

Site Plan Of:
Lot 3, Block 17, Section 10,
Esquimalt District, Plan 2546.
P.I.D. 002-196-921



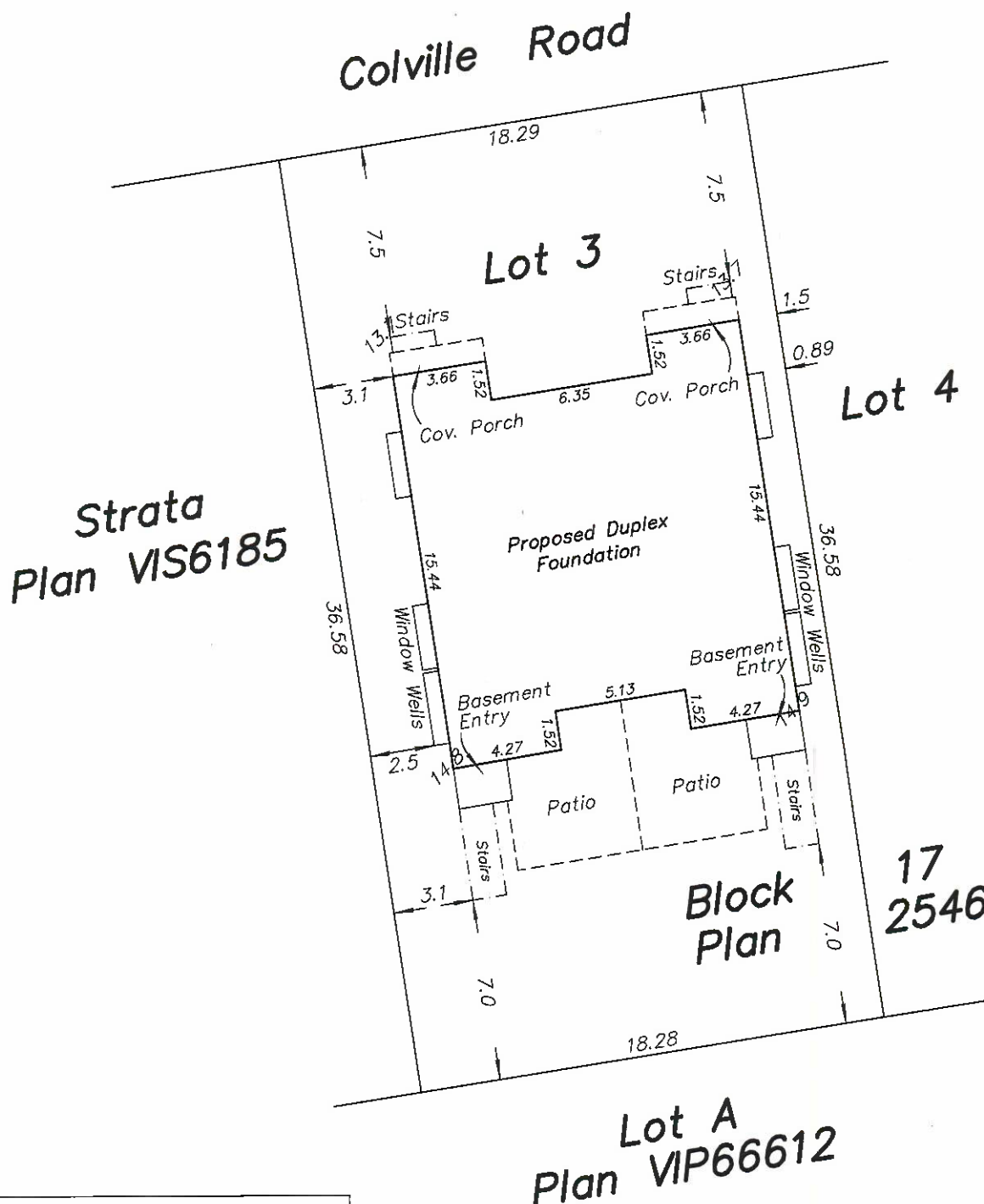
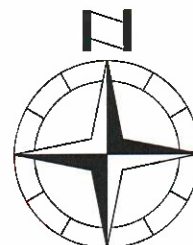
Scale = 1:250

Dated this 21st day of April, 2021.

Distances and elevations shown are in metres.

Elevations are based on geodetic datum CVD28BC and derived from OCM 84H0191.

This site plan is for building and design purposes and is for the exclusive use of our client.



Wey Mayenburg Land Surveying Inc.

www.weysurveys.com

#4-2227 James White Boulevard
 Sidney, BC V8L 1Z5

Telephone (250) 656-5155

File: 200106\SIT\GH

PARK

IDENTIAL DESIGNS

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DP II	APR. 30, 2021
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
SA / SMOKE ALARM / CO DETECTOR

CO2

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: $\frac{1}{4}" = 1'-0"$

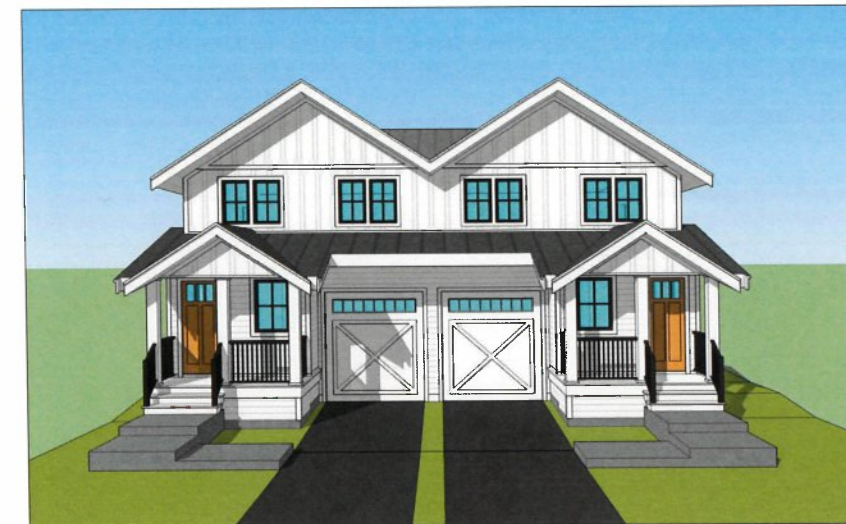
PAGE:

DP1

AVERAGE GRADE CALCULATION:
 13.7m / 44.95'
 13.7m / 44.95'
 14.8m / 48.23'
 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'	3.0M / 9.84' - WEST SIDE
	1.5M / 4.9'	1.5M / 5.0' - EAST SIDE
	4.5M / 14.76' - TOTAL SUM	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

