

**NELSON STREET
RESIDENTIAL DEVELOPMENT**



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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 8, PLAN 11993,
SUBURBAN LOT 38, ESQUIMALT DISTRICT

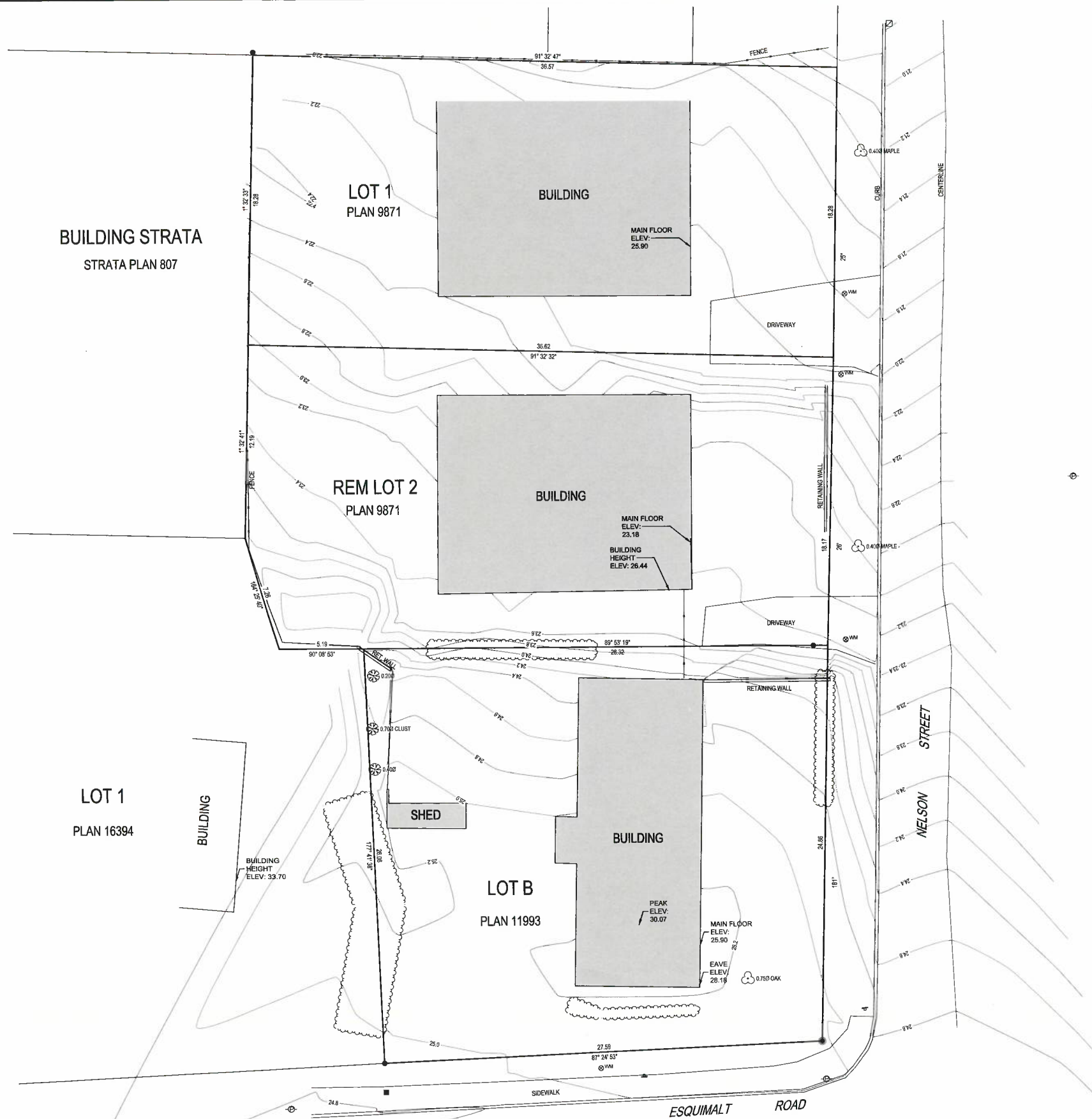
DRAWING

TITLE SHEET

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

DP0.00

DATE: 2021-05-10, 14:18 FILE: \\p07\AL\MCD\2418\Survey\Projects\2241-00 Survey of 602 Nelson Street\10.0 DRAWINGS\CD\2241-00-00-00.dwg
McElhanney ANS D 2071-05-20



- NOTES:
1. LOCAL GROUND COORDINATES ARE DERIVED FROM DUAL FREQUENCY GPS DIFFERENTIAL CARRIER PHASE OBSERVATIONS TO MONUMENT 8440184, ELEVATION=24.779 METRES.
 2. TO CONVERT TO UTM ZONE 10N (NAD83 CSRS) GRID MEASURED DISTANCES, MULTIPLY DISTANCES BY A COMBINED FACTOR OF 0.9999108.
 3. ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM CNO2000/90 USING MONUMENT 8440184, ELEVATION=24.779 METRES.
 4. THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED ON APRIL 26 AND MAY 7, 2021.
 5. CONTOUR INTERVAL IS 0.2m MINOR AND 1.0m MAJOR.

- LEGEND
- IRON PIN - FOUND
 - LEAD PLUG - FOUND
 - ⊗ NON-STANDARD POST - FOUND
 - ⊗ TREE - CONIFEROUS
 - ⊗ TREE - DECIDUOUS
 - ⊗ HEDGE
 - ⊗ POLE - HYDRO
 - ⊗ SIGN POST
 - ⊗ METER - WATER

Rev	Date	Description	Drawn	Surv	App'd
1	2021-05-10	EXPANDED SURVEY TO INCLUDE REAR 2 LOTS	VE	JR	GQ

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EAGLE CREST CONSTRUCTION

602 NELSON ST
EXPANDED TOPOGRAPHIC
SURVEY
ESQUIMALT, BC

Drawing No.

V-0 SK

Project Number

2241-21525-00

Rev.

