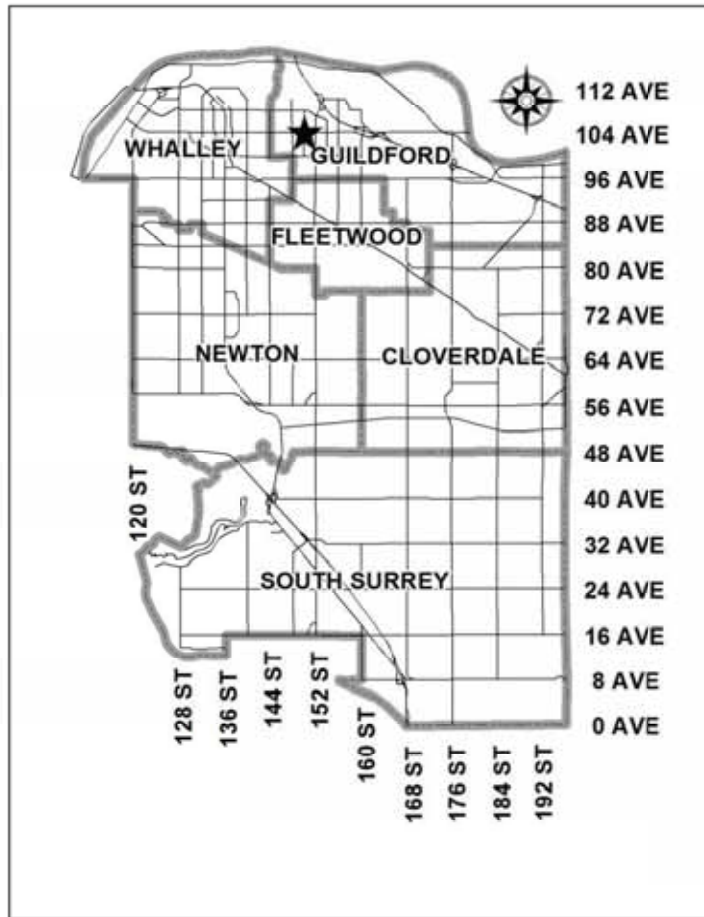


Planning Report Date: July 25, 2011



**PROPOSAL:**

- Development Permit
- Development Variance Permit

in order to permit the Phase II redevelopment of Guildford Town Centre Mall.

**LOCATION:**

Portion of 1250 Guildford Town Centre, Portion of 1800 Guildford Town Centre and 1900 Guildford Town Centre

**OWNER:**

4239431 Canada Inc.

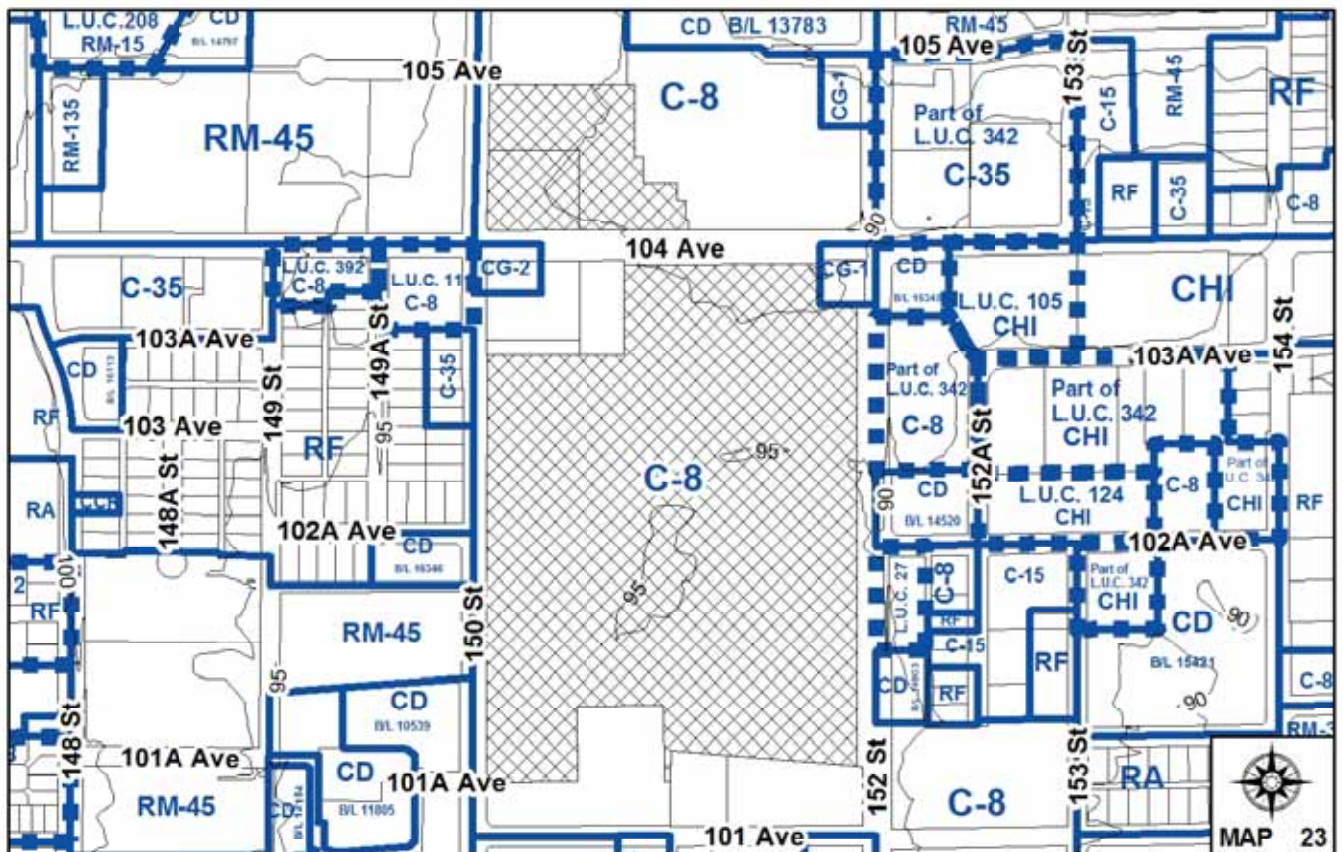
**ZONING:**

C-8

**OC**

Town Centre

**DESIGNATION:**



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes some signage for the Phase II renovation of the Guildford Town Centre shopping mall, which does not comply with Sign By-law, 1999, No. 13656, including free-standing and on-site directional signage.

### RATIONALE OF RECOMMENDATION

- The proposed redevelopment is the Phase II of a renovation to the Guildford Town Centre Mall. This renovation will further modernize the mall.
- The proposed design improvements are a continuation of what was approved for Phase I, under Application No. 7906-0413-00, on May 17, 2010.
- The proposed signage for Phase II of the Guildford Town Centre redevelopment has been designed with high quality materials, are individually scaled, shaped and illuminated to be tasteful, elegant and integral with the proposed architecture of the revitalized mall.
- The proposed signage is a significant improvement over the existing signage at Guildford Town Centre. The visually unified set of sign types comprising the mall's exterior sign program will give the revitalized mall a clear identity and support the City's effort to create a strong sense of place and community at Guildford Town Centre.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7909-0174-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7909-0174-00 (Appendix VI), varying the Sign By-law, to proceed to Public Notification:
  - (a) to increase the area for on-site directional signs (Type 6) from 0.4 square metre (4 sq.ft.) to 0.7 square metre (8 sq.ft.); and
  - (b) to increase the width of 2 free-standing signs (Type 1 signs) in the "Special Sign Area" for Guildford from 1.8 metres (6 ft.) (based upon 2/3 width to height ratio) to 4.5 metres (14.8 ft) and to increase the width of 7 free-standing signs (Type 2 signs), from 1.2 metres (4 ft.) (based upon 2/3 width to height ratio) to 2.9 metres (9.6 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of the detailed design of the proposed green walls on the 104 Avenue overpass and resolution of the long term maintenance of these walls, to the satisfaction of the General Manager, Planning & Development Department;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (e) issuance of Development Variance Permit No. 7909-0174-00.

### REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements, as outlined in Appendix III.

Ministry of Environment  
(MOE):

The MOE has provided a release which permits the application to proceed for Development Permit approval and Building Division approval for the demolition permit. However, the MOE requires that the proponent retain a qualified environmental consultant to identify, characterize and appropriately manage any soil and/or water of suspect environmental quality encountered during excavation and that the applicant obtain an approval in principle of a remediation plan, a determination that the site is not contaminated or a certificate confirming satisfactory remediation (or combination of instruments), for the entire site, prior to issuance of an occupancy permit for Phase II of the redevelopment project (Appendix IV).

SITE CHARACTERISTICS

Existing Land Use: Guildford Town Centre Mall, an existing regional shopping centre.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Temporary parking lot to serve overspill parking for Guildford Town Centre Mall (TUP Application No. 7909-0216-00, approved on July 12, 2010) and Guildford Recreation Centre and Guildford Library	Commercial and Town Centre	C-8 and CD By-law No. 13783
East (North of 104 Avenue):	Part of Guildford Town Centre Mall site.	Town Centre	C-8
East (South of 104 Avenue, Across 152 Street):	Existing commercial uses.	Commercial and Town Centre	CD By-law No. 14520, LUC No. 342 and CD By-law No. 15348
South:	Existing commercial uses.	Commercial	C-8
West (North of 104 Avenue, Across 150 Street):	Existing 3-storey apartment buildings.	Multiple Residential	RM-45
West (South of 104 Avenue, Across 150 Street):	Existing commercial uses; vacant lots and single family dwellings.	Commercial and Multiple Residential	LUC No. 111, C-35 and RF

### DEVELOPMENT CONSIDERATIONS

- The boundaries of Phase II of the Guildford Town Centre Mall redevelopment consists of a portion of a recently consolidated property, addressed as 1250 Guildford Town Centre (south of 104 Avenue), a portion of 1800 Guildford Town Centre and 1900 Guildford Town Centre (both located to the north of 104 Avenue) (Appendix II).
- The subject site is currently zoned Community Commercial Zone (C-8) and designated Town Centre in the Official Community Plan (OCP).
- Development Permit No. 7906-0413-00 was approved by Council on May 17, 2010. The new 15,330-square metre (165,000 sq.ft.) Wal-Mart, approved under Development Permit No. 7906-0413-00, is currently under construction and is anticipated to open in November 2011.
- Phase II of the mall redevelopment is to accommodate the following:
  - Expansion of the upper and lower retail components on the southerly portion of the site along 152 Street;
  - Façade renovations to the existing building, except for the Bay and London Drugs;
  - Modifications to the existing entries to the mall;
  - Inclusion of a stand alone commercial retail unit located adjacent the food court central plaza (facing 152 Street);
  - Existing free-standing canopies will be demolished and will be replaced with new entry canopies;
  - Surface parking will be restriped to maximize parking layout and landscaped to include surface lighting; and
  - Demolition of the building west of Sears.
- In total, once the proposed Phase II improvements are completed, the mall will result in 176,260 square metres (1,897,249 sq.ft.) of retail floor area. This will encompass 37,629 square metres (405,037 sq.ft.) of new floor area on the upper and lower floors of the mall under Phase II.
- A new free-standing commercial retail unit (CRU) is proposed near the grand staircase (facing 152 Street), at the proposed centre plaza. The CRU is intended to be used as a restaurant and will encompass approximately 678 square metres (7,300 sq.ft.). Also, an elevator is proposed to be incorporated into the design of this component, in order to provide accessible access to the east-west pedestrian connection (at 102 Avenue).
- Overall, 5,102 parking stalls are required for the mall, including the planned works in Phases I and II. Once the renovations have been completed for Phase II, a total of 5,335 parking stalls will be provided, including 57 parking stalls for the disabled.
- Phase II will also include the reorientation of parking, which is currently within the road dedication areas secured along 150 and 152 Streets under Phase I. The developer proposes to have the new parking in place at the end of Phase II, when all improvements have been completed to the mall.

- For the overall development, 179 bicycle stalls will be provided, which complies with the Surrey Zoning By-law requirement.

#### Site Contamination

- Site contamination due to a former Shell gas station has been found at the southeast corner of 150 Street and 104 Avenue. This encompasses 4 properties addressed at 15016, 15046 and 15058-104 Avenue and 10344-150 Street. These properties which were previously included as part of Phase II of the development are now excluded, and will be developed under a future phase of development (Appendix II).
- The Ministry of Environment (MOE) has provided the release required to permit Phase II of the project to proceed to the Development Permit approval stage and demolition, subject to the proponent retaining a qualified environmental consultant to identify, characterize and appropriately manage any soil and/or water of suspect environmental quality encountered during excavation and that the applicant obtain an approval in principle of a remediation plan, a determination that the site is not contaminated or a certificate confirming satisfactory remediation (or combination of instruments), for the entire site prior to issuance of an occupancy permit for Phase II of the redevelopment project (Appendix IV).

#### Green Walls on the 104 Avenue Pedestrian Overpass

- The developer is proposing to install green walls on the existing 104 Avenue pedestrian overpass which links the south side of the mall (south of 104 Avenue) and the north side of the mall. This is in response to the Townshift design competition: the City sponsored design competition launched in November 2009 to provide a vision for the future growth of Surrey's five Town Centres. The site selected for the Guildford portion of the competition, entitled "Guildford: Cornered", consisted of the southwest corner of 152 Street and 104 Avenue.
- The green wall technology to be utilized is to be from a company called Green Over Grey, the same company which designed and installed the green wall at the Semiahmoo Library.
- The Green Over Grey system consists of a frame, waterproof panels, an automatic irrigation system, special materials, lights when needed and plants. The frame is built in front of an existing wall and attached at various points; there is no damage done to the building. Waterproof panels are mounted to the frame; these are rigid and provide structural support. There is a layer of air between the building and the panels which enables the building to 'breathe'. This adds beneficial insulating properties and acts like rain-screening to protect the building envelope.
- According to the applicant, these green walls are low maintenance due to an automatic irrigation system. They are water efficient, especially when compared to the irrigation that is used for gardens and urban parks. Being hydroponic (i.e. soil-less) makes them very clean and eliminates the possibility of soil borne pathogens. A lightweight porous material takes the place of soil and therefore the walls are very light, weighing less than 4 lb/ft<sup>2</sup> (20 kg/m<sup>2</sup>). It is considered to be the lightest green wall system on the market.

- This method is used because it provides a diverse living wall and allows for a greater creativity in design.
- Staff are in discussions with the developer as to the detail of the green walls and how they will be maintained over time. These items will be resolved prior to consideration of final approval of the Development Permit.

#### Transit Exchange and Rapid Transit Study Update

- A transit exchange within Guildford Town Centre has been identified as an important component of the successful expansion of bus transit services within Surrey. City and TransLink staff have identified the area north of 104 Avenue covered by the Phase II component of the project as a preferred location for integrating such an exchange with future development.
- TransLink has not provided details regarding the design of a facility and the exact location, scale and layout of any exchange will be influenced by the alignment and technology chosen for future rapid transit on the 104 Avenue corridor. This will be determined by the Surrey Rapid Transit Alternatives Analysis (SRTAA) Study currently underway.

#### DESIGN PROPOSAL AND REVIEW

- Phase II of the redevelopment of the Guildford Town Centre Mall will include a relocation of the existing food court to the eastern side of the subject site (facing 152 Street), an extension of the floor area and interior improvements on the upper and lower mall floors, exterior façade improvements, restriping of parking and additional landscaping. The owner and developer, Ivanhoe Cambridge, proposes to extend the tree motif through the Phase II portion of the development.
- Ivanhoe Cambridge is also proposing to integrate and refresh the balance of the mall, in keeping with the expansion. This will be completed through the painting of the existing buildings, new landscaping, restriping of the parking and the installation of new signage elements.
- The oval element shape reflects the configuration of the food court tenants on the main floor. The configuration is ideal in a food court because it provides patrons with the ability to view all of the food tenants at a glance from most vantage points in the food court.
- The shape is highlighted by a full height glass wall to accentuate the ceremonial entrance of the project from 152<sup>nd</sup> Street. A glass canopy is incorporated into the glass wall to provide weather protection.
- The design of the Plaza has considered pedestrian and vehicular movements. The major elements also include a definition of the outdoor seating areas and the pedestrian entry into the Food Court. The seating areas are located at the ends of the entrance while the entry area is focused at the centre of the glass wall. The vehicular intersection in front of the plaza is elevated to create a pedestrian safe zone where the vehicular areas are bound by ball-type bollards. The name "Guildford" has been incorporated into the circle. The

letters are to be in bronze with an orbital treatment inset into the concrete. Water fountains are proposed to be integrated into the plaza to create a focal point and seating areas.

- Differing paving patterns, as well as paving materials will further highlight this area which will offer gathering and seating opportunities to the mall's employees and patrons.
- Other than the new standalone commercial retail unit at the central plaza, the future free-standing commercial retail units fronting 152 Street will be subsequent separate Development Permit applications.

#### ADVISORY DESIGN PANEL (Appendix V)

Date: October 15, 2009

Phase II of this application proceeded to the ADP on October 15, 2009, together with the revised Phase I proposal (Application No. 7906-0413-00). Staff felt that sufficient commentary was provided by the ADP at the time to provide direction on Phase II of this development. As such, it was determined that Phase II did not require further review by the ADP.

The majority of the design items have been resolved, except for the following, which the applicant has agreed to resolve, prior to final approval of the Development Permit.

- Resolution of retaining walls at 152 Street and proposed materials used; and
- Final resolution of landscape design of green walls and proposed landscaping within the Phase II boundary.

#### BY-LAW VARIANCE AND JUSTIFICATION (Appendix VI)

(a) Requested Variance:

- To vary the Sign By-law, to increase the area for on-site directional signs (Type 6), from 0.4 square metre (4 sq.ft.) to 0.7 square metre (8 sq.ft.);

Applicant's Rationale:

- The variance is required to ensure that the signage is actually useable and legible by passing motorists needing to find navigation assurance on such a large site.
- The proposed length of the sign panel and the supporting thematic structure in the proposed design is also meant to accommodate the requirement for an integrated appearance with the architecture and landscape elements proposed for the revitalized mall.



## Staff Comments:

- The proposed signage is designed of a high standard and is compatible with the contemporary design of the mall renovation. Under the Sign By-law, 1 directional sign is permitted at each entrance and exit from the shopping centre. The applicant has not yet identified the number required of this type of sign, but this may require an additional variance as additional signs may be required as the design is further refined. Signs of this type were required and variance sought, under Phase I.
- Staff support the proposed variance.

## (b) Proposed Variance:

- To vary the Sign By-law, to increase the width of 2 (Type 1 signs) free-standing signs in the "Special Sign Area" for Guildford from 1.8 metres (6 ft.) (based upon a 2/3 width to height ratio) to 4.5 metres (14.8 ft.) and to increase the width of 7 (Type 2 signs) free-standing signs, from 1.2 metres (4 ft.) (based upon a 2/3 width to height ratio) to 2.9 metres (9.6 ft.).

## Applicant's Rationale:

- The signs are proposed for the primary site entrance identification entries on 150 Street and 152 Street. The longer horizontal or "landscape" format for the proposed street-facing identity signs act as a collective landscaped perimeter to the revitalized mall with expressed "gateways" to clearly denote the key vehicular entrances to the mall. These low integrated "landscape" elements are also a welcome visual contrast to the usual solution of individual tall vertical sign pylons prevalent throughout the City.

## Staff Comments

- Staff concurs with the design consultant's rationale and feels that the variance is supportable as the proposed signage is of a higher design and is compatible with the contemporary feel of the renovated mall.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Ministry of Environment (MOE) Comments
Appendix V.	ADP Comments and Applicant's Response
Appendix VI.	Development Variance Permit No. 7909-0174-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Musson Cattell Mackey Partnership and PWL Partnership, respectively dated July 7, 2011 and July 8, 2011.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

PL/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\19402135068.doc  
7/21/11 9:48 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:     Name:           Jacques Beaudreault  
                  Address:       Musson Cattell Mackey Partnership  
                                  555 Burrard Street, Suite 1600  
                                  Vancouver, BC V7X 1M9  
  
                  Tel:             604-687-2990 - Primary  
                                  604-687-2990 - Fax
  
2.     Properties involved in the Application
  - (a)     Civic Address:       Portion of 1900 Guildford Town Centre  
                                  Portion of 1800 Guildford Town Centre  
                                  Portion of 1250 Guildford Town Centre
  
  - (b)     Civic Address:       Portion of 1900 Guildford Town Centre  
          Owner:             4239431 Canada Inc., Inc. No. A62628  
                                  Director Information:  
                                  Claude Dion  
                                  Roman Drohomirecki  
                                  Vincent Filion  
                                  Lorna Telfer  
                                  Pierre Lalonde  
  
          Portion of PID:     006-750-796  
          Lot 48 Except: Part Subdivided by Plan 42258; Section 20 Block 5 North Range 1 West New  
          Westminster District Plan 30380
  
  - (c)     Civic Address:       Portion of 1800 Guildford Town Centre  
          Owner:             4239431 Canada Inc., Inc. No. A62628  
                                  Director Information:  
                                  Claude Dion  
                                  Roman Drohomirecki  
                                  Vincent Filion  
                                  Lorna Telfer  
                                  Pierre Lalonde  
  
          Portion of PID:     006-370-802  
          Lot 65 Section 20 Block 5 North Range 1 West New Westminster District Plan 42258

- (d) Civic Address: Portion of 1250 Guildford Town Centre  
Owner: 4239431 Canada Inc., Inc. No. A62628  
Director Information:  
Claude Dion  
Roman Drohomirecki  
Vincent Filion  
Lorna Telfer  
Pierre Lalonde  
Portion of PID: 028-382-609  
Lot 1 Section 29 Block 5 North Range 1 West New Westminster District Plan BCP45069  
Except Plan BCP45070

Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7909-0174-00 and bring the DVP forward for an indication of support by Council. If supported, the DVP will be brought forward for execution by the Mayor and Clerk in conjunction with final approval of the associated Development Permit.

## DEVELOPMENT DATA SHEET

Existing Zoning: C-8

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		278,804 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	50%	42%
SETBACKS ( in metres)		
Front	7.5 m	3 m
Rear	7.5 m	7.5 m
Side #1 (W)	7.5 m	7.5 m
Side #2 (E)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	12 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		
Retail		176,260 sq.m.
Office		N/A
Total		176,260 sq.m.
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		176,260 sq.m.

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.80	0.68 for the entire site
<b>AMENITY SPACE (area in square metres)</b>		N/A
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial (for Phases I and II)	5,102	5,335
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		N/A
Institutional		N/A
Total Number of Parking Spaces	5,102	5,335
Number of disabled stalls	55	57
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES (under 7906-0413-00)
---------------	----	---------------------------------	--------------------------











NOTES:  
1. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD ZONING BYLAW.  
2. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD SUBDIVISION BYLAW.  
3. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD TREE BYLAW.  
4. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD SIGNAGE BYLAW.  
5. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD LIGHTING BYLAW.  
6. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD UTILITIES BYLAW.  
7. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD WATER BYLAW.  
8. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD SEWER BYLAW.  
9. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD GAS BYLAW.  
10. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD FLOODING BYLAW.  
11. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD WIND BYLAW.  
12. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD HAZARDOUS WASTE BYLAW.  
13. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD SOLID WASTE BYLAW.  
14. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD AIR QUALITY BYLAW.  
15. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD NOISE BYLAW.  
16. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD CLIMATE BYLAW.  
17. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD ENERGY BYLAW.  
18. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD WATER CONSERVATION BYLAW.  
19. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD WASTE WATER REUSE BYLAW.  
20. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD GREEN BUILDING BYLAW.

- 1. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD ZONING BYLAW.
- 2. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD SUBDIVISION BYLAW.
- 3. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD TREE BYLAW.
- 4. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD SIGNAGE BYLAW.
- 5. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD LIGHTING BYLAW.
- 6. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD UTILITIES BYLAW.
- 7. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD WATER BYLAW.
- 8. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD SEWER BYLAW.
- 9. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD GAS BYLAW.
- 10. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD FLOODING BYLAW.
- 11. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD WIND BYLAW.
- 12. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD HAZARDOUS WASTE BYLAW.
- 13. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD SOLID WASTE BYLAW.
- 14. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD AIR QUALITY BYLAW.
- 15. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD NOISE BYLAW.
- 16. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD CLIMATE BYLAW.
- 17. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD ENERGY BYLAW.
- 18. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD WATER CONSERVATION BYLAW.
- 19. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD WASTE WATER REUSE BYLAW.
- 20. ALL PHASE 2 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD GREEN BUILDING BYLAW.

MUSSON  
CATELL  
MACKAY  
PARTNERSHIP  
ARCHITECTS ASSOCIATES INC.

DATE: 06.28.2020  
SCALE: 1/8" = 1'-0"

GUILDFORD  
TOWN CENTRE  
EXPANSION PH2  
PHASE 2

PHASE 2 RENDERED  
UPPER LEVEL  
SITE PLAN

SCALE:	1/8" = 1'-0"
DATE:	06.28.2020
DRAWN:	MM
REVISION:	07 JULY 2021
PROJECT:	PHASE 2
SHEET:	DP2-A101



NOTE: FOR PHASE TWO OUTLINE REFER TO SHEET DP2-A100

PHASE 2 RENDERED UPPER LEVEL SITE PLAN





ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

1" = 100'

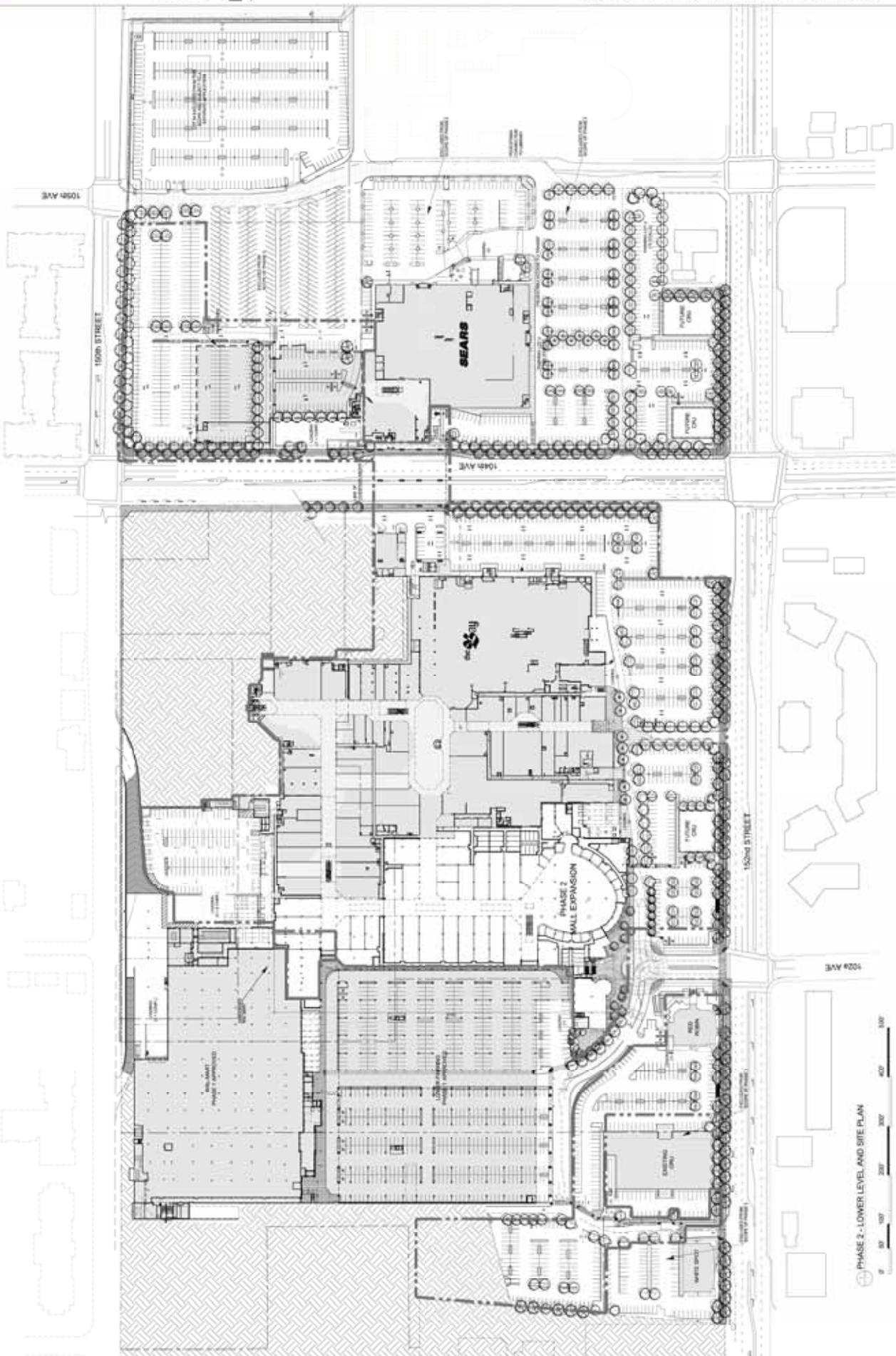
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

MUSSON  
CATELL  
MACKAY  
PARTNERSHIP  
ARCHITECTS

GUILDFORD  
TOWN CENTRE  
EXPANSION PH2  
MUSSON CATELL MACKAY PARTNERSHIP

PHASE 2  
LOWER LEVEL  
SITE PLAN

SCALE: 1/8" = 1'-0"  
DATE: 08/10/2009  
DRAWN BY: JACOB  
CHECKED BY: JACOB  
PROJECT NO.: 09-001  
SHEET NO.: DP2-A103



PHASE 2 - LOWER LEVEL AND SITE PLAN  
0 100 200 300 400 500



ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE PROJECT ARCHITECT.

