T-SQUARE DESIGNS

RECEIVED
SEP 21 2018
CORP OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

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

COLVILLE ROAD 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 -P-bergkiss 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: 46.29	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 4E5
250-361-0411

design@tsquare.ca

GENERAL NOTES:

1. All drawings, plans, models, designs, specifications and other documents prepared by T-Square Design ("DS") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of TSD whether the work is executed or not, and TSD reserves the ownership in them and in the Work associated from them, and does shall not be used for any other work or project.
2. It is the responsibility of the Contractor to verify all dimensions, grades 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 measurements and elevations have been considered, verified and are acceptable.
3. The Contractor shall work with a B.C.L.S. to verify variations between existing and proposed elevations, including or deviations of the property lines prior to commencing the work. TSD is not responsible for any errors/omissions with respect to elevations, siting or placement. Any proposed changes with respect to elevation, siting or placement shall be confirmed with a B.C.L.S. prior to execution.
4. The Contractor shall engage a Professional Engineer licensed to 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
939 Colville Rd., Esquimalt, BC

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

PLOT STAMP 5/3/2018 10:29:32 AM \\server2\data\PROJECTS\Square_Models\939 Colville Townhomes\Model\Models Floor Plans_Only_Covered Up\Model_New_redraft_Design\939 Colville_3 Unit_Bldg A_04242018.rvt

T-SQUARE DESIGNS

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

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-P-berglass 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: 46.29	GESTEK- Gutter & Soffit Snow White LRV: 89.7	Natural Cedar

ISSUED FOR DP/REZONING
May 03, 2018

T-SQUARE design consultants

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

design@tsquare.ca

GENERAL NOTES
1. All drawings, plans, models, designs specifications and other documents prepared by T-Square Design ("TSD") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of TSD whether the work is executed or not, and TSD reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work except by agreement in writing with the consent of the Contractor.
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 B.C.L.S. to verify correct location of building and ensure that the proposed building or structures on the property prior to commencing the work. TSD is not responsible for any encroachments with respect to elevation, siting or placement.
4. Any proposed changes with respect to elevation, siting or placement shall be confirmed with a B.C.L.S. prior to execution.
5. 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 verify TSD of any changes to the design required by the Structural Engineer, those manufactured or other engineered component supplier.

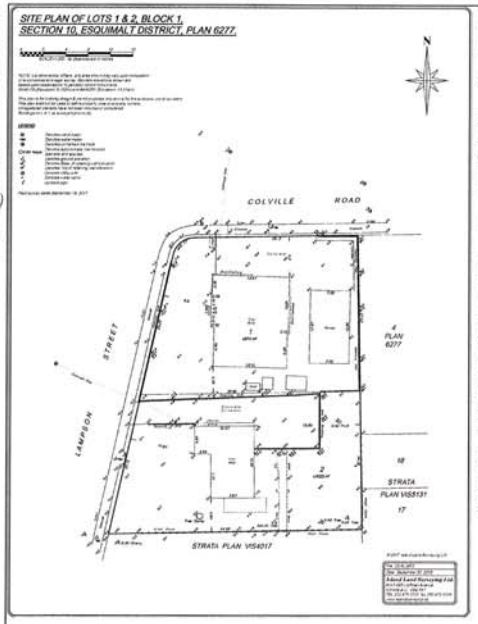
Proposed Residence for :

