ID	Qty	Common Name	Size	Comments
Abg	1	Bloodgood Maple	15 Gal	Sub * Straight Acer palmatum
AcM	2	Big leaf Maple	2 cm Cal B&B	
AcRS	4	Red Sunset Maple	2cm Cal B&B	Sub: Carpinus betulus 'Fastigiata'
Agri	6	Paperbark Maple	8' Ht B&B	Single Trunk. Well lifted canopy. Sub: Styrax japonica/ Pyrus' Capital'
Avine	4	Vine Maple	6' HT B&B	Multi Trunk: lift canopy with maturity
Brig	3	River Birch	B&B 2cm Cal	Multi trunk
Bsem	118	Common Boxwood	44x 1 Gal Balled / 89x 3-5 Gal	Lampson St solid hedge. Window well adn back units balled.
CAur	25	Bowles Variegated Sedge	1Gal	
Cbet	2	European Hornbeam	15 Gal	Well lifted canpoy for foot traffic underneath
CorEleg	11	Red Twig Dogwood	3 Gal	Alternate plants that get cutback hard every late winter
Cww	1	Dogwood 'Eddie's White Wonder'	2cm Cal B&B	
Cww	3	Dogwood 'Eddie's White Wonder'	B&B 1 cm Cal	
FPur	5	Purple Columnar Beech	8' HT	
Fsyl	4	Green Columnar Beech	15 Gal	Lift canopy with maturity
Hjan	34	Little Lime Hardy Hydrangea	3 Gal	Lifted canopy. Standarized if available.
LonMAY	13	Shrubby Honeysuckle	1 Gal	Maintain at max 3' tall
MahNE	22	Dwarf Oregon Grape	1 Gal	
Nep	16	Nepeta Walker's Low	1 Gal	Cut back hard after first bloom for late summer second bloom
Pmun	85	Sword Fern	1 Gal	Cut back every late winter
RKIn	6	King Edward Flowering Currant	3 Gal	
TaxfR	71	Upright Japanese Yew	3' Ht 16" wide min	Maintained as solid hedge
ThSMAR	45	Emerald Green Cedar	7 Gal	Unit C & D to be a solid hedge

Notes:

All building layout, survey information and setback dimensions supplied by Premium Designs and T-Square Designs.

Imagine Garden Design & Landscapes working off provided information only.

This drawing must not be scaled.

The General Contractor shall verify all dimensions, datums and levels prior to commencement of work.

All errors and omissions must be reported immediately to the Designer.

This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designers name.

Any changes or deviations are the responsibility of the owner. All work to comply with municipal bylaws.

All work to be completed to current BCSLA/BCLNA standards. Landscape Contractor to be familiar with and in possession of current Standard. Plant material, installation and maintenance to conform to BCSLA/ BCLNA standard current edition . All plant material to be purchased from commercial nurseries. All growing medium to comply to BCLSA/ BCLNA standard designation Underground irrigation system to be installed complete with automatic rain shut-off and 365 day calendar. Irrigation materials and installation to conform, as a minimum, to BCSLA/ BCLNA Standard current edition. All irrigation piping under hard surfaces to be sleeved. All landscaped areas to be irrigated. Size and dripline of trees that are not shown, and should be verified by a surveyor and /or arbourist where necessary. Arbourist to install tree protection fencing for boulevard tree where necessary. Swell Environmental Consultants to design creek area if so required.

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DEVELOPMENT SERVICES

Address. 939 COLVILLE Rd

Landscape Company
Imagine Garden Design & Landscapes
4041 Raymond St W
Victoria BC
V8Z 4L1

Sheet Title
Landscape Planting Plan

Designed By: Lisa May	Scale: 3/32" = 1'
Date: March 16th, 2018	Sheet No. L1.4

T-SQUARE DESIGNS

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COLVILLE ROAD RENDERING - CORNER VIEW

ENVISIONS ARCHI-MEDIA, Brian Kendrick, T-Square Design, Dave Lunt

LEDGESTONE VENEER & POST	ROOF -BP "Mystique 42"	LAP SIDING -BLDG. "B -C"	TRIM -ALL BLDG. TRIM & BB SIDING	LAP SIDING -BLDG. "A -D"	GUTTER & SOFFIT	FRONT DOOR
Natural Stone Ledgestone features a natural weathered face, split face and hewn surface finishes.	Black Shadow -Fiberglass mat with a mineral-granule surface, this laminate asphalt shingle.	Benjamin Moore Kendall Charcoal HC-166 LRV: 12.96	Benjamin Moore Cloud White CC-40 LRV: 87.35	Benjamin Moore Brookline Beige HC-47 LRV: 40.29	GENTEK -Gutter & Soffit Snow White LRV: 89.7	Natural Cedar

ISSUED FOR DP/REZONING
May 03, 2018

T-SQUARE design consulting

T-Square Design
T-Square Designs
2950 Lakehurst Drive
Victoria, BC, V9B 4S5
250-361-5411

design@tsquare.ca

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Proposed Residence for :

RYAN JABS
939 Colville Rd., Esquimalt, BC

DATE:	April 26 2018
DRAWN BY:	MS
JOB #:	A16-***
SHEET:	A501
SHEET A501	OF A501

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ENVISIONS ARCHI-MEDIA, Brian Kendrick, T-Square Design, Dave Lunt

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DEVELOPMENT SERVICES

LAMPSON STREET RENDERING - CORNER VIEW

LEDGESTONE VENEER & POST	ROOF -BP "Mystique 42"	LAP SIDING -BLDG. "B -C"	TRIM -ALL BLDG. TRIM & BB SIDING	LAP SIDING -BLDG. "A -D"	GUTTER & SOFFIT	FRONT DOOR
Natural Stone Ledgestone features a natural weathered-face, split face and hewn surface finishes.	Black Shadow -Fiberglass mat with a mineral-granule surface, this laminate asphalt shingle	Benjamin Moore Kendall Charcoal HC-166 LRV: 12.96	Benjamin Moore Cloud White CC-40 LRV: 87.35	Benjamin Moore Brookline Beige HC-47 LRV: 40.29	GENTEK -Gutter & Soffit Snow White LRV: 89.7	Natural Cedar

ISSUED FOR DP/REZONING
May 03, 2018

T-SQUARE design consultancy

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2950 Lakehurst Drive
Victoria, BC, V9B 4B5
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Proposed Residence for :
RYAN JABS
939 Colville Rd., Esquimalt, BC

DATE:	April 26 2018
DRAWN BY:	Author
JOB #:	A16-***
SHEET:	A500

SHEET A500 OF 500

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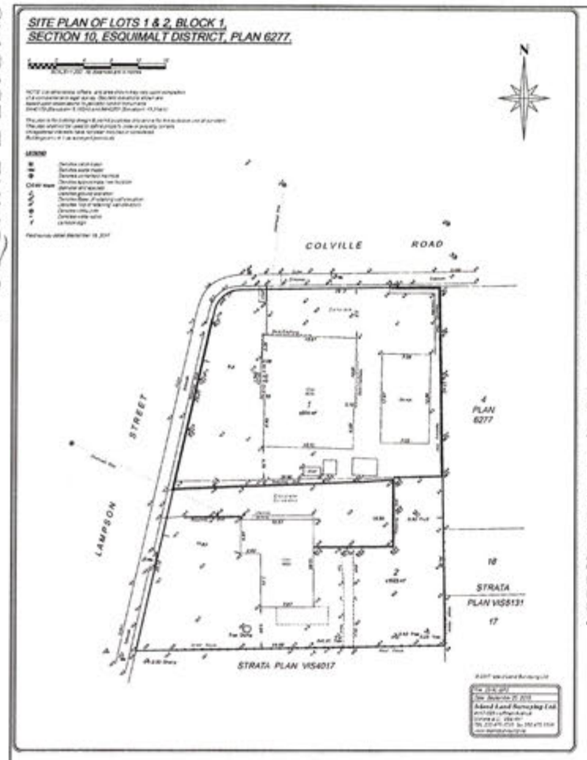
T-SQUARE DESIGNS



LOT INFORMATION:

CIVIC ADDRESS	939 COLVILLE ROAD
PROPOSED ZONING	COMPREHENSIVE DEVELOPMENT
TOTAL LOT AREA	1997.00 sq.m.
ALLOWABLE LOT COVERAGE 25%	(RM-3) 499.25 sq.m
PROPOSED LOT COVERAGE	
BLDG. A	204.24 sq.m.
BLDG B	200.76 sq.m.
BLDG C	127.56 sq.m.
BLDG D	130.16 sq.m.
ELECTRICAL	25.98 sq.m.
TOTAL PROPOSED LOT COVERAGE 32.68%	652.80 sq.m.
ALLOWABLE F.A.R 70.00%	(RM-3) 1397.90 sq.m.
PROPOSED F.A.R	
BLDG. A	392.68sq.m.
BLDG B	355.50 sq.m.
BLDG C	280.70 sq.m.
BLDG D	280.75 sq.m.
TOTAL F.A.R 65.57%	1309.63 sq.m.
ALLOWABLE HEIGHT	(RM-3) 9.0 m
PROPOSED HEIGHT	
BLDG. A	8.07 m
BLDG B	7.24 m
BLDG C	8.84 m
BLDG D	8.54 m
ELECTRICAL	2.91 m
ELEVATIONS:	
GARAGES	9.58 m
LOWER FLOOR	9.78 m
MAIN FLOOR	12.44 m
ELECTRICAL	10.49 m
AVERAGE GRADE	
BLDG. A	10.815 m
BLDG B	11.67 m
BLDG C	9.875 m
BLDG D	10.275 m
ELECTRICAL	9.77 m

General Notes

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Surveyor and/or Contractor to confirm all aspects of siting and placement of structure on lot. Designer not responsible for placement. In the event that the proposed new or existing structure does not conform to the requirements of the B.C. Building Code an engineer(s) may be necessary and such services are for the owner's account.

All materials to be of best quality, complying with the applicable sections of the current C.S.A., C.S.S.B. and B.C.B.C. standards. All materials shall be used strictly according to manufacturers printed directions, where not inconsistent with this specification; no deviation permitted except where specifications comply with B.C.B.C.9.23.13, and to be designed by structural engineer unless noted elsewhere. Structural Engineering and truss manufacturer drawings to take precedence over structural design stated within.

SITE NOTES & SPECIFICATIONS

THE FINAL POSITIONING OF THIS BUILDING ON LOT TO BE THE RESPONSIBILITY OF THE CONTRACTOR. BEFORE STARTING CONSTRCUTION OF THE BUILDING THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THESE DRAWINGS AND IF ANY DISCREPENCIES ARE FOUND THEY ARE TO BE BROUGHT TO THE IMMEDIATE ATTENION OF THE DESIGNER.

