

City of Surrey
PLANNING & DEVELOPMENT REPORT
 File: 7910-0202-00

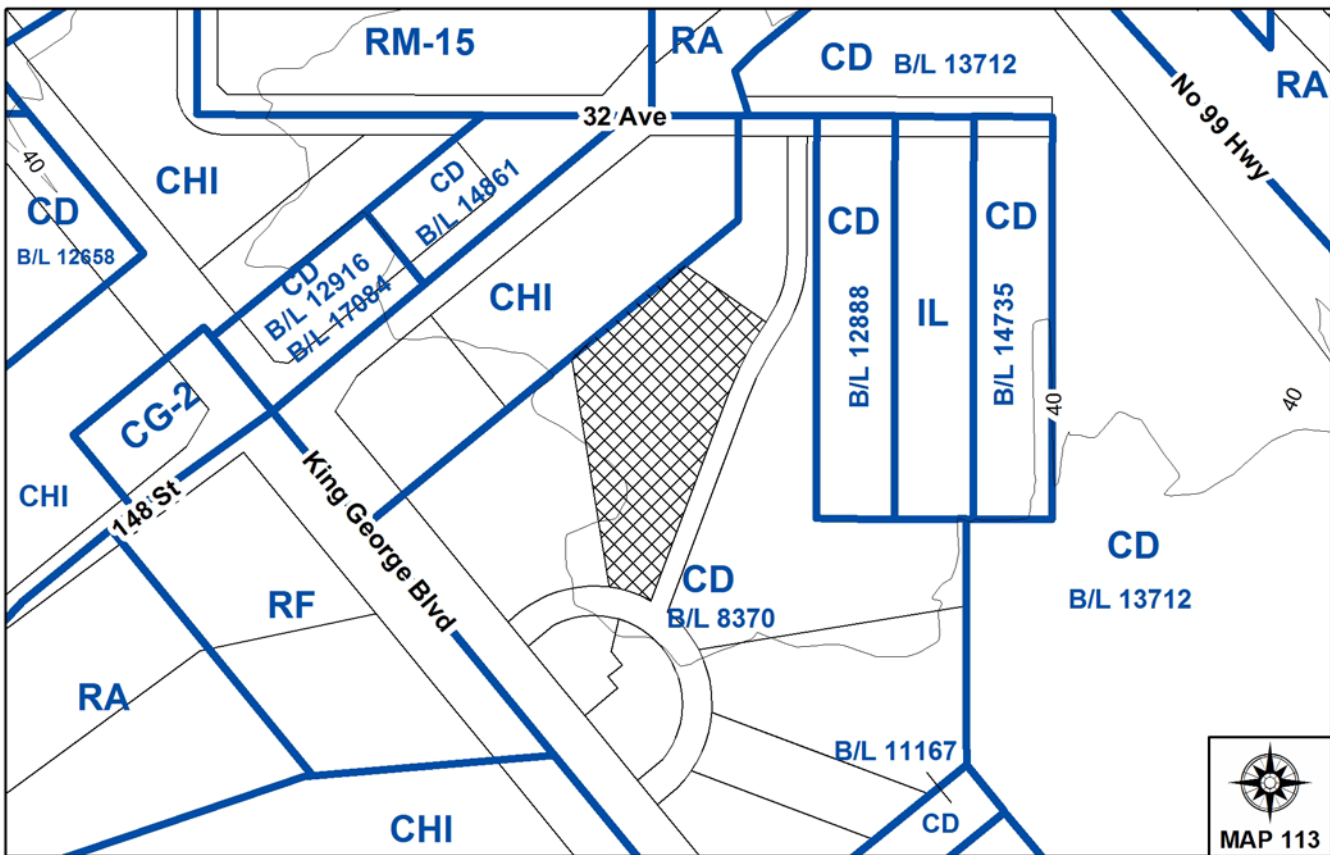
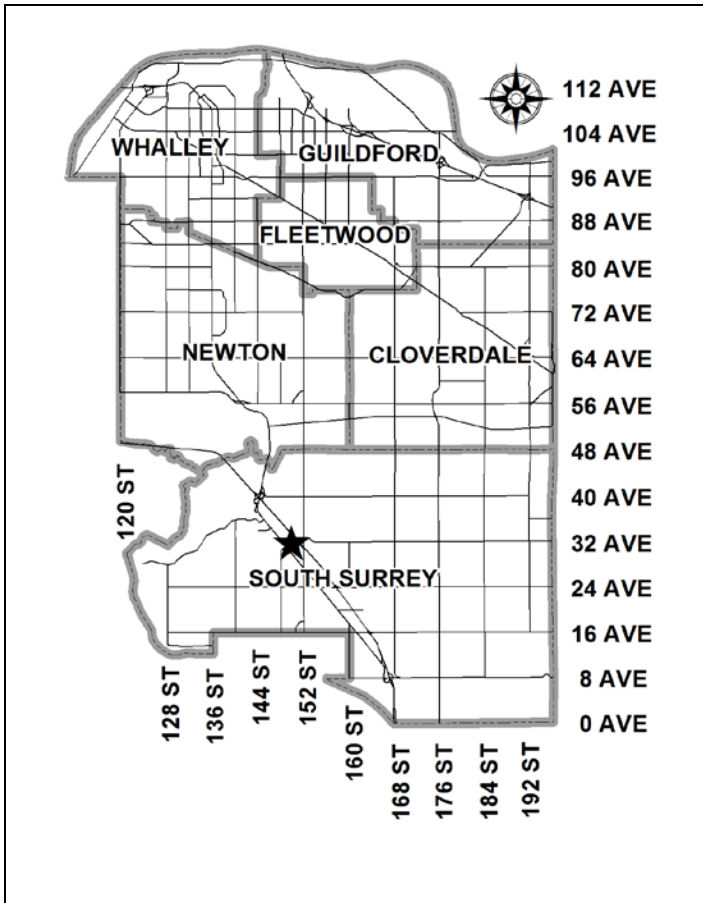
Planning Report Date: November 1, 2010

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

in order to allow for exterior renovations to an existing automotive dealership. A Development Variance Permit is required to relax Sign By-law and Zoning By-law requirements.

LOCATION: 3050 King George Boulevard
OWNER: 384451 B.C. Ltd., Inc. No. 384451
ZONING: CD (By-law No. 8370)
OCP DESIGNATION: Commercial
LAP DESIGNATION: Highway/Tourist Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit (DVP) is required to relax the Sign By-law to increase the number of fascia signs permitted from 1 to 2, and to increase the number of canopy signs permitted from 1 to 2. Two (2) of the fascia signs are proposed on an architectural element, called a performance wall, which extends above the roofline of the existing building. The Sign By-law restricts roof signs; therefore, a variance is required.
- A Development Variance Permit (DVP) is also required to allow an increase in building height from 9 metres (30 ft.) to 10.9 metres (35.6 ft.) for the proposed performance wall.

RATIONALE OF RECOMMENDATION

- The proposed exterior renovations will enhance the appearance of the building.
- The proposed architectural element, the performance wall, will provide an interesting feature to the building.
- The two (2) proposed canopy signs will replace two (2) existing fascia box signs on the building. The canopy signage is considered an upgrade from the existing fascia signage.
- The signs incorporate the logo of the company as well as business identification. The canopy and fascia signage are of an appropriate size and scale in relation to the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7910-0202-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0202-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of the CD Zone (By-law No. 8370) from 9 metres (30 ft.) to 10.9 metres (35.6 ft.);
 - (b) to relax the Sign By-law to increase the number of fascia signs from 1 to 2;
 - (c) to relax the Sign By-law to allow two (2) fascia signs to extend above the roof line; and
 - (d) to relax the Sign By-law to increase the number of canopy signs from 1 to 2.
3. Council instruct staff to resolve the following issue prior to approval of Development Permit No. 7910-0202-00:
 - (a) approval of Development Variance Permit No. 7910-0202-00.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Automotive dealership in the South Surrey Auto Mall (Midway Mazda).

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South, East, West and North:	Automotive businesses.	Commercial/Tourist/Highway Commercial	CD (By-law No. 8370) and CHI

DEVELOPMENT CONSIDERATIONS

Background

- The subject site at Strata Lot 2, 3050 King George Boulevard is zoned "Comprehensive Development Zone (CD)" (By-law No. 8370) and is part of the South Surrey Auto Mall. There is an existing automotive dealership on the site, Midway Mazda.
- The South Surrey Auto Mall was originally developed in 1985 under Development Application No. 7985-0376-00. This application included a subdivision (consolidation), rezoning, and Development Permit.
- The applicant is applying for a Development Permit (DP) and Development Variance Permit (DVP) to allow for exterior renovations to the existing Mazda dealership. The renovations include cladding and signage and are proposed in order to bring the dealership into accordance with Mazda's corporate design guidelines for all Canadian Mazda dealerships.
- The applicant has requested a Development Variance Permit to increase the number of fascia signs allowed per premise from 1 to 2, to increase the number of canopy signs from 1 to 2, and to increase the maximum allowable building height from 9 metres (30 ft.) to 10.9 metres (35.6 ft) for a projecting architectural feature, called a performance wall, on the existing building. The two (2) fascia signs are proposed to be located at the highest and most visible point of the performance wall. As such, a DVP is also required to allow signage above the roofline of the existing building.
- The proposed exterior renovations will enhance the appearance of the building. The architectural element proposed, the performance wall, will provide an interesting feature to the building.

DESIGN PROPOSAL AND REVIEW

- The existing building renovations include exterior cladding with a composite aluminum material in grey and blue. Exterior clear glazing of the existing storefront is also proposed.
- The renovations include the addition of a projecting architectural feature, called a performance wall. The performance wall consists of composite aluminum panels fixed to a structural frame. The composite aluminum panels are dark grey.
- A curved canopy is proposed to be added to the existing building, along the south building face and curving around to the southern portion of the east building face. The canopy will consist of a structurally engineered frame cladded with a composite aluminum material in white, with a blue composite aluminum material at the base.
- Two (2) logo signs are proposed on the performance wall. These signs include both the Mazda logo and blue Mazda channel letters underneath the logo, both of which are proposed to be illuminated. The performance wall, including signage, is in accordance with Mazda's corporate design requirements.

