



# City of Richmond

## Report to Development Permit Panel Planning and Development Department

**To:** Development Permit Panel

**Date:** September 18, 2013

**From:** Wayne Craig  
Director of Development

**File:** DP 13-634493

**Re:** Application by Richmond Inn Investments Ltd. for a Development Permit at  
7551 Westminster Highway

### Staff Recommendations

That a Development Permit be issued which would:

1. Permit the construction of a 1,651 m<sup>2</sup> (17,768 ft<sup>2</sup>) building addition at the south-west corner of the existing hotel for a conference centre and moving the existing liquor store within the building at 7551 Westminster Highway on a site zoned Downtown Commercial (CDT1); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce required off-street parking from 439 to 412 parking spaces.

Wayne Craig  
Director of Development

SB:blg  
Att.

## Staff Report

### Origin

Richmond Inn Investments Ltd. has applied to the City of Richmond for permission to develop a 1,651 m<sup>2</sup> (17,768 ft<sup>2</sup>) addition at the south-west corner of the Sheraton Hotel building for a conference hall with ancillary spaces and to relocate the existing liquor store to a new location within the building at 7551 Westminster Highway on a site zoned Downtown Commercial (CDT1).

There is no rezoning application associated with the subject Development Permit application. The site currently contains an older hotel complex; originally built in approximately 1972, with the existing three (3) towers added in three (3) phases between 1977 and 1986. The complex includes a hotel, restaurant, lounge, liquor store, retail stores, meeting facilities and surface parking areas on both Elmbridge Way and Westminster Highway. This older hotel property was not developed through a Development Permit process, however a number of Development Variance Permits and Development Permits have been issued over the years for signage and renovation work.

There are two (2) approved Development Variance Permits (DVP 94-000206 and DVP 98-143147) noted on title, for on-site signage. A Development Permit (DP 08-438237) was issued in 2008 for renovations to the eastern portion of the ground floor façade fronting onto Westminster Highway, including pedestrian circulation routes to Westminster Highway and landscaping in the surface parking lots fronting onto Westminster Highway and Elmbridge Way. A Development Permit (DP 08-448057) was issued in 2009 for minor renovations to the west tower ground floor façades fronting onto Westminster Highway.

### Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant bylaw requirements.

### Background

The subject site is located in the City Centre planning area, in the Lansdowne Village area. Development surrounding the subject site is as follows:

- To the north, the hotel complex extends from Westminster Highway northward to Elmbridge Way, zoned Downtown Commercial (CDT1).
- To the east, are the Vancouver Airport Marriot Hotel and Hilton Vancouver Airport Hotel, which share parking areas with the subject hotel and are also zoned Downtown Commercial (CDT1).
- To the south, across Westminster Highway, are two (2) older existing non-conforming single-family homes, zoned Auto-Oriented Commercial (CA), and smaller properties with one-storey and two-storey commercial buildings, zoned Auto-Oriented Commercial (CA), Retail Commercial (ZC4) – Brighthouse Village (City Centre), Personal Services Commercial (ZC5) – Brighthouse Village (City Centre).

- To the west, is a newer three-tower 14-storey residential development with 286 units fronting onto Westminster Highway and Alderbridge Way, zoned Downtown Commercial (CDT1), and a single-tower 15-storey residential development with 138 units fronting onto Elmbridge Way, also zoned Downtown Commercial (CDT1).

### Staff Comments

The proposed design scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Richmond Zoning Bylaw except for the zoning variance noted below.

### Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce required off-street parking from 439 to 412 parking spaces.

*(Staff supports the proposed variance as a detailed Parking Impact Assessment prepared by Bunt & Associates Transportation Planners and Engineers dated April 30, 2013 has been submitted, which demonstrates that the proposed parking facilities which are shared between the three (3) neighbouring hotels, with a total of 702 parking spaces, will exceed the demand for the complementary uses of hotel and conference facilities for all three (3) hotels, including the proposed conference space expansion on the subject property. The proposal includes Transportation Demand Management measures to enhance pedestrian and bicycle facilities and to accommodate electric vehicles.)*

### Advisory Design Panel Comments

The proposed addition was not presented to the Advisory Design Panel, as the proposal is an infill addition to an existing hotel complex with an established architectural form, character, massing and site plan.

### Analysis

#### *Urban Design and Site Planning*

- The applicant is proposing a single-storey 1,651 m<sup>2</sup> (17,768 ft<sup>2</sup>) addition to be constructed on an existing open surface parking area between two (2) mid-rise wings at the south-west corner of the existing hotel building. The addition will accommodate a new 929 m<sup>2</sup> (10,000 ft<sup>2</sup>) conference hall with ancillary spaces. The addition fronts onto Westminster Highway and brings a portion of the hotel's facade closer to the road, reinforcing a more urban character of the City Centre public realm. The existing liquor store fronting onto the surface parking area along Westminster Highway is proposed to be relocated within the building to a new central location, still facing Westminster Highway.

- The proposed addition would be located on an existing parking area, and as a result of the development, the surrounding parking areas have been reconfigured to provide new pedestrian accesses from proposed building entries to Westminster Highway, maintain existing driveway locations and vehicle circulation around the perimeter of the site, and to maximize parking spaces.
- The proposal includes sidewalk widening to provide a new 2 m wide sidewalk along the Westminster Highway frontage of the subject site.

#### ***Architectural Form and Character***

- The building addition is a simple and clean contemporary designed one-storey volume appropriately inserted into the existing geometry of the hotel site and its built environment. The Westminster Highway facade would be improved by pulling the building closer to the sidewalk, incorporating a glazed curtain wall, and introducing red Cedar in the new substantial overhang soffits. The glazing and two (2) new pedestrian entries will provide animation to the site frontage along Westminster Highway, into what is currently a surface parking area.
- The proposed building materials include stucco painted and scored to match the existing materials used on the hotel, clear anodized aluminum flashing, clear stained Cedar soffits, and black anodized aluminum frame low “e” double pane glazing and skylights. These materials complement the existing hotel and are generally consistent with the Official Community Plan (OCP) Guidelines.

