

City of Nanaimo
REPORT TO COUNCIL

DATE OF MEETING: 2013-NOV-18

AUTHORED BY: GARY NOBLE, DEVELOPMENT APPROVAL PLANNER,
PLANNING & DESIGN SECTION

RE: DEVELOPMENT VARIANCE PERMIT NO. DVP219 - 200 2980 ISLAND HIGHWAY
NORTH

STAFF RECOMMENDATION:

That Council issue Development Variance Permit No. DVP219 at 200 2980 Island Highway North.

PURPOSE:

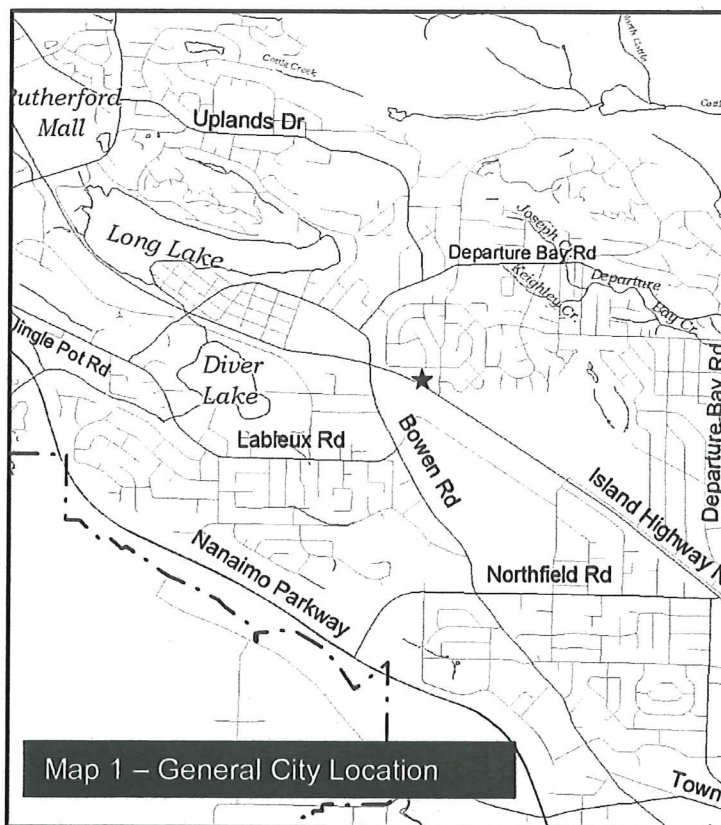
The purpose of this report is to seek Council authorization to vary the provisions of the City of Nanaimo "SIGN BYLAW 1987 NO. 2850", in order to permit a rooftop sign.

BACKGROUND:

A Development Variance Permit (DVP) application was received from Mr. Peter Lovick (PJ Lovick Architects Ltd.), on behalf of Castera Investments Inc., to vary the provisions of the City of Nanaimo "SIGN BYLAW 1987 NO. 2850", to permit a fascia sign to project above a roof line on a new parapet detail.

The existing Tim Horton's building at the Rock City Plaza is undergoing a façade upgrade. An existing fascia sign is being located on the new parapet, which extends above the existing parapet or roof line of the building.

At the Council Meeting (Committee of the Whole) held 2013-NOV-04, Council approved Statutory Notification for DVP00219. Statutory Notification must take place prior to Council's consideration for the approval of the variances.



Subject Property

The subject property is within an established commercial shopping area (Rock City Plaza), which backs on to an established residential area. The subject property is bordered by the Island Highway North, Rock City Road and Glen Eagle Crescent (See 'Map 1 – General City Location' and Map 2 – Subject Property Location).

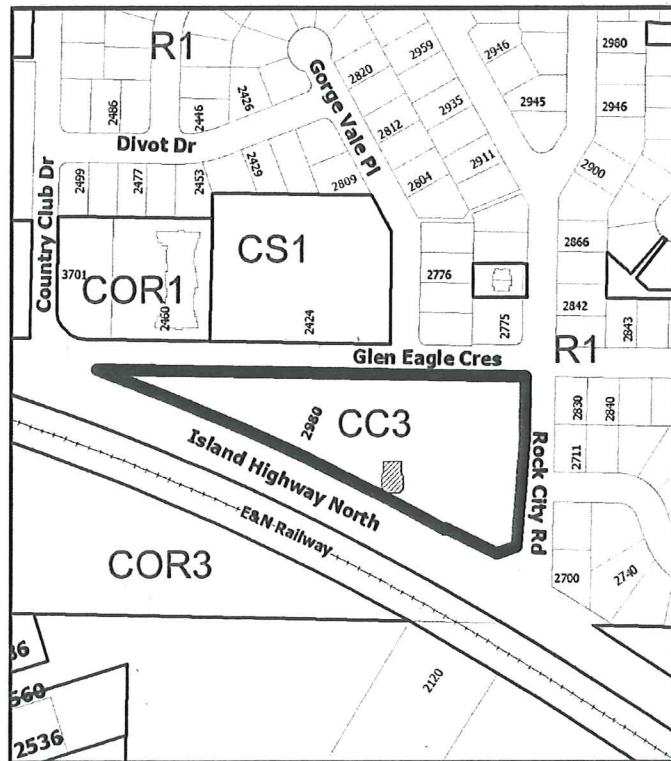
Tim Horton's is located in an existing pad building, which is located mid-site and fronts the Island Highway on the Plaza site.

