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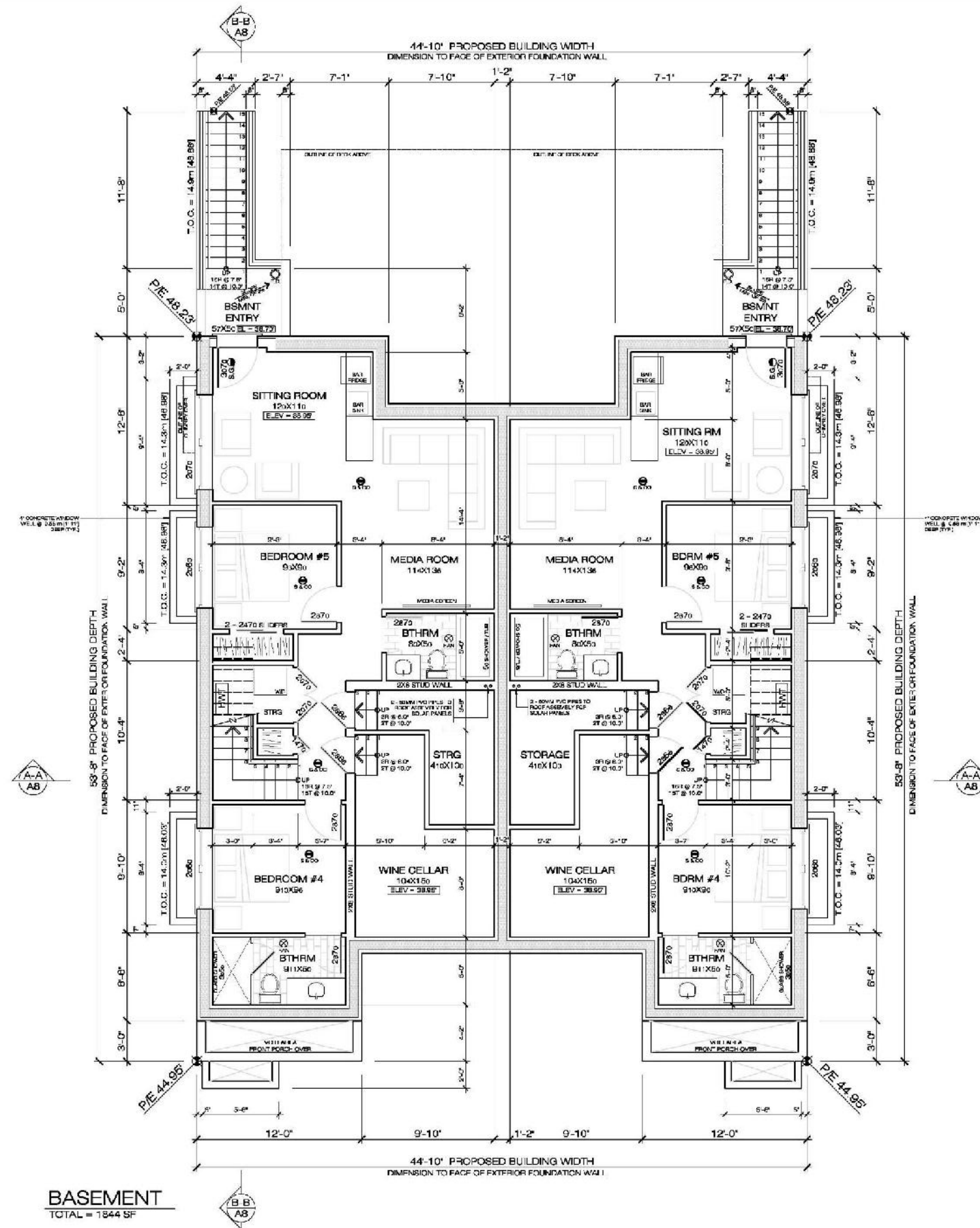
Braaten Duplex Development



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





BASEMENT
TOTAL = 1844 SF

PARK
RESIDENTIAL DESIGNS

PARK RESIDENTIAL DESIGNS
4110 ROCKHAWK GARDENS
VICTORIA, BC
V8K 3H4
778.385.1270
SALE@parksresidentialdesigns.com

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CONTRACTORS SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS OR OMISSIONS TO BE REPERCED IMMEDIATELY TO THE OWNER, GENERAL CONTRACTOR AND PRO FOR CONSTRUCTION.

