



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: December 23, 2002
File: DP 01-115457
Re: **Application by Fairchild Developments Ltd. for a Development Permit at
4151 Hazelbridge Way**

Manager's Recommendation

That the attached plans be considered to be in general compliance with Development Permit DP 01-115457.

for
Joe Erceg
Manager, Development Applications

AJ:blg
Att.

Staff Report

Origin

Luciano Zago of Bing Thom Architects has requested a general compliance ruling on the Aberdeen Centre, which is currently under construction. The changes are prompted by negotiations with two (2) neighbouring properties to the west which have resulted in plans to setback the parking structure 3 ft. 9 in. from the west property line and, in the future, after another Development Permit is issued, to construct a hotel as an integral part of the complex.

A copy of the approved plans and the proposed new plans -with changed items indicated with a bubble- are appended to this report. This will be the third general compliance request for this large project.

Findings of Fact

The main changes are to the parking structure, and include:

- increasing the setback to 3 ft. 9 in. from the west property line, instead of the originally planned 10 in. The setback is necessary to enable construction without accessing the neighbouring property. This reduces some of the drive-aisles from 23 ft. 6 in. to 22 ft. 6 in. and adds some small car stalls;
- expanding the 5th level of parking to accommodate an additional 150 parking spaces. This will be utilized by the hotel when it is built;
- adding an exit stair on the north side;
- changing the exterior finish from anodized aluminum frames with glazing to concrete with punched openings. On the Browngate Road and Cambie Street elevations the openings will have coloured glass;
- adding landscaping to the Cambie Street frontage because the access right-of-way has been eliminated. This is an interim solution until the hotel is built in this area; and
- adding/rearranging landscaping on the 5th level.

Another change is to increase the height of the area over the mall central open space by 1.32 ft. as a result of structural/internal changes. Also, about 265 ft² has been taken from the bicycle end-of-trip facility and added to the amenity space.

Analysis

Council adopted “General Compliance Guidelines” in 1998. The proposed changes to Aberdeen Centre are in line with the guidelines with one possible exception: one of the criteria is that: “Proposed changes to the location and configuration of vehicle access and parking should be minor in nature”. The addition of 150 parking spaces and elimination of the vehicle access to the property to the west might not be considered minor, but it is still necessary and it actually improves the overall access and parking situation on the site. It could also be argued that Council tacitly agreed to these changes by rezoning the adjacent property for a hotel.

Conclusions

Changes are being proposed to the plans for Aberdeen Centre. Staff have no objections to the proposed changes.

A handwritten signature in black ink that reads "Alex Jamieson". The signature is written in a cursive, flowing style.

Alex Jamieson,
Planner 2 - Urban Design

AJ:blg



KEY

GENERAL COMPLIANCE #2

THE UNCLEBROOK DRIVE HAS BEEN CHANGED FROM CONCRETE TO ASPHALT. THE EXISTING DRIVE HAS BEEN REPLACED WITH AN IMPACT OF THE PROJECTION OF THE ROOF AWAY OUT TO THE SIDEWALK. THIS SYMBOLIC MAIN ENTRY IS THE CENTRAL ENTRY TO THE PROJECTING ROOF.

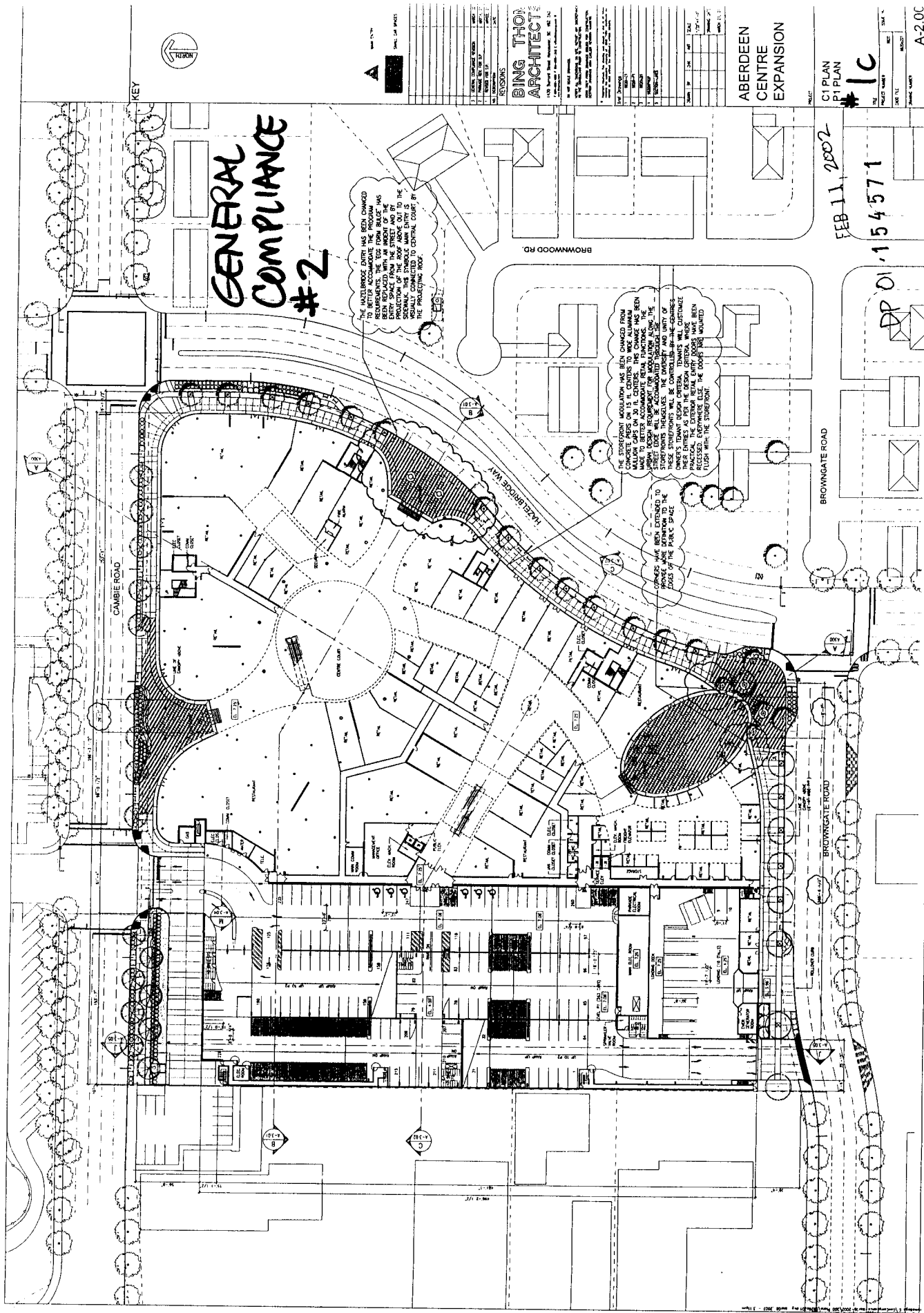
THE STOREFRONT MODULATION HAS BEEN CHANGED FROM CONCRETE PILES ON 1/2 CENTERS TO WIDE ALUMINUM STOREFRONT MODULATION. THE STOREFRONT HAS BEEN MADE TO BETTER ACCOMMODATE RETAIL FUNCTIONS. FROM DESIGN REQUIREMENT FOR MODULATION ALONG THE STOREFRONTS IN REGARDS, THE OVERSIGHT AND UNITY OF THESE STOREFRONTS WILL BE CONTROLLING IN THE CHANGE. THEIR ENTRIES AS PER THE DESIGN CRITERIA, WHICH PROVIDE ACCESS TO THE STOREFRONT. THE STOREFRONT HAS BEEN FLUSH WITH THE STOREFRONT.

CHANGES ARE BEING MADE TO PROVIDE MORE DEFINITION TO THE SIDES OF THE PUBLIC SPACE.

BING THOM ARCHITECTS
1000 West 10th Street, Suite 100
Vancouver, BC V6H 2G6
Tel: 604.681.1111
Fax: 604.681.1112
www.bingthom.com

ABERDEEN CENTRE EXPANSION

C1 PLAN
P1 PLAN
FEB 11, 2002
PROJECT NUMBER: 154571
DATE: FEB 11, 2002
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: A-2.0C





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BING THOMAS ARCHITECTS

1440 Walnut Street, Suite 200, Philadelphia, PA 19102
 Phone: 215-592-1100
 Fax: 215-592-1101
 www.bingthomas.com

ABERDEEN CENTRE EXPANSION

C2 PLAN
 P2 PLAN

#2C

DATE	BY	APP'D	REVISION
11-15-01			
12-18-01			
1-11-02			

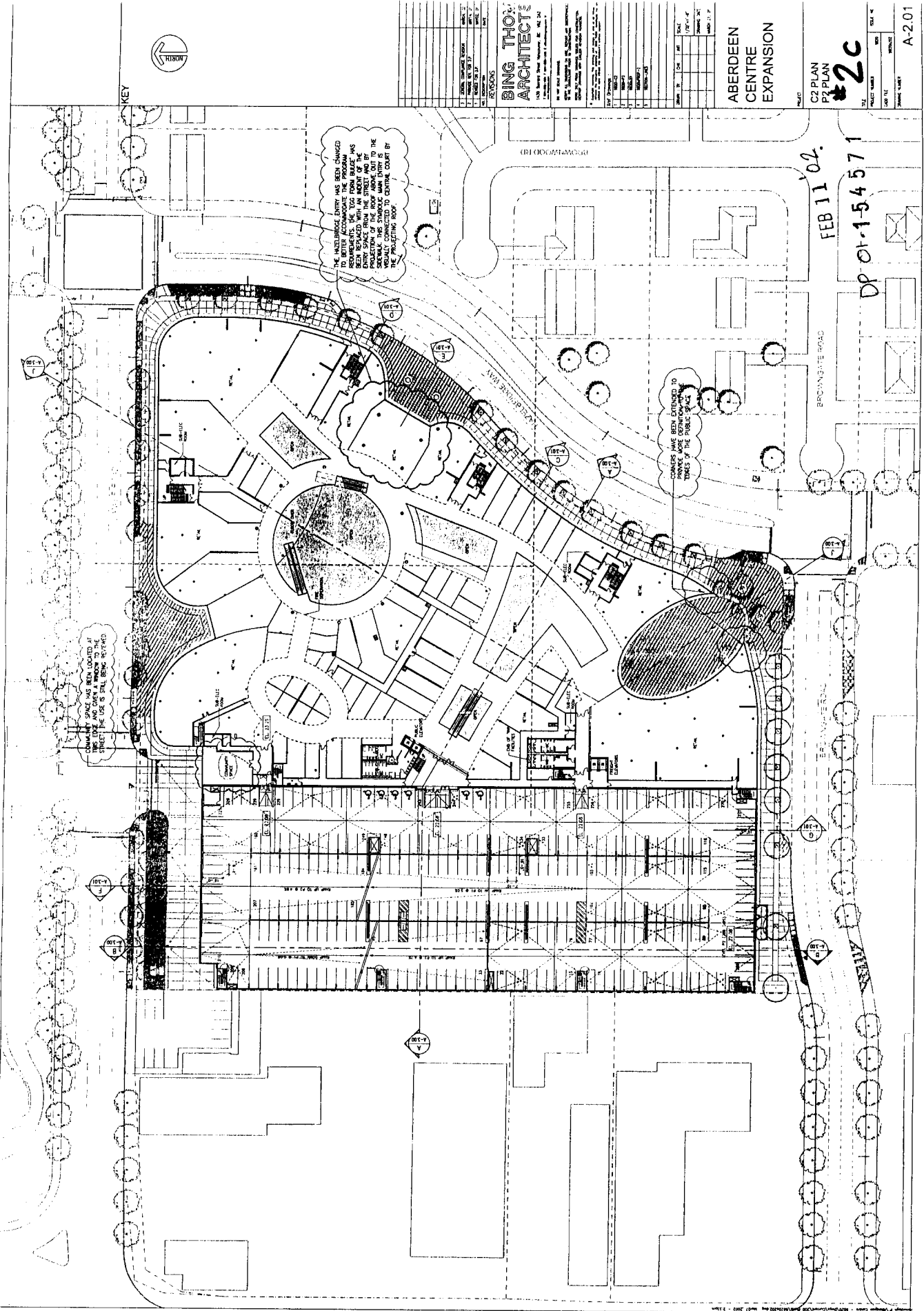
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FEB 11 02
 DP 01-154571

CHIMNEY SPACE HAS BEEN LOCATED AT THE CORNER OF THE BUILDING TO THE STREET TO MEET THE US VTA FIRE CODE.

THE MAIN ENTRANCE ENTRY HAS BEEN PLACED TO BETTER ACCOMMODATE THE PROGRAM REQUIREMENTS. THE TOGO FROM BALANCE ENTRY SPACE FROM THE STREET AND BY PROJECTION OF THE ROOF ABOVE OUT TO THE VISUALLY CONNECTED TO EXTERIOR COURT BY THE PROJECTING ROOF.

CORNERS HAVE BEEN EXTENDED TO MATCH THE CORNER OF THE SUBSEQUENT BLOCKS.





KEY

BING THO ARCHITECTS

1. DESIGN DEVELOPMENT
2. PERMITTING
3. CONSTRUCTION DOCUMENTS
4. ARCHITECT

PROJECT NO. 154571
DATE: 11/02

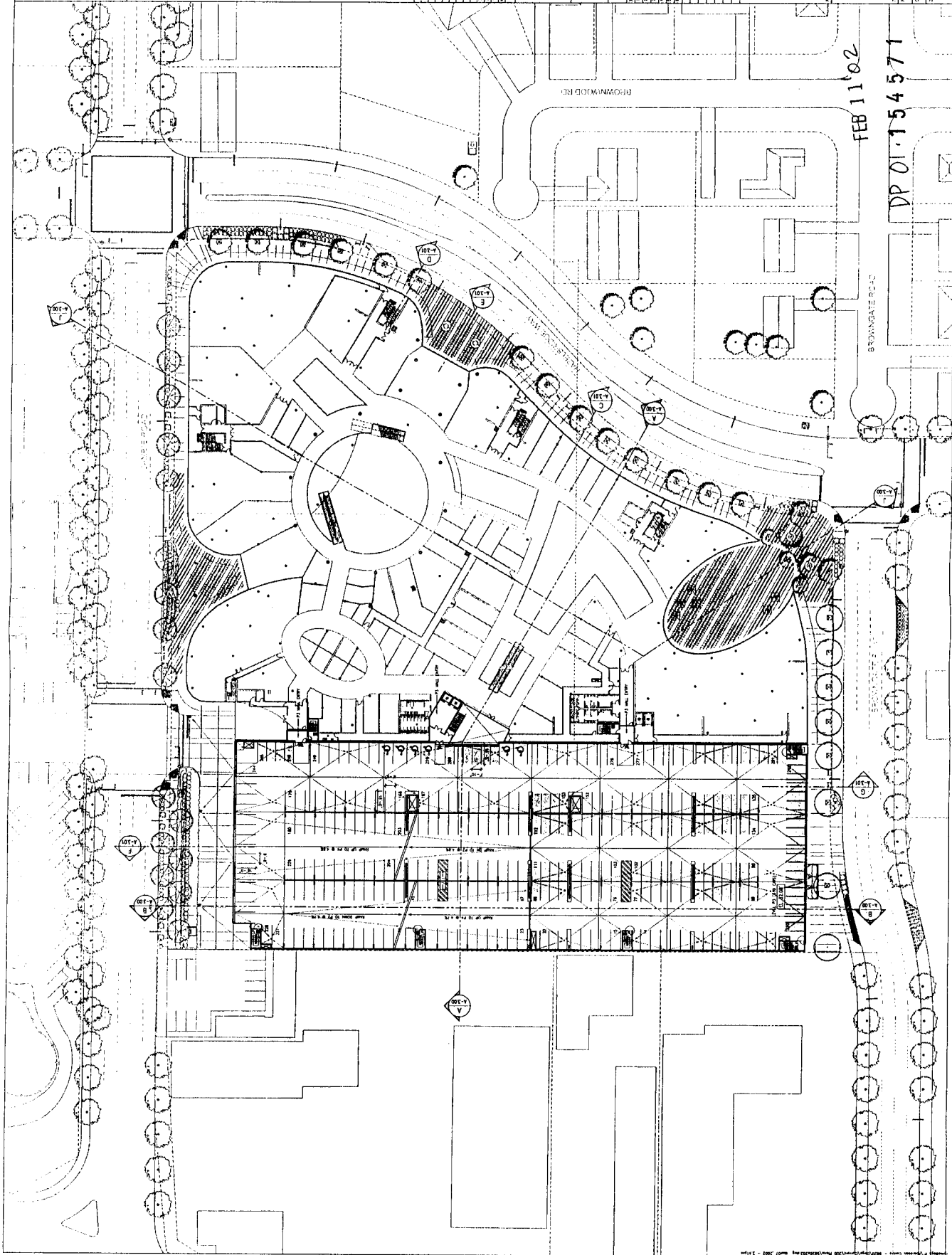
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FEB 11 '02
DP 01-154571



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3c

MALL ENTRY
AT PD PLAN

KEY



THE INTERIOR FINISHES HAVE BEEN CHANGED TO MEET THE REQUIREMENTS OF THE 2004 FIRE ALARMS ACT. THE FINISHES HAVE BEEN CHANGED TO MEET THE REQUIREMENTS OF THE 2004 FIRE ALARMS ACT. THE FINISHES HAVE BEEN CHANGED TO MEET THE REQUIREMENTS OF THE 2004 FIRE ALARMS ACT.

