



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To DP. Apr 16, 2003

To: Development Permit Panel **Date:** March 26, 2003
From: Joe Erceg
 Manager, Development Applications **File:** DP 02-215579
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
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 Ferndale 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@crissey.com 604-683-7690
E-mail Fax

Property Owner(s) Signature(s): _____

OR

Authorized Agent's Signature: _____
Attach Letter of Authorization

Please print name

CHRIS TURCOTTE
Please print name

AC

For Office Use

Date Received: Sept 3, 2002

Application Fee: \$ 15750.00

File No.: OP 02-215579
Only assign if application is complete

Receipt No.: 17-0001007



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

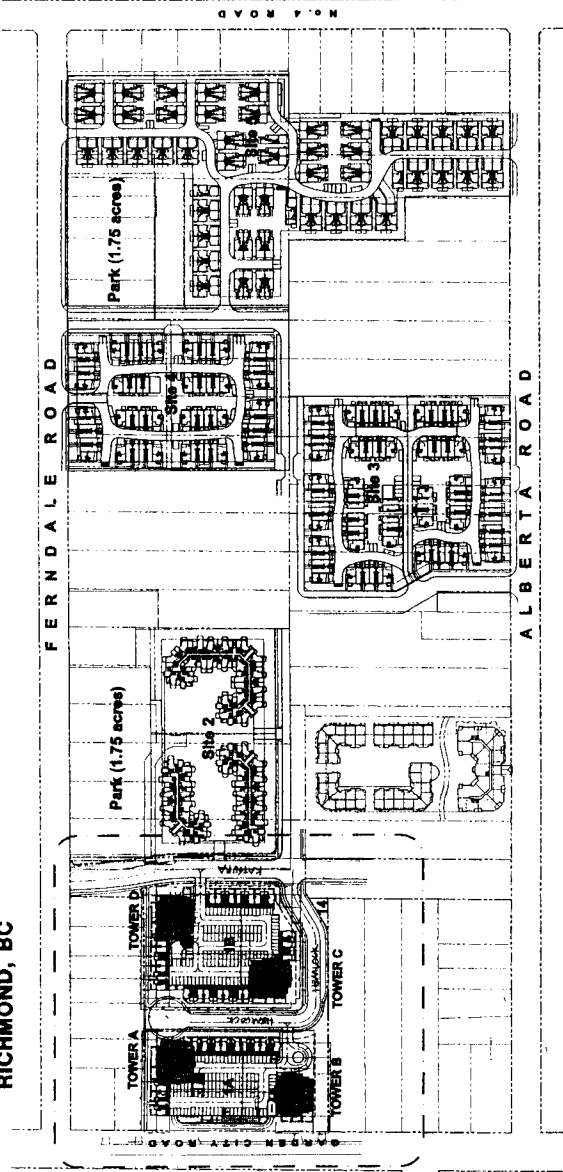
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

McLennan North

RICHMOND, BC



SITE PLAN

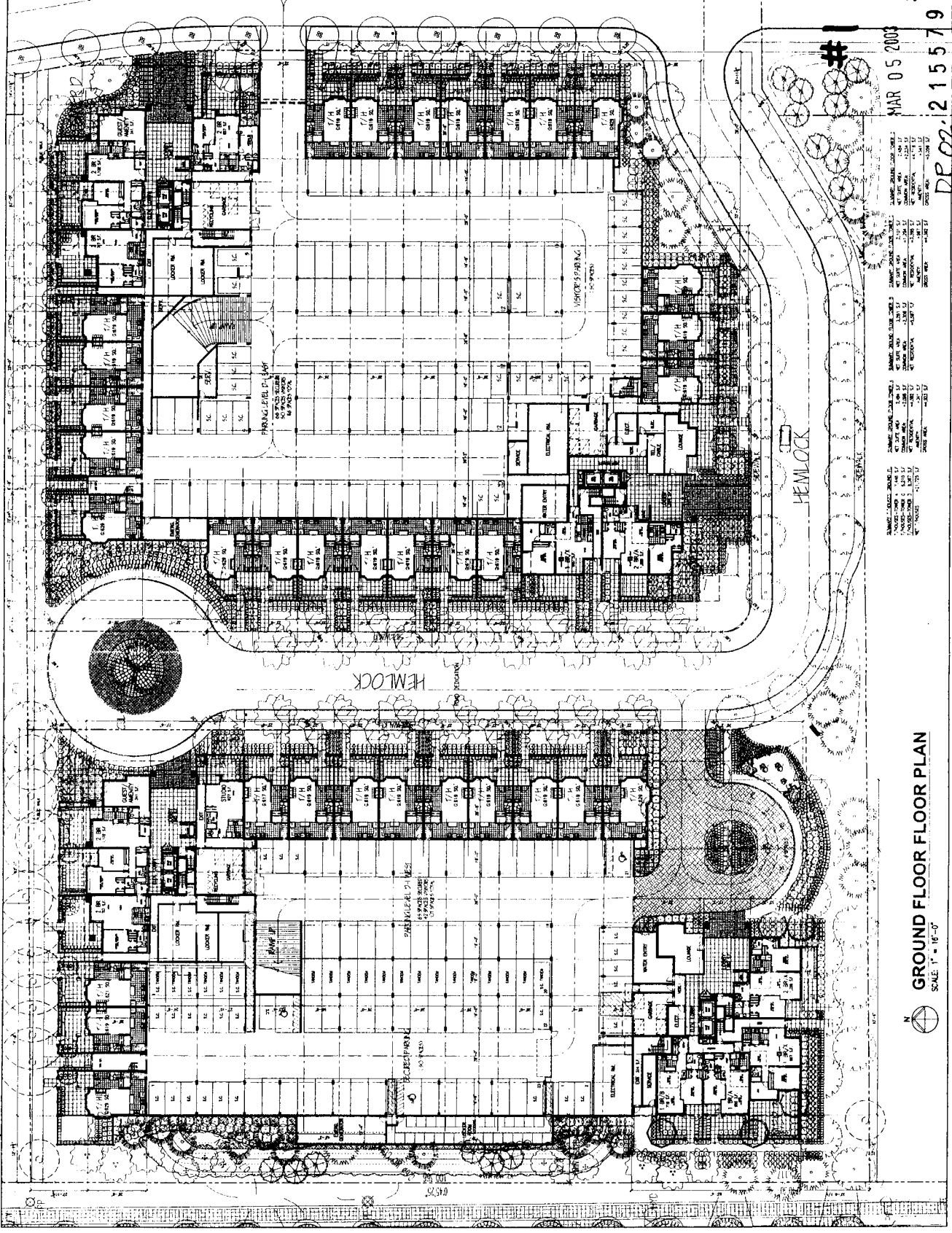
SCALE: 1" = 100'-0"

LEVEL	AREA (SQ FT)	AREA (SQ M)	PERCENT
LEVEL 1	110,000	10,117	11.00%
LEVEL 2	110,000	10,117	11.00%
LEVEL 3	110,000	10,117	11.00%
LEVEL 4	110,000	10,117	11.00%
LEVEL 5	110,000	10,117	11.00%
LEVEL 6	110,000	10,117	11.00%
LEVEL 7	110,000	10,117	11.00%
LEVEL 8	110,000	10,117	11.00%
LEVEL 9	110,000	10,117	11.00%
LEVEL 10	110,000	10,117	11.00%
LEVEL 11	110,000	10,117	11.00%
LEVEL 12	110,000	10,117	11.00%
LEVEL 13	110,000	10,117	11.00%
LEVEL 14	110,000	10,117	11.00%
LEVEL 15	110,000	10,117	11.00%
LEVEL 16	110,000	10,117	11.00%
LEVEL 17	110,000	10,117	11.00%
LEVEL 18	110,000	10,117	11.00%
LEVEL 19	110,000	10,117	11.00%
LEVEL 20	110,000	10,117	11.00%
LEVEL 21	110,000	10,117	11.00%
LEVEL 22	110,000	10,117	11.00%
LEVEL 23	110,000	10,117	11.00%
LEVEL 24	110,000	10,117	11.00%
LEVEL 25	110,000	10,117	11.00%
LEVEL 26	110,000	10,117	11.00%
LEVEL 27	110,000	10,117	11.00%
LEVEL 28	110,000	10,117	11.00%
LEVEL 29	110,000	10,117	11.00%
LEVEL 30	110,000	10,117	11.00%
LEVEL 31	110,000	10,117	11.00%
LEVEL 32	110,000	10,117	11.00%
LEVEL 33	110,000	10,117	11.00%
LEVEL 34	110,000	10,117	11.00%
LEVEL 35	110,000	10,117	11.00%
LEVEL 36	110,000	10,117	11.00%
LEVEL 37	110,000	10,117	11.00%
LEVEL 38	110,000	10,117	11.00%
LEVEL 39	110,000	10,117	11.00%
LEVEL 40	110,000	10,117	11.00%
LEVEL 41	110,000	10,117	11.00%
LEVEL 42	110,000	10,117	11.00%
LEVEL 43	110,000	10,117	11.00%
LEVEL 44	110,000	10,117	11.00%
LEVEL 45	110,000	10,117	11.00%
LEVEL 46	110,000	10,117	11.00%
LEVEL 47	110,000	10,117	11.00%
LEVEL 48	110,000	10,117	11.00%
LEVEL 49	110,000	10,117	11.00%
LEVEL 50	110,000	10,117	11.00%
LEVEL 51	110,000	10,117	11.00%
LEVEL 52	110,000	10,117	11.00%
LEVEL 53	110,000	10,117	11.00%
LEVEL 54	110,000	10,117	11.00%
LEVEL 55	110,000	10,117	11.00%
LEVEL 56	110,000	10,117	11.00%
LEVEL 57	110,000	10,117	11.00%
LEVEL 58	110,000	10,117	11.00%
LEVEL 59	110,000	10,117	11.00%
LEVEL 60	110,000	10,117	11.00%
LEVEL 61	110,000	10,117	11.00%
LEVEL 62	110,000	10,117	11.00%
LEVEL 63	110,000	10,117	11.00%
LEVEL 64	110,000	10,117	11.00%
LEVEL 65	110,000	10,117	11.00%
LEVEL 66	110,000	10,117	11.00%
LEVEL 67	110,000	10,117	11.00%
LEVEL 68	110,000	10,117	11.00%
LEVEL 69	110,000	10,117	11.00%
LEVEL 70	110,000	10,117	11.00%
LEVEL 71	110,000	10,117	11.00%
LEVEL 72	110,000	10,117	11.00%
LEVEL 73	110,000	10,117	11.00%
LEVEL 74	110,000	10,117	11.00%
LEVEL 75	110,000	10,117	11.00%
LEVEL 76	110,000	10,117	11.00%
LEVEL 77	110,000	10,117	11.00%
LEVEL 78	110,000	10,117	11.00%
LEVEL 79	110,000	10,117	11.00%
LEVEL 80	110,000	10,117	11.00%
LEVEL 81	110,000	10,117	11.00%
LEVEL 82	110,000	10,117	11.00%
LEVEL 83	110,000	10,117	11.00%
LEVEL 84	110,000	10,117	11.00%
LEVEL 85	110,000	10,117	11.00%
LEVEL 86	110,000	10,117	11.00%
LEVEL 87	110,000	10,117	11.00%
LEVEL 88	110,000	10,117	11.00%
LEVEL 89	110,000	10,117	11.00%
LEVEL 90	110,000	10,117	11.00%
LEVEL 91	110,000	10,117	11.00%
LEVEL 92	110,000	10,117	11.00%
LEVEL 93	110,000	10,117	11.00%
LEVEL 94	110,000	10,117	11.00%
LEVEL 95	110,000	10,117	11.00%
LEVEL 96	110,000	10,117	11.00%
LEVEL 97	110,000	10,117	11.00%
LEVEL 98	110,000	10,117	11.00%
LEVEL 99	110,000	10,117	11.00%
LEVEL 100	110,000	10,117	11.00%



