

1 PROPOSED SITE PLAN  
DP-1 SCALE: 1:100

#### PROJECT STATISTICS:

ZONE:	RS-3, SINGLE FAMILY WATERFRONT RESIDENTIAL
PROPERTY USES:	PRIMARY RESIDENCE + INTERNAL STUDIO (BOTH EXISTING AND PERMITTED USES)
PARCEL SIZE:	923 m <sup>2</sup> (FROM SURVEY) / MIN. ALLOWABLE = 530 m <sup>2</sup>
LOT WIDTH:	20.32 m (FROM SURVEY) / MIN. ALLOWABLE = 16 m
FLOOR AREA RATIO:	0.25 (233.6 m <sup>2</sup> / 923.0 m <sup>2</sup> ) / MAX. ALLOWABLE = 0.35
FLOOR AREA:	233.6 m <sup>2</sup> (48.1 m <sup>2</sup> - UPPER FLOOR) + (144.3 m <sup>2</sup> - MAIN / INTERMEDIATE FLOOR) + (41.2 m <sup>2</sup> - BASEMENT FLOOR)
BUILDING HEIGHT:	7.21 m (SEE 1 / DP-4) / MAX. ALLOWABLE = 7.3 m
BUILDING WIDTH:	15.74 m / MIN. ALLOWABLE = 7.0 m
LOT COVERAGE:	PRINCIPAL BUILDINGS, ACCESSORY BUILDINGS, AND STRUCTURES = HOUSE FOOTPRINT + OVERHANGS ABOVE EXCEEDING 0.6 m + ACCESSORY BUILDING = 161.9 m <sup>2</sup> + 6.6 m <sup>2</sup> + 3.4 m <sup>2</sup> + 14.6 m <sup>2</sup> = 186.5 m <sup>2</sup> = 186.5 m <sup>2</sup> / 923 m <sup>2</sup> = 20.2 % / MAX. ALLOWABLE = 30%
	ACCESSORY BUILDINGS AND STRUCTURES = ACCESSORY BUILDING = 14.6 m <sup>2</sup> = 14.6 m <sup>2</sup> / 923 m <sup>2</sup> = 1.6 % / MAX. ALLOWABLE = 10%
SITING REQUIREMENTS:	FRONT SETBACK (SOUTH): 22.98 m (EXISTING / UNCHANGED) MIN. ALLOWABLE = 7.5 m
	SIDE SETBACK (WEST): 1.33 m (CHANGED FROM 1.40 m EXISTING FROM BLDG. FACE / 0.79 m FROM FASCIA) MIN. ALLOWABLE = 1.5 m
	SIDE SETBACK (EAST): 3.17 m (CHANGED FROM 2.3 m EXISTING) MIN. ALLOWABLE = 1.5 m
	TOTAL NEW SIDE YARD SETBACK: 4.50 m = 1.33 m + 3.17 m (CHANGED FROM 3.70 m EXISTING = 1.4 m + 2.3 m)
	REAR (WATERFRONT) SETBACK (NORTH): 8.00 m (CHANGED FROM 8.15 m EXISTING) MIN. ALLOWABLE = 20.00 m FOR NEW CONST'N
ACCESSORY BUILDING:	UNCHANGED (EXISTING FRONT YARD SHED / AREA = 14.6 m <sup>2</sup> )
FENCING:	UNCHANGED (EXISTING FENCES DO NOT EXCEED 2.0 m HEIGHT)
OFF STREET PARKING:	2 (UNCHANGED) MIN. 1 REQUIRED FOR SINGLE FAMILY RESIDENCE

#### GRADE CALCULATION:

EXISTING GRADE POINTS:
GRADE POINT A: 2.92 m
GRADE POINT B: 3.28 m
GRADE POINT C: 3.47 m
GRADE POINT D: 3.55 m
GRADE POINT E: 3.51 m
GRADE POINT F: 3.37 m
GRADE POINT G: 3.31 m
GRADE CALCULATION:
2.92 + 3.28 + 3.47 + 3.55 + 3.51 + 3.37 + 3.31 m / 7 = 3.34 m

