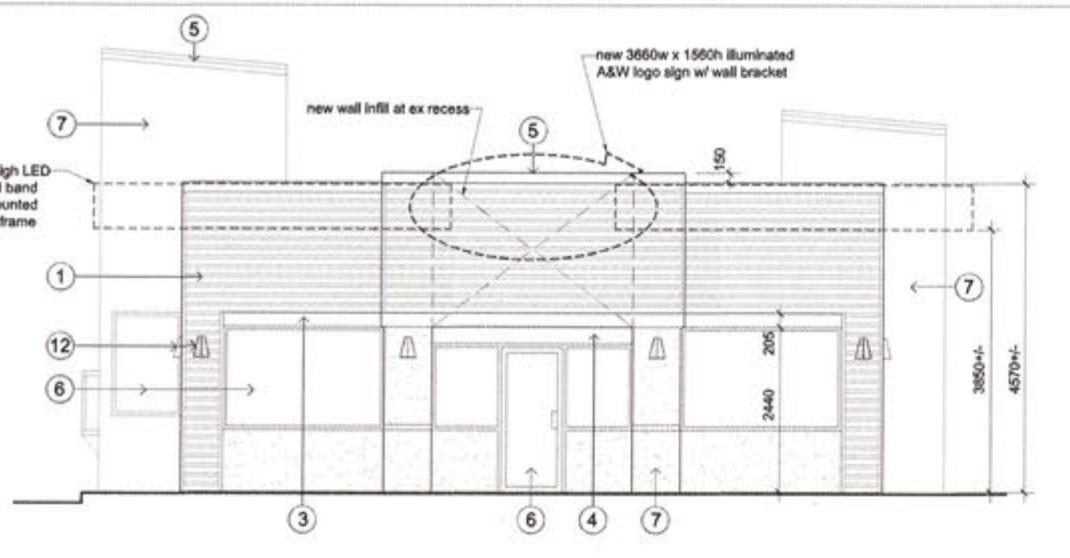
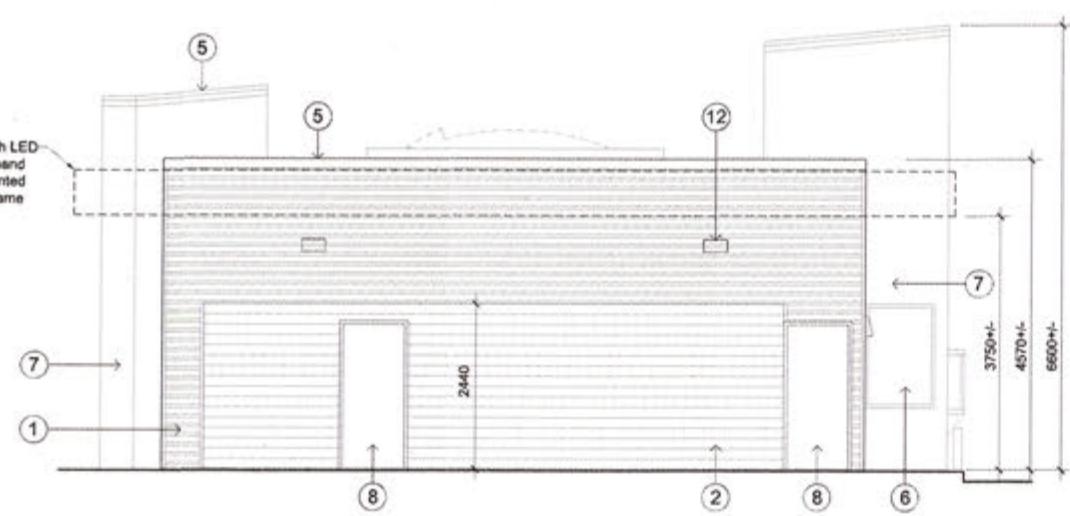




SITE PHOTOS



SOUTH ELEVATION



NORTH ELEVATION

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: Hancon 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)
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

