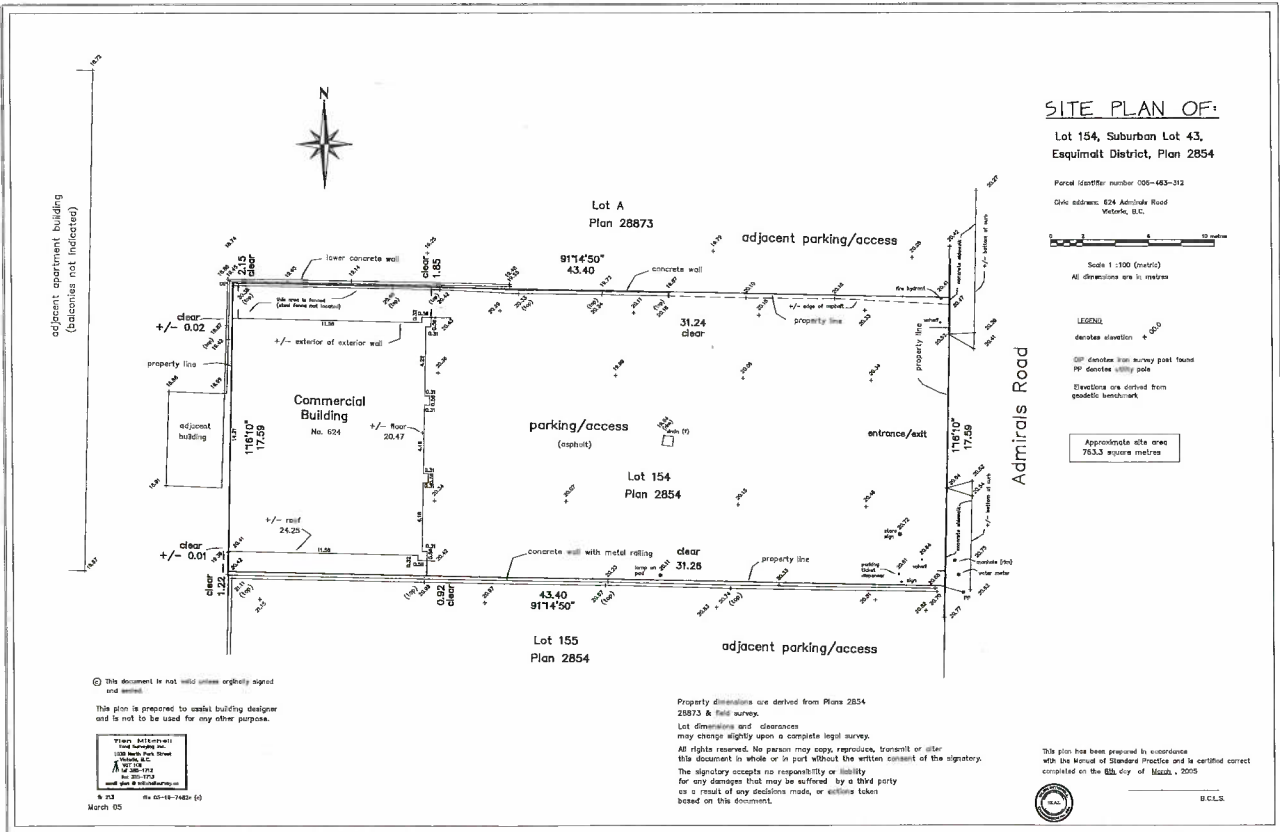




EXISTING SITE LOCATION



EXISTING BUILDING



SITE SURVEY

PROJECT INFORMATION:	
DESCRIPTION:	PROPOSAL OF NEW RESTAURANT (TENANT IMPROVEMENT)
CURRENT ZONING:	CORE COMMERCIAL (C-3)
ADDITIONAL CONSULTANTS:	MECHANICAL: AVALON MECHANICAL ELECTRICAL: TRIUMPH ENGINEERING
LOT AREA:	763.2m ² (8215.2ft ²)
TOTAL FLOOR AREA:	157.9m ² (1699.3ft ²)
CODE REVIEW & BUILDING CLASSIFICATION:	
CLASSIFICATION:	EXISTING: 3.2.2.48 - GROUP E - UP TO TWO STOREYS PROPOSED: 3.2.2.25 - GROUP A, DIVISION 2 - UP TO TWO STOREYS
MAJOR OCCUPANCY:	GROUP A, DIVISION 2 - ASSEMBLY OCCUPANCY
BUILDING AREA:	157.9m ²
STREETS FACED:	ONE
ALLOWABLE CONSTRUCTION:	COMBUSTIBLE OR NONCOMBUSTIBLE
SPRINKLERED:	NOT REQUIRED
FLOOR ASSEMBLIES FRR:	NOT LESS THAN 45MIN
LOADBEARING WALLS, COLUMNS, & ARCHES FRR:	NOT LESS THAN 45MIN
TRAVEL DISTANCE:	30 METRES
OCCUPANT LOAD:	1-25 OCCUPANTS OF EACH SEX
WATERCLOSETS:	1 UNIVERSAL WC & 1 STANDARD WC PROVIDED

LIST OF DRAWINGS:	
A-0	SITE LOCATION, SITE SURVEY, LIST OF DRAWINGS, CODE REVIEW
