

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0224-00

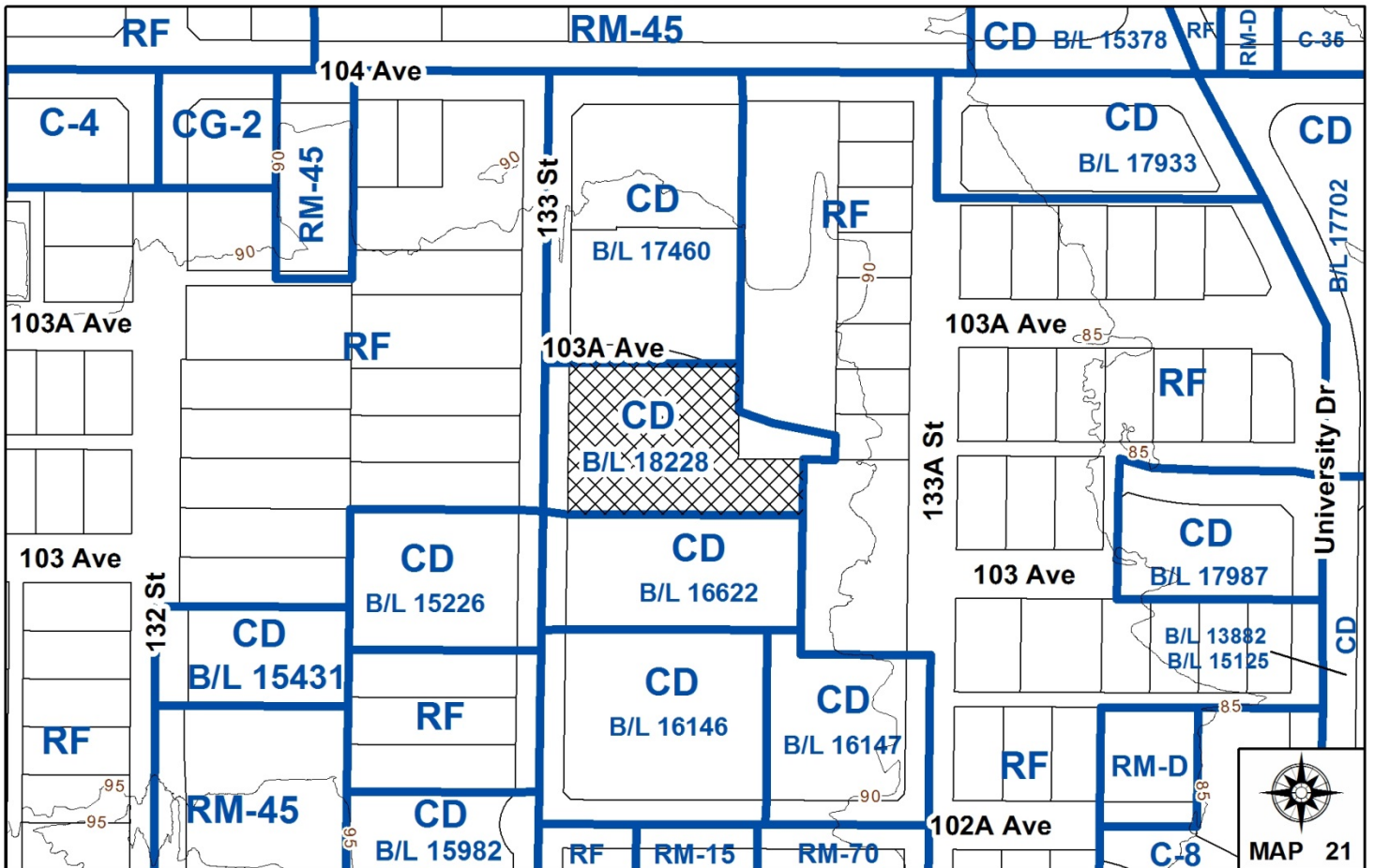
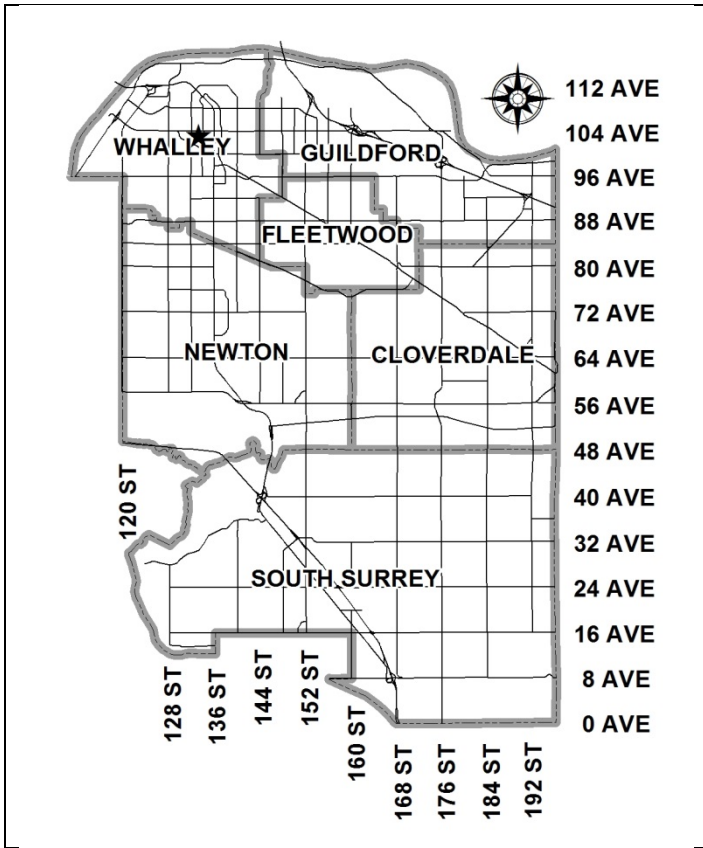
Planning Report Date: September 14, 2015

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

to permit a comprehensive signage package and to reduce off-street parking requirements for an approved mixed-use high-rise development in the City Centre.

LOCATION: 10322 - 133 Street
OWNER: WestStone Properties 104 Ltd.
ZONING: CD By-law No. 18228
OCP DESIGNATION: Central Business District



RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A variance is requested to reduce the total off-street parking spaces from 524 to 485 spaces.
- Variances to signage regulations related to sign area, clearance and third party advertising are also requested.

RATIONALE OF RECOMMENDATION

- The signage has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.
- The proposed signs are required to provide way-finding and identification for residential visitors and patrons to the various tenants at the ground level and from the road frontages.
- The proposed signage is of a high quality and of appropriate scale for the development.
- The applicant is seeking a parking variance from a total of 524 parking spaces to 485 parking spaces. The subject site is located in the vicinity of rapid transit within City Centre and the proposed parking rates are consistent with other residential projects within the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7915-0224-00 for a comprehensive sign design package, generally in accordance with the attached plans in Appendix III.
3. Council approve Development Variance Permit No. 7915-0224-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary CD By-law No. 18228, to reduce the minimum number of off-street parking spaces from a total of 524 spaces to 485 parking spaces, with a minimum of 462 of 485 spaces allocated for 407 dwelling units.
4. Council instruct staff to resolve the following issue prior to final approval:
 - (a) the applicant to contribute \$200,000 to the City's Traffic Management Program to address the shortfall of 20 residential parking spaces.

REFERRALS

Engineering: The Engineering Department has no objection to the project, subject to the applicant paying the negotiated amount for the shortfall in parking.

SITE CHARACTERISTICS

Existing Land Use: Existing vacant property.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 103A Avenue):	New 28-storey apartment and townhouse development.	Central Business District	CD By-law No. 17460
East:	Single residential lots.	Central Business District	RF
South:	The Ultra development by WestStone.	Central Business District	CD By-law No. 16622

Direction	Existing Use	OCP Designation	Existing Zone
West (Across 133 Street):	A proposed 18-storey apartment development under Application No. 7912-0315-00 (pre-Council).	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 10322-104 Avenue in the City Centre Plan area. The subject site is the location of WestStone's "Evolve" development (Phase 4 of West Village), which was approved under Application No. 7912-0325-00 on January 12, 2015. The development proposes a 36-storey apartment building with townhouse podium and a 3-storey commercial building, consisting of 406 dwelling units and 1,374 square metres (14,787 sq.ft.) of commercial floor space.
- Since the approval of Development Permit No. 7915-0325-00, WestStone has determined that a large portion of the mechanical space requirements at the roof level of the high-rise building are no longer required entirely for this purpose and the space can now be utilized for one (1) additional dwelling unit, resulting in a total of 407 dwelling units. The exterior design changes are minor and will be dealt with as a minor Development Permit amendment, which is an internal staff review process. The applicable fees for cash-in-lieu of indoor and outdoor amenity space as well as the Parks contribution for this one (1) additional dwelling unit will be submitted by the applicant prior to Building Permit issuance.
- WestStone has now applied for a Development Permit and Development Variance Permit to permit a comprehensive signage package for the mixed-use development, along with a reduction in on-site parking spaces, from a total of 524 parking spaces to a total of 485 parking spaces, with 462 of the 485 parking spaces allocated towards the proposed residential parking and residential visitor parking requirement for 407 dwelling units.

Current Signage Proposal

- The application includes a comprehensive sign design package to permit new signs for the Evolve development. The comprehensive sign package includes a number signs, including fascia, window, under awning, awning and free-standing signs.
- The sign concept has been designed to be fabricated from high quality materials and integrated with the architectural design of the development.
- The signs are intended to guide residents, employees, visitors and patrons to various areas of the development and to allow for entry identification from 103A Avenue.

Fascia Signs

- Two (2) building identification fascia signs are proposed; one for the high-rise building and one for the commercial building. The signs will be comprised of non-illuminated individual aluminum reverse dimensional channel letters, painted silver to match natural anodized aluminum, mounted on a raceway above the entry doors to each of these buildings. Both signs comply with the Sign By-law.

Window Signs

- Three (3) window signs are proposed throughout the entire development, which will be applied to the glazing in white vinyl. The three window signs are the maximum a development can accommodate under the Sign By-law without a variance. The signs will be used to display the address numbers assigned to the buildings as well as the relevant delivery hours and building entry instructions such as no smoking.

Canopy/Under-canopy Signs

- Four (4) canopy signs are proposed along 103A Avenue to advertise the largest office tenant on the upper floor levels, as well as the individual commercial tenants at the ground floor level. The office tenant sign will require a variance to third party advertising restrictions, as it to be located just on top of the canopy for the ground level commercial units, although it is intended to advertise an upper floor office tenant.
- The office tenant sign will consist of individual dimensional internally illuminated channel letters with an acrylic face mounted on a painted aluminum raceway.
- The three (3) other canopy signs have been designed in a similar fashion, but will include logos, and they will be mounted at the centerline of the canopy.
- Two (2) under-canopy signs are proposed for the two commercial/retail units in the commercial building.
- These under-canopy signs will be double-sided, internally illuminated, within a mounting frame. All of these signs will have a minimum underside clearance to the sidewalk of 2.4 metres (8 ft.).
- A variance is being sought to increase the clearance between the underside of the awning and the top of these signs, from 5 cm (2 inches) to 0.6 metre (2 ft.). The increase in clearance is requested to lower the signs to meet eye level, so that customers can easily find the businesses they are looking for, while walking along 103A Avenue.

Free-Standing Sign

- One free-standing monument sign is proposed as the development identification sign for "West Village", which is WestStone's master planned development, of which "Evolve" forms Phase 4. This sign will be located in the northwest portion of the site, fronting 103A Avenue and will consist of a single-sided internally LED illuminated painted sign cabinet, with push thru white acrylic dimensional letters, which will be mounted with stand-off brackets to the parkade grill, situated within a stone/brick wall, which will form a fence along 103A Avenue.

- Two (2) free-standing directional parking signs are located at the corner of 103A Avenue and 133 Street and at the southwest driveway entry, to assist in directing traffic to parking. These signs will be non-illuminated, double sided signs, with an aluminum face mounted to two square steel poles. Graphics will be applied in white reflective vinyl. A variance will be required to increase the area of these directional signs from 0.74 square metres (8 sq.ft.) to 2.3 square metres (24 sq.ft.) and the height from 1.2 metres (4 ft.) to 1.8 metres (6 ft.).
- The increased height is required for increased visibility along 103A Avenue and 133 Street.

Other Signs

- Other directional signs include parkade entry fascia and projecting signs and a tenant directory sign at the office building entry, all of which comply with the Sign By-law.

DESIGN PROPOSAL AND REVIEW

- Staff have reviewed the signage in context with the proposed scale and scope of the proposed development and feel that the signs are appropriate in size and scale.
- The signs are required to advertise multiple tenants within the commercial building and guide visitors to the residential high-rise tower and townhouses and be visible from 103A Avenue and 133 Street.
- All of the proposed signs are well designed and integrated into the architectural design of the development and will be of high quality.
- Staff support the proposed signage concept, including the associated variances to the Sign By-law.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant, WestStone, has requested to vary CD By-law No. 18228, to reduce the minimum number of off-street parking spaces from a total of 524 parking spaces to 485 parking spaces, with a minimum 462 of the 485 parking spaces allocated for the 407 dwelling units.

(b) Applicant's Reasons:

- The applicant, WestStone, has indicated that due to construction costs and the number of small studio apartments proposed, they would now like to seek a parking reduction to the residential parking component only, which would result in parking rates similar to other developments within the area.

- The applicant has engaged Bunt and Associates to undertake a parking study, which provides data such as vehicular registration in the City Centre area, to support the applicant's proposal to provide reduced parking for the proposed development.
- The parking study suggests the following residential parking rates, as a result of current trends in parking demand within Metro Vancouver, as well as what has been supported by City staff on other City Centre developments.
 - 1.0 parking space per dwelling unit for studio and 1-bedroom units;
 - 1.2 parking space per dwelling unit for 2-bedroom units and above; and
 - 0.10 parking space per dwelling unit for residential visitors.
- Based upon the above parking rates and proposed increase in one additional dwelling unit, 439 parking spaces would be required for the residential units and 41 parking spaces would be required for the residential visitors. The commercial parking would remain the same as identified in the CD By-law, with 9 parking spaces for retail and 14 parking spaces for office, for a total of 503 parking spaces.
- The development proposes a slightly lower number than the 503 parking spaces suggested in the study, with a proposed 419 parking spaces for residents and 43 parking spaces for visitors. The commercial parking is to remain unchanged at a total of 23 parking spaces for retail and office.
- The applicant is requesting to vary CD By-law No. 18228, to allow for a reduction in off-street parking from a total of 524 parking spaces to 485 parking spaces. Of the total 485 parking spaces, 462 parking spaces will be allocated to the 407 dwelling units, as resident parking and for residential visitors.

