

88FOUR RESIDENTIAL

ESQUIMALT, BC

MULTIFAMILY RESIDENTIAL

PROJECT NO. 20041

ISSUED FOR DEVELOPMENT VARIANCE PERMIT 2025/11/24

CIVIC ADDRESS: 884 LAMPSON STREET, ESQUIMALT, BC

LEGAL DESCRIPTION: LOT A SECTION 10 ESQUIMALT DISTRICT PLAN EPP134609

GENERAL NOTES

1. ALL BUILDINGS, CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO THE 2024 EDITION OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C.), PART 3, AND ALL APPLICABLE BY-LAWS. SEE CODE REVIEW DRAWINGS SEE CODE REVIEW SHEET A150-153.

2. ARCHITECTURAL DRAWINGS AND NOTES SHALL BE READ IN CONJUNCTION WITH DRAWINGS AND SPECIFICATIONS PREPARED BY ALL CONSULTANTS INCLUDING: STRUCTURAL, MECHANICAL, FIRE PROTECTION, ELECTRICAL, GEOTECHNICAL, CIVIL, LANDSCAPE, ENVIRONMENTAL, SITES, CONSULTANTS. REFERENCE PROJECT CODE REPORTS BY GHL, ENERGY MODEL REPORT BY AVALON MECHANICAL, RHFAC REPORT BY HANDIHELP.

3. SHOP DRAWINGS FOR PREFABRICATED ELEMENTS SHALL BE SUBMITTED FOR THE CONSULTANT'S REVIEW PRIOR TO FABRICATION. IF NO REVIEW IS REQUESTED, SUBMISSION WILL BE PROVIDED BY DESIGN PROFESSIONALS WHERE PREFABRICATED DESIGN ELEMENTS RELY ON MULTIPLE DESIGNATED PROFESSIONAL'S INPUT (IE GLASS ON METAL CANOPIES) A COORDINATED COMPREHENSIVE SUBMITTAL TO BE PROVIDED.

4. GENERAL CONTRACTOR (G.C.) SHALL REVIEW SHOP DRAWINGS PRIOR TO SUBMITTING TO THE CONSULTANTS AND SHALL INDICATE SUCH A REVIEW ON THE SUBMITTAL. THE CONTRACTOR SHALL ALLOW A MINIMUM OF 10 WORKING DAYS FOR THE ARCHITECT / CONSULTANTS REVIEW.

5. REQUESTS FOR ALTERNATES MAY BE SUBMITTED FOR REVIEW IF PERMITTED AS PER TENDER DOCUMENTS. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW. ANY REQUEST FOR ALTERNATE MUST BE ACCOMPANIED WITH A REASON FOR PROPOSED ALTERNATE AND A DETAILED COMPARISON OF SPECIFIED PRODUCT COMPARED TO PROPOSED.

6. CONSULTANT'S DRAWINGS AND SPECIFICATIONS SHALL BE REVIEWED FOR COMPLETENESS AND COORDINATION BY THE GENERAL CONTRACTOR. ANY CONFLICTS, DISCREPANCIES AND INCOMPLETE INFORMATION SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

7. MAINTENANCE MANUALS AND WARRANTIES: SUBMIT TO THE OWNER / CONSULTANT ONE HARD COPY AND ONE DIGITAL COPY OF OPERATION AND MAINTENANCE MANUALS. MANUALS TO INCLUDE PERTINENT INFORMATION ON CLEANING AND LUBRICATION OF EQUIPMENT AND MATERIALS. FILTERS, OVERHAUL, REPLACEMENT, ADJUSTMENT AND EMERGENCY PROCEDURES AS APPLICABLE. INCLUDE SPARE PARTS AND MAINTENANCE MATERIALS PER MANUFACTURER AND SPECIFICATIONS.

MODIFICATIONS & FIELD REVIEW

1. MODIFICATIONS TO THE WORK OTHER THAN SPECIFIED SHALL BE REVIEWED AND CONFIRMED BY THE ARCHITECT AND RESPECTIVE CONSULTANT PRIOR TO CONSTRUCTION / INSTALLATION.

