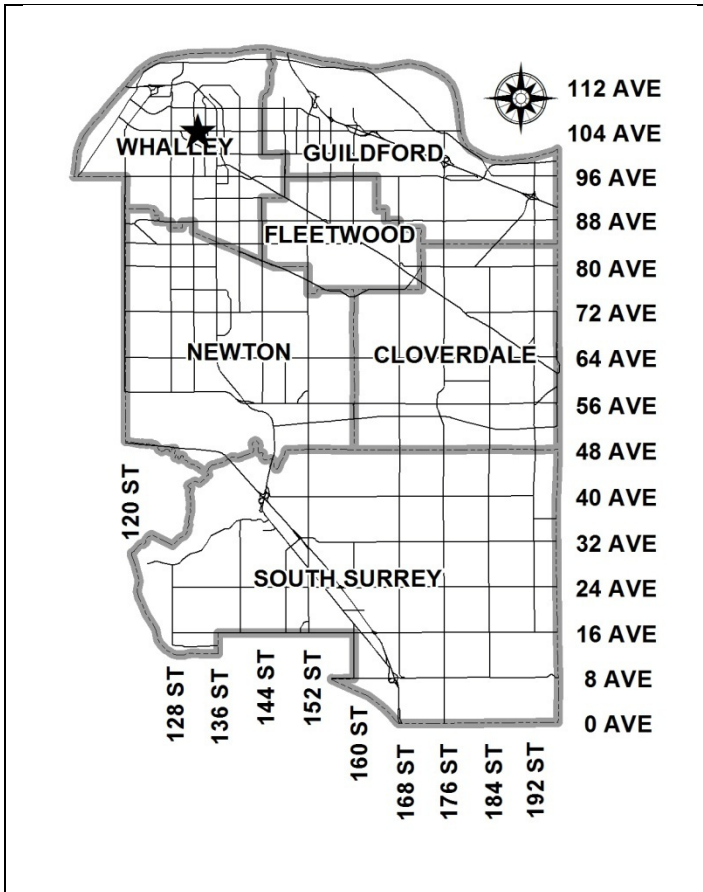


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0135-00

Planning Report Date: July 11, 2011

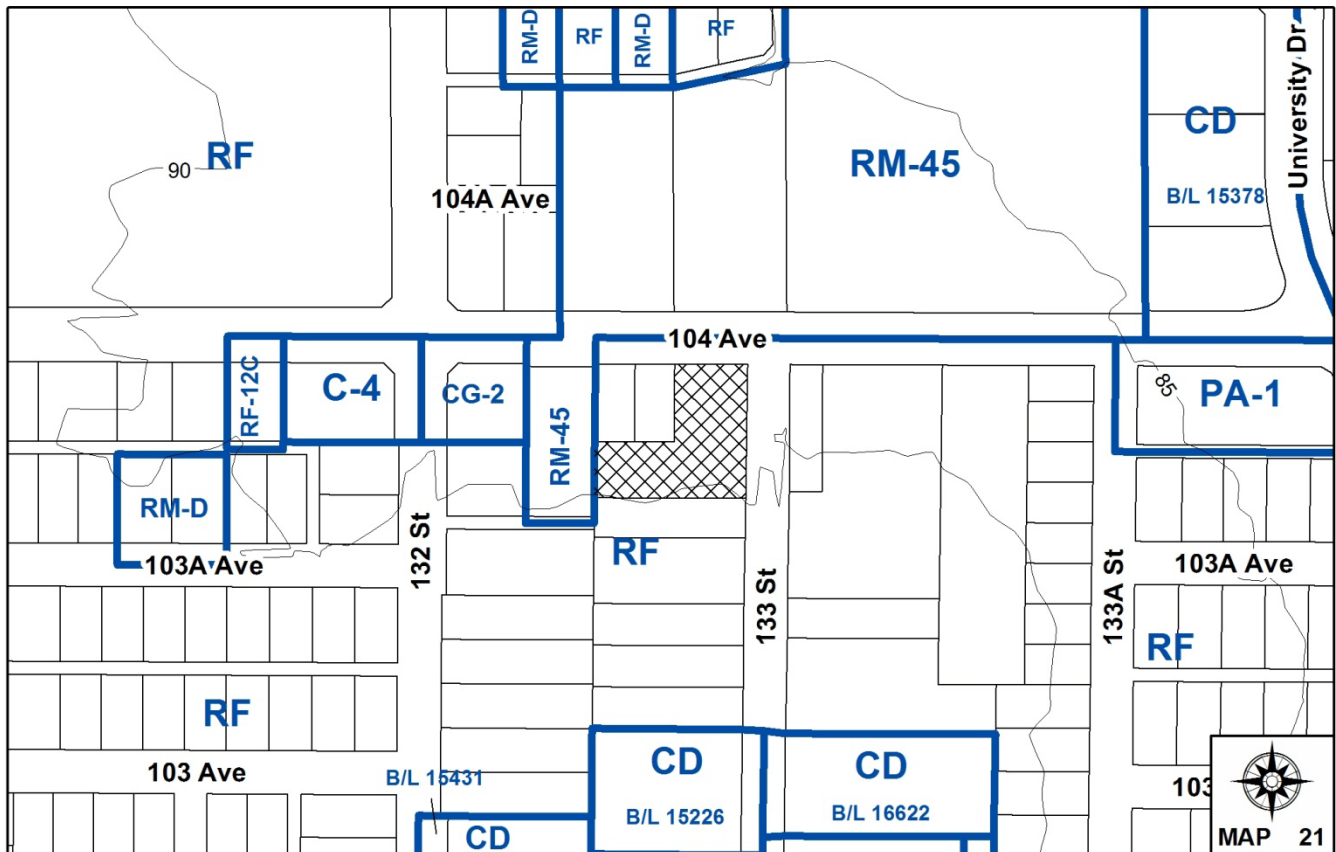


PROPOSAL:

- **Temporary Commercial Use Permit**

in order to permit the development of a temporary real estate sales centre for a proposed residential high-rise project in Surrey City Centre.

LOCATION: 10375 - 133 Street
OWNER: Chia Hwei Lin
ZONING: RF
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Approval for the Temporary Commercial Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed temporary commercial use permit (TUP) is for a real estate sales centre for the nearby proposed "Rize" apartment project (Development Application No. 7911-0075-00 to be presented to Council for consideration of by-law introduction on July 11, 2011).
- The proposed apartment development on the site across 133 street to the east (Development Application No. 7911-0075-00) is intended to be fully excavated to provide the underground parking. Due to the excavation, the associated sales centre must be located off-site.
- The applicant will post a \$5,000.00 bond to ensure the removal of the temporary building and restoration of the site to its original condition.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Commercial Use Permit No. 7911-0135-00 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of security to ensure that the site is restored following termination of the Temporary Commercial Use Permit;
 - (c) final approval of Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 107 Amendment By-law 2011, No. 17434; and
 - (d) final approval of Development Application No. 7911-0075-00.