#### SITE PLAN GENERAL NOTES:

ARCHITECTURAL SITE PLAN BASED ON:  
BC LAND SURVEYORS SITE PLAN OF:  
405 TREEBANK ROAD EAST  
LEGAL - LOT 6, SECTION 2, ESQUIMALT DISTRICT, PLAN 7338  
PARCEL IDENTIFIER: 004 - 626 - 117, IN THE TOWNSHIP OF ESQUIMALT  
PREPARED BY POWELL & ASSOCIATES BC LAND SURVEYORS,  
AUGUST 6, 2020, FILE: 13,243 - 35  
250 - 2950 DOUGLAS STREET, VICTORIA, BC, V8T 4N4  
PHONE: (250) 382-8855

#### SITE ADDRESS:

405 TREEBANK ROAD EAST, ESQUIMALT, BC, V9A 4H5

#### SETBACK ADDRESS:

405 TREEBANK RD E  
SETBACKS ARE FROM OUTSIDE FACE OF CLADDING  
PERPENDICULAR TO PROPERTY LINES (AS ARE EXISTING SETBACKS  
NOTED ON SURVEY).

2514.005

Project: PRJ-000238

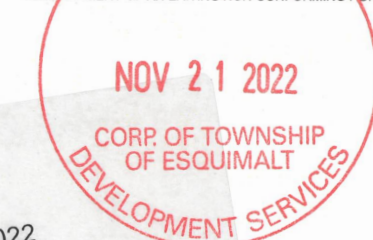
Type / Subject: DEVELOPMENT PERMIT - SFD  
DP to renovate and add a second storey to a portion of an  
existing SFD at 405 Treebank Rd East

#### DRAWING LIST:

DP-1	PROPOSED SITE PLAN, PROJECT STATISTICS, GRADE CALCULATION, SITE PLAN GENERAL NOTES, DRAWING LIST, DESCRIPTION OF APPLICATION
DP-2	PROPOSED LOWER FLOOR / FOUNDATION PLAN, PROPOSED MAIN / INTERMEDIATE FLOOR PLAN
DP-3	PROPOSED UPPER FLOOR PLAN, PROPOSED ROOF PLAN
DP-4	PROPOSED NORTH ELEVATION, PROPOSED EAST ELEVATION, EXTERIOR FINISHES LEGEND
DP-5	PROPOSED SOUTH ELEVATION, PROPOSED WEST ELEVATION, EXTERIOR FINISHES LEGEND

#### DESCRIPTION OF APPLICATION:

THIS APPLICATION IS A REQUEST TO CONSTRUCT AN ADDITION TO THE  
EAST OF AND ABOVE THE EXISTING HOUSE (INCLUDING REMOVAL AND  
REPLACEMENT OF AN EXISTING NON-CONFORMING PORTION TO THE EAST).

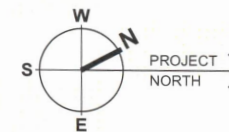


ISSUE / REVISION	#
ISSUED FOR D.P. JUNE, 2022	A
RE-ISSUED FOR D.P. NOVEMBER, 2022	B
RENOVATIONS / ADDITION TO SINGLE FAMILY HOUSE AT: 405 TREEBANK ROAD EAST, ESQUIMALT, B.C.	
SITE PLAN, PROJECT STATISTICS, GRADE CALCULATION, SITE PLAN GENERAL NOTES, DRAWING LIST, DESCRIPTION OF APPLICATION	
Date	NOV. 8, 2022
Scale	AS INDICATED
Drawn	
Job	405 TREEBANK
Sheet	DP-1
of 5	Sheets

