

**BB Café- Grant Application**  
**Description of Proposed Work**

BB Café is applying for a grant to improve its façade, landscaping and signage. The following is an itemized description of the items that require renovation under this grant application.

The items are broken down into the description of the issue, followed by the solution and supported by photos and drawings. Additional quotes and drawings are attached for supporting documentataion.

**Parking Lot**

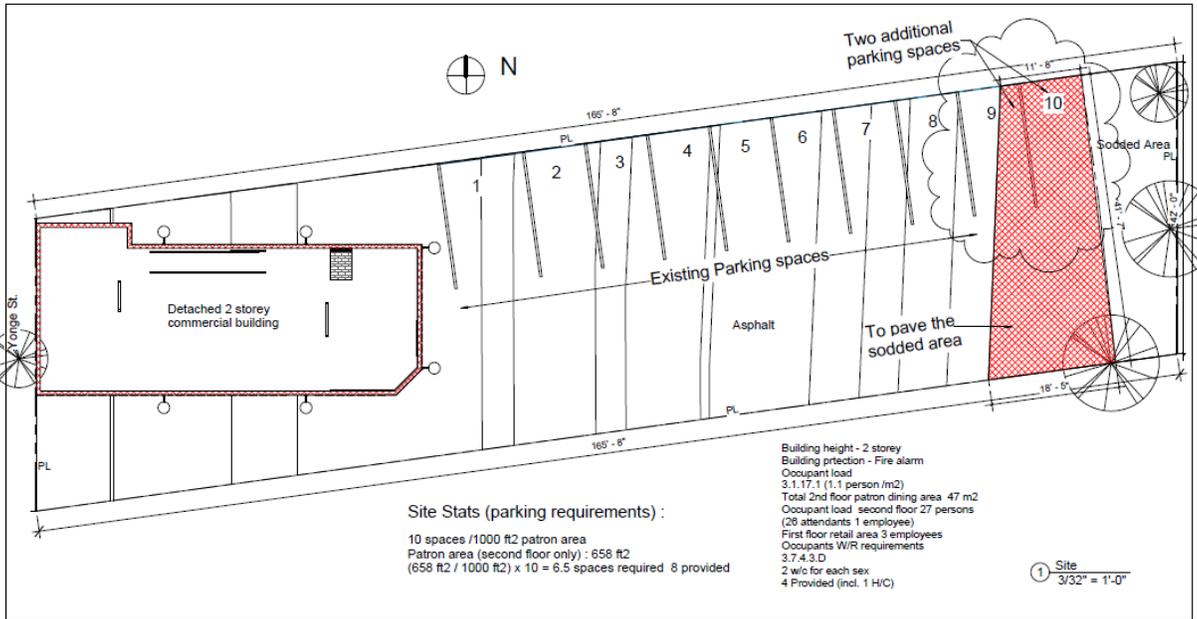
**Issue:**

Parking lot asphalt is very old and cracked at points. The cracks are a falling hazard for the customers and is not a pleasant aesthetically. Parking does not have parking lines drawn, so customers park anywhere without keeping proper distance between the cars. At times when cars are parked too close to one another, cars doors don't have enough space to open and might scratch the adjacent car. At times when the cars are parked too far away from one another we run out of parking space.

