

# 445 Grafton Street

## ESQUIMALT, BC : NEW SINGLE FAMILY DWELLING

### PROJECT TEAM:

RESIDENTIAL DESIGNER:	LATITUDE 48 DESIGN LTD. Ryan@latitude48design.com 778.977.4848
INTERIOR DESIGNER:	SAM SCOTT INTERIOR DESIGN STUDIO LTD. 250.886.6036
GENERAL CONTRACTOR:	MAC RENO DESIGN BUILD LTD. 778.403.5413
STRUCTURAL ENGINEER:	ED KYLE ENGINEERING LTD. 250.475.6906
SURVEYOR:	EXPLORER LAND SURVEYING INC. 250.381.2257
ARBORIST:	D. CLARK ARBORICULTURE LTD. 250.208.1568
MECHANICAL DESIGN & ENG.:	ALTM ENGINEERING LTD. 250.702.4215
LANDSCAPE DESIGN:	GREENSPACES DESIGN 250.893.9496

### PROJECT ADDRESS:

SITE ADDRESS: 445 GRAFTON STREET  
LEGAL DESCRIPTION: LOT A, PLAN VIP32070, SUBURBAN LOT 30, ESQUIMALT LAND DISTRICT  
PID: 001-105-248

### PROJECT SCOPE:

CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING

### SHEET INDEX:

- A0.1 COVER SHEET
- A0.2 SITE PLANS
- A0.3 SITE DEVELOPMENT PLAN
- A0.4 EXTERIOR RENDER IMAGES
- A0.5 EXTERIOR RENDER IMAGES
- A1.1 FOUNDATION PLAN
- A1.2 BASEMENT FLOOR PLAN
- A1.3 MAIN FLOOR PLAN
- A1.4 ROOF PLAN
- A2.1 SECTION & DETAILS
- A2.2 SECTION & DETAILS
- A2.3 SECTION & DETAILS
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A4.1 PERSPECTIVES
- A4.2 PERSPECTIVES
- A4.3 PERSPECTIVES
- A4.4 PERSPECTIVES
- A4.5 PERSPECTIVES

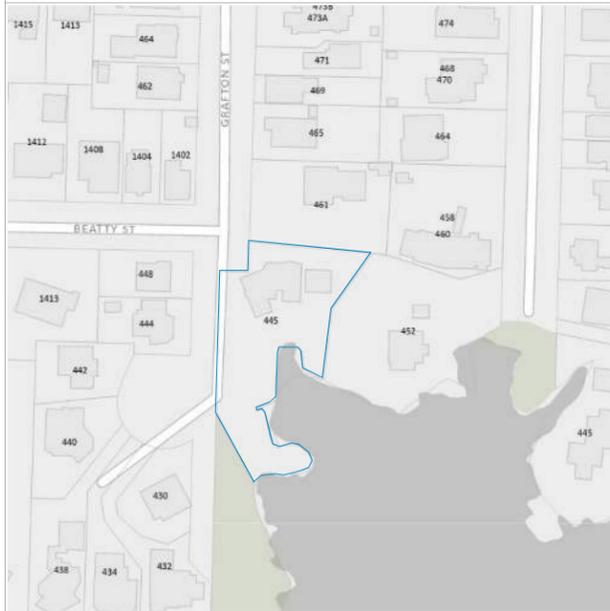
### ZONING ANALYSIS:

ZONE:	RS-3	
LOT AREA:	2091.9m <sup>2</sup>	
AVG. GRADE:	6.65m	
ZONING REQUIREMENTS	ALLOWABLE	PROPOSED
FLOOR SPACE RATIO (FSR):	0.35	0.12
GROSS FLOOR AREA (GFA):		
MAIN FLOOR:	EXEMPT IF CEILING IS LESS THAN 1.2m BELOW GRADE	228.8m <sup>2</sup>
BASEMENT:		215.9m <sup>2</sup> (EXEMPT)
GARAGE:	45.0m <sup>2</sup> EXEMPT	61.1m <sup>2</sup> (45.0m <sup>2</sup> EXEMPT)
TOTAL:	732.1m <sup>2</sup>	244.9m <sup>2</sup>
LOT COVERAGE:		
HOUSE:		422.2m <sup>2</sup>
TOTAL:	30% (627.5m <sup>2</sup> )	422.2m <sup>2</sup> (20.9%)
HEIGHT:	7.30m + (SEE COVENANT)	4.94m
SETBACKS: TO FACE OF CLADDING		
FRONT (N):	7.50m	2.57m
BACK (S):	7.50m/10.00m/15.00m	12.22m
SIDE (E):	1.50m	1.62m
SIDE (W):	3.60m	2.19m
COMBINED SIDEYARD:	4.50m	3.99m