CONCRETE HAS BEEN DETACHED TO PROVIDE MORE DETENTION TIME OF THE PUBLIC SPACE.

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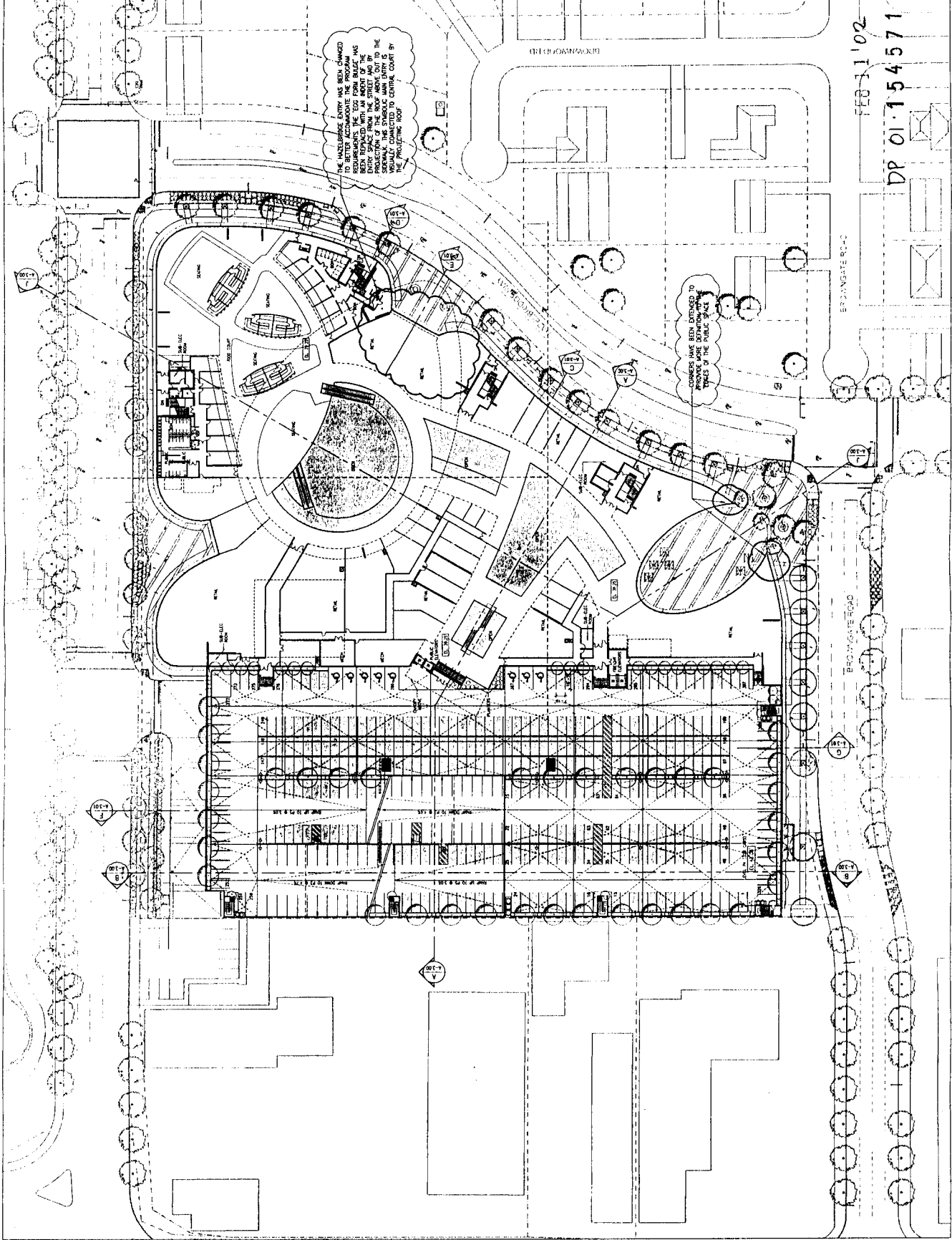
BING THOM ARCHITECTS

1100 Market Street, Suite 1000, San Francisco, CA 94102
Tel: 415.774.1100
Fax: 415.774.1101
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ABERDEEN CENTRE EXPANSION

C3 PLAN
P4 PLAN
4c
DATE: 01.15.02
DRAWN: [Name]
CHECKED: [Name]
SCALE: 1/8" = 1'-0"
SHEET NO. A-2.03

FEB 11 2002
DP 01.15.02 571





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 Fax: (303) 733-1101
 Website: www.bingthomas.com

ABERDEEN CENTRE EXPANSION

ROOF PLAN
 PAPER PARKING

5c

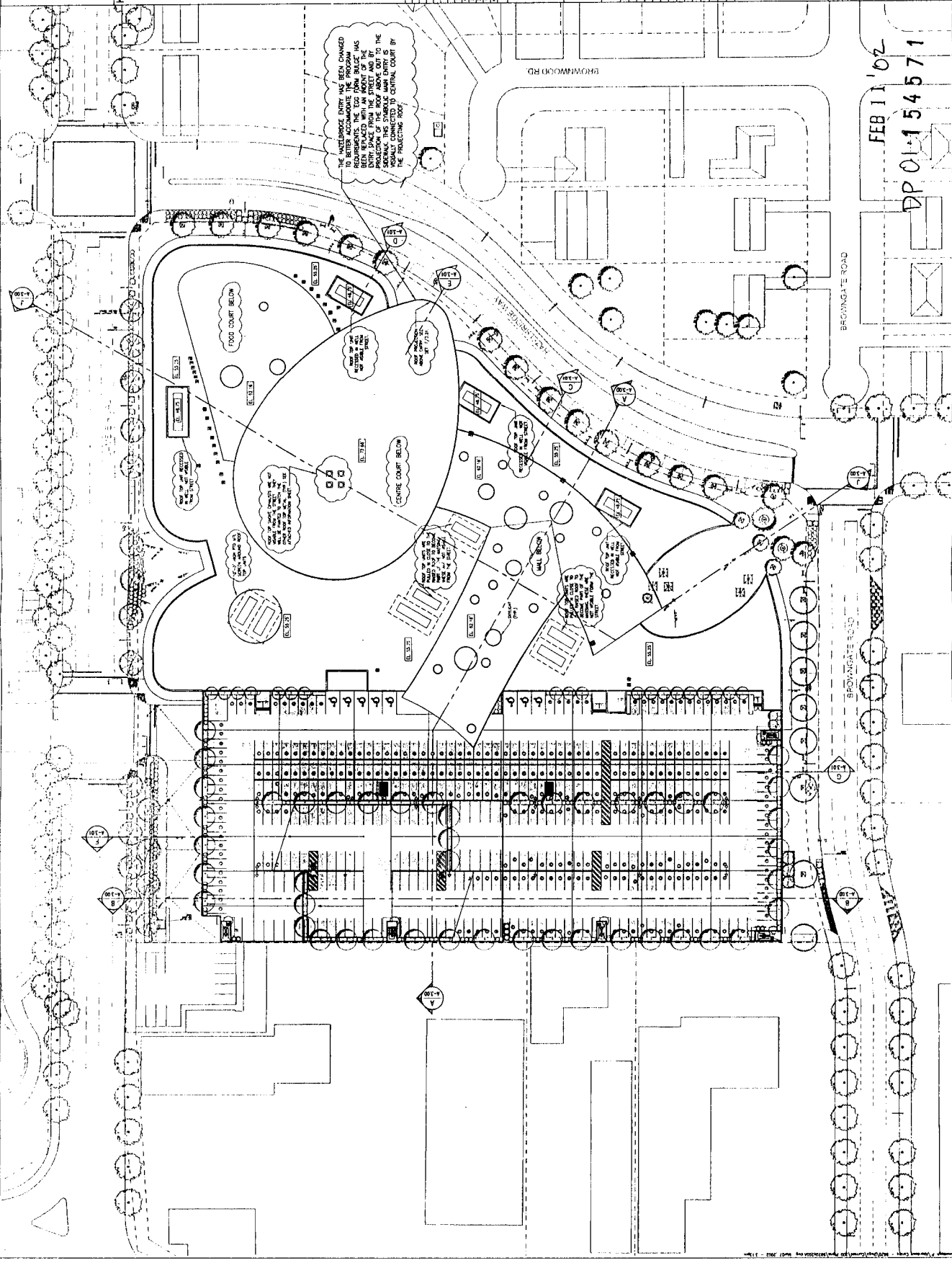
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SCALE	AS SHOWN
PROJECT NO.	154571
SHEET NO.	5c
TOTAL SHEETS	5

A-2.04

THE WATERBORO ENTRY HAS BEEN CHANGED TO BETTER ACCOMMODATE THE PROGRAM. THE ENTRY SPACE HAS BEEN REDESIGNED AND THE ENTRY HAS BEEN RELOCATED TO THE MAIN ENTRY IS THE ARENA. THIS SYMBOLIC MAIN ENTRY IS THE PROPOSED MAIN ENTRY TO THE BUILDING.

FEB 11 '02

DP 01154571





BING THO ARCHITECT
 1100 S. UNIVERSITY BLVD., SUITE 100
 RICHMOND, VA 23261
 TEL: (804) 771-7770 FAX: (804) 771-7771

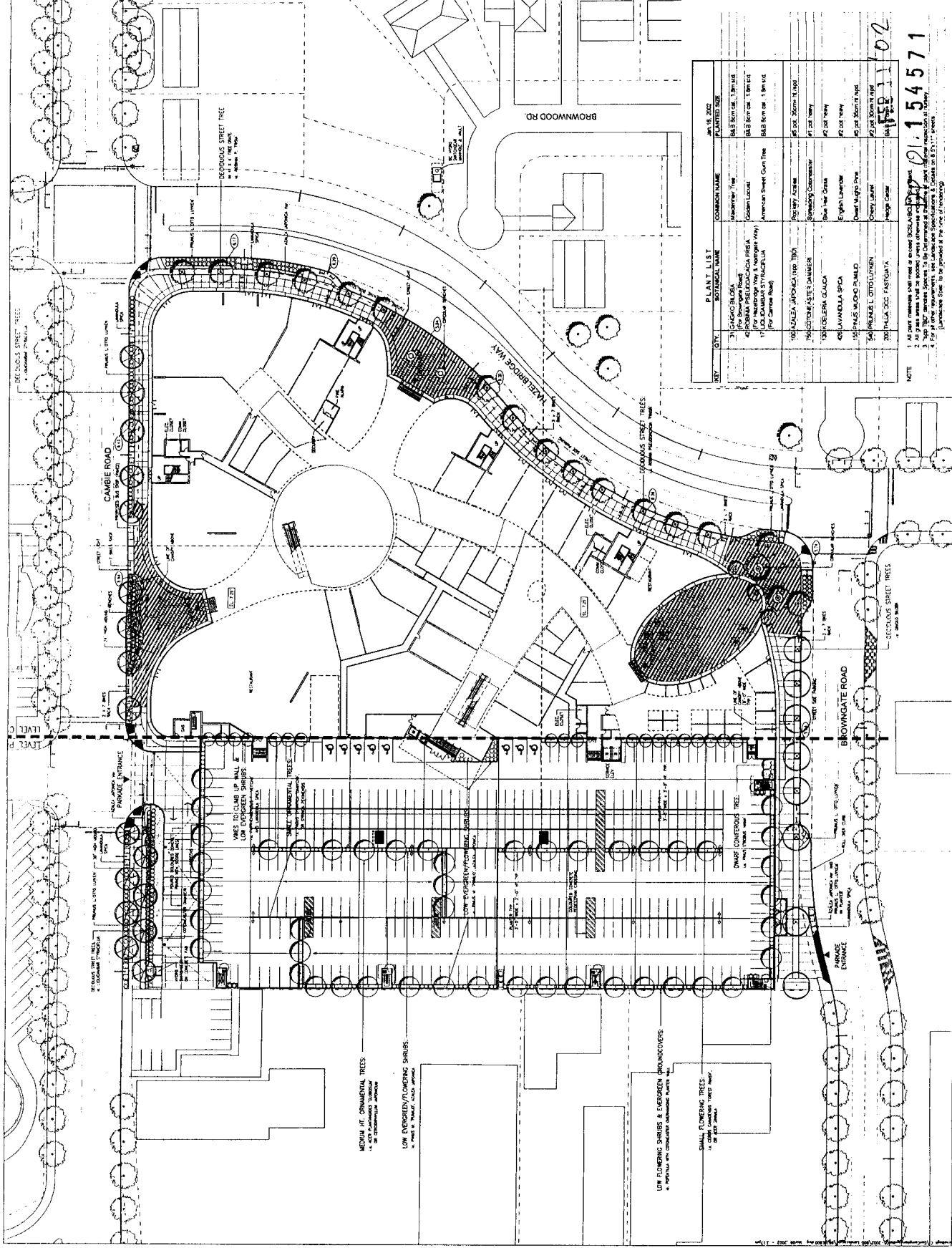
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PROJECT
ABERDEEN CENTER EXPANSION
 4151 HAZELBROOK WAY
 RICHMOND 9 C.

LANDSCAPE SITE & PLANTING LIST

DATE: 08/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO: L-2.0



KEY	QTY.	BOTANICAL NAME	COMMON NAME	IN 1/8" SCALE	PLANTED SIZE
1	1	PLATANUS HYBRIDA (For Browningate Road)	American Sycamore	10' 0" 10' 0" 10' 0"	10' 0" 10' 0" 10' 0"
2	1	QUERCUS ALBA (For Cambie Road)	White Oak	10' 0" 10' 0" 10' 0"	10' 0" 10' 0" 10' 0"
3	1	QUERCUS PRINCEPI (For Cambie Road)	Princetown Oak	10' 0" 10' 0" 10' 0"	10' 0" 10' 0" 10' 0"
4	1	QUERCUS BICOLOR (For Cambie Road)	Swamp White Oak	10' 0" 10' 0" 10' 0"	10' 0" 10' 0" 10' 0"
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NOTE

1. All plant materials shall meet or exceed the following specifications.
2. The contractor shall be responsible for obtaining all necessary permits.
3. The contractor shall be responsible for obtaining all necessary insurance.
4. For all other requirements, see Landscape Specifications 1.01 to 1.11.

Landscape Site to be provided at the time of planting.

