ELEVATION

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP RESUBMISSION (DRAFT)	11/14/2025
03	DP SET	06/12/2024
02	DP UTE (DRAFT)	27/03/2024
01	DP	02/08/2024

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS

PLAN: BLOCK: LOT:

PID NUMBER

34 008 ECC_2211

DRAWN: GD CHECKED: RB

DATE: 2025/04/17 SCALE: AS NOTED

DRAWING TITLE

SOUTH ELEVATION

DRAWING NUMBER

DP.200

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT

1 EAST ELEVATION
DP.201 3/32" = 1'-0"

EXTERIOR FINISHES LEGEND

A - CEMENTITIOUS SIDING

- A1 HORIZONTAL FIBER CEMENT LAPSIDING; COLOUR: ARCTIC WHITE
- A2 VERTICAL FIBER CEMENT BOARD AND BATTEN AT 12"; COLOUR: DARK GREY
- A3 FIBER CEMENT PANEL; COLOUR: BOOTHBAY BLUE
- A4 FIBER CEMENT PANEL; COLOUR: GREY
- A5 4"TRIM BOARD COLOUR: ARCTIC WHITE
- A6 HORIZONTAL FIBER CEMENT LAPSIDING; COLOUR: MIDNIGHT BLACK
- A7 HORIZONTAL FIBER CEMENT 4" LAPSIDING; COLOUR: WOODGRAIN

B - METAL

- B1 METAL WINDOW FRAME; COLOUR: ANODIZED FINISH
- B2 PREFINISH METAL CAP FLASHING; COLOUR: LIGHT GREY
- B3 METAL GUARDRAIL; COLOUR: GREY

C - MASONRY

- C1 BRICK VANEER; COLOUR: DARK GREY

D - CONCRETE

- D1 PARGING
- D2 CONCRETE

E-GLAZING

- E1 CURTAIN WALL

SHEET NOTES

- N.01 GRADE AT PROPERTY LINE
- N.02 PLANTERS
- N.03 PUBLIC PLAZA
- N.04 PRIVATE PATIO
- N.05 PROTECTED TREE
- N.07 LOBBY
- N.08 PARKADE ENTRANCE
- N.09 PARKADE STRUCTURE
- N.10 WALL MOUNTED AC CONDENCSER

EXISTING GEODETIC ELEVATION

PROPOSED GEODETIC ELEVATION

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP RESUBMISSION (DRAFT)	11-14-2020
03	DP SET	06-12-2020
02	DP LITE (DRAFT)	27-03-2020
01	DP	02-09-2020

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS

PLAN: BLOCK: LOT:

PID NUMBER

34 338 ECC_2211

DRAWN: GD CHECKED: RB

DATE: 2020-04-17 SCALE: AS NOTED

DRAWING TITLE

EAST ELEVATION

DRAWING NUMBER

DP.201

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE ARTISTIC PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT

1 NORTH ELEVATION
DP.202 3/32" = 1'-0"

EXTERIOR FINISHES LEGEND

A - CEMENTITIOUS SIDING

- A1 HORIZONTAL FIBER CEMENT LAPSIDING; COLOUR: ARCTIC WHITE
- A2 VERTICAL FIBER CEMENT BOARD AND BATTEN AT 12"; COLOUR: DARK GREY
- A3 FIBER CEMENT PANEL; COLOUR: BOOTHBAY BLUE
- A4 FIBER CEMENT PANEL; COLOUR: BLACK
- A5 4"TRIM BOARD COLOUR: ARCTIC WHITE
- A6 HORIZONTAL FIBER CEMENT LAPSIDING; COLOUR: MIDNIGHT BLACK
- A7 HORIZONTAL FIBER CEMENT 4" LAPSIDING COLOUR: WOODGRAIN

B - METAL

- B1 METAL WINDOW FRAME; COLOUR: ANODIZED FINISH
- B2 PREFINISH METAL CAP FLASHING; COLOUR: LIGHT GREY
- B3 METAL GUARDRAIL; COLOUR: GREY

C - MASONRY

- C1 BRICK VANEER; COLOUR: DARK GREY

D - CONCRETE

- D1 PARGING
- D2 CONCRETE

E-GLAZING

- E1 CURTAIN WALL

SHEET NOTES

- N.01 GRADE AT PROPERTY LINE
- N.02 PLANTERS
- N.03 PUBLIC PLAZA
- N.04 PRIVATE PATIO
- N.05 PROTECTED TREE
- N.07 LOBBY
- N.08 PARKADE ENTRANCE
- N.09 PARKADE STRUCTURE
- N.10 WALL MOUNTED AC CONDENSER

EXISTING GEODETIC ELEVATION

PROPOSED GEODETIC ELEVATION

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP RESUBMISSION (DRAFT)	11-14-2022
03	DP SET	06-12-2022
02	DP LITE (DRAFT)	21-03-2022
01	DP	02-09-2021

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS

PLAN: BLOCK: LOT:

PID NUMBER

34 338 ECC_2211

DRAWN: GD CHECKED: RB

DATE: 2020-04-17 SCALE: AS NOTED

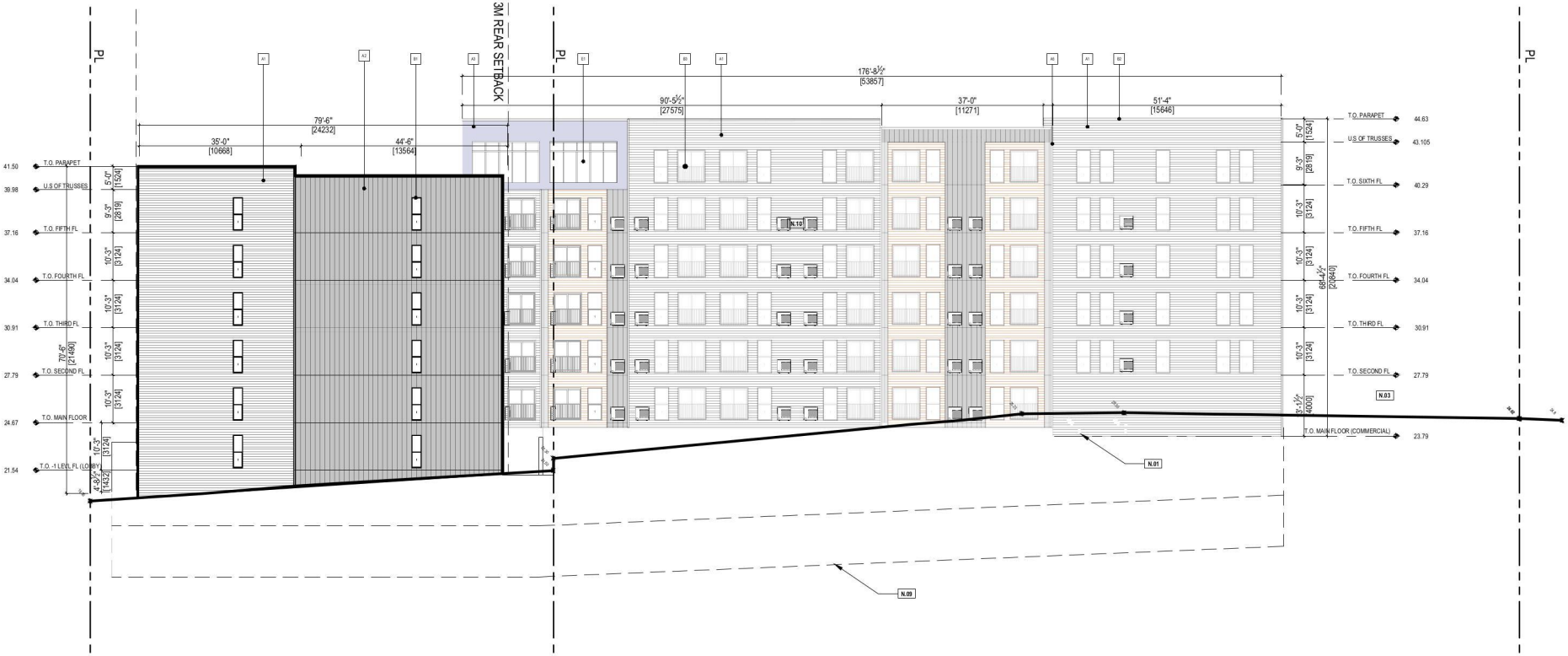
DRAWING TITLE

NORTH ELEVATION

DRAWING NUMBER

DP.202

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT



1 WEST ELEVATION
DP.203 3/32" = 1'-0"

EXTERIOR FINISHES LEGEND

A - CEMENTITIOUS SIDING

- A1 HORIZONTAL FIBER CEMENT LAPSIDING; COLOUR: ARCTIC WHITE
- A2 VERTICAL FIBER CEMENT BOARD AND BATTEN AT 12"; COLOUR: DARK GREY
- A3 FIBER CEMENT PANEL; COLOUR: BOOTHBAY BLUE
- A4 FIBER CEMENT PANEL; COLOUR: BLACK
- A5 4"TRIM BOARD COLOUR: ARCTIC WHITE
- A6 HORIZONTAL FIBER CEMENT LAPSIDING; COLOUR: MIDNIGHT BLACK
- A7 HORIZONTAL FIBER CEMENT 4" LAPSIDING COLOUR: WOODGRAIN

B - METAL

- B1 METAL WINDOW FRAME; COLOUR: ANODIZED FINISH
- B2 PREFINISH METAL CAP FLASHING; COLOUR: LIGHT GREY
- B3 METAL GUARDRAIL; COLOUR: GREY

C - MASONRY

- C1 BRICK VANEER; COLOUR: DARK GREY

D - CONCRETE

- D1 PARGING
- D2 CONCRETE

E-GLAZING

- E1 CURTAIN WALL

SHEET NOTES

- N.01 GRADE AT PROPERTY LINE
- N.02 PLANTERS
- N.03 PUBLIC PLAZA
- N.04 PRIVATE PATIO
- N.05 PROTECTED TREE
- N.07 LOBBY
- N.08 PARKADE ENTRANCE
- N.09 PARKADE STRUCTURE
- N.10 WALL MOUNTED AC CONDENSER

EXISTING GEODETIC ELEVATION

PROPOSED GEODETIC ELEVATION

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP RESUBMISSION (DRAFT)	17.04.2025
03	DP SET	06.12.2024
02	DP LITE (DRAFT)	27.09.2024
01	DP	12.09.2024

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS

PLAN: BLOCK: LOT:

PID / SUTTON

34 008 ECC_2211

DRAWN: GD CHECKED: RB

DATE: 2025.04.17 SCALE: AS NOTED

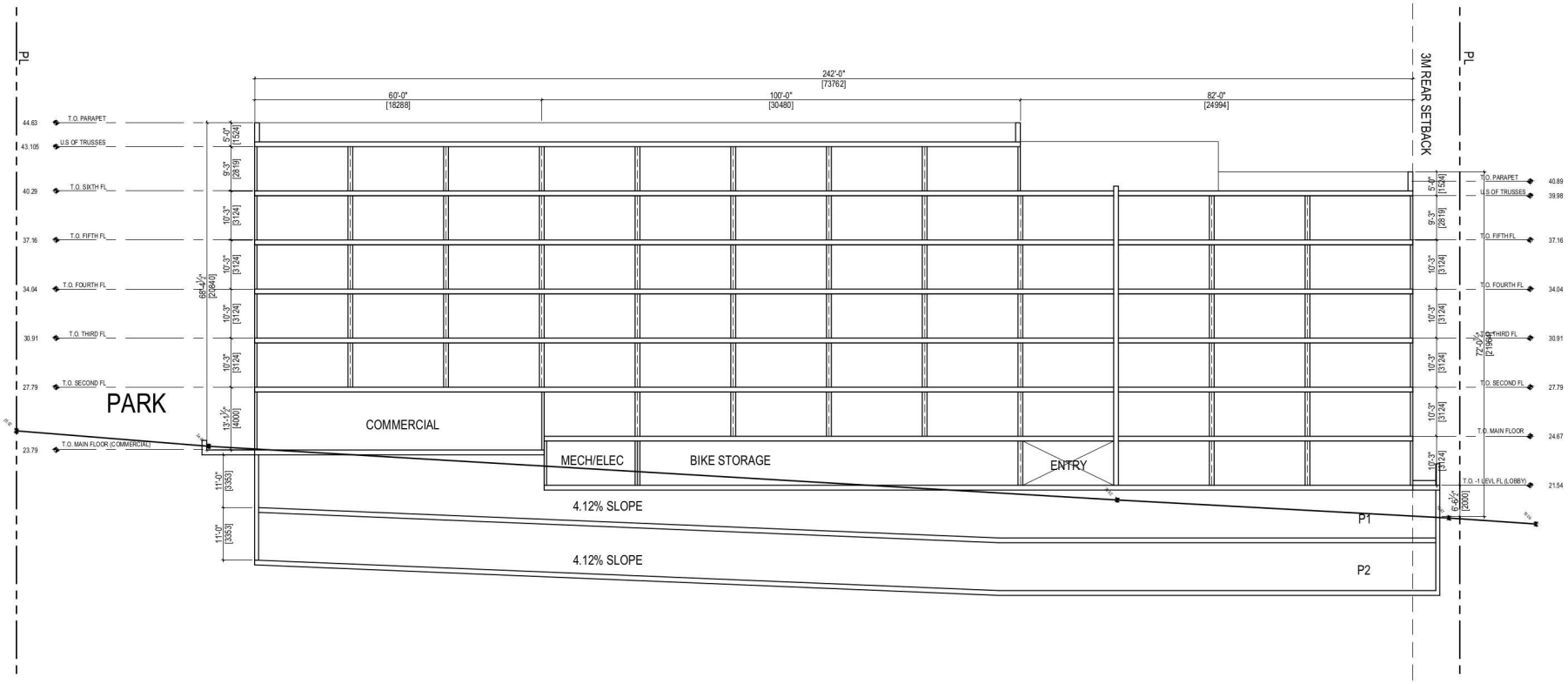
DRAWING TITLE

EAST ELEVATION

DRAWING NUMBER

DP.203

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT



1 SECTION
DP.300 3/32" = 1'-0"

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	2024.12.06
03	DP SET	06.12.2023
02	DP LITE (DRAFT)	27.03.2024
01	DP	02.09.2024

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS

PLAN: BLOCK: LOT:

PID / LOT NO

34.008 ECC_2211

DRAWN: GQ CHECKED: RB

DATE: 2025.04.17 SCALE: AS NOTED

DRAWING TITLE

SECTION

DRAWING NUMBER

DP.300

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF FAAS ARCHITECTURE AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

1 SECTION
DP.302 3/32" = 1'-0"

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	2024.12.06
03	DP SET	06.12.2024
02	DP LITE (DRAFT)	27.09.2024
01	DP	12.09.2024

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS:

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS:

PLAN: BLOCK: LOT:

PID / LOT NO:

34 008 ECC_2211

DRAWN: GD

CHECKED: RB

DATE: 2025.04.17

SCALE: AS NOTED

DRAWING TITLE

SECTION

DRAWING NUMBER

DP.302

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF FORMED ALLIANCE ARCHITECTURE AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

1 STREET SECTION
DP.303 1/16" = 1'-0"

2 STREET SCAPE
DP.303 NTS

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	25.04.2025
03	DP SET	24.12.2024
02	DP LITE (DRAFT)	27.03.2024
01	DD	12.09.2023

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS:

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS:

PLAN: BLOCK: LOT:

PID: 007767

34 DIR ECC, 2211

DRAWN: GD CHECKED: RB

DATE: 2025.04.17 SCALE: AS NOTED

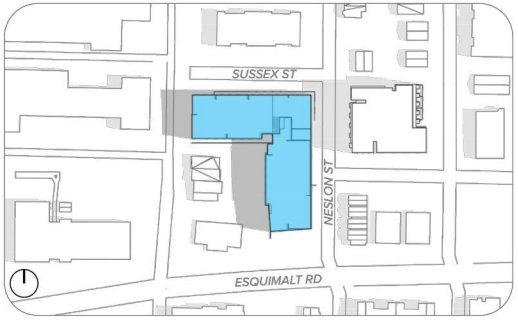
DRAWING TITLE

STREET SECTION

DRAWING NUMBER

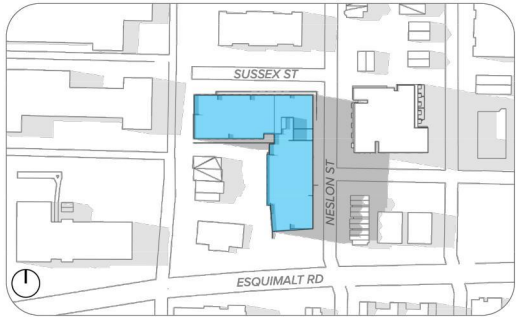
DP.303

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF FAA ARCHITECTURE AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.



SUMMER - JUNE 21 - 8:00 am
Not to scale

SUMMER - JUNE 21 - 12:00 PM
Not to scale



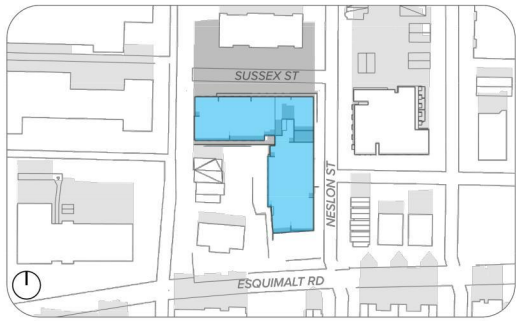
SUMMER - JUNE 21 - 4:00 PM
Not to scale

EQUINOX - MARCH 21 - 8:00 am
Not to scale

EQUINOX - MARCH 21 - 12:00 Pm
Not to scale

EQUINOX - MARCH 21 - 4:00 Pm
Not to scale

WINTER - DECEMBER 21 - 9:00 am
Not to scale



WINTER - DECEMBER 21 - 12:00 Pm
Not to scale

WINTER - DECEMBER 21 - 3:00 Pm
Not to scale

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	2024.12.06
03	DP SET	24.10.22.2024
02	DP LITE (DRAFT)	2.11.0.2024
01	RD	10.09.2024

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS:

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS:

PLAN: BLOCK: LOT:

PID / LOT NO:

34 DW ECC, 2211

DRAWN: CHECKED:

GD RB

DATE: SCALE:

2025.04.17 AS NOTED

DRAWING TITLE

SHADOW STUDY

DRAWING NUMBER:

DP.400

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF FAAS ARCHITECTURE AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

ARTISTIC RENDER - FOR REFERENCE ONLY

EXTERIOR FINISHES LEGEND

A - CEMENTITIOUS SIDING

A1 HORIZONTAL FIBER CEMENT LAPSIDING;
COLOUR: ARCTIC WHITE

A2 VERTICAL FIBER CEMENT BOARD AND BATTEN AT 12";
COLOUR: DARK GREY

A3 FIBER CEMENT PANEL;
COLOUR: BOOTHBAY BLUE

A4 FIBER CEMENT PANEL;
COLOUR: BLACK

A5 4"TRIM BOARD
COLOUR: ARCTIC WHITE

A6 HORIZONTAL FIBER CEMENT LAPSIDING;
COLOUR: MIDNIGHT BLACK

A7 HORIZONTAL FIBER CEMENT 4" LAPSIDING
COLOUR: WOODGRAIN

B - METAL

B1 METAL WINDOW FRAME;
COLOUR: ANODIZED FINISH

B2 PREFINISH METAL CAP FLASHING;
COLOUR: LIGHT GREY

B3 METAL GUARDRAIL;
COLOUR: GREY

C - MASONRY

C1 BRICK VANEER;
COLOUR: DARK GREY

D - CONCRETE

D1 PARGING

D2 CONCRETE

E-GLAZING

E1 CURTAIN WALL

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	25.04.2025
03	DP SET	16.12.2024
02	DP LITE (DRAFT)	27.03.2024
01	DP	12.09.2023

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS:

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS:

PLAN: BLOCK: LOT:

PID / SUTTAC

34 338 ECC, 2211

DRAWN: GD CHECKED: RB

DATE: 2025.04.17 SCALE: AS NOTED

DRAWING TITLE

MATERIAL BOARD

DRAWING NUMBER

DP.401

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF FAAS ARCHITECTURE AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

ARTISTIC RENDER - FOR REFERENCE ONLY

1 SE CORNER VIEW
DP.500 NTS

ARTISTIC RENDER - FOR REFERENCE ONLY

2 NE CORNER VIEW
DP.500 NTS

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	25.04.2025
03	DP SET	06.12.2024
02	DP LITE (DRAFT)	27.09.2024
01	DD	12.09.2024

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS:

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS:

PLAN: BLOCK: LOT:

PID / SUBTOP:

34 008 ECC, 2211

DRAWN: GD CHECKED: RB

DATE: 2025.04.17 SCALE: AS NOTED

DRAWING TITLE

NE-SE VIEWS

DRAWING NUMBER

DP.500

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF FAAS ARCHITECTURE AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

