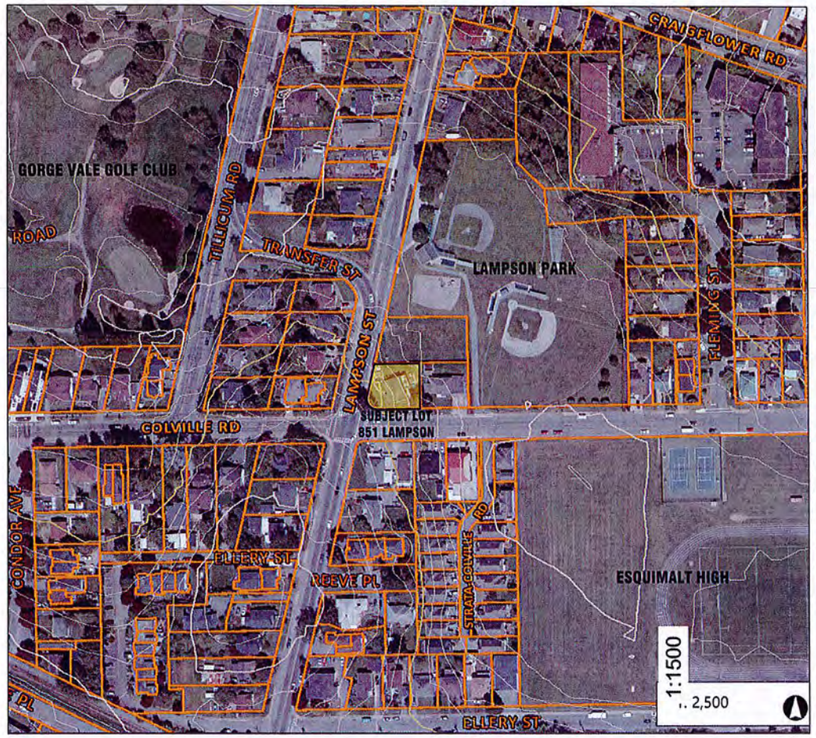
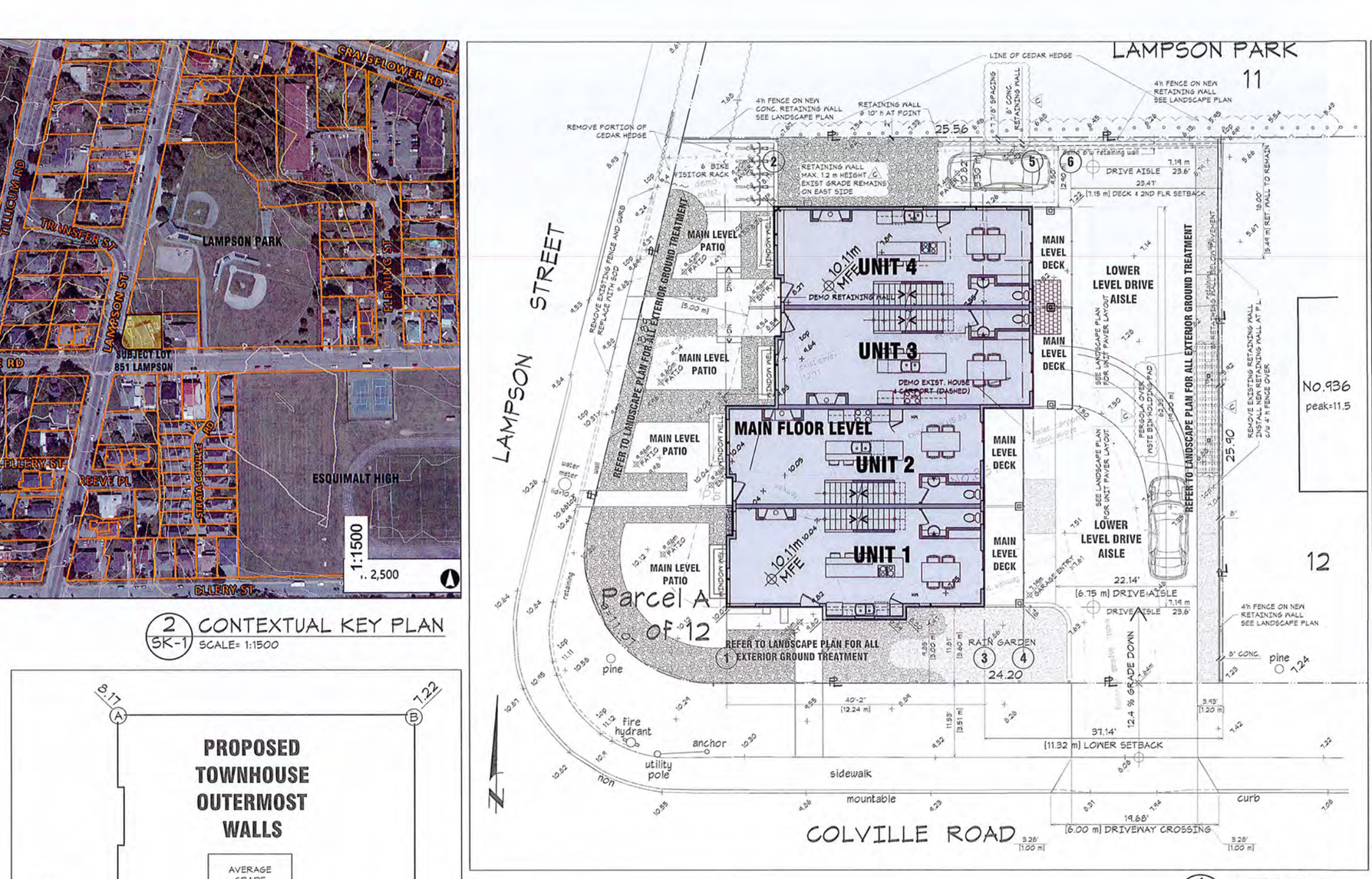
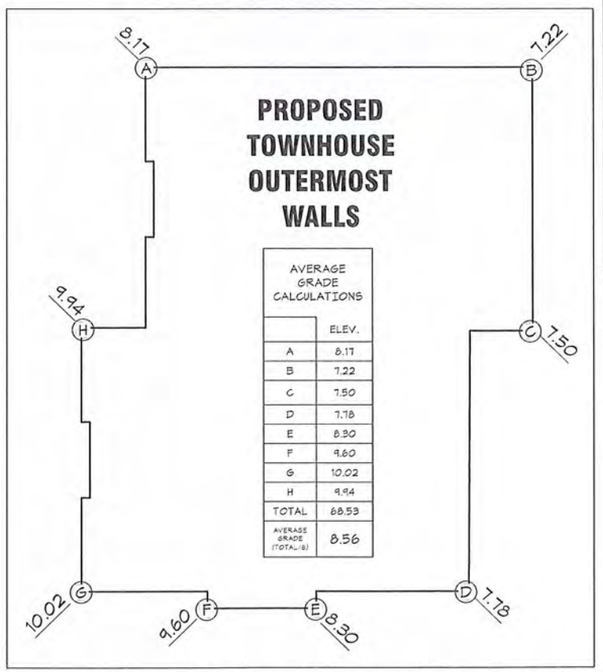