DISCUSSION:

Proposed Development

The applicant is supervising a façade upgrade to the existing Tim Horton's building. The corporation routinely upgrades building facades in order for their franchises to maintain their corporate "Always Fresh" identity.

In this façade upgrade, the architecture of the front building elevation, which faces the Island Highway, has been changed by increasing the height of the parapet approximately 1.49m above the building's roof line (existing parapet). Where the parapet has been increased, the building façade has been faced with a fiber / cement / stone panel.



The applicant views the new parapet as an architectural feature. The Sign Bylaw defines an architectural feature as a vertical projection of the building façade that extends above the roof line of the building and is an integral part of the building's façade, and may include an entrance canopy. In Staff's opinion, the parapet is not an architectural feature and the raised parapet is not an integral part of the building façade, nor the building design. The raised parapet is seen as a unique feature to the Island Highway façade upgrade and is not featured on the façade improvements on the other three building elevations.

The parapet upgrade, for the remainder of the building, is simply a replacement of an old metal parapet finish with a fiber / cement siding. The building style is of a simple rectangular box with a wall face that primarily consists of brick and finished with a detailed parapet. A raised parapet is not featured on the other building elevations.

The applicant's Design Rationale along with the supporting Site Plan and Elevations are provided as Attachment A.

Required Variances

- The City of Nanaimo "SIGN BYLAW 1987 NO. 2850" permits fascia signage located on an architectural feature on a façade of a building where it projects above the roof line of the building.

The proposed fascia sign is not located on an architectural feature and is above the building roof line. A sign variance is required to permit the proposed fascia sign on the new parapet.

STAFF RECOMMENDATION:

Staff recommends that DVP219 at 200-2980 Island Highway North be approved. The parapet detail was designed without consultation with staff and could have been revised to avoid the need for a variance; however, construction of the new façade proceeded without considering placement of the signage.

Respectfully submitted,



B. Anderson, MCIP
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



A. Tucker, MCIP
DIRECTOR
PLANNING



T. Seward
ACTING GENERAL MANAGER
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.

ATTACHMENT A

PJ LOVICK ARCHITECT LTD.

Member of the AIBC

Certified Professional

Member of the RAIC

TRANSMITTAL

Date Sent October 4, 2013

By Mail

DUP 219.

To: City of Nanaimo
238 Franklin Street
Nanaimo, BC
Canada V9R 5J6

Attention: Gary Noble

Phone: 250 754 4251

Subject: Design Rationale

From: Joy Roque

Project Name: (13-031) TDL - Island Highway - Nanaimo

Project Address: #200 - 2980 Island Highway, Nanaimo, BC , Canada

Description:

Please find 'Original Design Rationale' for Tim Horton's 2980 Island Highway.

copy was scanned

Kind Regards,
Joy ext 123
jroque@pjlovick.com
JR/sp

3707 First Avenue, Burnaby, BC Canada V5C 3V6
Tel: (604) 298-3700 Fax: (604) 298-6081 pjlovick@pjlovick.com

A Division of



October 3, 2013

DUP 219

City of Nanaimo
455 Wallace Street
Nanaimo, BC
Canada V9R 5J6

To Whom It May Concern:

RE: Tim Hortons – Restaurant, 2980 Island Hwy., Nanaimo, B.C.

DESIGN RATIONALE

Tim Hortons' unparalleled commitment to service to the community and its loyal customers by continually upgrading its facilities to have the "Always Fresh" look.

With this latest renovation, new stone and additional colour were added to the façade of the existing building to have a new architectural feature. We have also increased the height of the parapet to incorporate the sign and gooseneck lighting.

We hope this meets the requirements of the City of Nanaimo and look forward to another successful renovation.

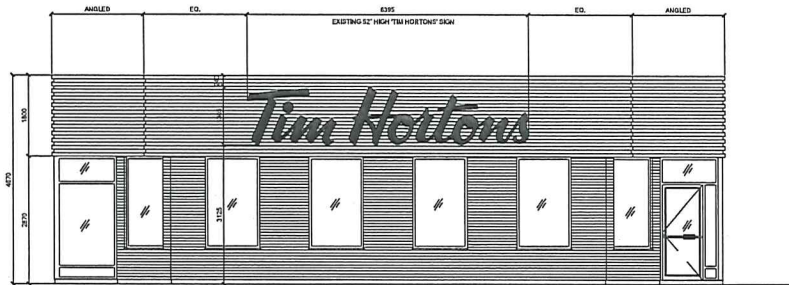
Please contact us if you have any comments.

