

GENERAL NOTES:

- * Dimension given on the drawings shall take priority over scale. Contractor to verify and confirm all dimensions on the drawings from the Building Designer and Consultants prior to work commencement.
- * Report discrepancies immediately to both the Designer and the Owner of the project in writing.
- * Surveyor and or Contractor to confirm all siting and placement of structure on the lot. Designer not responsible for placement.
- * All work shall meet or exceed the rules and regulation set out in the latest edition of National Building Code of Canada, BC Building Code.
- * All Material shall be used in strict accordance to manufacturers printed directions and specifications.
- * All Material to confirm to CSA, CGSB, and NBC standards.

Structural Design

- .1 Structure is based on existing site condition and on criteria stated in Part 4 and Part 9 of the 2024 BC Building Code and or other application sections.
- .2 Engineered beams, floor and roof joist design by others.

Rough Carpentry

- .1 Contractor shall be responsible for proper setting out of work and to ensure no eccentric loading to occur.
- .2 All construction material to conform to CSA and NBC (current edition).
- .3 All structural members are #2 grade or better Hem-Fir in accordance with NLGA standards and grading.
- .4 Contractor to provide backing for all plumbing accessories, shelving, and cabinets.

Mechanical

- .1 Plumbing installations shall comply with the current editions of: A.C.N.B.C; the Canadian Plumbing Code, and Electrical Code
- .2 Heating and Ventilation Systems to comply with the latest edition of A.C.N.B.C; and the Canadian Heating Ventilation and Air Condition Code.
- .3 All duct sizes, fans and ventilation requirements to be verified prior to installation and shall be installed per manufacturer specifications.
- .4 Kitchen Fan Type #1 : for minimum requirements set out in BCBC Table 9.32.3.6
 - a. 47L per second, 80 CFM intermittent, and 0.2" external static pressure
 - b. Duct Size: 5" smooth, non combustible, and not exceed 15 meters and 2 elbows.
- .5 Bathroom fan: for minimum requirement set out in BCBC 2024
 - a. Bath Fan Type #2 - BCBC Table 9.32.3.3.A (UNIT Main Bathroom)
 - b. 90 CFM Min./100 CFM Max. @ 0.2 " external static pressure
 - c. Duct size 5" smooth, non combustible, and sound rated at 1.0 sones Firestop @ wall to Can/ULC -S115
 - d. Connect to intermittent control set to provide a minimum of TWO x 4 hour operating periods per day.
- .6 Install flashing over all exposed openings, doors, windows, vents, or similar penetrations not directly protected by roof eaves. Flashing end dams at windows and doors to be MINIMUM 25MM (1").

ELECTRICAL

- Perform work to meet or exceed Canadian Electric Code (2024);
- .1 Heating inside Electrical Baseboard Heater and HEAT PUMP.
 - .2 Smoke and Heat Combination Detector in every bedroom, on each floor and interconnected. Perform to CAN/ULC S553.
 - .3 Photoelectric Smoke Detectors-TWO each in the House, One on each level. Performance to meet CAN/ULC S551.

LOCAL & MUNICIPAL

Perform work to meet or exceed ALL TOWNSHIP OF ESQUIMALT Zoning and Building By-laws, AND local authority having jurisdiction requirements.



**PROPOSED
NEW SSMFH (TRI-PLEX)**

**1124 COLVILLE ROAD
ESQUIMALT BC
V8X-2T3**

LEGAL DISCRPTION:

LOT 10, SECTION 10. ESQUIMALT DISTRICT PLAN 6743

PROJECT DESCRIPTION:

**DEMOLISH EXISTING HOUSE.
CONSTRUCT A THREE (3) UNIT SSMFH (TRI-PLEX)**

PROJECT DATA		CONSTRUCT TRI-PLEX (SSMFH)	
CIVIC ADDRESS	1124 COLVILLE ROAD		
PID	004-583-515		
ZONING	RSM-2, SINGLE FAMILY	PROPOSED	PERMITTED
LOT SIZE	7154 SQ FT (664.7 SQ M)		
SEWER SERVICE AREA	YES		
	UNIT #1 (SQ. FT.)	UNIT #2 (SQ. FT.)	UNIT #3 (SQ. FT.) TOTAL (SQ. FT.) (SQ. M)
LEVEL 3 - LIVING AREA	780	780	2340
LEVEL 2 - LIVING AREA	764	772	2308
LEVEL 1 - LIVING AREA	350	354	1058
SUBTOTAL - LIVING AREA	1894	1906	5706 530
GARAGE	385	385	1155 385 SQ FT/36 SQ. M 40 SQ M
DENSITY (UNITS)			3 4
# OF PRINCIPAL BUILDINGS			1 2
UNIT SIZE	90 FT SQ M 2155/200	90 FT SQ M 2126/198	90 FT SQ M 2146/199 2155/200 2126/198 2146/199 MAX. 11.0 M MIN. 25.0 SQ. M
BUILDING HEIGHT			10.97 M 36'-1" (11.0M)
LOT COVERAGE	2552/7154 = 0.357		35.7 % 50 %
SITING REQUIREMENTS			
FRONT (SOUTH)			16'-8" (5.08M) 13'-1" (4.0M)
SIDE (EAST)	INTERIOR (DRIVEWAY SIDE)	18'-9" (5.71M) 10'-0" (3.0M)	
SIDE (WEST)	INTERIOR	6'-4" (1.92M) 5'-0" (1.5M)	
	COMBINED SIDES	25'-1" (7.63M) 14'-8" (4.5M)	
REAR (NORTH)			20'-0" (6.10M) 14'-9" (4.5M)
BUILDING HEIGHT	SSMFH	35'-5" (10.79M) 36'-1" (11.0M)	
LOT COVERAGE	2495/7154 = 0.349		34.9% 50%
PARKING SPACE (SSMFH)			4 TOTAL 3
COVERED BICYCLE PARKING	MINIMUM ONE BIKE SPACE PER GARAGE		3 TOTAL 3
USABLE OPEN SITE SPACE	(6.26 M X 6.18 M) - REAR YARD		6.18 M 6.0 M

POINT	ELEVATION (M)
A	11.6
B	11.3
C	11.3
D	12.3
E	12.3
F	12.3

AVG GRADE: 70.9 / 6 = 11.85 M

PAGE	DESCRIPTION
100	COVER
101	SITE PLAN
101A	LANDSCAPE PLAN
102	FLOOR PLANS LEVEL 1
103	FLOOR PLANS LEVEL 2
104	FLOOR PLANS LEVEL 3
105	NOT USED
106	ELEVATIONS - (EAST AND NORTH)
107	ELEVATIONS - (WEST AND SOUTH)

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO WORK.
DO NOT SCALE DRAWINGS.
REPORT DESCRENCY TO OWNER OR DESIGNER PRIOR TO STARTING WORK. COPY RIGHT RESERVED.

