

2022-05-19 10:44:18 AM
Q:\Jobs\Current\2109-Nelson Street\2109-Drawings\2109-REVIT [Day to Day Working Files]\2109-NELSON STREET_LOC.M

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



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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
TITLE SHEET

DRAWN BY Author	JOB NO. 2109	Building Permit #
CHECKED BY Checker	ISSUE DATE (yy/mm) 2021/05	SHEET
SCALE AS NOTED	DP0.00	

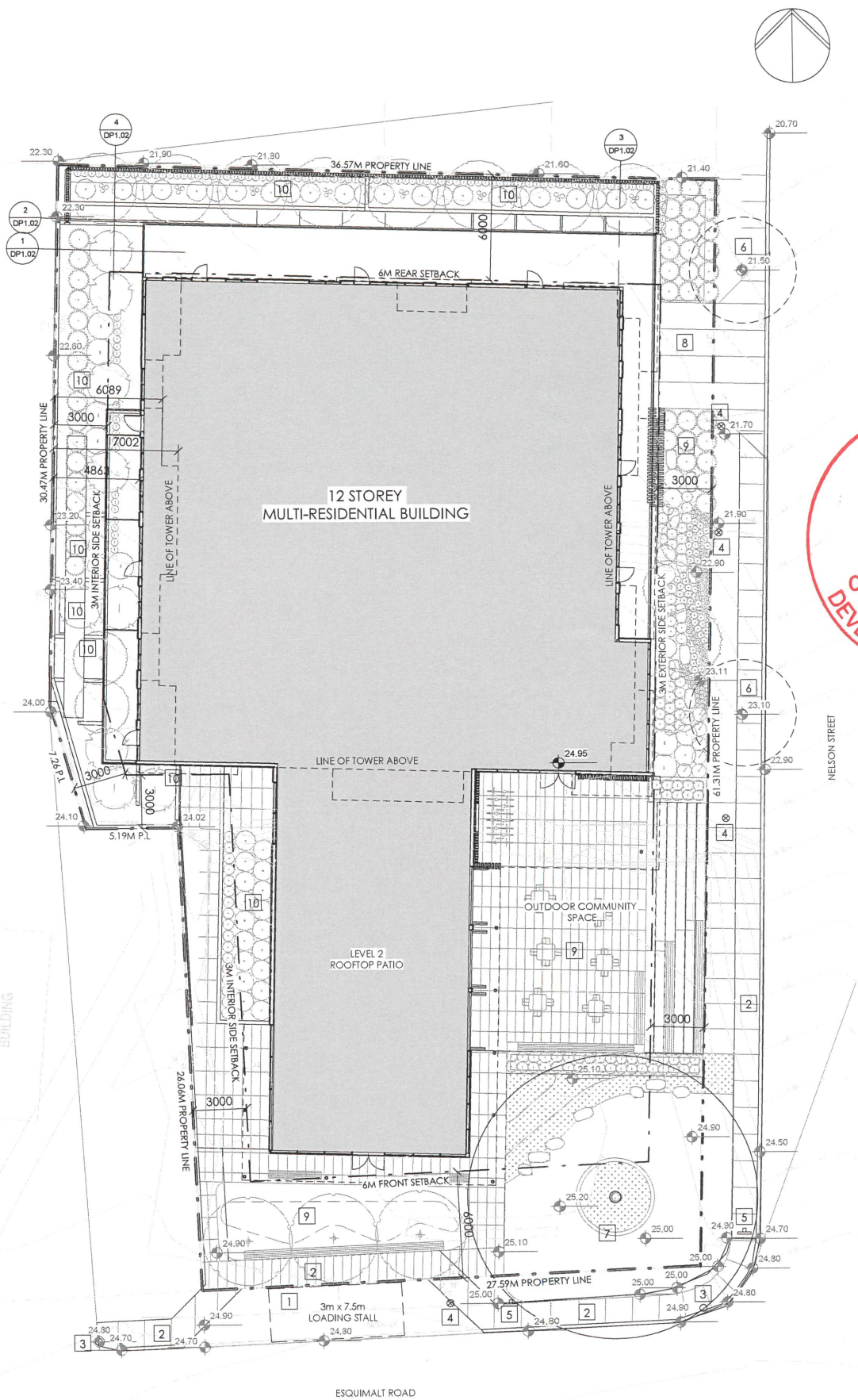
GFA AS PER CITY BYLAW		
Name	Area	SF
LEVEL P3.		
STORAGE	226.74 m²	2440.62 SF
STORAGE	58.06 m²	624.94 SF
	284.80 m²	3065.56 SF
LEVEL P2		
STORAGE	25.32 m²	272.53 SF
ELEC.	7.57 m²	81.51 SF
STORAGE	38.75 m²	417.08 SF
ELEC.	19.31 m²	207.86 SF
STORAGE	22.31 m²	240.16 SF
	113.26 m²	1219.14 SF
LEVEL P1		
ELEC.	7.57 m²	81.51 SF
WASTE & RECYCLING	27.98 m²	301.20 SF
STORAGE	22.31 m²	240.16 SF
STORAGE	16.63 m²	179.01 SF
WATER METER	28.05 m²	301.88 SF
	102.54 m²	1103.76 SF
LEVEL 1 / AMENITY		
CAFE	184.14 m²	1982.05 SF
UNITS	307.21 m²	3306.81 SF
UNITS	160.94 m²	1732.31 SF
	652.29 m²	7021.17 SF
LEVEL 2		
UNITS	513.66 m²	5528.98 SF
ELEC.	5.74 m²	61.83 SF
	519.40 m²	5590.81 SF
LEVEL 3 / TYPICAL		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 4		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 5		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 6		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 7		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 8		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 9		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 10		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 11		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 12 PH		
UNIT	95.96 m²	1032.88 SF
ELEC.	5.74 m²	61.83 SF
UNIT	95.65 m²	1029.57 SF
	197.35 m²	2124.27 SF
Grand total	7370.74 m²	79338.03 SF

GROSS AREAS		
Name	Area	SF
LEVEL P3.		
STORAGE	226.74 m²	2440.62 SF
STORAGE	58.06 m²	624.94 SF
PUBLIC AREA	578.18 m²	6223.48 SF
	13.22 m²	142.25 SF
	876.20 m²	9431.29 SF
LEVEL P2		
STORAGE	25.32 m²	272.53 SF
ELEC.	7.57 m²	81.51 SF
STORAGE	38.75 m²	417.08 SF
ELEC.	19.31 m²	207.86 SF
STORAGE	22.31 m²	240.16 SF
	1363.87 m²	14680.53 SF
	1477.13 m²	15899.67 SF
LEVEL P1		
ELEC.	7.57 m²	81.51 SF
WASTE & RECYCLING	27.98 m²	301.20 SF
STORAGE	22.31 m²	240.16 SF
STORAGE	16.63 m²	179.01 SF
WATER METER	28.05 m²	301.88 SF
	1328.37 m²	14298.42 SF
	1430.91 m²	15402.18 SF
LEVEL 1 / AMENITY		
CAFE	184.14 m²	1982.05 SF
UNITS	307.21 m²	3306.81 SF
UNITS	160.94 m²	1732.31 SF
	335.45 m²	3610.71 SF
	987.73 m²	10631.89 SF
LEVEL 2		
UNITS	513.66 m²	5528.98 SF
ELEC.	5.74 m²	61.83 SF
	519.40 m²	5590.81 SF
LEVEL 3 / TYPICAL		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 4		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 5		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 6		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 7		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 8		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 9		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 10		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 11		
UNITS	605.49 m²	6517.43 SF
ELEC.	5.74 m²	61.83 SF
	611.23 m²	6579.26 SF
LEVEL 12 PH		
UNIT	95.96 m²	1032.88 SF
ELEC.	5.74 m²	61.83 SF
UNIT	95.65 m²	1029.57 SF
	81.10 m²	872.95 SF
	278.45 m²	2997.23 SF
Grand total	11949.79 m²	128626.48 SF

PROJECT INFORMATION			
SITE AREA	2072 m²	22,302.8 ft²	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	3.5	
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	11 STALLS	
VEHICLE: COFFEE SHOP	N/A	4 STALLS SHARED WITH VISITOR STALLS	
VEHICLE: TOTAL	6 STALLS (2 STALLS X 3 LOTS)	110 STALLS (49 SMALL CAR STALLS)	
LOADING STALL	1 STALL	1 STALL	
BICYCLE PARKING	N/A	1 STALL / UNIT = 109 SECURE BIKE STALLS	