#### ***Tree Management***

In Development Area	Existing	Proposed	Compensation
On-site bylaw sized trees	3	2 relocated on-site 1 removed	19 new trees
On-site under-sized trees	27	1 retained 9 relocated on-site 17 removed	None required
City street trees	5	Protect	Not applicable

- The applicant has submitted an Arborist Report and associated tree management plan, which have been reviewed and are supported by City Tree Preservation staff.
- Two bylaw sized existing trees and nine under-sized existing trees will be retained and relocated into raised planting islands in the east parking lot, including two (2) Japanese Maple trees (tag# 35 and 38), two (2) under-sized Dogwood trees (tag# 36 & 37), six (6) under-sized Beech trees (tag#29-34) and an undersized Japanese Maple tree.
- One (1) bylaw-sized existing Red Maple tree is proposed to be removed. The arborist has reviewed the potential to relocate this tree and has determined that it is too large to be relocated on-site and conflicts with the proposed addition.
- 17 under-sized Sweet Gum and Serbian Spruce trees (including tag# 20-28) located adjacent to the Westminster City sidewalk are proposed to be removed. These are both large growing species that have now grown large enough to conflict with the canopy of the City street trees.

- 19 new trees are proposed to be planted along the Westminster Highway streetscape and marking the new pedestrian accesses to the site. Smaller growing Japanese Snowbell trees are proposed along the Westminster Highway streetscape to safely complement the street tree canopy into the future.
- The nine (9) existing City street trees along Westminster Highway are required to be protected during construction.
- The applicant has agreed to enter into a Contract with a Certified Arborist for the protection of neighbouring trees, and the protection of existing trees to be retained and relocated. This is a requirement of the Development Permit.
- Installation of appropriate tree protection fencing is required prior to any construction activities taking place on-site.

### ***Landscape Design and Open Space Design***

- The landscape design includes the planting of 6 new Maple trees along the Westminster Highway frontage to mark three (3) pedestrian entries to the site and 13 Japanese Snowbell trees to replace existing under-sized trees that are experiencing canopy crowding.
- The landscape plan also includes relocating existing trees from the area that will be occupied by the building addition into raised planting islands in the east parking lot.
- Three (3) pedestrian accesses will be provided from Westminster Highway to the hotel property and will be: marked with new Maple tree planting and treated with concrete sidewalks, stamped asphalt crosswalks, and landscaping beds. Two (2) new accesses would be aligned with pedestrian entries to the proposed conference centre addition, and the one (1) existing access is aligned with the proposed liquor store location and main lobby entry.

### ***Sustainability Features***

- Passive solar heating in the south facing window wall. In the winter, solar heated air is distributed throughout the space. In the summer, the large overhang will provide shade at the south facade, and automatically-controlled opening windows will provide cooling ventilation.
- Concrete topped insulated roof panels with a mix of medium grey and lighter grey solar reflective finishing. The product includes insulation and a light colour finish, minimizing the "heat island effect" (absorbing and radiating solar heat gain), and providing the associated benefits of reduced energy use for heating and cooling, and longer lifespan for the roofing membrane associated with maintaining a stable roof temperature. The product is manufactured in British Columbia, reducing the energy associated with product transport.
- Natural day lighting is provided in the south lobby through the window wall, and in the north and east lobby areas with skylights.
- "Power smart" light fixtures and the extensive use of CFL and LED lighting.
- Low flow plumbing fixtures.
- Low emissions paint and floor coverings for improved air quality. The conference room's carpeting will have the Environmental Product Declaration, Sustainable Carpet Assessment Standard and CRI Green Label Plus.
- Emphasis will be placed on specifying BC and Canadian products. Locally produced Cedar finish is proposed for the large soffit overhangs.
- Structural soil systems will be incorporated to support tree planting at the new pedestrian accesses.

**Transportation**

- A detailed Parking Impact Assessment was prepared for the applicant by Bunt & Associates Transportation Planners and Engineers. The report demonstrates that the existing parking facilities shared between the three (3) neighbouring hotels will exceed the demand for all three (3) hotels and conference facilities, including the proposed conference space expansion. The report was reviewed and is acceptable to Transportation Division staff.

	Existing	Bylaw Requirement	Proposed	Peak Demand
Shared Parking for: <ul style="list-style-type: none"> <li>• Vancouver Sheraton Airport Hotel</li> <li>• Vancouver Airport Marriott Hotel</li> <li>• Hilton Vancouver Airport Hotel</li> </ul>	746 spaces	729 spaces	702 spaces (27 space variance)	690 spaces (12 extra)

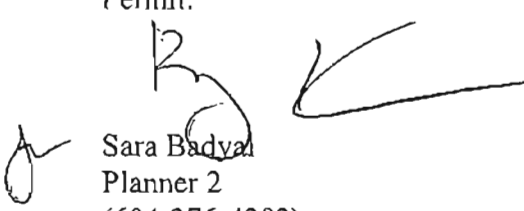
- The report advises that hotel and conference uses are complementary, with peak use at different times of year, and in the unlikely event that both coincided, the potential peak parking demand of 690 spaces would still be less than the proposed supply of 702 spaces.
- Bicycle use is being encouraged. Bicycle storage is provided inside the building for staff, along with lockers and showers as end of trip facilities. New bicycle racks will be provided at the conference centre entry for patrons.
- The three (3) hotels are located in relatively close proximity to the Canada Line, are serviced by transit buses, and provide shuttle bus service to Vancouver International Airport for hotel guests.
- The applicant has agreed to provide the following Transportation Demand Management measures to enhance pedestrian facilities and to accommodate electric vehicles as a requirement of the Development Permit:
  - Registration of a legal agreement, ensuring the provision of 120V electric outlets in at least five (5) parking spaces.
  - Registration of a public-rights-of-passage (PROP) Statutory Right-of-Way (SRW) along the Westminster Highway property line for a new 2.0 m wide sidewalk (approximately 0.5 m wide SRW with City responsible for maintenance and liability).
- The applicant has agreed to provide further Transportation Demand Management measures by entering into a Servicing Agreement as a requirement of the Building Permit for design and construction to:
  - Provide a new 2 m wide sidewalk along the site's entire Westminster Highway frontage.
  - Upgrade the existing crosswalk at Elmbridge Way/Cedarbridge Way to a special crosswalk with overhead downward lighting and associated equipment.
  - Upgrade the traffic signal at Alderbridge Way/Westminster Highway to include Accessible Pedestrian Signals (APS) and illuminated street name sign(s).

