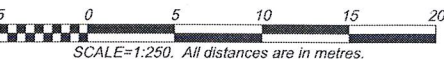


**SITE PLAN OF LOT 1 (DD EG59232), SUBURBAN LOT 40,
ESQUIMALT DISTRICT, PLAN 2854.**



NOTE:
Lot dimensions shown are based upon field survey measurements and may vary from those registered.

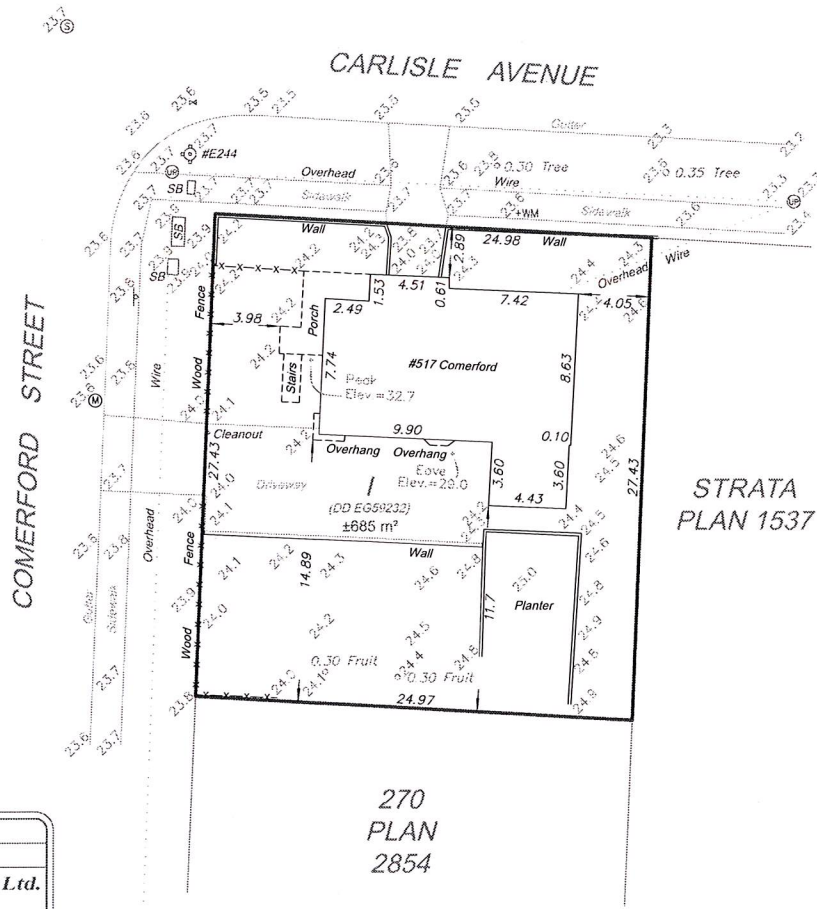
Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey. Geodetic elevations shown are based upon observations to geodetic control monuments 84H0148 (Elevation= 23.726m) and 84H0171 (Elevation= 21.094m).

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

LEGEND

- +WM Denotes water meter
- ⊙ Denotes manhole
- ⊙ Denotes sewer manhole
- ⊙ Denotes drain manhole
- ⊙ Denotes approximate tree location, diameter and species
- ⊙ Denotes ground elevation
- ⊙ Denotes utility pole
- ⊙ Denotes water valve
- ⊙ Denotes hydrant
- ⊙ Denotes sign

Field survey dated December 19, 2018 & January 2, 2019



File: 19-Colpman-SP
Date: January 3, 2019
Island Land Surveying Ltd.
117-693 Hoffman Avenue
Victoria B.C. V8B 4X1
TEL 250.475.1515 fax 250.475.1516
www.islandsurveying.ca

