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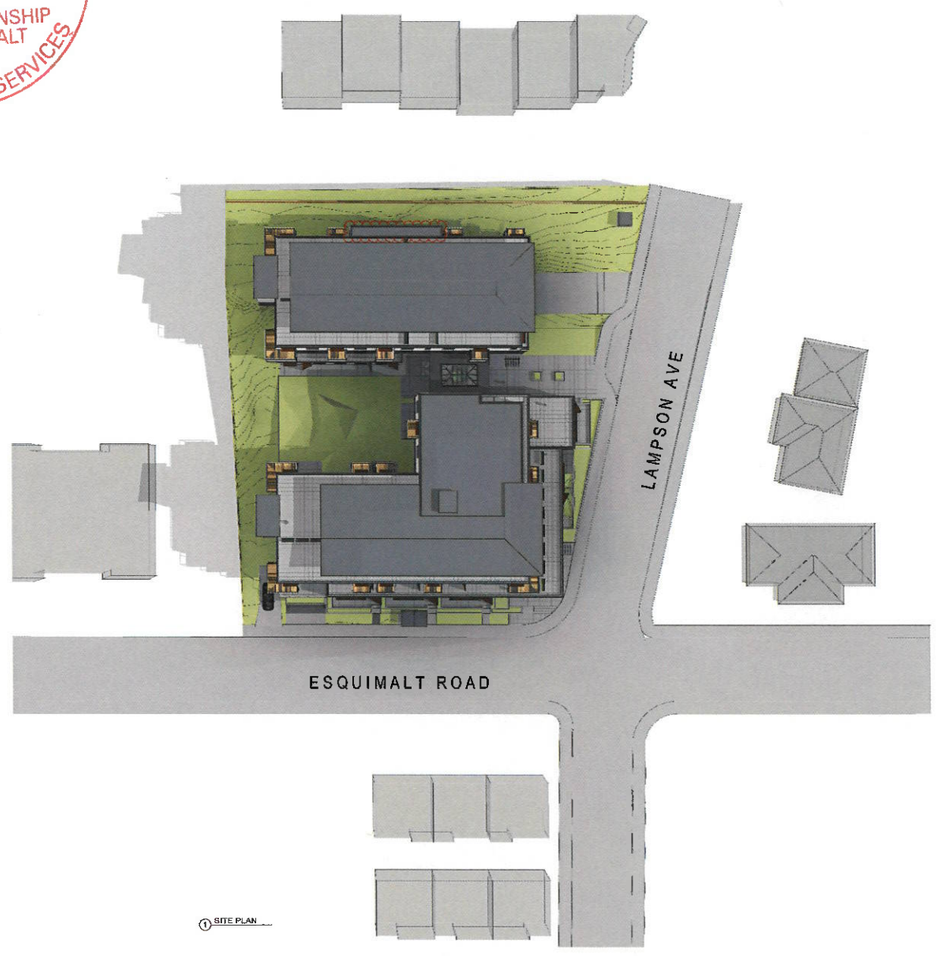
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES



1 SITE PLAN

2 VIEW FROM EAST

3 VIEW FROM SOUTHEAST

4 VIEW FROM SOUTHWEST

STUDIO PA
PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

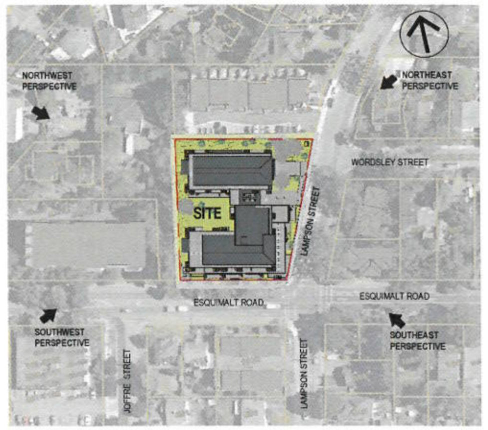
1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET

PROJECT NUMBER 17-023

CONCEPTUAL VIEWS

2021.03.19 - REVISED PER COUNCIL COMMENTS

A1.0



① VIEW LOCATOR
1 : 1000

PROPOSED PROJECT INFORMATION

LEGAL ADDRESS	LOTS 1, 2 AND 3, SECTION 11, ESQUIMALT DISTRICT, PLAN 4618 PID 005-988-922, 005-988-331, 005-988-381 AND STRATA LOTS 1 AND 2, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN VIS4826, PID 024-548-774, 024-548-782			
CIVIC ADDRESS	1100, 1104 & 1108 ESQUIMALT ROAD 610 & 612 LAMPSON STREET			
EXISTING ZONING	1108, 1104, 1100 = RM-1 (MULTIPLE FAMILY RESIDENTIAL) 610, 612 = CD-22 (COMPREHENSIVE DEVELOPMENT)			
REZONE TO	NEW COMPREHENSIVE ZONE			
SITE AREA	3,465 m²			
NO. UNITS	84 SUITES 5 TOWNHOUSES 89 TOTAL			
UNIT TYPES		BLDG A	BLDG B	TOTAL
	JR 1BR	3	4	7
	1 BR	36	13	49
	2 BR	4	16	20
	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 (AVERAGE GRADE UPDATED SINCE REZONING)			
UNIT AREA (+/-)	SUITES: 35 m² - 101 m² / TH: 105 - 117 m²			
TOTAL FLOOR AREA	6,277 m²			
BUILDING AREA	1,960 m² (ABOVE GRADE) / 2,517 m² (BELOW GRADE)			
FLOOR AREA RATIO	2.0 : 1			
COVERAGE	57 % (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*		
	REAR (BLDG B) "SITING EXCEPTION"	*4.9 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

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CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

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PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

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

PROJECT NUMBER 17-023

SITE PLAN

2021.03.19 - REVISED PER COUNCIL COMMENTS

A1.1

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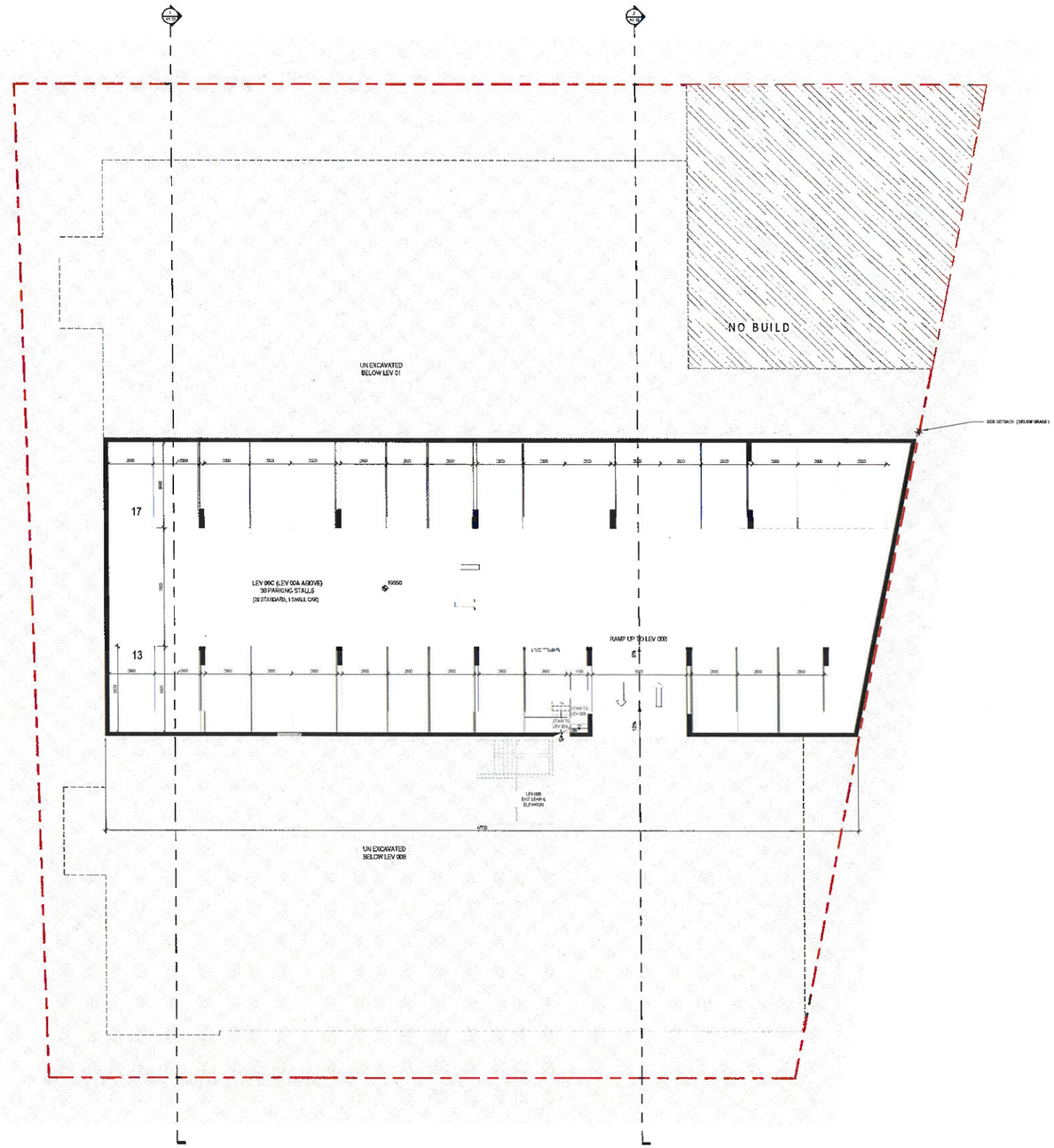
PROJECT NUMBER 17-023

