

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7916-0181-00

Planning Report Date: September 14, 2020

PROPOSAL:

- **Development Permit**

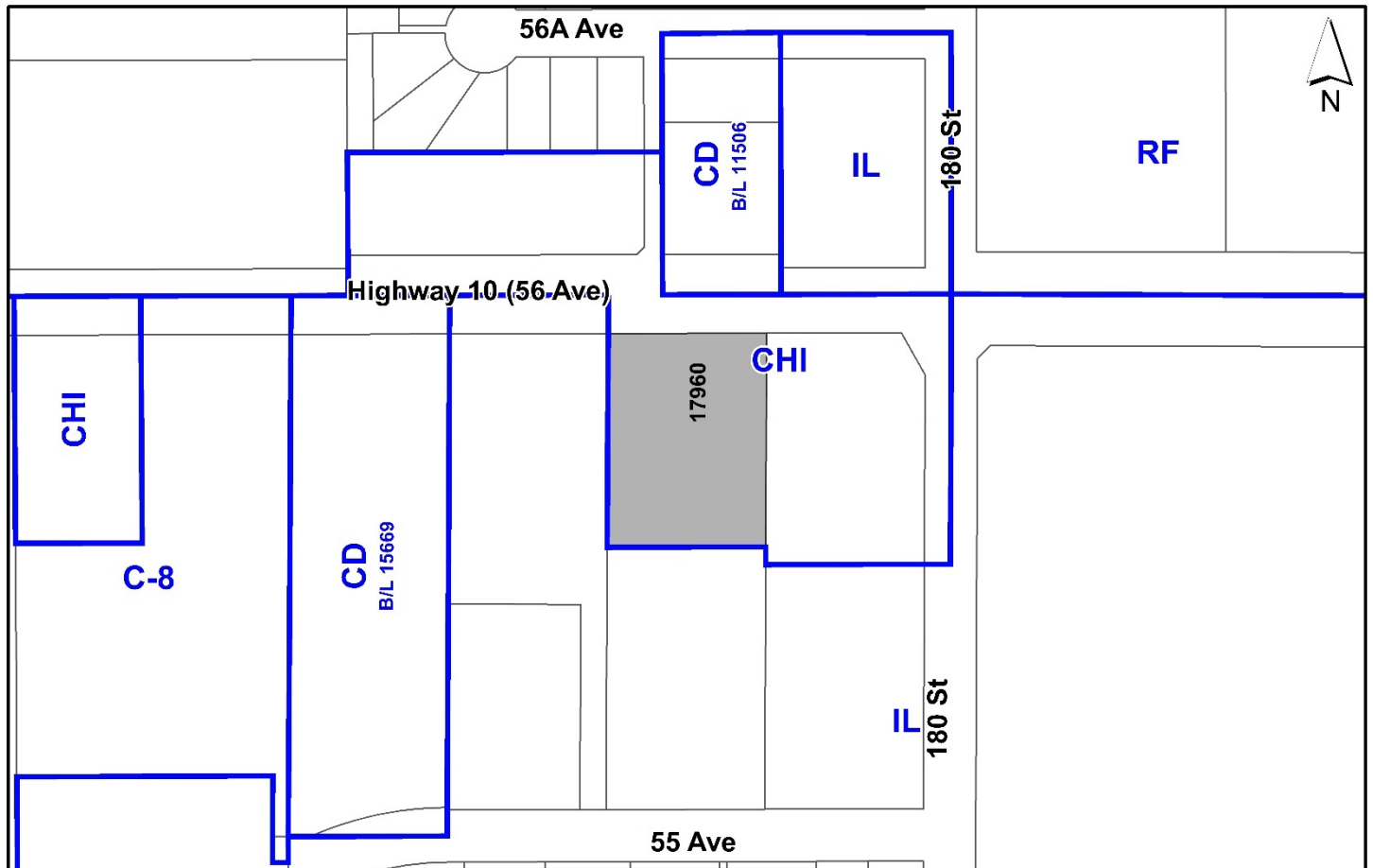
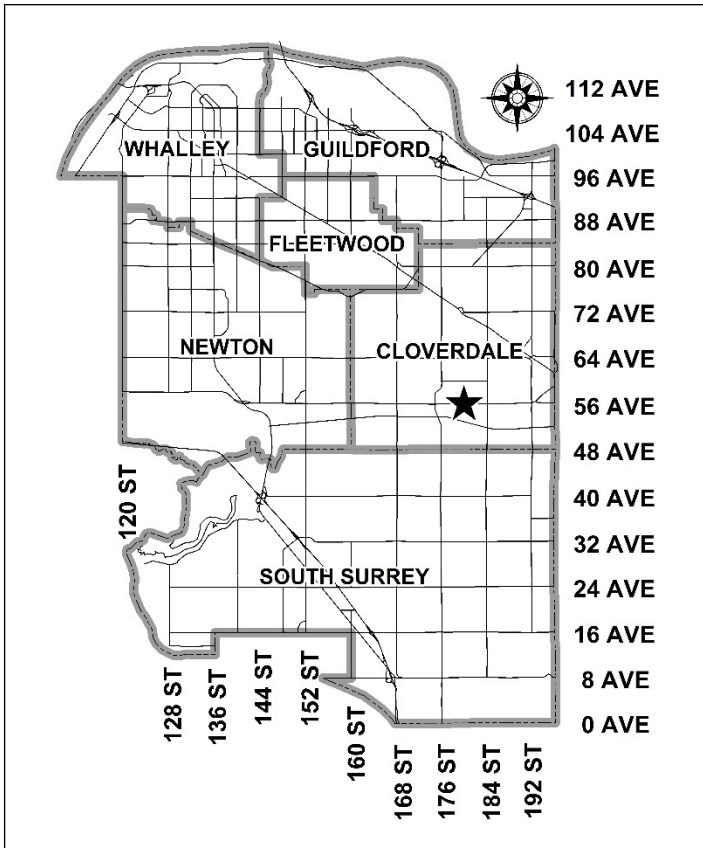
to permit renovations to an existing drive-through restaurant.

LOCATION: 17960 – No 10 (56 Avenue) Highway

ZONING: CHI

OCF DESIGNATION: Commercial

TCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.
- Approval to vary the Sign By-law through a comprehensive sign design package.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the Sign By-law through a comprehensive sign design package to:
 - Increase the maximum number of permitted fascia signs from two (2) to seven (7); and
 - Permit more than one (1) fascia sign to be located on the same façade.

RATIONALE OF RECOMMENDATION

- The proposed Development Permit is to permit exterior renovations to an existing McDonald's restaurant, and conversion of the existing drive-through lane from a single lane to double lanes. The proposed exterior renovations represent a new modern design character. The proposed signage is of a high-quality design and are of an appropriate size and scale to the building.
- As part of a rebranding strategy, McDonald's Restaurants Ltd. is in the process of updating the exterior and interior of a number of restaurants in the Metro Vancouver area, including the City of Surrey. The intent is to update all McDonald's restaurants over the coming years to achieve consistent branding and to increase visibility of the restaurants with a similar modern form and character of the exterior façade and interior dining area. The proposed site and building enhancements are in keeping with past McDonalds approvals in the City.
- In accordance with the Cloverdale Town Centre Plan, the applicant has proposed to beautify their property through landscaping and decorative paving to enhance the attractiveness of the Highway 10 corridor.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix I through a comprehensive sign design package.
2. Council authorize staff to draft Development Permit No. 7916-0181-00 for Form and Character generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect; and
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	McDonald's drive-through restaurant	Commercial	CHI
North (Across Hwy 10):	Multi-tenant commercial and office buildings	Low Rise Mixed-Use and Commercial	CD By-law No. 11506 and CHI
East:	Multi-tenant industrial building	Commercial	CHI
South:	Multi-tenant industrial buildings	Industrial/Business Park	IL
West:	Multi-tenant industrial building	Commercial	IL

Context & Background

- The subject site is approximately 5,025 square metres in size, is designated 'Commercial' in both the Official Community Plan (OCP) and Cloverdale Town Centre Plan (TCP), and is zoned 'Highway Commercial Industrial (CHI) Zone'.
- The site is currently occupied by a single-storey McDonald's drive-through restaurant.
- As part of a rebranding strategy, McDonald's restaurants Ltd. is in the process of updating the exterior and interior of a number of McDonald's restaurants in the Metro Vancouver area, including the City of Surrey. The intent is to update all McDonald's restaurants over the

coming years to achieve consistent branding and to increase visibility of the restaurants with a similar modern form and character of the exterior façade and interior dining area.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Permit to allow exterior renovations to the existing single-storey drive-through restaurant, including new fascia signage. The existing drive-through is proposed to be converted from a single lane to a double lane.
- The applicant has proposed increased landscaping and beautification measures along the site's Highway 10 frontage, in keeping with the Cloverdale Town Centre Plan.
- The site accommodates 69 parking stalls, which meets the 69-stall requirement under Part 5 of the Zoning By-law.

Referrals

Engineering: No concerns.

Ministry of Transportation and Infrastructure (MOTI): No concerns. The proponent will be required to submit an H1080 Works Notification Form, for the repaving of letdowns/connections to Highway 10, at least 10 days before the commencement of works.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The site is designated 'Commercial' in the OCP, which is intended to support major commercial developments, including neighbourhood-serving and city-serving retail and office developments. The proposal complies with the OCP.

Secondary Plans

Land Use Designation

- The site is designated 'Commercial' in the Cloverdale Town Centre Plan, which enables a variety of commercial and retail uses. Along Highway 10, the commercial designated lots are generally auto-oriented and provide a transitional interface between industrial lands to the south and residential areas to the north. The proposal complies with the Cloverdale TCP.

Themes/Objectives

- The Cloverdale TCP emphasizes Highway 10 Corridor Enhancement as an important objective of development along the corridor, to enhance safety and attractiveness of the corridor. The TCP encourages boulevard and sidewalk improvement, medians, gateway features and

expanded planting and street trees.

- To satisfy this TCP requirement, the applicant has proposed the following features to enhance the attractiveness of the Highway 10 Corridor:
 - Decorative paving (stamped concrete) at site entrance;
 - Ornamental grasses, spirea and shrubs along Highway 10 frontage; and
 - Retention of existing mature vegetation and trees along Highway 10 frontage.

Comprehensive Sign Design Package

- The existing free-standing 'golden arches' pylon sign located along Highway 10 will remain in place.
- Four (4) fascia signs are proposed on the north elevation, including a blue "24 hours" sign, a yellow "arches" sign, a brown and white "McCafe" sign, and a red and yellow "play place" sign. The signs will be illuminated at night.
- Three (3) fascia signs are proposed on the west elevation, including a white "McDonald's" sign consisting of illuminated individual channel letter, a yellow "Arches" sign and a brown and white "McCafe" sign. The signs will be illuminated at night.
- The Sign By-law allows a maximum of two (2) fascia signs for each premises provided both fascia signs are not located on the same façade. The applicant proposes a total of seven (7) fascia signs. A relaxation is required to allow more than two (2) fascia signs on the same north and west facades, respectively.
- As part of the modifications to the existing drive-through lane from single to double lanes, two (2) digital pre-sell boards and two (2) digital menu boards with intercoms are proposed. A non-illuminated pull forward parking sign, and a free-standing vehicle height detector (VHD) sign at the entrance of the drive-through, and pole-supported signs. The proposed drive-through signage is in keeping with the pole-supported signage provisions of the Sign Bylaw.
- The proposed signage design has been reviewed by staff and found to have merit. The location and scale of the proposed signage is modest and complementary to the building design. The signage is constructed of high-quality materials.
- Staff support the proposed variances as part of a comprehensive sign design package.

PUBLIC ENGAGEMENT

- The Development Proposal Signs were installed on July 8, 2016. Staff received no responses from neighbouring residents regarding the proposed development.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Cloverdale Town Centre Plan (TCP). The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Cloverdale Town Centre Plan (TCP).
- The proposed changes to the exterior of the building are intended to implement McDonald's new contemporary restaurant design while maintaining elements and materials of the existing building. The proposed design retains portions of the stone veneer, cement columns, and aluminum frame glazing. The existing finishes will be charcoal grey, red and brown to implement McDonald's new colour scheme.
- New metal paneling, stone veneer and metal siding roofing will be installed on the north and west elevations as new key design elements to identify the restaurant entrance and complement the new signage.
- The applicant has worked with staff to decrease the amount of signage along the north and west façades of the building, as well as decrease the height of the red metal panels with signage. The proposed exterior modifications and improvements provide a more contemporary and minimalist design, in keeping with the McDonalds rebranding strategy.

Landscaping

- The applicant has worked with staff to increase the amount of landscaping and decorative enhancement along the site's Highway 10 frontage, as well as to increase the amount of landscaping within the surface parking and drive-through area.
- The existing single lane drive-through configuration will be upgraded to a double lane. Landscaping, planters and decorative boulders are proposed at the southeast corner of the site to improve the existing condition and act as a buffer to the industrial lots to the south.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Red Maple	2	0	2
Pin Oak	1	0	0
Red Oak	1	1	0

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	4	1	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		1	
Total Retained and Replacement Trees		4	
Contribution to the Green City Program		\$400	

- The Arborist Assessment states that there is a total of 4 mature trees on the site. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require 2 replacement trees on the site. Since only 1 replacement tree is proposed, the deficit of 1 tree will require a cash in-lieu payment of \$400, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection Bylaw.
- In summary, a total of 3 trees are proposed to be retained or replaced on the site with a contribution of \$400 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Sign By-law Variances Table
- Appendix II. Site Plan, Building Elevations, Landscape Plans
- Appendix III. Sign Package
- Appendix IV. Summary of Tree Survey and Tree Preservation

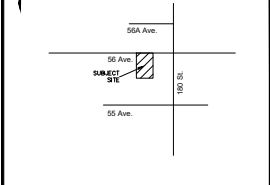
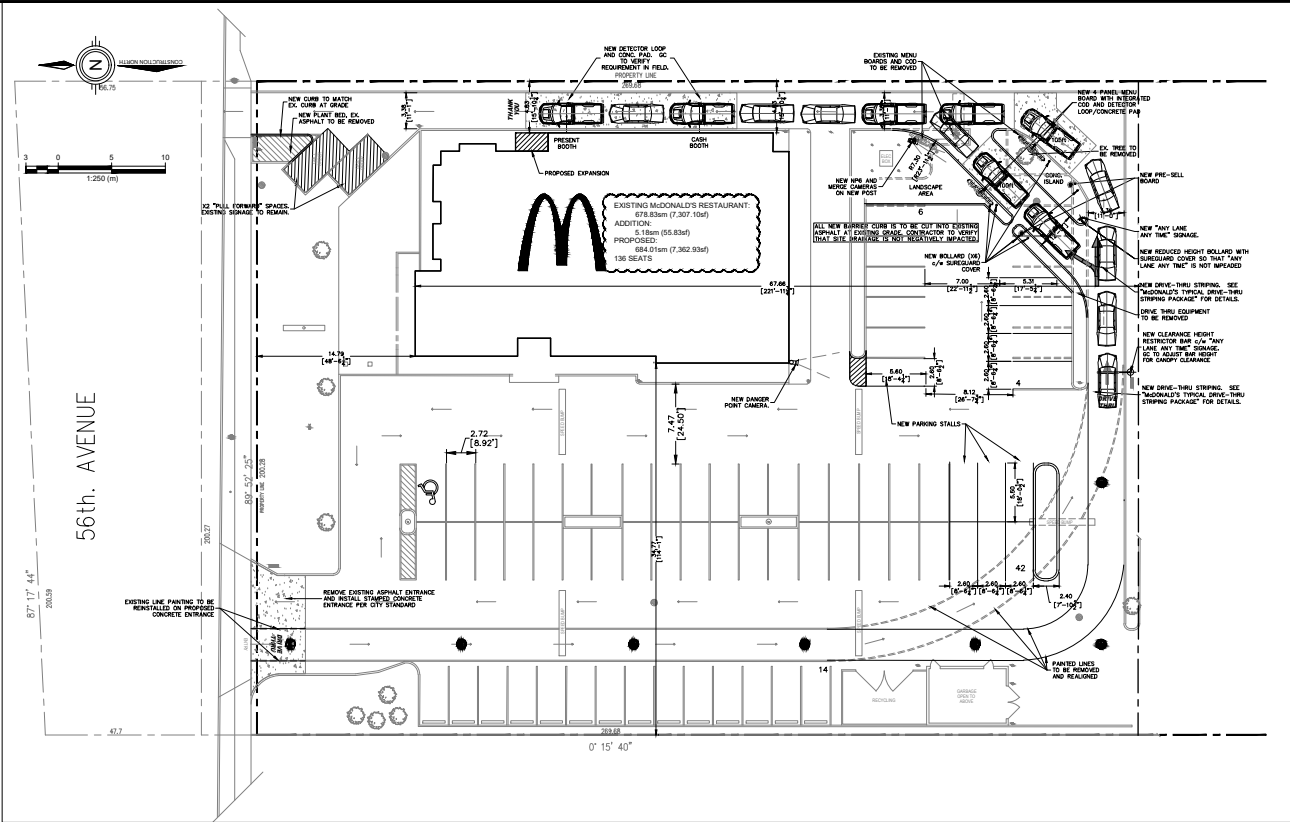
approved by Ron Gill

Jean Lamontagne
 General Manager
 Planning and Development

SC/cm

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To permit a total of seven (7) fascia signs for the McDonald's drive-through restaurant.	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a)).	The proposed fascia signs are of an appropriate size and scale in relation to the proposed building.
2	To allow four (4) fascia signs to be installed on the (north) building facade and to allow three (3) fascia signs to be installed on the (west) building facade for the McDonald's drive-through restaurant.	A maximum of two (2) fascia signs are permitted provided that both of the fascia signs are not located on the same facade of the premises (Part 5, Section 27(2)(a)).	The proposed fascia signs are consistent with other drive-through restaurants in the City and are under the maximum allowable sign area under the Sign By-law.



