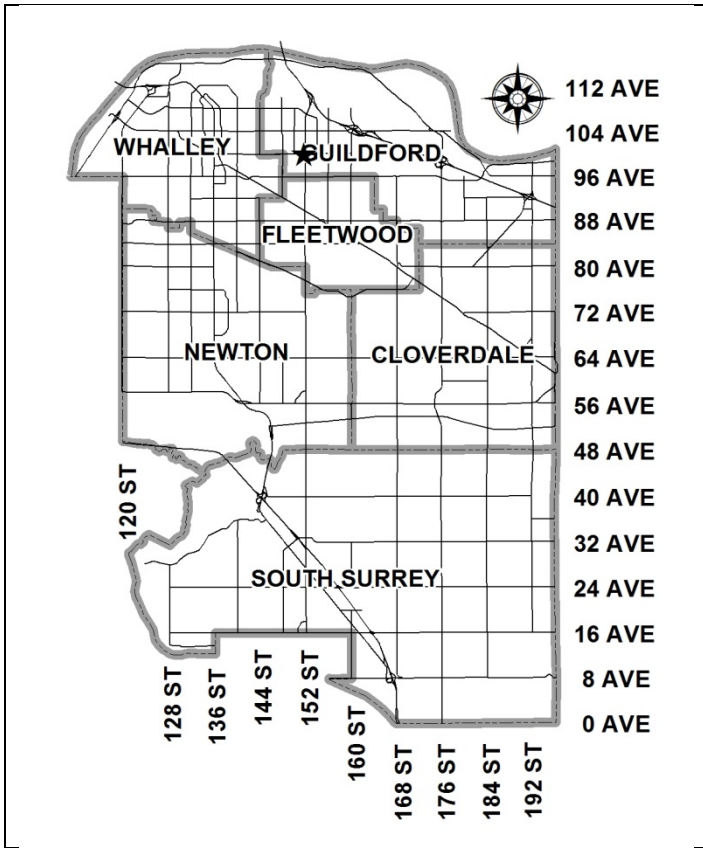


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0107-00

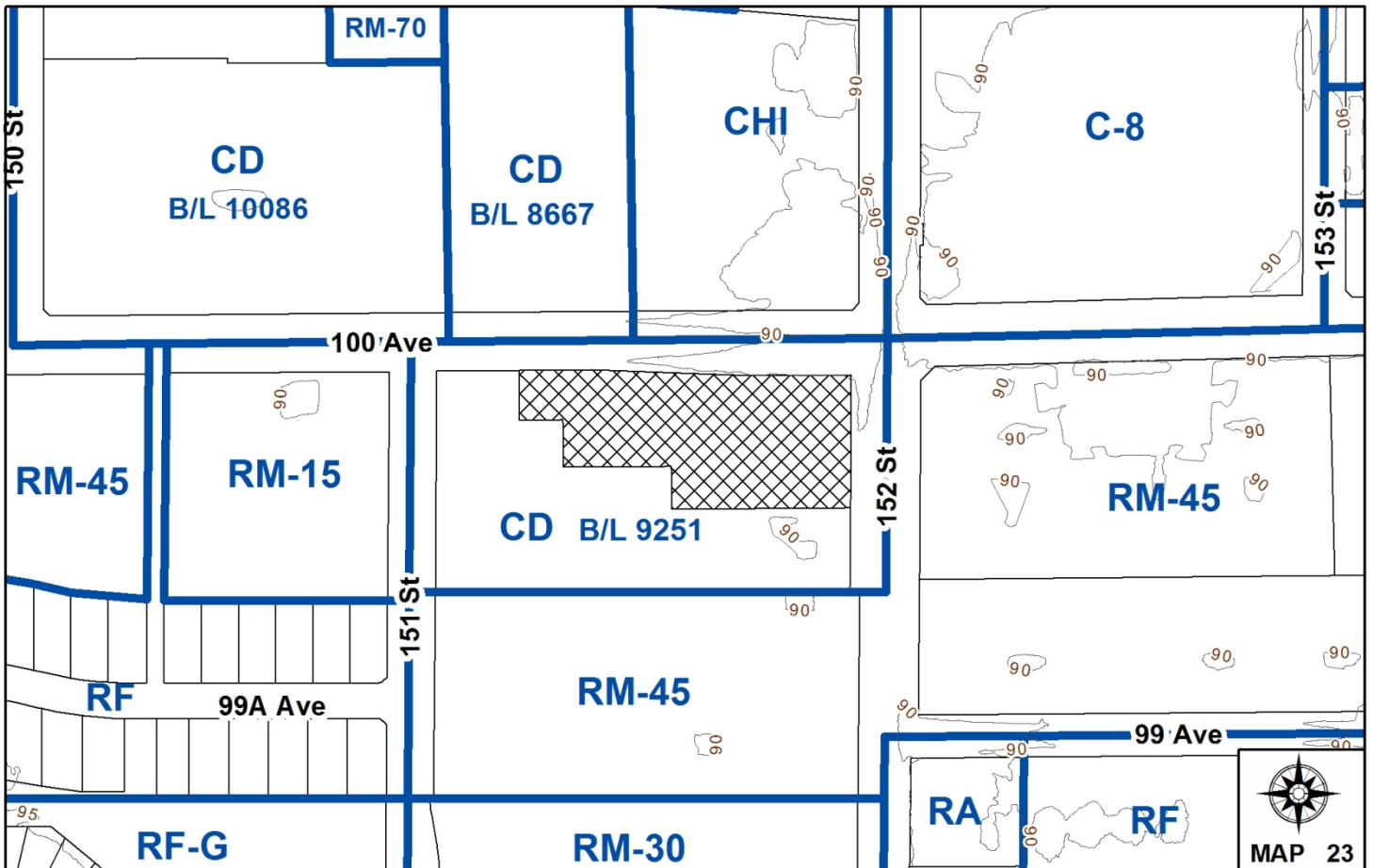
Planning Report Date: June 15, 2015



**PROPOSAL:**

- **Development Permit**  
 in order to permit new signage and exterior renovations to an existing restaurant.

