



To: Development Permit Panel **Date:** March 26, 2003
From: Joe Erceg **File:** DP 02-215579
Manager, Development Applications
Re: **Application by Ah-Ten Holdings Ltd. for a Development Permit at 9180, 9200
Hemlock Drive and 6233 Katsura Street**

Manager's Recommendation

That a Development Permit be issued for properties at 9180, 9200 Hemlock Drive and 6233 Katsura Street that would:

1. Permit the development of a 4-building high-rise residential complex containing approximately 492 units on a property zoned Comprehensive Development District (CD/67); and that would
2. Vary the regulations in the *Zoning and Development Bylaw* to:
 - allow up to 60 vehicles to be parked in tandem;
 - reduce the setback from Garden City Road from 10 m (32.808 ft.) to 5.5 m (18 ft.) for a generator room and lockers, and
 - Vary the regulations in the *Zoning and Development Bylaw* to increase the maximum building height from 45m (147.638') to 47m (154.2').

Note: The variances for the first two items were advertised for the March 26, 2003 development permit panel meeting, but the height variance was not.



Joe Erceg
Manager, Development Applications

AJ:blg
Att.

Staff Report

Origin

Chris Turcotte of Cressey Development Corporation has applied on behalf of Ah-Ten Holdings Ltd. for a four-building high-rise complex containing 492 units (423 apartments and 69 townhouses) in an area bounded by Garden City Road, Ferndale Road, Hemlock Drive and Katsura Street. The project is "Site 1" of Cressey Development Corporation's five (5) projects in the McLennan North area. Cressey Development Corporation expects to build this project in two (2) phases, starting from the east. They will also be building a new cul-de-sac road and Katsura Street to gain access to the site.

This application was considered at the development permit panel of March 26, 2003 with the height variance omitted, and therefore the application was deferred to allow for advertising of the proposed variance.

A previous Permit for a similar-sized project was approved four (4) years ago, but that Permit expired. A copy of the present development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	17,462 m ² (187,966 ft ²)
Building Area:	45,035.69 m ² (484,776 ft ²)
Site Coverage:	40% Allowed 23.5% Proposed
F.A.R.:	2.56 Allowed, plus 0.1 for amenity space 2.56 Proposed, plus 0.009 for amenity space
Parking:	697 Spaces Required (1.1 for units less than 65 m ² , and 1.3 for units more than 65 m ² , plus 0.2 for visitors) 697 Spaces Proposed

Findings of Fact

Guidelines for form and character are found in the *McLennan North Area Plan*, Schedule 2.10C of Bylaw 7100, the *Official Community Plan*.

Staff Comments

The following are staff comments with the applicant's response in ***bold italics***:

Urban Development - Design

We still have concerns about the west façade. Possibly some units could be added along the front of the parking garage, or at least all of the units could have their front doors facing west (not just sliding patio doors...). Parts of the building are encroaching onto the 10 m setback from Garden City Road, and we therefore expect that something will be given in return.

Please indicate bicycle storage on the plans and a count. Each unit should have at least one space. This is part of the justification for lower parking ratios. ***There will be one locker for every suite, with a bicycle hanger in each.***

Flat roofs should be given special treatment such as an extensive “green roof” with low maintenance low-water (non-irrigated) plants, e.g. wild grasses and sedum.

Urban Development - Utilities

1. The Servicing Agreement should be revisited. Along Garden City Road: Note existing power poles, and a tree survey should incorporate any substantial existing trees before accommodating the following:
2. A greenway will be required along Garden City Road; similar to the one already constructed at 8180 Granville Avenue “The Dutchess” apartments. It should include: a meandering shrub border, a double row of trees, curb and gutter, black-painted Zed lights, and a 2.5 m wide paving stone walkway.
3. The cul-de-sac should be constructed now since it will be permanent. There should be a large tree or other landscape features in the middle, or at least special paving.
4. Katsura Street is to be constructed to Ferndale Road and to Alberta Road (west side).
5. The walkway should be completed along the north property line (in a right-of-way). (Note: If necessary, the portion over the roots of existing trees should be porous paving, and no excavation).

The applicant has generally agreed to the servicing requirements. The trees along Garden City Road were removed (somewhat prematurely) on the assumption that they were in the building footprint. The landscape plan incorporates large caliper replacement trees.

Urban Development - Transportation

1. Staff have a few concerns about the number of units with essentially only one way out. As a result, we recommend that the east building have its vehicle access from Katsura Street. The only other possibility is to construct the “cul-de-sac road” through to Ferndale Road as part of this development (this may not be the best option from a financial viewpoint, and also results in more pavement). ***The applicant has revised the access as requested.***
2. The use/function of the proposed fire lane at the south may change, depending on the form of the adjacent future development to the south. It may actually serve as any one of: pedestrian access, fire lane, and vehicle access for the property to the south. For the time being, a simple 1.5 m wide walkway and some landscaping should be provided. ***The fire lane has been replaced with a walkway and landscaping.***
3. Because of the possible need to provide access to the south property, the City requires that the drop-off to the south-east tower be registered as a right-of-way for public passage. The revised physical design is generally acceptable, but the north portion could be made one-way; to increase the amount of landscaping. ***The plans have been revised accordingly.***

Building Approvals

A detailed code analysis will be required addressing: classification, exiting, fire separations, fire-fighting access, hydrant location, fire alarming apartment, townhouses. Will there be any equivalencies? *A code analysis has not been submitted.*

Location of garbage/recycling room? Access from main park level into lobbies for towers B and C. *The architect revised the plans to improve the access.*

Will the cul-de-sac allow a fire truck to turn-around (please dimension); will there be parking allowed in the cul-de-sac? *Fire trucks will be able to turn-around (this is a City standard cul-de-sac).*

Fire Prevention, Detection and Protection

No comments received.

Public Art

Just a reminder that this applicant has agreed to contribute \$50,000 toward the Public Art Reserve, or the creation of a Public Art project on-site. The applicant should continue to meet with the Public Art Coordinator to discuss details, approach and implementation. *After preliminary meetings, the location selected for the Public Art is along Katsura Drive.*

Garbage and Recycling

This development will be on the City's blue carts recycling, and private garbage and cardboard recycling collection - dumpsters. The formula is: one (1) garbage dumpster per 20 units and one (1) blue recycling cart per 10 units and a minimum of three (3) recycling carts for a small multi-family development (between 4 to 30 units).

Tower A (110 Apt/24 TH): Proposed number of garbage dumpsters and recycling carts is insufficient for this building. How is the contractor accessing the garbage and recycling containers? There should be at least one 6 cu. yd cardboard recycling bin (dumpster style).

Tower B (102 Apt): Move proposed garbage and recycling room closer to the entrance and ensure the traffic flow going in and coming out of the parkade will not be blocked. Proposed number of garbage dumpsters and recycling carts is insufficient for this building. There should be at least one 6 cu. yd cardboard recycling bin (dumpster style).

Tower C (101 Apt/20 TH): Do not see a garbage and recycling room. The room should be accessible from the cul-de-sac (do not block traffic), big enough for the number of garbage dumpsters, and cardboard recycling container and recycling carts required.

Tower D (110 Apt/26 TH): Move proposed garbage and recycling room closer to the entrance and ensure the traffic flow going in and coming out of the parkade will not be blocked. Proposed number of garbage dumpsters and recycling carts is insufficient for this building. There should be at least one 6 cu. yd cardboard recycling bin (dumpster style).

The architect revised the plans so that recycling bins can be moved directly to the street through a corridor. The garbage bins must be rolled out of the parking garage door either onto a driveway or onto Katsura Drive.

Design Panel Comments

- "...the eyebrow approach to the two towers is more successful. The amenity roof tie-in didn't work. The amenity building, for its size, has the least amount of detail. The spandrel glass makes the amenity building appear larger. The horizontality of the towers could be played up. The housing units up against the tower doesn't have successful connections. The elaboration of the end of the tower and the beginning of the townhouses could be stronger. The architectural expressions did not have enough unity to tie them together and should be more cohesive. A larger scale elevation showing the transition from the rooftop to grade was requested.
- A lot of improvements had been achieved. Earlier comments on the tower relationships were echoed. The west side of the amenity building could have better planning. The exhaust vents on the front of the amenity building were questioned. The Public Art was questioned, because of its lack of scale in relation to the speed of traffic on Garden City Road.
- The parking garage entries need more detailing -- they look like holes in the wall.

Mr. Doyle offered the following in response: the interface of the tower to the four-storey townhouses has two aspects: i) having a gap and separation; and ii) not having a gap and carefully detailing how the buildings come together. Mr. Doyle said that several alignments could be improved upon. Two-storey podium lines would read as a mega project and was not desired.

The tops of the buildings were varied, the finer details of which were not evident on the model, i.e. the arched shapes. Mr. Doyle said he was confident that with work on the base interesting elements would be provided. He also agreed that it would be better to have an active room in the washroom area and that louvers could be looked at in place of the spandrel glass.

Mr. Turcotte said that if the fire lane were not to be required, as had been suggested, that man doors could be provided on the Garden City Road edge. Other details could be added to enhance this edge. In addition, Mr. Turcotte said that the concrete Public Art pillars could be discussed with the Public Art group and that more detail could be added to the parking entrances.

Additional comments of the Advisory Design Panel included:

- Less road and more landscaping was desired. The frontage on Garden City Road was greatly improved;
- More doors could be located by the lockers. The long hall (that contains 5 bends) in the south building was of concern. Mr. Doyle responded that the hallway can be reconfigured;
- The changes were appreciated. The streetscape changes requested on Garden City Road were achieved;

- The concrete panels were not in the best location. Terracing was suggested as opposed to the berming, which is so steep it may be hard to establish. It was also suggested that the drive entryway could be softened, with larger scale tree planting, by the relocation of the two parking stalls to the back side. More plantings along the “fire lane” were also suggested;
- The attention to the comments made at the previous presentation were appreciated. The articulation of the lower townhouses was good and the roof is more interesting. Folded hip roofs, as an example, could be used to achieve more interest in the vocabulary of the tops of the towers. Some of the canopies could be echoed at the main tower entrances. A better façade on the amenity building was desired as it appeared monolithic and flat. Improved articulation of the landscaping, i.e. more transparency, was desired.

The consensus of the Panel was that the item move forward, by a vote of 6 to 2, with consideration of the above comments expected. It was also requested that staff be provided with more detailed drawings prior to the Development Permit Panel presentation.”

The applicant has generally responded to the Panel’s comments. The architect has provided a more detailed elevation showing the relationship of the towers to the townhouses, and he has added brick to the façade to emphasize this. The applicant has not terraced the berm, because they feel that the natural, sloping berm is preferable. Also, they have not changed the façade of the monolithic parking garage/amenity building along Garden City Road.

Analysis of the McLennan North Guidelines

The following is a summary of the guidelines based on the plans submitted to the Design Panel on December 4, 2002. Areas of compliance are indicated with a and staff comments are in **bold**, with the applicant’s response in *bold italics*.

Landscape, Open Space and Streetscape Guidelines

1. Landscape theme:
 - Deciduous street trees at 9 m on centre, in single or double row.
 - A variety of street trees.
 - Seasonal colour.
 - Broad grass boulevards, up to 4 m.
 - Pedestrian-scale lighting in public areas, consistent with park.
 - Emphasize soft landscaping except in high-traffic areas.
 - Grass areas defined with formal edges.
 - Consistent and attractive pavement on pathways and sidewalks.
 - Streets with: narrow driving lanes, parking, and pedestrian amenities.

2. Streetscapes adjacent to public trails:

- Edges to private property to be defined by low walls, hedges fence or grade change.
- Adjacent landscaping similar.
- No high fences.

