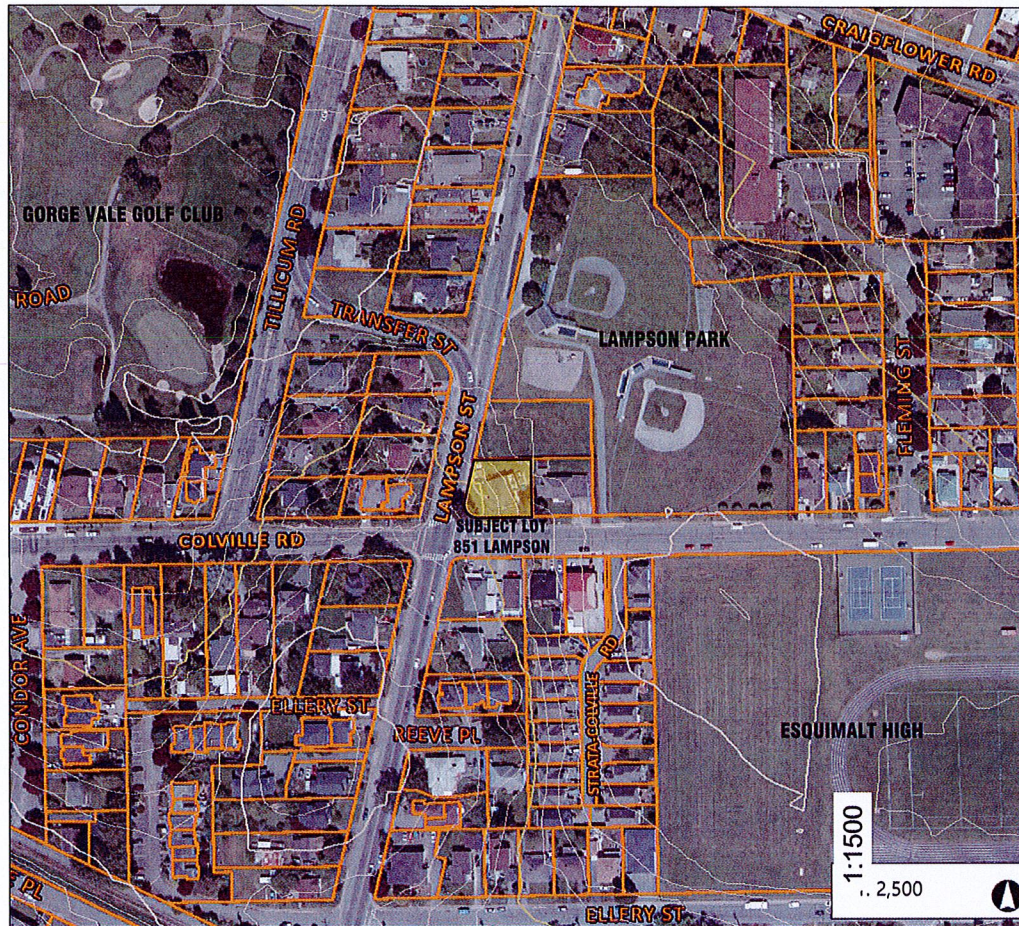
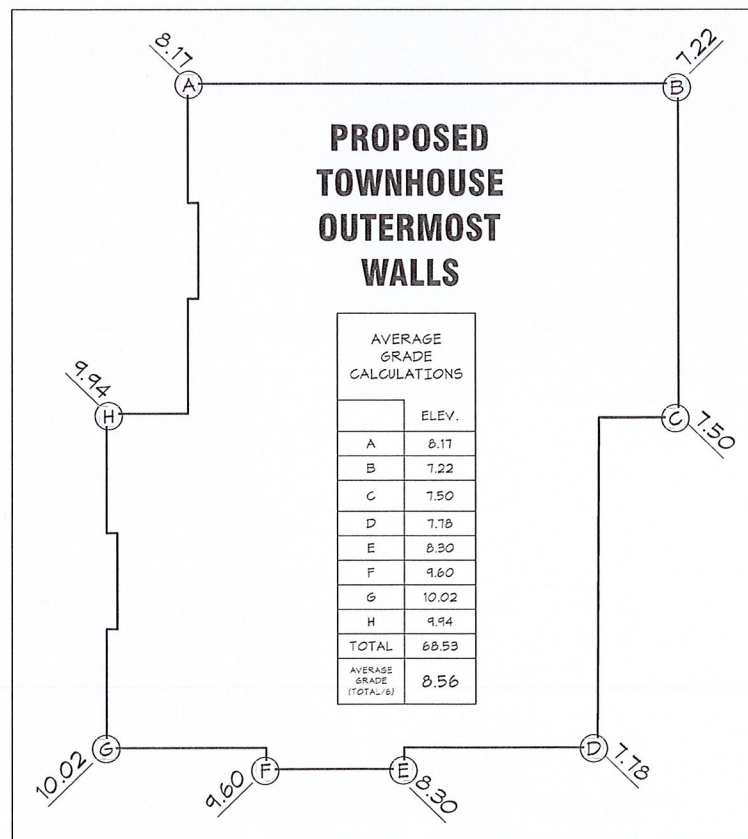
