

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7920-0008-00

Planning Report Date: February 10, 2020

**PROPOSAL:**

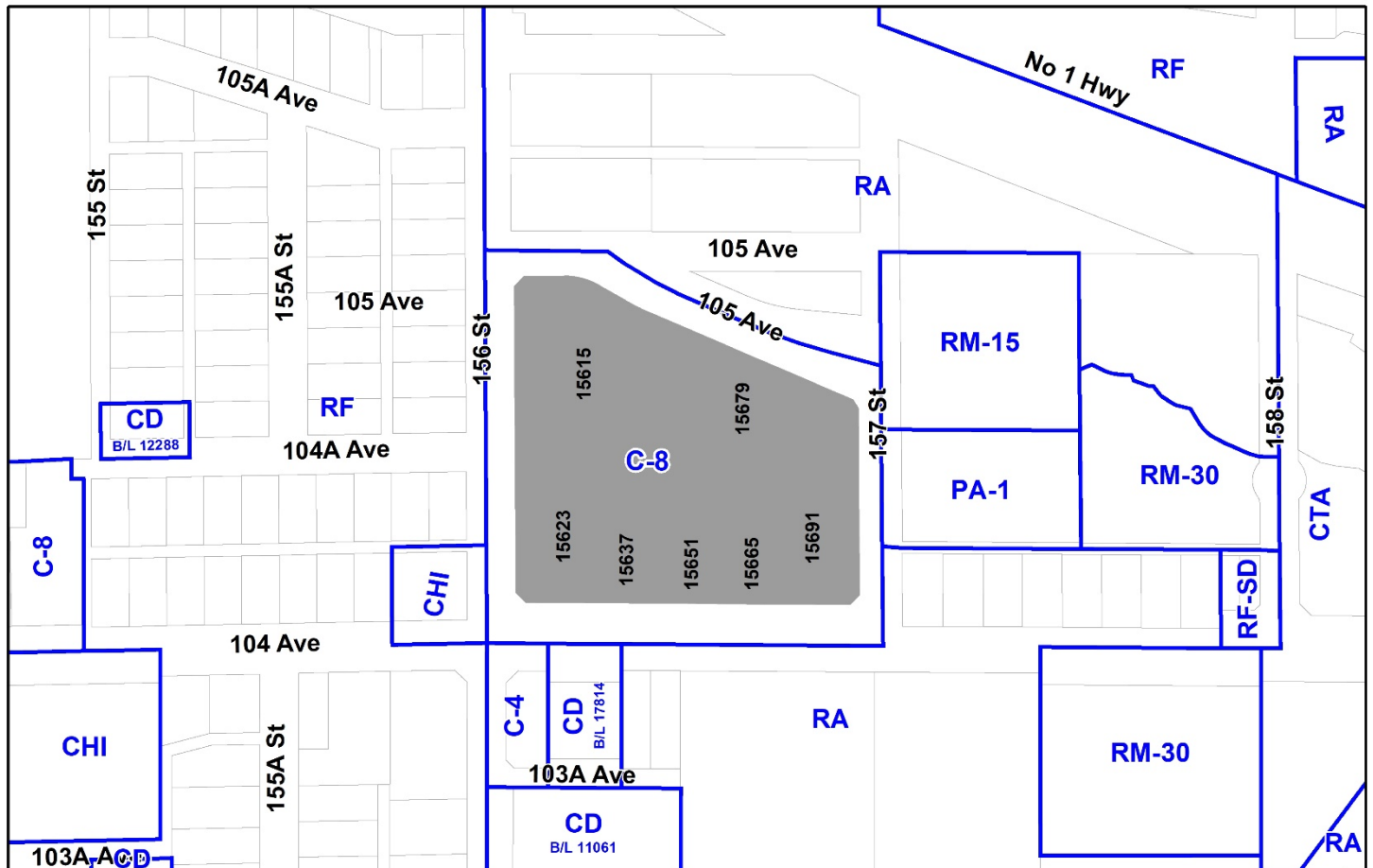
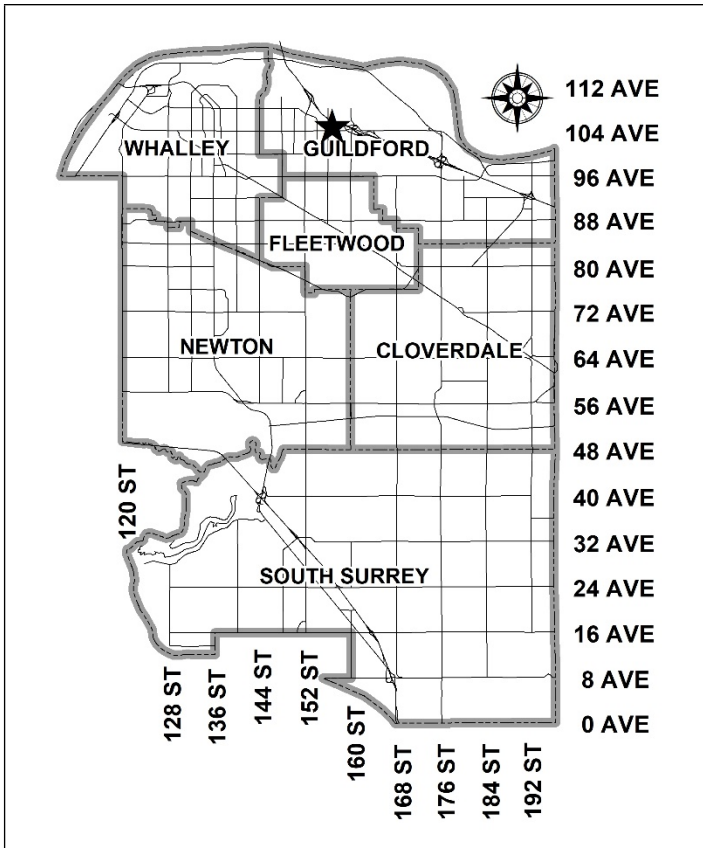
- **Development Variance Permit**

to increase maximum allowable height in the C-8 Zone from 12 metres to 15 metres to accommodate an elevator shaft and staircase for an approved retail and commercial project.

