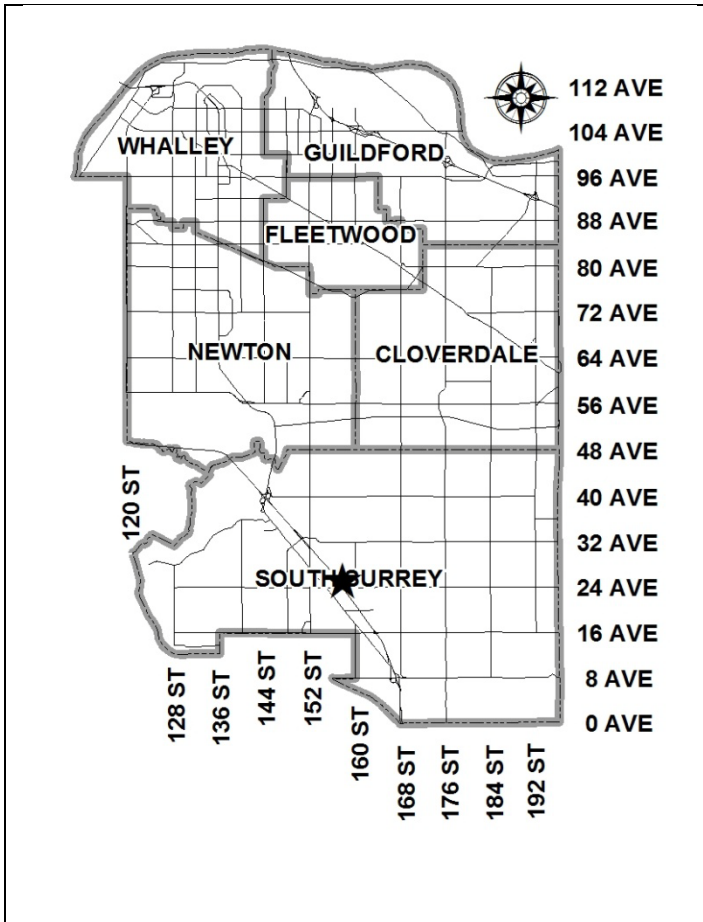


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0100-00

Planning Report Date: May 28, 2012

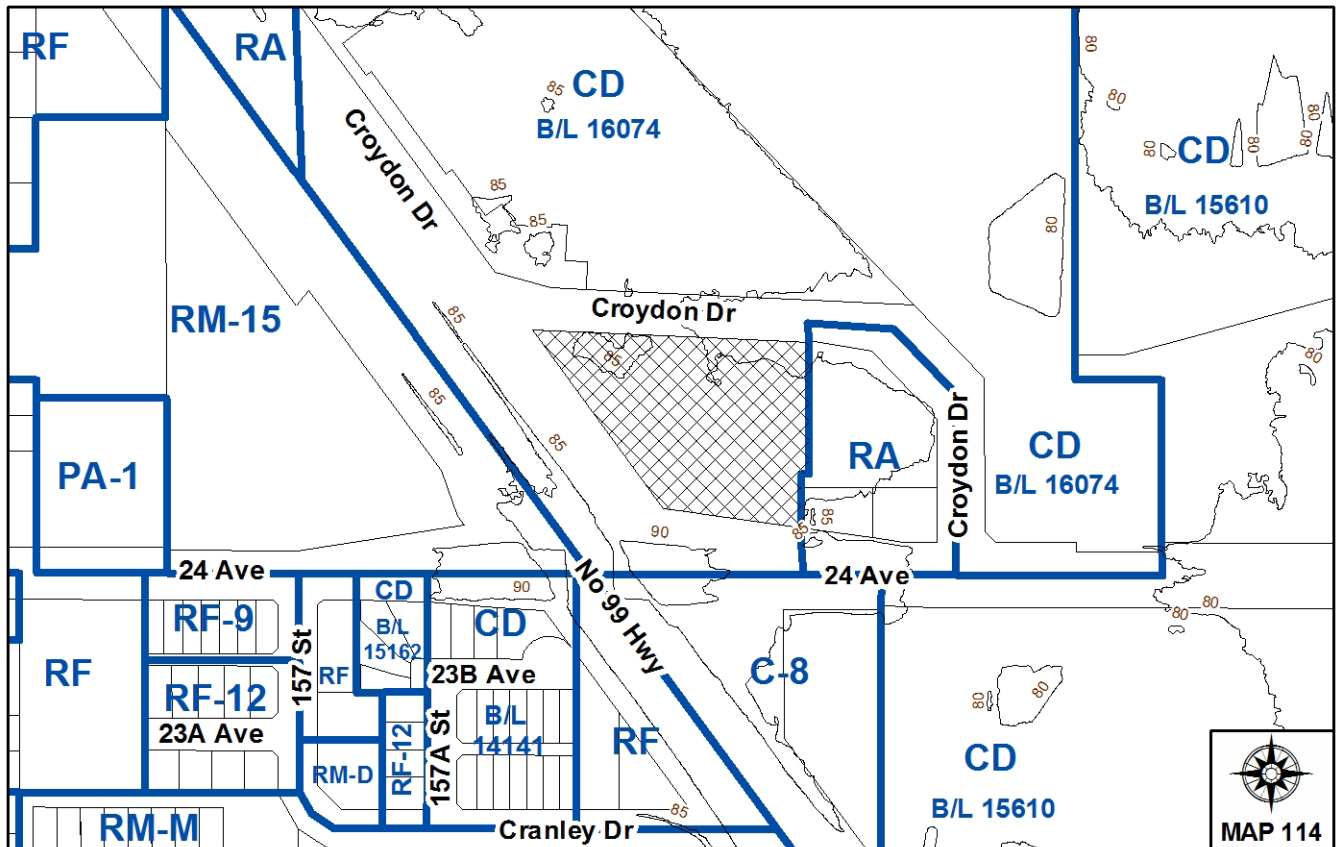


PROPOSAL:

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

in order to permit the development of a 446 square metre (4,800 sq.ft.) restaurant and a 639 square metre (6,900 sq.ft.) retail commercial building in the Morgan Crossing Lifestyle Centre and to reduce principal building setbacks and increase signage allowance.

LOCATION: 15760 Croydon Drive
OWNER: Morgan Crossing Properties Ltd.
 Inc. No. BC0742937
ZONING: CD (By-law No. 16074)
OCP DESIGNATION: Commercial
LAP DESIGNATION: Mixed Commercial Residential Land Uses



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed building designs are consistent with the generalized Development Permit and design guidelines approved by Council for the overall Morgan Crossing site.
- Both buildings feature high quality materials, and colours are complementary to those used throughout the Morgan Crossing development.
- The floor area ratio, lot coverage, and building height are compliant with the CD Zone (By-law No. 16074) for the site.
- The reduced east yard setback to a zero lot line will eliminate any undesirable alcoves between buildings and results in more efficient use of the site.
- The proposed additional fascia sign on the restaurant building is a high quality sign constructed of halo lit channel letters designed to complement the architectural character of the building. The sign is consistent with the quality and character of other signage in Morgan Crossing.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0100-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0100-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east yard setback of the CD Zone (By-law No. 16074) from 7.5 metres (25 ft.) to 0 metres (0 ft.); and
 - (b) to increase the number of allowable fascia signs under the Sign By-law (By-law No. 13656 from 2 to 3 for the proposed restaurant building.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

- Engineering: The Engineering Department requirements for this site were addressed under the rezoning application (No. 7906-0137-00), therefore, there are no engineering requirements for this Development Permit.
- Fire Department: No Concerns.

SITE CHARACTERISTICS

Existing Land Use: Best Buy retail store

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across Croydon Drive):	Morgan Crossing Lifestyle Centre	Commercial/ Mixed Commercial Residential Land Uses	CD (By-law No. 16074)

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East:	Vacant land under development application No. 7906-0472-00. Proposed gas station and retail commercial. Pre-Council.	Commercial/ Commercial	RA
South (Across 24 Avenue):	Office building and Grandview Corners Shopping Centre	Commercial/Commercial	C-8 and CD (By-law No. 15610)
West (Across Highway 99):	Townhouses	Urban/ Townhouses (15 upa)	RM-15

DEVELOPMENT CONSIDERATIONS

Morgan Crossing Lifestyle Centre

- The subject application involves the Morgan Crossing Lifestyle Centre which is a large (18.6 acre/7.5 hectare) mixed use development located on the northeast corner of 24 Avenue and Highway 99. The Morgan Creek Lifestyle Village features a mixed-use development comprising 40,028 m² (430,872 sq.ft.) of commercial space and a total of 457 apartment units for a total gross floor area of 84,530 m² (909,800 sq.ft.) The rezoning, OCP Amendment and Generalized Development Permit for the site were approved by Council in 2007.
- The approved generalized Development Permit (No. 7906-0137-00) which establishes the form and character of the development including an overall site plan, access and circulation system, pedestrian connections, design guidelines dealing with the general form and character of buildings and landscaping details for the Morgan Crossing development. All subsequent development approvals for all phases of Morgan Crossing are intended to be evaluated based on compliance with the generalized Development Permit.

Phase 1 Detailed Development Permit (7906-0137-01)

- On June 26, 2007, Council approved and issued Development Permit 7906-0137-01 for Phase 1 of the Morgan Crossing development. This includes the attached multi-building complex (Buildings K,L,M) at the northeast corner of the site, north of the B.C. Hydro right-of-way. Phase 1 comprises 11,732 square metres (126,286 sq.ft.) of commercial retail space and a total of 189 residential units.

Phase 2 Detailed Development Permit (7907-0223-00)

- On September 10, 2007, Council approved and issued Development Permit No. 7907-0223-00 for Phase 2 of the Morgan Crossing development. This consists of six (6) mixed-use buildings flanking Croydon Drive and the proposed main street of the Morgan Crossing lifestyle village centre (Buildings CDEFGH). Phase 2 comprises 15,808 sq.m. (170,061 sq.ft.) of commercial retail space and 25,391 sq.m. (273,315 sq.ft.) of residential floor area with a total of 268 dwelling units.

Phase 3 Detailed Development Permit (7907-0394-00)

- On February 25, 2008, Council approved and issued Development Permit No. 7907-0394-00 for Phase 3 of the Morgan Crossing Development. This consists of a two-storey retail building (Building AB) located at the northwest corner of the site. Phase 3 comprises 5,889 sq.m. (63,390 sq.ft.) of commercial retail space with no residential component.

Phase 4 Detailed Development Permit (7908-0242-00)

- On October 20, 2008, Council approved and issued Development Permit No. 7908-0242-00 for Phase 4 of the Morgan Crossing Development. This consists of a 2,554 square metre (27,492 sq.ft.) retail building (Building J; Best Buy) on the southwest corner of the site, on the south side of Croydon Drive (15760 Croydon Drive), and detailed designs for the public realm.

