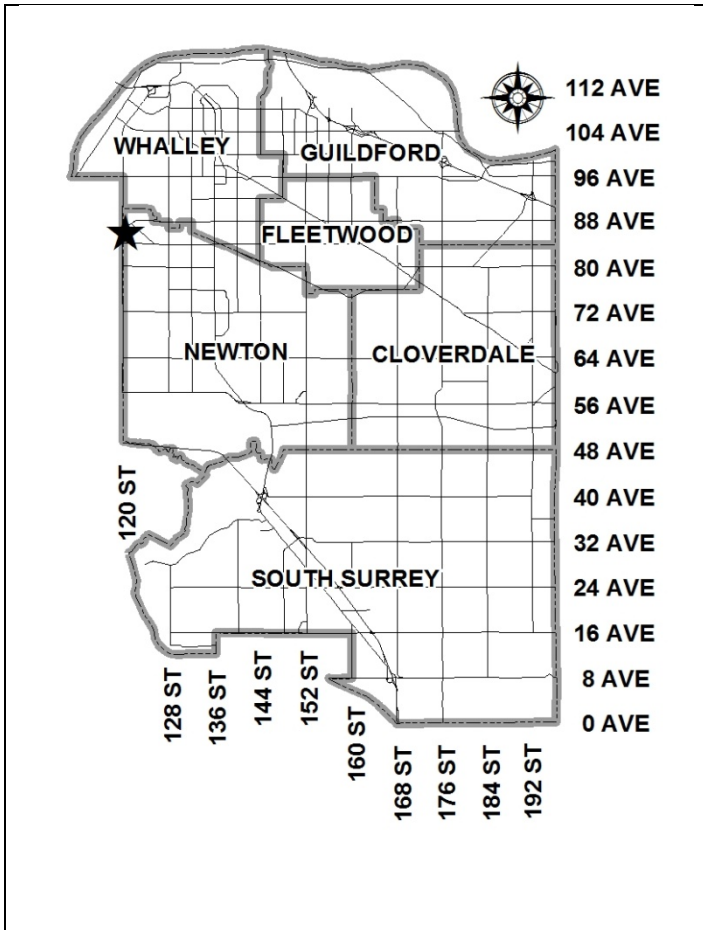


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0245-00

Planning Report Date: November 5, 2012

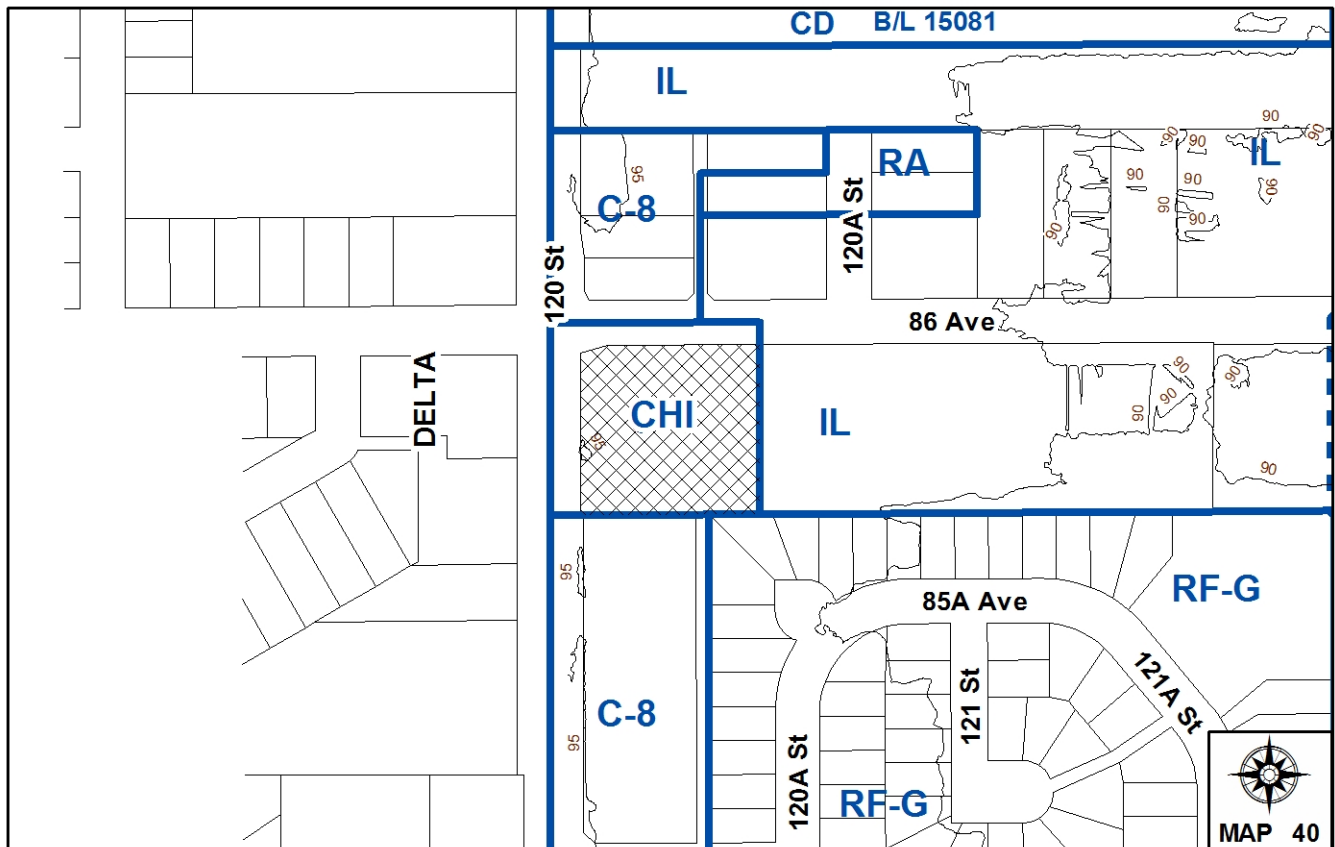


PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit renovations to an existing McDonald's restaurant, including eight (8) fascia signs and alterations to the existing drive-through arrangement.

LOCATION: 8586 - 120 Street
OWNER: McDonald's Restaurants of Canada Limited (Incorporation No. 27829A)
ZONING: CHI
OCP DESIGNATION: Commercial
LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to increase the number of allowed fascia signs from 2 to 8.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Provides for a more efficient drive-through with enhanced landscaping.
- Provides three (3) additional queuing spaces.
- While only two (2) fascia signs are permitted under the Surrey Sign By-law, the location of the proposed signage, in combination with the glazing and façade articulation of the building, serves to create the feeling of smaller individual store-fronts, rather than a single long façade.
- The proposed additional fascia signage is well under the maximum sign area permitted under the Sign By-law, and is considered reasonable in relation to the size and scale of the existing building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7912-0245-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0245-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary Surrey Sign By-law No. 13656 to increase the maximum number of fascia signs from 2 to 8.

REFERRALS

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

Surrey Fire Department: The Fire Department has no objection to the project.

