



1 VIEW LOCATOR
1:1000

PROPOSED PROJECT INFORMATION

LEGAL ADDRESS	LOTS 1, 2 AND 3, SECTION 11, ESQUIMALT DISTRICT, PLAN 4618 PID 005-889-922, 005-988-331, 005-988-381 AND STRATA LOTS 1 AND 2, SECTION 11, ESQUIMALT DISTRICT, STRATA PLAN VS4828, PID 004-548-774, 004-548-782		
CIVIC ADDRESS	1100, 1104 & 1108 ESQUIMALT ROAD 610 & 612 LAMPSON STREET		
REZONED TO	COMPREHENSIVE DEVELOPMENT DISTRICT NO. 131		
SITE AREA	3,465 m ²		
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	5.15 STOREYS OVER PARKING (AVERAGE GRADE UPDATED SINCE REZONING)		
UNIT AREA (M ²)	SUITES: 35 m ² - 101 m ² / TH: 105 - 117 m ²		
TOTAL FLOOR AREA	6,277 m ²		
BUILDING AREA	1,960 m ² (ABOVE GRADE) / 2,517 m ² (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 0 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

EXIST. TREES TO BE RETAINED
REFER TO ARBORIST MEMO
DATED 2021.01.12

EXIST. TREES WITH
RETENTION STATUS TBD
(REF. TO ARBORIST REPORT)

EXIST. TREES TO BE
REMOVED

EXIST. TREES WITH
RETENTION STATUS TBD
(REF. TO ARBORIST REPORT)

EXIST. TREES WITH
RETENTION STATUS TBD
(REF. TO ARBORIST REPORT)

PARKING FOR
CARSHARE VEHICLE

EXIST. UTILITY POLE

EXIST. BUS STOP / SHELTER
TO BE RELOCATED

2 SITE
1:100



ESQUIMALT ROAD





① SOUTH ELEVATION
1:100



② NORTH ELEVATION
1:100

- MATERIAL FINISH LEGEND**
- ① STUCCO - WHITE
 - ② POP - DARK GREY
 - ③ BRICK VENEER - DARK GREY
 - ④ WOOD GRAIN - PRETREATED METAL
 - ⑤ ALUMINUM CLAD PROF. WOODS - FSC
 - ⑥ GLASS AND ALUMINUM RAILING
 - ⑦ PRETREATED METAL PARKING



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

① EAST ELEVATION
1:100



- MATERIAL FINISH LEGEND
- ① STUCCO - WHITE
 - ② POP - LIGHT GREY
 - ③ BRICK - RED/CLAY - DARK GREY
 - ④ WOOD GRAIN - PRETREATED METAL
 - ⑤ ALUMINUM GLAZING - WINDOWS - TBC
 - ⑥ GLASS AND ALUMINUM RAILING
 - ⑦ PRETREATED METAL RAILING

② WEST ELEVATION
1:100



① SOUTHEAST PERSPECTIVE
FROM CORNER OF LAMPSON AND ESQUIMALT



② NORTHEAST PERSPECTIVE
FROM LAMPSON STREET

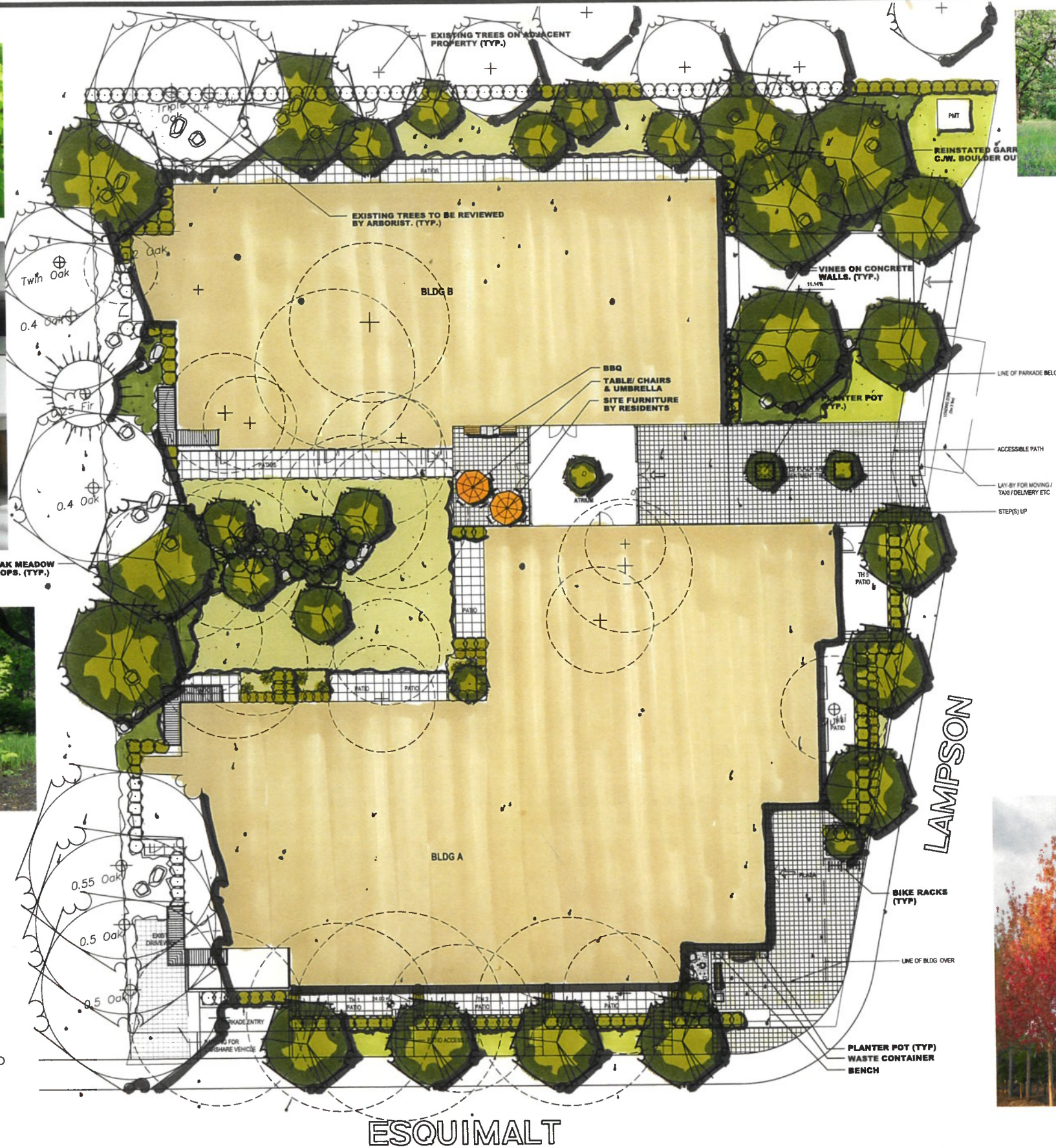


③ SOUTHWEST PERSPECTIVE
FROM ESQUIMALT ROAD



④ NORTHWEST PERSPECTIVE
FROM ADJACENT PROPERTIES





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), BAKBERRY (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**

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



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

DESIGN	S.P.
ENGINEERED	J.P.
DATE	DECEMBER 13, 2018
REVISION	L&E-P1R11
FILE	253 18 01

N.T.S.



LAMPSON & ESQUIMALT

VICTORIA, B.C.



LANDSCAPE PLAN | P1