**LOCATION:** 15146 - 100 Avenue  
**OWNER:** Guildford Towngate Investment Ltd.  
**ZONING:** CD By-law No. 9251  
**OCP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the Sign By-law to increase the maximum number of fascia signs from two (2) to three (3) and to permit two (2) of these fascia signs to be located on the same façade, through a comprehensive sign design package.

### RATIONALE OF RECOMMENDATION

- The proposed exterior renovations to the existing building represent a significant improvement to the overall aesthetics of the building and a more contemporary character.
- The proposed fascia signs are of an appropriate size and scale for the existing building and consist of high quality materials. The combined sign area of all the proposed fascia signage meets the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council approve Development Permit No. 7915-0107-00 including a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

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

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Guildford Towngate shopping centre with 4 multi-tenant commercial buildings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 100 Avenue):	Commercial buildings and automobile dealership (Hallmark Ford).	Town Centre	CD (By-law No. 8667) and CHI
East (Across 152 Street):	3-storey apartment buildings.	Multiple Residential	RM-45
South:	3-storey apartment building and townhouse development.	Multiple Residential	CD (By-law No. 9251)
West:	Townhouse development.	Multiple Residential	CD (By-law No. 9251)

### DEVELOPMENT CONSIDERATIONS

- The subject site is located at the south-west corner of 100 Avenue and 152 Street in Guildford. The site is designated "Commercial" in the Official Community Plan (OCP), is zoned "Comprehensive Development Zone (CD)" (By-law No. 9251), and is currently occupied by a commercial shopping centre (Guildford Towngate).
- Guildford Towngate encompasses a total of four (4) multi-tenant commercial buildings. All of the existing buildings are single-storey, except for the two-storey portion of the building located at the south-east corner of the subject site.
- The subject building, located in the middle of the site was previously occupied by The Keg restaurant and is currently vacant.
- The applicant is requesting a Development Permit to allow exterior renovations to the eastern 415-square metre (4,465-sq. ft.) portion of the building. The proposal includes upgrading of the façade to Browns Socialhouse brand standards, new fascia signage and a new patio canopy. The remaining 204-square metre (2,194-square feet) portion will be a separate commercial retail unit (CRU) for lease.

### DESIGN PROPOSAL AND REVIEW

- The applicant is proposing a number of exterior modifications and improvements to the existing building, which will provide a more contemporary look to the building.
- The existing stucco façade will be replaced with black brick. All of the windows will have new storefront glazing and the existing wood columns supporting the glass canopy on the north and east elevations will be replaced with new due to deterioration.
- The existing patio will be updated with a board form decorative concrete upstand wall along the base and a new steel black canopy with new glazing.
- An orange LED light band is proposed along the roof edge of the patio canopy.
- All of the proposed materials and colours are a brand standard of the new Browns Socialhouse restaurant locations.

### Signage

- The applicant is proposing two (2) new fascia signs on the east elevation (152 Street) and one (1) new fascia sign on the north elevation (100 Avenue), for a total of three (3) fascia signs. The Sign By-law permits a maximum of two (2) fascia signs per premise and requires that the fascia signs not be located on the same façade.

- The applicant is therefore proposing a comprehensive sign design package for the proposed signage, which includes two (2) variances to the Sign By-law; one for one additional fascia sign and one for two fascia signs to be located on the same façade (north) (see Appendix II for a detailed explanation of the variances). Staff are supportive of the variances as part of a comprehensive sign design package for the subject building.
- The proposed fascia signage on the east elevation consists of an individual illuminated channel letter "Browns Socialhouse" sign that is 0.61 metre (2 ft.) in height by 8.8 metres (29 ft.) in width, and an illuminated logo crest that is 1.5 metres (5 ft.) in height by 1.5 metres (5 ft.) in width. The proposed fascia sign on the north elevation is an individual illuminated channel letter "Browns Socialhouse" sign that is 0.61 metre (2 ft.) in height by 8.8 metres (29 ft.) in width.
- A small entrance sign is also proposed on the north elevation, which is a permissible directional sign under the Sign By-law.
- The combined sign area of all proposed fascia signs meets the Sign By-law.
- The fascia signage colour scheme consists of the Browns Socialhouse corporate colours of black, white and orange.
- All of the proposed fascia signs consist of high quality materials and are appropriately scaled.

#### Vehicle Circulation and Parking

- There are currently three vehicular access points to the site, two from 100 Avenue and one from 152 Street.
- A total of one-hundred and sixteen (116) parking spaces are provided on site, which exceeds the parking requirements of the Surrey Zoning By-law for the entire site.

#### PRE-NOTIFICATION

- According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed development. Staff did not receive any comments on this proposal.

#### ADVISORY DESIGN PANEL

- The proposal was not referred to the ADP, but was reviewed by staff and found to be satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Proposed Sign By-law Variances Table
- Appendix III. Development Permit No. 7915-0107-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/da

\\file-server1\net-data\csdc\generate\areaproduct\save\15865383098.doc  
DRV 6/11/15 10:36 AM

Information for City Clerk

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

1. (a) Agent:      Name:                  Masato Hoshi  
    Denis Turco Architect Inc.  
    Address:                  710, 1155 - West Pender Street  
    Vancouver, BC V6E 2P4  
  
    Tel:                          604-320-0881
  
2.                  Properties involved in the Application
  - (a)                  Civic Address:                  15146 - 100 Avenue
  
  - (b)                  Civic Address:                  15146 - 100 Avenue  
    Owner:                          Guildford Towngate Investment Ltd.  
    PID:                                  013-047-957  
    Lot B Section 32 Block 5 North Range 1 West New Westminster District Plan 80467

## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow one (1) additional fascia sign for a total of three (3) fascia signs for Unit 101 (Browns Socialhouse)	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 two fascia signs to be installed on the same (east) building façade for Unit 101	A maximum of two (2) fascia signs are permitted provided that both of the fascia signs are not located on the same façade of the premises (Part 5, Section 27(2)(a))	The second fascia sign proposed on the east façade is a (Browns Socialhouse) logo sign



CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7915-0107-00

Issued To: GUILDFORD TOWNGATE INVESTMENT LTD  
("the Owner")

Address of Owner: 3751 - Shell Road, Unit 118  
Richmond, BC V6X 2W2

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 013-047-957  
Lot B Section 32 Block 5 North Range 1 West New Westminster District Plan 80467  
15146 - 100 Avenue

(the "Land")

3. This development permit applies to only to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan By-law, 2013, No. 18020, as amended.
5. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7915-0107-00 (A) through to and including 7915-0107-00 (E) (the "Drawings") which are attached hereto and form part of this development permit.
6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.

