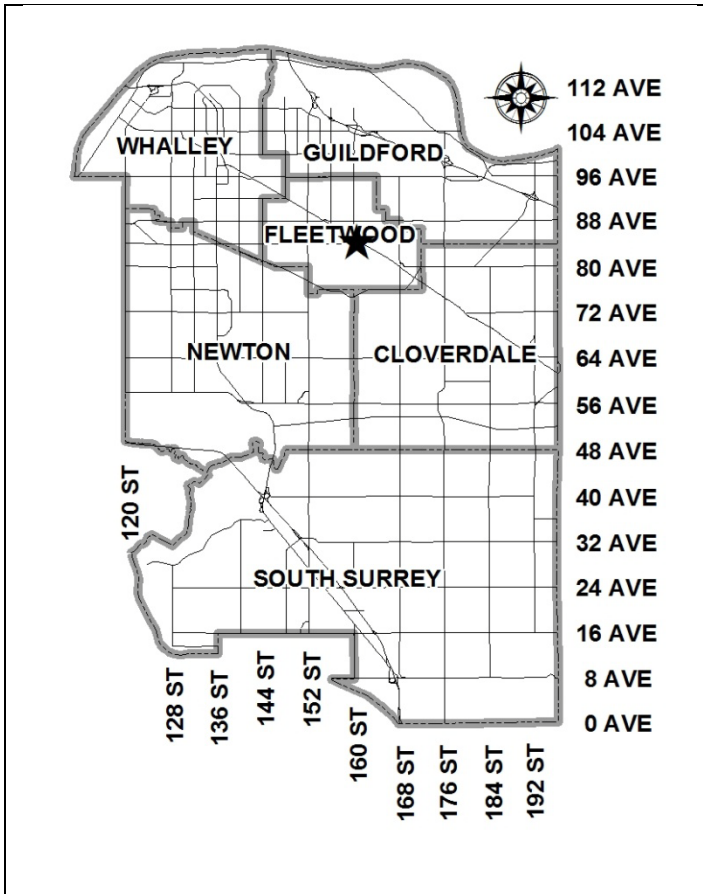


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0159-00

Planning Report Date: November 28, 2011

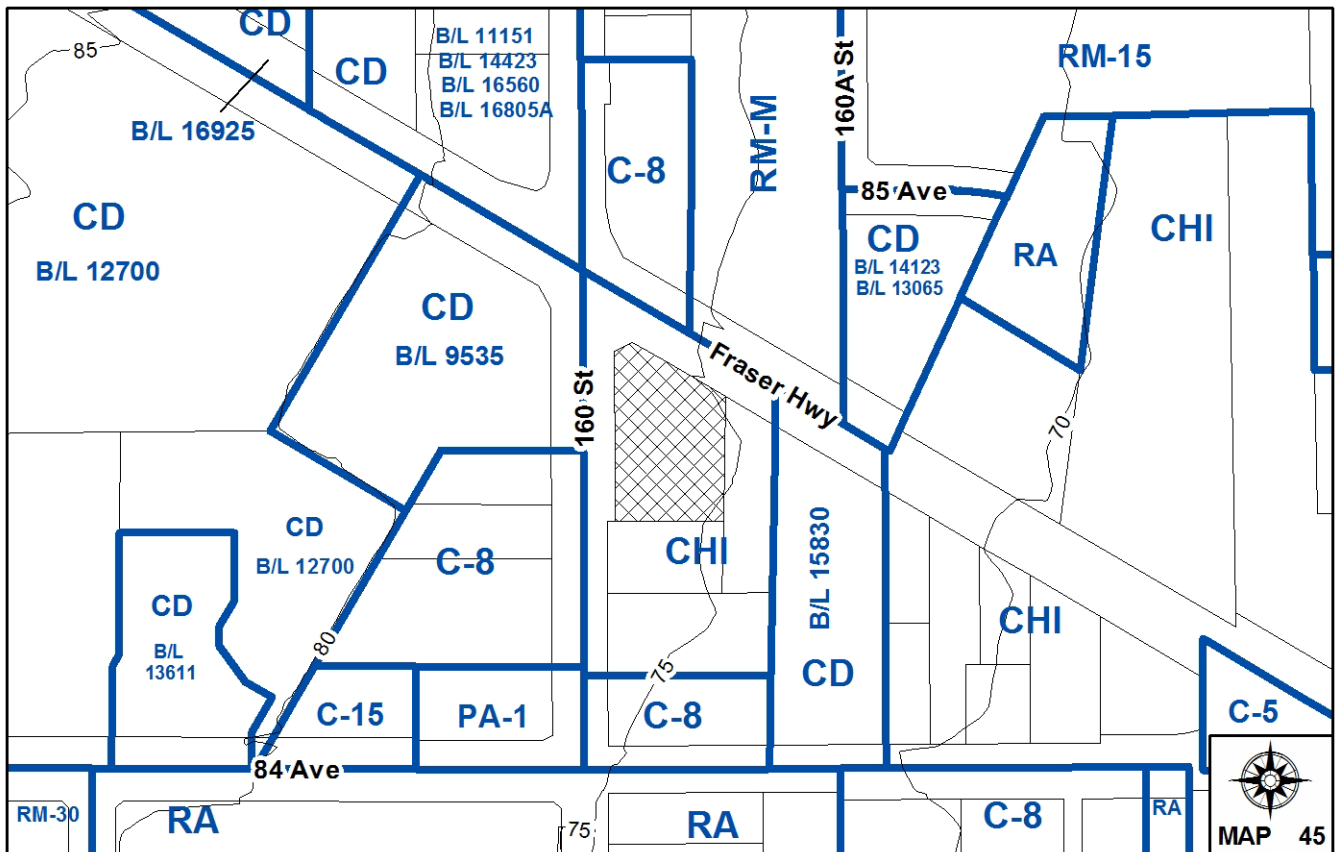


PROPOSAL:

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

in order to permit a façade upgrade of an existing commercial building and to increase the number of permitted fascia signs.

LOCATION: 16016 Fraser Highway
OWNER: o898014 BC Ltd., Inc. No. o898014
ZONING: CHI
OCP DESIGNATION: Town Centre
TCP DESIGNATION: Community Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to increase the number of fascia signs.