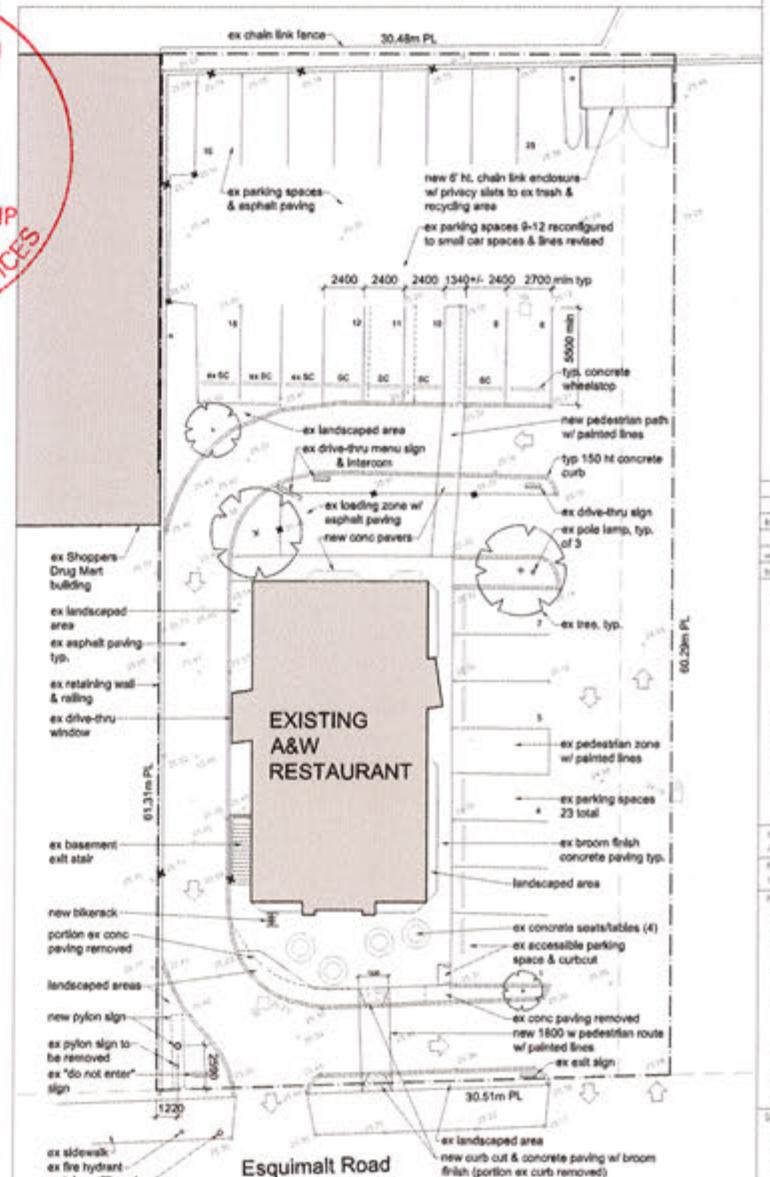
1. Refer to A&W Food Service of Canada coloured elevation drawing for this location & current edition of Boomerang Re-Image Design Book for further information regarding new exterior and interior signage, graphics, material finishes & paint colours.

MATERIAL FINISH LEGEND

1. New prefinished 26ga ribbed steel cladding, Vicwest CL 6025SR Cambridge White
2. New fibre-cement siding, Hardieplank Cedarmill prepainted 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



AERIAL PHOTO



James Kerr
Architect

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

Drawn by: Date: 2017/07/19
Project No.: Scale: AS NOTED
13029 Project Name:

A&W RESTAURANT ALTERATIONS

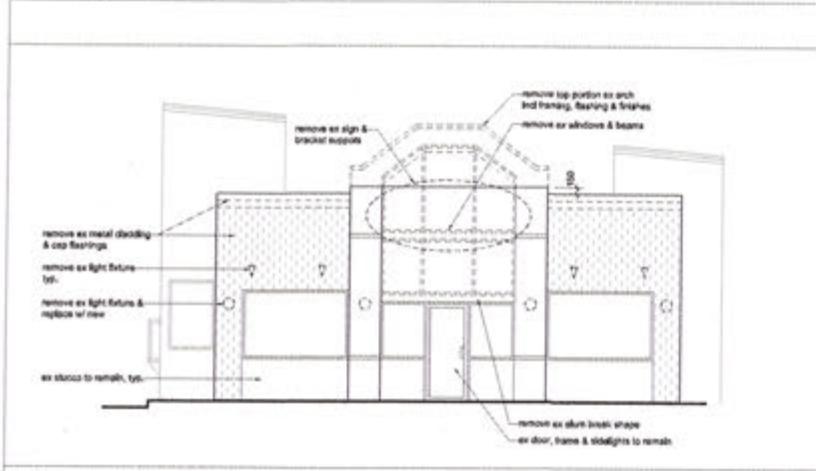
860 Esquimalt Rd.
Victoria, BC

Notes
PLANS
ELEVATIONS

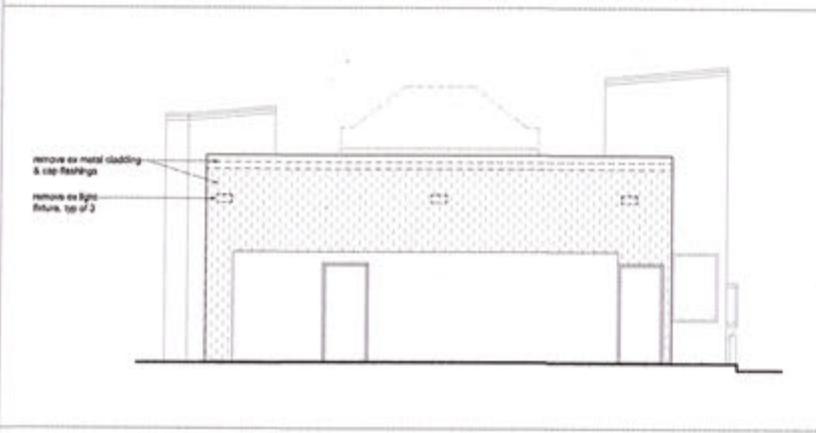
Drawing No. A1 Revision No. R1

MAIN FLOOR PLAN 1:100

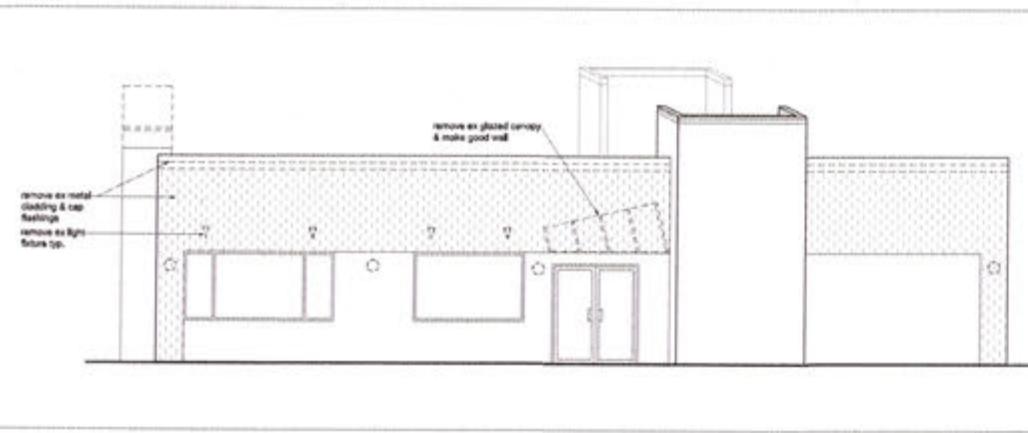
SITE PLAN 1:200



