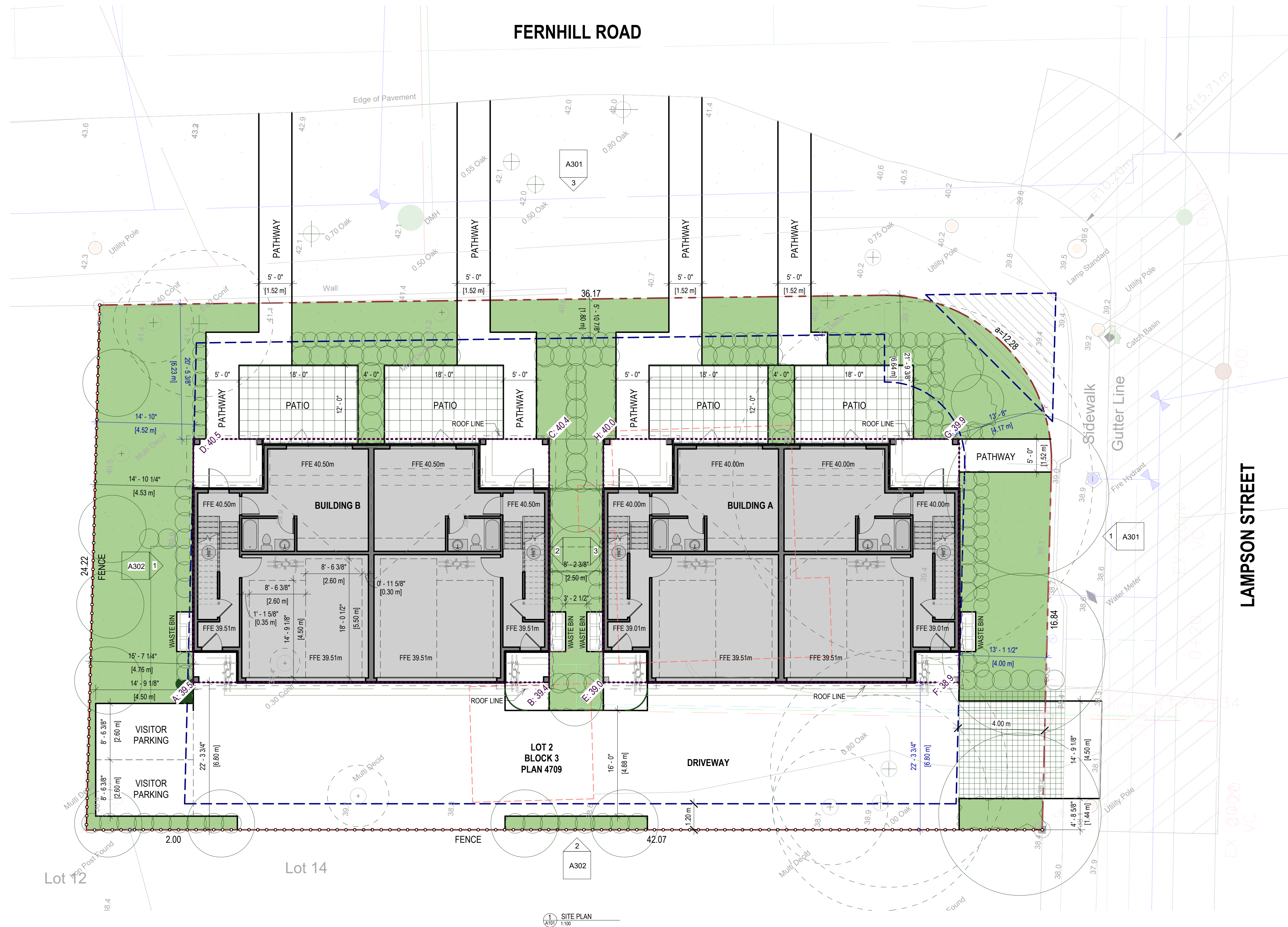


ISSUED FOR
DEVELOPMENT PERMIT

640 LAMPSON ST
SMALL-SCALE
MULTI-UNIT HOUSING



SITE PLAN
1:100

AVERAGE GRADE - BUILDING B					
POINTS	GRADE	AVERAGE	DISTANCE	TOTAL	
AB	39.5 m	39.4 m	39.45 m	16.41 m	647.37 m
BC	39.4 m	40.4 m	39.90 m	11.23 m	448.08 m
CD	40.4 m	40.5 m	40.54 m	16.41 m	663.78 m
DA	40.5 m	39.5 m	40.00 m	11.23 m	449.20 m
AVE. GRADE - BUILDING B			39.95 m	2208.44 m	

AVERAGE GRADE - BUILDING A					
POINTS	GRADE	AVERAGE	DISTANCE	TOTAL	
EF	39.0 m	38.9 m	38.95 m	16.41 m	639.17 m
FG	38.9 m	39.9 m	39.40 m	11.23 m	442.46 m
GH	39.9 m	40.0 m	39.95 m	16.41 m	655.58 m
HE	40.0 m	39.0 m	39.50 m	11.23 m	443.59 m
AVE. GRADE - BUILDING A			39.45 m	2180.80 m	

