

## City of Surrey PLANNING & DEVELOPMENT REPORT File: 7914-0332-00

Planning Report Date: December 15, 2014

#### PROPOSAL:

• Development Permit

#### • Development Variance Permit

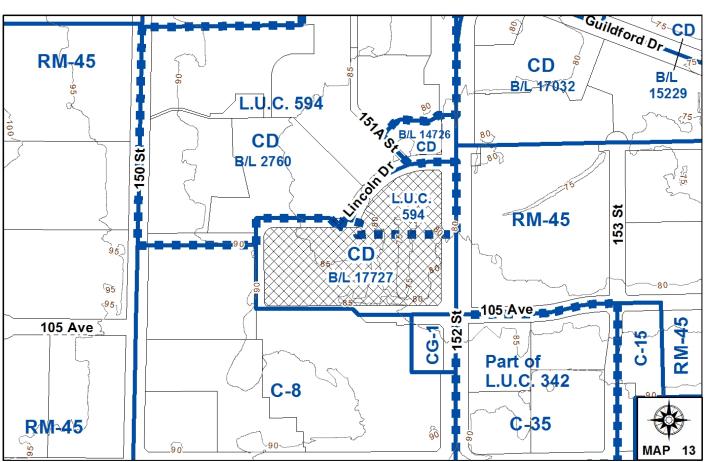
in order to allow for a comprehensive sign design package for the Guildford civic buildings, including the new aquatic centre and the existing recreation centre and library.

LOCATION: 15105 – 105 Avenue

**OWNER:** City of Surrey

**ZONING:** CD By-law No. 17727

**OCP DESIGNATION:** Town Centre



#### **RECOMMENDATION SUMMARY**

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

#### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

Seeking to vary the Sign By-law to allow for directional identification and wayfinding signage
for the Guildford civic complex, which includes free-standing, fascia, canopy and window
signs.

#### **RATIONALE OF RECOMMENDATION**

- As the aquatic centre has been added onto an existing recreation centre, wayfinding is extremely important to assist visitors in guiding them to parking and to the destination of choice, whether it be the library, recreation centre or aquatic centre.
- The signage has been comprehensively designed to be integrated with the design of the site and aquatic centre building and provides a high quality, cohesive look to the development.

#### **RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.

2. Council approve Development Permit No. 7914-0332-00, including a comprehensive sign design package, and authorize the Mayor and Clerk to execute the Permit.

**NOTE**: If the Development Permit as presented, is not acceptable to Council in

relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, including signage, Council may refer the Development Permit back to staff with

direction regarding any of these matters.

#### **REFERRALS**

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

#### **SITE CHARACTERISTICS**

Existing Land Use: Newly constructed Guildford Aquatic Centre, adjacent the Guildford

Recreation Centre and Library.

#### Adjacent Area:

Direction	Existing Use	OCP Designation	<b>Existing Zone</b>
North (Across Lincoln Drive):	The Sandman Suites Hotel.	Town Centre.	CD By-law No. 14726
Northwest (Across Lincoln Drive):	Existing multiple residential development.	Multiple Residential	LUC No. 594 (underlying CD By-law No. 2760)
East (Across 152 Street):	Four-storey apartment building.	Multiple Residential	RM-45
South (Across 105 Avenue):	Parking lot to the Guildford Town Centre Mall.	Town Centre.	C-8
Southwest (Across 105 Avenue):	Chevron gas station.	Town Centre.	CG-1

Direction	Existing Use	OCP Designation	Existing Zone
West:	Existing multiple residential development and parking lot for the Guildford Town Centre Mall.	Multiple Residential and Commercial.	LUC No. 594 (underlying CD By-law No. 2760) and C-8

#### **DEVELOPMENT CONSIDERATIONS**

#### **Background**

- On April 8, 2013, Development Application No. 7912-0106-00 was approved for the new Guildford Aquatic Centre, as an addition to the existing Guildford Recreation Centre and Library. The Guildford Aquatic Centre is part of the Build Surrey program of capital projects intended to be designed and constructed over a 6-year period.
- The aquatic centre development was designed by Bing Thom Architects in association with SHAPE Architecture.
- The proposed Guildford Aquatic Centre is a 6,968 sq.m. (75,000 sq.ft.) expansion to the existing Guildford Recreation Centre. The new Aquatic Centre will provide training opportunities for swimming, water polo, and other aquatic sports as well as the capacity to host competitive swimming events. This facility will offer a 50 metre FINA certified lap pool and leisure pool, which incorporates a therapeutic area, walking lanes, lazy river and tots area. Contrasting features such as a hot pool and a waterslide, will cater to a diverse range of activity levels. There is 242 square metres (2,600 sq.ft.) of expanded fitness centre space, a new lobby space and a bridge along with 300 fixed spectator seating, which will have direct views into the natatorium.
- The aquatic centre is proposed to officially open to the public in January 2015 and the proposed signage is required to ensure that the new signs can be installed in anticipation of the grand opening.

#### Current Proposal

• The current application consists of a Development Permit (DP) and Development Variance Permit (DVP) for a comprehensive sign design package to allow for a number of new free-standing, fascia, canopy and window signs required for identification and wayfinding purposes.

#### Free-standing directional and monument identification signs

- A total of six (6) free-standing directional signs are proposed throughout the site. These six signs are for directional and wayfinding purposes and will be used to guide patrons to the various civic facilities on the site.
- The free-standing directional signs will consist of precision-cut dimensional aluminum letters in a clear anodized finish and surface mounted to concrete. There will be two design heights

for these signs, one at 1.07 metres (3.6 ft.) in height and the other at 2.3 metres (7.7 ft.). The lower signs are single-faced and the taller signs will be double-faced. Both these types of signs comply with the Sign By-law's maximum sign height in Guildford Town Centre.

- The two types of free-standing directional signs comply with the maximum sign area of 14 square metres (150 sq.ft.) for single-faced signs and 28 square metres (300 sq.ft.) for double-faced signs.
- All of the free-standing directional signs will be set back a minimum of 2 metres (6.6 ft.) from the property lines, which complies with the Sign By-law.
- One (1) free-standing monument sign is proposed along the 152 Street frontage to advertise the Guildford Recreation Centre. The lettering of the sign will be in clear anodized aluminum with precision-cut letters internally illuminated with a continuous LED strip light. The lettering is set into natural grey cast concrete with a sandblast finish. The sign is then set in a concrete base in a precast charcoal colour.
- The free-standing sign with its concrete base will be 1.4 metres (4.5 ft.) high and 10.6 metres (34.8 ft.)in width.
- The free-standing sign complies with the maximum sign area and height under the Sign Bylaw.
- This free-standing sign requires a variance for the setback along 152 Street, as it is set back 0.82 metre (2.7 ft.) from the property line, which is less than the minimum 2 metres (6.6 ft.) setback required under the Sign By-law.
- In comparison, the pole of the existing electronic message board sign has been installed at approximately 14.6 metres (47.9 ft.) from the 152 Street property line, while the edge of the message board is approximately 4.4 metres (14.4 ft.) away from the 152 Street property line.
- Under the Sign By-law, only one (1) free-standing sign is permitted along each road frontage, unless the lot line exceeds 50 metres (150 ft.) in length, in which case a second sign is permitted. As the subject site has long frontage, two (2) signs are permitted per frontage. Since a total of four (4) free-standing signs are proposed fronting 152 Street, a variance to the number of signs is needed.

