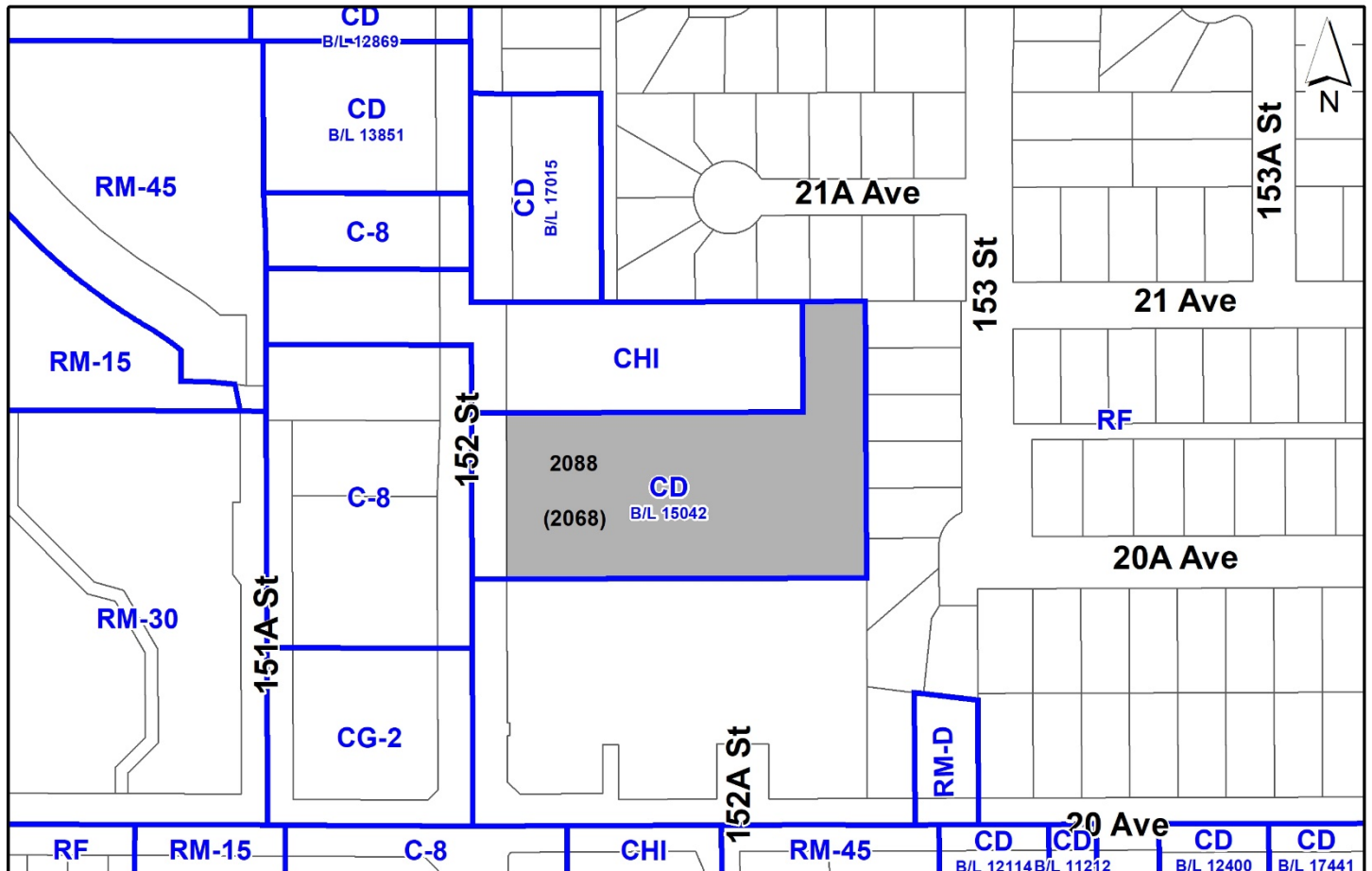


PROPOSAL:

- **Development Permit**
to permit one free-standing sign.

LOCATION: 2088 - 152 Street
(2068 - 152 Street)

ZONING: CD
OCF DESIGNATION: Town Centre
NCP DESIGNATION: Low-Rise Mixed-Use



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the Sign By-law through a comprehensive sign design package to reduce the minimum allowable setback.

