

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0195-00

Planning Report Date: October 21, 2019

PROPOSAL:

- **Development Permit**

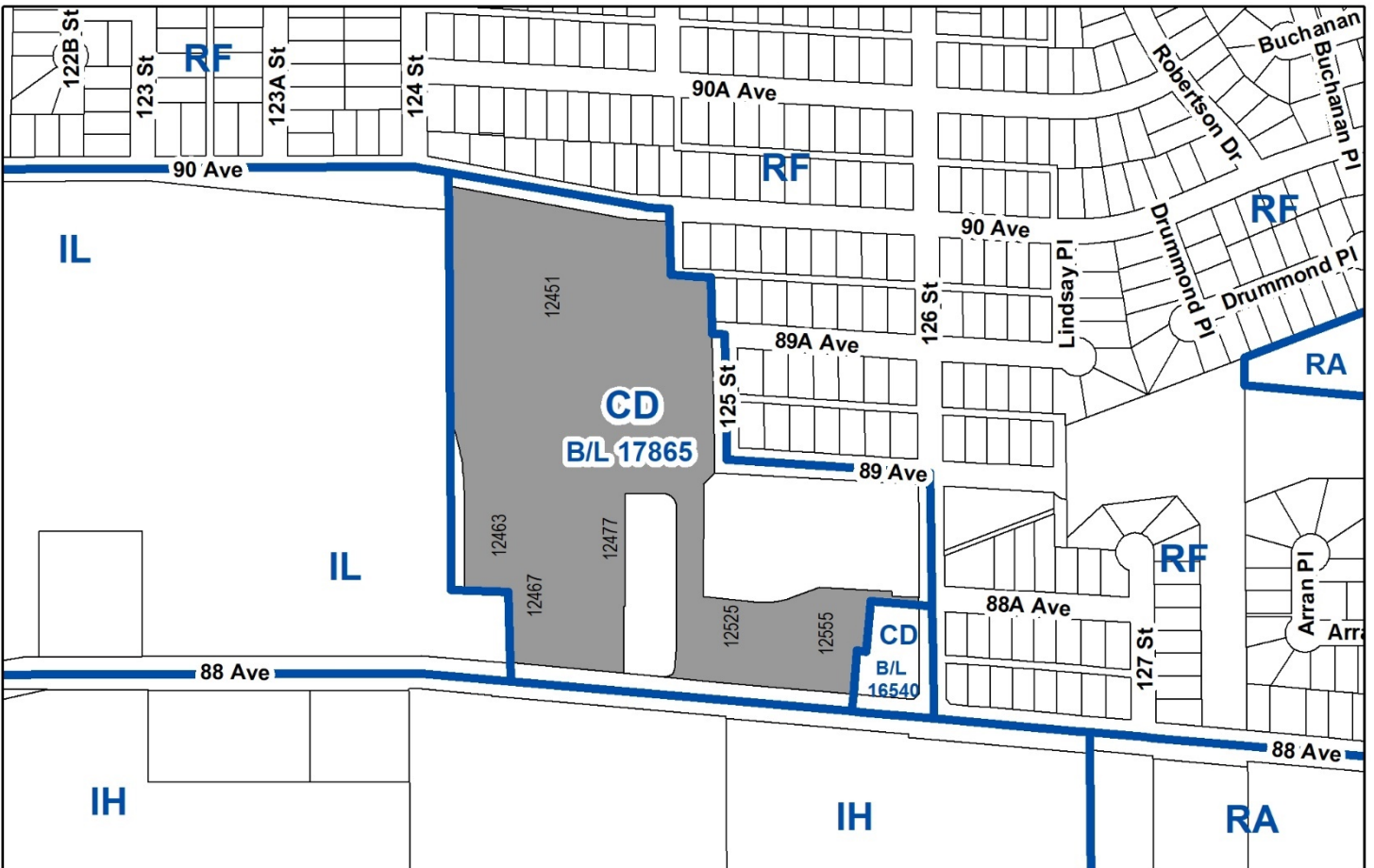
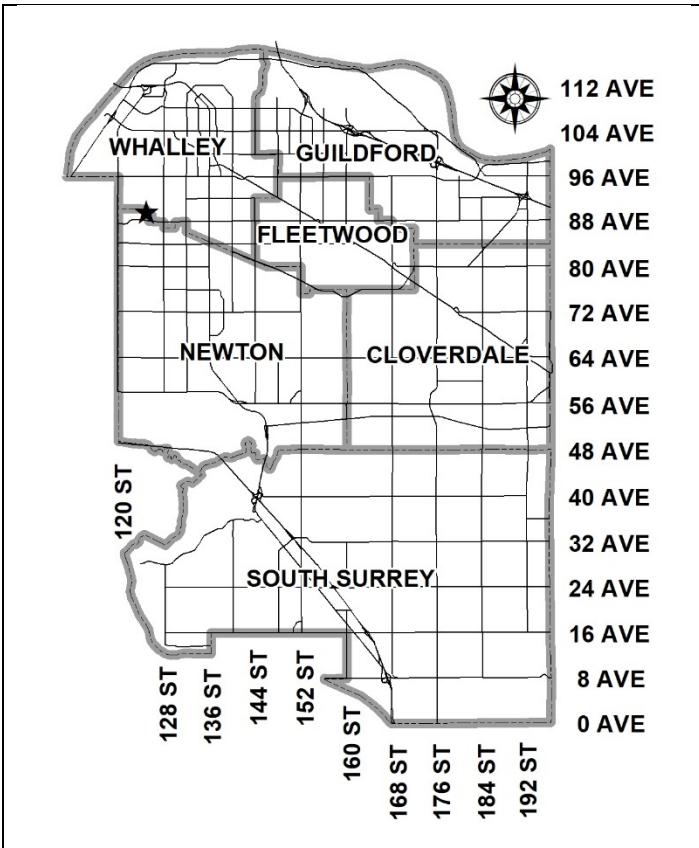
to permit renovations to an existing drive-through restaurant.

LOCATION: 12525 - 88 Avenue

12451 - 88 Avenue

ZONING: CD (By-law No. 17865)

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the Sign By-law through a comprehensive design package to increase the maximum number of permitted fascia signs and permit more than one (1) fascia sign to be located on the same façade.

RATIONALE OF RECOMMENDATION

- The proposed exterior renovations to the existing Burger King restaurant represent a modern design character, which is complementary to the design of the adjacent commercial buildings.
- The current proposal will have the same number of signs that were approved under the original Development Permit No. 7905-0009-00.
- The proposed signage is proportionate to the scale of the existing building and complies with the maximum sign area allowed in the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7919-0195-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
2. Council approve the applicant's request to vary the Surrey Sign By-law, No. 13656 through a Comprehensive Sign Design Package as described in Appendix I.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Drive-through restaurant and multi-building commercial shopping centre.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Multi-tenant commercial building	Commercial	CD (By-law No. 17865)
East (Across 126 St):	Single family residential	Urban	RF
South (Across 88 Ave):	BC Hydro works yard	Industrial	IH
West:	BC Hydro works yard	Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is a multi-building commercial shopping centre located at 12451 – 88 Avenue. The site is approximately 7.44 hectares (18 acres.) in size. The site is designated Commercial in the Official Community Plan (OCP) and is zoned Comprehensive Development Zone (CD By-law No. 17865).
- The Burger King drive-through restaurant, which is the subject of this development proposal, is addressed as 12525 – 88 Avenue and is located on the south-eastern portion of the site. The restaurant is approximately 333 square metres (3,570 square feet) in area and was approved by Council as part of Development Application No. 7905-0009-00.
- The proposal will refresh the exterior design of the drive-through restaurant, which was one of the first buildings constructed in the complex.

Current Proposal

- The applicant is proposing a Development Permit in order to allow exterior renovations to the existing single-storey drive-through restaurant, including new fascia, drive-through, and directional signage and minor improvements to the site's landscaping.
- The applicant is also proposing to vary the Sign By-law through a comprehensive sign design package in order to allow four (4) additional fascia signs, for a total of six (6) fascia signs.
- The applicant is proposing to reconfigure the interior layout of the building, however, the existing floor area 333 square metres (3,570 square feet) of the building will remain unchanged.

PRE-NOTIFICATION

Development Proposal Signs were installed on September 23, 2019. At the time of drafting this report, staff had not received any response from neighbouring property owners in regards to the proposal.

DESIGN PROPOSAL AND REVIEW

Building Design

- The applicant is proposing exterior modifications and improvements to the existing building, which will provide a more contemporary look.
- The proposed changes to the exterior of the building are intended to implement Burger King's new contemporary restaurant design while maintaining desirable elements of the building and respecting the architectural themes of the commercial shopping centre.

- The Burger King Restaurant was the second building to develop on the property after the flagship Walmart building (Development Application No. 7903-0153-00) which is located at the northwestern portion of the site. The original design of the building was meant to emulate the design elements of the Walmart building. These design elements included metal canopy detailing, columns, brickwork features and the blue and grey colour scheme.
- The property has since been developed with multiple free-standing commercial buildings and the Walmart building underwent exterior renovations in 2010, which has diminished the architectural connection between the Burger King and Walmart buildings.
- The applicant proposes to remove some building's existing architectural accents, including the decorative columns, canopies, and trellises. However, the new design will retain the building form and the most notable design elements, namely the turret on the south-west side of the building with its ample glazing.
- The proposed design will retain most of the existing building materials including concrete, stucco and glazing. The stucco and concrete will be painted tanners taupe, which will complement the colour scheme of the adjacent free-standing commercial buildings. The building will be framed by cultured stone at the base and red, non-illuminated metal flashing at the roof-line of the building. The restaurant entrance and drive-through window will be emphasized by "Vintage Wood" coloured fiber cement panels, with additional emphasis on the main entrance through the use of "red natural" sensible stone tiles to the west of the doors.

LANDSCAPING

- As the site is already generously landscaped along 88 Avenue, only minor changes to the landscaping is proposed. On the northern façade, four (4) existing planters will be replaced with more robust planter pots and columnar shrubs.
- The pedestrian crossing over the drive-through aisle will be upgraded from painted lines to saw-cut concrete.

TREES

- The proposal will not alter the existing structural footprint of the building. As such, no tree removal is proposed. Construction of tree barriers will be required.