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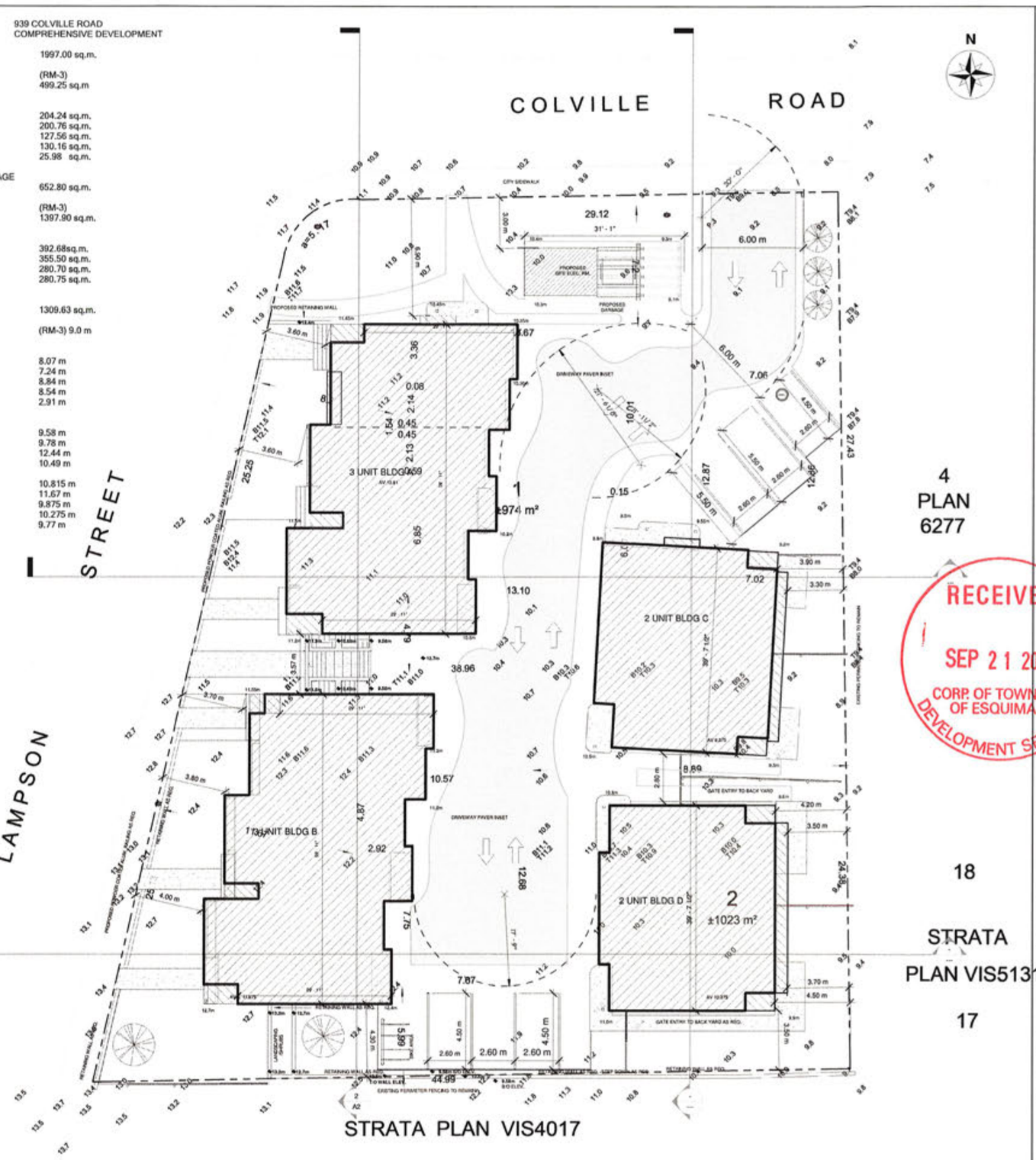
ALL TRADES TO WORK TO THEIR LATEST RESPECTIVE CODES AND BY-LAWS.



1 Site Plan DWG
1" = 10'-0"

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T-Square Designs
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Victoria, BC, V9B 4S5
250-361-5411
design@tsquare.ca

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Proposed Residence for :
Mr. Ryan Jabs
939 Colville Road, Victoria, BC

DATE:	April 2016
DRAWN BY:	MS
JOB #:	A16-***
SHEET:	A1

SHEET A1 OF 1

PLOT STAMP 9/13/2018 12:29:13 PM
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PROPOSED DEVELOPMENT UPON LOTS 1 & 2, BLOCK 1, SECTION 10, ESQUIMALT DISTRICT, PLAN 6277.

4 0 4 8 12 16

SCALE=1:200. All distances are in metres.

N

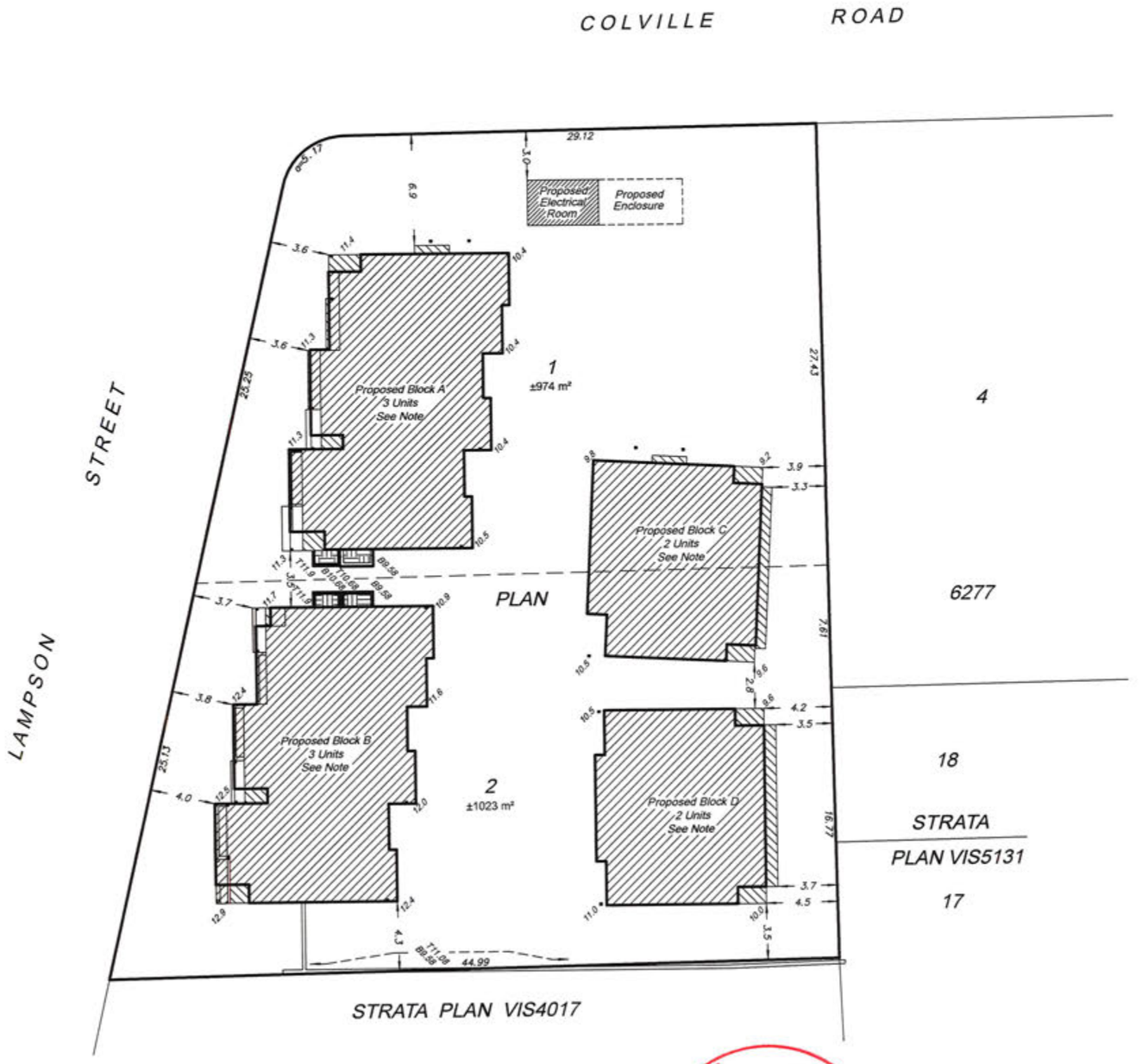
NOTE:
Proposed building positions and shapes shown are based upon digital files received from the project designer June 27th, 2018.

Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey. Geodetic elevations shown are based upon observations to geodetic control monuments 84H0179 (Elevation= 6.162m) and 84H0253 (Elevation= 13.214m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

LEGEND

- Denotes natural grade to geodetic datum
- Denotes proposed top of wall elevation
- Denotes proposed base of wall elevation



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File: 22-RJ-SP6
Date: July 3, 2018

Island Land Surveying Ltd.
#117-693 Hoffman Avenue
Victoria B.C. V9B 4X1
TEL 250.475.1515 fax 250.475.1516
www.islandsurveying.ca

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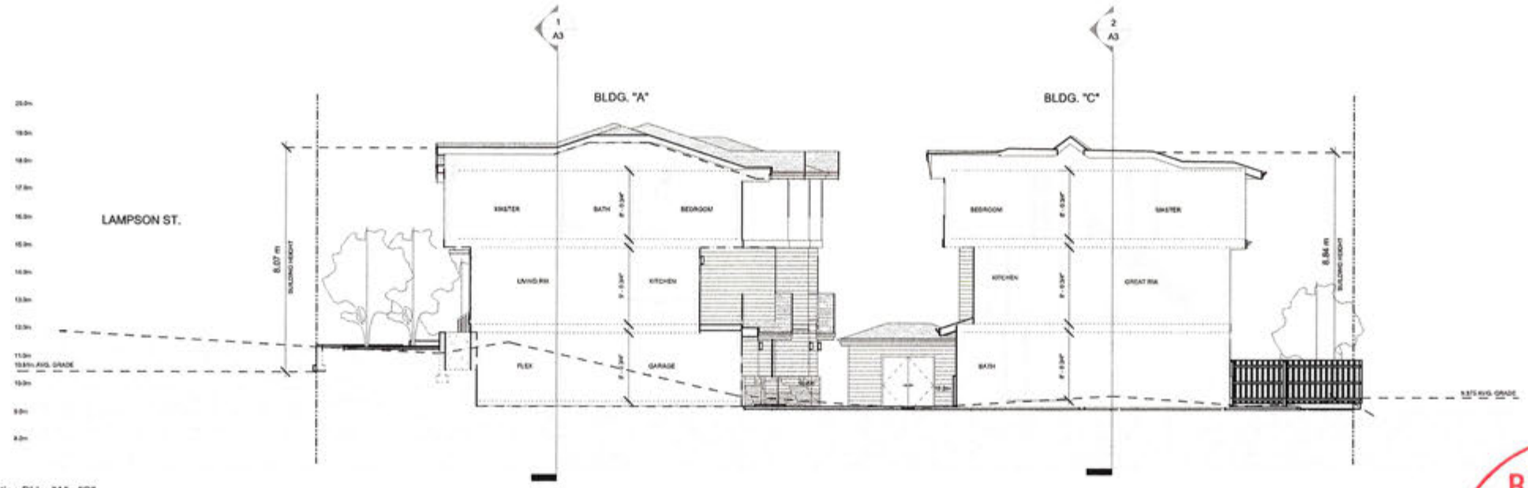
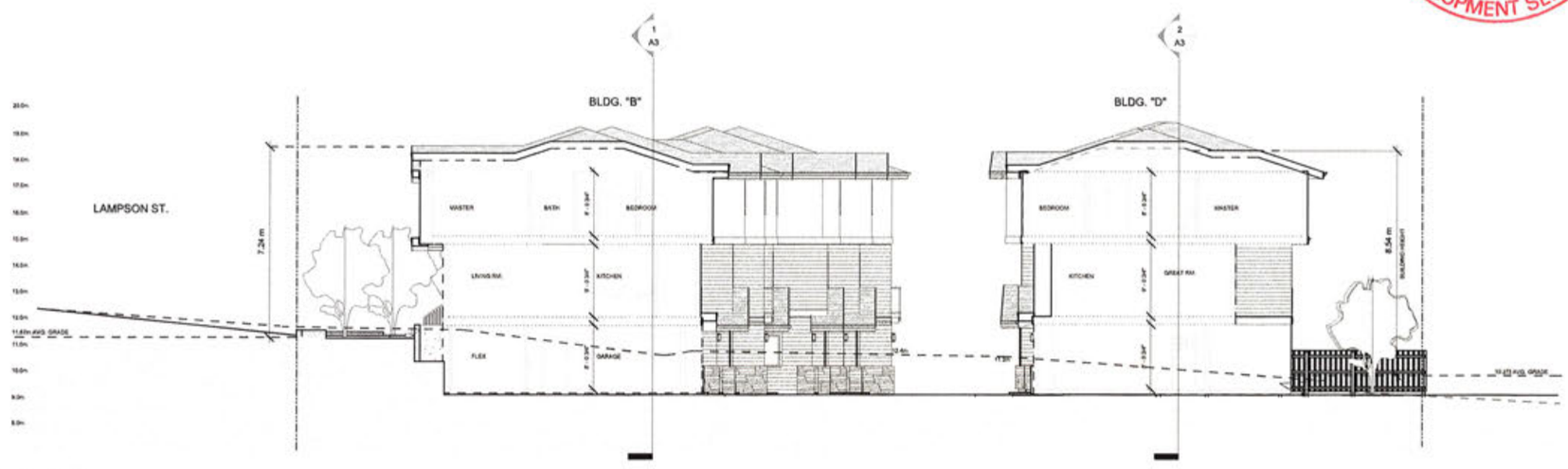


2 Section Bldg. "A" - "C"
1/8" = 1'-0"



1 Section Bldg. "B" - "D"
1/8" = 1'-0"

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250-361-5411

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Proposed Residence for :

