



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** December 18, 2017

**From:** Wayne Craig  
Director of Development

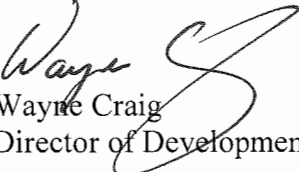
**File:** DP 17-774155

**Re:** **Application by Suncor Energy Inc. for a Development Permit at 11991 Steveston Highway**

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### Staff Recommendation

That a Development Permit be issued which would permit the modification of an existing commercial building and drive-through to accommodate a drive-through restaurant establishment as a secondary use to the gas station at 11991 Steveston Highway on a site zoned "Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area".

  
Wayne Craig  
Director of Development

WC:ke  
Att. 1

## Staff Report

### Origin

Suncor Energy Inc. has applied to the City of Richmond for permission to modify the existing commercial building and drive-through on the subject site to accommodate a drive-through restaurant within the building on a site zoned “Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area”. The site currently contains a gas station, accessory retail convenience store and supporting drive-through.

The site is being rezoned to allow “Restaurant, drive-through” as a site-specific use on the property at 11991 Steveston Highway under Bylaw 9698 (ZT 14-656010). A Public Hearing was held and 3<sup>rd</sup> reading granted on April 18, 2017. Frontage works were identified through the rezoning application to complete a sidewalk and landscaped boulevard on No. 5 Road and Steveston Highway and add an accessible concrete pad and bus shelter area for an existing bus stop along Steveston Highway. These works are required to be completed through a City work order process with all design drawings approval and fees for construction to be paid prior to Building Permit issuance. Through the rezoning, a voluntary cash contribution (\$30,000) was secured for the future installation of a bus shelter on the bus pad referenced above.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

- To the north, A property zoned “Single-Detached RS1/E” that contains a single family dwelling;
- To the east, Across No. 5 Road, “The Gardens” mixed use development zoned “Commercial Mixed Use – The Gardens (Shellmont) (ZMU18)”;
- To the south, Across Steveston Highway, a gas station zoned “Gas Station Commercial (ZC15) – Broadmoor and Ironwood” and Ironwood Shopping Centre zoned “Community Commercial (CC)”;
- To the west, A townhouse development zoned “Low Density Townhouses (RTL3)”.

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Ensure all existing and new heating, ventilation and air conditioning (HVAC) equipment is properly screened from neighbouring sites.

*In response to this item, solid screening (1.3 m or 4.3 ft. in height) is proposed around the perimeter of all rooftop mechanical equipment and is consistent with the existing design of the building.*

- Measures to control and limit odours, light overspill and noise.

*In response to the above noted items, an acoustical engineer was engaged to assess the proposed development and all drive-through operations in conjunction with the City's Noise Regulation Bylaw 8856. The consultant's examination determined that the anticipated noise generated from the operations would be in compliance with the Bylaw. The applicant has confirmed that the volume for the speaker boxes for the drive-through service are automatically adjusted to take into account surrounding ambient noise levels to minimize any disturbance to neighbours. Speaker box volume levels can also be manually adjusted by staff.*

*New mechanical units will be installed on the building to support the new drive-through restaurant to address ventilation and manage odour generated from the cooking activities. The cooking ventilation units are equipped with filters to capture smoke and grease particles and minimize odours.*

*Lighting on the building and for the drive-through is recessed and shielded to prevent light overspill and glare to surrounding properties.*

- Implement landscaping to accommodate for any modifications resulting from the project.

*In response, a landscape plan has been provided that covers the implementation and replacement of landscaping on areas of the site that are impacted by the proposal.*

The Public Hearing for the rezoning of this site was held on April 18, 2017. At the Public Hearing, no concerns were noted.

### **Staff Comments**

The proposal involves minor exterior modifications to the existing commercial building to relocate an existing drive-through window along the north elevation of the building. When the gas station redeveloped approximately 10 year ago, the drive-through window and drive-aisle intended to service the retail store has never been operational. On-site modifications are proposed to accommodate the required number of vehicle queue spaces (8 minimum) for the drive-through and ensure all on-site vehicle maneuvering and circulation can be accommodated. The proposed Development Permit drawings have addressed the site planning and design issues specific to the proposal, including applicable design guidelines and policies contained in the Official Community Plan (OCP). The proposal also complies with the existing "Gas Station Commercial (ZC15) – Broadmoor and Ironwood" zoning district. No variances are being requested.

### **Advisory Design Panel Comments**

Due to the relative minor changes to the existing building and reconfiguration to the drive-through, the project was not presented to the Advisory Design Panel.

### **Analysis**

#### ***Conditions of Adjacency***

- The existing commercial building, situated along the north portion of the site, is one storey and setback approximately 6 m (20 ft.) from the north property line providing for suitable building massing adjacent to the surrounding residential context.

- Reconfiguration of the existing drive-through aisle to accommodate the required minimum 8 vehicle queue spaces occurs mainly along the east portion of the site adjacent to No. 5 Road, with the main drive-through aisle running along the north edge of the site (between the building and property line) being maintained in its present configuration.
- Order menu boards and intercoms for the drive-through are located east of the building near the entrance of the drive-through and oriented towards No. 5 Road and away from the neighbouring residential property to the north.