SIGNAGE

- As part of a comprehensive sign design package, the applicant is proposing six (6) fascia signs, two (2) free-standing drive-through menu board signs, and three (3) free-standing directional signs, including one (1) height restriction sign.
- Five (5) of the six (6) fascia signs are proposed as internally illuminated button Burger King logos. These signs will be re-used from the existing façade. The new fascia sign will be a

channel letter sign that reads, "Flame Grilling Since 1954", which will replace an existing channel letter "Burger King" sign.

- There are two (2) signs proposed on the north elevation, one (1) button logo sign, and the "Flame Grilling since 1954" channel letter sign. One (1) logo sign is proposed on the east elevation. Two (2) logo signs are proposed on the south elevation and one (1) combined logo and channel letter "Burger King" sign is proposed on the west elevation.
- The Sign By-law allows a maximum of two (2) fascia signs for each premises provided that both of the fascia signs are not located on the same façade.
- The applicant proposes a total of six (6) fascia signs, and as a result, a relaxation is required to allow four (4) additional fascia signs and multiple signs on the same façade.
- Staff find that the location and scale of the proposed signage is modest and are complementary to the building design. The applicant has not proposed any additional signs than what is existing and the proposed sign area is similar to the existing sign area.
- All free-standing signs will be located in approximately the same location as the signs they are replacing. The two (2) new drive-through signs (i.e. "digital menuboard" and "new speaker post") that are proposed will feature LED screens to display regular menu items, promotions, and order add-ons. The LED screens are expected to have minimal visual impacts as the drive-through aisle is well screened from 88 Avenue by landscaping, with industrial uses across the street. No variance to the Sign By-law is required to accommodate the proposed free standing signs.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|--------------|---------------------------------------|
| Appendix I. | Proposed Sign By-law Variances Tables |
| Appendix II. | Site Plan and Building Elevations |

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

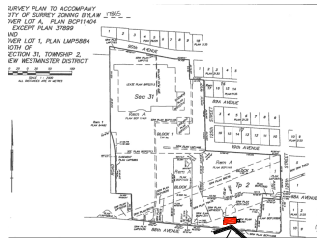
BD/cm

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To permit a total of six(6) fascia signs for the Burger King drive-through restaurant.	A maximum of two (2) fascia signs are permitted for each premises (Part 5, Section 27(2)(a)).	The proposed fascia signs are of an appropriate size and scale in relation to the proposed building.
2	To allow two (2) fascia signs to be installed on the same (north and south) building façade for the Burger King drive-through restaurant.	A maximum of two (2) fascia signs are permitted provided that both of the fascia signs are not located on the same façade of the premises (Part 5, Section 27(2)(a)).	The proposed fascia signs are consistent with other drive-thru restaurants in the City and are under the maximum allowable sign area permitted under the Sign By-law.



NORTH ELEVATION



SOLID HATCHED AREA REPRESENTS BK BUILDING ON SITE

PROJECT CONTACTS:

<p>TENANT: FRANCHISEE (BURGER KING) GURMEET DHALWALL ARCHITECT: HAJDO FORBES ARCHITECT CONTACT: ANDREA FORBES 6691 SHANNINGAN PLACE RICHMOND BC, V7E 4W9 TEL: 604-272-1735</p>	<p>LANDLORD: KEN BURSINGER FOR SMARTCENTRES AS: CALLOWAY REIT (SURREY W) INC., INCNO. A60761 SUITE 200, 700 APPLEWOOD CR. VAUGHAN, BC L4K 5X3 TEL: 604-316-3172 EMAIL: kbursinger@smartcentres.com</p>
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LEGEND

CONFIRM EXACT LOCATION OF INTERAC, TEL AND CASHES ON SITE WITH OWNER, PRIOR TO ELECTRICAL ROUGH-IN

XX REFERS TO FINISH SCHEDULE

GENERAL NOTES

- EQUIPMENT IS INCLUDED IN THESE DRAWINGS FOR SCHEMATIC USE ONLY. REFER TO MANUFACTURER'S LITERATURE FOR ALL FINAL EQUIPMENT SPECIFICATIONS, SERVICE REQUIREMENTS AND LOCATIONS - GENERAL CONTRACTOR TO ADVISE OWNER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
- REFER TO ELECTRICAL DRAWINGS FOR ALL EQUIPMENT POWER SOURCE LOCATIONS, SWITCH & DIMMER PANEL LOCATIONS & POWER/DATA/TELEPHONE LINES
- CONTRACTOR TO SUPPLY ADEQUATE BACKING IN WALL CONSTRUCTION AS REQUIRED FOR HEAVY EQUIPMENT OR FIXTURES WHICH ARE WALL-MOUNTED OR CEILING MOUNTED, INCLUDING BUT NOT LIMITED TO: TV'S, GRAB BARS, SIGNAGE, SHELVING, GO TO PROVIDE SCHED: LETTERS OF ASSURANCE FOR ITEMS LISTED AND ALL OTHER SIMILAR ITEMS

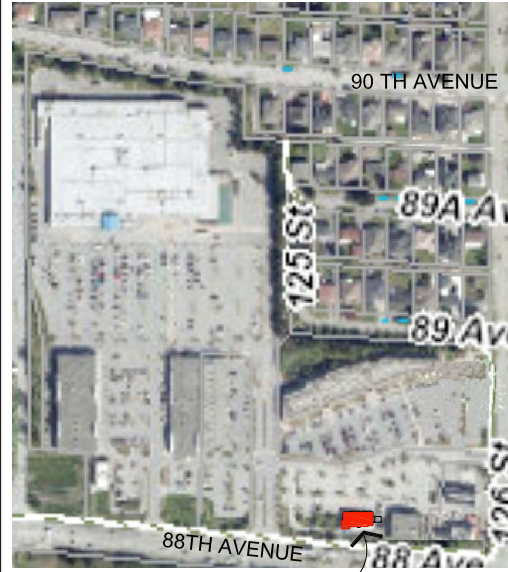
ZONING AND BUILDING DATA		AS EXISTING	NO CHANGE
CD ZONING REQUIREMENTS:	AS EXISTING (CD - COMMERCIAL ZONE)	AS EXISTING	NO CHANGE
PERMITTED USAGE:	COMMERCIAL USE : RESTAURANT GROUP A2 OCCUPANCY		
MAX LOT COVERAGE (40%)			
MAX BUILDING HEIGHT IS AS PER DRAWINGS			
SETBACKS (ALL SETBACKS AS EXISTING)	SET BACK ALONG BETH AVENUE FRONTAGE IS 9 METERS (AS EXISTING, CONFORMS)		
PARKING REQUIREMENTS:	1 STALL PER 4 SEATS		
STALL DIMENSIONS = 2700x 5500 (TYPICAL, AS EXISTING CONFORMS)			
ACCESS LANES 7500 MM MIN TYPICAL (AS EXISTING, CONFORMS)			
FLOOR AREA	AS EXISTING: 331.684 SQ M (3,570 SQ FT) ±	AS EXISTING	NO CHANGE
SITE AREA	AS EXISTING	AS EXISTING	NO CHANGE
FAR	AS EXISTING	AS EXISTING	NO CHANGE
PARKING	AS EXISTING: SITE PROVIDES 76 CARS FOR RETAIL COMPLEX (INCLUDING BURGER KING RESTAURANT WITH 1 H/C ACCESSIBLE STALL) NOTE: IN 2006, 100 SEATS WERE CONSTRUCTED IN BURGER KING IN 2008 PER ZONING BYLAW. 1 CAR-STALL PER 4 SEATS WERE REQUIRED. IN 2008 THEREFORE, 25 CAR STALLS WERE REQUIRED FOR BURGER KING TOTAL = 76 CAR-STALLS (AS EXISTING)	AS EXISTING: NO CHANGE SITE PROVIDES: 76 CARS THIS RENOVATION REDUCES INTERIOR SEATS TO 76 PERSONS TOTAL CAR-STALLS REQUIRED 76 (AS RENOVATED) = 96 PERSONS/4 = 19 STALLS NOTE: REDUCED REQUIREMENT FOR CAR STALLS UNDER CURRENT RENOVATION (BY 8 STALLS) NOTE: CURRENT PARKING MEETS OR EXCEEDS REQUIREMENTS	
OCCUPANCY	A-2 RESTAURANT	A-2 RESTAURANT AS EXISTING	NO CHANGE
BUILDING AREA	AS EXISTING: 3567 SQ FT 331.3 SQ M	WITH NEW CLADDINGS: 3570 SQ FT 331.6 SQ M	
BUILDING HEIGHT	AS EXISTING: MAX. ROOF PEAK @ EXISTING PLAY STRUCTURE = 37'- 4 3/4" [10,560 M] TYPICAL AT TOP OF EXISTING MAIN BUILDING PARAPET = 19'- 8" [6,000 M]		
OCCUPANT LOAD FOR PARKING	AS EXISTING 100 SEATS FOR FORMER TENANT (BURGER KING)	REDUCED SEATING REMODELLED BURGER KING RESTAURANT HAS 76 SEATS	
FIRE/ASSEMBLY	COMBUSTIBLE CONSTRUCTION PERMITTED - AS EXISTING, NOT SPRINKLERED.	AS EXISTING	NO CHANGE

EXISTING BUILDING, SITE PLAN NOTES

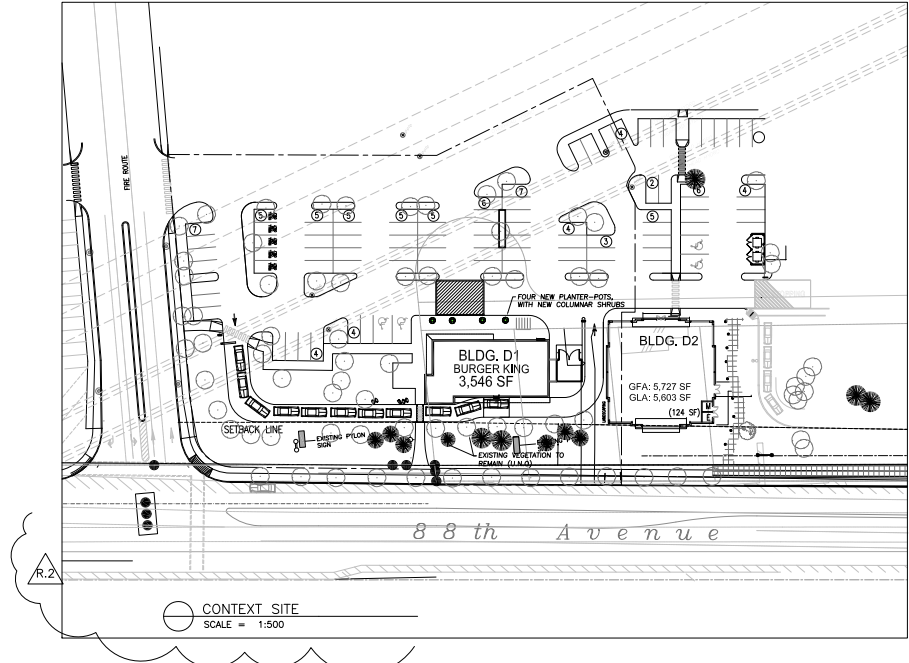
THE INFORMATION SHOWN ON THESE DRAWINGS FOR BUILDINGS AND PROPERTY LINE DIMENSIONS ARE FOR THE EXCLUSIVE USE OF THE CLIENT FOR WHOM THESE DRAWINGS ARE PREPARED AND FOR THIS TENANT IMPROVEMENT RENOVATION PROJECT. THIS INFORMATION HAS BEEN COMPILED FROM LANDLORD'S ARCHIVED DRAWINGS (2006) WITHOUT ACCESS TO A SITE SURVEY BY A REGISTERED LAND SURVEYOR. THESE DRAWINGS ARE NOT TO BE USED TO DEFINE PROPERTY LINES NOR STRUCTURES WITH RESPECT TO THE REGISTERED BOUNDARIES.

