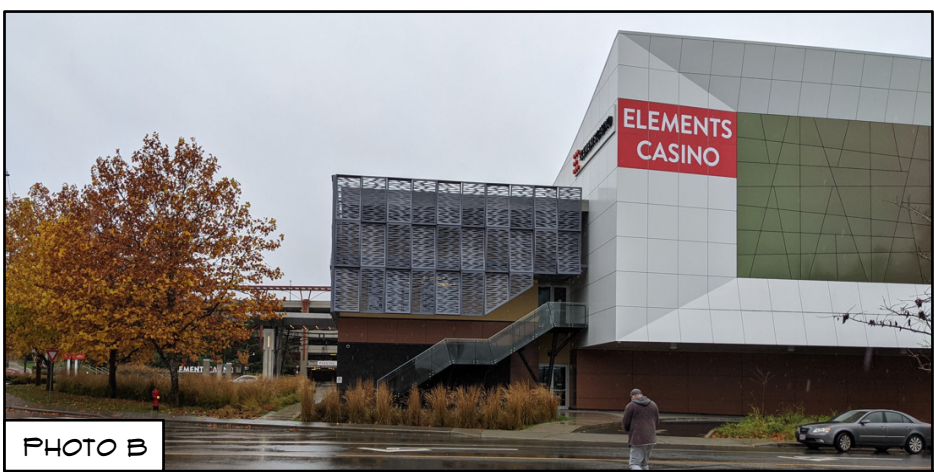
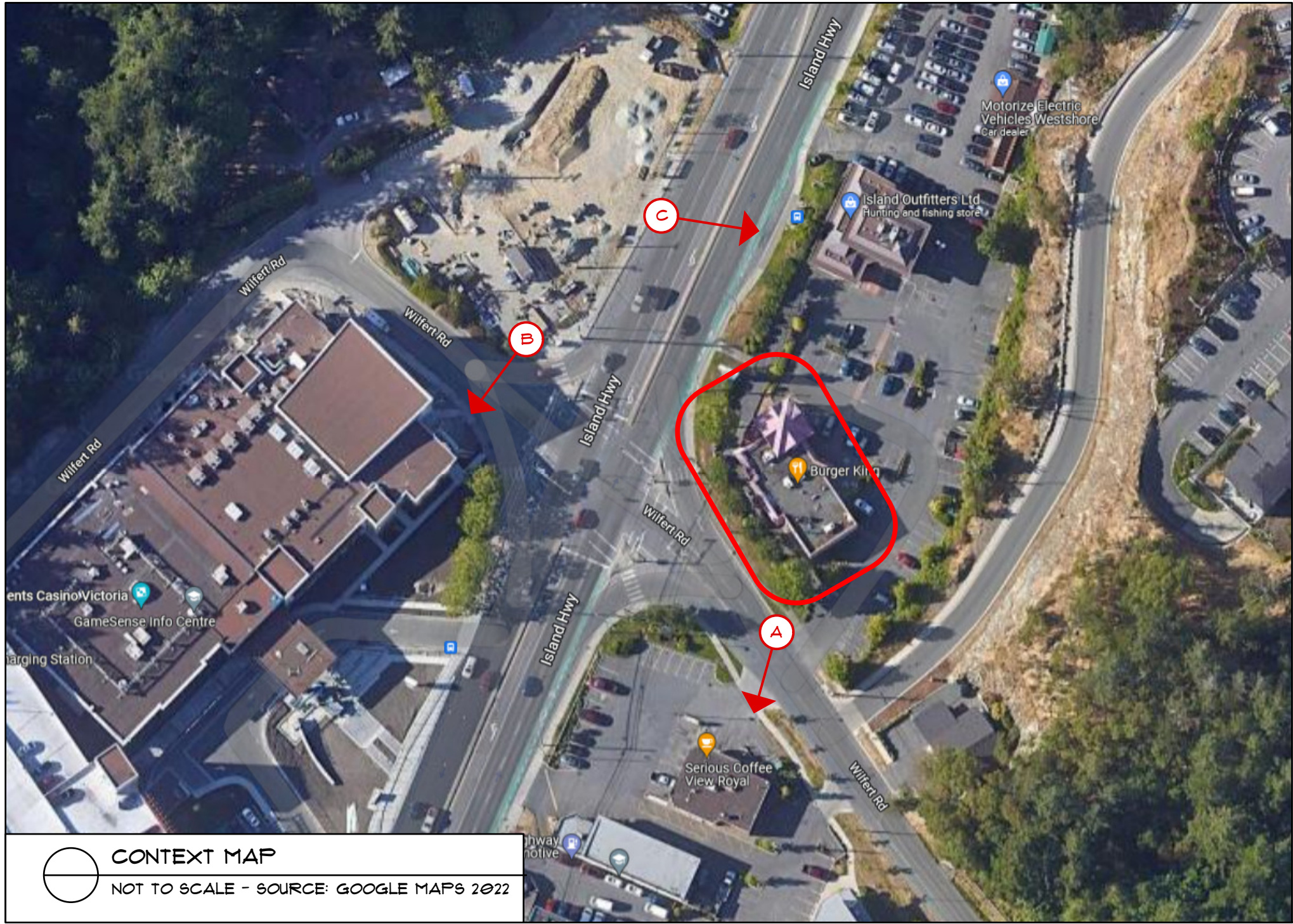