RATIONALE OF RECOMMENDATION

- Proposed exterior renovations will improve the exterior appearance of the existing commercial building.
- A proposed corner plaza at Fraser Highway and 160 Street will provide for an enhancement of the public realm and pedestrian experience in this part of the Fleetwood Town Centre.
- Additional signage is supportable given the size and location of the proposed building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0159-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0159-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the number of fascia signs from 2 to 6.
3. Council instruct staff to resolve the following issues prior to approval:
 - (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 a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing commercial building, occupied by an automobile service use.

Adjacent Area:

Direction	Existing Use	OCP/TCP Designation	Existing Zone
North (Across Fraser Highway):	Convenience shopping centre.	Town Centre in the OCP, Community Commercial in the Fleetwood TCP	C-8
East:	Highway Commercial business use.	Town Centre in the OCP, Community Commercial in the Fleetwood TCP	CHI
South:	Single family dwelling.	Town Centre in the OCP, Community Commercial in the Fleetwood TCP	CHI

Direction	Existing Use	OCP/TCP Designation	Existing Zone
West (Across 160 Street):	Shopping centre, two-storey office building	Town Centre in the OCP, Community Commercial in the Fleetwood TCP	CD, C-8

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at the intersection of Fraser Highway and 160 Street, one of the most prominent intersections in the Fleetwood Town Centre. The site is designated Town Centre in the Official Community Plan (OCP) and Community Commercial in the Fleetwood Town Centre Plan.
- The subject site is zoned "Highway Commercial Industrial Zone" (CHI). The site is currently used for automobile service uses, with a month-to-month lease, with the new tenant expected to occupy the renovated building once the improvements are complete.
- The Fleetwood Town Centre Plan establishes the intersection of Fraser Highway and 160 Street as the most important intersection in the Fleetwood Town Centre area, and identifies 160 Street as the primary north-south retail/commercial spine (Main Street) that serves and links the residential areas on both sides of Fraser Highway.
- In order to address the importance of this intersection, the Town Centre Plan recommends the installation of a major landmark (a "Town Centre Urban Landmark") to signal the main entrance point to the Town Centre core and to serve as a reference point to drivers on Fraser Highway.
- The applicant has worked cooperatively with City staff and the Fleetwood Community Association to design a plaza at this location. For additional details, see the "Design Proposal and Review" section of this report.

Current Application

- The applicant is proposing to renovate the interior and exterior of the existing 739-square metre (7,954 sq.ft.) commercial building into a multi-tenanted building, in which the primary tenant will be a drive-through bank (CIBC), which is a permitted use in the CHI Zone. There will potentially be one or two additional tenants.
- The renovations will not result in an increase in floor area. The existing building has a floor area ratio (FAR) of 0.24 and lot coverage of 25%, which is within the 1.0 FAR and 50% lot coverage permitted in the CHI Zone.
- Access to the site will generally remain the same, with one driveway from 160th Street, and two driveways from Fraser Highway. However, there will be some minor modifications to these access points. The driveway from 160 Street will be limited to right-in/right-out. The westernmost driveway along Fraser Highway will be limited to right-in only, while the easternmost driveway along Fraser Highway will be limited to right-out only. Vehicle travel

will be restricted to one-way along the east side of the building leading to the drive-through ATM.

- The design of the vehicle circulation on the site will permit full access to the site, including the proposed drive-through bank along the east side of the building, and will also allow for safer entrance and exit points along Fraser Highway.
- The applicant is providing a "raised stamped concrete table" at the vehicle exit to Fraser Highway in order to mitigate any potential vehicle-pedestrian conflicts at this location.
- The proposed drive-through bank lane will not conflict with the vehicle travel lane.

PRE-NOTIFICATION

- According to Council policy, a Development Proposal Sign was installed on the site to inform the community about the proposed exterior improvements. Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.
- The applicant and staff did work closely with a representative of the Fleetwood Community Association to design the corner plaza at the intersection of Fraser Highway and 160 Street to ensure the interests of the community are reflected.

DESIGN PROPOSAL AND REVIEW

- The applicant is proposing to renovate the existing commercial building to reflect the new bank tenant. The external building materials will be replaced (see Appendix II).
- The primary building materials and colours include composite aluminum panels (neutral beige), concrete block wall ("cork"), and brick veneer (grey). Roof-top screening of mechanical units will be provided by a pre-finished screen (dark grey).
- Significant, clear glazing will be added to the main entrance of the building along the existing west façade (fronting 160 Street), which will be one of the most visible portions of the building. This glazing will provide for a cleaner, simpler, contemporary appearance and will create a significant entry feature. The existing vehicle bay doors will also be replaced along the entire length of this façade and replaced with clear windows and doors with weather protection above.
- Glazing will also be added to the north elevation (fronting Fraser Highway). This glazing will primarily consist of clear glass windows, however one section will be spandrel.
- All three vehicular driveways and the principal pedestrian pathways will be defined with stamped concrete.
- The existing signage is to be replaced to reflect the new tenant, with an increase in overall signage that will require a variance (see By-law Variance and Justification section).

- The existing free-standing sign will be relocated further from the intersection (12 metres or 40 feet in total) to accommodate the proposed corner plaza, with no increase in the overall height or area of the sign.

Corner Plaza.

- In keeping with the Fleetwood Town Centre Plan's designation of Fraser Highway and 160 Street as the most important intersection in Fleetwood, and the recommended location of a "Town Centre Urban Landmark", the applicant will be providing a corner plaza to serve as a neighbourhood focal point.
- The corner plaza has been designed by DMG Landscape Architects in conjunction with the project Architect (Ionic Architecture), City staff, and a representative of the Fleetwood Community Association.
- The design concept of the plaza is intended to reflect the homestead farm heritage of the Fleetwood community and the historic road names of 160 Street (Pike Road) and Fraser Highway (Old Yale Road).
- Landscaping will incorporate a variety of grasses planted in rows to mimic the appearance of the planted fields that were common for homesteads. The plaza will also include a hard landscaped area consisting of pavers and benches for seating. Two Katsura trees will provide shade for the seating area.
- A story marker placed at the edge of the seating area will be prepared for the site by the Fleetwood Community Association in conjunction with the applicant, in order to reflect this history. It has been proposed that the plaza be named Pike Plaza to honour the Pike family, one of the first families to settle in Surrey. The Pike family had a homestead at the intersection of what is now 160 Street and Fraser Highway. The story marker will be secured through the landscaping cost estimate.