LIST OF DRAWINGS

No.	TITLE
ARCHITECTURAL	
A-00	COVER, NOTES DATA
A-0-1	SURVEY PLAN (OVERALL , AS EXISTING)
A-0-2	CONTEXT PHOTOS
A-1-0	SITE PLAN
A-1-1	ROOF PLAN (& NON-ILLUMINATED HEIGHT RESTRICTION BAR)
A-1-2	SIGNS (DIGITAL MENU BOARD AND DRIVE THRU SIGNAGE GEOMETRY)
A-1-3	SIGNAGE (ORDER-CALL UNIT, PRE-SALE & DIRECTIONAL SIGNS)
A-2-0	DEMOLITION, FLOOR PLAN
A-2-1	FLOOR PLAN - AS RENOVATED IN DINING ROOM ONLY
A-4-1	EXTERIOR ELEVATIONS (SHEET 1)
A-4-2	EXTERIOR ELEVATIONS (SHEET 2)
A-5-0	BUILDING SECTION



SOLID HATCHED AREA REPRESENTS BK BUILDING ON SITE



CIVIC ADDRESS
12525 88 AVE, SURREY, BC

LEGAL DESCRIPTION
LOT 1 SECTION 31 TOWNSHIP 2 NEW
WESTMINSTER DISTRICT PLAN EP32677

SCOPE OF WORK:

THESE DRAWINGS ARE FOR A TENANT IMPROVEMENT PACKAGE WITH EXTERIOR FINISHES UPGRADES

CFC REQUIREMENTS
PERMITTED USAGE: COMMERCIAL USE RESTAURANT (OCCUPANCY A-2)
MAX LOT COVERAGE (AS IS), NO CHANGE
MAX BUILDING HEIGHT: LESSER OF 8 METERS OR TWO STORES (AS EXISTING, CONFORMS)
INTERIOR LOT LINE: 3.0 METERS
EXTERIOR LOT LINE: 7.5m EXCEPT WHERE ABUTS C OR 1 ZONE

PARKING REQUIREMENTS:
1 STALL PER 4 SEATS
RESTAURANT: USED TO BE 100 SEATS RENOVATED TO 76 SEATS, THEREFORE, EXISTING PARKING STALLS OF 25 REQUIRED, (76 PROVIDED WITH 1 H/C ACCESSIBLE) CONFORMS
STALL DIMENSIONS 2700 x 5500 TYPICAL
ACCESS LANES 7500 MM MIN TYPICAL AS EXISTING

NOTE:
NO CHANGE TO BLDG FOOTPRINT, AREA
NO CHANGE TO SITE COVERAGE

REVISIONS

No.	Description	Date

1. THIS DRAWING IS THE PROPERTY OF HAJDO FORBES ARCHITECT AND MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THAT DESIGNATED HEREON.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE OWNER AND THE COORDINATING REGISTERED PROFESSIONAL WITH EXTERIOR FINISHES UPGRADES.
3. USE THIS WITH ALL NEIGHBORS AND ALL APPLICABLE LOCAL ORDINANCES AND BY-LAWS.

HAJDO FORBES ARCHITECT
MBA, AIBC
6691 SHANNINGAN PLACE
RICHMOND, B.C. V7E 4W9
TEL: (604) 272-1735

Project: **BURGER KING RESTAURANT**
SECTION 31 WESTMINSTER DISTRICT PLAN 12525 88TH AVE SURREY, BRITISH COLUMBIA

Title: **COVER**

BK Store Number	Project Number
BK Store # 15397	

Drawn By: File Name: B08_00.0.dwg
Date: JANUARY 2019

Scale: AS SHOWN
Drawing

A-0.0 R.2

EXISTING BUILDING, SITE PLAN NOTES

THE INFORMATION SHOWN ON THESE DRAWINGS FOR BUILDINGS AND PROPERTY LINE DIMENSIONS ARE FOR THE EXCLUSIVE USE OF THE CLIENT FOR WHOM THESE DRAWINGS ARE PREPARED AND FOR THIS TENANT IMPROVEMENT RENOVATION PROJECT IN 2019. THIS INFORMATION HAS BEEN COMPILED FROM LANDLORD'S ARCHIVED DRAWINGS (2006) WITHOUT ACCESS TO A SITE SURVEY BY A REGISTERED LAND SURVEYOR. THESE DRAWINGS ARE NOT TO BE USED TO DEFINE PROPERTY LINES NOR STRUCTURES WITH RESPECT TO THE REGISTERED BOUNDARIES.

SIGNAGE

	GENERAL CONTRACTOR (FOR ELEC. FOUNDATIONS, AS NEEDED)	LOCAL SIGNAGE SUPPLIER/INSTALLER	BK-DESIGNATED REMOTE SIGNAGE SUPPLIER	ELECTRONIC SUPPLIER (e.g. OCCU. SPEAKERS)	SITE SIGNAGE NOTES:
- EXISTING MULTI-TENANT PYLON SIGN TO REMAIN					GENERAL CONTRACTOR TO READ ALL DRAWINGS AND DOCUMENTS IN CONJUNCTION WITH SCHEDULE "C" PROVIDED IN THE LEASE. IF THERE IS A DISCREPANCY BETWEEN THE TWO, THE SCHEDULE "C" SHALL GOVERN. CONTRACTOR TO REFER TO MANUFACTURER'S LITERATURE AND STRUCTURAL DRAWINGS FOR INFORMATION RELATING TO CONCRETE BASE FOUNDATIONS FOR SITE-SIGNS. CONTRACTOR TO REFER TO STRUCTURAL DRAWINGS FOR ATTACHMENTS OF ALL NEW AND EXISTING SIGNAGE ELEMENTS (AND NEW EYEBROW CANOPIES) TO EXTERIOR FACE OF BUILDING
NEW ILLUMINATED SITE-SIGNAGE, 400.dj - NEW DIGITAL DRIVE THRU MENUBOARD 401 - NEW SPEAKER POST (OCCU)					GENERAL CONTRACTOR TO REFER TO OWNER'S (FRANCHISEE'S) SUPPLIERS INSTRUCTIONS AS MANUFACTURERS OF A) ALL SITE AND WALL MOUNTED SIGNS B) ALL "EYEBROW" CANOPIES C) ORDER CALL SYSTEM'S ELECTRONICS (AND DATA SYSTEMS) GENERAL CONTRACTOR AND HIS ELECTRICIAN ARE RESPONSIBLE TO PROVIDE POWER TO ALL SIGNS (EXISTING SIGNS AND NEW SIGNS AS PROVIDED BY LOCAL SIGNAGE SUPPLIER OR AS PROVIDED BK-DESIGNATED REMOTE SIGNAGE SUPPLIER) AND ELECTRONICS (FOR OCCU) AND TO COMPLETE FINAL ELECTRICAL CONNECTIONS FOR SAME (INCLUDING DATA AS NEEDED) G.C. TO FLASH/CAULK ALL PENETRATIONS WALL-MOUNTED SIGNS (AND EYEBROW CANOPIES)
410a - NEW DIRECTIONAL SIGN 410b - NEW DIRECTIONAL SIGN 420 - NEW HT RESTRICTION BAR					REMARKS NO CHANGE - G.C. TO VERIFY WITH STRUCTURAL ENGINEER IF NEW CONCRETE SIGN BASE IS REQUIRED (OR REUSE EXGTG BASE) - G.C. TO VERIFY WITH STRUCTURAL ENGINEER IF NEW CONCRETE SIGN BASE IS REQUIRED (OR REUSE EXGTG BASE) - G.C. TO REUSE EXGTG SIGN BASE AND ELECT (VERIFY W/STRUCT. ENG) - G.C. TO REUSE EXGTG SIGN BASE AND ELECT (VERIFY W/STRUCT. ENG) - SEE STRUCTURAL DRAWINGS FOR NEW FOUNDATION REQUIRED

BK INTERNALLY ILLUMINATED WALL-MOUNTED BUILDING SIGNAGE					
450a	- EXTG 6"Ø BUTTON SIGN	●	●		
450b	- EXTG 6"Ø BUTTON SIGN	●	●		
450c	- EXTG 3"Ø BUTTON SIGN	●	●		
450d	- EXTG 8"Ø BUTTON SIGN	●	●		
450e	- EXTG 3"Ø BUTTON SIGN	●	●		
451	- NEW CHANNEL LETTER SIGN "FLAME GRILLING SINCE 1954" (20" - 4 1/8" WIDE)	●	●	●	
455	- EXTG BURGER KING SIGNS (15'-3" WIDE)	●			

GENERAL NOTE FOR ALL EXISTING SIGNS TO BE REUSED: LOCAL SIGN SUPPLIER/INSTALLER TO VERIFY THAT WHICH EXISTING SIGNS ARE LED, AND TO REFORMISH ALL NON-LED SIGNS AS LED

G.C. TO COORDINATE STRUCTURAL CAPACITY OF NEW SUPPORTING "EYEBROW" CANOPY (CANOPY SUPPLIED BY OTHERS INSTALLED BY GC). G.C. TO PROVIDE POWER THROUGH "EYEBROW" CANOPY