### ***Urban Design and Site Planning***

- With the exception of modifications at the north east portion of the site to accommodate changes to the drive-through, other minor changes are proposed for the building to accommodate the following:
  - Ensure all on-site vehicle maneuvering and circulation for the site operations (gas station, convenience store, drive-through) are accommodated without any conflicts.
  - Right-in/out driveway entrance along No. 5 Road remains clear to avoid vehicle queuing onto the public road.
  - Maintain a pedestrian connection from the sidewalk along No. 5 Road to the entrance of the commercial building, taking into account the modifications to the drive-through.
- Driveway access to the site will remain in its current configuration with one right-in/out driveway access/exit on No. 5 Road and Steveston Highway respectively.
- A total of 11 off-street parking spaces is being provided, which meets zoning bylaw requirements.

### ***Architectural Form and Character***

- The existing commercial building's cladding consists of textured concrete block, smooth texture stucco, and cultured stone with decorative metal awnings. Proposed exterior modifications will be to accommodate the relocation of the drive-through pick-up window along the north elevation to the centre of the building. The new drive-through pick-up window proposes materials consistent with existing cladding and non-illuminated identification signage. The existing pick-up window being removed will be replaced with cultured stone, consistent with existing cladding.
- An overall update to the project's corporate branding is also being undertaken with the addition of the drive-through establishment to implement new signage on the building and new graphics/signage incorporated into the existing monument sign at the corner of the site. Any signage with illumination is restricted to portions of the building fronting the public streets only to minimize impacts to neighbouring residential land uses.
- There is an existing screened enclosure (metal solid screen 1.3 m or 4.3 ft. in height) on the rooftop of the building that will be expanded to screen all mechanical equipment required for the commercial building. An existing 0.75 m (2.5 ft.) height parapet also helps to minimize the visibility of the screened mechanical enclosure from surrounding areas.
- As recommended by the applicant's acoustical consultant, the above referenced screened enclosure for the rooftop mechanical equipment has been designed to mitigate and buffer noise. Confirmation of the screened enclosure being designed and installed in accordance with the acoustical consultant's recommendations will be secured through the building permit process.

***Landscape Design and Open Space Design***

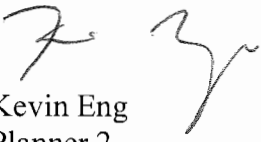
- The site has established landscaping and perimeter fencing to the north and west adjacent to the neighbouring residential land uses:
  - To the north, the drive-through aisle is buffered by an existing mature hedge and fence, which will remain. Where the drive-through is reconfigured, cedar hedging is proposed to replace the existing hedging to be removed to maintain the solid landscape screen.
  - To the west (adjacent to the low-density townhouses) is existing landscaping consisting of a wooden fence, mature evergreen hedging and equally spaced medium sized deciduous trees that will remain and provides for an effective landscaped buffer.
- Replacement landscaping will also be implemented around the north east portion of the site in response to the reconfiguration of the drive-through to add plantings to border the drive-aisles and help define the proposed outdoor courtyard/seating area located to the east of the building. Proposed plantings are consistent with the existing on-site plant and tree species and help buffer the drive-through aisle from the neighbouring property to the north and the fronting road (No. 5 Road).
- The paved/stamped concrete areas existing at the north east corner of the site will be modified to accommodate the changes to the drive-through, with appropriate pavement markings and stamped concrete to be reinstated where removed.
- In order to ensure the proposed revisions to the on-site landscaping are completed, a landscape security of \$10,803.10 will be submitted prior to issuance of the Development Permit by Council.

***Crime Prevention Through Environmental Design***

- Illumination at the rear of the existing building along the drive-through aisle is provided by existing on-site light standards and building mounted lights. To minimize light overspill and glare, the light standards have downward oriented recessed lighting and building mounted lighting is shielded and incorporated into the design of the building.
- Active and passive surveillance of the rear of the building will be facilitated with drive-through operations.

**Conclusions**

The proposed development addresses conditions of adjacency to minimize any potential impacts to the neighbouring residential land uses and the changes to the existing commercial building are consistent with the form and character of the overall site. On this basis, staff recommend support of this Development Permit application.



Kevin Eng  
Planner 2

KE:le

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$10,803.10.

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

- The following frontage works are required to be completed through a City work order process:

- Along No. 5 Road – 1.5 m wide sidewalk and 1.5 m wide boulevard.
- Along Steveston Highway:
  - 1.5 m wide sidewalk and 1.5 m wide boulevard.
  - 3.0 m wide by 9 m in length concrete landing pad for accessible bus stop requirements, including the necessary on-site statutory right-of-way (SRW) (approximately 1.5 m wide by 5 m in length) for a concrete pad for the placement of a bus shelter.
- Address all site service connections to City water (including metering) and storm systems to the satisfaction of Engineering staff.
- City approval of design drawings and payment of fees for the construction of the off-site works is required prior to the issuance of any building permit.
- Prior to issuance of the Building Permit, the applicant's professional consultant (acoustical/mechanical engineer) is required to provide confirmation through a letter of assurance or other acceptable document that the entire rooftop mechanical screened enclosure area (existing and area to be expanded) design is consistent with the recommendations in the acoustical consultant's report to confirm screen panels weigh at least 2lbs/ft<sup>2</sup> and no air gaps exist between roof screen panels and posts, adjoining panels and between the bottom of the panels and the roof. Final inspection/occupancy of the building permit will not be granted until the professional consultant provides confirmation that the screened enclosure has been installed in accordance with the appropriate specifications.
- 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 Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



**DP 17-774155**

**Attachment 1**

Address: 11991 Steveston Highway

Applicant: Suncor Energy Inc.