DP II	APR. 30, 2021
DP SUB	DEC. 30, 2020
DP SET	AUG. 10, 2020
DSN I	JUNE 13, 2020

REV.	DATE:
01 - PROPOSED / EXISTING GRADE 02 - INTERPOLATED GRADE 03 - PROPOSED BUILDING 04 - ENVELOPE ELEVATION 05 - PRIMARY BUILDING 06 - ENVELOPE ELEVATION	
<input checked="" type="checkbox"/> MEDIAN CAL FA <input checked="" type="checkbox"/> TEMPERED SAFETY GLASS <input checked="" type="checkbox"/> ILL APPROVED HARD WARE <input checked="" type="checkbox"/> SMOKE ALARM / CO DETECTOR	
S.E.D. - STRUCTURAL ENGINEER DRAWINGS	

NORTH ARROW:



PROJECT NAME:	
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BRAATEN
DUPLEX

PROJECT ADDRESS:

1179 COLVILLE RD
ESQUIMALT, BC
V8A 4R1

DRAWING TITLE:

BASEMENT FLOOR PLANS

DATE: APR. 20, 2020

JOB NO.:	BDP_01
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DRAWN BY: PMP

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

PAGE:

DP2

2X6 STANDARD WALL

R16 VALUE

2X6 PACIFIC SMARTWALL®

40% MORE EFFICIENT

R22 VALUE

2X8 PACIFIC SMARTWALL®

81% MORE EFFICIENT

R28 VALUE

2X10 PACIFIC SMARTWALL®

128% MORE EFFICIENT

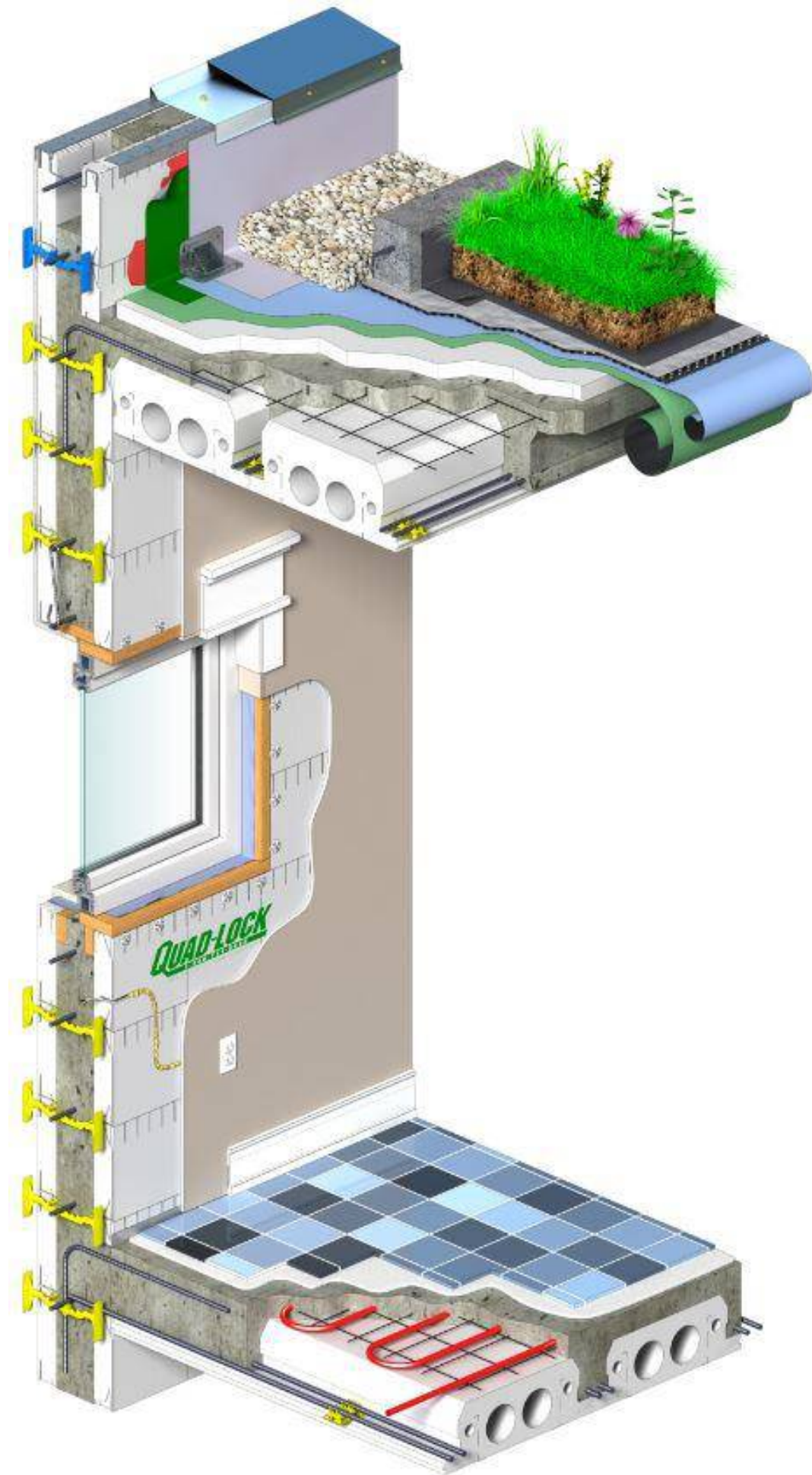
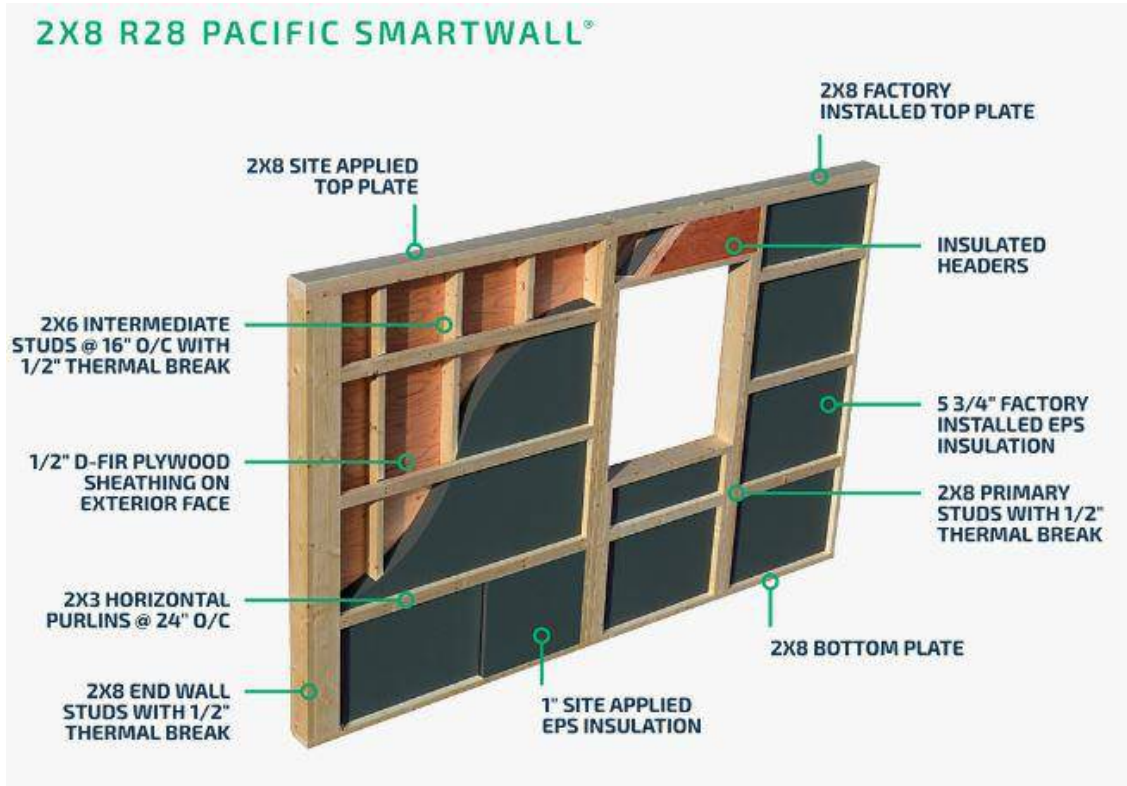
R36 VALUE

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.

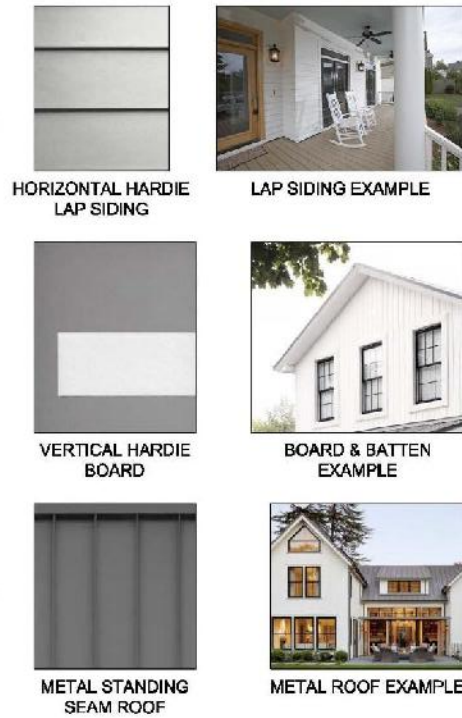
There are a number of wall systems on the market offering increased energy efficiency, such as SIPs or ICF. But these other systems are expensive, change the way the home is constructed and make finishing or modifying the home a potential challenge. The *Pacific SmartWall®* is a conventionally framed 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



