

### PROJECT ADDRESS

475 Grafton St.  
Esquimalt BC

Lot 12, Block G, Suburban Lot 30  
Esquimalt District, Plan 772A

PID 008-400-440

ZONE RD-4  
LOT AREA 755 m<sup>2</sup>

### PROJECT DATA

Proposed Use Small Scale Multi Unit Housing

No. of Units 4

No. of Buildings 2

Lot Coverage  
Principal Building 1 148.46 m<sup>2</sup> / 19.7%  
Principal Building 2 148.46 m<sup>2</sup> / 19.7%  
Total Lot Coverage 296.92 m<sup>2</sup> / 39.4%

Floor Areas (Bylaw, See Table)  
Building 1 298.58 m<sup>2</sup>  
Building 2 298.58 m<sup>2</sup>  
Total Floor Area 597.16 m<sup>2</sup>  
FAR 0.791/1

Building Height, B1 10.18 m  
Building Height, B2 10.21 m

Setbacks  
West(Front) 5.78 m  
North (Side) 3.65 m  
East(Rear) 6.24 m  
South (Side) 1.24 m  
Building Separation 5.75 m

Parking 4  
(1 Energized Stall Per Unit)  
1 Visitor

### REVISION LIST

R1.0 Nov. 14, 2025 Prj. Review  
R1.1 March 5, 2026 DP

### DRAWING LIST

A1 Site Plan, Design Overview  
A2 Building 1, Plans  
A3 Building 1, Elevations  
A4 Building 2, Plans  
A5 Building 2, Elevations  
L1 Landscape Plan

475 Grafton  
Multi Family Dwellings For J. Dodds

TITLE	Site Plan		
FILE	LOC28.25 (25)	SCALE	as noted
PROJECT NO.	2527	DATE	March 5, 2026
DRAWN BY	TDR	SHEET NO.	A1
ISSUE FOR	REVIEW ONLY	REV.	1.1