1

Approved Sealed

DESTROY ALL PRINTS BEARING PREVIOUS EDITION

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% (1277.1M ²)
AMENITY AREA	5% OF LOT TO BE OPEN USABLE AREA	

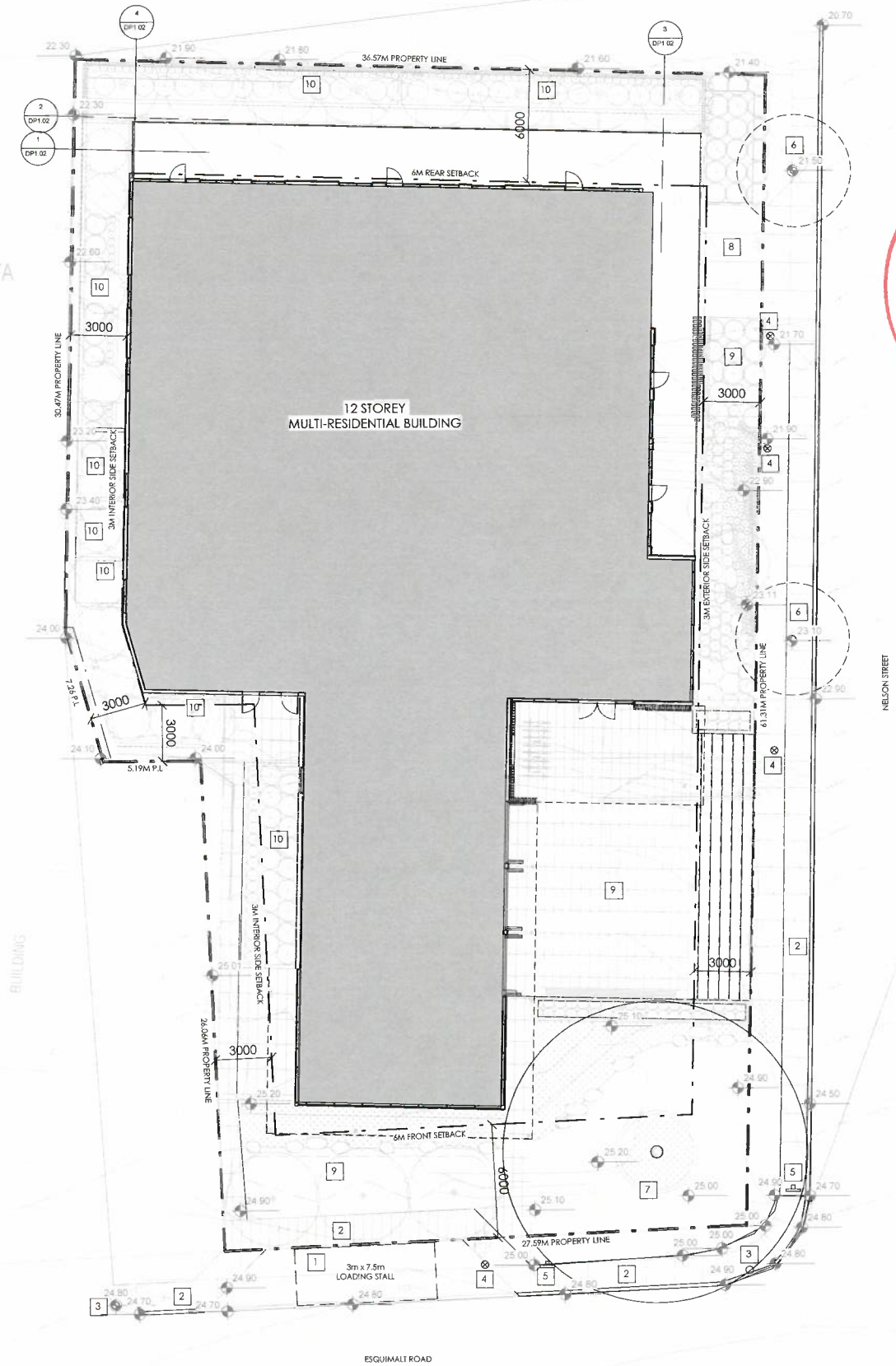
PARKING	PERMITTED	PROVIDED
VEHICLE: RESIDENTIAL	2 STALLS / UNIT	1 STALL / MARKET UNIT = 98 STALLS
VEHICLE: VISITOR	N/A	12 STALLS
VEHICLE: COFFEE SHOP	N/A	4 STALLS SHARED WITH VISITOR STALLS
VEHICLE: TOTAL	6 STALLS (2 STALLS X 3 LOTS)	110 STALLS
LOADING STALL	1 STALL	1 STALL
BICYCLE PARKING	N/A	1 STALL / 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 M ² / 74,892.14 FT ²

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 m ²	/ 38,608 ft ²	
	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 M ² / 74,892.1 FT ²	1095.42 M ² / 11,791.1 FT ²	8,053.07 M ² / 86,683.2 FT ²

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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NELSON STREET RESIDENTIAL
DEVELOPMENT

602 NELSON STREET, ESQUIMALT, BC

LOTS 1 & 2, PLAN 9871, LOT 8, PLAN 11993.
SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING

SITE PLAN

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

DP1.00

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DP1.00

SITE PLAN
1 : 150



MARCH 21-10AM

1 : 500



MARCH 21-2PM

1 : 500



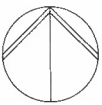
MARCH 21-NOON

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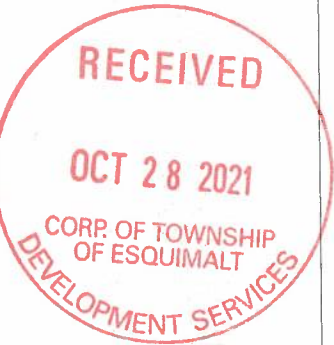
MARCH 21-4PM

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SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING

SHADOW STUDIES - MARCH
/ SEPT

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

DP1.03



JUNE 21-10AM

1 : 500



JUNE 21-2PM

1 : 500



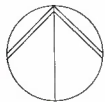
JUNE 21-NOON

1 : 500



JUNE 21-4PM

1 : 500



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LOTS 1 & 2, PLAN 9871, LOT B, PLAN 11993,
SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING

SHADOW STUDIES - JUNE

DRAWN BY Author	JOB NO. 2109	Building Permit #
CHECKED BY Checker	ISSUE DATE (yy/mm) 2021/05	Sheet DP1.04
SCALE AS NOTED		



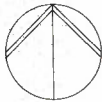
DEC 21-10AM
1 : 500



DEC 21-NOON
1 : 500



DEC 21-2PM
1 : 500



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Revision Schedule		
Number	Date (yy/mm/dd)	Description



