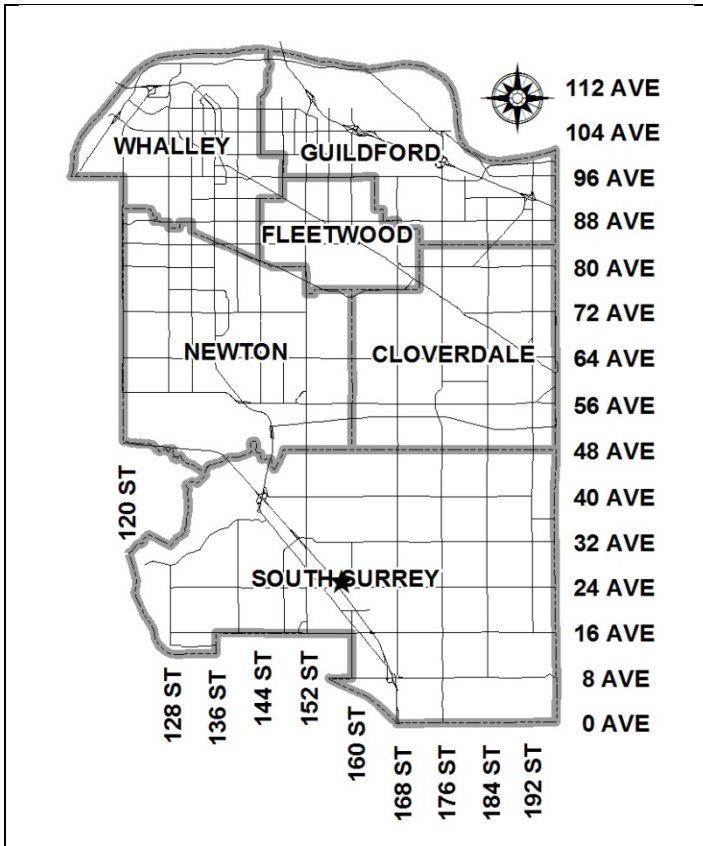


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0237-00

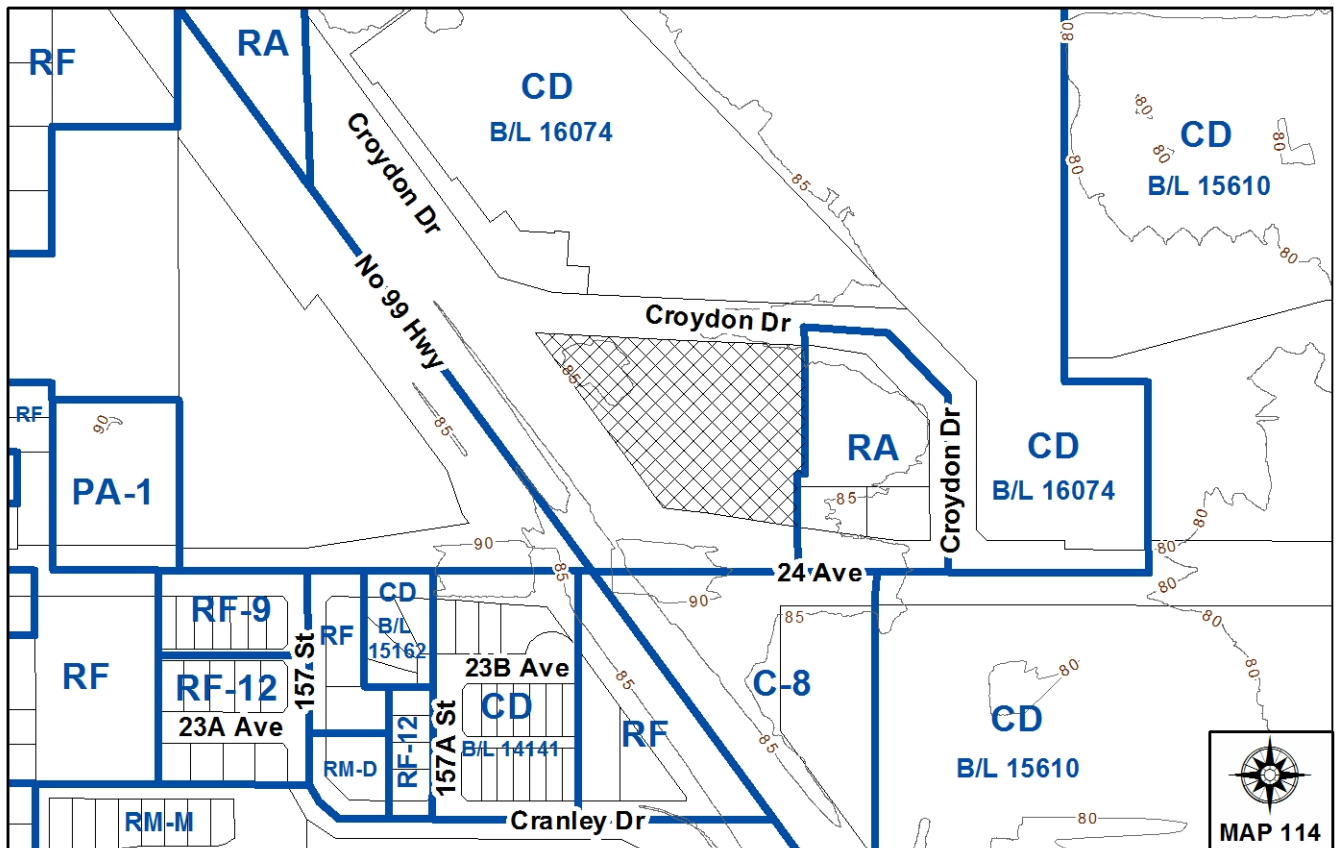
Planning Report Date: October 20, 2014



PROPOSAL:

- **Development Permit**
 in order to permit exterior renovations to an existing building located in the Morgan Crossing development.

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



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The applicant is requesting a Major Development Permit (DP) Amendment in order to allow exterior renovations to the former Best Buy retail building in Morgan Crossing to reflect the corporate identity of the new tenant (Restoration Hardware).
- The proposed renovations include extensive glazing, contemporary building materials, high-quality fascia signage as well as additional landscaping in the form of small planter boxes on the northeast façade.
- The overall design is generally consistent with the Morgan Crossing Development.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7914-0237-00 and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, including signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single tenant retail store and restaurant

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across Croydon Drive):	Morgan Crossing Lifestyle Centre	Commercial/Mixed Commercial Residential	CD (By-law No. 16074)
East:	Vacant parcel under development application (File No. 7906-0472-00). Proposed gas station and retail commercial.	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/Townhouse (15 u.p.a.)	RM-15

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is 2.43 acres (9,829 sq. m.) in area and located along the south side of Croydon Drive just east of Highway 99 and north of 24 Avenue. The property is part of the larger Morgan Crossing Lifestyle Centre which is a larger (18.6 acre/7.5 hectare) mixed-use development. The lifestyle village features a mixed-use component that comprises roughly 40,028 square metres (430,872 sq. ft.) of commercial space and 457 apartment units with a total gross floor area of 84,530 square meters (909,800 sq. ft.). Council previously approved the OCP Amendment, rezoning and General Development Permit for the Morgan Crossing Lifestyle Centre in June, 2007 (File No. 7906-0137-00).
- Council approved a Development Permit (No. 7908-0242-00) in October, 2008 on the subject property for a 2,554 square metre (27,492 sq. ft.) single-tenant commercial building previously occupied by Best Buy. A subsequent Development Permit was issued by Council in May, 2012 (No. 7912-0100-00) for a 639 square metre (6,900 sq. ft.) commercial building (unconstructed) and 446 square metre (4,800 sq. ft.) restaurant occupied by Sammy J's as part of Phase 7 of the Morgan Crossing Development.

Current Proposal

- The applicant is requesting a Major Development Permit Amendment to attract a new tenant (Restoration Hardware) in the single-tenant commercial building vacated by Best Buy. The Major Development Permit Amendment will allow exterior renovations to the existing building which better reflect the corporate identity of Restoration Hardware. The proposed changes include newer fascia signage, extensive glazing, different exterior materials as well as improved landscaping in the form of small planter boxes. No changes are proposed in terms of gross floor area, existing services/utility connections or parking lot configuration.