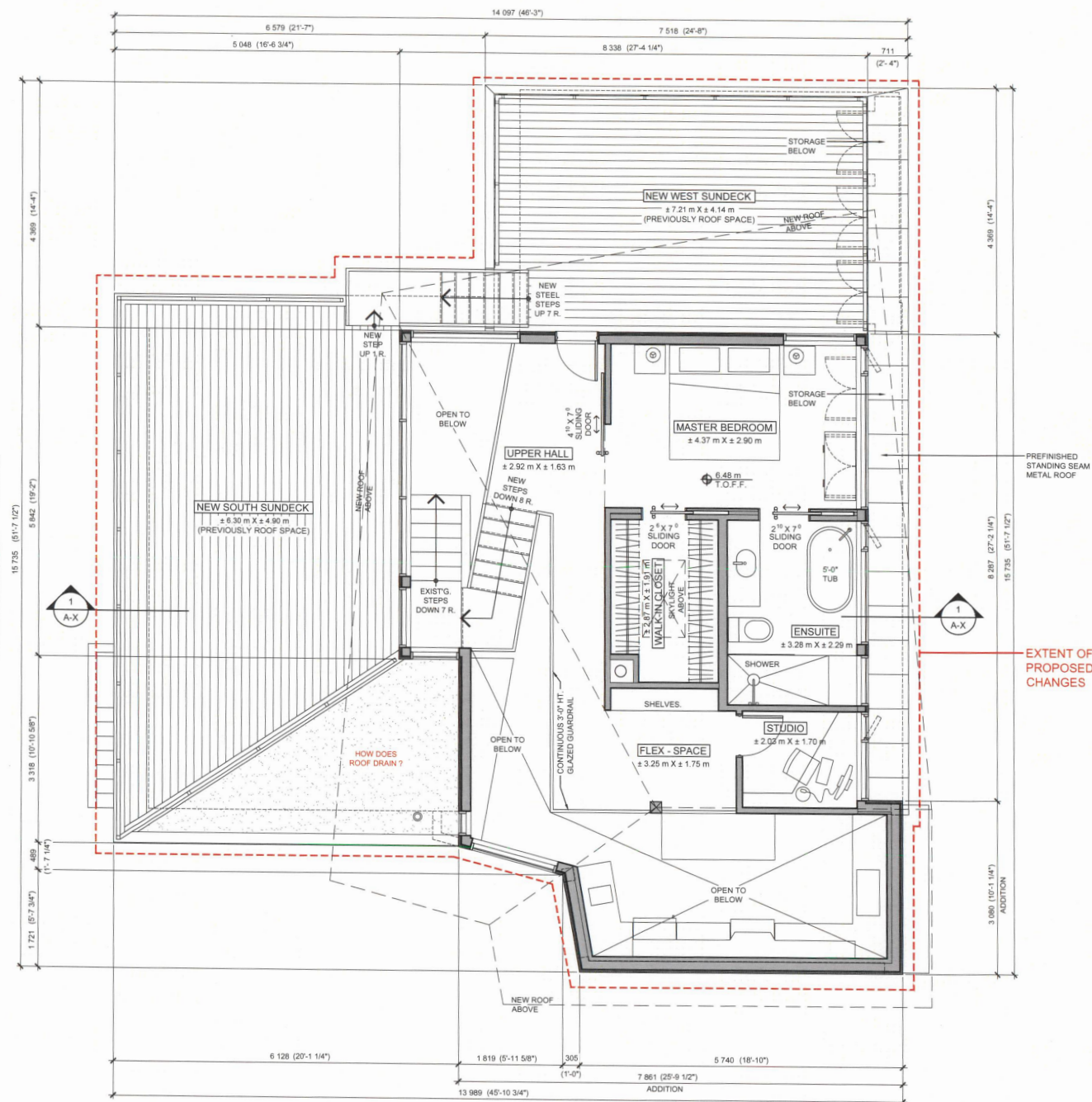








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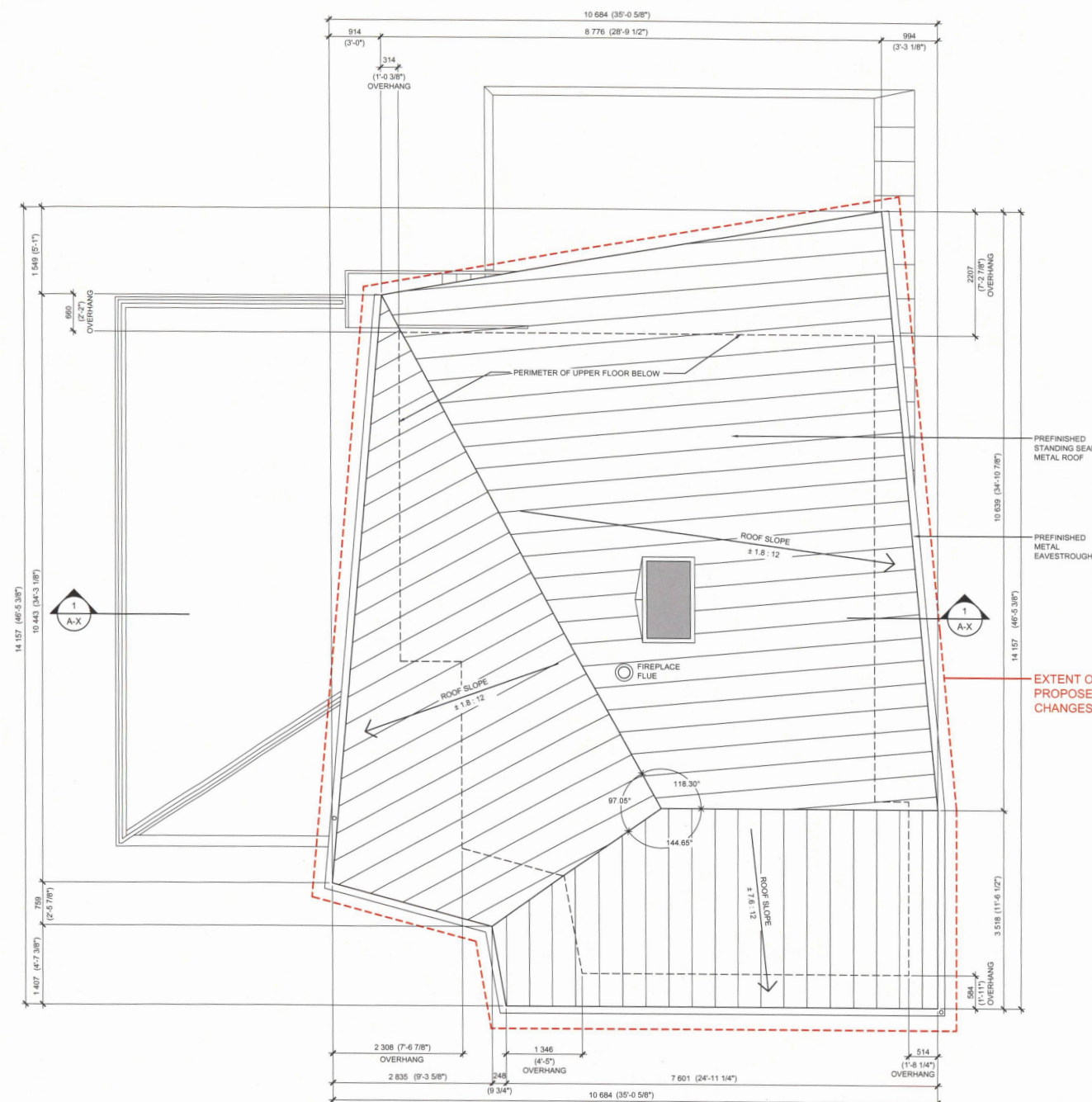
EXTENT OF  
PROPOSED  
CHANGES

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

AREA OF UPPER FLOOR PLATE (TO INTERIOR FACE OF EXTERIOR WALLS, NOT INCLUDING STAIRS)  
= 48.1 m<sup>2</sup> / 518.0 FT<sup>2</sup>