3. Lanes (n/a.)**4. Along arterial roads:**

- 10 m building setback, (excluding parking below finished grade).
 - Informal, irregular edge to street.
 - Rolling lawns, shrubs, near buildings, tall-growing trees.
 - Main floor level approximately. 2.4 m above street elevation.
 - Screened with hedges, trees, and tall, dense planting 3 m from property line.
 - Access via one pedestrian path.
 - Serviced from rear lane.
- 5. Pedestrian paths and trails:**
- 3 m wide paved, minimum 4.5 m from building. **(Note: staff recommend 2.5 m in the case of Garden City Road)**
 - Maximum length 70 m.
 - Open to the sky.
 - Good surveillance. **Surveillance could be improved by more residential windows and doors along Garden City Road.**
 - Landscaped and immediately adjacent to residential or parks.
- 6. Semi-Private open spaces:**
- Defined by change-of-grade, low walls landscaping or fences.
 - Maximize surveillance, resident access, & enjoyment.
 - Provided with equipment, features and landscaping for a variety of ages and uses.

Building Guidelines**7. Streetscapes should have:**

- Individual grade-level access. **Consider some individual accesses along Garden City Road, at least where the residential units wrap around the parking garage.**
- Front porches, stairs, etc.

- Main floor no more than 2 m above grade.
- Parking at rear, or accessed from driveways no more than 4m for low-density uses.
- No vehicle gates (for townhouse projects).
- Consistent massing and form on each block.
- Street-wall development: consistent height and setback in mixed-use area, high-density area, and medium density area, and in low-density area except near community park.
- Recessed façades where they project above the street wall (2 m, but 10 m where above 18 m high).
- Concealed parking, or limited surface parking. **See previous comments about the Garden City Road façade.**
- Pedestrian-scale signs, not acrylic back-lit.
- 8. Roof design:
 - Rooftop mechanical to be concealed.
 - Lower-level roofs sloped minimum 20 degrees, or flat and landscaped.
 - Parking structure roofs landscaped or concealed.
- 9. Windows:
 - Human-scale bays, window boxes, balconies, etc.
 - Well defined frames and sills.
 - Clear glazing.
- 10. Materials:
 - Natural (e.g. wood, brick, stone, concrete, or heavily-textured stucco).
 - Where buildings exceed two-storeys, and use two or more materials. **Consider a more attractive material on lower floors of the towers, not just painted concrete. *The architect has added brick.***
 - Vivid colour highlights (doors, awnings, etc.).

VariANCES

The applicants are seeking variances, to allow tandem parking of vehicles, and to allow a generator room and locker room to project into the Garden City Road setback (under the berm). *The applicants are also seeking a height variance of approximately one metre.* Staff have no objection to these variances, provided the landscaping of the berm is of high quality.

Analysis

This is one of the larger residential complexes to be submitted in the City Centre for some time. Although a similar project was approved on this site a number of years ago, the current plans have been changed and improved. The changes result both from market conditions and a more rigorous application of City guidelines.

The developer will be building/upgrading surrounding streets, providing a walkway connection to Garden City Road, and participating in the Public Art program. The landscape plan is well-designed and contains about 28 large (4 in. caliper) replacement trees. There is a substantial roof garden with two (2) amenity buildings.

The architecture has been upgraded to include attractive brick facades on the 69 townhouse units which line the internal roads. The building design compares favourably with the "Perla" by Bosa which is currently under construction at Saba Road and Buswell Street.

The applicants have responded to some, but not all, of the City's guidelines, and a number of variances are being requested. Staff hope to achieve a balance between the developer's aspirations and the provision of a long-term asset to the community. Areas where the applicant has not responded include the issue of "green roofs" to the rather large amenity buildings, the provision of universally accessible units, and the Garden City Road facade of the building.

Conclusions

Cressey Development Corporation has applied for a new Development Permit for 492 units in the western portion of McLennan North. The applicants meet most of the City Centre guidelines and are requesting a few variances to the zoning. Staff have no objections to the variances, provided there are benefits to the public in return. With some more care and attention to detail, this well-designed project could be even better.



Alex Jamieson
Planner 2 - Urban Design
(4122)

AJ:blg

There are conditions to be met:

- Prior to advancing this application to Council, a Letter of Credit is required for landscaping; and
- Prior to a Building Permit, the Servicing Agreement should be revisited, the developer should submit evidence that existing trees have been fenced, and a contract should be in place for a professional tree-management plan, including monitoring during construction.



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Permit Application
Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a Development Permit Application become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): 9180, 9200 Hemlock Drive & 6233 Katsura St. MB
~~6260 Garden City Road, 9220 Fernside Rd., 9200 Hemlock Dr.~~

Legal Description(s): Lot 1, Lot 2, Lot 14 SECTION 10
Block 4 North, Range 6 West, PLAN LMP34701 NWD

Applicant: AH-TEN Holdings Ltd.

Correspondence/Calls to be directed to:

Name: Chris Turcotte

Address: 1200-1066 N. Hastings
Vancouver B.C.

Tel. No.: 604-895-0437 V6E 3X1
Business Postal Code

christurcotte@cressey.com 604-683-7690
E-mail Fax

Property Owner(s) Signature(s): _____

Please print name

OR

Authorized Agent's Signature: _____
Attach Letter of Authorization

CHRIS TURCOTTE
Please print name

AC

For Office Use	
Date Received: <u>Sept 3 2002</u>	Application Fee: <u>\$ 15750.00</u>
File No.: <u>OP 02-215579</u> <small>Only assign if application is complete</small>	Receipt No.: <u>17-0001007</u>



No. DP 02-215579

To the Holder: AH-TEN HOLDINGS LTD.
Property Address: 9180, 9200 HEMLOCK DRIVE AND 6233 KATSURA STREET
Address: C/O CHRIS TURCOTTE
1200 – 1066 WEST HASTINGS STREET
VANCOUVER, BC V6E 3X1

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 and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #1 to 3 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #4 to 9 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #4 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, street trees, walkways boulevards and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #10 to #15 attached hereto.

To the Holder: AH-TEN HOLDINGS LTD.

Property Address: 9180, 9200 HEMLOCK DRIVE AND 6233 KATSURA STREET

Address: C/O CHRIS TURCOTTE
 1200 – 1066 WEST HASTINGS STREET
 VANCOUVER, BC V6E 3X1

4. As a condition of the issuance of this Permit, Council is holding the security set out below 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, or 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. In addition to other remedies, if any of the existing trees die as a result of construction activities or neglect, the City may cash the letter of credit in an amount equal to the value of the trees.

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$ 290,865.

- 5. 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.
- 6. 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.

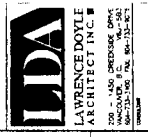
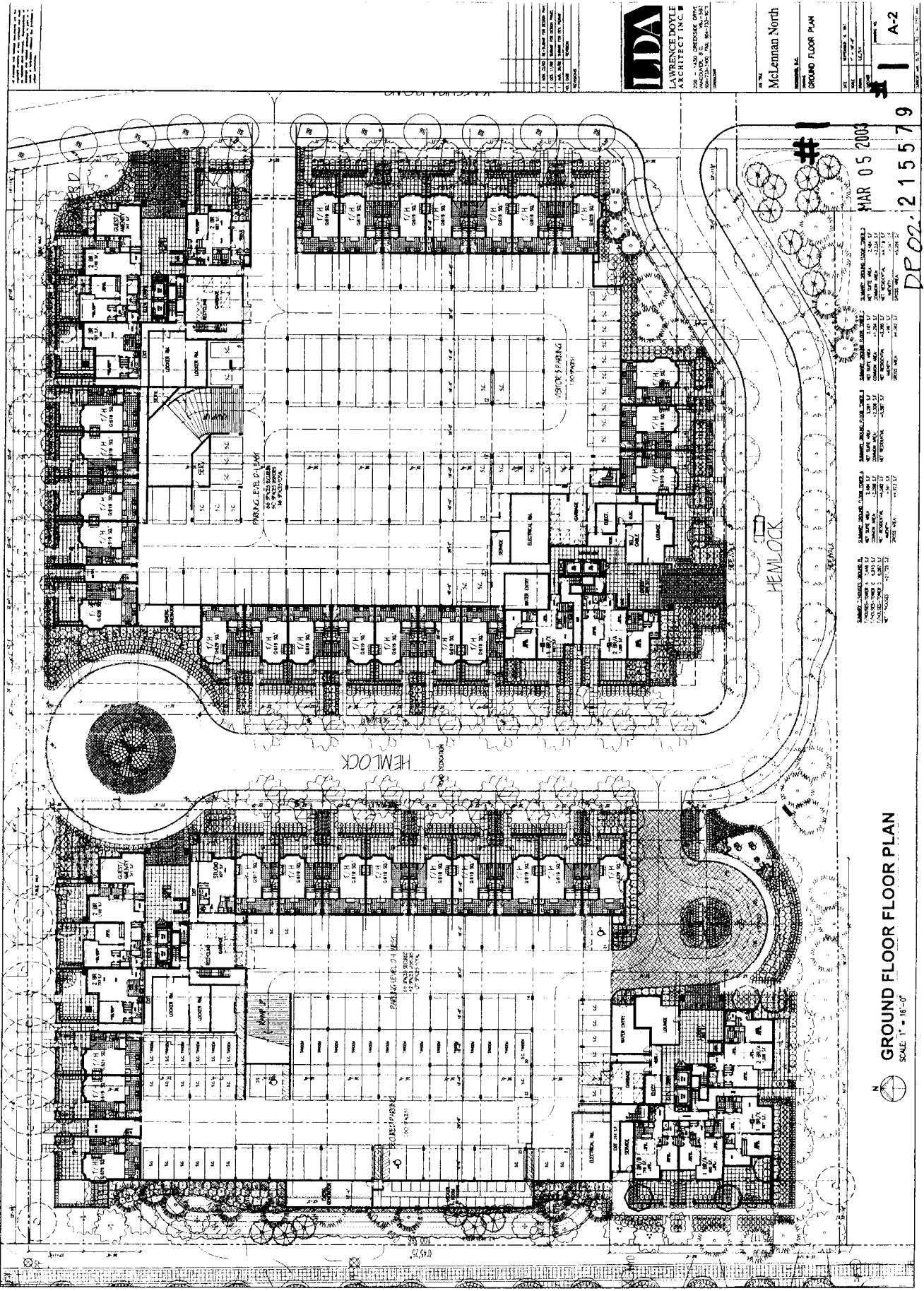
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
 DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

