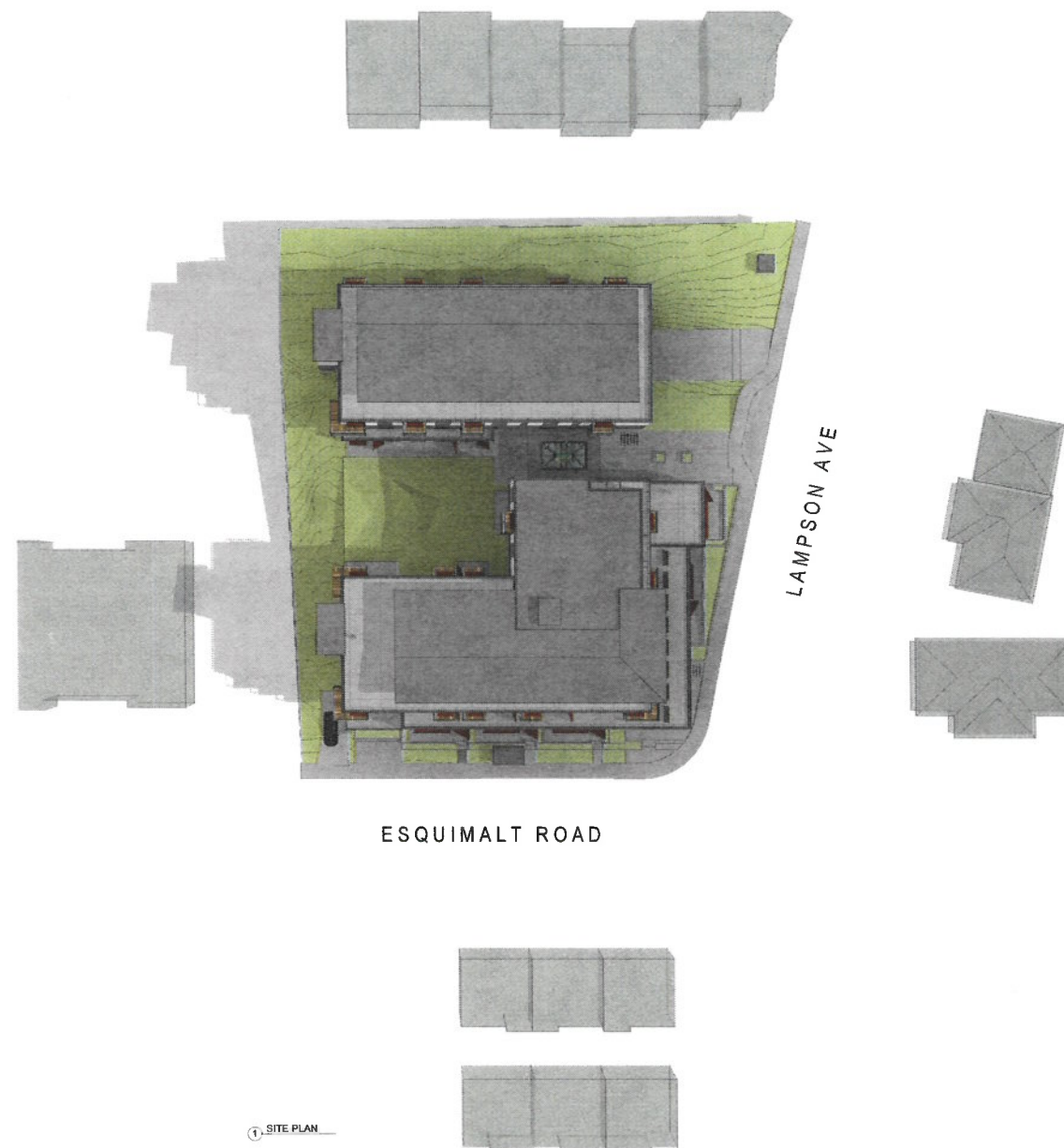
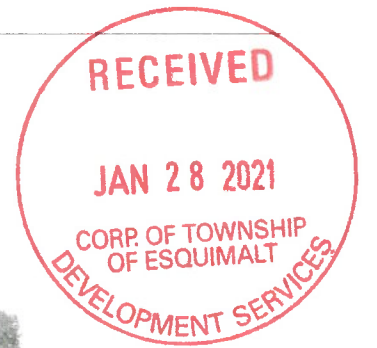