BC Hydro: BC Hydro has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: McDonald's restaurant and drive-through.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 86 Avenue):	Kennedy Heights Animal and Bird Hospital.	Commercial	C-8
East:	Multi-tenant light industrial complex.	Industrial	IL
South:	Multi-tenant commercial complex and single family dwellings.	Commercial and Urban	C-8 and RF-G
West (Across 120 Street):	Corporation of Delta.	N/A	N/A

DEVELOPMENT CONSIDERATIONS

Background/Proposal

- The subject site is located at the south-east corner of 120 Street and 86 Avenue.

- The drive-through component of the restaurant is permitted in the CHI Zone and was included in the original Development Permit No. 7900-0215-00, approved on October 16, 2000.
- The applicant is proposing to renovate the existing restaurant, make some signage changes, and reconfigure the existing drive-through in order to increase the speed with which orders can be taken, and to increase the number of queuing spaces from 8 to 11.

DESIGN PROPOSAL AND REVIEW

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by staff and was found to be satisfactory.
- The proposed changes to the exterior of the building are intended to implement McDonald's new modern restaurant design. This design has been implemented at various McDonald's restaurants in BC to date.
- The proposed materials and colours are generally acceptable.
- Under the existing drive-through arrangement, vehicles enter the drive-through from the south side, place their orders along the east side of the building and proceed to the two (2) pick-up windows on the north side of the building.
- The area on the east side of the building is proposed to be modified to allow two (2) vehicles at a time to enter and place their orders through two (2) separate drive-aisles, which merge into a single line for order pick-up at the existing drive-through windows on the north side of the building.
- No parking spaces will be lost as a result of the drive-through reconfiguration.
- The space along the east side of the dual-lane drive-through area is proposed to be landscaped.
- The proposal includes the provision of:
 - enhanced landscaping to screen the drive-through and parking lot along 120 Street;
 - enhanced landscaping along the east edge of the drive-through aisle;
 - enhanced landscaping at the corner of 120 Street and 86 Avenue;
 - landscaped, curbed islands, tree wells and trees within the parking lot; and
 - new bike racks.
- While only two (2) fascia signs are permitted under the Surrey Sign By-law, the location of the proposed signage, in combination with the glazing and façade articulation of the building, serves to create the feeling of smaller individual store-fronts, rather than a single long façade. The proposed variance for fascia signs is discussed below in the "By-law Variance and Justification" section.

- Although there is minimal glazing or façade articulation along the east elevation, the building and drive-through are well screened from 86 Avenue.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Surrey Sign By-law No. 13656 to increase the maximum number of fascia signs from 2 to 8.

Applicant's Reasons:

- The signage is being revised to match McDonald's new design standards and to maintain their corporate branding.

Staff Comments:

- Under the Sign By-law the proposed building can have a total of two (2) fascia signs because the site has 2 frontages.
- The proposed signs are composed of individual illuminated channel letters and are of high-quality.
- There are four (4) proposed signs on the south elevation, where the main entry to the restaurant is located. These signs include the McDonald's name, the signature golden arch, a sign indicating that the restaurant contains a children's play area, and a sign indicating that the restaurant is open 24 hours per day. The location of the proposed signage, in combination with the glazing and façade articulation on the south elevation, serves to create the feeling of smaller individual store-fronts, rather than a single long façade.
- The two (2) proposed fascia signs on the north and west elevations, consisting of the McDonald's name, the signature golden arch, and a sign indicating that the restaurant carries McCafé coffee products, are considered reasonable in relation to the size and scale of the building.
- There are no fascia signs on the east elevation.
- The total combined sign area of all proposed fascia signage is well below the maximum sign area permitted under the Sign By-law. The maximum sign area permitted is 55.6 square metres (598.5 sq. ft.), and the applicant has proposed a total sign area of 21.2 square metres (228.5 sq. ft.).
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

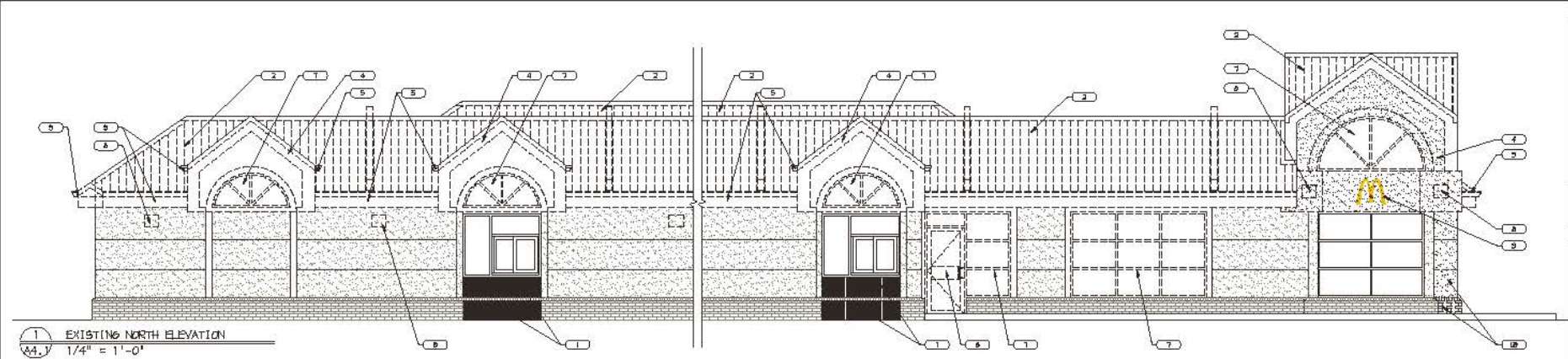
- Appendix I. Lot Owners and Action Summary
- Appendix II. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7912-0245-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

TH/kms

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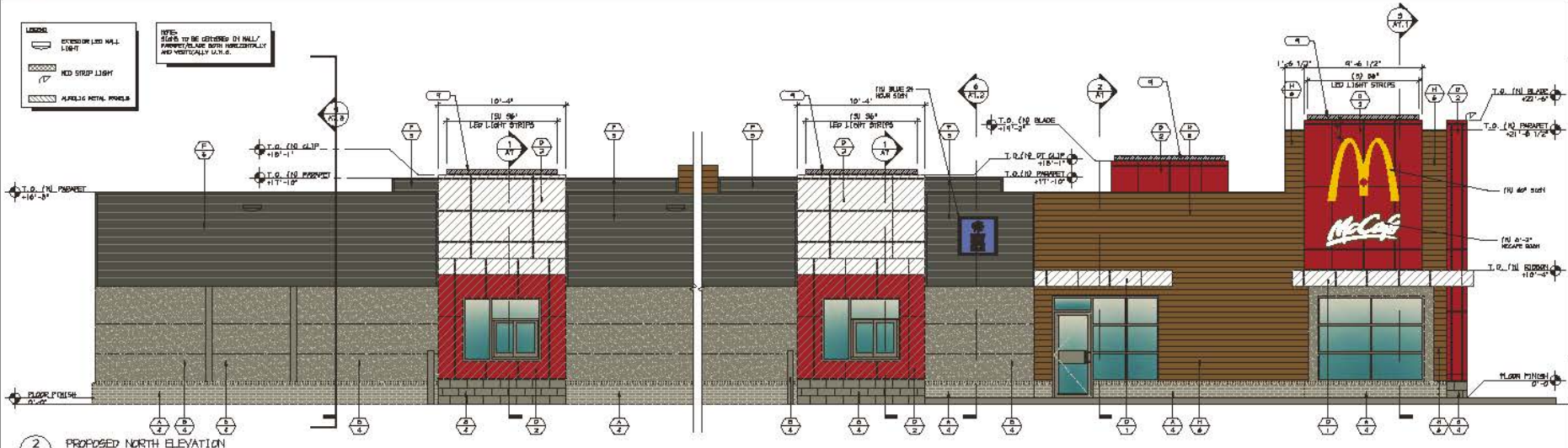


LEGEND

- EXTENSION TO WALL
- LED STRIP LIGHT
- ALUMINUM METAL PANELS

NOTE:
SLOPE TO BE GIVEN BY WALL. PARTICULARS BOTH HORIZONTAL AND VERTICAL U.S.G.