DATE: 08/11/11
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 CHECKED BY: [Name]
 SCALE: AS SHOWN
 SHEET NO: L-2.0

KEY

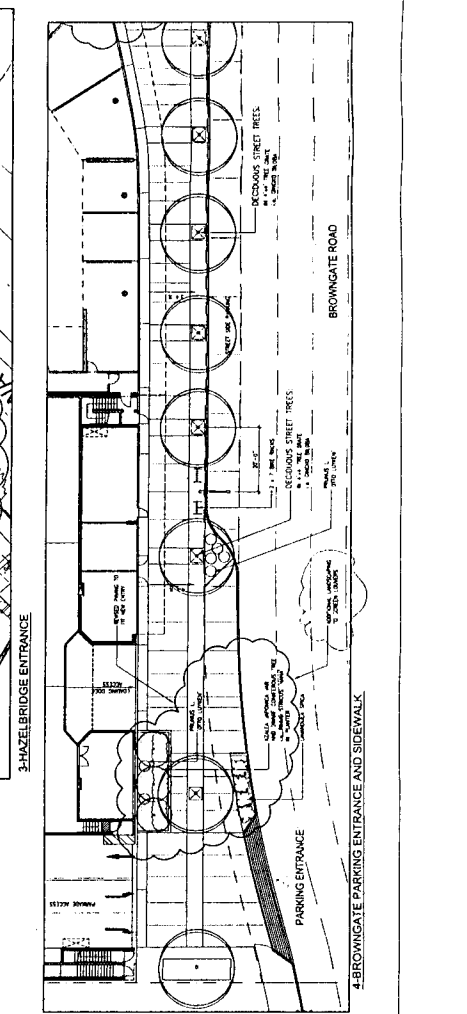
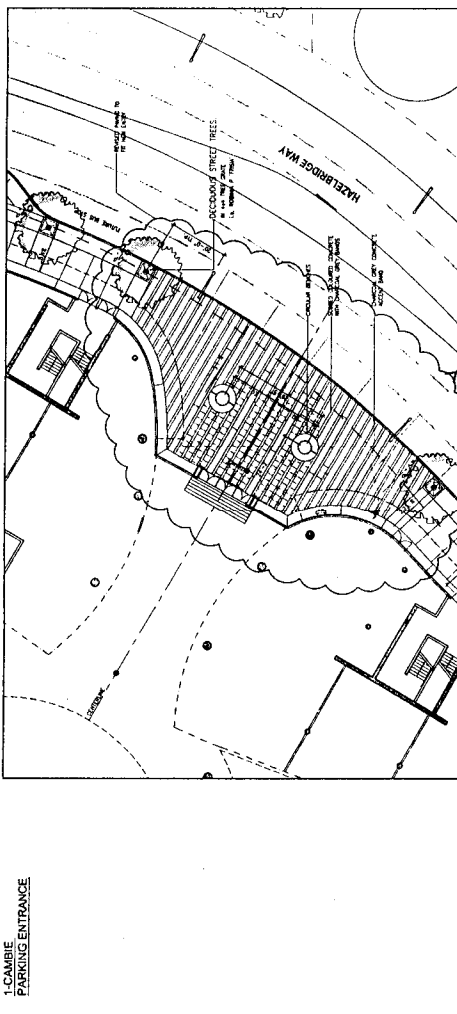
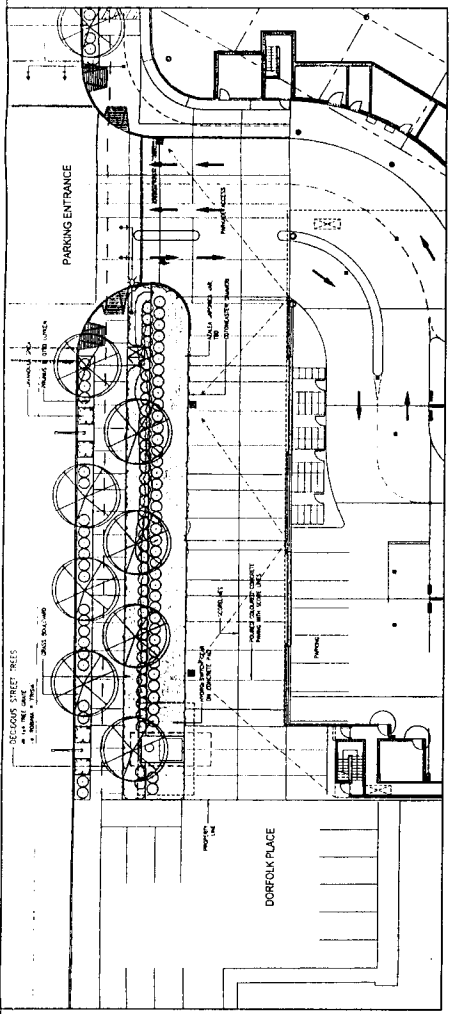
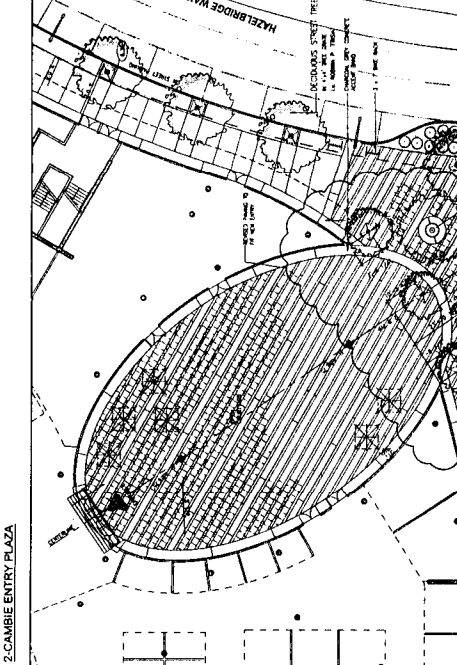
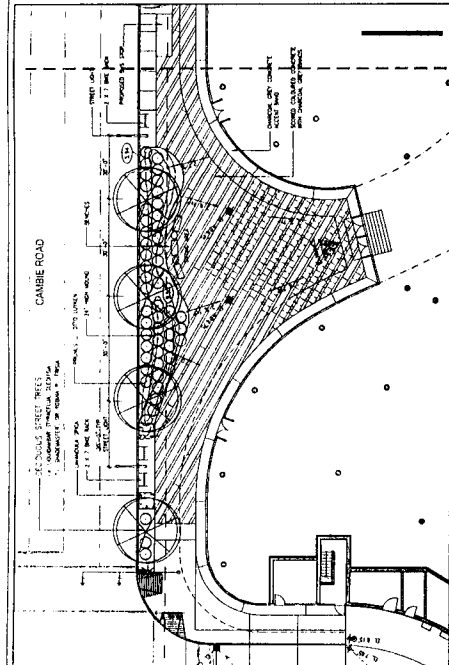
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20	PROPOSED PLANTING	DATE: 11/17/10

BING THOM ARCHITECTS
 138 North Street, Suite 1000, Richmond, VA 23220
 TEL: 804.644.1111 FAX: 804.644.1112
 WWW: BINGTHOMARCHITECTS.COM

ABERDEEN CENTER EXPANSION
 4151 HAZELBRIDGE WAY
 RICHMOND, S.C.

LANDSCAPE DETAILS

DATE: 11/17/10
 SCALE: 1" = 10'-0"
 SHEET: 76
 PROJECT: 76
 FILE NAME: 76
 JOB TEL: 804.644.1111
 DESIGN NUMBER: L-2.01



5 FEB 11 '10
 DP01-154571

KEY

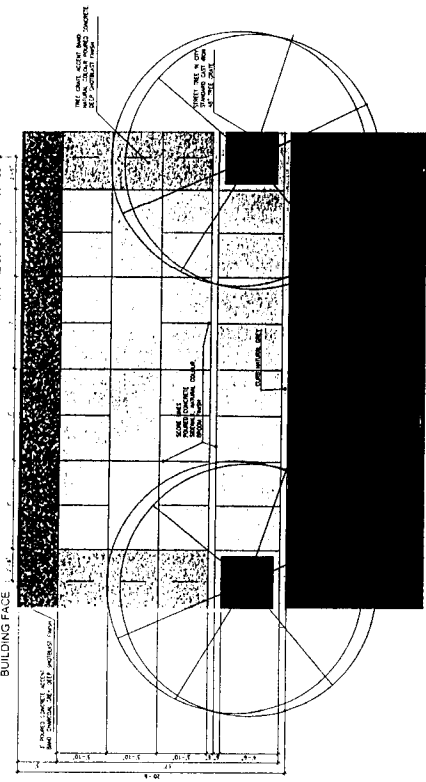
NO.	REVISIONS	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	02/11/02	BTH	
2	ISSUED FOR CONSTRUCTION	02/11/02	BTH	
3	ISSUED FOR CONSTRUCTION	02/11/02	BTH	

BING THOM ARCHITECTS

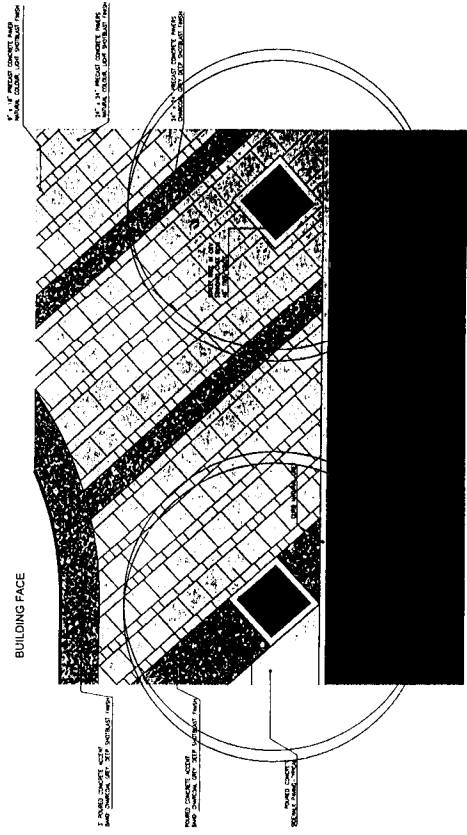
130 Broad Street, Savannah, GA 31401
 912.233.1300
 4151 HAZLEBRIDGE WAY
 RICHMOND, S.C.
 PROJECT

ABERDEEN CENTRE EXPANSION

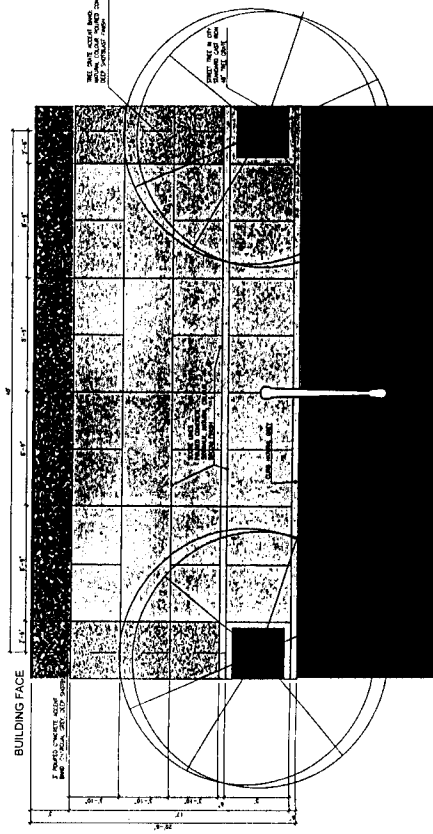
TITLE	PROJECT NUMBER	DATE	SCALE
TYPICAL SIDEWALK PAVING DETAIL AT STREET LIGHT CONDITION	154571	FEB 11 '02	1/4" = 1'-0"



1 TYPICAL SIDEWALK PAVING DETAIL AT STREET LIGHT CONDITION
 SCALE 1/4" = 1'-0"

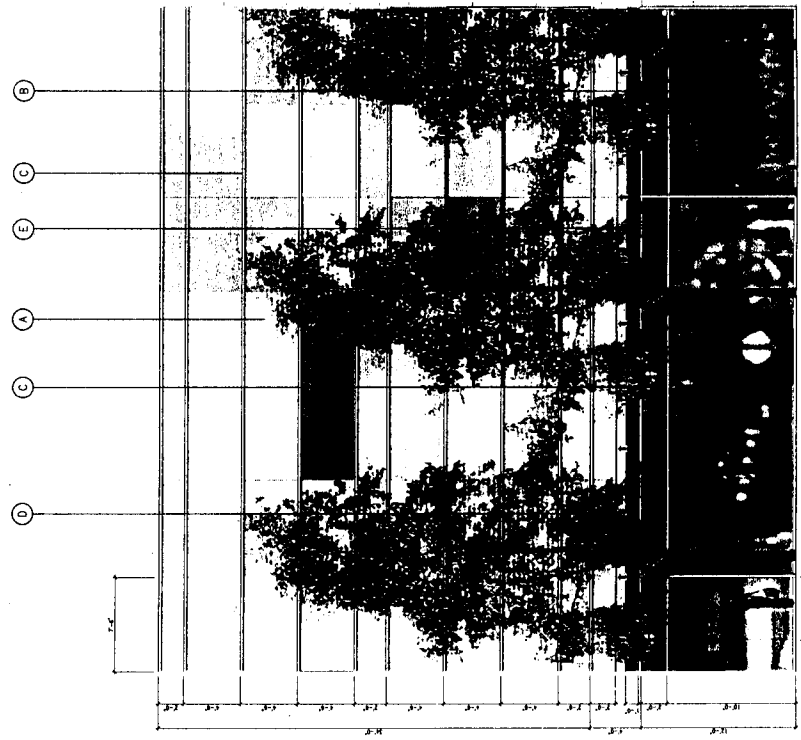


2 TYPICAL ENTRY PAVING DETAIL AT STREET LIGHT CONDITION
 SCALE 1/4" = 1'-0"



3 TYPICAL SIDEWALK PAVING DETAIL AT STREET LIGHT CONDITION
 SCALE 1/4" = 1'-0"
 FEB 11 '02
 DP 01.154571
 L-2.02

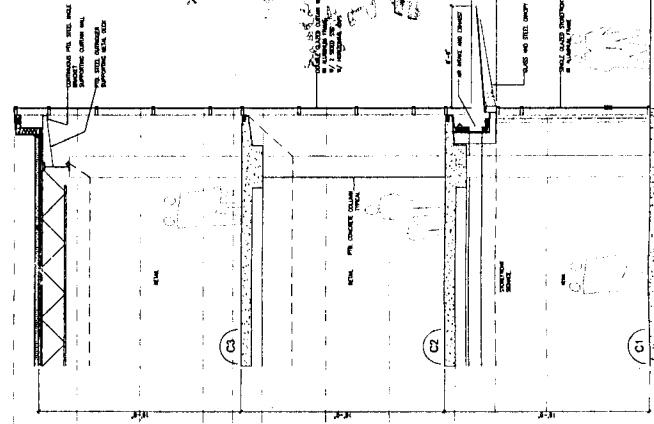
THE CURTAIN WALL CLOSING ART PANELS
 THE CURTAIN WALL CLOSING WILL REMAIN SIMILAR TO THE ORIGINAL WITH THE EXCEPTION OF THE PUBLIC ART COMPONENT WHICH IS RELATED FROM
 THE GLAZING SYSTEM. THE REASON THE PUBLIC ART IS BEING DELETED FROM THE GLAZING SYSTEM IS THAT IT IS FELT WITH ONLY TWO PANELS OVER THE
 WINDOW THE IMPACT WOULD NOT BE STRONG ENOUGH TO JUSTIFY THE EFFORT. WE HAVE DISCUSSED THIS WITH MR. HULLIN AND HE HAS
 AGREED THAT THE CURTAIN WALLS WITH A NEW PROPOSAL IN PLACE. HOWEVER, THE PUBLIC ART REQUIREMENT WILL BE FULFILLED IN A DIFFERENT
 MANNER YET TO BE DETERMINED.



ELEVATIONAL DETAIL
 SCALE 1/4" = 1'-0"

LEGEND

- A DOUBLE GLAZED TWO CASES
- BSS2 CURTAIN WALL WITH RANDOMLY PLACED SIZE CLEAR WINDOW GLASS AND SIZE SOLID FICH-FICH
- B SINGLE GLAZED CURTAIN WALL WITH CLEAR GLASS
- C CLEAR ANODIZED WINDOW CAPS
- D CONTINUOUS UNLIMITED GLASS/STEEL OVERPT.
- E STORAGE BAND



HAZELBRIDGE WAY

FEB 11 102

DP 01154571

KEY

REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMIT
2	ISSUE FOR PERMIT
3	ISSUE FOR PERMIT
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20	ISSUE FOR PERMIT

BING THOM ARCHITECTS

1100 Market Street, Suite 200, San Francisco, CA 94102
 TEL: 415.774.1100 FAX: 415.774.1101
 WWW: BINGTHOMARCHITECTS.COM
 PROJECT: ABERDEEN CENTRE EXPANSION
 DRAWING NO: 01154571
 DATE: 02/11/10
 SCALE: 1/4" = 1'-0"
 SHEET NO: 01154571-1
 TOTAL SHEETS: 01154571-10

ABERDEEN CENTRE EXPANSION

DETAIL SECTIONS
 ELEVATIONS

SCALE: 1/4" = 1'-0"
 DATE: 02/11/10
 SHEET NO: 01154571-1
 TOTAL SHEETS: 01154571-10
 A-7.00

KEY

NO.	DESCRIPTION	DATE
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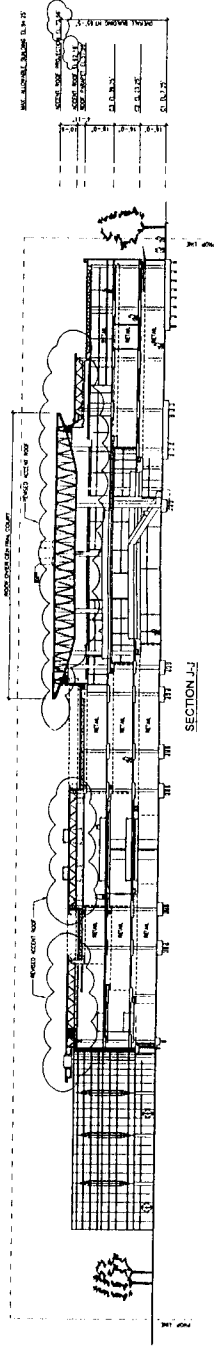
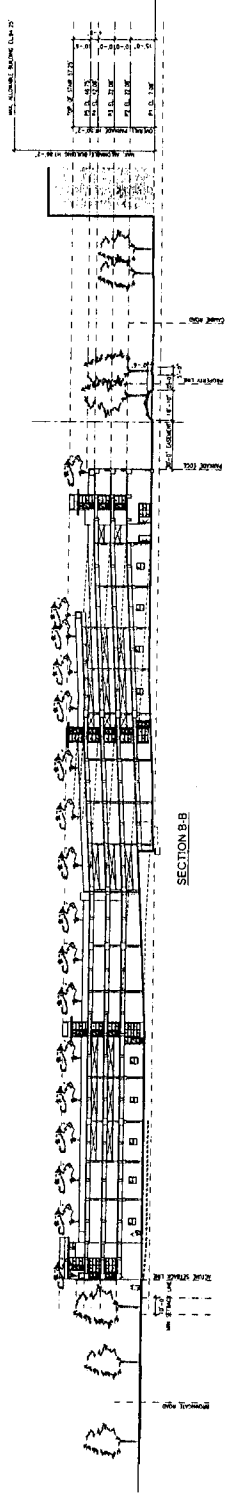
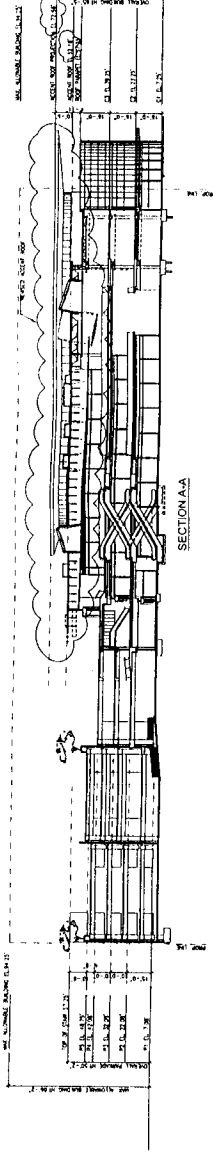
ABERDEEN CENTRE EXPANSION