(c) Staff Comments:

- Based upon the parking requirements of CD By-law No. 18228, the Evolve development is to provide a total of 524 parking spaces, broken down as follows:
 - 448 residential parking spaces;
 - 53 parking for residential visitors;
 - 9 parking spaces for retail; and
 - 14 parking spaces for 2nd floor office uses.
- The small car parking is proposed at 57 parking spaces of the total 485 parking spaces proposed, which is 12% of the overall parking. This complies with the maximum 25% permitted under the Zoning By-law.

- The total bicycle parking proposed for the development is 495 bicycle parking spaces, which is to be provided in various levels of the parkade in single and double bike locker configurations. The total will include 489 bicycle parking spaces for the residential units and 6 for visitors. This complies with the Zoning By-law.
- The applicant, WestStone, has indicated that they are currently experiencing extremely slow market conditions and following an internal review of the construction budget of Evolve, it was felt that a reasonable cost saving could be obtained through a parking reduction that eliminated the need to build an extension of parking level 5, yet did not impact the building overall. Although this is effectively a small building elimination, the savings incurred will go a long way towards helping with the viability of the development and the continuation of WestStone's build-out program for West Village.
- Staff have reviewed and can support the reduced parking rates, given the location of the proposed development within 500 metres of the Surrey Central SkyTrain Station, bus routes and the predominantly small size of the proposed dwelling units.
- As the proposed number of parking spaces is 20 parking spaces deficient of the supported parking rates, the applicant has agreed to provide cash-in-lieu of the shortfall in parking spaces at \$10,000 for each parking space, for a total of \$200,000.00 to the City's Traffic Management Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III.	Proposed Comprehensive Sign Package and Parkade Drawings
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7915-0224-00

original signed by Judith Robertson

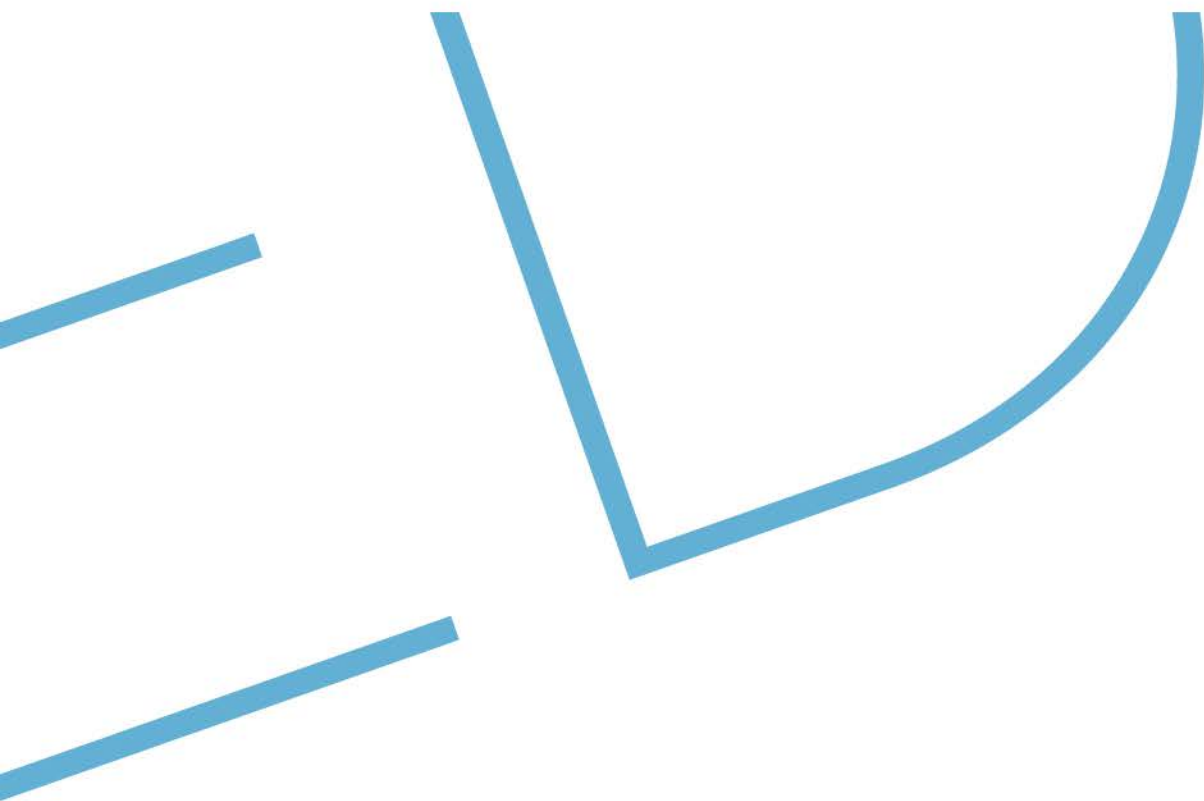
Jean Lamontagne
General Manager
Planning and Development

PL/da

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KD 9/10/15 2:34 PM

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To increase the maximum allowable sign area of a double sided dimensional sign from 0.74 sq.m. (8 sq.ft.) to 2.3 sq.m. (24 sq.ft.) and height from 1.2 metres (4 ft.) to 1.8 metres (6 ft.), for two (2) freestanding parkade directional signs.	Part 1, Sub-section 7(16) specifies a minimum sign area of 0.74 square metres (8 sq.ft.) and a maximum height of 1.2 metres (4 ft.) for a double sided directional sign.	The signs need to be taller to ensure visibility along 103 Avenue and 133 Street and to direct drivers to parking areas.
2	To allow third party advertising in the form of an upper floor office tenant installing a fascia sign on the premises of a ground floor commercial tenant.	Part 1, Sub-section 6(11) limits third party advertising to 30% of the allowable copy area of a sign and the subject proposed fascia sign is entirely third party advertising.	The location of the sign above the canopy is a compromise. The Sign By-law requires that an upper office tenant fascia sign be installed at the top level of the building and this would require a redesign of the commercial building.
3	To increase the clearance between the top of an under-canopy signs and the underside of the canopy from 5 cm (2 in) to 0.6 m (2 ft.).	Part 5, Sub-section 27(4)(a)i.e. requires the clearance between the underside of the canopy and the top of the sign to be 5 cm (2 in).	The increase in the clearance between the underside of the awning and the top of the sign is needed to bring the signs closer to eye level, so that pedestrians can be guided to their destination, as well as to maintain the underside clearance between grade and the bottom of the sign.



WestStone Properties
West Village - Site D / Parcel 4 / Phase 4

Exterior Sign Plan & Sign Program
City of Surrey DP - Signage

DP / DVP REVIEW PACKAGE
DRAFT 4

March 11th, 2015

EDG EXPERIENCE DESIGN GROUP INC.

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- 0.2 Proposed Typography & Pictograms

PLANS & ELEVATIONS

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- 1.4 East Elevation
- 1.5 South Elevation
- 1.6 West Elevation

SIGN TYPES

- 2.1 Upper Tenant Fascia Sign and Lower Tenant Canopy Sign Bands
- 2.2 Tenant Blade Sign
- 2.3 Parking Entrance Sign & Projecting "P" Parking Sign
- 2.4 Office / Residential Tower Entrance ID Sign
- 2.5 Project ID Sign
- 2.6 Parking Directional Sign





Evolve Residential Tower at West Village

Project Rendering by CDA

Introduction

This proposed Comprehensive Sign Plan (DP/DVP - Signage) is intended to be an integral part of the overall DP / Development Permit, and is designed to meet both the requirements of the City of Surrey, the residents, and the future retail and commercial tenants at West Village, and help establish future signage guidelines for the West Village Properties.

Address: 10322 133 Street, Surrey, B.C.

Owner/Developer: WestStone Properties Ltd.

Architect: Chris Dikeakos Architects Inc. / CDA

Landscape Architect: Perry + Associates Inc. / P+A

Wayfinding & Signage Consultants: EDG / Experience Design Group Inc.



WestStone Properties
WEST VILLAGE DP/DVP SIGNAGE

CLIENT NAME, WestStone Properties
FILE NAME, 14014 West Village 01 Intro.dwg

DATE 2015-02-18
PROJECT, 14014

DRAWN BY, KB
REVIEW BY, BM

abcdefghijklmnopqrstuvwxy
 ABCDEFGHIJKLMNOPQRSTU
 WXYZ1234567890.,'()-

Trebuchet MS Regular

abcdefghijklmnopqrstuvwxy
 ABCDEFGHIJKLMNOPQRSTU
 WXYZ1234567890.,'()-

Trebuchet MS Bold

USE OF FONTS/ TYPOGRAPHY IN SIGN PROGRAM

This typeface meets international standards for legibility and easy recognition by viewers whether pedestrian or drivers.

The typeface proposed for all signage is Trebuchet MS Bold. Lighter weights, such as Trebuchet MS Regular may be used in certain instances.

To ensure consistency and visual impact of the identity, supporting typography must be set in the recommended typeface.

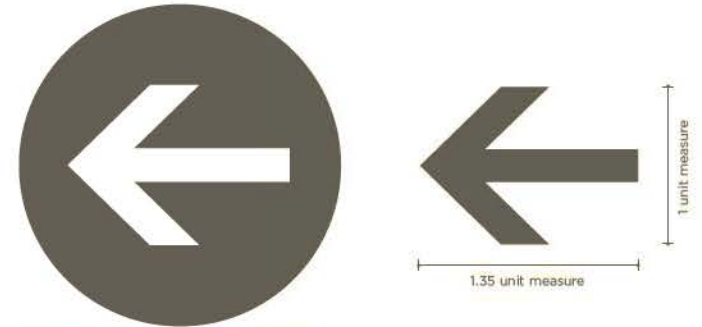


USE OF PICTOGRAMS IN SIGN PROGRAM

Pictograms are also known as pictographs, glyphs and symbols. They are symbol signs that cut across linguistic barriers to aid wayfinding.

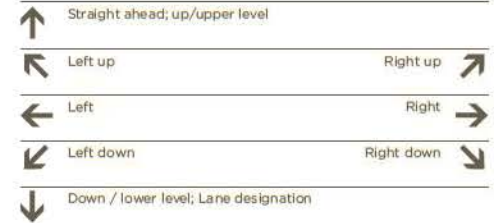
The pictograms illustrated would form part of the West Village DP, and should be connected with the appropriate message. They are part of internationally recognized standards for public wayfinding. It is important that only the pictograms specified here be used as part of the program.

If any other pictogram is required it must be approved by WestStone Properties/ EDG.

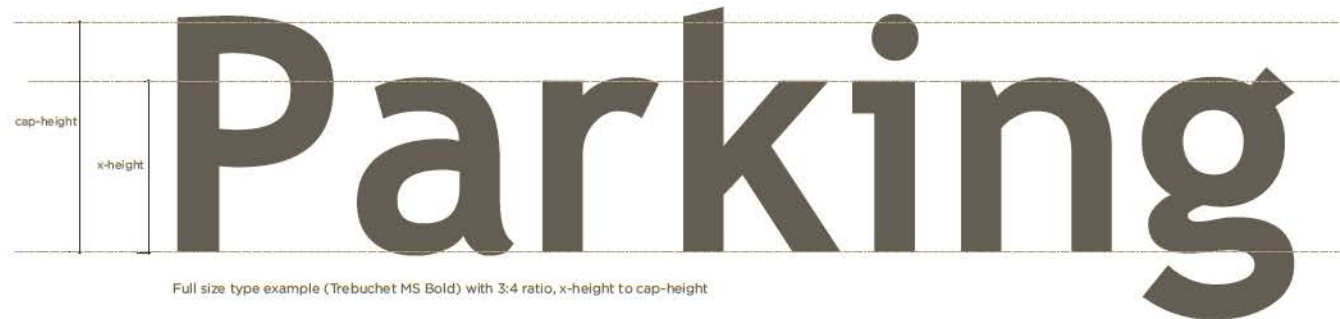


Reversing the arrow out of a background makes the arrow appear to be larger. It also makes the arrow visually stand out from the adjacent messaging text.

GUIDELINES FOR USE OF ARROWS



The size of the arrow is determined by the associated lettersize.
 All arrows must appear on the left side of the exterior sign (blade).



