

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**Development Variance Permit**

**NO. DVP00144**

**Owner:** Corporation of the Township of Esquimalt  
1229 Esquimalt Road V9A3P1

**Lands:** PID 031-165-788, Lot A Suburban Lot 40 Esquimalt District Plan  
EPP103969

**Address:** 500 Park Place, Esquimalt, BC

**Conditions:**

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit regulates the development of lands by varying the provisions of Zoning Bylaw, 1992, No. 2050 as follows:

**Section 67.125 Comprehensive Development District No. 138 [CD No. 138]**

- **(4) Building Height** – to increase the allowed building height by 1 metre (from 15 metres to 16 metres);
  - **(6)(a) Siting Requirements** – to decrease the Carlisle Avenue setback by 1.5 metres (from 13 metres to 11.5 metres);
  - **(7)(a) Off-Street Parking** – to decrease the number of off-street parking stalls from 41 underground parking spaces to 2 surface parking stalls.
3. Approval of this Development Variance Permit has been issued in general accordance with the architectural plans and landscape plan provided by hcma architecture + design, stamped “Received December 21, 2023”, attached hereto as Schedule ‘A’ and Schedule ‘B.’
  4. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or

administrators, successors and assigns as the case may be or their successors to title in the lands.

5. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
6. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
Corporate Officer  
Corporation of the Township  
of Esquimalt

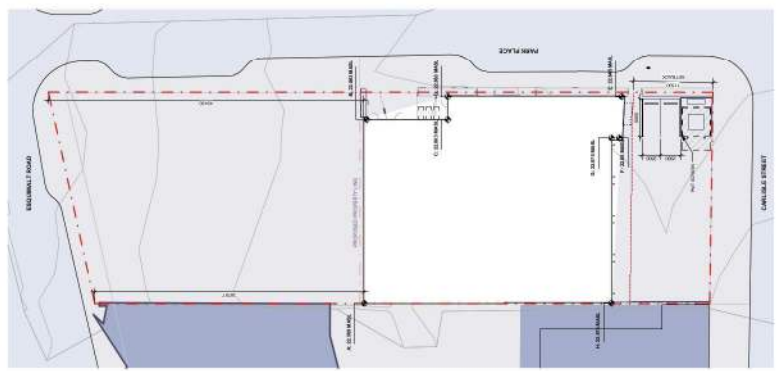


h2a  
 h2a architects + design  
 500 Park Place, Esquimalt, BC V9A 6Z9  
 Tel: 250.382.9899  
 Fax: 250.382.9898  
 Email: info@h2a.ca  
 Website: www.h2a.ca



**PROJECT INFORMATION:**  
 CIVIC ADDRESS: 500 Park Place, Esquimalt, BC V9A 6Z9  
 LEGAL DESCRIPTION: Lot 2, Esquimalt Development District, Plan EPP102669  
 SITE AREA: 2810m<sup>2</sup> (30,346.7 sf) TOTAL  
 GROSS FLOOR AREA: 2,008 m<sup>2</sup>  
 Main Floor Area: 1,031 m<sup>2</sup>  
 Second Floor Area: 959 m<sup>2</sup>  
 Third Floor Area: 959 m<sup>2</sup>  
 Basement Area: 353 m<sup>2</sup>  
 PROPOSED BUILDING FOOTPRINT AREA: 1,031 m<sup>2</sup>  
 LOT COVERAGE: 37% (MAIN FLOOR)  
 FAR CALCULATION: 30 (INCLUSIVE OF BASEMENT)  
 NUMBER OF STOREYS: 3  
 VEHICLE PARKING: 1 UNDERGROUND PARKING STALLS  
 PROPOSED: 2 SURFACE STALLS  
 BICYCLE PARKING: 6 EXTERIOR, 8 INTERIOR  
 LOADING: 0 provided based on intended usage of facility as a Public Safety Building

**ZONING INFORMATION:**  
 ZONE DESIGNATION: Comprehensive Development District No. 13B  
 SETBACKS:  
 Front (Facing Road): 0m required, 18.750m provided  
 Side (Facing Property): 0m required, 0m provided  
 Side 2 (West): 0m required, 0m provided  
 Rear (Carriageway): 13m required, 11.5m provided  
 BUILDING HEIGHT:  
 Allowable: 15.5m  
 Proposed: 16m  
 AVERAGE GRADE CALCULATION:  
 1. 22.875 + 22.875 / 1.8 = 22.875 + 12.708 = 35.583 M  
 2. 22.875 + 22.875 / 1.8 = 22.875 + 12.708 = 35.583 M  
 3. 22.875 + 22.875 / 1.8 = 22.875 + 12.708 = 35.583 M  
 PROPOSED VARIANCES SUMMARY:  
 1. BUILDING HEIGHT: ALLOWABLE: 15m PROPOSED: 16m  
 2. VEHICLE PARKING: REQUIRED: 4 UNDERGROUND PARKING STALLS PROPOSED: 2 SURFACE STALLS  
 3. CARLISE AVENUE SETBACK (SOUTH SETBACK): REQUIRED: 11.5m PROPOSED: 11.5m