BUILDING SECTIONS

9c

FEB 11, '02
DP 01, 154571

A-3.00



KEY

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BING THOM ARCHITECTS
 100 North Street, Suite 100, Norfolk, VA 23510
 757-261-1111
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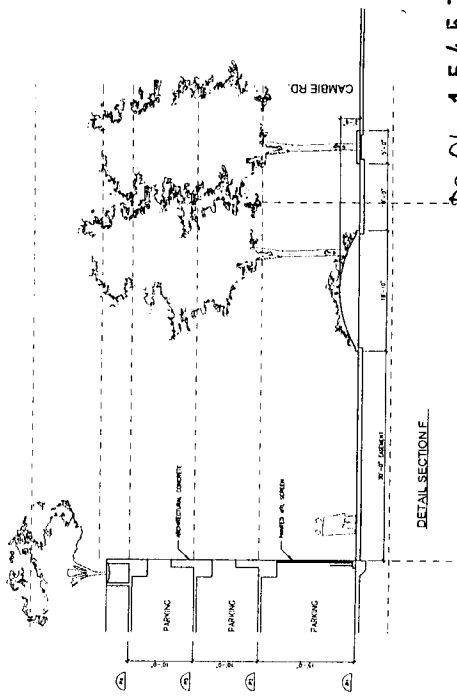
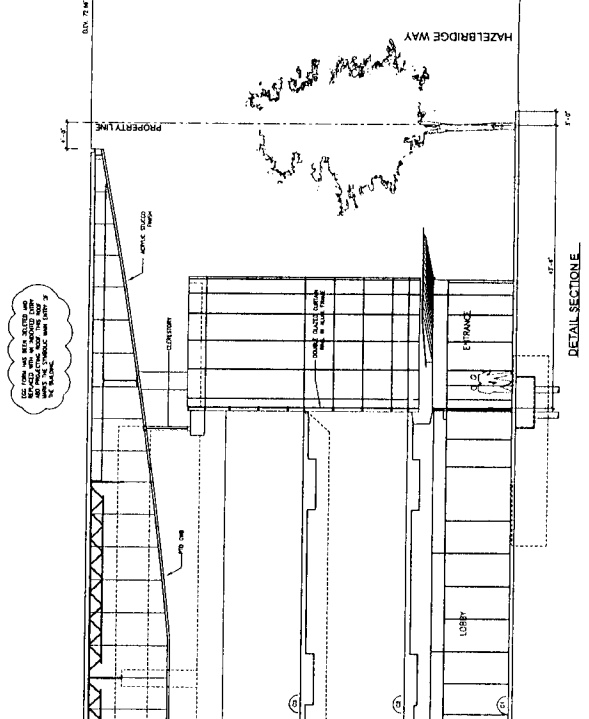
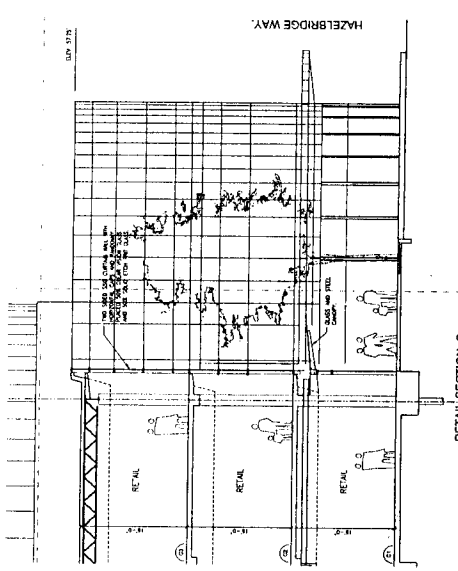
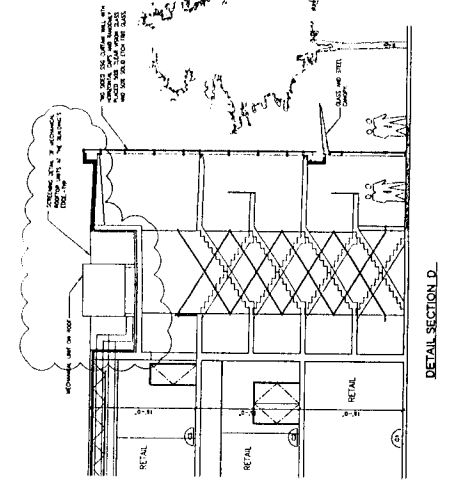
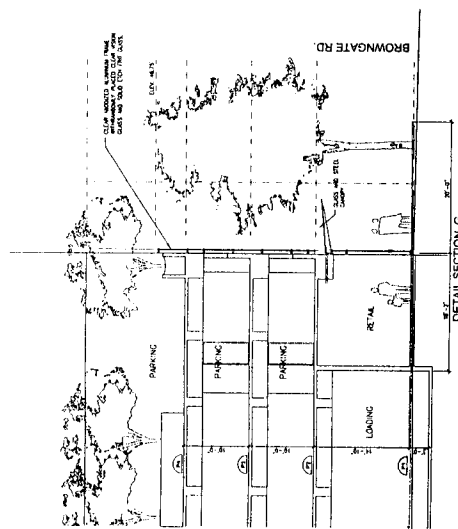
ABERDEEN CENTRE EXPANSION
 4151 HAZELBRIDGE WAY
 RICHMOND B.C.
 PROJECT

**BUILDING SECTION
 SECTIONAL DETAILS**

DC

PROJECT NUMBER: 1154571
 DATE: 10/1/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN

A-3.01



DP 01-154571

NOT TO SCALE

LEGEND

- ① FINISHED FLOOR
- ② FINISHED CEILING
- ③ FINISHED WALL
- ④ FINISHED ROOF
- ⑤ FINISHED EXTERIOR FINISH
- ⑥ FINISHED EXTERIOR WALL
- ⑦ FINISHED EXTERIOR FLOOR
- ⑧ FINISHED EXTERIOR ROOF
- ⑨ FINISHED EXTERIOR WALL
- ⑩ FINISHED EXTERIOR FLOOR
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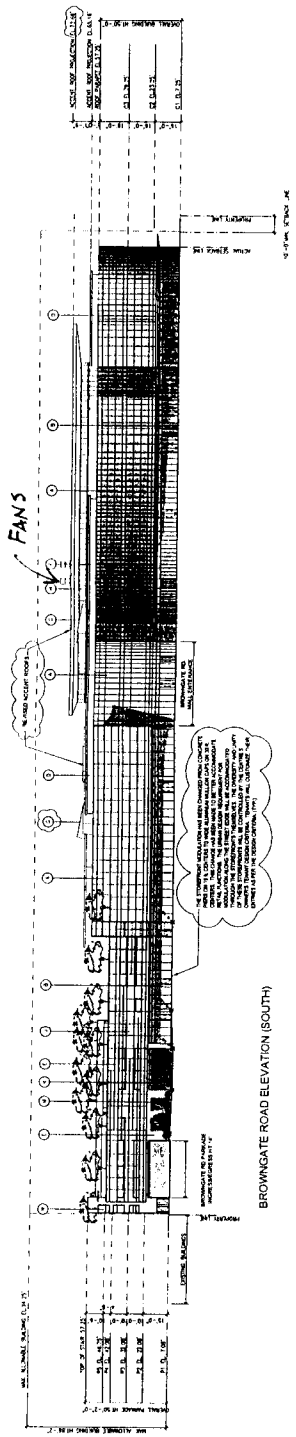
BING THORNTON ARCHITECTS
 118 BROAD STREET, RICHMOND, B.C. V6X 1A1
 TEL: 604-278-1111 FAX: 604-278-1112
 WWW.BINGTHORNTONARCHITECTS.COM

NO.	DESCRIPTION	DATE	BY
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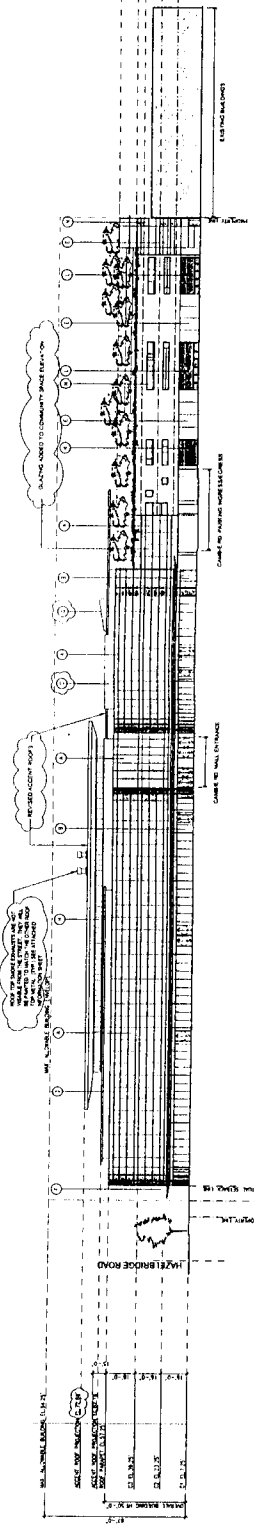
ABERDEEN CENTER EXPANSION
 4151 HAZELBROOKE WAY
 RICHMOND, B.C.

BUILDING ELEVATION N/S

116
 PROJECT NUMBER
 DATE: 11/11/02
 DRAWING NUMBER: A-4.00



BROWNGATE ROAD ELEVATION (SOUTH)



CAMBIE STREET ELEVATION (NORTH)

FEB 11 2002

DP 01-154571

LEGEND

- ① 1/4" WALL CLAD WITH BRICK
- ② 1/4" WALL CLAD WITH BRICK AND HORIZONTAL Slat
- ③ 1/4" WALL CLAD WITH BRICK AND HORIZONTAL Slat AND 1/2" WALL CLAD WITH BRICK
- ④ 1/4" WALL CLAD WITH BRICK AND HORIZONTAL Slat AND 1/2" WALL CLAD WITH BRICK AND HORIZONTAL Slat
- ⑤ 1/4" WALL CLAD WITH BRICK AND HORIZONTAL Slat AND 1/2" WALL CLAD WITH BRICK AND HORIZONTAL Slat
- ⑥ 1/4" WALL CLAD WITH BRICK AND HORIZONTAL Slat AND 1/2" WALL CLAD WITH BRICK AND HORIZONTAL Slat
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REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/01	ISSUED FOR PERMIT
2	12/10/01	REVISED PER ARCHITECT'S COMMENTS
3	02/09/02	REVISED PER ARCHITECT'S COMMENTS

BING THOM ARCHITECTS
 1425 BROADWAY, SUITE 200, NEW YORK, NY 10019
 TEL: 212-692-5000 FAX: 212-692-5001

ABERDEEN CENTER EXPANSION
 4151 HAZELBRIDGE WAY
 RICHMOND B.C.

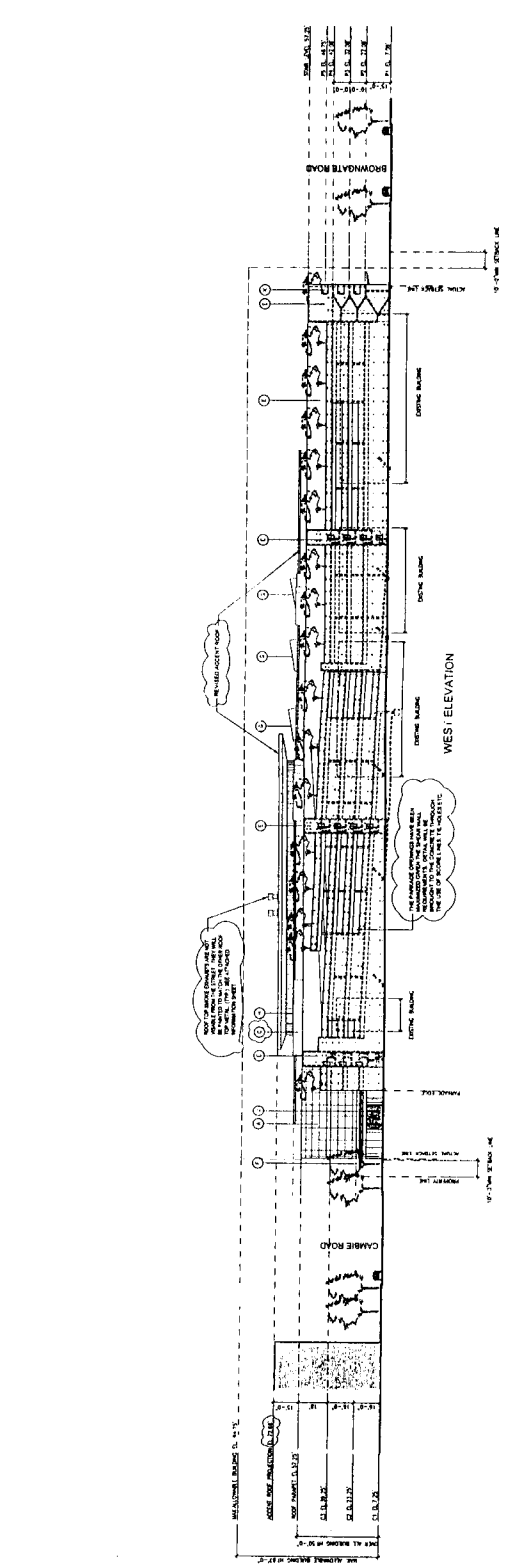
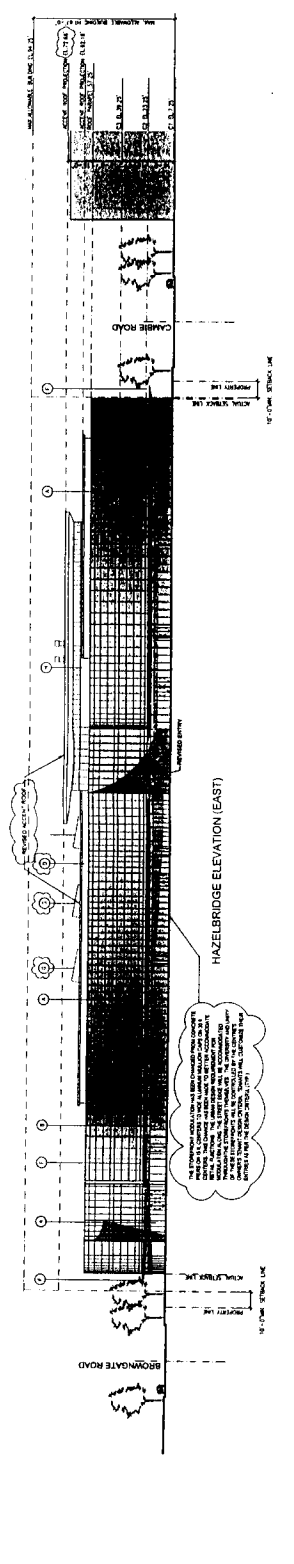
PROJECT NO.	SCALE
DRAWING NO.	DATE
CHECKED BY	DESIGNED BY
IN CHARGE	DATE

ABERDEEN CENTER EXPANSION
 BUILDING ELEVATIONS EW
 120
 SHEET NUMBER
 4151 HAZELBRIDGE WAY
 RICHMOND B.C.

BUILDING ELEVATIONS EW
 120
 SHEET NUMBER
 4151 HAZELBRIDGE WAY
 RICHMOND B.C.

