

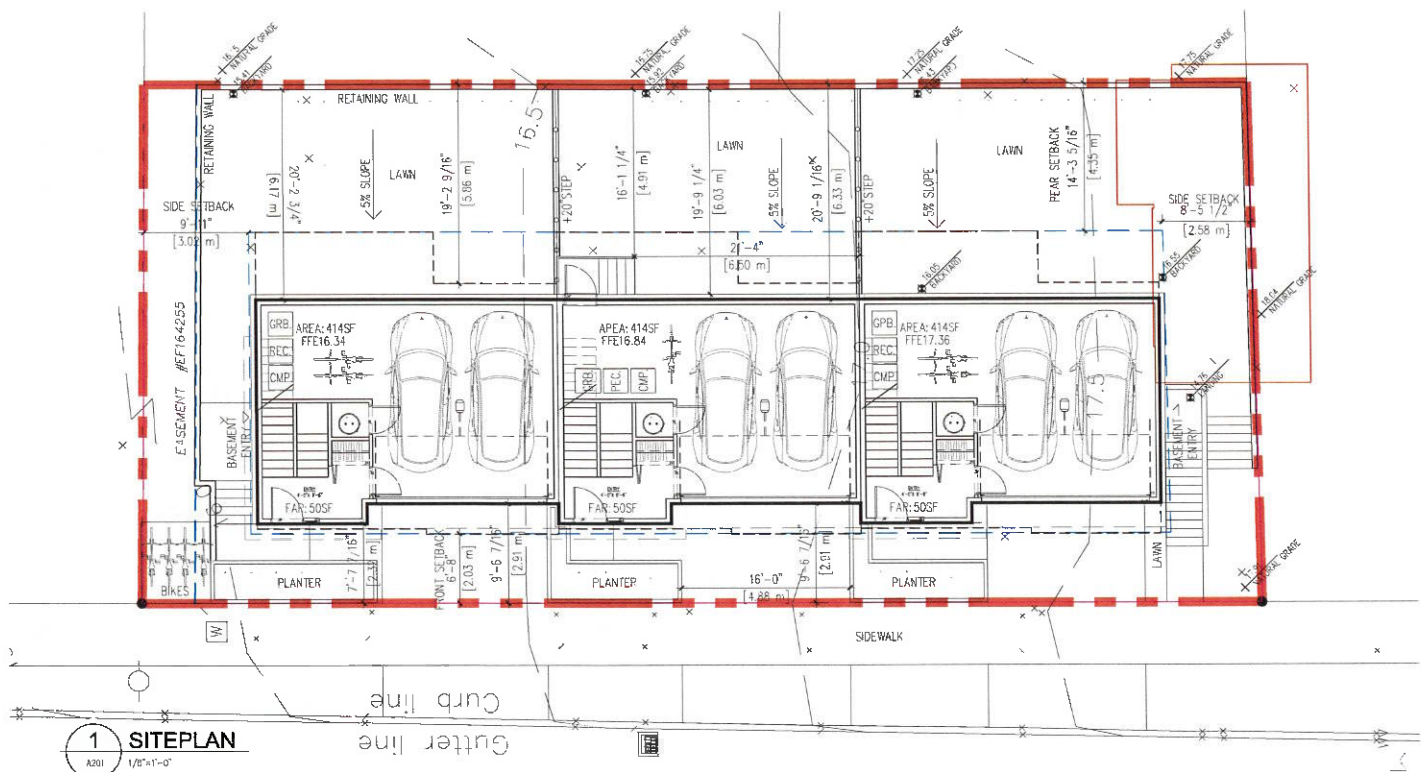
RE - ISSUED FOR DVP
JANUARY 28 2021

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

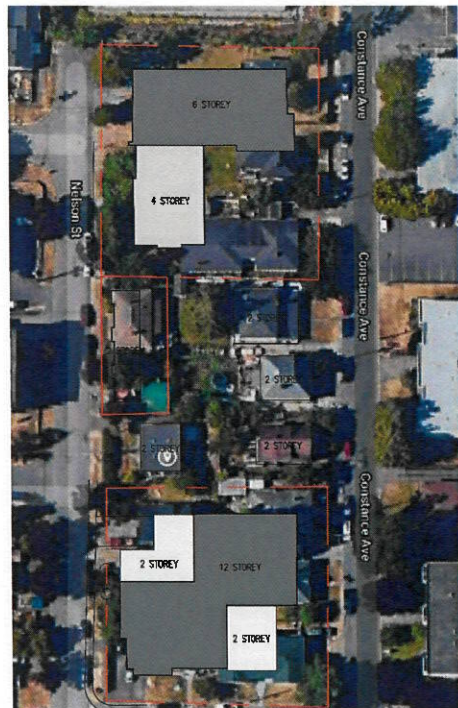
SITE COVERAGE: 44.9% (2,545SF) - 40% ALLOWED

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

