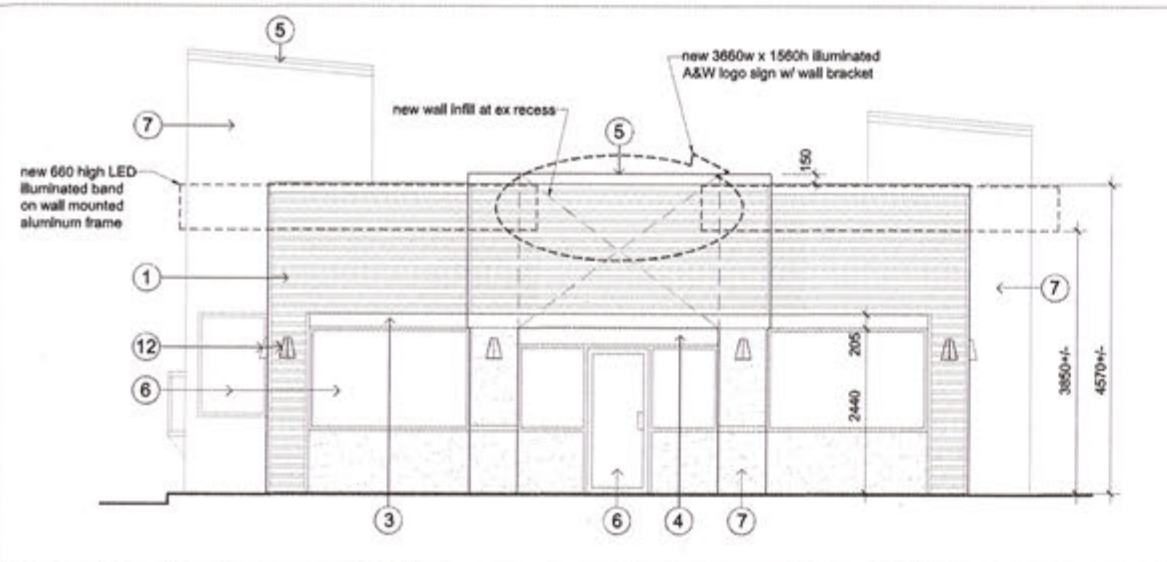
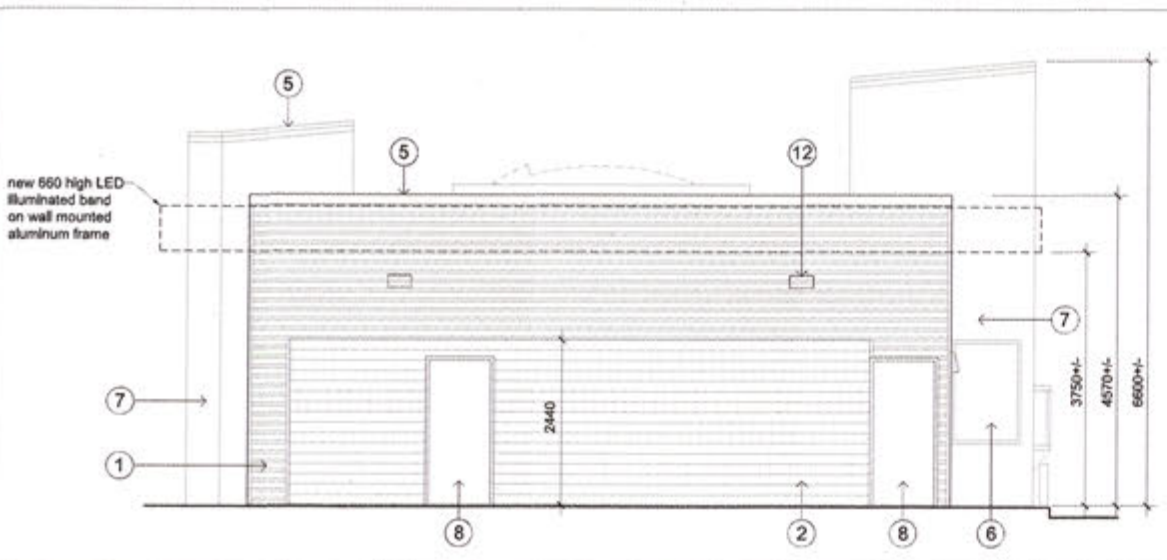