**Existing Easements**

- There are currently three (3) blanket easements registered on title to the subject site providing the following benefits to the two (2) adjacent hotel properties: pedestrian/driveway/loading area access (BL205518); general access (BM81932); and utilities access (BM145472). The blanket easement areas are not materially affected by the proposed addition. No amendments to the easements are required as part of the Development Permit.

**Conclusions**

The applicant has addressed the technical issues associated with the proposed building addition and parking needs. The proposed addition fits well into the existing hotel complex and will improve the Westminster Highway streetscape. Staff recommend support for this Development Permit.



Sara Badyal  
Planner 2  
(604-276-4282)

SB:blg

The following are to be met prior to forwarding this application to Council for approval:

- Registration of a public-rights-of-passage right-of-way along the Westminster property line for a new 2.0 m wide sidewalk (approximately 0.5 m wide SRW with City responsible for maintenance and liability).
- Registration of a legal agreement ensuring the provision of 120V electric outlets for at least five (5) parking spaces.
- Entering into a Contract with a Certified Arborist for the protection of existing trees to be retained and relocated, including a post-construction assessment report for City review.
- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$69,482.00.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Enter into a Servicing Agreement for the design and construction of:
  - A new 2.0 m wide sidewalk along the entire Westminster Highway frontage.
  - Upgrade crosswalk at Elmbridge Way/Cedarbridge Way to a special crosswalk with overhead downward lighting and associated equipment.
  - Upgrade traffic signal at Alderbridge Way/Westminster Highway to include APS (Accessible Pedestrian Signals) and illuminated street name sign(s).
- Apply for and obtain signage permit for new/revised signage.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



**DP 13-634493**

**Attachment 1**

Address: 7551 Westminster Highway

Applicant: Richmond Inn Investments Ltd.

Owner: Richmond Inn Investments Ltd.

Planning Area(s): Lansdowne Village (City Centre)

	Existing	Proposed
Site Area	24,099 m <sup>2</sup>	No change
Land Uses	Commercial (Hotel)	No change
OCP Designation	Downtown Mixed-Use	No change
CCAP Designation	Urban Core T6 (45m) & Proposed Street	No change
Zoning	Downtown Commercial (CDT1)	No change
Number of Units	Hotel, including: 390 guest rooms (21,483 ft <sup>2</sup> ) meeting area rooms, restaurant, lounge, retail and liquor stores	Conference hall addition

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 3.0	1.11	None permitted
Lot Coverage	Max. 90%	40%	None
Setbacks: Elmbridge Way Westminster Highway West Side Yard East Side Yard	Min. 6 m Min. 6 m None None	11.4 m existing 16.6 m to addition 13.1 m existing 0 m existing	None
Height	Max. 47 m geodetic	seven-storey & 30 m existing	None
Off-street Parking	729 spaces for all 3 hotels	702 spaces for all 3 hotels	27 space reduction
Tandem Parking Spaces	Not permitted	None	None





No. DP 13-634493

To the Holder: RICHMOND INN INVESTMENTS LTD.

Property Address: 7551 WESTMINSTER HIGHWAY

Address: C/O ART PHILLIPS  
LARCO INVESTMENTS LTD.  
#300 - 100 PARK ROYAL  
WEST VANCOUVER, BC V7T 1A2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce required off-street parking from 439 to 412 parking spaces.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #8 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$69,482.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

## Development Permit

No. DP 13-634493

To the Holder: RICHMOND INN INVESTMENTS LTD.

Property Address: 7551 WESTMINSTER HIGHWAY

Address: C/O ART PHILLIPS  
LARCO INVESTMENTS LTD.  
#300 - 100 PARK ROYAL  
WEST VANCOUVER, BC V7T 1A2

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8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