DATE: 10/20/2010  
SCALE: AS SHOWN  
PROJECT: GUILDFORD TOWN CENTRE PHASE 2

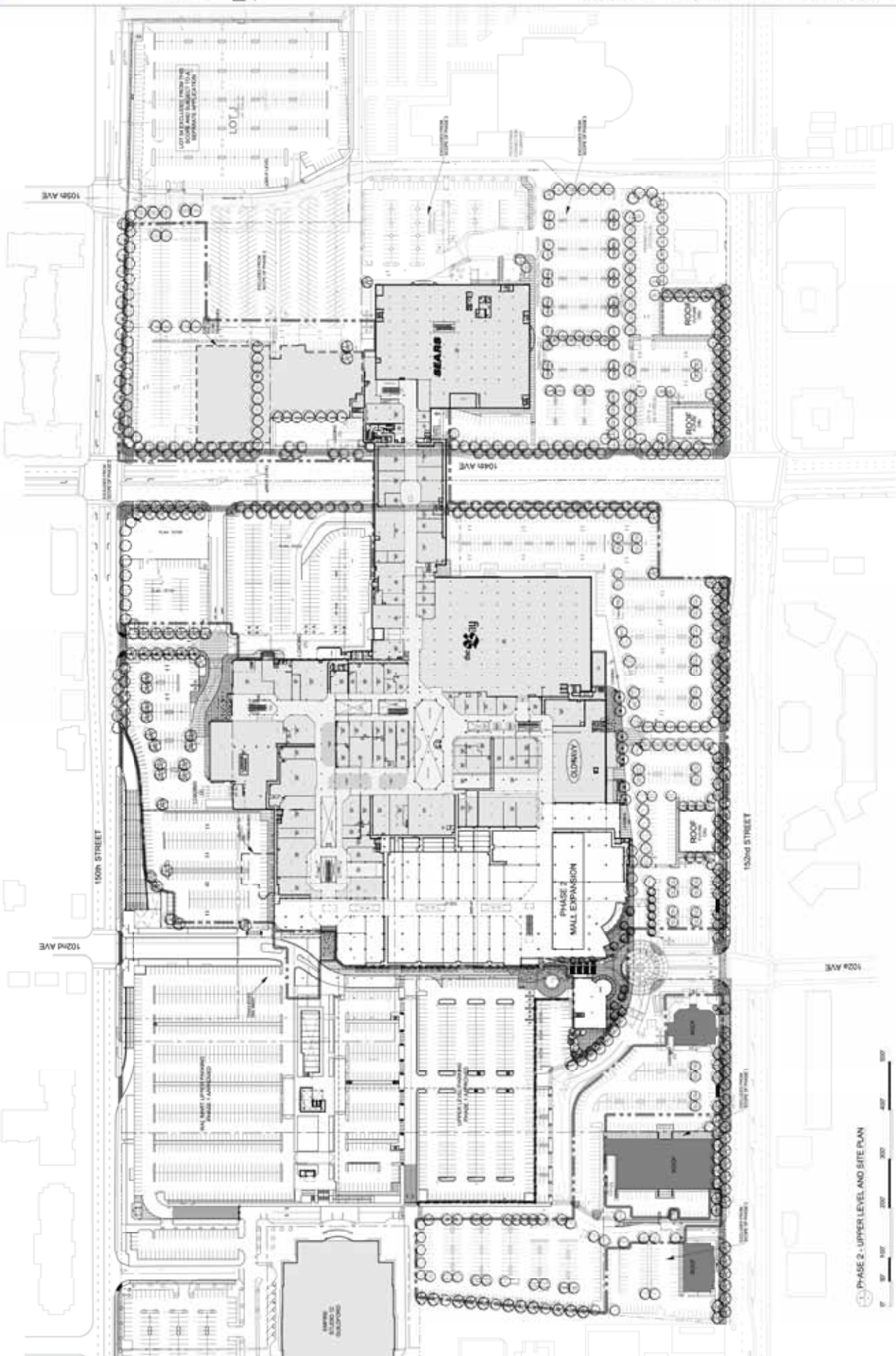
1. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE PROJECT ARCHITECT.

MUSSON  
CATELL  
MACKAY  
PARTNERSHIP  
ARCHITECTS

GUILDFORD  
TOWN CENTRE  
EXPANSION PH2  
MUSSON CATELL MACKAY PARTNERSHIP

PHASE 2  
UPPER LEVEL  
SITE PLAN

SCALE: 1/8" = 1'-0"  
DATE: 10/20/2010  
DRAWN BY: JAY BELL  
PROJECT: GUILDFORD TOWN CENTRE  
SHEET: DP2-A104



PHASE 2 - UPPER LEVEL AND SITE PLAN







NOTES:  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS STATE PLANNING BOARD'S REGULATIONS AND THE TOWN OF GUILDFORD ZONING ORDINANCE.  
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD ZONING ORDINANCE.  
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD ZONING ORDINANCE.  
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD ZONING ORDINANCE.

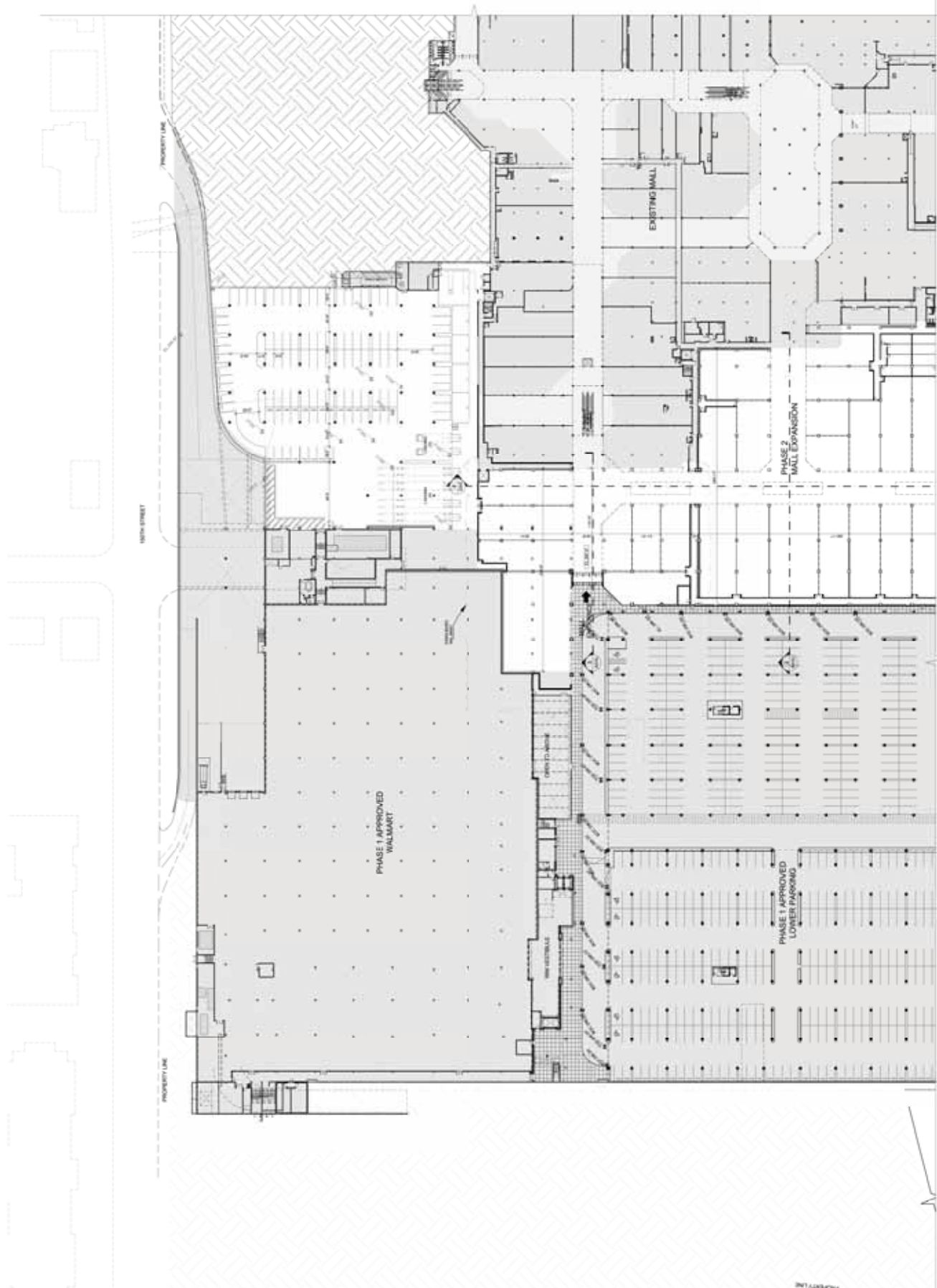
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS STATE PLANNING BOARD'S REGULATIONS AND THE TOWN OF GUILDFORD ZONING ORDINANCE.  
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD ZONING ORDINANCE.  
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD ZONING ORDINANCE.  
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF GUILDFORD ZONING ORDINANCE.

**MUSSON  
 CATELL  
 MACKAY  
 PARTNERSHIP**  
 ARCHITECTS, ARCHITECTS & PLANNERS  
 100 NORTH STREET, SUITE 200  
 GUILDFORD, MASSACHUSETTS 01840  
 TEL: 978.435.1111  
 WWW.MCM-PA.COM

**GUILDFORD  
 TOWN CENTRE  
 EXPANSION PH2  
 PHASE 2  
 LOWER LEVEL  
 PLAN  
 SOUTHWEST**

SCALE: 1/8" = 1'-0"  
 DATE: 05.14.2011  
 DRAWN: [Name]  
 PROJECT: [Name]  
 SHEET: [Name]

**DP2-A201**



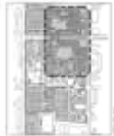
CONTINUE ON SHEET PH2A02

CONTINUE ON SHEET PH2A03

PHASE 2 - LOWER LEVEL PLAN SOUTHWEST







- 1. ALL NEW CONSTRUCTION
- 2. EXISTING CONSTRUCTION
- 3. EXISTING CONSTRUCTION TO REMAIN
- 4. EXISTING CONSTRUCTION TO BE DEMOLISHED
- 5. EXISTING CONSTRUCTION TO BE RELOCATED
- 6. EXISTING CONSTRUCTION TO BE RECONSTRUCTED
- 7. EXISTING CONSTRUCTION TO BE REFINISHED
- 8. EXISTING CONSTRUCTION TO BE REPAIRED
- 9. EXISTING CONSTRUCTION TO BE REPLACED
- 10. EXISTING CONSTRUCTION TO BE REUSED
- 11. EXISTING CONSTRUCTION TO BE RECYCLED
- 12. EXISTING CONSTRUCTION TO BE REGENERATED
- 13. EXISTING CONSTRUCTION TO BE REHABILITATED
- 14. EXISTING CONSTRUCTION TO BE REIMAGINED
- 15. EXISTING CONSTRUCTION TO BE REINTEGRATED
- 16. EXISTING CONSTRUCTION TO BE REINVESTED
- 17. EXISTING CONSTRUCTION TO BE REINTEGRATED
- 18. EXISTING CONSTRUCTION TO BE REINTEGRATED
- 19. EXISTING CONSTRUCTION TO BE REINTEGRATED
- 20. EXISTING CONSTRUCTION TO BE REINTEGRATED

MUSSON  
CATELL  
MACKAY  
PARTNERSHIP

GUILD FORD  
TOWN CENTRE  
EXPANSION PH2  
MUSSON CATELL MACKAY PARTNERSHIP

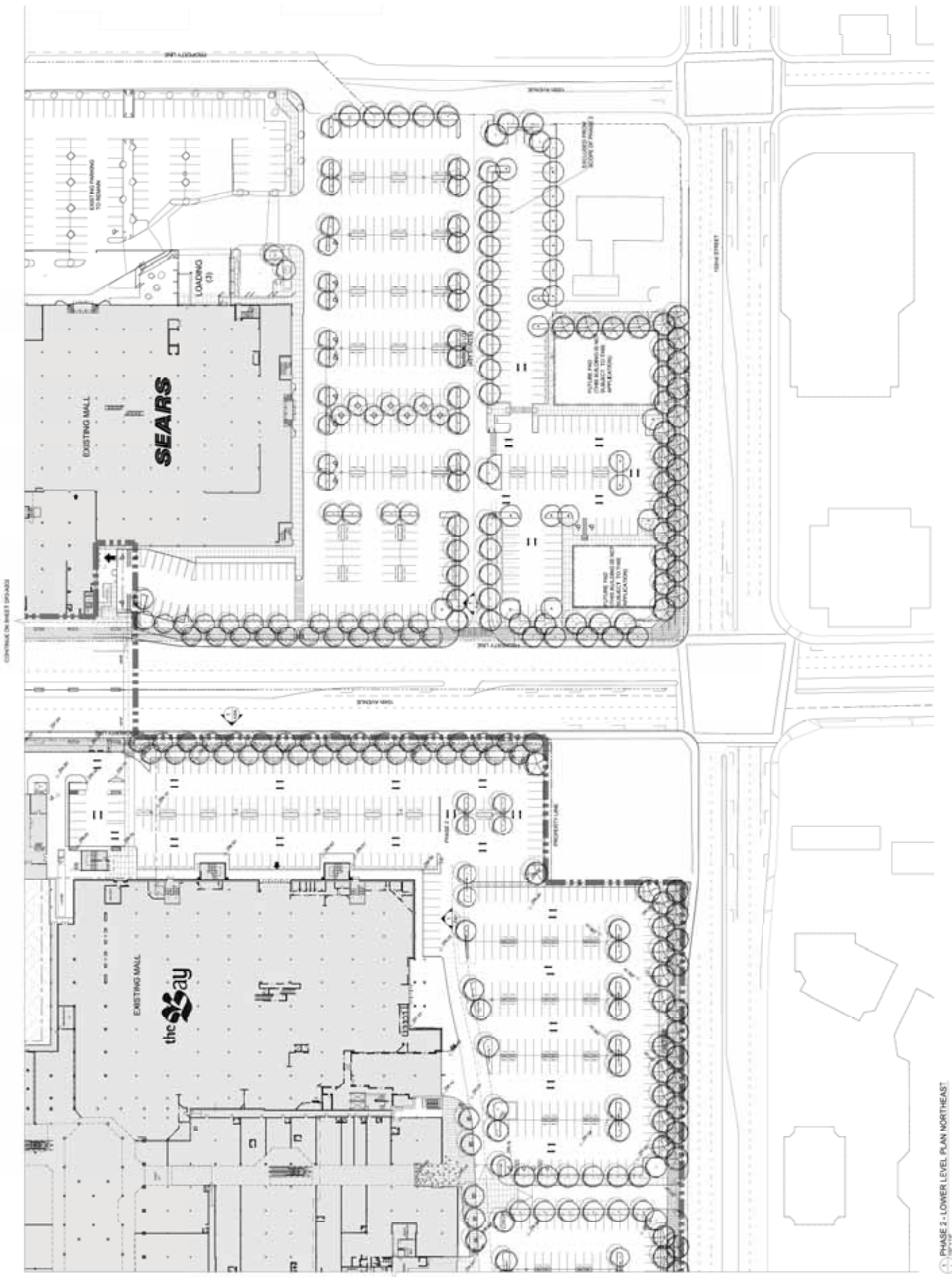
SCALE: 1:500  
DATE: JUN 13 2018

PHASE 2  
LOWER LEVEL  
PLAN  
NORTHEAST

PROJECT NO: 18/001

PROJECT: GUILD FORD TOWN CENTRE

SHEET: DP2-A203



PHASE 2 - LOWER LEVEL PLAN NORTHEAST





NOTES:  
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY.  
2. THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE.  
3. THE DESIGN IS SUBJECT TO THE LOCAL AUTHORITY'S APPROVAL.  
4. THE DESIGN IS SUBJECT TO THE LOCAL AUTHORITY'S APPROVAL.

LEGEND:  
1. EXISTING WALL  
2. EXISTING MALL  
3. EXISTING MALL  
4. EXISTING MALL

1. EXISTING WALL  
2. EXISTING MALL  
3. EXISTING MALL  
4. EXISTING MALL

MUSSON  
CATELL  
MACKAY  
PARTNERSHIP

GUILDFORD  
TOWN CENTRE  
EXPANSION PH2

PHASE 2  
UPPER LEVEL  
PLAN  
SOUTHWEST

SCALE: 1:500  
DATE: JUN 13 2018

PROJECT: GUILDFORD TOWN CENTRE EXPANSION PH2

PHASE 2  
UPPER LEVEL  
PLAN  
SOUTHWEST

SCALE: 1:500  
DATE: JUN 13 2018

PROJECT: GUILDFORD TOWN CENTRE EXPANSION PH2

PHASE 2  
UPPER LEVEL  
PLAN  
SOUTHWEST

SCALE: 1:500  
DATE: JUN 13 2018

PROJECT: GUILDFORD TOWN CENTRE EXPANSION PH2

PHASE 2  
UPPER LEVEL  
PLAN  
SOUTHWEST

SCALE: 1:500  
DATE: JUN 13 2018

150th STREET

CONCRETE LINE

LANDSCAPED AREA  
REFER TO LANDSCAPE

RAMP DN

RAMP DN

RAMP DN

PHASE 1 APPROVED

PEDESTRIAN PROMENADE  
REFER TO LANDSCAPE

LOADING (2)

LONDON DRUGS

EXISTING MALL

PHASE 2 MALL EXPANSION

PHASE 2

CONTINUE ON SHEET 2040A

PHASE 2 - UPPER LEVEL PLAN SOUTHWEST



NOTES:  
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY.  
2. THE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS SUBJECT TO VERIFICATION BY THE ARCHITECT.  
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

LEGEND:  
- - - - - EXISTING WALL ROOF  
- - - - - PHASE 2 ROOF  
- - - - - PHASE 1 APPROVED

DATE: 01 JULY 2011  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1:500  
PROJECT NO: [Number]

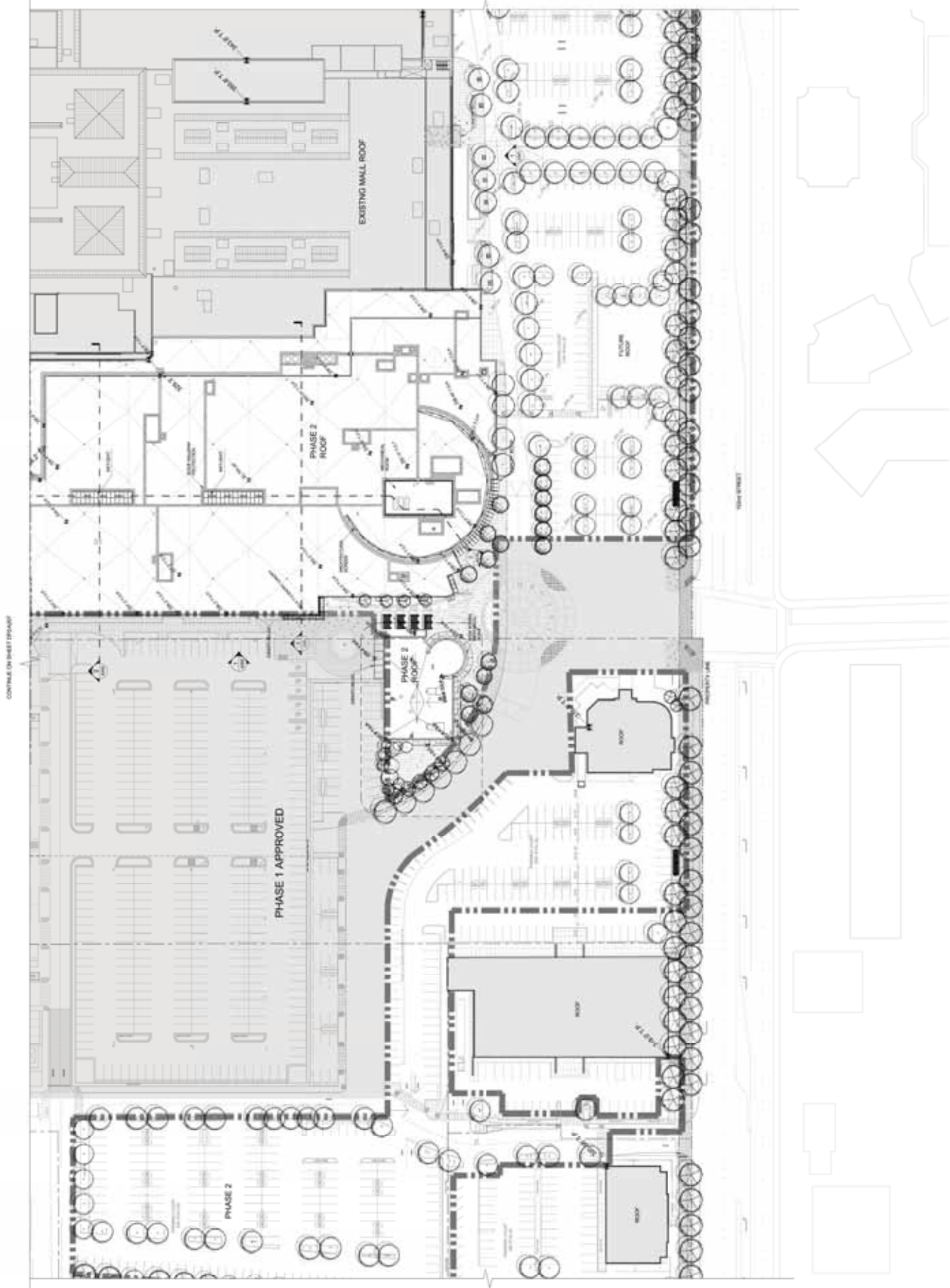
MUSSON  
CATELL  
MACKAY  
PARTNERSHIP

GUILDFORD  
TOWN CENTRE  
EXPANSION PH2  
BUILDING ROOF LEVEL PLAN

PHASE 2  
ROOF LEVEL  
PLAN  
SOUTHEAST

SCALE: 1:500  
DATE: JUN 13 2011  
DRAWN BY: [Name]  
CHECKED BY: [Name]

PROJECT NO: [Number]  
SHEET NO: [Number]



PHASE 2 - ROOF LEVEL PLAN SOUTHEAST





① EAST WEST PEDESTRIAN WALKWAY - ILLUSTRATIVE RENDERING



② AERIAL VIEW - ILLUSTRATIVE RENDERING



③ TYPICAL MALL ENTRY (EAST ELEVATION)



EXISTING CONDITION



④ INTERSECTION 1507WIND AVE - ILLUSTRATIVE RENDERING

1. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.

**MUSSON  
CATELL  
MACKAY  
PARTNERSHIP**  
ARCHITECTS - BUSINESS PLANNERS  
1507 WIND AVE, SUITE 1000, GUILDFORD, ONTARIO L1R 4E7  
TEL: (905) 881-1111 FAX: (905) 881-1112  
WWW.MCMARCHITECTS.COM

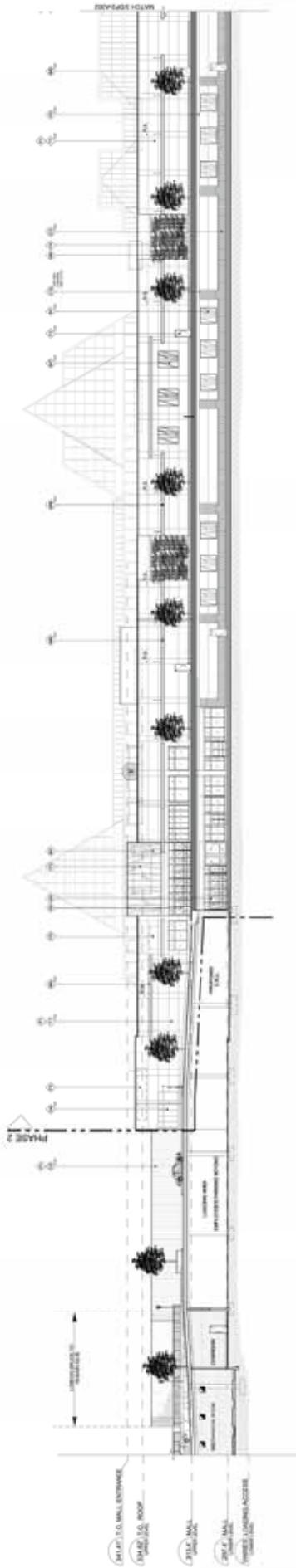
**GUILDFORD  
TOWN CENTRE  
EXPANSION PH2**  
1507 WIND AVE, SUITE 1000, GUILDFORD, ONTARIO L1R 4E7  
TEL: (905) 881-1111 FAX: (905) 881-1112  
WWW.MCMARCHITECTS.COM

**ILLUSTRATIVE  
RENDERINGS**

SCALE: 1/8" = 1'-0"  
DATE: 04/11/2017  
DRAWN BY: JAY BELL  
CHECKED BY: JAY BELL  
PROJECT NO.: 1507 WIND AVE  
SHEET NO.: DP2-A300