PROJECT INFORMATION	
CIVIC ADDRESS:	1681 ISLAND HIGHWAY
LEGAL DESCRIPTION:	LOT A SECTION 98 ESQUIMALT DISTRICT PLAN 2795 EXCEPT PART IN PLAN VIF 8884
PARCEL ID:	002-564-163
IMPROVEMENT YEAR:	YEAR BUILT, 2000 (BC ASSESSMENT)
NET LEASABLE:	9,833 SQ FT OR 913.5 SQ M (BC ASSESSMENT)
SUBJECT BUILDING:	4,520 SQ FT OR 420 SQ M
OWNER:	HIGH VIEW PROPERTIES LTD. INC. NO. 307619 153 VANALMAN AVENUE VICTORIA BC V8Z 3B8
BUSINESS:	BURGER KING RESTAURANT
SCOPE OF WORK:	"BRAND" UPDATE / RENOVATION NO CHANGE TO PARKING OR ACCESS
AHJ:	TOWN OF VIEW ROYAL
OCP:	C, COMMERCIAL
DP AREA:	COMMERCIAL - FORM AND CHARACTER, C
ZONING:	C-1, BUSINESS PARK COMMERCIAL
LOT AREA:	36,168 SQ FT OR 3,368 SQ M
LOT SHAPE:	IRREGULAR
APPLICABLE CODE:	BCBC 2018
APPLICABLE PART:	5
OCCUPANCY:	DIVISION A GROUP 2
BUILDING AREA:	420 SQ M
BUILDING HEIGHT:	1 STOREY
FACING STREETS:	2
CONSTRUCTION:	COMBINED
SPRINKLERS:	YES
CLASSIFICATION:	3.2.2.21 (NO FRRS)



HEARTH

architectural

450 Southwest Marine Drive Suite 1800
Vancouver BC V5X 0C3 P: 604-266-4677

www.HEARTHworks.ca

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out & carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.

Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.

Written dimensions shall have precedence over scaled dimensions.

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Revisions

No.	Date	Details	By
1	OCT 31 2022	ISSUED FOR DP	VJM

Project

BURGER KING RENOVATION

1681 ISLAND HIGHWAY
VIEW ROYAL, BC

Drawing Title

PROJECT STATISTICS
SITE PLAN
SITE CONTEXT MAP
SITE PHOTOS
BEFORE/AFTER CONCEPT

Date

AUG 2022

Project No.

2133

Scale

A5 SHOWN

Drawn By

HAI

Approved By

VJM

A1

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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Revisions