REFERRALS

Engineering: The Engineering Department has no requirements related to the issuance of the Temporary Use Permit, as outlined in Appendix II.

Fire Department: The Fire Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: A single family dwelling on an oversized lot, currently under application (No. 7910-0025-00) to rezone to CD (RM-70) in order to develop a 112-unit apartment building (pre-Council).

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	Three-storey apartment building	Multiple Residential	RM-45
East (Across 133 Street):	Single family lot currently under Development Application No. 7911-0075-00 for two 28-storey apartment buildings (to be considered by Council on July 11, 2011)	Multiple Residential	RF

Direction	Existing Use	OCP Designation	Existing Zone
South:	Single family lots	Multiple Residential	RF
West:	Four-storey apartment building	Multiple Residential	RM-45

DEVELOPMENT CONSIDERATIONS

- The subject site at 10375 – 133 Street in Surrey City Centre is designated Multiple Residential under the Official Community Plan (OCP) and is zoned Single Family Residential Zone (RF).
- The applicant has applied for a Temporary Commercial Use Permit to permit the development of a temporary real estate sales centre on the site.
- The proposed temporary real estate sales centre will be used as a sales office for the proposed twin high-rise residential tower project (called "Rize") on the southeast corner of 104 Avenue and 133 Street (Application No. 7911-0075-00 to be considered by Council on July 11, 2011).
- The 298-square metre (3,207 sq. ft.) sales centre will contain a sales area and offices, as well as mock-ups of a one-bedroom suite and a two-bedroom suite.
- A surface parking lot with spaces for 3 vehicles will be constructed just west of the sales centre with access from an existing driveway on 133 Street. The parking lot will be surfaced with crushed gravel.
- The Temporary Commercial Use Permit will be in effect for three years, which should be sufficient time for the applicant to finalize the sale of all of the 450 apartment and 21 townhouse units in the project proposed to the east.
- On June 27, 2011, the necessary OCP Text Amendment was introduced to amend Temporary Commercial Use Permit Area No. 17 to declare all lands designed City Centre, Town Centre and Multiple Residential as Temporary Commercial Use Permit Areas for "Temporary Real Estate Sales Centres". By-law No. 17434 is scheduled for Public Hearing at the Regular Council – Public Hearing meeting on July 11, 2011 (in conjunction with Development Application No. 7911-0105-00 for a temporary real estate sales centre at 13260 Old Yale Road).
- Consideration of final approval of the subject TUP will be subject to final adoption of OCP Text Amendment By-law No. 17434 and final adoption of the proposed Rize development (Development Application No. 7911-0075-00).

PRE-NOTIFICATION

- The development proposal sign was erected on July 6, 2011.
- Pre-notification letters were mailed on June 24, 2011. Due to the temporary Canada Post labour stoppage, the pre-notification letters were delivered the week of June 27, 2011.

- The pre-notification letter was subsequently posted to the "Land Development Notices" section of the Land Development & Building webpage of the City website on June 23, 2011
- Staff received no telephone calls or letters in response.

DESIGN PROPOSAL AND REVIEW

- The proposed sales centre will be a single-storey, wood-frame building on a concrete slab foundation. The total building area will be 298 square metres (3,210 sq.ft.).
- The proposed building will be set back 14.66 metres (48 ft.) from 104 Avenue and 2.3 metres (7.5 ft.) from 133 Street. The proposed setback from 133 Street varies from the minimum 7.5-metre (25 ft.) side yard setback on a flanking street in the RF Zone, however the intent is to minimize the impact on existing trees.
- An arborist report was prepared and approved for the subject site. There are a total of 31 trees on the site, including a 2.50-metre (8 ft.) diameter (dbh) Giant Redwood which is to be protected. A total of four dead and hazardous trees are proposed to be removed from the subject site. The approved tree survey is attached to this report in Appendix III.
- The building materials will include vinyl, cedar, and corrugated metal siding.
- An undulating aluminum mesh screening (with 45% perforated openings) will be affixed to the north and east façades of the building. This treatment will reflect the design vocabulary of the two "Rize" towers proposed at 13286 – 104 Avenue (Development Application No. 7911-0075-00).
- A surface parking lot, with spaces for 3 vehicles, will be constructed just west of the sales centre with access from an existing driveway on 133 Street.
- The parking lot will be surfaced with crushed gravel.
- There is an existing dwelling on the subject site. The applicant is proposing to retain the existing dwelling, and screen it with hoarding. The sales centre and the dwelling will share driveway access from 133 Street, each with its own parking area.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Engineering Summary
- Appendix III. Tree Survey
- Appendix IV. Temporary Commercial Use Permit No. 7911-0075-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/kms

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Information for City Clerk

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

1. (a) Agent: Name: Andy Tam
Rize Alliance Properties Ltd.
Address: Suite 3204 1055 Dunsmuir Street
Vancouver BC V7X 1L4

Tel: 6046301649 - Primary
6046301649 - Fax

2. Properties involved in the Application

- (a) Civic Address: 10375 - 133 Street
- (b) Civic Address: 10375 - 133 Street
Owner: Chia Hwei Lin
PID: 004-438-370
Lot 4 Except: Firstly; South 60 Feet, Secondly; Part Dedicated Road on Plan LMP18314,
Section 27 Block 5 North Range 2 West New Westminster District Plan 12491

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Temporary Commercial Use Permit No. 7911-0135-00

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DEVELOPMENT DATA SHEET

Existing Zoning: RF

Required Development Data	Existing Dwelling	Proposed Sales Centre
LOT AREA (in square metres)		
Gross Total	3,035 sq.m.	
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	12.2%	
Paved & Hard Surfaced Areas	0.07%	
Total Site Coverage	12.27%	
SETBACKS (in metres)		
Front		14.6 m
Rear		30.0 m
Side #1 (E)		2.3 m
Side #2 (W)		9.7 m
BUILDING HEIGHT (in metres/storeys)		
Principal		5.86
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		298 sq.m.
Total		298 sq.m.
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		298 sq.m.

Development Data Sheet cont'd

Required Development Data	Existing	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		3
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		3
Number of disabled stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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INTER-OFFICE MEMO

**TO: Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: Acting Development Services Manager, Engineering Department

DATE: July 5, 2011 **PROJECT FILE: 7811-0135-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 10375 133 Street**

OCP AMENDMENT

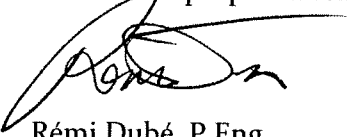
There are no engineering requirements relative to the OCP Amendment.