Full size type example (Trebuchet MS Bold) with 3:4 ratio, x-height to cap-height

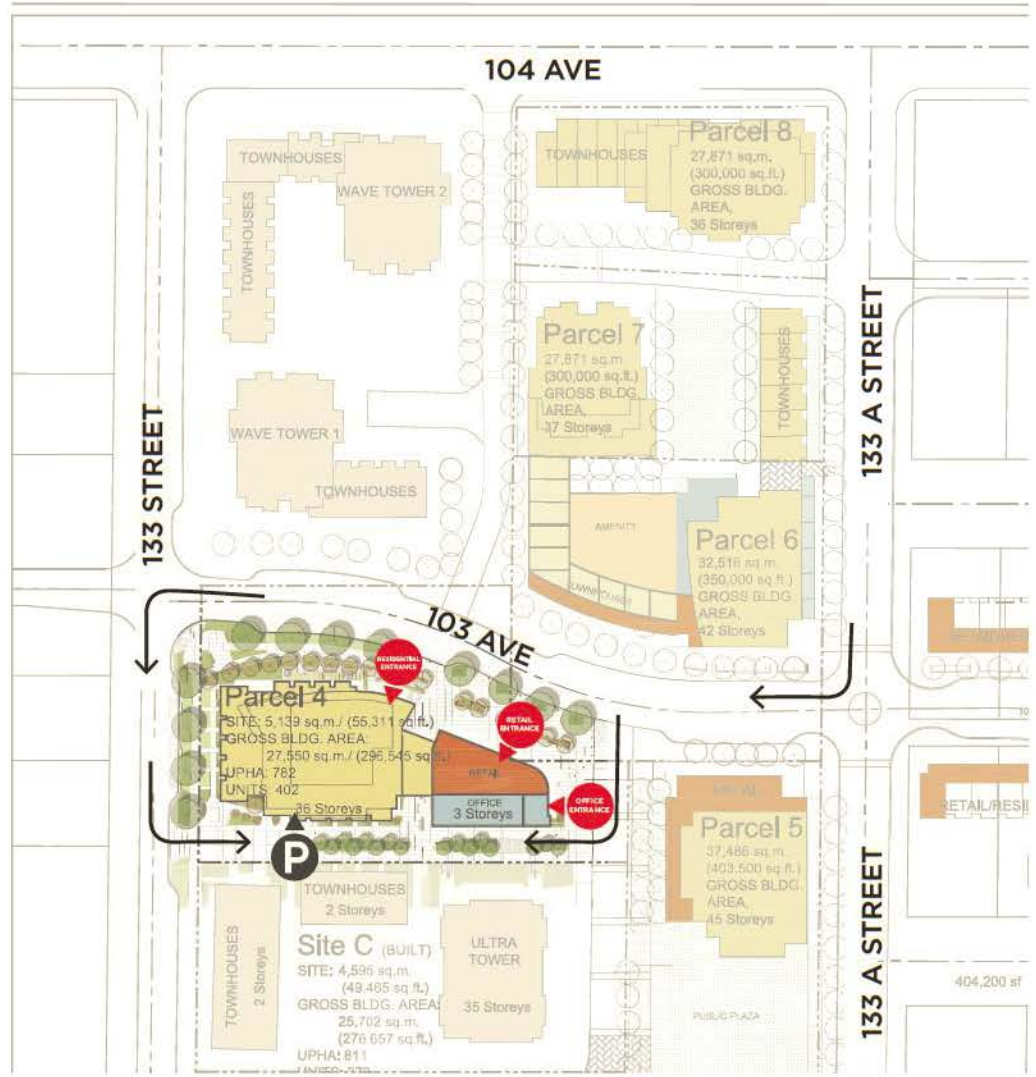


WestStone Properties
 WEST VILLAGE DP/DVP SIGNAGE

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 FILE NAME, 14014 West Village 02 Typography and Pictograms.ai

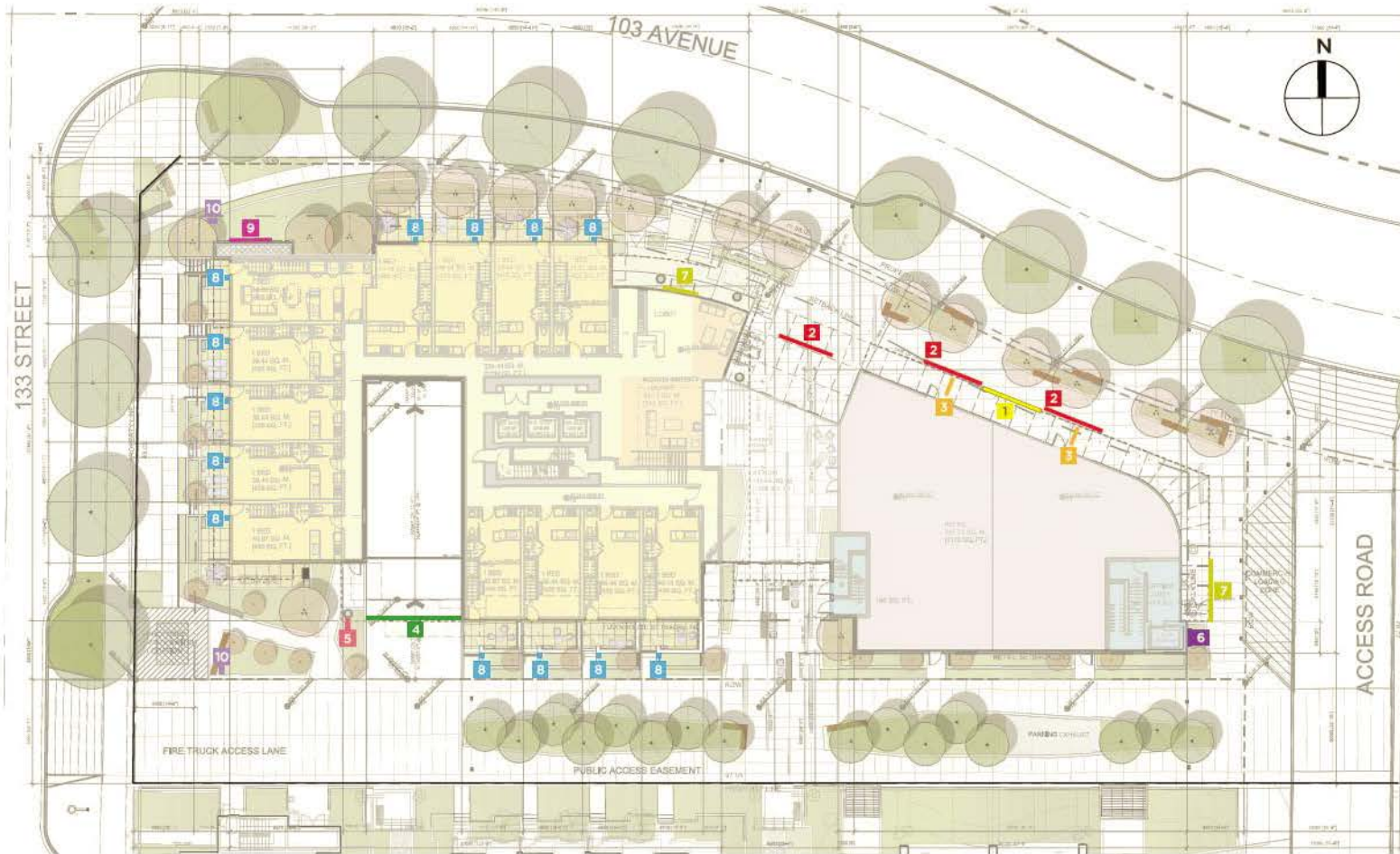
DATE 2014-11-20
 PROJECT, 14014

DRAWN BY, KB
 REVIEW BY, BM



- INDEX**
-  Pedestrian Site Entrances
 -  Parkade Entrance
 -  Main Access Route

1.1 WEST VILLAGE - OVERALL SITE PLAN
 NTS



EXTERIOR SIGN TYPE INDEX

1	Upper Tenant Canopy Sign
2	Lower Tenant Canopy Sign
3	Tenant Blade Sign (Suspended/Projected)
4	Parking Entrance Sign
5	Projecting "P" Parking Sign
6	Tenant Directory Sign
7	Office / Residential Tower Entrance ID Sign
8	Residential Street Number Sign
9	Site ID Sign
10	Parking Directional Sign

See page 1.4 for East Elevation

SIGN TYPE 2:

Lower Tenant Canopy Sign

Individual dimensional internally illuminated channel letters with acrylic face* mounted on 75 mm (3") painted aluminum HSS raceway with concealed electrical supply.

Size: max 460 mm (1'-6") Letters & 760 mm (2'-6") Logo Height

*NOTE: Font, logo, and colours to follow tenant brand identity standards.

SIGN TYPE 1:

Upper Tenant Canopy Sign

Individual dimensional internally illuminated channel letters with acrylic face* mounted on 75 mm (3") painted aluminum HSS raceway with concealed electrical supply.

Size: max 760 mm (2'-6") Letters

*NOTE: Font, logo, and colours to follow tenant brand identity.

SIGN TYPE 3:

Tenant Blade Sign

Internally illuminated sign panel with 25 mm (1") thick white push-thru tenant name and logo.*

Size: 1524 mm W x 305 mm H x 75 mm thick (5'-0" W x 1'-0" H x 3" thick)

Optional: Painted sign panel w/ white reflective applied vinyl.

*NOTE: Font, logo, and colours to follow tenant brand identity. **Variance TBD**

SIGN TYPE 7:

Residential Tower Entrance ID Sign

Non-illuminated 51 mm (2") deep individual aluminum reverse dimensional channel letters, painted silver to match natural anodized aluminum, mounted on top of 51 mm (2") painted aluminum raceway to be mounted across glazing above entrance. Street address applied to inside of glazing in white vinyl below.

Size: Max. 305 mm (1'-0") Letter Height

SIGN TYPE 8:

Residential Street Number Sign

Individual non-illuminated 12 mm (1/2") thick dimensional acrylic numbers painted to match natural anodized aluminum, mounted directly on glazing. A vinyl patch is required on the opposite side of glass to hide sign adhesive.

Size: 150 mm (6") Number Height

SIGN TYPE 9:

Site ID Sign

Single-sided internally 4100K LED illuminated painted 3 mm (1/8") aluminum sign cabinet, with 25 mm (1") push-thru white acrylic dimensional letters. Mounted* with stand-off brackets to parkade intake grille with exterior grade, non-corrosive hardware and anchors. Supply conduit and attachment hardware painted to match intake grille, colours TBD by architect.

*NOTE: Final mounting is subject to ventilation requirement, TBC by architect.

Size: 3759 mm W x 677 mm H x 76 mm thick (12'-4" W x 2'-2 5/8" H x 3" thick)

SIGN TYPE 10:

Parking Directional Sign

Non-illuminated freestanding double-sided sign, with 3 mm (1/8") aluminum face mounted to two 76 mm x 76 mm (3" x 3") square steel poles. Graphics applied in white reflective vinyl.

Size: 608 mm W x 1829 mm H x 128 mm thick (2'-0" W x 6'-0" H x 5" Thick)

Variance TBD



1.3 WEST VILLAGE - 103 AVE - NORTH ELEVATION
SCALE: 1:250



WestStone Properties
WEST VILLAGE DP/DVP SIGNAGE

CLIENT NAME: WestStone Properties
FILE NAME: 14014 West Village 1.3 North Elevation.dwg

DATE: 2015-02-19
PROJECT: 14014

DRAWN BY: KB
REVIEW BY: BM

**SIGN TYPE 6:
Tenant Directory Sign**
Non-illuminated natural anodized aluminum changeable slot blade signs with deep etched and enamel-filled tenant names/logos. Mounted on wall louvers.

Size: 760 mm W x 1065 mm H
(2'-6" W x 3'-6" H)

**SIGN TYPE 7:
Residential Tower
Entrance ID Sign**
Non-illuminated 51 mm (2") deep individual aluminum reverse dimensional channel letters, painted silver to match natural anodized aluminum, mounted on top of 51 mm (2") painted aluminum raceway to be mounted across glazing above entrance. Street address applied to inside of glazing in white vinyl below.

Size: Max. 305 mm (1'-0")
Letter Height

**SIGN TYPE 3:
Tenant Blade Sign**
Internally illuminated sign panel with 25 mm (1") thick white push-thru tenant name and logo.*

Size: 1524 mm W x 305 mm H x 75 mm thick (5'-0" W x 1'-0" H x 3" thick)

Optional: Painted sign panel w/ white reflective applied vinyl.

*NOTE: Font, logo, and colours to follow tenant brand identity.
Variance TBD

See page 1.3 for North Elevation

**SIGN TYPE 1:
Upper Tenant Canopy Sign**
Individual dimensional internally illuminated channel letters with acrylic face* mounted on 75 mm (3") painted aluminum HSS raceway with concealed electrical supply.

Size: max 760 mm (2'-6") Letters

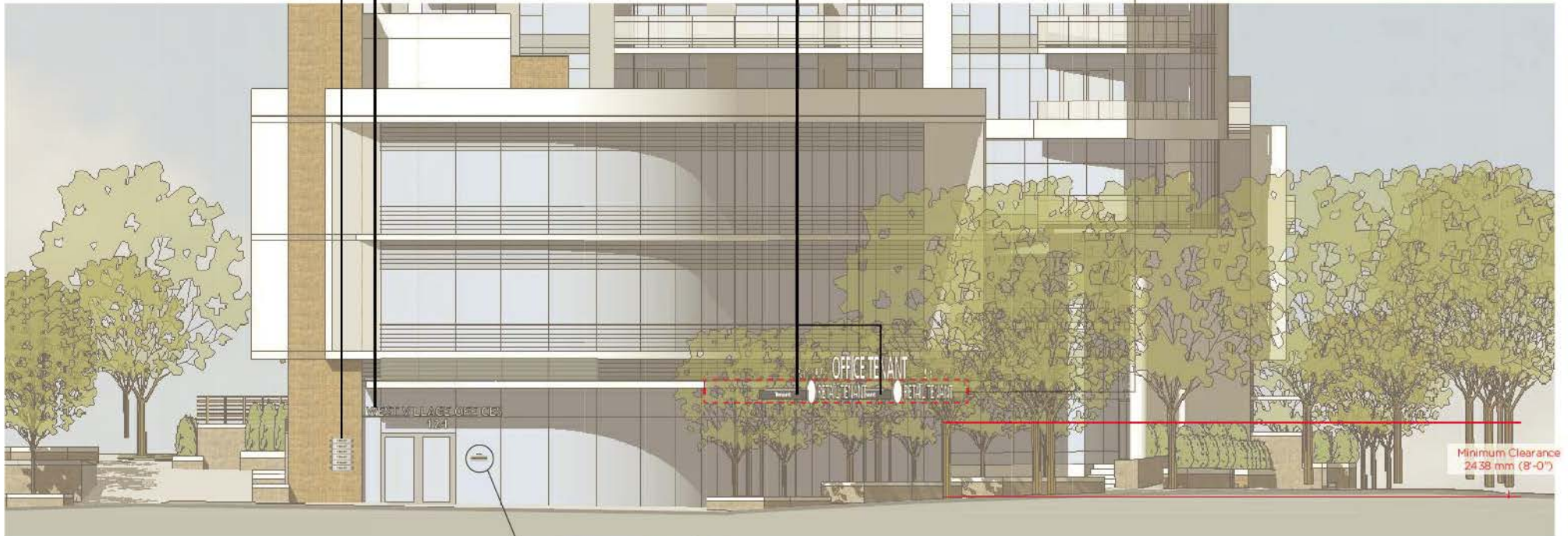
*NOTE: Font, logo, and colours to follow tenant brand identity.

See page 1.3 for North Elevation

**SIGN TYPE 2:
Lower Tenant Canopy Sign**
Individual dimensional internally illuminated channel letters with acrylic face* mounted on 75 mm (3") painted aluminum HSS raceway with concealed electrical supply.