Mr. Ryan Jabs
939 Colville Road, Victoria, BC

DATE: JUNE 2018
DRAWN BY: MS
JOB #: A16-***
SHEET:
A2
SHEET A2 OF 2

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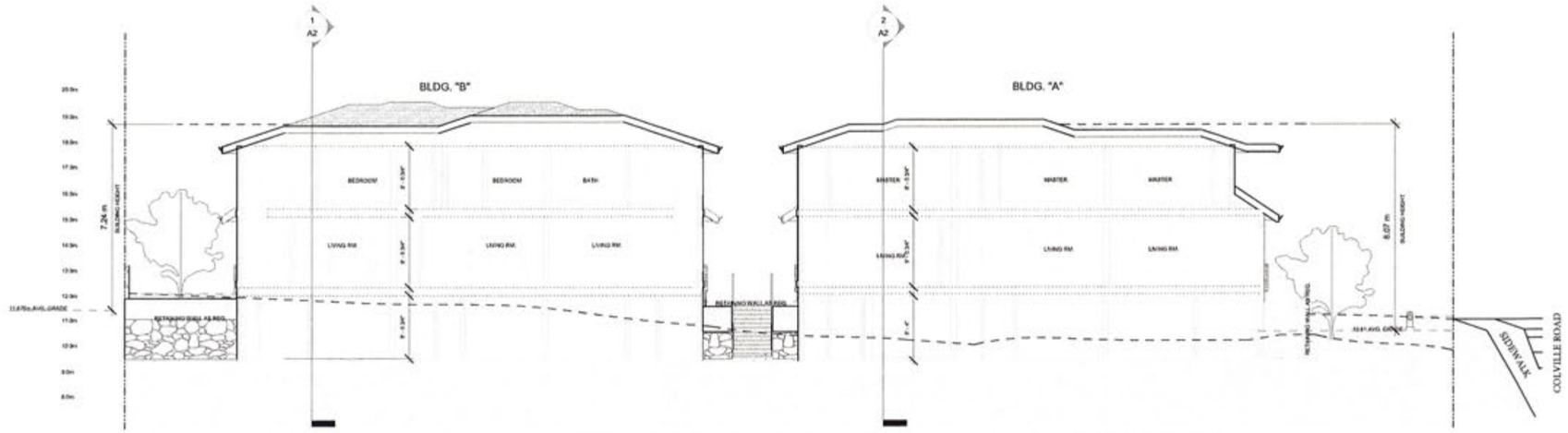

1 Section BLDG. "A" - "B"
1/8" = 1'-0"

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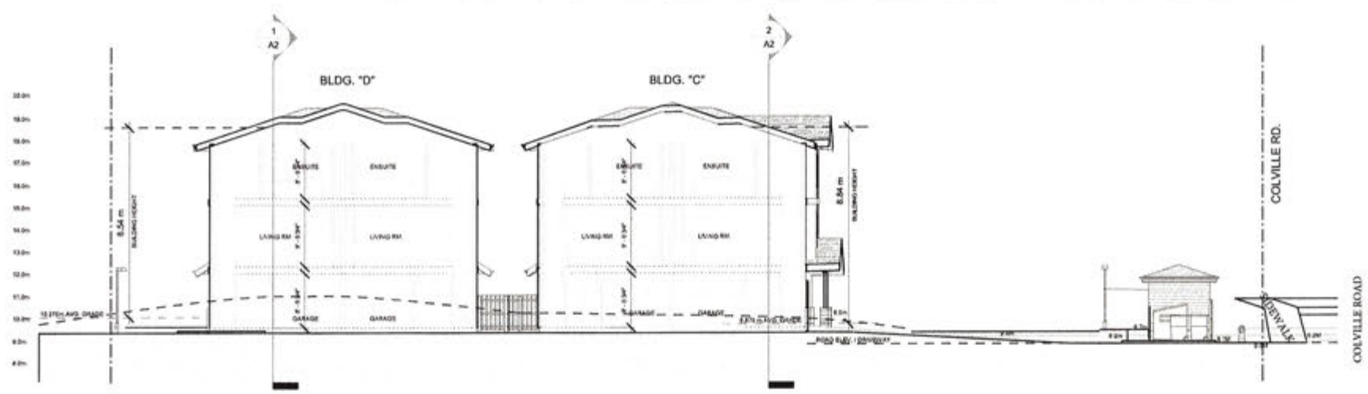

2 Section BLDG. "C" - "D"
1" = 10'-0"

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Mr. Ryan Jabs
939 Colville Road, Victoria, BC

DATE:	JUNE 2018
DRAWN BY:	MS
JOB #:	A16-***
SHEET:	A3

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T-SQUARE DESIGNS

SITE NOTES & SPECIFICATIONS

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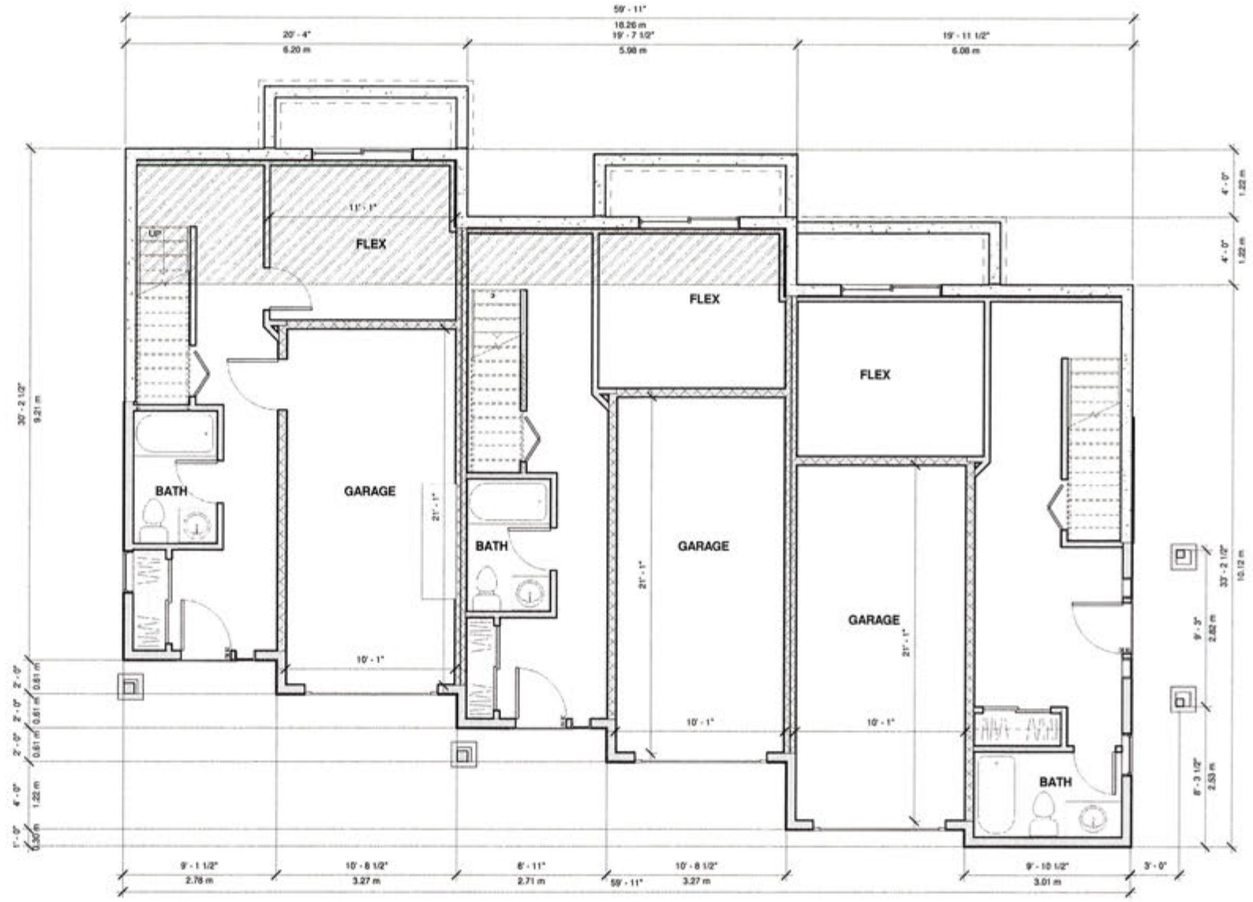

LOWER FLOOR PLAN
TOTAL GFA (INCLUDES GARAGE) 1106.25 SF (102.80 m²)
≈BAR 527.74 SF (49.04 m²)
F.A.R 558.51 SF (51.91 m²)

1 GROUND FLOOR BLDG.A
1/4" = 1'-0"

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CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

VENTILATION TO BE DESIGNED BY HVAC IN ACCORDANCE TO BCBC 2012 (9.32)

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2950 Lakehurst Drive
Victoria, BC, V9B 4S5
250-361-5411
design@tsquare.ca

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Proposed Residence for :

RYAN JABS - BLDG "A"

939 Colville Rd., Esquimalt, BC

DATE:	April 26 2018
DRAWN BY:	MS
JOB #:	A16-***
SHEET:	A1

SHEET A1 OF A1

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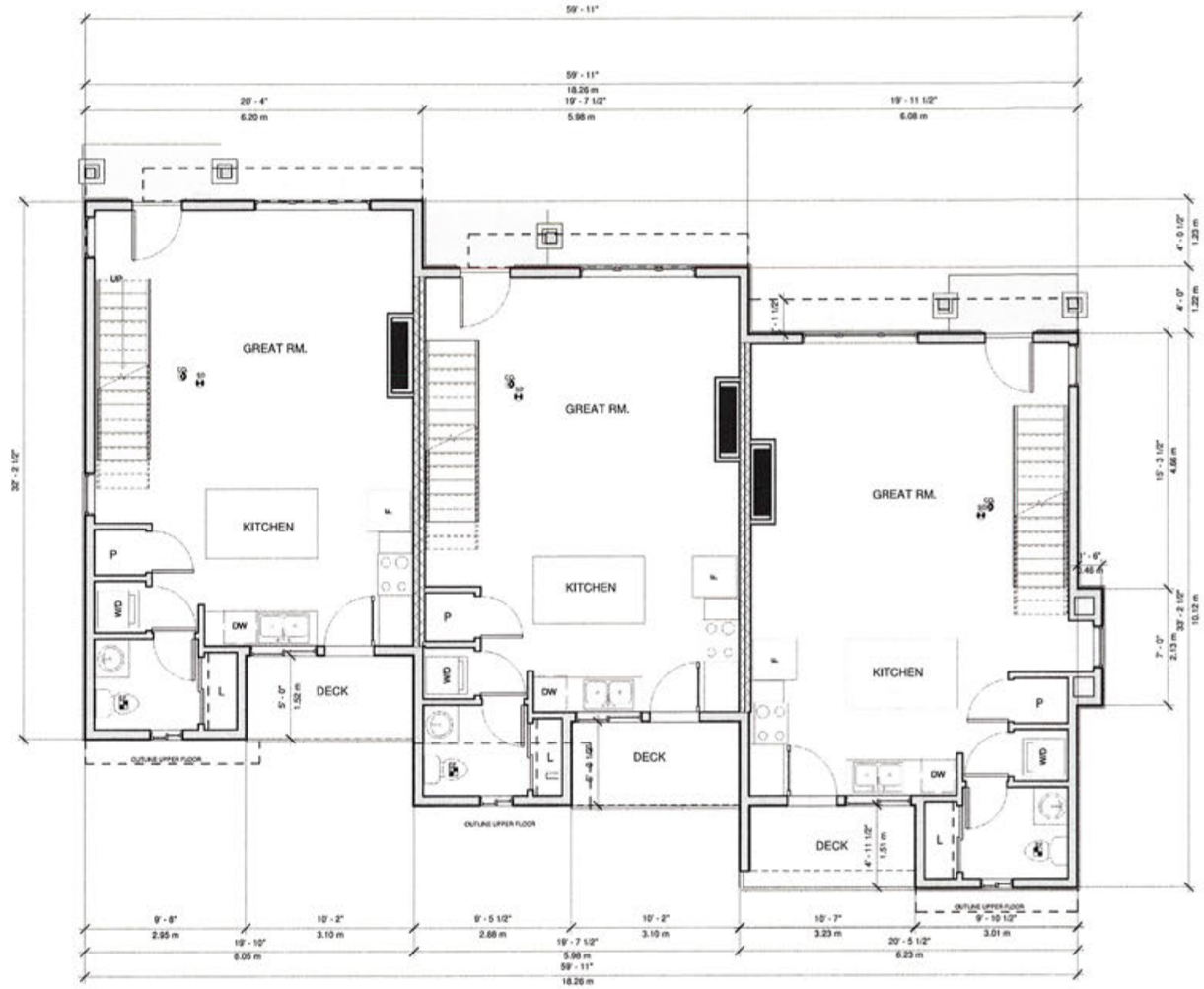
T-SQUARE DESIGNS



