

PROPOSED RESIDENTIAL PROJECT

ISSUED FOR BUILDING PERMIT & REZONING

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

PROJECT NUMBER: 20041
AUGUST 04, 2022

ARCHITECTURAL DRAWING LIST

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884 LAMPSON STREET, ESQUIMALT, B.C.



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OF ESQUIMALT
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LIDA HOMES
THE PURSUIT OF COMPLETE CUSTOMER SATISFACTION

4	REISSUED FOR RZDP	20220804
3	REISSUED FOR RZDP	20220708
2	REISSUED FOR RZDP	20220524
1	ISSUED FOR RZDP	20220404

NO. ISSUE YYMMDD

SEAL:

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PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
COVER PAGE

PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A000

REVISION NO.4		DATE: 04-Aug-22	
SITE INFORMATION			
LEGAL DESCRIPTION		LOT 5, AMENDED LOT 6, AND LOT 14, ALL BLOCK 6; PLAN 2546; LOT 2, PLAN 7433; AND LOT A, PLAN 14648; ALL SECTION 10, ESQUIMALT DISTRICT	
CIVIC ADDRESS			
ZONE	RD-1, RD-2, RD-3, RS-1	EXISTING	PROPOSED
SITE AREA (M ²)	4,361.22	4,361.22	69.28
LOT WIDTH - ESQUIMALT RD (M)			8,497.41
GROSS FLOOR AREA (M ²)			6,696.46
FLOOR AREA - FOR F.A.R. (M ²)			1.54
FLOOR AREA RATIO			78%
LOT COVERAGE (%)			19.32' (5.89M)
AVERAGE GRADE			66.68' (20.32M)
BUILDING HEIGHT			31.00' (9.45M)
SETBACKS	FRONT (LAMPSON STREET) REAR (TILLICUM ROAD) SIDE (NORTH) SIDE (SOUTH)		17.13' (5.22M) 9.81' (2.96M) 13.63' (4.15M)
BUILDING DATA			
MULTIFAMILY UNITS	DESCRIPTION	AREA (M ²)	# OF UNITS
1 BED A	1 BED	48.59	30
1 BED A2	1 BED	47.94	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	60.20	1
1 BED F	1 BED	48.50	1
2 BED A	2 BED	78.13	3
2 BED A2	2 BED	77.48	1
2 BED B	2 BED	69.96	32
2 BED B2	2 BED	69.12	3
2 BED C	2 BED	79.43	3
2 BED C2	2 BED	72.74	1
2 BED D	2 BED	56.30	4
2 BED E	2 BED	69.56	1
2 BED E2	2 BED	69.03	1
3 BED A	3 BED	104.52	1
3 BED B	3 BED	113.34	1
3 BED C	3 BED	92.16	1
3 BED D	3 BED	98.57	1
3 BED E	3 BED	82.87	2
3 BED F	3 BED	101.45	1
3 BED F2	3 BED	100.80	1
TOTAL RES		119	7,086.92
UNIT MIX (TOTAL 119)			
1 BED	62	52%	
2 BED	49	41%	
3 BED	8	7%	
BUILDING AREA (M ²)			
	FAR AREA (LOT COVERAGE)	GROSS AREA	
L1 FLOOR AREA	10 UNITS	558.42' (13%)	
L2 FLOOR AREA	22 UNITS	1,253.83' (29%)	
L3 FLOOR AREA	24 UNITS	1,398.15' (32%)	
L4 FLOOR AREA	24 UNITS	1,323.57' (30%)	
L5 FLOOR AREA	24 UNITS	1,250.28' (29%)	
L6 FLOOR AREA	11 UNITS	912.67' (21%)	
TOTAL FLOOR AREA		6,696.46	
PROPOSED AMENITY AREA (M ²)			
INDOOR AMENITY		114.16	
OUTDOOR AMENITY		235.88	
PROPOSED PARKING			
PARKING LEVEL 1		54 STALLS	
PARKING LEVEL 2		55 STALLS	
TOTAL PROPOSED PARKING		109 STALLS	
SMALL CARS (INCLUDED)	MAX 50% OF REQUIRED = 77 STALLS	51 STALLS	
ACCESSIBLE STALL (INCLUDED)	REQUIRED 1 / 50 = 3 STALLS	2 STALLS	
REQUIRED PARKING			
TYPE	UNITS	RATE	REQUIRED STALLS
RESIDENTIAL	119	1.2 STALLS / UNIT	143 STALLS
VISITOR	119	0.1 STALLS / UNIT	12 STALLS
TOTAL REQUIRED PARKING			155 STALLS
PROPOSED BICYCLE PARKING			
SHORT-TERM		6 STALLS	
LONG-TERM	100% CARGO & 50% REGULAR STALLS EV CAPABLE	129 STALLS	
CARGO (INCLUDED)	20% LONG-TERM = 26 STALLS	26 STALLS	

1 PROJECT STATISTICS

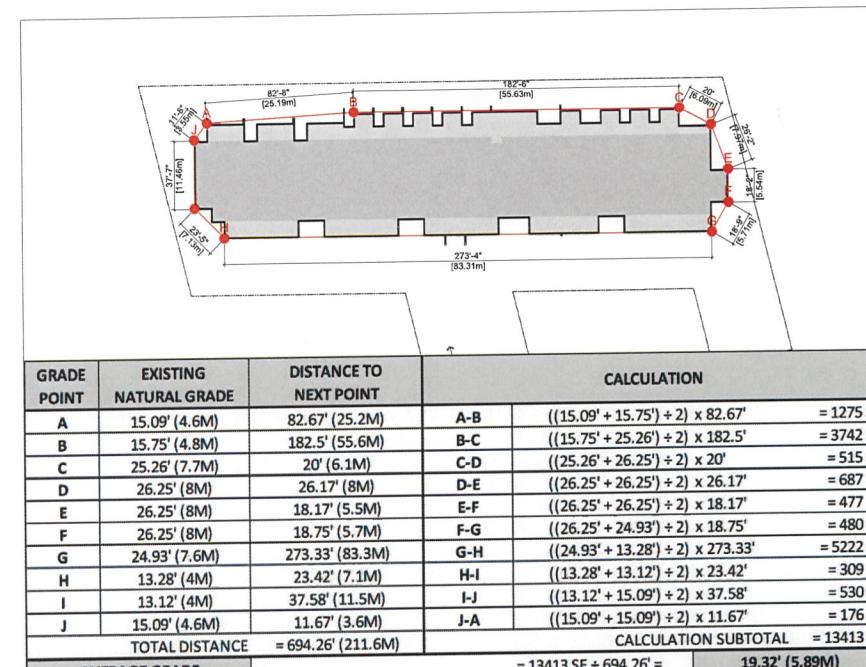


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North Arrow:



OWNER/CLIENT:



2 AVERAGE GRADE CALCULATION

140

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PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
PROJECT DATA AND
AVERAGE GRADE CALC

PROJECT NO.: 20041 DRAWN BY:
SCALE: AS NOTED REVIEW BY: NB
DWG NO.: A001

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1 CONTEXT VIEW 1



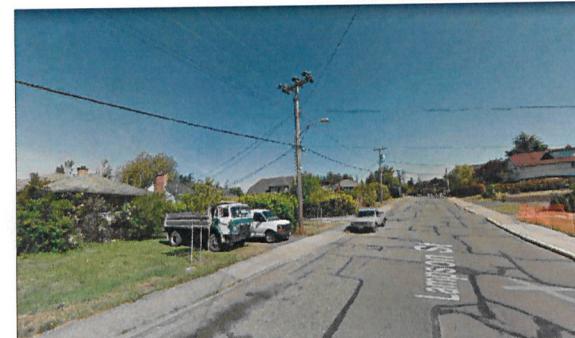
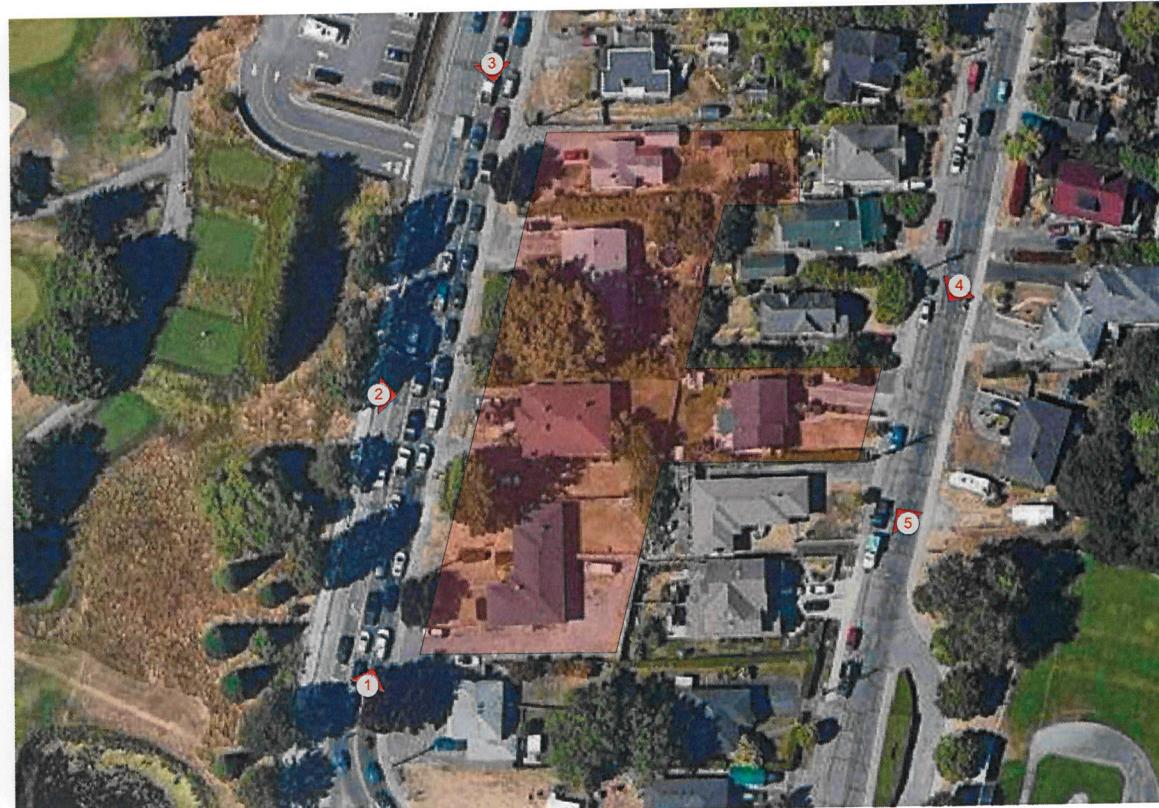
2 CONTEXT VIEW 2



