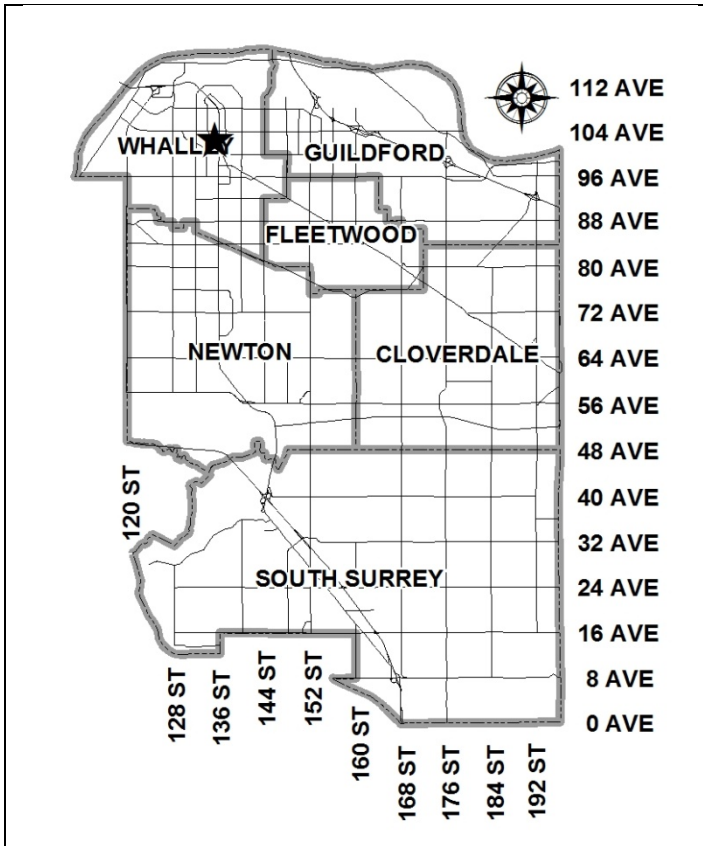


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0188-00

Planning Report Date: November 26, 2012

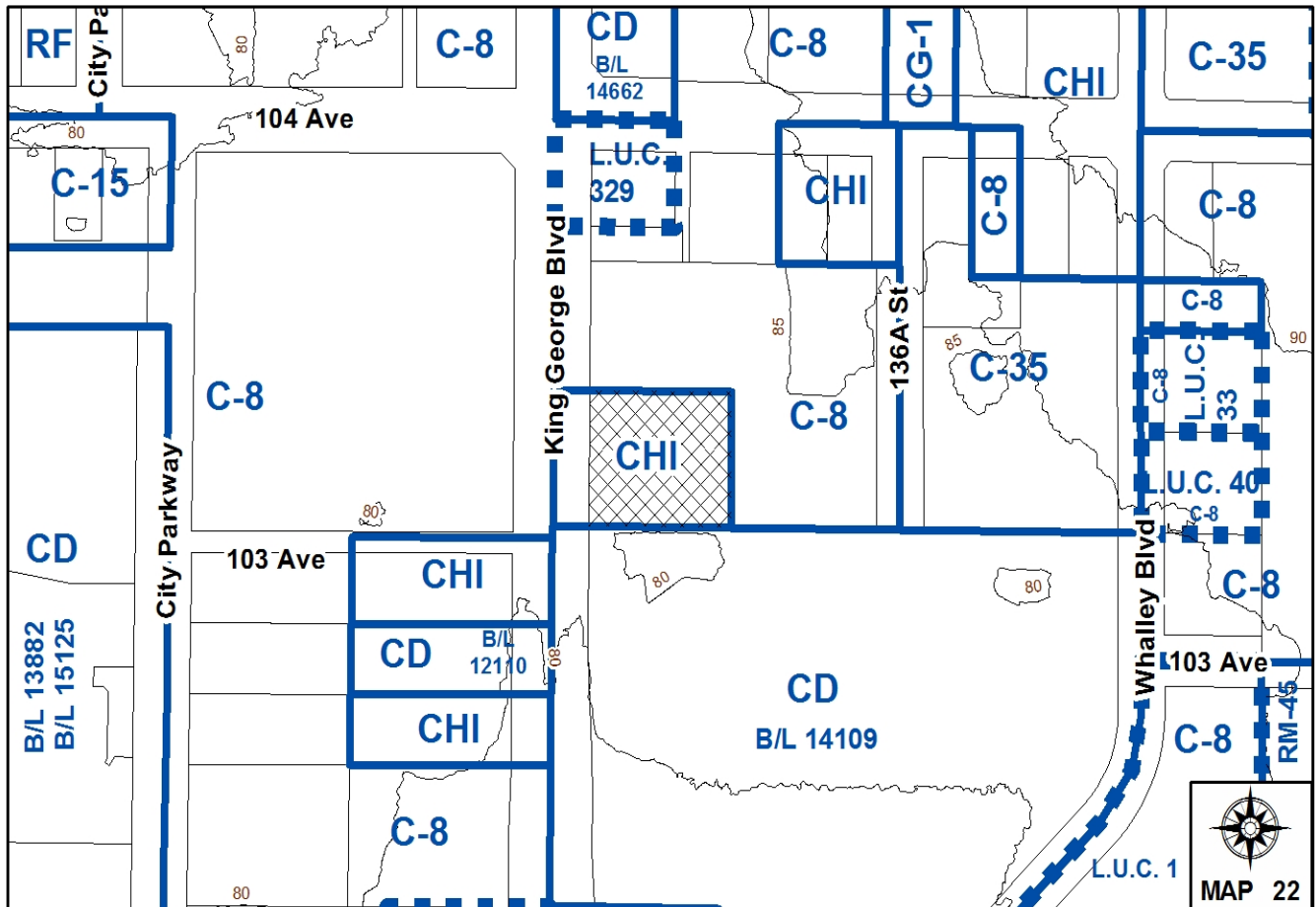


PROPOSAL:

- Development Permit
- Development Variance Permit

in order to allow the redevelopment of a single-storey drive-through restaurant in City Centre.

LOCATION: 10344 King George Boulevard
OWNER: London Station Holdings Ltd
ZONING: CHI
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal will require variances for the front yard (west) and side yard (south) setbacks.
- The proposal will also require a variance for fascia signage.

RATIONALE OF RECOMMENDATION

- The existing drive-through restaurant on the subject site will be replaced with a new, drive-through restaurant that reflects a more contemporary 'westcoast' design and is a significant upgrade to the existing building.
- The proposal is an interim use and it is anticipated that the subject site and adjacent properties will redevelop in the future at a density more consistent with the ultimate vision for this area.
- The applicant proposes to provide a 5.4-metre (18 ft.) right-of-way (ROW) along the western property line for the future widening of King George Boulevard, as well as an additional 1.3 metres (4.5 ft.) to widen the existing utility right-of-way along the south property line. As a result, the proposed setbacks are appropriate as the site is quite small and is further constrained by the required ROWs.
- The proposed fascia signs are of an appropriate size and scale in relation to the proposed building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0188-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0188-00 (Appendix IV) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum front yard (west) setback of the CHI Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
 - (b) to reduce the minimum south side yard setback of the CHI Zone from 7.5 metres (25 ft.) or 0.0 metre (0.0 ft.) to 5.0 metres (16.5 ft.);
 - (c) to vary the definition of 'setback' in the Zoning By-law to allow canopies to encroach into the required front (west) setback to a maximum of 1.2 metres (4.0 ft.);
 - (d) to vary the Sign By-law to permit three (3) additional fascia signs on the proposed building; and
 - (e) to vary the Sign By-law to permit three (3) of the fascia logo signs to be installed on the building parapet above the roof line of the proposed building.
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.

SITE CHARACTERISTICS

Existing Land Use: Burger King drive-through restaurant, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Three-storey office / retail sharing a common wall with the London Drugs store	Commercial	C-8
East:	Single-storey retail building (London Drugs)	Commercial	C-8
South:	Single-storey retail building (Price Smart)	Commercial	CD (By-law No. 14109)
West (Across King George Boulevard):	Single-storey retail building (Safeway)	City Centre	C-8

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 10344 King George Boulevard in City Centre and is approximately 3,285 square metres (0.8 acre) in size. The site is designated Commercial in the Official Community Plan (OCP) and zoned Highway Commercial Industrial (CHI). The site is currently occupied by a Burger King drive-through restaurant.
- The applicant has applied for a Development Permit in order to replace the existing single-storey drive-through restaurant with a new single-storey drive-through restaurant on the subject site. Burger King will remain as the sole tenant.
- A Development Variance Permit is also required (see By-law Variance Section) to:
 - Reduce the front yard (west) setback;
 - Vary the side yard (south) setback;
 - Allow canopies to encroach into the required front (west) setback;
 - Allow three (3) additional fascia signs; and
 - Allow three (3) of the fascia logo signs to be installed above the roofline of the proposed building.
- The proposed building is approximately 320 square metres (3,445 sq.ft.) in area and is similar in size to the existing building. The proposed floor area ratio (FAR) is 0.11, which complies with the maximum FAR of 1.0 permitted in the CHI Zone.
- The Surrey City Centre Land Use and Density Concept indicates that the subject site is appropriate for mixed-use developments with densities up to 3.5 FAR. The current proposal is considered an interim use and it is anticipated that the subject site and adjacent properties will consolidate in the future and redevelop at a density more consistent with the ultimate vision for this area of Surrey City Centre.

PRE-NOTIFICATION

- Pre-notification letters were not required as part of the development application, however, the applicant was required to install a development proposal sign on the subject site. No telephone calls or letters of concern have been received.

DESIGN PROPOSAL AND REVIEW

- The existing single-storey drive-through Burger King restaurant is located at the southwest corner of the subject site. The applicant proposes to demolish the existing building and replace it with a slightly smaller building (316 square metres (3,400 sq.ft.)) in the same location.
- The applicant has agreed to provide a 5.4-metre (18 ft.) right-of-way (ROW) along the west property line for the future widening of King George.
- Currently, a 3.7-metre (12 ft.) utility right-of-way exists along the south property line for a storm sewer main. At the request of Engineering, the applicant has agreed to provide an additional 1.3 metres (4.5 ft.) to widen the right-of-way to 5.0 metres (16.5 ft.).
- The existing parking lot and drive-through lane will remain in the same location, but will be modified due to the site constraints. The existing parking space demarcations will be removed and repainted, and include two (2) new spaces for persons with disabilities. The drive-through queuing lane will be shifted slightly northward to avoid the 5.0-metre (16.5 ft.) wide utility right-of-way.
- The existing driveway along King George Boulevard, as well as the shared access with the abutting site (London Drugs) to the east, will remain unchanged.

Building Design

- The proposed one-storey building includes a flat roof with a contemporary design, and is an upgrade to the existing building.
- The proposed building incorporates brown and beige exterior fibre cement cladding panels, which have a wood-finish. Dark brown bricks are integrated into the base of the building. The entrance and drive-through window structures are highlighted with black, pre-finished corrugated metal panels.
- A red, internally illuminated identification band along the roofline is also integrated into the design of the proposed building.
- Clear glazing is proposed along the north, west and east building elevations. Metal canopies with tempered glass panels are proposed above the windows and doors of the proposed building. The canopies will provide weather protection.
- An outdoor patio with tables and seating is proposed adjacent to the west building façade along King George Boulevard. The incorporation of the patio, outdoor furniture, and landscaping will help to create a more pedestrian-friendly streetscape.

Drive-Through and Parking

- The proposed drive-through window is located along the east building elevation adjacent to the internal parking lot.
- The applicant proposes two (2) menu boards and a speaker unit for the drive-through. The applicant also proposes a vehicle height restriction bar at the entrance of the drive-through lane.
- Under the Surrey Zoning By-law, a total of 25 parking spaces are required for the proposed drive-through restaurant. The applicant is proposing 36 parking spaces on the subject site.
- The applicant proposes to retain the existing site lighting within the parking lot. Additional lighting (wall sconces) is proposed on the exterior of the proposed building.
- The proposed garbage enclosure is located at the southeast corner of the subject site. The garbage and recycling bins will be screened by a concrete block structure and a steel door. Landscaping will also help to screen the enclosure.

