City of Richmond

Report to Development Permit Panel

Planning and Development Department

To:	Development Permit Panel	**Date:**	October 17, 2012
From:	Wayne Craig Director of Development	**File:**	DP 12-616031
Re:	**Application by McDonald's Restaurants of Canada Ltd. for a Development Permit at 2760 Sweden Way**		

Staff Recommendation

That a Development Permit be issued for exterior renovations to the existing McDonald's Restaurant at 2760 Sweden Way, on a site zoned "Industrial Retail (IR1)".

Wayne Craig
Director of Development

CL:blg
Att.

Staff Report

Origin

McDonald's Restaurants of Canada Ltd. has applied to the City of Richmond for permission to undertake exterior renovations to the existing restaurant at 2760 Sweden Way on a site zoned "Industrial Retail (IR1)". The proposed work is intended to modernize the exterior of the existing McDonald's restaurant to reflect their current corporate image.

The subject site is currently comprised of a large surface parking area along with two (2) buildings, one (1) being the McDonald's restaurant (with dual-lane drive-through service), and the other containing a Staples Business Depot and a Future Shop.

A Development Permit application is required for this proposal because the value of the proposed exterior commercial renovations exceeds $50,000.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject site is located in an existing industrial retail neighbourhood, with similar adjacent land uses. Specifically, development immediately surrounding the site is as follows:

- To the north, is the Home Depot and surface parking area, at 2700 Sweden Way;
- To the east, are two (2) buildings containing light industrial uses, at 2691 and 2771 Viscount Way;
- To the south, immediately across Bridgeport Road, is partially vacant land zoned "Industrial Retail (IR1)" on which the former Ikea store was located. Also, southwest of the subject site are a variety of household furnishing and decor stores on lots zoned "Industrial Retail (IR1)"; and
- To the west, immediately across Sweden Way, are a variety of household furnishing and decor stores on two (2) lots zoned "Industrial Retail (IR1)", at 12571 Bridgeport Road and 2633 Sweden Way.

Staff Comments

The proposed scheme attached to this report (Plan # 1.a.b.c, Plan # 2.a.b.c.d, and Plan # 3) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the "Industrial Retail (IR1)" zoning, with no variances requested.

The Building Approvals Division has identified that construction plans and permits will be required for the work being proposed.

A cursory review of the proposed revisions to on-site signage was undertaken by Zoning staff as part of this application, and no potential variances were identified. Sign Permit applications will be required for the work proposed, which must comply with the Sign Bylaw.

Advisory Design Panel Comments

Because of its minor nature, and in order to expedite the proposed building renovations, this application was not presented to the Advisory Design Panel (ADP).

Analysis

Urban Design and Site Planning

Drive-through aisle, pedestrian circulation and safety

- No changes are proposed to the existing site plan, with the exception of improvements resulting from staff comments described in subsequent sections of this report and illustrated in attached plans (e.g. landscaping, pedestrian circulation and safety etc.).
- The configuration of the existing dual-lane drive-through aisle and location of the existing pick-up window provides queuing for at least eight (8) vehicles along the west side of the restaurant, as illustrated on the site plan. The single-lane drive-through aisle was upgraded to a dual-lane drive-through aisle in 2011 as part of the first phase of restaurant renovations for this McDonald's. At that time, an additional landscaping island was added by the applicant within the surface parking area adjacent to the reconfigured drive-through aisle system.
- Measures are proposed by the applicant as part of this application to promote pedestrian circulation and safety, as illustrated on the site plan. These include:
    - The introduction of a pedestrian pathway from the public sidewalk on the east side of Sweden Way through the surface parking area to the main restaurant entrance. The pathway is proposed to be a minimum of 1.5 m wide and to include letdowns/ramps at curb locations. The pathway will consist of concrete through the grass boulevard and will change to pavement markings within the existing surface parking area; and,
    - The installation of a yield sign and speed bump before the new pedestrian pathway at the south end of the drive-through aisle, in a position visible to exiting vehicles;

Parking

- With the proposal there is an overall reduction of two (2) vehicle parking spaces as a result of site improvements resulting from staff comments (e.g. landscaping, pedestrian circulation etc.). However, the total on-site vehicle parking provided is 215 spaces, which complies with the Zoning Bylaw. There is no change to the number of accessible spaces on-site (i.e. 4 spaces).
- The applicant has voluntarily proposed one (1) Class 2 bike rack for visitors on the east side of the building, near the restaurant's secondary entrance.

Garbage and Recycling

- The restaurant has existing provisions for garbage collection, and kitchen packaging and food waste recycling. No changes are proposed to the scope and location of the existing garbage and recycling system on-site, however, the applicant is proposing minor alterations to the recycling enclosure to upgrade materials and to better integrate it with the proposed building facade renovations, as shown on attached plans.

- The existing garbage and recycling collection area is located within two (2) outdoor enclosures on the north side of the restaurant. The garbage enclosure consists of one (1) large garbage compactor, while the recycling enclosure includes one (1) cardboard recycling bin, one (1) grease collection bin, and four (4) food waste collection bins. The enclosures are of adequate size to contain and screen the required containers.

Architectural Form and Character

- The proposed exterior renovations to the restaurant are intended to modernize the existing building facade.

- Modifications include removal of: some logo signage, some building lighting, portions of roof parapet walls and cornices, portions of corrugated metal siding, some stucco finish, and all fabric awnings.

- Replacement of these treatments is proposed with updated materials, such as: new logo signage, new painted hardi plank cedar and metal panels, new LED building lighting, as well as re-painted remaining sheet metal, stucco finish and existing masonry base.

- The color palette is proposed to be modified from its existing bright red, yellow, white and silver to include several shades of grey, white, dark brown, and red.

- No changes are proposed to existing glazing, which is located primarily on the south building facade.

Landscape Design and Open Space Design

- To further enhance the site, the applicant has proposed additional landscaping within the treed and grass boulevard on-site along the east side of Sweden Way and wrapping around to the site entrance to the north of the restaurant (i.e. shrubs, grasses, and perennials). The location, height, and spread of the proposed low shrubs plays an additional role as a safety measure to provide a screen against headlights from vehicles queued in the drive-through aisle, for oncoming northbound vehicles on Sweden Way.

- A planting island that includes ground cover and a maple tree is also proposed within the surface parking area to the south of the restaurant to mark the turning point of the new pedestrian pathway leading from the public sidewalk to the main restaurant entrance.

Conditions of Adjacency

- The subject site is surrounded on all sides by light industrial or other industrial retail uses, and is not in close proximity to any residential or agricultural land uses.
- The proposed exterior renovations affecting all building elevations are separated from adjacent buildings and businesses, both on and off site, by surface parking areas, roadways, sidewalks, boulevards and trees.

Crime Prevention Through Environmental Design (CPTED)

- Although the proposed work is primarily for exterior renovations to the existing building, there are several existing conditions at the subject site that are consistent with the principles of CPTED.
- The location is surrounded by unobstructed surface parking areas and streets so there is always a clear view of everyday activities that occur at this location. No isolated areas exist around the building. Service areas, such as garbage and recycling enclosures are visible from the surface parking area and the dual-lane drive-thru aisle.
- Window type and placement provide clear views to the outdoor surface parking area and streets from within the restaurant dining area.
- There is no dense or high vegetation that would limit views to or from the building.
- The surface parking area and all building entry points are well illuminated. The proposed new exterior lighting will provide more light on the building while at the same time reducing glare and shadows. The proposed new exterior lighting is controlled by photo cells.

Conclusions

McDonald's Restaurants of Canada Ltd. has applied for a Development Permit to undertake exterior renovations to the existing restaurant at 2760 Sweden Way to reflect their current corporate image. The applicant has addressed the significant urban design issues and other staff comments identified as part of the application review.

The architectural form and character of the proposal reflects the applicant's intent to modernize the existing restaurant exterior using a new colour palette and new materials, and is an improvement over the current character of the building.

The proposed introduction of additional landscaping and the pedestrian pathway on-site, as well as associated safety measures at the drive-through exit are supported by staff.

The proposal complies with the intent of applicable sections of the Official Community Plan and complies with the "Industrial Retail (IR1)" zoning, with no variances requested.

On this basis, staff recommends support for issuance of the Development Permit.

Cynthia Lussier
Planning Technician
CL:blg
(604-276-4108)

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a landscaping security in the amount of $3,750, equal to the cost estimate provided by the Registered Landscape Architect.

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (http://www.richmond.ca/services/ttp/special.htm).

City of Richmond

Development Application Data Sheet

Development Applications Division

DP 12-616031 **Attachment 1**

Address: 2760 Sweden Way

Applicant: McDonald's Restaurants of Canada Ltd. Owner: Dayhu Investments Ltd.

Planning Area(s): Bridgeport

	Existing	Proposed
Site Area:	Overall site area – approx 16,748 m^2 (180,280 ft^2) Registered Lease area (McDonald's) – 2,250.35 m^2 (27,453 ft^2)	No change
Floor Area	Drive-through restaurant - 334 m^2 (3,591 ft^2) Other buildings – 5,443 m^2 (58,590 ft^2)	No change
Land Uses:	Drive-through restaurant, sale of household furnishings, appliances, and office machines	No change
OCP Designation:	Industrial	No change
Zoning:	Industrial Retail (IR1)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	No change	None permitted
Lot Coverage:	Max. 60%	No change	None
Setback – Front Yard:	Min. 3.0 m	No change	None
Setback – Exterior Side Yard:	Min. 3.0 m	No change	None
Setback – Interior Side Yard:	None	No change	None
Setback – Rear Yard:	None	No change	None
Height (m):	Max. 12 m	No change (6.9 m)	None
Minimum Lot Size:	None	No change	None
On-site vehicle parking spaces:	Parking existing at the date of Zoning Bylaw adoption	215 spaces	None
On-site vehicle parking spaces – Accessible:	Parking existing at the date of Zoning Bylaw adoption	No change (4 spaces)	None

City of Richmond

Development Permit

No. DP 12-616031

To the Holder: MCDONALD'S RESTAURANTS OF CANADA LTD.

Property Address: 2760 SWEDEN WAY

Address: C/O RENATO CALANOG
STANTEC ARCHITECTURE LTD.
1100 – 111 DUNSMUIR STREET
VANCOUVER, BC V6B 6A5

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1.a.b.c, Plan #2.a.b.c.d, and Plan # 3 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of $3,750.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 12-616031

To the Holder:	MCDONALD'S RESTAURANTS OF CANADA LTD.
Property Address:	2760 SWEDEN WAY
Address:	C/O RENATO CALANOG STANTEC ARCHITECTURE LTD. 1100 – 111 DUNSMUIR STREET VANCOUVER, BC V6B 6A5

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7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

   This Permit is not a Building Permit.