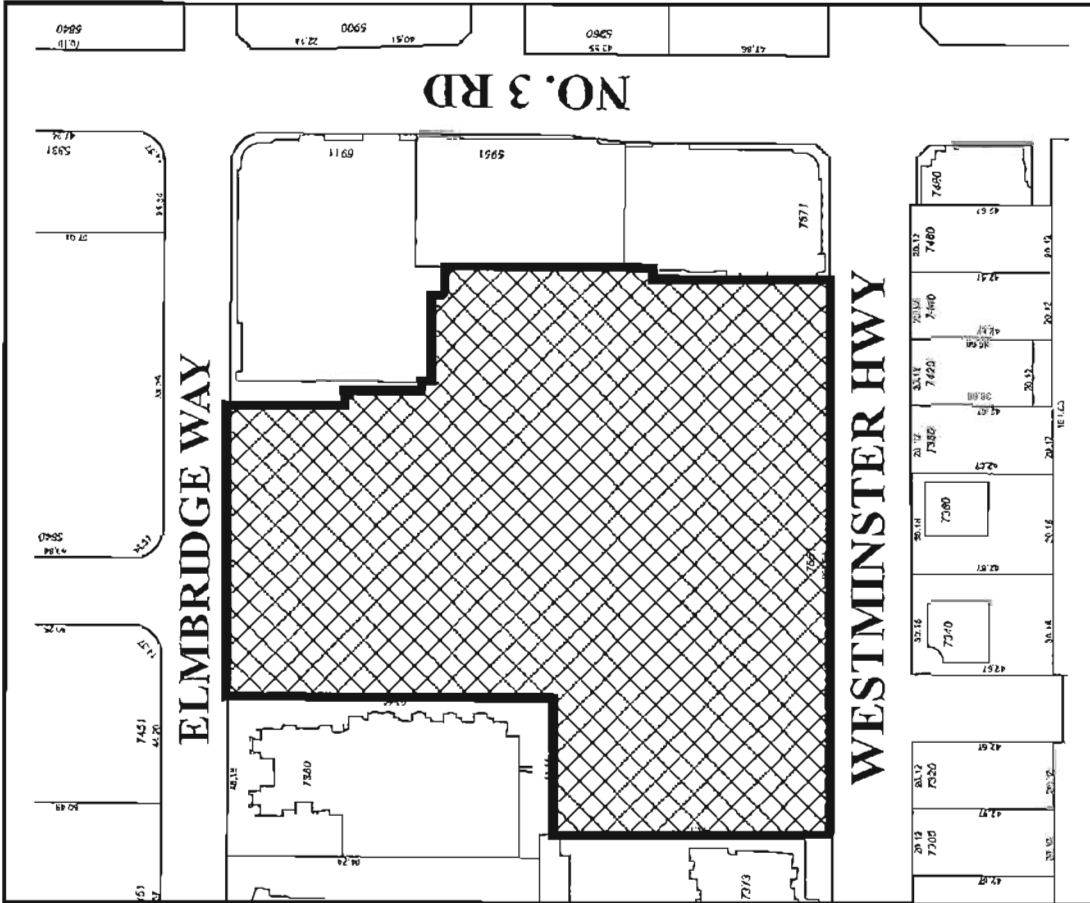
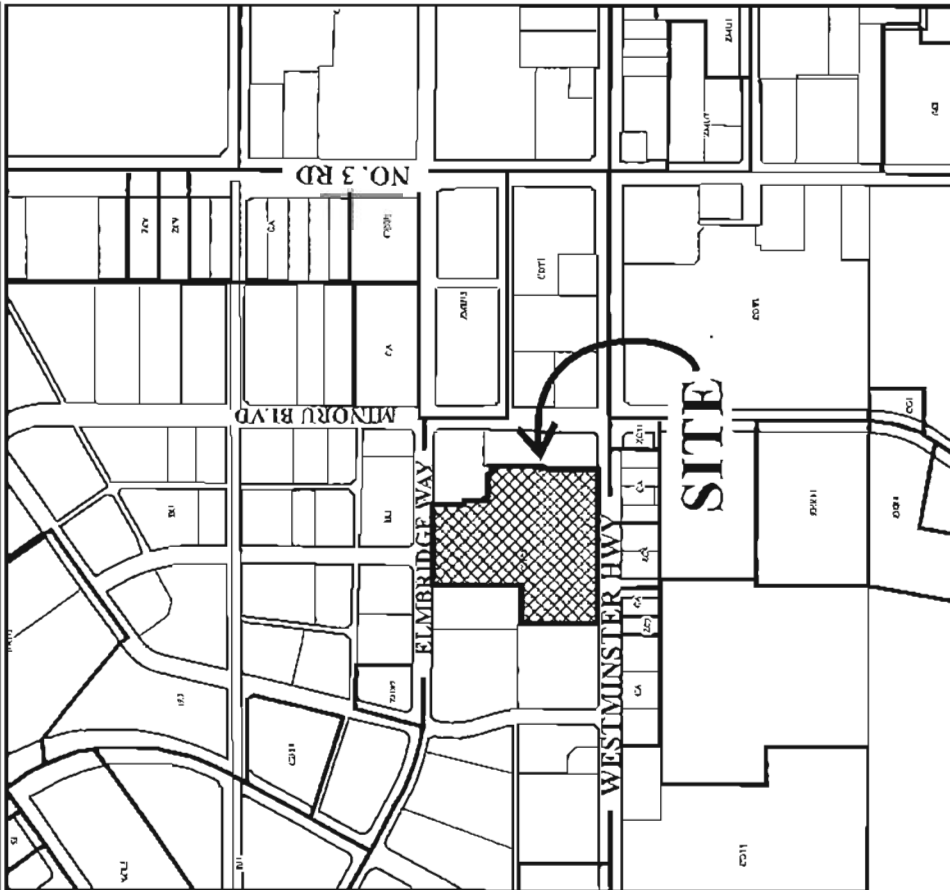
DELIVERED THIS DAY OF , .

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MAYOR



City of Richmond

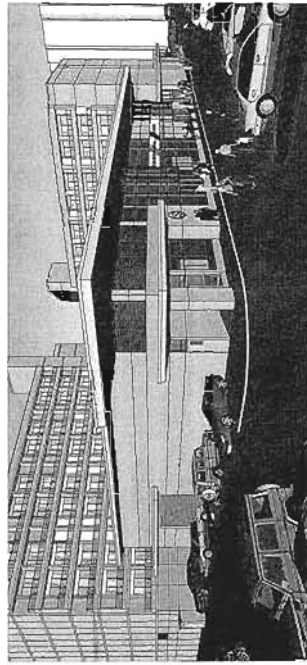
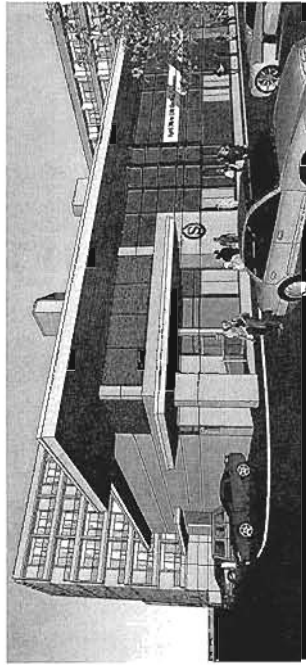
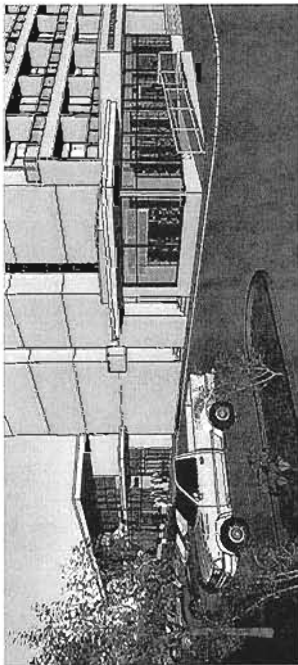


# DP 13-634493 SCHEDULE "A"

Original Date: 04/18/13

Revision Date:

Note: Dimensions are in METRES



PERSPECTIVE RENDERINGS

## LEGAL DESCRIPTION

LOT 1, EXISTING  
PARTLY PART SUBDIVIDED BY PLAN 1/20/00  
SECTION 1, TOWNSHIP 1, RANGE 1, SECTION 1  
SECTION 1, TOWNSHIP 1, RANGE 1, SECTION 1

## ZONING

CDT1  
Permitted Uses: hotel, restaurant,  
banquet hall, liquor primary  
entertainment  
Minimum front yard: 9.0m  
Minimum interior side yard: 6.0m  
Minimum rear yard: 3.0m

## F.A.R.

SITE AREA: 25,000 SQ. M.  
AIRPORT HOTEL: 25,000 SQ. M.  
F.A.R.: 1.1

USE	AREA (SQ. M.)	F.A.R.
Hotel	25,000	1.1
Restaurant	25,000	1.1
Banquet Hall	25,000	1.1
Liquor Primary	25,000	1.1
Entertainment	25,000	1.1

## CONTEXT PLAN



## DRAWING INDEX

A-1 PERSPECTIVE RENDERING, SITE & BUILD  
A-2 GROUND FLOOR PLAN  
A-3 SECOND FLOOR PLAN  
A-4 EXTERIOR ELEVATIONS & CROSS SECTION  
A-5 EXTERIOR ELEVATIONS & CROSS SECTION  
A-6 CROSS SECTION A-A & B-B

## SITE COVERAGE

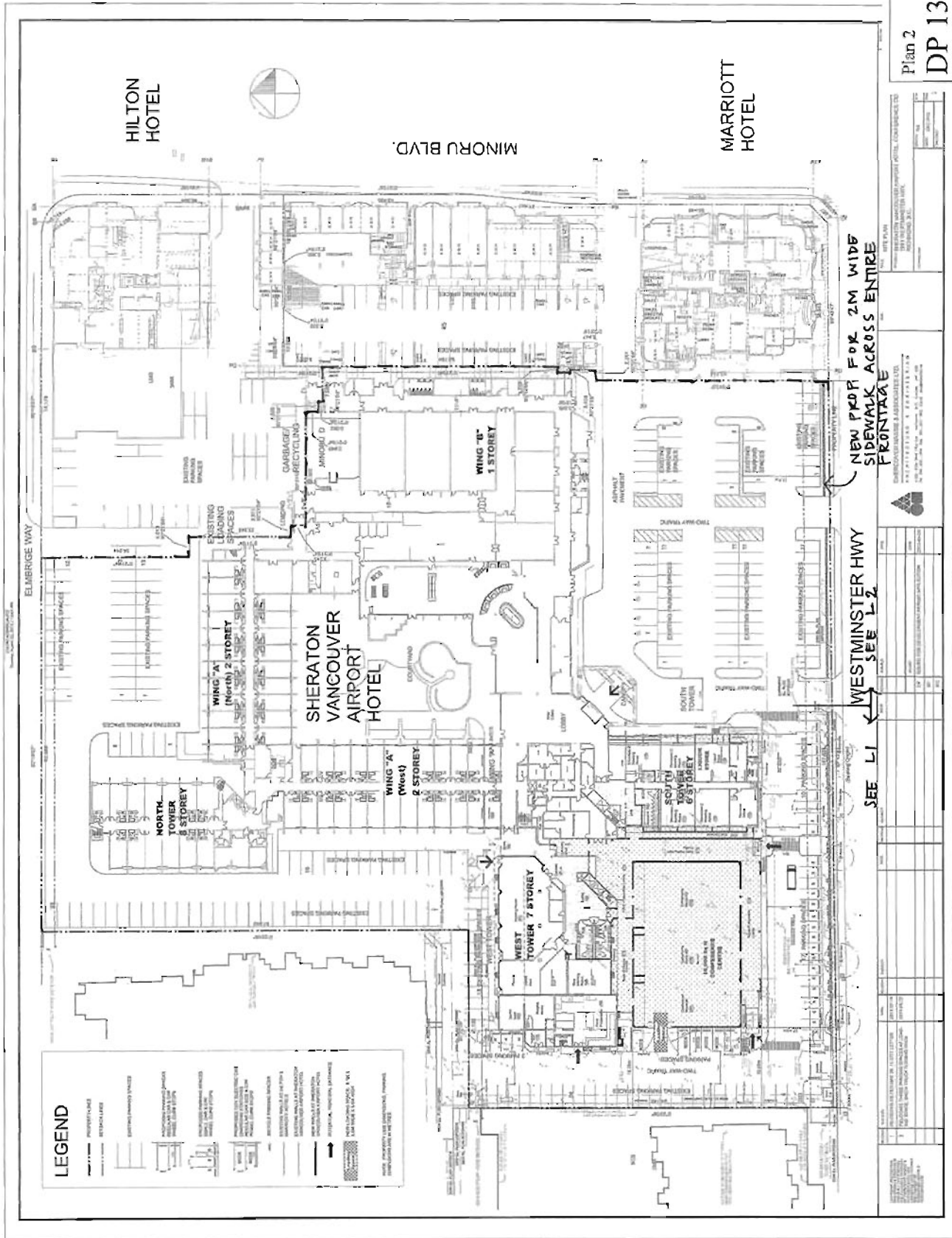
CDT1 SITE COVERAGE: 80%  
SITE AREA: 25,000 SQ. M. (250,399 SQ. FT.)  
AIRPORT HOTEL: 25,000 SQ. M. (250,399 SQ. FT.)  
PROPOSED GROUND FLOOR AREA: 10,722.39 SQ. M. (115,223.39 SQ. FT.)  
PROPOSED SITE COVERAGE: 10,722.39/25,000 = 42.9%

