

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT PERMIT

NO. DP000090

Owner: Marco Investments Ltd., Inc. No. BC0734694

Lands: PID 001-122-134, Lot A Section 11 Esquimalt District Plan
VIP42081

Address: 860 Esquimalt Road, Esquimalt, B.C.

Conditions:

1. This Development 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 for the purpose of authorizing the form and character of a refurbished commercial property within Development Permit Area No. 2 – Commercial.
2. Approval of this Development Permit is issued in accordance with the architectural drawings and site plan prepared by James Kerr, Architect AIBC, all stamped "Received July 19, 2017", attached hereto as Schedule 'A', the landscaping plan prepared by Lombard North Group, and the 'Conceptual Artwork' prepared by Pattison Sign Group both stamped "Received July 19, 2017" and attached hereto as Schedule 'B'.
3. This Development Permit is issued in accordance with the landscaping estimate provided by Lombard North Group, all stamped "Received August 17, 2017", attached hereto as Schedule 'C'. Security, in an amount representing 120% of the estimate (120% of \$16,124.00 = \$19348.8) must be deposited with the Township of Esquimalt before this permit can be issued.
4. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
5. 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.
6. This Development Permit is not a Building Permit.

7. 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.
8. For the purposes of this Development Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE _____
DAY OF _____, 2017.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS _____
DAY OF _____, 2017.

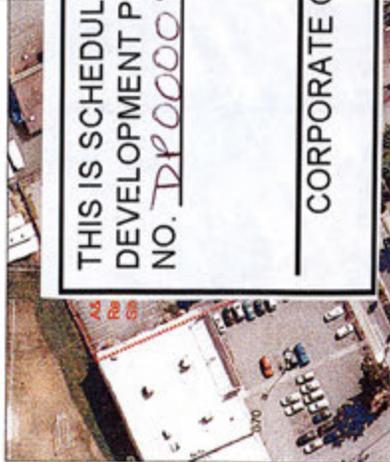
Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt

COPYRIGHT RESERVED
 This drawing is the property of James Kerr Architect and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of James Kerr Architect.

THIS IS SCHEDULE 'A' OF
 DEVELOPMENT PERMIT
 NO. D00090

CORPORATE OFFICER



AERIAL PHOTO

PROJECT INFORMATION

1. Street Address: 880 Esquimaux Road, Victoria BC
2. Property Legal Description: Lot 17 Section 11 Plan 23004 Envested/Chick
3. Owner: Metro Investments Ltd.
4. Applicant: Henson Construction
5. Existing Zoning: C2 Neighbourhood Commercial
6. Site Area: 1882.5sq m +/-
7. Existing Building Floor Area: 193.5sq m Main Floor (as per Zoning Ordinance)
8. Existing Building Height: 4.6m +/- (per change)
9. On-Corridor Parking: 27 spaces (including 7 small car spaces)
10. On-Corridor Loading: 1 space (per change)

GENERAL NOTES

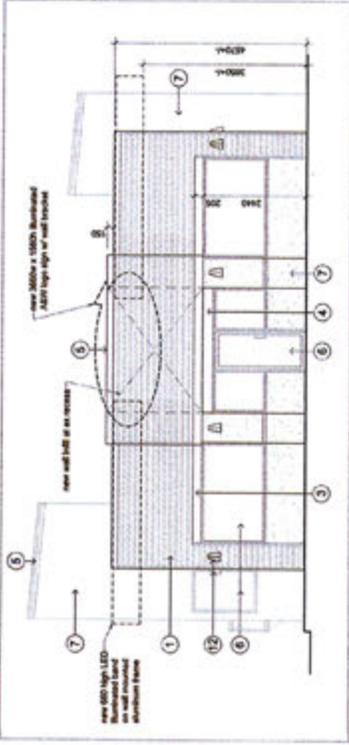
1. Refer to A&W Food Services of Canada coloured alteration drawing for this location & current edition of Notwithstanding the Image Design Book for further information regarding new exterior and interior signage, graphics, material finishes & paint colours.