Yours truly,

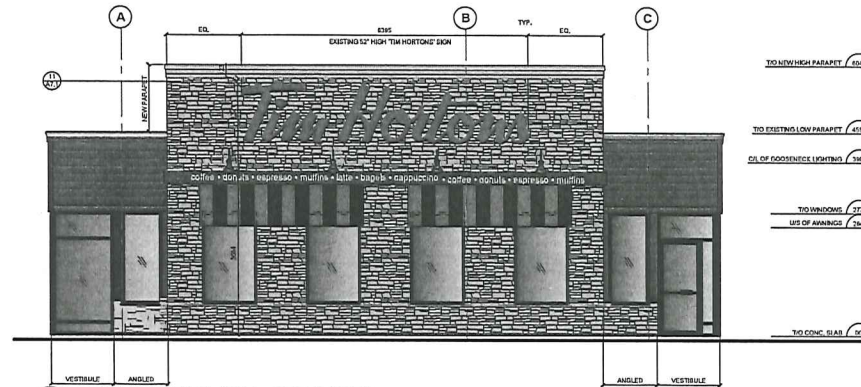
PJ LOVICK ARCHITECT LTD.

Peter J. Lovick, Architect AIBC, CP, MRAIC., AAA., SAA
PJL/jr





1 FRONT ELEVATION - EXISTING
SCALE = 1:50



2 FRONT ELEVATION - PROPOSED
SCALE = 1:50



1 - VIEW OF FRONT ELEVATION (SOUTH SIDE)



2 - VIEW OF SOUTH EAST SIDE



3 - VIEW OF SOUTH WEST SIDE



4 - VIEW OF PARKING LOT LOOKING EAST



5 - VIEW OF ISLAND HIGHWAY LOOKING SOUTH



6 - VIEW OF PARKING LOT LOOKING WEST

3 EXISTING PHOTOS



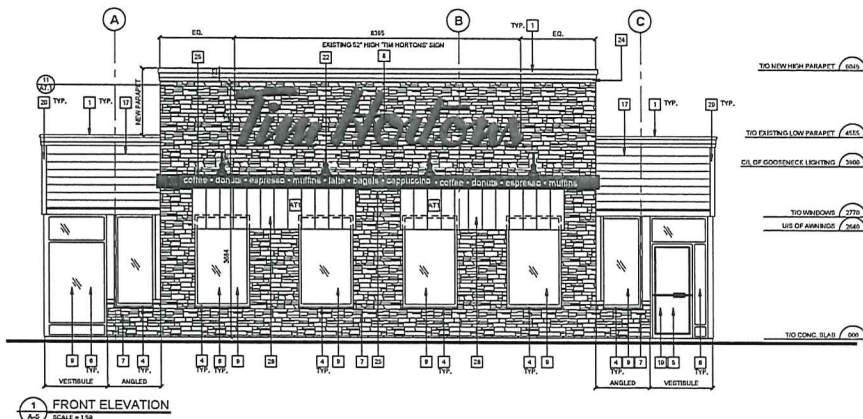
CONTEXT PLAN

5 DESIGN RATIONALE

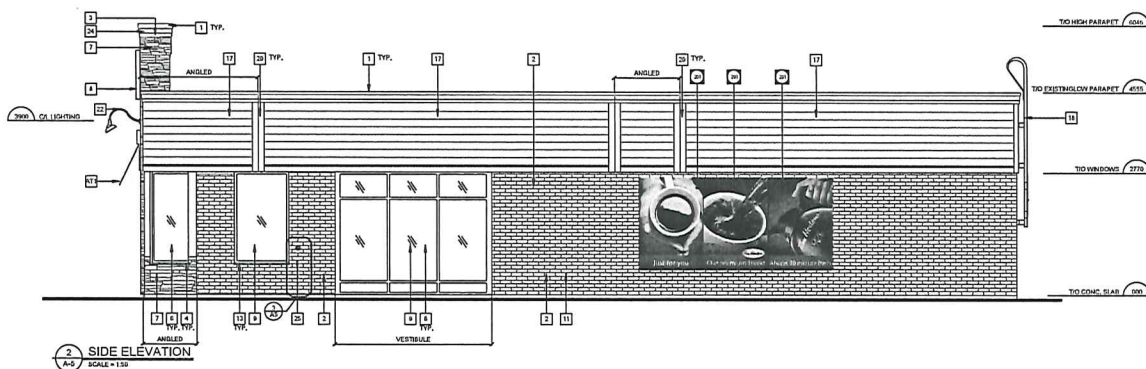
TIM HORTONS' UNPARALLELED COMMITMENT TO SERVICE THE COMMUNITY AND ITS LOYAL CUSTOMERS, BY CONTINUALLY UPGRADING ITS FACILITIES TO HAVE THE "ALWAYS FRESH" LOOK.

WITH THIS LATEST RENOVATION, NEW STONE AND ADDITIONAL COLOUR WERE ADDED TO THE FACADE OF THE EXISTING BUILDING TO HAVE A NEW ARCHITECTURAL FEATURE. WE HAVE ALSO INCREASED THE HEIGHT OF THE PARAPET TO INCORPORATE THE SIGN BAND AND GOOSENECK LIGHTING.