G.C. TO COORDINATE STRUCTURAL CAPACITY OF NEW SUPPORTING "EYEBROW" CANOPY (CANOPY SUPPLIED BY OTHERS INSTALLED BY GC). G.C. TO PROVIDE POWER THROUGH "EYEBROW" CANOPY
NOTE: SIGN INCLUDES CARRIER FRAME, "BURGER KING" CHANNEL LETTERS AND 3"Ø "BK" RONDELLE

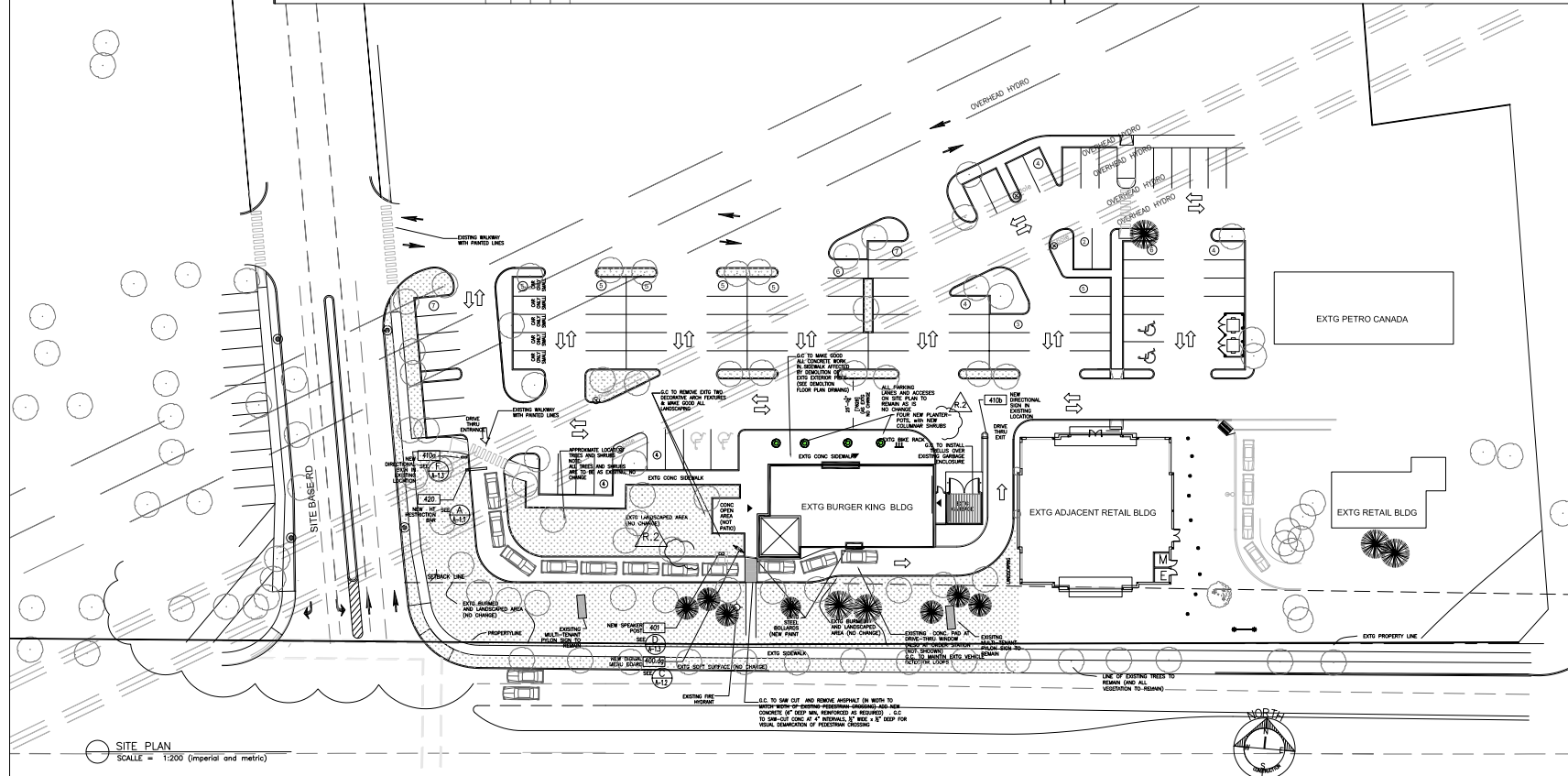
NOTES:

- VEHICLE DETECTOR LOOPS: G.C. TO VERIFY FUNCTION, ENSURE ANY SITE WORK MAINTAINS EXISTING VEHICLE DETECTOR LOOPS IN GOOD WORKING ORDER
- LANDSCAPING: DO NOT PLANT TREES OR TALL SHRUBBERY NEAR SIGNS, AND PLANT LOW SHRUBBERY IN AREA ADJACENT TO THE BUILDING (KEEP THE SIGN VISIBLE AT ALL TIMES)
- ALL PARKING STALLS, AS EXISTING
- IF REQUIRED AT THIS LOCATION, BK CONTRACTOR TO INSTALL OPTIONAL SITE EQUIPMENT SUPPLIED BY FRANCHISEE (EG GARBAGE CANS); REFER TO FRANCHISEE FOR FURTHER INSTRUCTIONS.
- G.C. TO PROVIDE CONTRASTING MARKING IN DRIVE THROUGH LANE FOR PEDESTRIAN CROSSING, SEE SITE PLAN (FOUR CONCRETE AND SAW CUT GROOVES)
- G.C. TO PAINT ALL EXTERIOR EXISTING BOLLARDS IN BK STANDARD "TRID" COLOUR

5x9 SEE FLOOR PLAN AND EXTERIOR ELEVATIONS FOR NEW METAL CANOPIES. CANOPIES SUPPLIED BY OWNERS' SUPPLIER (COMPLETE WITH INTEGRAL ULG COMPLIANT LIGHTS. CANOPIES ARE CONSTRUCTED AS SELF-REINFORCING BY MANUFACTURER (CONSTRUCTION OF CANOPIES HAVE BEEN COORDINATED WITH LOCAL STRUCTURAL ENGINEER FOR "TORN TRELLIS" CANOPIES). G.C. TO VERIFY SIZES OF CANOPIES WITH EXISTING CONDITIONS AND COORDINATE SHOP DRAWINGS OF CANOPIES AS REQUIRED. G.C. TO INSTALL ALL CANOPIES SUPPLIED BY OWNER. G.C. TO VERIFY ALL ATTACHMENTS OF CANOPIES TO BUILDING WITH STRUCTURAL ENGINEER. G.C. TO PROVIDE POWER TO LIGHTS WITHIN CANOPIES AND COMPLETE FINAL ELECTRICAL CONNECTIONS TO SAME. SIMILARLY G.C. TO PROVIDE FOR POWER FOR SIGNS (IF ANY) WHICH ARE ATTACHED TO CANOPY AND FINAL ELECT. CONNECTION TO SAME. G.C. TO FLASH AT ALL JUNCTIONS OF CANOPIES TO BUILDING FACES AND ALSO AT JUNCTIONS OF FACEPLATES OF ALL DIAGONAL CANOPY-ATTACHMENTS WITH BUILDING FACES, TO CODE - SEE ALSO CANOPY DETAILS

GENERAL NOTES

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- REFER TO ELECTRICAL DRAWINGS FOR ALL EQUIPMENT POWER SOURCE LOCATIONS, SWITCH & DIMMER PANEL LOCATIONS & POWER/DATA/TELEPHONE LINES.
- CONTRACTOR TO SUPPLY ADEQUATE BACKING IN WALL CONSTRUCTION AS REQUIRED FOR HEAVY EQUIPMENT.



No.	Description	Date
	REVISIONS	

ANDREA HAJDO FORBES ARCHITECT
MBA AIBC
6691 SHANNINGAN PLACE
RICHMOND, B.C. V7E 4W9
TEL: (604) 272-1735

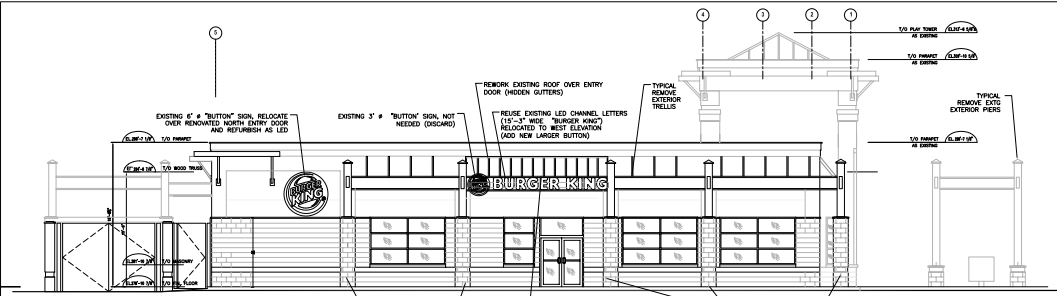
Project
BURGER KING RESTAURANT
8000 BY PASQUINI AVENUE, RICHMOND
1 2525 88TH AVE
SURREY, BRITISH COLUMBIA

Title
SITE PLAN, NOTES

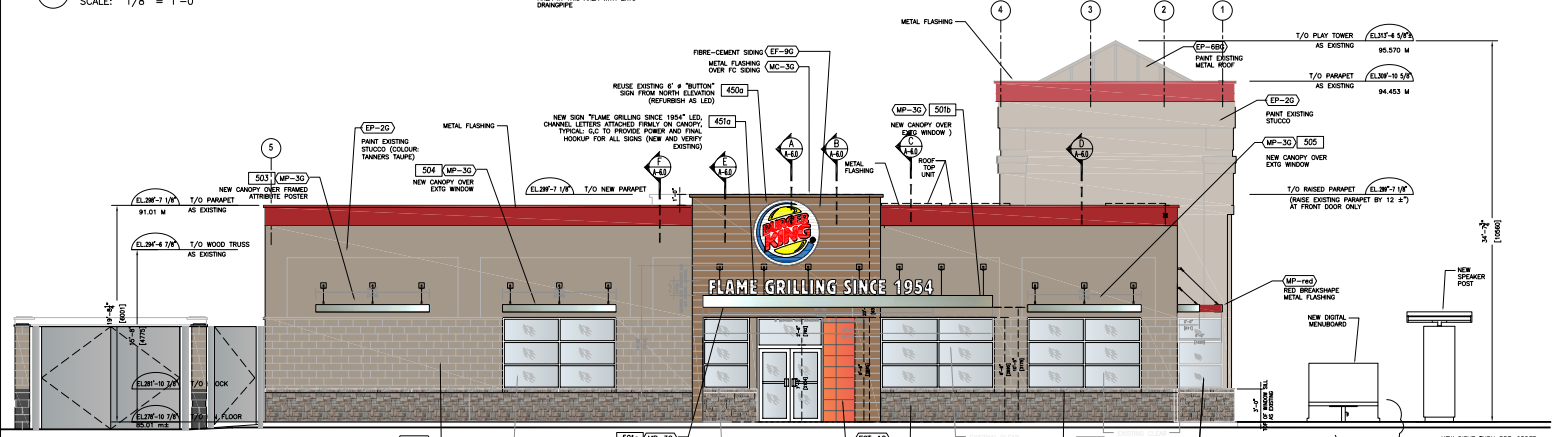
BK Store Number BK Store #15397	Project Number
Drawn By B08_A1_0.dwg	File Name
Scale 1/8" = 1'-0" (US)	Date MAY, 2019
Drawing	