RATIONALE OF RECOMMENDATION

- The proposed sign will be located a total of 4 metres from the existing property line along 152 Street.
- Part 7 of the Zoning Bylaw, Special Building Setbacks, states that setbacks on a lot abutting an existing or future highway as shown on the “Surrey Major Road Allowance Map”, attached as Schedule K to the Surrey Subdivision and Development Bylaw, are to be calculated from the ultimate property line. A Special Building Setback of 3.6 metres is required along 152 Street.
- The sign is proposed to be set back 0.4 metres from the Special Building Setback, requiring the Sign By-law to be varied through this Development Permit as part of a Comprehensive Sign Design Package.
- Increasing the setback of the sign to 5.6 metres from the property line (2 metres from the 3.6 metres Special Building setback) as required by the Zoning Bylaw would result in the sign being located further into the site than the façade of the existing building, making the sign partially concealed from the view of traffic/users of 152 Street.
- The proposed sign will meet the separation requirement of 50 metres with the existing sign on the south end of the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
2. Council approve Development Permit No. 7922-0368-00, including a comprehensive sign design package, and authorize the Mayor and Clerk to execute the Permit.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Low-Rise Mixed-Use Building	Town Centre/ Low-Rise Mixed-Use	CD (Bylaw #15042)
North:	Car Dealership	Town Centre/ Low-Rise Mixed-Use	CHI
East:	Single-Family Dwelling	Urban/ Townhouse Residential	RF
South:	Vacant	Town Centre/ Low-Rise Mixed-Use	RF
West (Across 152 Street):	Office and Commercial	Town Centre/ Low-Rise Mixed-Use	C-8

Context & Background

- The site previously had two free-standing signs along 152 Street, one on the south end of the site, and one in the center of the site. As the sign in the center of the site was unpermitted and did not meet separation requirements with the sign on the south end of the property, it was required to be removed.
- The one (1) proposed new free-standing sign will replace the removed sign (located in a different location), while meeting separation requirements of 50 metres.
- Under Part 1 Introductory Provisions, Section 9(2) Variance of Sign By-law No. 13656, Council may grant variances to the Sign By-law through the approval of a Development Permit. This is considered when a Development Permit application, such as the current proposal, has been submitted to Council that includes a comprehensive sign design package containing a sign or signs that require variances of the Sign By-law.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to install one (1) free-standing sign as part of the subject comprehensive sign design package through a Development Permit.
- The existing free-standing sign located on the south side of the property will remain unchanged and in place.
- The proposed sign will be located in the northern portion of the site. The proposed Sign By-law setback variance will allow the sign to be visible from 152 Street.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Comprehensive Sign Design Package

- As part of the subject comprehensive sign design package, one (1) free standing sign is proposed.
- The proposed free-standing sign is approximately 3.6 metres in height and 1.2 metres wide with a total sign area of 2.7 square metres. Variance to the Sign By-law is required in order to accommodate the free-standing sign through a comprehensive sign design package, as follows:
 - decrease the minimum allowable setback from 2 metres to 0.4 metres.
- The proposed free-standing sign will feature a white header cabinet illuminated with White LEDs. The background area of the sign is white with text. The lower body of the sign will be clad in grey Dry Stack Faux Stone Siding.
- The sign is proposed to be set back 0.4 metres from the Special Building Setback. The Special Building Setback is located 3.6 metres from the existing Property Line, resulting in the sign being located a total of 4.0 metres from the Property Line.
- The proposed Sign By-law variance has merit as the free-standing sign will provide a clear signage aesthetic for identification purposes and will consist of high-quality design and materials. The sign is designed with a modern design aesthetic.
- The proposed location and reduced setback for the sign will allow for clear visibility from 152 Street.
- The proposed free-standing sign will provide wayfinding visibility for visitors of the Retirement Living facility, as well as the businesses.

- Staff supports the requested variance to accommodate the proposed signage as part a comprehensive sign design package.

TREES

- The proposed free-standing sign will be kept clear of all planting beds; as such, no tree removal is proposed and no disturbance to trees is expected.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Sign By-law Variance Table
Appendix II.	Site Plan
Appendix III.	Development Permit No. 7922-0368-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

SC/ar

Proposed Sign By-law Variances

#	Variance	Sign By-law Requirement	Rationale
1	To reduce the required setback for free-standing signs in Commercial/Industrial zones from 2.0 metres to 0.4 metres.	Part 5, Section 27 (1) (e) of the Sign By-law No. 13656 states that free-standing signs shall be located at a minimum of 2 metres setback from any lot line.	Increasing the setback of the sign to 5.6 metres from the property line (2 metres from the Special Building setback) as required by the Zoning Bylaw would result in the sign being located further into the site than the façade of the existing building, making the sign partially concealed from the view of users of 152 Street.

SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
[Symbol]	SUPPLY OR OUTSIDE DUCT
[Symbol]	RETURN AIR DUCT
[Symbol]	EXHAUST AIR DUCT
[Symbol]	ADJACENTLY INSULATED DUCT
[Symbol]	THERMALLY UNED DUCT
[Symbol]	BALANCING DAMPER
[Symbol]	VERTICAL FIRE DAMPER
[Symbol]	HORIZONTAL FIRE DAMPER
[Symbol]	TURNING VANES
[Symbol]	DIFFUSER/SPLITTER TYPE
[Symbol]	FLEX (GAS)
[Symbol]	HEATING WATER SUPPLY
[Symbol]	HEATING WATER RETURN
[Symbol]	DOMESTIC COLD WATER (COW)
[Symbol]	DOMESTIC HOT WATER (DHW)
[Symbol]	DOMESTIC HOT RECIRCULATION (DHR)
[Symbol]	STORM SEWER
[Symbol]	SANITARY SEWER
[Symbol]	SANITARY VENT
[Symbol]	PERMITTED DRAIN
[Symbol]	ABOVE GROUND
[Symbol]	BELOW GROUND
[Symbol]	CLEANOUT
[Symbol]	CLEANOUT UP TO FINISHED FLOOR/GRADE
[Symbol]	URD
[Symbol]	GAS VALVE
[Symbol]	SHUT OFF VALVE
[Symbol]	CHECK VALVE
[Symbol]	SHUT OFF VALVE
[Symbol]	BALANCE VALVE
[Symbol]	CONTROL VALVE
[Symbol]	PRESSURE REDUCING VALVE
[Symbol]	SAFETY RELIEF VALVE
[Symbol]	HOSE BIBB
[Symbol]	ROOF DRAIN
[Symbol]	FLOOR DRAIN
[Symbol]	PAN/EL FLOOR DRAIN
[Symbol]	PUMP
[Symbol]	TEMPERATURE GAUGE
[Symbol]	THERMISTAT
[Symbol]	THERMISTAT - REVERSE ACTING
[Symbol]	THERMISTAT
[Symbol]	PRESSURE GAUGE
[Symbol]	RAIN WATER LEADER
[Symbol]	PLUMBING FIXTURE TAG
[Symbol]	EQUIPMENT TAG
[Symbol]	DOMESTIC RISER #
[Symbol]	SANITARY RISER #
[Symbol]	HEATING RISER #

NATURAL GAS TABLE

DELIVERY PRESSURE	2 PSIG
MAXIMUM CONNECTED LOAD	5032 MBH
ROOFTOP HEAD/COOL AC-1	125 MBH
ROOFTOP HEAD/COOL AC-2	125 MBH
WASH-UP AIR UNIT MAX-1	100 MBH
WASH-UP AIR UNIT MAX-2	100 MBH
WASH-UP AIR UNIT MAX-3	100 MBH
WASH-UP AIR UNIT MAX-4	100 MBH
WASH-UP AIR UNIT MAX-5	100 MBH
BOILER B-1	320 MBH
BOILER B-2	320 MBH
BOILER B-3	440 MBH
BOILER B-4	440 MBH
BOILER B-5	440 MBH
BOILER B-6	440 MBH
FIREPLACE IN MAIN FL. LOUVER	80 MBH
FIREPLACE IN 2ND FL. SERVICE GARAGE	80 MBH
2 300 CONNECTIONS IN MAIN F. COVERED PATIO	2 x 30 MBH
KITCHEN EQUIPMENT	120 MBH
TWO COMMERCIAL GAS DRIVERS 125 MBH EACH	330 MBH

- DRAWING LIST:**
- M1 SITE PLAN, MECHANICAL 1/16"=1'-0"
 - M2 CONNECTION PLAN, PLUMBING 1/16"=1'-0"
 - M3 PARKING GARAGE LEVEL PLUMBING & HVAC
 - M4 LEVEL 1 PLUMBING & HVAC 1/32"=1'-0"
 - M5 LEVEL 2 PLUMBING & HVAC 1/32"=1'-0"
 - M6 LEVEL 3 PLUMBING & HVAC 1/32"=1'-0"
 - M7 LEVEL 4 PLUMBING & HVAC 1/32"=1'-0"
 - M8 LEVEL 5 PLUMBING & HVAC 1/32"=1'-0"
 - M9 LEVEL 6 PLUMBING & HVAC 1/32"=1'-0"
 - M10 ROOF PLAN, PLUMBING & HVAC 1/32"=1'-0"
 - M11 UNIT PLANS - UNITS A, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

NATURAL GAS - TERASEN GAS SCOPE OF WORK

- TERASEN GAS SHALL INSTALL A NEW 2 PSIG GAS METER AND GAS LINE FROM GAS MAIN IN STREET TO GAS METER.

NATURAL GAS SYSTEM - SCOPE OF WORK

- GENERAL CONTRACTOR RESPONSIBLE FOR GAS UP TO & INCLUDING GAS METER.
- MECHANICAL CONTRACTOR RESPONSIBLE FOR COMPLETE NATURAL GAS SYSTEM INCLUDING ALL PIPING, FITTINGS, PRESSURE REGULATORS FROM GAS METER TO ALL NATURAL GAS APPLIANCES/EQUIPMENT AS REQUIRED BY CAN/CAN-9149 1-MOD GAS CODE AND LOCAL AUTHORITY MANNING JURISDICTION.
- FIRE PLACE INSTALLER RESPONSIBLE FOR FINAL CONNECTION TO FIRE PLACE.