- The existing building currently has two (2) fascia signs at the front of the building (the south elevation). The applicant proposes to update these two (2) fascia signs with new canopy signage, in accordance with Mazda's corporate design requirements. One (1) canopy sign will include the Mazda logo, and the word "Mazda" in blue illuminated channel letters. The second canopy sign indicates the Mazda dealership name, "Midway", in black individual channel letters, which are individually mounted to the canopy.
- The fascia signs have a total sign area of 18 square metres (193 sq. ft.) which is less than the maximum permitted sign area of 28 square metres (299 sq. ft.) permitted in the Surrey Sign By-law.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum height of the principal building from 9 metres (30 ft.) to 10.9 metres (35.6 ft.) in order to allow for a architectural element (performance wall).

Applicant's Reasons:

- The performance wall is an essential component of Mazda's corporate design requirements.

Staff Comments:

- The maximum allowable building height under the CD Zone (By-law 8370) is 9 metres (30 ft.). The existing building height is well below the permissible building height, at 6.3 metres (20.6 ft.). The performance wall is 1.9 metres (6 ft.) above the maximum allowable building height. This increase in height is for the performance wall only, and will provide an interesting design feature to the building.

(b) Requested Variance:

- To increase the maximum number of canopy signs from one (1) to two (2) and to increase the maximum number of fascia signs from one (1) to two (2).

Applicant's Reasons:

- The canopy and fascia signs will provide a stronger presence to the building and provide adequate business identification.
- The proposed signage is in accordance with Mazda's corporate design requirements.

Staff Comments:

- The signs incorporate the logo of the company as well as business identification. The canopy and fascia signs are of an appropriate size and scale in relation to the building.

- The canopy signage is an improvement from the existing box signage on the building. There are currently two (2) fascia signs on the existing building and these are box signs. The box signage is to be removed and replaced with the canopy signage.
- The premise frontage of the dealership is 30.4 metres (99.8 ft.). Under Surrey's Sign By-law No. 13656, Part 5 Section 27(3)(b), this equates to an allowable sign area of 28 square metres (299 sq.ft.). The proposed fascia and canopy signs on the subject building represent an area of approximately 18 square metres (193 sq. ft.), and therefore much less than the allowable sign area.

(c) Requested Variance:

- To vary the Sign By-law to permit the two fascia signs along the top of the performance wall to extend above the roof line of the building face.

Applicant's Reason:

- The performance wall and logo location forms part of the Mazda corporate design requirements.

Staff Comments:

- The proposed performance wall on the existing building, will provide an interesting architectural feature to the building. The performance wall extends above the roofline of the existing building, and the logo signage is proposed at the highest point on the wall. If the logo signage was moved down, in order to be in line with the roofline of the building, the result would be an off-balanced design.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan and Building Elevations
- Appendix III. Development Variance Permit No. 7910-0202-00

Jean Lamontagne
General Manager
Planning and Development

HK/kms

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APPENDIX IInformation for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Paul Rust
 Address: 19579 – 5 Avenue
 Surrey, BC
 V3S 9R9
 Tel: 604-531-7855

2. Properties involved in the Application
 - (a) Civic Address: 3050 King George Boulevard

 - (b) Civic Address: 3050 King George Boulevard
 Owner: 384451 B.C. Ltd., Inc. No. 384451
Director Information:
 Bernard Rosenblatt

Officer Information as at March 23, 2010
 Bernard Rosenblatt (President, Secretary)

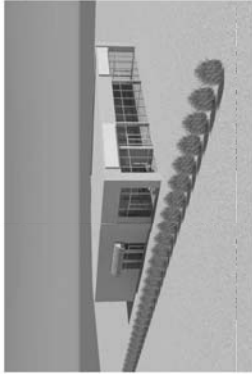
 - PID: 006-430-848
 Strata Lot 2 Section 22 Township 1 New Westminster District Strata Plan
 NW2519 Together with an Interest in the Common Property in Proportion to the
 Unit Entitlement of the Strata Lot as Shown on Form 1

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7910-0202-00.

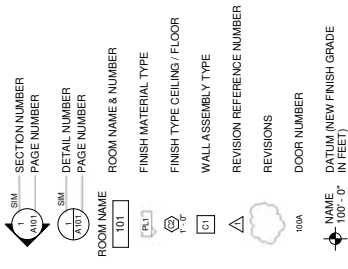
MIDWAY MAZDA DEALERSHIP

CIVIC ADDRESS
3050 KING GEORGE HIGHWAY / AUTO MALL,
SURREY, BC, V4P1A2

LEGAL ADDRESS
PL NW52519 LT 2 LD 36 SEC 22 TWP1



LEGEND



CONSTRUCTION DOCUMENT ABBREVIATIONS

ADVEN.	ADVENUM
AL. ALUM.	ALUMINUM
ANOD.	ANODIZED
BLDG.	BUILDING
CB.	CATCH BASIN
CG.	CORNER GUARD
CL.	CLEAR ANODIZED
CLG.	CEILING
CLU.	CARPET
CPT.	COMPLETE MASONRY UNIT
CW	CERAMIC TILE
DG.	DOUBLE GLAZED
DWG.	DRAWING
DIA.	DIAMETER
EJ.	EXPANSION JOINT
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EX.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.R.R.	FIRE RESISTANCE RATING
GA.	GAUGE
GRB.	GRASS WALL BOARD
H.C.	HANDICAPPED
HD.	HEAVY DUTY
HT.	HIGH LINE
HM.	HOLLOW METAL
HP.	HIGH POINT
L.G.	LOW POINT GLASS
L.P.	LOW POINT
MAT.	MATERIAL
MAX.	MAXIMUM
MCH.	MECHANICAL
MECH.	MECHANICAL
MEZZ.	MEZZANINE
MIN.	MINIMUM
MTC.	METAL
MTL.	METAL
N/A.	NOT APPLICABLE
NIC.	NOT IN CONTRACT
OC.	ON CENTER
OD.	OUTSIDE DIAMETER
OH.	OVERHEAD
PNT.	PAINTED STEEL
PLM.	PLASTIC LAMINATE
PLY.	PLYWOOD
PT.	PRE-TREATED
QT.	QUARRY TILE
RAD.	RADIUS
RECD.	REQUIRED
RD.	ROOF DRAIN
RO.	ROUGH OPENING
RVL.	RAIN WATER LEADER
SG.	SINGLE GLAZED
STRUC.	STRUCTURAL
SS.	STAINLESS STEEL
SF.	SQUARE FEET
TC.	TOP OF CURB
TYP.	TYPICAL
T/O.	TOP OF
UIS.	UNDER SIDE
VE.	VESTIBULE
VB.	VAPOR BARRIER
WC.	WATER CLOSET
WT.	WEIGHT

DRAWING LIST

- ARCHITECTURAL DRAWING LIST**
- A0.1 GENERAL NOTES & DRAWING LIST
 - A1.1 GROUND FLOOR CONSTRUCTION PLAN
 - A1.2 GROUND FLOOR CONSTRUCTION PLAN
 - A1.3 LARGE SCALE PLAN
 - A2.1 BUILDING ELEVATIONS
 - A2.2 BUILDING ELEVATIONS
 - A2.3 BUILDING SECTIONS
 - A3.1 DOORS & WINDOW SCHEDULE
 - A4.1 PERFORMANCE WALL SECTIONS & DETAILS
 - A5.1 ENTRANCE VESTIBULE SECTIONS & DETAILS
 - A6.3 CANOPY SECTIONS & DETAILS

GENERAL NOTES

- 1 THE CONTRACTOR SHALL PROVIDE FOR ALL NECESSARY PERMIT FEES (EXCEPT BUILDING PERMIT) AND APPLICATIONS REQUIRED BY THE LOCAL AUTHORITY. IF DEEMED NECESSARY BY THE CLIENT, THE CONTRACTOR WILL PICK-UP BUILDING PERMIT FROM CITY HALL.
- 2 ALL MATERIALS SHALL BE INSTALLED AND/OR APPLIED ACCORDING TO THE MANUFACTURER'S MATERIAL AND WORKMANSHIP EXCEPT OTHERWISE NOTED.
- 3 IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE PROPER SEQUENCE, COORDINATION AND PHASING OF CONSTRUCTION TO MEET THE CLIENT'S CONSTRUCTION COMPLETION DEADLINE.
- 4 THE CONTRACTOR SHALL WARRANT, FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION, ALL MATERIAL AND WORKMANSHIP EXCEPT OTHERWISE NOTED.
- 5 ALL CONSTRUCTION TO BE CARRIED OUT IN COMPLIANCE WITH APPLICABLE BUILDING AND ACCESSIBILITY ACTS AND REGULATIONS.
- 6 DOORS AND FRAMES TO BE PAINTED TO MATCH ADJACENT WALL COLOUR (SEE SCHEDULE).
- 7 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ORDER ALL LONG LEAD AND DELIVERY ITEMS AT PROJECT START TO ENSURE TIMELY INSTALLATION.
- 8 ANY DISCREPANCIES BETWEEN PLANS AND EXISTING CONSTRUCTION TO BE SITE MEASURED AND VERIFIED PRIOR TO CONTINUATION OF WORK. DESIGN CONSULTANT TO BE NOTIFIED OF DISCREPANCIES.
- 9 ALL WORK SHALL CONFORM WITH THE NATIONAL BUILDING CODE, THE PROVINCIAL BUILDING CODE IN EFFECT AT THE TIME OF CONSTRUCTION, AND APPLICABLE CITY BY-LAWS AS WELL AS ALL OTHER CODES AND REGULATIONS APPLICABLE TO THE PROJECT.
- 10 MEASURES SHALL BE TAKEN TO CONTAIN ALL CONSTRUCTION DEBRIS, TRASH AND MATERIALS ON-SITE UNTIL DISPOSAL OFF-SITE CAN BE ARRANGED.
- 11 GENERAL CONTRACTOR TO OPEN UP BASE BUILDING WALLS AND PROVIDE PLY-BACKING AS REQUIRED ON SITE FOR ELEC., SECURITY, FIXTURES, ACCESSORIES AND MILLWORK. GC TO MAKE GOOD ALL FINISHES.