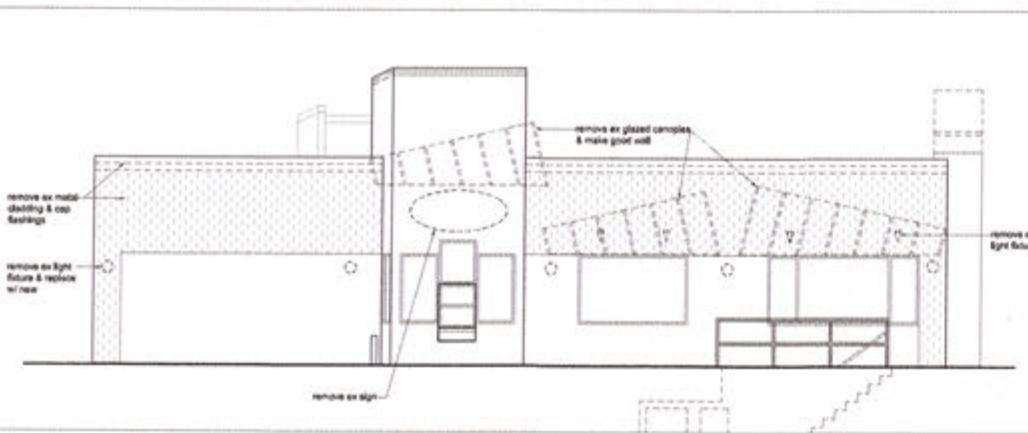
SOUTH ELEVATION DEMO



NORTH ELEVATION DEMO



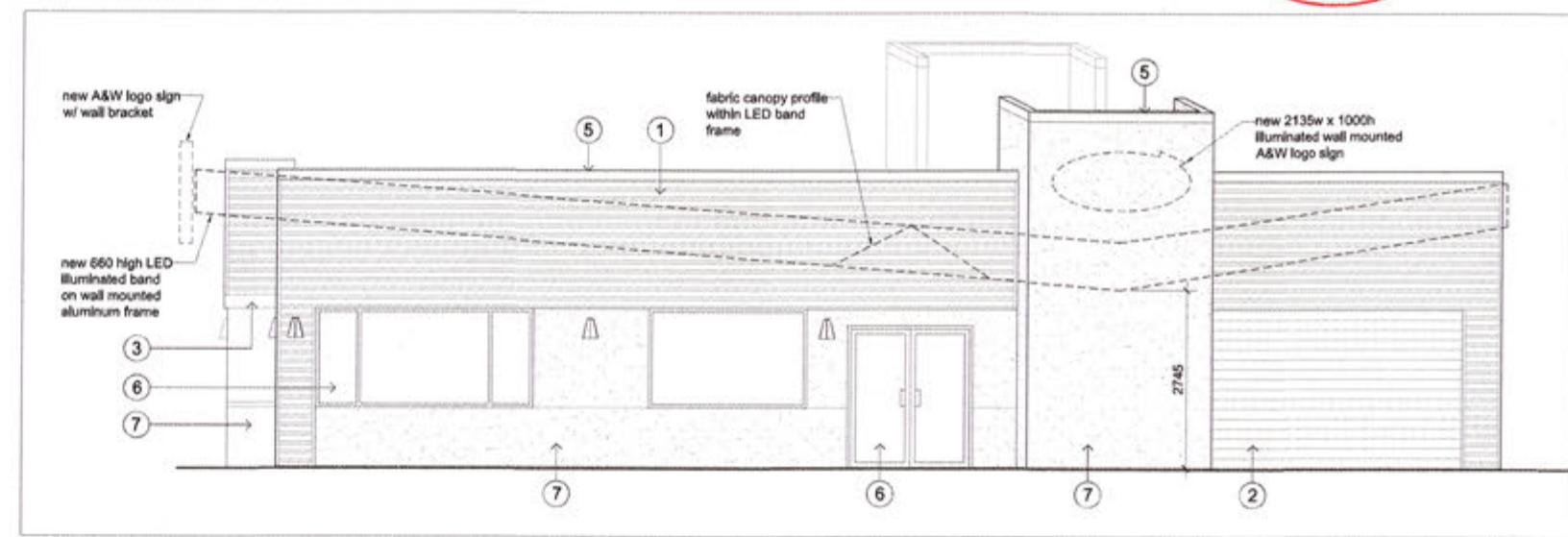
EAST ELEVATION DEMO



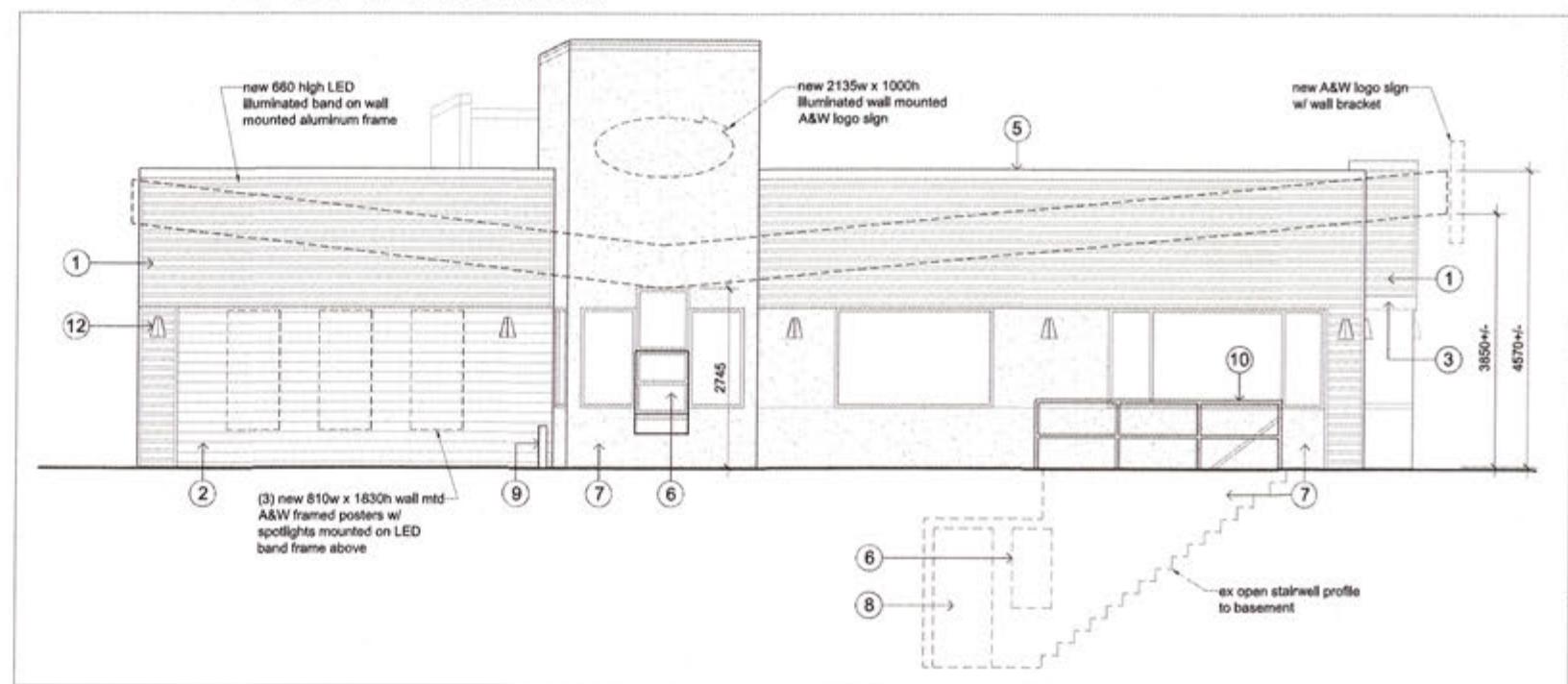
WEST ELEVATION DEMO

MATERIAL FINISH LEGEND

- 1 New prefinished 26ga ribbed steel cladding, Vicwest CL 6025SR Cambridge White
- 2 New fibre-cement siding, Hardieplank Cedarmill preainted 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/rail to be repainted
- 11 Existing light fixture to be removed, repainted & reinstated
- 12 New light fixture to replace existing