Phase 5 Detailed Development Permit (7910-0096-00)

- On June 7, 2010, Council approved and issued Development Permit No. 7910-0096-00 for Phase 5 of the Morgan Crossing Development. This consists of a 516 square metre (5,550 sq.ft.) free-standing restaurant building (White Spot) on the southeast corner of the site fronting Croydon Drive and 24 Avenue.

Phase 6 Detailed Development Permit (7911-0298-00)

- Development Permit No. 7911-0298-00 for Phase 6 of the Morgan Crossing Development is running concurrently with the subject application. Phase 6 consists of two restaurants (Shanti and Famoso Pizza) with a combined floor area of 536 square meters (5,800 sq.ft.) on the southeast corner of the site. The two building are proposed to be adjoined to the White Spot building

Subject Proposal

- The applicant now proposes Phase 7 of the Morgan Crossing Development which includes a restaurant (Sammy J's) with a total floor area of 446 square meters (4,800 sq.ft.) and a retail commercial building with a total floor area of 639 square metre (6,900 sq.ft.). The two buildings are proposed to be constructed on the southern portion of Morgan Crossing (south side of Croydon Drive) next to the existing Best Buy store. A Development Permit is proposed to regulate the form and character of these two buildings.
- The overall floor area ratio and lot coverage including the proposed buildings still meets the maximum 0.38 FAR and 40% lot coverage permitted on this portion of the site (Block B) under the CD Zone (By-law No. 16074).
- The proposed building height is 10 metres (32 ft.). This complies with the maximum building height of 20 metres (66 ft.) permitted under the CD Zone.
- A Development Variance Permit (DVP) is requested to vary the east yard setback requirements for the principal buildings and to increase the allowable fascia signage for the restaurant building. These variances will be discussed later in this report.

Parking

- Under Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law No. 12000, the proposed buildings require 64 onsite parking stalls. This parking is met within the adjacent surface parking area already constructed and the underground parkade under the Best Buy store. In addition, under the CD Zone (By-law No. 16074), the maximum number of surface parking spaces shall not exceed a total of 3 parking spaces per 100 square metres (1,076 sq.ft.) of gross floor area. All additional parking spaces must be provided in a structure or underground. Although no new structured or underground parking is proposed as part of this development, the proposed development still meets this requirement through underground parking provided under the previously constructed Best Buy building on the site.

Access and Site Circulation

- The main transportation and access elements, including signalizations and road improvements along Croydon Drive, 24 Avenue, 26 Avenue and 160 Street have been secured under the rezoning application for Morgan Crossing. The proposal conforms to the overall transportation pattern established for Morgan Crossing under the original rezoning application and generalized Development Permit. The main vehicular entry to this portion of the site is from Croydon Drive. Access to 24 Avenue is not permitted at this location. There is a statutory right-of-way registered through the subject site to accommodate access for the neighbouring property to the east. This right-of-way area is maintained as part of the subject development proposal.
- The proposed buildings are well served with a series of pedestrian linkages, in keeping with the village concept of Morgan Crossing.

Architectural, Building Design and Public Realm

- The proposed building designs are consistent with the generalized Development Permit and design guidelines approved by Council for the overall Morgan Crossing site.
- The proposed restaurant building (Sammy J's) is sited on the northeast corner of the site fronting Croydon Drive. The building design responds to its high profile corner location with strong, dynamic architectural elements including the asymmetrical engineered wood beams which define the roof line, the glazed box element highlighting the entry, and the cantilevered signage elements. The building also includes a water feature at the entry.
- The restaurant building includes a covered outdoor patio framed with a cedar and glass fence.
- The garbage bin, storage, and loading area for the restaurant is built into the building, and will be closed by an overhead metal door which can be opened when there are deliveries.

- High quality, durable, building materials have been selected for the restaurant building and include engineered wood beams, cultured stone, metal cladding, cedar siding, hardi panel, aluminum curtain wall, and a standing seam metal roof. The colour palette is natural (brown/grey). All of the materials and colours are complementary to those used throughout the Morgan Crossing development.
- The retail commercial building is sited on the southeast corner of the site closer to 24 Avenue. The building has a more simplified building form with clean lines and symmetrical character. The building features high quality, durable, building materials including cultured stone, hardi panel, and galvalume shingles. The colour palette is neutral (brown/blue, taupe, grey). All of the materials and colours are complementary to those used throughout the Morgan Crossing development.
- The retail commercial building includes a generous amount of storefront glazing and steel canopies for weather protection.
- Green screens are incorporated a key location on the retail building to add a natural element and some colour.
- The garbage and loading areas are incorporated within the retail commercial building and accessed via a metal door.

Signage

- The proposed fascia signage for the buildings complies with the signage guidelines established for the Morgan Crossing Development. All the signage will consist of halo-lit channel letters. One (1) or two (2) fascia signs are proposed for each tenant space within the retail commercial building depending on whether it is an interior or corner unit, which complies with the Sign By-law. A Development Variance Permit (DVP) is proposed to increase the number of allowable fascia signs from two to three for the restaurant building. This DVP is discussed later in this report.

Landscaping

- The majority of the landscaping has already been installed on this site but new landscaping around the buildings will feature a combination of trees and shrubs in a variety of species. The landscaping concept is consistent with the landscaping planted throughout the Morgan Crossing development.

Crime Prevention Through Environmental Design (CPTED)

- The following Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the design of the restaurant buildings:
 - The adjacent parking areas and pedestrian linkages are already well lit though a combination of pole lights and pedestrian scale bollard lighting and the new buildings will have decorative lighting on all sides;
 - The buildings have been designed to minimize recesses and hidden areas; and

- Operationally, the Shopping Centre Management will maintain 24-hour security patrols.

ADP Meeting Date: May 3, 2012

- All of the ADP recommendations have been addressed.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum east yard setback of the CD Zone (By-law No. 16074) from 7.5 metres (25 ft.) to 0 metres (0 ft.);

Applicant's Reasons:

- The reduced setback allows for more efficient use of the site and eliminates potential alcoves between buildings.

Staff Comments:

- To the east of the subject property is a site currently under a development application (File No. 7906-0472-00). The application is pre-Council but the proposal includes buildings that are also site along a zero lot line. As such, the zero lot line setback will eliminate any undesirable alcoves between buildings.
- Staff have worked with the applicants for both projects to ensure an attractive interface between the two sites.

(b) Requested Variance:

- to increase the number of allowable fascia signs under the Sign By-law (By-law No. 13656 from 2 to 3 for the proposed restaurant building.

Applicant's Reasons:

- The tenant (Sammy J's) desires additional exposure.
- The signs are architecturally integrated into the building.

Staff Comments:

- The subject property has multiple frontages (24 Avenue, Croydon Drive, and Highway 99). Under the Sign By-law, a maximum of 2 fascia signs are permitted.

- The applicant proposes a total of 3 fascia signs, two of which are on the upper portion of the building facing Croydon Drive and 24 Avenue, and one on the lower portion of the building at the front entry doors. The two upper level signs are cantilevered and designed to create another dynamic architectural element for the building. The lower level sign is a pedestrian oriented sign to identify the front entry location. The lower level sign is not designed as an advertising sign as it will be difficult to see from the street.
- All three of the fascia signs are constructed of halo lit channel letters which is consistent with the quality and character of other signage in Morgan Crossing.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	ADP Comments
Appendix V	Development Variance Permit No. 7912-0100-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by MCM Partnership Architects and PMG Landscape Architects, respectively, dated May 22, 2012.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

RG/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 16074)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		9,828 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	40%	37%
SETBACKS (in metres)		
North	3.0 m	3.8 m
South	8.0 m	9.0 m
East	7.5 m	0 m
West	8.0 m	>8.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	20 m	10 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		1,085 m ²
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		1,085 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)	0.38	0.37
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	64	64
Number of disabled stalls	1	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	NO
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CONTENTS

PROJECT DESCRIPTION

ARCHITECTURAL DRAWINGS

- DP00 COVER PAGE
- DP01 CONTENT PLAN
- DP02 RETAIL & SAMMY J'S SITE PLAN
- DP03 RETAIL ELEVATIONS
- AS00 SAMMY J'S COVER SHEET
- AS01 SAMMY J'S COVER PATTERNS
- AS10 SAMMY J'S CONTENT PLAN
- AS20 SAMMY J'S SITE PLAN
- AS30 SAMMY J'S FLOOR PLAN
- AS10 SAMMY J'S ROOF PLAN
- AS00 SAMMY J'S COLLOURED ELEVATIONS
- AS01 SAMMY J'S COLLOURED ELEVATIONS
- AS00 SAMMY J'S SECTIONS
- AS00 SAMMY J'S CONTEXT
- AS01 SAMMY J'S SHADOW DIAGRAM
- AS00 SAMMY J'S SHADOW DETAILS
- AS00 SAMMY J'S CONTEXT SECTIONS
- AS01 SAMMY J'S SECTIONS
- AS00 SAMMY J'S PERSPECTIVES

LANDSCAPE DRAWINGS

- L1 LANDSCAPE PLAN
- L1 LANDSCAPE SPECIFICATIONS

PROJECT DIRECTORY

CLIENT
MORGAN CROSSING PROPERTIES LTD.
THIRD FLOOR, 100 PARK ROAD
WEST MONROVIA, NC V7Y 1A2

CONSULTANTS

LANDSCAPE
P&L
LANDSCAPE ARCHITECTS
SUITE 400, 4580 STEEL COMPANY ROAD
SURREY, BC V3C 2S9
TELEPHONE: 604-884-9911

ARCHITECT 1 RETAIL
MURPHY DATTIL MACKY PARTNERS IP
1800 - TWO BENTALL CENTRE
888 BURNHAM STREET, SUITE 204
VANCOUVER, BC V6Z 5M9
TELEPHONE: 604-682-2584

ARCHITECT 2 SAMMY J'S
CROSS ARCHITECTURE INC.
SUITE 200-2008 COLUMBIA STREET
VANCOUVER, BC V6Y 2Y3
TELEPHONE: 604-688-0241

ENGINEER
EDUCON ENGINEERING INC.
835-48 LYONSDALE AVENUE
NORTH VANCOUVER, BC V7M 2G8
TELEPHONE: 604-885-0282

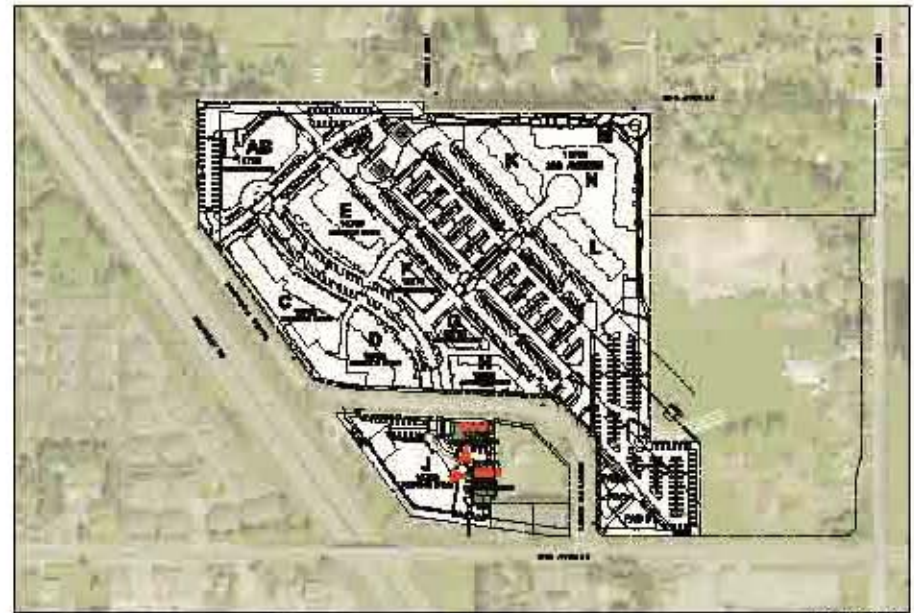
ENVIRONMENTAL
APL & ASSOCIATES
CONSULTANTS LTD.
601-1048 - 1880 AVENUE
SURREY, BC V3M 2S9
TELEPHONE: 604-899-0282