2 SK-1 CONTEXTUAL KEY PLAN
SCALE= 1:1500



1 SK-1 SITE PLAN
SCALE= 1/8"=1'-0"



AVERAGE GRADE CALCULATIONS	
	ELEV.
A	8.17
B	7.22
C	7.50
D	7.18
E	8.30
F	9.60
G	10.02
H	9.94
TOTAL	68.53
AVERAGE GRADE (TOTAL/8)	8.56

3 SK-1 AVERAGE GRADE CALCULATION

PROJECT DATA

LEGAL DESCRIPTION
PARCEL A (DD 199478N) OF LOT 12, SECTION 10, ESQUIMALT DISTRICT, PLAN 7500

CURRENT ADDRESS
851 LAMPSON ST.

ZONING
CURRENT ZONE: RD-3
PROPOSED ZONE: SITE SPECIFIC

SITE AREA
731 m² [7868.4 sf]

NO. OF UNITS
4 (FOUR)

COVERAGE =
2882/7868 = 36.6%

TOTAL FLOOR AREA

UPPER	2624.3
MAIN	2245.7
LOWER	494.8 (CEIL.>1.2m ABOVE NAT. GR.)
TOTAL	5364.8 sf (498.41 sm)

PROPOSED FAR =
5364.8/7868 = 68.2%

BUILDING HEIGHT

AVERAGE GRADE= 8.59 m
BUILDING HEIGHT = 7.10m [25.26']

PARKING

COVERED 4 STALLS
+ 1 VISITOR STALL UNCOVERED

SETBACKS	
SETBACK TYPE	PROPOSED
FRONT	5.0 m 16.4'
REAR	7.15 m 23.47'
SIDE NORTH	3.30 m 10.82'
EXTERIOR SIDE SOUTH	3.00 m 9.85'

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	01.20.20
B	ADD METRIC DIMENSIONS	04.08.20
C	PERGOLA OVER WASTE BINS, RETAINING WALL AT N. PROP. LINE AND AT VISITOR BIKE RACK	08.20.20

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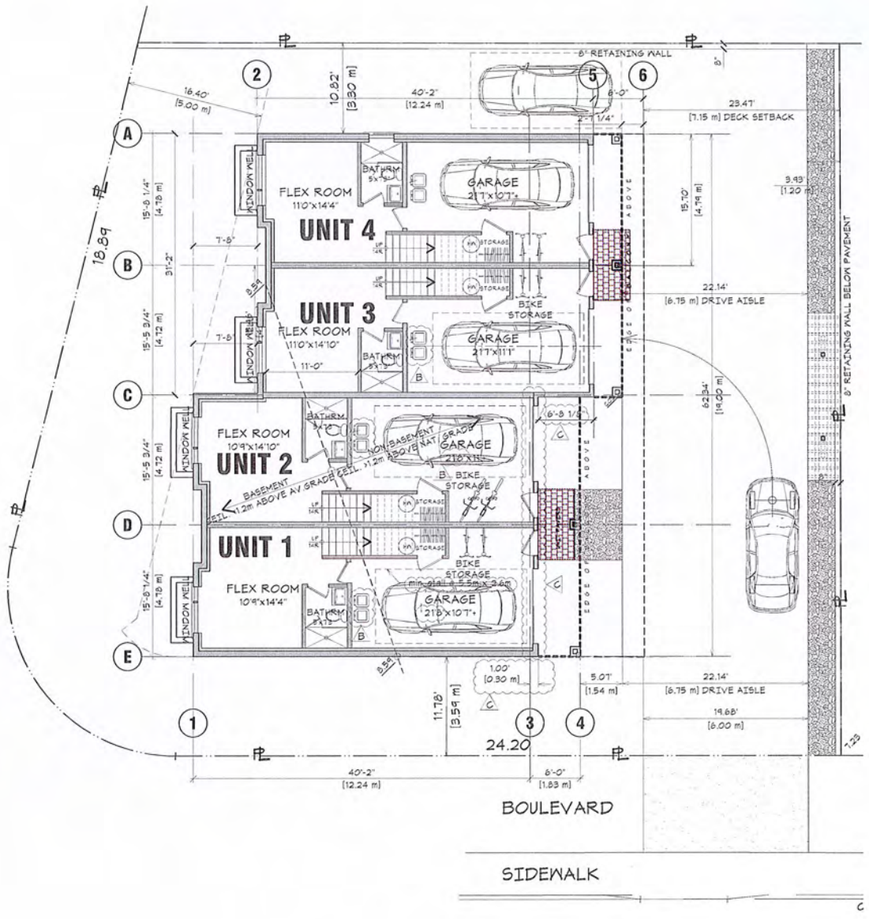
SITE PLAN, PROJECT DATA AND PROPOSED BLDG. SECTION