#### Canopy identification sign

- One (1) canopy identification sign for the new Guildford Aquatic Centre is proposed at the northwest building face. The sign will consist of individual precision-cut clear anodized aluminum letters 0.3 metre (0.98 ft.) high and 0.025 metre (0.8 ft.) thick attached to the canopy frame, with a continuous strip of LED lights mounted to the top of the canopy structure. The proposed canopy sign is 15.7 metres (51.5 ft.) in length.
- This sign complies with the Sign By-law.

#### Fascia identification and directional signs

- Two (2) fascia signs are proposed to be mounted on the building to direct pedestrian and vehicular traffic and to identify the address of the Guildford Aquatic Centre. A "Guildford Recreation Centre" sign is proposed along the north elevation of the recreation centre and will consist of a painted aluminum panel which will be wall-mounted. The sign is 0.61 m (2 ft.) wide and 0.85 m (2.9 ft.) long.
- The other proposed sign, identifying the address, will be mounted to a staircase at the 152 Street entrance to the aquatic centre. This sign will be in precision-cut dimensional letters in a clear anodized finish.
- Both of these signs comply with the Sign By-law.

#### Window identification signs

- Three (3) window identification signs are proposed at the west, north and east elevations of the aquatic centre component of the development. These signs will consist of opaque white vinyl graphics (3M or equivalent) applied to the glass above a transom.
- In accordance with the Sign By-law, only three of these type signs are permitted and they must not exceed the larger of a maximum of 0.3 sq.m. (3 sq.ft.) or 25% of the area of the window. Although the signs do not exceed the 0.3 sq.m. (3 sq.ft.) sign area, they do exceed 25% of the area of the window.
- A variance will be required to allow 3 window signs to exceed the 25% area provision of a window.

#### Miscellaneous signs

- There will be a number of small fascia signs to identify the locations of exit stairs and elevators which will be tastefully treated in 12mm thick precision-cut dimensional letters/shapes, in a clear anodized finish. These signs will be mounted to a building or structure face.
- There will be a number of directional signs within the parkade to direct traffic to exits.
- Parking height restriction signs are proposed at vehicular access points.
- All of these signs are permitted as directional signage or not regulated under the Sign By-law, as they are interior signage.

#### **DESIGN PROPOSAL AND REVIEW**

• The proposed signage has been designed to be fabricated from high quality materials and integrated with the architectural design of the civic facility.

• The signs are intended to help orient first time and occasional visitors to the Guildford Library, Recreation Centre and the Aquatic Centre and to direct these visitors to appropriate parking areas.

- Directional signage is appropriate due to the fact there are already multiple existing civic facilities on the site and there is a Sandman Suites Hotel located to the north of the Guildford Aquatic Centre, across from Lincoln Drive. Many patrons to the civic buildings also combine their trips and park at the Guildford Town Centre Mall parking lot, to the west and across 105 Avenue to the south.
- Staff can support the proposed signage concept.

#### **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 Sign By-law Variances Table Appendix III. Development Permit No. 7914-0332-00

original signed by Judith Robertson

Jean Lamontagne General Manager Planning and Development

#### PL/da

#### <u>Information for City Clerk</u>

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

1. (a) Agent: Name: Peter Joyce

City of Surrey Civic Facilities Division

Address: 13450 - 104 Avenue

Surrey, BC V<sub>3</sub>T <sub>1</sub>V8

Tel: 604-592-7008

2. Properties involved in the Application

(a) Civic Address: 15105 - 105 Avenue

(b) Civic Address: 15105 - 105 Avenue Owner: City of Surrey

PID: 029-072-824

Lot 1 Section 20 Block 5 North Range 1 West New Westminster District Plan EPP25027

3. Summary of Actions for City Clerk's Office

(a) Approval and Issuance of Development Permit No. 7914-0332-00.

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow two (2) additional free-standing signs along 152 Street for a total of four (4) free-standing signs.	A maximum of one (1) free-standing sign is permitted for each lot line, along a street, unless the length of the lot line exceeds 50 metres (150 ft.) (Part 5, Section 27(1)(c)).	Although all the lot lines exceed 50 metres (150 ft.) along all sides of the subject site, only one additional sign is permitted along one lot line, for a total of two (2) signs. In total, four (4) freestanding signs are proposed along the 152 Street lot line. The variance is required to allow for one additional directional sign and the identification sign for the Guildford Recreation Centre.  Due to the extensive length of the 152 Street frontage, the additional signs are required.
2	To allow for the "Guildford Recreation Centre" monument identification sign to be set back 0.82 metre (2.7 ft.) from the 152 Street lot line.	Free-standing signs must be set back at a minimum 2 metres (6.6 ft.) from the lot line (Part 5, Section 27 (1)(e)).	Due to the grading along 152 Street, the locations of the sierra walls and the requirement for clearance to an existing manhole, this was the best location for the monument sign.
3	To allow 3 window signs to exceed the 25% area provision of the window.	Window signs cannot exceed the larger of a maximum sign area of 0.3 sq.m.(3 sq.ft.) or 25% of the area of the window (Part 1, Section 7(12)(b)).	Three (3) window signs are proposed and although they comply with the maximum sign area of 0.3 sq.m. (3 sq.ft.), they do not comply with the 25% area provision for a window. The signs are tastefully designed to be situated above the entry/exit doors of the facility and need to be large enough for patrons to see that these are areas of ingress and egress.

#### **CITY OF SURREY**

(the "City")

#### **DEVELOPMENT PERMIT**

NO.: 7914-0332-00

Issued To: City of Surrey

("the Owner")

Address of Owner: 13450 - 104 Avenue

Surrey, BC V<sub>3</sub>T <sub>1</sub>V8

- 1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
- 2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-072-824 Lot 1 Section 20 Block 5 Range 1 West New Westminster District Plan EPP25027 15105 - 105 Avenue

(the "Land")

- 3. This development permit applies to only the signs shown in accordance with the drawings numbered 7914-0332-00(A) through to and including 7914-0332-00 (S) (the "Drawings"), which are attached hereto and forms part of this development permit.
- 4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan By-law, 2013, No. 18020, as amended.
- 5. Minor changes to the Drawings that do not affect the general form and character of the signage on the Land, may be permitted subject to the approval of the City.
- 6. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined on Schedule A which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings numbered 7914-0332-00 (A) through to and including 7914-0332-00 (S).
- 7. This development permit supplements Development Permit No. 7912-0106-00.