DESIGN PROPOSAL AND REVIEW

- The existing building will continue to conform with the CD Zone (By-law No. 16074) in terms of Floor Area Ratio (FAR), lot coverage, minimum setbacks and on-site parking. Under Part 5 of the Zoning By-law, the site requires one-hundred fifty-three (153) parking stalls in order to accommodate Restoration Hardware, Sammy J's and the future retail building approved under File No. 7912-0100-00. The property continues to satisfy the minimum parking requirement on-site based upon the surface parking available as well as underground parkade located beneath the former Best Buy store. No further changes are proposed in terms of driveway access and/or pedestrian circulation.
- The applicant proposes to replace the existing decorative parapet as well as update the exterior façade with newer curtain wall finishes, weather protection canopies and additional openings with extensive storefront glazing along the northeast façade in order to enhance visual interest, encourage architectural co-ordination as well as provide for unified on-site building design.
- The applicant is proposing to install extensive glazing along the northern and eastern façades which allow for better sight lines and represents an improvement in terms of Crime Prevention Through Environmental Design (CPTED).

- The proposed renovation will notably improve the exterior façade and urban design thereby transforming the character of the existing building from a "blank wall" where activity occurs within the building to a "street wall" where the exterior façade promotes visual interest and enhances the overall design of the Morgan Crossing Lifestyle Centre.

Fascia Signage

- The proposed fascia signage complies with the signage guidelines previously established for the Morgan Crossing Lifestyle Centre and consists of higher-quality materials in the form of individual aluminum channel letters with internal LED lighting for background illumination which provides a halo-lit effect.
- The proposed fascia signage is limited to one fascia sign per premise frontage and conforms to the maximum allowable combined sign area per linear foot of premise frontage. Furthermore, the signage will not extend more than 0.5 metre (1.6 ft.) from the building façade, in keeping with the Sign By-law.

Proposed Landscaping

- The applicant proposes to remove the existing bollards and install various small planter boxes with trees along the northeast façade directly adjacent to the principal entrance. The additional landscaping improves pedestrian circulation as well as provides visual enhancement.
- The landscaping is consistent with landscaping previously installed throughout the Morgan Crossing Lifestyle Centre.

ADVISORY DESIGN PANEL

The development application was not referred to the Advisory Design Panel. City staff reviewed the proposal internally and determined the proposal was generally acceptable.

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. Development Permit No. 7914-0237-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Johnston Davidson Architecture and Planning Inc. and Amy Tsang Landscape Architects, respectively, dated October 3, 2014 and October 15, 2014.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

\\file-server1\net-data\csdc\generate\areaproduct\save\27676228050.doc
DRV 10/15/14 4:15 PM

Information for City Clerk

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

1. (a) Agent: Name: Edward Craig
 Johnston Davidson Architecture & Planning
 Address: 128 - West Pender Street, Unit 203
 Vancouver, BC V6B 1R8
 Tel: 604-684-3338

2. Properties involved in the Application

- (a) Civic Address: 15760 - Croydon Drive
- (b) Civic Address: 15760 Croydon Drive
 Owner: Morgan Crossing Properties Ltd.
 PID: 027-169-791
 Lot 2 Section 23 Township 1 New Westminster District Plan BCP31949, Except Part in Plan
 BCP31950

3. Summary of Actions for City Clerk's Office

- (a) Approval and issuance of Development Permit No. 7914-0237-00.

DEVELOPMENT DATA SHEET

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

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	9,843.4 sq. m.
Road Widening area		
Undevelopable area		
Net Total	N/A	N/A
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	40%	38.7%
SETBACKS (in metres)		
Front	8 m.	+8 m.
Rear	3 m.	+3 m.
Side #1 (East)	7.5 m.	+7.5 m.
Side #2 (West)	8 m.	8 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	20 m.	8.7 m.
Accessory	4.5 m.	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Best Buy (Retail)	N/A	2,623.14 sq. m.
Sammy J's (Restaurant)	N/A	547 sq. m.
Unconstructed Building (Retail)	N/A	641 sq. m.
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	3,811.14 sq. m.

** 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)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	N/A	N/A
FAR (net)	0.38	0.38
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Best Buy (Retail)	79 spaces	N/A
Sammy J's (Restaurant)	55 spaces	N/A
Unconstructed Building (Retail)	19 spaces	N/A
Industrial	N/A	N/A
Residential	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	153 spaces	173 spaces
Number of disabled stalls	N/A	N/A
Number of small cars	N/A	N/A
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0237-00

Issued To: MORGAN CROSSING PROPERTIES LTD.

("the Owner")

Address of Owner: 100 - Park Royal South, Unit #300
West Vancouver, BC V7T 1A2

1. This development 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 permit.

2. This development 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 BCP31949, Except Part in Plan BCP31950

15760 - Croydon Drive

(the "Land")

3. This development 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 permit.

4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.

5. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7914-0237-00(A) through to and including 7914-0237-00(I) (the "Drawings") which are attached hereto and form part of this development permit.

6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.

7. (a) The landscaping shall conform to drawings numbered 7914-0237-00(J) (the "Landscaping").
- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$12,104.40.

(the "Security")

- (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
8. This development permit supplements/amends Development Permit No. 7908-0242-00 and 7912-0100-00.
9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
10. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

12. This development 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

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

Authorized Agent: (Signature)

Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)

RESTORATION HARDWARE

MORGAN CROSSING
15760 CROYDON DRIVE
SURREY, BC V3S 2L6



305 - 113 West Fraser Street
Richmond, BC, Canada, V6V 1R5
Telephone: 604.273.0000
Fax: 604.273.0000
E-mail: info@restorationhardware.com



Brian I. Curtner
ARCHITECT
101 West 10th Street, Suite 101
V6B 5K6, Vancouver, BC, Canada
Tel: 604.681.1111 Fax: 604.681.1112



RESTORATION HARDWARE
15760 CROYDON DR
SURREY, BC

Design and construction documents prepared by the architect and approved by the local authority having jurisdiction. This document is the property of the architect and is not to be reproduced without the written consent of the architect.