MATERIAL FINISH LEGEND

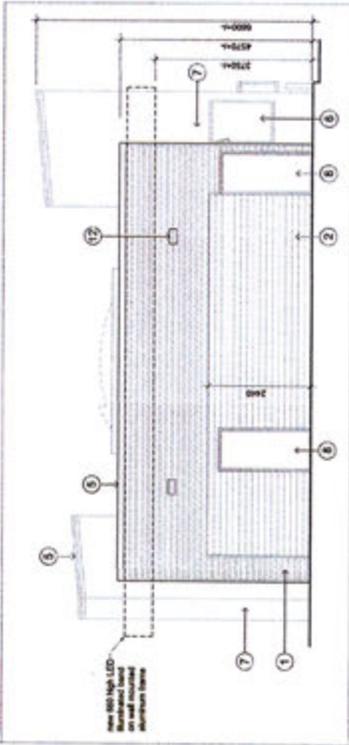
1. New prefinished 20ga. ribbed steel cladding, Vancouver CL 80220R Cambridge White
2. New fire-rated ceiling, Macpacbank Ceilings (pre-painted) Cambridge White
3. New prefinished 20ga. steel roof, Vancouver Metro Brown
4. New clear anodized aluminium breast slates
5. New prefinished 20ga. steel framing to match cladding
6. Existing clear anodized aluminium storefront windows & doors
7. Existing access to be replaced
8. Existing steel door & frame to be replaced
9. Existing gutter to be replaced
10. Existing steel panelwork to be replaced
11. Existing light fixtures to be removed, replaced & reinstated
12. New light fixtures to replace existing



SITE PHOTOS

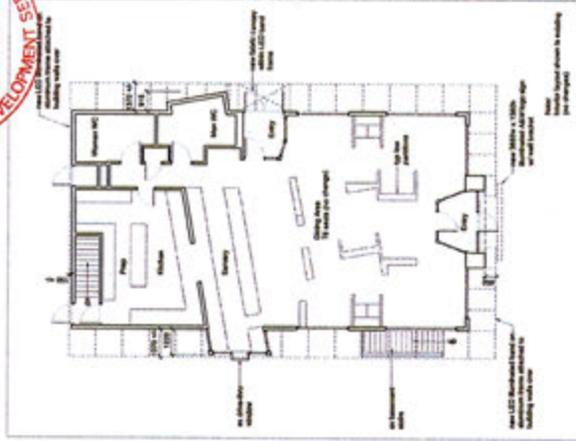


SOUTH ELEVATION

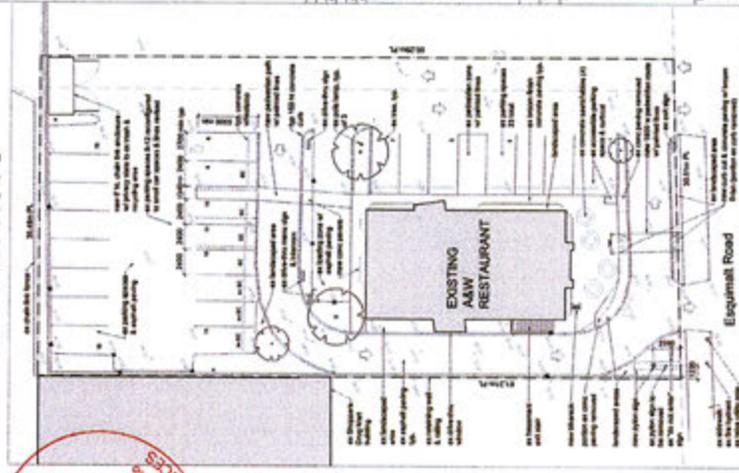


NORTH ELEVATION

RECEIVED
 JUL 19 2017
 CORP OF TOWNSHIP OF ESQUIMAUX
 SERVICES DEVELOPMENT



MAIN FLOOR PLAN



SITE PLAN



James Kerr
 Architect

JAMES KERR ARCHITECT ABC
 14011 St. James Street
 Victoria, BC V8P 2K6
 778-452-2006

A&W
 RESTAURANT
 ALTERATIONS

880 Esquimaux Rd.
 Victoria, BC

NOTES	AI	RI
PLANS		
ELEVATIONS		

SCHEDULE 'A' OF
DEVELOPMENT PERMIT
NO. DR00090

CORPORATE OFFICER

RECEIVED

JUL 19 2017

CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

A&W Restaurant, 860 Esquimalt Rd., Victoria BC Exterior Materials & Finish Legend

