

# 445 Grafton Street

ESQUIMALT, BC : NEW SINGLE FAMILY DWELLING

## PROJECT TEAM:

|                           |                                                                      |
|---------------------------|----------------------------------------------------------------------|
| RESIDENTIAL DESIGNER:     | LATITUDE 48 DESIGN LTD.<br>Ryan@latitude48design.com<br>778.977.4848 |
| INTERIOR DESIGNER:        | SAM SCOTT INTERIOR DESIGN STUDIO LTD.<br>250.886.6036                |
| GENERAL CONTRACTOR:       | MAC RENO DESIGN BUILD LTD.<br>778.403.5413                           |
| STRUC. & CIVIL ENGINEER:  | ED KYLE ENGINEERING LTD.<br>250.475.6904                             |
| SURVEYOR:                 | EXPLORER LAND SURVEYING INC.<br>250.381.2257                         |
| ARBORIST:                 | D. CLARK ARBORICULTURE LTD.<br>250.208.1568                          |
| MECHANICAL DESIGN & ENG.: | ALTUM ENGINEERING LTD.<br>250.702.4215                               |
| LANDSCAPE DESIGN:         | GREENSPACES DESIGN<br>250.893.9496                                   |
| GEOTECHNICAL ENGINEER:    | RYZUK GEOTECHNICAL<br>250.475.3131                                   |
| ENVIRONMENTAL CONSULTANT: | CORVIDAE ENVIRONMENTAL CONSULTING<br>250.642.0078                    |

## 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

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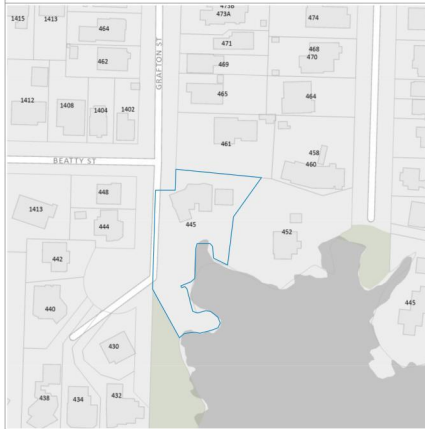
## ZONING ANALYSIS:

|                               |                                                      |                        |
|-------------------------------|------------------------------------------------------|------------------------|
| ZONE:                         | RS-3                                                 |                        |
| LOT AREA:                     | 2091.9m2                                             |                        |
| AVG. GRADE:                   | 6.65m                                                |                        |
| ZONING REQUIREMENTS           | ALLOWABLE                                            | PROPOSED               |
| FLOOR SPACE RATIO (FSR):      | 0.35                                                 | 0.12                   |
| GROSS FLOOR AREA (GFA):       |                                                      |                        |
| MAIN FLOOR:                   |                                                      | 228.8m2                |
| BASEMENT:                     | EXEMPT (IF BEYOND 0.5 LEVELS FROM 0.5m LOWEST GRADE) | 215.9m2 (EXEMPT)       |
| GARAGE:                       | 45.0m2 EXEMPT                                        | 61.1m2 (45.0m2 EXEMPT) |
| TOTAL:                        | 732.1m2                                              | 244.9m2                |
| LOT COVERAGE:                 |                                                      |                        |
| HOUSE:                        |                                                      | 422.2m2                |
| TOTAL:                        | 30% (627.5m2)                                        | 422.2m2 (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      | AVERAGE GRADE CALC. (HOUSE) |
|-----------------------------|-----------------------------|
| MAIN FLOOR: 233.9 SF        | POINT GRADE (M)             |
| BASEMENT FLOOR: 233.9 SF    | A 6.71                      |
| TOTAL LIVING AREA: 467.8 SF | B 6.38                      |
| GARAGE AREA: 61.1 SF        | C 6.05                      |
| COMPLETE SF: 590.5 SF       | D 5.28                      |
|                             | E 4.76                      |
|                             | F 4.28                      |
|                             | G 4.04                      |
|                             | H 3.76                      |
|                             | I 3.48                      |
|                             | J 3.20                      |
|                             | K 2.92                      |
|                             | L 2.64                      |
|                             | M 2.36                      |
|                             | N 2.08                      |
|                             | O 1.80                      |
|                             | P 1.52                      |
|                             | Q 1.24                      |
|                             | R 0.96                      |
|                             | S 0.68                      |
|                             | T 0.40                      |
|                             | U 0.12                      |
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## PROJECT REQUIREMENTS:

1. It is the sole responsibility of the General Contractor or Owner/Builder to verify and demonstrate compliance with all applicable laws, codes, and regulations. The General Contractor or Owner/Builder shall verify the design of any structure or improvement identified within the development. The General Contractor or Owner/Builder shall verify the design of any structure or improvement identified within the development. The General Contractor or Owner/Builder shall verify the design of any structure or improvement identified within the development.
2. All designs, drawings, and specifications prepared by the General Contractor or Owner/Builder shall be used in the project and shall be the property of the General Contractor or Owner/Builder. The General Contractor or Owner/Builder shall be responsible for the design of any structure or improvement identified within the development.
3. All work shall comply with the latest version of the BC Building Code, local municipality codes, and all applicable laws, codes, and regulations. All work shall be completed in accordance with the project requirements.
4. All changes or deviations from the project requirements shall be approved by the General Contractor or Owner/Builder and shall be documented in writing. The General Contractor or Owner/Builder shall be responsible for the design of any structure or improvement identified within the development.

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Project:

445 Grafton Street

Sheet Title:

Site Plans

Project No.

25001

Sheet No.

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# A0.2

1 Site Plan "Building Footprint"  
1:150

2 Site Plan "Simple"  
1:150





EXTERIOR MATERIALS:

SIDING: Board & Batten  
COLOUR: SW 7047 Porpoise



SIDING: ChamClad Modern 6" Shadowline Panels  
COLOUR: Barrel Oak



STONE: K2 Arbutus Field Stone Veneer



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PROJECT REQUIREMENTS:

1. It is the sole responsibility of the General Contractor or Owner/Builder to verify and ensure compliance with all applicable codes, regulations, and standards of any Work. The General Contractor or Owner/Builder shall verify the design, drawings, and specifications provided by the designer, and shall ensure that the design, drawings, and specifications are in compliance with all applicable codes, regulations, and standards of any Work. The General Contractor or Owner/Builder shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
2. All designs, drawings, and specifications prepared by the designer (including all design, drawings, and specifications) shall be used by the General Contractor or Owner/Builder in the construction of the project, and shall be subject to the approval of the designer. The General Contractor or Owner/Builder shall be responsible for ensuring that the construction of the project complies with all applicable codes, regulations, and standards of any Work.
3. All Work shall comply with the latest version of the BC Building Code, local municipality codes, and provincial and federal regulations. All Work shall be completed in accordance with the applicable codes, regulations, and standards of any Work.
4. All designs, drawings, and specifications prepared by the General Contractor or Owner/Builder shall be subject to the approval of the designer. The General Contractor or Owner/Builder shall be responsible for ensuring that the construction of the project complies with all applicable codes, regulations, and standards of any Work.
5. The General Contractor or Owner/Builder shall work with an AECU certified engineer and a G.E.P. (as required) to confirm structural, safety, and environmental considerations, and placement of the proposed structure prior to construction of any Work. All Work shall be subject to the approval of the relevant authorities in regards to environmental, heritage, or other applicable regulations, codes, and standards.

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Project:

445 Grafton Street

Sheet Title:

Exterior Render Images

Project No.

25001

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**PROJECT REQUIREMENTS:**

1. It is the sole responsibility of the General Contractor or Owner/Builder to verify and demonstrate compliance with all applicable laws, codes, and regulations, and to obtain all necessary permits and approvals for the project. The General Contractor or Owner/Builder shall verify the design of any structure or equipment identified within the design prior to construction. The design shall be approved by the relevant authority and shall be in accordance with the applicable laws, codes, and regulations. The General Contractor or Owner/Builder shall be responsible for obtaining all necessary permits and approvals for the project. The design shall be approved by the relevant authority and shall be in accordance with the applicable laws, codes, and regulations. The General Contractor or Owner/Builder shall be responsible for obtaining all necessary permits and approvals for the project.
2. All designs, drawings, and specifications prepared by the designer (Grafton or Design Co.) shall be used by the project owner for the project or for any other project. The project owner shall be responsible for obtaining all necessary permits and approvals for the project. The design shall be approved by the relevant authority and shall be in accordance with the applicable laws, codes, and regulations. The General Contractor or Owner/Builder shall be responsible for obtaining all necessary permits and approvals for the project.
3. All work shall comply with the latest version of the BC Building Code, local municipality codes, and all relevant provincial regulations. All work shall be completed in accordance with the applicable laws, codes, and regulations. The General Contractor or Owner/Builder shall be responsible for obtaining all necessary permits and approvals for the project.
4. All designs or drawings shall be the responsibility of the General Contractor or Owner/Builder and shall be used by the project owner for the project or for any other project. The project owner shall be responsible for obtaining all necessary permits and approvals for the project. The design shall be approved by the relevant authority and shall be in accordance with the applicable laws, codes, and regulations. The General Contractor or Owner/Builder shall be responsible for obtaining all necessary permits and approvals for the project.
5. The General Contractor or Owner/Builder shall work with an ASCE certified engineer and a SEP (as required) to confirm structural, safety, environmental considerations, and placement of the proposed structure prior to construction. The design shall be approved by the relevant authority and shall be in accordance with the applicable laws, codes, and regulations. The General Contractor or Owner/Builder shall be responsible for obtaining all necessary permits and approvals for the project.