**LOCATION:** 15615 - 104 Avenue

**ZONING:** C-8

**OCP DESIGNATION:** Commercial



## RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a Development Variance Permit to vary the C-8 Zone to permit an increased maximum building height of 15 metres for Building C, within an approved commercial development.

## RATIONALE OF RECOMMENDATION

- The variance would only be applicable to Building C of the 'Guilford Village', one (1) of the six (6) free-standing buildings that comprises the retail commercial centre under construction on the site.
- The site plan is generally unchanged from that approved by Council under Development Application No. 7913-0189-00. A Development Permit Amendment (7917-0448-00) was issued for the site on April 23, 2018, which made several changes to the site plan, including changes to Building C to accommodate a proposed daycare tenant and the addition of a rooftop play area. The DP Amendment also included a reduction of the number of buildings within the retail commercial centre from seven (7) to six (6).
- The approved Development Permit for the site (7913-0189-00) and Development Permit Amendment (7917-0488-00) do not account for the increased building height required to accommodate a staircase and an elevator to provide roof access for the future daycare's outdoor play area.
- The proposed elevator shaft and staircase exceed the 12-metre maximum building height permitted in the C-8 Zone, thus a variance is requested.
- The proposed commercial development complies with all other provisions of the C-8 Zone.
- No adverse impacts to the retail commercial development, or to neighbouring properties, are anticipated from the variance, as Building C is internal to the site and away from residential uses.
- The inclusion of a daycare in Building C of the development helps address the growing need for child care in Surrey and helps minimize existing gaps in service provision.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0008-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height of the C-8 Zone allowed from 12 metres to 15 metres for Building C only within the commercial development on the site.

## Referrals

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

## SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Vacant lots and single-family home	Urban	RA
East (Across 157 Street):	North: Townhouses	Urban	RM-15
	East: Kingdom Hall of Jehovah's Witness		PA-1
	South: Single family homes		RA
South (Across 104 Avenue):	West: Convenience store	Urban	C-4
	South: 4-storey apartment building	Multiple Residential	CD (By-law No. 17814)
	East: Harold Bishop Elementary School	Urban	RA
West (Across 156 Street):	Single family homes	Multiple Residential	RF
	South: Fraser Heights Animal Hospital	Commercial	CHI

## DEVELOPMENT CONSIDERATIONS

- The subject property is 2.48 hectares in size and is located in Guildford at the northeast corner of 104 Avenue and 156 Street. The site is designated Commercial in the Official Community Plan (OCP) and is zoned "Community Commercial Zone (C-8)".
- At the December 5, 2016 Regular Council – Land Use meeting, Council granted Final Adoption/Approval to Application 7913-0189-00 to allow the development of a retail commercial shopping centre, the "Guildford Village", containing seven (7) free-standing buildings. The application included:
  - An OCP Amendment from Urban to Commercial
  - Rezoning from "One-Acre Residential (RA)" to "Community Commercial (C-8)"
  - Development Permit
  - Development Variance Permit for setbacks
- At the April 23, 2018 Regular Council – Land Use meeting, Council granted issuance to Development Permit (Major DP Amendment) 7917-0488-00 to make changes to the site plan, landscaping and building designs, while maintaining the general form and character of the original Development Permit. The most significant changes to the site included:
  - The elimination of one (1) building, for a total of six (6) buildings proposed
  - Changes to Building C to accommodate a proposed daycare tenant, including the addition of a rooftop outdoor play area
- Neither the approved Development Permit for the site (7913-0189-00) nor the Development Permit Amendment (7917-0488-00) account for the increased building height to accommodate a staircase and an elevator to access Building C's rooftop outdoor play area. As such, a height variance is now requested.
- To allow the daycare to proceed as designed, the applicant has applied for a Development Variance Permit (DVP) seeking maximum height relaxations for Building C of "Guildford Village".

## BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum principle building height in the C-8 Zone from 12 metres to 15 metres for Building C only.

Staff Comments:

- The variance is only applicable for Building C of the 'Guildford Village', one (1) of the six (6) free-standing buildings that comprises the retail commercial centre.
- The variance is to accommodate a staircase and elevator shaft, which are now required to provide rooftop access to Building C, where a future daycare outdoor play area will be located. The increased height of the building was not contemplated under the original Development Permit (7913-0189-00), or the Development Permit Amendment (7917-0488-00).

- The site plan is generally unchanged from that previously approved by Council.
- The proposed retail and commercial development complies with all other provisions of the C-8 Zone.
- No adverse impacts to the development or to surrounding properties are anticipated by the proposed height variance, as Building C is internal to the site, backs onto a steep grade change, and is away from residential uses.
- The inclusion of a daycare in Building C of the Guildford Village helps address the growing need for child care in Surrey and helps minimize existing gaps in service provision.
- Staff support the requested variance.