SITE PLAN - SETBACKS

2021.03.19 - REVISED PER COUNCIL COMMENTS

A1.1A



LEVEL 00C
1 : 100

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CORP. OF TOWNSHIP
OF ESQUIMALT
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PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

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

PROJECT NUMBER 17-023

REGISTERED ARCHITECT
BRITISH COLUMBIA

LEV. C PARKING

2021.03.19 - REVISED PER COUNCIL COMMENTS

A1.2

1 LEVEL 00B
1 : 100

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STUDIO PA
PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

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

PROJECT NUMBER 17-023

REGISTERED ARCHITECT
BRITISH COLUMBIA

LEV. B / A PARKING

2021.03.19 - REVISED PER COUNCIL COMMENTS

A1.3

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CORP. OF TOWNSHIP
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STUDIO PA
PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

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

PROJECT NUMBER 17-023

REGISTERED ARCHITECT
HEATHER GRIMM
BRITISH COLUMBIA

LEV. A / 1 PARKING

2021.03.19 - REVISED PER COUNCIL COMMENTS

A1.4

1 LEVEL 02
1 : 100

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PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

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

PROJECT NUMBER 17-023

REGISTERED ARCHITECT
H. Grimm
BRITISH COLUMBIA

LEVEL 2

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A1.5

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OF ESQUIMALT
DEVELOPMENT SERVICES

STUDIO PA
PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

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

PROJECT NUMBER 17-023

LEVEL 3

2021.03.19 - REVISED PER COUNCIL COMMENTS

A1.6

LEVEL 04
1 : 100

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LAMPSON & ESQUIMALT REDEVELOPMENT