Landscaping

- Additional landscaping beyond that in the corner plaza is to be provided throughout the site.
- In addition to the two Katsura trees described above, there will be an additional eight Katsura trees and three Sweet Gum trees interspersed throughout the site.
- Landscaping beds will be also be interspersed throughout the site and along the 160 Street property line, consisting of Lilac, Juniper, Rose and a variety of other shrubs and grasses.
- The garbage enclosure will be screened and located in the rear (southwest) corner of the site, and will not be visible from the street.
- A cedar fence will replace an existing chain link fence along the south property line, adjacent to the existing single family dwelling.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to increase the number of fascia signs from 2 to 6.

Applicants Reasons:

- The length and shape of the building fronting the 160 Street elevation lends itself to two additional fascia signs. One of these signs is incorporated into the weather protection provided along this side of the building.
- An additional fascia sign along the east elevation, which is not a premise frontage, is requested to provide exposure to westbound traffic along Fraser Highway

Staff Comments:

- As this is a larger, odd shaped building, the additional signage will allow the business to have exposure to both Fraser Highway and 160 Street.
- Some of the additional signage is incorporated into the weather protection around the building, a feature that is encouraged.
- The sign area of the proposed fascia signs complies with the maximum sign area permitted by the Sign By-law.
- The proposed fascia signs are located on the front and sides of the buildings. There is no signage proposed at the rear of the building.

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.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7911-0159-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/kms

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. 11/24/11 11:41 AM

DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Existing
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,062 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	25%
Paved & Hard Surfaced Areas		67%
Total Site Coverage		92%
SETBACKS (in metres)		
Front	7.5 m	2.32 m
Rear	7.5 m	14.98 m
Side #1 (W)	7.5 m	20.04 m
Side #2 (E)	7.5 m	4.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	6.4 m
Accessory		n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		739 m ²
Retail		
Office		
Total	3,062 m ²	739 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,062 m ²	739 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.24
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	22	36
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	22	36
Number of disabled stalls	1	1
Number of small cars	9	9
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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Sheet	AS NOTED	Date	JUNE 2011	Revision	02
Project No.	10-1045	Project Title	COVER SHEET	Project Name	PROPOSED COMMERCIAL RENOVATION
Client	16016 FRASER HIGHWAY SURREY B.C.	Architect	IONIC ARCHITECTURE INC.	Architect - member a.i.b.c.	201 - 8000 162nd Street Surrey B.C. V8B 4J9 Tel: (778) 571-0818 E-mail: office@ionic-architecture.com
Scale	AS NOTED	Revision	02	Description	ISSUED FOR P.P.
			01	Date	7-11-11
			02	Date	10-26-11
			03	Date	11-23-11



existing building
Scale N.T.S.



zoning map
Scale N.T.S.

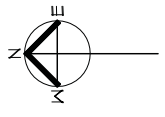
DRAWING INDEX :

A-1	COVER SHEET
A-2	SITE PLAN & PROJECT DATA
A-3	FLOOR PLAN & ROOF PLAN
A-4	WEST & NORTH ELEVATION
A-5	SOUTH & EAST ELEVATION
A-6	SECTIONS
A-7	SITE DETAILS - PLAZA
A-8	SITE DETAILS
A-9	DETAILS

SURREY FILE NO. : II-0189

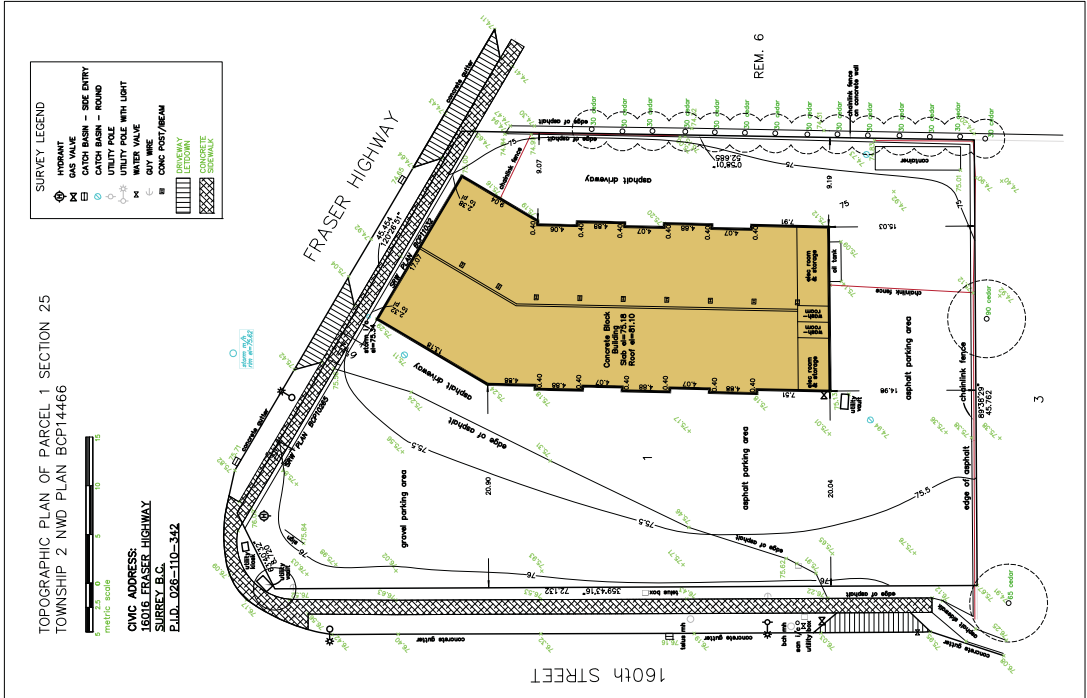
LEGAL DESCRIPTION :
 TOPOGRAPHIC PLAN OF PARCEL 1 SECTION 25
 TOWNSHIP 2 NMD PLAN BCP14466
 CIVIC ADDRESS:
 16016 FRASER HIGHWAY
 SURREY B.C.
 E.L.D. 026-110-342

survey credit :
 Surveyed by:
 B.C. Land Surveyors
 804-5630 116A Street
 Cloverdale B.C.



