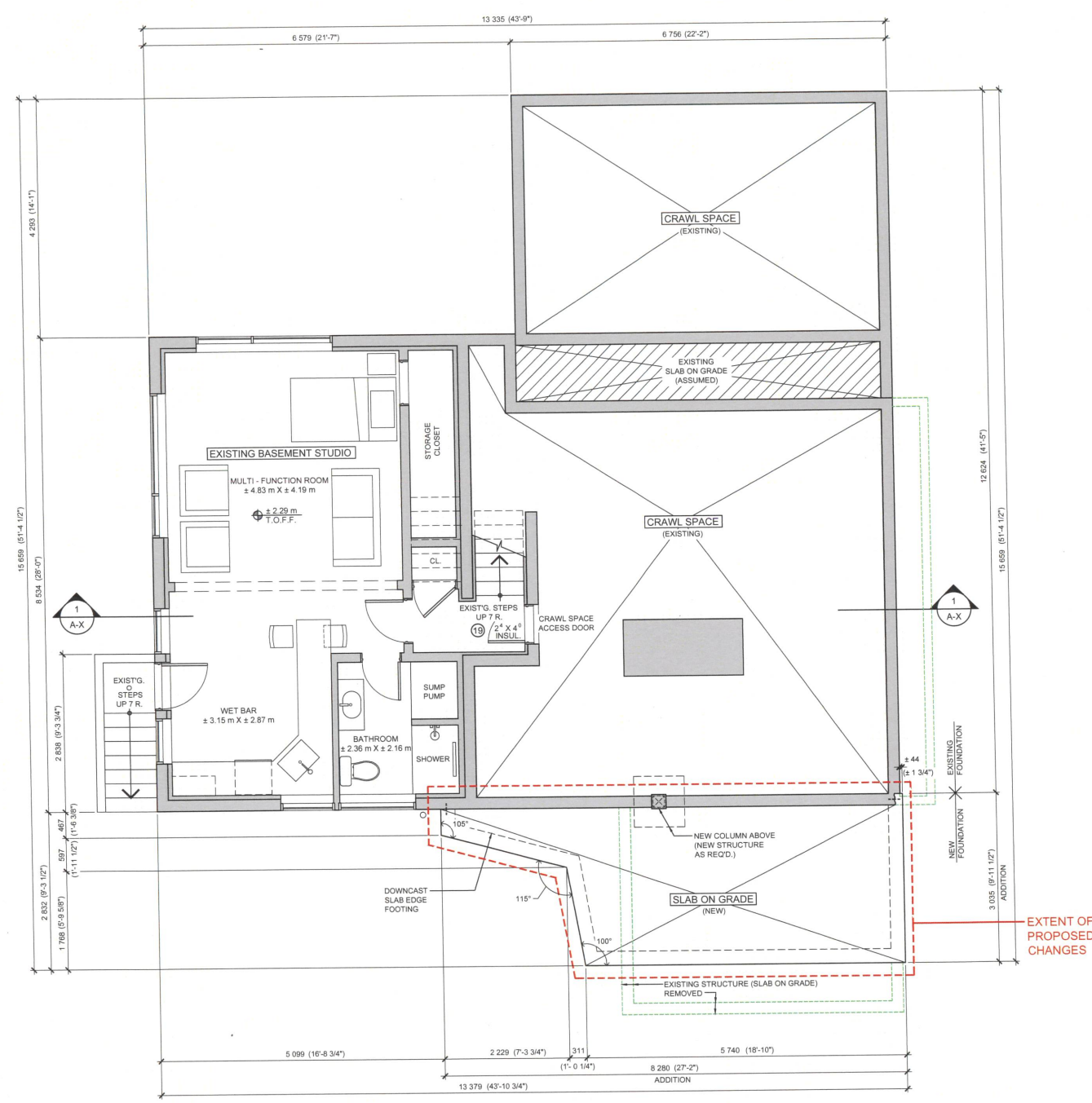
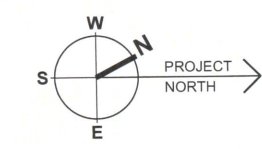