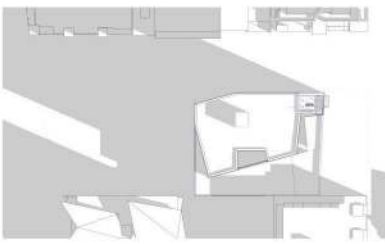


1 AVERAGE GRADE PLAN  
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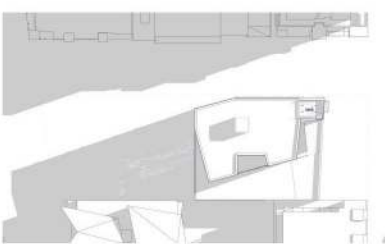


ISSUED FOR DEVELOPMENT VARIANCE PERMIT

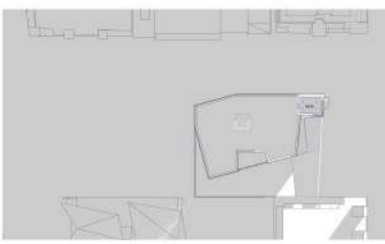
**PROJECT TEAM:**  
 OWNER: Township of Esquimalt  
 555 Penitence St.  
 Victoria, BC V8P 3P1  
 T: 250.414.7100  
 E: admin@esquimalt.ca  
 PROJECT MANAGER: Core Project Management  
 North Vancouver, BC V7J 2C4  
 T: 604.385.2774  
 ARCHITECTURAL: h2a architects + design  
 500 Park Place, Esquimalt, BC V9A 6Z9  
 T: 250.382.9899  
 E: h2a@h2a.ca  
 STRUCTURAL: Harold Engineering Ltd.  
 7000 Douglas St.  
 Victoria, BC V8W 1M8  
 T: 250.382.9899  
 MECHANICAL: ME Group Inc.  
 538 Broughton St.  
 Victoria, BC V8W 1G6  
 T: 250.381.1219  
 ELECTRICAL: AES Engineering Ltd.  
 7000 Douglas St.  
 Victoria, BC V8W 1M8  
 T: 250.381.1621  
 E: h2a@aeseng.com  
 CIVIL: J.E. Anderson & Associates  
 4212 Glenford Avenue  
 Victoria, BC V8Z 4B7  
 T: 250.727.2214  
 E: admin@jeadesign.ca  
 CONSTRUCTION MANAGER: KAMRETT PROJECTS  
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 E: admin@kproject.ca  
 ENVELOPE: M. Herdfield  
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 T: 250.381.1219  
 CODE: Country  
 #102 - 5166 Cordova Bay Road  
 Victoria, BC V8P 2B0  
 T: (250) 710-2227 x 216  
 E: h2a@esquimalt.ca



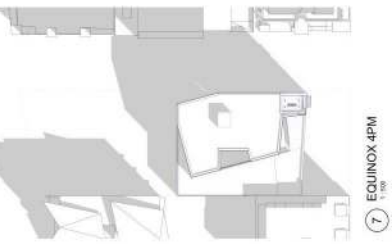
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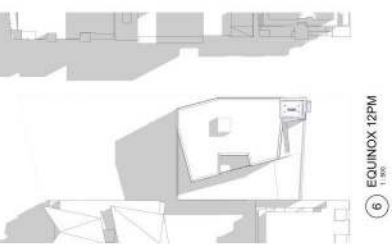
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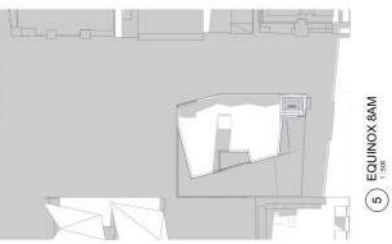
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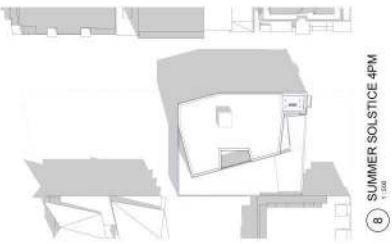
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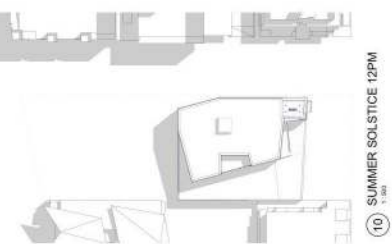
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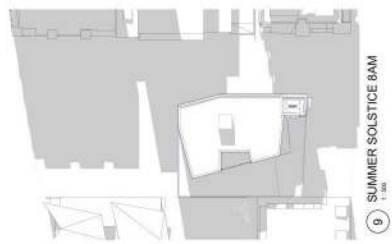
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8 SUMMER SOLSTICE 4PM  
 1:500



10 SUMMER SOLSTICE 12PM  
 1:500



9 SUMMER SOLSTICE 8AM  
 1:500

ESQUIMALT PUBLIC SAFETY BUILDING

**PROJECT TEAM:**  
 OWNER: Township of Esquimalt  
 555 Penitence St.  
 Victoria, BC V8P 3P1  
 T: 250.414.7100  
 PROJECT MANAGER: Core Project Management  
 North Vancouver, BC V7J 2C4  
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 ARCHITECTURAL: h2a architects + design  
 500 Park Place, Esquimalt, BC V9A 6Z9  
 T: 250.382.9899  
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SUITE 100  
VANCOUVER, BC V6L 2E6  
TEL: 604.275.8888  
WWW.H2BARCHITECTS.COM