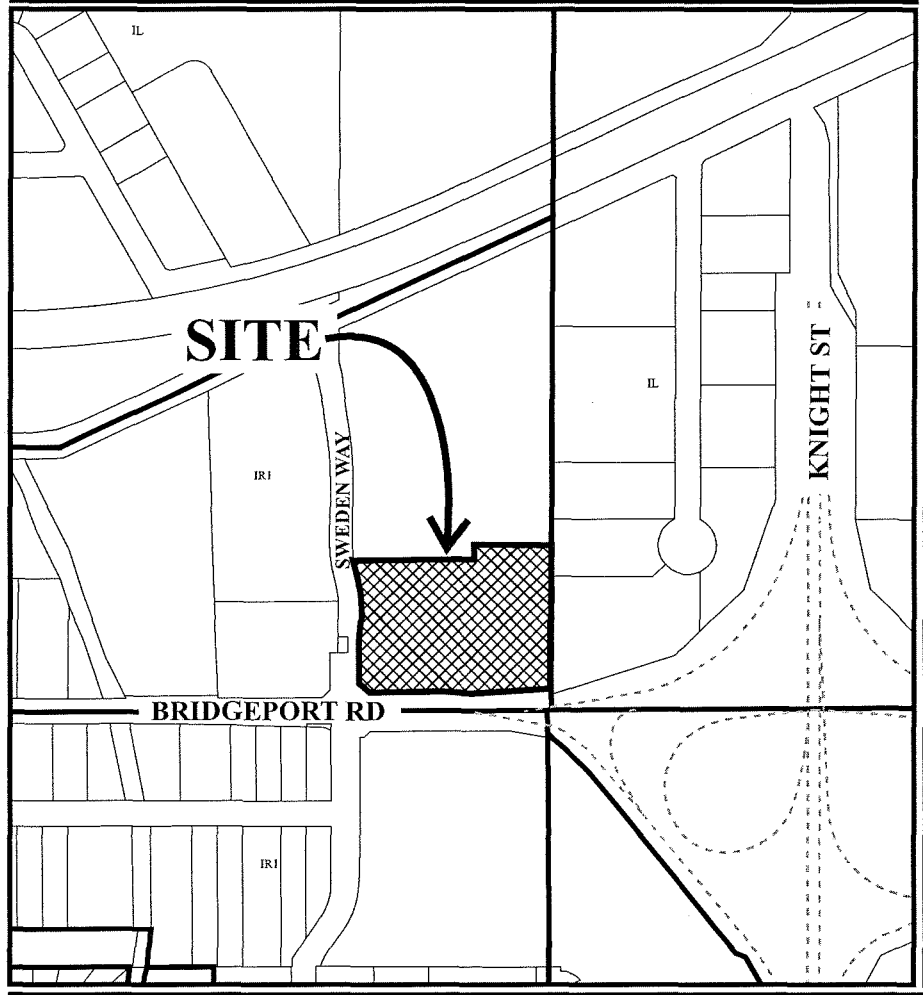
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

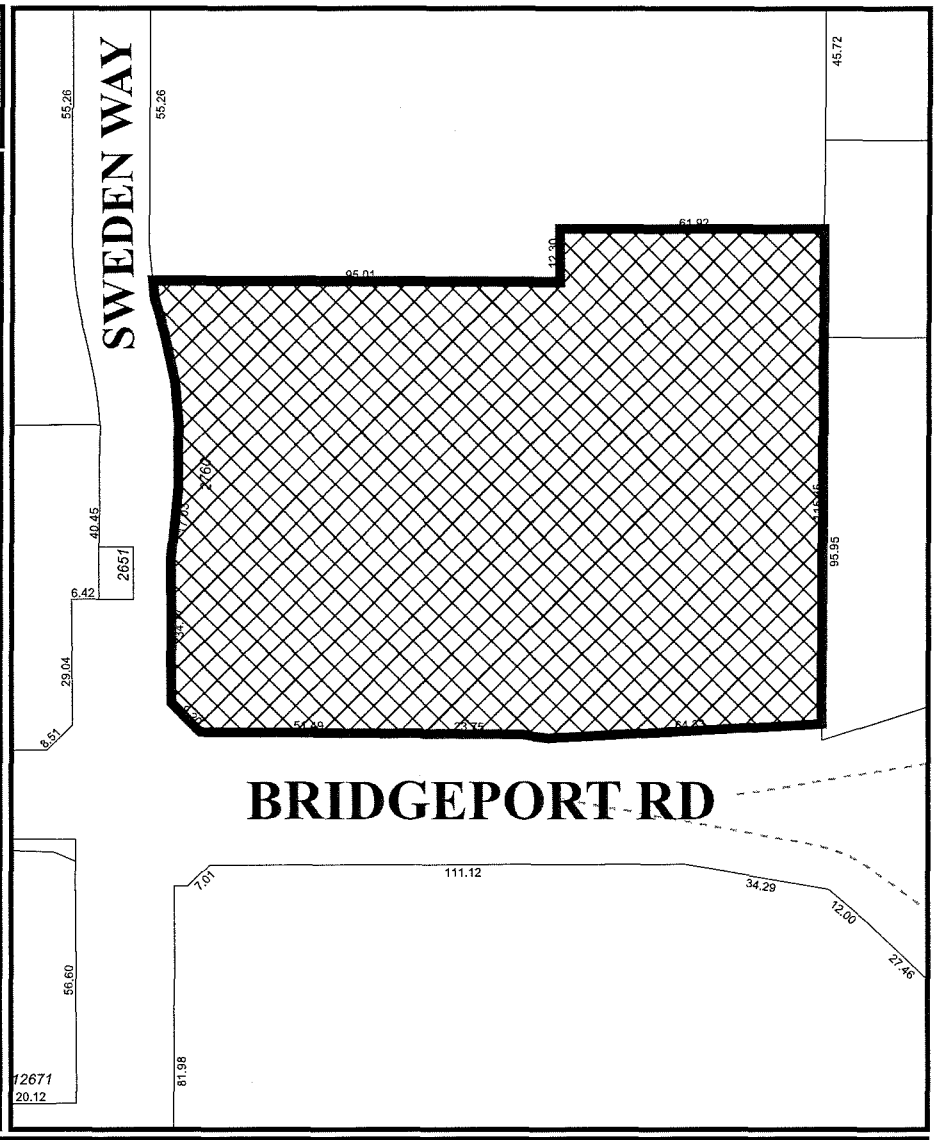
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond





DP 12-616031
SCHEDULE "A"

Original Date: 08/20/12

Revision Date:

Note: Dimensions are in METRES

BRIDGEPORT & SWEDEN - PHASE 2 SITE ID#: 19052

RENDERING

FACILITIES STATUS

PARKING	EXISTING	PROPOSED	NOTES
SHARED PARKING:	YES	YES	
PARKING STALLS:	217	215	
DISABLED PARKING:	4	4	
SEATING			
LOBBY SEATING:	73	72	
PATIO SEATING:	NA	NA	
PLAYPLACE SEATING:	NA	NA	
MCCAFE SEATING:	NA	NA	
ACCESSIBILITY			
FAMILY HC WASHROOM:	NA	NA	
SHARED HC WASHROOM:	NA	NA	
MALE/FEMALE HC WASHROOM:	YES	YES	
TOTAL HC WASHROOMS:	1	1	
DISABLED ACCESS:	YES	YES/NO	
LOBBY AISLE HC ACCESS:	NA	NA	
KITCHEN AISLE HC ACCESS:	NA	NA	
MISCELLANEOUS			
SMOKE FREE:	YES	YES	
PARTY ROOM TYPE:	NO	NO	
SEASONAL:	NO	NO	
PLAYPLACE FACILITIES			
INTERIOR:	NA	NA	
EXTERIOR:	NA	NA	
DRIVE THRU FACILITIES			
STATUS:	DRIVE THRU OPEN	DRIVE THRU OPEN	
TYPE:	WITH DRIVE THRU, REGULAR HOURS	WITH DRIVE THRU, REGULAR HOURS	
BOOTH TYPE:	DOUBLE BOOTH	DOUBLE BOOTH	
LANE SETUP TYPE:	DUAL	DUAL	
ORDER POINT TYPE:	STANDALONE	STANDALONE	
CONVEYOR TYPE:			
VIDEO DISPLAY TYPE:	YES	YES	
BUILDING DETAILS			
BUILDING SERIES:			
BUILDING SIZE:	3,591 SQ FT AND 334 SQ METERS	3,591 SQ FT AND 334 SQ METERS	
TOTAL PROPERTY DEVELOPED SIZE:	UNKNOWN	UNKNOWN	
VICNEST CLASSIFICATION:		TIER1, TIER2, TIER3	

SYMBOLS

- INTERIOR ELEVATION
- ELEVATION/SECTION NUMBER / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- FINISH NUMBER / MATERIAL NOTE
- DOOR TAG
- KEYNOTE TAG
- REVISION TAG
- WINDOW TAG
- WALL TAG
- GRIDLINE TAG
- HEIGHT DATUM

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	GYP. BD.	GYPSUM BOARD
BD	BOARD	I.D.	INTERIOR DESIGN
B.O.	BOTTOM OF	INT	INTERIOR
C.L.	CENTER LINE	O.C.	ON CENTRE
CLG	CEILING	MAX.	MAXIMUM
CLR	CLEAR	MFR/MANUF.	MANUFACTURER
CON.	CONTACT	MIN.	MINIMUM
DIA.	DIAMETER	N	NEW
D/T	DRIVE THRU	NO.	NUMBER
DWG(S)	DRAWING(S)	SBS	STYRENEBUTADIENE STRYRENE
E	EXISTING		
EA	EACH	SIM.	SIMILAR
EMT	ELECTRICAL METALLIC TUBING	P.O.C.	POINT OF CONNECTION
		P.O.S.	POINT OF SALES SYSTEM
EQ.	EQUAL	PTD	PAINTED
EXT	EXTERIOR	P.LAM	PLASTIC LAMINATE
ETR	EXISTING TO REMAIN	T&G	TONGUE AND GROOVE
F.O.F.	FACE OF FRAMING	TBD	TO BE DETERMINED
FRC	FIBER REINFORCED CONCRETE	T.O.	TOP OF
		TYP.	TYPICAL
GA.	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GSM	GALVANIZED SHEET METAL	U/S	UNDERSIDE
GYP/GWB	GYPSUM BOARD	V.I.F.	VERIFY IN FIELD

VICINITY MAP

CODE SUMMARY

BASED ON BC BUILDING CODE 2006:

GENERAL OCCUPANCY CLASSIFICATION: GROUP A2, D, E

GOVERNING CODE PART: 3

BUILDING HEIGHT: ONE STOREY

SPRINKLERED: NO

FACING NO. OF STREETS: 2

TOTAL OCCUPANT LOAD: 86 PERSONS (72 SEATS PLUS 14 STAFF)

BASIC CODE CLASSIFICATIONS:

GROUP A, DIVISION 2 REFERENCES 3.2.2.28

GROUP D REFERENCES 3.2.2.55

GROUP E REFERENCES 3.2.2.61

LEGAL DESCRIPTION:
(A LEASE PORTION OF) PID:024-886-271,
LOT 3, SECTION 19, BLOCK 5, NORTH RANGE 5,
WEST NEW WESTMINSTER DISTRICT PLAN LMP47838+

PROJECT TEAM

ARCHITECT
STANTEC ARCHITECTURE LTD.
1100-111 DUNSMUIR STREET
VANCOUVER, BC V6B 6A3
P 425.298.1000
F 425.298.1019
CONTACT: CARL NELSON

DECOR
STANTEC ARCHITECTURE LTD.
1100-111 DUNSMUIR STREET
VANCOUVER, BC V6B 6A3
P 604.696.8063
F 604.696.8100
CONTACT: DON NGUYEN

ELECTRICAL
STANTEC CONSULTING
1100-111 DUNSMUIR STREET
VANCOUVER, BC V6B 6A3
P 604.696.8000
F 604.696.8100
CONTACT: CINDY KWONG

MECHANICAL
STANTEC CONSULTING
1100-111 DUNSMUIR STREET
VANCOUVER, BC V6B 6A3
P 604.696.8000
F 604.696.8100
CONTACT: JAMES LEE

KITCHEN
H & K DALLAS INC.
1343 S. HENDERSON AVE.
DALLAS, TEXAS 75223
P 214.818.3500
F 214.818.3594
CONTACT: KO KETKEORASMY

STRUCTURAL
STANTEC CONSULTING
400-1620 DICKSON AVENUE
KELOWNA BC V1Y 9Y2
P 250.860.3225
F 252.860.367
CONTACT: GERDA BOLTON

PROJECT MANAGER
ELLISDON PROJECT MANAGEMENT
UNIT #100-4388 STILL CREEK DRIVE
BURNABY, BC V5C 6C6
P 604-294-2967 X
F 604-294-3184
CONTACT: ANDREW DYAL

INSPECTIONS

GENERAL CONTRACTOR TO PROVIDE 5 WORKING DAYS OF NOTICE FOR INSPECTIONS.