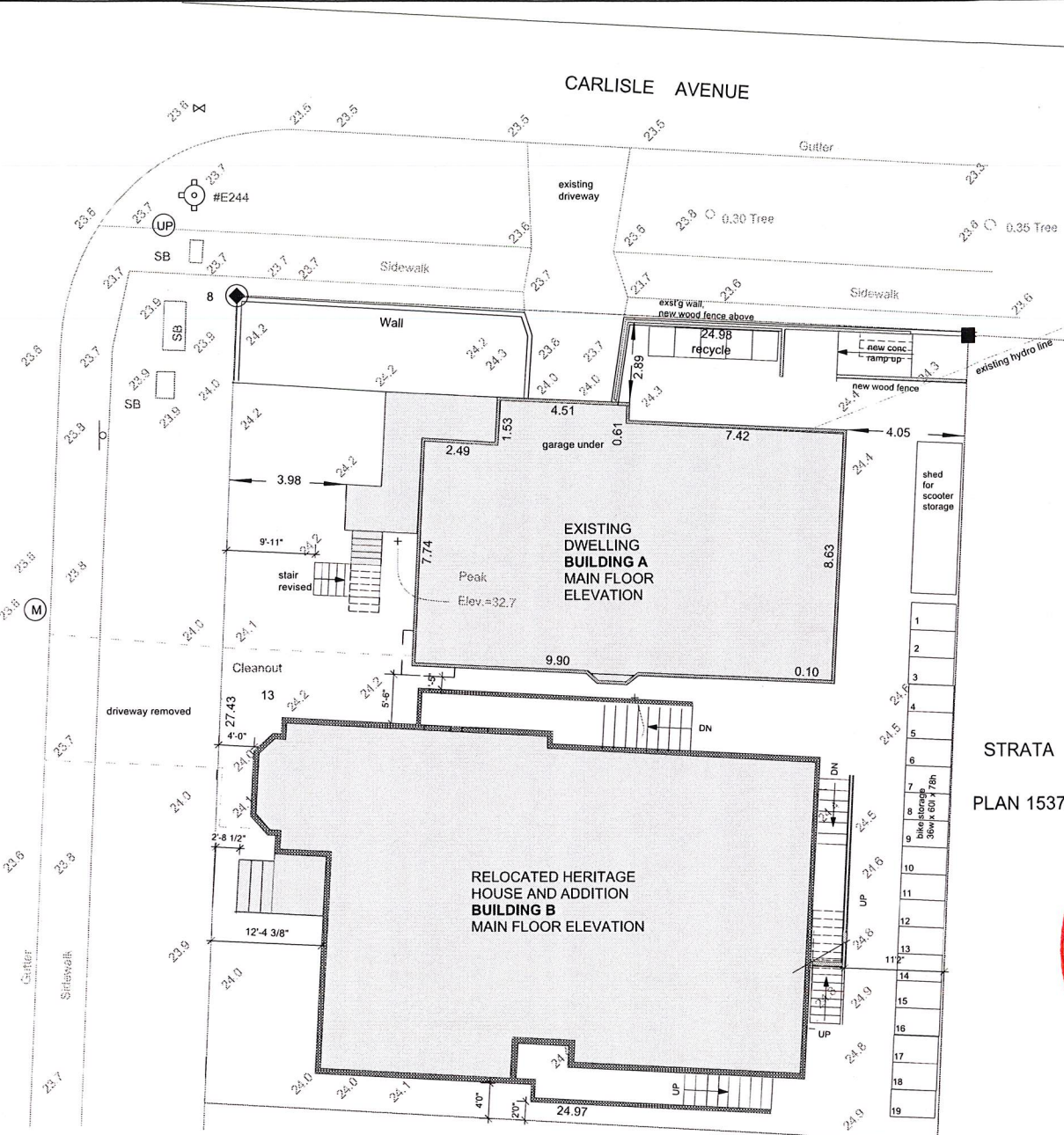
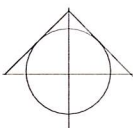
© 2019 Island Land Surveying Ltd.