Owner: Suncor Energy Inc.

Planning Area(s): Ironwood Sub Area

	<b>Existing</b>	<b>Proposed</b>
<b>Site Area:</b>	3,042 m <sup>2</sup>	No change
<b>Land Uses:</b>	Gas station and accessory retail convenience store	Add a drive-through restaurant to the existing commercial building as a secondary use
<b>OCP Designation:</b>	Neighbourhood Service Centre	No change – complies
<b>Zoning:</b>	Gas Station Commercial (ZC15) – Broadmoor and Ironwood	Add “Restaurant, drive-through” as a site specific secondary use

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	0.35	0.1	none permitted
Lot Coverage:	Max. 35%	17% (includes existing canopy over gas pump islands)	None
Building Setbacks:	Road: Min. 12 m Rear: Min 3 m Side: Min 3 m	Road: 33 m (Steveston Highway) Road: 18 m (No. 5 Road) Rear: 6.5 m (north) Side: 20 m (west)	None
Height (m):	Max. 9 m	5.2 m	None
Total off-street Spaces:	9 stalls	11 stalls	None



# City of Richmond

## Development Permit

No. DP 17-774155

To the Holder: Suncor Energy Inc. (c/o Anna Stilwell)  
Property Address: 11991 Steveston Highway  
Address: 200, 4838 Richard Road SW  
Calgary, Alberta  
T3E 6L1

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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 to #7 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 \$10,803.10 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 17-774155**

To the Holder: Suncor Energy Inc.  
Property Address: 11991 Steveston Highway  
Address: 200, 4838 Richard Road SW  
Calgary, Alberta  
T3E 6L1

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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.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR



**Metric**

- ALL DIMENSIONS ARE IN MILLIMETRES U.N.C.
- CONTRACTOR TO CHECK/VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS TO BE REPORTED TO THE PROJECT DESIGNER.
- DO NOT SCALE DRAWINGS

REV	DESCRIPTION	DATE
1	ADDED A&W SITE STORAGE	2013-11-18
2	IP COMMENTS	2014-07-07
3	REVISED PARKING CALCULATIONS	2015-01-22
4	PROPOSED TWINING OF DRIVE-THRU	2015-03-25
5	ADDED 2ND MENUBOARD & SPEAKER	2015-04-02
6	REVISED PEDESTRIAN WALKWAY	2015-06-02
7	REVISED DRIVE-THRU AS PER CITY'S COMMENTS	2016-06-03
8	REVISED AREA CALCULATIONS & SETBACKS AS PER CITY STANDARDS	2017-04-07
9	RIGHT-OF-PASSAGE ADDED AND UPDATE SITE PLAN	2017-03-09
10	REMOVAL OF A&W GATEWAY SIGN & RELOCATION OF SIGN TO ADJACENT PROPERTY	2017-12-08

TO	FOR	DATE
CITY	ISSUED FOR DEVELOPMENT PERMIT	2013-11-18
CITY	RE-ISSUED FOR IP	2014-07-07
CITY	ISSUED FOR DEVELOPMENT PERMIT	2017-05-23
CITY	RE-ISSUED FOR DEVELOPMENT PERMIT	2017-12-08

ISSUED TABLE	DATE
FOR	2013-11-18
ISSUED FOR DEVELOPMENT PERMIT	2013-11-18
RE-ISSUED FOR IP	2014-07-07
ISSUED FOR DEVELOPMENT PERMIT	2017-05-23
RE-ISSUED FOR DEVELOPMENT PERMIT	2017-12-08

AREA	AREA SQ.M.	AREA ACRES	% OF TOTAL AREA
TOTAL LOT AREA	3042	0.8	100 %
PC STORE BUILDING:			
STORE	19.0 x 13.5	253	
REFUSE ENCL.	4.9 x 3.7	18	
TOTAL	271		9 %
OTHER AREAS:			
LANDSCAPED AREA	562		19 %
CONCRETE SURFACE AREA	677		23 %
ASPHALT PAVED AREA	1484		49 %
CONCRETE CURBING LENGTH	285 LINEAL METRES		

OFF STREET PARKING: REQUIRED	OFF STREET PARKING: PROVIDED
DRIVE-THRU RESTAURANT = 7 SPACES PER 100m <sup>2</sup> GROSS LEASABLE AREA	8 CARS
DRIVE-THRU RESTAURANT = 7 x 0.56 = 4 SPACES	
GAS STATION = 3 SPACES PER 100m <sup>2</sup> GROSS LEASABLE AREA	
GFA = 56 m <sup>2</sup>	
GFA = 110 m <sup>2</sup>	
PARKING SPACES	SIZE 2.8 x 5.8
INCLUDING 1 HANDICAP SPACE	SIZE 4.9 x 5.8
LOADING SPACE	SIZE 4.0 x 9.5

MINIMUM SETBACKS OF BUILDING FROM PROPERTY LINES	MINIMUM SETBACKS OF PUMP ISLANDS & CANOPIES
ROAD SETBACKS	12.0m
SIDE & REAR YARD SETBACKS	1.5m
MINIMUM SETBACKS OF PUMP ISLANDS & CANOPIES	
PUMP ISLANDS & ABOVE-GROUND STORAGE TANKS	4.5m
CANOPIES	1.5m
SIDE & REAR YARD SETBACKS ( 1.5m )	
PUMP ISLANDS & ABOVE-GROUND STORAGE TANKS	9.5m
CANOPIES	3.0m