existing conditions
 SITE - air photo
 Scale N.T.S.

proposed commercial renovation 16016 Fraser Highway

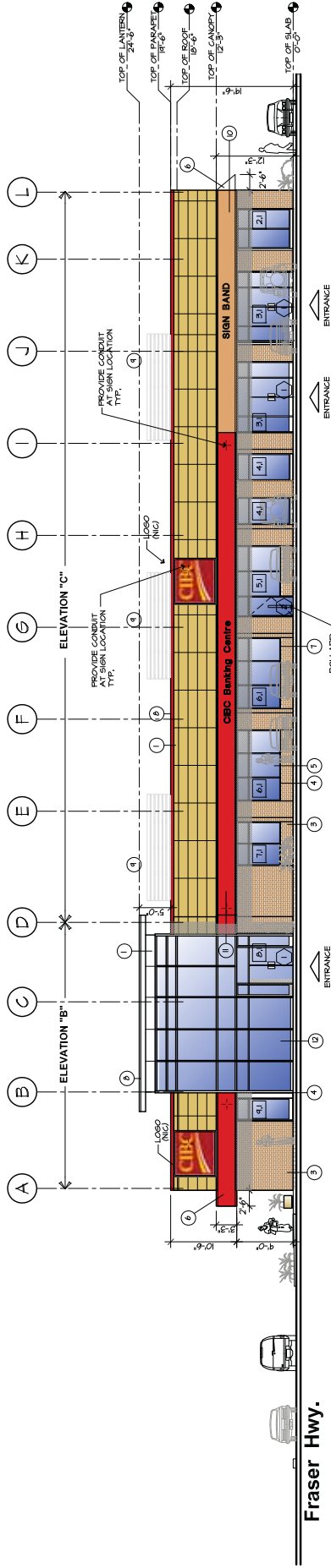


Proposed renovation 16016 Fraser Highway

Rev	Date	Description
01	08-22-11	ISSUED FOR R.P.
02	07-11-11	ISSUED FOR R.P.
03	10-26-11	ISSUED FOR R.P. RESUBMISSION
04	11-23-11	ISSUED FOR R.P.

Ionic Architecture Inc.
 architect-member a.i.b.c.
 201-6600 152nd Street
 Surrey, B.C. V3S 5J8
 Tel: (778) 871-0888
 office@ionic-architecture.com

Revision	Project No.	Project Title	Sheet	Scale	Date
03	10-1045	PROPOSED RENOVATION 16016 FRASER HIGHWAY SURREY, B.C.	A4	1"=8'-0"	June, 2011
WEST & NORTH ELEVATIONS					



Fraser Hwy.

FRONT (WEST) ELEVATION to 160th Street

Scale 1/8"=1'-0"

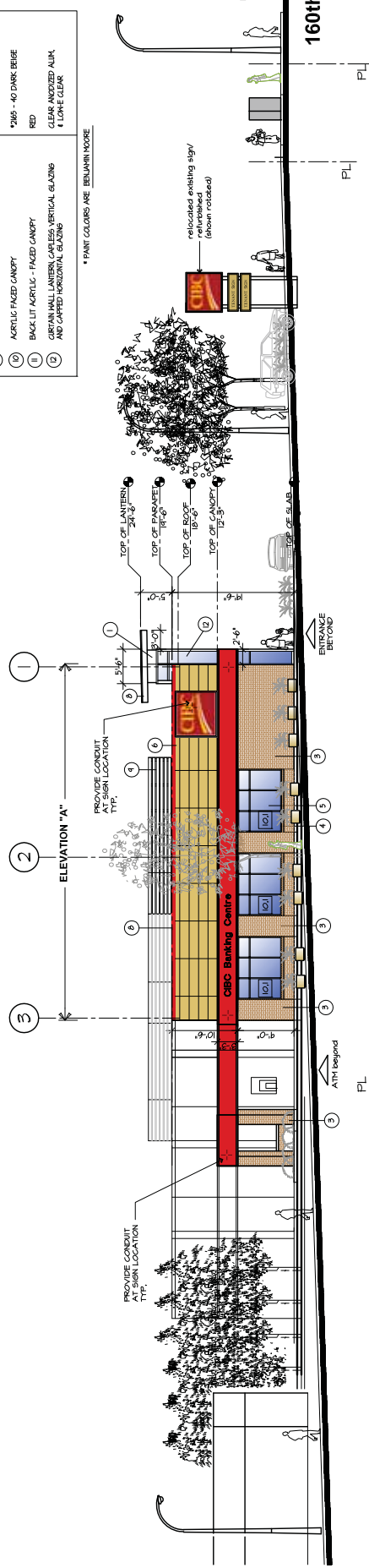
EXTERIOR MATERIALS & FINISHES

MATERIAL / FINISH	COLOR
1 COMPOSITE ALUMINUM PANEL WALL SYSTEM	ICI PAINT 2077-4614
2 EX. CONC. BLOCK WALL / PAINTED	1/4"-FT BROOKLINE BEIGE
3 FACEBRICK VENEER ANTI-SLAG/FRONT RENOVANCE	ROBINSON BRICK COLLIER
4 ALUMINUM WINDOWS & DOORS	CLEAR ANODIZED
5 ANODIZED GLASS	LOWE CLEAR
6 STEEL FRAME AND FABRIC CANOPY	BLACK FRAME & BLACK FABRIC
7 EXTERIOR STEEL DOOR / PAINTED	1/4"-FT BROOKLINE BEIGE
8 COMPOSITE ALUMINUM COPING	CLEAR ANODIZED
9 GREEN METAL SCREEN	* 202-50 GRAVEL GRAY
10 ACRYLIC FACED CANOPY	*165 -40 DARK BEIGE
11 BACK-LIT ACRYLIC - FACED CANOPY	RED
12 GRANITE WALL LANTERN, CARELESS VERTICAL GLAZING AND CURVED HORIZONTAL GLAZING	CLEAR ANODIZED ALUM. & LOWE CLEAR