Landscaping

- A large deciduous tree exists near the eastern property line, and will be retained. The existing street trees along King George Boulevard will also remain.
- The applicant proposes to install five (5) magnolia trees and low-level landscaping including laurels, roses and junipers in the landscape islands within the parking lot. Additional low-level landscaping is proposed in the utility right-of-way along the south property line.

Proposed Signage

- The applicant proposes a total of four (4) fascia signs on the subject building. Three (3) of the proposed fascia signs are Burger King logo signs, which will be installed on the building parapet along the north, west and east building elevations. A 'Home of the Whopper' fascia sign is proposed along the west building elevation.
- The three (3) proposed logo signs are illuminated, while the proposed 'Home of the Whopper' fascia sign is non-illuminated and consists of individual channel letters.
- An existing directional sign located adjacent to the driveway entrance off King George Boulevard will be retained. One (1) new directional sign is proposed at the entrance to the drive-through queuing lane.
- The applicant also proposes to install a double-sided free-standing sign to replace the existing double-sided free-standing sign at the southwest corner of the property. The proposed free-standing sign is approximately 3.7 metres (12 ft.) high and is located 2.0 metres (6.6 ft.) from the property line, which complies with the Sign By-law.

- The proposed replacement free-standing sign is constructed of a steel support with black corrugated panels, as well as a red non-illuminated cladding strip. The proposed sign incorporates an illuminated Burger King logo.

ADVISORY DESIGN PANEL

- This proposed project was not referred to the ADP, but was reviewed by staff and found satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum front yard (west) setback of the CHI Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.); and
- To vary the minimum south side yard setback of the CHI Zone from 7.5 metres (25 ft.) or 0.0 metre (0.0 ft.) to 5.0 metres (16.5 ft.).

Applicant's Reason:

- The proposed setback relaxations are minor and are consistent with interim City objectives for the subject site.

Staff Comments:

- The applicant is proposing to provide a 5.4-metre (18 ft.) right-of-way along the west lot line for the future widening of King George Boulevard. In the interim, this right-of-way will be landscaped with grass and trees.
- The proposed side yard (south) setback of 5.0 metres (16.5 ft.) will protect the 5.0-metre (16.5 ft.) wide utility right-of-way along the south property line.
- The proposed setbacks are appropriate until King George Boulevard is widened, and until future redevelopment of the subject site establishes a density more consistent with the ultimate vision for this area of City Centre.

(b) Requested Variance:

- To vary the definition of 'setback' in the Zoning By-law to allow canopies to encroach into the required front (west) setback to a maximum of 1.2 metres (4.0 ft.).

Applicant's Reason:

- The proposed relaxation is minor. The proposed canopies are well-integrated into the design of the building and will provide protection from the rain.

Staff Comments:

- According to the definition of ‘setback’ in the Zoning By-law, encroachments up to 0.6 metre (2.0 ft.) for eaves, roof overhangs, bay windows and sun decks are permitted. Canopies are not included in the definition.
- The proposed metal canopy along the front yard (west) building elevation encroaches approximately 1.2 metres (4.0 ft.) into the setback. Therefore, a variance is required.
- The proposed canopy encroachment appears reasonable given the value the canopy adds towards the appearance of the building, while also providing appropriate weather protection.

(c) Requested Variances:

- To vary the Sign By-law to allow three (3) additional fascia signs on the proposed drive-through restaurant; and
- To vary the Sign By-law to allow three (3) fascia logo signs to be installed on the building parapet above the roof line of the proposed building.

Applicant's Reason:

- The proposed fascia signs will provide appropriate business identification for the business, and is consistent with the corporate image for Burger King.

Staff Comments:

- The Sign By-law currently permits one fascia sign for each lot or premise frontage of a business. The applicant proposes a total of four (4) fascia signs.
- Two (2) of the fascia signs are proposed on the west building elevation (lot frontage), while one (1) fascia sign each is proposed on the north (premise frontage) and east (facing internal parking lot) building elevations.
- Three (3) of the proposed fascia signs (Burger King logo) are to be installed on the building parapet, which is above the roof line of the proposed building.
- Planning staff worked closely with the applicant to ensure the size, quality and number of fascia signs is appropriate, given the design and scale of the proposed building. Staff support the proposed variance.

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. Site Plan, Building Elevations, Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7912-0188-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/kms

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DEVELOPMENT DATA SHEET

Existing Zoning: CHI

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA		
Gross Total		3,285 sq.m.
Road Widening area		
Undevelopable area		
Net Total		3,016 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		11%
Paved & Hard Surfaced Areas		81%
Total Site Coverage		92%
SETBACKS		
Front (West)	7.5 metres	7.0 metres*
Rear (East)	7.5 metres	42.5 metres
Side #1 (North)	7.5 metres or 0.0 metres	17.5 metres
Side #2 (South)	7.5 metres or 0.0 metres	5.0 metres*
BUILDING HEIGHT		
Principal	9.0 metres	5.7 metres
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		N/A
FLOOR AREA: Residential		
		N/A
FLOOR AREA: Commercial		
Retail		320 sq.m.
Office		N/A
Total		
FLOOR AREA: Industrial		
		N/A
FLOOR AREA: Institutional		
		N/A
TOTAL BUILDING FLOOR AREA		
		320 sq.m.

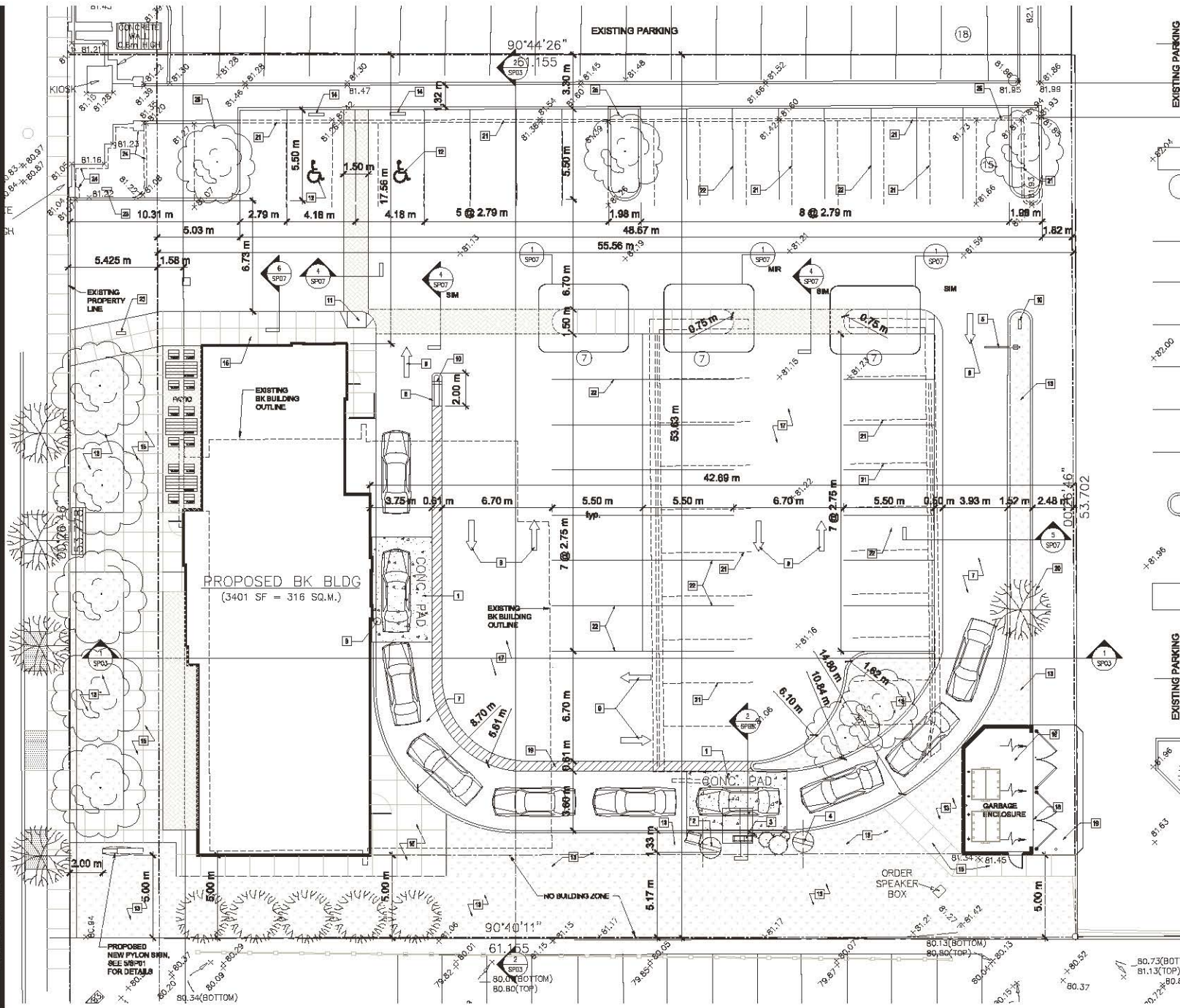
* Variance requested.

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	0.1
AMENITY SPACE		
Indoor		N/A
Outdoor		N/A
PARKING (number of stalls)		
Commercial	25	36
Industrial		N/A
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		N/A
Institutional		N/A
Total Number of Parking Spaces		
Number of disabled stalls	1	2
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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BURGER KING STORE No. 0000



SITE PLAN NOTE LEGEND

- 1 FIBRE-REINFORCED CONCRETE PAD WITH DETECTOR LOOP, SEE SITE AND SIGN DETAIL DRAWING SP06
- 2 MENU BOARD, SEE SITE SIGNAGE DETAIL 2SP04
- 3 ORDER CONFIRMATION DISPLAY SEE SITE DETAIL 7SP04
- 4 FIRE-BELL MENU BOARD SEE SITE SIGNAGE DETAIL 1SP04
- 5 CLEARANCE SIGN, SEE SITE DETAIL 5SP04
- 6 NEW 4" CONCRETE CURB
- 7 NEW ASPHALT PAVING
- 8 4" DIA. STEEL PIPE BOLLARD FILLED SOLID WITH CONCRETE, SEE SITE DETAIL 11SP04. PAINT: COLOUR: SAFETY YELLOW
- 9 PAINTED ASPHALT DIRECTIONAL ARROW SEE DETAIL 4SP04
- 10 ILLUMINATED DIRECTIONAL SIGN, SEE SITE SIGNAGE DETAIL 3SP04. PROVIDE SIGN FACES AS INDICATED.
- 11 HANDICAPPED RAMP, SEE DETAIL 8SP04.
- 12 NATIONAL STANDARD ACCESSIBILITY SYMBOL, PAINTED ON PAVEMENT (YELLOW REFLECTIVE)
- 13 NEW LANDSCAPE STRIP IN AREA INDICATED.
- 14 HANDICAPPED PARKING FREE-STANDING SIGN, SEE SITE DETAILS 9 & 10SP04
- 15 PROVIDE COLOURED BROOM FINISHED 4" CONCRETE SIDEWALK AT PATIO AREA INDICATED. COLOUR TO MATCH PATTERNED CONCRETE "STEELMAN BUFF" OR APPROVED EQUAL.
- 16 6" CONCRETE SLAB AT GARBAGE ENCLOSURE. REFER TO DRAWING SP02.
- 17 NEW BROOM FINISHED 4" CONCRETE SIDEWALK.
- 18 GARBAGE ENCLOSURE SEE DETAIL DRAWING SP02
- 19 NEW 4" PAINTED STRIPPING (YELLOW REFLECTIVE)
- 20 EXISTING TREES TO REMAIN
- 21 EXISTING PAINTED PARKING AND CONCRETE CURBS TO BE REMOVED
- 22 NEW PROPOSED PARKING
- 23 EXISTING DIRECTIONAL SIGN TO BE REMOVED
- 24 EXISTING RAISED WALL TO BE REMOVED
- 25 PROPOSE NEW TREES LOCATION.