1 SOUTH ELEVATION - ILLUSTRATIVE RENDERING



2 SOUTH ELEVATION - WEST PORTION

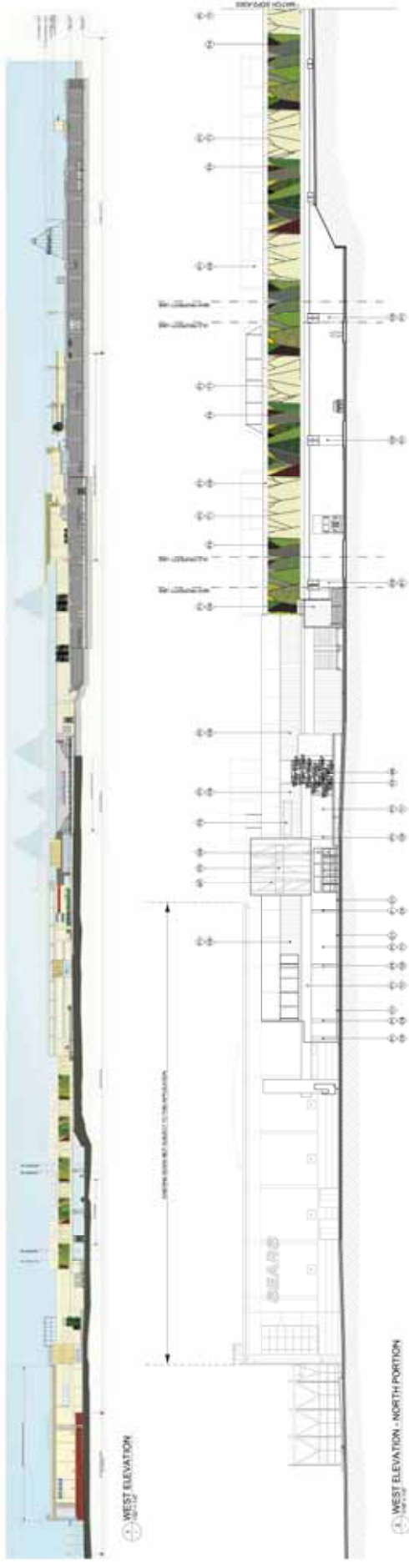


3 SOUTH ELEVATION - EAST PORTION

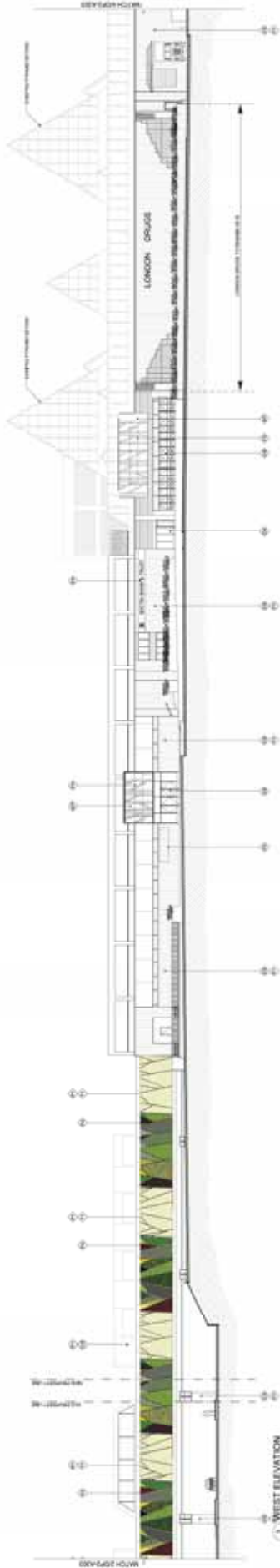
MATERIAL LEGEND

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

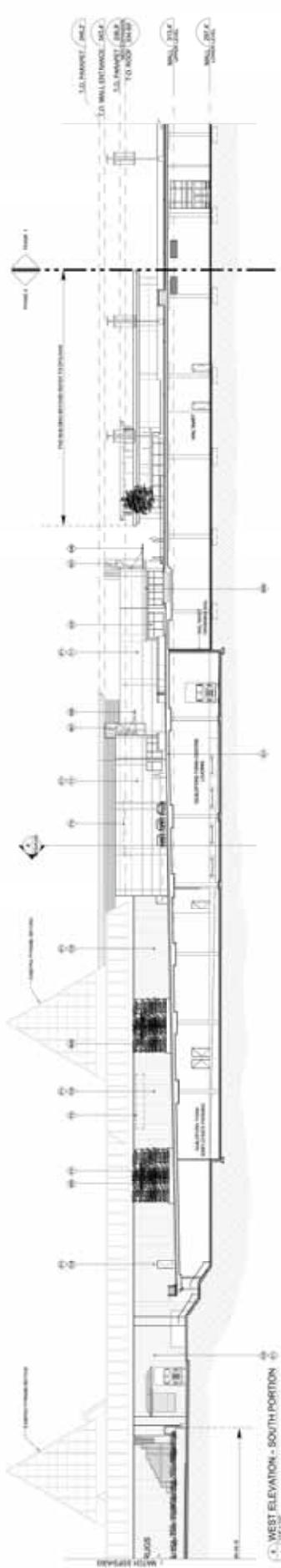




WEST ELEVATION - NORTH PORTION



WEST ELEVATION - SOUTH PORTION



WEST ELEVATION

**MATERIAL LEGEND**

- 1. CONCRETE
- 2. BRICK
- 3. CLAY TILE
- 4. SLATE
- 5. GLASS
- 6. ALUMINIUM
- 7. WOOD
- 8. STONE
- 9. TERRAZZO
- 10. MARBLE
- 11. GRANITE
- 12. LAMINATE
- 13. PAINT
- 14. PLASTER
- 15. GYPSUM BOARD
- 16. INSULATION
- 17. ROOFING
- 18. FLOORING
- 19. WALLING
- 20. CLADDING

- 21. CONCRETE
- 22. BRICK
- 23. CLAY TILE
- 24. SLATE
- 25. GLASS
- 26. ALUMINIUM
- 27. WOOD
- 28. STONE
- 29. TERRAZZO
- 30. MARBLE
- 31. GRANITE
- 32. LAMINATE
- 33. PAINT
- 34. PLASTER
- 35. GYPSUM BOARD
- 36. INSULATION
- 37. ROOFING
- 38. FLOORING
- 39. WALLING
- 40. CLADDING

- 41. CONCRETE
- 42. BRICK
- 43. CLAY TILE
- 44. SLATE
- 45. GLASS
- 46. ALUMINIUM
- 47. WOOD
- 48. STONE
- 49. TERRAZZO
- 50. MARBLE
- 51. GRANITE
- 52. LAMINATE
- 53. PAINT
- 54. PLASTER
- 55. GYPSUM BOARD
- 56. INSULATION
- 57. ROOFING
- 58. FLOORING
- 59. WALLING
- 60. CLADDING

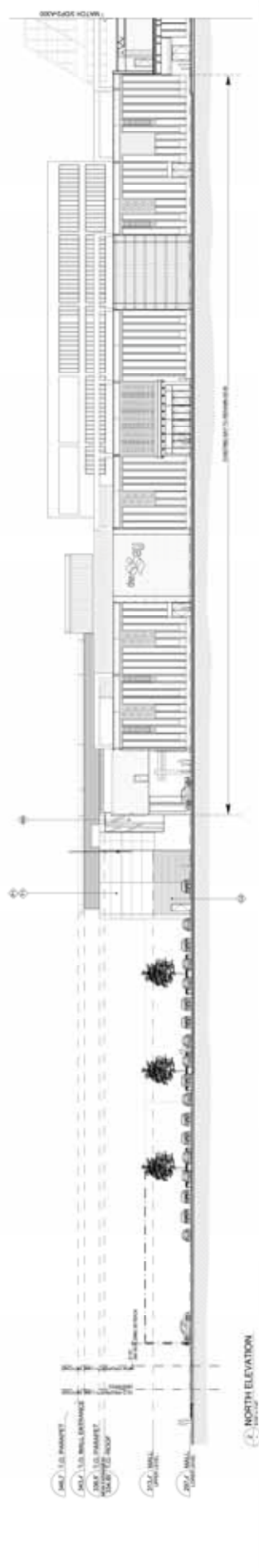
- 61. CONCRETE
- 62. BRICK
- 63. CLAY TILE
- 64. SLATE
- 65. GLASS
- 66. ALUMINIUM
- 67. WOOD
- 68. STONE
- 69. TERRAZZO
- 70. MARBLE
- 71. GRANITE
- 72. LAMINATE
- 73. PAINT
- 74. PLASTER
- 75. GYPSUM BOARD
- 76. INSULATION
- 77. ROOFING
- 78. FLOORING
- 79. WALLING
- 80. CLADDING

- 81. CONCRETE
- 82. BRICK
- 83. CLAY TILE
- 84. SLATE
- 85. GLASS
- 86. ALUMINIUM
- 87. WOOD
- 88. STONE
- 89. TERRAZZO
- 90. MARBLE
- 91. GRANITE
- 92. LAMINATE
- 93. PAINT
- 94. PLASTER
- 95. GYPSUM BOARD
- 96. INSULATION
- 97. ROOFING
- 98. FLOORING
- 99. WALLING
- 100. CLADDING

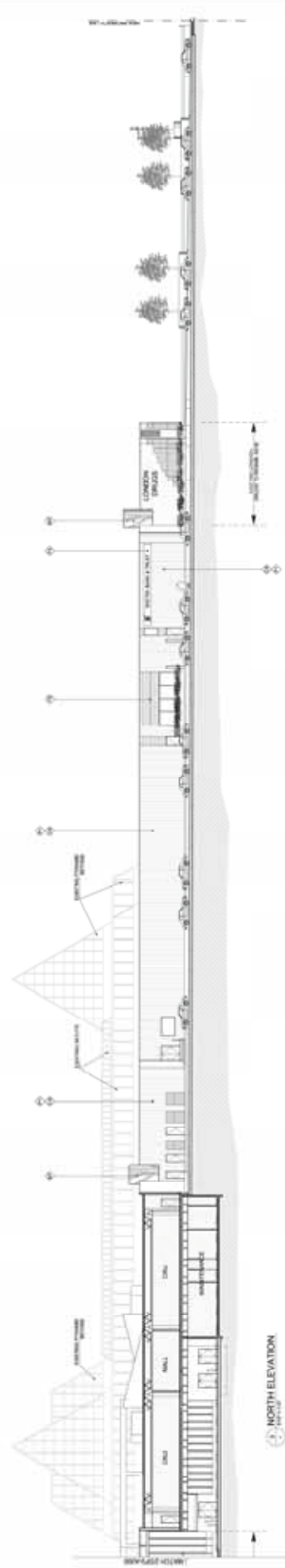
- 101. CONCRETE
- 102. BRICK
- 103. CLAY TILE
- 104. SLATE
- 105. GLASS
- 106. ALUMINIUM
- 107. WOOD
- 108. STONE
- 109. TERRAZZO
- 110. MARBLE
- 111. GRANITE
- 112. LAMINATE
- 113. PAINT
- 114. PLASTER
- 115. GYPSUM BOARD
- 116. INSULATION
- 117. ROOFING
- 118. FLOORING
- 119. WALLING
- 120. CLADDING



NORTH ELEVATION



NORTH ELEVATION



NORTH ELEVATION

**MATERIAL LEGEND**

1. WHITE TOILET PORCELAIN  
2. WHITE TOILET PORCELAIN  
3. WHITE TOILET PORCELAIN  
4. WHITE TOILET PORCELAIN  
5. WHITE TOILET PORCELAIN  
6. WHITE TOILET PORCELAIN  
7. WHITE TOILET PORCELAIN  
8. WHITE TOILET PORCELAIN  
9. WHITE TOILET PORCELAIN  
10. WHITE TOILET PORCELAIN

**SECTION 1 - CONCRETE AND MASONRY**

1. CONCRETE  
2. CONCRETE  
3. CONCRETE  
4. CONCRETE  
5. CONCRETE  
6. CONCRETE  
7. CONCRETE  
8. CONCRETE  
9. CONCRETE  
10. CONCRETE

**SECTION 2 - METALS, GLASS AND PLASTIC**

1. METALS  
2. METALS  
3. METALS  
4. METALS  
5. METALS  
6. METALS  
7. METALS  
8. METALS  
9. METALS  
10. METALS

**SECTION 3 - TIMBER, GLASS AND PLASTIC**

1. TIMBER  
2. TIMBER  
3. TIMBER  
4. TIMBER  
5. TIMBER  
6. TIMBER  
7. TIMBER  
8. TIMBER  
9. TIMBER  
10. TIMBER

**SECTION 4 - BUILDING AND FINISHES**

1. BUILDING  
2. BUILDING  
3. BUILDING  
4. BUILDING  
5. BUILDING  
6. BUILDING  
7. BUILDING  
8. BUILDING  
9. BUILDING  
10. BUILDING

**SECTION 5 - FURNITURE, SPECIAL USE AND OTHERS**

1. FURNITURE  
2. FURNITURE  
3. FURNITURE  
4. FURNITURE  
5. FURNITURE  
6. FURNITURE  
7. FURNITURE  
8. FURNITURE  
9. FURNITURE  
10. FURNITURE

**SECTION 6 - LANDSCAPE AND PLANTING**

1. LANDSCAPE  
2. LANDSCAPE  
3. LANDSCAPE  
4. LANDSCAPE  
5. LANDSCAPE  
6. LANDSCAPE  
7. LANDSCAPE  
8. LANDSCAPE  
9. LANDSCAPE  
10. LANDSCAPE

**SECTION 7 - LIGHTING AND ELECTRICAL**

1. LIGHTING  
2. LIGHTING  
3. LIGHTING  
4. LIGHTING  
5. LIGHTING  
6. LIGHTING  
7. LIGHTING  
8. LIGHTING  
9. LIGHTING  
10. LIGHTING

**SECTION 8 - ROOFING AND CLADDING**

1. ROOFING  
2. ROOFING  
3. ROOFING  
4. ROOFING  
5. ROOFING  
6. ROOFING  
7. ROOFING  
8. ROOFING  
9. ROOFING  
10. ROOFING

**SECTION 9 - EXTERIOR WALLS AND CLADDING**

1. EXTERIOR WALLS  
2. EXTERIOR WALLS  
3. EXTERIOR WALLS  
4. EXTERIOR WALLS  
5. EXTERIOR WALLS  
6. EXTERIOR WALLS  
7. EXTERIOR WALLS  
8. EXTERIOR WALLS  
9. EXTERIOR WALLS  
10. EXTERIOR WALLS

**SECTION 10 - INTERIOR WALLS AND CLADDING**

1. INTERIOR WALLS  
2. INTERIOR WALLS  
3. INTERIOR WALLS  
4. INTERIOR WALLS  
5. INTERIOR WALLS  
6. INTERIOR WALLS  
7. INTERIOR WALLS  
8. INTERIOR WALLS  
9. INTERIOR WALLS  
10. INTERIOR WALLS

**SECTION 11 - FLOORING**

1. FLOORING  
2. FLOORING  
3. FLOORING  
4. FLOORING  
5. FLOORING  
6. FLOORING  
7. FLOORING  
8. FLOORING  
9. FLOORING  
10. FLOORING

**SECTION 12 - CEILING**

1. CEILING  
2. CEILING  
3. CEILING  
4. CEILING  
5. CEILING  
6. CEILING  
7. CEILING  
8. CEILING  
9. CEILING  
10. CEILING

**SECTION 13 - DOORS AND WINDOWS**

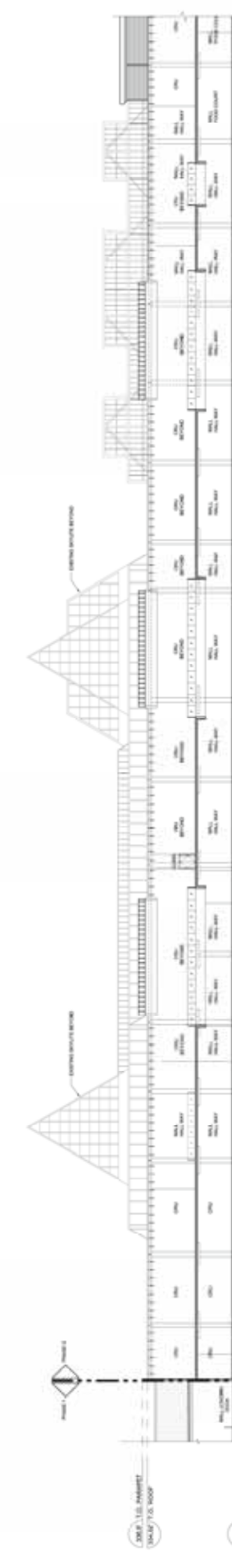
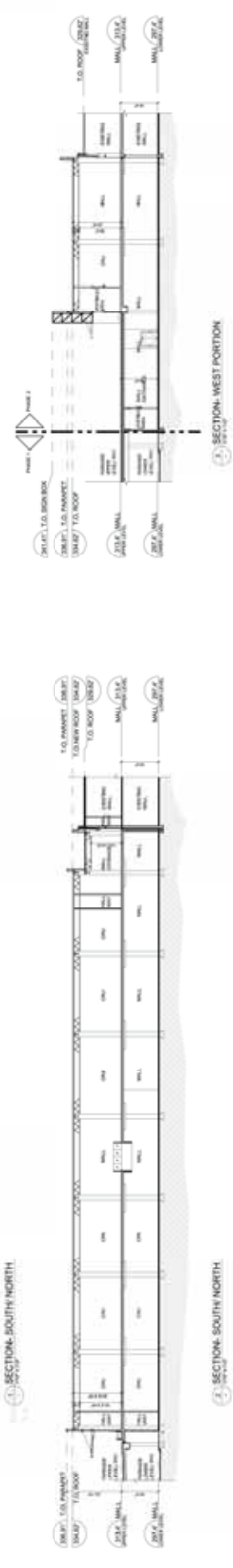
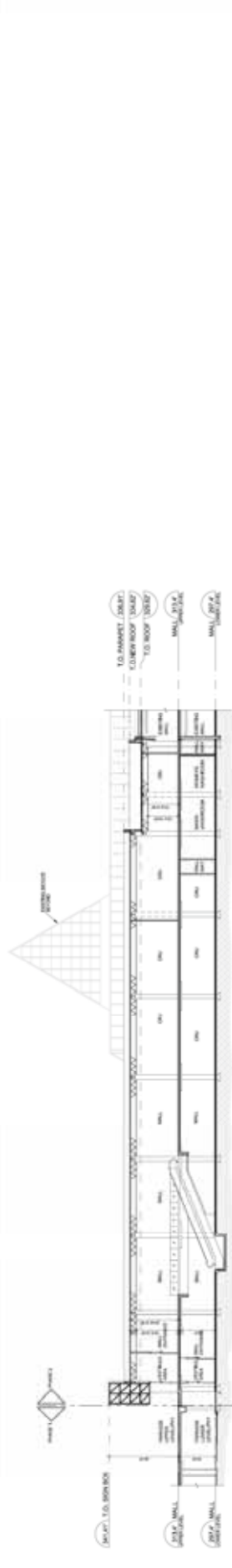
1. DOORS  
2. DOORS  
3. DOORS  
4. DOORS  
5. DOORS  
6. DOORS  
7. DOORS  
8. DOORS  
9. DOORS  
10. DOORS

**SECTION 14 - STAIRS**

1. STAIRS  
2. STAIRS  
3. STAIRS  
4. STAIRS  
5. STAIRS  
6. STAIRS  
7. STAIRS  
8. STAIRS  
9. STAIRS  
10. STAIRS

**SECTION 15 - OTHER**

1. OTHER  
2. OTHER  
3. OTHER  
4. OTHER  
5. OTHER  
6. OTHER  
7. OTHER  
8. OTHER  
9. OTHER  
10. OTHER



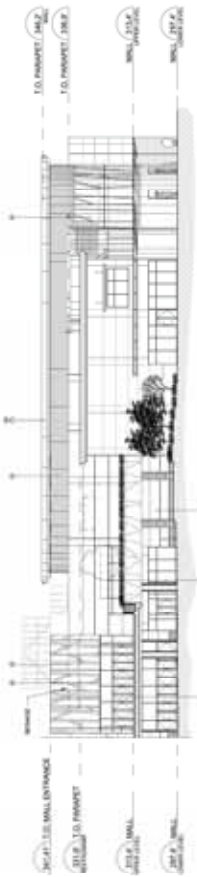
**MATERIAL LEGEND**

1. CONCRETE	2. BRICK	3. BLOCK	4. BLOCK
5. BLOCK	6. BLOCK	7. BLOCK	8. BLOCK
9. BLOCK	10. BLOCK	11. BLOCK	12. BLOCK
13. BLOCK	14. BLOCK	15. BLOCK	16. BLOCK
17. BLOCK	18. BLOCK	19. BLOCK	20. BLOCK
21. BLOCK	22. BLOCK	23. BLOCK	24. BLOCK
25. BLOCK	26. BLOCK	27. BLOCK	28. BLOCK
29. BLOCK	30. BLOCK	31. BLOCK	32. BLOCK
33. BLOCK	34. BLOCK	35. BLOCK	36. BLOCK
37. BLOCK	38. BLOCK	39. BLOCK	40. BLOCK
41. BLOCK	42. BLOCK	43. BLOCK	44. BLOCK
45. BLOCK	46. BLOCK	47. BLOCK	48. BLOCK
49. BLOCK	50. BLOCK	51. BLOCK	52. BLOCK
53. BLOCK	54. BLOCK	55. BLOCK	56. BLOCK
57. BLOCK	58. BLOCK	59. BLOCK	60. BLOCK
61. BLOCK	62. BLOCK	63. BLOCK	64. BLOCK
65. BLOCK	66. BLOCK	67. BLOCK	68. BLOCK
69. BLOCK	70. BLOCK	71. BLOCK	72. BLOCK
73. BLOCK	74. BLOCK	75. BLOCK	76. BLOCK
77. BLOCK	78. BLOCK	79. BLOCK	80. BLOCK
81. BLOCK	82. BLOCK	83. BLOCK	84. BLOCK
85. BLOCK	86. BLOCK	87. BLOCK	88. BLOCK
89. BLOCK	90. BLOCK	91. BLOCK	92. BLOCK
93. BLOCK	94. BLOCK	95. BLOCK	96. BLOCK
97. BLOCK	98. BLOCK	99. BLOCK	100. BLOCK

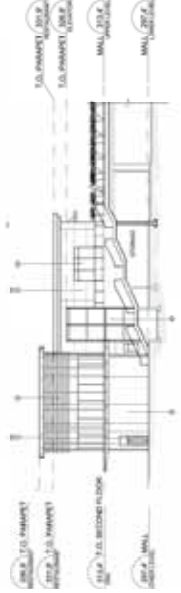
- SECTION 1 - CONCRETE AND MASONRY**
- 1. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 1.
  - 2. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 2.
  - 3. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 3.
  - 4. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 4.
  - 5. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 5.
  - 6. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 6.
  - 7. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 7.
  - 8. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 8.
  - 9. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 9.
  - 10. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 10.
  - 11. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 11.
  - 12. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 12.
  - 13. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 13.
  - 14. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 14.
  - 15. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 15.
  - 16. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 16.
  - 17. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 17.
  - 18. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 18.
  - 19. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 19.
  - 20. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 20.
  - 21. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 21.
  - 22. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 22.
  - 23. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 23.
  - 24. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 24.
  - 25. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 25.
  - 26. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 26.
  - 27. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 27.
  - 28. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 28.
  - 29. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 29.
  - 30. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 30.
  - 31. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 31.
  - 32. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 32.
  - 33. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 33.
  - 34. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 34.
  - 35. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 35.
  - 36. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 36.
  - 37. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 37.
  - 38. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 38.
  - 39. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 39.
  - 40. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 40.
  - 41. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 41.
  - 42. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 42.
  - 43. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 43.
  - 44. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 44.
  - 45. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 45.
  - 46. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 46.
  - 47. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 47.
  - 48. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 48.
  - 49. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 49.
  - 50. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 50.
  - 51. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 51.
  - 52. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 52.
  - 53. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 53.
  - 54. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 54.
  - 55. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 55.
  - 56. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 56.
  - 57. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 57.
  - 58. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 58.
  - 59. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 59.
  - 60. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 60.
  - 61. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 61.
  - 62. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 62.
  - 63. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 63.
  - 64. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 64.
  - 65. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 65.
  - 66. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 66.
  - 67. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 67.
  - 68. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 68.
  - 69. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 69.
  - 70. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 70.
  - 71. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 71.
  - 72. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 72.
  - 73. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 73.
  - 74. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 74.
  - 75. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 75.
  - 76. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 76.
  - 77. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 77.
  - 78. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 78.
  - 79. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 79.
  - 80. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 80.
  - 81. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 81.
  - 82. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 82.
  - 83. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 83.
  - 84. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 84.
  - 85. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 85.
  - 86. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 86.
  - 87. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 87.
  - 88. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 88.
  - 89. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 89.
  - 90. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 90.
  - 91. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 91.
  - 92. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 92.
  - 93. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 93.
  - 94. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 94.
  - 95. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 95.
  - 96. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 96.
  - 97. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 97.
  - 98. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 98.
  - 99. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 99.
  - 100. CONCRETE SHALL BE IN ACCORDANCE WITH BS 5400 PART 100.



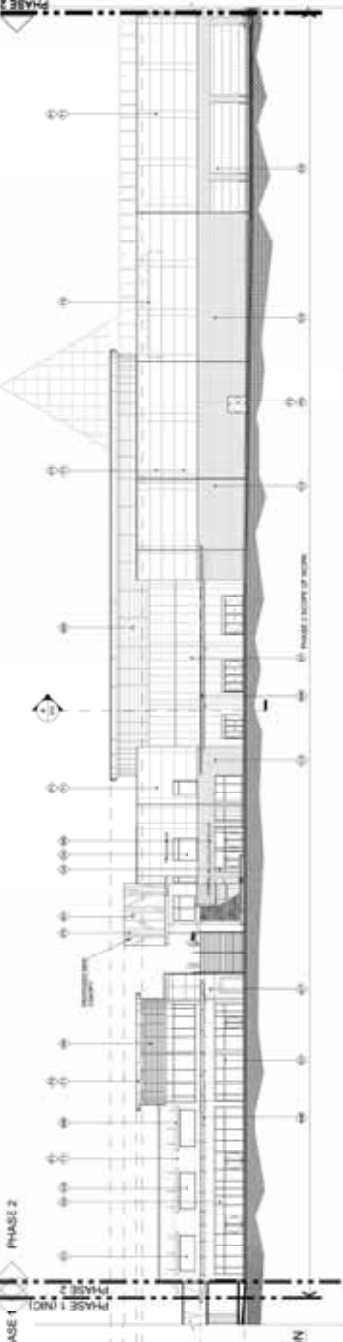
1. SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



2. SOUTH ELEVATION  
Scale: 1/8" = 1'-0"

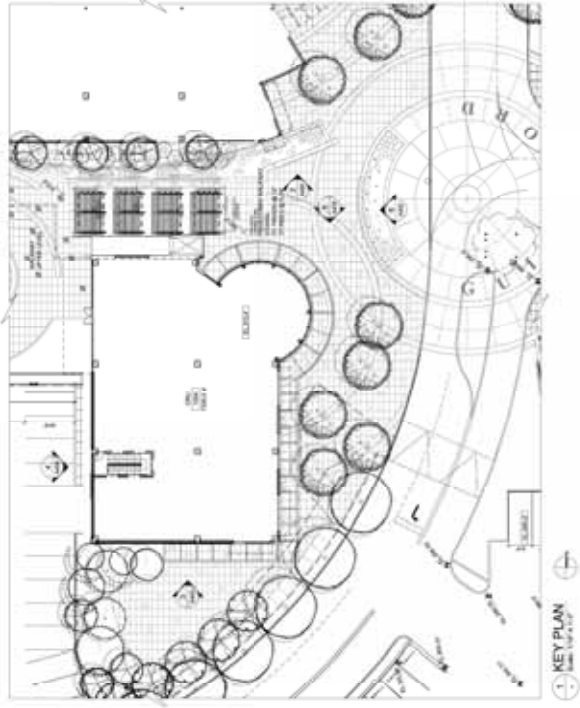


3. NORTH ELEVATION  
Scale: 1/8" = 1'-0"



4. WEST ELEVATION  
Scale: 1/8" = 1'-0"

5. EAST ELEVATION  
Scale: 1/8" = 1'-0"



6. KEY PLAN  
Scale: 1/8" = 1'-0"

**MATERIAL LEGEND**

1. WHITE TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
2. TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
3. TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
4. TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
5. TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
6. TO BE SET OUT TO THE PROPOSED TOWN CENTRE