McLennan North
 SITE PLAN SUMMARY
 DATE: MAR 05 2003
 PROJECT NO: 215579
 SHEET NO: A-1

NO.	DESCRIPTION	AREA (SQ FT)	AREA (SQ M)	PERCENT
1	TOWER A	110,000	10,117	11.00%
2	TOWER B	110,000	10,117	11.00%
3	TOWER C	110,000	10,117	11.00%
4	TOWER D	110,000	10,117	11.00%
5	PARK (1.75 ACRES)	110,000	10,117	11.00%
6	PARK (1.75 ACRES)	110,000	10,117	11.00%
7	ROADS	110,000	10,117	11.00%
8	LANDSCAPE	110,000	10,117	11.00%
9	UTILITIES	110,000	10,117	11.00%
10	OTHER	110,000	10,117	11.00%
11	TOTAL	1,100,000	101,170	100.00%



REVISIONS

NO.	DATE	DESCRIPTION
1	03/05/09	ISSUE FOR PERMIT
2	03/05/09	ISSUE FOR PERMIT
3	03/05/09	ISSUE FOR PERMIT
4	03/05/09	ISSUE FOR PERMIT
5	03/05/09	ISSUE FOR PERMIT
6	03/05/09	ISSUE FOR PERMIT
7	03/05/09	ISSUE FOR PERMIT
8	03/05/09	ISSUE FOR PERMIT
9	03/05/09	ISSUE FOR PERMIT
10	03/05/09	ISSUE FOR PERMIT
11	03/05/09	ISSUE FOR PERMIT
12	03/05/09	ISSUE FOR PERMIT
13	03/05/09	ISSUE FOR PERMIT
14	03/05/09	ISSUE FOR PERMIT
15	03/05/09	ISSUE FOR PERMIT
16	03/05/09	ISSUE FOR PERMIT
17	03/05/09	ISSUE FOR PERMIT
18	03/05/09	ISSUE FOR PERMIT
19	03/05/09	ISSUE FOR PERMIT
20	03/05/09	ISSUE FOR PERMIT

MAR 05 2009
 DR 02.215579

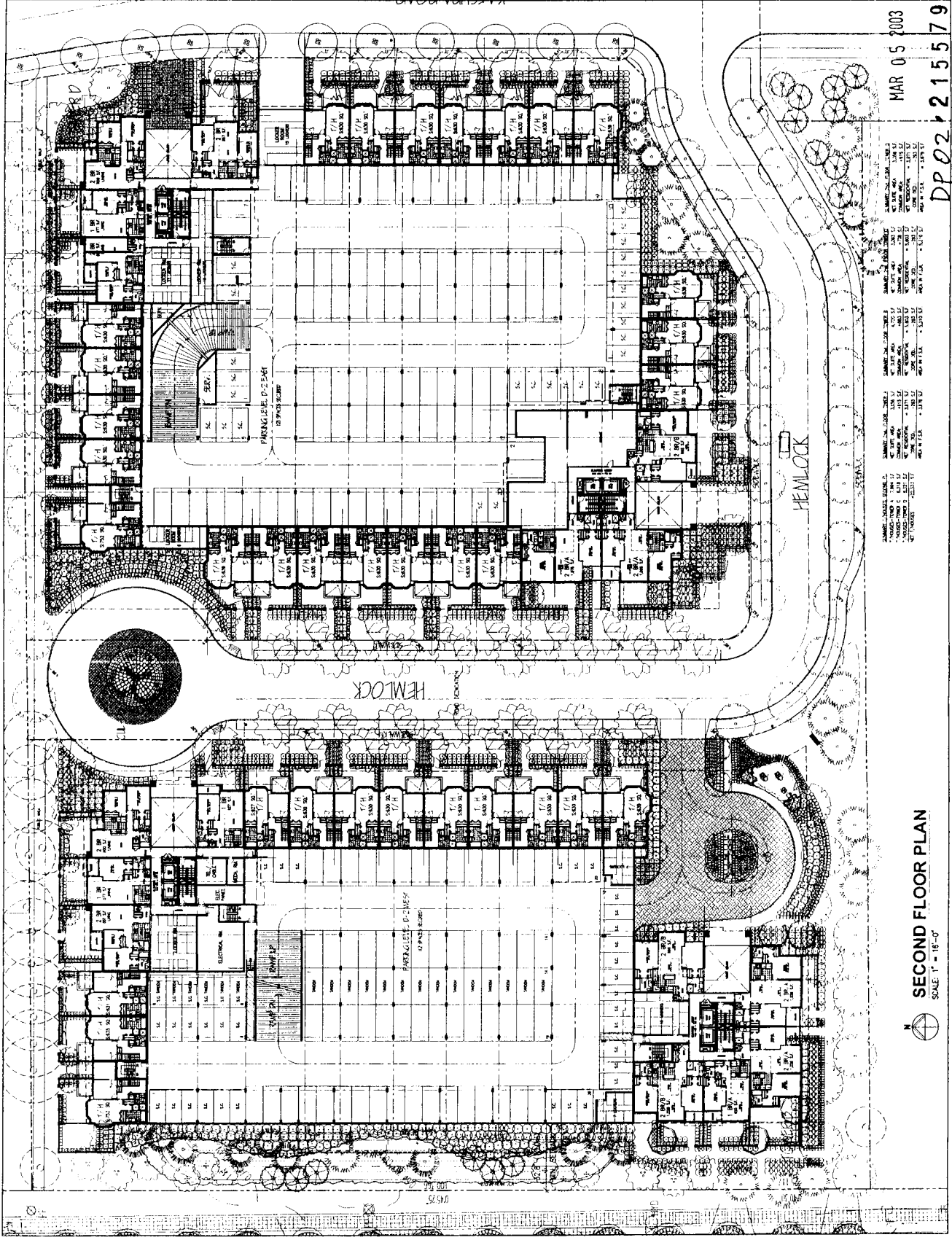
GROUND FLOOR PLAN
 SCALE: 1" = 16'-0"



LDA
LANDSCAPE ARCHITECTURE
INC.
1000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.LDA-ARCH.COM

McLennan North
SECOND FLOOR PLAN

2
A-3



MAR 05 2003
DP021215579

NO.	DATE	DESCRIPTION
1	03/05/03	ISSUED FOR PERMIT
2	03/05/03	REVISIONS
3	03/05/03	REVISIONS
4	03/05/03	REVISIONS
5	03/05/03	REVISIONS
6	03/05/03	REVISIONS
7	03/05/03	REVISIONS
8	03/05/03	REVISIONS
9	03/05/03	REVISIONS
10	03/05/03	REVISIONS

SECOND FLOOR PLAN
SCALE: 1" = 18'-0"



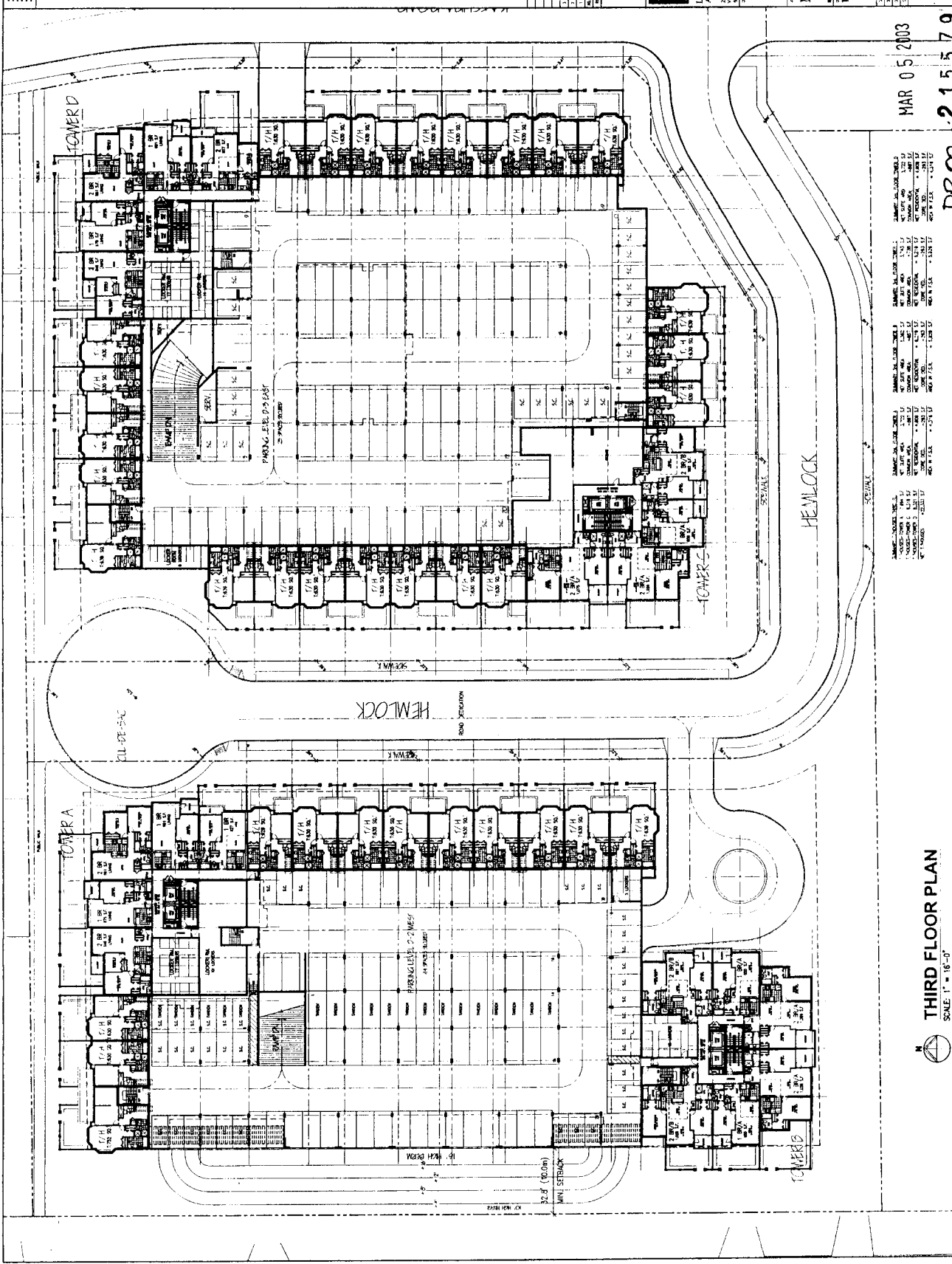


LAWRENCE DOT
ARCHITECT INC
1000 AVENUE C, SUITE 200
BOSTON, MA 02111
TEL: 617-552-1234
FAX: 617-552-1234

McLennan Norr
ARCHITECTS
1000 AVENUE C, SUITE 200
BOSTON, MA 02111
TEL: 617-552-1234
FAX: 617-552-1234

THIRD FLOOR PLAN

3 A-4



MAR 05 2003

DR 02 215579

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	03/05/03	ML	ML
2	ISSUED FOR CONSTRUCTION	03/05/03	ML	ML
3	ISSUED FOR CONSTRUCTION	03/05/03	ML	ML
4	ISSUED FOR CONSTRUCTION	03/05/03	ML	ML
5	ISSUED FOR CONSTRUCTION	03/05/03	ML	ML
6	ISSUED FOR CONSTRUCTION	03/05/03	ML	ML
7	ISSUED FOR CONSTRUCTION	03/05/03	ML	ML
8	ISSUED FOR CONSTRUCTION	03/05/03	ML	ML
9	ISSUED FOR CONSTRUCTION	03/05/03	ML	ML
10	ISSUED FOR CONSTRUCTION	03/05/03	ML	ML