COMERFORD STREET

PROJECT INFORMATION TABLE		
	EXISTING	PROPOSED
ZONE:	RD-3	SITE SPECIFIC
LOT AREA:	685 SQ.M.	UNCHANGED
TOTAL FLOOR AREA:	301 SQ.M.	589.9 SQ.M.
BUILDING A:	301 SQ.M.	268.9 SQ.M.
BUILDING B:	290.9 SQ.M.	321 SQ.M.
FLOOR SPACE RATIO:	44:1	0.86:1
SITE COVERAGE %:	23%	51.4%
OPEN SITE SPACE %:	76.9%	48.6%
HEIGHT OF BUILDING A:	7.46M	7.46M
HEIGHT OF BUILDING B:	NA	8.4M
BUILDING A AVERAGE GRADE:	24.35	24.35
BUILDING B AVERAGE GRADE:	NA	24.53
NUMBER OF STOREYS:	2	2
PARKING STALLS:	3	1 (REQUIRED 26)
BIKE PARKING STALLS:	NA	19
BUILDING SETBACKS:		
BUILDING A		
FRONT YARD:	3.02M	3.02M
REAR YARD:	4.05M	4.05M
SIDE YARD (NORTH):	2.89M	2.89M
SIDE YARD (SOUTH):	N/A	NA
BUILDING B		
FRONT YARD:	N/A	0.82M
REAR YARD:	N/A	4.05M
SIDE YARD (NORTH):	N/A	N/A
SIDE YARD (SOUTH):	N/A	0.64M
DISTANCE BETWEEN BUILDINGS:	N/A	0.43M
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS:	1	20
UNIT TYPES:	SFD	1 SDF/19 rental
GROUND ORIENTATED UNITS:	1	8
MINIMUM UNIT FLOOR AREA:	301 SQ.M.	22.76 SQ.M.

270 PLAN 2854

LEGAL: LOT 1 (DD EG59232)
SUBURBAN LOT 40, ESQUIMALT DISTRICT,
PLAN 2854



STRATA
PLAN 1537

**keay
architecture ltd.**

2nd Floor, 1124 Fort Street, Victoria, BC, V8V 3K8
o. 250-382-3823 e. info@keayarchitecture.com

COMMENTS			
No.	DESCRIPTION	DATE	BY
1	PRELIMINARY DESIGN	17/10/19	JK
2	FINAL REVIEW	14/11/19	JK
3	REZONING APPLICATION	06/01/20	JK
3	REVISED STORAGE	01/01/20	JK

GENERAL NOTES

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LEGEND	
A1.0 - SITE AND DATA	
A2.0 - BUILDING B FLOOR PLANS	
A2.1 - BUILDING A FLOOR PLANS	
A4.0 - ELEVATIONS	
L1 - LANDSCAPE PLAN	