No.	Date	Details	By
1	OCT 31 2022	ISSUED FOR DP	VJM

Project

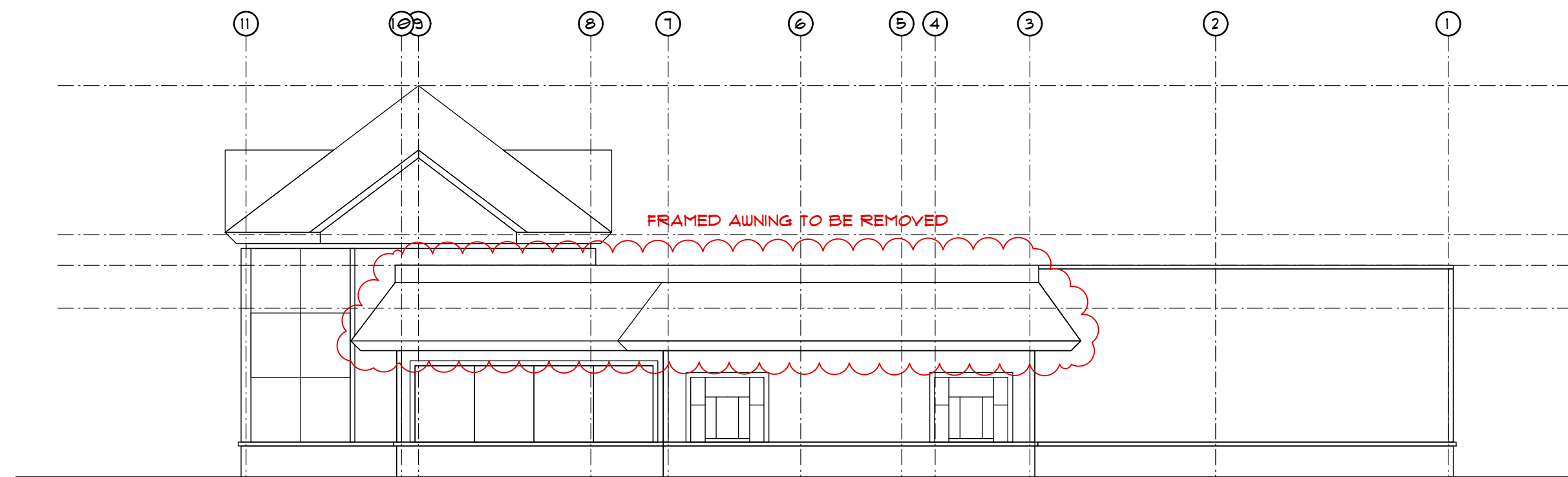
**BURGER KING
RENOVATION**

1681 ISLAND HIGHWAY
VIEW ROYAL, BC

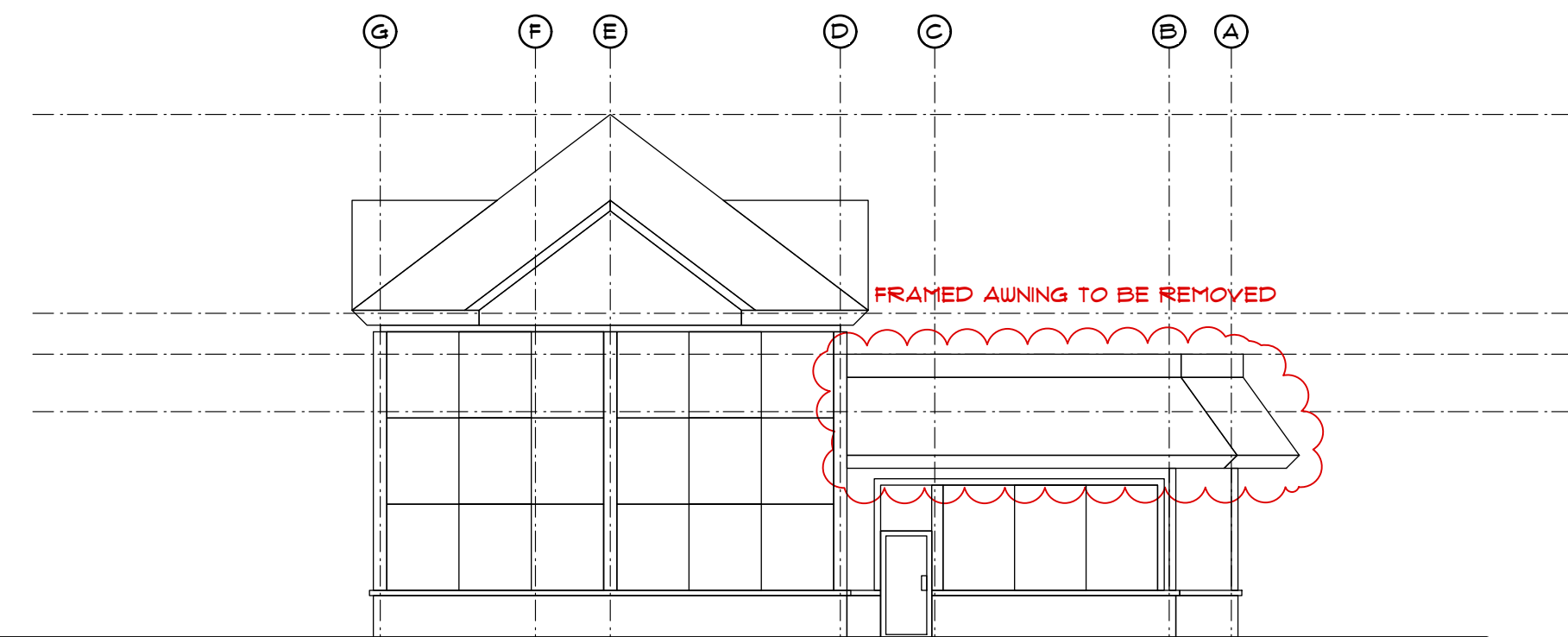