2. ARCHITECT CONDUCTS PERIODIC FIELD REVIEWS FOR GENERAL COMPLIANCE TO THE DOCUMENTS, B.C.B.C., AND BEST PRACTICE INDUSTRY STANDARDS, AND ARE OBSERVATIONS OF A SAMPLING OF THE COMPLETED WORK AND WORK IN PROGRESS. THE NUMBER OF FIELD OBSERVATIONS ARE NOT INTENDED TO BE EXHAUSTIVE, BUT DO NOT RELIEVE THE CONTRACTOR OR THEIR TRADES OF RESPONSIBILITIES FOR QUALITY CONTROL AND CONFORMANCE WITH CONTRACT DOCUMENTS. GENERAL CONTRACTOR SHALL COORDINATE ALL FIELD REVIEWS AS REQUIRED BY THE ARCHITECT PRIOR TO WORK BEING COVERED UP. NOTIFY THE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO REQUESTING ARCHITECTURAL SITE VISITS/FIELD REVIEWS. A LIST OF REQUIRED FIELD REVIEWS AND MOCKUPS WILL BE PROVIDED BY DESIGN PROFESSIONALS.

DIMENSIONS & SETTING OUT

1. THE GENERAL CONTRACTOR (G.C.) SHALL CHECK ALL DIMENSIONS AND CONFIRM ALL PROPERTY LINE DIMENSIONS AND BEARINGS WITH LEGAL SURVEY. ALL DISCREPANCIES WITH DRAWINGS OR SITE CONDITIONS SHALL BE REPORTED TO ARCHITECT FOR CLARIFICATION PRIOR TO EXCAVATION.
2. THE SURVEYOR SHALL VERIFY ALL DIMENSIONS ON SITE PRIOR TO EXCAVATION. COMMENCEMENT OF WORK SHALL CONSTITUTE AN ACCEPTANCE OF CONDITIONS AS SATISFACTORY.
3. GC TO COORDINATE ALL FIELD ENGINEERING, SURVEY WORK AND INDEPENDENT REVIEWS AND TESTING AS REQUIRED BY THE OWNER AND CONSULTANTS.
4. DRAWINGS SHALL NOT BE SCALED. REFER TO DIMENSIONS ONLY.
5. DIMENSIONS AT PARTY WALLS BETWEEN UNITS SHALL BE TO THE CENTRE - LINE OF WALL ASSEMBLIES UNLESS NOTED OTHERWISE (U.N.O.).
6. EXTERIOR DIMENSIONS SHALL BE TO THE FACE OF CONCRETE AND /OR TO THE OUTSIDE FACE OF WALL SHEATHING U.N.O. INTERIOR DIMENSIONS SHALL BE TO THE FACE OF STUDS - U.N.O.
7. VERTICAL DIMENSIONS SHALL BE TO THE FACE OF CONCRETE SLAB OR TOPPING OR TOP OF WALL PLATES - U.N.O.
8. REFER TO SITE PLAN FOR BUILDING LOCATION AND BUILDING SETBACK DIMENSIONS.
9. REFER TO ROOF PLANS FOR ROOF VENTING, OVERHANGS, ROOF DRAINS, SCUPPERS, SLOPES, AND PARAPET HEIGHTS.

ASSURANCE COMPLIANCE REQUIREMENTS

1. ALL WORK IS SUBJECT TO PERIODIC FIELD REVIEW BY THE ARCHITECT AND / OR OTHER REGISTERED PROFESSIONALS AND CONSULTING ENGINEERS NAMED ON THIS DOCUMENT, TO MEET THE AUTHORITY HAVING JURISDICTION'S LETTERS OF ASSURANCE / COMPLIANCE REQUIREMENTS.
2. ALL WORK SHALL MEET THE STANDARDS OF THE B.C. TRADES ASSOCIATIONS OR OTHER PROVINCIAL ASSOCIATIONS REQUIREMENTS GOVERNING EACH TRADE INVOLVED WITH THE PROJECT.
3. ALL WORK STARTED ON THE PROJECT BY ANY SUB-CONTRACTOR SHALL MEAN THAT THE ABOVE REQUIREMENTS HAVE BEEN REVIEWED AND THAT NO EXTRA CLAIM FOR COSTS SHALL BE PUT FORWARD TO MEET THE PROFESSIONAL CONSULTANT'S FIELD REVIEW REQUIREMENTS.
4. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR SITE SAFETY AND SHALL MEET THE REQUIREMENTS OF WORKSAFE BC AND APPROVED CONSTRUCTION SITE SAFETY PLAN.
5. THE GENERAL CONTRACTOR SHALL KEEP A RECORD OF AND RETAIN ALL COPIES OF THE AUTHORITY HAVING JURISDICTION'S INSPECTION REPORTS AND PROVIDE COPIES TO THE ARCHITECT AND CONSULTANTS FOR THEIR RECORDS.