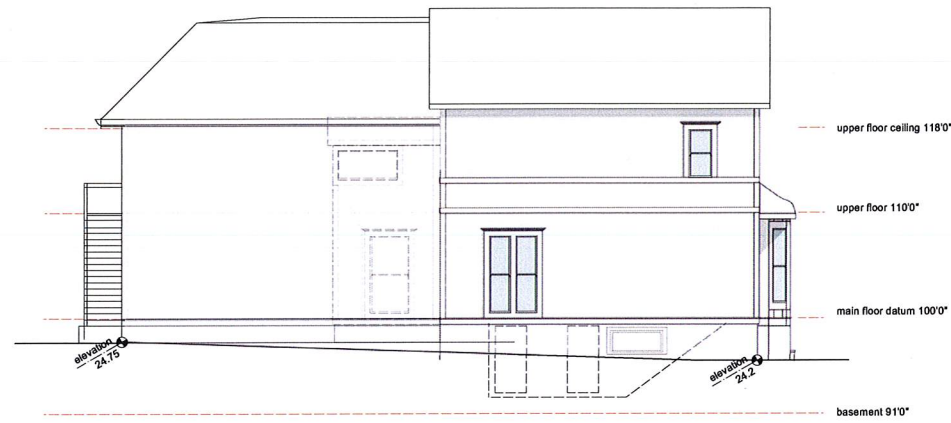
PROJECT
**PROPOSED
DEVELOPMENT
517 COMERFORD
ESQUIMALT**

SHEET TITLE
**SITE PLAN
AND DATA**

SCALE 1:100	JOB No. 1856
DATE PLOTTED JANUARY 13, 2020	A1.0
DRAWN BY JK/AS/NP	



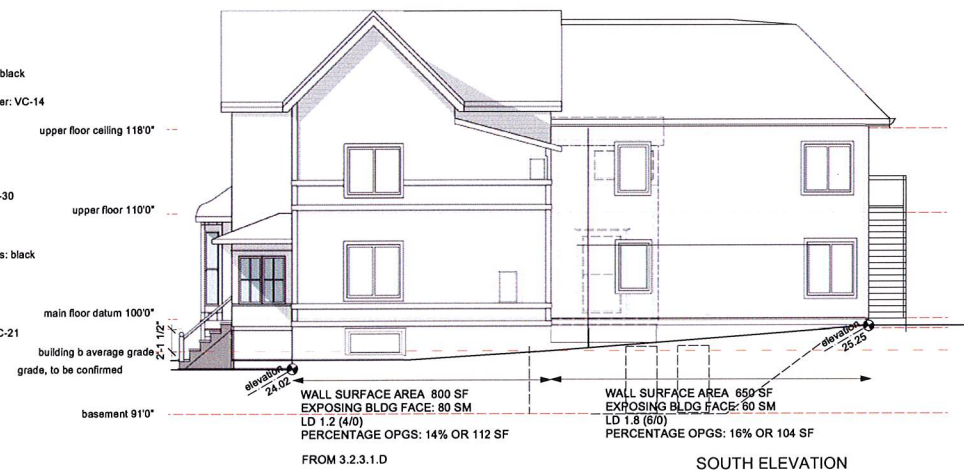
REAR ELEVATION



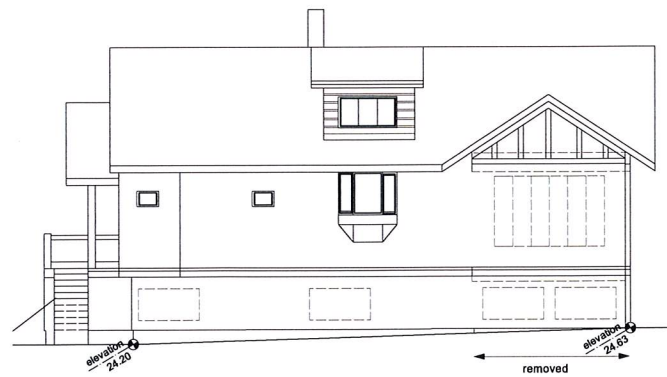
NORTH ELEVATION



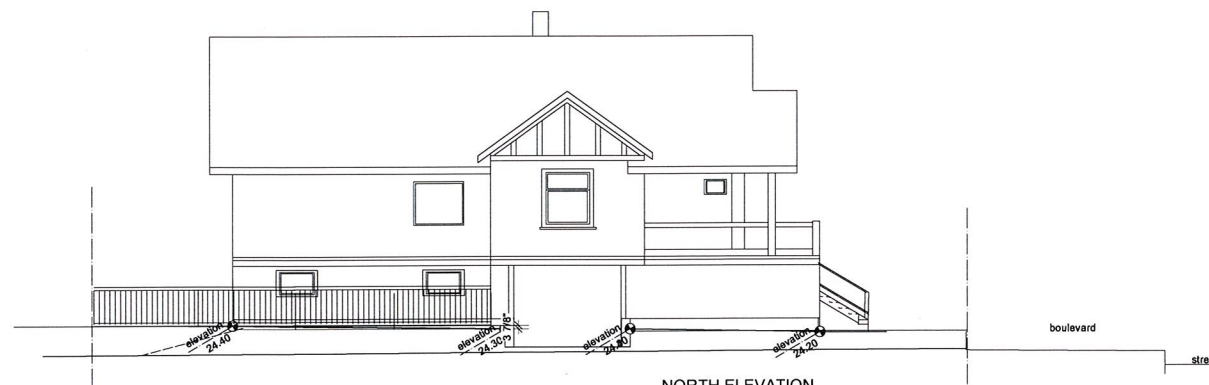
FRONT ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION
517 COMERFORD



NORTH ELEVATION
517 COMERFORD

key
architecture ltd.

2nd Floor, 1124 Fort Street, Victoria, BC, V8V 3K8
o. 250-382-3823 e. info@keyarchitecture.com

COMMENTS			
No.	DESCRIPTION	DATE	BY
1	PRELIMINARY DESIGN	17/10/19	JK
2	FINAL REVIEW	14/11/19	JK
3	REZONING APPLICATION	08/01/20	JK
3	REVISED STORAGE	013/01/20	JK

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RECEIVED
MAR 13 2020
CORP OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

REGISTERED ARCHITECT
JOHN KEAY
BRITISH COLUMBIA

PROJECT
PROPOSED
DEVELOPMENT
517 COMERFORD
ESQUIMALT

SHEET TITLE
ELEVATIONS

SCALE	JOB No. 1856
DATE PLOTTED MARCH 10, 2020	A3.0
DRAWN BY JK/AS/NP	