A-1.0 R.2

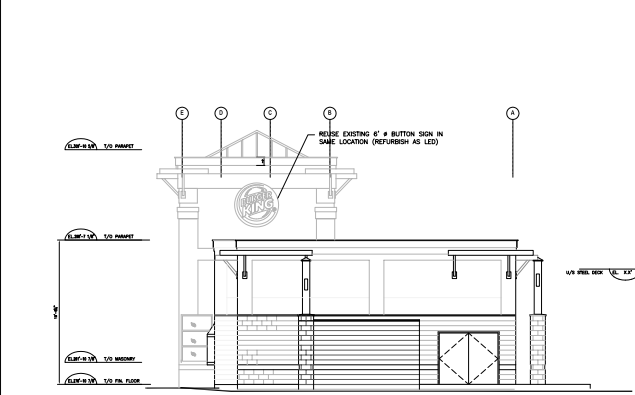
SITE PLAN
SCALE = 1:200 (Imperial and metric)



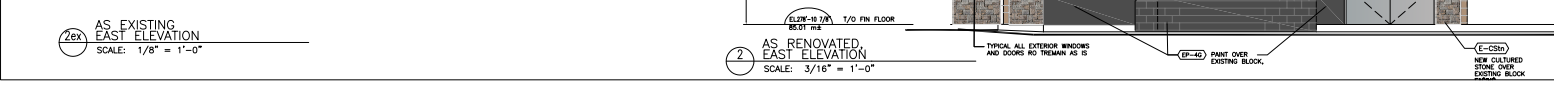
AS EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



AS RENOVATED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



AS EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



AS RENOVATED EAST ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE (FOR BUILDING & GARBAGE ENCLOSURE)	
CODE	ITEM
(ECT-10)	EXTERIOR CERAMIC TILE 12"x24"
(ESR-90)	GROUT
(C-CS20)	NEW CULTURED STONE OVER EXISTING BLOCK FACING
(EP-20)	NEW EXTERIOR PAINT OVER EXISTING SUBSTRATE OF CONCRETE BLOCKS OR OVER PARTS OF SOLID EXTS UTILITY DOORS
(EP-40)	NEW EXTERIOR PAINT OVER EXISTING SUBSTRATE OF CONCRETE BLOCKS (TYP. LOWER WALLS AS HANDSCOTTING) OR OVER PARTS OF SOLID EXTS UTILITY DOORS
(EP-80)	EXTERIOR PAINT OVER STANDING SEAM METAL ROOFS
(EP-90)	PAINT OVER METAL FLASHINGS OR ELEMENTS ADJACENT TO NICHES
(EP-90a)	PAINT OVER EXTERIOR METAL BOLLARDS
(EP-90c)	EXTERIOR FINISH FIBER CEMENT CLADDING
(MC-30)	METAL FLASHING (BROWN FIBRE CEMENT HORIZONTAL PLANKS AT ARCHONS)
(MP-30)	ALUMINUM \"EYEBROW\" CANPENS WITH TE-BACKS TO BUILDING ABOVE SELECT DOORS AND WINDOWS
(MP-30)	METAL ROOFING AND JIMMING ABOVE CERTAIN DOORS
(MP-red)	METAL FLASHING AT TOP OF PARAPET
(WD-a)	EXISTING METAL WINDOW AND DOOR FRAMES

Rev.	Description	Date
AS	ISSUED FOR PERMIT SUBMISSION	
AS	ISSUED FOR PERMIT SUBMISSION	

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 - ALL WORK TO CONFORM TO THE BUILDING CODE 2018 WITH ALL AMENDMENTS, AND ALL APPLICABLE LOCAL ORDINANCES AND BY-LAWS.

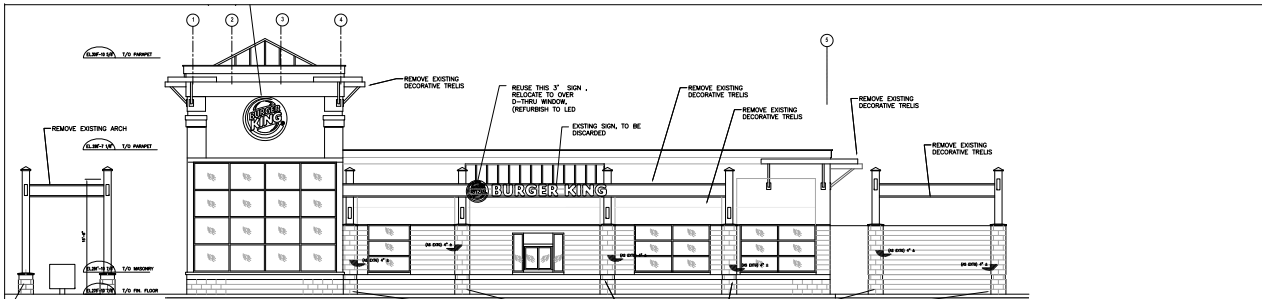
ANDREA HAJDO FORBES ARCHITECT M.B.A. AIBC
6691 SHANNINGAN PLACE
RICHMOND, B.C. V7E 4W9
TEL: (604) 272-1735

Project
BURGER KING RESTAURANT
8000-101 STREET (NORTH) LEVINGWOOD PARK
1 2525 88TH Ave
SURREY, BRITISH COLUMBIA

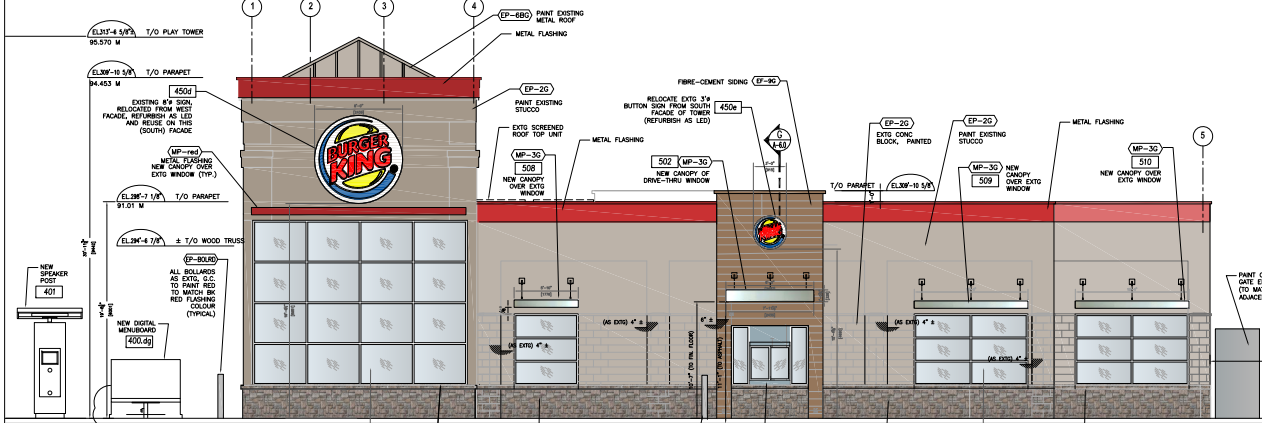
Title
EXTERIOR ELEVATIONS

Rev. Store Number Project Number
Drawn By File Name
Scale Date
AS SHOWN JANUARY 2019

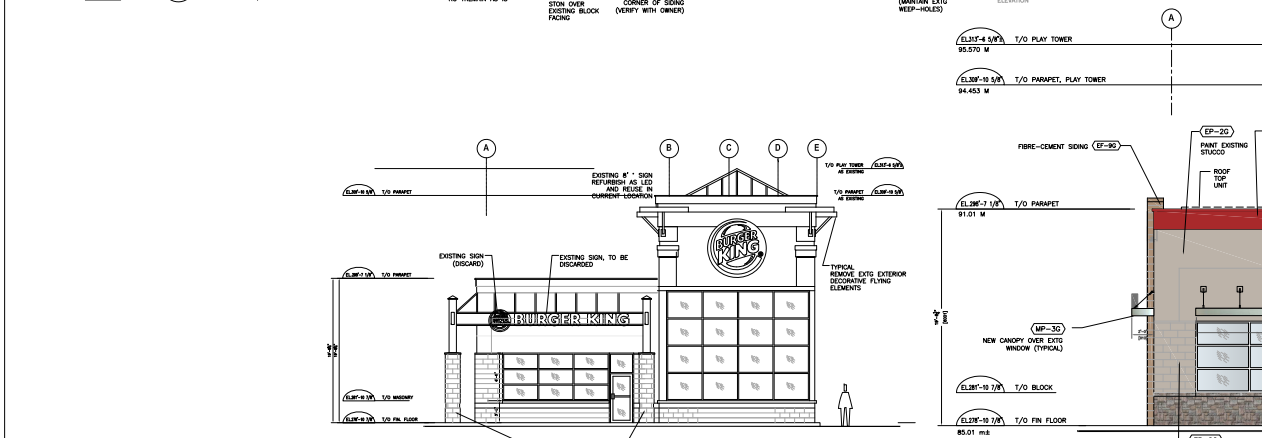
A-4.1



AS EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



AS RENOVATED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



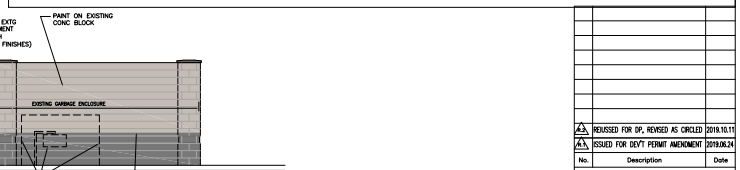
AS EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