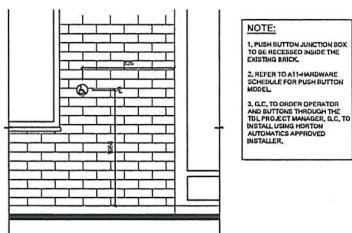
ISSUE TABLE		
No.	Date (month/day)	Description
1	06/13/13	CHECKSET REVIEW
2	06/20/13	ISSUED FOR BLDG. PERMIT
3	06/20/13	ISSUED FOR TENDER
4	06/16/13	ISSUED FOR CONSTRUCTION
5	06/20/13	ISSUED FOR SIGNAGE DWP
REVISIONS		
No.	Date	Description
#	DATE	DESCRIPTION
DRAWINGS REVISED AS PER DESIGN BULLETIN		
No.	Date	Description
01	06/04	-
ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE SITE		
Architect		
P. ILOVICK		
ARCHITECT LTD		
3707 1st AVENUE		
BURNABY, BRITISH COLUMBIA		
V5C 3V6 E-MAIL: p.lovick@p.lovick.com		
Tel: 604-298-3700 Fax: 604-298-6081		
Member of the ABC Member of the SAA		
Member of the RAC Member of the AAA		
Certified Professional Architectural Seal		
Project		
Tim Hortons		
Draw Type		
MODEL 2600		
Location		
RESTAURANT #100463		
RN. #00711		
2980 ISLAND HIGHWAY N.		
NANAIMO, BC		
Drawing Title		
PROPOSED COLOR		
ELEVATION		
& EXISTING PHOTOS		
Drawn	EH	Checked
		P.J.L.
Scale	1:50	Date
		AUGUST 2013
Project No.	\$ 100463	Drawing No.
		A5.2



1 FRONT ELEVATION
SCALE = 1/32



2 SIDE ELEVATION
SCALE = 1/32



3 ELEVATION @ DOOR OPERATOR
SCALE = 1/32

GENERAL NOTES

- CONTROL JOINTS AND VERTICAL JOINTS TO BE CALKED TO MATCH MORTAR COLOUR (REDWOOD TREKADO STYMONK).
- CALK AROUND HOLLOW METAL DOOR FRAMES AT EXTERIOR, COLOUR TO MATCH MORTAR, REDWOOD TREKADO STYMONK.
- CALK BETWEEN VERTICAL JOINT AT ACRYLIC STUCCO FINISH TO MATCH ACRYLIC STUCCO COLOUR: MORT TREKADO BUILDING LOGIC.
- CALK BETWEEN WINDOW FRAME AND BRICK VENEER, COLOUR TO MATCH CLEAR ANODIZED FRAMES (TREKADO STYMONK).

SYMBOL LEGEND

SECTION NUMBER	TO EXISTING LOW PARAPET
1	NOTE REFERENCE REFER TO ELEVATION NOTES
2	AWNING TYPE
3	DECORATIVE BAND TYPE

AWNINGS

TYPE	SIZE	QUANTITY
AT1	240mm X 14mm	3

DECORATIVE BANDS

TYPE	LENGTH	QUANTITY
BT1	180mm X 10mm	1

TOL APPROVED SUPPLIERS:

1. STEEL ART BRASS CONTACT: PETER DAVIDSON
(888) 474-1875 EXT. 251
davidson@steelart.com

MASONRY/MORTAR SPEC.

- THE MORTAR COLOUR BY ELEMENTS FIDMNTS. SEE FINISH SCHEDULE A5.
- THE SPECIFICATION OF THE COLOURING MANUFACTURER ARE TO BE FOLLOWED.
- ALL BRICK JOINTS ARE TO BE RAKED 3MM DEEP.
- ALL BRICK MORTAR IS TO BE COLOURED AS SPECIFIED.
- MASONRY WORK SHALL NOT PROCEED WITHOUT PERM APPROVAL OF TOL CORP.
- ANY BRICK MASONRY WHICH DOES NOT MATCH THE APPROVED SPECIFICATION WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