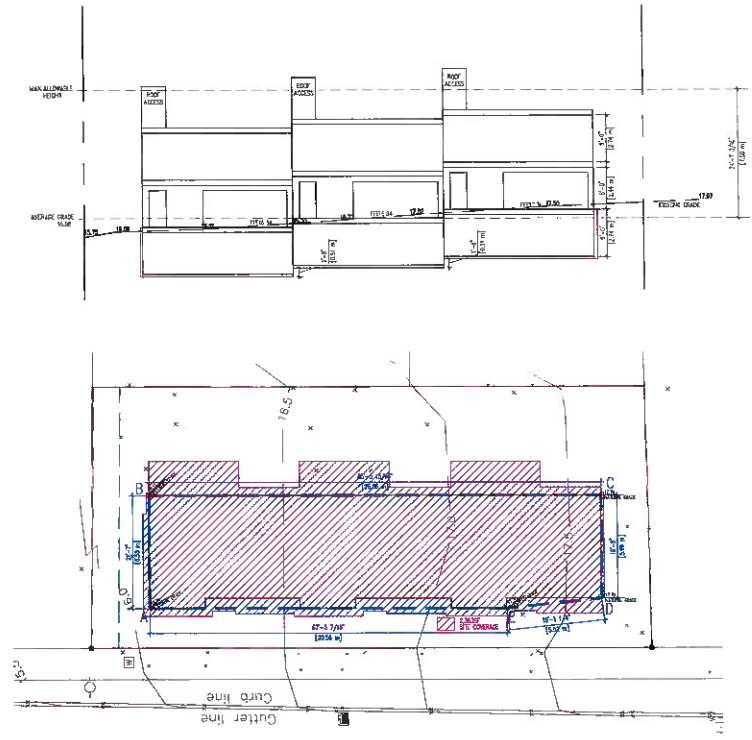
BUILDING HEIGHT: 7.5M AT TALLEST POINT (7.5M ALLOWED)

PARKING: 6 (GARAGE) (6 REQUIRED)

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



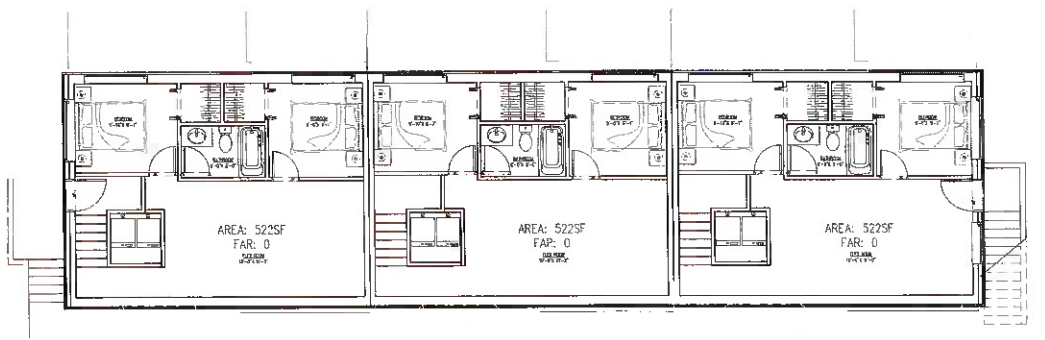
2 CONTEXT PLAN
A201 1/8"=1'-0"