- 8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
- 9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
- The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 11. This development permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

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

Authorized Agent: (Signature)

Name: (Please Print)

OR

Owner: (Signature)

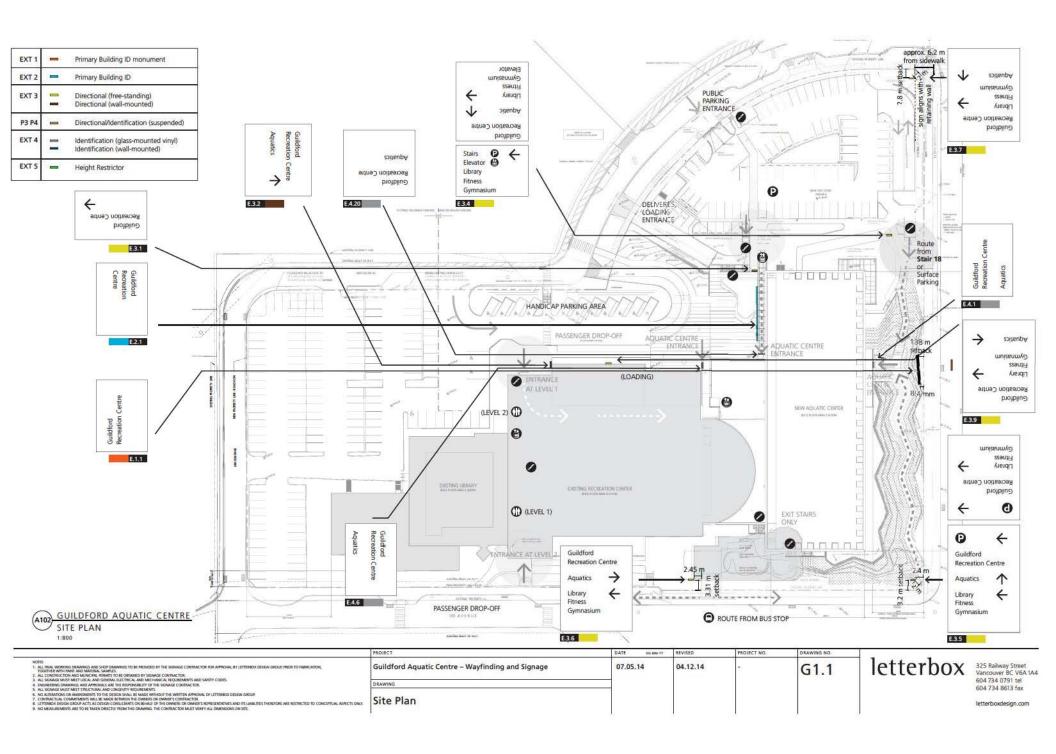
Scott GROVES MANAGER

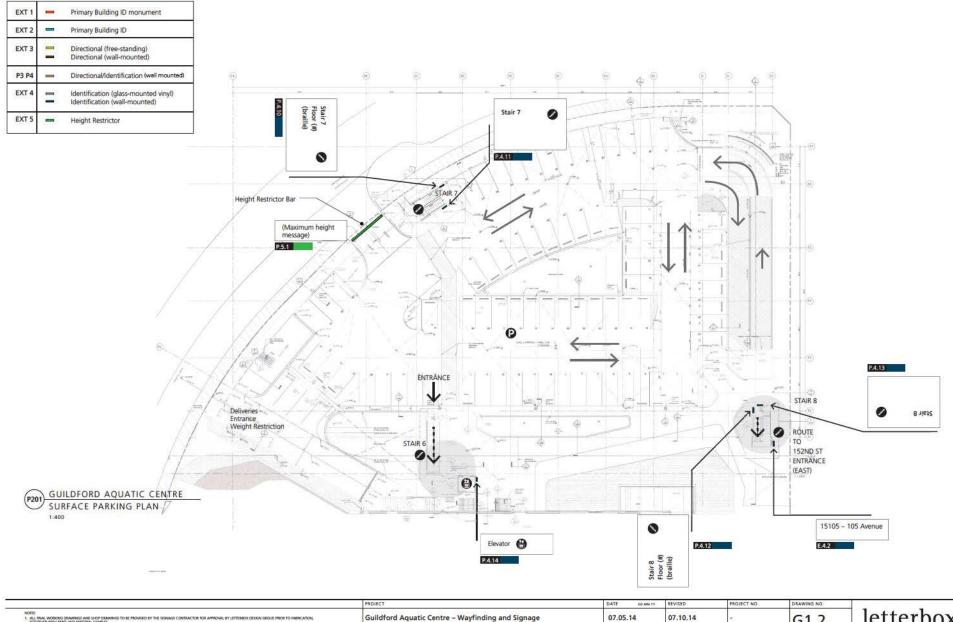
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CITY OF SURREY

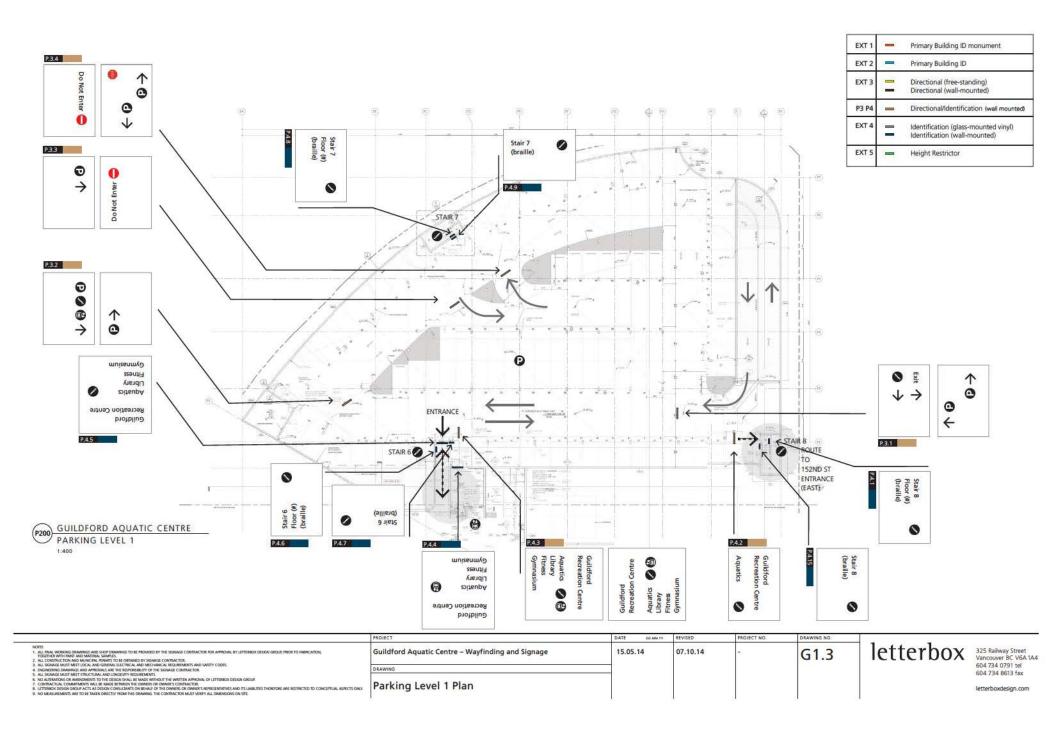
### Sign By-law Variances

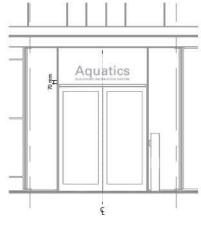
#	Variance	Sign By-law Requirement
1	To allow two (2) additional free-standing signs along 152 Street, for a total of four (4) free-standing signs.	Only one (1) free-standing sign is permitted for each lot line along a street, unless the length of the lot line exceeds 50 metres (150 ft.) (Part 5, Section 27(1)(c)).
2	To allow for the "Guildford Recreation Centre" monument identification sign to be set back 0.82 metre (2.7 ft.) from the 152 Street lot line.	Free-standing signs must be set back at a minimum 2 metres (6.6 ft.) from the lot line (Part 5, Section 27(1)(e)).
3	To allow three (3) window signs to exceed the 25% area provision for a window.	Window signs cannot exceed the larger of a maximum sign area of 0.3 square metre (3 sq.ft.) or 25% of the area of the window (Part 1, Section 7(12)(b)).