Scale: As Shown

Project Name: Development of Esquimalt Public Safety Building

Project No: 2023-10-18-13237-PM

Client: Township of Esquimalt  
500 Park Plaza, Esquimalt, BC

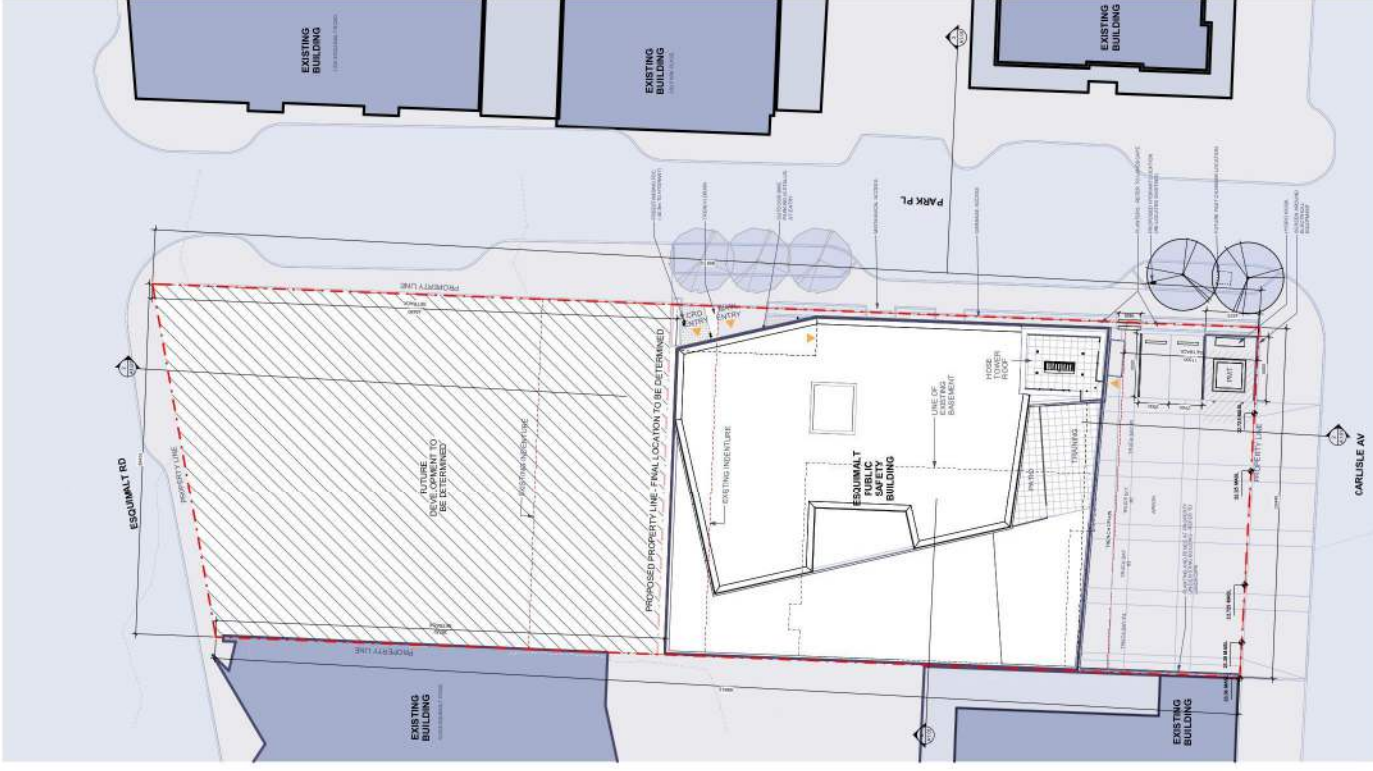
Project Title: Development of Esquimalt Public Safety Building

Site Plan

Sheet No: 7  
Current Issue: 7

Printed Date: 2023-10-18 13:23:37 PM

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1 PROPOSED SITE PLAN  
1:100

RECEIVED  
December 21, 2023  
CORP. OF TOWNSHIP  
OF ESQUIMALT  
DEVELOPMENT SERVICES



3 SITE SECTION - EAST WEST  
1:100



2 SITE SECTION - NORTH SOUTH  
1:100



Notes:  
 architect + design  
 500 Park Plaza, Esquimalt BC  
 V8L 2K5  
 250.623.1219



David A. McNeil  
 P. Eng. No. 40312  
 250.623.1219

**FIRE SEPARATION LEGEND:**

TYPE	DESCRIPTION
1	1.5 HOURS
2	1 HOUR
3	30 MIN
4	15 MIN
5	5 MIN
6	NO FIRE SEPARATION

**KEYNOTES**

1. FIRE SEPARATION SHALL BE IN ACCORDANCE WITH THE LEGEND.

**LEGEND**

[Grey Box]	ACCOMMODATION
[Yellow Box]	OFFICE SERVICES
[Blue Box]	STAINED SUPPORT
[Dark Blue Box]	RESILIENT SUPPORT

Comments:

Project No: 2023-12-18  
 Project Name: ESQUIMALT PUBLIC SAFETY BUILDING  
 Project Location: 500 Park Plaza, Esquimalt BC