KEY MAP - N.T.S.

DETAILS OF DEVELOPMENT

DATA	REQUIRED	PROVIDED
ZONING	HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)	
SETBACKS	FY	7.5m / 14.8m (EX)
	RY	7.5m / 32.8m (EX)
	INT. SY	7.5m / 4.83m (EX)
EXT. SY	7.5m	m (EX)
LOT AREA	5,021 sq. m	
BUILDING AREA	684.01 sq. m	
SEATS	136	
BUILDING COVERAGE	13.6%	
# of LOADING SPACES	-	
GARAGE ENCLOSURE	-	
LANDSCAPE AREA	702.09 sq. m (14%)	
IMPERVIOUS AREA	3634.99 sq. m (72.4%)	
DT STACKING	-	
PARKING REQUIRED	68 SPACES	
PARKING PROVIDED	68 SPACES	

DATE	BY	REVISIONS
2010 06 17	TW	REVISED AS PER CITY COMMENTS
2010 07 02	CS	REVISED AS PER CITY COMMENTS
2010 07 12	TW	REVISED AS PER CITY COMMENTS
2010 08 23	CS	REVISED DT LAYOUT AND PARKING
2010 09 20	CS	REVISED DT LAYOUT PER CLIENT REQUEST
2010 10 14	CS	ISSUED LOCAL DEVELOPMENT PERMIT
		DESCRIPTION

McDonald's Restaurants of Canada Ltd.
4400 Bill Creek Drive
Burnaby, BC
V5C 6C8
Tel: 604-294-2181

LOVICK SCOTT ARCHITECTS

IBI GROUP
308 - 30 Glinville Avenue West
Mississauga ON L5R 3E7 Canada
tel 905 890 3550 fax 905 890 7081
ibigroup.com

6721 - CLOVERDALE

McDONALD'S RESTAURANTS OF CANADA LIMITED
17960 - 56th AVENUE
CLOVERDALE, BC

SITE PLAN

NOTES

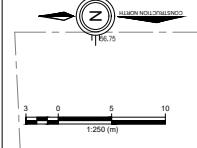
- PARKING CALCULATIONS:
10 STALLS PER 100 SQ.M OF G.F.A. LESS MECHANICAL AREAS
684.01 / 10.0 = 68.4
68 SPACES ARE REQUIRED
- ALL SITE FEATURES ARE EXISTING UNLESS OTHERWISE NOTED.
- THESE DRAWINGS ARE COMPILED FROM INFORMATION SUPPLIED BY McDONALD'S AND SHALL BE SITE VERIFIED BY CONTRACTOR AT BID TIME.
- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PERTINENT TO WORK BEING PERFORMED, PRIOR TO STARTING CONSTRUCTION, AND REPORT ANY DISCREPANCIES OR VARIANCES TO PROJECT MANAGER.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
- CONTRACTOR SHALL MAKE GOOD ALL EXISTING CONDITIONS THAT ARE DISTURBED BY NEW WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS OR RELOCATION ASSOCIATED WITH CURB/PAVEMENT WORK.
- NEW CURBS IS TO BE CUT INTO EXISTING ASPHALT AT EXISTING GRADE. CONTRACTOR TO VERIFY THAT SITE DRAINAGE IS NOT NEGATIVELY IMPACTED.
- ALL PYLON SIGNS, DIRECTIONAL SIGNS, ROAD SIGNS AND DT MENU BOARD COMPONENTS ARE TO BE REPAINTED. PAINT SYSTEMS TO BE DEVATHANE 316 + MCD44 (PT2) - SURFACE TO BE PREPARED PRIOR TO PAINTING AS PER IBI RECOMMENDATIONS.

CONCRETE PAD DETAILS

- 4" CONCRETE SLAB WITH 8"X8" X 6" W/UF.F. ON 6" COMPACTED GRANULAR FILL 4000 P.S.L 6% AIR SULPHATE RESISTANT

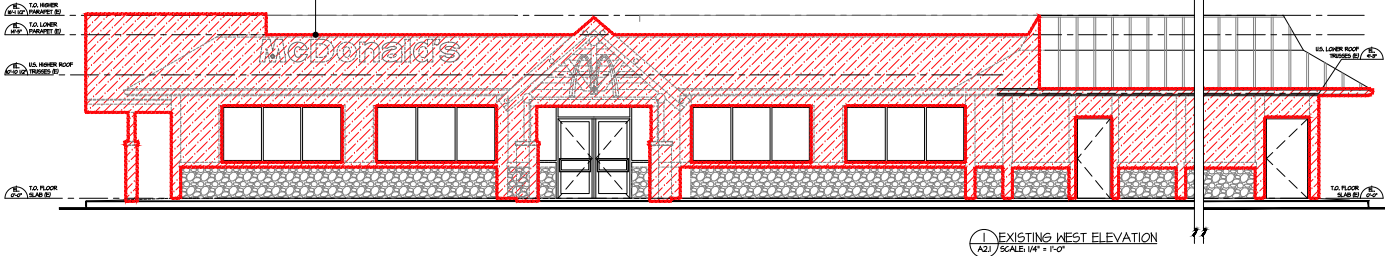
LEGAL DESCRIPTION

LOT 64 SECTION 17 TOWNSHIP 1 PLAN 65667 NWD PART NW 14.

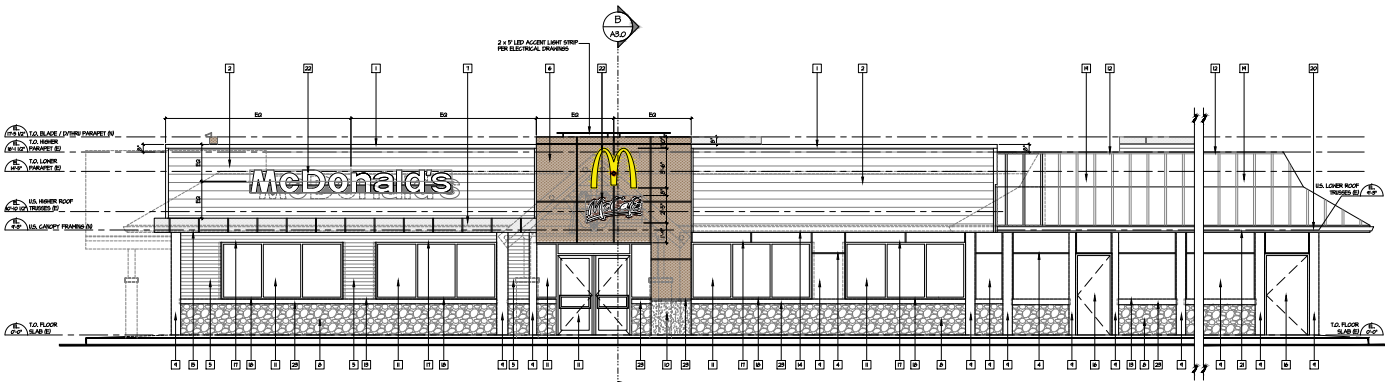


56th. AVENUE
87' 17" 44"
26039
26037
26035
26033
26031
26029
26027
26025
26023
26021
26019
26017
26015
26013
26011
26009
26007
26005
26003
26001
0' 15' 40"

RED DASHED LINE INDICATES APPROX. EXTENT OF NEW STRUCTURE & EXTERIOR TO BE UPGRADED, E.G., TO VERIFY SITE CONDITIONS ON SITE PRIOR TO PROCEEDING REFER TO DRAWING FOR NEW FINISHES ITEMS TO BE REMOVED, REPAIRED AND DETAILS REBUILDING/REPLACE SECTION DETAILS FOR FINISHES & LAKE OF FINISHES, REPAIR AND MAKE GOOD ADJACENT SURFACES DAMAGED BY NEW WORK.



1 EXISTING WEST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

ELEVATION NOTES.

- REFER TO SCOPE OF WORK BEFORE APPLYING ITEMS BELOW
- 1. EXTERIOR WALL GLAZING, SOFFIT GLAZING & FLASHING NOTED TO BE REMOVED AND TO BE REINSTALLED BY GLC. PATCH & REPAIR AS NECESSARY DAMAGED BY NEW WORK.
- 2. EXISTING WINDOW & LAMP FIXTURES NOTED TO BE REMOVED AND TO BE REPLACED AND DISPOSED BY GLC. UNLESS NOTED TO BE REINSTALLED, HEAD FIXTURES WILL BE DEMOLISHED BY EXISTING CONTRACTOR. SITE REPAIRS PRIOR TO OBTAINING NEW FINISHES.
- 3. REMOVE ALL EXISTING ELECTRICAL, OUTLETS, JACKBOX BOXES, DOORBELLS, WALL MOUNTED OR SPLIT LIGHTS TO REMAIN PRIOR TO PAINTING AND REINSTALL IN SAME LOCATIONS.
- 4. EXISTING EXTERIOR LIGHTING, INCLUDING ROOF LIGHT BEAMS NOTED TO BE REMOVED. CALL OFF ELECTRICAL FOR ELECTRICAL ENGINEERING REQUIREMENTS. PATCH AND REPAIR AS NECESSARY PRIOR TO PAINTING.
- 5. EXISTING METAL ROOFING, SHEATHING, FLASHING, OUTLETS, WALLS & CAP FLASHING NOTED FOR NEW EXTERIOR LIGHTING SPECIFICATIONS AND FINISHES.
- 6. REPAIR AS REQUIRED ALL EXISTING DAMAGED BY NEW WORK.
- 7. GLC TO VERIFY ALL EXISTING WINDOW DAMAGED, INCLUDING FRAMING AND INSULATION TO DETERMINE REPAIRS REQUIRED. ALL REPAIRS TO BE NOTED IN DISCOVERED PROJECT MANAGER. A CHECKLIST IS TO BE NOTED NECESSARY FOR REPAIRATION INSTRUCTIONS.

- 1. EXISTING ILLUMINATED SIGNAGE & SUPPORTS NOTED TO BE REMOVED OR RELACED REFER TO ELECTRICAL ENGINEER FOR ELECTRICAL ENGINEERS REQUIREMENTS. GLC TO PATCH & REPAIR EXTERIOR DAMAGED BY NEW WORK AS REQUIRED AND COORDINATE BACKSUPPORTS WITH SIGN COMPANY.
- 2. WASH ALL SURFACES AND REPAIR AS NECESSARY PRIOR TO APPLYING FINISHES.
- 3. PATCH ANY EXISTING DAMAGED STREGG TO MATCH EXISTING. ALL VOIDS AND SPACES TO BE EMPTY GROUDED PRIOR TO PAINTING.
- 4. CLEAN AND REPAIR AS NECESSARY. ALL EXISTING SURFACES TO REMAIN REFINISHED.
- 5. REMOVE EXISTING SIGNAGE TO REPAIR ON BUILDING PRIOR TO PAINTING. REPLACE SIGNAGE WITH CONFESSION.
- 6. PRIOR TO PAINTING IF ROOF PILE 4 FASTER IS GALVANIZED WILL BE REQUIRED TO BE CLEANED AS PER PAINT MANUFACTURERS RECOMMENDATION AND INSTRUCTIONS.
- 7. REMOVE ALL EXISTING SPOKE STANCH AND OTHER WALL MOUNTED FINISHES PRIOR TO PAINTING AND REINSTALLED.
- 8. EXISTING ACCESS PANELS ARE TO BE PAINTED TO MATCH ADJACENT SURFACES.
- 9. CONTRACTOR TO CO-ORDINATE BLOCKING AND SUPPORTS REQUIRED FOR ALL SIGNAGE WITH SIGN COMPANY.
- 10. REFER TO EXTERIOR FINISH SPECIFICATION ON DRAWING A2.1.

EXTERIOR FINISHES			
MATERIAL	COLOUR	MATERIAL	COLOUR
1. * PREFINISHED METAL CAP FLASHING	CHARCOAL, GC-W02	14. PERFORATED METAL PANEL SOFFIT - ADOOR	TEXT WHITE
2. HORIZONTAL METAL SIDING ADOOR	TUMBUKAL GREY, GC-W02	15. METAL PANEL SOFFIT - ADOOR	TEXT WHITE
3. 4x4 FIBER GLASS 'TEXT' - 'WOOD' - 4x4" METAL	DULL PAINT (DIENET/FLUOROCURE BROWN) NCD 31	16. METAL CLADDING - TRANSIT EXISTING MESH GREY	PAINTED DULL PAINT NCD 40
4. EXISTING CORNER	ANCOURED ALUMINUM	17. * MESH HEAD FLASHING	RECENT GREY GC-W02
5. FIBER GLASS LAMP SOFFIT	DULL PAINT (DIENET/FLUOROCURE BROWN) NCD 31	18. * MESH RILL FLASHING	RECENT GREY GC-W02
6. METAL PANEL - RED	RED NET	19. FINISHING 20"X16" METAL ROOFING EXISTING - DARK GREY	PAINTED DULL PAINT NCD 44
7. METAL PANEL - FERRIS - WHITE	TEXT WHITE	20. * METAL GUTTER - TO MATCH EXISTING DARK GREY	CHARCOAL, GC-W02
8. MANUFACTURED STONE EXISTING - DARK GREY	STAINED - MARWAN CHARCOAL GREY	21. * METAL FASCIA - DARK GREY	AS NOTED AND PER RESPONSIBILITY OWNER
9. FIBER GLASS PANEL - RECENT GREY	DULL PAINT RECENT GREY NCD 41	22. SHIMME	RECENT GREY GC-W02
10. COLOURED PAINT - DARK GREY	STAINED - MARWAN CHARCOAL GREY	23. * PREFINISHED METAL TAIL FLASHING	RECENT GREY GC-W02
11. ALUMINUM SIDING/ROOF (EXISTING) BROWN EXISTING	BROWN ANCOURED, REPAIR AS IS.	24. MANUFACTURED STONE TO MATCH EXISTING - DARK GREY	STAINED - MARWAN CHARCOAL GREY
12. * PREFINISHED METAL TAIL FLASHING	CHARCOAL, GC-W02		

PROPOSED ELEV. LEGEND:

EXISTING GLAZING, DOORS, WINDOWS, ETC. TO BE REMOVED

McDonald's Restaurant
1760 - 56th Avenue
Cloverdale, BC
V2C 6G6

McDonald's
McDonald's Restaurants of Canada Limited
4400 Still Creek Drive, Burnaby, BC, V5C 6G6

REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
1	11/20/20	ISSUED FOR CP			
2	11/20/20	ISSUED FOR CP			
3	11/20/20	ISSUED FOR CP			
4	11/20/20	ISSUED FOR CP			

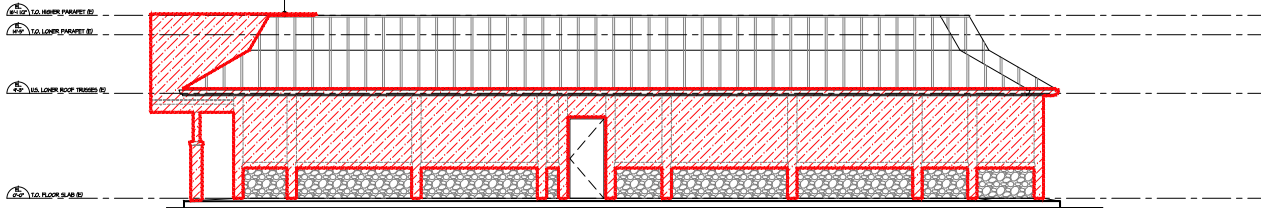
LOVICK SCOTT ARCHITECTS
3707 1st Avenue
Burnaby, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
P: 604 298 3700 F: 604 298 6081
MEMBER OF THE ABC, AIA, SAA, NRTAA & RAC

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE ENLARGED.
EXISTING GLAZING, DOORS, WINDOWS, ETC. TO BE REMOVED

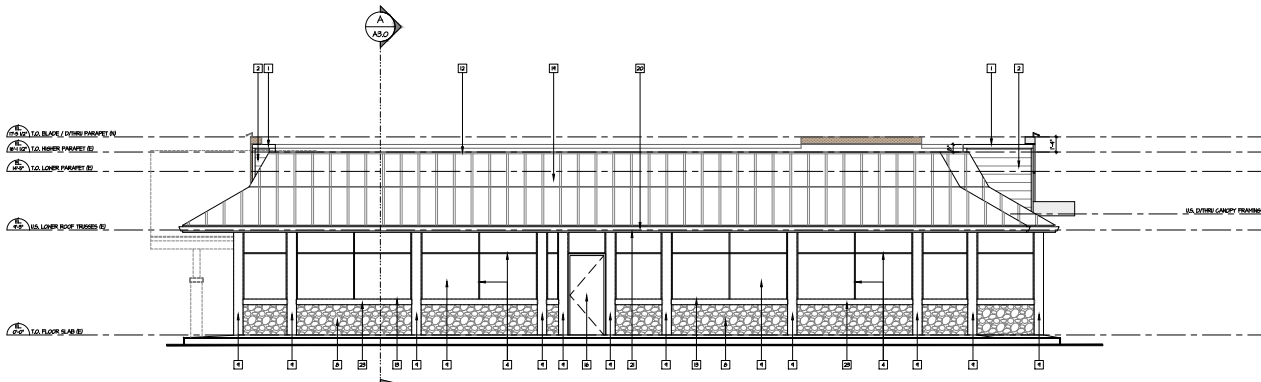
R/R / A/D
McDonald's Restaurant
1760 - 56th Avenue
Cloverdale, BC
V2C 6G6

DESIGNER: A2.1
SCALE: 1/4" = 1'-0"
DATE: FEBRUARY 2026

RED DASHED LINE INDICATES APPROX. EXTENT OF NEW STRUCTURE & EXTENSION TO BE UPGRADED. G.G. TO VERIFY SITE CONDITIONS ON SITE PRIOR TO PROCEEDING WITH REPAIRS. ELEVATIONS TO BE REPAIRED BY NEW FINISHES. ITEMS TO REMAIN TO BE REMOVED, REPAIRED AND DETAILS BULLDOGGED. SECTION & SECTION DETAILS ARE FOR INFORMATION. PATCH, REPAIR AND MAKE GOOD ACROSS SURFACES DURING REPAIRS.



1 EXISTING SOUTH ELEVATION
A2.2 SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

- ELEVATION NOTES:**
- REFER TO SCOPE OF WORK BEFORE APPLYING ITEMS BELOW
 - EXTERIOR WALL GLAZING, SOFFIT GLAZING & FLASHINGS NOTED TO BE REMOVED AND TO BE REPAIRED AND COVERED BY G.G. PATCH & REPAIR. REPAIRS/REPLACE AS REQUIRED DURING DAMAGED BY NEW FINISH.
 - EXISTING HEADERS & ALUMINUM BUSHINGS NOTED TO BE REMOVED AND TO BE REPLACED AND DISPOSED BY G.G. UNLESS NOTED TO BE REUSED. HEAD HEADERS OF BUSHINGS SHALL BE REPAIRED BY NEW FINISHES. EXISTING HEADERS WITH HEADERS PRIOR TO COVERING NEW HEADERS.
 - REMOVE ALL EXISTING ELECTRICAL, GUTTERS, DOWNPOUTS, DOWNSPILLS, WALL MOUNTED OR SCOFFIT LIGHTS TO REMAIN PRIOR TO PAINTING AND REINSTALL IN SAME LOCATION AFTER.
 - EXISTING EXTERIOR LIGHTING, INCLUDING ROOF LIGHT BEAMS NOTED TO BE REMOVED. CAP OFF ELECTRICAL PER ELECTRICAL ENGINEER'S REQUIREMENTS. PATCH AND REPAIR AS NOTED. REFER TO ELECTRICAL DRAWINGS FOR NEW EXTERIOR LIGHTING SPECIFICATIONS AND MOUNTING.
 - EXISTING METAL ROOFING, SHEATHING, FLASHING, GUTTERS, RAILS & CAP FLASHINGS NOTED TO BE REMOVED. USE SPECIFICATIONS AND MOUNTING.
 - G.G. TO VERIFY ALL EXISTING WORK DAMAGED BY NEW FINISHES & REPAIR AS REQUIRED. IF REPAIRS ARE NOT NECESSARY, IF ANY NOTED OR HOLD IN DISCOVERY PROJECT MANAGER & ARCHITECT IS TO BE NOTIFIED IMMEDIATELY FOR REPAIRATION INSTRUCTIONS.

- EXISTING ILLUMINATED SIGNAGE & SUPPORTS NOTED TO BE REMOVED OR REPAIRED. REPORT TO ELECTRICAL ENGINEER FOR ELECTRICAL REQUIREMENTS. G.G. TO PATCH & REPAIR. EXISTING DAMAGED BY NEW FINISH AS NOTED AND COORDINATE DISPOSITION WITH SIGN CONTRACTOR.
- WASH ALL SURFACES AND REPAIR AS NECESSARY PRIOR TO APPLYING FINISH.
- PATCH ANY EXISTING DAMAGED SHEETG TO MATCH EXISTING. ALL Voids AND CRACKS TO BE STUCCO GROUTED PRIOR TO PAINTING.
- CLEAN AND REPAIR AS NECESSARY. ALL EXISTING SURFACES TO REMAIN UNPAINTED.
- REMOVE EXISTING SIGNAGE TO BE SHOWN ON BUILDING PRIOR TO PAINTING. REPLACE SIGNAGE WITH COMPLETION.
- PROOF TO PAINTING IF ROOF RAIL & GUTTER IS GALVANIZED WILL BE REQUIRED TO BE CLEANED AS PER PAINT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- REMOVE ALL EXISTING STAINED SPANDS AND OTHER WALL MOUNTED FINISHED PRIOR TO PAINTING AND REINSTALL.
- EXISTING ACCESS PANELS ARE TO BE PAINTED TO MATCH ADJACENT SURFACES.
- CONTRACTOR TO COORDINATE BIDDING AND SUPPORTS REMOVED FOR ALL SIGNAGE WITH SIGN CONTRACTOR.
- REFER TO EXTERIOR FINISH SPECIFICATION ON DRAWING A-01.

EXTERIOR FINISHES			
MATERIAL	COLOUR	MATERIAL	COLOUR
1 * PREFINISHED METAL CAP FLASHING	CHARCOAL, GC-W02	14 PERFORATED METAL PANEL SOFFIT - ADOOR	2017 WHITE
2 HORIZONTAL METAL SHIMS ADOOR	CHARCOAL GREY (S-0420)	15 METAL PANEL SOFFIT - ADOOR	2017 WHITE
3 4x4 FIBER GYPSUM TRIM - 2000X - 45° MITER	CHARCOAL GREY (S-0420)	16 METAL COVER & TRIM - EXISTING MESH GREY	PAINTED DELTA PAINT TCD 40
4 EXTERIOR GUTTER	ANODIZED ALUMINUM	17 * MESH HEAD FLASHING	REPOINT GREY (S-0400)
5 FIBER GYPSUM LAP SOFFIT	DELTA PAINT (S-0420) CHARCOAL BRONZE TCD 31	18 * MESH RILL FLASHING	REPOINT GREY (S-0400)
6 METAL PANEL - RED	RED NET	19 FINISHING 20M METAL ROOFING EXISTING - DARK GREY	PAINTED DELTA PAINT TCD 44
7 METAL PANEL - FIBERGLASS - WHITE	2017 WHITE	20 * METAL GUTTER - TO PATCH EXISTING GUTTER	CHARCOAL, GC-W02
8 MANUFACTURED STONE EXISTING - DARK GREY	STAINED - MARWAN CHARCOAL GREY	21 * METAL FLASHING - DARK GREY	AS NOTED AND PER RESPONSIBILITY OWNER
9 FIBER GYPSUM PANEL - REPAIR GREY	DELTA PAINT REPOINT GREY TCD #1	22 SHIMME	REPOINT GREY (S-0400)
10 CONCRETE BUSH - DARK GREY	STAINED - MARWAN CHARCOAL GREY	23 MANUFACTURED STONE TO MATCH EXISTING	STAINED - MARWAN CHARCOAL GREY
11 ALUMINUM SIDING/ROOF DOWNPOUT/FIBER EXISTING	BRONZE ANODIZED, REMAIN AS IS.	24 * PREFINISHED METAL RILL FLASHING	REPOINT GREY (S-0400)
12 PREFINISHED METAL CAP FLASHING EXISTING	PAINTED DELTA PAINT TCD 44 - DARK GREY	25 * PREFINISHED METAL RILL FLASHING	REPOINT GREY (S-0400)
13 * PREFINISHED METAL TRIM WALL FLASHING	CHARCOAL, GC-W02	26 * PREFINISHED METAL TRIM WALL FLASHING	CHARCOAL, GC-W02

* ALL MATERIALS ARE NEW UNLESS NOTED OTHERWISE. REFER TO EXTERIOR FINISH SPECIFICATIONS ON DNEI A-01. SEE FINISH SCHEDULE FOR COLOURS. SEE G.G. TO VERIFY ALL EXISTING WORK DAMAGED BY NEW FINISHES & REPAIR AS REQUIRED. IF REPAIRS ARE NOT NECESSARY, IF ANY NOTED OR HOLD IN DISCOVERY PROJECT MANAGER & ARCHITECT IS TO BE NOTIFIED IMMEDIATELY FOR REPAIRATION INSTRUCTIONS.

PROPOSED ELEV. LEGEND:

	EXISTING NUMBER
	PROPOSED GLAZING, GUTTERS, DOWNPOUTS, ETC. TO BE REMOVED

R/R / AD
McDonald's Restaurant
1760 - 56th Avenue
CLOVERDALE, BC
DATE: 24/07/2020

EXISTING & PROPOSED SOUTH ELEVATIONS

DATE: 16-018
SCALE: 1/4" = 1'-0"
FEBRUARY 2016

A2.2
NO. OF WORKS SHEETS: 8/10
REV: 010
JULY 22/2020

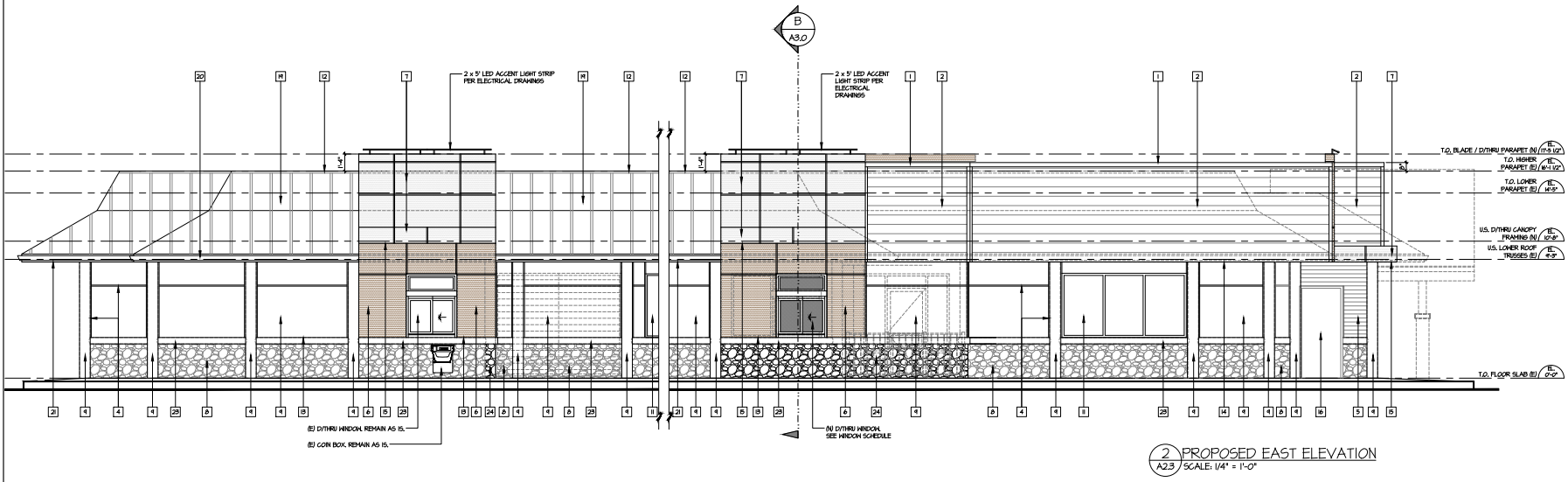
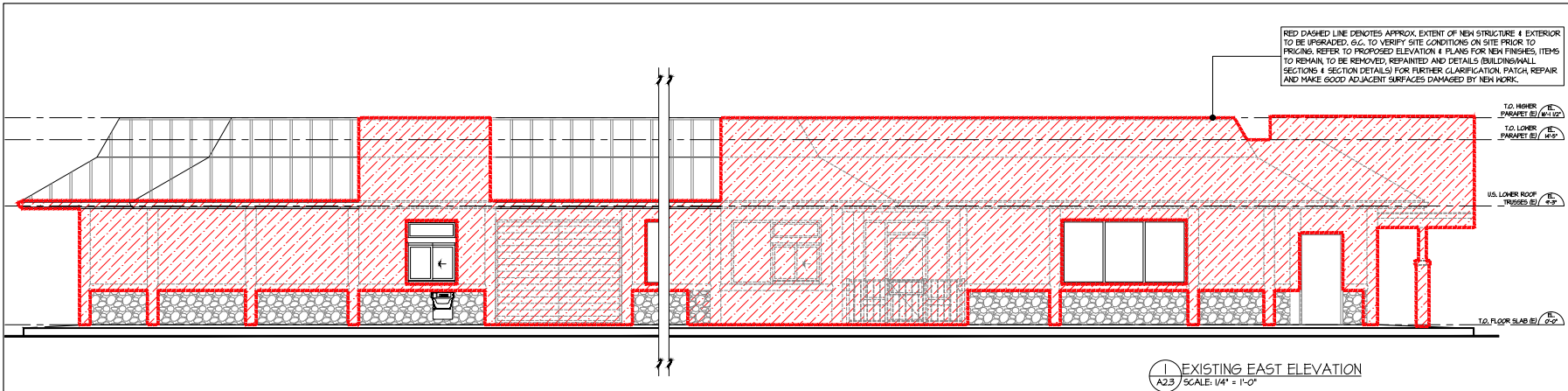
NO.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
1	16-018	ISSUED FOR CP			
2	16-018	ISSUED FOR CP			