### ENERGY & STEP CODE ANALYSIS:

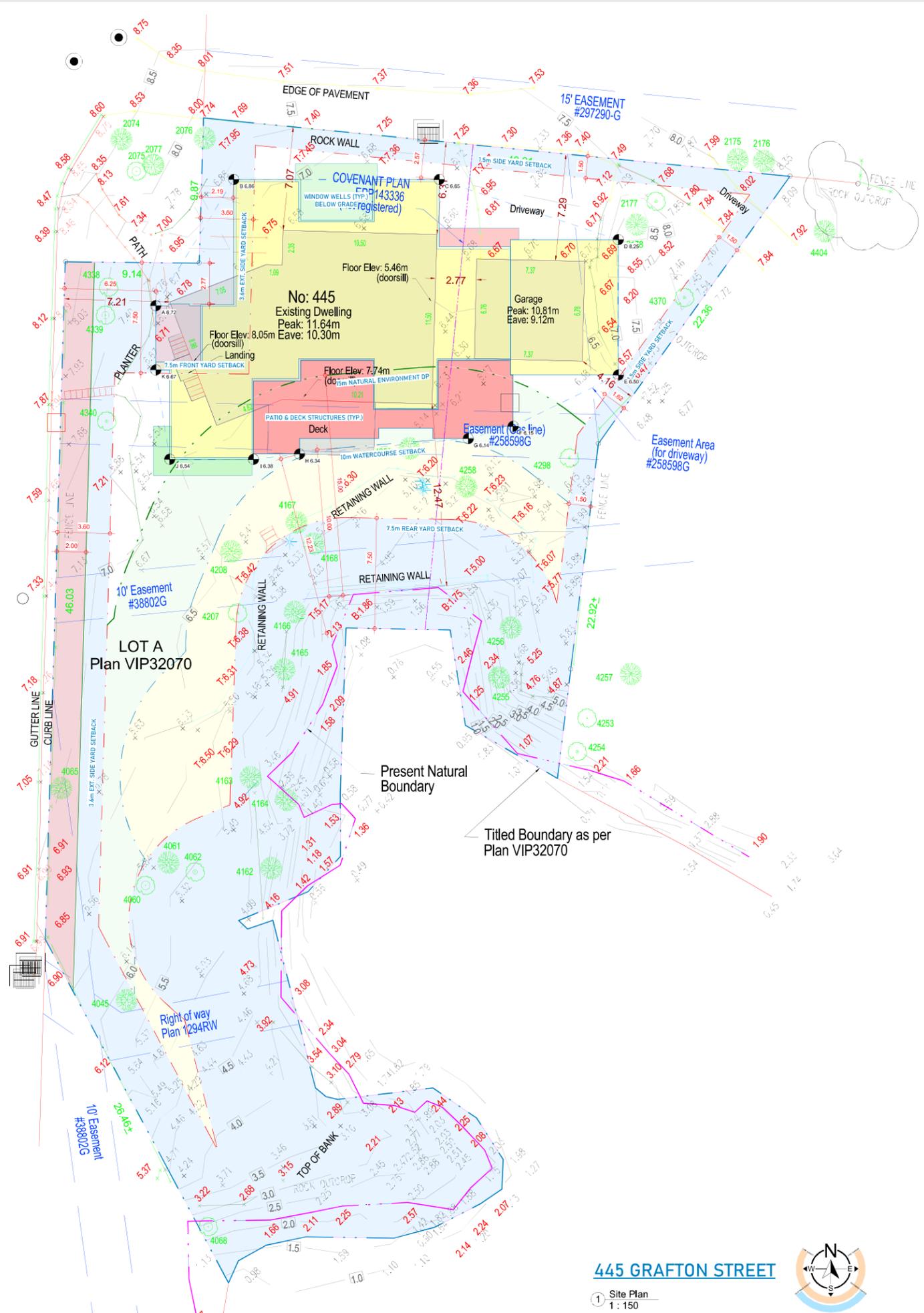
STEP CODE TARGET: CLIMATE ZONE 4	STEP CODE LEVEL 5 (NET ZERO)
ACH 50 (AIR CHANGES PER HOUR @ 50 Pa)	≤ 1.0 ACH
TEDI (THERMAL ENERGY DEMAND INTENSITY)	15 kwh/m <sup>2</sup> /year
MEUI (MECHANICAL ENERGY USE INTENSITY)	25 kwh/m <sup>2</sup> /year