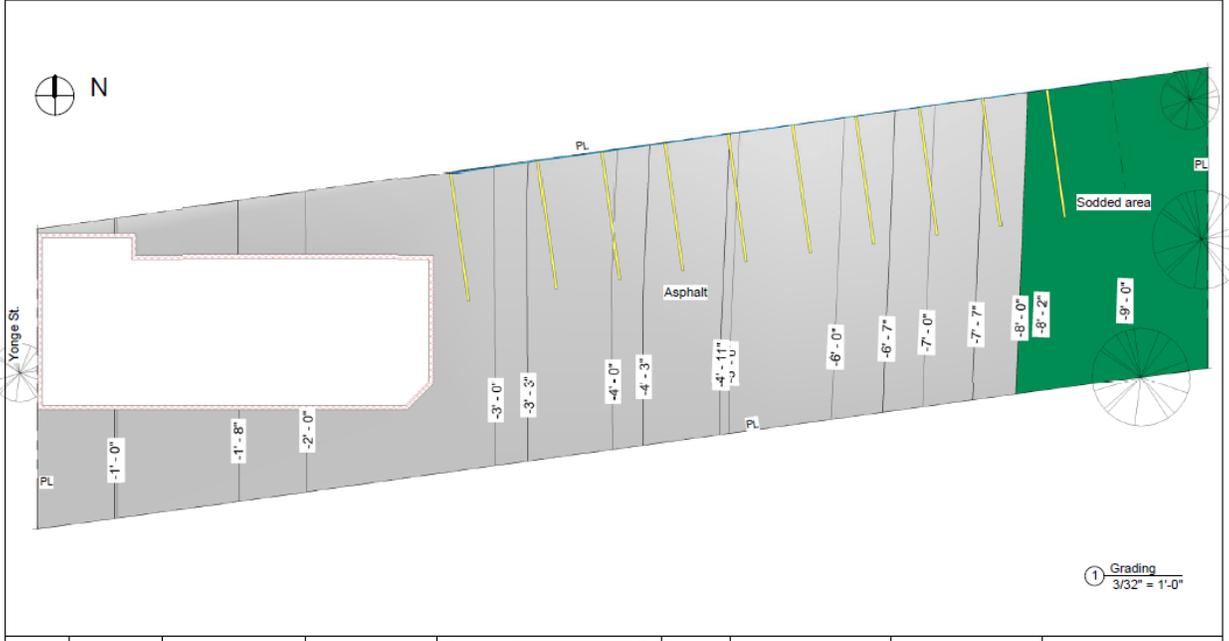
**Solution:**

- Re-asphalt the parking lot
- Draw parking lines





Drawn By	A.Y.	Contractor to check and verify all dimensions and conditions of the job and report discrepancies to the designer before proceeding with the work. This drawing is the property of "Eden Engineering & Design" and any use of it should have the designer's consent. Drawings are not to be scaled.			Date	Revision	A1	<b>B.B. Cafe</b> 10067 Yonge St. Richmond Hill
Checked By	A.Y.							
Date	2.5.2013							



**Building Façade**

**Issue:**  
 Building façade is very old and needs to be renovated. There are cracks and holes at places, and parts of it is falling off, which is a hazard as well as aesthetically unpleasant.

**Solution:**

- Painting parts of the façade where there is exposed concrete.
- Fixing the brick where there are cracks and holes, and where the bricks are falling off
- The base of the façade is very old and is very costly and not worth it to repair. The better solution for the base of the façade is adding 4' stone at the base of the façade all around the building.







### Landscaping

#### **Issue:**

There is a landscaped area at the rear of the site. Unfortunately this area is used for vandalism and trespassing at night and even during the day. People who are not property owners use the

site to throw garbage there. We clean this area twice a week, but it's always full of garbage, needles, condoms, and other non pleasant items. This area also does not have proper lighting. Other people also use our garbage bin and throw their garbage in and around the bin

**Solution:**

- Adding exterior lighting at the rear of the site
- Adding exterior cameras with night vision
- Changing the finish of the floor from the existing green space with tall grass to asphalt or another porous material, keeping the tree and an enclosed space for the garbage bin.





### **Curb**

#### **Issue:**

There is a curb on the north edge of the site. This curb is not visible, and is a falling hazard for people who travel between our property and the plaza. We have had a few incidents where people tripped over the curb and hurt themselves. The curb is also not visible, and is very heavy and impossible to move without equipment. We have painted it yellow to make it more visible, but it is still very dangerous.

#### **Solution:**

- Curb to be removed and new curb or fence to be installed without proper height.
- Exterior lighting to be added to the north façade of the building to light on the exterior curb.