WHITZACK
3 APR 2016
REVISION
DATE
DESCRIPTION
REV.
DATE

McDonald's
NATIONAL'S RESTAURANTS OF CANADA LIMITED
4800 STILL CREEK DRIVE, BURNABY BC, V5C 6G6

LOVICK SCOTT ARCHITECTS
3707 1ST AVENUE
BURNABY, BC V5C 3T6
ADMIN@LOVICKSCOTT.COM
P: 604 298 3700 F: 604 298 6081
MEMBER OF THE AIBC, AIA, SAA, NRTAA & P.A.C.
ARCHITECTURAL, S.A.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALE.
PROTECTED
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALE.
PROTECTED
CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALE.
PROTECTED



ELEVATION NOTES:
- REFER TO SCOPE OF WORK BEFORE APPLYING ITEMS BELOW

- EXTERIOR WALL GLAZINGS, SOFFIT GLAZINGS & FLASHINGS NOTED TO BE REMOVED ARE TO BE REMOVED AND DISPOSED BY G.G. PATCH & REPAIR/REPLACE AS REQ'D EXISTING DAMAGED BY NEW WORK.
- EXISTING WINDOWS & ALUMINUM GLAZED DOORS NOTED TO BE REMOVED ARE TO BE REMOVED AND DISPOSED BY G.G. UNLESS NOTED TO BE RELOCATED. HEAD HEIGHTS OF NEW WINDOWS WILL BE DETERMINED BY EXISTING WINDOWS. SITE MEASURE PRIOR TO ORDERING NEW WINDOWS.
- REMOVE ALL EXISTING ELECTRICAL OUTLETS, JUNCTION BOXES, DOORBELLS, WALL MOUNTED OR SOFFIT LIGHTS TO REMAIN PRIOR TO PAINTING AND RENTALS IN SAME LOCATION AFTER.
- EXISTING EXTERIOR LIGHTING, INCLUDING ROOF LIGHT BEAMS NOTED TO BE REMOVED. CAP OFF ELECTRICAL PER ELECTRICAL ENGINEER'S REQUIREMENTS. PATCH AND REPAIR AS REQ'D. REFER TO ELECTRICAL DRAWINGS FOR NEW EXTERIOR LIGHTING SPECIFICATIONS AND HIRING.
- EXISTING METAL ROOFING (SHEATHING, FLASHING, GUTTERS, RAFTS) AND CAP FLASHINGS NOTED TO BE REMOVED TO BE DISPOSED BY G.G. PATCH & REPAIR AS REQUIRED. ALL EXISTING DAMAGED BY NEW WORK.
- G.G. TO INSPECT ALL EXISTING VAPOR BARRIER, SHEATHING FRAMING AND INSULATION TO DETERMINE IF REPLACEMENT WILL BE NECESSARY. IF ANY ROT OR MOLD IS DISCOVERED PROJECT MANAGER & ARCHITECT IS TO BE NOTIFIED IMMEDIATELY FOR REMEDIATION INSTRUCTIONS.
- EXISTING ILLUMINATED SIGNAGE & SUPPORTS NOTED TO BE REMOVED OR RELOCATED. REFER TO ELECTRICAL DWGS FOR ELECTRICAL ENGINEER'S REQUIREMENTS, E.G., TO PATCH & REPAIR EXISTING DAMAGED BY NEW WORK AS REQ'D AND COORDINATE BACKINGS/SUPPORTS WITH SIGN COMPANY.
- WASH ALL SURFACES AND REPAIR AS NECESSARY PRIOR TO APPLYING PAINT.
- PATCH ANY EXISTING DAMAGED STUCCO TO MATCH EXISTING. ALL VOIDS AND CRACKS TO BE BROKE GROUTED PRIOR TO PAINTING.
- CLEAN AND REPAIR AS NECESSARY ALL EXISTING SURFACES TO REMAIN UNPAINTED.
- REMOVE EXISTING SIGNAGE TO REMAIN ON BUILDING PRIOR TO PAINTING. REPLACE SIGNAGE UPON COMPLETION.
- PRIOR TO PAINTING IF ROOF, RAFT & GUTTER IS GALVANIZED WILL BE REQUIRED TO BE CLEANED AS PER PAINT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- REMOVE ALL EXISTING SHOOKER STANDS AND OTHER HALL MOUNTED FIXTURES PRIOR TO PAINTING AND REINSTALLED.
- EXISTING ACCESS PANELS ARE TO BE PAINTED TO MATCH ADJACENT SURFACES.
- CONTRACTOR TO CO-ORDINATE BLOCKING AND SUPPORTS REQUIRED FOR ALL SIGNAGE WITH SIGN COMPANY.
- REFER TO EXTERIOR FINISH SPECIFICATION ON DRAWING A.C.I.

1. EXISTING ILLUMINATED SIGNAGE & SUPPORTS NOTED TO BE REMOVED OR RELOCATED. REFER TO ELECTRICAL DWGS FOR ELECTRICAL ENGINEER'S REQUIREMENTS, E.G., TO PATCH & REPAIR EXISTING DAMAGED BY NEW WORK AS REQ'D AND COORDINATE BACKINGS/SUPPORTS WITH SIGN COMPANY.

2. WASH ALL SURFACES AND REPAIR AS NECESSARY PRIOR TO APPLYING PAINT.

3. PATCH ANY EXISTING DAMAGED STUCCO TO MATCH EXISTING. ALL VOIDS AND CRACKS TO BE BROKE GROUTED PRIOR TO PAINTING.

4. CLEAN AND REPAIR AS NECESSARY ALL EXISTING SURFACES TO REMAIN UNPAINTED.

5. REMOVE EXISTING SIGNAGE TO REMAIN ON BUILDING PRIOR TO PAINTING. REPLACE SIGNAGE UPON COMPLETION.

6. PRIOR TO PAINTING IF ROOF, RAFT & GUTTER IS GALVANIZED WILL BE REQUIRED TO BE CLEANED AS PER PAINT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

7. REMOVE ALL EXISTING SHOOKER STANDS AND OTHER HALL MOUNTED FIXTURES PRIOR TO PAINTING AND REINSTALLED.

8. EXISTING ACCESS PANELS ARE TO BE PAINTED TO MATCH ADJACENT SURFACES.

9. CONTRACTOR TO CO-ORDINATE BLOCKING AND SUPPORTS REQUIRED FOR ALL SIGNAGE WITH SIGN COMPANY.

10. REFER TO EXTERIOR FINISH SPECIFICATION ON DRAWING A.C.I.

EXTERIOR FINISHES			
MATERIAL	COLOUR	MATERIAL	COLOUR
1 * PREFINISHED METAL CAP FLASHING	CHARCOAL GC-8022	14 PERFORATED METAL PANEL SOFFIT - A/CDOOR	BN1 WHITE
2 HORIZONTAL METAL SIDING A/CDOOR	CHARCOAL GREY (GC-8022)	15 METAL PANEL SOFFIT - A/CDOOR	BN1 WHITE
3 4X FIBER GEMENT TRIM - SHOOTER - 3 1/2" HEDTH	DULUX PAINT (VESPER/TAGACAFE BROWN MCD 31)	16 METAL DOORS & FRAMES (EXISTING) MEDIUM GREY	PAINTED DULUX PAINT MCD 40
4 SKYFISH CHANNEL	ANODIZED ALUMINUM	17 * WINDOW HEAD FLASHING	RESENT GREY GC-8003
5 FIBER GEMENT LAP SIDING	DULUX PAINT (VESPER/TAGACAFE BROWN MCD 31)	18 * WINDOW SILL FLASHING	RESENT GREY GC-8002
6 METAL PANEL - RED	IRON RED	19 STANDING SEAM METAL ROOFING (EXISTING) - DARK GREY	PAINTED DULUX PAINT MCD 44
7 METAL PANEL / REBORN - WHITE	BN1 WHITE	20 * METAL GUTTER - TO MATCH EXISTING (DARK GREY)	CHARCOAL GC-8022
8 MANUFACTURED STONE (EXISTING) - DARK GREY	STAINED - NANKAH CHARCOAL GREY	21 * METAL FASCIA - DARK GREY	CHARCOAL GC-8022
9 FIBER GEMENT PANEL - MEDIUM GREY	DULUX PAINT RESENT GREY MCD 41	22 SHINGLES	AS NOTED AND PER RESPONSIBILITY CHART
10 CONCRETE BASE - DARK GREY	STAINED - NANKAH CHARCOAL GREY	23 * PREFINISHED METAL SILL FLASHING	RESENT GREY GC-8002
11 ALUMINUM STOREFRONT DOOR/WINDOW FRAMES (EXISTING)	BROUZE ANODIZED REMAIN AS IS.	24 MANUFACTURED STONE (TO MATCH EXISTING) - DARK GREY	STAINED - NANKAH CHARCOAL GREY
12 PREFINISHED METAL CAP FLASHING (EXISTING)	PAINTED DULUX PAINT MCD 44 - DARK GREY		
13 * PREFINISHED METAL THRU WALL FLASHING	CHARCOAL GC-8022		

- ALL MATERIALS ARE NEW UNLESS NOTED OTHERWISE.
- REFER TO EXTERIOR FINISHES SPECIFICATIONS ON DWG. A.C.I.
- * ALL MATERIAL FLASHING TO BE 24 GA.
- SEE COLOURED ELEVATIONS FOR COLOURS & COLOUR.

PROPOSED ELEV. LEGEND:

--- MATERIAL NUMBER

--- EXISTING GLAZINGS, DOORS, WINDOWS, ETC. TO BE REMOVED

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
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50					

CONSULTANT

REVISION FOR DP
BASED FOR TRACKER
SUBJECT FOR ARCH REVIEW

McDonald's
MCDONALD'S RESTAURANTS OF CANADA LIMITED,
4400 STILL CREEK DRIVE, BURNABY, B.C. V5C 6G6

CONSULTANT SEAL

CONSULTANT

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

ARCHITECT

LOVICK SCOTT ARCHITECTS

3707 1ST AVENUE BURNABY, BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
P: 604 298 3700 F: 604 298 6081
MEMBER OF THE ABC, AIA, SAA, NWTAA & RAIC

ARCHITECTURAL SEAL

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APPROVED

RMR / AD
PROJECT

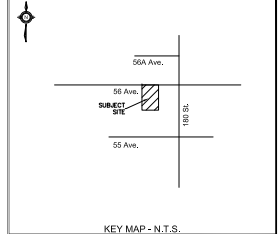
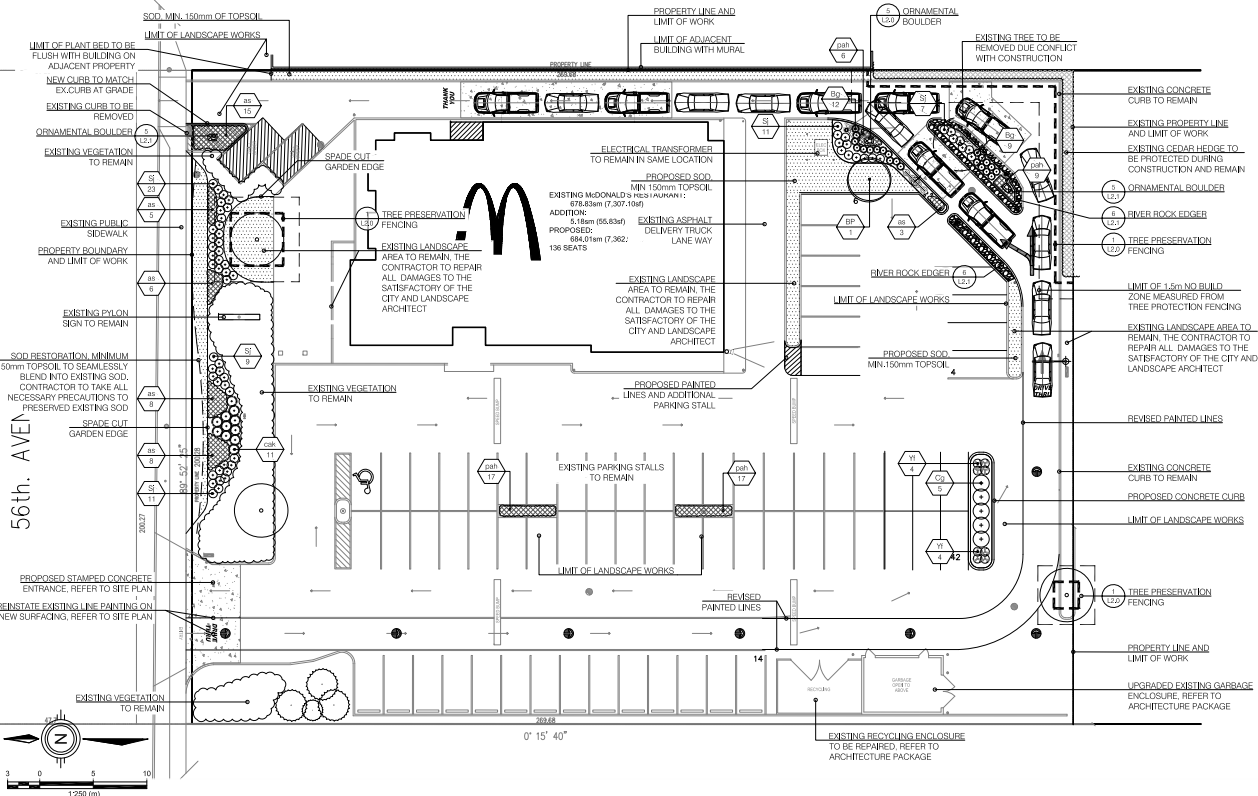
McDonald's Restaurant
11460 - 56th AVENUE,
CLOVERDALE, BC

DRAWING

EXISTING & PROPOSED EAST ELEVATIONS

PROJECT NUMBER: 16-013 DRAWING NUMBER: A2.3
SCALE: 1/4" = 1'-0" NATIONAL NUMBER: 872
DATE: FEBRUARY 2016 REVISION: 11/12/2020

CLOVERDALE - 16-013



LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- TREE PROTECTION FENCING; SEE DETAIL 5 ON SHEET L2.0
- LIMIT OF TREE PROTECTION FENCING NO BUILD ZONE; 1.5m OFFSET FROM FENCING
- TOPSOIL AND SOD AS SPECIFIED; MINIMUM 150mm TOPSOIL DEPTH
- RIVER ROCK EDGING; SEE DETAIL 6 ON SHEET L2.1
- CONCRETE PAVING; REFER TO SITE PLAN
- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED CONIFEROUS SHRUBS
- PROPOSED BROADLEAF EVERGREEN SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- ORNAMENTAL LANDSCAPE BOULDER; SEE DETAIL 5 ON SHEET L2.0

#	DATE	BY	REVISIONS
1	2008-09-27	CL	REVISED AS PER CITY COMMENTS
2	2010-03-02	CL	REVISED AS PER CITY COMMENTS
3	2010-03-03	SO	RE-ISSUED FOR DEVELOPMENT PERMIT
4	2017-12-19	CL	REVISED AS PER DEVELOPMENT PERMIT
#	DATE	BY	DESCRIPTION

McDonald's Restaurants of Canada Ltd.
 4400 58th Creek Drive
 Burnaby, BC
 V5C 6C8
 Tel: 604-294-9181

- #### LANDSCAPE NOTES:
- INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH MUNICIPAL STANDARDS, PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH B.C. LANDSCAPE STANDARDS - LATEST EDITION, AREA OF SEARCH: BRITISH COLUMBIA, WASHINGTON AND OREGON. PROVIDE DISEASE AND PEST-FREE PLANT MATERIAL FROM CERTIFIED NURSERIES, PROVIDE GUARANTEE OF CERTIFICATION.
 - COMPLETE ALL WORK TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
 - REPORT ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SERVICE LOCATIONS.
 - EXACT LOCATIONS OF PLANT MATERIAL WILL BE DETERMINED BY PLACEMENT OF SITE SERVICES SUCH AS HYDRO VALVES, METERS, UTILITIES ROOM, RAIN WATER LEADERS, DRIVEWAYS, LIGHT STANDARDS, ETC.
 - ALL PLANT MATERIAL LOCATIONS TO BE STAKED OR MARKED OUT AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - SUPPLY ALL PLANT MATERIAL IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK - LATEST EDITION. INSTALL PLANT MATERIAL ACCORDING TO DETAILS SHOWN.
 - THERE IS TO BE NO DISTURBANCE OF SOIL WITHIN THE TREE PROTECTION ZONE. IN THE EVENT THAT WORK IS REQUIRED WITHIN THE TREE PROTECTION ZONES THE CONTRACTOR MUST FIRST CONTACT A CERTIFIED ARBORIST TO ASSESS THE SITUATION AND PROVIDE A LETTER OF COMFORT TO THE CITY.
 - CONTRACTOR TO UTILIZE LAYOUT DIMENSIONS WHERE PROVIDED, PLEASE REFER TO SITE PLAN DRAWING.
 - PROVIDE PLANTING BED AREA AS NOTED ON THE DRAWING OR TO ACCOMMODATE MATURE SIZE OF PLANT MATERIAL.