7. The comprehensive signage design package shall conform to drawing numbered 7915-0107-00 (E) (the "Signage").
8. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined on Schedule A which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawing numbered 7915-0107-00 (E)
9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
10. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
12. This development permit is not a building permit.

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

\_\_\_\_\_  
Mayor - Linda Hepner

\_\_\_\_\_  
City Clerk - Jane Sullivan

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

  
\_\_\_\_\_  
Authorized Agent: (Signature)

MASATO HOSHI  
\_\_\_\_\_  
Name: (Please Print)

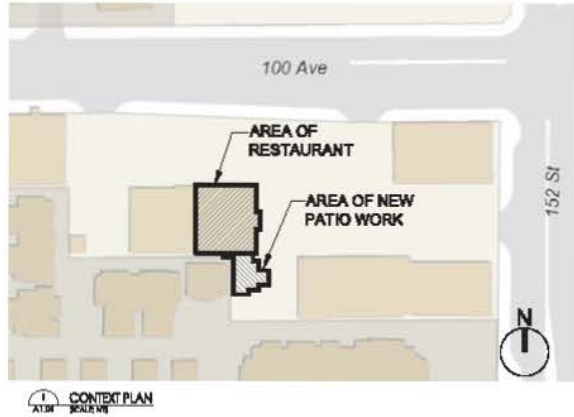
OR

\_\_\_\_\_  
Owner: (Signature)

\_\_\_\_\_  
Name: (Please Print)

**Sign By-law Variances**

#	Variance	Sign By-law Requirement
1	To allow one (1) additional fascia sign for a total of three (3) fascia signs for Unit 101 (Browns Socialhouse)	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a))
2	To allow two fascia signs to be installed on the same (east) building façade for Unit 101	A maximum of two (2) fascia signs are permitted provided that both of the fascia signs are not located on the same façade of the premises (Part 5, Section 27(2)(a))



1 CONTEXT PLAN  
SCALE: 1/8\"/>

# BSH GUILDFORD-PATIO AND EXTERIOR RENOVATIONS

SURREY, BC

## DRAWING LIST

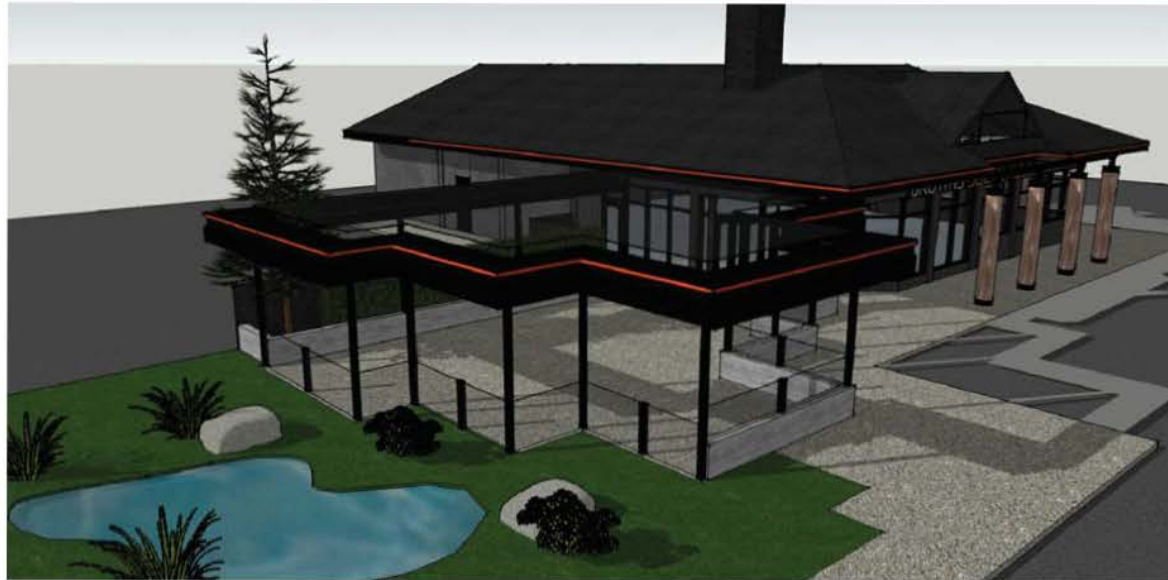
**ARCHITECTURAL**

A1.01	PROJECT DATA/KEY PLAN
A2.01	MAIN FLOOR PLAN, DEMOLITION PLAN
A2.02	ROOF PLAN
A3.01	BUILDING SECTIONS
A4.01	BUILDING ELEVATIONS

## PROJECT DATA

**CIVIC ADDRESS:** Unit 101-10148 100 Ave., Surrey BC  
**LEGAL DESCRIPTION:** Lot B, Section 52, Block 2, North Range 1, N.W.L.D. Plan 80487  
**ZONING:** D0  
**PROJECT DESCRIPTION:** ~~Proposed patio cover~~ - New exterior canopy over an existing restaurant patio and exterior renovation work to an existing restaurant-use building. (Refer to SP #10-03061 for restaurant T.J. work).  
**Existing building:** 1-storey Group A2 & E occupancy.  
**AREAS:**  
 Building Area: 8,862 sf  
 Existing Restaurant Area: 3,278 sf  
 Patio Area: 1,187 sf