CONSULTANT LIST

CLIENT
LIDA CONSTRUCTION
6105 PATRICIA BAY HWY,
VICTORIA, BC V8Y 1T5
TEL: 778-440-5432

ARCHITECT
WA ARCHITECTS LTD.
950 - 1500 W. GEORGIA ST.
VANCOUVER, BC V6G 2Z6
TEL: 604-685-3529

STRUCTURAL
SKYLINE ENGINEERING
380 - 4243 GLANFORD AVENUE,
VICTORIA, BC V8Z 4B9
TEL: 250-590-4133

MECHANICAL
AVALON MECHANICAL CONSULTANTS
103 - 5220 DUBLIN WAY
NANAIMO, BC V9T 0H2
TEL: 250-585-2180

ELECTRICAL
EZ ELECTRICAL INC.
530 HERALD STREET,
VICTORIA, BC V8W 1S6
TEL: 250-205-1316

CIVIL
CALID ENGINEERING + LANDSCAPE DESIGN
207-2750 QUADRA ST, STREET,
VICTORIA, BC V8T 4E8
TEL: 250-388-6919

LANDSCAPE
CALID ENGINEERING + LANDSCAPE DESIGN
207-2750 QUADRA ST, STREET,
VICTORIA, BC V8T 4E8
TEL: 250-388-6919

GEOTECH
RYZUK GEOTECHNICAL
#6-40 CALIFORNIA AVE.
VICTORIA, BC V8Z 1T2
TEL: 250-475-3131

BUILDING ENVELOPE
EVOKE BUILDINGS
300-722 CORMORANT STREET,
VICTORIA BC, V8W 1P8
TEL: 250-415-8141

ENERGY MODELING
AVALON MECHANICAL
300 - 1246 ESQUIMALT ROAD
VICTORIA, BC V8A 3P2
CONTACT: ANDREW MELVILLE
TEL: 250-940-4837

CODE
GHL CONSULTANTS LTD
800 - 100 W PENDER STREET
VANCOUVER, BC V6C 1G8
CONTACT: DILIP RATHNAKUMAR
TEL: 604-689-4449

SURVEYOR
SUMMIT LAND SURVEYING
101-630 GOLDSTREAM AVENUE,
VICTORIA BC, V8B 2W8
TEL: 250-391-6708



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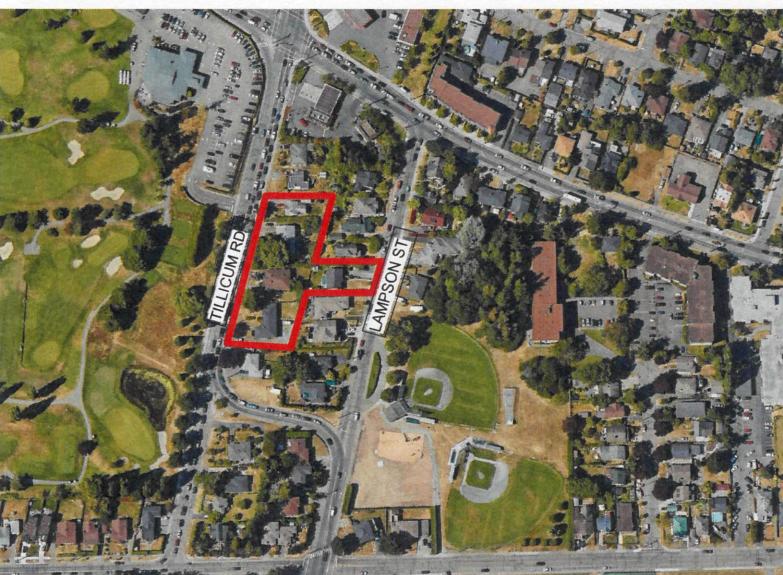
OWNER/CLIENT:

LIDA
CONSTRUCTION
GENERAL NOTES:

12	ISSUED FOR DVP	2025.11.24
9	REISSUED FOR DP	2025.03.31
	ISSUED FOR RZDP	2022.04.04
NO.	ISSUE	Y/M/D



CONSULTANT: 2025-11-24



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
604-685-3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
**88FOUR PROPOSED
RESIDENTIAL**

PROJECT ADDRESS:
884 LAMPSON STREET ESQUIMALT BC

DRAWING TITLE:

COVER SHEET

PROJECT NO: 20041 DRAWN BY: FF
SCALE: As indicated REVIEW BY: WZ
DWG NO: DP_A000

WA
ARCHITECTS

OWNER/CLIENT:



GENERAL NOTES:

PROJECT STATISTICS

84FOUR

Project No.: 20041

REVISION NO.11		DATE:		13-Jan-26
SITE INFORMATION				
LEGAL DESCRIPTION		LOT A SECTION 10 ESQUIMALT DISTRICT PLAN EPP134609		
CIVIC ADDRESS		884 LAMPSON STREET, ESQUIMALT, B.C.		
ZONE	EXISTING		PROPOSED	
	RD-1, RD-2, RD-3, RS-1		CD	
SITE AREA (M ²)	4,361.22		4,361.22	
LOT WIDTH - LAMPSON ST (M)	69.28			
GROSS FLOOR AREA (M ²)	8,295.50			
FLOOR AREA - FOR F.A.R. (M ²)	6,783.79			
FLOOR AREA RATIO	6,783.79M ²		1.56	
LOT COVERAGE (BELOW GRADE)	3,221.13M ²		74%	
LOT COVERAGE (ABOVE GRADE)	2,255.79M ²		52%	
AVERAGE GRADE			19.32' (5.89M)	
BUILDING HEIGHT			67.18' (20.48M)	
SETBACKS	FRONT (LAMPSON STREET)		31.00' (9.45M)	
	REAR (TILLCUM ROAD)		17.13' (5.22M)	
	SIDE (NORTH)		9.81' (2.99M)	
	SIDE (SOUTH)		13.63' (4.15M)	
BUILDING DATA				
MULTIFAMILY UNITS	DESCRIPTION	AREA (M ²)	# OF UNITS	
BED 1A	1 BED	46.92	27	
BED 1Ab	1 BED	46.54	5	
BED 1B	1 BED	38.83	12	
BED 1C	1 BED	47.01	6	
BED 1Cb	1 BED	44.04	2	
BED 1D	1 BED	47.85	3	
BED 1E	1 BED	38.93	4	
BED 1F	1 BED	52.21	1	
BED 1G	1 BED	46.08	3	
BED 1H	1 BED	59.18	2	
BED 2A	2 BED	75.81	4	
BED 2B	2 BED	68.75	13	
BED 2C	2 BED	68.93	4	
BED 2D	2 BED	54.63	4	
BED 2E	2 BED	67.35	1	
BED 2F	2 BED	60.76	1	
BED 2G	2 BED	84.08	3	
BED 2H	2 BED	60.39	1	
BED RH	2 BED	67.82	18	
BED 3A	3 BED	79.06	2	
BED 3B	3 BED	108.70	1	
BED 3C	3 BED	95.04	1	
BED 3D	3 BED	116.69	1	
TOTAL RES			119	
UNIT MIX (TOTAL 119)				
1 BED	65	55%		
2 BED	49	41%		
3 BED	5	4%		
BUILDING AREA (M ²)				
		FAR AREA	GROSS AREA	
P2 FLOOR AREA	0 UNITS	0.00	0.00	
L1/P1 FLOOR AREA	11 UNITS	569.28	768.45	
L2 FLOOR AREA	22 UNITS	1,289.94	1,673.19	
L3 FLOOR AREA	23 UNITS	1,430.42	1,678.81	
L4 FLOOR AREA	23 UNITS	1,361.09	1,601.10	
L5 FLOOR AREA	24 UNITS	1,290.11	1,522.87	
L6 FLOOR AREA	11 UNITS	842.94	1,051.07	
TOTAL FLOOR AREA		6,783.79	8,295.50	
PROPOSED AMENITY AREA (M ²)				
INDOOR AMENITY				114.46
OUTDOOR AMENITY (LEVEL 6)				308.72
PROPOSED PARKING				
PARKING LEVEL 1				50 STALLS
PARKING LEVEL 2				60 STALLS
TOTAL PROPOSED PARKING				110 STALLS
SMALL CARS (INCLUDED)	MAX 50% OF REQUIRED = 55 STALLS		55 STALLS	
ACCESSIBLE STALL (INCLUDED)	REQUIRED 1 / 50 = 2 STALLS		3 STALLS	
REQUIRED PARKING				
TYPE	UNITS	RATE	REQUIRED STALLS	
RESIDENTIAL	119	0.92 STALLS / UNIT	109 STALLS	
VISITOR (INCLUDED)	119	0.1 STALLS / UNIT	12 STALLS	
CAR SHARE			1 STALLS	
TOTAL REQUIRED PARKING			110 STALLS	
PROPOSED BICYCLE PARKING				
SHORT-TERM				12 STALLS
LONG-TERM	100% CARGO & 50% REGULAR STALLS EV CAPABLE			129 STALLS
CARGO (INCLUDED)	20% LONG TERM - 26 STALLS			26 STALLS

WA ARCHITECTS

VAN 301 – 1444 Alberni Street, Vancouver, BC V6G 2Z4 | T: 604.685.3529
VIC 104 – 3212 Jacklin Road, Victoria, BC V9B 0J5 | T: 250.391.4933

Architecture. Made Personal.