ARTISTIC RENDER - FOR REFERENCE ONLY

1 COMMERCIAL ENTRY
DP.501 NTS

FORMED ALLIANCE ARCHITECTURE STUDIO

RELEASES

NO.	DESCRIPTION	DATE
04	DP SET	25.04.2025
03	DP SET	16.12.2024
02	DP LITE (DRAFT)	27.03.2024
01	DP	12.09.2023

PROJECT NAME

ESQUIMALT - MULTI

MUNICIPAL ADDRESS

2211 SUSSEX STREET, ESQUIMALT, BC

LEGAL ADDRESS

PLAN: BLOCK: LOT:

PID / SUBTOP

34 338 ECC, 2211

DRAWN: GQ CHECKED: RB

DATE: 2025.04.17 SCALE: AS NOTED

DRAWING TITLE

ENTRY VIEW

DRAWING NUMBER

DP.501

THIS DRAWING AND DESIGN ARE AT ALL TIMES TO REMAIN THE PROPERTY OF FORMED ALLIANCE ARCHITECTURE AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

SHEET NOTES

N.01	NATURAL PLAYGROUND W / CLIMBING LOGS, CLIMBING BOULDERS + STEPPING LOGS
N.02	EXISTING GARRY OAK TO REMAIN W/ POLLINATOR GARDEN AND CIRCULAR BENCH
N.03	TERRACED SEATING WALLS W/ LED LIGHT STRIPS
N.04	PARK SIGNAGE
N.05	TRASH + RECYCLING CONTAINERS
N.06	ENTRY STAIRS
N.07	CONCRETE PUBLIC SIDEWALK - 2m WIDE
N.08	RAISED PLANTER WALLS
N.09	ENTRY RAMP
N.10	ENTRY STAIR
N.11	CANOPY STREET TREES
N.12	LIMIT OF RAISED PLANTER
N.13	SHADE GARDEN
N.14	PARKADE ENTRANCE-REFER TO ARCH SITE PLAN
N.15	LOADING - REFER TO ARCH SITE PLAN
N.16	URW
N.17	SEDUM ROOF W/ NATURAL BOULDERS
N.18	CONCRETE PUBLIC SIDEWALK - 1.8m WIDE

SITE FURNISHINGS

BICYCLE RACKS

PLANT MATERIAL LEGEND

DECIDUOUS + CONIFEROUS TREES

- 7 - 60mm CRIMSON KING MAPLE
- 8 - 60mm Caliper ARMSTRONG MAPLE
- 4 - 60mm Caliper GALAXY MAGNOLIA
- 3 - 60mm Caliper DAWYK PURPLE COLUMNAR BEECH

DECIDUOUS SHRUBS - #5 POT

- 27 - TALL OREGAN GRAPE
- 15 - RED CURRANT
- 33 - BOXWOOD (Buxus sempervirens)
- 6 - JAPANESE BARBERRY

CONIFEROUS SHRUBS - #5 POT

- 15 - ROCKY MOUNTAIN JUNIPER

PERENNIALS + ORNAMENTAL GRASSES - #2 POT

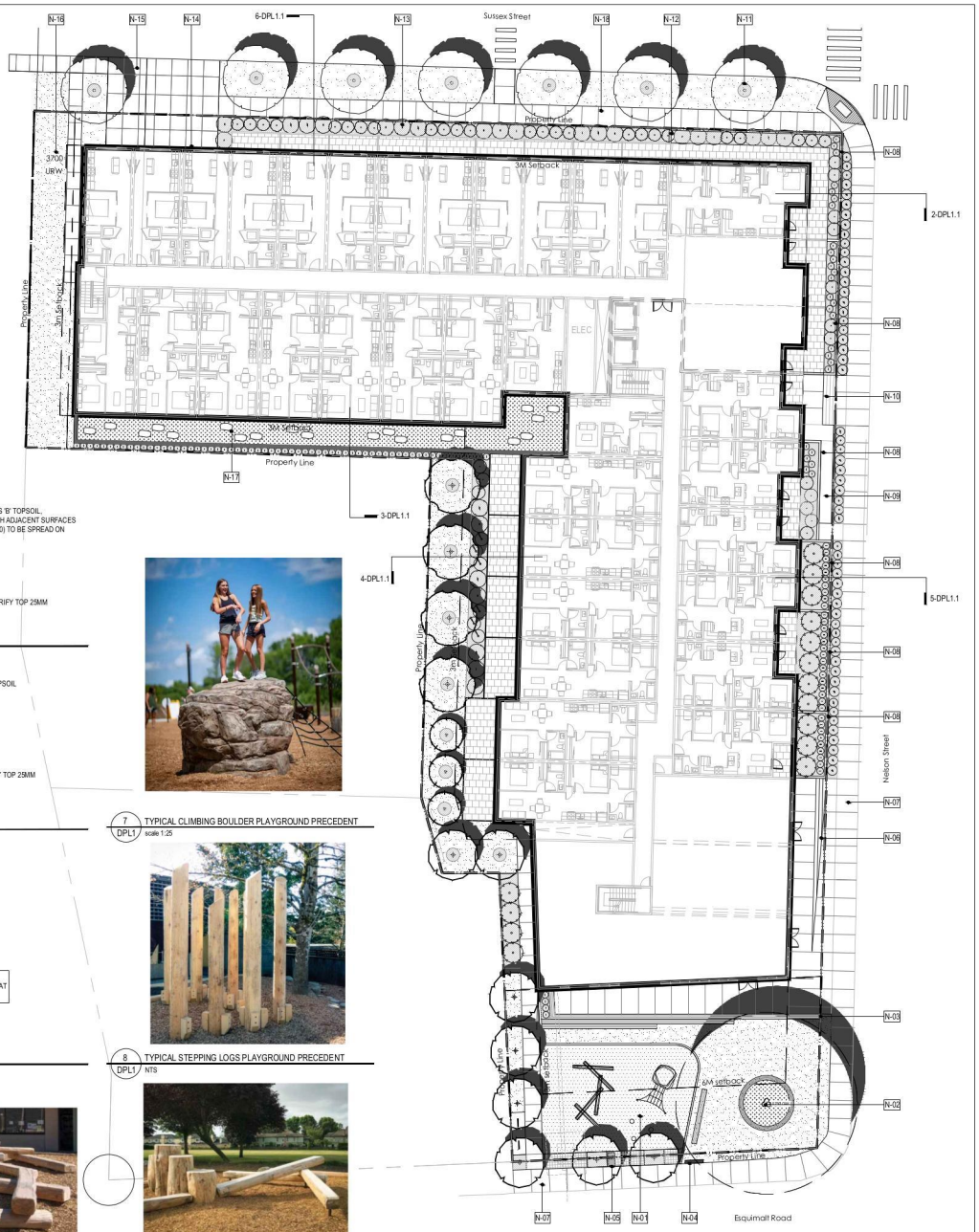
- 24 - ENGLISH LAVENDER
- 25 - SWORD FERN
- 93 - KARL FOERSTER ORNAMENTAL GRASS
- 34 - VIRGINIA CREEPER

GENERAL NOTES

- ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION AND BE TRUE TO TYPE AND SPECIES ALL PLANT MATERIAL SHALL BE LOCALLY GROWN NURSERY STOCK.
- ALL PLANT MATERIAL TO BE LOCATED WITHIN MULCHED PLANTING BEDS OR INDIVIDUAL MULCHED TREE WELLS
- ALL PLANTING BEDS TO HAVE A MIN. 75mm DEPTH BARK MULCH
- ALL LANDSCAPE AREAS TO BE EQUIPPED WITH A LOW-WATER HIGH EFFICIENCY IRRIGATION SYSTEM.

SURFACING LEGEND

- LESS WATER SOD
- LIVE ROOF SEDUM MATS
- RESILIENT RUBBER PLAY SAFETY SURFACE
- CONCRETE SIDEWALK
- COMPOSITE WOOD DECKING
- WOOD BARK MULCH
- CONCRETE PAVING STONES
- PRIVATE PATIOS
- DECORATIVE BOULDERS



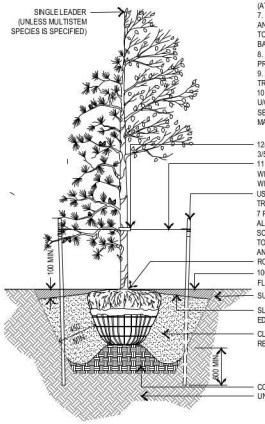
TREE STAKING PLAN

Prevailing Wind

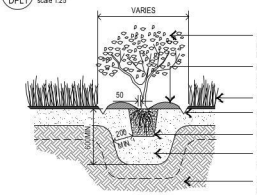
CONIFEROUS DECIDUOUS

Less than 3.0m height — 40mm-100mm Caliper

Spade Hole Preparation for Basket or Ball & Burlap Trees



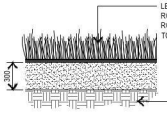
1 / DPL1 TYPICAL TREE PLANTING DETAIL
scale 1:25



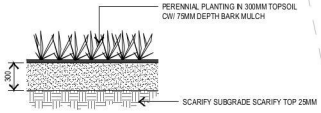
2 / DPL1 TYPICAL SHRUB PLANTING DETAIL
scale 1:25

NOTES:

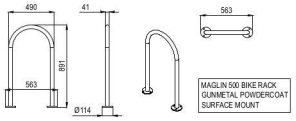
1. ALL WORK COMPONENTS AND WORKMANSHIP TO CONFORM TO SPECIFICATION SECTION 02930 TREES, SHRUBS AND GROUNDCOVERS AS WELL AS THE RELATED SECTIONS.
2. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
3. STAKE BEYOND EDGE OF ROOT BALL. IF MINIMUM SETBACKS PERMIT POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS OR IF IN THE BOULEVARD THE STAKES SHOULD BE IN LINE WITH THE DIRECTION OF TRAFFIC.
4. ALL TREE STAKES TO MAINTAIN MIN. 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
5. TREE SHOULD BE PLANTED 75mm-100mm BELOW GROUND LEVEL.
6. T-BARS SHOULD BE HAMMERED DOWN INTO SOLID FOOTING (AT LEAST 400mm INTO SUB-SOIL BASE).
7. IF TREE IS IN WIRE BASKET, CUT AND REMOVE STRAPPING AND THE HORIZONTAL/ VERTICAL WIRES OF THE WIRE BASKET TO A MINIMUM DEPTH OF 200mm FROM THE TOP OF THE ROOT BALL. PULL BACK BURLAP TO THE SAME MINIMUM DEPTH.
8. USE RUBBER STRAPS AT ENDS OF ALL GUY WIRES TO PROTECT THE TREE AT POINT OF CONTACT.
9. PRUNE DEAD BRANCHES TO MAINTAIN NATURAL FORM OF TREE.
10. DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS (REFER TO SECTION 7.6.2 AND 7.6.3 WHEN CLEARANCE CANNOT BE MAINTAINED FOR ANY EXCAVATIONS).