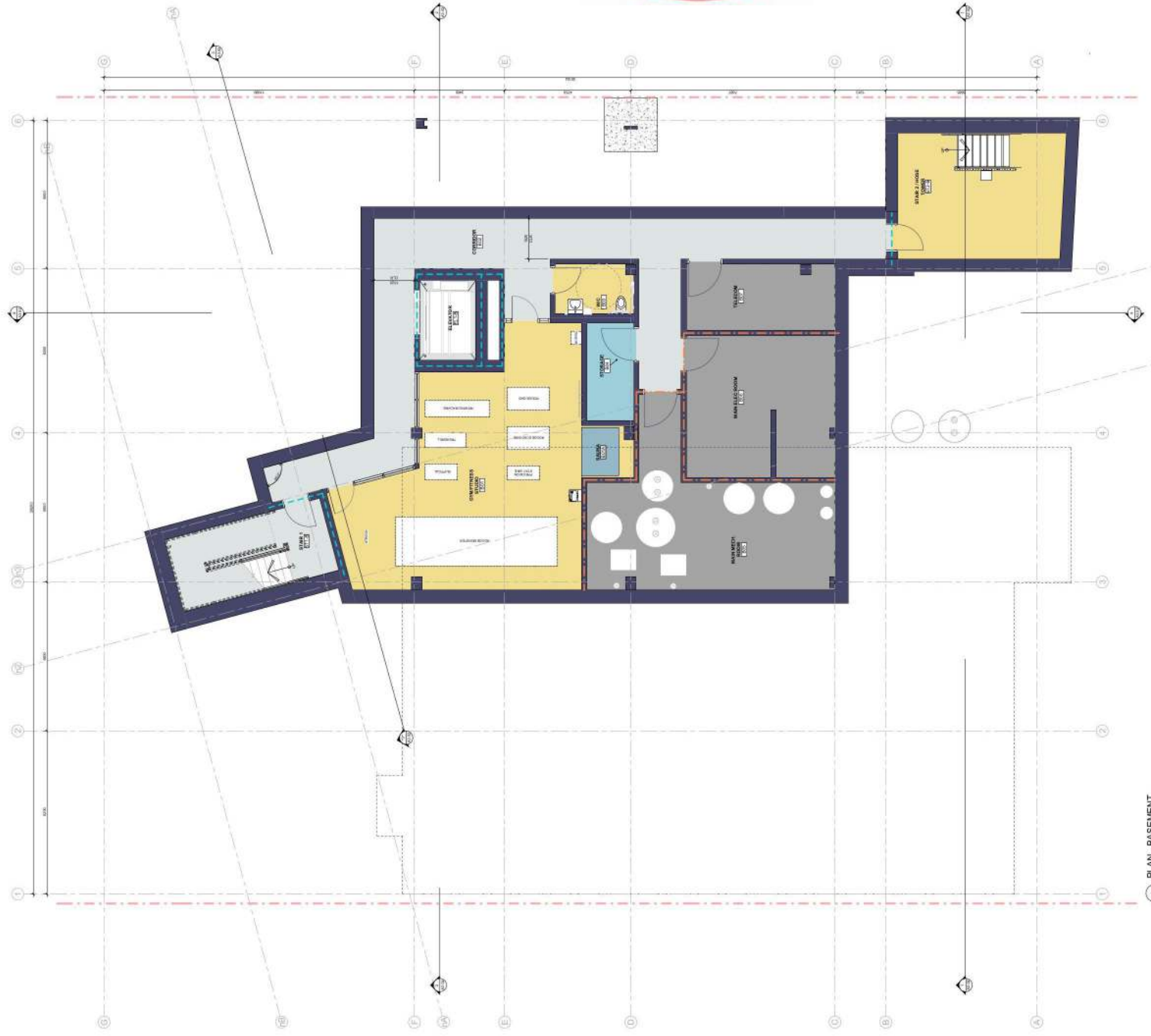
Project No: 2023-12-18  
 Project Name: ESQUIMALT PUBLIC SAFETY BUILDING  
 Project Location: 500 Park Plaza, Esquimalt BC