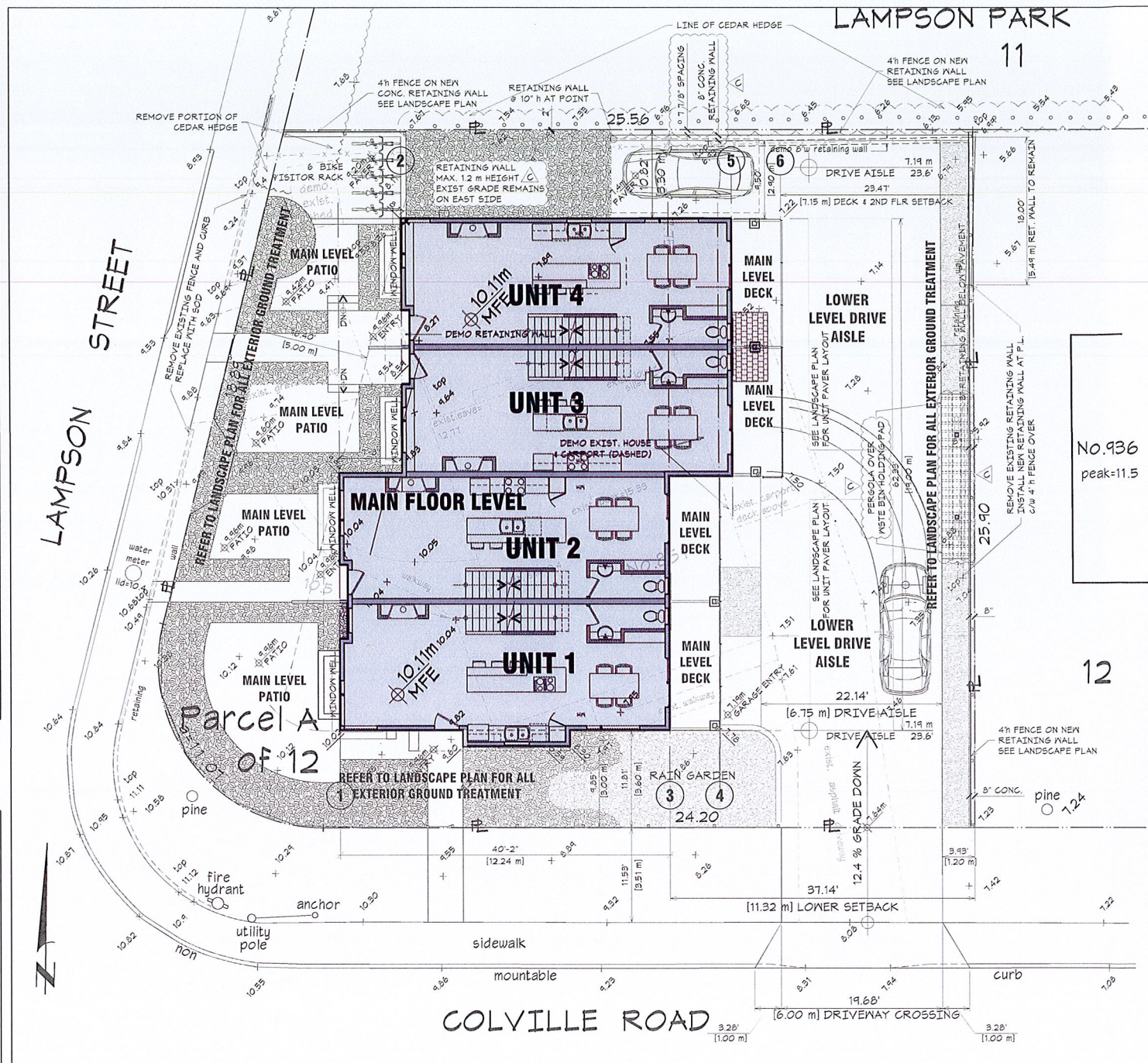




