

REVISION NO. 4	DATE:	04-Aug-22
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	880 LAMPSON STREET, ESQUIMALT, B.C.	
ZONE	EXISTING RD-1, RD-2, RD-3, RS-1	PROPOSED CD
SITE AREA (M ²)	4,361.22	4,361.22
LOT WIDTH - ESQUIMALT RD (M)		69.28
GROSS FLOOR AREA (M ²)		6,497.41
FLOOR AREA - FOR F.A.R. (M ²)		6,696.46
FLOOR AREA RATIO		1.54
LOT COVERAGE (%)		78%
AVERAGE GRADE		19.32' (5.89M)
BUILDING HEIGHT		66.68' (20.32M)
SETBACKS	FRONT (LAMPSON STREET)	31.00' (9.45M)
	REAR (TILlicum 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	TOTAL AREA (M ²)
1 BED A	1 BED	48.59	30	1,457.85
1 BED A2	1 BED	47.94	3	143.81
1 BED B	1 BED	40.04	12	480.49
1 BED B2	1 BED	39.30	4	157.19
1 BED C	1 BED	47.38	8	379.04
1 BED D	1 BED	50.26	3	150.78
1 BED E	1 BED	60.20	1	60.20
1 BED F	1 BED	48.50	1	48.50
2 BED A	2 BED	78.13	3	234.39
2 BED A2	2 BED	77.48	1	77.48
2 BED B	2 BED	69.96	32	2,238.59
2 BED B2	2 BED	69.12	3	207.36
2 BED C	2 BED	79.43	3	238.30
2 BED C2	2 BED	72.74	1	72.74
2 BED D	2 BED	56.30	4	225.20
2 BED E	2 BED	69.58	1	69.58
2 BED E2	2 BED	69.03	1	69.03
3 BED A	3 BED	104.52	1	104.52
3 BED B	3 BED	113.34	1	113.34
3 BED C	3 BED	92.16	1	92.16
3 BED D	3 BED	98.57	1	98.57
3 BED E	3 BED	82.87	2	165.74
3 BED F	3 BED	101.45	1	101.45
3 BED F2	3 BED	100.80	1	100.80
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%)	811.22
L2 FLOOR AREA	22 UNITS	1,253.83 (29%)	1,672.91
L3 FLOOR AREA	24 UNITS	1,396.15 (32%)	1,678.81
L4 FLOOR AREA	24 UNITS	1,323.57 (30%)	1,601.10
L5 FLOOR AREA	24 UNITS	1,250.28 (29%)	1,522.87
L6 FLOOR AREA	11 UNITS	912.67 (21%)	1,210.50
TOTAL FLOOR AREA		6,696.46	8,497.41