PROJECT STATISTICS

84FOUR

Project No.: 20041

REVISION NO.11		DATE:		14-Jan-26
SITE INFORMATION				
LEGAL DESCRIPTION		LOT 5, AMENDED LOT 8, AND LOT 14, ALL BLOCK 6; PLAN 2546; LOT 2, PLAN 7433; AND LOT A, PLAN 14648; ALL SECTION 10, ESQUIMALT DISTRICT		
CIVIC ADDRESS		884 LAMPSON STREET, ESQUIMALT, B.C.		
ZONE		EXISTING		PROPOSED
SITE AREA (M ²)		RD-1, RD-2, RD-3, RS-1		CD
LOT WIDTH - LAMPSON ST (M)		4,361.22		4,361.22
GROSS FLOOR AREA (M ²)				69.28
FLOOR AREA - FOR F.A.R. (M ²)				7,857.09
FLOOR AREA RATIO		6,763.17M ²		6,763.17
LOT COVERAGE (BELOW GRADE)		3,221.13M ²		1.55
LOT COVERAGE (ABOVE GRADE)		2,255.79M ²		74%
AVERAGE GRADE				52%
BUILDING HEIGHT				19.32' (5.89M)
SETBACKS		FRONT (LAMPSON STREET)		67.18' (20.48M)
		REAR (TILLCUM ROAD)		31.00' (9.45M)
		SIDE (NORTH)		17.13' (5.22M)
		SIDE (SOUTH)		9.81' (2.99M)
				13.63' (4.15M)
BUILDING DATA				
MULTIFAMILY UNITS	DESCRIPTION	AREA (M ²)	# OF UNITS	
1 BED A	1 BED	48.59	27	
1 BED A2	1 BED	47.47	3	
1 BED A3	1 BED	47.19	3	
1 BED B	1 BED	40.04	12	
1 BED B2	1 BED	39.30	4	
1 BED C	1 BED	47.38	8	
1 BED D	1 BED	50.26	3	
1 BED E	1 BED	59.55	1	
1 BED F	1 BED	48.50	1	
1 BED G	1 BED	50.73	2	
1 BED G2	1 BED	50.26	1	
2 BED A	2 BED	78.13	2	
2 BED A2	2 BED	76.92	1	
2 BED A3	2 BED	76.65	1	
2 BED B	2 BED	69.96	32	
2 BED B2	2 BED	69.12	3	
2 BED C	2 BED	85.19	4	
2 BED C2	2 BED	75.07	1	
2 BED D	2 BED	56.30	4	
2 BED E	2 BED	69.03	1	
3 BED A	3 BED	82.59	2	
3 BED B	3 BED	113.81	1	
3 BED C	3 BED	92.16	1	
3 BED D	3 BED	97.18	1	
TOTAL RES			119	
UNIT MIX (TOTAL 119)				
1 BED	65	55%		
2 BED	49	41%		
3 BED	5	4%		
BUILDING AREA (M ²)				
		FAR AREA	GROSS AREA	
P2 FLOOR AREA	0 UNITS	0.00	0.00	
L1/P1 FLOOR AREA	10 UNITS	576.13	768.45	
L2 FLOOR AREA	22 UNITS	1,282.41	1,673.19	
L3 FLOOR AREA	24 UNITS	1,427.41	1,678.81	
L4 FLOOR AREA	24 UNITS	1,354.22	1,601.10	
L5 FLOOR AREA	24 UNITS	1,281.26	1,288.55	
L6 FLOOR AREA	11 UNITS	841.74	846.99	
TOTAL FLOOR AREA		6,763.17	7,857.09	
PROPOSED AMENITY AREA (M ²)				
INDOOR AMENITY			114.46	
OUTDOOR AMENITY			515.52	
PROPOSED PARKING				
PARKING LEVEL 1			32(INCL.12 VISITOR, 1 CAR SHARE)	
PARKING LEVEL 2			56 STALLS	
TOTAL PROPOSED PARKING			88 STALLS	
SMALL CARS (INCLUDED)	MAX 50% OF REQUIRED = 44 STALLS		43 STALLS	
ACCESSIBLE STALL (INCLUDED)	REQUIRED 1 / 50 = 2 STALLS; VISITOR:1		3 STALLS	
LOADING			1 STALLS	
REQUIRED PARKING				
TYPE	UNITS	RATE	REQUIRED STALLS	
RESIDENTIAL	119	NEW BYLAW RATE	87 STALLS	
VISITOR (INCLUDED)	119	0.1 STALLS / UNIT	12 STALLS	
CAR SHARE			1 STALLS	
TOTAL REQUIRED PARKING			88 STALLS	
PROPOSED BICYCLE PARKING				
SHORT-TERM			12 STALLS	
LONG-TERM	100% CARGO & 50% REGULAR STALLS EV CAPABLE		146 STALLS	
CARGO (INCLUDED)	20% LONG-TERM = 29 STALLS		31 STALLS	