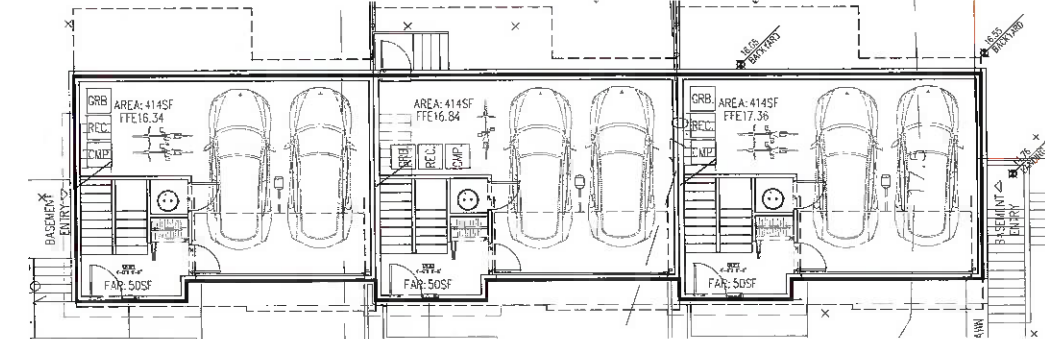
633 Nelson					
AB	16.10	16.11	16.11	6.58	105.97
BC	16.11	17.70	16.91	26.06	440.54
CD	17.70	17.70	17.70	5.99	106.02
DE	17.70	17.30	17.50	5.52	96.60
EA	17.30	16.10	16.70	20.56	343.35
Subtotals				64.71	1092.49
Average					16.88

7 AVERAGE GRADE CALCULATIONS
A201 1/8"=1'-0"

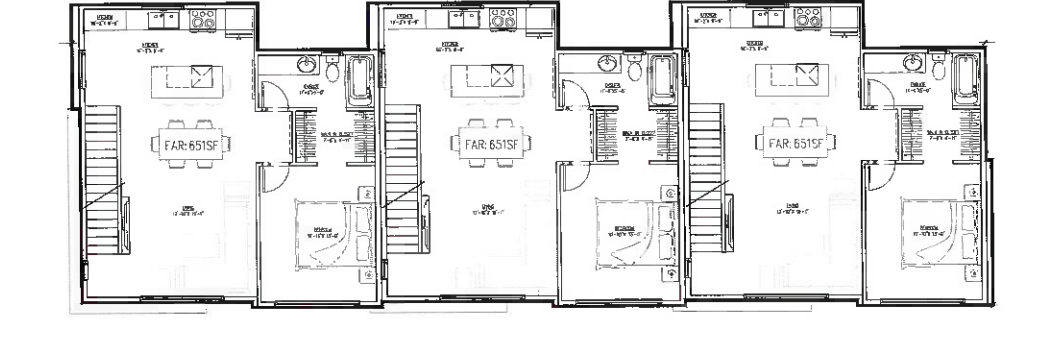
3 BASEMENT FLOOR PLAN
A201 1/8"=1'-0"