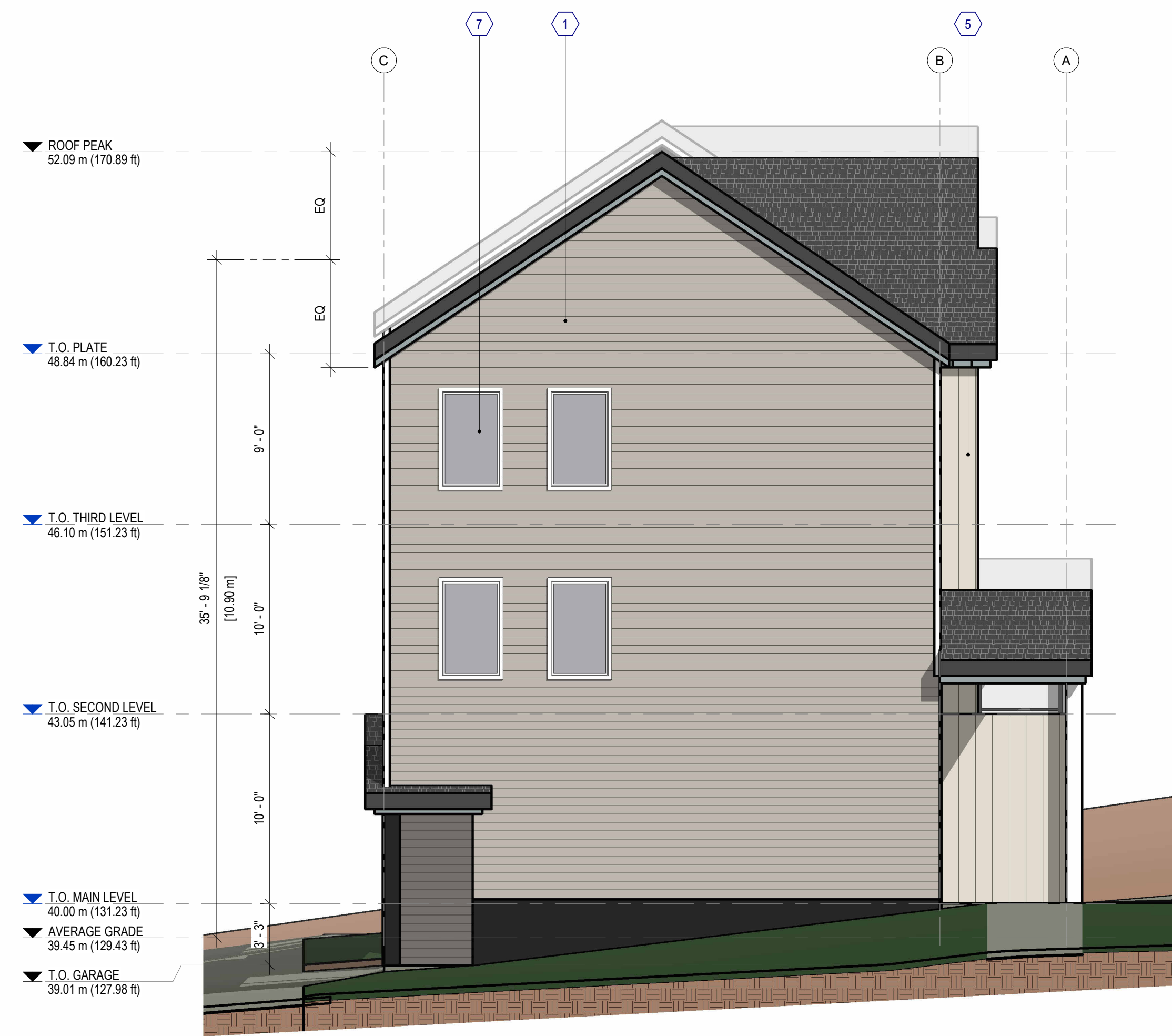
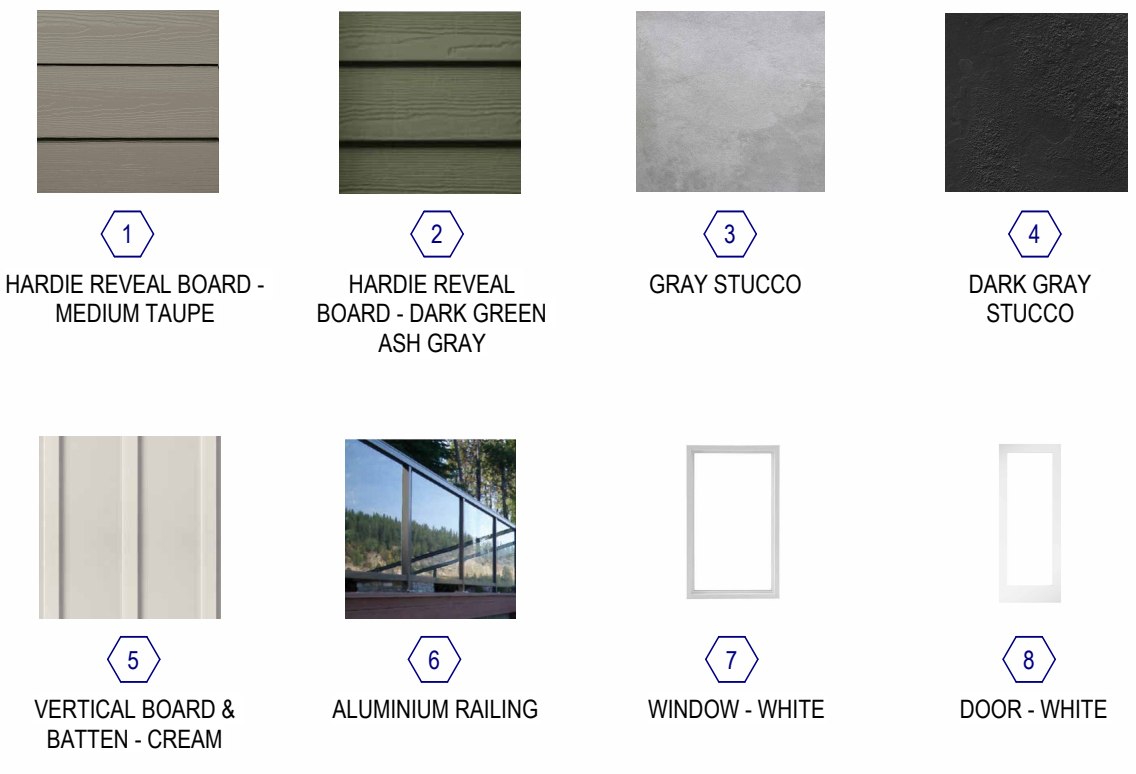
PROJECT ADDRESS
640 LAMPSON ST, ESQUIMALT, BC