3 CONTEXT VIEW 3



4 CONTEXT VIEW 4



5 CONTEXT VIEW 5

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4	REISSUED FOR RZDP	2022/08/04
3	REISSUED FOR RZDP	2022/07/08
2	REISSUED FOR RZDP	2022/05/24
1	ISSUED FOR RZDP	2022/04/04
NO. ISSUE		YY/MM/DD

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PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
CONTEXT PHOTOS

PROJECT NO.: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO.: A002

SITE PLAN OF LOT 5, AMENDED LOT 8 (DD 212980-I) AND LOT 14, ALL IN BLOCK 6, PLAN 2546,

LOT 2, PLAN 7433, AND LOT A, PLAN 14648, ALL IN SECTION 10, ESQUIMALT DISTRICT.

Scale 1:250. All distances are in metres.

NOTE:

Lot dimensions, offsets, and areas shown may vary upon completion of a comprehensive legal survey.

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

Field survey dated July 13th and 14th, 2020, and January 21st, 2021.

PID Lot 2: 004-312-821
PID Lot 5: 004-801-849
PID Lot 14: 006-323-987
PID Amended Lot 8: 006-337-953
PID Lot A: 004-243-307

Lot 5 is subject to charge:
- Statutory Right of Way S936

- Right of Way 210720G

A compass rose with four points: North (N) at the top, South (S) at the bottom, East (E) on the right, and West (W) on the left.

EXISTING SURVEY

Drain Manhole
D100 Elbow = 4.7m
Drain Pipe : Dia50 0.75 Invert Elbow
Drain Pipe : Dia50 0.75 Invert Elbow
Drain Pipe : Dia50 0.30m. invert

LEGEND

Denotes catch basin
 Denotes water meter
 Denotes unidentified manhole
 Denotes drain manhole
 Denotes approximate tree
 location, diameter and species
 Denotes Deckhouse
 Denotes ground elevation
 Denotes utility pole
 Denotes anchor
 Denotes water valve
 Denotes hydrant

Summit Land Surveying
Operated by Alpine Land Surveying Inc.
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Victoria B.C. V8B 2W8
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www.summitlandsurveying.ca

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4	REISSUED FOR RZDP	2022/08/04
3	REISSUED FOR RZDP	2022/07/06
2	REISSUED FOR RZDP	2022/06/29
1	ISSUED FOR RZDP	2022/04/14
1/2	ISSUED FOR RZDP	2022/04/14

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PROJECT NAME:
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884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
EXISTING SURVEY

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3	REISSUED FOR RZDP	2022/07/08
2	REISSUED FOR RZDP	2022/05/24
1	ISSUED FOR RZDP	2022/04/04

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PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
CONSOLIDATION
& R.O.W. PLAN

PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A101

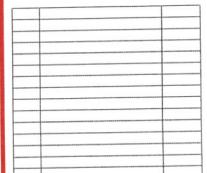


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2 REISSUED FOR RZDP 20220524
1 ISSUED FOR RZDP 20220404
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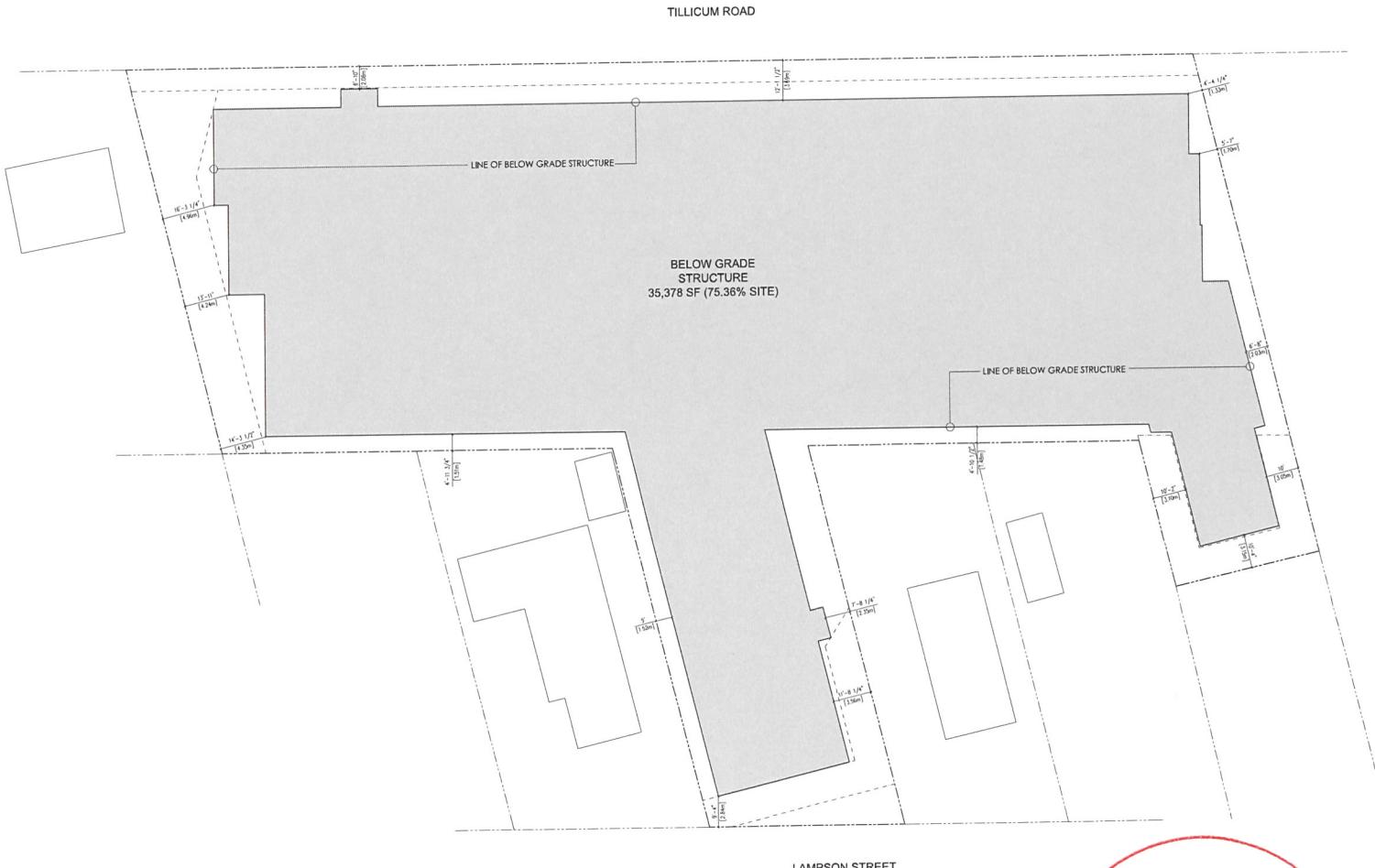
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884 LAMPSON ST
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PROJECT ADDRESS:
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ESQUIMALT, BC