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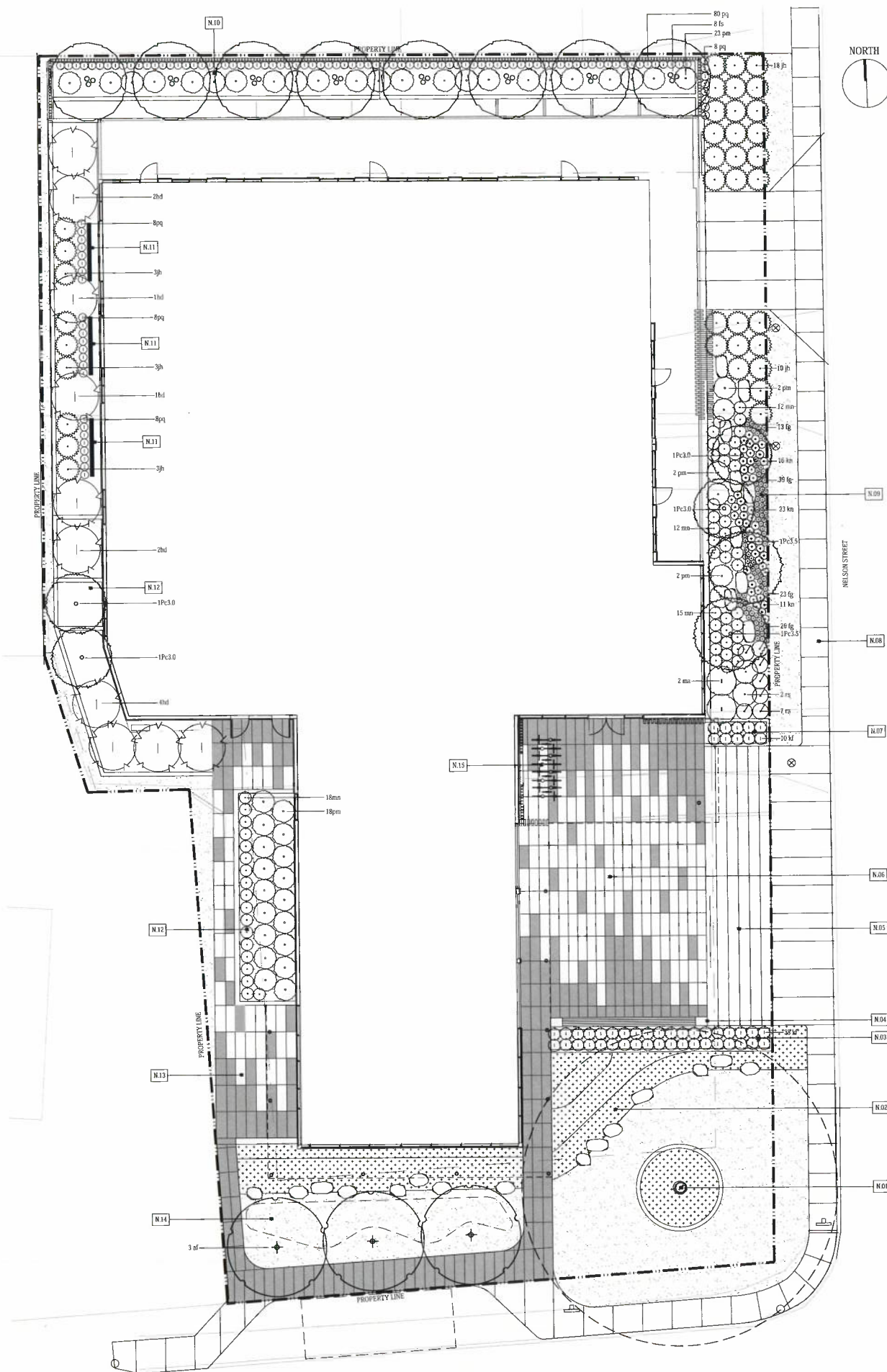
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SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING
SHADOW STUDIES - DECEMBER

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

DP1.05



SHEET NOTES

- N.01 EXISTING GARRY OAK TO REMAIN W/ GREAT CANAS FEATURE GARDEN AT THE BASE
- N.02 PERENNIAL POLLINATOR RIBBON GARDEN
- N.03 RAISED PLANTER W/ ORNAMENTAL GRASSES
- N.04 LONG BENCH
- N.05 SEATING STAIRS
- N.06 COMMUNITY PLAZA - 147m²
- N.07 RAISED PLANTER W/ ORNAMENTAL GRASSES
- N.08 CONCRETE PUBLIC SIDEWALK
- N.09 EAST GARDEN W/ PINE TREES, BOULDERS + UNDERSTORY PLANTING
- N.10 RAISED PLANTER TO SCREEN PARKADE
- N.11 DECORATIVE SCREENS W/ VINE PLANTING
- N.12 RAISED PLANTER
- N.13 SMALL PATH
- N.14 RAINGARDEN
- N.15 BICYCLE PARKING

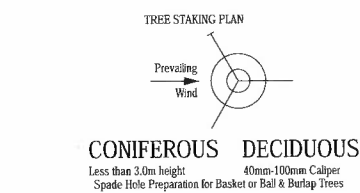
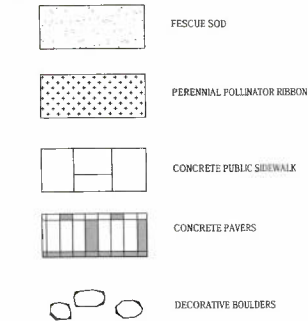
PLANT LIST

CONIFEROUS TREES				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
Pc3.5	<i>Pinus contorta</i>	SHORE PINE	3.5M HT., B&B, MIN 1220mm ROOT BALL	02
Pc3.8	<i>Pinus contorta</i>	SHORE PINE	3.8M HT., B&B, MIN 1220mm ROOT BALL	04
DECIDUOUS TREES				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
A1	<i>Acer fraxinoides</i>	ARMSTRONG MAPLE	ROOT BALL, SINGLE LEADER	
Fa	<i>Fagus sylvatica</i>	DAWKYCK PURPLE BEECH	ROOT BALL, SINGLE LEADER	
CONIFEROUS SHRUBS				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
ph	<i>Juniperus horizontalis</i>	HORIZONTAL JUNKER	#2 CONT. MIN 600mm Ht.	37
DECIDUOUS SHRUBS				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
rs	<i>Ribes sanguineum</i>	RED FLOWERING CURRANT	#2 CONT. MIN 600mm Ht.	02
ma	<i>Malonia aquifolium</i>	TALL OREGON GRAPPE	#2 CONT. MIN 600mm Ht.	02
rs	<i>Rosa rugosa</i>	NOOTKA ROSE	#5 CONT. MIN 600mm Ht.	07
td	<i>Fraxinus dipetala</i>	OCEANSPRAY	#2 CONT. MIN 600mm Ht.	10
GROUNDCOVER, VINES + GRASSES				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.
kn	<i>Artemisia vulgaris</i>	KORNYKOVNIK	4" POT	65
am	<i>Melilotus alba</i>	FALSE LILY OF THE VALLEY	4" POT	117
pm	<i>Polygonum viviparum</i>	SWOOSH FERN	4" POT	47
om	<i>Oenanthe lachrymans</i>	GREAT CANAS	4" POT	65
fb	<i>Fragaria chiloensis</i>	COASTAL STRAWBERRY	4" POT	101
mf	<i>Centropogon aculeatus</i>	KAL. FORTRESS GRASS	4" POT	42
pf	<i>Phlox subulata</i>	VIRGINIA CREEPER	4" POT	112