A-1	SITE PLAN, PARKING CALCULATION
A-2	EXISTING FLOOR PLAN, PROPOSED FLOOR PLAN
A-3	PROPOSED EQUIPMENT LAYOUT
A-4	EXTERIOR ELEVATIONS
LEGAL DESCRIPTION:	
LOT 154, ESQUIMALT DISTRICT PLAN, V/P2854 SUBURBAN LOT 43. PID: 006-463-312	



PROJECT: PROPOSED TAKE-OUT RESTAURANT
TENANT IMPROVEMENT
PROJECT ADDRESS:

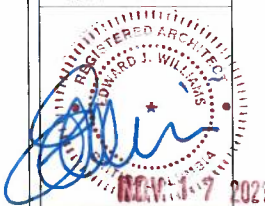
624 ADMIRALS RD,
ESQUIMALT, BC

CLIENT:

COREY PACE

steller
ARCHITECTURAL CONSULTING
210-4252 Commerce Circle,
Victoria, BC, Canada V8Z 4M2
250-264-0778
info@stellereconsulting.com
www.stellereconsulting.com

This Drawing (graphic and written material) contains the work of the Architectural Consultant. It is the intellectual property and instrument of service, and is not to be reproduced, copied, or used in any way without the express written consent of the ARCHITECT.



ISSUED FOR:
DEVELOPMENT PERMIT

REVISION NO. DATE

SAC PROJECT NO.:
ADM-624-21

DRAWN BY:
CW

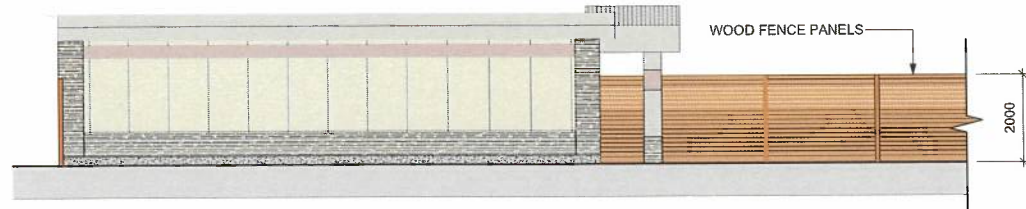
DATE:
NOVEMBER 17, 2021

SCALE:
AS SHOWN

DRAWING TITLE:
CODE REVIEW & SITE LOCATION

DRAWING NUMBER:

A-0



1
A-1
SCREENING ELEVATION
1:75

PARKING CALCULATIONS - ZONE C3			
LOT AREA:	763.2m ²		
BUILDING AREA:	157.9m ²		
SITE COVERAGE:	20.7%		
USE:	FLOOR AREA:	PARKING REQUIREMENTS: AS PER PARKING BYLAW, 1982, NO. 2011	
RESTAURANT	157.9m ²	1 stall per 14m ²	12 stalls required

NOTE: SCREENING (NOT LESS THAN 2m IN HEIGHT) TO BE PROVIDED ALONG NORTH, WEST & SOUTH PROPERTY LINES. AS ADJOINING PROPERTIES ARE RESIDENTIAL USE, WOOD FENCE TO BE MAINTAINED BY BUILDING OWNER. COORDINATION REQUIRED BETWEEN ADJOINING 622 ADMIRALS NEIGHBOUR TO ENSURE 2m HEIGHT REQUIREMENT IS MET.

Plant list	Plant name	Common name	Per size
1	Woods		
5	Acer circinatum	Vine maple	15-20 gallon
25	Cupressus x leylandii	Taggard cedar	5-6 gallon 55L
Evergreen shrubs			
18	Mahonia aquifolium	Tall Oregon grape	8 gallon
20	Nandina domestica 'Gulfstream'	Nandina	8-9 gallon
5	Pinus mugo 'Pumilio'	Mugo pine	5-6 gallon
Deciduous shrubs			
2	Ribes sanguineum	Flowering currant	5 gallon

Design notes

- All plants to be installed within a minimum of 50-60 inches garden soil
- All trees to be installed with a minimum of 30 inches root spread
- All plants selected for deer resistance and drought tolerance, once established
- Suggest seasonal application of time of planting to encourage new root growth
- All plants must be installed in accordance with local landscape standards



PROJECT:
**PROPOSED
TAKE-OUT
RESTAURANT**
TENANT IMPROVEMENT
PROJECT ADDRESS:

624 ADMIRALS RD,
ESQUIMALT, BC

CLIENT:

COREY PACE

steller
AS SEEN IN THE
4000 347 7000

210-4252 Commerce Circle,
Victoria, BC, Canada V8Z 4M2
Tel: 250-680-8076
www.stellerconsulting.com

RECEIVED
This document is the property of Steller Consulting Ltd. It is to be used for the project and site only. It is not to be reproduced, distributed, or used in any way without the express written consent of the ARCHITECT.

MAR 25 2022
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES

ISSUED FOR:
DEVELOPMENT PERMIT

REVISION NO.:	DATE:

SAC PROJECT NO.:
ADM-624-21

DRAWN BY:
CW

DATE:
MARCH 25, 2022

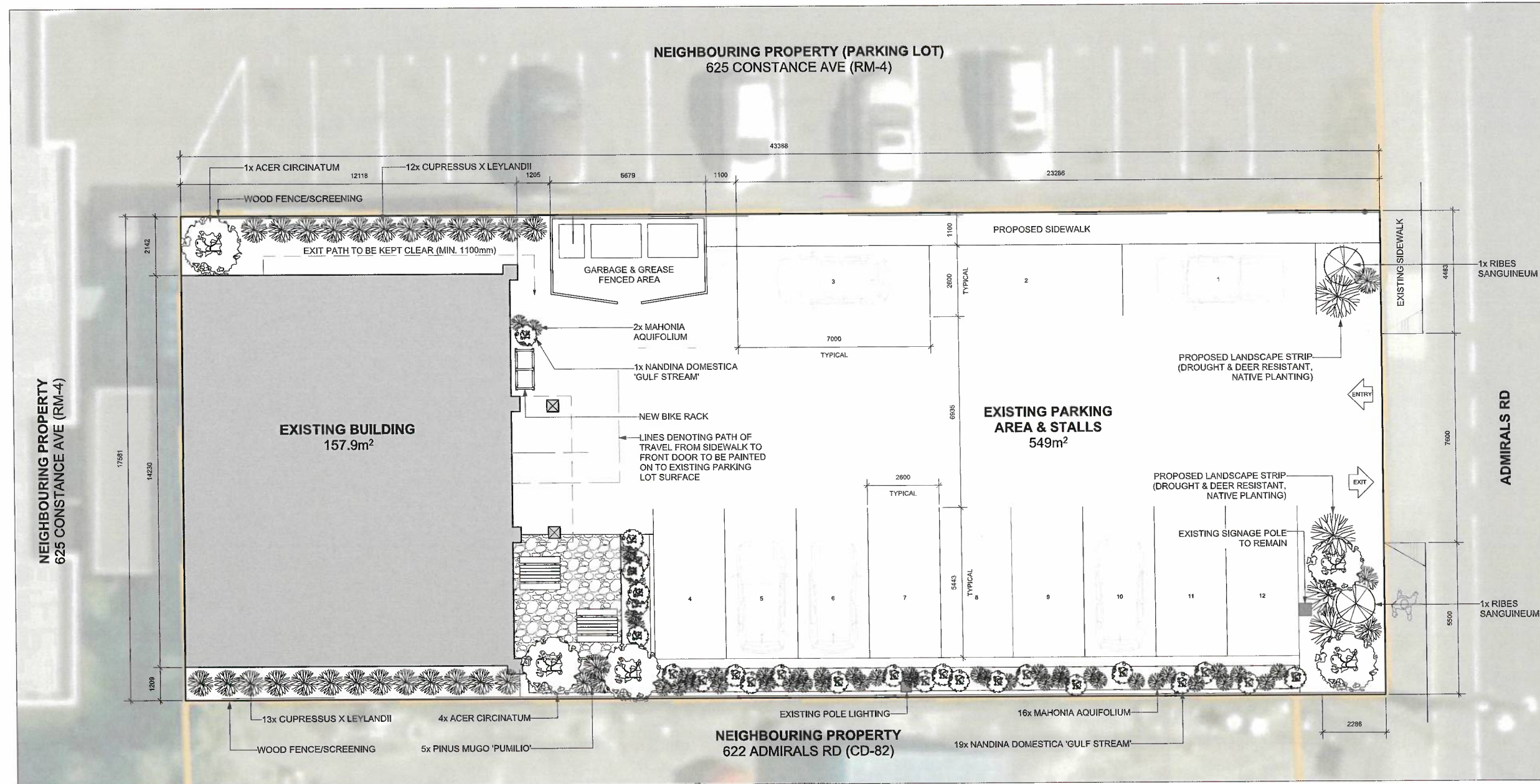
SCALE:
AS SHOWN

DRAWING TITLE:

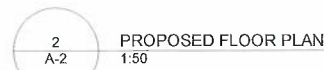
SITE PLAN

DRAWING NUMBER:

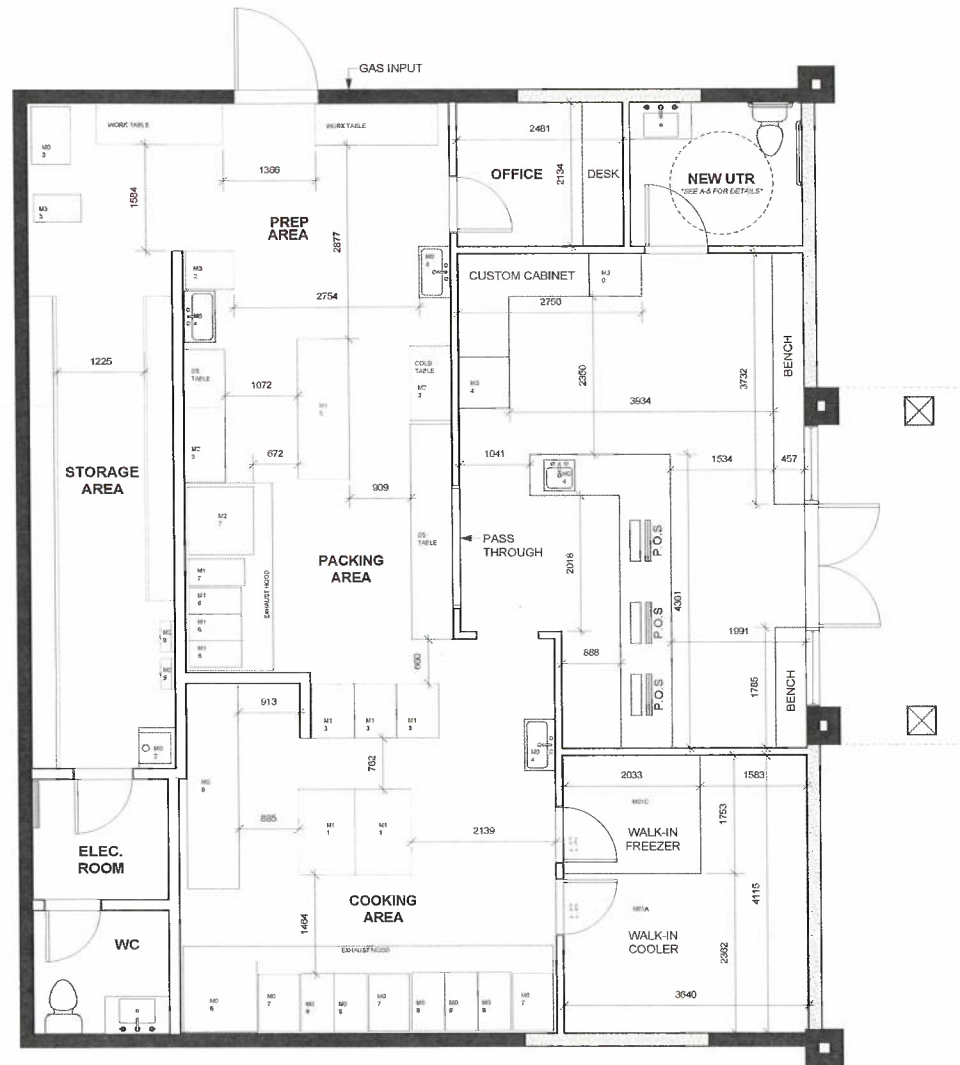
A-1



2
A-1
SITE PLAN
1:75



A-2



1
A-3
PROPOSED EQUIPMENT LAYOUT
1:50

#	Tag Code	Equipment	QTY	Manufacturer	Model No.	Dimensions (LxWxH)
1	M01A	Walk in Cooler	1	US Cooler		13'-6" X 11'-10" X 7'-6"
	M01C	Walk In Freezer	1	US Cooler		6'-9" X 5'-9" X 7'-6"
2	M02	Mop Sink	1	Eagle	F1916	21 1/2" X 24 5/8" X 15 1/2"
3	M03	Ice Maker w/Bin	1	Scotsman	C05225W-32B	34" X 22" X 73"
4	M04	Hand Sink	3	Supplied Locally	-	-
5	M06	Large Capacity Open Fryer	1	Henny Penny	OFG-342	44 3/4" X 41" X 50"
6	M07	Fryer Dump Station	3	Henny Penny	DT221.01	33 1/4" X 24" X 26 1/2"
7	M08	Pressure Fryer	5	Henny Penny	PFE500.07	19 1/4" X 38 1/4" X 63"
8	M09	3 Compartment Sink	1	Turbo-Air	TSB-3-D2	120" X 30" X 44 1/2"
9	M10	Combi-Steamer	1	Henny Penny	ESC-120	31.5" X 39.25" X 41.75"
10	M11	Breading Table	2	Ayr-King	BBS-EC-4830-BPC	50" X 33" X 42"
11	M13	Heating Holding Cabinet	3	Henny Penny	HHC900.0-MVPT	24 1/2" X 31 1/2" X 71 1/2"
12	M15	Salad Fridge	1	Turbo Air	TSR-72SD	81 7/8" X 30 3/8" X 78 1/4"
13	M16	French Fry Fryer	2	American Range	AF45	30 1/4" X 15 1/2" X 45 3/4"
14	M17	Heated Dump Station	1	Henny Penny	FDS-100	32 1/2" X 15 3/4" X 51 3/4"
15	M18	Exhaust Hood - Roof Exhaust Fan	1	Accurex	XBEW-240-S	240" X 51" X 24"
16	M19	Outdoor Menu System	1	Howard		101.153" X 74.39" X 6.00"
17	M21	Pass-Thru Window	1	East-Serv	SS-200-5	39" X 45"