Rev.	Date	By
06/20/14	CHECK SET	
07/22/14	DEVELOPMENT PERMIT	
10/03/14	DP RESUBMITTAL	

PROJECT DIRECTORY	PROJECT INFORMATION	CODE SUMMARY	VICINITY MAP	LIST OF DRAWINGS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
<p>A. OWNER RESTORATION HARDWARE 15 8000 KING, SUITE 2 COTTLE BURN, BC V8R 5R8 CONTACT: ANDREW LAWRENCE PHONE: 604.273.0000 EMAIL: alawrence@restorationhardware.com</p> <p>A. LANDLORD 15760 CROYDON DRIVE BELMONT LTD. 2000 PARK ROAD, SUITE 200 WEST MOUNTAIN, BC V3T 3P4 CONTACT: BOB BROWN PHONE: 604.273.0000</p> <p>A. ARCHITECT BRIAN I. CURTNER ARCHITECT 101 WEST 10TH STREET, SUITE 101 VANCOUVER, BC V6B 5K6 CONTACT: BRIAN CURTNER PHONE: 604.681.1111 x 207 EMAIL: bcurtner@brianic.com</p>	<p>A. DESIGNER BRIAN I. CURTNER ARCHITECT 101 WEST 10TH STREET, SUITE 101 VANCOUVER, BC V6B 5K6 CONTACT: BRIAN CURTNER PHONE: 604.681.1111 x 207 EMAIL: bcurtner@brianic.com</p> <p>A. CONTRACTOR MORGAN CROSSING DEVELOPMENT 15760 CROYDON DRIVE SURREY, BC V3S 2L6 CONTACT: ANDREW LAWRENCE PHONE: 604.273.0000 EMAIL: alawrence@restorationhardware.com</p> <p>A. DATE MAY 2014</p> <p>A. TITLE RESTORATION HARDWARE - EXTERIOR RENOVATION PERMIT</p>	<p>APPLICABLE CODES BUILDING: 2006 BRITISH COLUMBIA BUILDING CODE PLUMBING: 2006 NATIONAL PLUMBING CODE OF CANADA MECHANICAL: 2006 BRITISH COLUMBIA BUILDING CODE ELECTRICAL: 2006 BRITISH COLUMBIA BUILDING CODE FIRE: 2006 FIRE CODE ACCESSIBILITY: 2006 BRITISH COLUMBIA BUILDING CODE</p> <p>OCCUPANCY USE AND OCCUPANCY CLASSIFICATION: E-MERCANTILE CONSTRUCTION TYPE: EXISTING NON-COMBUSTIBLE SPRINKLED: YES</p> <table border="1"> <thead> <tr> <th>AREA CALCULATIONS</th> <th>Sales Area</th> <th>Stock Room</th> <th>Office</th> <th>Break Room</th> <th>Restrooms</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td></td> <td>1,922 SM</td> <td>547 SM</td> <td>13 SM</td> <td>17 SM</td> <td>33 SM</td> <td>2,532 SM</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>OCCUPANT LOAD</th> <th>LOAD #</th> </tr> </thead> <tbody> <tr> <td>1.7 SM/PP</td> <td>519</td> </tr> <tr> <td>26 SM/PP</td> <td>20</td> </tr> <tr> <td>ACTUAL</td> <td></td> </tr> <tr> <td>26 SM/PP</td> <td>1</td> </tr> <tr> <td>ACTUAL</td> <td></td> </tr> <tr> <td></td> <td>543</td> </tr> </tbody> </table>	AREA CALCULATIONS	Sales Area	Stock Room	Office	Break Room	Restrooms	TOTAL		1,922 SM	547 SM	13 SM	17 SM	33 SM	2,532 SM	OCCUPANT LOAD	LOAD #	1.7 SM/PP	519	26 SM/PP	20	ACTUAL		26 SM/PP	1	ACTUAL			543	<p>RESTORATION HARDWARE</p> <p>NOTE: PLAN IS FOR REFERENCE ONLY. THIS IS AN APPROXIMATE LOCATION OF THE PROJECT SPACE.</p>	<table border="1"> <thead> <tr> <th>TO</th> <th>FROM</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>D1.0</td> <td>TITLE PAGE</td> <td></td> <td></td> </tr> <tr> <td>D1.1</td> <td>DEMOLITION PLAN</td> <td></td> <td></td> </tr> <tr> <td>D1.2</td> <td>DEMOLITION STOREFRONT ELEVATIONS</td> <td></td> <td></td> </tr> <tr> <td>D1.3</td> <td>DEMOLITION STOREFRONT ELEVATIONS</td> <td></td> <td></td> </tr> <tr> <td>A0.1</td> <td>CONTEXT PLAN</td> <td></td> <td></td> </tr> <tr> <td>A0.2</td> <td>CONCEPT PLAN</td> <td></td> <td></td> </tr> <tr> <td>A0.3</td> <td>ROOF AND LANDSCAPE PLAN</td> <td></td> <td></td> </tr> <tr> <td>A1.0</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.1</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.2</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.3</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.4</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.5</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.6</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.7</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.8</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.9</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.10</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.11</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.12</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.13</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.14</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.15</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.16</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.17</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.18</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.19</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.20</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.21</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.22</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.23</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.24</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.25</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.26</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.27</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.28</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.29</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.30</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.31</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.32</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.33</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.34</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.35</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.36</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.37</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.38</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.39</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.40</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.41</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.42</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.43</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.44</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.45</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.46</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.47</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.48</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.49</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.50</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.51</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.52</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.53</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.54</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.55</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.56</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.57</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.58</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.59</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.60</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.61</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.62</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.63</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.64</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.65</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.66</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.67</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.68</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.69</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.70</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.71</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.72</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.73</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.74</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.75</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.76</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.77</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.78</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.79</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.80</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.81</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.82</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.83</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.84</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.85</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.86</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.87</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.88</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.89</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.90</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.91</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.92</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.93</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.94</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.95</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.96</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.97</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.98</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.99</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> <tr> <td>A1.100</td> <td>FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND</td> <td></td> <td></td> </tr> </tbody> </table>	TO	FROM	DATE	BY	D1.0	TITLE PAGE			D1.1	DEMOLITION PLAN			D1.2	DEMOLITION STOREFRONT ELEVATIONS			D1.3	DEMOLITION STOREFRONT ELEVATIONS			A0.1	CONTEXT PLAN			A0.2	CONCEPT PLAN			A0.3	ROOF AND LANDSCAPE PLAN			A1.0	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.1	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.2	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.3	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.4	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.5	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.6	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.7	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.8	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.9	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.10	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.11	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.12	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.13	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.14	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.15	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.16	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.17	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.18	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.19	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.20	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.21	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.22	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.23	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.24	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.25	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.26	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.27	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.28	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.29	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.30	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.31	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.32	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.33	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.34	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.35	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.36	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.37	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.38	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.39	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.40	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.41	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.42	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.43	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.44	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.45	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.46	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.47	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.48	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.49	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.50	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.51	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.52	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.53	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.54	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.55	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.56	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.57	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.58	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.59	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.60	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.61	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.62	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.63	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.64	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.65	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.66	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.67	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.68	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.69	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.70	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.71	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.72	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.73	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.74	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.75	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.76	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.77	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.78	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.79	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.80	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.81	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.82	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.83	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.84	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.85	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.86	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.87	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.88	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.89	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.90	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.91	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.92	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.93	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.94	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.95	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.96	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.97	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.98	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.99	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND			A1.100	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND		
AREA CALCULATIONS	Sales Area	Stock Room	Office	Break Room	Restrooms	TOTAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
	1,922 SM	547 SM	13 SM	17 SM	33 SM	2,532 SM																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
OCCUPANT LOAD	LOAD #																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
1.7 SM/PP	519																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
26 SM/PP	20																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
ACTUAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
26 SM/PP	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
ACTUAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
	543																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
TO	FROM	DATE	BY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
D1.0	TITLE PAGE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
D1.1	DEMOLITION PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
D1.2	DEMOLITION STOREFRONT ELEVATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
D1.3	DEMOLITION STOREFRONT ELEVATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A0.1	CONTEXT PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A0.2	CONCEPT PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A0.3	ROOF AND LANDSCAPE PLAN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.0	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.1	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.2	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.3	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.4	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.5	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.6	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.7	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.8	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.9	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.10	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.11	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.12	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.13	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.14	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.15	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.16	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.17	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.18	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.19	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.20	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.21	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.22	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.23	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.24	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.25	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.26	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.27	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.28	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.29	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.30	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.31	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.32	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.33	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.34	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.35	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.36	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.37	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.38	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.39	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.40	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.41	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.42	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.43	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.44	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.45	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.46	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.47	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.48	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.49	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.50	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.51	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.52	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.53	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.54	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.55	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.56	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.57	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.58	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.59	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.60	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.61	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.62	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.63	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.64	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.65	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.66	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.67	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.68	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.69	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.70	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.71	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.72	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.73	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.74	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.75	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.76	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.77	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.78	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.79	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.80	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.81	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.82	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.83	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.84	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.85	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.86	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.87	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.88	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.89	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.90	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.91	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.92	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.93	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.94	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.95	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.96	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.97	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.98	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.99	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
A1.100	FLOOR PLAN, GENERAL NOTES, KEYNOTES & LEGEND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			

7914-0237-00(A)
Schedule A



15760 Croydon Drive
 Surrey, BC V4N 1R1
 Tel: 604.591.1111
 Fax: 604.591.1112
 www.restorationhardware.com

Orlan I. Curtner
 ARCHITECT
 100-1100 West Pacific Street
 Vancouver, BC V6P 1R1
 Tel: 604.681.1111
 Fax: 604.681.1112
 www.orlanicurtner.com

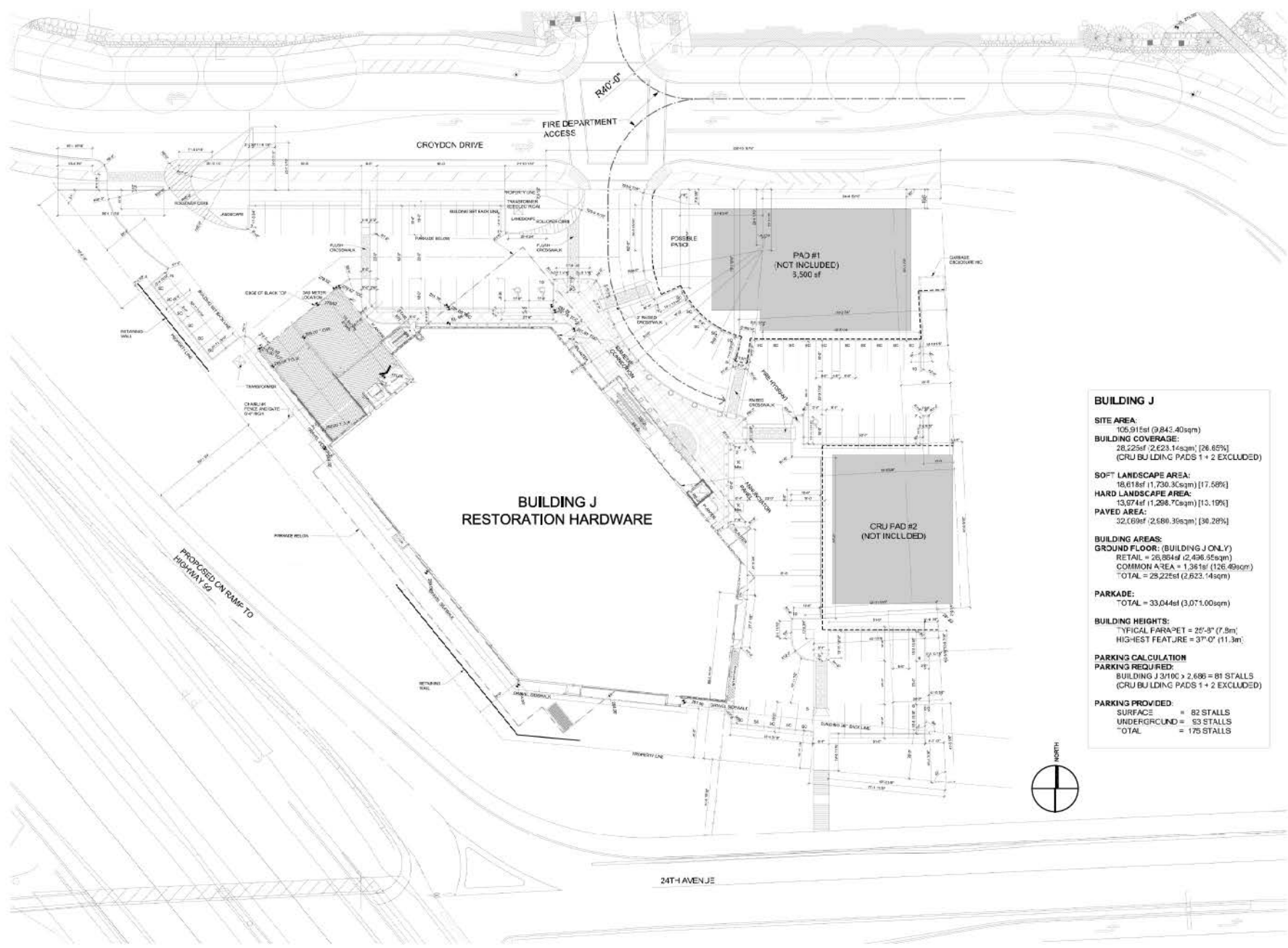
RH
 RESTORATION HARDWARE
 15760 CROYDON DR
 SURREY, BC