EXTERIOR ELEVATION NOTES

- PREFINISHED METAL FLASHING, REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING BRICK TO REMAIN.
- NEW BRICK TO PARAPET.
- FLASHING GALL REFER TO EXTERIOR FINISH SCHEDULE FOR COLOUR.
- EXISTING DOORS AND FRAMES TO REMAIN.
- EXISTING GLAZING AND FRAMES TO REMAIN.
- NICHIA BRICK CEMENT STONE PANELING, REFER TO EXTERIOR FINISH SCHEDULE FOR COLOUR.
- EXISTING ILLUMINATED SIGN RELOCATED AND MOUNTED ON BRICK CEMENT STONE, CONFIRM WITH TOL GROUP CORP.
- EXISTING GLAZING AND FRAMES TO BE ELECTROSTATICALLY PAINTED MATCH BENJAMIN MOORE 'MIDDLEBURY' HC - 8A, REFER TO SHEET A11.
- EXISTING DOOR & FRAME TO BE ELECTROSTATICALLY PAINTED MATCH BENJAMIN MOORE 'MIDDLEBURY' HC - 8A, REFER TO SHEET A11.
- EXISTING ACIDENT BRICK TO BE STAINED TO MATCH BENJAMIN MOORE 'MIDDLEBURY' HC - 8A, REFER TO EXTERIOR FINISH SCHEDULE.
- BARRIER FREE BRASS OPERATOR SWITCH LOCATION, REFER TO ELECTRICAL DRAWINGS, COORDINATE LOCATION OF AUTOMATIC DOOR OPERATORS AND PUSH BUTTONS WITH SITE PLAN & TOL, NEW PUSH BUTTONS/DOOR ACTUATORS SUPPLIED BY TOL, INSTALLED AND WIRING BY G.C. REFER TO DETAIL 3M1.
- EXISTING WINDOW SILL TO REMAIN.
- NA.
- NA.
- NA.
- FIBRE CEMENT SIDING, REFER TO DETAIL SHEETS & EXTERIOR FINISH SCHEDULE.
- EXISTING ROOF ACCESS LADDER TO REMAIN, PAINT TO MATCH NEW PARAPET FLASHING.
- NA.
- FIBRE CEMENT TRIM, REFER TO DETAIL SHEETS & EXTERIOR FINISH SCHEDULE.
- NA.
- WOODSHED LIGHTING, REFER TO ELECTRICAL DRAWINGS, PROVIDE 140mm X 140mm FIBRE CEMENT TRIM AT ANCHOR BOX ONLY AT SIDING LOCATION.
- NA.
- CORNER BAND CORNICE BAND, REFER TO EXTERIOR FINISH SCHEDULE.
- DECORATIVE BAND BY G.C. COMPANY MOUNTED ON THE WALL, SUPPLIED & INSTALLED BY G.C. REFER TO DECORATIVE BAND SCHEDULE.
- PREFABRICATED AWNING BY G.C. COMPANY SUPPLIED & INSTALLED BY G.C. REFER TO AWNING SCHEDULE G.C. TO SUPPLY SOLID WOOD BLOCKING AS REQUIRED.

EXTERIOR FINISH SCHEDULE

PRODUCT	MANUF.	TYPE & COLOUR	SUPPLIER/CONTACT
PREFINISHED METAL FLASHING	PRESTONE	FLASHING AT EXISTING AND NEW LOW PARAPETS: COLOUR MIDDLEBURY BROWN; FLASHING AT NEW WINDOW PARAPETS: COLOUR 'SIERRA TAN'; FLASHING AT LAP SIDING: COLOUR 'DEEP PONDSETT'; FLASHING AT STONE BASE: COLOUR 'SIERRA TAN'.	CONTACT: CHRIS HARTER TELEPHONE: 1-800-250-4285
FIBRE CEMENT SIDING	NICHIA	SIERRA PRESTON - SMOOTH H-1188M L-1308MM THICKNESS - 13MM TOUCHUP PAINT: BENJAMIN MOORE - #2391-25 'DEEP PONDSETT'	CONTACT: JIM VALETTE TELEPHONE: 1-878-937-3073 FAX: 1-878-937-3047
FIBRE CEMENT TRIM	NICHIA	NICHIA TRIM - SMOOTH H-1188M L-1308MM THICKNESS - 13MM TOUCHUP PAINT: BENJAMIN MOORE - #2391-25 'DEEP PONDSETT'	PRODUCT DETAILS & SPECS FOUND AT WWW.NICHIA.COM/CA/NA/NA/NA
FIBRE CEMENT STONE	NICHIA	ELABORATE - DEBERT H-1088M L-VARIES THICKNESS - 13MM	
CORNICE BAND	CORNAUBAND	CORNICE BAND - BT1-001 AT LAP SIDING: COLOUR 'DEEP PONDSETT'; AT STONE BASE: COLOUR 'SIERRA TAN' PAINT: BENJAMIN MOORE - #2391-25 'DEEP PONDSETT'	CUSTOMER SERVICE - 1-800-250-4285
ACRYLIC STUCCO FINISH	SEMANOFT	COLOR TO MATCH BENJAMIN MOORE, HC-48 MIDDLEBURY BROWN TEXTURE: MATCH EXISTING	DRYVIT SYSTEMS CANADA LTD. 1-800-688-0206
ACRYLIC STUCCO OUTSULATED PS AND SUBSTITUTES	DRYVIT SYSTEMS	COLOR TO MATCH BENJAMIN MOORE, HC-48 MIDDLEBURY BROWN TEXTURE: MATCH EXISTING	DRYVIT SYSTEMS CANADA LTD. 1-800-688-0206
DECORATIVE BRASS BAND	STEELART	PREFABRICATED SPECIFICATIONS BY TOL	STEELART - (888) 474-1875
AWNING	3M CANADA	SUBSTRATE: PANA-FLEX 945 GFC GUV OPAQUE VINYL FILM. ALTERNATE STRIPPING: 177 VENTUS CAST IN COLOUR 7723-43 & 7723-19. BOTH WITH OPS MATTE FINISH COVERING. FRAME: ALUMINUM WELDED FRAME PAINTED TO MATCH CLEAR ANODIZED FRAMES (BUTALLED WITH ALUMINUM 'C' BRACKETS TO BUILDING FACADE)	
BRICK STAIN	INNOVACY	ACCENT BRICK STAIN COLOUR: MIDDLEBURY BROWN FIELD BRICK STAIN COLOUR: 'TOL CARPETS' MORTAR WATER REPLENISHMENT: MORTAR CARPETS COLOUR TREATMENT.	808 FORD RD. #101 1-800-645-7955 EXT. 21
CALLING	FRANKLIN INTERNATIONAL, CHAGUAS	CALLING TO MATCH MIDDLEBURY BROWN: #4221 CALLING TO MATCH 'SIERRA TAN': #2071 CALLING TO MATCH 'DEEP PONDSETT': #2071	CUSTOMER SERVICE 1-800-371-5453
METAL PAINT	BENJAMIN MOORE	ALL METAL PAINT TO BE HC-48 MIDDLEBURY BROWN EP 25 SEMI GLASS FINISH, WITH 2 FINISH COATS	