18	M22	Menu Board	1	Howard		232 3/8" X 6" X 25 3/4"
19	M23	Steam Table	1	Wells Manufacturing	MOD-300	23 5/8" X 43 1/2" X 9 3/4"
20	M24	Drive-thru timer system	1	HM Electronics		
21	M25	Wireless Drive-thru audio system	1	HM Electronics		
22	M26	Vehicle Detector Loop	1	HK Electronics	VDL100	7'-6" X 9'-6"
23	M27	Dual Convection Oven	1	Duke	E102-E	39.5" X 38" X 70.5"
24	M28	Refrigerated Display Case	1	Silver King	SKDC48ST	48" X 23" X 31"
25	M29	Demand Hot Water	1	As per Mechanical		
26	M30	Soda Dispenser	2	Pepsi	SV-175	25" X 31.13" X 34.88"
27	M31	Hot Water Broiler	1	Cecilware	ME-15G	19 3/4" X 17 1/2" X 37 1/2"
28	M32	Gravy Kettle	1	Groen	TDB-40	22.4" X 28" X 24.9"
29	M33	Filtrator	1	R.F. Hunter Co. Inc.	HF 80	26 1/2" X 16 1/8" X 27"
30	M34	Stand-up Pop Cooler		Pepsi	CD45	52" X 29.5" X 78.125"



PROJECT:
**PROPOSED
TAKE-OUT
RESTAURANT**
TENANT IMPROVEMENT
PROJECT ADDRESS:

824 ADMIRALS RD,
ESQUIMALT, BC

CLIENT:

COREY PACE

steller
ARCHITECTURAL
CONSULTING
210-4202 Commerce Circle,
Victoria, BC, Canada V8Z 4M2
250-294-8076
info@stellarcollaborative.com
www.stellarcollaborative.com

This drawing is graphic and written material contained
herein constitutes the work of
Edward J. Williams ARCHITECTURAL
CONSULTING INC.
If the drawing is to be used for any purpose other than
that for which it was prepared, it is the responsibility of the user to
obtain the necessary permission from the architect.