FEB 11 '02
 DP01154571

A-4.01



SECTION CUT

SECTION CUT	SCALE
DRAWING NO.	DATE
CHECKED BY	DESIGNED BY
IN CHARGE	DATE

LEGEND

- 1. FINISH: 1/4" CONC.
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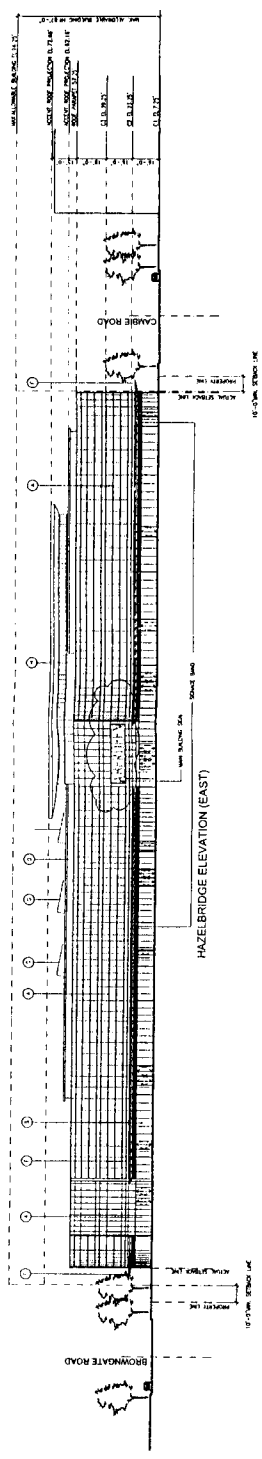
BING THON ARCHITECTS
 1400 Market Street, Richmond, VA 23220
 (804) 781-1111
 www.bingthon.com

ABERDEEN CENTER EXPANSION
 4151 HAZELBRIDGE WAY
 RICHMOND, VA

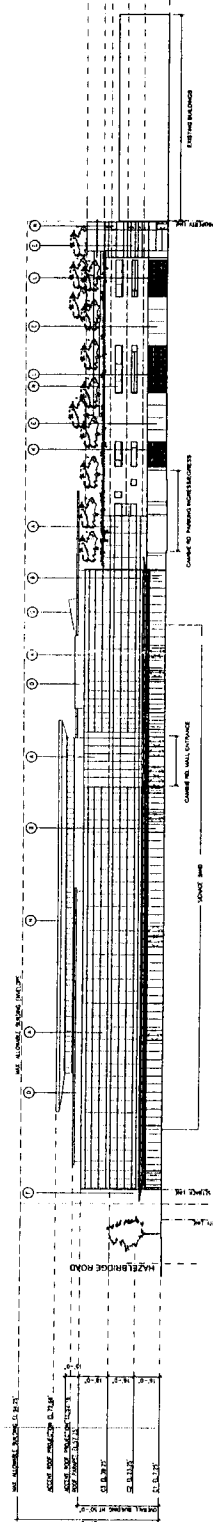
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14C

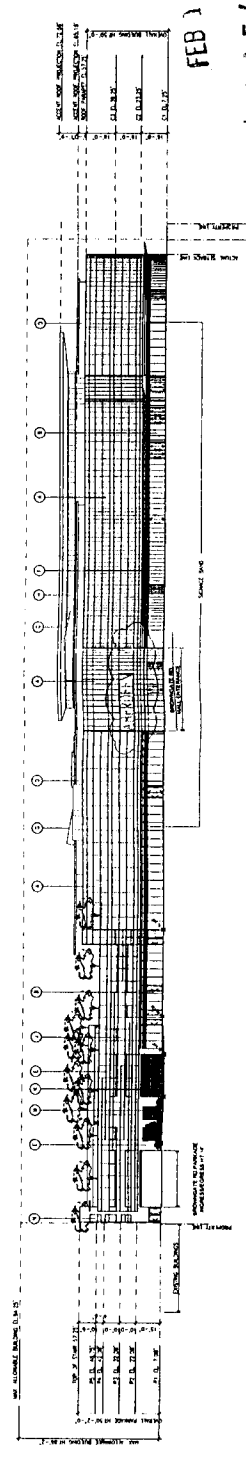
DATE: 02/11/02
 SCALE: 1/8" = 1'-0"
 SHEET: 14C
 DRAWING NO.: A-7.01



HAZELBRIDGE ELEVATION (EAST)



CAMBIE STREET ELEVATION (NORTH)



BROWN GATE ROAD ELEVATION (SOUTH)

FEB 11 '02
 DP 101154571

GENERAL COMPLIANCE #3

KEY



▲ NORTH CURVE
 ○ TRAIL OR PATH

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	12/30/02
2	ISSUED FOR PERMITTING	12/30/02
3	ISSUED FOR PERMITTING	12/30/02
4	ISSUED FOR PERMITTING	12/30/02
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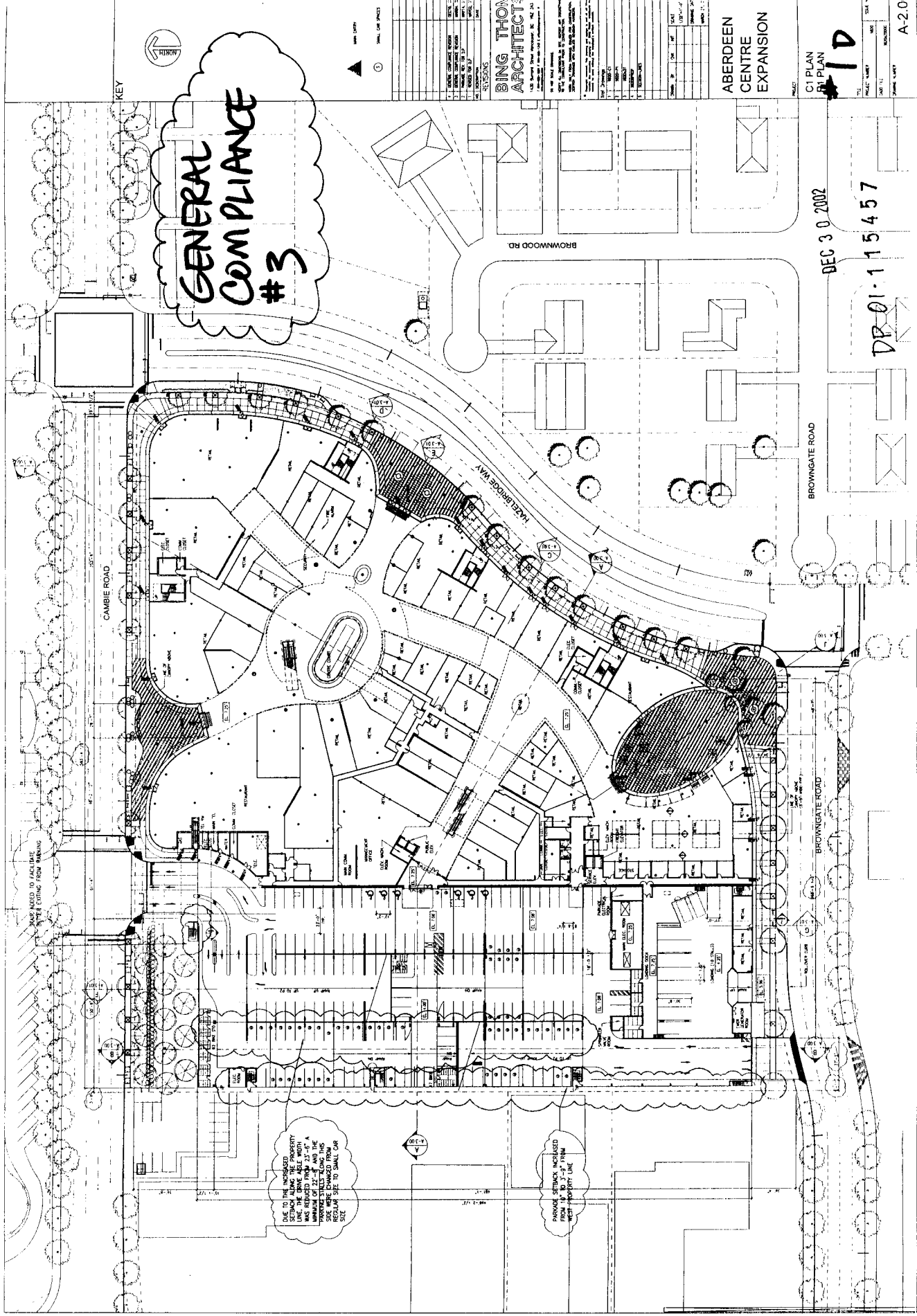
BING THON ARCHITECTS
 1435 Market Street, Suite 200, San Francisco, CA 94102
 TEL: 415.774.1100 FAX: 415.774.1101
 WWW.BINGTHON.COM

ABERDEEN CENTRE EXPANSION

C1 PLAN
 R1 PLAN
 1D
 DATE: 12/30/02
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN
 SHEET NO. 10
 TOTAL SHEETS: 10
 PROJECT NO. 02-01-15457
 CLIENT: [Signature]
 ADDRESS: [Signature]
 A-2.0C

DEC 30 2002

DR-01-15457



DOGS NEEDED TO JACUZZI
 STREET LIGHTING FROM WALKING

DOES TO BE INCREASED
 LINE, THE DRIVE WALK WITH
 WAS REDUCED FROM 23'-0" A
 PARADE STRIP ALONG THIS
 REG. AND SIZE OF DRIVE, CAR
 SIZE

PARADE STRIP INCREASED
 FROM 10'-0" TO 13'-0" FROM
 WITH PROPERTY USE



KEY

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	REVISED PER CITY COMMENTS
3	REVISED PER CITY COMMENTS
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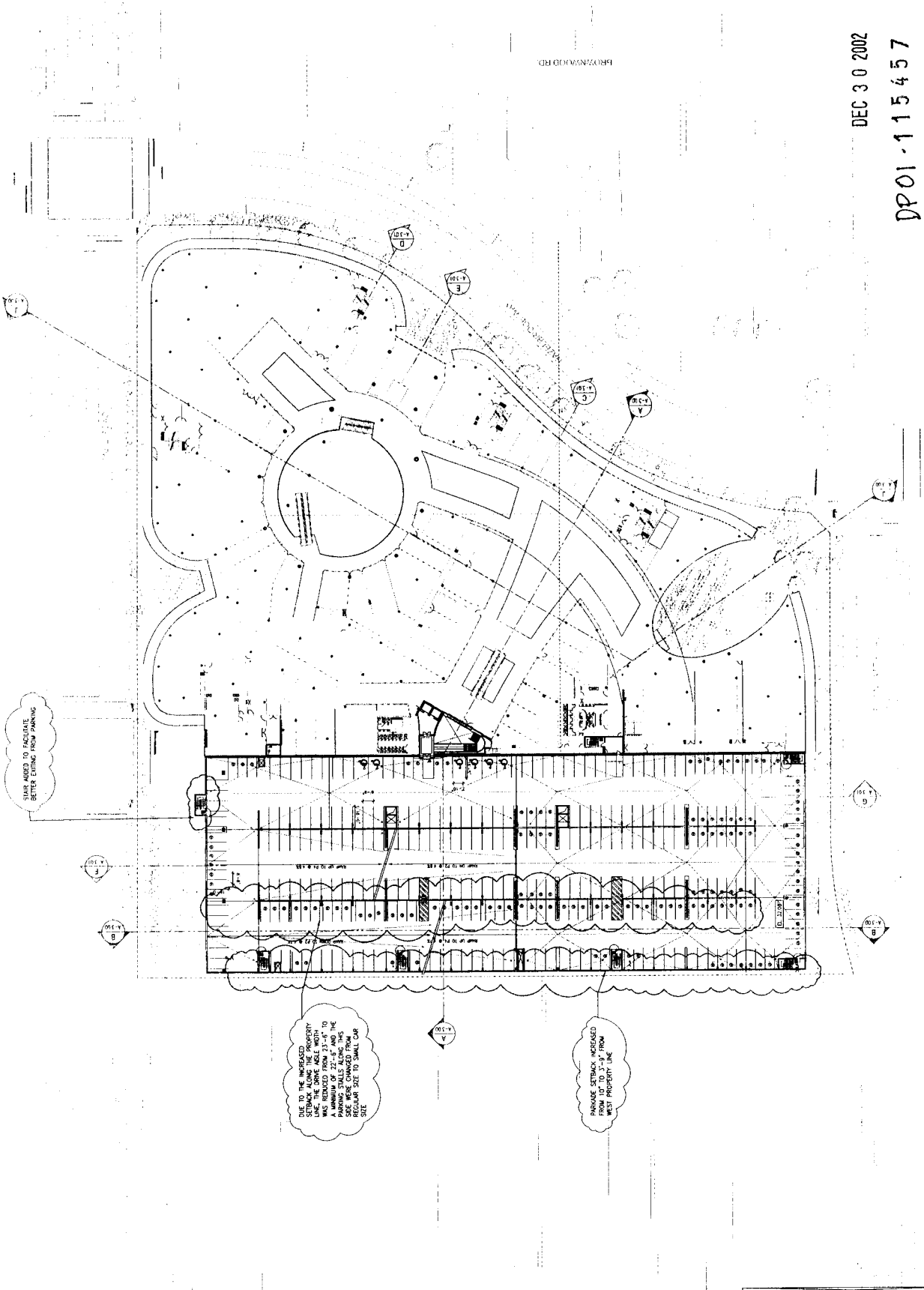
BING THO ARCHITECT
 1000 BROADWAY, SUITE 200
 NEW YORK, NY 10018
 TEL: 212 512 2000
 FAX: 212 512 2001
 WWW.BINGTHO.COM

ABERDEEN CENTRE EXPANSION
 100 WASHINGTON ST.
 NEW YORK, NY 10038
 TEL: 212 512 2000
 FAX: 212 512 2001
 WWW.BINGTHO.COM

MALL ENTRY ATP3 PLAN
 3D
 SHEET NO. 3D
 DATE 12/3/02
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

A-2.0

DEC 3 0 2002
 DP01-115457



KEY



1. SHEET OF SHEETS

NO.	DESCRIPTION	DATE
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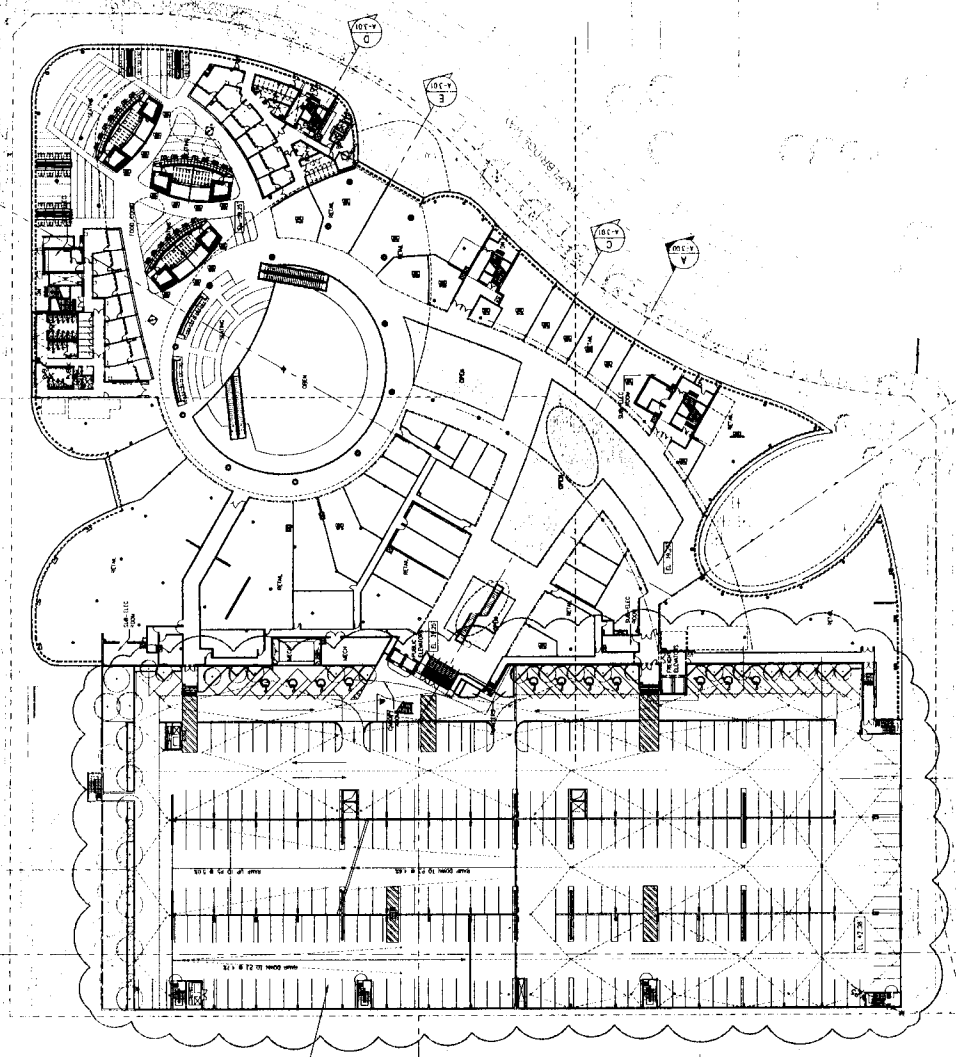
BING THO ARCHITECT
 ARCHITECTS
 130 Street Street, Vancouver, B.C. V6Z 1J7
 TEL: 604-681-1111 FAX: 604-681-1112
 WWW.BINGTHO.COM