 MAYOR



LAWRENCE DOWLE ARCHITECTS INC.
 100 S. HARRIS AVE. SUITE 200
 TAMPA, FL 33601
 (813) 288-1111

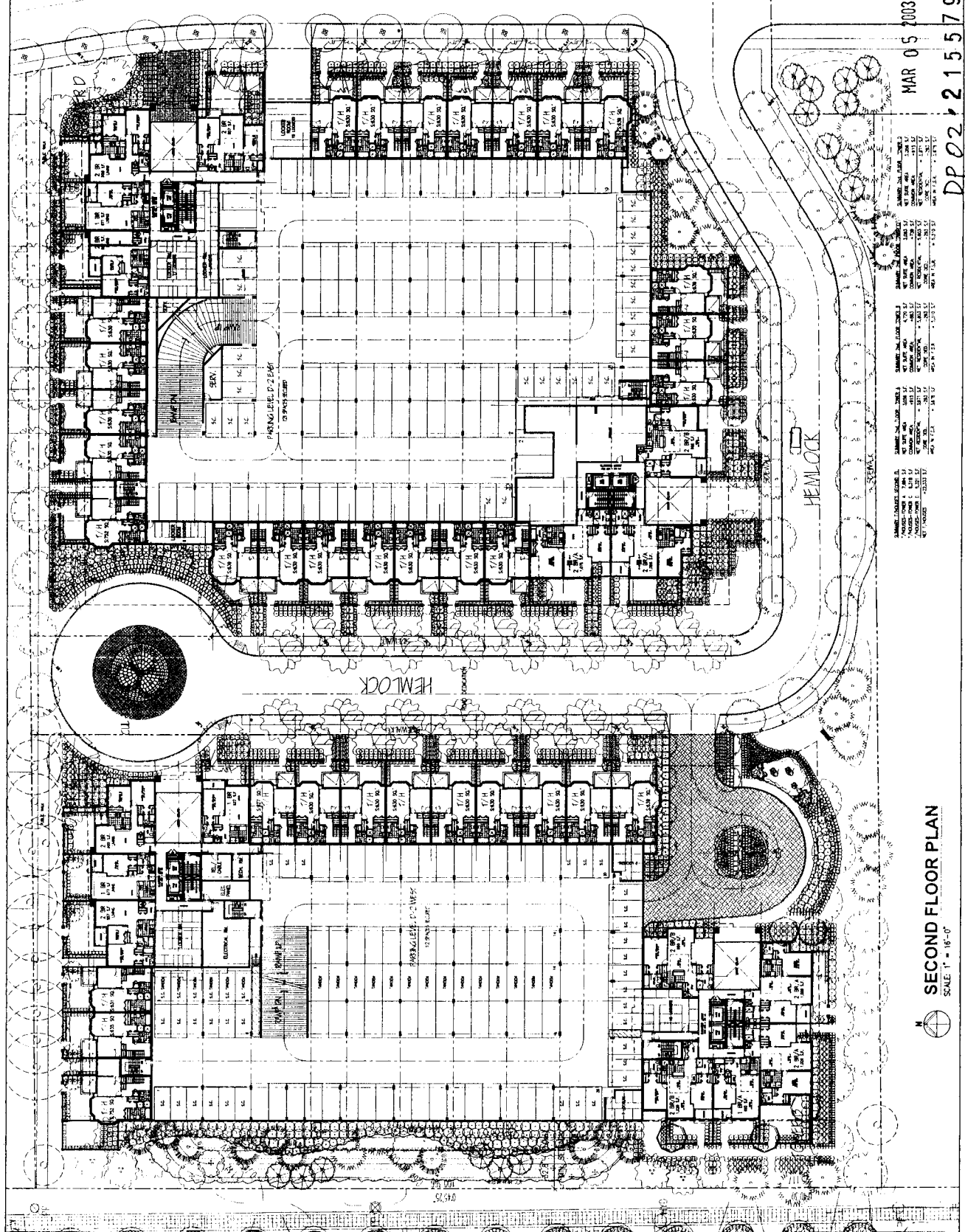
McLemman North
 GROUND FLOOR PLAN

MAR 05 2009
 215579
 A-2

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10	03/05/09	REVISIONS	LD	LD

GROUND FLOOR PLAN
 SCALE: 1" = 16'-0"






SECOND FLOOR PLAN
 SCALE: 1" = 16'-0"

SECOND FLOOR PLAN
 DATE: MAR 05 2003
 DRAWING NO.: DP02-215579

2
 A-3

LDA
 LAWRENCE DOTT
 ARCHITECT INC.
 1000 W. 10TH ST. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100 FAX: 303.733.1101

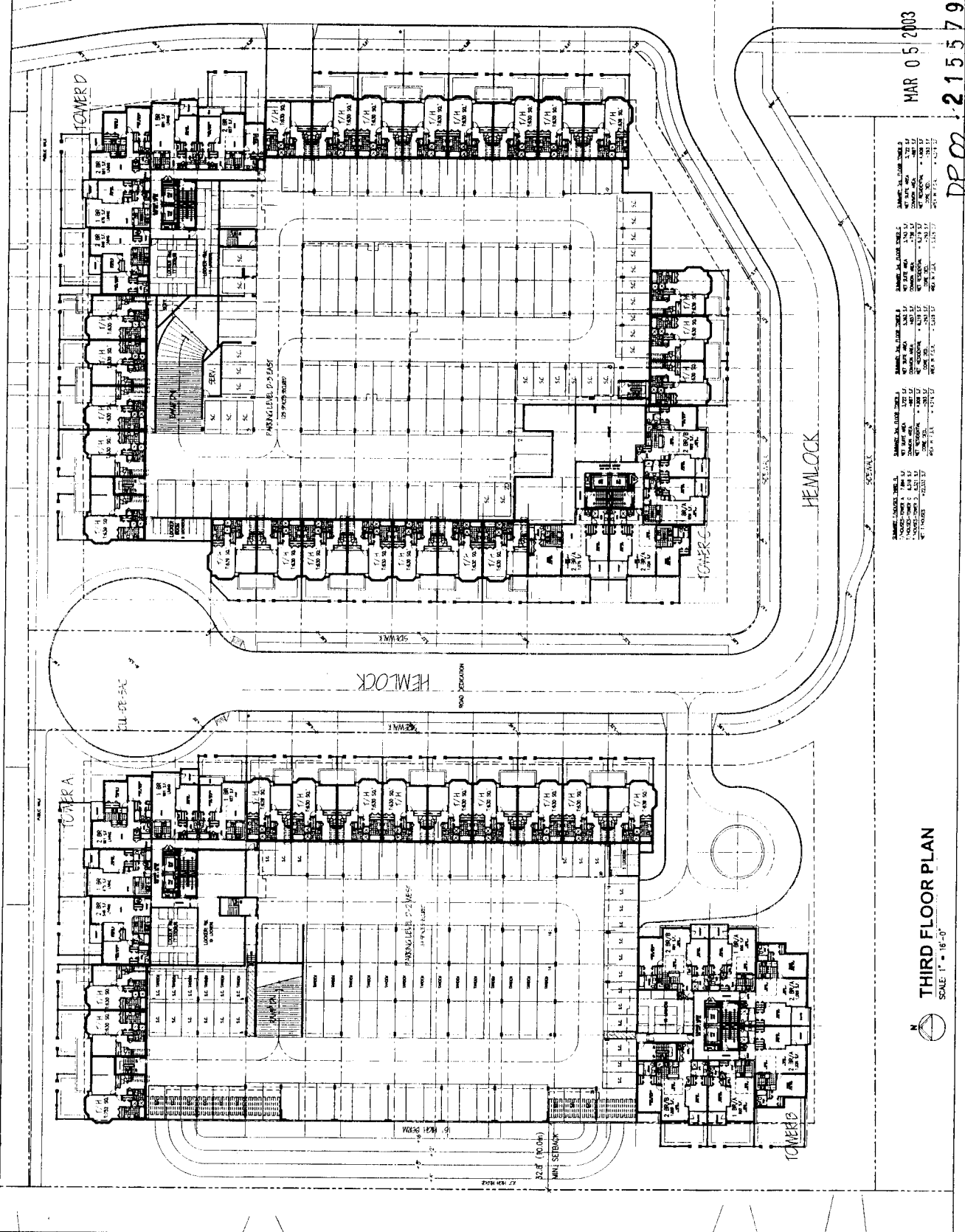
McLennan North
 SECOND FLOOR PLAN

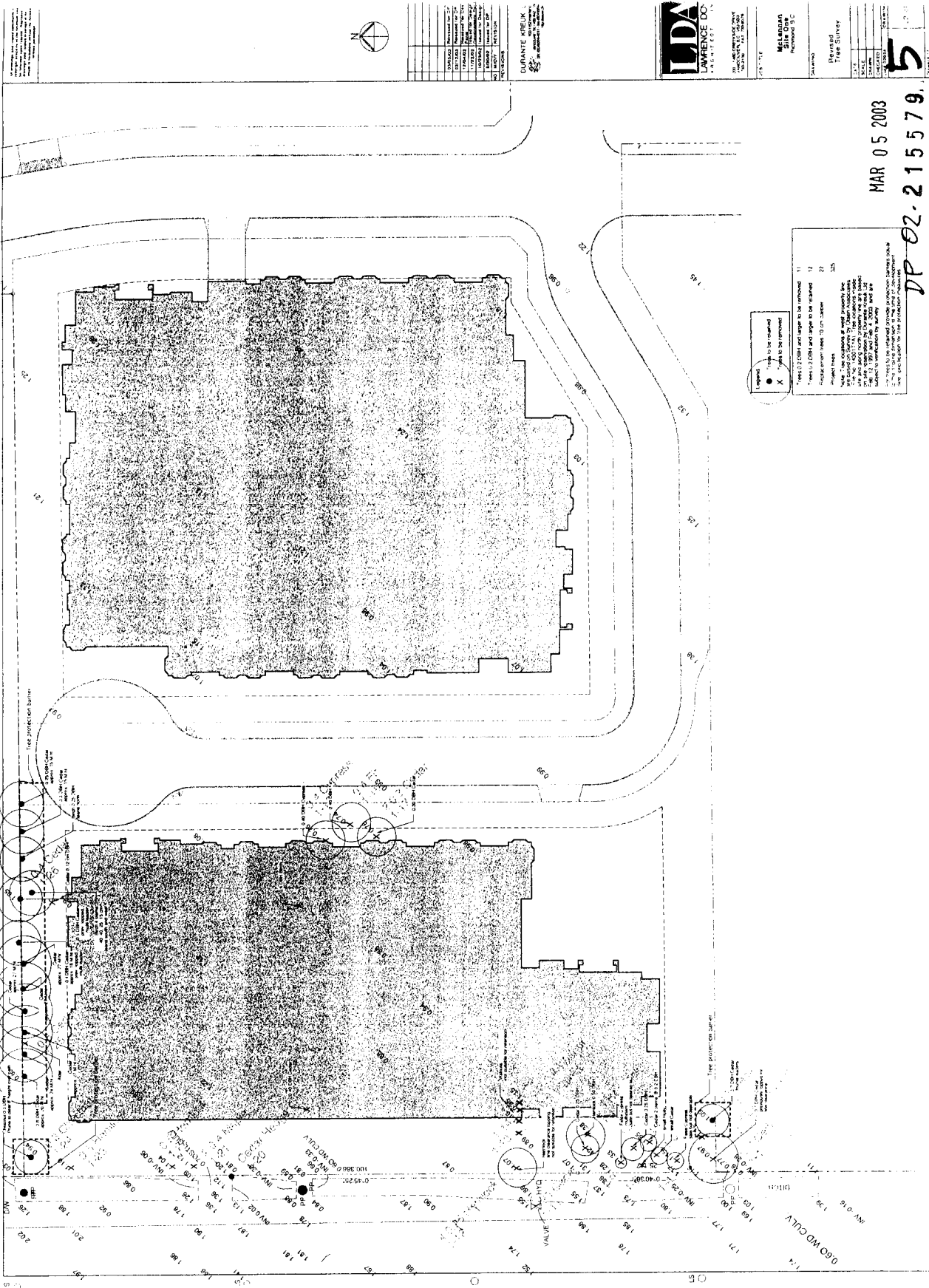
1. THE OWNER HAS REVIEWED THIS PLAN AND APPROVES IT FOR CONSTRUCTION.	DATE: 03/05/03
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MAR 05 2003
 DPO2 215579

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98	ISSUED FOR PERMIT	03/05/03	ML	ML
99	ISSUED FOR PERMIT	03/05/03	ML	ML
100	ISSUED FOR PERMIT	03/05/03	ML	ML

THIRD FLOOR PLAN
 SCALE 1" = 16'-0"





NO.	DESCRIPTION	DATE
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4
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7
8
9
10

GURANTE KREBK
 Surveyor
 1000 ...
 ...

LIDA
LAWRENCE D. ...
 ...

McLennan
 ...