FIRE PLACE SYSTEM:

- FIRE PLACE INSTALLER TO SUPPLY & INSTALL GAS FIRE PLACES, INCLUDING WORKING AND FINISH GAS CONNECTIONS.

CIVIC ADDRESS

CIVIC ADDRESS COMMERCIAL - 2062 152ND ST., SURREY, B.C.

CIVIC ADDRESS RESIDENTIAL - 2068 152ND ST., SURREY, B.C.

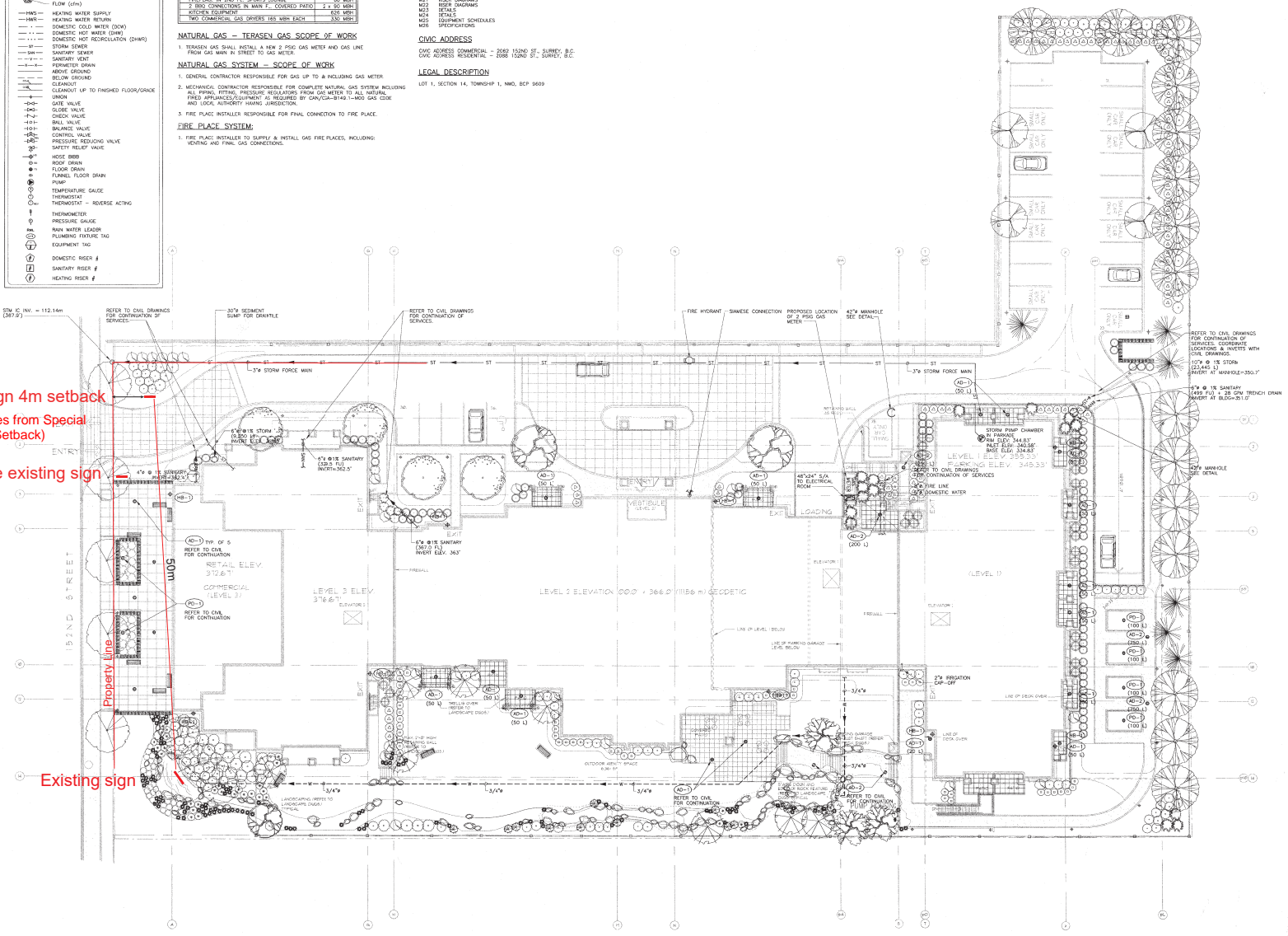
LEGAL DESCRIPTION

LOT 1, SECTION 14, TOWNSHIP 1, N.M.D. BOP 5669

New sign 4m setback
(0.4 metres from Special Building Setback)