PROPOSED REZONING AT

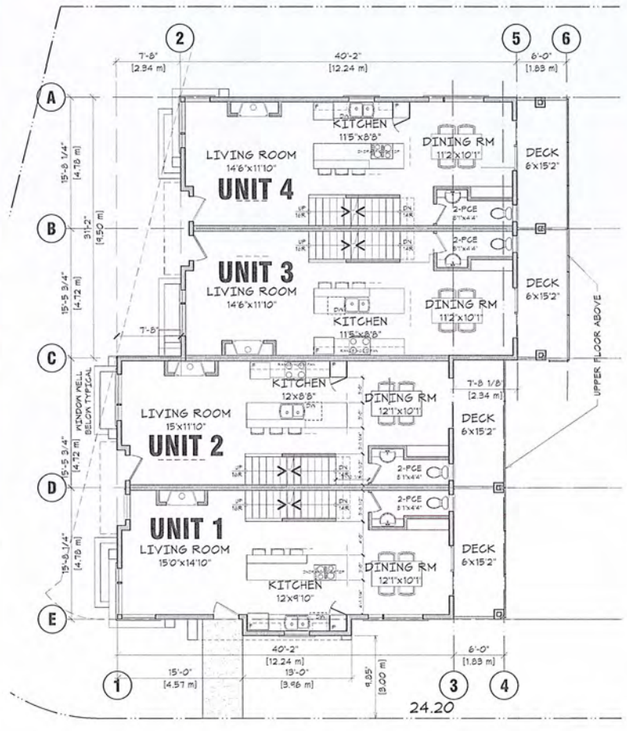
851 LAMPSON ST. 01.20.20
ESQUIMALT B.C SCALE = 1/8"=1'-0"

SK-1

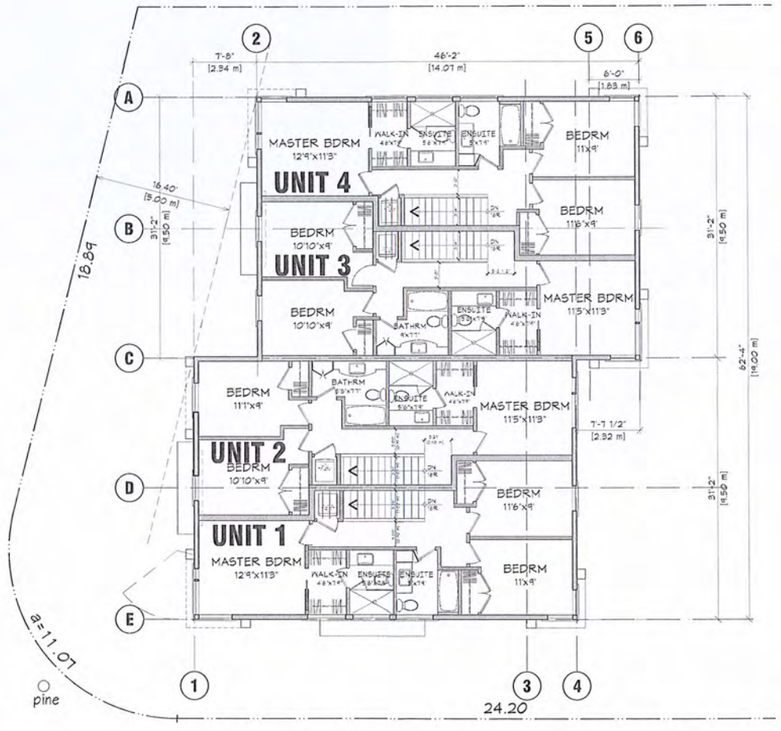
ZEBRADESIGN
1161 NEWPORT AVE
VICTORIA B.C. V8S 5E6
Phone: 250 360 2144