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





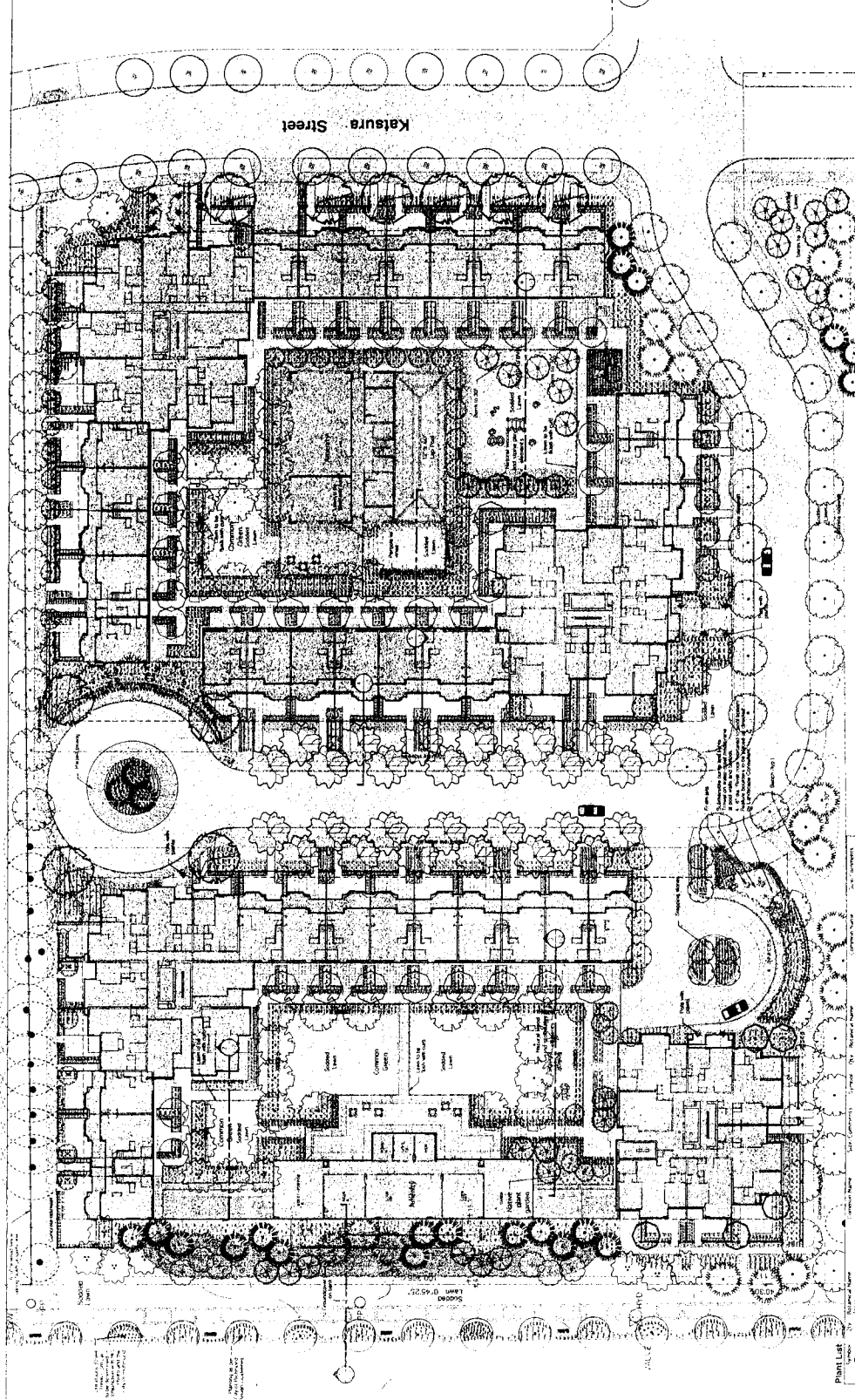
DATE	11/11/03
PROJECT	McLennan Community College
LOCATION	1100 W. 12th St., Amarillo, TX 79102
SCALE	AS SHOWN
DRAWN BY	W. J. BROWN
CHECKED BY	W. J. BROWN
APPROVED BY	W. J. BROWN
DATE	11/11/03



McLennan
Site Plan
Approved 03/05/2003

Landscape Plan

4



NOTE: THIS PLAN TO BE AMENDED TO SCREEN COMPENSATE ALONG THE NORTH EDGE,

MAR 05 2003
DP02.215579

LEGEND

- 1.000' - 1" = 100'
- 2.000' - 1" = 200'
- 3.000' - 1" = 300'
- 4.000' - 1" = 400'
- 5.000' - 1" = 500'
- 6.000' - 1" = 600'
- 7.000' - 1" = 700'
- 8.000' - 1" = 800'
- 9.000' - 1" = 900'
- 10.000' - 1" = 1000'

Plant List	Quantity	Notes
1.000' - 1" = 100'	100	...
2.000' - 1" = 200'	200	...
3.000' - 1" = 300'	300	...
4.000' - 1" = 400'	400	...
5.000' - 1" = 500'	500	...
6.000' - 1" = 600'	600	...
7.000' - 1" = 700'	700	...
8.000' - 1" = 800'	800	...
9.000' - 1" = 900'	900	...
10.000' - 1" = 1000'	1000	...

Planting Notes

1. All plants to be installed by the contractor.

2. Plants to be installed in accordance with the manufacturer's instructions.

3. Plants to be installed in accordance with the landscape plan.

4. Plants to be installed in accordance with the site plan.



DESIGNED BY:
DATE:
SCALE:



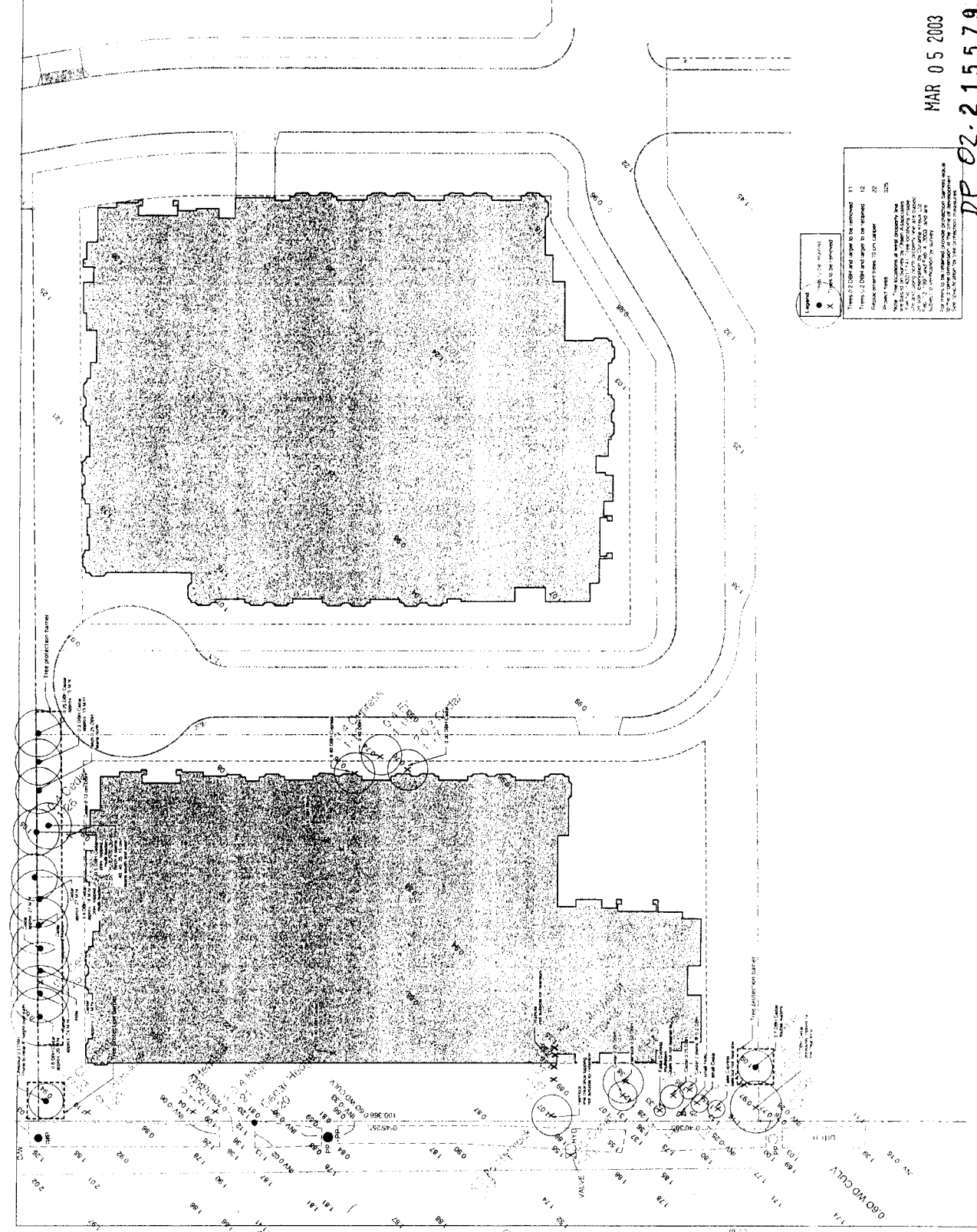
300 WEST END AVENUE, SUITE 300
ANN ARBOR, MI 48106-4338
PH: (734) 763-7400
FAX: (734) 763-7401
WWW.LDA-ARCHITECTS.COM

McLAREN
State Office
Room 503

Prepared By:
Date:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

MAR 05 2003
DP 02-215579



Legend

● Tree to be retained

⊗ Tree to be removed

Items to be retained and larger to be retained 11
 Items to be removed and larger to be retained 12
 Remove trees 20
 Remove trees 21
 Remove trees 22
 Remove trees 23
 Remove trees 24
 Remove trees 25
 Remove trees 26
 Remove trees 27
 Remove trees 28
 Remove trees 29
 Remove trees 30
 Remove trees 31
 Remove trees 32
 Remove trees 33
 Remove trees 34
 Remove trees 35
 Remove trees 36
 Remove trees 37
 Remove trees 38
 Remove trees 39
 Remove trees 40
 Remove trees 41
 Remove trees 42
 Remove trees 43
 Remove trees 44
 Remove trees 45
 Remove trees 46
 Remove trees 47
 Remove trees 48
 Remove trees 49
 Remove trees 50
 Remove trees 51
 Remove trees 52
 Remove trees 53
 Remove trees 54
 Remove trees 55
 Remove trees 56
 Remove trees 57
 Remove trees 58
 Remove trees 59
 Remove trees 60
 Remove trees 61
 Remove trees 62
 Remove trees 63
 Remove trees 64
 Remove trees 65
 Remove trees 66
 Remove trees 67
 Remove trees 68
 Remove trees 69
 Remove trees 70
 Remove trees 71
 Remove trees 72
 Remove trees 73
 Remove trees 74
 Remove trees 75
 Remove trees 76
 Remove trees 77
 Remove trees 78
 Remove trees 79
 Remove trees 80
 Remove trees 81
 Remove trees 82
 Remove trees 83
 Remove trees 84
 Remove trees 85
 Remove trees 86
 Remove trees 87
 Remove trees 88
 Remove trees 89
 Remove trees 90
 Remove trees 91
 Remove trees 92
 Remove trees 93
 Remove trees 94
 Remove trees 95
 Remove trees 96
 Remove trees 97
 Remove trees 98
 Remove trees 99
 Remove trees 100

PHOTOGRAPHY
 PHOTOGRAPHER
 DATE
 TIME
 LOCATION
 SUBJECT



DATE	
TIME	
LOCATION	
SUBJECT	
PHOTOGRAPHER	
ASSISTANT	
CLIENT	
PROJECT	
DESCRIPTION	
REMARKS	
DATE	
TIME	
LOCATION	
SUBJECT	
PHOTOGRAPHER	
ASSISTANT	
CLIENT	
PROJECT	
DESCRIPTION	
REMARKS	