BUILDING INFORMATION

BUILDING ADDRESS: PAD 1 - 10750 ORCHARD CREEK, SURREY, BC
PAD 2 - 10750 ORCHARD CREEK, SURREY, BC
LEGAL DESCRIPTION: SAT 1, SECTION 26, TOWNSHIP 1, RANGE 1, PLAN SCP 1188

PROJECT DATA

DESCRIPTION	DATE	BY	CHECKED
Site Plan	05/22/12	J. Smith	M. Jones
Section	05/22/12	J. Smith	M. Jones
Elevation	05/22/12	J. Smith	M. Jones
Roof Plan	05/22/12	J. Smith	M. Jones
Context	05/22/12	J. Smith	M. Jones
Shadow Diagram	05/22/12	J. Smith	M. Jones
Shadow Details	05/22/12	J. Smith	M. Jones
Context Section	05/22/12	J. Smith	M. Jones
Perspectives	05/22/12	J. Smith	M. Jones



ISSUED FOR ADP REVISION, MAY 22, 2012

ARCHITECTURAL



PAD 1 - SAMMY J'S



PAD 2 - RETAIL

MORGAN CROSSING, SURREY, BC



MAY 22, 2012 REVISED PER ADP COMMENTS
APR 11, 2012 SUBMITTED FOR ADP SUBMISSION
REVISIONS

**MUSSON
CATTELL
MACKEY
PARTNERSHIP**
ARCHITECTS DESIGNERS PLANNERS
1600 - TWO RIVIERA CENTRE
555 BURNARD STREET BOX 284 VANCOUVER BC
CANADA V7Z 1W9
T 604 687 9990 F 604 687 1771
mcp@mcpnet10.com
www.mcpnet10.com

MORGAN CROSSING

15780 CROYDON DRIVE
SURREY BC

CONTEXT PLAN

SCALE: 1/8"=1'-0"
DATE: APR 2012
DRAWN: JM
REVISION:
PROJECT: 200026.37
SHEET: DP01



KEY PLAN

MAY 23, 2012 REVISED PER ADP COMMENTS
 APR 11, 2011 ISSUED FOR ADP SUBMISSION
 REVISIONS

MUSSON CATTELL MACKAY PARTNERSHIP
 ARCHITECTS DESIGNERS PLANNERS
 1600 - TWO BIVALL CENTRE
 555 BURNARD STREET BOX 284 VANCOUVER BC
 CANADA V7Z 1W9
 T 604 467 9990 F 604 467 1771
 mcp@mussoncatteilmackay.com
 www.mussoncatteilmackay.com

MORGAN CROSSING

15780 CROYDON DRIVE
 SURREY BC

SAMMY J'S & RETAIL SITE PLAN

SCALE: 1/8"=1'-0"
 DATE: APR 2012
 DRAWN: JM
 REVISION:
 PROJECT: 200026.37
 SHEET: **DP02**

PARKING CALCULATION	
REQUIRED:	
BUILDING J	81
PAD 1	45
PAD 2	20
TOTAL	146
PROVIDED:	
AT GRADE	80
UNDERGROUND	93
TOTAL	153



SCALE

- MINIMUM LAYER**
1. FIBRE REINFORCED
 2. GYPSUM
 3. GIB. TYPED STONE
 4. NET LINED
 5. STEEL FRAME GLAZING
 6. CANOPY
 7. CORNER BRACKETS

NOTE:
ALL WORK TO COMPLY WITH
MUSON DEVELOPING WORKER
TRAINING ALIEN 2018

WARNING:
ALL WORK TO COMPLY WITH
MUSON DEVELOPING WORKER
TRAINING ALIEN 2018

**MUSON
CATTELL
MACKEY
PARTNERSHIP**
MUSON DEVELOPING WORKER TRAINING

NOTE: THE INFORMATION
AND DESIGN SERVICES PROVIDED BY
MUSON DEVELOPING WORKER TRAINING
IS FOR THE PROJECT ONLY
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.

MORGAN CROSSING

**100% CIVILIAN DRIVE
SURVEY**

**RETAIL
ELEVATIONS AND
PERSPECTIVES**

SCALE: AS SHOWN
DATE: APR 2018
DRAWN: JM
PROJECT: MORGAN CROSSING
REVISION: 01
PROJECT: MORGAN CROSSING
REVISION: 01

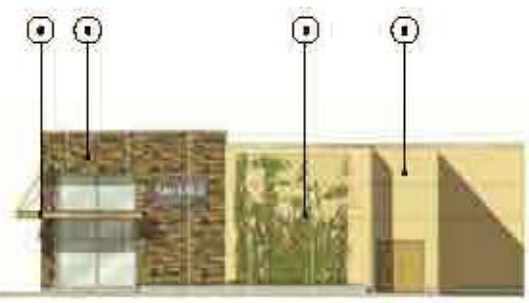
DP03



1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION



5 PERSPECTIVE VIEW



6 PERSPECTIVE VIEW

SAMMY J'S GRILL & BAR

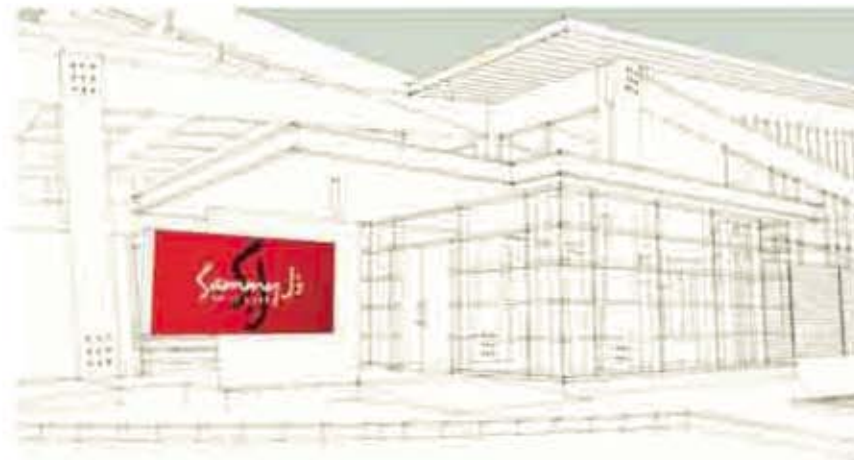
1770 CROYDON DRIVE
MORGAN CROSSING
SURREY, BC

BUILDING DATA	
OWNER	SAJ SA
DESIGNER	SAJ SA
DATE	02/08
PROJECT NO.	02/08
PROJECT NAME	02/08
ADDRESS	
PROJECT LOCATION	
PROJECT DESCRIPTION	
PROJECT STATUS	
PROJECT TYPE	
PROJECT VALUE	
PROJECT RISK	
PROJECT PHASE	
PROJECT CONTACT	



DRAWING LIST	SCALE
01 SITE PLAN	1/8" = 1'-0"
02 FLOOR PLAN	1/8" = 1'-0"
03 SECTION	1/8" = 1'-0"
04 ELEVATION	1/8" = 1'-0"
05 MECHANICAL PLAN	1/8" = 1'-0"
06 ELECTRICAL PLAN	1/8" = 1'-0"
07 PLUMBING PLAN	1/8" = 1'-0"
08 HAZARDOUS WASTE PLAN	1/8" = 1'-0"
09 ENERGY EFFICIENCY PLAN	1/8" = 1'-0"
10 CONSTRUCTION DETAILS	1/8" = 1'-0"
11 EXTERIOR FINISHES	1/8" = 1'-0"
12 INTERIOR FINISHES	1/8" = 1'-0"
13 MECHANICAL DETAILS	1/8" = 1'-0"
14 ELECTRICAL DETAILS	1/8" = 1'-0"
15 PLUMBING DETAILS	1/8" = 1'-0"
16 HAZARDOUS WASTE DETAILS	1/8" = 1'-0"
17 ENERGY EFFICIENCY DETAILS	1/8" = 1'-0"

ADP RESUBMISSION
MAY 17, 2012



CONTACT LIST	
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Surrey, BC	
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	msa@saaj.com
STRUCTURAL	
SAJ SA	
1770 Croydon Drive	
Surrey, BC	
V2R 1P1	
Client: Mr. Saaj	T: 604.274.0740
	msa@saaj.com

DESIGN RATIONALE

SAMMY J'S GRILL & BAR

at Morgan Crossing, South Surrey B.C.

Situated on a highly visible site within the Morgan Crossing Commercial Development the building design for the new Sammy J's restaurant responds to the consistently diverse architectural character and materials of the existing buildings surrounding the site and considers views to the building from all sides.

The building design proper reveals the honesty of the structural components that express the dynamic nature and engaging character of the design. Some of the structural components multi task by supporting walls on one end and supporting a glass and metal roof over an outdoor patio on the other end.

The building is a simple 4000 S.F. rectangular box defined by the exposed structural components and a variety of exterior cladding materials. Attached to the generally symmetrical box are distinct asymmetrical appendages such as the glazed box element highlighting the main entry and the cantilevered signage that contributes to the design's dynamic nature.

The natural cedar colour of the structure and screens around the outdoor patio are set against the warm neutral colours of the exposed architectural concrete and the cultured stone and metal cladding. The bright red Sammy J's signage, located around the building, provide a sharp contrast to the material colours making the signage highly visible from all sides.