EAST ELEVATION 1:50



WEST ELEVATION 1:50

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James Kerr
Architect

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

Entered By	6/7/04
	2004Q217
Project No.	3090
Title	42 NTC

A&W
RESTAURANT
ALTERATIONS

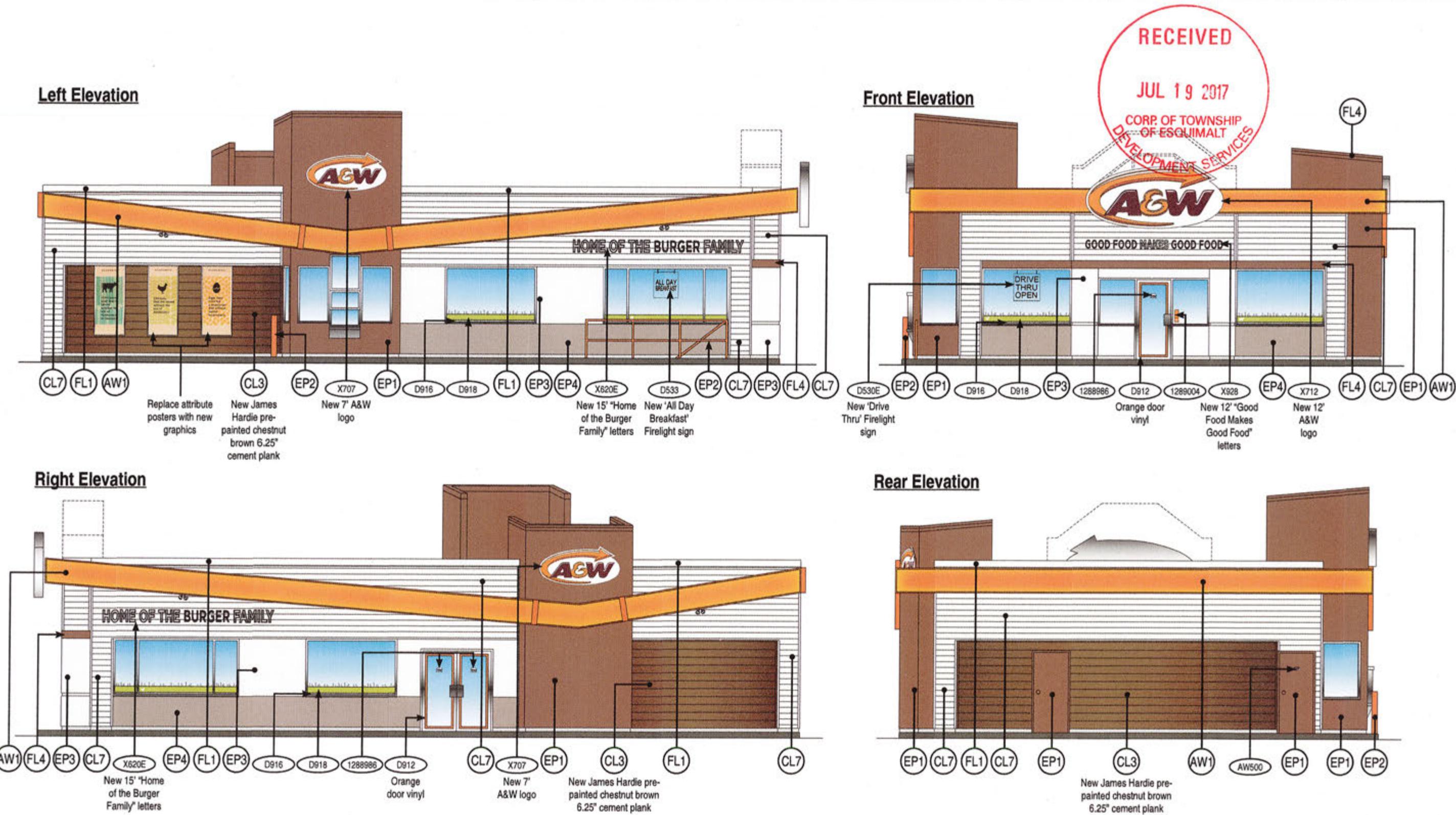
860 Esquimalt Rd.
Victoria, BC

ELEVATIONS DEMOLITION INFO

Legend
— — — Removed
— · · — Optional items
XX Denotes material finishes

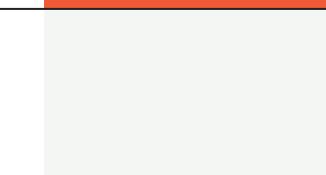
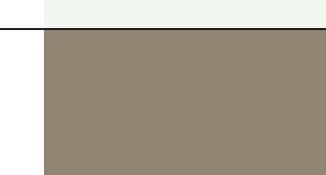
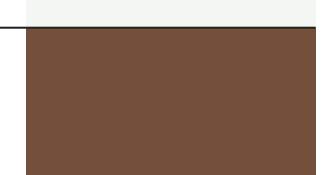
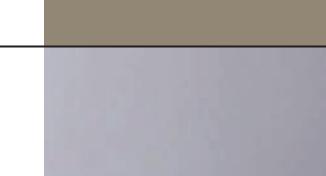
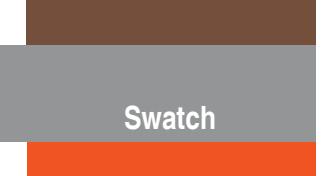
A&W Restaurant, 860 Esquimalt Rd., Victoria BC