GENERAL NOTES

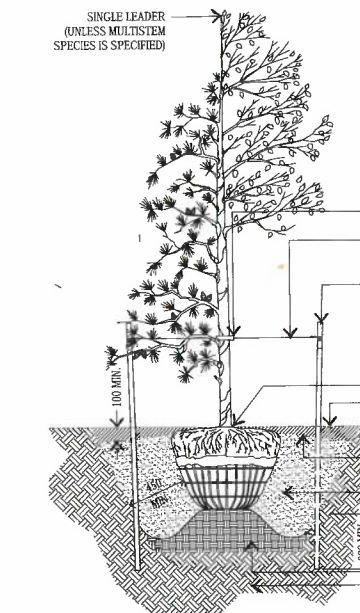
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION AND BE TRUE TO TYPE AND SPECIES. ALL PLANT MATERIAL SHALL BE LOCALLY GROWN NURSERY STOCK.
- ALL PLANT MATERIAL TO BE LOCATED WITHIN MULCHED PLANTING BEDS OR INDIVIDUAL MULCHED TREE WELLS.
- ALL PLANTING BEDS TO HAVE A MIN. 75mm DEPTH BARK MULCH.
- ALL LANDSCAPE AREAS TO BE EQUIPPED WITH A LOW-WATER HIGH EFFICIENCY IRRIGATION SYSTEM.

SURFACING LEGEND



NOTES:

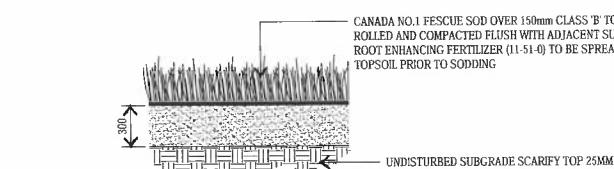
- ALL WORK COMPONENTS AND WORKMANSHIP TO CONFORM TO SPECIFICATION SECTION 02930 TREES, SHRUBS AND GROUNDCOVERS AS WELL AS THE RELATED SECTIONS.
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
- STAKE BEYOND EDGE OF ROOT BALL. IF MINIMUM SETBACKS PERMIT POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS OR IF IN THE BOULEVARD THE STAKES SHOULD BE IN LINE WITH THE DIRECTION OF TRAFFIC.
- ALL TREE STAKES TO MAINTAIN MIN. 1.0m CLEARANCE FROM ALL UG POWER, TELEPHONE AND GAS ALIGNMENTS.
- TREE SHOULD BE PLANTED 75mm-100mm BELOW GROUND LEVEL.
- T-BARS SHOULD BE HAMMERED DOWN INTO SOLID FOOTING (AT LEAST 400mm INTO SUB-SOIL BASE).
- IF TREE IS IN WIRE BASKET, CUT AND REMOVE STRAPPING AND THE HORIZONTAL/VERTICAL WIRES OF THE WIRE BASKET TO A MINIMUM DEPTH OF 200mm FROM THE TOP OF THE ROOT BALL. PULL BACK BURLAP TO THIS SAME MINIMUM DEPTH.
- USE RUBBER STRAPS AT ENDS OF ALL GUY WIRES TO PROTECT THE TREE AT POINT OF CONTACT.
- PRUNE DEAD BRANCHES TO MAINTAIN NATURAL FORM OF TREE.
- DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO UG POWER, TELEPHONE AND GAS ALIGNMENTS (REFER TO SECTION 7.6.2 AND 7.6.3 WHEN CLEARANCE CANNOT BE MAINTAINED FOR ANY EXCAVATIONS).



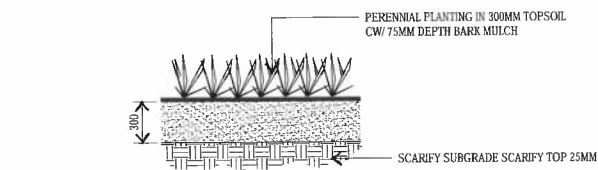
3 TYPICAL TREE PLANTING DETAIL
DPL1 scale 1:25