TEMPORARY USE PERMIT

There are no engineering requirements relative to issuance of the Temporary Use Permit.

The following issues are to be addressed as a condition of issuance of the subsequent Building Permit application:

- The on-site fire protection requirements must be reviewed and may require additional improvements to the building to meet the B.C. Building Code;
- Driveway access and egress to 133 Street to be confirmed;
- On-site stormwater management to be addressed;
- Depending on value of proposed structure, service connection renewal may be required; and
- The proposed temporary building must be connected to sanitary sewer.


Rémi Dubé, P.Eng.
Acting Development Services Manager

sk

CITY OF SURREY

(the "City")

TEMPORARY COMMERCIAL USE PERMIT

NO.: 7911-0135-00

Issued To: CHIA HWEI LIN

("the Owner")

Address of Owner: 220-11938 Bridgeport Rd
Richmond BC
V6X 1T2

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use 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: 004-438-370

Lot 4 Except: Firstly; South 60 Feet, Secondly; Part Dedicated Road on Plan LMP18314,
Section 27 Block 5 North Range 2 West District Plan 12491

10375 - 133 Street

(the "Land")

3. The Land has been designated as a Temporary Commercial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be:
 - (a) A real estate sale centre and associated surface parking lot.
5. The temporary use shall be carried out according to the following conditions:
 - (a) The appearance and location of the sales centre, access and parking shall be as shown on Schedule A which is attached hereto and forms part of this permit;
 - (b) Parking is restricted to vehicles less than 5,000 kilograms [11,000 lbs.] GVW;
 - (c) The parking surface shall be of a dust-free material such as crushed gravel;

- (d) Upon the termination of this Temporary Use Permit, the real estate sales centre shall be removed and the land restored to its condition prior to this Temporary Use Permit.
6. Alternatives to standard servicing requirements as documented in the "Surrey Subdivision and Development By-law" may be approved as part of this Temporary Commercial Use Permit.
7. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:
- Cash in the amount of \$5000.00
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
9. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
10. This temporary use permit is not transferable.
11. This temporary use permit shall lapse on or before three years from date of issuance.

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

ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: Signature

OR

Name (Please Print)



Owner: Signature

Lin Chia Hwei

Name: (Please Print)

TO THE CITY OF SURREY:

I, Chia H Lin (Name of Owner)

being the owner of Lot 4 Except: Firstly; South 60 Feet, Secondly; Part Dedicated Road on Plan LMP18314, Section 27 Block 5 North Range 2 West District Plan 12491

(Legal Description)

known as 10375-133 Street
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.



(Owner)



(Witness)

RIZE SALES CENTRE

10735 133RD ST. SURREY, BC



FALSE CREEK DESIGN GROUP LTD.
 Suite 500 - 858 Homer Street
 Vancouver, BC V6B 2M5 CANADA
 P 604-688-3131 F 604-688-4933

THIS DRAWING IS THE PROPERTY OF FALSE CREEK DESIGN GROUP LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FALSE CREEK DESIGN GROUP LTD.