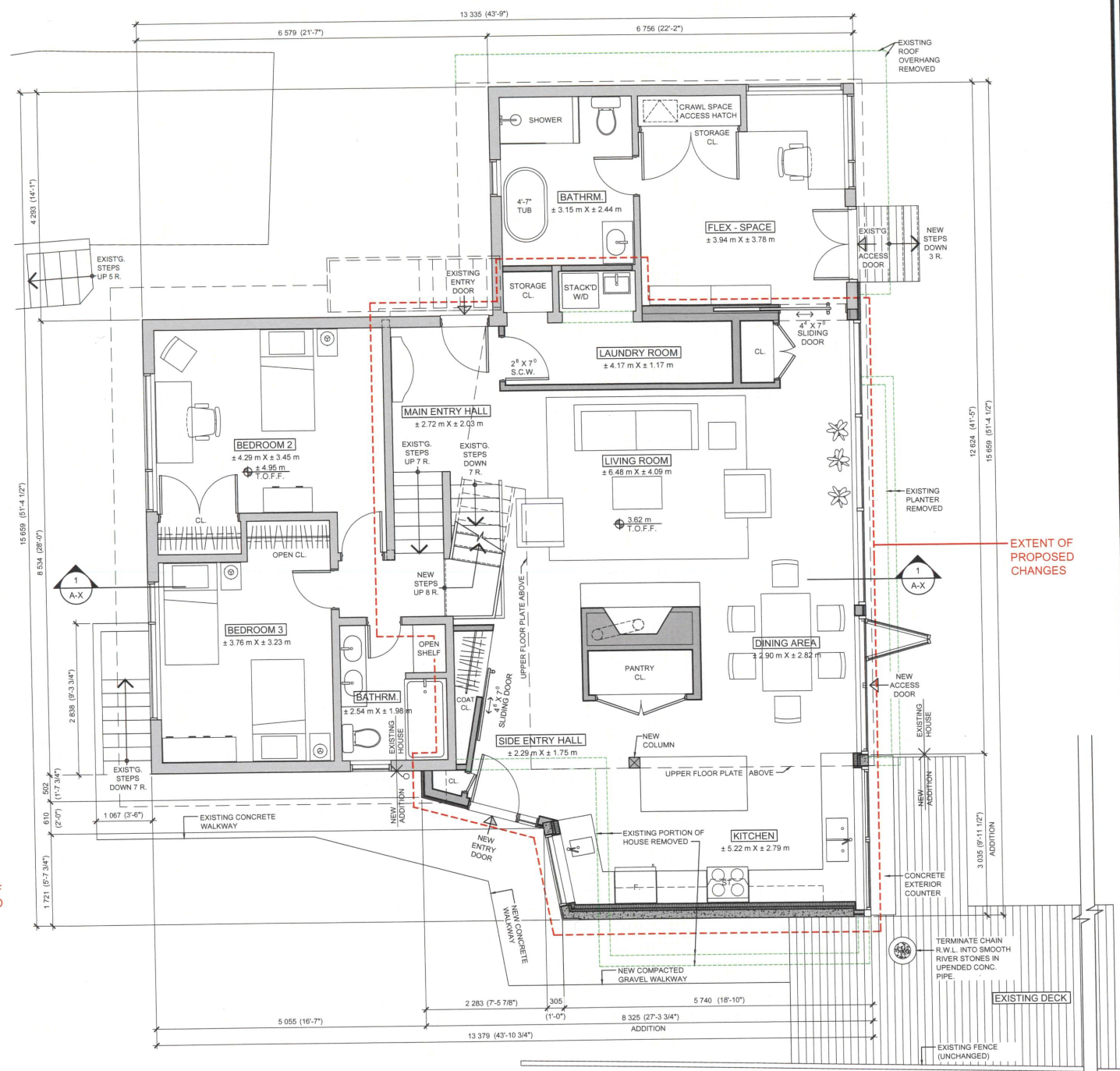


1
DP-2 PROPOSED LOWER FLOOR / FOUNDATION PLAN
SCALE: 1:50

NOTE:
BASEMENT CEILING IS NOWHERE LESS THAN 1.2 M ABOVE THE NATURAL GRADE AT ANY POINT. THEREFORE, BASEMENT AREA IS INCLUDED IN FLOOR AREA CALCULATIONS.
(SEE NOTE ON EAST ELEVATION 2 / DP-4)

AREA OF OCCUPIED BASEMENT FLOOR (TO INTERIOR FACE OF EXTERIOR WALLS, NOT INCLUDING STAIRS)
= 41.2 m² / 443.7 FT²

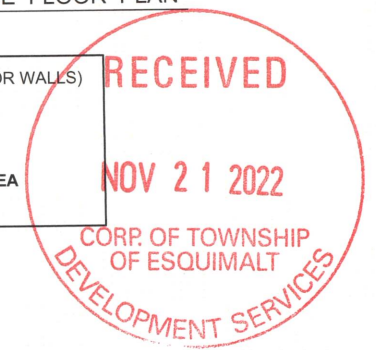
THEREFORE, TOTAL BASEMENT FLOOR AREA
= 41.2 m² / 443.7 ft²



2
DP-2 PROPOSED MAIN FLOOR / INTERMEDIATE FLOOR PLAN
SCALE: 1:50

AREA OF MAIN FLOOR (TO INTERIOR FACE OF EXTERIOR WALLS)
= 149.6 m² / 1,609.8 FT²
MINUS STAIR AREA
= 5.3 m² / 57.3 FT²

THEREFORE, TOTAL MAIN / INTERMEDIATE FLOOR AREA
= 144.3 m² / 1,552.5 FT²



RENOVATIONS /
ADDITION TO SINGLE
FAMILY HOUSE AT:
405 TREEBANK ROAD
EAST,
ESQUIMALT, B.C.