Drawing created and modified using AutoCAD 2014. All dimensions are in millimeters unless otherwise specified. See notes for details.

No.	Date	Issue
08/20/14	CHECK SET	
07/22/14	DEVELOPMENT PERMIT	
10/03/14	DP RESUBMITAL	

Project No: 48524
 Scale: 1:125
 Drawing Title: CONTEXT PLAN
 Drawing No: A0.1
 7914-0237-00(B)

Not to scale. See notes for details.



**BUILDING J
RESTORATION HARDWARE**

BUILDING J

SITE AREA:
105,915sf (9,845.40sqm)

BUILDING COVERAGE:
28,225sf (2,623.14sqm) [26.65%]
(CRU BUILDING PADS 1 + 2 EXCLUDED)

SOFT LANDSCAPE AREA:
18,618sf (1,730.36sqm) [17.58%]

HARD LANDSCAPE AREA:
13,974sf (1,296.76sqm) [13.19%]

PAVED AREA:
32,699sf (2,980.36sqm) [30.28%]

BUILDING AREAS:
GROUND FLOOR: (BUILDING J ONLY)
RETAIL = 26,864sf (2,496.95sqm)
COMMON AREA = 1,361sf (126.49sqm)
TOTAL = 28,225sf (2,623.14sqm)

PARKADE:
TOTAL = 33,044sf (3,071.00sqm)

BUILDING HEIGHTS:
TYPICAL FLOOR-TO-CEILING = 20'-0" (7.8m)
HIGHEST FEATURE = 37'-0" (11.3m)

PARKING CALCULATION
PARKING REQUIRED:
BUILDING J 3/100 x 2,686 = 81 STALLS
(CRU BUILDING PADS 1 + 2 EXCLUDED)

PARKING PROVIDED:
SURFACE = 82 STALLS
UNDERGROUND = 53 STALLS
TOTAL = 175 STALLS



RH
RESTORATION HARDWARE

15760 CROYDON DR
SURREY, BC

All drawings are the property of Brian I. Curtner Architect. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architect.

No.	Date
08/20/14	CHECK SET
07/22/14	DEVELOPMENT PERMIT
10/03/14	DP SUBMITTAL

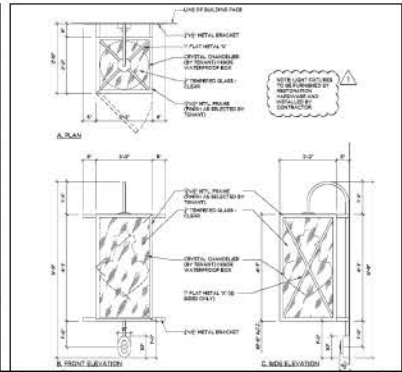
Project No.	48524
Scale	1:200
Drawing Title	SITE PLAN

7914-0237-00(C)

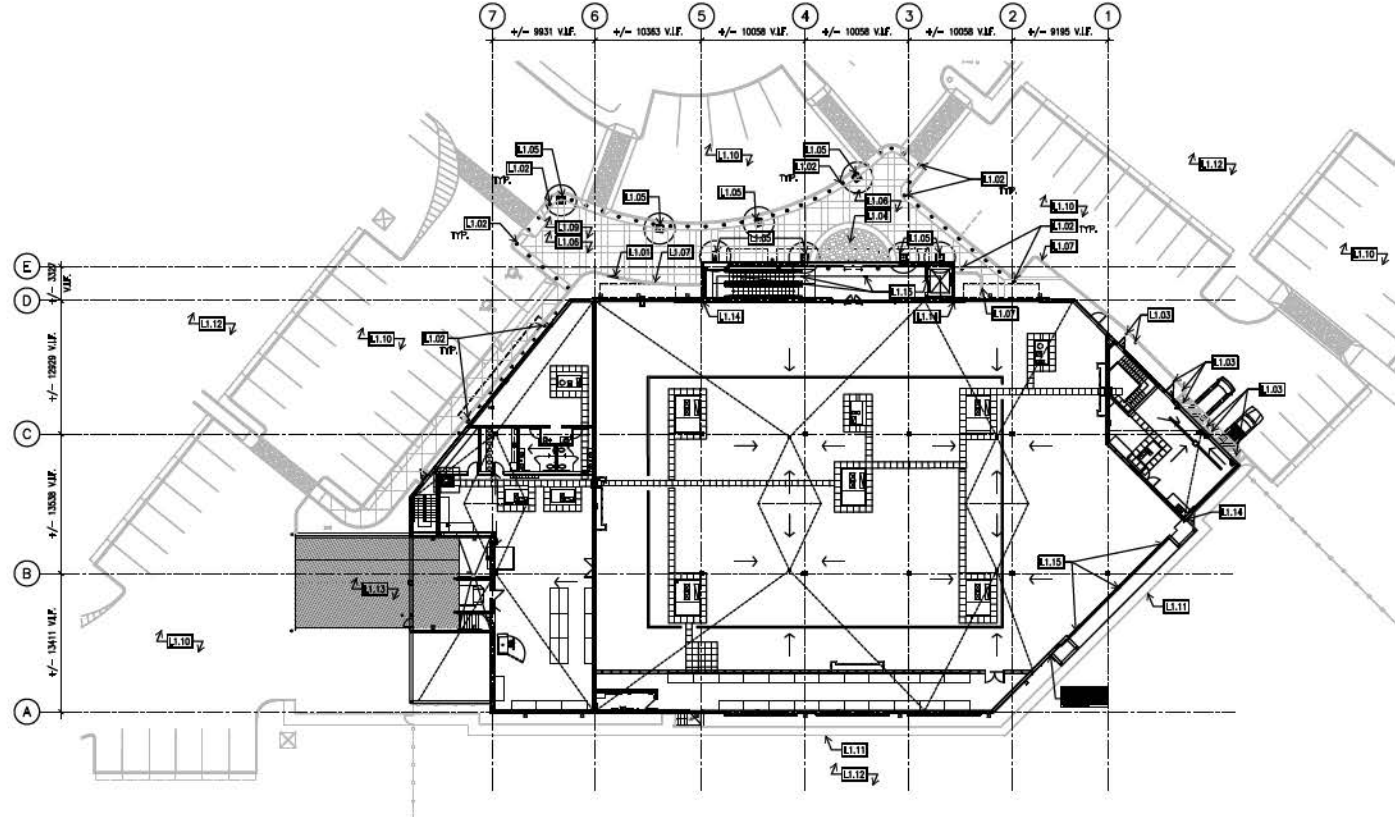
A0.2

KEYNOTES

- K.1.01** GC TO POUR (N) PLANTER TO MATCH (S).
- K.1.02** (S) BOLLARDS TO BE REMOVED. PATCH AND REPAIR (S) SIDEWALK AS REQUIRED.
- K.1.03** (S) BOLLARDS TO BE PAINTED DARK GREY.
- K.1.04** (S) CONCRETE PAVERS TO REMAIN. GC TO PATCH AND REPAIR WHERE DISTURBED BY THIS WORK.
- K.1.05** (N) POTTED PLANT, SEE LANDSCAPE ARCHITECTS PLAN FOR MORE INFORMATION.
- K.1.06** (S) SCORED CONCRETE SURFACE TO REMAIN. GC TO PATCH AND REPAIR WHERE DISTURBED BY THIS WORK.
- K.1.07** (S) 24" RESED PLANTER TO REMAIN.
- K.1.08** (S) 24" WIDE CONCRETE BANDING TO REMAIN.
- K.1.09** ALL (S) PLANTER POTS TO BE REMOVED UNLESS OTHERWISE NOTED.
- K.1.10** (S) PARKING AREA TO REMAIN.
- K.1.11** (S) GRAVEL PATH FOR MAINTENANCE ACCESS.
- K.1.12** (S) TREES AND PLANTING TO REMAIN UNDISTURBED.
- K.1.13** (S) LOADING AREA TO REMAIN.
- K.1.14** EXTENT OF (N) PARAPET. REFER TO ELEVATION AND DETAILS FOR FURTHER INFORMATION.
- K.1.15** (N) PARAPET VENTS AS REQUIRED.