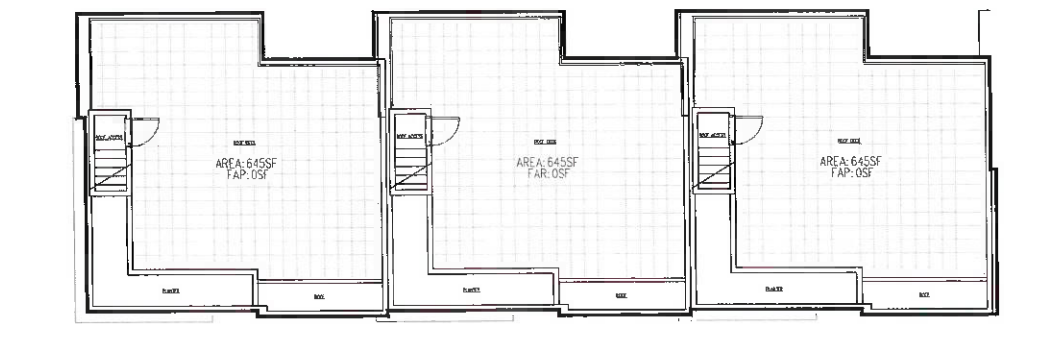
4 MAIN FLOOR PLAN
A201 1/8"=1'-0"

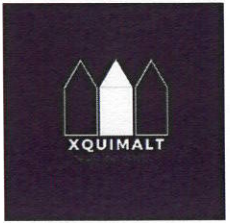


5 SECOND FLOOR PLAN
A201 1/8"=1'-0"



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:
**THE LOFTS
ESQUIMALT**

PROJECT ADDRESS:
**633 NELSON STREET
ESQUIMALT**

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

PROJECT NO:

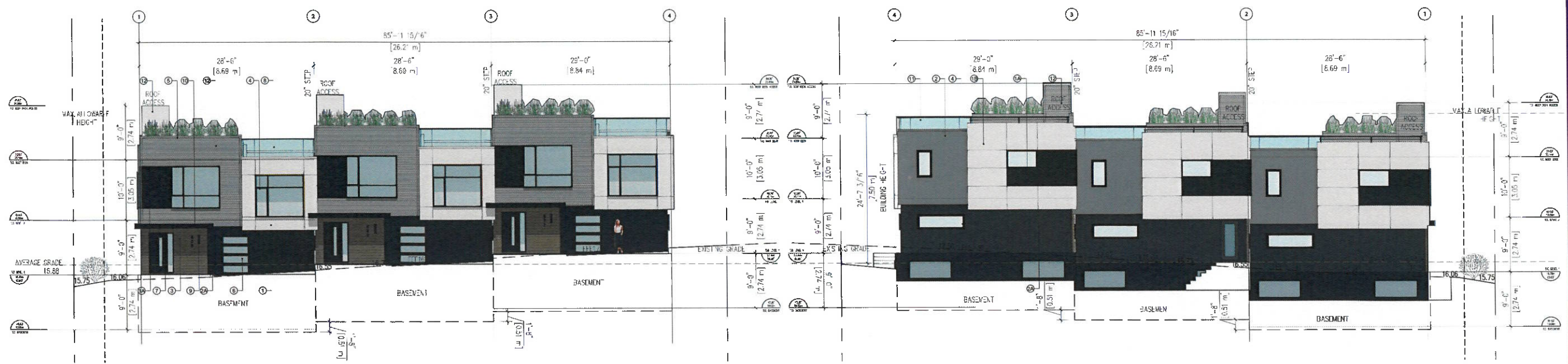
DRAWN BY:

SCALE: AS NOTED

REVIEW BY:

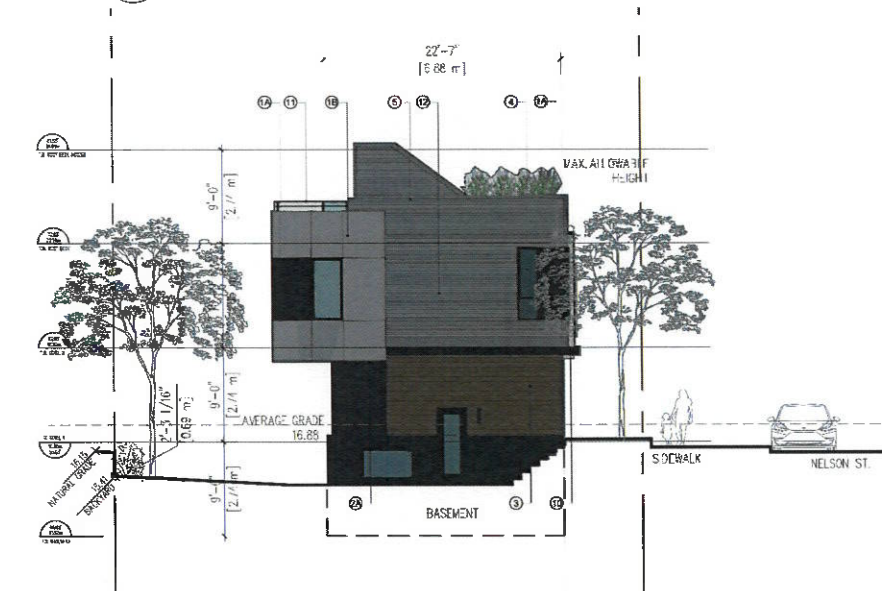
DWG NO:

A202

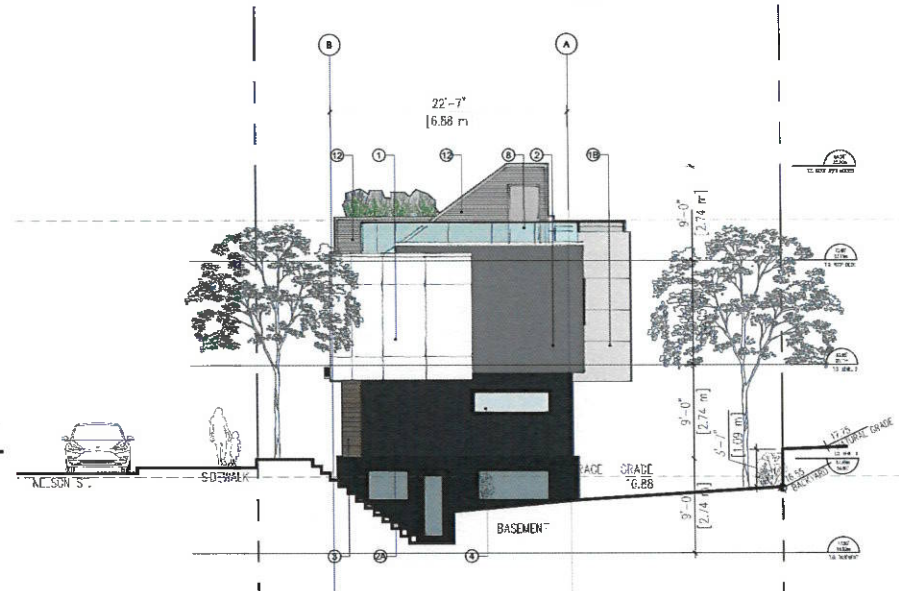


1 WEST ELEVATION
A202 1/8"=1'-0"

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



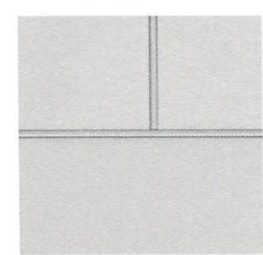
COMPOSITE GARAGE DOOR



FRONT DOOR



**JAMES HARDIE
REVEAL PANEL SYSTEM
CHARCOAL GRAY**



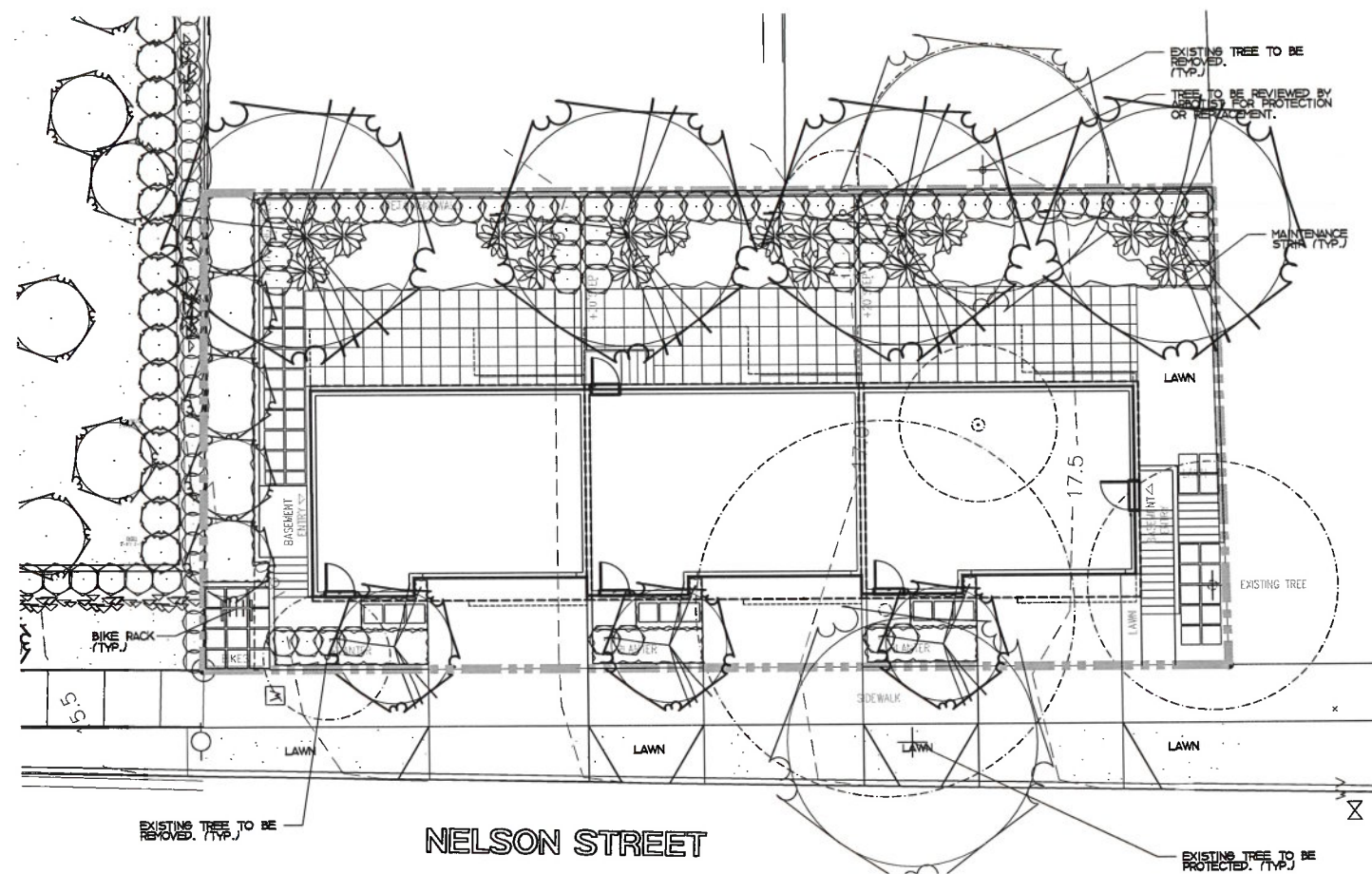
**JAMES HARDIE
REVEAL PANEL SYSTEM
WHITE**