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

ITRATA
N 807



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PROJECT NAME AND ADDRESS
NELSON STREET RESIDENTIAL DEVELOPMENT
602 NELSON STREET, ESQUIMALT, BC

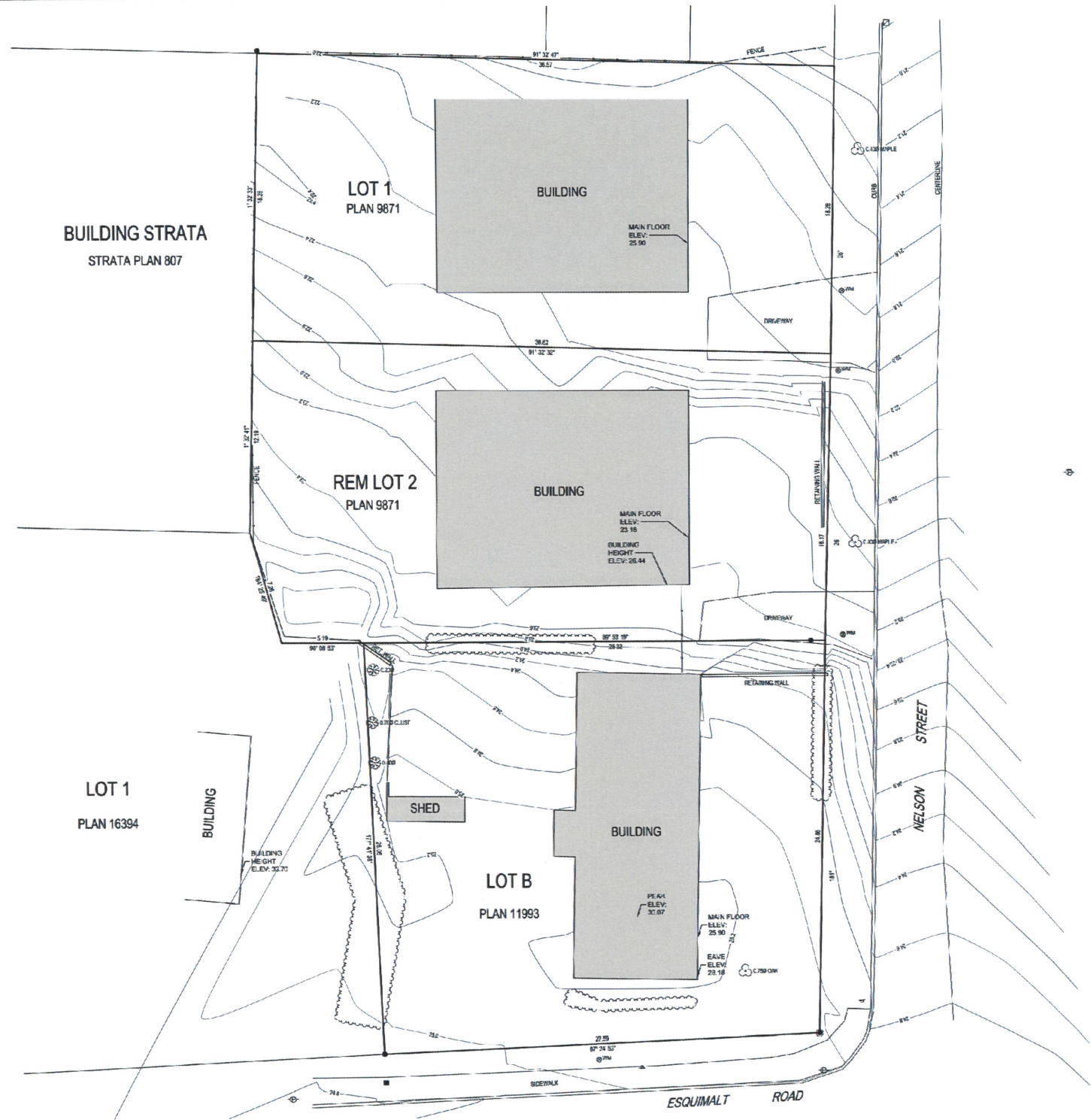
LOTS 1 & 2, PLAN 9871, LOT B, PLAN 11993,
SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING
SITE PLAN

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

DP1.00

1 SITE PLAN
DP1.00
1 : 150



- NOTES:
1. LOCAL SPACING VARIATIONS PRESERVED FROM SURVEY TO PREVENT OVERSTRESSING OF CONCRETE OBSERVATIONS TO MONUMENT DATA. ELEVATIONS IN METERS.
 2. TO CONVERT TO UTM COORDINATES, GRID AND MAGNETIC NORTH ANGLES, MULTIPLY UTM ANGLES BY A CORRECTION FACTOR OF 0.999993.
 3. ELEVATIONS ARE IN METERS AND ARE REFERRED TO GRADE TO 241.00 METER USING MEAN SEA LEVEL DATUM 1984/1985.
 4. THIS IS AN INTERIM SURVEY CONDUCTED ON APRIL 23 AND MAY 7, 2021.
 5. CONTOUR INTERVAL IS 0.20 METER AND 1.00 METER.

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

0 1:150 6



Suite 500
3660 Centre Street
Victoria BC
Canada V8X 4A3
1 250 370 8221

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

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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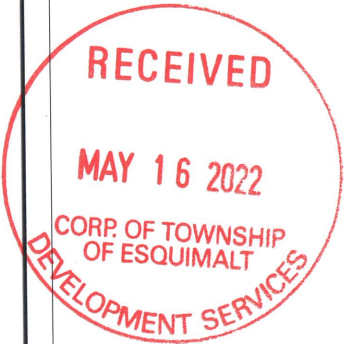
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ORIGINAL DWG SIZE: A(18.0" X 24.0")

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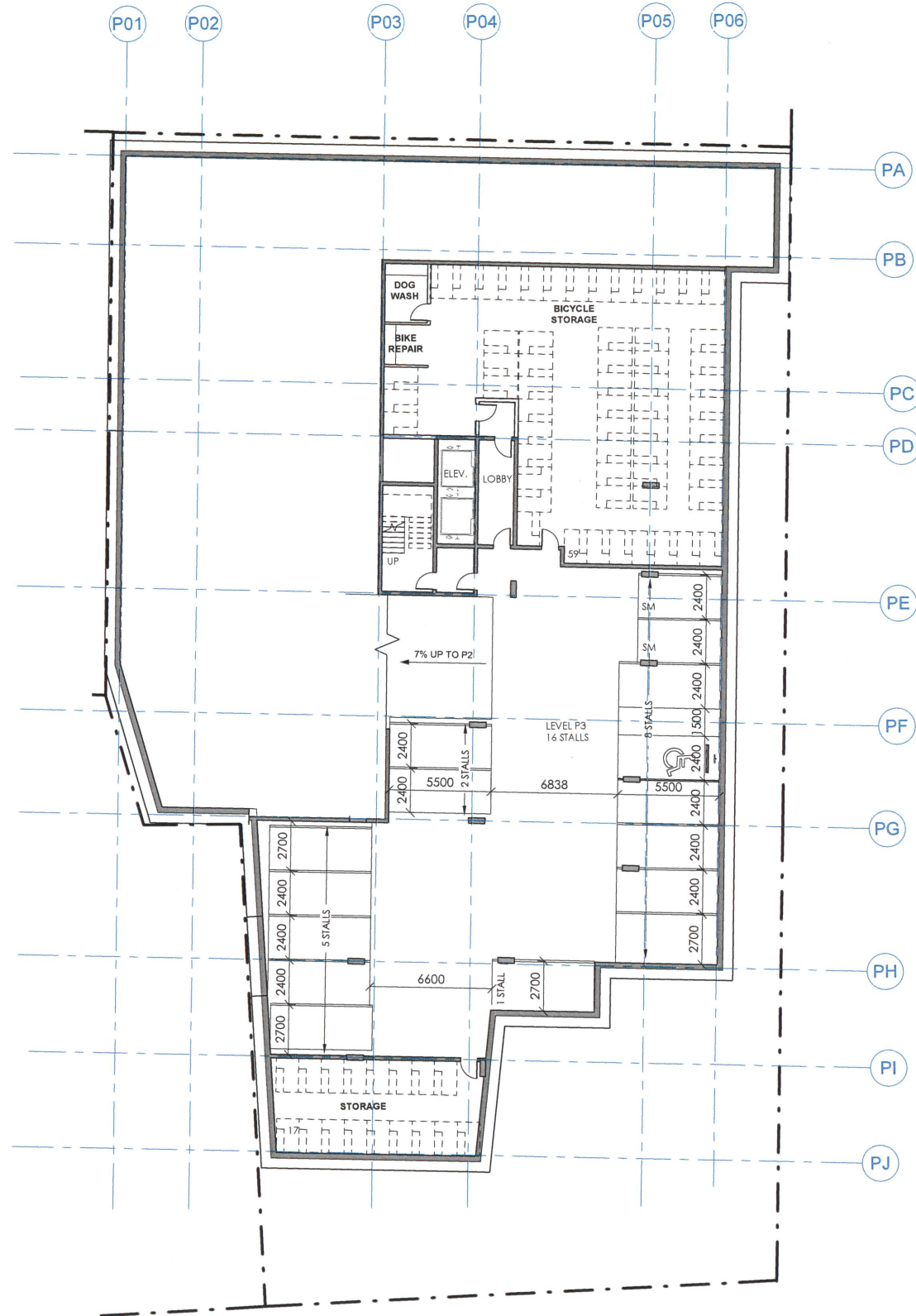
LOTS 1 & 2, PLAN 9871, LOT B, PLAN 11993,
SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING
EXISTING SITE SURVEY