**PARKING:**  
 Existing total shared stalls on site: 116  
 Restaurant stalls by tenant use: Retail 30  
 Office 14  
 Residential 41 (41 residential + 40 Drivers (Socialhouse))  
 Total required: 181  
 Per Surrey parking bylaw: "not less than 75% of total required by individual user"  
 75% of 116 = 87 stalls provided for restaurant use



2 CONCEPTUAL RENDERING  
SCALE: 1/8\"/>

## DIRECTORY

- CLIENT:** TICHONOR RESTAURANTS LTD.  
 9015-2411 180 Street  
 Surrey, BC V3R 1X2  
**CONTACT:**  
 GREG TICHONOR  
 E-MAIL: gtichonor@brownsonetalk.com
- ARCHITECT:** DTA DENIS TURCO ARCHITECT INC.  
 Suite 710 - 1105 W. Penrose Street  
 Vancouver, BC V6E 2T4  
**CONTACT:**  
 DENIS TURCO, ARCHITECT AISC  
 MARIATO HOGH  
 TEL: 604.363.0591  
 E-MAIL: hogan@dtai.ca
- INTERIOR DESIGN:** BROWNS RESTAURANT GROUP  
 207A 3610 W. 41st Avenue  
 Vancouver, BC V6H 3F0  
**CONTACT:**  
 LINDSEY BOLIVAR  
 TEL: 604.650.0665 ext. 121  
 FAX: 604.630.0367  
 E-MAIL: bolivar@brownsonetalkgroup.com
- STRUCTURAL:** LONDON MAH & ASSOCIATES LTD.  
 #125 - 1647 W. Broadway  
 Vancouver, BC V6J 1Y8  
**CONTACT:**  
 YIT FUN TING  
 T: 604.738.8644  
 F: 604.738.1488  
 E: londonmah@telus.net
- MECHANICAL:** HYDAR ENGINEERING LTD.  
 105A-7936 132nd Street  
 Surrey, BC V3W 4N1  
**CONTACT:**  
 MARG MANSOURI  
 TEL: 604.591.2785  
 FAX: 604.591.1253  
 E-MAIL: mhaw@hydar.ca
- ELECTRICAL:** LEW ENGINEERING LTD.  
 205-11121 Horneathes Way  
 Richmond, BC V7A 6Y7  
**CONTACT:**  
 RICHARD LEW  
 TEL: 604.277.5187  
 FAX: 604.277.3187  
 E-MAIL: rlew@lewg.ca

BROWNS SOCIALHOUSE  
restaurant · bar · socialize

DATE	REVISIONS	BY

**DTA**  
 DENIS TURCO ARCHITECT INC.  
 Suite 710 - 1105 W. Penrose Street  
 Vancouver, BC Canada V6E 2T4  
 T: 604-363-0591 E: dtai@dtai.ca

**PROJECT TITLE:**  
 BSH GUILDFORD  
 BSH PROJECT # 1433

Unit 101 - 10148 100 Ave., Surrey, BC

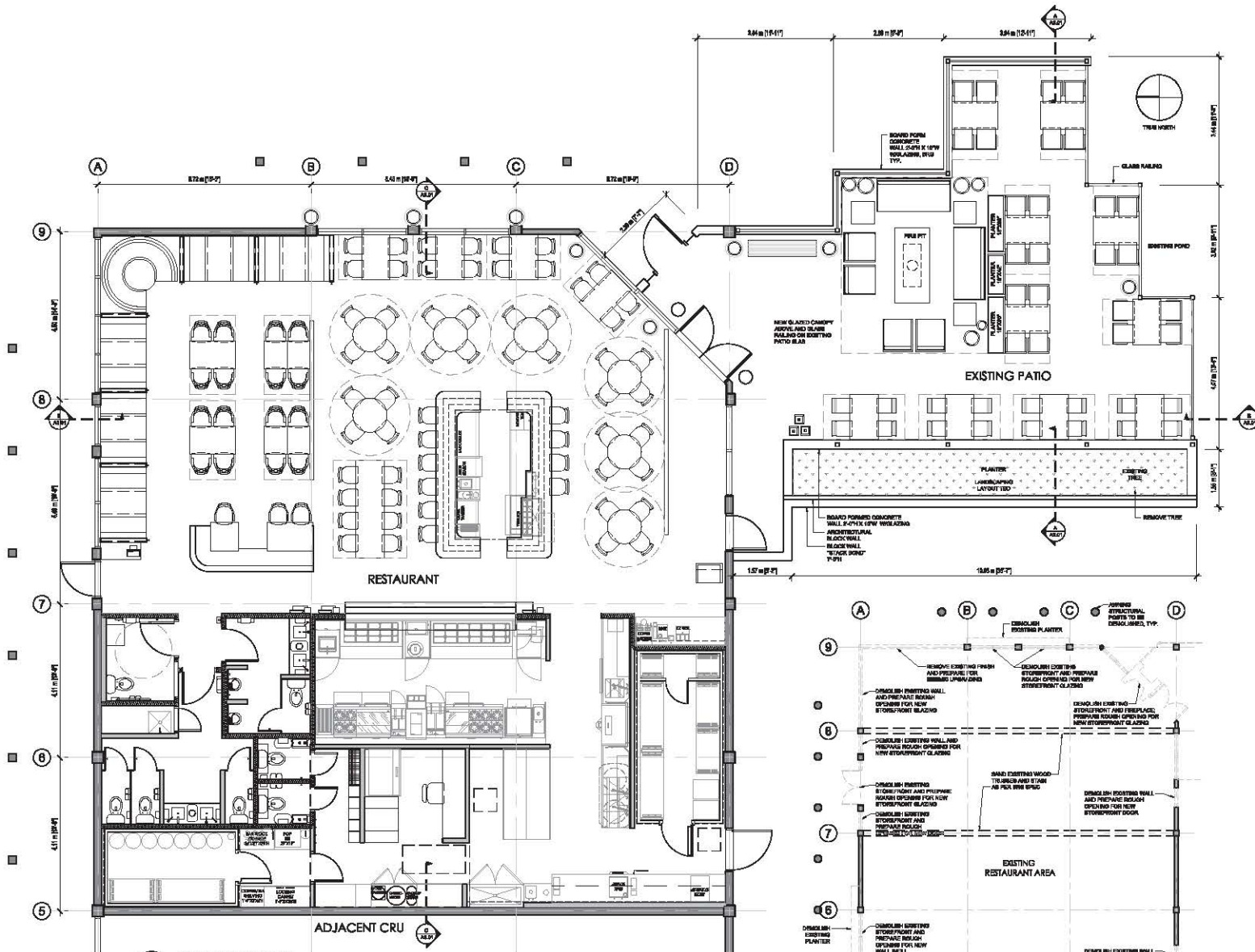
**SHEET TITLE:**  
 PROJECT DATA  
 KEY PLAN