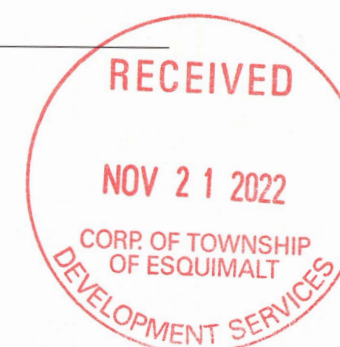
THEREFORE, TOTAL UPPER FLOOR AREA  
= 48.1 m<sup>2</sup> / 518.0 FT<sup>2</sup>

TOTAL FLOOR AREA OF BUILDING  
= 48.1 m<sup>2</sup> (UPPER FLOOR) + 144.3 m<sup>2</sup> (MAIN / INTERMEDIATE FLOOR)  
+ 41.2 m<sup>2</sup> (BASEMENT FLOOR)  
= 233.6 m<sup>2</sup>



EXTENT OF  
PROPOSED  
CHANGES

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



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



UPPER FLOOR PLAN,  
ROOF PLAN

Date NOV. 8, 2022

Scale 1:50

Drawn

Job 405 TREEBANK

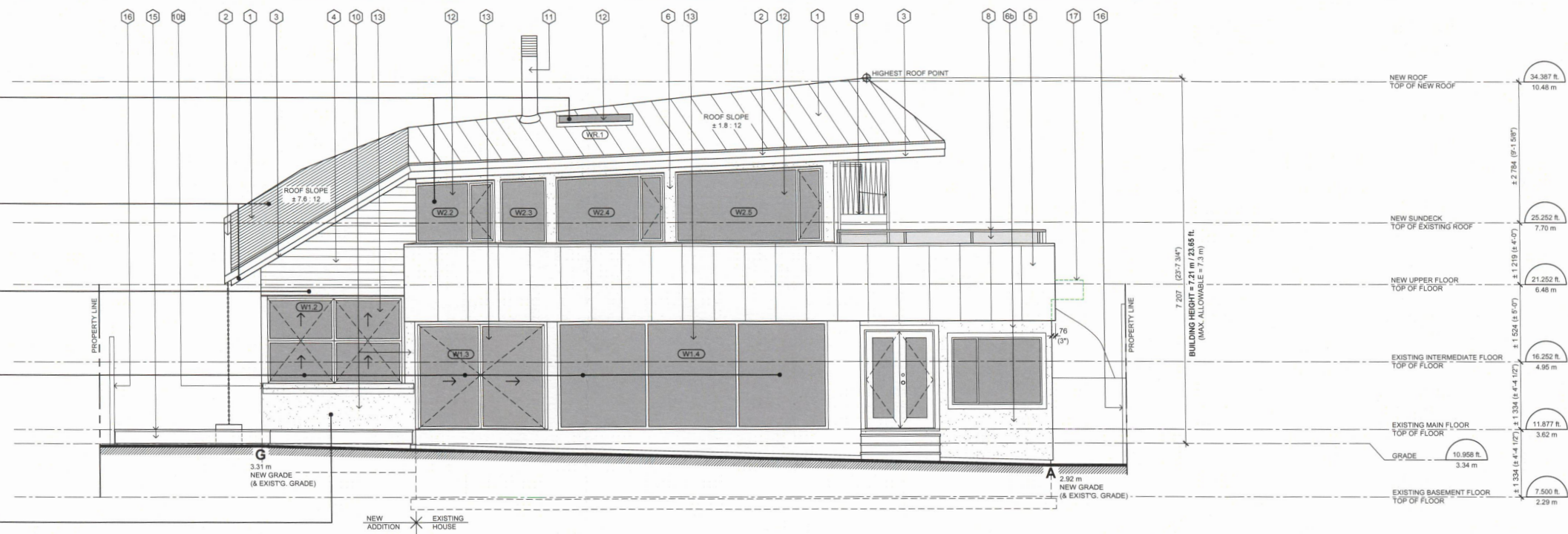
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DP-3

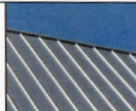
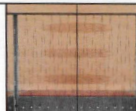