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2021/05		
SCALE AS NOTED		

DP1.01

EXISTING SITE SURVEY
1 : 150



1 LEVEL P3.
DP2.01 1 : 150



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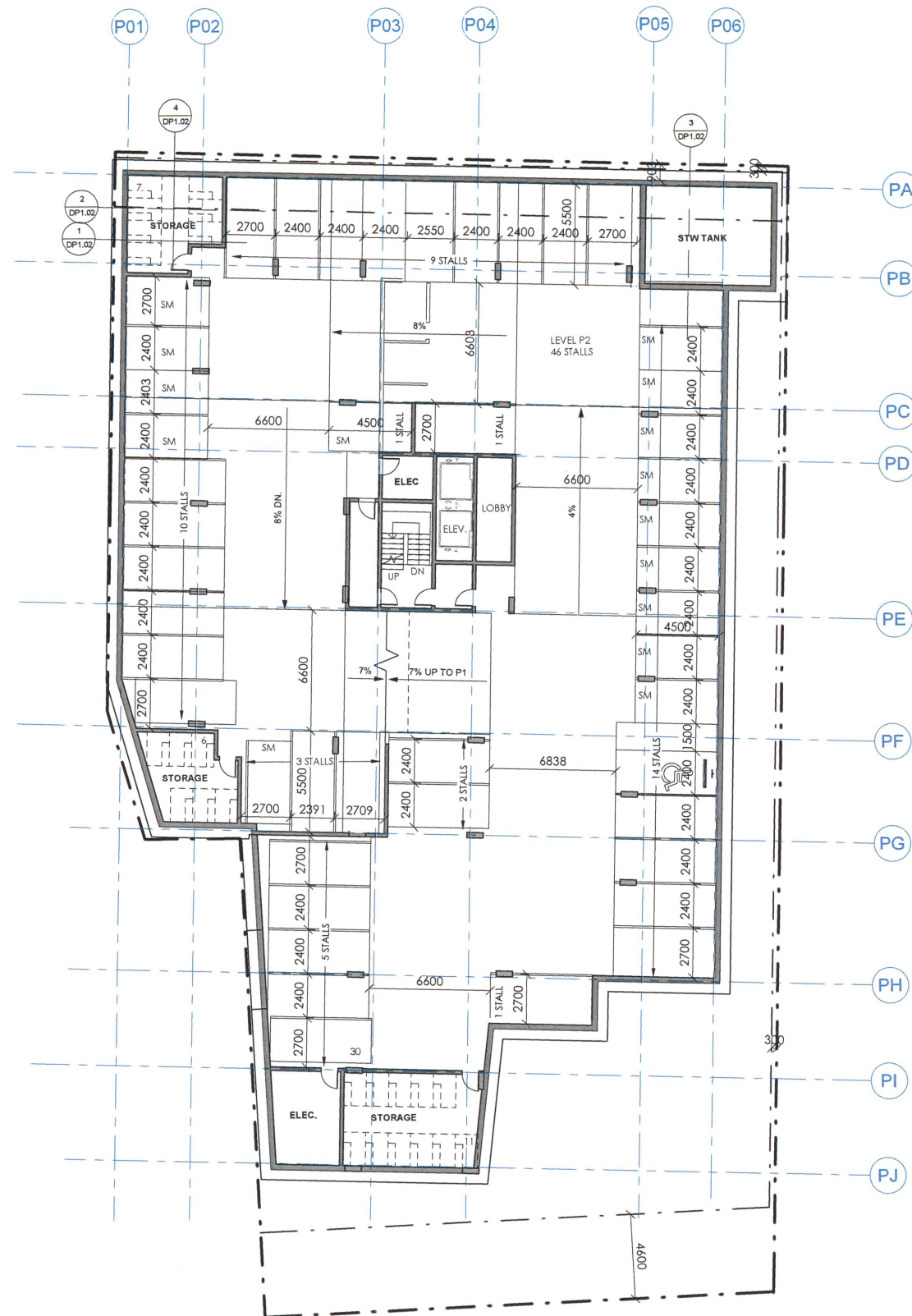
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DRAWING

LEVEL P3

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DP2.01



LEVEL P2
1 : 150



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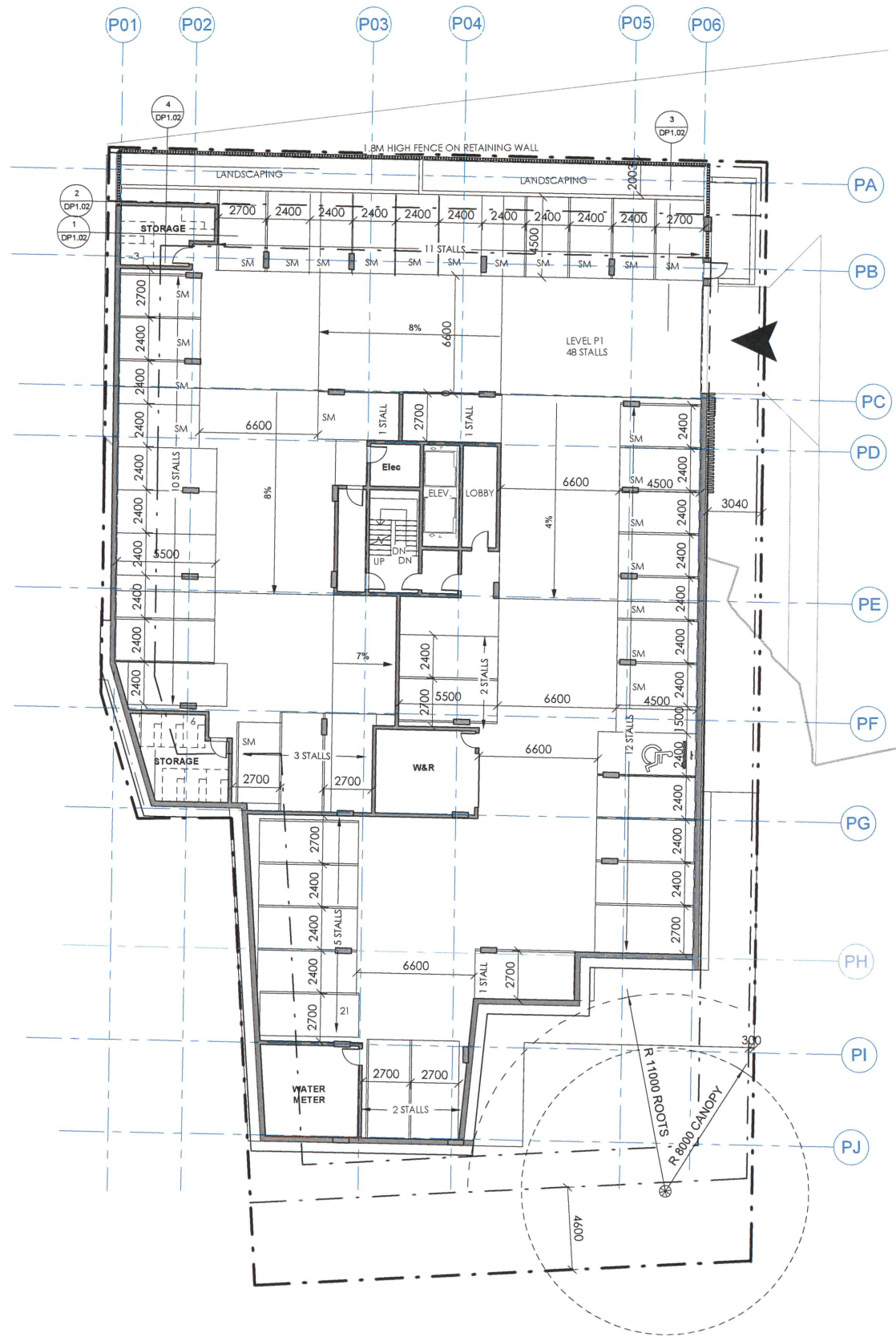
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DRAWING