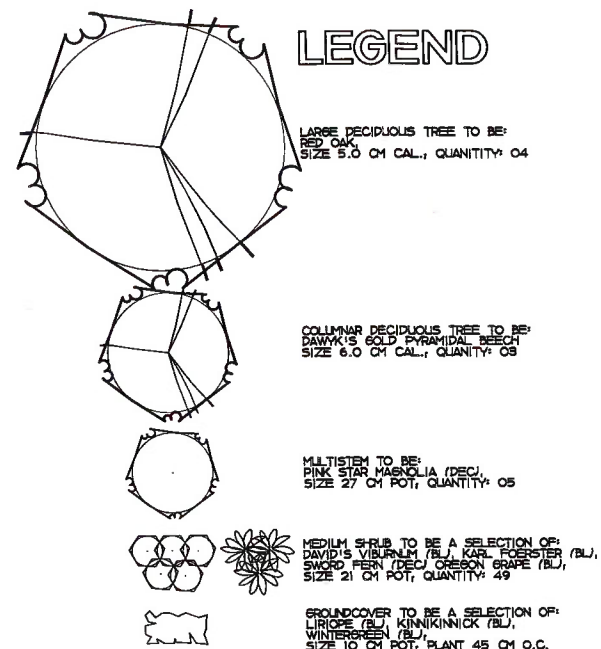
**SAGIPER
WOOD PATTERN COMPOSITE
PANEL**



**ACRYLIC STUCCO
LIGHT GRAY**



LEGEND



NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.

NO.	DATE	BY	REVISION
1.	JAN.27/21	J.P.	SITE PLAN
2.	FEB.17/21	S.P.	GENERAL
DATE	NOVEMBER 05, 2020		
PROJECT	633 NS-PIR5R		
SCALE	1 : 100		

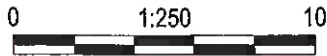


633 NELSON STREET
VICTORIA, B.C.



B.C. LAND SURVEYOR'S SITE PLAN OF:
LOT 81, SUBURBAN LOT 44, ESQUIMALT DISTRICT, PLAN 2854

SCALE:



All distances are in metres.
The intended plot size of this plan is 432mm in width
by 280mm in height (B size) when plotted at a scale of 1:250

Parcel Identification Number (PID)
005-375-649

SITE AREA
488.7 m²

MUNICIPALITY
Esquimalt

CIVIC ADDRESS
633 Nelson Street
Victoria, BC

ZONING
RM-1

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*This document is intended for use as a topographic plan.
It is based on Land Title Office records, and does not
represent a boundary survey. Critical lot dimensions
and areas must be confirmed by a proper cadastral survey.

Undersurface charges and covenant will not be shown on this
survey unless such documents are provided and can be shown in
two dimensional view.