DRAWING TITLE:
BELOW GRADE
SETBACK PLAN

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DWG NO: A102



1 BELOW GRADE SETBACK PLAN
1/8" = 1'-0"

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2	REISSUED FOR RZDP	2022/05/24
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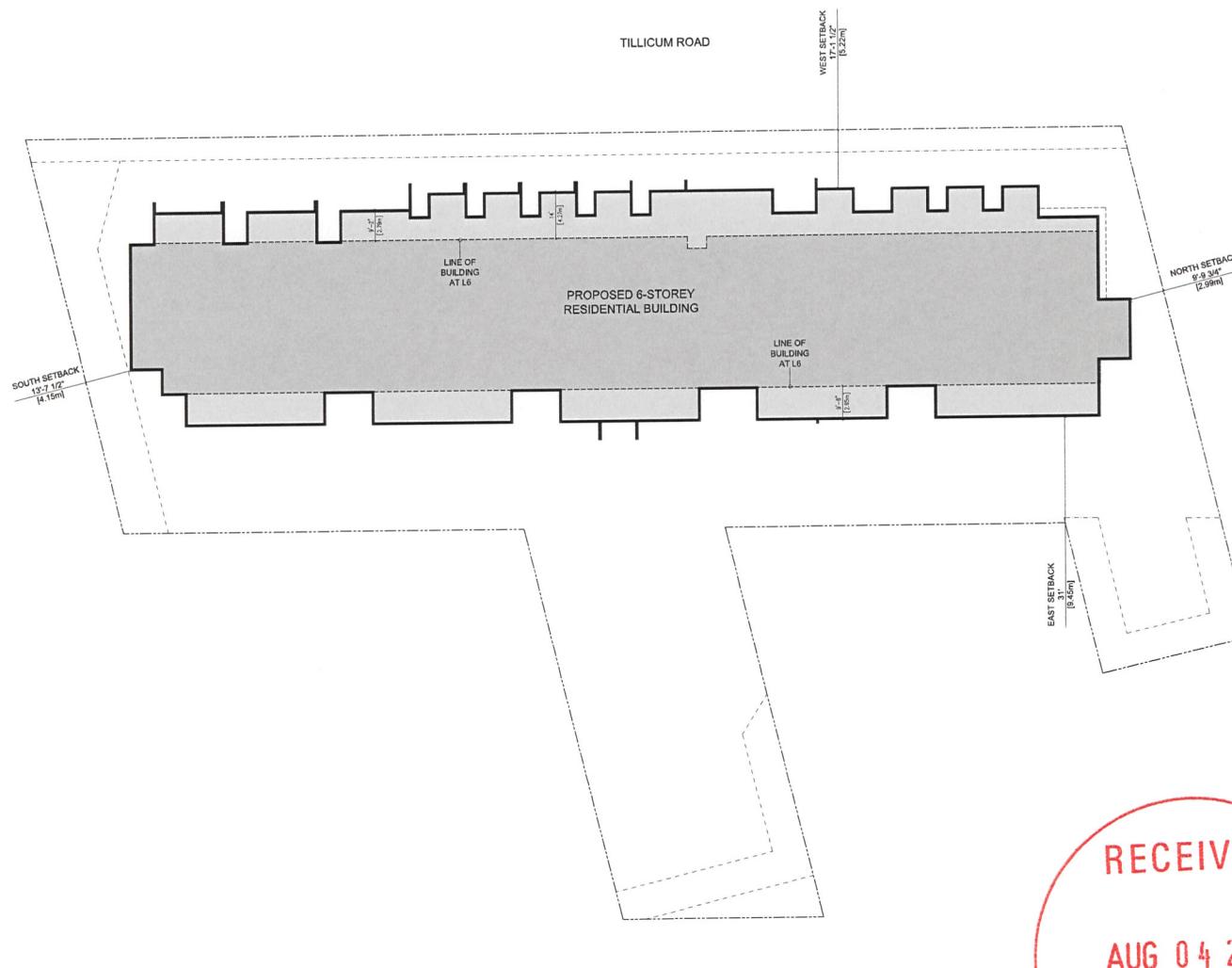
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884 LAMPSON ST
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DRAWING TITLE:
**ABOVE GRADE
SETBACK PLAN**

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Architectural site plan for a proposed 6-story residential building at 1111 Tillicum Road. The plan shows the building footprint, setbacks, and various access points. Key features include a 'LINE OF BUILDING AT L6' and 'PROPOSED 6-STORY RESIDENTIAL BUILDING'. The plan also indicates 'SOUTH SETBACK 13' 7 1/2" (4.15m) and 'NORTH SETBACK 9' 2 3/4" (2.99m).

Annotations in the plan include:

- LINE OF BUILDING AT L6**
- PROPOSED 6-STORY RESIDENTIAL BUILDING**
- SOUTH SETBACK 13' 7 1/2" (4.15m)**
- NORTH SETBACK 9' 2 3/4" (2.99m)**
- RES LOBBY**
- EXITS**
- OPEN BELOW**
- WALK**
- SIDEWALK**
- WEST SETBACK 14' 2 1/2" (4.33m)**
- 24' 0" (7.31m)**
- 13' 7 1/2" (4.15m)**
- 9' 2 3/4" (2.99m)**
- 31' 0" (9.45m)**
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1 SITE PLAN

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884 LAMPSON ST
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PROJECT ADDRESS:
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ESQUIMALT, BC

DRAWING TITLE:
SITE PLAN

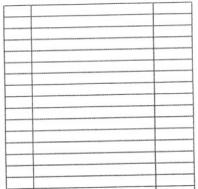
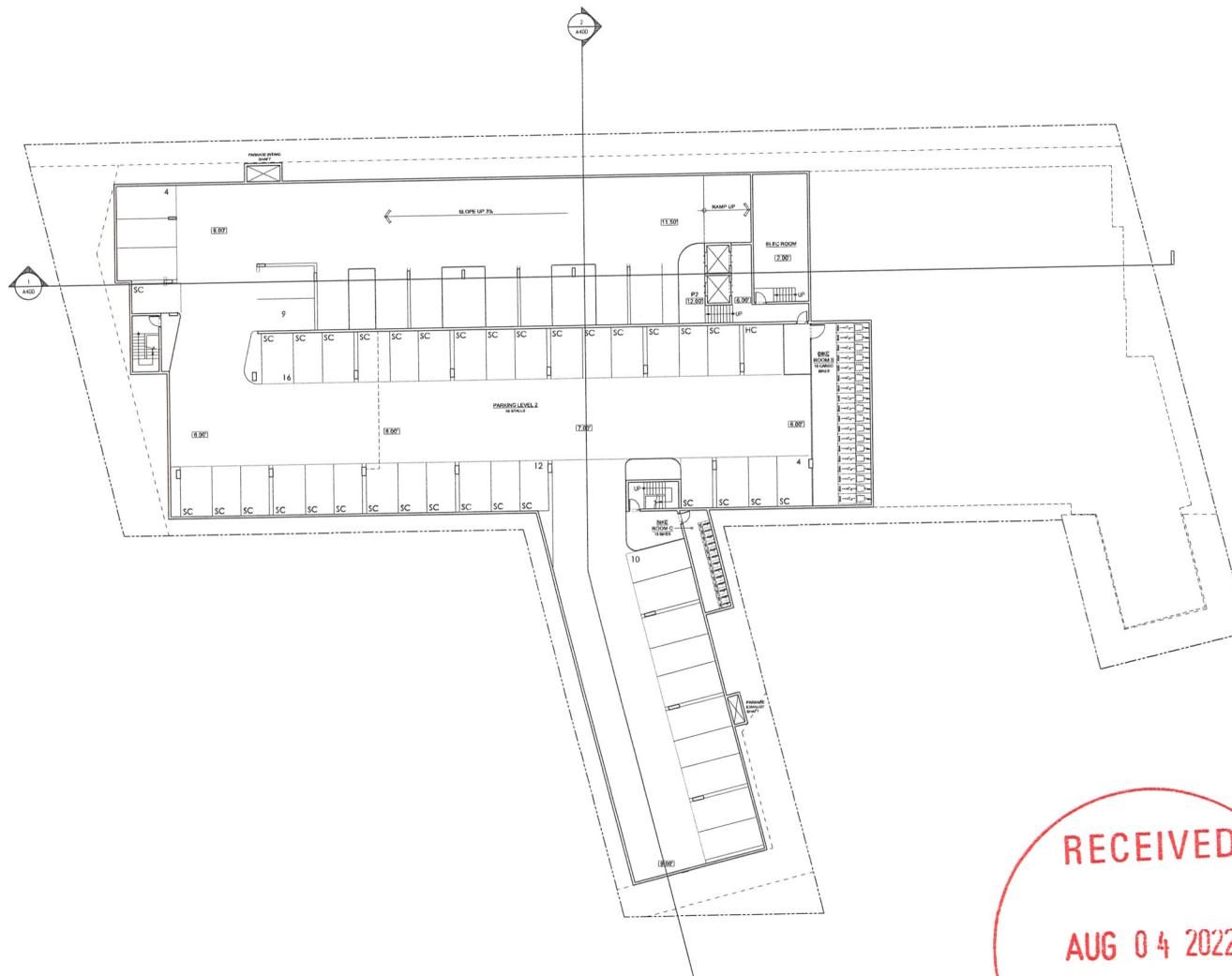
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PROJECT NAME:
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884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
PARKING LEVEL 2
FLOOR PLAN