LEVEL P2

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DP2.02

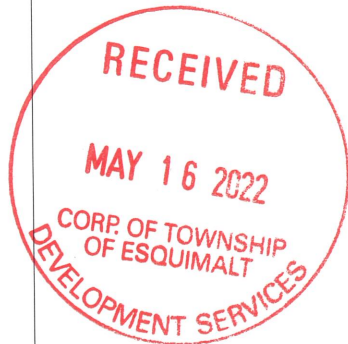


1 LEVEL P1
DP2.03 1 : 150



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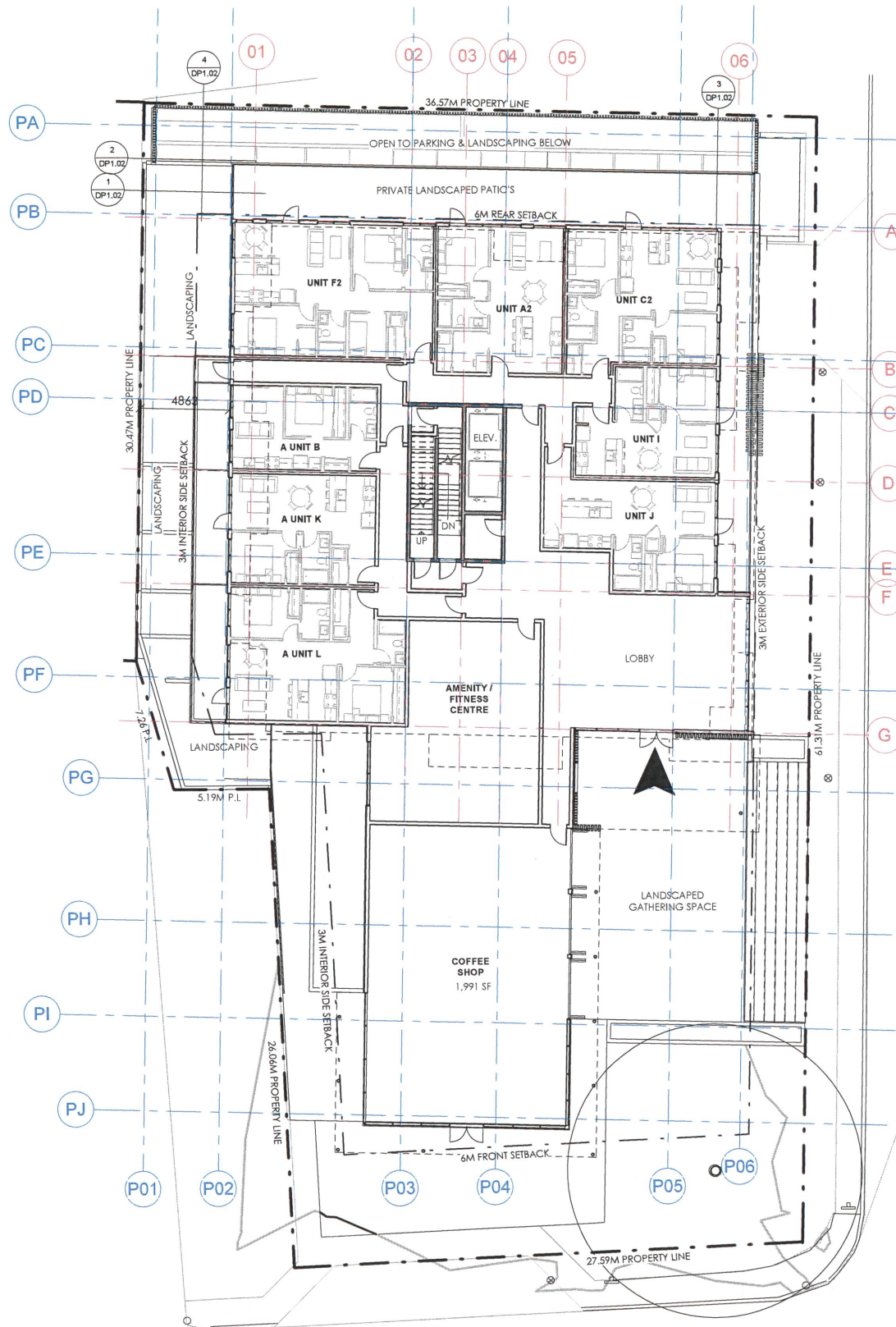
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DRAWING

LEVEL P1

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DP2.03



1 LEVEL 1 / AMENITY
DP2.04 1 : 150

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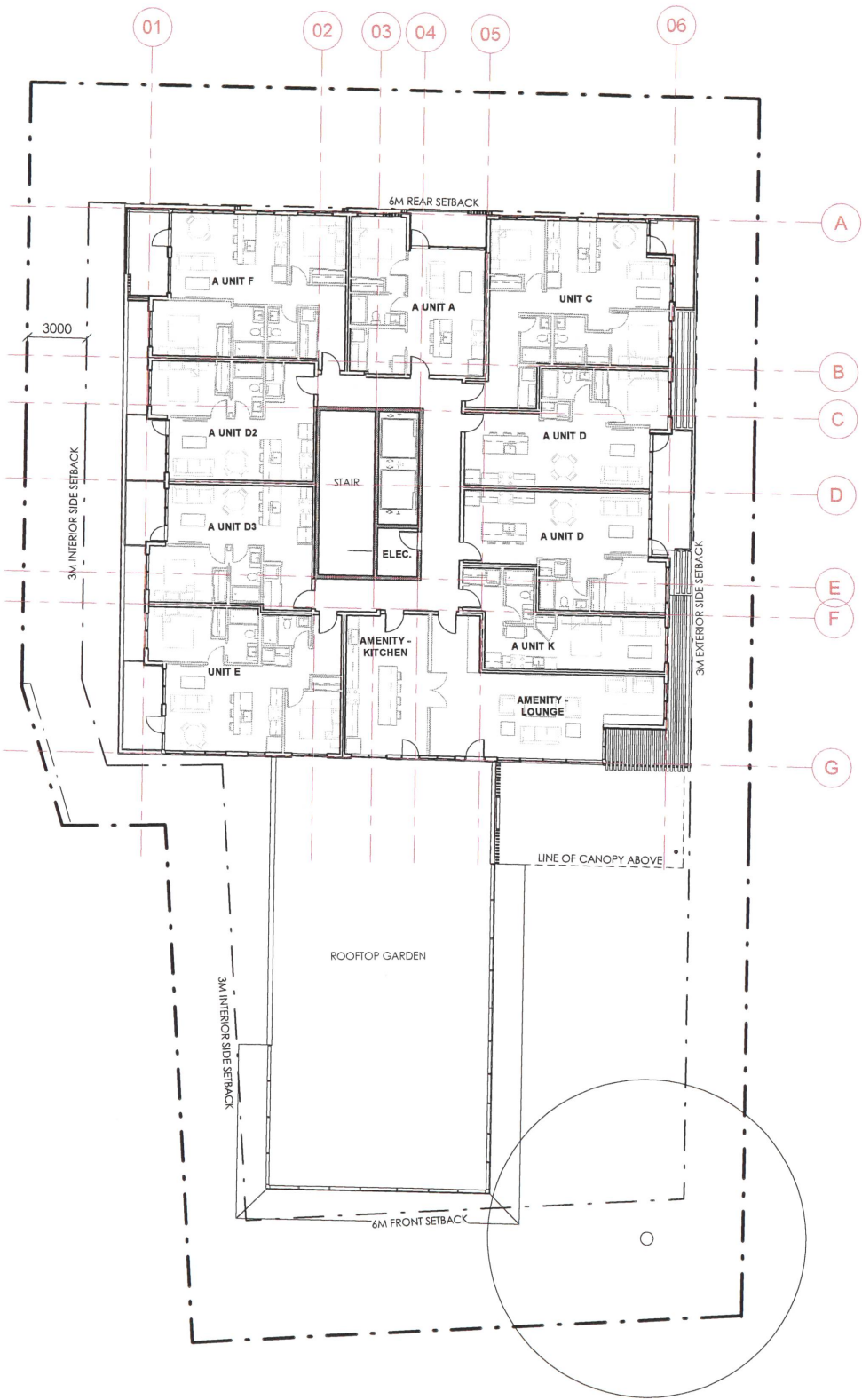
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DRAWING