Client: Township of Esquimalt  
 Site address: 500 Park Plaza, Esquimalt BC

Sheet No: FLOOR PLAN - BASEMENT

Printed Date: 2023-12-18 12:28 PM  
 Sheet number: 7  
 Current Issue: 7

**A2.10**



1 PLAN - BASEMENT



H&B  
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**Notes**  
 1. This drawing is for the use of the client only. It is not to be used for any other purpose without the written consent of H&B Architecture + Design.  
 2. This drawing is not to be used for any other purpose without the written consent of H&B Architecture + Design.  
 3. This drawing is not to be used for any other purpose without the written consent of H&B Architecture + Design.  
 4. This drawing is not to be used for any other purpose without the written consent of H&B Architecture + Design.  
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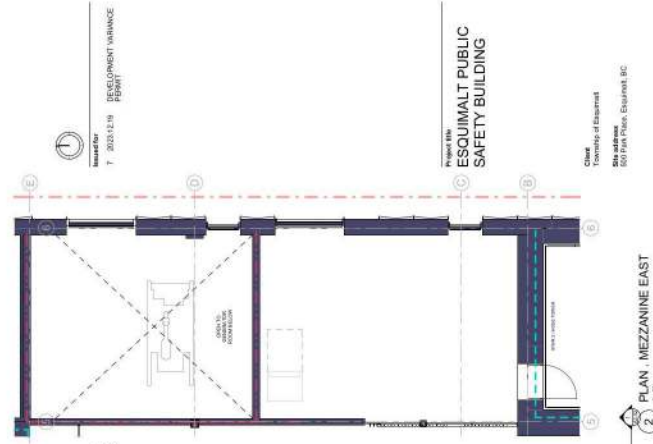
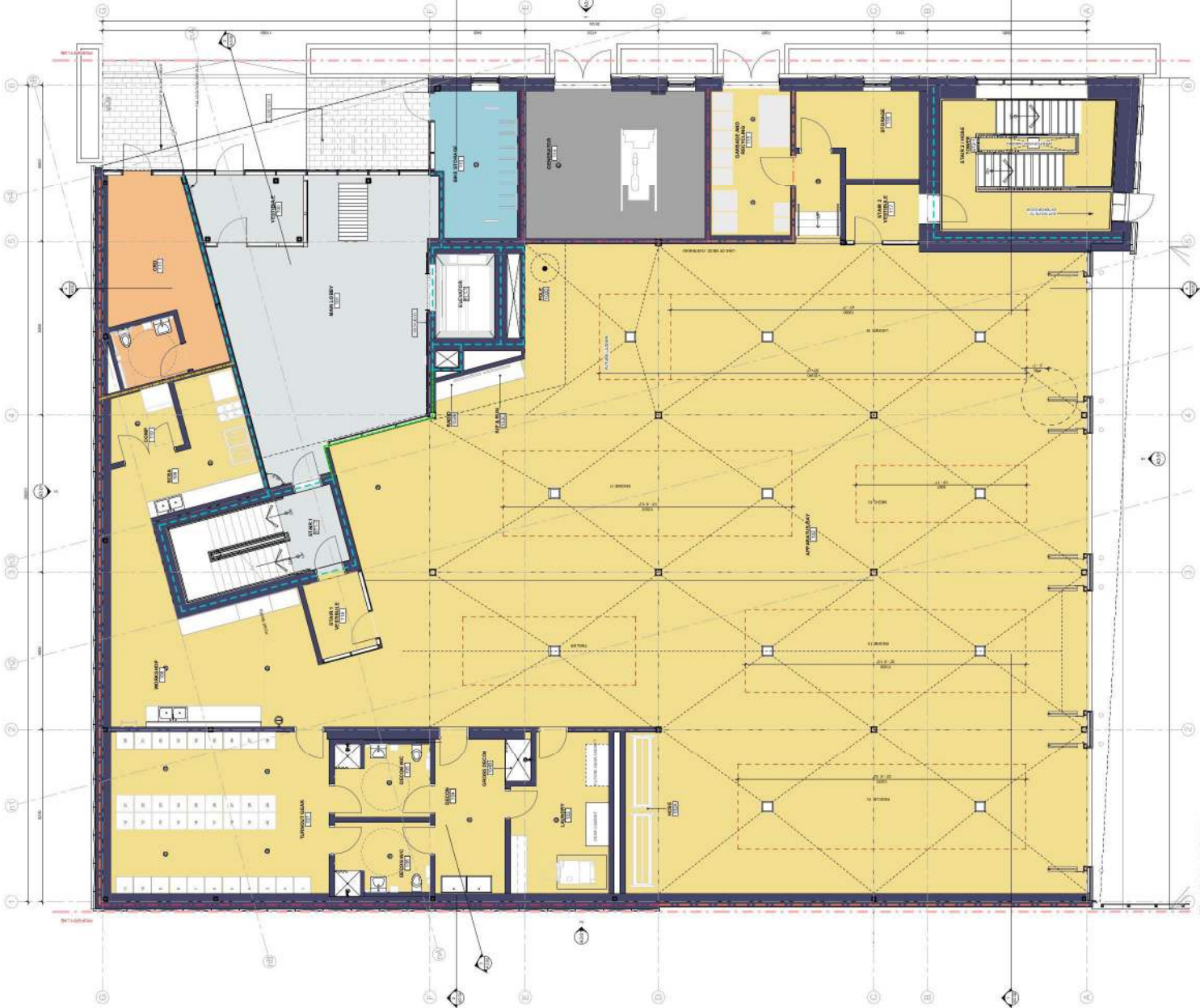
**FIRE SEPARATION LEGEND:**

TYPE	DESCRIPTION
1	1/2" MIN. Gypsum Board
2	1/2" MIN. Gypsum Board with Intumescent Sealant
3	1/2" MIN. Gypsum Board with Mineral Wool Insulation
4	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant
5	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint
6	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass
7	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass and Fire-Retardant Mesh
8	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass and Fire-Retardant Mesh and Fire-Retardant Sealant
9	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh
10	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant
11	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh
12	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant
13	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh
14	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant
15	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh
16	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant
17	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh
18	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant
19	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh
20	1/2" MIN. Gypsum Board with Mineral Wool Insulation and Intumescent Sealant and Fire-Retardant Paint and Fire-Retardant Glass and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant and Fire-Retardant Mesh and Fire-Retardant Sealant

**KEYNOTES**

**LEGEND**

1	ACQUISITION
2	EXISTING SERVICES
3	RECONSTRUCTED DISTRICT
4	NEW SERVICES
5	RECONSTRUCTED SUPPORT
6	NEW SERVICES SUPPORT



**FLOOR PLAN - LEVEL 1**

**PLAN - LEVEL 1**



Project Name: **ESQUIMALT PUBLIC SAFETY BUILDING**  
 Client: Township of Esquimalt  
 Site address: 500 Park Place, Esquimalt BC

Printed Date: 2023-12-20 12:42 PM  
 Sheet number: 7  
 Current sheet: 7

**A2.11**



Notes:  
 Architecture + Design  
 2023-12-18 13:47 PM  
 600 Park Plaza, Esquimalt, BC