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Aquatics ☐ GUILDFORD RECREATION CENTRE

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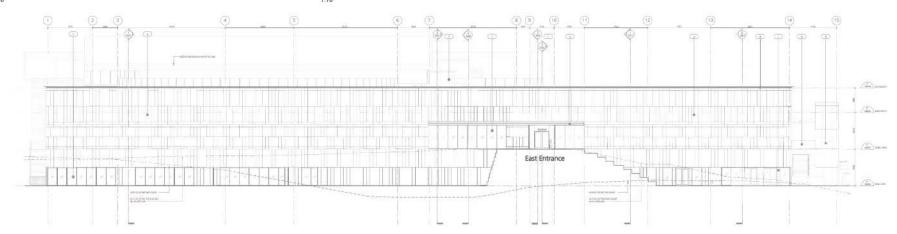
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GUILDFORD AQUATIC CENTRE EAST ELEVATION - ENTRANCE DETAIL

GUILDFORD AQUATIC CENTRE EAST ELEVATION - ENTRANCE DETAIL



GUILDFORD AQUATIC CENTRE EAST ELEVATION

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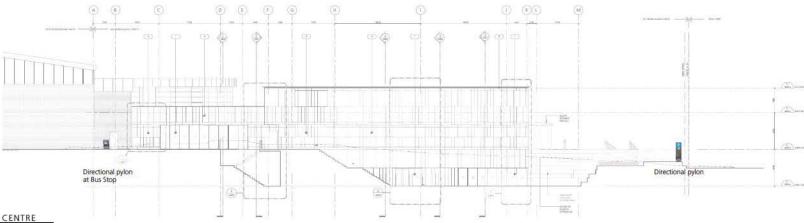
letterbox 325 Railway Street Vancouver BC V6A 1A4 604 734 0791 tel 604 734 8613 fax





See drawing G4.1A and G4.1B for specifications of pylon signs.

#### GUILDFORD AQUATIC CENTRE SOUTH ELEVATION - DETAIL 1:25



GUILDFORD AQUATIC CENTRE SOUTH ELEVATION 1:300

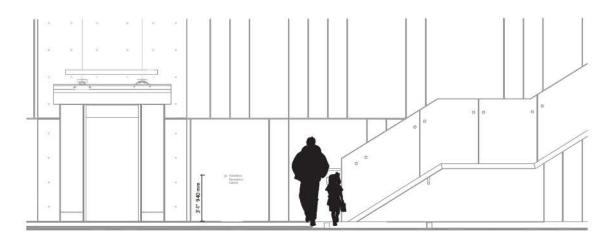
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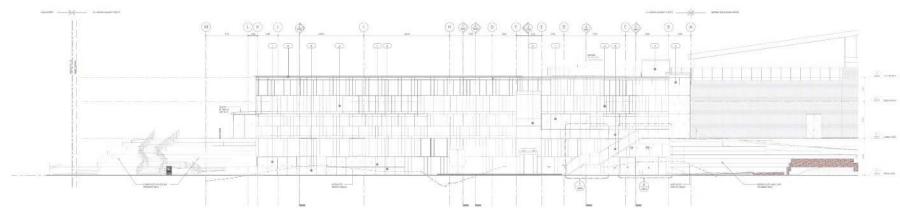


Precision-cut dimensional aluminum letters clear anodized finish Wall-mounted





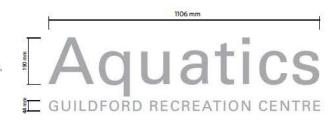
GUILDFORD AQUATIC CENTRE
NORTH ELEVATION - DETAIL

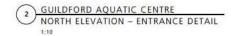


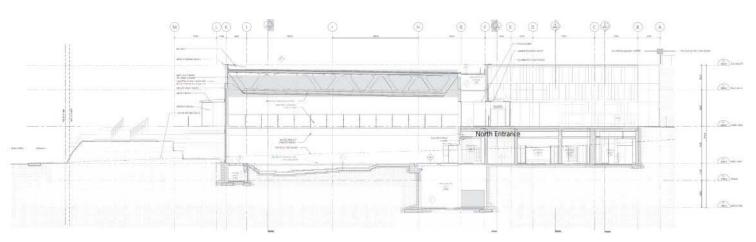


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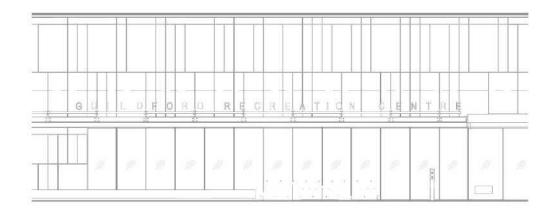




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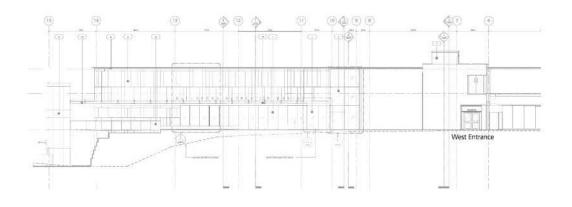
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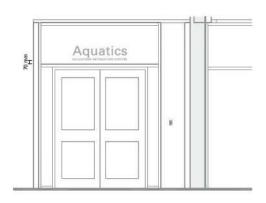
**☐** GUILDFORD RECREATION CENTRE

GUILDFORD AQUATIC CENTRE WEST ELEVATION - ENTRANCE DETAIL 1:10

Opaque white vinyl graphics

#### GUILDFORD AQUATIC CENTRE WEST ELEVATION - DETAIL 1:100





GUILDFORD AQUATIC CENTRE WEST ELEVATION - ENTRANCE DETAIL

#### GUILDFORD AQUATIC CENTRE WEST ELEVATION 1:300

NOTES.	
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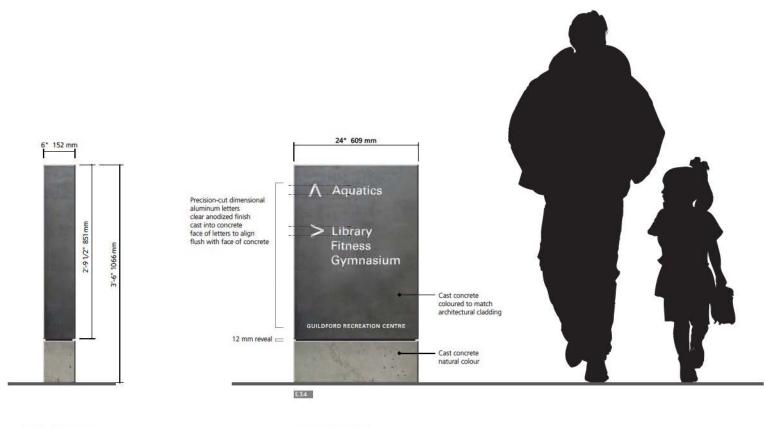
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PROJECT	DATE DOMENTY	REVISED	PROJECT NO.	DRAWING NO.
Guildford Aquatic Centre – Wayfinding and Signage	04.08.14	07.10.14	•	G2.4
DRAWING				
West Elevation				