2 CONTEXTUAL KEY PLAN
5K-1 SCALE= 1:1500



3 AVERAGE GRADE CALCULATION
5K-1



1 SITE PLAN
5K-1 SCALE= 1/8"=1'-0"

PROJECT DATA	
LEGAL DESCRIPTION PARCEL A (DD 19978W) OF LOT 12, SECTION 10, ESQUIMALT DISTRICT, PLAN T500	
CURRENT ADDRESS 851 LAMPSON ST.	
ZONING CURRENT ZONE: RD-3 PROPOSED ZONE: SITE SPECIFIC	
SITE AREA 731 m ² (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



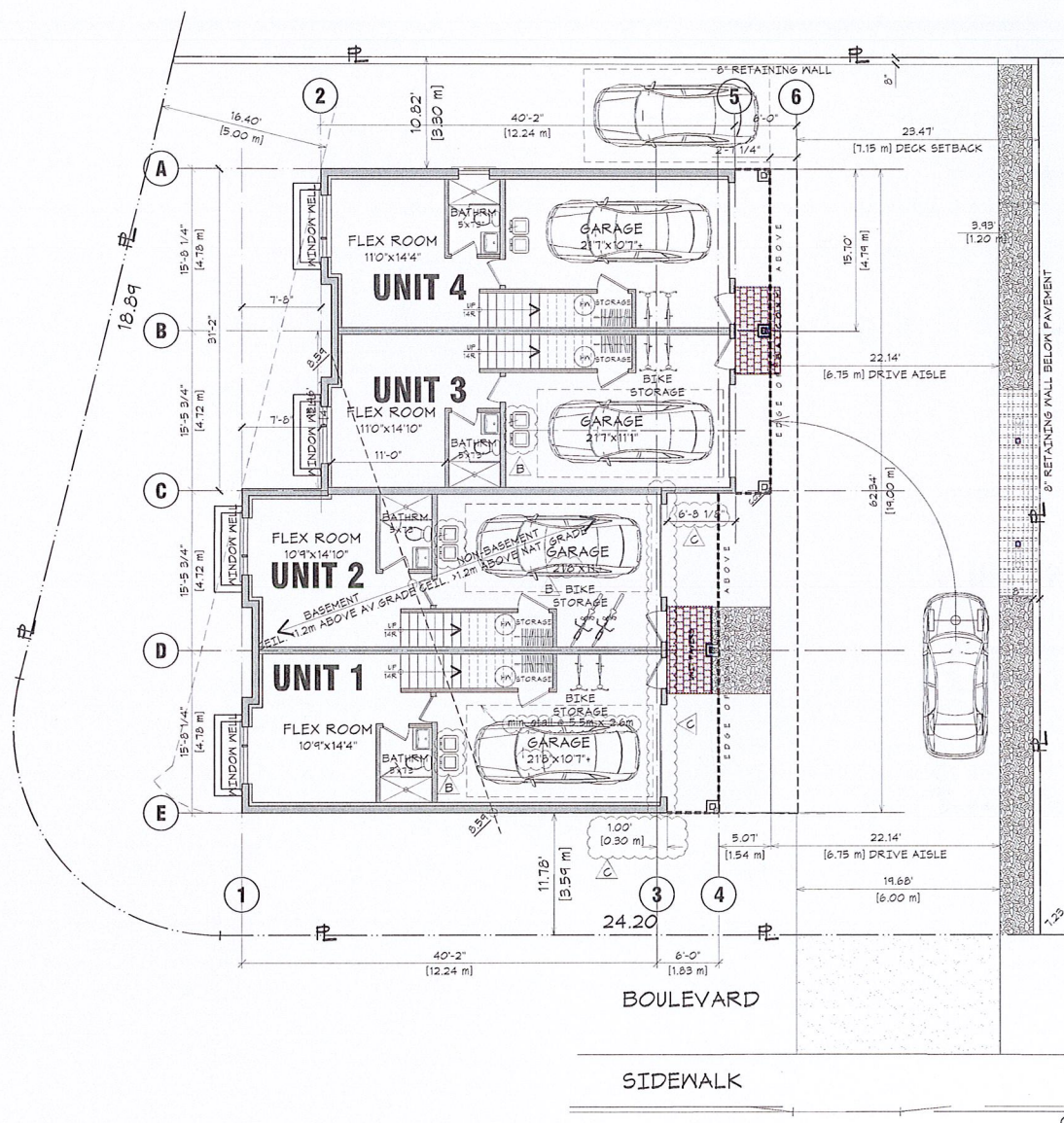
SITE PLAN, PROJECT DATA
AND PROPOSED BLDG. SECTION
PROPOSED REZONING AT
851 LAMPSON ST. 01.20.20
ESQUIMALT B.C. SCALE = 1/8"=1'-0"

