



COVER SHEET & GENERAL INFO	
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NEW MODERN DUPLEX

1072/1076 COLVILLE ROAD, ESQUIMALT, BC



1500 Shorcliffe Road Victoria BC Canada
250 893 8127
www.adaptdesign.ca

**COLVILLE
ROAD 1076**

Drawings and Specifications as instruments of service are and shall remain the property of Adapt Design. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Designer.

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JAN 24 2019

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

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REVIEW

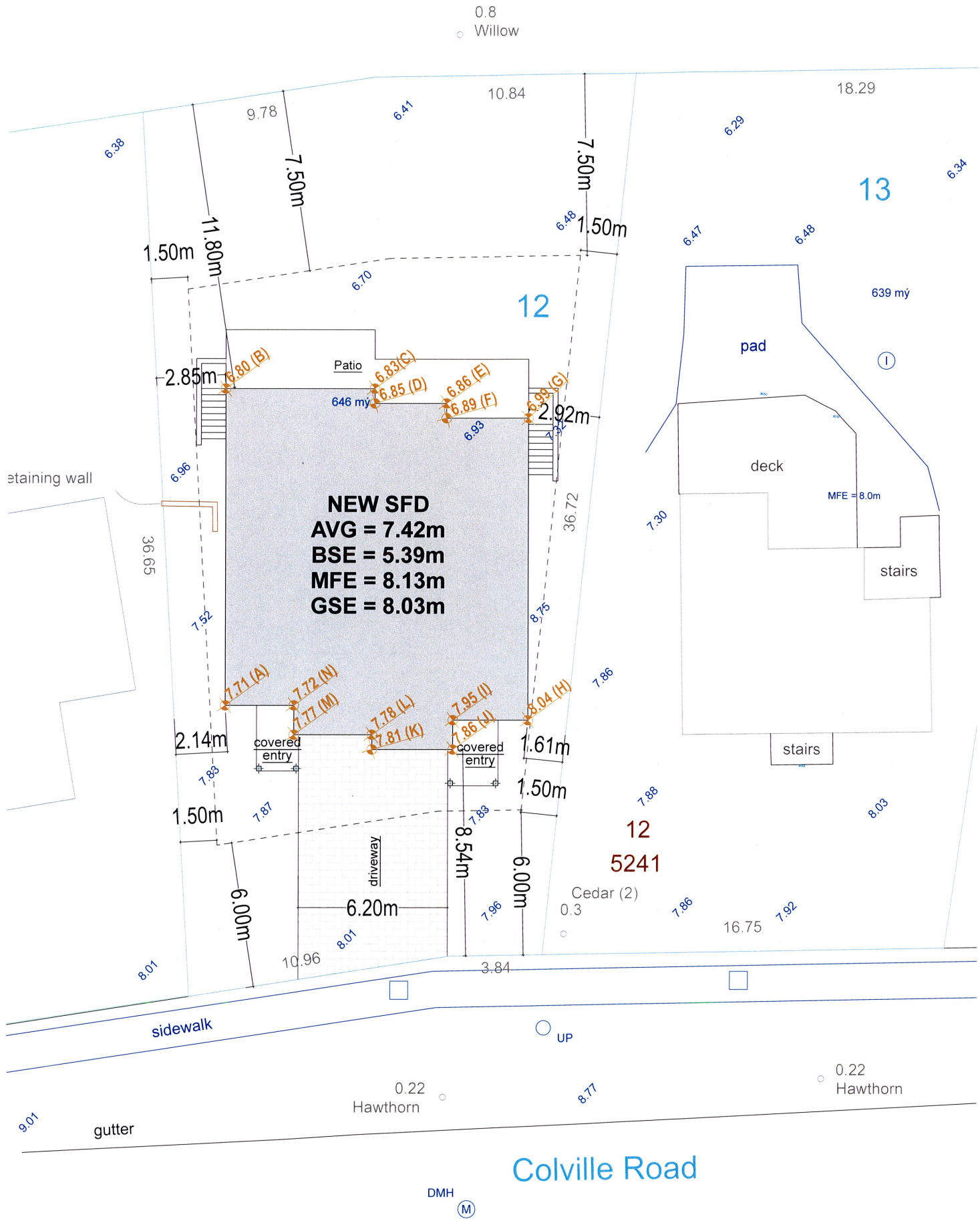
ISSUED:

COVER SHEET

A-001

Printed: 2018-12-24

AVERAGE GRADE
A = 7.71m
B = 6.80m
C = 6.83m
D = 6.85m
E = 6.86m
F = 6.89m
G = 6.99m
H = 8.04m
I = 7.95m
J = 7.86m
K = 7.81m
L = 7.78m
M = 7.77m
N = 7.72m
103.86m/14 = 7.42m