3 / DPL1 TYPICAL PERENNIAL POLLINATOR RIBBON DETAIL
scale 1:25



4 / DPL1 TYPICAL PERENNIAL POLLINATOR RIBBON DETAIL
scale 1:25



5 / DPL1 TYPICAL BIKE RACK
scale 1:25

6 / DPL1 NATURAL LOG CLIMBERS PLAYGROUND PRECEDENT
NTS

7 / DPL1 TYPICAL CLIMBING BOULDER PLAYGROUND PRECEDENT
scale 1:25

8 / DPL1 TYPICAL STEPPING LOGS PLAYGROUND PRECEDENT
NTS

9 / DPL1 NATURAL LOG CLIMBERS PLAYGROUND PRECEDENT
NTS

10 / DPL1 LANDSCAPE PLAN
scale 1:200

FORMED ALLIANCE ARCHITECTURE STUDIO

[SMM]

NORTH

RELEASES

NO.	DESCRIPTION	DATE
02	ISSUED FOR DP	30.04.2025
02	ISSUED FOR REVIEW	10.03.2025
01	ISSUED FOR REVIEW	11.19.2024

PROJECT NAME

ESQUIMALT MIXED-USE

SHAPIRA ADDRESS

2211 SUSSEX STREET, ESQUIMALT BC

LEGAL ADDRESS

PROJECT NO.

DRAWN: AP — CHECKED:

DATE: 15-11-2024 — SCALE: AS NOTED

DRAWING TITLE

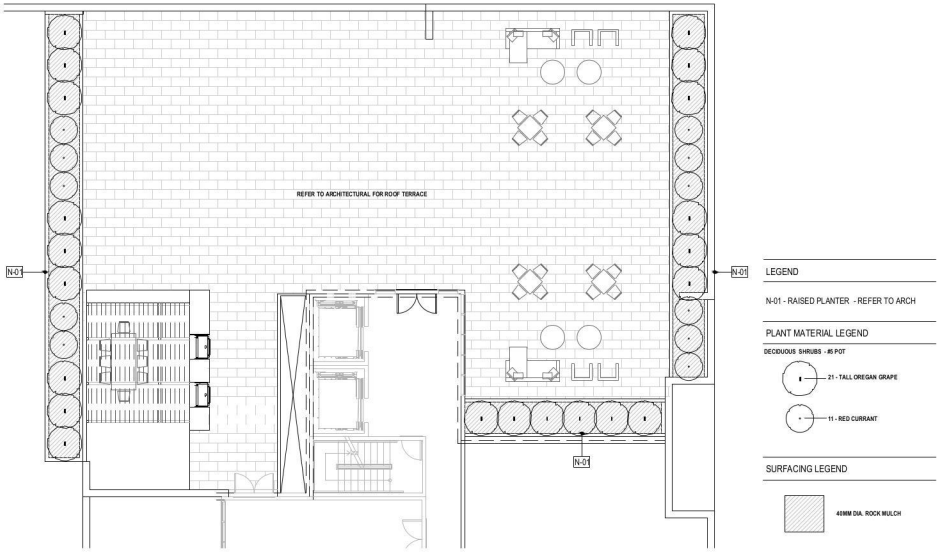
LANDSCAPE PLAN

DRAWING NUMBER

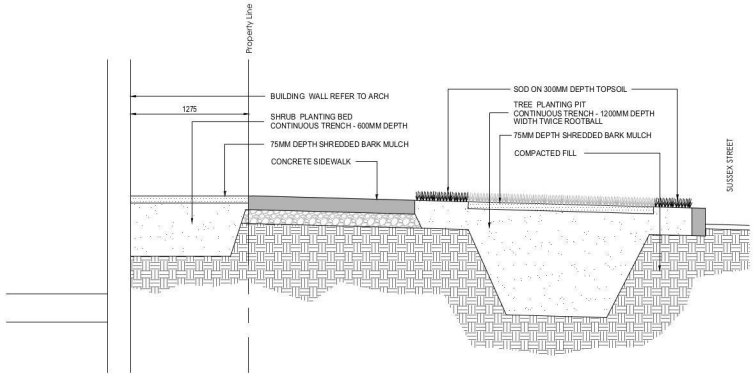
DPL1

THIS DRAWING AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF FORMED ALLIANCE THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

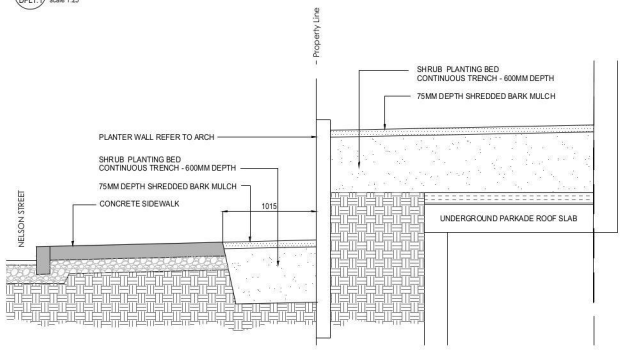
Q:\Jobs Current\2211-Sussex Street\2211-Drawings\2211-REVIT (Day to Day Working Files)\2211-Sussex Nelson_Extract.rvt



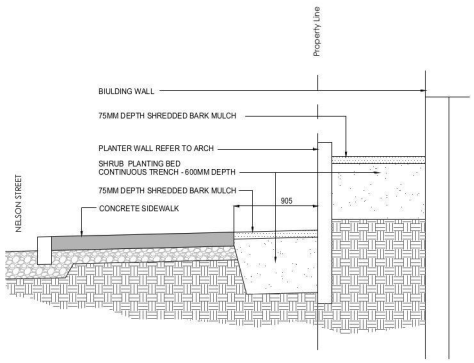
1 DPL1.1 6TH LEVEL LANDSCAPE PLAN
scale 1:100



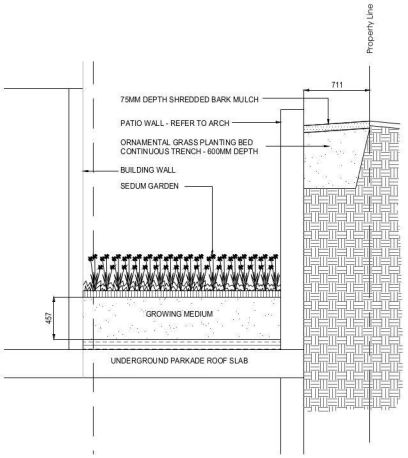
6 DPL1.1 TYPICAL SECTION THROUGH SUSSEX PLANTING AREA
scale 1:25



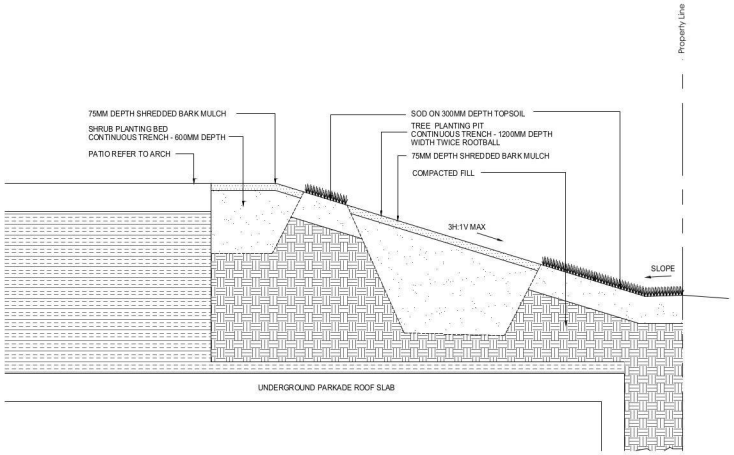
5 DPL1.1 TYPICAL SECTION THROUGH NELSON PLANTING AREA - TYPE 1
scale 1:25



2 DPL1.1 TYPICAL SECTION THROUGH NELSON PLANTING AREA - TYPE 2
scale 1:25



3 DPL1.1 TYPICAL SECTION THROUGH SEDUM GARDEN
scale 1:25



4 DPL1.1 TYPICAL SECTION THROUGH NELSON REAR YARD
scale 1:25

FAAS

FORMED ALLIANCE ARCHITECTURE STUDIO

[SMM]

NORTH

RELEASES

NO.	DESCRIPTION	DATE
02	ISSUED FOR DP	02.04.2025
03	ISSUED FOR DP2	15.03.2026
01	ISSUED FOR REVIEW	11.19.2024

PROJECT NAME

ESQUIMALT MIXED-USE

SUBJECT ADDRESS

2211 SUSSEX STREET, ESQUIMALT BC

LEGAL ADDRESS

PROJECT NO.

DRAWN: AP

CHECKED:

DATE: 19-11-2024

SCALE: AS NOTED

DRAWING TITLE

LEVEL 6 LANDSCAPE PLAN + DETAILS

DRAWING NUMBER

DPL1.1

THIS DRAWING AND DESIGN, MIN. ST ALL TABLE TO REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT

EXISTING FEATURES

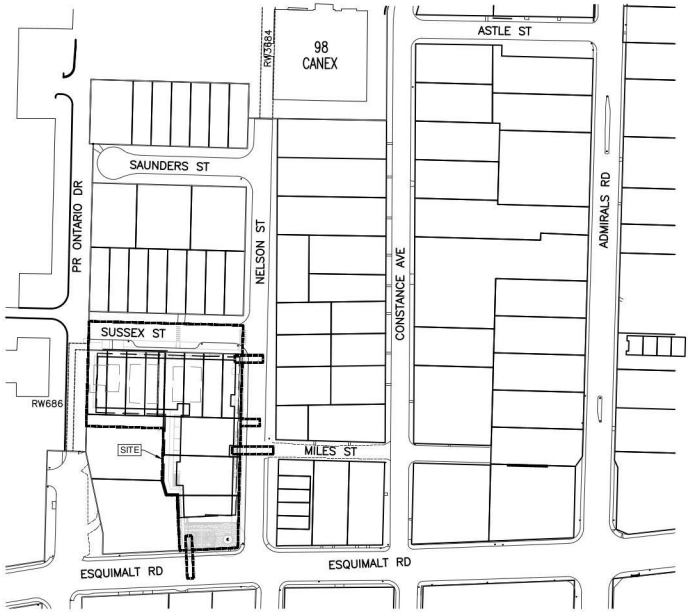
- MANHOLE
- STORM SEWER
- CATCH BASIN
- SANITARY SEWER
- SEWER CLEANOUT
- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- GAS MAIN
- TELUS CONDUIT
- ELECTRICAL CONDUIT
- JUNCTION BOX
- DAVID STREET LIGHT
- CURB & GUTTER

