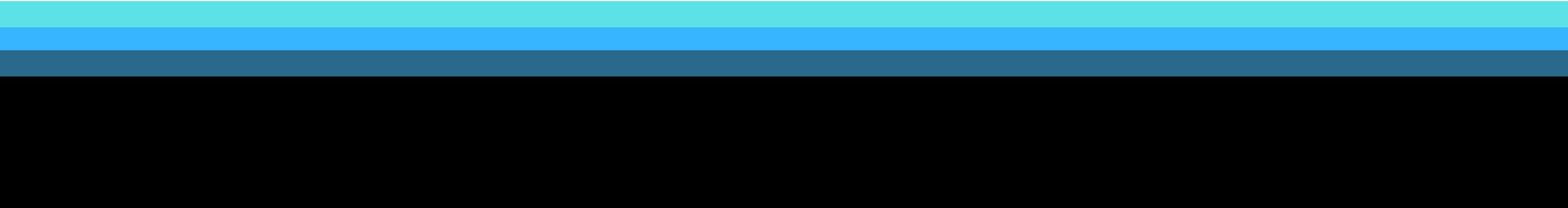




1179 COLVILLE ROAD

Braaten Duplex Development

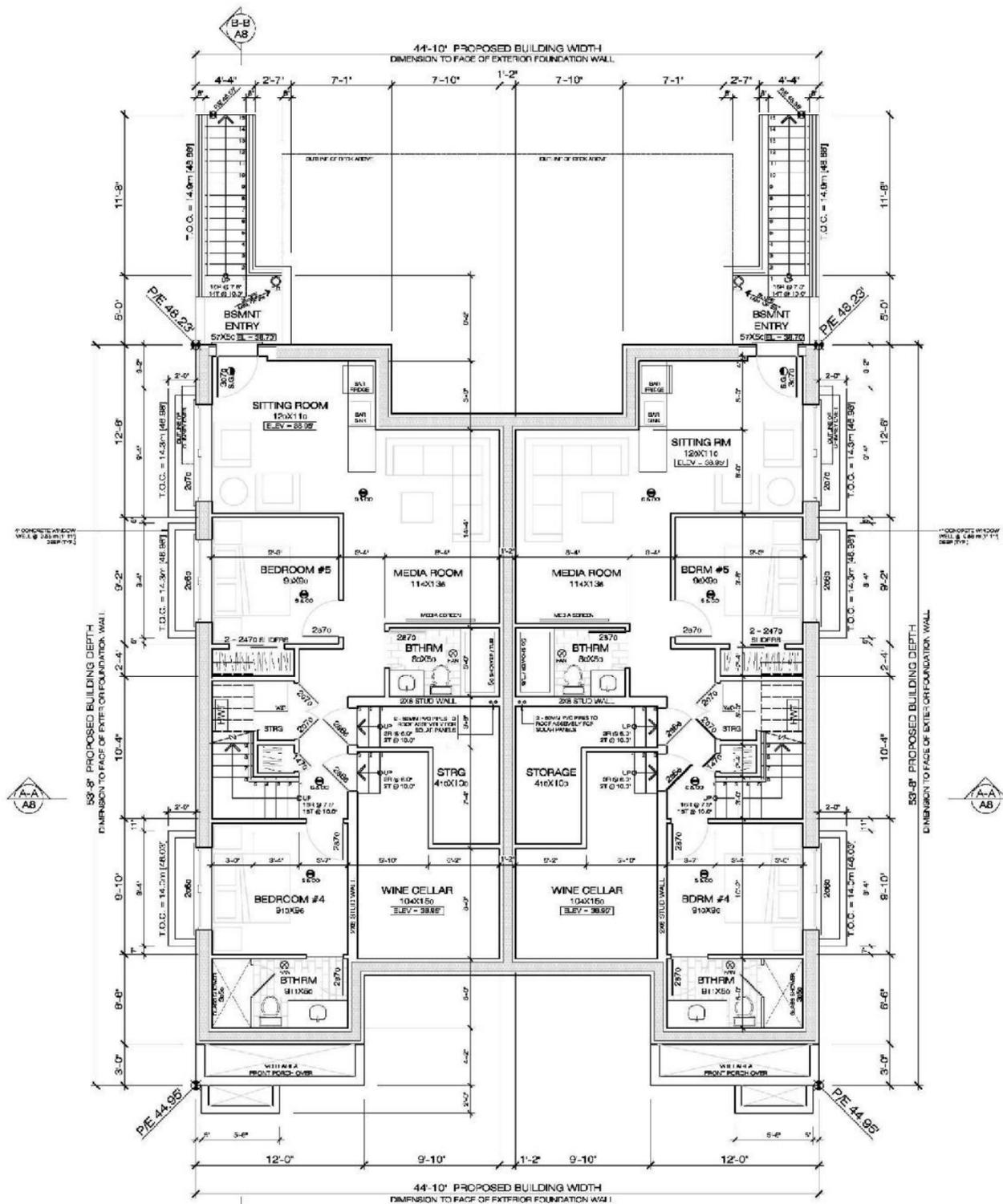


Development Proposal

- Key goal is to develop the property to its full potential while providing much needed density within Esquimalt and the surrounding neighbourhood
- Relocate existing undersized single family dwelling
- The immediate surrounding neighbourhood was taken into consideration when architectural style, materials and colours were chosen
- Heat loss/gains addressed through the use of Pacific Smart Wall System, ICF wall and floor assemblies
- Exterior cladding consists of Hardie materials that are long lasting, durable and require low maintenance
- Landscaping was designed to be manageable with a simple irrigation system, native planting and provide layers of shading and privacy



1179 COLVILLE ROAD