SK-1

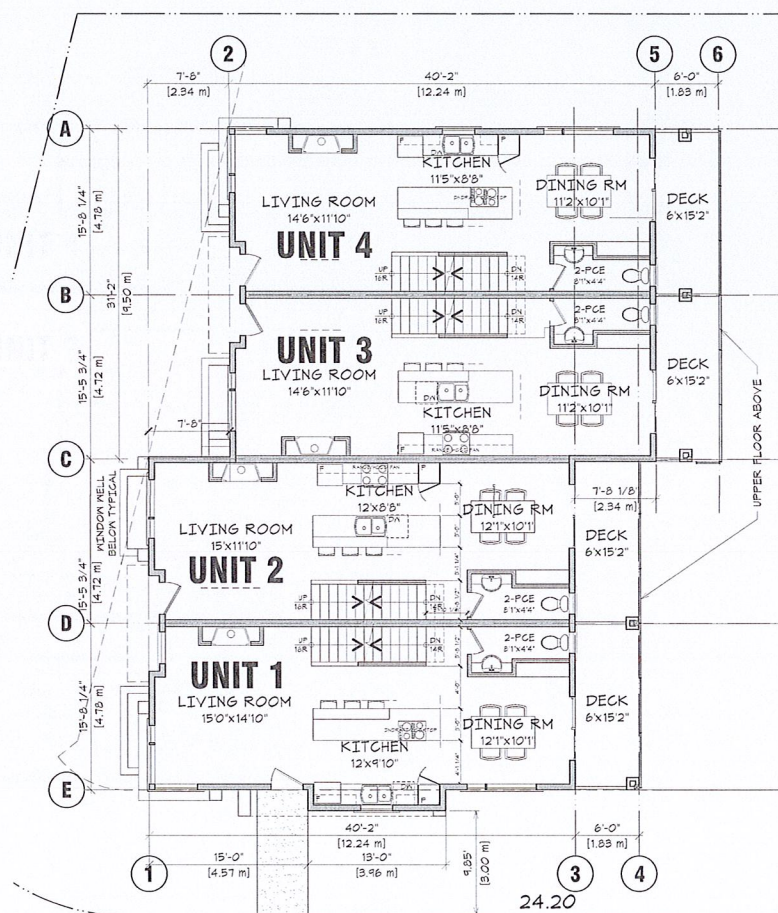
ZEBRADESIGN



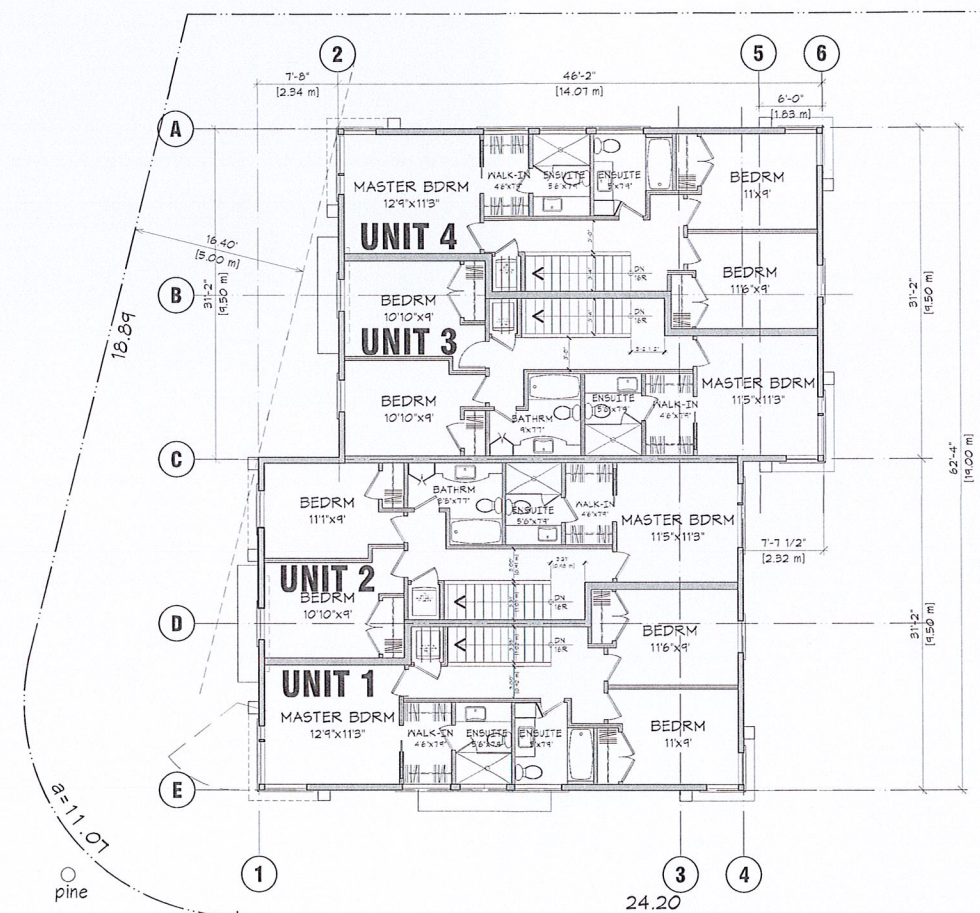
1161 NEWPORT AVE
VICTORIA B.C. V8S 5E6
Phone: 250 360 2144



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



2 MAIN FLOOR PLAN
 SK-2 SCALE= 1/8"=1'-0" 2245.7 sf [208.6 sm]



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

FLOOR PLANS
PROPOSED REZONING AT
851 LAMPSON ST.
ESQUIMALT B.C.

01.20.20
 SCALE = 1/8"=1'-0"



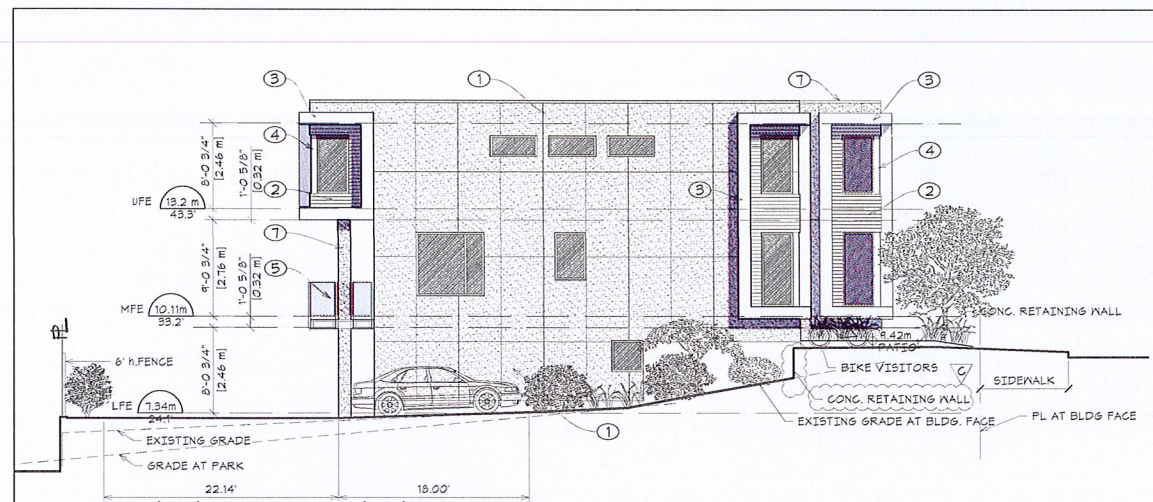
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	01.20.20
B	ADD METRIC DIMENSIONS	04.08.20
C	AT LOWER FLOOR 1/8K-2 EXTEND LENGTH OF GARAGE BY 1'-0" TO PERMIT WASTE BDN STORAGE AT UNITS 1 AND 2 ONLY	08.20.20