LAMPSON & ESQUIMALT REDEVELOPMENT



2 VIEW FROM EAST



3 VIEW FROM SOUTHEAST



4 VIEW FROM SOUTHWEST



LAMPSON & ESQUIMALT REDEVELOPMENT

1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET

PROJECT NUMBER 17-023

CONCEPTUAL VIEWS

2021.01.20 - REVISED PER PLANNING COMMENTS

A1.0



VIEW LOCATOR
1:1000

PROPOSED PROJECT INFORMATION

LEGAL ADDRESS	LOTS 1, 2 AND 3, SECTION 11, ESQUIMALT DISTRICT, PLAN 4518 PID 005-988-922, 005-988-331, 005-988-381 AND STRATA LOTS 1 AND 2, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN VISA828, PID 024-548-774, 024-548-782		
CIVIC ADDRESS	1100, 1104 & 1108 ESQUIMALT ROAD 610 & 612 LAMPSON STREET		
EXISTING ZONING	1100, 1104, 1108 = RM-1 (MULTIPLE FAMILY RESIDENTIAL) 610, 612 = CD-22 (COMPREHENSIVE DEVELOPMENT)		
REZONE TO	NEW COMPREHENSIVE ZONE		
SITE AREA	3,405 m ²		
NO. UNITS	84 SUITES 5 TOWNHOUSES 89 TOTAL		
UNIT TYPES	BLDG A	BLDG B	TOTAL
JR 1BR	3	1	4
1 BR	38	13	49
2 BR	4	10	23
3 BR (ON COURTYARD)	1	1	2
TH 2BR + DEN	3		3
TH 3BR	2		2
PENTHOUSE	4	2	6
PARKING PROVIDED	94		
BIKE PARKING	134 + RACK FOR 6 AT ENTRANCE		
HEIGHT	5 / 6 STOREYS OVER PARKING		
UNIT AREA (M ²)	SUITES: 36 m ² - 101 m ² / TH: 105 - 117 m ²		
TOTAL FLOOR AREA	6220 2517		
BUILDING AREA	1,920 m ² (ABOVE GRADE) / 12,440 m ² (BELOW GRADE)		
FLOOR AREA RATIO	2.0 / 74		
COVERAGE	51% (ABOVE GRADE) / 74% (BELOW GRADE)		
SETBACKS	FRONT - ESQUIMALT RD (BLDG A) 3.0 m FRONT - LAMPSON ST. (BLDG A) 3.4 m FRONT - LAMPSON ST. (BLDG B) 14.0 m REAR (BLDG B) 6.4 m INTERIOR SIDE (BLDG A) 1.4 m INTERIOR SIDE (BLDG B) 2.2 m		

DRAWING LIST

A1.0	COVER
A1.1	SITE PLAN
A1.1a	SITE SETBACKS PLAN
A1.2	LEVEL C PARKING
A1.3	LEVEL B/A PARKING
A1.4	LEVEL A / 1 PARKING
A1.5	LEVEL 2
A1.6	LEVEL 3
A1.7	LEVEL 4
A1.8	LEVEL 5
A1.9	LEVEL 6
A1.10	LEVEL 7
A1.11	ELEVATIONS
A1.12	ELEVATIONS
A1.13	SECTIONS
A1.14	STREET VIEWS
A1.15	STREET ELEVATIONS
A1.16	SHADOW STUDIES