Location Map



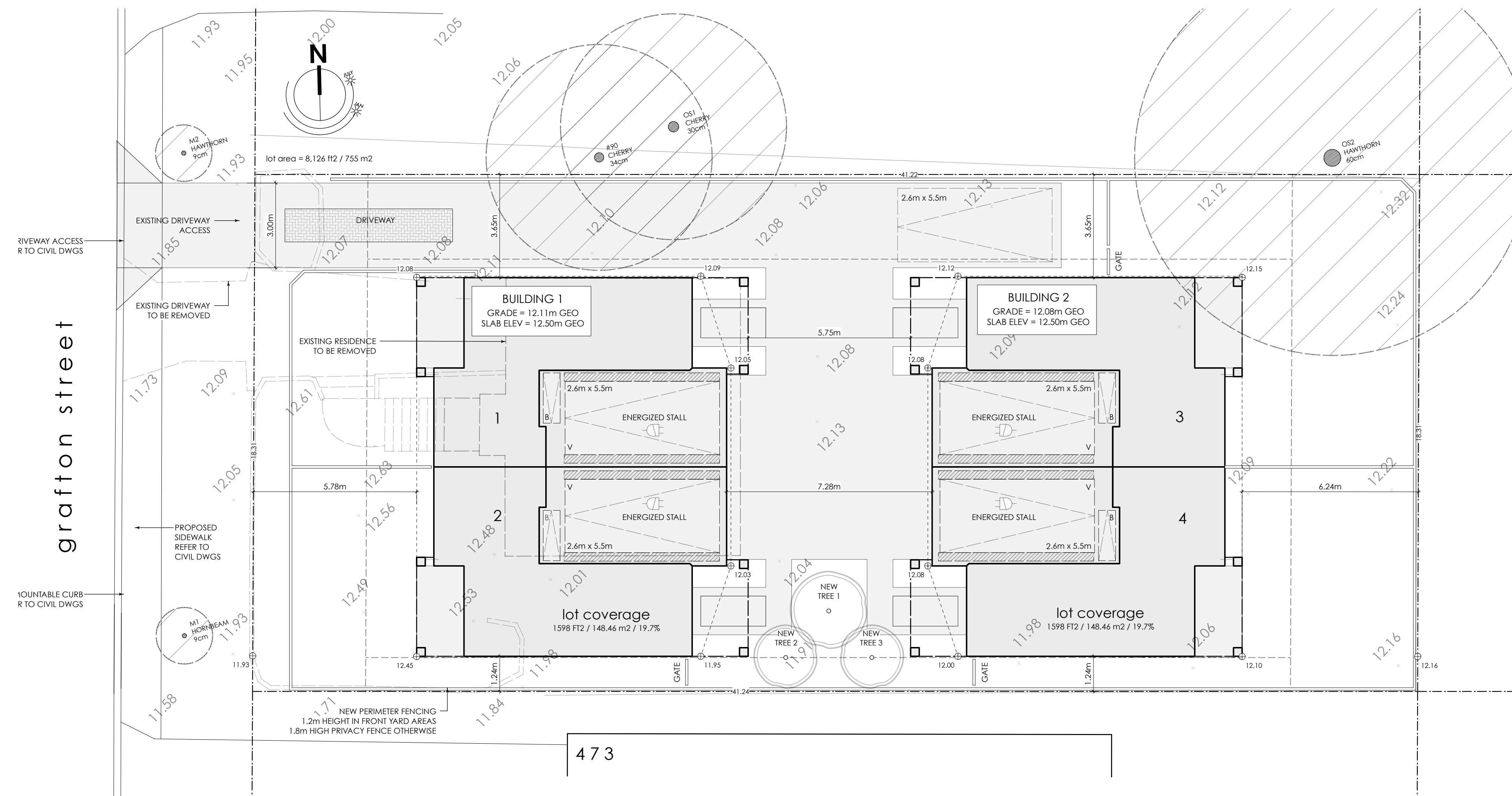
Aerial View of Subject Property



View of Subject Property (View to Southeast)



View of Subject Property (View to Northeast)



1 Site Plan  
A1 Scale: 1:100



2 Proposed Street Facing Elevation  
A1 Scale: 1:100



3 Proposed Project Interior Elevation, South  
A1 Scale: 1:100



1 A3 West (Grafton) Elevation  
Scale: 1:50



2 A3 North Elevation  
Scale: 1:50

**Finishing Schedule**

	CEMENT BOARD SHINGLE
	JAMES HARDIE, COLOR PLUS (PREFINISHED) - "AGED PEWTER"
	3.5" PROFILE CASING, AT SHINGLE LOCATIONS
	JAMES HARDIE, COLOR PLUS (PREFINISHED) - "AGED PEWTER"
	CEMENT BOARD LAP SIDING (5" PROFILE)
	JAMES HARDIE, COLOR PLUS (PREFINISHED) - "ARCTIC WHITE"
	CEMENT BOARD / BATTEN (3.5" PROFILE)
	JAMES HARDIE, COLOR PLUS (PREFINISHED) - "ARCTIC WHITE"
	ASPHALT SHINGLE
	MALARKEY "LEGACY" "BLACK OAK"
	ENTRY DOORS, WOOD
	SIKKENS STAIN "BUTTERNUT"
	WINDOWS / METALS
	CASCADIA METALS "SLATE GRAY"



3 A3 East Elevation  
Scale: 1:50



4 A3 South Elevation  
Scale: 1:50

475 Grafton			
Multi Family Dwellings For J. Dodds			
TITLE	Building 1, Elevations		
FILE	OC28.25 (25)	SCALE	as noted
PROJECT NO.	2527	DATE	March 5, 2026
DRAWN BY	TDR	SHEET NO.	A3
ISSUE FOR	REVIEW ONLY	REV.	1.1



1 East Elevation  
A5 Scale: 1:50



2 North Elevation  
A5 Scale: 1:50

**Finishing Schedule**

	CEMENT BOARD SHINGLE
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	ASPHALT SHINGLE
	MALARKY LEGACY "BLACK OAK"
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	SIKKENS STAIN "BUTTERNUT"
	WINDOWS / METALS
	CASCADIA METALS "SLATE GRAY"



3 East Elevation  
A5 Scale: 1:50



4 South Elevation  
A5 Scale: 1:50

475 Grafton			
Multi Family Dwellings For J. Dodds			
TITLE	Building 2, Elevations		
FILE	OC28.25 (25)	SCALE	as noted
PROJECT NO.	2527	DATE	March 5, 2026
DRAWN BY	TDR	SHEET NO.	A5
ISSUE FOR	REVIEW ONLY	REV.	1