Issued FOR PRICING
 DATE JUNE 22, 2011
 FOR PERMIT
 DATE JUNE 27, 2011

Revision

RIZE SALES CENTRE

10375 133RD STREET
 SURREY, B.C

Date MAY 26, 2011
 Drawn By ZSO
 Checked By LN

Drawing Title
GENERAL NOTE & DRAWING INDEX

Project No. 1361B
 Draw ID(

Schedule A

<p>ABBREVIATIONS</p> <p>A.F.F. ABOVE FINISHED FLOOR C.C. CONCRETE E.L.C. ELECTRICAL G.A. GANGE H.C. HANGING BOARD H.R. HOUR H.S. HORIZONTAL H.Z. HORIZONTAL M.N. MAIN N.A. NOT APPLICABLE</p> <p>NOT IN CONTRACT N.L.G. ON-LINE P.C. PLASTER R.A.D. RADIUS R.E.V. REVISION TYP. TYPICAL U.S. UNDERSIDE V.S. VERTICAL S.Q. SQUARE METRES</p>	<p>GENERAL NOTES</p> <p>1. CODES AND STANDARDS: ALL WORK TO MEET THE REQUIREMENTS OF ALL BRITISH COLUMBIA BUILDING REGULATIONS AND ALL APPLICABLE BY-LAWS. 2. CONTRACTOR TO CONFIRM ALL EQUIPMENT, MATERIALS, BRANDS AND MANUFACTURERS TO REPORT ANY DISCREPANCIES PRIOR TO THIS OFFICE. 3. CONTRACTOR TO PROTECT ANY UNFINISHED ELEMENTS DURING CONSTRUCTION AND MAKE GOOD ANY FINISHES AFFECTED BY CONSTRUCTION. 4. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, UNUSUAL CONDITIONS AND OTHER SITE CONDITIONS IMMEDIATELY TO THIS OFFICE. 5. THESE DRAWINGS DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY AND SHALL BE USED IN ACCORDANCE WITH ALL PROFESSIONAL AND NATIONAL CONSTRUCTION SAFETY REGULATIONS. 6. CHANGES TO THESE DOCUMENTS EITHER IN WRITING OR IN ANY MANNER, MAY BE MADE WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF FALSE CREEK DESIGN GROUP. 7. WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. 8. ITEMS SHOWN AS "N.C." ON PLANS MAY REQUIRE SEPARATE SUBMITTALS TO BUILDING DEPT. FOR APPROVALS AND PERMITS. INSTALLATION CONTRACTORS ARE TO BE INFORMED BY PROFESSIONAL ENGINEERS, ARCHITECTS AND DESIGN CONSULTANTS THESE ARE TO BE PROVIDED TO FALSE CREEK DESIGN GROUP. 9. STEEL STUD CONTRACTOR TO SUBMIT FINISHED AND FINISHED BULKHEAD TRIMMING SHOP DRAWINGS BY A PROFESSIONAL STRUCTURAL ENGINEER FOR THE SUPPORT OF ALL TRIMMING AND FINISHES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. 10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BULKHEAD TRIMMING AND FINISHES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. 11. CONTRACTOR IS FULLY RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND IS RESPONSIBLE FOR THE SAFETY OF THE WORKERS' COMPENSATION BOARD AND WORKERS. 12. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 13. CONTRACTOR TO SUBMIT SAMPLES OF ALL MATERIALS FOR WRITTEN APPROVAL PRIOR TO INSTALLATION. 14. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 15. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 16. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 17. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 18. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 19. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 20. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 21. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 22. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 23. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 24. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 25. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 26. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 27. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES.</p>	<p>LOCATION PLAN</p>
<p>CODE ANALYSIS VANCOUVER BUILDING BY-LAW 2007</p> <p>SUMMARY: 10735 133RD STREET - SURREY, BC LOT 4 EXCEPT PARTLY - SOUTH 60 FEET PLAN LMP10914 SECTION 21 BLOCK 5 NORTH RANGE 2 WEST NEWMANMINSTER DISTRICT PLAN 12411 TOTAL LOT AREA: 3098 SQ. M.</p> <p>BUILDINGS: TOTAL SQUARE METERS PROPOSED - 221 SQ. M. DENSITY: 7.15% TOTAL NUMBER OF EXITS INDICATED - 2 MAX TRAVEL DISTANCES - SEE LAYOUT PLAN</p> <p>TOTAL OCCUPANT LOAD - 3 NUMBER OF PARKING SPACES PROVIDED - 3 (INCLUDING 1 HANDICAP)</p>	<p>GENERAL NOTES</p> <p>1. CODES AND STANDARDS: ALL WORK TO MEET THE REQUIREMENTS OF ALL BRITISH COLUMBIA BUILDING REGULATIONS AND ALL APPLICABLE BY-LAWS. 2. CONTRACTOR TO CONFIRM ALL EQUIPMENT, MATERIALS, BRANDS AND MANUFACTURERS TO REPORT ANY DISCREPANCIES PRIOR TO THIS OFFICE. 3. CONTRACTOR TO PROTECT ANY UNFINISHED ELEMENTS DURING CONSTRUCTION AND MAKE GOOD ANY FINISHES AFFECTED BY CONSTRUCTION. 4. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, UNUSUAL CONDITIONS AND OTHER SITE CONDITIONS IMMEDIATELY TO THIS OFFICE. 5. THESE DRAWINGS DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY AND SHALL BE USED IN ACCORDANCE WITH ALL PROFESSIONAL AND NATIONAL CONSTRUCTION SAFETY REGULATIONS. 6. CHANGES TO THESE DOCUMENTS EITHER IN WRITING OR IN ANY MANNER, MAY BE MADE WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF FALSE CREEK DESIGN GROUP. 7. WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. 8. ITEMS SHOWN AS "N.C." ON PLANS MAY REQUIRE SEPARATE SUBMITTALS TO BUILDING DEPT. FOR APPROVALS AND PERMITS. INSTALLATION CONTRACTORS ARE TO BE INFORMED BY PROFESSIONAL ENGINEERS, ARCHITECTS AND DESIGN CONSULTANTS THESE ARE TO BE PROVIDED TO FALSE CREEK DESIGN GROUP. 9. STEEL STUD CONTRACTOR TO SUBMIT FINISHED AND FINISHED BULKHEAD TRIMMING SHOP DRAWINGS BY A PROFESSIONAL STRUCTURAL ENGINEER FOR THE SUPPORT OF ALL TRIMMING AND FINISHES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. 10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BULKHEAD TRIMMING AND FINISHES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. 11. CONTRACTOR IS FULLY RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND IS RESPONSIBLE FOR THE SAFETY OF THE WORKERS' COMPENSATION BOARD AND WORKERS. 12. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 13. CONTRACTOR TO SUBMIT SAMPLES OF ALL MATERIALS FOR WRITTEN APPROVAL PRIOR TO INSTALLATION. 14. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 15. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 16. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 17. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 18. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 19. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 20. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 21. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 22. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 23. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 24. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 25. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 26. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 27. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES.</p>	<p>PRICING NOTES</p>
<p>INTERIOR DESIGN DRAWING LIST</p> <p>000 COVER PAGE 001 SITE PLAN 002 CONSTRUCTION PLAN 003 EXTERIOR ELEVATION 004 EXTERIOR ELEVATION</p>	<p>SCOPE OF WORK</p> <p>CONSTRUCTION OF TEMPORARY BUILDING ON EXISTING LOT TO BE USED AS OFFICE TO SELL NEIGHBOURING MULTI-RESIDENTIAL TOWER DEVELOPMENT</p>	<p>CLIENT</p> <p>RIZE SALES CENTRE LTD. VANCOUVER, BC PHONE 604-681-6723</p> <p>DESIGNER</p> <p>FALSE CREEK DESIGN GROUP VANCOUVER, BC PHONE 604-688-3131 (N. 203) CONTACT: JUDITH ROSEN</p>
<p>BUILDING DEPARTMENT NOTES</p> <p>CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REGULATIONS. ACCESS SHALL BE PROVIDED TO ALL AREAS OF THE SITE COMPLETELY ACCESSIBLE STRUCTURES. A. THE TYPE OF SUBSTITUTIONAL EQUIPMENT SHALL BE ARRANGED IN ACCORDANCE WITH THE OCCUPANCY PERMIT. MEMBERS SHALL BE TAKEN TO CONTAIN ALL CONSTRUCTION DEBRIS. ARRANGED MATERIALS ON-SITE UNTIL DISPOSAL OFF-SITE CAN BE COMPLETED. BUILDING PERMIT APPLICATION DRAWINGS SUBMITTED BY FALSE CREEK DESIGN GROUP LTD. IS FOR INTERIOR TENANT IMPROVEMENTS ONLY.</p>	<p>GENERAL NOTES</p> <p>1. CODES AND STANDARDS: ALL WORK TO MEET THE REQUIREMENTS OF ALL BRITISH COLUMBIA BUILDING REGULATIONS AND ALL APPLICABLE BY-LAWS. 2. CONTRACTOR TO CONFIRM ALL EQUIPMENT, MATERIALS, BRANDS AND MANUFACTURERS TO REPORT ANY DISCREPANCIES PRIOR TO THIS OFFICE. 3. CONTRACTOR TO PROTECT ANY UNFINISHED ELEMENTS DURING CONSTRUCTION AND MAKE GOOD ANY FINISHES AFFECTED BY CONSTRUCTION. 4. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, UNUSUAL CONDITIONS AND OTHER SITE CONDITIONS IMMEDIATELY TO THIS OFFICE. 5. THESE DRAWINGS DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY AND SHALL BE USED IN ACCORDANCE WITH ALL PROFESSIONAL AND NATIONAL CONSTRUCTION SAFETY REGULATIONS. 6. CHANGES TO THESE DOCUMENTS EITHER IN WRITING OR IN ANY MANNER, MAY BE MADE WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF FALSE CREEK DESIGN GROUP. 7. WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. 8. ITEMS SHOWN AS "N.C." ON PLANS MAY REQUIRE SEPARATE SUBMITTALS TO BUILDING DEPT. FOR APPROVALS AND PERMITS. INSTALLATION CONTRACTORS ARE TO BE INFORMED BY PROFESSIONAL ENGINEERS, ARCHITECTS AND DESIGN CONSULTANTS THESE ARE TO BE PROVIDED TO FALSE CREEK DESIGN GROUP. 9. STEEL STUD CONTRACTOR TO SUBMIT FINISHED AND FINISHED BULKHEAD TRIMMING SHOP DRAWINGS BY A PROFESSIONAL STRUCTURAL ENGINEER FOR THE SUPPORT OF ALL TRIMMING AND FINISHES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. 10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL BULKHEAD TRIMMING AND FINISHES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. 11. CONTRACTOR IS FULLY RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND IS RESPONSIBLE FOR THE SAFETY OF THE WORKERS' COMPENSATION BOARD AND WORKERS. 12. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 13. CONTRACTOR TO SUBMIT SAMPLES OF ALL MATERIALS FOR WRITTEN APPROVAL PRIOR TO INSTALLATION. 14. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 15. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 16. CONTRACTOR TO PROVIDE ALL NECESSARY SAFETY EQUIPMENT AND ACCESSORIES. 17. 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Revised	Date
FOR PRICING	JUNE 22, 2011
FOR TEMPORARY USE PERMIT	JUNE 27, 2011