LOWER FLOOR /
FOUNDATION PLAN,
MAIN / INTERMEDIATE
FLOOR PLAN

Date NOV.8, 2022

Scale 1:50

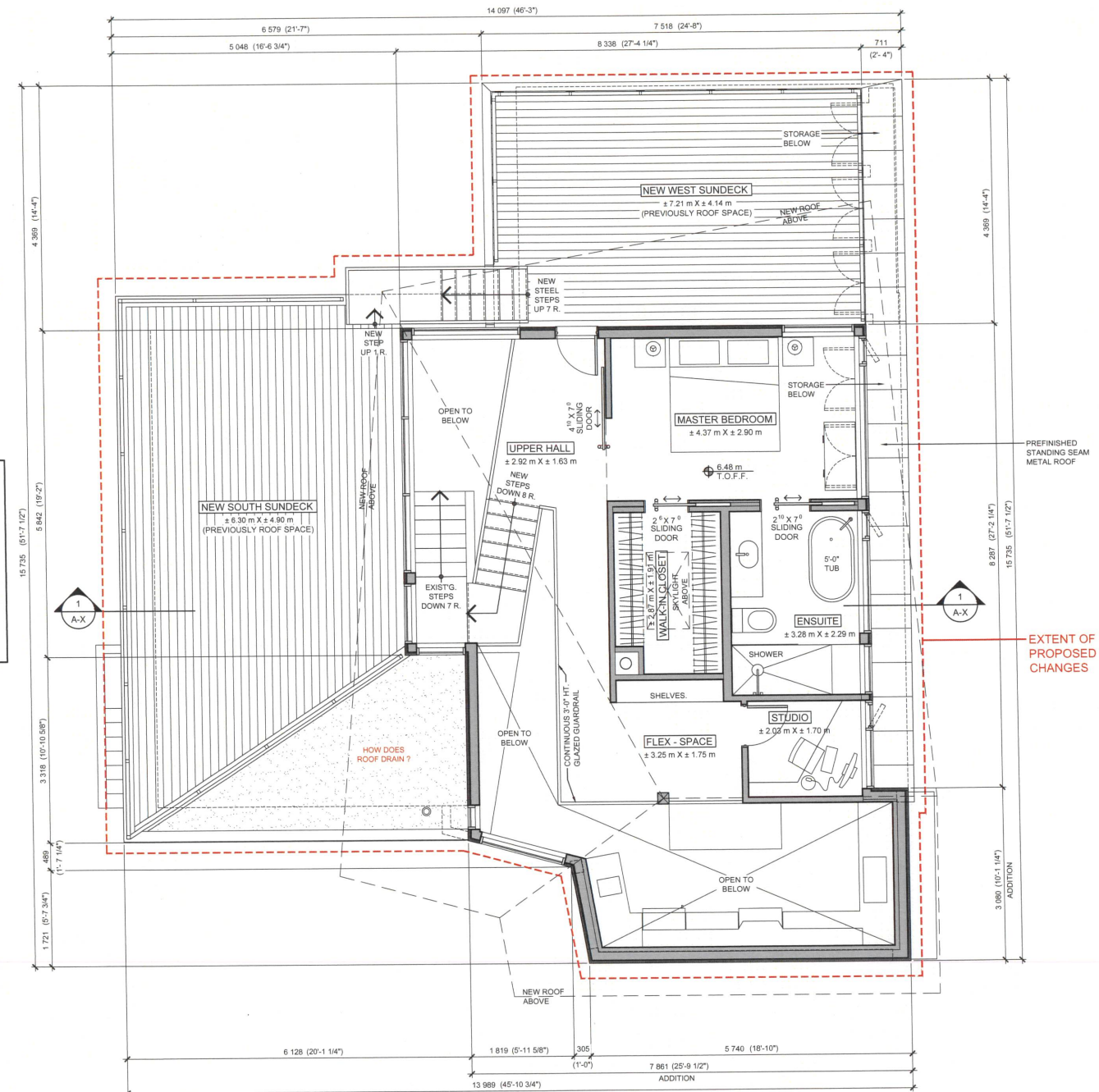
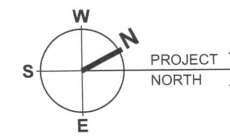
Drawn