SITE PLAN

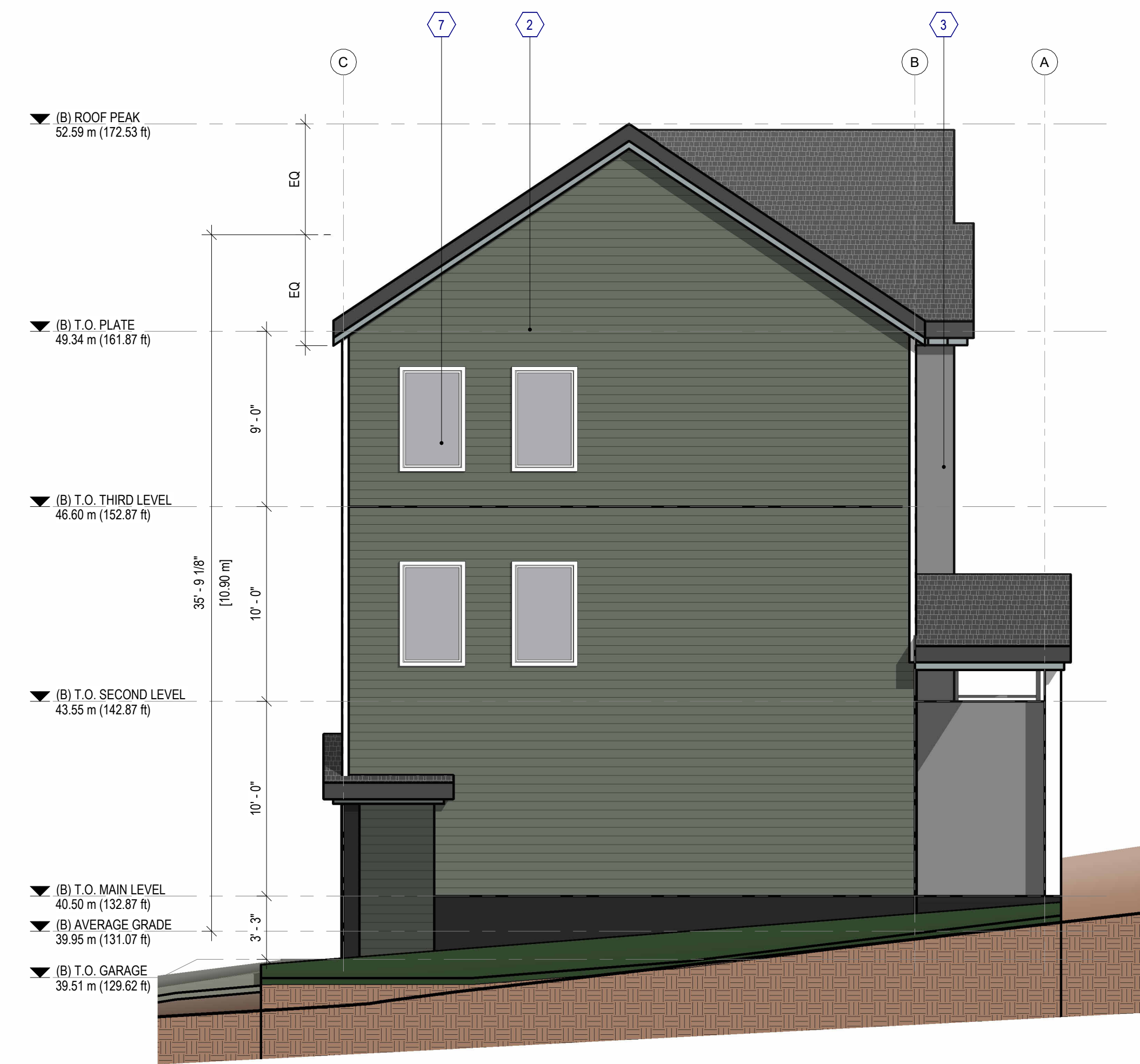
PROJECT NO. 24-006
DATE 2024-11-12
SCALE 1:100
DRAWN BY kat
REVIEW BY XV