### COMMUNITY MAP:



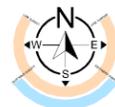
FLOOR AREA CALCULATION:	
MAIN FLOOR:	2535 SF
BASEMENT FLOOR:	2233 SF
TOTAL LIVING AREA:	4888 SF
GARAGE AREA:	657 SF
COMPLETE SF:	5515 SF

AVERAGE GRADE CALC. (HOUSE)	
POINT	GRADE (M)
A	6.72
B	6.86
C	6.65
D	8.25
E	6.50
F	6.15
G	6.14
H	6.34
I	6.38
J	6.54
K	6.67
TOTAL	73.2 / 11 = 6.65m



445 GRAFTON STREET

Site Plan  
1 : 150



GRAFTON



### PROJECT REQUIREMENTS:

- It is the sole responsibility of the General Contractor or Owner/Builder to verify all dimensions, elevations, and structural design prior to the commencement of any Work. The General Contractor or Owner/Builder shall notify the designer of any errors or irregularities identified within the drawings prior to moving forward with the construction of the Project. Commencement of construction represents acceptance of the drawings, existing site conditions, and means structural designs have been verified and are acceptable for construction.
- All designs, drawings, and specifications prepared by the designer (Latitude 48 Design Ltd.) and used in the Project will remain the property of the designer regardless of whether the Work was completed or not, and shall not be used or duplicated in any other Work or Project.
- All Work must comply with the latest version of the BC Building Code, local municipal bylaws, and provincial environmental regulations. All Work shall be completed in accordance with Occupational Health and Safety regulations.
- All changes or deviations are the responsibility of the Owner/Builder or General Contractor and must be forwarded to the Designer and applicable consultants for review.
- The General Contractor or Owner/Builder will work with an ABELS certified surveyor and a G.E.P. (as required) to confirm elevations, siting, environmental considerations, and placement of the proposed structure prior to commencing any Work. Latitude 48 Design Ltd. is not responsible for any encroachments in regards to environmentally sensitive areas, easements, right of ways, heights, setbacks, or placement of any structures.

25Dec12	Issue for DVP

Project:

445 Grafton Street

Sheet Title:

Cover Sheet

Project No.

25001

Sheet No.