Size: max 460 mm (1'-6") Letters & 760 mm (2'-6") Logo Height

*NOTE: Font, logo, and colours to follow tenant brand identity standards.



Relevant messaging (e.g. hours, delivery and entry instructions, no smoking notices) digitally printed on clear vinyl applied inside glazing adjacent to entrance doors. Maximum of 3 vinyl signs per premises allowed (including street address numbers)—as per Sign By-law.

1.4 WEST VILLAGE - EAST ELEVATION
SCALE: 1:125



WestStone Properties
WEST VILLAGE DP/DVP SIGNAGE

CLIENT NAME: WestStone Properties
FILE NAME: 14014 West Village 1.4 East Elevational

DATE: 2015-02-18
PROJECT: 14014

DRAWN BY: KB
REVIEW BY: BM

See page 1.6 for West Elevation

SIGN TYPE 10:
Parking Directional Sign
 Non-illuminated freestanding double-sided sign, with 3 mm (1/8") aluminum face mounted to two 76 mm x 76 mm (3" x 3") square steel poles. Graphics applied in white reflective vinyl.

Size: 608 mm W x 1829 mm H x 128 mm thick
 (2'-0" W x 6'-0" H x 5" Thick)
Variance TBD

SIGN TYPE 4:
Projecting "P" Parking Sign
 4100K LED internally illuminated painted aluminum sign cabinet with 13 mm (1/2") white acrylic push-thru "P" pictogram, projected via 51 mm (2") square rigid painted aluminum supports with concealed electrical supply from building. Projected 152 mm (6") from building facade.

Size: 915 mm W x 762 mm H x 229 mm thick
 (3'-0" W x 2'-6" H x 9" Thick)

SIGN TYPE 5:
Parking Entrance Sign
 Internally illuminated painted 3 mm (1/8") thick aluminum sign cabinet with 25 mm (1") push-thru white acrylic letters and graphics, with concealed power supply behind. 3 mm (1/8") aluminum clearance blade suspended from behind with black text and graphics applied to face. Blade suspended with cables attached to 51 mm (2") diameter natural anodized aluminum tube at top, with 13 mm (1/4") end caps.

Size: Cabinet 610 mm H x 203 mm D (2'-0" H x 8" D) width dependant on entrance TBC by architect.
 Blade: 2438 mm W x 229 mm H (8'-0" W x 9" H)

SIGN TYPE 8:
Residential Street Number Sign
 Individual non-illuminated 12 mm (1/2") thick dimensional acrylic numbers painted to match natural anodized aluminum, mounted directly on glazing. A vinyl patch is required on the opposite side of glass to hide sign adhesive.

Size: 150 mm (6") Number Height



1.5 WEST VILLAGE - SOUTH ELEVATION
 SCALE: 1:250

EDG WestStone Properties
 WEST VILLAGE DP/DVP SIGNAGE

CLIENT NAME: WestStone Properties
 FILE NAME: 14014 West Village 1.5 South Elevation.dwg

DATE: 2015-02-19
 PROJECT: 14014

DRAWN BY: KB
 REVIEW BY: BM

See page 1.3 for North Elevation

SIGN TYPE 10:
Parking Directional Sign
 Non-illuminated freestanding double-sided sign, with 3 mm (1/8") aluminum face mounted to two 76 mm x 76 mm (3" x 3") square steel poles. Graphics applied in white reflective vinyl.

Size: 608 mm W x 1829 mm H x 128 mm thick (2'-0" W x 6'-0" H x 5" Thick)
Variance T20

SIGN TYPE 8:
Residential Street Number Sign
 Individual non-illuminated 12 mm (1/2") thick dimensional acrylic numbers painted to match natural anodized aluminum, mounted directly on glazing. A vinyl patch is required on the opposite side of glass to hide sign adhesive.

Size: 150 mm (6") Number Height

SIGN TYPE 4:
Projecting "P" Parking Sign
 4100K LED internally illuminated painted aluminum sign cabinet with 13 mm (1/2") white acrylic push-thru "P" pictogram, projected via 51 mm (2") square rigid painted aluminum supports with concealed electrical supply from building. Projected 152 mm (6") from building facade.

Size: 915 mm W x 762 mm H x 229 mm thick (3'-0" W x 2'-6" H x 9" thick)

See page 1.5 for South Elevation

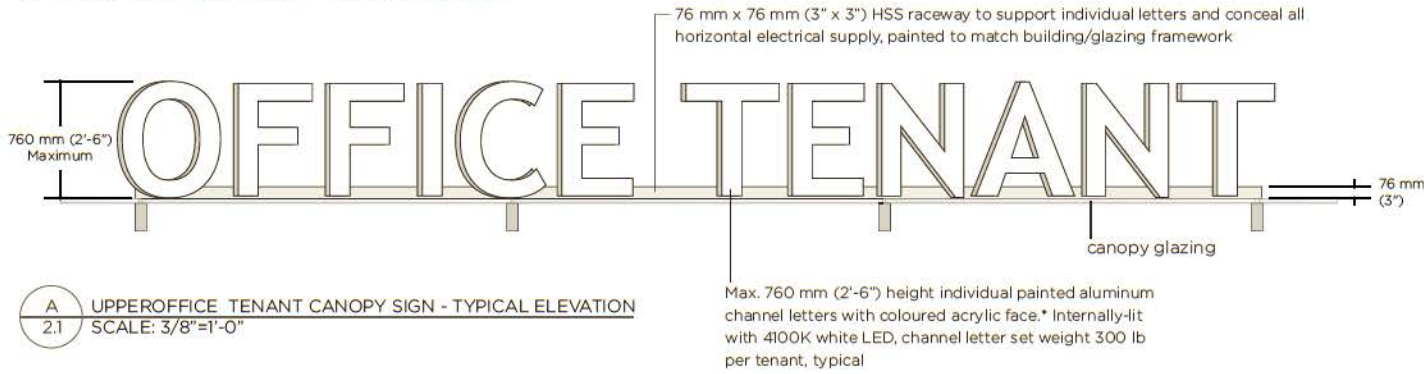
SIGN TYPE 10:
Parking Directional Sign
 Non-illuminated freestanding double-sided sign, with 3 mm (1/8") aluminum face mounted to two 76 mm x 76 mm (3" x 3") square steel poles. Graphics applied in white reflective vinyl.

Size: 608 mm W x 1829 mm H x 128 mm thick (2'-0" W x 6'-0" H x 5" Thick)
Variance T20



SIGN TYPE 1: UPPER TENANT FASCIA SIGN

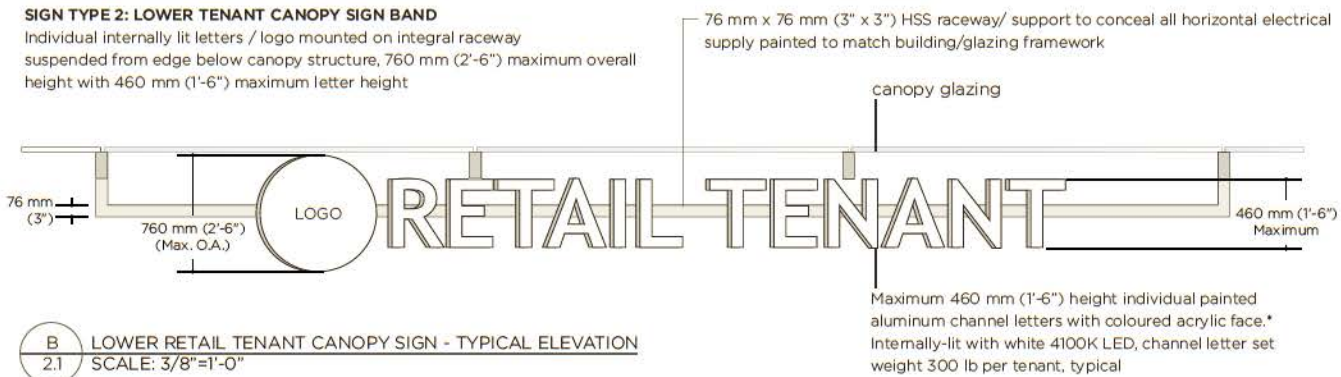
Individual internally lit letters mounted on integral raceway to be attached above canopy structure, 760 mm (2'-6") maximum letter height



A UPPER OFFICE TENANT CANOPY SIGN - TYPICAL ELEVATION
SCALE: 3/8"=1'-0"

SIGN TYPE 2: LOWER TENANT CANOPY SIGN BAND

Individual internally lit letters / logo mounted on integral raceway suspended from edge below canopy structure, 760 mm (2'-6") maximum overall height with 460 mm (1'-6") maximum letter height

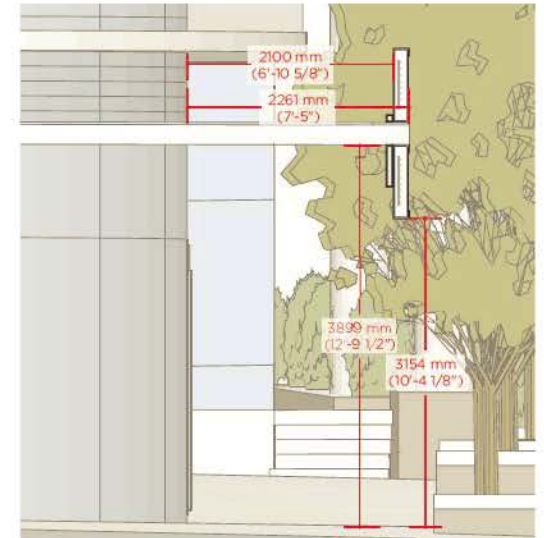


B LOWER RETAIL TENANT CANOPY SIGN - TYPICAL ELEVATION
SCALE: 3/8"=1'-0"

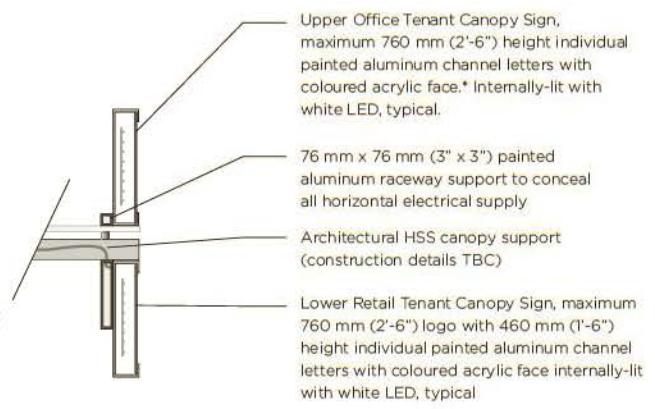
EXAMPLE OF ACCEPTABLE UPPER TENANT SIGN



EXAMPLE OF ACCEPTABLE LOWER TENANT SIGN



C UPPER & LOWER TENANT CANOPY SIGNS - SIDE VIEW
SCALE: 1:50



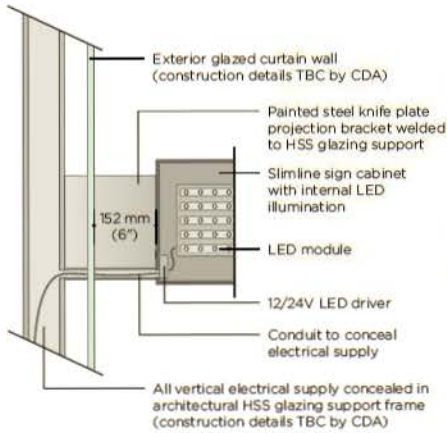
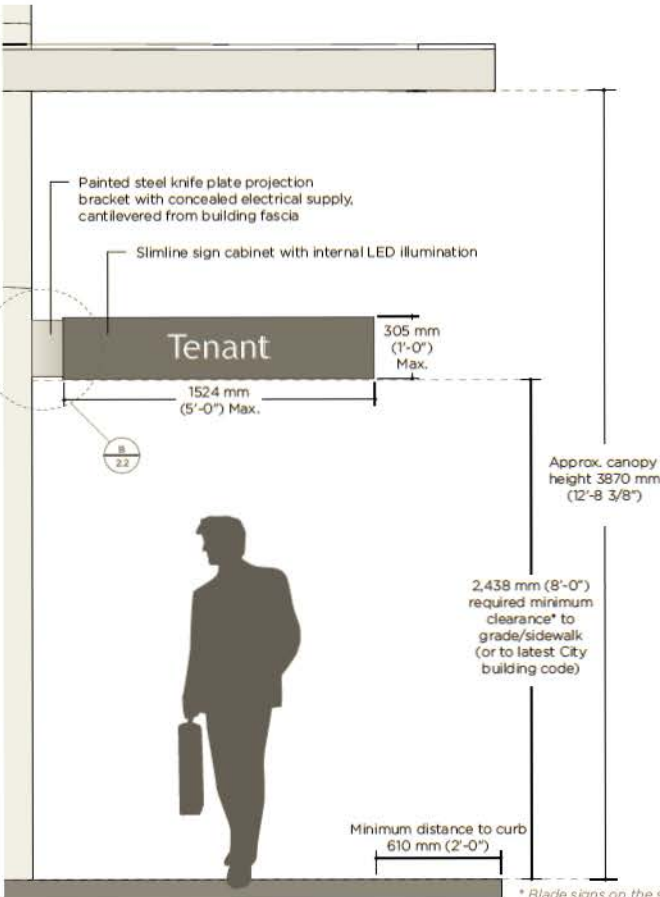
D UPPER & LOWER TENANT CANOPY SIGNS - DETAIL
SCALE: 3/8"=1'-0"

*NOTE: Font, logo and colours to follow tenant brand identity standards.

SIGN TYPE 3: TENANT BLADE SIGN

Double sided, internally LED illuminated painted aluminum sign cabinet, 1,524 mm x 405 mm (5'-0" x 1'-0") Max. with 76 mm (3") Max. thickness, projected directly from glazed building exterior via knife plate and integral conduit welded to internal structural HSS, at a minimum 2,438 mm (8'-0") clearance to street grade. Signs must not project beyond the edge of the canopy, and must not be closer than 610 mm (2'-0") to the curb or edge of the road (where applicable).

Sign cabinet to be fabricated in high quality painted aluminum. Tenant logo and name only permitted. Push-through acrylic letter and logo illumination is preferred. Copy not to exceed 50% of the total sign area, as per current Sign By-law. Maximum of one (1) Tenant Blade Sign per CRU.