WA ARCHITECTS

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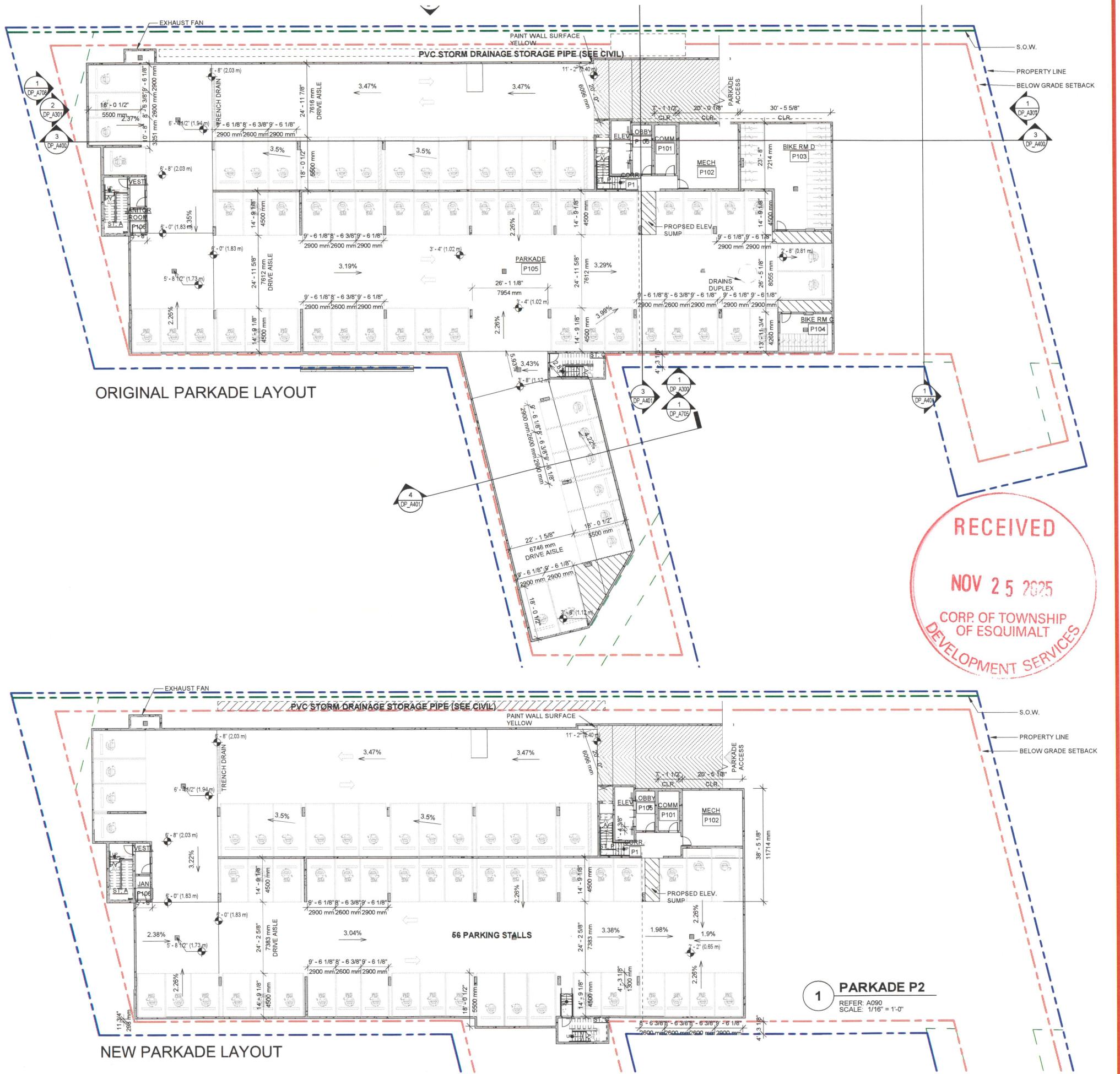
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604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
**88FOUR PROPOSED
RESIDENTIAL**