Robert Cicozzi, MAIBC, AAA, AIA

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Scale: 1" = 100'

NO. 1	DATE: 08/11/08
NO. 2	DATE: 08/11/08
NO. 3	DATE: 08/11/08
NO. 4	DATE: 08/11/08
NO. 5	DATE: 08/11/08
NO. 6	DATE: 08/11/08
NO. 7	DATE: 08/11/08
NO. 8	DATE: 08/11/08
NO. 9	DATE: 08/11/08
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NO. 11	DATE: 08/11/08
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NO. 13	DATE: 08/11/08
NO. 14	DATE: 08/11/08
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NO. 18	DATE: 08/11/08
NO. 19	DATE: 08/11/08
NO. 20	DATE: 08/11/08



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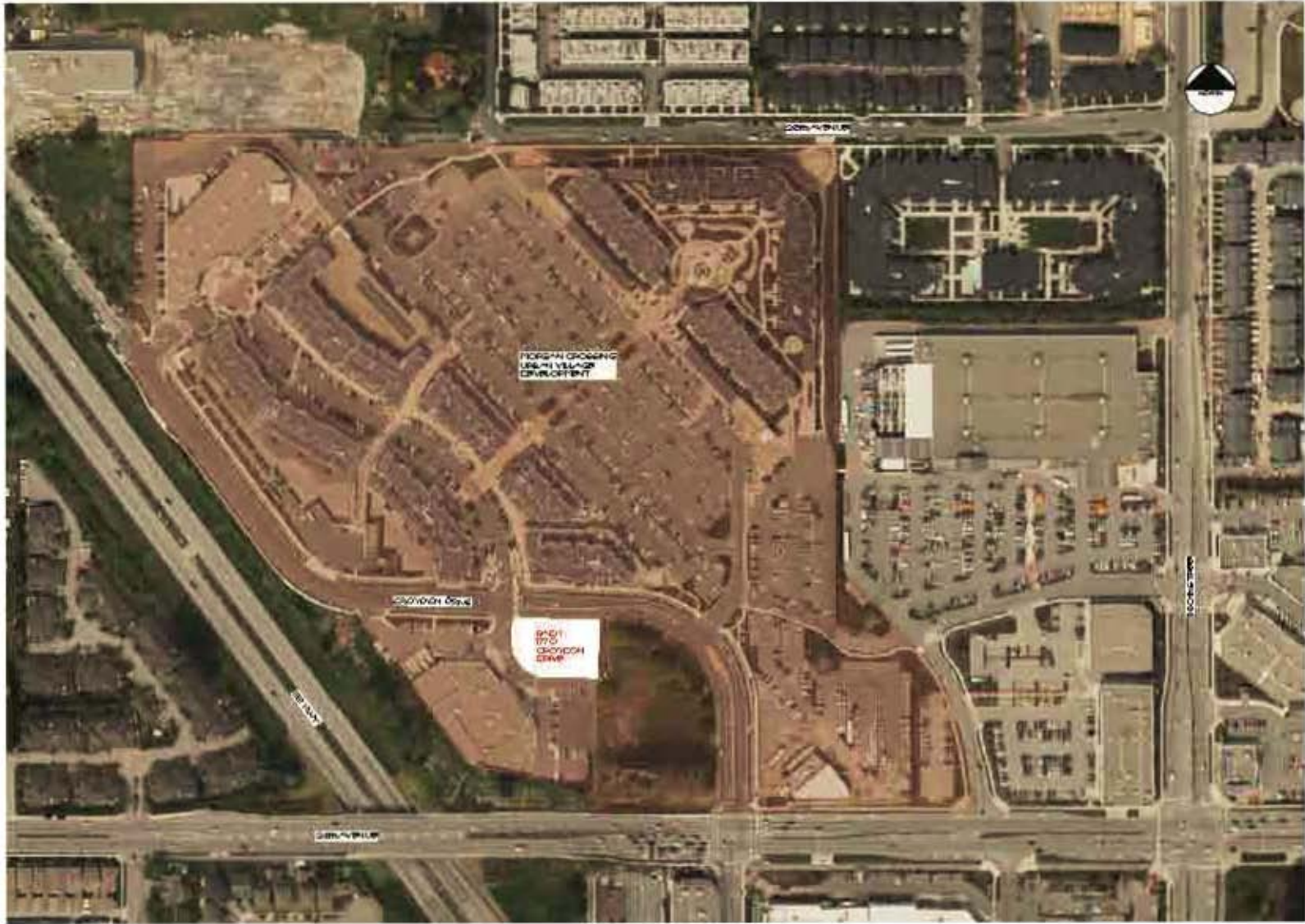
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 Fax: (604) 687-4048
www.rca.ca



SAMMY'S JR. GRILL & BAR
 MORGAN CROSSING
 GURNEY, BC

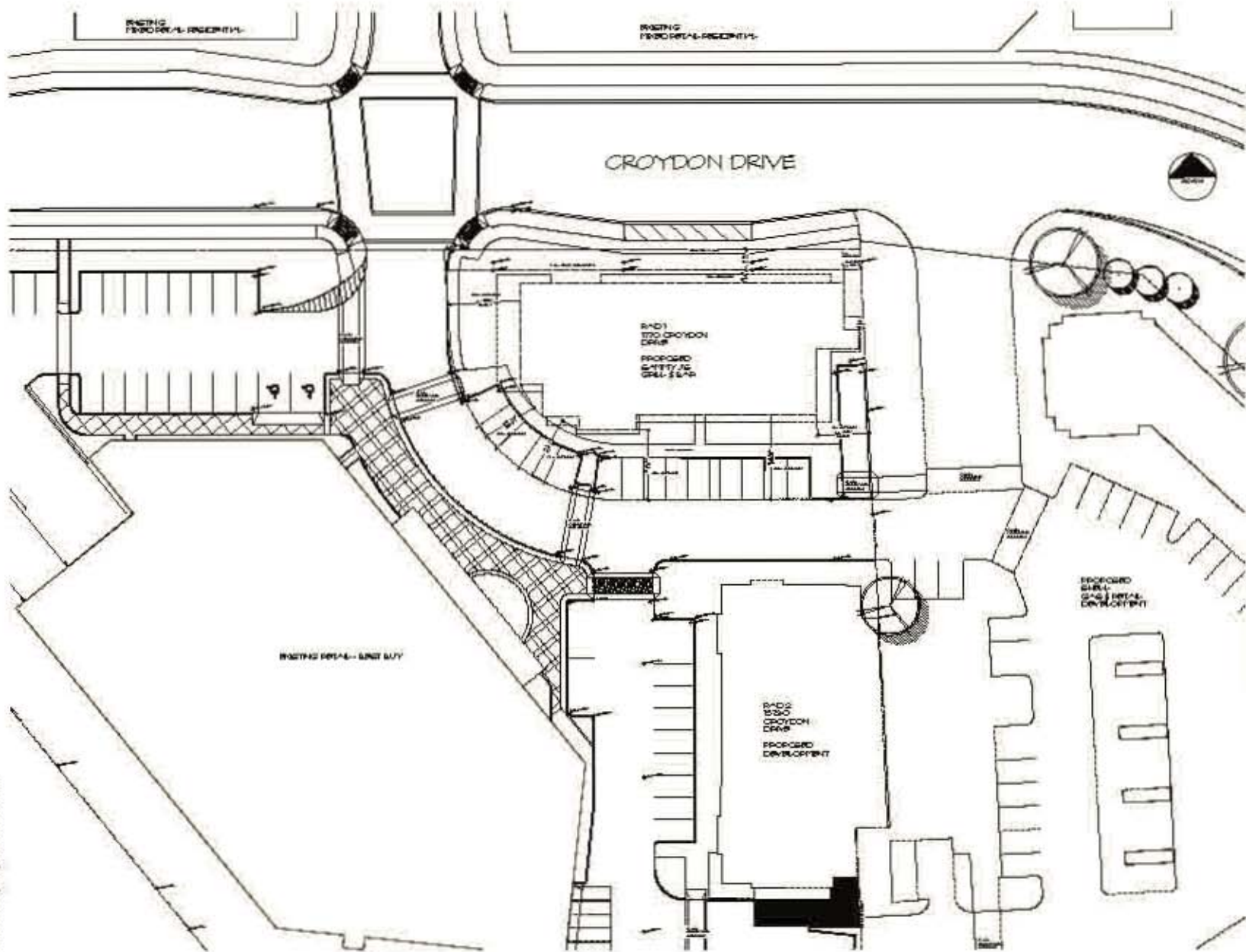
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CONTEXT PLAN	

1	ALCO
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MORGAN CROSSING
 DEVELOPMENT

200 - 2200
 COLUMBIA STREET



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NO.	DATE	DESCRIPTION
1		

SCALE

SCALE	DESCRIPTION
1" = 100'	



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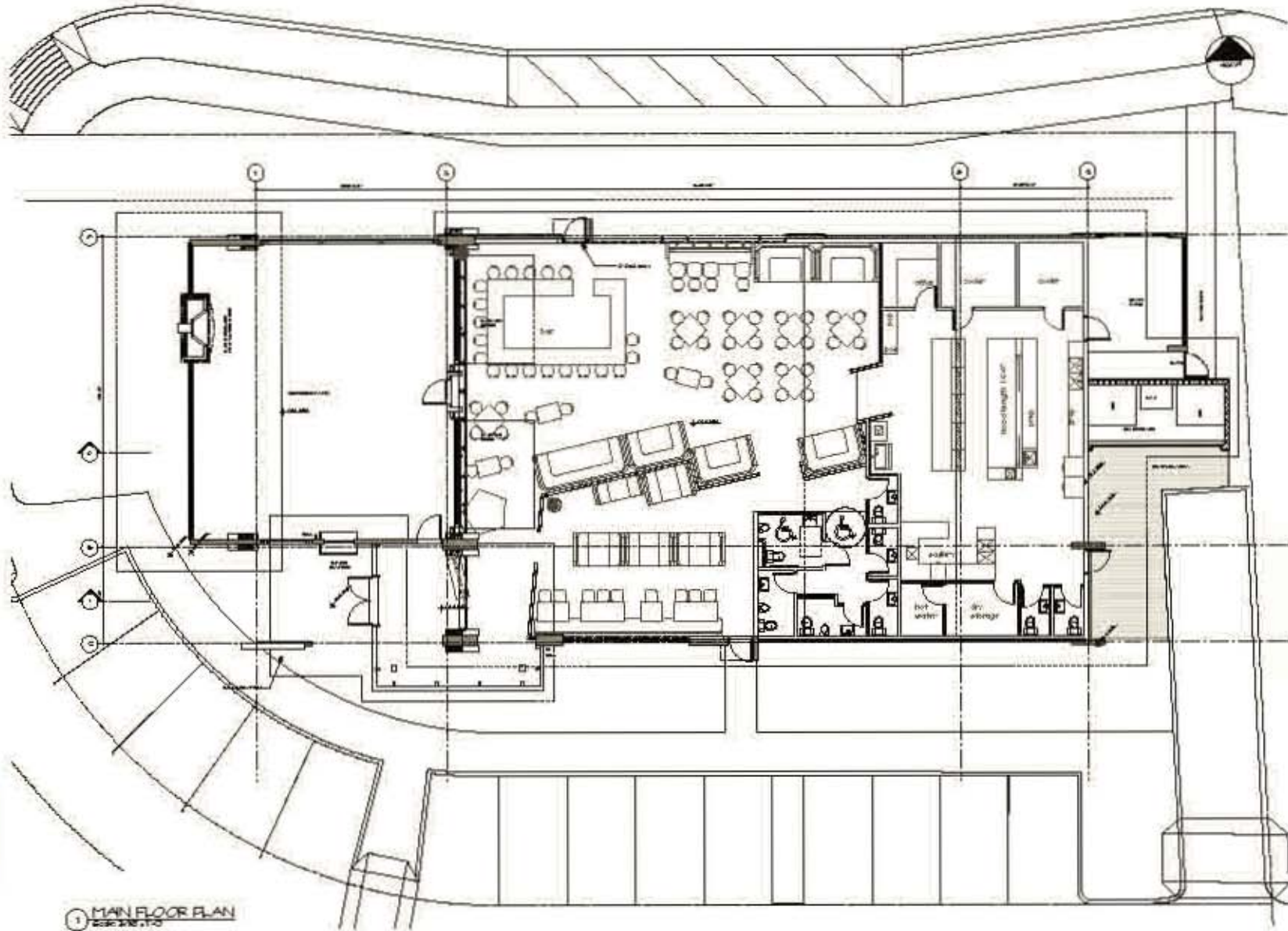