L1 LANDSCAPE PLAN



2 SITE
1:100



LAMPSON & ESQUIMALT REDEVELOPMENT

1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET

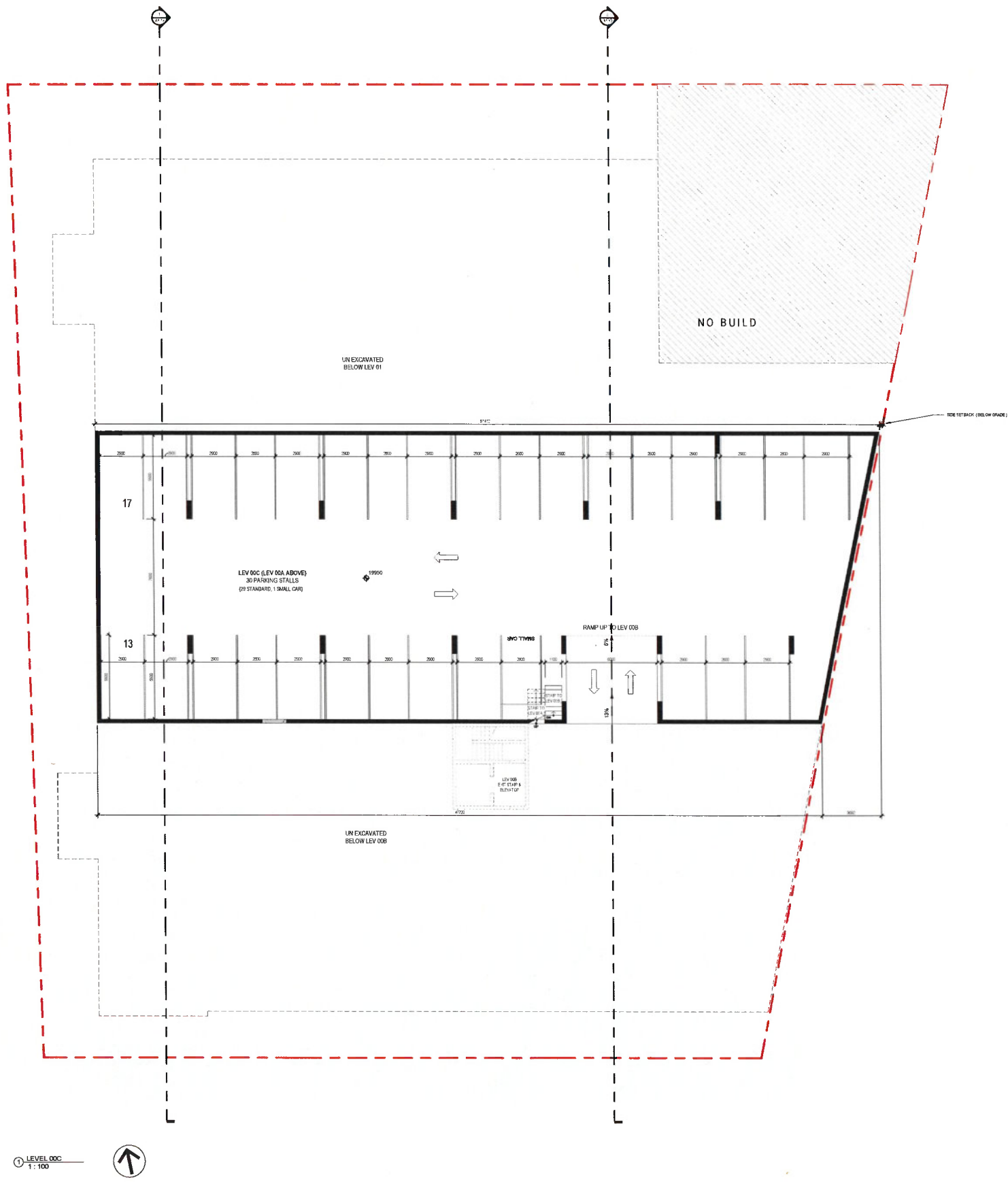
PROJECT NUMBER 17-023

SITE PLAN

2021.01.20 - REVISED PER PLANNING COMMENTS



A1.1



LAMPSON & ESQUIMALT REDEVELOPMENT
1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET
PROJECT NUMBER 17-023

LEV. C PARKING
2021.01.20 - REVISED PER PLANNING COMMENTS

A1.2



LAMPSON & ESQUIMALT REDEVELOPMENT
1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET
PROJECT NUMBER 17-023

LEV. B / A PARKING
2021.01.20 - REVISED PER PLANNING COMMENTS

A1.3



LAMPSON & ESQUIMALT REDEVELOPMENT
 1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET
 PROJECT NUMBER 17-023

LEVEL 3
 2021.01.20 - REVISED PER PLANNING COMMENTS

A1.6



LAMPSON & ESQUIMALT REDEVELOPMENT
1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET
PROJECT NUMBER 17-023

LEVEL 4
2021.01.20 - REVISED PER PLANNING COMMENTS

A1.7





RECEIVED
JAN 28 2021
 CORP. OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES

REGISTERED ARCHITECT
 YAMIN S. JAMALI
 1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET
 PROJECT NUMBER 17-023
 2021.01.20 - REVISED PER PLANNING COMMENTS