A101

EXTERIOR MATERIALS



1 BUILDING A - EAST ELEVATION
3/16" = 1'-0"



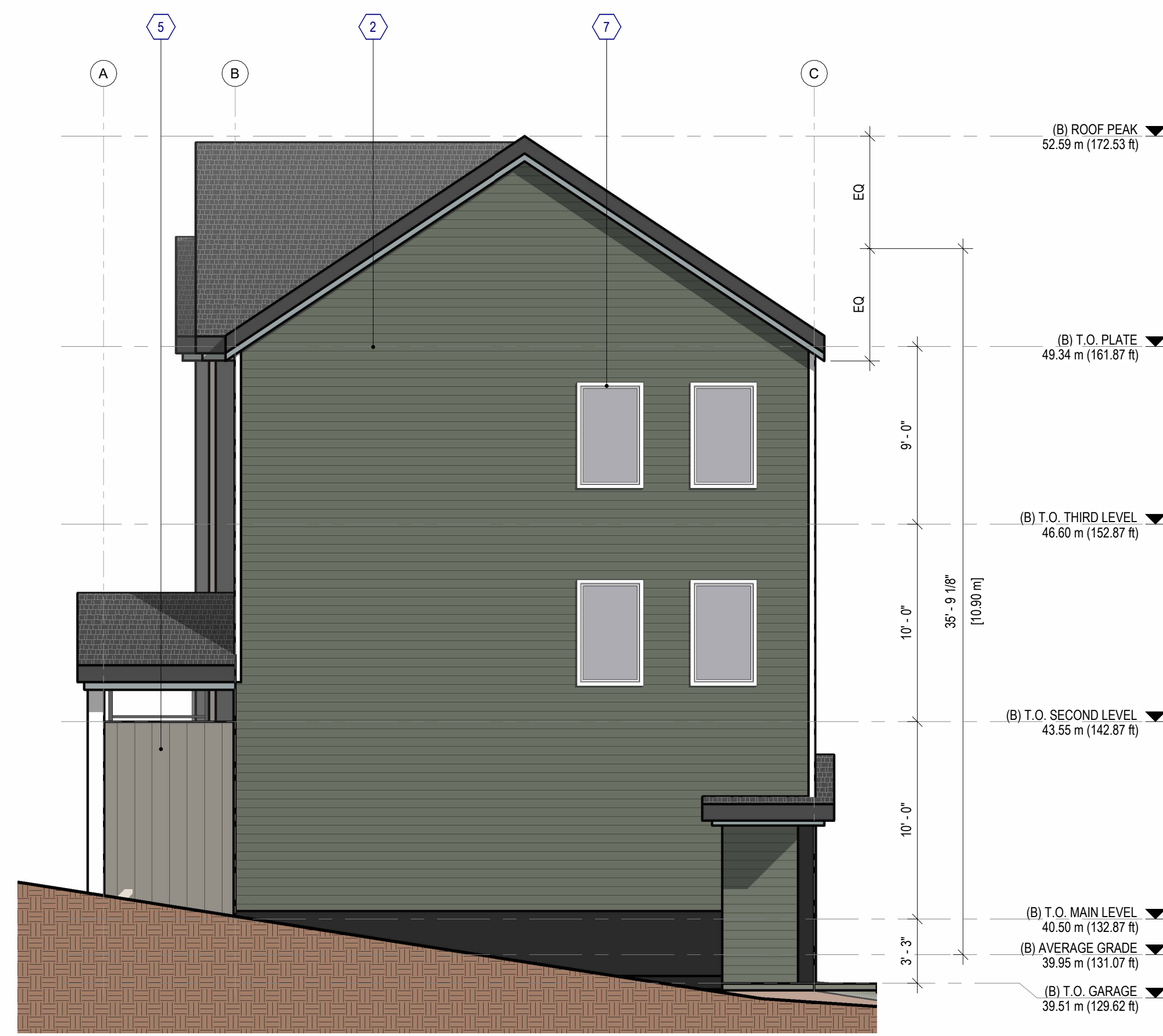
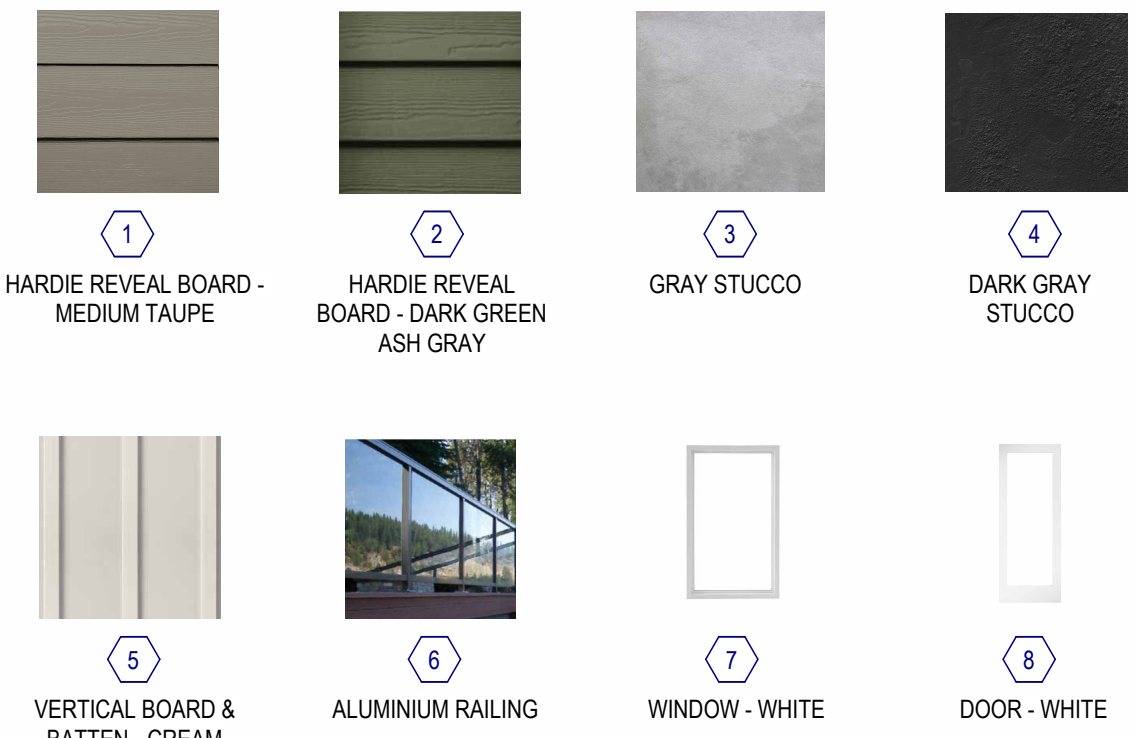
2 BUILDING B - EAST ELEVATION
3/16" = 1'-0"