DESIGNER

BOHDAN M. CHORNY,
ARCHITECT

118 BURNBACH DRIVE
TORONTO, ON M9A 5G7
TEL: 416-291-2818
FAX: 416-214-4800
EMAIL: bohdan@bohdanm.com

CLIENT

BURGER KING RESTAURANT OF CANADA
201 THE WEST MALL UNIT 100
11111 166TH AVE. S.W.
RICHMOND B.C. V6V 2E6
TEL: 604-273-8881
FAX: 604-273-8881

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ISSUED FOR D.P. APPROVAL 10/25/12

REVISION

OCTOBER 24 2012

PROJECT TITLE

BURGER KING RESTAURANT
10344 KING GEORGE BOULEVARD
SURREY, BC

DRAWING TITLE

SITE PLAN

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DRAWN BY: DG
CHECKED BY: WB / GG
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PROJECT No.: 11078

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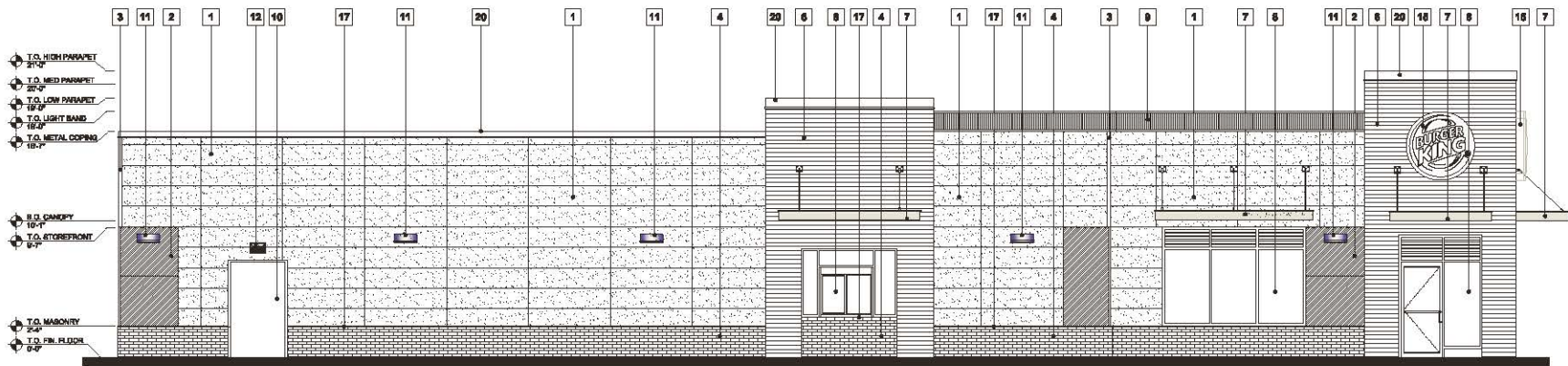
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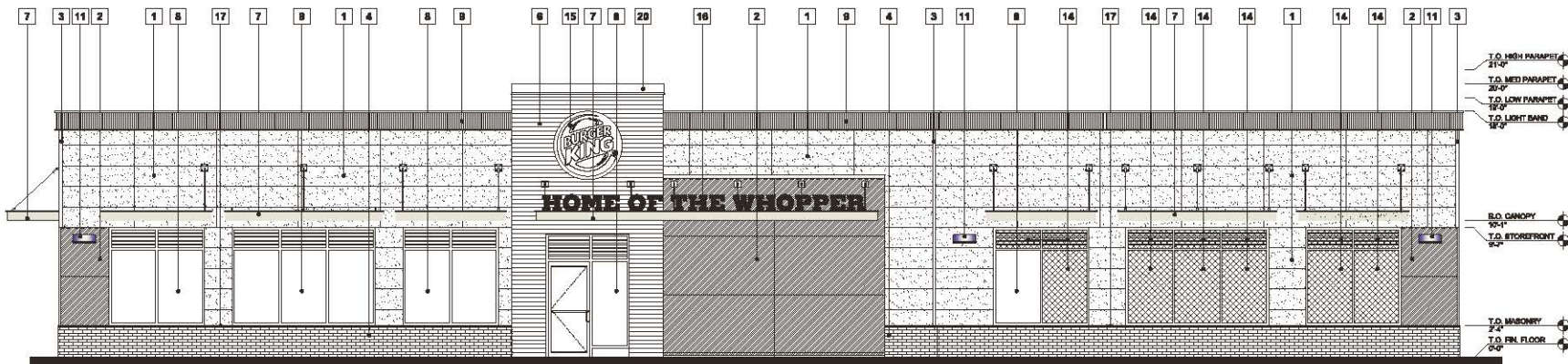
SITE PLAN
SCALE: 1:100

SP01

BURGER KING STORE NO. 0000



1 PROPOSED DRIVE-THRU SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES LEGEND

- 1 MASONRY EXTERIOR PANELS, ILLUMINATION BEHIND COLOUR BEHIND BRICK
- 2 ADJUSTABLE PANELS BY BOSSID SOLUTION COLOUR TO FIT, FINISH AS QS
- 3 MASONRY CORNER TRIM
- 4 INTERIOR BRICK COLOUR INTERIOR TEXTURE BRATTLE BRICK (1 1/2" x 3 1/2" x 5 1/2") (SP-1)
- 5 NOT USED
- 6 PREFABRICATED CORRUGATED METAL PANEL SYSTEM COLOUR: BUSH BLACK (80-7)
- 7 PREFABRICATED METAL CANOPY, FINISH: CLEAR ANODIZED RW TEMPERED GLASS PANELS (8P-3)
- 8 ALUMINIUM EXTRUSION TRIMMER & BLINDS, FINISH: CLEAR ANODIZED POWDER & CLEAR GLASS
- 9 1/2" WIDE LED ILLUMINATED IDENTIFICATION BAND, MANUFACTURED BY LIGHTING INC. MODEL: "SIGNPOST" - 100-2000 CONTACT: Fred Thomas (719) 528-8779 (SP-1)
- 10 HOLLOW METAL DOOR, PAINT FINISH, COLOUR TO MATCH ADJACENT FINISH.

- 11 EXTERIOR WALL COLOUR
- 12 EXTERIOR SECURITY LIGHT
- 13 PREFABRICATED METAL FLAMING, COLOUR TO MATCH ADJACENT FINISH
- 14 ANODIZED GLASS PANELS
- 15 ILLUMINATED SIGNAGE (4-11)
- 16 NON-ILLUMINATED "HOME OF THE WHOPPER" SIGNAGE (8-9)
- 17 PREFABRICATED METAL FLAMING
- 18 NOT USED
- 19 CEMENT BOARD PAINT FINISH, COLOUR: BUSH BLACK
- 20 PREFABRICATED METAL FLAMING, COLOUR TO MATCH ADJACENT FINISH.

SYMBOL LEGEND

- PA SEE EXTERIOR FINISH SCHEDULE, REFER TO DRAWING AREA
- Q/DB GRAPHIC SYMBOL - SEE GRAPHIC DOOR SCHEDULE

GENERAL NOTES

- 1. PROVIDE EXPANSION JOINTS AS REQUIRED.
- 2. ALL FINISHES ARE PER QS'S FINISH SCHEDULE.

DESIGNER



BOHDAN M. CHORNY, ARCHITECT

1108 GLENVIEW DRIVE
TORONTO, ON M6H 2E7
Tel: 416-291-7074
Fax: 416-291-7075
www.bohdanmchorny.com

CLIENT



BURGER KING RESTAURANTS OF CANADA
100 THE VINEYARD DRIVE
TERRACON, ON M9C 4L4
TEL: 416-606-6666
FAX: 416-606-6677
EMAIL: info@burgerking.com

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ISSUED FOR PERMIT - SEPT 2012

REVISED
OCTOBER 24 2012

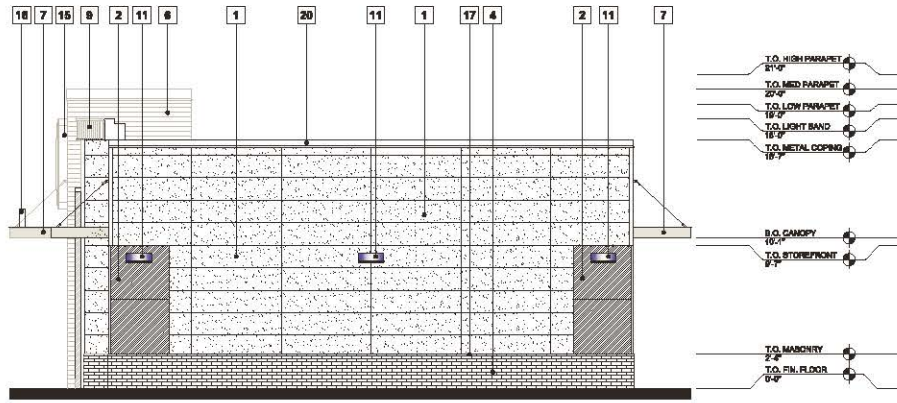
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BURGER KING RESTAURANT
10344 KING GEORGE BOULEVARD
SURREY, BC

DRAWING TITLE
EXTERIOR ELEVATIONS

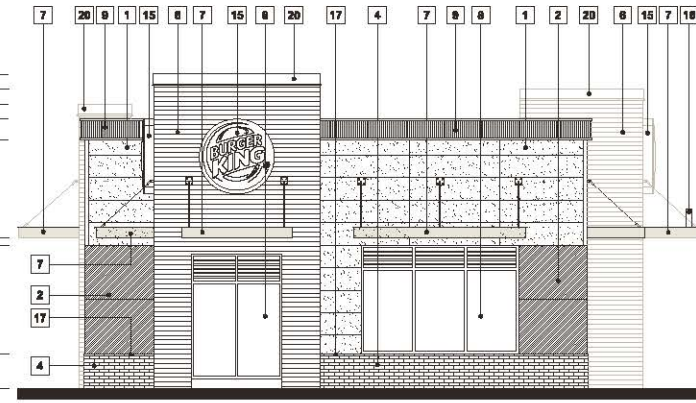
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FILE NAME: 11078 - A200 (R01)
PROJECT NO: 11078

SCALE: 1/4" = 1'-0"
DWG No.

A200



1
A201
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2
A201
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

EXTERIOR FINISHES LEGEND

- 1** MICHA INTERIOR PANELS, ILLUMINATION BOXES
COLOUR: BERGE EBAN
- 2** ARMY AERO PANELS BY BOULD SOLUTION
COLOUR: F73, PRIME, 400 G3
- 3** MICHA CORNER TRIM
- 4** BETHWIN BRIDGE COLOUR, MICHA TEXTURE, MATTE
SIZE: 11 1/2" X 11 1/2" (SP-4)
MANUFACTURER: PAMOLY BRIDGE & T&S CO. LTD
- 5** NOT USED
- 6** PREFABRICATED COGNATE METAL PANEL SYSTEM
COLOUR: IRON BLACK (SP-7)
- 7** PREFABRICATED METAL CANOPY,
FRONT: CLEAR ANODIZED ORN TINTED GLASS PANELS (SP-4)
FRONT: CLEAR ANODIZED FRAMES & GLAZING
- 8** ALLUMINUM EXTRUSION FRAMES & GLAZING,
FRONT: CLEAR ANODIZED FRAMES & GLAZING
- 9** NEW RED LED ILLUMINATED DISTRIBUTION BOARD
MANUFACTURED BY LUDWIG SEC. SYSTEMS "SERIES 1" - 100-
288, CONTACT: Fred Ehrhard (549) 655-4879, (SP-1)
- 10** HOLLOW METAL DOOR PAINT FINISH
COLOUR: TO MATCH ADJACENT FINISH.
- 11** EXTERIOR WALL SIGNAGE
- 12** EXTERIOR SECURITY LIGHT
- 13** PREFABRICATED METAL FLASHING, COLOUR:
TO MATCH ADJACENT FINISH
- 14** SPANDREL GLASS PANELS
- 15** NEW ILLUMINATED SIGNAGE (S-1)
- 16** NON-ILLUMINATED "HOME OF THE WHOPPER"
SIGNAGE (S-3)
- 17** PREFABRICATED METAL FLASHING
- 18** NOT USED
- 19** CONCRETE BOARD PAINT FINISH
COLOUR: IRON BLACK
- 20** PREFABRICATED METAL FLASHING, COLOUR:
TO MATCH ADJACENT FINISH.