RYAN JABS
939 Colville Rd., Esquimalt, BC

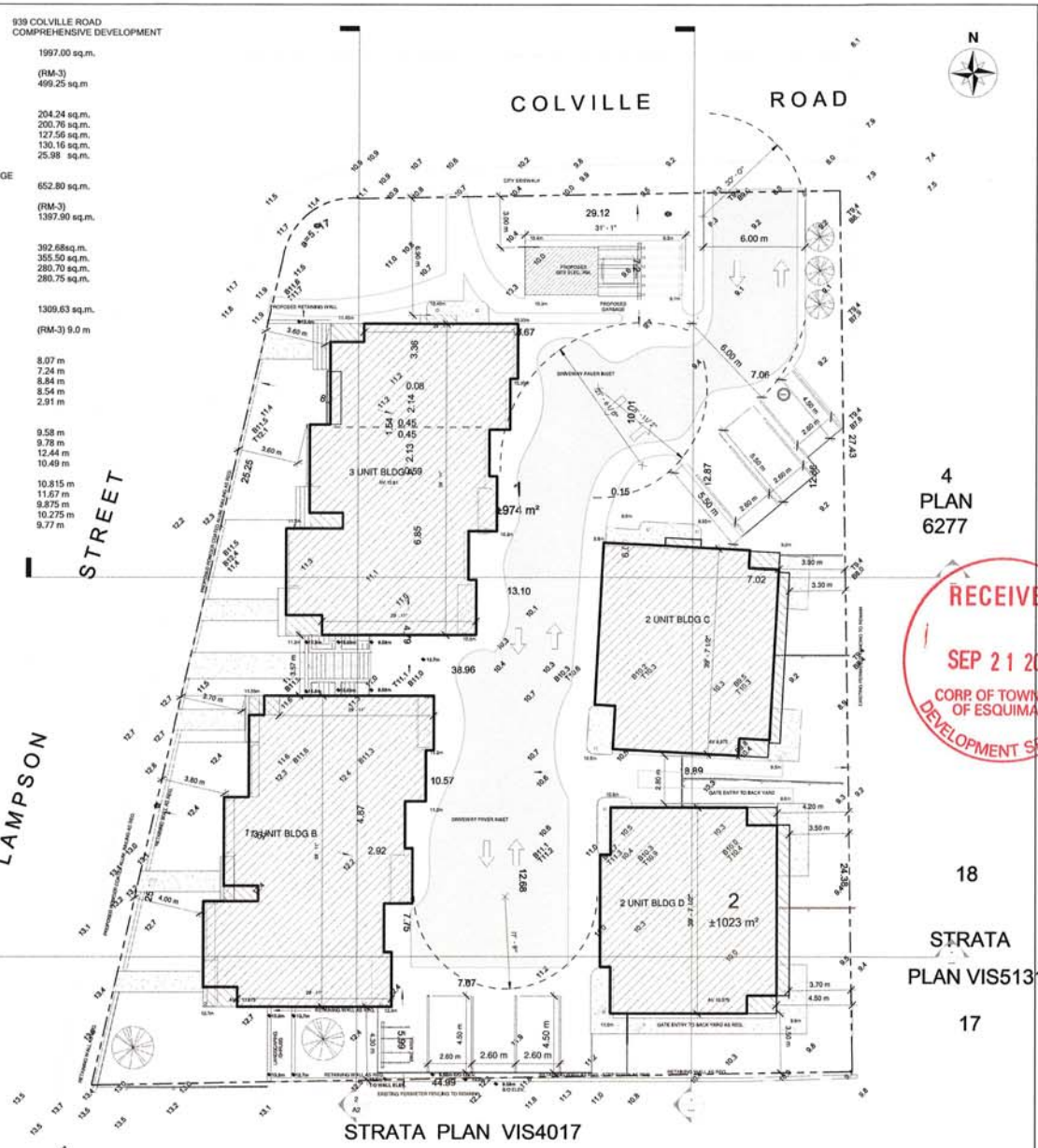
DATE:	April 26 2018
DRAWN BY:	Author
JOB #:	A16-***
SHEET:	A500
SHEET A500	OF A500

PLOT STAMP 5/3/2018 10:29:31 AM \\server5\data\PUB PROJECTS\Tsquare_Models\939 Colville Townhomes\Model\Models Floor Plans_Only_Cleaned Up\Model_New_redraft_Design\939 Colville_3 Unit_Bldg A_04242018.rvt

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



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

RECEIVED
SEP 21 2018
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

General Notes

Dimensions provided shall take preference over scale. Contractor to verify all dimensions of Building Designer and Consultants drawings prior to construction.
All dimensions are to be reported in the drawings, not measurements on the plans.
Report discrepancies between drawings and the general notes to the designer.
Prior to any alterations or modifications of plans or details on site, Contractor(s), tradespersons, 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, with equipment and adequately supervised.

Surveyor and/or Contractor to confirm all aspects of siting and placement of structure on site. Designer not responsible for alignment. 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 deviation permitted except where specifications is contrary with B.C.B.C 9.20.10. 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.

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.

T-SQUARE
design - consulting
T-Square Design
T-Square Designs
2950 Lakehurst Drive
Victoria, BC, V9B 4S5
250-361-5411
design@tsquare.ca

GENERAL NOTES

1. All drawings, plans, models, designs, specifications and other documents prepared by T-Square Design "TSD" and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of TSD whether the work is executed or not, and TSD reserves the copyright in them and in the Work executed from them, and they shall not be loaned, copied or otherwise disposed of.
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 of egress and alterations have been considered, certified and approved by others.
3. The Contractor shall work with a B.C.L.S. to verify compliant placement, siting and elevation of the proposed buildings or structures on the property 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 of the building. Prior to the work being inspected by the Authority Having Jurisdiction, or to the 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 :
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 \\server2\data\PND PROJECTS\Tsquare_Models\939 Colville Townhomes\Model\Site\SITE ONLY_A1_City 09132018_Island Survey.rvt