Drawing Title

**EXTERIOR
CHARACTER**

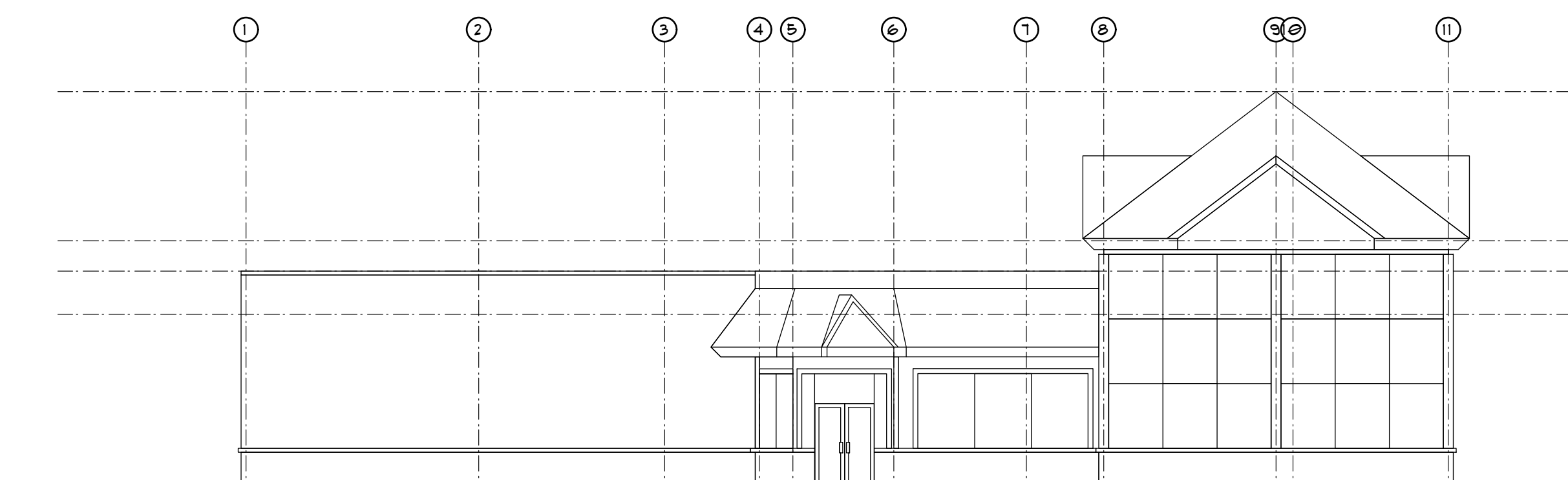
Date AUG 2022	Project No. 2133
Scale AS SHOWN	Drawing No.
Drawn By HAI	A2
Approved By VJM	