MAIN FLOOR PLAN
1850.46 SF (171.90 ms)
F.A.R 1740.59 SF (161.70 ms)

1 MAIN FLOOR BLDG.A
1/4" = 1'-0"

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DEVELOPMENT SERVICES

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T-Square Designs
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Victoria, BC, V9B 4S5
250-361-5411

design@tsquare.ca

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Proposed Residence for :
RYAN JABS - BLDG "A"
939 Colville Rd., Esquimalt, BC

DATE: April 26 2018
DRAWN BY: MJ
JOB #: A16-***
SHEET:
A2
SHEET A2 OF A2

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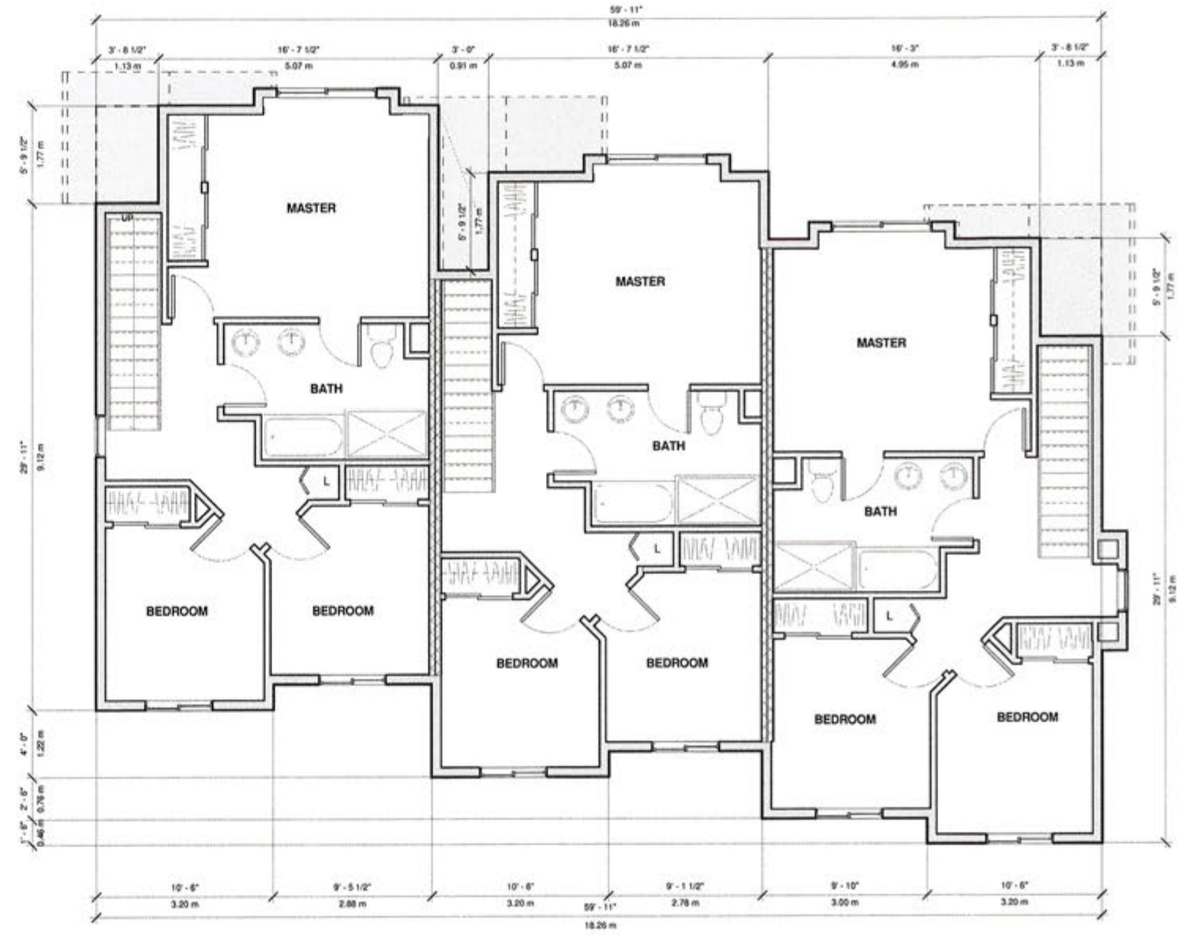
T-SQUARE DESIGNS



UPPER FLOOR PLAN
2041.28 SF (189.63 ms)
F.A.R 1931.29 SF (129.41 ms)

1 THIRD FLOOR BLDG. A
1/4" = 1'-0"

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Proposed Residence for :

RYAN JABS - BLDG "A"

939 Colville Rd., Esquimalt, BC

DATE: April 26 2018
DRAWN BY: Author
JOB #: A26-***
SHEET:

A3

SHEET A3 OAS

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T-SQUARE DESIGNS

1 Front (East) Elevation
1/4" = 1'-0"

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2 Right (North) Elevation
1/4" = 1'-0"

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Proposed Residence for :

RYAN JABS - BLDG "A"

939 Colville Rd., Esquimalt, BC

DATE: April 26 2018
DRAWN BY: MS_PUD
JOB #: A16-***
SHEET:

A4

SHEET A4 OF 4

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T-SQUARE DESIGNS

1 Rear (West) Elevation
1/4" = 1'-0"

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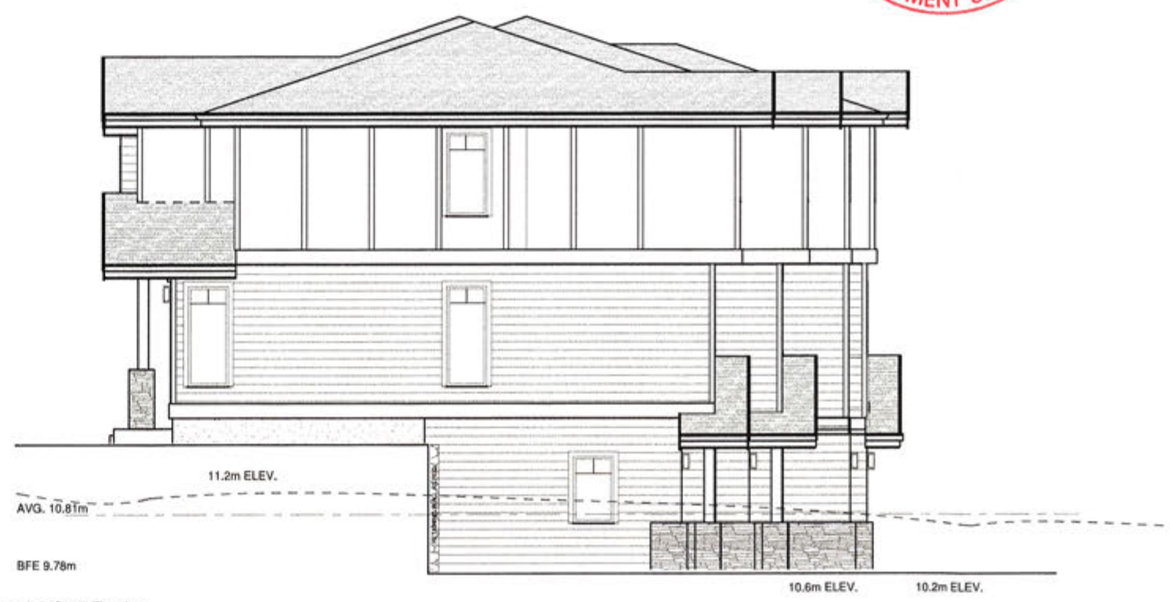
DEVELOPMENT SERVICES



2 Left (South) Elevation
1/4" = 1'-0"

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Proposed Residence for :

RYAN JABS - BLDG "A"

939 Colville Rd., Esquimalt, BC

DATE:	April 26 2018
DRAWN BY:	MS
JOB #:	A16-***
SHEET:	A5

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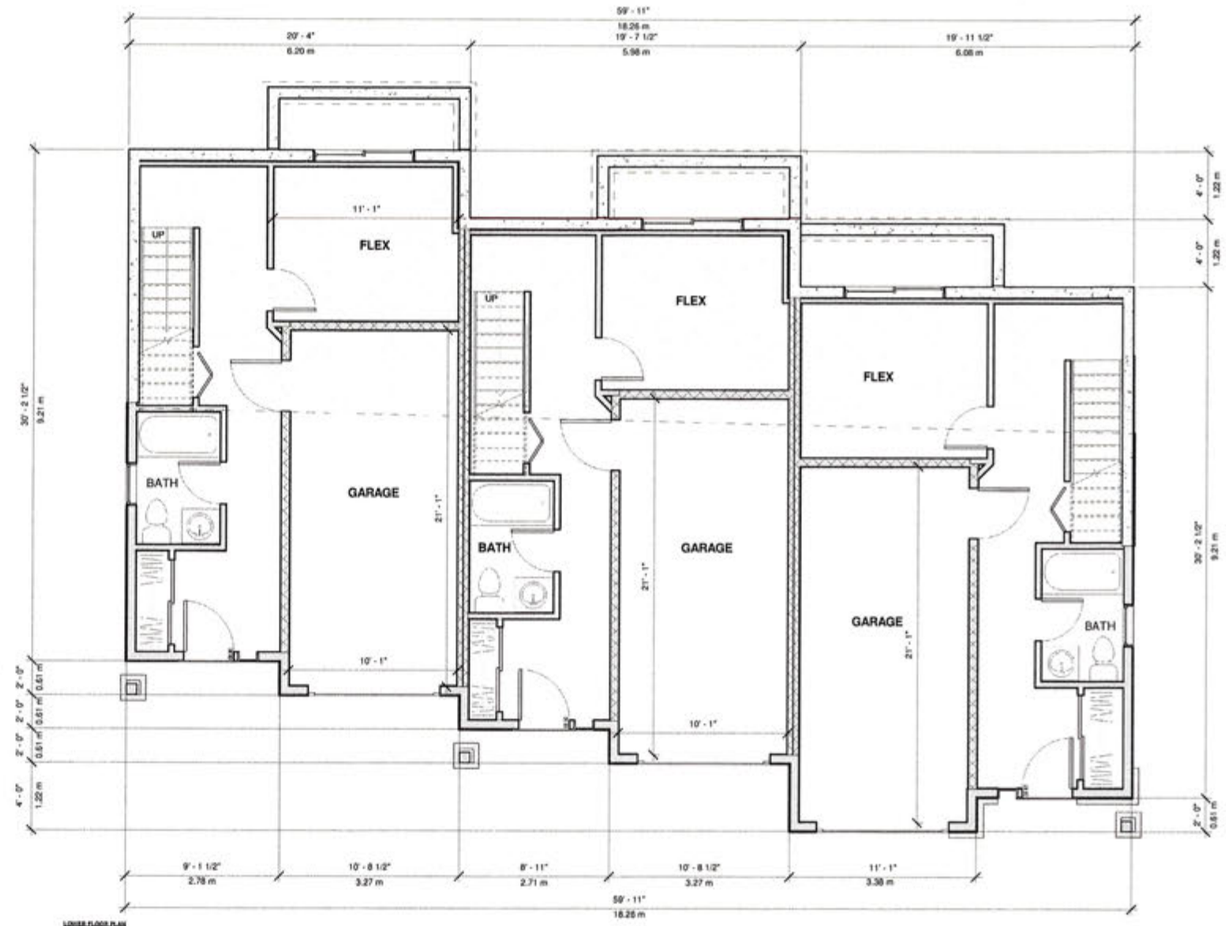
T-SQUARE DESIGNS

SITE NOTES & SPECIFICATIONS

THE FINAL POSITIONING OF THIS BUILDING ON LOT TO BE THE RESPONSIBILITY OF THE CONTRACTOR. BEFORE STARTING CONSTRCUTION OF THE BUILDING THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THESE DRAWINGS AND IF ANY DISCREPENCIES ARE FOUND THEY ARE TO BE BROUGHT TO THE IMMEDIATE ATTENION OF THE DESIGNER.

AT NO TIME SHALLTHE CONTRACTOR SCALL OFF THESE DRAWINGS BUT SHALL BUILD TO DIMENSIONS SHOWN ONLY AFTER VERFICATION. ANY DIVATIONS FROM THE DRAWINGS SHALL BE THE RESPONSIABILITY OF THE CONTRACTOR.
ALL TRADES TO WORK TO THEIR LATEST RESPECTIVE CODES AND BY-LAWS.