SAMMY JO'S GRILL & BAR
 1720 CROYDON DRIVE
 VANCOUVER, BC

DATE	BY	REVISION
SITE PLAN		

1	ALCI
---	------

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DATE	BY	REVISION

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DATE	BY



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SAMMY'S GRILL & BAR
 1877 CORDOBA DR
 SUITE 100
 SUDBURY, ON

DATE	BY	REVISION
FLOOR PLAN		

1	A20
---	-----

1 MAIN FLOOR PLAN
 SEE SHEET 1-2

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NO. 1	DATE	DESCRIPTION

NO. 2	DATE	DESCRIPTION



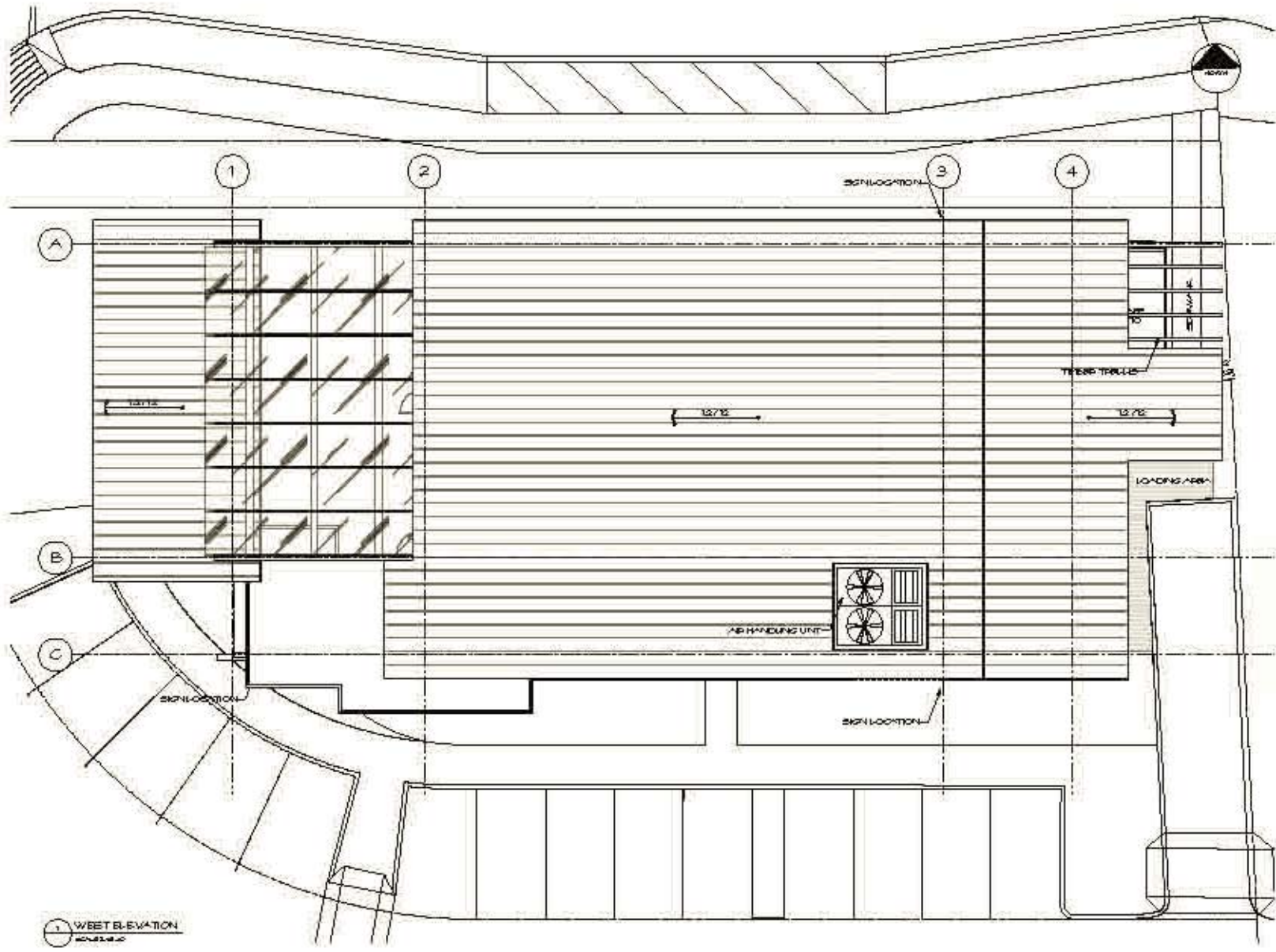
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Sammy Jo's

**SAMMY JO'S
 GRILL & BAR**
 HIGHWAY CROSSING
 GULFPORT, BC

DATE	BY	AC
ROOF PLAN		

NO. 1	SCALE
	A2.01



1 WEST ELEVATION
 1/8" = 1'-0"

10/10/2010 10:00 AM C:\Users\j\Documents\1010101010.dwg

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NO.	DESCRIPTION
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ISSUE:	
DATE	DESCRIPTION
	ADCP RESPONSE



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PROJECT:
SAMMY J'S GRILL & BAR
 MORGAN CROSSING
 SURREY, BC

DRAWN:	CHECKED BY:
TT	RC
SCALE: 3/8"=1'-0"	PANEL NO: 257
SHEET TITLE:	
COLOURED ELEVATIONS	

FORMER NO.	SHEET NO.
1	A3.00



1 SOUTH ELEVATION
 SCALE: 3/8"=1'-0"



2 NORTH ELEVATION
 SCALE: 3/8"=1'-0"

MATERIALS LIST

- | | | |
|--------------------------------|-------------------------------|--|
| 1 STANDING SEAM METAL CLADDING | 5 ARCHITECTURAL CONCRETE | 9 BLACK METAL CLADDING |
| 2 ENGINEERED WOOD BEAM | 6 BLACK METAL FRAME WINDOW | 10 BLACK HARDI PANEL |
| 3 PROFIT GRAY CULTURED STONE | 7 STANDING SEAM METAL ROOFING | 11 ANODISED ALUMINUM CURTAIN WALL SYSTEM |
| 4 HORIZONTAL CEDAR SIDING | 8 CEDAR FENCE | |

MATERIALS LIST

- 1 STANDING SEAM METAL CLADDING
- 2 ENGINEERED WOOD BEAM
- 3 PROFIT GRAY CULTURED STONE
- 4 HORIZONTAL CEDAR SIDING
- 5 ARCHITECTURAL CONCRETE
- 6 BLACK METAL FRAME WINDOW
- 7 STANDING SEAM METAL ROOFING
- 8 CEDAR FENCE
- 9 BLACK METAL CLADDING
- 10 BLACK HARD PANEL
- 11 ANODIZED ALUMINUM CURTAIN WALL SYSTEM



1 WEST ELEVATION
#010.0190



2 EAST ELEVATION
#010.0190

CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.

NO.	REV.	DATE	DESCRIPTION
1	1	2024-08-01	ISSUED FOR PERMIT

NO.	REV.	DATE	DESCRIPTION
1	1	2024-08-01	ISSUED FOR PERMIT



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Sammy's Jr.

SAMMY'S JR.
GRILL & BAR
1100 W. CROSSING
SUITE 101
NANAIMO, B.C.

NO.	REV.	DATE	DESCRIPTION
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1	A3.01
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NO. 001	DATE 01/15/14
BY J. B. B.	SCALE 1/8" = 1'-0"

NO. 002	DATE 01/15/14
BY J. B. B.	SCALE 1/8" = 1'-0"



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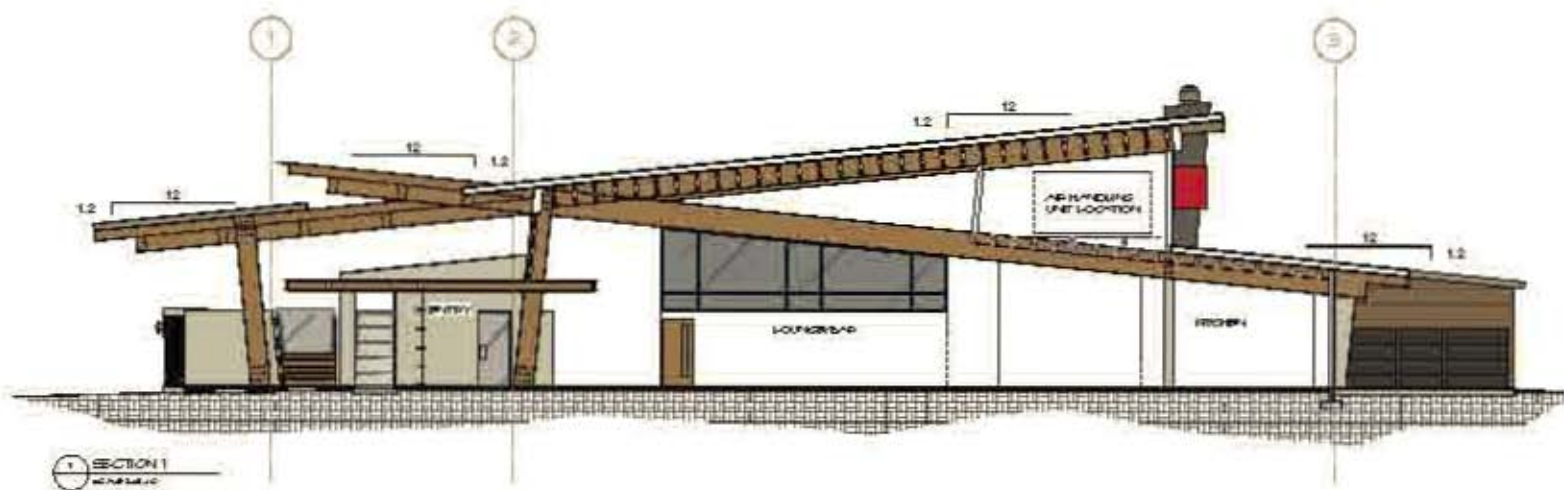
100 - 5500 Culberts Street
Vancouver, B.C.
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Sammy's