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Project:  
445 Grafton Street

Sheet Title:  
Exterior Render Images

Project No.  
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## A1.4









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- PROJECT REQUIREMENTS:**
1. All designs, drawings, and specifications prepared by the Designer (Architect or Engineer) shall be used by the Owner, Builder, and all other parties involved in the construction of any Work. The Designer, Contractor or Owner Builder shall notify the designer of any errors or omissions identified within the drawings prior to construction. The designer shall not be responsible for any errors or omissions identified within the drawings after construction has commenced. The Designer shall not be responsible for any errors or omissions identified within the drawings after construction has commenced.
  2. All designs, drawings, and specifications prepared by the Designer (Architect or Engineer) shall be used by the Owner, Builder, and all other parties involved in the construction of any Work. The Designer, Contractor or Owner Builder shall notify the designer of any errors or omissions identified within the drawings prior to construction. The designer shall not be responsible for any errors or omissions identified within the drawings after construction has commenced.
  3. All Work shall comply with the latest version of the applicable building codes, local ordinances, and all applicable laws and regulations. All Work shall be completed in accordance with the applicable building codes, local ordinances, and all applicable laws and regulations.
  4. All designs, drawings, and specifications prepared by the Designer (Architect or Engineer) shall be used by the Owner, Builder, and all other parties involved in the construction of any Work. The Designer, Contractor or Owner Builder shall notify the designer of any errors or omissions identified within the drawings prior to construction. The designer shall not be responsible for any errors or omissions identified within the drawings after construction has commenced.

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Project:  
445 Grafton Street

Sheet Title:  
Perspectives

Project No.  
25001

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A4.2



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PROJECT REQUIREMENTS:

1. It is the sole responsibility of the General Contractor or Owner/Builder to verify and demonstrate compliance with all applicable codes, ordinances, and regulations of any Work. The General Contractor or Owner/Builder shall verify the design of any structure or improvement identified within the design prior to construction. The design shall be consistent with the Project Code and all construction requirements, standards, and specifications, including the conditions, and means, methods, and materials to be used, and any other design or construction requirements that may be applicable to the project.
2. All designs, drawings, and specifications prepared by the General Contractor or Owner/Builder shall be used in the Project and shall be the property of the General Contractor or Owner/Builder. The General Contractor or Owner/Builder shall be responsible for the design of any structure or improvement identified within the design prior to construction. The design shall be consistent with the Project Code and all construction requirements, standards, and specifications, including the conditions, and means, methods, and materials to be used, and any other design or construction requirements that may be applicable to the project.
3. All Work shall comply with the latest version of the City Building Code, local ordinances, and all applicable codes, standards, and specifications, including the conditions, and means, methods, and materials to be used, and any other design or construction requirements that may be applicable to the project.
4. All designs, drawings, and specifications prepared by the General Contractor or Owner/Builder shall be used in the Project and shall be the property of the General Contractor or Owner/Builder. The General Contractor or Owner/Builder shall be responsible for the design of any structure or improvement identified within the design prior to construction. The design shall be consistent with the Project Code and all construction requirements, standards, and specifications, including the conditions, and means, methods, and materials to be used, and any other design or construction requirements that may be applicable to the project.
5. The General Contractor or Owner/Builder shall work with an AECU certified engineer and a SEP (as required by applicable ordinances, rules, and regulations) to prepare, review, and approve all plans, specifications, and drawings prior to construction. The General Contractor or Owner/Builder shall be responsible for the design of any structure or improvement identified within the design prior to construction. The design shall be consistent with the Project Code and all construction requirements, standards, and specifications, including the conditions, and means, methods, and materials to be used, and any other design or construction requirements that may be applicable to the project.