REV B.

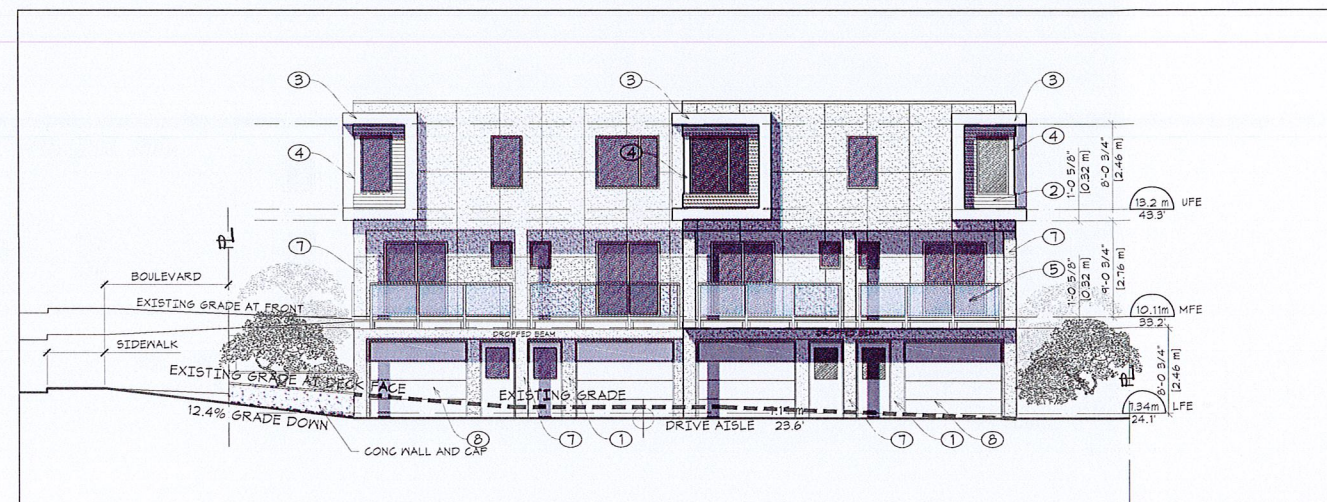
SK-2

ZEBRADESIGN

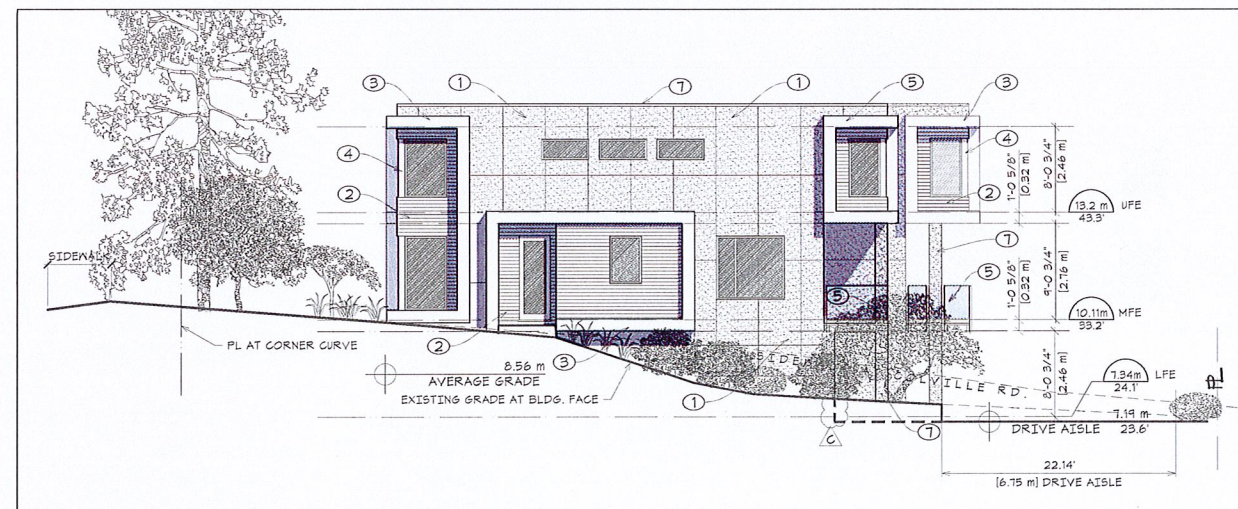
1161 NEWPORT AVE
 VICTORIA B.C. V8S 5E6
 Phone: 250 360 2144