#### INFORMATION ATTACHED TO THIS REPORT

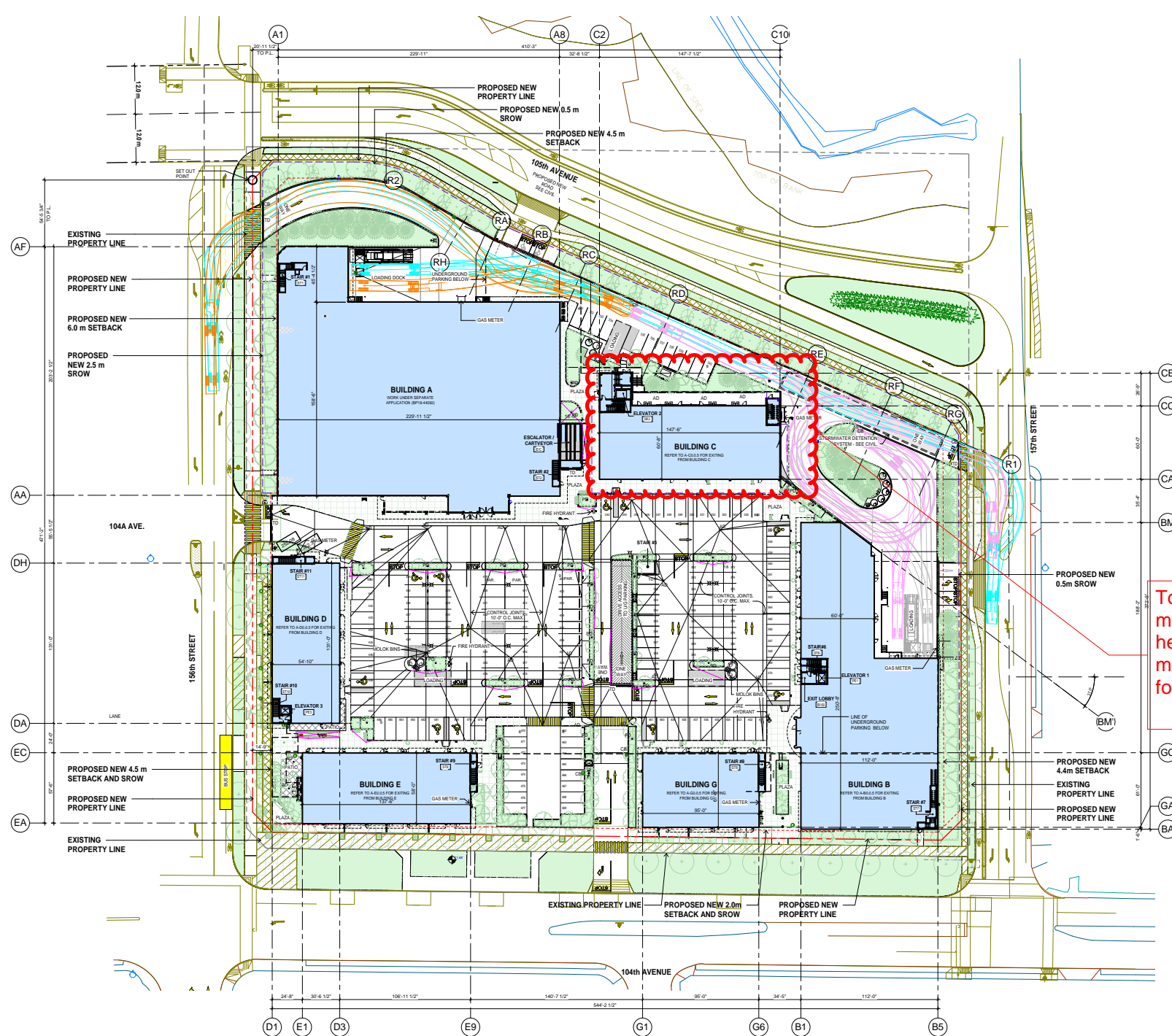
The following information is attached to this Report:

Appendix I. Site Plan, Building Elevations  
Appendix II. Development Variance Permit No. 7920-0008-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

SC/cm



- SITE SYMBOL LEGEND**
- CONCRETE LETDOWN
  - CURB TYPE, SEE DETAILS
  - BIKE RACK
  - LAMP STANDARD, CONC. BASE REQUIRED REFER TO SITE DETAILS
  - PAINTED ACCESSIBLE PARKING SIGN
  - PAINTED TRAFFIC ARROWS
  - PAINTED STOP LINE
  - PAINTED CROSSING
  - PROPERTY LINE
  - PLANTERS EXTEND MAX. 710 (2'-4") ABOVE ADJACENT GRADE
  - GRADES BY CIVIL (H)
  - GRADES BY ARCHITECTURAL (H)
  - LANDSCAPING
  - AREA / PLANTER DRAIN - SEE MECH
  - TRENCH DRAIN - SEE MECH
  - LIGHTPOLE COLUMNS - SEE ELEC REFER TO SITE DETAILS
  - DIRECTION OF SLOPE
  - SIGN POST REFER TO SITE DETAILS
  - FIRE HYDRANT

**VEHICLES**

OVERALL LENGTH:	15,100 mm
OVERALL WIDTH:	2,500 mm
WHEEL BASE (TANDEN REAR):	6,200 mm
STEERING LOCK ANGLE:	64°
REAR OVERHANG:	4,000 mm
FRONT OVERHANG:	4,000 mm
LOCK TO LOCK TIME:	6"
OVERALL LENGTH:	11,500 mm
OVERALL WIDTH:	2,500 mm
STEERING LOCK ANGLE:	26.4°
LOCK TO LOCK TIME:	6"

To increase the maximum building height from 12 metres to 15 metres for Building C only.