Remove existing sign

Existing sign



ISSUE TRACKING

NO.	ISSUE	DATE
-	ISSUED FOR REVIEW	JAN 12/04
-	ISSUED FOR B.P.	FEB 2/04
-	ISSUED FOR TENDER	FEB 19/04
-	REVISED FOR B.P.	MAR 31/04
-	REVISED FOR B.P.	APR 23/04
-	REVISED FOR CONSTRUCTION	JUNE 21/04
-	ISSUED FOR REVIEW	APRIL 27/05

THE PENINSULA
152ND STREET, SURREY, BC

Scale 1cm=5m

ENGINEERING CO. LTD.
Professional Technical Engineering Services
205, 8540 - 24th Avenue
Surrey, B.C. V3R 1A2
Phone: (604) 538-6744 Fax: (604) 538-6740
www.cobem.ca

TITLE:
SITE PLAN MECHANICAL

SCALE: 1/16"=1'-0"

DATE: APRIL 2005

DRAWN: DL

CHECKED: JM

JOB #: BDAI-05

DWG. NO. 1401

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7922-0368-00

Issued To:

("the Owner")

Address of Owner:**A. General Provisions**

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: 025-878-719
Lot 1 Section 14 Township 1 New Westminster District Plan BCP9609
2088 152 Street (2068 152 Street)

(the "Land")

3. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings 7922-0368-00(1) through 7922-0368-00(3) referenced as Schedule B (the "Drawings").
2. Signage shall be installed in conformance with the Drawings 7922-0368-00(1) through to and including 7922-0368-00(3).

3. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Security and Inspections

1. Security must be submitted to the City prior to the installation of any Landscaping.
2. For Form and Character development permits, security may be submitted after the issuance of a Development Permit.

D. Variances

1. The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws, unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions and which have not been identified as variances below:
 - i. 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 Drawings labelled 7922-0368-00(1) through to and including 7922-0368-003)

E. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. 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. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.

5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE DAY OF _____, 20__.

ISSUED THIS _____ DAY OF _____, 20__.

Mayor

City Clerk

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

Authorized Agent: (Signature)

Name: (Please Print)

Sign By-law Variances

#	Variance	Sign By-law Requirement
1	To reduce the required setback for free-standing signs in Commercial/Industrial zones from 2.0 metres to 0.4 metres.	Part 5, Section 27 (1) (e) of the Sign By-law No. 13656 states that free-standing signs shall be located at a minimum of 2 metres setback from any lot line.

Development Application 7922-0268-00 (1) " The Drawings"

DRAWING LIST:

- M1 SITE PLAN, MECHANICAL 1/16"=1'-0"
- M2 CONDENSATION PUMP PLUMBING 3/4"=1'-0"
- M3 PARKING GARAGE LEVEL PLUMBING & HVAC
- M4 LEVEL 1 PLUMBING & HVAC 3/4"=1'-0"
- M5 LEVEL 2 PLUMBING & HVAC 3/4"=1'-0"
- M6 LEVEL 3 PLUMBING & HVAC 3/4"=1'-0"
- M7 LEVEL 4 PLUMBING & HVAC 3/4"=1'-0"
- M8 LEVEL 5 PLUMBING & HVAC 3/4"=1'-0"
- M9 LEVEL 6 PLUMBING & HVAC 3/4"=1'-0"
- M10 ROOF PLAN PLUMBING & HVAC 3/4"=1'-0"
- M11 UNIT PLUMBING - UNITS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
[Symbol]	SUPPLY OR OUTSIDE DUCT
[Symbol]	RETURN AIR DUCT
[Symbol]	EXHAUST AIR DUCT
[Symbol]	ADJUSTABLY INSULATED DUCT
[Symbol]	THERMALLY UNED DUCT
[Symbol]	BALANCING DAMPER
[Symbol]	VERTICAL FIRE DAMPER
[Symbol]	HORIZONTAL FIRE DAMPER
[Symbol]	TURNING VANES
[Symbol]	DIFFUSER/GRILLE TYPE
[Symbol]	FLEX (GAS)
[Symbol]	HEATING WATER SUPPLY
[Symbol]	HEATING WATER RETURN
[Symbol]	DOMESTIC COLD WATER (C/W)
[Symbol]	DOMESTIC HOT WATER (H/W)
[Symbol]	DOMESTIC HOT RECIRCULATION (DHR)
[Symbol]	STORM SEWER
[Symbol]	SANITARY SEWER
[Symbol]	SANITARY VENT
[Symbol]	PERIMETER DRAIN
[Symbol]	ABOVE GROUND
[Symbol]	BELOW GROUND
[Symbol]	CLEAROUT UP TO FINISHED FLOOR/GRADE
[Symbol]	UNDER
[Symbol]	GRADE VALVE
[Symbol]	CHECK VALVE
[Symbol]	SHUT OFF VALVE
[Symbol]	BALANCE VALVE
[Symbol]	CONTROL VALVE
[Symbol]	PRESSURE REDUCING VALVE
[Symbol]	SAFETY RELIEF VALVE
[Symbol]	HOSE BIBB
[Symbol]	FLOOR DRAIN
[Symbol]	FURNACE FLOOR DRAIN
[Symbol]	PUMP
[Symbol]	TEMPERATURE GAUGE
[Symbol]	TEMPERATURE - REVERSE ACTING
[Symbol]	THERMISTOR
[Symbol]	PRESSURE GAUGE
[Symbol]	RAIN WATER LEADER
[Symbol]	PLUMBING FIXTURE TAG
[Symbol]	EQUIPMENT TAG
[Symbol]	DOMESTIC RISER #
[Symbol]	SANITARY RISER #
[Symbol]	HEATING RISER #