SHEET INDEX

ARCHITECTURAL
CVR COVER SHEET
SP1 SITE PLAN
SP4 SITE DETAILS
A0.1 DEMOLITION FLOOR PLAN
A1 FLOOR PLAN
A4.1 NORTH ELEVATIONS
A4.2 SOUTH ELEVATIONS
A4.3 EAST ELEVATIONS
A4.4 WEST ELEVATIONS

LANDSCAPE
L1 LANDSCAPE PLAN

DP 12616031

Plan #1.a

SCOPE OF WORK

- LOBBY REMODEL
- WASHROOM REMODEL
- CREWROOM REMODEL
- WHEELCHAIR ACCESSIBILITY
- EXTERIOR FACADE UPGRADE

NO CHANGES TO FAR, LOT COVERAGE, FRONT AND SIDE YARD SETBACKS AND HEIGHT.

EXTERIOR CLADDING

GENERAL CONTRACTOR TO VERIFY WHICH TIER GROUP THIS LOCATION IS ASSIGNED WITH PROJECT MANAGER TO DETERMINE METAL CLADDING SYSTEM OPTIONS AVAILABLE PRIOR TO TENDERING

SET STATUS

2012.10.26
RE-ISSUED FOR DP

REV	DATE	DESCRIPTION	BY
	10.23.2012	RE-ISSUED FOR DP PER CITY COMMENTS	
1	10.22.2012	ISSUED FOR CONSTRUCTION AND CCOI	
	10.15.2012	ISSUED FOR BUILDING PERMIT	
	08.07.2012	ISSUED FOR 70% SET	
	-	ISSUED FOR OWNER/OPERATOR REVIEW	XXX

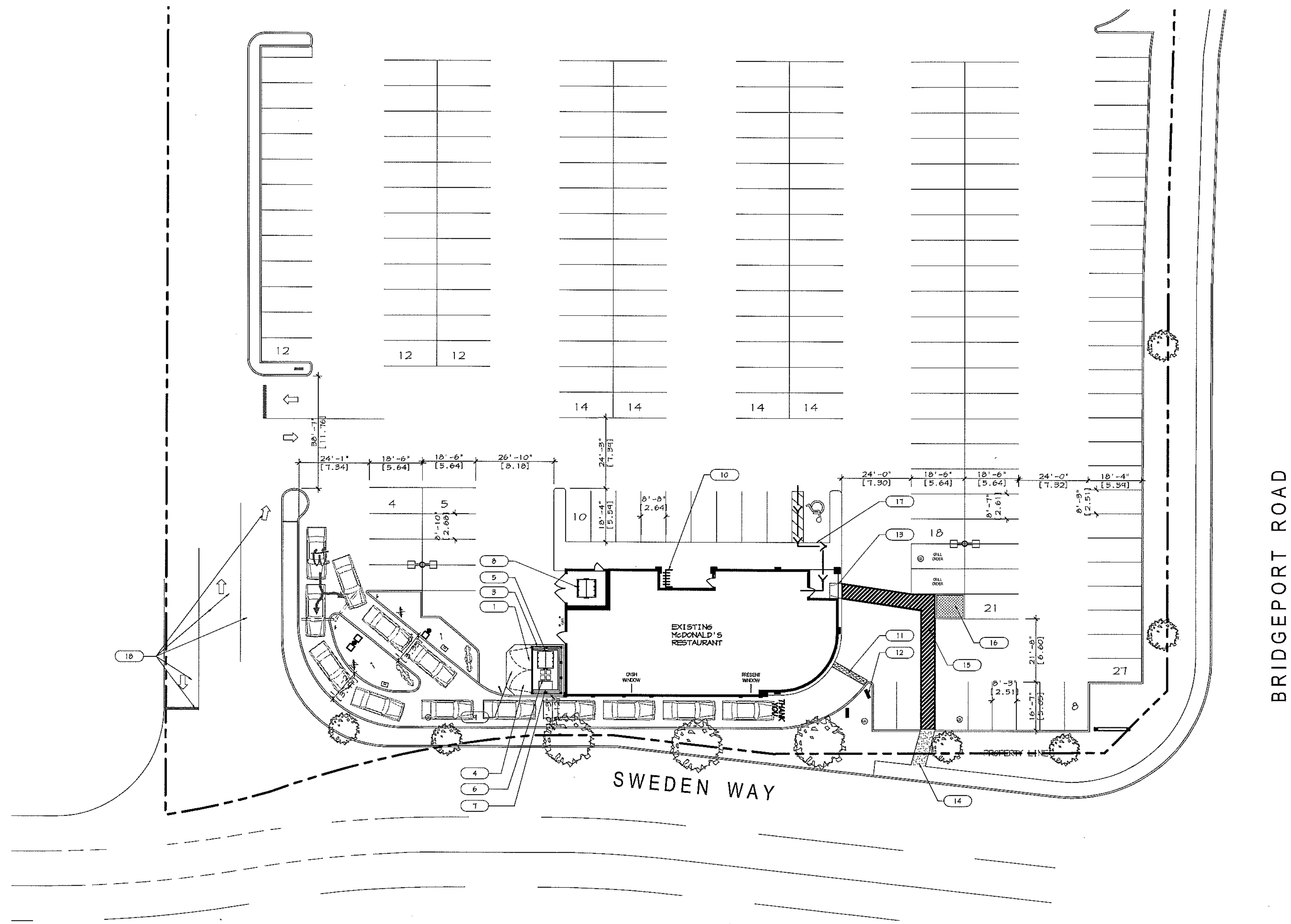
Stantec
Stantec Architecture Ltd.
1100-111 Dunsmuir St.
Vancouver, BC V6B 6A3
Tel. 604.696.8000
Fax. 604.696.8100
www.stantec.com

McDonald's®
McDONALD'S RESTAURANTS OF CANADA LIMITED,
4400 STILL CREEK DRIVE, BURNABY B.C. V5C 6C6

DRAWING TITLE: COVER SHEET
STORE NAME: BRIDGEPORT & SWEDEN
STORE NUMBER: 19052
PHASE: 2
2760 SWEDEN WAY RICHMOND, BC
STANTEC FILE #: 144310074 TASK # 294.850

CVR

PLOT SCALE: 1"=1" MCDA-BOR



DP 12616031
Plan #1.b

1 SP1 SITE PLAN
1" = 20'-0"

0 10 20 40 60 80 FEET

NORTH

SITE PLAN - KEY NOTES

1. (E) FENCED TRASH ENCLOSURE TO BE REMOVED
2. NOT USED
3. (N) TRASH ENCLOSURE. SEE DETAILS ON SP4
4. (N) CONCRETE PAD TO MATCH AND ALIGN WITH EXISTING. SLOPE TO DRAIN
5. (E) 71"W X 71"L X 71"H CARDBOARD BIN
6. (E) FOOD SCRAPS BINS (TYP. OF 4)
7. (E) 35"W X 55"L X 37"H GREASE BIN
8. (E) 75"W X 77"L X 54"H COMPACTOR
9. REMOVE (E) ENCLOSURE CONCRETE SLAB AND REPLACE WITH (N) CONCRETE SLAB. ALIGN WITH (E) ASPHALT AND SLOPE TOWARDS (E) DRAINS. SEE SP4 FOR DETAILS.
10. (N) 6-BICYCLE MINIMUM BIKE RACK.
11. (N) SPEED BUMP.
12. (N) "YIELD TO PEDESTRIANS" SIGN.
13. (N) LET DOWN RAMP, MIN. 1.5 METERS WIDE
14. (N) MIN. 1.5 METER WIDE CONCRETE PEDESTRIAN PATHWAY FROM (E) PUBLIC SIDEWALK. PATHWAY SHALL BE A CONTINUOUS RAMP BETWEEN THE CITY SIDEWALK AND THE PARKING LOT AND HAVE NO STEPS. - REMOVE CURBS AND LANDSCAPING AS NECESSARY.
15. (N) 1.5 METER WIDE STRIPED PEDESTRIAN PATHWAY FOR PUBLIC ACCESS.
16. (N) LANDSCAPED ISLAND.
17. PROVIDE PARKING SIGNAGE AS PER SECTION 7 OF ZONING BI-LAW
18. EXISTING PAINT STRIPING SHALL BE REMOVED AS NECESSARY AND STRIPING SHALL BE MODIFIED TO REFLECT ONLY WHAT IS SHOWN HERE AT THE ENTRY INTO THE SITE.

GENERAL NOTES

1. ALL SITE FEATURES ARE EXISTING UNLESS OTHERWISE NOTED.
2. THESE DRAWINGS ARE COMPILED FROM INFORMATION SUPPLIED BY McDs AND SHALL BE SITE VERIFIED BY CONTRACTOR AT BID TIME.
3. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PERTINENT TO WORK BEING PERFORMED, PRIOR TO STARTING CONSTRUCTION, AND REPORT ANY DISCREPANCIES OR VARIANCES TO McDs P.M.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND BE RESPONSIBLE FOR SAME.
5. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES
6. MAKE GOOD ALL EXISTING THAT IS DISTURBED BY NEW WORK.
7. GC RESPONSIBLE FOR ANY REPAIRS OR RELOCATION ASSOCIATED WITH CURB/ASPHALT/CONC. BASE WORK.

SITE DATA

SITE:

SITE AREA: 16,748 SM
LEASE AREA: 27,453 SF (2550.35 SM)

McDONALD'S:

BLDG. AREA: 3,591 SF (334 SM)

PARKING REQUIRED - MCDONALDS

7X100 M2 UP TO 350 M2 - 24 SPACES

EXISTING PARKING INFORMATION

TOTAL SPACES PROVIDED		
217	ACCESSIBLE SPACES PROVIDED	4
	SPACES PROVIDED	213
	GRILL SPACES PROVIDED	2 (NOT INCLUDED IN TOTAL)

PROPOSED PARKING INFORMATION

TOTAL SPACES PROPOSED		
215	ACCESSIBLE SPACES PROVIDED	4
	SPACES PROVIDED	211
	GRILL SPACES PROVIDED	2 (NOT INCLUDED IN TOTAL)

PLAN LEGEND

℄ = CENTER LINE
COL. = COLUMN
(E) = EXISTING
EQ. = EQUAL
F.O.C. = FACE OF CURB
F.O.S. = FACE OF STUD
F.O.F. = FACE OF FOUNDATION
(N) = NEW

(E) = EXISTING
P.O.C. = POINT OF CURVATURE
R = RADIUS
R.O.W. = RIGHT OF WAY
SHT. = SHEET
SIM. = SIMILAR
TYP. = TYPICAL
FSE = FINISH SLAB ELEVATION

(E) CONCRETE CURB
PROPERTY LINE
ACCESSIBLE PATH OF TRAVEL

PLAN SCALE: 1"=20'-0"

STREET ADDRESS
2760 SWEDEN WAY

CITY: RICHMOND
PROVINCE: BRITISH COLUMBIA

NATIONAL SITE CODE
19052

REV	DATE	DESCRIPTION	BY
	10.23.2012	RE-ISSUED FOR DP PER CITY COMMENTS	
1	10.22.2012	ISSUED FOR CONSTRUCTION AND CCDI	
	10.15.2012	ISSUED FOR BUILDING PERMIT	
	08.07.2012	ISSUED FOR 70% SET	
-		ISSUED FOR OWNER/OPERATOR REVIEW	XXX