Revision _____ Date _____

RIZE SALES CENTRE

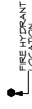
10375 133RD STREET
 SURREY, B.C.

Date: MAY 26, 2011
 Scale: 1:250
 Drawn By: LN
 Checked By: LN

Drawing Title
SITE PLAN

Project No. _____ Drawing No. _____

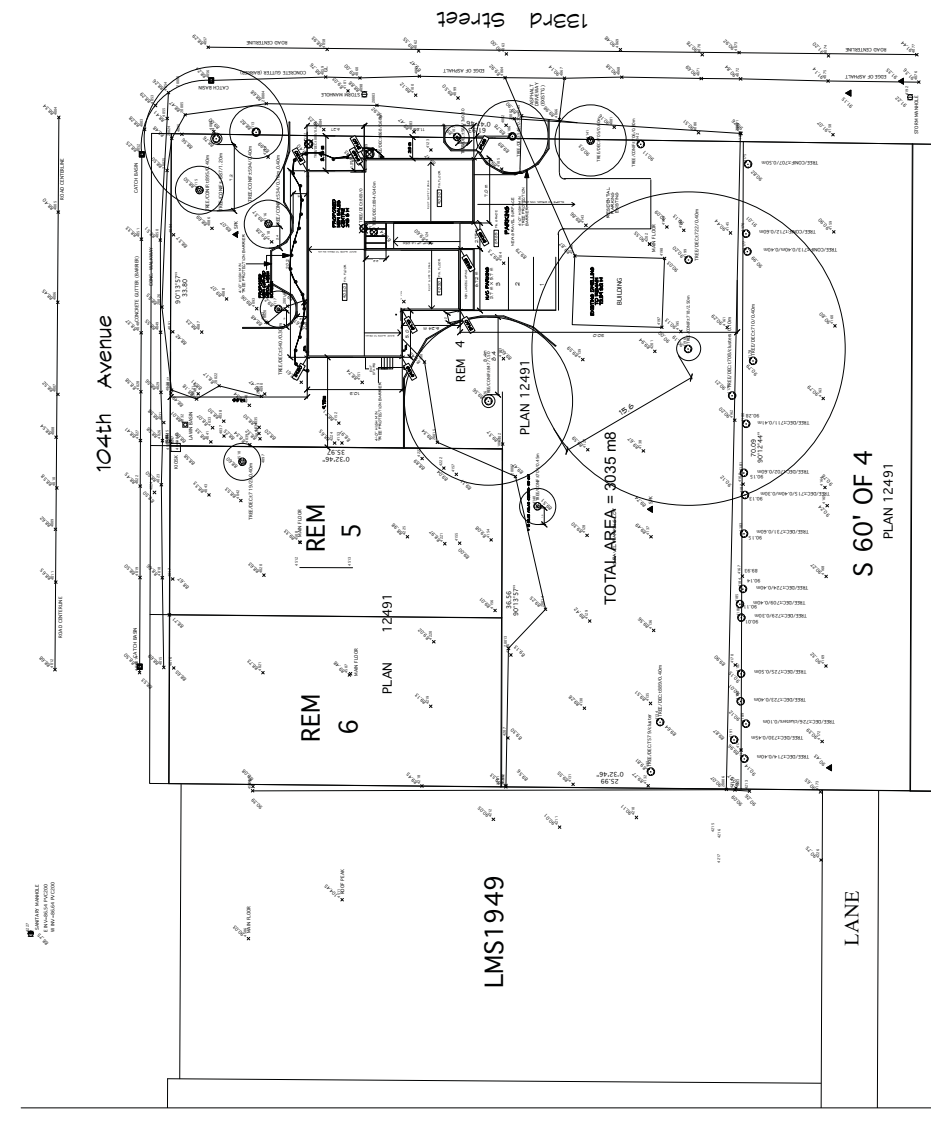
1361B ID01



CURRENT COORDINATES:
 10375 STREET
 SURREY, BC

SYMBOL SCHEDULE

- ⊗ Existing trees to be removed
- ⊙ New trees to be planted
- ⊕ Protection Barrier
- ⊖ Utility Pole
- ⊕ Utility Pole with Lamp
- ⊖ Utility Box
- ⊕ Water Meter
- ⊖ Water Valve
- ⊕ Gas Valve
- ⊖ Hydrant
- ⊕ Electrical Box/Service Box
- ⊖ Lawn Basin
- ⊕ Storm Drain
- ⊖ Sign
- ⊕ Storm Manhole
- ⊖ Storm Manhole
- ⊕ Manhole
- ⊖ Inspection Chamber
- ⊕ Spot Elevation



104th Avenue

133rd Street

LMS1949

LANE

REM 5

REM 6

REM 4

PLAN 12491

TOTAL AREA = 9035 m²

S 60' OF 4
 PLAN 12491



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BRAND	DATE
FOR PRICING	JUNE 22, 2011
FOR TEMPORARY USE PERMIT	JUNE 27, 2011