DP1	SITE PLAN & PROJECT DATA
DP2	BASEMENT PLANS
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

DP10	LANDSCAPE DRAWING
IR1	IRRIGATION PLAN

RECEIVED

JUL 21 2021

**CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES**

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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:

BASEMENT FLOOR PLANS

DATE: APR. 20, 2020

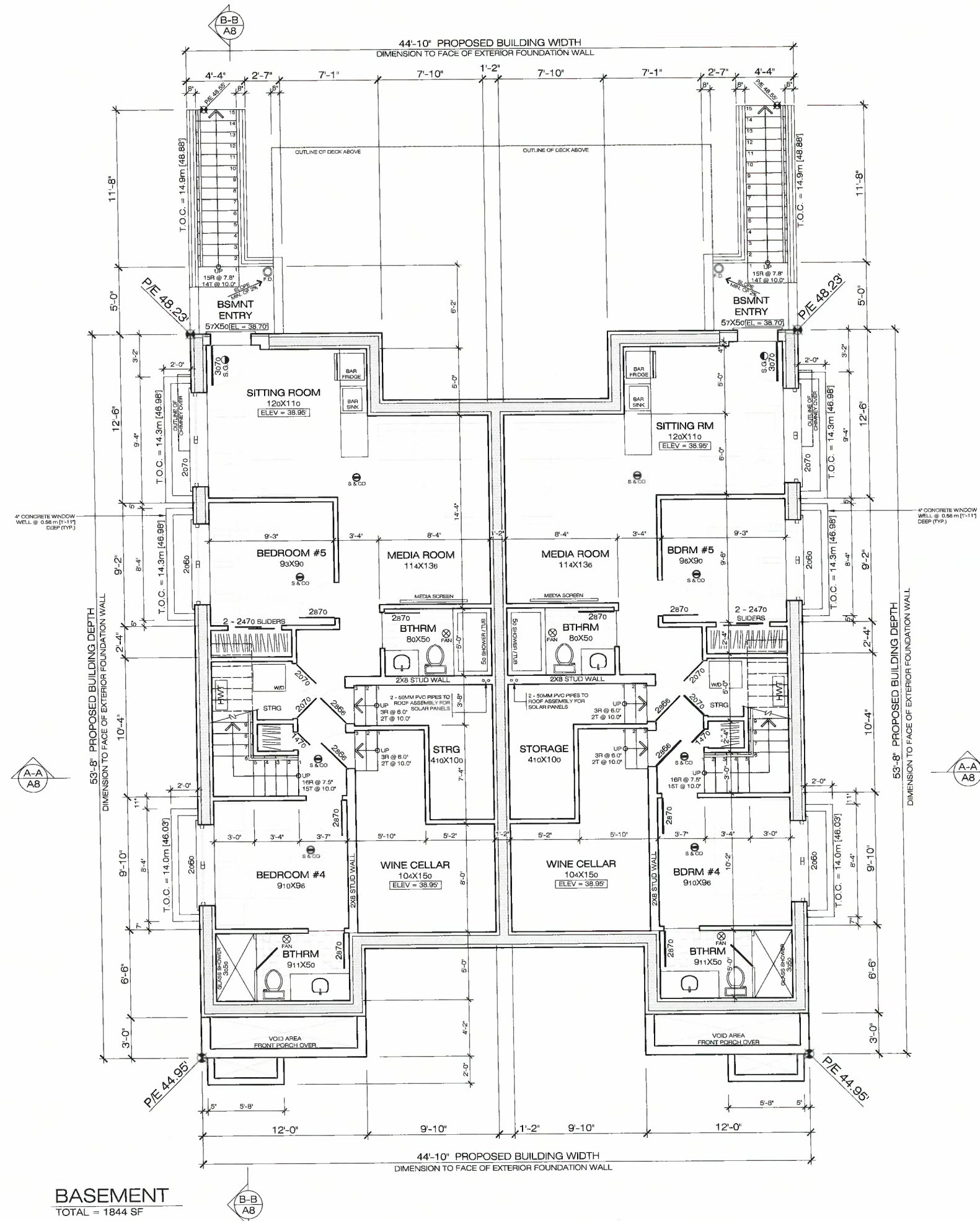
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PAGE:

DP2



DP II	APR. 30, 2021
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PE - PROPOSED / EXISTING GRADE
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PBE - PROPOSED BUILDING ENVELOPE ELEVATION
BE - PRIMARY BUILDING ENVELOPE ELEVATION
M - MECHANICAL FAN
TSG - TEMPERED SAFETY GLASS
ULC - 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
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V9A 4R1

DRAWING TITLE:

MAIN FLOOR
PLANS

DATE: APR. 20, 2020

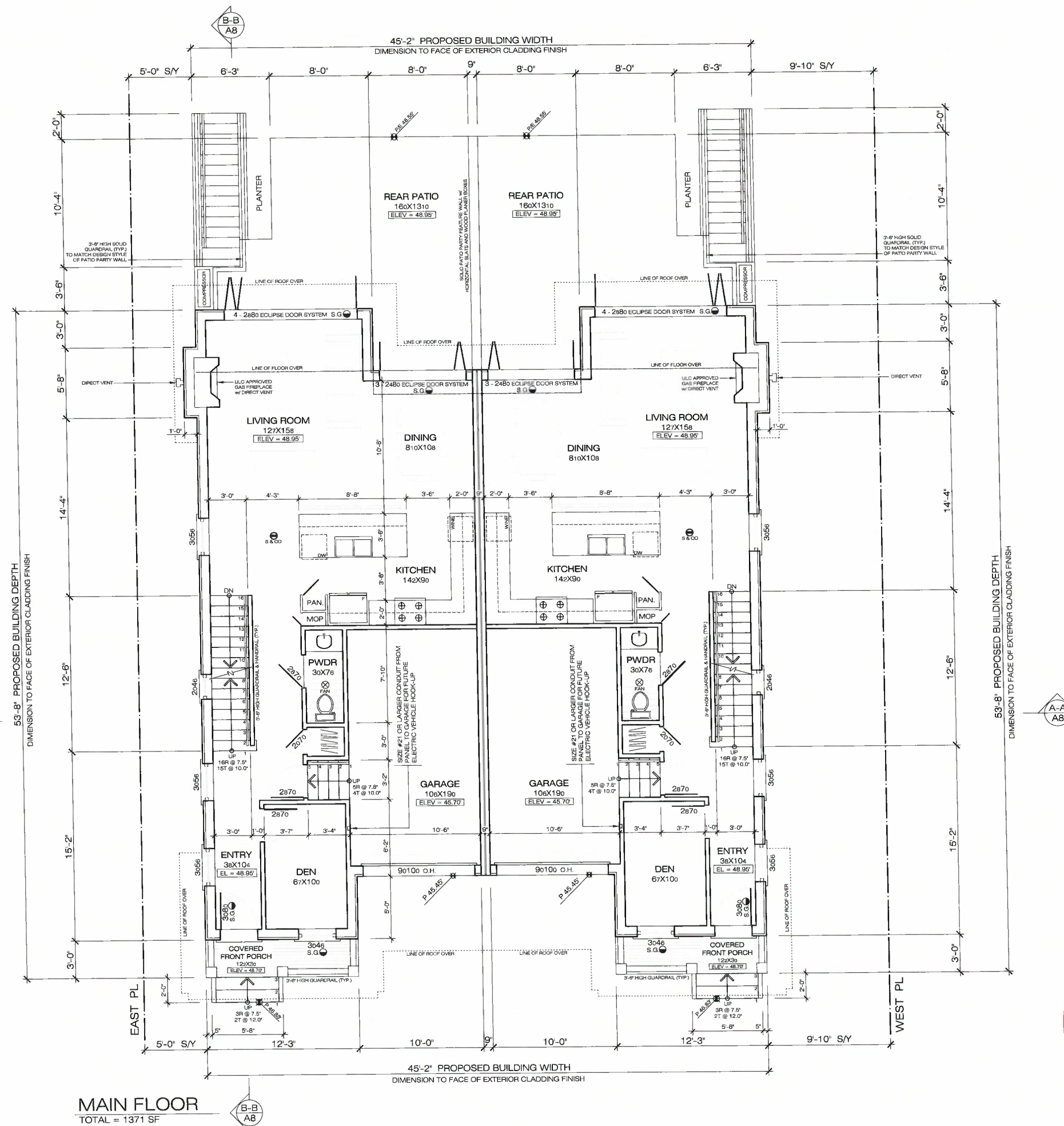
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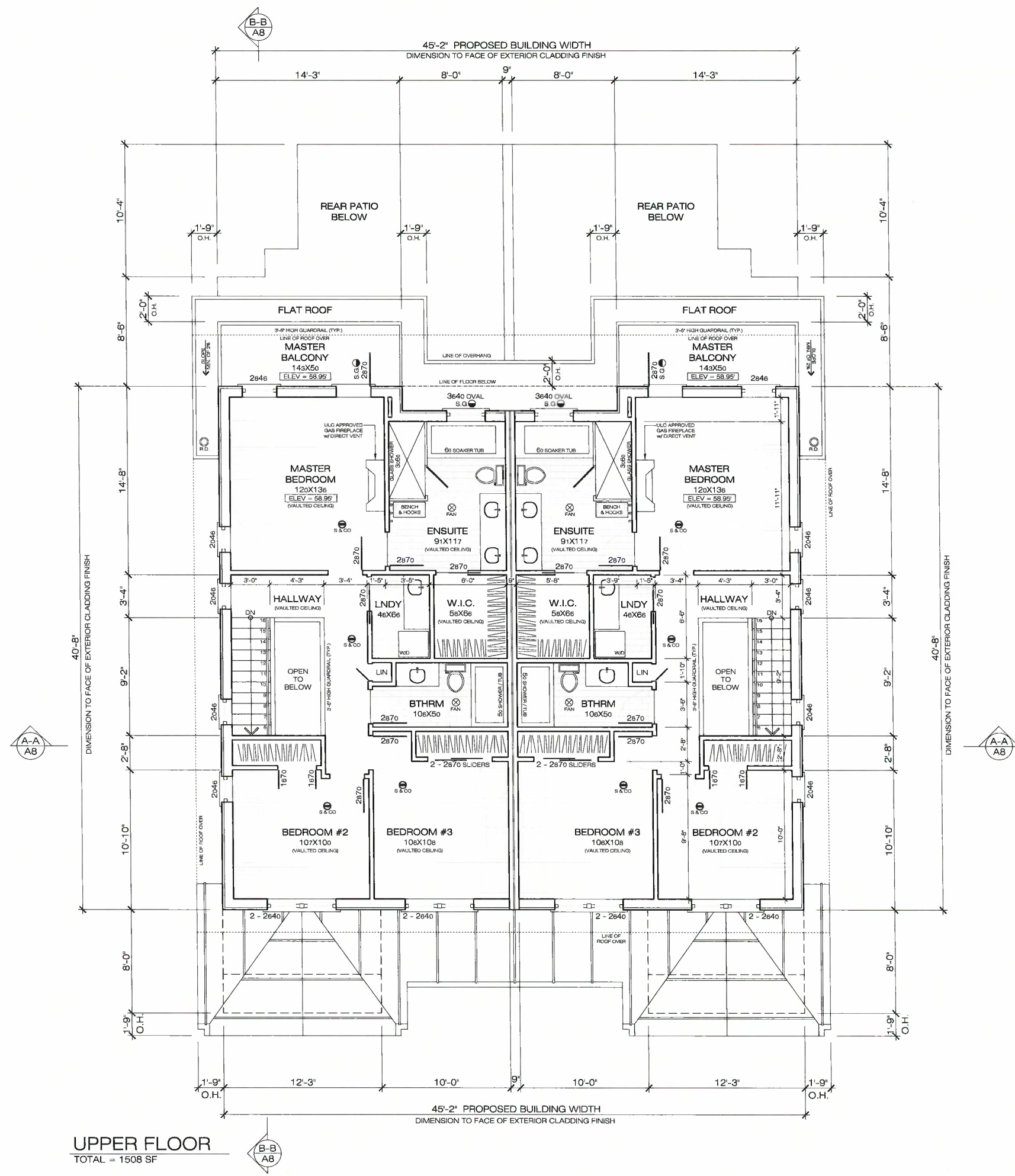
SCALE: 1/4" = 1'-0"

PAGE:

DP3



MAIN FLOOR
TOTAL = 1371 SF



PARK

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4155 ROCKHOMME GARDENS

VICTORIA, BC

V8X 5K4

778.388.7278

park@parkresidentialdesigns.com

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MECHANICAL FAN
TEMPERED SAFETY GLASS
ULC APPROVED HARD WIRED SMOKE ALARM / CO DETECTOR

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NORTH ARROW:

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DRAWING TITLE:

UPPER FLOOR PLANS

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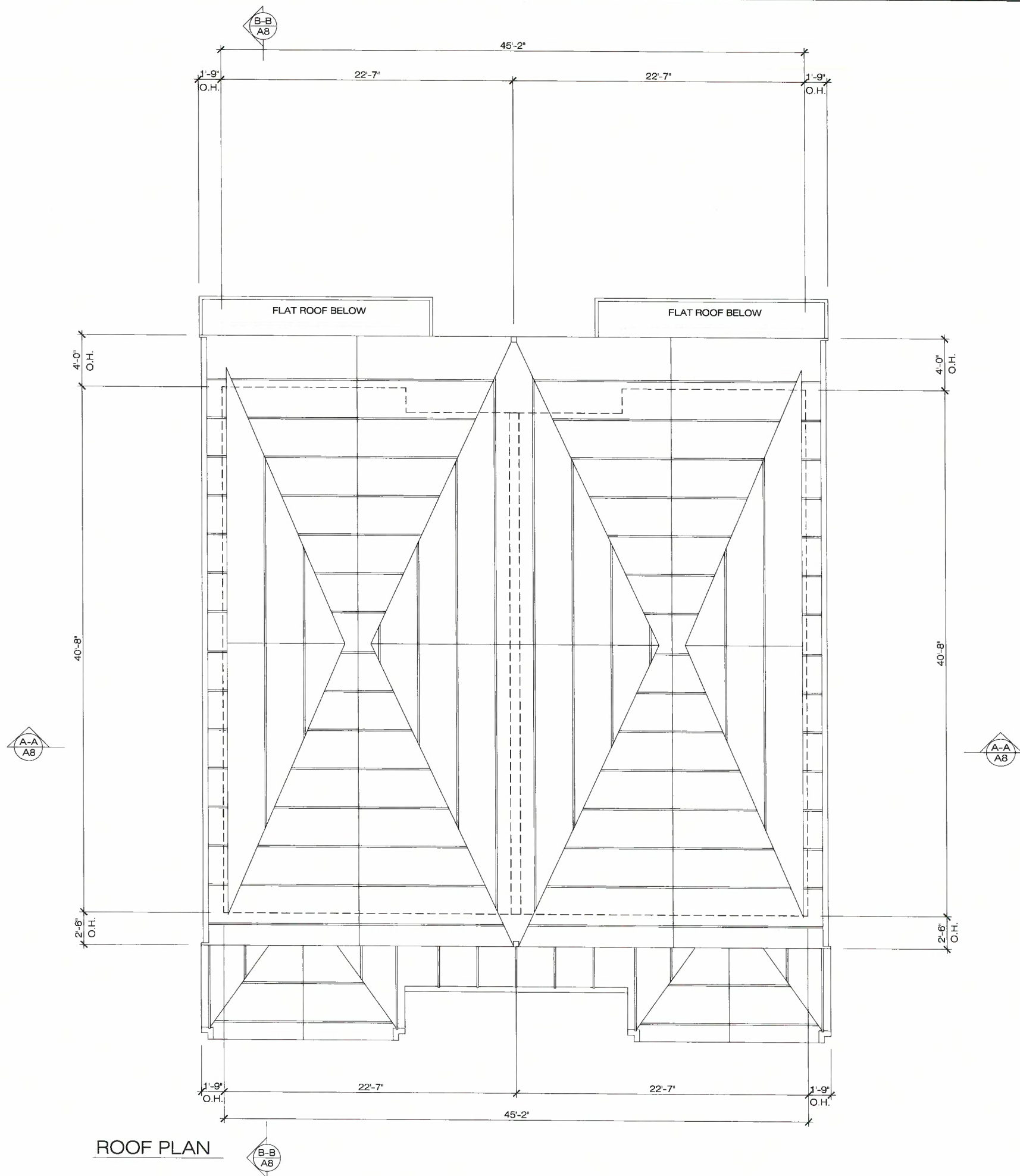
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SCALE: 1/4" = 1'-0"

PAGE:

DP4



PARK
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4155 ROCKHOMME GARDENS
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ULC APPROVED HARD WIRED S.M. SMOKE ALARM / CO DETECTOR
S.E.D. - STRUCTURAL ENGINEER DRAWINGS

NORTH ARROW:



PROJECT NAME:

BRAATEN
DUPLEX

PROJECT ADDRESS:

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ESQUIMALT, BC
V9A 4R1

DRAWING TITLE:

ROOF PLANS

DATE: APR. 20, 2020

JOB NO.: BDP_01

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

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DP5



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NORTH ARROW:

PROJECT NAME:

BRAATEN
DUPLEX

PROJECT ADDRESS:

1179 COLVILLE RD
ESQUIMALT, BC
V9A 4R1

DRAWING TITLE:

ELEVATIONS -
NORTH & EAST
VIEWS

DATE:

APR. 20, 2020

JOB NO.:

BDP_01

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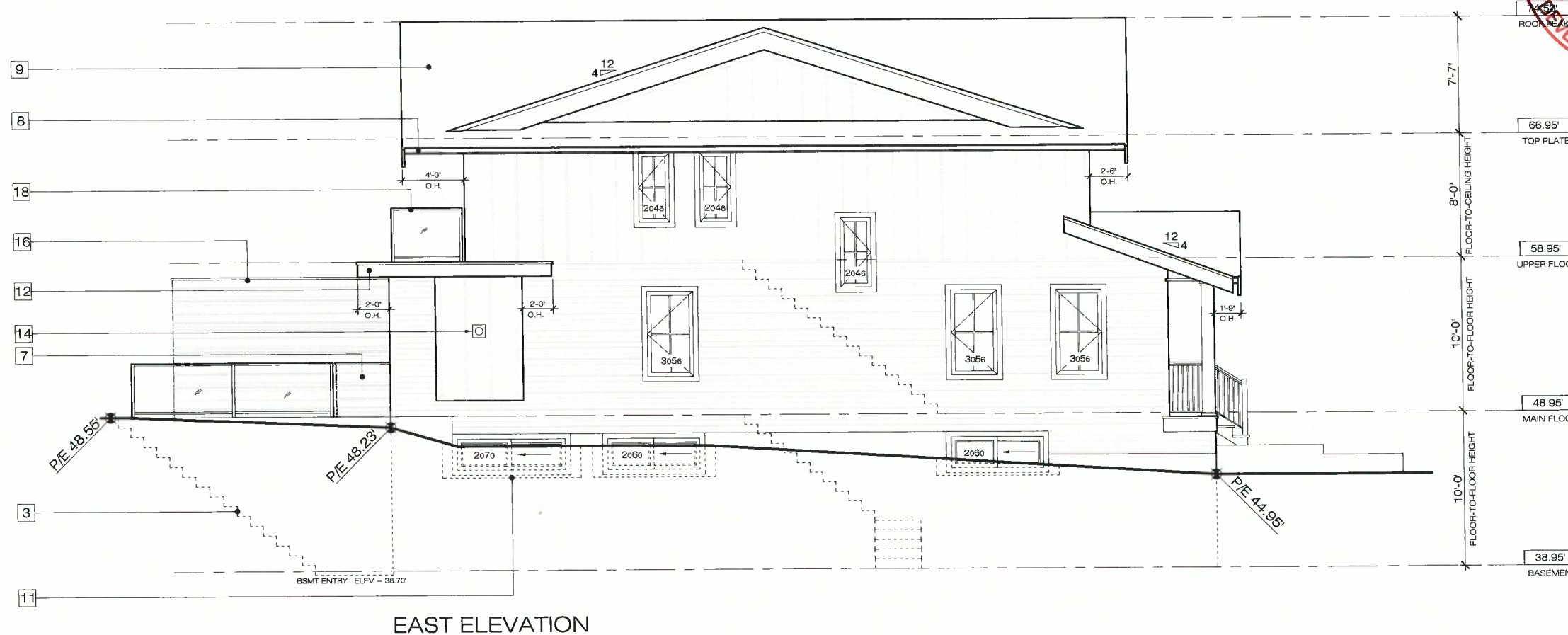
SCALE:

1/4" = 1'-0"

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DP6

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'-6" HIGH SOLID WALL GUARDRAIL
8	5" CONTINUOUS ALUMINUM GUTTER
9	SEAMLESS METAL ROOF FINISH
10	MIN. 3'-6" 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"x6" TREADS & 1"x6" NOSING
14	ULC APPROVED GAS FIREPLACE DIRECT VENT
15	WOOD ENTRY DOOR -
16	SIMPSON 36033 PALOMAR II OR EQUIVALENT
17	HORIZONTAL SLATED WOOD PRIVACY WALL w/ WOOD PLANTER BOXES - PAINTED
18	2"x12" PAINTED FASCIA BOARD w/ 2"x2" CROWN MOULDING
19	3'-6" MIN. HIGH ALUMINUM GUARDRAIL w/ PRIVACY GLASS



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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

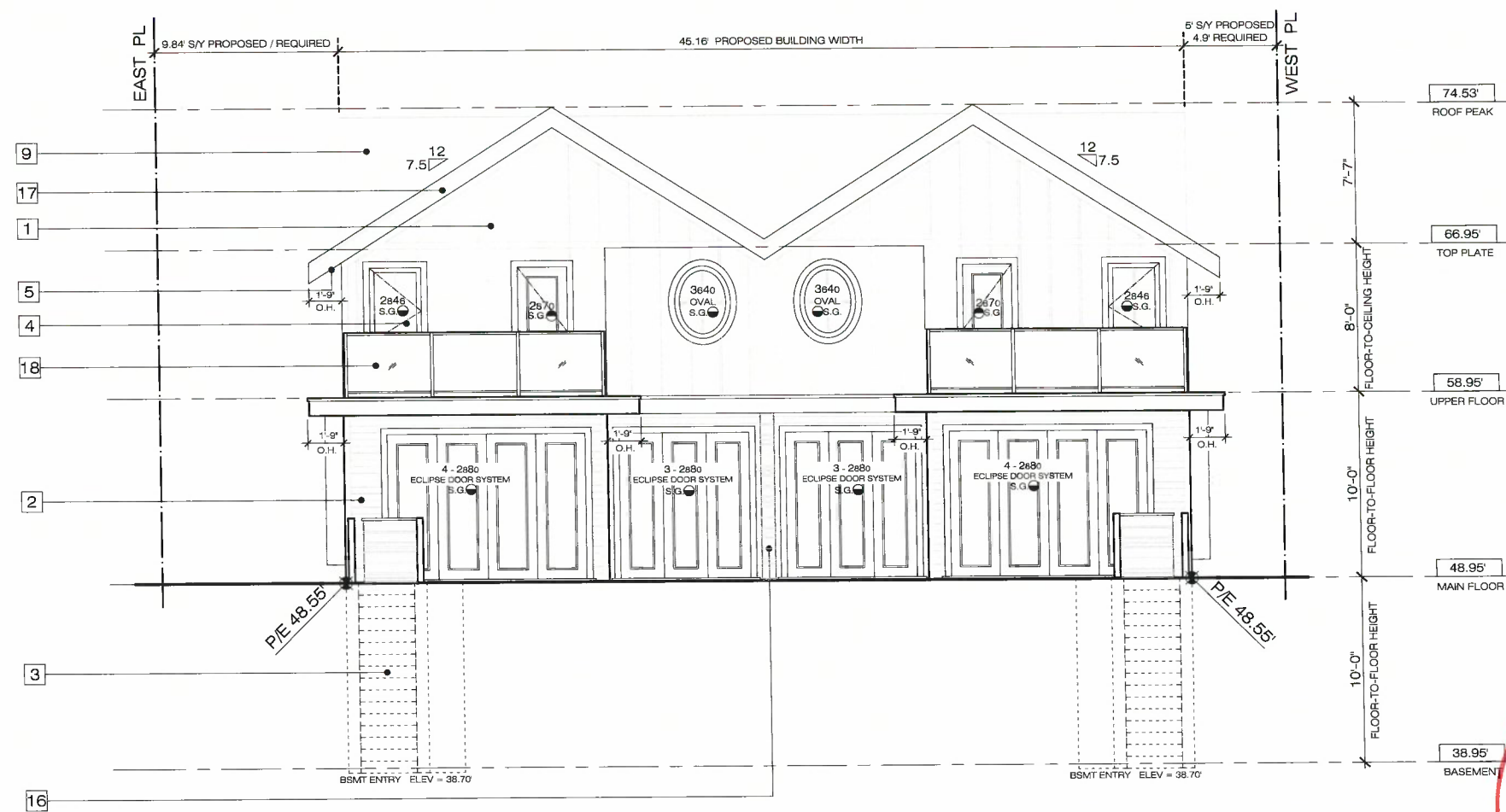
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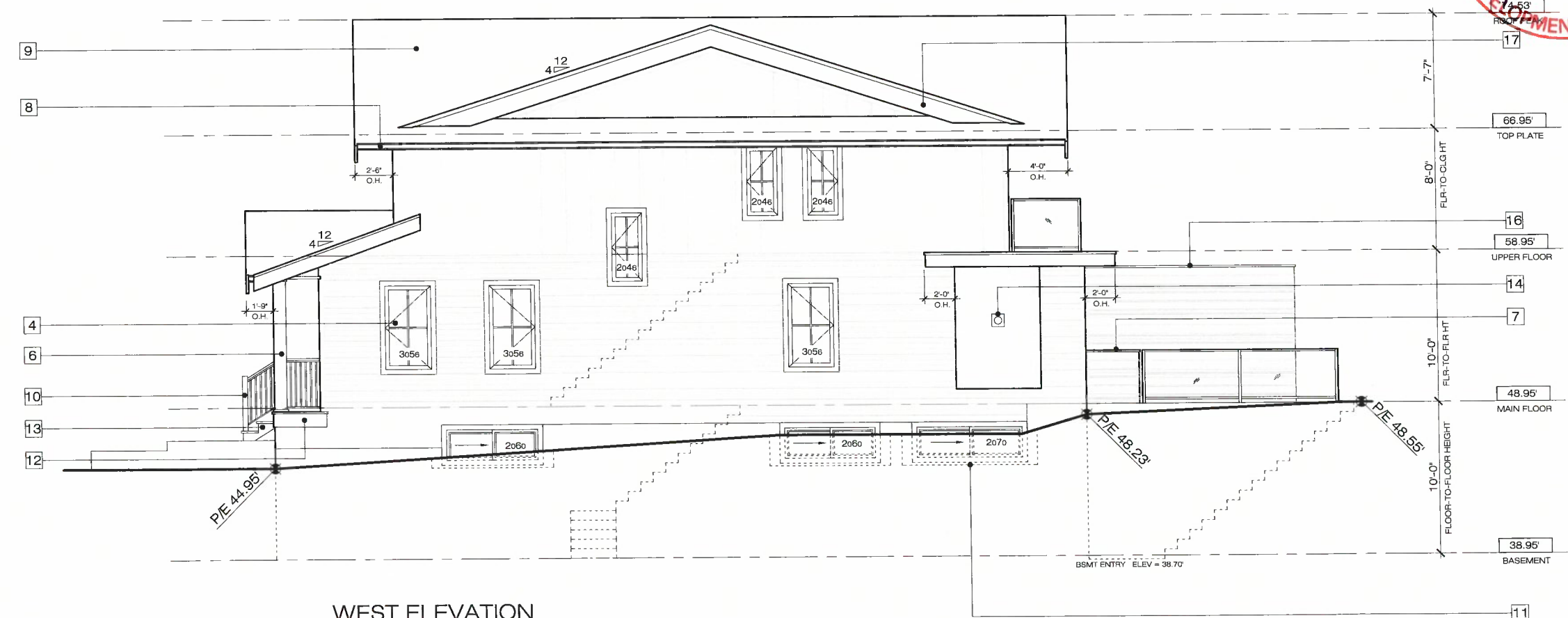
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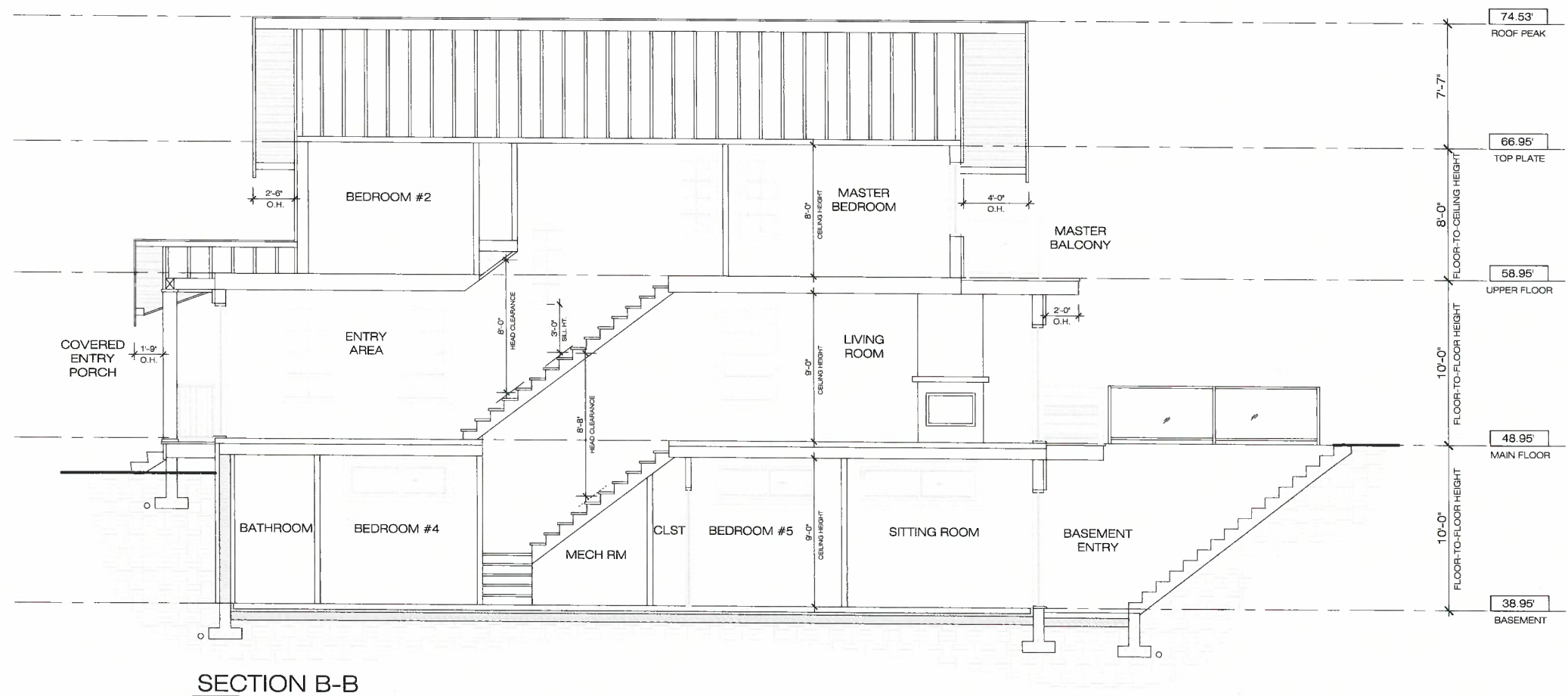
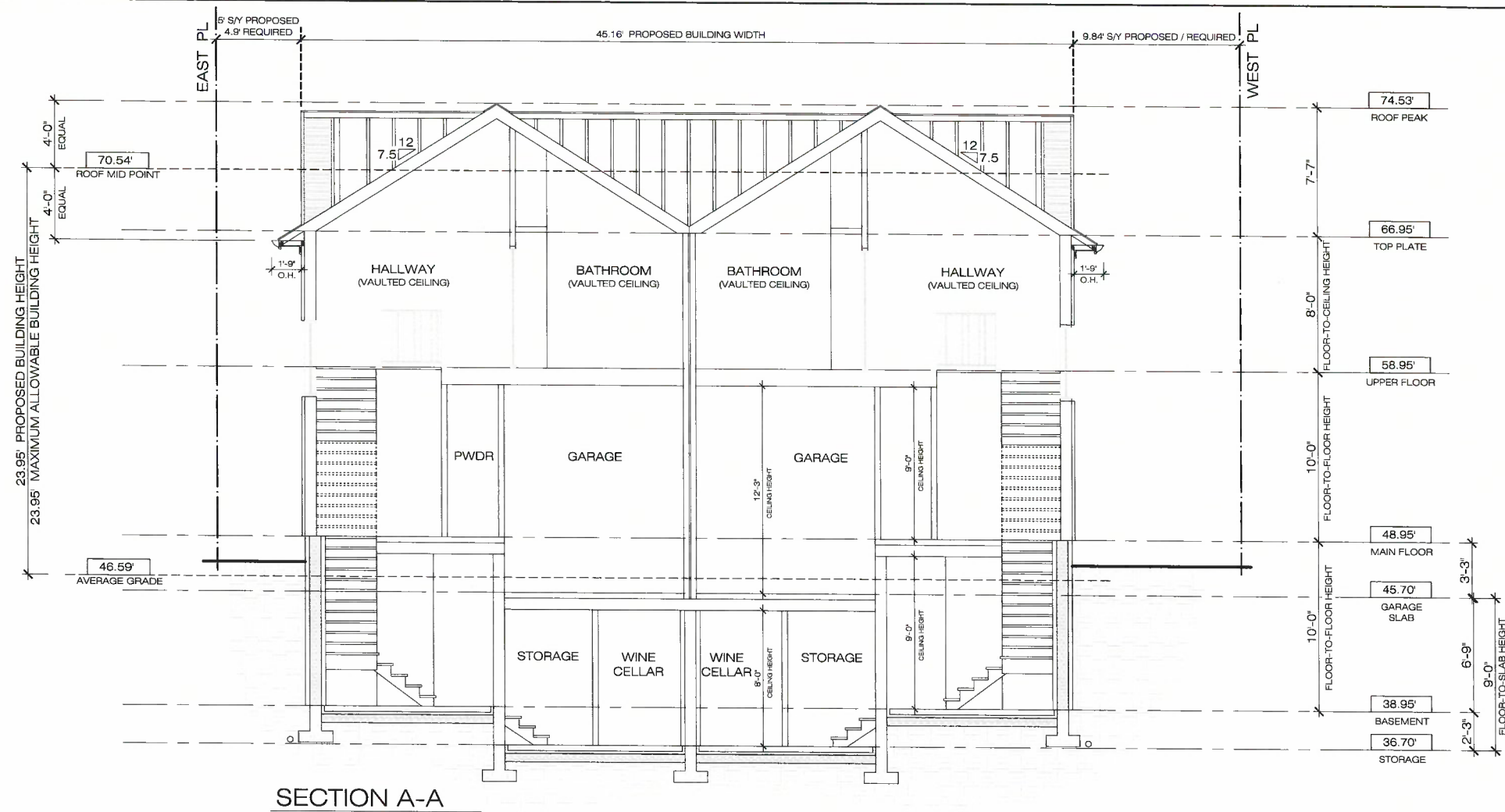
- MATERIALS TYPICAL TO ALL FACADES**
- HARDIE SIDING w/ MAX. 4" REVEAL - PAINTED
 - VERTICAL HARDIE BOARD & BATTEN - PAINTED
 - CONCRETE STAIRS & NOSING
 - VINYL WINDOWS - DOUBLE GLAZED w/ 2"x4" WINDOW TRIM AND 2"x4" WOOD SILL
 - WOOD SOFFIT w/ CONTINUOUS VENT & INSECT STRIP (TYP.)
 - 10"x10" PORCH POST w/ EXTERIOR PLY - SANDED & PAINTED
 - MIN. 3'-6" HIGH SOLID WALL GUARDRAIL
 - 5" CONTINUOUS ALUMINUM GUTTER
 - SEAMLESS METAL ROOF FINISH
 - MIN. 3'-6" HIGH ALUMINUM GUARDRAIL - BLACK FINISH
 - CONCRETE LIGHT WELL
 - 2"x12" PAINTED TRIM BOARD w/ 2"x2" CROWN MOULDING
 - WOOD STAIRS w/ 2-2"x6" TREADS & 1"x6" NOSING
 - ULC APPROVED GAS FIREPLACE DIRECT VENT
 - WOOD ENTRY DOOR - SIMPSON 36933 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