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

PROJECT NUMBER 17-023

LEVEL 4

2021.03.19 - REVISED PER COUNCIL COMMENTS

A1.7

LEVEL 05
1 : 100

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DEVELOPMENT SERVICES

STUDIO PA
PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

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

PROJECT NUMBER 17-023

REGISTERED ARCHITECT
BRITISH COLUMBIA

LEVEL 5

2021.03.19 - REVISED PER COUNCIL COMMENTS

A1.8

LEVEL 06
1 : 100

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DEVELOPMENT SERVICES

STUDIO PA
PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

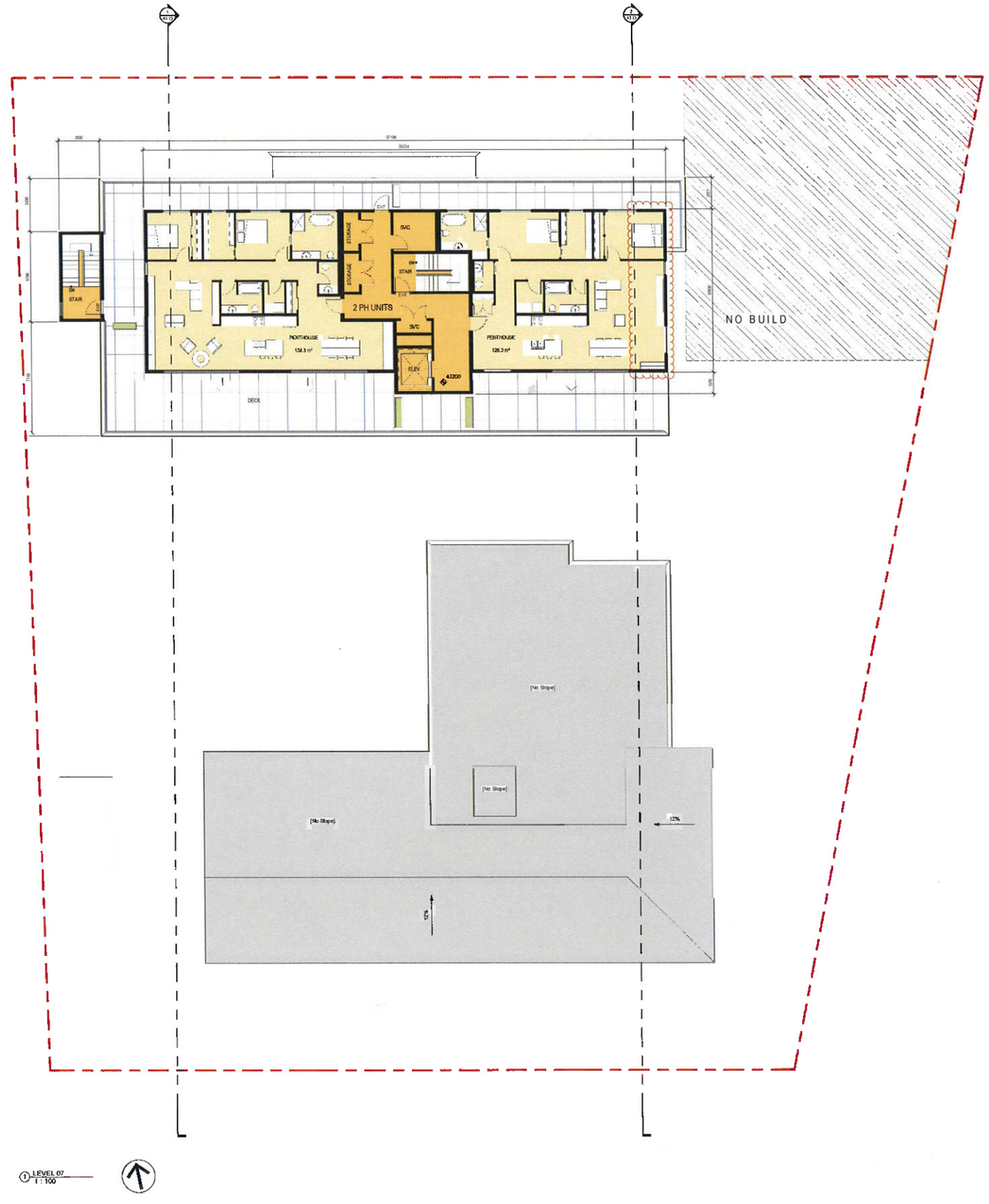
1100+1104+1108 ESQUIMALT ROAD and 610+612 LAMPSON STREET

PROJECT NUMBER 17-023

LEVEL 6

2021.03.19 - REVISED PER COUNCIL COMMENTS

A1.9



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DEVELOPMENT SERVICES

1 LEVEL 07
1 : 100

STUDIO PA
PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

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

PROJECT NUMBER 17-023

REGISTERED ARCHITECT
BRITISH COLUMBIA

LEVEL 7

2021.03.19 - REVISED PER COUNCIL COMMENTS

A1.10

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DEVELOPMENT SERVICES

SOUTH ELEVATION
1 : 100

NORTH ELEVATION
1 : 100

STUDIO PA
PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

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

PROJECT NUMBER 17-023

ELEVATIONS

2021.03.19 - REVISED PER COUNCIL COMMENTS

A1.11

RECEIVED
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CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

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 RAILING
5. ALUMINUM CLAD VINYL WINDOWS
6. CONCRETE - ARCHITECTURAL FINISH
7. WOODGRAIN / PREFINISHED METAL
8. PREFINISHED METAL AWNING