SITE PHOTOS



SOUTH ELEVATION



NORTH ELEVATION 1:50

PROJECT INFORMATION

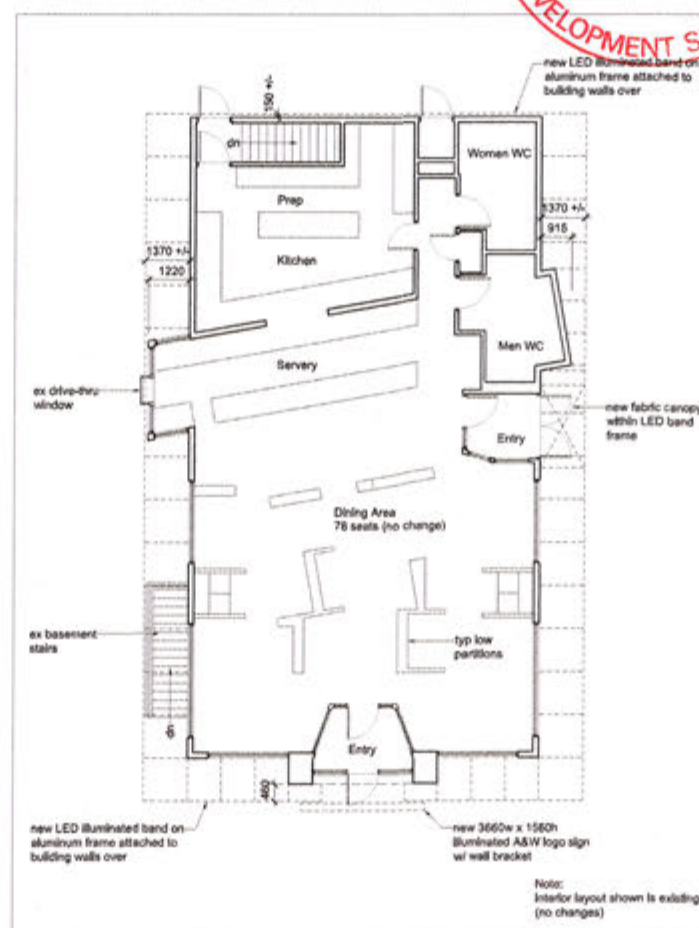
- | | |
|----------------------------------|---|
| 1. Street Address: | 860 Esquimalt Road, Victoria BC |
| 2. Property Legal Description: | Lot 1 Section 11 Plan 23904 Esquimalt District |
| 3. Owner: | Marco Investments Ltd. |
| 4. Applicant: | Hancoon Constructors |
| 5. Existing Zoning: | C2 Neighbourhood Commercial |
| 6. Site Area: | 1852.5m2 +/- |
| 7. Existing Building Floor Area: | 193.5m2 Main Floor (as per Zoning definition)
187.9m2 Basement |
| 8. Existing Building Height: | 6.6m +/- (no change) |
| 9. Off-Street Parking: | 23 spaces (including 7 small car spaces) |
| 10. Off-Street Loading: | 1 space (no change) |

GENERAL NOTES

1. Refer to A&W Food Service of Canada coloured elevation drawing for this location & current edition of Boomerang Re-Image Design Book for further information regarding new exterior and interior signage, graphics, material finishes & paint colours.