DURANTE KREMA
 PHOTOGRAPHER
 1000 14th St NW
 Washington, DC 20004
 (202) 462-1111
 www.durante-krema.com

LDA
 LAWRENCE D.C.
 ARCHITECT

PHOTOGRAPHERS
 PHOTOGRAPHY
 PHOTOGRAPHERS
 PHOTOGRAPHY

MALABAR
 SIA/D/IR
 ENGINEERS BC

DATE	
TIME	
LOCATION	
SUBJECT	
PHOTOGRAPHER	
ASSISTANT	
CLIENT	
PROJECT	
DESCRIPTION	
REMARKS	

7



PHOTO 1.8 Garden City Road Frontage

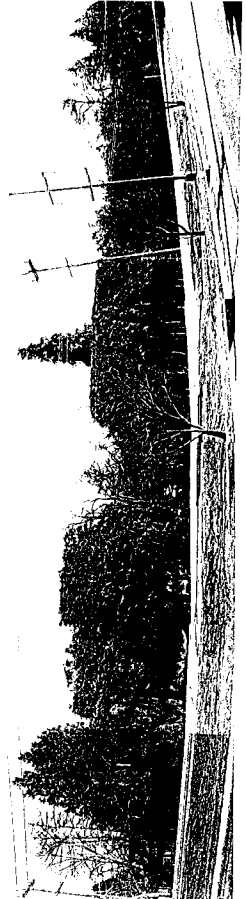


PHOTO 1.9 Garden City Road Frontage

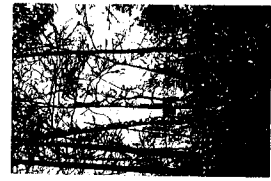


PHOTO 2.8 Open Residential Forest Site 2



PHOTO 2.9 Open Residential Forest Site 2

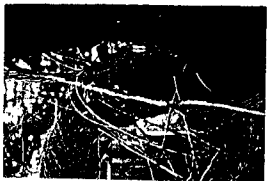


PHOTO 1.6 Tree 1.14



PHOTO 1.10 Tree 1.14



PHOTO 1.4 Tree 1.2, 1.13



PHOTO 2.4 Ebers Road Frontage



PHOTO 3.8 Tree 3.4



PHOTO 3.9 Tree 3.4



PHOTO 3.8 Trees 3.1, 3.3, 3.4



PHOTO 3.7 Tree 3.4



PHOTO 3.6 Tree 3.2

MAR 05 2003

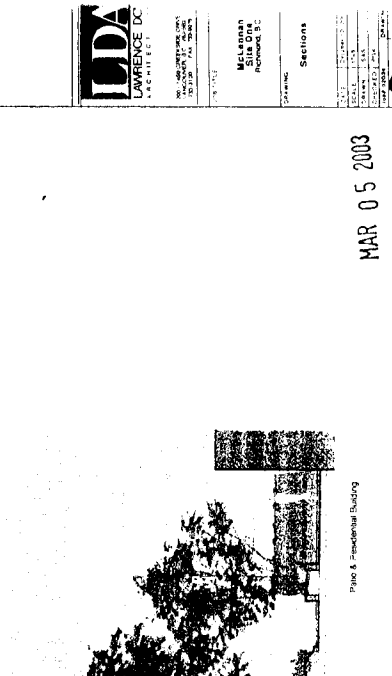
DP 02.215579



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

MAR 05 2003

DP 02-215579

8

LDA
LAWRENCE DORR
ARCHITECT

MARILYN
SHEPHERD
ARCHITECT

Sections

NO.	DATE	DESCRIPTION
1	11/20/02	Initial Design
2	11/20/02	Final Design
3	11/20/02	Construction Documents
4	11/20/02	Construction Documents
5	11/20/02	Construction Documents
6	11/20/02	Construction Documents
7	11/20/02	Construction Documents
8	11/20/02	Construction Documents

NO.	DATE	DESCRIPTION
1	11/20/02	Initial Design
2	11/20/02	Final Design
3	11/20/02	Construction Documents
4	11/20/02	Construction Documents
5	11/20/02	Construction Documents
6	11/20/02	Construction Documents
7	11/20/02	Construction Documents
8	11/20/02	Construction Documents

DURANTE BRECK
ARCHITECT

13.3'

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. SEE ALL SHEETS FOR DETAILS.
 3. SEE ALL SHEETS FOR MATERIALS AND FINISHES.
 4. SEE ALL SHEETS FOR SCHEDULES AND SPECIFICATIONS.
 5. SEE ALL SHEETS FOR NOTES AND COMMENTS.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITS	12/15/02	J. KREJK	
2	ISSUED FOR PERMITS	1/22/03	J. KREJK	
3	ISSUED FOR PERMITS	1/22/03	J. KREJK	
4	ISSUED FOR PERMITS	1/22/03	J. KREJK	
5	ISSUED FOR PERMITS	1/22/03	J. KREJK	
6	ISSUED FOR PERMITS	1/22/03	J. KREJK	
7	ISSUED FOR PERMITS	1/22/03	J. KREJK	
8	ISSUED FOR PERMITS	1/22/03	J. KREJK	
9	ISSUED FOR PERMITS	1/22/03	J. KREJK	
10	ISSUED FOR PERMITS	1/22/03	J. KREJK	

DURANTE KREJK
 ARCHITECT
 1000 W. 15th Street
 Suite 100
 Lawrence, KS 66044
 Phone: 781-841-1111
 Fax: 781-841-1112
 E-mail: dk@durantekrejk.com

ILDA
 LAWRENCE, KS
 442 N. 15th St.
 Lawrence, KS 66044
 Phone: 781-841-1111
 Fax: 781-841-1112
 E-mail: ildalawrence@ildalawrence.com

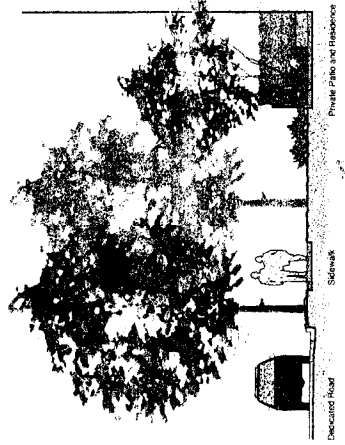
McLennan
 1000 W. 15th Street
 Suite 100
 Lawrence, KS 66044
 Phone: 781-841-1111
 Fax: 781-841-1112
 E-mail: mclennan@ildalawrence.com

SECTION	DATE	BY	CHECKED
SECTION 4	12/15/02	J. KREJK	
SECTION 5	12/15/02	J. KREJK	
SECTION 6	12/15/02	J. KREJK	

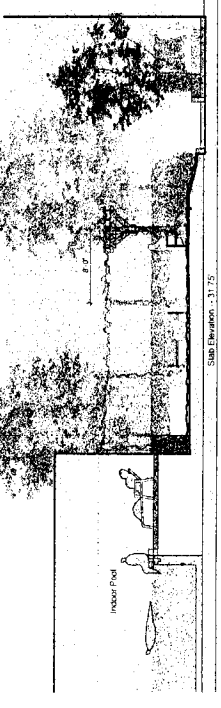
9

MAR 05 2003

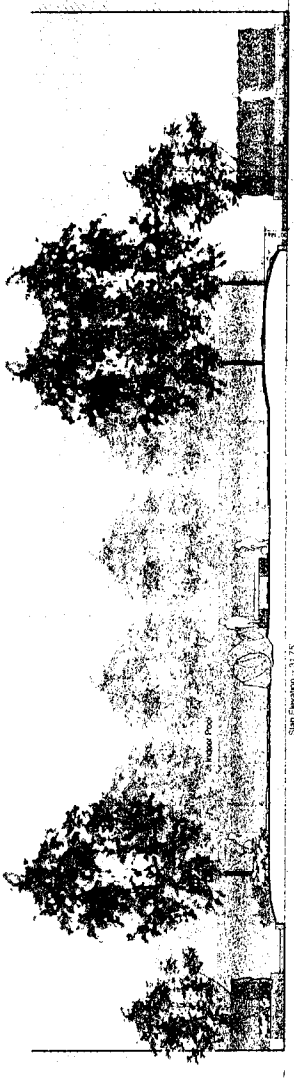
DP 02.215579



Section 4 Ground level patio looking North

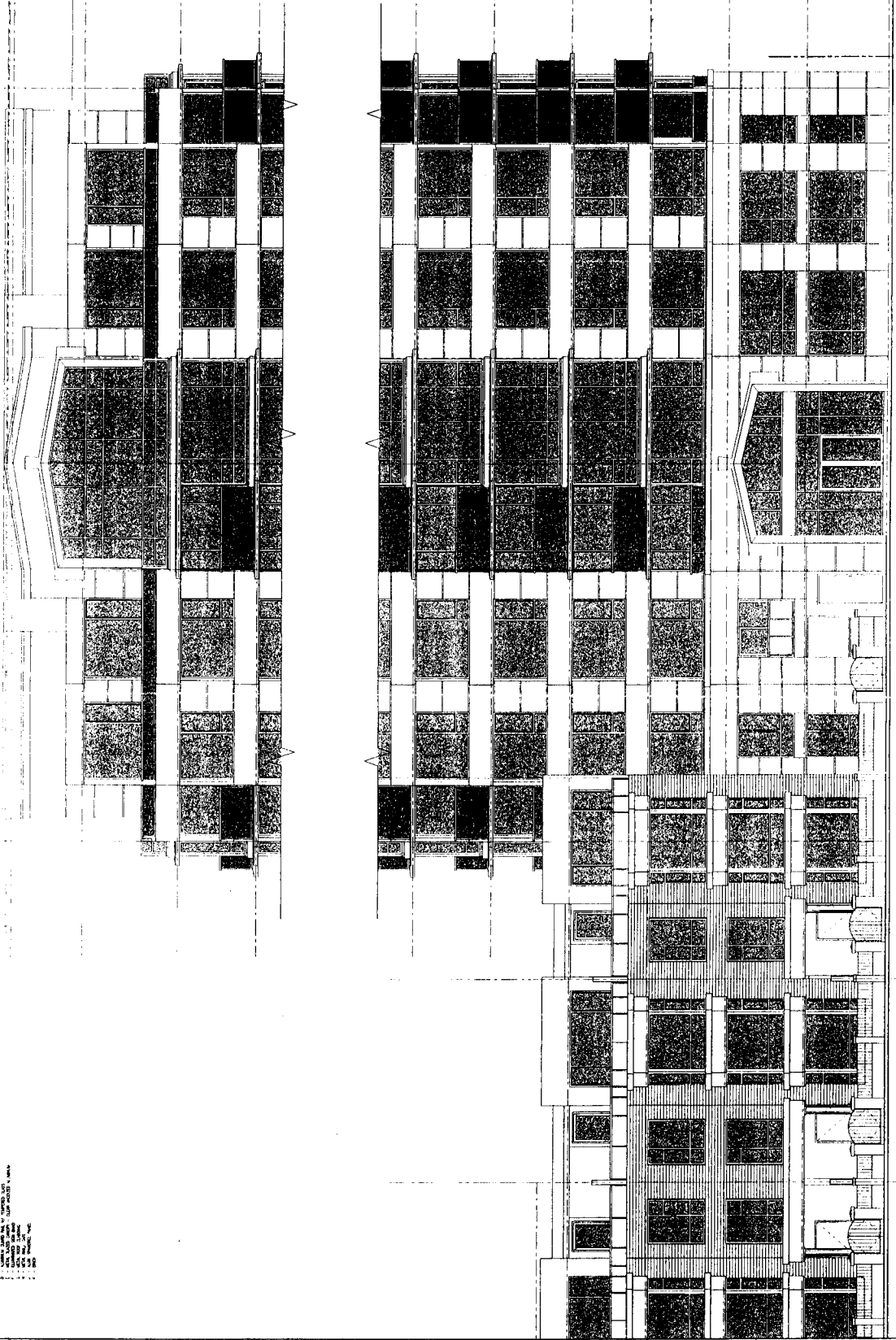


Section 5 East Rooftop Garden, Pergola & Pool looking South



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

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
 3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 9. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.