Revised
 Tree Survey

5

Legend
 ● Tree to be retained
 ○ Tree to be removed
 X Tree to be preserved

Notes:
 1. Trees 12" DBH and larger to be retained
 2. Trees 12" DBH and larger to be retained
 3. Trees 12" DBH and larger to be retained
 4. Trees 12" DBH and larger to be retained
 5. Trees 12" DBH and larger to be retained
 6. Trees 12" DBH and larger to be retained
 7. Trees 12" DBH and larger to be retained
 8. Trees 12" DBH and larger to be retained
 9. Trees 12" DBH and larger to be retained
 10. Trees 12" DBH and larger to be retained

MAR 05 2003

DP 02-215579

McLennan County
 Sheriff's Office
 1000 West 11th Street
 Waco, Texas 76798
 (817) 771-2000



DATE	TIME	LOCATION	OFFICER	REMARKS

DURANTE KREJAK
 ARBORIST REPORT
 1000 West 11th Street
 Waco, Texas 76798
 (817) 771-2000

LLDA
LAWRENCE D. DOY
ARCHITECT
 1000 West 11th Street
 Waco, Texas 76798
 (817) 771-2000

McLENNAN COUNTY
 SHERIFF'S OFFICE
 1000 WEST 11TH STREET
 WACO, TEXAS 76798
 (817) 771-2000

PHOTOGRAPHS
 ARBORIST REPORT
 DATE: 03/05/2003
 TIME: 08:00
 LOCATION: 1000 WEST 11TH STREET
 OFFICER: [REDACTED]
 REPORT NO: 215579
 PAGE 1 OF 1

7



PHOTO 1.6 Garden City Road Frontage

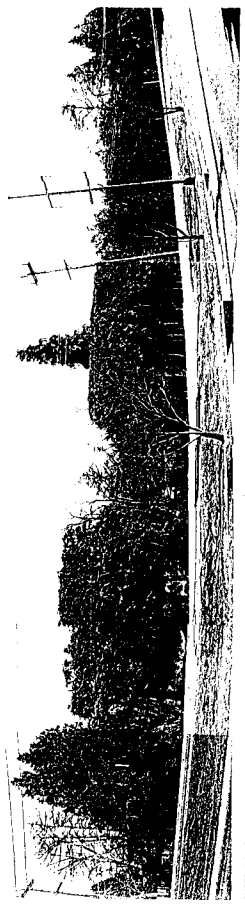


PHOTO 1.8 Garden City Road Frontage

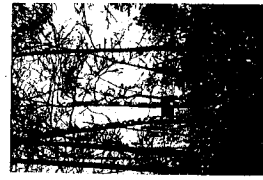


PHOTO 2.8 Open Woodland Forest Site 1



PHOTO 2.4 Open Woodland Forest Site 2



PHOTO 1.6 Tree 1.14



PHOTO 1.8 Tree 1.14



PHOTO 1.2 Trees 1.12, 1.13



PHOTO 2.4 Abena Road Frontage



PHOTO 3.4 Tree 3.15

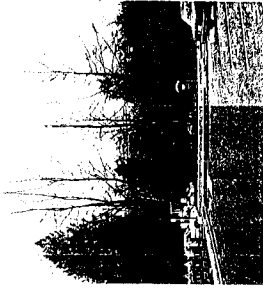


PHOTO 3.6 Trees 3.1, 3.1, 3.1

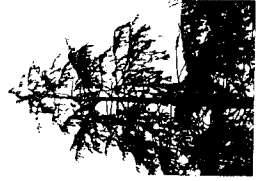


PHOTO 3.5 Tree 3.4

MAR 05 2003

DP 02-215579

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	DATE
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4	ISSUED FOR PERMITTING	03/05/2003
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8	ISSUED FOR PERMITTING	03/05/2003
9	ISSUED FOR PERMITTING	03/05/2003
10	ISSUED FOR PERMITTING	03/05/2003

QUERANTE KIRLIK
 ARCHITECTS
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW: WWW.QKARCHITECTS.COM

LDA
 LAWRENCE DOTY
 ARCHITECTS
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW: WWW.LDAARCHITECTS.COM

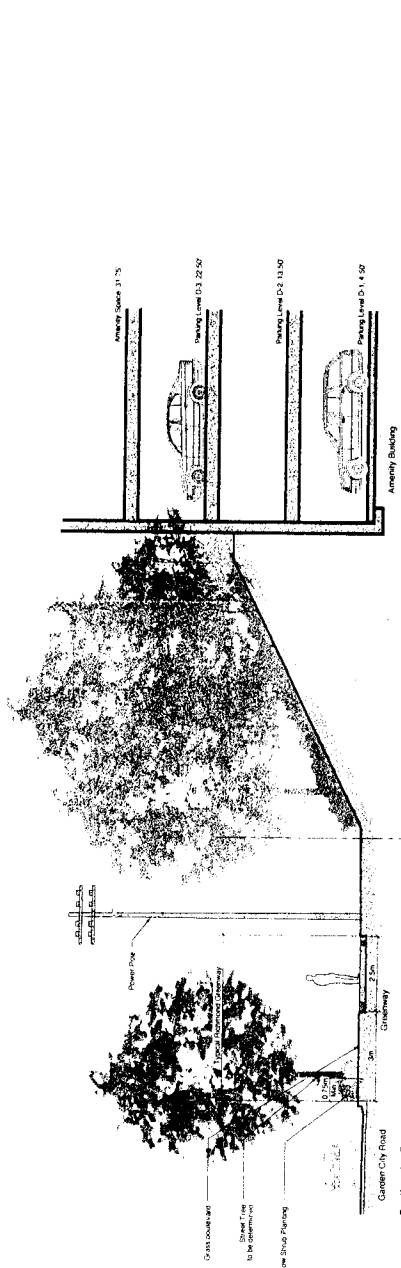
M. Cleemann
 M. Cleemann
 ARCHITECT
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW: WWW.MCLEEMANNARCHITECTS.COM

SECTIONS	
SECTION 1	Berm at Garden City Edge
SECTION 2	West Rooftop Garden, Common Green Area looking North
SECTION 3	West Rooftop Garden, Playground & Common Green looking North

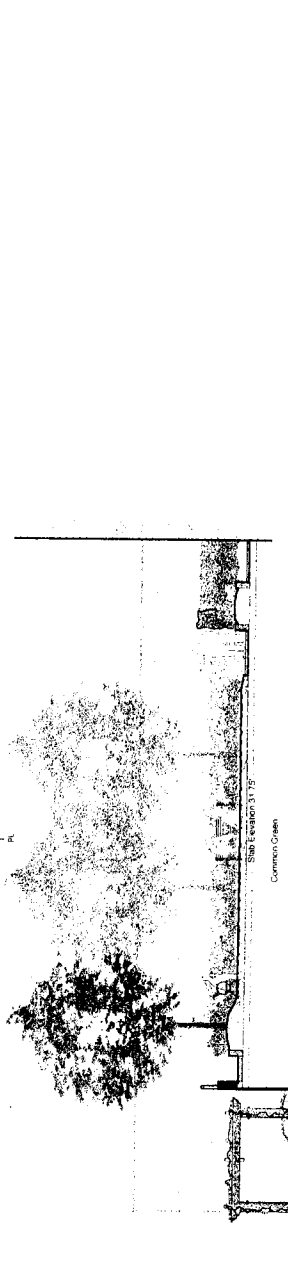
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MAR 05 2003

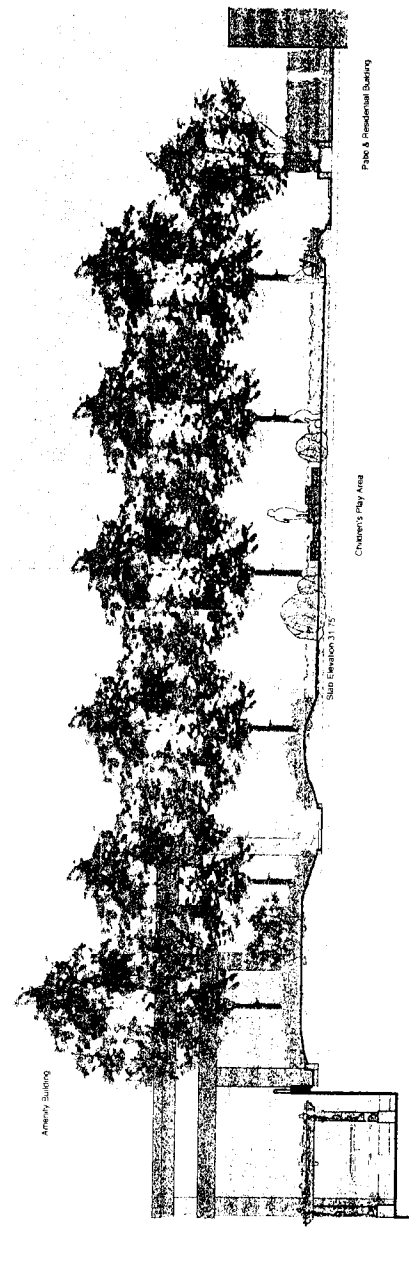
DP02-215579



Section 1 Berm at Garden City Edge



Section 2 West Rooftop Garden, Common Green Area looking North



Section 3 West Rooftop Garden, Playground & Common Green looking North

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

NO.	DATE	DESCRIPTION
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3	11/15/02	REVISION
4	11/15/02	REVISION
5	11/15/02	REVISION
6	11/15/02	REVISION
7	11/15/02	REVISION
8	11/15/02	REVISION
9	11/15/02	REVISION
10	11/15/02	REVISION

DURANTE KREIK
 ARCHITECTS
 1000 W. 10TH ST.
 SUITE 200
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 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.DURANTEKREIK.COM

LDA
 LAWRENCE DORR
 ARCHITECTS
 1000 W. 10TH ST.
 SUITE 200
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112
 WWW.LDA-ARCHITECTS.COM

SECTION
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NO.	DATE	DESCRIPTION
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2	11/15/02	REVISION
3	11/15/02	REVISION
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7	11/15/02	REVISION
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10	11/15/02	REVISION

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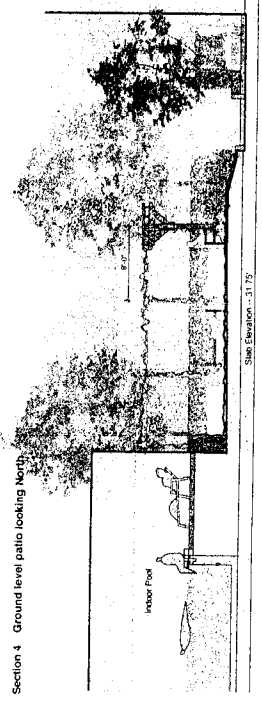
MAR 05 2003