GENERAL CONSTRUCTION NOTES

- 1 ALL DESIGNS, CONCEPTS AND OTHER INFORMATION SHOWN ON THESE DRAWINGS ARE FOR USE ON THIS PROJECT ONLY, AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN CONSENT OF THE CONSULTANT.
- 2 NO DIMENSION SHALL BE TAKEN (SCALED) FROM THE DRAWINGS.
- 3 THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO EXAMINE ALL DRAWINGS AND VERIFY THAT ALL DIMENSIONS, MATERIALS, FINISHES, AND CONDITIONS ARE CORRECT AND CONSISTENT BETWEEN ALL ARCHITECTURAL PLANS AND OTHER PLANS AND SITE CONDITIONS ARE TO BE REPORTED FORMALLY TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
- 4 REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL DETAILS REGARDING ALL STRUCTURAL FRAMING.
- 5 REFER TO CONSULTING ENGINEERING DRAWINGS FOR SPECIFICATIONS AND DETAILS OF ALL MECHANICAL, PLUMBING, HEATING, VENTILATION AND ELECTRICAL.
- 6 MECHANICAL, ELECTRICAL AND SYSTEMS CONFORMING TO THE PLANS AND SPECIFICATIONS OF THE STRUCTURAL ENGINEER.
- 7 FURNISH ALL SHOP DRAWINGS FOR APPROVAL. ALL CHANGES TO THE ORIGINAL STRUCTURAL DESIGN ARE TO BE APPROVED IN WRITING BY THE APPROPRIATE PROFESSIONALS.
- 8 ALL STRUCTURAL STEEL MEMBERS AND BASE PLATES TO BE PROTECTED BY ONE COAT OF ANTI-CORROSION PRIMER, APPLIED IN THE FACTORY.
- 9 ALL STRUCTURAL STEEL MEMBERS AND BASE PLATES TO BE PROTECTED BY ONE COAT OF ANTI-CORROSION PRIMER, APPLIED IN THE FACTORY.
- 10 IN CASE OF DISPUTE, THE MOST RESTRICTIVE PRESCRIPTION WILL APPLY.
- 11 PLANS ARE SUBJECT TO NOTORIAL VERIFICATION CONCERNING THE TITLES AND SERVITUDES CONCERNING THIS PROPERTY.
- 12 ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, ETC. LOCATED IN PARTITIONED PARTITIONS SHALL BE BACKED UP WITH 1/2" GYPSUM BOARD. VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES.
- 13 PROVIDE DOUBLE STUDS, BRACING AND BACK-UP PLATES WHERE REQUIRED TO SUPPORT ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, ETC.
- 14 ALL EQUIPMENT, MISCELLANEOUS ITEMS, I.E., TYPICAL CASEWORK, CABINETS, GRAB BARS, TOILET ACCESSORIES, ETC.
- 15 ALL COLUMN LINES SHOWN ON FLOOR PLANS WILL HAVE COLUMN LINE INDICATOR BUBBLES SHOWN ON THEM.
- 16 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES.
- 17 CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND DIMENSIONS AND REQUIRED CLEARANCES OF ALL EQUIPMENT.
- 18 ALL SYMBOLS, ABBREVIATIONS, AND NOTES MARKED "TYPICAL" OR "TYP." SHALL APPLY IN ALL SIMILAR CIRCUMSTANCES, UNLESS OTHERWISE NOTED.
- 19 THESE DRAWINGS DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY PROCEDURES, INCLUDING BUT NOT LIMITED TO, SHIELDING, BRACING, AND BACK-UP PLATES WHERE REQUIRED TO SUPPORT WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODE AND MUNICIPAL BY-LAW REQUIREMENTS AND HANDICAPPED ACCESSIBILITY REQUIREMENTS IN EFFECT AT THE TIME OF SUBMITTAL FOR BUILDING PERMITS.
- 20 VERIFY ALL DIMENSIONS AND ELEVATIONS SHALL BE MEASURED FROM FINISH FLOOR UNLESS OTHERWISE NOTED.
- 21 ITEMS SHOWN AS N.I.C. ON PLANS MAY REQUIRE SEPARATE SUBMITTALS TO BUILDING DEPT. FOR APPROVALS AND PERMITS. INSTALLING CONTRACTOR(S) ARE RESPONSIBLE FOR OBTAINING EACH REQUIRED PERMIT.
- 22 ALL TYPING SHALL BE IN UPPER CASE LETTERS. VERIFY ALL DIMENSIONS AND APPROVAL PRIOR TO CONSTRUCTION.
- 23 ALL BUILDING HEIGHTS AND ELEVATIONS SHALL BE MEASURED FROM FINISH FLOOR UNLESS OTHERWISE NOTED.
- 24 CORNER AND INSTANT BACKING AS REQUIRED AT ALL INDICATED FIXTURE, SIGN, HAND RAILING, ETC.
- 25 PROVIDE MEMBER OF CONTINUOUS SLOPING DRAINAGE PROOFING COURSE TO US OF ALL INTERIOR METAL STUD PARTITIONS AND METAL STUD WALLS (TYPICAL).
- 26 CONTRACTOR TO SUPPLY ALL BUILDING SIGNAGE AS REQUIRED BY AUTHORITY HAVING JURISDICTION. SUBMIT SAMPLES TO DESIGN CONSULTANT FOR APPROVAL.
- 27 ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES (EXISTING OR NEW) TO BE FIRE SEALED IN ACCORDANCE WITH THE SEPARATION DESIGN.
- 28 INSTALLATION / DESIGN REQUIREMENTS FOR TESTED ASSEMBLIES. CONTRACTOR TO REPORT ALL SUCH INSTANCES TO DESIGN CONSULTANT FOR INSPECTIONS.

THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, LOANED, REPRODUCED, COPIED OR LOANED WITHOUT THE PERMISSION OF THE CONSULTANT.



REGISTERED ARCHITECT, M.A.S.C.
10251 VERMILION SUITE 100, VICTORIA, B.C. V8M 1S3
855-674-0438

PROJECT NO: T10004
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START DATE: 02/02/10
DRAWN BY: EB
FORMAT: 34"x42"
CHECKED BY: PR
SHEET NUMBER

GENERAL NOTES & DRAWING LIST

EXTERIOR RENOVATIONS TO EXISTING BUILDING 3050 KING GEORGE HIGHWAY / AUTO MALL, SURREY, BC, V4P1A2

PROJECT NAME

PROJECT NO: T10004

SCALE: 1/2" = 1'-0"

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PROJECT NAME

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ARCHITECT:



PAUL & ASSOCIATES ARCHITECTS
 1000 BURNHAMTHORPE AVENUE, SUITE 100, MISSISSAUGA, ONTARIO L4W 1G9
 CONSULTANT:

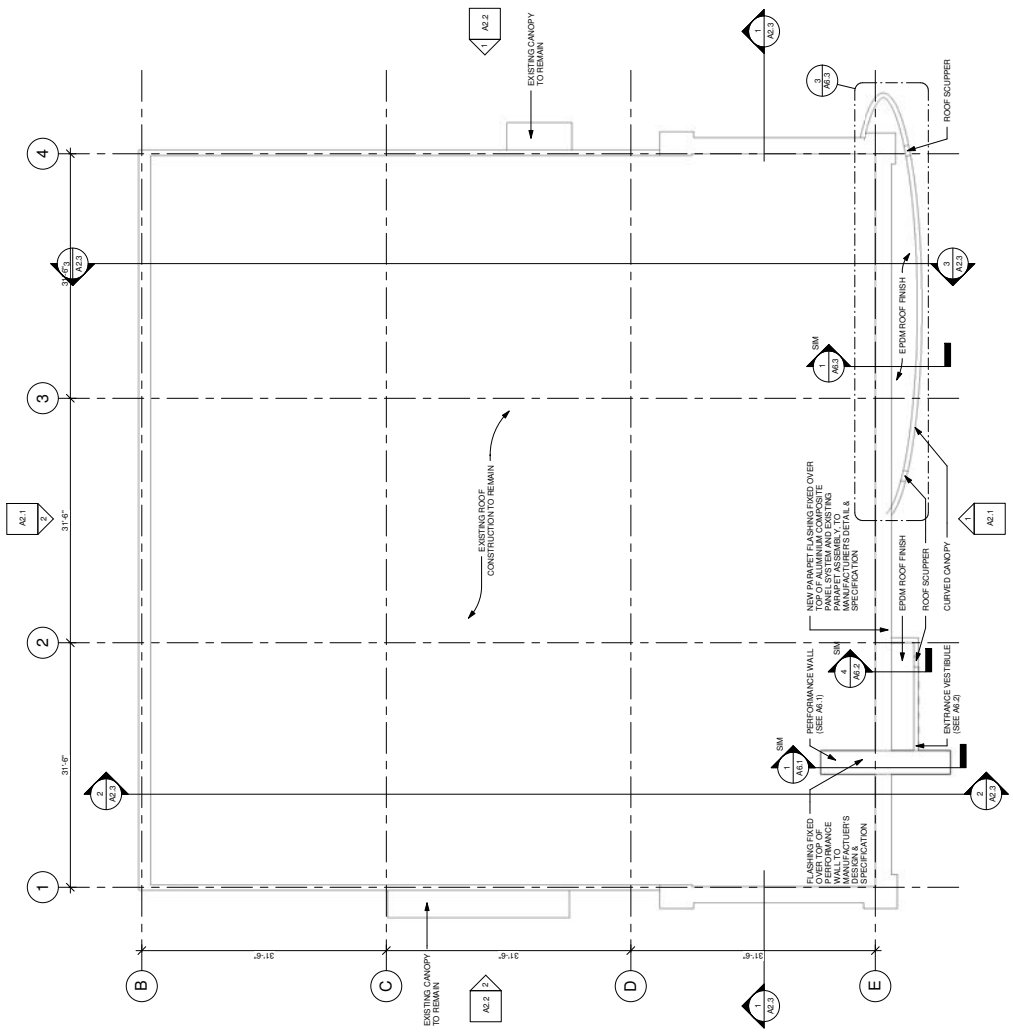
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 FORMAT 34" X 42"
 CHECKED BY MMC
 SHEET NUMBER

PROJECT NAME:
 EXTERIOR RENOVATIONS
 TO 3089 KING GEORGE HIGHWAY //
 AUTO MALL, SURREY, BC, V4P 1A2

DRAWING:
 ROOF PLAN

PROJECT NO. T10004
 SCALE 1/8" = 1'-0"
 START DATE 06/18/10
 DRAWN BY KN
 FORMAT 34" X 42"
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 SHEET NUMBER