NATURAL GAS TABLE

DELIVERY PRESSURE	2 PSIG
USUAL CONNECTED LOAD	5000 MBH
ROOFTOP HEAT/COOL AC-1	125 MBH
ROOFTOP HEAT/COOL AC-2	125 MBH
MAINT. AIR UNIT MAU-1	300 MBH
MAINT. AIR UNIT MAU-2	300 MBH
MAINT. AIR UNIT MAU-3	300 MBH
MAINT. AIR UNIT MAU-4	300 MBH
MAINT. AIR UNIT MAU-5	300 MBH
MAINT. AIR UNIT MAU-6	300 MBH
BOILER B-1	300 MBH
BOILER B-2	300 MBH
BOILER B-3	300 MBH
BOILER B-4	300 MBH
BOILER B-5	300 MBH
BOILER B-6	300 MBH
BOILER B-7	300 MBH
FIREPLAC IN MAIN FL. LOADING	80 MBH
FIREPLAC IN MAIN FL. SERVICE/STORAGE	80 MBH
2 300 CONNECTIONS IN MAIN F. COVERED PATIO	1.50 MBH
KITCHEN EQUIPMENT	500 MBH
TWO COMMERCIAL GAS DRIVERS 125 MBH EACH	300 MBH

NATURAL GAS - TERASEN GAS SCOPE OF WORK

1. TERASEN GAS SHALL INSTALL A NEW 2 PSIG GAS METER AND GAS LINE FROM GAS MAIN IN STREET TO GAS METER.

NATURAL GAS SYSTEM - SCOPE OF WORK

- GENERAL CONTRACTOR RESPONSIBLE FOR GAS UP TO & INCLUDING GAS METER.
- MECHANICAL CONTRACTOR RESPONSIBLE FOR COMPLETE NATURAL GAS SYSTEM INCLUDING ALL PIPING, FITTING, PRESSURE REGULATORS FROM GAS METER TO ALL NATURAL GAS APPLIANCES/EQUIPMENT AS REQUIRED BY CAN/CAN-9143-1-MOD GAS CODE AND LOCAL AUTHORITY MANNING JURISDICTION.
- FIRE PLACE INSTALLER RESPONSIBLE FOR FINAL CONNECTION TO FIRE PLACE.

FIRE PLACE SYSTEM:

1. FIRE PLACE INSTALLER TO SUPPLY & INSTALL GAS FIRE PLACES, INCLUDING: WORKING AND FINISH GAS CONNECTIONS.

CIVIC ADDRESS

CIVIC ADDRESS COMMERCIAL - 2082 152ND ST., SURREY, B.C.
CIVIC ADDRESS RESIDENTIAL - 2088 152ND ST., SURREY, B.C.