PARK RESIDENTIAL DESIGNS



BASEMENT
TOTAL = 1844 SF

PARK
RESIDENTIAL DESIGNS

PARK RESIDENTIAL DESIGNS
 4180 WOODBINE ROAD
 VICTORIA, BC
 V8M 2R5
 TEL: 250.403.1275
 SALES@PARKRESIDENTIALDESIGNS.COM

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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/C - PROPOSED / EXISTING GRADE
 I/G - INTERPOLATED GRADE
 P/B - PROPOSED BUILDING ENVELOPE ELEVATION
 S/E - PRIMARY BUILDING ENVELOPE ELEVATION
 M/CAL - CALIFORNIA
 T/S - TEMPERED SAFETY GLASS
 H/A - HARD WARE
 S/M - SMOKE ALARM / CO DETECTOR

S.E.D. - STRUCTURAL ENGINEER DRAWINGS

NORTH ARROW:

PROJECT NAME:
BRAATEN DUPLEX

PROJECT ADDRESS:
1179 COLVILLE RD
ESQUIMALT, BC
V8A 1R1

DRAWING TITLE:
BASEMENT FLOOR PLANS

DATE: APR. 20, 2020

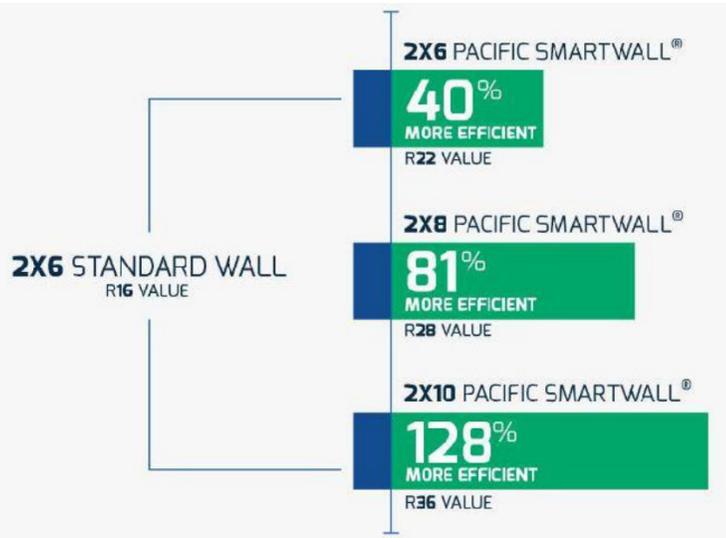
JOB NO.: BDP_01

DRAWN BY: PMP

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

PAGE:

DP2

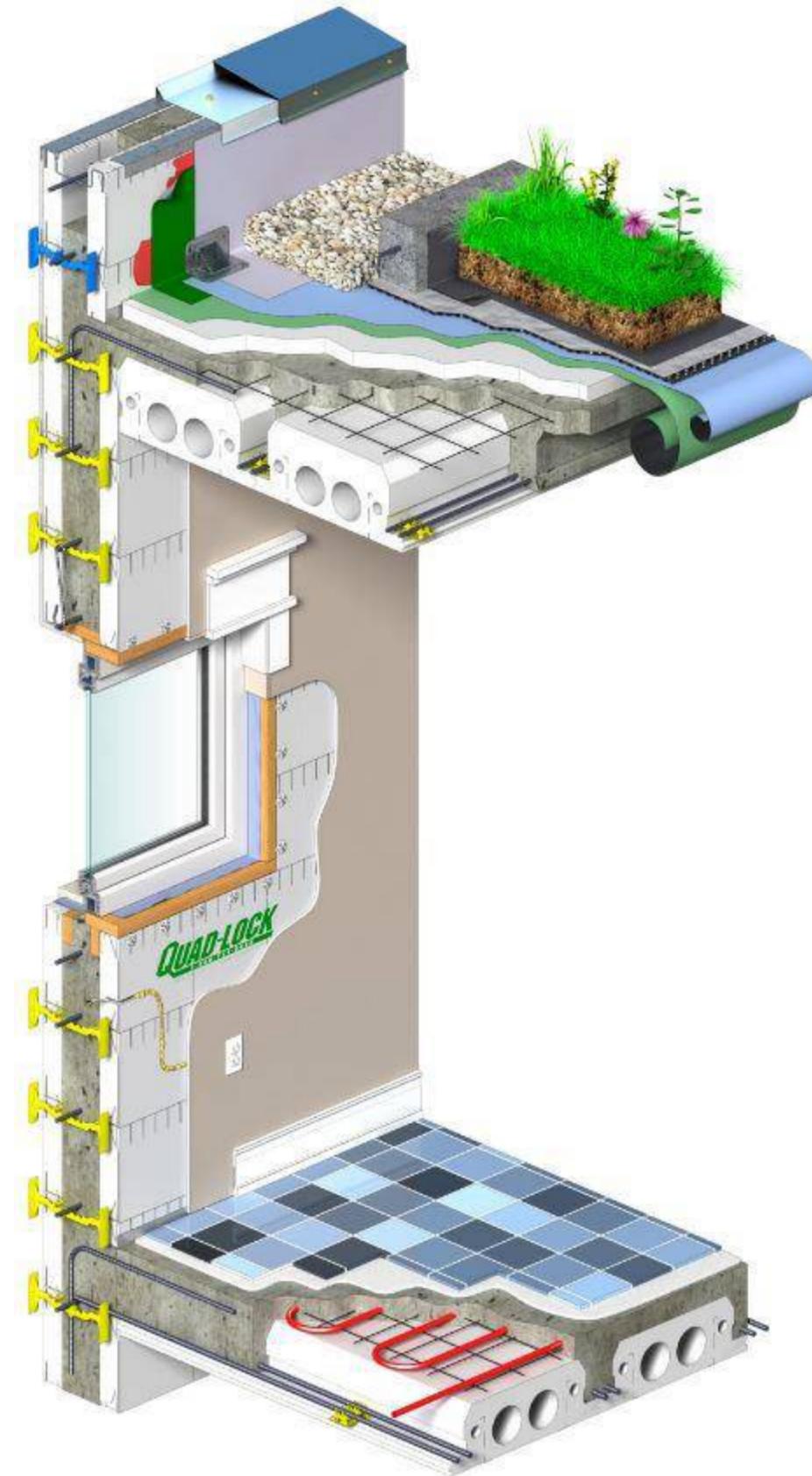
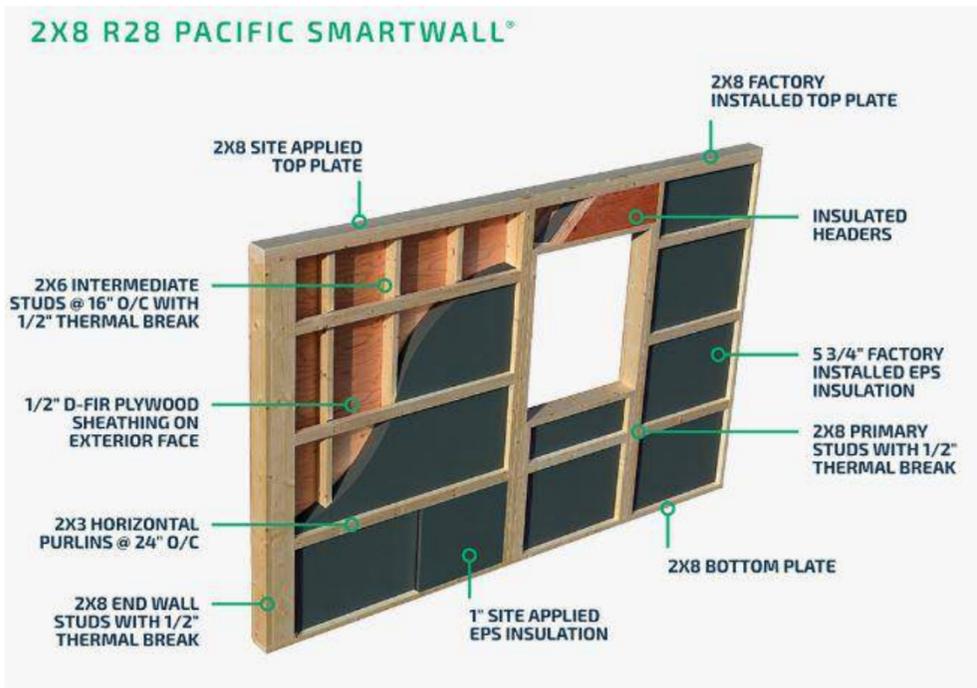


