

PROJECT INFORMATION		
SITE AREA	2072 m ²	22,302.8 HP ² 0.2 Ha
BUILDING TYPE	MULTI-RESIDENTIAL HIGH-RISE	
RESIDENTIAL UNITS	99 RESIDENTIAL UNITS & 10 AFFORDABLE HOUSING UNITS = 109	
ZONING COMPLIANCE TABLE		
BYLAW	PERMITTED	PROVIDED
ZONING	RM-1	CD
DENSITY	N/A	
F.A.R	0.40	3.39
FRONT SETBACK	7.5M	6M
REAR SETBACK	7.5M	6M
SIDE SETBACK	4.5M	3M
BUILDING HEIGHT	7.5M	12 STOREYS
LOT COVERAGE	40% MAX	49%
AMENITY AREA	5% OF LOT TO BE OPEN USABLE AREA	
PARKING	PERMITTED	PROVIDED
VEHICLE: RESIDENTIAL	2 STALLS / UNIT	1 STALL / MARKET UNIT = 99 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)	111 STALLS (41 SMALL CAR STALLS)
LOADING STALL	1 STALL	1 STALL
BICYCLE PARKING	N/A	1 STALL / UNIT = 109 SECURE BIKE STALLS

GFA AS PER CITY BYLAW		
Name	Area	SF

LEVEL P3		
STORAGE	248.77 m ²	2677.75 SF
STORAGE	61.61 m ²	663.20 SF
	310.38 m ²	3340.95 SF
LEVEL P2		
STORAGE	25.32 m ²	272.53 SF
ELEC.	8.57 m ²	92.23 SF
STORAGE	41.53 m ²	447.07 SF
ELEC.	20.10 m ²	216.38 SF
	95.52 m ²	1028.21 SF
LEVEL P1		
ELEC.	8.57 m ²	92.25 SF
W&R	94.06 m ²	1012.46 SF
STORAGE	16.63 m ²	179.01 SF
	119.26 m ²	1283.73 SF

LEVEL 1 / AMENITY		
CAFE	184.86 m ²	1989.78 SF
UNITS	235.81 m ²	2538.20 SF
UNITS	235.26 m ²	2532.33 SF
	655.92 m ²	7060.30 SF

LEVEL 2		
UNITS	521.14 m ²	5609.51 SF
ELEC.	7.56 m ²	81.33 SF
	528.70 m ²	5690.84 SF

LEVEL 3 / TYPICAL		
UNITS	599.95 m ²	6457.78 SF
ELEC.	7.56 m ²	81.33 SF
	607.50 m ²	6539.11 SF

LEVEL 4		
UNITS	599.95 m ²	6457.78 SF
ELEC.	7.56 m ²	81.33 SF
	607.50 m ²	6539.11 SF

LEVEL 5		
UNITS	599.95 m ²	6457.78 SF
ELEC.	7.56 m ²	81.33 SF
	607.50 m ²	6539.11 SF

LEVEL 6		
UNITS	599.95 m ²	6457.78 SF
ELEC.	7.56 m ²	81.33 SF
	607.50 m ²	6539.11 SF

LEVEL 7		
UNITS	599.95 m ²	6457.78 SF
ELEC.	7.56 m ²	81.33 SF
	607.50 m ²	6539.11 SF

LEVEL 8		
UNITS	599.95 m ²	6457.78 SF
ELEC.	7.56 m ²	81.33 SF
	607.50 m ²	6539.11 SF

LEVEL 9		
UNITS	599.95 m ²	6457.78 SF
ELEC.	7.56 m ²	81.33 SF
	607.50 m ²	6539.11 SF

LEVEL 10		
UNITS	599.95 m ²	6457.78 SF
ELEC.	7.56 m ²	81.33 SF
	607.50 m ²	6539.11 SF

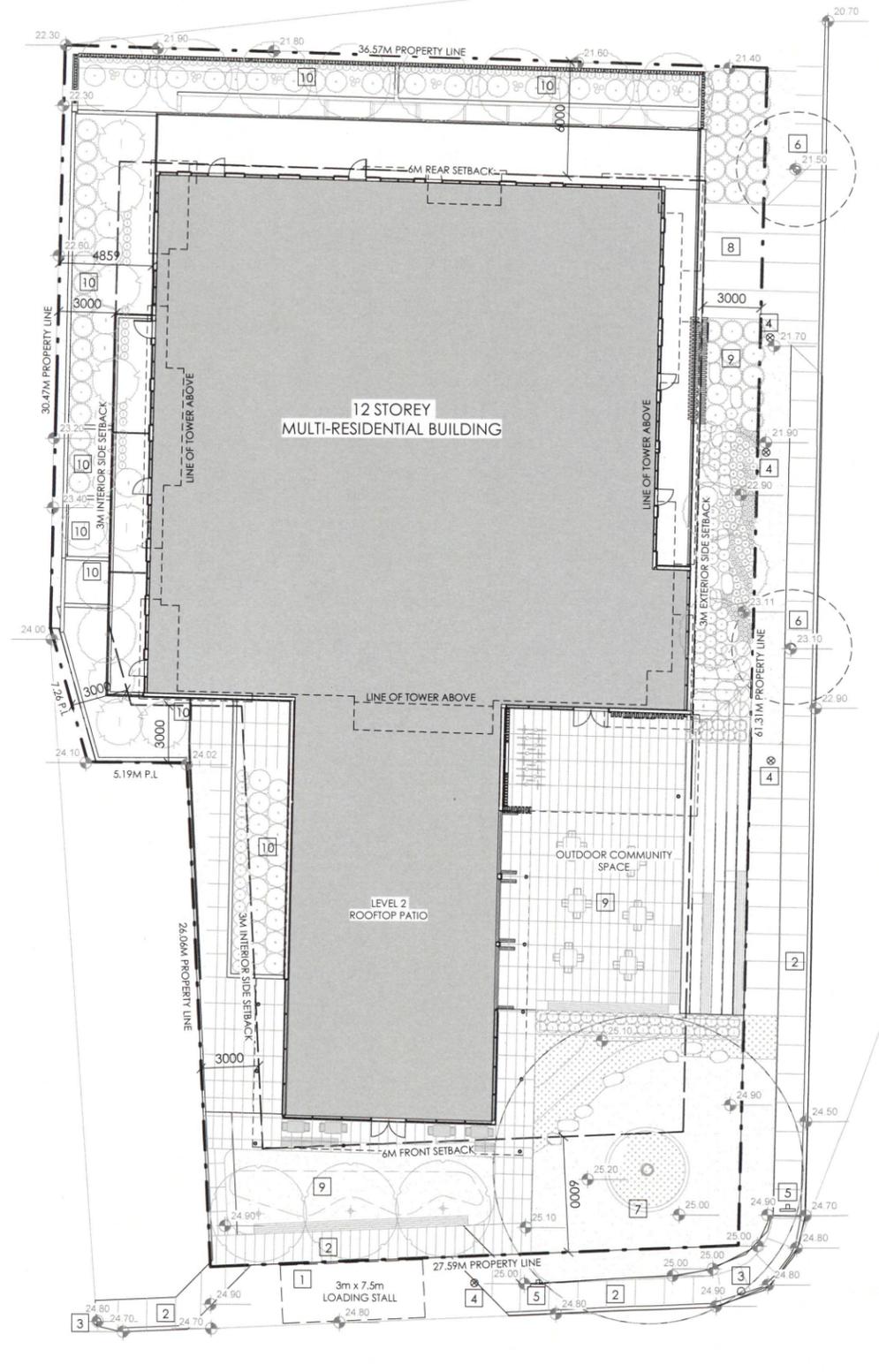
LEVEL 11		
UNITS	599.95 m ²	6457.78 SF
ELEC.	7.56 m ²	81.33 SF
	607.50 m ²	6539.11 SF