LEGAL DESCRIPTION

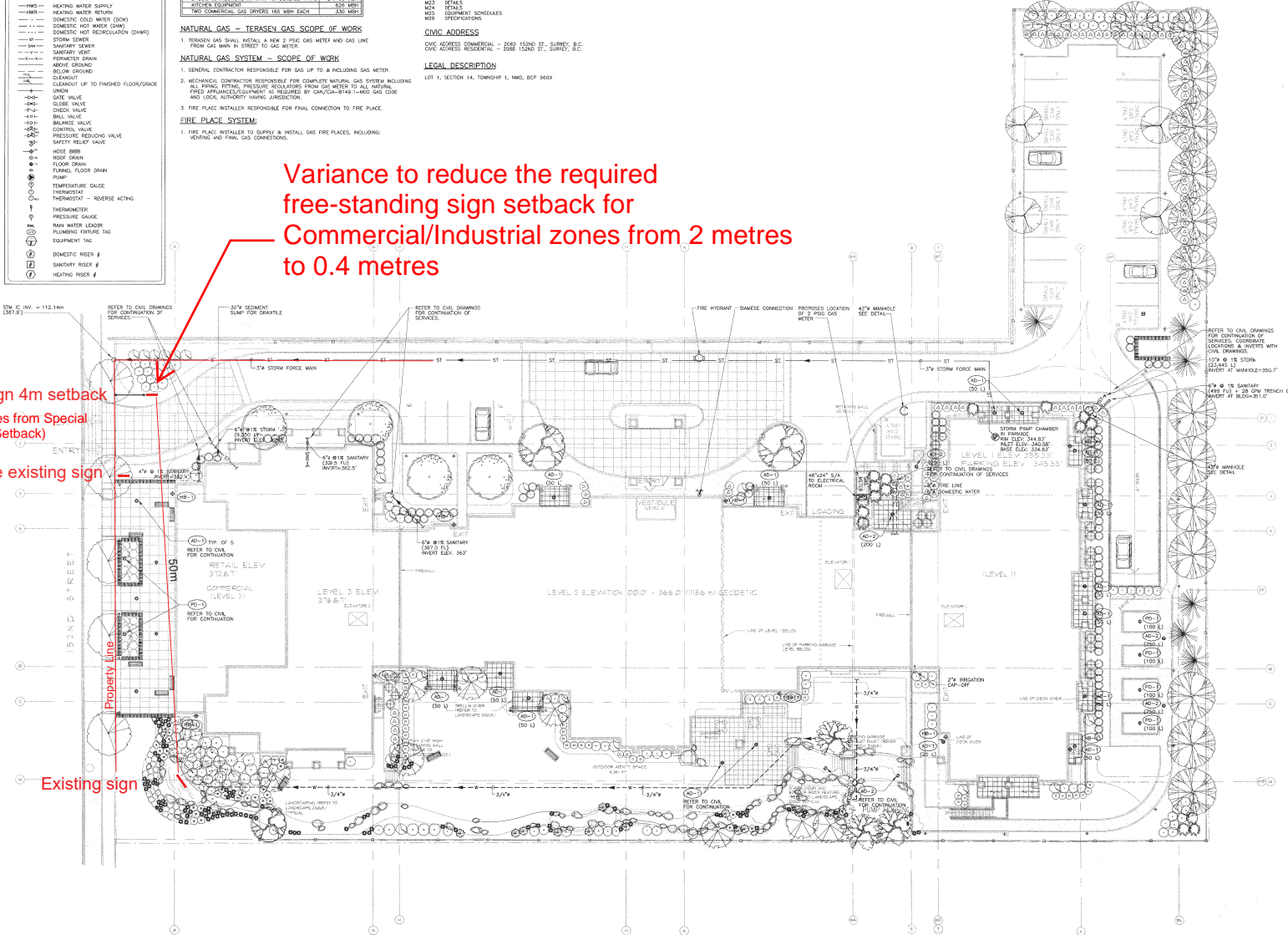
LOT 1, SECTION 14, TOWNSHIP 1, N.M.D. B.O.P. 5609

Variance to reduce the required free-standing sign setback for Commercial/Industrial zones from 2 metres to 0.4 metres

New sign 4m setback (0.4 metres from Special Building Setback)

Remove existing sign

Existing sign



North arrow pointing up.

NO.	ISSUE	DATE
-	ISSUED FOR REVIEW	JAN. 12/04
-	ISSUED FOR B.P.	FEB. 2/05
-	ISSUED FOR TENDER	FEB. 19/04
-	REVISED FOR B.P.	MAR. 31/04
-	REVISED FOR B.P.	APR. 23/04
-	ISSUED FOR CONSTRUCTION	JUNE 21/04
-	ISSUED FOR REVIEW	APRIL 27/05

THE PENINSULA
152ND STREET, SURREY, BC

North arrow pointing up.

Scale 1cm=5m

ENGINEERING CO. LTD.
Professional Mechanical Engineering Services
205, 8586 - 24th Avenue
Surrey, B.C. V4A 2L4
Phone: (604) 586-6644 Fax: (604) 586-6640
www.gemecan.ca

TITLE:
SITE PLAN
MECHANICAL

SCALE: 1/16"=1'-0"