**FILE NO.:** 1422  
**DATE:** DECEMBER 2014  
**SCALE:** AS NOTED  
**DRAWN BY:** MK-JY  
**CHECKED BY:** DT; MH

NOTE: THE OWNER IS PROVIDING ALL MEASUREMENTS FOR THE EXISTING BUILDING.

**SHEET NO.:**  
**A1.01**

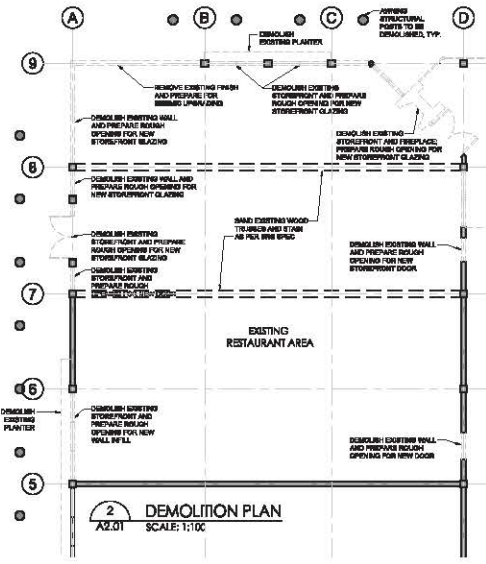
DATE LAST REVISED: 2014-09-02



1 MAIN FLOOR PLAN  
A2.01 SCALE: 1:20

GENERAL NOTES:

1. Architectural drawings provided for orientation and reference only, and is not presented as an exact as-built plan. Contractor to confirm dimensions on site, and to notify the Architect when encountering any discrepancies.
2. Refer to survey dated 2014-08-28 by J.C. Tam & Associates for existing patio and landscape information.
3. Landscape architect for pond, surrounding vegetation, and planter bed needed.



2 DEMOLITION PLAN  
A2.01 SCALE: 1:100

THESE DRAWINGS SHALL BE USED FOR CONSTRUCTION ONLY. THESE DRAWINGS SHALL BE USED FOR CONSTRUCTION ONLY. THESE DRAWINGS SHALL BE USED FOR CONSTRUCTION ONLY. THESE DRAWINGS SHALL BE USED FOR CONSTRUCTION ONLY.

**BROWNS SOCIALHOUSE**  
restaurant - bar - socialize

DATE	REVISIONS	BY
2014.10.10	ISSUED FOR LP	DT
	REVISED FOR LP	DT

**DIA**  
DENS TURCO ARCHITECT INC.  
Suite 710 - 1166 W. Parker Street  
Vancouver, BC Canada V6E 2P4  
T: 604 503 0391 E: info@dia.ca

PROJECT TITLE:  
888 GUILDFORD  
BRG PROJECT # 1430  
LINE 101 - 15148 100 Ave., Surrey, BC

SHEET TITLE:  
MAIN FLOOR PLAN  
DEMOLITION PLAN

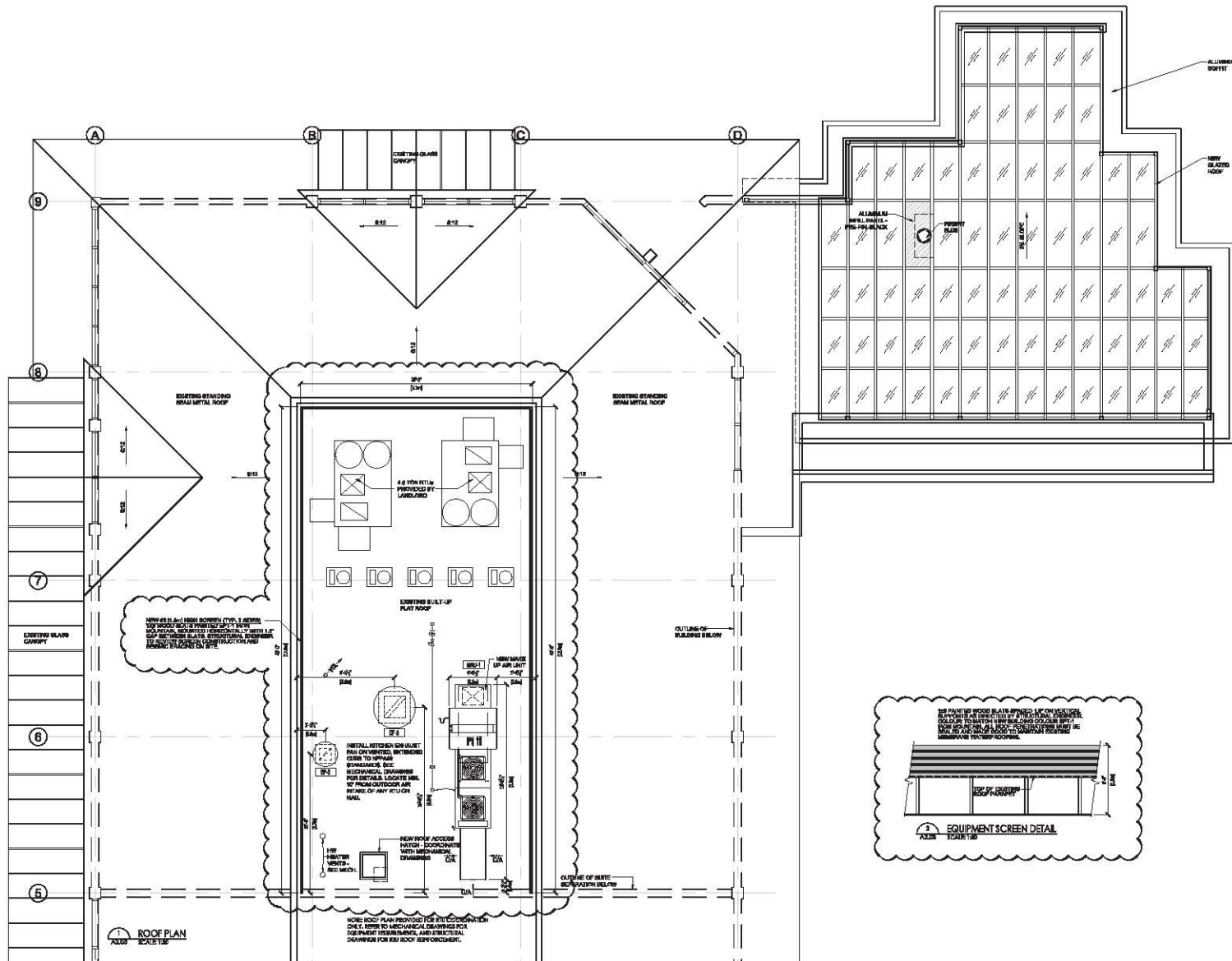
FILE NO.: 14223  
DATE: DECEMBER 2014  
SCALE: AS NOTED  
DRAWN BY: MH, JY  
CHECKED BY: DT, MH