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A0.1



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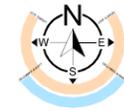
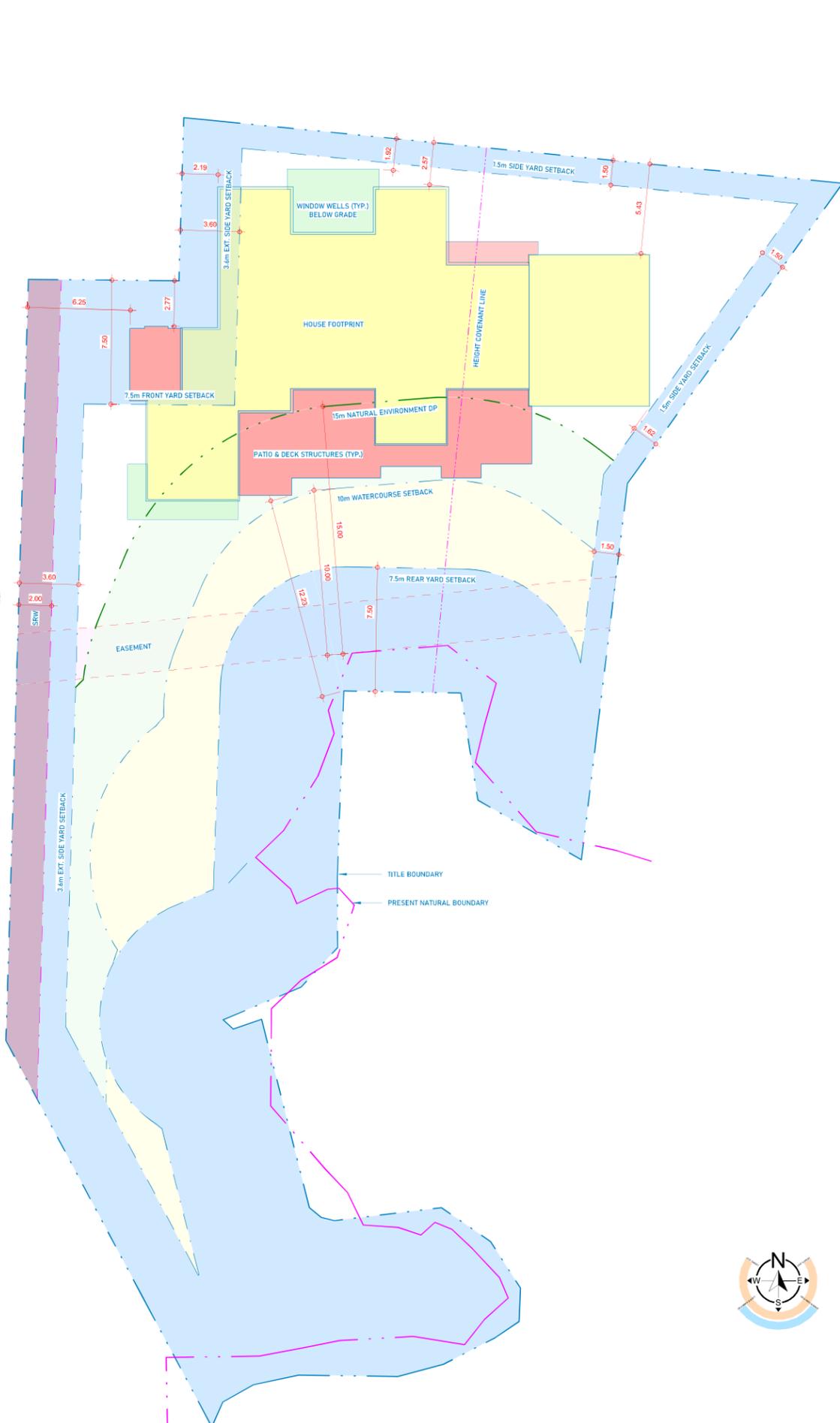
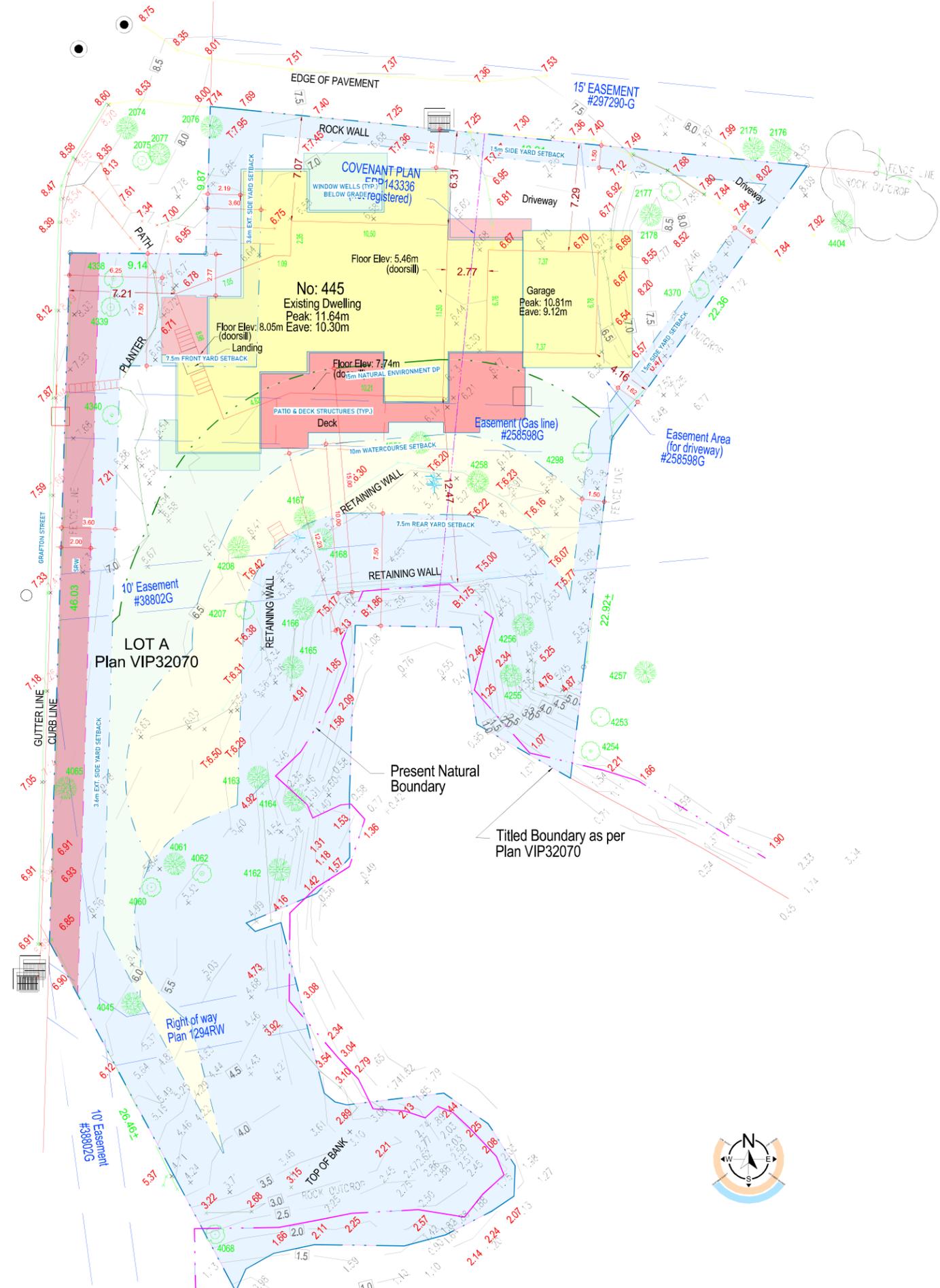
25Dec12	Issue for DVP

