

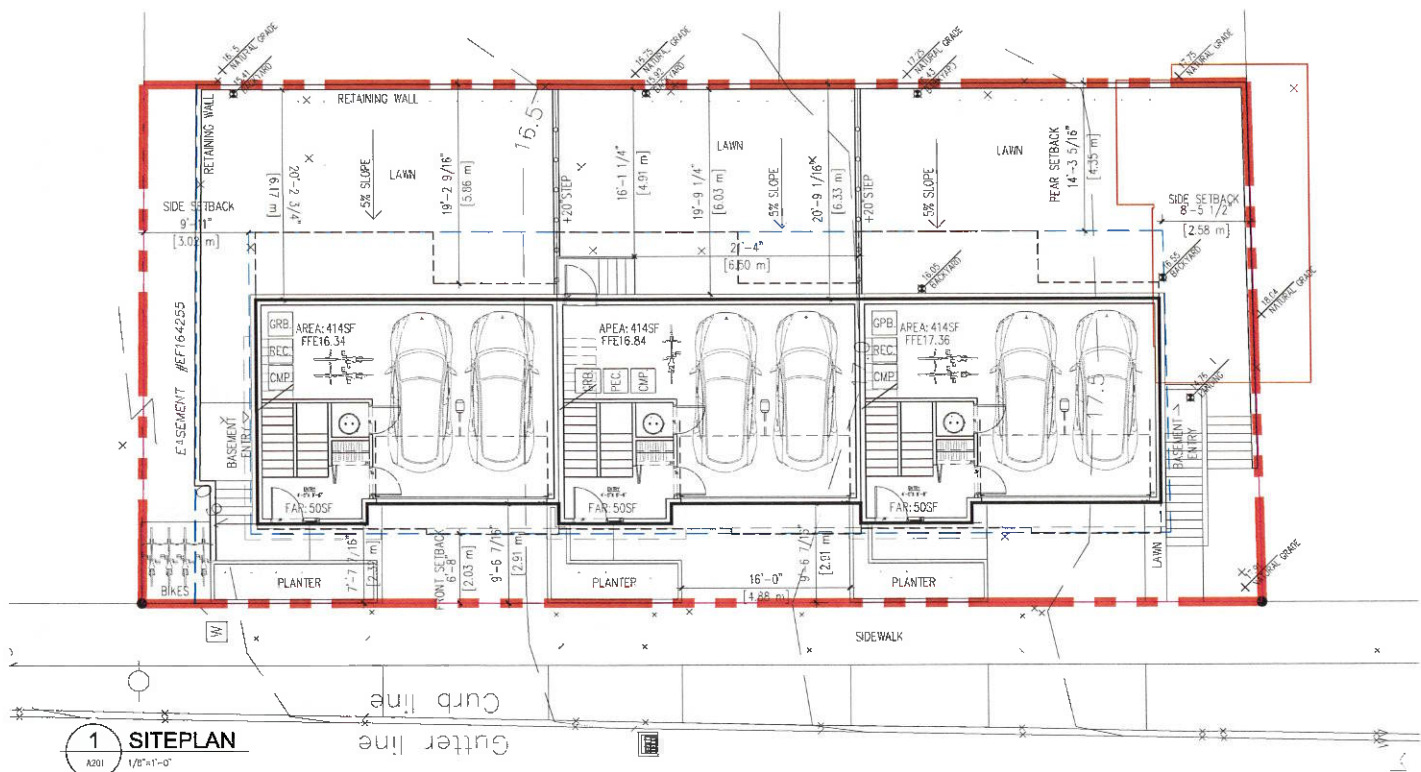
RE - ISSUED FOR DVP
JANUARY 28 2021

PROJECT NAME:
**THE LOFTS
ESQUIMALT**

PROJECT ADDRESS:
633 NELSON STREET
ESQUIMALT

DRAWING TITLE:
**SITE PLAN &
FLOOR PLANS**

PROJECT NO: DRAWN BY:
SCALE: AS NOTED REVIEW BY:
DWG NO: **A201**



PROJECT DATA:

LEGAL ADDRESS: LOT 81, SUBURBAN LOT 44, ESQUIMALT DISTRICT, PLAN 2854

CIVIC ADDRESS: 633 NELSON ST, ESQUIMALT, BC

CURRENT ZONING: RM-1

LOT SIZE: 5,260SF

PROPOSED UNITS: 3

BUILDING FOOTPRINT: 1,741SF

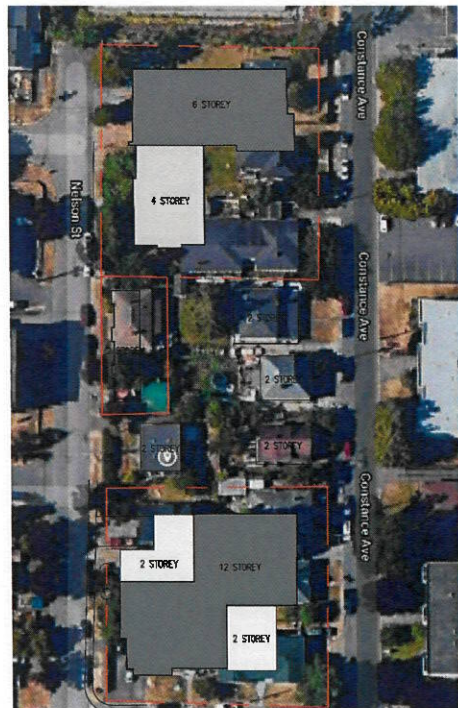
SITE COVERAGE: 44.9% (2,545SF) - 40% ALLOWED

SITE FAR: 0.4 (2,104.4SF (701.5SF/UNIT))

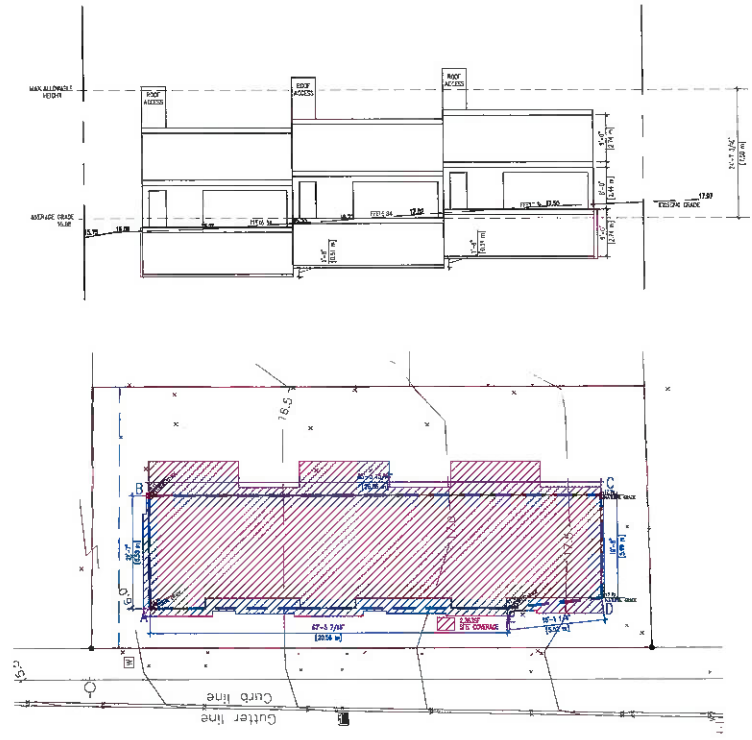
BUILDING HEIGHT: 7.5M AT TALLEST POINT (7.5M ALLOWED)

PARKING: 6 (GARAGE) (6 REQUIRED)

NOTE: FAR IS CALCULATED AS PER SECTION 14 OF THE CONSOLIDATED BUILDING BYLAW, 1992, NO 2050



2 CONTEXT PLAN
A201 1/8"=1'-0"



633 Nelson					
AB	16.10	16.11	16.11	6.58	105.97
BC	16.11	17.70	16.91	26.06	440.54
CD	17.70	17.70	17.70	5.99	106.02
DE	17.70	17.30	17.50	5.52	96.60
EA	17.30	16.10	16.70	20.56	343.35
Subtotals				64.71	1092.49
Average					16.88

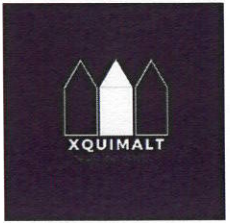
7 AVERAGE GRADE CALCULATIONS
A201 1/16"=1'-0"