A1.5



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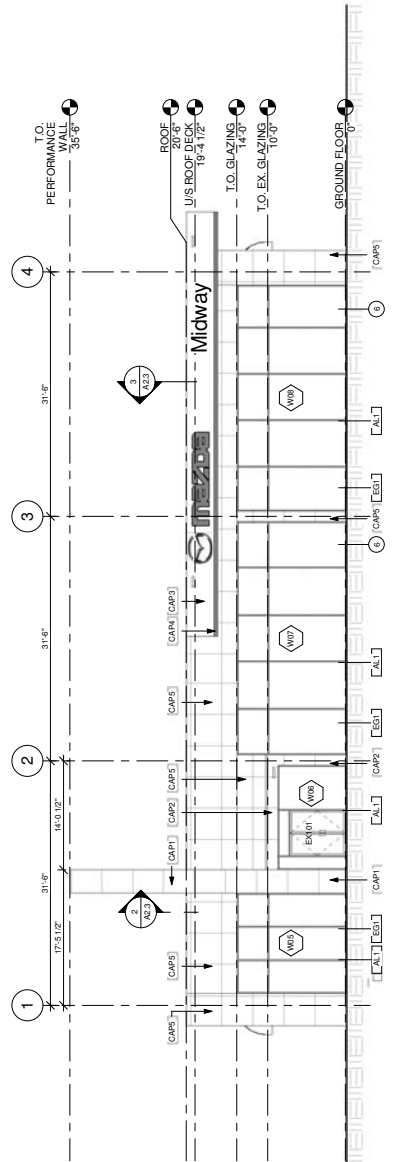


ARCHITECT: **RAJESH ARCHITECTS**
 10575 HIGHWAY 10, SUITE 100, VANCOUVER, BC V6V 1A2
 TEL: 604-271-1111 FAX: 604-271-1112
 WWW.RAJESHARCHITECTS.COM

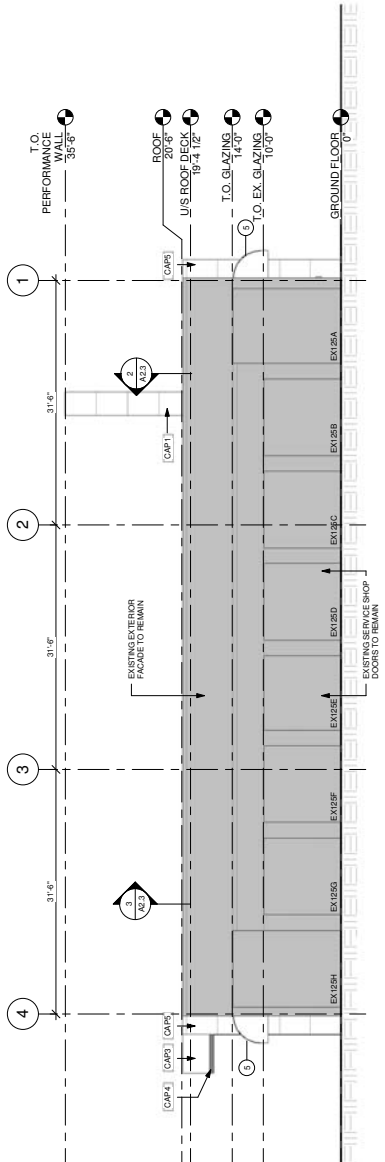
ALUMINIUM CLADDING SYSTEM

SYMBOL	DESCRIPTION
[CAP1]	ALUMINIUM MATERIAL (W/ DARK GRAY) MANUFACTURER: METAL 2000 INC FINISH: LUMBER ON RESIN SYSTEM: DRY JOINT LOWEST SYSTEM#3 COLOUR: MAZDA DARK GRAY DETERMINE BASED ON LOCATION NOTE: MAZDA CANADATO AND PRICE CONTRACT MACHERY FOR DETAILS CONTACT: JOHN ROBIS CELL: 1-416-552-1161
[CAP2]	COMPOSITE ALUMINIUM MATERIAL (2 LIGHT GRAY) MANUFACTURER: METAL 2000 INC FINISH: LUMBER ON RESIN SYSTEM: DRY JOINT LOWEST SYSTEM#3 COLOUR: MAZDA CANADATO DETERMINE BASED ON LOCATION NOTE: MAZDA CANADATO AND PRICE CONTRACT MACHERY FOR DETAILS CONTACT: JOHN ROBIS CELL: 1-416-552-1161
[CAP3]	ALUMINIUM MATERIAL (W/ DARK GRAY) MANUFACTURER: METAL 2000 INC FINISH: LUMBER ON RESIN SYSTEM: DRY JOINT LOWEST SYSTEM#3 COLOUR: MAZDA DARK GRAY DETERMINE BASED ON LOCATION NOTE: MAZDA CANADATO AND PRICE CONTRACT MACHERY FOR DETAILS CONTACT: JOHN ROBIS CELL: 1-416-552-1161
[CAP4]	COMPOSITE ALUMINIUM MATERIAL (4 LIGHT) MANUFACTURER: METAL 2000 INC FINISH: LUMBER ON RESIN SYSTEM: DRY JOINT LOWEST SYSTEM#3 COLOUR: MAZDA DARK GRAY DETERMINE BASED ON LOCATION NOTE: MAZDA CANADATO AND PRICE CONTRACT MACHERY FOR DETAILS CONTACT: JOHN ROBIS CELL: 1-416-552-1161

- KEYNOTE LEGEND**
- OVERHANG OF DEBRIS CANOPY
 - APPLY REFLECTIVE FILM TO EXISTING
 - EXISTING SPACE TO REMAIN
 - EXISTING CANOPY TO REMAIN
 - EXISTING STOREFRONT TO BE REGULAR



1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR GLAZING

SYMBOL	DESCRIPTION
[EG1]	EXTERIOR CLEAR GLAZING MANUFACTURER: SOLARBAN SOLAR GLASS W/ CLEAR ANODIZED ALUMINIUM FRAMES
[EG2]	EXTERIOR TINTED GLAZING MANUFACTURER: SOLARBAN SOLAR GLASS W/ CLEAR ANODIZED ALUMINIUM FRAMES

EXTERIOR ALUMINIUM FRAMING

SYMBOL	DESCRIPTION
[AL1]	EXTERIOR ALUMINIUM FRAMING MANUFACTURER: SOLARBAN SOLAR GLASS W/ CLEAR ANODIZED ALUMINIUM

SCALE: 1/8" = 1'-0"
 NORTH POINT
 STAMP

PROJECT NAME: **EXTERIOR RENOVATIONS TO MIDWAY STOREFRONT**
 3050 KING GEORGE HIGHWAY / AUTO MALL, SURREY, BC, V4P 1A2

DRAWING: **BUILDING ELEVATIONS**

PROJECT NO: T10004 SCALE: As indicated
 START DATE: 02/11/10 DRAWN BY: EB
 FORMAT: 34"x22" CHECKED BY: PR
 SHEET NUMBER

A2.1

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, NATURAL AND LEVELS PROVIDED TO BE REPORTED ACCORDING TO THE CONSULTANT'S DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, NATURAL AND LEVELS PROVIDED TO BE REPORTED ACCORDING TO THE CONSULTANT'S DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, NATURAL AND LEVELS PROVIDED TO BE REPORTED ACCORDING TO THE CONSULTANT'S DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, NATURAL AND LEVELS PROVIDED TO BE REPORTED ACCORDING TO THE CONSULTANT'S DRAWINGS.



PAUL RUCH ARCHITECTS INC.
10575 BURNHAMME LANE, SUITE 100, RICHMOND, BC V6X 4S9
CONSULTANT

BUILDING CODE REVIEW
For: Midway Mazda Dealership, 3050 King George Hwy/Auto Mall, Surrey, BC, V4P1A2

Basics: British Columbia Building Code 2006
Review By: Paul Ruch Architect Date: 26-Feb-10

GENERAL DESCRIPTION

Use: Mercantile and Workshop (Tenant Improvement) 1-Storey
Height: Non-Combustible and Combustible
Floor Area: 819.56 SM (8,822 SF)
Sprinklered: No
Site Access: 2 Streets

OCCUPANCY
Major - Group E - (Retail Store)
Major - Group F2 - (Workshop)

Occupant Load: 3,117.1 BCBC 2006

Area and Occupant Load

Mercantile	345.61 SM / 3.7	93
Workshop	266.54 SM / 46	6
Staff & Public Utilities	32.52 SM / 9.3	3
Storage	174.88 SM / 28	6
		108 people

Health / Water Closets:

Mercantile	3,72.2 (13)	Provided
Male	51M x 1 WC/300M	1 WC / UR
Female	51F x 1 WC/150F	1
Workshop		
Total	3,72.2 (14) & 3,72.2 (4)	1 Fixture 1 WC / UR

BUILDING CONSTRUCTION / SEPARATIONS

Construction: Mercantile 3,2.2.6.1
Group E, up to 2 Storeys
Sprinklered
Height Limit
Building Area Limit
No. of streets
Mezzanine

Workshop 3,2.2.7.1
Group F2, up to 2 Storeys
Sprinklered
Height Limit
Building Area Limit
No. of streets
Mezzanine

EXITING SYSTEM Requirement

3.4.3.1	Exit Width	6.1mm / person x 108	Proposed exit width	6,197 mm
3.4.3.2.1(a)				

Location of Exits

3.4.2.3	Distance Between Exits (1/2 Diag. Min)	10.23 m	see plan
3.4.2.5.1(f)	Max Travel Distance to One Exit	30 m	see plan

Clearances

3.4.3.2.6(a)	Width	General	1,100 mm (min)
3.4.3.2.6(b)	Doorways	General	800 mm (min)
3.4.3.4.1	Headroom:	General	2,100 mm (min)
3.4.3.4.3	Doorways	General	2,030 mm (min)
3.4.3.4.4	Closets	General	1,360 mm (min)

Conditions

3.3.1.3.1(f)	Minimum Width	1,100 mm (min)	Yes
--------------	---------------	----------------	-----

FIRE ALARM

3.2.4	Fire Alarm	Not required
3.2.4.3	Single or 2 stage system	na
3.2.4.8	Annunciator	na

Note:
1. This list contains major items only, and the contractor is to comply with all requirements of the BCBC (2006) and with all statutes, bylaws and acts controlling construction on the subject site.