B
2.2 BLADE SIGN - TYPICAL SECTION
SCALE: 1" = 1'-0"

A
2.2 TENANT SIGN GUIDELINES - BLADE SIGNS
SCALE: 1/2" = 1'-0"



WestStone Properties
WEST VILLAGE DP/DVP SIGNAGE

EXAMPLES OF ACCEPTABLE TENANT BLADE SIGNS



Internally illuminated push-through blade sign. Slim architectural detail with integrated electrical



Projected sign cabinet with integral support bracket and concealed electrical supply to building fascia

EXAMPLES OF UNACCEPTABLE TENANT CANOPY SIGNS



Unacceptable: Internally illuminated plastic face, back-lit sign cabinet is too thick and exposed



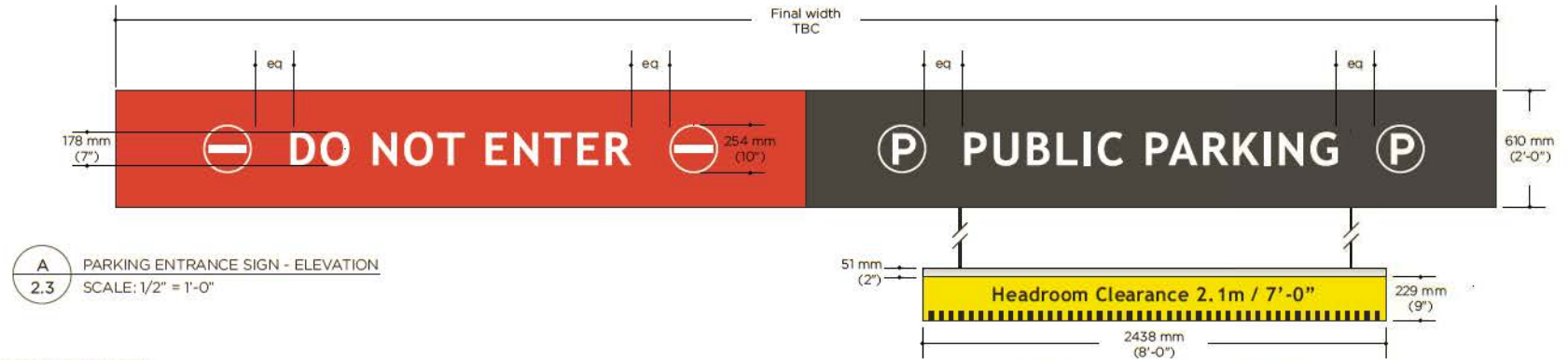
Unacceptable: externally illuminated sign face. Exposed suspension wire/ cables from canopy and poor example of exposed lighting.

* Blade signs on the same building elevation should follow the same datum line with same distance from the bottom of the building canopy

SIGN TYPE 4: PARKING ENTRANCE SIGN

Internally illuminated 610 mm (2'-0") height 203 mm (8") deep painted 3 mm (1/8") thick aluminum sign cabinet with 25 mm (1") push-thru white acrylic letters and graphics, with concealed power supply behind. Cabinet extends along full entrance width (length TBD). 3 mm (1/8") aluminum clearance blade suspended from behind with black text and graphics applied to face. Blade suspended with cables attached to 51 mm (2") diameter natural anodized aluminum tube at top, with 13 mm (1/4") end caps.

NOTE: Typical construction. Final width dependant on actual entrance size.

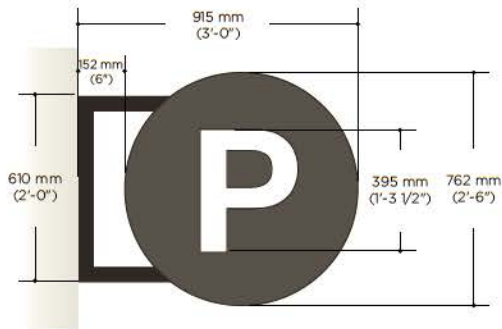


A
2.3 PARKING ENTRANCE SIGN - ELEVATION
SCALE: 1/2" = 1'-0"

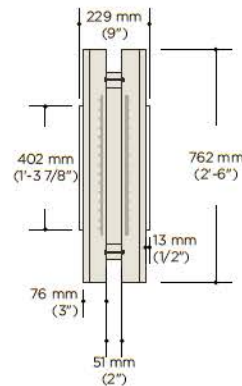
NOTE: Clearance shown as example only. Final parkade clearance height TBD.

SIGN TYPE 5: PROJECTED "P" PARKING SIGN

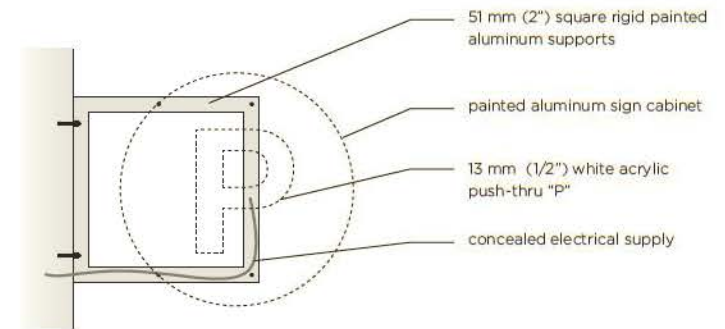
4100K LED internally illuminated 762 mm (2'-6") diameter painted aluminum sign cabinet with 13 mm (1/2") white acrylic push-thru "P" pictogram, projected via 51 mm (2") square rigid painted aluminum supports with concealed electrical supply from building. Projected 152 mm (6") from building facade.



A
2.3 PROJECTED "P" PARKING SIGN - ELEVATION
SCALE: 3/4" = 1'-0"



B
2.3 PROJECTED "P" PARKING SIGN - SIDE SECTION
SCALE: 3/4" = 1'-0"



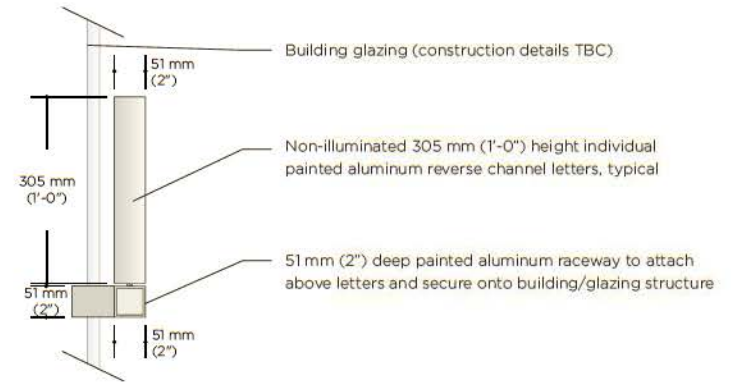
C
2.3 PROJECTED "P" PARKING SIGN - SIGN SUPPORT DETAIL
SCALE: 3/4" = 1'-0"

SIGN TYPE 7: OFFICE TOWER ENTRANCE ID SIGN

Non-illuminated 305 mm (1'-0") height 51 mm (2") deep individual aluminum reverse dimensional channel letters, painted silver to match natural anodized aluminum, mounted on top of 51 mm (2") painted aluminum raceway to be mounted across glazing above entrance. Street address in 305 mm (1'-0") height numbers applied to inside of glazing in white vinyl below.



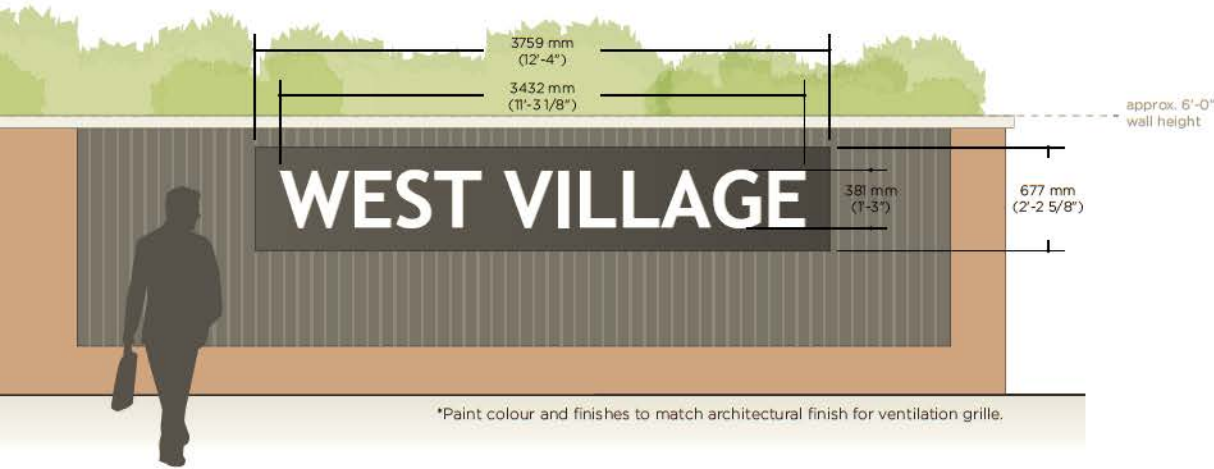
A OFFICE/RESIDENTIAL TOWER ENTRANCE ID SIGN - TYPICAL ELEVATION
2.4 SCALE: 3/8"=1'-0"



B OFFICE/RESIDENTIAL TOWER ENTRANCE ID SIGN - TYPICAL SECTION
2.4 SCALE: 1 1/2"=1'-0"

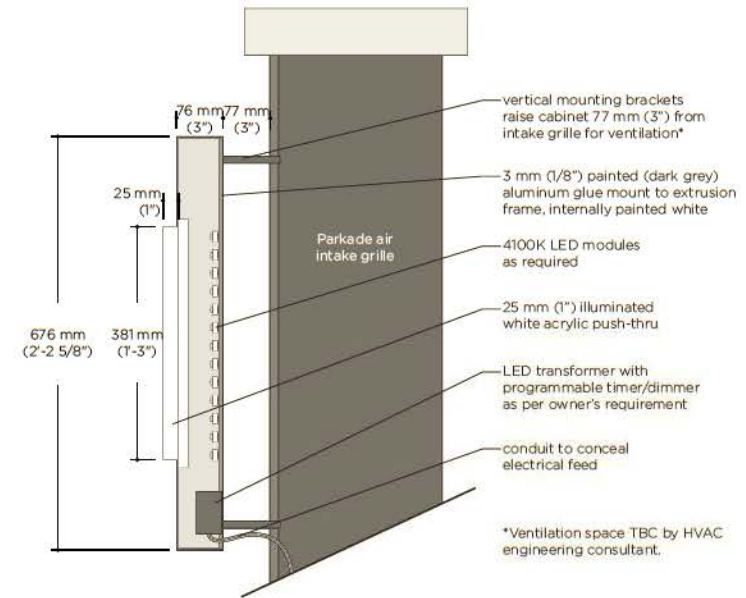
SIGN TYPE 9: PROJECT ID SIGN

3,759 mm W x 677 mm H x 76 mm thick (12'-4" W x 2'-2 5/8" H x 3" thick) single-sided internally 4100K LED illuminated painted 3 mm (1/8") aluminum sign cabinet*, with 25 mm (1") push-thru white acrylic dimensional letters. Mounted with stand-off brackets to parkade intake grille with exterior grade, non-corrosive hardware and anchors (final mounting is subject to ventilation requirement, TBC by CDA and HVAC engineering consultant).



A PROJECT ID SIGN - ELEVATION
2.5 SCALE: 3/8" = 1'-0"

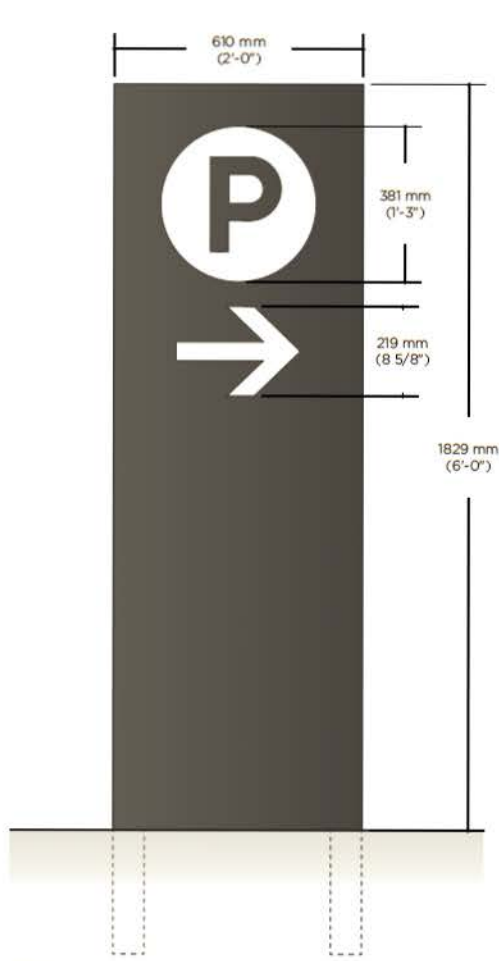
NOTE: Final mounting is subject to ventilation requirement at parkade intake grille, TBC by architect.



B PROJECT ID SIGN - SECTION VIEW
2.5 SCALE: 11/2" = 1'-0"

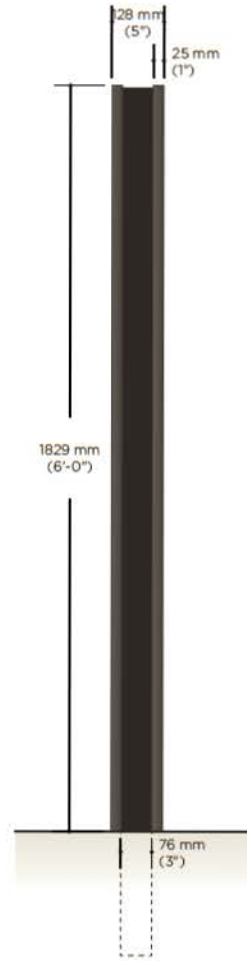
SIGN TYPE 10: PARKING DIRECTIONAL SIGN

Non-illuminated freestanding double-sided sign, with 3 mm (1/8") aluminum face mounted to two 76 mm x 76 mm (3" x 3") square steel poles. Graphics applied in white reflective vinyl.