### Side Entrance Stairs

#### **Issue:**

Side entrance has stairs that are not to code. The height of the steps are not the same. On one side there are two steps and on the other side there is one step. The steps and the curb to the north of the

building made this entrance very unsafe to use. We have had a few people trip and fall while using the north entrance. It has got to the point that we don't even allow anyone to use this entrance any more. We have put a sign on it asking people only to use the front entrance, which is also an unsafe path of travel.

To get from the parking lot to the front entrance, the customers either have to walk through the narrow driveway, which does not have a side walk or clear visibility to the cars' passage, or they have to go over the hazardous curb and into the neighbor's plaza, which again does not have a sidewalk.

The side of the building is also quite steep in slope, which gets very slippery in the winter.

### **Solution:**

The best solution to fix this issue is to create a platform that extends the side of the building and offers sufficient space for two steps at the end of the platform. Once the platform extends all along the side of the building, it prevents the guests from having to go over the curb into the neighbor's property, or go through the narrow driveway to get to the front of the building. It also resolves the issue of the slippery slope and the dangerous stairs.





## **Front Entrance**

### **Issue:**

Front entrance has a broken and un-flat surface. The finish of the stone is coming off and is creating an unpleasant and unsafe walking surface. The side brick is cracked, and the base of the side wall is completely fallen off to the point that the structure of it is exposed. The exterior ceiling is also ripping off.

### **Solution:**

- Fix the front stair
- Fix the side brick in the side walls
- Fix the ceiling



## **Patio**

### **Issue:**

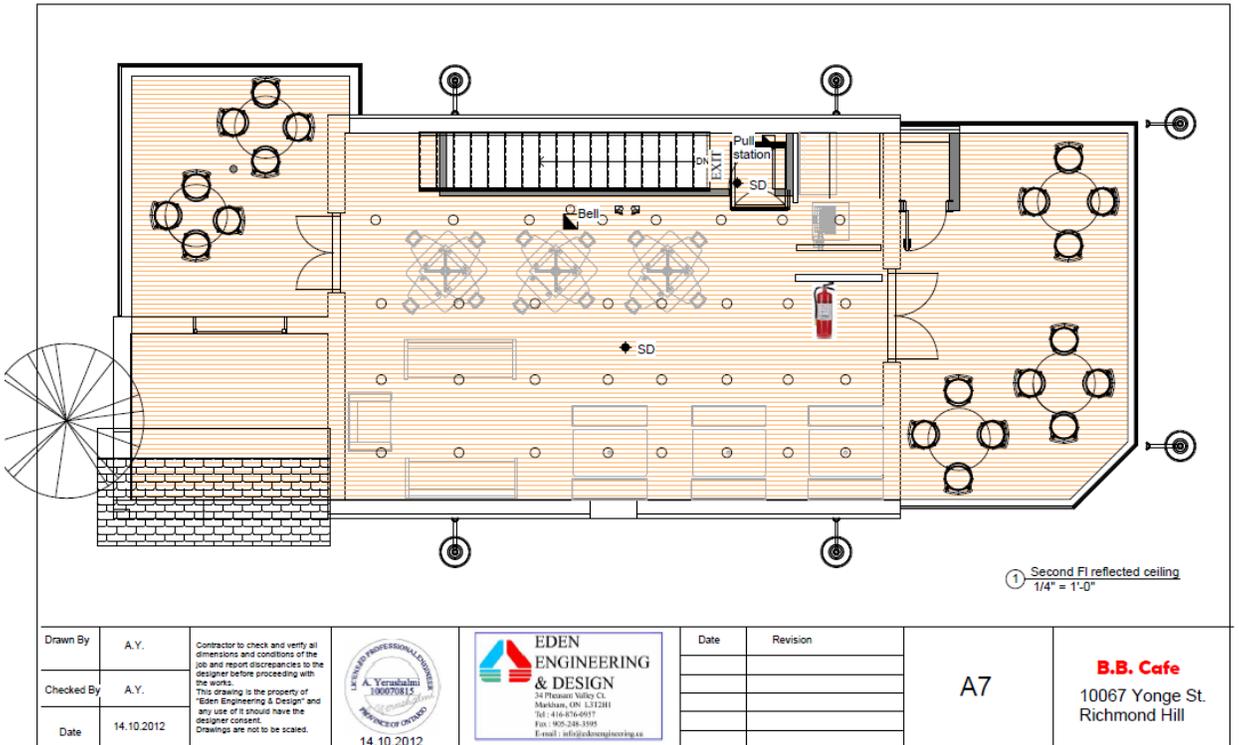
BB Café has offered local residents of Richmond Hill a great gathering place for the past 6 years. This building is located at the heart of downtown, and can help in creating a more lively space for the downtown core by creating patio spaces.