LEVEL 1 / MAIN

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DP2.04



1
DP2.05

LEVEL 2

1 : 150

UNIT AREAS - NON-MARKET			
Name	Area	AREA (SF)	Comments
LEVEL 1 / AMENITY			
A UNIT B	39.54 m²	425.62 SF	1 BED, 1 BATH
A UNIT K	50.48 m²	543.41 SF	1 BED, 1 BATH
A UNIT L	70.98 m²	764.06 SF	2 BED, 2 BATH
LEVEL 2			
A UNIT A	51.06 m²	549.63 SF	1 BED, 1 BATH, DEN
A UNIT D	53.51 m²	575.98 SF	1 BED, 1 BATH
A UNIT D	53.50 m²	575.90 SF	1 BED, 1 BATH
A UNIT D2	49.97 m²	537.82 SF	1 BED, 1 BATH
A UNIT D3	50.93 m²	548.26 SF	1 BED, 1 BATH
A UNIT F	71.96 m²	774.60 SF	2 BED, 2 BATH
A UNIT K	36.80 m²	396.14 SF	STUDIO

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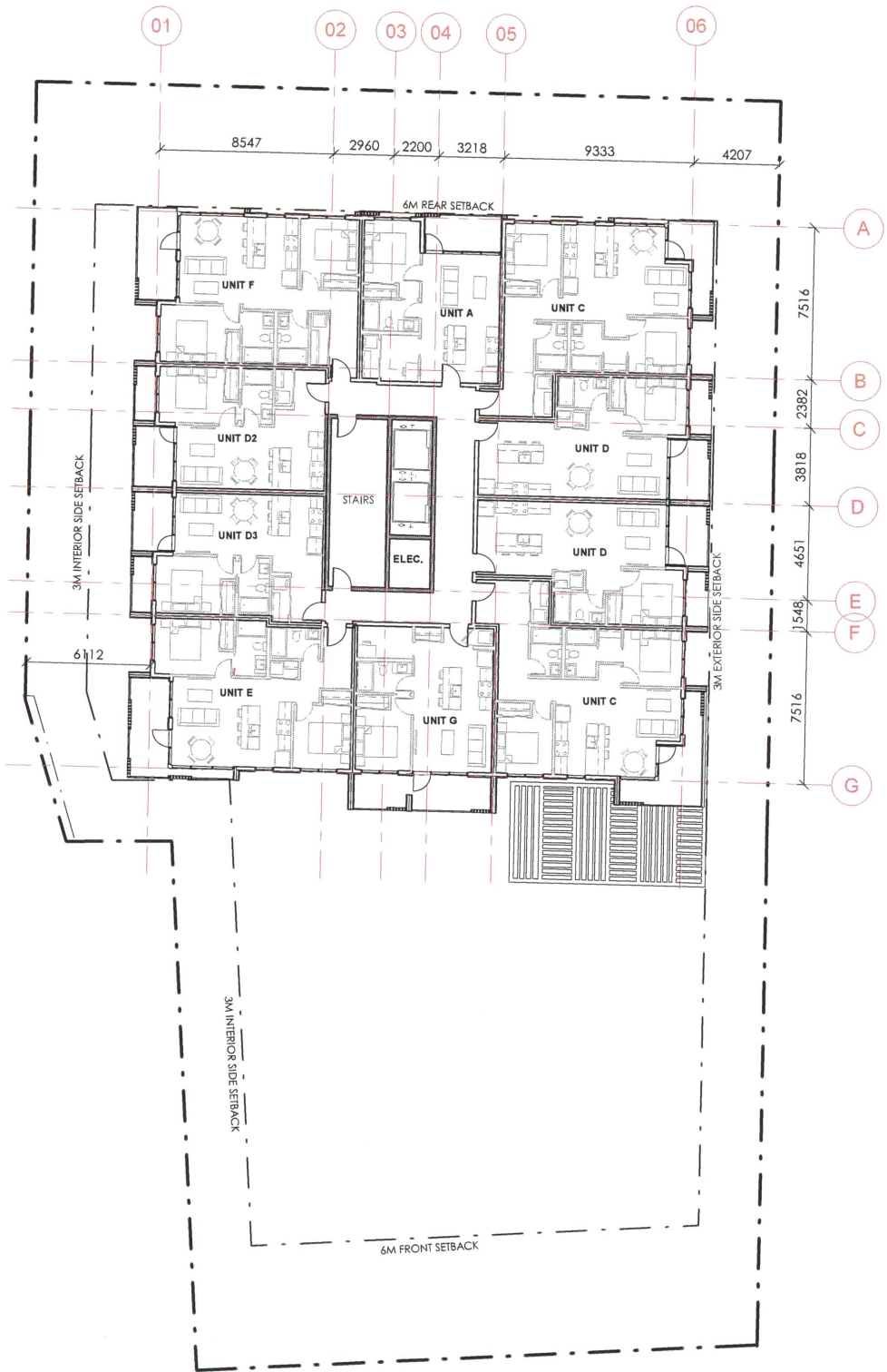
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LEVEL 2

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DP2.05

UNIT AREAS				
Name	Area	AREA (SF)	Comments	
LEVEL 1 / AMENITY				
A UNIT B	39.54 m ²	425.62 SF	1 BED, 1 BATH	
A UNIT K	50.48 m ²	543.41 SF	1 BED, 1 BATH	
A UNIT L	70.98 m ²	764.06 SF	2 BED, 2 BATH	
UNIT A2	58.41 m ²	628.74 SF	1 BED, 1 BATH, DEN	
UNIT C2	65.45 m ²	704.50 SF	2 BED, 2 BATH	
UNIT F2	83.45 m ²	898.20 SF	2 BED, 2 BATH, DEN	
UNIT I	44.60 m ²	480.02 SF	1 BED, 1 BATH	
UNIT J	55.06 m ²	592.69 SF	1 BED, 1 BATH	
LEVEL 2				
A UNIT A	51.06 m ²	549.63 SF	1 BED, 1 BATH, DEN	
A UNIT D	53.51 m ²	575.98 SF	1 BED, 1 BATH	
A UNIT D	53.50 m ²	575.90 SF	1 BED, 1 BATH	
A UNIT D2	49.97 m ²	537.82 SF	1 BED, 1 BATH	
A UNIT D3	50.93 m ²	548.26 SF	1 BED, 1 BATH	
A UNIT F	71.96 m ²	774.60 SF	2 BED, 2 BATH	
A UNIT K	36.80 m ²	396.14 SF	STUDIO	
UNIT C	76.11 m ²	819.24 SF	2 BED, 2 BATH	
UNIT E	69.81 m ²	751.42 SF	2 BED, 2 BATH	
LEVEL 3 / TYPICAL				
UNIT A	51.06 m ²	549.63 SF	1 BED, 1 BATH, DEN	
UNIT C	77.00 m ²	828.87 SF	2 BED, 2 BATH	
UNIT C	76.11 m ²	819.24 SF	2 BED, 2 BATH	
UNIT D	53.50 m ²	575.90 SF	1 BED, 1 BATH	
UNIT D	53.51 m ²	575.98 SF	1 BED, 1 BATH	
UNIT D2	49.98 m ²	538.02 SF	1 BED, 1 BATH	
UNIT D3	50.93 m ²	548.26 SF	1 BED, 1 BATH	
UNIT E	69.81 m ²	751.42 SF	2 BED, 2 BATH	
UNIT F	71.94 m ²	774.41 SF	2 BED, 2 BATH	
UNIT G	51.62 m ²	555.69 SF	1 BED, 1 BATH, DEN	
LEVEL 12 PH				
UNIT H	95.96 m ²	1032.88 SF	2 BED, 2 BATH, DEN	
UNIT H	95.58 m ²	1028.85 SF	2 BED, 2 BATH, DEN	