See  
 Comments

FIRE SEPARATION LEGEND:

TYPE	SYMBOL
0.15-HR	[Symbol]
1-HR	[Symbol]
2-HR	[Symbol]
3-HR	[Symbol]
4-HR	[Symbol]
5-HR	[Symbol]
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90-HR	[Symbol]
120-HR	[Symbol]

KEYNOTES

KEYNOTE	SYMBOL
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Board/Client  
 T. 2023.12.18  
 ESCUIMALT VARIANCE REPORT



Project Name:  
 ESCUIMALT PUBLIC SAFETY BUILDING

Client:  
 Township of Esquimalt  
 Site address:  
 600 Park Plaza, Esquimalt, BC

Sheet Name:  
 FLOOR PLAN - LEVEL 2

Printed Date:  
 2023-12-18 13:47 PM  
 Sheet number:  
 Current sheet: 7

**A2.12**



1 PLAN - LEVEL 2  
 1/8"



h2b  
architectural + design  
800-931-4887  
500 FINE PLAZA, STE 300  
VANCOUVER, BC V6A 1S5

Professional Services for Fire Separation Analysis  
1. Fire Separation Analysis Report (FSAR)  
2. Fire Separation Analysis Report Addendum (FSAR-A)  
3. Fire Separation Analysis Report Addendum (FSAR-A)  
4. Fire Separation Analysis Report Addendum (FSAR-A)



Site  
Compliance

**FIRE SEPARATION LEGEND:**

TYPE	DESCRIPTION
1.0	1.0-1.0
1.1	1.1-1.1
1.2	1.2-1.2
1.3	1.3-1.3
1.4	1.4-1.4
1.5	1.5-1.5
1.6	1.6-1.6
1.7	1.7-1.7
1.8	1.8-1.8
1.9	1.9-1.9
1.10	1.10-1.10
1.11	1.11-1.11
1.12	1.12-1.12
1.13	1.13-1.13
1.14	1.14-1.14
1.15	1.15-1.15
1.16	1.16-1.16
1.17	1.17-1.17
1.18	1.18-1.18
1.19	1.19-1.19
1.20	1.20-1.20
1.21	1.21-1.21
1.22	1.22-1.22
1.23	1.23-1.23
1.24	1.24-1.24
1.25	1.25-1.25
1.26	1.26-1.26
1.27	1.27-1.27
1.28	1.28-1.28
1.29	1.29-1.29
1.30	1.30-1.30
1.31	1.31-1.31
1.32	1.32-1.32
1.33	1.33-1.33
1.34	1.34-1.34
1.35	1.35-1.35
1.36	1.36-1.36
1.37	1.37-1.37
1.38	1.38-1.38
1.39	1.39-1.39
1.40	1.40-1.40

**KEYNOTES**

- 1.0 - 1.0: (Color key)
- 1.1 - 1.1: (Color key)
- 1.2 - 1.2: (Color key)
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- 1.38 - 1.38: (Color key)
- 1.39 - 1.39: (Color key)
- 1.40 - 1.40: (Color key)

Board of Fire Separation  
7-2023-12-19  
FIRE SEPARATION  
REPORT



Project #19  
ESCOMALT PUBLIC  
SAFETY BUILDING

Client  
Township of Esquimalt  
Site address  
500 FINE PLAZA, ESCUMALT, BC

Sheet #19  
FLOOR PLAN - LEVEL  
3

Printed Date 2023-12-18 12:32 PM  
Sheet number 7  
Current sheet 7

**A2.13**



1 PLAN - LEVEL 3  
1:100





Kevin  
architects + design  
2000 BAYVIEW AVENUE  
SUITE 200  
SCARBOROUGH, ONTARIO M1W 2W3  
TEL: (416) 291-1100  
WWW.HGAARCHITECTS.COM

**KEYNOTES**

1. SEE SHEET 100-1 FOR KEYNOTES



Kevin  
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2000 BAYVIEW AVENUE  
SUITE 200  
SCARBOROUGH, ONTARIO M1W 2W3  
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Comments