LOWER FLOOR PLAN
TOTAL 1102.75 SF (100.60 m2)
GAR 537.74 SF (49.94m2)
F.A.R 565.00 SF (52.66m2)

1 GROUND FLOOR BLDG.A
1/4" = 1'-0"

General Notes

Dimensions provided shall take preference over scale. Contractor to verify all dimensions of Building Designer and Consultants drawings prior to work commencement.
Any discrepancies are to be reported immediately. Any notes elsewhere on the plans that exceed the requirements stated in the general notes take precedence.
Prior to any alterations or modifications of plans or details on site, Contractor(s), tradesperson(s), or homeowner(s) must contact the Building Designer to confirm Building Code requirements and to maintain accuracy and completeness of the plans.

All references to the "British Columbia Building Code" (B.C.B.C.) are to current edition or published revision thereto, as approved by ministerial order by the Province of British Columbia. Any reference to a dated edition or revision is to be assumed for the equivalent requirement in the most current edition. All work shall comply with the current edition of the "British Columbia Building Code", the rules and customs of best trade practice to be executed by skilled tradespersons, well equipped and adequately supervised.

Surveyor and/or Contractor to confirm all aspects of siting and placement of structure on lot. Designer not responsible for placement. In the event that the proposed new or existing structure does not conform to the requirements of the B.C. Building Code an engineer(s) may be necessary and such services are for the owner's account.

All materials to be of best quality, complying with the applicable sections of the current C.S.A., C.G.S.B. and B.C.B.C. standards. All materials shall be used strictly according to manufacturers printed directions, where not inconsistent with this specification no alteration permitted except where specified only to comply with B.C.B.C 9.23.13, and to be designed by structural engineer unless noted elsewhere. Structural Engineering and truss manufacturer drawings to take precedence over structural design stated within.

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VENTILATION TO BE DESIGNED BY HVAC IN ACCORDANCE TO BCBC 2012 (9.32)

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Proposed Residence for :

RYAN JABS - BLDG "B"

939 Colville Rd., Esquimalt, BC

DATE:	April 26 2018
DRAWN BY:	MS
JOB #:	A16-***
SHEET:	A1

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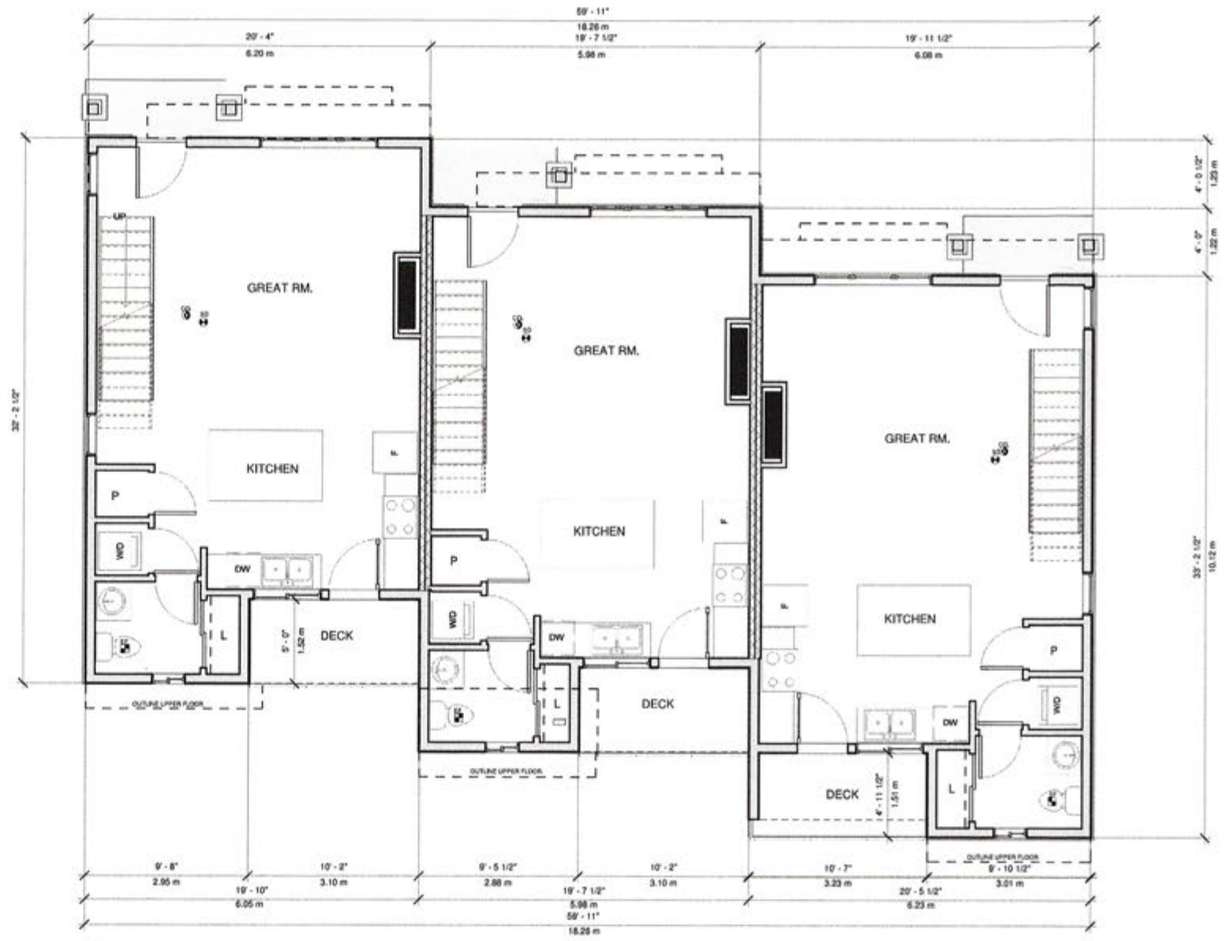
T-SQUARE DESIGNS



MAIN FLOOR PLAN
1850.46 SF (171.90 ms)
F.A.R 1740.59 SF (161.70 ms)

1 MAIN FLOOR BLDG.A
1/4" = 1'-0"

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Proposed Residence for :

RYAN JABS - BLDG "B"

939 Colville Rd., Esquimalt, BC

DATE: April 26 2018
DRAWN BY: MS
JOB #: A16-***
SHEET:

A2

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T-SQUARE DESIGNS

UPPER FLOOR PLAN
2041.28 SF (189.63 ms)
F.A.R 1931.29 SF (129.41 ms)

1 THIRD FLOOR BLDG. A
1/4" = 1'-0"

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Proposed Residence for :

RYAN JABS - BLDG "B"

939 Colville Rd., Esquimalt, BC

DATE:	April 26 2018
DRAWN BY:	Author
JOB #:	A16-***
SHEET:	A3

SHEET A3 OBJ

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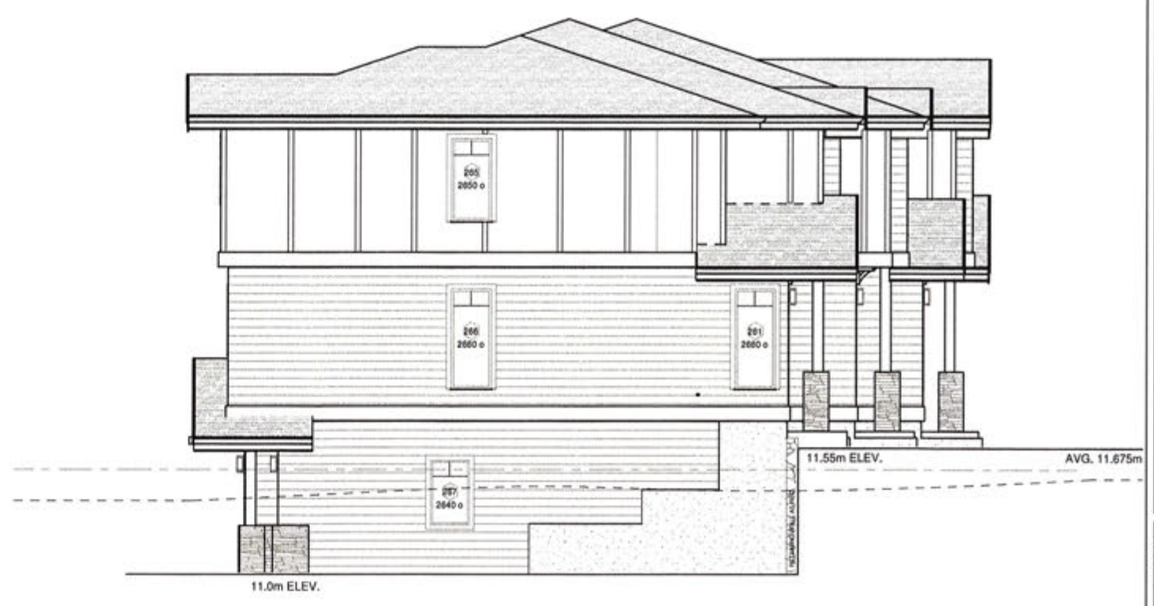
T-SQUARE DESIGNS

1 Front (East) Elevation
1/4" = 1'-0"



2 Right (North) Elevation
1/4" = 1'-0"

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Proposed Residence for :

RYAN JABS - BLDG "B"

939 Colville Rd., Esquimalt, BC

DATE: April 26 2018
DRAWN BY: MS_PUD
JOB #: A26-***
SHEET:

A4

SHEET A4 OF A4

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T-SQUARE DESIGNS

1 Rear (West) Elevation
1/4" = 1'-0"

2 Left (South) Elevation
1/4" = 1'-0"

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4. The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and field review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify TSD of any changes to the design required by the Structural Engineer, truss manufacturer or other engineered component supplier.

Proposed Residence for :

RYAN JABS - BLDG "B"
939 Colville Rd., Esquimalt, BC

DATE:	April 26 2018
DRAWN BY:	MS
JOB #:	A16-***
SHEET:	A5

SHEET A5 ORS

PLOT STAMP 9/13/2018 12:44:30 PM

\\Server2data\PUD PROJECTS\Tsquare_Models\939 Colville Townhomes\Model\Models Floor Plans_Only_Cleaned Up\Model_New_redraft_Design\939 Colville_3 Unit_Bldg B_09132018 FAR_City Calculation new Floor Plan Updates.rvt

T-SQUARE DESIGNS

SITE NOTES & SPECIFICATIONS

THE FINAL POSITIONING OF THIS BUILDING ON LOT TO BE THE RESPONSIBILITY OF THE CONTRACTOR. BEFORE STARTING CONSTRCUTION OF THE BUILDING THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THESE DRAWINGS AND IF ANY DISCREPENCIES ARE FOUND THEY ARE TO BE BROUGHT TO THE IMMEDIATE ATTENION OF THE DESIGNER.

AT NO TIME SHALLTHE CONTRACTOR SCALL OFF THESE DRAWINGS BUT SHALL BUILD TO DIMENSIONS SHOWN ONLY AFTER VERFICATION. ANY DIVATIONS FROM THE DRAWINGS SHALL BE THE RESPONSIABILITY OF THE CONTRACTOR.
ALL TRADES TO WORK TO THEIR LATEST RESPECTIVE CODES AND BY-LAWS.

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SEP 21 2018
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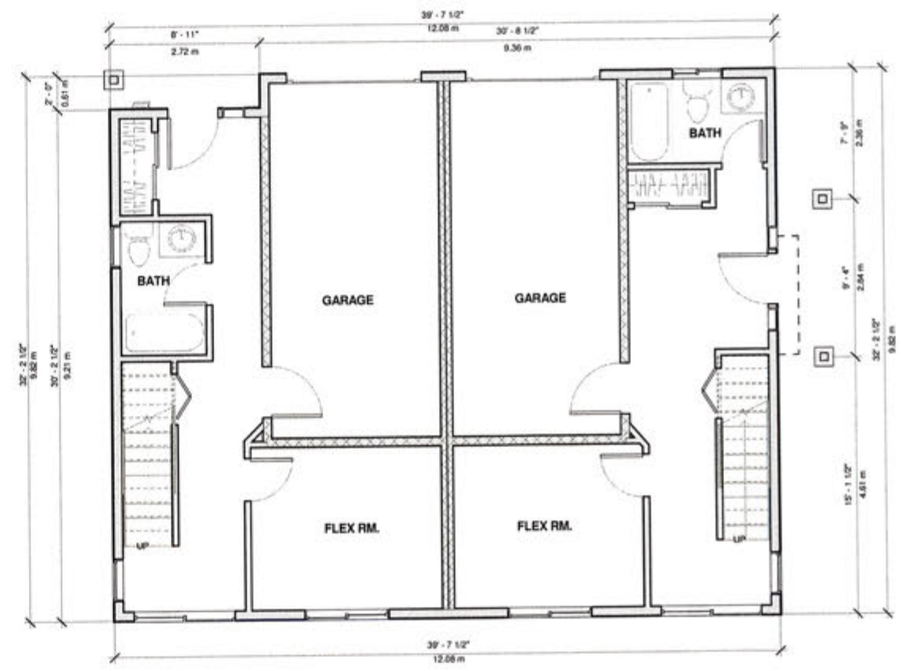
DEVELOPMENT SERVICES



VENTILATION TO BE DESIGNED BY HVAC IN ACCORDANCE TO BCBC 2012 (9.32)

LOWER FLOOR PLAN
LFE - 833.24 SF (77.40 ms)
GAR - 425.17 SF (39.49 ms)
F.A.R - 744.07 SF 69.12 ms)

1 Grnd. Floor Plan Bldg. C
1/4" = 1'-0"

General Notes

Dimensions provided shall take preference over scale. Contractor to verify all dimensions of Building Designer and Consultant's drawings prior to work commencement.
Any discrepancies are to be reported immediately. Any notes elsewhere on the plans that exceed the requirements stated in the general notes take precedence.
Prior to any alterations or modifications of plans or details on site, Contractor(s), (subcontractors), or homeowner(s) must contact the Building Designer to confirm Building Code requirements and to maintain accuracy and completeness of the plans.