Project:  
**445 Grafton Street**

Sheet Title:  
**Site Plans**

Project No.  
**25001**

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2. All design, drawings, and specifications prepared by the Designer (Latitude 44 Design Ltd.) and used in the Project will remain the property of the Designer regardless of whether the Work was completed or not, and shall not be used or duplicated in any other Work or Project.
3. All Work must comply with the latest version of the BC Building Code, local municipal bylaws, and provincial environmental regulations. All Work shall be completed in accordance with Occupational Health and Safety regulations.
4. All changes or deviations are the responsibility of the Owner Builder or General Contractor and must be forwarded to the Designer and applicable consultants for review.
5. The General Contractor or Owner Builder will work with an ARCS certified surveyor and a G.E.P. (as required) to confirm elevations, using environmental considerations, and placement of the proposed structure prior to commencing any Work. Latitude 44 Design Ltd. is not responsible for any measurements in regards to environmentally sensitive areas, easements, right of ways, heights, setbacks, or placement of any structures.

25Dec12	Issue for DVP

Project:

445 Grafton Street

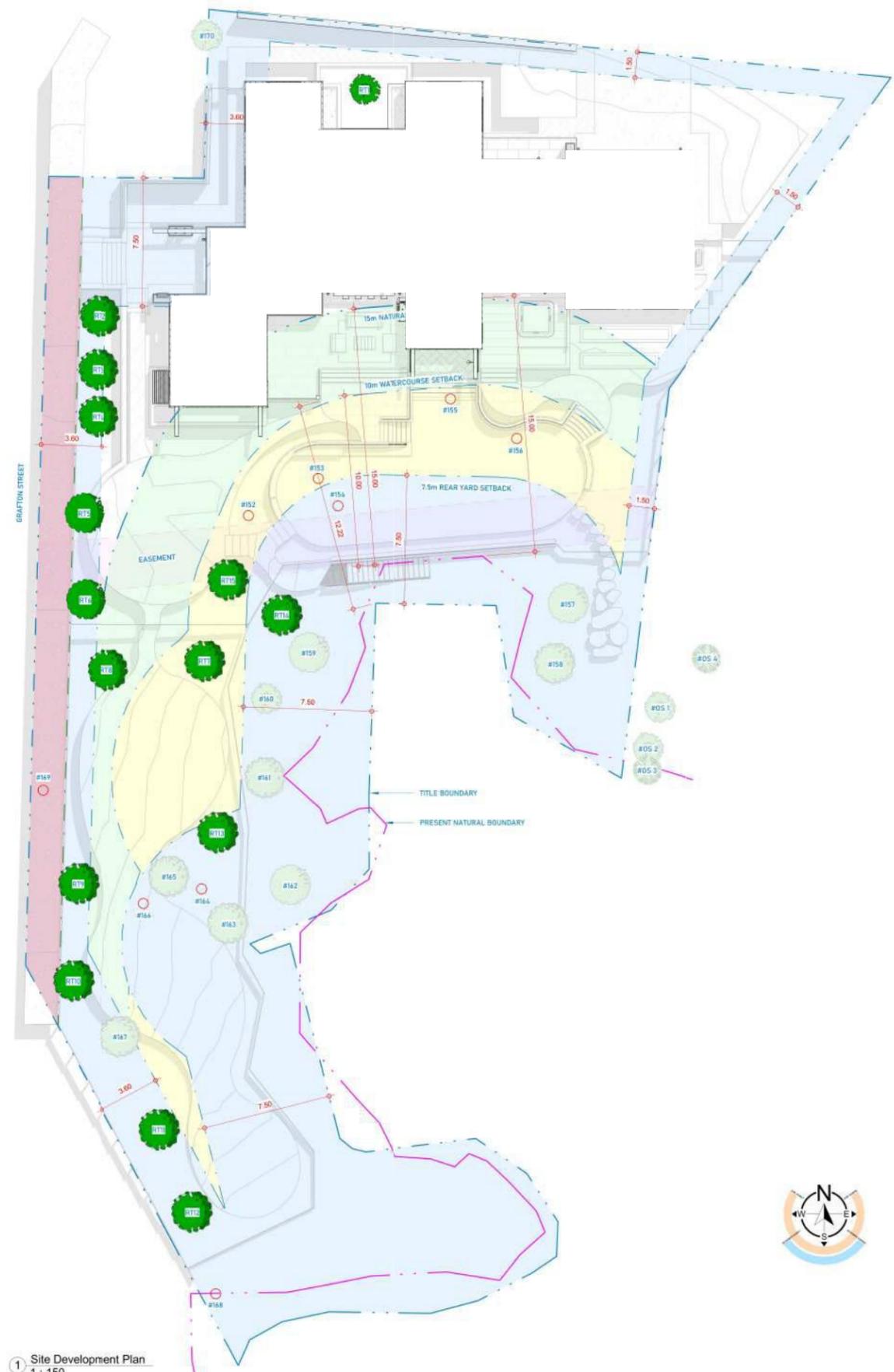
Sheet Title:

Site Development Plan

Project No.

25001

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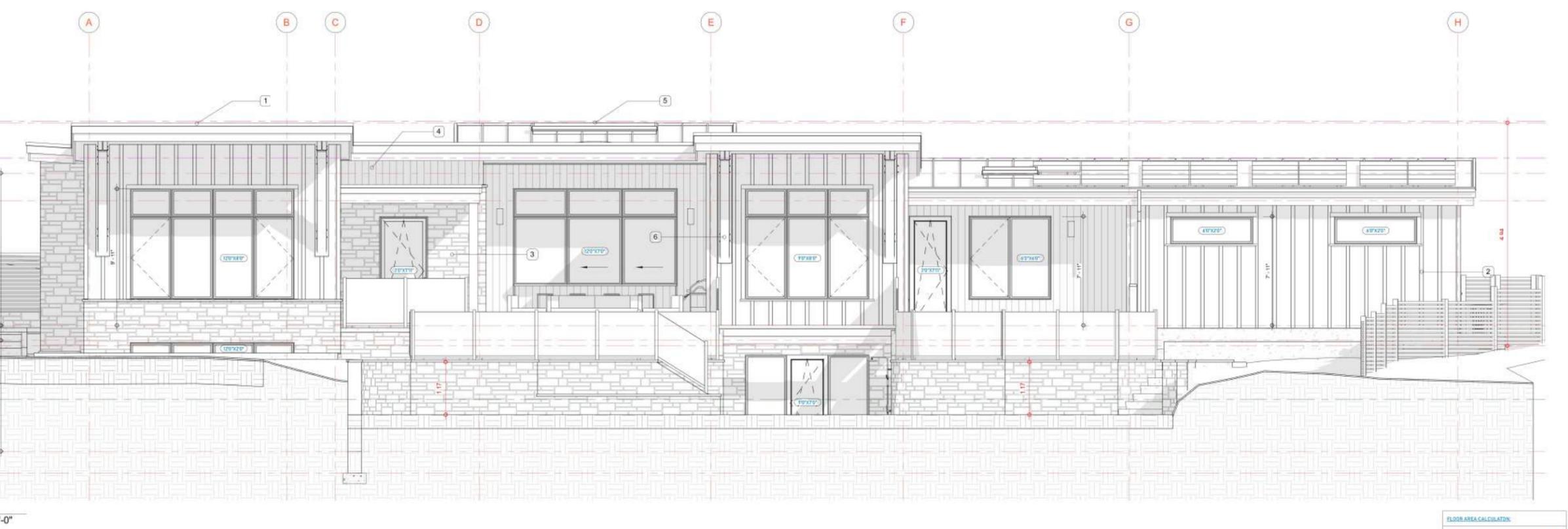
1 Site Development Plan  
1 : 150