MATERIAL FINISH LEGEND

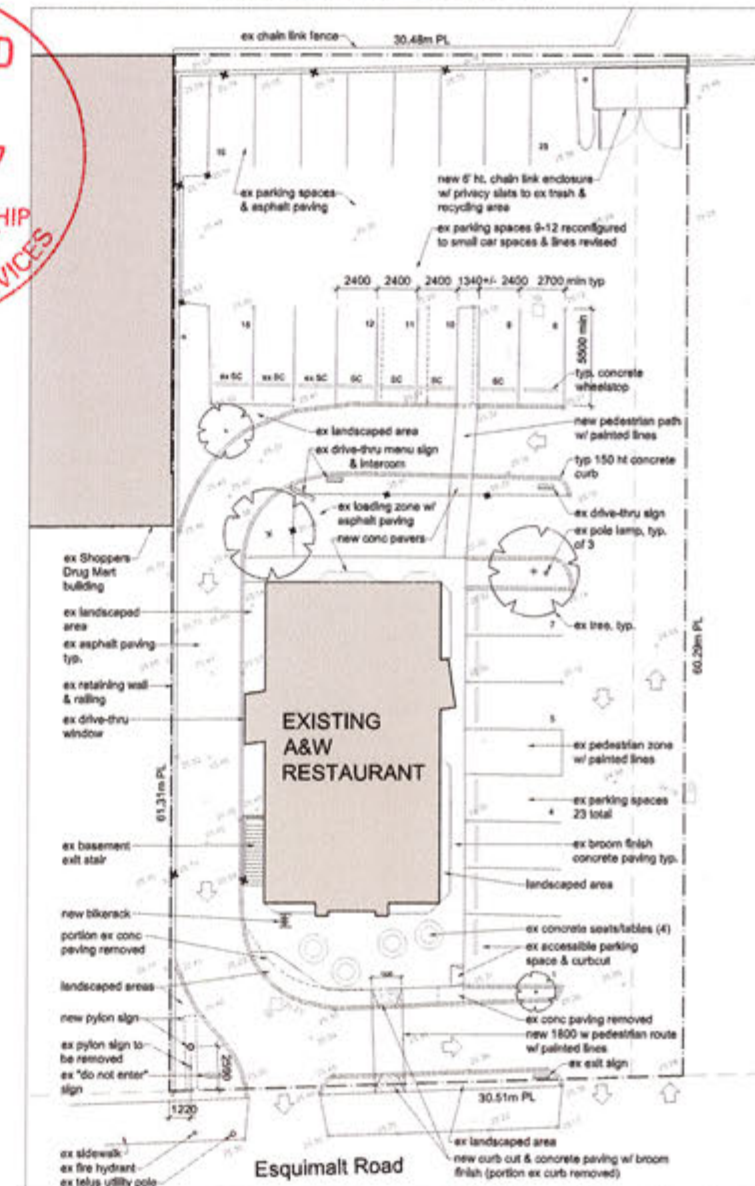
- 1 New prefinished 26ga ribbed steel cladding, Vicwest CL 6025SR Cambridge White
- 2 New fibre-cement siding, Hardieplank Cedarmill prefinished Chestnut Brown, 127mm exp
- 3 New prefinished 24ga steel band, Vicwest Metro Brown
- 4 New clear anodized aluminum break shape
- 5 New prefinished 26ga steel flashing to match cladding
- 6 Existing clear anodized aluminum storefront windows & doors
- 7 Existing stucco to be repainted
- 8 Existing steel door & frame to be repainted
- 9 Existing bollard to be repainted
- 10 Existing steel guard/handrail to be repainted
- 11 Existing light fixture to be removed, repainted & reinstated
- 12 New light fixture to replace existing



MAIN FLOOR PLAN 1:100



AERIAL PHOTO



SITE PLAN 1:200

COPYRIGHT RESERVED
This drawing and design are, and shall at all times, remain the exclusive property of the Architect and cannot be used or reproduced without their written consent. Within dimensions shall have precedence over scaled dimensions and all Contractors shall verify and be responsible for all dimensions and conditions on the project site. This office shall be informed of any variations from the dimensions and conditions shown on the drawing. This drawing refers only to the project named below.

James Kerr
Architect

JAMES KERR, ARCHITECT AIBC
1423 Haultain Street
Victoria, BC V8R 2J6
778-432-2996