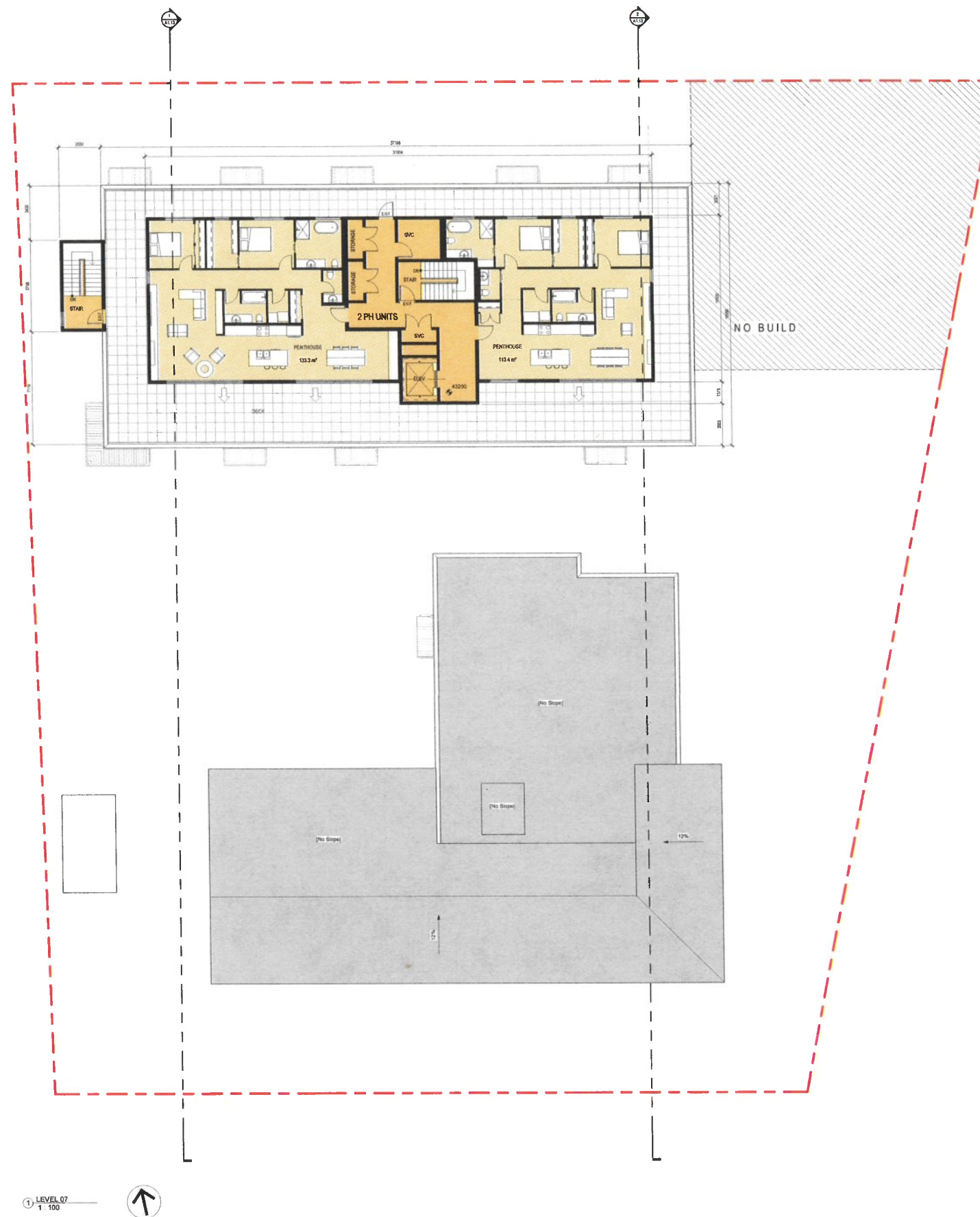


LAMPSON & ESQUIMALT REDEVELOPMENT
 1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET
 PROJECT NUMBER 17-023

LEVEL 06
 1:100

LEVEL 6
 2021.01.20 - REVISED PER PLANNING COMMENTS

A1.9



LAMPSON & ESQUIMALT REDEVELOPMENT
 1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET
 PROJECT NUMBER 17-023

LEVEL 7
 2021.01.20 - REVISED PER PLANNING COMMENTS

A1.10



① SOUTH ELEVATION
1:100



② NORTH ELEVATION
1:100

- MATERIALS/DETAILS**
- ① STUCCO - WHITE
 - ② STUCCO - DARK GREY
 - ③ BRICK - VENEER - DARK GREY
 - ④ GLASS AND ALUMINUM FRAMING
 - ⑤ ALUMINUM CLAD VINYL WINDOWS
 - ⑥ CONCRETE - ARCHITECTURAL FINISH
 - ⑦ PRIVACY SCREEN (WOOD GRAIN / PREFINISHED METAL)
 - ⑧ PREFINISHED METAL RAILING



LAMPSON & ESQUIMALT REDEVELOPMENT

1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET

PROJECT NUMBER 17-023

ELEVATIONS

2021.01.20 - REVISED PER PLANNING COMMENTS

A1.11



① EAST ELEVATION
1:100



② WEST ELEVATION
1:100

- MATERIAL FINISH LEGEND**
- ① STUCCO - WHITE
 - ② STUCCO - DARK GREY
 - ③ BRICK VENEER - DARK GREY
 - ④ GLASS AND ALUMINUM FRAMING
 - ⑤ ALUMINUM SLAT VERTICAL WINDOW
 - ⑥ CONCRETE - MONOTONAL FINISH
 - ⑦ FINISH (SHEEN) WOOD (GRAIN) (PRETREATED METAL)
 - ⑧ PRETREATED METAL FINISH