**PHASE 1 - BUILDING AND FINISHES**

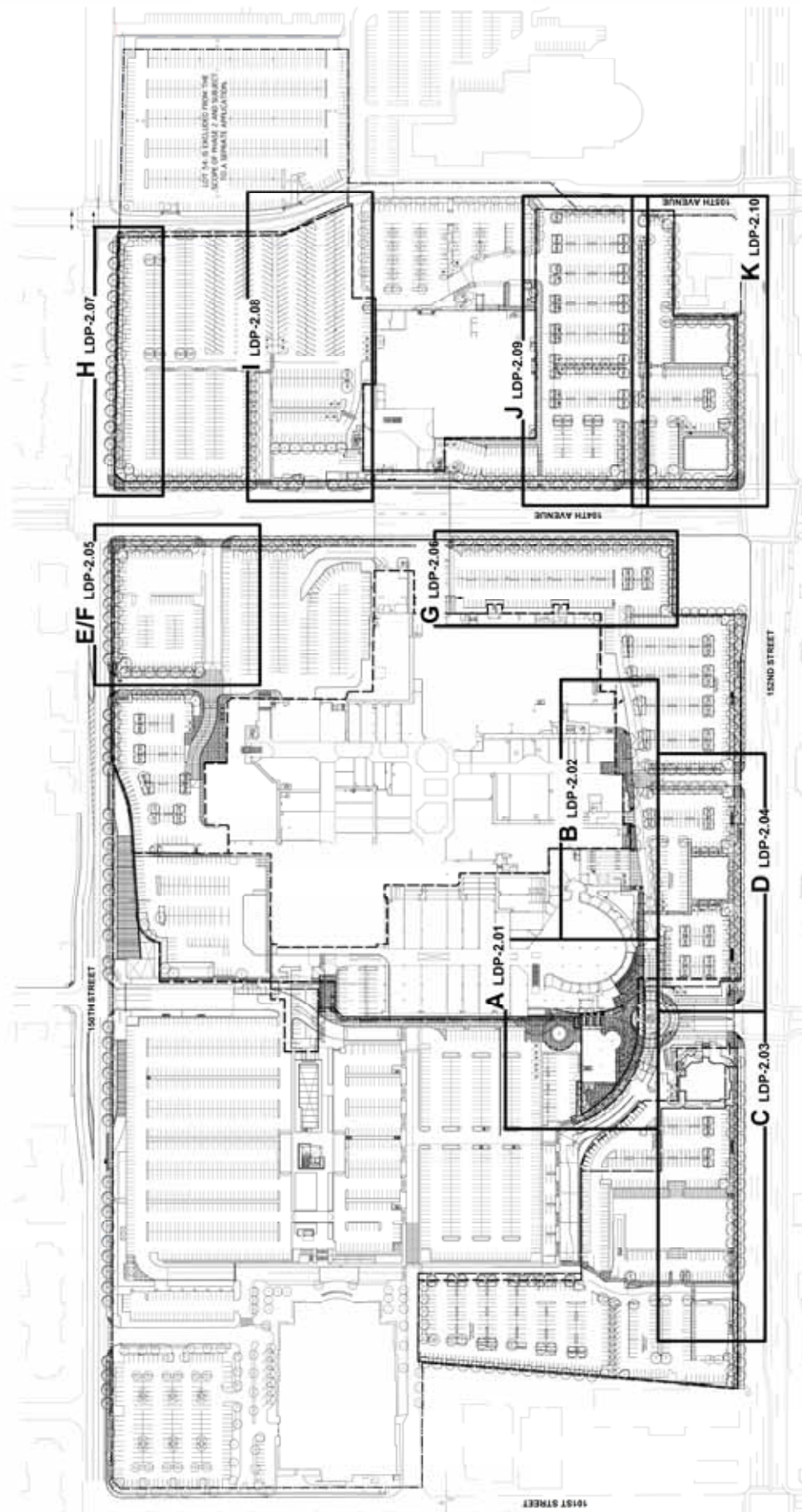
1. EXTERIOR WALLS TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
2. EXTERIOR WALLS TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
3. EXTERIOR WALLS TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
4. EXTERIOR WALLS TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
5. EXTERIOR WALLS TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
6. EXTERIOR WALLS TO BE SET OUT TO THE PROPOSED TOWN CENTRE

**PHASE 2 - BUILDING AND FINISHES**

1. EXTERIOR WALLS TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
2. EXTERIOR WALLS TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
3. EXTERIOR WALLS TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
4. EXTERIOR WALLS TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
5. EXTERIOR WALLS TO BE SET OUT TO THE PROPOSED TOWN CENTRE  
6. EXTERIOR WALLS TO BE SET OUT TO THE PROPOSED TOWN CENTRE







**DRAWING LIST**

- LDP 0.00 KEY PLAN SCALE: 1/8"=1'-0"
- LDP 1.01 TREE MANAGEMENT PLAN SCALE: 1/4"=1'-0"
- LDP 2.00 PHASE 1&2 OVERALL TREE PLAN SCALE: 1/4"=1'-0"
- LDP 2.01 MATERIALS AND PLANTING SCALE: 1/8"=1'-0"
- LDP 2.02 MATERIALS AND PLANTING SCALE: 1/8"=1'-0"
- LDP 2.03 MATERIALS AND PLANTING SCALE: 1/8"=1'-0"
- LDP 2.04 MATERIALS AND PLANTING SCALE: 1/8"=1'-0"
- LDP 2.05 MATERIALS AND PLANTING SCALE: 1/8"=1'-0"
- LDP 2.06 MATERIALS AND PLANTING SCALE: 1/8"=1'-0"
- LDP 2.07 MATERIALS AND PLANTING SCALE: 1/8"=1'-0"
- LDP 2.08 MATERIALS AND PLANTING SCALE: 1/8"=1'-0"
- LDP 2.09 MATERIALS AND PLANTING SCALE: 1/8"=1'-0"
- LDP 2.10 MATERIALS AND PLANTING SCALE: 1/8"=1'-0"
- LDP 2.11 PLANTING LIST
- LDP 3.01 LANDSCAPE DETAILS
- LDP 3.02 LANDSCAPE DETAILS

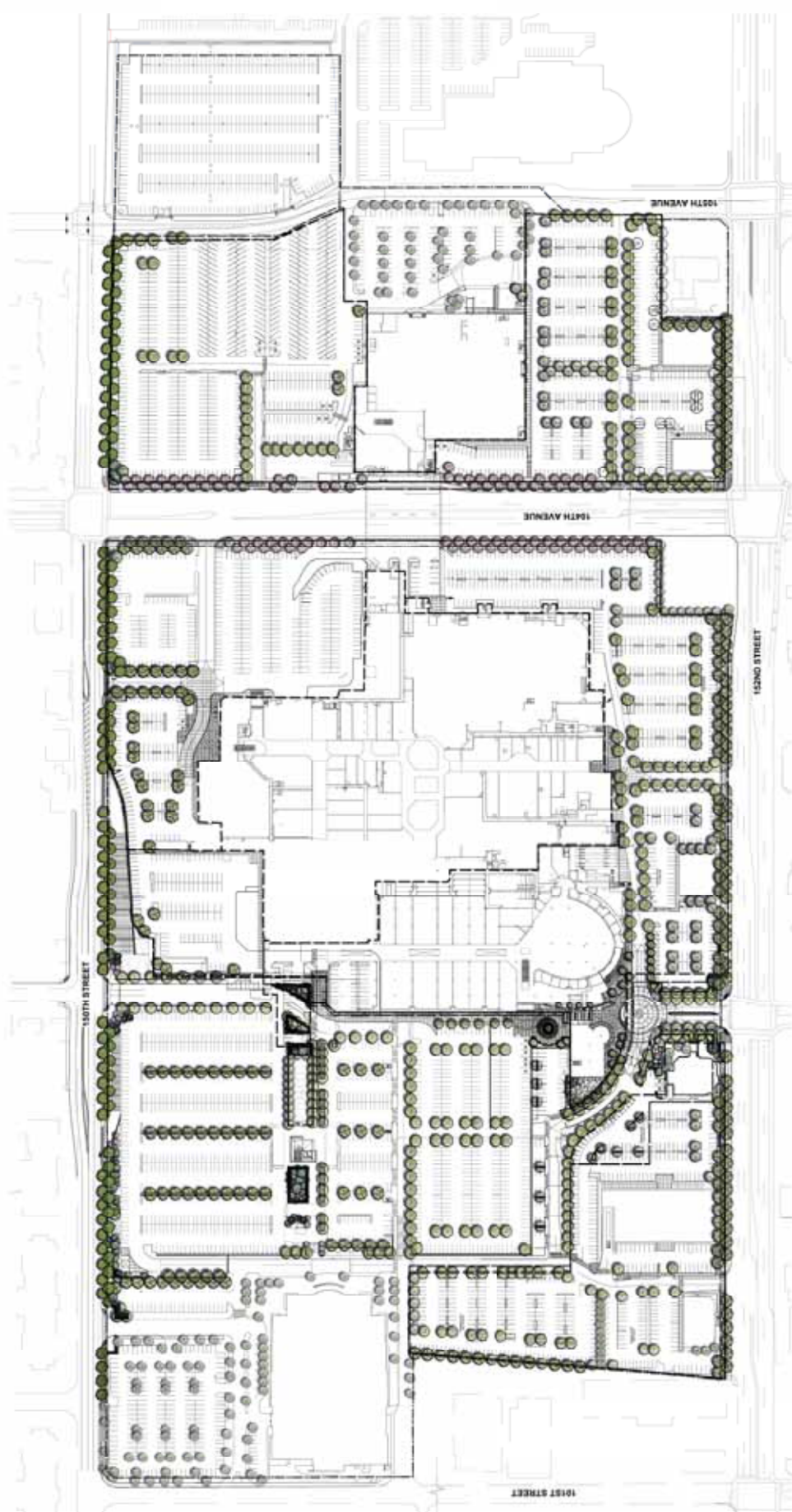


SCALE: 1:1000  
DATE: JULY 2017  
DRAWN: [Name]  
CHECKED: [Name]  
PROJECT: [Name]  
SHEET: LDP 2.00

MUSSON  
CATELL  
MACKAY  
PARTNERSHIP  
ARCHITECTS ASSOCIATES LIMITED

GUILDFORD  
TOWN CENTRE  
EXPANSION PH 2

PHASE ONE & TWO  
OVERALL TREE PLAN



Plant List

Plant Name	Quantity	Size	Notes
1. Acer palmatum 'Nipponica'	10	100-150cm	...
2. Acer palmatum 'Sapporo Green'	10	100-150cm	...
3. Acer palmatum 'Spartan'	10	100-150cm	...
4. Acer palmatum 'Spartan'	10	100-150cm	...
5. Acer palmatum 'Spartan'	10	100-150cm	...
6. Acer palmatum 'Spartan'	10	100-150cm	...
7. Acer palmatum 'Spartan'	10	100-150cm	...
8. Acer palmatum 'Spartan'	10	100-150cm	...
9. Acer palmatum 'Spartan'	10	100-150cm	...
10. Acer palmatum 'Spartan'	10	100-150cm	...
11. Acer palmatum 'Spartan'	10	100-150cm	...
12. Acer palmatum 'Spartan'	10	100-150cm	...
13. Acer palmatum 'Spartan'	10	100-150cm	...
14. Acer palmatum 'Spartan'	10	100-150cm	...
15. Acer palmatum 'Spartan'	10	100-150cm	...
16. Acer palmatum 'Spartan'	10	100-150cm	...
17. Acer palmatum 'Spartan'	10	100-150cm	...
18. Acer palmatum 'Spartan'	10	100-150cm	...
19. Acer palmatum 'Spartan'	10	100-150cm	...
20. Acer palmatum 'Spartan'	10	100-150cm	...
21. Acer palmatum 'Spartan'	10	100-150cm	...
22. Acer palmatum 'Spartan'	10	100-150cm	...
23. Acer palmatum 'Spartan'	10	100-150cm	...
24. Acer palmatum 'Spartan'	10	100-150cm	...
25. Acer palmatum 'Spartan'	10	100-150cm	...
26. Acer palmatum 'Spartan'	10	100-150cm	...
27. Acer palmatum 'Spartan'	10	100-150cm	...
28. Acer palmatum 'Spartan'	10	100-150cm	...
29. Acer palmatum 'Spartan'	10	100-150cm	...
30. Acer palmatum 'Spartan'	10	100-150cm	...
31. Acer palmatum 'Spartan'	10	100-150cm	...
32. Acer palmatum 'Spartan'	10	100-150cm	...
33. Acer palmatum 'Spartan'	10	100-150cm	...
34. Acer palmatum 'Spartan'	10	100-150cm	...
35. Acer palmatum 'Spartan'	10	100-150cm	...
36. Acer palmatum 'Spartan'	10	100-150cm	...
37. Acer palmatum 'Spartan'	10	100-150cm	...
38. Acer palmatum 'Spartan'	10	100-150cm	...
39. Acer palmatum 'Spartan'	10	100-150cm	...
40. Acer palmatum 'Spartan'	10	100-150cm	...
41. Acer palmatum 'Spartan'	10	100-150cm	...
42. Acer palmatum 'Spartan'	10	100-150cm	...
43. Acer palmatum 'Spartan'	10	100-150cm	...
44. Acer palmatum 'Spartan'	10	100-150cm	...
45. Acer palmatum 'Spartan'	10	100-150cm	...
46. Acer palmatum 'Spartan'	10	100-150cm	...
47. Acer palmatum 'Spartan'	10	100-150cm	...
48. Acer palmatum 'Spartan'	10	100-150cm	...
49. Acer palmatum 'Spartan'	10	100-150cm	...
50. Acer palmatum 'Spartan'	10	100-150cm	...
51. Acer palmatum 'Spartan'	10	100-150cm	...
52. Acer palmatum 'Spartan'	10	100-150cm	...
53. Acer palmatum 'Spartan'	10	100-150cm	...
54. Acer palmatum 'Spartan'	10	100-150cm	...
55. Acer palmatum 'Spartan'	10	100-150cm	...
56. Acer palmatum 'Spartan'	10	100-150cm	...
57. Acer palmatum 'Spartan'	10	100-150cm	...
58. Acer palmatum 'Spartan'	10	100-150cm	...
59. Acer palmatum 'Spartan'	10	100-150cm	...
60. Acer palmatum 'Spartan'	10	100-150cm	...
61. Acer palmatum 'Spartan'	10	100-150cm	...
62. Acer palmatum 'Spartan'	10	100-150cm	...
63. Acer palmatum 'Spartan'	10	100-150cm	...
64. Acer palmatum 'Spartan'	10	100-150cm	...
65. Acer palmatum 'Spartan'	10	100-150cm	...
66. Acer palmatum 'Spartan'	10	100-150cm	...
67. Acer palmatum 'Spartan'	10	100-150cm	...
68. Acer palmatum 'Spartan'	10	100-150cm	...
69. Acer palmatum 'Spartan'	10	100-150cm	...
70. Acer palmatum 'Spartan'	10	100-150cm	...
71. Acer palmatum 'Spartan'	10	100-150cm	...
72. Acer palmatum 'Spartan'	10	100-150cm	...
73. Acer palmatum 'Spartan'	10	100-150cm	...
74. Acer palmatum 'Spartan'	10	100-150cm	...
75. Acer palmatum 'Spartan'	10	100-150cm	...
76. Acer palmatum 'Spartan'	10	100-150cm	...
77. Acer palmatum 'Spartan'	10	100-150cm	...
78. Acer palmatum 'Spartan'	10	100-150cm	...
79. Acer palmatum 'Spartan'	10	100-150cm	...
80. Acer palmatum 'Spartan'	10	100-150cm	...
81. Acer palmatum 'Spartan'	10	100-150cm	...
82. Acer palmatum 'Spartan'	10	100-150cm	...
83. Acer palmatum 'Spartan'	10	100-150cm	...
84. Acer palmatum 'Spartan'	10	100-150cm	...
85. Acer palmatum 'Spartan'	10	100-150cm	...
86. Acer palmatum 'Spartan'	10	100-150cm	...
87. Acer palmatum 'Spartan'	10	100-150cm	...
88. Acer palmatum 'Spartan'	10	100-150cm	...
89. Acer palmatum 'Spartan'	10	100-150cm	...
90. Acer palmatum 'Spartan'	10	100-150cm	...
91. Acer palmatum 'Spartan'	10	100-150cm	...
92. Acer palmatum 'Spartan'	10	100-150cm	...
93. Acer palmatum 'Spartan'	10	100-150cm	...
94. Acer palmatum 'Spartan'	10	100-150cm	...
95. Acer palmatum 'Spartan'	10	100-150cm	...
96. Acer palmatum 'Spartan'	10	100-150cm	...
97. Acer palmatum 'Spartan'	10	100-150cm	...
98. Acer palmatum 'Spartan'	10	100-150cm	...
99. Acer palmatum 'Spartan'	10	100-150cm	...
100. Acer palmatum 'Spartan'	10	100-150cm	...

NOTE: PHASE 1 (RED) PLANTING HAS BEEN PROPOSED FOR REFERENCE ONLY. REFER TO PHASE 1 (P) DRAWINGS.



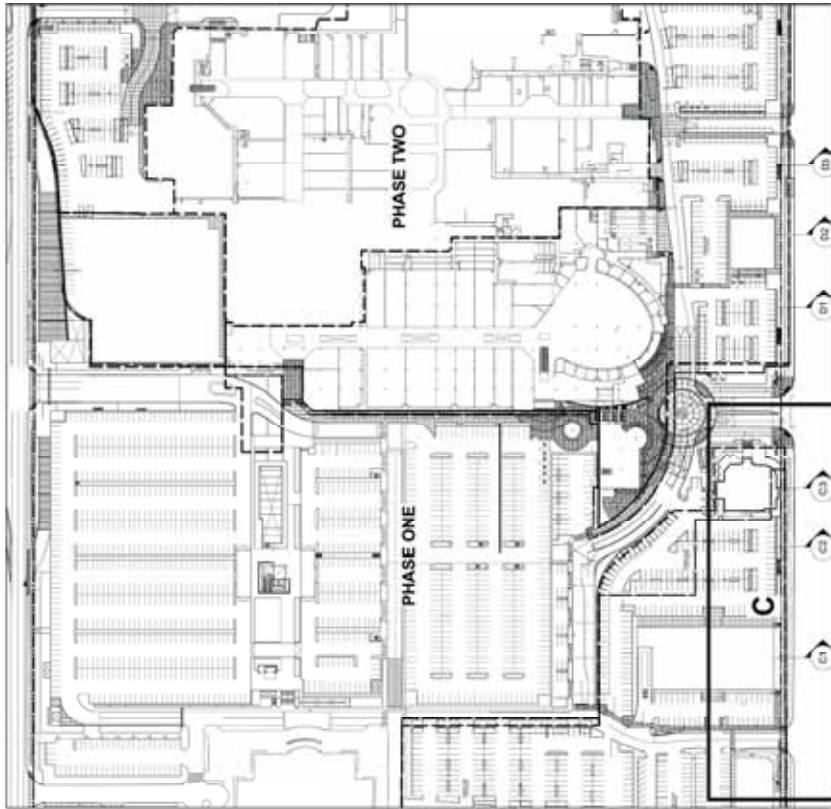




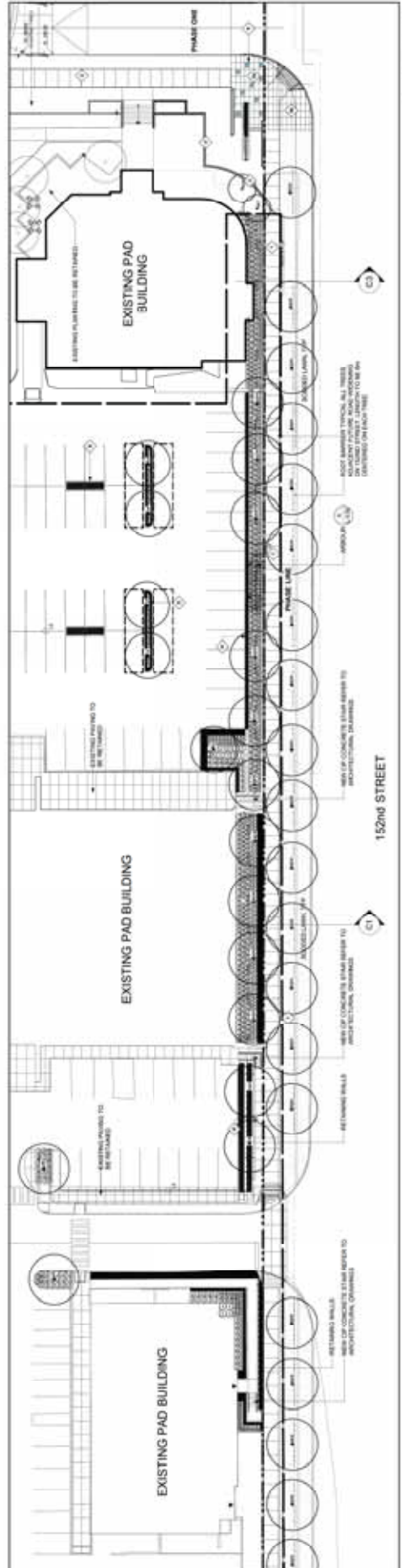


PAVING	
1	ASPHALT DRIVEWAY, DRIVEWAY TO THE NORTH SIDE OF THE BUILDING
2	ASPHALT DRIVEWAY, DRIVEWAY TO THE SOUTH SIDE OF THE BUILDING
3	ASPHALT DRIVEWAY, DRIVEWAY TO THE WEST SIDE OF THE BUILDING
4	ASPHALT DRIVEWAY, DRIVEWAY TO THE EAST SIDE OF THE BUILDING
5	ASPHALT DRIVEWAY, DRIVEWAY TO THE NORTH SIDE OF THE BUILDING
6	ASPHALT DRIVEWAY, DRIVEWAY TO THE SOUTH SIDE OF THE BUILDING
7	ASPHALT DRIVEWAY, DRIVEWAY TO THE WEST SIDE OF THE BUILDING
8	ASPHALT DRIVEWAY, DRIVEWAY TO THE EAST SIDE OF THE BUILDING
9	ASPHALT DRIVEWAY, DRIVEWAY TO THE NORTH SIDE OF THE BUILDING
10	ASPHALT DRIVEWAY, DRIVEWAY TO THE SOUTH SIDE OF THE BUILDING
11	ASPHALT DRIVEWAY, DRIVEWAY TO THE WEST SIDE OF THE BUILDING
12	ASPHALT DRIVEWAY, DRIVEWAY TO THE EAST SIDE OF THE BUILDING
13	ASPHALT DRIVEWAY, DRIVEWAY TO THE NORTH SIDE OF THE BUILDING
14	ASPHALT DRIVEWAY, DRIVEWAY TO THE SOUTH SIDE OF THE BUILDING
15	ASPHALT DRIVEWAY, DRIVEWAY TO THE WEST SIDE OF THE BUILDING
16	ASPHALT DRIVEWAY, DRIVEWAY TO THE EAST SIDE OF THE BUILDING
17	ASPHALT DRIVEWAY, DRIVEWAY TO THE NORTH SIDE OF THE BUILDING
18	ASPHALT DRIVEWAY, DRIVEWAY TO THE SOUTH SIDE OF THE BUILDING
19	ASPHALT DRIVEWAY, DRIVEWAY TO THE WEST SIDE OF THE BUILDING
20	ASPHALT DRIVEWAY, DRIVEWAY TO THE EAST SIDE OF THE BUILDING

SITE FURNISHINGS	
1	CONCRETE DRIVEWAY, DRIVEWAY TO THE NORTH SIDE OF THE BUILDING
2	CONCRETE DRIVEWAY, DRIVEWAY TO THE SOUTH SIDE OF THE BUILDING
3	CONCRETE DRIVEWAY, DRIVEWAY TO THE WEST SIDE OF THE BUILDING
4	CONCRETE DRIVEWAY, DRIVEWAY TO THE EAST SIDE OF THE BUILDING
5	CONCRETE DRIVEWAY, DRIVEWAY TO THE NORTH SIDE OF THE BUILDING
6	CONCRETE DRIVEWAY, DRIVEWAY TO THE SOUTH SIDE OF THE BUILDING
7	CONCRETE DRIVEWAY, DRIVEWAY TO THE WEST SIDE OF THE BUILDING
8	CONCRETE DRIVEWAY, DRIVEWAY TO THE EAST SIDE OF THE BUILDING
9	CONCRETE DRIVEWAY, DRIVEWAY TO THE NORTH SIDE OF THE BUILDING
10	CONCRETE DRIVEWAY, DRIVEWAY TO THE SOUTH SIDE OF THE BUILDING
11	CONCRETE DRIVEWAY, DRIVEWAY TO THE WEST SIDE OF THE BUILDING
12	CONCRETE DRIVEWAY, DRIVEWAY TO THE EAST SIDE OF THE BUILDING
13	CONCRETE DRIVEWAY, DRIVEWAY TO THE NORTH SIDE OF THE BUILDING
14	CONCRETE DRIVEWAY, DRIVEWAY TO THE SOUTH SIDE OF THE BUILDING
15	CONCRETE DRIVEWAY, DRIVEWAY TO THE WEST SIDE OF THE BUILDING
16	CONCRETE DRIVEWAY, DRIVEWAY TO THE EAST SIDE OF THE BUILDING
17	CONCRETE DRIVEWAY, DRIVEWAY TO THE NORTH SIDE OF THE BUILDING
18	CONCRETE DRIVEWAY, DRIVEWAY TO THE SOUTH SIDE OF THE BUILDING
19	CONCRETE DRIVEWAY, DRIVEWAY TO THE WEST SIDE OF THE BUILDING
20	CONCRETE DRIVEWAY, DRIVEWAY TO THE EAST SIDE OF THE BUILDING



KEY PLAN PHASE 2 LOWER LEVEL  
1"=77'



152nd STREETSCAPE  
1/16"=1'-0"