Standard Paint Colours (See note below)	Manufacturer	Colour	Pantone	Metals Code	Description	Supplier	Finish/Colour	Switch
EP1	Benjamin Moore	Seed Brown 2096-10	n/a	CL3	6.25" Cement Plank Cedar mill lap siding Trim product shall be fry reglet fiber cement trim or similar (Primarily for exterior walls, includes starter track and other components)	James Hardie	Pre-painted Chestnut Brown or similar	
EP2	Benjamin Moore	Rumba Orange 2014-20	165	CL7	Ribbed Metal cladding (Primarily for new exterior cladding, 4-6 weeks lead time)	Vicwest Profile: CL 602SSR Gauge 26	Valspar WeatherX Bright White 56086	
EP3	Benjamin Moore	Horizon OC-53	To match CL7	FL1	Metal Flashing (Primarily for parapet flashing)	Source Locally	To match CL7	
EP4	Benjamin Moore	Fainview taupe HC-85	n/a	FL4	Metal Flashing (Primarily for retrofitting bulkheads and former neon bands and above windows)	Source Locally	Metro Brown	
EP5	Any	Silver	Silver 422C	Other Code	Description	Supplier	Finish/Colour	Switch
EP6	Benjamin Moore	Rust 2175-30	167	AW1	Illuminated Mini-Boomerang (Does not include space frame)	Lektron Inc. LED Light Band	A&W Orange	
Fabrics Code	Manufacturer	Product	Finish/Colour	Useful Contacts (See note below)				
EV1	Eradi-Lite or Awnshade	Awning fabric Awning fabric	#2751 Orange (standard) #5123 Orange (standard)	Supplier	Phone	Rep	Web	
				Benjamin Moore	(604) 607-3410	Jodi Reppert	www.benjaminmoore.ca	
				Vicwest (for CL7 finishes)	(604) 946-5316	Kevin Bonogobski	www.vicwest.com	
				Lektron Inc. LED Lighting Technology	(918) 622-4978 (USA)	Collin Washburn	www.lektroninc.com	
				Albright Lighting (for L1 light fixture)	(604) 828-5923	Alan Searcy	www.albrightlighting.com	
				James Hardie	(604) 349-6585	Josh O'Keefe	www.jameshardie.com	

NOTE: 1) Paint colour specifications are provided for colour reference only, do not sample from this page. The type of paint (latex, oil-base, etc.) and finish (eggshell, high-gloss, etc.) will vary depending on the application and is further detailed in the Technical Notes.
2) All contracts listed here, except Lektron Inc. are for reference only. Contractor can source similar matching product locally.

A&W 860 Esquimalt

Cost Estimate - August 17, 2017
A&W 860 - L1R1R1.dwg



Landscape

	Quantity	Unit	Unit Price	Total
Soft Landscape Items				
Multi-Stem (2.0 m. ht.)	5	ea.	\$ 125.00	\$ 625.00
Shrubs (27 cm. pot)	66	ea	\$ 35.00	\$ 2,310.00
Shrubs (21 cm. pot)	15	ea	\$ 22.00	\$ 330.00
Shrubs (15 cm. pot)	28	ea	\$ 13.00	\$ 364.00
Groundcover (15 cm. pot)	51	ea	\$ 11.00	\$ 561.00
Vines (21 cm. pot)	7	ea	\$ 22.00	\$ 154.00
River Rock	64	sq.m.	\$ 50.00	\$ 3,200.00
Topsoil - Planting Beds (45 cm depth)	49	cu.m.	\$ 45.00	\$ 2,205.00
Irrigation		allow	\$ 2,500.00	\$ 2,500.00
Sub Total				\$ 12,249.00
Hard Landscape				
Sidewalk Improvements		allow	\$ 2,500.00	\$ 2,500.00
Lockstone Paving	5	sq.m.	\$ 75.00	\$ 375.00
Sub Total				\$ 2,875.00
Site Furnishings				
Bike Rack		ea	\$ 1,000.00	\$ 1,000.00
Sub Total				\$ 1,000.00
TOTAL				\$ 16,124.00

Note: The Above Includes all labor and material costs.

SCHEDULE <u> C </u> OF DEVELOPMENT PERMIT NO. <u>DP000090</u> _____ CORPORATE OFFICER