NO.	DESCRIPTION	DATE
1	REVISIONS	
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ABERDEEN CENTRE EXPANSION

C3 PLAN
 P4 PLAN
4D
 DATE: 12/30/2002
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: A-2.C

DEC 30 2002
 DP 01.115457



TO COMPLETE REQUIREMENTS
 AS SHOWN IN PART 4 FULL
 PS ABOVE

KEY



DATE: 01/11/02

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/11/02
2	ISSUED FOR PERMIT	01/11/02
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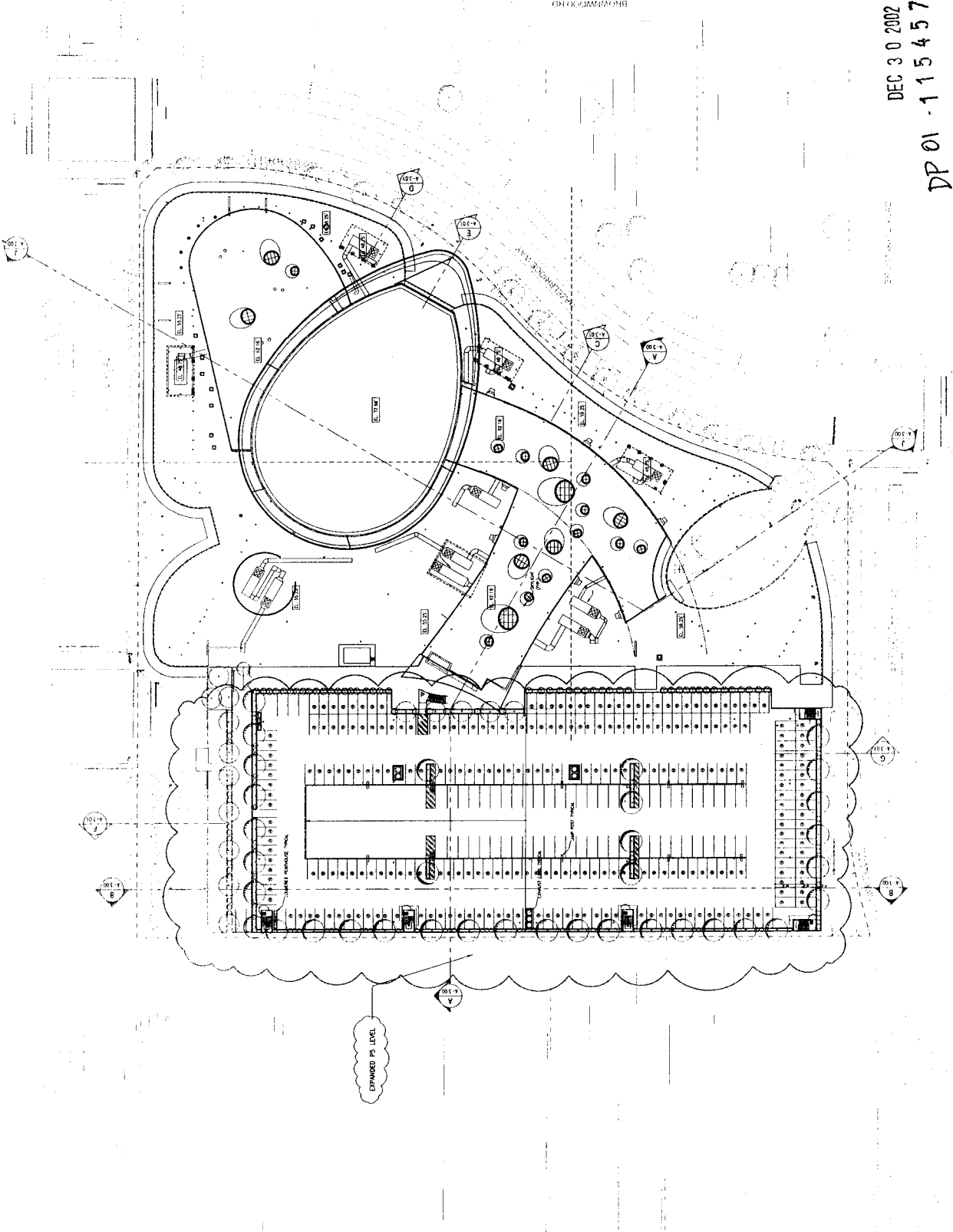
BING THO ARCHITECT
 100 Market Street, Suite 1000, San Francisco, CA 94102
 TEL: 415.774.8888 FAX: 415.774.8889
 WWW.BINGTHO.COM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/11/02
2	ISSUED FOR PERMIT	01/11/02
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ABERDEEN CENTRE EXPANSION

PROJECT: ROOF PLAN P5 PARKING
 SHEET: 5D
 DATE: 01/11/02
 DRAWN: [Name]
 CHECKED: [Name]
 A-2.0

DEC 30 2002
 DP 01 - 115457





KEY



BING THO ARCHITECT
 110 South Street, Suite 200, Cambridge, MA 02142
 TEL: 617-452-2889 FAX: 617-552-3800
 WWW.BINGTHOARCHITECT.COM

REVISIONS

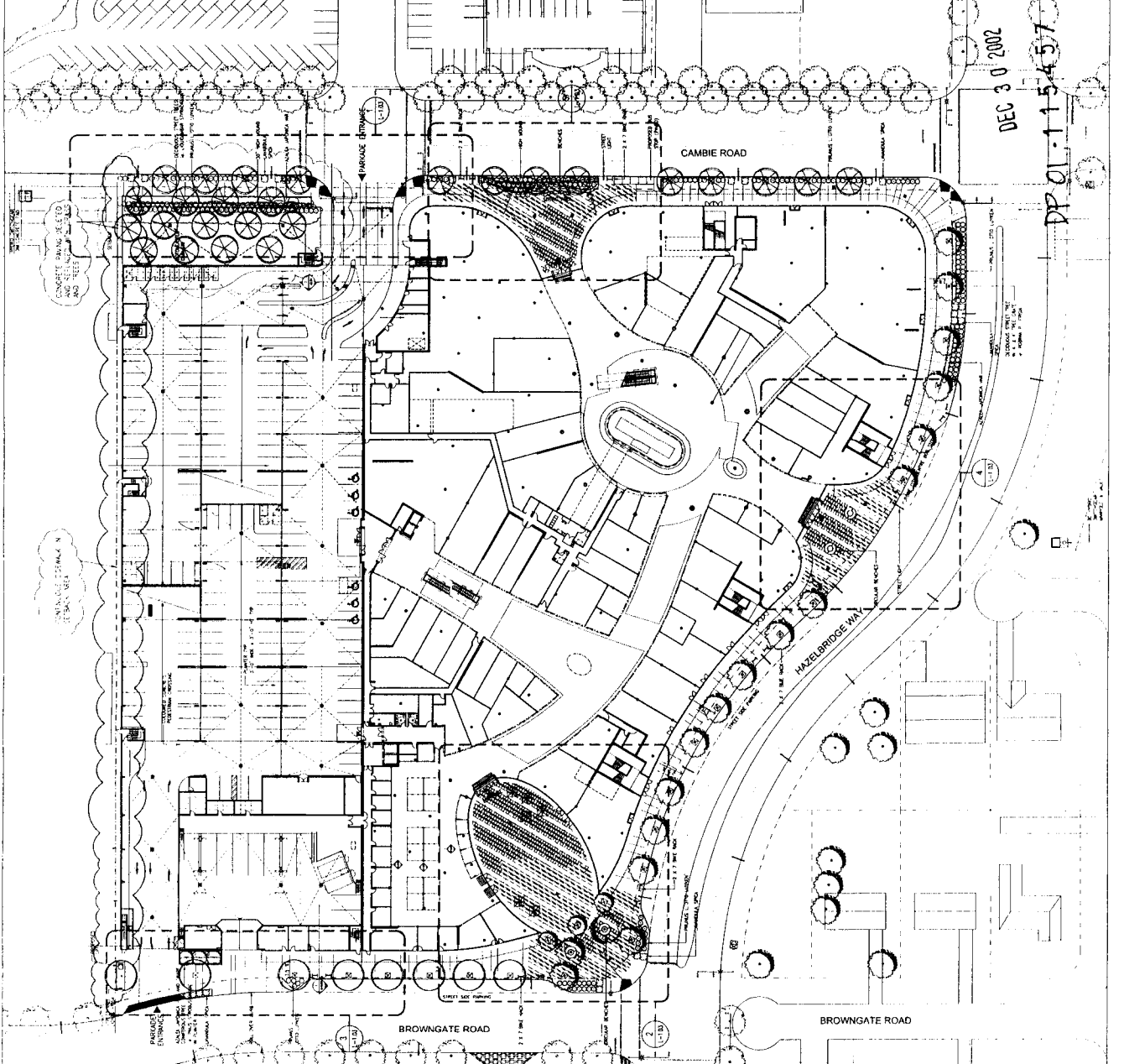
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10	REVISED PER PERMITTING AGENCY	12/11/02

DATE: 12/11/02
 DRAWN BY: B.T.
 CHECKED BY: B.T.
 PROJECT NO.: 02-215457

SCALE: 1" = 10'-0"
 SHEET NO.: L-2-C

ABERDEEN
 CENTRE
 EXPANSION

GROUND LEVEL
 LANDSCAPE PLAN
6D
 DEC 3 0 2002
 DP 01-115-457



PLANT LIST
 DATE: 11/15/02

QTY	BOTANICAL NAME	COMMON NAME	PLANTING DATE
11	IRONWOOD BLOOM	Ironwood Bloom	11/15/02
12	... (illegible)	...	11/15/02
13	... (illegible)	...	11/15/02
14	... (illegible)	...	11/15/02
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100	... (illegible)	...	11/15/02

NOTE:
 1. All plant material shall be installed within 30 days of ground construction.
 2. All grass areas shall be seeded by the contractor within 30 days of construction.
 3. All trees shall be installed within 30 days of ground construction.
 4. All plant material shall be installed within 30 days of ground construction.

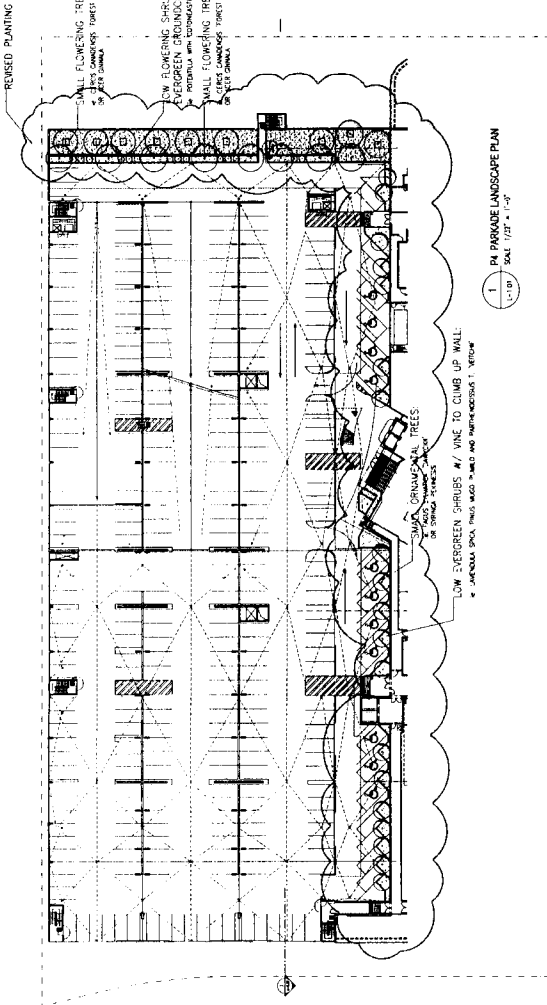
KEY

REVISED PLANTING

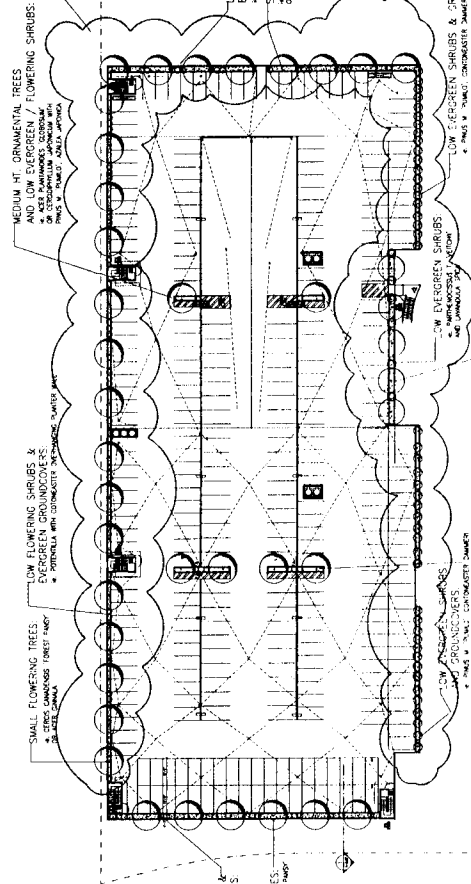
SMALL FLOWERING TREES N SW PLANTER
 30' X 15' PLANTER
 30' X 15' PLANTER

LOW FLOWERING SHRUBS & EVERGREEN GROUNDCOVERS
 20' X 10' PLANTER

SMALL FLOWERING TREES
 30' X 15' PLANTER



1 P4 PARKADE LANDSCAPE PLAN
 SCALE: 1:100



2 P5 PARKADE LANDSCAPE PLAN
 SCALE: 1:100

PLANT LIST		-ABERDEEN CENTRE EXPANSION		September 1, 2001
KEY	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	100	ACER SPINOSA	Maple	BBB 50m cal. 1.5m ht.
	100	ACER PLATANOIDES	Boxelder	BBB 50m cal. 1.75m ht.
	100	CERATOPHYLLUM JAPONICUM	Kanara Tree (Eastern Redbud)	BBB 50m cal. 1.75m ht.
	100	CERIS CANADENSIS	Plum Tree	BBB 50m cal. 1.5m ht.
	100	FAGUS SYLVATICA	European Beech	BBB 50m cal. 2.0m ht.
	100	LIRIODENDRON YULIPIA	Flowering Dogwood	BBB 50m cal. 2.0m ht.
	100	LOQUAMBAR STRACIFILIA	Shadbush	BBB 50m cal. 2.0m ht.
	100	PRUNUS STROBUS	Sweet Gum	BBB 1.0m ht. 1.0m cal.
	100	ROBURA PSEUDOCACIA	Red Bark Pine	BBB 50m cal. 2.0m ht.
	100	SYRINGA PENNENSIS	Lilac	BBB 50m cal. 1.5m ht.
	100	TRILEPIDIA	Blackberry	BBB 50m cal. 1.5m ht.
	100	KOENIGSEGGIA	Prickly Pear Cactus	BBB 50m cal. 1.5m ht.
	100	HEXAGONARIA	Stonecrop	BBB 50m cal. 1.5m ht.
	100	CENTAUURIUM	Yellow Centaury	BBB 50m cal. 1.5m ht.
	100	ERIOGONUM	Wormwood	BBB 50m cal. 1.5m ht.
	100	DIANTHUS	China Pink	BBB 50m cal. 1.5m ht.
	100	PHLOX	Flowering Phlox	BBB 50m cal. 1.5m ht.
	100	VERBENA	Verbena	BBB 50m cal. 1.5m ht.
	100	IMPATIENS	Impatiens	BBB 50m cal. 1.5m ht.
	100	PHLOX	Flowering Phlox	BBB 50m cal. 1.5m ht.
	100	VERBENA	Verbena	BBB 50m cal. 1.5m ht.
	100	IMPATIENS	Impatiens	BBB 50m cal. 1.5m ht.
	100	PHLOX	Flowering Phlox	BBB 50m cal. 1.5m ht.
	100	VERBENA	Verbena	BBB 50m cal. 1.5m ht.
	100	IMPATIENS	Impatiens	BBB 50m cal. 1.5m ht.
	100	PHLOX	Flowering Phlox	BBB 50m cal. 1.5m ht.
	100	VERBENA	Verbena	BBB 50m cal. 1.5m ht.