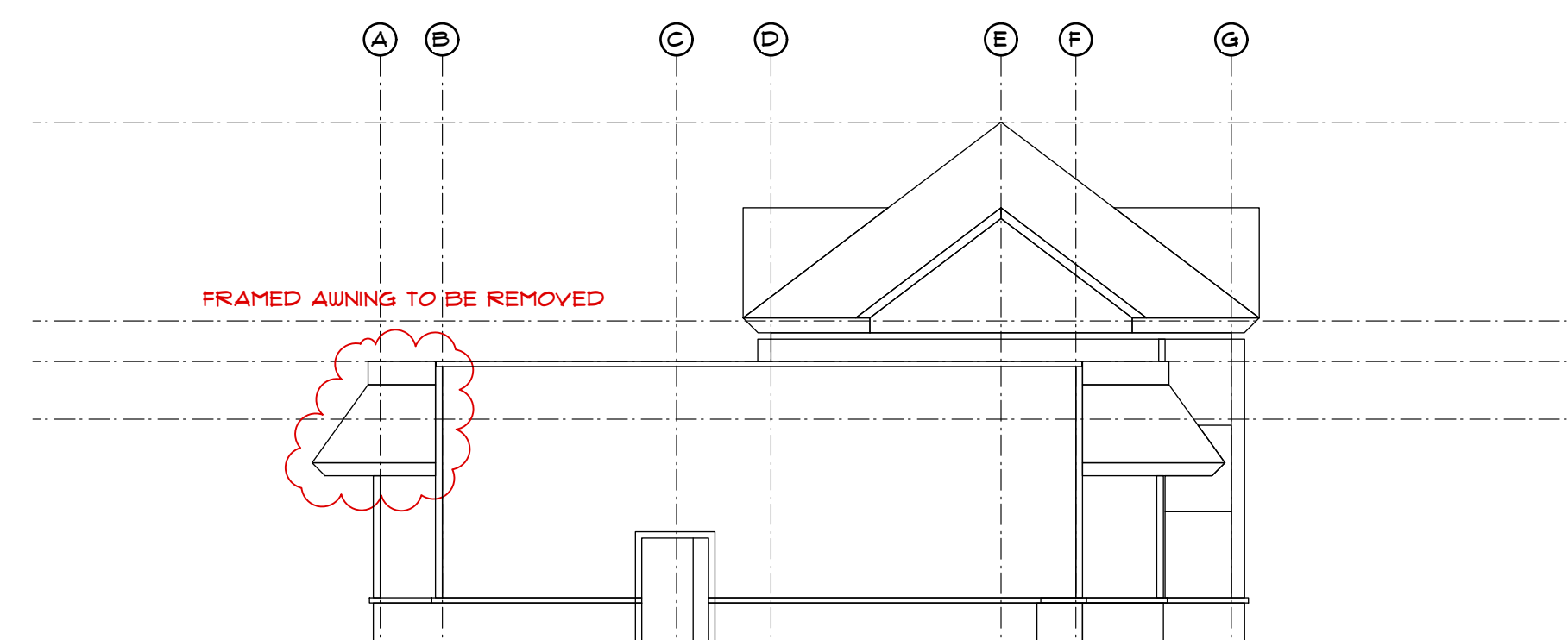
EXG NORTH ELEVATION
3/32"=1'-0"



EXG WEST ELEVATION
3/32"=1'-0"



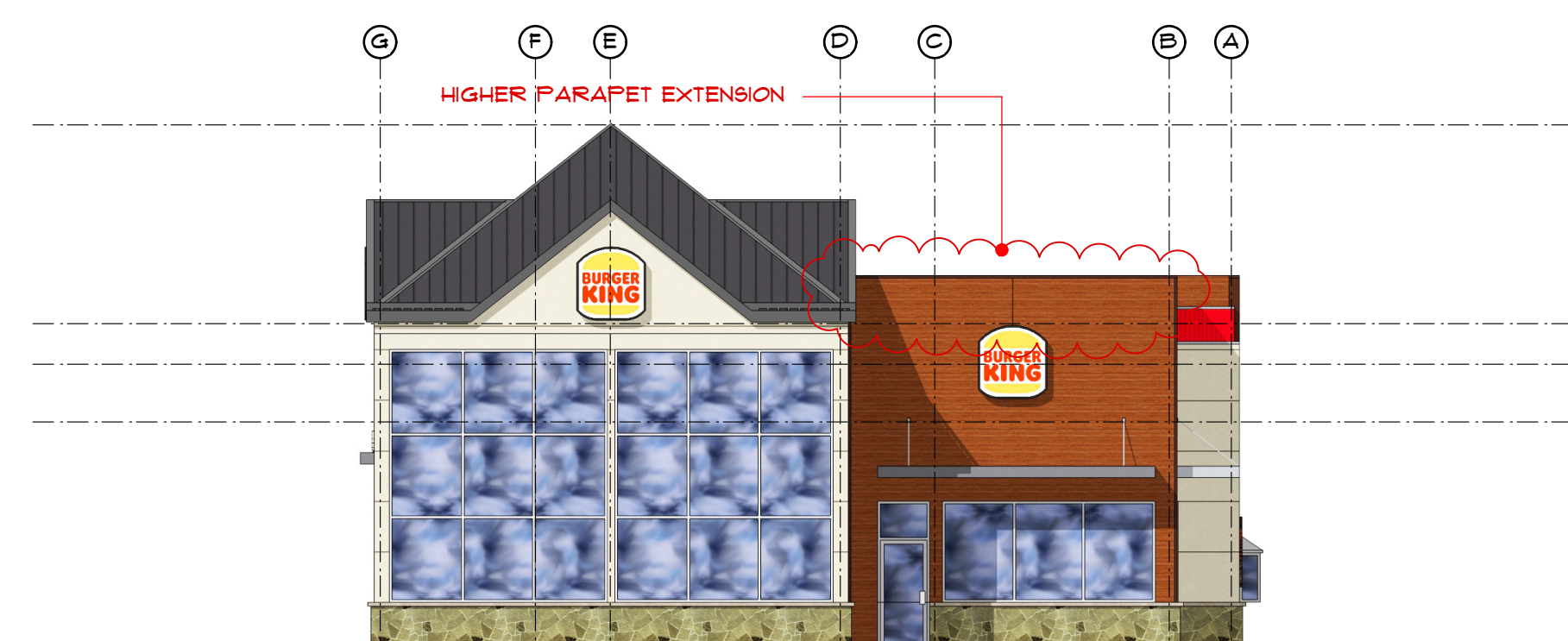
EXG SOUTH ELEVATION
3/32"=1'-0"