All references to the "British Columbia Building Code" (B.C.B.C.) are to current edition or published revision thereto, as approved by ministerial order by the Province of British Columbia. Any reference to a dated edition or revision is to be assumed for the equivalent requirement in the most current edition. All work shall comply with the current edition of the "British Columbia Building Code" the rules and customs of best trade practice to be executed by skilled tradespersons, well equipped and adequately supervised.

Surveyor and or Contractor to confirm all aspects of siting and placement of structure on lot. Designer not responsible for placement. In the event that the proposed new or existing structure does not conform to the requirements of the B.C. Building Code an engineer(s) may be necessary and such services are for the owner's account.

All materials to be of best quality, complying with the applicable sections of the current C.S.A., C.G.S.B. and B.C.B.C. standards. All materials shall be used strictly according to manufacturers printed directions, where not inconsistent with this specification no dilution permitted except where specified sub to comply with B.C.B.C. 9.20.13, and to be designed by structural engineer unless noted elsewhere. Structural Engineering and truss manufacturer drawings to take precedence over structural design stated within.

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Proposed Residence for :

RYAN JABS - BLDC "C"

939 Colville Rd., Esquimalt, BC

DATE: 04/27/2018
DRAWN BY: MS
JOB #: A16-***
SHEET:
A1
SHEET A1 OF A1

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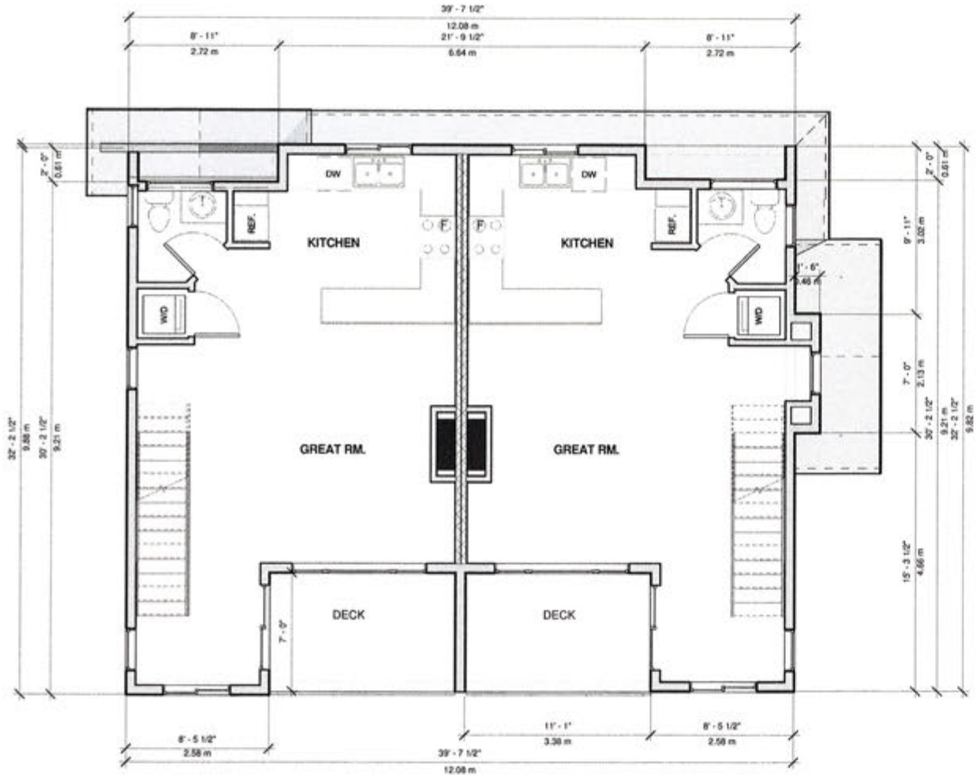
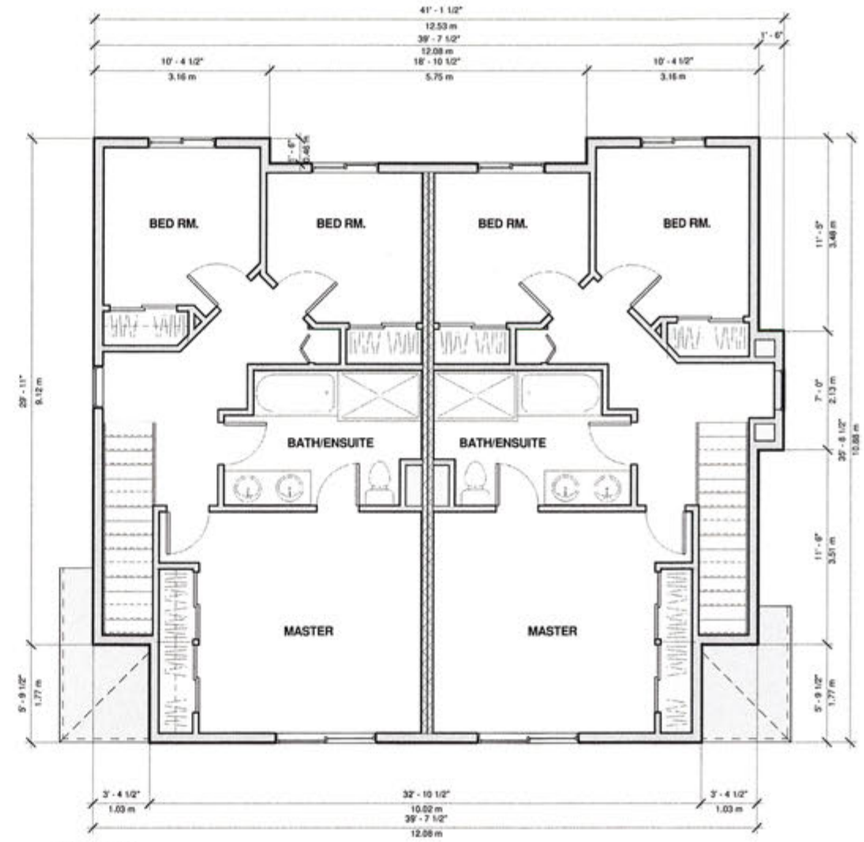
T-SQUARE DESIGNS



MAIN FLOOR
108.63 SF (100.48sm)
F.A.R 1004.80 SF 93.34sm)

1 MAIN FLOOR PLAN BLDG. C
1/4" = 1'-0"



UPPER FLOOR
1347.53 SF (125.18ms)
F.A.R 1272.70 SF (118.29ms)

2 THIRD FLOOR BLDG. C
1/4" = 1'-0"

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Proposed Residence for :

RYAN JABS - BLDC "C"

939 Colville Rd., Esquimalt, BC

DATE: 04/27/2018
DRAWN BY: MS
JOB #: A16-***
SHEET:

A2

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PLOT STAMP 7/5/2018 4:42:41 PM

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T-SQUARE DESIGNS

1 Rear (East) Elevation
1/4" = 1'-0"

2 Right (North) Elevation
1/4" = 1'-0"

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Proposed Residence for :

RYAN JABS - BLDC "C"

939 Colville Rd., Esquimalt, BC

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DATE:	04/27/2018
DRAWN BY:	MS
JOB #:	A16-***
SHEET:	A3

SHEET A3 OF A3

PLOT STAMP 7/5/2018 4:42:42 PM

T-SQUARE DESIGNS

1 Front (West) Elevation
1/4" = 1'-0"

2 Left (South) Elevation
1/4" = 1'-0"

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Proposed Residence for :

RYAN JABS - BLDC "C"

939 Colville Rd., Esquimalt, BC

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DATE:	04/27/2018
DRAWN BY:	MS
JOB #:	A16-***
SHEET:	A4

SHEET A4 OF A4

PLOT STAMP 7/5/2018 4:42:44 PM

T-SQUARE DESIGNS

SITE NOTES & SPECIFICATIONS

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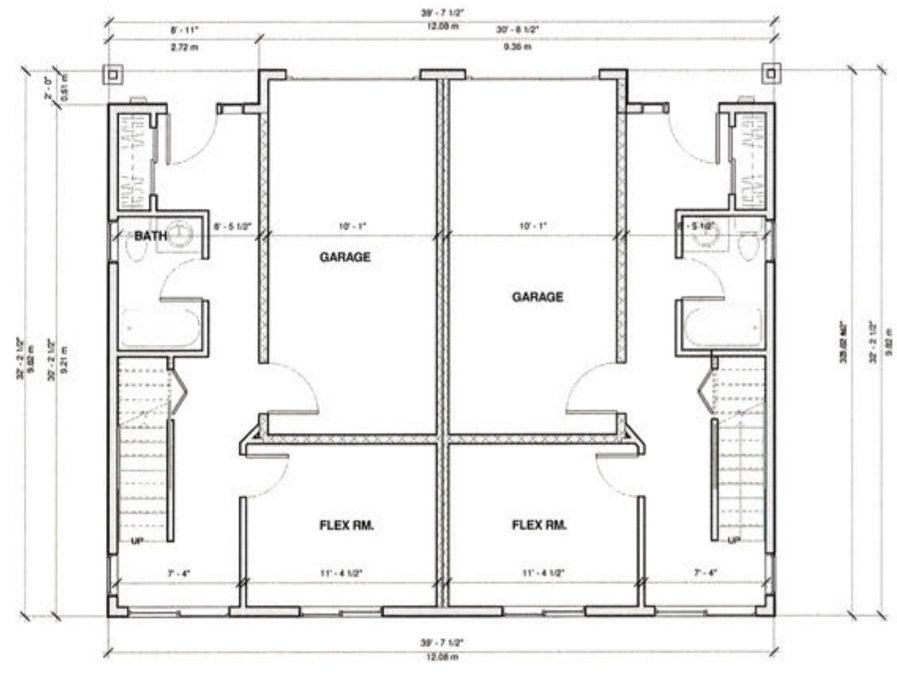
DEVELOPMENT SERVICES



LOWER FLOOR PLAN
LFE - 833.24 SF (77.40 ms)
GAR - 425.17 SF (39.49 ms)
F.A.R - 744.07 SF 69.12 ms)

1 Grnd. Floor Plan Bldg. C
1/4" = 1'-0"

VENTILATION TO BE DESIGNED BY HVAC IN ACCORDANCE TO BCBC 2012 (9.32)

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Proposed Residence for :

RYAN JABS - BLDC "D"
939 Colville Rd., Esquimalt, BC

DATE: April 2016
DRAWN BY: MS
JOB #: A16-***
SHEET:

A1
SHEET A1 OF A1

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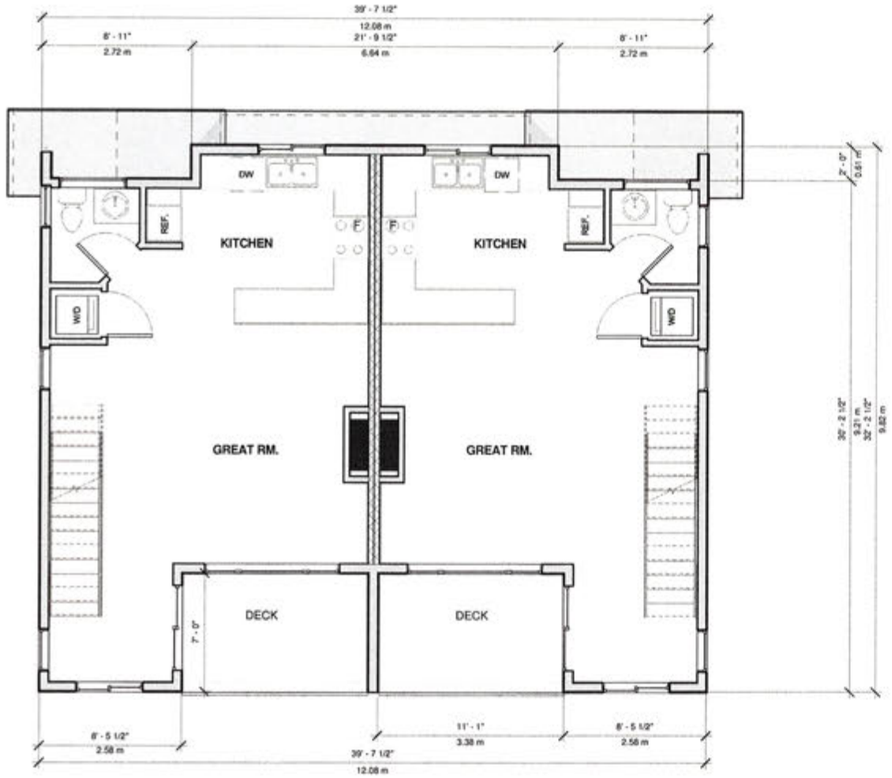
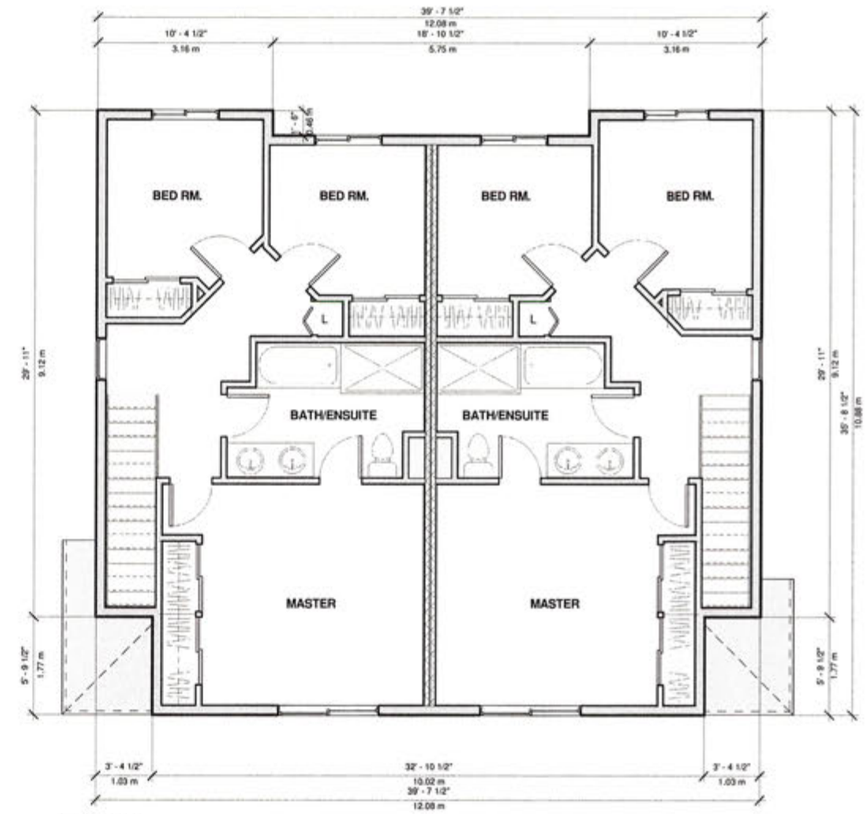
T-SQUARE DESIGNS



MAIN FLOOR
108.63 SF (100.48sm)
F.A.R 1004.80 SF 93.34sm)

1 MAIN FLOOR PLAN BLDG. C
1/4" = 1'-0"



UPPER FLOOR
1347.53 SF (125.18ms)
F.A.R 1272.70 SF (118.29ms)

2 THIRD FLOOR BLDG. C
1/4" = 1'-0"

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Proposed Residence for :

RYAN JABS - BLDC "D"

939 Colville Rd., Esquimalt, BC

DATE: April 2016
DRAWN BY: MS
JOB #: A26-***
SHEET:

A2

SHEET A2 OR2

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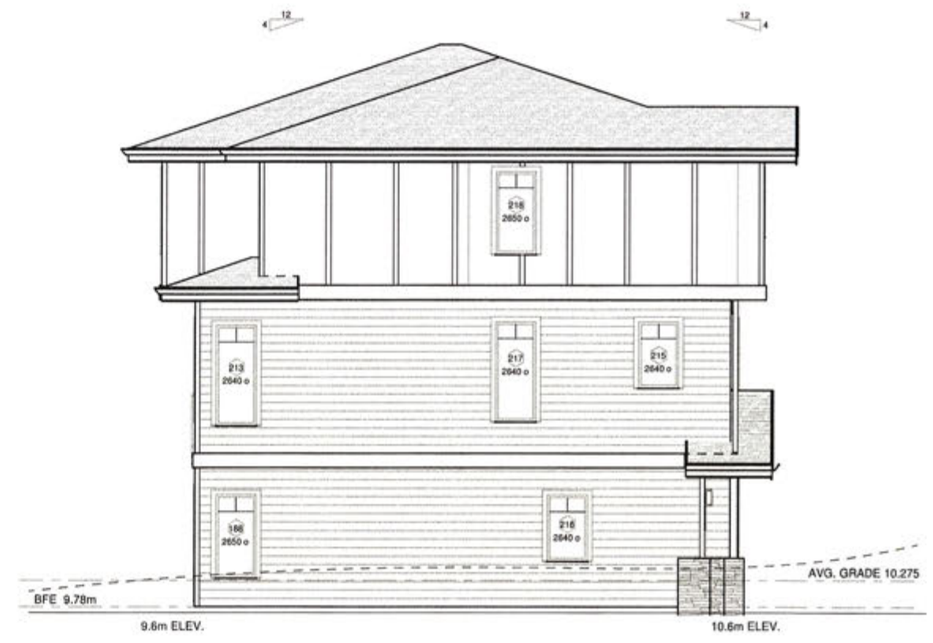
T-SQUARE DESIGNS

1 Rear (East) Elevation
1/4" = 1'-0"



2 Right (North) Elevation
1/4" = 1'-0"

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Proposed Residence for :

RYAN JABS - BLDC "D"

939 Colville Rd., Esquimalt, BC

DATE: April 2016
DRAWN BY: MS_PJD
JOB #: A16-***
SHEET:

A3

SHEET A3 OF A3

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T-SQUARE DESIGNS

1 Front (West) Elevation
1/4" = 1'-0"

2 Left (South) Elevation
1/4" = 1'-0"

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2. It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as applicable to the project and the proposed work. The Contractor shall notify the Designer of any errors, omissions or discrepancies identified within the drawings prior to commencement of the work. Commencement of construction or any part thereof constitutes acceptance of the drawings, acceptance of the existing site conditions, and means dimensions and elevations have been considered, verified and are acceptable.
3. The Contractor shall work with a B.C.L.S. to verify excavation, placement, siting and elevation of the proposed buildings or structures on site prior to commencing the work. TSD is not responsible for any encroachments with respect to elevation, siting or placement. Any proposed changes with respect to elevations, siting or placement shall be confirmed with a B.C.L.S. prior to execution.
4. The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and field review of all structural components and systems within the work as required by the Authority Having Jurisdiction. Prior to commencement of the work, the Contractor shall notify TSD of any changes to the design required by the Structural Engineer, truss manufacturer or other engineered component supplier.

Proposed Residence for :

RYAN JABS - BLDC "D"

939 Colville Rd., Esquimalt, BC

DATE:	April 2016
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JOB #:	A16-***
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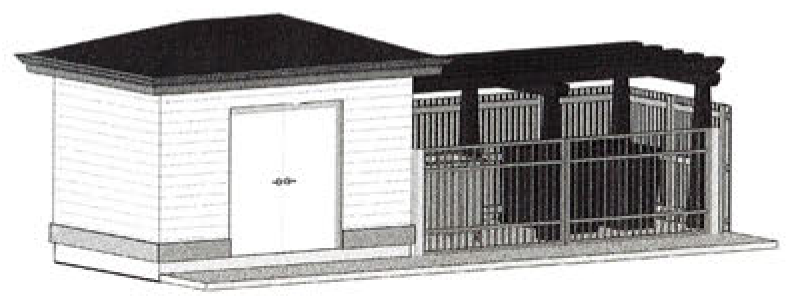
T-SQUARE DESIGNS