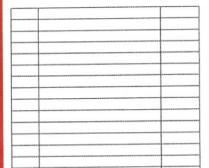
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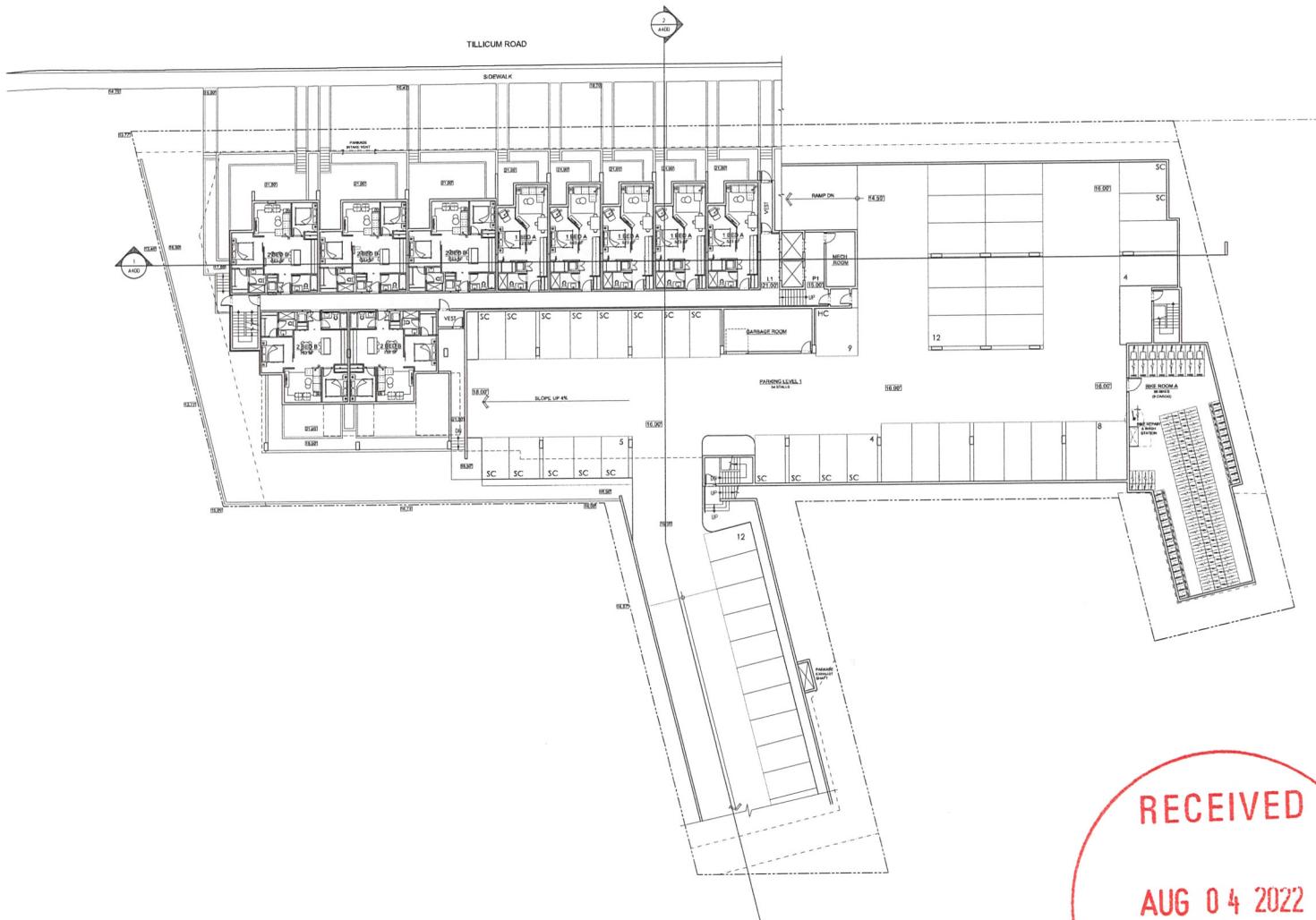
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PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
LEVEL 1 & PARKING
LEVEL 1 FLOOR PLAN

PROJ NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A201

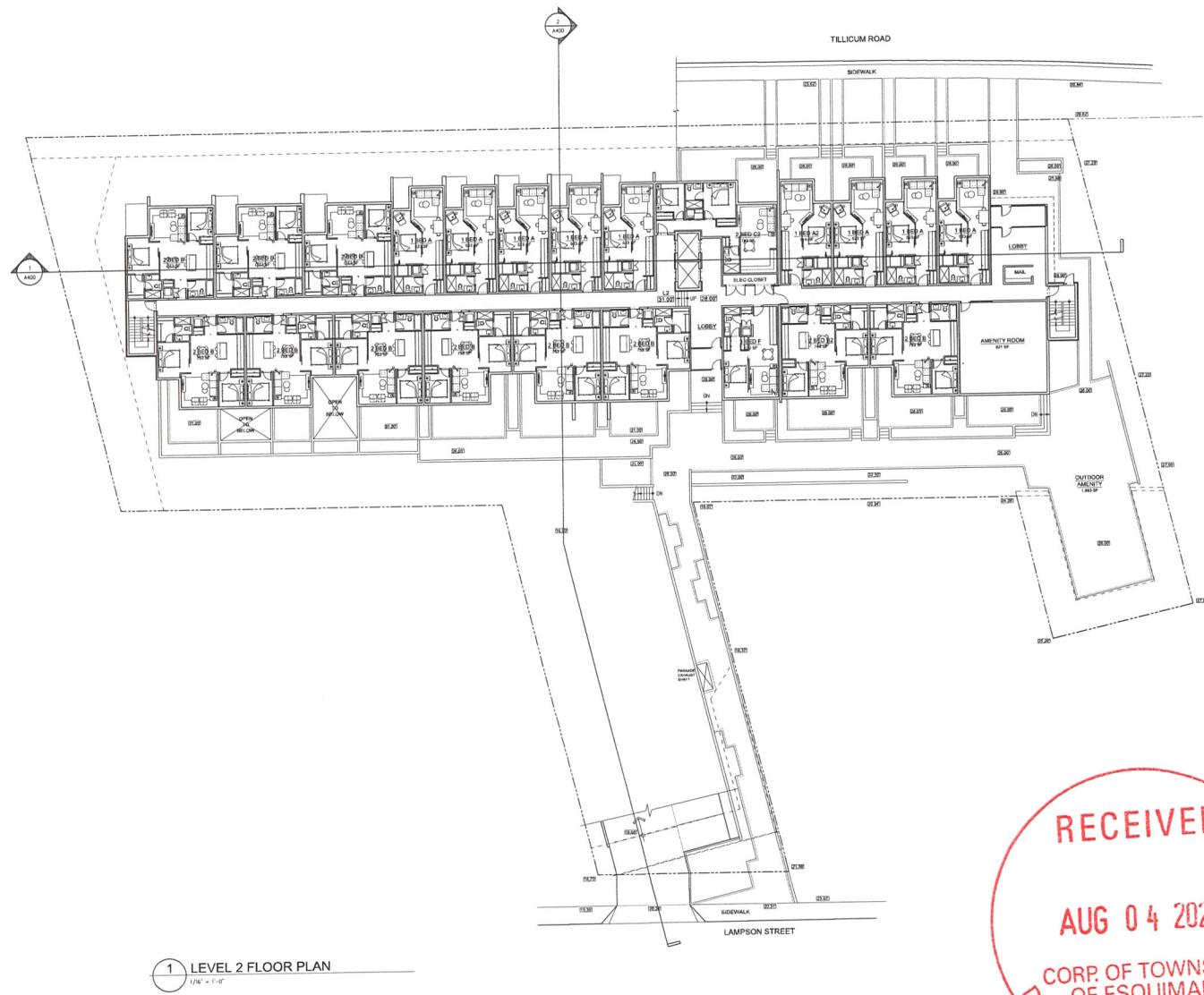


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NO.	ISSUE	DATE
4	REISSUED FOR RZDP	2022/08/04
3	REISSUED FOR RZDP	2022/07/08
2	REISSUED FOR RZDP	2022/05/24
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PROJECT NAME:

THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
LEVEL 2
FLOOR PLAN

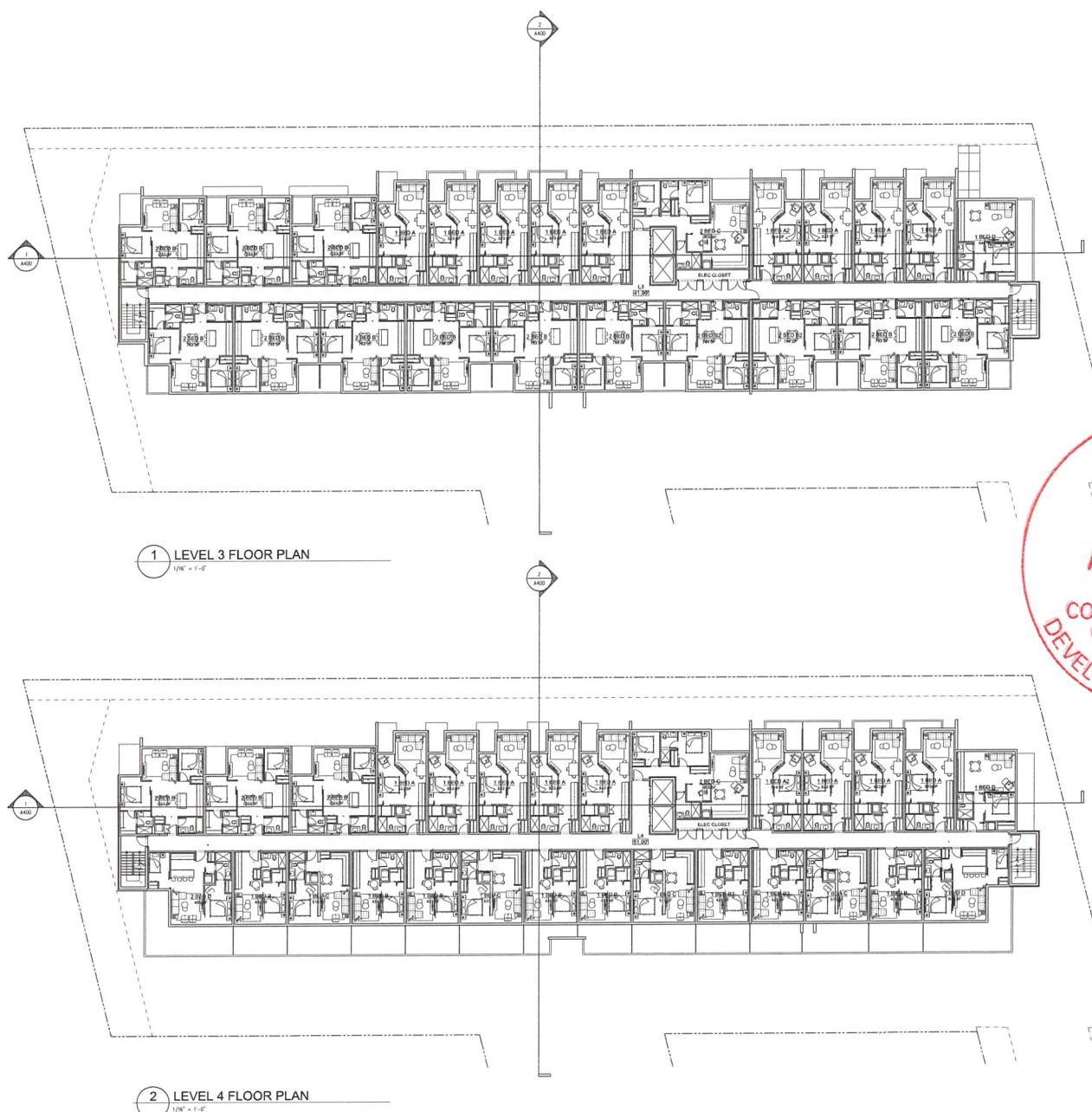
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3 REISSUED FOR RZDP 20220708
2 REISSUED FOR RZDP 20220624
1 ISSUED FOR RZDP 20220404
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THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
LEVELS 3 & 4
FLOOR PLANS