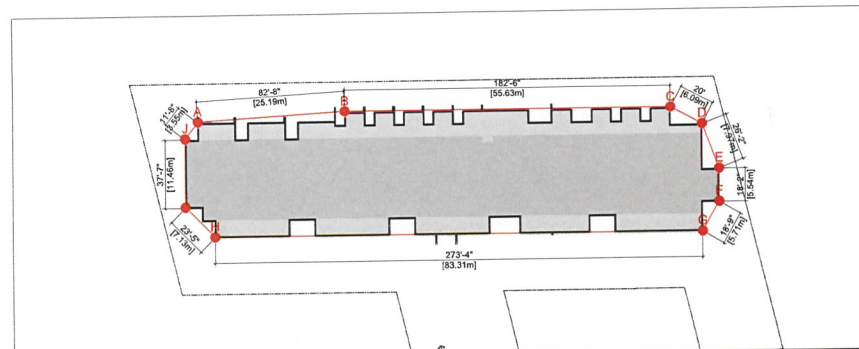
PROPOSED AMENITY AREA (M²)		
INDOOR AMENITY		114.18
OUTDOOR AMENITY		235.88

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



GRADE POINT	EXISTING NATURAL GRADE	DISTANCE TO NEXT POINT	CALCULATION	
A	15.09' (4.6M)	82.67' (25.2M)	A-B	$((15.09' + 15.75') + 2) \times 82.67' = 1275 \text{ SF}$
B	15.75' (4.8M)	182.5' (55.6M)	B-C	$((15.75' + 25.26') + 2) \times 182.5' = 3742 \text{ SF}$
C	25.26' (7.7M)	20' (6.1M)	C-D	$((25.26' + 26.25') + 2) \times 20' = 515 \text{ SF}$
D	26.25' (8M)	26.17' (8M)	D-E	$((26.25' + 26.25') + 2) \times 26.17' = 687 \text{ SF}$
E	26.25' (8M)	18.17' (5.5M)	E-F	$((26.25' + 26.25') + 2) \times 18.17' = 477 \text{ SF}$
F	26.25' (8M)	18.75' (5.7M)	F-G	$((26.25' + 24.93') + 2) \times 18.75' = 480 \text{ SF}$
G	24.93' (7.6M)	273.33' (83.3M)	G-H	$((24.93' + 13.28') + 2) \times 273.33' = 5222 \text{ SF}$
H	13.28' (4M)	23.42' (7.1M)	H-I	$((13.28' + 13.12') + 2) \times 23.42' = 309 \text{ SF}$
I	13.12' (4M)	37.58' (11.5M)	I-J	$((13.12' + 15.09') + 2) \times 37.58' = 530 \text{ SF}$
J	15.09' (4.6M)	11.67' (3.6M)	J-A	$((15.09' + 15.09') + 2) \times 11.67' = 176 \text{ SF}$
TOTAL DISTANCE		= 694.26' (211.6M)	CALCULATION SUBTOTAL = 13413 SF	
AVERAGE GRADE		= 13413 SF + 694.26' =	19.32' (5.89M)	

2 AVERAGE GRADE CALCULATION

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NORTH ARROW



OWNER/CLIENT:



4	REISSUED FOR RZDP	2022/04/04
3	REISSUED FOR RZDP	2022/07/08
2	REISSUED FOR RZDP	2022/09/24
1	ISSUED FOR RZDP	2022/04/04
NO.	ISSUE	YYMMDD

SEAL:

CONSULTANT:

IWA ARCHITECTS

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VIC 624 - 2212 Leckie Road Victoria, V8B 6Z5
604.683.3528 | office@iwa-arch.ca | www.iwa-arch.ca

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: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A001

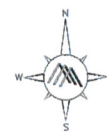
SITE PLAN OF LOT 5, AMENDED LOT 8 (DD 212980-I) AND LOT 14, ALL IN BLOCK 6, PLAN 2546, LOT 2, PLAN 7433, AND LOT A, PLAN 14648, ALL IN SECTION 10, ESQUIMALT DISTRICT.



NOTE:
Lot dimensions shown are based upon field survey measurements and may vary from those registered. Lot dimensions, offsets, and areas shown may vary upon completion of a comprehensive legal survey.
Geodetic elevations shown are based upon observations to geodetic control monuments 8410219 (Elev=14.188m) and 8410254 (Elev=15.805m).
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: 004-851-849
PID Lot 14: 006-323-967
PID Amended Lot 8: 006-337-853
PID Lot A: 004-243-307
- Lot 5 is subject to charges:
- Statutory Right of Way 603622
- Lot 14 is subject to charges:
- Right of Way 2107290
- Lot A is subject to charges:
- Right of Way 251989G
- Statutory Right of Way EF105190



Summit Land Surveying
Surveyors by Appointment
#101-430 Goldstream Avenue
Victoria B.C. V8B 2P6
Telephone 250-391-0768
www.summitlandsurveying.ca

File: 22-LIDA-693 | Date: January 28, 2021

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

1 EXISTING SURVEY
1:250

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CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

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NORTH ARROW:

OWNER/CLIENT:
LIDA HOMES
THE PURSUIT OF COMPLETE CUSTOMER SATISFACTION

NO.	ISSUE	TYMMCO
4	REISSUED FOR RZDP	2022/08/04
3	REISSUED FOR RZDP	2022/07/08
2	REISSUED FOR RZDP	2022/06/24
1	ISSUED FOR RZDP	2022/04/04