GENERAL NOTES

1. PROVIDE REPAIRS AS REQUIRED.
2. ALL FINISHES AS PER ABOVE FINISH SCHEDULE.

SYMBOL LEGEND

- P-1** SEE EXTERIOR FINISH SCHEDULE,
REFER TO THIS DRAWING
- G-00** GRAPHIC SYMBOL - SEE GRAPHIC DDD BOOK

DESIGNER



BOHDAN M. CHORNY,
ARCHITECT

1. FOR EXTERIOR FINISH SCHEDULE,
REFER TO THIS DRAWING

CLIENT



BURGER KING RESTAURANTS OF CANADA
10344 KING GEORGE BOULEVARD
SURREY, BC V3W 2K4
TEL: 604-271-8888
FAX: 604-271-8888

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ISSUED FOR PERMIT - SEPT 2012

REVISED

OCTOBER 24 2012

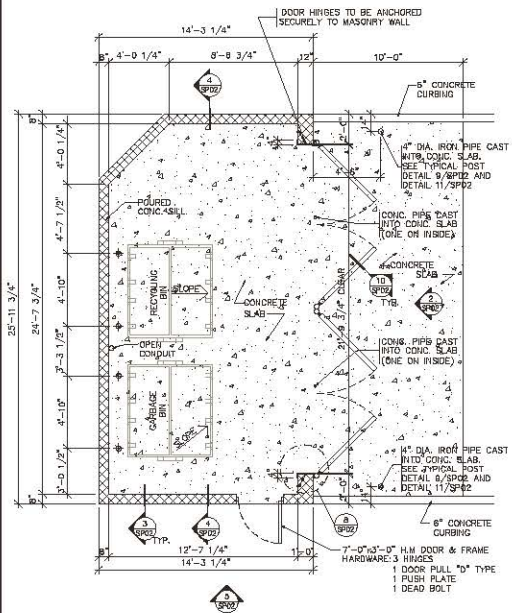
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RESTAURANT**
10344 KING GEORGE
BOULEVARD
SURREY, BC

DRAWING TITLE
**EXTERIOR
ELEVATIONS**

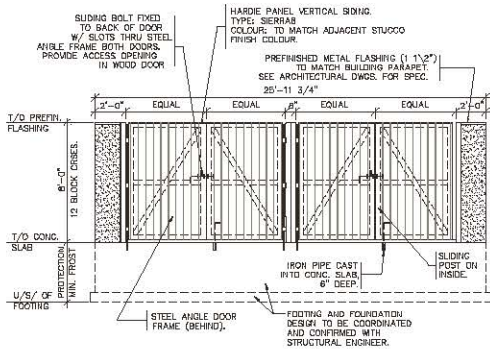
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FILE NAME: 11078 - A201 (A201)
PROJECT NO.: 11078

SCALE: 1/4" = 1'-0"
DWG No.

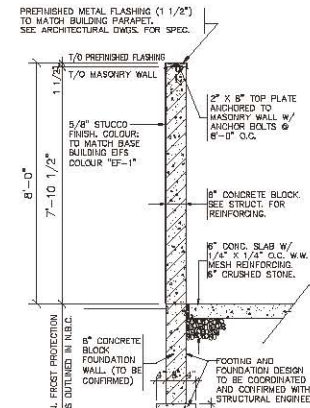
A201



1 GARBAGE ENCLOSURE - PLAN
1/4" = 1'-0"



2 GARBAGE ENCLOSURE - ELEVATION
1/4" = 1'-0"



3 GARBAGE ENCLOSURE - TYPICAL WALL SECTION
1/4" = 1'-0"

NOTE:

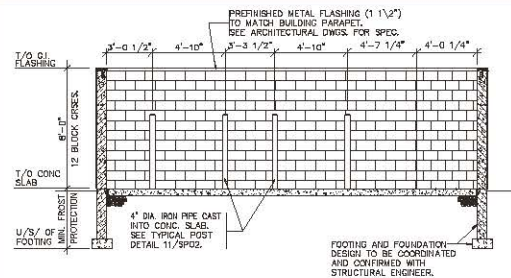
ALL EXPOSED METAL SURFACES OF GARBAGE ENCLOSURE DOORS ARE TO BE PRIMED AND PAINTED "BLACK" TO MATCH SERVICE POSTS ON BUILDING.

ALL EXPOSED METAL SURFACES OF GARBAGE ENCLOSURE DOOR POSTS, HARDWARE & PROTECTIVE STEEL PLATE ARE TO BE PRIMED AND PAINTED "BLACK" TO MATCH SERVICE POSTS ON BUILDING.

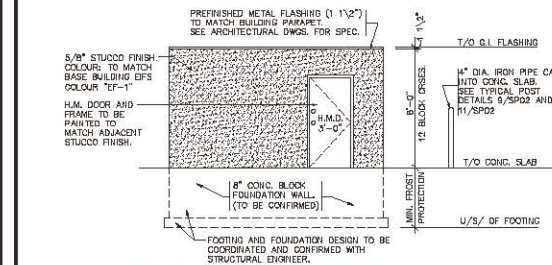
ALL PREFINISHED METAL CAP FLASHING ON TOP OF GARBAGE ENCLOSURE WALLS ARE TO BE "CAMEL TAY" TO MATCH BUILDING FLASHING.

ALL JOINTS ON BLOCKS TO RECEIVE A CONCRETE JOINT FINISH. MORTAR IS TO BE NATURAL GRAY COLOUR.

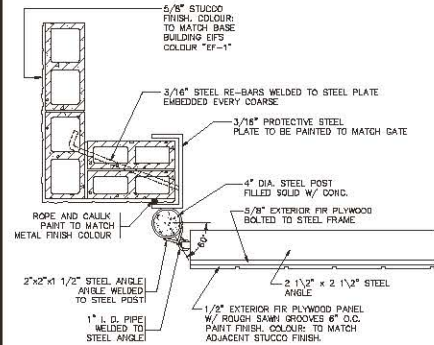
SEE ARCHITECTURAL DRAWINGS FOR ALL COLOUR SPECIFICATIONS.



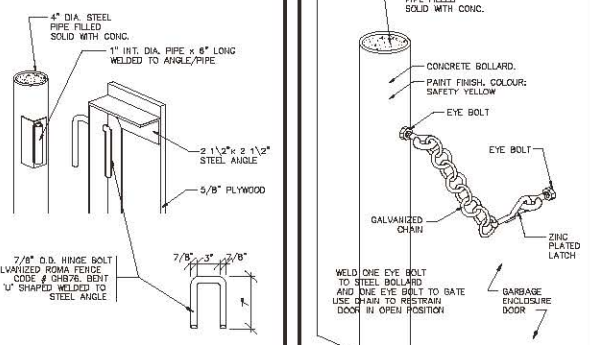
4 GARBAGE ENCLOSURE - SECTION
1/4" = 1'-0"



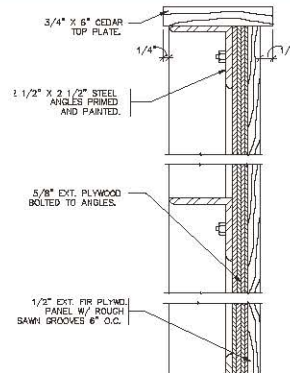
5 GARBAGE ENCLOSURE - ELEVATION
1/4" = 1'-0"



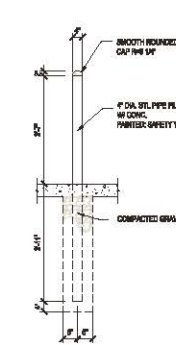
6 DOOR POST/HINGE DETAIL
1/8" = 1'-0"



8 GATE LATCH DETAIL
1/8" = 1'-0"

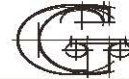


10 GARBAGE ENCLOSURE - TYPICAL GATE SECTION
1/4" = 1'-0"



11 COLLARD DETAIL
1/4" = 1'-0"

DESIGNER



BOHDAN M. CHORNY, ARCHITECT
108 ELMHURST DRIVE TORONTO, ON M3H 2X7
PHONE: 416-297-0818 FAX: 416-811-8868
E-MAIL: bob@bohdanm.com

ARCHITECT

BOHDAN M. CHORNY, ARCHITECT

108 ELMHURST DRIVE TORONTO, ON M3H 2X7
PHONE: 416-297-0818 FAX: 416-811-8868
E-MAIL: bob@bohdanm.com

CLIENT



AMERICAN RESTAURANTS OF CANADA 401 WEST GERRARD ST. EAST TORONTO, ONT. M4M 1B7
PHONE: 416-299-0844 FAX: 416-299-0844
E-MAIL: bob@bohdanm.com

CLIENT

DO NOT SCALE DRAWINGS. SEE DIMENSIONS MARKED ON DRAWINGS. VERIFY DIMENSIONS AND CONDITIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

ISSUED

ISSUED FOR PERMIT - SEPT 2012

REVISED

PROJECT TITLE
BURGER KING RESTAURANT
10344 KING GEORGE BOULEVARD SURREY, BC

DRAWING TITLE

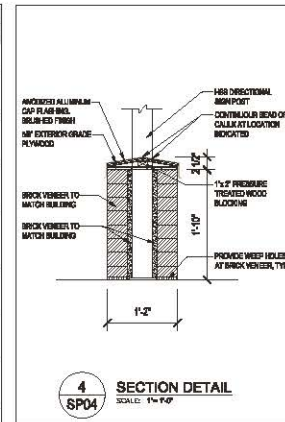
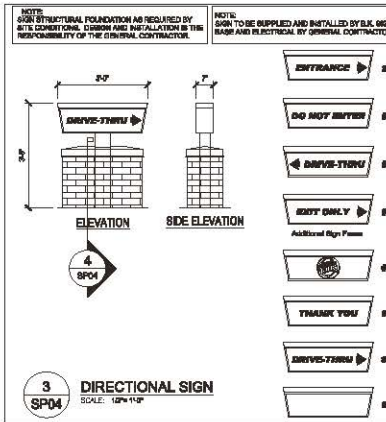
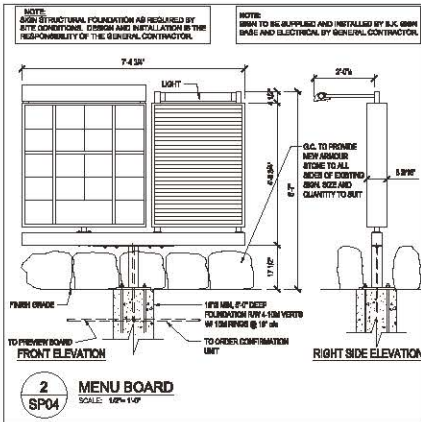
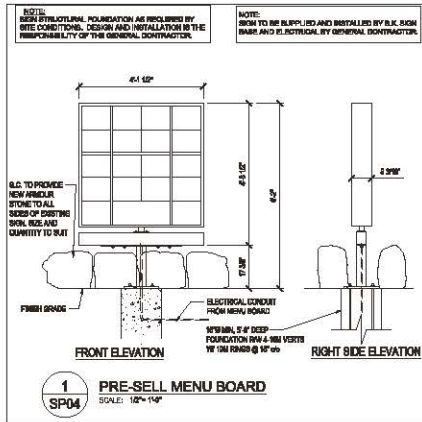
GARBAGE ENCLOSURE