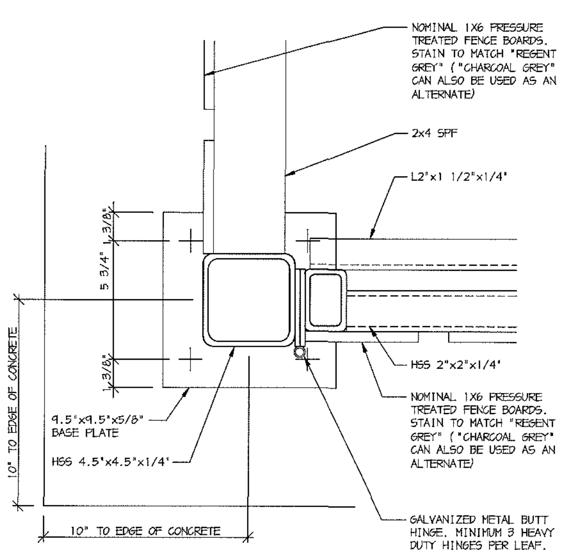
Stantec
Stantec Architecture Ltd.
1100-111 Dunsmuir St.
Vancouver, BC V6B 6A3
Tel. 604.696.8000
Fax. 604.696.8100
www.stantec.com

McDonald's®
McDONALD'S RESTAURANTS OF CANADA LIMITED,
4400 STILL CREEK DRIVE, BURNABY B.C. V5C 6C6

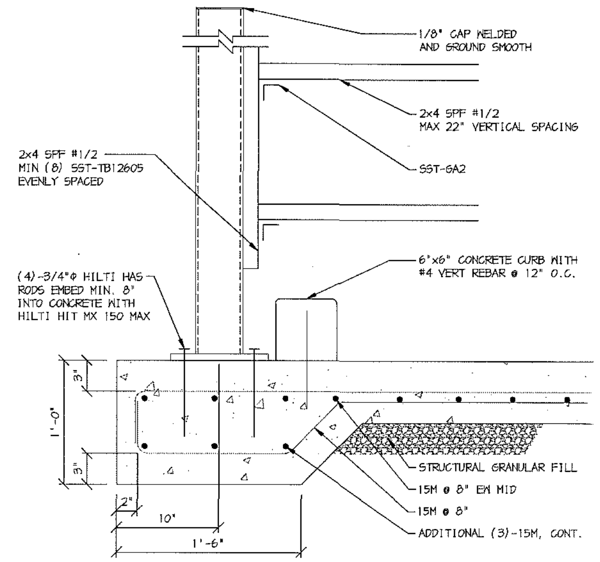
DRAWING TITLE: SITE PLAN
STORE NAME: BRIDGEPORT & SWEDEN
2760 SWEDEN WAY
RICHMOND, BC
STORE NUMBER: 19052
PHASE: 2
STANTEC FILE #: 144510074 TASK # 294.850

SP1

PLOT SCALE: 1"=1" MCDA-BOR



PLATE



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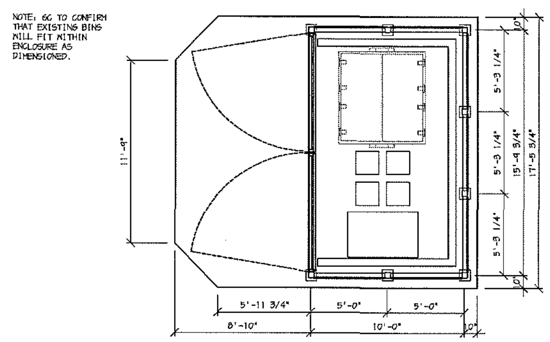
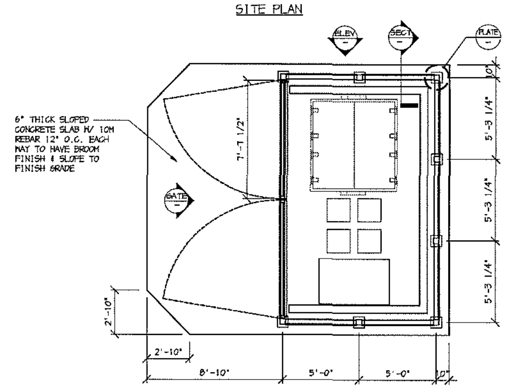
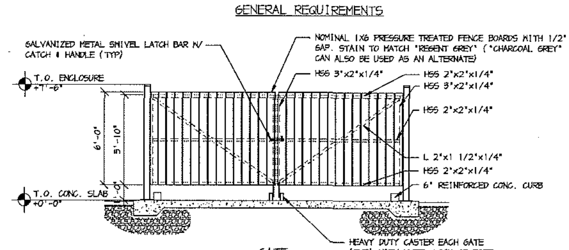


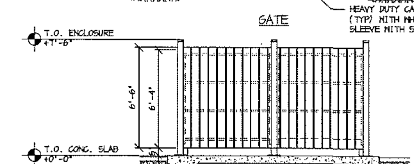
SITE PLAN



GENERAL REQUIREMENTS



GATE



ELEV

GARBAGE ENCLOSURE DESIGN NOTES:

1 CONCRETE:

1.1 ENSURE CONCRETE IS:
- SULPHATE RESISTANT
- ADEQUATE FREEZE-THAW PROPERTIES FOR EXTERIOR WALLS
- Fc = 30 MPA
- WATER TO CEMENT RATIO = 0.45

1.2 FIELD AND LABORATORY TESTING OF CONCRETE TO BE COMPLETED BY A PARTY TESTING AND INSPECTION AGENCY APPROVED AND RESPONSIBLE TO THE ENGINEER (SHALL BE CSA-A283 CERTIFIED) IN ACCORDANCE WITH CSA-A23.1.

1.3 MAX. FLYASH = 15% OF CEMENTITIOUS MATERIALS

1.4 DOES NOT CONTAIN ADMIXTURES CONTAINING CALCIUM CHLORIDE

TABLE 2.1	
TO BE READ IN CONJUNCTION WITH DESIGN NOTES SEC. 2-STRUCTURAL STEEL	
STEEL GRADES	
MEMBER TYPE	GRADE
ROLLED W-SHAPES, TEES	CAN/CSA G40.21 350W OR ASTM A992 GRADE 50
WELDED WIDE FLANGE SECTIONS	CAN/CSA G40.21 350W
HOLLOW STRUCTURAL SECTIONS	CAN/CSA G40.21 350W CLASS C
OTHER STRUCTURAL SHAPES & PLATES	CAN/CSA G40.21 300W
BOLTS	ASTM A325 / A307
ANCHOR RODS	ASTM F1554 GRADE 36
HEADED STUD ANCHORS	ASTM A108
THREADED ROD	ASTM A36

2 STRUCTURAL STEEL:

2.1 DESIGN, FABRICATION, ERECTION, AND OTHER CONSTRUCTION PRACTICES TO CONFORM TO CAN/CSA-S16 AND THE CISC CODE OF STANDARD PRACTICE FOR STRUCTURAL STEEL.

2.2 STEEL TO BE FABRICATED AND ERECTED BY A SHOP CERTIFIED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF CSA-W47.1, DIVISION 1 OR 2.1 ONLY.

2.3 WELDING TO REINFORCEMENT STEEL ONLY BY A SHOP CERTIFIED TO CSA-W186 WITH REINFORCEMENT COFORMING TO CSA-G30.18, GRADE 400W.

2.4 ALL EXPOSED WELDS TO BE CONTINUOUS. GRIND ALL EXPOSED WELDS SMOOTH, INCLUDING PAINTED STEEL.

2.5 SUPPLY STEEL WITH PROPERTIES NOTED IN TABLE 1.1

2.6 CONNECTIONS NOT DETAILS ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED AND DETAILED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE LOCAL PROVINCE AT THE STEEL FABRICATOR'S EXPENSE.

2.7 UNLESS NOTED OTHERWISE, DESIGN CONNECTIONS FOR NON-COMPOSITE BEAMS FOR A FACTORED SHEAR FORCE EQUAL TO 50% OF THE TOTAL BEAM LOAD TABULATED IN THE CISC HANDBOOK OF STEEL CONSTRUCTION.

2.8 PROVIDED A MINIMUM OF 2 BOLTS IN BOLTED CONNECTIONS.

2.9 ALL BOLTED CONNECTIONS TO USE SNUG-TIGHTENED HIGH-STRENGTH BOLTS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

2.10 DO NOT SPLICE MATERIAL WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. WHERE GRANTED, A COMPLETE NON-DESTRUCTIVE EXAMINATION WILL BE MANDATORY AND PAID FOR BY THE CONTRACTOR.

2.11 PROVIDE 10mm WEEP HOLES AT THE TOP AND BOTTOM OF ALL HSS COLUMNS.

2.12 ALL GROUT UNDER BEARING PLATES AND BASE PLATES SHALL BE NON-METALLIC, NON-SHRINK TYPE WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 30 MPa, INSTALLED IN ACCORDANCE WITH THE SPECIFICATION AND MANUFACTURER'S RECOMMENDATIONS. PROVIDE GROUT WEEP HOLES IN COLUMN BASE PLATES WHERE SHOWN.

2.13 CLEAN ALL INTERIOR STRUCTURAL STEEL NOT TO BE FINISH PAINTED BY WIRE BRUSHING. REMOVE ALL RUST, DIRT, MILL SCALE, WELD SPATTER AND ALL OTHER EXTRANEOUS MATERIAL IN ACCORDANCE WITH SSPC SPECIFICATIONS SP2 BEFORE APPLYING ONE-COAT PAINT TO ALL SURFACES EXCEPT THOSE TO BE IN CONTACT WITH CONCRETE OR TO BE FIRE-SPRAY PROTECTED. REFER TO ARCHITECTURAL ROOM FINISH SCHEDULES FOR EXTENT.

3 TIMBER:

3.1 DESIGN, FABRICATION, ERECTION, AND OTHER CONSTRUCTION PRACTICES TO CONFORM TO CAN/CSA-O86 AND CAN/CSA-O122.

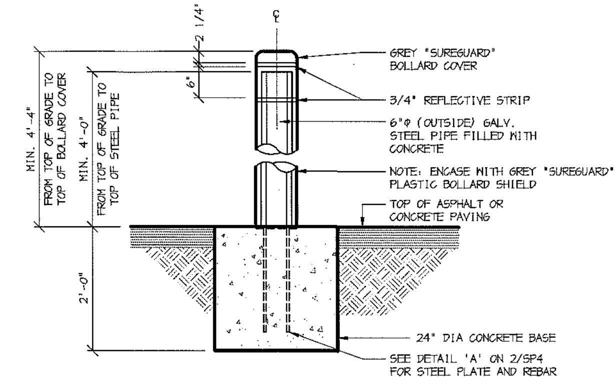
3.2 SUPPLY TIMBER WITH PROPERTIES NOTES IN TABLE 3.1

3.3 BOLTS TO COFORM TO ASTM A307.

3.4 PROVIDED A MINIMUM OF 2 BOLTS IN BOLTED CONNECTIONS.

TABLE 3.1	
TO BE READ IN CONJUNCTION WITH DESIGN NOTES SEC. 3 - TIMBER FRAMING	
TIMBER GRADES	
MEMBER TYPE	GRADE
SAWN LUMBER	
BEAMS	S-P-F, NO. 1 / NO. 2
COLUMNS	S-P-F, NO. 1 / NO. 2

9 / SP4 — GARBAGE ENCLOSURE
VARIOUS

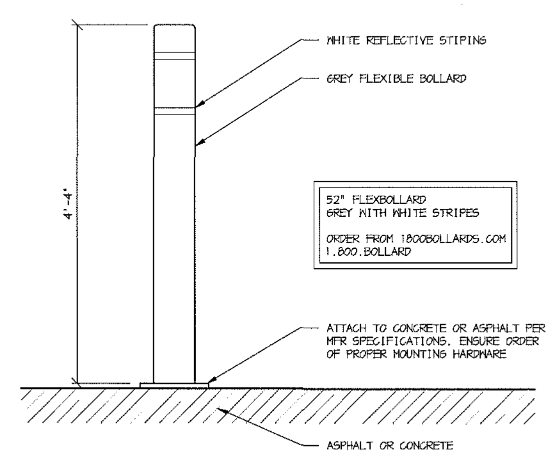


SUREGUARD ORDERING INFORMATION:
T526YGYWH-A 7x52 GREY/GREY CAP WITH WHITE STRIPE BOLLARD SHIELD, INSTALLATION KIT INCLUDED.