SEAL:

CONSULTANT:

IWA ARCHITECTS

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110-110-2212 Jackson Road Victoria, V8B 6Z0
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PROJECT NAME:
**THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL**

PROJECT ADDRESS:
**884 LAMPSON ROAD
ESQUIMALT, BC**

DRAWING TITLE:
EXISTING SURVEY

PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A100

PROJECT NO: 20041 DRAWN BY: A
SCALE: AS NOTED REVIEW BY: N
DWG NO: A103

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OWNER/CLIENT:



4	REISSUED FOR RZDP	2022/08/04
3	REISSUED FOR RZDP	2022/07/06
2	REISSUED FOR RZDP	2022/05/24
1	ISSUED FOR RZDP	2022/04/04
NO.	ISSUE	YYMMDD

SEAL:

CONSULTANT:

IWA ARCHITECTS

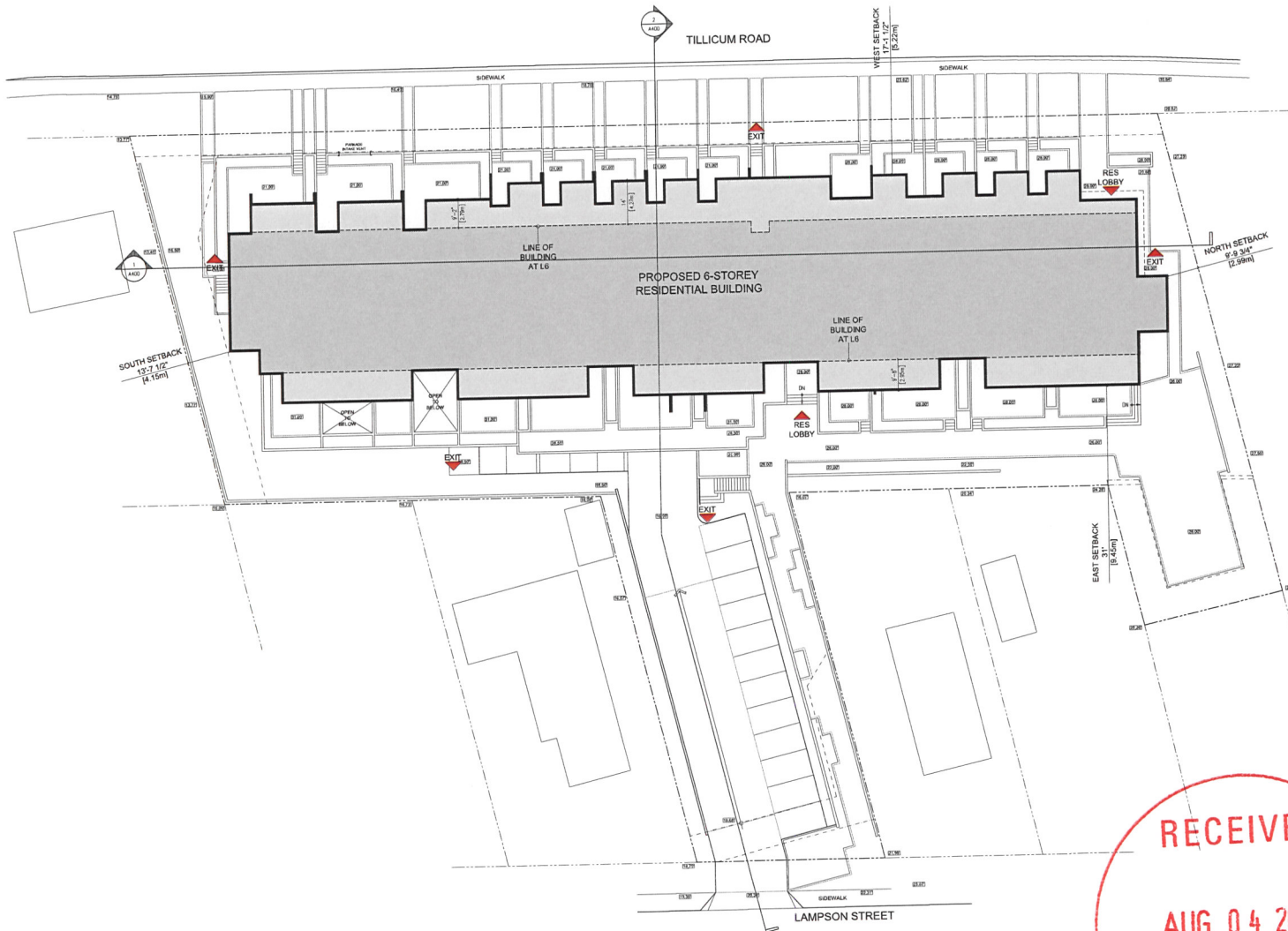
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PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
SITE PLAN