DATE DRAWN: 03 AUG 2012
DRAWN BY: DG
CHECKED BY: WB / JGG
REV NAME: 11078-SP02
PROJECT NO: 11078

SCALE: AS NOTED

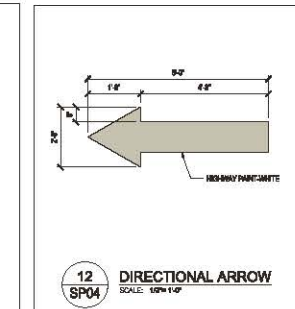
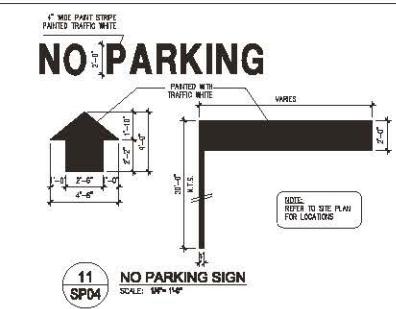
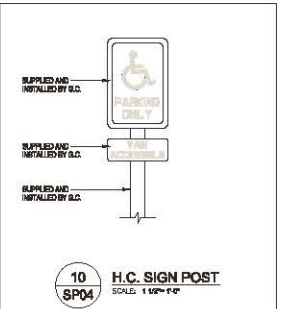
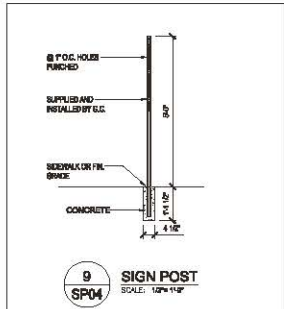
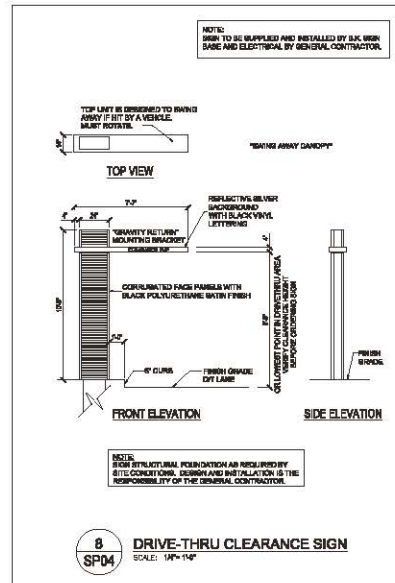
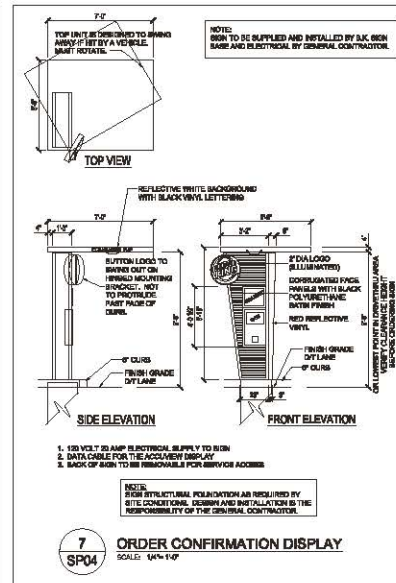
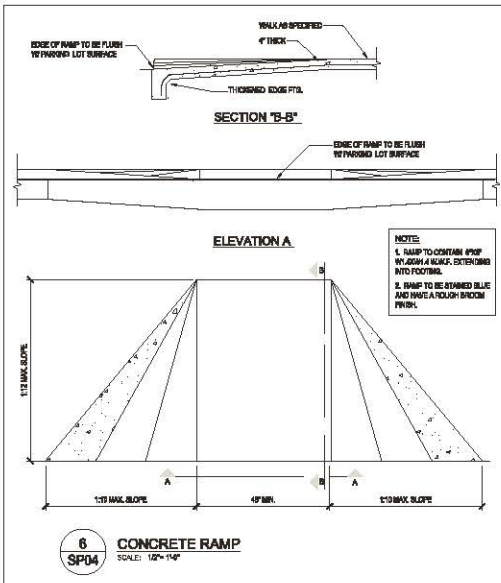
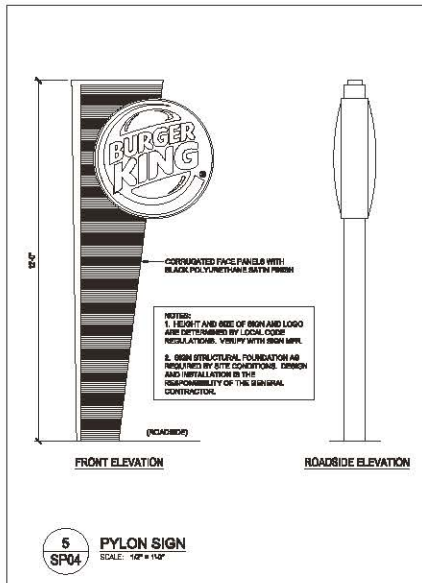
DWG NO.

SP02



NOTE LEGEND:

1. REFER TO GEOTECHNICAL ENGINEER FOR SOIL CONDITIONAL DESIGN OF SIGN FOUNDATION IS RESPONSIBILITY OF GC.
 2. GO TO COORDINATE ELEVATION OF SIGN FOUNDATION WITH SIGN SUPPLIER.
 3. GO TO PROVIDE POWER TO ALL SIGN LOOKERS AS REQUIRED.
 4. GO TO NAME FINAL ELECTRICAL CONDUIT TUBES TO EACH SIGN.
 5. ALL CURBS TO BE 300 psi 28 DAY CONCRETE.
 6. INSTALL ONLY EXTRUDED ANCHORS TO CURBS AT PARKING LOT PERMITS.
- SIGN INSTALLER GENERAL NOTES:**
1. SIGN INSTALLER TO PROVIDE ALL DRAWINGS NECESSARY FOR SIGN PERMITS.
 2. APPLY FOR, OBTAIN AND PAY FOR ALL REQUIRED SIGN PERMITS.
 3. COORDINATE ELEVATION OF SIGN FOUNDATIONS WITH GC.
 4. SET ANCHOR BOLTS IN PLACE RATES AS REQUIRED.
 5. COMPLETE SIGN INSTALLATION.
 6. REMOVE EXCESS CURBS, HOLES OR GRADE AREA FOR LANDSCAPE.



DESIGNER

BOHDAN M. CHORNY, ARCHITECT

1105 EDMUNDS DRIVE
SCARBOROUGH, ONTARIO M1H 3P7
PHONE: 416-297-0818
FAX: 416-297-0800
E-MAIL: bohdan@bohdanm.com

CLIENT

LANDSCAPE ARCHITECTS OF CANADA
401 LESLIE STREET, SUITE 207
SCARBOROUGH, ONTARIO M1H 3B4
PHONE: 416-291-1100
FAX: 416-291-1101
E-MAIL: info@landscapem.ca

DO NOT SCALE DRAWINGS. SEE ONLY DIMENSIONS MARKED THEREIN FOR CONSTRUCTION. VERIFY CONFORMANCE AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY THE PROJECT COORDINATOR IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

ISSUED FOR PERMIT - SEPT 2012

REVISED

PROJECT TITLE
BURGER KING RESTAURANT
10344 KING GEORGE BOULEVARD
SURREY, BC

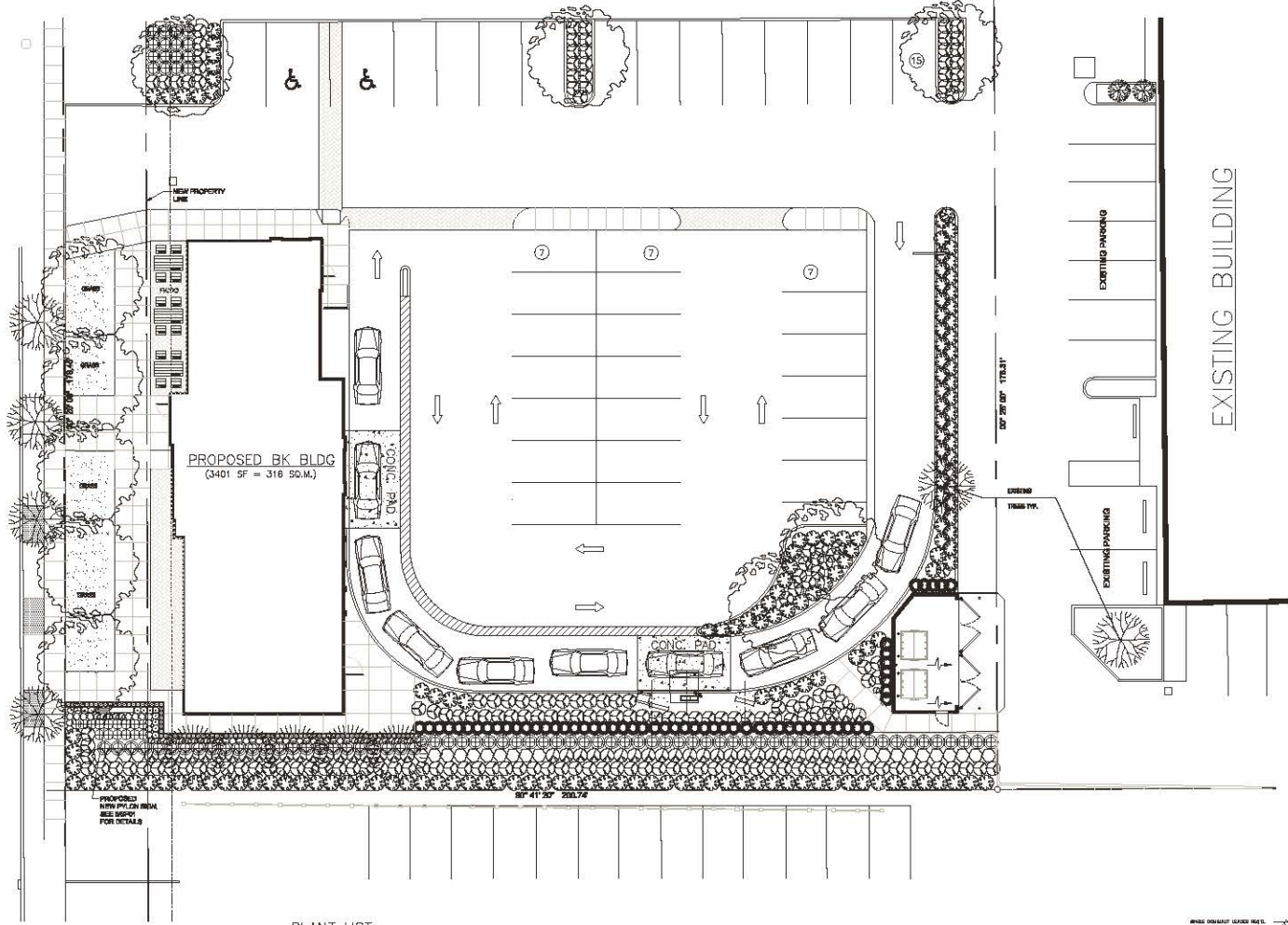
DRAWING TITLE
SIGN & SITE DETAILS

DATE DRAWN: 03 AUG 2012
DRAWN BY: D9
CHECKED BY: WJ/G6
FILE NAME: 11075-SP01-SP03
PROJECT NO.: 11075

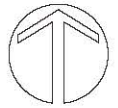
SCALE: AS NOTED

DWG. No.
SP04

KING GEORGE BOULEVARD



EXISTING BUILDING



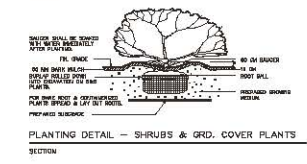
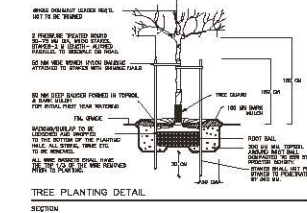
OCT/12	CITY OF SURREY REQUEST	2
OCT/12	CITY OF SURREY REQUEST	1
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA
2483 JORDAN COURT
ABERFORD, B.C.
V3C 3E3
PHONE (604) 957-2576

CLIENT
G. ORFFITHS & ASSOCIATES LTD.
c/o HELLHARTY CONSULTING & SURVEYING LTD.
13180 - 88 AVENUE
SURREY, B.C.
V3W 3K3
PHONE (604) 566-0381

TITLE
LANDSCAPE PLAN
BURGER KING
RESTAURANT
10334 KING GEORGE BOULEVARD
SURREY, B.C.