DP 02.215579

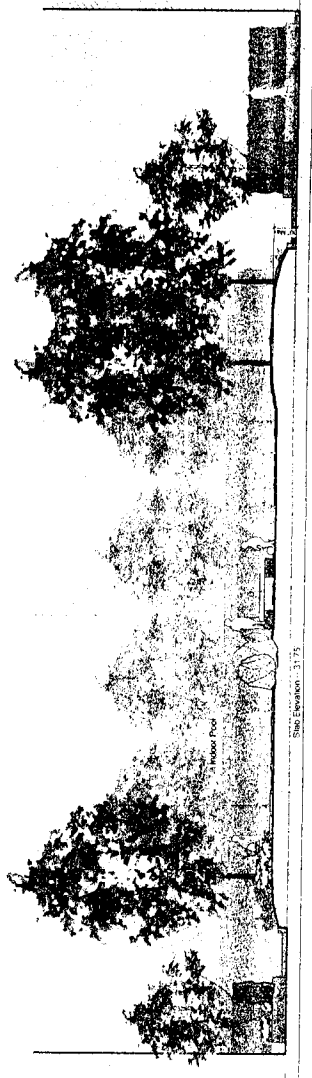
9



Section 4 - Ground level patio looking North



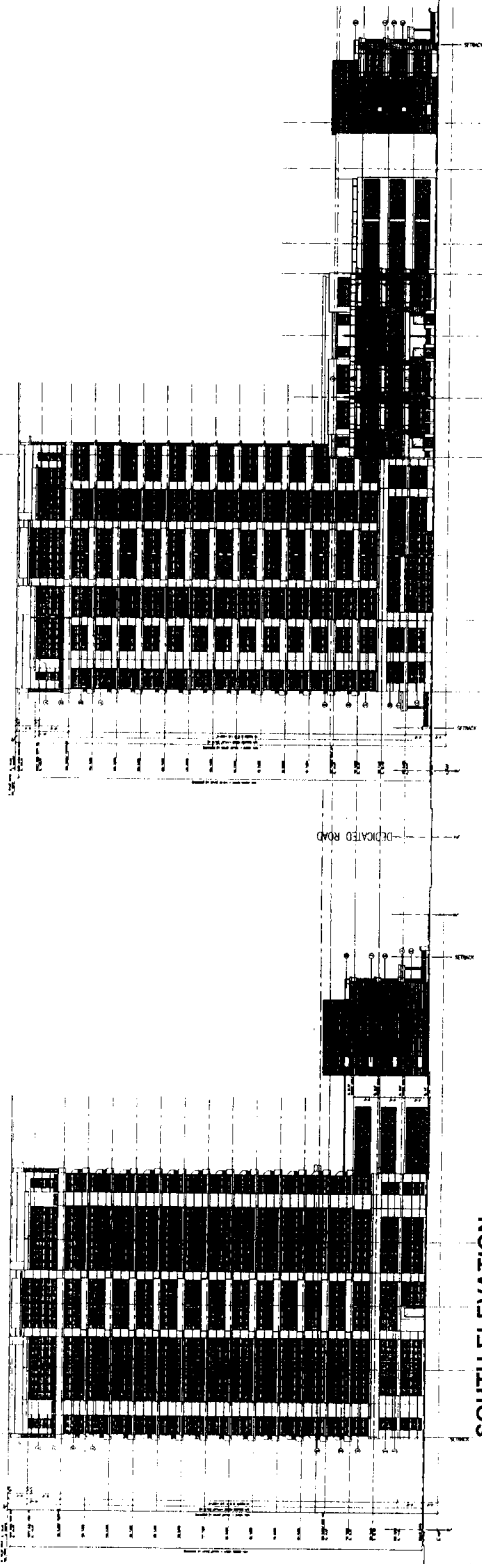
Section 5 - East Rooftop Garden, Pergola & Pool looking South



Section 6 - East Rooftop Garden, Children's play area looking North

TOWER B

TOWER C

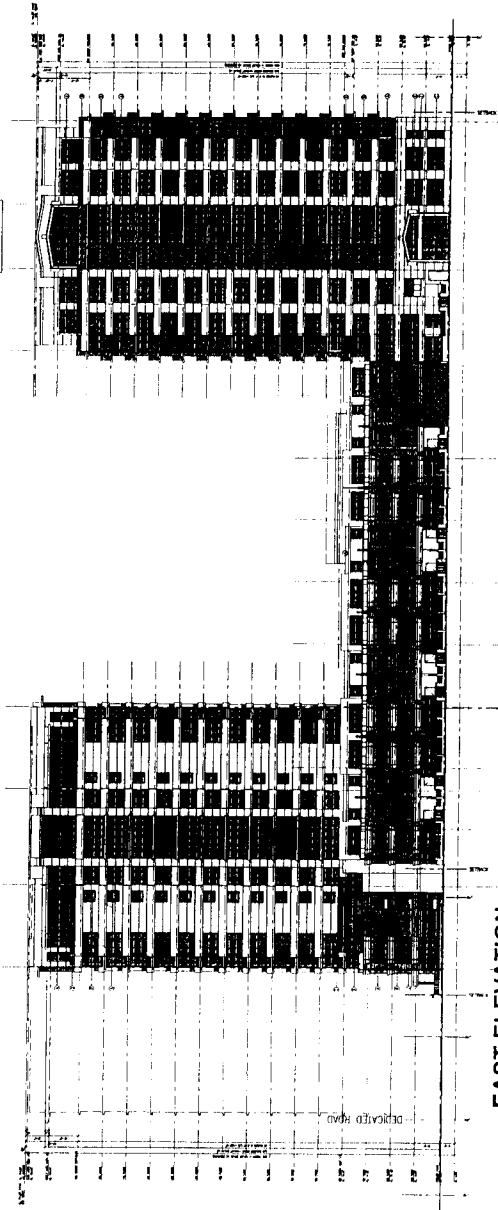


SOUTH ELEVATION

SCALE: 1" = 16'-0"

TOWER C

TOWER D



EAST ELEVATION

SCALE: 1" = 16'-0"

- GENERAL NOTES**
1. SEE SHEET 02 FOR SITE PLAN
 2. SEE SHEET 03 FOR SECTION
 3. SEE SHEET 04 FOR SECTION
 4. SEE SHEET 05 FOR SECTION
 5. SEE SHEET 06 FOR SECTION
 6. SEE SHEET 07 FOR SECTION
 7. SEE SHEET 08 FOR SECTION
 8. SEE SHEET 09 FOR SECTION
 9. SEE SHEET 10 FOR SECTION
 10. SEE SHEET 11 FOR SECTION



McLennan Nor...
SOUTH ELEVATION &
EAST ELEVATION

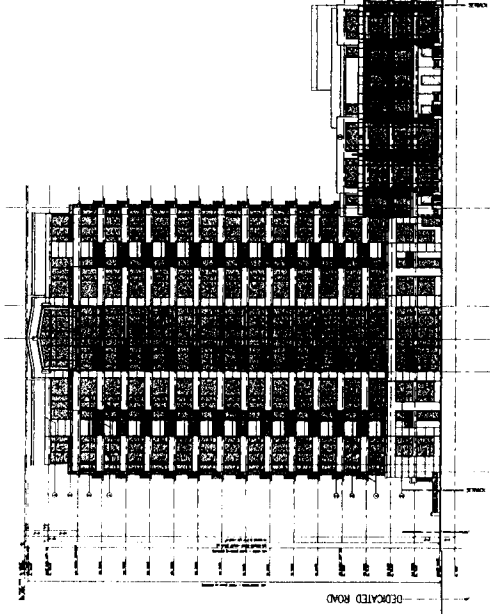
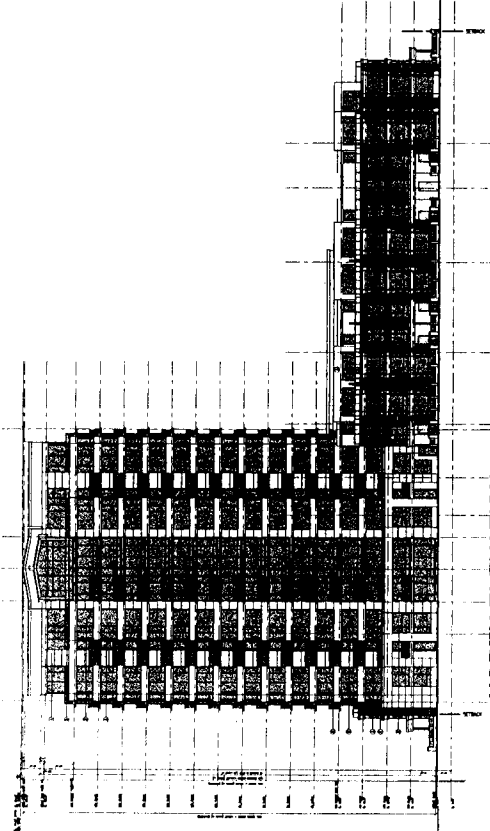
MAR 05 2003

DP 02 - 215579

11 A-1

TOWER D

TOWER A

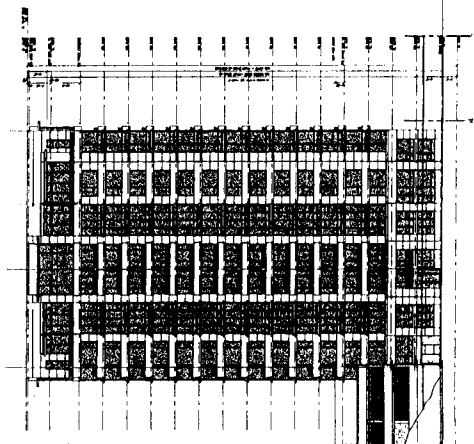
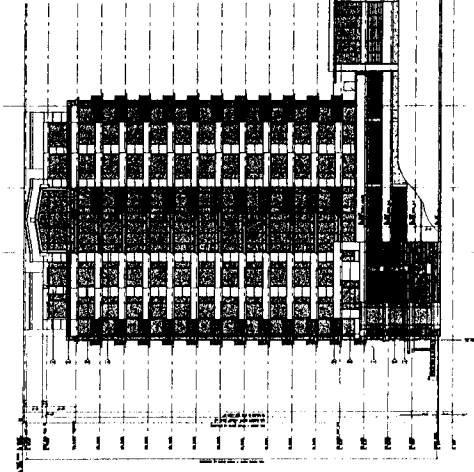


NORTH ELEVATION

SCALE: 1" = 16'-0"

TOWER A

TOWER B



WEST ELEVATION

SCALE: 1" = 16'-0"

- REVISIONS:
- 1. DATE: 03/05/03
 - 2. BY: [Signature]
 - 3. DESCRIPTION: [Text]
 - 4. DATE: 03/05/03
 - 5. BY: [Signature]
 - 6. DESCRIPTION: [Text]
 - 7. DATE: 03/05/03
 - 8. BY: [Signature]
 - 9. DESCRIPTION: [Text]
 - 10. DATE: 03/05/03
 - 11. BY: [Signature]
 - 12. DESCRIPTION: [Text]

NO.	DATE	DESCRIPTION
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9	03/05/03	ISSUED FOR PERMIT
10	03/05/03	ISSUED FOR PERMIT
11	03/05/03	ISSUED FOR PERMIT
12	03/05/03	ISSUED FOR PERMIT

LDA
 LAWRENCE DOYLE
 ARCHITECT INC.
 100 - 1400 GARDEN ST.
 SUITE 200
 GARDEN CITY, NY 11530
 TEL: 516-466-7300
 FAX: 516-466-7301
 WWW.LDA-ARCHITECT.COM

McLennan Nordt
 ARCHITECTS, P.C.
 NORTH ELEVATION &
 WEST ELEVATION

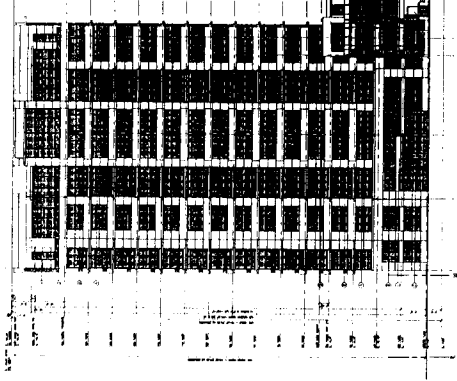
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 DRAWING NO: DP02-215579
 SHEET NO: 12
 OF: A-1c

MAR 05 2003
 DP02-215579

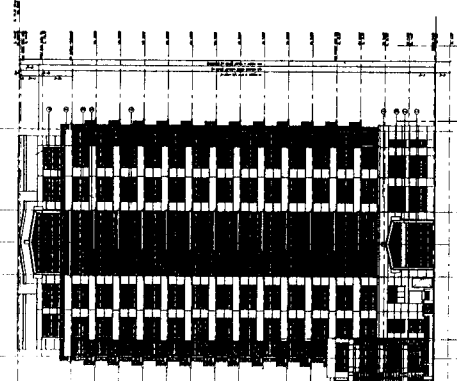
GARDEN CITY ROAD

ROAD

TOWER B



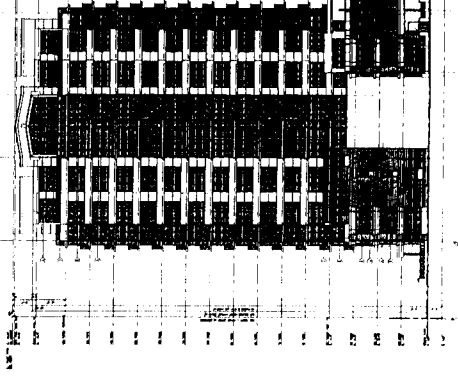
TOWER A



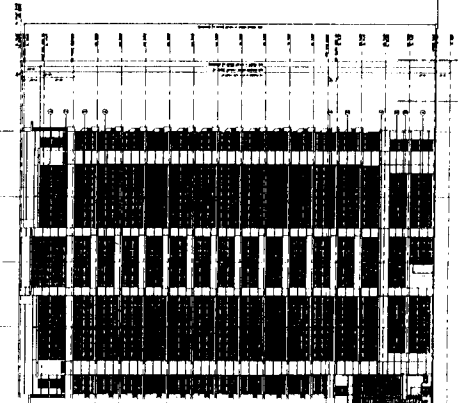
EAST ELEVATION
SCALE: 1" = 16'-0"