RECEIVED

JAN 28 2021

CORP. OF TOWNSHIP OF ESQUIMALT DEVELOPMENT SERVICES

Heather Smyth

REGISTERED ARCHITECT

HEATHER SMYTH

BRITISH COLUMBIA

A1.12



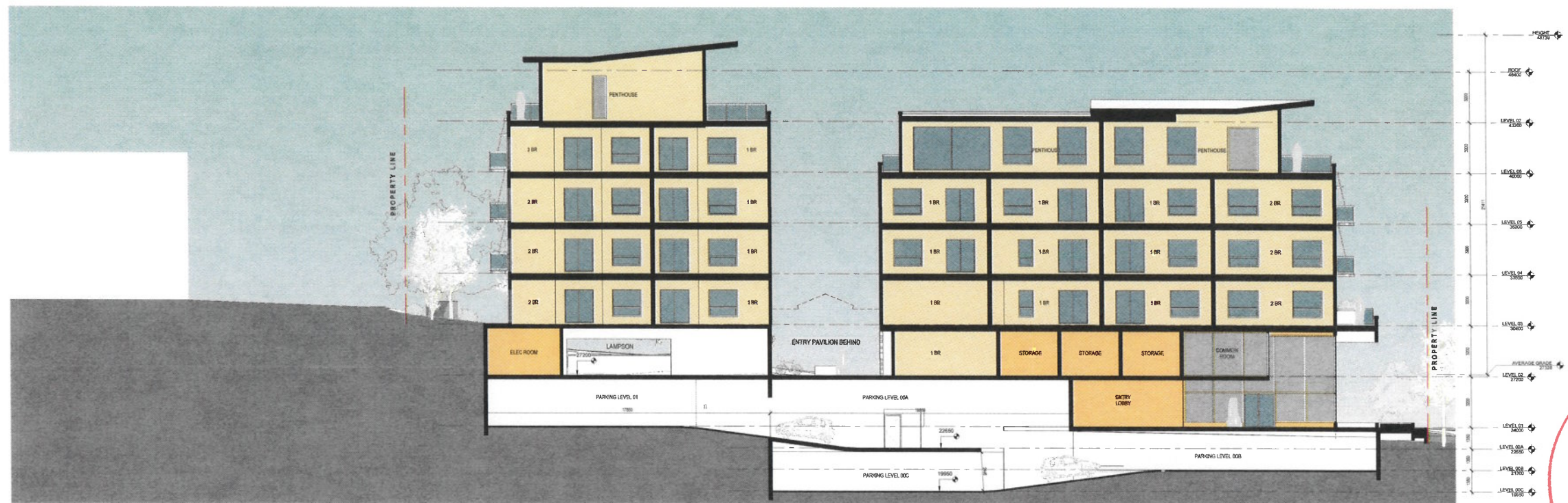
LAMPSON & ESQUIMALT REDEVELOPMENT

1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET

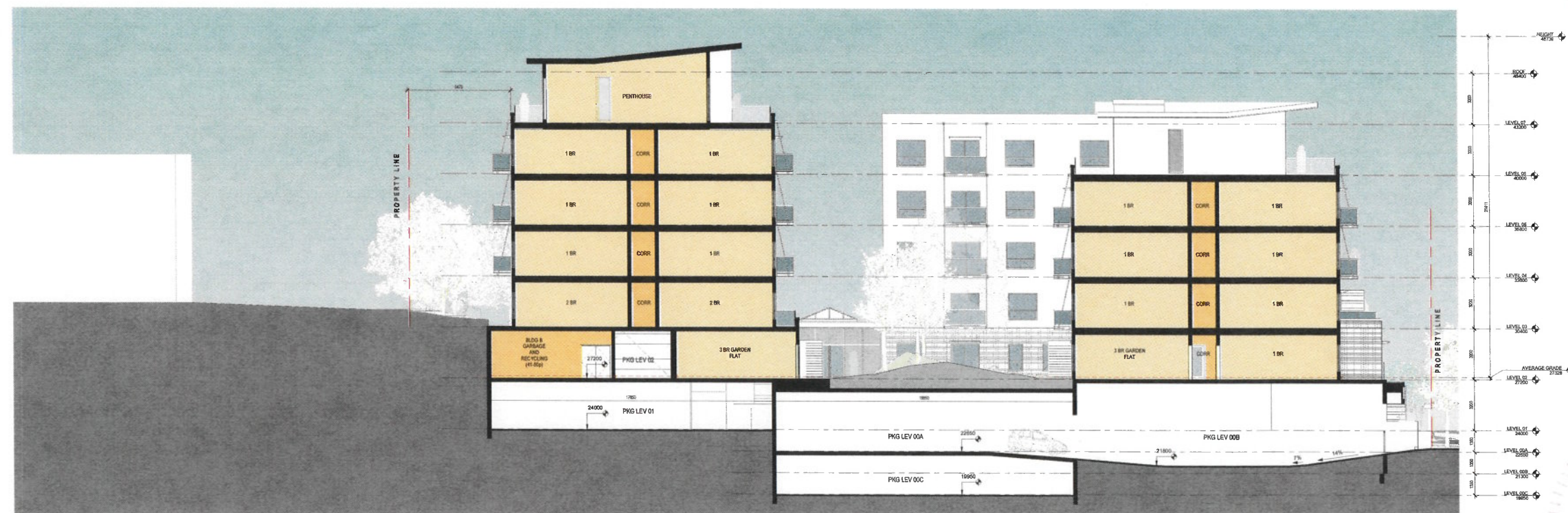
PROJECT NUMBER 17-023

ELEVATIONS

2021.01.20 - REVISED PER PLANNING COMMENTS



SECTION N/S 2
1:100



SECTION N/S 1
1:100



LAMPSON & ESQUIMALT REDEVELOPMENT

1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET

PROJECT NUMBER 17-023

SECTIONS

2021.01.20 - REVISED PER PLANNING COMMENTS

A1.13



① SOUTHEAST PERSPECTIVE
FROM CORNER OF LAMPSON AND ESQUIMALT



② NORTHEAST PERSPECTIVE
FROM LAMPSON STREET



③ SOUTHWEST PERSPECTIVE
FROM ESQUIMALT ROAD



④ NORTHWEST PERSPECTIVE
FROM ADJACENT PROPERTIES



LAMPSON & ESQUIMALT REDEVELOPMENT

1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET

PROJECT NUMBER 17-023

STREET VIEWS

2021.01.20 - REVISED PER PLANNING COMMENTS



A1.14



① SOUTH ELEVATION
1" = 150'



② EAST ELEVATION
1" = 150'



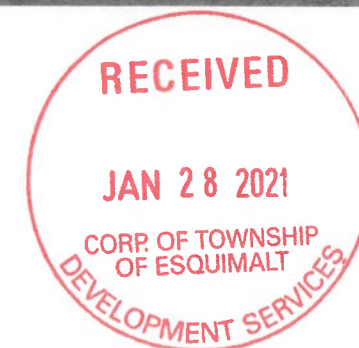
LAMPSON & ESQUIMALT REDEVELOPMENT

1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET

PROJECT NUMBER 17-023

STREET ELEVATIONS

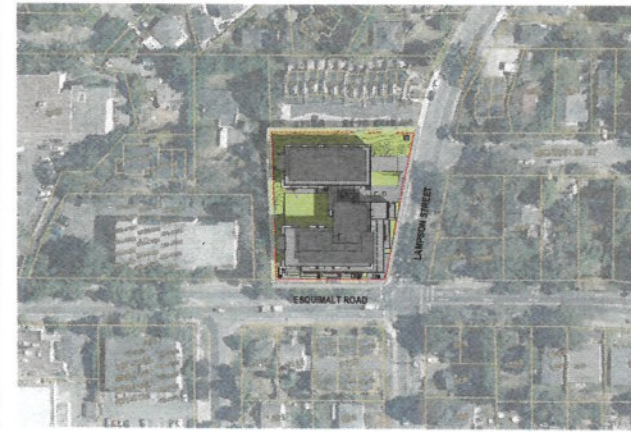
2021.01.20 - REVISED PER PLANNING COMMENTS