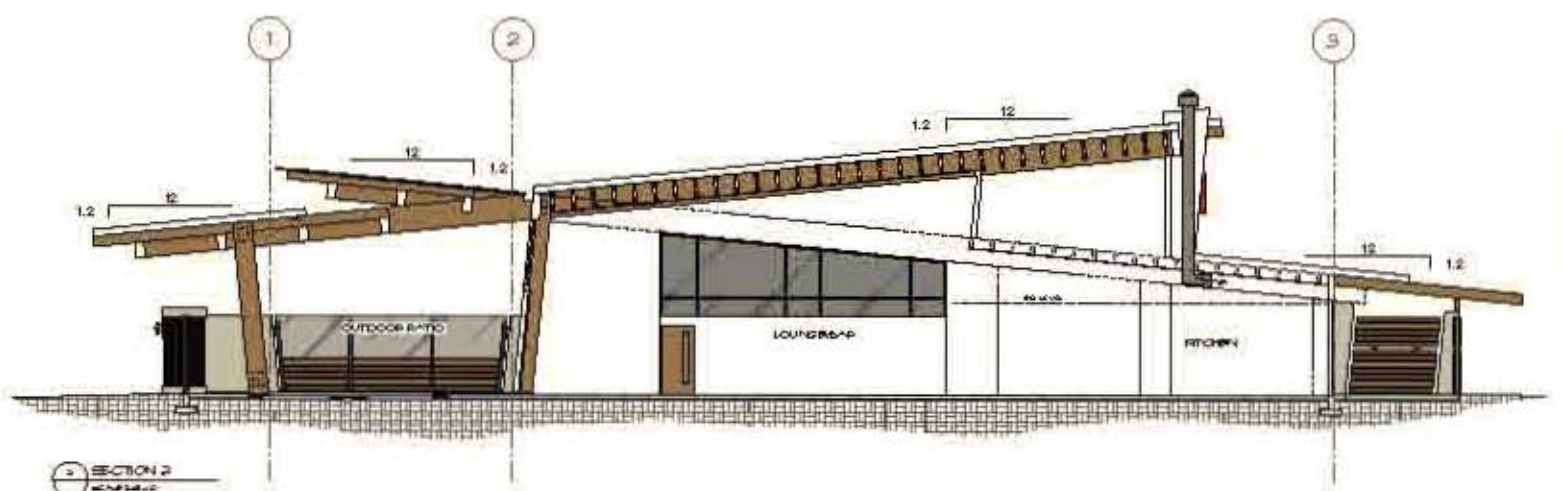
**SAMMY'S
GRILL & BAR**
1135-N CROSSING
SUITE 101, BC

NO. 003	DATE 01/15/14
BY J. B. B.	SCALE 1/8" = 1'-0"
NO. 004	DATE 01/15/14
BY J. B. B.	SCALE 1/8" = 1'-0"

NO. 005	DATE 01/15/14
BY J. B. B.	SCALE 1/8" = 1'-0"



SECTION 1
SCALE 1/8" = 1'-0"



SECTION 2
SCALE 1/8" = 1'-0"

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NO. 1700	DATE 01/15/2014
BY: J. B. BROWN	PROJECT: 1700/1701/1702

NO. 1700	DATE 01/15/2014
BY: J. B. BROWN	PROJECT: 1700/1701/1702

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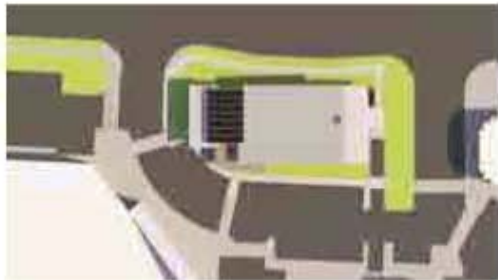


SAMMY'S JR.
 GRILL & BAR
 1700 UNIVERSITY BLVD.
 COLUMBIA, SC

NO. 1700	DATE 01/15/2014
BY: J. B. BROWN	PROJECT: 1700/1701/1702
CONTEXT	

1	AS.00
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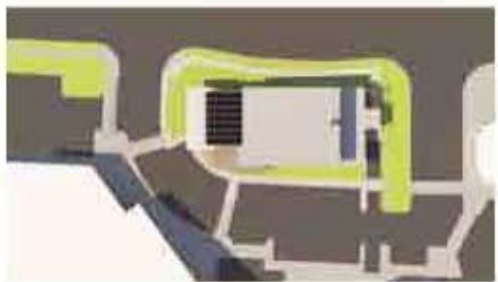
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1 SHADOWS ON JUNE 21ST - 9AM
WCHUB 3.04.10



2 SHADOWS ON JUNE 21ST - 12PM
WCHUB 3.04.10



3 SHADOWS ON JUNE 21ST - 3PM
WCHUB 3.04.10



4 SHADOWS ON JUNE 21ST - 6PM
WCHUB 3.04.10



5 SHADOWS ON DECEMBER 21ST - 9AM
WCHUB 3.04.10



6 SHADOWS ON DECEMBER 21ST - 12PM
WCHUB 3.04.10



7 SHADOWS ON DECEMBER 21ST - 3PM
WCHUB 3.04.10



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Sammy Jo's

**SAMMY JO'S
 GRILL & BAR**
 FROSTEN CROSSING
 GUELPH, ON

DATE	BY	SCALE
12/21/2010	WCHUB	AS SHOWN

**SHADOW
 DIAGRAMS**

1	A501
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12/21/2010 10:00 AM WCHUB 3.04.10

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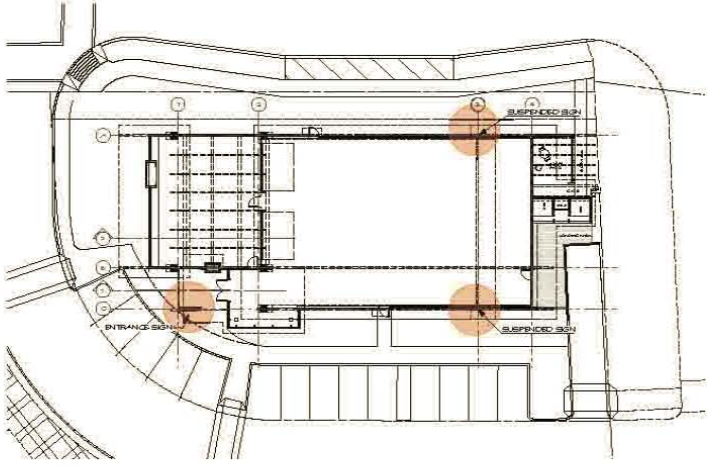


SAMMY'S GRILL & BAR
 MORGAN CROSSING
 SURREY, B.C.

PROJECT:	DATE:
TT	RC
VJ:10	JCP

SIGNAGE DETAILS

REVISION:	DATE:
1	AG.00



1 LOCATION PLAN
 SCALE: 3/8"=1'-0"

NUMBER OF SIGNS PER STREET FRONTAGE

CROYDON DRIVE	1
158TH STREET	2

TYPE OF SIGNAGE

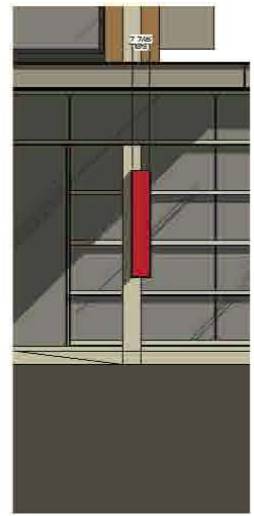
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SUSPENDED SIGNAGE	METAL PANEL WITH INDIVIDUAL STAND-OUT LETTERING, SPOTLIT FROM ABOVE



7 SIGNAGE LETTERING & DIMENSIONS
 SCALE: 3/8"=1'-0"



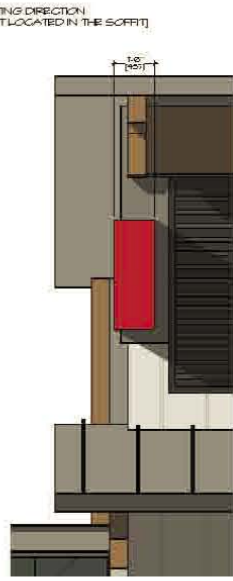
2 ENTRANCE SIGNAGE - ELEVATION
 SCALE: 3/8"=1'-0"



2 ENTRANCE SIGNAGE - ELEVATION
 SCALE: 3/8"=1'-0"



3 SUSPENDED SIGNAGE - ELEVATION
 SCALE: 3/8"=1'-0"



6 SUSPENDED SIGNAGE - ELEVATION
 SCALE: 3/8"=1'-0"

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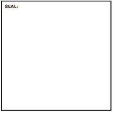
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DATE	DESCRIPTION
16.03.12	ACP RESPONSE



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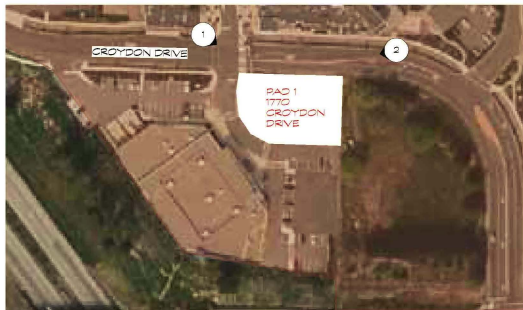
PROJECT:
SAMMY'S GRILL & BAR
 MORGAN CROSSING
 SURREY, BC

DATE:	DESCRIPTION:
TT	RC
SCALE:	PROJECT NO.:
VARIABLES	297
TEXT FILE:	
CONTEXT RENDERS	

DESIGN NO.:	SHOT NO.:
1	A7.00



1 VIEW FROM CROYDON DRIVE HEADING EAST



2 VIEW FROM CROYDON DRIVE HEADING WEST





1 VIEW FROM CAR PARK



2 VIEW FROM 24TH STREET



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ISSUE:	
DATE	DESCRIPTION
18.03.2	ADP RESPONSE



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PROJECT:
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 MORGAN CROSSING
 SURREY, BC

DESIGNER:	TY	CHECKED BY:	RC
SCALE:		PROJECT NO.:	297

SHEET TITLE:
CONTEXT RENDERS

EXHIBIT NO.:	1	DRAWING NO.:	A7.01
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18.05.12	A-CP RESPONSE



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PROJECT:
SAMMY'S GRILL & BAR
 MORGAN CROSSING
 SURREY, BC

DESIGNED BY: TY	DRAWN BY: RC
SCALE:	PROJECT NO.: 257
VARIABLES:	
SHEET TITLE: PERSPECTIVES	

REVISION NO.: 1	SHEET NO.: A7.02
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ISSUE:	
DATE	DESCRIPTION
18.08.12	ACP RESPONSE



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PROJECT:
SAMMY'S GRILL & BAR
 MORGAN CROSSING
 SURREY, BC

DESIGNED BY: TT	CHECKED BY: RC
SCALE:	PROJECT NO.: 297
SHEET TITLE: PERSPECTIVES	

REVISION NO.: 1	SHEET NO.: A7.03
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**TO: Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: Development project Engineer, Engineering Department

DATE: May 23, 2012 PROJECT FILE: **7812-0100-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 15760 Croydon Drive**

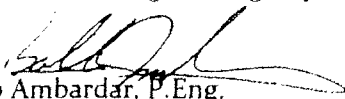
DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

A Servicing Agreement is not required for the proposed Development Permit as all fronting works were completed under Project 7806-0137-00. The sanitary and storm service connections (if applicable) can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable as part of the Building Permit review and processing by Engineering which includes payment of securities and permit fees. City crews will do the installation of the water service, if applicable, once payment has been made and a work order has been issued.