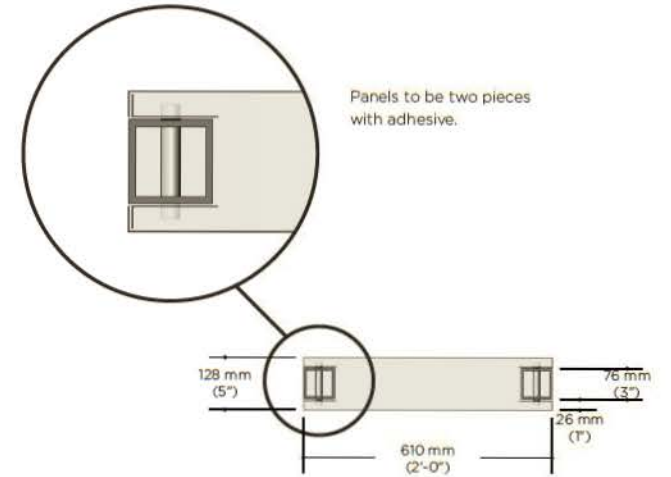


A PARKING DIRECTIONAL SIGN - ELEVATION
2.6 SCALE: 1" = 1'-0"

Variance may be required to accommodate additional height required for visibility.



B PARKING DIRECTIONAL SIGN - SIDE SECTION VIEW
2.6 SCALE: 1" = 1'-0"

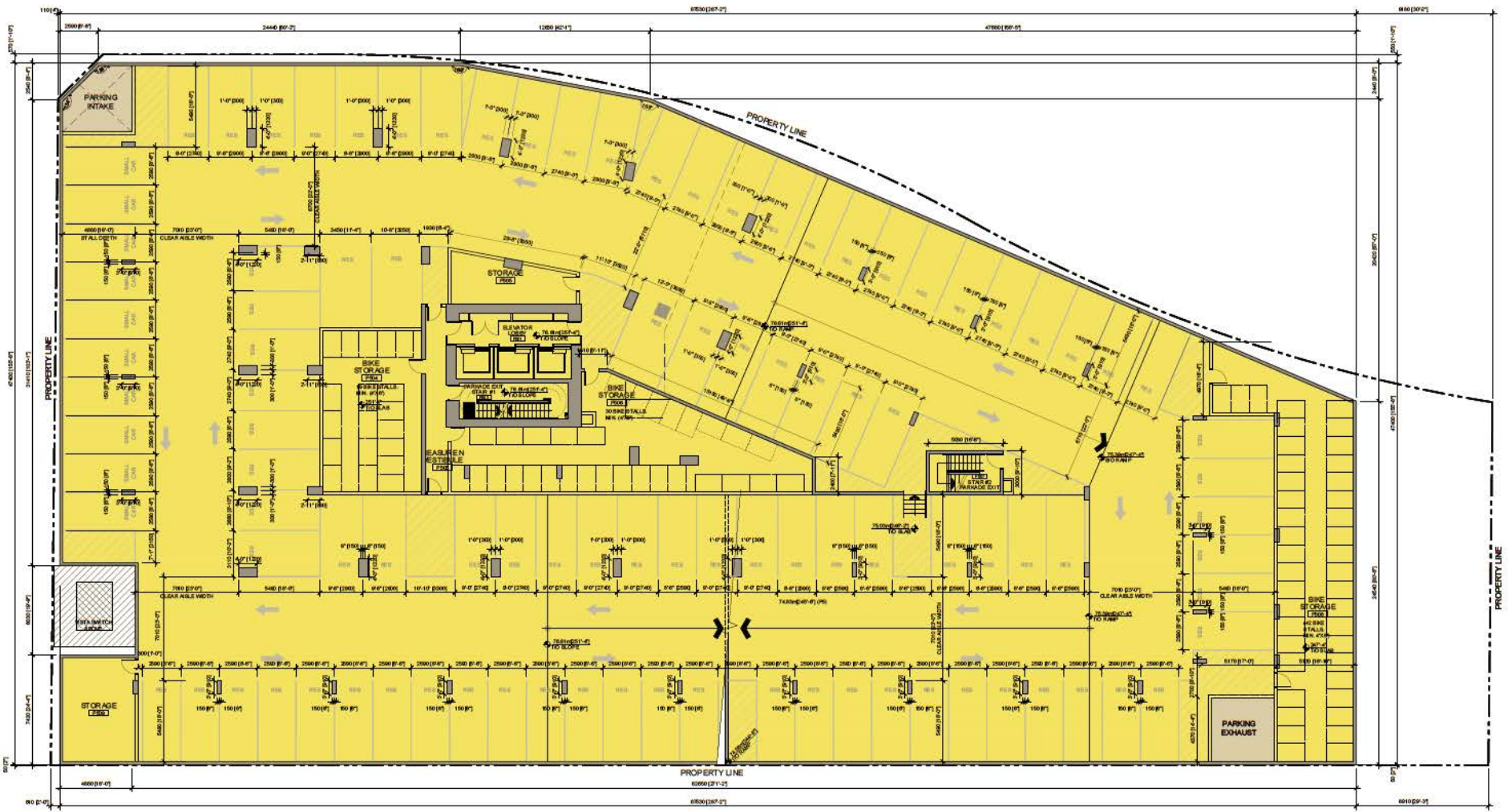


C PARKING DIRECTIONAL SIGN - TOP SECTION VIEW
2.6 SCALE: 1" = 1'-0"

Parking Schedule - P5		
Use	Description	Count
Residential	Regular	90
Small car	Small	10
Handicap Res	Regular	1
Commercial	Regular	0
Office	Regular	0
Total on this level		101

- RESIDENTIAL VISITOR
- RESIDENTIAL
- SERVICE

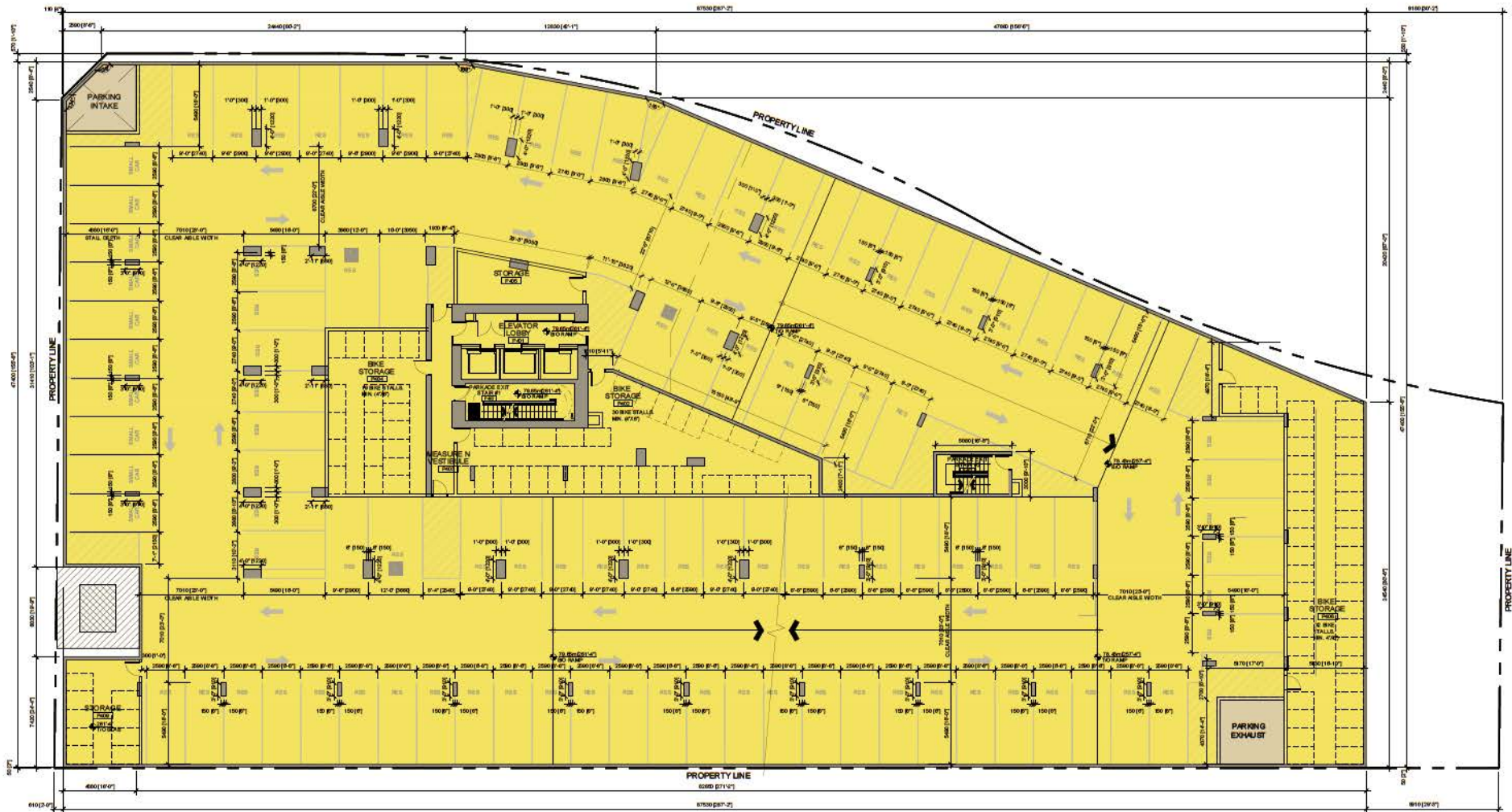
- NOTED NOTES:**
- PAINT THE UNDERGROUND PARKING WALLS AND COLUMNS WHITE.
 - INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 - AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
 - PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
 - PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.



Parking Schedule - P4		
Use	Description	Count
Residential	Regular	90
Small car	Small	10
Handicap Res	Regular	3
Commercial	Regular	0
Office	Regular	0
Total on this level		103

- RESIDENTIAL VISITOR
- RESIDENTIAL
- SERVICE

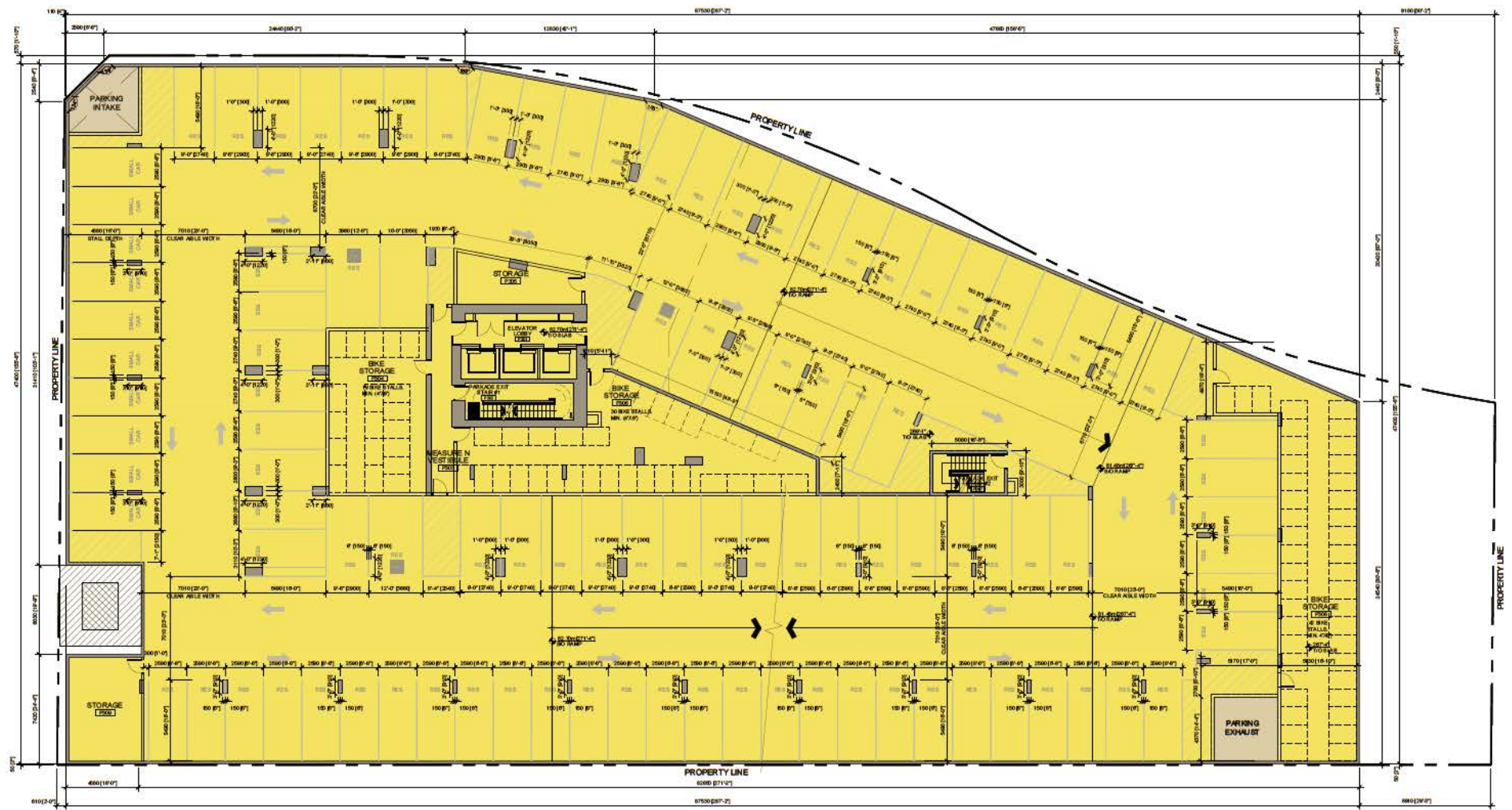
- CITED NOTES:**
- PAINT THE UNDERGROUND PARKING WALLS AND COLUMNS WHITE.
 - INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 - AVOID HIDDEN CORNERS AND INST ALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
 - PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
 - PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.