PROJECT ADDRESS:

DRAWING TITLE:
PROJECT DATA
BEFORE & AFTER

PROJECT NO: 20041 DRAWN BY: WZ
SCALE: REVIEW BY: KG



GENERAL NOTES:

NO.	ISSUE	Y/M/D
SEAL:		



CONSULTANT:

2025-11-24

WA ARCHITECTS

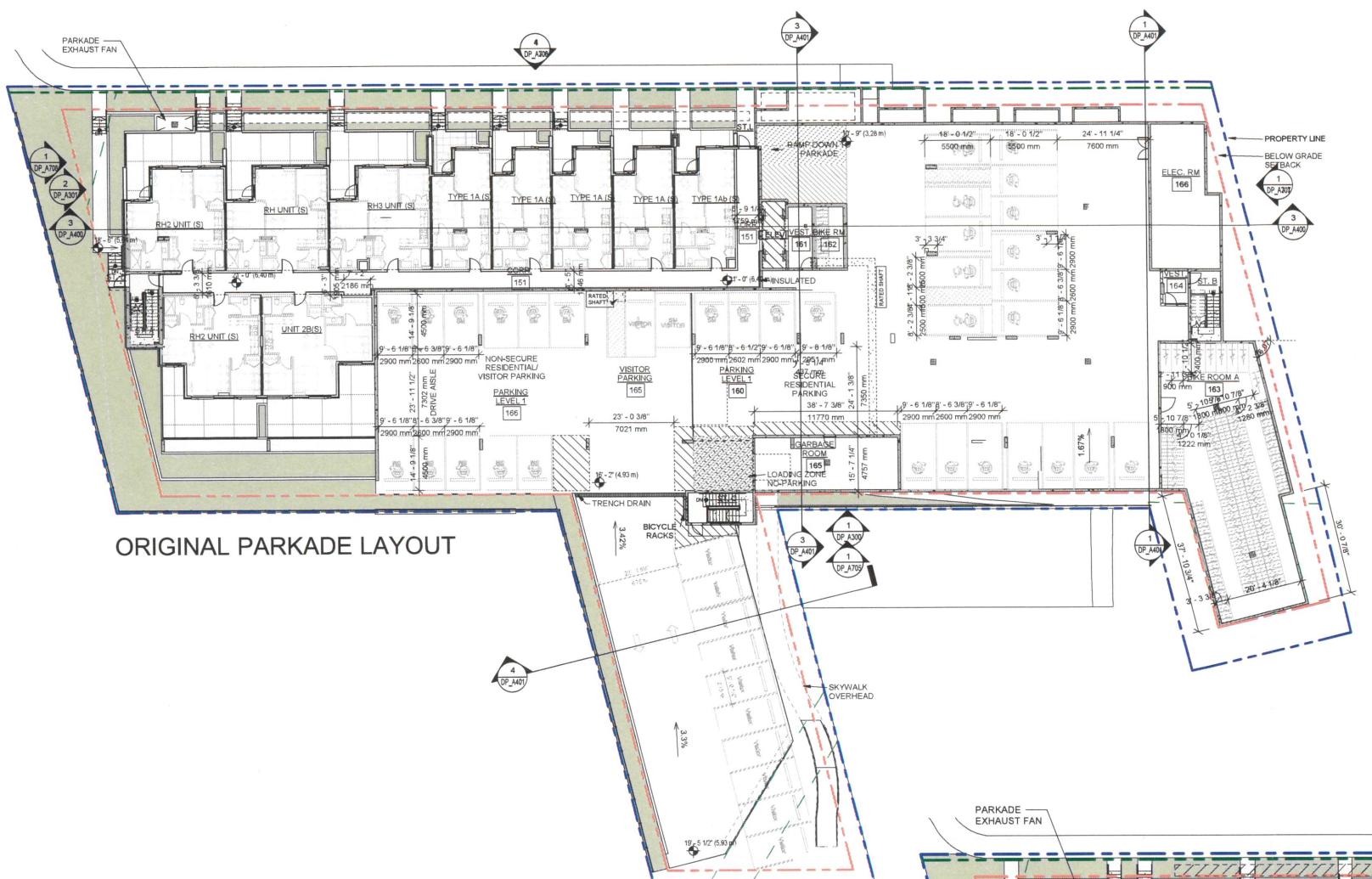
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PROJECT NAME:
**88FOUR PROPOSED
RESIDENTIAL**