## HEIGHT

CDT1 MAX. HEIGHT: 47.0m  
PROPOSED ADDITION MAX. HEIGHT: 7.40m

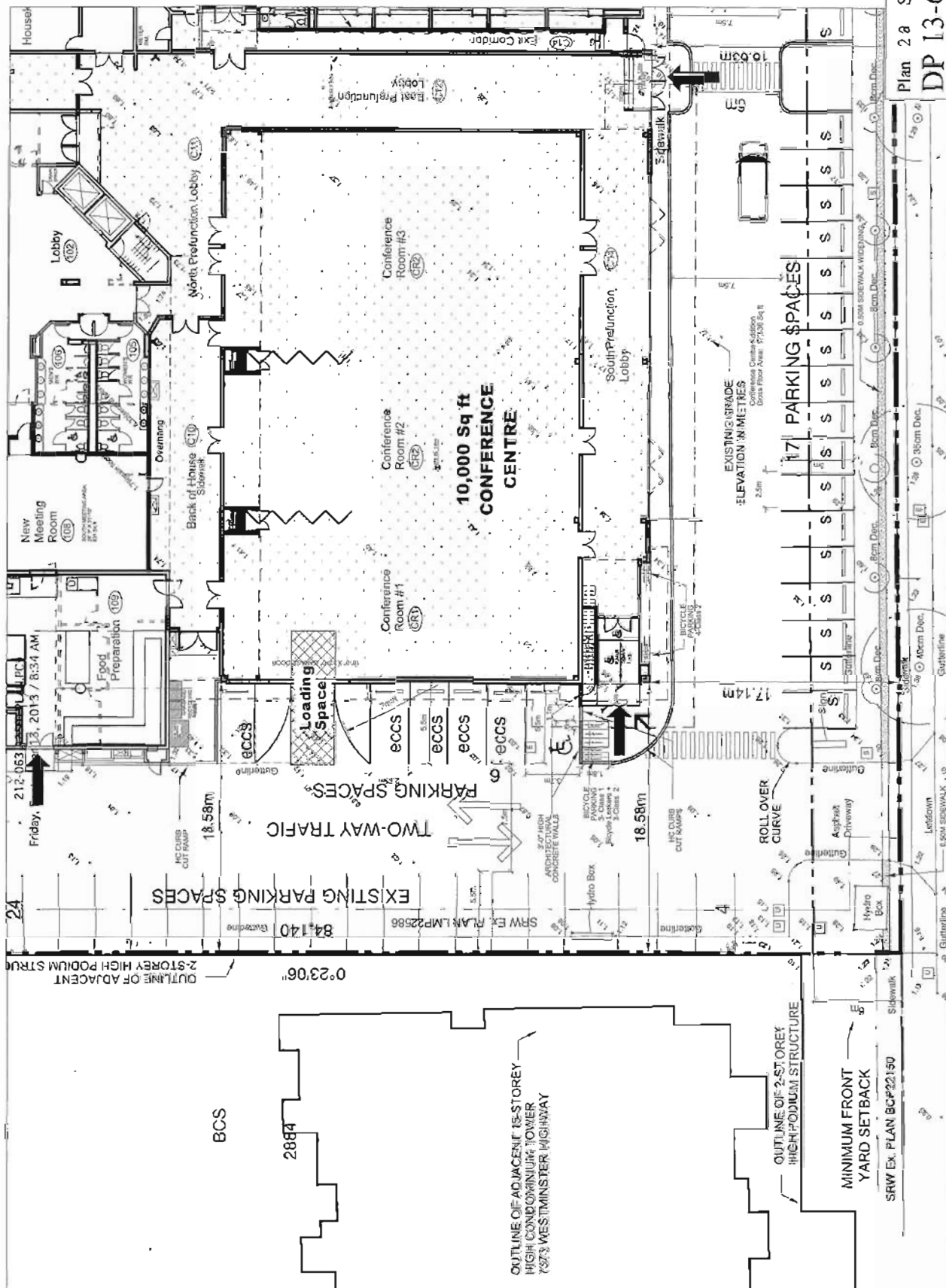
USE	AREA (SQ. M.)	F.A.R.
Hotel	25,000	1.1
Restaurant	25,000	1.1
Banquet Hall	25,000	1.1
Liquor Primary	25,000	1.1
Entertainment	25,000	1.1

- Notes:
- New 2 m wide sidewalk works via separate required Servicing Agreement
  - A variance is included to reduce off-street parking by 27 parking spaces. Required off-street parking is located on-site and in neighbouring parking structure.
  - Tree protection and contract with arborist required to ensure:
    - 1 undersized on-site tree retained
    - 2 bylaw sized & 9 undersized on-site trees relocated onsite
    - 9 City street trees protected
  - Sustainability features to be provided:
    - Double pane Low-E windows & skylights
    - Concrete topped insulated roof panels with lighter grey solar reflective finishing
    - Passive solar heating south wall - systems to distribute warm air & automatically control windows
    - Water efficient - low flow plumbing fixtures
    - Energy efficient - "Powersmart" light fixtures and the extensive use of CFL and LED lighting
    - Air quality - low-emitting paints & floor coverings. Conference room carpeting with Environmental Product Declaration, Sustainable Carpet Assessment Standard and CRI Green Label Plus
    - Local products - roof panels and cedar soffits
    - Structural soil systems to support tree planting at the new pedestrian accesses.