STUDIO PA
PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

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

PROJECT NUMBER 17-023

ELEVATIONS

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A1.12

RECEIVED
APR 20 2021
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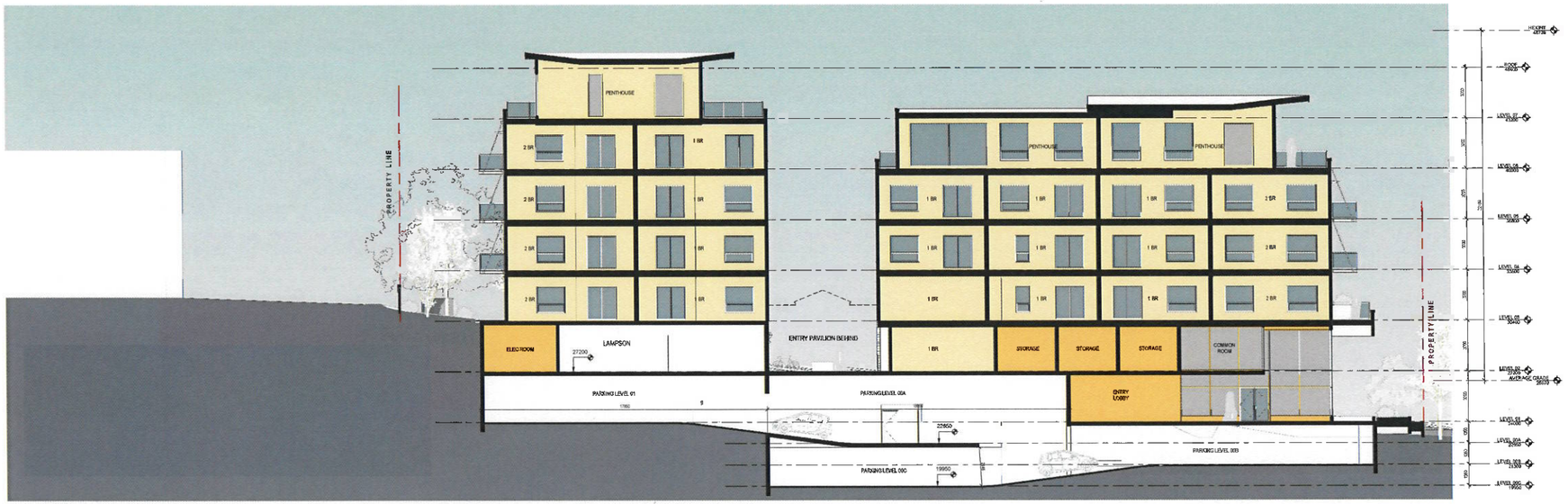
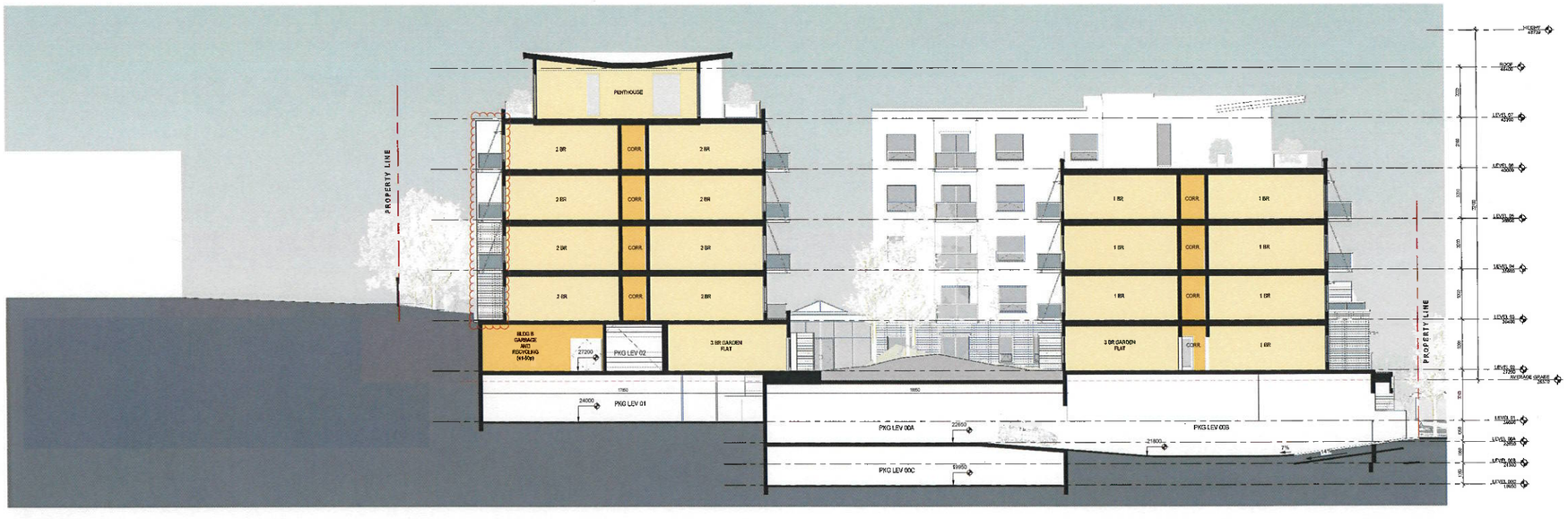
DEVELOPMENT SERVICES