LEVEL 12 PH		
UNIT	89.14 m ²	959.46 SF
ELEC.	7.56 m ²	81.33 SF
UNIT	88.72 m ²	954.95 SF
	185.41 m ²	1995.75 SF

Grand total	7362.73 m ²	79251.78 SF
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KEYNOTE LEGEND	
1	PROPOSED LOADING STALL 3M X 7.5M
2	NEW CONCRETE SIDEWALK TO CITY OF ESQUIMALT STANDARDS
3	EXISTING UTILITY 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

UNIT COUNTS	
STUDIOS	1
1 BED, 1 BATH	44
1 BED, 1 BATH, DEN	20
2 BED, 2 BATH, NOOK	42
3 BED, 2 BATH	2
TOTAL	109



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



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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

DRAWN BY SM	JOB NO. 2109	Building Permit #
CHECKED BY TM	ISSUE DATE (yy/mm) 2021/05	SHEET
SCALE AS NOTED	DP1.00	

1 SITE PLAN
DP1.00 1:150



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- NOTES
- LOCAL GRID COORDINATES ARE DERIVED FROM DUAL FREQUENCY GPS DIFFERENTIAL CORRECTED PHASE OBSERVATIONS TO MONUMENT 8440184. ELEVATION=24.779 METRES.
 - TO CONVERT TO UTM ZONE 18N UTM GRID, GRID MEASURED DISTANCES, MULTIPLY DISTANCES BY A COMBINED FACTOR OF 0.9998109.
 - ELEVATIONS ARE IN METRES AND ARE REFERRED TO GEODETIC DATUM OSGB36/ADRIANUS MONUMENT 8440184. ELEVATION=24.779 METRES.
 - THIS PLAN REPRESENTS FIELD SURVEY CONDUCTED ON APRIL 28 AND MAY 7, 2021.
 - 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



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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

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

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ORIGINAL DWS SIZE: A483 D (27" x 34")

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

DRAWING
EXISTING SITE SURVEY

DRAWN BY
 Author
 2109

JOB NO.
 2109

Building Permit #

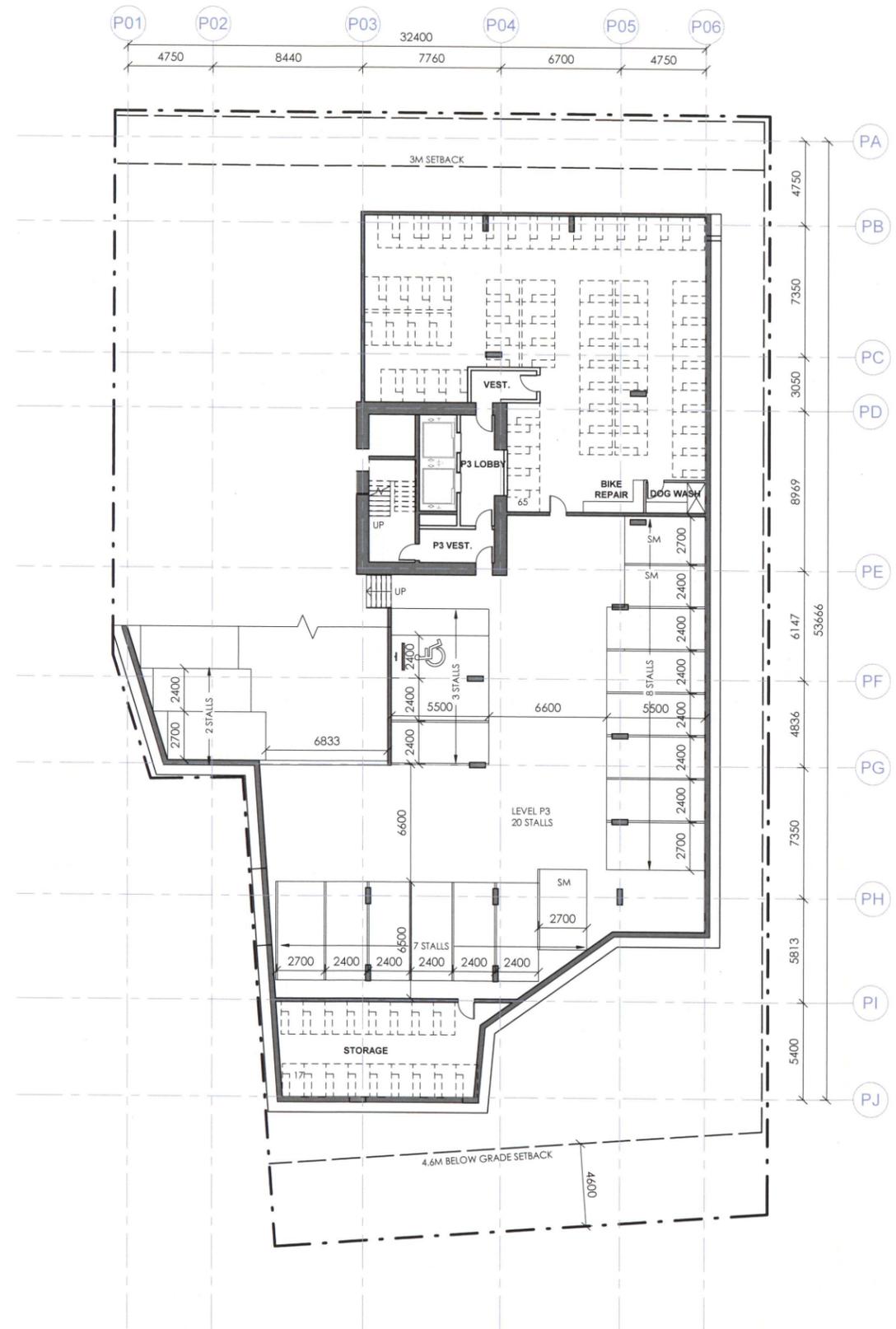
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 Checker

ISSUE DATE (yy/mm)
 2021/05

SCALE
 AS NOTED

DP1.01

EXISTING SITE SURVEY
 1:150



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1	2021/10/21	ISSUED FOR LAND USE AMENDMENT