SUREGUARD SECURITY PRODUCTS
18 WILHELM STREET
KITCHENER, ON.
N2H 5R8

FAX: 519.570.4333
PHONE: 1.800.756.3537 OR 519.722.1976
EMAIL: INFO@SUREGUARD.CA
WEBSITE: WWW.SUREGUARD.CA

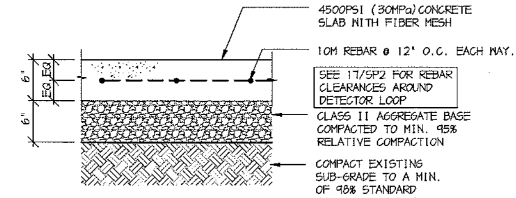
4 / SP4 — SHALLOW FREESTANDING BOLLARD
3/4" = 1'-0"



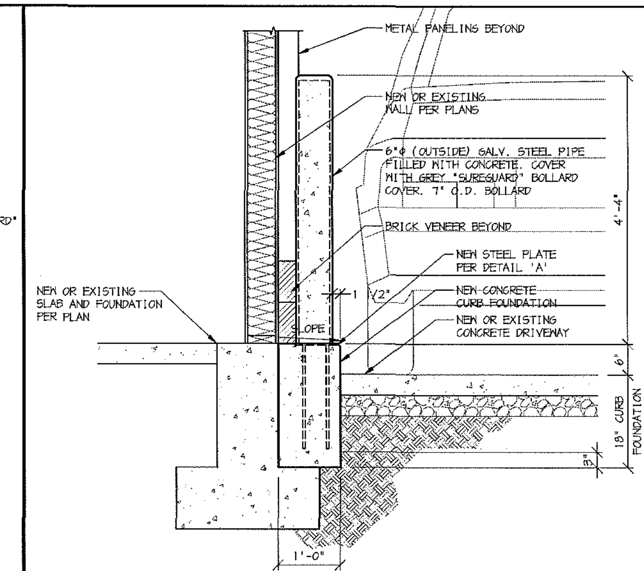
5 / SP4 — FLEXIBLE BOLLARD
NTS

PROVIDE EXPANSION JOINTS AS FOLLOWS;
-DEPTH: FULL DEPTH CONT. LENGTH
-PROVIDE JOINT FILLER IN EXPANSION JOINTS
-SPACING: 6000MM ON CENTER MAX
-SEPERATING CONCRETE CURBS, BUILDINGS, OR OTHER PERMANENT STRUCTURES FROM SIDEWALK, DRIVEWAYS, ECT.

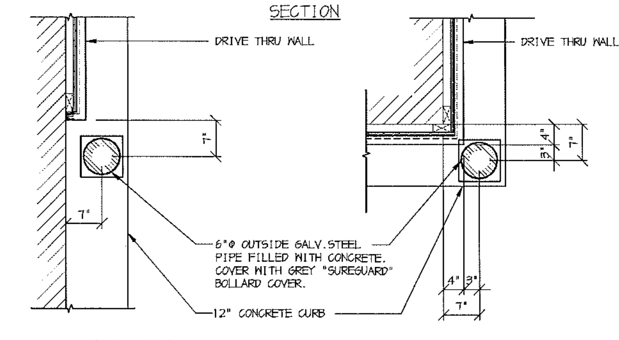
PROVIDE CONTROL JOINTS AS FOLLOWS;
-DEPTH: MIN ¼" CONT. LENGTH
-AT SIDEWALKS <3M IN WIDTH; PROVIDE SQUARE SECTIONS
-AT SIDEWALKS <3M IN WIDTH; PROVIDE SQUARE SECTIONS OF 3M IN ANY DIMENSIONS TO A WIDTH TO LENGTH RATIO NO EXCEEDING 1 ½" TO 1
-PROVIDE JOINTS IN CONTINUOUS RUNS



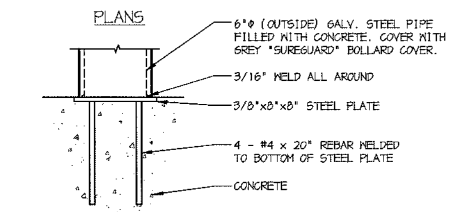
6 / SP4 — CONCRETE PAVING
1" = 1'-0"



SECTION

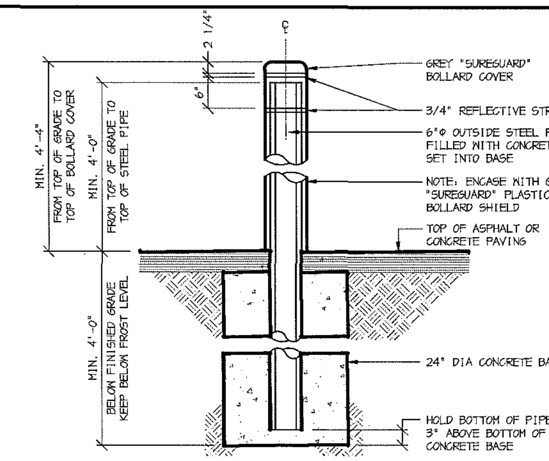


PLANS



DETAIL 'A'

2 / SP4 — 6"H x 12"W CURB @ DRIVE THRU WITH BOLLARDS
3/4" = 1'-0"



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SUREGUARD SECURITY PRODUCTS
18 WILHELM STREET
KITCHENER, ON.
N2H 5R8

FAX: 519.570.4333
PHONE: 1.800.756.3537 OR 519.722.1976
EMAIL: INFO@SUREGUARD.CA
WEBSITE: WWW.SUREGUARD.CA

3 / SP4 — TYPICAL FREESTANDING BOLLARD
3/4" = 1'-0"

REV	DATE	DESCRIPTION	BY
	10.23.2012	RE-ISSUED FOR DP PER CITY COMMENTS	
1	10.22.2012	ISSUED FOR CONSTRUCTION AND CCOI	
	10.15.2012	ISSUED FOR BUILDING PERMIT	
	08.07.2012	ISSUED FOR 70% SET	
	-	ISSUED FOR OWNER/OPERATOR REVIEW	xxx

Stantec
Stantec Architecture Ltd.
1100-111 Dunsmuir St.
Vancouver, BC V6B 6A3
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www.stantec.com

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McDONALD'S RESTAURANTS OF CANADA LIMITED,
4400 STILL CREEK DRIVE, BURNABY B.C. V5C 6C6

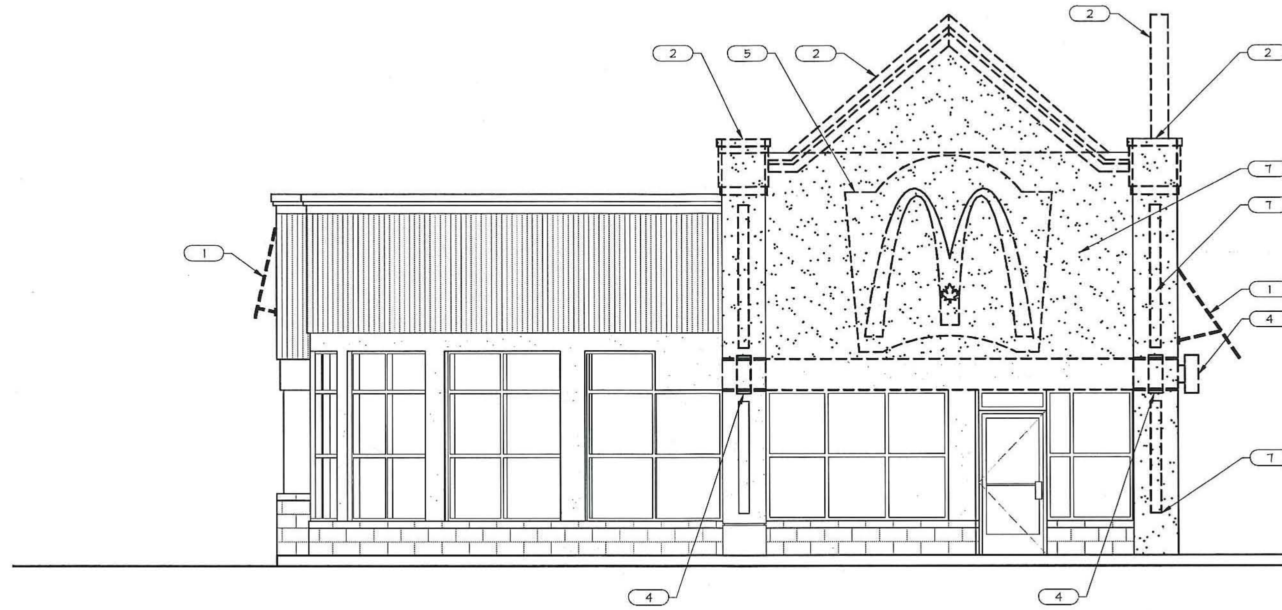
DRAWING TITLE: SITE DETAILS
STORE NAME: BRIDGEPORT & SWEDEN
2760 SWEDEN WAY
RICHMOND, BC
STORE NUMBER: 19052
PHASE: 2
STANTEC FILE #: 144310074 TASK # 239.850

SP4

PLOT SCALE: 1"=1" MCDA-BDR

F:\Project\M-N-O-P\MCD\144310120 AB,MB,SK\Bridgeport & Sweden Way 19052 -\Phase 2\DWGS\BB_sp4.dwg Dimscale:12 LTScale:0.7 Plot:[Time:Oct23,2012-11:10am Login:rrudnisky]
Pre-plot:[SEP 12, 2010 09:32 -BWuethrich] Xrefs:'x_bdr' Images:

DP 12616031 Plan# 1.c



DP 12 616031
Plan #2.a

NOTES

1. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY INTERIOR ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
2. PROVIDE AND MAINTAIN HOARDING, FIRE ALARM AND EXITING LIGHTING AND GUARD RAILS TO PROTECT OCCUPANTS OF BUILDING, WORKERS AND GUESTS, AND AS REQUIRED BY APPLICABLE REGULATORY ADVISORY.
3. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITH AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY COMPANY AND ON SITE OPERATIONS MANAGER IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
4. ALL DEMOLISHED MATERIALS NOT FOR REUSE TO BE IMMEDIATELY REMOVED FROM SITE & PROPERLY DISPOSED OF.
5. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
6. DEMOLISH EXISTING WALLS WITH CARE, DO NOT DAMAGE ADJACENT SURFACES NOTED TO REMAIN. PROVIDE TEMPORARY SHORING WHERE REQUIRED, PRIOR TO REMOVAL OF STRUCTURAL FRAMING MEMBERS.
7. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
8. REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT.
9. UPON DISCOVERY OF HAZARDOUS OR CONTAMINATED MATERIALS CONFORM TO APPLICABLE STATUTORY REQUIREMENTS AND IMMEDIATELY ADVISE ARCHITECT.
10. CONFORM TO ALL APPLICABLE CODES FOR DEMOLITION WORK, SAFETY OF STRUCTURE, SAFETY OF MATERIALS HANDLING AND DUST CONTROL.
11. ALL EXISTING FLASHING TO BE PAINTED TO MATCH NEW COLORS.
12. ALL TRIM TO BE EASYTRIM U.N.O.