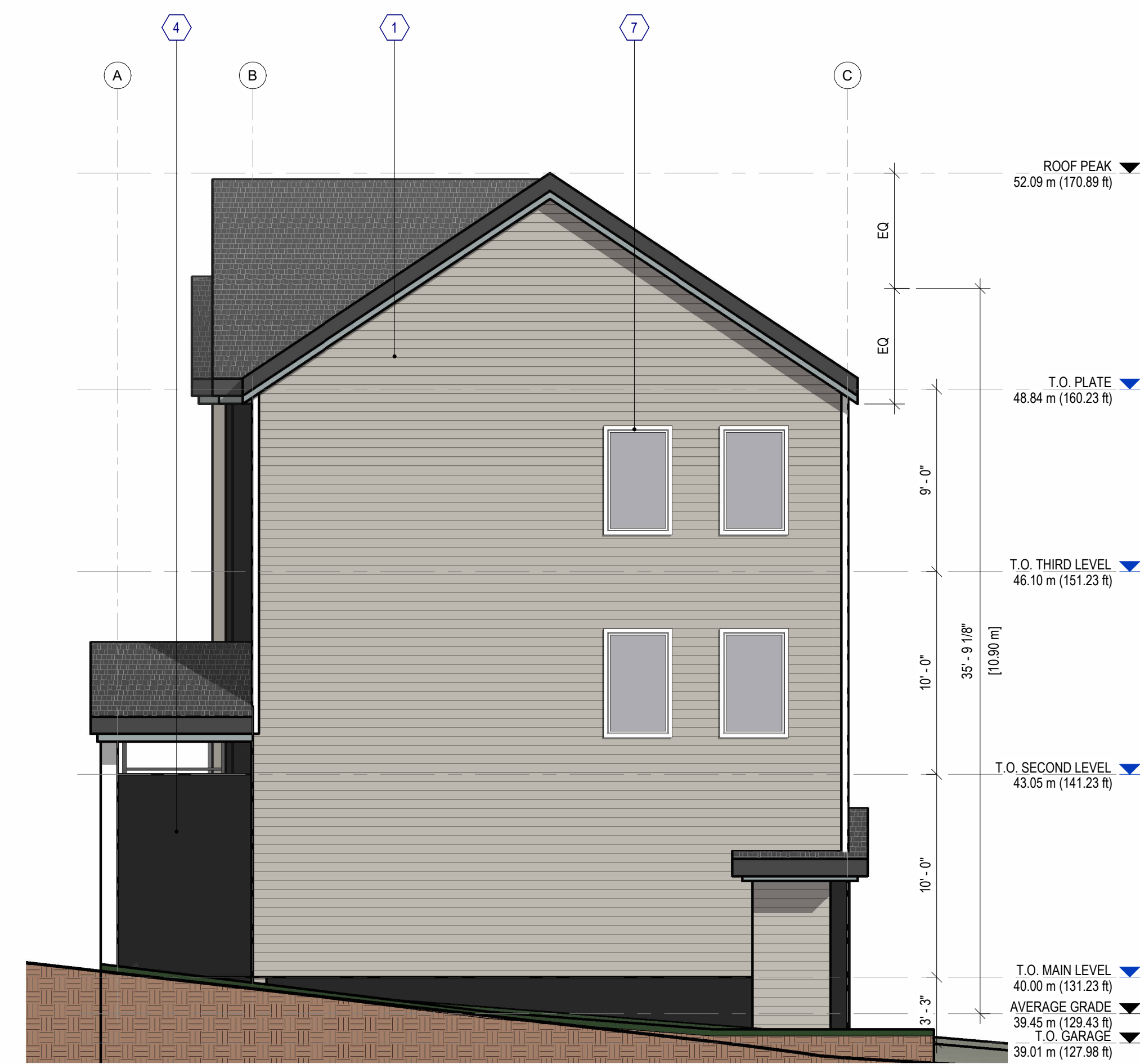
3 NORTH ELEVATION
3/16" = 1'-0"