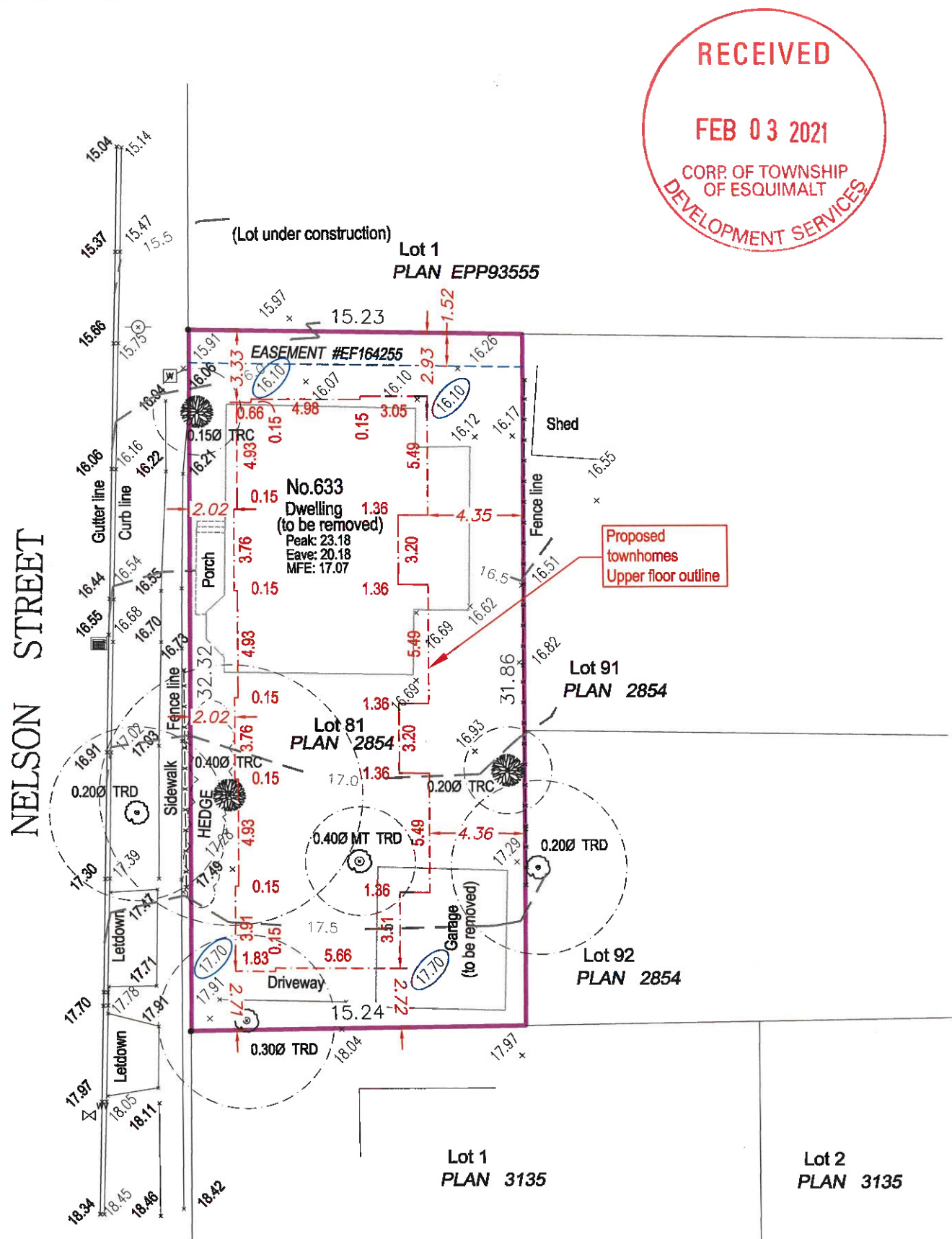
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made or actions taken based on this document.

FILE: 11738

DWG/DATE: 11738 - 633 Nelson Street / 2020-10-13

Explorer

133 - 1335 Bear Mountain Pkwy
Victoria, BC V9B 6T9
Tel: (250) 381-2257
email: kenneth@explorersurvey.com



LEGEND

Elevations are geodetic based on Integrated survey
monument 84H0184 in Esquimalt at elevation 24.779 m.

Note: Only trees with Trunk greater than 0.20m are identified.
Consult Arborist to verify tree species

Grade shots are taken at the point marked X

Contours are descriptive, and only accurate to +/- 0.5m interval

- - denotes Iron Post Found
- TRD - denotes Deciduous Tree Type
- TRC - denotes Coniferous Tree Type
- MT - denotes Multi-trunks
- - denotes Pole
- W - denotes Water Meter
- CB - denotes catch basin
- WV - denotes water valve
- MFE - denotes Main Floor Elevation (Doorsill)
- XXXX - denotes Structure corner grades



CERTIFIED CORRECT

Lot dimensions are correct
according to Land Title Office
records.

Kenneth KC Ng, BCLS
Field Survey - September 30, 2020
Dated this 29th of January, 2021.

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