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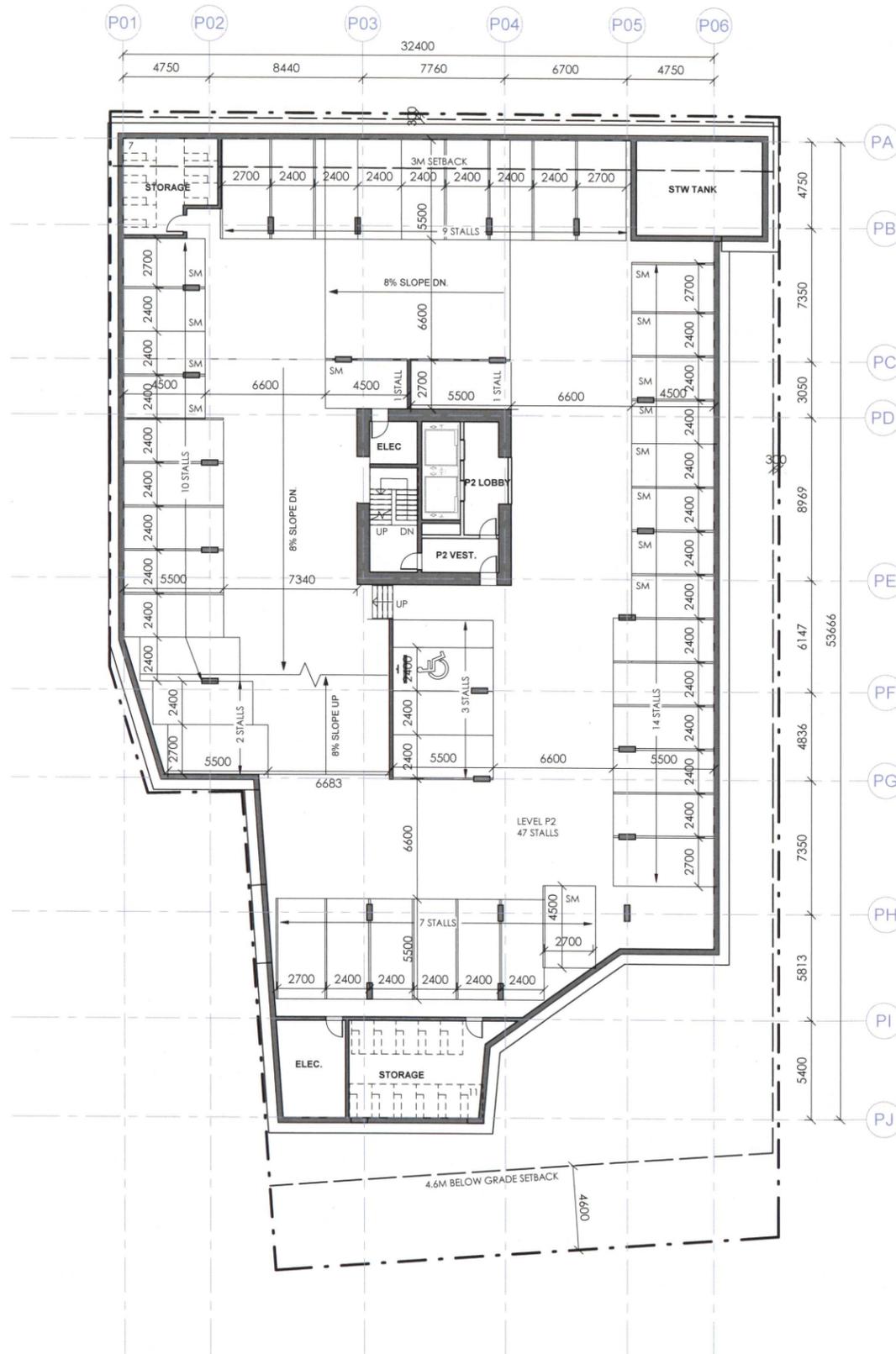
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 602 NELSON STREET, ESQUIMALT, BC
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 SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING
LEVEL P3

DRAWN BY Author	JOB NO. 2109	Building Permit #
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ISSUE DATE [yy/mm]		
SCALE		
AS NOTED		

1
 DP2.01
LEVEL P3.
 1 : 150

DP2.01



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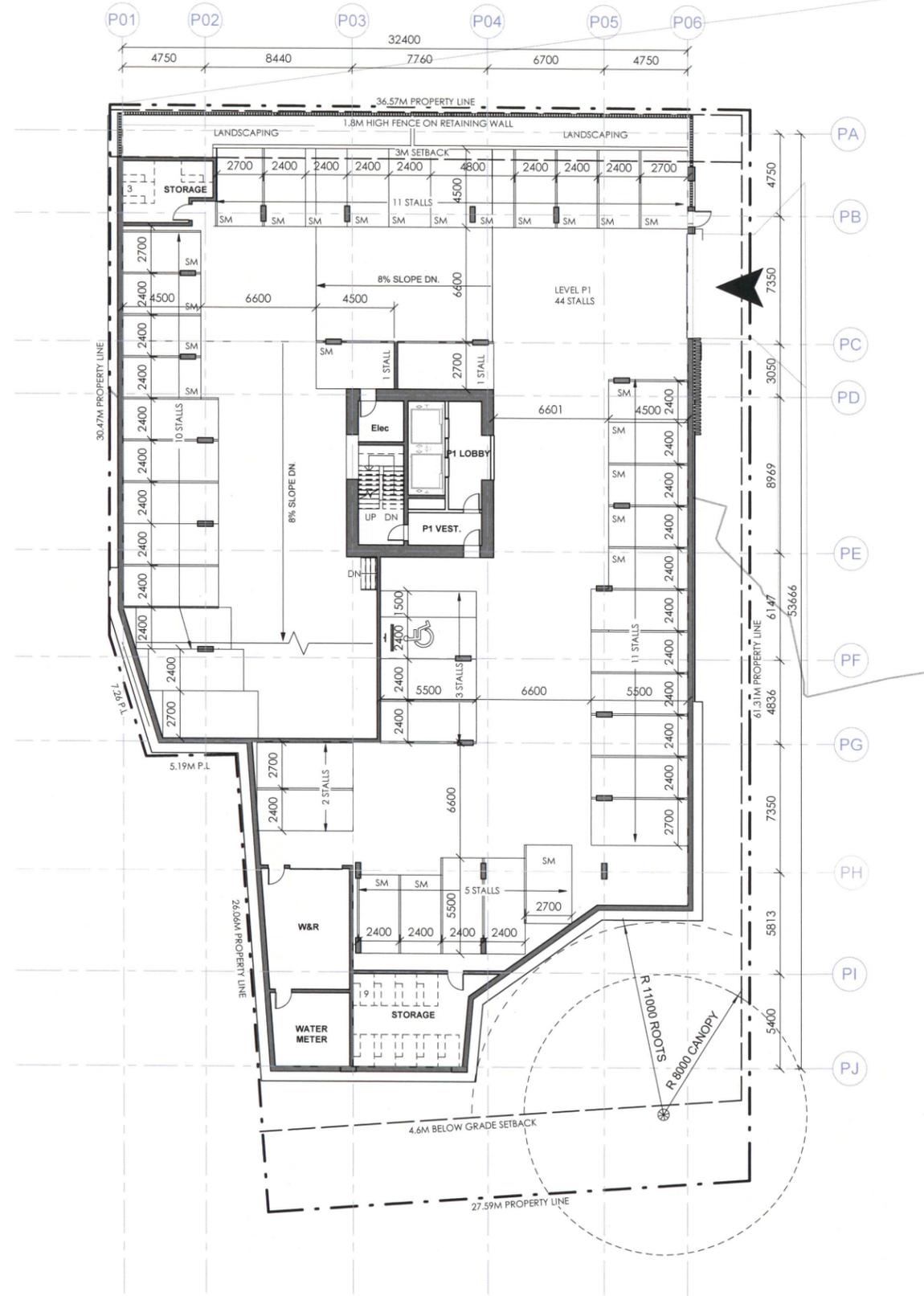
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 602 NELSON STREET, ESQUIMALT, BC
 LOTS 1 & 2, PLAN 9871, LOT B, PLAN 11993,
 SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING
LEVEL P2