No.	Date (month/year)	Description
1	06/13	CHECKLIST REVIEW
2	06/13	ISSUED FOR BIDDING PERMIT
3	06/13	ISSUED FOR TENDER
4	06/13	ISSUED FOR CONSTRUCTION
5	06/13	ISSUED FOR DISMISSED BVP

No.	Date	Description
1	06/13	ISSUED FOR BIDDING PERMIT
2	06/13	ISSUED FOR TENDER
3	06/13	ISSUED FOR CONSTRUCTION
4	06/13	ISSUED FOR DISMISSED BVP

DRAWINGS REVISED AS PER DESIGN BULLETIN

No.	Date	Description
01	Mo-Dy	-

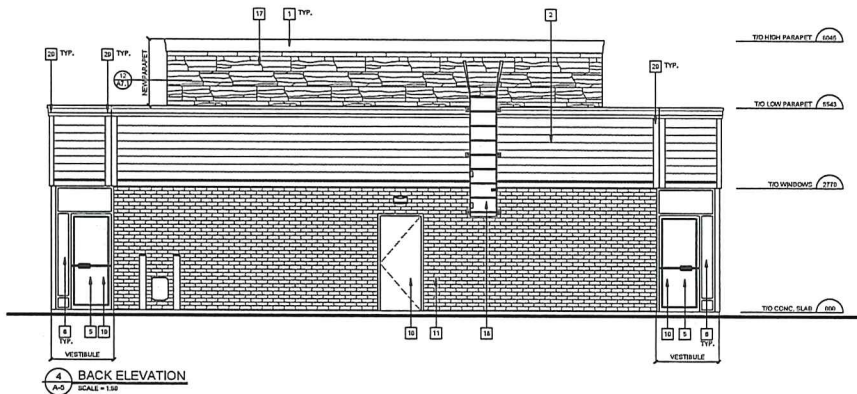
ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON THE SITE

Architect
P. ILOVICK
ARCHITECT LTD
3707 1st AVENUE
BURNABY, BRITISH COLUMBIA
V5C 3V6 E-MAIL: p.lovick@p.lovick.com
tel: 604-298-3700 fax: 604-298-6081
Member of the ABC Member of the SAA
Member of the RAC Member of the AAA
Certified Professional
Architectural Firm

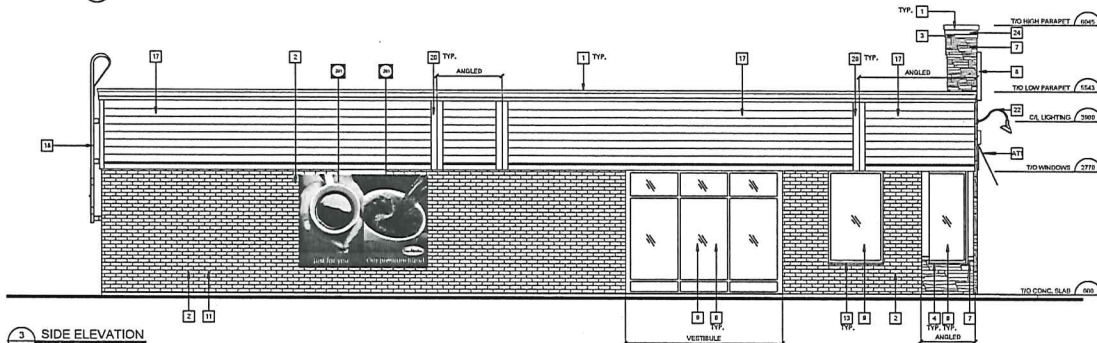
Project
Tim Hortons
Store Type
MODEL 2800
Location
RESTAURANT #100463
RN. #.00711
2980 ISLAND HIGHWAY N.
NANAIMO, BC

EXTERIOR ELEVATIONS

Drawn	EH	Checked	P.J.L.
Scale	1:50	Date	AUGUST 2013
Project No.	# 100463	Drawing No.	A5.0