letterbox 325 Railway Street Vancouver BC V6A 1A4

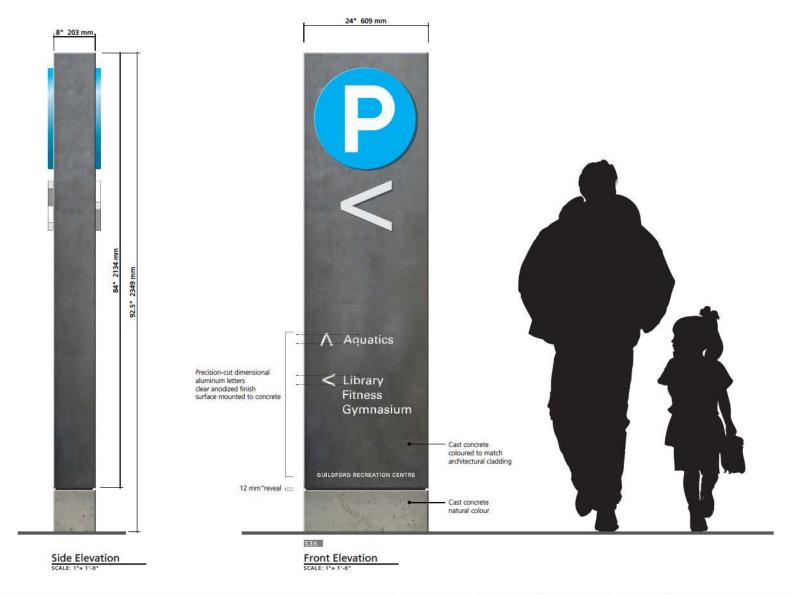
604 734 0791 tel 604 734 8613 fax



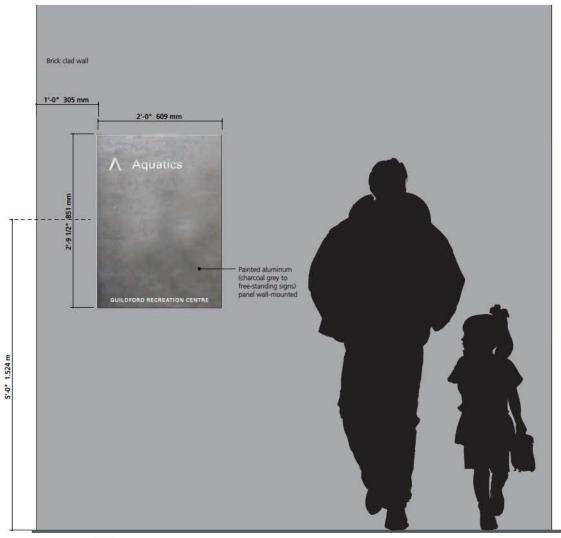
Scale: 1'= 1'-0'

Front Elevation

	PROJECT	DATE BEAMYY	HEALDED	PROJECT NO.	DIAWING NO.	(2 months) (2 months)	
TOCKTHER WITH PRINT AND IMPORTAL SAMPLES.  2. ALL CONSTRUCT FOR AND MILECULAR FEMALES OF SIGNACE CONTRACTOR.	Guildford Aquatic Centre – Wayfinding and Signage	17.07.14	07.10.14	-	G4.1A	letterbox	325 Railway Street Vancouver BC V6A 1A4
3. ALL SCHAGE MUST MET LOCAL AND GISHBAL ELCTRICAL AND MICHANICAL REQUIREMENTS AND SAFETY CODES. 4. INCREENING DAMANDIG AND ARROYOLAS ARE DIES RESPONSEENTLY OF THE SEGRACE CONTRACTOR.	DRAWING						604 734 0791 tel
<ol> <li>ALL SIGMAGE MUST MEET STRUCTURAL AND LONGSTRY REQUIREMENTS.</li> <li>IN ORATERATIONS OF AMENDMENTS TO THE DESIGN SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF LETTERIOX DESIGN DROLE.</li> </ol>							604 734 8613 fax
<ol> <li>CONTRACTUR, COMMITMENT WILL BE MODE RETWEST THE OWNERS OF OWNERS CONTRACTOR.</li> <li>LETHIBOX CESSON OLDS PICES A DESDR. CONCERNING ON BRHISD OF THE OWNERS OF OWNERS REPRESENTATIVES AND ITS LABILITIES THEREFORE ARE RESTRICTED TO CONCEPTUAL ASPECTS ONLY.</li> <li>A DAM GALLAMENTS ARE TO BE TRACIN DIRECTOR THICK THE OWNERS, THE CONTRACTION MICH YMERY ALL DIMPOSONS ON STILL.</li> </ol>	Exterior Directional Sign	,					letterbaxdesign.com



	PROJECT	DATE DO MM YY	REVISED	PROJECT NO.	DRAWING NO.	V Fair	
NOTES 1. ALL HANG, WORRING DIAMANGS AND SHOP DRIAWAGS TO BE PROVIDED BY THE SCRAEGE CONTRACTOR FOR APPROVAL BY LETTERIOR DESIGN GROUP, PRIOR TO INBRICATION, TOCKTHER WITH HANK AND MARTINE, SAMPLE. 2. ALL CONTRACTS CON AND MARTINE, STRAITS TO BE CREATED BY SCRAEGE CONTRACTOR.  2. ALL CONTRACTS CON AND MARTINE, STRAITS TO BE CREATED BY SCRAEGE CONTRACTOR.	Guildford Aquatic Centre – Wayfinding and Signage	17.07.14	07.10.14	-	G4.1B	letterbox	325 Railway Street Vancouver BC V6A 1A4
<ol> <li>ALL SIGNAGE MUST MEET LOCAL AND GENERAL ELECTRICAL AND MICHANICAL REQUIREMENTS AND SAFETY CODES.</li> <li>ENGINEERING DIAMWINGS AND APPROVALS ARE THE RESPONSELITY OF THE SIGNAGE CONTRACTOR.</li> </ol>	DRAWING	1					604 734 0791 tel 604 734 8613 fax
<ol> <li>All Scharge must helet structura, and longerynt recystements.</li> <li>NO ALTERATIONS OF AMERICANIST TO THE DESIGN SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF LETTERIOX DESIGN GROUP.</li> </ol>		1					604 /34 6613 Tax
<ol> <li>CONTRACTUAL COMMINISTS WILL BE MADE RETYMEN THE OWNERS OF OWNERS CONTRACTOR.</li> <li>LETTERBOX DESCRI GROUP, ACTS AS DESCRI CONDUSANTS ON REMAY OF THE OWNERS OF OWNERS REPRESENTATIVES AND ITS LIABILITIES THEREFORE ARE RESTRICTED TO CONCEPTUAL ASPECTS ONLY.</li> <li>NO MEASUREMENTS ARE TO BE TAKEN DESCRICTLY HOW THE DOWNERS. THE CONTRACTION MUST VEHICL DAMPRICES ON STIT.</li> </ol>	Exterior Directional Sign						letterboxdesign.com