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

LEVEL P2
 1 : 150

DP2.02



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DRAWING
LEVEL P1

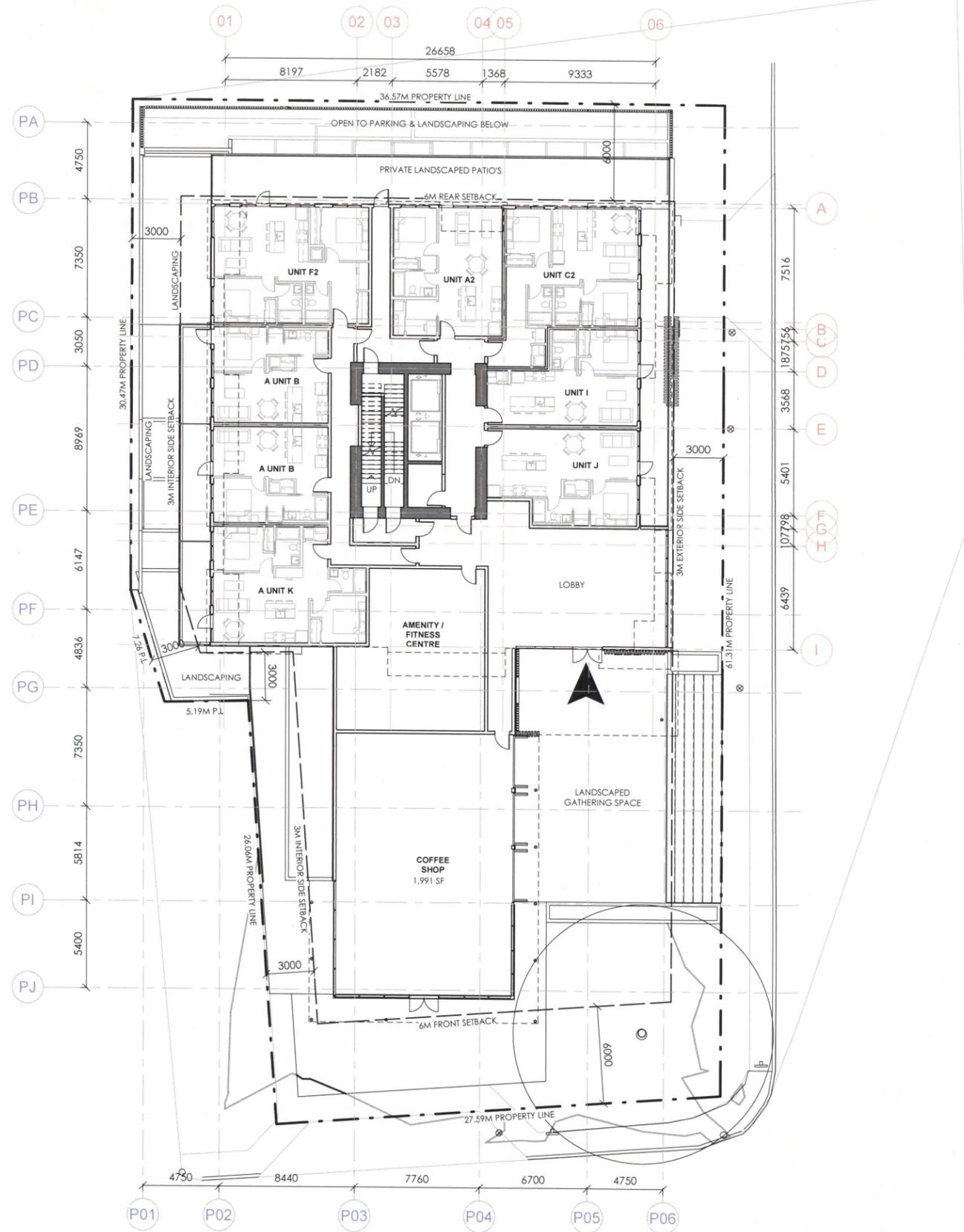
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CHECKED BY TC	ISSUE DATE (yy/mm) 2021/05	SHEET
SCALE AS NOTED		DP2.03

1 LEVEL P1
 DP2.03 1 : 150

UNIT AREAS			
Name	Area	AREA (SF)	Comments
LEVEL 1 / AMENITY			
A UNIT B	46.26 m ²	497.92 SF	1 BED, 1 BATH
A UNIT B	46.25 m ²	497.82 SF	1 BED, 1 BATH
A UNIT K	67.62 m ²	727.84 SF	2 BED, 2 BATH, NOOK
UNIT A2	58.03 m ²	624.66 SF	1 BED, 1 BATH, DEN
UNIT C2	72.59 m ²	781.39 SF	2 BED, 2 BATH, NOOK
UNIT F2	75.00 m ²	807.29 SF	2 BED, 2 BATH, NOOK
UNIT I	49.60 m ²	533.89 SF	1 BED, 1 BATH
UNIT J	55.58 m ²	598.29 SF	1 BED, 1 BATH
8	470.93 m ²	5069.10 SF	
LEVEL 2			
A UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
A UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
A UNIT D	57.39 m ²	617.73 SF	1 BED, 1 BATH
A UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
A UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
A UNIT F	75.82 m ²	816.07 SF	2 BED, 2 BATH, NOOK
A UNIT K	42.46 m ²	457.06 SF	STUDIO
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
9	521.15 m ²	5609.62 SF	
LEVEL 3 / TYPICAL			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.39 m ²	617.71 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 4			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 5			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 6			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH

UNIT AREAS			
Name	Area	AREA (SF)	Comments
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 7			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 8			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 9			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 10			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 11			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 12 PH			
UNIT H	88.61 m ²	953.77 SF	3 BED, 2 BATH
UNIT H	88.59 m ²	953.56 SF	3 BED, 2 BATH
2	177.20 m ²	1907.33 SF	
109	7434.48 m ²	80024.08 SF	

UNIT COUNTS	
STUDIOS	1
1 BED, 1 BATH	44
1 BED, 1 BATH, DEN	20
2 BED, 2 BATH, NOOK	42
3 BED, 2 BATH	2
TOTAL	109



GENERAL NOTES
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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

ARCHITECT
casola koppe
ARCHITECTS
#300 - 1410 1st SW, calgary, alberta T2R 0V8
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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
LEVEL 1 / MAIN

DRAWN BY Author	JOB NO. 2109	Building Permit #
CHECKED BY Checker	ISSUE DATE (yy/mm)	SHEET
	2021/05	DP2.04
SCALE AS NOTED		