**SHEET NOTES**

12	APR 30, 2020	UPDATED QP
11	NOV 16, 2018	UPDATED QP (SOUTH SIDE VEHICLE)
10	JAN 29, 2018	UPDATED QP (SOUTH SIDE VEHICLE)
9	JAN 29, 2018	REVISED FOR QP
8	SEP 18, 2017	ISSUED FOR DEVELOPMENT PERMIT
7	SEP 17, 2016	REVISED FOR QP REVIEW
6	MAY 14, 2016	REVISED FOR QP REVIEW
5	MAY 14, 2016	REVISED FOR QP REVIEW
4	MAY 14, 2016	ISSUED FOR ADP REVIEW
3	MAY 14, 2016	ISSUED FOR ADP REVIEW
2	MAY 14, 2016	ISSUED FOR ADP REVIEW
1	MAY 14, 2016	ISSUED FOR ADP REVIEW



GUILDFORD VILLAGE BLDG A & SITE (PHASE I)

156th AVE  
SURREY BC



ABBARCH  
Engaging Design™  
11800 156th Ave  
Surrey BC V3R 4M1

SCALE

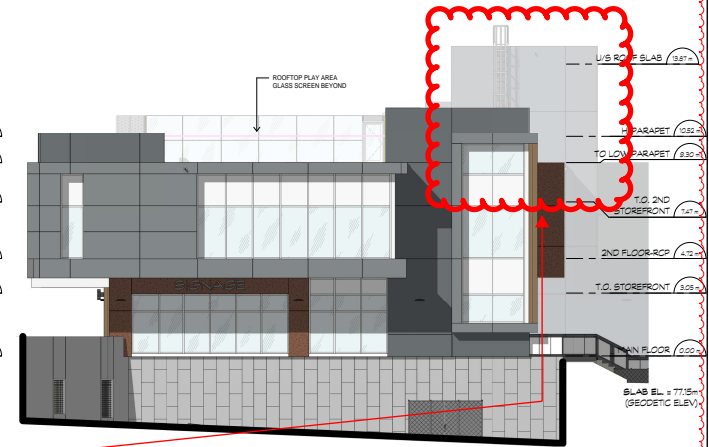
**SITE KEY PLAN**

PROJECT NO: 2152  
DRAWN BY: MD, JC  
CHECKED BY: MBL, HLG  
SCALE: 1" = 30'-0"  
SHEET:

DP-1.1.0

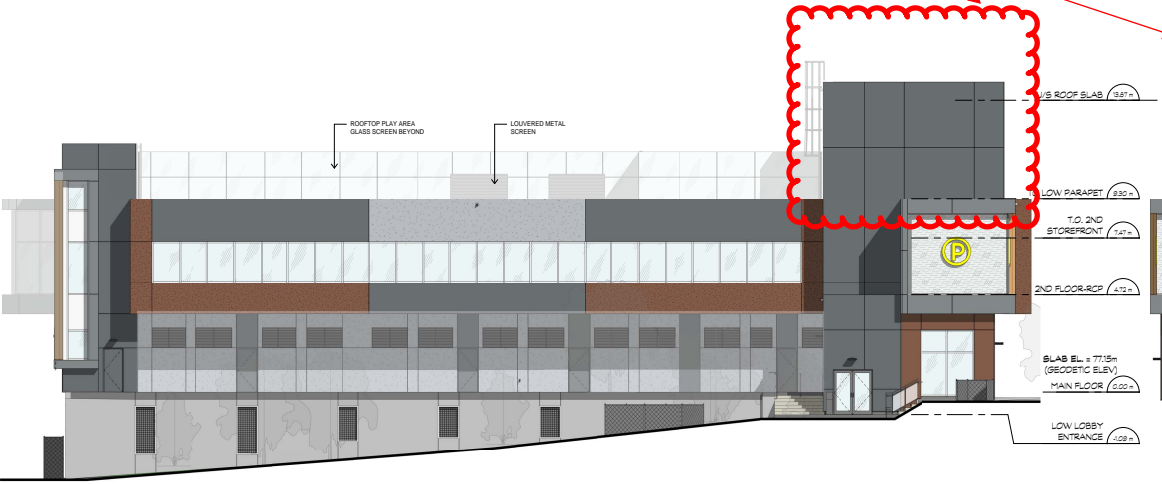


**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

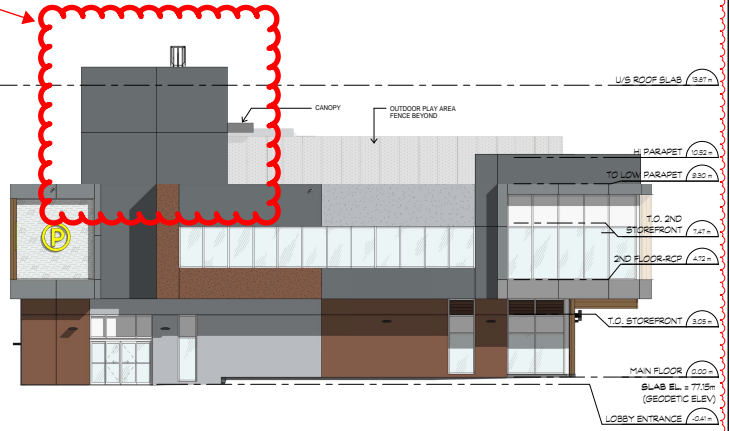


**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

To increase the maximum building height from 12 metres to 15 metres for Building C only