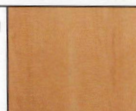
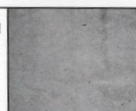
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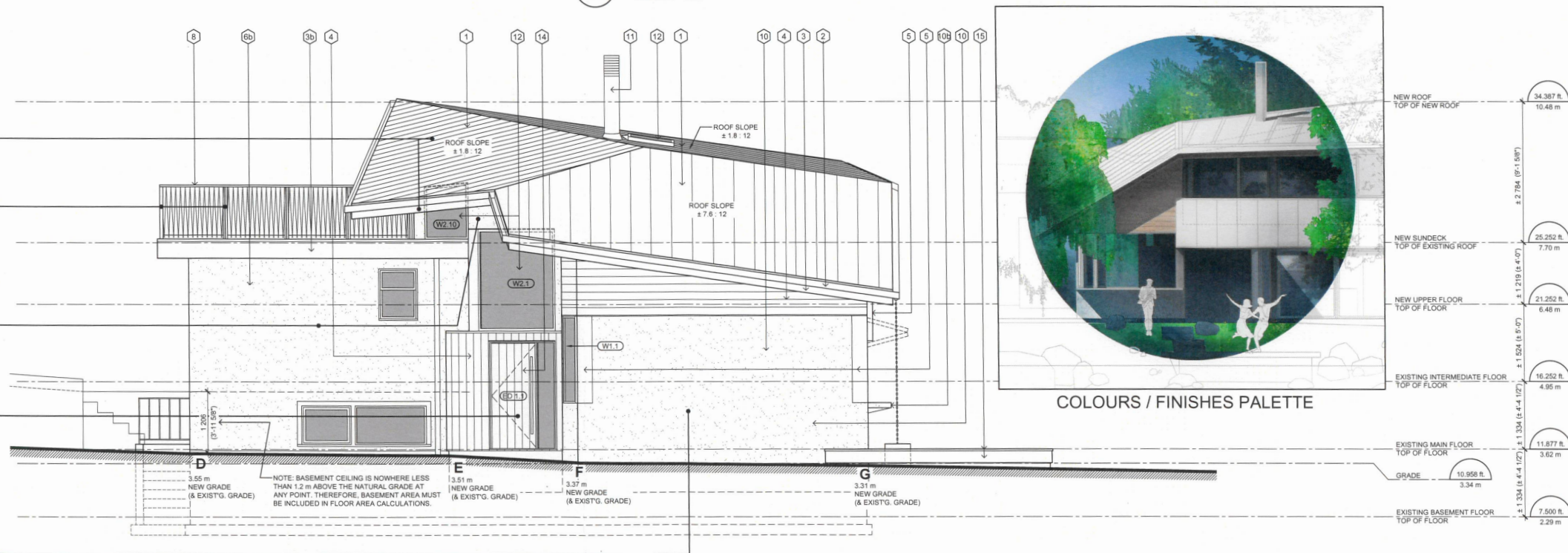


<b>NEW WINDOWS &amp; SKYLIGHT</b> MATERIAL: ALUMINUM FRAMES FINISH: CLEAR ANODIZED	
<b>NEW ROOF / FASCIA / EAVESTROUGHS</b> MATERIAL: PREFINISHED METAL ROOF (STANDING SEAM) & FASCIAS FINISH: PREFINISHED / SILVER METALLIC	
<b>NEW EXTERIOR WALLS</b> MATERIAL: 1X6 HORIZONTAL AND VERTICAL WOOD SIDING FINISH: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



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

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



COLOURS / FINISHES PALETTE

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



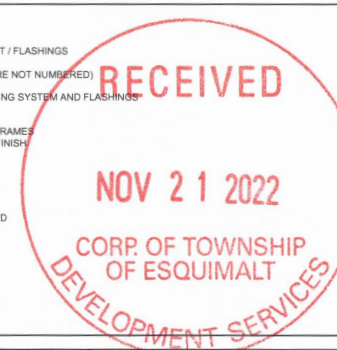
EXISTING NORTH ELEVATION VIEW



EXISTING EAST 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, CW 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 CW NEW PREFINISHED METAL CAP FLASHINGS COLOUR: WHITE  | 9 NEW STAINLESS STEEL STAIR / GUARDRAIL BRUSHED FINISH, CW 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   |  |