4 BACK ELEVATION
SCALE = 1:50



3 SIDE ELEVATION
SCALE = 1:50

GENERAL NOTES

- CONTROL JOINTS AND VERTICAL JOINTS TO BE CALLED TO MATCH MORTAR COLOUR. (TERRAZZO/TERRAZZO FINISHES)
- CAULK AROUND HOLLOW METAL DOOR FRAMES AT EXTERIOR, COLOUR TO MATCH MORTAR. (TERRAZZO/TERRAZZO FINISHES)
- CAULK BETWEEN VERTICAL JOINT AT ACRYLIC STUCCO FINISH TO MATCH ACRYLIC STUCCO COLOUR. (TERRAZZO/TERRAZZO FINISHES)
- CAULK BETWEEN WINDOW FRAME AND BRICK VENEER, COLOUR TO MATCH CLEAR ANODIZED FRAMES (TERRAZZO/TERRAZZO FINISHES)

SYMBOL LEGEND

SECTION NUMBER	DESCRIPTION
1	NOTE REFERENCE TO ELEVATION NOTES
2	AWNING TYPE
3	DECORATIVE BAND TYPE

AWNINGS

TYPE	SIZE	QUANTITY
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AT1	360mm x 914mm	2
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DECORATIVE BANDS

TYPE	LENGTH	QUANTITY
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BT1	860mm x 20mm	1
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TOL APPROVED SUPPLIERS:

* STEEL ART SIGN CONTACT: PETER DAVLIN
(604) 458-1231
davlin@peterdavlin.com

MASONRY/MORTAR SPEC.

- THE MORTAR COLOURS BY ELEMENTS POINTS. SEE FINISH SCHEDULE AS.
- ALL BRICK JOINTS ARE TO BE BASED 6MM DEEP.
- ALL BRICK JOINTS ARE TO BE COLOURED AS SPECIFIED.
- ALL BRICK MORTAR IS TO BE COLOURED WITHOUT THE APPROVAL OF TOL CORP.
- MASONRY WORK SHALL NOT PROCEED WITHOUT THE APPROVAL OF TOL CORP.
- ANY BRICK MASONRY WHICH DOES NOT MATCH THE APPROVED SPECIFICATION WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

EXTERIOR ELEVATION NOTES

- PREFINISHED METAL FLASHING, REFER TO EXTERIOR FINISH SCHEDULE.
- EXISTING BRICK TO REMAIN.
- NEW BUILT UP PARAPET.
- FLASHING SILL, REFER TO EXTERIOR FINISH SCHEDULE FOR COLOUR.
- EXISTING DOORS AND FRAMES TO REMAIN.
- EXISTING GLAZING AND FRAMES TO REMAIN.
- NICHIA FIBER CEMENT STONE PANELING, REFER TO EXTERIOR FINISH SCHEDULE FOR COLOUR.
- 100% 45° HIGH ILLUMINATED SIGN MOUNTED ON FIBER CEMENT STONE. CONFIRM WITH TEL GROUP CORP. FOR SIZE AND SIGN PACKAGE.
- EXISTING GLAZING & FRAMES TO BE ELECTROSTATICALLY PAINTED MATCH BENJAMIN MOORE 'MIDDLEBURY' HC-48, REFER TO SHEET A1.1.
- EXISTING DOOR & FRAME TO BE ELECTROSTATICALLY PAINTED MATCH BENJAMIN MOORE 'MIDDLEBURY' HC-48, REFER TO SHEET A1.1.
- EXISTING ACCENT BRICK TO BE BRANDED TO MATCH BENJAMIN MOORE 'MIDDLEBURY' SIGNIFY HC-48, REFER TO EXTERIOR FINISH SCHEDULE.
- BARRIER FREE DOOR OPERATOR SWITCH LOCATION, REFER TO ELECTRICAL DRAWINGS, COORDINATE LOCATION OF AUTOMATIC DOOR OPERATOR AND PUSH BUTTONS WITH SITE PLAN & TOL-HIGH PUSH BUTTONS AND ACTUATORS SUPPLIED BY TOL, INSTALLED AND WIRING BY G.C. REFER TO DETAIL 340.
- EXISTING WINDOW SILL TO REMAIN.
- NA
- NA
- NA
- NA
- FIBER CEMENT TRIM, REFER TO DETAIL SHEETS & EXTERIOR FINISH SCHEDULE.
- EXISTING ROOF ACCESS LADDER TO REMAIN, PAINT TO MATCH NEW PARAPET FLASHING.
- NA
- FIBER CEMENT TRIM, REFER TO DETAIL SHEETS & EXTERIOR FINISH SCHEDULE.
- GOODSHELF LIGHTING, REFER TO ELECTRICAL DRAWINGS, PROVIDE 150mm x 140mm FIBER CEMENT TRIM AT JUNCTION BOX ONLY AT SIGN LOCATION.
- NA
- CANABOULD CORNICE BAND, REFER TO EXTERIOR FINISH SCHEDULE.
- DECORATIVE BAND BY SIGN COMPANY MOUNTED ON THE WALL, SUPPLIED & INSTALLED BY G.C. REFER TO DECORATIVE BAND SCHEDULE.
- PREFABRICATED AWING BY SIGN COMPANY SUPPLIED & INSTALLED BY G.C. REFER TO AWNING SCHEDULE G.C. TO SUPPLY SOLID WOOD BLOCKING AS REQUIRED.

