

PROJECT INFORMATION			
SITE AREA	*2075.5 m ²	22,340.5 ft ²	0.2 Ha
BUILDING TYPE	MULTI-RESIDENTIAL HIGH-RISE		
RESIDENTIAL UNITS	98 RESIDENTIAL UNITS & 7 AFFORDABLE HOUSING UNITS = 105		

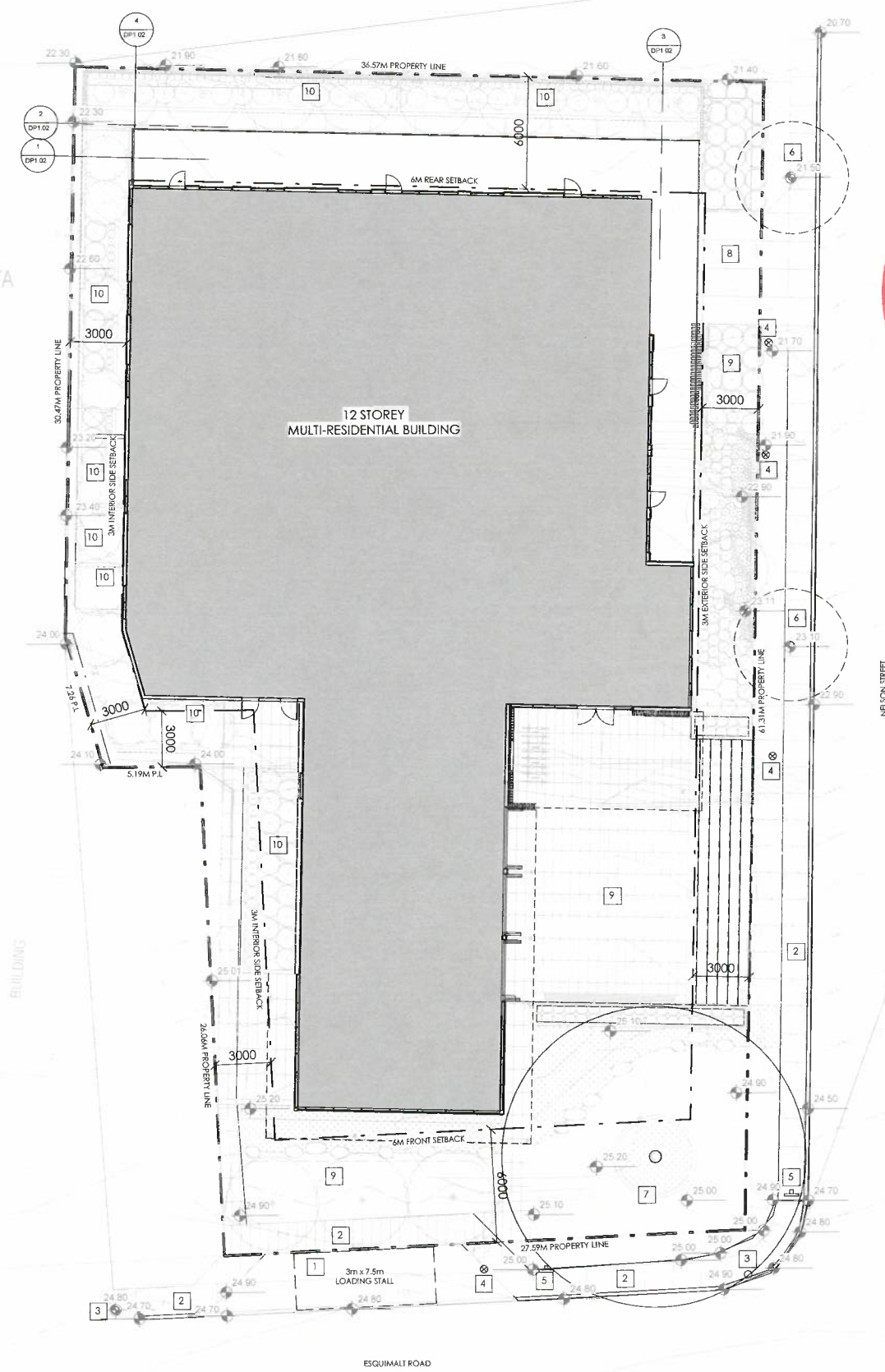
ZONING COMPLIANCE TABLE		
BYLAW	PERMITTED	PROVIDED
ZONING	RM-1	CD
DENSITY	N/A	
F.A.R.	0.40	3.35
FRONT SETBACK	7.5M	6M
REAR SETBACK	7.5M	6M
SIDE SETBACK	4.5M	3M
BUILDING HEIGHT	7.5M	12 STOREYS
BUILDING COVERAGE	40% MAX	
SITE COVERAGE (BUILDING & SURFACE PARKING)		62% (1227.1M ²)
AMENITY AREA	5% OF LOT TO BE OPEN USABLE AREA	