A1.15



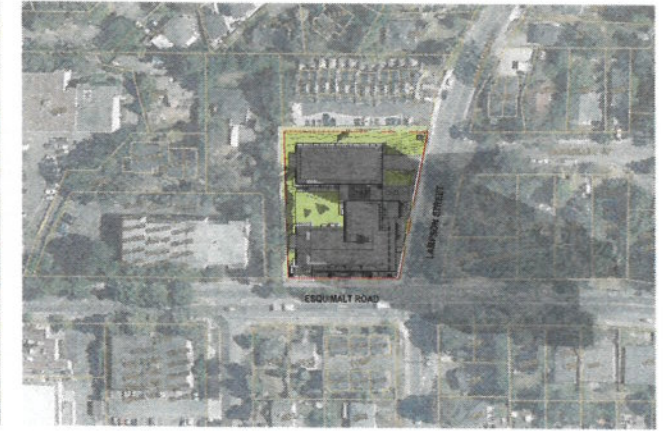
① SUMMER 6:42 AM
1:1000



② SUMMER 11:30 AM
1:1000



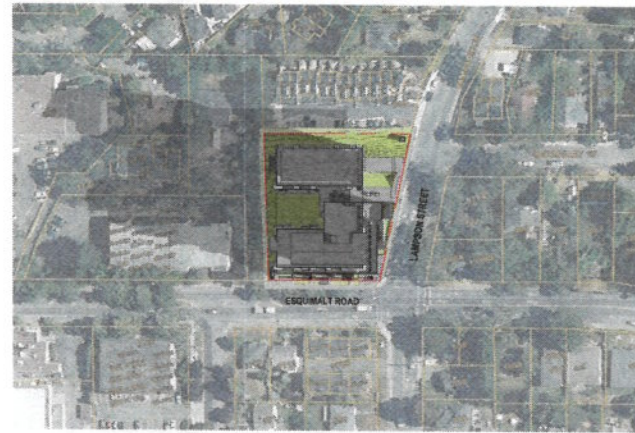
③ SUMMER 3:30 PM
1:1000



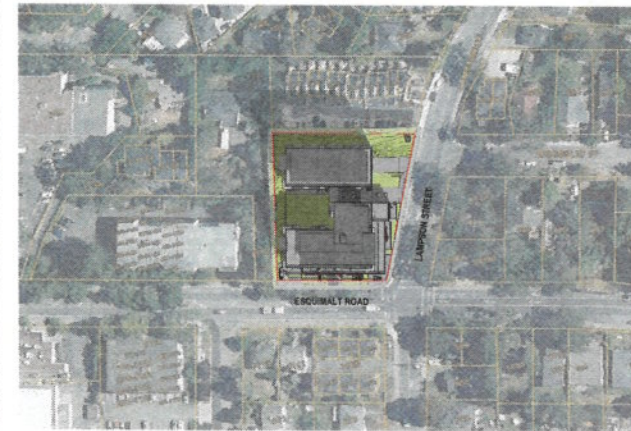
④ SUMMER 7:49 PM
1:1000



SUMMER SOLSTICE - JUNE 21



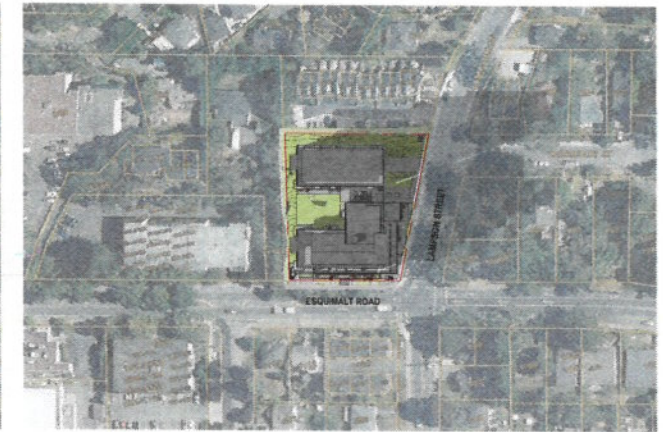
⑤ SPRING / FALL 8:38 AM
1:1000



⑥ SPRING / FALL 12:00 PM
1:1000

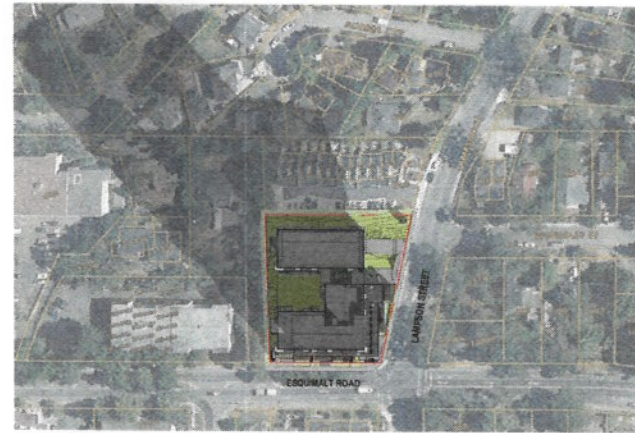


⑦ SPRING / FALL 3:00 PM
1:1000

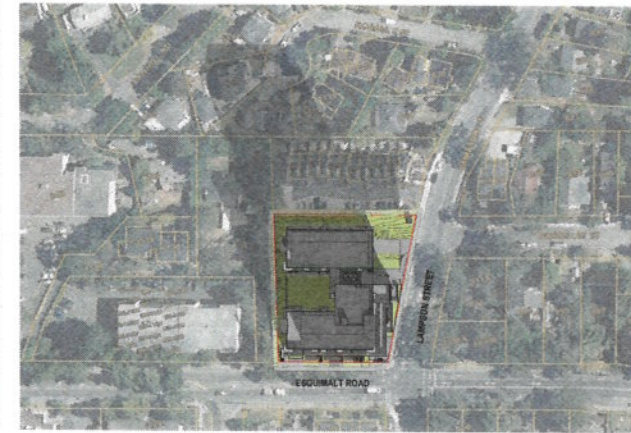


⑧ SPRING / FALL 5:37 PM
1:1000

SPRING / FALL EQUINOX - MARCH 20 / SEPTEMBER 22



⑨ WINTER 10:00 AM
1:1000



⑩ WINTER 11:30 AM
1:1000



⑪ WINTER 1:30 PM
1:1000



⑫ WINTER 2:51 PM
1:1000

WINTER SOLSTICE - DECEMBER 21



LAMPSON & ESQUIMALT REDEVELOPMENT

1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET

PROJECT NUMBER 17-023

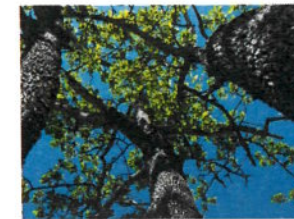
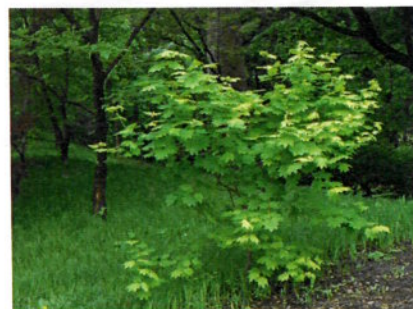
SHADOW STUDIES

2021.01.20 - REVISED PER PLANNING COMMENTS





REINSTATED GARRY OAK MEADOW
C.W. BOULDER OUTCROPS. (TYP.)



LEGEND

LARGE DECIDUOUS TREE TO BE:
GARRY OAK,
SIZE 5.0 CM CAL.; APPROXIMATE NO. - 08

MEDIUM DECIDUOUS TREE TO BE A SELECTION OF:
RED MAPLE, KATSURA TREE, HEDGE MAPLE, FRISIA
LOCUST, LITTLE LEAF LINDEN,
SIZE 6.0 CM CAL.; APPROXIMATE NO. - 09

SMALL DECIDUOUS TREE TO BE:
VINE MAPLE,
SIZE 6.0 CM CAL.; APPROXIMATE NO. - 10

MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA (DEC);
