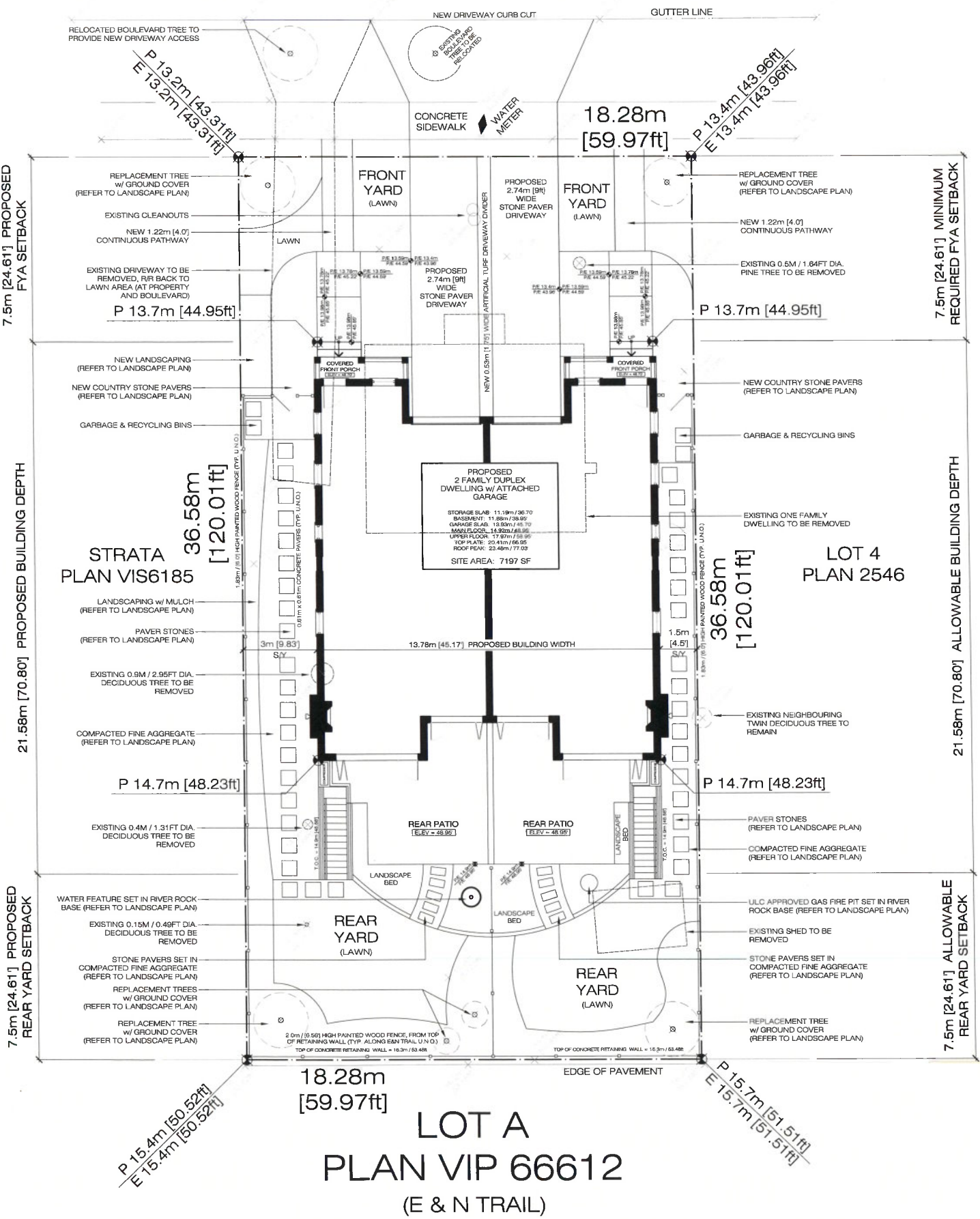


COLVILLE ROAD



PROJECT DATA:

ADDRESS:	1179 COLVILLE ROAD, ESQUIMALT, BC V9A 4R1	AVERAGE GRADE CALCULATION:
LEGAL:	LOT 3, BLOCK 17, SECTION 10, ESQUIMALT DISTRICT, PLAN 2546	13.7m / 44.95'
ZONING:	RD - 3	13.7m / 44.95'
LOT SIZE:	668.68M2 / 7197 SF	14.8m / 48.23'
BUILT:	1941 (ORIGINAL)	14.8m / 48.23'
		56.80m / 186.36' DIVIDED BY 4
		= 14.20m / 46.59'

FSR	REQUIRED / ALLOWED	PROPOSED
	267.45M2 / 2878.80 SF (7197 x 0.4) (SITE UNDER 800M2 / 8611.13 SF)	171.32M2 / 1844 SF (BSMNT - EXEMPT) 127M2 / 1371 SF (MAIN) 140.10M2 / 1508 SF (UPPER)
TOTAL	267.45M2 / 2878.80 SF(SITE x 0.4)	267.10M2 / 2875.04 SF