② SECTION N/S 2
1 : 100



① SECTION N/S 1
1 : 100

STUDIO PA
PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

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

PROJECT NUMBER 17-023

REGISTERED ARCHITECT
HEATHER SAUNDERS
BRITISH COLUMBIA

SECTIONS

2021.03.19 - REVISED PER COUNCIL 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

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LAMPSON & ESQUIMALT REDEVELOPMENT

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REGISTERED ARCHITECT
BRITISH COLUMBIA

STREET VIEWS

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A1.14

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CORP. OF TOWNSHIP OF ESQUIMALT
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① SOUTH ELEVATION
1 : 150

② EAST ELEVATION
1 : 150

STUDIO PA
PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

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

PROJECT NUMBER 17-023

REGISTERED ARCHITECT HEATHER SPRINGER BRITISH COLUMBIA

STREET ELEVATIONS

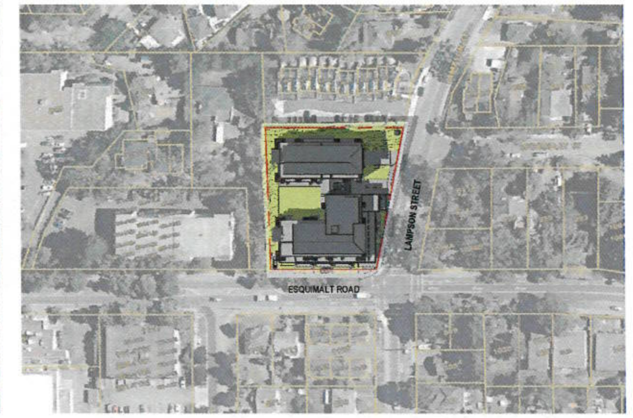
2021.03.19 - REVISED PER COUNCIL COMMENTS