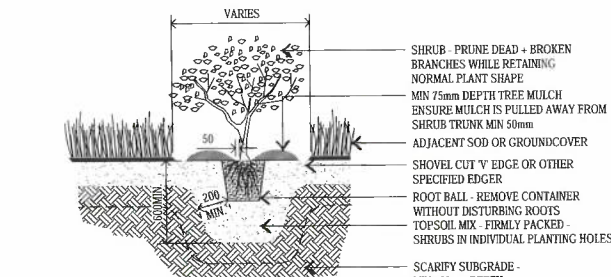
2 TYPICAL BICYCLE RACK
DPL1 scale 1:25



4 TYPICAL FESCUE SOD DETAIL
DPL1 scale 1:25



5 TYPICAL POLLINATOR PERENNIAL RIBBON
DPL1 scale 1:25



6 TYPICAL SHRUB PLANTING DETAIL
DPL1 scale 1:25

1 LANDSCAPE PLAN
DPL1 scale 1:125

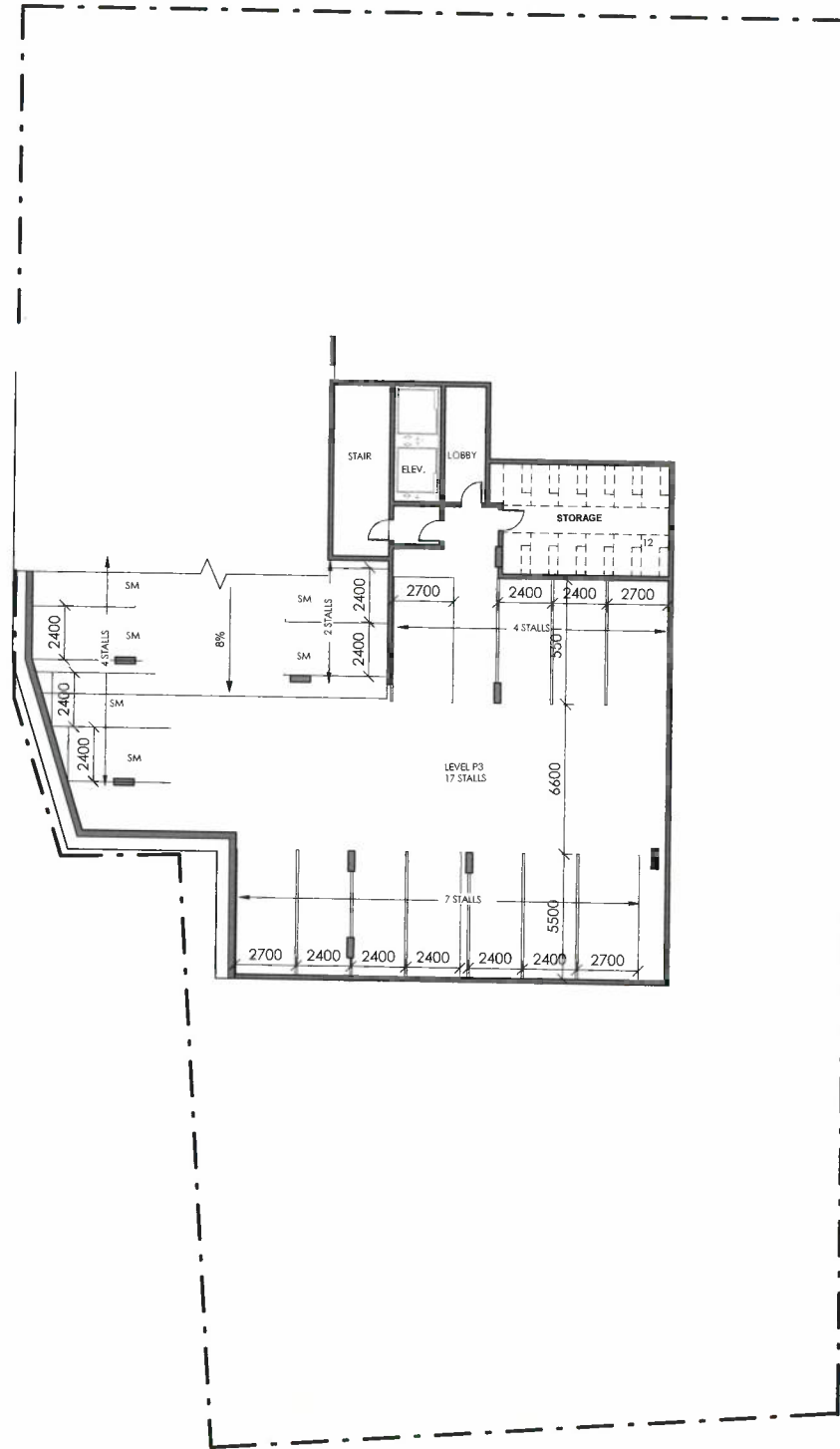
[SMM]
SCARLETT + MILLER + MURRAY INC.
403.262.8744 • 1, SCARLETT.CA
PETER SPALL, LANDSCAPE ARCHITECT
PETER MILLER, LANDSCAPE ARCHITECT

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OCT 28 2021
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

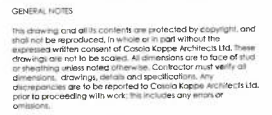
RELEASES
NO. DESCRIPTION DATE
1 ISSUED FOR REVIEW 28 OCT 2021 JED/DAV
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LANDSCAPE PLAN
DPL1

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NELSON STREET RESIDENTIAL
DEVELOPMENT

602 NELSON STREET, ESQUIMALT, BC

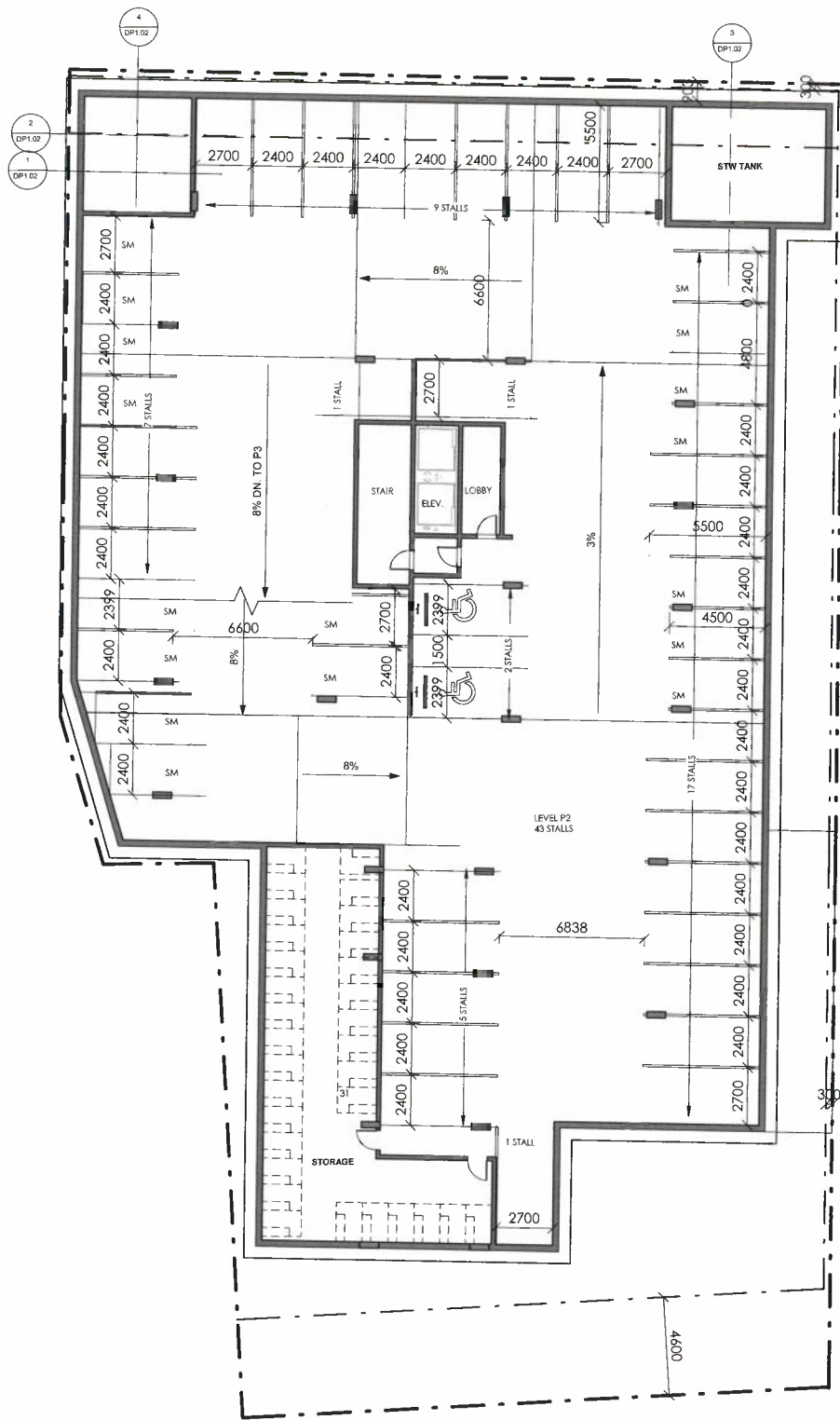
LOTS 1 & 2, PLAN 9871, LOT 8, PLAN 11993,
SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING

LEVEL P3

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DP2.01



1
DP2.02
LEVEL P2
1 : 150



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DEVELOPMENT**

602 NELSON STREET, ESQUIMALT, BC

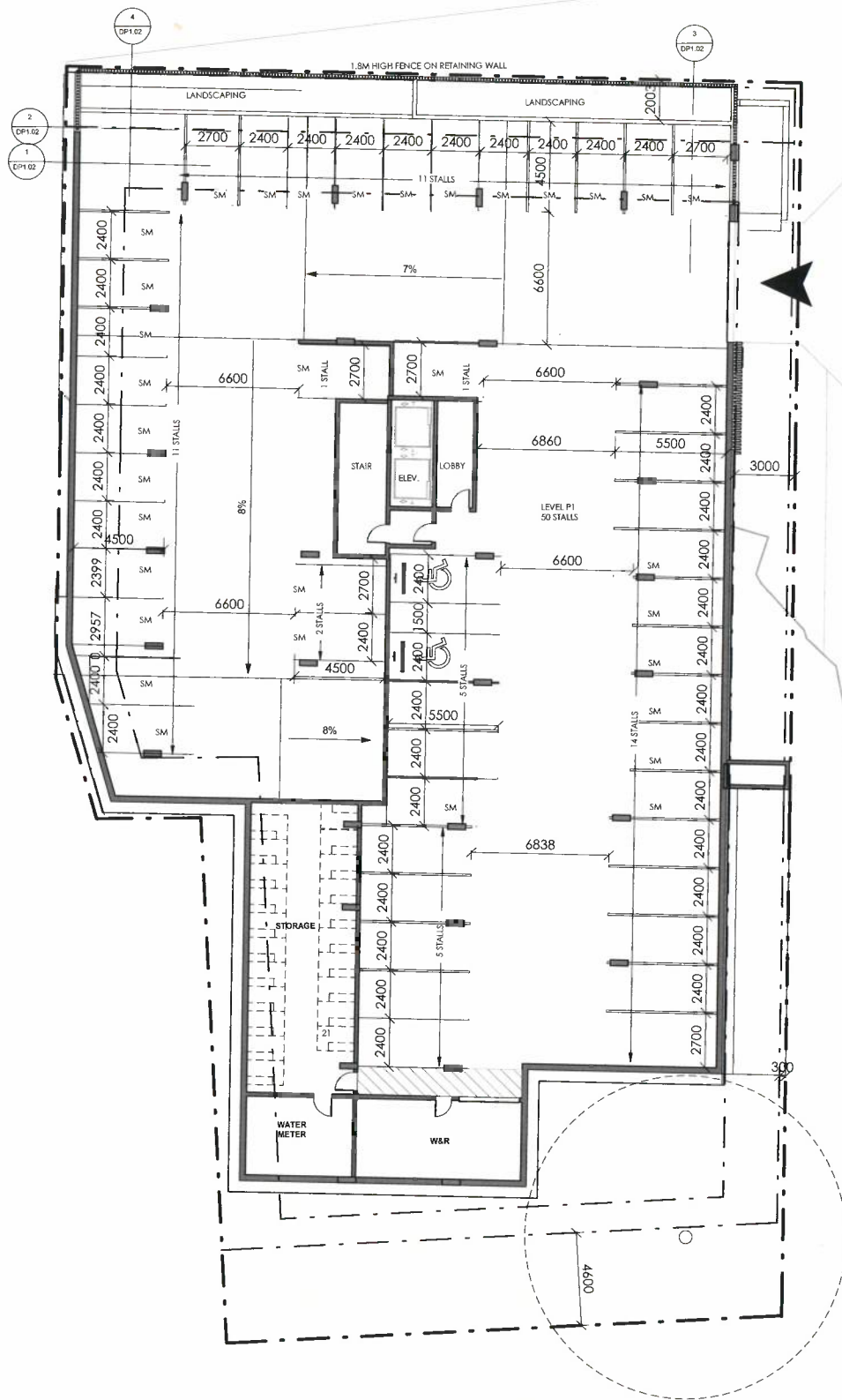
LOTS 1 & 2, PLAN 9871, LOT 8, PLAN 11993,
SUBURBAN LOT 38, ESQUIMALT DISTRICT

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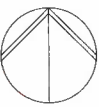
LEVEL P2

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DP2.02



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DP2.03
LEVEL P1
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DEVELOPMENT**
602 NELSON STREET, ESQUIMALT, BC
LOTS 1 & 2, PLAN 9871, LOT 8, PLAN 11993,
SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING
LEVEL P1

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DP2.04
LEVEL 1 / AMENITY
1 : 150



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PROJECT NAME AND ADDRESS

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602 NELSON STREET, ESQUIMALT, BC