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS	NOTES / GENERAL
	MAGNOLIA GALAXY	GALAXY MAGNOLIA	16	5 CM. CAL.	AS SHOWN	B. & B.	
	PINUS SYLVESTRIS FASTIGIATA	COLUMNAR SCOTT'S PINE	5	2.50 METERS	AS SHOWN	B. & B.	
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	24	#3 POT	90 CM. O.C.		
	NANDINA DOMESTICA	HEAVENLY BAMBOO	40	#2 POT	90 CM. O.C.		
	ROSA MEIDLAND 'PINK'	PINK MEIDLAND ROSE	146	#3 POT	90 CM. O.C.		
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	83	#3 POT	90 CM. O.C.		
	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	163	#3 POT	100 CM. O.C.		
	TAXUS X MEDIA BROWNI	YEW	59	1.50 METERS	65 CM. O.C.		
	FESCUE CLAUCA 'PEPINDALE BLUE'	PEPINDALE BLUE FESCUE	24	#3 POT	30 CM. O.C.		
	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	FEATHER REDD GRASS	15	#3 POT	85 CM. O.C.		
	IMPERATA CYLINDRICA 'RED BARON'	JAPANESE BLOOD GRASS	56	#3 POT	90 CM. O.C.		
	OPHIPOGON ARABISCUS	BLACK MONDO GRASS	164	#3 POT	25 CM. O.C.		
	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	133	#3 POT	45 CM. O.C.		



SCALE	1:150	DATE	JUL/12
DRAWN	CHW	CHECKED	CHW
DATE	CHW	DATE	CHW
APPROVED	AK BALT	DATE	
PROJECT	JOB No.	DATE	
	DATE		

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

FROM: Development Services Manager, Engineering Department

DATE: November 16, 2012 **PROJECT FILE:** 7812-0188-00

RE: Engineering Requirements (Commercial)
Location: 10344 King George Blvd

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

The Engineering Department can support the requested Development Variance Permit to reduce the side (south) setback from 7.5 metres to 5.0 metres as this can accommodate the required minimum 5.0 metres statutory right-of-way (SROW) to adequately maintain the existing storm sewer system on the site. The SROW area must be kept clear of obstructions such as the existing speaker box infrastructure or any large trees.

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

Property and Right-of-Way Requirements

- The applicant has agreed to provide the 5.425 metres of road right-of-way for the future ultimate King George Boulevard road widening
- The applicant is to provide a 5.0 metre wide statutory right-of-way for the maintenance of the existing storm sewer main on the site

Works and Services

- Construct a minimum 300mm watermain on King George Boulevard for the frontage of the site.
- Confirm that the existing pumped sanitary service connection still meets City standards.
- Provide an adequate sized storm drainage connection to service the proposed development.

A Servicing Agreement is required prior to the issuance of a Building Permit by the City.



Rémi Dubé, P.Eng.
Development Services Manager

RWB

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0188-00

Issued To: London Station Holdings Ltd

("the Owner")

Address of Owner: c/o Piccadilly Square Properties
#201, 8322 - 130 Street
Surrey, BC V3W 8J9

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-107-877
Lot 86 Section 26 Block 5 North Range 2 West New Westminster District Plan 46809

10344 King George Blvd

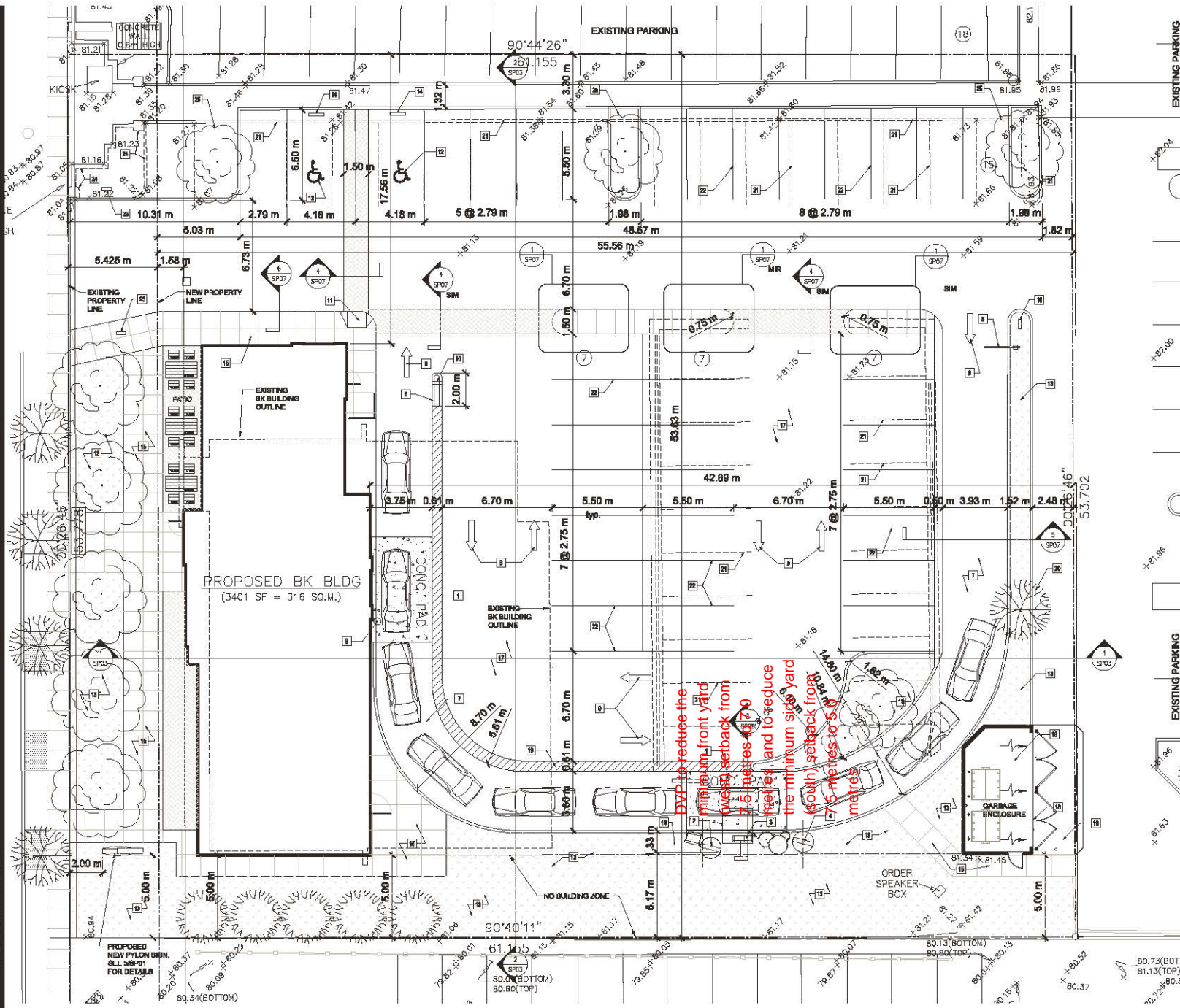
(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum front yard (west) setback of the CHI Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
 - (b) to reduce the minimum south side yard setback of the CHI Zone from 7.5 metres (25 ft.) or 0.0 metre (0.0 ft.) to 5.0 metres (16.5 ft.); and
 - (c) to vary the definition of 'setback' in the Zoning By-law to allow canopies to encroach into the required front (west) setback to a maximum of 1.2 metres (4.0 ft.).
4. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - a) Sub-section 27(2)(a) of Part 5 in Commercial / Industrial Zones is varied to allow three (3) additional fascia signs on the proposed building; and
 - b) Sub-section 27(2)(e) of Part 5 in Commercial / Industrial Zones is varied to allow three (3) fascia logo signs to be installed on the building parapet above the roof line of the proposed building.

5. This development variance permit applies to only 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



SITE PLAN NOTE LEGEND

- 1 FIBRE-REINFORCED CONCRETE PAD WITH DETECTOR LOOP, SEE SITE AND SIGN DETAIL DRAWING SP06
- 2 MENU BOARD, SEE SITE SIGNAGE DETAIL 2SP04
- 3 ORDER CONFIRMATION DISPLAY SEE SITE DETAIL 7SP04
- 4 FIRE-BELL MENU BOARD SEE SITE SIGNAGE DETAIL 1SP04
- 5 CLEARANCE SIGN, SEE SITE DETAIL 5SP04
- 6 NEW 4" CONCRETE CURBS
- 7 NEW ASPHALT PAVING
- 8 4" DIA. STEEL PIPE BOLLARD FILLED SOLID WITH CONCRETE, SEE SITE DETAIL 11SP04. PAINT: COLOUR: SAFETY YELLOW
- 9 PAINTED ASPHALT DIRECTIONAL ARROW SEE DETAIL 4SP04
- 10 ILLUMINATED DIRECTIONAL SIGN, SEE SITE SIGNAGE DETAIL 3SP04. PROVIDE SIGN FACES AS INDICATED.
- 11 HANDICAPPED RAMP, SEE DETAIL 8SP04
- 12 NATIONAL STANDARD ACCESSIBILITY SYMBOL, PAINTED ON PAVEMENT (YELLOW REFLECTIVE)
- 13 NEW LANDSCAPE STRIP IN AREA INDICATED.
- 14 HANDICAPPED PARKING FREE-STANDING SIGN, SEE SITE DETAILS 9 & 10SP04
- 15 PROVIDE COLOURED BROOM FINISHED 4" CONCRETE SIDEWALK AT PATIO AREA INDICATED. COLOUR TO MATCH PATTERNED CONCRETE "STEELMAN BUFF" OR APPROVED EQUAL.
- 16 8" CONCRETE SLAB AT GARBAGE ENCLOSURE, REFER TO DRAWING SP02.
- 17 NEW BROOM FINISHED 4" CONCRETE SIDEWALK.
- 18 GARBAGE ENCLOSURE SEE DETAIL DRAWING SP02
- 19 NEW 4" PAINTED STRIPPING (YELLOW REFLECTIVE)
- 20 EXISTING TREES TO REMAIN
- 21 EXISTING PAINTED PARKING AND CONCRETE CURBS TO BE REMOVED
- 22 NEW PROPOSED PARKING
- 23 EXISTING DIRECTIONAL SIGN TO BE REMOVED
- 24 EXISTING RAISED WALL TO BE REMOVED
- 25 PROPOSE NEW TREES LOCATION.

DESIGNER

BOHDAN M. CHORNY, ARCHITECT

1148 BURNHAMTHORPE DRIVE
TORONTO, ON M9A 5G7
Tel: 416-291-2818
Fax: 416-214-4800
Email: info@bohdanm.com

CLIENT

BURGER KING

REGISTERED MEMBER OF CANADA
201 WEST MOUNTAIN BLVD
SUITE 416 GERRARD ST. E.
TORONTO, ONT. M5E 1B3
TEL: 416-291-2818

DO NOT SCALE DRAWING. USE ONLY DIMENSIONS MARKED "REFER TO CONSTRUCTION" VERIFY CONSTRUCTION AND DIMENSIONS ON-SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

ISSUED FOR D.P. APPROVAL 10/25/12

REVISION

OCTOBER 24 2012

PROJECT TITLE

BURGER KING RESTAURANT
10344 KING GEORGE BOULEVARD, SURREY, BC

DRAWING TITLE

SITE PLAN

DATE DRAWN: 03 AUG 2012
DRAWN BY: DG
CHECKED BY: MB / GG
FILE NAME: 11078 - SP01
PROJECT No.: 11078

SCALE: 1:100

DWG No.