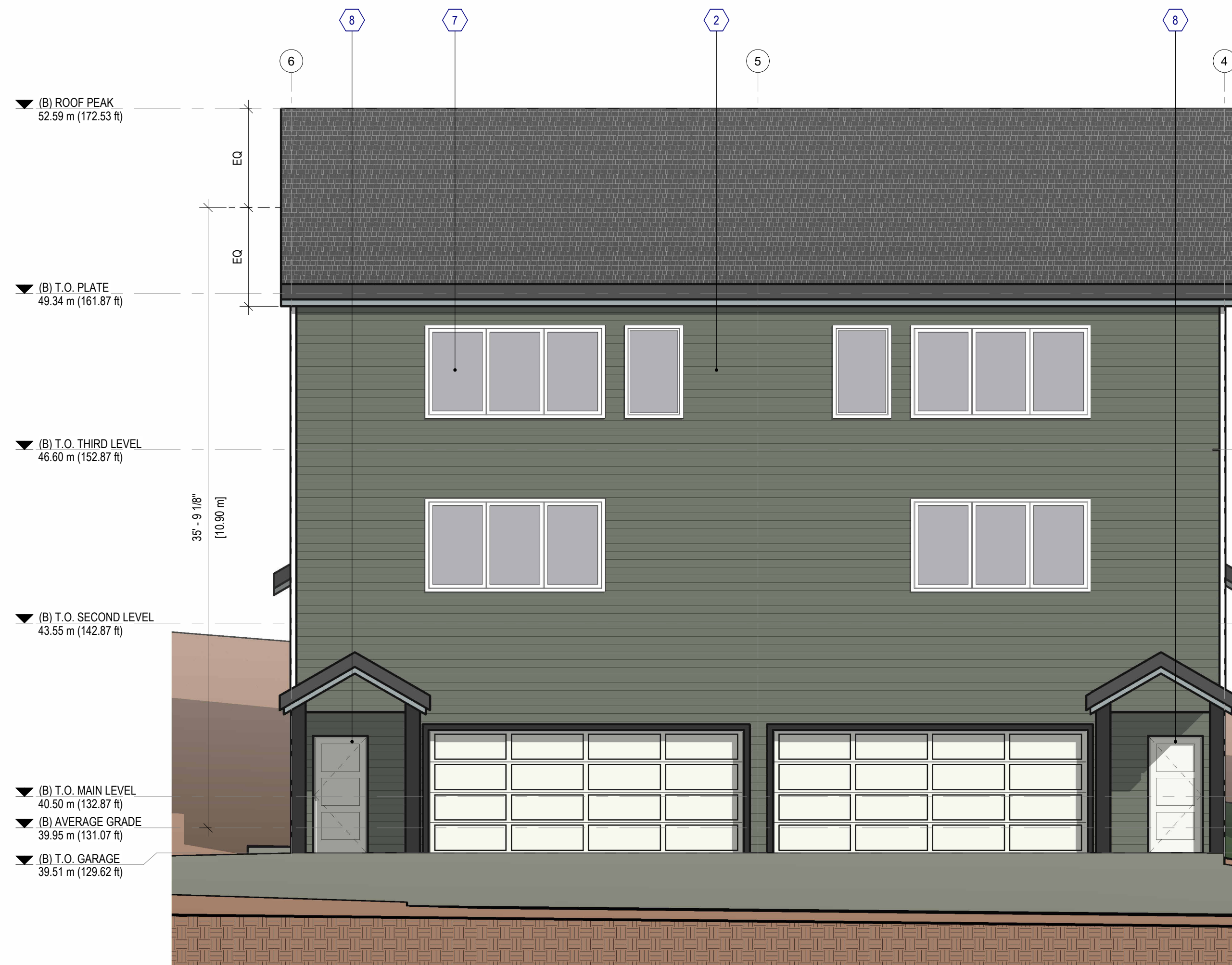
EXTERIOR MATERIALS



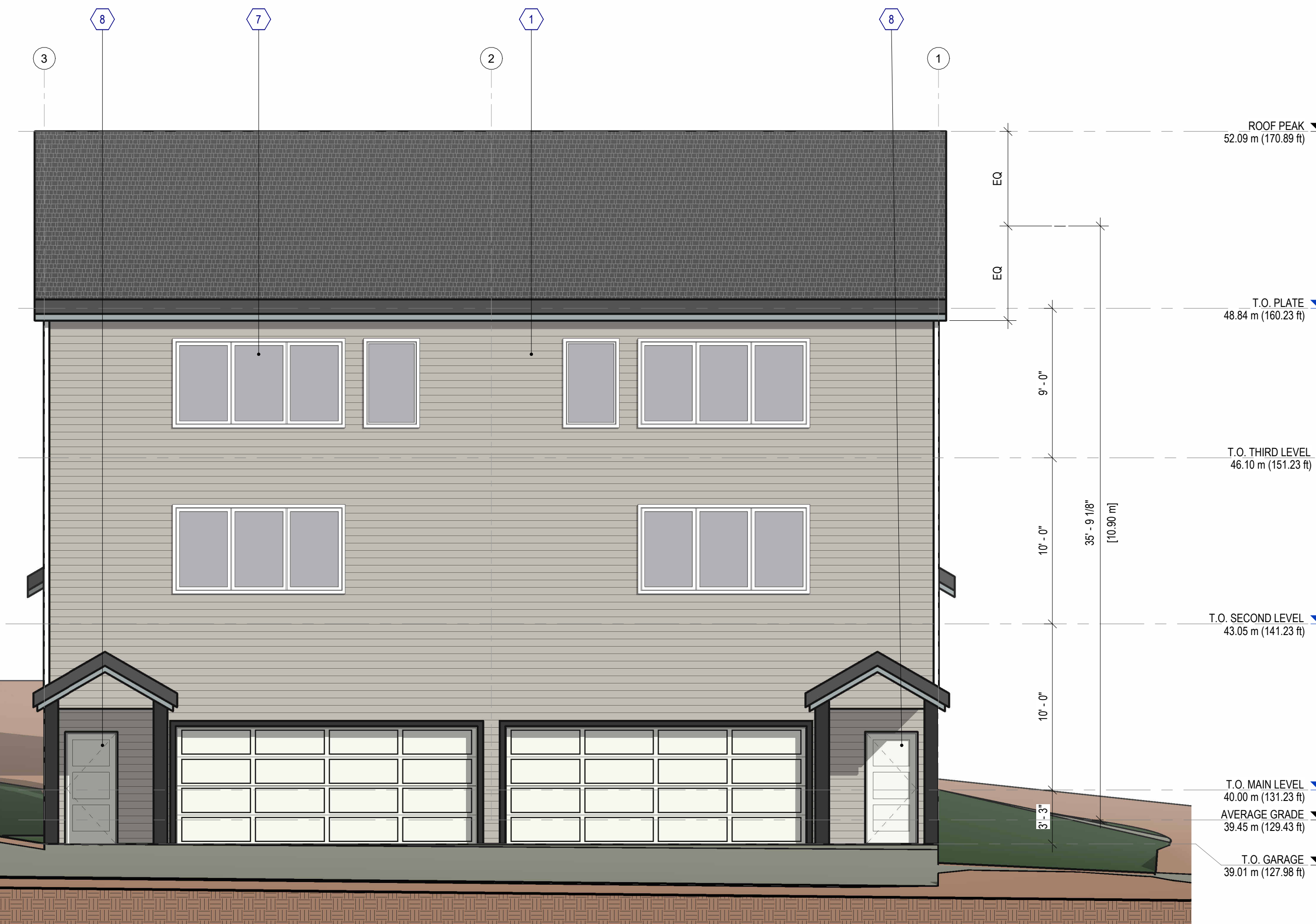
1 BUILDING B - WEST ELEVATION
3/16" = 1'-0"



3 BUILDING A - WEST ELEVATION
3/16" = 1'-0"



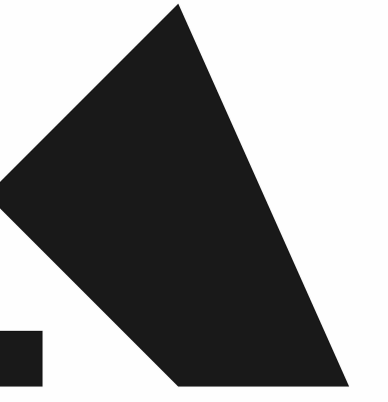
2 SOUTH ELEVATION
3/16" = 1'-0"