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



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

**EXTERIOR FINISH LEGEND**

- 1 EPS COLOUR TO MATCH BM 206-30 GRANDFATHER CLOCK BROWN
- 2 EPS COLOUR TO MATCH BM 2134-40 THUNDERCLOUD GRAY
- 3 EPS COLOUR TO MATCH BM 2134-30 TROUT GRAY
- 4 ALUMINUM COMPOSITE METAL PANEL PREFINISHED TO MATCH WEATHERED ZINC
- 5 PREFINISHED METAL FLASHING COLOUR TO MATCH WEATHERED ZINC
- 6 FORMED METAL PANEL CANOPY PREFINISHED TO MATCH WROUGHT IRON OR WOOD GRAIN METAL PANEL SOFFIT COLOUR AUTUMN
- 7 METAL CLADDING TO MATCH PRINTED WOOD GRAIN COLOUR AUTUMN
- 8 STEEL DOOR AND FRAME PAINTED TO MATCH BM 214-40 THUNDERC GRAY
- 9 CLEAR ANODIZED ALUMINUM CURTAIN WALL LOW DOUBLE GLAZED SEALED UNITS
- 10 CLEAR ANODIZED ALUMINUM SPANDREL UNIT CW INSULATED METAL BOOFRA
- 11 CLEAR ANODIZED ALUMINUM STOREFRONT DOOR CW CLEAR DBL GLAZED SEALED UNITS
- 12 INSULATED METAL PANEL PREFINISHED TO MATCH KINGSPAN DOVE GRAY
- 13 INSULATED METAL PANEL CUSTOM COLOUR TO MATCH BM 201-38 BIRCH PEA
- 14 SMOOTH FACE CONC. BLOCK PAINTED TO MATCH BM 214-20 TROUT GRAY
- 15 SIGNAGE BY TENANT
- 16 ARCHITECTURAL FEATURE CANOPY CW CEDAR FINISH SOFFIT
- 17 ARCHITECTURAL FEATURE PANEL
- 18 POLYCARBONATE PANELS
- 19 LIGHTING FIXTURE SEE SPEC.
- 20 EPS COLOUR TO MATCH BM 206-10 NEON RED
- 21 SCUMPER
- 22 MECHANICAL LOUVER COLOR MATCHED TO EPS COLOUR NEXT TO IT BY SEC.
- 23 CONCRETE UPSTAND SMOOTH FINISH W CLEAR SEALER
- 24 POWDER COATING STEEL PIPE QUADRIL

NOTE: ALL SIGNAGE IS CONCEPTUAL ONLY AND WILL BE REVIEWED AS PART OF A SEPARATE DEVELOPMENT APPLICATION.

REF: REFER TO SIGNAGE AREA CALCULATIONS TABLE

1	10/11/2016	CONCEPTUAL DESIGN/REVISION
2	10/11/2016	CONCEPTUAL DESIGN
3	10/11/2016	CONCEPTUAL DESIGN
4	10/11/2016	CONCEPTUAL DESIGN
5	10/11/2016	CONCEPTUAL DESIGN
6	10/11/2016	CONCEPTUAL DESIGN
7	10/11/2016	CONCEPTUAL DESIGN
8	10/11/2016	CONCEPTUAL DESIGN
9	10/11/2016	CONCEPTUAL DESIGN
10	10/11/2016	CONCEPTUAL DESIGN



**GUILDFORD VILLAGE - CRU C**

(A) 1545, (B) 1549, (C) 1547, (D) 1543, (E) 1543, (F) 1545 - 154 Avenue



PROJECT NO: 210  
DRAWN BY: JC, JK  
CHECKED BY: HL  
DATE: 09/20/16  
SCALE: 1/8" = 1'-0"  
SHEET:

**SIGNAGE AREA CALCULATIONS**

PREMISES (TENANT)	SIGNS	SIZE PER SIGN (HxW)	SIGNAGE AREA m <sup>2</sup> (S.F.)	PREMISES TOTAL m <sup>2</sup> (S.F.)
UNIT C1	1g	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
UNIT C2	2a	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
UNIT C3	3a	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
UNIT C4	4a	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
UNIT C5	5a	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
UNIT C6	6a	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
UNIT C7	7a	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
UNIT C8	8a	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
U/S PARKING ENTRY P2 AND P4	P2 AND P4	1.97 m x 1.97m (4'-6" X 4'-6")	1.48 m <sup>2</sup> (15.9 S.F.)	2.85 m <sup>2</sup> (30.80 S.F.)
<b>OVERALL DIMENSIONS</b>			<b>CRU C TOTAL:</b>	<b>28.91 m<sup>2</sup> (287.41 S.F.)</b>

SHEET TITLE:  
**CRU C - ELEVATIONS**

PROJECT NO: 210  
DRAWN BY: JC, JK  
CHECKED BY: HL  
DATE: 09/20/16  
SCALE: 1/8" = 1'-0"  
SHEET:

**DP-3.30**

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0008-00

Issued To:

(the "Owner")

Address of Owner:

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: 030-036-241

Lot 1 Section 22 Block 5 North Range 1 West New Westminster District Plan EPP61085

15615 - 104 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section G of Part 36 Community Commercial Zone (C-8) the maximum principle building height of 'Building C' is increased from 12 metres to 15 metres.
4. This development variance permit applies to only the portion of the buildings and structures 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.