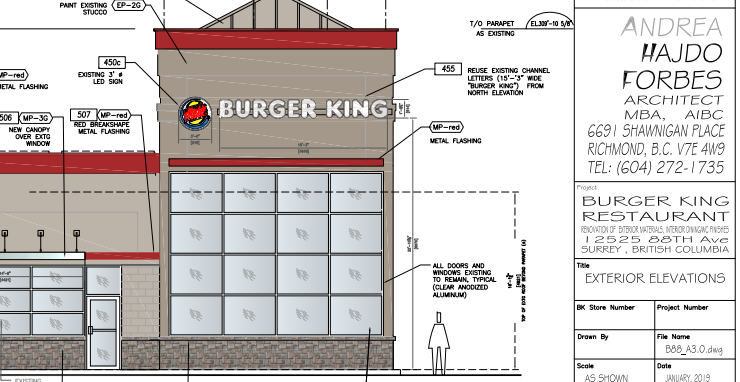
AS RENOVATED WEST ELEVATION
SCALE: 3/16" = 1'-0"

CODE	ITEM	MANUFACTURER/PRODUCT/COLOR	REMARKS	CONTACT
(E-C-10)	EXTERIOR CERAMIC TILE	MANUFACTURER: "DOWRY GRANITE/EUROWEST" SPEC: "VERSIBLE STONE" E2002 COLOR: "RED NATURAL"	CLEAR SUBSTRATE APPLY PER MANUFACTURER'S INSTRUCTIONS	JOY OETTER AT EUROWEST (714) 309-9551 JOY KLEN (813) 334-3302 (joey@tronspace.com) NOTE: USE WITH EGR-95
(E-R-90)	GROUT	GROUT MANUFACTURER: "LATORITE" POLYBLENDED Sanded. COLOR: MATCH TO TILE COLOR	GROUT JOINTS TO BE MAX 1/16" COMPLETE WITH CONTACT INFO SBT-SETTING MATERIAL SEALED WITH AQUADY SEALER. CHOICE COLOR CONTACT: KERRY DAVIS AT LATORITE (202) 671-7210	
(E-C-5th)	NEW CULTURED STONE OVER EXISTING BLOCK FACING	MANUFACTURER: "CULTURED STONE" COLOR: "SCULPTURED ASHRA"	CLEAR SUBSTRATE APPLY PER MANUFACTURER'S INSTRUCTIONS	
(EP-20)	NEW EXTERIOR PAINT OVER EXISTING SUBSTRATE OF CONCRETE BLOCKS OR OVER EXISTING STUCCO OR OVER PAINTS OF SOLID EXTS UTILITY DOORS	MANUFACTURER: SHERWIN WILLIAMS "PRO" COLOR: "PAINERS TALK" PRIMER: TP-921, PAINT: E-2045M "MANHATTAN CLEAR" 100Y 10/80	CLEAR SUBSTRATE APPLY PER MANUFACTURER'S INSTRUCTIONS	
(EP-42)	NEW EXTERIOR PAINT OVER EXISTING SUBSTRATE OF CONCRETE BLOCKS (TYP. LOWER WALLS, AS HANDCOATING) OR OVER PAINTS OF SOLID EXTS UTILITY DOORS	MANUFACTURER: SHERWIN WILLIAMS "LORON CONCRETE AND MASONRY" COLOR: "ROMANTIC BROWN"	CLEAR SUBSTRATE APPLY PER MANUFACTURER'S INSTRUCTIONS	
(EP-680)	EXTERIOR PAINT OVER STANDING SEAM METAL ROOFS	MANUFACTURER: PPG PRIMER: 90-712 PAINT: 9-1110, COLOR: "WINDY WINE" CUSTOM FORMULA	CLEAR SUBSTRATE APPLY PER MANUFACTURER'S INSTRUCTIONS	
(EP-82)	PAINT OVER METAL FLASHINGS OR ELEMENTS ADJACENT TO NICHIA	MANUFACTURER: SHERWIN WILLIAMS: PRO INDUSTRIAL PRIMER: PRO-CHL, PRIMER: 866-310 PAINT: HIGH PERFORMANCE ACRYLIC 866-650, SEMI GLOSS	CLEAR SUBSTRATE APPLY PER MANUFACTURER'S INSTRUCTIONS	
(EP-80R)	PAINT OVER EXTERIOR METAL BOLLARDS	CLEAR SUBSTRATE APPLY PER MANUFACTURER'S INSTRUCTIONS	CLEAR SUBSTRATE APPLY PER MANUFACTURER'S INSTRUCTIONS	
(EP-90)	EXTERIOR FINISH FIBER CEMENT CLADDING	MANUFACTURER: SHERWIN WILLIAMS: PRO INDUSTRIAL PRIMER: PRO-CHL, PRIMER: 866-310 PAINT: HIGH PERFORMANCE ACRYLIC 866-650, SEMI GLOSS	CLEAR SUBSTRATE APPLY PER MANUFACTURER'S INSTRUCTIONS	
(EP-90)	EXTERIOR FINISH FIBER CEMENT CLADDING	CONNECT: NICHIA CUSTOMER SERVICE (770) 855-8468 BRANDING: NICHIA PER MANUFACTURER'S SPECIFICATIONS	CLEAR SUBSTRATE APPLY PER MANUFACTURER'S INSTRUCTIONS	
(MC-30)	METAL FLASHING (AFOVE FIBRE CEMENT HORIZONTAL PLANKS AT ARCHES)	MANUFACTURER: "NICHIA" FIBER CEMENT CLADDING: "18"x10"-0" LONG PLANKS (w +/- 8" STRATIONS) COLOR: "REDWOOD WOOD EP-85 COLOR: "TAN"	TO BE FINISHED TO MATCH EP-90 PPG "CEDAR" (GLOSS) OR "WINDY WINE" 8324	W.P. HOCHMAN COMPANY (626) 761-1700 - WWW.WPH.COM
(MP-30)	METAL FLASHING (ABOVE FIBRE CEMENT HORIZONTAL PLANKS AT ARCHES)	MANUFACTURER: FINESTONE METAL PRODUCTS STANDING SEAM METAL ROOF 3/4" GA. COLOR: "PAINERS TALK" (GLOSS) OR "WINDY WINE" 8324	TO BE FINISHED TO MATCH EP-90 PPG "CEDAR" (GLOSS) OR "WINDY WINE" 8324	FIRESTONE UMA-CLAD MANAGED BROWN KYNAR 500 / HYMAN 500
(MP-30)	ALUMINUM "EYEBROW" CANOPIES WITH "E-BACKS" TO BLOW/AIR ABOVE SELECT DOORS AND WINDOWS	CUSTOM ALUMINUM CANOPY	CLEAR ANODIZED ALUMINUM	CONTACT: YUSUKE HOREEDA (611) 945-9991 EMAIL: YUSUKE@YUSUKEHOREEDA.COM
(MP-30)	METAL ROOFING AND AIRING ABOVE CERTAIN DOORS	MANUFACTURER: FINESTONE METAL PRODUCTS STANDING SEAM METAL ROOF 3/4" GA. COLOR: "PAINERS TALK" (GLOSS) OR "WINDY WINE" 8324	CLEAR ANODIZED ALUMINUM	
(MP-100)	METAL FLASHING AT TOP OF PARAPET	MANUFACTURER: "VEST" WEATHER & FLASHING COLOR: 5060R "BRIGHT RED"	CLEAR ANODIZED ALUMINUM	
(WD-0)	EXISTING METAL WINDOW AND DOOR FRAMES	EXISTING ALUMINUM WINDOWS TO REMAIN	CLEAR ANODIZED ALUMINUM	

NOTES:
1) SEE ALSO SITE PLAN FOR PAINT DESIGNATIONS; POLES AND SIGNS
2) SEE DRAWING A-4.1 FOR COMPLETE LISTINGS OF MATERIAL/MANUFACTURERS REFINISHING
3) SEE ALSO BIDDING AND HOOD SYSTEMS "GARISON GRILL-2000" REFINISHING STANDARDS (BY BEND STAND) FOR ALL REQUIREMENTS ON INTERIOR AND EXTERIOR "2000" MINOR REFINISHING
4) CLEAN AND MAKE GOOD ALL EXISTING AND NEW SUBSTRATES FOR MANUFACTURER'S LITERATURE TO ACCEPT NEW PRODUCT APPLICATIONS
5) CALLINGS TO MATCH ADJACENT SURFACE COLOURS (SEE ALSO BY BEND STANDS)



AS EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



AS EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



AS RENOVATED WEST ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS

No.	Description	Date

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HAJDO FORBES ARCHITECT
MBA AIBC
6691 SHANNING PLACE
RICHMOND, B.C. V7E 4W9
TEL: (604) 272-1735

Project: **BURGER KING RESTAURANT**
RENOVATION OF INTERIOR AND EXTERIOR FINISHES
12525 88TH Ave
SURREY, BRITISH COLUMBIA

Title: **EXTERIOR ELEVATIONS**

By: Store Number: Project Number: File Name: B09_A3_0.dwg
Scale: AS SHOWN Date: JANUARY 2018

Drawing: A-4.2 R.2

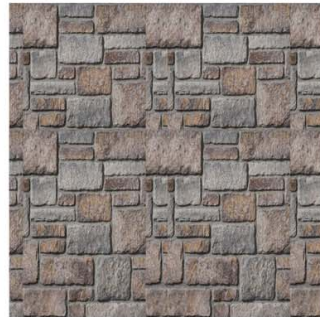


TOP PARAPET FLASHING
MANUFACTURER: VICWEST
WEATHER XL FLASHING
COLOUR 56080* 'BRIGHT RED'

EP 2GI : PAINT
PPG Custom Formula
colour "TANNERS TAUPE"
PRIMER 17-921, PAINT 6-2045XI



Ep-4G paint on concrete block
"Homestead Brown"
Loxon Concrete & Masonry A24W300



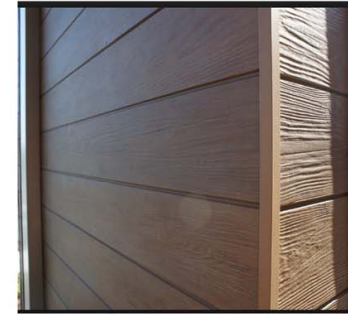
EB-1AG (alternate
cultured stone sculpted ashlar