PROJECT NO: 20041 DRAWN BY: AS
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This architectural floor plan illustrates a residential building's layout. The plan features a series of units arranged in a grid, with a central staircase and a central corridor. Each unit contains a living room, a kitchen, and a bathroom. Some units also include additional rooms such as bedrooms and a study. The plan is annotated with unit numbers and labels for various rooms and fixtures. Two specific units are highlighted with dashed circles: Unit 1 (top left) and Unit 2 (top right). Unit 1 is a two-bedroom unit, while Unit 2 is a three-bedroom unit. The plan also shows a central staircase and a central corridor.

1 LEVEL 5 FLOOR PLAN
1/16" = 1'-0"

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DEVELOPMENT SERVICES

This architectural floor plan illustrates a building section with a total of 16 units. The units are arranged in two rows of eight, with a central corridor separating them. Each unit contains a living room, a kitchen, a bathroom, and a bedroom. The plan also includes several common areas: an 'OUTDOOR AMENITY' (800 SF) at the top right, an 'AMENITY ROOM' (480 SF) with a 'POOL' and 'SPA' to its left, an 'ELEC CHARGE' station, and a 'WATER FOUNTAIN' at the bottom right. A dashed line on the left indicates a section cut, and a callout box highlights the 'OUTDOOR AMENITY' area.

1 LEVEL 6 FLOOR PLA



4	REISSUED FOR RZDP	2022/08/04
3	REISSUED FOR RZDP	2022/07/08
2	REISSUED FOR RZDP	2022/05/24
1	ISSUED FOR RZDP	2022/04/04

NO. ISSUE

CONSULTANT

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ARCHITECTS

VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2
VIC 104 - 3212 Jacklin Read Victoria, V8B 0
K0A 4R5 3529 | office@wa-arch.ca | wa-arch

PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
LEVELS 5 & 6

DRAWING TITLE:
LEVELS 5 & 6

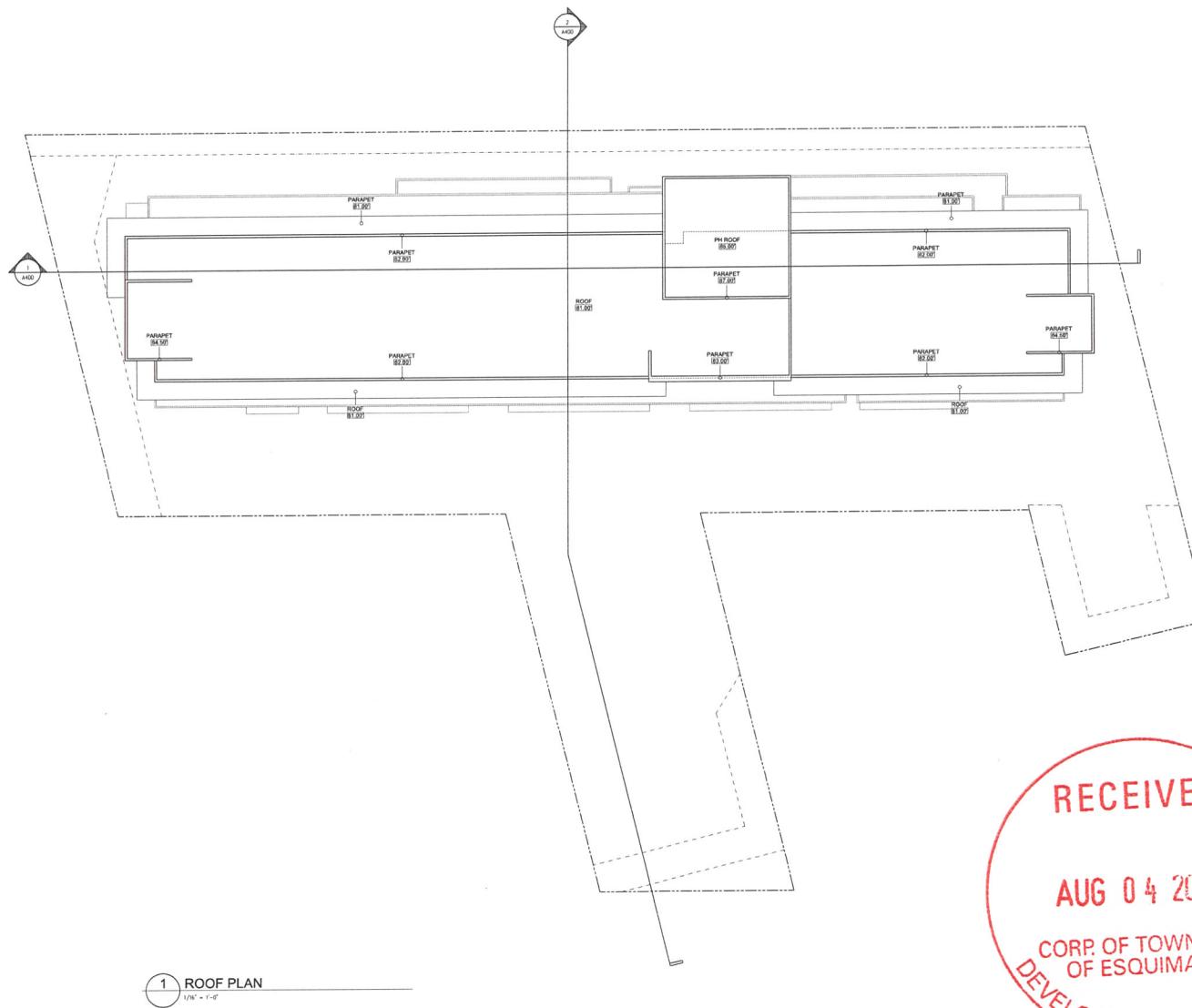
FLOOR PLANS

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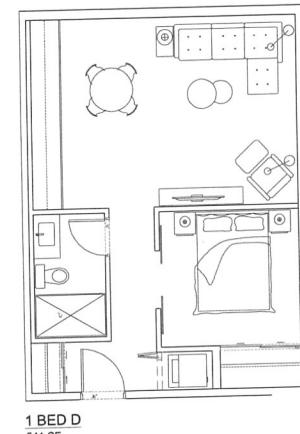
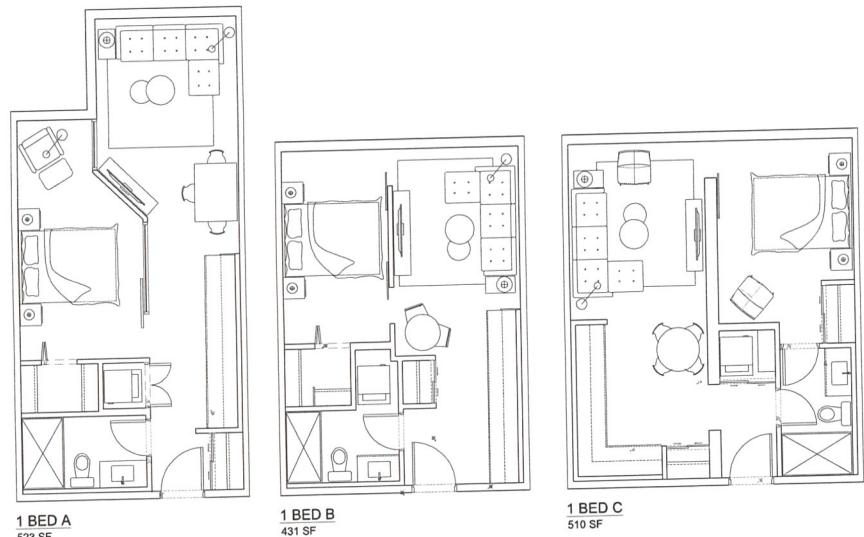
VAN 550 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
ROOF PLAN

PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A205



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4	REISSUED FOR RZDP	2022/08/04
3	REISSUED FOR RZDP	2022/7/08
2	REISSUED FOR RZDP	2022/5/24
1	ISSUED FOR RZDP	2022/4/04
NO. ISSUE		Y1/M00D

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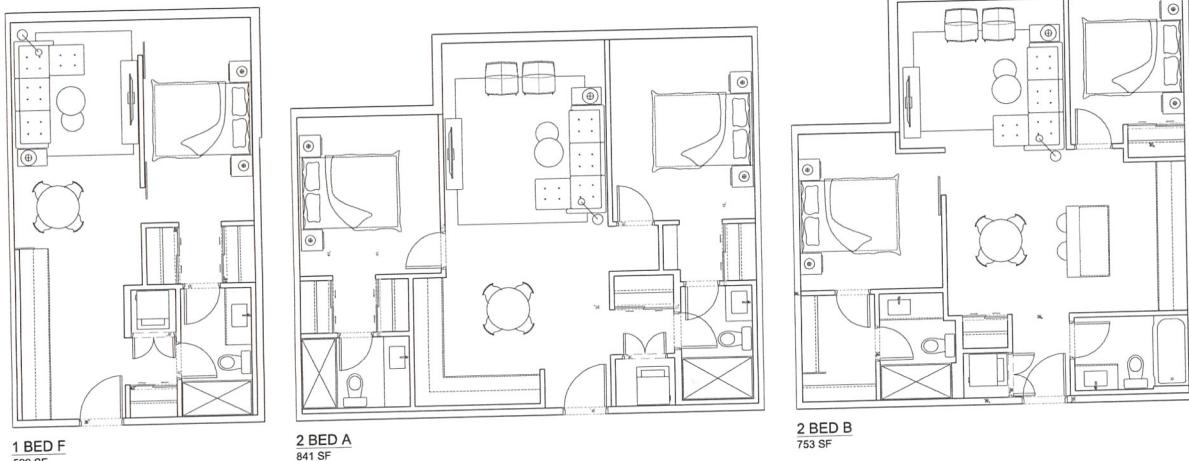
VAN 950 - 1508 W. Georgia Street Vancouver, V6G 2Z6
VAN 100 - 1000 Esquimalt Road Victoria, V8T 2L1
604.683.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
UNIT PLANS

PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A211

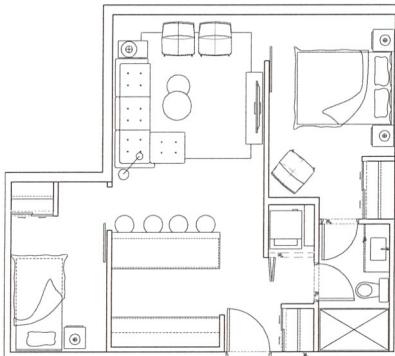


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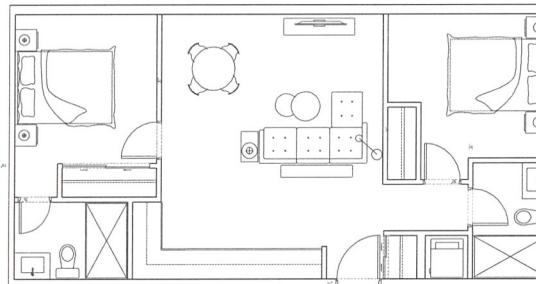
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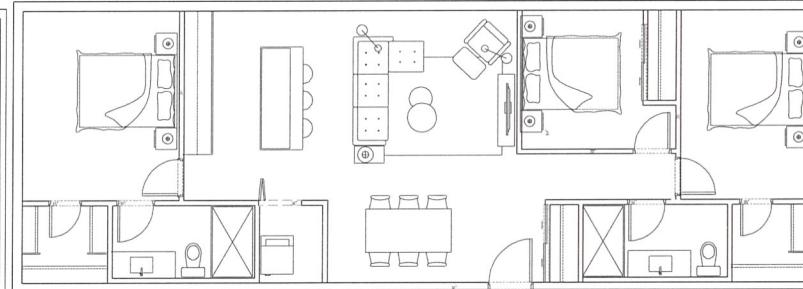
DEVELOPMENT SERVICES



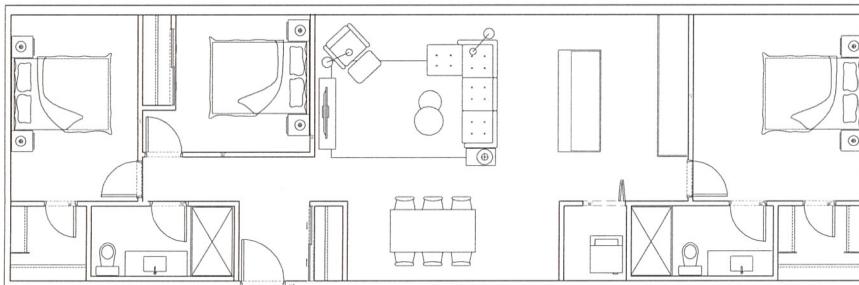
2 BED D
606 SF



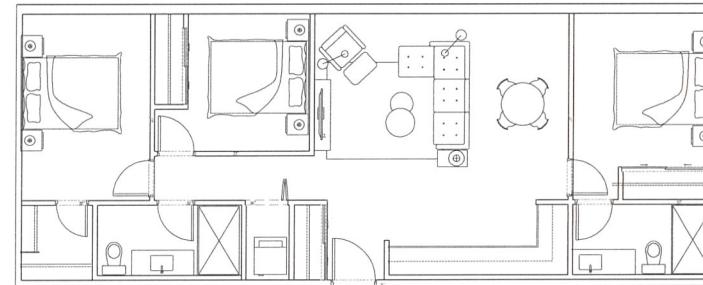
2 BED E
749 SF



3 BED A
1,125 SF



3 BED B
1,220 SF



3 BED C
992 SF

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4 REISSUED FOR RZDP 2022/08/04
3 REISSUED FOR RZDP 2022/07/08
2 REISSUED FOR RZDP 2022/05/24
1 ISSUED FOR RZDP 2022/04/04
NO. ISSUE YY/MM/DD

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CONSULTANT:

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PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

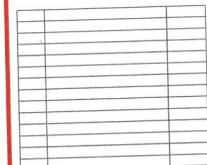
DRAWING TITLE:
UNIT PLANS

PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A212

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OWNER/CLIENT:



4 REISSUED FOR RZDP 2022/08/04
3 REISSUED FOR RZDP 2022/07/06
2 REISSUED FOR RZDP 2022/05/21
1 ISSUED FOR RZDP 2022/04/14
NO. ISSUE 17/1400

SEAL:

CONSULTANT:

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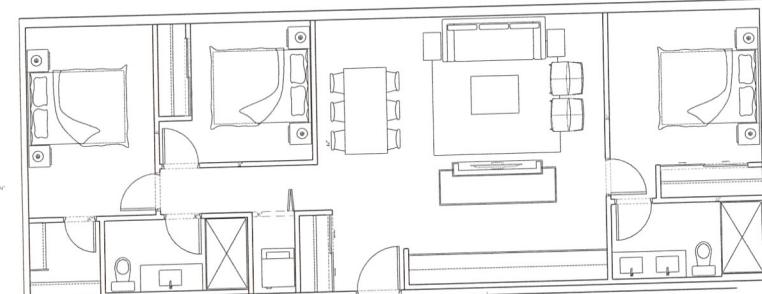
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2K6
VIA 100 - 1000 Lampson Road Esquimalt, V8T 5S1
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
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884 LAMPSON ST
PROPOSED RESIDENTIAL

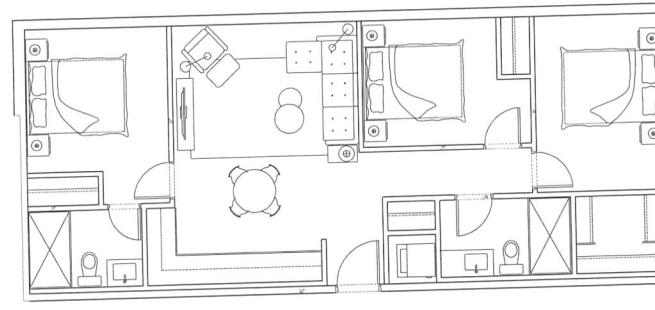
PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
UNIT PLANS

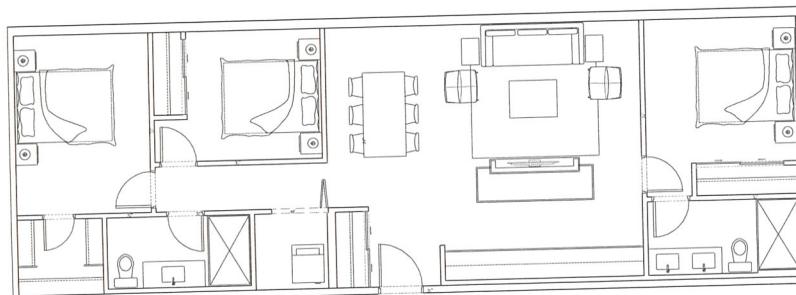
PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A213