Job 405 TREEBANK

Sheet

DVP-2

of 5 Sheets



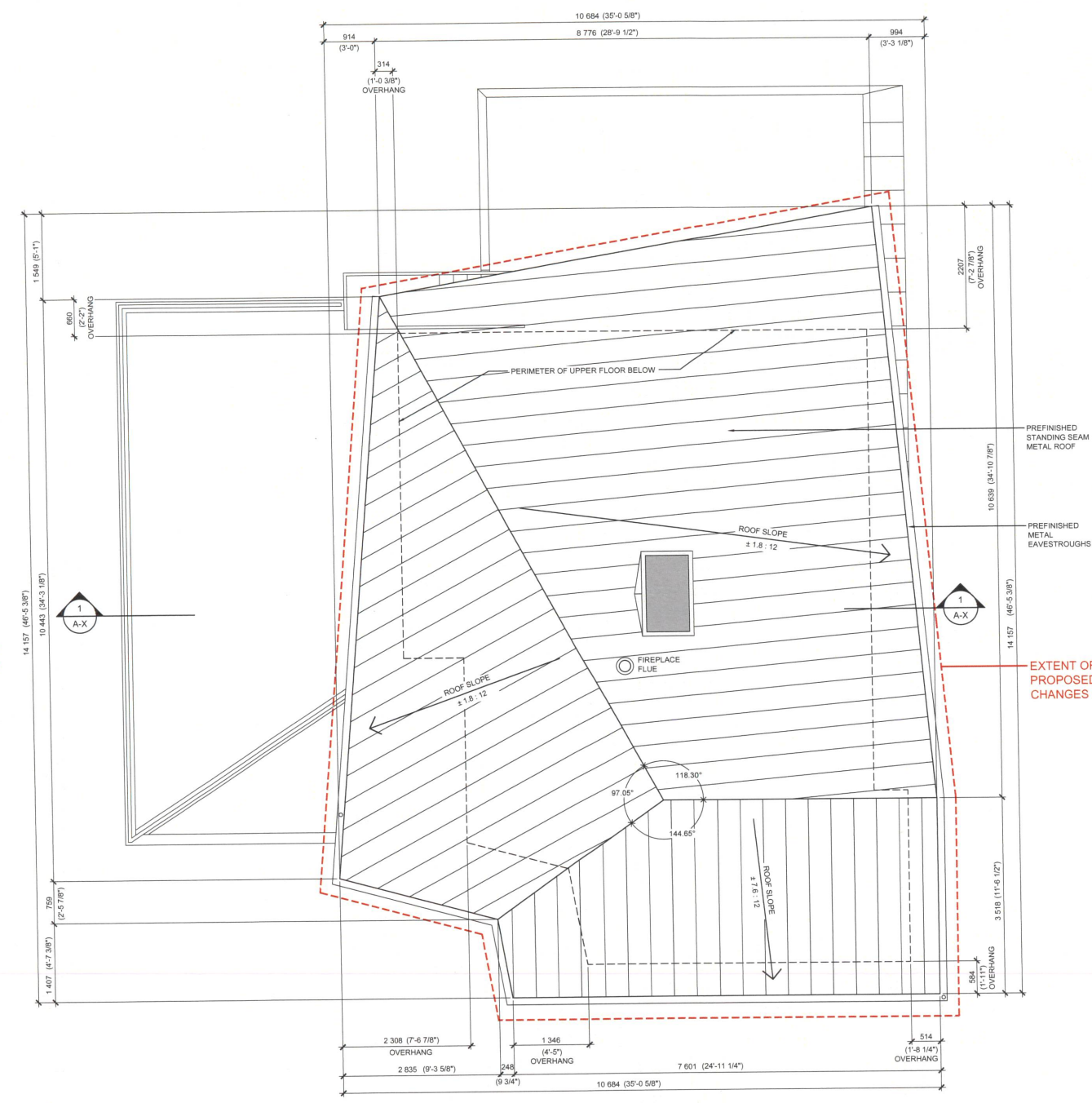
EXTENT OF PROPOSED CHANGES

1 PROPOSED UPPER FLOOR PLAN
DP-3 SCALE: 1:50

AREA OF UPPER FLOOR PLATE (TO INTERIOR FACE OF EXTERIOR WALLS, NOT INCLUDING STAIRS)
= 48.1 m² / 518.0 FT²

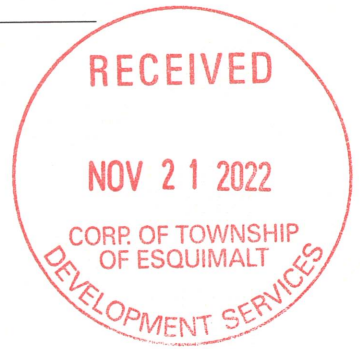
THEREFORE, TOTAL UPPER FLOOR AREA
= **48.1 m² / 518.0 FT²**

TOTAL FLOOR AREA OF BUILDING
= 48.1 m² (UPPER FLOOR) + 144.3 m² (MAIN / INTERMEDIATE FLOOR)
+ 41.2 m² (BASEMENT FLOOR)
= **233.6 m²**