Property Information

Project Type: New Duplex

Owner: David Kindrat

Address: 1076 Colville Road, Esquimalt, BC

Legal Description: LOT 11, BLOCK 6, SECTION 10,
ESQUIMALT DISTRICT, PLAN 5240.
PID: 001-478-656

Zoning: Proposed CD

	Zoning	Proposed
Setbacks:		
Rear	7.5m	11.80m
Side	1.5m/1.5m	2.14m/1.61m
Front	7.5m	8.54m
Garage Setback from Front Face	1.5m	1.5m
Height	7.3m	7.18m

Floor Area:	
Basement	1269 SF
Main	1359 SF
Garage	483 SF
Upper	1380 SF
Total	4491 SF
Lot Area:	7028.83 SF
Building Footprint:	1842 SF

Lot Coverage	30%	26.2%
Floor Area Ratio	0.40	0.39
Building Massing Second Storey	75%	74.92%

Main Floor Elevation	8.13m
Average Grade	7.42m

Applicable Codes

-BC Building Code Current Edition (2012)

Energy

Compliance path: BCBC 9.36
Requirements applicable to this project: Prescriptive Path

Ventilation

BCBC 9.32



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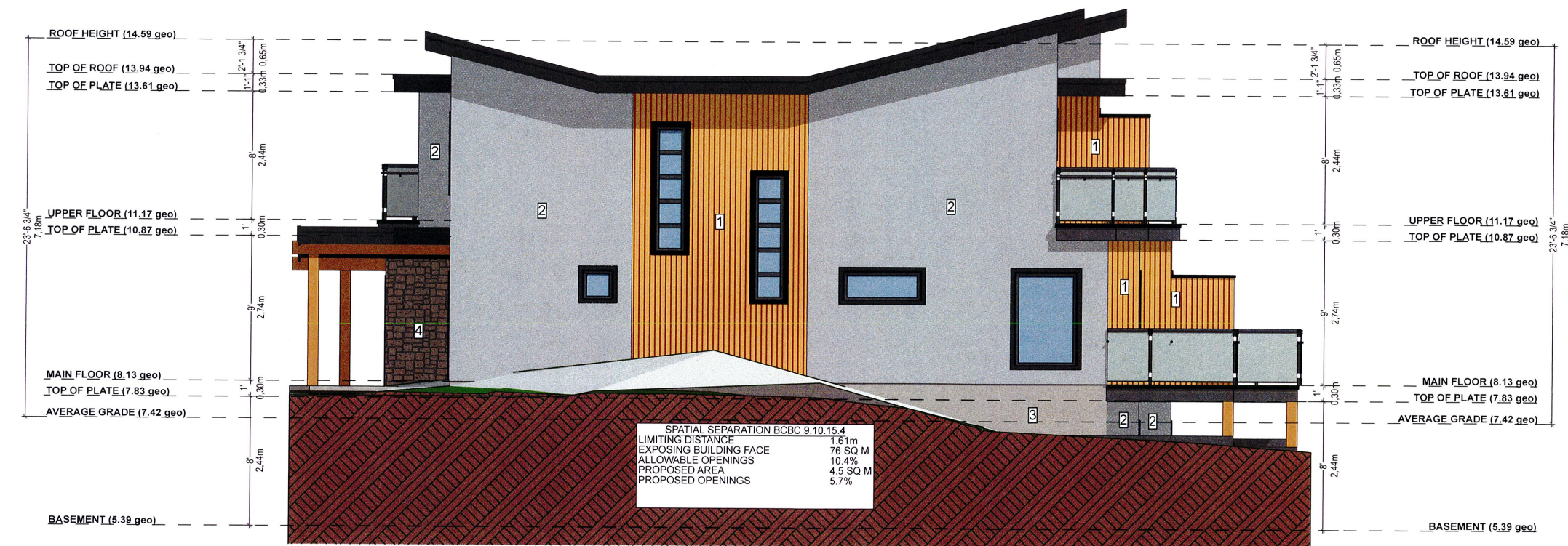
SITE PLAN