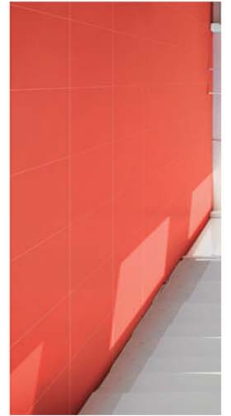
Clear anodized aluminum
for frames on windows and
door frames , typical



Exterior Metal Canopy (Eye Brows) on tension supports



Ef-9G
NEW SIDING
Nichiha Fibre cement
"Vintage Wood" , colour "Cedar"
(10' panels, 18" high , panels, with
horizontal stripes every 9" +/-)



ECT-1G
TILE
Sensible Stone ED5052
"red natural" stacked bond
(12" X 24" tiles

BURGER KING 12525 88TH Avenue, Surrey BC

Andrea Hajdo Forbes

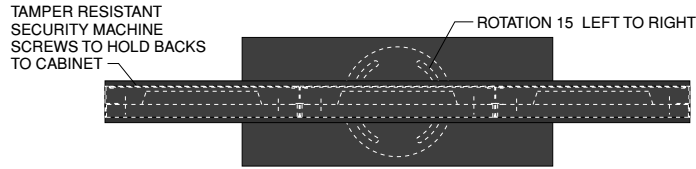
Architect AIBC, MBA

HAJDO FORBES ARCHITECT

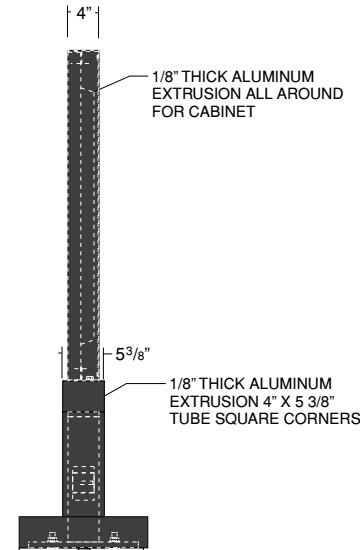
JUNE 24, 2019

www.forbesarch.com

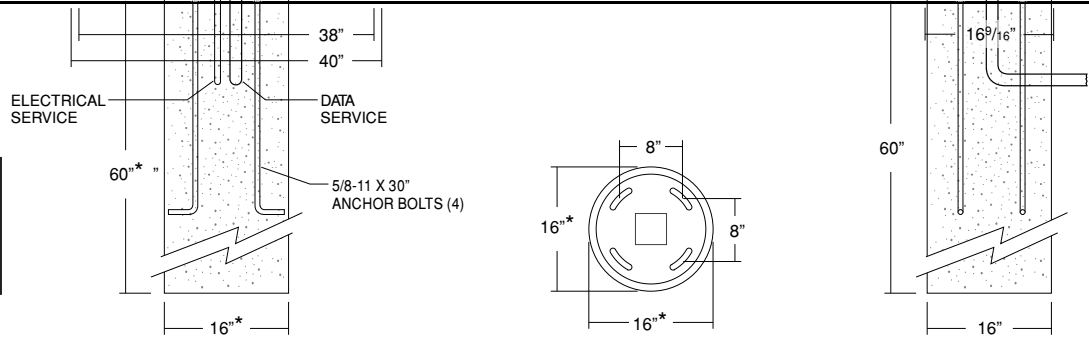
Note:
This drawing provided
for Sign Permit Use .
Product provided by others.



★ Unit can be installed on existing foundation and anchor bolts, and if preferred can utilize the existing mounting steel base.
(This would require the data cables to be routed outside of the existing mounting steel.)



★ These are approximate foundation measurements. The soil bearing capacity at the erection site must be considered when designing the foundation. The sign manufacturer is not able to predetermine the specific needs of each location. Consult a local engineer for design specifications.



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<input type="checkbox"/> Approved	<input type="checkbox"/> Approved as Noted
<input type="checkbox"/> Revise & Resubmit	
Name	Date

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Date / Description	
05/03/19	Issue Date
05/08/19	DT Clearance bar Added
05/17/19	DT OCU added, Digital Menu Spec Sheet added

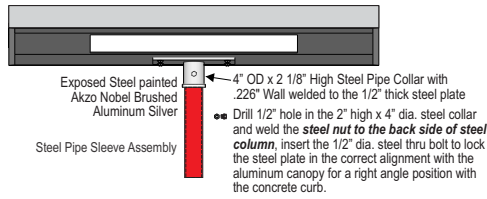
Project Information	
Client	Burger King OP015111
	12525-88 Ave., Surrey, BC, Canada
File	BK Op015111 Surrey BC 100
Sales	House Design SPN PM Adrian Moreno

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**Presentation Use Only
Not for Production**

To be sold only when Digital Menu Boards are ordered and installed by Franchisee.

“Swing Away” Canopy



VINYL COLOR REFERENCE:

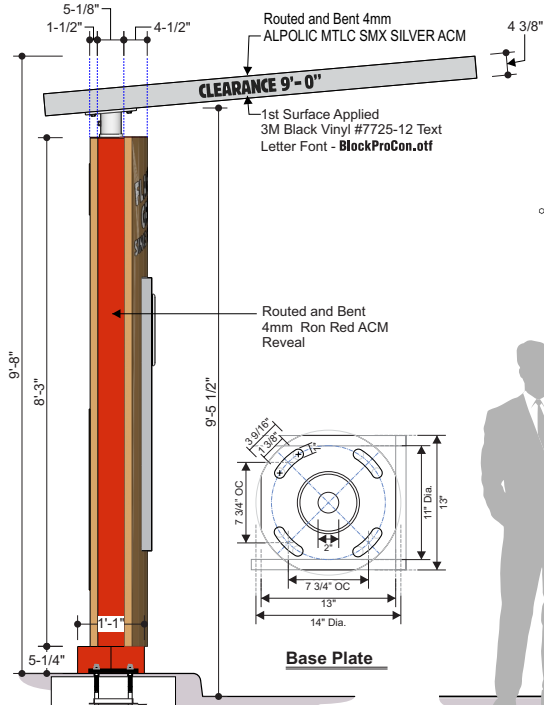
- 3M #7725-12 Black Vinyl Text
- 3M #7725-10 White Vinyl Text

ACM COLOR REFERENCE:

- 4mm RON RED ACM
- 4mm ALPOLIC MTLIC SMX SILVER ACM
- 3mm ACM WITH DI-NOG FAUX WOOD FINISH VINYL

AKZO NOBEL COLOR REFERENCE:

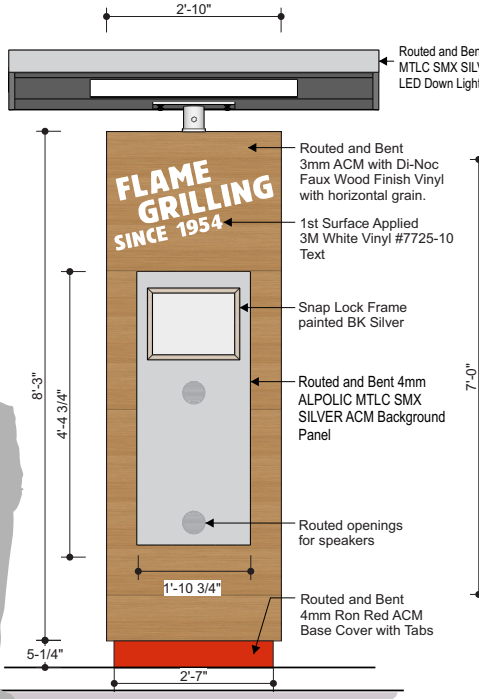
- PAINTED BRUSHED ALUMINUM SILVER, SATIN FINISH (EXPOSED STEEL PIPE SUPPORT)



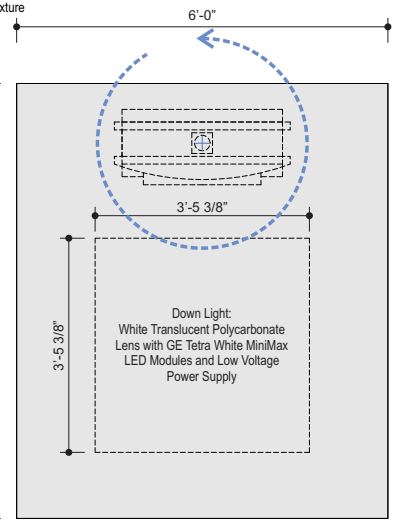
3/4" DIA. X 30" LONG STEEL ANCHOR BOLTS ALLEN INDUSTRIES TO SUPPLY 4 ANCHOR BOLTS AND TEMPLATE FOR INSTALL

POURED CONCRETE FOOTING TO MEET ALL STATE AND LOCAL BUILDING CODE REQUIREMENTS FOR STEEL ANCHOR BOLT SIGN INSTALLATION.