Exterior Elevations Illustrating New Finishes

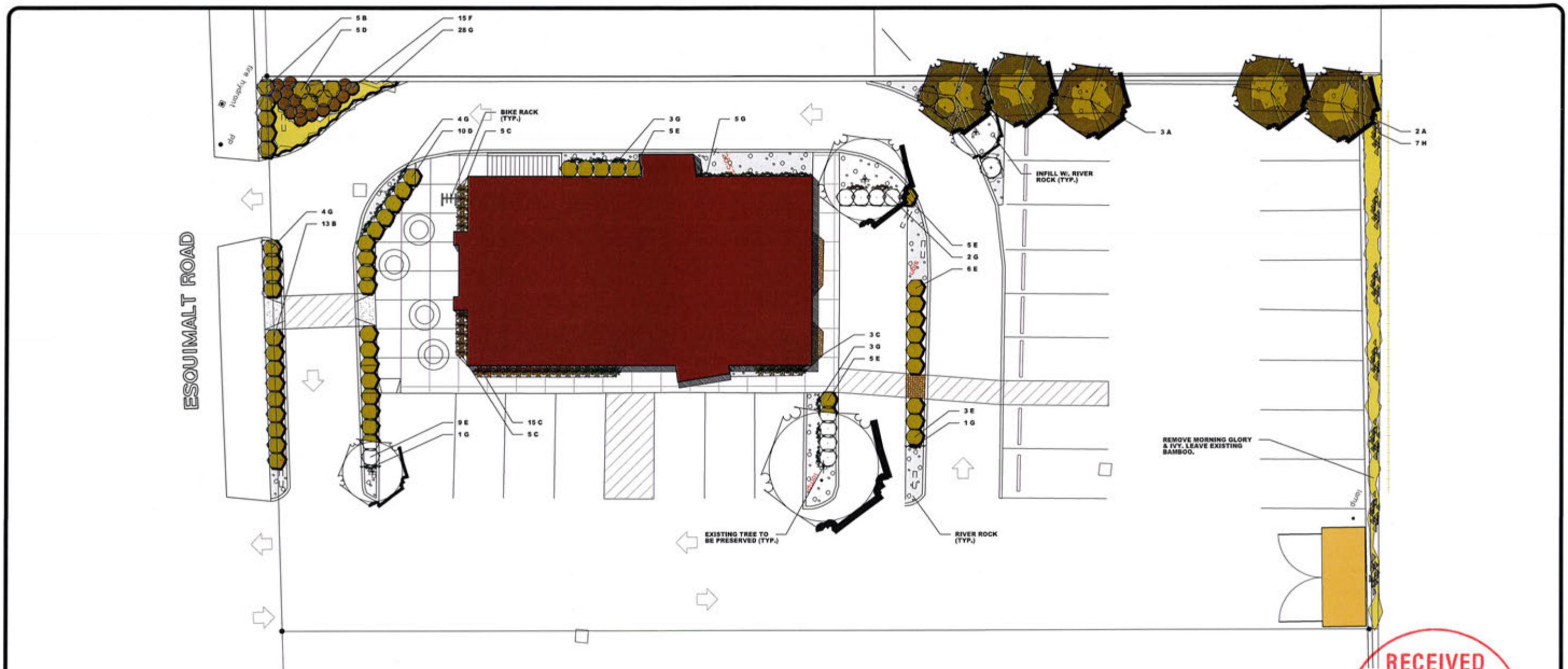


A&W Restaurant, 860 Esquimalt Rd., Victoria BC

Exterior Materials & Finish Legend

Standard Paint Colours (See note below)					Metals				
Code	Manufacturer	Colour	Pantone	Swatch	Code	Description	Supplier	Finish/Colour	Swatch
EP1	Benjamin Moore	Seed Brown 2096-10 (Primarily for exterior walls and service doors)	n/a		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	
EP2	Benjamin Moore	Rumba Orange 2014-20 (Primarily for exterior menuboard, bollards, lot signs, order confirmation post, and painted checkerboard in some locations)	165		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	
EP3	Benjamin Moore	Horizon OC-53 (Primarily for exterior walls)	To match CL7		FL1	Metal Flashing (Primarily for parapet flashing)	Source Locally	To match CL7	
EP4	Benjamin Moore	Fairview taupe HC-85 (Primarily for exterior base of walls)	n/a		FL4	Metal Flashing (Primarily for retrofitting bulkheads and former neon bands and above windows)	Source Locally	Metro Brown	
EP5	Any	Silver (Primarily for pole of existing pylon sign base for retrofits)	Silver 422C		AW1	Illuminated Mini-Boomerang (Does not include space frame)	Lektron Inc. LED Light Band	A&W Orange	
EP6	Benjamin Moore	Rust 2175-30 (Primarily for painted checkerboard in some locations)	167		Useful Contacts (See note below)				
Fabrics Code	Manufacturer	Product	Finish/Colour		Supplier	Phone	Rep	Web	
EV1	Eradilite or Awnshade	Awning fabric	#2751 Orange (standard)		Benjamin Moore	(604) 607-3410	Jodi Reppert	www.benjaminmoore.ca	
		Awning fabric	#5123 Orange (standard)		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.