SITE PLAN
SCALE: 1:100

SP01



BOHDAN M. CHORNY, ARCHITECT

BOHDAN M. CHORNY, ARCHITECT

1108 CUMBERBURY DRIVE
VANCOUVER, BC V6L 2G7
TEL: 604.273.2114
FAX: 604.273.4882
WWW.BMCA-ARCHITECTURE.COM



BURGER KING RESTAURANTS OF CANADA
201 NEWBY STREET, SUITE 100
VANCOUVER, BC V6C 2A4
TEL: 604.682.4001
FAX: 604.682.4001
EMAIL: BKC@BK.COM

ISSUED FOR PERMIT — SEPT 2012

REVISED

PROJECT TITLE
BURGER KING RESTAURANT
10344 KING GEORGE BOULEVARD
SURREY, BC

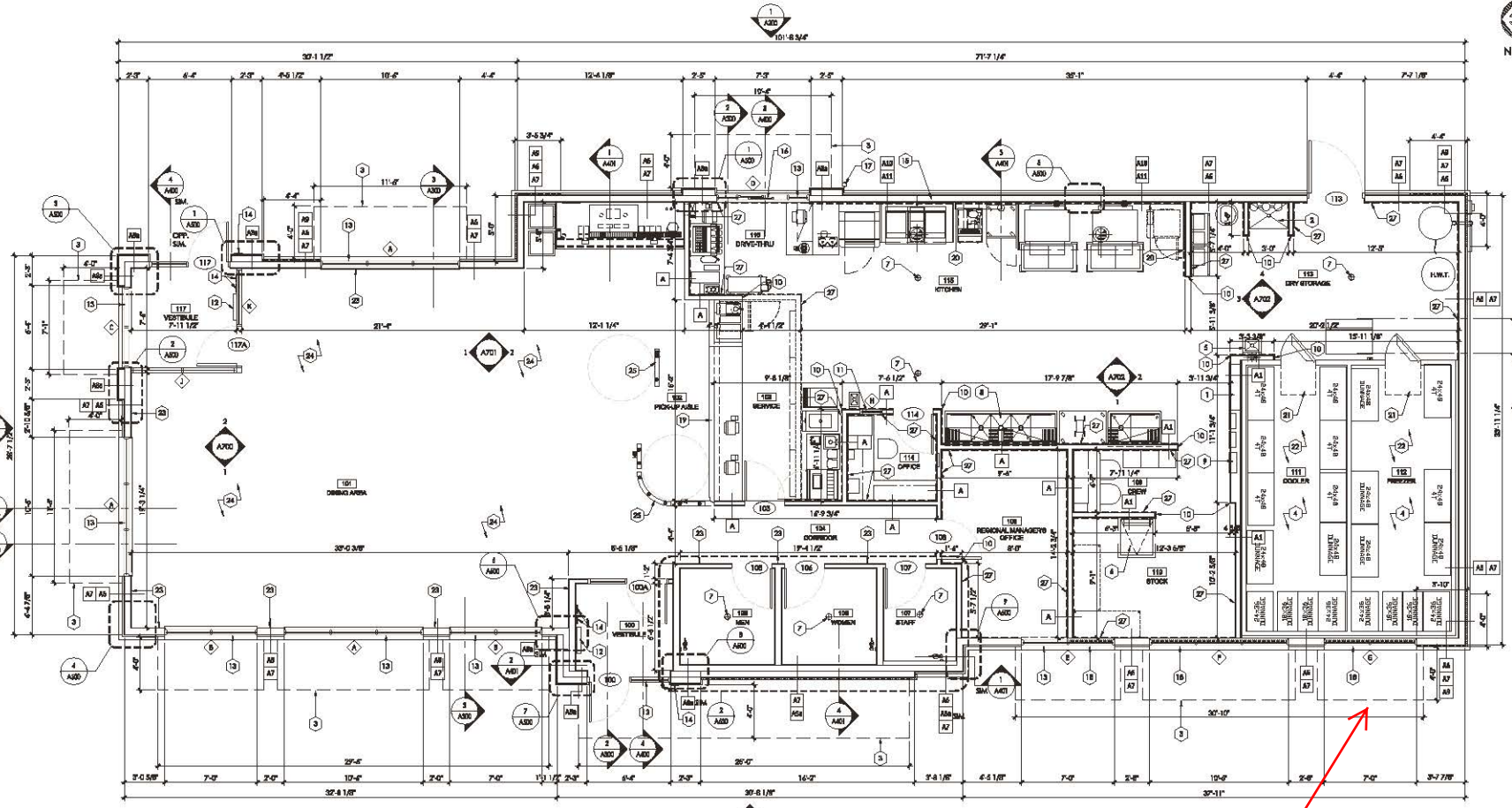
DRAWING TITLE

FLOOR PLAN

DATE DRAWN: 08 AUG 2012
DRAWN BY: DG
CHECKED BY: WB / CG
FILE NAME: 11078 - A100
PROJECT NO.: 11178

SCALE: 1/4" = 1'-0"
DWG NO.

A100



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

DVP to allow canopies to encroach into the required front (west) setback to a maximum of 1.2 metres (4.0 ft.).

SYMBOL LEGEND

	ROOM NAME & NUMBER
	WALL PARTITION TYPE INDICATOR - REFER TO ADD
	SURFACE MOUNTED FIRE EXTINGUISHER MIN. RATING 2A10BC COORDINATE WITH FIRE MARSHAL FOR EXACT LOCATION
	SURFACE MOUNTED K CLASS FIRE EXTINGUISHER MIN. RATING 2A10BC COORDINATE WITH FIRE MARSHAL FOR EXACT LOCATION

GENERAL NOTES

- A. INTERIOR DIMENSIONS ARE TO FACE OF FINISH.
- B. EXTERIOR DIMENSIONS ARE TO FACE OF FINISH.
- C. FIRE EXTINGUISHER SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- D. ELEVATION OF DRYER THROUGH LANE IF MAXIMUM BELOW FINISH FLOOR ELEVATION, DRYER THROUGH LANE AT SAME ELEVATION AS FINISH FLOOR IS PREFERRED.
- E. REFER TO DRAWINGS ADD FOR WALL TYPE DESIGNATIONS.
- F. PROVIDE BLOCKING AT LOCATIONS OF ALL WALL MOUNTED EQUIPMENT, FIXTURES, SHELVING. COORDINATE WITH KITCHEN EQUIPMENT DRAWINGS.

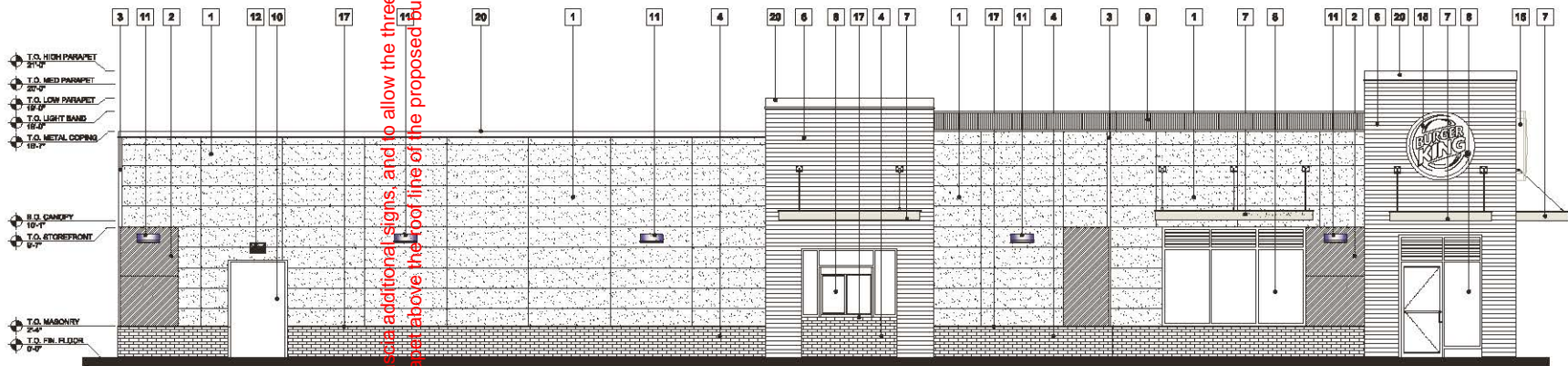
FLOOR PLAN NOTE LEGEND

- 1 LOCATION OF ELECTRICAL PANELS. COORDINATE WITH ELECTRICAL DRAWINGS.
- 2 ACOP SINK - SEE PLUMBING DWG. DRAINAGE SUBSTRATE ON ALL THESE SINKS. FLOOR TO CEILING IN LIEU OF CYP. BD.
- 3 OUTLINE OF CANOPY ABOVE. REFER TO DRAWING A101 & A101 FOR ADDITIONAL INFORMATION AND DETAILS.
- 4 COORDINATE FINISHED SIZE OF COOLER & FREEZER WITH EQUIPMENT MANUFACTURER. SEE STRUCTURAL DRAWINGS FOR CONCRETE SLAB DETAILS.
- 5 HAND WASHING SINK. REFER TO PLUMBING DRAWING.
- 6 ROOF ACCESS HATCH. REFER TO DETAIL 84/04. G.C. TO COORDINATE ROOF TRUSS LOCATIONS TO ACCOMMODATE PLACEMENT OF THE ROOF HATCH.
- 7 FLOOR DRAIN - SEE PLUMBING DRAWING.
- 8 KITCHEN SINK - SEE K-1 PLAN & PLUMBING DRAWINGS.
- 9 ELECTRICAL EQUIPMENT - SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 10 STAINLESS STEEL CORNER GUARDS AND BID CAPS. SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR. SEE DETAIL 84/04.
- 11 OFFICE WINDOW - REFER TO SHEET A101 FOR ADDITIONAL INFORMATION.
- 12 APPROXIMATE LOCATION OF VESTIBULE FORCED FLOW HEATER. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 13 STOREFRONT SYSTEM.
- 14 LOCATION OF FLUSH MOUNTED PUSH-BUTTON SWITCH FOR AUTOMATIC DOOR OPERATOR. MOUNT AT 42" MIN. TO 48" MAX. ABOVE FINISHED FLOOR. PROVIDE INDEPENDENT SWITCHES FOR EACH DOOR.