EXTENT OF PROPOSED CHANGES

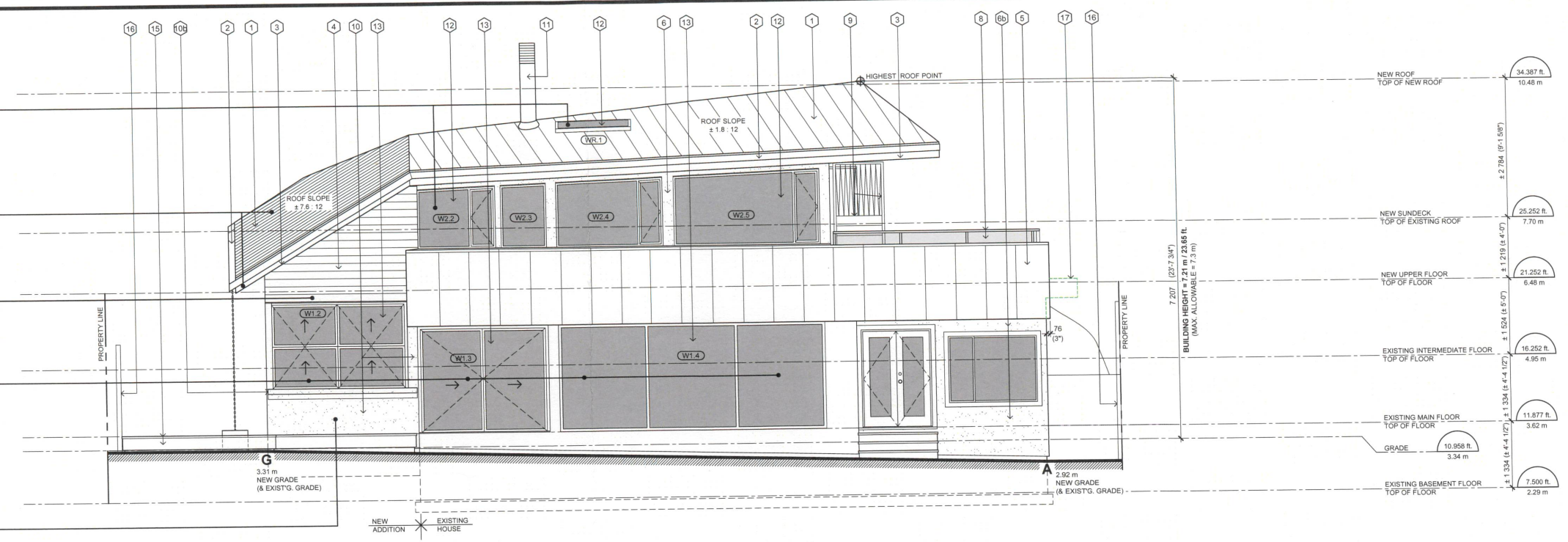
2 PROPOSED ROOF PLAN
DP-3 SCALE: 1:50



RENOVATIONS /
ADDITION TO SINGLE
FAMILY HOUSE AT:
405 TREEBANK ROAD
EAST,
ESQUIMALT, B.C.

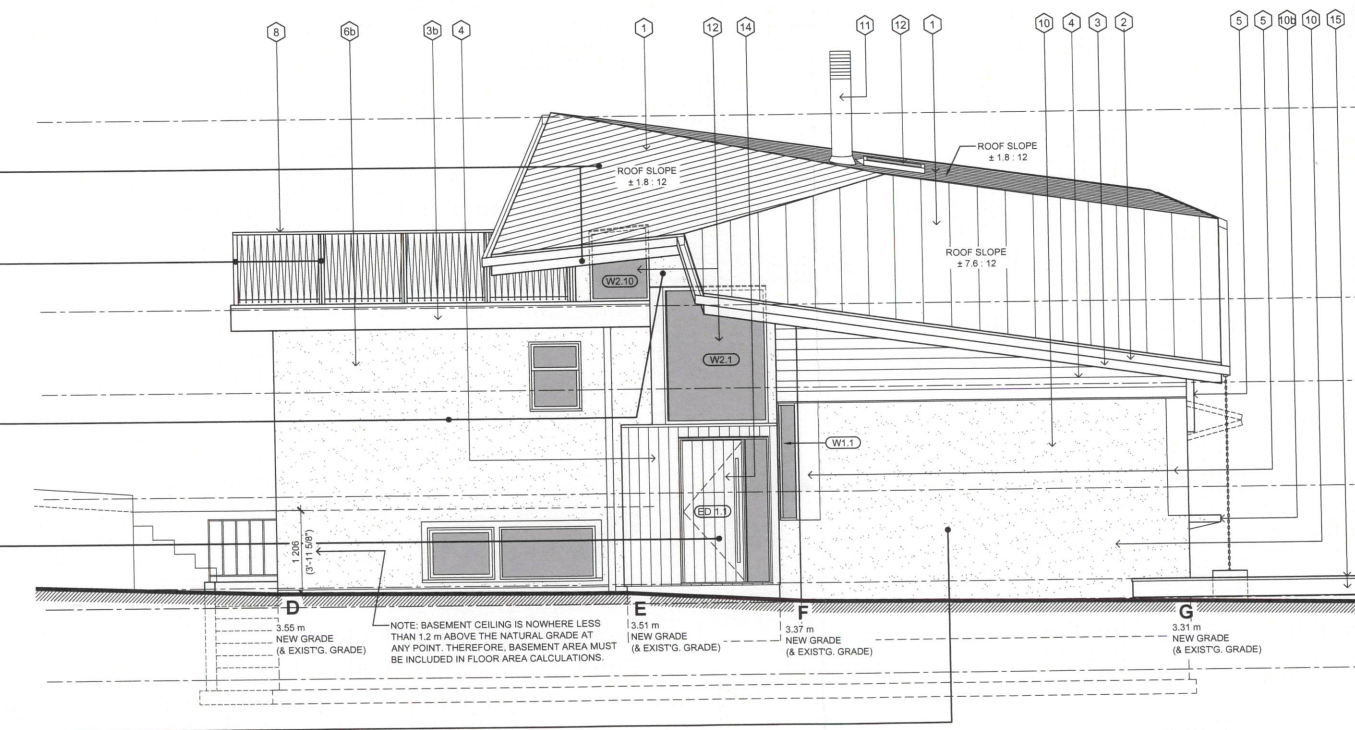


- NEW WINDOWS & SKYLIGHT**
MATERIAL: ALUMINUM FRAMES
FINISH: CLEAR ANODIZED
- NEW ROOF / FASCIA / EAVESTROUGHS**
MATERIAL: PREFINISHED METAL ROOF (STANDING SEAM) & FASCIAS
FINISH: PREFINISHED / SILVER METALLIC
- NEW EXTERIOR WALLS**
MATERIAL: 1X6 HORIZONTAL AND VERTICAL WOOD SIDING
FINISH: SEMI-TRANSPARENT STAIN
- NEW CURTAINWALL SYSTEM**
MATERIAL: ALUMINUM FRAMES
FINISH: CLEAR ANODIZED
- NEW EXTERIOR WALLS**
MATERIAL: CAST IN PLACE CONCRETE
FINISH: NATURAL