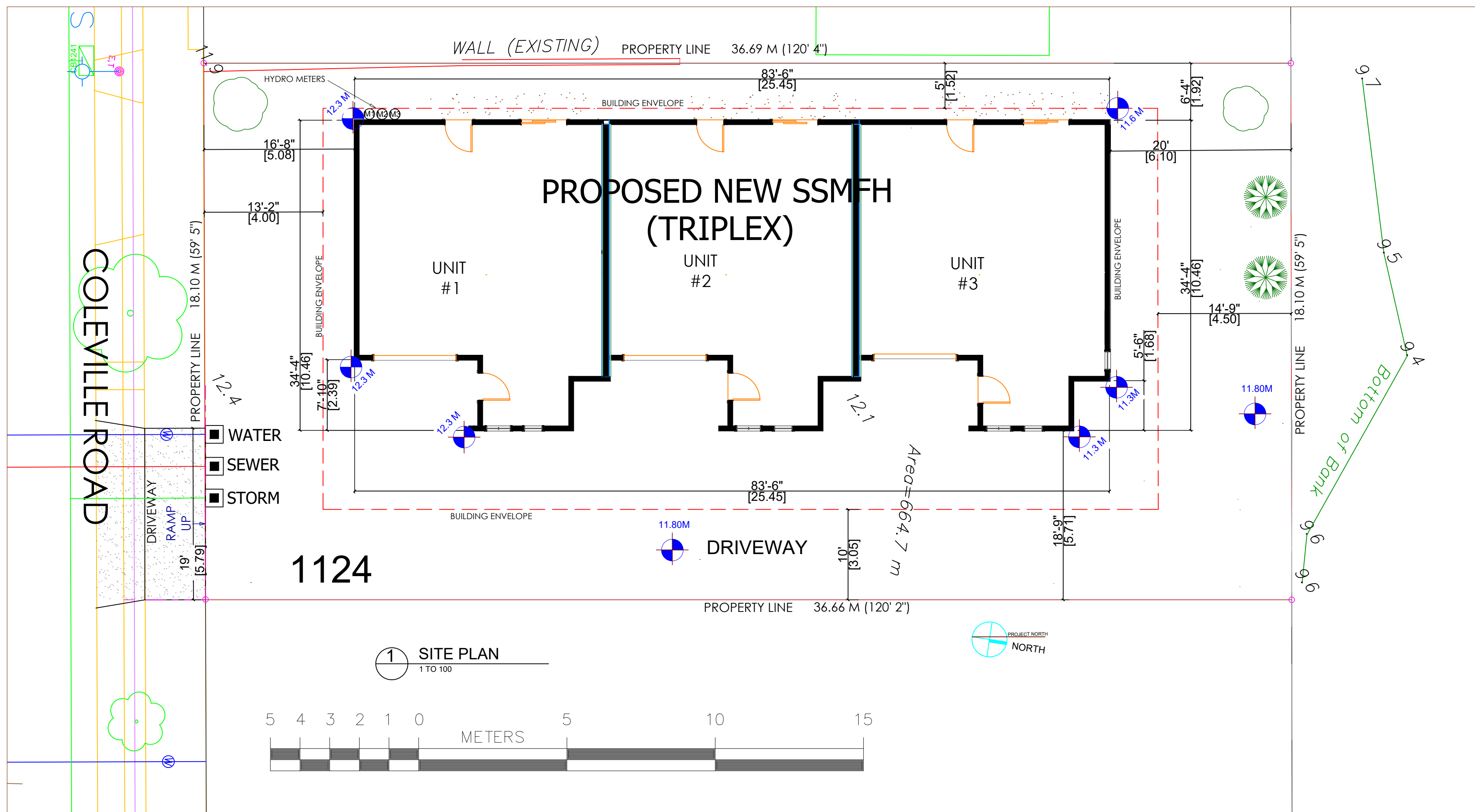
TYKO DESIGN LTD
INFO@TYKODESIGN.CA
250-818-3265

#	DESCRIPTION	DATE
1.	DEVELOPMENT PERMIT	2026.04.29
2.		
3.		
4.		
5.		
6.		

PROJECT: **1124 COLVILLE RD
ESQUIMALT, BC**
FOR:

TITLE: **COVER PAGE**
PROJECT #:
DRAWN BY: DK
CHECKED BY:
DATE: 2024.10.13

PAGE: **A100**
SCALE: AS NOTED



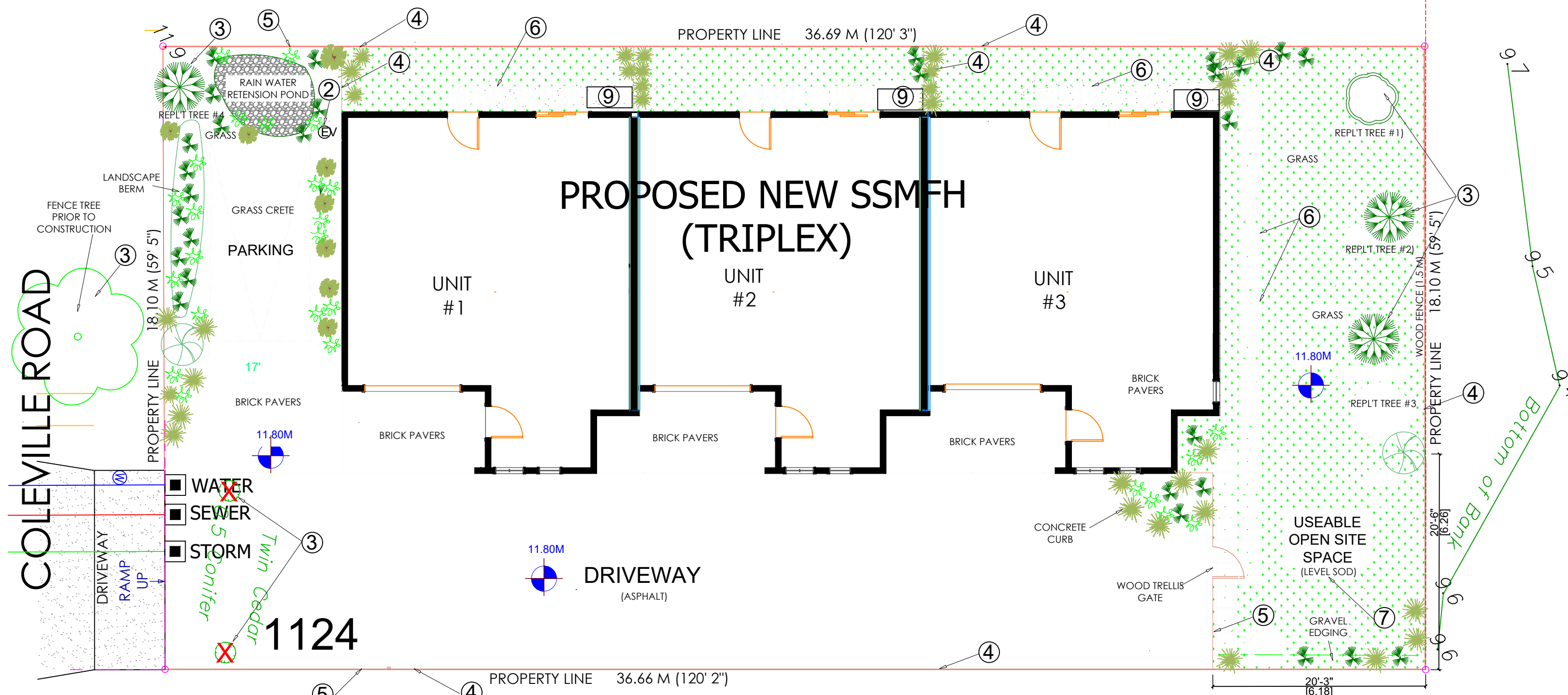
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#	DESCRIPTION	DATE
1.	DEVELOPMENT PLANS	2026.04.29
2.		
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PROJEC: 1124 COLVILLE RD ESQUIMALT, BC	
FOR:	

TITLE: SITE PLAN	
PROJECT #:	
DRAWN BY:	DK
CHECKED BY:	
DATE:	2024.10.13
PAGE:	A101
SCALE:	AS NOTED



2 LANDSCAPE PLAN
1 TO 100

LEGEND		PLANT SCHEDULE			
SYMBOL	DESCRIPTION	QUANTITY	SYMBOL	LATIN NAME	COMMON NAME
①	DRIVEWAY - CONCRETE OR ASPHALT SURFACE	1	🌳	ACER RUBRUM "OCTOBER GLORY"	RED MAPLE
②	EV L2 ELECTRIC VEHICLE CHARGER	3	🌳	SEIRYU MAPLE	LACELEAF JAPANESE MAPLE
③	PROTECT TREES PER ESQUIMALT TREE PROTECTION BYLAW 3076 (2022). REMOVE TWO EXISTING TREES. TREE REPLACEMENT PER ARBORIST INSTRUCTION IN TREE ASSESSMENT & DEVELOPMENT REPORT (SCOTTY TREE & ARBORIST SERVICE LTD, APRIL 2026)	2	🌳	PRUNUS KANZAN	JAPANESE FLOWERING CHERRY
④	WOOD PRIVACY FENCE - SOLID PANEL - (1.5 M TALL)	25	🌿	BLECHNUM SPICANT	DEAR FERN
⑤	WOOD PRIVACY FENCE - SOLID PANEL - (1.2 M TALL)	25	🌿	MISCANTHUS SINENSIS "MORNING LIGHT"	CHINESE SILVER GRASS MORNING LIGHT
⑥	24" X 24" HYDRAPRESS CONCRETE PAVER	32	🌿	LAVANULA ANGUSTIFOLIA "AROMATICO BLUE"	AROMATICO BLUE LAVENDER
⑦	LEVEL SOD PLAY AREA (USEABLE OPEN SITE SPACE)	8	🌳	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
⑧	EV L2 ELECTRIC VEHICLE CHARGER				
⑨	24" X 48" CONCRETE PAD (FOR MECHANICAL EQUIPMENT)				

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#	DESCRIPTION	DATE
1.	DEVELOPMENT PLAN	2026.04.26
2.		
3.		
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PROJEC: 1124 COLVILLE RD
ESQUIMALT, BC
FOR:

TITLE: LANDSCAPE PLAN	
PROJECT #:	PAGE: A101A
DRAWN BY: DK	
CHECKED BY:	
DATE: 2024.10.13	SCALE: AS NOTED