EAST ELEVATION - TOWER A
 SCALE: 1/4" = 1'-0"

MAR 05 2003

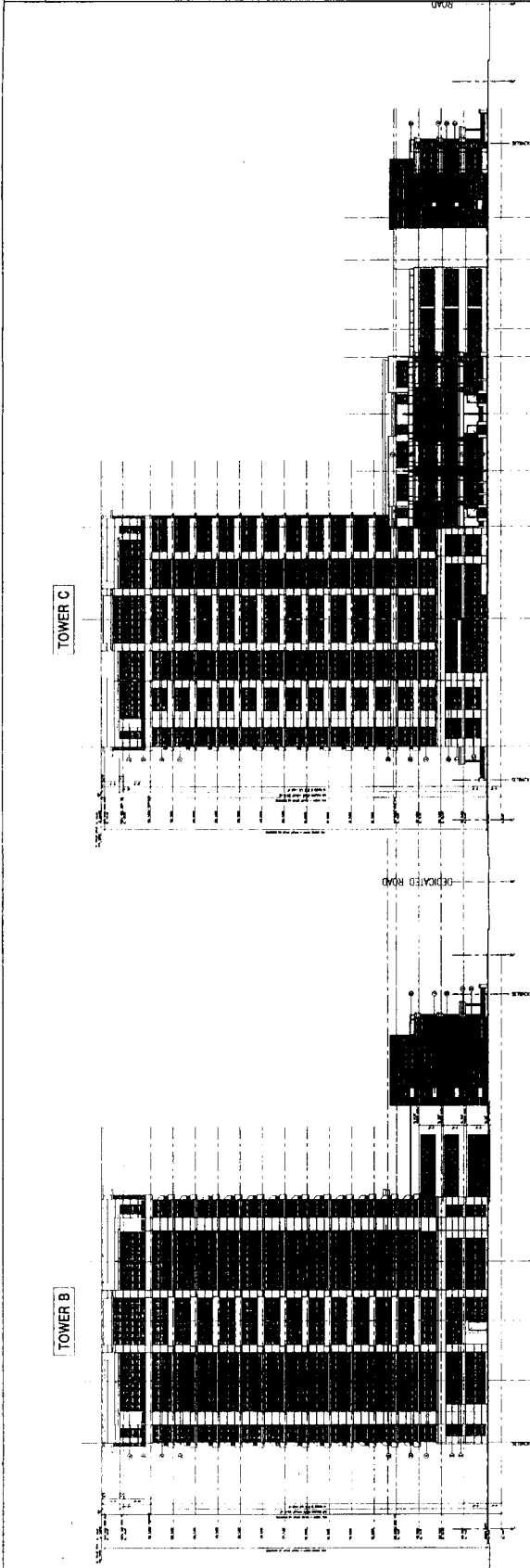
DP 02-215579

10 A-18

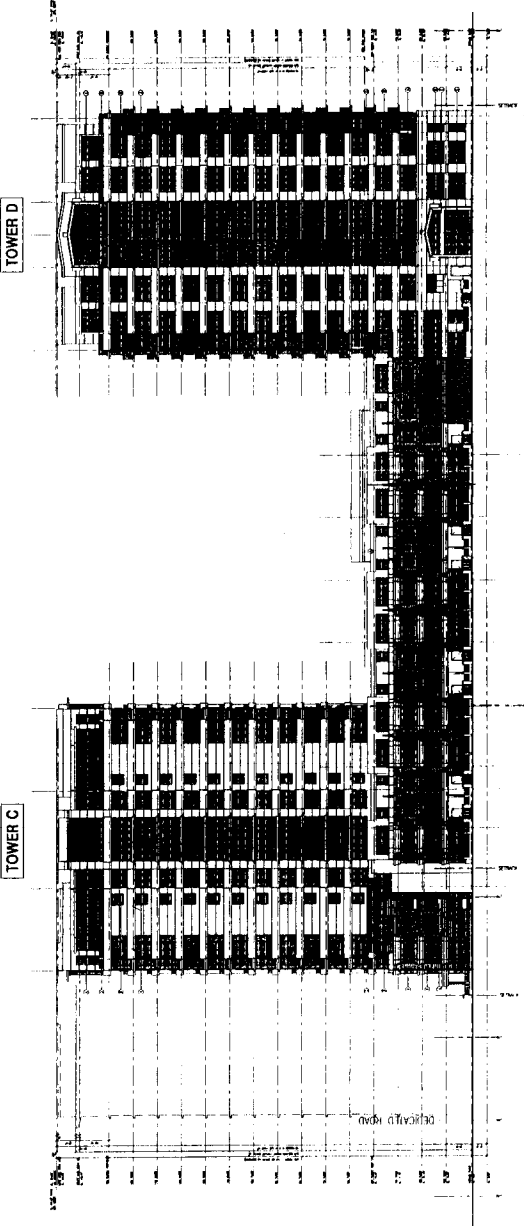
LDA
 LAWRENCE DRYE
 ARCHITECT INC.
 505 - 1400 GERRARD ST. E.
 WILLOWDALE, ONT. M2H 3L7
 TEL: (416) 491-1100
 FAX: (416) 491-1101

McLennan North
 EAST ELEVATION
 TOWER A

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



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



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

- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
 6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES THROUGHOUT THE PROJECT.
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
 9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.

DATE: 03/05/2003
DRAWN BY: J. HARRIS
CHECKED BY: M. NORRIS
PROJECT NO.: 03-001

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITS	03/05/2003	J. HARRIS	M. NORRIS
2	ISSUED FOR CONSTRUCTION	03/05/2003	J. HARRIS	M. NORRIS
3	ISSUED FOR AS-BUILT	03/05/2003	J. HARRIS	M. NORRIS
4	ISSUED FOR ARCHIVE	03/05/2003	J. HARRIS	M. NORRIS

LDA
LAWRENCE DOTY ARCHITECT INC.
200 - 1400 CHESTER ST.
ANN ARBOR, MI 48106-1500
734.769.1234
WWW.LDA-ARCHITECT.COM

BY: M. NORRIS
McLennan Nor
ANN ARBOR, MI
SOUTH ELEVATION &
EAST ELEVATION

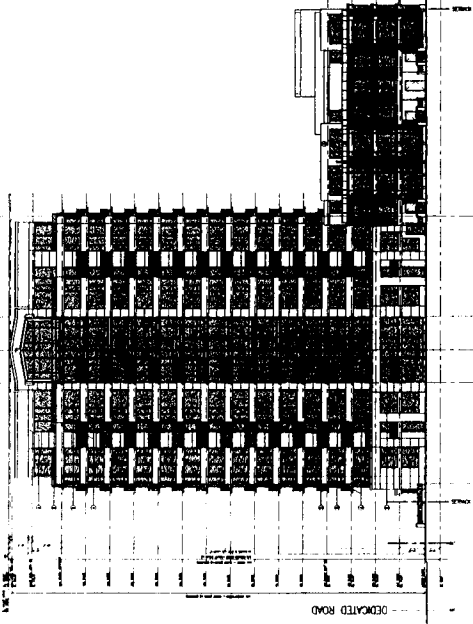
NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITS	03/05/2003	J. HARRIS	M. NORRIS
2	ISSUED FOR CONSTRUCTION	03/05/2003	J. HARRIS	M. NORRIS
3	ISSUED FOR AS-BUILT	03/05/2003	J. HARRIS	M. NORRIS
4	ISSUED FOR ARCHIVE	03/05/2003	J. HARRIS	M. NORRIS

MAR 05 2003

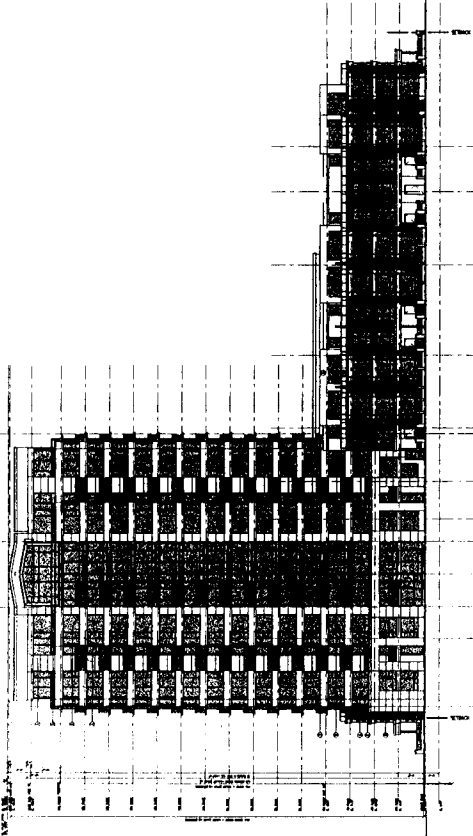
DP 02-215579

11 A-1

TOWER A

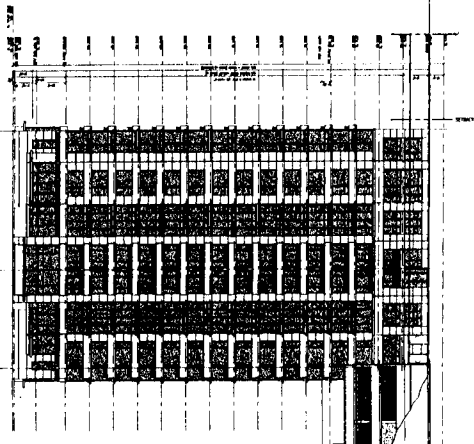


TOWER D

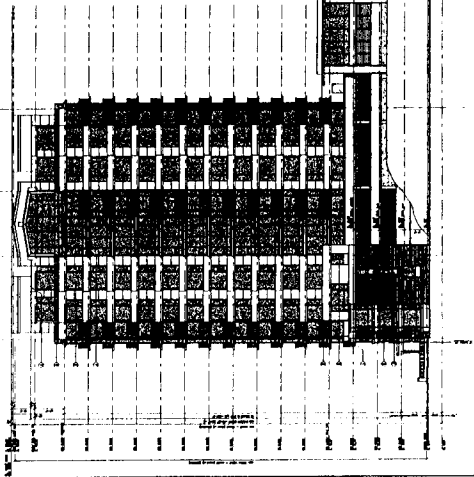


NORTH ELEVATION
SCALE: 1" = 18'-0"

TOWER B



TOWER A



WEST ELEVATION
SCALE: 1" = 18'-0"

- GENERAL NOTES:
- 1. REFER TO ALL DRAWINGS FOR NOTES.
 - 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
 - 3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
 - 4. ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE CONTRACT.
 - 5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 - 6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
 - 7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
 - 8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
 - 9. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
 - 10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.