1
DP2.06
LEVEL 3 / TYPICAL
1 : 150

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



PERMIT TO PRACTICE

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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

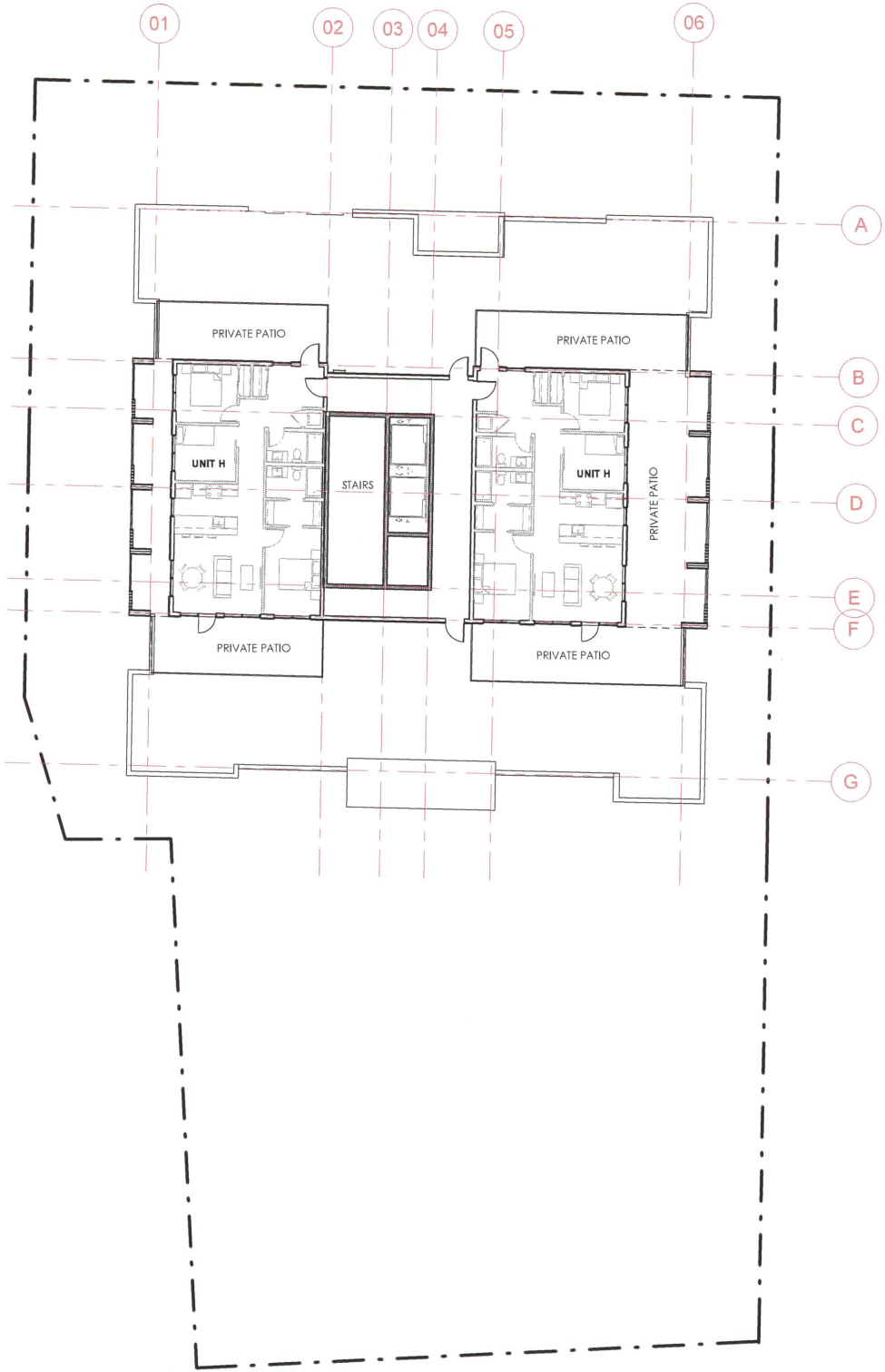
DRAWING

LEVEL 3 / TYPICAL

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

DP2.06

UNIT AREAS				
Name	Area	AREA (SF)	Comments	
LEVEL 1 / AMENITY				
A UNIT B	39.54 m²	425.62 SF	1 BED, 1 BATH	
A UNIT K	50.48 m²	543.41 SF	1 BED, 1 BATH	
A UNIT L	70.98 m²	764.06 SF	2 BED, 2 BATH	
UNIT A2	58.41 m²	628.74 SF	1 BED, 1 BATH, DEN	
UNIT C2	65.45 m²	704.50 SF	2 BED, 2 BATH	
UNIT F2	83.45 m²	898.20 SF	2 BED, 2 BATH, DEN	
UNIT I	44.60 m²	480.02 SF	1 BED, 1 BATH	
UNIT J	55.06 m²	592.69 SF	1 BED, 1 BATH	
LEVEL 2				
A UNIT A	51.06 m²	549.63 SF	1 BED, 1 BATH, DEN	
A UNIT D	53.51 m²	575.98 SF	1 BED, 1 BATH	
A UNIT D	53.50 m²	575.90 SF	1 BED, 1 BATH	
A UNIT D2	49.97 m²	537.82 SF	1 BED, 1 BATH	
A UNIT D3	50.93 m²	548.26 SF	1 BED, 1 BATH	
A UNIT F	71.96 m²	774.60 SF	2 BED, 2 BATH	
A UNIT K	36.80 m²	396.14 SF	STUDIO	
UNIT C	76.11 m²	819.24 SF	2 BED, 2 BATH	
UNIT E	69.81 m²	751.42 SF	2 BED, 2 BATH	
LEVEL 3 / TYPICAL				
UNIT A	51.06 m²	549.63 SF	1 BED, 1 BATH, DEN	
UNIT C	77.00 m²	828.87 SF	2 BED, 2 BATH	
UNIT C	76.11 m²	819.24 SF	2 BED, 2 BATH	
UNIT D	53.50 m²	575.90 SF	1 BED, 1 BATH	
UNIT D	53.51 m²	575.98 SF	1 BED, 1 BATH	
UNIT D2	49.98 m²	538.02 SF	1 BED, 1 BATH	
UNIT D3	50.93 m²	548.26 SF	1 BED, 1 BATH	
UNIT E	69.81 m²	751.42 SF	2 BED, 2 BATH	
UNIT F	71.94 m²	774.41 SF	2 BED, 2 BATH	
UNIT G	51.62 m²	555.69 SF	1 BED, 1 BATH, DEN	
LEVEL 12 PH				
UNIT H	95.96 m²	1032.88 SF	2 BED, 2 BATH, DEN	
UNIT H	95.58 m²	1028.85 SF	2 BED, 2 BATH, DEN	



1
DP2.07

LEVEL 12 PH
1 : 150



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

RECEIVED

MAY 16 2022

CORP. OF TOWNSHIP OF ESQUIMALT

DEVELOPMENT SERVICES

PERMIT TO PRACTICE

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

DP2.07

2022-05-19 10:44:42 AM
Q:\Jobs Current\2109-Nelson Street\2109-Drawings\2109-REVIT (Day to Day Working Files)\2109-NELSON STREET_LOC.rvt