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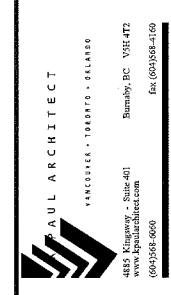
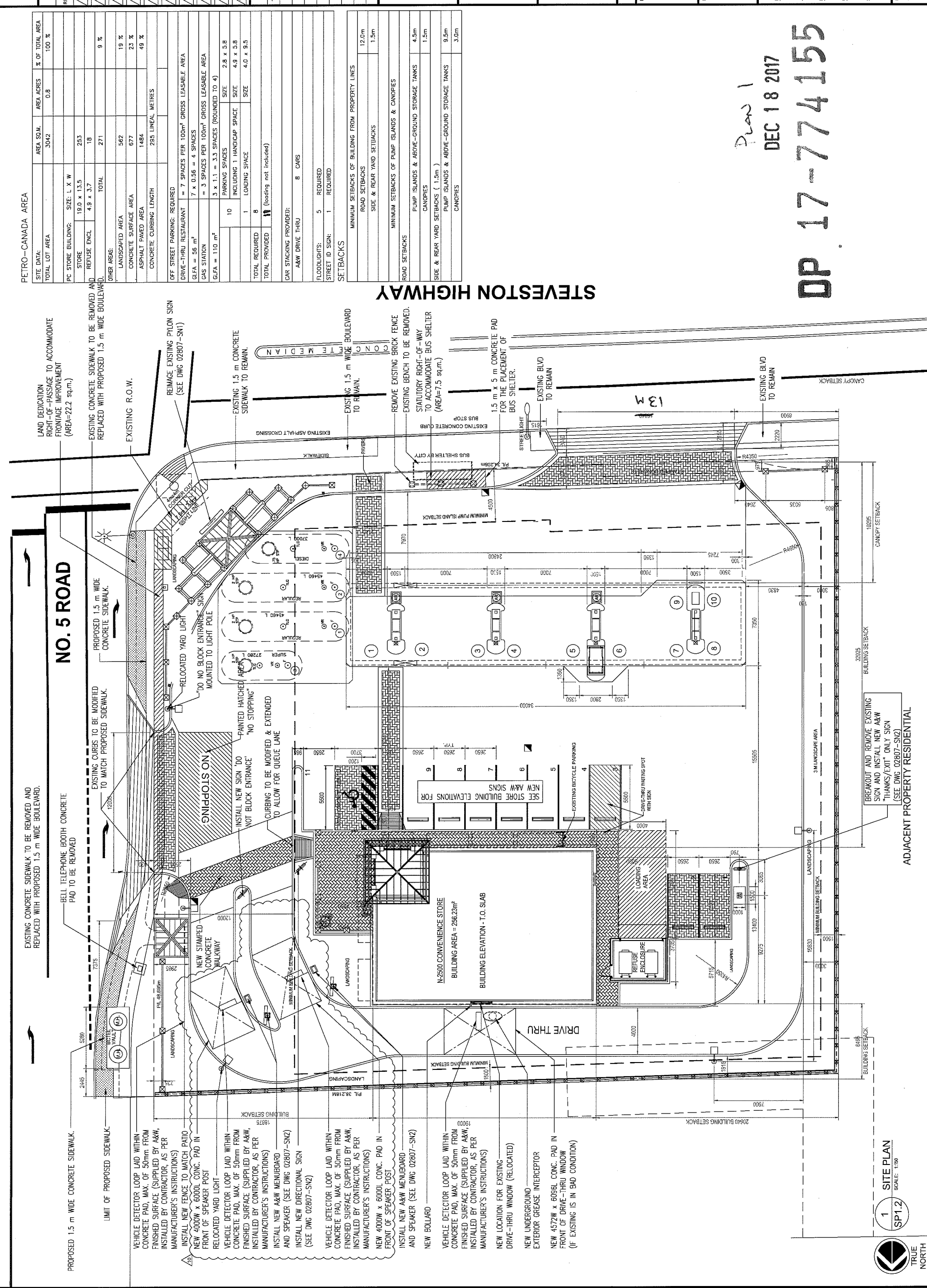
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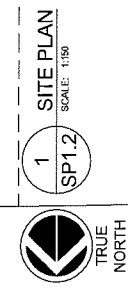
WESTERN REGION  
**PROPOSED SITE PLAN**

PROJECT:  
 11991 STEVESTON HWY  
 RICHMOND, B.C.

DRAWN BY:	DATE:	CHECKED BY:	APPROVED BY:
WTKP	2017-08-10		
DRAWING SCALE:	1:150		
DATE DRAWN:	2017-08-10		
PLOT SCALE:			
PLOT DATE:			
PLOT CONFIGURATION PARAMETERS:			

SHEET No. 02807  
 SHEET No. SP1

Plan 1  
 DEC 18 2017  
 DP 17-774155





Metric  
 • ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.  
 • CONTRACTOR TO CHECK/FIT ALL DIMENSIONS PRIOR TO CONSTRUCTION.  
 • ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.  
 • DO NOT SCALE DRAWINGS.