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

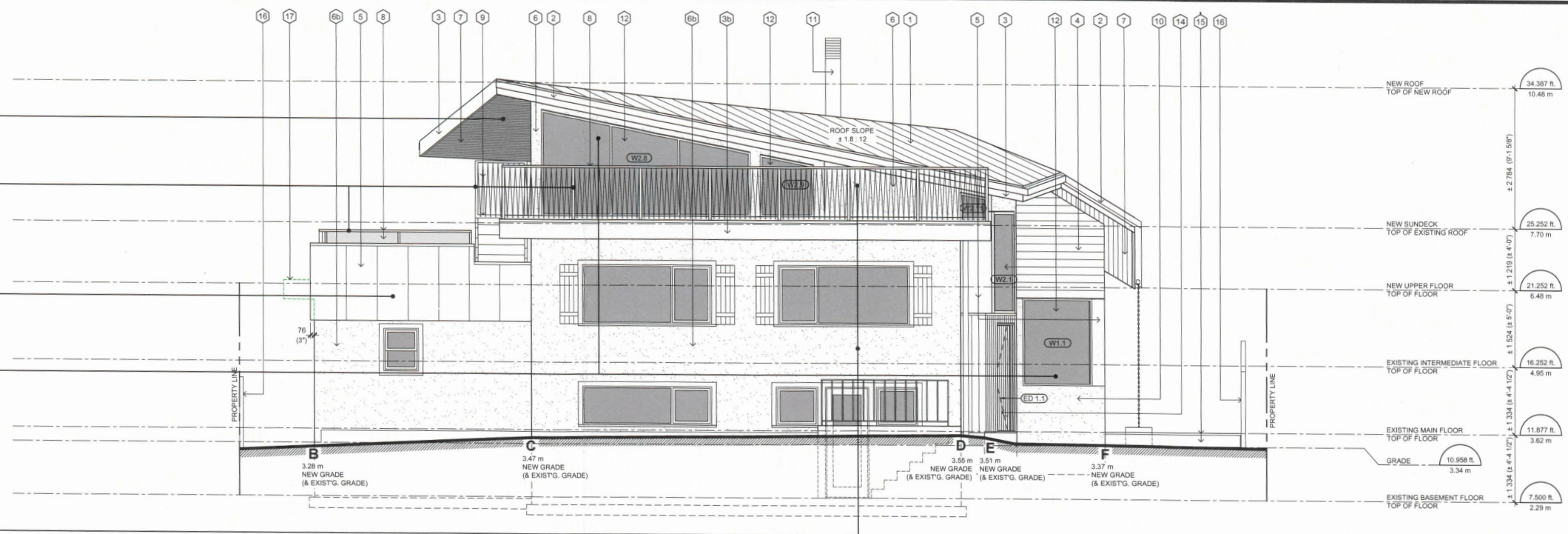
DP-4

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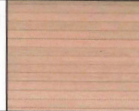