A&W RESTAURANT ALTERATIONS

860 Esquimalt Rd.
Victoria, BC

NOTES
PLANS
ELEVATIONS

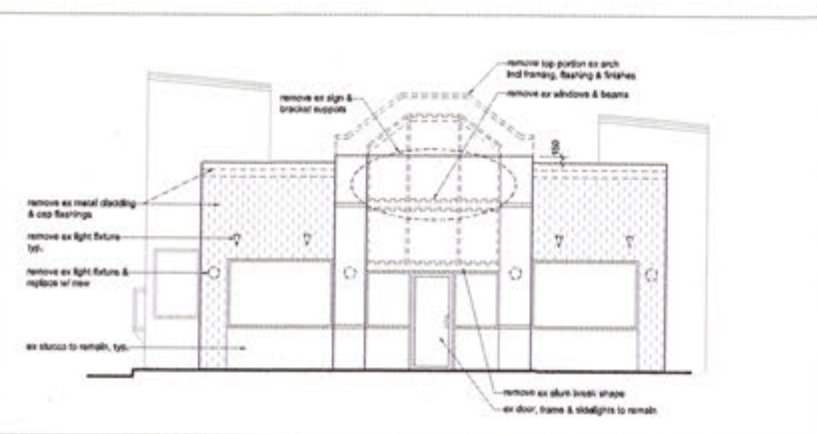
A1

R1

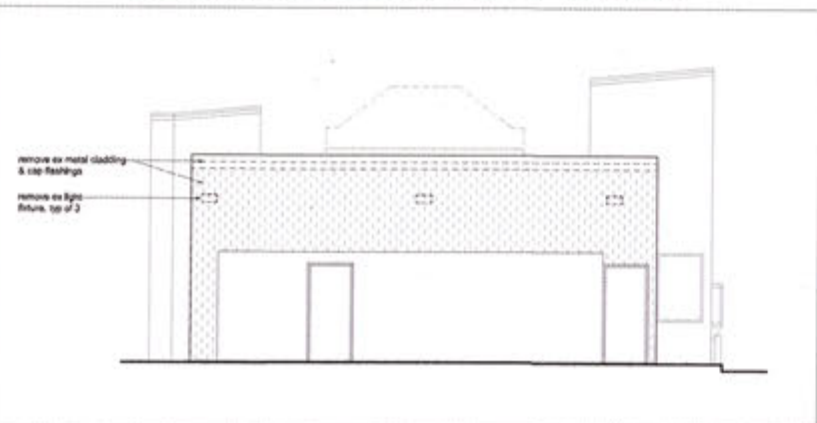


MATERIAL FINISH LEGEND

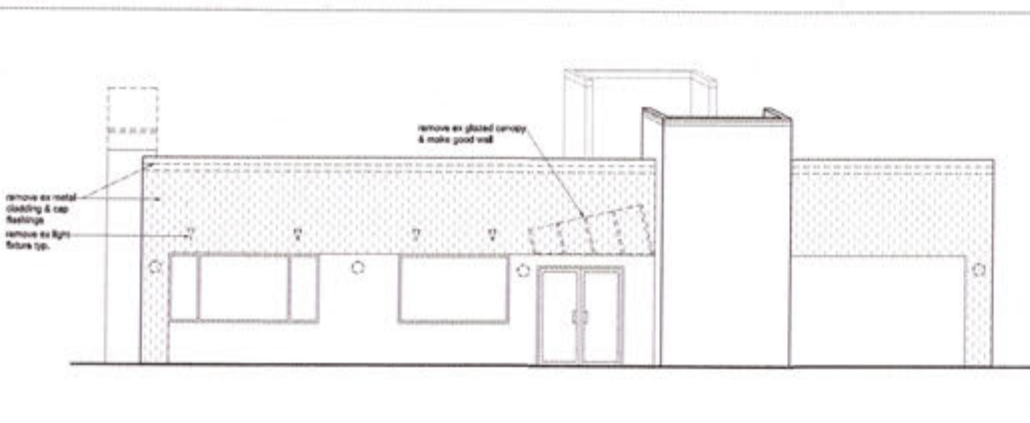
- 1 New prefinished 26ga ribbed steel cladding, Vicwest CL 6025SR Cambridge White
- 2 New fibre-cement siding, Hardieplank Cedarmill pre-painted Chestnut Brown, 127mm exposure
- 3 New prefinished 24ga steel band, Vicwest Metro Brown
- 4 New clear anodized aluminum break shape
- 5 New prefinished 26ga steel flashing to match cladding
- 6 Existing clear anodized aluminum storefront windows & doors
- 7 Existing stucco to be repainted
- 8 Existing steel door & frame to be repainted
- 9 Existing bollard to be repainted
- 10 Existing steel guard/handrail to be repainted
- 11 Existing light fixture to be removed, repainted & reinstated
- 12 New light fixture to replace existing