1 SK-2 LOWER FLOOR PLAN
SCALE= 1/8"=1'-0" 977.9 sf [90.8 sm] + garages + stairs



2 SK-2 MAIN FLOOR PLAN
SCALE= 1/8"=1'-0" 2245.1 sf [208.6 sm]



3 SK-2 UPPER FLOOR PLAN
SCALE= 1/8"=1'-0" 2624.3 sf [243.8 sm]

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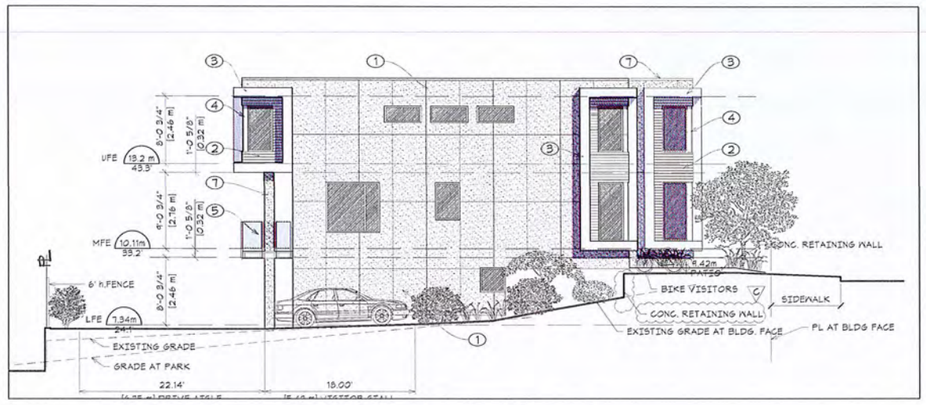
FLOOR PLANS
PROPOSED REZONING AT
851 LAMPSON ST. 01.20.20
ESQUIMALT B.C SCALE = 1/8"=1'-0"

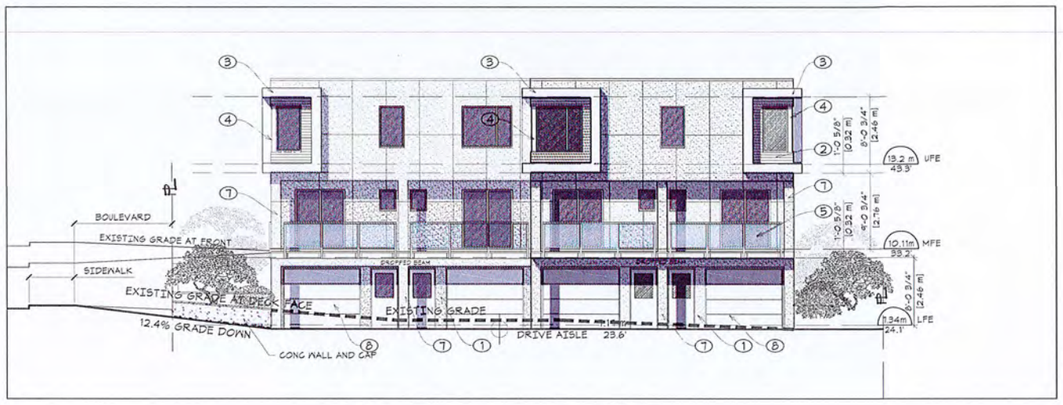
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	REZONING APPLICATION	01.20.20
B	ADD METRIC DIMENSIONS	04.08.20
C	AT LOWER FLOOR 1/SK-2 EXTEND LENGTH OF GARAGE BY 1'-0" TO PERMIT WASTE BIN STORAGE AT UNITS 1 AND 2 ONLY	08.20.20

REV B.
SK-2

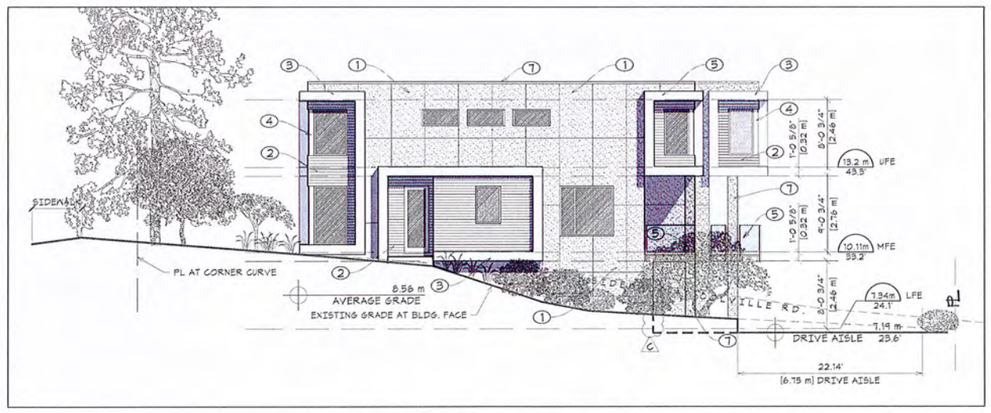
ZEBRADESIGN
1161 NEWPORT AVE
VICTORIA B.C. V8S 5E6
Phone: 250 360 2144