6. 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.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

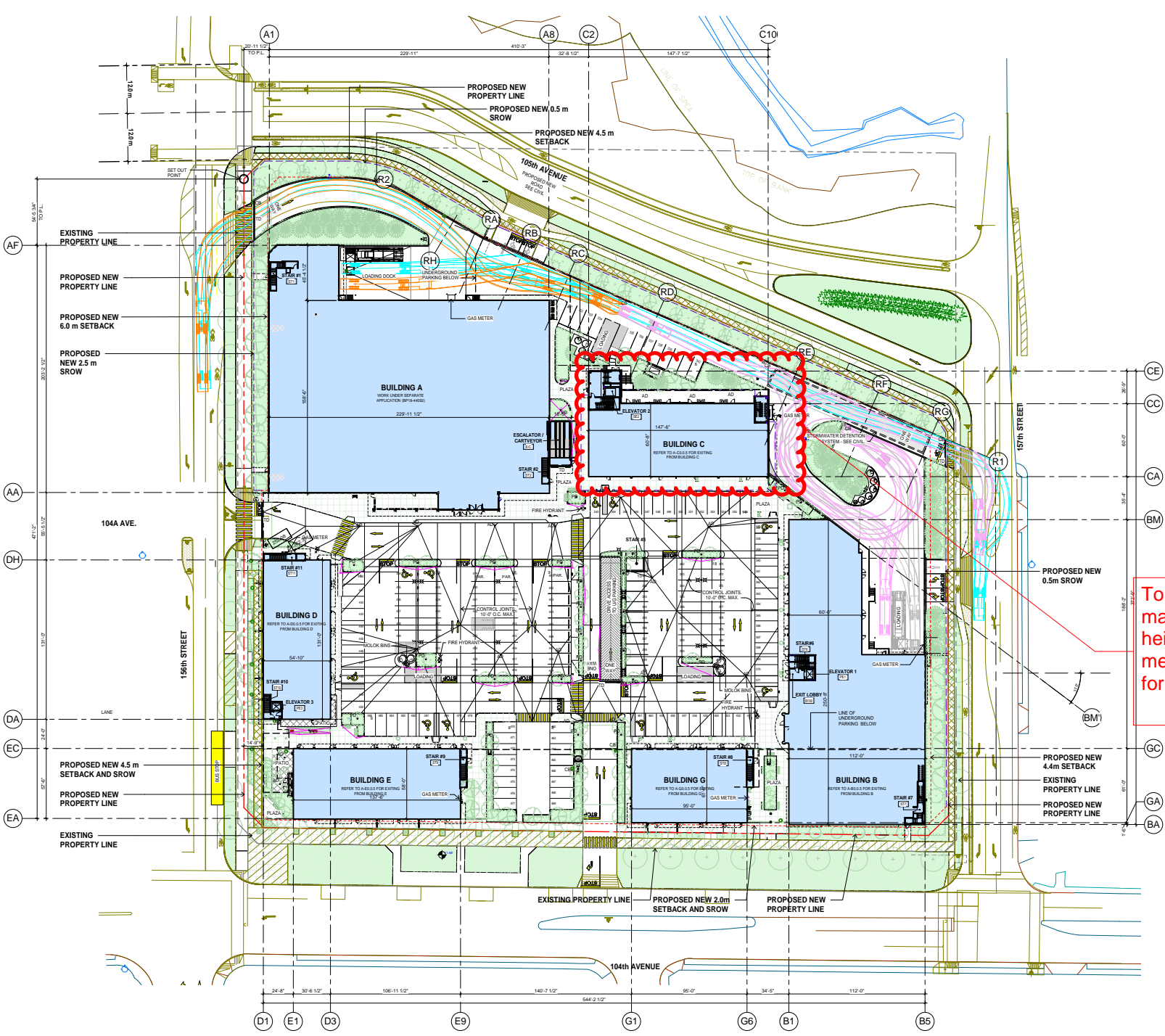
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli



- SITE SYMBOL LEGEND**
- CONCRETE LETDOWN
  - CURB TYPE, SEE DETAILS
  - BIKE RACK
  - LAMP STANDARD, CONC. BASE REQUIRED REFER TO SITE DETAILS
  - PAINTED ACCESSIBLE PARKING SIGN
  - PAINTED TRAFFIC ARROWS
  - PAINTED STOP LINE
  - PAINTED CROSSING
  - PROPERTY LINE
  - PLANTERS EXTEND MAX. 710 (2'-4") ABOVE ADJACENT GRADE
  - GRADES BY CIVIL (H)
  - GRADES BY ARCHITECTURAL (H)
  - LANDSCAPING
  - AREA / PLANTER DRAIN - SEE MECH
  - TRENCH DRAIN - SEE MECH
  - LIGHTPOLE COLUMNS - SEE ELEC REFER TO SITE DETAILS
  - DIRECTION OF SLOPE
  - SIGN POST REFER TO SITE DETAILS
  - FIRE HYDRANT

**VEHICLES**

 OVERALL LENGTH: 15,500 mm OVERALL WIDTH: 2,500 mm WHEEL BASE (TANDEN REAR): 6,200 mm STEERING LOCK ANGLE: 44° REAR OVERHANG: 4,000 mm FRONT OVERHANG: 4,000 mm LOCK TO LOCK TIME: 6 s
 OVERALL LENGTH: 12,400 mm OVERALL WIDTH: 2,400 mm WHEEL BASE: 2,400 mm LOCK TO LOCK TIME: 6 s

To increase the maximum building height from 12 metres to 15 metres for Building C only.