Revision: _____ Date: _____

RIZE SALES CENTRE

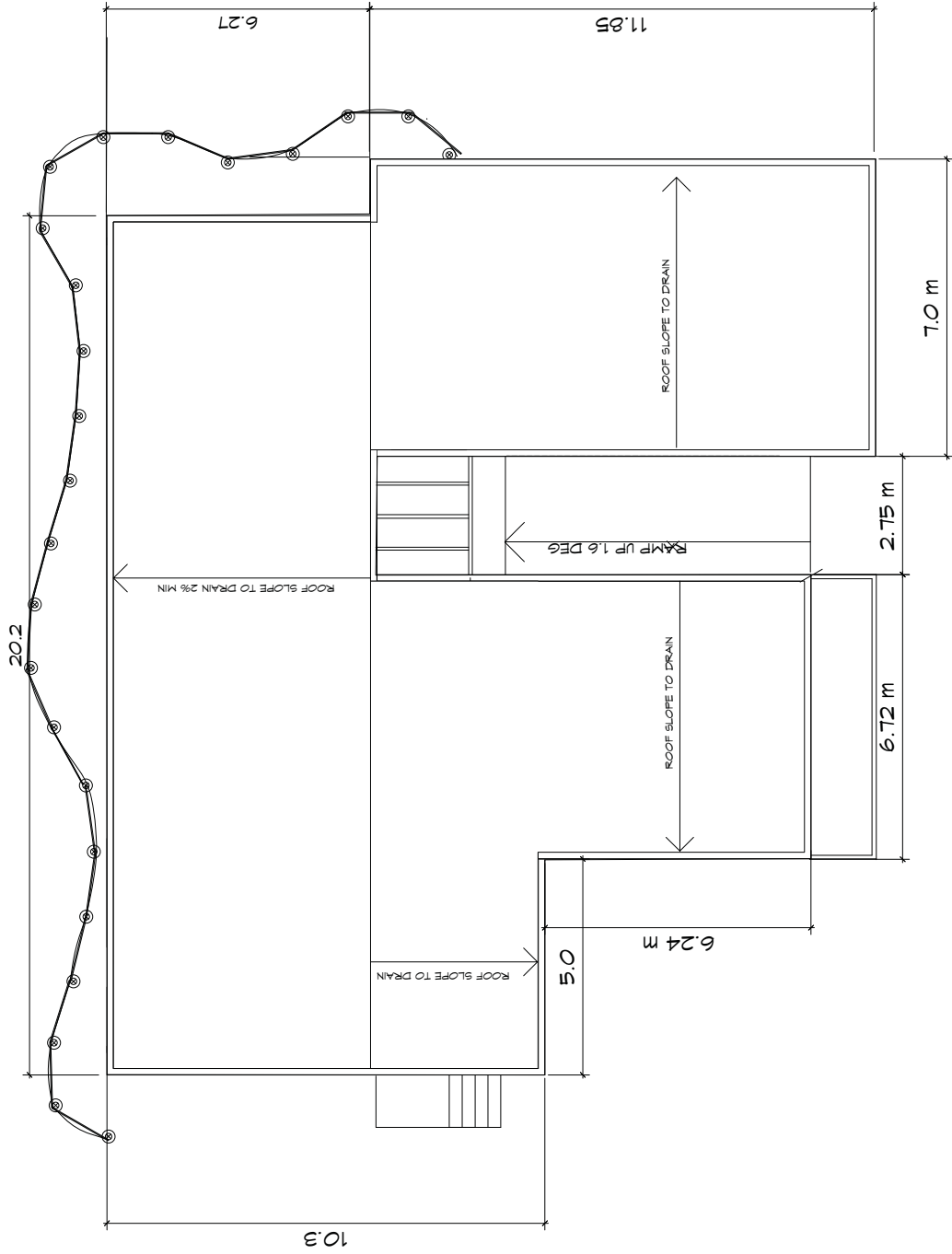
10375 133RD STREET
 SURREY, B.C.

Date	MAY 26, 2011
Scale	1:250
Drawn By	LN
Checked By	LN

Drawing Title
ROOF PLAN

Project No. _____ Drawing No. _____

1361B ID02





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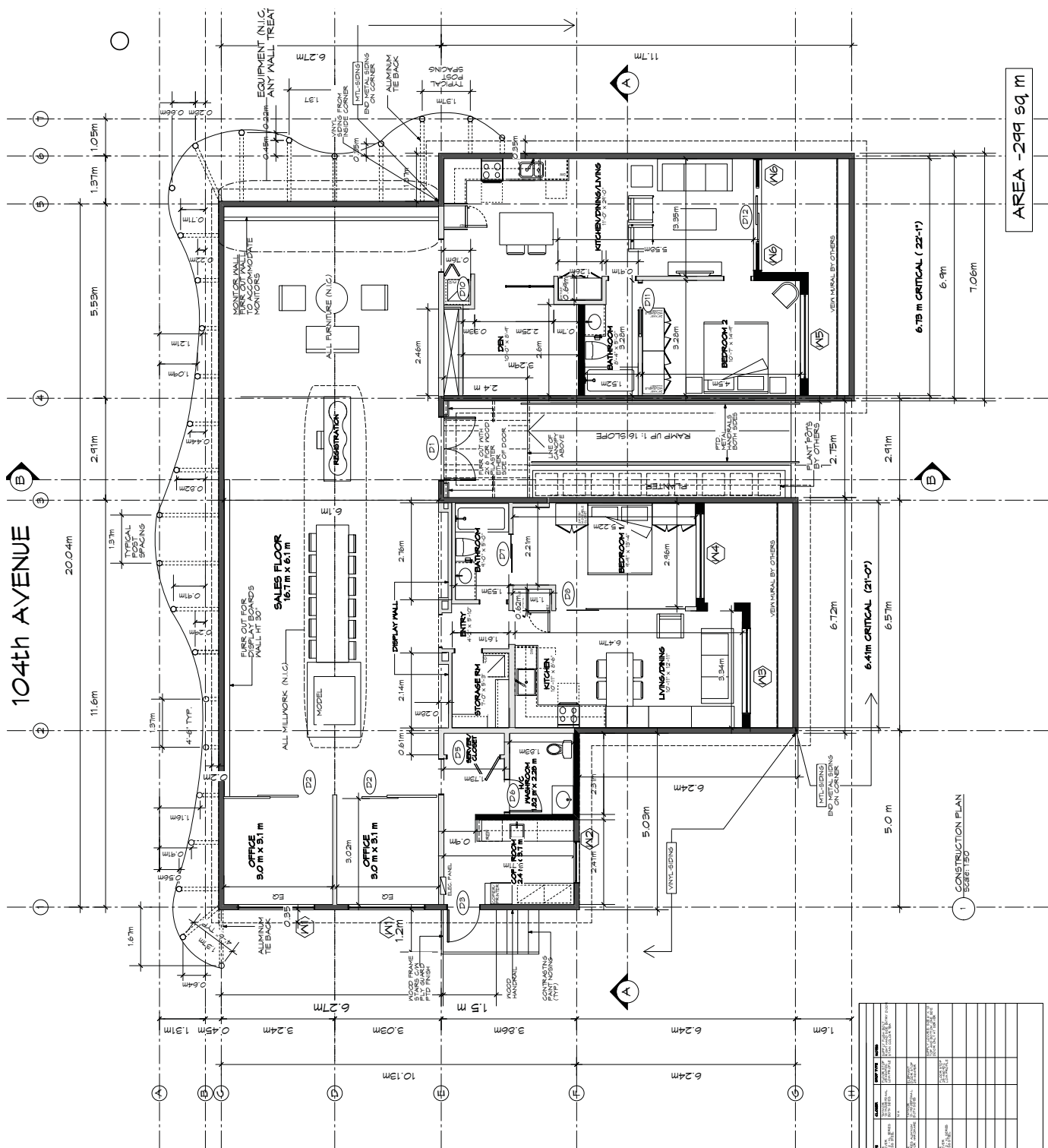
Revised	Date
FOR PRICING	JUNE 22, 2011
FOR PERMITS	JUNE 27, 2011
FOR REMITT	