A-002

Printed: 2018-12-24



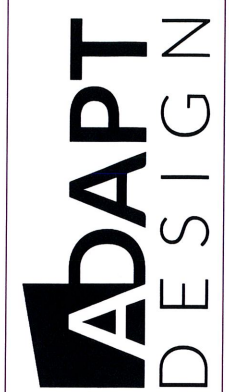
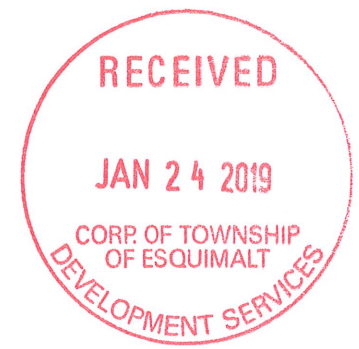
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING LEGEND	
1	CLEAR CEDAR SIDING STAINED
2	STUCCO ACRYLIC FINISH
3	CONCRETE FOUNDATION
4	STONE VENEER AS PER OWNER
5	ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS	
GUTTERS	5" CONTINUOUS ALUMINUM (PREFINISHED)
SOFFIT	CW 4"x3" ALUMINUM DOWNSPOUT (PREFINISHED)
FASCIA	VENTED ALUMINUM (PREFINISHED)
BELLY BAND	2"x6 COMB FACED SPF (PAINTED)
WINDOW TRIM	2"x8 COMB FACED SPF (PAINTED)
DOOR TRIM	SHEET METAL REVEALS (PREFINISHED)
	SHEET METAL REVEALS (PREFINISHED)
NOTE	
WINDOW OPERATION SHALL BE AS PER OWNERS DIRECTION AND CONFORM TO BCBC EGRESS REQUIREMENTS. CONTRACTOR TO VERIFY ALL R.O. PRIOR TO ORDERING MOVIE	
FLASH OVER ALL MATERIAL TRANSITIONS, DOOR AND WINDOW HEADERS	
ALL COLORS AS PER OWNER	



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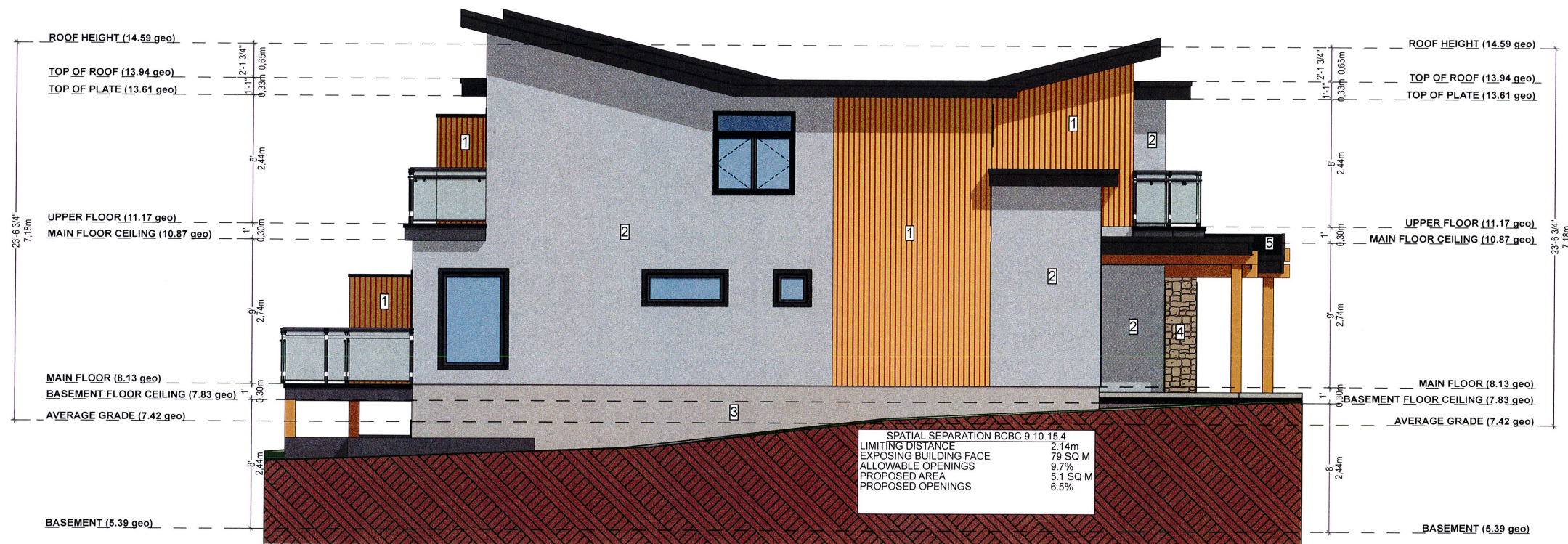
ISSUED:

ELEVATIONS

A-201



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR CLADDING LEGEND

- 1 CLEAR CEDAR SIDING STAINED
- 2 STUCCO ACRYLIC FINISH
- 3 CONCRETE FOUNDATION
- 4 STONE VENEER AS PER OWNER
- 5 ASPHALT ROOFING SHINGLES

ADDITIONAL EXTERIOR FINISHINGS

GUTTERS: 5" CONTINUOUS ALUMINUM (PREFINISHED)
 DOWNSPOUT: 4"X3" ALUMINUM (PREFINISHED)
 SOFFIT: VENTED ALUMINUM (PREFINISHED)
 FASCIA: 2X10 COMB FACED SFF (PAINTED)
 BELLY BAND: 2X6 COMB FACED SFF (PAINTED)
 WINDOW TRIM: SHEET METAL REVEALS (PREFINISHED)
 DOOR TRIM: SHEET METAL REVEALS (PREFINISHED)

NOTE:
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ISSUED:

ELEVATIONS

A-202