1 PROPOSED NORTH (REAR / WATER) ELEVATION
DP-4 SCALE: 1:50

- NEW ROOF / FASCIA / EAVESTROUGHS**
MATERIAL: PREFINISHED METAL ROOF (STANDING SEAM) & FASCIAS
FINISH: PREFINISHED / SILVER METALLIC
- NEW GUARDRAILS**
MATERIAL: STAINLESS STEEL
FINISH: BRUSHED
(WITH BRAIDED STAINLESS STEEL VERTICAL MEMBERS)
- NEW / EXISTING EXTERIOR WALLS**
MATERIAL: ACRYLIC STUCCO
FINISH: FINE "SAND" FINISH
COLOUR: WHITE
(EXISTING EXTERIOR WALLS TO BE TOPPED WITH SAME FINISH)
- NEW EXTERIOR DOORS**
MATERIAL: MIXED GRAIN MAPLE
FINISH: CLEAR STAIN
- NEW EXTERIOR WALLS**
MATERIAL: CAST IN PLACE CONCRETE
FINISH: NATURAL



2 PROPOSED EAST (SIDE) ELEVATION
DP-4 SCALE: 1:50

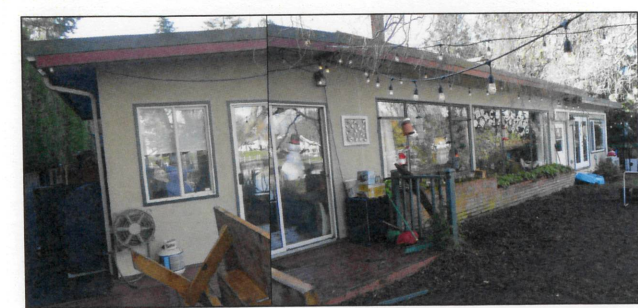


COLOURS / FINISHES PALETTE



EXTERIOR FINISHES LEGEND

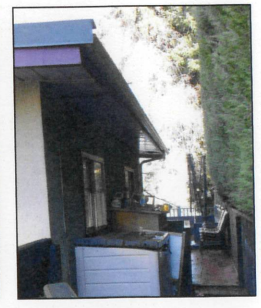
- 1 NEW PREFINISHED STANDING SEAM METAL ROOF BRAND: WESTFORM / PROLOK (OR EQUIVALENT) 16" (FLAT BETWEEN) STANDING SEAM CENTRES COLOUR: SILVER METALLIC
- 2 NEW PREFINISHED METAL EAVESTROUGHS COLOUR: SILVER METALLIC
- 3 NEW PREFINISHED METAL FASCIAS COLOUR: SILVER METALLIC
- 3b EXISTING PAINTED WOOD FASCIAS C/W NEW PREFINISHED METAL CAP FLASHINGS COLOUR: WHITE
- 4 NEW HORIZONTAL / VERTICAL STAINED WOOD SIDING SEMI-TRANSPARENT STAIN FINISH
- 5 NEW METAL PANEL CLADDING BRAND: ALPOLIC (OR EQUIVALENT) FINISH: STAINLESS STEEL
- 6 NEW ACRYLIC STUCCO CLADDING FINE SAND FINISH, COLOUR: WHITE
- 6b EXISTING STUCCO CLADDING TOPPED WITH FINISH AND COLOUR TO MATCH NEW STUCCO
- 7 NEW 1X6 TIGHT KNOT CEDAR SOFFIT SEMI-TRANSPARENT STAIN FINISH
- 8 NEW STAINLESS STEEL GUARDRAILS BRUSHED FINISH, C/W BRAIDED STAINLESS STEEL VERTICAL PICKETS (GLAZED ON WEST SUNDECK)
- 9 NEW STAINLESS STEEL STAIR / GUARDRAIL BRUSHED FINISH, C/W BRAIDED STAINLESS STEEL VERTICAL PICKETS
- 10 NEW POURED IN PLACE CONCRETE WALLS NATURAL FINISH
- 10b NEW CONCRETE OUTDOOR COUNTER NATURAL FINISH / POLISHED TOP FINISH
- 11 NEW METAL FIREPLACE FLUE
- 12 NEW ALUMINUM WINDOWS / SKYLIGHT / FLASHINGS CLEAR ANODIZED FINISH (UNCHANGED EXISTING WINDOWS ARE NOT NUMBERED)
- 13 NEW ALUMINUM CURTAINWALL GLAZING SYSTEM AND FLASHINGS CLEAR ANODIZED FINISH
- 14 NEW WOOD EXTERIOR DOORS AND FRAMES MIXED GRAIN MAPLE / CLEAR STAIN FINISH
- 15 EXISTING WOOD DECK
- 16 EXISTING WOOD FENCE
- 17 EXISTING ROOF OVERHANG REMOVED



EXISTING NORTH ELEVATION VIEW



EXISTING EAST ELEVATION VIEWS



RENOVATIONS / ADDITION TO SINGLE FAMILY HOUSE AT: 405 TREEBANK ROAD EAST, ESQUIMALT, B.C.