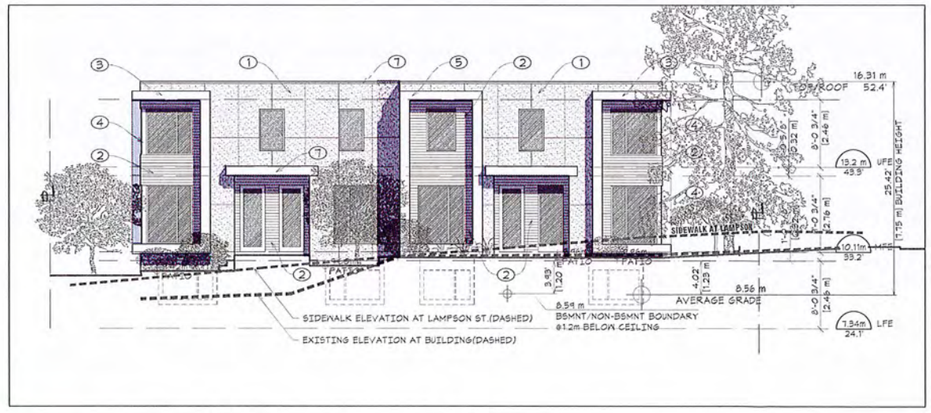
1 SK-3 NORTH ELEVATION
SCALE= 1/8"=1'-0"



2 SK-3 EAST ELEVATION
SCALE= 1/8"=1'-0"



3 SK-3 SOUTH ELEVATION
SCALE= 1/8"=1'-0"



4 SK-3 WEST ELEVATION
SCALE= 1/8"=1'-0"

ELEVATIONS
PROPOSED REZONING AT
851 LAMPSON ST.
ESQUIMALT B.C

01.20.20

SCALE = 1/8"=1'-0"

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FINISH SCHEDULE	
1	CEMENTITIOUS PANEL c/w REVEALS
2	4"w CEDAR SIDING, STAINED & SEALED
3	PREFIN. MTL WINDOW BOX-OUT c/w SMP FINISH
4	PREFIN. MTL WINDOW TRIM AT CORNER
5	PRE-ENG. GLAZED GUARD, TOP RAIL, & SUPPORTS
6	METAL FLASHING OR METAL-SMP FASCIA
7	CEMENTITIOUS PANEL CLAD COLUMNS
8	PRE-FINISHED MTL GARAGE DR.

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	01.20.20
B	ADD METRIC DIMENSIONS	04.08.20
C	1/SK-3 ADD RETAINING WALL AT VISITOR BIKES. 3/SK-3-S. ELEVTN. EXTEND GARAGE WALL BY 1'-0"	08.20.20

REV B.

SK-3

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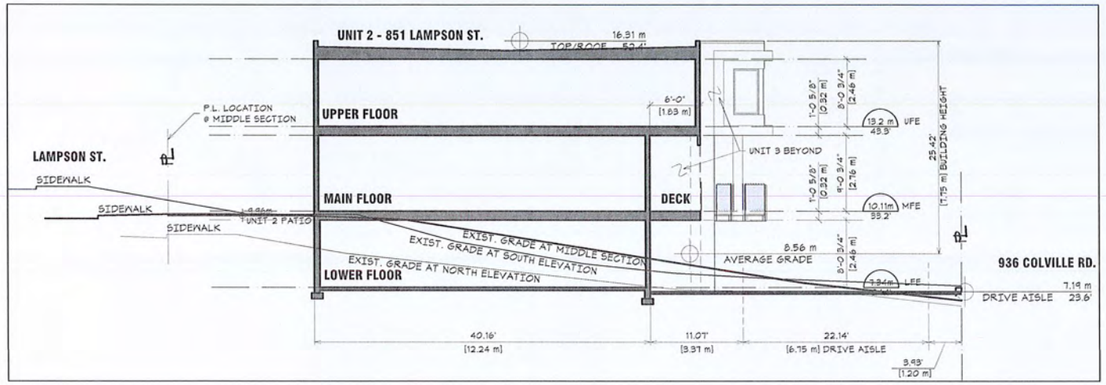
1161 NEWPORT AVE
VICTORIA B.C. V8S 5E6
Phone: 250 360 2144



1 SK-4 EAST/WEST BUILDING & SITE SECTION THRU UNIT 2 (NORTHSIDE)
SCALE= 1/8"=1'-0"

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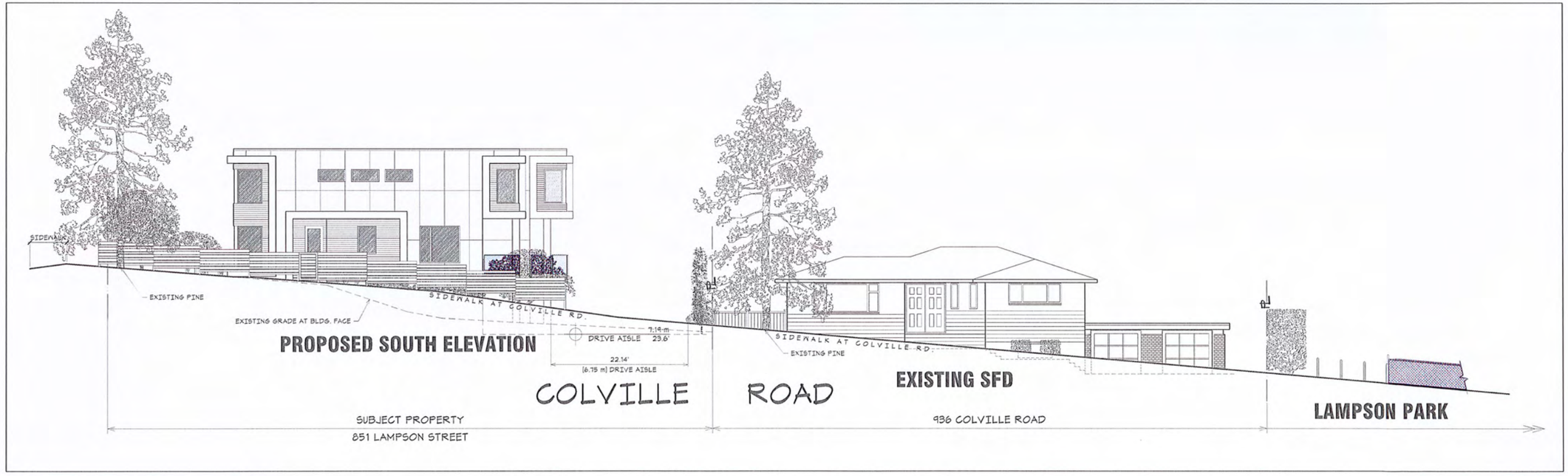