Board/Client  
T. 2023.12.19 ESCUMALT VARIANCE  
REQUEST



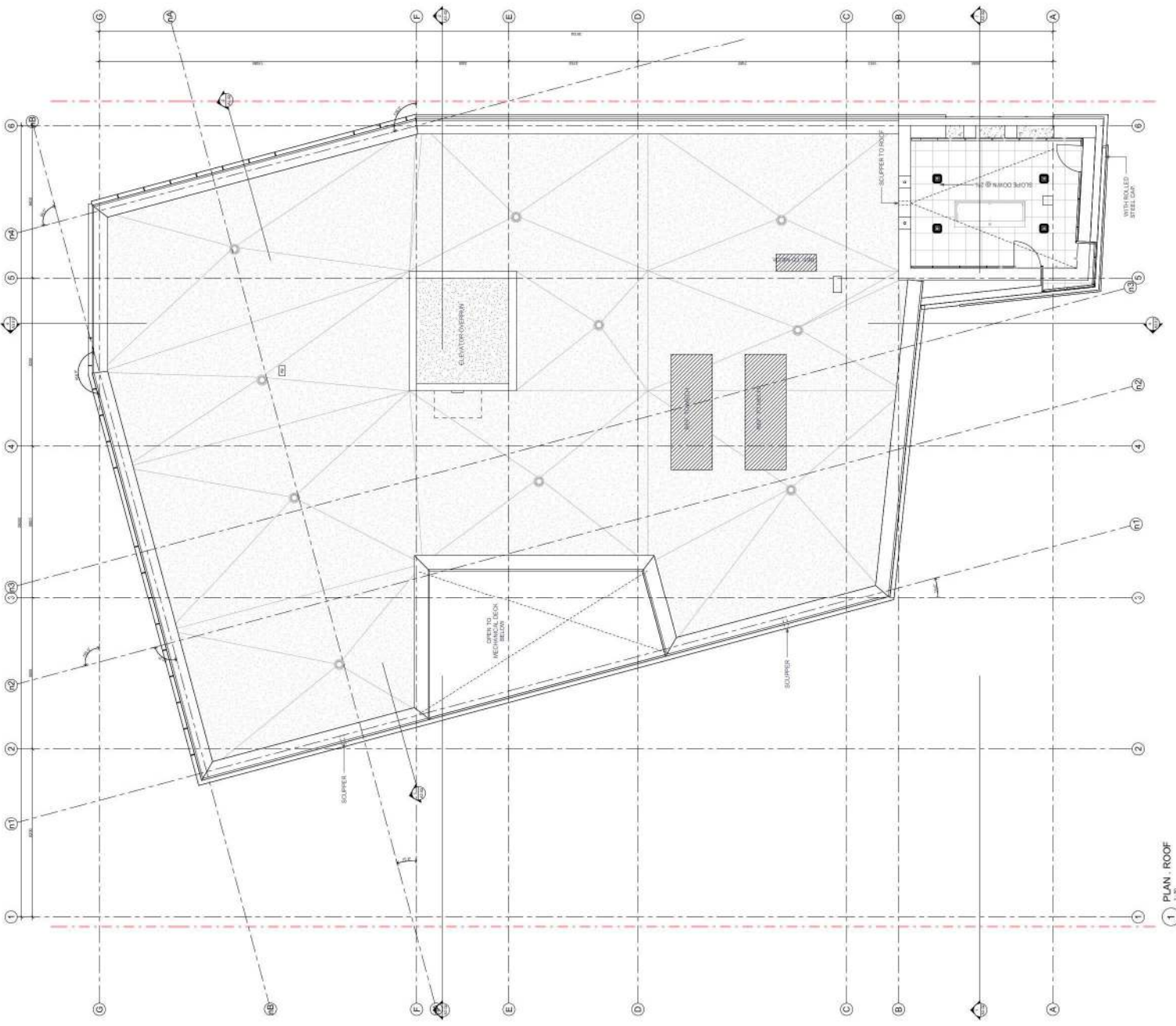
Project Name  
ESCUMALT PUBLIC  
SAFETY BUILDING

Client  
Township of Escumalt  
Site address  
500 Park Plaza, Escumalt, BC

Sheet Name  
FLOOR PLAN - ROOF

Printed Date 2023-12-18 12:35 PM  
Sheet number 7  
Current sheet 7

**A2.14**



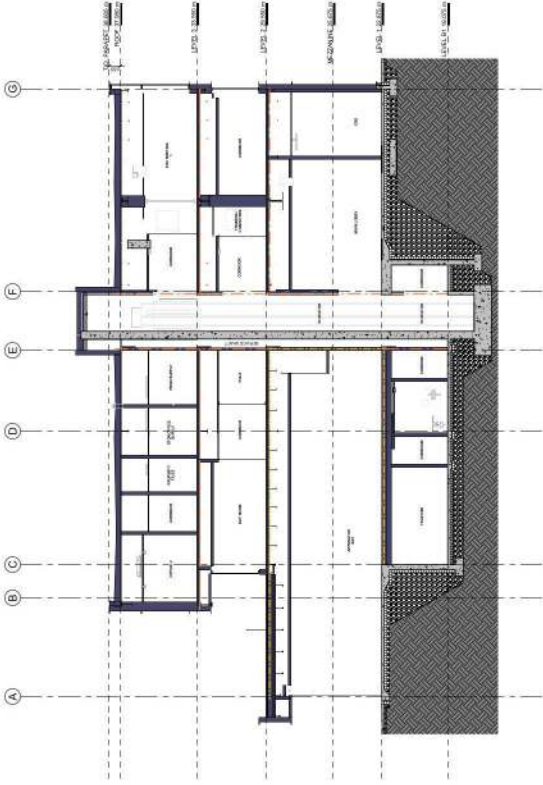
1 PLAN - ROOF  
1/8"