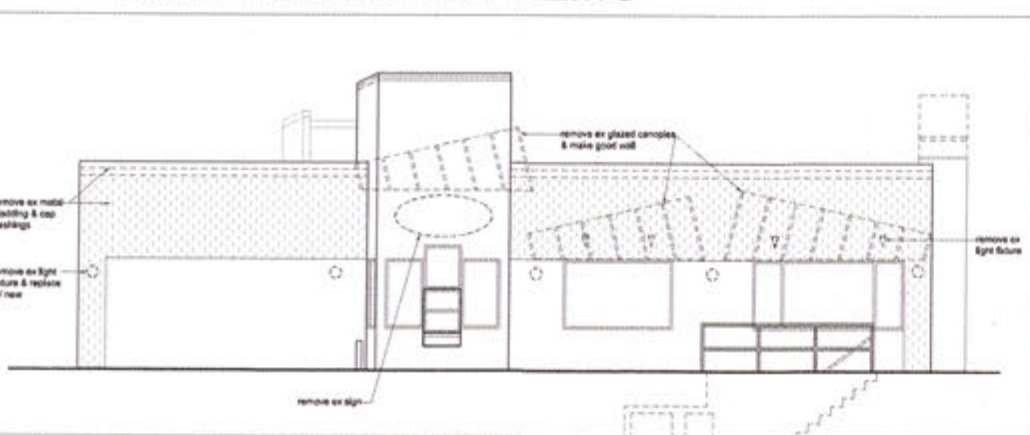
SOUTH ELEVATION DEMO



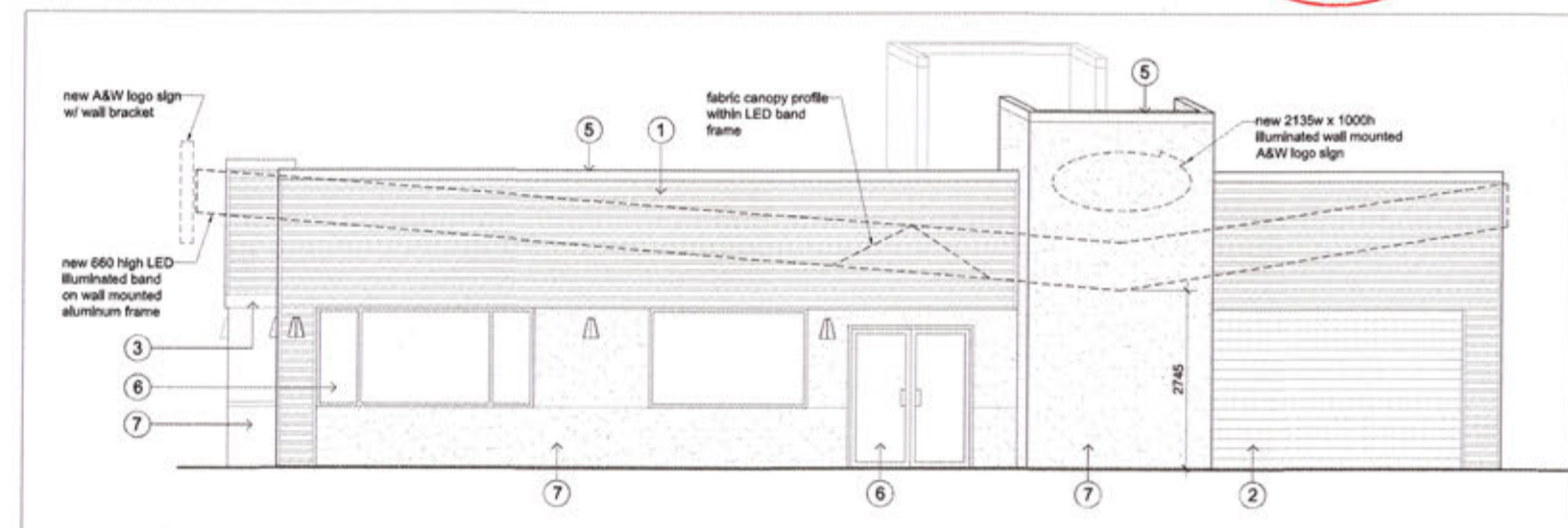
NORTH ELEVATION DEMO



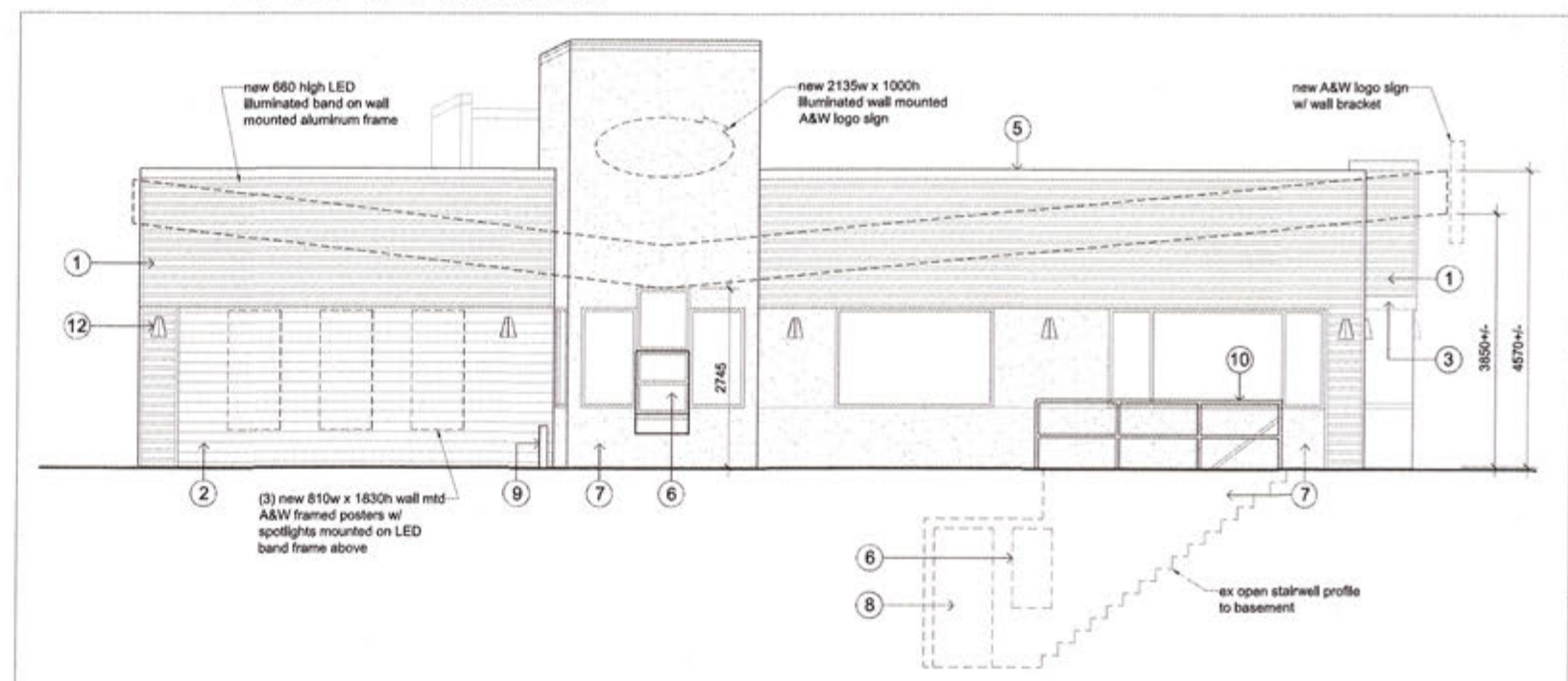
EAST ELEVATION DEMO



WEST ELEVATION DEMO 1:75



EAST ELEVATION 1:50



WEST ELEVATION 1:50

James Kerr Architect

JAMES KERR, ARCHITECT AIBC
1423 Haultain Street
Victoria, BC V8R 2J6
778-432-2996