NORTH AND EAST ELEVATIONS

Date NOV.8, 2022

Scale 1:50

Drawn

Job 405 TREEBANK

Sheet

DVP-4

of 5 Sheets

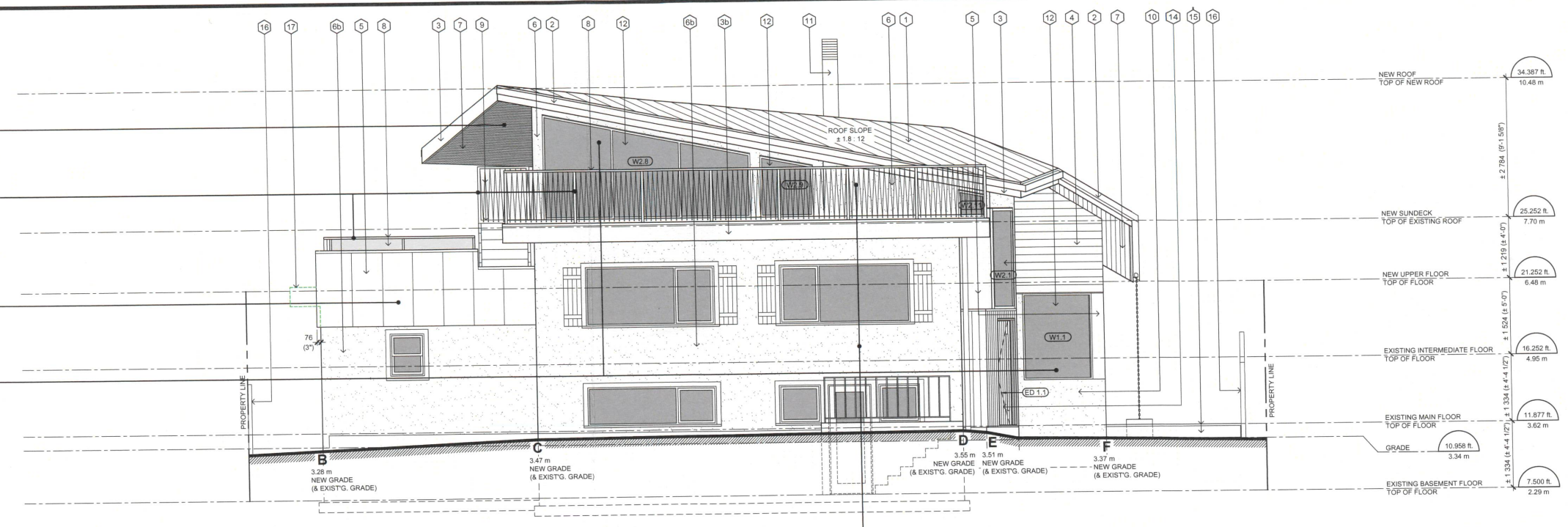
NEW SOFFITS
MATERIAL: 1 X 6 TIGHT KNOT CEDAR
FINISH: SEMI-TRANSPARENT STAIN

NEW GUARDRAILS
MATERIAL: STAINLESS STEEL
FINISH: BRUSHED
(WITH BRAIDED STAINLESS STEEL VERTICAL MEMBERS)

NEW EXTERIOR WALLS
MATERIAL: STAINLESS STEEL PANELS
FINISH: BRUSHED

NEW WINDOWS & SKYLIGHT
MATERIAL: ALUMINUM FRAMES
FINISH: CLEAR ANODIZED

NEW / EXISTING EXTERIOR WALLS
MATERIAL: ACRYLIC STUCCO
FINISH: FINE "SAND" FINISH
COLOUR: WHITE
(EXISTING EXTERIOR WALLS TO BE TOPPED WITH SAME FINISH)