E.3.2

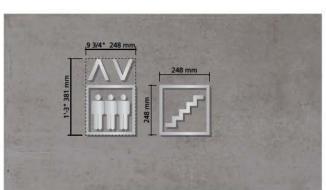
### Front Elevation

	PROJECT	DATE BD MM.YY	REVISED	PROJECT NO.	DRAWING NO.	N 191	
TOGETHER WITH HENT AND HARDING SAMPLE.  ALL CONSTRUCTION AND HARDING THE REMINTS TO BE DETAINED BY SENANCE CONTRACTOR.	Guildford Aquatic Centre – Wayfinding and Signage	17.07.14	07.10.14	-	G_E.3.2	letterbox	325 Railway Street Vancouver BC V6A 1A4
ALL SIGNAGE MUST MEET LOCAL AND GENERAL ELECTRICAL AND MECHANICAL REQUIREMENTS AND SAFETY CODES.     ENGINEERING DIAWNINGS AND APPROVALS AND THE RESPONSIBILITY OF THE SIGNAGE CONTRACTOR.	DRAWING						604 734 0791 tel 604 734 8613 fax
S. AU, SAMACE MOST MIST STREETING, AND LONGSTON VEXUENMENT.  IN ON ACTIVISATION OF AMERICANS OF AMERICANS OF AMERICAN PROJECT IN WITHOUT THE WITHOUT APPROVAL OF LITTIERD X DESIGN CALOUR.  T. CORNECTION, COMMITMENT MAY, IS MADE SERVICES IN COMMISSION OF THE OWNER OF CONTRACTION.  ELECTRISADY, CORNOL AND PART MAY, IS MADE SERVICES IN COMMISSION OF THE OWNER OF OWNER OF THE OWNER	Exterior Directional Sign						letterboxdesign.com









15.08.14

07.10.14

12 mm thick precision-cut dimensional letters/shapes clear anodized finish surface mounted vandal proof 203 mm high pictograms

Note: Options for P.4.4 and P.4.5

NOTES
1. ALL FINAL WORKING DRAWINGS AND SHOP DRAWINGS TO BE PROVIDED BY THE SIGNAGE CONTRACTOR FOR APPROVAL BY LETTERBOX DESIGN GROLE; PRIOR TO FABRICATION,
TOGETHER WITH TWINT AND MATERIAL SAMPLES.

TOCKTINI WITH PANY AND MANUSAL JAMPIAS.

ALL CONSTRUCTION AND MANUSAL PREMESTS OF COTAINED BY SIGNAGE CONFRACTOR.

ALL SCRAGE MAST MET LOCAL AND CEMERAL ELECTRICAL AND NECHANICAL SIQUERMENTS AND SAFETY CODES.

THORSELENIS DIAMYORS OF AD APPROXISE, SEE THE SECRESSIENTY OF THE SIGNAGE CONTRACTOR.

ALL SCRAGE MAST MEET STRUCTURAL AND LONGIVITY REQUIREMENTS.

LI SCHAMER MET MET TERCITIERA, AND CINCEPTE RECORDINATE.

ON INVENTOR OF A MEMORITOR TO BE DOING VALUE A MANEE VARIOUS THE WRITTEN APPICANT, OF LITTERION DESIGN CHOICE

THE STATE OF THE S

Guildford Aquatic Centre - Wayfinding and Signage DRAWING Elev / Stair Exterior Signs

G13.1

letterbox 325 Railway Street.
Vancouver BC V6A 1A4
604 734 0791 tel
604 734 8613 fax



64 mm thick precision-cut dimensional letters clear anodized finish surface mounted vandal proof

102 mm cap height

P.4.13

PARKADE STAIR NUMBER SIGNS

1/2" = 1'-0"

	PROJECT	DATE COMM.TY	VEALVED	PROJECT NO.	UNAWING NO.		
MOTES  ALL HIMAL ROPERING DAMMING AND SHOP DIMARKED TO BE PROVERED BY THE SEAMING CONTINUCTION FOR APPROVAL BY LITTERIOR DESIGN GROLLP, TRICK TO MARKEAUCH, TOOCHES WITH MOST AND ANGERSAL GAMENTS.  ALL CONTINUOUS AND MARKER MEMORY TO BE GREATED BY SHOWNED CONTINUCTION.	Guildford Aquatic Centre – Wayfinding and Signage 15.08.		07.10 .14	ě	G13.2	letterbox	325 Railway Street Vancouver BC V6A 1A4
<ol> <li>ALL SENAGE MUST MEET LOCAL AND GENERAL ELECTRICAL AND MICHARICAL REQUIREMENTS AND SAFETY CODES.</li> <li>ENGINEERING DRAWNESS AND APPROVALS AND THE RESPONSIBILITY OF THE SIGNAGE CONTRACTOR.</li> </ol>	DRAWING						604 734 0791 tel 604 734 8613 fax
<ol> <li>ALL SIGNAGE MUST MIGHT STRUCTURAL AND LONGENTY REQUIREMENTS.</li> <li>NO ALTERNATIONS OR AMENDMENTS TO THE DESIGN SHALL BE MADE WITHOUT THE WRITTEN APPRICAL OF LETTERIOR DESIGN GROUP.</li> </ol>	A 1 1 4 4 1 4 4 4						504 /34 6013 Tax
<ol> <li>CONTRACTURE COMMEMBRITS WILL BE MADE RETWEN THE OWNERS OR OWNERS CONTRACTOR.</li> <li>LETTERBOX DESIGN GROUP ACTS AS DESIGN CONSLITANTS ON BUHALF OF THE OWNERS OR OWNERS REPRESENTATIVES AND TIS LIABILITIES THEREFORE ARE RESTRICTED TO CONCEPTUAL ASPECTS OR</li> </ol>	Parkade Stair Number Signs						letterboxdesign.com
<ol> <li>NO MEASUREMENTS ARE TO BE TAKEN DIRECTLY FROM THIS DIRAWAY. THE CONTRACTOR MUST VERBY ALL DIRECTIONS ON SITE.</li> </ol>		1	1				

# STAIR 8

P.4.13

# 15105-105 Avenue

E.4.2

SIGN TYPE 4 - ROOM IDENTIFICATION

NOTIS	
1. ALL FINAL WORKING CRAMINGS AND SHOP DRAWINGS TO BE PROVIDED BY THE SIGNAGE CONTRACTOR FOR APPROVAL BY LETTERBOX DESIGN GROUP, PRIOR TO FABRICATION.	

ALL THAN WORKED COMMISSION OF DEVANDED FOR THE PROPERTY OF THE CONTROLLED OF THE PROPERTY OF T

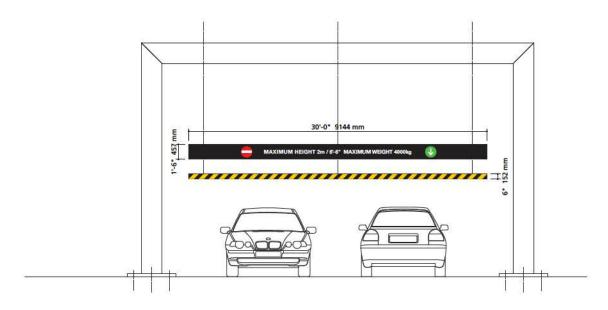
PROJECT	DATE DOMENY	REVISED	PROJECT NO.	DRAWING NO.
Guildford Aquatic Centre – Wayfinding and Signage	12.10.14	00.00.00		G4.2
DRAWING				
Sign Type 4 – Room Identification				

letterbox

325 Railway Street Vancouver BC V6A 1A4 604 734 0791 tel 604 734 8613 fax

letterbox 325 Railway Street
Vancouver BC V6A 1A4
604 734 0791 tel

604 734 8613 fax letterboxdesign.com



HEIGHT RESTRICTOR BAR

Aluminum panels suspended to steel support structure Main panel approx. 20°-0" wide x 1°-0" high Hight Restrictor Bar approx. 20°-0" wide x 4" high (tube) Reflective vinyl application (diamond-grade)

P.5.1

NOTES  1. ALL NAL WORLING DIMMINGS AND SHOP DIMMINGS TO BE PROVIDED BY THE SIGNACE CONTRACTOR FOR APPROVAL BY LETTERBOX DISIGN GROUP, PROR TO FABRICATION, TOGETHER WITH MARK AND MATERIAL SAMPLE.	
2. ALL CONSTRUCTION AND MUNICIPAL PREMITY TO BE OBTAINED BY SQUAGE CONTRACTOR.	