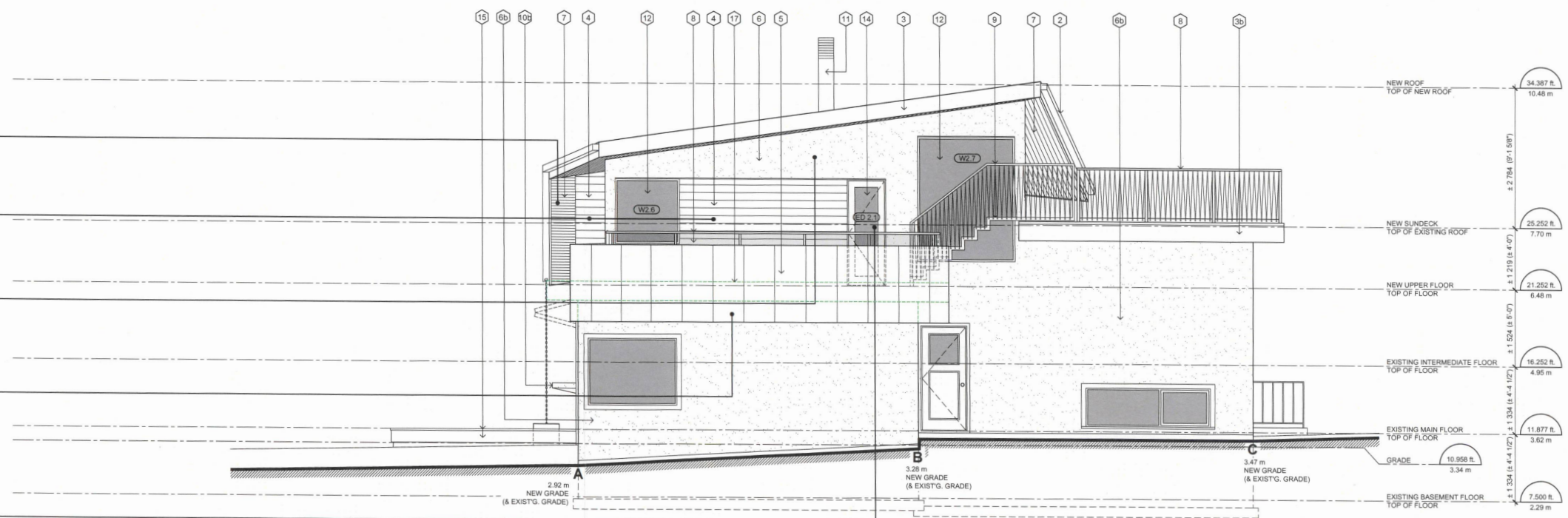
ISSUE / REVISION	#
ISSUED FOR D.P. JUNE, 2022	A
RE-ISSUED FOR D.P. NOVEMBER, 2022	B

<b>NEW SOFFITS</b>	7	
MATERIAL: 1 X 6 TIGHT KNOT CEDAR		
FINISH: SEMI-TRANSPARENT STAIN		
<b>NEW GUARDRAILS</b>	8	
MATERIAL: STAINLESS STEEL		
FINISH: BRUSHED		
(WITH BRAIDED STAINLESS STEEL VERTICAL MEMBERS)		
<b>NEW EXTERIOR WALLS</b>	5	
MATERIAL: STAINLESS STEEL PANELS		
FINISH: BRUSHED		
<b>NEW WINDOWS &amp; SKYLIGHT</b>	12	
MATERIAL: ALUMINUM FRAMES		
FINISH: CLEAR ANODIZED		
<b>NEW / EXISTING EXTERIOR WALLS</b>	6	
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

<b>NEW SOFFITS</b>	7	
MATERIAL: 1 X 4 TIGHT KNOT CEDAR		
FINISH: SEMI-TRANSPARENT STAIN		
<b>NEW EXTERIOR WALLS</b>	4	
MATERIAL: 1X6 HORIZONTAL AND VERTICAL WOOD SIDING		
FINISH: SEMI-TRANSPARENT STAIN		
<b>NEW / EXISTING EXTERIOR WALLS</b>	6	
MATERIAL: ACRYLIC STUCCO		
FINISH: FINE "SAND" FINISH		
COLOUR: WHITE		
(EXISTING EXTERIOR WALLS TO BE TOPPED WITH SAME FINISH)		
<b>NEW EXTERIOR WALLS</b>	5	
MATERIAL: STAINLESS STEEL PANELS		
FINISH: BRUSHED		
<b>NEW EXTERIOR DOORS</b>	14	
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

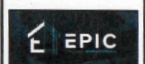


#### EXTERIOR FINISHES LEGEND

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

**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.



SOUTH AND WEST ELEVATIONS

Date NOV.8, 2022

Scale 1:50

Drawn

Job 405 TREEBANK

Sheet

DP-5  
of 5 Sheets