- GENERAL FRAMING NOTES:**
- 1) ALL FRAMING TO BE IN ACCORDANCE WITH THE CURRENT BC BUILDING CODE
  - 2) ALL LUMBER TO BE #1 A2 OR BETTER UNLESS NOTED OTHERWISE
  - 3) DOUBLE CRIPPLE STUDS TO BE USED ON ALL LINTELS OVER 3.0m (10') IN SPAN
  - 4) ALL WALL AND ROOF SHEATHING TO BE 1/2" PLYWOOD UNLESS NOTED OTHERWISE
  - 5) ALL LINTELS TO BE MINIMUM 2-PLY 2X8 LUMBER UNLESS NOTED OTHERWISE
  - 6) ALL CONCRETE TO BE MINIMUM 20MPa AT 28 DAYS, 30MPa FOR ALL FLOORS AS PER BCCBC
  - 7) ENG. DRAWINGS WILL SUPERSEDE ALL DESIGN NOTES AND DETAILS
  - 8) ALL EXPOSED LUMBER TO BE TREATED WITH AN INDUSTRY APPROVED PRESERVATIVE
  - 9) DO NOT SCALE DRAWINGS - REQUEST ADDITIONAL DIMENSIONS IF REQUIRED
  - 10) TYPICAL WINDOW & INTERIOR DOOR HEIGHTS:
- |             |             |
|-------------|-------------|
| BASEMENT:   | 7'6" & 7'8" |
| MAIN FLOOR: | 7'6" & 7'8" |
- PLAN LEGEND:**
- WALL: [Symbol]
  - LINE OF ROOF OVER: [Symbol]
  - LINE OF INTERIOR VAULT: [Symbol]
  - LINE OF FLOOR OVER: [Symbol]
  - LINE OF WALL BELOW: [Symbol]
  - POST/COLUMN: [Symbol]
  - ORDER TRUSS: [Symbol]
  - DROP BEAM: [Symbol]
  - FLASH BEAM: [Symbol]
  - SMOKE DETECTOR (E02/PHOTO ELECTRIC): [Symbol]
  - DOOR SIZE TAG: DEFINES INTERIOR DOOR SLAB VEINITY EXTERIOR FLD: [Symbol]
  - WINDOW SIZE TAG: DEFINES ROUGH OPENING (I.R.S.): [Symbol]
  - JOIST/TRAFTER SPAN DIRECTION: [Symbol]
  - ROOM TAG - ID, NAME & AREA: [Symbol]

ELEVATION MATERIALS:		EXTERIOR FINISH DETAILS:	
1	STANDING SEAM METAL ROOF	WINDOW TRIM	5/4 X 3 1/2" WINDOW TRIM C/W 2X3 SLOPED SILL
2	FIBRE CEMENT BOARD & BATTEN	DOOR TRIM	5/4 X 3 1/2" DOOR TRIM
3	K2 STONE (ARBUSUS FIELD STONE VENEER)	SOFFIT	CHAMCLAD MODERN 4" SOFFIT C/W CONTINUOUS VENTING
4	CHAMCLAD MODERN 4" SHADOWLINE PANELS	GUTTER	5" ALUMINUM GUTTER
5	SKYLIGHTS	BARGE BOARD	14" BUILT-UP TRIM BOARD (5/4 STOCK 9 1/4" • 7 1/4" TRIM STACK)
6	CUSTOM I-BEAM KNEE BRACE	FASCIA BOARD	14" BUILT-UP TRIM BOARD (5/4 STOCK 9 1/4" • 7 1/4" TRIM STACK)