PROPOSED FEATURES

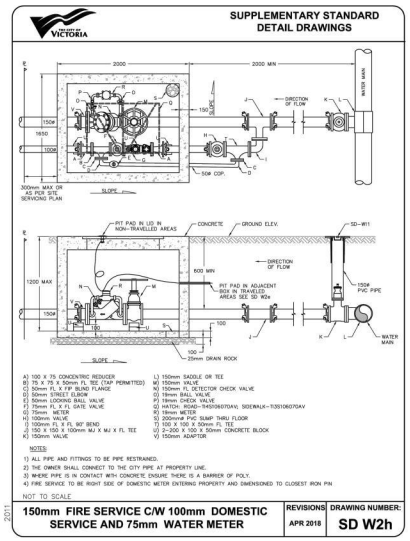
- MANHOLE
- STORM SEWER — D
- CATCH BASIN
- SANITARY SEWER — S
- WATER MAIN — W
- WATER VALVE
- FIRE HYDRANT
- WATER METER — M
- WATER SERVICE
- CURB & GUTTER
- FLOOR DRAIN (CONNECTED VIA MECHANICAL)
- RETAINING WALL
- INSPECTION CHAMBER

DRAWING LIST

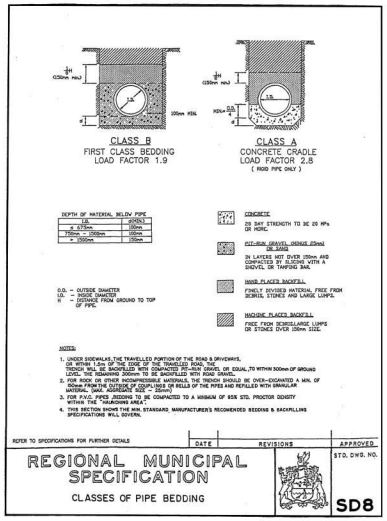
CIVIL DRAWINGS	
SHEET No.	SHEET TITLE
C100	COVER SHEET AND DETAILS
C101	UNDERGROUND SERVICING
C102	SURFACE FEATURES & GRADING
C103	STORMWATER MANAGEMENT
C104	SERVICING PROFILE
C105	SERVICING PROFILE
C201	OFFSITE PLAN PROFILE (STURDEE)
C202	OFFSITE PLAN PROFILE (STURDEE)



SITE
LOCATION PLAN
NTS



NOTE:
1. INSTALLATION OF WATER METER SHALL BE UNDERTAKEN BY CITY OF VICTORIA FORCES AT THE COST THE DEVELOPER. REFER TO PLAN VIEW ON DRAWING C101



REFERENCE DRAWINGS
Existing Utilities.dwg, Equimalt 130400057 LIGHTHOUSE_MH 500-U07-08444_2023-09-15.pdf, BCHYDRO

Township of ESQUIMALT

STAMP
PERMIT NO. 1002862
2025-04-15

NO.	DATE	BY	REVISIONS	ENG.
1	2025-04-14	CM	ISSUED FOR DP	CM
0	2024-12-02	CM	ISSUED FOR PRELIMINARY DESIGN REVIEW	CM

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CHECKED BY FL	DATE 2024-12-02
APPROVED BY CCM	DATE 2024-12-02

Stantec
200-325 25 STREET NE
CALGARY, AB T2A 7H8
Tel: (403) 716 - 8000

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SCALE HORIZ. NTS SCALE VERT. N/A
SHEET 1 OF 8 REV. No 1
ENG PROJECT NUMBER 130400067

PROJECT
EQUIMALT MIXED-USE
2211 SUSSEX STREET, ESQUIMALT, BC

DESCRIPTION
COVER SHEET & DETAILS
C100

GENERAL NOTES:

1. EXISTING UTILITY AND SURFACE FEATURES DATA IS DERIVED FROM DIGITAL RECORDS FROM THE TOWNSHIP OF ESQUIMALT. THIS INFORMATION IS OBTAINED FROM VARIOUS SOURCES. AS A RESULT, THE DATA CANNOT BE WARRANTED AS CURRENT, ACCURATE OR COMPLETE BY STANTEC OR THE TOWNSHIP. THE DATA IS PROVIDED FOR YOUR CONVENIENCE ONLY. USE OF THIS INFORMATION WITHOUT VERIFICATION IN THE FIELD IS AT YOUR OWN RISK.
2. ALL DRAWINGS ARE INTENDED TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. WHERE DISCREPANCIES ARE FOUND, THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
3. ALL CONSTRUCTION AND MATERIALS SHALL BE TO CURRENT MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) DESIGN GUIDELINES, STANDARD SPECIFICATIONS AND DRAWINGS.
4. WHEN CONFLICT BETWEEN THESE SPECIFICATIONS ARISES, THE MOST STRINGENT SHALL APPLY.
5. THE CONTRACTOR SHALL OBTAIN A PERMIT TO CONSTRUCT WORKS ON A MUNICIPAL RIGHT-OF-WAY FROM THE ENGINEERING DEPARTMENT MINIMUM 48 HOURS PRIOR TO START OF UNDERGROUND CONSTRUCTION.
6. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL LEVELS AND REPORT ALL ERRORS OR OMISSIONS TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK. DO NOT SCALE FROM DRAWINGS.
7. CONTACT BC HYDRO, TELUS, SHAW CABLE AND FORTISBC 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE. BC ONE CALL LOCATES REQUIRED.
8. BED ALL PIPES USING CLASS 'B' BEDDING, STANDARD DRAWING SD8.
9. WHERE PIPE TRENCH IS UNDER OR WITHIN 1.5m OF THE EDGE OF TRAVELLED ROAD, DRIVEWAY, OR UNDER SIDEWALK, THE TRENCH SHALL BE BACK FILLED WITH COMPACTED PIT-RUN GRAVEL, OR APPROVED EQUAL, TO WITHIN 300mm OF SURFACE ASPHALT/CONCRETE. FILL REMAINING 300mm WITH ROAD STRUCTURE GRAVEL.
10. ALL INSTALLATIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO BACKFILL.
11. COMPACT TRENCH BACKFILL TO 95% STD. PROCTOR DENSITY TO WITHIN 300mm OF SURFACE. FOLLOW GEOTECHNICAL ENGINEER'S PAVEMENT STRUCTURE & RECOMMENDATIONS.
12. FOLLOWING BACKFILL, SURFACE FINISH SHALL BE RETURNED TO AS-GOOD OR BETTER CONDITION.
13. MAINTAIN APPROPRIATE VEHICULAR AND PEDESTRIAN ACCESS AND TRAFFIC ACCOMMODATION ALONG ROADS ADJACENT TO CONSTRUCTION.ROADS TO BE KEPT CLEAR OF MUD, DIRT AND DEBRIS. GOOD HOUSEKEEPING MEASURES SHALL BE EMPLOYED.
14. CONSTRUCT ALL SEWER, DRAIN, WATER, AND ROADS WITHIN PRIVATE PROPERTY IN ACCORDANCE WITH BC PLUMBING CODE AND NATIONAL PLUMBING CODE. CONSTRUCTION WITHIN PRIVATE PROPERTY SHALL BE INSPECTED AND APPROVED BY MUNICIPAL INSPECTORS.
15. LEGAL BOUNDARIES HAVE BEEN OBTAINED FROM UNOFFICIAL DIGITAL RECORDS AND SHALL NOT BE USED TO LOCATE PROPERTY CORNERS. SURVEY AND LAYOUTS IN FIELD SHOULD BE PERFORMED BY A QUALIFIED LAND SURVEYOR.
16. THE CONTRACTOR SHALL ENSURE NO LEGAL SURVEY MONUMENT IS DISTURBED OR OTHERWISE INTERFERED WITH. IF ANY MONUMENT IS AS RISK OF DISTURBANCE, THE CONTRACTOR SHALL ENGAGE A BC LAND SURVEYOR (BCLS) TO REFERENCE THE MONUMENT. IF DISTURBED, THE MONUMENT SHALL BE REPLACED BY THE BCLS AT THE CONTRACTOR'S EXPENSE.
17. ANY CONFLICT BETWEEN EXISTING INFRASTRUCTURE AND THIS DESIGN SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
18. ALL SERVICE CONNECTIONS PROVIDED OR KILLED BY MUNICIPAL FORCES SHALL BE AT THE DEVELOPER'S EXPENSE.

ROAD:

1. ALL EXISTING CURB & GUTTER AND SIDEWALK DIRECTLY ADJACENT TO THE PROJECT SITE SHALL BE REMOVED AND REPLACED ACCORDING TO THE APPROVED DEVELOPMENT SITE PLAN.
2. ALL SURFACE IMPROVEMENTS TO BE COMPLETED BY DEVELOPER'S FORCES, AT THE DEVELOPER'S EXPENSE.

WATER:

1. WATER SERVICE TO BE INSTALLED UP TO PROPERTY LINE PER DETAIL SD W2b BY CITY OF VICTORIA, AT THE DEVELOPER'S EXPENSE. LOCATION OF EXISTING STUB TO BE CONFIRMED IN FIELD.
2. CITY OF VICTORIA SHALL CAP AND ABANDON ALL EXISTING WATER SERVICES AT THE DEVELOPER'S EXPENSE.