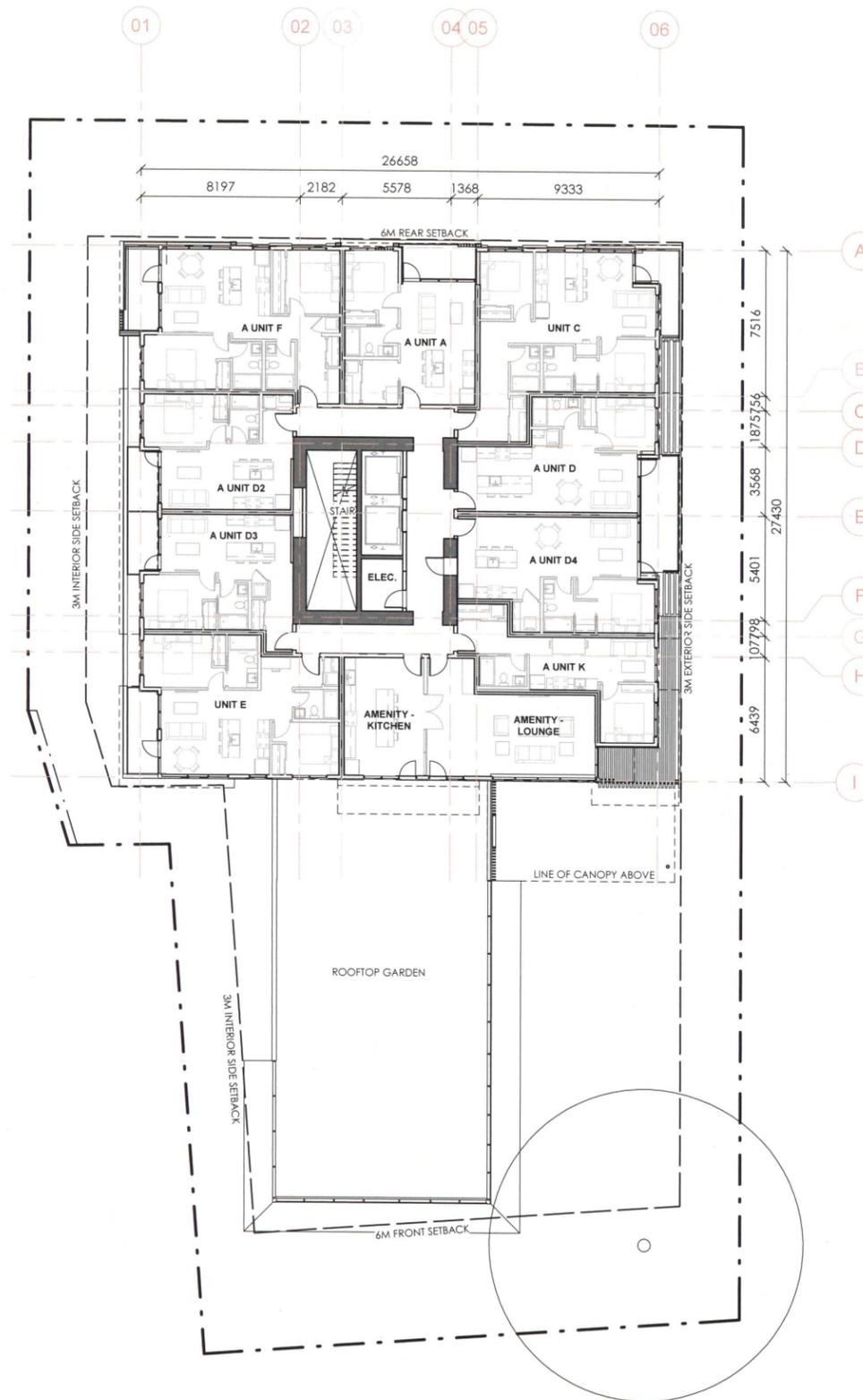
1
DP2.04
LEVEL 1 / AMENITY
1 : 150

UNIT AREAS			
Name	Area	AREA (SF)	Comments
LEVEL 1 / AMENITY			
A UNIT B	46.26 m ²	497.92 SF	1 BED, 1 BATH
A UNIT B	46.25 m ²	497.82 SF	1 BED, 1 BATH
A UNIT K	67.62 m ²	727.84 SF	2 BED, 2 BATH, NOOK
UNIT A2	58.03 m ²	624.66 SF	1 BED, 1 BATH, DEN
UNIT C2	72.59 m ²	781.39 SF	2 BED, 2 BATH, NOOK
UNIT F2	75.00 m ²	807.29 SF	2 BED, 2 BATH, NOOK
UNIT I	49.60 m ²	533.89 SF	1 BED, 1 BATH
UNIT J	55.58 m ²	598.29 SF	1 BED, 1 BATH
8	470.93 m ²	5069.10 SF	
LEVEL 2			
A UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
A UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
A UNIT D	57.39 m ²	617.73 SF	1 BED, 1 BATH
A UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
A UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
A UNIT F	75.82 m ²	816.07 SF	2 BED, 2 BATH, NOOK
A UNIT K	42.46 m ²	457.06 SF	STUDIO
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
9	521.15 m ²	5609.62 SF	
LEVEL 3 / TYPICAL			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.39 m ²	617.71 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 4			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 5			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 6			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH

UNIT AREAS			
Name	Area	AREA (SF)	Comments
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 7			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 8			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 9			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 10			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 11			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 12 PH			
UNIT H	88.61 m ²	953.77 SF	3 BED, 2 BATH
UNIT H	88.59 m ²	953.56 SF	3 BED, 2 BATH
2	177.20 m ²	1907.33 SF	
109	7434.48 m ²	80024.08 SF	

UNIT COUNTS	
STUDIOS	1
1 BED, 1 BATH	44
1 BED, 1 BATH, DEN	20
2 BED, 2 BATH, NOOK	42
3 BED, 2 BATH	2
TOTAL	109

UNIT AREAS - NON-MARKET			
Name	Area	AREA (SF)	Comments
LEVEL 1 / AMENITY			
A UNIT B	46.26 m ²	497.92 SF	1 BED, 1 BATH
A UNIT B	46.25 m ²	497.82 SF	1 BED, 1 BATH
A UNIT K	67.62 m ²	727.84 SF	2 BED, 2 BATH, NOOK
LEVEL 2			
A UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
A UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
A UNIT D	57.39 m ²	617.73 SF	1 BED, 1 BATH
A UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
A UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
A UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
A UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
A UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
A UNIT K	42.46 m ²	457.06 SF	STUDIO
10			



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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
LEVEL 2

