

# KEYAY CECCO ARCHITECTURE LTD

JOHN KEAY, ARCHITECT AIBC  
LARRY CECCO, IA, AIBC, RAIC  
1124 FORT STREET,  
VICTORIA, V8V 3K8

April 28, 2016

Mayor and Council  
Township of Esquimalt  
1229 Esquimalt Road  
Esquimalt, V9A 3P1

Your Worship and Council

re: 925 Esquimalt Road, Development Permit

You will find enclosed an application for a Development Permit, per our discussions with the Planning Department. The intent of the work is to provide a new metal pitched roof system to replace the existing built up asphalt roof which is at the end of its service life. The new roof will add a design element to the building which we think is attractive. Also, it will avoid the expense and environmental consequences of stripping and disposing of the existing roofing materials.

The roof as shown has a height of 13M to the mid point of the roof, requiring a variance of 1.1M over the existing building height.

I trust this is the information you require, please contact me if you have any questions

Yours truly,



John Keay, Architect

cc: Matt Embury

Tel: 250 382 3823  
Email: john@kcarchitecture.ca



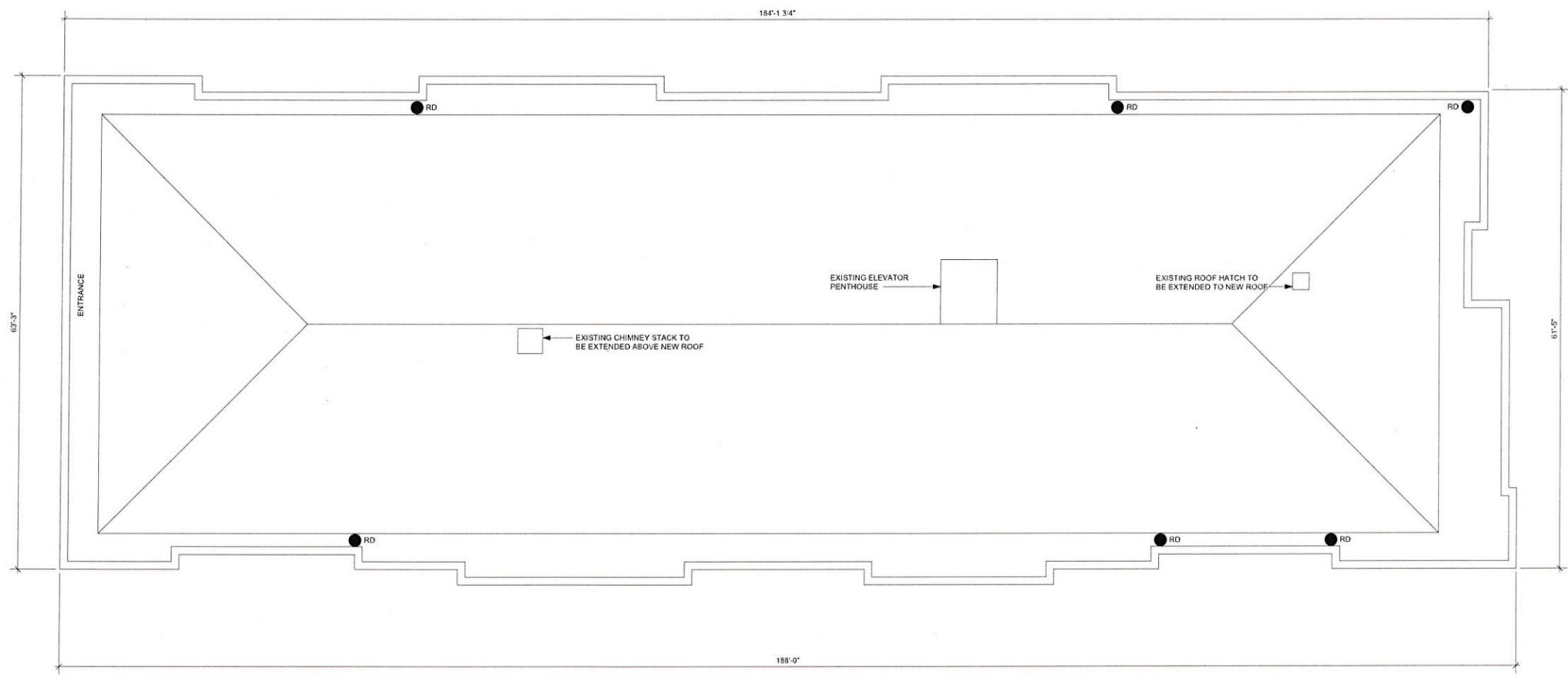


KEY CECCO  
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1124 Fort Street Victoria, B.C. Canada V8W 2K6  
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COMMENTS