Plan 2 Sept 4, 2013  
DP 13-634493

NEW PROPOSED 2M WIDE  
SIDEWALK ACROSS ENTIRE  
FRONTAGE  
WESTMINSTER HWY  
SEE L-2  
SEE L-1

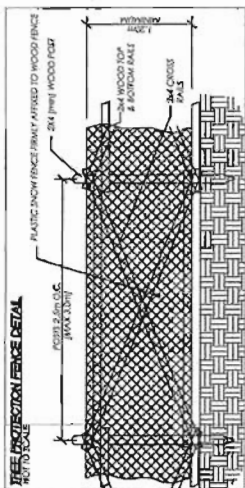


Plan 2a Sept 4, 2013  
DP 13-634493









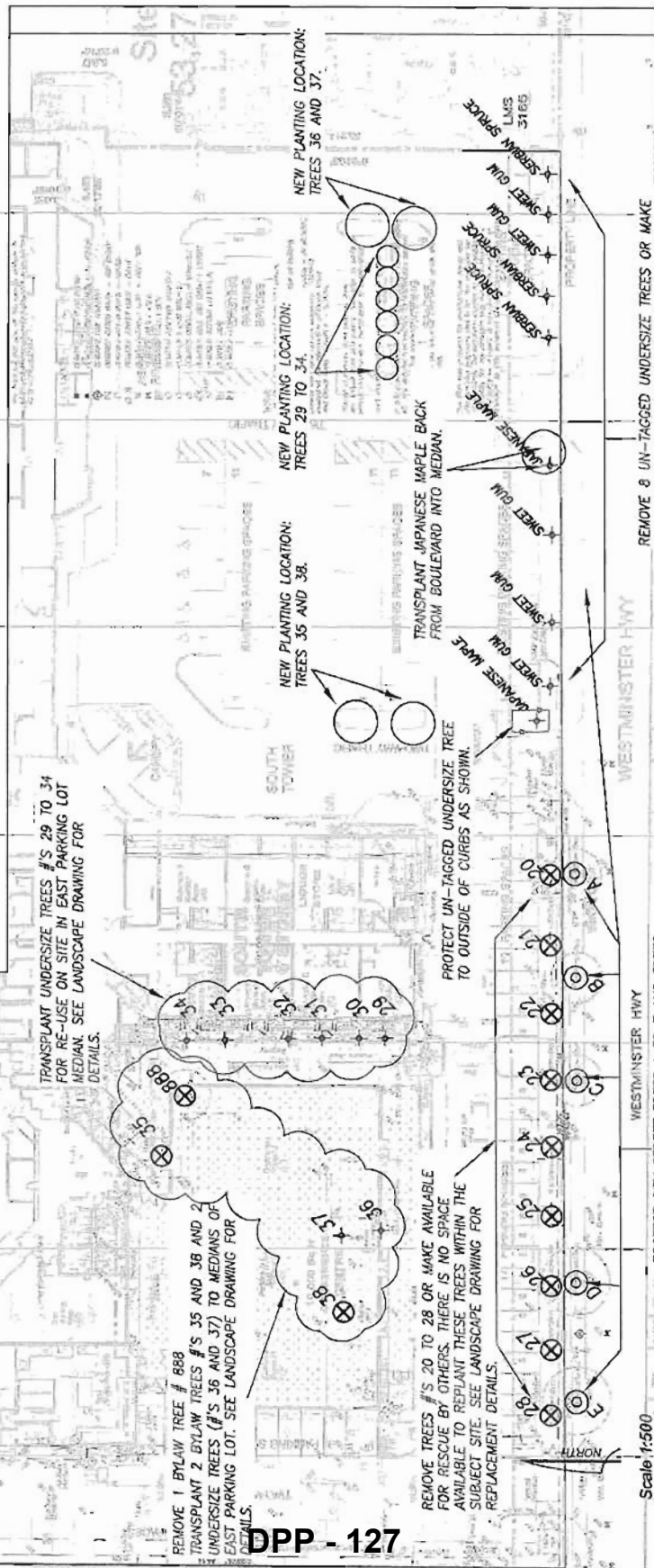
**LEGEND**

DEMOTES TREE LIMITS  
 DEMOTES TREE NUMBER. REFER TO TRUE INVENTORY FOR TYPE.  
 DEMOTES TREE LOCATION DATA.  
 DEMOTES TREE TO BE REMOVED  
 DEMOTES TREE TO BE REPAIRED  
 DEMOTES TREE TO BE REMOVED FOR MITIGATION OF HIGH RISK (TRAG)  
 DEMOTES UNDERSIZE TREE PER MUNICIPAL BYLAW. SPECIES AND SIZE AS NOTED.  
 DEMOTES OFFSITE TREE. REFER TO REPORT FOR RECOMMENDED TREATMENT. OWNERS APPROVAL FOR ANY PROPOSED ACTION/TREATMENT TO OFFSITE TREES WOULD BE REQUIRED.  
 DEMOTES TREE PROTECTION ZONE (TPZ) ALIGNMENT. FENCE TO BE INSTALLED TO MEET CANADIAN STANDARDS FOR TREE PROTECTION. NOTES FOR RESTRICTIONS ON ACTIVITIES WITHIN OR CLOSE PROXIMITY TO TREE.

PROTECT TWO UNDERSIZE TREES TO OUTSIDE OF CURBS AS SHOWN.

PROTECT CITY STREET TREES A TO E AND TREES IN EASTERN PARKING LOT FRONTAGE TO PARKS DEPARTMENT STANDARDS.

Scale 1:500  
 0 5 10 20  
 ALL DISTANCES ARE IN METRES



Plan 3c Sept 4, 2013  
 DP 13-634493

ARBORTECH CONSULTING

GREATER VANCOUVER OFFICE:  
 SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2E3  
 SUITE 101 - 1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3