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

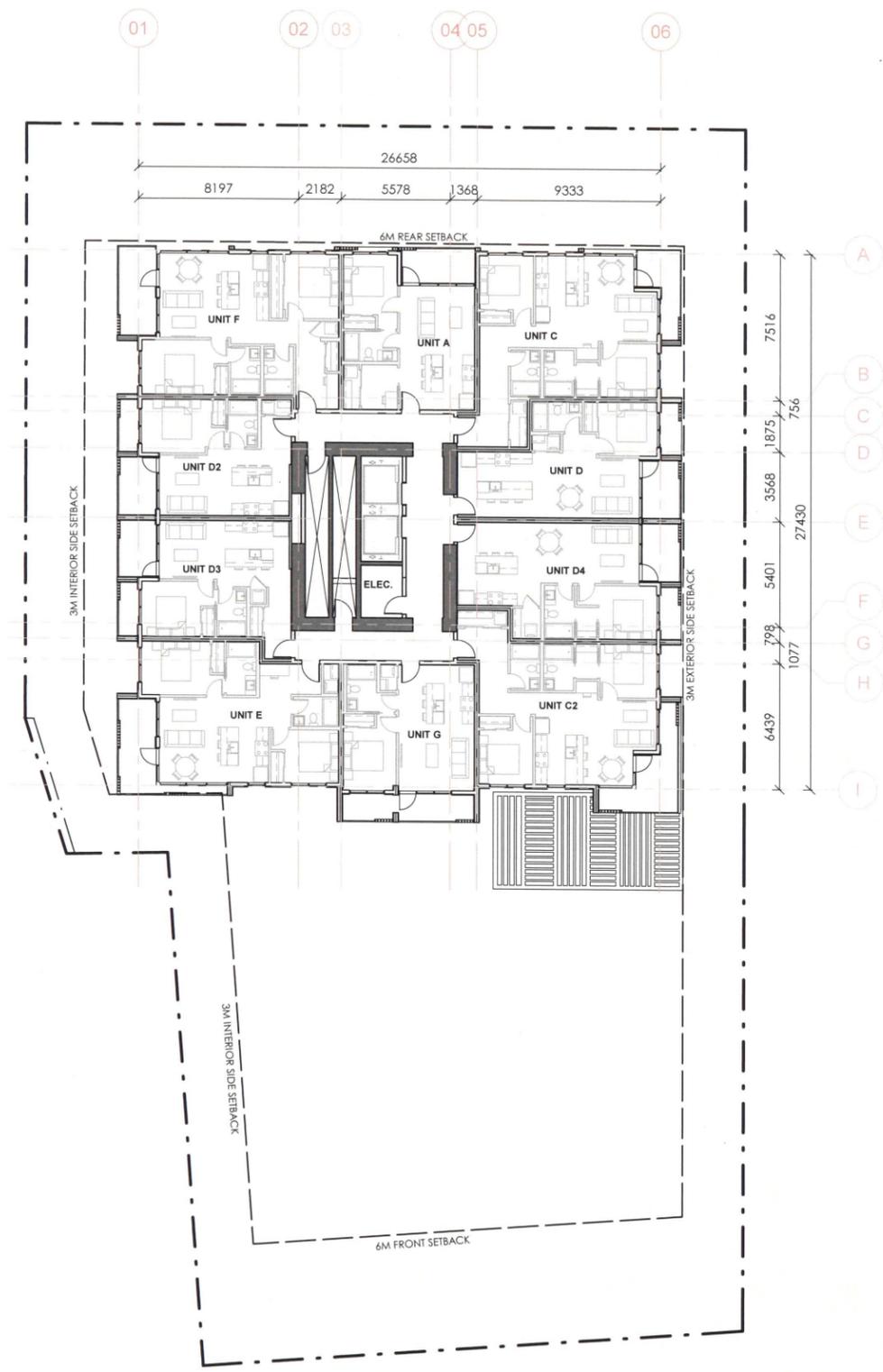
1
DP2.05
LEVEL 2
1 : 150

DP2.05

UNIT AREAS			
Name	Area	AREA (SF)	Comments
LEVEL 1 / AMENITY			
A UNIT B	46.26 m ²	497.92 SF	1 BED, 1 BATH
A UNIT B	46.25 m ²	497.82 SF	1 BED, 1 BATH
A UNIT K	67.62 m ²	727.84 SF	2 BED, 2 BATH, NOOK
UNIT A2	58.03 m ²	624.66 SF	1 BED, 1 BATH, DEN
UNIT C2	72.59 m ²	781.39 SF	2 BED, 2 BATH, NOOK
UNIT F2	75.00 m ²	807.29 SF	2 BED, 2 BATH, NOOK
UNIT I	49.60 m ²	533.89 SF	1 BED, 1 BATH
UNIT J	55.58 m ²	598.29 SF	1 BED, 1 BATH
8	470.93 m ²	5069.10 SF	
LEVEL 2			
A UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
A UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
A UNIT D	57.39 m ²	617.73 SF	1 BED, 1 BATH
A UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
A UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
A UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
A UNIT K	42.46 m ²	457.06 SF	STUDIO
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
9	521.15 m ²	5609.62 SF	
LEVEL 3 / TYPICAL			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
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UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.71 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 4			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 5			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 6			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH

UNIT AREAS			
Name	Area	AREA (SF)	Comments
UNIT D3	50.09 m ²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m ²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 7			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
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UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 8			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
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UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 9			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m ²	502.42 SF	1 BED, 1 BATH
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UNIT E	68.05 m ²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m ²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 10			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m ²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m ²	562.53 SF	1 BED, 1 BATH
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UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
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LEVEL 11			
UNIT A	51.17 m ²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m ²	1833.45 SF	2 BED, 2 BATH, NOOK
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UNIT G	47.12 m ²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m ²	7493.11 SF	
LEVEL 12 PH			
UNIT H	88.61 m ²	953.77 SF	3 BED, 2 BATH
UNIT H	88.59 m ²	953.56 SF	3 BED, 2 BATH
2	177.20 m ²	1907.33 SF	
109	7434.48 m ²	80024.08 SF	

UNIT COUNTS	
STUDIOS	1
1 BED, 1 BATH	44
1 BED, 1 BATH, DEN	20
2 BED, 2 BATH, NOOK	42
3 BED, 2 BATH	2
TOTAL	109



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ARCHITECT
casola koppe
ARCHITECTS
#300 - 1410 1st SW, calgary, alberta T2R 0V8
bus: (403) 287-9960 fax: (403) 287-9962 info@ckarch.ca

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
LEVEL 3 / TYPICAL

DRAWN BY Author	JOB NO. 2109	Building Permit #
CHECKED BY Checker	ISSUE DATE (yy/mm) 2021/05	SHEET
SCALE AS NOTED		DP2.06

UNIT AREAS			
Name	Area	AREA (SF)	Comments

LEVEL 1 / AMENITY			
A UNIT B	46.26 m²	497.92 SF	1 BED, 1 BATH
A UNIT B	46.25 m²	497.82 SF	1 BED, 1 BATH
A UNIT K	67.62 m²	727.84 SF	2 BED, 2 BATH, NOOK
UNIT A2	58.03 m²	624.66 SF	1 BED, 1 BATH, DEN
UNIT C2	72.59 m²	781.39 SF	2 BED, 2 BATH, NOOK
UNIT F2	75.00 m²	807.29 SF	2 BED, 2 BATH, NOOK
UNIT I	49.60 m²	533.89 SF	1 BED, 1 BATH
UNIT J	55.58 m²	598.29 SF	1 BED, 1 BATH
8	470.93 m²	5069.10 SF	

LEVEL 2			
A UNIT A	51.17 m²	550.82 SF	1 BED, 1 BATH, DEN
A UNIT D	52.26 m²	562.53 SF	1 BED, 1 BATH
A UNIT D	57.39 m²	617.73 SF	1 BED, 1 BATH
A UNIT D2	46.68 m²	502.42 SF	1 BED, 1 BATH
A UNIT D3	50.09 m²	539.11 SF	1 BED, 1 BATH
A UNIT F	75.82 m²	816.07 SF	2 BED, 2 BATH, NOOK
A UNIT K	42.46 m²	457.06 SF	STUDIO
UNIT C	77.24 m²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT E	68.05 m²	732.52 SF	2 BED, 2 BATH, NOOK
9	521.15 m²	5609.62 SF	

LEVEL 3 / TYPICAL			
UNIT A	51.17 m²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.39 m²	617.71 SF	1 BED, 1 BATH
UNIT E	68.05 m²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m²	7493.11 SF	

LEVEL 4			
UNIT A	51.17 m²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m²	7493.11 SF	

LEVEL 5			
UNIT A	51.17 m²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m²	7493.11 SF	

LEVEL 6			
UNIT A	51.17 m²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m²	502.42 SF	1 BED, 1 BATH

UNIT AREAS			
Name	Area	AREA (SF)	Comments

UNIT D3	50.09 m²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m²	7493.11 SF	

LEVEL 7			
UNIT A	51.17 m²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m²	7493.11 SF	