KEYNOTES

1. (E) FABRIC AWNING AND METAL FRAME TO BE REMOVED.
2. PORTION OF (E) ROOF PARAPET WALL TO BE REMOVED
3. (E) CORRUGATED METAL SIDING MATERIAL TO BE REMOVED
4. (E) BUILDING LIGHTS TO BE REMOVED.
5. (E) SIGNAGE TO BE REMOVED
6. (E) CORNICE AND GSM PARAPET CAP TO BE REMOVED.
7. (E) STUCCO FINISH TO BE REMOVED.
8. VAPROSHIELD WRAPSHIELD TO BE FASTENED TO SHEATHING UNDER METAL PANELS. RED FACING OUT FOR RED PANELS AND WHITE FACING OUT FOR WHITE PANELS. SEE SECTIONS.
9. (N) LED LIGHT STRIP PER 10/A8.
10. (N) EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS

COLOR CHART NOTES

(1). DULUX PAINT (FORMERLY "ICI PAINTS"), ("BETONEL/DULUX" IN QUEBEC): WHEN ORDERING, CONTRACTOR MUST INDICATE "FOR MCDONALD'S ACCOUNT" IN ADDITION TO THE CODE "MCD". ORDER PAINTS AT HTTP://WWW.DULUX.CA/EN/PROFESSIONALS/ OR NEAREST DULEX STORE. WHEN ORDERING PAINT GC MUST INDICATE THAT IT IS FOR A MCDONALDS PROJECT. CONTACT JIM MATHEWSON AT 416-435-6304

(2). ALL NON-METAL MATERIALS IN AREAS AS INDICATED ON ELEVATION SHALL BE PAINTED AS COLOR SPECIFIED. INCLUDED BUT NOT LIMITED TO ALL PREVIOUSLY PAINTED MASONRY, STUCCO, CEMENT BOARD, WOOD SIDING AND OTHER NON-METAL MATERIALS SHALL RECEIVE THIS PAINT TYPE

(3). ALL METAL MATERIALS IN AREAS AS INDICATED ON ELEVATION SHALL BE PAINTED AS COLOR SPECIFIED, INCLUDED NOT LIMITED TO FLASHING, DOORS, AND TRIM

(4). VICWEST. CONTACT JIM HENDERSON AT 778-866-5694 OR GINO COCO AT 780-454-4477

(5). (N) VISIBLE METAL FLASHING SHALL BE PAINTED SAME COLOR AS WALL IT IS APPLIED TO

(6). VAPROSHIELD WRAPSHIELD MEMBRANE TO BE FASTENED TO SHEATHING UNDER METAL PANELS. RED SIDE OUT FOR RED PANELS AND WHITE SIDE OUT FOR WHITE PANELS. SEE SECTIONS

(7). NAWKAW STAIN MAY BE ORDERED AS SUPPLY OR SUPPLY AND INSTALL W/25 YEAR WARRANTY. CONTACT BOB FEDCHYSHYN AT 905-542-7893

(8). OR APPROVE ALTERNATE SUPPLIER AS PER PROJECT MANAGER.

COLOR CHART

	EXISTING EXTERIOR FINISHES			NEW MATERIALS					
APPLICATION	A. UNCOATED MASONRY/STUCCO (4)	B. PREVIOUSLY PAINTED (2)	C. PAINTED METAL (3)	D. ALPOLIC METAL PANEL	E. ROOF CLADDING	F. SHEET METAL	G. MASONRY BASE	H. HARDI PLANK	J. HARDI PANEL
PRODUCT	NAWKAW MASONRY STAINL	DULUX PAINT (1) EXTERIOR WG SATIN MAX LATEX	DULUX PAINT (1) DEVTHANE 379	4mm VICWEST: "MERCURY PANEL SYSTEM/ACM "SYSTEM 3 OR EQUIVALENT	METAL ROOFING (4) VICWEST TRADITION 100	CLADDING:(5) VICWEST AD150 AD300 (F*)	RICHVALE: CAMBRIDGE SERIES-GROUNDFACE 8"X16"X 1"	JAMES HARDI SELECT CEDAR MILL 8.25" W/EASYTRIM	4'X8' OR 4'X10' SMOOTH W/ALUMINUM EASYTRIM U.N.O.
1. WHITE		DULUX PAINT "WHITE" MCD 51	DULUX PAINT MCD 51	4mm ALPOLIC "BNT WHITE" VAPROSHIELD WRAPSHIELD (7)		VICWEST "CAMBRIDGE WHITE" (QC16161) - SEE NOTE #8	RICHVALE "WELLINGTON"		
2. RED		DULUX PAINT "McDONALD'S RED MCD 40	DULUX PAINT MCD 40	4mm ALPOLIC "RON RED" VAPROSHIELD WRAPSHIELD (7)		VICWEST "BRIGHT RED" (QC16080) - SEE NOTE #8			
3. LIGHT GREY	NAWKAW "FROST GREY"	DULUX PAINT "FROST GREY" MCD 50	DULUX PAINT MCD 52					PRE PRIMED PAINTED DULUX PAINT "FROST GREY" MCD 50 USE CLEAR EASYTRIM	PRE PRIMED PAINTED DULUX PAINT "FROST GREY" MCD 50 USE CLEAR EASYTRIM
4. MEDIUM GREY	NAWKAW "REGENT GREY"	DULUX PAINT "REGENT GREY" MCD 49	DULUX PAINT MCD 48	4mm ALPOLIC "AGT GREY"	VICWEST "REGENT GREY" (QC16082)		RICHVALE "ONYX"	PRE PRIMED PAINTED DULUX PAINT "REGENT GREY" MCD 49 USE CLEAR EASYTRIM	PRE PRIMED PAINTED DULUX PAINT "REGENT GREY" MCD 49 USE CLEAR EASYTRIM
5. DARK GREY	NAWKAW "CHARCOAL GREY"	DULUX PAINT "CHARCOAL GREY" MCD 42	DULUX PAINT MCD 44	4mm ALPOLIC "MICA MZG GREY"	VICWEST "CHARCOAL GREY" (QC16072)	VICWEST "CHARCOAL GREY" (QC16072)	RICHVALE "DIAMOND BLACK"	PRE PRIMED PAINTED DULUX PAINT "CHARCOAL GREY" MCD 42 USE BLACK EASYTRIM	PRE PRIMED PAINTED DULUX PAINT "CHARCOAL GREY" MCD 42 USE BLACK EASYTRIM
6. BROWN	NAWKAW "CHESTNUT BROWN"	DULUX PAINT "CHESTMUT FROWN MCD 37						PREFINISHED "CHESTNUT BROWN" USE DARK CHAMPAGNE EASYTRIM	

REV	DATE	DESCRIPTION
	10.29.2012	RE-ISSUED FOR DP PER CITY COMMENTS
1	10.22.2012	ISSUED FOR CONSTRUCTION AND GC01
	10.15.2012	ISSUED FOR BUILDING PERMIT
	08.07.2012	ISSUED FOR 30% SET
-		ISSUED FOR OWNER/OPERATOR REVIEW

Stantec
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Fax. 604.696.8100
www.stantec.com

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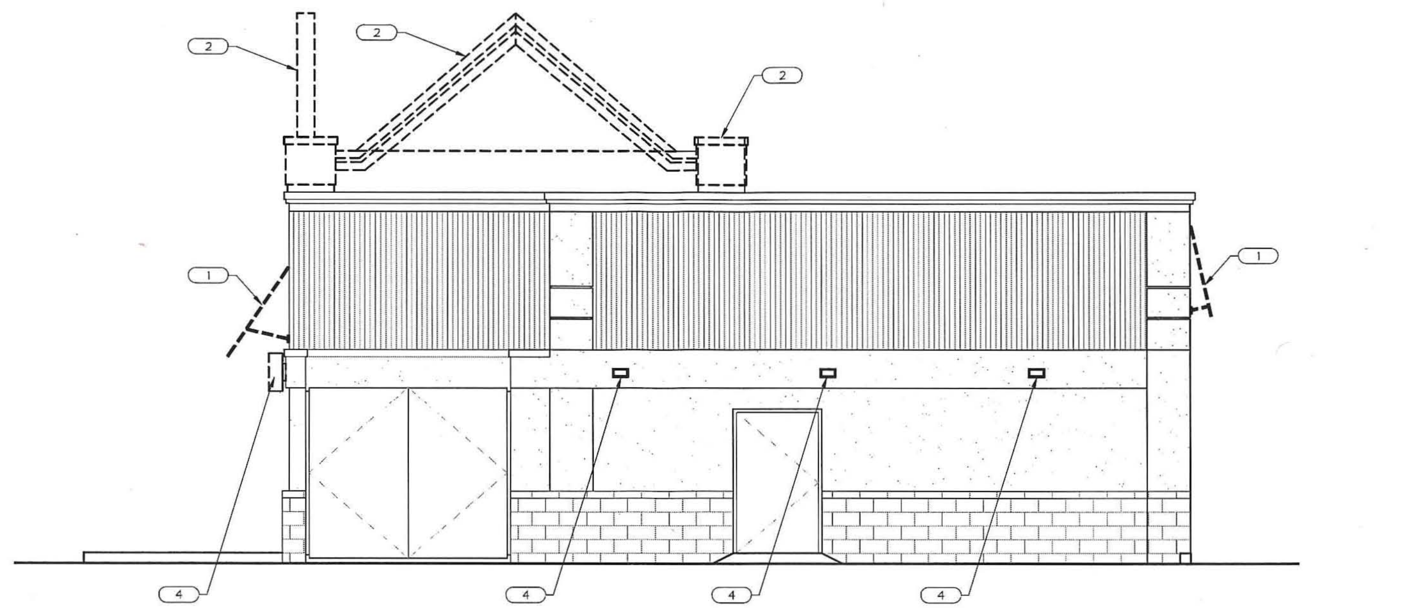
McDONALD'S RESTAURANTS OF CANADA LIMITED, 4400 STILL CREEK DRIVE, BURNABY B.C. V5C 6C6