LAWRENCE DOYLE ARCHITECT INC.
200 S. 114th STREET, SUITE 200
MILWAUKEE, WI 53228-3300
TEL: 414.333.1100 FAX: 414.333.1101

McLennan North
ELEVATION & WEST ELEVATION

DATE	03/05/03
BY	JLD
CHECKED BY	JLD
SCALE	1" = 18'-0"
PROJECT NO.	DP02-215579
SHEET NO.	12
TOTAL SHEETS	14

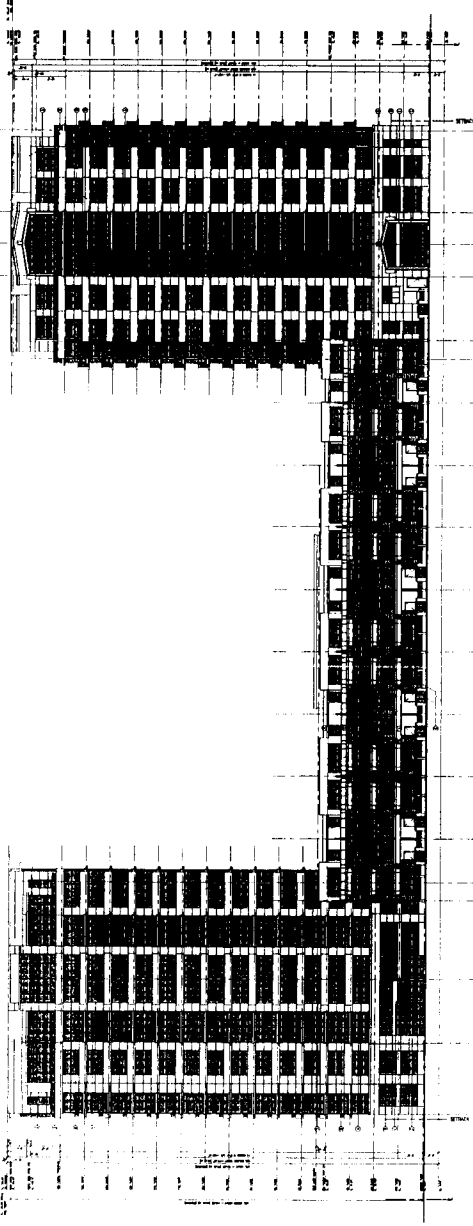
MAR 05 2003

DP02-215579

12 A-14

TOWER B

TOWER A

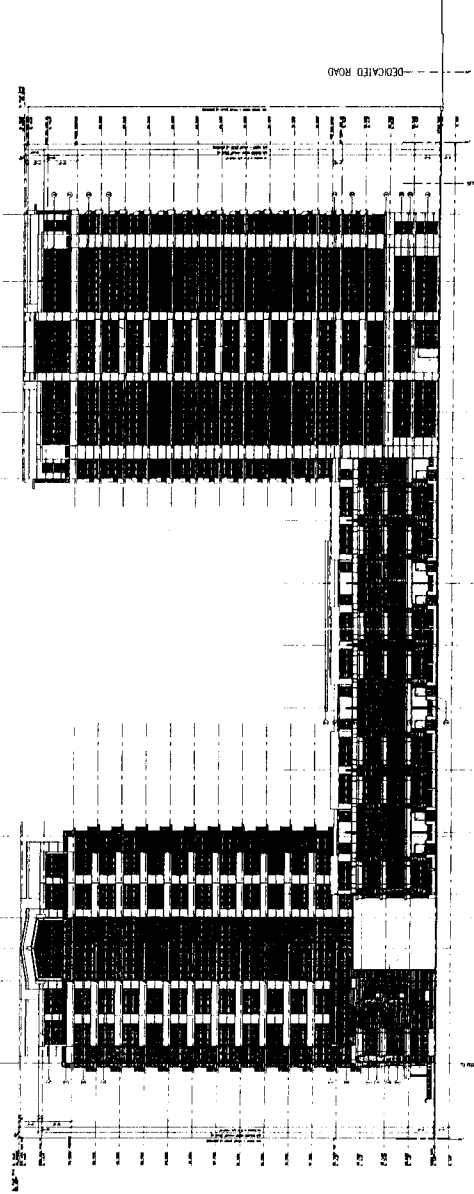


EAST ELEVATION
SCALE: 1" = 16'-0"

- OTHER NOTES
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
 - 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
 - 3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 - 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 - 5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 - 6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 - 7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 - 8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 - 9. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 - 10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

TOWER D

TOWER C



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

DEDICATED ROAD

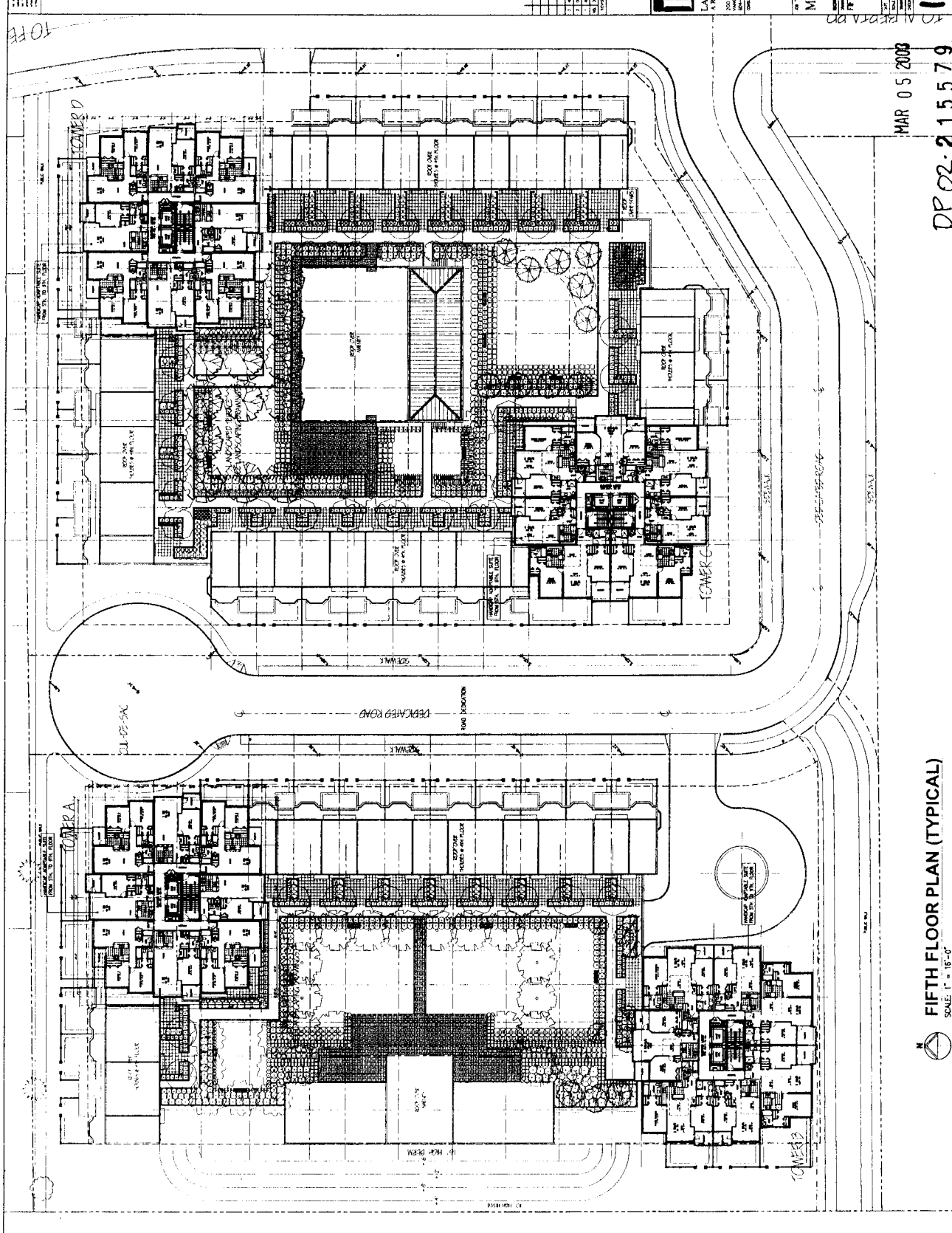
MAR 05 2003

DP02-215579

LDA
LAWRENCE POYLE
ARCHITECT INC.

100 EAST OREGON STREET, SUITE 200
PORTLAND, OREGON 97202-3111
PHONE: 503.255.1111
FAX: 503.255.1112
WWW.LDA-ARCHITECT.COM

McLennan North
PROJECT NO.
DATE: 03/05/03
DRAWN BY: J.C.
CHECKED BY: J.C.
SCALE: AS SHOWN
SHEET NO. 13 A-15



McLennan North
 FIFTH FLOOR PLAN

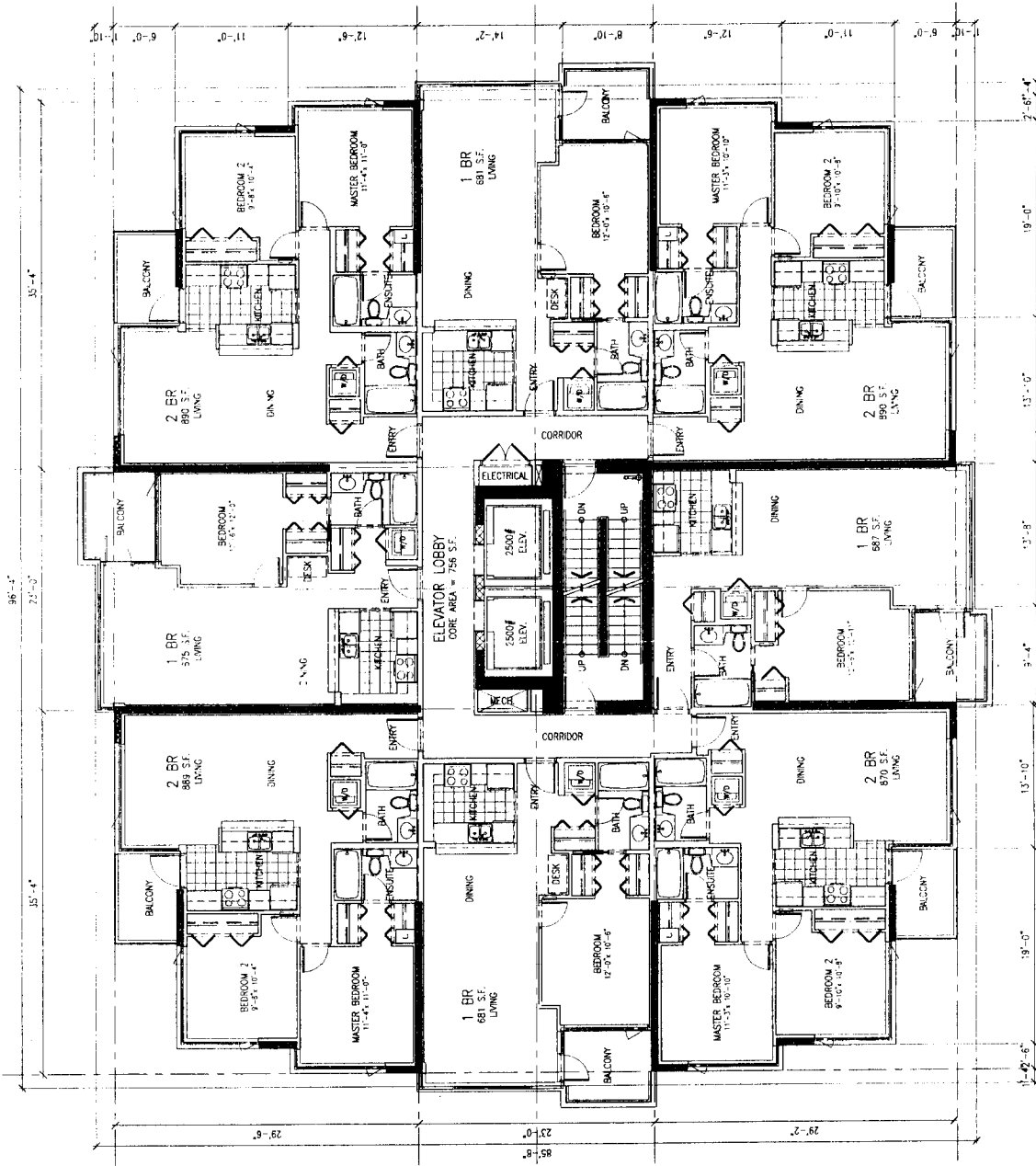
DATE	NO.	DESCRIPTION
11/15/02	1	ISSUED FOR PERMITS
11/15/02	2	ISSUED FOR PERMITS
11/15/02	3	ISSUED FOR PERMITS
11/15/02	4	ISSUED FOR PERMITS
11/15/02	5	ISSUED FOR PERMITS
11/15/02	6	ISSUED FOR PERMITS
11/15/02	7	ISSUED FOR PERMITS
11/15/02	8	ISSUED FOR PERMITS
11/15/02	9	ISSUED FOR PERMITS
11/15/02	10	ISSUED FOR PERMITS
11/15/02	11	ISSUED FOR PERMITS
11/15/02	12	ISSUED FOR PERMITS
11/15/02	13	ISSUED FOR PERMITS
11/15/02	14	ISSUED FOR PERMITS
11/15/02	15	ISSUED FOR PERMITS
11/15/02	16	ISSUED FOR PERMITS
11/15/02	17	ISSUED FOR PERMITS
11/15/02	18	ISSUED FOR PERMITS
11/15/02	19	ISSUED FOR PERMITS
11/15/02	20	ISSUED FOR PERMITS