2. ALL CONTRICTION AND MARKETH, TRAMET TO BE GENERAL OF STRANGE CONTRACTOR.

A. ALL SOMAND BEN'DE THE COLCE, AND GENERAL BELEFICAL AND DEVIDENCE HEAVENING AND SWITTY CODES.

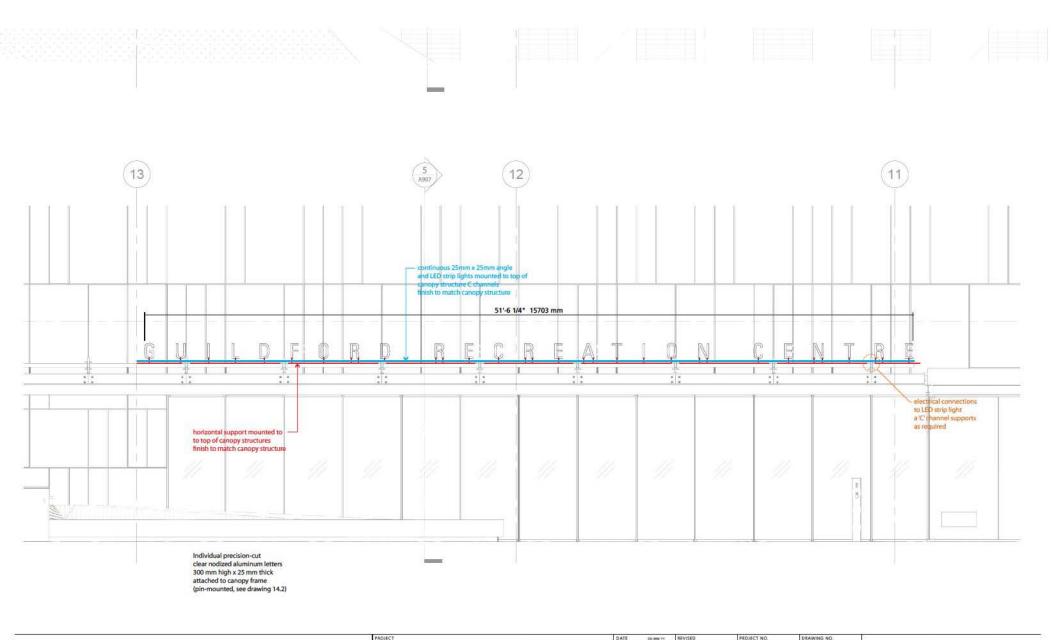
4. REMORRHESS AND ANTIQUES, AND THOSE SERVING EXTENDED BY THE SERVING CONTRACTOR.

4. REMORRHESS AND ANTIQUES AND ANTIQUES AND THE RESPONSE OF THE SERVING CONTRACTOR.

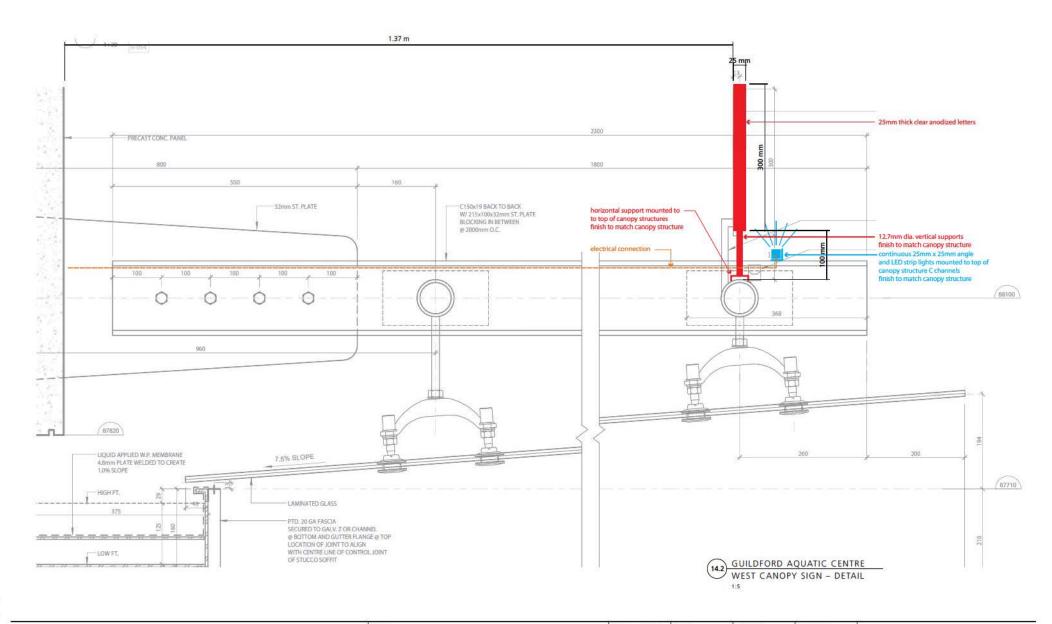
5. AND ALTERIATION OF ANTIQUES AND ANTIQUES AND THE SERVING CONTRACTOR.

6. AND ALTERIATION OF ANTIQUES AND ANTIQUES A

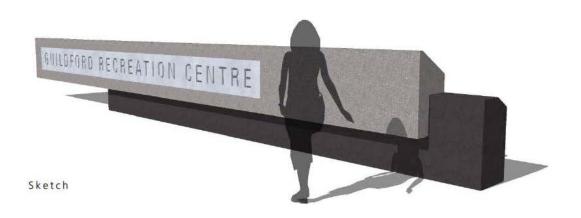
PROJECT	DATE DO MALYE	REVISED	PROJECT NO.	DRAWING NO.
Guildford Aquatic Centre – Wayfinding and Signage	31.07.14	07.10.14	•	G13.4
DRAWING				
Parking height restrictor sign				