2 SK-4 COLVILLE RD. STREETSCAPE
SCALE= 1/8"=1'-0"

REV B.

SK-4

STREETSCAPE AT COLVILLE ROAD & BUILDING SECTION
PROPOSED REZONING AT

851 LAMPSON ST. 01.20.20

ESQUIMALT B.C SCALE = 1/8"=1'-0"

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	01.20.20
B	ADD METRIC DIMENSIONS ON 1/SK-4	04.08.20

ZEBRADESIGN
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VICTORIA B.C. V8S 5E6
Phone: 250 360 2144

PLANTING SCHEME

	Abbreviation	Botanical Name	Common Name	Size
Trees				
	ArB	Acer Rubrum 'Bowhall'	Bowhall Red Maple	2.5m height, B&B
	CeW	Cornus Eddie's White Wonder	Eddie's White Wonder Dogwood	1.5 cm cal.
	LsH	Liquidambar Styraciflua Happidaze	Happidaze Sweetgum	#10
Shrubs, Perrennials				
	BM	Buxus Microphylla	Dwarf Boxwood	#2
	CJ	Camelia Japonica	Red Camelia	#5
	CtS	Choisya Ternata 'Sundance'	Sundance Mexican Orange Blossom	#1
	RbKE	Ribes Saguineaum King Edward	Pink Flowering Currant	#5
	CsK	Cornus Sericea 'Kelseyi'	Kelsey's Dwarf Red-Osier Dogwood	#2
	LM	Longleaf Mahonia	Mahonia Nervosa	#1
	BsS	Buxus Sempervirens "Suffruiticosa"	True Dwarf English Boxwood	#1
	EC	Erica Carnea	Winter Flowering Heather	#1
	RH	Rhododendron 'Unique'	Unique Rhododendron	#3
	RaK	Rhododendron Anah Kruschke	Purple Rhododendron	#3
	BgB	Buxus Graham Blandy	Graham Blandy Boxwood	#1
	ND	Nandina Domestica	Heavenly Bamboo	#1
	MN	Mahonia Nervosa	Dwarf Oregon Grape	#1
	BS	Blechnum Spicant	Deer Fern	#1
	PM	Polystichum Munitum	Sword Fern	#1
	GS	Gaultheria Shallon	Salal	#1
	EcS	Erica Carnea Springwood	White Heather	#1
	EdF	Erica X Darleynsis Furzey	Pink Heather	#1
	SP	Spirea Prunifolia	Bridal Wreath Spirea	#5
	VD	Viburnum Davidii	Evergreen Viburnum	#3
	CbZ	Carex Glauca 'Blue Zinger'	Blue Sedge	#1
	CT	Carex Testacea	Orange New Zealand Sedge	#1
Ground Cover				
	Auu	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#2

LANDSCAPE PLAN GENERAL NOTES

ZENITH DEVELOPMENTS LANDSCAPING PROVIDED PLANTING INFORMATION FOR THIS PROJECT.

1. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER PRIOR TO ACQUISITION OF MATERIALS.
2. ALL WORK TO BE COMPLETED TO BCLSA/BCLNA LANDSCAPE STANDARD 2012 EDITION.
3. PLANT MATERIAL, INSTALLATION AND MAINTENANCE SHALL CONFORM TO BCLSA/BCLNA CURRENT LANDSCAPE STANDARD.
4. ALL PLANT MATERIAL TO BE PURCHASED FROM COMMERCIAL NURSERIES.
5. UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED COMPLETE WITH AUTOMATIC RAIN SHUT OFF AND 365 DAY PROGRAMMING.
6. IRRIGATION MATERIALS AND INSTALLATION TO CONFORM, AS A MINIMUM, TO BCLSA/BCLNA STANDARD CURRENT EDITION.
7. ALL IRRIGATION PIPING UNDER HARD SURFACES TO BE SLEEVED. ALL LANDSCAPED AREAS SHALL BE IRRIGATED.
8. ARBOURIST TO SPECIFY TREE PROTECTION FOR BOULEVARD TREES WHERE NECESSARY.