- ALL SUPPORT SYSTEMS MUST BE REMOVED BY THE CONTRACTOR AT TIME OF FINAL ACCEPTANCE. NO EXTRAS WILL BE PAID TO COMPLETE THIS WORK.
- SUPPLY AND PLACE TOPSOIL, IN ACCORDANCE WITH DBSS 2013 T51 TO A MINIMUM DEPTH OF 150mm UNLESS OTHERWISE SPECIFIED.
- SUPPLY AND PLACE SOD IN ACCORDANCE WITH DBSS 2013 T51/T57/T59 UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS IN METRES UNLESS OTHERWISE NOTED.
- DISCREPANCIES ARISE BETWEEN PLANT MATERIAL COUNT SHOWN ON DRAWING AND PLANT LIST: THE DRAWING SHALL BE CONSIDERED CORRECT.
- CONTRACTOR TO PROVIDE MINIMUM TWO (2) YEAR WARRANTY FROM DATE ACCEPTED ON ALL WORK UNLESS OTHERWISE SPECIFIED.
- ANY SITE PLAN OR GRADING AND SERVING INFORMATION SHOWN IS FOR INFORMATION ONLY; REFER TO APPROVED DRAWINGS.
- NOT FOR CONSTRUCTION UNLESS STAMPED, SIGNED AND DATED BY LANDSCAPE ARCHITECT.
- DRAWINGS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM LANDSCAPE ARCHITECT.
- APPROVAL OF LANDSCAPE PLAN TO BE OBTAINED FROM MUNICIPALITY.
- FOR GRADING AND SERVING INFORMATION REFER TO THE CONSULTING ENGINEER'S DRAWINGS.
- FOR LIGHTING INFORMATION AND POWER DISTRIBUTION REFER TO THE ELECTRICAL CONSULTANT'S DRAWINGS.

PROPOSED PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND	MATURE HEIGHT (M)	MATURE SPREAD (M)	S.G.	SPACING (M)	QNTY.
T01	<i>Betula pendula</i> 'Fastigiate'	Pyramidal English Birch	90mm			W.S.	16.0	4.0	5.0	1
SHRUBS AND PERENNIALS										
Cm	<i>Calluna hecortii</i> 'Jacobus Van Praeger'	Flowering Hebe Shrub		2 gal		1.5	0.8	0.8	11	
Cg	<i>Cedrus 'Green Giant'</i>	Green Spruce Tree	600m	3 gal		2.0	2.0	1.0	5	
Bo	<i>Bonus 'Green Giant'</i>	Green Gum Boxwood	300m	3 gal		0.6	0.6	0.5	21	
Sg	<i>Sedum 'Dragon's Blood'</i>	Dragon Blood Sedum	600m	3 gal		0.6	0.6	0.7	6	
T1	<i>Yucca 'Black Topknot Beauty'</i>	Black Topknot Yucca	600m	3 gal		1.2	1.0		8	
As	<i>Artemisia 'Silver Boughs Silver'</i>	Silver Boughs Silver Wormwood	1 gal	0.2		0.5	0.5	0.5	45	
ph	<i>Phlox 'Parlatore's Hamahe'</i>	Hamahe Fountain Grass	2 gal	0.3		0.3	0.3	0.5	49	

NOTE: ANY SPECIES SUBSTITUTIONS MUST BE TO THE SATISFACTION OF THE MUNICIPALITY.

IBI GROUP
 308 - 30 Eglinton Avenue West
 Mississauga ON L5R 3E7 Canada
 905 890 3550 fax 905 890 7081
 IbiGroup.com

6721 - CLOVERDALE

McDONALD'S RESTAURANTS OF CANADA LIMITED
 17900 - 56th Avenue
 CLOVERDALE, BC

LANDSCAPE PLAN

DESIGNED BY:	CL	SCALE:	AS NOTED
DRAWN BY:	CL	DATE:	
CHECKED BY:	JM	FILE NUMBER:	38610
DATE:	2017.12.19		

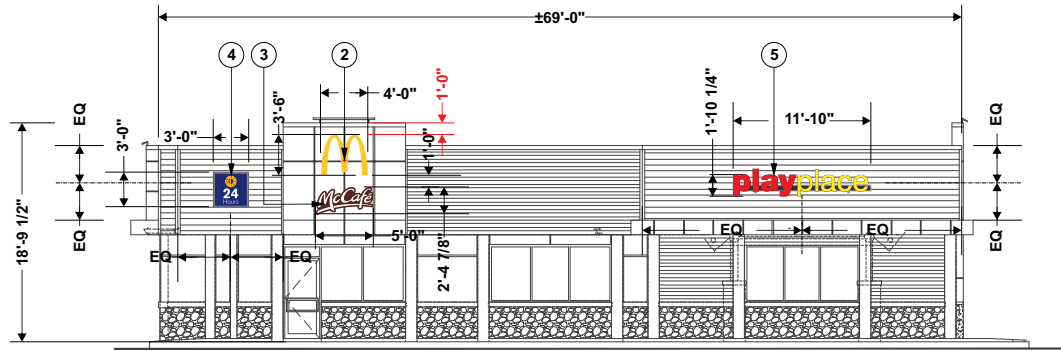
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 LWF3 saved 02/20/2018 PM 3:55:09 - Revise: June 1, 2020 22:04 PM 10:21:02 8/19/2018 10:21:02
 LWF3 saved 02/20/2018 PM 3:55:09

JL3-12132B

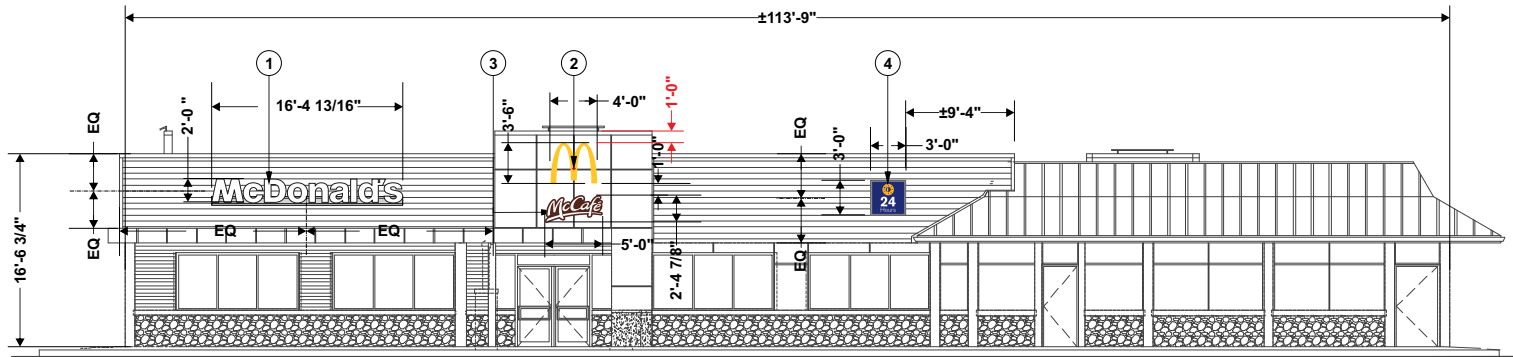
ELEVATIONS

Installation: Interior: Exterior:

#	Descriptions:
1	24" ILLUMINATED MCDO CHANNEL LETTERS ON RACEWAY SEE MCD1C4D7144 SQUARE FOOTAGE: 32.80 FT²
2	42" ILLUMINATED ARCHES LOGO SIGN MCD1S4D7036 SQUARE FOOTAGE: 14.23 FT²
3	60" ILLUMINATED MCCAFFEE SIGNATURE SIGN SEE MCD1S9C7012 SQUARE FOOTAGE: 12.03 FT²
4	36" ILLUMINATED S/F 24H SIGN SEE MCD1S3D7017 SQUARE FOOTAGE: 9.00 FT²
5	ILLUMINATED PLAYPLACE CHANNEL LETTERS SEE MCD1C4D7141 SQUARE FOOTAGE: 28.59 FT²



NORTH ELEVATION



WEST ELEVATION

Notes:
- ADDITIONAL WALL SUPPORT/BACKING BEHIND SIGN AREA SUPPLIED BY OTHERS

#	Revision(s)	By:	Date:
▲	UPDATED PROPOSAL	CV	01.02.2018
▲	REVISED MCCAFFEE SIGN TO CURRENT SPECS	CV	06.11.2018

Date: _____
Customer Approval:

	This sign is intended to be installed in accordance with the requirements of the National Electrical Code (NEC) and applicable local codes. The installer must ensure that the sign is properly grounded and bonded to the building's electrical system.		Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or LED Lamps. These lamps contain Mercury (Hg). Cleanup of these lamps according to Local, Provincial, State, or Federal Laws.
--	--	--	--

THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN. SIGN ORDER SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED TO BE BUILT OR PROVIDED BY THE CUSTOMER FOR THE AGENT, AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL INSURE THAT THE SIGNAGE AND SIGN IS BUILT IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY TO AGENT AND ALL CLAIMS, DAMAGES, ACTIONS, PENALTIES, FEES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AGENT'S) NEGLIGENCE.

www.pattisonsign.com

Pattison Sign Group

Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

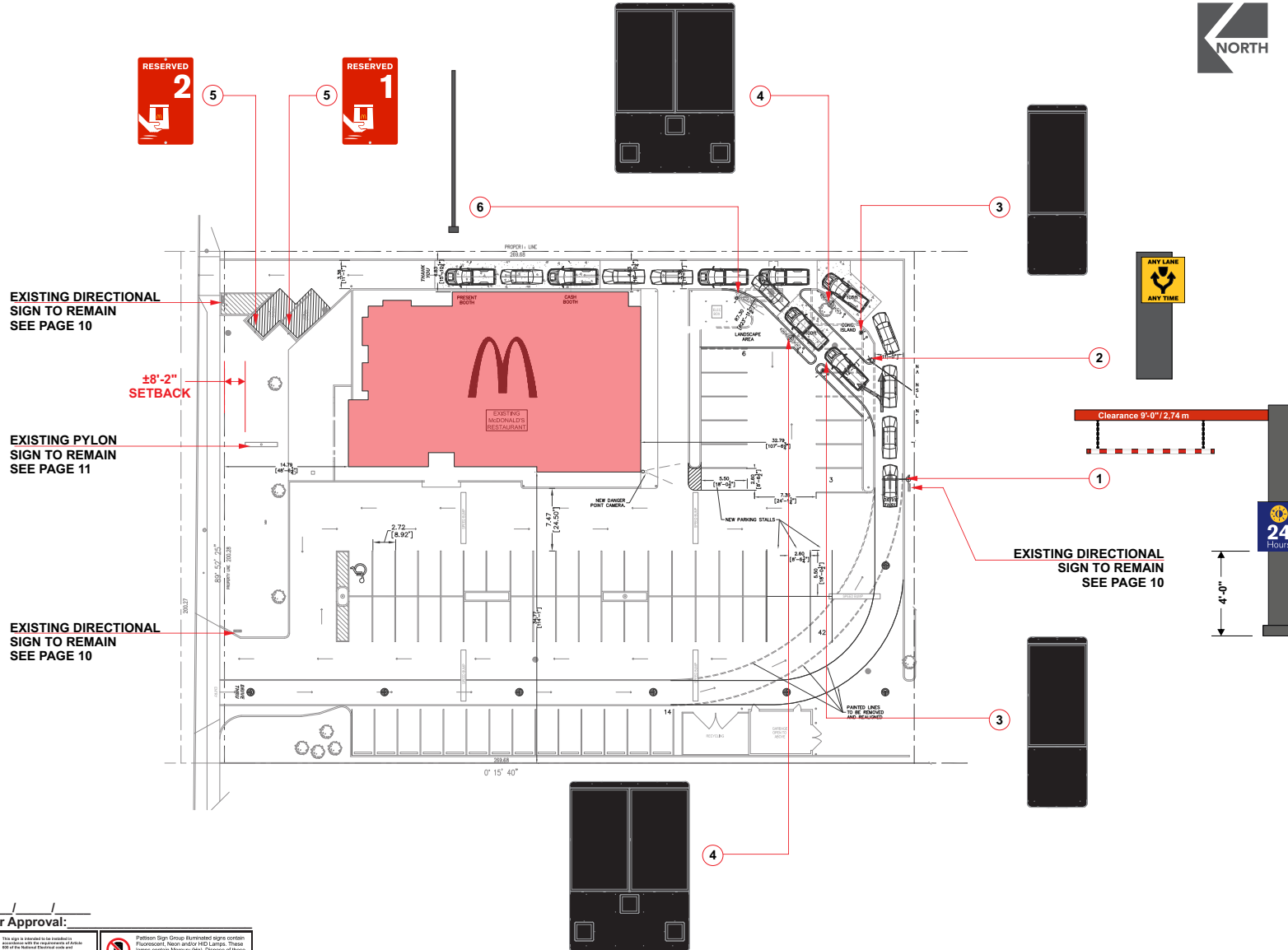
Client:	MC DONALD'S S/S 6721
Site:	17960 - 56TH AVE., CLOVERDALE, BC
Consultant:	GARRY SIGOUIN
Draftsman:	CLAUDIA VOGT
Date:	01.02.2018
Page:	1/17
Scale:	3/32" = 1'-0"

JL3-12132B

SITE PLAN WITH DT SIGNAGE

Installation: Interior: Exterior:

#	Descriptions:
1	CUSTOM NON-ILLUMINATED VHD (LEFT SIDE) WITH ILLUMINATED APPENDAGE MCD1S4D7038 SEE PAGE 4 AND 5
2	CUSTOM NON-ILLUMINATED BOLLARD SIGN ANY LANE ANY TIME SEE PAGE 6
3	DIGITAL PRESELL BOARD BY OTHERS
4	DIGITAL MENU BOARD WITH INTERCOM BY OTHERS
5	NON-ILLUMINATED PULL FORWARD PARKING SIGNS (MOUNTING METHOD T.B.D.)
6	NP6 CAMERA POST SEE DRAWING MCD00ST3XX0022 LOCATION T.B.C. BY GC PRIOR TO POURING BASES/INSTALL



EXISTING DIRECTIONAL SIGN TO REMAIN SEE PAGE 10

±8'-2" SETBACK

EXISTING PYLON SIGN TO REMAIN SEE PAGE 11

EXISTING DIRECTIONAL SIGN TO REMAIN SEE PAGE 10

EXISTING DIRECTIONAL SIGN TO REMAIN SEE PAGE 10



Clearance 9'-0" / 2.74 m



4'-0"

Date: _____
Customer Approval:

This sign is intended to be installed in accordance with the requirements of the National Fire Protection Association (NFPA) and the International Fire Code (IFC).	This sign is intended to be installed in accordance with the requirements of the National Fire Protection Association (NFPA) and the International Fire Code (IFC).	This sign is intended to be installed in accordance with the requirements of the National Fire Protection Association (NFPA) and the International Fire Code (IFC).