SOUTH ELEVATION



WEST ELEVATION



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BRAATEN
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DRAWING TITLE:

BUILDING
SECTIONS

DATE: APR. 20, 2020

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

PAGE:

DP8

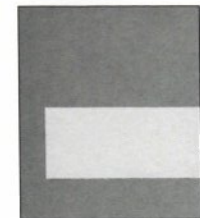
MATERIALS



HORIZONTAL HARDIE
LAP SIDING



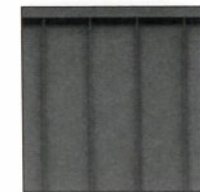
LAP SIDING EXAMPLE



VERTICAL HARDIE
BOARD



BOARD & BATTEN
EXAMPLE



METAL STANDING
SEAM ROOF



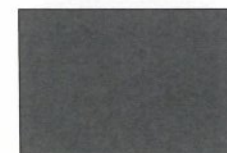
METAL ROOF EXAMPLE



BENJAMIN MOORE
AF-20 MASCARPONE



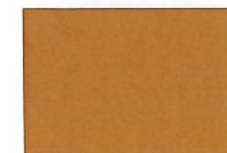
BENJAMIN MOORE
2132-20 EBONY KING



BENJAMIN MOORE
1616 STORMY SKY



BENJAMIN MOORE
1614 DELRAY GRAY



BENJAMIN MOORE
2158 DRIED MUSTARD
OR EQUIVALENT STAIN

COLOURS

METAL STANDING SEAM UPPER ROOFING:
BENJAMIN MOORE: 1614 DELRAY GRAY

VERTICAL HARDIE PANEL - SMOOTH:
BENJAMIN MOORE: AF-20 MASCAPONE

WINDOW & DOOR TRIM:
BENJAMIN MOORE: AF-20 MASCAPONE

CONTINUOUS ALUMINUM GUTTER:
BENJAMIN MOORE: AF-20 MASCAPONE

MAIN ENTRY DOOR:
BENJAMIN MOORE: 2158 DRIED MUSTARD
OR EQUIVALENT STAIN

HORIZONTAL HARDIE SIDING:
BENJAMIN MOORE: AF-20 MASCAPONE

TRIM BOARD & CROWN MOULDING:
BENJAMIN MOORE: AF-20 MASCAPONE

FASCIA BOARD & CROWN MOULDING:
BENJAMIN MOORE: AF-20 MASCAPONE

VERTICAL HARDIE PANEL - SMOOTH:
BENJAMIN MOORE: AF-20 MASCAPONE

ECLIPSE DOOR SYSTEM:
BENJAMIN MOORE: 2158 DRIED MUSTARD
OR EQUIVALENT STAIN

METAL STANDING SEAM UPPER ROOFING:
BENJAMIN MOORE: 1614 DELRAY GRAY

FASCIA BOARD & CROWN MOULDING:
BENJAMIN MOORE: AF-20 MASCAPONE

VINYL WINDOW:
BENJAMIN MOORE: 2132-20 EBONY KING

METAL STANDING SEAM LOWER ROOFING:
BENJAMIN MOORE: 1616 STORMY SKY

WINDOW & DOOR TRIM:
BENJAMIN MOORE: AF-20 MASCAPONE

PORCH POST:
BENJAMIN MOORE: AF-20 MASCAPONE

VERTICAL HARDIE PANEL - SMOOTH:
BENJAMIN MOORE: AF-20 MASCAPONE

CONTINUOUS ALUMINUM GUTTER:
BENJAMIN MOORE: AF-20 MASCAPONE

METAL GUARDRAIL w/ GLAZING:
BENJAMIN MOORE: 2132-20 EBONY KING

PATIO PRIVACY WALL:
BENJAMIN MOORE: 2158 DRIED MUSTARD
OR EQUIVALENT STAIN

WOOD GUARDRAIL:
BENJAMIN MOORE: 2132-20 EBONY KING

HORIZONTAL HARDIE SIDING:
BENJAMIN MOORE: AF-20 MASCAPONE

FASCIA BOARD & CROWN MOULDING:
BENJAMIN MOORE: AF-20 MASCAPONE

VINYL WINDOW:
BENJAMIN MOORE: 2132-20 EBONY KING

METAL STANDING SEAM LOWER ROOFING:
BENJAMIN MOORE: 1616 STORMY SKY

FASCIA BOARD & CROWN MOULDING:
BENJAMIN MOORE: AF-20 MASCAPONE

PORCH POST:
BENJAMIN MOORE: AF-20 MASCAPONE

WOOD GUARDRAIL:
BENJAMIN MOORE: 2132-20 EBONY KING

GARAGE OVERHEAD DOOR:
BENJAMIN MOORE: AF-20 MASCAPONE

METAL STANDING SEAM UPPER ROOFING:
BENJAMIN MOORE: 1614 DELRAY GRAY

VINYL WINDOW:
BENJAMIN MOORE: 2132-20 EBONY KING
METAL GUARDRAIL w/ GLAZING:
BENJAMIN MOORE: 2132-20 EBONY KING

TRIM BOARD & CROWN MOULDING:
BENJAMIN MOORE: AF-20 MASCAPONE

WINDOW & DOOR TRIM:
BENJAMIN MOORE: AF-20 MASCAPONE

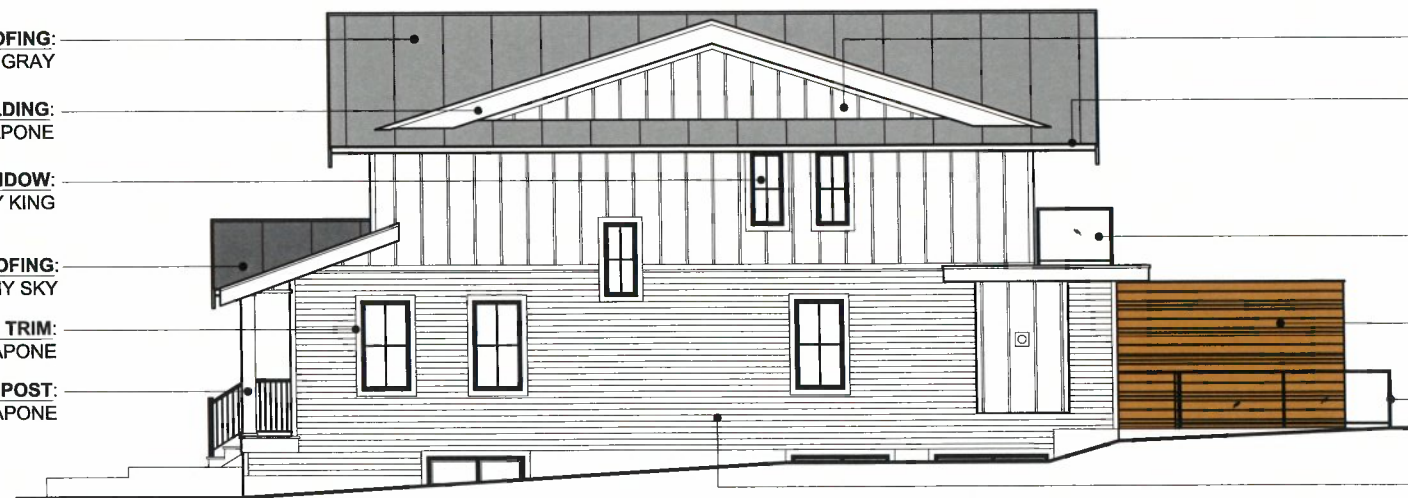
HORIZONTAL HARDIE SIDING:
BENJAMIN MOORE: AF-20 MASCAPONE



NORTH ELEVATION



SOUTH ELEVATION



SIDE ELEVATION

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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:

COLOUR
& MATERIAL
BOARD

DATE: APR. 20, 2020

JOB NO.: BDP_01

DRAWN BY: PMP

SCALE: 3/16" = 1'-0"

PAGE:

DP9