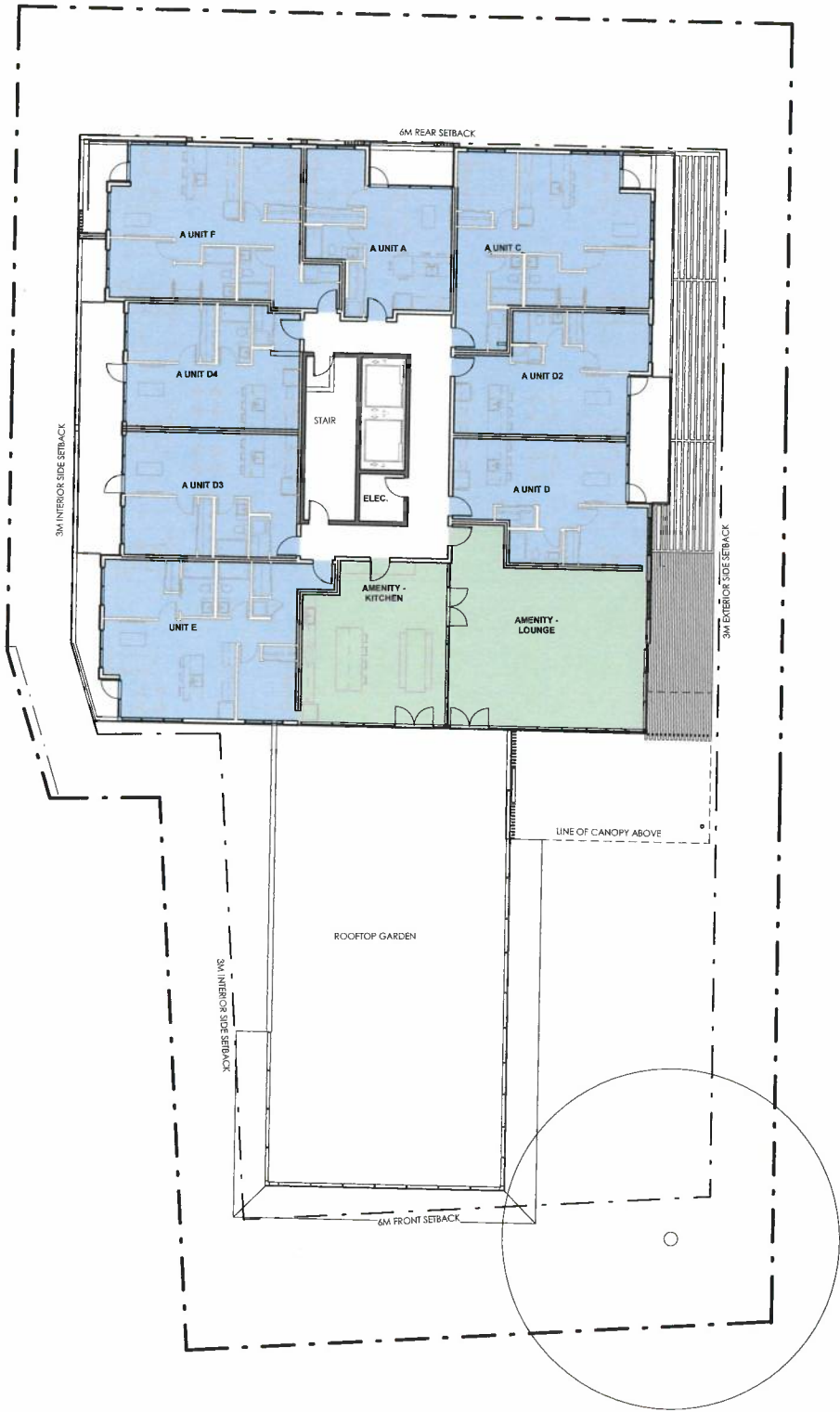
LOTS 1 & 2, PLAN 9871, LOT B, PLAN 11993,
SUBURBAN LOT 38, ESQUIMALT DISTRICT

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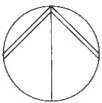
LEVEL 1 / MAIN

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DP2.04



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DP2.05
LEVEL 2
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

LEVEL 2

DRAWN BY	JOS NO.	Building Permit #
Author	2109	

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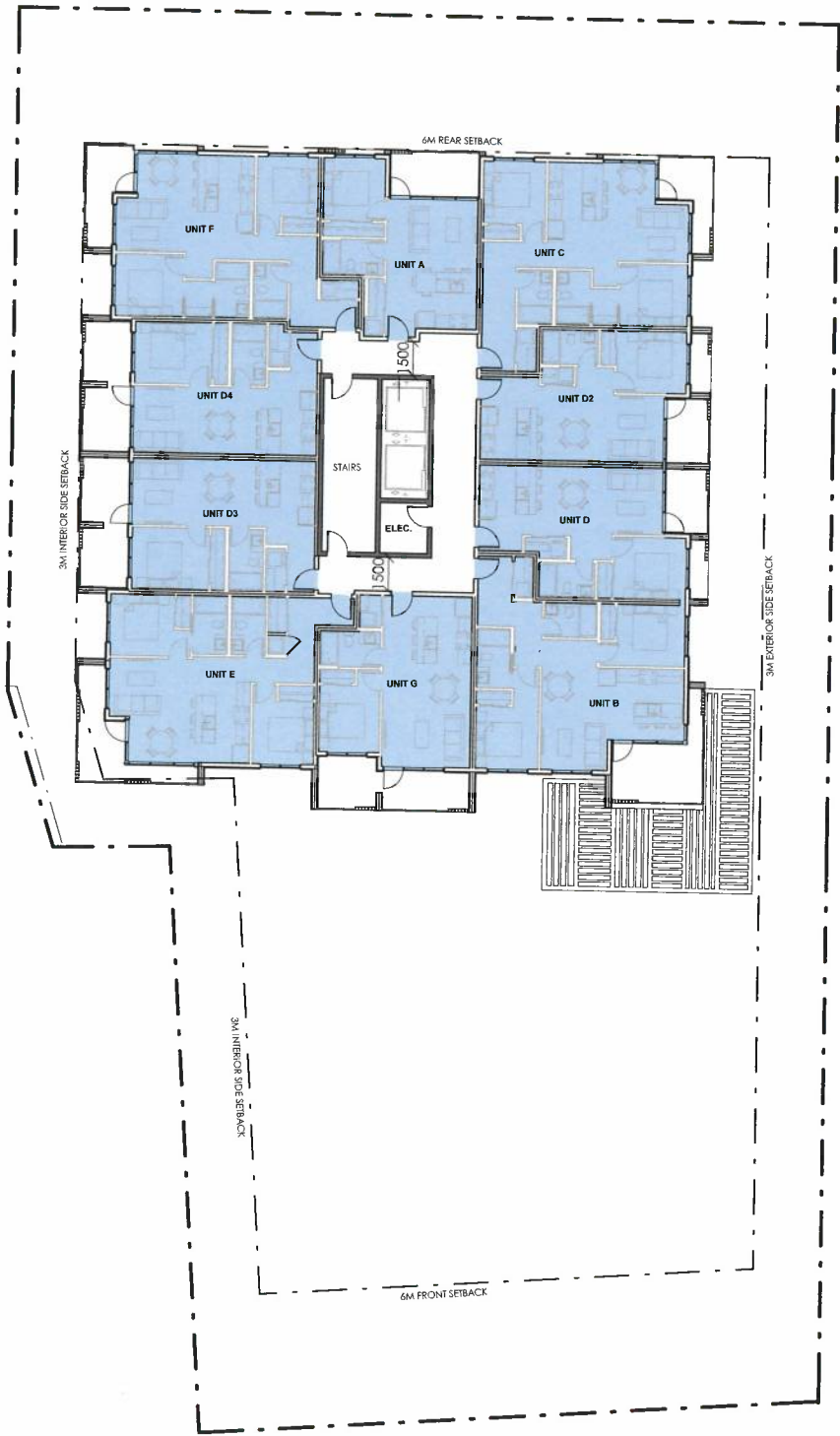
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2021/05