BUILDING CODE REVIEW
For: Midway Mazda Dealership, 3050 King George Hwy/Auto Mall, Surrey, BC, V4P1A2

Basics: British Columbia Building Code 2006
Review By: Paul Ruch Architect Date: 26-Feb-10

GENERAL DESCRIPTION

Use: Mercantile and Workshop (Tenant Improvement) 1-Storey
Height: Non-Combustible and Combustible
Floor Area: 819.56 SM (8,822 SF)
Sprinklered: No
Site Access: 2 Streets

OCCUPANCY
Major - Group E - (Retail Store)
Major - Group F2 - (Workshop)

Occupant Load: 3,117.1 BCBC 2006

Area and Occupant Load

Mercantile	345.61 SM / 3.7	93
Workshop	266.54 SM / 46	6
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		108 people

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Mercantile	3,72.2 (13)	Provided
Male	51M x 1 WC/300M	1 WC / UR
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Workshop		
Total	3,72.2 (14) & 3,72.2 (4)	1 Fixture 1 WC / UR

BUILDING CONSTRUCTION / SEPARATIONS

Construction: Mercantile 3,2.2.6.1
Group E, up to 2 Storeys
Sprinklered
Height Limit
Building Area Limit
No. of streets
Mezzanine

Workshop 3,2.2.7.1
Group F2, up to 2 Storeys
Sprinklered
Height Limit
Building Area Limit
No. of streets
Mezzanine

EXITING SYSTEM Requirement

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3.4.3.2.1(a)				

Location of Exits

3.4.2.3	Distance Between Exits (1/2 Diag. Min)	10.23 m	see plan
3.4.2.5.1(f)	Max Travel Distance to One Exit	30 m	see plan

Clearances

3.4.3.2.6(a)	Width	General	1,100 mm (min)
3.4.3.2.6(b)	Doorways	General	800 mm (min)
3.4.3.4.1	Headroom:	General	2,100 mm (min)
3.4.3.4.3	Doorways	General	2,030 mm (min)
3.4.3.4.4	Closets	General	1,360 mm (min)

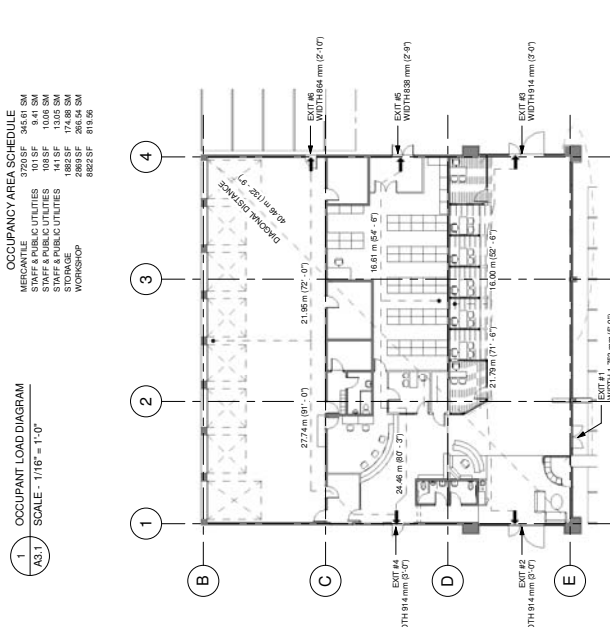
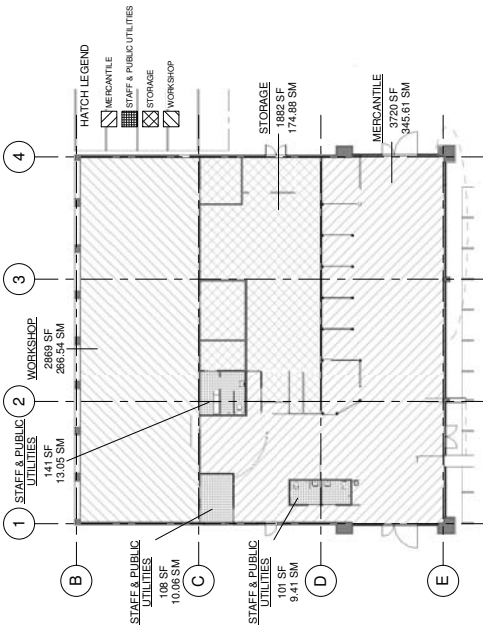
Conditions

3.3.1.3.1(f)	Minimum Width	1,100 mm (min)	Yes
--------------	---------------	----------------	-----

FIRE ALARM

3.2.4	Fire Alarm	Not required
3.2.4.3	Single or 2 stage system	na
3.2.4.8	Annunciator	na

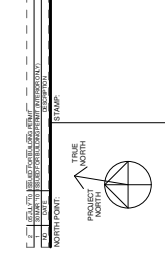
Note:
1. This list contains major items only, and the contractor is to comply with all requirements of the BCBC (2006) and with all statutes, bylaws and acts controlling construction on the subject site.



TOTAL EXIT WIDTH REQUIRED: 669mm (2'-7")
TOTAL EXIT WIDTH PROVIDED: 516mm (16'-9")
EXIT TRAVEL

CIVIC ADDRESS:
MIDWAY MAZDA DEALERSHIP
3050 KING GEORGE HIGHWAY /
AUTO MALL, SURREY, BC, V4P1A2

LEGAL ADDRESS:
PL NWS2519 LT 2 LD 36 SEC 22
TWP1



PROJECT NAME: EXTERIOR RENOVATIONS TO EXISTING BUILDING AT 3050 KING GEORGE HIGHWAY / AUTO MALL, SURREY, BC, V4P1A2

DRAWING: CODE COMPLIANCE

PROJECT TAG: T10004
SCALE: As indicated
START DATE: 02/26/10
DRAWN BY: EB
FORMAT: 34"x42"
CHECKED BY: MC
SHEET NUMBER:

A3.1

THE DRAWING IS TO BE USED ONLY FOR THE SPECIFIC PROJECT AND FOR THE SPECIFIC CONDITIONS, MATERIALS AND LEVELS PROVIDED. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. THE DRAWING IS NOT TO BE REPRODUCED, COPIED OR LOANED WITHOUT THE PERMISSION OF THE CONSULTANT.

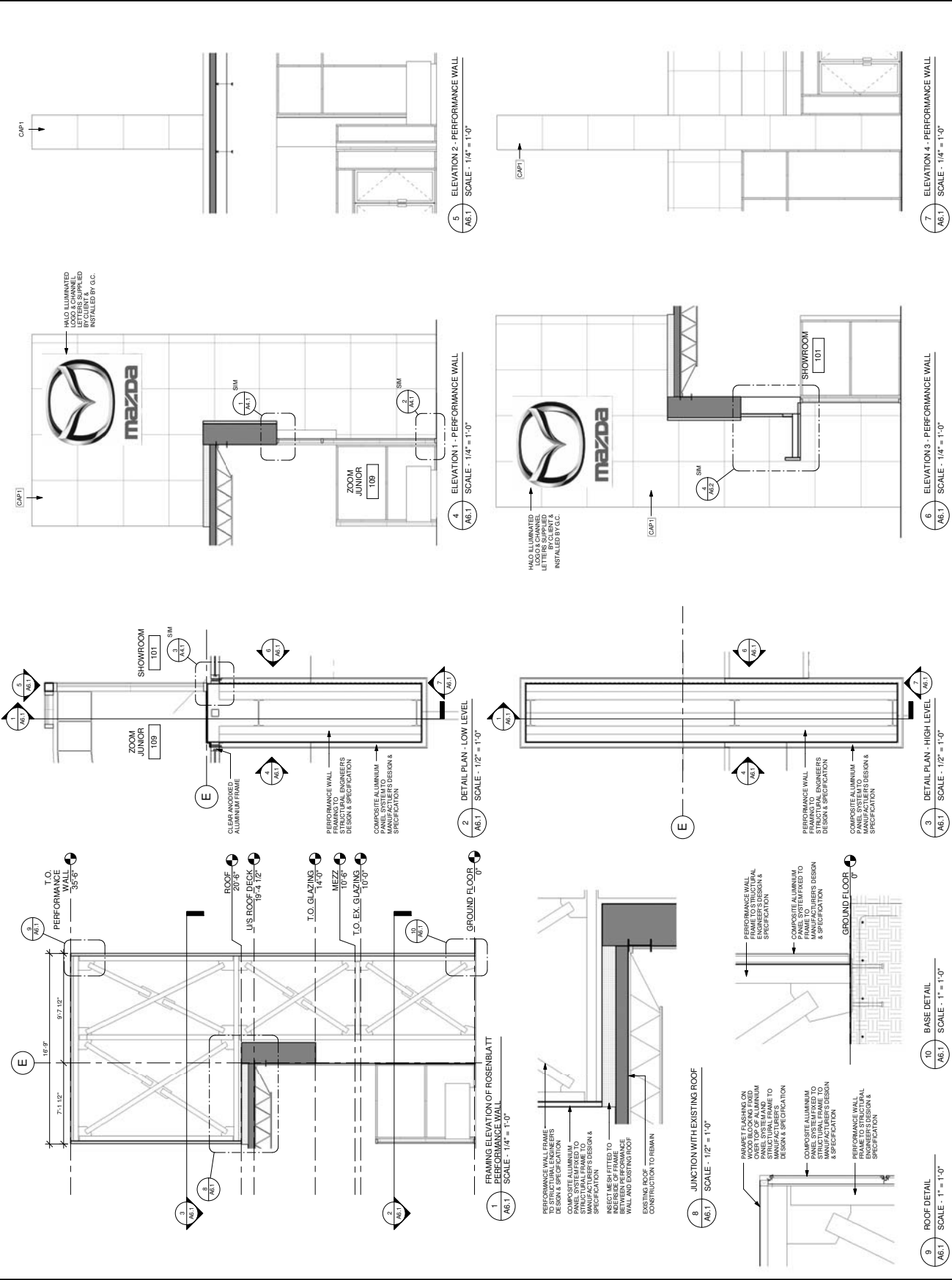


ROSENBLATT ARCHITECTURAL

10075 BURNHAMME SUITE 100, VANCOUVER, BC V6N 1A5 TEL: 604.681.1500

CONSULTANT

ARCHITECT



PROJECT NAME	EXTERIOR RENOVATIONS TO MAZDA SHOWROOM 3650 KING GEORGE HIGHWAY / AUTO MALL, SURREY, BC, V4P 1A2		
PROJECT NO.	T10004	SCALE	As indicated
START DATE	05/20/10	DRAWN BY	KN
FORMAT	34"x42"	CHECKED BY	MMC
SHEET NUMBER	A6.1		