LEVEL 8			
UNIT A	51.17 m²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m²	7493.11 SF	

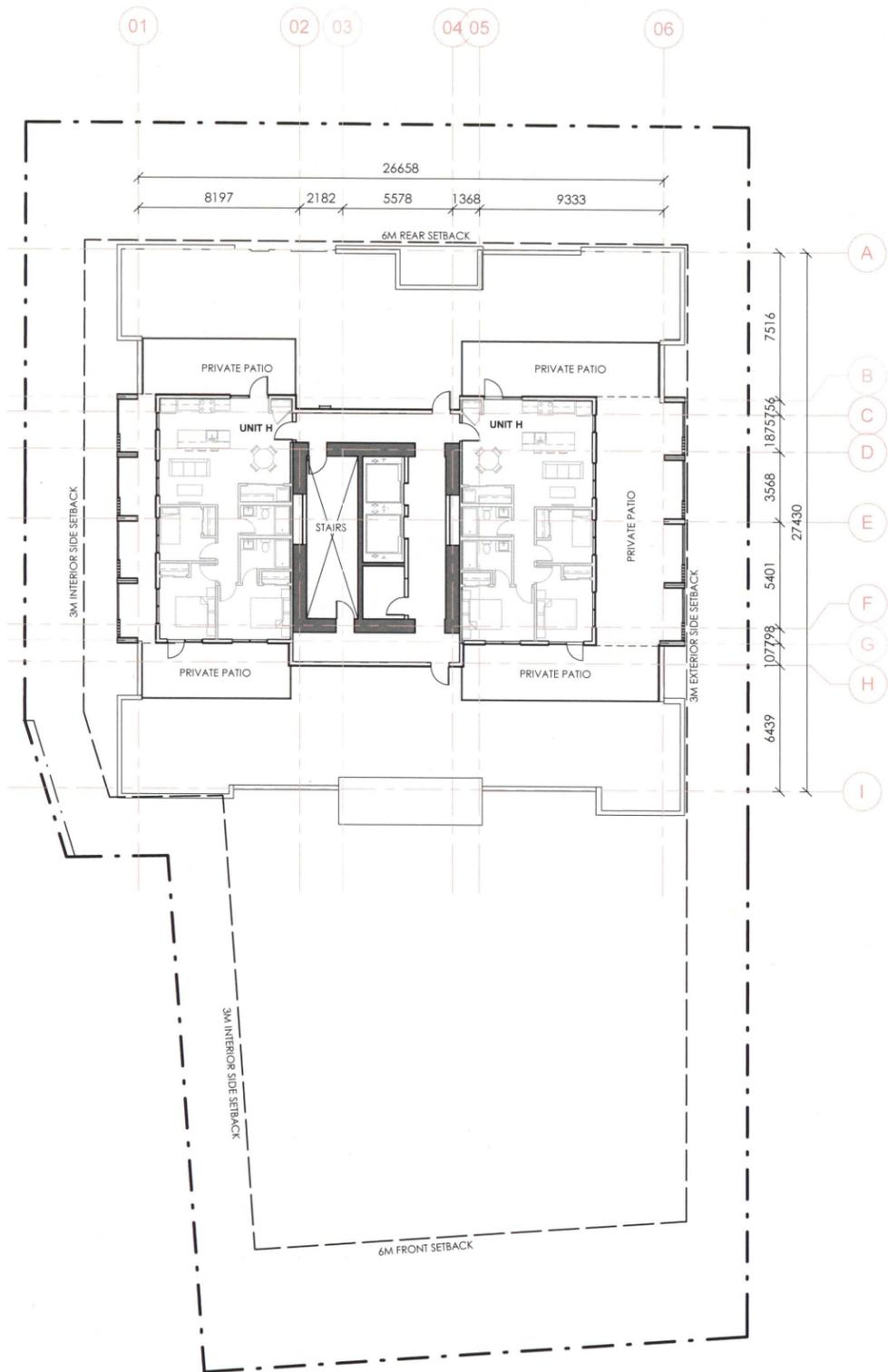
LEVEL 9			
UNIT A	51.17 m²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m²	7493.11 SF	

LEVEL 10			
UNIT A	51.17 m²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m²	7493.11 SF	

LEVEL 11			
UNIT A	51.17 m²	550.82 SF	1 BED, 1 BATH, DEN
UNIT C	170.33 m²	1833.45 SF	2 BED, 2 BATH, NOOK
UNIT C	77.24 m²	831.36 SF	2 BED, 2 BATH, NOOK
UNIT D	52.26 m²	562.53 SF	1 BED, 1 BATH
UNIT D2	46.68 m²	502.42 SF	1 BED, 1 BATH
UNIT D3	50.09 m²	539.11 SF	1 BED, 1 BATH
UNIT D4	57.38 m²	617.66 SF	1 BED, 1 BATH
UNIT E	68.05 m²	732.52 SF	2 BED, 2 BATH, NOOK
UNIT F	75.82 m²	816.09 SF	2 BED, 2 BATH, NOOK
UNIT G	47.12 m²	507.16 SF	1 BED, 1 BATH, DEN
10	696.13 m²	7493.11 SF	

LEVEL 12 PH			
UNIT H	88.61 m²	953.77 SF	3 BED, 2 BATH
UNIT H	88.59 m²	953.56 SF	3 BED, 2 BATH
2	177.20 m²	1907.33 SF	
109	7434.48 m²	80024.08 SF	

UNIT COUNTS	
STUDIOS	1
1 BED, 1 BATH	44
1 BED, 1 BATH, DEN	20
2 BED, 2 BATH, NOOK	42
3 BED, 2 BATH	2
TOTAL	109



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



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ARCHITECT
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ARCHITECTS
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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
LEVEL 12 / PH

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

LEVEL 12 PH
1 : 150

DP2.07



1 NORTH ELEVATION
1: 150



2 SOUTH ELEVATION
1: 150

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

DRAWING
NORTH & SOUTH ELEVATIONS

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

DP3.01



1 EAST ELEVATION
DP3.02 1 : 150

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



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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
EAST ELEVATIONS

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

DP3.02



1 WEST ELEVATION
DP3.03 1 : 150

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Revision Schedule		
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1	2021/10/21	ISSUED FOR LAND USE AMENDMENT



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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
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	