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



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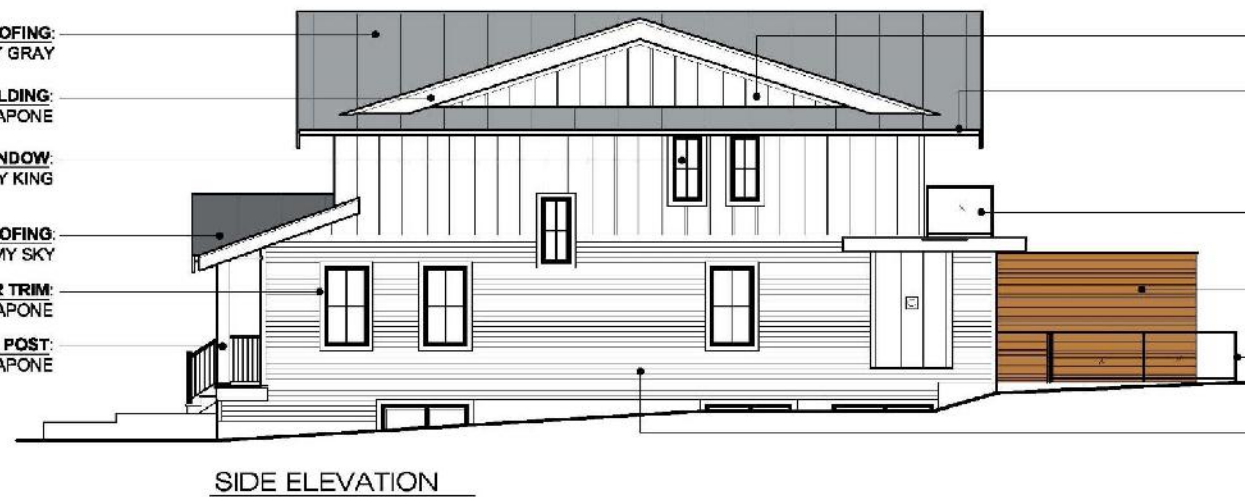
FASCIA BOARD & CROWN MOULDING:
BENJAMIN MOORE: AF-20 MASCAPONE

VINYL WINDOW:
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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
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DSN I	JUNE 13, 2020
REV.	DATE:

PAE - PROPOSED / EXISTING GRADE
IO - INTERPOLATED GRADE
PDE - PROPOSED DRAINAGE
SVE - EXISTING ELEVATION
RF - PRIMARY BUILDING
ENV - EXISTING ELEVATION
MECHANICAL HAZ
TAM - TAMERED 3A-111 GLASS
ULC - APPROVED HARD WIRE
SMA - SMOKE ALARM / CO DETECTOR
S.E.D. - STRUCTURAL ENGINEER
DRAWINGS

NORTH ARROW:

PROJECT NAME:

BRAATEN
DUPLICATE

PROJECT ADDRESS:

1179 COLVILLE RD
ESQUIMALT, BC
V8A 4R1

DRAWING TITLE:

COLOUR
& MATERIAL
BOARD

DATE: APR. 20, 2020

JOB NO.: BDP_01

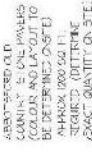
DRAWN BY: PMP

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

PAGE:

DP9

1179 COLVILLE ROAD
PARK RESIDENTIAL DESIGNS



QTE Contractor and all sub-contractors verify all dimensions on site. Do not waste his earning support and disapproval is Mary Kennedy Designs.



APPROXIMATE QUANTITIES (SQ. FT.)

GRASS	-	230
SCREENING	-	550
MULCH/Soil (earth)	-	775
RIVER ROCK	-	150
2 X 2 PAVES	-	53 Pcs.
1 X 2 PAVES	-	10 Pcs.

Braaten Duplex

Esquimalt



1179 COLVILLE ROAD
PARK RESIDENTIAL DESIGNS



1179 COLVILLE ROAD
PARK RESIDENTIAL DESIGNS

Thank You!