PERFORMANCE WALL SECTIONS & DETAILS

PROJECT NAME: EXTERIOR RENOVATIONS TO MAZDA SHOWROOM 3650 KING GEORGE HIGHWAY / AUTO MALL, SURREY, BC, V4P 1A2

PROJECT NO.: T10004 SCALE: As indicated

START DATE: 05/20/10 DRAWN BY: KN

FORMAT: 34"x42" CHECKED BY: MMC

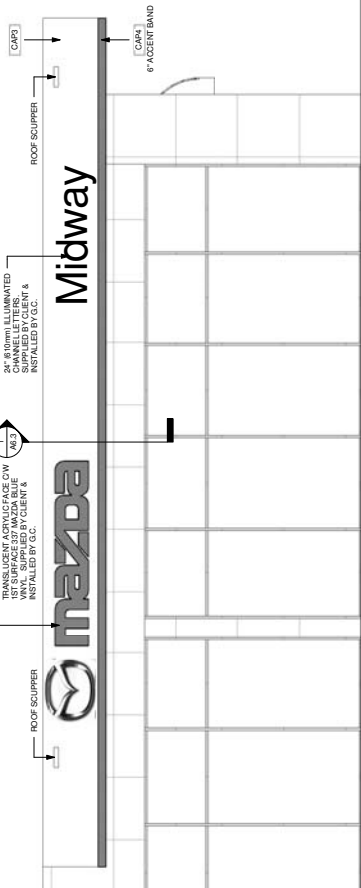
SHEET NUMBER: A6.1

PERFORMANCE WALL SECTIONS & DETAILS

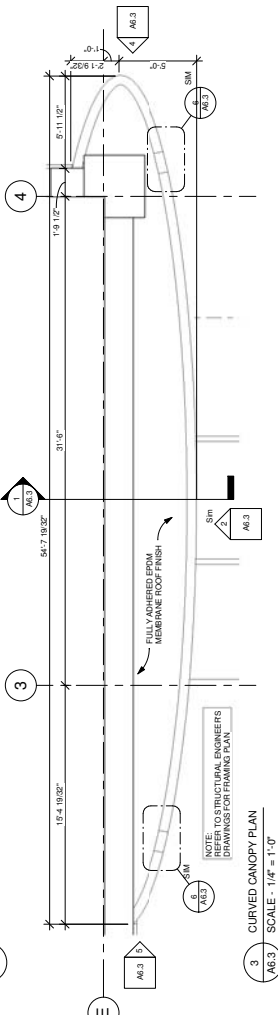
THE DRAWING IS TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES OR OMISSIONS REPORTED IMMEDIATELY TO THE CONSULTANT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND IS NOT TO BE REPRODUCED, COPIED OR LOANED WITHOUT THE PERMISSION OF THE CONSULTANT.



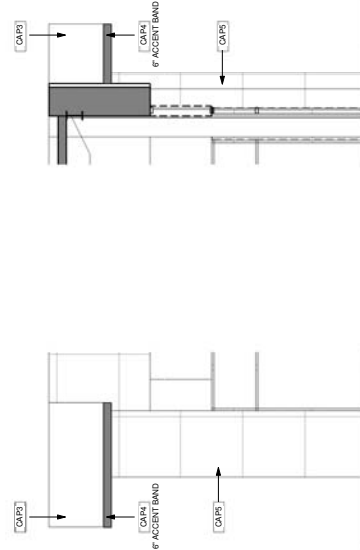
R CONSULTANTS
 1805 STEWARTS AVENUE, SUITE 100, VICTORIA, BC V8W 2E1
 TEL: 250-383-8888 FAX: 250-383-8889
 WWW.RCONSULTANTS.COM



2 CURVED CANOPY ELEVATION 1
 A6.3 SCALE - 1/4" = 1'-0"

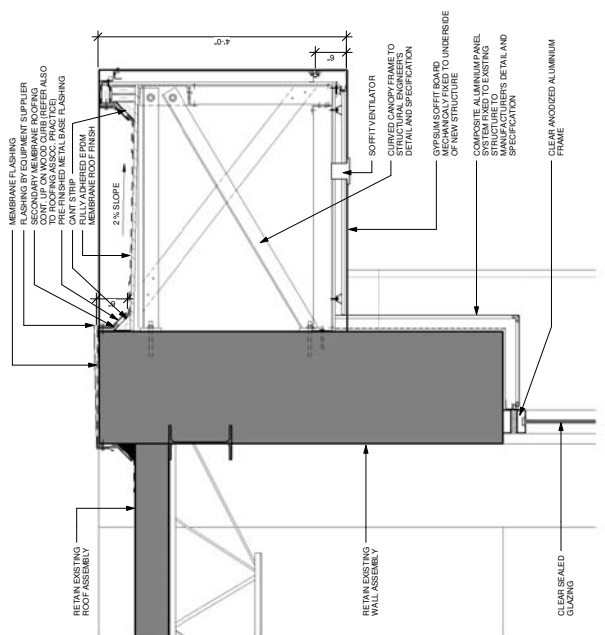


3 CURVED CANOPY PLAN
 A6.3 SCALE - 1/4" = 1'-0"

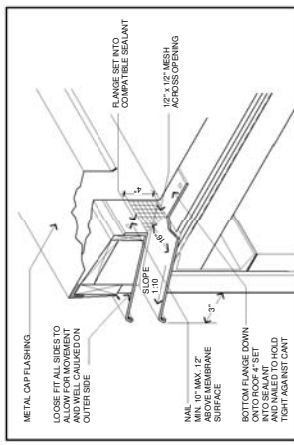


4 CURVED CANOPY ELEVATION 2
 A6.3 SCALE - 1/4" = 1'-0"

5 CURVED CANOPY ELEVATION 3
 A6.3 SCALE - 1/4" = 1'-0"



1 SECTION
 A6.3 SCALE - 1" = 1'-0"



6 SCUPPER DETAIL
 A6.3 SCALE - 1 1/2" = 1'-0"

PROJECT NO. T10004
 SCALE As indicated
 START DATE 05/20/10
 DRAWN BY KN
 FORMAT 34"x22"
 CHECKED BY MMC
 SHEET NUMBER

PROJECT NAME
 EXTERIOR RENOVATIONS
 TO MIDWAY SHOP
 3680 KING GEORGE HIGHWAY /
 AUTO MALL, SURREY, BC, V4P 1A2

DRAWING
 CANOPY SECTIONS & DETAILS

PROJECT NO. T10004
 SCALE As indicated
 START DATE 05/20/10
 DRAWN BY KN
 FORMAT 34"x22"
 CHECKED BY MMC
 SHEET NUMBER

A6.3

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0202-00

Issued To: 384451 B.C. LTD., INC. NO. 384451

(the "Owner")

Address of Owner: 2780 King George Boulevard
Surrey, BC
V4P 1A2

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-430-848

Strata Lot 2 Section 22 Township 1 New Westminster District Strata Plan NW2519

Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

3050 King George Boulevard

(the "Land")

3. Surrey Zoning By-law, 1979, No. 5942, as amended is varied as follows:

(a) In Section F of Part 2 of Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1985, No. 8370 the maximum building height is increased from 9 metres (30 ft.) to 10.9 metres (35.6 ft.).

4. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:

(a) Part 5 "Signs in Commercial/Industrial Zones", Section 27 Sub-section 2(a) the number of fascia signs is increased from 1 to 2;

(b) Part 5 "Signs in Commercial/Industrial Zones", Section 27 Sub-section 2(e), logo signage may extend above the roofline of the building; and

- (c) Part 5 "Signs in Commercial/Industrial Zones", Section 27 Sub-section 10 the number of canopy signs is increased from 1 to 2.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

THE DRAWING IS FOR INFORMATION ONLY. THE CONSULTANT HAS CONDUCTED VISUAL CHECKS ONLY AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE CONSULTANT HAS NOT CONDUCTED A SURVEY OF THE SITE AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE CONSULTANT HAS NOT CONDUCTED A SURVEY OF THE SITE AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE CONSULTANT HAS NOT CONDUCTED A SURVEY OF THE SITE AND DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED.



RENAISSANCE ARCHITECTURE
 10075 HURONTARIO STREET, SUITE 100
 MISSISSAUGA, ONTARIO L4W 6Z9
 TEL: (905) 276-8888
 FAX: (905) 276-8889
 WWW.RENAISSANCEARCHITECTURE.COM

Schedule A

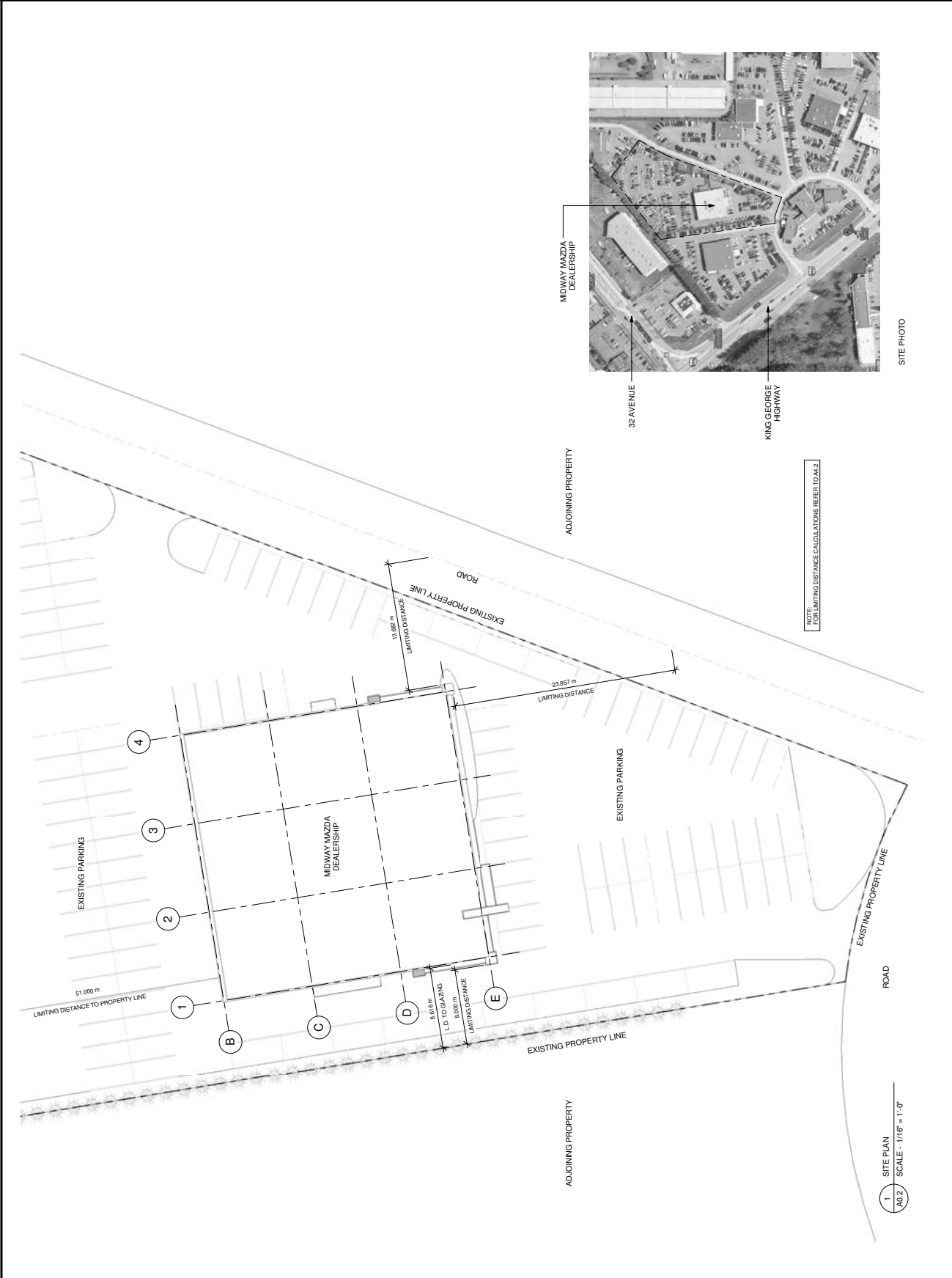
PROJECT NAME: EXTERIOR RENOVATIONS TO EXISTING BUILDING AT 3080 KING GEORGE HIGHWAY / AUTO MALL, SURREY, BC, V4P 1A2