PROJECT NO: 20041 DRAWN BY: AS
 SCALE: AS NOTED REVIEW BY: NS
 DWG NO: A104



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

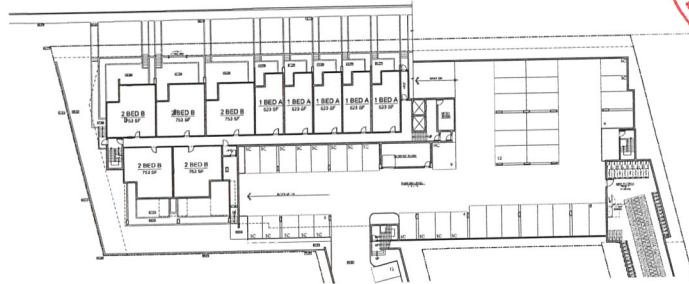




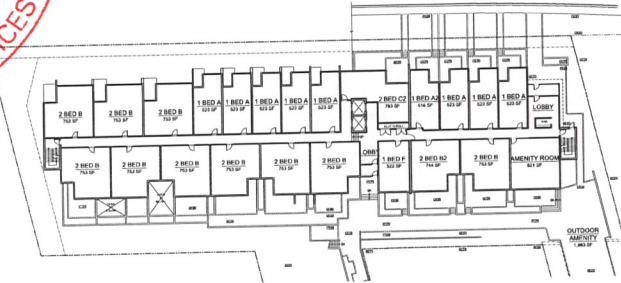
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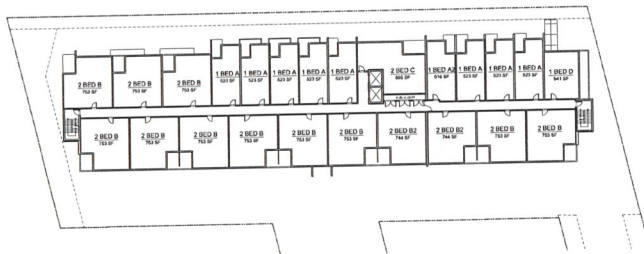
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SCALE: AS NOTED REVIEW BY: NB
DWG NO: **A203**



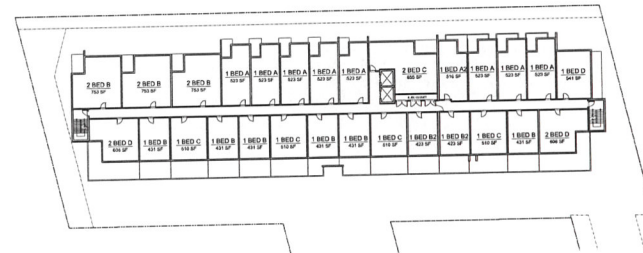
1 LEVEL 1 UNIT KEY PLAN
1/32" = 1'-0"