15 A-6

MAR 05 2003
 DP 02-215579

FIFTH FLOOR PLAN (TYPICAL)
 SCALE: 1" = 15'-0"





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

215579

MAR 05 2003

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



McLennan North
 200 N. 14th Street, Suite 1400
 Dallas, TX 75201
 214.742.1100
 214.742.1101
 214.742.1102
 214.742.1103
 214.742.1104
 214.742.1105
 214.742.1106
 214.742.1107
 214.742.1108
 214.742.1109
 214.742.1110
 214.742.1111
 214.742.1112
 214.742.1113
 214.742.1114
 214.742.1115
 214.742.1116
 214.742.1117
 214.742.1118
 214.742.1119
 214.742.1120



1. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

3. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

4. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

5. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

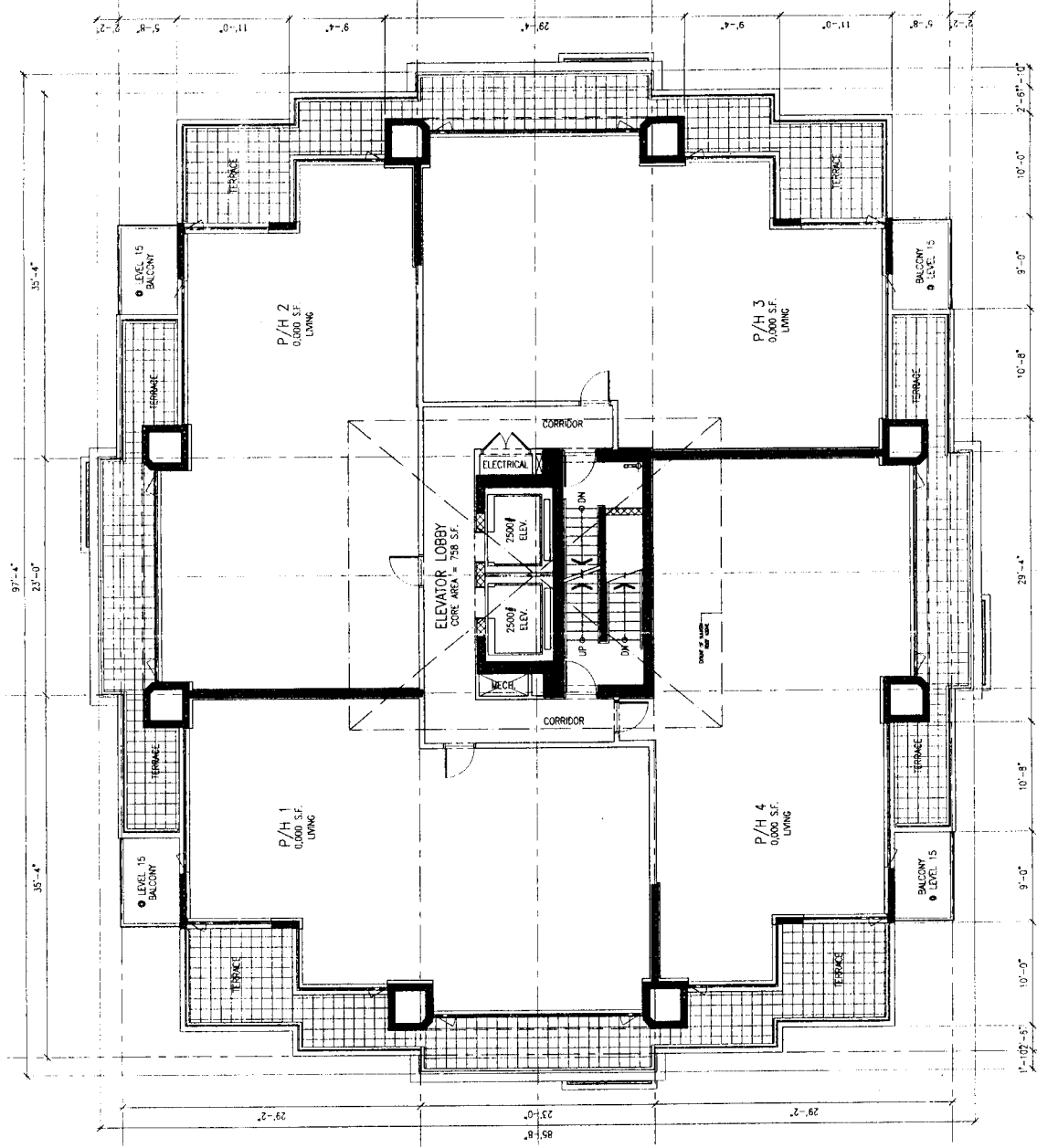
LDA
 LAWRENCE DOTI
 ARCHITECT P.A.C.
 100 W. WASHINGTON ST.
 SUITE 1000
 CHICAGO, IL 60601
 TEL: 312.335.3300 FAX: 312.335.3301

McLennan North
 100 W. WASHINGTON ST.
 SUITE 1000
 CHICAGO, IL 60601
 TEL: 312.335.3300 FAX: 312.335.3301

DATE	NO.	DESCRIPTION
10/20/03	1	ISSUED FOR PERMITS
11/10/03	2	REVISED PER PERMITS
01/20/04	3	REVISED PER PERMITS
02/10/04	4	REVISED PER PERMITS
03/10/04	5	REVISED PER PERMITS
04/10/04	6	REVISED PER PERMITS
05/10/04	7	REVISED PER PERMITS
06/10/04	8	REVISED PER PERMITS
07/10/04	9	REVISED PER PERMITS
08/10/04	10	REVISED PER PERMITS
09/10/04	11	REVISED PER PERMITS
10/10/04	12	REVISED PER PERMITS
11/10/04	13	REVISED PER PERMITS
12/10/04	14	REVISED PER PERMITS
01/10/05	15	REVISED PER PERMITS
02/10/05	16	REVISED PER PERMITS
03/10/05	17	REVISED PER PERMITS
04/10/05	18	REVISED PER PERMITS
05/10/05	19	REVISED PER PERMITS
06/10/05	20	REVISED PER PERMITS
07/10/05	21	REVISED PER PERMITS
08/10/05	22	REVISED PER PERMITS
09/10/05	23	REVISED PER PERMITS
10/10/05	24	REVISED PER PERMITS
11/10/05	25	REVISED PER PERMITS
12/10/05	26	REVISED PER PERMITS
01/10/06	27	REVISED PER PERMITS
02/10/06	28	REVISED PER PERMITS
03/10/06	29	REVISED PER PERMITS
04/10/06	30	REVISED PER PERMITS
05/10/06	31	REVISED PER PERMITS
06/10/06	32	REVISED PER PERMITS
07/10/06	33	REVISED PER PERMITS
08/10/06	34	REVISED PER PERMITS
09/10/06	35	REVISED PER PERMITS
10/10/06	36	REVISED PER PERMITS
11/10/06	37	REVISED PER PERMITS
12/10/06	38	REVISED PER PERMITS
01/10/07	39	REVISED PER PERMITS
02/10/07	40	REVISED PER PERMITS
03/10/07	41	REVISED PER PERMITS
04/10/07	42	REVISED PER PERMITS
05/10/07	43	REVISED PER PERMITS
06/10/07	44	REVISED PER PERMITS
07/10/07	45	REVISED PER PERMITS
08/10/07	46	REVISED PER PERMITS
09/10/07	47	REVISED PER PERMITS
10/10/07	48	REVISED PER PERMITS
11/10/07	49	REVISED PER PERMITS
12/10/07	50	REVISED PER PERMITS
01/10/08	51	REVISED PER PERMITS
02/10/08	52	REVISED PER PERMITS
03/10/08	53	REVISED PER PERMITS
04/10/08	54	REVISED PER PERMITS
05/10/08	55	REVISED PER PERMITS
06/10/08	56	REVISED PER PERMITS
07/10/08	57	REVISED PER PERMITS
08/10/08	58	REVISED PER PERMITS
09/10/08	59	REVISED PER PERMITS
10/10/08	60	REVISED PER PERMITS
11/10/08	61	REVISED PER PERMITS
12/10/08	62	REVISED PER PERMITS
01/10/09	63	REVISED PER PERMITS
02/10/09	64	REVISED PER PERMITS
03/10/09	65	REVISED PER PERMITS
04/10/09	66	REVISED PER PERMITS
05/10/09	67	REVISED PER PERMITS
06/10/09	68	REVISED PER PERMITS
07/10/09	69	REVISED PER PERMITS
08/10/09	70	REVISED PER PERMITS
09/10/09	71	REVISED PER PERMITS
10/10/09	72	REVISED PER PERMITS
11/10/09	73	REVISED PER PERMITS
12/10/09	74	REVISED PER PERMITS
01/10/10	75	REVISED PER PERMITS
02/10/10	76	REVISED PER PERMITS
03/10/10	77	REVISED PER PERMITS
04/10/10	78	REVISED PER PERMITS
05/10/10	79	REVISED PER PERMITS
06/10/10	80	REVISED PER PERMITS
07/10/10	81	REVISED PER PERMITS
08/10/10	82	REVISED PER PERMITS
09/10/10	83	REVISED PER PERMITS
10/10/10	84	REVISED PER PERMITS
11/10/10	85	REVISED PER PERMITS
12/10/10	86	REVISED PER PERMITS
01/10/11	87	REVISED PER PERMITS
02/10/11	88	REVISED PER PERMITS
03/10/11	89	REVISED PER PERMITS
04/10/11	90	REVISED PER PERMITS
05/10/11	91	REVISED PER PERMITS
06/10/11	92	REVISED PER PERMITS
07/10/11	93	REVISED PER PERMITS
08/10/11	94	REVISED PER PERMITS
09/10/11	95	REVISED PER PERMITS
10/10/11	96	REVISED PER PERMITS
11/10/11	97	REVISED PER PERMITS
12/10/11	98	REVISED PER PERMITS
01/10/12	99	REVISED PER PERMITS
02/10/12	100	REVISED PER PERMITS

MAR 05 2003

SUMMARY: 2/4L FLOOR, TOWER A
 NET SUITE AREA = 5,559 S.F.
 COMMON AREA = 4,703 S.F.
 NET RESIDENTIAL = 6,362 S.F.
 CORE DECK = 293 S.F.
 AREA W/ F.S.R. = 5,959 S.F.