ALL THE ABOVE INFORMATION IS PROVIDED BY THE MANUFACTURER AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN. SIGN BASES SHALL BE BUILT AND SET AS PER ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. IT IS THE CUSTOMER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CUSTOMER SHALL ASSURE THAT THE SIGNAGE IS INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, DAMAGES, ACTIONS, PENALTIES, FEES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER TO OBTAIN NECESSARY PERMITS AND APPROVALS.

www.pattisonsign.com

#	Revision(s)	By:	Date:
1	UPDATED PROPOSAL	CV	01.02.2018



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	MC DONALD'S S/S 6721		
Site:	17960 - 56TH AVE., CLOVERDALE, BC		
Consultant:	GARRY SIGOUIN		
Draftsman:	CLAUDIA VOGT	Date:	01.02.2018
Page:	3/17	Scale:	N.T.S.

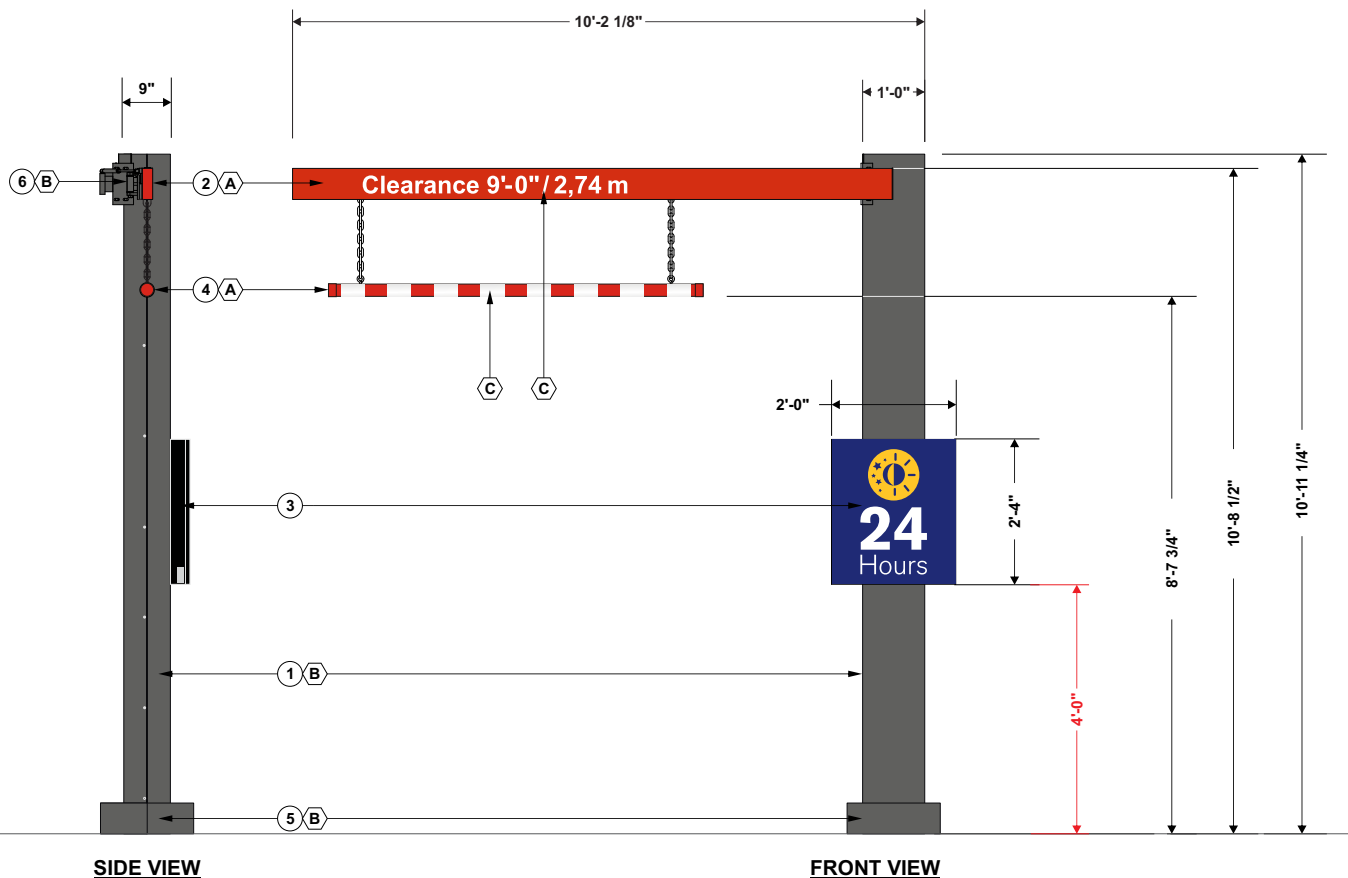
ISO 9001:2008 Certified Enterprise



JL3-12132B

SINGLE -LANE VHD (LEFT)
WITH SWING ARM

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
Electrical specifications:		
Volts:	NA	Amp.: NA
Circ.:	NA	NA
# Descriptions:		
1	1/8" TK. FABRICATED ALUMINUM DECOR	
2	6" X 2" X 3/16" ALUMINUM TUBING WITH VINYL APPLICATION ON FIRST SURFACE	
3	ILLUMINATED APPENDAGE SEE DRAWING MCD1S4D7038 SEE FOLLOWING PAGE	
4	2 3/8" Ø ALUMINUM PIPE WITH VINYL APPLICATION ON FIRST SURFACE AND 2 1/2"Ø END CAPS AND CHAINS	
5	0.090" FABRICATED ALUMINUM BASE COVER	
6	HINGE	



#	Colors:
A	PAINTED RED D12 ALPOLIC RED 70% GLOSS
B	PAINTED ICI OBSIDIAN GLASS OONN 13/000 GREY TO MATCH PMS 425
C	WHITE OPAQUE VINYL 7725-20

#	Revision(s)	By:	Date:
A	UPDATED PROPOSAL	CV	01.02.2018



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	MC DONALD'S S/S 6721
Site:	17960 - 56TH AVE., CLOVERDALE, BC
Consultant:	GARRY SIGOUIN
Draftsman:	CLAUDIA VOGT
Date:	01.02.2018
Page:	4/17
Scale:	1/2"=1'-0"

Date: _____
Customer Approval: _____

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This sign is intended to be installed in accordance with the requirements of the applicable laws and regulations. The sign is intended to be installed in accordance with the requirements of the applicable laws and regulations. The sign is intended to be installed in accordance with the requirements of the applicable laws and regulations.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or LED Lamps. These lamps contain Mercury (Hg). Copies of these signs according to Local, Provincial, State, or Federal Laws.

THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN. SIGN ORDER SHALL BE BUILT AND SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A SIGN IS TO BE BUILT OR PROVIDED BY THE CUSTOMER FOR THE AGENT AND NOT BY PATTISON SIGN GROUP THE CUSTOMER SHALL ENSURE THAT THE SIGNAGE AND BUILT IS IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FEES AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER TO COMPLY WITH APPLICABLE LAWS AND REGULATIONS.



JL3-12132B

S/F NON-ILLUMINATED
BOLLARD SIGN

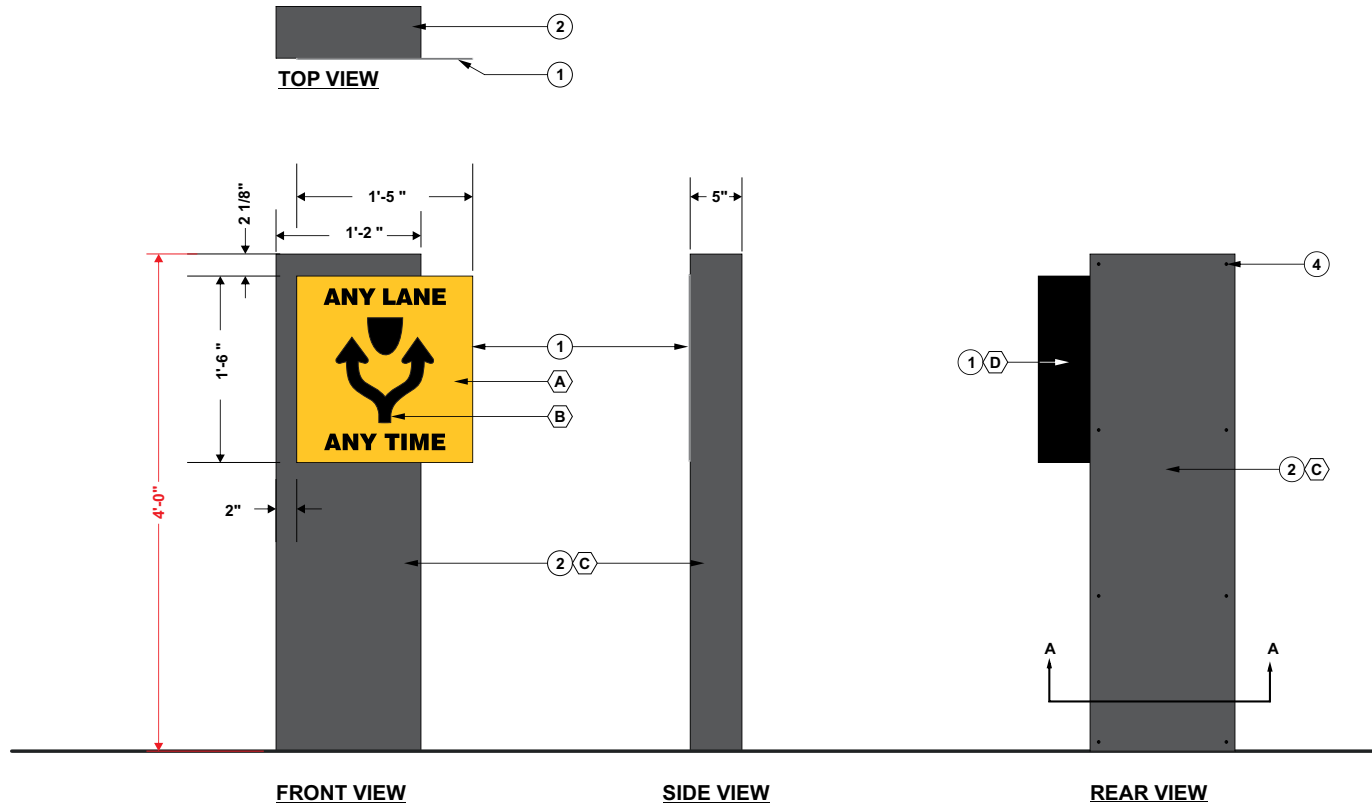
Installation: Interior: Exterior:

Electrical specifications:

Volts: NA Amp.: NA Circ.: NA

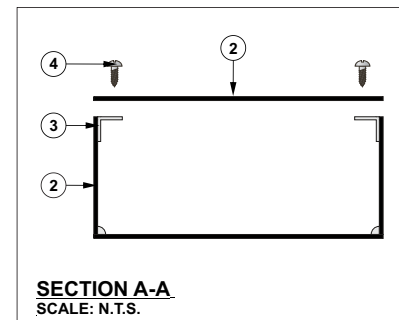
Descriptions:

1	0.064" PRE-PAINTED WHITE ALUMINUM SHEET
2	ALUMINUM DECOR WELDED/SCREWED
3	1" x 1" ANGLE STRUCTURE ON BACK
4	ASSEMBLY SCREWS



#	Colors:
A	PAINTED YELLOW GRIPGUARD #325
B	BLACK VINYL #7725-22
C	PAINTED ICI OBSIDIAN GLASS OONN 13/000 GREY TO MATCH PMS 425
D	PAINTED BLACK

#	Revision(s)	By:	Date:
1	UPDATED PROPOSAL	CV	01.02.2018



Date: _____
Customer Approval: _____

UL This sign is intended to be illuminated with fluorescent, neon and/or LED lamps. These lamps contain Mercury (Hg), Chlorine of these lamps according to Local, Provincial, State, or Federal Laws.

UL Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or LED Lamps. These lamps contain Mercury (Hg), Chlorine of these lamps according to Local, Provincial, State, or Federal Laws.

UL THESE AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN. SIGN ORDER SHALL BE MADE AND SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED BY THE BUYER OR PROVIDED BY THE CUSTOMER FOR THE AGENT AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL ENSURE THAT THE SIGNAGE AND SIGN IS INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY TO AGENT AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FEES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER AND/OR AGENT TO COMPLY.



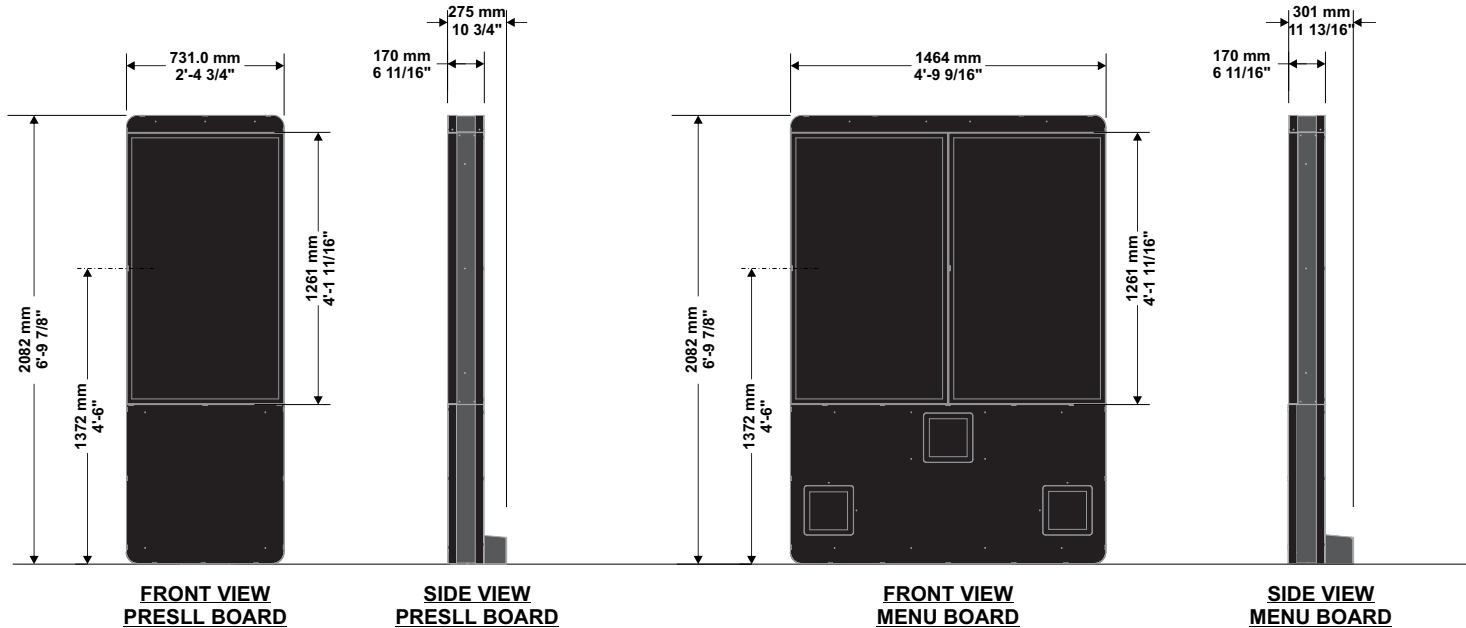
Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	MC DONALD'S S/S 6721
Site:	17960 - 56TH AVE., CLOVERDALE, BC
Consultant:	GARRY SIGOUIN
Draftsman:	CLAUDIA VOGT
Date:	01.02.2018
Page:	6/17
Scale:	1"=1'-0"

JL3-12132B

DIGITAL MENU BOARDS

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
Electrical specifications:		
Volts:	N/A	Amp.: N/A
		Circ.: N/A
# Descriptions:		



Notes:
 ↗ PROVIDED BY OTHERS

#	Revision(s)	By:	Date:
▲	UPDATED PROPOSAL	CV	01.02.2018
▲	CHANGED TO DIGITAL	CV	06.09.2020

Date: _____
 Customer Approval:

This sign is intended to be illuminated. See the sign for the requirements of the Signage and Illumination Code of the City of Vancouver. The sign must be approved and installed in accordance with applicable laws and regulations. If a sign is to be built or provided by the customer for the sign, it must be approved and installed in accordance with applicable laws and regulations. If a sign is to be built or provided by the customer for the sign, it must be approved and installed in accordance with applicable laws and regulations. If a sign is to be built or provided by the customer for the sign, it must be approved and installed in accordance with applicable laws and regulations.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Discards of these lamps according to Local, Provincial, State, or Federal Laws.