SHEET NOTES

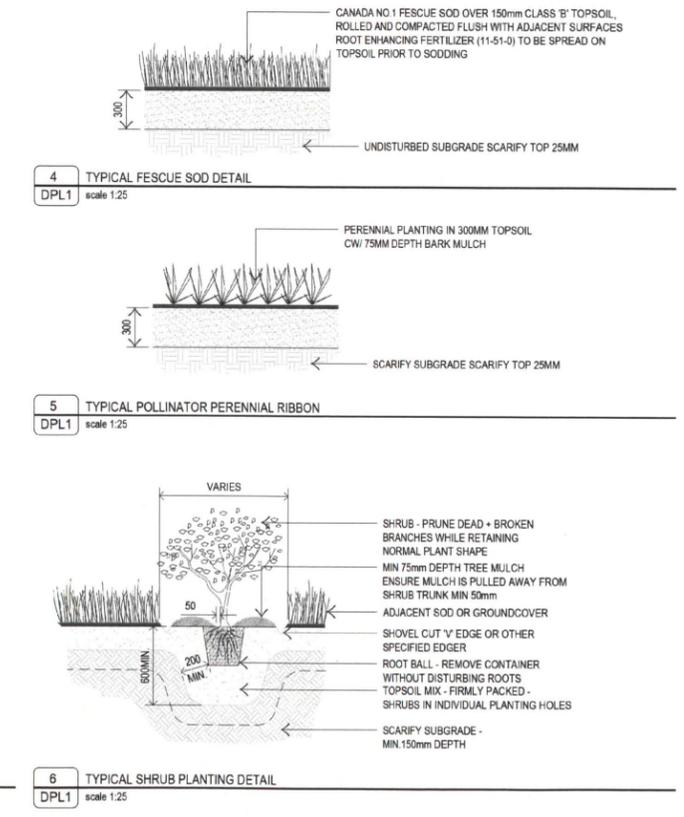
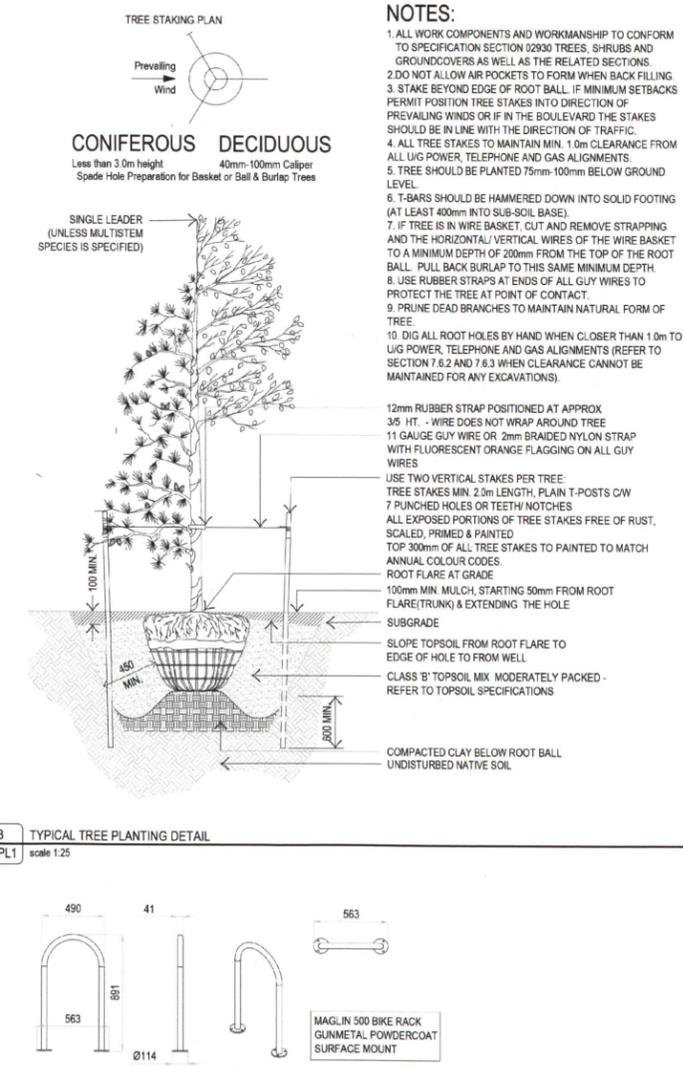
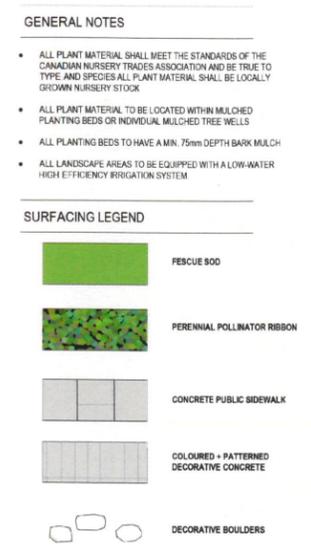
- N.01 EXISTING GARRY OAK TO REMAIN W/ GREAT CAMAS FEATURE GARDEN AT THE BASE
- N.02 PERENNIAL POLLINATOR RIBBON GARDEN
- N.03 RAISED PLANTER W/ ORNAMENTAL GRASSES
- N.04 LONG BENCH + TERRACED COMMUNITY SEATING
- N.05 SEATING STAIRS
- N.06 COMMUNITY PLAZA - 147m2
- N.07 RAISED PLANTER W/ ORNAMENTAL GRASSES
- 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 PATIO
- N.14 RAMGARDEN
- N.15 BICYCLE PARKING
- N.16 LINEAR PLAZA / WALKWAY
- N.17 COMMUNITY LONG BENCH W/ LED LIGHTING

SITE FURNISHINGS

- BISTRO TABLE
- BENCH

PLANT LIST

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
Pc3.0	<i>Pinus contorta</i>	SHORE PINE	3.0M HT. B&B. MIN 1220mm ROOT BALL	04
At	<i>Acer x freemanii 'Armstrong'</i>	ARMSTRONG MAPLE	80mm CAL. B&B. MIN 600mm Ø ROOT BALL. SINGLE LEADER	03
Fa	<i>Fagus sylvatica 'Not Obsol'</i>	DAWKIN PURPLE BEECH	80mm CAL. B&B. MIN 600mm Ø ROOT BALL. SINGLE LEADER	08
CONIFEROUS SHRUBS				
Jh	<i>Juniperus horizontalis</i>	HORIZONTAL JUNIPER	#2 CONT. MIN 600mm ht.	45
DECIDUOUS SHRUBS				
rs	<i>Ribes sanguineum</i>	RED FLOWERING CURRANT	#2 CONT. MIN 600mm ht.	02
ma	<i>Mahonia aquifolium</i>	TALL OREGAN GRAPE	#2 CONT. MIN 600mm ht.	07
ra	<i>Rosa nutkana</i>	NOOTKA ROSE	#2 CONT. MIN 600mm ht.	07
hd	<i>Halethodes discolor</i>	OCEANSPRAY	#2 CONT. MIN 600mm ht.	09
GROUNDCOVER, VINES + GRASSES				
kn	<i>Andropogon scoparius</i>	KINKIDNIK	4" POT	100
mn	<i>Maianthemum dilatatum</i>	FALSE LILY OF THE VALLEY	4" POT	114
pm	<i>Polystichum munium</i>	SWORD FERN	4" POT	47
cm	<i>Camassia leichtlinii</i>	GREAT CAMAS	4" POT	60
fg	<i>Fragaria chiloensis</i>	COASTAL STRAWBERRY	4" POT	101
st	<i>Calamagrostis acutiflora</i>	KARL FOERSTER GRASS	4" POT	45
pq	<i>Perithousia quinquefolia</i>	VIRGINIA CREEPER	4" POT	110



1 LANDSCAPE PLAN
DPL1 scale 1:125

RELEASES

NO.	DESCRIPTION	DATE
1	ISSUED FOR COMMENTS	31.01.2022
2	ISSUED FOR REVIEW	15.06.2021
3	ISSUED FOR REVIEW	04.06.2021

NELSON STREET RESIDENTIAL DEVELOPMENT

PROJECT NO: 192 NELSON STREET | ESQUIMALT | BC
 CLIENT: LOTS 1 AND 2 PLAN 9871, LOT 8 PLAN 1980 SUBURBAN LOT 38, ESQUIMALT DISTRICT
 DATE: OCT 9 / 2021
 DRAWN BY: AP / DTM
 CHECKED BY: CTV
 SCALE: AS NOTED

LANDSCAPE PLAN

DPL1

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