1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

- NOTES**
- CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND HISTORY. HIDEOUTS/REPAIRS OF ALL SUBSTRUCTURES BEFORE PROCEEDING WITH ASB.
 - REMOVE AND REINSTALL EXISTING FIRE ALARM AND EXISTING LIGHTING AND SOUND BULBS TO PROTECT OCCUPANTS OF BUILDING, ADDRESS AND QUESTIONS, AND TO REMAIN BY APPLICABLE REGULATORY AGENCIES.
 - ADVISE AND WAIT FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITH AREAS OF DEMOLITION, SUBSEQUENT AND REPAIR ONLY. NOTIFY THE APPLICABLE UTILITY COMPANY AND OR ELEC. AUTHORITY THROUGH IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
 - ALL DEMOLISHED MATERIALS NOT FOR REUSE TO BE IMMEDIATELY REMOVED FROM SITE & PROPERLY DISPOSED OF.
 - PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
 - REMOVE EXISTING WALLS WITH CARE. DO NOT REMOVE ADJACENT SURFACES NOTED TO REMAIN. PROTECT REMAINING SURFACES WHERE NECESSARY. PRIOR TO REMOVAL OF STRUCTURAL MEMBERS HIDEOUTS.
 - REMOVE ALL DEMOLITION DEBRIS IN PROGRESS OF THIS PROJECT AT THE END OF THE WEEK.
 - REMOVE EXISTING MATERIALS, WALLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE OF A CONDITION ACCORDING TO THE ORDER AND AGREEMENT.
 - UPON COMPLETION OF WORKS AND OR CONTINGENT MATERIALS SUPPLY TO APPLICABLE STATUTORY REQUIREMENTS AND INDUSTRY BEST PRACTICES.
 - CONFORM TO ALL APPLICABLE CODES FOR DEMOLITION WORK, SAFETY OF STRUCTURE, SAFETY OF MATERIALS HANDLING AND BEST PRACTICES.
 - ALL EXISTING FINISHES TO BE REMOVED TO MATCH NEW COLORS.
 - ALL TRIM TO BE MATCHED U.S.G.

- KEYNOTES**
- (1) METAL FINISHES TO BE REMOVED.
 - (2) METAL ROOF RAMP MATERIAL TO BE REMOVED.
 - (3) SKANEX TO BE REMOVED.
 - (4) SKANEX FINISH TO BE REMOVED.
 - (5) BUTTER AND TRIM TO BE REMOVED.
 - (6) ROOF TO BE REMOVED.
 - (7) ALUM. ELEMENTARY FINISHES TO BE REMOVED.
 - (8) BUILDING LINES TO BE REMOVED. PATCH AND REPAIR.
 - (9) LED LIGHT STRIP FOR SIGN.
 - (10) EXISTING FINISHES TO BE REMOVED AND HAVE NEW FINISH PROCEED.
- COLOR CHART NOTES**
- ALL INTERIORS TO BE PAINTED "100% WHITE". (EXCEPT "GOLD" IN GYMNASIUM). WHEN ORDERING, CONTRACTOR MUST INDICATE "100% WHITE" AS "100% WHITE". CONTRACTOR SHALL INDICATE "100% WHITE" ON ALL INTERIORS TO BE PAINTED "100% WHITE". CONTRACTOR SHALL INDICATE "100% WHITE" ON ALL INTERIORS TO BE PAINTED "100% WHITE". CONTRACTOR SHALL INDICATE "100% WHITE" ON ALL INTERIORS TO BE PAINTED "100% WHITE".
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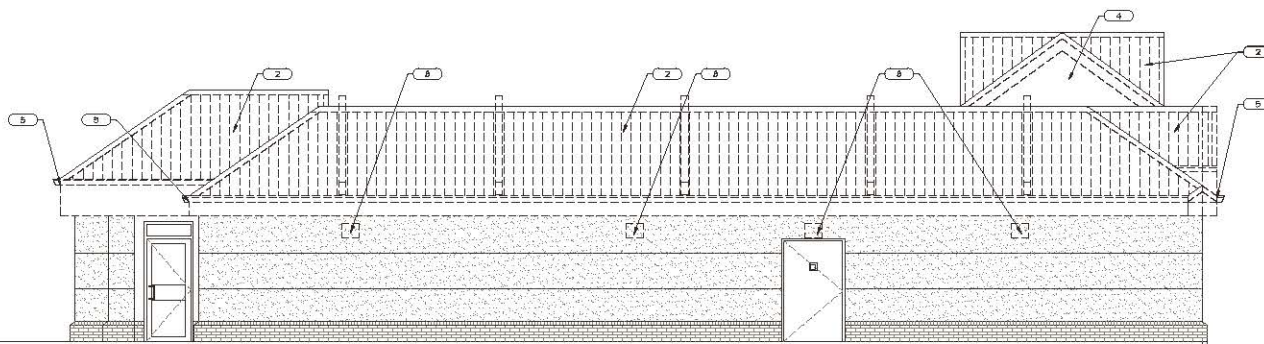
APPLICATION	EXISTING EXTERIOR FINISHES			NEW MATERIALS					
	A. UNGRADED MASONRY/BRICK (4)	B. PREVIOUSLY PAINTED (3)	C. PAINTED METAL (3)	D. ALUMINUM METAL PANEL	E. ROOF CLADDING	F. SHEET METAL	G. HANGING BARS	H. FIBER CONCRETE LAP SIDING	I. FIBER CONCRETE PANELS
1. WHITE	PRIMA "WHITE" BRICK	DULL PAINT "WHITE" MCD 51	DULL PAINT "WHITE" MCD 40	4" ALUMINUM "MET" PANEL SYSTEM/ARCH "MET" D 02 "MET" D 02 "MET" D 02	METAL ROOFING (4) "VIGOR" TR-117 (1)	ALUMINUM (4) "VIGOR" TR-117 (1)	RECYCLED CARBONACEOUS FIBER-GLASS FIBERGLASS "1"	CERTAIN TECK "4" "VIGOR" TR-117 (1)	CERTAIN TECK "4" "VIGOR" TR-117 (1)
2. RED		DULL PAINT "RED" MCD 40	DULL PAINT "RED" MCD 40	4" ALUMINUM "MET" PANEL SYSTEM/ARCH "MET" D 02 "MET" D 02	METAL ROOFING (4) "VIGOR" TR-117 (1)	ALUMINUM (4) "VIGOR" TR-117 (1)	RECYCLED CARBONACEOUS FIBER-GLASS FIBERGLASS "1"	CERTAIN TECK "4" "VIGOR" TR-117 (1)	CERTAIN TECK "4" "VIGOR" TR-117 (1)
3. LIGHT GREY		DULL PAINT "GREY" MCD 40	DULL PAINT "GREY" MCD 40	4" ALUMINUM "MET" PANEL SYSTEM/ARCH "MET" D 02 "MET" D 02	METAL ROOFING (4) "VIGOR" TR-117 (1)	ALUMINUM (4) "VIGOR" TR-117 (1)	RECYCLED CARBONACEOUS FIBER-GLASS FIBERGLASS "1"	CERTAIN TECK "4" "VIGOR" TR-117 (1)	CERTAIN TECK "4" "VIGOR" TR-117 (1)
4. MEDIUM GREY		DULL PAINT "GREY" MCD 40	DULL PAINT "GREY" MCD 40	4" ALUMINUM "MET" PANEL SYSTEM/ARCH "MET" D 02 "MET" D 02	METAL ROOFING (4) "VIGOR" TR-117 (1)	ALUMINUM (4) "VIGOR" TR-117 (1)	RECYCLED CARBONACEOUS FIBER-GLASS FIBERGLASS "1"	CERTAIN TECK "4" "VIGOR" TR-117 (1)	CERTAIN TECK "4" "VIGOR" TR-117 (1)
5. DARK GREY		DULL PAINT "GREY" MCD 40	DULL PAINT "GREY" MCD 40	4" ALUMINUM "MET" PANEL SYSTEM/ARCH "MET" D 02 "MET" D 02	METAL ROOFING (4) "VIGOR" TR-117 (1)	ALUMINUM (4) "VIGOR" TR-117 (1)	RECYCLED CARBONACEOUS FIBER-GLASS FIBERGLASS "1"	CERTAIN TECK "4" "VIGOR" TR-117 (1)	CERTAIN TECK "4" "VIGOR" TR-117 (1)
6. BROWN		DULL PAINT "BROWN" MCD 40	DULL PAINT "BROWN" MCD 40	4" ALUMINUM "MET" PANEL SYSTEM/ARCH "MET" D 02 "MET" D 02	METAL ROOFING (4) "VIGOR" TR-117 (1)	ALUMINUM (4) "VIGOR" TR-117 (1)	RECYCLED CARBONACEOUS FIBER-GLASS FIBERGLASS "1"	CERTAIN TECK "4" "VIGOR" TR-117 (1)	CERTAIN TECK "4" "VIGOR" TR-117 (1)