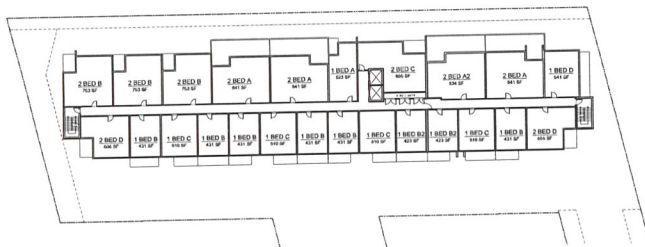
2 LEVEL 2 UNIT KEY PLAN
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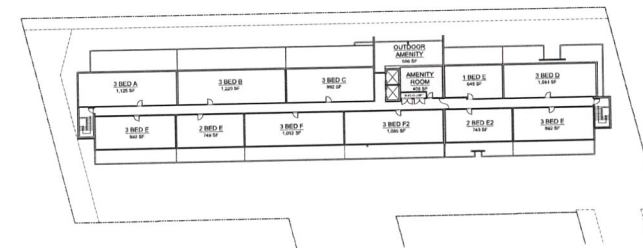
3 LEVEL 3 UNIT KEY PLAN
1/32" = 1'-0"



4 LEVEL 4 UNIT KEY PLAN
1/32" = 1'-0"



5 LEVEL 5 UNIT KEY PLAN
1/32" = 1'-0"



6 LEVEL 6 UNIT KEY PLAN
1/32" = 1'-0"

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OWNER/CLIENT:



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3	REISSUED FOR RZDP	2022/07/06
2	REISSUED FOR RZDP	2022/06/24
1	ISSUED FOR RZDP	2022/04/04
NO.	ISSUE	TYMM100

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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 KEY PLANS

PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: A210

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

NORTH ARROW:

SEAL:**LWA
| ARCHITECTS**

PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

DRAWING TITLE:
UNIT PLANS

A211



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

A213



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



1 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

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OWNER/CLIENT:



4	REISSUED FOR RZDP	2022/08/04
3	REISSUED FOR RZDP	2022/07/06
2	REISSUED FOR RZDP	2022/05/24
1	ISSUED FOR RZDP	2022/04/04
NO.	ISSUE	TYIMM00

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CONSULTANT:



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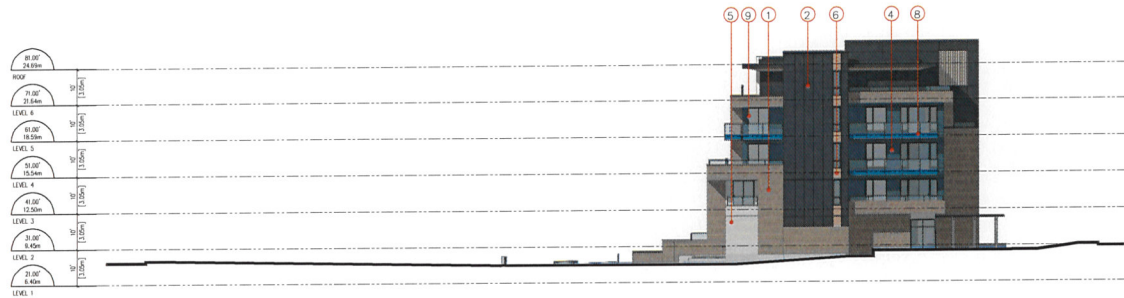
PROJECT NAME:
**THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL**

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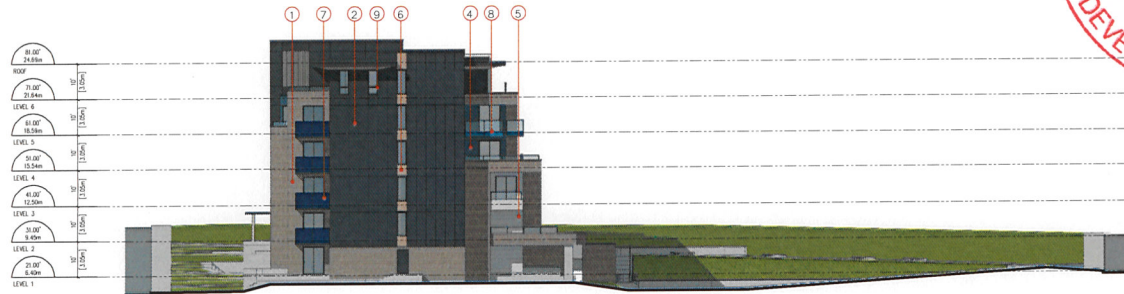
DRAWING TITLE:
**WEST & EAST
ELEVATIONS**