NOTE: THE DRAWING REFERENCES ALL INQUIRY BEARING FROM OUR REVISION DATE.

SHEET NO.: **A2.01**

DATE LAST REVISED: 2014-06-26

1. CONSTRUCTION MANUAL  
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPACING AND SHALL REPORT TO ARCHITECT IMMEDIATELY IN WRITING ANY DISCREPANCIES TO THE CONTRACTOR'S RECORDING AND RECORDING.  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPACING AND SHALL REPORT TO ARCHITECT IMMEDIATELY IN WRITING ANY DISCREPANCIES TO THE CONTRACTOR'S RECORDING AND RECORDING.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



**BROWNS SOCIALHOUSE**  
 restaurant . bar . socialize

DATE	REVISIONS	BY
2014.12.15	ROOMS FOR UP	DT
2014.12.15	ISSUED FOR UP	DT

**DIA**  
 DENIS TURCO ARCHITECT INC.  
 Suite 710 - 1155 W. Pender Street  
 Vancouver, BC Canada V6E 2M4  
 T: 604 523 0811 E: office@dia.ca

PROJECT TITLE:  
 BSH GUILDFORD  
 BRG PROJECT # 1438

Unit 101 - 10148 100 Ave., Surrey, BC

SHEET TITLE:  
 ROOF PLAN

FILE NO.: 14223  
 DATE: DECEMBER 2014  
 SCALE: AS NOTED  
 DRAWN BY: MK JY  
 CHECKED BY: DT; MH

NOTE: THE DRAWING REPRESENTS ALL WORK BEING PROVIDED HEREON DATE.

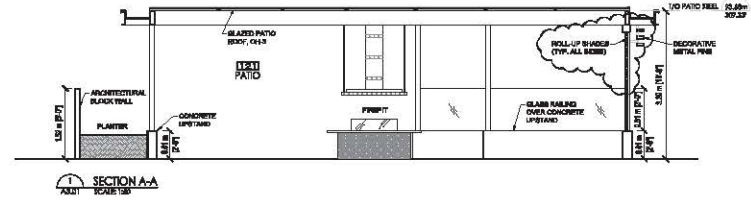
SHEET NO.: **A2.03**

DATE LAST REVISED: 2014-06-22

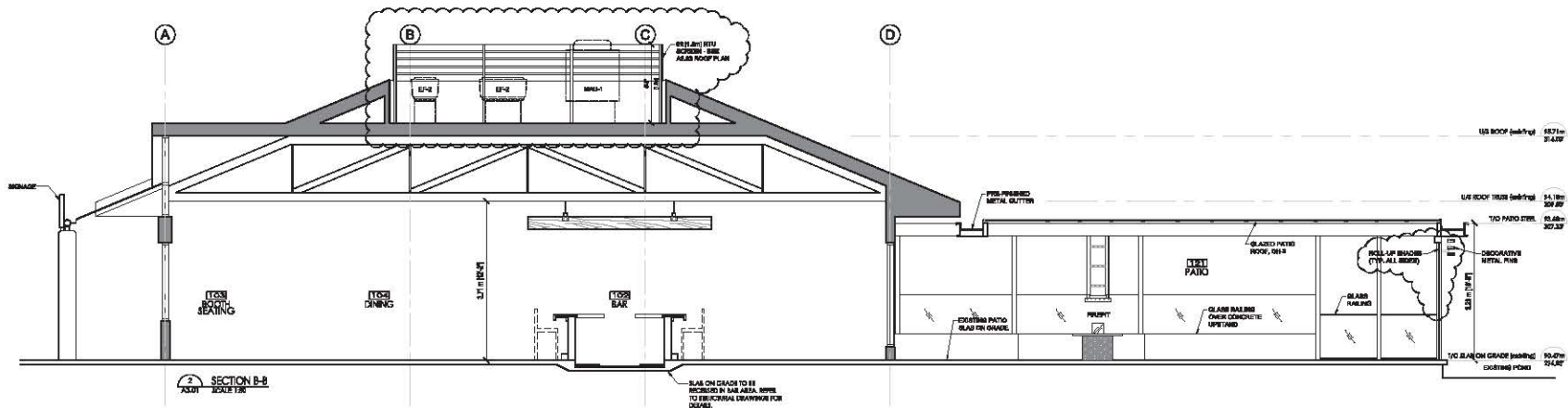


1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS AND ORDINANCES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