Stantec
Stantec Architecture Ltd. Tel: 604-444-4000
1100-111 Burrard St. Vancouver, BC V6B 5G3
www.stantec.com

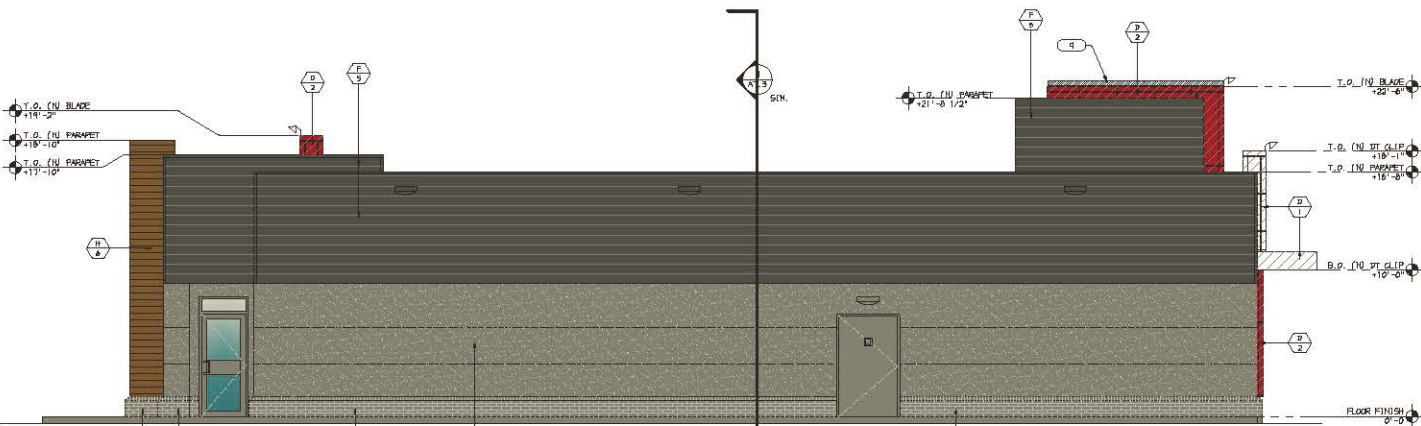
McDonald's
McDonald's Restaurants of Canada Limited
4400 Still Creek Drive, Burnaby B.C. V5C 0G3

SCOTT & 86TH
11653
NORTH ELEVATIONS

A4.1



1 EXISTING EAST ELEVATION
A4.3 1/4" = 1' - 0"



2 PROPOSED EAST ELEVATION
A4.3 1/4" = 1' - 0"

- NOTES**
1. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY INTEREST PARTIES OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
 2. PROVIDE AND MAINTAIN HOARDING, FENCE ALARMS AND EXISTING LIGHTING AND BUMP BAILS TO PROTECT OCCUPANTS OF BUILDING, HORNSBY AND OTHERS, AND AS REQUIRED BY APPLICABLE REGULATORY AGENCIES.
 3. ADVISE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITH AGENCIES OF UTILITIES, SEWERAGE AND WATER DIV. NOTIFY THE APPLICABLE UTILITY COMPANY AND ON SITE OPERATING PERSONNEL IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
 4. ALL DEMOLISHED MATERIALS NOT FOR REUSE TO BE IMMEDIATELY REMOVED FROM SITE & PROPERLY DISPOSED OF.
 5. DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
 6. DEMOLISH EXISTING WALLS WITH CARE. DO NOT REMOVE ADJACENT SURFACES NOTED TO REMAIN. PROVIDE TEMPORARY SHORING WHERE REQUIRED, PRIOR TO REMOVAL OF STRUCTURAL MEMBERS.
 7. REMOVE ALL DEMOLITION WASTE IN EXCESS OF THAT RESULTING AT NO COST TO THE OWNER.
 8. REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT.
 9. UPON COMPLETION OF WORKS OR CONTINGENT WORKS SHALL CONFORM TO APPLICABLE STRUCTURE REQUIREMENTS AND IMMEDIATELY ADVISE ARCHITECT.
 10. CONFORM TO ALL APPLICABLE CODES FOR DEMOLITION WORK, SAFETY OF STRUCTURE, SAFETY OF MATERIALS HANDLING AND SLUIC CONTROL.
 11. ALL EXISTING FLASHING TO BE PAINTED TO MATCH NEW COLORS.
 12. ALL TRIM TO BE EXHIBIT U.N.O.