Drawn By: J.K.
Project No: 17026
Project Name: A&W RESTAURANT ALTERATIONS

860 Esquimalt Rd.
Victoria, BC

Drawing Title: ELEVATIONS DEMOLITION INFO

Drawing No: A2

Legend

— — — Removed

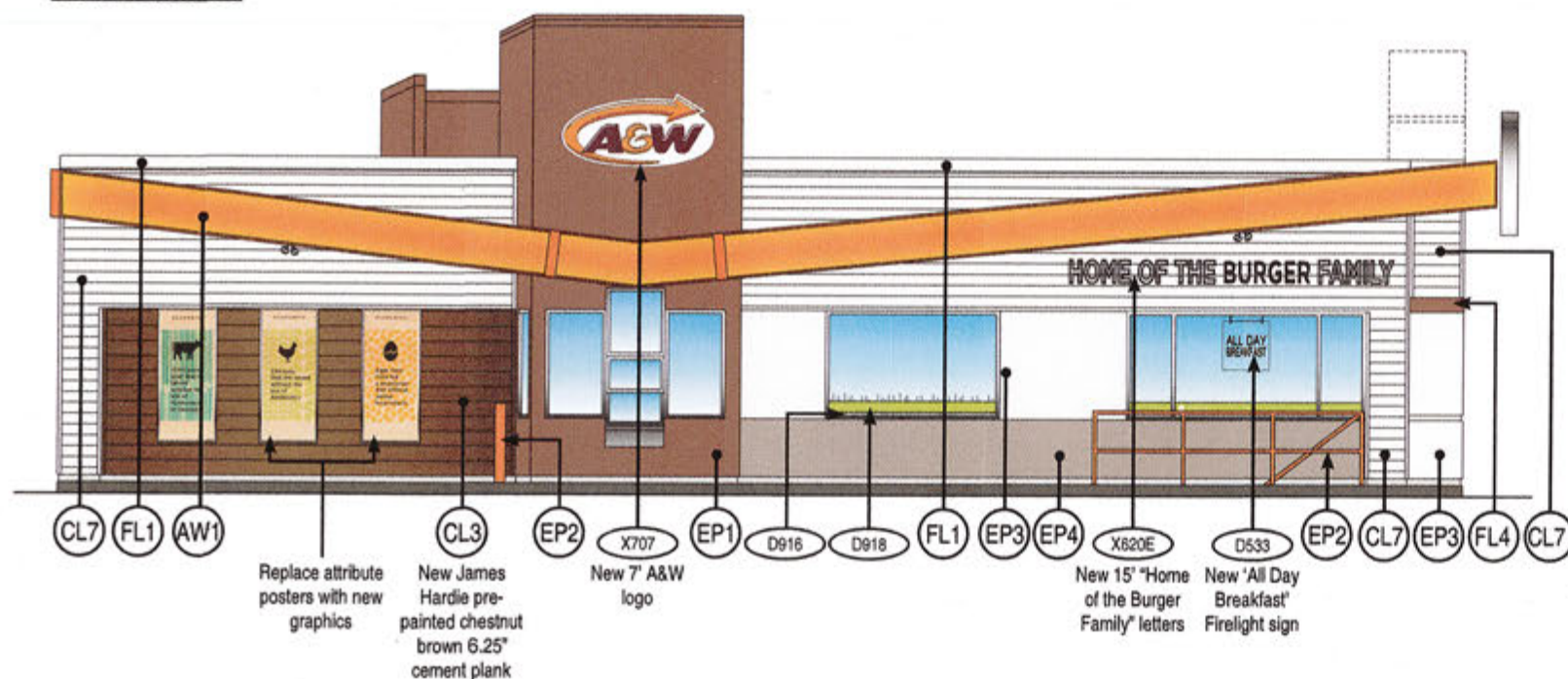
- . - . - Optional items

(XX) Denotes material finishes

A&W Restaurant, 860 Esquimalt Rd., Victoria BC

Exterior Elevations Illustrating New Finishes

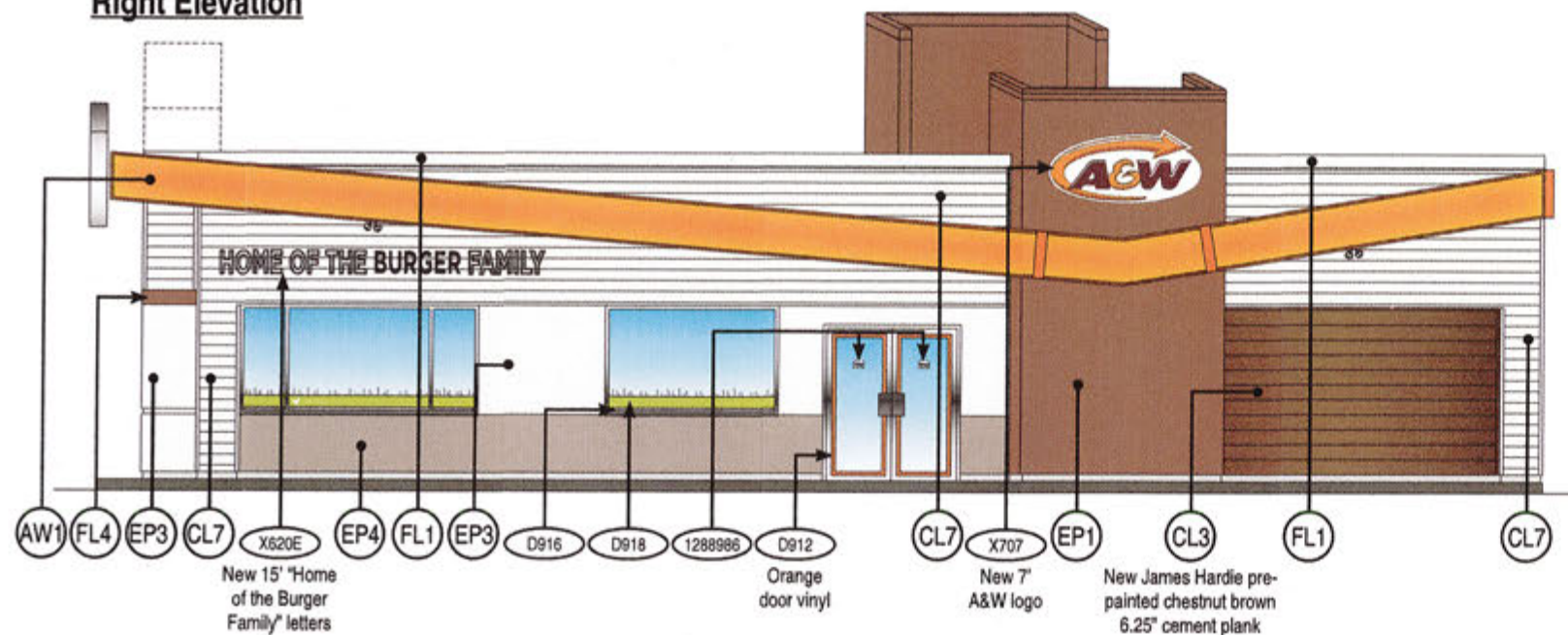
Left Elevation



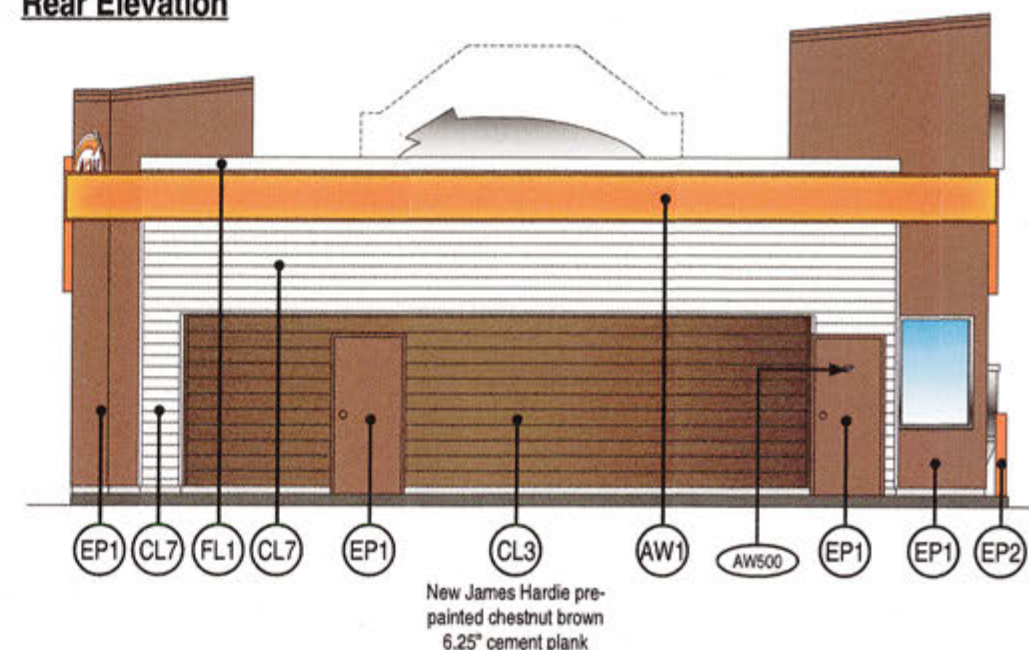
Front Elevation



Right Elevation



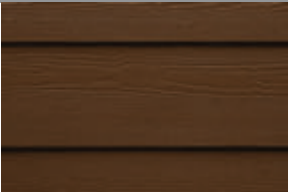
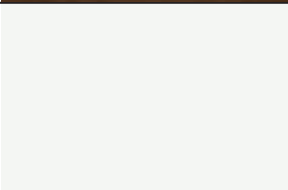
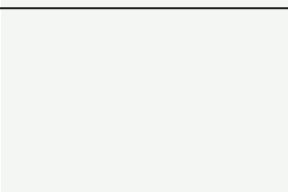
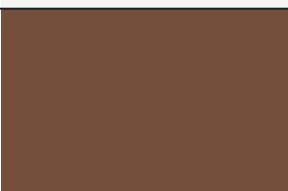

Rear Elevation



A&W Restaurant, 860 Esquimalt Rd., Victoria BC

Exterior Materials & Finish Legend

Standard Paint Colours (See note below)				
Code	Manufacturer	Colour	Pantone	Swatch
EP1	Benjamin Moore	Seed Brown 2096-10	n/a	