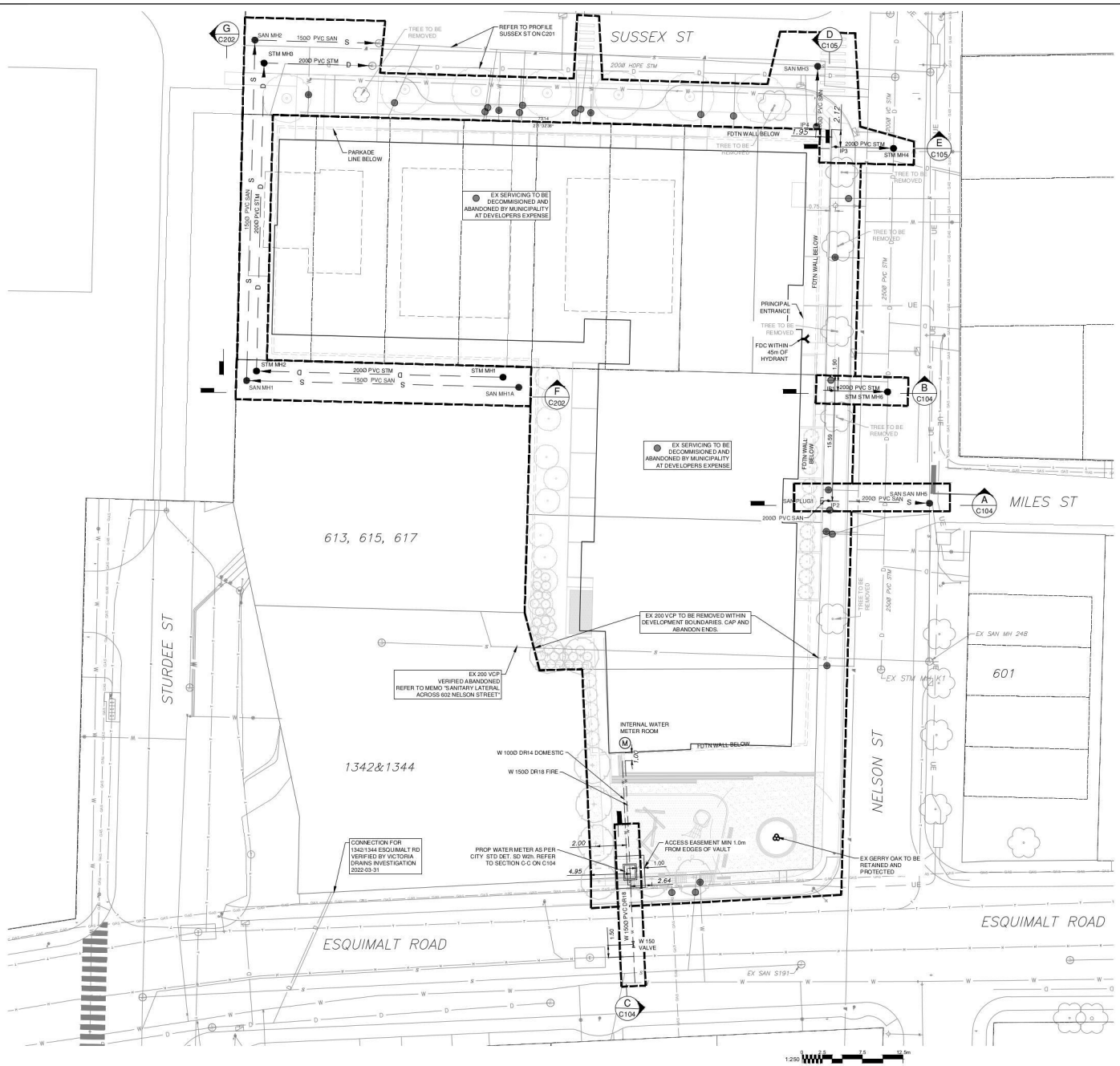
SEWER AND DRAIN:

1. ALL SEWER AND DRAIN DEEP UTILITY SERVICES TO BE INSTALLED BY THE MUNICIPALITY AT THE DEVELOPER'S EXPENSE.
2. ALL SANITARY SEWER PIPE SHALL BE 200mm PVC (MANNING'S ROUGHNESS COEFFICIENT n=0.011). MINIMUM GRADE SHALL ACHIEVE A FULL-PIPE VELOCITY OF 0.9 m/s. MINIMUM COVER SHALL BE 0.75mm
3. STORM DRAIN WITH COVER >0.75mm SHALL BE 200mm PVC (MANNING'S ROUGHNESS COEFFICIENT n=0.011). MINIMUM GRADE SHALL ACHIEVE A FULL-PIPE VELOCITY OF 0.9 m/s.
2. STORM DRAIN WITH COVER <0.75mm SHALL BE DUCTILE IRON (MANNING'S ROUGHNESS COEFFICIENT n=0.011). MINIMUM GRADE SHALL ACHIEVE A FULL-PIPE VELOCITY OF 0.9 m/s. PIPE SIZES AS SHOWN ON THIS DRAWING.
3. SEWER SERVICE SHALL BE EXTENDED TO 1.0m OUTSIDE PARKADE FOUNDATION WALL.
4. CONTRACTOR SHALL RECORD LOCATION, ELEVATION, PIPE MATERIAL AND SIZE OF ALL INSTALLATIONS. THESE SHALL BE REPORTED TO THE ENGINEER FOR AS-BUILT DRAWINGS.
5. ALL EXISTING SERVICES TO BE DISCONNECTED, CAPPED AND ABANDONED AT THE DEVELOPER'S EXPENSE..

HYDRO, TELEPHONE, STREETLIGHT & GAS: (BY OTHERS)

ALL MECHANICAL AND ELECTRICAL DETAILS ARE AS PER THE MECHANICAL ENGINEER.

1. BC ONE CALL LOCATES REQUIRED PRIOR TO ANY CONSTRUCTION.
2. ALL SERVICES SHALL BE UNDERGROUND.
3. ALL EXISTING HYDRO, TELEPHONE, CABLE AND GAS ARE SHOWN SCHEMATIC; REFER TO UTILITY COMPANY RECORDS FOR DETAILS.
4. ALL SHALLOW UTILITY CONNECTIONS SHALL BE CONSTRUCTED AS PER THE UTILITY OPERATOR'S STANDARD SPECIFICATIONS AND DRAWINGS.



REFERENCE DRAWINGS

Existing Utilities.dwg, Esquimalt
130400057 LIGHTHOUSE_MH
500-U07-08444_2023-09-15.pdf,
BCHYDRO

Township of
ESQUIMALT

STAMP

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA
CHRIS WALDREY
130400057
BRITISH COLUMBIA
ENGINEER
2025-04-15

PERMIT NO. 1002862

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Stantec
200-325 25 STREET NE
CALGARY, AB T2A 7H8
Tel: (403) 716 - 8000

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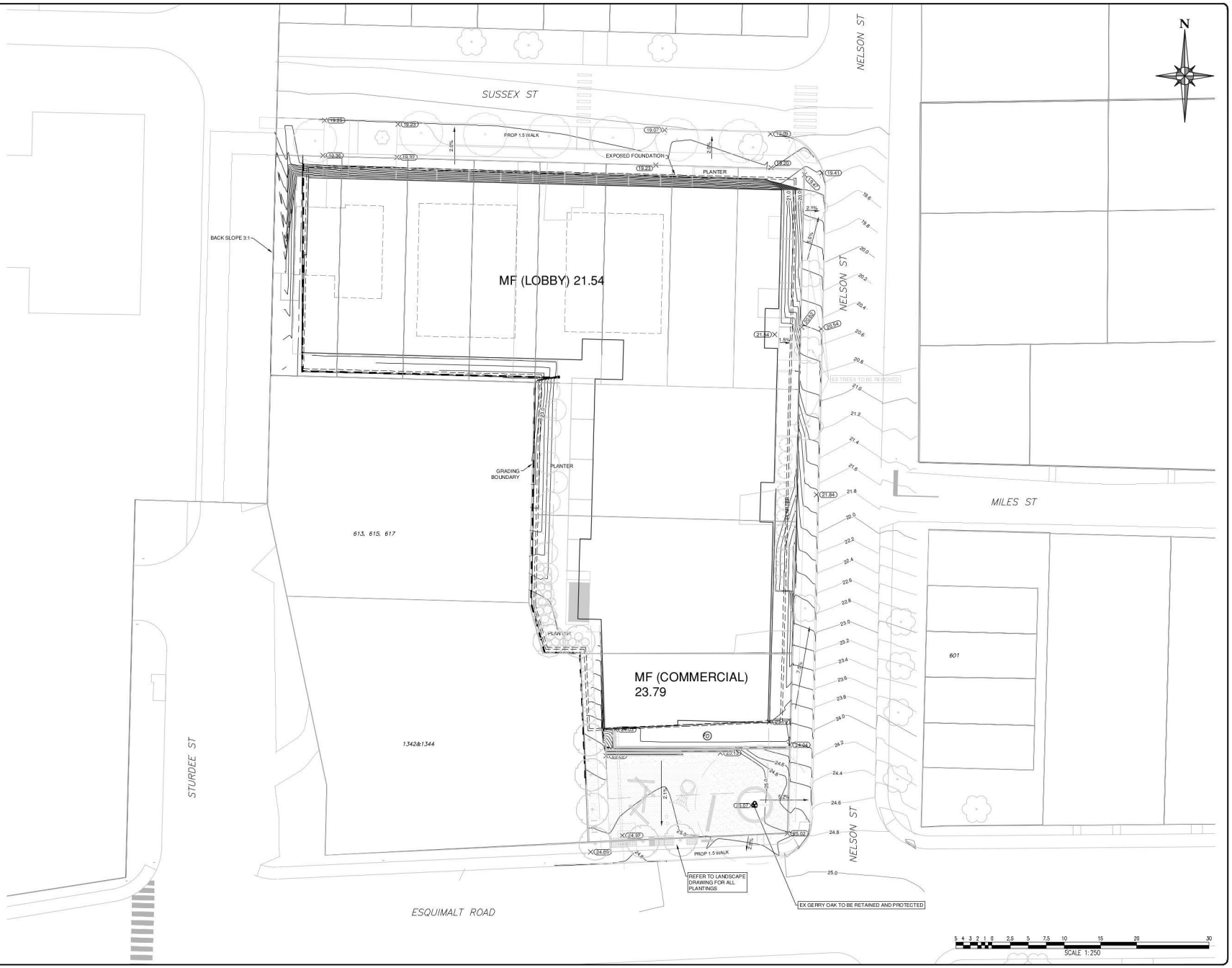
SCALE HORIZ. 1:250 SCALE VERT. N/A
SHEET 2 or 8 REV. No 1
ENG PROJECT NUMBER 130400067

PROJECT
EQUIMALT MIXED-USE
2211 SUSSEX STREET, ESQUIMALT, BC

DESCRIPTION
UNDERGROUND SERVICING
C101

LEGEND:

- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED GROUND CONTOURS
- EXISTING GROUND CONTOURS



REFERENCE DRAWINGS

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Township of
ESQUIMALT

STAMP

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA CHRIS MALONEY 2025-04-15

PERMIT NO. 1002862

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SCALE HORIZ. 1:250 SCALE VERT. N/A