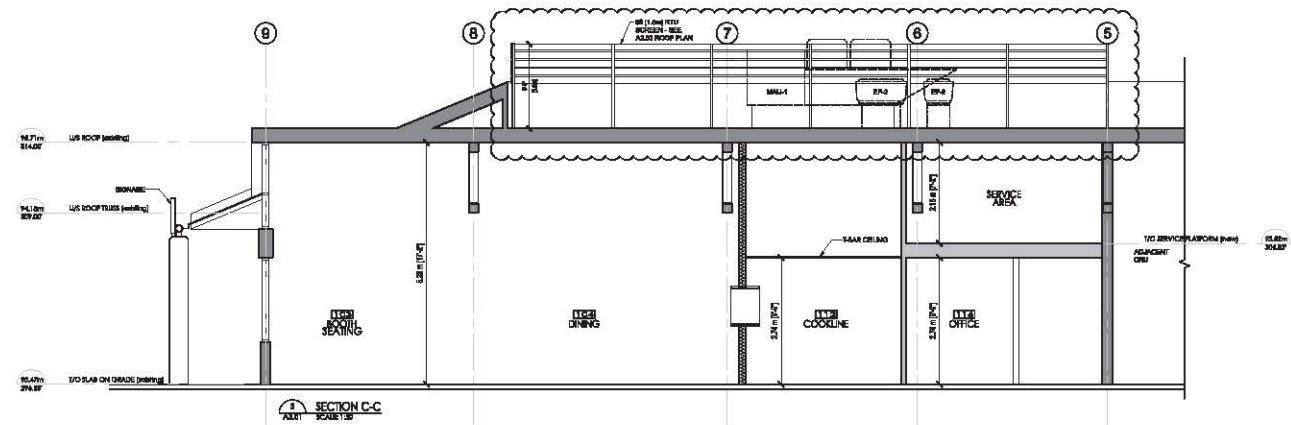
**BROWNS SOCIALHOUSE**  
 restaurant . bar . socialize



SECTION A-A  
 SCALE: 1/8" = 1'-0"



SECTION B-B  
 SCALE: 1/8" = 1'-0"



SECTION C-C  
 SCALE: 1/8" = 1'-0"

NO.	DATE	REVISIONS	BY

**DIA**  
 DENIS TURCO ARCHITECT INC.  
 Suite 710 - 1105 W. Fennell Street  
 Vancouver, BC Canada V6E 2P4  
 T: 604 320 0981 E: office@dia.ca

PROJECT TITLE:  
 BSH GUILDFORD  
 BRG PROJECT # 1430

UNIT 101 - 10148 109 Ave., Surrey, BC

SHEET TITLE:  
 BUILDING SECTIONS

FILE NO.: 14223  
 DATE: DECEMBER 2014  
 SCALE: AS NOTED  
 DRAWN BY: MK, JY  
 CHECKED BY: DT, MH

NOTE: THE DRAWING SUPERSEDES ALL PREVIOUS REVISIONS.  
 PREVIOUS REVISION DATE:

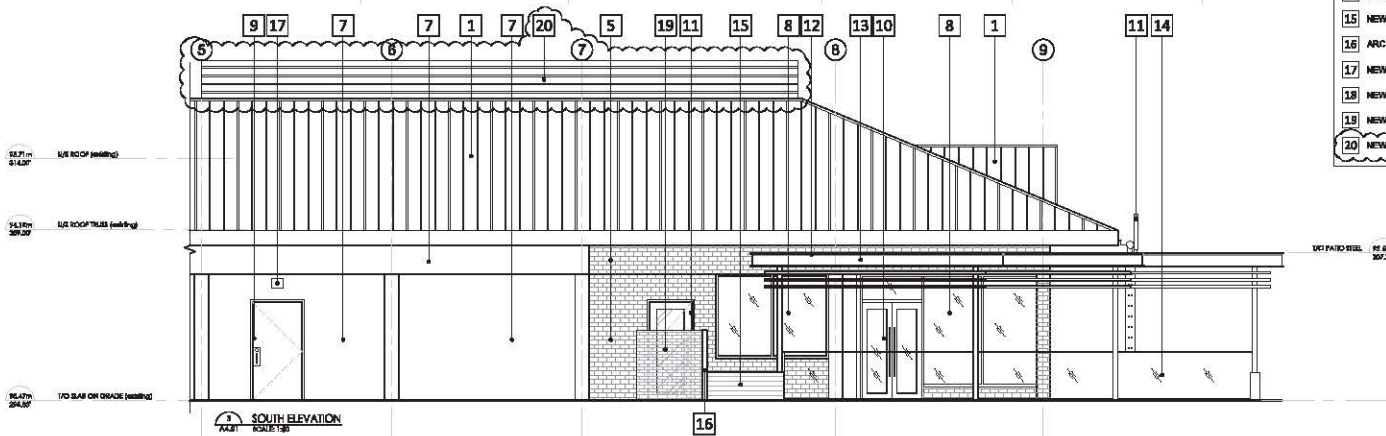
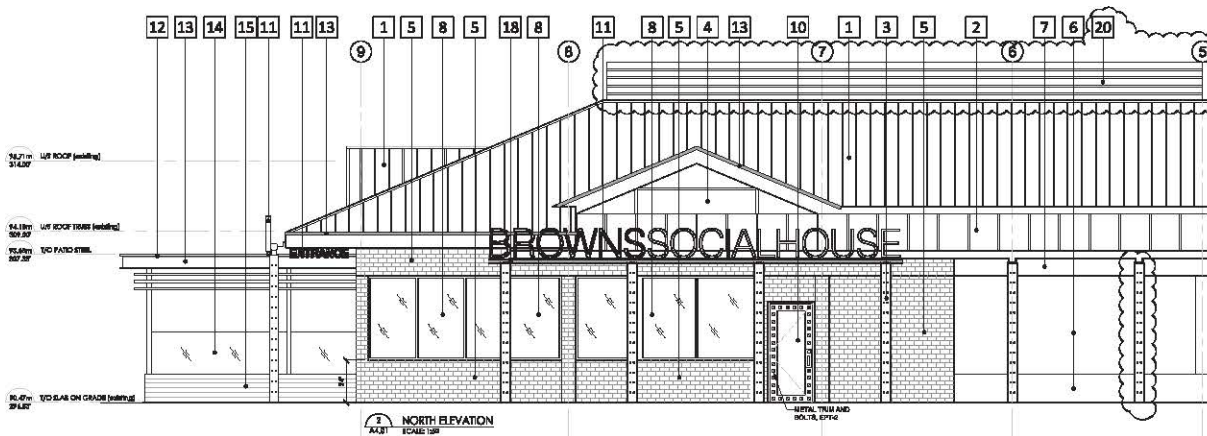
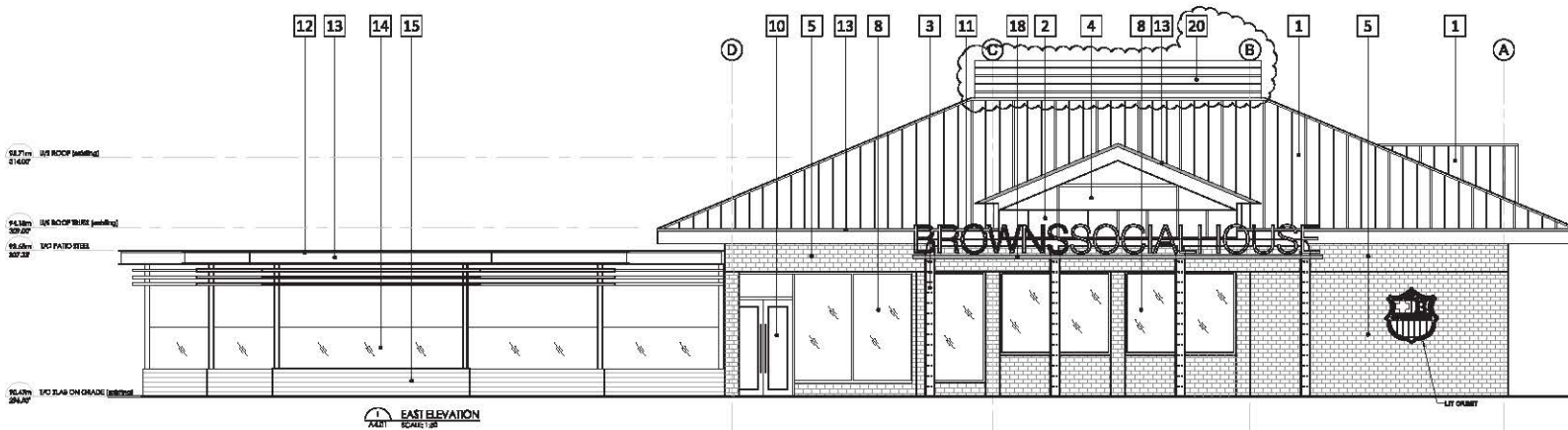
SHEET NO.: **A3.01**