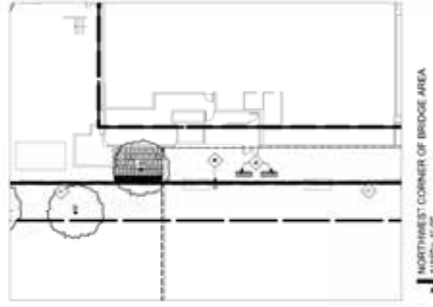




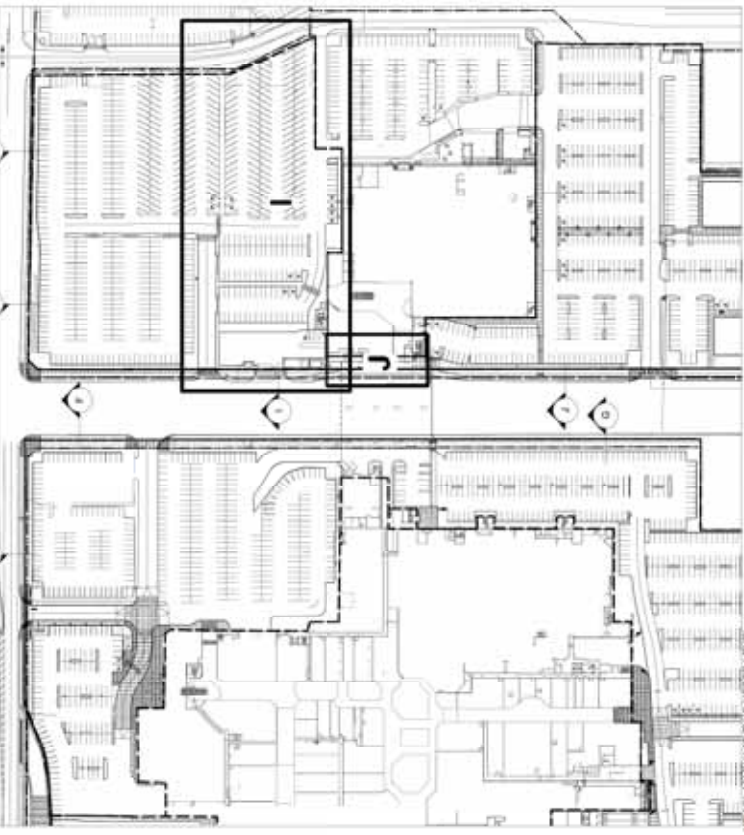
**PAVING**

REFER TO SPECIFICATIONS, DRAWINGS FOR ALL PAVING MATERIALS

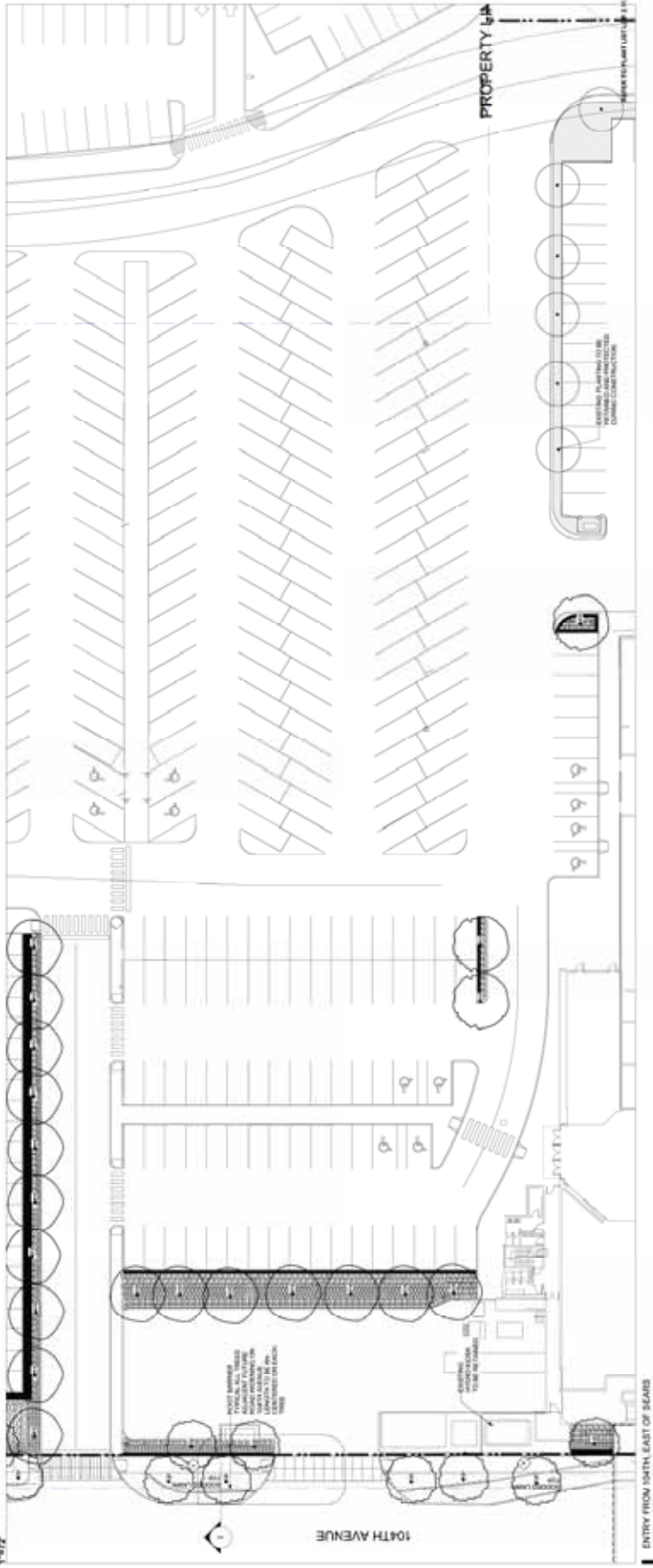
1	1/2" ASPHALT	1/2" ASPHALT
2	1/2" ASPHALT	1/2" ASPHALT
3	1/2" ASPHALT	1/2" ASPHALT
4	1/2" ASPHALT	1/2" ASPHALT
5	1/2" ASPHALT	1/2" ASPHALT
6	1/2" ASPHALT	1/2" ASPHALT
7	1/2" ASPHALT	1/2" ASPHALT
8	1/2" ASPHALT	1/2" ASPHALT
9	1/2" ASPHALT	1/2" ASPHALT
10	1/2" ASPHALT	1/2" ASPHALT
11	1/2" ASPHALT	1/2" ASPHALT
12	1/2" ASPHALT	1/2" ASPHALT
13	1/2" ASPHALT	1/2" ASPHALT
14	1/2" ASPHALT	1/2" ASPHALT
15	1/2" ASPHALT	1/2" ASPHALT
16	1/2" ASPHALT	1/2" ASPHALT
17	1/2" ASPHALT	1/2" ASPHALT
18	1/2" ASPHALT	1/2" ASPHALT
19	1/2" ASPHALT	1/2" ASPHALT
20	1/2" ASPHALT	1/2" ASPHALT
21	1/2" ASPHALT	1/2" ASPHALT
22	1/2" ASPHALT	1/2" ASPHALT
23	1/2" ASPHALT	1/2" ASPHALT
24	1/2" ASPHALT	1/2" ASPHALT
25	1/2" ASPHALT	1/2" ASPHALT
26	1/2" ASPHALT	1/2" ASPHALT
27	1/2" ASPHALT	1/2" ASPHALT
28	1/2" ASPHALT	1/2" ASPHALT
29	1/2" ASPHALT	1/2" ASPHALT
30	1/2" ASPHALT	1/2" ASPHALT
31	1/2" ASPHALT	1/2" ASPHALT
32	1/2" ASPHALT	1/2" ASPHALT
33	1/2" ASPHALT	1/2" ASPHALT
34	1/2" ASPHALT	1/2" ASPHALT
35	1/2" ASPHALT	1/2" ASPHALT
36	1/2" ASPHALT	1/2" ASPHALT
37	1/2" ASPHALT	1/2" ASPHALT
38	1/2" ASPHALT	1/2" ASPHALT
39	1/2" ASPHALT	1/2" ASPHALT
40	1/2" ASPHALT	1/2" ASPHALT
41	1/2" ASPHALT	1/2" ASPHALT
42	1/2" ASPHALT	1/2" ASPHALT
43	1/2" ASPHALT	1/2" ASPHALT
44	1/2" ASPHALT	1/2" ASPHALT
45	1/2" ASPHALT	1/2" ASPHALT
46	1/2" ASPHALT	1/2" ASPHALT
47	1/2" ASPHALT	1/2" ASPHALT
48	1/2" ASPHALT	1/2" ASPHALT
49	1/2" ASPHALT	1/2" ASPHALT
50	1/2" ASPHALT	1/2" ASPHALT
51	1/2" ASPHALT	1/2" ASPHALT
52	1/2" ASPHALT	1/2" ASPHALT
53	1/2" ASPHALT	1/2" ASPHALT
54	1/2" ASPHALT	1/2" ASPHALT
55	1/2" ASPHALT	1/2" ASPHALT
56	1/2" ASPHALT	1/2" ASPHALT
57	1/2" ASPHALT	1/2" ASPHALT
58	1/2" ASPHALT	1/2" ASPHALT
59	1/2" ASPHALT	1/2" ASPHALT
60	1/2" ASPHALT	1/2" ASPHALT
61	1/2" ASPHALT	1/2" ASPHALT
62	1/2" ASPHALT	1/2" ASPHALT
63	1/2" ASPHALT	1/2" ASPHALT
64	1/2" ASPHALT	1/2" ASPHALT
65	1/2" ASPHALT	1/2" ASPHALT
66	1/2" ASPHALT	1/2" ASPHALT
67	1/2" ASPHALT	1/2" ASPHALT
68	1/2" ASPHALT	1/2" ASPHALT
69	1/2" ASPHALT	1/2" ASPHALT
70	1/2" ASPHALT	1/2" ASPHALT
71	1/2" ASPHALT	1/2" ASPHALT
72	1/2" ASPHALT	1/2" ASPHALT
73	1/2" ASPHALT	1/2" ASPHALT
74	1/2" ASPHALT	1/2" ASPHALT
75	1/2" ASPHALT	1/2" ASPHALT
76	1/2" ASPHALT	1/2" ASPHALT
77	1/2" ASPHALT	1/2" ASPHALT
78	1/2" ASPHALT	1/2" ASPHALT
79	1/2" ASPHALT	1/2" ASPHALT
80	1/2" ASPHALT	1/2" ASPHALT
81	1/2" ASPHALT	1/2" ASPHALT
82	1/2" ASPHALT	1/2" ASPHALT
83	1/2" ASPHALT	1/2" ASPHALT
84	1/2" ASPHALT	1/2" ASPHALT
85	1/2" ASPHALT	1/2" ASPHALT
86	1/2" ASPHALT	1/2" ASPHALT
87	1/2" ASPHALT	1/2" ASPHALT
88	1/2" ASPHALT	1/2" ASPHALT
89	1/2" ASPHALT	1/2" ASPHALT
90	1/2" ASPHALT	1/2" ASPHALT
91	1/2" ASPHALT	1/2" ASPHALT
92	1/2" ASPHALT	1/2" ASPHALT
93	1/2" ASPHALT	1/2" ASPHALT
94	1/2" ASPHALT	1/2" ASPHALT
95	1/2" ASPHALT	1/2" ASPHALT
96	1/2" ASPHALT	1/2" ASPHALT
97	1/2" ASPHALT	1/2" ASPHALT
98	1/2" ASPHALT	1/2" ASPHALT
99	1/2" ASPHALT	1/2" ASPHALT
100	1/2" ASPHALT	1/2" ASPHALT



**J** NORTHWEST CORNER OF BRIDGE AREA  
 1/8" = 1'-0"



KEY PLAN PHASE TWO UPPER LEVEL  
 1/8" = 1'-0"



ENTRY FROM NORTH EAST OF SEARS  
 1/8" = 1'-0"







**PROJECT DATA**

**PROJECT DESCRIPTION:**  
 EXPANSION TO RETAIL AND PARKING

**ZONING:**  
 C8

**PROJECT ADDRESS:**  
 2695 GUILDFORD TOWN CENTRE  
 SURREY BC V3R7C1

**LEGAL DESCRIPTION:**  
 NEW LEGAL DESCRIPTION FOR CONSOLIDATED LOTS SHALL BE:  
 LOT 1 SECTION 29 BLOCK 5 NORTH RANGE 1 NEW WESTMINSTER  
 DISTRICT PLAN BCP  
 (TO BE ASSIGNED ONCE REGISTERED WITH LAND TITLE OFFICE)  
 (AREA: 17. HA)

2 EXISTING SITE PLAN  
 S-0.2 NTS



Key	
—	Property Line
- - -	Existing Building Outline
- · - · -	Proposed Phase 1 Scope Outline
- · - · -	Proposed Phase 2 Scope Outline

3 PROPOSED PHASES 1 & 2 SCOPE OUTLINE  
 S-0.2 NTS

**PROJECT DATA**

**PROJECT DESCRIPTION:**  
 EXPANSION TO RETAIL AND PARKING

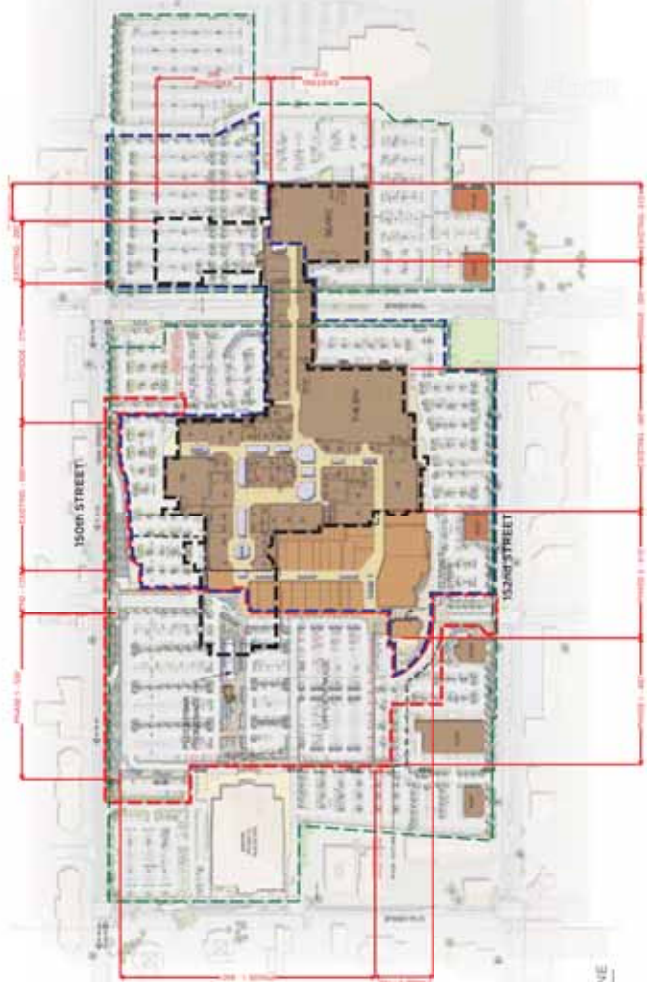
**ZONING:**  
 C8

**PROJECT ADDRESS:**  
 2695 GUILDFORD TOWN CENTRE  
 SURREY BC V3R7C1

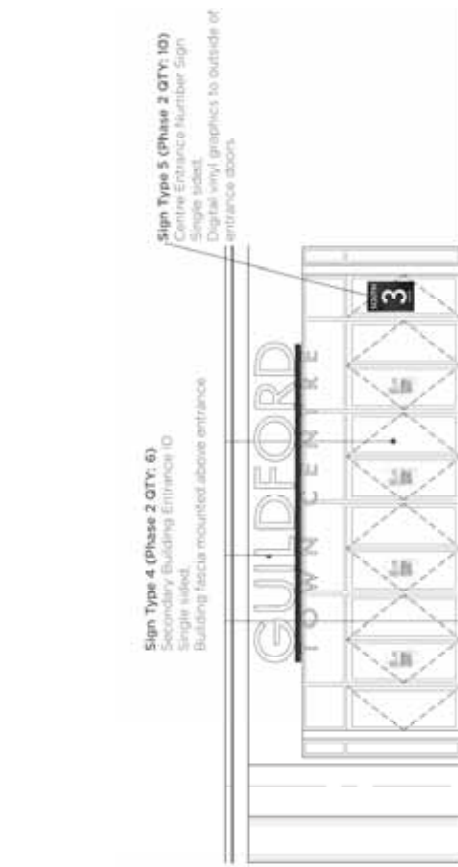
**LEGAL DESCRIPTION:**  
 NEW LEGAL DESCRIPTION FOR CONSOLIDATED LOTS SHALL BE:  
 LOT 1 SECTION 29 BLOCK 5 NORTH RANGE 1 NEW WESTMINSTER  
 DISTRICT PLAN BCP  
 (TO BE ASSIGNED ONCE REGISTERED WITH LAND TITLE OFFICE)  
 (AREA: 17. HA)



1 CONTEXT PLAN  
 S-0.2 NTS

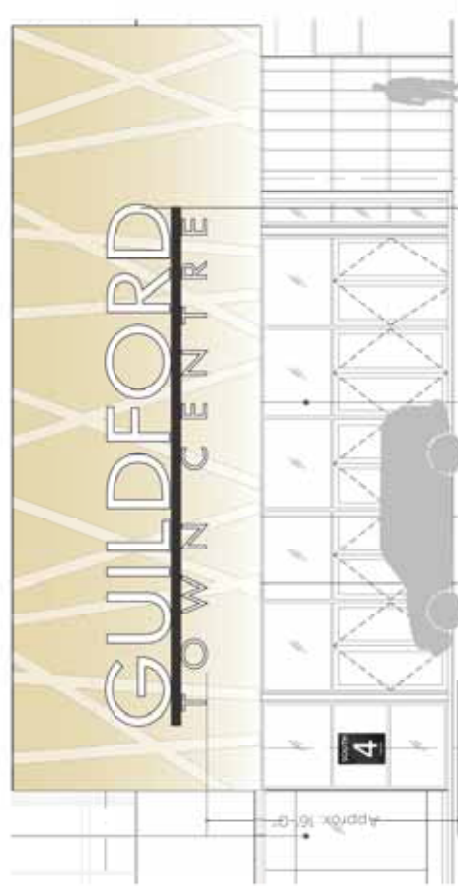


3 PROPOSED PHASES 1 & 2 SCOPE OUTLINE  
 S-0.2 NTS

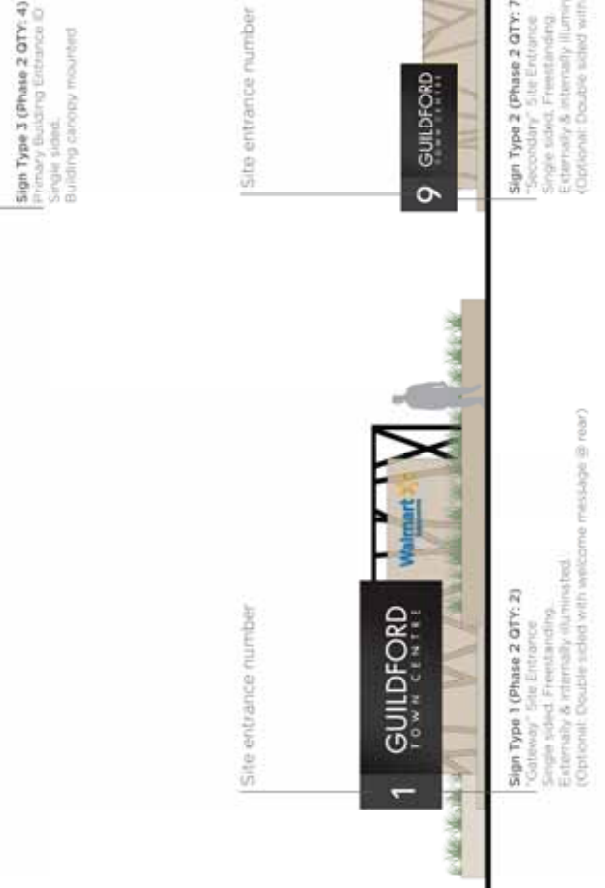


**Sign Type 4 (Phase 2 QTY: 6)**  
 Secondary Building Entrance ID  
 Single sided.  
 Building fascia mounted above entrance

**Sign Type 5 (Phase 2 QTY: 10)**  
 Centre Entrance Number Sign  
 Single sided.  
 Digital vinyl graphics to outside of entrance doors



**Sign Type 3 (Phase 2 QTY: 4)**  
 Primary Building Entrance ID  
 Single sided.  
 Building canopy mounted



**Sign Type 7 (Phase 2 QTY: 7)**  
 Secondary Site Entrance  
 Single sided. Freestanding.  
 Externally & internally illuminated.  
 (Optional: Double sided with welcome message @ rear)

Site entrance number

**Sign Type 1 (Phase 2 QTY: 2)**  
 Gateway Site Entrance  
 Single sided. Freestanding.  
 Externally & internally illuminated.  
 (Optional: Double sided with welcome message @ rear)

Site entrance number

**Sign Type 6 (Phase 2 QTY: 6)**  
 Secondary Site Directional  
 Single or double sided.  
 Freestanding. Projected,  
 or wall mounted.  
 Externally illuminated

**Sign Type 8 (Phase 2 QTY: 6)**  
 Primary Site Directional  
 Single or double sided. Freestanding.  
 Externally illuminated

**PROPOSED EXTERIOR SIGN TYPES**



LEGEND:

- EXISTING CURB CUT
- EXISTING PARKING



PHASE 2 LOWER LEVEL SITE PLAN

MAIN LEVEL SIGN PLAN - PHASE 2 (2A & 2B)

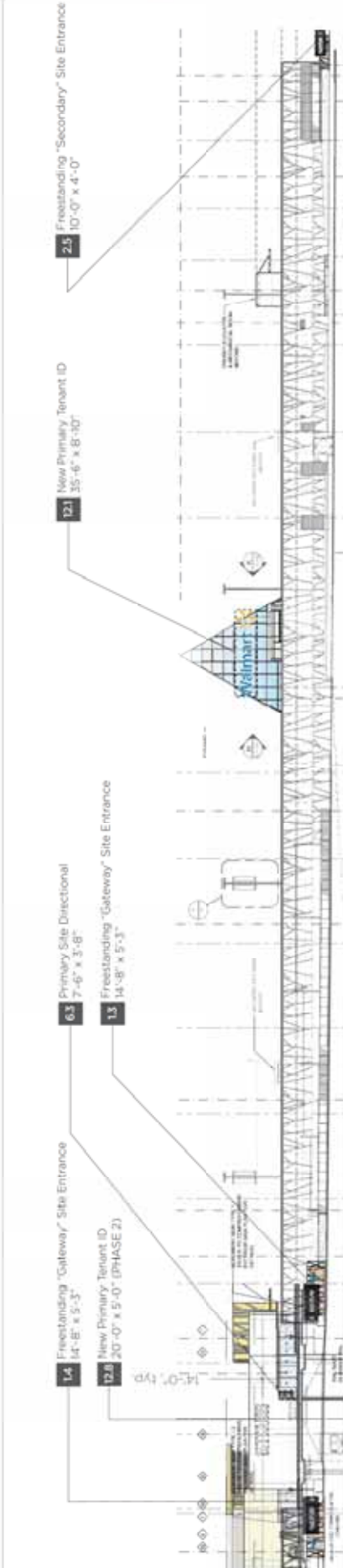
SCALE: AS NOTED

Exterior Sign Type Schedule PHASE 2A	1.0	2.0	3.0	4.0	5.0	6.0	7.0
Freestanding "Gateway" Site Entrance	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0
Freestanding "Secondary" Site Entrance	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0
Primary Building Entrance ID	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0
Secondary Building Entrance ID	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1
Entrance Number Sign	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1
Primary Site Directional	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0
Secondary Site Directional	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0	QTY: 0

Exterior Sign Type Schedule PHASE 2B	8.0	9.0	10.0	11.0	12.0	13.0	14.0
Freestanding "Gateway" Site Entrance	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1
Freestanding "Secondary" Site Entrance	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1
Primary Building Entrance ID	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1
Secondary Building Entrance ID	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1
Entrance Number Sign	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1
Primary Site Directional	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1
Secondary Site Directional	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1	QTY: 1

Site Entrance ID Number	Site Entrance ID Number	Site Entrance ID Number	Site Entrance ID Number
1	13	14	15
2	16	17	18
3	19	20	21
4	22	23	24
5	25	26	27
6	28	29	30
7	31	32	33
8	34	35	36
9	37	38	39
10	40	41	42
11	43	44	45
12	46	47	48
13	49	50	51
14	52	53	54
15	55	56	57
16	58	59	60
17	61	62	63
18	64	65	66
19	67	68	69
20	70	71	72
21	73	74	75
22	76	77	78
23	79	80	81
24	82	83	84
25	85	86	87
26	88	89	90
27	91	92	93
28	94	95	96
29	97	98	99
30	100	101	102
31	103	104	105
32	106	107	108
33	109	110	111
34	112	113	114
35	115	116	117
36	118	119	120
37	121	122	123
38	124	125	126
39	127	128	129
40	130	131	132
41	133	134	135
42	136	137	138
43	139	140	141
44	142	143	144
45	145	146	147
46	148	149	150
47	151	152	153
48	154	155	156
49	157	158	159
50	160	161	162
51	163	164	165
52	166	167	168
53	169	170	171
54	172	173	174
55	175	176	177
56	178	179	180
57	181	182	183
58	184	185	186
59	187	188	189
60	190	191	192
61	193	194	195
62	196	197	198
63	199	200	201
64	202	203	204
65	205	206	207
66	208	209	210
67	211	212	213
68	214	215	216
69	217	218	219
70	220	221	222
71	223	224	225
72	226	227	228
73	229	230	231
74	232	233	234
75	235	236	237
76	238	239	240
77	241	242	243
78	244	245	246
79	247	248	249
80	250	251	252
81	253	254	255
82	256	257	258
83	259	260	261
84	262	263	264
85	265	266	267
86	268	269	270
87	271	272	273
88	274	275	276
89	277	278	279
90	280	281	282
91	283	284	285
92	286	287	288
93	289	290	291
94	292	293	294
95	295	296	297
96	298	299	300
97	301	302	303
98	304	305	306
99	307	308	309
100	310	311	312
101	313	314	315
102	316	317	318
103	319	320	321
104	322	323	324
105	325	326	327
106	328	329	330
107	331	332	333
108	334	335	336
109	337	338	339
110	340	341	342
111	343	344	345
112	346	347	348
113	349	350	351
114	352	353	354
115	355	356	357
116	358	359	360
117	361	362	363
118	364	365	366
119	367	368	369
120	370	371	372
121	373	374	375
122	376	377	378
123	379	380	381
124	382	383	384
125	385	386	387
126	388	389	390
127	391	392	393
128	394	395	396
129	397	398	399
130	400	401	402
131	403	404	405
132	406	407	408
133	409	410	411
134	412	413	414
135	415	416	417
136	418	419	420
137	421	422	423
138	424	425	426
139	427	428	429
140	430	431	432
141	433	434	435
142	436	437	438
143	439	440	441
144	442	443	444
145	445	446	447
146	448	449	450
147	451	452	453
148	454	455	456
149	457	458	459
150	460	461	462
151	463	464	465
152	466	467	468
153	469	470	471
154	472	473	474
155	475	476	477
156	478	479	480
157	481	482	483
158	484	485	486
159	487	488	489
160	490	491	492
161	493	494	495
162	496	497	498
163	499	500	501
164	502	503	504
165	505	506	507
166	508	509	510
167	511	512	513
168	514	515	516
169	517	518	519
170	520	521	522
171	523	524	525
172	526	527	528
173	529	530	531
174	532	533	534
175	535	536	537
176	538	539	540
177	541	542	543
178	544	545	546
179	547	548	549
180	550	551	552
181	553	554	555
182	556	557	558
183	559	560	561
184	562	563	564
185	565	566	567
186	568	569	570
187	571	572	573
188	574	575	576
189	577	578	579
190	580	581	582
191	583	584	585
192	586	587	588
193	589	590	591
194	592	593	594
195	595	596	597
196	598	599	600
197	601	602	603
198	604	605	606
199	607	608	609
200	610	611	612
201	613	614	615
202	616	617	618
203	619	620	621
204	622	623	624
205	625	626	627
206	628	629	630
207	631	632	633
208	634	635	636
209	637	638	639
210	640	641	642
211	643	644	645
212	646	647	648
213	649	650	651
214	652	653	654
215	655	656	657
216	658	659	660
217	661	662	663
218	664	665	666
219	667	668	669
220	670	671	672
221	673	674	675
222	676	677	678
223	679	680	681
224	682	683	684
225	685	686	687
226	688	689	690
227	691	692	693
228	694	695	696
229	697	698	699
23			





**Fascia Sign Schedule**

Item	Dimensions	Area	Phase	Status
12.1	35'-6" x 8'-10"	314.5 sq ft	PHASE 1	Proposed
12.8	20'-0" x 5'-0"	100.0 sq ft	PHASE 2	Proposed

1 WEST ELEVATION - 150TH STREET (SOUTH PORTION)  
 SCALE: AS NOTED

S-0.5

**Fascia Sign Schedule**

Item	Dimensions	Area	Phase	Status
E1	36'-2" x 2'-10"	102.5 sq ft	PHASE 2	Existing
E2	46'-0" x 3'-8"	170.0 sq ft	PHASE 2	Existing
3.4	33'-6" x 6'-6"	237.8 sq ft	PHASE 2	Proposed
4.4	20'-0" x 4'-0"	81.9 sq ft	PHASE 2	Proposed
12.7	20'-0" x 5'-0"	100.0 sq ft	PHASE 2	Proposed
12.18	20'-0" x 5'-0"	100.0 sq ft	PHASE 2	Proposed

2 WEST ELEVATION - 150TH STREET (CENTRE PORTION)  
 SCALE: AS NOTED

S-0.5

**Fascia Sign Schedule**

Item	Dimensions	Area	Phase	Status
E1	46'-0" x 3'-8"	170.0 sq ft	PHASE 2	Existing
3.4	33'-6" x 6'-6"	237.8 sq ft	PHASE 2	Proposed
4.4	20'-0" x 4'-0"	81.9 sq ft	PHASE 2	Proposed
12.7	20'-0" x 5'-0"	100.0 sq ft	PHASE 2	Proposed
12.18	20'-0" x 5'-0"	100.0 sq ft	PHASE 2	Proposed

**Fascia Sign Schedule**

Item	Dimensions	Area	Phase	Status
E1	36'-2" x 2'-10"	102.5 sq ft	PHASE 2	Existing
E2	46'-0" x 3'-8"	170.0 sq ft	PHASE 2	Existing
3.4	33'-6" x 6'-6"	237.8 sq ft	PHASE 2	Proposed
4.4	20'-0" x 4'-0"	81.9 sq ft	PHASE 2	Proposed
12.7	20'-0" x 5'-0"	100.0 sq ft	PHASE 2	Proposed
12.18	20'-0" x 5'-0"	100.0 sq ft	PHASE 2	Proposed