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	5	RHUS TYPHINA	STAGHORN SUMAC	2.0 M HT.	B & B	MULTI-STEM, MIN. 3 STEMS
B	16	ESCALLONIA FRADESI 'PINK PRINCESS'	PINK PRINCESS ESCALLONIA	45 CM SPREAD	27 CM POT	FULL
C	25	HELIOTROPIUM SEMPERVIRENS	BLUE OAT GRASS	30 CM HT.	15 CM POT	FULL, PLANT 40 CM O.C.
D	15	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	GOLDEN NINEBARK	60 CM HT.	27 CM POT	FULL, EVENLY BRANCHED
E	33	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	60 CM HT.	27 CM POT	FULL
F	15	VIBURNUM DAVIDII	DAVID VIBURNUM	30 CM HT.	21 CM POT	FULL
G	51	ARCTOSTAPHYLLUS URVA URSI	KINNIKINNICK	30 CM SPR.	15 CM POT	MIN. 3 LEADERS, PLANT 45 CM O.C.
H	7	PARTHENOCISSUS QUINQUEFOLIA 'ENGELMANNII'	ENGELMANS IVY	1.0 M HT.	21 CM POT	FULL, STAKED, MIN. 3 LEADERS

**NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED BCLNA STANDARDS
AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.**

NOTES

- CONTRACTOR TO REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND SERVICES AND ANY DAMAGE TO SAME CAUSED BY HIS WORK.
- CONTRACTOR TO ENSURE SMOOTH CONTINUOUS POSITIVE DRAINAGE AWAY FROM BUILDING TO ALL DRAINAGE PICKUP POINTS.
- ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, COORDINATE IRRIGATION SLEEVES, TIMER CLOCK LOCATION AND WATER CONNECTIONS WITH GENERAL CONTRACTOR.
- AREAS DESIGNATED AS RIVER ROCK TO HAVE 150 MM TO 200 MM CLEAN WASHED RIVER ROCK TO LANDSCAPE ARCHITECT APPROVAL, TO A DEPTH OF 300 MM PLACED ON BLACK FILTER CLOTH. FILL Voids W/ 10MM CLEAN, WASHED PEA GRAVEL. RIVER ROCK TO STAND PROUD.
- WHERE PLANTING BEDS ABDUT, RIVERROCK INSTALL MAINTENANCE STRIP - 2 X 4 PRESSURE TREATED FIR EDGER, STAKED WITH 2 X 4 X 45CM. PRESSURE TREATED FIR STAKES. STAKE 1.2 M. O.C. AND AT ALL JOINTS AND ENDS. TOP OF STAKE TO BE 2.5CM. BELOW TOP OF EDGER.
- COMPOST TO BE PLACED TO 75 MM DEPTH AFTER SETTLEMENT IN ALL PLANTING BEDS
- ALL LANDSCAPE WORK ON MUNICIPAL PROPERTY TO TOWNSHIP OF ESQUIMALT STANDARD AND APPROVAL.
- REFER TO ARCHITECTURAL/CIVIL FOR HARD LANDSCAPE & SITE GRADING.

ISSUED FOR DEVELOPMENT PERMIT JULY 19, 2017

REC'D.	SEARCHED	INDEXED	FILED
SEARCHED S.P.			
INDEXED J.P.			
DATE JULY 19, 2017			
ASW 860E-L1R1.DWG			
FILED 445 17 01			



A&W 860 ESQUIMALT VICTORIA, B.C.



Site Landscaping Photos [James Kerr]