The following charges and levies must be paid as a condition of the Development Permit:

- 100% cash payment of Water DCC relative to Water DCC Frontender Agreements, Project 8104-0112-00-1 and Project 8105-0126-00-1.
- 100% cash payment of Sanitary DCC relative to Sanitary DCC Frontender Agreement, Project 8205-0126-00-1.
- 100% cash payment of Drainage DCC relative to Drainage DCC Frontender Agreements, Project 8304-0112-00-1 and Project 8305-0126-00-1.
- 100% cash payment of Major Collector Road DCC relative to Major Collector DCC Front ender Agreement, Project 8704-0112-00-1.
- 100% cash payment of Arterial Road DCC relative to Arterial Road DCC Front ender Agreement, Project 8904-0112-00-1.

There are no engineering requirements relative to issuance of the Development Variance Permit.


Bob Ambardar, P.Eng.
Development Project Engineer

IK1

3. **6:10 PM** (6:15 PM)**APPENDIX IV**

File No.: **7912-0100-00**
 New or Resubmit: **New**
 Last Submission Date: **---**
 Description: **DP for a restaurant (Sammy J's Grille & Bar) and a commercial retail building**
 Address: **15780 - Croydon Drive (Morgan Crossing)**
 Developer: **David Sheppard, Morgan Crossing Properties Ltd., & Mike Gardner, Sammy J's**
 Architect: **John Moorcroft, Musson Cattell Mackey Partnership & Robert Ciccozzi, Robert Ciccozzi Architecture**
 Landscape Architect: **PMG Landscape Architects**
 Planner: **Ron Gill**
 Urban Design Planner: **Hernan Bello**

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- Entrance to the area is near **Best Buy** at **Morgan Crossing**.
- Vehicular circulation and entry is by the **restaurant patio**.
- The back of the **building** to be incorporated and made more attractive.
- Exposure to **kitchen and secure corner** in next application adjacent to **Sammy Js**.

The **Project Architect** for **Sammy Js** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and noted the proposed site has high visibility from 24 Avenue, across the parking lot. Access from Croydon Drive; a retail gas station is located on the corner, visible from Highway 99. This is a 4,000 sq. ft. restaurant with a 1,500 sq. ft. patio; waterfall feature at entry, A/C units on roof. Parking, loading bay and connection, outside staff patio is on north east side, kitchen in back. The design will be developed on all four sides. Material board provided: grey and steel, red Sammy J's sign will be cantilevered off concrete. **Best Buy** is located across 24 Avenue.

The **Landscape Architect** reviewed the landscape plans and highlighted the following: landscaping is a continuation of Morgan Crossing and Croydon Drive. Paving in patio is similar to what was used elsewhere. The site furniture will be the same as on **Best Buy**.

In response to questions the following information was provided by the project architect:

- The two buildings are on the same application. First building is to be **Sammy J's** and the second is a spec. retail building. The intent of the owner is to build the two buildings together to finish off the site.
- The retail building is 7,000 sq. ft., faces **Best Buy**, has a party wall with adjoining site, pushed it south with a wide sidewalk, has loading area. Main glazing on west elevation covered by canopy; glazing on corner reflecting adjoining building.
- Materials are Morgan Crossing materials, cultured stone galvanized

shingles, Hardie plank siding, stucco side walls, south side is a solid wall – a good place for planter and green screen. East elevation is shown as stucco, two buildings to be built together. South elevation is stone return around corner, glazed return and a green screen north elevation facing Sammy J's.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
DP for a restaurant (Sammy J's Grille & Bar) and a commercial retail building
15780 – Croydon Drive (Morgan Crossing)
File No. 7912-0100-00

It was Moved by S. Vincent
 Seconded by K. Newbert
 That the Advisory Design Panel (ADP)
 recommends that the applicant address the following recommendations and
 Revise and resubmit to the ADP, at discretion of the Planning staff.
Carried

STATEMENT OF REVIEW COMMENTS

Form and Character

General:

- Integrate northeast corner of building with neighbouring building and vice versa for pad 2.

Sammy Js:

- Sammy J's is great. Generally well done architecture. Fits well with the context and building forms. Pad 1 – Well designed, interesting shape, consistent façade treatment. Well integrated signage. Like the staff patio.
- Separate angled beam from horizontal beam.
- Set upper roof form back to express lower roof.
- Entry statement creates visual "clutter" at entry structure. Simplify.
- Two sided fireplace would offer view for cars/pedestrians.

Pad 2:

- Consider more glazing and stone cladding on north face – it is the main pedestrian connection to the east pad.
- Improve the northeast corner – visible from adjacent development.
- Consider high quality sidewalk treatment throughout the pedestrian realm.
- Too much stucco on north and north east elevation
- Need to coordinate with 7906-0472-00 as spec. use has more flexibility.
- Pad 2 needs work – differentiate "book ends" of building – look at adjacent Building A.
- Incorporate future parkette into rear patio. Green wall more appropriate at parkette.
- Pad 2 – corner unit access at northwest. Implies centre unit with different

- units either end. Corner on northwest could be a dynamic corner.
- Building design is good for Sammy J's; less so the Pd 2 building.

Landscaping

- Continue pedestrian landscape through to the adjacent project on pads 1 and 2.
- Landscape/planting is appropriate.
- Paving material is consistent with the developed part of the site, i.e., Best Buy, although agree with the direction, there could be a change in material to give some uniqueness, richness to the frontage. Perhaps expand on the paving in the patio area or some richer material around the water feature.

Accessibility

- Pad 1 – patio area – provide accessible seating and level surface.
- Accessible washrooms, change universal door.
- Sidewalks be a minimum of 6' and let downs be visible and accessible.
- Provide one disabled parking stall close to Pad 2.
- Power doors at entrances.
- Walkways across driveway to be totally accessible; 8' wide and raised.

Sustainability

- Nothing in presentation relative to sustainability.
- Restaurant –
 - Very energy intensive occupancy. Consider heat recovery.
 - Consider VAV kitchen exhaust and makeup.
 - Consider low water use fixtures especially in kitchen.
- Pad 2 – consider something more efficient than gas fired a/c rooftop unit.
- Parking can assist storm water management.

Ended 6:55 PM

4 7:45 PM (7:00 PM)

File No.:	7906-0472-00
New or Resubmit:	New
Last Submission Date:	---
Description:	DP for gas station and commercial retail
Address:	15832 – Croydon Drive and 15829/59 - 24 Ave. (Morgan Crossing)
Developer:	Laura Jones, Pacific Land Group
Architect:	Barry Weih, Wensley Architecture
Landscape Architect:	PMG Landscape Architects
Planner:	Ron Gill
Urban Design Planner:	Hernan Bello

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- This is a prominent location. Shell has been very successful in integrating the gas station into the site.

CITY OF SURREY

(the "City")

APPENDIX V

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0100-00

Issued To: MORGAN CROSSING PROPERTIES LTD., INC. NO. Bc0742937
("the Owner")

Address of Owner: Suite 300, 100 Park Royal
West Vancouver, BC
V7T 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: 027-169-791
Lot 2 Section 23 Township 1 New Westminster District Plan BCP39149 Except: Part in Plan
BCP31950

15760 Croydon Drive

(the "Land")

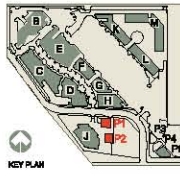
3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16074, Amendment By-law 2009, No. 16989, is varied as follows:
 - (a) In Section F "Yards and Setbacks" the minimum Side Yard (East) setback for Lands within Block B is reduced from 7.5 metres (25 ft.) to 0 metres (0 ft.)
4. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) In Section 27(2)(a) of Part 5 "Signs in Commercial/Industrial Zones" the number of allowable fascia signs is increased from two (2) to three (3).
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



DVP to reduce side (east) yard setback from 7.5 metres (25 ft.) to 0 metres (0 ft.).

SCHEDULE A

PARKING CALCULATION	
REQUIRED:	
BUILDING J	81
PAD 1	45
PAD 2	20
TOTAL	146
PROVIDED:	
AT GRADE	80
UNDERGROUND	93
TOTAL	153

MAY 23, 2012 REVISED PER ADP COMMENTS
 APR 11, 2011 ISSUED FOR ADP SUBMISSION
 REVISIONS

**MUSSON CATTELL
 MACKEY
 PARTNERSHIP**
 ARCHITECTS DESIGNERS PLANNERS
 1600 - TWO BIVALL CENTRE
 555 BILBOARD STREET BOX 284 VANCOUVER BC
 CANADA V7Z 1W5
 T 604 467 9990 F 604 467 1771
 mcp@mussoncattellmackey.com
 www.mussoncattellmackey.com

MORGAN CROSSING

15780 CROYDON DRIVE
SURREY BC

**SAMMY J'S &
RETAIL
SITE PLAN**

SCALE: 1/8"=1'-0"
 DATE: APR 2012
 DRAWN: JM
 REVISION:
 PROJECT: 200026.37
 SHEET: **DP02**

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF ROBERT CICCIOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION
1	18.05.12	ADP RESPONSE

ISSUE:

DATE	DESCRIPTION
18.05.12	ADP RESPONSE



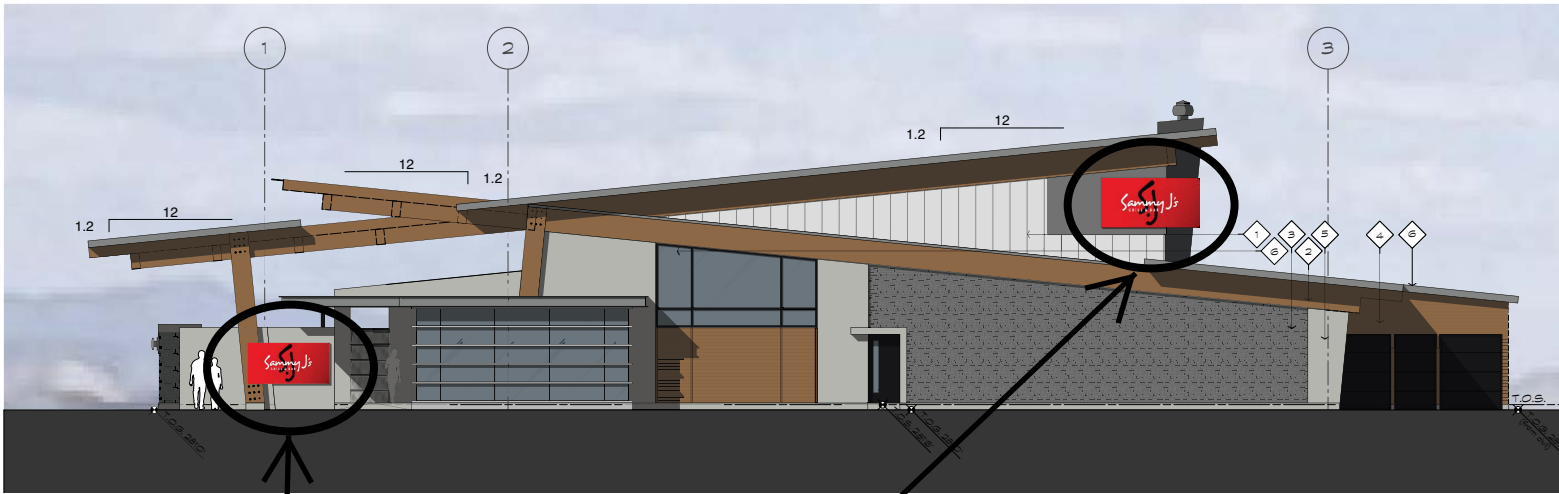
RCA
Robert Cicciozzi Architecture Inc.
 200 - 2339 Columbia Street
 Vancouver, B.C.
 Canada V5Y 3Y3
 Tel: (604) 687-4711
 Fax: (604) 687-4641
 admin@cicciozziarchitecture.com



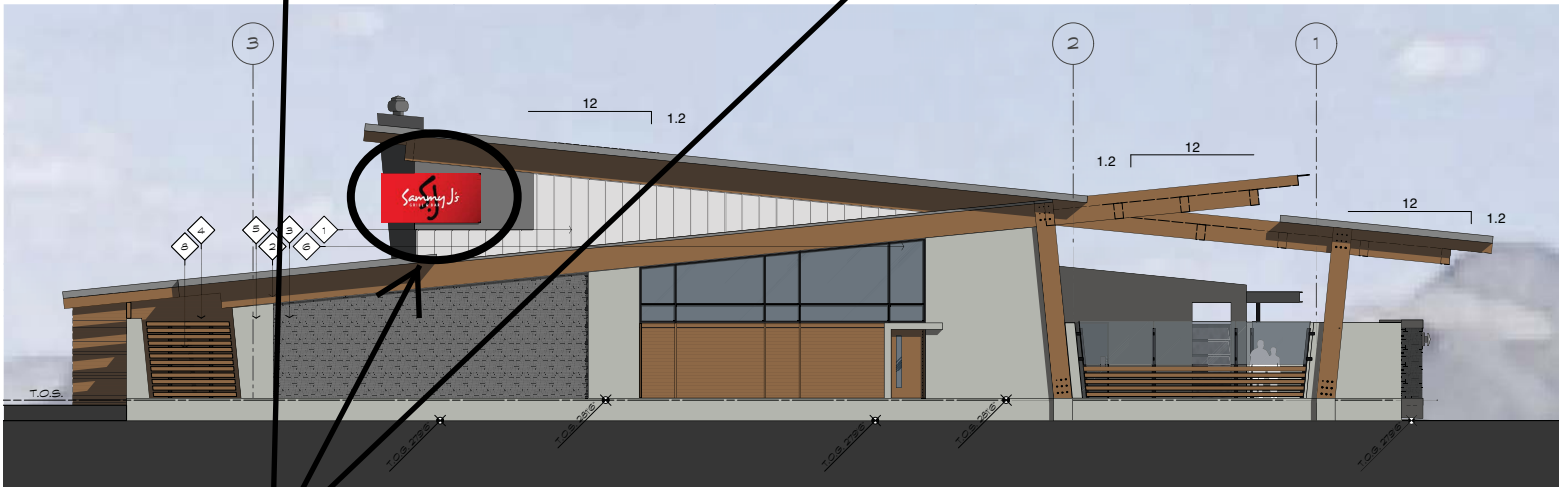
PROJECT:
SAMMY J'S GRILL & BAR
 MORGAN CROSSING
 SURREY, BC

DRAWN	TT	CHECKED BY	RC
SCALE	3/16"=1'-0"	PROJECT NO.	257
SHEET TITLE: COLOURED ELEVATIONS			

REVISION NO.	SHEET NO.
1	A3.00



1 SOUTH ELEVATION
 SCALE 3/16"=1'-0"



2 NORTH ELEVATION
 SCALE 3/16"=1'-0"

MATERIALS LIST

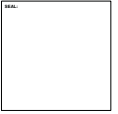
- | | | |
|--------------------------------|-------------------------------|--|
| 1 STANDING SEAM METAL CLADDING | 5 ARCHITECTURAL CONCRETE | 8 BLACK METAL CLADDING |
| 2 ENGINEERED WOOD BEAM | 6 BLACK METAL FRAME WINDOW | 10 BLACK HARDI PANEL |
| 3 PROFIT GRAY CULTURED STONE | 7 STANDING SEAM METAL ROOFING | 11 ANODISED ALUMINUM CURTAIN WALL SYSTEM |
| 4 HORIZONTAL CEDAR SIDING | 9 CEDAR FENCE | |

DVP to increase the number of allowable fascia signs from two (2) to three (3).

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REVISION:	
NO.	DESCRIPTION
1	ADP RESPONSE

ISSUE:	
DATE	DESCRIPTION
18.02.12	ADP RESPONSE



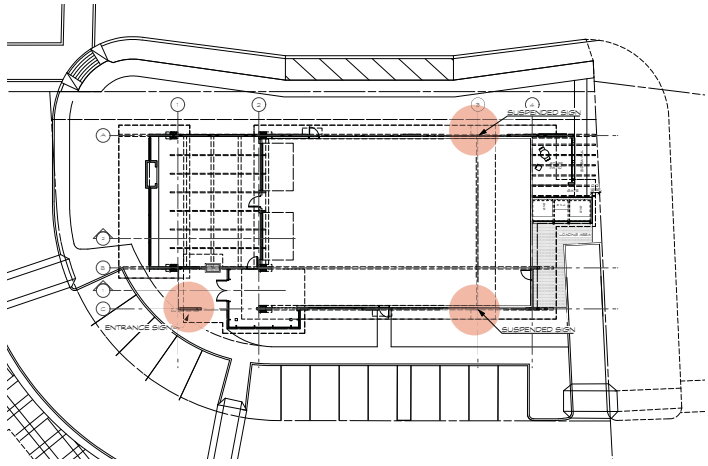
RCA
Robert Ciccotzi Architecture Inc.
 200 - 2339 Columbia Street
 Vancouver, B.C.
 Canada V5Y 3Y3
 Tel: (604) 687-4711
 Fax: (604) 687-4641
 admin@ciccotziarchitecture.com



PROJECT:
SAMMY J'S GRILL & BAR
 MORGAN CROSSING
 SURREY, BC

DRAWN:	CHECKED BY:
TT	RC
SCALE:	PROJECT NO.:
1/2"=1'	257
SHEET TITLE:	
SIGNAGE DETAILS	

REVISION NO.:	SHEET NO.:
1	AG.00



LOCATION PLAN
 SCALE 3/16"=1'

NUMBER OF SIGNS PER STREET FRONTAGE

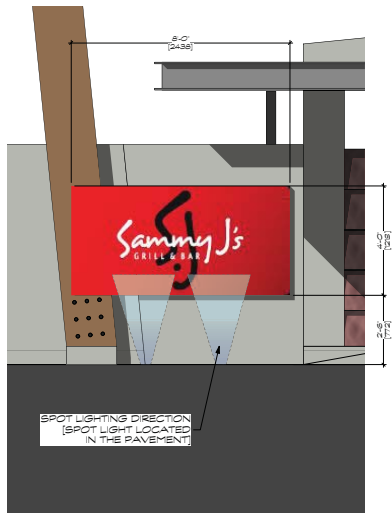
CROYDON DRIVE	1
156TH STREET	2

TYPE OF SIGNAGE

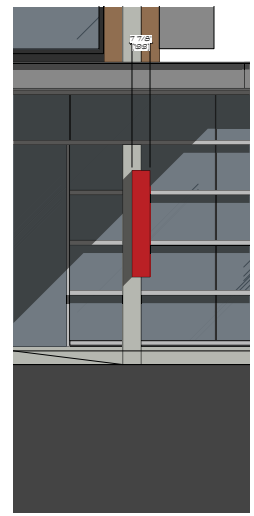
ENTRANCE SIGNAGE	METAL PANEL WITH INDIVIDUAL STAND OUT LETTERING, SPOT LIT FROM BELOW
SUSPENDED SIGNAGE	METAL PANEL WITH INDIVIDUAL STAND OUT LETTERING, SPOT LIT FROM ABOVE



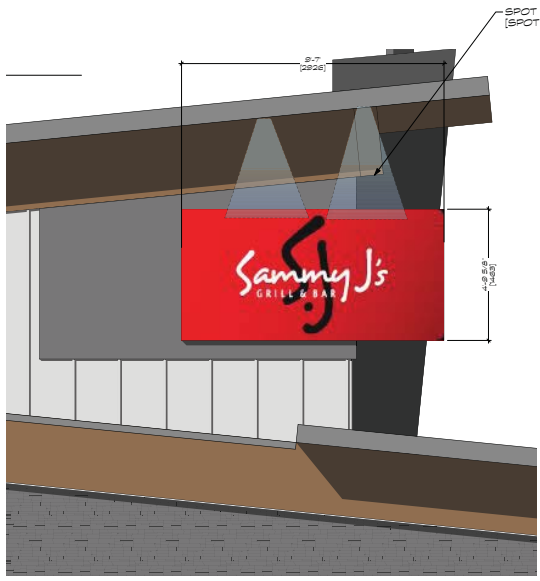
7 SIGNAGE LETTERING & DIMENSIONS
 SCALE 3/16"=1'



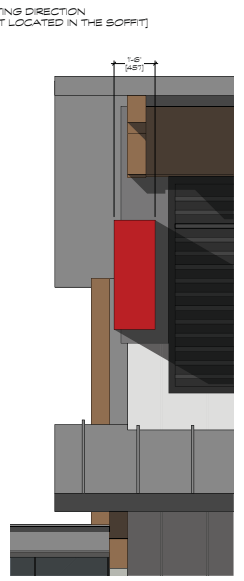
2 ENTRANCE SIGNAGE - ELEVATION
 SCALE 3/16"=1'



3 ENTRANCE SIGNAGE - ELEVATION
 SCALE 3/16"=1'



5 SUSPENDED SIGNAGE - ELEVATION
 SCALE 3/16"=1'



6 SUSPENDED SIGNAGE - ELEVATION
 SCALE 3/16"=1'