LANDSCAPE PLAN LEGEND

SHRUBS - NEW OR EXISTING SEE PLANTING LIST

EXISTING TREE

NEW TREE

PLANTING BEDS

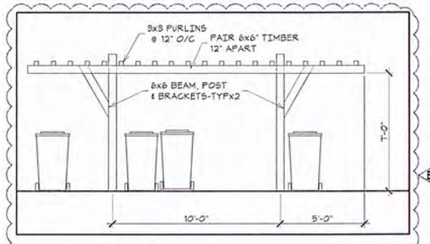
HARD LANDSCAPING

CONC. DRIVEWAY

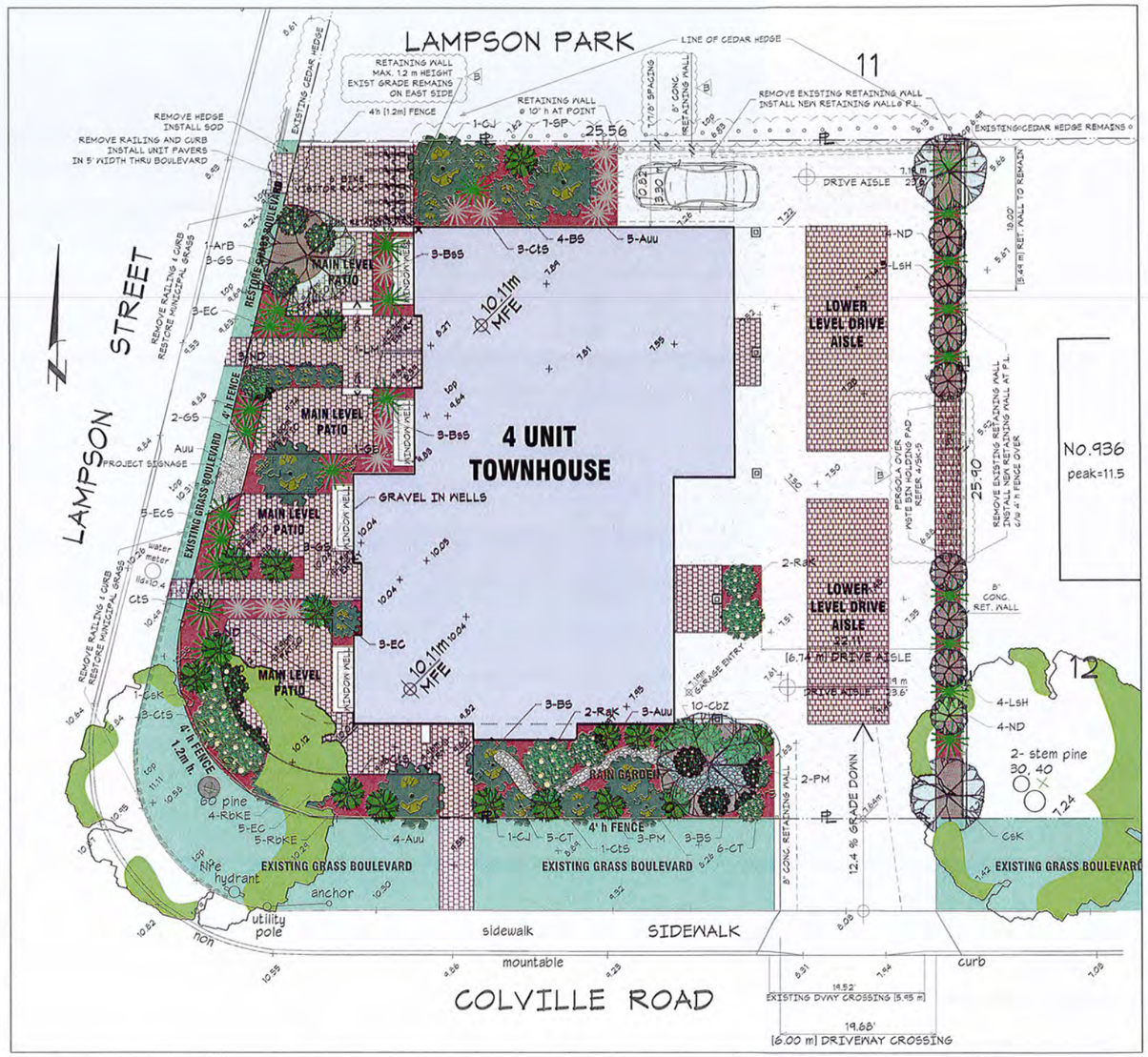
CONC. UNIT PAVERS TUMBLED

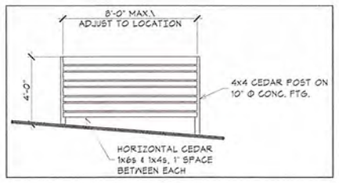
NEW DRIVEWAY CROSSING TO MUNICIPAL STANDARDS

FENCE

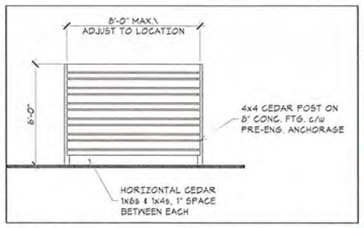


4 SK-5 PERGOLA OVER BINS
SCALE= 1/4"=1'-0"





2 SK-5 FENCE ELEVATION TYP.
SCALE= 1/4"=1'-0"



3 SK-5 FENCE ELEVATION EAST P.L.
SCALE= 1/4"=1'-0"

1 SK-5 LANDSCAPE PLAN
SCALE= 1/8"=1'-0"

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DEVELOPMENT SERVICES

LANDSCAPE PLAN
PROPOSED REZONING AT
851 LAMPSON ST.
ESQUIMALT B.C

01.20.20

SCALE = 1/8"=1'-0"