- LEGEND
- 1. FINISH: BRICK
 - 2. FINISH: GLASS
 - 3. FINISH: CONCRETE
 - 4. FINISH: METAL PANELS
 - 5. FINISH: TERRAZZO
 - 6. FINISH: STONE
 - 7. FINISH: WOOD
 - 8. FINISH: PLASTER
 - 9. FINISH: PAINT
 - 10. FINISH: OTHER

TOWER D



TOWER C



WEST ELEVATION
SCALE: 1" = 16'-0"

DEDICATED ROAD

MAR 05 2003

DP02-215579

13 A-15



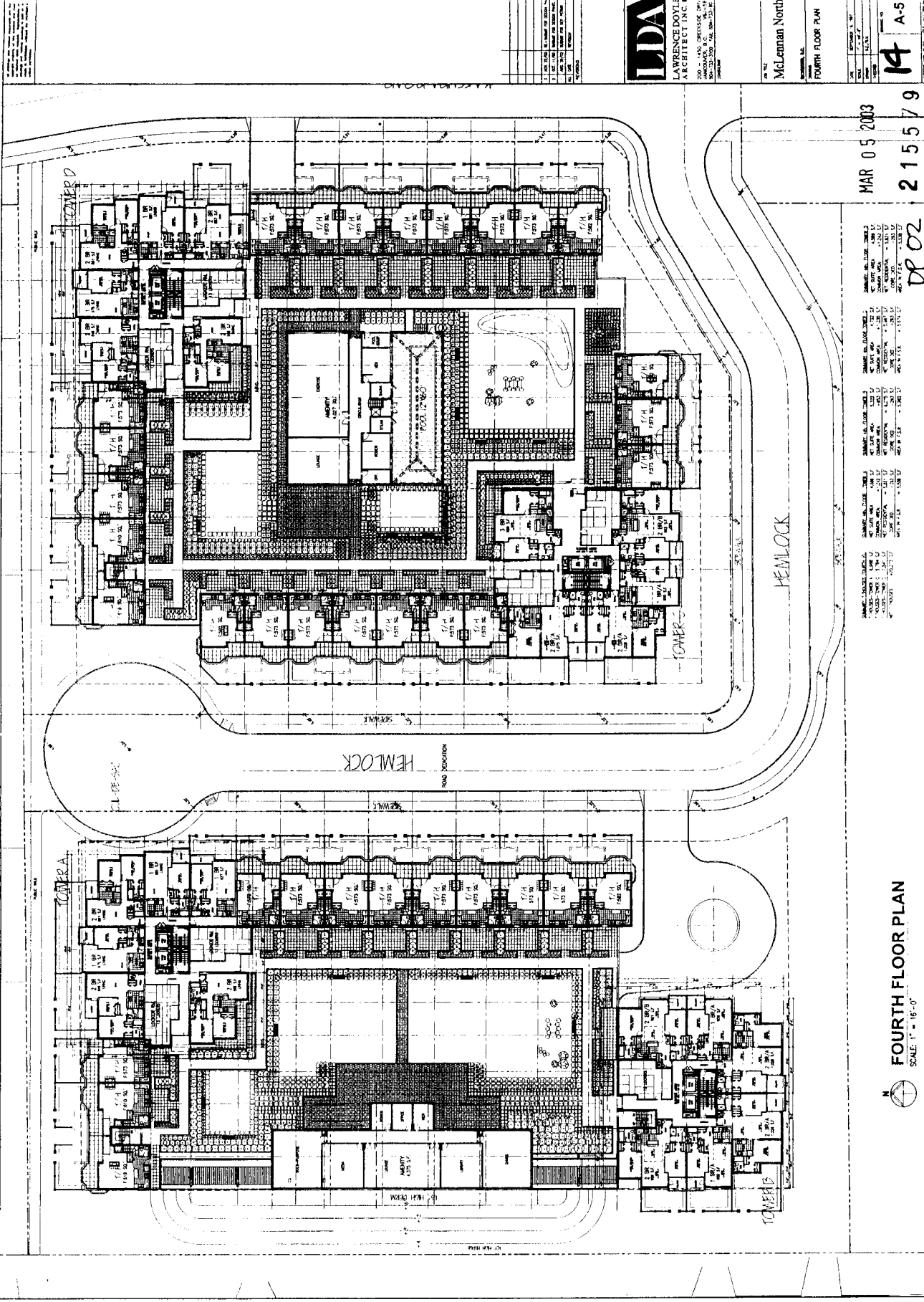
LAWRENCE DOYLE
ARCHITECT INC

McLennan North

EAST ELEVATION &
WEST ELEVATION

DATE	11/11/02
BY	JLD
CHECKED	JLD
SCALE	1" = 16'-0"
PROJECT	DP02-215579
SHEET	13 A-15

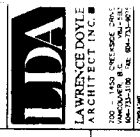
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DATE	11/11/02
BY	JLD
CHECKED	JLD
SCALE	1" = 16'-0"
PROJECT	DP02-215579
SHEET	13 A-15



MAR 05 2003
 215579

DP 02

NO.	DESCRIPTION	AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	OFFICE	1,200	1,200
2	CONFERENCE	800	2,000
3	RECEPTION	400	2,400
4	RESTROOM	200	2,600
5	STORAGE	1,000	3,600
6	MECHANICAL	1,000	4,600
7	LOBBY	1,000	5,600
8	CORRIDOR	1,000	6,600
9	STAIR	1,000	7,600
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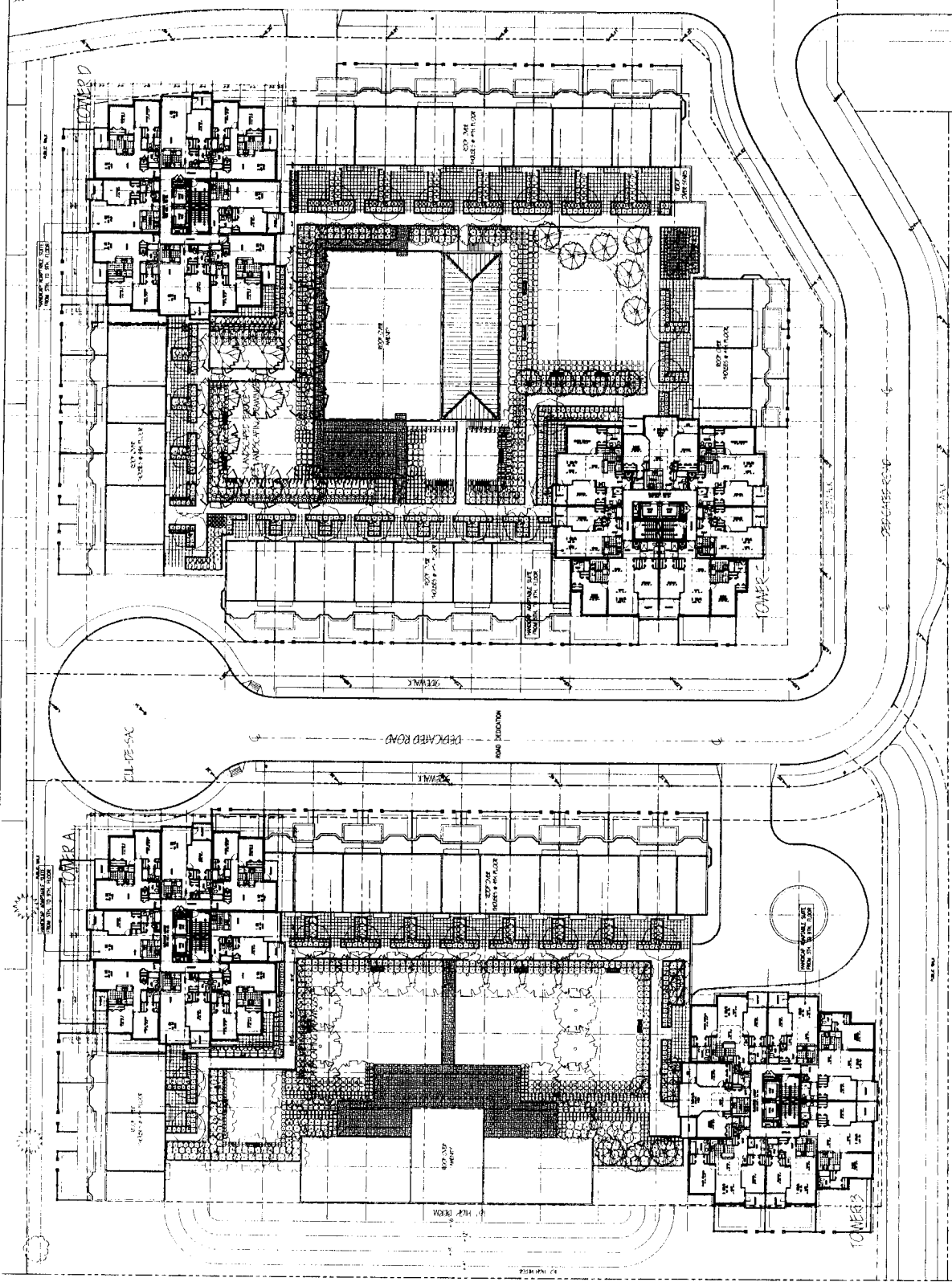


McLennan North
FIFTH FLOOR PLAN

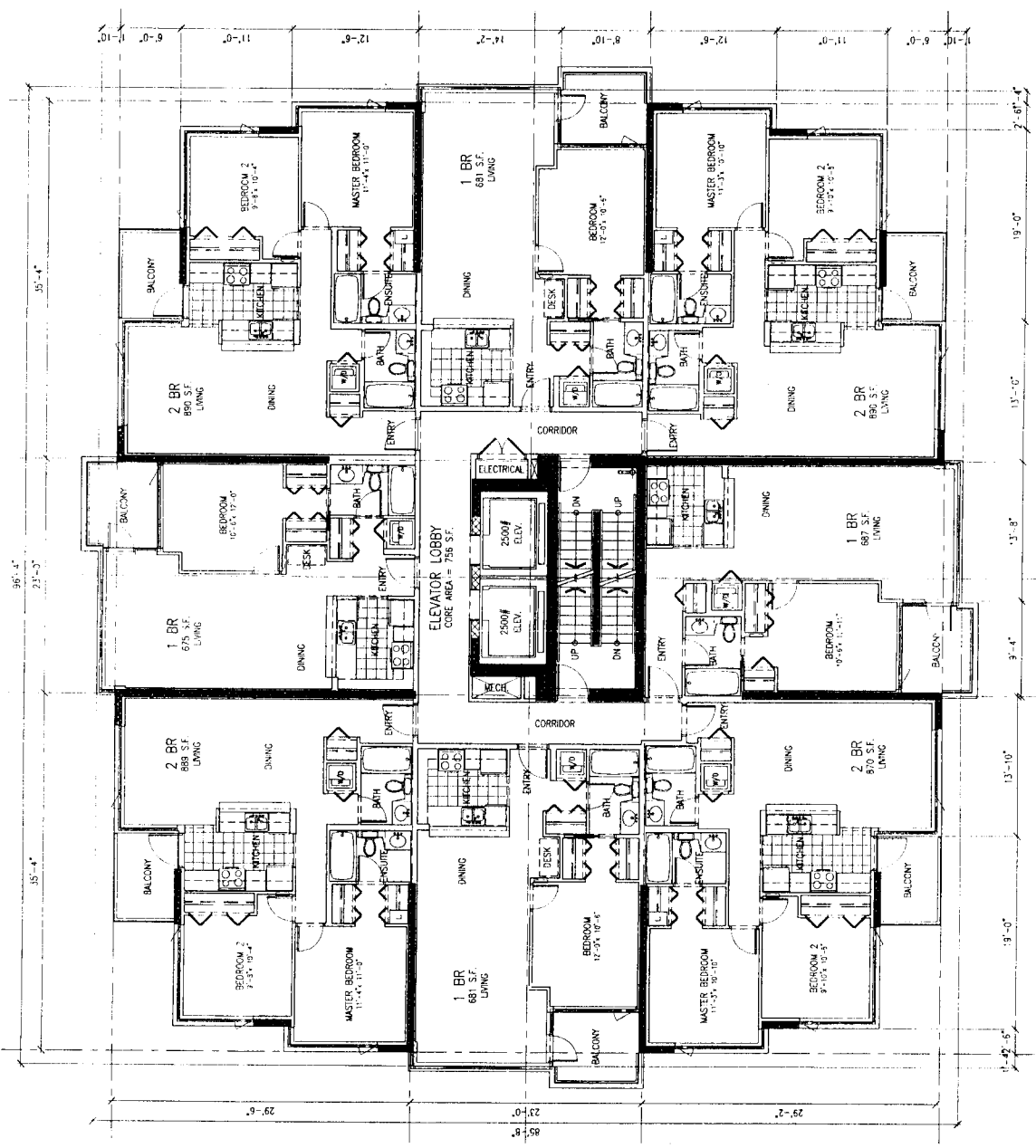
DATE	15
PROJECT NO.	A-6
SCALE	
DESIGNER	
CHECKER	
DATE	