INVISION
DEVELOPMENTS

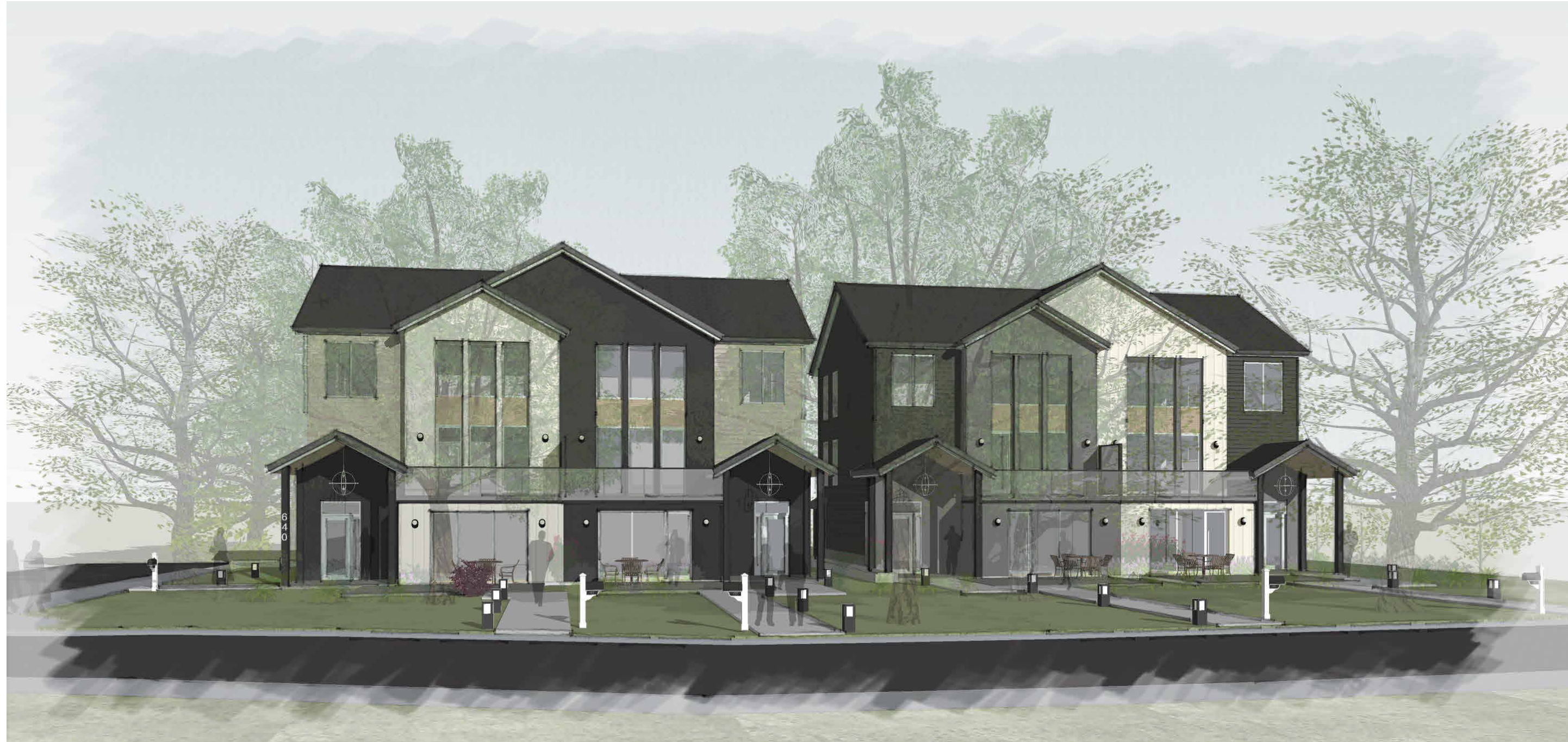
754 Goldstream Ave #202, Langford, BC V9B 5T2
info@invisiondevelopments.ca