SK-5

REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	01.20.20
B	ADD 4-SK-5, PERGOLA OVER WASTE BIN HOLDING PAD	08.20.20

ZEBRADESIGN
1161 NEWPORT AVE
VICTORIA B.C. V8S 5E6
Phone: 250 360 2144

BC LAND SURVEYORS SITE PLAN OF:

Civic: 851 Lampson Street

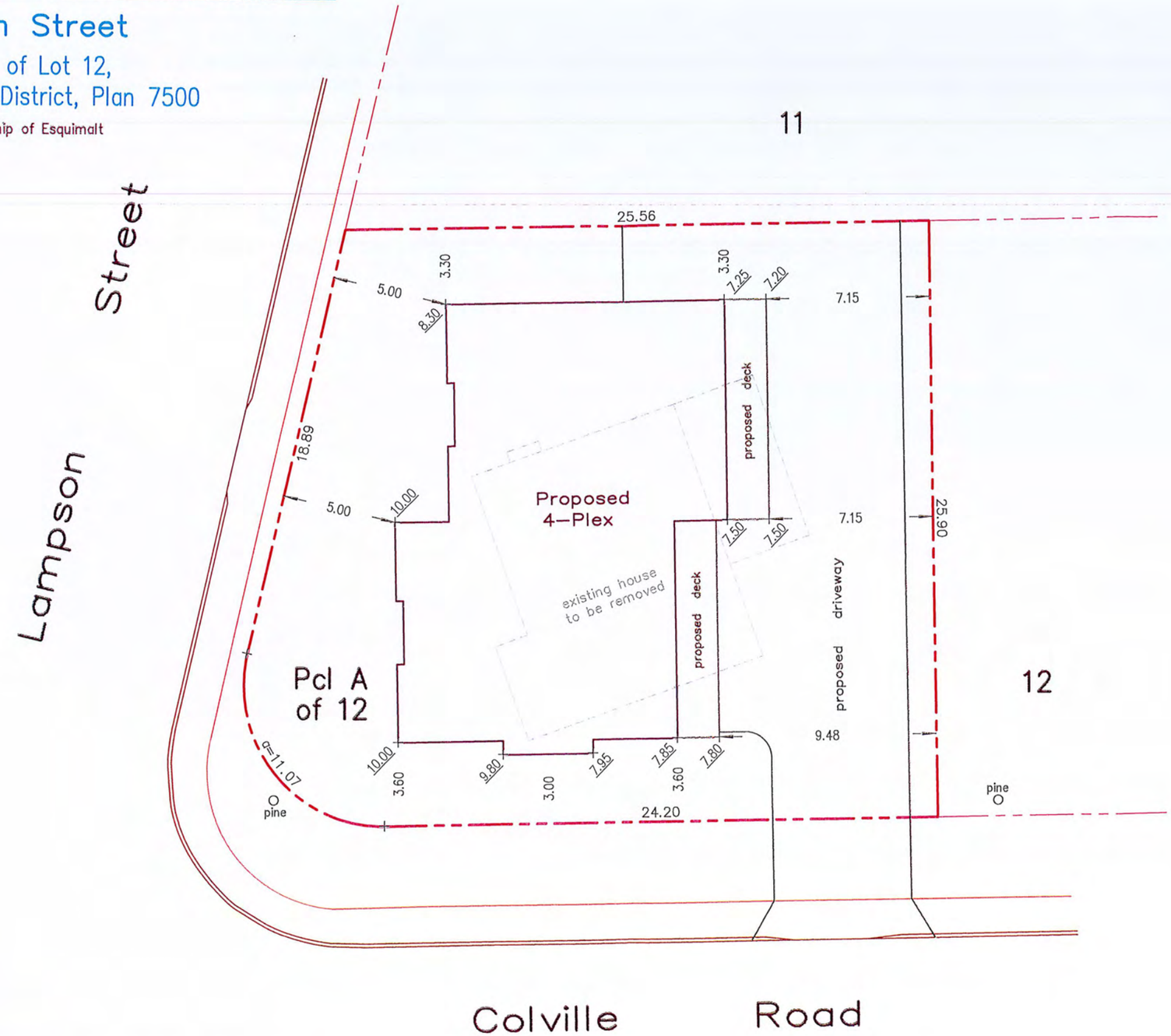
Legal: Parcel A (DD 19978W) of Lot 12,
Section 10, Esquimalt District, Plan 7500

Parcel Identifier: 005–778–441 in the Township of Esquimalt

LEGEND

Elevations are to geodetic datum.

00.00 + – *denotes – geodetic elevation*



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DEVELOPMENT SERVICES

File : 13,043 – 22

POWELL & ASSOCIATES
B C Land Surveyors
250–2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382–8855

Scale – 1 : 200 Distances are in metres.

0 2 10 20

The intended print size is 11" by 17".

The following non–financial charges are shown on the current title and may affect the property.
38478G – Right of Way

JAMES WORTON BRITISH COLUMBIA SEAL LAND SURVEYOR COMMISSION No. 757

Certified correct
this 5th day of February, 2020

James Worton JXBJ19

Digitally signed by James Worton JXBJ19
DN: c=CA, cn=James Worton JXBJ19, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=JXBJ19
Date: 2020.02.06 09:42:04 -08'00'

James Worton, B.C.L.S.