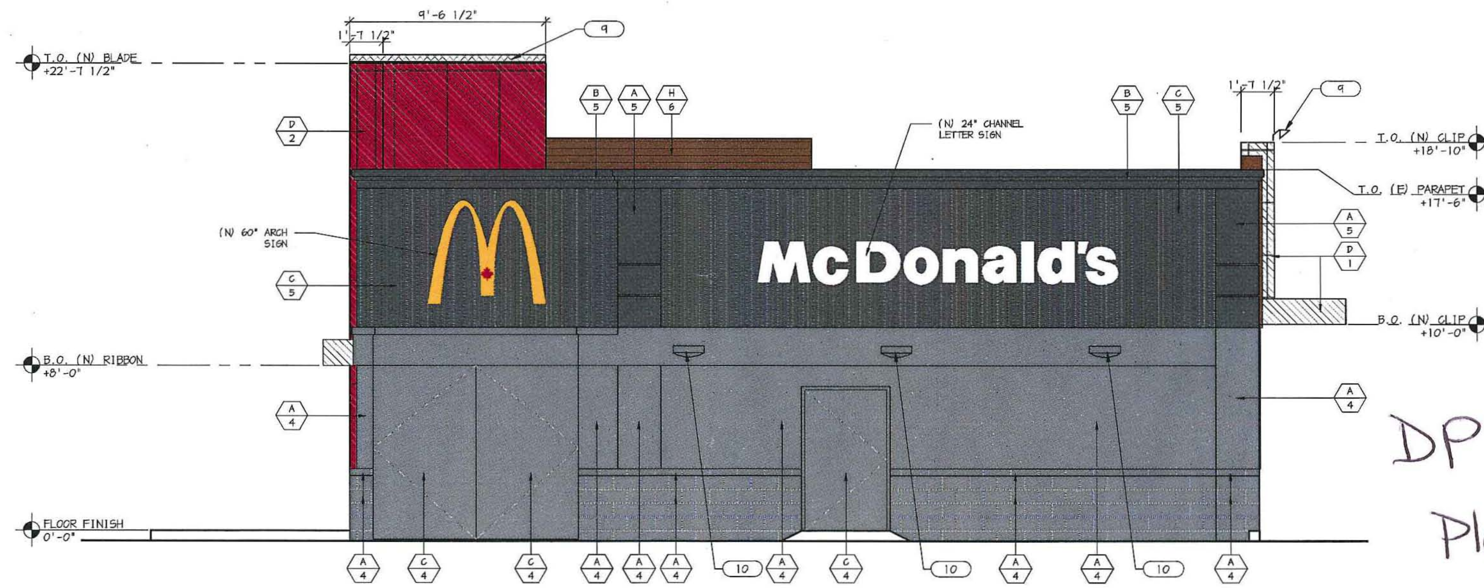
DRAWING TITLE: SOUTH ELEVATIONS
STORE NAME: BRIDGEPORT & SWEDEN
2760 SWEDEN WAY RICHMOND, BC
STORE NUMBER: 19052
PHASE: 2
A4.1



1 EXISTING NORTH ELEVATION
A4.2 1/4" = 1'-0"

NOTE:
SIGNS TO BE CENTERED IN WALL/ PARAPET/BLADE BOTH HORIZONTALLY AND VERTICALLY U.N.O.

LEGEND
EXTERIOR LED WALL LIGHT
MCD STRIP LIGHT
ALPOLIC METAL PANELS



DP 12616031
Plan #2.b

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

NOTES

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KEYNOTES

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9 (N) LED LIGHT STRIP PER 10/A8.
10 (N) EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS

COLOR CHART (X/#)

COLOR CHART NOTES

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(2). ALL NON-METAL MATERIALS IN AREAS AS INDICATED ON ELEVATION SHALL BE PAINTED AS COLOR SPECIFIED. INCLUDED BUT NOT LIMITED TO ALL PREVIOUSLY PAINTED MASONRY, STUCCO, CEMENT BOARD, WOOD SIDING AND OTHER NON-METAL MATERIALS SHALL RECEIVE THIS PAINT TYPE

(3). ALL METAL MATERIALS IN AREAS AS INDICATED ON ELEVATION SHALL BE PAINTED AS COLOR SPECIFIED, INCLUDED NOT LIMITED TO FLASHING, DOORS, AND TRIM

(4). VICWEST. CONTACT JIM HENDERSON AT 778-866-5694 OR GINO COCO AT 780-454-4477

(5). (N) VISIBLE METAL FLASHING SHALL BE PAINTED SAME COLOR AS WALL IT IS APPLIED TO

(6). VAPROSHIELD WRAPSHIELD MEMBRANE TO BE FASTENED TO SHEATHING UNDER METAL PANELS. RED SIDE OUT FOR RED PANELS AND WHITE SIDE OUT FOR WHITE PANELS. SEE SECTIONS

(7). NAWKAW STAIN MAY BE ORDERED AS SUPPLY OR SUPPLY AND INSTALL W/25 YEAR WARRANTY. CONTACT BOB FEDCHYSHYN AT 905-542-7893

(8). OR APPROVE ALTERNATE SUPPLIER AS PER PROJECT MANAGER.

COLOR		EXISTING EXTERIOR FINISHES			NEW MATERIALS					
	APPLICATION	A. UNCOATED MASONRY/STUCCO (4)	B. PREVIOUSLY PAINTED (2)	C. PAINTED METAL (3)	D. ALPOLIC METAL PANEL	E. ROOF CLADDING	F. SHEET METAL	G. MASONRY BASE	H. HARDI PLANK	J. HARDI PANEL
	PRODUCT	NAWKAW MASONRY STAINL	DULUX PAINT (1) EXTERIOR WG SATIN MAX LATEX	DULUX PAINT (1) DEVTHANE 379	4mm VICWEST: "MERCURY PANEL SYSTEM/ACM "SYSTEM 3 OR EQUIVALENT	METAL ROOFING (4) VICWEST TRADITION 100	CLADDING: (5) VICWEST AD150 AD300 (F*)	RICHVALE: CAMBRIDGE SERIES-GROUNDFACE 8"X16"X 1"	JAMES HARDI SELECT CEDAR MILL 8.25" W/EASYTRIM	4'X8' OR 4'X10' SMOOTH W/ALUMINUM EASYTRIM U.N.O.
	1. WHITE		DULUX PAINT "WHITE" MCD 51	DULUX PAINT MCD 51	4mm ALPOLIC "BNT WHITE" VAPROSHIELD WRAPSHIELD (7)		VICWEST "CAMBRIDGE WHITE" (QC16161) - SEE NOTE #8	RICHVALE "WELLINGTON"		
	2. RED		DULUX PAINT "McDONALD'S RED MCD 40	DULUX PAINT MCD 40	4mm ALPOLIC "RON RED" VAPROSHIELD WRAPSHIELD (7)		VICWEST "BRIGHT RED" (QC16080) - SEE NOTE #8			
	3. LIGHT GREY	NAWKAW "FROST GREY"	DULUX PAINT "FROST GREY" MCD 50	DULUX PAINT MCD 52					PRE PRIMED PAINTED DULUX PAINT "FROST GREY" MCD 50 USE CLEAR EASYTRIM	PRE PRIMED PAINTED DULUX PAINT "FROST GREY" MCD 50 USE CLEAR EASYTRIM
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	5. DARK GREY	NAWKAW "CHARCOAL GREY"	DULUX PAINT "CHARCOAL GREY" MCD 42	DULUX PAINT MCD 44	4mm ALPOLIC "MICA MZG GREY"	VICWEST "CHARCOAL GREY" (QC16072)	VICWEST "CHARCOAL GREY" (QC16072)	RICHVALE "DIAMOND BLACK"	PRE PRIMED PAINTED DULUX PAINT "CHARCOAL GREY" MCD 42 USE BLACK EASYTRIM	PRE PRIMED PAINTED DULUX PAINT "CHARCOAL GREY" MCD 42 USE BLACK EASYTRIM
	6. BROWN	NAWKAW "CHESTNUT BROWN"	DULUX PAINT "CHESTMUT FROWN MCD 37						PREFINISHED "CHESTNUT BROWN" USE DARK CHAMPAGNE EASYTRIM	

REV	DATE	DESCRIPTION	BY
	10.23.2012	RE-ISSUED FOR DP PER CITY COMMENTS	
1	10.22.2012	ISSUED FOR CONSTRUCTION AND CCO1	
	10.15.2012	ISSUED FOR BUILDING PERMIT	
	08.07.2012	ISSUED FOR 70% SET	
	-	ISSUED FOR OWNER/OPERATOR REVIEW	XXX

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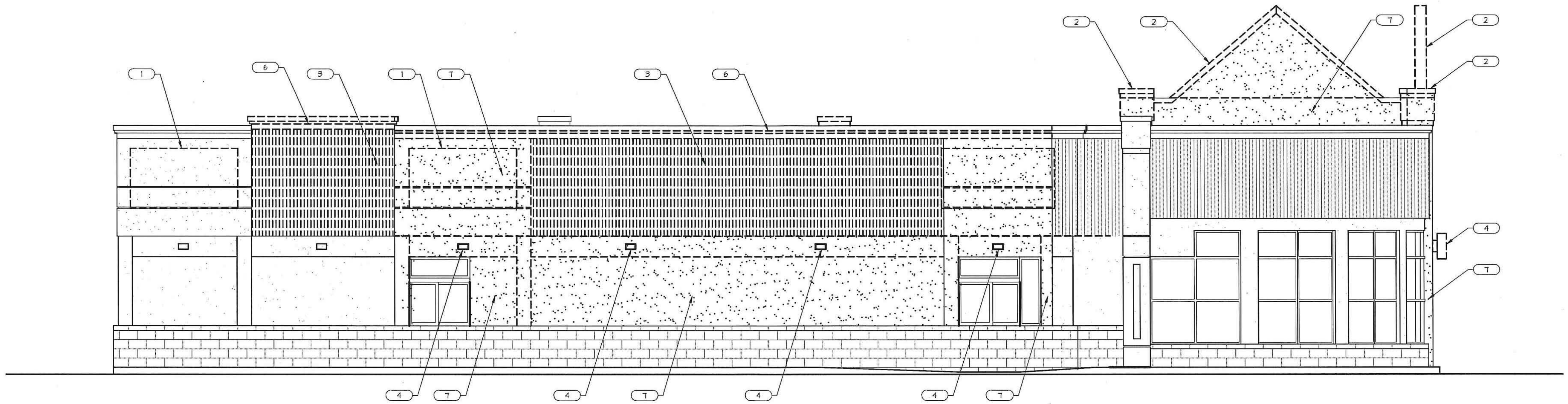
McDONALD'S RESTAURANTS OF CANADA LIMITED,
4400 STILL CREEK DRIVE, BURNABY B.C. V5C 6C6

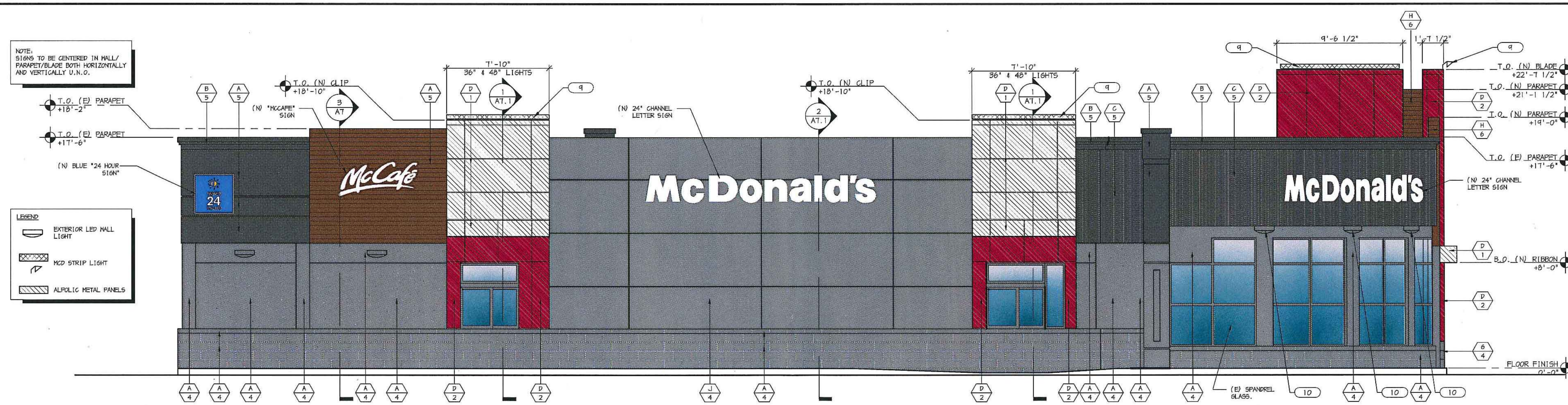
DRAWING TITLE: NORTH ELEVATIONS
STORE NAME: BRIDGEPORT & SWEDEN
2760 SWEDEN WAY RICHMOND, BC
STORE NUMBER: 19052
PHASE: 2
STANTEC FILE #: 144310074 TASK # 239.850