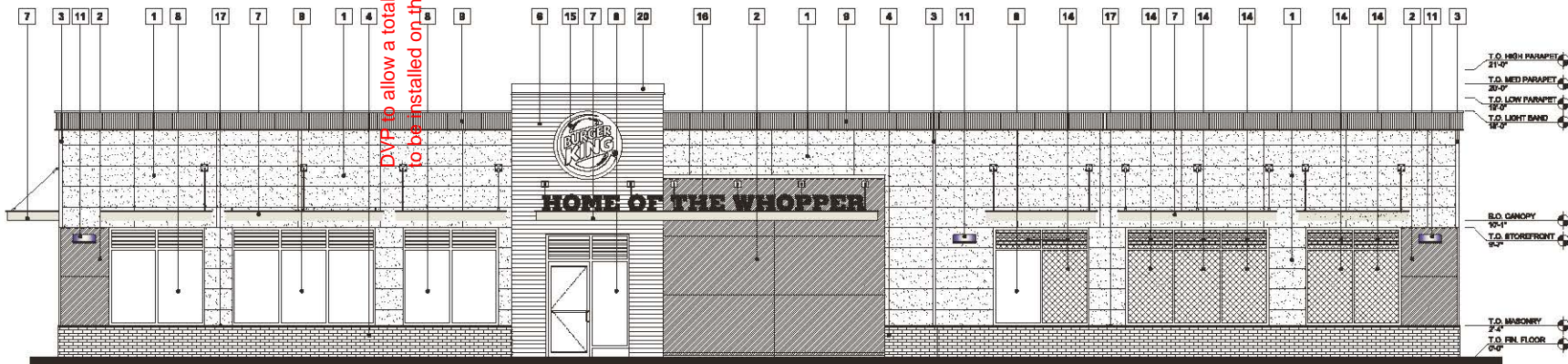
- 15 METAL STUD WALL NON-COMBUSTIBLE. MIN. 18" BEYOND LINE OF ADJACENT KITCHEN EXHAUST HOOD. TYPICAL.
- 16 OPERABLE LEAF OF DRYER/HVU WINDOW. REFER TO DRAWING A101 WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
- 17 4" DIAMETER STEEL PIPE BOLLARD FILLED SOLID WITH CONCRETE. SEE DETAIL 95/02. PAINT COLOUR: SAFETY YELLOW.
- 18 CLEAR ANODIZED ALUMINUM FRAME WITH GLASS SPANDREL PANEL.
- 19 FRONT SERVICE COUNTER. REFER TO DETAIL 84/03 FOR ADDITIONAL INFORMATION.
- 20 STAINLESS STEEL WALL PANEL. TO BE PROVIDED AT HOOD LOCATION INDICATED AND IS TO EXTEND FROM TOP OF TILE BASE TO UNDERSIDE OF HOOD 18" BEYOND LINE OF HOOD ON EACH SIDE.
- 21 WALK-IN FREEZER FLOOR BAMP.
- 22 PROVIDE QUARRY TILE FLOOR FINISH TO WALK-IN COOLER BOX.
- 23 GENERAL CONTRACTOR TO SUPPLY AND INSTALL SOLID SURFACE CHAIR BARS AND WINDOW SILLS THROUGHOUT DINING AREA, VESTIBULE AND CORRIDOR. REFER TO INTERIOR DECOR DRAWINGS BY "CH".
- 24 OWNER TO SUPPLY AND GENERAL CONTRACTOR TO INSTALL BEARING PACKAGE. COMPLETE WITH DIVerse WALL JOISTS, TABLES, CHAIRS, SEATERS, WASTERS, COMBINATION STAND, ETC. SEE INTERIOR DECOR DRAWINGS BY "CH".
- 25 OWNER TO SUPPLY AND GENERAL CONTRACTOR TO INSTALL STAINLESS STEEL CABLE RAIL SYSTEM. ALL CABLE RAIL PORTS ARE TO BE GROUT-IN TYPE. SEE INTERIOR DECOR DRAWINGS BY "CH".
- 26 DIVERSE WALL SUPPLIED BY BURGER KING AND INSTALLED BY GENERAL CONTRACTOR. REFER TO INTERIOR DECOR DRAWINGS BY "CH".
- 27 F.P.P. WALL PANEL FINISH TYPICAL.

BURGER KING STORE NO. 0000

BURGER KING STORE NO. 0000



1 PROPOSED DRIVE-THRU SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

DVF to allow a total of three (3) fascia additional signs, and to allow the three (3) Burger King signs to be installed on the building parapet above the roof line of the proposed building.

EXTERIOR FINISHES LEGEND

- | | |
|---|---|
| <p>1 MASONRY EXTERIOR PANELS, ILLUMINATION BEHIND COLOUR BEHIND BRICK</p> <p>2 ADJUSTABLE PANELS, BY BOSSD SOLUTION COLOURS TO FIT, FINISH AS QS</p> <p>3 MASONRY CORNER TRIM</p> <p>4 INTERIOR BRICK COLOUR INTERIOR TEXTURE, BAYTAL (SEE 1 1/2" X 2" X 3/8" (SP-1) (SP-1) BAYTAL INTERIOR PANELS SHOCK & TILE CO, LTD)</p> <p>5 NOT USED</p> <p>6 PREFABRICATED CORRUGATED METAL PANEL SYSTEM COLOUR: BUSH BLACK (SP-7)</p> <p>7 PREFABRICATED METAL CANOPY, FINISH: CLEAR ANODIZED ALUMINUM TEMPERED GLASS PANELS (SP-8)</p> <p>8 ALUMINUM STOREFRONT FRAME & GLASS, FINISH: CLEAR ANODIZED ALUMINUM & CLEAR GLASS</p> <p>9 BRUSHED ALUMINUM ILLUMINATION IDENTIFICATION BAND, MANUFACTURED BY LIGHTING INC. MODEL: "MORPHOLOGY" - 100-2000 CONTACT: Fred Thomas (719) 528-8779 (SP-1)</p> <p>10 HOLLOW METAL DOOR, PAINT FINISH, COLOUR TO MATCH ADJACENT FINISH.</p> | <p>11 EXTERIOR WALL COLOUR</p> <p>12 EXTERIOR SECURITY LIGHT</p> <p>13 PREFABRICATED METAL FLAMING, COLOUR TO MATCH ADJACENT FINISH</p> <p>14 ANODIZED GLASS PANELS</p> <p>15 RIVE ILLUMINATION SIGNAGE (4-11)</p> <p>16 NON-ILLUMINATED "HOME OF THE WHOPPER" SIGNAGE (8-9)</p> <p>17 PREFABRICATED METAL FLAMING</p> <p>18 NOT USED</p> <p>19 CEMENT BOARD PAINT FINISH, COLOUR: BUSH BLACK</p> <p>20 PREFABRICATED METAL FLAMING, COLOUR TO MATCH ADJACENT FINISH.</p> |
|---|---|

SYMBOL LEGEND

- P-1 SEE EXTERIOR FINISH SCHEDULE REFER TO DRAWING AREA
- Q/09 GRAPHIC SYMBOL - SEE GRAPHIC TOOL BOOK

GENERAL NOTES

1. PROVIDE EXPANSION JOINTS AS REQUIRED.
2. ALL FINISHES AS PER FINISH SCHEDULE.



DESIGNER
BOHDAN M. CHORNY,
ARCHITECT



CLIENT
BURGER KING RESTAURANTS OF CANADA
100 THE VIKING SQUARE, 17th
FLOOR, SUITE 1701A
TORONTO, ON M5G 1S1
TEL: 416-593-4444
FAX: 416-593-4477
EMAIL: info@burgerking.com

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MARKED THEREON FOR CONSTRUCTION. VERIFY
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ARCHITECT IMMEDIATELY IN WRITING OF ANY
ERRORS, OMISSIONS OR DISCREPANCIES.

ISSUED FOR PERMIT - SEPT 2012

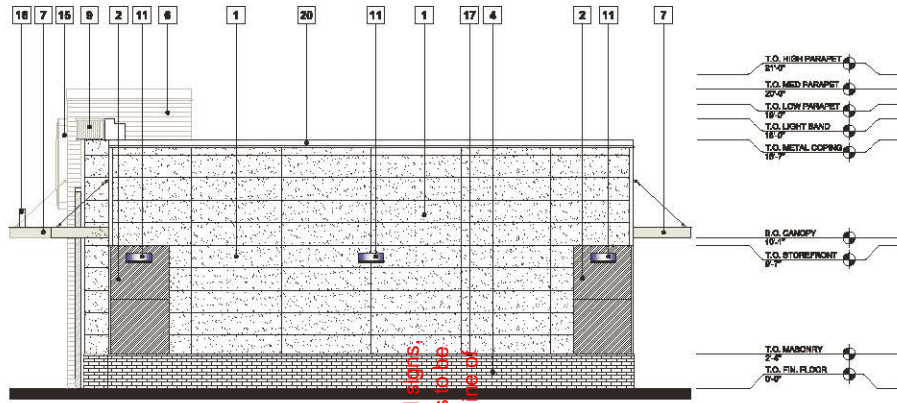
REVISION
OCTOBER 24 2012

PROJECT TITLE
BURGER KING
RESTAURANT
10344 KING GEORGE
BOULEVARD
SURREY, BC

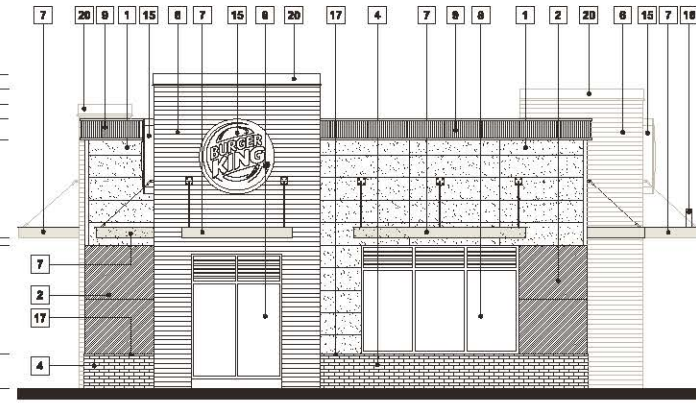
DRAWING TITLE
EXTERIOR
ELEVATIONS

DATE DRAWN: 09 AUG 2012
DRAWN BY: DG
CHECKED BY: WR / CG
FILE NAME: 11078 - A200 (A201)
PROJECT NO: 11078
SCALE: 1/4" = 1'-0"
DWG NO.

A200



1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

DVP to allow a total of three (3) fascia additional signs, and to allow the three (3) Burger King logo signs to be installed on the building parapet above the roof line of the proposed building.

EXTERIOR FINISH SCHEDULE

EXTERIOR FINISHES LEGEND

1	MICHNA EXTERIOR PANELS, ILLUMINATION BOXES COLOUR: BERGE BRICK
2	ASBT AREA PANELS BY BOUAD SOLUTION COLOUR: P 73 - PRIME AND CO
3	MICHNA CORNER TRIM
4	EXTERIOR BRICK COLOUR: MICHNA TEXTURE: MATTE SIZE: P1 8 1/2" X 4" X 3/8" (SP-4) MANUFACTURER: PAMALY BRICK & TILE CO. LTD
5	NOT USED
6	PREFABRICATED COGNATELITE METAL PANEL SYSTEM COLOUR: IRON BLACK (SP-7)
7	PREFABRICATED METAL CANOPY, FRONT: CLEAR ANODIZED OR TINTED GLASS PANELS (SP-4)
8	ALLUMINA BYTHERMOC FRAMES & GLAZING, FRONT: CLEAR ANODIZED FRAMES & CLEAR GLAZING
9	NEW RED LED ILLUMINATED DISTRIBUTION BOARD MANUFACTURED BY LUDWIG SEC. SYSTEMS "SERIES 1" - 100-288, CONTACT: Fran Theriault (514) 882-2891, (SP-1)
10	HOLLOW METAL DOOR FRAME FINISH, COLOUR: TO MATCH ADJACENT FINISH.
11	EXTERIOR WALL SOGNOX
12	EXTERIOR SECURITY LIGHT
13	PREFABRICATED METAL FLASHING, COLOUR: TO MATCH ADJACENT FINISH.
14	SPANDREL GLASS PANELS
15	NEW ILLUMINATED SOGNOX (S-1)
16	NON-ILLUMINATED "HOME OF THE WHOPPER" SOGNOX (S-3)
17	PREFABRICATED METAL FLASHING
18	NOT USED
19	CEMENT BOARD PAINT FINISH, COLOUR: IRON BLACK
20	PREFABRICATED METAL FLASHING, COLOUR: TO MATCH ADJACENT FINISH.

GENERAL NOTES

1. PROVIDE REPAIRS AS REQUIRED.
2. ALL FINISHES AS PER ABOVE FINISH SCHEDULE.

SYMBOL LEGEND

- P-1: SEE EXTERIOR FINISH SCHEDULE, REFER TO THIS DRAWING
- G-00: GRAPHIC SYMBOL - SEE GRAPHIC DDD BOOK



DESIGNER
M. CHORNY ARCHITECT
3071 West 46th Ave. #102
Burnaby, British Columbia
V5N 4A1 (2016) REG. NO. 00561-0005
OFFICE: PH: 604-291-1111

ARCHITECT
BOHDAN M. CHORNY, ARCHITECT
108 CUMBERBURY DRIVE
TORONTO, ON M5N 2E7
Phone: 416-291-7274
Fax: 416-291-7480
E-mail: bohdan@bchorny.com

CLIENT
BURGER KING
BURGER KING RESTAURANTS OF CANADA
100 WYVERN HALL SUITE 200
REDFORD, ON M7C 4L4
TEL: 416-496-4400
FAX: 416-496-4971
E-MAIL: info@bkc.ca

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ISSUED FOR PERMIT: -- SEPT 2012

REVISION
OCTOBER 24 2012

PROJECT TITLE
BURGER KING RESTAURANT
10344 KING GEORGE BOULEVARD
SURREY, BC

DRAWING TITLE
EXTERIOR ELEVATIONS

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