REV.	DESCRIPTION	DRAWN / APP'D.	DATE

TO	FOR	DATE

SEAL

**PAUL ARCHITECT**  
 ARCHITECTS • INTERIORS • DESIGNERS  
 4883 Kingsway • Suite 401  
 Burnaby, BC V5H 4T2  
 Tel: (604) 663-1100  
 Fax: (604) 663-1101  
 www.paularchitect.com



WESTERN REGION  
 DRAWING TITLE:  
**PROPOSED FLOOR PLAN**

PROJECT:  
 NEIGHBOURS (A&W) REBRANDING  
 11991 STEVENSTON HWY @ No.5 ROAD  
 RICHMOND, BRITISH COLUMBIA

CAD INSET:	SHEET SIZE:
DRAWN BY: CL	D (558 x 864)
DRAWING SCALE: 1:50	PETRO-CANADA
DATE DRAWN: DEC 2017	CAD FILE No.
CHECKED BY:	CONSULTANT
APPROVED BY:	CAD FILE No.
	PLOT SCALE
	PLOT DATE
	PLOT CONFIGURATION
STD No./OUTLET No.	02807
	A2

**BUILDING AREA**  
 = 253.4 sq.m. (EXIST.)

**TOTAL FLOOR AREA**  
 = 238.0 sq.m. (EXIST.)

C-STORE

(A) PUBLIC / SALES AREA  
 = 98.6 sq.m.

(B) PRIVATE / STAFF AREA  
 = 72.7 sq.m.

(C) PUBLIC WASHROOMS  
 = 10.7 sq.m.

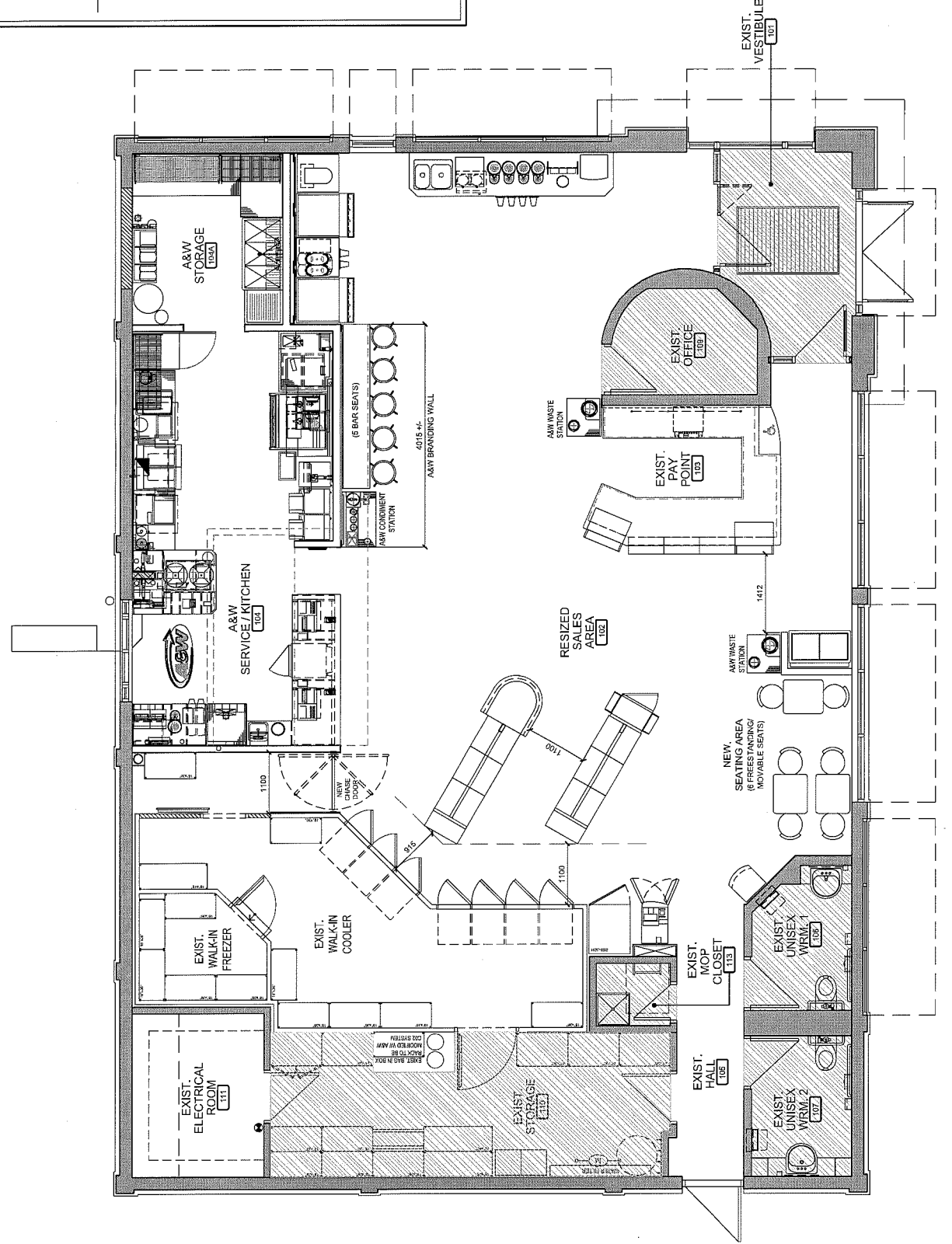
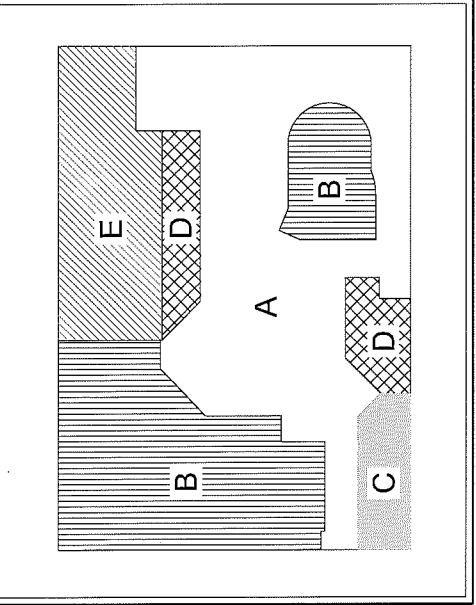
**TOTAL C-STORE AREA**  
 = 182.0 sq.m.