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY DESIGNER OF ANY ERRORS OR DISCREPANCIES.
2. NOTED DIMENSIONS SHALL TAKE PRESENCES OVER SCALE DRAWING.
3. EXTERIOR DIMENSIONING IS TO FACE OF CONCRETE / SHEATHING. INTERIOR DIMENSIONING IS TO CENTRE-LINE OF PARTITION.
4. WHERE NOTED BY "ENG." OR "ENGINEERED", ALL STRUCTURES SHALL BE ENGINEERED BY CERTIFIED STRUCTURAL ENGINEER, INCLUDING, BUT NOT LIMITED TO SPAN, SHEAR WALLS, FOOTINGS AND FOUNDATIONS WALLS, BEAMS OR "BM.", JOISTS, LINTELS COLUMNS AND CONNECTIONS. THIS APPLIES ALSO TO ITEMS NOTED AS "ENGINEER'S" SEAL.
5. ALL WORK SHALL BE EQUAL IN RESPECT TO GOOD CONSTRUCTION PRACTICE, AND SHALL CONFORM TO CURRENT RESIDENTIAL STANDARDS AND BRITISH COLUMBIA BUILDING CODE 2012 OR LOCAL BUILDING CODES AND BY-LAWS WHICH MAY TAKE PRECEDENCE.
6. IT IS RESPONSIBILITY OF THE OWNER / CONTRACTOR TO HAVE SOIL CONDITIONS WHICH MAY REQUIRE SPECIAL FOUNDATION DESIGN. ALL FOOTINGS TO FIRM BEARING.
7. PROVIDE ATTIC AND CRAWL SPACES WITH VENTILATION AND ACCESS IN ACCORDANCE WITH B.C.B.C. 2012 PART 9.
8. ALL WOOD FRAMING TO BE SPRUCE-PINE-FIR, UNLESS NOTED OTHERWISE OR ENGINEERED. ALL FRAMING IS TO BE IN ACCORDANCE WITH B.C.B.C. 2012 AND GOOD CONSTRUCTION PRACTICE.
9. PROVIDE MINIMUM OF 8" (200mm) CLEARANCE FROM GRADE OF WOOD CLADDING MATERIALS. EXTERIOR FOUNDATIONS WALLS SHALL NOT BE LESS THAN 6" (150mm) ABOVE ADJACENT GRADE.
10. ALL WOOD LINTELS TO CONFORM TO B.C.B.C. 2012 PART 9 WHERE SUPPORT FLOOR OR ROOF LOADS.
11. INSTALL INTERCONNECTED SMOKE ALARMS IN ACCORDANCE WITH B.C.B.C. 2012 PART 9.10.19 - INSTALL INTERCONNECTED "CO" ALARMS IN ACCORDANCE WITH B.C.B.C. 2012 PART 9.32.4.2
12. ALL WOOD IN CONTACT WITH CONCRETE INCLUDING SILL PLATES MUST BE PRESURE TREATED OR SEPPARATED WITH SILL GASKET OR OTHER APPROVED MATERIAL.
13. ALL NOTED "ENGINEERED" COMPONENTS, SUCH AS ROOF TRUSSES, BEAMS, AND ENGINEERED FLOOR SYSTEMS, REQUIRE ENGINEERED DRAWING SUBMITTAL AND MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S DETAILS AND SPECIFICATION.
14. SUPPLY AND INSTALL ALL WINDOWS TYPES, INTERIOR CASINGS, AND MILLWORK TO OWNER'S APPROVAL. WINDOWS MUST MEET NEW CRITERION FOR AIR TIGHTNESS, WATERTIGHTNESS, RESISTANCE TO WIND LOAD AND BREAK-IN SECURITY. THESE RATINGS RESPECTIVELY ARE: A-1, B-3, C-3 AND ANY F RATING FOR ALL WINDOWS WITHIN 2 METERS OF GRADE. THE RELAVANT STANDARD (CAN / CSA-12) REQUIRES THAT THE RATINGS BE CLEARLY LABELLED ON ALL WINDOW UNITS OR WINDOWS ARE TO BE ENGINEERED WITH SEAL DRAWINGS AND LETTERS OF ASSURANCE.
15. INSTALL GRASPABLE HANDRAIL TO ALL INTERIOR STAIRS AT 34" (865mm) MIN. 38" (965mm) MAX. ABOVE NOSING.
16. INSTALL GUARDRAIL AT ALL BALCONIES, DECKS, AND PORCHES GREATER THAN 2' (600mm) ABOVE ADJACENT GRADE OR LEVEL. INSTALL GUARD AT 42" (1070mm) WHERE DECK IS GREATER THAN 6' (1800mm) ABOVE ADJACENT SURFACE. OTHERWISE 36" (915mm) GUARDRAIL ALLOWED. CANTILEVERED GLASS GUARDRAILS SHALL BE ANCHORED WITH GLAZING SHOE TO RESIST LATERAL LOADS PER B.C.B.C 2012 OTHER GLAZING RAILINGS ASSEMBLIES (GLAZING AND SUPPORTS) TO BE ENGINEERED WITH SEALED DWG'S AND LETTERS OF ASSURANCE.
17. INSTALL WATERPROOFING MEMBRANE ON BUILDING PAPER ON WATER-RESISTANT WALL BOARD (min. 6" - 150mm) ON FRAMING AS SUBSTRATE AROUND ALL WALL AND CEILING AREAS OF STEAM / SHOWER. INSTALL WATER RESISTANT WALLBOARD AROUND ALL WET AREAS TO A MIN. 6'-0" (1.82m) HIGH.
18. PROVIDE HEATING, MECHANICAL VENTILATION, AND AIR CONDITIONING WHERE REQUIRED IN ACCORDANCE WITH CURRENT LOCAL BUILDING CODE AND BY-LAWS. MECHANICAL CONTRACTOR TO PROVIDE MECHANICAL CHECKLIST COMPLETE WITH FAN AND DUCTING SIZES PRIOR TO FINAL FRAMING INSPECTION.
19. ALL ELECTRICAL TO INSTALLED BY AN APPROVED AND CERTIFIED CONTRACTOR. RECEPTACLES AND APPLIANCE LOCATIONS TO BE APPROVED BY OWNER.
20. ANY ALTERNATIVE STRUCTURAL ENGINEERING TO BE APPROVED AND VERIFIED BY CERTIFIED STRUCTURAL ENGINEER. SUBMIT ENGINEERED DRAWINGS TO DESIGNER.
21. FIRE PROTECTION AND LIFE SAFETY PROVISIONS TO CONFORM TO REQUIREMENTS OF THE B.C.B.C 2012 PART 9.
22. VERIFY EXISTING AND PROPOSED GRADES PRIOR TO SETTING OUT AND CUT, FILL, AND COMPACT ACCORDING TO BUILDING ELEVATIONS.
23. ALL INTERIOR FINISHES, CASING, WINDOW TYPES AND MILLWORK TO OWNER'S APPROVAL.
24. STAIR TREADS TO BE CONSTRUCTED OF PLYWOOD OR OTHER ENGINEERED PRODUCT, FASTENED WITH SCREWS AND SUB-FLOOR ADHESIVE.
25. ALL FLOOR SHEATHING MUST BE SECURED WITH 1 5/8" (40mm) GALVANIZED OR COATED FLOOR SCREWS ON 6" O.C (150mm).
26. SOLID EAVE PROTECTION ON OVERHANG IS REQUIRED ON ALL SHAPE ROOFS.
27. TEMPORARY HEAT AND / OR FANS REQUIRED PRIOR TO DRYWALL INSTALLATION TO ASSIST IN THE DRYING OF INTERIOR FRAMEWORK.
28. MOISTURE CONTENT OF THE INTERIOR FRAME MUST NOT EXCEED 19% PRIOR TO APPLICATION OF VAPOUR BARRIER AND DRYWALL.
29. TWO CONTINUOUS LAYERS OF NOMINAL BUILDING PAPER MUST BE APPLIED TO EXTERIOR SHEATHING SHUFFLED OR INSTALLED WITH 22" (560mm) OVERLAP SEAMS HALF-LAPPED TO THE 2nd MID-LINE OF THE BUILDING PAPER.
30. POSITIVE SLOPE FLASHING MUST BE INSTALLED ABOVE ALL WINDOWS, DOORS, SILLS, VENTS AND MATERIAL TRANSITIONS. ALL FLASHING MUST BE INSTALLED BEHIND BUILDING PAPER, WITH MECHANICALLY SEALED END DAMS. ALL FLASHING MUST EXTEND A MINIMUM OF 1" (25mm) BEYOND BOUNDARY OF THE OPENING TO WHICH THEY ARE APPLIED.
31. BUILDING PAPER AND PEEL PRE-STRIPPING, ONLY, TO CONTACT EXTERIOR SHEATHING. SELF-ADHERING MEMBRANES ARE NOT TO CONTACT WOOD SURFACES.
32. ALL RAINSCREEN CAVITIES TO BE VENTED TOP AND BOTTOM WITH INSECT PROOF VENT STRIPS.
33. PROVIDE STEPPED FOOTINGS WHERE REQUIRED IN ACCORDANCE WITH EXISTING OR FUTURE GRADES. ALL FOOTINGS MUST REST ON SOLID UNDISTURBED BEARING AT AN ELEVATION BELOW FROST PENETRATION DEPTH ON COMPETENT BEARING.
34. 20 Mpa CONCRETE FOUNDATION WALL 8" (200mm) THICK MAY BE A MAXIMUM OF 4' (1.2 m) HIGH FROM GRADE TO UNDERSIDE FLOOR IF LATERALLY UNSUPPORTED AT THE TOP. REFER TO B.C.B.C 2012 9.15.4. - ALL OTHER CONCRETE WALLS TO BE ENGINEERED.
35. PLUMBING PERMIT REQUIRED FOR INSTALLATION OF PLUMBING SYSTEM AND DRAINAGE SYSTEM FOR BUILDING. ENSURE ALL FIXTURES CONFORM TO CURRENT APPROPRIATE CSA STANDARDS.
36. ALL DOOR AND WINDOWS SIZES ARE APPROXIMATE AND MUST BE VERIFIED BY BUILDER / OWNER PRIOR TO ORDERING.
37. WHERE ALLOWED BY MUNICIPAL AUTHORITY HAVING JURISDICTION, APPROVED HOUSE WRAP, SUCH AS "TYVEC" OR "TYPAR" MAY BE USED. IF APPLIED AS SPECIFIED BY THE MANUFACTURER.

SITE NOTES & SPECIFICATIONS
THE FINAL POSITIONING OF THIS BUILDING ON LOT TO BE THE RESPONSIBILITY OF THE CONTRACTOR. BEFORE STARTING CONSTRUCTION OF THE BUILDING THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THESE DRAWINGS AND IF ANY DISCREPENCIES ARE FOUND THEY ARE TO BE BROUGHT TO THE IMMEDIATE ATTENION OF THE DESIGNER OR DRAFTPERSON.

AT NO TIME SHALL THE CONTRACTOR SCALL OFF THESE DRAWINGS BUT SHALL BUILD TO DIMENSIONS SHOWN ONLY AFTER VERIFICATION.
ANY DIVATIONS FROM THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
ALL TRADES TO WORK TO THEIR LATEST RESPECTIVE CODES AND BY-LAWS.



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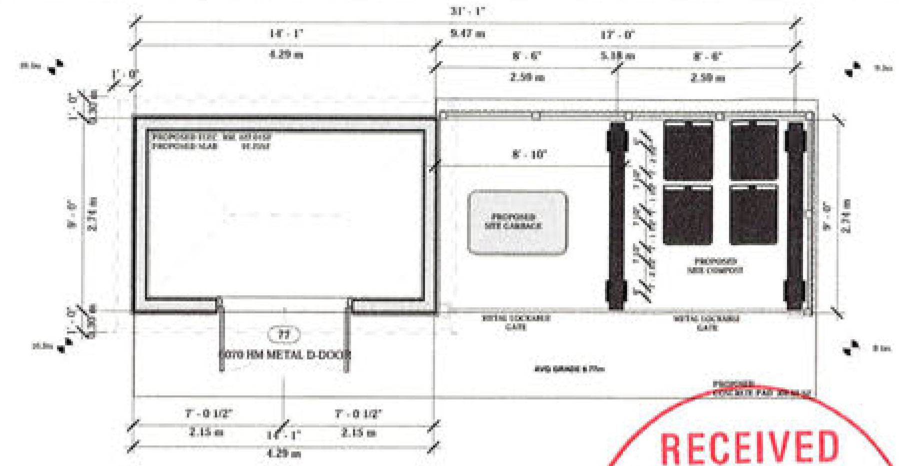

1 MAIN FLOOR
1/4" = 1'-0"

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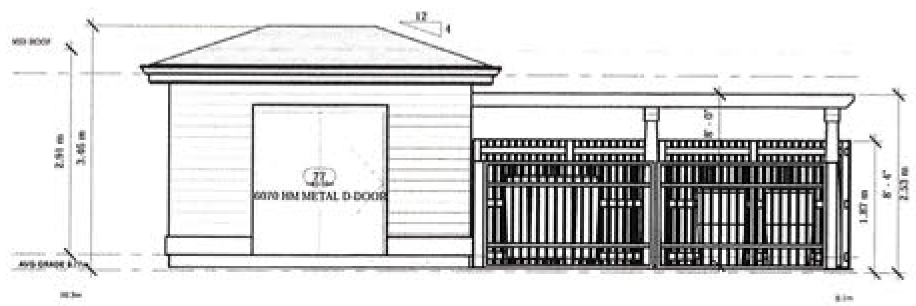
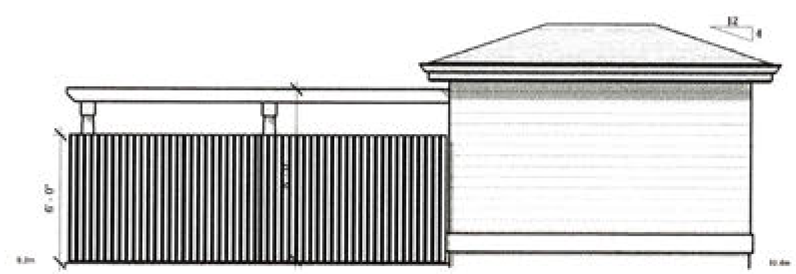
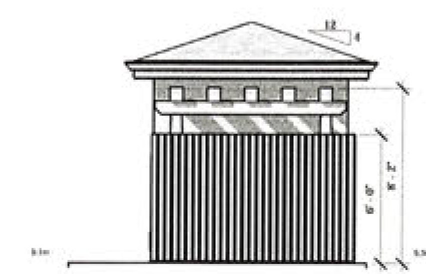


4 Front (north) Elevation
1/4" = 1'-0"

5 Left (east) Elevation
1/4" = 1'-0"



6 Rear (south) Elevation
1/4" = 1'-0"



7 Right (west) Elevation
1/4" = 1'-0"

General Notes

SITE NOTES & SPECIFICATIONS

THE FINAL POSITIONING OF THIS BUILDING ON LOT TO BE THE RESPONSIBILITY OF THE CONTRACTOR. BEFORE STARTING CONSTRCUTION OF THE BUILDING THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THESE DRAWINGS AND IF ANY DISCREPENCIES ARE FOUND THEY ARE TO BE BROUGHT TO THE IMMEDIATE ATTENION OF THE DESIGNER.

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ANY DIVATIONS FROM THE DRAWINGS SHALL BE THE RESPONSIABILITY OF THE CONTRACTOR.
ALL TRADES TO WORK TO THEIR LATEST RESPECTIVE CODES AND BY-LAWS.

VENTILATION TO BE DESIGNED BY HVAC IN ACCORDANCE TO BCBC 2012 (9.32)

ALL DIMENSIONS ARE TO FACE OF SHEATHING OR CONCRETE, UNDIMENSIONED WINDOWS AND DOORS ARE LOCATED EITHER AT CENTER OF SPACE OR 3" OFF CORNER, 2-2x10 LINTELS UP TO 72", 3-2x10 OVER W 2x CRIPPLES.

T-SQUARE
design · consulting

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Victoria, BC, V9B 4S5
250-361-3411

design@tsquare.ca

GENERAL NOTES:

Proposed Residence for :
PROPOSED ELEC. RM
939 Colville Rd., Esquimalt, BC

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DATE: FEB 2016
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