**FASCIA SIGN SUMMARY**

Category	Existing	Proposed	Deleted	NET
Area (sq ft)	272.5	934.2	630.4	576.3

EXHIBITION

MUSSON  
 CATTELL  
 MACKAY  
 PARTNERSHIP  
 ARCHITECTS

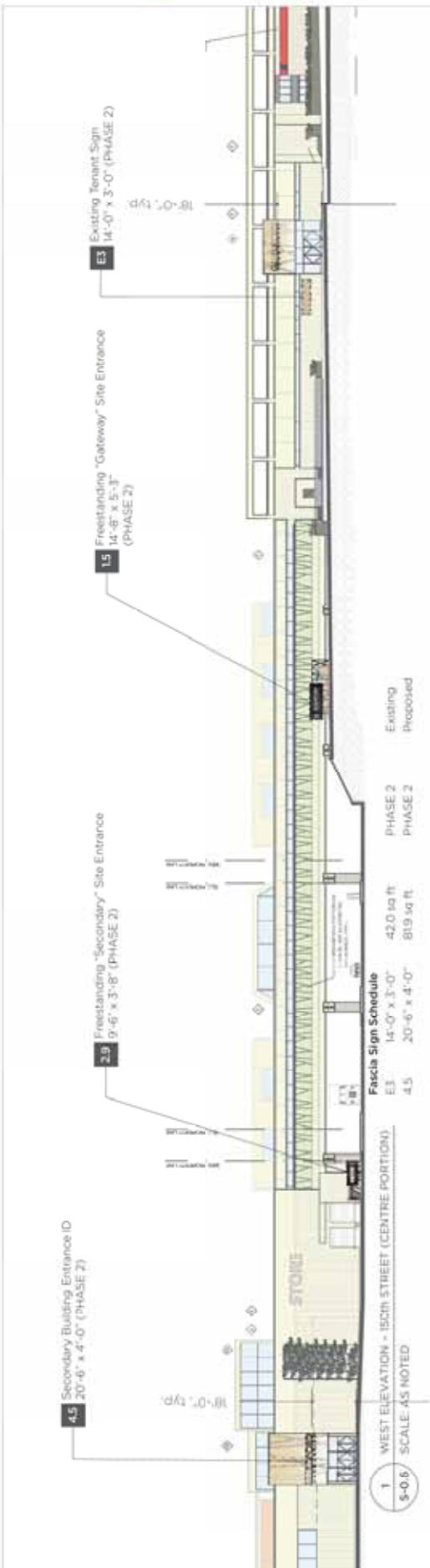
GUILD FORD  
 TOWN CENTRE  
 EXPANSION

2000 Guildford Town Centre  
 Building 2C

Guildford Town Centre  
 Comprehensive  
 Sign Plan

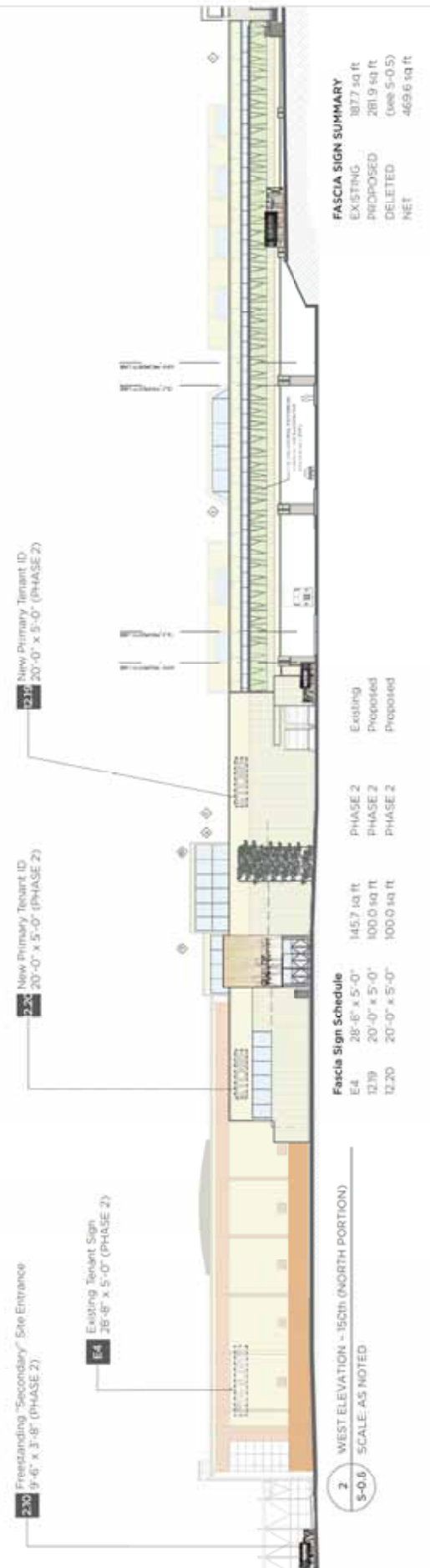
PROPOSED ELEVATION  
 150TH STREET NORTH

SCALE: SIGN: 1/8" = 1'-0"  
 ARCHITECT: 1/8" = 1'-0"  
 FILE: 27C-04-003-04-04  
 DRAWING: NC  
 REVIEW: JRM



**Fascia Sign Schedule**

Sign ID	Dimensions	Existing Area (sq ft)	Proposed Area (sq ft)
E3	14'-0" x 3'-0"	42.0	81.9
4.5	20'-6" x 4'-0"	42.0	81.9



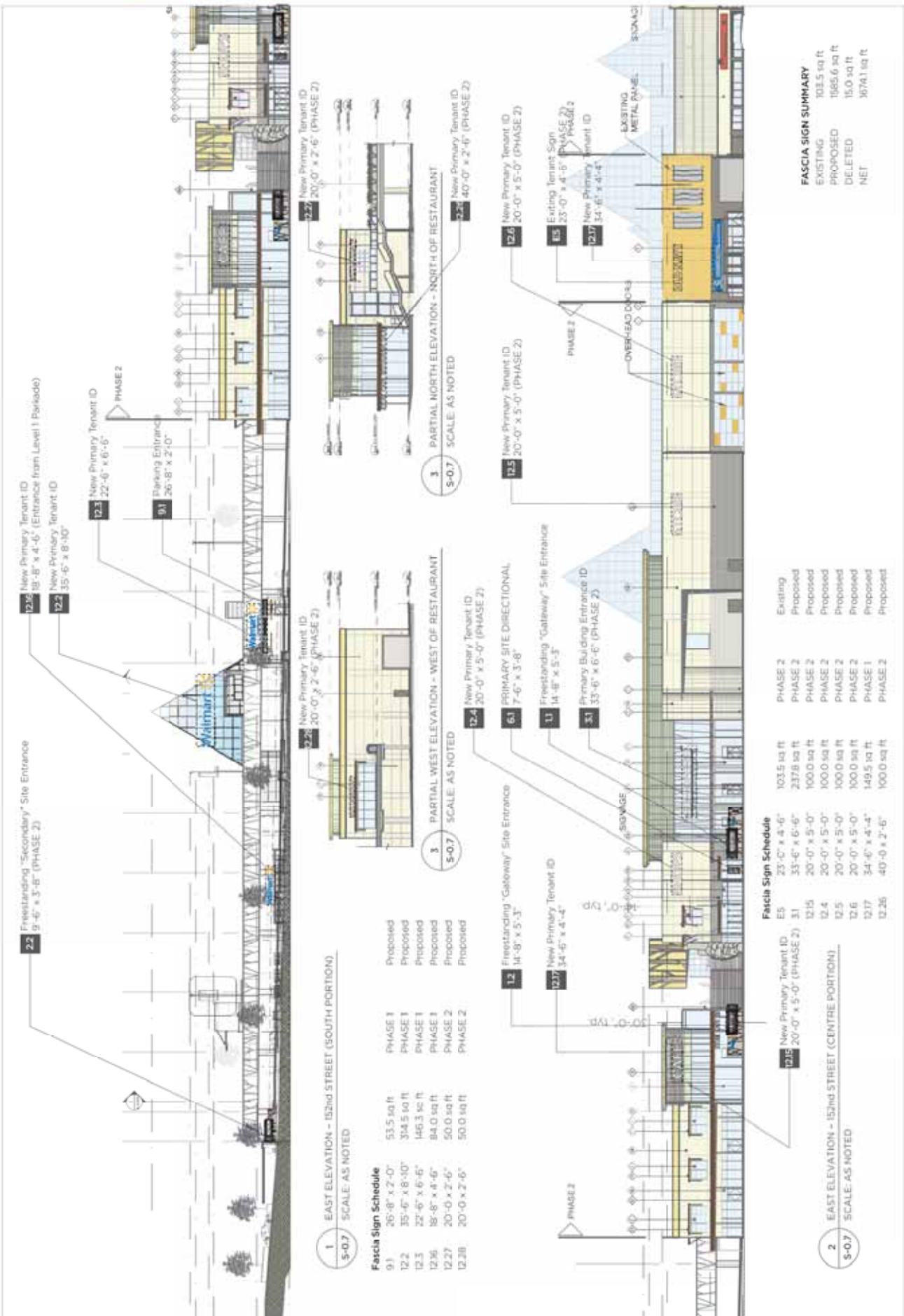
**Fascia Sign Schedule**

Sign ID	Dimensions	Existing Area (sq ft)	Proposed Area (sq ft)
E4	28'-8" x 5'-0"	145.7	100.0
2.30	20'-0" x 5'-0"	100.0	100.0
2.39	20'-0" x 5'-0"	100.0	100.0

**FASCIA SIGN SUMMARY**

Category	Area (sq ft)
EXISTING	187.7
PROPOSED	281.9
DELETED	(See S-05)
NET	469.6





12.36 New Primary Tenant ID  
19'-8" x 4'-6" (Entrance from Level 1 Parade)  
12.2 New Primary Tenant ID  
35'-6" x 8'-10"

12.3 New Primary Tenant ID  
22'-0" x 6'-6"

9.1 Existing Entrance  
26'-8" x 2'-0"

12.28 New Primary Tenant ID  
20'-0" x 2'-6" (PHASE 2)

3 PARTIAL WEST ELEVATION - WEST OF RESTAURANT  
SCALE: AS NOTED

12.4 New Primary Tenant ID  
20'-0" x 5'-0" (PHASE 2)

6.1 PRIMARY SITE DIRECTIONAL  
7'-6" x 3'-8"

1.1 Freestanding "Gateway" Site Entrance  
14'-8" x 5'-3"

3.1 Primary Building Entrance ID  
33'-6" x 6'-6" (PHASE 2)

12.6 New Primary Tenant ID  
20'-0" x 5'-0" (PHASE 2)

ES Existing Tenant Sign  
23'-0" x 4'-5" (PHASE 2)

12.37 New Primary Tenant ID  
34'-6" x 4'-4"

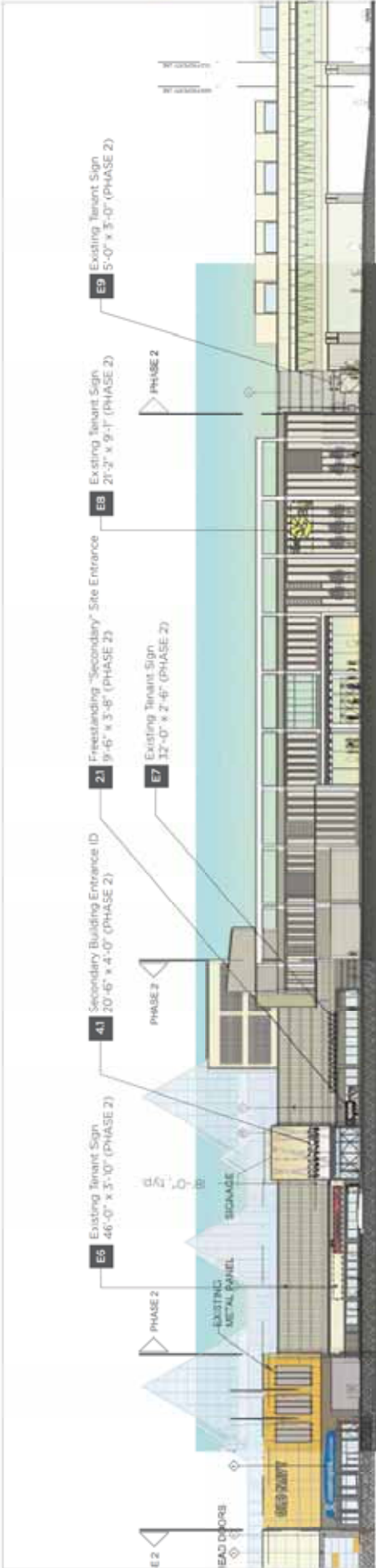
**Fascia Sign Schedule**

Sign ID	Sign Dimensions	Phase	Area (sq ft)
ES	23'-0" x 4'-6"	PHASE 2	103.5
3.1	33'-6" x 6'-6"	PHASE 2	237.8
12.15	20'-0" x 5'-0"	PHASE 2	100.0
12.4	20'-0" x 5'-0"	PHASE 2	100.0
12.5	20'-0" x 5'-0"	PHASE 2	100.0
12.6	20'-0" x 5'-0"	PHASE 2	100.0
12.17	34'-6" x 4'-4"	PHASE 1	149.5
12.26	40'-0" x 2'-6"	PHASE 2	100.0

**FASCIA SIGN SUMMARY**

Category	Area (sq ft)
EXISTING	103.5
PROPOSED	1865.6
DELETED	15.0
NET	1674.1

2 EAST ELEVATION - 152ND STREET (CENTRE PORTION)  
SCALE: AS NOTED



**Fascia Sign Schedule**

Sign ID	Dimensions	Area	Status	Phase
E6	46'-0" x 5'-10"	170.3 sq ft	Existing	PHASE 2
E7	32'-0" x 2'-6"	80.0 sq ft	Existing	PHASE 2
E8	21'-2" x 9'-1"	192.3 sq ft	Existing	PHASE 2
E9	5'-0" x 3'-0"	15.0 sq ft	Existing	PHASE 2
4.1	20'-6" x 4'-0"	81.9 sq ft	Proposed	PHASE 2

1 EAST ELEVATION - 152ND STREET (CENTRE PORTION)  
 S-0-B  
 SCALE: AS NOTED



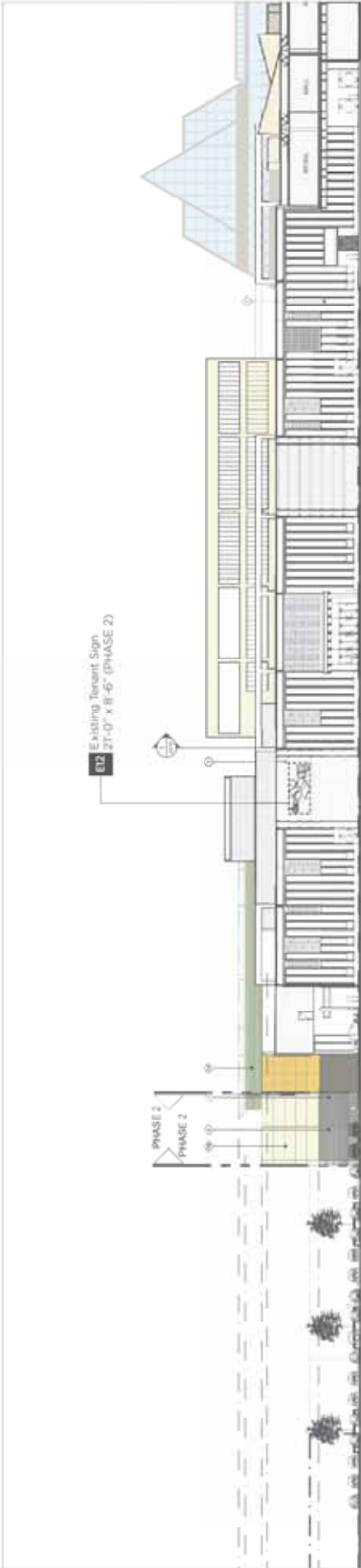
**Fascia Sign Schedule**

Sign ID	Dimensions	Area	Status	Phase
E10	14'-10" x 2'-0"	29.7 sq ft	Existing	PHASE 2
E11	41'-6" x 7'-6"	313.3 sq ft	Existing	PHASE 2
1.5	33'-6" x 6'-6"	2,378 sq ft	Proposed	PHASE 2

2 EAST ELEVATION - 152ND STREET (NORTH PORTION)  
 S-0-B  
 SCALE: AS NOTED

**FASCIA SIGN SUMMARY**

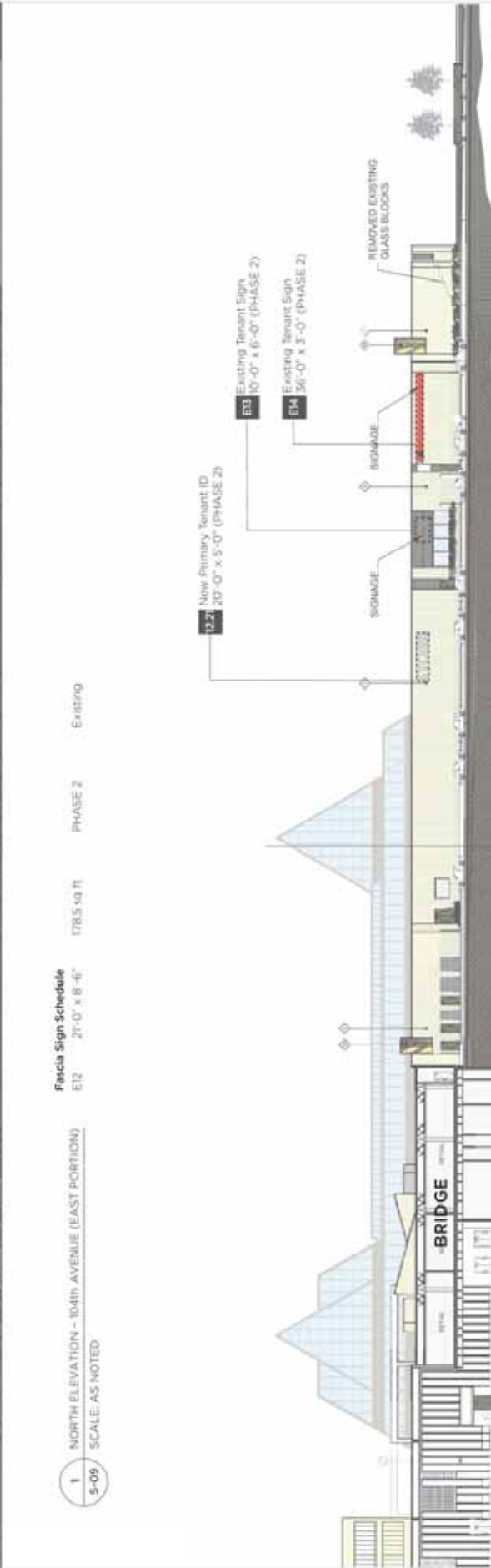
Category	Area (sq ft)
EXISTING	804.6
PROPOSED	3197.7
DELETED	(see S-0.7)
NET	1024.3



1 NORTH ELEVATION - 104th AVENUE (EAST PORTION)  
 S-0.9 SCALE: AS NOTED

**Fascia Sign Schedule**

E12	27'-0" x 8'-6"	178.5 sq ft	PHASE 2	Existing
-----	----------------	-------------	---------	----------



2 NORTH ELEVATION - 104th AVENUE (WEST PORTION)  
 S-0.9 SCALE: AS NOTED

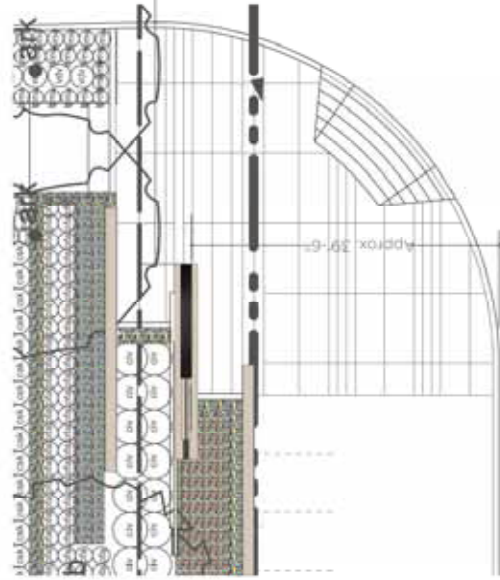
**Fascia Sign Schedule**

E13	10'-0" x 6'-0"	60.0 sq ft	PHASE 2	Existing
E14	36'-0" x 3'-0"	108.0 sq ft	PHASE 2	Existing
12.21	20'-0" x 5'-0"	100.0 sq ft	PHASE 2	Proposed

**FASCIA SIGN SUMMARY**

EXISTING	346.5 sq ft
PROPOSED	100.0 sq ft
DELETED	
NET	446.5 sq ft





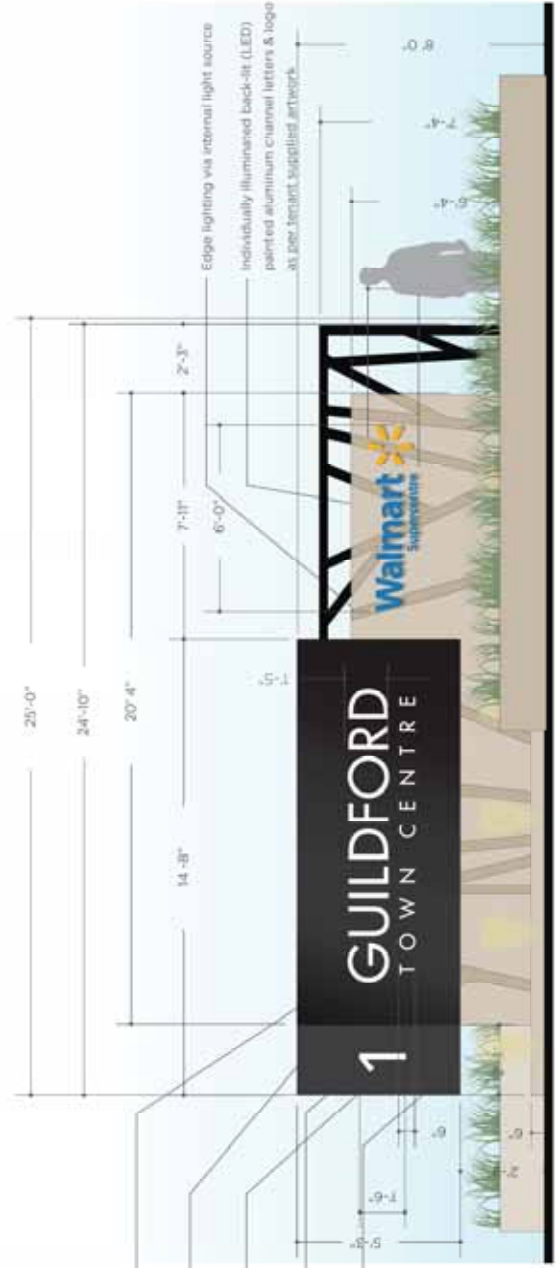
**3** GATEWAY ENTRANCE - PLAN VIEW, TYPICAL  
SCALE: 1/16" = 1'-0"

- Cast concrete base with embossed graphic pattern
- Back-lit acrylic push-through letters
- Edge lighting via internally illuminated painted aluminum sign cabinet
- Internally illuminated back-lit site entrance identification number

**Note:**  
 - Contact EDG for approved digital art files for all sign types  
 - Refer to Sign Specification for materials, colours and paint finishes, etc.



**2** SIGN 11 & 12 - 150TH ST PRIMARY ENTRANCE - ELEVATION  
SCALE: 1/16" = 1'-0"



**1** SIGN TYPE ELEVATION  
SCALE: 1/4" = 1'-0"

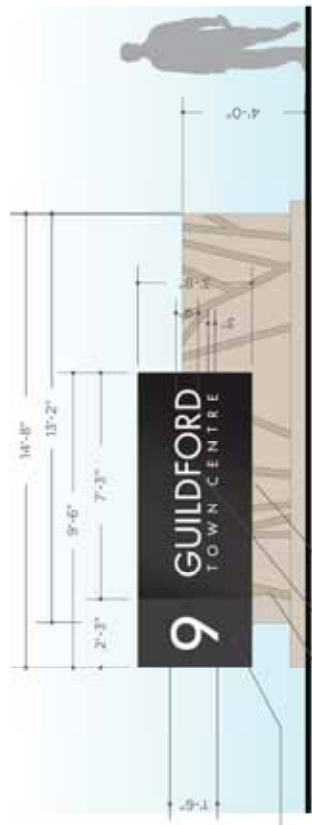


3 SECONDARY ENTRANCE - PLAN VIEW, TYPICAL  
SCALE: 1/16" = 1'-0"



2 SECONDARY ENTRANCE - ELEVATION, TYPICAL  
SCALE: 1/16" = 1'-0"

Note:  
-Contact EDG for approved digital art files for all sign types  
-Refer to Sign Specification for materials, colours and paint finishes, etc.



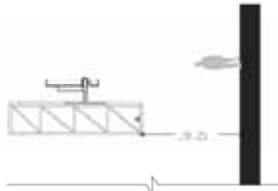
1 SIGN TYPE 2 - ELEVATION, TYPICAL  
SCALE: 1/4" = 1'-0"

- Intensely (LED) illuminated painted aluminum sign cabinet with site entrance ID number
- Cast concrete base
- Back lit acrylic push-through letters
- Edge lighting via internal light source

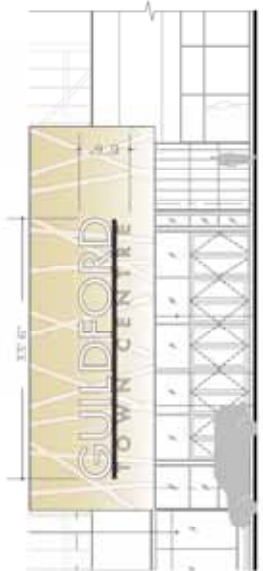
**Note:**  
- Contact EDG for approved digital art files for all sign types  
- Refer to Sign Specification for materials, colours and paint finishes, etc.

**Entrance Canopy**  
Graphic pattern on opal/translucent extruded 40mm thick polycarbonate panels (Rohdeca or similar)

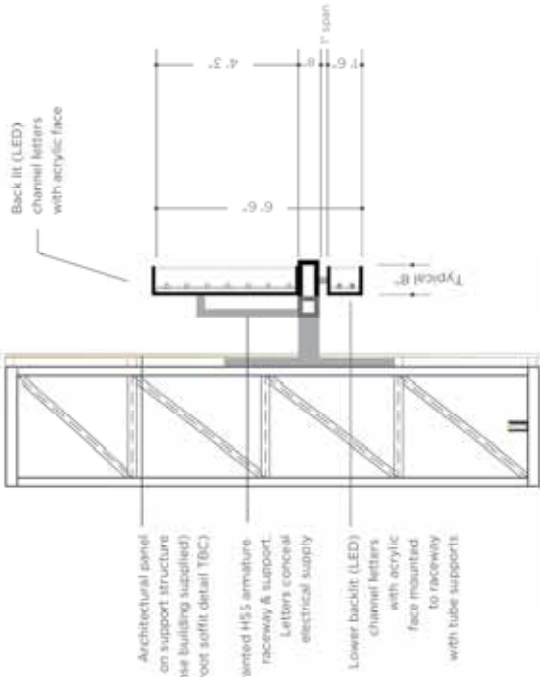
**Entrance Sign**  
Backlit channel letters (LED) with acrylic face  
Refer to section detail



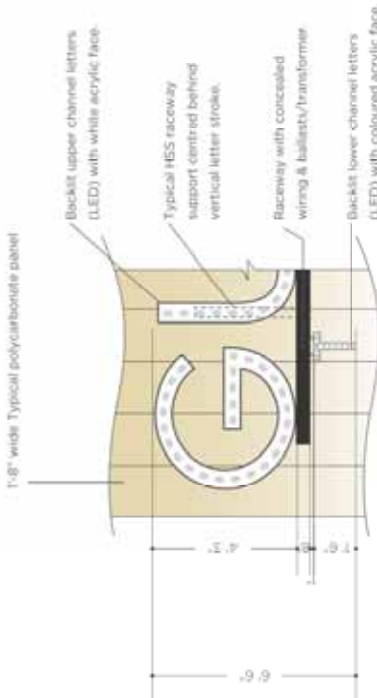
**2** TYPICAL CANOPY SECTION  
S-3.0 SCALE: 1/8" = 1'-0"



**1** TYPICAL ELEVATION  
S-3.0 SCALE: 1/8" = 1'-0"



**3** CHANNEL LETTER SECTION DETAIL  
S-3.0 SCALE: 1/4" = 1'-0"

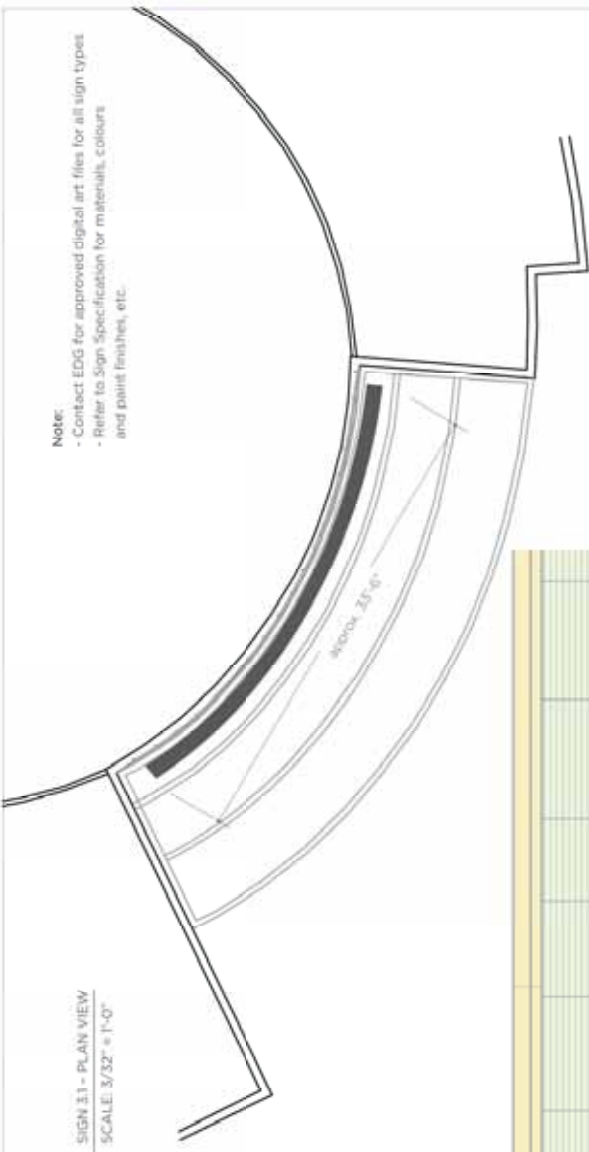


**4** CHANNEL LETTER ELEVATION DETAIL  
S-3.0 SCALE: 1/8" = 1'-0"

Note:

- Contact EDG for approved digital art files for all sign types
- Refer to Sign Specification for materials, colours and paint finishes, etc.