EXTERIOR SCONCE DETAILS | 2



NOTE:
ALL EXISTING ROOFTOP EQUIPMENT, UNITS,
PANNING, DOWNS, SCUPPERS, PARAPETS,
ETC. TO REMAIN UNLESS NOTED
OTHERWISE.



ROOF AND LANDSCAPE PLAN | 1

RESTORATION HARDWARE & PLUMBING INC.
 305 - 110 West Pacific Street
 Victoria, BC, Canada V8B 1K5
 Telephone: 250.363.0000
 Fax: 250.363.0003
 E-mail: info@rhbc.ca

Brian J. Currier
ARCHITECT
 1071 8th St. Suite 101 Victoria, Canada
 250.363.1000 or 250.363.3333

RH
RESTORATION HARDWARE
 15760 CROYDON DR
 SURREY, BC

Design and/or construction drawings are the property of Restoration Hardware and are to be used only for the project and location for which they were prepared. Any reproduction or use of these drawings without the written consent of the architect, Brian J. Currier, is prohibited.

No.	Date	Issue
06/20/14	CHECK SET	
07/22/14	DEVELOPMENT PERMIT	
10/03/14	DP RESUBMITTAL	

Project No.	49524
Scale	1:200
Working Title	ROOF & LANDSCAPE AND KEYNOTES
Client	C.A.

Grids:

A0.3

7914-0237-00(D)

KEYNOTES

- A3.01 G.C. TO REPAIR (C) METAL PANEL FINISH 'RH GRAYSON GREY'.
- A3.02 G.C. TO REPAIR (C) YELLOW METAL TRIM 'RH GRAYSON GREY'.
- A3.03 (C) COMPOSITE FIBRE CONCRETE METAL PANELS TO BE PREPARED, PRIMED AND PAINTED 'RH GRAYSON GREY'.
- A3.04 NEW SHINGLED METAL PANELS TO MATCH (C), PAINT 'RH GRAYSON GREY', G.C. TO PROVIDE SAMPLE FOR APPROVAL.
- A3.05 RESERVED.
- A3.06 NEW STEEL CANOPY ABOVE GLAZING TO BE PAINTED BLACK.
- A3.07 GLAZING SYSTEM, G.C. TO REPLACE GLASS PANELS. SITE VERIFY EXACT SIZE ON SITE.
- A3.08 NEW STOREFRONT GLAZING SYSTEM TO MATCH (C) 1" THICK CLEAR INSULATED TEMPERED GLASS.
- A3.09 PAINT ALL (C) MULLION SYSTEMS 'BLACK BEAUTY', TYP.
- A3.10 NEW CONCRETE CURBS. SEE STRUCTURAL DRAWINGS.

- A3.11 NEW H.M. DOOR, SEE DOOR SCHEDULE FOR MORE INFORMATION.
- A3.12 ALL REMAINING BOLLARDS TO BE PAINTED 'RH GRAYSON GREY'.
- A3.13 (C) METAL DOOR TO BE PAINTED DARK GREY.
- A3.14 (C) GLASS DOOR AND GLAZING TO REMAIN AS IS.
- A3.15 (C) LEARN FIXTURE.
- A3.16 (C) STOREFRONT TO REMAIN.
- A3.17 (N) EPS WALL CONSTRUCTION TO BE PAINTED 'RH GRAYSON GREY'.
- A3.18 (C) GLAZING SYSTEM TO REMAIN.
- A3.19 DAMAGED LINES OF (C) STOREFRONT TO BE REMOVED, SEE DEMO SHEET FOR MORE INFORMATION.
- A3.20 (N) ALUMINUM STOREFRONT SIGNAGE PAINTED BLACK C/W INTERNAL LED ILLUMINATION.

- A3.21 NEW LEARN SCOOZE.
- A3.22 (N) PARAPET, SEE DETAIL 1/A3.2.
- A3.23 (C) METAL CHASE.
- A3.24 (C) CAST-IN-PLACE CONCRETE CURB TO REMAIN.
- A3.25 (N) POTTED TREE.
- A3.26 (N) INTERIOR CHANNELLED, UNDER SEPARATE PERMIT.

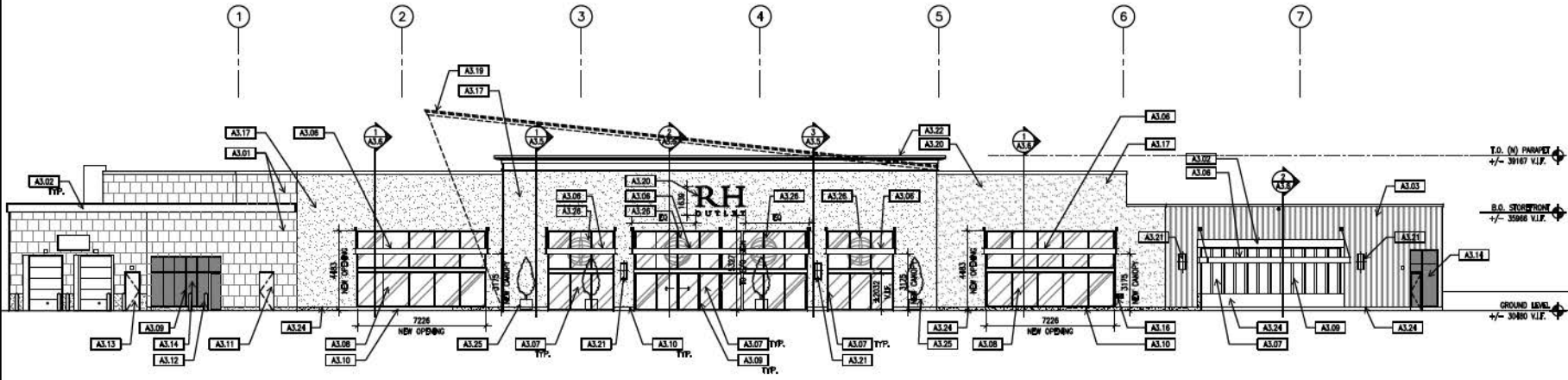
SIGNAGE NOTES

NUMBER OF SIGNS = 2
 TYPE = FABRICATED ALUMINUM LETTERS PAINTED BLACK WITH WHITE FLEX BACKS AND INTERNAL LED ILLUMINATION FOR HALO LIT GLOW EFFECT.
 HEIGHT = 1630mm HIGH, TO BE MOUNTED 5327mm ABOVE GRADE ON NORTH FACE, AND 5567mm ABOVE GRADE ON SOUTH FACE.