A4.2

PLOT SCALE: 1"=1" MCDA-BOR



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



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

NOTES

1. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY INTERIOR ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
2. PROVIDE AND MAINTAIN HOARDING, FIRE ALARM AND EXITING LIGHTING AND GUARD RAILS TO PROTECT OCCUPANTS OF BUILDING, WORKERS AND GUESTS, AND AS REQUIRED BY APPLICABLE REGULATORY ADVISORY.
3. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITH AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY COMPANY AND ON SITE OPERATIONS MANAGER IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
4. ALL DEMOLISHED MATERIALS NOT FOR REUSE TO BE IMMEDIATELY REMOVED FROM SITE & PROPERLY DISPOSED OF.
5. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
6. DEMOLISH EXISTING WALLS WITH CARE, DO NOT DAMAGE ADJACENT SURFACES NOTED TO REMAIN. PROVIDE TEMPORARY SHORING WHERE REQUIRED, PRIOR TO REMOVAL OF STRUCTURAL FRAMING MEMBERS.
7. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
8. REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT.
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10. CONFORM TO ALL APPLICABLE CODES FOR DEMOLITION WORK, SAFETY OF STRUCTURE, SAFETY OF MATERIALS HANDLING AND DUST CONTROL.
11. ALL EXISTING FLASHING TO BE PAINTED TO MATCH NEW COLORS.
12. ALL TRIM TO BE EASYTRIM U.N.O.

KEYNOTES

1. (E) FABRIC AWNING AND METAL FRAME TO BE REMOVED.
2. PORTION OF (E) ROOF PARAPET WALL TO BE REMOVED
3. (E) CORRUGATED METAL SIDING MATERIAL TO BE REMOVED
4. (E) BUILDING LIGHTS TO BE REMOVED.
5. (E) SIGNAGE TO BE REMOVED
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8. VAPROSHIELD WRAPSHIELD TO BE FASTENED TO SHEATHING UNDER METAL PANELS. RED FACING OUT FOR RED PANELS AND WHITE FACING OUT FOR WHITE PANELS. SEE SECTIONS.
9. (N) LED LIGHT STRIP PER 10/A8.
10. (N) EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS

COLOR CHART (X/#)

COLOR CHART NOTES

(1). DULUX PAINT (FORMERLY "ICI PAINTS"), ("BETONEL/DULUX" IN QUEBEC): WHEN ORDERING, CONTRACTOR MUST INDICATE "FOR MCDONALD'S ACCOUNT" IN ADDITION TO THE CODE "MCD". ORDER PAINTS AT HTTP://WWW.DULUX.CA/EN/PROFESSIONALS/ OR NEAREST DULEX STORE. WHEN ORDERING PAINT GC MUST INDICATE THAT IT IS FOR A MCDONALDS PROJECT. CONTACT JIM MATHEWSON AT 416-435-6304

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DATE	DESCRIPTION
10.29.2012	RE-ISSUED FOR DP PER CITY COMMENTS
10.22.2012	ISSUED FOR CONSTRUCTION AND GC01
10.15.2012	ISSUED FOR BUILDING PERMIT
09.07.2012	ISSUED FOR 30% SET
-	ISSUED FOR OWNER/OPERATOR REVIEW

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DRAWING TITLE: WEST ELEVATIONS
STORE NAME: BRIDGEPORT & SWEDEN
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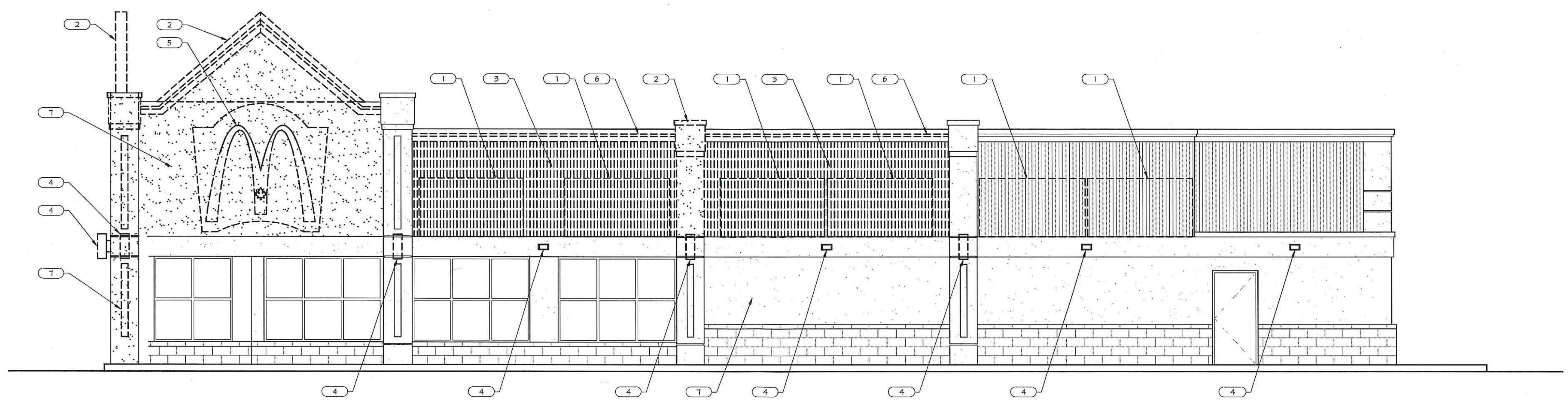
STORE NUMBER: 19052
PHASE: 2
STANTEC FILE #: 144310074 TASK # 239.850

A4.3

PLOT SCALE: 1"=1" MCDA-BOR

DP 12 616031 Plan#2.c



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

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COLOR CHART (X / #)

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REV	DATE	DESCRIPTION	BY
	10.23.2012	RE-ISSUED FOR DP PER CITY COMMENTS	
1	10.22.2012	ISSUED FOR CONSTRUCTION AND CC01	
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	08.07.2012	ISSUED FOR 70% SET	
	-	ISSUED FOR OWNER/OPERATOR REVIEW	XXX

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DRAWING TITLE: EAST ELEVATIONS
STORE NAME: BRIDGEPORT & SWEDEN
2760 SWEDEN WAY
RICHMOND, BC
STORE NUMBER: 19052
PHASE: 2
STANTEC FILE #: 144310074 TASK # 234.850

A4.4

PLOT SCALE: 1"=1" MCDA-BOR

DP 12 616031 Plan # 2d

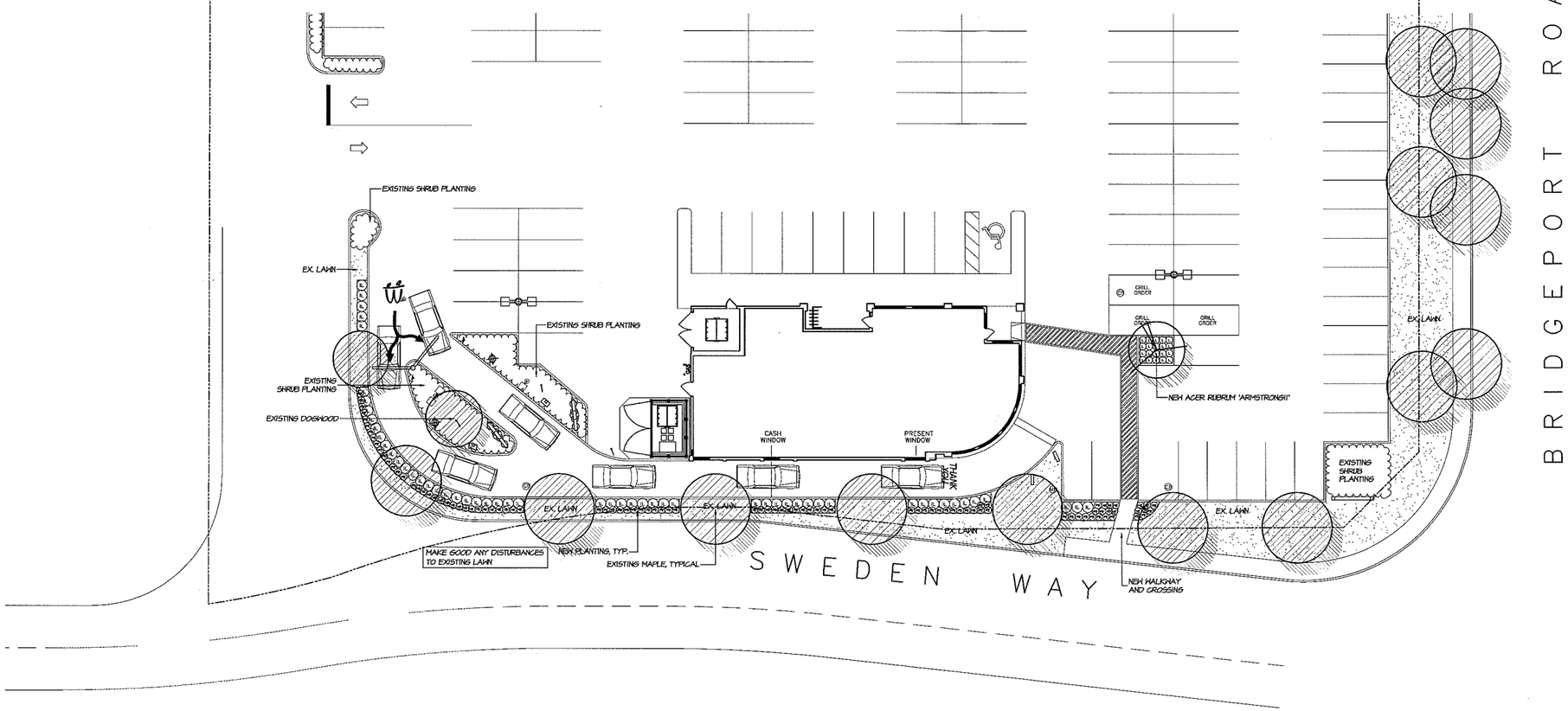
PLANT SCHEDULE

PMG JOB NUMBER: 12-189

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	1	ACER RUBRUM 'ARMSTRONGII'	COLUMNAR RED MAPLE	6CM CAL; 2M STD; B&B
		EXISTING MAPLE	-	-
SHRUB				
L	54	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT; 50CM
GRASS				
HB	57	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
HB	38	HEMEROCALLIS 'STELLA D'ORO'	DWARF DAYLILY	#1 POT; 1-2 FAN
GC				
L	20	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW. MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



DP 12616031
Plan #3

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pmg LANDSCAPE ARCHITECTS
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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	12.OCT.31	REVISE P.L.	DO
2	12.OCT.26	REVISED PARKING	DO
1	12.OCT.21	NEW SITE / COMMENTS	DO

CLIENT:

PROJECT:

McDonald's
RESTAURANT

BRIDGEPORT RD & SWEDEN WAY
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE:	12.OCT.11	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	**L1**
DRAWN:	DO	
DESIGN:	MCY	
CHK'D:	MCY	OF 1

12189-4.ZIP

PMG PROJECT NUMBER: **12-189**