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

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



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



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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
NO.	ISSUE	TYMMECO

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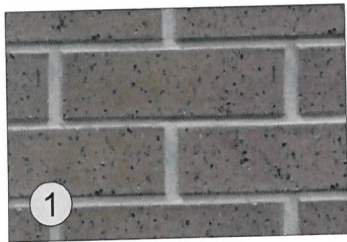
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VIC 134 - 2012 Jacklin Road Victoria, V8B 0Z5
884 LAMPSON ROAD - OFFICE@iwa-arch.ca / iwa-arch.ca

PROJECT NAME:
**THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL**

PROJECT ADDRESS:
**884 LAMPSON ROAD
ESQUIMALT, BC**

DRAWING TITLE:
**NORTH & SOUTH
ELEVATIONS**

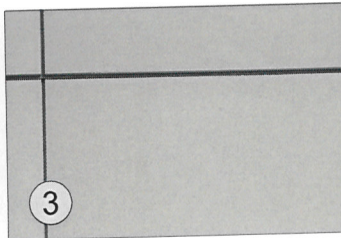
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SCALE: AS NOTED REVIEW BY: NB
DWG NO: **A301**



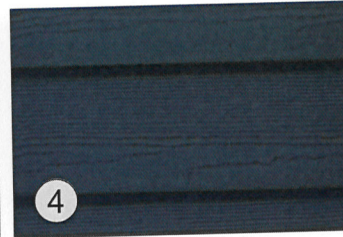
1
BRICK
LIGHT BROWN



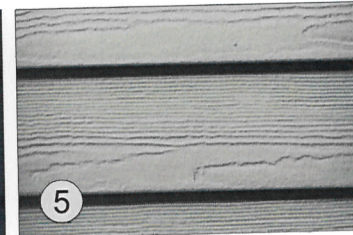
2
CEMENTITIOUS PANEL
CHARCOAL



3
CEMENTITIOUS PANEL
OFF-WHITE



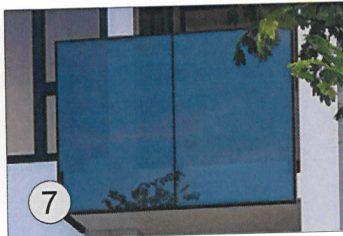
4
CEMENTITIOUS LAP SIDING
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WOODGRAIN



7
GUARDRAILS
TRANSLUCENT BLUE GLASS



8
GUARDRAILS
CLEAR GLASS / BLUE SPANDREL



9
WINDOWS & DOORS
BLACK



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NORTH ARROW

OWNER/CLIENT:



4	REISSUED FOR RZDP	2022/08/04
3	REISSUED FOR RZDP	2022/07/06
2	REISSUED FOR RZDP	2022/05/24
1	ISSUED FOR RZDP	2022/04/04
NO.	ISSUE	YYMMDD

SEAL:

CONSULTANT:



100-100-1000 W. Georgia Street Vancouver, V6G 2Z9
V6G 2Z9 - 2010 Jackson Road Victoria, V8N 2J5
604-685-3529 | office@iwa-arch.ca | iwa-arch.ca

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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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	TYMM/DO

SEAL:

CONSULTANT:



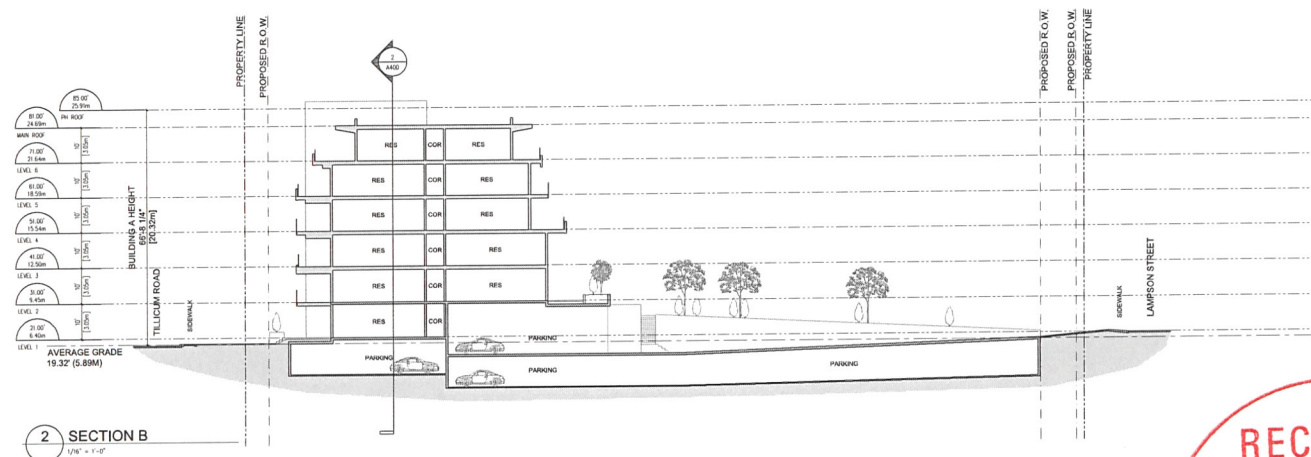
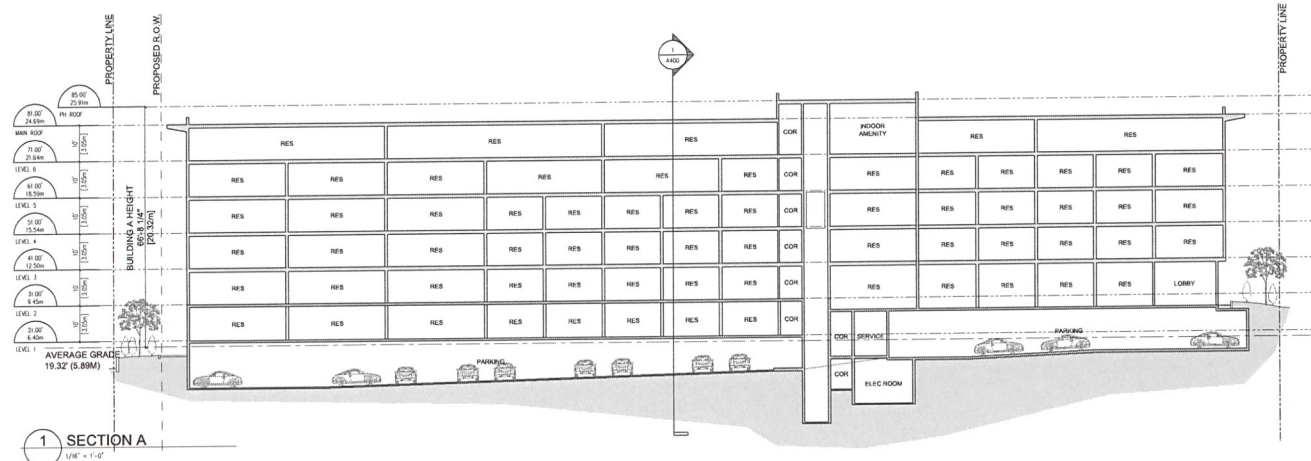
VAN 959 - 1505 W. Georgia Street Vancouver, V6G 2Z6
 VIK 154 - 2212 Jaxton Road Victoria, V8S 2P5
 604 481 3529 | office@iwa-arch.ca | wa-arch.ca

PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

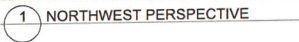
PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:
BUILDING SECTIONS

PROJECT NO: 20041 DRAWN BY: AS
 SCALE: AS NOTED REVIEW BY: NB
 DWG NO: **A400**



CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



NORTH ARROW:

OWNER/CLIENT:

[illegible]

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:

IWA
ARCHITECTS

VAN 956 - 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:
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: **A500**