A1.15

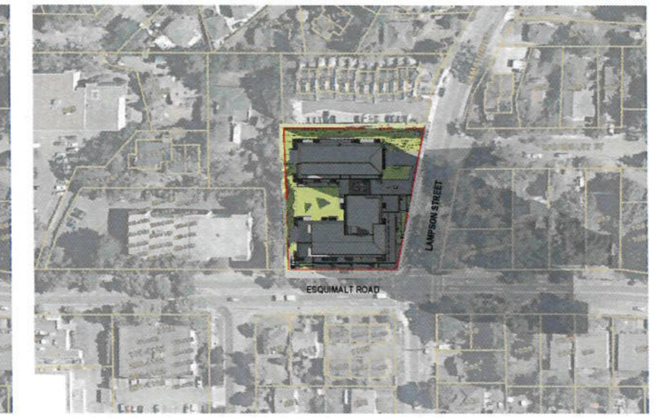
SUMMER SOLSTICE - JUNE 21

① SUMMER 6:42 AM
1 : 1000

② SUMMER 11:30 AM
1 : 1000

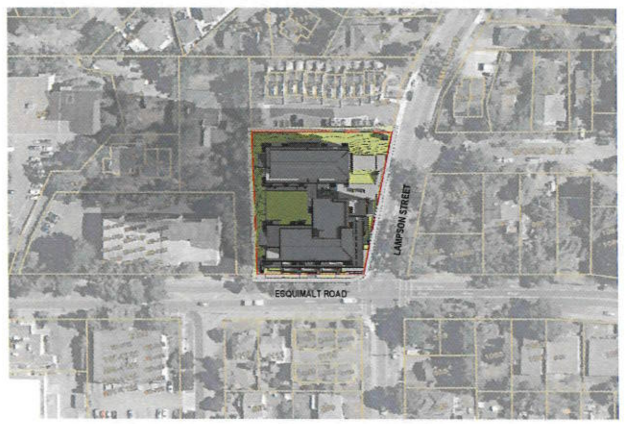


③ SUMMER 3:30 PM
1 : 1000

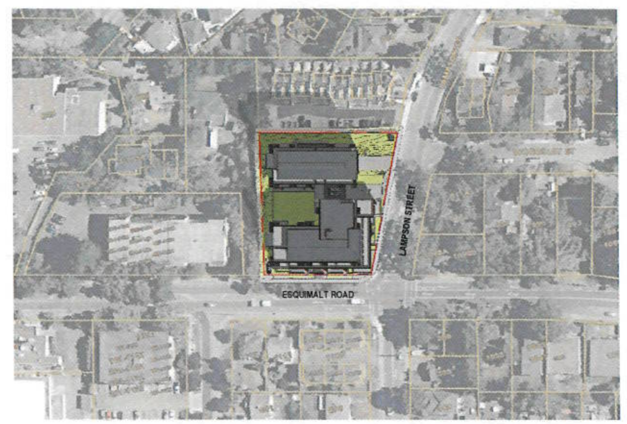


④ SUMMER 7:49 PM
1 : 1000

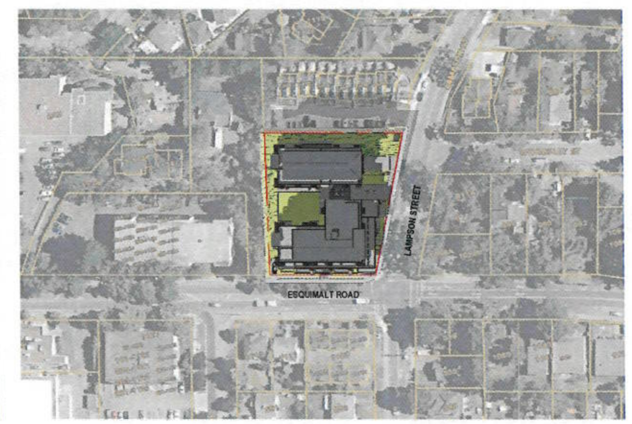
SPRING / FALL EQUINOX - MARCH 20 / SEPTEMBER 23



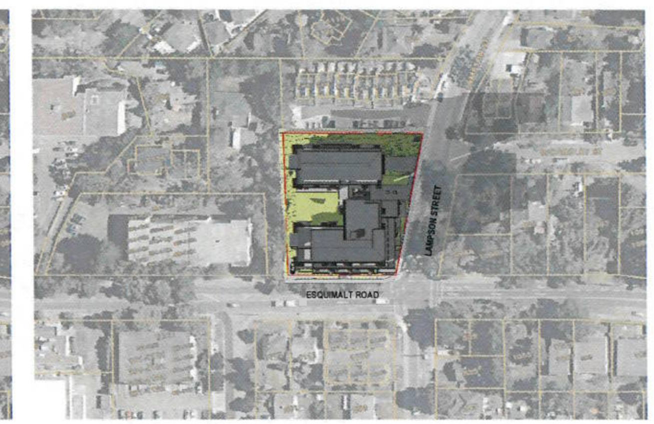
⑤ SPRING / FALL 8:38 AM
1 : 1000



⑥ SPRING / FALL 12:00 PM
1 : 1000



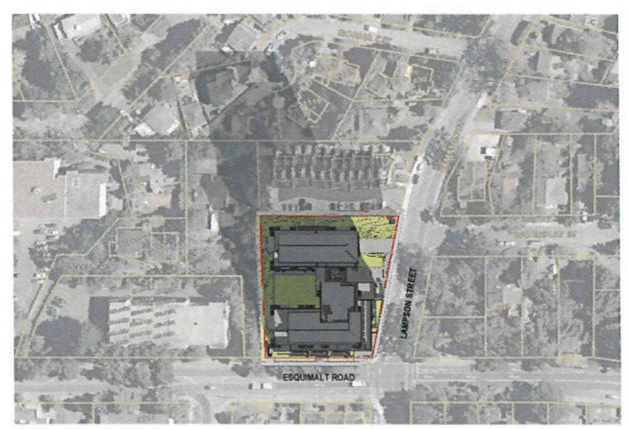
⑦ SPRING / FALL 3:00 PM
1 : 1000



⑧ SPRING / FALL 5:37 PM
1 : 1000

WINTER SOLSTICE - DECEMBER 21

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

NOTE: SHADOWS ARE ILLUSTRATED AS THEY WILL APPEAR 1.5 HOURS AFTER SUNRISE AND 1.5 HOURS BEFORE SUNSET

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PRAXIS ARCHITECTS INC.

LAMPSON & ESQUIMALT REDEVELOPMENT

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

PROJECT NUMBER 17-023

SHADOW STUDIES

2021.03.19 - REVISED PER COUNCIL COMMENTS

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), PIERIS (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: MAHONIA (BL), RHODODENDRON (BL), JAPANESE AZALEA (BL), PINK ESCALLONIA (BL), BARBERRY (BL), BUXUS (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 MAHONIA (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

GROUNDCOVER TO BE A SELECTION OF:
KINNIKINNICK (BL), WINTERGREEN (BL), LIRIOPE (BL), BLUE OAT GRASS (DEC);
SIZE 15 CM POT; PLANT 45 CM O.C.

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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.

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

DRAWN: S.P.
CHECKED: J.P.
DATE: DECEMBER 13, 2018
DRAWING: L&E-P1R11
FILE: 253 18 01

N.T.S.