YARDS	REQUIRED / ALLOWED	PROPOSED
FRONT YARD	7.5M / 24.61'	7.5M / 24.61'
REAR YARD	7.5M / 24.61'	7.5M / 24.61'
SIDE YARDS	3.0M / 9.84' 1.5M / 4.9' 4.5M / 14.76' - TOTAL SUM	3.0M / 9.84' - WEST SIDE 1.5M / 5.0' - EAST SIDE 4.5M / 14.84' - TOTAL
BUILDING HEIGHT MAXIMUM	7.3M / 23.95' (MID POINT OF ROOF)	7.3M / 23.95'
LOT COVERAGE	200.59M2 / 2159.10 SF (30% OF 7197 SF)	200.48M2 / 2158 SF (30%)
DRIVEWAYS / PARKING SPACES	5.5M / 18FT MAX. COMBINED WIDTH / 1 PARKING SPACE PER DWELLING	5.5M / 18FT COMBINED TOTAL / 2 PER DWELLING [1 ENCLOSED & 1 OPEN]



PROPOSED FRONT FACADE  
NORTH ELEVATION

DRAWING LIST

DP1	SITE PLAN & PROJECT DATA	DP10	LANDSCAPE DRAWING
DP2	BASEMENT PLANS	DP11	IRRIGATION PLAN
DP3	MAIN FLOOR PLANS		
DP4	UPPER FLOOR PLANS		
DP5	ROOF PLANS		
DP6	NORTH & EAST ELEVATIONS		
DP7	SOUTH & WEST ELEVATIONS		
DP8	BUILDING SECTIONS		
DP9	COLOUR & MATERIAL BOARD		

RECEIVED

DEC 31 2020

CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

DP SUB	DEC. 30, 2020
DP SET	AUG. 10, 2020
DSN I	JUNE 13, 2020
REV.	DATE:

P/E - PROPOSED / EXISTING GRADE
IG - INTERPOLATED GRADE
PBE - PROPOSED BUILDING
ENVELOPE ELEVATION
BE - PRIMARY BUILDING
ENVELOPE ELEVATION
MECHANICAL FAN
TEMPERED SAFETY GLASS
ULC APPROVED HARD WIRED
SMOKE ALARM / CO DETECTOR
S.E.D. - STRUCTURAL ENGINEER
DRAWINGS

NORTH ARROW:



PROJECT NAME:

BRAATEN  
DUPLEX

PROJECT ADDRESS:

1179 COLVILLE RD  
ESQUIMALT, BC  
V9A 4R1

DRAWING TITLE:

SITE PLAN &  
PROJECT DATA

DATE: APR. 20, 2020

JOB NO.: BDP\_01

DRAWN BY: PMP

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

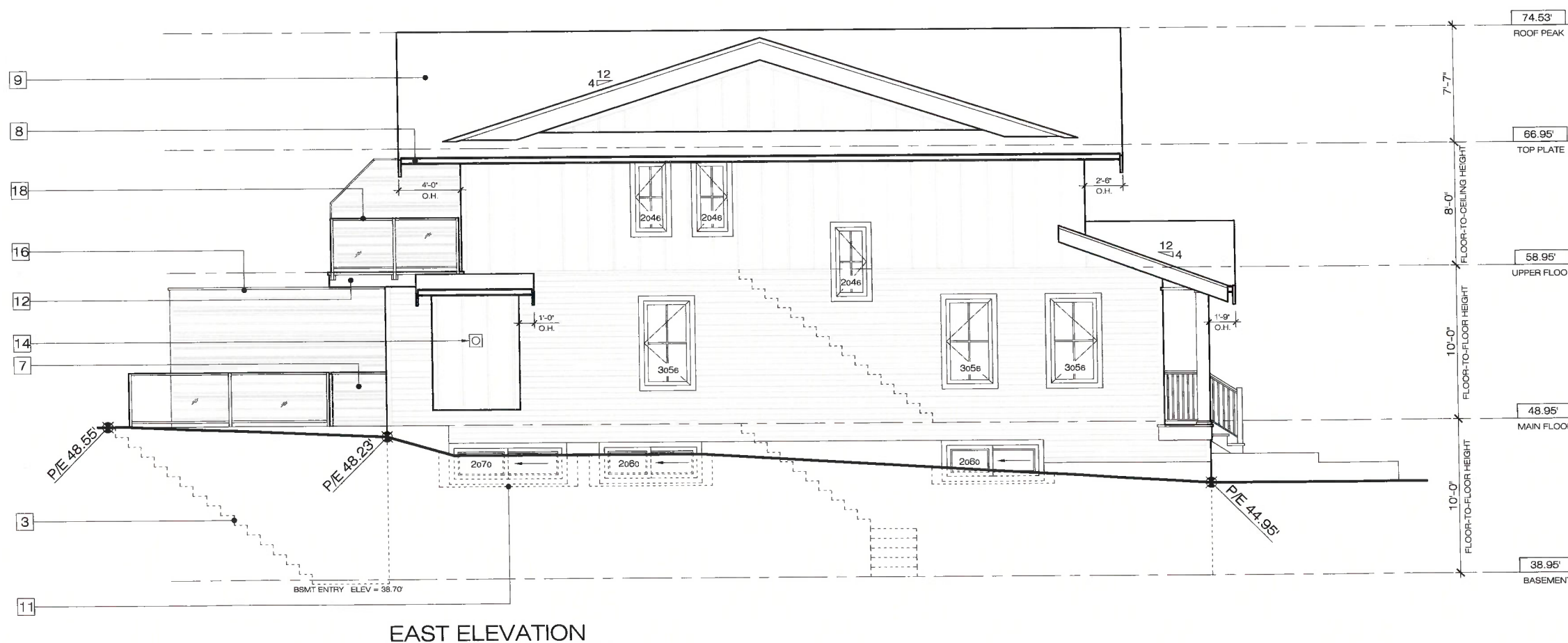
PAGE:

DP1

MATERIALS TYPICAL TO ALL FACADES	
1	HARDIE SIDING w/ MAX. 4" REVEAL - PAINTED
2	VERTICAL HARDIE BOARD & BATTEN - PAINTED
3	CONCRETE STAIRS & NOSING
4	VINYL WINDOWS - DOUBLE GLAZED w/ 2"x4" WINDOW TRIM AND 2"x4" WOOD SILL
5	WOOD SOFFIT w/ CONTINUOUS VENT & INSECT STRIP (TYP.)
6	10"x10" PORCH POST w/ EXTERIOR PLY - SANDED & PAINTED
7	MIN. 3-8" HIGH SOLID WALL GUARDRAIL
8	5" CONTINUOUS ALUMINUM GUTTER
9	SEAMLESS METAL ROOF FINISH
10	MIN. 3-8" HIGH ALUMINUM GUARDRAIL - BLACK FINISH
11	CONCRETE LIGHT WELL
12	2"x12" PAINTED TRIM BOARD w/ 2"x2" CROWN MOULDING
13	WOOD STAIRS w/ 2-2"x6" TREADS & 1"x6" NOSING
14	ULC APPROVED GAS FIREPLACE DIRECT VENT
15	WOOD ENTRY DOOR - SIMPSON 38933 PALOMAR II OR EQUIVALENT
16	HORIZONTAL SLATED WOOD PRIVACY WALL w/ WOOD PLANTER BOXES - PAINTED
17	2"x12" PAINTED FASCIA BOARD w/ 2"x2" CROWN MOULDING
18	3-8" MIN. HIGH ALUMINUM GUARDRAIL w/ PRIVACY GLASS



NORTH ELEVATION



EAST ELEVATION



THESE DRAWINGS AND ALL DESIGN CONTAINED THEREIN, ARE AND AT ALL TIMES REMAIN, THE EXCLUSIVE PROPERTY OF PARK RESIDENTIAL DESIGNS AND CANNOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. ALL GIVEN DIMENSIONS TO GOVERN OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS OR OMISSIONS TO BE REPORTED IMMEDIATELY TO THE OWNER, SEVERAL CONTRACTORS AND PER FOR CLARIFICATION.

DP SUB	DEC. 30, 2020
DP SET	AUG. 10, 2020
DP SET	JULY 14, 2020
DSN I	JUNE 13, 2020
REV.	DATE:

P/E - PROPOSED / EXISTING GRADE  
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PBE - PROPOSED BUILDING ENVELOPE ELEVATION  
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MECHANICAL FAN  
TEMPERED SAFETY GLASS  
ULC APPROVED HARD WIRED SMOKE ALARM / CO DETECTOR  
S.E.D. - STRUCTURAL ENGINEER DRAWINGS

NORTH ARROW:

PROJECT NAME:

BRAATEN  
DUPLEX

PROJECT ADDRESS:

1179 COLVILLE RD  
ESQUIMALT, BC  
V9A 4R1

DRAWING TITLE:

ELEVATIONS -  
SOUTH & WEST  
VIEWS

DATE: APR. 20, 2020

JOB NO.: BDP\_01

DRAWN BY: PMP

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

PAGE:

**DP7**

**MATERIALS TYPICAL TO ALL FACADES**

- HARDIE SIDING w/ MAX 4" REVEAL - PAINTED
- VERTICAL HARDIE BOARD & BATTEN - PAINTED
- CONCRETE STAIRS & NOSING
- VINYL WINDOWS - DOUBLE GLAZED w/ 2"x4" WINDOW TRIM AND 2"x4" WOOD SILL
- WOOD SOFFIT w/ CONTINUOUS VENT & INSECT STRIP (TYP.)
- 10"x10" PORCH POST w/ EXTERIOR PLY - SANDED & PAINTED
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- WOOD ENTRY DOOR -
- SIMPSON 38933 PALOMAR II OR EQUIVALENT
- HORIZONTAL SLATED WOOD PRIVACY WALL w/ WOOD PLANTER BOXES - PAINTED
- 2"x12" PAINTED FASCIA BOARD w/ 2"x2" CROWN MOULDING
- 3'-6" MIN. HIGH ALUMINUM GUARDRAIL w/ PRIVACY GLASS