STAGHORN SUMAC (DEC); VIBURNUM (DEC); MOCK ORANGE (DEC);
SIZE 1.2 M HT.; APPROXIMATE NO. - 05

LARGE SHRUB TO BE A SELECTION OF: NOOTKA
ROSE (DEC); FIERIS (BL); RHODODENDRON (BL);
MEXICAN ORANGE (BL); DECIDUOUS AZALEA (DEC);
RED TWIG DOGWOOD (DEC); HYDRANGEA (DEC);
SIZE 27 CM POT; APPROXIMATE NO. - 21

MEDIUM SHRUB TO BE A SELECTION OF: MANONIA (BL);
RHODODENDRON (BL); JAPANESE AZALEA (BL); PINK
ESCALLONIA (BL); BARBERRY (BL); SUXIA (BL); FERNS (BL);
SIZE 27 CM POT; APPROXIMATE NO. - 244

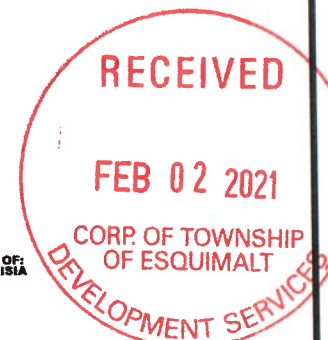
SMALL SHRUB TO BE A SELECTION OF: DWARF
RHODODENDRON (BL); EDWARD GOUCHER ABELIA (BL);
LAVENDER (BL); GOLDFLAME SPIREA (DEC); DWARF
JAPANESE AZALEA (BL); NEWPORT DWARF ESCALLONIA (BL);
LONG LEAF MANONIA (BL); FERNS (BL);
SIZE 21 CM POT; APPROXIMATE NO. - 73

VINES TO BE A SELECTION OF: HONEYSUCKLE (DEC);
ENGELMANN IVY (DEC); CLEMATIS (DEC);
SIZE 21 CM POT; APPROXIMATE NO. - 05

GROUND COVER TO BE A SELECTION OF:
KINKIDINK (BL); WINTERGREEN (BL);
LIRIOPE (BL); BLUE OAT GRASS (DEC);
SIZE 15 CM POT; PLANT 45 CM G.C.

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.



LAMPSON & ESQUIMALT

VICTORIA, B.C.

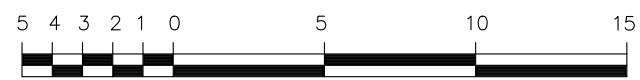
NO.	DATE	BY	REVISION
01	NOV.05/19	S.P.	PLANNING COMMENTS
02	SEP.08/20	S.P.	REDEVELOPMENT
03	NOV.05/20	S.P.	PLANNING COMMENTS
04	JAN.27/21	J.P.	GARRY OAK MEADOWS
S.P.			
J.P.			
DATE: DECEMBER 13, 2018			
PROJECT: L&E-P1R11			
FILE: 253 18 01			

N.T.S.