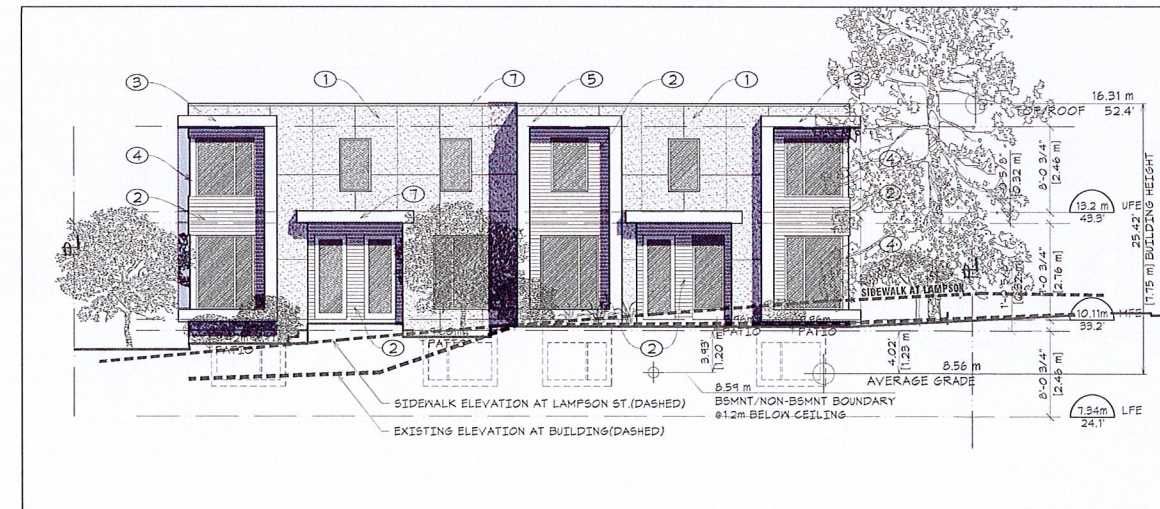
1 NORTH ELEVATION
SK-3 SCALE= 1/8"=1'-0"



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



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



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

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

01.20.20

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



FINISH SCHEDULE

- 1 CEMENTITIOUS PANEL C/W REVEALS
- 2 4" 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 GLAD COLUMNS
- 8 PRE-FINISHED MTL GARAGE DR.

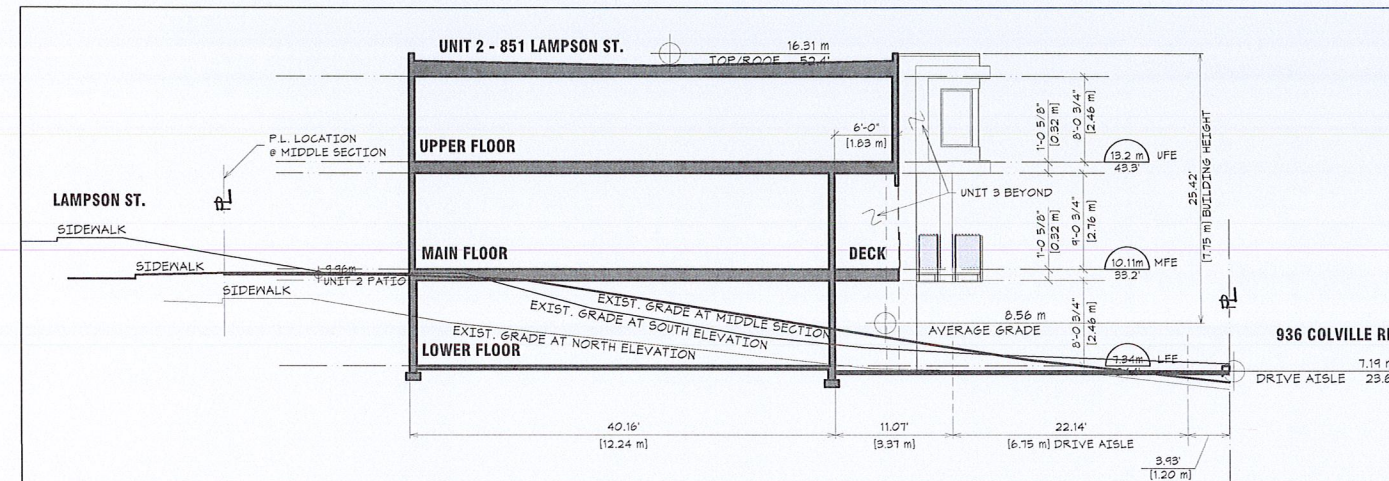
REVISIONS & ISSUES

REV	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	01.20.20
B	ADD METRIC DIMENSIONS	04.08.20
C	1/8K-3 ADD RETAINING WALL AT VISITOR BIKES, 3/8K-3-6. ELEV'TN, EXTEND GARAGE WALL BY 1'-0"	08.20.20