SCALE

AS NOTED

DP2.05



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DP2.06
LEVEL 3 / TYPICAL
1 : 150



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PROJECT NAME AND ADDRESS

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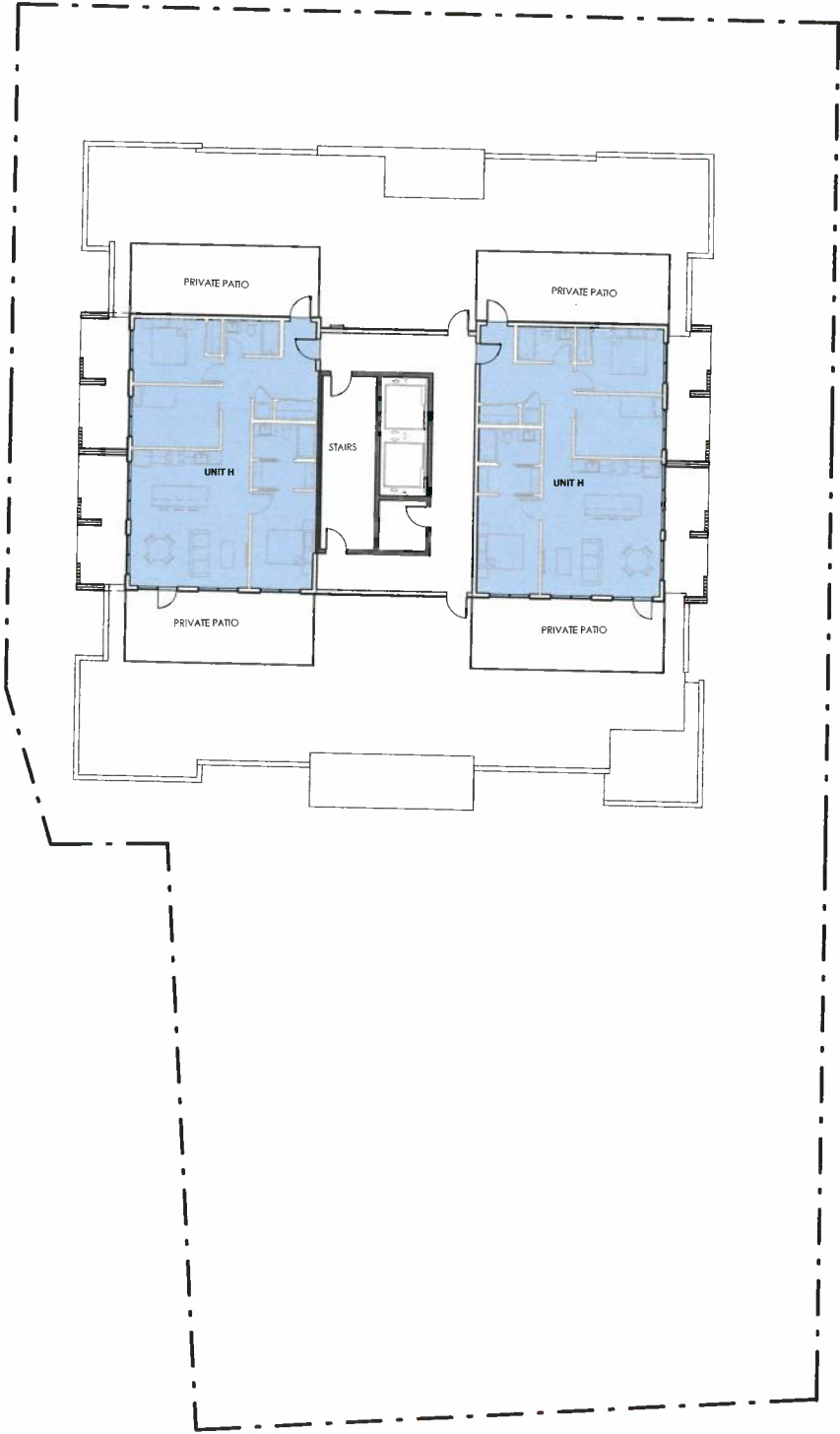
602 NELSON STREET, ESQUIMALT, BC

LOTS 1 & 2, PLAN 9871, LOT B, PLAN 11993,
SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING

LEVEL 3 / TYPICAL

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DP2.07

LEVEL 12 PH

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

LEVEL 12 / PH

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ISSUE DATE (yy/mm)	2021/05	
SCALE AS NOTED	DP2.07	



NORTH ELEVATION

1 : 150



SOUTH ELEVATION

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
NORTH & SOUTH ELEVATIONS

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DP3.01

Revision Schedule		
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1 EAST ELEVATION
DP3.02 1 : 150

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NELSON STREET RESIDENTIAL
DEVELOPMENT

602 NELSON STREET, ESQUIMALT, BC

LOTS 1 & 2, PLAN 9871, LOT B, PLAN 11993,
SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING

EAST ELEVATIONS

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2021/05		
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AS NOTED		



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DP3.03
WEST ELEVATION
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LOTS 1 & 2, PLAN 9871, LOT 8, PLAN 11993,
SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING

WEST ELEVATIONS

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