**SHEET NOTES**

NO.	DATE	ISSUE / REVISION
12	JAN 30, 2020	UPDATED O.P.
13	NOV 16, 2018	UPDATED O.P. (SITE VIS. REVISION)
14	JAN 29, 2018	UPDATED O.P. (SITE VIS. REVISION)
15	JAN 29, 2018	REVISED FOR O.P.
16	FEB 16, 2017	REVISED FOR O.P.
17	SEP 18, 2017	ISSUED FOR DEVELOPMENT PERMIT
18	SEP 17, 2014	REVISED FOR O.P. REVIEW
19	MAY 14, 2014	REVISED FOR O.P. REVIEW
20	MAY 14, 2014	ISSUED FOR ADP REVIEW



GUILDFORD VILLAGE BLDG A & SITE (PHASE I)

156th AVE. SUBDIV. BC



SCALE

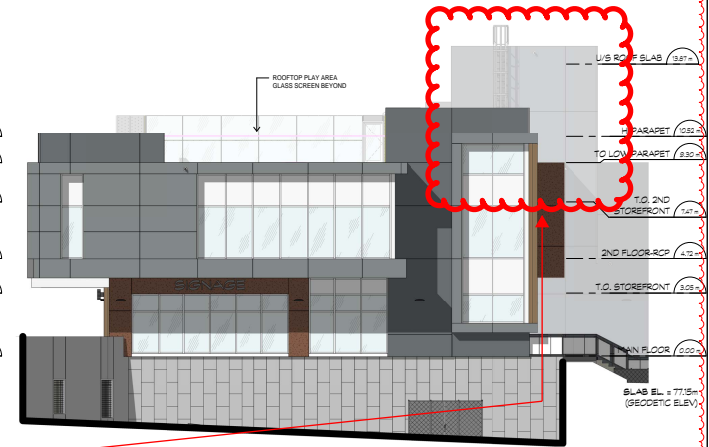
**SITE KEY PLAN**

PROJECT NO: 215  
 DRAWN BY: MD, JC  
 CHECKED BY: MBH, HAJG  
 SCALE: 1" = 30'-0"  
 SHEET:

DP-1.1.0

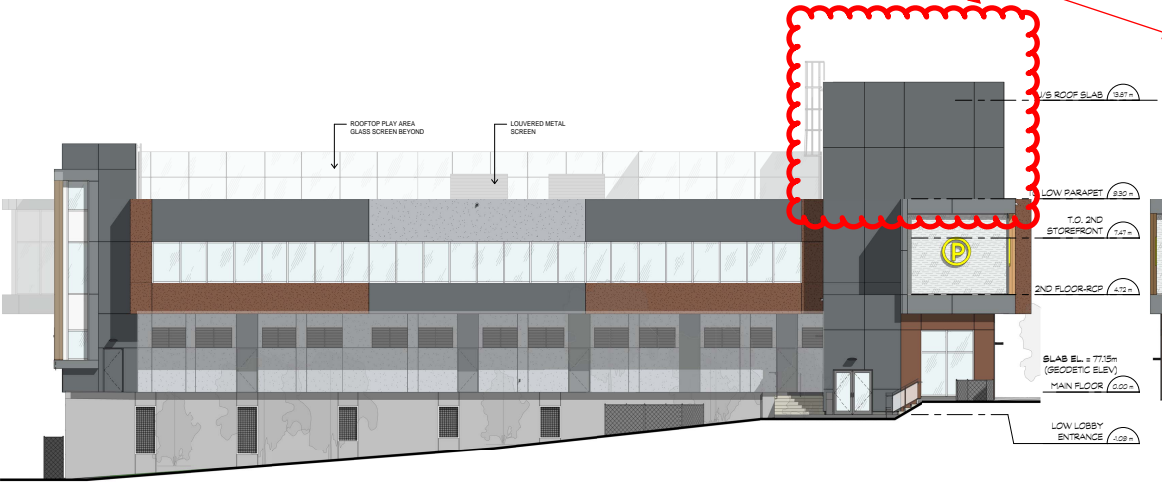


**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



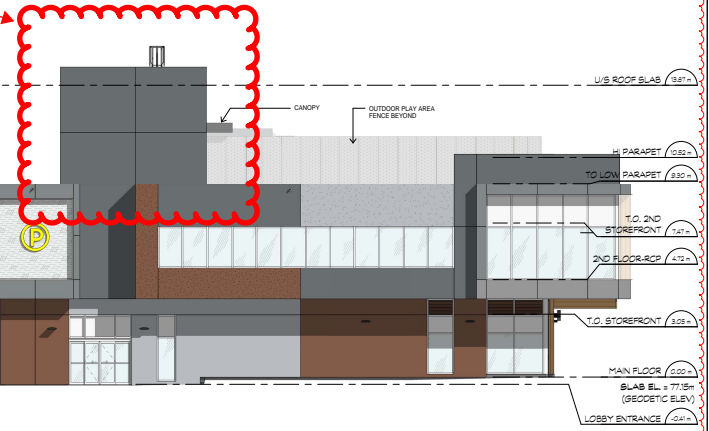
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