A&W RESTAURANT

(D) PUBLIC / SEATING AREA  
 = 18.1 sq.m.

(E) SERVICE / KITCHEN AREA  
 = 37.9 sq.m.

**TOTAL A&W AREA**  
 = 56.0 sq.m.



Plan 3  
 DEC 18 2017  
 DP 17-774155

1 PROPOSED FLOOR PLAN  
 SCALE: 1:50





Metric  
 \* ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.  
 \* TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE PROJECT DESIGNER.  
 \* DO NOT SCALE DRAWINGS

REV.	DESCRIPTION	DRAWN APP'D.	DATE
A	GENERAL SUPERVISION, SEALS & REPAIR SUPER OVERSEEN INSURANCE		08 DEC 2017

TO	FOR	DATE
CITY	ISSUED FOR DEVELOPMENT PERMIT	13 APR 2017
CITY	RE-ISSUED FOR DEVELOPMENT PERMIT	08 DEC 2017

NO.	PRODUCT	SPECIFICATION & COLOUR	REMARKS
A	NEW ILLUMINATED LOGO SIGN		PROVIDED BY A&W
B	NEW NON-ILLUMINATED LETTER SIGN		PROVIDED BY A&W
C	RELOCATED DRIVE-THRU WINDOW		
D	ILLUMINATED SIGN BAND	COLOUR : A&W ORANGE	SUPPLIED BY A&W INSTALLED BY G.C.
E1	EXISTING CULTURED STONE FINISH		
E2	EXISTING STUCCO FINISH		
E3	EXISTING ARCHITECTURAL BRICK BASE		
E4	EXISTING METAL ROOF		
E5	EXISTING METAL AWNING		
E6	EXISTING LIGHT FIXTURES (RELOCATED)		
E7	EXISTING LIGHT FIXTURES (RELOCATED)		
E8	NEW SIGN FACE		
E9	NEW SIGN FACE		
H	NEW ILLUMINATED A&W SIGNIFICANT FRAME UNIT		PROVIDED BY A&W
J	A&W DRIVE-THRU OPEN ILLUMINATED SIGN	INTERIOR SUSPENDED	PROVIDED BY A&W
K	NEW A&W WALL PANEL	COLOUR TO MATCH : A&W ORANGE	
L	NEW CULTURED STONE IN-FILL	SPEC TO MATCH EXISTING	
M	NEW ROOF SCREEN EXTENSION	TO MATCH ADJACENT	
N	EXISTING ROOF SCREEN		
P	EXISTING ROOF SCUPPER	PATCH & REPAIR WHERE RECD (SITE VERIFY)	
Q	EXISTING DOOR & FRAME	PATCH & REPAIR WHERE RECD (SITE VERIFY)	