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www.pattisonsign.com



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	MC DONALD'S S/S 6721
Site:	17960 - 56TH AVE., CLOVERDALE, BC
Consultant:	GARRY SIGOUIN
Draftsman:	CLAUDIA VOGT
Date:	01.02.2018
Page:	7/17
Scale:	1/2"=1'-0"

ISO 9001:2008 Certified Enterprise

JL3-12132B

PULL FORWARD RESERVED PARKING SIGNS

Installation: Interior: Exterior:

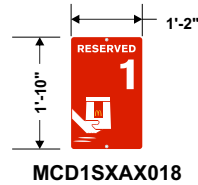
Electrical specifications:

Volts: N/A Amps: N/A Circ.: N/A

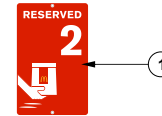
Descriptions:

1	1/8" TK. ALUMINUM PANEL WITH VINYL APPLICATION ON FIRST SURFACE
2	OMEGA POST
3	OMEGA POST WITH CONCRETE BASE (FREESTANDING)

WALL/FENCE/
EXISTING POST MOUNTED

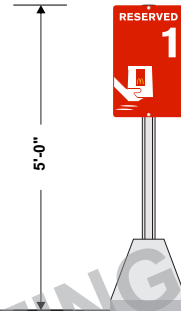


MCD1SXAX018

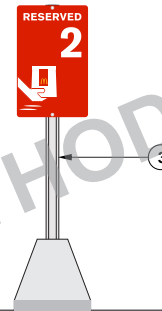


MCD1SXAX019

OMEGA POST W/
BLOCK/FREESTANDING

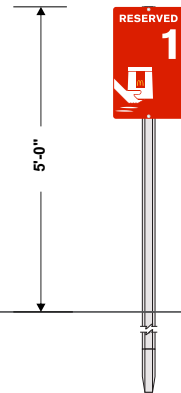


MCD1EXAX027

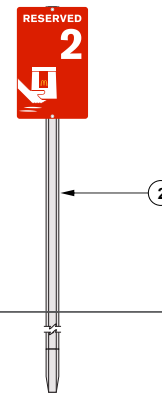


MCD1EXAX028

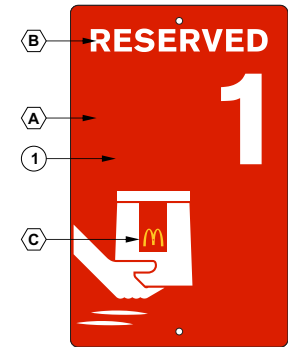
OMEGA POST FOR
DIRECT BURIAL



MCD1EXAX021



MCD1EXAX022



#	Colors:
A	PAINTED RED #D12 APOLIC AT 70% GLOSS
B	WHITE REFLECTIVE VINYL 3290
C	YELLOW VINYL #3630-125

#	Revision(s)	By:	Date:
1	UPDATED PROPOSAL	CV	01.02.2018



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	MC DONALD'S S/S 6721		
Site:	17960 - 56TH AVE., CLOVERDALE, BC		
Consultant:	GARRY SIGOUIN		
Draftsman:	CLAUDIA VOGT	Date:	01.02.2018
Page:	8/17	Scale:	N.T.S.

Date: _____
Customer Approval: _____

This sign is intended to be illuminated with fluorescent lamps. The sign is not intended for use with incandescent lamps. The sign is not intended for use with LED lamps. The sign is not intended for use with other types of lamps. The sign is not intended for use with other types of lamps.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Shards of these lamps according to Local, Provincial, State, or Federal Laws.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Shards of these lamps according to Local, Provincial, State, or Federal Laws.

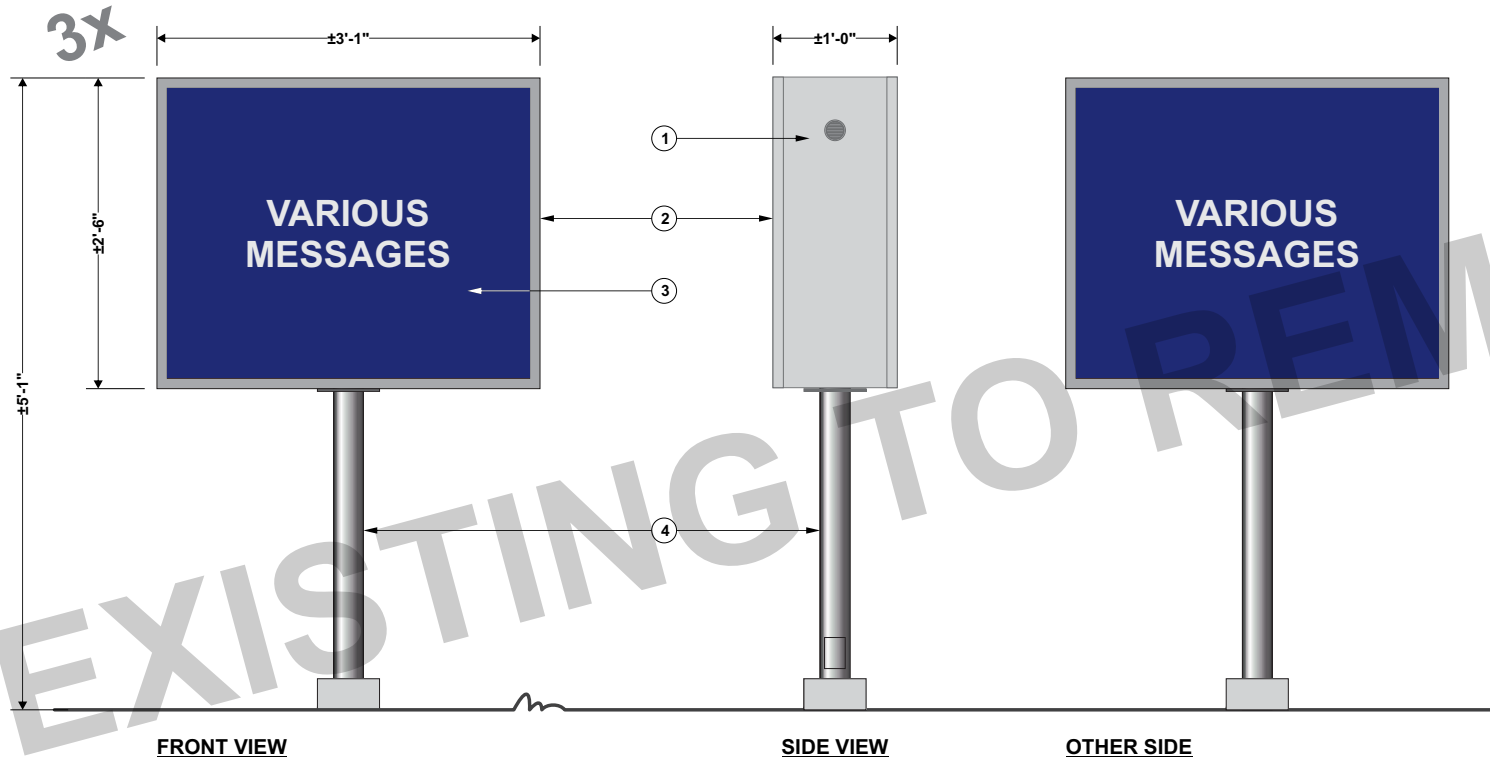
THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN. SIGN ORDER SHALL BE BUILT AND DELIVERED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED TO BE BUILT OR PROVIDED BY THE CUSTOMER FOR THE AGENT AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL INSURE THAT THE SIGNAGE AND BILLS ARE BUILT IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER TO COMPLY WITH APPLICABLE LAWS AND REGULATIONS.

JL3-12132B

EXISTING D/F ILLUMINATED
DIRECTIONAL SIGN

Installation: Interior: Exterior:

#	Descriptions:
1	FABRICATED 24GA SHEET METAL CABINET
2	1" x 1" ANGLE RETAINERS
3	3/16" FLAT CLEAR ACRYLIC FACES WITH VINYL APPLICATION ON SECOND SURFACE
4	STEEL POST
*	ILLUMINATION TYPE UNKNOWN



#	Revision(s)	By:	Date:
1	UPDATED PROPOSAL	CV	01.02.2018



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	MC DONALD'S S/S 6721
Site:	17960 - 56TH AVE., CLOVERDALE, BC
Consultant:	GARRY SIGOUIN
Draftsman:	CLAUDIA VOGT
Date:	01.02.2018
Page:	10/17
Scale:	1"=1'-0"

Date: _____
Customer Approval: _____

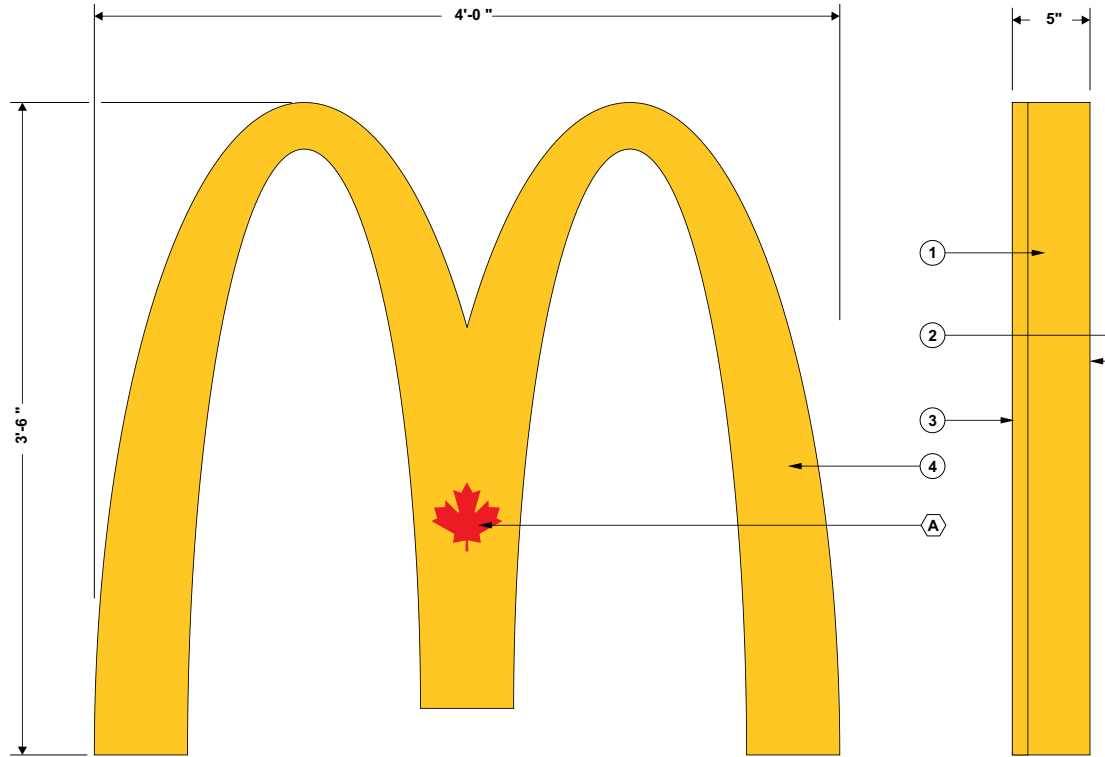
	<small>This sign is intended to be illuminated with fluorescent, neon and/or LED lamps. These lamps contain Mercury (Hg). Shavings of these lamps are extremely toxic. The customer must dispose of these lamps according to Local, Provincial, State, or Federal Laws.</small>
	<small>Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or LED Lamps. These lamps contain Mercury (Hg). Shavings of these lamps according to Local, Provincial, State, or Federal Laws.</small>

THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN. SIGN ORDER SHALL BE BUILT AND DELIVERED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED TO BE BUILT OR PROVIDED BY THE CUSTOMER FOR THE AGENT, AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL ENSURE THAT THE SIGNAGE AND BILLS ARE INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FEES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER/AGENCY'S AGENT/ENDORSE.

JL3-12132B

ILLUMINATED ARCHES LOGOS

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:	
Electrical specifications:			
Volts:	120	Amp.: VARIES	Circ.: 1
# Descriptions:			
1	COIL YELLOW SABIC FABRICATED CABINET		
2	PRE-PAINTED BLACK & WHITE ALUMINUM BACKING		
3	1" YELLOW SABIC TRIM		
4	FLAT YELLOW SABIC POLYCARBONATE FACE WITH VINYL APPLIED ON FIRST SURFACE		
*	SELF-CONTAINED POWER SUPPLY		
*	ILLUMINATED WITH WHITE LED		



FRONT VIEW
42" ARCHES LOGO

SIDE VIEW

ARCHES LOGO:		
SIZE	SQFT	PRODUCT CODE
42"	14.23 FT ²	MCD1S4D7036

#	Colors:
A	RED VINYL 3630-33

#	Revision(s)	By:	Date:
1	UPDATED PROPOSAL	CV	01.02.2018

Date: _____
Customer Approval: _____

	This sign is intended to be installed in accordance with the requirements of the National Electrical Code (NEC) and other applicable codes. The installer must ensure that the sign is properly grounded and bonded to the building structure.		Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These signs contain Mercury (Hg). Disposal of these signs according to Local, Provincial, State, or Federal Laws.
THESE SPECIFICATIONS INCLUDE THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN. SIGN ORDER SHALL BE BUILT AND DELIVERED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A SIGN IS TO BE BUILT OR PROVIDED BY THE CUSTOMER FOR THE ORDER, AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL INSURE THAT THE SIGN IS BUILT AND DELIVERED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY TO AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FEES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER TO COMPLY WITH THESE SPECIFICATIONS.			

www.pattisonsign.com



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	MC DONALD'S S/S 6721		
Site:	17960 - 56TH AVE., CLOVERDALE, BC		
Consultant:	GARRY SIGOUIN		
Draftsman:	CLAUDIA VOGT	Date:	01.02.2018
Page:	12/17	Scale:	N.T.S.