To increase the maximum building height from 12 metres to 15 metres for Building C only



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

GUARDRAILS HIDDEN FOR CLARITY



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

**EXTERIOR FINISH LEGEND**

- 1 EPS COLOUR TO MATCH BM 206-30 GRANDFATHER CLOCK BROWN
- 2 EPS COLOUR TO MATCH BM 2134-40 THUNDERCLOUD GRAY
- 3 EPS COLOUR TO MATCH BM 2134-30 TROUT GRAY
- 4 ALUMINUM COMPOSITE METAL PANEL PREFINISHED TO MATCH WEATHERED ZINC
- 5 PREFINISHED METAL FLASHING COLOUR TO MATCH WEATHERED ZINC
- 6 FORMED METAL PANEL CANOPY PREFINISHED TO MATCH WOODGRAIN COLOUR AUTUMN
- 7 METAL CLADDING TO MATCH PRINTED WOOD GRAIN COLOUR AUTUMN
- 8 STEEL DOOR AND FRAME PAINTED TO MATCH BM 214-40 THUNDERC. GRAY
- 9 CLEAR ANODIZED ALUMINUM CURTAIN WALL LOW DOUBLE GLAZED SEALED UNITS
- 10 CLEAR ANODIZED ALUMINUM SPANDREL UNIT CW INSULATED METAL BOOFRA
- 11 CLEAR ANODIZED ALUMINUM STOREFRONT DOOR CW CLEAR DBL GLAZED SEALED UNITS
- 12 INSULATED METAL PANEL PREFINISHED TO MATCH KINGSPAN DOVE GRAY
- 13 INSULATED METAL PANEL CUSTOM COLOUR TO MATCH BM 201-38 BIRCH PEA
- 14 SMOOTH FACE CONC. BLOCK PAINTED TO MATCH BM 214-20 TROUT GRAY
- 15 SIGNAGE BY TENANT
- 16 ARCHITECTURAL FEATURE CANOPY CW CEDAR FINISH SOFFIT
- 17 ARCHITECTURAL FEATURE PANEL
- 18 POLYCARBONATE PANELS
- 19 LIGHTING FIXTURE SEE SPEC.
- 20 EPS COLOUR TO MATCH BM 206-10 NEON RED
- 21 SCUMPER
- 22 MECHANICAL LOUVER. COLOR MATCHED TO EPS COLOUR NEXT TO IT BY SEC.
- 23 CONCRETE UPSTAND SMOOTH FINISH W/ CLEAR SEALER
- 24 POWDER COATING STEEL PIPE QUADRIL

NOTE: ALL SIGNAGE IS CONCEPTUAL ONLY AND WILL BE REVIEWED AS PART OF A SEPARATE DEVELOPMENT APPLICATION.

REF: REFER TO SIGNAGE AREA CALCULATIONS TABLE

1	16/11/2024	CONCEPTUAL REVISION (H. BARR)
2	16/08/2024	SPOTTED UP
3	16/08/2024	PRE-ACQUISITION
4	16/07/2024	RECEIVED FOR RFP
5	16/07/2024	SCHEMATIC DEVELOPMENT (FINAL)
6	16/07/2024	RECEIVED FOR RFP REVIEW
7	16/06/2024	RECEIVED FOR RFP REVIEW
8	16/07/2024	RECEIVED FOR RFP REVIEW
9	16/07/2024	RECEIVED FOR RFP REVIEW
10	16/07/2024	RECEIVED FOR RFP REVIEW



**GUILDFORD VILLAGE - CRU C**

(A) 1545, (B) 1549, (C) 1547, (D) 1543, (E) 1543, (F) 1545 - 154 Avenue



PROJECT NO: 2310  
DRAWN BY: JC, JK, JC  
CHECKED BY: HL  
DATE: 09/07/24  
SCALE: 1/8" = 1'-0"  
SHEET:

**CRU C - ELEVATIONS**

**SIGNAGE AREA CALCULATIONS**

PREMISES (TENANT)	SIGNS	SIZE PER SIGN (m/w)	SIGNAGE AREA m <sup>2</sup> (S.F.)	PREMISES TOTAL m <sup>2</sup> (S.F.)
UNIT C1	1g	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
UNIT C2	2a	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
UNIT C3	3a	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
UNIT C4	4a	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
UNIT C5	5a	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
UNIT C6	6a	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
UNIT C7	7a	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
UNIT C8	8a	0.81 m x 4.27m (2'-0" X 14'-0")	2.82 m <sup>2</sup> (28.19 S.F.)	2.82 m <sup>2</sup> (28.19 S.F.)
U/S PARKING ENTRY P2 AND P4	P2 AND P4	1.97 m x 1.97m (4'-6" X 4'-6")	1.48 m <sup>2</sup> (15.9 S.F.)	2.85 m <sup>2</sup> (30.80 S.F.)
<b>OVERALL DIMENSIONS</b>			<b>CRU C TOTAL:</b>	<b>28.91 m<sup>2</sup> (287.41 S.F.)</b>

**DP-3.30**