NOTE

1. All plant materials are to be planted in accordance with the 100% landscape plan.
2. All plants are to be planted in accordance with the 100% landscape plan.
3. All plants are to be planted in accordance with the 100% landscape plan.
4. For all plants, the quantity to be planted is indicated in the quantity column.
5. The symbol " " indicates alternative plant choices.
6. The symbol " " indicates alternative plant choices.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/00	ISSUED FOR PERMITS
2	11/15/00	REVISED PLANTING
3	12/15/00	REVISED PLANTING

BING THO ARCHITECT

1151 WEST BROADWAY
 RICHMOND B.C.

SCALE: 1:100

DATE: 12/15/00

ABERDEEN CENTRE EXPANSION LANDSCAPE PLAN

P4 & P5

70

DEC 30 2002

DR 01 - 115457

L-201

KEY

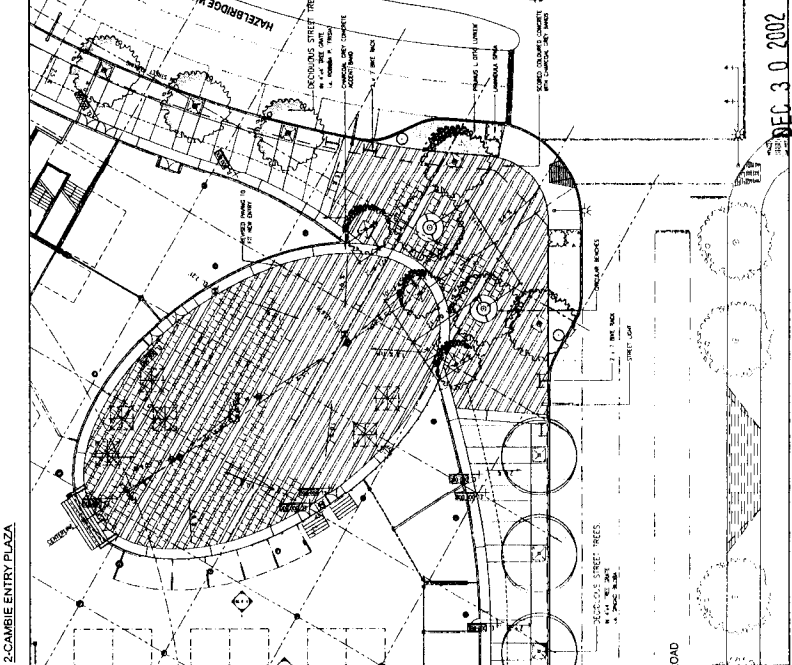
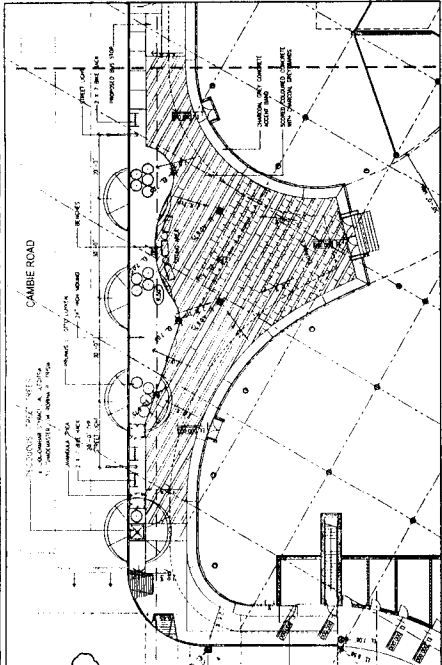
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BING THO ARCHITECT
 ARCHITECTS
 1000 BROADWAY, SUITE 2000
 NEW YORK, NY 10018
 TEL: 212 693 8800
 FAX: 212 693 8801
 WWW: BINGTHO.COM

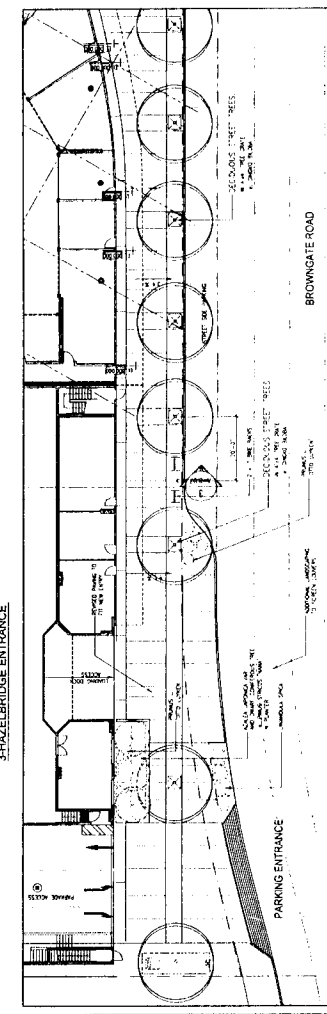
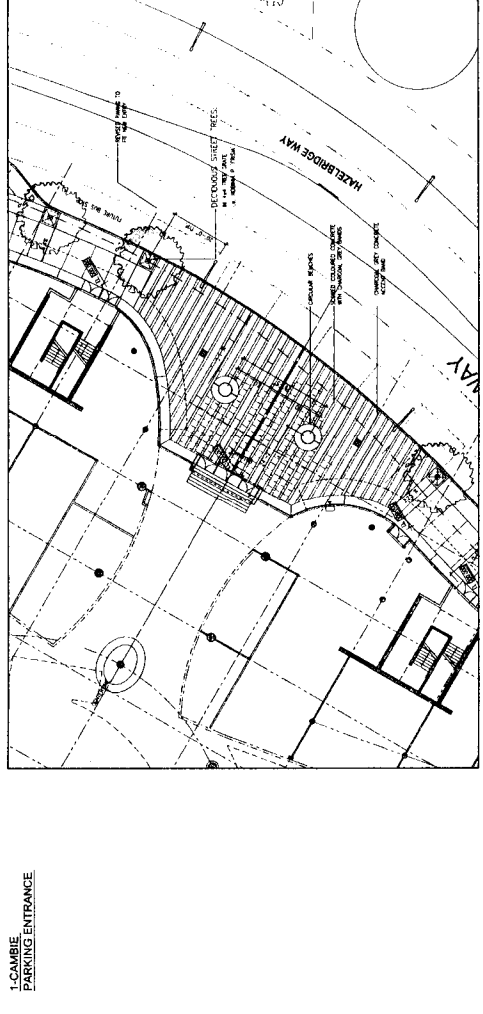
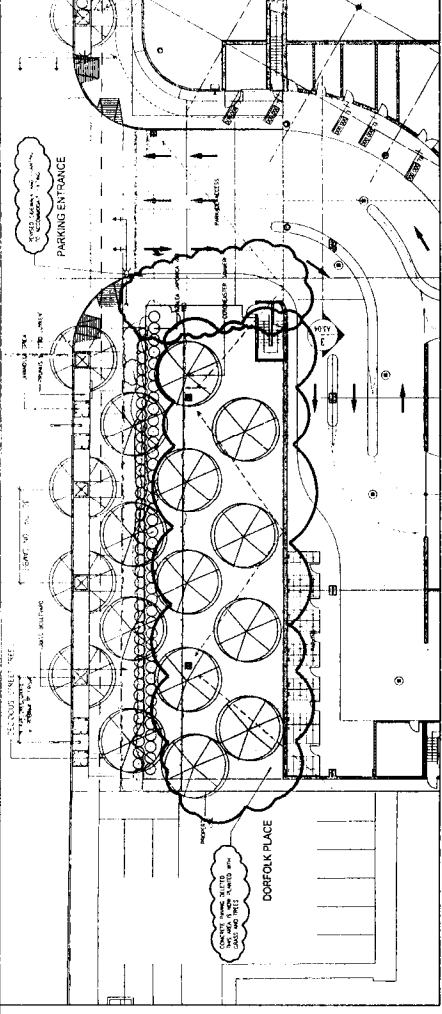
ABERDEEN CENTER EXPANSION
 4151 ANSELBOROUGH WAY
 RICHMOND, S.C.

LANDSCAPE DETAILS
 8D

DATE: 12/30/02
 SCALE: AS SHOWN
 SHEET: 8D
 TOTAL SHEETS: 10
 PROJECT: L-2.0



DEC 30 2002
 DP 01-115457



KEY

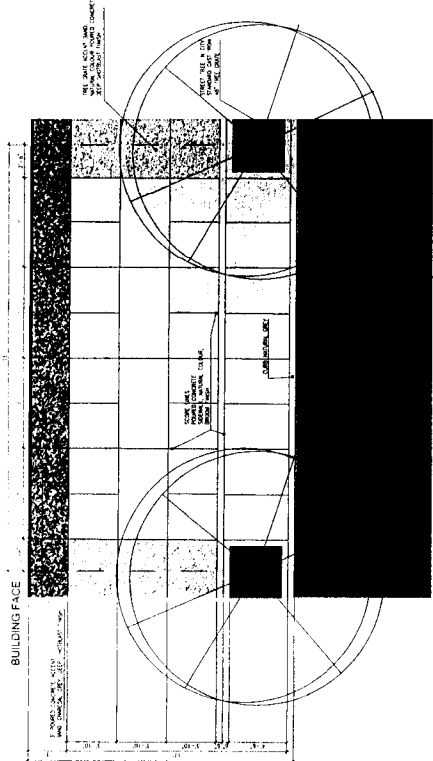
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BING THON ARCHITECTS
 1400 Belmont Street, Washington, DC 20004
 (202) 331-1100
 www.bingthon.com

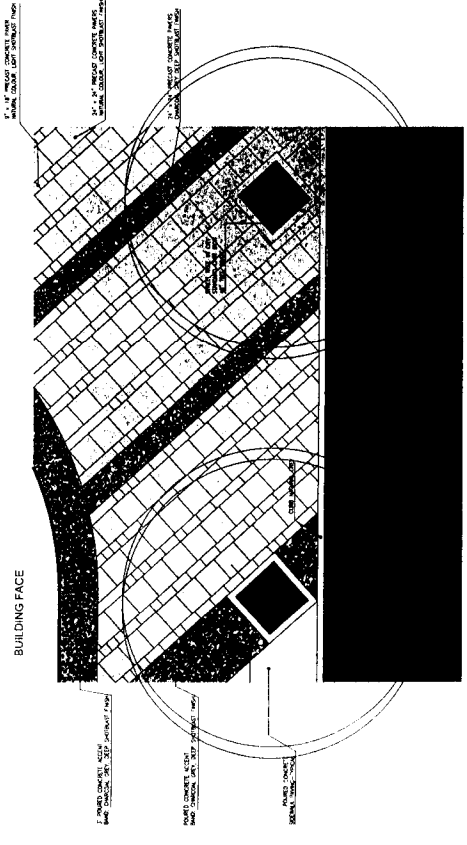
ABERDEEN CENTRE EXPANSION
 4131 ANNEBRIDGE WAY
 RICHMOND, B.C.
 PROJECT NO. 02-001
 DRAWING NO. 02-001-01

PAVING DETAILS

DATE: DEC 30 2002
 PROJECT NO: 02-001
 DRAWING NO: 02-001-01
 SHEET NO: L-203



1 TYPICAL SIDEWALK PAVING CONDITION
 SCALE: 1/4" = 1'-0"

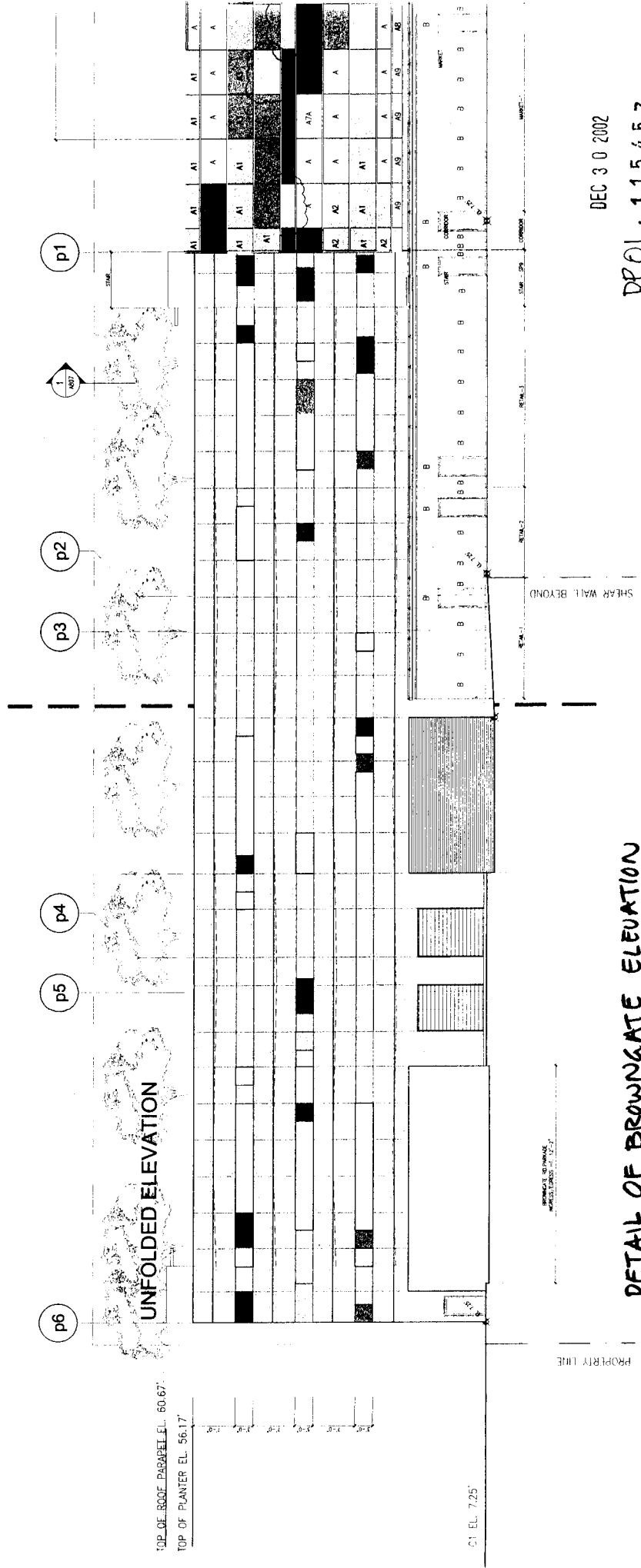


2 TYPICAL ENTRY PAVING CONDITION
 SCALE: 1/4" = 1'-0"



3 TYPICAL SIDEWALK PAVING DETAIL AT STREET LIGHT CONDITION
 SCALE: 1/4" = 1'-0"

DR 01 - 115457



TOP OF ROOF PARABOL EL. 60.67'
 TOP OF PLANTER EL. 56.17'

C1 EL. 7.25'

SPRINKLER RISER
 1/2" = 1'-0"

PROPERTY LINE

SHEAR WALL BEYOND

DEC 3 0 2002

DP01.115457

DETAIL OF BROWNGATE ELEVATION

KEY

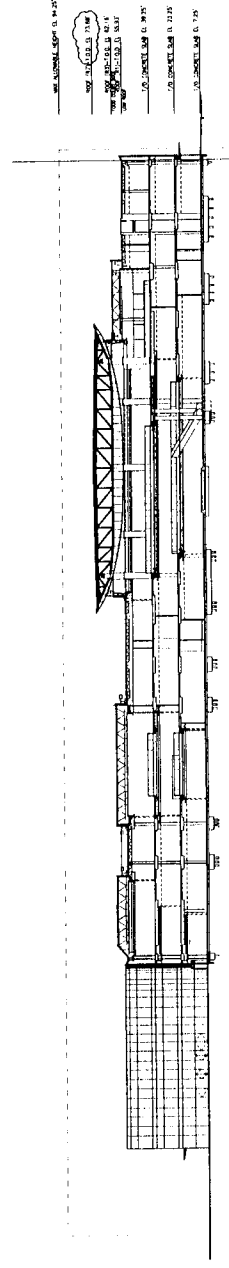
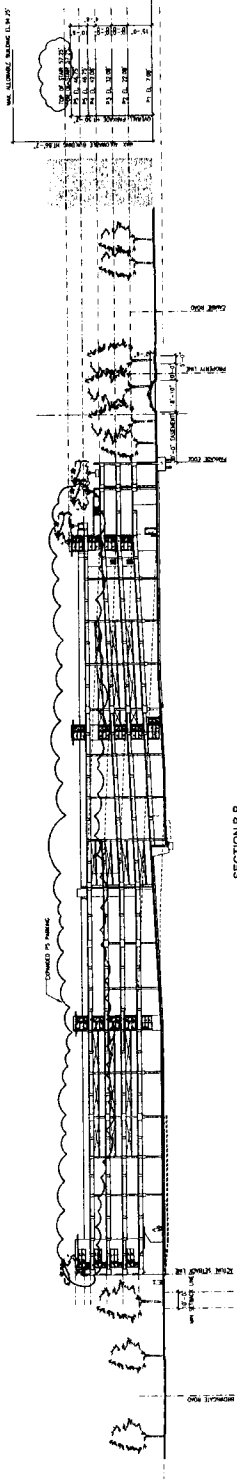
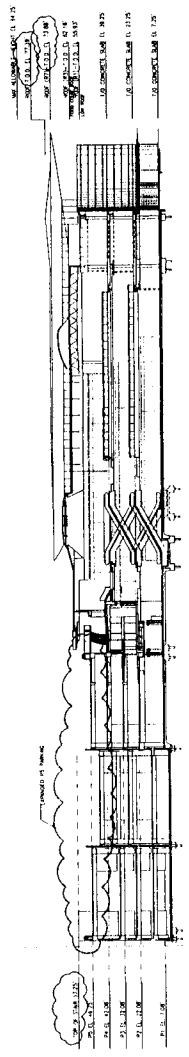
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BING THO ARCHITECT