RISE SALES CENTRE
 10375 133RD STREET
 SURREY, B.C

Date: MAY 26, 2011
 Scale: 1:50
 Drawn By: [Name]
 Checked By: [Name]

Drawing Title:
CONSTRUCTION PLAN

Project No.: **1361B**
 Drawing No.: **ID03**



NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITS	2011-06-27	[Name]	[Name]
2	FOR PRICING	2011-06-22	[Name]	[Name]
3	FOR REMITT			
4				
5				
6				
7				
8				
9				
10				

AREA - 299 sq. m

CONSTRUCTION PLAN
 SCALE: 1:50



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Marked	Date
STRUCTURAL REVIEW	JUNE 01, 2011
FOR PRICING	JUNE 22, 2011
USE PERMIT	JUNE 27, 2011

Revision _____ Date _____

RIZE SALES CENTRE

10375 138RD STREET
 SURREY, BC

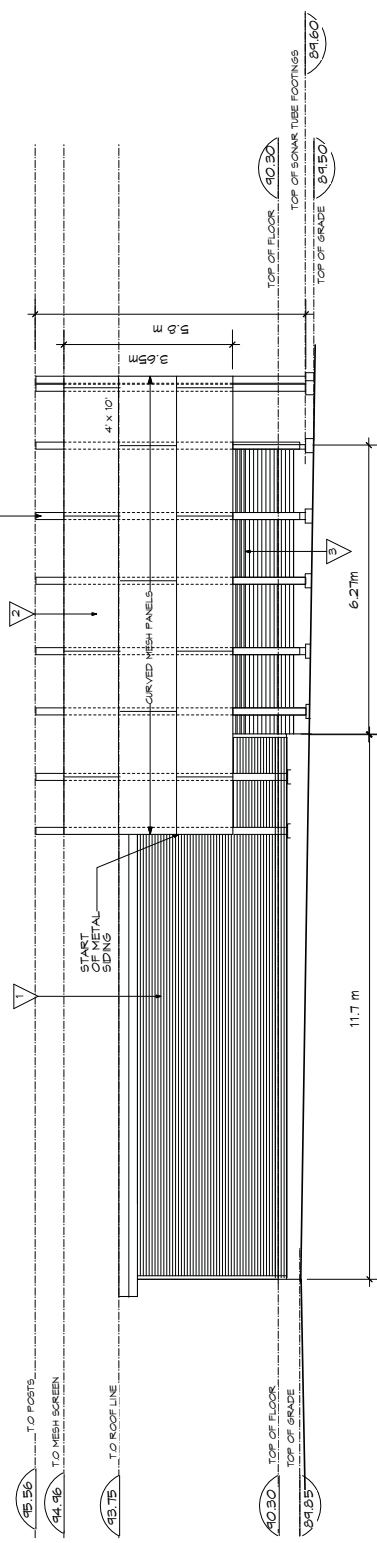
Date: JUNE 01, 2011
 Scale: 1:50
 Drawn By: AW
 Checked By: LN

Drawing Title

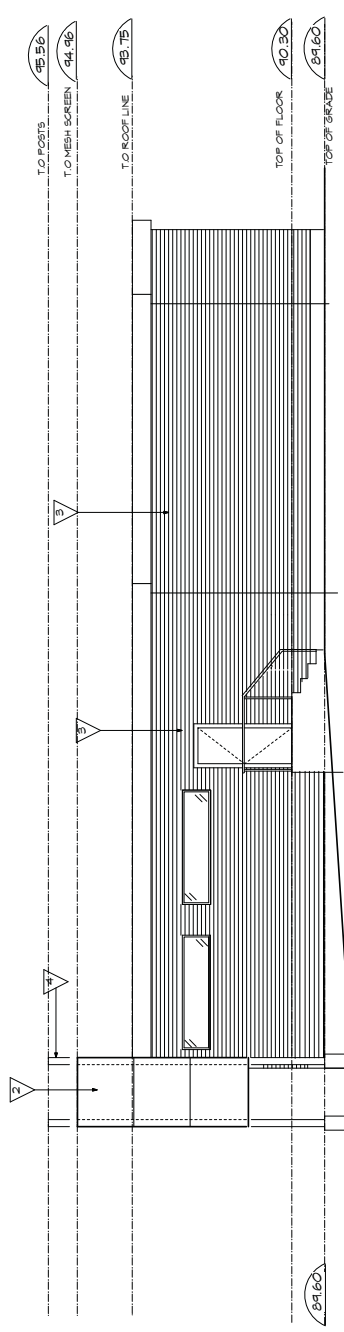
**EXTERIOR ELEVATIONS
 EAST/WEST**

Project No. _____ Drawing No. **1361B ID04**

EXTERIOR FINISHES LEGEND	
1	METAL SIDING - CORRUGATED METAL PANEL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PANEL SIZE TO BE DETERMINED BY INSTALLER TO ACHIEVE SUPPLIER'S VARIATION.
2	MESH SCREENS - 1.0mm ALUMINUM FRAME (45° OPENING). SHEET SIZE 45" X TO STAGGER JOINTS (REFER TO ELEVATION). SUPPLIER: TACONVOY SCREENS
3	ROVAL SIDING PRODUCTS OR EQUIVALENT. COLOUR: STANDARD CHALK. SUPPLIER: CONVOY BUILDING PRODUCTS OR EQUIVALENT
4	ALUMINUM ROOFING - REFER TO STRUCTURAL DRAWING FOR ALUMINUM CHIMNEY SADDLE AND FLASHING TO BUILDING
5	CEDAR SIDING - 1 X 4 S4S. 1.5" SPACING. STAIN TRANSPARENT STAIN. LIGHT CEDAR COLOUR. COVERDALE PAINT. LIGHT CEDAR COLOUR.
6	FASGIA - 2 X 4 OR EQUIVALENT KD FIR OR EQUIVALENT. COLOUR: TEA. PRE-FINISHED. GUTTERS AND DOWNSPOUTS COLOUR: TEA.
7	PRE-FINISHED GUTTERS AND DOWNSPOUTS COLOUR: TEA.
8	1.0mm EPDM MEMBRANE ROOFING.
9	ROOF RESISTANT PORCELAIN TILE. NON-SLIP FINISH. COLOUR: GREY. SUPPLIER: CENTURA TILE.
10	VINYL SOFFIT. ROVAL BUILDING PRODUCTS OR EQUIVALENT. VENTED. STAINLESS STEEL MATE FINISH. SUPPLIER: CONVOY BUILDING PRODUCTS OR EQUIVALENT.