TOFF

MAR 05 2008
DP 02-215579



FIFTH FLOOR PLAN (TYPICAL)
SCALE: 1" = 16'-0"



1. NO. 001	2. NO. 002	3. NO. 003	4. NO. 004	5. NO. 005	6. NO. 006	7. NO. 007	8. NO. 008	9. NO. 009	10. NO. 010	11. NO. 011	12. NO. 012	13. NO. 013	14. NO. 014	15. NO. 015	16. NO. 016	17. NO. 017	18. NO. 018	19. NO. 019	20. NO. 020	

LDA
LAWRENCE DOYLE ARCHITECTURE INC.
 1000 AVENUE OF THE STARS
 SUITE 1200 FIVE BRANCHES
 WASHINGTON, D.C. 20004
 PHONE: 202-336-7500 FAX: 202-336-7501

McLennan North
 TOWERS A & D
 5th TO 15th LEVEL
 TYPICAL FLOOR PLAN

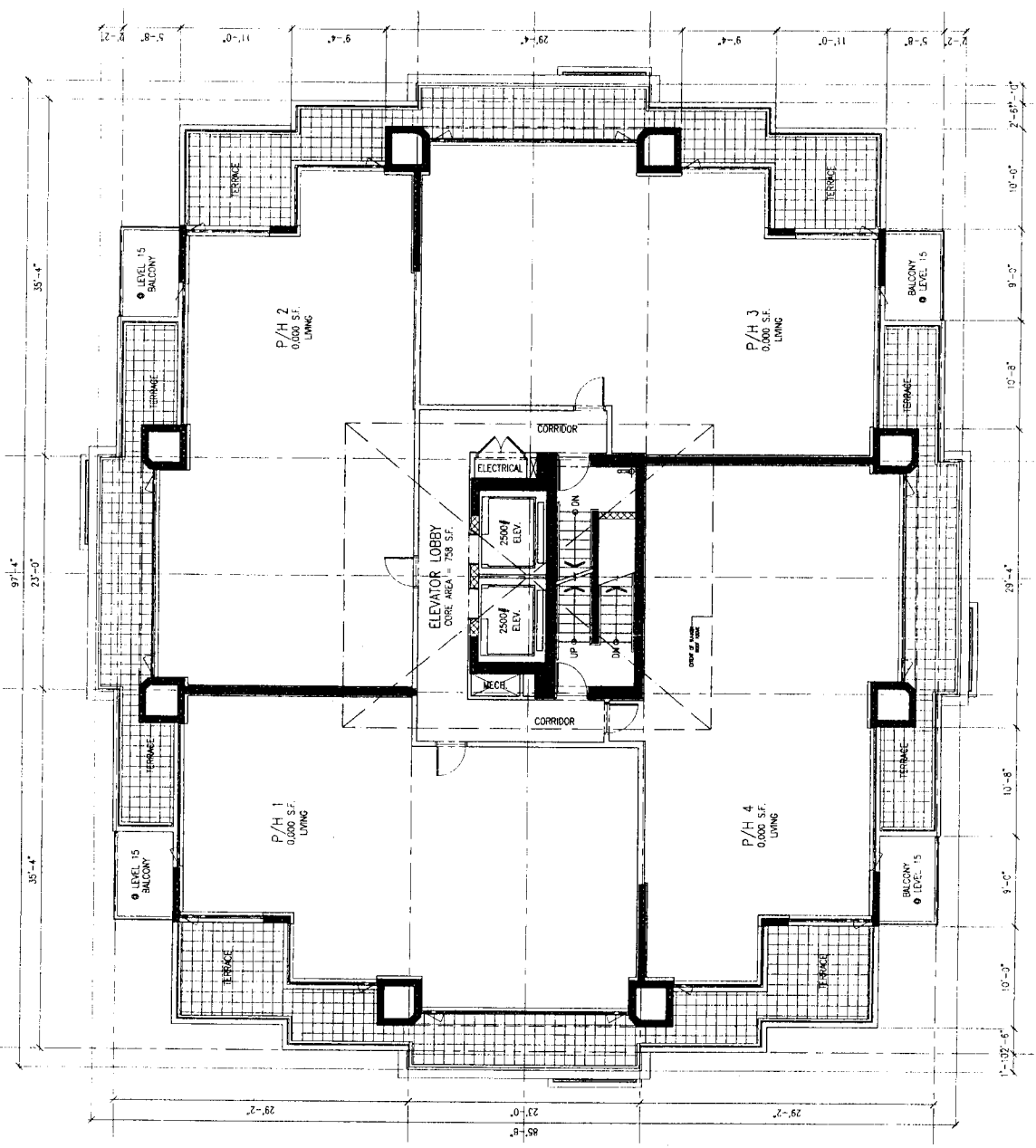
DATE: 03/05/2003
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 215579
 SHEET NO.: A-7

MAR 05 2003

SUMMARY: TYPICAL FLOOR TOWER A
 5th TO 15th FLOORS (x 11)
 NET SUITE AREA = 6,241 S.F.
 COMMON AREA = 4,756 S.F.
 NET RESIDENTIAL = 6,997 S.F.
 CORE DED. = 293 S.F.
 AREA N.P.S.R. = 6,704 S.F.

TOWERS A & D
TYPICAL FLOOR PLAN - 5th. TO 15th. FLOORS (x11 FLOORS)
 SCALE: 1/4" = 1'-0"

215579



MAR 05 2003

SUMMARY: S.H. FLOORE, JONES, L.A.

NET SUITE AREA	5,559 S.F.
COMMON AREA	+ 703 S.F.
NET RESIDENTIAL	= 6,262 S.F.
CORE BLDG.	= -293 S.F.
AREA N.F.S.R.	= 5,969 S.F.

215013

TOWERS A & D
16TH. FLOOR PLAN - PENTHOUSE LEVEL
 SCALE: 1/4" = 1'-0"



LDA
 LAWRENCE DORR ARCHITECTS
 1000 AVENUE OF THE STARS, SUITE 1000
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McLennan North
 1000 AVENUE OF THE STARS, SUITE 1000
 FORT MYERS, FLORIDA 33902
 TEL: 888-222-5555 FAX: 888-222-5556

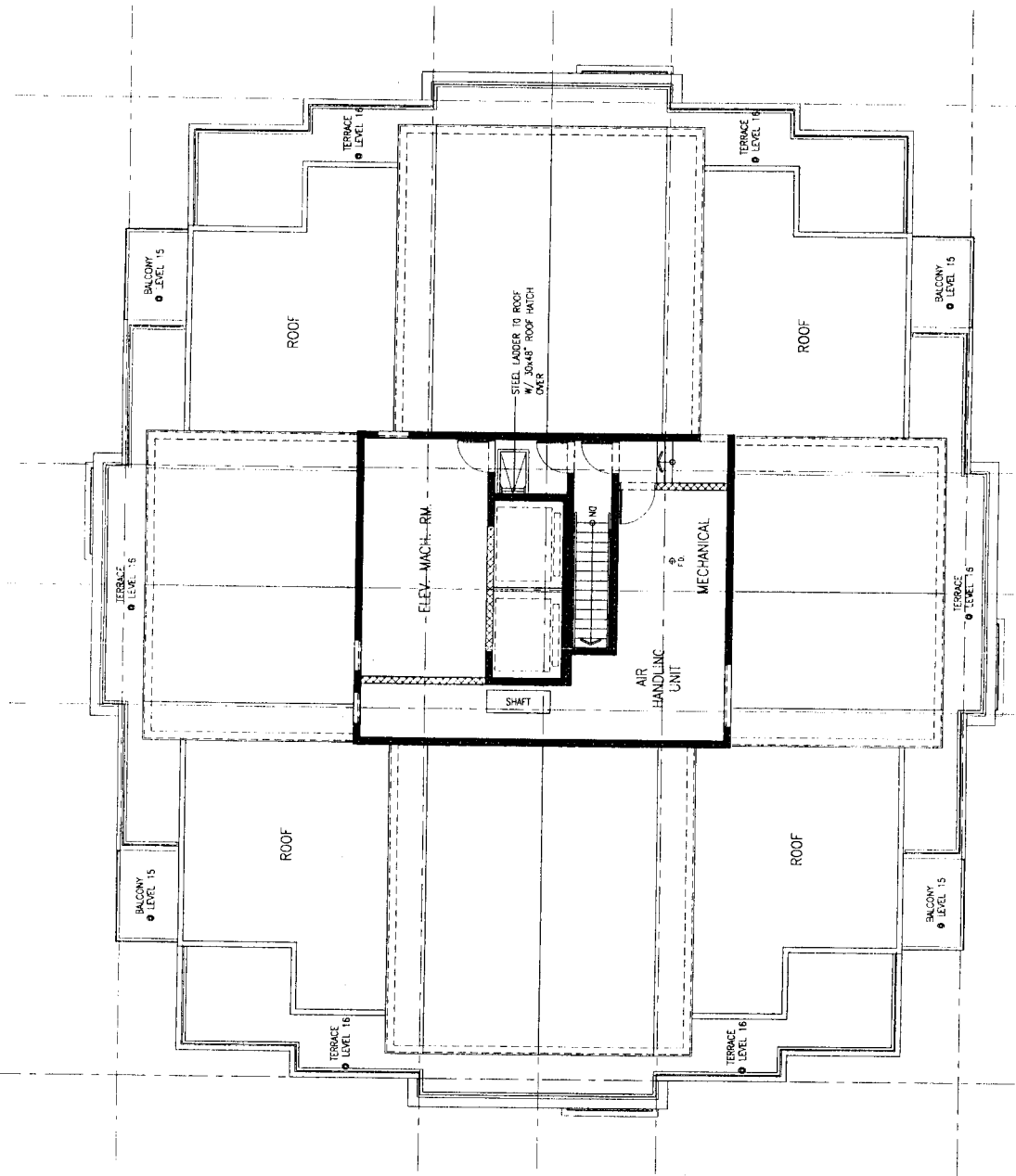
TOWERS A & D
 16TH. FLOOR PLAN
 PENTHOUSE LEVEL