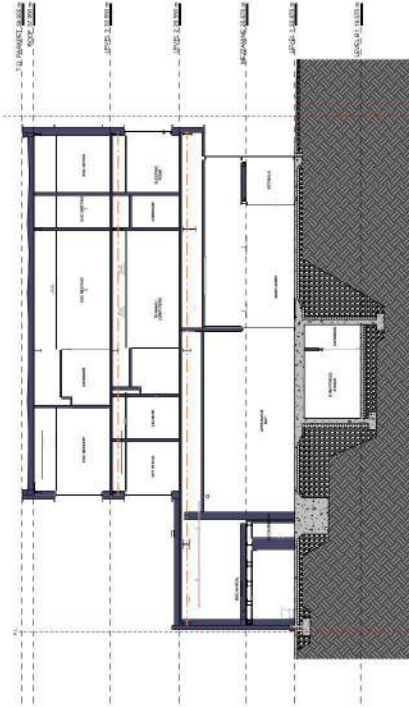


Scale

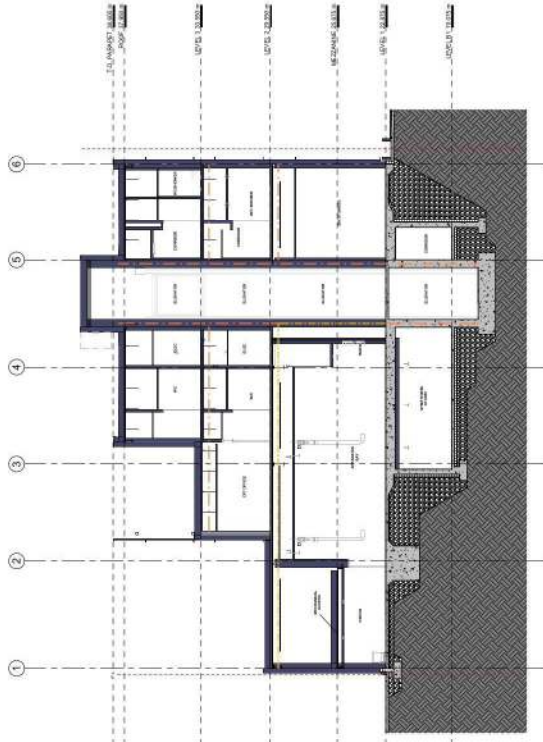
Comments



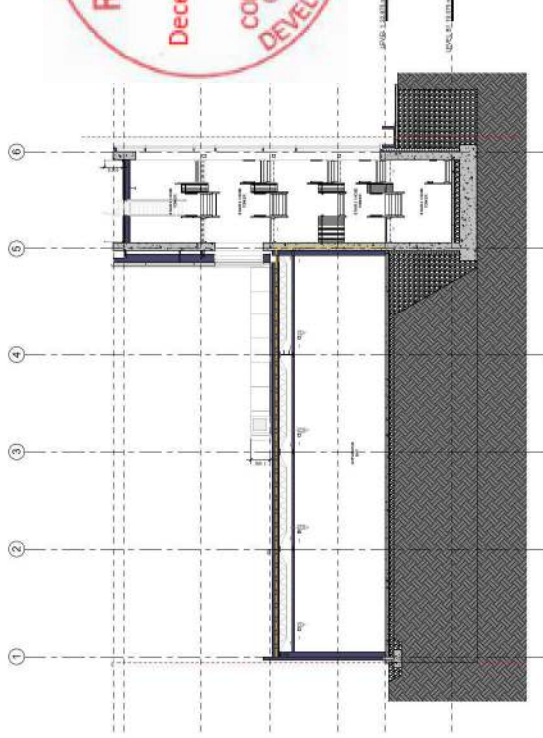
④ SECTION - NORTH SOUTH @ ELEVATOR  
1/100



③ SECTION EAST-WEST @ STAIR 1  
1/100



② SECTION - APPARATUS BAY NORTH  
1/100



① SECTION - APPARATUS BAY SOUTH  
1/100



Project No: 7\_20231219  
 Project Name: ESCUMALT VARIANCE REPORT

Project Site:  
 ESCUMALT PUBLIC  
 SAFETY BUILDING

Client:  
 Township of Esquimalt  
 Site address:  
 501 Park Place, Esquimalt, BC

Sheet No:  
 BUILDING SECTIONS



VIEW FROM CORNER OF CARLISLE AVENUE AND PARK PLACE, LOOKING NORTH WEST



VIEW FROM CARLISLE AVENUE, LOOKING NORTH



VIEW FROM PARK PLACE, LOOKING SOUTH WEST



AXONOMETRIC VIEW OF SITE





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Fax: 416-291-5551  
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Key plan

Item No.	Description	Date
1	Final Design Review	2023-02-28
2	Final Design Review	2023-02-28
3	Review for 50% DP	2023-03-08
4	Review for 100% DP	2023-03-10
5	Final Design Review	2023-03-10

Project title  
**Esquimaut Public Safety Building**

Client  
Township of Esquimaut  
Site address  
600 Park Place, Esquimaut, BC

Sheet title  
**Landscape Materials**

PROJECT NO. 23-02  
SCALE 1:100 @ 29"X42"  
DRAWN BY BK  
CHECKED BY SM

North arrow pointing up

Sheet number 5  
Revision number

**L1.01**

**LINE TYPE LEGEND**

Proposed	Proposed
Existing	Existing
...	...

**UNDERGROUND UTILITIES**  
(Shown by reference only - NOT TO CIVIL ENGINEER'S DRAWING)

EXISTING	PROPOSED
Sanitary	Sanitary
Water	Water
Electrical	Electrical
Gas	Gas
Other	Other

**1.6 PAVEMENT, CURBS**

1.6.1 Pavement: 100% ASP

1.6.2 Curbs: 100% ASP

**1.7 SITE FURNISHINGS**

1.7.1 Benches: 100% ASP

1.7.2 Planters: 100% ASP

**1.8 MATERIALS**

1.8.1 Mulch: 100% ASP

1.8.2 Retaining Wall: 100% ASP

**1.9 PLANTING AND LANDSCAPE**

1.9.1 Planting: 100% ASP

1.9.2 Landscaping: 100% ASP