DATE: APRIL 2005

DRAWN: DL

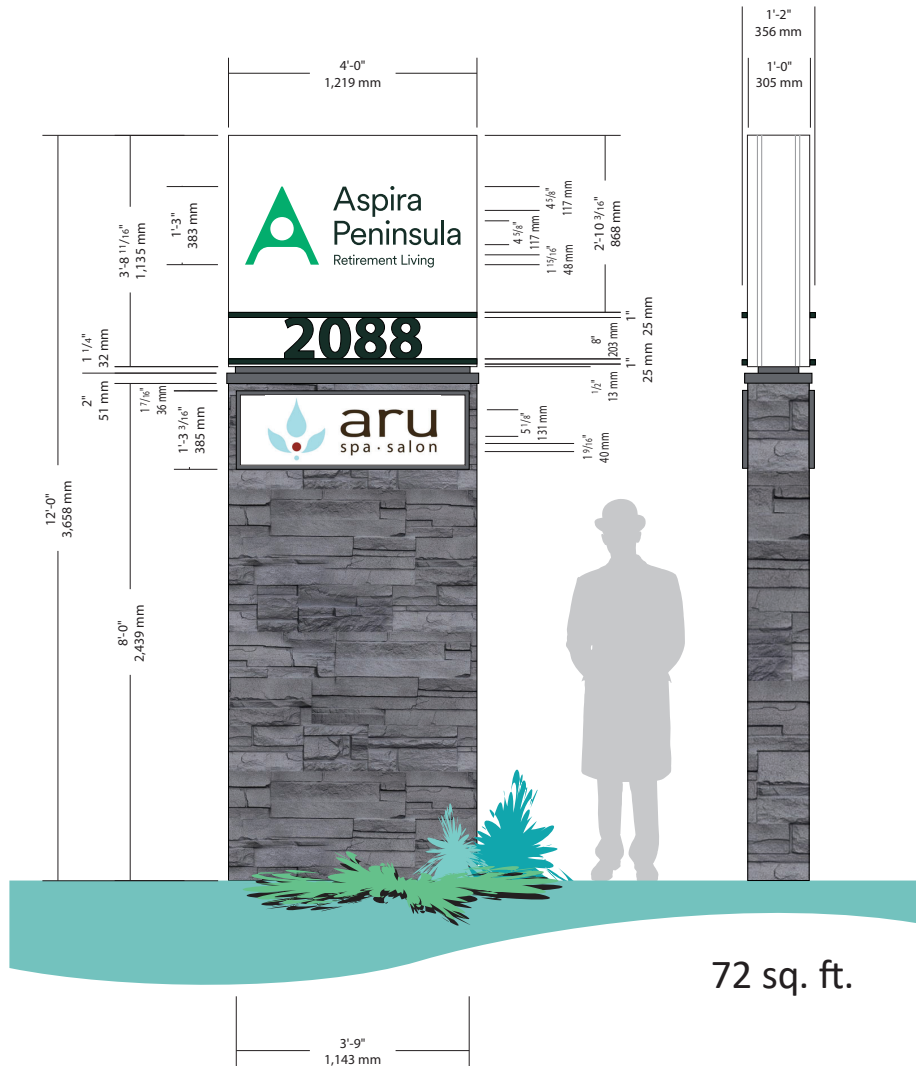
CHECKED: JM

JOB #: BDAI-05

DWG. NO.

1401

Development Application 7922-0268-00 (2) " The Drawings"



Specifications:

- Supply & install one (1) double face illuminated pylon sign
- Frameless aluminum construction
- Frameless white Flex faces
- Graphics digitally printed and face applied
- Address: Digitally printed to match Pantone 5535 C - Kiss cut & face applied
- Horizontal Lines - 1" X 1" acrylic strips attached to face ptd to match PMS 5535C
- Header cabinet painted white
- White LED illumination
- Reveal & retainers painted grey to match Pantone Cool Grey 10C
- Lower Section
 - 3/16" 7328 white acrylic faces
 - Graphics digitally printed and face applied
 - Retainers painted beige to match faux stone (colour T.B.C.)
 - body clad Dry Stack Faux Stone Siding - Colour: Anthracite
- New concrete base

Colours:

- White Flex faces
- Graphics digitally printed and face applied
- Header cabinet painted white
- Address: Digitally printed to match Pantone 5535 C
- Horizontal Lines - Painted to match Pantone 5535C
- Reveal & retainers painted grey to match Pantone Cool Grey 10C
- Lower body clad with Dry Stack Faux Stone Siding - Colour: Anthracite

Project ID	
LF1-68155	
Date:	01-11-2022
Scale:	1/2"=1'-0"
Sales:	A. Di Marco
Designer:	J. Foster
Rev. #:	R5
Date:	10-26-2022
Revision Note:	
Removed alternate options	
Missing Information	
Required:	
<input checked="" type="checkbox"/> Electrical <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 120V <input type="checkbox"/> 347V <input type="checkbox"/> Other _____ 	
Customer Approval	
Signature _____	
MM/DD/YYYY _____	
It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.	
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2088 152nd St. Surrey, BC	
Sign Item	
New Pylon	

Development Application 7922-0268-00 (2) " The Drawings"



Project ID

LF1-68155

Date: 01-11-2022
 Scale: N.T.S.
 Sales: A. Di Marco
 Designer: J. Foster

Rev. #: R5
 Date: 10-26-2022

Revision Note:

Removed alternate options

Missing Information

Required:

Electrical

120V 347V
 Other _____

Customer Approval

Signature _____

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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Aspira Peninsula
 Retirement Living
 2088 152nd St.
 Surrey, BC

Sign Item

New Pylon