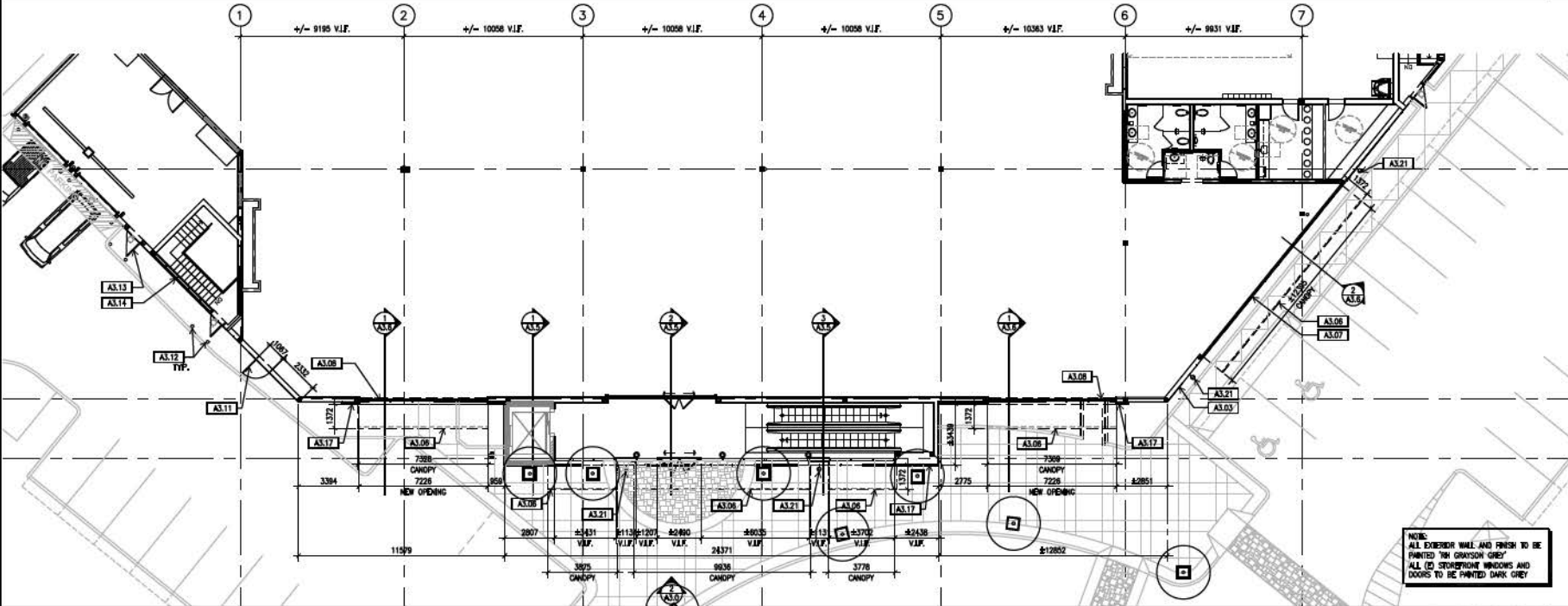


Architectural & Planning Inc.
 105 - 111 West Fraser Street
 Vancouver, BC, Canada, V6B 1K6
 Telephone: (604) 681-0000
 Fax: (604) 681-0001
 E-mail: info@architect.com

Brian J. Currier
 ARCHITECT
 101 West 10th Street, Suite 1000
 Vancouver, BC V6B 1G2



NORTH EXTERIOR ELEVATION 2



NORTH ENLARGED PLAN 1

RH
 RESTORATION HARDWARE
 15760 CROYDON DR
 SURREY, BC

Design and construction drawings for the above project are prepared and approved by the Architect in accordance with the British Columbia Act and Regulations and are not to be used for any other project without the written consent of the Architect, Currier & Partners Inc.

No.	Date	Issue
06/20/14	CHECK SET	
07/22/14	DEVELOPMENT PERMIT	
10/03/14	DP RESUBMITAL	

Project No.	49524
Scale	1:100
Drawing Title	NORTH ENLARGED PLAN AND ELEVATION

Project No.	49524
Scale	1:100
Drawing Title	NORTH ENLARGED PLAN AND ELEVATION

A3.0

7914-0237-00(E)

KEYNOTES

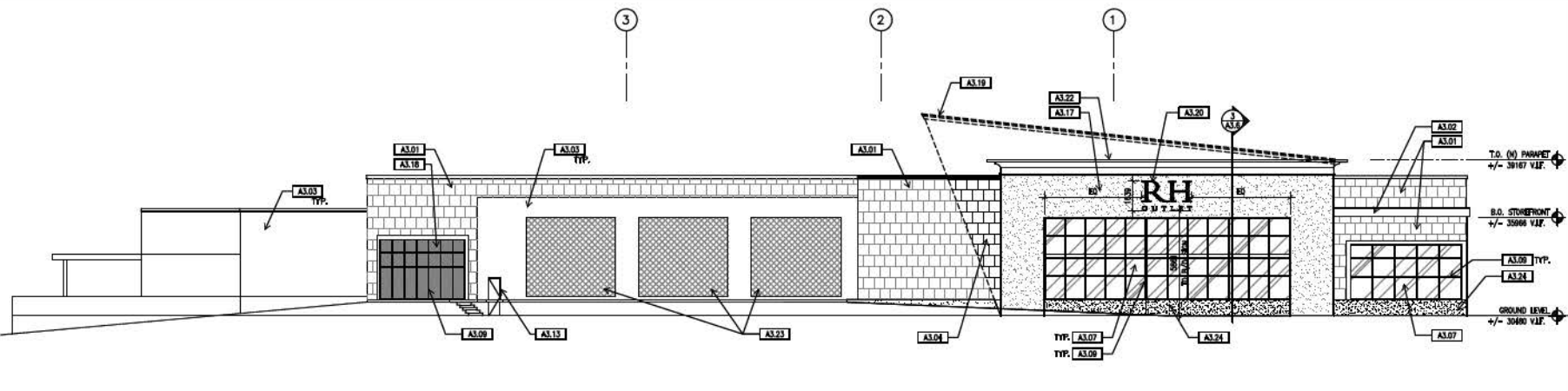
- A3.01 G.C. TO REPAINT (E) METAL PANEL FINISH 'RH GRAYSON GREY'.
- A3.02 G.C. TO REPAINT (E) YELLOW METAL TRIM 'RH GRAYSON GREY'.
- A3.03 (E) COMPOSITE FIBRE CONCRETE VERTICAL PANELS TO BE PREPARED, PRIMED AND PAINTED 'RH GRAYSON GREY'.
- A3.04 NEW SHINGLED METAL PANELS TO MATCH (E). PAINT 'RH GRAYSON GREY'. G.C. TO PROVIDE SAMPLE FOR APPROVAL.
- A3.05 RESERVED.
- A3.06 NEW STEEL CANOPY ABOVE GLAZING TO BE PAINTED BLACK.
- A3.07 (E) GLAZING SYSTEM. G.C. TO REPLACE GLASS PANELS. SITE VERIFY EXACT SIZE ON SITE.
- A3.08 NEW STOREFRONT GLAZING SYSTEM TO MATCH (E) 1" THICK CLEAR INSULATED TEMPERED GLASS.
- A3.09 PAINT ALL (E) ALUMINUM SYSTEMS 'BLACK BEAUTY'. TYP.
- A3.10 NEW CONCRETE CURB. SEE STRUCTURAL DRAWINGS.

- A3.11 NEW F.M. DOOR. SEE DOOR SCHEDULE FOR MORE INFORMATION.
- A3.12 ALL REMAINING BOLLARDS TO BE PAINTED 'RH GRAYSON GREY'.
- A3.13 (E) METAL DOOR TO BE PAINTED DARK GREY.
- A3.14 (E) GLASS DOOR AND GLAZING TO REMAIN AS IS.
- A3.15 (E) LIGHT FIXTURE.
- A3.16 (E) SERRAPPE TO REMAIN.
- A3.17 (N) EPS WALL CONSTRUCTION TO BE PAINTED 'RH GRAYSON GREY'.
- A3.18 (E) GLAZING SYSTEM TO REMAIN.
- A3.19 DASHED LINES OF (E) STOREFRONT TO BE REMOVED. SEE DEMO SHEET FOR MORE INFORMATION.
- A3.20 (N) ALUMINUM STOREFRONT SERVICE PAINTED BLACK C/W INTERNAL LED ILLUMINATION.