Topographic Site Plan Of:
Lots 1, 2, And 3, Section 11,
Esquimalt District, Plan 4618.
P.I.D.: 005-988-292,
005-988-331, 005-988-381.

And
Strata Lots 1 And 2, Section 11,
Esquimalt District, Strata Plan VIS4828.
P.I.D.: 024-548-774, 024-548-782.



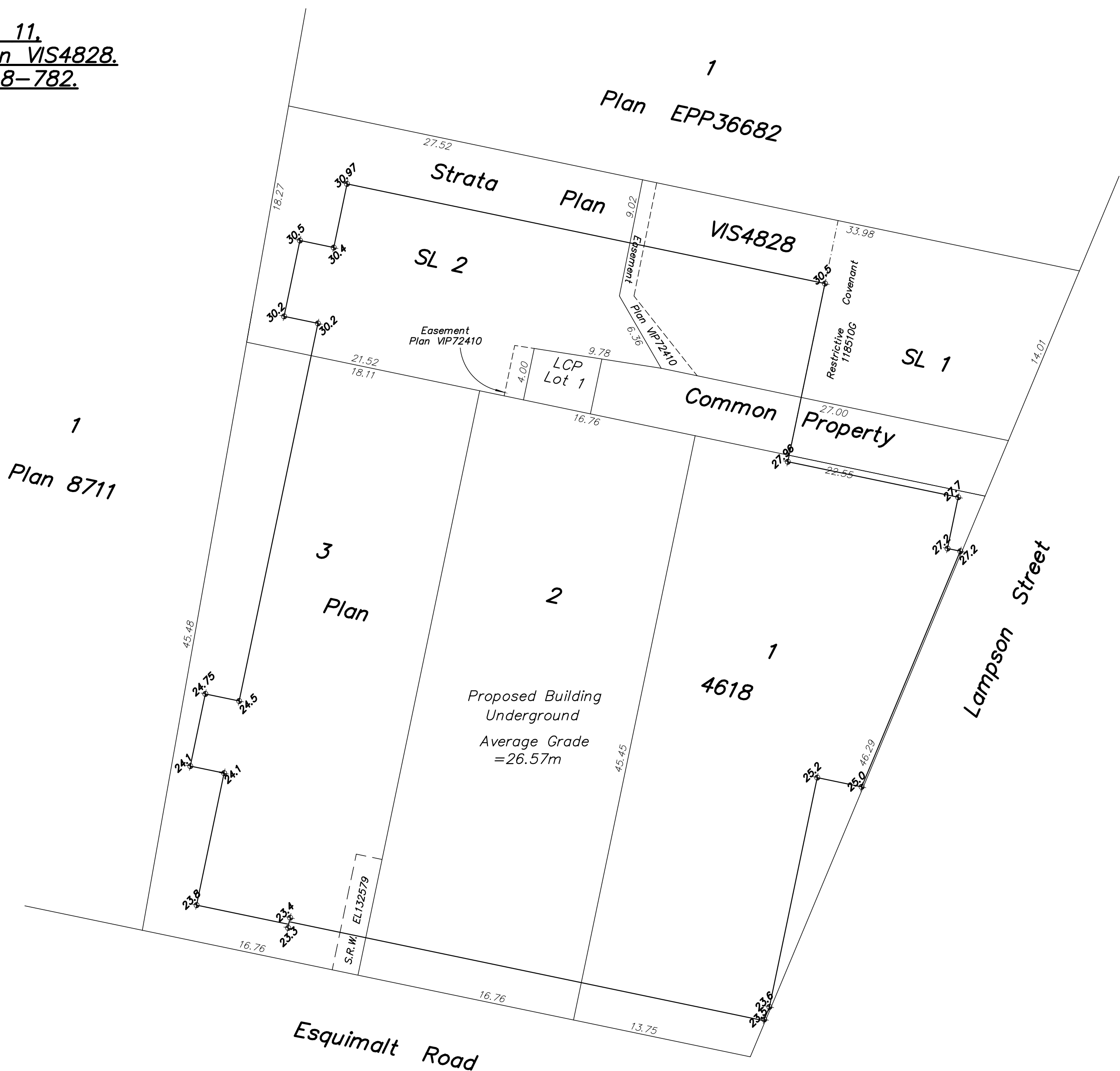
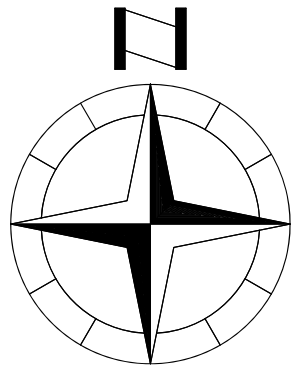
Scale = 1:250

Dated this 17th day of February, 2021.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC
and derived from OCM 84H0209.

This site plan is for building and design purposes and is
for the exclusive use of our client.



The subject properties are affected by
the following registered documents:
97995G, EL132579, 118510G, EN9659, ES44265.

Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

#4-2227 James White Boulevard

Sidney, BC V8L 1Z5

Telephone (250) 656-5155

File: 170395B\SIT\GH