ccigroup.ca

**PROJECT:** VANCOUVER SHERATON AIRPORT HOTEL

**ADDRESS:** 7551 WESTMINSTER HIGHWAY RICHMOND BC

**CLIENT:** IARCO

**ACI FILE:** 13170

**SHEET:** 1 OF 1

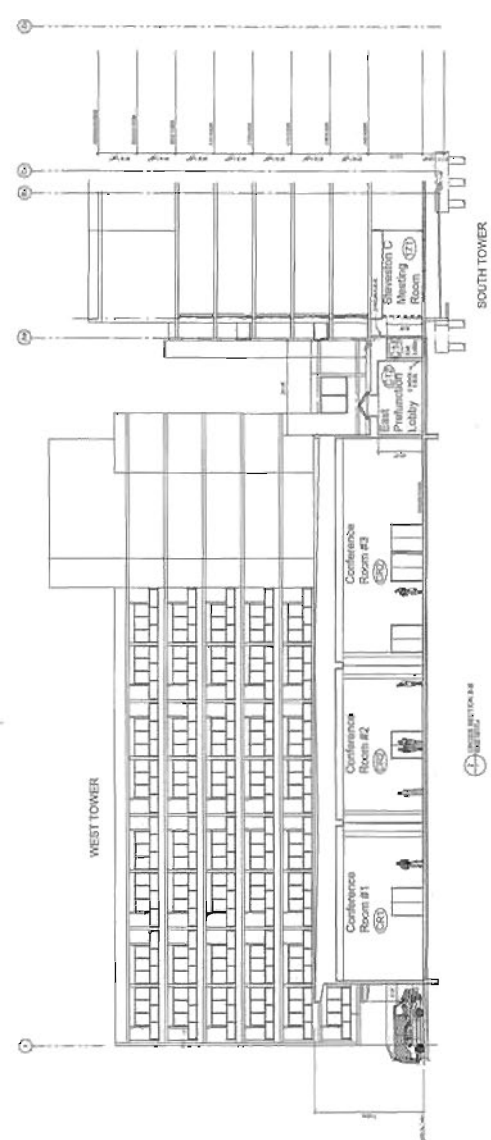
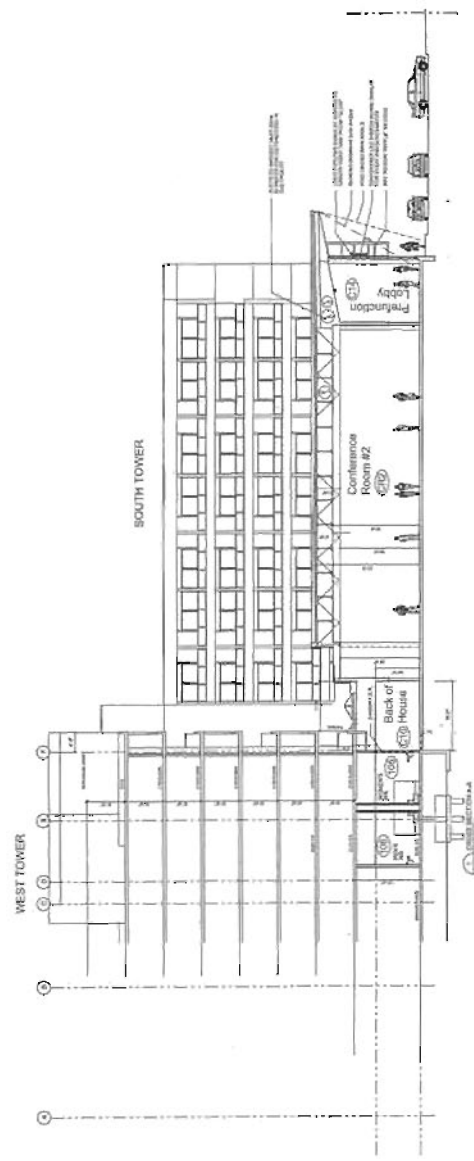
**PLANNING**

1. THE PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNER'S REGISTERED LANDSCAPE ARCHITECT (L.A.) AND LAYOUT DRAWINGS PROVIDED BY THE OWNER'S ENGINEER (P. ENG). AND ANY DIMENSIONS SHOWN ON THE PLAN ARE FOR INFORMATION ONLY. THE PLAN IS PROVIDED FOR CONCEPT ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THE PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.

2.



SECTION A-A



PROJECT	NAME	DATE	SCALE	BY	CHECKED	APPROVED	DATE
CONFERENCE ROOMS & LOBBY	WEST TOWER	09/04/2013	1/8" = 1'-0"	J. L. LEE	J. L. LEE	J. L. LEE	09/04/2013
CONFERENCE ROOMS & LOBBY	SOUTH TOWER	09/04/2013	1/8" = 1'-0"	J. L. LEE	J. L. LEE	J. L. LEE	09/04/2013
CONFERENCE ROOMS & LOBBY	WEST TOWER	09/04/2013	1/8" = 1'-0"	J. L. LEE	J. L. LEE	J. L. LEE	09/04/2013
CONFERENCE ROOMS & LOBBY	SOUTH TOWER	09/04/2013	1/8" = 1'-0"	J. L. LEE	J. L. LEE	J. L. LEE	09/04/2013

SECTION A-A

SECTION B-B

SECTION C-C

SECTION D-D

SECTION E-E

SECTION F-F

SECTION G-G

SECTION H-H

SECTION I-I

SECTION J-J

SECTION K-K

SECTION L-L

SECTION M-M

SECTION N-N

SECTION O-O

SECTION P-P

SECTION Q-Q

SECTION R-R

SECTION S-S

SECTION T-T

SECTION U-U

SECTION V-V

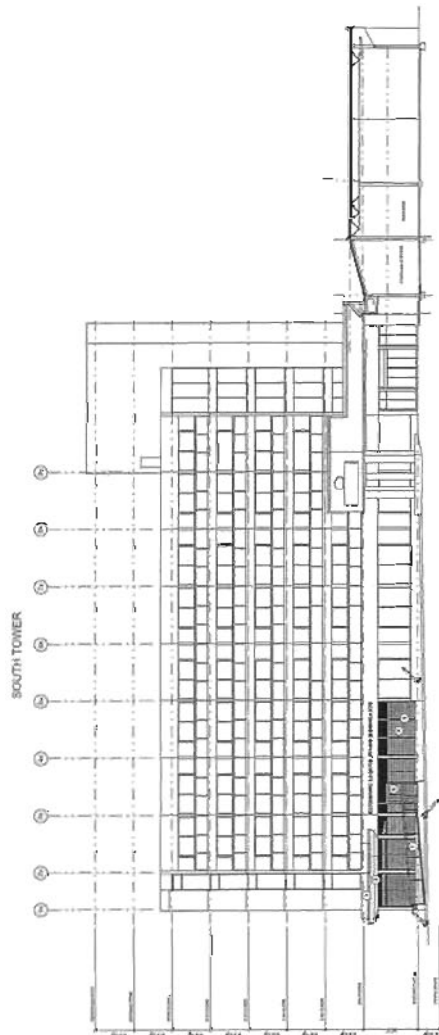
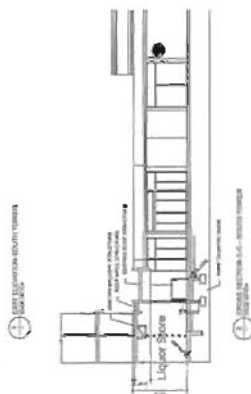
SECTION W-W

SECTION X-X

SECTION Y-Y

SECTION Z-Z

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