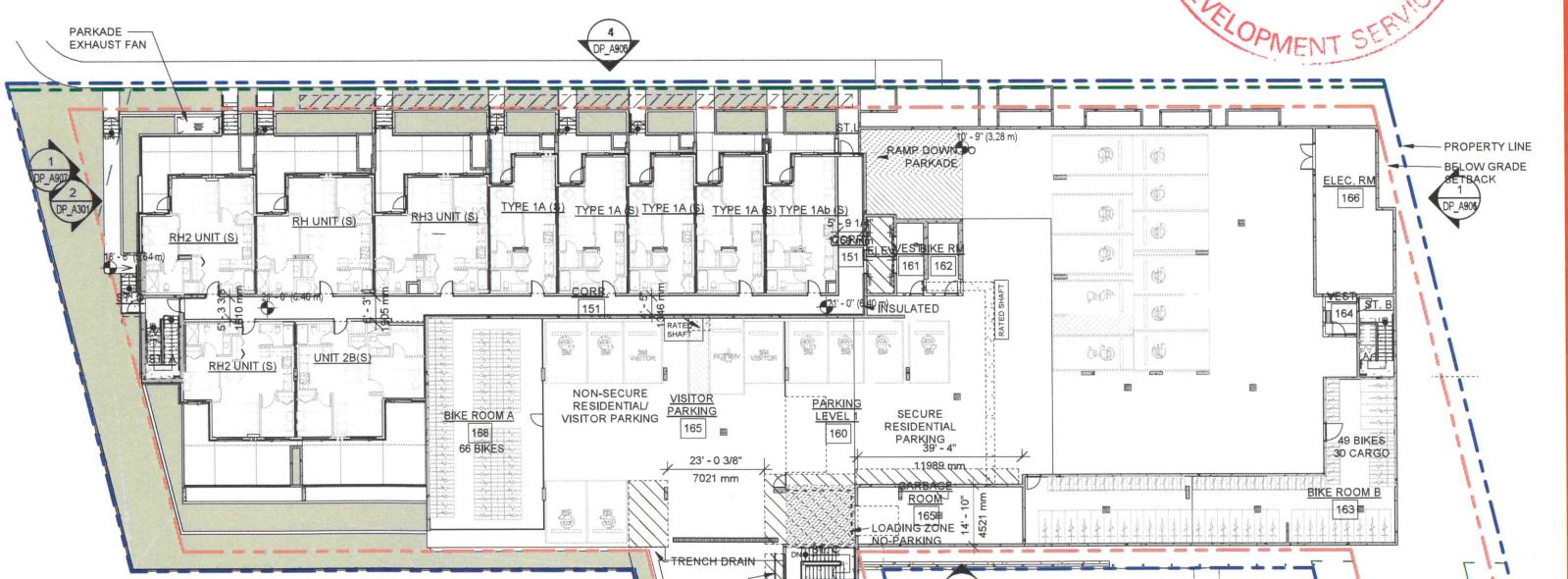
PROJECT ADDRESS:
884 LAMPSON STREET ESQUIMALT BC

DRAWING TITLE:
**PARKADE P2
BEFORE&AFTER**

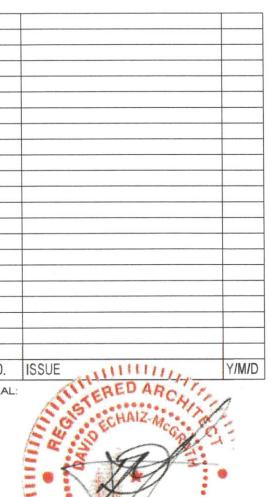
PROJECT NO: 20041 DRAWN BY: WZ
SCALE: 1/16" = 1'-0" REVIEW BY: KG
DWG NO: DP_A909



RECEIVED
NOV 25 2023
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



1 PARKADE P1/LEVEL 1 FLOOR PLAN
REFER: A071
SCALE: 1" = 20'-0"



CONSULTANT: 2025-11-24

WA ARCHITECTS

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VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
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PROJECT NAME:
**88FOUR PROPOSED
RESIDENTIAL**

PROJECT ADDRESS:
884 LAMPSON STREET ESQUIMALT BC

DRAWING TITLE:
**PARKADE P1/LEVEL 1
BEFORE&AFTER**

PROJECT NO. 20041 DRAWN BY: WZ
SCALE: 1" = 20'-0" REVIEW BY: KG
DWG NO: DP_A910