1
DP3.0Y
NORTH ELEVATION
1 : 150



2
DP3.0Y
SOUTH ELEVATION
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 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
DP3.02

EAST ELEVATION

1 : 150

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Revision Schedule		
Number	Date (yy/mm/dd)	Description
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PROJECT NAME AND ADDRESS

NELSON STREET RESIDENTIAL DEVELOPMENT

602 NELSON STREET, ESQUIMALT, BC

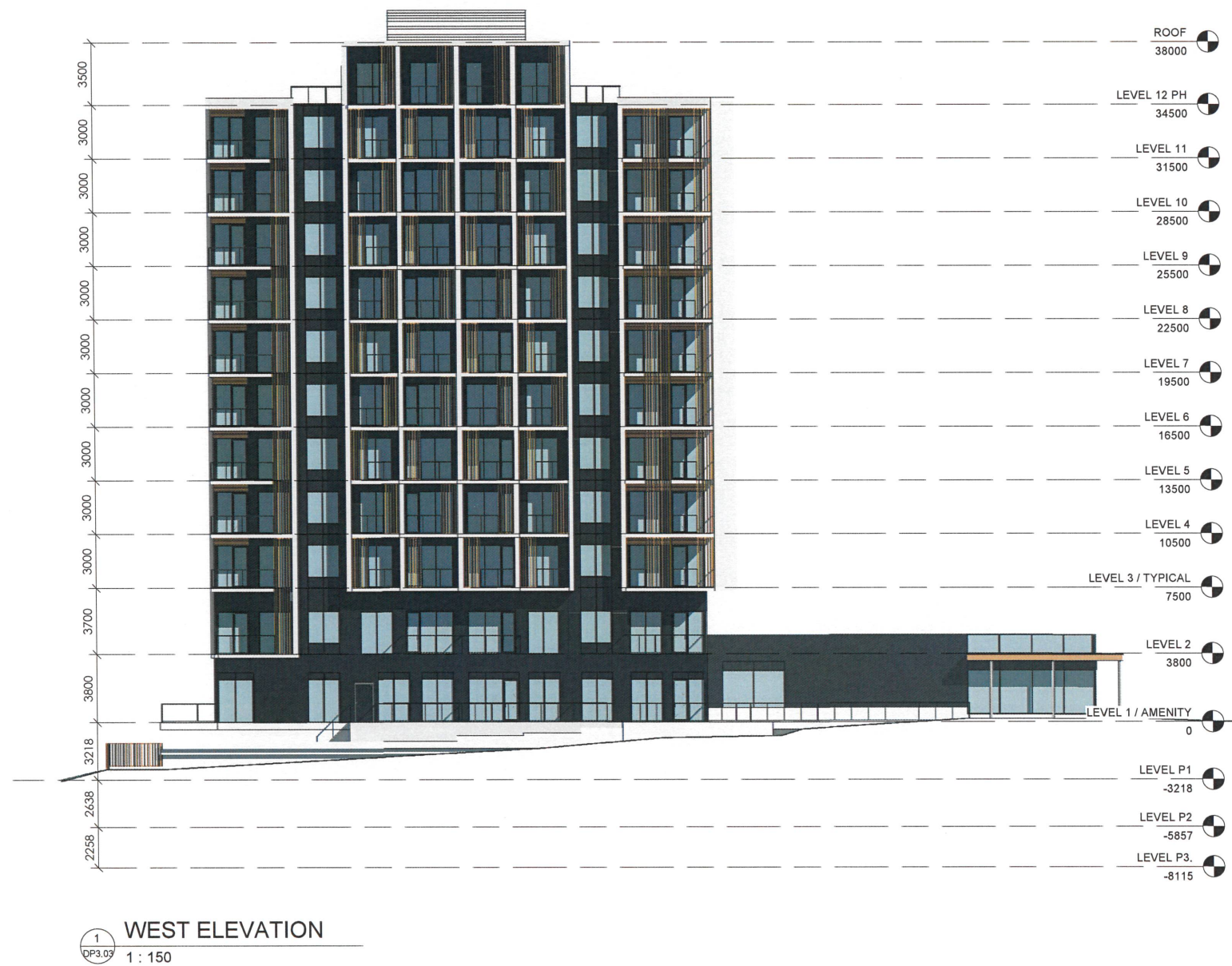
LOTS 1 & 2, PLAN 9871, LOT B, PLAN 11993, SUBURBAN LOT 38, ESQUIMALT DISTRICT

DRAWING

EAST ELEVATIONS

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

DP3.02



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

RECEIVED

MAY 16 2022

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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

WEST ELEVATIONS

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CHECKED BY Checker	SHEET	
ISSUE DATE (yy/mm) 2021/05		DP3.03
SCALE AS NOTED		



- 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

- FESCUE SOD
- PERENNIAL POLLINATOR RIBBON
- CONCRETE PUBLIC SIDEWALK
- COLOURED - PATTERNED DECORATIVE CONCRETE
- DECORATIVE BOULDERS

PLANT LIST

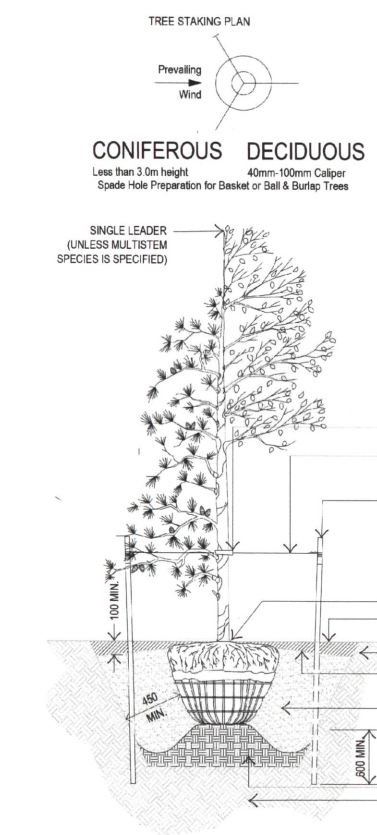
CONIFEROUS TREES					
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.	
Pc3.5	<i>Pinus contorta</i>	SHORE PINE	3.5M HT. B&B. MIN 1220mm ROOT BALL	02	
Pc3.0	<i>Pinus contorta</i>	SHORE PINE	3.0M HT. B&B. MIN 1220mm ROOT BALL	04	
DECIDUOUS TREES					
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.	
At	<i>Acer x freemanii</i> "Armstrong"	ARMSTRONG MAPLE	80mm CAL. B&B. MIN 600mm Ø	03	
Ps	<i>Fagus sylvatica</i> "Red Obsidian"	DAWKIN PURPLE BEECH	80mm CAL. B&B. MIN 600mm Ø	08	
CONIFEROUS SHRUBS					
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.	
Jh	<i>Juniperus horizontalis</i>	HORIZONTAL JUNIPER	#2 CONT. MIN 600mm Ht.	45	
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>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>Halexycus discolor</i>	OCEANSPRAY	#2 CONT. MIN 600mm Ht.	09	
GROUNDCOVER, VINES + GRASSES					
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING NOTES	QTY.	
kn	<i>Andropogon scoparius</i>	KIBIKINICK	4" POT	100	
mn	<i>Maianthemum dilatatum</i>	FALSE LILY OF THE VALLEY	4" POT	114	
pm	<i>Polystichum munitum</i>	SWORD FERN	4" POT	47	
cm	<i>Cassia leichlinii</i>	GREAT CANNAS	4" POT	60	
fg	<i>Fragaria chiloensis</i>	COASTAL STRAWBERRY	4" POT	101	
st	<i>Calamagrostis acutiflora</i>	KARL FOERSTER GRASS	4" POT	46	
pq	<i>Perithousaeus quinquiflorus</i>	VIRGINIA CREEPER	4" POT	110	