EXTERIOR FINISH SCHEDULE

PRODUCT	MANUF.	TYPE & COLOUR	SUPPLIER/CONTACT
PREFINISHED METAL FLASHING	FIBERSTONE	FLASHING AT EXTERIOR AND HIGH LOW PARAPETS COLOUR: MIDDLEBURY BROWN, FLASHING AT HIGH PARAPETS COLOUR: TERRAZZO TAC, FLASHING AT LAP EDGES COLOUR: 'DEEP PONSSETT' FLASHING AT STONE BASE COLOUR: 'TERRAZZO TAC'	CONTACT: GREG HUNTER TELEPHONE: 1-800-254-2428
FIBER CEMENT SIGN	NICHIA	SIGNA PREMIUM - SMOOTH H-1 TRIM L-1200MM THICKNESS - 1200MM TOUCHUP PAINT: BENJAMIN MOORE - #209-08 'DEEP PONSSETT'	CONTACT: JIM WAVESTE TELEPHONE: 1-800-875-3073 FAX: 1-779-385-867
FIBER CEMENT TRIM	NICHIA	NICHIA TRIM - SMOOTH H-1 TRIM L-1200MM THICKNESS - 1200MM TOUCHUP PAINT: BENJAMIN MOORE - #209-08 'DEEP PONSSETT'	PRODUCT DETAILS & SPECS FOUND AT: WWW.NICHIA.COM/CANADA/ATH
FIBER CEMENT STONE	NICHIA	EURASTONE - DESERT H-1 TRIM L-1200MM THICKNESS - 1200MM TOUCHUP PAINT: BENJAMIN MOORE - #209-08 'DEEP PONSSETT'	CONTACT: JIM WAVESTE TELEPHONE: 1-800-875-3073 FAX: 1-779-385-867
CORNICE BAND	CANABOULD	CORNICE BAND: STAIN AT LAP EDGES COLOUR: 'DEEP PONSSETT' AT STONE BASE COLOUR: 'TERRAZZO TAC' PAINT: BENJAMIN MOORE - #209-08 'DEEP PONSSETT'	CUSTOMER SERVICE: 1-800-254-2428
ACRYLIC STUCCO FINISH	DOMACOTT	COLOR TO MATCH BENJAMIN MOORE: HC-48 MIDDLEBURY BROWN TEXTURE: MATCH EXISTING	
ACRYLIC STUCCO	DRYVIT SYSTEMS	COLOR TO MATCH BENJAMIN MOORE: HC-48 MIDDLEBURY BROWN TEXTURE: MATCH EXISTING	DRYVIT SYSTEMS CANADA LTD. 1-800-459-0205
DECORATIVE SIGN BAND	STEELART	PREFABRICATED SPECIFICATIONS BY TOL	STEELART - (403) 474-1878
AWNING	SM CANADA	SUBSTRATE: PANAFLEX 845 OPS CW OPAQUE VINYL FLEX ALUMINUM STEPPING 12" HIGH USING 3/4" IN COLOUR 775-43 & 775-19, 80TH YERH OPS MATTE FRESH COLOURED FRAME: ALUMINUM WELDED FRAME PAINTED TO MATCH CLEAR ANODIZED FRAMES INSTALLED WITH ALUMINUM 'C' BRACKETS TO BUILDING FACADE ACCENT BRICK STAIN COLOUR: MIDDLEBURY BROWN FIELD BRICK STAIN COLOUR: TOL CANAL PAINT: BENJAMIN MOORE - #209-08 'DEEP PONSSETT'	808 REDON DRYN 1-800-459-0205
BRICK STAIN	MAVERAY	ACCENT BRICK STAIN COLOUR: MIDDLEBURY BROWN FIELD BRICK STAIN COLOUR: TOL CANAL PAINT: BENJAMIN MOORE - #209-08 'DEEP PONSSETT'	CUSTOMER SERVICE: 1-800-254-2428
CAULKING	FRANKLIN INTERNATIONAL	CAULKING TO MATCH MIDDLEBURY BROWN: #4021 CAULKING TO MATCH TERRAZZO TAC: #0271	
METAL PAINT	BENJAMIN MOORE	ALL METAL PAINT TO BE HC-48 MIDDLEBURY BROWN 40-39 SEMI GLOSS FINISH WITH 2 FINISH COATS	

No.	Date	Description
1	06/03/13	CHECKSET REVIEW
2	06/03/13	ISSUED FOR BLOK PERMIT
3	06/03/13	ISSUED FOR TENDER
4	06/03/13	ISSUED FOR CONSTRUCTION
5	06/03/13	ISSUED FOR SIGNAGE DVP

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