PROJECT NO: T10004
 SCALE: 1/16" = 1'-0"
 START DATE: 02/11/10
 DRAWN BY: EB
 CHECKED BY: PR
 SHEET NUMBER: A0.2

PROJECT NO	T10004	SCALE	1/16" = 1'-0"
START DATE	02/11/10	DRAWN BY	EB
FORMAT	34"x42"	CHECKED BY	PR
SHEET NUMBER	A0.2		

A0.2



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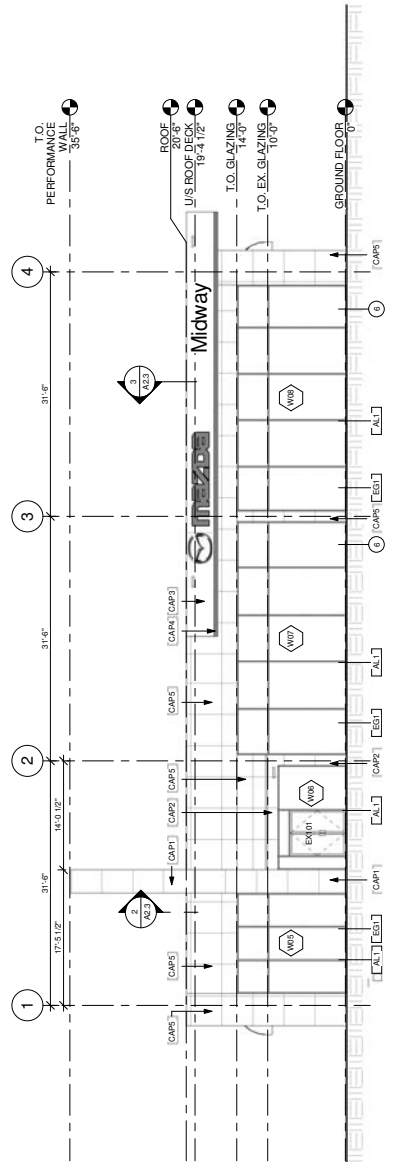


ARCHITECT: **RAJESH ARCHITECTS**
 10575 HIGHWAY 10, SUITE 100, VANCOUVER, BC V6V 1K1
 TEL: 604.271.1111 FAX: 604.271.1112
 WWW.RAJESHARCHITECTS.COM

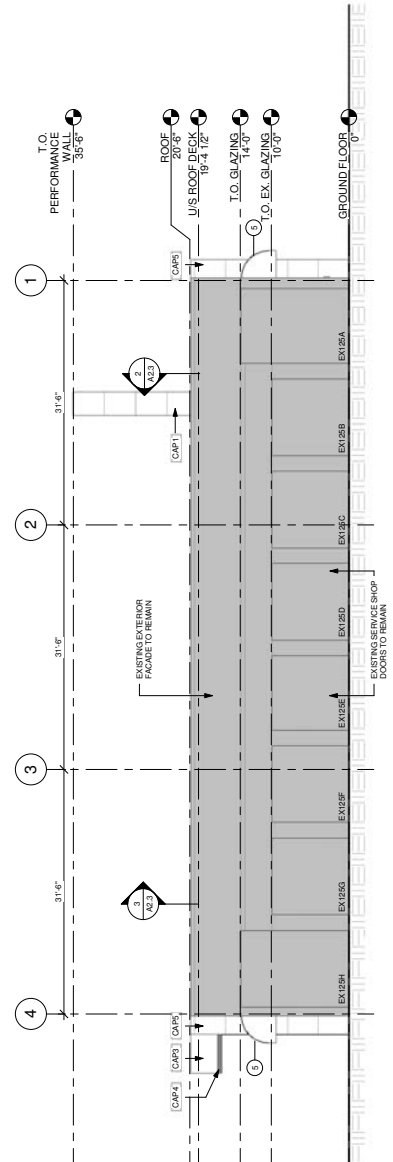
ALUMINIUM CLADDING SYSTEM

SYMBOL	DESCRIPTION
[CAP1]	ALUMINIUM MATERIAL (W/ DARK GRAY) MANUFACTURER: METAL SYSTEMS INC. FINISH: LUMINOUS ANODIZED ALUMINIUM FABRICATOR: RITZ METAL 2009 INC. SUPPLIER: A.L.P.C. NOTE: MAZDA CANADATO DETERMINE BASED ON LOCATION AND PRICE CONTRACT MECHERY FOR DETAILS CONTACT: JOHN ROBIS CELL: 1-416-552-1161
[CAP2]	COMPOSITE ALUMINIUM MATERIAL (2 LIGHT GRAY) MANUFACTURER: METAL SYSTEMS INC. FINISH: LUMINOUS ANODIZED ALUMINIUM FABRICATOR: RITZ METAL 2009 INC. SUPPLIER: A.L.P.C. NOTE: MAZDA CANADATO DETERMINE BASED ON LOCATION AND PRICE CONTRACT MECHERY FOR DETAILS CONTACT: JOHN ROBIS CELL: 1-416-552-1161
[CAP3]	ALUMINIUM MATERIAL (W/ DARK GRAY) MANUFACTURER: METAL SYSTEMS INC. FINISH: LUMINOUS ANODIZED ALUMINIUM FABRICATOR: RITZ METAL 2009 INC. SUPPLIER: A.L.P.C. NOTE: MAZDA CANADATO DETERMINE BASED ON LOCATION AND PRICE CONTRACT MECHERY FOR DETAILS CONTACT: JOHN ROBIS CELL: 1-416-552-1161
[CAP4]	COMPOSITE ALUMINIUM MATERIAL (4 LIGHT) MANUFACTURER: METAL SYSTEMS INC. FINISH: LUMINOUS ANODIZED ALUMINIUM FABRICATOR: RITZ METAL 2009 INC. SUPPLIER: A.L.P.C. NOTE: MAZDA CANADATO DETERMINE BASED ON LOCATION AND PRICE CONTRACT MECHERY FOR DETAILS CONTACT: JOHN ROBIS CELL: 1-416-552-1161
[CAP5]	COMPOSITE ALUMINIUM MATERIAL (5 LIGHT) MANUFACTURER: METAL SYSTEMS INC. FINISH: LUMINOUS ANODIZED ALUMINIUM FABRICATOR: RITZ METAL 2009 INC. SUPPLIER: A.L.P.C. NOTE: MAZDA CANADATO DETERMINE BASED ON LOCATION AND PRICE CONTRACT MECHERY FOR DETAILS CONTACT: JOHN ROBIS CELL: 1-416-552-1161

- KEYNOTE LEGEND**
- OVERHANG OF CLADDING
 - APPLY REFLECTIVE FILM TO EXISTING
 - EXISTING SPACE TO REMAIN
 - EXISTING CANOPY TO REMAIN
 - EXISTING STOREFRONT TO BE REGULAR



1 SOUTH ELEVATION
 A2.1 SCALE - 1/8" = 1'-0"



2 NORTH ELEVATION
 A2.1 SCALE - 1/8" = 1'-0"

EXTERIOR GLAZING

SYMBOL	DESCRIPTION
[EG1]	EXTERIOR CLEAR GLAZING MANUFACTURER: METAL SYSTEMS INC. FINISH: LUMINOUS ANODIZED ALUMINIUM FABRICATOR: RITZ METAL 2009 INC. SUPPLIER: A.L.P.C. NOTE: MAZDA CANADATO DETERMINE BASED ON LOCATION AND PRICE CONTRACT MECHERY FOR DETAILS CONTACT: JOHN ROBIS CELL: 1-416-552-1161
[EG2]	EXTERIOR TINTED GLAZING MANUFACTURER: METAL SYSTEMS INC. FINISH: LUMINOUS ANODIZED ALUMINIUM FABRICATOR: RITZ METAL 2009 INC. SUPPLIER: A.L.P.C. NOTE: MAZDA CANADATO DETERMINE BASED ON LOCATION AND PRICE CONTRACT MECHERY FOR DETAILS CONTACT: JOHN ROBIS CELL: 1-416-552-1161

EXTERIOR ALUMINIUM FRAMING

SYMBOL	DESCRIPTION
[AL1]	EXTERIOR ALUMINIUM FRAMING MANUFACTURER: METAL SYSTEMS INC. FINISH: LUMINOUS ANODIZED ALUMINIUM FABRICATOR: RITZ METAL 2009 INC. SUPPLIER: A.L.P.C. NOTE: MAZDA CANADATO DETERMINE BASED ON LOCATION AND PRICE CONTRACT MECHERY FOR DETAILS CONTACT: JOHN ROBIS CELL: 1-416-552-1161

SCALE: 1/8" = 1'-0"
 DATE: 02/11/10
 DRAWN BY: EB
 CHECKED BY: PR
 SHEET NUMBER: A2.1

PROJECT NAME: **EXTERIOR RENOVATIONS TO MIDWAY STOREFRONT**
 3080 KING GEORGE HIGHWAY /
 AUTO MALL, SURREY, BC, V4P 1A2

PROJECT NO: T10004
 SCALE: As indicated
 START DATE: 02/11/10
 DRAWN BY: EB
 CHECKED BY: PR
 SHEET NUMBER: A2.1

A2.1

THE DRAWING IS TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS AND LEVELS PRIOR TO REPORTING AMENDMENTS TO THE CONSULTANT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL NOT BE REPRODUCED, COPIED OR LOANED WITHOUT THE PERMISSION OF THE CONSULTANT.