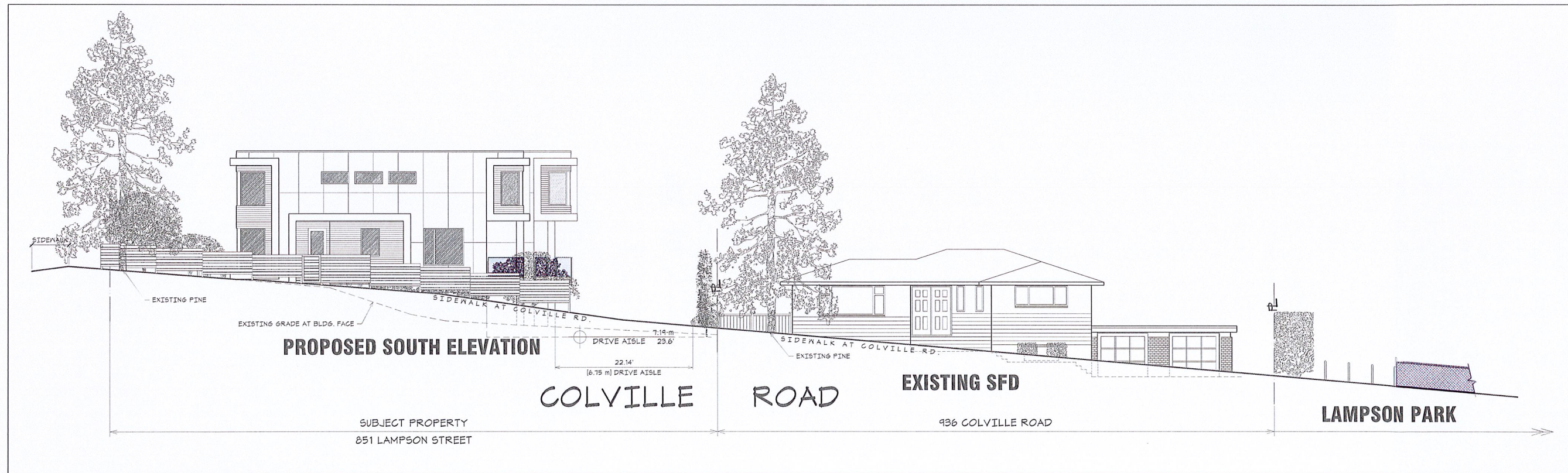
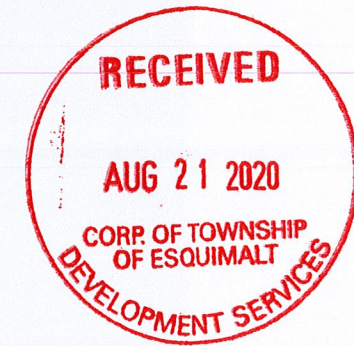
REV B.
SK-3

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



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



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

STREETSCAPE AT COLVILLE ROAD & BUILDING SECTION
 PROPOSED REZONING AT
 851 LAMPSON ST.
 ESQUIMALT B.C.