ABERDEEN CENTRE EXPANSION 4151 HAZELBRIDGE WAY RICHMOND, SC

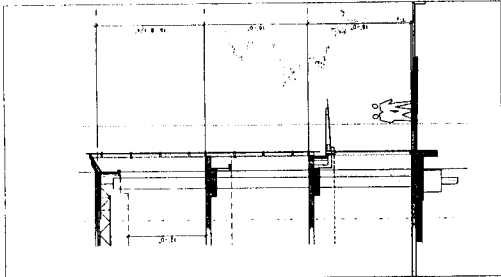
BUILDING SECTION 9D

A-3.C

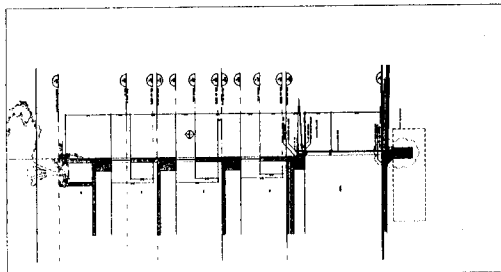


DEC 3 0 2002 DP 01-115457

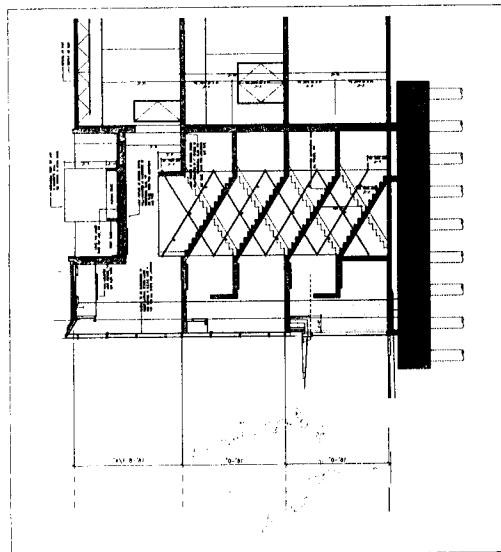
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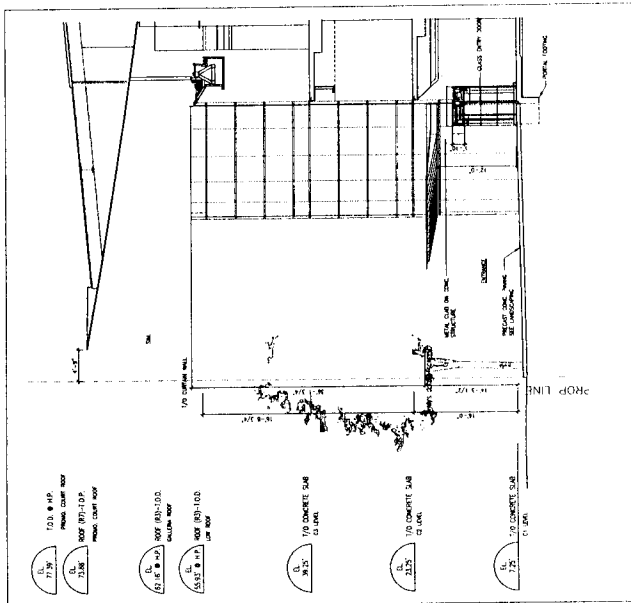
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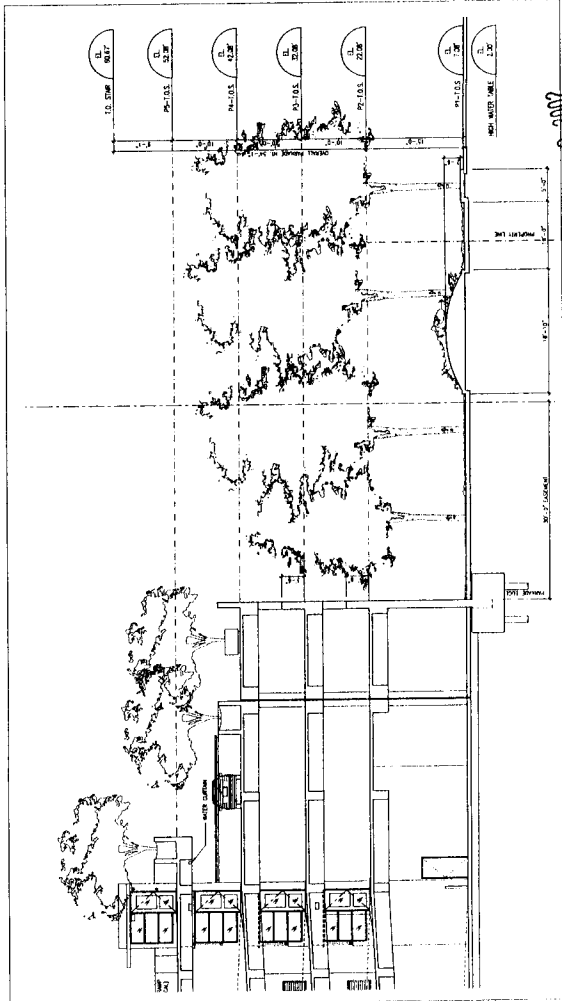
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D SECTION
SCALE: 1/8" = 1'-0"



E SECTION
SCALE: 1/8" = 1'-0"



F SECTION
SCALE: 1/8" = 1'-0"

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BING THO ARCHITECT

100 BROADWAY, SUITE 2000, NEW YORK, NY 10004
 TEL: (212) 692-5000
 FAX: (212) 692-5001
 WWW: BINGTHO.COM

PROJECT: ABERDEEN CENTRE EXPANSION

DATE: 12/03/02

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

SECTION DETAILS

10D

TITLE: ABERDEEN CENTRE EXPANSION

SCALE: NUMBER: 10D

DATE: 12/03/02

DRAWING NUMBER: A-3.C

DEC 3 0 2002

DP 01-115457

LEGEND

- 1. FINISH GRADE TO BE SET BY THE CIVIL ENGINEER.
- 2. ALL WALLS TO BE CONCRETE UNLESS NOTED OTHERWISE.
- 3. ALL WALLS TO BE FINISHED WITH BRICK OR STONE UNLESS NOTED OTHERWISE.
- 4. ALL EXTERIOR WALLS TO BE FINISHED WITH BRICK OR STONE UNLESS NOTED OTHERWISE.
- 5. ALL EXTERIOR WALLS TO BE FINISHED WITH CONCRETE UNLESS NOTED OTHERWISE.
- 6. ALL EXTERIOR WALLS TO BE FINISHED WITH ALUMINUM CLADDING UNLESS NOTED OTHERWISE.
- 7. ALL EXTERIOR WALLS TO BE FINISHED WITH GLASS UNLESS NOTED OTHERWISE.
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BING THO ARCHITECT

110 South Street, Portland, ME 04101
 Tel: (603) 877-1100
 Fax: (603) 877-1101
 www.bingtho.com

REVISIONS

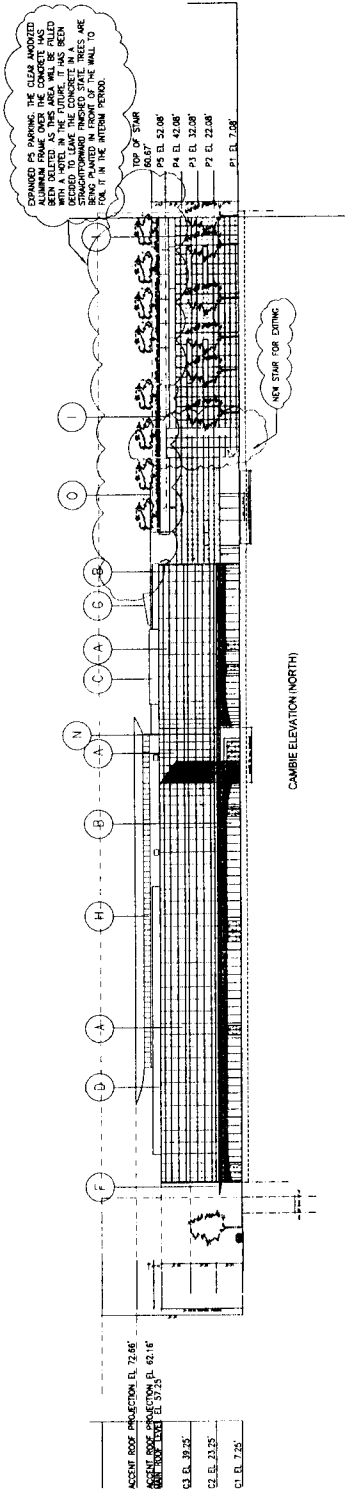
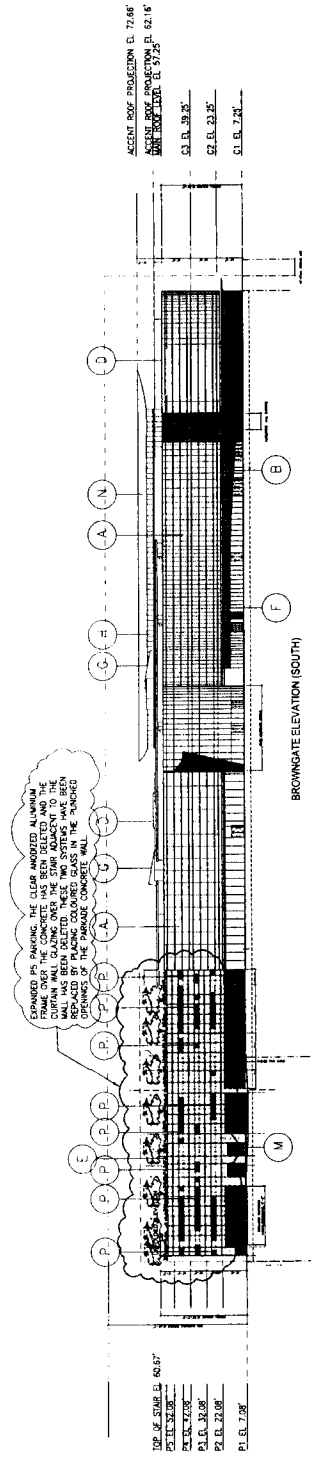
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ABERDEEN CENTER EXPANSION

BUILDING ELEVATION 'S'

11 D

DATE: DEC 30 2002
 PROJECT NO: 115457
 DRAWING NO: A-4.C



DEC 30 2002
 DPOI 115457

LEGEND

- 1. EXTERIOR WALLS - CONCRETE BLOCK
- 2. EXTERIOR WALLS - BRICK
- 3. EXTERIOR WALLS - STUCCO
- 4. EXTERIOR WALLS - METAL CLAD
- 5. EXTERIOR WALLS - GLASS CURTAIN WALL
- 6. EXTERIOR WALLS - ALUMINUM CLAD
- 7. EXTERIOR WALLS - TERRAZZO
- 8. EXTERIOR WALLS - POLYMER CONCRETE
- 9. EXTERIOR WALLS - GROUT
- 10. EXTERIOR WALLS - MASONRY
- 11. EXTERIOR WALLS - CMU
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- 88. EXTERIOR WALLS - CMU WITH TERRAZZO FACED
- 89. EXTERIOR WALLS - CMU WITH STUCCO FACED
- 90. EXTERIOR WALLS - CMU WITH GLASS FACED
- 91. EXTERIOR WALLS - CMU WITH METAL CLAD FACED
- 92. EXTERIOR WALLS - CMU WITH ALUMINUM CLAD FACED
- 93. EXTERIOR WALLS - CMU WITH TERRAZZO FACED
- 94. EXTERIOR WALLS - CMU WITH STUCCO FACED
- 95. EXTERIOR WALLS - CMU WITH GLASS FACED
- 96. EXTERIOR WALLS - CMU WITH METAL CLAD FACED
- 97. EXTERIOR WALLS - CMU WITH ALUMINUM CLAD FACED
- 98. EXTERIOR WALLS - CMU WITH TERRAZZO FACED
- 99. EXTERIOR WALLS - CMU WITH STUCCO FACED
- 100. EXTERIOR WALLS - CMU WITH GLASS FACED

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/3/02
2	ISSUED FOR CONSTRUCTION	12/3/02
3	ISSUED FOR AS-BUILT	12/3/02
4	ISSUED FOR RECORD	12/3/02
5	ISSUED FOR ARCHIVE	12/3/02

BING THO ARCHITECT

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/3/02
2	ISSUED FOR CONSTRUCTION	12/3/02
3	ISSUED FOR AS-BUILT	12/3/02
4	ISSUED FOR RECORD	12/3/02
5	ISSUED FOR ARCHIVE	12/3/02

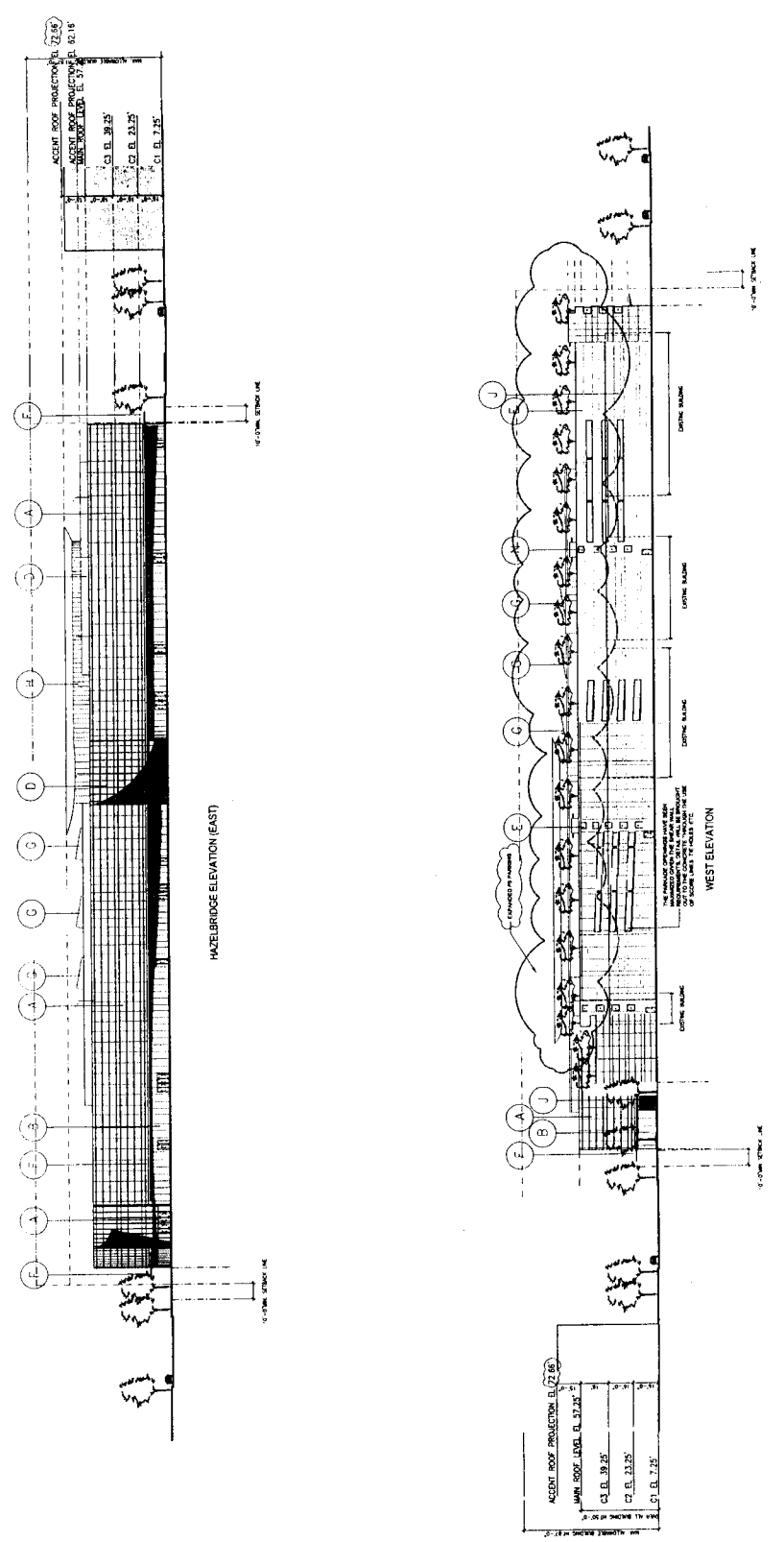
ABERDEEN CENTER EXPANSION

BUILDING ELEVATIONS EW

120

TITLE	PROJECT NUMBER	DATE
BUILDING ELEVATIONS EW	120	12/3/02
PROJECT NAME	SCALE	DATE
ABERDEEN CENTER EXPANSION	1/8" = 1'-0"	12/3/02
DRAWN BY	CHECKED BY	DATE
...

A-40



HAZELBRIDGE ELEVATION (EAST)

WEST ELEVATION

ACENT ROOF PROJECTION EL.	EL.
ACENT ROOF PROJECTION EL.	22.85'
MAIN ROOF LEVEL	22.25'
1ST FL.	20.25'
2ND FL.	18.25'
3RD FL.	16.25'

DEC 3 0 2002
DP 01-115457