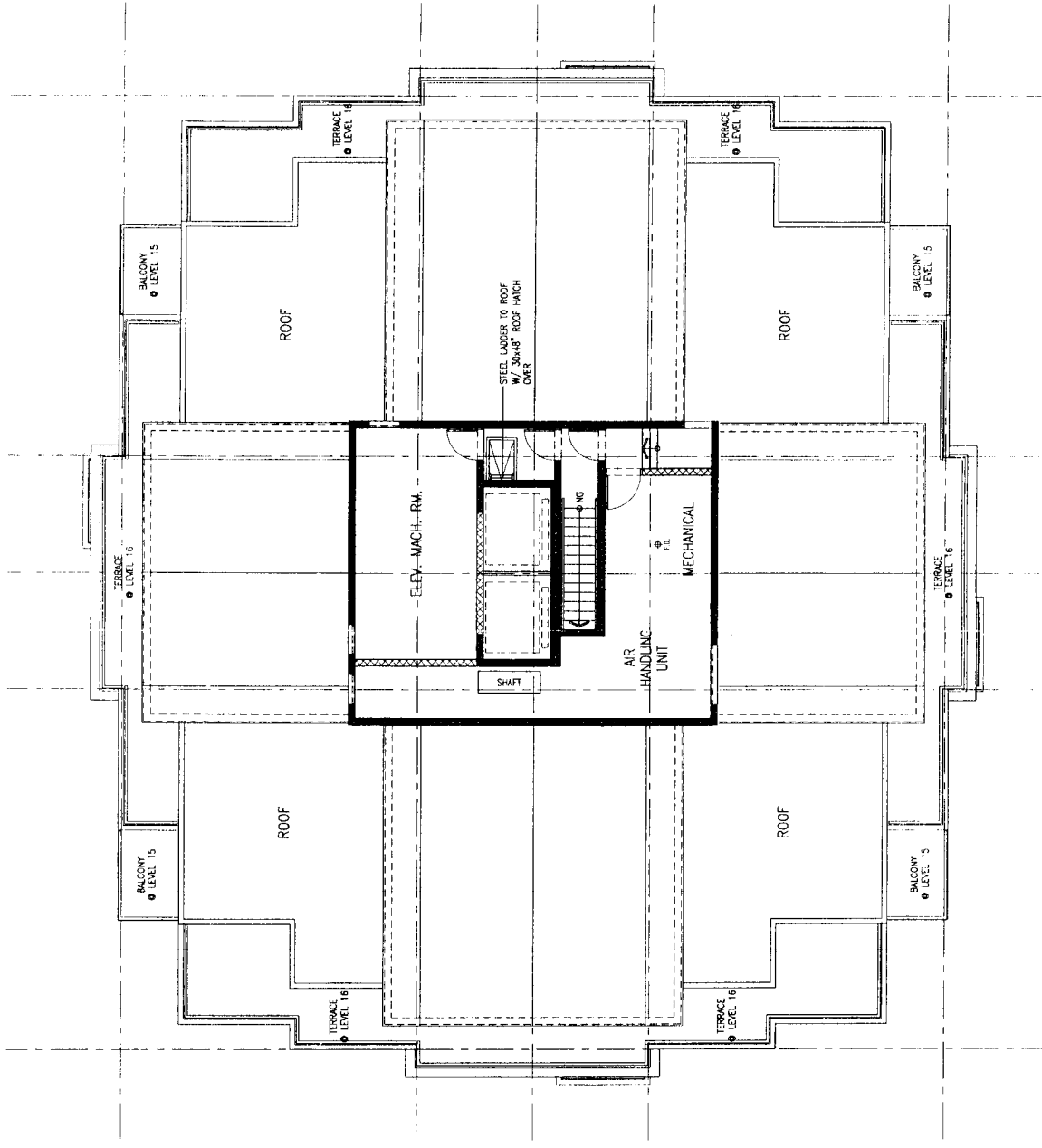


TOWERS A & D
16TH. FLOOR PLAN - PENTHOUSE LEVEL
 SCALE: 1/4" = 1'-0"

215573

A-8

MAR 05 2003
 215579

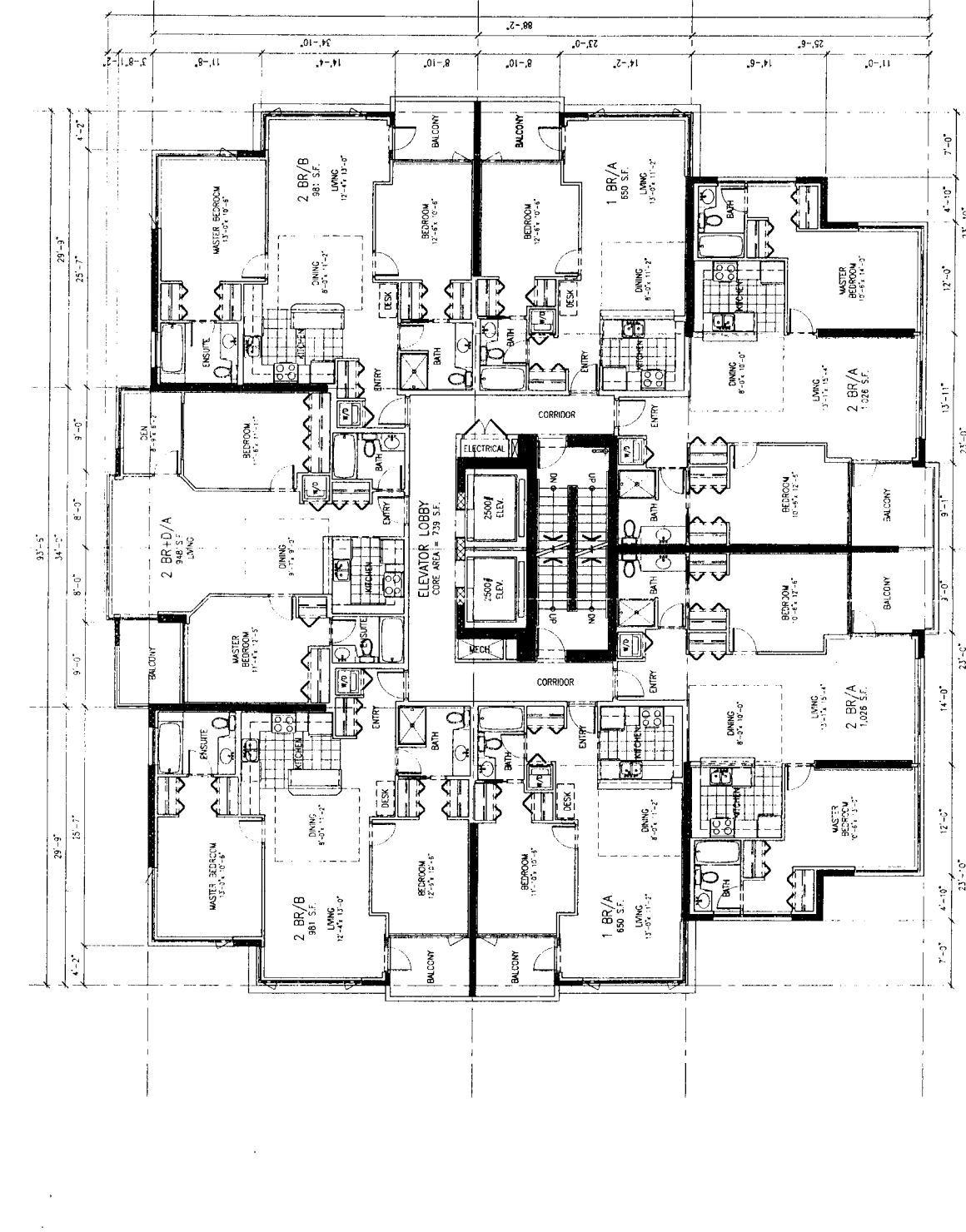


TOWERS A & D
ROOF PLAN
 SCALE: 1/4" = 1'-0"

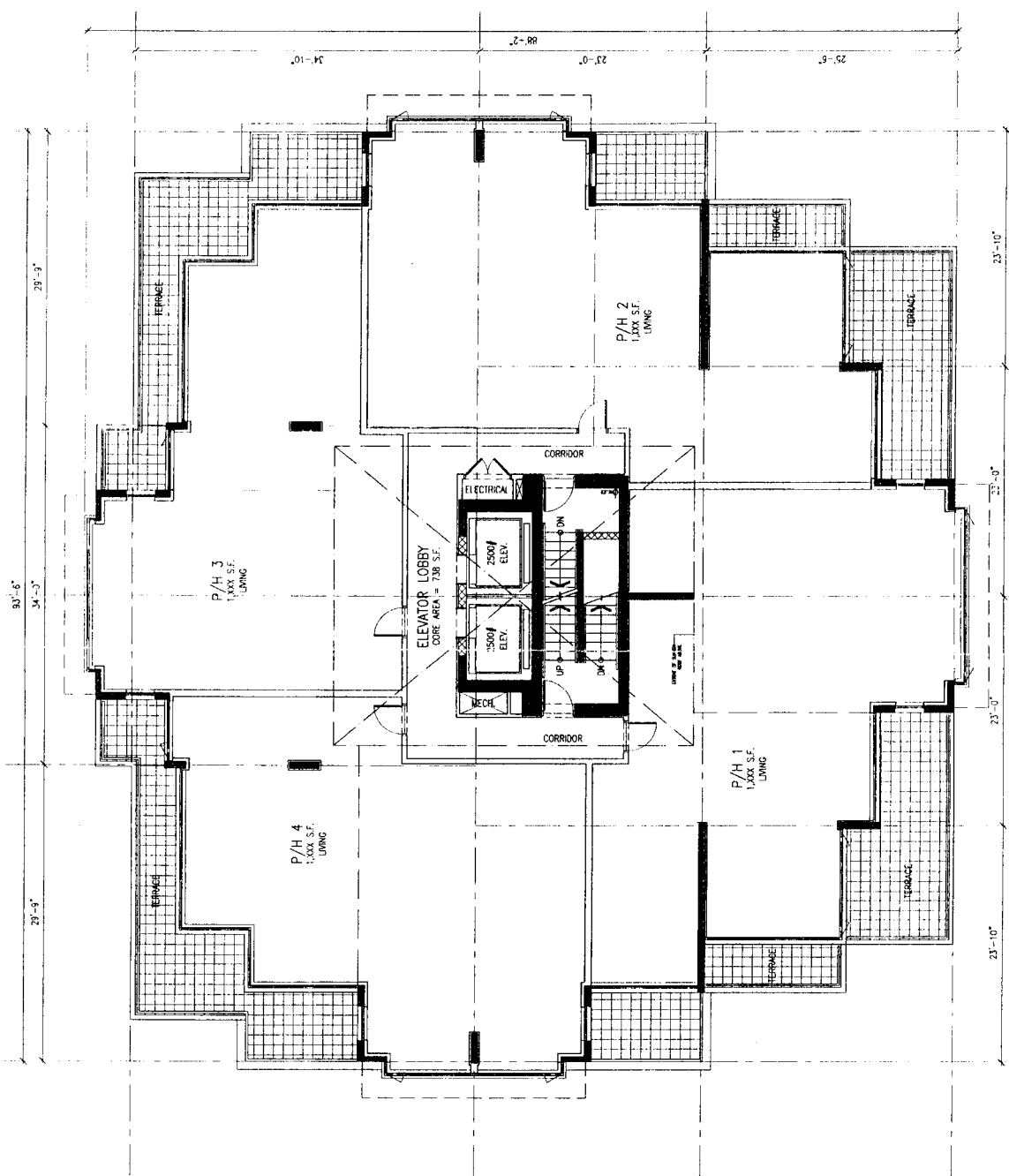
SUMMARY TYPICAL FLOOR TOWER B
 5th TO 15th FLOOR (x 11)

NET SUITE AREA	6,258 S.F.
COMMON AREA	+ 739 S.F.
NET RESIDENTIAL	= 6,997 S.F.
CORE DED.	= 293 S.F.
AREA IN F.S.R.	= 6,704 S.F.

MAR 05 2003
 215579
 A-10



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



SUMMARY 2/16 FLOOR - TOWER B

RESIDENTIAL AREA	5,904 S.F.
CORRIDOR AREA	4,238 S.F.
MECHANICAL	6,232 S.F.
CORE ELEV.	738 S.F.
AREA IN P.S.R.	5,529 S.F.

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

MAR 05 2003
 215579

Tower B
 Tower C

NORTH
 Tower B
 Tower C