No.	DESCRIPTION	DATE	BY
1.	DEVELOPMENT PERMIT SUBMISSION	APR 28 15	



1 ROOF PLAN  
Scale: 1/8" = 1'-0"

925 ESQUIMALT ROAD  
VICTORIA, BC

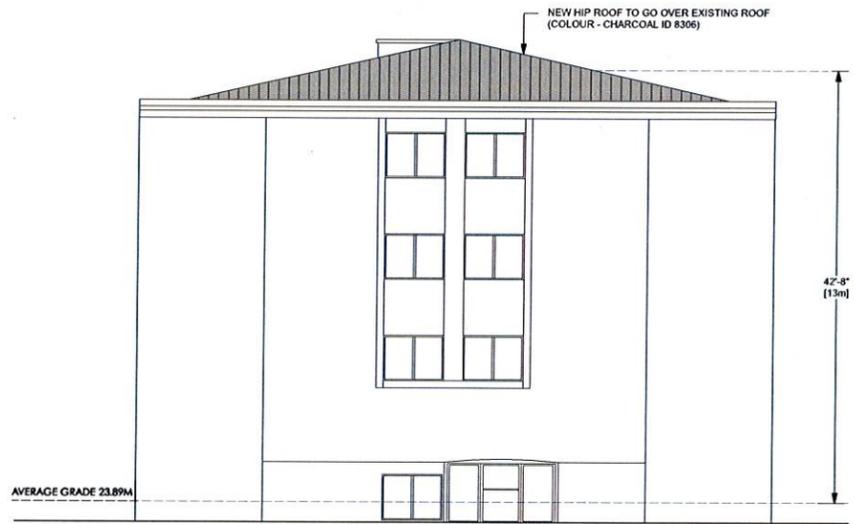
SHEET TITLE	
ROOF PLAN	
SCALE	JOB No.
AS NOTED	1124 - 1610
DATE PLOTTED	A 2.0
APRIL 29, 2016	
DRAWN BY NP	

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COMMENTS

No.	DESCRIPTION	DATE	BY
1.	DEVELOPMENT PERMIT SUBMISSION	APR 29 16	



1 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

925 ESQUIMALT ROAD  
VICTORIA, BC

SHEET TITLE

NORTH & SOUTH  
ELEVATIONS

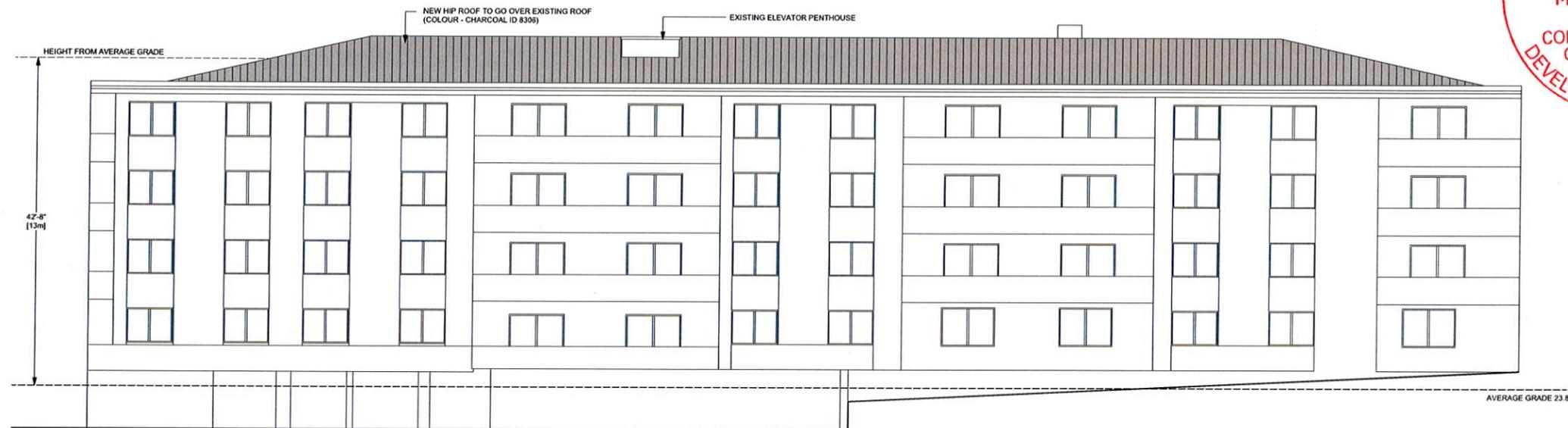
SCALE	JOB No.
AS NOTED	1124 - 1610
DATE PLOTTED	A 3.0
APRIL 29, 2016	
DRAWN BY	
NP	

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COMMENTS

NO.	DESCRIPTION	DATE	BY
1.	DEVELOPMENT PERMIT SUBMISSION	APR 29 16	



1 EAST ELEVATION  
Scale: 1/8" = 1'-0"



2 WEST ELEVATION  
Scale: 1/8" = 1'-0"

925 ESQUIMALT ROAD  
VICTORIA, BC

SHEET TITLE

EAST & WEST  
ELEVATIONS

SCALE	JOB No.
AS NOTED	1124 - 1610
DATE PLOTTED	
APRIL 29, 2016	
DRAWN BY	
NP	

A 3.1

# B. C. LAND SURVEYOR'S SITE PLAN OF:

LOT A, SECTION 11, ESQUIMALT DISTRICT,  
PLAN 22176

SCALE 1 : 300



All distances are in metres.