**FLOOR AREA CALCULATION:**

MAIN FLOOR:	2535 SF
BASEMENT FLOOR:	2023 SF
TOTAL LIVING AREA:	4558 SF
GARAGE AREA:	497 SF
COMPLETE SF:	5055 SF

GRAFTON



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25Dec12	Issue for DVP

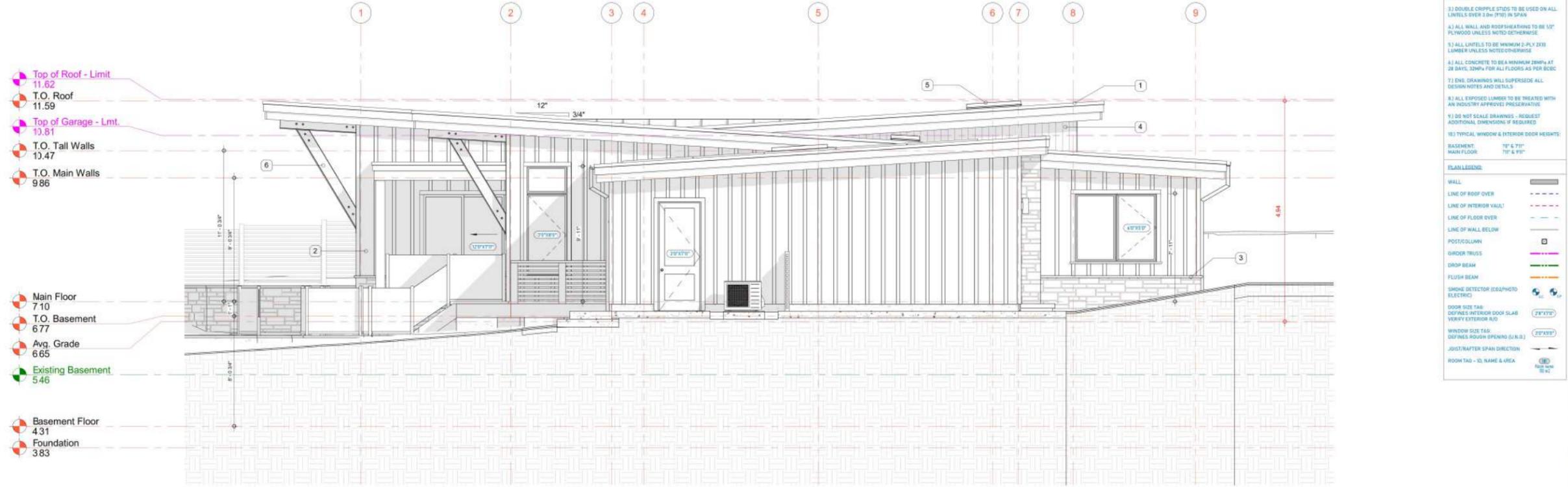
Project: **445 Grafton Street**

Sheet Title: **Elevations**

Project No. **25001**

Sheet No. ©2025

A3.1



2 East  
1/4" = 1'-0"

ELEVATION MATERIALS:		EXTERIOR FINISH DETAILS:	
1	STANDING SEAM METAL ROOF	WINDOW TRIM	5/4 X 3 1/2" WINDOW TRIM C/W ZK3 SLOPED SILL
2	FIBRE CEMENT BOARD & BATTEN	DOOR TRIM	5/4 X 3 1/2" DOOR TRIM
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1 North  
1/4" = 1'-0"

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25Dec12	Issue for DVP

Project:  
**445 Grafton Street**

Sheet Title:  
**Elevations**

Project No.  
**25001**

**FLOOR AREA CALCULATION:**

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25Dec12	Issue for DVP

Project:

445 Grafton Street

Sheet Title:

Perspectives

Project No.

25001

Sheet No.

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A4.1



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25Dec12 Issue for DVP


Project:

445 Grafton Street

Sheet Title:

Perspectives

Project No.

25001

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A4.2



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25Dec12	Issue for DVP

Project:

445 Grafton Street

Sheet Title:

Perspectives

Project No.

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A4.3