TO	FOR	DATE
CITY	ISSUED FOR DEVELOPMENT PERMIT	13 APR 2017
CITY	RE-ISSUED FOR DEVELOPMENT PERMIT	08 DEC 2017

SEAL

KRAUL ARCHITECT  
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WESTERN REGION  
 PROPOSED EXTERIOR ELEVATIONS

PROJECT: NEIGHBOURS (A&W) REBRANDING  
 11951 STEVENSTON HWY @ No. 5 ROAD  
 RICHMOND, BRITISH COLUMBIA

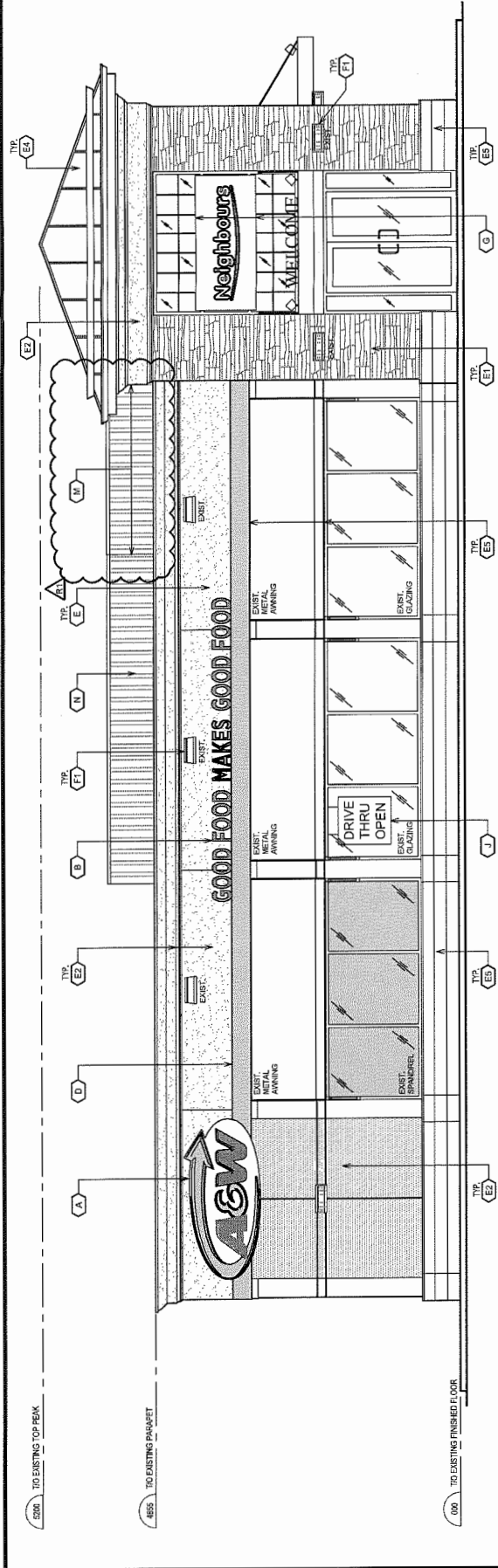
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DRAWING SCALE	1:50
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CHECKED BY	
PLOT DATE	
APPROVED BY	
PLOT CONFIGURATION	

STD No./ROUTE No. 02807  
 A5

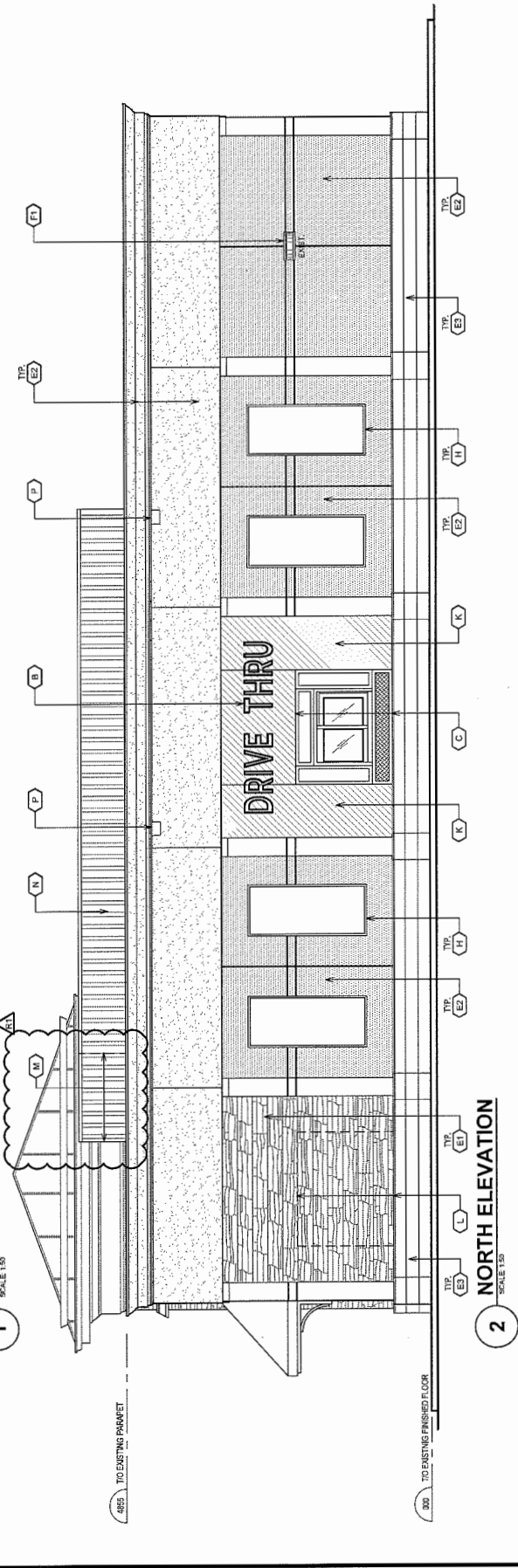
NO.	PRODUCT	SPECIFICATION & COLOUR	REMARKS
A	NEW ILLUMINATED LOGO SIGN		PROVIDED BY A&W
B	NEW NON-ILLUMINATED LETTER SIGN		PROVIDED BY A&W
C	RELOCATED DRIVE-THRU WINDOW		
D	ILLUMINATED SIGN BAND	COLOUR : A&W ORANGE	SUPPLIED BY A&W INSTALLED BY G.C.
E1	EXISTING CULTURED STONE FINISH		
E2	EXISTING STUCCO FINISH		
E3	EXISTING ARCHITECTURAL BRICK BASE		
E4	EXISTING METAL ROOF		
E5	EXISTING METAL AWNING		
E6	EXISTING LIGHT FIXTURES (RELOCATED)		
E7	EXISTING LIGHT FIXTURES (RELOCATED)		
E8	NEW SIGN FACE		
E9	NEW SIGN FACE		
H	NEW ILLUMINATED A&W SIGNIFICANT FRAME UNIT		PROVIDED BY A&W
J	A&W DRIVE-THRU OPEN ILLUMINATED SIGN	INTERIOR SUSPENDED	PROVIDED BY A&W
K	NEW A&W WALL PANEL	COLOUR TO MATCH : A&W ORANGE	
L	NEW CULTURED STONE IN-FILL	SPEC TO MATCH EXISTING	
M	NEW ROOF SCREEN EXTENSION	TO MATCH ADJACENT	
N	EXISTING ROOF SCREEN		
P	EXISTING ROOF SCUPPER	PATCH & REPAIR WHERE RECD (SITE VERIFY)	
Q	EXISTING DOOR & FRAME	PATCH & REPAIR WHERE RECD (SITE VERIFY)	