* PAINT COLORS ARE BELMONT MODE

LEGEND

(1)	WALL FINISH
(XX)	WINDOW TYPE - REFER TO DRAWING A-B FOR DETAILS
(1)	DOOR TYPE - REFER TO DRAWING A-B FOR DETAILS



NORTH ELEVATION to FRASER HIGHWAY

Scale 1/8"=1'-0"

160th Street

Proposed renovation 16016 Fraser Highway

04	11-23-11	ISSUED FOR P.P.
03	10-26-11	ISSUED FOR P.P. RESUBMISSION
02	07-11-11	ISSUED FOR P.P.
01	06-22-11	FOR REVIEW
Rev.	Date	Description

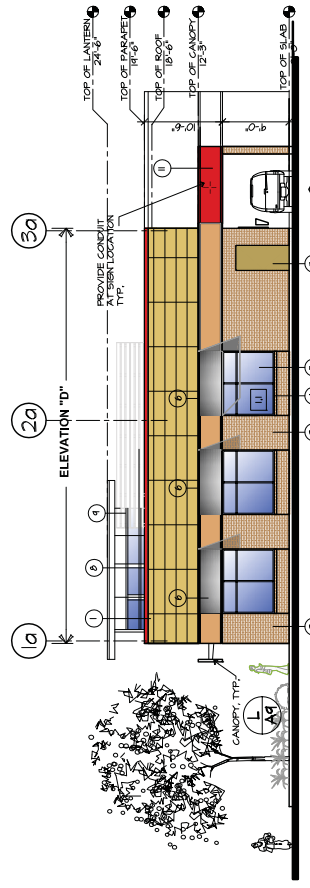
03	10-1045	Revision
Project No.	16016 FRASER HIGHWAY	Project Title
Date	June 1, 2011	Sheet
Scale	1"=8'-0"	Drawing Title
SOUTH & EAST ELEVATIONS		
PROPOSED RENOVATION		
16016 FRASER HIGHWAY		
SURREY, B.C.		
of A5		

MATERIAL / FINISH	COLOR
1 COMPOSITE ALUMINUM PANEL WALL SYSTEM EX. COAK BLOCK WALL / PAINTED	ICI PAINT 2007 40/14
2 FACEBRICK VENEER HORSINGRAFT RENAISSANCE	1/4"-FT BROOKLINE BEIGE
3 ALUMINUM WINDOWS & DOORS	ROBINSON BRICK COL 528M
4 WINDOW GLASS	CLEAR ANODIZED
5 STEEL FRAME AND FABRIC CANOPY	LOHE CLEAR
6 EXTERIOR STEEL DOOR / PAINTED	BLACK FRAME & BLACK FABRIC
7 COMPOSITE ALUMINUM CORING	1/4"-FT BROOKLINE BEIGE
8 PREFIN METAL SCREEN	CLEAR ANODIZED
9 ACRYLIC FACED CANOPY	* 207-30 GRAVEL GRAY
10 BACK LIT ACRYLIC - FACED CANOPY	*265-40 DARK BEIGE
11 CERTAIN WALL LAMBER, CARLESS VERTICAL GLAZING AND CARPED HORIZONTAL GLAZING	RED
	CLEAR ANODIZED ALUM & LOHE CLEAR