ISSUED FOR:
DEVELOPMENT PERMIT

REVISION NO. DATE

SAC PROJECT NO:
ADM-624-21

DRAWN BY:
CW

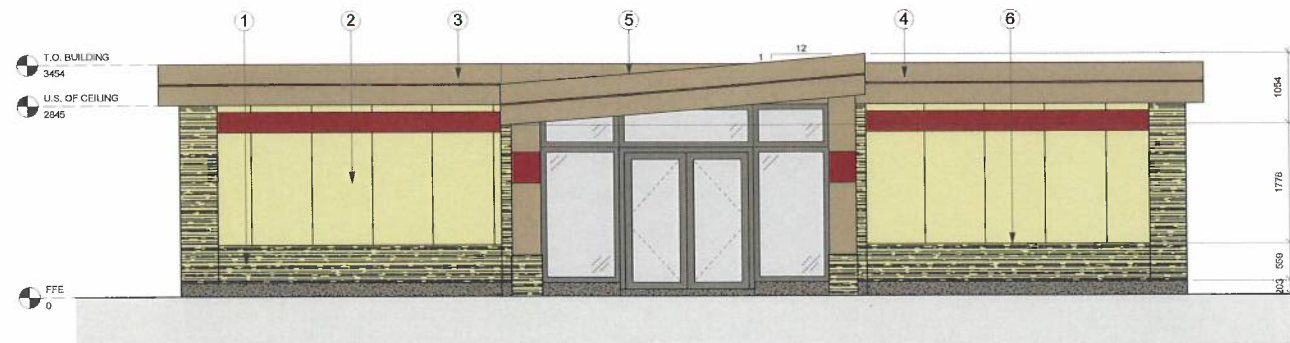
DATE:
NOVEMBER 17, 2021

SCALE:
AS SHOWN

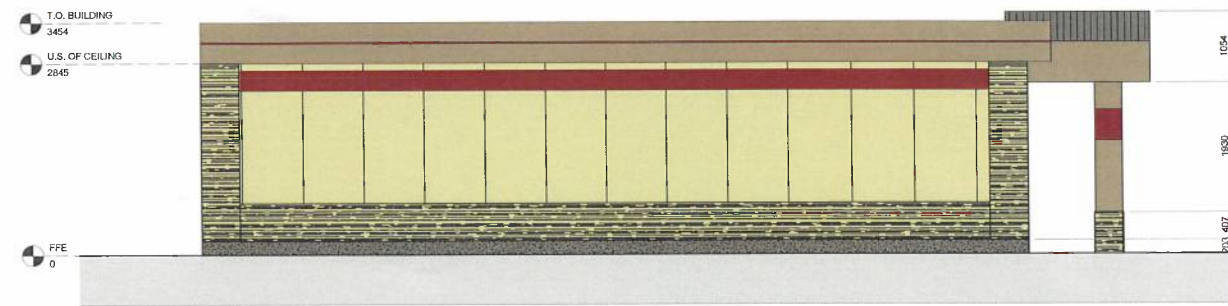
DRAWING TITLE:
PROPOSED
EQUIPMENT
LAYOUT

DRAWING NUMBER:

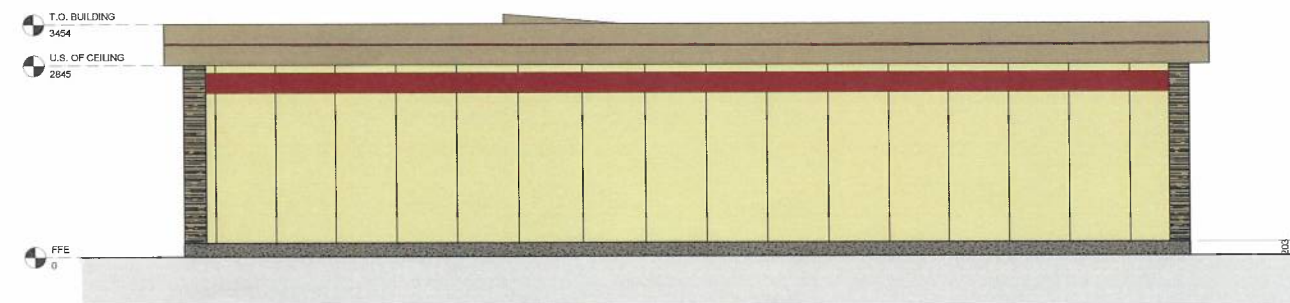
A-3



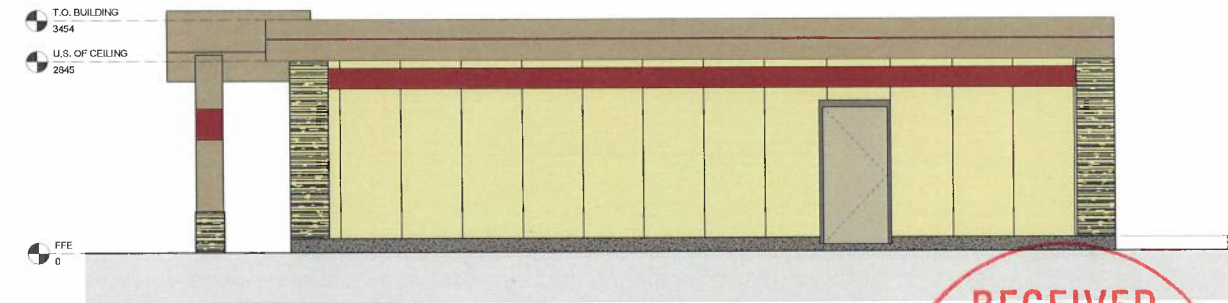
1
A-4
PROPOSED EAST ELEVATION
1:50



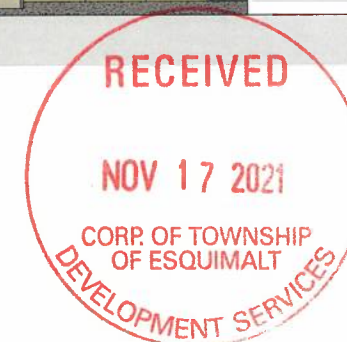
2
A-4
PROPOSED SOUTH ELEVATION
1:50



3
A-4
PROPOSED WEST ELEVATION
1:50



4
A-4
PROPOSED NORTH ELEVATION
1:50



EXISTING FRANCHISE



EXISTING FRANCHISE



PROPOSED MATERIALS & COLOURS [ALL TO BE CONFIRMED BY OWNER & MATCH EXISTING FRANCHISE LOCATIONS]

<p>① CLADDING STONE VENEER TEXTURE: LEDGESTONE</p>	<p>② CLADDING WALL PANEL (Z-CLIP) TO MATCH COLOUR BELOW</p>	<p>③ CLADDING WALL PANEL CLADDING (Z-CLIP) TO MATCH COLOUR BELOW</p>	<p>④ CLADDING WALL PANEL CLADDING (Z-CLIP) TO MATCH COLOUR BELOW</p>	<p>⑤ ROOF MATERIAL VICWEST "SUPERVIC" EXPOSED FASTENER METAL ROOFING *OR EQUIVALENT</p>	<p>⑥ FLASHING PRE-FINISHED METAL FLASHING TO MATCH COLOUR BELOW *OR EQUIVALENT</p> <p>SW 6880 CAVIAR Interior / Exterior</p>
--	---	--	--	---	--

PROJECT:
**PROPOSED
TAKE-OUT
RESTAURANT**
TENANT IMPROVEMENT

PROJECT ADDRESS:

624 ADMIRALS RD,
ESQUIMALT, BC

CLIENT:

COREY PACE

steller
ARCHITECTURAL
CONSULTING
210-4252 Commerce Circle,
Victoria, BC, Canada V8Z 4X2
250-294-8070
info@stellereconsulting.com
www.stellereconsulting.com

This Drawing (graphic and written material) is the work of Steller Architectural Consulting and is the intellectual property and trademark of service. It is subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the ARCHITECT.

STELLER ARCHITECTURAL CONSULTING
D. ARCHITECT
WILLIAMS
NOV 17 2021

ISSUED FOR:
DEVELOPMENT PERMIT

REVISION NO.	DATE

SAC PROJECT NO:
ADM-624-21

DRAWN BY:
CW

DATE:
NOVEMBER 17, 2021

SCALE:
AS SHOWN

DRAWING TITLE:

PROPOSED
ELEVATIONS

DRAWING NUMBER:

A-4