Parking Schedule - P3		
Use	Description	Count
Residential	Regular	90
Small car	Small	10
Handicap Res	Regular	3
Commercial	Regular	0
Office	Regular	0
Total on this level		103

- RESIDENTIAL VISITOR
- RESIDENTIAL
- SERVICE

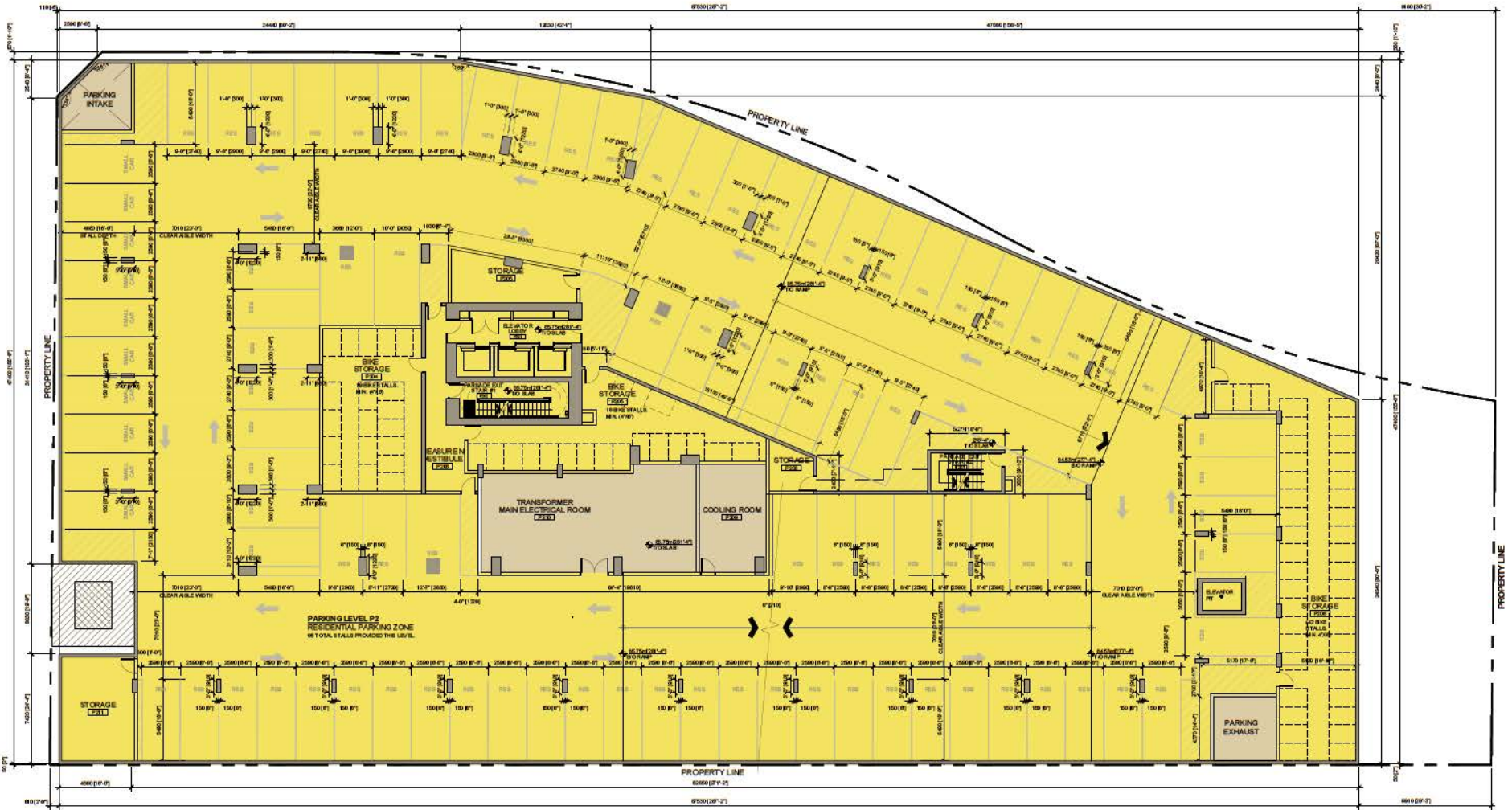
- CITED NOTES:**
- PAINT THE UNDERGROUND PARKING WALLS AND COLUMNS WHITE.
 - INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 - AVOID HIDDEN CORNERS AND INST ALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
 - PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
 - PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.



Parking Schedule - P2		
Use	Description	Count
Residential	Regular	82
Small car	Small	10
Handicap Res	Regular	3
Commercial	Regular	0
Office	Regular	0
Total on this level		95

- RESIDENTIAL VISITOR
- RESIDENTIAL
- SERVICE

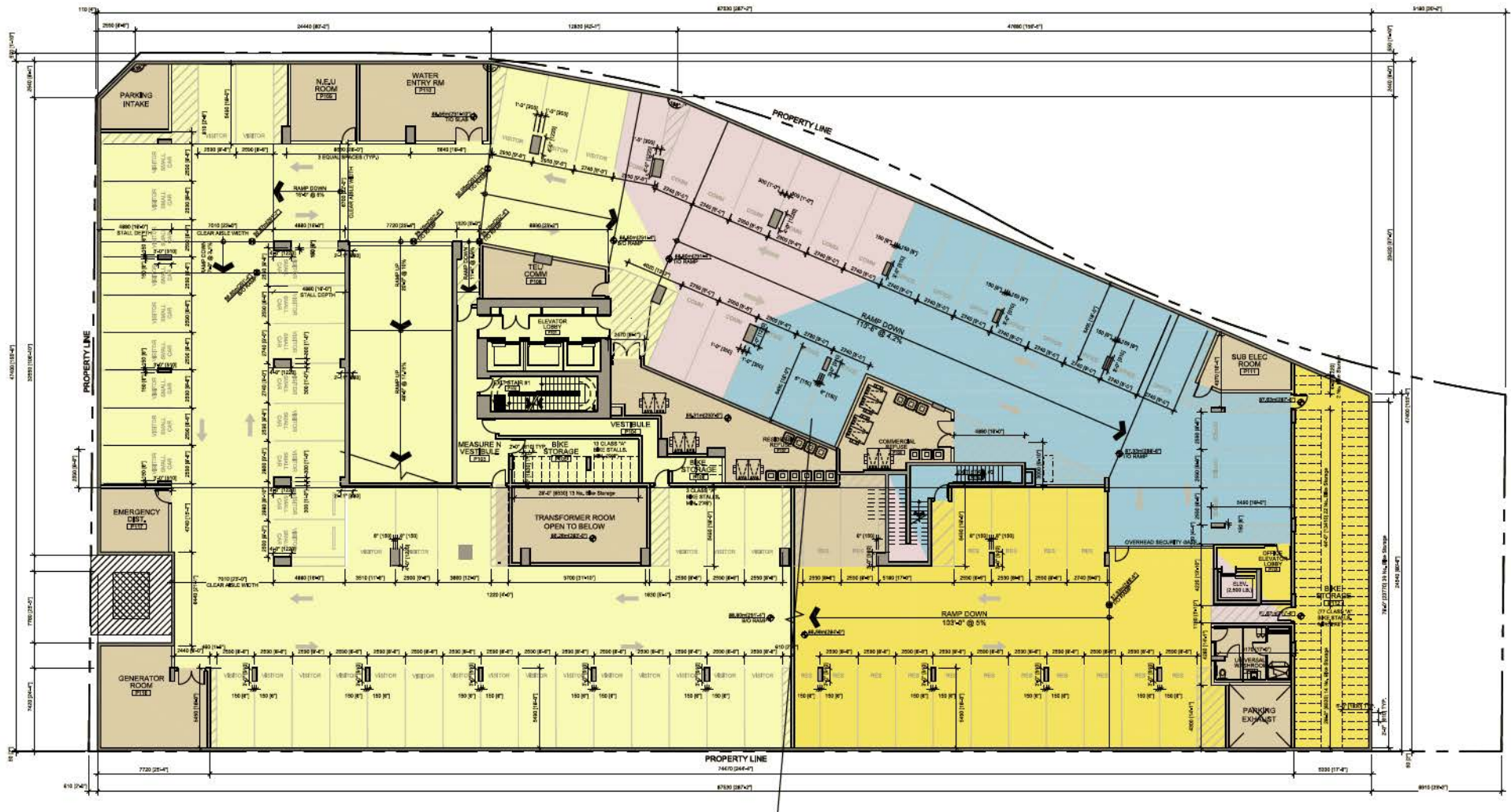
- NOTED NOTES:**
- PAINT THE UNDERGROUND PARKING WALLS AND COLUMNS WHITE.
 - INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 - AVOID HIDDEN CORNERS AND INST ALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
 - PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
 - PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.



Parking Schedule - P1		
Use	Description	Count
Visitor	Regular	25
Small Visitor	Small	17
Handicap	Regular	1
Commercial	Regular	59
Office	Regular	14
Residential	Regular	17
Total on this level		83

- RESIDENTIAL VISITOR
- RESIDENTIAL
- RETAIL
- OFFICE
- SERVICE

- GENERAL NOTES:**
- PAINT THE UNDERGROUND PARKING WALLS AND COLUMNS WHITE.
 - INSTALL HARDWIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 - AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
 - PROVIDE VIEWING PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
 - PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.



West Village - Site D
133A St. & 103 Ave., Surrey

P1 Parking Plan

Scale: 1:125

Issued for DP Amendment

September 2, 2015



WESTstone

A2.04

**TO: Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: Development Services Manager, Engineering Department

DATE: September 10, 2015

PROJECT FILE: 7815-0224-00

**RE: Engineering Requirements (Commercial/Industrial)
Location: 10322 - 133 Street**

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.

DEVELOPMENT VARIANCE PERMIT FOR SIGNAGE

There are no engineering requirements relative to issuance of the Development Variance Permit to increase the underside clearance of the tenant blade signs and to increase the height of the parking directional signs.

DEVELOPMENT VARIANCE PERMIT FOR PARKING REDUCTION

The Engineering department has no objection to the proposed reduction in the off-street parking spaces from 524 spaces to 485 parking spaces subject to the applicant contributing \$200,000.00 to the City's Traffic Management Program.

A Servicing Agreement is not required for the proposed DP and DVP's.



Rémi Dubé, P.Eng.
Development Services Manager

HB

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0224-00

Issued To: WESTSTONE PROPERTIES 104 LTD.
("the Owner")

Address of Owner: 300, 10090 - 152 Street
Surrey, BC V3R 8X8

1. This development variance 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 variance permit.
2. This development variance 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: 028-914-546
 Lot A Section 27 Block 5 North Range 2 West New Westminster District Plan EPP20733
 10322 - 133 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2014, No. 18228 is varied as follows:
 - (a) To vary Section 2.H., by adding the following after Sub-section 2.H.3.:
 - "4. Notwithstanding Section H.2., a minimum of 462 *parking spaces* is required for residential and residential visitor parking for 407 *dwelling units*."
5. This development variance permit applies to only the building on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

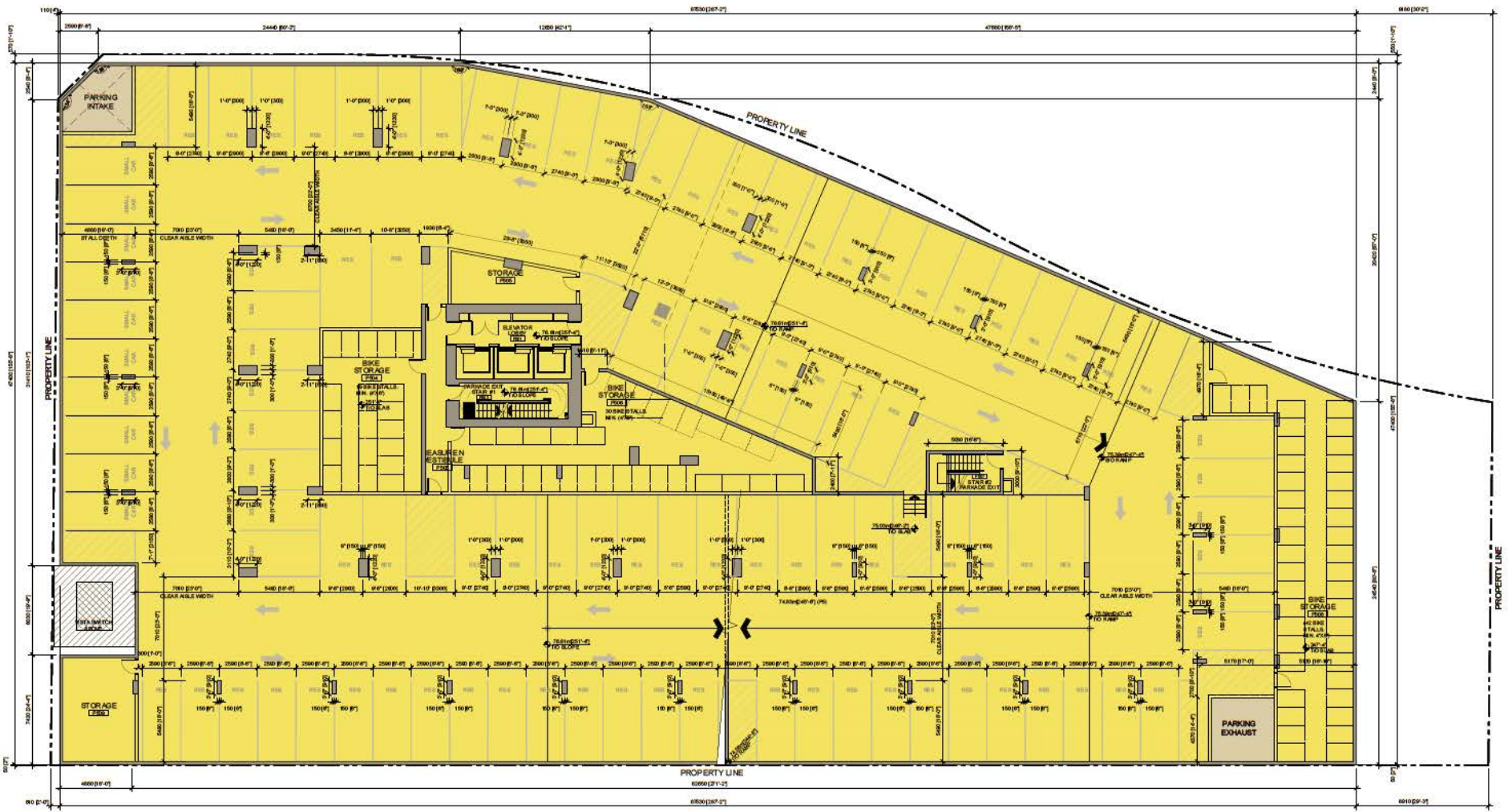
Mayor – Linda Hepner

City Clerk – Jane Sullivan

Parking Schedule - P5		
Use	Description	Count
Residential	Regular	90
Small car	Small	10
Handicap Res	Regular	1
Commercial	Regular	0
Office	Regular	0
Total on this level		101