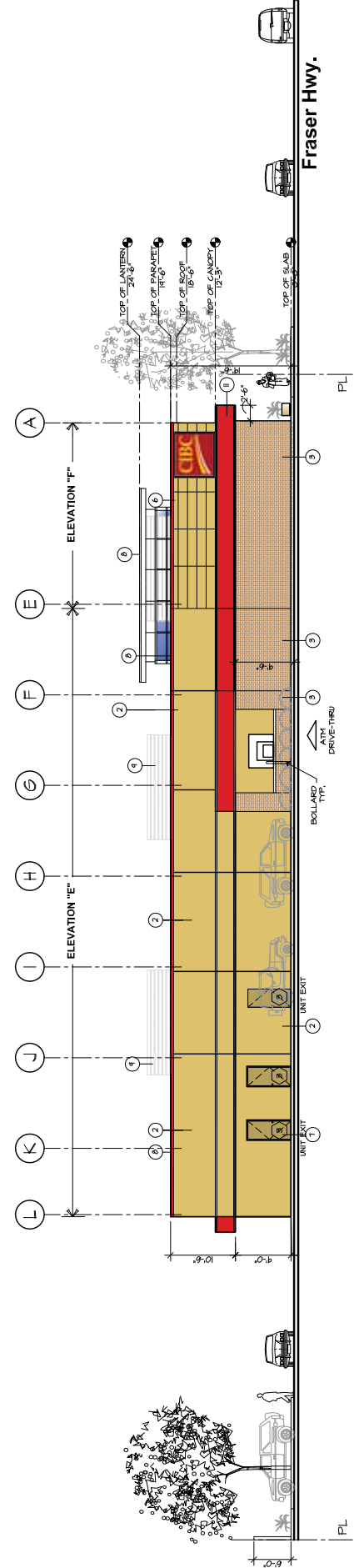
* PAINT COLORS ARE BENLUMIN MOORE

LEGEND

①	HALL FINISH
XX	WINDOW TYPE - REFER TO DRAWING A-6 FOR DETAILS
①	DOOR TYPE - REFER TO DRAWING A-6 FOR DETAILS



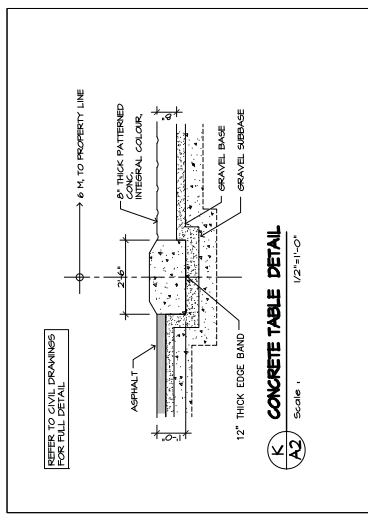
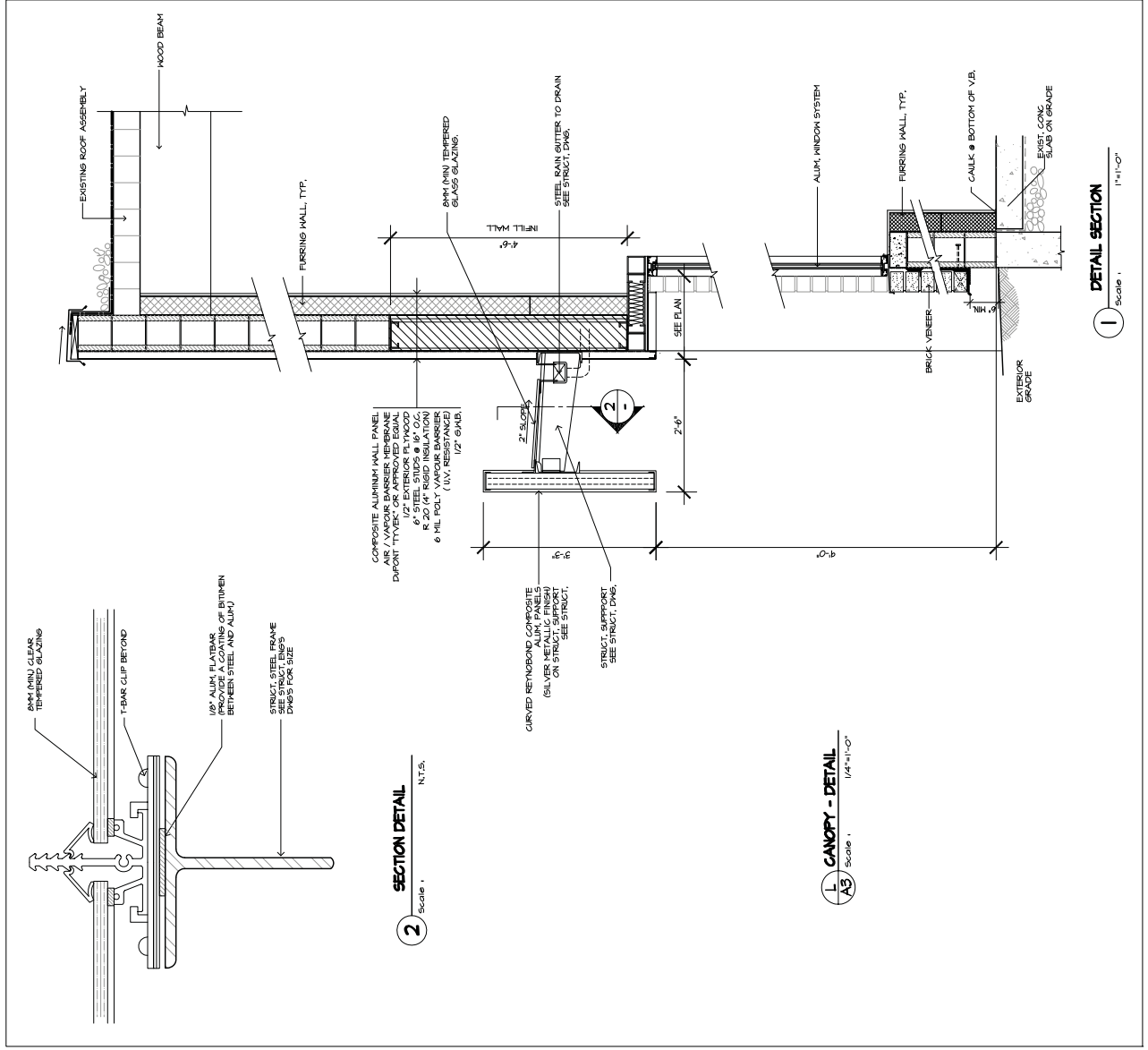
SOUTH ELEVATION
Scale 1/8"=1'-0"



EAST ELEVATION to DRIVEWAY
Scale 1/8"=1'-0"

Fraser Hwy.

02	10-1048	Revision	Project No.	A9
Date	JUNE 2011	Sheet	of	
Scale	1" = 4'-0"	Drawing Title	CANOPY DETAIL	
proposed COMMERCIAL RENOVATION 16016 FRASER HIGHWAY SURREY B.C. 201-6600 2525 Street Suite 1720 (778) 871-0898 architect-member a.i.b.c. Ionic Architecture Inc. office@ionic-architect.com				
Rev.	Date	Description		
04	11-23-11	ISSUED FOR R.F.		
03	10-26-11	ISSUED FOR R.F. RESUBMISSION		
02	07-11-11	ISSUED FOR R.F.		
01	06-22-11	FOR REVIEW		



K229 Falconridge 5r Sng Lane
 Stresscrete Group
M
A1
 Scale: 1" = 1'-0"
 N.T.S.
LIGHT POLE

INTER-OFFICE MEMO

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

FROM: **Development Services Manager, Engineering Department**

DATE: **November 23, 2011** PROJECT FILE: **7811-0159-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 16016 Fraser Hwy**

DEVELOPMENT PERMIT

The following statutory right-of-way (SROW) is required as a condition of issuance of the Development Permit:

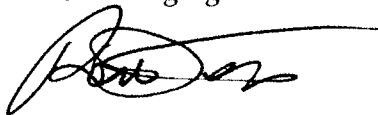
- Provide a statutory right-of-way for public rights of passage on the north-west corner of the site.

The following will be required as a condition of subsequent building permit on the site:

- Provide turning movement details and re-align existing west access on Fraser Highway;
- Provide sanitary, sewer and drainage servicing facilities to service the proposed development;
- Register restrictive covenants associated with access/egress to and from the site; and
- Register restrictive covenant associated with water quality/sediment facilities on the site.

Engineering also notes that road dedications along 160 Street and Fraser Highway will be required upon any future rezone or subdivision of the site to accommodate ultimate road widening and improvements at the intersection of 160 Street and Fraser Highway.