5 EXTERIOR FINISH SCHEDULE

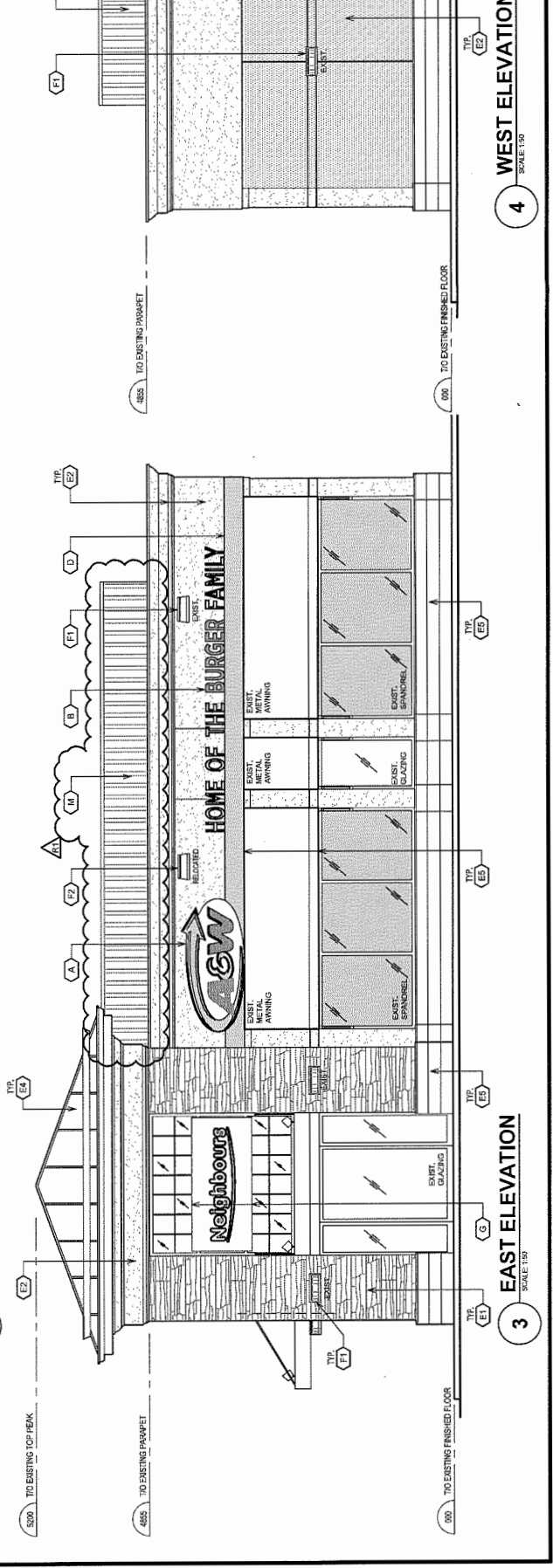
PLAN 5  
 DEC 18 2017  
 DP 17-774155



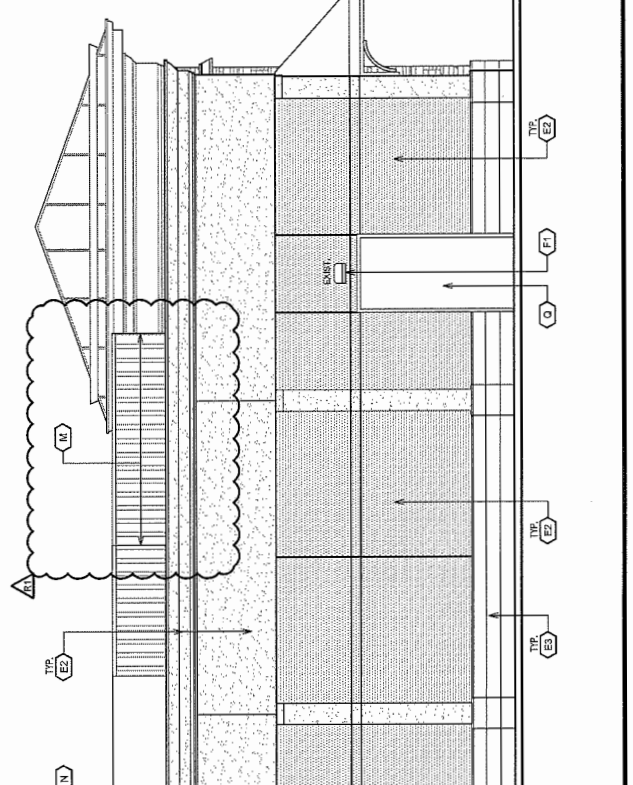
1 SOUTH ELEVATION  
 SCALE 1:50



2 NORTH ELEVATION  
 SCALE 1:50



3 EAST ELEVATION  
 SCALE 1:50



4 WEST ELEVATION  
 SCALE 1:50