DATE LAST REVISED: 2014-08-22

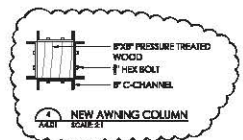


THIS DOCUMENT IS THE PROPERTY OF DENIS TURCO ARCHITECT INC. AND SHALL REMAIN THE PROPERTY OF DENIS TURCO ARCHITECT INC. UNLESS OTHERWISE SPECIFIED BY WRITTEN PERMISSION OF DENIS TURCO ARCHITECT INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF DENIS TURCO ARCHITECT INC. IS STRICTLY PROHIBITED.

**BROWNS SOCIALHOUSE**  
restaurant . bar . socialize



- KEYNOTES:**
- 1 EXISTING STANDING SEAM METAL ROOF
  - 2 EXISTING GLAZED CANOPY
  - 3 REPLACE ALL EXISTING COLLINGS WINDOW (TYP.), SEE ANA.01
  - 4 EXISTING GLAZING TO REMAIN
  - 5 REMOVE EXISTING STUCCO FINISH, APPLY NEW FACE BRICK EPT-1 - HISSON ESBONY
  - 6 NEW STUCCO, EPT-1 IRON MOUNTAIN
  - 7 EXISTING STUCCO, REPAINT TO EPT-4 IRON MOUNTAIN
  - 8 NEW STOREFRONT GLAZING TO REPLACE EXISTING, BLACK ANODIZED
  - 9 NEW STEEL DOOR, EPT-2 BLACK JACK
  - 10 NEW STOREFRONT DOOR, BLACK ANODIZED
  - 11 NEW SIGNAGE
  - 12 NEW LED STRIP LIGHT
  - 13 NEW STEEL PATIO STRUCTURE, PAINTED 2133-25 BLACK JACK
  - 14 NEW GLASS RAILING, BLACK ANODIZED
  - 15 NEW CONCRETE UPSTAND
  - 16 ARCHITECTURAL BLOCK WALL
  - 17 NEW MOTION SENSOR LIGHT, ELT83
  - 18 NEW LED BAND BY SIGNAGE PERMIT
  - 19 NEW ARCHITECTURAL BLOCK WALL
  - 20 NEW 8" (2.0m) HIGH WOOD SCREEN, PAINTED EPT-1 IRON MTN.



DATE	REVISIONS	BY

**DIA**  
DENIS TURCO ARCHITECT INC.  
Suite 710 - 1155 W. Fenwick Street  
Vancouver, BC Canada V6E 0P4  
T: 604 320 0881 E: office@dia.ca

PROJECT TITLE:  
BSH GUILDFORD  
BRG PROJECT # 1430

Unit 101 - 18148 100 Ave., Surrey, BC

SHEET TITLE:  
BUILDING ELEVATIONS

FILE NO.: 14223  
DATE: DECEMBER 2014  
SCALE: AS NOTED  
DRAWN BY: MH; JY  
CHECKED BY: DT; MH

NOTE: THIS DRAWING SUPERSEDES ALL OTHERS BEARING PREVIOUS REVISION DATES.

SHEET NO.: **A4.01**

DATE LAST REVISED: 2014-06-22