- KEYNOTES**
- 1 (1) METAL FINISHES TO BE REMOVED.
 - 2 (2) METAL BEAM ROOF MATERIAL TO BE REMOVED.
 - 3 (3) SIGNAGE TO BE REMOVED.
 - 4 (4) STUCCO FINISH TO BE REMOVED.
 - 5 (5) GUTTER AND TRIM TO BE REMOVED.
 - 6 (6) DOOR TO BE REMOVED.
 - 7 (7) ALUM. SIDING/FINISH TO BE REMOVED.
 - 8 (8) BUILDING LIGHTS TO BE REMOVED. PATCH AND REPAIR FINISHING MEMBERS.
 - 9 (9) LED LIGHT STRIP PER 10.16.
 - 10 (10) EXTERIOR FINISHES TO BE REMOVED AND HAVE REVEY FOR (1) FINISHES.

- COLOR CHART**
- COLOR SAMPLE NOTES**
1. BULKY PAINT (FORMERLY "EG PAINTS"), ("METAL/BULKY" IN SERIES), MUST OBSERVE CONTRACTOR'S INDICATE "FOR HONORARY AGENCY" IS APPLICABLE TO THE COLOR "HIGH GLOSS PAINTS AT [HTTP://WWW.BULKYPAINTS.COM](http://www.bulkypaints.com) PROFESSIONALLY OR HIGHEST QUALITY. MUST OBSERVE PAINT CO. MUST INDICATE THAT IT IS FOR A HONORARY PROJECT. CONTACT JIM WILSON AT 416-263-8504.
 2. ALL NON-METAL MATERIALS IN AREAS AS INDICATED ON ELEVATION SHALL BE PAINTED AS COLOR SPECIFIED. INCLUDED BUT NOT LIMITED TO ALL PREVIOUSLY PAINTED MASONRY, STUCCO, CONCRETE, BRICK, ROOF SIDING AND OTHER NON-METAL MATERIALS SHALL RECEIVE THIS PAINT TYPE.
 3. ALL METAL MATERIALS IN AREAS AS INDICATED ON ELEVATION SHALL BE PAINTED AS COLOR SPECIFIED. INCLUDED BUT NOT LIMITED TO FLASHING, DOORS AND TRIM.
 4. VIGORST. CONTACT 616-263-8504 AT 760-554-4477.
 5. (1) VISIBLE METAL FLASHING SHALL BE PAINTED SAME COLOR AS WALL IT IS APPLIED TO.
 6. VARNISHED HORIZONTAL MEMBERS TO BE PAINTED TO MATCH UNDER METAL PANELS. SEE SPEC FOR RED PANELS AND WHITE SPEC FOR WHITE PANELS. SEE SECTION.
 7. WARM STAIN MAY BE ORDERED AS SUPPLY OF SUPPLY AND INSTALL 1/2" OVER WARMSTAIN. CONTACT BOB FERGUSON AT 416-263-8504.
 8. OR APPROVE ALTERNATE SUPPLIER AS PER PROJECT WANNERS.

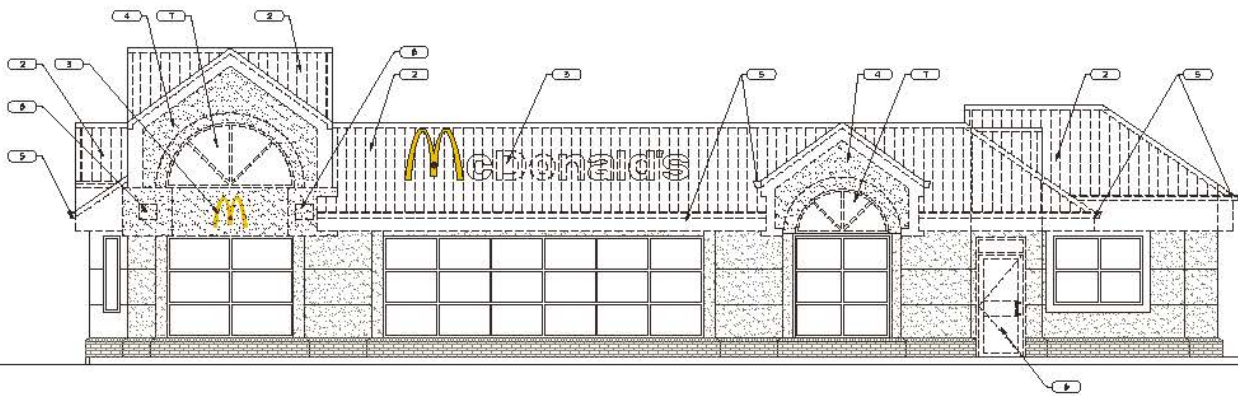
COLOR	EXISTING EXTERIOR FINISHES				NEW MATERIALS					
	APPLICATION	A. UNCOATED MASONRY/STUCCO (1)	B. PREVIOUSLY PAINTED (2)	C. PAINTED METAL (3)	D. ALUMINUM METAL PANEL	E. ROOF CLADDING	F. SHEET METAL	G. MASONRY BRICK	H. FIBER CEMENT LAP SIDING	J. FIBER CEMENT PANELS
1. WHITE	WARM MASONRY STUCCO	BULKY PAINT (1) EXTERIOR HE SATIN HAN LATEX	BULKY PAINT (1) DEVIANTHE 3FR	4mm VIGORST "HERMELIN" PANEL SYSTEM/ACH "SHEER" 2.0E EQUIVALENT	4mm ALPOLIG "ACT GREY"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"
2. RED		BULKY PAINT "HONORALD 3 RED" MCO 40	BULKY PAINT "HONORALD 3 RED" MCO 40	4mm ALPOLIG "ACT GREY"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"
3. LIGHT GREY		BULKY PAINT "HONORALD 3 RED" MCO 40	BULKY PAINT "HONORALD 3 RED" MCO 40	4mm ALPOLIG "ACT GREY"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"
4. MEDIUM GREY		BULKY PAINT "HONORALD 3 RED" MCO 40	BULKY PAINT "HONORALD 3 RED" MCO 40	4mm ALPOLIG "ACT GREY"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"
5. DARK GREY		BULKY PAINT "HONORALD 3 RED" MCO 40	BULKY PAINT "HONORALD 3 RED" MCO 40	4mm ALPOLIG "ACT GREY"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"
6. BROWN		BULKY PAINT "HONORALD 3 RED" MCO 40	BULKY PAINT "HONORALD 3 RED" MCO 40	4mm ALPOLIG "ACT GREY"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"	4mm VIGORST "TRADITION ARROG (P)"

Stantec
Stantec Architecture Ltd. Tel: 604-696-8000
100-1111 Dunsmuir St. Fax: 604-696-8100
Vancouver, BC V6C 2K7 www.stantec.com

McDonald's
McDonald's Restaurants of Canada Limited
4410 Still Creek Drive, Burnaby B.C. V5C 6C8