## LEGEND

Elevations are geodetic based on District of Esquimalt Integrated Survey Monument 87H3783 (elev. = 25.495m). Contours are descriptive, and only accurate to +/- 1/2 interval. Grade shot are taken at the point marked x, grade shots at a curb line are in gutter.

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MAR 29 2015

CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES

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This document was prepared for the exclusive use of our client, **Eabury Steel Roofing**

\*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey.

BCLS, INC., accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

STRATA PLAN

154

PLAN 22176

PLAN 24331

1



FILE: 11267 - 22

DWG/DATE: 11267sp/ 2015-05-28

**Brad Cunnin Land Surveyor**

101 - 2610 Douglas Street  
Victoria, BC V8T 4M1  
ph. 381-BCLS(2257) fx. 381-2289  
brad@bclsurveyor.ca

## MUNICIPALITY

Esquimalt

## PID No.

003-329-127

## ZONING

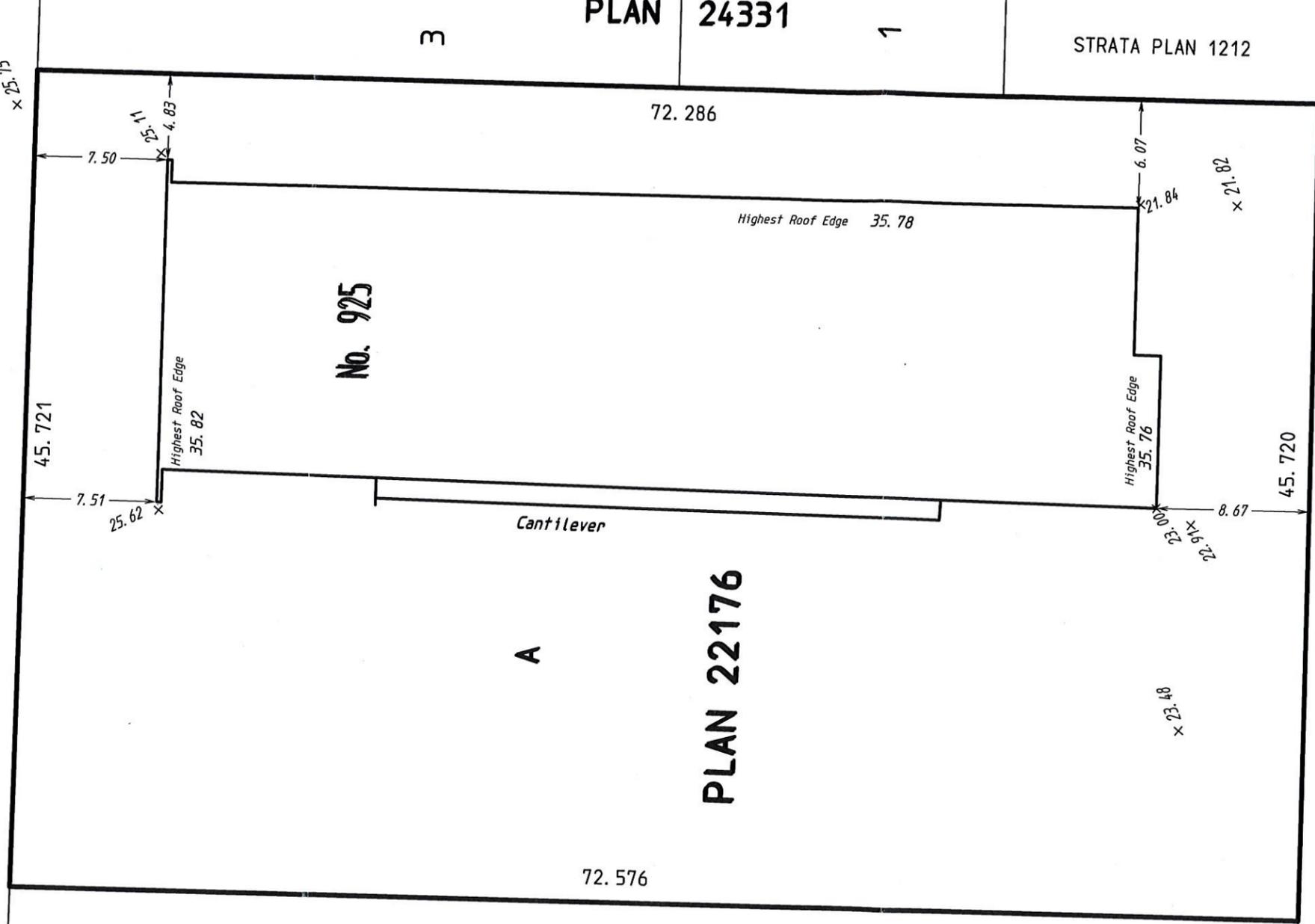
RM-4

## SITE AREA

3311.6 m<sup>2</sup>

35645 s. f.

# ESQUIMALT ROAD



WOLLASTON STREET

**CERTIFIED CORRECT**

on the 23rd day of March, 2016.

Bradley W Cunnin, BCLS



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2016  
TOWNSHIP  
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