PARKING		
VEHICLE: RESIDENTIAL	PERMITTED	PROVIDED
	2 STALLS / UNIT	1 STALL / MARKET UNIT = 98 STALLS
VEHICLE: VISITOR	N/A	12 STALLS
VEHICLE: COFFEE SHOP	N/A	4 STALLS SHARED WITH VISITOR STALLS
VEHICLE: TOTAL	6 STALLS (2 STALLS X 3 LOTS)	110 STALLS
LOADING STALL	1 STALL	1 STALL
BICYCLE PARKING	N/A	1 STALL / MARKET UNIT = 98 SECURE BIKE STALLS

GFA / FLOOR AREAS (AS PER ESQUIMALT BYLAW)	
LEVEL 1 / MAIN	802.4 M ² / 8,637.3 FT ²
LEVEL 2 / ROOF GARDEN	600.3 M ² / 6,462 FT ²
LEVEL 3 / TYPICAL (X9)	594 M ² / 6,393.8 FT ²
LEVEL 12 / PENTHOUSE	208.9 M ² / 2,248.6 FT ²
TOTAL GFA	6957.7 M² / 74,892.14 FT²

FLOOR AREAS			
SITE AREA	*2075.5 m ²	/ 22,340.5 ft ²	
BUILDING COVERAGE	1,173 M ²	/ 12,626.1 ft ²	
LOT COVERAGE	1,280.3 M ²	/ 13,781.1 ft ²	
LEVEL P3	539.3 M ²	/ 5,805 FT ²	
LEVEL P2	1545.1 M ²	/ 16,631.3 FT ²	
LEVEL P1	1502.4 M ²	/ 16,171.7 FT ²	
TOTAL	3,586.8 M²	/ 38,608 FT²	
	GFA (AS PER BYLAW)	CIRCULATION AREA	TOTAL FLOOR AREA
LEVEL 1 / MAIN	802.4 M ² / 8,637.3 FT ²	218.4 M ² / 2,350.3 FT ²	1020.8 M ² / 10,987.6 FT ²
LEVEL 2 / ROOF GARDEN	600.3 M ² / 6,462 FT ²	79.6 M ² / 856.5 FT ²	679.9 M ² / 7,318.4 FT ²
LEVEL 3 / TYPICAL (X9)	594 M ² / 6,393.8 FT ²	79.50 M ² / 855.7 FT ²	673.5 M ² / 7,249.5 FT ²
LEVEL 4	594 M ² / 6,393.8 FT ²	79.50 M ² / 855.7 FT ²	673.5 M ² / 7,249.5 FT ²
LEVEL 5	594 M ² / 6,393.8 FT ²	79.50 M ² / 855.7 FT ²	673.5 M ² / 7,249.5 FT ²
LEVEL 6	594 M ² / 6,393.8 FT ²	79.50 M ² / 855.7 FT ²	673.5 M ² / 7,249.5 FT ²
LEVEL 7	594 M ² / 6,393.8 FT ²	79.50 M ² / 855.7 FT ²	673.5 M ² / 7,249.5 FT ²
LEVEL 8	594 M ² / 6,393.8 FT ²	79.50 M ² / 855.7 FT ²	673.5 M ² / 7,249.5 FT ²
LEVEL 9	594 M ² / 6,393.8 FT ²	79.50 M ² / 855.7 FT ²	673.5 M ² / 7,249.5 FT ²
LEVEL 10	594 M ² / 6,393.8 FT ²	79.50 M ² / 855.7 FT ²	673.5 M ² / 7,249.5 FT ²
LEVEL 11	594 M ² / 6,393.8 FT ²	79.50 M ² / 855.7 FT ²	673.5 M ² / 7,249.5 FT ²
LEVEL 12 / PENTHOUSE	208.9 M ² / 2,248.6 FT ²	82.0 M ² / 882.6 FT ²	290.9 M ² / 3,131.2 FT ²
TOTAL	6,957.65 M² / 74,892.1 FT²	1095.42 M² / 11,791.1 FT²	8,053.07 M² / 86,683.2 FT²