JL3-12132B

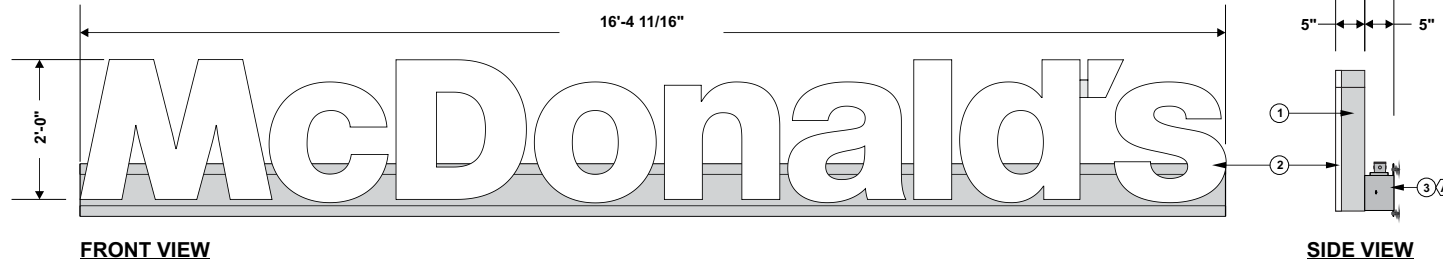
ILLUMINATED
MCDONALD'S WORDMARK

Installation: Interior: Exterior:

Electrical specifications:

Volts: 120 Amp.: VARIES Circ.: 1

#	Descriptions:
1	PRE-PAINTED ALUMINUM COIL CLEAR SATIN ANODIZED (SILVER) RETURNS WITH PRE-PAINTED ALUMINUM BACKING B/W
2	FLAT WHITE ACRYLIC FACES WITH 1" WHITE JEWELITE RETAINER
3	FABRICATED RACEWAY 0.064 ALUMINUM
*	ILLUMINATED WITH WHITE LEDS
*	LED POWER SUPPLY (INSIDE RACEWAY)



CHANNEL LETTERS:		
SIZE	SOFT	PRODUCT CODE
24" W/ RACEWAY	32.80 FT	MCD1C4D7144

#	Colors:
A	PAINTED OBSIDIAN GREY OONN 13/000

#	Revision(s)	By:	Date:
A	UPDATED PROPOSAL	CV	01.02.2018



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	MC DONALD'S S/S 6721		
Site:	17960 - 56TH AVE., CLOVERDALE, BC		
Consultant:	GARRY SIGOUIN		
Draftsman:	CLAUDIA VOGT	Date:	01.02.2018
Page:	13/17	Scale:	N.T.S.

Date: _____
Customer Approval:

	This sign is intended to be installed in accordance with the requirements of the UL Standard for Exit Signs. Exit signs are not intended for use as emergency lighting. The sign must be installed in accordance with applicable codes and regulations. The sign must be installed in accordance with applicable codes and regulations. The sign must be installed in accordance with applicable codes and regulations.		Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Shakers of these signs according to Local, Provincial, State, or Federal Laws.
--	---	--	--

THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN. SIGN ORDER SHALL BE BUILT AND DELIVERED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED BY THE BUYER OR PROVIDED BY THE CUSTOMER FOR THE AGENT AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL ENSURE THAT THE SIGNAGE AND BUILT IN THE INSTALLATION IS IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY TO AGENT AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FEES AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER TO COMPLY WITH APPLICABLE LAWS AND REGULATIONS.

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JL3-12132B

ILLUMINATED PP CHANNEL LETTERS

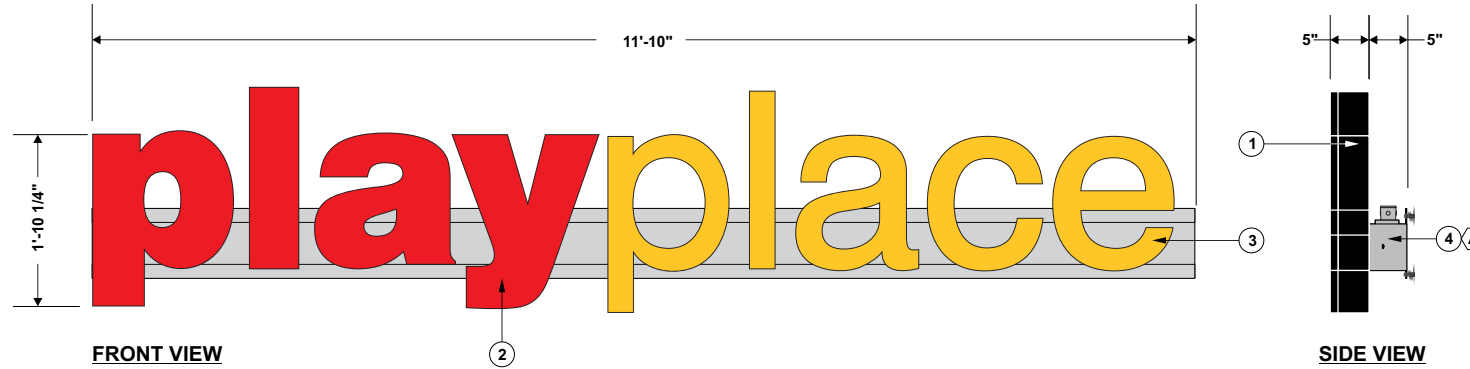
Installation: Interior: Exterior:

Electrical specifications:

Volts: 120 Amp.: 0.7 Circ.: 1

Descriptions:

1	PRE-PAINTED BLACK & WHITE ALUMINUM COIL CABINET W/ PRE-PAINTED BLACK & WHITE ALUMINUM BACKING
2	0.118"TK. FLAT RED SABIC RD6G POLYCARBONATE FACE W/ 1" BLACK TRIM
3	0.118"TK. FLAT YELLOW SABIC YW6G POLYCARBONATE FACE W/ 1" BLACK TRIM
4	FABRICATED ALUMINUM RACEWAY
*	ILLUMINATED WITH WHITE LEDS
*	LED POWER SUPPLY (INSIDE RACEWAY)



FRONT VIEW

SIDE VIEW

PP CHANNEL LETTERS:	
SQFT	PRODUCT CODE
28.59 FT ²	MCD1C4D7141

#	Colors:
A	PAINTED OBSIDIAN GREY OONN 13/000

#	Revision(s)	By:	Date:
A	UPDATED PROPOSAL	CV	01.02.2018

Date: _____
Customer Approval:

	<small>This sign is intended to be illuminated in accordance with the requirements of Article 605.2 of the National Electrical Code (NEC) and the applicable local code. The installer must provide the appropriate wiring and conduit for the sign.</small>		<small>Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Disposal of these lamps according to Local, Provincial, State, or Federal Laws.</small>
<small>THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN. SIGN ORDER SHALL BE BUILT AND DELIVERED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED BY THE BUYER OR PROVIDED BY THE CUSTOMER FOR THE AGENT, AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL INSURE THAT THE SIGNAGE AND BUILT IN THIS INSTALLATION ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER TO COMPLY WITH THIS AGREEMENT.</small>			

www.pattisonsign.com



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	MC DONALD'S S/S 6721
Site:	17960 - 56TH AVE., CLOVERDALE, BC
Consultant:	GARRY SIGOUIN
Draftsman:	CLAUDIA VOGT
Date:	01.02.2018
Page:	14/17
Scale:	1/4"=1'-0"

ISO 9001:2008 Certified Enterprise

JL3-12132B

ILLUMINATED MCCAFE CLOUD SIGN

Installation: Interior: Exterior:

Electrical specifications:

Volts: Amp.: Circ.:

Descriptions:

1	1" TK. ACRYLIC CO-EXTRUDED PUSH-THRU LETTERS
2	1/8" TK. ROUTED ALUMINUM FACE
3	CABINET FABRICATED WITH 0.090"TK. ALUM. BACKING AND 0.063"TK. ALUM. SIDE
*	ILLUMINATED WITH WHITE LED



FRONT VIEW

SIDE VIEW

MC CAFÉ CLOUD SIGN:	
SQFT	PRODUCT CODE
12.03 FT ²	MCD1S9C7012

#	Colors:
A	PAINTED BROWN TO MATCH PMS 4695
B	WHITE VINYL 3635-70 DIFFUSER APPLIED TO SECOND SURFACE

#	Revision(s)	By:	Date:
1	UPDATED PROPOSAL	CV	01.02.2018
2	REVISED TO CURRENT SPECS	CV	06.11.2020

Date: _____
Customer Approval:

	This sign is intended to be illuminated with fluorescent, neon and/or LED lamps. Signs fabricated with fluorescent lamps contain Mercury (Hg). Disposal of these signs should be done in accordance with applicable laws and regulations. For more information, please contact your local, provincial, state, or federal laws.		Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or LED Lamps. These signs contain Mercury (Hg). Disposal of these signs according to Local, Provincial, State, or Federal Laws.
THESE SPECIFICATIONS INCLUDE THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN. SIGN ORDER SHALL BE BUILT AND DELIVERED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED TO BY BUYER OR PROVIDED BY THE CUSTOMER FOR THE AGENT AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL ENSURE THAT THE SIGNAGE AND BUILT IN THE INSTALLATION CONFORMS WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY TO AGENT ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FEES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER TO COMPLY WITH THESE SPECIFICATIONS.			

www.pattisonsign.com

Pattison Sign Group

Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	MC DONALD'S S/S 6721
Site:	17960 - 56TH AVE., CLOVERDALE, BC
Consultant:	GARRY SIGOUIN
Draftsman:	CLAUDIA VOGT
Date:	01.02.2018
Page:	15/17
Scale:	1/4"=1'-0"

ISO 9001:2008 Certified Enterprise

JL3-12132B

S/F ILLUMINATED
WALL MOUNTED SIGN

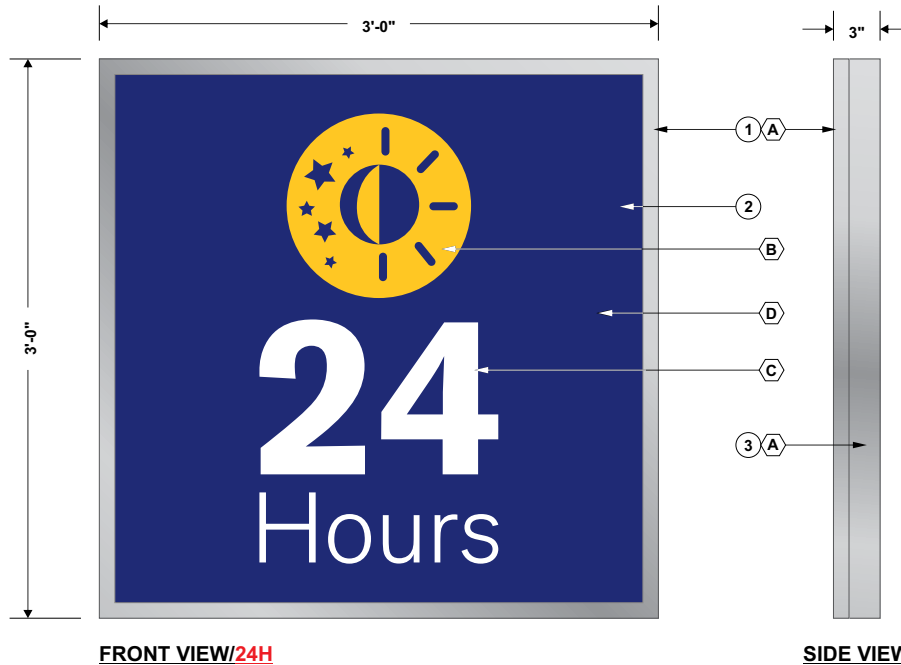
Installation: Interior: Exterior:

Electrical specifications:

Volts: 120 Amp.: 0.65 Circ.: 1

Descriptions:

1	ALUMINUM ANGLE RETAINER 1" X 1" X 1/8"
2	3/16" TK. CLEAR FLAT ACRYLIC FACE WITH VINYL APPLICATION ON SECOND SURFACE
3	FABRICATED SIGNBOX 0.064" TK. ALUM.
*	ILLUMINATED WITH LED



WALL SIGNS:		
TYPE	SQFT	PRODUCT CODE
24H	9.0 FT ²	MCD1S3D7017
24H DT	9.0 FT ²	MCDO0SF4P30022
DT	9.0 FT ²	MCDO0SF4P30017
2 x 2 WALL	4.0 FT ²	MCD1S3D7015
2 x 2 PED.	4.0 FT ²	MCDO0SF4P30023

#	Colors:
A	PAINTED GREY COIL AT 70% GLOSS
B	YELLOW VINYL #3630-125
C	WHITE VINYL #3630-20
D	BLUE VINYL 3630-137
E	DARK GREY VINYL #7725-41
F	BLUE VINYL #3630-137 LAMINATED WITH WHITE BLOCK OUT 3635-22B

#	Revision(s)	By:	Date:
1	UPDATED PROPOSAL	CV	01.02.2018



Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

Client:	MC DONALD'S S/S 6721		
Site:	17960 - 56TH AVE., CLOVERDALE, BC		
Consultant:	GARRY SIGOUIN		
Draftsman:	CLAUDIA VOGT	Date:	01.02.2018
Page:	16/17	Scale:	1/4"=1'-0"

Date: _____
Customer Approval: _____

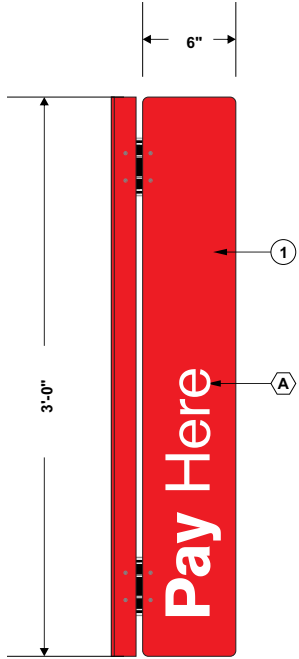
	This sign is intended to be illuminated with fluorescent, neon and/or LED lamps. These lamps contain Mercury (Hg). Shavings of these lamps are highly toxic. The customer should dispose of these lamps according to Local, Provincial, State, or Federal Laws.
	Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or LED Lamps. These lamps contain Mercury (Hg). Shavings of these lamps are highly toxic. The customer should dispose of these lamps according to Local, Provincial, State, or Federal Laws.

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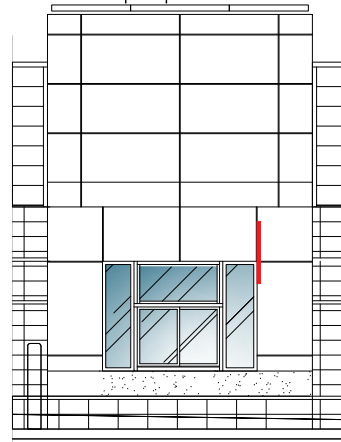
TOP VIEW



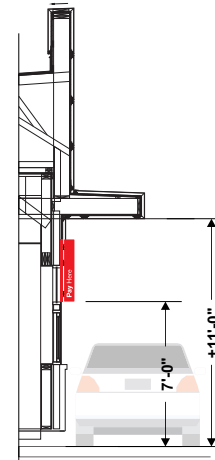
**FRONT VIEW
CASH WINDOW**



**FRONT VIEW
FIRST
PICKUP WINDOW**



**INSTALLATION POSITION
(RIGHT OF DT WINDOW)**



**INSTALLATION
HEIGHT**

JL3-12132B

ARTICULATED WALL MOUNTED WINDOW SIGN

Installation: Interior: Exterior:

Electrical specifications:

Volts: N/A Amp.: N/A Circ.: N/A

Descriptions:

1 BENT RON RED ACM PANEL WITH VINYL APPLICATION MOUNTED TO WALL WITH SPRING HINGE

WINDOW SIGNS:	
MESSAGE	PRODUCT CODE
PAY HERE	MCD1S9KX007
PICK UP HERE	MCD1S9KX013

#	Colors:
A	WHITE VINYL #7725-20

#	Revision(s)	By:	Date:
A	UPDATED PROPOSAL	CV	01.02.2018

Date: _____
Customer Approval: _____

This sign is intended to be illuminated with fluorescent, neon and/or LED lamps. Signs fabricated in the USA are made in the USA. The sign is made of aluminum and acrylic. The sign is made of aluminum and acrylic. The sign is made of aluminum and acrylic.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or LED Lamps. These signs contain Mercury (Hg). Dispose of these signs according to Local, Provincial, State, or Federal Laws.

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CITY OF SURREY SUMMARY FORM

Surrey Project No.: _____
 Project Address: 17960 56 Avenue, Surrey, BC
 Consulting Arborist: Nick M^cMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	4
Bylaw Protected Trees to be Removed	1
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	3
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio:	0 times 1 = 0
All Other Bylaw Protected Trees at 2:1 ratio:	1 times 2 = 2
TOTAL:	2
Replacement Trees Proposed	1
Replacement Trees in Deficit	1
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio:	0 times 1 = 0
All Other Bylaw Protected Trees at 2:1 ratio:	0 times 2 = 0
TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:

Nick M^cMahon, Consulting Arborist

Dated: August 25, 2020

Direct: 604 812 2986
 Email: nick@aclgroup.ca