3 BASEMENT FLOOR PLAN
A201 1/8"=1'-0"

4 MAIN FLOOR PLAN
A201 1/8"=1'-0"

5 SECOND FLOOR PLAN
A201 1/8"=1'-0"

6 ROOF PLAN
A201 1/8"=1'-0"



- 1 HARDIE PANEL - WHITE
- 1A HARDIE PANEL - CHARCOAL
- 1B HARDIE PANEL - LIGHT GRAY
- 2 STUCCO - GRAY
- 2A STUCCO - CHARCOAL
- 3 HEMLOCK SIDING
- 4 VINYL WINDOW - BLACK
- 5 METAL FLASHING - CHARCOAL
- 6 METAL GARAGE DOOR
- 7 ENTRANCE DOOR - BLACK, FIBERGLAS
- 8 GLASS RAILING - BLACK FRAME
- 9 WALL SCENE LIGHT - BLACK
- 10 METAL CANOPY - BLACK
- 11 METAL RAILING - BLACK
- 12 CORRUGATED METAL - GRAY



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PROJECT NAME:
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PROJECT ADDRESS:
**633 NELSON STREET
ESQUIMALT**

DRAWING TITLE:
**ELEVATIONS &
3D RENDERINGS**

PROJECT NO:

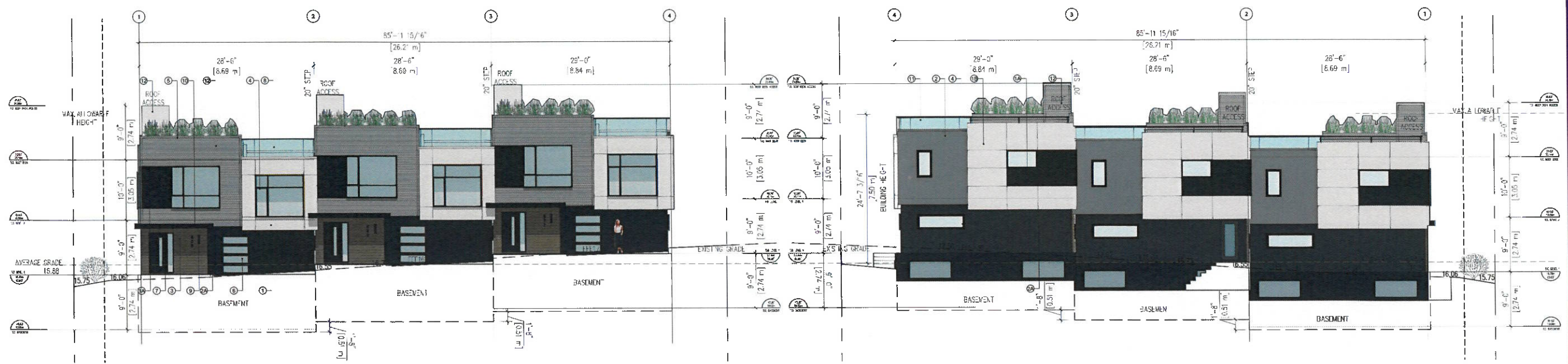
DRAWN BY:

SCALE: AS NOTED

REVIEW BY:

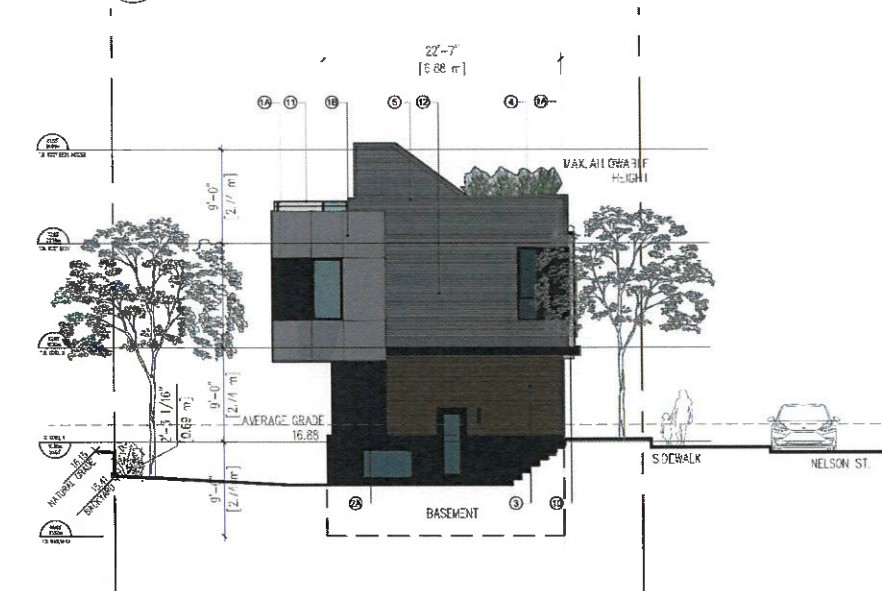
DWG NO:

A202

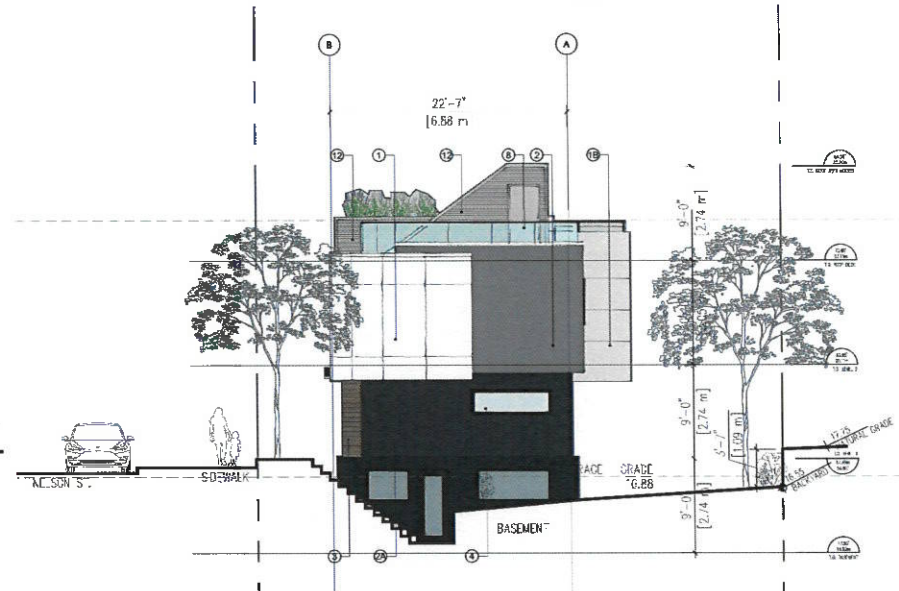


1 WEST ELEVATION
A202 1/8"=1'-0"

2 EAST ELEVATION
A202 1/8"=1'-0"



3 NORTH ELEVATION
A202 1/8"=1'-0"



4 SOUTH ELEVATION
A202 1/8"=1'-0"



5 RENDERING - NORTH WEST
A202 1/8"=1'-0"



6 RENDERING - SOUTH WEST
A202 1/8"=1'-0"



CORRUGATED METAL



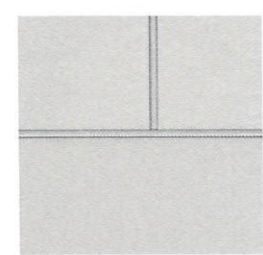
COMPOSITE GARAGE DOOR



FRONT DOOR



**JAMES HARDIE
REVEAL PANEL SYSTEM
CHARCOAL GRAY**



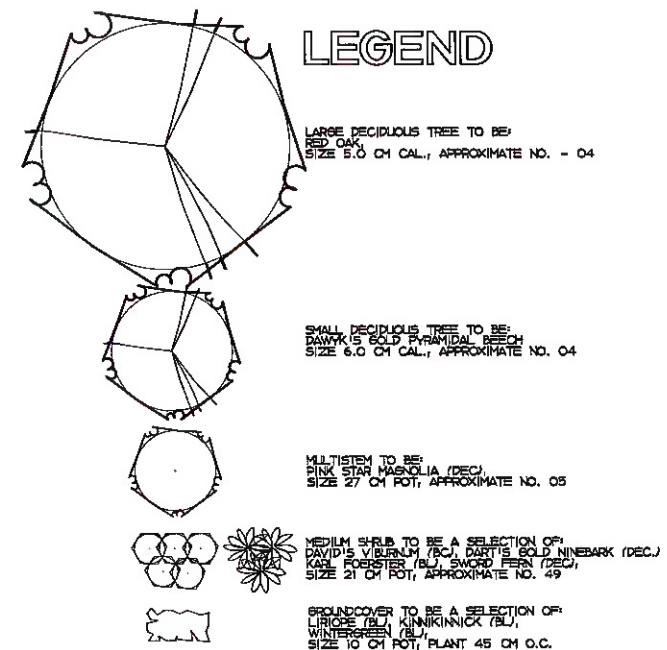
**JAMES HARDIE
REVEAL PANEL SYSTEM
WHITE**



**SAGIPER
WOOD PATTERN COMPOSITE
PANEL**



**ACRYLIC STUCCO
LIGHT GRAY**



LANDSCAPE PLAN P1