XV ARCHITECTURE
•THOUGHTFULLY DESIGNED • CAREFULLY BUILT•

ISSUED FOR
DEVELOPMENT PERMIT

640 LAMPSON ST
SMALL-SCALE
MULTI-UNIT HOUSING

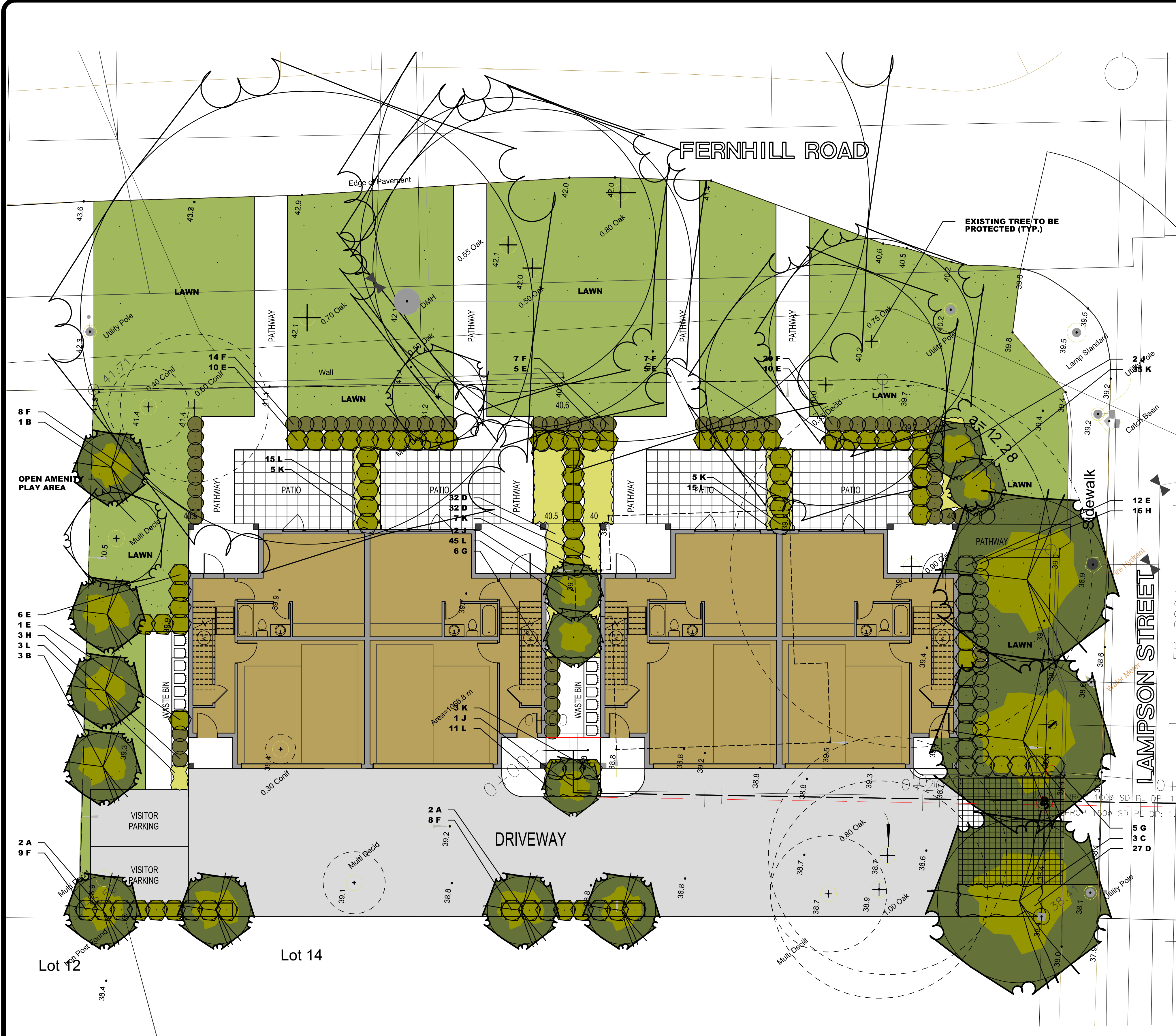


PROJECT ADDRESS
640 LAMPSON ST, ESQUIMALT, BC

3D VIEWS

PROJECT NO. 24-006
DATE 2024-11-12
SCALE
DRAWN BY karla
REVIEW BY XV

A601



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	4	ACER RUBRUM 'ARMSTRONGII'	ARMSTRONG MAPLE	6.0 CM CAL. / 4.0-5.0 M HT.	B & B	1.8 M HT STANDARD, FULL
B	4	ACER CIRCINATUM	VINE MAPLE	2.5 - 3.0 M HT.	B & B	MULTI-STEM, MIN. 3 STEMS, FULL
C	3	QUERCUS GARRYANA	GARRY OAK	6.0 CM CAL. 3.5-4.5 M HT.	B & B	1.8 M HT STANDARD, FULL
D	91	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	40 CM SPR.	21 CM POT	FULL, PLANT 40 CM O.C.
E	49	MAHONIA AQUIFOLIUM	OREGON GRAPE	30 CM SPR.	21 CM POT	FULL
F	71	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	GOLDEN NINEBARK	60 CM HT.	27 CM POT	FULL, EVENLY BRANCHED
G	11	POLYSTICHUM MUNITUM	SWORDFERN	45 CM SPR.	27 CM POT	FULL
H	19	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	40 CM HT.	21 CM POT	FULL
J	5	RIBES SANGUINEUM 'KING EDWARD'	RED FLOWERING CURRANT	1.2 - 1.5 M HT	B & B	MULTI-STEM, FULL
K	55	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.0 M HT.	B & B	FULL
L	89	ARCTOSTAPHYLOS UVA URSI	KINNIKINICK	30 CM SPR.	15 CM POT	MIN. 3 LEADERS, PLANT 45 CM O.C.

NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED CANADIAN LANDSCAPE STANDARDS. AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.

NOTES

- CONTRACTOR TO REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND SERVICES AND ANY DAMAGE TO SAME CAUSED BY HIS WORK.
- CONTRACTOR TO ENSURE SMOOTH CONTINUOUS POSITIVE DRAINAGE AWAY FROM BUILDING TO ALL DRAINAGE PICKUP POINTS.
- ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. COORDINATE IRRIGATION SLEEVES, TIMER CLOCK LOCATION AND WATER CONNECTIONS WITH GENERAL CONTRACTOR.
- WHERE PLANTING BEDS ABUT LAWN AREA INSTALL MAINTENANCE STRIP - 2 X 4 PRESSURE TREATED FIR EDGER, STAKED WITH 2 X 4 X 45CM. PRESSURE TREATED FIR STAKES. STAKE 1.2 M. O.C. AND AT ALL JOINTS AND ENDS. TOP OF STAKE TO BE 2.5CM. BELOW TOP OF EDGER.
- ALL LAWN AREAS TO BE SODDED.
- COMPOST TO BE PLACED TO 75 MM DEPTH AFTER SETTLEMENT IN ALL PLANTING BEDS
- ALL LANDSCAPE WORK ON CITY PROPERTY TO TOWNSHIP OF ESQUIMALT STANDARD AND APPROVAL.
- REFER TO ARCHITECTURAL/CIVIL FOR HARD LANDSCAPE & SITE GRADING.
- REFER TO ARBORIST FOR TREE MANAGEMENT PLAN.

SUBMITTED FOR DEVELOPMENT PERMIT NOVEMBER 08, 2024

NO.	DATE	BY	REVISION

DRAWN: S.P.
 CHECKED: J.P.
 DATE: NOVEMBER 08, 2024
 DRAWING: 640 L - P1R2R.DWG

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 TELEPHONE: (250) 588-3336
 EMAIL: lombardnorthgroup@gmail.com

640 LAMPSON
VICTORIA, B.C.

CONSULTANT:
 DATE:

LANDSCAPE PLAN | P1