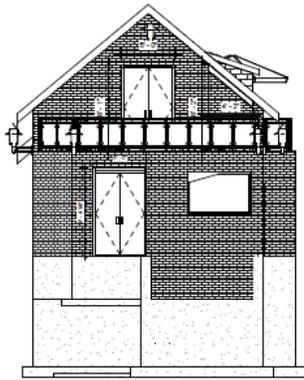
### **Solution:**

We have applied for a permit to add a patio for the café. The permit is in process now. The location of the café is to be confirmed. Possible locations are on the second floor facing Yonge Street, which will create amazing views and public space, and a great view for the pedestrians. The other possible location would be the side of the building, where the new platform is proposed for the side entrance. And the final proposal is on the second floor at the rear of the building.

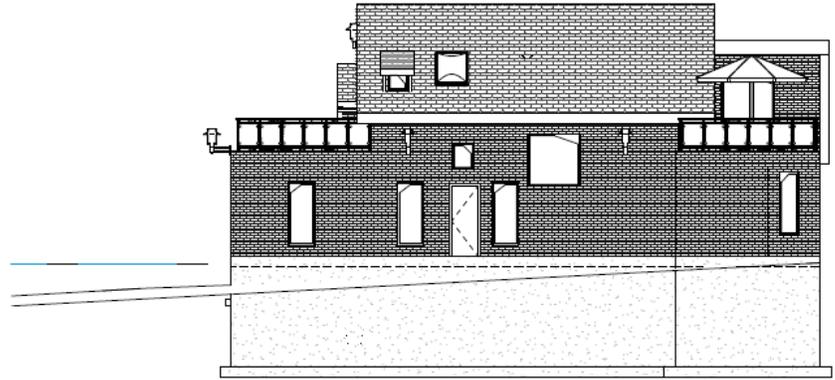
Three possible locations for the patio is shown by red marks.







① East  
1/8" = 1'-0"



② North  
1/8" = 1'-0"



① 302  
Second Floor



## **Signage**

### **Issue:**

Existing signage at the café requires improvements. Even though the café has been there for 6 years, many don't know of its existence. Even people who have the exact address sometimes can't find it because it is not visible from outside.

### **Solution:**

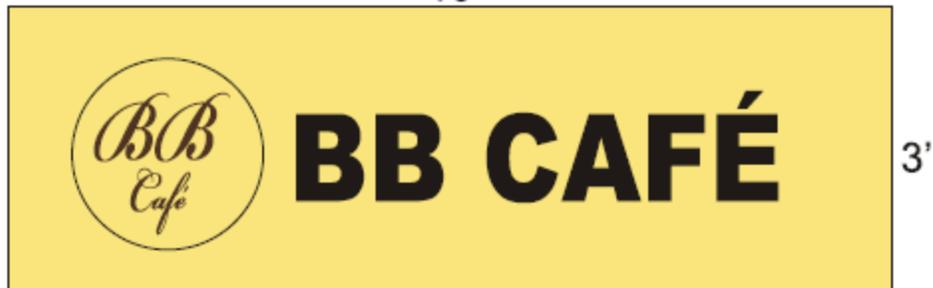
One of the main signs is mostly written in Persian. This sign needs to be changed into an all-English sign. Additional signage needs to be installed on the north side of the building and on the south side to show the location of the parking and the name of the business.



PARKING SIGN COROPLAST PRINTED  
6'



NORTH SIDE SIGN LED LIGHT BOX  
10'



Vertical Sign Double Sided



KEVIN SIGNS Inc.  
416 316 4354