Lombard North Group
LOMBARD NORTH GROUP (BC) INC.
524 COMMORANT STREET,
VICTORIA, BRITISH COLUMBIA. V8W 1R1
TELEPHONE: (250) 381-1326
FAX: (250) 386-4153
EMAIL: lombardnorthgroup@gmail.com

JOB NAME

LAMPSON & ESQUIMALT
VICTORIA, B.C.

DRAWING TITLE

LANDSCAPE PLAN

P1

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.

5 4 3 2 1 0 5 10 15

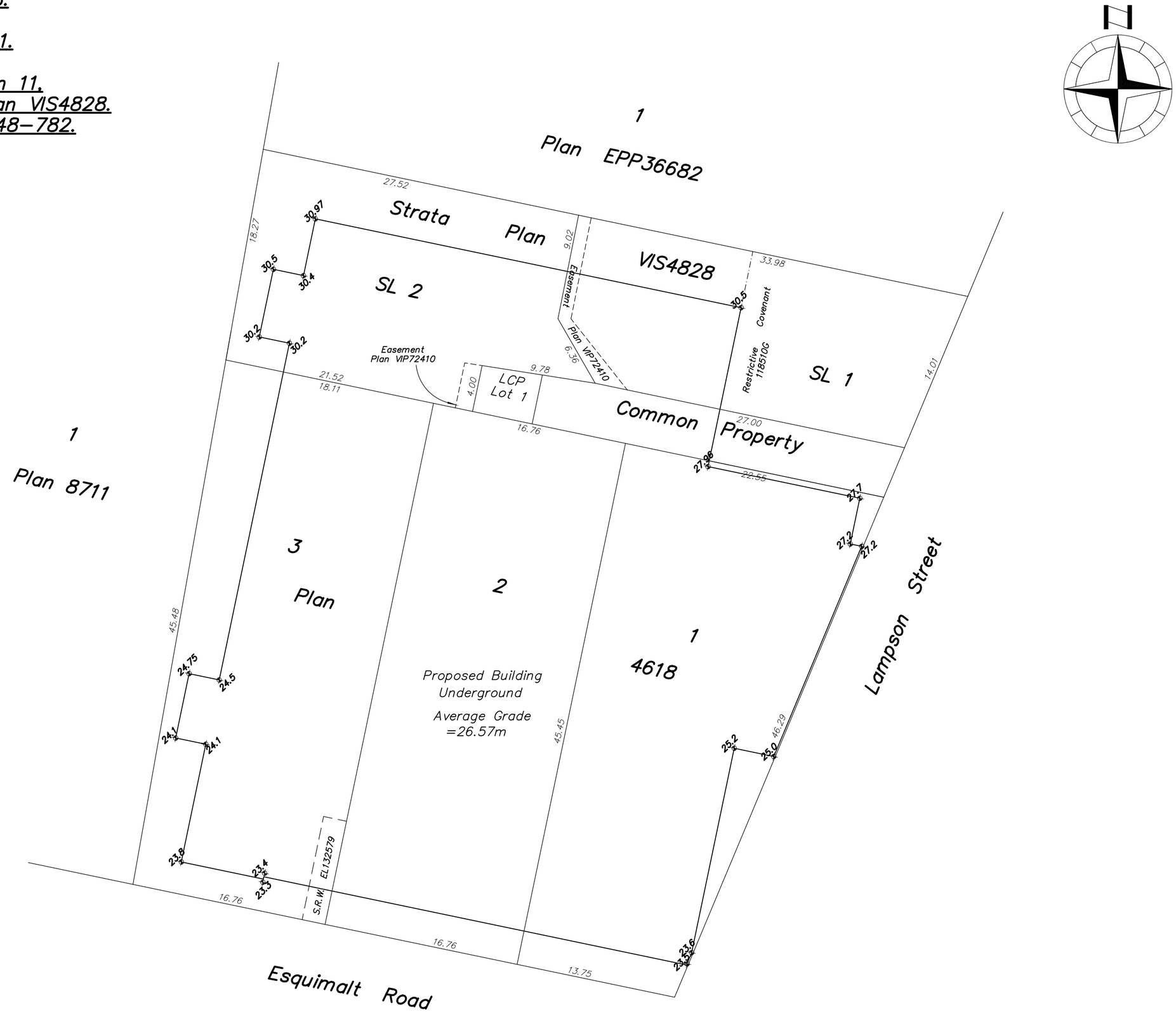
Scale = 1:250

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