Front View
Scale: 1/2"=1'-0"



“Swing Away” Canopy Construction



BK Drive Thru OCU
with Di-Noc Woodgrain Vinyl Finish
Page 18 of 19

Allen Industries FILE NUMBER: E212593	C MET US LISTED ELECTRIC SIGN	THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	GROUNDING ELECTRICAL CONNECTIONS
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Approved Approved as Noted Revise & Resubmit

Name _____ Date _____

Title _____

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Date / Description

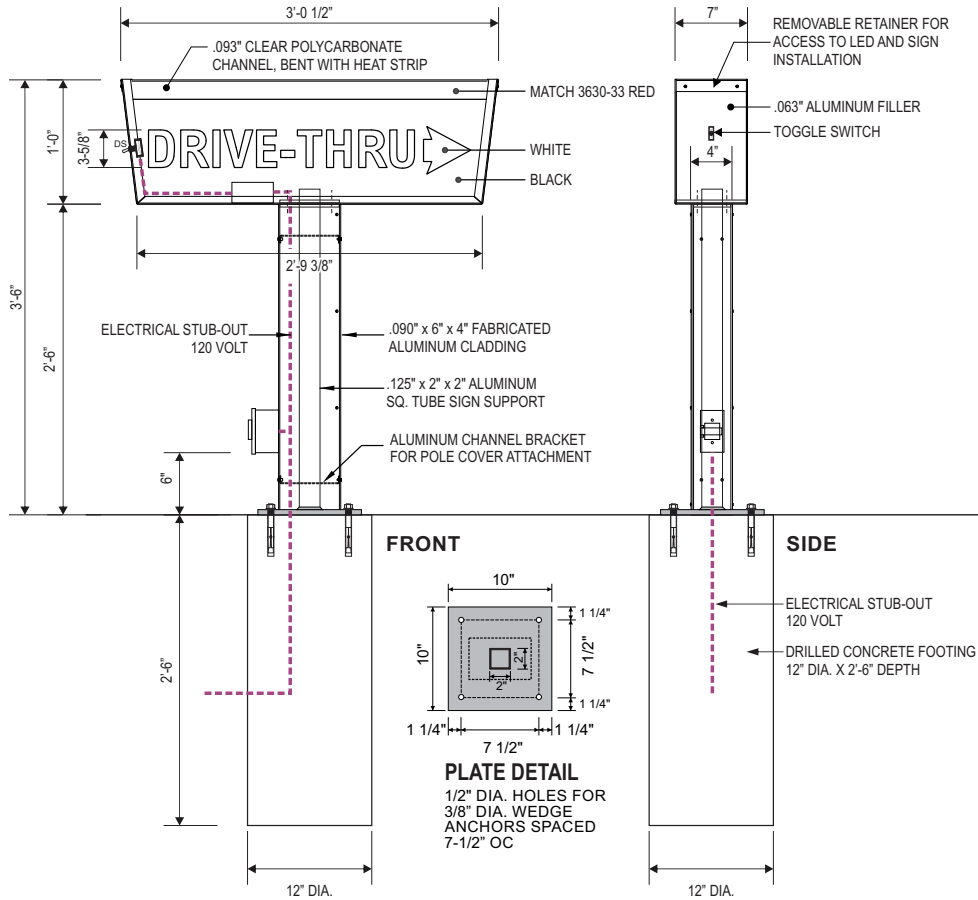
05/03/19	Issue Date
05/08/19	DT Clearance bar Added
05/17/19	DT OCU added, Digital Menu Spec Sheet added

Project Information

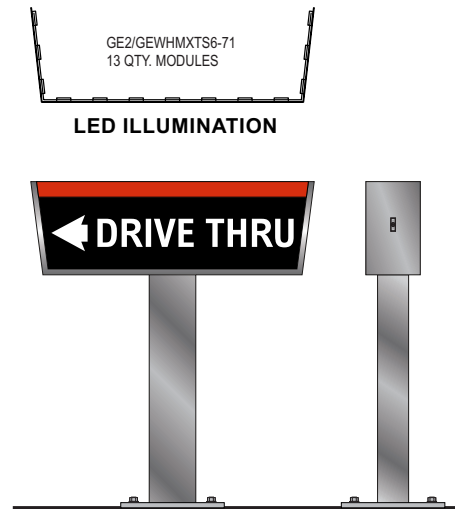
Client	Burger King OP015111
	12525-88 Ave., Surrey, BC, Canada
File	BK Op015111 Surrey BC 100
Sales	House Design SPN PM Adrian Moreno

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2020 DIRECTIONAL SIGN - DRILLED FOOTING
 SCALE 1" = 1'-0"



COLOR VIEW - Scale: 3/4" = 1'-0"

MESSAGE SCHEDULE:
 CUSTOMER TO PROVIDE SIGN MESSAGE AND ARROW DIRECTION FOR EACH SIDE OF SIGN.

- COLOR NOTES:**
- SIGN CABINET, FACE RETAINER & CLADDING: PAINTED BRUSH ALUMINUM SILVER.
 - FACE: .093" THICK CLEAR POLYCARBONATE
 - COPY: WHITE VINYL
 - BACKGROUND: 3630-22 RED VINYL
 - RED TRIM: BK 3630-33 RED VINYL APPLIED 2ND SURFACE
 - ILLUMINATION: GE TETRA MAX 7100K LED MODULES POWERED BY LOW VOLTAGE GE POWER SUPPLIES

STD. SIGN LAYOUTS



<p>Allen Industries FILE NUMBER: E212503</p>	<p>MEI US LISTED ELECTRIC SIGN</p>	<p>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</p>	<p>GROUNDING ELECTRICAL CONNECTIONS</p>
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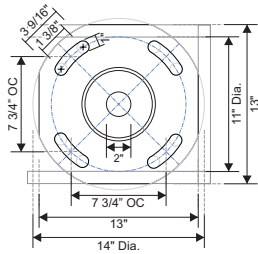
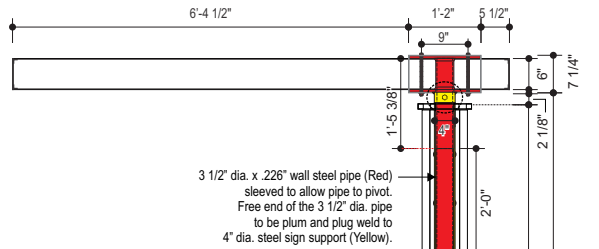
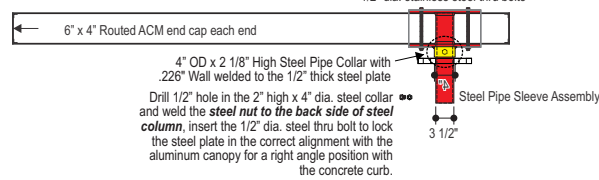
Client Review Status	Declaration	Date / Description	Project Information
<p>Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.</p> <p><input type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted <input type="checkbox"/> Revise & Resubmit</p> <p>Name _____ Date _____</p>	<p>Copyright © 2018 Allen Industries, Inc.</p> <p>This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.</p>	<p>05/03/19 Issue Date</p> <p>05/08/19 DT Clearance bar Added</p> <p>05/17/19 DT OCU added, Digital Menu Spec Sheet added</p>	<p>Client Burger King OP015111</p> <p>12525-88 Ave., Surrey, BC, Canada</p> <p>File BK Op015111 Surrey BC 100</p> <p>Sales House Design SPN PM Adrian Moreno</p>

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Clearance Bar installed on Right Side of Vehicle upon entry of Drive Thru

QUANTITY: 1

"Swing Away" Clearance Bar



BASE PLATE DETAIL
3/4" THICK STEEL BASE PLATE WITH 1" DIA. HOLES AND 3/4" DIA. ANCHOR BOLTS.

3/4" DIA. X 30" LONG STEEL ANCHOR BOLTS
ALLEN INDUSTRIES TO SUPPLY 4 ANCHOR BOLTS AND TEMPLATE FOR INSTALL

POURED CONCRETE FOOTING TO MEET ALL STATE AND LOCAL BUILDING CODE REQUIREMENTS FOR STEEL ANCHOR BOLT SIGN INSTALLATION.

Front View
Scale: 1/2"=1'-0"

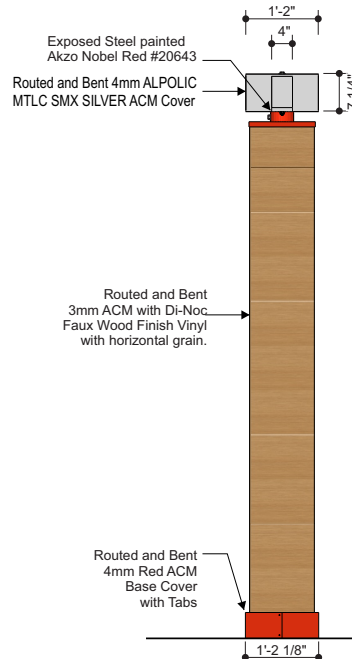
VINYL COLOR REFERENCE:



- 3M VINYL #3630-125 YELLOW
- 3M VINYL #3630-33 RED
- 3M VINYL #3630-8703 BLUE
- 3M WHITE 7525-10

AKZO NOBEL COLOR REFERENCE:

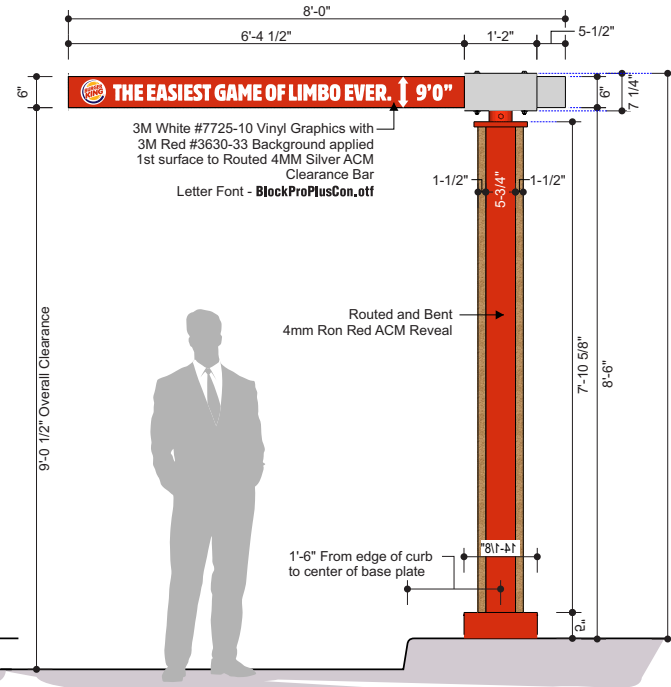
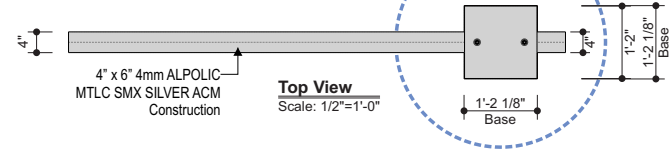
- PAINTED RED #20643, SATIN FINISH (EXPOSED STEEL PIPE SUPPORT)



Side View
Scale: 1/2"=1'-0"

ACM COLOR REFERENCE:

- 4mm RON RED ACM
- 4mm ALPOLIC MTLIC SMX SILVER ACM
- 3mm ACM WITH 3M DI-NOG FAUX WOOD FINISH VINYL



Front View
Scale: 1/2"=1'-0"



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Title _____

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Date / Description

05/03/19 Issue Date
05/08/19 DT Clearance bar Added
05/17/19 DT OCU added, Digital Menu Spec Sheet added

Project Information

Client **Burger King OP015111**
12525-88 Ave., Surrey, BC, Canada

File **BK Op015111 Surrey BC 100**
Sales **House Design SPN PM Adrian Moreno**