DATE: 03/05/03
 DRAWN BY: JLD
 CHECKED BY: JLD
 PROJECT NO.: 215013
 SHEET NO.: A-8

MAR 05 2003

215579

TOWERS A & D
ROOF PLAN
SCALE: 1/4" = 1'-0"

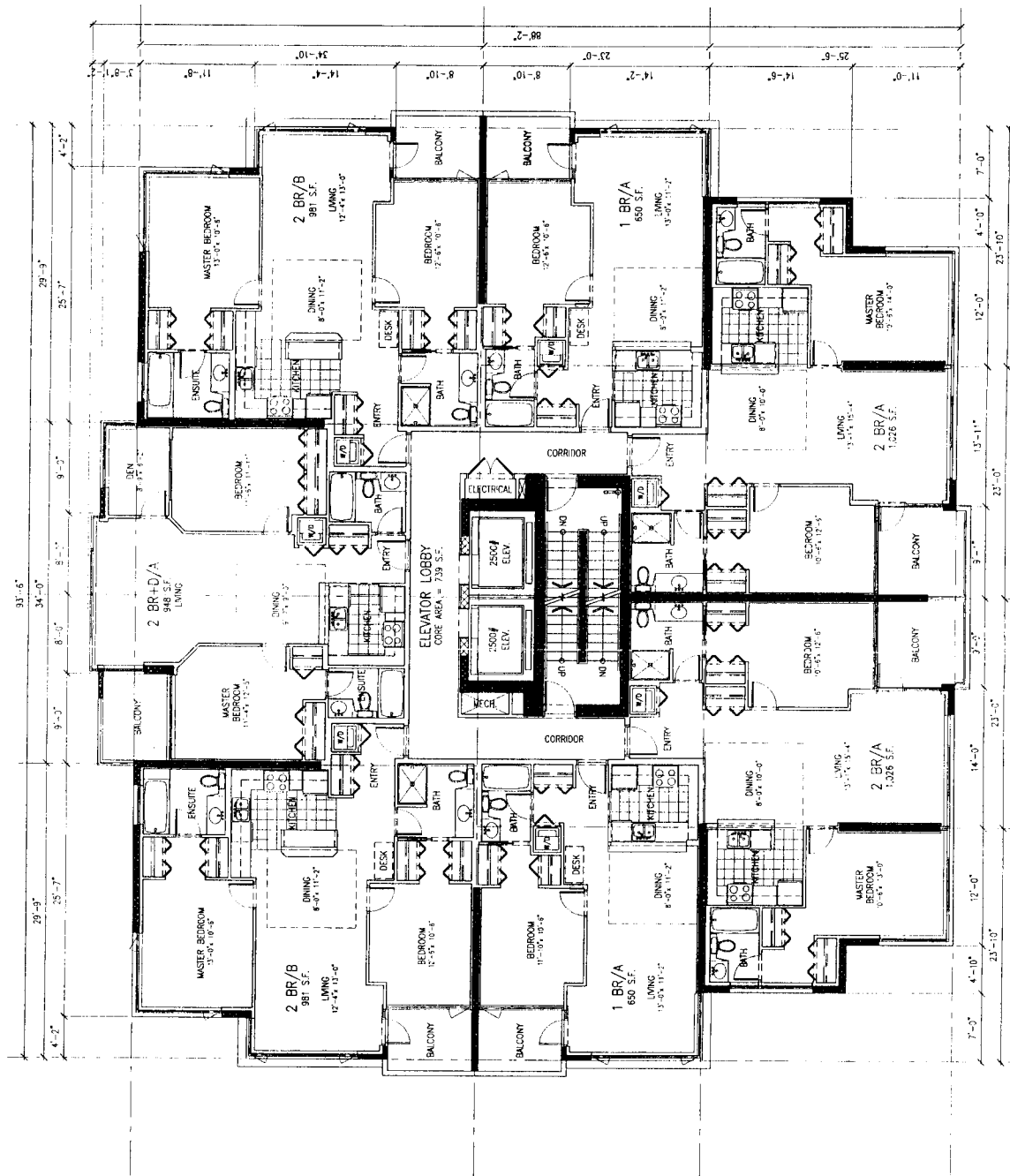


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3	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE ENGINEER	10
4	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE CONTRACTOR	10
5	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE OWNER	10
6	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE ARCHITECT'S REVIEW	10
7	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE ENGINEER'S REVIEW	10
8	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE CONTRACTOR'S REVIEW	10
9	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE OWNER'S REVIEW	10
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11	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE ENGINEER'S REVIEW	10
12	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE CONTRACTOR'S REVIEW	10
13	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE OWNER'S REVIEW	10
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16	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE CONTRACTOR'S REVIEW	10
17	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE OWNER'S REVIEW	10
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23	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE ENGINEER'S REVIEW	10
24	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE CONTRACTOR'S REVIEW	10
25	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE OWNER'S REVIEW	10
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33	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE OWNER'S REVIEW	10
34	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE ARCHITECT'S REVIEW	10
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49	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE OWNER'S REVIEW	10
50	NO. OF SETS OF DRAWINGS TO BE MADE FOR THE ARCHITECT'S REVIEW	10

LDA
LAWRENCE DOYLE
ARCHITECT INC
200 W. 140th Street, Suite 200
New York, NY 10032
Tel: 212-261-1000
Fax: 212-261-1001

McLennan North
TOWERS A & D
ELEV. MACH. RM./MECH.
ROOF PLAN

A-9



TOWERS B & C
 TYPICAL FLOOR PLAN
 5th. TO 15th. LEVEL
 SCALE: 1/4" = 1'-0"
 DATE: MAR 05 2003
 PROJECT NO: 215579

TOWERS B & C
 TYPICAL FLOOR PLAN - 5th. TO 15th. FLOORS (x11 FLOORS)
 SCALE: 1/4" = 1'-0"
 DATE: MAR 05 2003
 PROJECT NO: 215579

Summary: TYPICAL FLOOR, TOWER B
 5th. TO 15th. FLOOR (x 11)
 NET SUITE AREA = 8,258 S.F.
 COMMON AREA = 4,739 S.F.
 NET RESIDENTIAL = 6,897 S.F.
 CORE DEED = -293 S.F.
 AREA N.F.S. = 5,704 S.F.

LDA
 LAWRENCE DOTT
 ARCHITECTS
 1000 W. 15th St., Suite 100
 Fort Lauderdale, FL 33304
 TEL: 954-333-1100 FAX: 954-333-1102

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 1000 W. 15th St., Suite 100
 Fort Lauderdale, FL 33304
 TEL: 954-333-1100 FAX: 954-333-1102

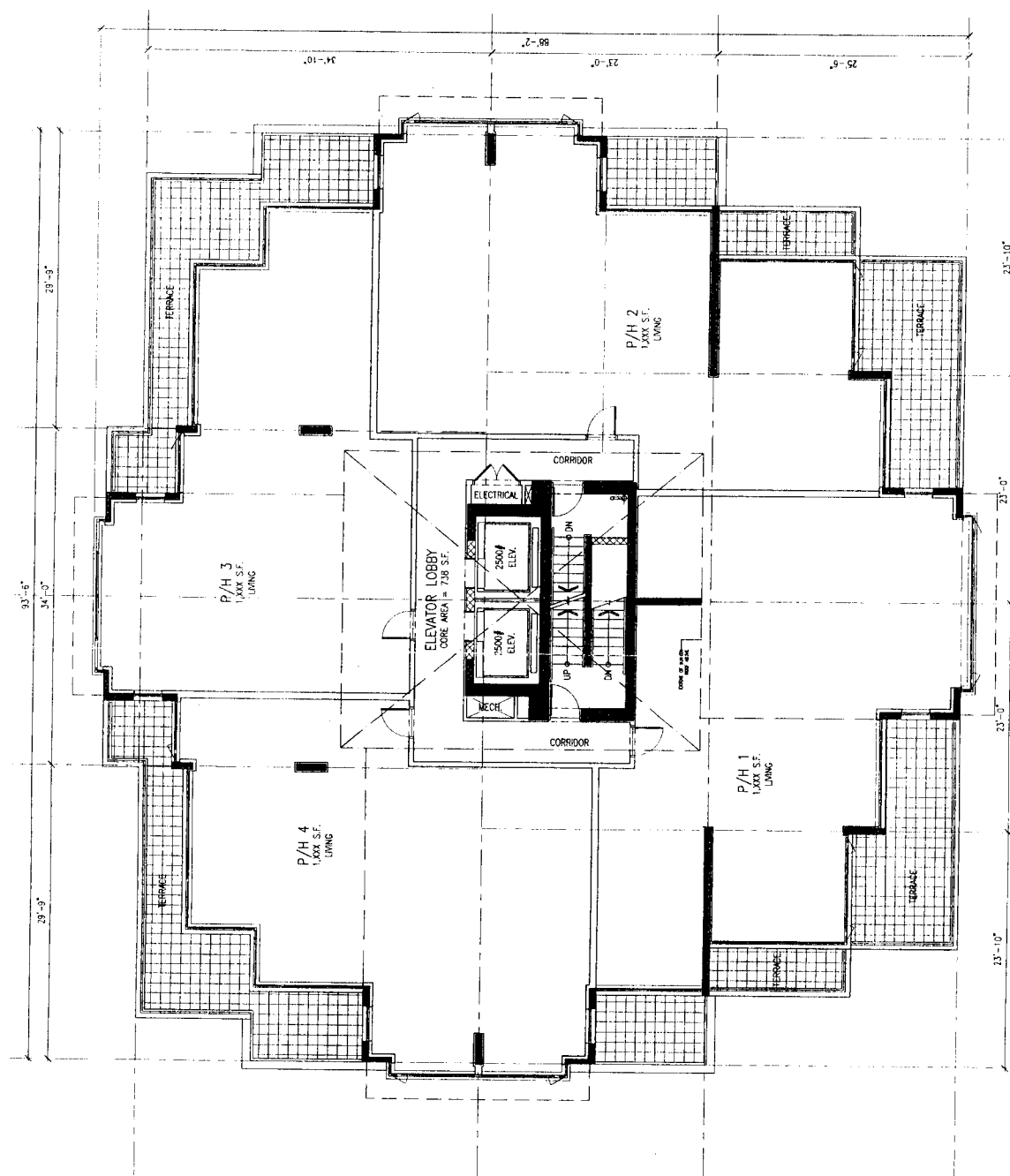
Tower B
 Tower C

Tower B
 Tower C

Tower B
 Tower C

Tower B
 Tower C

Tower B
 Tower C



**TOWERS B & C
16TH FLOOR PLAN - PENTHOUSE LEVEL**

NO.	DESCRIPTION	AREA (S.F.)
1	NET SUITE AREA	5,494 S.F.
2	COMMON AREA	7,158 S.F.
3	NET RESIDENTIAL	6,232 S.F.
4	CORE DD.	-793 S.F.
5	AREA IN F.S.R.	= 5,339 S.F.

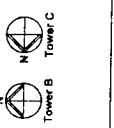
**TOWERS B & C
16TH FLOOR PLAN - PENTHOUSE LEVEL**

MAR 05 2003

215579

**TOWERS B & C
16TH FLOOR PLAN - PENTHOUSE LEVEL**

SCALE: 1/4" = 1'-0"



McLennan North

LDA
LAWRENCE DOYLE
ARCHITECT INC.

200 - 1450 SHEPPARD AVE. E.
SUITE 1000
SCARBOROUGH, ONT. M1B 3Y9

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	02/20/03
2	ISSUED FOR CONSTRUCTION	03/05/03
3	AS NOTED	
4	AS NOTED	
5	AS NOTED	
6	AS NOTED	
7	AS NOTED	
8	AS NOTED	
9	AS NOTED	
10	AS NOTED	
11	AS NOTED	
12	AS NOTED	
13	AS NOTED	
14	AS NOTED	
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16	AS NOTED	
17	AS NOTED	
18	AS NOTED	
19	AS NOTED	
20	AS NOTED	