A Servicing Agreement is not required as a condition of this Development Permit



Rémi Dubé, P.Eng.
Development Services Manager

RD

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0159-00

Issued To: o898014 BC LTD., INC. NO. BCo898014
("the Owner")

Address of Owner: 1500 - 13450 - 102 Avenue
Surrey, BC
V3T 5X3

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: 026-110-342
Parcel 1 Section 25 Township 2 New Westminster District Plan BCP14466

16016 Fraser Highway

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) Part 5, Section 27(2)(a) is varied by increasing the number of fascia signs from 2 to 6.
4. 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

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

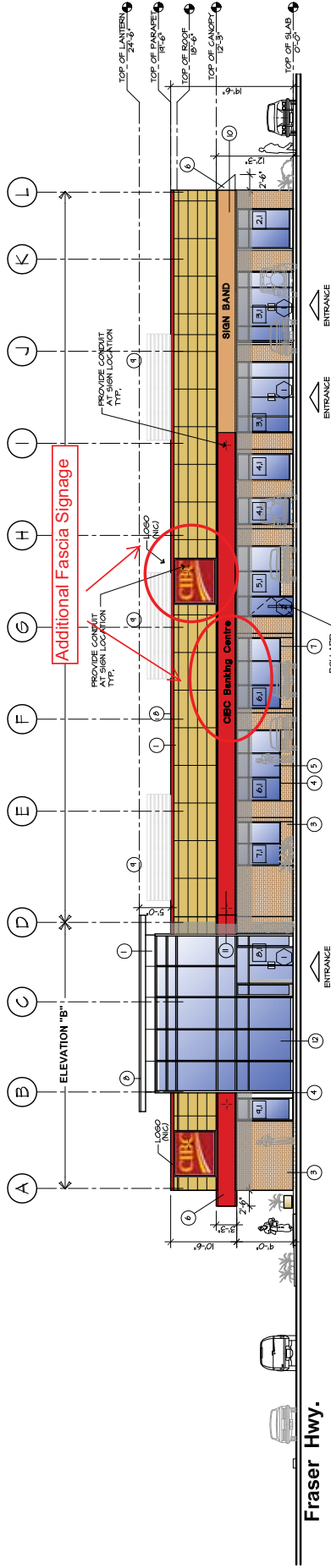
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

Rev	Date	Description
01	08-22-11	ISSUED FOR R.P.
02	07-11-11	ISSUED FOR R.P.
03	10-26-11	ISSUED FOR R.P. RESUBMISSION
04	11-23-11	ISSUED FOR R.P.

Ionic Architecture Inc.
architect-member a.i.b.c.
201-6600 152nd Street
Surrey, B.C. V3S 5J8
Tel: (778) 671-0888
office@ionic-architect.com

Revision	Project No.	Project Title	Sheet	Scale	Date
03	10-1045	PROPOSED RENOVATION 16016 FRASER HIGHWAY SURREY, B.C.	A4	1"=8'-0"	June, 2011
WEST & NORTH ELEVATIONS					



FRONT (WEST) ELEVATION to 160th Street

Scale 1/8"=1'-0"

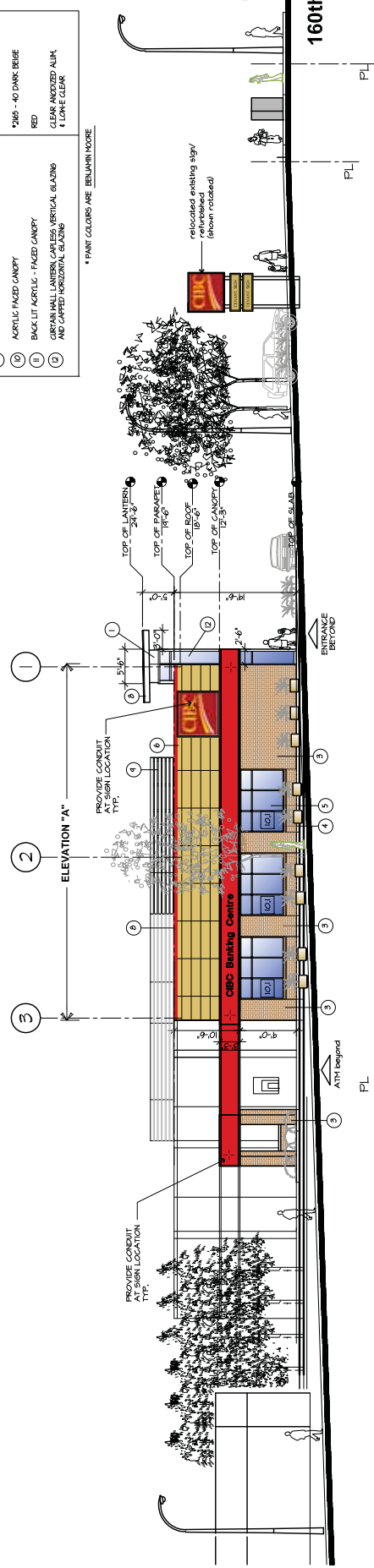
LEGEND

(1)	HALL FINISH
(XX)	ROOM TYPE - REFER TO DRAWING A-8 FOR DETAILS
(1)	DOOR TYPE - REFER TO DRAWING A-6 FOR DETAILS

EXTERIOR MATERIALS & FINISHES

MATERIAL / FINISH	COLOR
(1) COMPOSITE ALUMINUM PANEL WALL SYSTEM	ICI PAINT 2077-46/14
(2) EX. CONC. BLOCK WALL / PAINTED	1/4"-FT BROOKLINE BEIGE
(3) FACEBLOCK VENEER ANTI-SGRAFFITTO RENOVANCE	ROBINSON BRICK COLLIER
(4) ALUMINUM WINDOWS & DOORS	CLEAR ANODIZED
(5) WINDOW GLASS	LOWE CLEAR
(6) STEEL FRAME AND FABRIC CANOPY	BLACK FRAME & BLACK FABRIC
(7) EXTERIOR STEEL DOOR / PAINTED	1/4"-FT BROOKLINE BEIGE
(8) COMPOSITE ALUMINUM COPING	CLEAR ANODIZED
(9) PREPARED METAL SCREEN	* 202-50 GRAVEL GRAY
(10) ACRYLIC FACED CANOPY	*165 - 40 DARK BEIGE
(11) BACK-LIT ACRYLIC - FACED CANOPY	RED
(12) GYPSUM WALL LANTERN, CARELESS VERTICAL GLAZING AND CURVED HORIZONTAL GLAZING	CLEAR ANODIZED ALUM. & LOWE CLEAR