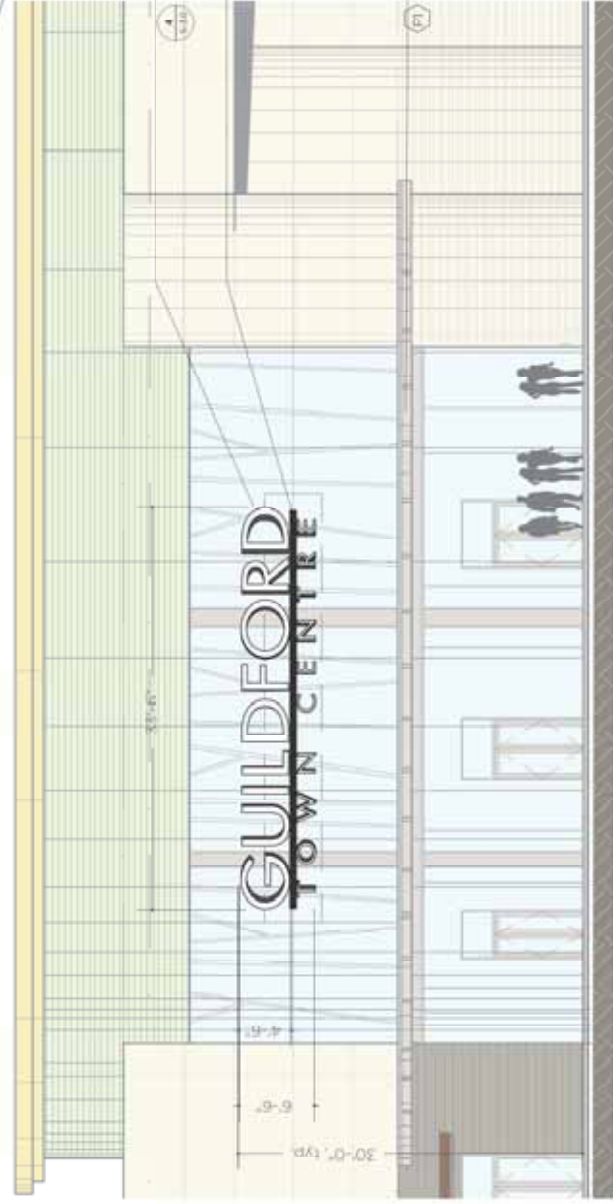
2 SIGN 3.1 - PLAN VIEW  
S-31 SCALE: 3/32" = 1'-0"



Backlit channel letters (LED) with acrylic face. Refer to section detail

Armature / raceway supports letters and conceals electrical supply. Mounted to canopy structure.

Pejilled HSS support  
Trellis canopy to reflect logo / graphic pattern.



1 SIGN 3.1 - FOOD COURT ENTRANCE - ELEVATION  
S-31 SCALE: 3/32" = 1'-0"

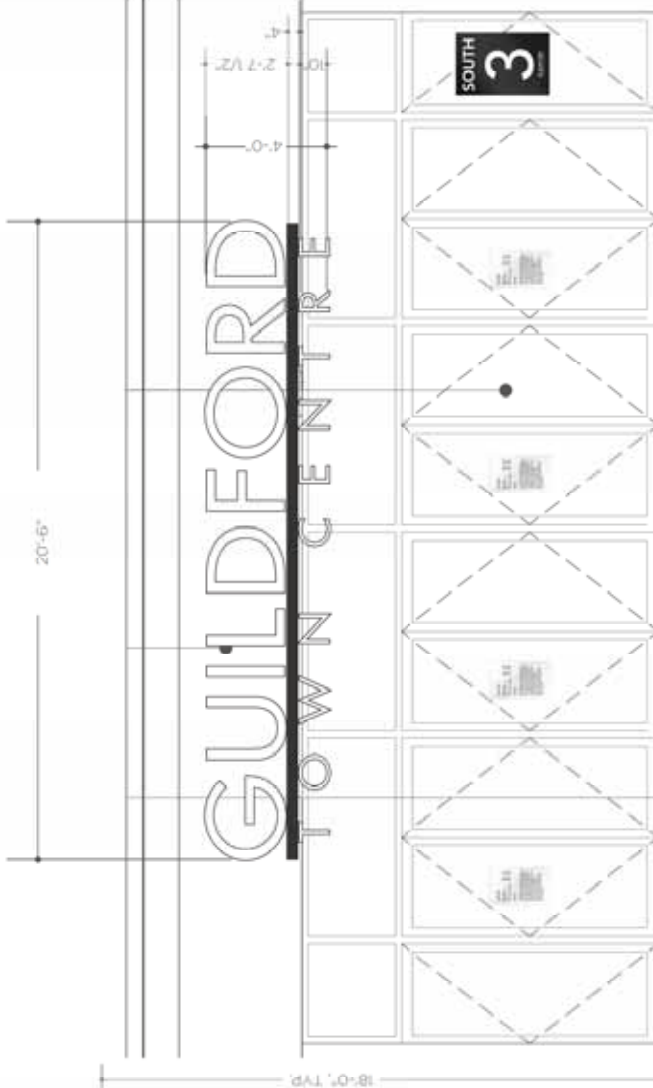
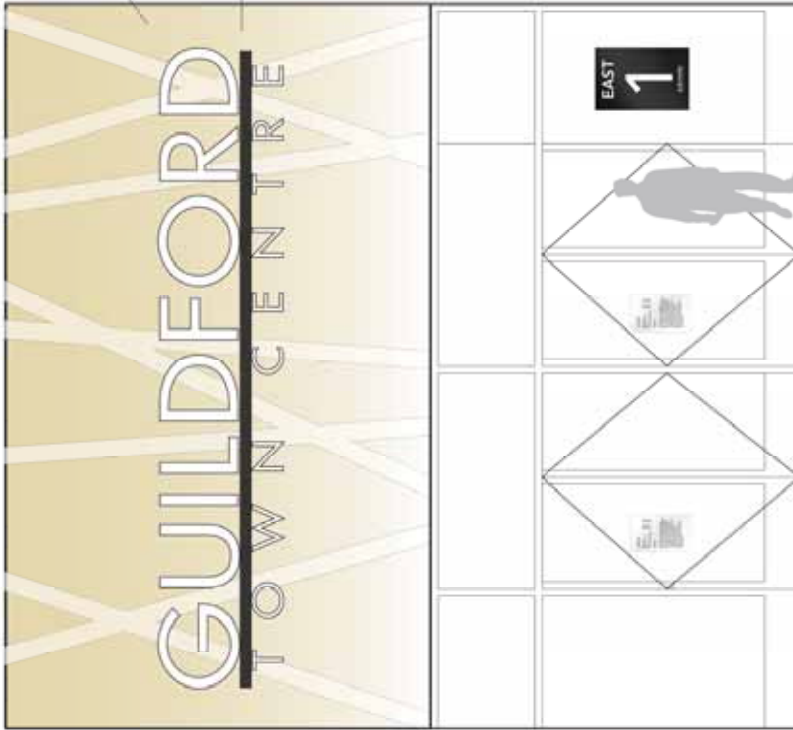
SIGN TYPE 3 Primary Building Entrance ID - Sign 3.1 Food Court Entrance



Note:

- Contact EDG for approved digital art files for all sign types
- Refer to Sign Specification Page for materials, colours and paint finishes, etc.

Becklit dimensional channel letters (LED) with acrylic face ( Refer to section detail) mounted through polycarbonate panel reveal, typical. (Mounted on entrance bulkhead for Sign 4.2 & 4.3)



1 SIGN TYPE 4 - ELEVATION, TYPICAL  
S-4.0 SCALE: 1/4" = 1'-0"

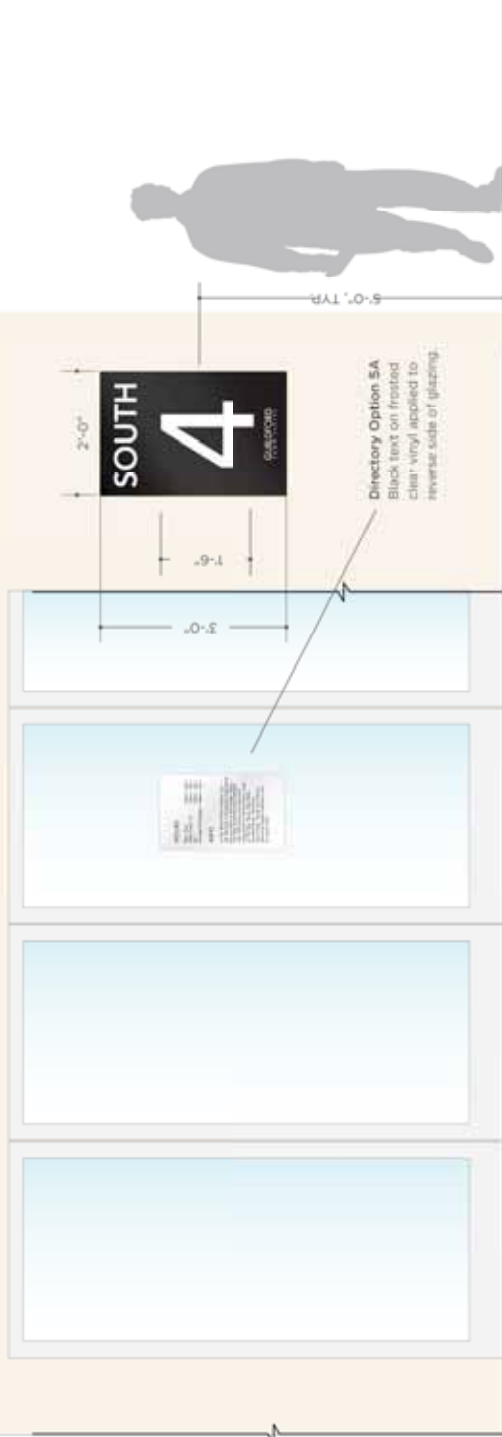
For details refer to drawing S-3.0

2 SIGN TYPE 4 - SIGN 4.2 & 4.3 ELEVATION  
S-4.0 SCALE: 1/4" = 1'-0"

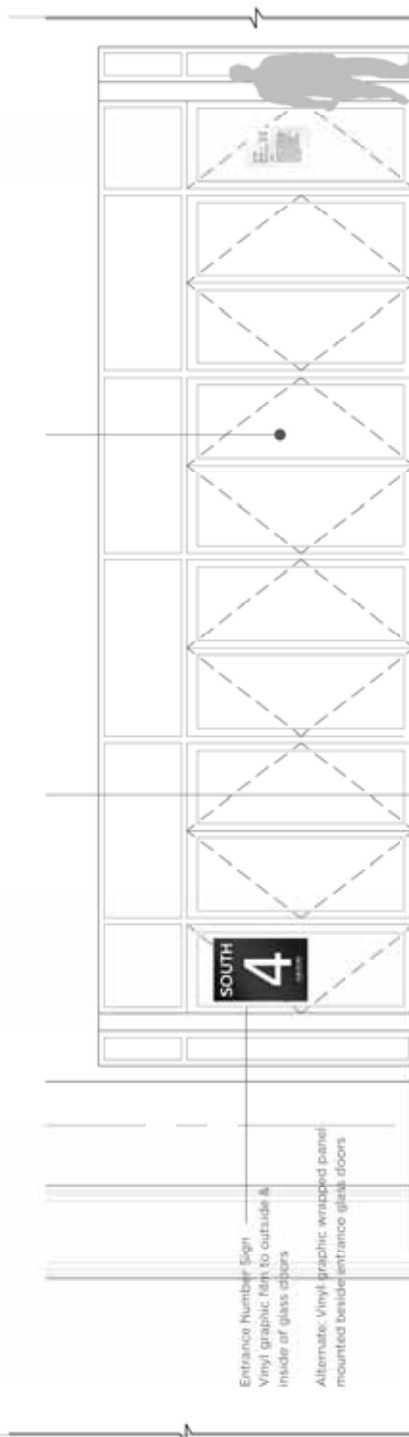
EXTERIOR SIGN TYPE 4 Secondary Building Entrance ID (PHASE 2 QTY: 6)

Note:

- Contact EDG for approved digital art files for all sign types
- Refer to Sign Specification for materials, colours and paint finishes, etc.



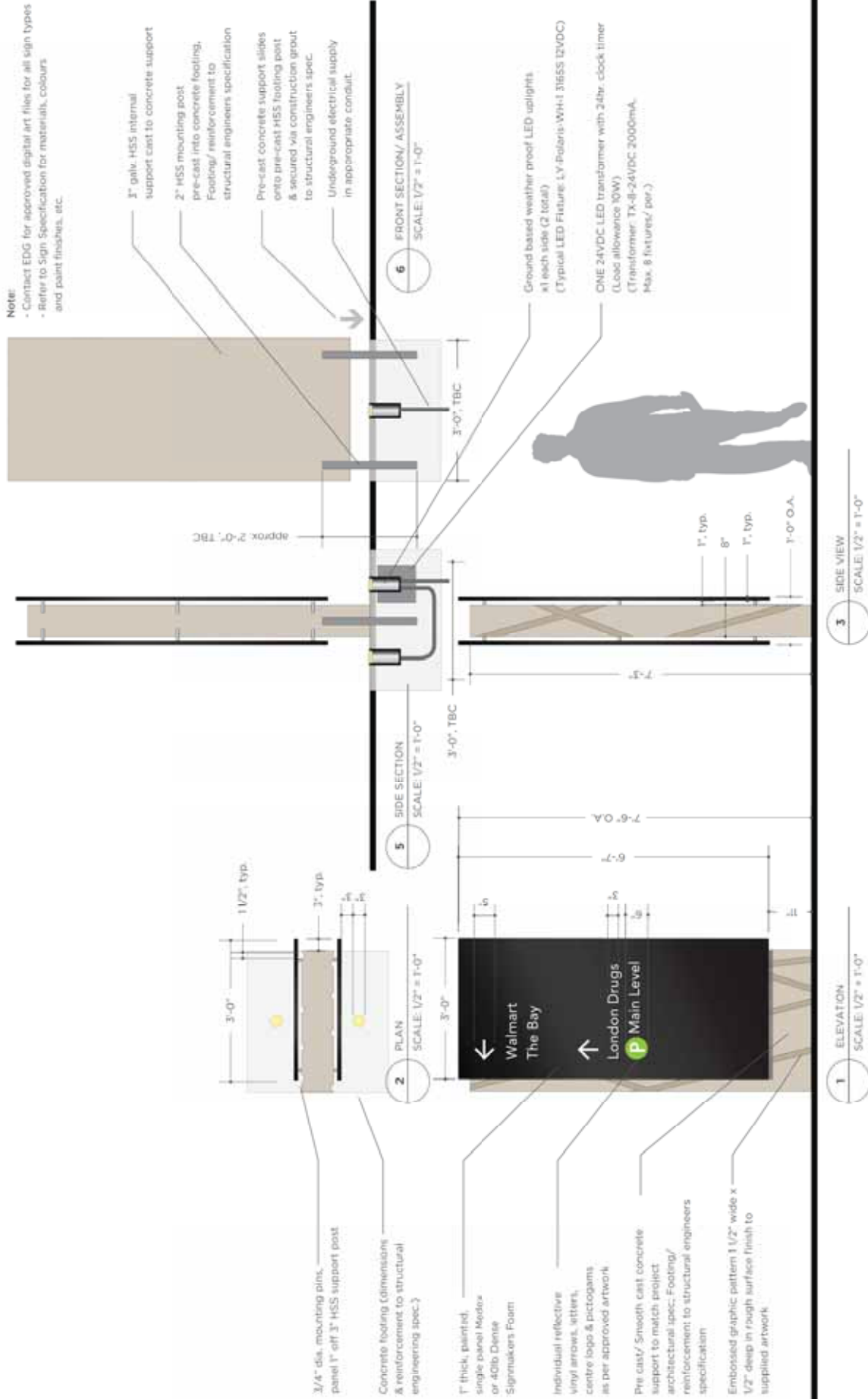
2 SIGN TYPE 5 & DIRECTORY OPTION SA DETAIL  
SCALE: 1/2" = 1'-0"



1 SIGN TYPE 5 - ENTRANCE NUMBER SIGNS - TYPICAL ELEVATION  
SCALE: 1/4" = 1'-0"

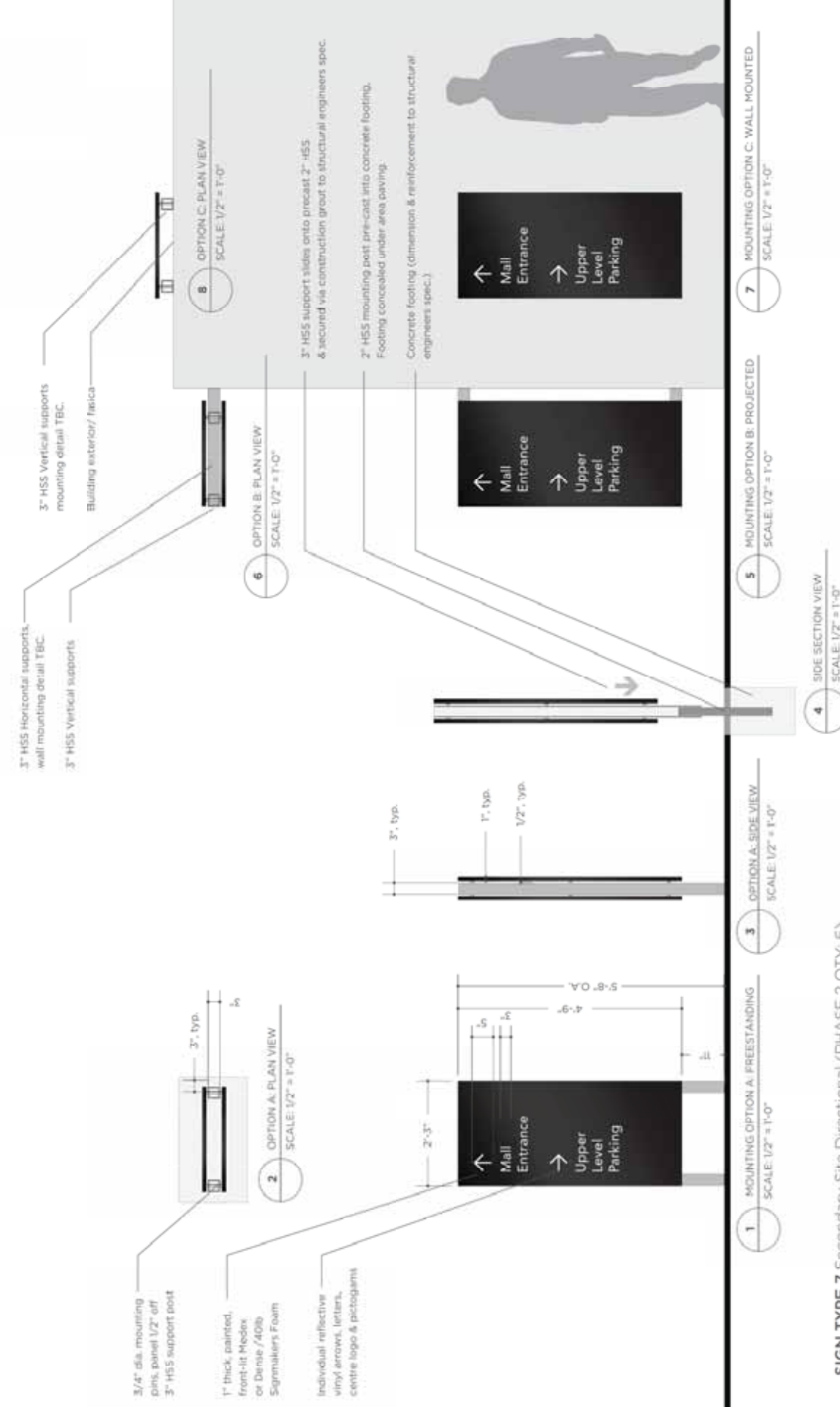
SIGN TYPE 5 Entrance Number Sign (PHASE 2 QTY: 10)

**Note:**  
 - Contact EDG for approved digital art files for all sign types  
 - Refer to Sign Specification for materials, colours and paint finishes, etc.

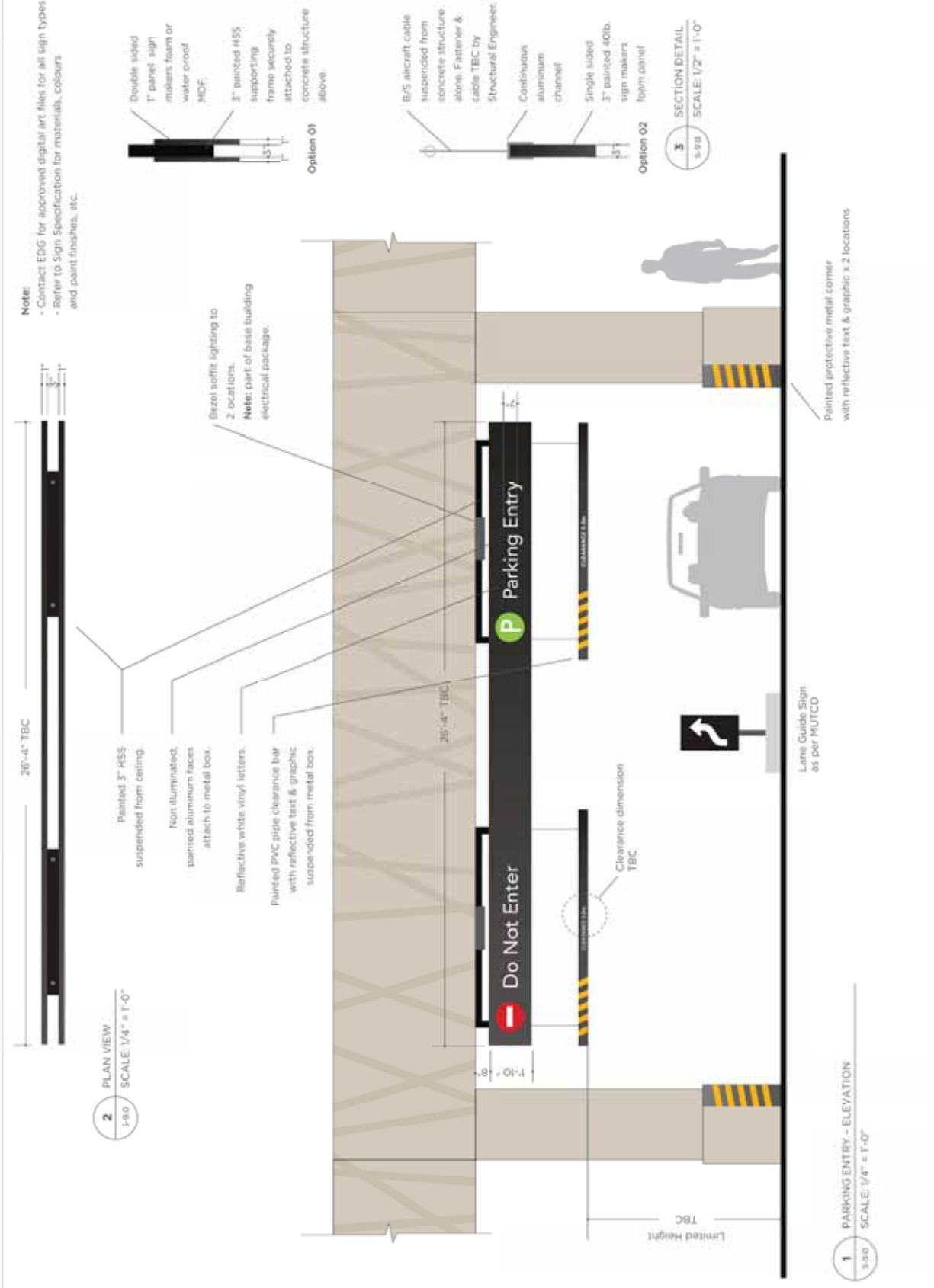


SIGN TYPE 6 Primary Site Directional (PHASE 2 QTY: 0)

**Note:**  
- Contact EDG for approved digital art files for all sign types  
- Refer to Sign Specification for materials, colours and paint finishes, etc.



**SIGN TYPE 7 Secondary Site Directional (PHASE 2 QTY: 6)**



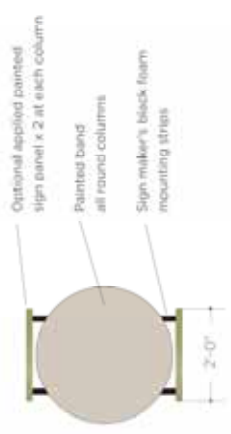
**SIGN TYPE 9 Parking Entrance (PHASE 2 QTY: 0)**

**Note:**

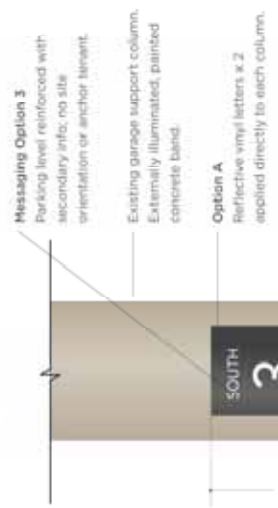
- Contact EDG for approved digital art files for all sign types
- Refer to Sign Specification for materials, colours and point fishbacks, etc.



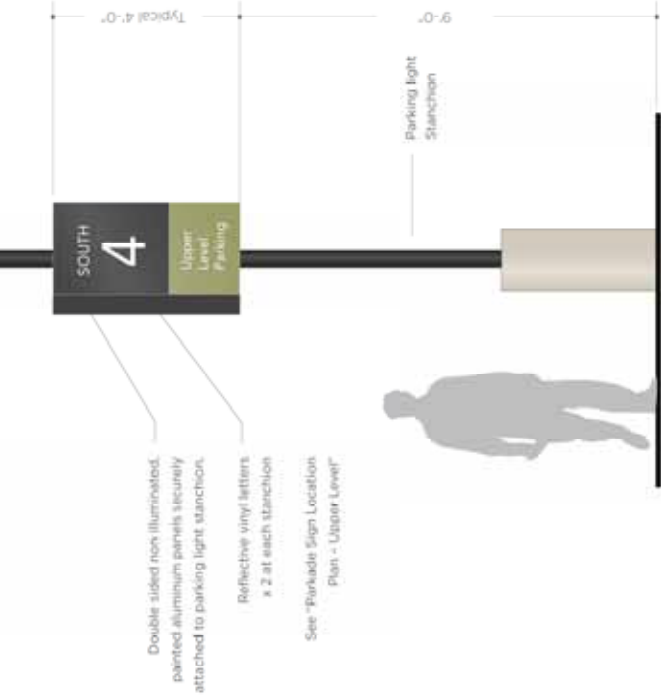
**3** PLAN VIEW  
 5:100 SCALE: 3/8" = 1'-0"



**4** PLAN VIEW  
 5:100 SCALE: 3/8" = 1'-0"



**1** LOWER LEVEL PARKING ID - TYPICAL  
 5:100 SCALE: 3/8" = 1'-0"



**2** UPPER LEVEL PARKING ID - TYPICAL  
 5:100 SCALE: 3/8" = 1'-0"



**Messaging Samples**

**Top:**  
 Parking Lot Location  
 (North, East, South, West)

**Middle:**  
 Mail Entrance ID  
 (1-12)

**Bottom:**  
 Parking Lot Level  
 (Upper or Main Level)

**New GTC Brand Identity**

GTC Brand Identity as used in communications & marketing materials.



example Exterior Sign Type 1

**GTC Identity for use in Sign Program**

White text & secondary colour reversed out of dark surround for enhanced contrast for both day impact & night legibility.