1 EAST ELEVATION



2 WEST ELEVATION



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Issued	Date
STRUCTURAL REVIEW	JUNE 01, 2011
FOR PRICING	JUNE 22, 2011
USE PERMIT	JUNE 27, 2011

Revision	Date

RIZE SALES CENTRE

10375 139RD STREET
 SURREY, BC

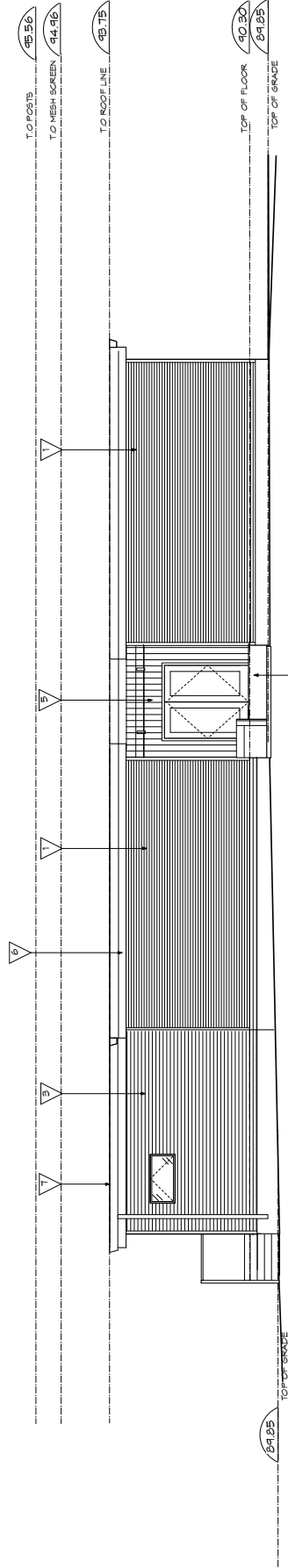
Date	JUNE 01, 2011
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Drawn By	AW
Checked By	LN

Drawing Title

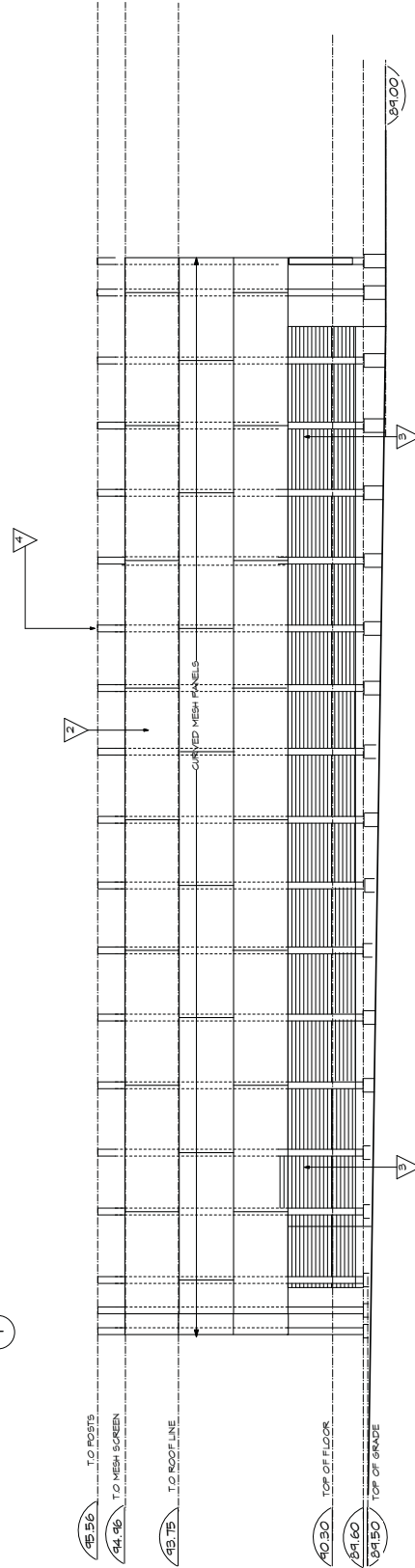
EXTERIOR ELEVATIONS
SOUTH/NORTH

Project No. **1361B ID05**
 Drawing No.

EXTERIOR FINISHES LEGEND	
1	METAL FINISHES 20 GA. CORRUGATED METAL PANEL INSTALL HORIZONTAL JOISTS AND INSTALL AS PER MANUFACTURERS RECOMMENDATIONS MANUFACTURER: METAL FABRICATORS SUPPLIER: VARES
2	MESH SCREENS CORATED ALUMINUM FINISH 10 GAUGE ALUMINUM GRZEZAN PATTERN (45% OPENING) FINISH: MILD ALUMINUM SUPPLIER: ACCURATE SCREENS
3	VINYL FINISHES ROYAL BUILDING PRODUCTS OR EQUIVALENT COLOR: STANDARD - CLAY EQUIVALENT
4	ADMINISTRATIVE FINISH: MILD ALUMINUM 2X4 SADDLE AND TE BACKS TO BUILDING
5	CEDAR FINISHES 1/2" x 4" x 4" SEMI TRANSPARENT STAIN FINISH COLOR: COVERDALE PAINT, LIGHT CEDAR
6	FASCIA OR EQUIVALENT 1/2" x 4" x 4" SEMI TRANSPARENT STAIN FINISH COLOR: TEA
7	PRE-FINISHED GUTTERS AND DOWNSPOUTS COLOR: TEA
8	1/4" x 1/4" x 1/4" MBRIBANE BOARD
9	FRIGHT RESISTANT PORCELAIN TILE NON SLIP FINISH COLOR: OLS 6R1224 - GREY SUPPLIER: CENTURA TILE
10	VINYL SOFFIT FINISH: MILD ALUMINUM 2X4 SADDLE AND TE BACKS TO BUILDING SUPPLIER: CONVOY BUILDING PRODUCTS OR EQUIVALENT



1 SOUTH ELEVATION



2 NORTH ELEVATION