* PAINT COLORS ARE BENEATH MODE



NORTH ELEVATION to FRASER HIGHWAY

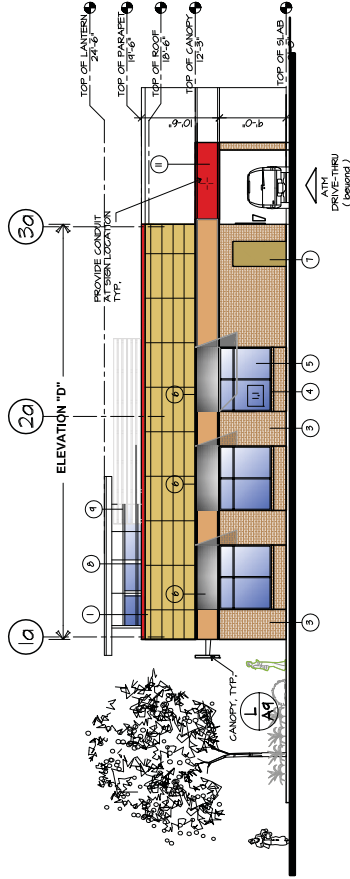
Scale 1/8"=1'-0"

Proposed renovation 16016 Fraser Highway

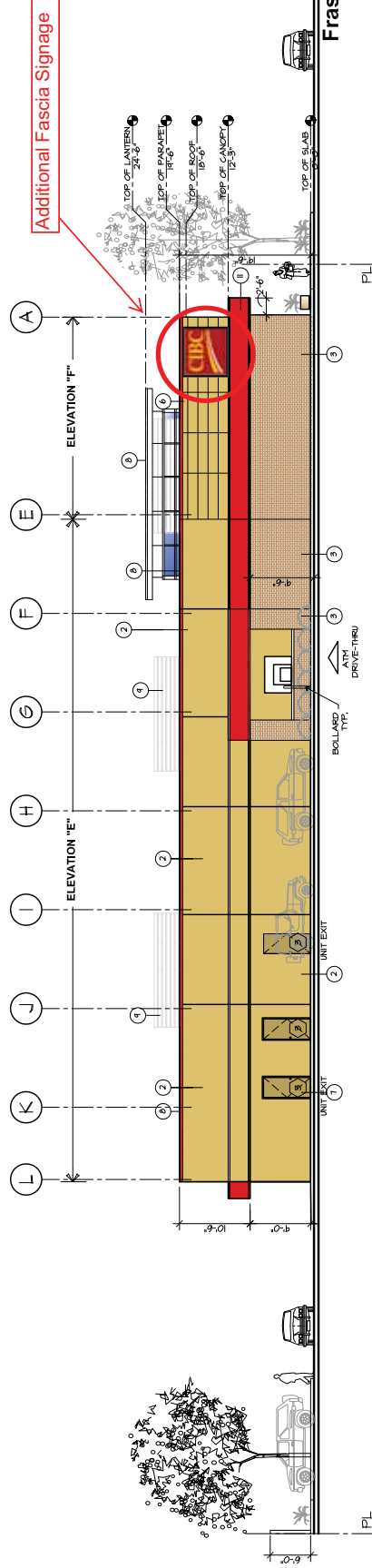
EXTERIOR MATERIALS & FINISHES	
MATERIAL / FINISH	COLOR
1 COMPOSITE ALUMINUM PANEL WALL SYSTEM EX. COAK BLOCK WALL / PAINTED	ICI PAINT 2007 / 6014
2 FACEBRICK / REBER / HERSGRAFT RENAISSANCE	1/4"-FT BROOKLINE BEIGE
3 ALUMINUM WINDOWS & DOORS	ROBINSON BRICK COL 828M
4 WINDOW GLASS	CLEAR ANODIZED
5 STEEL FRAME AND FABRIC CANOPY	LOHE CLEAR
6 EXTERIOR STEEL DOOR / PAINTED	BLACK FRAME & BLACK FABRIC
7 COMPOSITE ALUMINUM CORING	1/4"-FT BROOKLINE BEIGE
8 PREFIN METAL SCREEN	CLEAR ANODIZED
9 ACRYLIC FACED CANOPY	* 207-30 GRAVEL GRAY
10 BACK LIT ACRYLIC - FACED CANOPY	*205 -40 DARK BEIGE
11 CERTAIN WALL LAMBER, CARLESS VERTICAL GLAZING AND CARPED HORIZONTAL GLAZING	RED
	CLEAR ANODIZED ALUM & LOHE CLEAR

* PAINT COLORS ARE BENLUMIN MOORE

LEGEND	
①	HALL FINISH
XX	WINDOW TYPE - REFER TO DRAWING A-6 FOR DETAILS
①	DOOR TYPE - REFER TO DRAWING A-6 FOR DETAILS



SOUTH ELEVATION
Scale 1/8"=1'-0"



EAST ELEVATION to DRIVEWAY
Scale 1/8"=1'-0"

03	10-1045	Revision	Project No.	16016 FRASER HIGHWAY	PROJECT RENOVATION	SOUTH & EAST ELEVATIONS
02	06-22-11	Date	June 1, 2011	architect-member a.i.b.c.	201-6600 152nd Street	Surry B.C. V3S 5J8
01	07-11-11	ISSUED FOR P.P. RESUBMISSION	16016 FRASER HIGHWAY	IONIC ARCHITECTURE INC.	201-6600 152nd Street	Surry B.C. V3S 5J8
02	07-11-11	ISSUED FOR P.P. RESUBMISSION	16016 FRASER HIGHWAY	IONIC ARCHITECTURE INC.	201-6600 152nd Street	Surry B.C. V3S 5J8
03	10-26-11	ISSUED FOR P.P. RESUBMISSION	16016 FRASER HIGHWAY	IONIC ARCHITECTURE INC.	201-6600 152nd Street	Surry B.C. V3S 5J8
04	11-23-11	ISSUED FOR P.P. RESUBMISSION	16016 FRASER HIGHWAY	IONIC ARCHITECTURE INC.	201-6600 152nd Street	Surry B.C. V3S 5J8