**Note:**  
Icon not used in signage applications where tree pattern graphic is dominant.



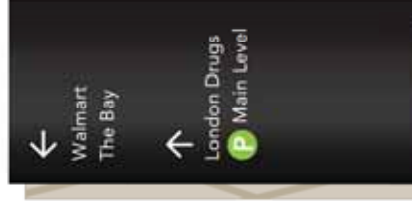
example Exterior Sign Type 2

**Site Identification Sign Application**



example Exterior Sign Type 3

**Building Entrance Application**



example Exterior Sign Type 6

**Site Directional & Secondary signage application**



---

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

FROM: **Acting Development Services Manager, Engineering Department**

DATE: **July 12, 2011** PROJECT FILE: **7809-0174-00**

---

RE: **Engineering Requirements Commercial  
Location: 1250 Guildford Town Centre**

### BUILDING PERMIT

#### *Property and Right-of-Way Requirements*

- dedicate By-law road (Parcels 'One', 'A' and '2'; Plan with By-law filed B7958) on a road dedication or subdivision plan.
- dedicate By-law road (Parcel 'A', Reference Plan 29780) on a road dedication or subdivision plan.
- dedicate 3.955 metres for a 39-metre wide road right-of-way on the north side of 104 Avenue between 150 Street and 152 Street.
- dedicate 3.955 metres for a 39-metre wide road right-of-way on 152 Street north of 104 Avenue.
- dedicate 1.308 metres for a 27-metre wide road right-of-way on 150 Street to the north property line of the site.
- dedicate 5-metre x 5-metre corner cuts at the intersections of 104 Avenue/152 Street and 104 Avenue/150 Street.

#### *Works and Services*

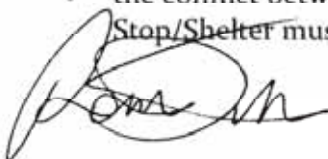
- Construct new driveway, sidewalk and street trees on the east side of 150 Street, the north and south sides of 104 Avenue and the west side of 152 Street per the detailed engineering requirements and as identified in the applicant's DP drawing submission.

A Servicing Agreement is required prior to Building Permit Issuance.

### DEVELOPMENT PERMIT

The following issues are to be addressed prior to the issuance of the Development Permit:

- the conflict between the proposed driveway on 152 Street and the existing Bus Stop/Shelter must be resolved with Coast Mountain Bus Company.



Rémi Dubé, P.Eng.  
Acting Development Services Manager

RWB

NOTE: Detailed Land Development Engineering Review available on file





June 21, 2011

Victoria File: 26250-20/0916  
Regional File: 26250-20/0800  
SITE 1527

**VIA FAX ONLY: 604-874-2358 and 604-591-2507**

exp Services Inc.  
7025 Greenwood Street  
Burnaby, BC V5A 1X7  
**Attention: Daniel St. Gelais**

City of Surrey  
14245 56<sup>th</sup> Avenue  
Surrey, BC V3X 3A2  
**Attention: Pat Lau**

Dear Mr. St. Gelais and Ms. Lau:

**Re: Updated Permit Release Request – Demolition and Development Permit Applications for Phase 1 Redevelopment of Guildford Town Centre**  
1250 Guildford Town Centre, Surrey  
PIDs: 005-275-610 and 013-383-892

This letter supersedes the ministry's previous site profile release letter dated May 12, 2011.

This letter is in response to the proponent's request for release of the above-referenced demolition and development permits. In accordance with section 7(1) of the Contaminated Sites Regulation, the ministry does require a detailed site investigation (includes preliminary site investigation) for the subject site. We understand that, pursuant to the *Local Government Act*, or the *Land Title Act* in the case of subdivision, this decision will suspend approval of the subject applications, or other future applications for the site identified in section 40 of the *Environmental Management Act*, until:

- the proponent has applied for, and obtained, one of the following *Environmental Management Act* instruments, as applicable: a determination that the site is not a contaminated site, a voluntary remediation agreement, an approval in principle of a remediation plan or a certificate confirming the satisfactory remediation of the site, and provided a copy of the instrument to the municipality as per sections 946.2(2)(c), (f) or (g) of

Ministry of Environment

Environmental Protection Division  
Environmental Management Branch  
Land Remediation

Mailing/Location Address:  
Second Floor  
10470 152 Street  
SURREY BC V3R 0Y3

Telephone: (604) 582-5200  
Facsimile: (604) 584-9751  
<http://www.gov.bc.ca/env>

the *Local Government Act* or approving officer as per sections 85.1(2)(c), (f) or (g) of the *Land Title Act*; or

- the municipality or approving officer, as appropriate, has received notice from the ministry, pursuant to section 946.2(2)(d) of the *Local Government Act* or section 85.1(2)(d) of the *Land Title Act*, that the municipality or approving officer may approve a specific application under this section because, in the opinion of the director, the site would not present a significant threat or risk if the specific application were approved.

Based on the information provided, we are prepared to provide the necessary release so that the City of Surrey may proceed with approval of the demolition and development permits for Phase 1 and Phase 2 of the Guildford Town Centre redevelopment project. To that end, please accept this letter as notice pursuant to section 946.2(2)(d) of the *Local Government Act*, that the City of Surrey may approve the demolition and development permits for Phase 1 and Phase 2 under this section because, in the opinion of the director, the site would not present a significant threat or risk if the permits were approved, provided that:

1. The proponent retains a qualified environmental consultant to identify, characterize and appropriately manage any soil and/or water of suspect environmental quality encountered during any excavation work at the site;
2. An approval in principle of a remediation plan, a determination that the site is not contaminated or a certificate confirming satisfactory remediation (or combination of instruments) is obtained for the entire site prior to issuance of an occupancy permit for Phase 2 of the redevelopment project.

The above opinion is restricted to threat or risk associated with contamination.

Please also be advised of the following:

- The ministry recommends that the proponent review all aspects of the government's contaminated sites legislation and supporting guideline documents and protocols to ensure that all required information is collected and documented during investigation and where necessary, remediation of the site;
- In cases of site demolition, we recommend that a survey of building materials and equipment be undertaken to identify any materials that require special management;
- Fees are applicable for the ministry's contaminated sites services, pursuant to section 9 of the Contaminated Sites Regulation. Information on the government's contaminated sites legislation and supporting guideline documents and protocols as well as a Contaminated Sites Services Application Form can be obtained from the ministry's contaminated sites web page located at: [http://www.env.gov.bc.ca/epd/epdpa/contam\\_sites/index.html](http://www.env.gov.bc.ca/epd/epdpa/contam_sites/index.html) ;

- Please be advised that under the authority of the *Environmental Management Act*, all applications eligible under Protocol 6 shall be submitted as roster submissions by an approved professional. For further clarification of application eligibility please see [http://www.env.gov.bc.ca/epd/epdpa/contam\\_sites/updates/index.html](http://www.env.gov.bc.ca/epd/epdpa/contam_sites/updates/index.html); and
- Those persons undertaking site investigations and remediation at contaminated sites in British Columbia are required to do so in accordance with the requirements of the *Environmental Management Act* and regulations (e.g. Contaminated Sites Regulation, Hazardous Waste Regulation, etc.). The ministry considers these persons responsible for identifying and addressing any human health or environmental impacts associated with the contamination.

Decisions of a director may be appealed under part 8 of the *Environmental Management Act*.

Please contact the undersigned at 604-582-5246 if you have any questions about this letter.

Sincerely,



Kelli Larsen  
for Director, *Environmental Management Act*

kll/

cc: Gordon Wylie, Ivanhoe Cambridge, Fax: 604-263-2666

Celso Stifelmann, Musson Cattell Mackey Partnership, Fax: 604-687-1771

John Driedger, Shell Canada Products, PO Box 100, Station M, 400-4<sup>th</sup> Avenue SW,  
Calgary, AB T2P 2H5

# Advisory Design Panel Minutes

Park's Boardroom #1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
THURSDAY, OCTOBER 15, 2009  
Time: 4:00 P.M.

**Present:**

Chair – P. Cotter  
Panel Members:  
D. Hamming  
D. Lee  
L. Mickelson  
R. Ciccozzi  
R. Meyers  
Sgt. R. Morrow

**Guests:**

A. Boschitz, Musson Cattell Mackey Partnership  
D. Stoyko, Sharp & Diamond Landscape Architecture Inc.  
G. Brumpton, PWL Partnership  
G. Wylie, Ivanhoe Cambridge  
J. Beaudreault, Musson Cattell Mackey Partnership  
J. Brown, Ivanhoe Cambridge  
J. Rempel, Rempel Development Group  
M. Cox, Gateway Architecture Incorporated  
S. Dwoskin, Callison

**Staff Present:**

H. Bello, Senior Planner - Planning & Development  
M. Rondeau, Planning & Development  
T. Mueller, Legislative Services

**B. RESUBMISSIONS**

**Note: Guildford Mall Phase 2 is a new submission but will be presented with Phase 1 which is a re-submission because they pertain to the same project.**

- |    |                       |  |
|----|-----------------------|--|
| 1. | File:                 | 7906-0413-00   |
|    | Description:          | <b>PHASE I</b> – Proposed Wal-Mart redevelopment and parking structure at Guildford Town Centre.   |
|    | Address:              | 1900, 1800 and 1250 Guildford Town Centre, 15046 - 104 Avenue, 10160-150 Street, 10181-152 Street, 1091-152 Street, 1730 Guildford Town Centre |
|    | Developer:            | Gordon Wylie of Ivanhoe Cambridge  |
|    | Architect:            | Jacques Beaudreault of Musson Cattell Mackey Partnership   |
|    | Landscape Architect:  | Grant Brumpton of PWL Partnership Landscape Architect Inc.   |
|    | Planner:              | Pat Lau  |
|    | Urban Design Planner: | Mary Beth Rondeau  |

The Urban Design Planner provided an overview of the project, and asked the Panel to comment on several items:

- The Guildford Mall was at the Panel in 2006 and 2007. In the last review by the Panel, there are specific comments which were made pertaining to Phase 1.
- The overall concept is that Wal-Mart would be pushed into the ground with roof parking and a parking deck would be put in front of the store facing 152<sup>nd</sup> and street treatments will be done along 150<sup>th</sup> Street.
- The changes to the proposal since 2007 were summarized:
  - Wal-Mart got smaller and the loading and tunnel along 150<sup>th</sup> is shorter with more room for landscaping.
  - Wal-Mart and associated roof parking has come out of the ground 5 feet

- Retail unit is no longer proposed on the front of the parking structure facing 152<sup>nd</sup>,
- A number of skylights in the parking deck have been deleted.
- The issues of the previous Panel were summarized as:
  - sidewalk interfaces along the streets
  - treatment of the parking deck, the edges, and the landscaping.
  - treatment of the blank walls around the building and parking deck
  - pedestrian routes through from 150<sup>th</sup> and 152<sup>nd</sup>
  - treatment of the "nature walk".

The Project Architects made the following comments:

- The project was submitted in 2006 and the reason was to facilitate the development of the Wal-Mart. Proceeded through to third reading and there were changes with Wal-Mart and what they came back was that the project did not work. The economics had to be redone.
- There is a smaller parkade structure which eliminated the need for an internal ramp which was a CPTED issue.
- The presentation showed the parking deck extended toward 152<sup>nd</sup> to allow more parking for the retail count – a minor adjustment would allow for another 60 cars.
- The parking structure material is a precast or cast-in-place element the tree motif in the mall is brought outside.
- To provide pedestrian connections, there is a stair feature added for pedestrians to help to find their way to 150<sup>th</sup> Street.
- Both Phases have enhanced site treatment and sidewalks along 150<sup>th</sup> and 152<sup>nd</sup> Streets.

The Project Landscape Architect Summary:

- Given the changes, architecturally there is now more planting and more vegetation.
- The biggest addition is of the plaza space for the food court which is a gathering focal point.
- The primary is the addition of wide sidewalks on 150<sup>th</sup> and 152<sup>nd</sup> Streets.
- There is less total suspended slab. Has allowed for more planting and landscaping on grade. Gives more options with the plant palate.
- There is a pedestrian promenade on top that is the signature entry for Wal-Mart.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW  
ARORA INVESTMENTS  
File No. 7906-0413-00

It was Moved by R. Ciccozzi  
Seconded by R. Morrow  
That the Design Panel recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department; approval to move forward with comments from staff.

**STATEMENT OF REVIEW COMMENTS**

Consider the following:

Context and Site Circulation

- The pedestrian walkways had been improved with site furnishings. Clear and defined.
- Pedestrian access along the south side of the Walmart/parkade should be improved on a 24 hour basis which could be incorporated. As an amendment for Phase 1, to make a meaningful pedestrian link would be an added benefit.

Form and Character

- The loss of the CRU on the parking deck would make the treatment of the frontage more challenging. The tree motif on the parkade edge was considered to be a positive treatment.
- The Walmart entry feature could be more unique. If they were to take the form and slant the roof or provide a wave to it, maybe it would help to better amplify the entrance and improve the views of the parkade edge from 152<sup>nd</sup> Street.
- The lower parkade should be kept as day lit as possible with openings on the south wall or additional light wells. The clearance height of the parkade should be maximized.

Landscaping

- Increase the planting areas on the parking slab. (It was stated that there are three strips have now been added and there are planters that are more generous).
- Along 150<sup>th</sup> Street, the sloping landscaped area should be considered for graffiti, climbing and any mischief that might occur. I.e. a wall or open handrail.
- The roof parking should have more details on the lighting and furnishing.

- Consider trees in the centre boulevard from 152<sup>nd</sup>,

## CPTED

- Security provisions should be provided for the parkade. Address exposed parkade walls (by landscaping) to deal with graffiti potential. Security cameras at eye level to capture faces in parkade area.

2.	File:	7909-0174-00
	Description:	<b>PHASE II</b> – Proposed retail expansion, including CRUs and food court.
	Address:	1900, 1800 and 1250 Guildford Town Centre, 15046 - 104 Avenue, 10160-150 Street, 10181-152 Street, 1091-152 Street, 1730 Guildford Town Centre
	Developer:	Gordon Wylie of Ivanhoe Cambridge
	Architect:	Jacques Beaudreault of Musson Cattell Mackey Partnership
	Landscape Architect:	Grant Brumpton of PWL Partnership Landscape Architect Inc.
	Planner:	Pat Lau
	Urban Design Planner:	Mary Beth Rondeau

The Project Architects made the following comments:

- Explained the 2<sup>nd</sup> Phase of the project with the expansion to the mall.
- Have added a plaza and stairs going to the upper parkade, food court and a retail pavilion.
- The architecture is a counter point to the mall which is made up of a lot of different statements that have happened overtime.
- The existing entries are going to be redone with a new graphic treatment. Part of it will be a tree and leaf expression. Will be larger and have the expression of the mall identity. Will have a more contemporary expression warmed with a new colour palate.
- The upper level has a bistro and the food court would be located at a lower level.
- There are two entrances and a linear breakup in the facade has been used to create a modern take on the look.

The Project Landscape Architect comments:

- A lot of the same ideas carry forward from the previous phase.
- There will be a very strong pedestrian oriented experience to help tie into the community.

- In terms of green there is a very consistent tree planting in the parking lot.
- The corner treatment and the sidewalk would have a higher level treatment that could be a raised crossing to take advantage of all opportunities.
- There is plaza space proposed that is on access with the primary entrance off 152<sup>nd</sup>.
- There is a water feature integrated with the stairs and seating elements that would provide a very dramatic public space.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

##### ARORA INVESTMENTS

File No. 7909-0174-00

It was

Moved by D. Henning

Seconded by R. Morrow

That the Design Panel recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of the Planning staff, move forward with comments from staff.

#### STATEMENT OF REVIEW COMMENTS

In general, the Panel supported the building forms and site layout with consideration of the following:

##### Context/Site Circulation

- The large parking areas should be scaled down with some indication of how pedestrians access cars i.e., paving patterns, etc.

*Parking areas on the south side of the property have been scaled down, at a more human scale. The parking at the northwest corner (150 Street and 104 Avenue) has been excluded from the Phase 2 boundary of the DP and may be addressed in a future development.*

- Provide sidewalk from 152nd between by Mark's Work Warehouse (as noted in Phase 1 comments).

*A sidewalk has been incorporated on the north side of the drive aisle near Mark's Work Warehouse. The sidewalk extends from 152 Street to 150 Street to provide a continuous pedestrian connection.*

- Consider enhancing the scale of the pedestrian link on the south edge of the main drive aisle given expansive existing landscaping adjacent to White Spot.

*As noted above, the pedestrian connection is continuous. It is enhanced by substantial landscaping on the west portion of the site near 150<sup>th</sup> Street. As the sidewalk moves eastward, the sidewalk interfaces with a pedestrian crossing to the theatres where ramps*



and a staircase cross connect to the elevated parking deck and additional landscape elements. All concrete walls along the parking structure were designed to incorporate a tree motif embossed into the concrete to break up the mass and to add interest in keeping with the theme of the project.

#### Form and Character

- The Panel supported the Phase II concept in general with the oval entry form and plaza.
- It would be better if the oval could be pulled in and made more of the entrance experience with 2 storey glass.

*A great deal of design development has been incorporated into the oval element, the plaza, the two story glass element and the addition of water fountains to create a strong entry experience. The oval element has not been pulled out as this would greatly reduce the plaza area. It was felt that the plaza amenity was of greater value, given that the food court did not need to increase. The architect provided other elements to enhance the importance of the glass wall by extending the continuous glass canopy as part of the glass wall.*

- There should be more clarity of design on whether the food court is an entrance or a seating area, more definition of each activity.

*More entry definition has been placed on the design of this entry. The entry now clearly demarks and differentiates the seating areas from the entry areas. An adjacent retail unit has been created to strengthen the seating areas so that the outdoor seating of each of the retail and food court tenants are adjacent and create a large impact for outdoor seating.*

- There is a blank wall at the food court entrance area that looks like an exit door; if there is a way that it can be pulled in to the entrance it would be an improvement.

*The blank wall adjacent to the food court has been revised to incorporate a glass wall behind which is a retail unit. This will greatly assist in animating the space.*

#### Landscaping

- The entry plaza would benefit from clearer programming i.e. curved form of the water feature in the plaza appears to block the entrance to the food court – is it a seating area or an entrance?

*The water feature has been cut back to permit a clearer definition of space for pedestrian circulation and as a gathering space. A new feature fountain has been created on the east side of the plaza to strengthen the East/West pedestrian axis along 102 Avnue. It also incorporates pedestrian seating along portions of the fountain. The fountain will also assist as an entry identity.*

- Consider outdoor seating opportunities for the food court to spill out into the plaza.

*Seating opportunities have been created for food court seating to spill outside into the plaza.*

- Trees in parking areas appreciated.

*The trees in the parking areas are shown along the main drive aisles. Trees in the middle of the parking rows have been deleted to compensate for the new green walls on the 104 Avenue pedestrian overpass.*

- Use caution in sidewalk sections where there is drop off in landscaping.

*The concern of the sidewalk drop off in landscaping was located along 150<sup>th</sup> Street, on the north side of the property. This area is now outside of the Phase 2 boundary. However, special attention has been placed at all other areas where sidewalks are near landscape drop offs, keeping pedestrian safety at the highest level.*

#### Disabled Access

- Consideration should be given to 24 hour universal access on the walkway from 150<sup>th</sup> to 152<sup>nd</sup>.

*The applicant's architect has indicated that it is not possible to provide 24 hour access along the East / West pedestrian route at 102 Avenue, as the elevator near the grand stair will only provide access during the hours of operation of the Shopping Centre. This is due to liability reasons. However, the East/West access adjacent the theatres will provide 24 hour universal pedestrian access from 150<sup>th</sup> Street and 152<sup>nd</sup> Street. In addition, there is a major North / South pedestrian access leading from the Mall to the theatres, which connects to the 102 Avenue pedestrian route to the theatre route.*

- Parking spaces according to code/in ratio to current plan.

*The development is providing 57 handicap parking stalls; the code requirement for handicap parking is 1% of the total number of parking stalls, which is 55 stalls (1% of 5,418 stalls = 55 stalls).*

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7909-0174-00

Issued To: 4239431 CANADA INC., INC. NO. A62628  
("the Owner")

Address of Owner: 300-95 Wellington Street West  
Toronto, ON M5J 2R2

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: 006-750-796

Lot 48 Except: Part Subdivided by Plan 42258; Section 20 Block 5 North Range 1 West New Westminster District Plan 30380

1900 Guildford Town Centre

Parcel Identifier: 006-370-802

Lot 65 Section 20 Block 5 North Range 1 West New Westminster District Plan 42258

1800 Guildford Town Centre

Parcel Identifier: 028-382-609

Lot 1 Section 29 Block 5 North Range 1 West New Westminster District Plan BCP45069  
Except Plan BCP45070

1250 Guildford Town Centre

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) to vary Sub-section 27(6) to increase the area for on-site directional signs (Type 6), from 0.4 square metre (4 sq.ft.) to 0.7 square metre (8 sq.ft.); and

- (b) to vary Sub-section 27(1)(h) to increase the width of 2 free-standing signs (Type 1 signs) in the "Special Sign Area" for Guildford from 1.8 metres (6 ft.) (based upon 2/3 width to height ratio) to 4.5 metres (14.8 ft) and to increase the width of 7 free-standing signs (Type 2 signs), from 1.2 metres (4 ft.) (based upon 2/3 width to height ratio) to 2.9 metres (9.6 ft.).
  
- 4. This development variance permit applies to only that 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 – Dianne L. Watts

---

City Clerk – Jane Sullivan



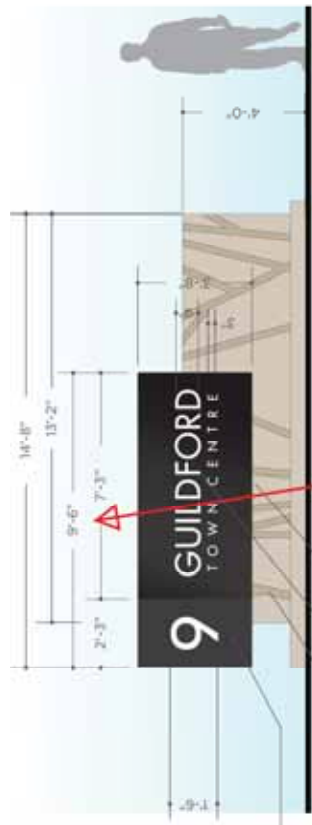
Note:  
 -Contact EDG for approved digital art files for all sign types  
 -Refer to Sign Specification for materials, colours and paint finishes, etc.



3 SECONDARY ENTRANCE - PLAN VIEW, TYPICAL  
 SCALE: 1/16" = 1'-0"



2 SECONDARY ENTRANCE - ELEVATION, TYPICAL  
 SCALE: 1/16" = 1'-0"

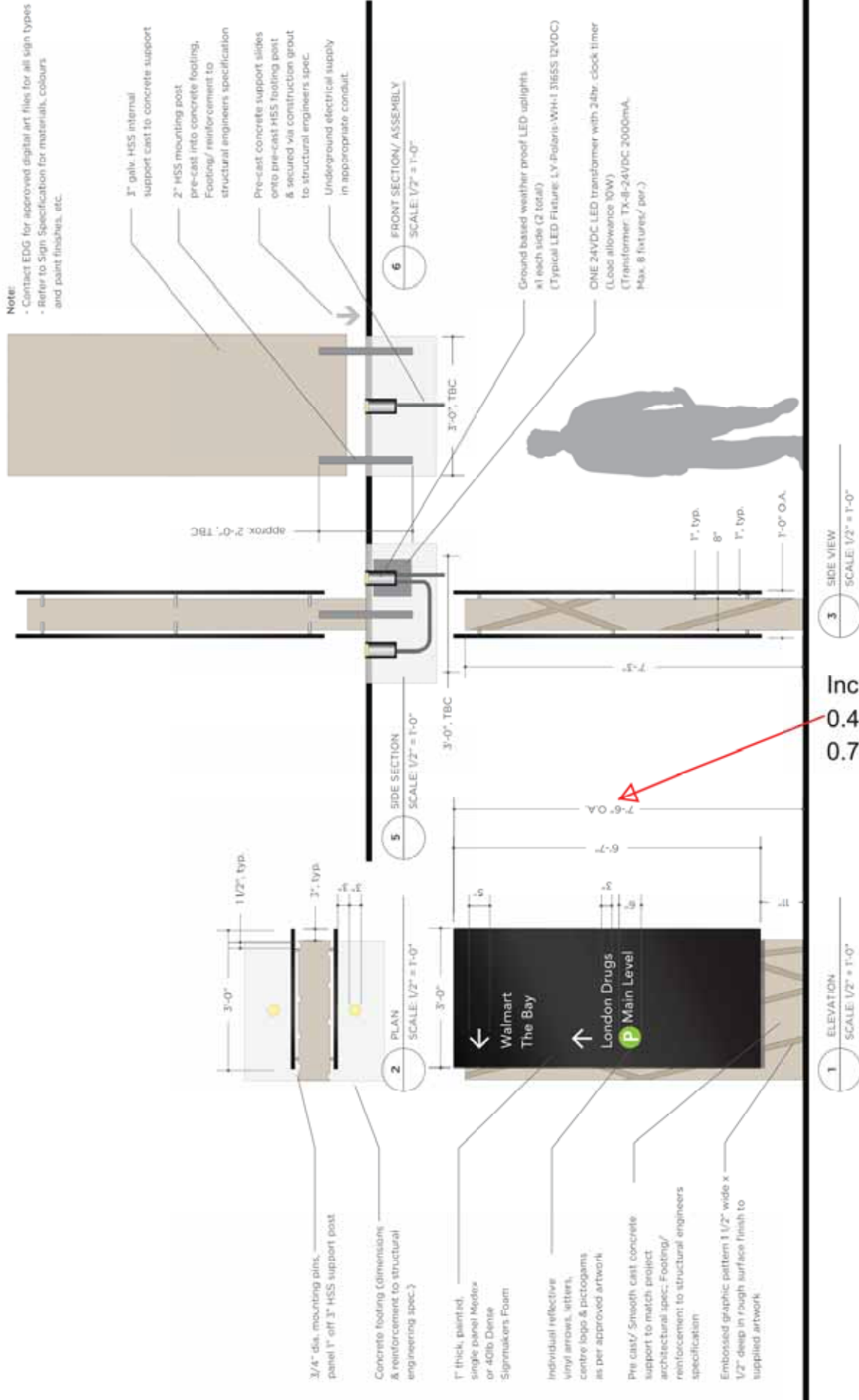


1 SIGN TYPE 2 - ELEVATION, TYPICAL  
 SCALE: 1/4" = 1'-0"

Increase the width of the sign from 1.2 metres (4 ft.) to 2.9 metres (9.6 ft.)

- Intensely (LED) illuminated painted aluminum sign cabinet with site entrance ID number
- Cast concrete base
- Back lit acrylic push-through letters
- Edge lighting via internal light source

Note:  
 - Contact EDG for approved digital art files for all sign types  
 - Refer to Sign Specification for materials, colours and paint finishes, etc.



Increase in area from 0.4 sq.m. (4 sq.ft.) to 0.7 sq.m. (8 sq.ft.)

SIGN TYPE 6 Primary Site Directional (PHASE 2 QTY: 0)