EXG EAST ELEVATION
3/32"=1'-0"



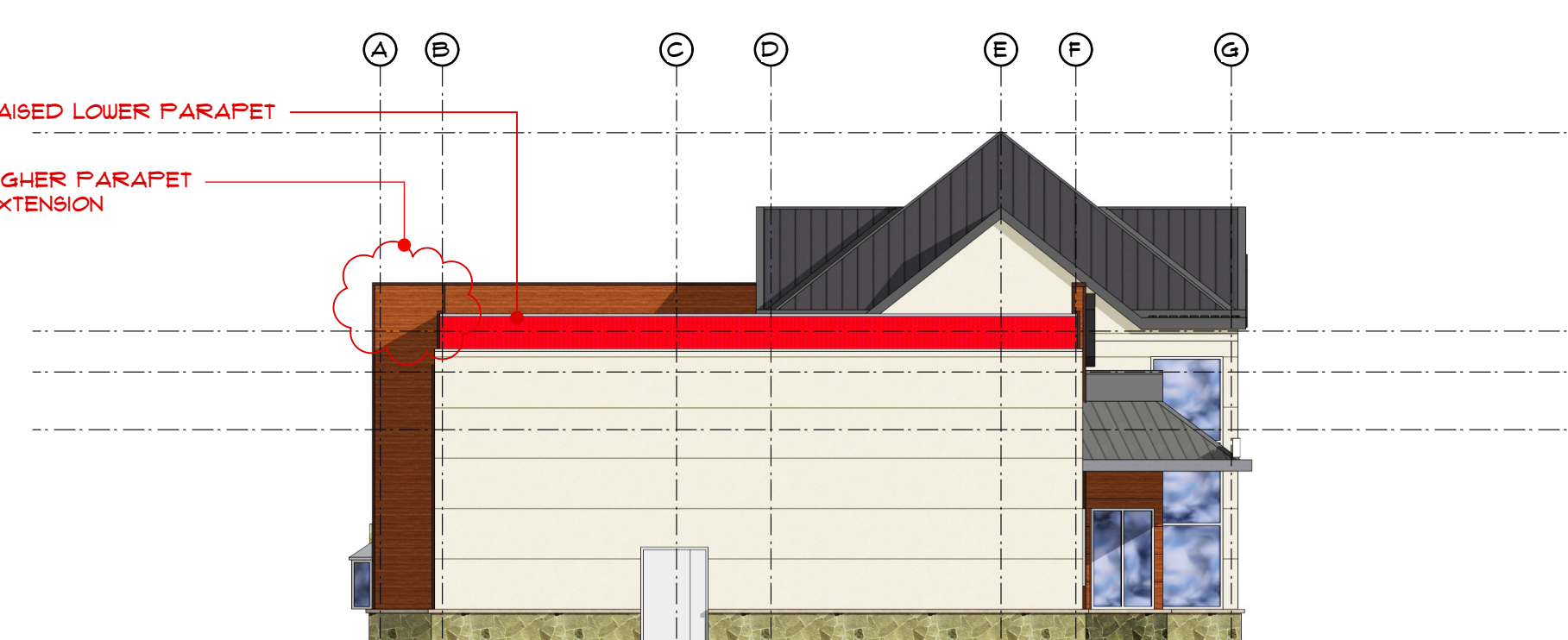
NORTH ELEVATION
3/32"=1'-0"



WEST ELEVATION
3/32"=1'-0"



SOUTH ELEVATION
3/32"=1'-0"



EAST ELEVATION
3/32"=1'-0"

GARDEN GRILL RENOVATION SCHEME