1 TILlicum Road Perspective

RECEIVED

AUG 04 2022

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

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NORTH ARROW:

OWNER/CLIENT:



4	REISSUED FOR RZDP	2022/08/04
3	REISSUED FOR RZDP	2022/07/06
2	REISSUED FOR RZDP	2022/05/24
1	ISSUE FOR RZDP	2022/04/04
NO.	ISSUE	YYMMDD

SEAL:

CONSULTANT:

**IWA
| ARCHITECTS**

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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: **A501**



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OWNER/CLIENT:

RECEIVED

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

[illegible]NO. _____
SEAL: _____WA
ARCHITECTS

PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

DRAWING TITLE:
PERSPECTIVE



1 EASTERN PEDESTRIAN PATH



2 EASTERN VEHICLE ACCESS



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NORTH ARROW:

OWNER/CLIENT:



4	REISSUED FOR RZDP	2022/06/9
3	REISSUED FOR RZDP	2022/07/8
2	REISSUED FOR RZDP	2022/05/2
1	ISSUED FOR RZDP	2022/04/8
NQ.	ISSUE	YYMMDD

SEAL:

CONSULTANT:

CONSULTANT:

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 Tel: 604-681-2222 Fax: 604-681-2223 E-mail: info@van950.com Web: www.van950.com

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PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE

PERSPECTIVE

PROJECT NO: 20041 DRAWN BY: A

SCALE: AS NOTED REVIEW BY:

DWG NO: **A50**



1 EASTERN PEDESTRIAN ACCESS



2 NORTHEAST PERSPECTIVE



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NORTH ARROW:

OWNER/CLIENT:

[illegible]

SEAL:

CONSULTANT:



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VIC 104 - 3212 Jacklin Road Victoria, V8B 6J
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PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
884 LAMPSON ROAD

DRAWING TITLE:
PERSPECTIVE

PROJECT NO: 20041 DRAWN BY: A
SCALE: AS NOTED REVIEW BY: N
DWG NO: A50



1 TILlicum Rd Townhomes



2 TILlicum Rd Building Entrance



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NORTH ARROW

OWNER/CLIENT

[illegible]

SEAL:

CONSULTANT:



VAN 959 - 1508 W. Georgia Street Vancouver, V6G
VIC 104 - 3212 Jacklin Road Victoria, V8B

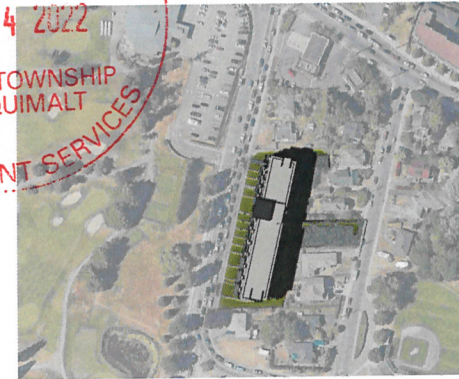
PROJECT NAME:
THE EMERALD VILLA
884 LAMPSON ST
PROPOSED RESIDENTIAL

PROJECT ADDRESS:
834 LAMPSON ROAD
ESQUIMALT, BC

DRAWING TITLE:

PERSPECTIVE

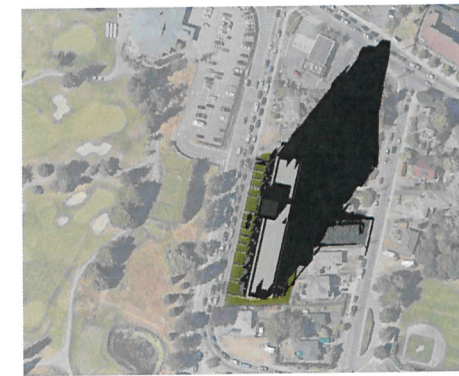
PROJECT NO: 20041 DRAWN BY: AS
SCALE: AS NOTED REVIEW BY: NB
DWG NO: **A505**



3PM



3PM



3PM

SEAL:**IWA
ARCHITECTS**

DWG NO: A600

A600