Pacific SmartWall® is a prefabricated wall system that simplifies your build and offers significant advantages over other construction methods. Proven increases in thermal efficiency and air tightness combined with increased indoor air quality, reduced sound transmission and shorter framing times—that's the *Pacific SmartWall® Advantage*.

The *Pacific SmartWall®* System is framed in 2x6, 2x8 or 2x10 widths.

There are a number of wall systems on the market offering increased energy efficiency, such as SIPs or ICF. But these other systems are expensive, change the way the home is constructed and make finishing or modifying the home a potential challenge. The *Pacific SmartWall®* is a conventionally framed wall, with a few key additions. Yet home builders benefit from significantly reduced framing times and cost—up to 40% cheaper per square foot than ICF.

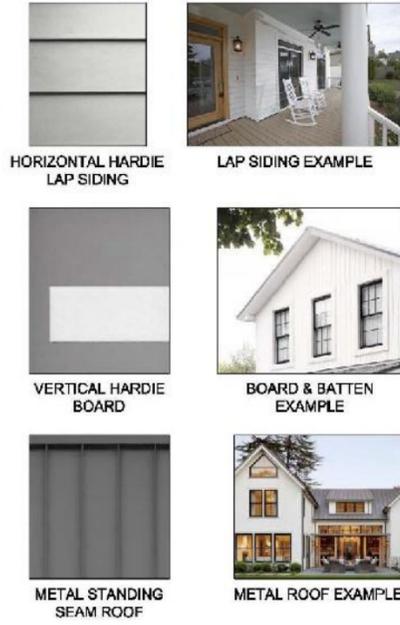
Increased energy efficiency will continue to be a focus in new home construction. Pacific Homes always builds with the latest products and technology available, ensuring we're ahead of the curve. *Pacific SmartWall®* is a result of that commitment.



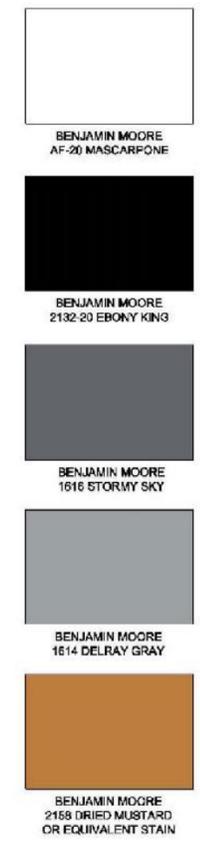
1179 COLVILLE ROAD
PARK RESIDENTIAL DESIGNS



MATERIALS



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



NORTH ELEVATION

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

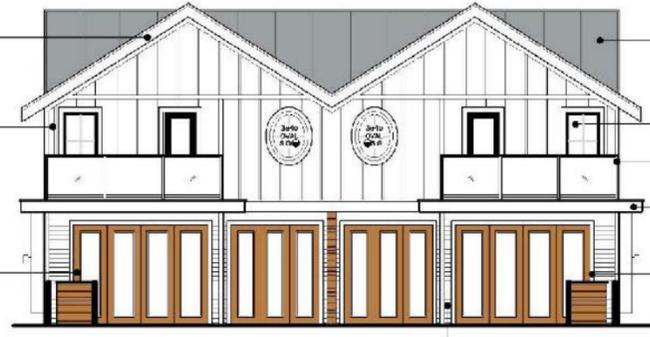
WOOD GUARDRAIL:
BENJAMIN MOORE: 2132-20 EBONY KING