SHEET 3 OF 8 REV. No 1

ENG PROJECT NUMBER 130400067

PROJECT
EQUIMALT MIXED-USE
2211 SUSSEX STREET, ESQUIMALT, BC

DESCRIPTION
SURFACE FEATURES & GRADING
C102

SEE SHEET C100 FOR STANDARD MMCD LINEWORK LEGEND

- LANDSCAPING
- GRAVEL
- SAFETY MULCH
- CONCRETE PAVING
- PRE-DEVELOPMENT ROOFS
- CATCHMENT AREA

EXISTING SITE PRIOR TO DEMO

PROPOSED SITE AND CATCHMENTS

SCALE 1:500

REFERENCE DRAWINGS

Existing Utilities.dwg, Esquimalt 130400067 LIGHTHOUSE_MH 500-U07-09444_2023-09-15.pdf, BCHYDRO

Township of ESQUIMALT

STAMP

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA — CHRIS MALONEY — 2025-04-15

PERMIT NO. 1002862

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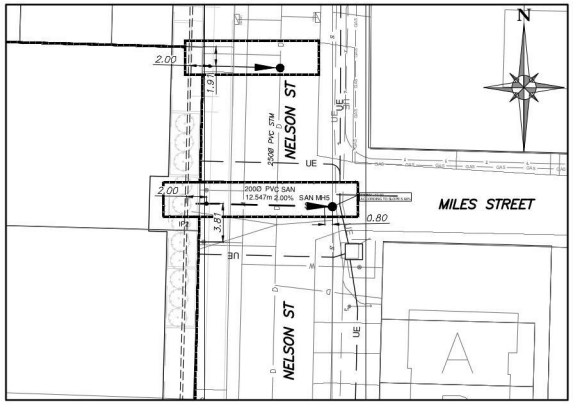
SCALE HORIZ. 1:500 SCALE VERT. N/A

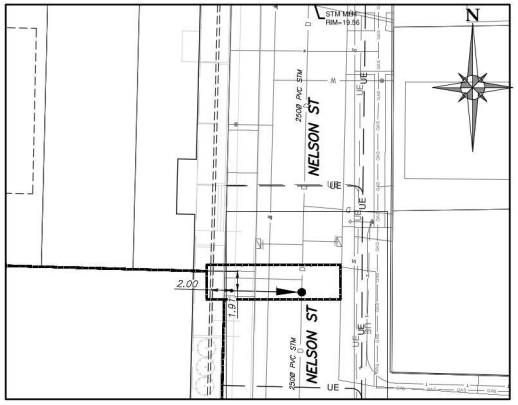
SHEET 4 OF 8 REV. No 1

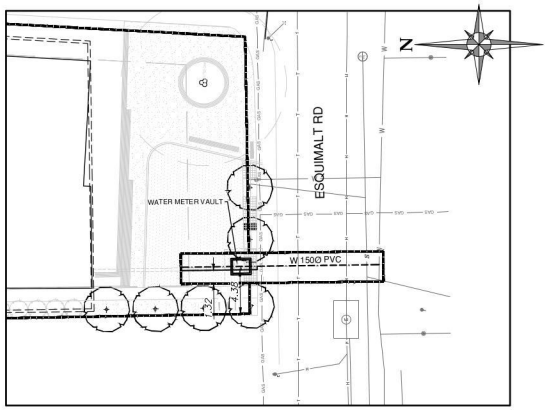
ENG PROJECT NUMBER 130400067

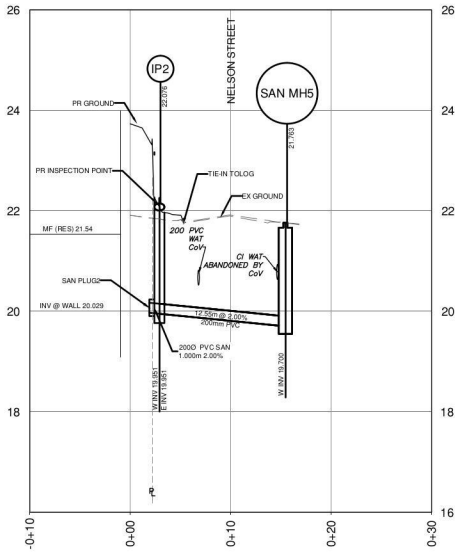
PROJECT
EQUIMALT MIXED-USE
2211 SUSSEX STREET, ESQUIMALT, BC

DESCRIPTION
STORMWATER MANAGEMENT
C103



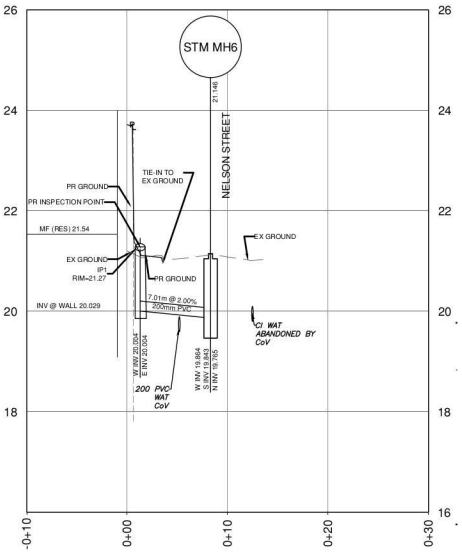




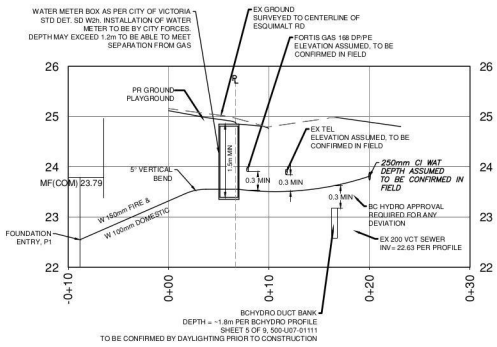


MILES STREET: SANITARY SERVICE
(2103708 OG)
(2103708 FG)

A–A
SANITARY SERVICE PROFILE
HOR 1:250 VER 1:50



B–B
STORM SERVICE PROFILE
HOR 1:250 VER 1:50



C–C
WATER SERVICE PROFILE
HOR 1:250 VER 1:25

SCALE 1:250

REFERENCE DRAWINGS
Existing Utilities.dwg, Esquimalt 130400057 LIGHTHOUSE_MH 500-U07-08444_2023-09-15.pdf, BCHYDRO

Township of
ESQUIMALT

STAMP
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA CHRIS WALDREY 31561 2025-04-15
PERMIT NO. 1002862

NO.	DATE	BY	REVISIONS	ENG.
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200-325 25 STREET NE
CALGARY, AB T2A 7H8
Tel: (403) 716 - 8000

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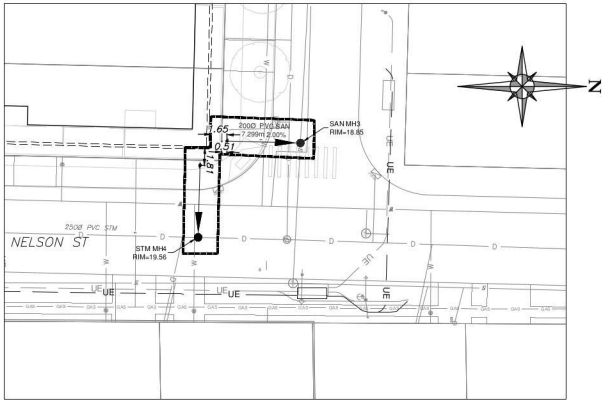
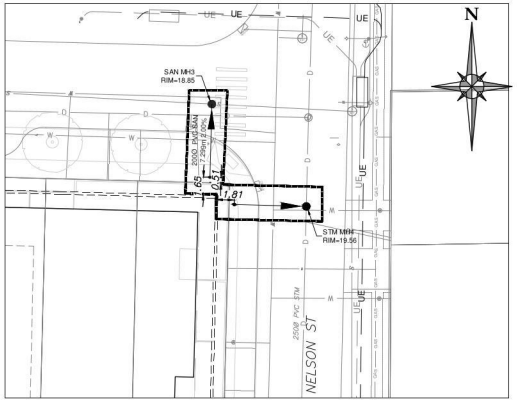
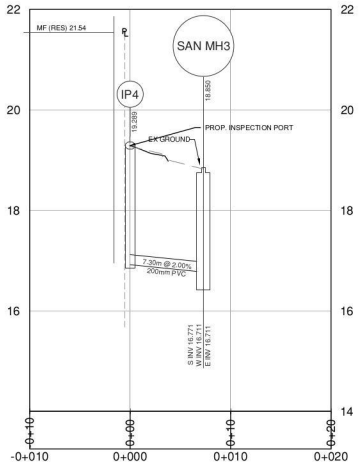
SCALE HORIZ. 1:250 SCALE VERT. AS SHOWN
SHEET 5 OF 8 REV. No 1
ENG PROJECT NUMBER 130400067

PROJECT
EQUIMALT MIXED-USE
2211 SUSSEX STREET, ESQUIMALT, BC

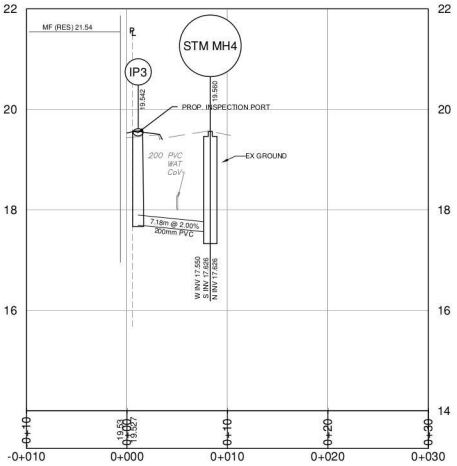
DESCRIPTION
SERVICING PROFILE
C104







D–D
SANITARY SERVICE PROFILE
HOR 1:250 VER 1:50



E–E
STORM SERVICE PROFILE
HOR 1:250 VER 1:50

SCALE 1:250

REFERENCE DRAWINGS
Existing Utilities.dwg, Esquimalt 130400057 LIGHTHOUSE, MH 500-U07-08444_2023-09-15.pdf, BCHYDRO