KEYNOTE LEGEND	
1	PROPOSED LOADING STALL 3M X 7.5M
2	NEW CONCRETE SIDEWALK, TO CITY OF ESQUIMALT STANDARDS
3	EXISTING POLE
4	EXISTING WATER METER
5	EXISTING SIGN POST
6	EXISTING TREE TO BE REMOVED
7	EXISTING TREE TO BE PROTECTED
8	PROPOSED CONCRETE DRIVEWAY TO CITY OF ESQUIMALT STANDARDS
9	PROPOSED LANDSCAPING - REFER TO LANDSCAPE DRAWINGS
10	PROPOSED CONCRETE PLANTER - REFER TO LANDSCAPE DRAWINGS



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Revision Schedule		
Number	Date (yy/mm/dd)	Description
1	2021/10/21	ISSUED FOR LAND USE AMENDMENT



PERMIT TO PRACTICE

STAMP

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PROJECT NAME AND ADDRESS
NELSON STREET RESIDENTIAL DEVELOPMENT
 602 NELSON STREET, ESQUIMALT, BC
 LOTS 1 & 2, PLAN 9871, LOT B, PLAN 11993,
 SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING
SITE PLAN

DESIGNED BY SM	JOB NO. 2109	Building Permit #
CHECKED BY TM	ISSUE DATE (yy/mm)	SHEET
	2021/05	
SCALE AS NOTED		

1 SITE PLAN
 DP1.00 1 : 150

DP1.00



NORTH ELEVATION

1
DP3.01
1 : 150



SOUTH ELEVATION

2
DP3.01
1 : 150



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PROJECT NAME AND ADDRESS
NELSON STREET RESIDENTIAL DEVELOPMENT
602 NELSON STREET, ESQUIMALT, BC
LOTS 1 & 2, PLAN 9871, LOT 8, PLAN 11993, SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING
NORTH & SOUTH ELEVATIONS

DRAWN BY	JOB NO.	Building Permit #
Author	2109	
CHECKED BY	ISSUE DATE (yy/mm)	SHEET
Checker	2021/05	
SCALE AS NOTED		

DP3.01



1 EAST ELEVATION
 DP3.02 1 : 150

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 602 NELSON STREET, ESQUIMALT, BC
 LOTS 1 & 2, PLAN 9871, LOT 8, PLAN 11993,
 SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING
EAST ELEVATIONS

DRAWN BY Author	JOB NO. 2109	Building Permit #
CHECKED BY Checker	ISSUE DATE (yy/mm)	SHEET
SCALE AS NOTED	2021/05	DP3.02



1
DP3.03 WEST ELEVATION
1 : 150

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SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING
WEST ELEVATIONS

DRAWN BY Author	JOB NO. 2109	Building Permit #
CHECKED BY Checker	SHEET	
ISSUE DATE (yy/mm)	2021/05	
SCALE AS NOTED	DP3.03	