1 PROPOSED SOUTH (FRONT / STREET) ELEVATION
DP-5 SCALE: 1:50

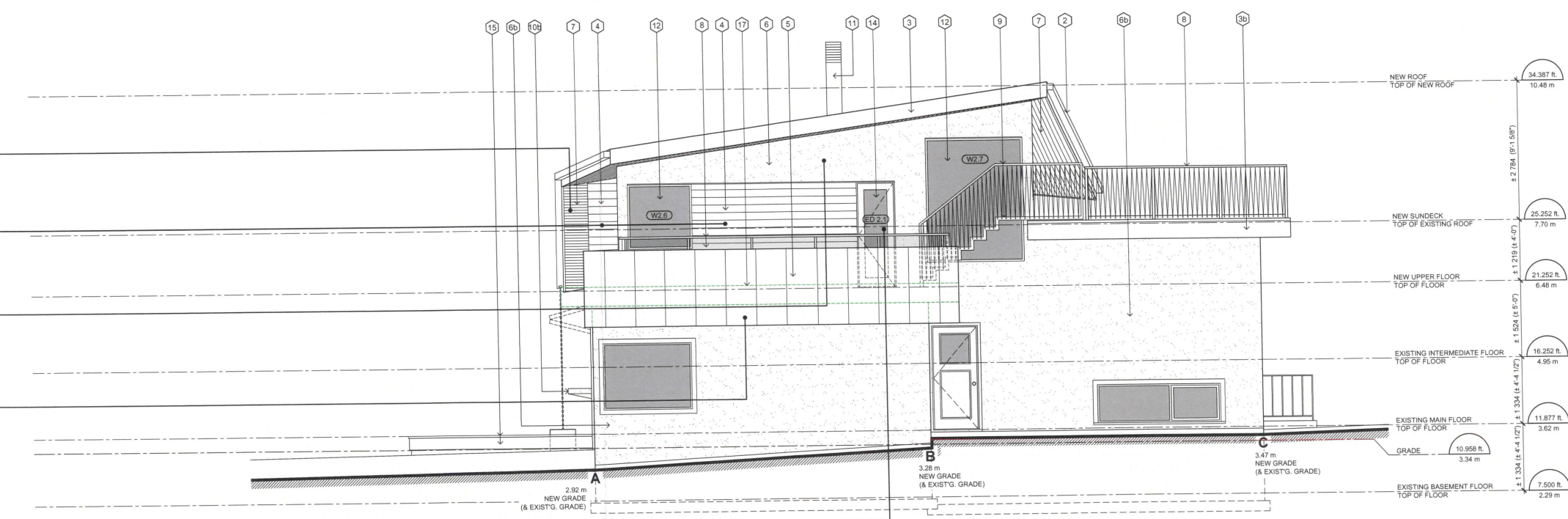
NEW SOFFITS
MATERIAL: 1 X 4 TIGHT KNOT CEDAR
FINISH: SEMI-TRANSPARENT STAIN

NEW EXTERIOR WALLS
MATERIAL: 1X6 HORIZONTAL AND VERTICAL WOOD SIDING
FINISH: SEMI-TRANSPARENT STAIN

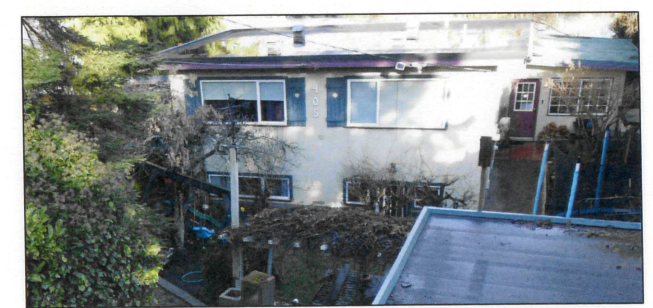
NEW / EXISTING EXTERIOR WALLS
MATERIAL: ACRYLIC STUCCO
FINISH: FINE "SAND" FINISH
COLOUR: WHITE
(EXISTING EXTERIOR WALLS TO BE TOPPED WITH SAME FINISH)

NEW EXTERIOR WALLS
MATERIAL: STAINLESS STEEL PANELS
FINISH: BRUSHED

NEW EXTERIOR DOORS
MATERIAL: MIXED GRAIN MAPLE
FINISH: CLEAR STAIN



2 PROPOSED WEST (SIDE) ELEVATION
DP-5 SCALE: 1:50



EXISTING SOUTH ELEVATION VIEW



EXISTING WEST ELEVATION VIEWS

EXTERIOR FINISHES LEGEND

1 NEW PREFINISHED STANDING SEAM METAL ROOF BRAND: WESTFORM / PROLOK (OR EQUIVALENT) 16" (FLAT BETWEEN) STANDING SEAM CENTRES COLOUR: SILVER METALLIC	6b EXISTING STUCCO CLADDING TOPPED WITH FINISH AND COLOUR TO MATCH NEW STUCCO	12 NEW ALUMINUM WINDOWS / SKYLIGHT / FLASHINGS CLEAR ANODIZED FINISH (UNCHANGED EXISTING WINDOWS ARE NOT NUMBERED)
2 NEW PREFINISHED METAL EAVESTROUGHS COLOUR: SILVER METALLIC	7 NEW 1X6 TIGHT KNOT CEDAR SOFFIT SEMI-TRANSPARENT STAIN FINISH	13 NEW ALUMINUM CURTAINWALL GLAZING SYSTEM AND FLASHINGS CLEAR ANODIZED FINISH
3 NEW PREFINISHED METAL FASCIAS COLOUR: SILVER METALLIC	8 NEW STAINLESS STEEL GUARDRAILS BRUSHED FINISH, C/W BRAIDED STAINLESS STEEL VERTICAL PICKETS (GLAZED ON WEST SUNDECK)	14 NEW WOOD EXTERIOR DOORS AND FRAMES MIXED GRAIN MAPLE / CLEAR STAIN FINISH
3b EXISTING PAINTED WOOD FASCIAS C/W NEW PREFINISHED METAL CAP FLASHINGS COLOUR: WHITE	9 NEW STAINLESS STEEL STAIR / GUARDRAIL BRUSHED FINISH, C/W BRAIDED STAINLESS STEEL VERTICAL PICKETS	15 EXISTING WOOD DECK
4 NEW HORIZONTAL / VERTICAL STAINED WOOD SIDING SEMI-TRANSPARENT STAIN FINISH	10 NEW POURED IN PLACE CONCRETE WALLS NATURAL FINISH	16 EXISTING WOOD FENCE
5 NEW METAL PANEL CLADDING BRAND: ALPOLIC (OR EQUIVALENT) FINISH: STAINLESS STEEL	10b NEW CONCRETE OUTDOOR COUNTER NATURAL FINISH / POLISHED TOP FINISH	17 EXISTING ROOF OVERHANG REMOVED
6 NEW ACRYLIC STUCCO CLADDING FINE SAND FINISH, COLOUR: WHITE	11 NEW METAL FIREPLACE FLUE	

RECEIVED
NOV 21 2022
CORP. OF TOWNSHIP OF ESQUIMALT
DEVELOPMENT SERVICES

RENOVATIONS / ADDITION TO SINGLE FAMILY HOUSE AT: 405 TREEBANK ROAD EAST, ESQUIMALT, B.C.