3 BED D
1,061 SF



3 BED E
892 SF



3 BED F
1,092 SF



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DEVELOPMENT SERVICES

① BRICK	LIGHT BROWN
② CEMENTITIOUS PANEL	CHARCOAL
③ CEMENTITIOUS PANEL	OFF-WHITE
④ CEMENTITIOUS LAP SIDING	BLUE
⑤ CEMENTITIOUS LAP SIDING	OFF-WHITE
⑥ CEMENTITIOUS SIDING & SOFFITS	WOODGRAIN
⑦ GUARDRAILS	TRANSLUCENT BLUE GLASS
⑧ GUARDRAILS	CLEAR GLASS / BLUE SPANDREL
⑨ WINDOWS & DOORS	CHARCOAL

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OWNER/CLIENT:



4	REISSUED FOR RZDP	20220404
3	REISSUED FOR RZDP	20220708
2	REISSUED FOR RZDP	20220524
1	ISSUED FOR RZDP	20220404
NO. ISSUE		17/10/2022
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PROJECT NAME:
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884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
**WEST & EAST
ELEVATIONS**

PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A300



1 WEST ELEVATION



2 EAST ELEVATION

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NORTH ARROW:

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4	REISSUED FOR RZDP	2022/08/04
3	REISSUED FOR RZDP	2022/07/18
2	REISSUED FOR RZDP	2022/05/24
1	ISSUED FOR RZDP	2022/04/04
NO. ISSUE	TY/MM/DD	SEAL:

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VIC 154 - 3212 Jacklin Road Victoria, V8S 0J5
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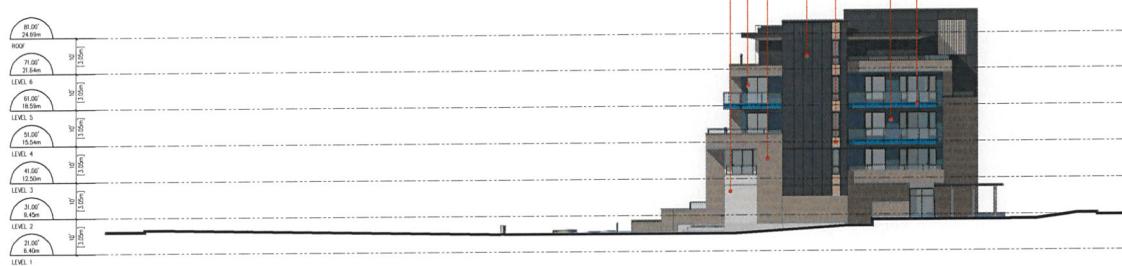
PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

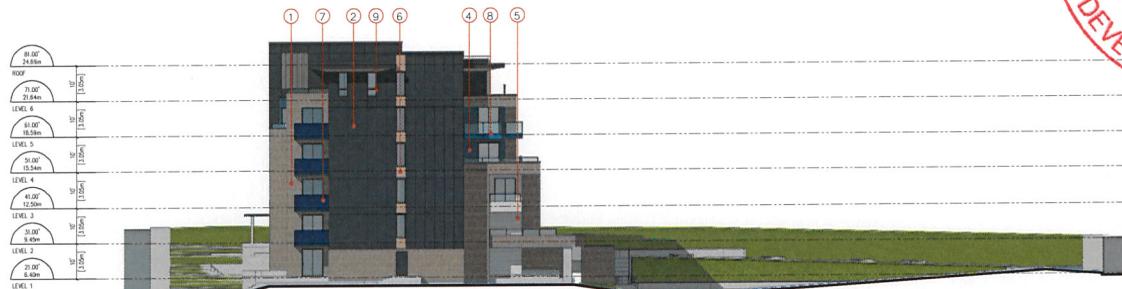
DRAWING TITLE:
NORTH & SOUTH
ELEVATIONS

PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A301

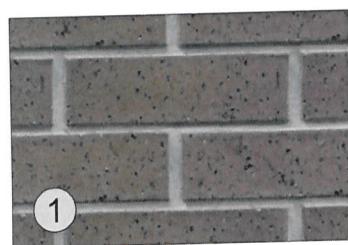
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②	CEMENTITIOUS PANEL	CHARCOAL
③	CEMENTITIOUS PANEL	OFF-WHITE
④	CEMENTITIOUS LAP SIDING	BLUE
⑤	CEMENTITIOUS LAP SIDING	OFF-WHITE
⑥	CEMENTITIOUS SIDING & SOFFITS	WOODGRAIN
⑦	GUARDRAILS	TRANSLUCENT BLUE GLASS
⑧	GUARDRAILS	CLEAR GLASS / BLUE SPANDREL
⑨	WINDOWS & DOORS	CHARCOAL



1 NORTH ELEVATION
1/16" x 1'-0"



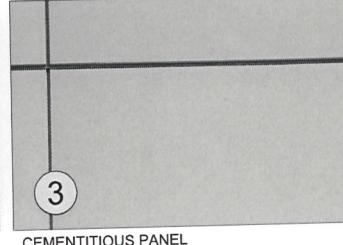
2 SOUTH ELEVATION
1/16" x 1'-0"



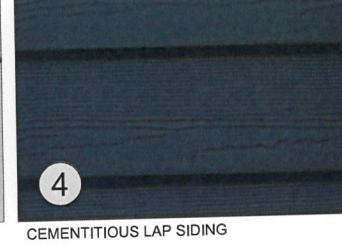
BRICK
LIGHT BROWN



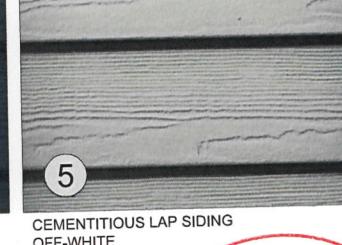
CEMENTITIOUS PANEL
CHARCOAL



CEMENTITIOUS PANEL
OFF-WHITE



CEMENTITIOUS LAP SIDING
BLUE



CEMENTITIOUS LAP SIDING
OFF-WHITE



CEMENTITIOUS SIDING & SOFFITS
WOODGRAIN



GUARDRAILS
TRANSLUCENT BLUE GLASS



GUARDRAILS
CLEAR GLASS / BLUE SPANDREL



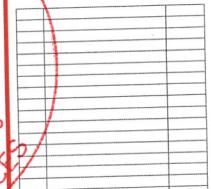
WINDOWS & DOORS
BLACK



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PROJECT NAME
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE
MATERIAL BOARD

PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A302

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4	REISSUED FOR RZDP	2022/08/04
3	REISSUED FOR RZDP	2022/07/08
2	REISSUED FOR RZDP	2022/05/24
1	ISSUED FOR RZDP	2022/04/04
NO.	ISSUE	YY/MM/DD

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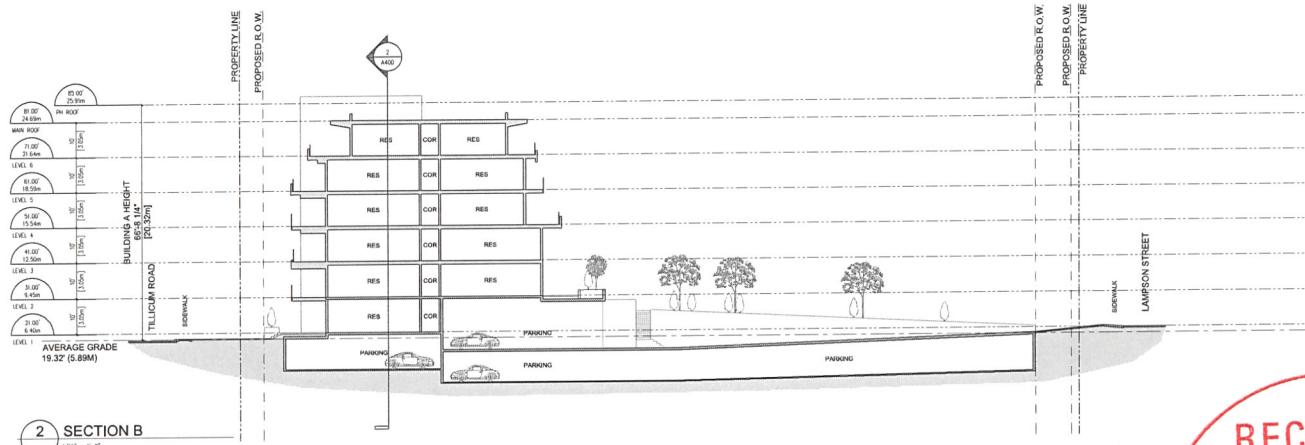
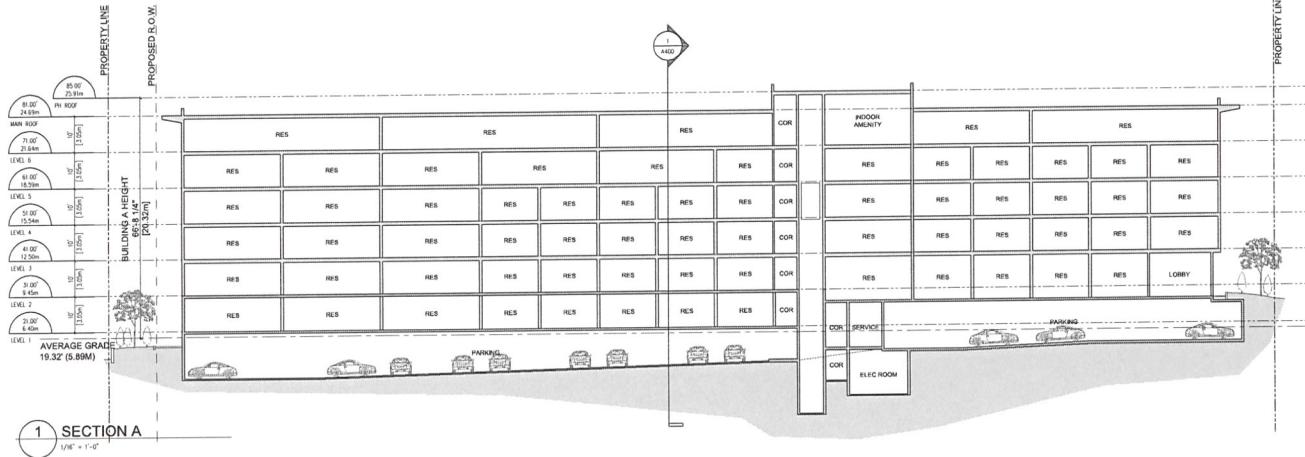
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PROJECT NAME:
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884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
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DRAWING TITLE:

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SCALE: AS NOTED REVIEW BY: NB
DWG NO: A400



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A red circular stamp with the text "CORP. OF TOWNSHIP OF ESQUIMALT" at the top and "DEVELOPMENT SERVICES" at the bottom, separated by a diagonal line.