- RESIDENTIAL VISITOR
- RESIDENTIAL
- SERVICE

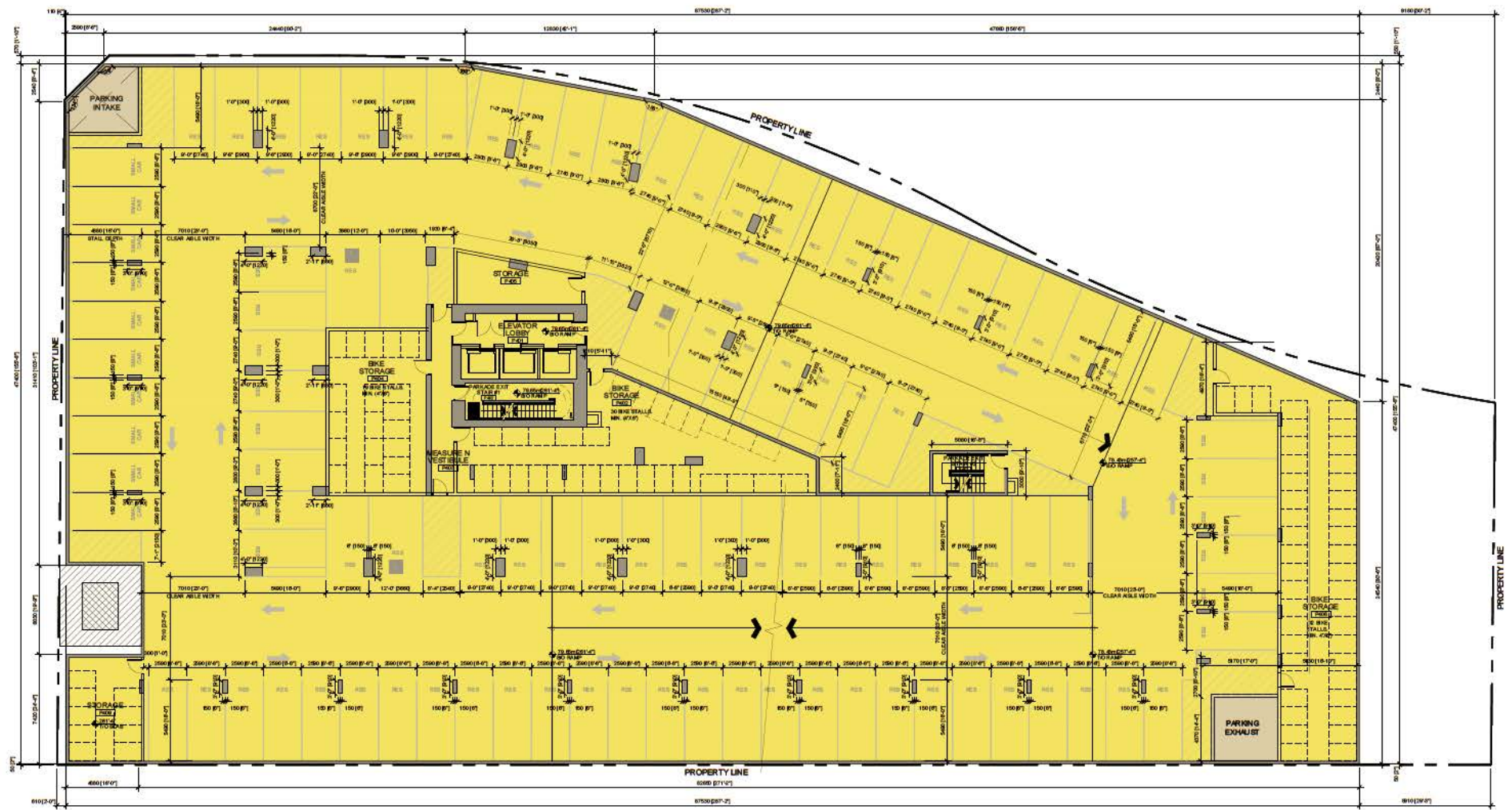
- NOTED NOTES:**
- PAINT THE UNDERGROUND PARKING WALLS AND COLUMNS WHITE.
 - INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 - AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
 - PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
 - PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.



Parking Schedule - P4		
Use	Description	Count
Residential	Regular	90
Small car	Small	10
Handicap Res	Regular	3
Commercial	Regular	0
Office	Regular	0
Total on this level		103

- RESIDENTIAL VISITOR
- RESIDENTIAL
- SERVICE

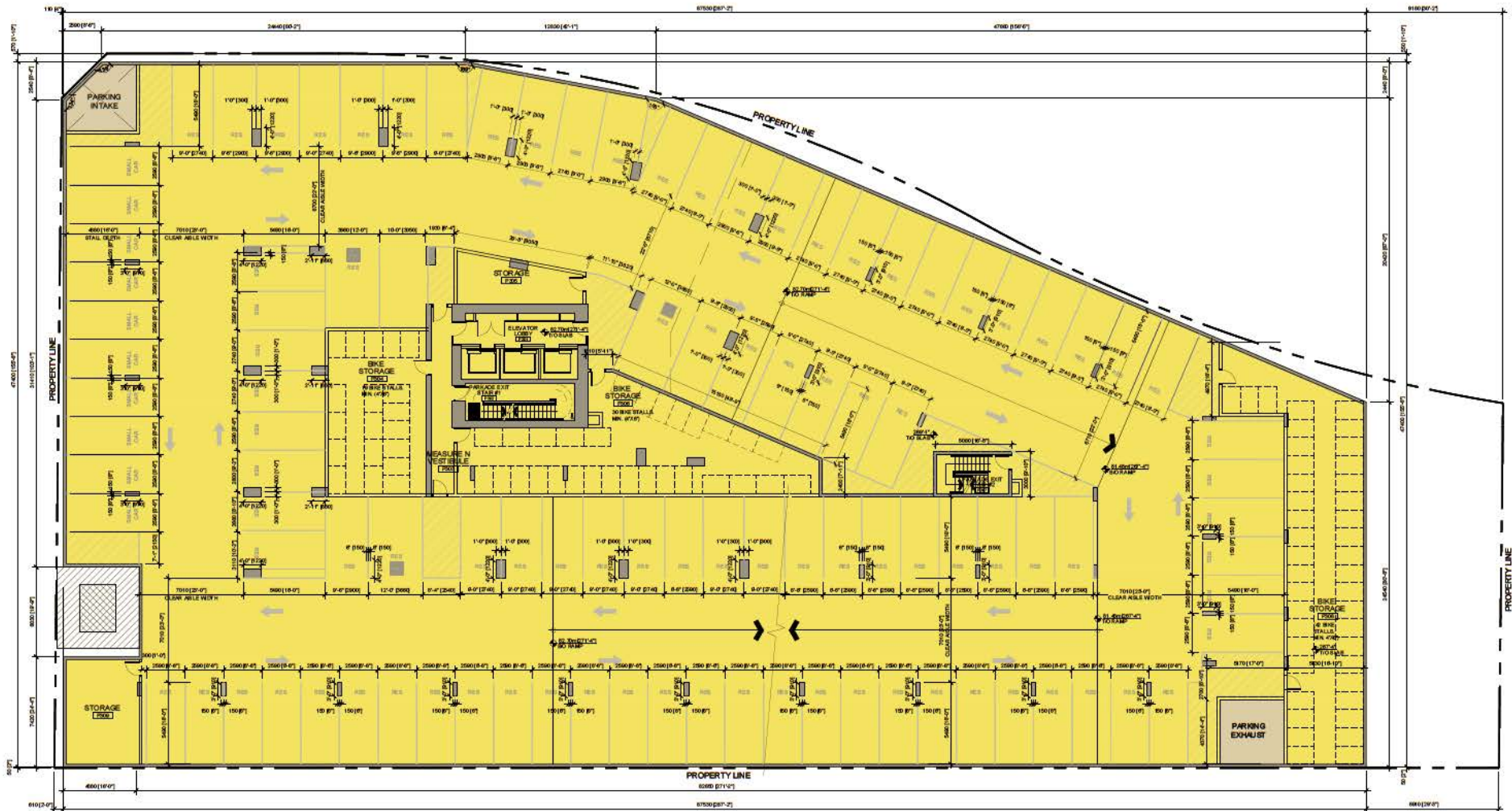
- CITED NOTES:**
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 - INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 - AVOID HIDDEN CORNERS AND INST ALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
 - PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
 - PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.



Parking Schedule - P3		
Use	Description	Count
Residential	Regular	90
Small car	Small	10
Handicap Res	Regular	3
Commercial	Regular	0
Office	Regular	0
Total on this level		103

- RESIDENTIAL VISITOR
- RESIDENTIAL
- SERVICE

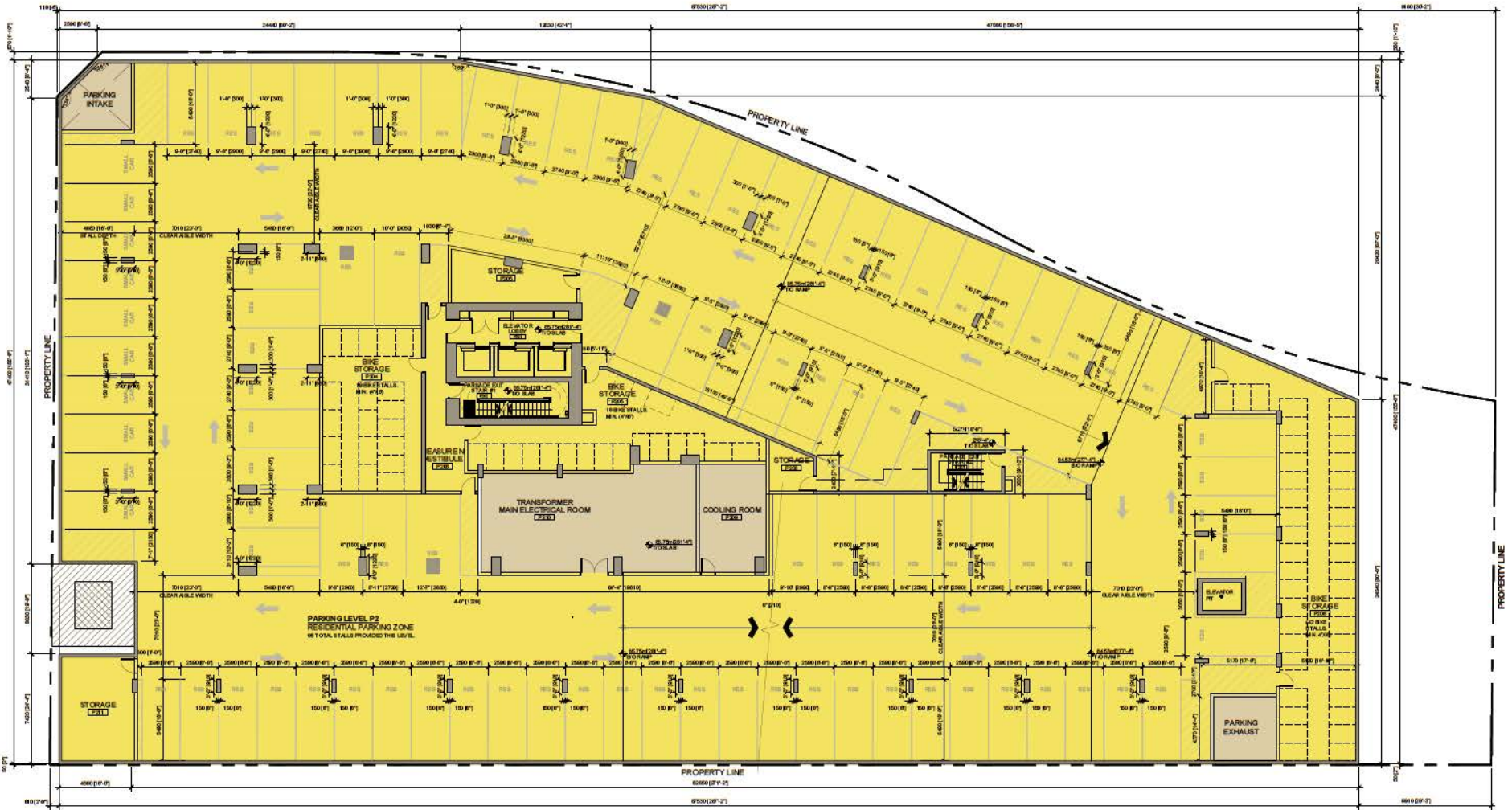
- CAPTED NOTES:**
- PAINT THE UNDERGROUND PARKING WALLS AND COLUMNS WHITE.
 - INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 - AVOID HIDDEN CORNERS AND INST ALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
 - PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
 - PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.



Parking Schedule - P2		
Use	Description	Count
Residential	Regular	82
Small car	Small	10
Handicap Res	Regular	3
Commercial	Regular	0
Office	Regular	0
Total on this level		95

- RESIDENTIAL VISITOR
- RESIDENTIAL
- SERVICE

- NOTED NOTES:**
- PAINT THE UNDERGROUND PARKING WALLS AND COLUMNS WHITE.
 - INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 - AVOID HIDDEN CORNERS AND INST ALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
 - PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
 - PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.



Parking Schedule - P1		
Use	Description	Count
Visitor	Regular	25
Small Visitor	Small	17
Handicap	Regular	1
Commercial	Regular	59
Office	Regular	14
Residential	Regular	17
Total on this level		83

- RESIDENTIAL VISITOR
- RESIDENTIAL
- RETAIL
- OFFICE
- SERVICE

- GENERAL NOTES:**
- PAINT THE UNDERGROUND PARKING WALLS AND COLUMNS WHITE.
 - INSTALL HARDWIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 - AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
 - PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
 - PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.