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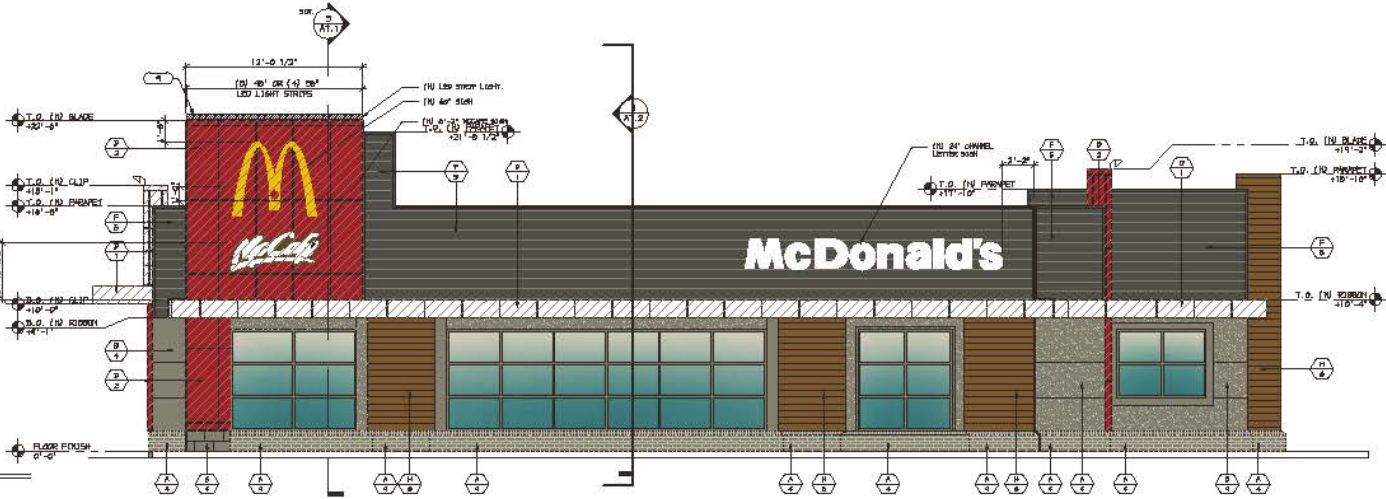


1 EXISTING WEST ELEVATION
1/4" = 1'-0"

LEGEND

- EXTerior LED WALL LIGHT
- LED STRIP LIGHT
- ALUMINUM METAL PANELS

NOTE:
COLORS TO BE OBTAINED IN WALL FINISHES/PLACES BOTH HORIZONTALLY AND VERTICALLY S.I.N.C.



2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

- NOTES**
- CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND HISTORY. HIDE/REPAIR RESULT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
 - REMOVE AND REINSTALL EXISTING FIRE ALARM AND EXISTING LIGHTING AND SOUND BULBS TO PROTECT OCCUPANTS OF BUILDING, ADDRESS AND GUESTS, AND TO REMAIN BY APPLICABLE REGULATORY AGENCIES.
 - ADVISE AND WAIT FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITH AREAS OF DEMOLITION, DISCONNECT AND REPAIR ETC. NOTIFY THE APPLICABLE UTILITY COMPANY AND OR ELEC. INSPECTORS IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
 - ALL DEMOLISHED MATERIALS NOT TO BE REUSED OR UNDESIRABLY REUSED FROM SITE'S PERMITTED DISPOSAL OF.
 - WORKMAN QUALITY: IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
 - REMOVE EXISTING WALLS NOT IN CONE. DO NOT REMOVE EXISTING SURFACES NEVER TO BE REUSED. PROVIDE TEMPORARY SHIELDING WHERE REQUIRED, PRIOR TO REMOVAL OF STRUCTURAL WALLS WHERE REQUIRED.
 - REMOVE ALL DEMOLITION PERFORMED IN FRONT OF THAT REMAINS AT NO COST TO THE OWNER.
 - REMOVE EXISTING MATERIALS, WALLS AND EXISTING FROM SITE UPON COMPLETION OF WORK. LEAVE SITE OF A CONDITION ACCORDING TO THE ORDER AND AGREEMENT.
 - UPON COMPLETION OF WORK, ALL OR CONTAMINATED MATERIALS SHOWN TO APPLICABLE STATUTORY REQUIREMENTS AND IMMEDIATELY REMOVE IMMEDIATELY.
 - CONFORM TO ALL APPLICABLE CODES FOR DEMOLITION WORK, SAFETY OF STRUCTURE, SAFETY OF MATERIALS HANDLING AND WASTE CONTROL.
 - ALL EXISTING FINISHES TO BE REMOVED TO MATCH NEW COLORS.
 - ALL WORK TO BE DONE IN U.S.A.

- KEYNOTES**
- (1) METAL FINISHES TO BE REMOVED.
 - (2) METAL SHEET ROOF MATERIAL TO BE REMOVED.
 - (3) SKANEX TO BE REMOVED.
 - (4) STAINED FINISH TO BE REMOVED.
 - (5) BUTTER AND TRIM TO BE REMOVED.
 - (6) DOOR TO BE REMOVED.
 - (7) ALL METAL MATERIALS IN AREAS AS INDICATED ON DEMOLITION SHALL BE PAINTED AS COLOR SPECIFIED. THEREAFTER NOT LIMITED TO ALL METALLIC FINISHES INCLUDING: BRASS, COPPER, BRONZE, GOLD LEAFING AND OTHER NON-METAL MATERIALS SHALL RECEIVE THIS FINISH TYPE.
 - (8) ALL METAL MATERIALS IN AREAS AS INDICATED ON DEMOLITION SHALL BE PAINTED AS COLOR SPECIFIED, INCLUDING NOT LIMITED TO LUMBER, BRASS AND TRIM.
 - (9) VERTICAL CONTACT GIRD CARD AT 200-851-1477.
 - (10) METAL PLUMBING SHALL BE PAINTED SAME COLOR AS WALL IT IS APPLIED TO.
 - (11) OPERATED HORIZONTAL WINDOW TO BE PAINTED TO MATCH EXISTING METAL PANELS. USE SIDE OUT FOR RED PANELS AND WHITE SIDE OUT FOR WHITE PANELS. SEE SECTION.
 - (12) WINDOW STAIN MAY BE ORDERED AS SUPPLY OR SUPPLY AND INSTALL. ADVISE YOUR MANUFACTURER. CONTACT SUB REPRESENTATIVE AT 800-842-0000.
 - (13) OR APPROX. ALUMINUM SUPPLIES AS PER PRODUCT FINISHES.

COLOR CHART

APPLICATION	A. UNCOATED HANDBRUSH/BRUSHED (4)	B. PREVIOUSLY PAINTED (3)	C. PAINTED METAL (2)	D. ALUMINUM METAL PANEL	E. ROOF CLADDING	F. SHEET METAL	G. HANDBRUSH BRASS	H. FLOOR COBERT LAP FINISH	J. FLOOR COBERT PANELS
1. WHITE	DULL PAINT 'WHITE' HCP 51	DULL PAINT 'WHITE' HCP 51	400 ALPOLIC 'MET' WHITE VORQUEST/ELP HANFIELD 1-12	400 ALPOLIC 'MET' WHITE VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' WHITE VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' WHITE VORQUEST/ELP HANFIELD 1-12
2. RED	DULL PAINT 'MCDONALD'S RED' HCP 40	DULL PAINT 'MCDONALD'S RED' HCP 40	400 ALPOLIC 'MET' RED VORQUEST/ELP HANFIELD 1-12	400 ALPOLIC 'MET' RED VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' RED VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' RED VORQUEST/ELP HANFIELD 1-12
3. LIGHT GREY	PRIMA 'PRISTINE GREY'	DULL PAINT 'PRISTINE GREY' HCP 41	DULL PAINT 'PRISTINE GREY' HCP 41	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12
4. MEDIUM GREY	PRIMA 'MEDIUM GREY'	DULL PAINT 'MEDIUM GREY' HCP 42	DULL PAINT 'MEDIUM GREY' HCP 42	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12
5. DARK GREY	PRIMA 'DARK GREY'	DULL PAINT 'DARK GREY' HCP 43	DULL PAINT 'DARK GREY' HCP 43	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12
6. BRONZE	PRIMA 'BRONZE GREY'	DULL PAINT 'BRONZE GREY' HCP 44	DULL PAINT 'BRONZE GREY' HCP 44	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12