01.20.20
 SCALE = 1/8"=1'-0"

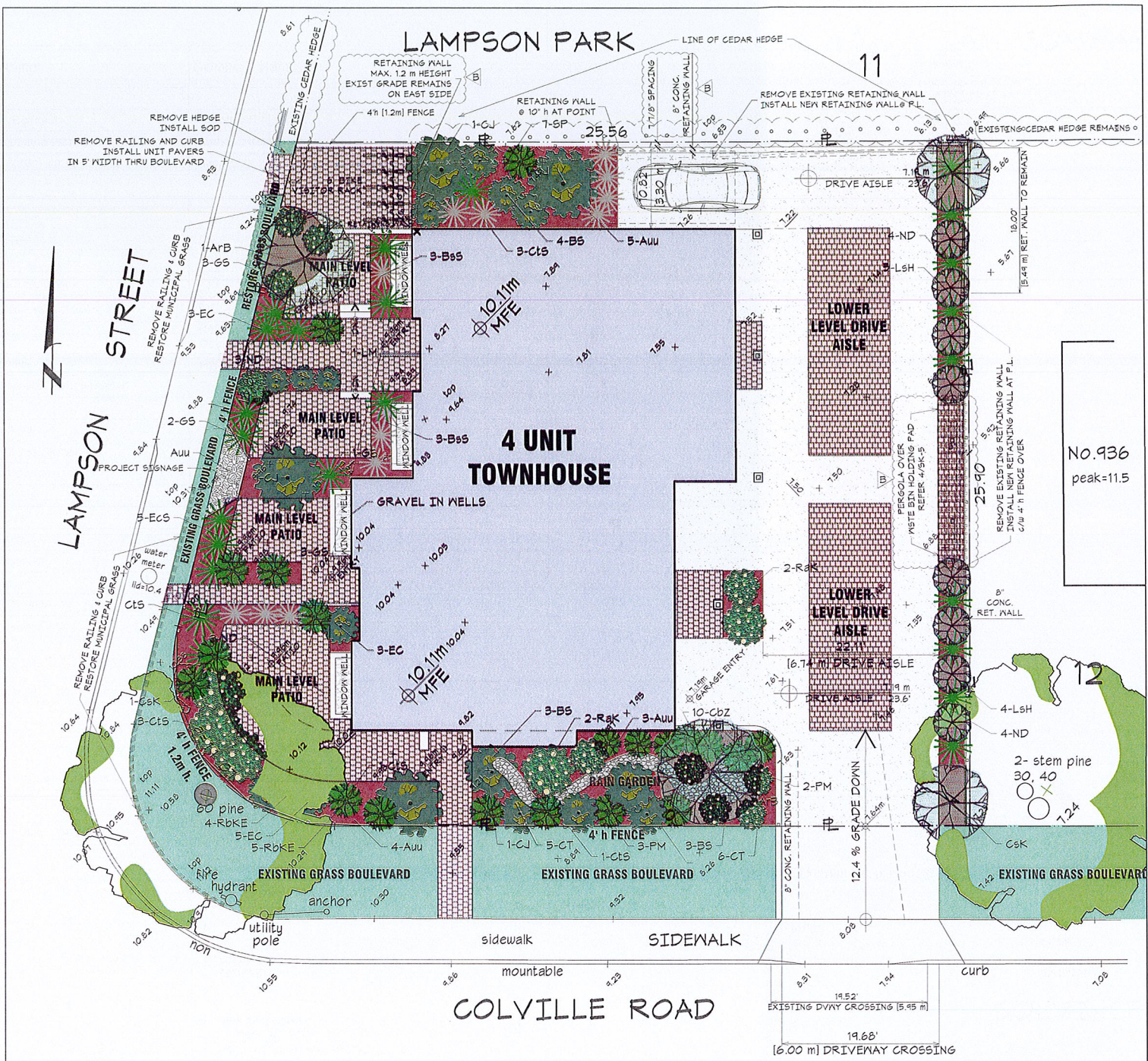
REVISIONS & ISSUES		
REV.	DESCRIPTION	DATE
A	RE-ZONING APPLICATION	01.20.20
B	ADD METRIC DIMENSIONS ON 1/SK-4	04.08.20

REV B.
SK-4

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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, B4B
	CeN	Cornus Eddie's White Wonder	Eddie's White Wonder Dogwood	1.5 cm cal.
	LSh	Liquidambar Styraciflua Happidaze	Happidaze Sweetgum	#10
Shrubs, Perennials				
	BM	Buxus Microphylla	Dwarf Boxwood	#2
	CJ	Camelia Japonica	Red Camelia	#5
	CtS	Choisya Ternata 'Sundance'	Sundance Mexican Orange Blossom	#1
	RbKE	Ribes Saguineum King Edward	Pink Flowering Currant	#5
	CsK	Cornus Sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#2
	LM	Longleaf Mahonia	Mahonia Nervosa	#1
	BsS	Buxus Sempervirens 'Suffruticosa'	True Dwarf English Boxwood	#1
	EC	Erica Carnea	Winter Flowering Heather	#1
	RH	Rhododendron Unique'	Unique Rhododendron	#3
	RaK	Rhododendron Anah Kuschke	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 Darleysis 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



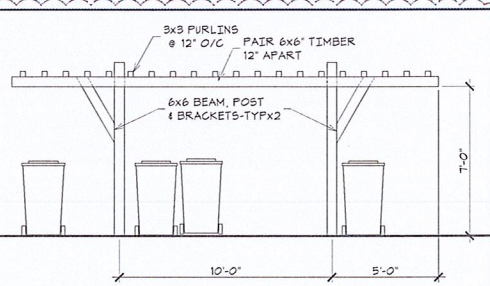
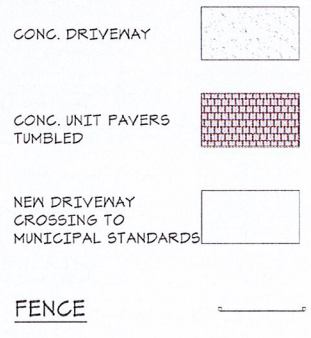
LANDSCAPE PLAN GENERAL NOTES

- 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.

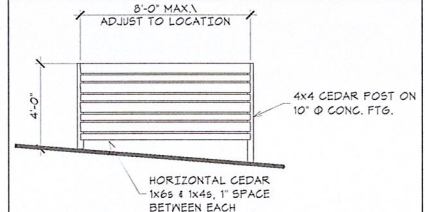
LANDSCAPE PLAN LEGEND



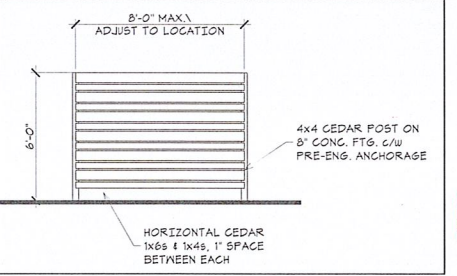
HARD LANDSCAPING



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



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



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

1 LANDSCAPE PLAN

SK-5 SCALE: 1/8"=1'-0"



SK-5

ZEBRADESIGN

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

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

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

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.