



CI-0203

TAB 2: SITE INFRASTRUCTURE AND DEVELOPMENT

Parking Infrastructure -

- > Stair handrails and guardrails and associated fastening system shall all be stainless steel where provided and walls shall have a smooth architectural finish. Should graffiti appear and cannot be cleaned, finish to be re-applied to the entire area (no patchwork).
- > Exterior stairwell walls should be provided with glazing for natural light and security, with consideration of limiting distance issues.
- > Eliminate potential hiding places under open stairs by suitable design options.
- > Stairwell doors are to have exit devices, proper latching and smoke seals.
- > There shall be no ceiling mounted luminaries over stairwells due to maintenance access problems with stair step lighting recessed in the concrete walls below the handrails.
- > Lighting at the top of the stairs shall be easily accessed from a flat surface by a 2m ladder. These lights may be ceiling mounted.
- > Stairwells shall be natural ventilated with louvers complete with fly screens, in door transoms.
- > Provide water supply and hose bibs at each level inside the stairwell and a 120V convenience outlet at each level outside the stairwell as a minimum.

EXTERIOR ELEVATION

- > Where parking structures and pedestrian areas adjoin, the exterior edge of the parking structure should exhibit a high level of architecture detail such as decorative screens, overhead canopies over pedestrian walkways that establish a comfortable and well-proportioned human scale.
- > The exterior design of a structure should minimize its visual identity as parking by disrupting the monotony of its underlying structure system through wall mass and window opening and through variations in color, material, and/or texture and a combination of solid and transparent areas.
- > Exterior lighting should always be aimed away from adjacent buildings with shades, shields, and optics and residential areas to avoid light pollution.
- > Architectural elements such as spandrel or enclosure panels should minimize snow drifting and wind. They should be tall enough to satisfy building code requirements of fall arrest and to ensure that the overall building envelope meets the open air requirements.
- > Maintenance, bird control and lighting should be considered in the exterior finishes and configuration.