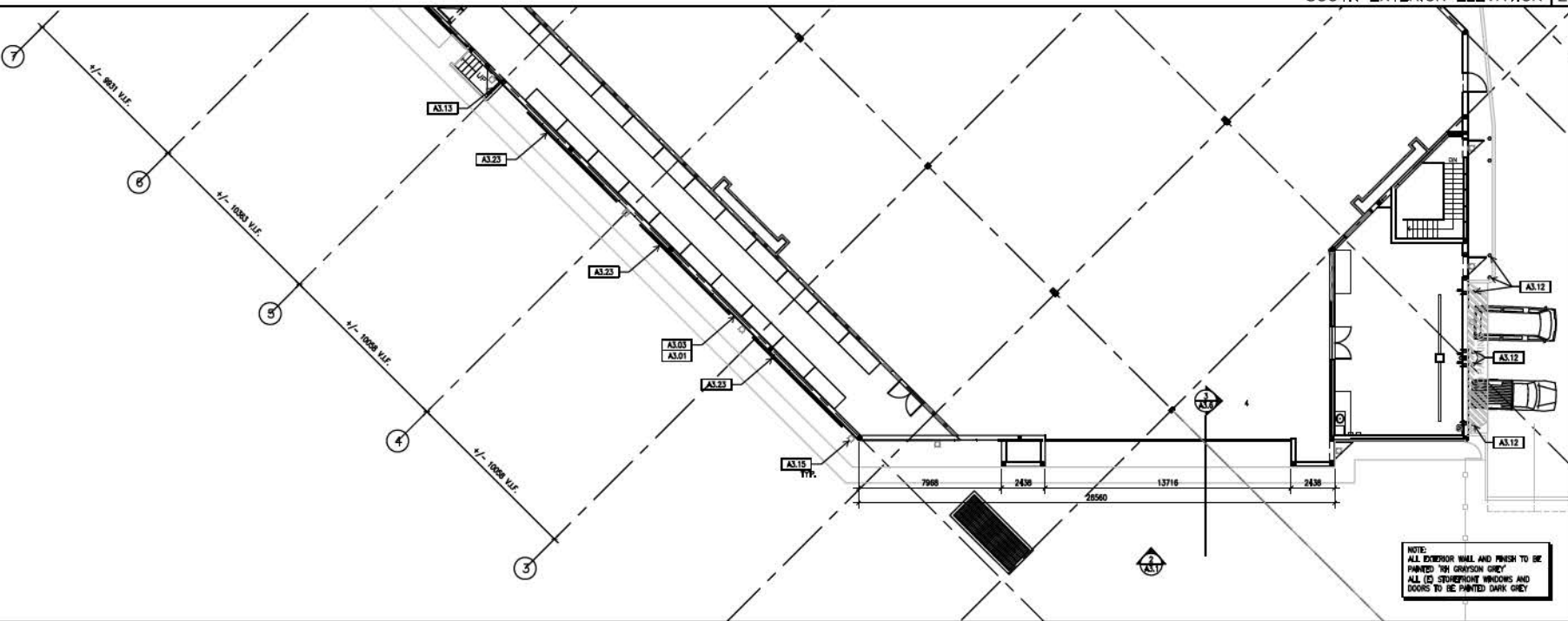
- A3.21 NEW LIGHT SOURCE.
- A3.22 (N) PARAPET. SEE DETAIL 1/A3.2.
- A3.23 (E) METAL CAGE.
- A3.24 (E) CAST-IN-PLACE CONCRETE CURB TO REMAIN.
- A3.25 (N) POTTED TREE.
- A3.26 (N) INTERIOR CHANNELLED, UNDER SEPARATE PERMIT.

SIGNAGE NOTES

NUMBER OF SIGNS = 2
 TYPE = PARASIGNED ALUMINUM LETTERS PAINTED BLACK WITH WHITE FLEX BACKS AND INTERNAL LED ILLUMINATION FOR WILD LIT GLOW EFFECT.
 HEIGHT = 1632mm H24. TO BE MOUNTED 5327mm ABOVE GRADE ON NORTH FACE AND 3567mm ABOVE GRADE ON SOUTH FACE.



SOUTH EXTERIOR ELEVATION | 2



SOUTH ENLARGED PLAN | 1

Restoration Hardware
 151-153 West Pender Street
 Vancouver, BC, Canada, V6C 1R1
 Telephone: 604.683.8888
 Fax: 604.683.8888
 Email: info@restorationhardware.com

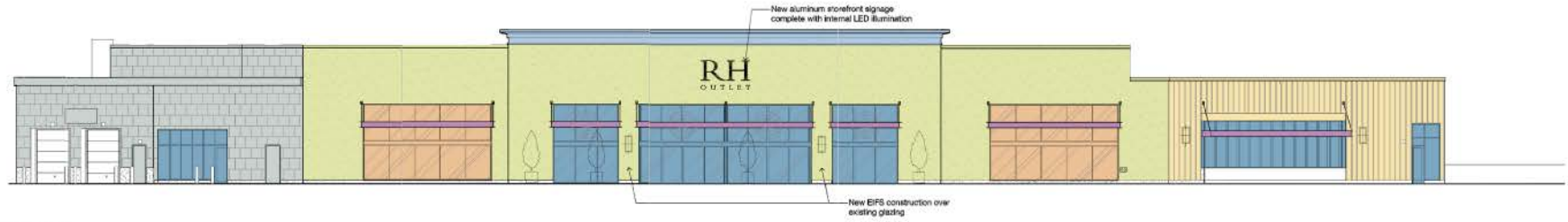
Brian J. Curtner
 ARCHITECT
 601-606 St. Nicholas St. Toronto, ON
 416-593-5240 P 416-593-3723

RH
 RESTORATION HARDWARE
 15760 CROYDON DR
 SURREY, BC
Restoration Hardware is a registered trademark of Restoration Hardware Inc. All other trademarks are the property of their respective owners. © 2014 Restoration Hardware Inc.

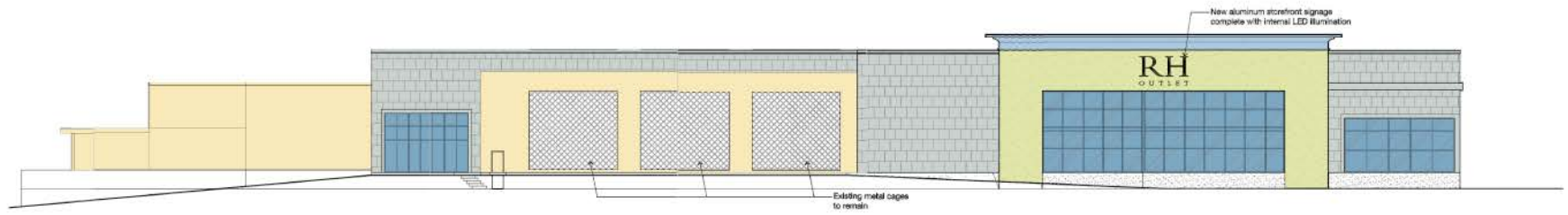
No.	Date
08/20/14	CHECK SET
07/22/14	DEVELOPMENT PERMIT
10/03/14	DP RESUBMITTAL

Project No.	48524
Scale	1:100
Grouping	ENLARGED SOUTH PLAN AND ELEVATION
Drawing No.	

A3.1
 7914-0237-00(F)



NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100

- Existing metal panel finish to be painted 'RH Grayson Grey'
- New opening complete with new clear glazing system; new mullions to be painted 'BM Black Beauty'
- New glazing panels in existing mullions; mullions to be painted 'BM Black Beauty'
- New parapet moulding
- New EIFS finish to be painted 'RH Grayson Grey'
- Existing composite fibre concrete panels to be painted 'RH Grayson Grey'
- New steel canopy to be painted 'BM Black Beauty'

LEGEND

RH
RESTORATION HARDWARE
 -
 15760 CROYDON DR
 SURREY, BC

Design and construction drawings are to be used for information only and are not to be used for construction without the written consent of the Architect, Brian J. Currier Architect.

Date	Issue
06/20/14	CHECK SET
07/22/14	DEVELOPMENT PERMIT
10/03/14	DP RESUBMITAL

Project No: 49524

Scale: 1:100

Drawing Title: COLOURED ELEVATION

Sheet No:

A3.2

7914-0237-00(G)



NORTH EAST VIEW | 2



SOUTH VIEW | 1


 15760 CROYDON DRIVE
 SURREY, BC V3R 1K1
 TEL: 604.273.1111
 FAX: 604.273.1112
 WWW.RHOUTLET.COM


Brian I. Curtner
 ARCHITECT
 1010 10th St. N. Suite 101, Fort Worth, Texas, 76104
 817.335.3333

RH
 RESTORATION HARDWARE

15760 CROYDON DRIVE
 SURREY, BC

This drawing is not to be used for construction or other purposes without the written consent of the architect.

No.	Date
08/20/14	CHECK SET
07/22/14	DEVELOPMENT PERMIT
10/03/14	DP RESUBMITTAL

Project No.	48524
Scale	M.T.S.
Drawing Title	RENDERINGS
Drawing No.	

7914-0237-00(H)