	(Primarily for exterior walls and service doors)			
EP2	Benjamin Moore	Rumba Orange 2014-20	165	
	(Primarily for exterior menuboard, bollards, lot signs, order confirmation post, and painted checkerboard in some locations)			
EP3	Benjamin Moore	Horizon OC-53	To match CL7	
	(Primarily for exterior walls)			
EP4	Benjamin Moore	Fairview taupe HC-85	n/a	
	(Primarily for exterior base of walls)			
EP5	Any	Silver	Silver 422C	
	(Primarily for pole of existing pylon sign base for retrofits)			
EP6	Benjamin Moore	Rust 2175-30	167	
	(Primarily for painted checkerboard in some locations)			
Fabrics				
Code	Manufacturer	Product	Finish/Colour	
EV1	Eradi-Lite	Awning fabric	#2751 Orange (standard)	
	or Awnshade	Awning fabric	#5123 Orange (standard)	

Metals				
Code	Description	Supplier	Finish/Colour	Swatch
CL3	6.25” Cement Plank Cedarmill 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	
CL7	Ribbed Metal cladding (Primarily for new exterior cladding, 4-6 weeks lead time)	Vicwest Profile: CL 6025SR Gauge 26	Valspar WeatherX Bright White 56086	
FL1	Metal Flashing (Primarily for parapet flashing)	Source Locally	To match CL7	
FL4	Metal Flashing (Primarily for retrofitting bulkheads and former neon bands and above windows)	Source Locally	Metro Brown	
Other				
Code	Description	Supplier	Finish/Colour	Swatch
AW1	Illuminated Mini-Boomerang (Does not include space frame)	Lektron Inc. LED Light Band	A&W Orange	
Useful Contacts (See note below)				
Supplier	Phone	Rep	Web	
Benjamin Moore	(604) 607-3410	Jodi Reppert	www.benjaminmoore.ca	
Vicwest (for CL7 finishes)	(604) 946-5316	Kevin Bonogofski	www.vicwest.com	
Lektron Inc. LED Lighting Technology	(918) 622-4978 (USA)	Collin Washburn	www.lektroninc.com	
Albrite Lighting (for L1 light fixture)	(604) 828-5923	Alan Searcy	www.albritelighting.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.

Site Landscaping Photos [James Kerr]





