

PROJECT INFO:

CSA A277 BUILDING MANUFACTURER  
NEXUS MODULAR SOLUTIONS  
1317 FAIRFIELD RD, COBBLE HILL, BC V0R 1L2

CIVIC: 2720 SOMASS DR VICTORIA, BC V8R 1R8

LEGAL: LOT 4, PLAN V1P3095, SECTION 61, VICTORIA LAND DISTRICT

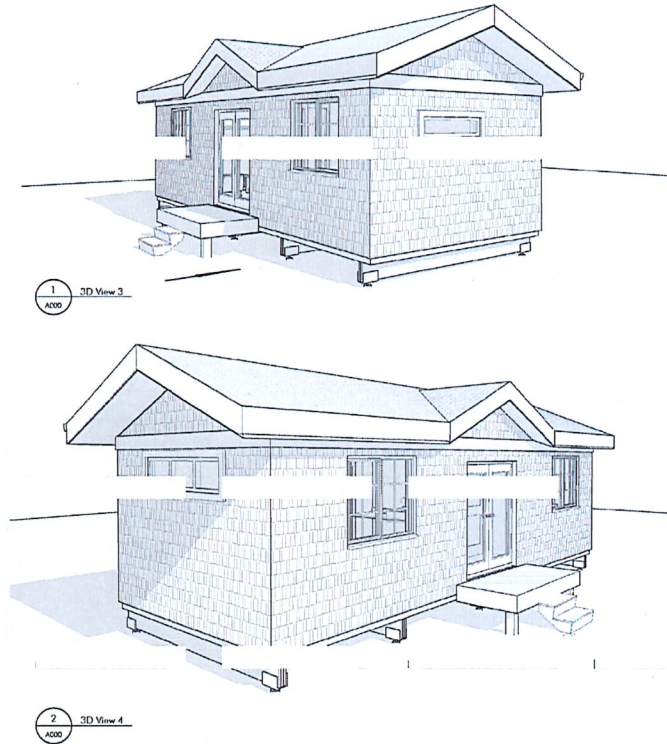
PID: 003-416-585

ZONING: R4

LOT AREA: 1205.6 SM ( 12,977 SF)

	ALLOWED	PROPOSED
MAX HEIGHT ( roof)	6 m	3.8 m
SETBACKS		
FRONT	6.0 m	37.7 m
REAR	0.6 m	1.5 m
SIDE	1.5 m	1.5 m
LOT COVERAGE	37%	
AREA	1205.6 M <sup>2</sup>	
DWELLING FOOTPRINT:	150.9 M <sup>2</sup>	
ACCESSORY BUILDING:	36.79 m <sup>2</sup>	
TOTAL:	187.69 m <sup>2</sup> /1205.6 m <sup>2</sup>	
	=15.56%	

FLOOR SPACE RATIO	SQ FT	SQ M
EXISTING BLG AREA	1778.58	165.18
ADU FLOOR AREA	369.50	34.33
TOTAL BLG AREA	2,148.08	199.51
LOT AREA	12981.26	1206
RATIO		0.1



DRAWING INDEX

- A000 COVER SHEET
- A001 CONSTRUCTION ASSEMBLIES, SCHEDULES AND CALCULATIONS
- A003 SITE PLAN
- A100 FOUNDATION & BRACE WALL PLAN
- A301 MAIN FLOOR PLAN
- A303 ROOF PLAN
- A400 ELEVATIONS
- A401 ELEVATIONS
- A500 SECTIONS
- A600 DETAILS
- A700 TRUSS DESIGN
- A800 TRUSS DESIGN

CONTACT INFORMATION

STRUCTURAL ENGINEER  
ANDREW HIGGINSON, P. ENG  
HIGGINSON CONSULTING LTD.  
1400 COWICHAN BAY RD #19,  
COBBLE HILL, BC V0R 1L3.



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EMAIL: [info@nexusmodular.ca](mailto:info@nexusmodular.ca) BC V0R 1L2

CLIENT NAME:

NO.	DESCRIPTION	DATE
1	ISSUED FOR DESIGN REVIEW	2025 01 28

PROJECT ADDRESS:  
2720 SOMASS DR  
VICTORIA BC  
V8R 1R8

SHEET NAME:

COVER SHEET

SCALE:

1/4" = 1'-0"

DRAWN BY:

PW

SHEET NUMBER:

A000

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CONTACT 1317 FARMFIELD RD  
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CLIENT NAME:

NO.	DESCRIPTION	DATE
1	ISSUED FOR DESIGN REVIEW	2023 01 29

PROJECT ADDRESS:  
2720 SOMASS DR  
VICTORIA BC  
V8R 1R8

SHEET NAME:

SITE PLAN

SCALE:

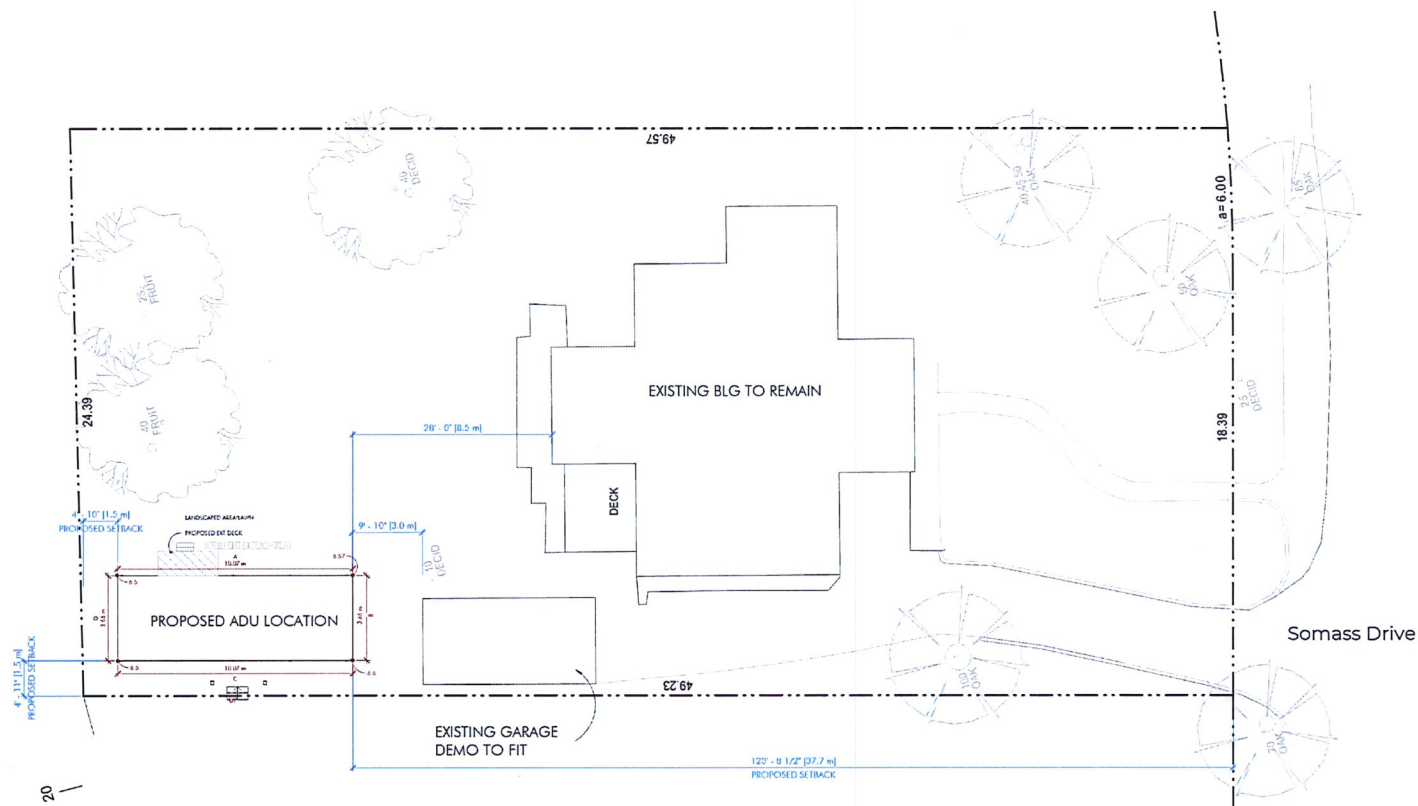
1/8" = 1'-0"

DRAWN BY:

PW

SHEET NUMBER:

**A003**



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CONTACT: 1317 FARMFIELD RD  
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CLIENT NAME:

NO.	DESCRIPTION	DATE
1	ISSUED FOR DESIGN REVIEW	2025.01.29

PROJECT ADDRESS:  
2720 SOMASS DR  
VICTORIA BC  
V8R 1R8

SHEET NAME:

ELEVATIONS

SCALE:

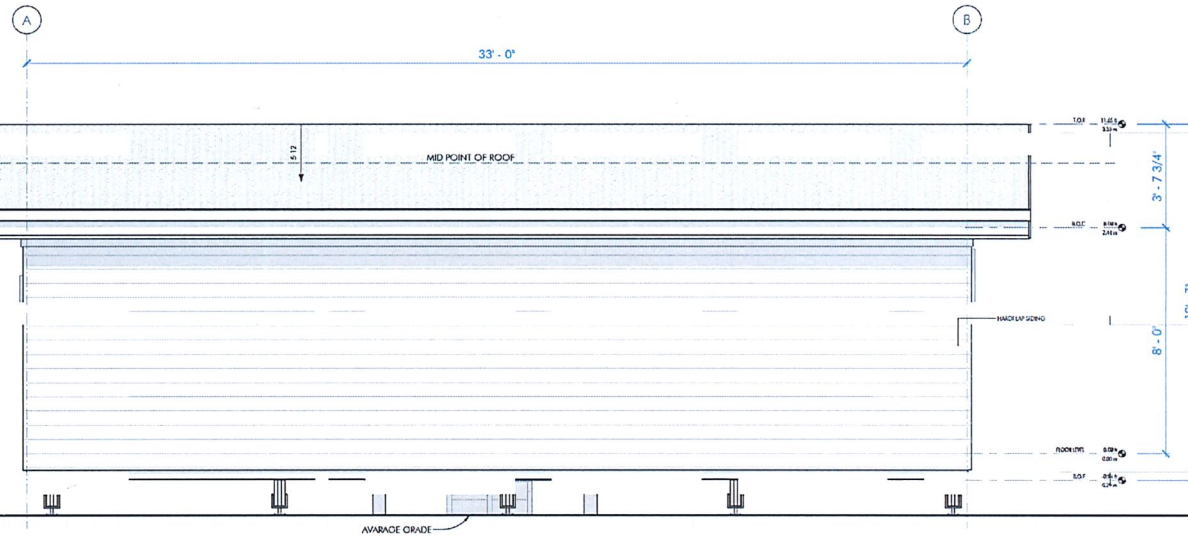
As indicated

DRAWN BY:

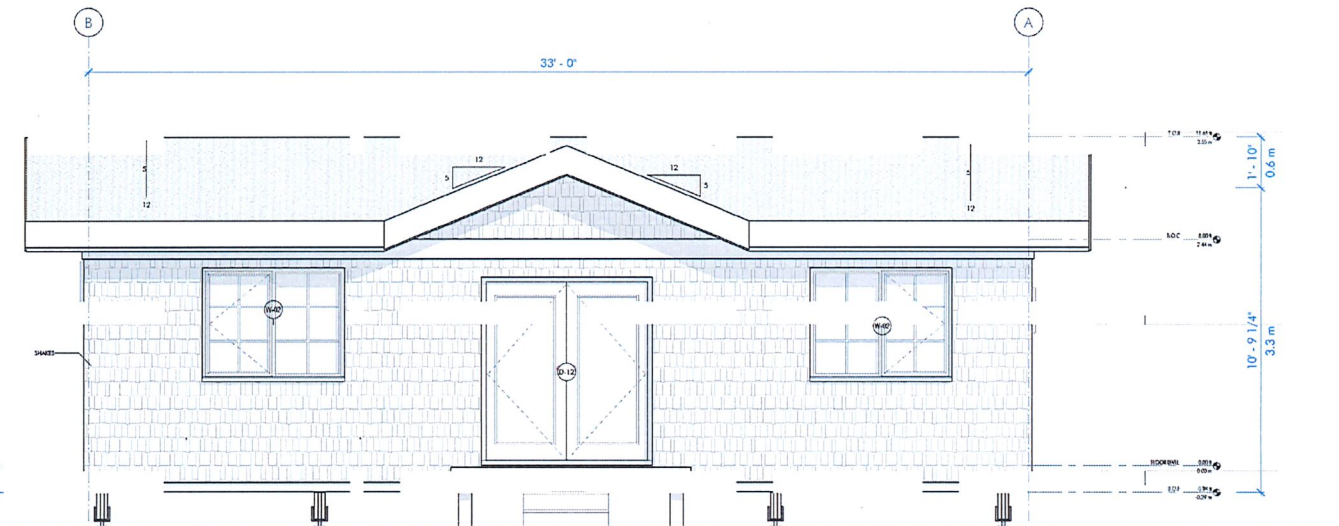
PW

SHEET NUMBER:

**A400**



1 REAR ELEVATION  
A400 1/2" = 1'-0"



2 FRONT ELEVATION  
A400 1/2" = 1'-0"