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445 Grafton Street

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Perspectives

Project No.  
25001

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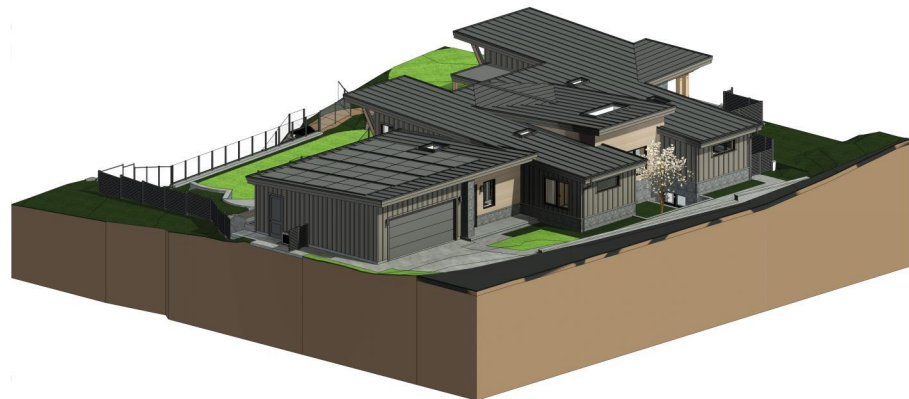
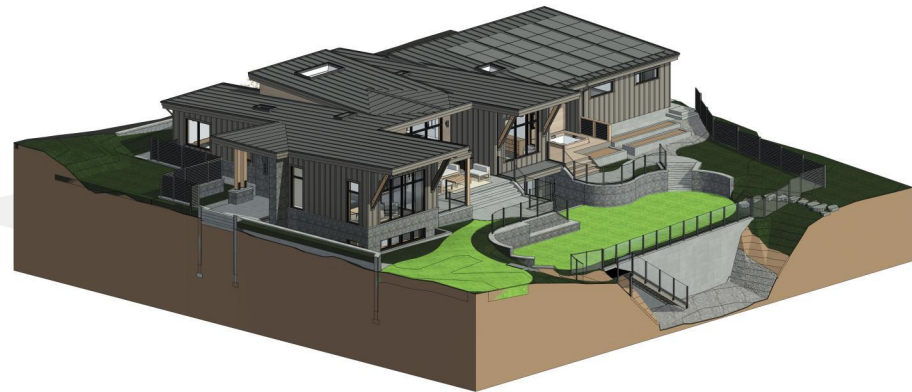




IMAGE #1: VIEW OF EXISTING HOUSE AT THE NORTH PROPERTY LINE



IMAGE #2: VIEW OF EXISTING HOUSE AT THE NORTH WEST CORNER LOOKING SOUTH TOWARDS DENISON PARK



IMAGE #3: VIEW OF EXISTING RETAINING WALL. NEW RAILING FOR CODE COMPLIANCE WILL BE PLACED ON TOP.



IMAGE #4: VIEW OF EXISTING HOUSE FROM REAR YARD LOOKING WEST TOWARDS GRAFTON STREET.

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PROJECT REQUIREMENTS:

1. It is the sole responsibility of the General Contractor or Owner/Builder to verify all dimensions, elevations, and locations of all existing structures, utilities, and other features on the site. The General Contractor or Owner/Builder shall verify the design of any existing or proposed structures with the design team. The design team shall be responsible for providing the design team with all necessary information and drawings. The design team shall be responsible for providing the design team with all necessary information and drawings. The design team shall be responsible for providing the design team with all necessary information and drawings.
2. All designs, drawings, and specifications prepared by the design team shall be subject to review and approval by the design team. The design team shall be responsible for providing the design team with all necessary information and drawings. The design team shall be responsible for providing the design team with all necessary information and drawings.
3. All work shall comply with the latest version of the BC Building Code, local municipality codes, and all applicable laws and regulations. The design team shall be responsible for providing the design team with all necessary information and drawings. The design team shall be responsible for providing the design team with all necessary information and drawings.
4. All changes to the design shall be the responsibility of the General Contractor or Owner/Builder and must be approved by the design team. The design team shall be responsible for providing the design team with all necessary information and drawings. The design team shall be responsible for providing the design team with all necessary information and drawings.
5. The General Contractor or Owner/Builder shall work with an ABCEI certified engineer and a SEP (as required) to confirm elevations, utility, and environmental considerations, and placement of the proposed structure to ensure compliance with all applicable laws and regulations. The design team shall be responsible for providing the design team with all necessary information and drawings. The design team shall be responsible for providing the design team with all necessary information and drawings.

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445 Grafton Street

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Existing Site Images

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IMAGES 5-9: VIEW OF EXISTING HOUSE AND LANDSCAPE FROM GRAFTON STREET.