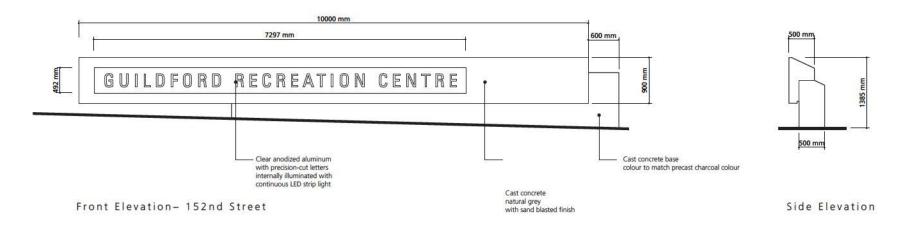


		TAULET	MALE SUMMER	HE TISES	THORES IND	Dickelled No.		
NOTE:  1. ALL FINAL WORKING DRAWMING AND SIGH DRAWMINGS TO BE PROVIDED BY THE SIGNAGE CONTRACTOR FOR APPRICATION OF THE WORK AND MATERIAL SAMPLE.  2. ALL CONTRACTOR AND MUNICIPAL PRIVATES TO BE ORDINATED BY SIGNAGE CONTRACTOR.		Guildford Aquatic Centre – Wayfinding and Signage	17.07.14	07.10.14	F	G14.1	letterbox	325 Railway Street Vancouver BC V6A 1A4
<ol> <li>ALL SIGNACE NUST MEET LOCAL AND GENERAL ELECTRICAL AND MICHANICAL REQUIREMENTS AND SAFETY CODE.</li> <li>ENGINEERING DIMANNESS AND APPROVALS ARE THE RESPONSIBILITY OF THE SIGNAGE CONTRACTOR.</li> <li>ALL SIGNAGE MUST MEET STRUCTURAL AND LONGENTY RICHEMMANTS.</li> </ol>	5	DRAWING						604 734 0791 tel 604 734 8613 fax
<ol> <li>ALL SCRINGER MUST MEET STRUCTHING. AND CONCENTY REQUIREMENTS.</li> <li>NO ALIGNATIONS OF AMERICANISTS OT THE OLDERS SHALL BE MADE OF WHITHIN THE WRITTEN APPROVAL OF LETTING 7. CONTRACTURE COMMEMBERS WILL BE MADE BY THE OWNERS OF DOWNERS SO CONTRACTOR.</li> <li>B. LITTERSON OFFICIAL ORDER SHALL BY A SECRET OFFICIAL DATES OF THE CONTRACTOR MUST VERY SENTEN.</li> <li>NO MASSUREMENTS ARE TO BE TRACIN DIRECTLY FROM THIS DIRAKING. THE CONTRACTOR MUST VERY ALL DAMES.</li> </ol>	THIS AND ITS LIABILITIES THEREFORE ARE RESTRICTED TO CONCEPTUAL ASPECTS ONLY.	West Canopy Sign Detail						letterboxdesign.com



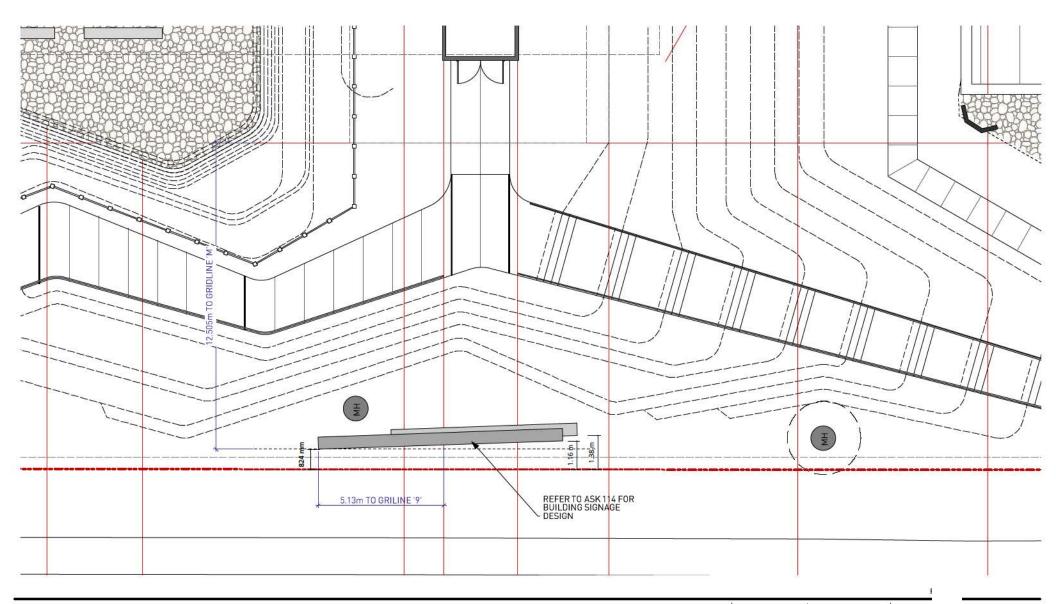
		PROJECT	DATE DO MM-YY	REVISED	PROJECT NO.	DRAWING NO.	a race we see when	
TOGETHER WITH A 2. ALL CONSTRUCTIO	NT AND MATERIAL SAMPLES. AND MUNICIPAL PRIMITS TO BE DISTAINED BY SIGNAGE CONTRACTOR.	Guildford Aquatic Centre – Wayfinding and Signage	17.07.14	00.00.00		G14.2	letterbox	325 Railway Street Vancouver BC V6A 1A4
4. ENGINEERING DRAF	MEET LOCAL AND GENERAL ELECTRICAL AND MECHANICAL REQUIREMENTS AND SAFETY CODES.  THAS AND APPROVALS ARE THE RESPONSIBILITY OF THE SIGNAGE CONTRACTOR.	DRAWING.						604 734 0791 tel 604 734 8613 fax
6. NO ALTRATIONS C 7. CONTRACTUAL CO 8. LETTERBOX DESIGN	MEET STRUCTURED, AND LONG-DEVINY SQUERMARKS.  MANUMENTS OF DEVINOUS HOULE HE MANEY WORKSTON THE WRITTEN AMPROVAL OF LETTERBOX DESIGN GROUP.  GROUP ACT AS DESIGN CONSISTANT ON REMAIN OF THE COMMENT SERVINGENISHINGS AND ITS CAUSAITES THEREFORE ARE RESTRICTED TO CONCUPTUAL ASPECTS ONCY.  MAY THE OR SERVING HOUSE WORKS THE CONTRACTION SERVING YEAR FOR A DESIGNATION OF SITE.	West Canopy Sign Detail						letterboxdesign.com







	PROJECT	DATE DD MM YT	REVISED	PROJECT NO.	DRAWING NO.		
TOGETHER WITH INNEX AND MATERIAL SHAPES.  2. ALL CONSTRUCTION AND MATERIAL SHAPES TO BE OBTAINED BY SIGNAGE CONTRACTOR.	Guildford Aquatic Centre – Wayfinding and Signage	17.07.14	07.10.14	-	G15.0	letterbox	325 Railway Street Vancouver BC V6A 1A4
3: ALL SIGNAGE MUST MEET LOCAL AND GENERAL ELECTRICAL AND MECHANICAL REQUIREMENTS AND SAFETY CODES. 4: INCRINCERING DIAMINES AND APPERADAL AND THE RESOLUTION OF THE SIGNAGE CONTRACTOR. 5: ALL SIGNAGE MUST MEET SIGNACIAL AND THE SIGNAGE CONTRACTOR. 6: ALL SIGNAGE MUST MEET SIGNACIAL AND CONTRACTOR REQUIREMENTS.	DRAWING						604 734 0791 tel 604 734 8613 fax
A DESCRIPTION OF THE PROPERTY	Monument Sign Detail						letterboxdesign.com





This LSK to be read in conjunction with the following drawings: ASK114

Project: 1214
GUILDFORDAQUATIC
CENTRE

DrawingTitle: LSK019

Scale: 1:100@11X

JULY9, 2014 1214 CD GAC Plan.vwx