Township of
ESQUIMALT

STAMP
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA
CHRIS MALONEY
2025-04-15
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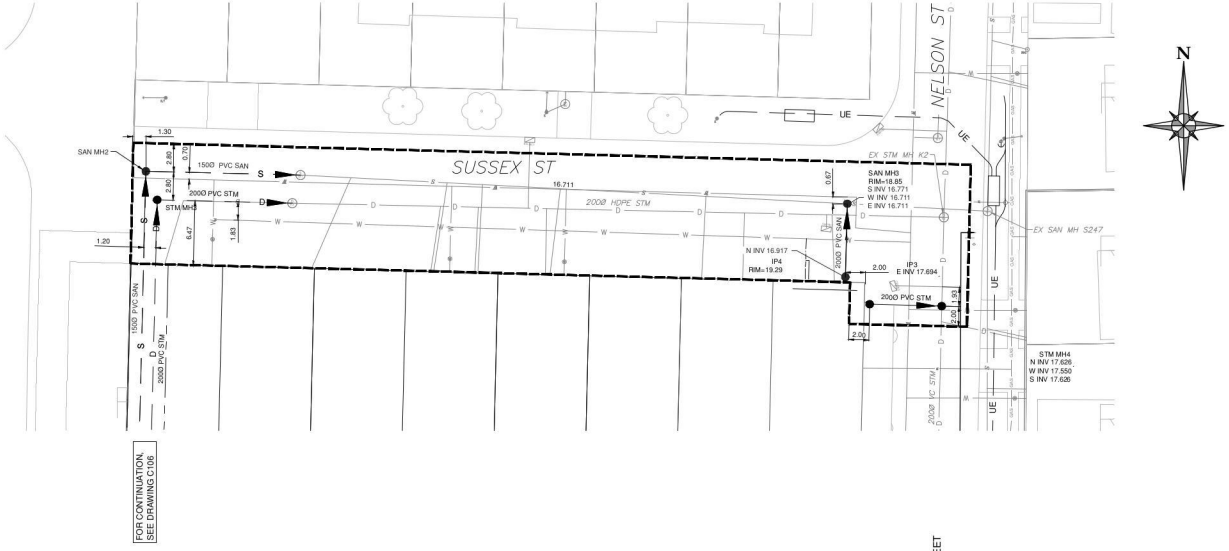
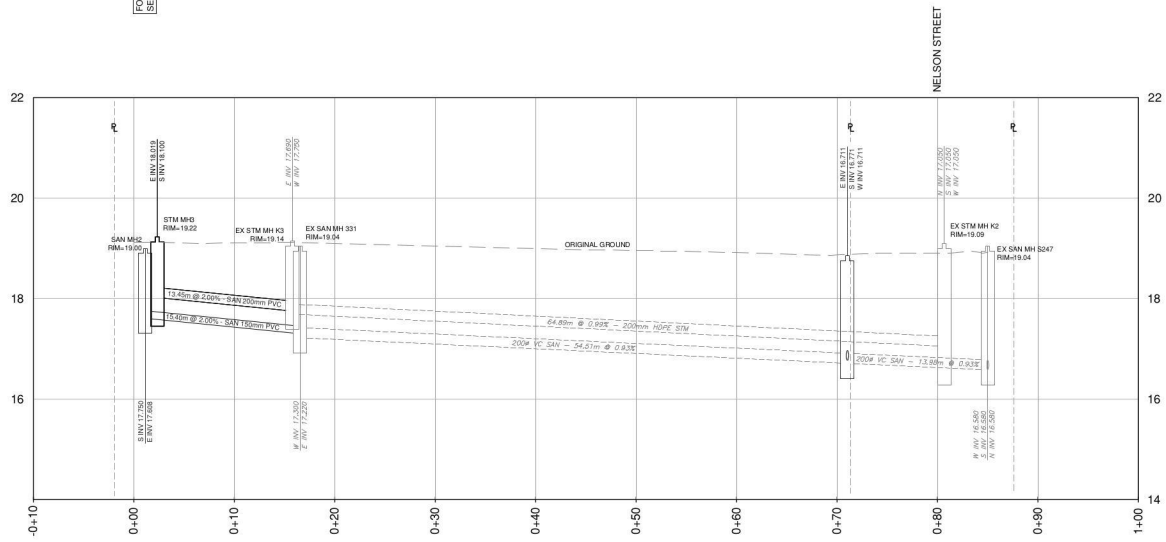
SCALE HORIZ. 1:500 SCALE VERT. AS SHOWN
SHEET 6 OF 8 REV. No 1
ENG PROJECT NUMBER 130400067

PROJECT
EQUIMALT MIXED-USE
2211 SUSSEX STREET, ESQUIMALT, BC

DESCRIPTION
SERVICING PROFILE
C105





SUSSEX STREET
SANITARY AND STORM SERVICE PROFILE
HOR 1:250 VER 1:50

SCALE 1:250

REFERENCE DRAWINGS

Existing Utilities.dwg, Equimalt 130400057 LIGHTHOUSE_MH 500-U07-08444_2023-09-15.pdf, BCHYDRO

Township of
ESQUIMALT

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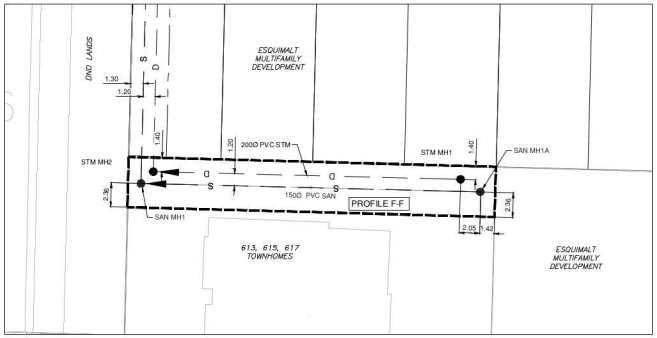
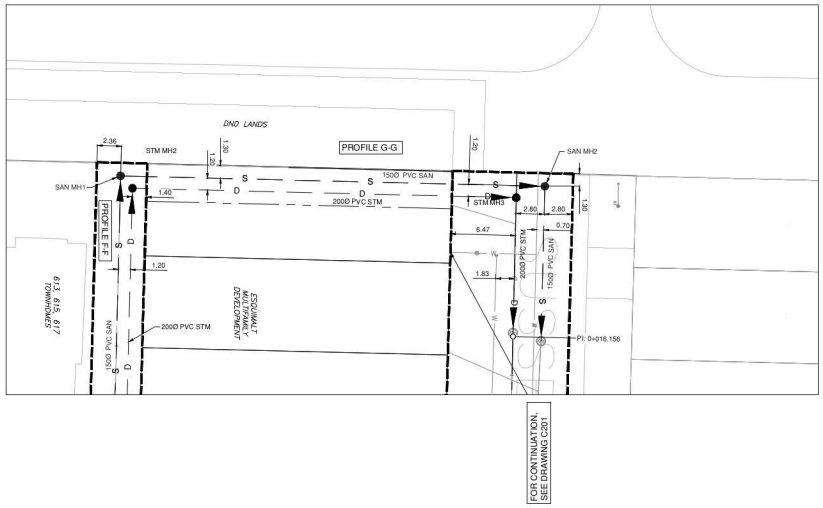
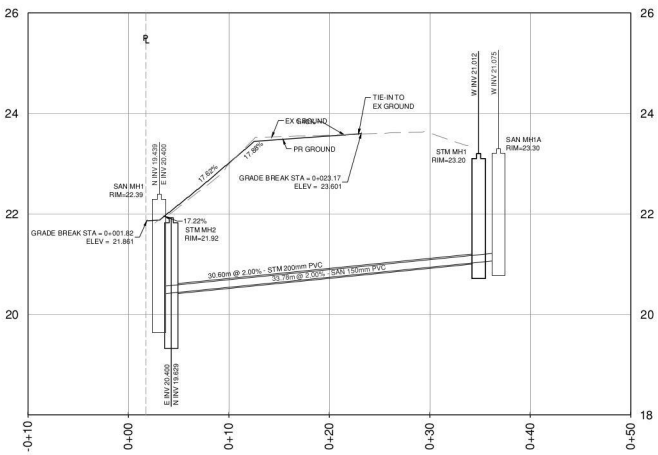
SCALE HORIZ. 1:250 SCALE VERT. 1:50
SHEET 7 OF 8 REV. No 1
ENG PROJECT NUMBER 2103708

PROJECT
EQUIMALT MIXED-USE
2211 SUSSEX STREET, ESQUIMALT, BC

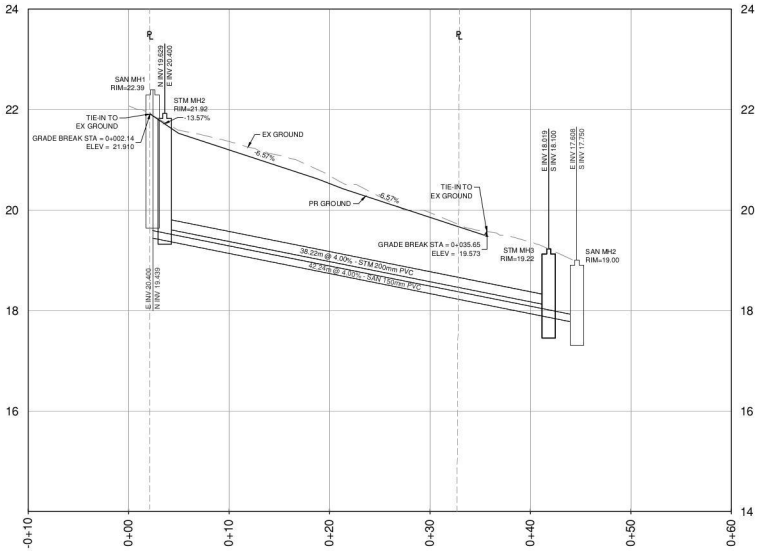
DESCRIPTION
OFFSITE PLAN PROFILE (STURDEE)
C201







F–F
SANITARY AND STORM SERVICE PROFILE
HOR 1:250 VER 1:50



G–G
SANITARY AND STORM SERVICE PROFILE
HOR 1:250 VER 1:50

SCALE 1:250

REFERENCE DRAWINGS

Existing Utilities.dwg, Esquimalt 130400057 LIGHTHOUSE_MH 500-U07-08444_2023-09-15.pdf, BCHYDRO

Township of
ESQUIMALT

STAMP
PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA CHRIS MALONEY
2025-04-15
PERMIT NO. 1002862

NO.	DATE	BY	REVISIONS	ENG.
1	2025-04-14	CM	ISSUED FOR DP	CM
0	2024-12-02	CM	ISSUED FOR PRELIMINARY DESIGN REVIEW	CM

DESIGN BY CM	DATE 2024-11-28
DRAWN BY SW, KJ	DATE 2024-11-28
CHECKED BY FL	DATE 2024-12-02
APPROVED BY CCM	DATE 2024-12-02

Stantec
200-325 25 STREET NE
CALGARY, AB T2A 7H8
Tel: (403) 716 - 8000

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SCALE HORIZ. 1:250 SCALE VERT. 1:50
SHEET 8 OF 8 REV. No 1
ENG PROJECT NUMBER 2103708

PROJECT
EQUIMALT MIXED-USE
2211 SUSSEX STREET, ESQUIMALT, BC

DESCRIPTION
OFFSITE PLAN PROFILE (STURDEE)
C202