SHEET NOTES

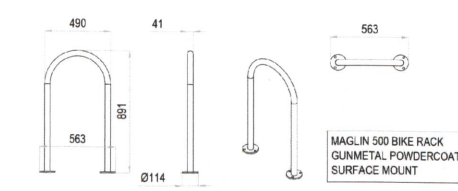
- N.01 EXISTING GARRY OAK TO REMAIN W/ GREAT CANNAS FEATURE GARDEN AT THE BASE
- N.02 PERENNIAL POLLINATOR RIBBON GARDEN
- N.03 RAISED PLANTER W/ ORNAMENTAL GRASSES
- N.04 LONG BENCH + TERRACED COMMUNITY SEATING
- N.05 SEATING STAIRS
- N.06 COMMUNITY PLAZA - 147m2
- N.07 RAISED PLANTER W/ ORNAMENTAL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

SITE FURNISHINGS

- BISTRO TABLE
- BENCH



3 TYPICAL TREE PLANTING DETAIL
DPL1 scale 1:25

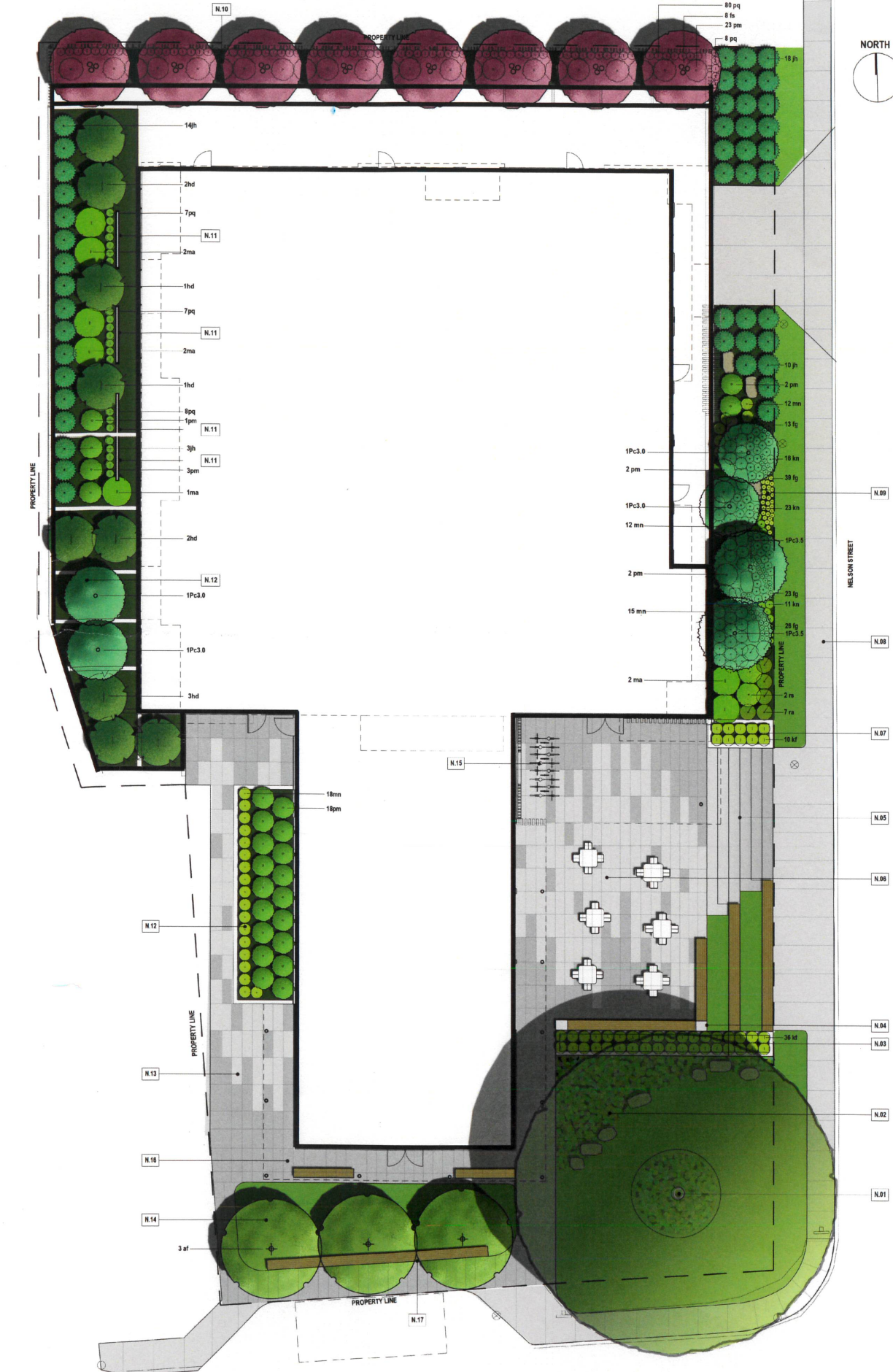
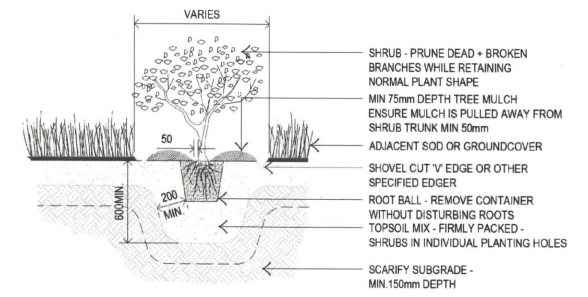
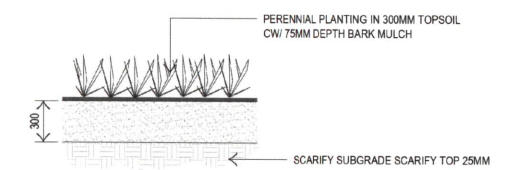
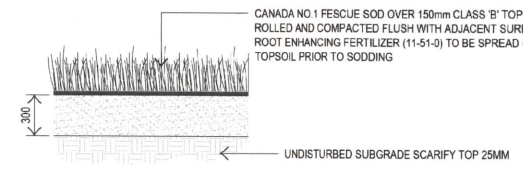


2 TYPICAL BICYCLE RACK
DPL1 scale 1:25

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 U/G 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. 8. 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 U/G POWER, TELEPHONE AND GAS ALIGNMENTS (REFER TO SECTION 7.6.2 AND 7.6.3 WHEN CLEARANCE CANNOT BE MAINTAINED FOR ANY EXCAVATIONS).

- 12mm RUBBER STRAP POSITIONED AT APPROX 3/5 HT. - WIRE DOES NOT WRAP AROUND TREE
- 11 GAUGE GUY WIRE OR 2mm BRAIDED NYLON STRAP WITH FLUORESCENT ORANGE FLAGGING ON ALL GUY WIRES
- USE TWO VERTICAL STAKES PER TREE: TREE STAKES MIN. 2.0m LENGTH, PLAIN T-POSTS C/W 7 PUNCHED HOLES OR TEETH/ NOTCHES
- ALL EXPOSED PORTIONS OF TREE STAKES FREE OF RUST, SCALED, PRIMED & PAINTED
- TOP 300mm OF ALL TREE STAKES TO PAINTED TO MATCH ANNUAL COLOUR CODES
- ROOT FLARE AT GRADE
- 100mm MIN. MULCH, STARTING 50mm FROM ROOT FLARE/TRUNK & EXTENDING THE HOLE
- SUBGRADE
- SLOPE TOPSOIL FROM ROOT FLARE TO EDGE OF HOLE TO FLOW WELL
- CLASS 'B' TOPSOIL MIX - MODERATELY PACKED - REFER TO TOPSOIL SPECIFICATIONS
- COMPACTED CLAY BELOW ROOT BALL
- UNDISTURBED NATIVE SOIL



1 LANDSCAPE PLAN
DPL1 scale 1:25

RELEASES

NO.	DESCRIPTION	DATE
1	ISSUED FOR COMMENTS	31.01.2022
2	ISSUED FOR REVIEW	10.06.2021
3	ISSUED FOR REVIEW	04.04.2021

PROJECT: NELSON STREET RESIDENTIAL DEVELOPMENT

LOCATION: 402 NELSON STREET, ESQUIMALT BC

LOCAL AUTHORITY: LOTS 1 AND 2 PLAN 8971, LOT 8 PLAN 1985 SUBURBAN LOT 38, ESQUIMALT DISTRICT

DESIGNED: AP / DTM

CHECKED: CTM

DRAWN: OCT 6 / 2021

SCALE: AS NOTED

LANDSCAPE PLAN

DPL1

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