NEW MATERIALS

APPLICATION	A. UNCOATED HANDBRUSH/BRUSHED (4)	B. PREVIOUSLY PAINTED (3)	C. PAINTED METAL (2)	D. ALUMINUM METAL PANEL	E. ROOF CLADDING	F. SHEET METAL	G. HANDBRUSH BRASS	H. FLOOR COBERT LAP FINISH	J. FLOOR COBERT PANELS
1. WHITE	DULL PAINT 'WHITE' HCP 51	DULL PAINT 'WHITE' HCP 51	400 ALPOLIC 'MET' WHITE VORQUEST/ELP HANFIELD 1-12	400 ALPOLIC 'MET' WHITE VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' WHITE VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' WHITE VORQUEST/ELP HANFIELD 1-12
2. RED	DULL PAINT 'MCDONALD'S RED' HCP 40	DULL PAINT 'MCDONALD'S RED' HCP 40	400 ALPOLIC 'MET' RED VORQUEST/ELP HANFIELD 1-12	400 ALPOLIC 'MET' RED VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' RED VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' RED VORQUEST/ELP HANFIELD 1-12
3. LIGHT GREY	PRIMA 'PRISTINE GREY'	DULL PAINT 'PRISTINE GREY' HCP 41	DULL PAINT 'PRISTINE GREY' HCP 41	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12
4. MEDIUM GREY	PRIMA 'MEDIUM GREY'	DULL PAINT 'MEDIUM GREY' HCP 42	DULL PAINT 'MEDIUM GREY' HCP 42	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12
5. DARK GREY	PRIMA 'DARK GREY'	DULL PAINT 'DARK GREY' HCP 43	DULL PAINT 'DARK GREY' HCP 43	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12
6. BRONZE	PRIMA 'BRONZE GREY'	DULL PAINT 'BRONZE GREY' HCP 44	DULL PAINT 'BRONZE GREY' HCP 44	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12	VORQUEST 'METAL' HCP 50	400 ALPOLIC 'MET' GREY VORQUEST/ELP HANFIELD 1-12

Stantec
Stantec Architecture Ltd. Tel: 403-446-4000
100-111 Dumbarton St. West, 4th Floor, 400
Vancouver, BC V6B 1B3 | 403-446-4000

McDonald's
McDonald's RESTAURANTS OF CANADA LIMITED
4400 STILL CREEK DRIVE, BURWYDIE B.C. V6C 0C8

SCOTT & 86TH
11653
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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0245-00

Issued To: MCDONALD'S RESTAURANTS OF CANADA LTD
("the Owner")

Address of Owner: Attn: Real Estate
100-2 McDonalds Place
North York, ON
M3C 3L4

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: 009-306-170
Lot "B" Except: Part on Statutory Right of Way Plan 53884; Section 30 Township 2 New
Westminster District Plan 23163

8586 - 120 Street

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) In Part 5 "Signs in Commercial/Industrial Zones", Section 27 Sub-section 2(a) the number of fascia signs is increased from 2 to 8.
4. This development variance permit applies to only the fascia signs shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction, in accordance with Development Permit No. 7912-0245-00, with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

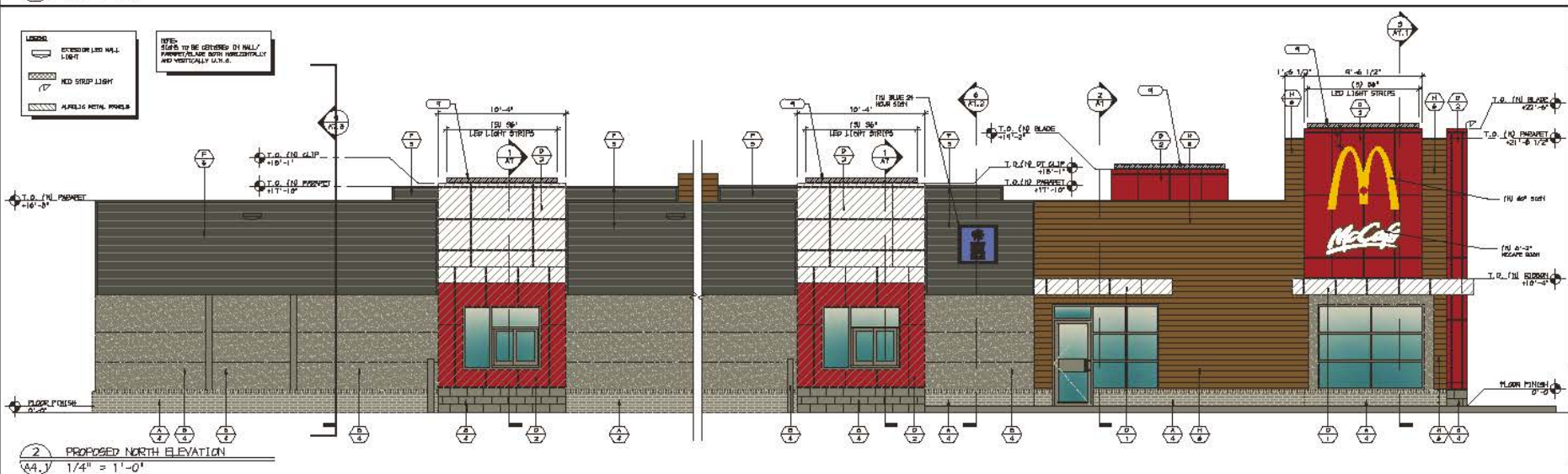
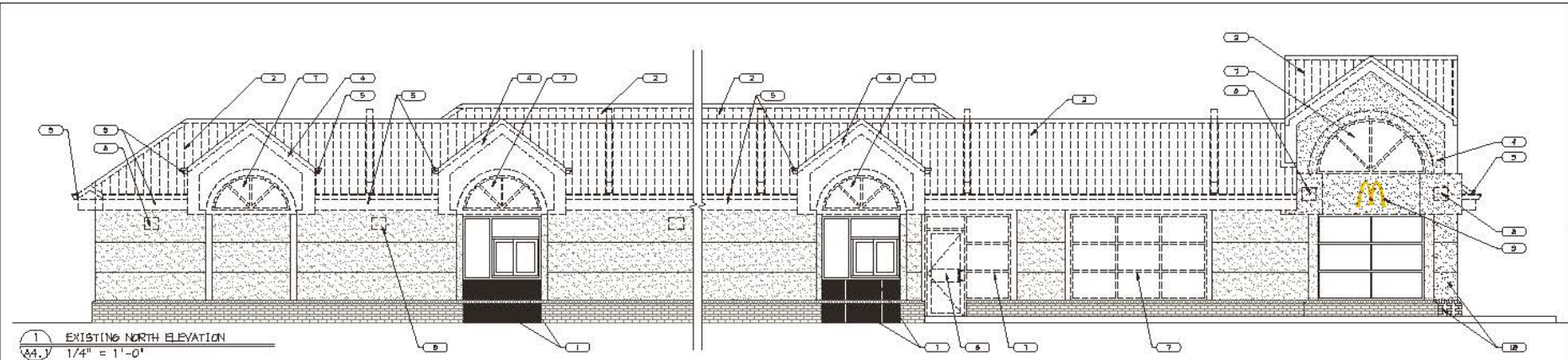
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