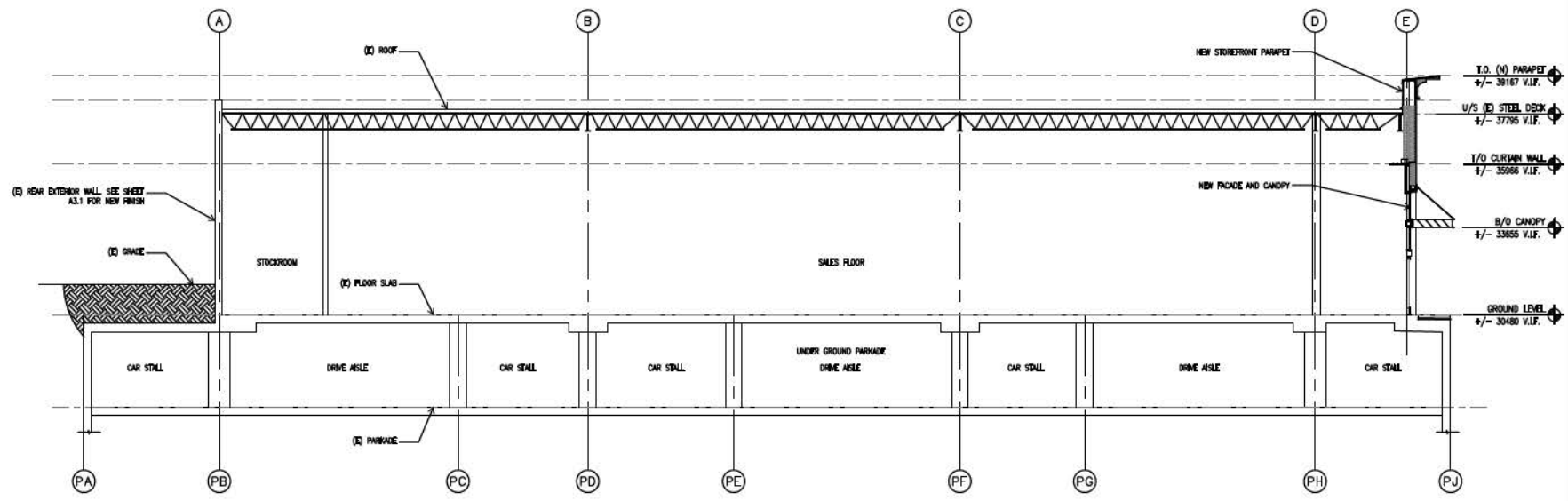
A3.3



15760 Croydon Drive
 Surrey, BC V4N 1R8
 Tel: 604.591.1234
 Fax: 604.591.1235
 www.rharchitect.com

Brian I. Curtner
 ARCHITECT
 10110 48th St, Unit 101, Surrey, BC
 V4N 1R8 CAN # 49383372

STREETSCAPE | 2



RH
 RESTORATION HARDWARE

15760 CROYDON DR
 SURREY, BC

Drawing created and modified using AutoCAD 2014. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the architect: BRIAN I. CURTNER ARCHITECT.

No. 101 Date 08/20/14
 08/20/14 CHECK SET
 07/22/14 DEVELOPMENT PERMIT
 10/03/14 DP RESUBMITAL

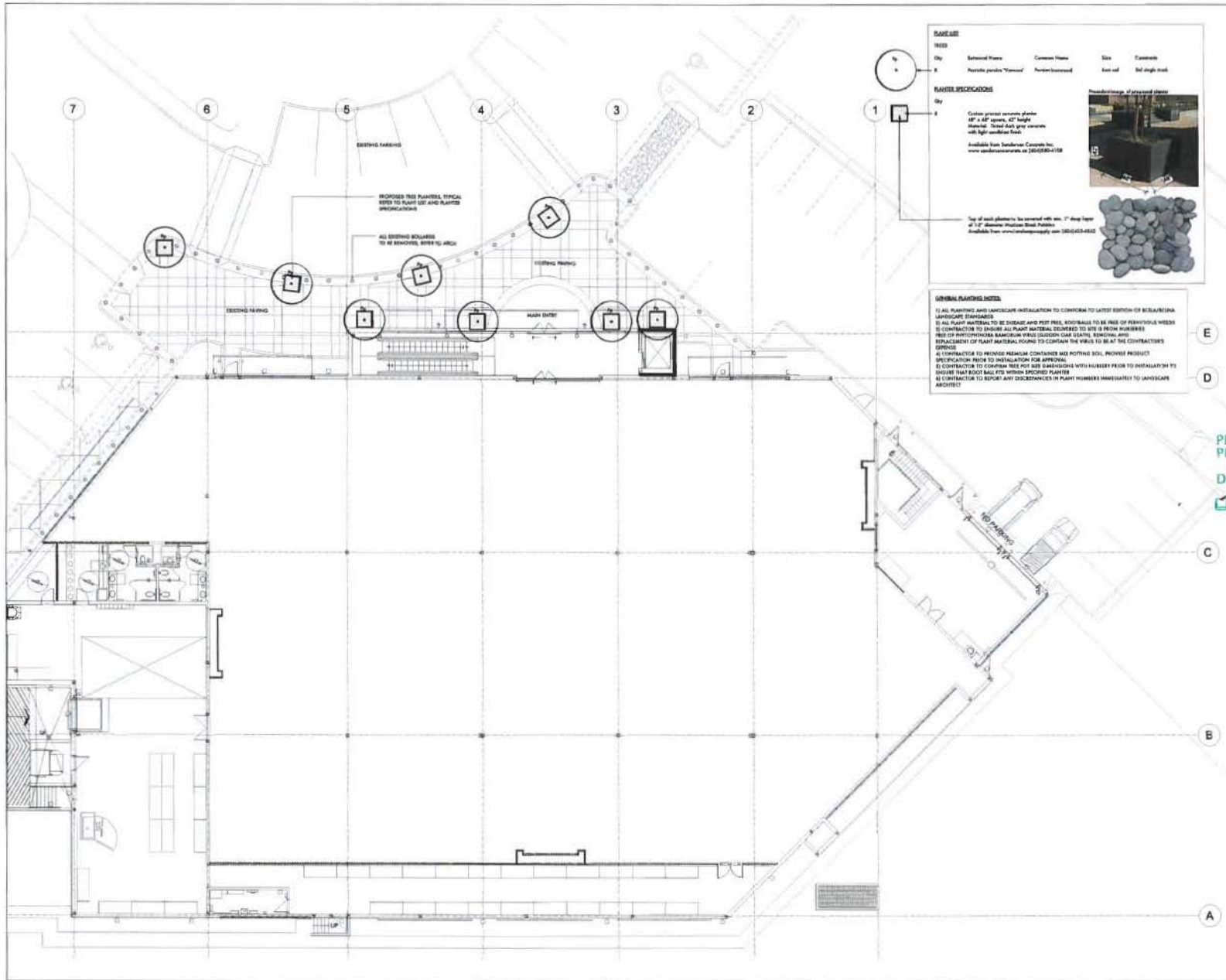
Project No.	48524
Scale	1:200
Drawing Title	CROSS SECTION AND STREETSCAPE
Drawn by	

Project No. 48524
 Scale 1:200
 Drawing Title CROSS SECTION AND STREETSCAPE
 Drawn by

A3.4

CROSS SECTION | 1



7914-0237-00(1)



PLANTER SPECIFICATIONS

1. Custom precast concrete planter
 48" x 48" square, 42" height
 Material: Integral cast grey concrete
 with light sandstone finish.
 Available from Undercover Concrete Inc.
 www.undercoverconcrete.com | 604-683-4758

2. Top of each planter to be covered with 1" deep layer
 of 1/2" diameter Polished Stone Pebbles
 Available from www.landscapeupply.com | 604-453-4882

GENERAL PLANTING NOTES

- 1) ALL PLANTING AND LANDSCAPE INSTALLATION TO CONFORM TO LATEST EDITION OF B.C. LANDSCAPE STANDARDS
- 2) ALL PLANT MATERIAL TO BE DISEASE AND PEST FREE, SPECIALLY TO BE FREE OF RHIZOMYCELA MANGONIA VIREUS
- 3) CONTRACTOR TO INSURE ALL PLANT MATERIAL COVERED TO BE FREE FROM NUMBERS FREE OF PHYTOPLASMA MANGONIA VIREUS (SUCKER GUM DISEASE), REMOVAL AND REPLACEMENT OF ANY MATERIAL FOUND TO CONTAIN THE VIRUS TO BE AT THE CONTRACTOR'S EXPENSE
- 4) CONTRACTOR TO PROVIDE NEEMAMUL CONTAINER AND NOTTING SOIL, PROVIDE PRODUCT SPECIFICATION PRIOR TO INSTALLATION FOR APPROVAL
- 5) CONTRACTOR TO CONFORM TREE POT SIZE REQUIREMENTS WITH HUBBERY PRIOR TO INSTALLATION TO INSURE THAT ROOT BALL FITS WITHIN SPECIFIED PLANTER
- 6) CONTRACTOR TO REPORT ANY DISCREPANCIES IN PLANT NUMBERS IMMEDIATELY TO LANDSCAPE ARCHITECT

Client

CONSULTANT



AMY TSANG
 LANDSCAPE ARCHITECT
 1000 West Hill Street, Suite 100, Victoria BC V8M 2K6
 250.668.8888

Plans checked by *AT*
 Planning & Development, City of Surrey
 Date 2014/10/15
 Acceptable Not Acceptable

Project

**RESTORATION
 HARDWARE**
 15760 CROYDON DRIVE, SURREY, BC

Drawing Title

**LANDSCAPE
 PLANTING PLAN**

Revision	By	Date	Description
B	AT, AT, JJ	14_05_13	RE ISSUED FOR DEVELOPMENT PERMIT
A	AT, JJ, JJ	14_01_14	ISSUED FOR DEVELOPMENT PERMIT
1	AT	14_01_14	ISSUED FOR DEVELOPMENT PERMIT

Project No. 14_011

Drawn By: AT

Checked By: AT

Date: 14_01_14

Scale: 1:100

Sheet No. 1 of 1

L1.0