ARCHITECT:



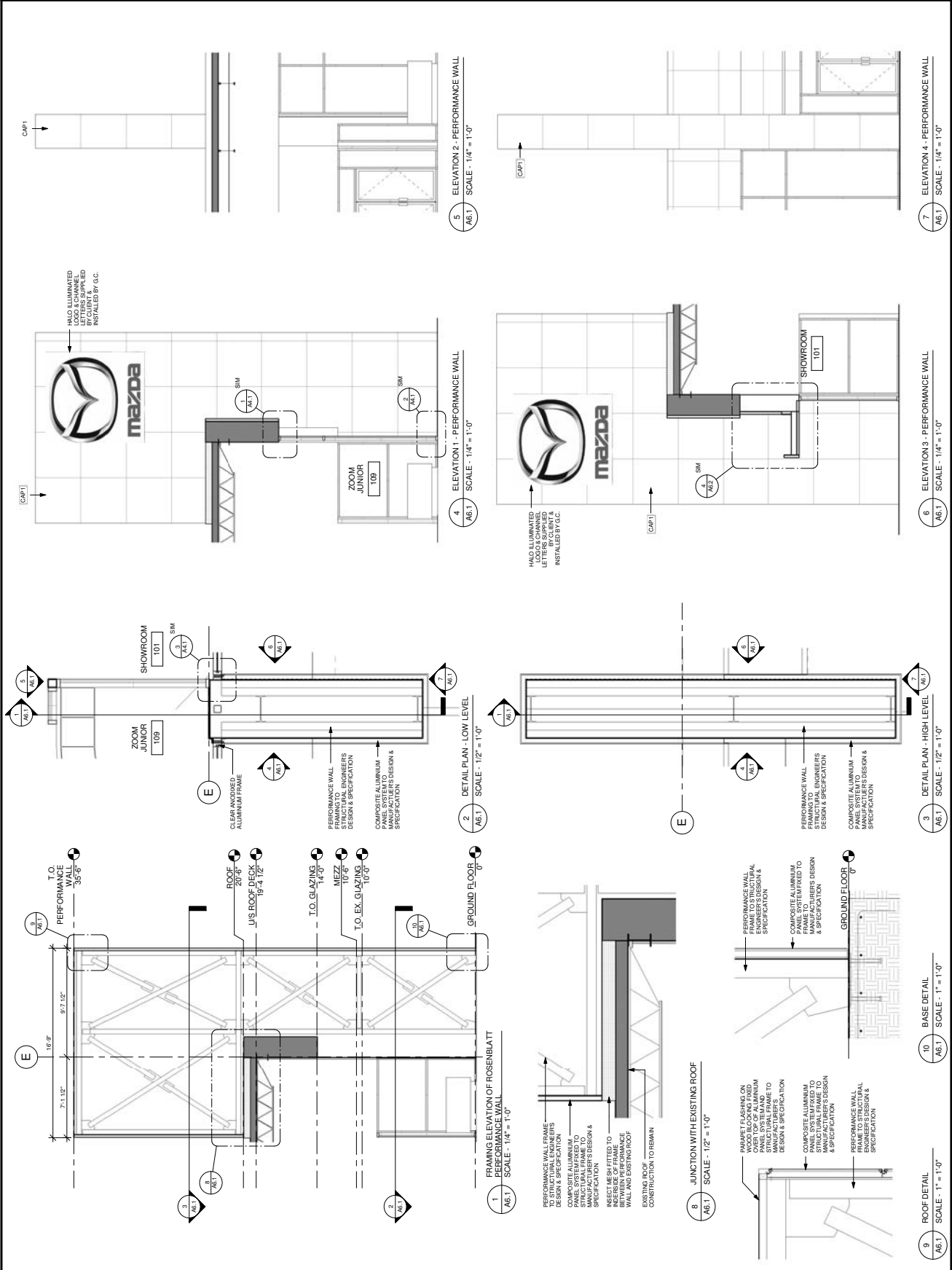
ROSENBLATT ARCHITECTURAL
 10075 BURNHAMME SUITE 100, VANCOUVER, BC V6N 1A2
 CONSULTANT:

PROJECT NAME:
 EXTERIOR RENOVATIONS
 TO MAINTENANCE BUILDING
 3650 KING GEORGE HIGHWAY //
 AUTO MALL, SURREY, BC, V4P 1A2

DRAWING:
 PERFORMANCE WALL SECTIONS & DETAILS

PROJECT TAG:	T10004	SCALE:	As indicated
START DATE:	05/20/10	DRAWN BY:	KN
FORMAT:	34"x42"	CHECKED BY:	MMC
SHEET NUMBER:			

A6.1



1 FRAMING ELEVATION OF ROSENBLATT PERFORMANCE WALL
 A6.1 SCALE - 1/4" = 1'-0"

2 DETAIL PLAN - LOW LEVEL
 A6.1 SCALE - 1/2" = 1'-0"

3 DETAIL PLAN - HIGH LEVEL
 A6.1 SCALE - 1/2" = 1'-0"

4 ELEVATION 1 - PERFORMANCE WALL
 A6.1 SCALE - 1/4" = 1'-0"

5 ELEVATION 2 - PERFORMANCE WALL
 A6.1 SCALE - 1/4" = 1'-0"

6 ELEVATION 3 - PERFORMANCE WALL
 A6.1 SCALE - 1/4" = 1'-0"

7 ELEVATION 4 - PERFORMANCE WALL
 A6.1 SCALE - 1/4" = 1'-0"

8 JUNCTION WITH EXISTING ROOF
 A6.1 SCALE - 1/2" = 1'-0"

9 ROOF DETAIL
 A6.1 SCALE - 1" = 1'-0"

10 BASE DETAIL
 A6.1 SCALE - 1" = 1'-0"

THE DRAWING IS TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES OR OMISSIONS REPORTED IMMEDIATELY TO THE CONSULTANT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND IS NOT TO BE REPRODUCED, COPIED OR LOANED WITHOUT THE PERMISSION OF THE CONSULTANT.



PROJECT: EXTERIOR RENOVATIONS TO MIDWAY
 3680 KING GEORGE HIGHWAY /
 AUTO MALL, SURREY, BC, V4P 1A2

PROJECT NO: T10004
 SCALE: As indicated
 START DATE: 05/20/10
 DRAWN BY: KN
 FORMAT: 34"x22"
 CHECKED BY: MMC
 SHEET NUMBER

PROJECT NAME: EXTERIOR RENOVATIONS TO MIDWAY
 3680 KING GEORGE HIGHWAY /
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DRAWING: CANOPY SECTIONS & DETAILS

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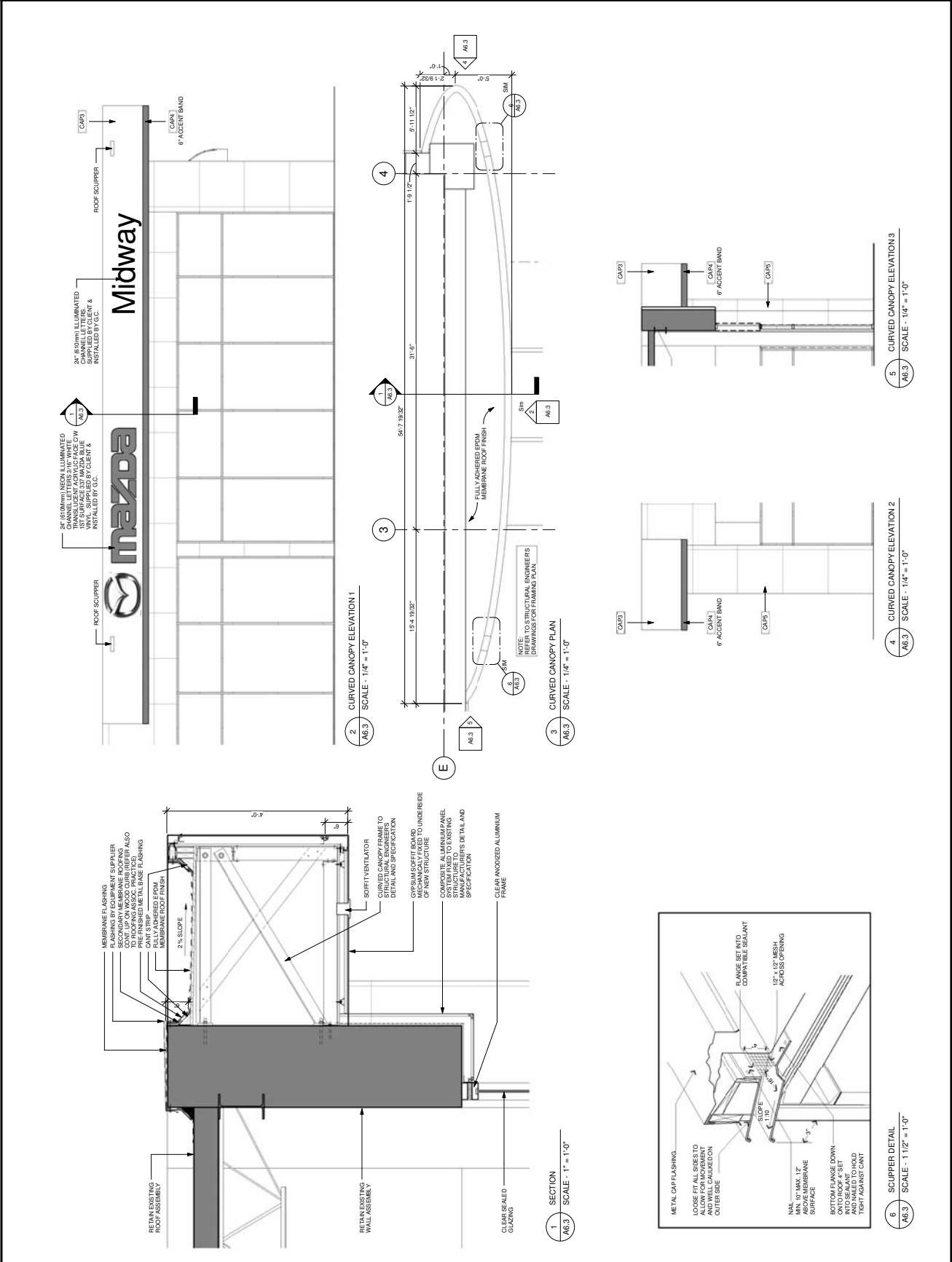
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A6.3