- NOTES**
- CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND HISTORY. HIDEOUT REPAIRS OF ALL SUBSEQUENCES BEFORE PROCEEDING WITH ASB.
 - REMOVE AND REINSTALL EXISTING FIRE ALARM AND EXISTING LIGHTING AND SOUND BULBS TO PROTECT OCCUPANTS OF BUILDING, ADDRESS AND QUESTIONS, AND TO REMAIN BY APPLICABLE REGULATORY AGENCIES.
 - ADVISE AND WAIT FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITH AREAS OF DEMOLITION, SUBSEQUENT AND REPAIR ONLY. NOTIFY THE APPLICABLE UTILITY COMPANY AND OR ELEC. AUTHORITY THROUGH IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
 - ALL DEMOLISHED MATERIALS NOT FOR REUSE TO BE IMMEDIATELY REMOVED FROM SITE & PROPERLY DISPOSED OF.
 - PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
 - REMOVE EXISTING WALLS WITH CARE. DO NOT REMOVE ADJACENT SURFACES NOTED TO REMAIN. PROTECT REMAINING SURFACES WHERE NECESSARY. PRIOR TO REMOVAL OF STRUCTURAL MEMBERS REMOVE.
 - REMOVE ALL DEMOLITION DEBRIS IN PROGRESS OF THIS PROJECT AT THE END OF THE WEEK.
 - REMOVE EXISTING MATERIALS, WALLS AND EQUIPMENT FROM THE UPON COMPLETION OF WORK. LEAVE SITE OF A CONDITION ACCORDING TO THE ORDER AND AGREEMENT.
 - UPON COMPLETION OF WORKS AND OR CONTINGENT MATERIALS SUPPLY TO APPLICABLE STATUTORY REQUIREMENTS AND INDUSTRY BEST PRACTICES.
 - CONFORM TO ALL APPLICABLE CODES FOR DEMOLITION WORK, SAFETY OF STRUCTURE, SAFETY OF MATERIALS HANDLING AND BEST PRACTICES.
 - ALL EXISTING FINISHES TO BE MATCHED TO MATCH NEW COLORS.
 - ALL TRIM TO BE MATCHED U.S.A.

- KEYNOTES**
- (1) METAL FINISHES TO BE REMOVED.
 - (2) METAL ROOF RISP MATERIAL TO BE REMOVED.
 - (3) SKANED TO BE REMOVED.
 - (4) SKANED FINISH TO BE REMOVED.
 - (5) BUTTER AND TRIM TO BE REMOVED.
 - (6) DOOR TO BE REMOVED.
 - (7) ALL ALUM. ELEMENTS TO BE REMOVED.
 - (8) BUILDING LIFTS TO BE REMOVED. PRACK AND REPAIR.
 - (9) LED LIGHT STRIP FOR MARK.
 - (10) EXTERIOR FINISHES TO BE REMOVED AND HAVE NEW FINISH PROCEED.
- COLOR CHART**
1. WHITE
 2. RED
 3. LIGHT GREY
 4. MEDIUM GREY
 5. DARK GREY
 6. BRONZE

APPLICATION	EXISTING EXTERIOR FINISHES			NEW MATERIALS					
	A. UNCOATED HANDRAIL/BRIDGE (4)	B. PREVIOUSLY PAINTED (3)	C. PAINTED METAL (3)	D. ALUMINUM METAL PANEL	E. ROOF CLADDING	F. SHEET METAL	G. HANDBART BARS	H. FLOOR COBERT LAP SYSTEM	I. FLOOR COBERT PANELS
1. WHITE	PAINTED HANDRAIL/BRIDGE (4)	DULL PAINT (1) WHITE MCD 51	DULL PAINT (1) GREY MCD 52	4" ALUMINUM HANDRAIL PANEL SYSTEM/ARCH FINISH (1) SEE NOTE 6	METAL ROOFING (3) VIOQUEST TRAVELER (1) SEE NOTE 6	ALUMINUM (3) VIOQUEST TRAVELER (1) SEE NOTE 6	RECYCLED CARBON FIBER PANELS (1) SEE NOTE 6	CERTAIN TECK DECK BOARD LAP FINISH (1) SEE NOTE 6	CERTAIN TECK DECK BOARD PANELS (1) SEE NOTE 6
2. RED		DULL PAINT (1) RED MCD 40	DULL PAINT (1) RED MCD 40	4" ALUMINUM HANDRAIL PANEL SYSTEM/ARCH FINISH (1) SEE NOTE 6		VIOQUEST "CORCORAN GREY" (1) SEE NOTE 6	RECYCLED CARBON FIBER PANELS (1) SEE NOTE 6		
3. LIGHT GREY		DULL PAINT (1) GREY MCD 52	DULL PAINT (1) GREY MCD 52	4" ALUMINUM HANDRAIL PANEL SYSTEM/ARCH FINISH (1) SEE NOTE 6		VIOQUEST "CORCORAN GREY" (1) SEE NOTE 6	RECYCLED CARBON FIBER PANELS (1) SEE NOTE 6		
4. MEDIUM GREY		DULL PAINT (1) GREY MCD 41	DULL PAINT (1) GREY MCD 41	4" ALUMINUM HANDRAIL PANEL SYSTEM/ARCH FINISH (1) SEE NOTE 6		VIOQUEST "CORCORAN GREY" (1) SEE NOTE 6	RECYCLED CARBON FIBER PANELS (1) SEE NOTE 6		
5. DARK GREY		DULL PAINT (1) DARK GREY MCD 42	DULL PAINT (1) DARK GREY MCD 42	4" ALUMINUM HANDRAIL PANEL SYSTEM/ARCH FINISH (1) SEE NOTE 6		VIOQUEST "CORCORAN GREY" (1) SEE NOTE 6	RECYCLED CARBON FIBER PANELS (1) SEE NOTE 6		
6. BRONZE		DULL PAINT (1) BRONZE MCD 51	DULL PAINT (1) BRONZE MCD 51	4" ALUMINUM HANDRAIL PANEL SYSTEM/ARCH FINISH (1) SEE NOTE 6		VIOQUEST "CORCORAN GREY" (1) SEE NOTE 6	RECYCLED CARBON FIBER PANELS (1) SEE NOTE 6		

Stantec
 Stantec Architecture Ltd. Tel: 1-800-446-4000
 1100-111 Burrard St. Vancouver, BC V6C 2B7
 www.stantec.com

McDonald's
 McDONALD'S RESTAURANTS OF CANADA LIMITED
 4400 STILL CREEK DRIVE, BURWYME B.C. V6C 0C8

SCHEDULE A