1 NORTHWEST PERSPECTIVE



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OWNER/CLIENT:



4	REISSUED FOR RZDP	20220404
3	REISSUED FOR RZDP	20220708
2	REISSUED FOR RZDP	20220524
1	ISSUED FOR RZDP	20220404
NO.	ISSUE	YYMMDD

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PROJECT NAME:
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884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
PERSPECTIVE

PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A500



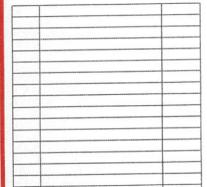
1 TILLCUM ROAD PERSPECTIVE



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OWNER/CLIENT:



4	REISSUED FOR RZDP	2022/08/04
3	REISSUED FOR RZDP	2022/07/08
2	REISSUED FOR RZDP	2022/05/24
1	ISSUED FOR RZDP	2022/04/04
NO. ISSUE		1Y/IMM/03

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PROJECT NAME:
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884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
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ESQUIMALT, BC

DRAWING TITLE:
PERSPECTIVE

PROJECT NO. 20041	DRAWN BY:	AS
SCALE: AS NOTED	REVIEW BY:	NB
DWG NO:	A501	



1 SOUTHEAST PERSPECTIVE



2 SOUTHEAST PERSPECTIVE

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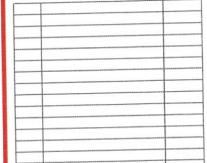
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4 REISSUED FOR RZDP 20220804
3 REISSUED FOR RZDP 20220708
2 REISSUED FOR RZDP 20220524
1 ISSUED FOR RZDP 20220404
NO. ISSUE YYMMDD

SEAL:

CONSULTANT:

WA
ARCHITECTS

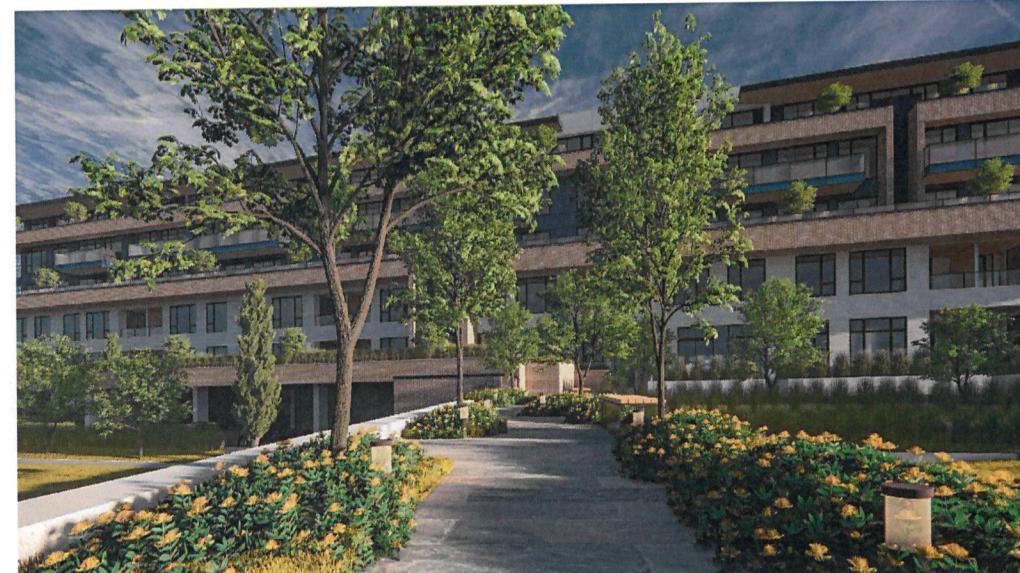
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VIC 104 - 3212 Jackin Road Victoria, V8S 1Z3
604.685.3329 office@vanarchitects.ca www.vanarchitects.ca

PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
PERSPECTIVE

PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A502



1 EASTERN PEDESTRIAN PATH



2 EASTERN VEHICLE ACCESS

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4	REISSUED FOR RZDP	20220804
3	REISSUED FOR RZDP	20220708
2	REISSUED FOR RZDP	20220524
1	ISSUED FOR RZDP	20220404
NO. ISSUE		YY/MM/DD

SEAL:

CONSULTANT:



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VIC 154 - 3212 Jacklin Road Victoria, V8B 8J5
604.465.3528 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
PERSPECTIVE

PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A503





1 EASTERN PEDESTRIAN ACCESS

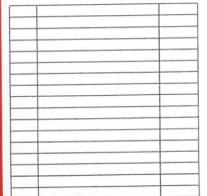


2 NORTHEAST PERSPECTIVE

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OWNER/CLIENT:



4 REISSUED FOR RZDP 20220804
3 REISSUED FOR RZDP 20220708
2 REISSUED FOR RZDP 20220524
1 ISSUED FOR RZDP 20220404
NO. ISSUE YYMMDD

SEAL:

CONSULTANT:

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VIC 104 - 3212 Jacklin Road Victoria, V8B 4J5
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PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
PERSPECTIVE

PROJECT NO: 20041 DRAWN BY:
SCALE: AS NOTED REVIEW BY:
DWG NO: **A504**





1 TILLCUM RD TOWNHOMES

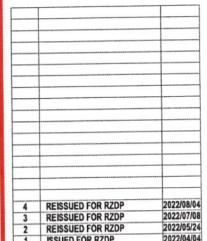


2 TILLCUM RD BUILDING ENTRANCE

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NORTH ARROW:

OWNER/CLIENT:



4 REISSUED FOR RZDP 2022/08/04
 3 REISSUED FOR RZDP 2022/07/08
 2 REISSUED FOR RZDP 2022/05/24
 1 ISSUED FOR RZDP 2022/04/04
 NO. ISSUE YY/MM/DD

SEAL:

CONSULTANT:



VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
 VIC 154 - 3312 Jacklin Road Victoria, V8B 2S2
 604.685.3829 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
PERSPECTIVE

PROJECT NO.: 20041 DRAWN BY:
 SCALE: AS NOTED REVIEW BY:
 DWG NO.: A505 NB





SUMMER SOLSTICE

9AM



SUMMER SOLSTICE

RECEIVED

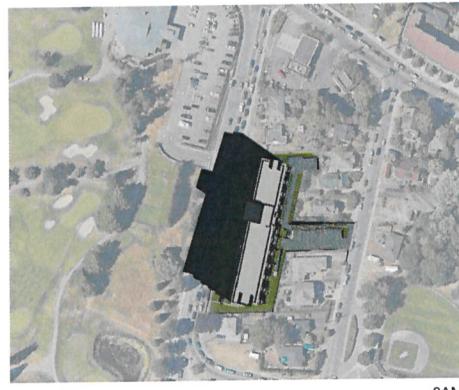
AUG 04 2022

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



SUMMER SOLSTICE

3PM



EQUINOX

9AM



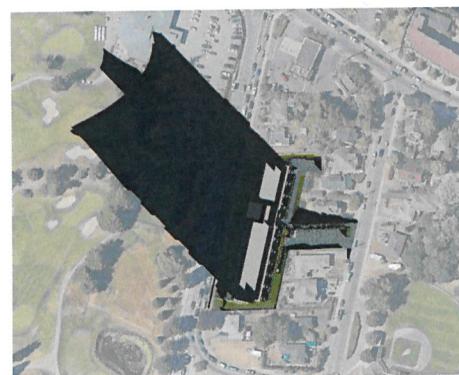
EQUINOX

NOON



EQUINOX

3PM



WINTER SOLSTICE

9AM



WINTER SOLSTICE

NOON



WINTER SOLSTICE

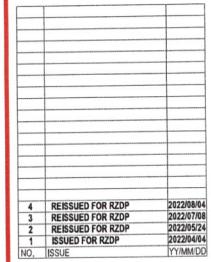
3PM

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NORTH ARROW:



OWNER/CLIENT:



4	REISSUED FOR RZDP	2022/08/04
3	REISSUED FOR RZDP	2022/07/08
2	REISSUED FOR RZDP	2022/05/24
1	ISSUED FOR RZDP	2022/04/04
NO. ISSUE		YYMMDD
SEAL:		

CONSULTANT:

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PROJECT NAME:
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PROJECT ADDRESS:
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DRAWING TITLE:
SHADOW STUDY

PROJECT NO.: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A600