GARAGE OVERHEAD DOOR:
BENJAMIN MOORE: AF-20 MASCAPONE

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



SOUTH ELEVATION

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

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

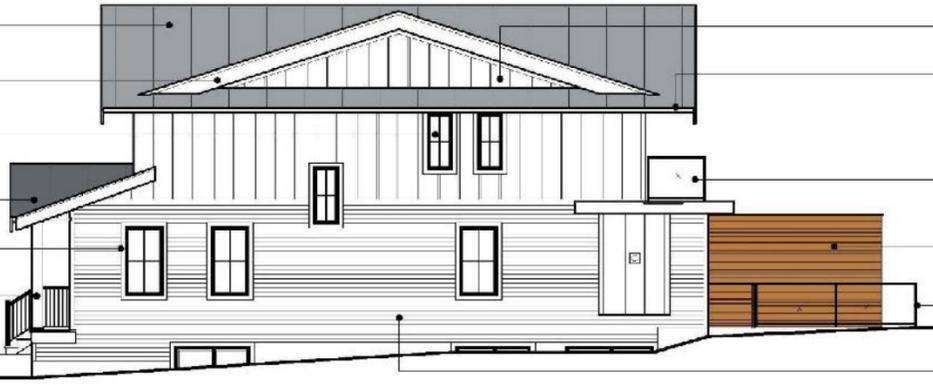
FASCIA BOARD & CROWN MOULDING:
BENJAMIN MOORE: AF-20 MASCAPONE

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



SIDE ELEVATION

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

PARK
RESIDENTIAL DESIGNS

PARK RESIDENTIAL DESIGNS
4880 UNIVERSITY AVENUE
VICTORIA, BC
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DP II	APR. 30, 2021
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
 I/O - INTERPOLATED GRADE
 PDE - PROPOSED DRAINAGE ENVELOPE ELEVATION
 RF - PRIMARY BUILDING ENVELOPE ELEVATION
 M - MECHANICAL HAZARD
 T - TYPICAL 3/4" x 1 1/2" GLASS
 ULC APPROVED HARD WIRE SMOKE ALARM / CO DETECTOR
 S.E.D. - STRUCTURAL ENGINEER DRAWINGS

NORTH ARROW:

PROJECT NAME:
BRAATEN DUPLEX

PROJECT ADDRESS:
1179 COLVILLE RD
ESQUIMALT, BC
V8A 4R1

DRAWING TITLE:
COLOUR & MATERIAL BOARD

DATE: APR. 20, 2020

JOB NO.: BDP_01

DRAWN BY: PMP

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

PAGE:

DP9

1179 COLVILLE ROAD PARK RESIDENTIAL DESIGNS



PLANT SCHEDULE

VARIETY	SIZE	QTY
CRISTATERA JAPONICA BLACK DRAGON	#3	(4)
PAIDONIA REFENS	#1	(3)
SCHILERA ALLEPOLINI	#1	(2)
HAKONECHLOA MACRA	#1	(1)
PHILADELPHUS JERSEY	#2	(5)
DICTYTEA SPECTABILIS	#1	(6)
MASSELIA ELIZABETH	#5	(1)
GAILTHERA S-HALLON	#12	(6)
MAINE FERNS Polystichum glycymeris Polystichum medium	#1	(15)
GALTHERA PRACITING	#1	(4)
ACER GINNA	#10	(1)
STYRAX OBASSIA "FRAGRANT SNOWBALL"	#10	(2)
PACIFIC FLOESING YOGAWOOD TOPES WHITE MONDE	#10	(1)

TRIE PLANTING GUIDE

Soil Volume Required (L)

APPROXIMATE QUANTITIES (50 FT)

- GRASS - 200
- SCREENING - 550
- MULCH/SOI (berry) - 775 7/16 deep
- RIVER ROCK - 60
- 2 X 2 TAVERS - 53 PCS
- 1 X 2 PAVERS - 10 PCS

**ABBOTSFORD
PACIFIC COAST
GRANITE - SLAB
PATIOS**

**Mary Haggerty
Designs**

NOTE: Contractor and all subcontractors shall verify all dimensions on site. All work shall be in accordance with the approved site plan and approved by City of Calgary, Alberta.

DATE: AUG. 24, 2020
DRAWN BY: T. HAGGERTY

Braaten Duplex

Esquimalt



1179 COLVILLE ROAD
PARK RESIDENTIAL DESIGNS



1179 COLVILLE ROAD
PARK RESIDENTIAL DESIGNS

Thank You!

